



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

BZA APPLICATION FORM

Plan No: BZA-011312-2016

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Nikola Ivanovic - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 23 Robinson St Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Additions


DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: Petitioner seeks to construct an addition and deck to non-conforming single family dwelling, portions of which will be sited within rear setback.

Special Permit: Petitioner seeks to construct windows on non-conforming walls.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.2(c) (Windows - Non-Conforming structure).
 Article 8.000 Section 8.22.3 (Non-Conforming Structure).
 Article 10.000 Section 10.30 (Variance).
 Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : 
(Petitioner(s) / Owner)
James J. Rafferty, Esq.
 (Print Name)

Address : 675 Massachusetts Avenue
 Cambridge, MA 02139
 Tel. No. : (617) 492-4100
 E-Mail Address : jrafferty@adamsrafferty.com

Date : 9/6/16

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 23 Robinson Road

the record title standing in the name of Nikola Ivanovic

whose address is 23 Robinson Street, Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 65857 Page 107 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Nikola Ivanovic
(Owner)

=====

On this 26th day of May, 2016, before me, the undersigned notary public, personally appeared NIKOLA IVANOVIC proved to me through satisfactory evidence of identification, which were MA STATE LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Catherine M. Williams
Notary Public

My commission expires: 11/3/2017



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** single family
LOCATION: 23 Robinson St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,376</u>	<u>1,696</u>	<u>1,734</u>	(max.)
<u>LOT AREA:</u>	<u>3,468</u>	<u>no change</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA: 2</u>	<u>.396</u>	<u>.489</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3,468</u>	<u>no change</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>51'</u>	<u>no change</u>	<u>50'</u>	(min.)
<u>DEPTH</u>	<u>68'</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>14.8'</u>	<u>no change</u>	<u>15'</u>	(min.)
<u>REAR</u>	<u>21' 4"</u>	<u>no change</u>	<u>25'</u>	(min.)
<u>LEFT SIDE</u>	<u>0</u>	<u>no change</u>	<u>7' 6"</u>	(min.)
<u>RIGHT SIDE</u>	<u>14.9'</u>	<u>no change</u>	<u>7' 6"</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>20'</u>	<u>no change</u>	<u>35'</u>	(max.)
<u>LENGTH</u>	<u>36'</u>	<u>no change</u>	<u>n/a</u>	
<u>WIDTH</u>	<u>26'</u>	<u>no change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>70</u>	<u>67</u>	<u>40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>no change</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</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.

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

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:

A literal enforcement of the provisions of this Ordinance would preclude locating the modest alterations to this single family home in the proposed location.

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 hardship is directly related to the siting of the existing structure within the required rear setback and the layout and arrangement of the floor plans.

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

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

There will be no detriment to the public good as a result of the construction of the proposed additions which do not increase any existing nonconformities.

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

The use of the property as a single family dwelling will not change and the property will continue to comply with the FAR and Open Space requirements of the Resident B Zoning District.

*** 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

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 23 Robinson St Cambridge, MA (location) would not be a detriment to the public interest because:

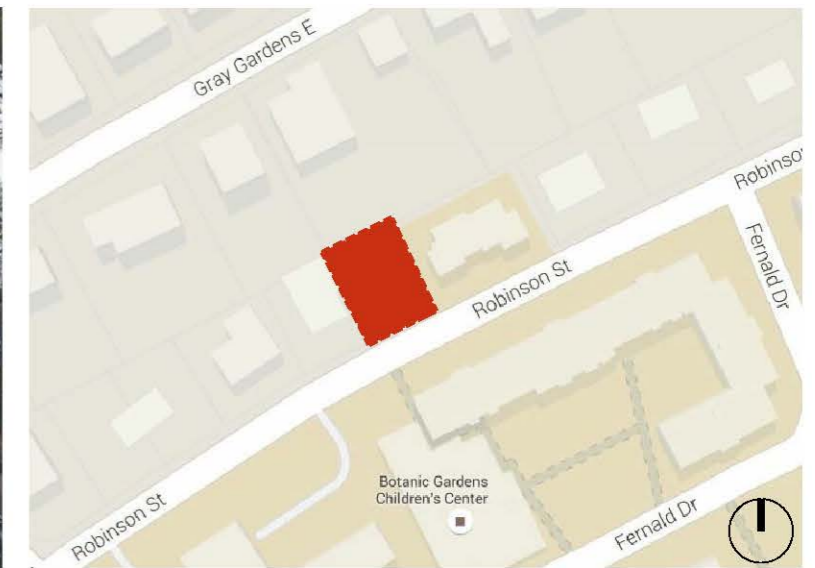
- A)** Requirements of the Ordinance can or will be met for the following reasons:
Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
There will not be any change in traffic patterns as a result of adding windows.
- 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:
Adjacent uses will not be affected since the use of the property as a single family dwelling will not be changed.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- 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 proposed windows will not change the use of the property and are consistent with the residential uses in the district.



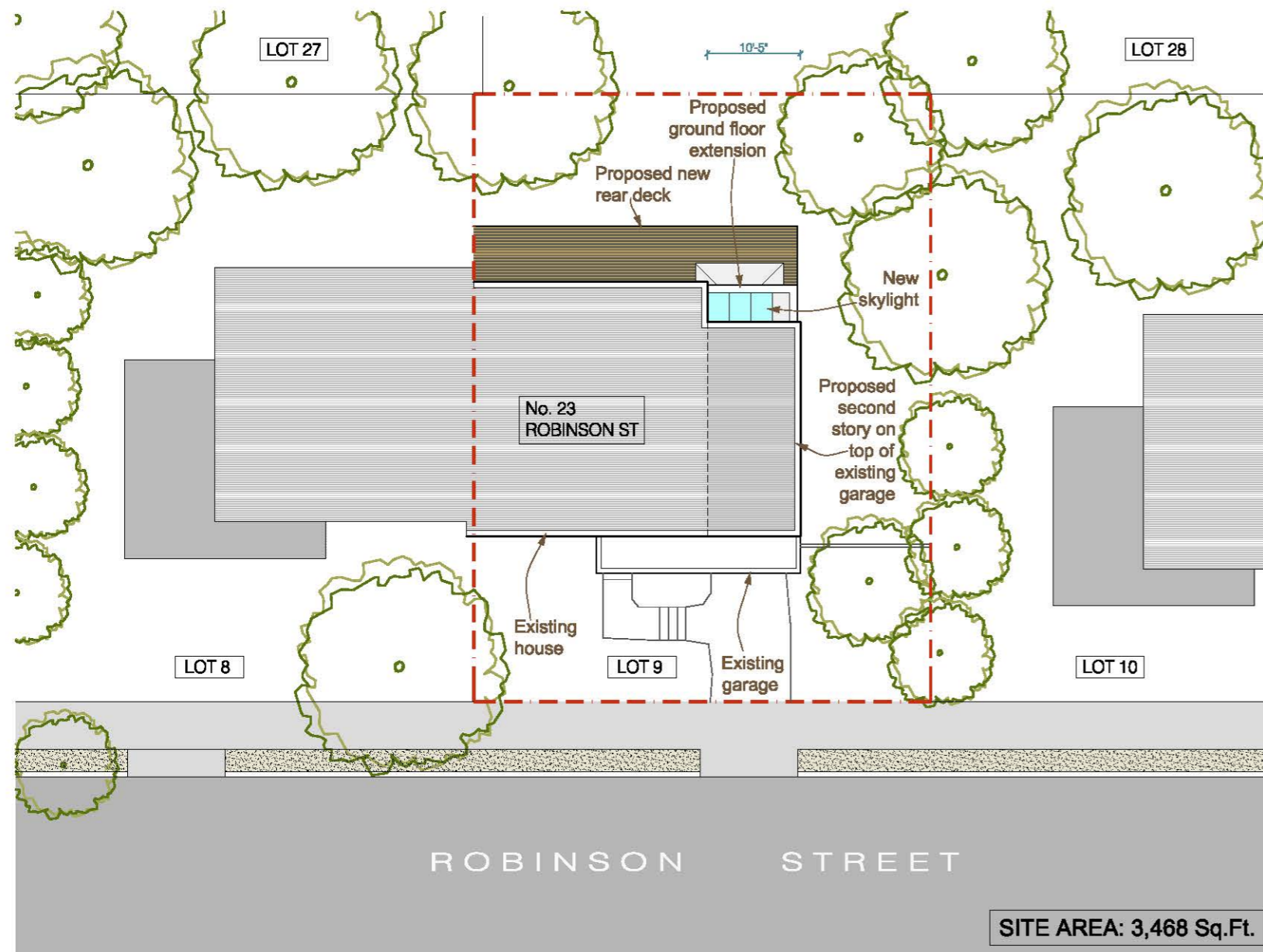
EXISTING ROBINSON ST VIEW



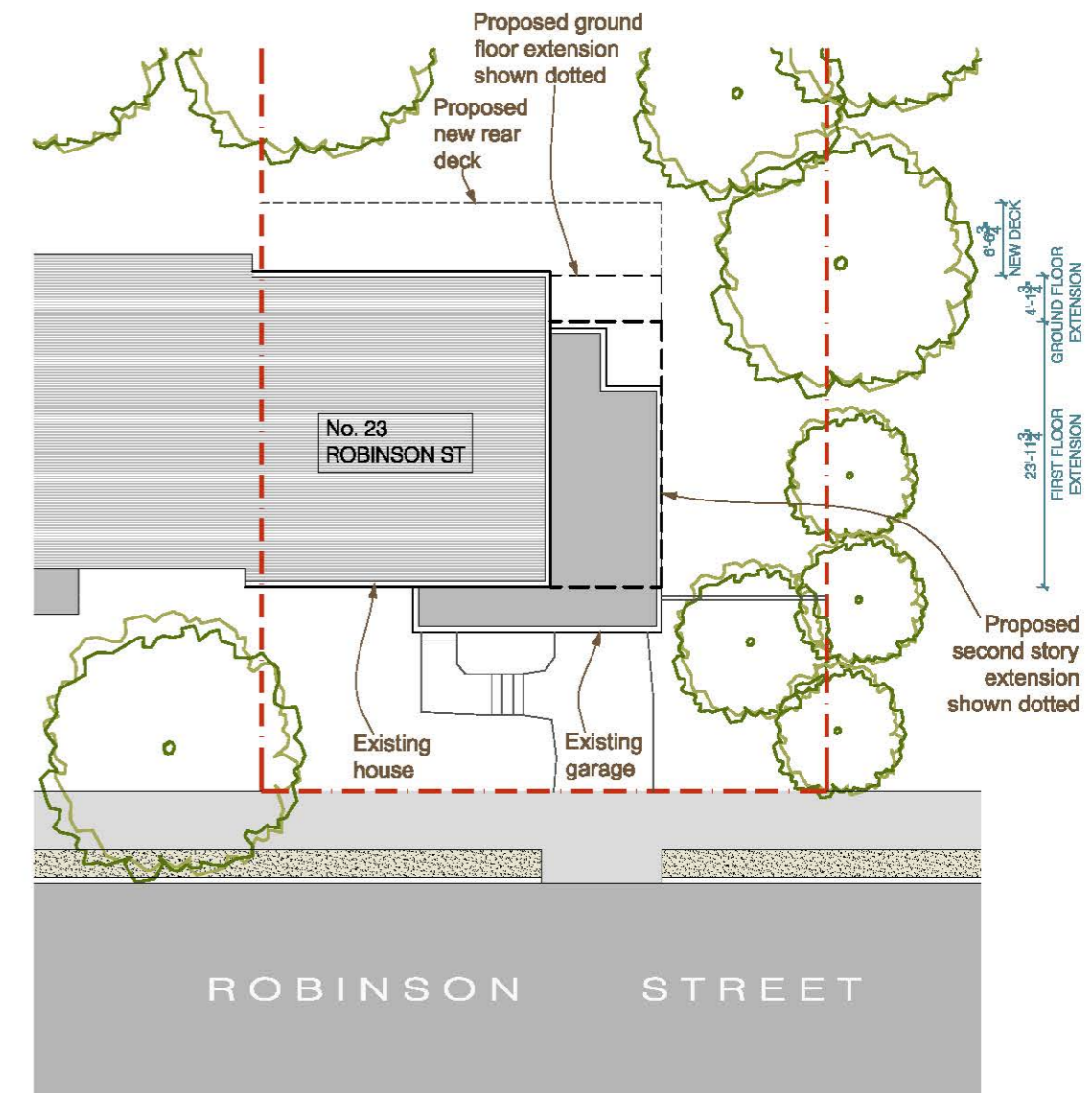
Proposed second story extension shown dotted



LOCATION PLAN (n.t.s)



PROPOSED ROOF PLAN

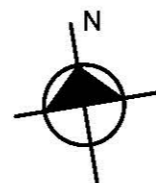


EXISTING ROOF PLAN

PROPOSED RENOVATION FOR
Nikola Ivanovic
 23 Robinson Street
 Cambridge MA 02138

CAVE URBAN Pty Ltd

ABN 99156120393



SITE PLAN

SCALE : 1:200 @ A3
 DATE : 05.07.2016
 DWG NO. : 1
 DRAWN BY : Angel

73 Bulkara Road Bellevue Hill NSW 2023



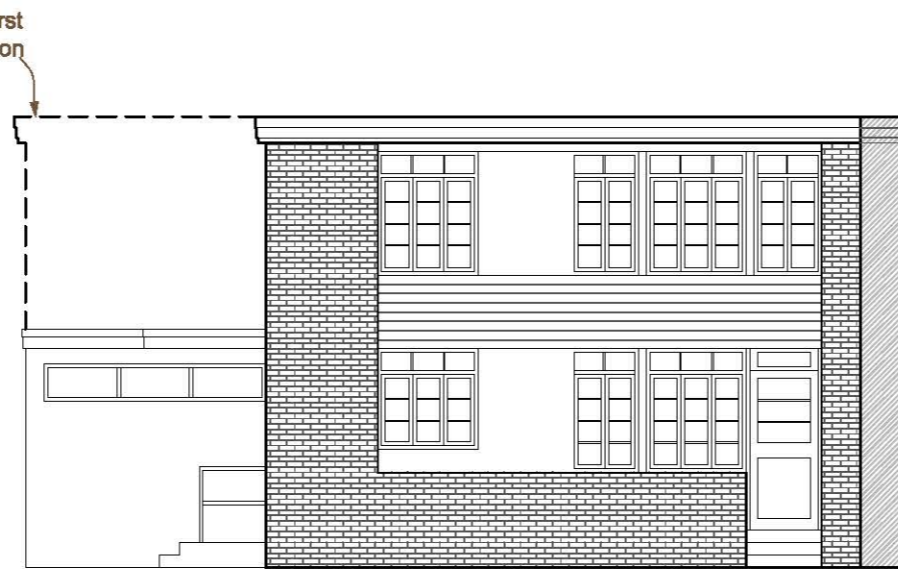
Cave Urban

+61(02)93635952

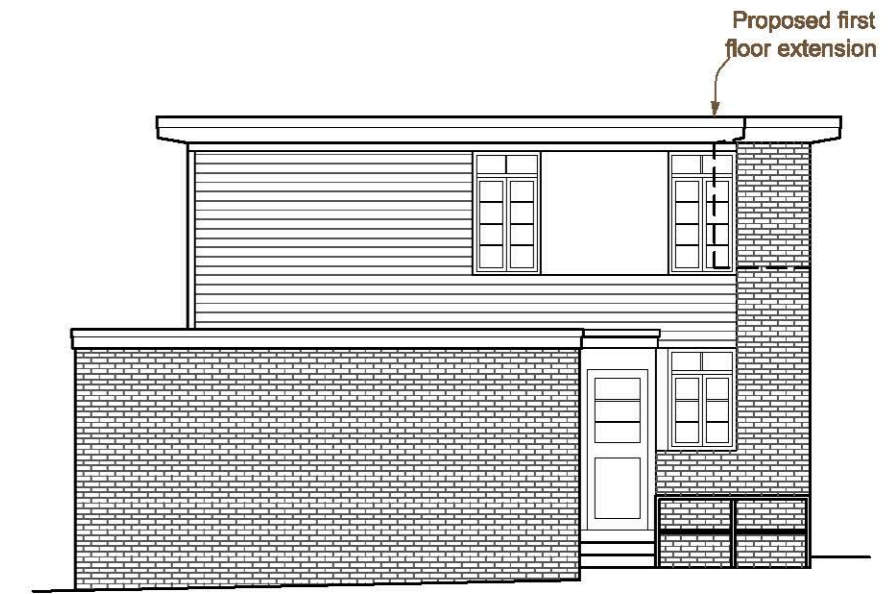
nicilong@bigpond.com



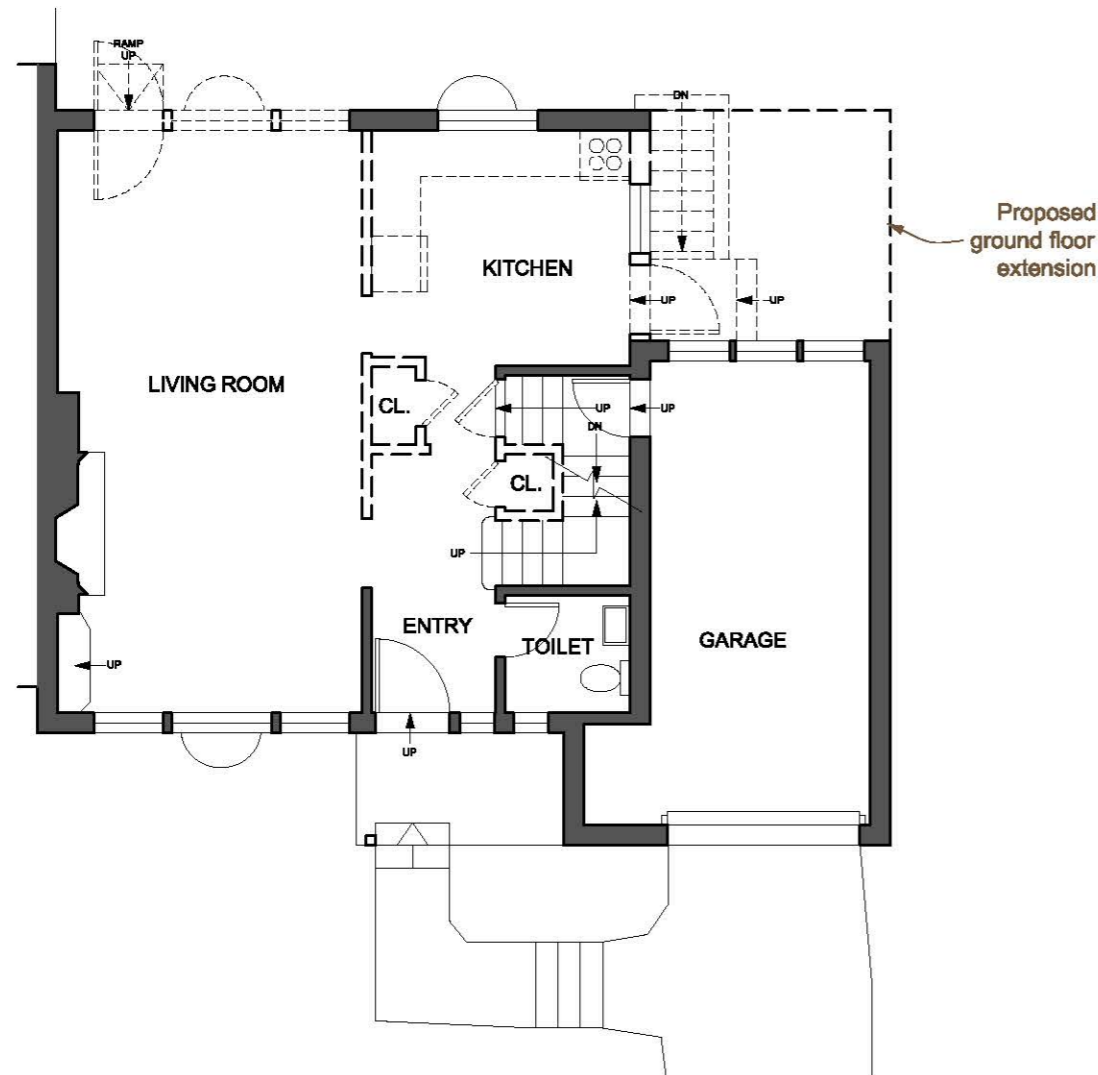
EXISTING ELEVATION TO ROBINSON ST (SOUTH)



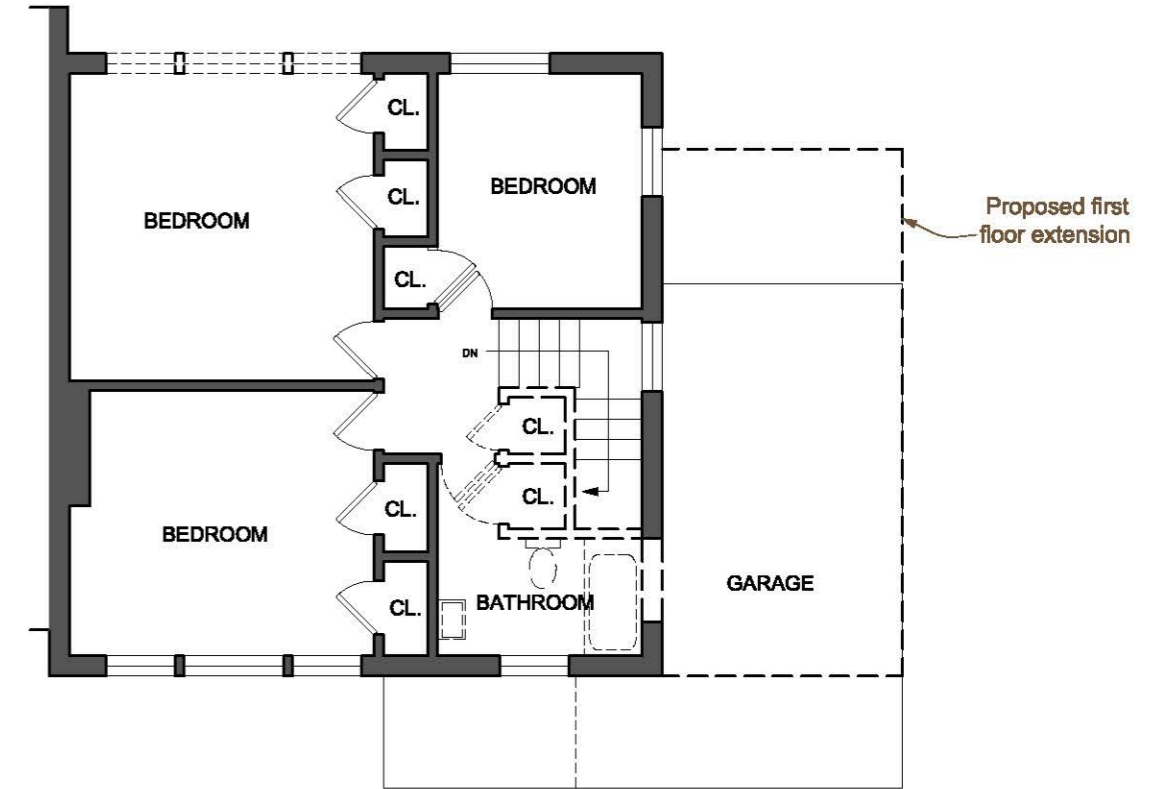
EXISTING NORTH ELEVATION



EXISTING EASTERN ELEVATION



EXISTING GROUND FLOOR

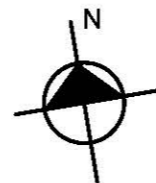


EXISTING FIRST FLOOR

PROPOSED RENOVATION FOR
Nikola Ivanovic
 23 Robinson Street
 Cambridge MA 02138

CAVE URBAN Pty Ltd

ABN 99156120393



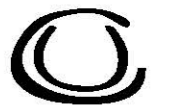
EXISTING PLANS

SCALE : 1:100 @ A3
 DATE : 05.07.2016
 DWG NO. : 2
 DRAWN BY : Angel

73 Bulkara Road Bellevue Hill NSW 2023

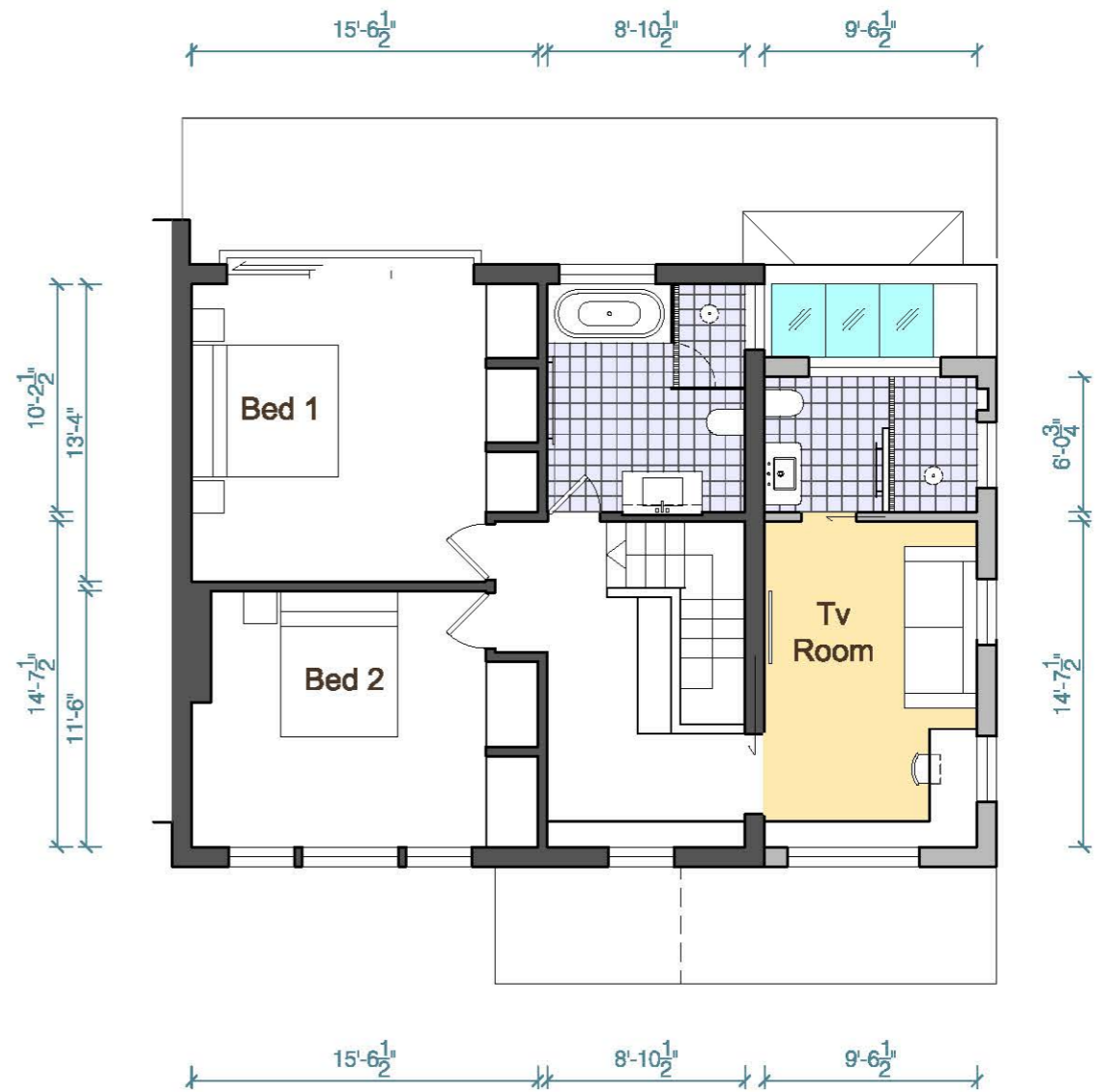
--- Elements to be demolished
 - - - shown dotted

+61(02)93635952



Cave Urban

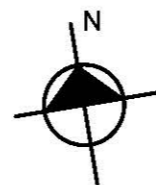
nicilong@bigpond.com



PROPOSED RENOVATION FOR
Nikola Ivanovic
 23 Robinson Street
 Cambridge MA 02138

CAVE URBAN Pty Ltd

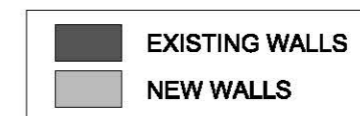
ABN 99156120393



PROPOSED PLANS

SCALE : 1:100 @ A3
 DATE : 05.07.2016
 DWG NO. : 3
 DRAWN BY : Angel

73 Bulkara Road Bellevue Hill NSW 2023



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nicilong@bigpond.com



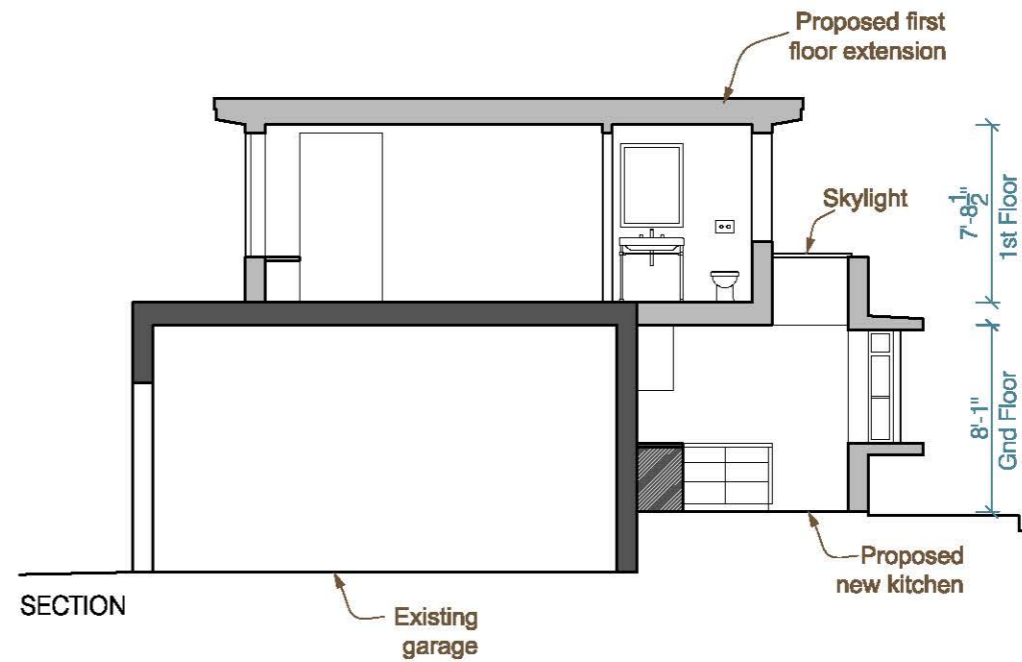
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SECTION

PROPOSED RENOVATION FOR
Nikola Ivanovic
 23 Robinson Street
 Cambridge MA 02138

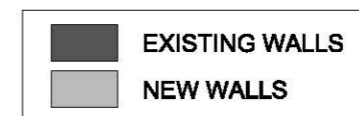
CAVE URBAN Pty Ltd

ABN 99156120393

73 Bulkara Road Bellevue Hill NSW 2023

ELEVATIONS + SECTION

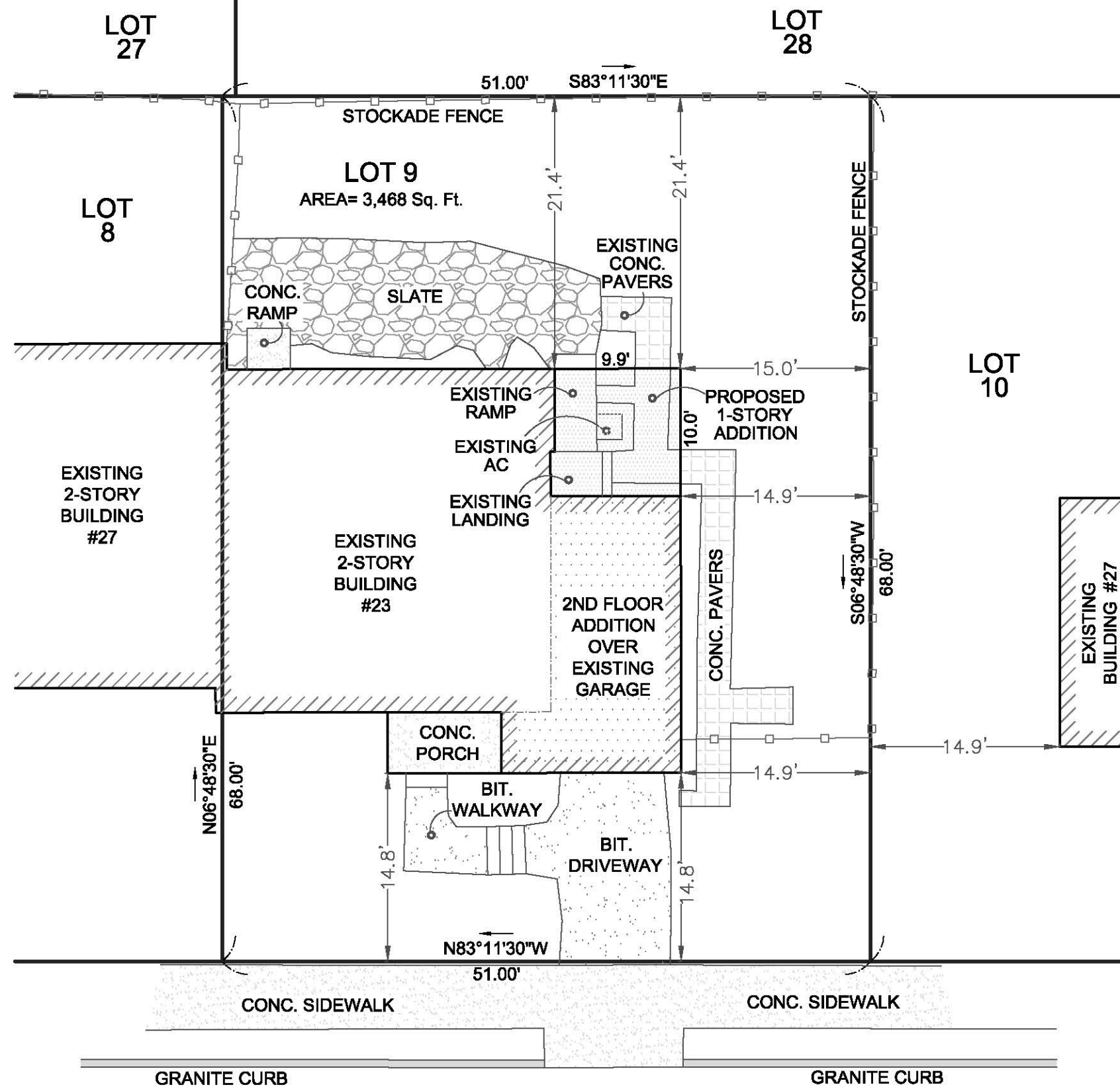
SCALE : 1:100 @ A3
 DATE : 05.07.2016
 DWG NO. : 4
 DRAWN BY : Angel



Cave Urban

nicilong@bigpond.com

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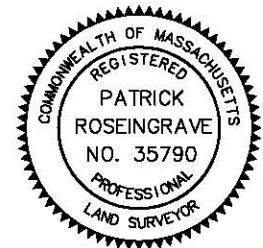


plan no. 630 of 1982

NOTES:

- * Scale 1 inch = 10 ft.
- * Assessors Ref.: Map 208, Lot 9
- * Deed Ref.: Book 15214, Page 193
- * Plan Ref.: Plan No. 630 of 1982
- LC Plan 8769-A
- LC Plan 8769-C
- LC Plan 8769-I
- * Zone: B

Patrick J. Roseingrave
 Patrick J. Roseingrave
 Professional Land Surveyor

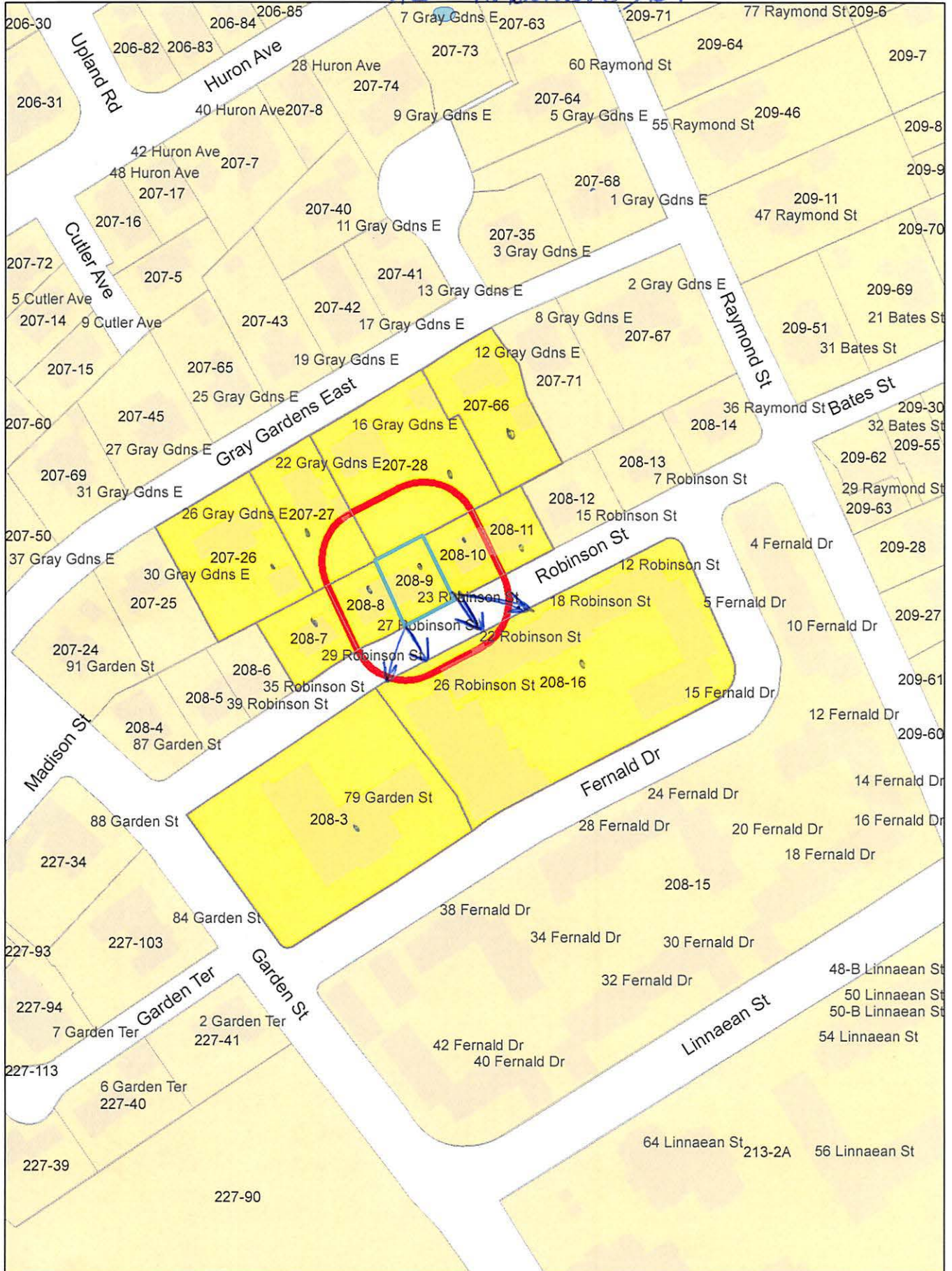


Proposed Addition
 23 Robinson Street
 Cambridge, MA 02138

LAND MAPPING
 10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com

Date: June 8, 2016

23 Robinson St.



23 Robinson St.

208-9
BOSS, KENNETH J.
23 ROBINSON ST
CAMBRIDGE, MA 02138

208-10-3-16
PRESIDENT & FELLOWS OF HARVARD COLLEGE
HARVARD UNIV. REAL ESTATE DEPT.
HOLYOKE CENTER, ROOM 1000
1350 MASS. AVE.
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE – 5TH FL.
CAMBRIDGE, MA 02139

208-11
MEE-BURNS, VIRGINIA
17 ROBINSON ST.
CAMBRIDGE, MA 02138

207-26
WARREN, TIMOTHY M., JR. &
SARAH R. WENTWORTH
26 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

207-27
LICHTMAN, JEFF & LINDA TUCCI
22 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

207-28
TODD, WILLIAM T. & AMEILA L. STAFFORD
16 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

208-8
DALGARNO, ALEXANDER A LIFE ESTATE
27 ROBINSON ST
CAMBRIDGE, MA 02138

208-7
BECKERT, SVEN & LISA MCGIRR
29 ROBINSON ST
CAMBRIDGE, MA 02138

207-66
PERKINS, MARGARET H. LAURIE J. HALL
TRUSTEE OF PERKINS CAMBRIDGE REALTY TR.
C/O JAMES A. PERKINS
20 WELLFLEET DR.
NORFOLK, MA 02056