



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

2016 FEB -1 PM 12:18

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No. BZA-099329-2016  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : ✓ Variance : \_\_\_\_\_ Appeal : \_\_\_\_\_

PETITIONER : Richard J. & Diane M. Vendetti - C/O Kaj Vandkjaer, d/b/a KV DESIGN & BLDG.

PETITIONER'S ADDRESS : 300 MAIN STREET UNIT 6 Wenham, MA 01984

LOCATION OF PROPERTY : 24 Winter St Cambridge, MA

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct new conforming, 3-story addition with 2-car garage and two single family units.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

*Richard J. Vendetti* *Diane Vendetti*  
(Petitioner(s) / Owner)

Richard J. Vendetti

Diane Vendetti  
(Print Name)

Address : 24 Winter St Cambridge Ma  
02141

Tel. No. : 617-212-6745 / 617-492-6688

E-Mail Address : Vendetti.28@comcast.net

Date : 1-28-16



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

01-01-13

Form No. BZA-000559-2010

BZA APPLICATION FORM

GENERAL INFORMATION

I am undersigned hereby petition the Board of Zoning Appeal for the following:

Special Permit:                     

Variance:                     

Appeal:                     

PETITIONER:                     

PETITIONER'S ADDRESS:                     

LOCATION OF PROPERTY:                     

TYPE OF OCCUPANCY:                     

REASON FOR PETITION:                     

DESCRIPTION OF PETITIONER'S PROPOSAL:                     

SECTION OF ZONING ORDINANCE CITED:                     

Date:                     

(Petitioner's Name)

(Print Name)

Address:                     

Tel. No.:                     

E-Mail Address:                     

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 Richard J. Vendetti and Diane M. Vendetti / Vendetti Revocable Trust  
(OWNER)

Address: 24 Winter St Cambridge Ma

State that I/We own the property located at 24 Winter St Cambridge Ma  
which is the subject of this zoning application.

The record title of this property is in the name of The Vendetti Revocable Trust

\*Pursuant to a deed of duly recorded in the date March 19 2014 Middlesex South  
County Registry of Deeds at Book 63492, Page 152; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

Richard J. Vendetti Diane M. Vendetti  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

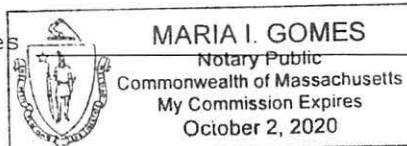
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Richard J. Vendetti and Diane M. Vendetti personally appeared before me,  
this 10th of December, 2015, and made oath that the above statement is true.

Maria I. Gomes Notary

My commission expires



(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 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 24 Winter 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:  
The associated location would not be a detriment to the public interest
- 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:  
Traffic generated or patterns of access or egress would not cause congestion hazard, or substantially change neighborhood character
- 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:  
Continued operation of or development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected
- 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:  
Nuisance or hazard would not be created to the detriment of the health, safety or welfare of the occupant of the proposed
- 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 use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** KV DESIGN & BLDG. **PRESENT USE/OCCUPANCY:** Single Family

**LOCATION:** 24 Winter St Cambridge, MA **ZONE:** Residence C-1 Zone

**PHONE:** 617-547-6561 **REQUESTED USE/OCCUPANCY:** Three Family

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		<u>1,770 sf</u>	<u>3,876 sf</u>	<u>3,896 sf</u>	(max.)
<b><u>LOT AREA:</u></b>		<u>5,195 sf</u>	<u>5,195 sf</u>	<u>5,000 sf</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u></b>		<u>0.34</u>	<u>0.75</u>	<u>0.75</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		<u>5,195 sf</u>	<u>1,731 sf</u>	<u>1,500 sf</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	<u>45.77 ft</u>	<u>45.77 ft</u>	<u>50.00 ft</u>	(min.)
	<b>DEPTH</b>	<u>125.0 ft</u>	<u>125.0 ft</u>	<u>100.0 ft</u>	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	<u>32.0 ft</u>	<u>10.0 ft</u>	<u>10.0 ft</u>	(min.)
	<b>REAR</b>	<u>25.1 ft</u>	<u>20.0 ft</u>	<u>20.0 ft</u>	(min.)
	<b>LEFT SIDE</b>	<u>32.8 ft</u>	<u>16.2 ft</u>	<u>7.5 ft</u>	(min.)
	<b>RIGHT SIDE</b>	<u>0.3 ft</u>	<u>0.3 ft</u>	<u>0.3 ft</u>	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	<u>25.8 ft</u>	<u>35.0 ft</u>	<u>35.0 ft</u>	(max.)
	<b>LENGTH</b>	<u>54.8 ft</u>	<u>90.0 ft</u>	<u>95.0 ft</u>	
	<b>WIDTH</b>	<u>18.0 ft</u>	<u>29.5 ft</u>	<u>30.77 ft</u>	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		<u>0.34</u>	<u>0.75</u>	<u>0.75</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		<u>1</u>	<u>3</u>	<u>3</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		<u>4</u>	<u>4</u>	<u>3</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		<u>0</u>	<u>0</u>	<u>0</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.

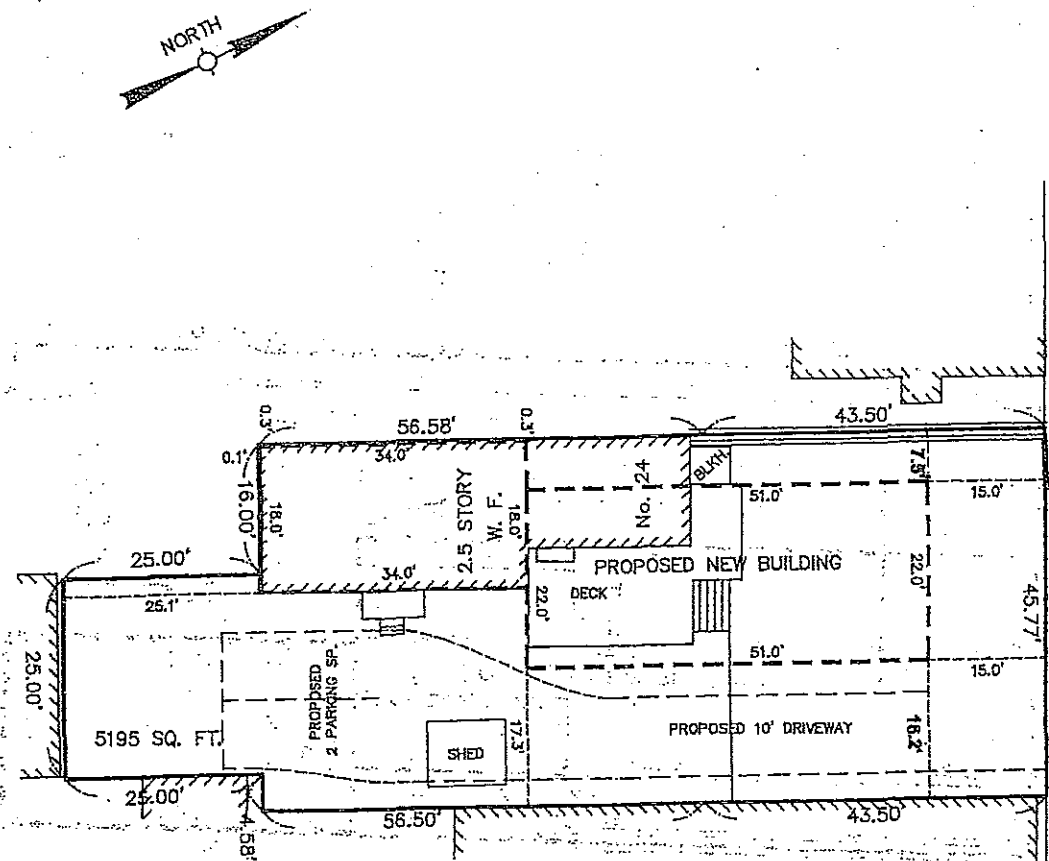
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

# DIMENSIONAL REFORMATION

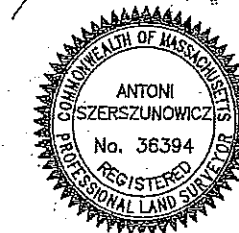
REQUIREMENTS	REQUIREMENTS	REQUIREMENTS	REQUIREMENTS
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2.000	2.000	2.000	2.000
3.000	3.000	3.000	3.000
4.000	4.000	4.000	4.000
5.000	5.000	5.000	5.000
6.000	6.000	6.000	6.000
7.000	7.000	7.000	7.000
8.000	8.000	8.000	8.000
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46.000	46.000	46.000	46.000
47.000	47.000	47.000	47.000
48.000	48.000	48.000	48.000
49.000	49.000	49.000	49.000
50.000	50.000	50.000	50.000

[illegible]

1. SEE COMMENTS CONCERNING CRITERIA FOR DETERMINING THE QUALITY OF THE ENVIRONMENT.
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT) SHALL BE 100,000 SQ. FT. OR LESS. GROSS FLOOR AREA SHALL BE 100,000 SQ. FT. OR LESS.
3. GREEN SPACE SHALL NOT INCLUDE PARKING AREAS, DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 10'.



WINTER STREET

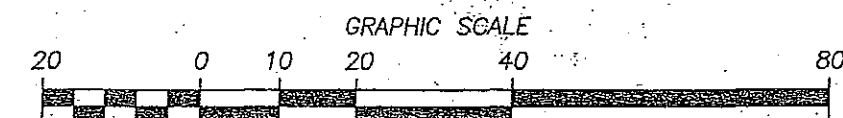


# PLOT PLAN 24 WINTER STREET CAMBRIDGE, MASS.

SCALE : 1" = 20' OCTOBER 27, 2015

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072  
PHONE: (781) 344-2386



CITY OF CAMBRIDGE , Massachusetts

Date.....

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two  
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

25 1/2 Winter St

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve



Disapprove

Signed : Glenn Costa

Date : 10-29-15

Address : 25 1/2 Winter St.

Tel.

617-661-9445



CITY OF CAMBRIDGE , Massachusetts

Date 10 29

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

22 Winter Street  
Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve ☒

Disapprove ☐

Signed :

John Nochi

Date :

10/29/2015

Address :

22 Winter St.

Tel.

617-547-6616

CITY OF CAMBRIDGE , Massachusetts

Date 10-29

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two  
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

25 WINTER ST. CAMB, MA

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve



Disapprove

Signed :

William Powers

Date :

10-29-15

Address :

25 WINTER ST. CAMB, MA.

Tel.

CITY OF CAMBRIDGE , Massachusetts

Date...10-29-15

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two  
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

22 Winter Street

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve



Disapprove

Signed

Karen Mochi

Date :

10/29/15

Address :

22 Winter Street

Tel.

CITY OF CAMBRIDGE , Massachusetts

Date 10-29

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

21 WINTER ST.

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve

X

Disapprove

Signed : Reginald M. Complesse Date : OCT. 29-2015

Address : 21 WINTER ST. CAMB.

Tel.

CITY OF CAMBRIDGE , Massachusetts

Date.....

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two  
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

29 Winter St

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

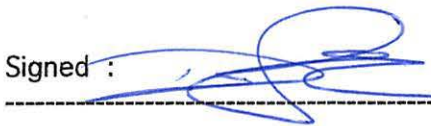
And that I

Approve



Disapprove

Signed :



Date :

11/20/15

Address : 29 Winter St. Cambridge MA 02141

Tel. 267-446-9443

CITY OF CAMBRIDGE , Massachusetts

Date 10-31-15

**APPLICATION FOR A VARIANCE:**

**24 Winter Street, Cambridge**

Owners: Richard and Diane Vendetti ,  
24 Winter Street, Cambridge

617-492-6688

**PROPOSAL:**

Remove part of existing single family structure and construct a 3 story addition with two  
Single family dwellings above a 2-car parking garage

To whom it may concern:

As the Owner or Agent of:

27 winter st

Cambridge, Massachusetts

I have reviewed the Plans for the above Project,

And that I

Approve



Disapprove

Signed :

[Handwritten Signature]

Date :

10/31/15

Address :

27 winter st Cambridge MA 02141

Tel.

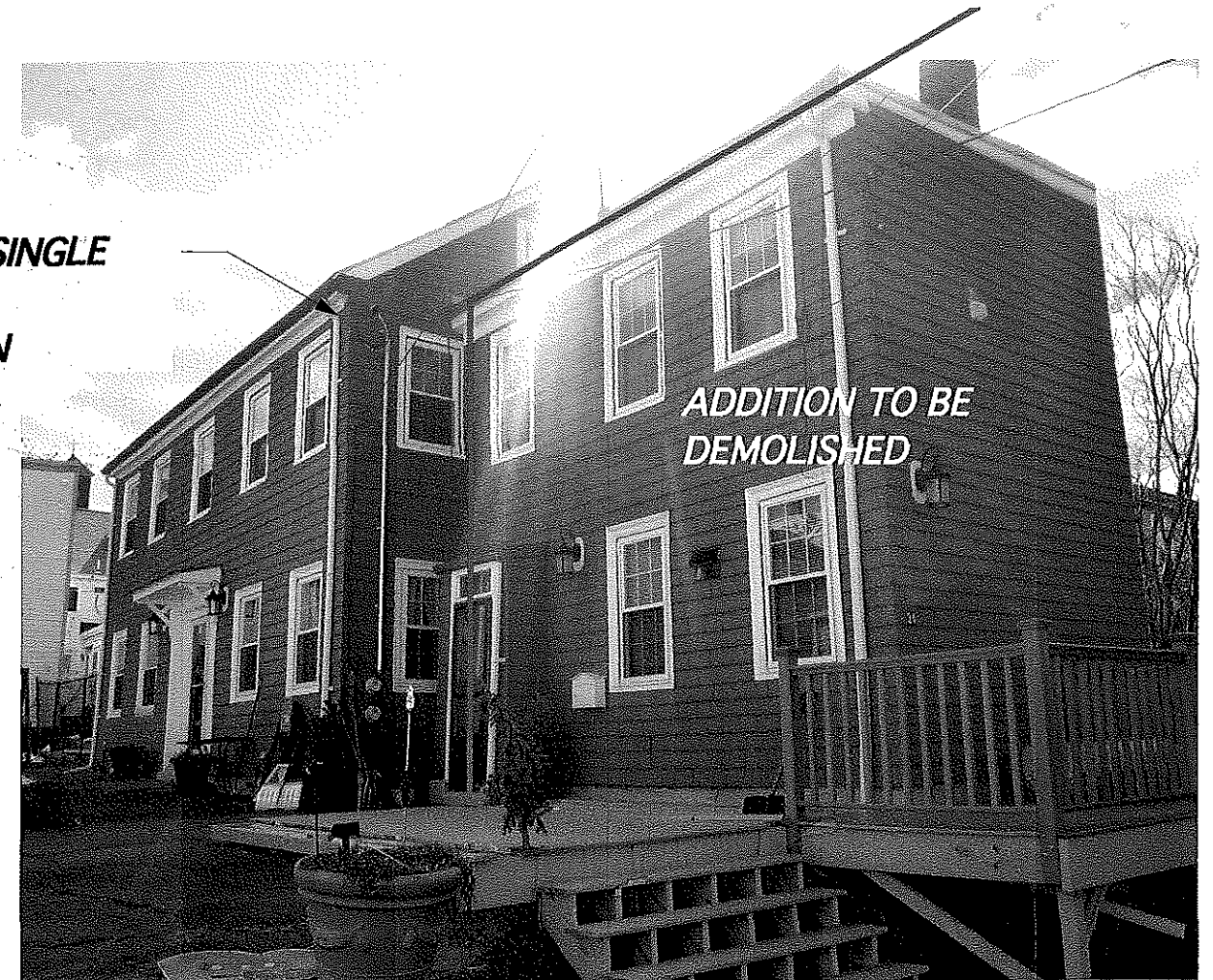
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*FRONT VIEW FROM WINTER STREET*

**EXISTING SINGLE  
FAMILY  
TO REMAIN**



**ADDITION TO BE  
DEMOLISHED**



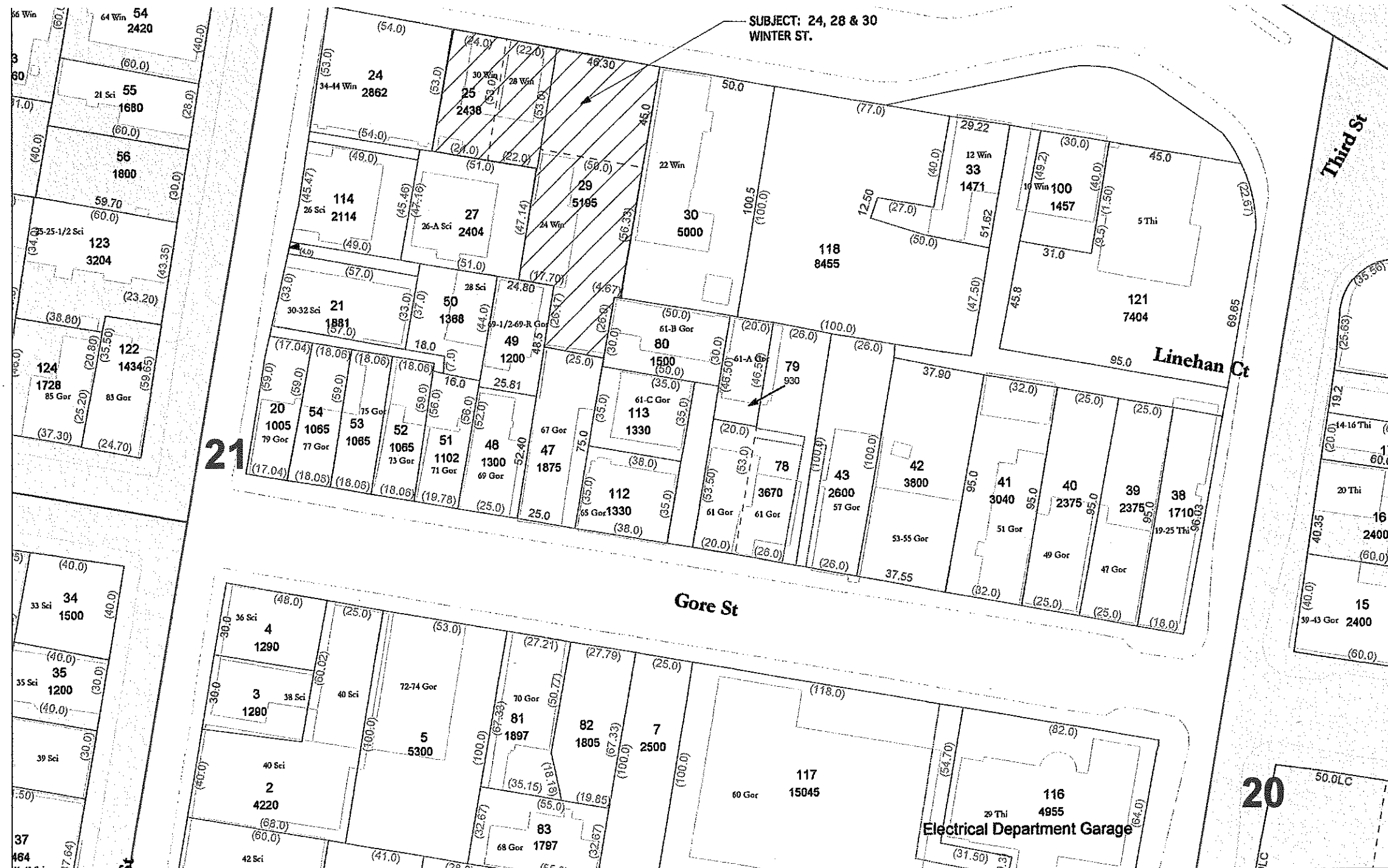
*REAR YARD*

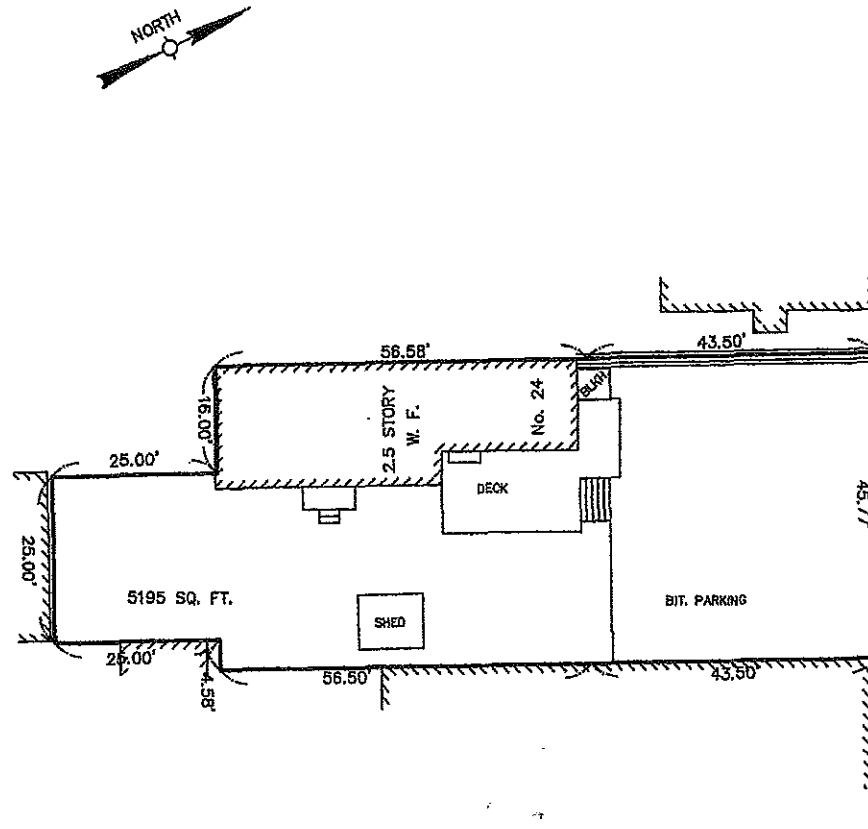
**24 WINTER STREET  
CAMBRIDGE, MA. 02141**



**ABUTTING PROPERTY RIGHT SIDE - SEEN FROM WATER ST.**







WINTER STREET

*Antoni Szerszunowicz*



**PLOT PLAN**  
24 WINTER STREET  
**CAMBRIDGE, MASS.**

SCALE : 1" = 20'      OCTOBER 27, 2015

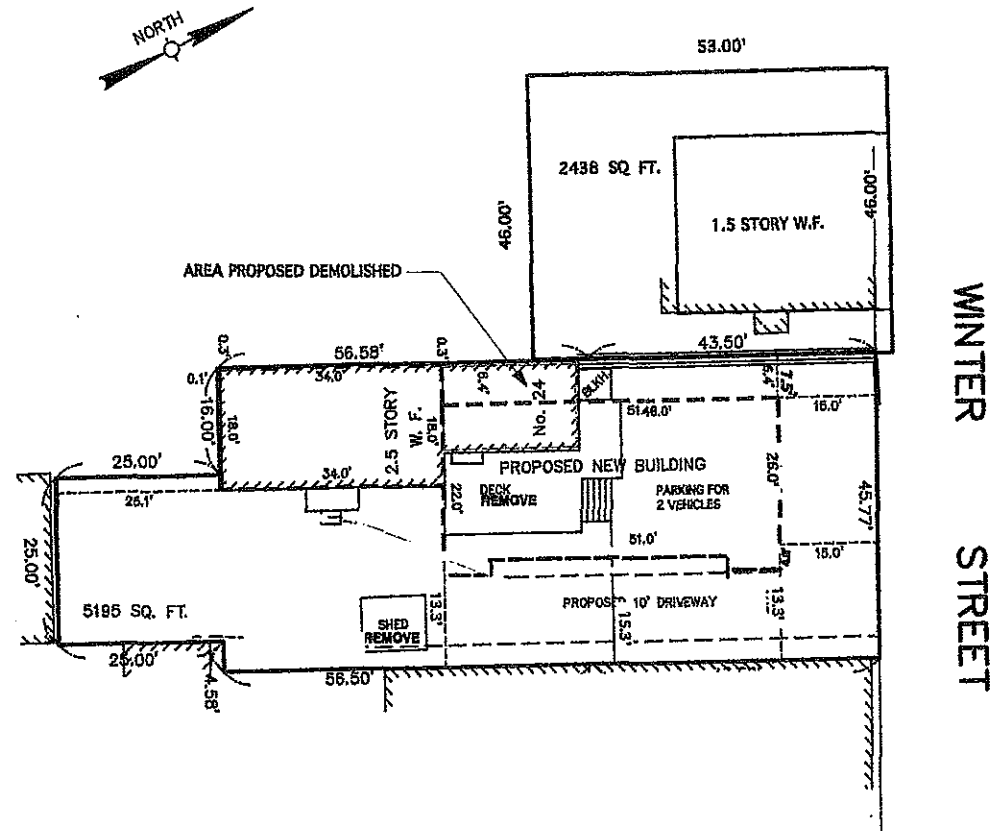
**AGH ENGINEERING**

166 WATER STREET      STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





*Antoni Szerszunowicz*



**PLOT PLAN**  
24 WINTER STREET  
**CAMBRIDGE, MASS.**

SCALE : 1" = 20' MARCH 8, 2016

**AGH ENGINEERING**

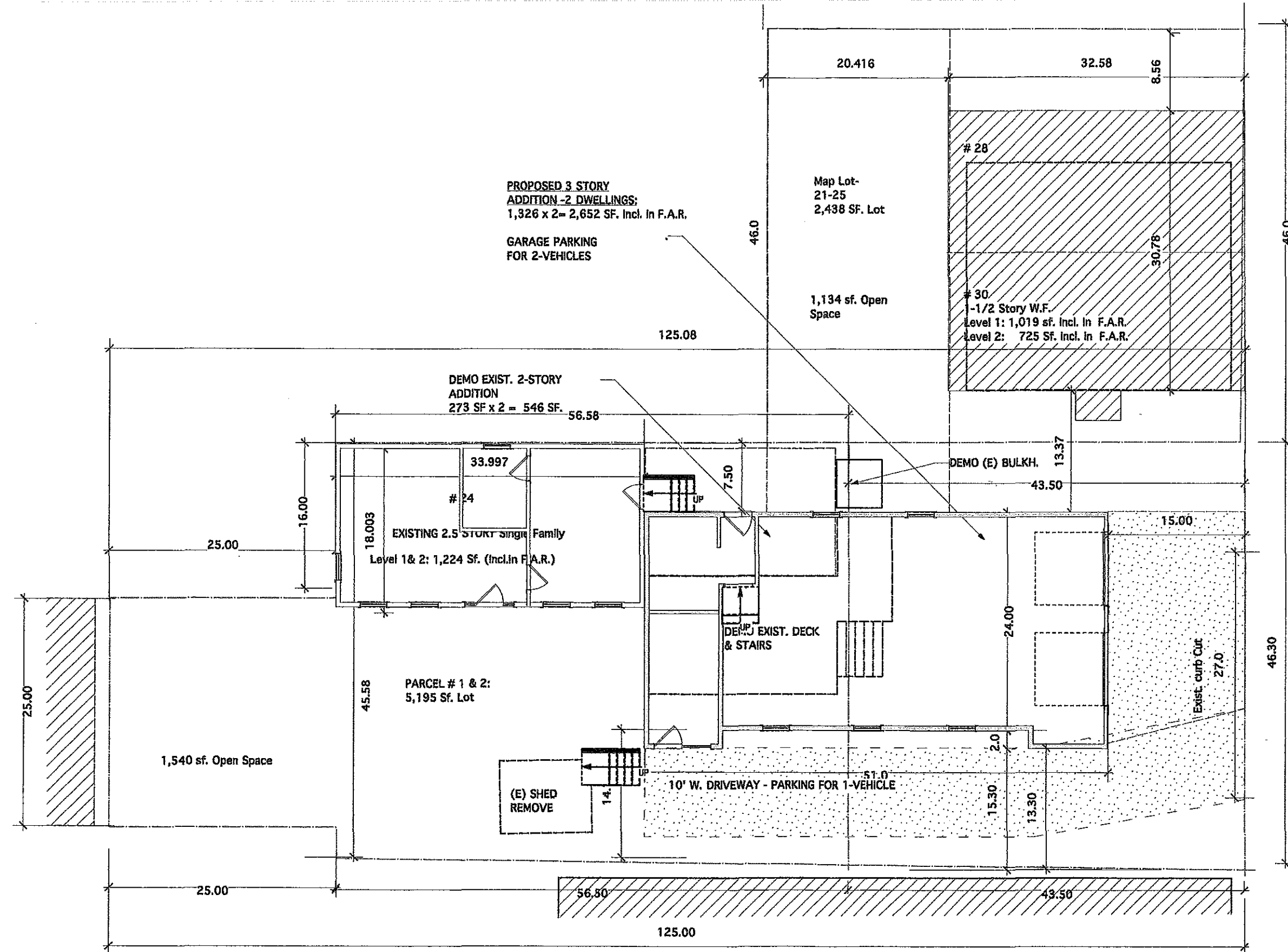
166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



# **SITE PLAN - PROPOSED CONDITIONS** 1: 100



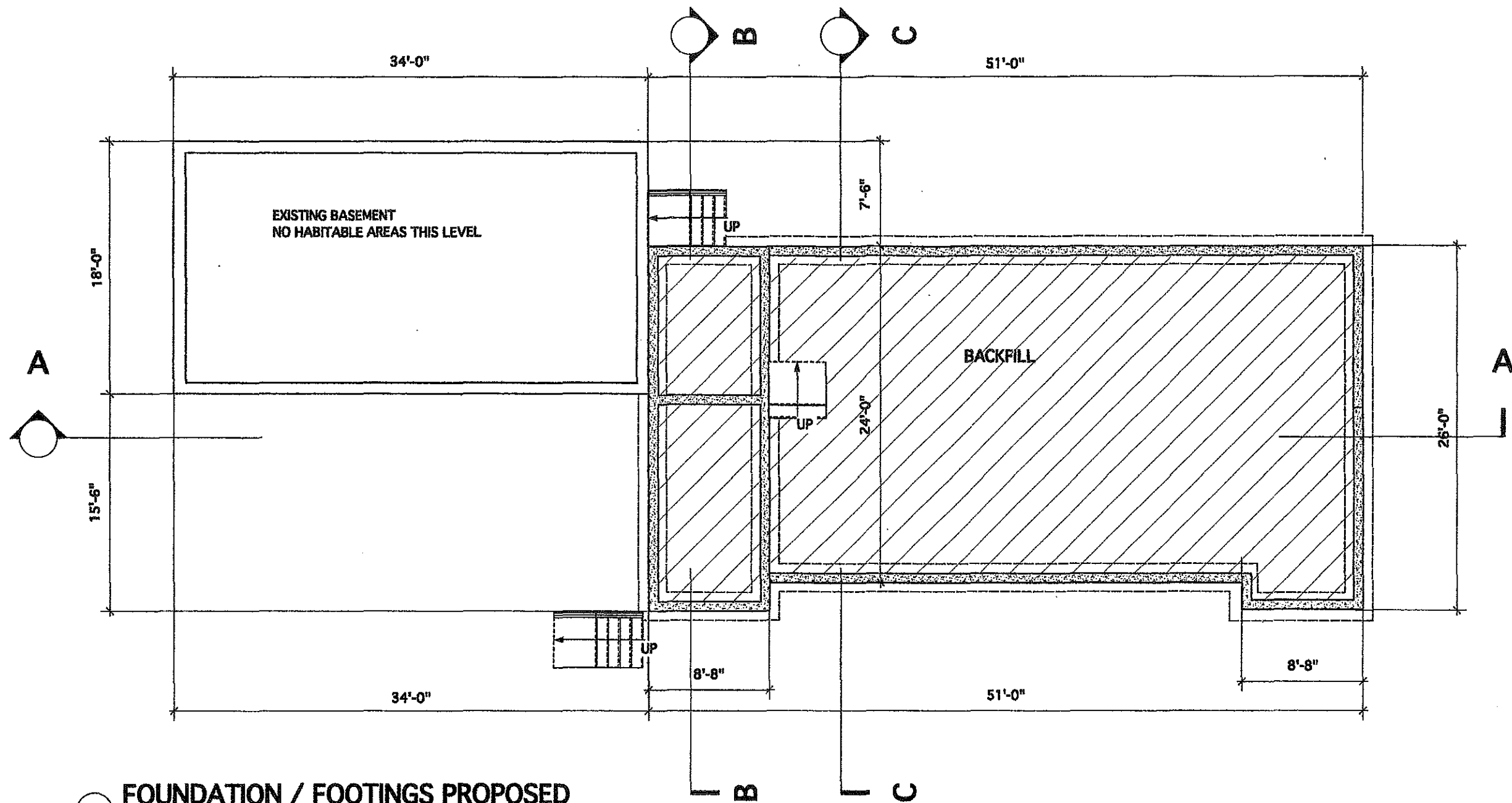
Parcel 1 & 2 :  
5,195 Sf. x .75 (F.A.R.) = 3,896 Sf. max. (Proposed: 3,876 Sf.)  
Lot 21-25 :  
2,438 Sf. x .75 (F.A.R.) = 1,828 Sf. Max. (Existing: 1,689 Sf.)

Total max. allowed 5,724 Sf. Proposed: 5,620 Sf.  
Min Sf. required per Unit 1,500 Sf. Proposed: 1,526 Sf.

**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

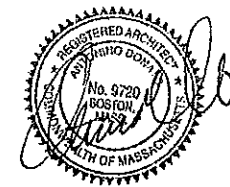
ALTERATIONS AND ADDITIONS	DRAWING SET : <b>PROPOSED CONDITIONS</b>	DATE : <b>MARCH 28, 2016</b>	KV DESIGN & BUILDING Kaj Vandkjaer 300 MAN ST. UNIT 6 WENHAM, MA. 01984-1451 Tel. (617) 547-6561 e-mail : KVandkjaer@aol.com www.kvdesign.info
		SCALE : AS SHOWN	
PROPOSED	DRAWING : ARCHITECTURAL SITE PLAN		
SHEET NUMB			

**A-01**



1 FOUNDATION / FOOTINGS PROPOSED  
3/16"=1'-0"

COVERAGE : 1,869.7 SF.



24 Winter Street  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

ALTERATIONS AND  
ADDITIONS  
  
PERMIT

DRAWING SET :  
PROPOSED CONDITIONS  
  
DRAWING :  
FOUNDATION

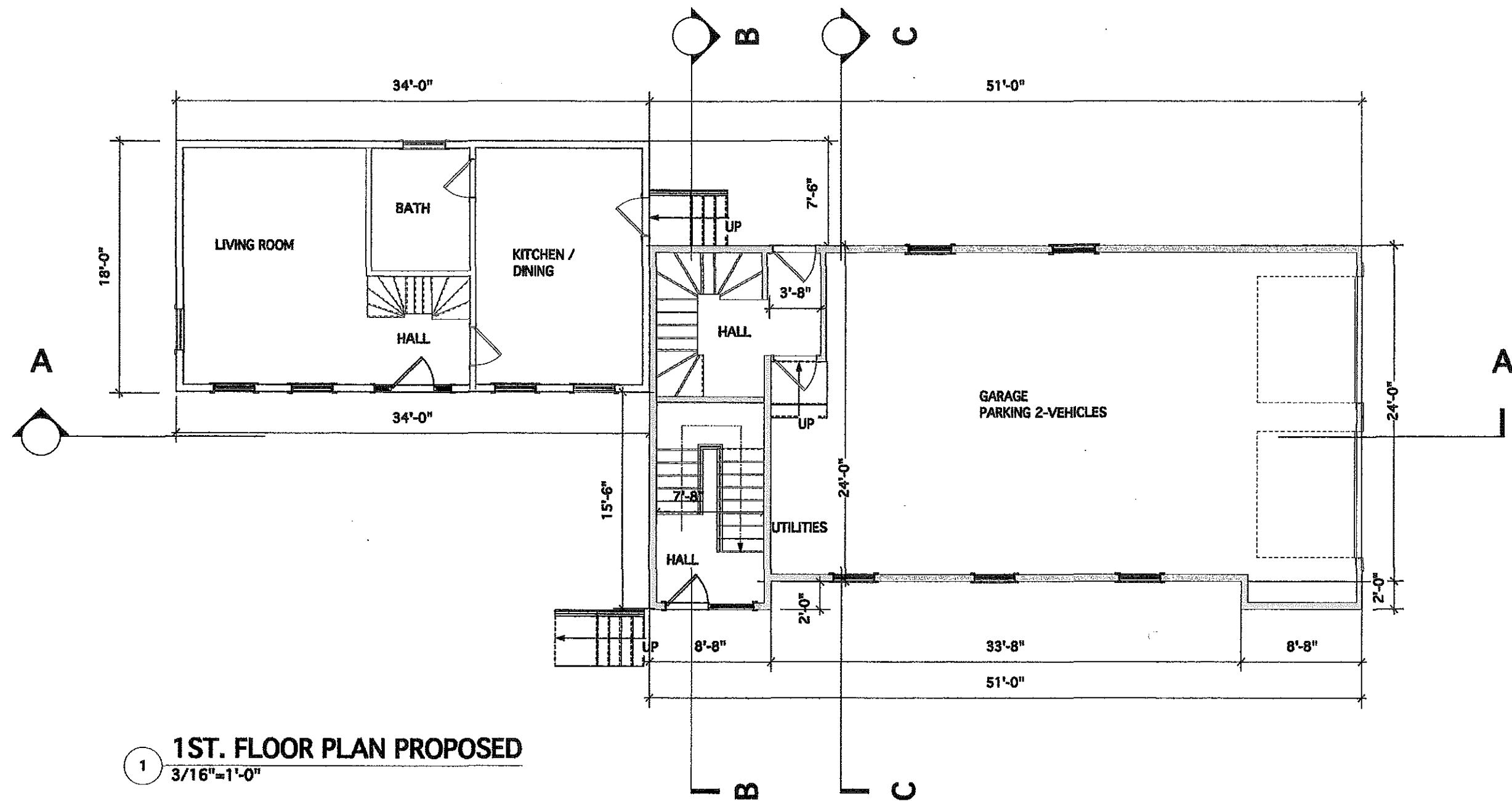
DATE :  
MAR. 28, 2016  
  
SCALE :  
NOTED



Kaj Vandkjaer  
300 MAIN ST. UNIT 6  
WENHAM, MA. 01984-1451  
Tel. (617) 547-6561  
e-mail : KVandkjaer@aol.com  
www.http://kvdesign.info

SHEET NUMBER

A-02



**24 Winter Street**  
 Cambridge, MA. 02141  
 Richard J. & Diane Vendetti

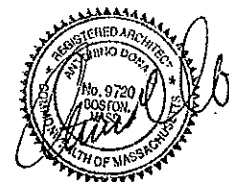
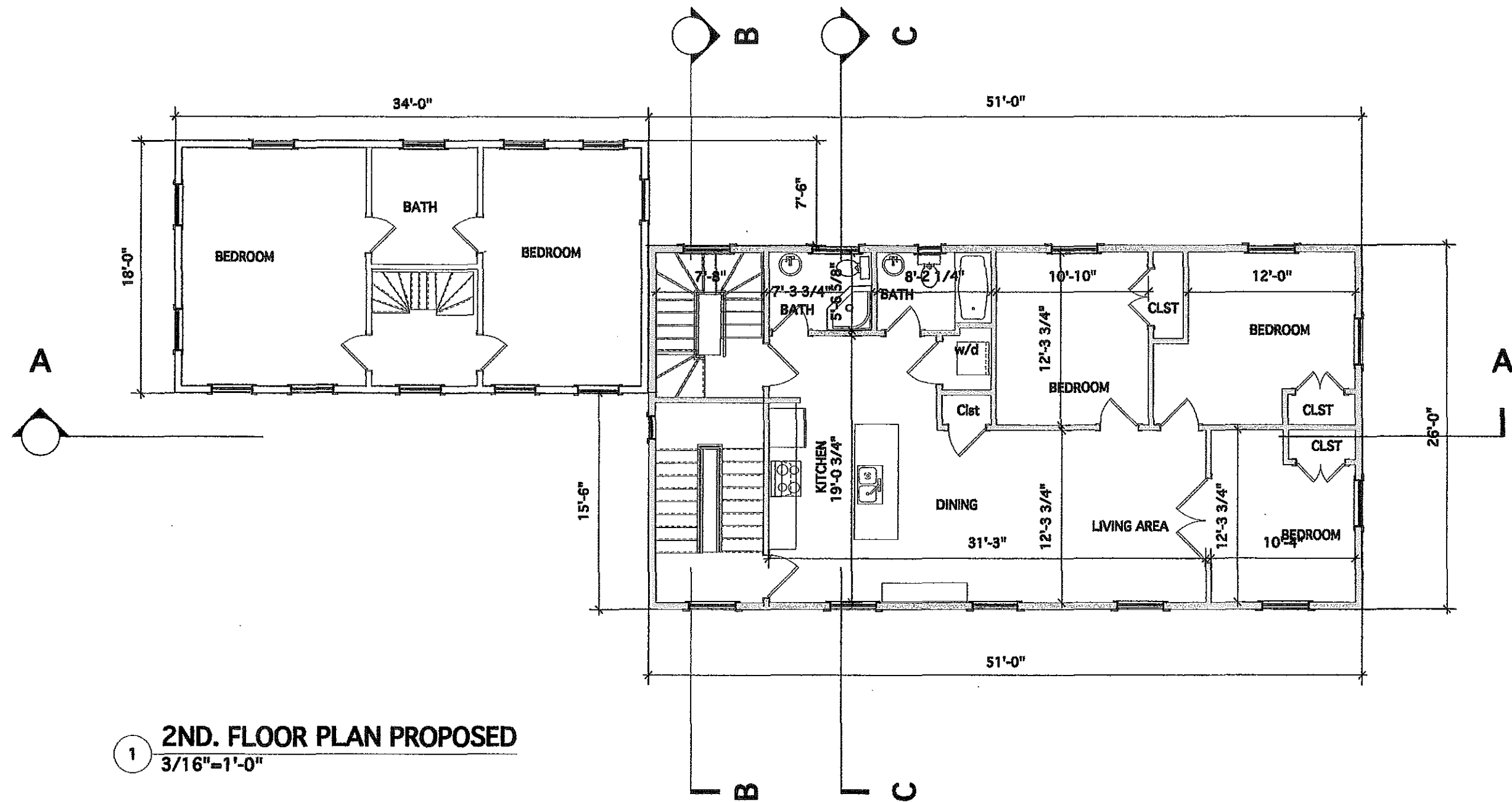
**ALTERATIONS AND  
 ADDITIONS**  
**PERMIT**

**DRAWING SET :**  
**PROPOSED CONDITIONS**  
**DRAWING :**  
**1 ST. FLOOR**

**DATE :**  
**MAR. 28, 2016**  
**SCALE :**  
**NOTED**

**KV DESIGN  
 & BUILDING**  
 Kaj Vandkjaer  
 300 MAIN ST. UNIT 6  
 WENHAM, MA. 01984-1451  
 Tel. (617) 547-6561  
 e-mail : KVandkjaer@aol.com  
 www.http://kvdesign.info

**SHEET NUMBER**  
**A-03**



**24 Winter Street**  
 Cambridge, MA. 02141  
 Richard J. & Diane Vendetti

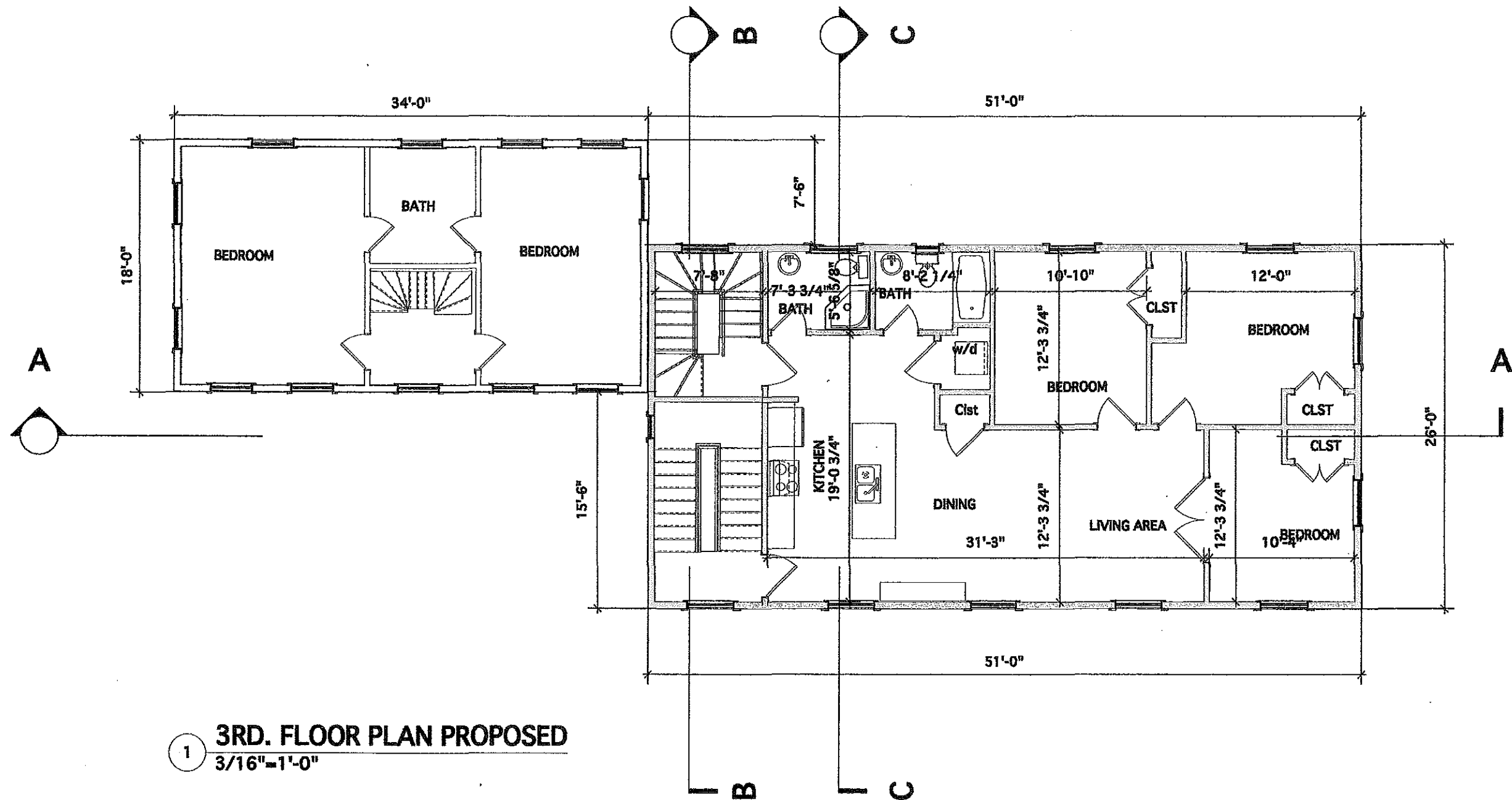
**ALTERATIONS AND  
 ADDITIONS**  
**PERMIT**

**DRAWING SET :**  
**PROPOSED CONDITIONS**  
**DRAWING :**  
**2ND. FLOOR**

**DATE :**  
**MAR. 28, 2016**  
**SCALE :**  
**NOTED**

**KV DESIGN  
 & BUILDING**  
 Kaj Vandkjaer  
 300 MAIN ST. UNIT 6  
 WENHAM, MA. 01984-1451  
 Tel. (617) 547-6561  
 e-mail : KVandkjaer@aol.com  
 www.http://kvdesign.info

**SHEET NUMBER**  
**A-04**



24 Winter Street  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

ALTERATIONS AND  
ADDITIONS  
  
PERMIT

DRAWING SET :  
PROPOSED CONDITIONS  
  
DRAWING :  
3RD. FLOOR

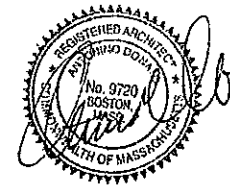
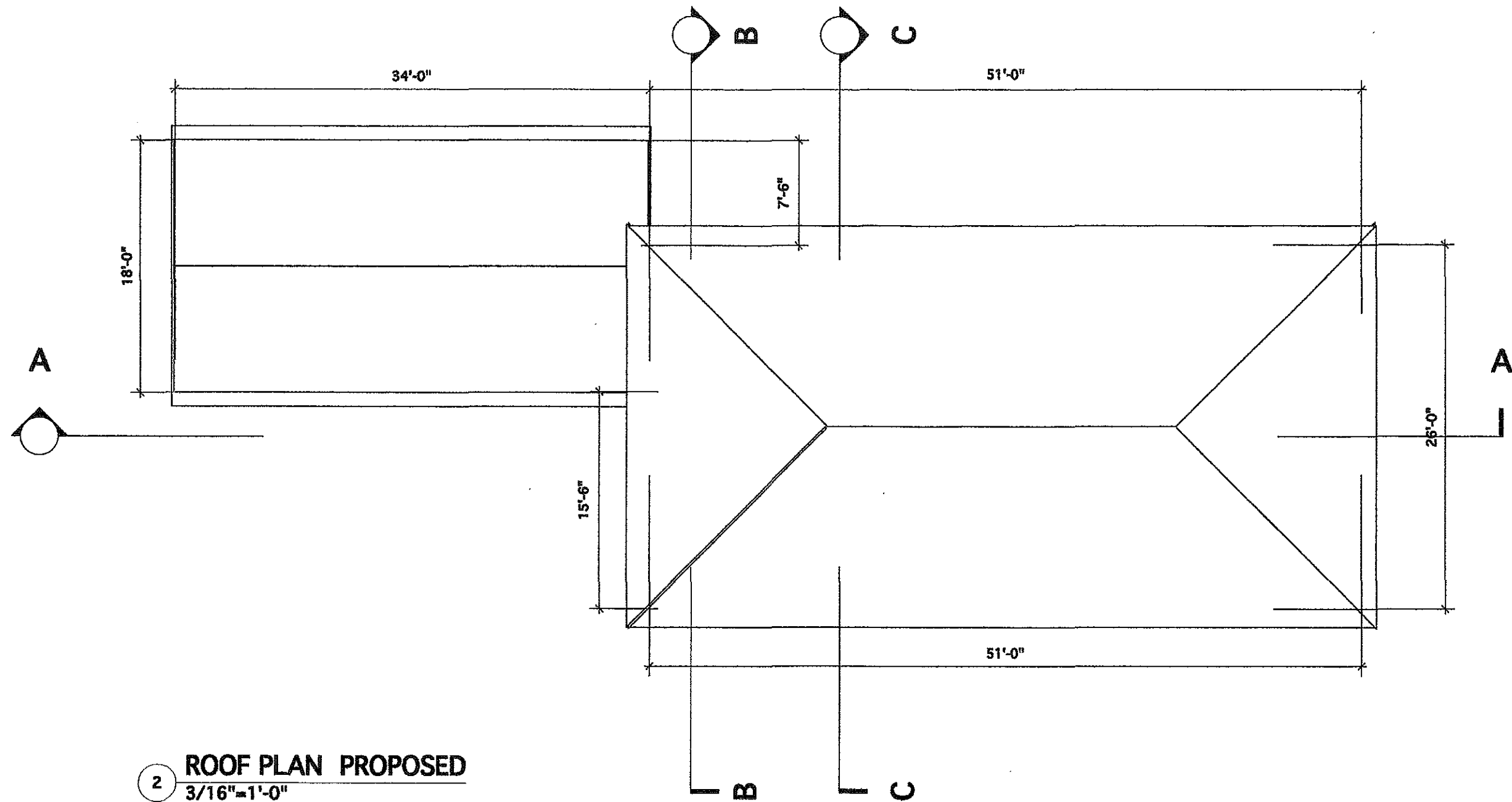
DATE :  
MAR. 28, 2016  
  
SCALE :  
NOTED



Kaj Vandkjaer  
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WENHAM, MA. 01984-1451  
Tel. (617) 547-6561  
e-mail : KVandkjaer@aol.com  
www.http://kvdesign.info

SHEET NUMBER  
  
**A-05**





**24 Winter Street**  
 Cambridge, MA. 02141  
 Richard J. & Diane Vendetti

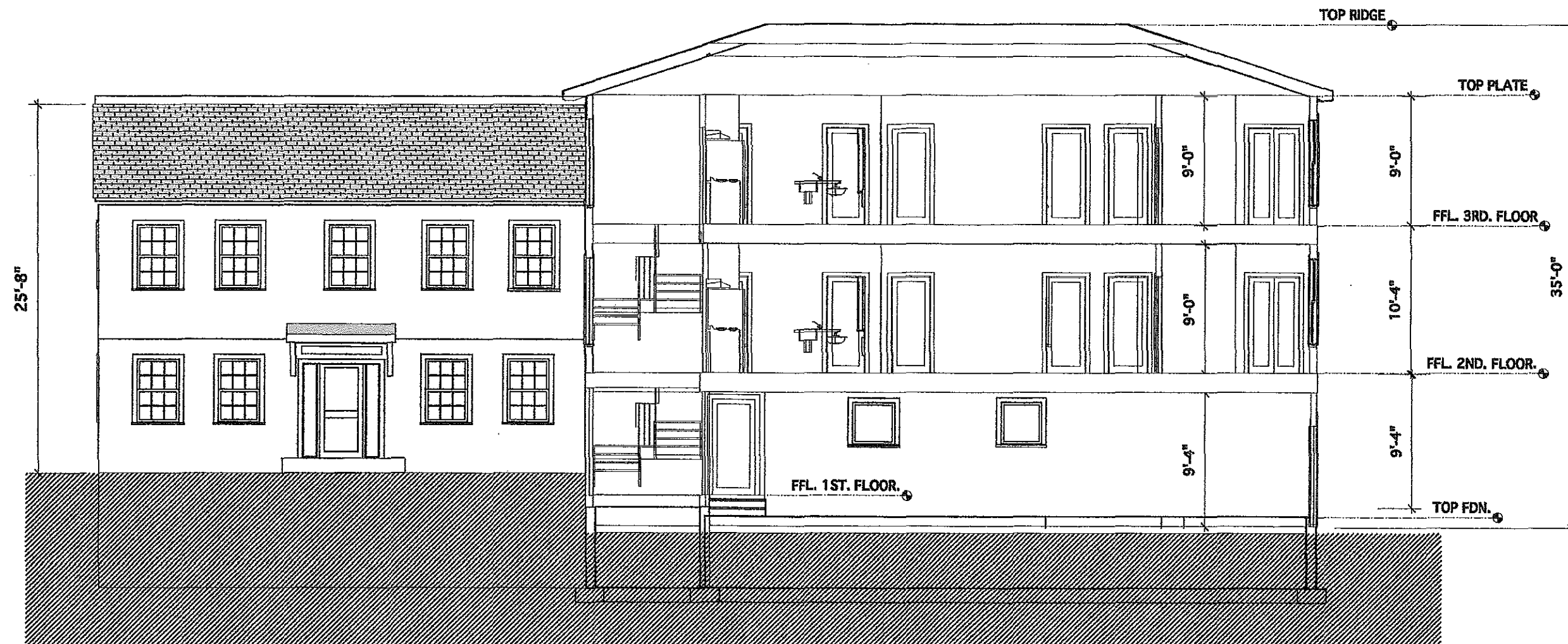
**ALTERATIONS AND  
 ADDITIONS**  
**PERMIT**

**DRAWING SET :**  
**PROPOSED CONDITIONS**  
**DRAWING :**  
**ROOF PLAN**

**DATE :**  
**MAR. 28, 2016**  
**SCALE :**  
**NOTED**

**KV DESIGN  
 & BUILDING**  
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 300 MAIN ST. UNIT 6  
 WENHAM, MA. 01984-1451  
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**SHEET NUMBER**  
**A-06**



1 **SECTION A-A PROPOSED**  
3/16"=1'-0"



**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

**ALTERATIONS AND  
ADDITIONS**

**PERMIT**

**DRAWING SET :  
PROPOSED CONDITIONS**

**DRAWING :**

**DATE :  
MAR. 28, 2016**

**SCALE :  
NOTED**

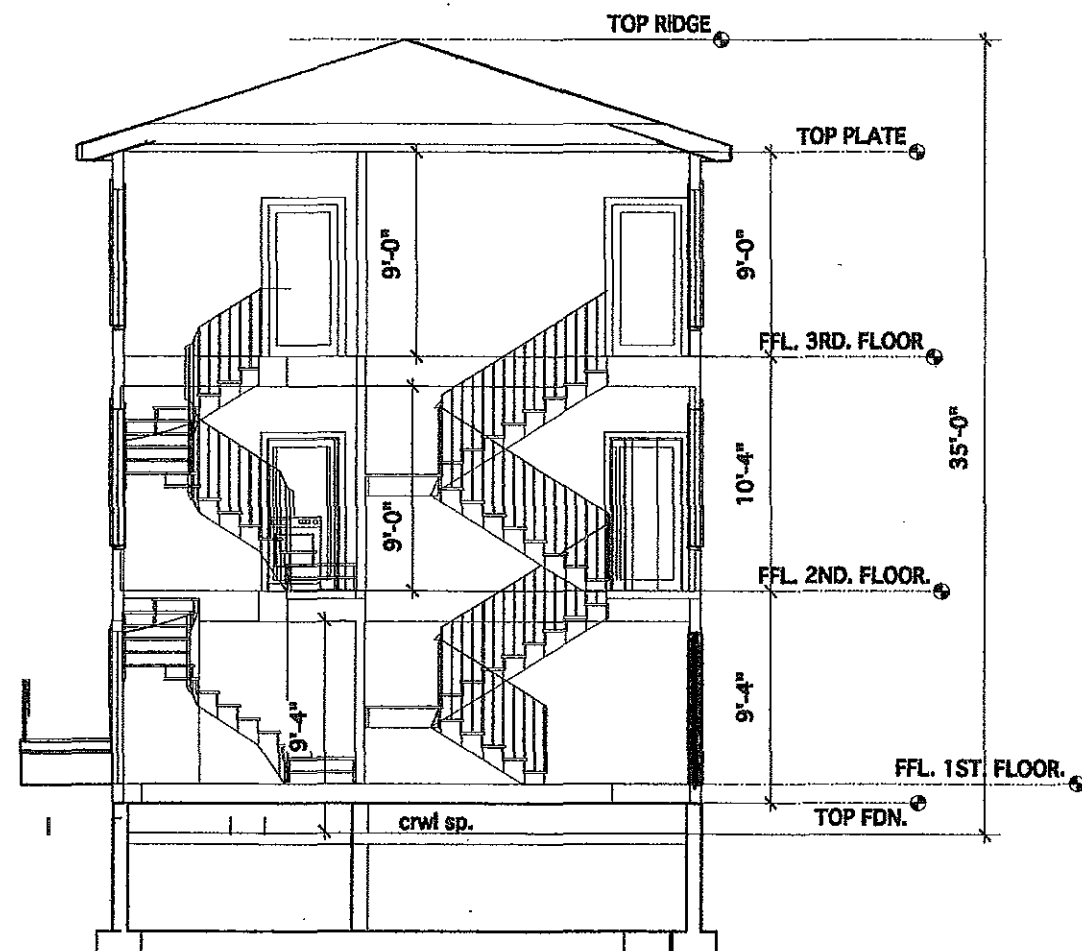
**KV DESIGN  
& BUILDING**



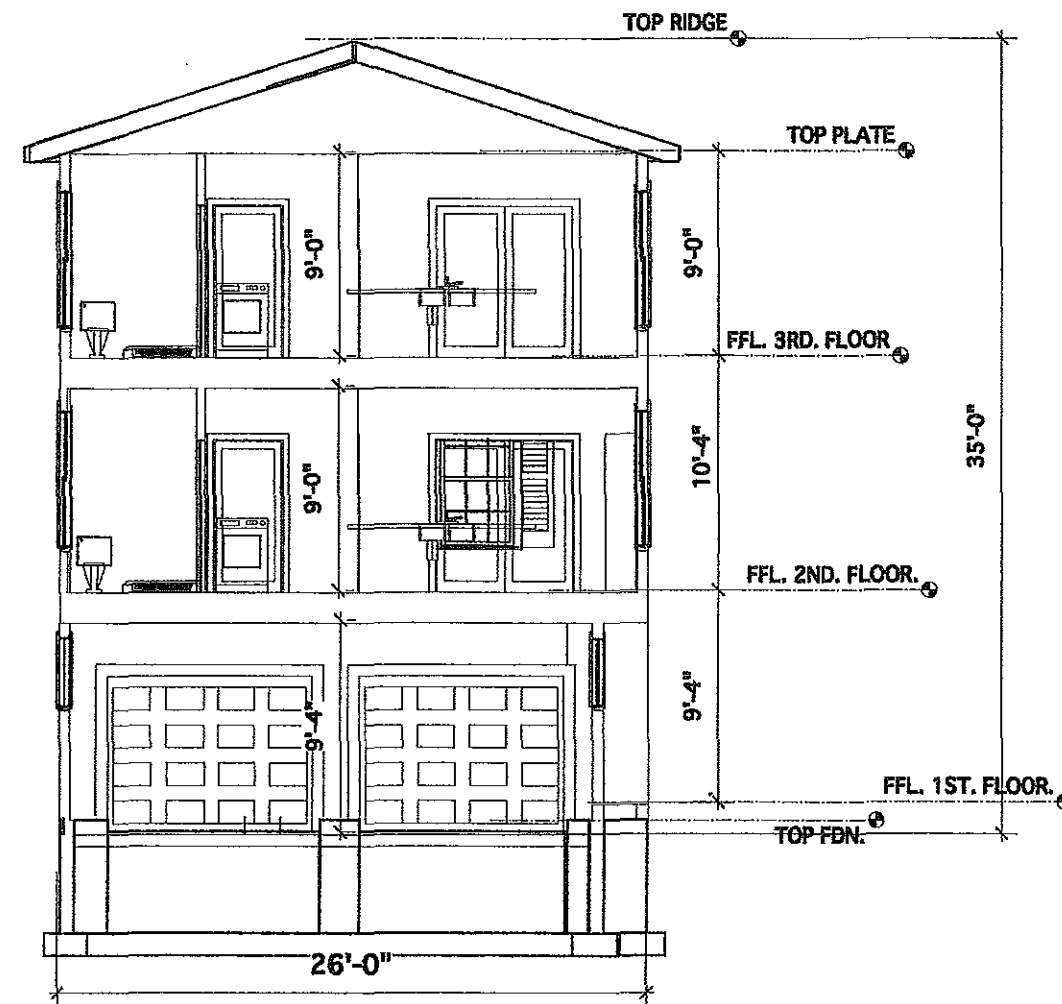
Kaj Vandkjaer  
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e-mail : KVandkjaer@aol.com  
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**SHEET NUMBER**

**A-07**



1 **SECTION B-B PROPOSED**  
3/16"=1'-0"



2 **SECTION C-C PROPOSED**  
3/16"=1'-0"



0 5 10 15 20 25 30 35 FT

**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

**ALTERATIONS AND  
ADDITIONS**

**PERMIT**

**DRAWING SET :  
PROPOSED CONDITIONS**

**DRAWING :  
SECTIONS B-B & C-C**

**DATE :  
MAR. 28, 2016**

**SCALE :  
NOTED**

**KV DESIGN  
& BUILDING**



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WENHAM, MA. 01984-1451  
Tel. (617) 547-6561  
e-mail : KVandkjaer@aol.com  
www.http://kvdesign.info

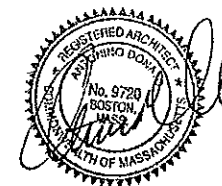
**SHEET NUMBER**

**A-08**



1 **FRONT ELEVATION - Winter Street**  
3/16"=1'-0"

2 **REAR ELEVATION**  
3/16"=1'-0"




**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

**ALTERATIONS AND  
ADDITIONS**  
  
**PERMIT**

**DRAWING SET :  
PROPOSED CONDITIONS**  
  
**DRAWING :  
ELEVATIONS FRONT & REAR**

**DATE :  
MAR. 28, 2016**  
  
**SCALE :  
NOTED**

**KV DESIGN  
& BUILDING**  
  
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**SHEET NUMBER**  
  
**A-09**



1 **LEFT SIDE ELEVATION**  
3/16"=1'-0"



0 5 10 15 20 25 30 35 FT

**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

**ALTERATIONS AND  
ADDITIONS**

**PERMIT**

**DRAWING SET :  
PROPOSED CONDITIONS**

**DRAWING :  
ELEVATION - LEFT**

**DATE :  
MAR. 28, 2016**

**SCALE :  
NOTED**

**KV DESIGN  
& BUILDING**



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[www.http://kvdesign.info](http://kvdesign.info)

**SHEET NUMBER**

**A-10**





1 **RIGHT SIDE ELEVATION**  
3/16"=1'-0"



0 5 10 15 20 25 30 35 FT

**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

**ALTERATIONS AND  
ADDITIONS**

**PERMIT**

**DRAWING SET :  
PROPOSED CONDITIONS**

**DRAWING :  
ELEVATION - RIGHT**

**DATE :  
MAR. 28, 2016**

**SCALE :  
NOTED**

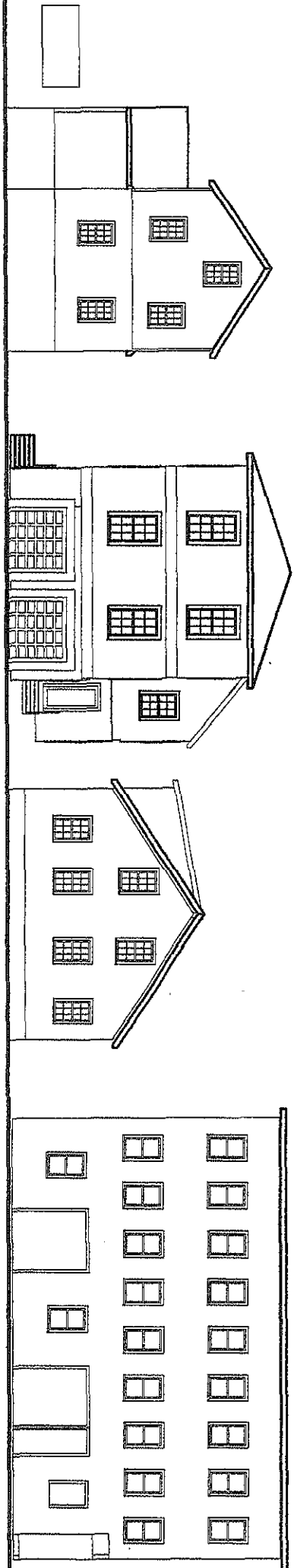
**KV DESIGN  
& BUILDING**



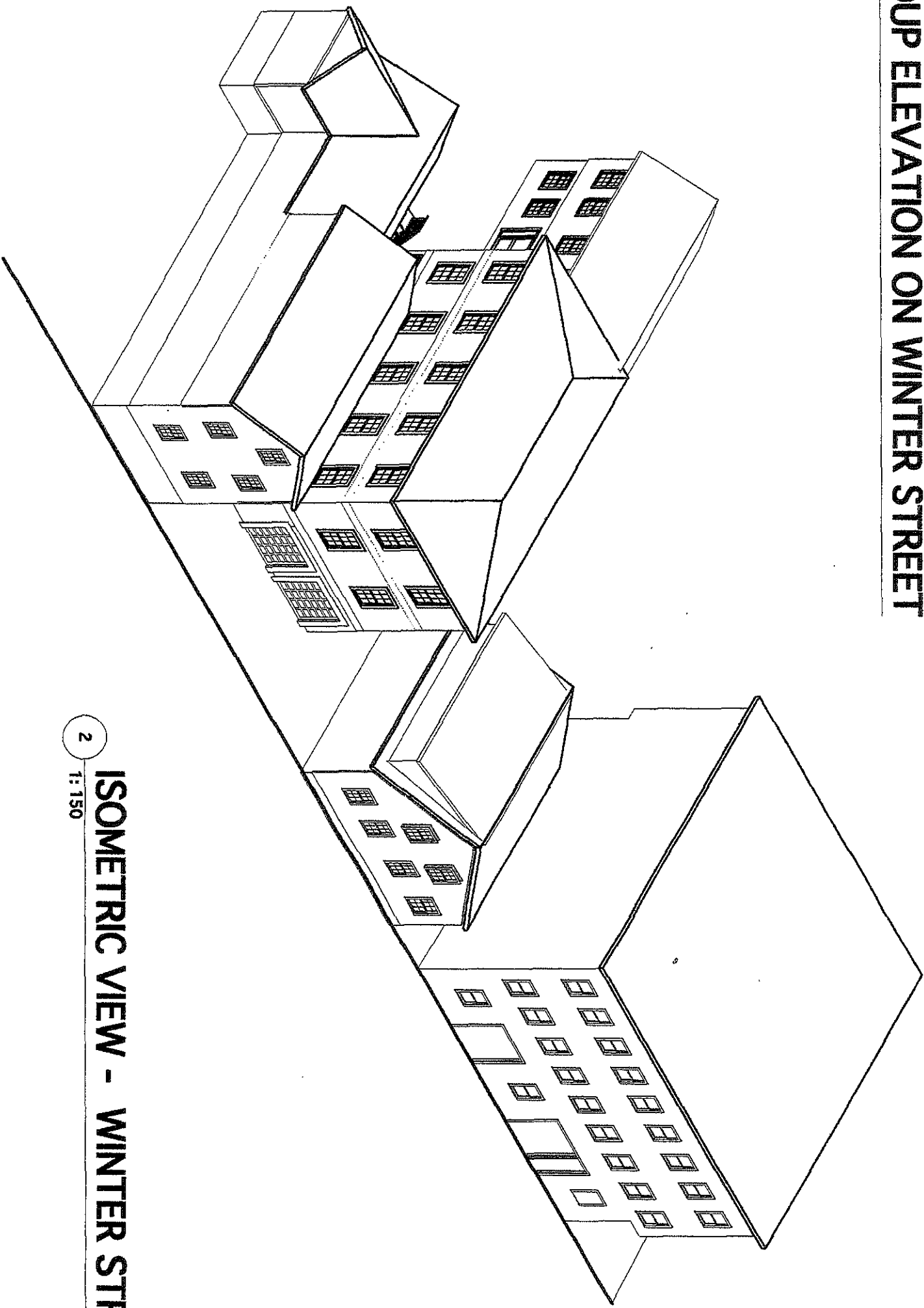
**Kaj Vandkjaer**  
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WENHAM, MA. 01984-1451  
Tel. (617) 547-6561  
e-mail : KVandkjaer@aol.com  
www.http://kvdesign.info

**SHEET NUMBER**

**A-11**



1  
1:150  
**GROUP ELEVATION ON WINTER STREET**



2  
1:150  
**ISOMETRIC VIEW - WINTER STREET**

**24 Winter Street**  
 Cambridge, MA. 02141  
 Richard J. & Diane Vendetti

**KV DESIGN & BUILDING**  
 Kai Vandkjaer  
 300 MAIN ST. UNIT 6  
 WENHAM, MA. 01984-1451  
 Tel. (617) 547-6561  
 e-mail : KVandkjaer@aol.com  
 www.http://kvdesign.info



DATE :  
**MARCH 28, 2016**  
 SCALE :  
**NOTED**

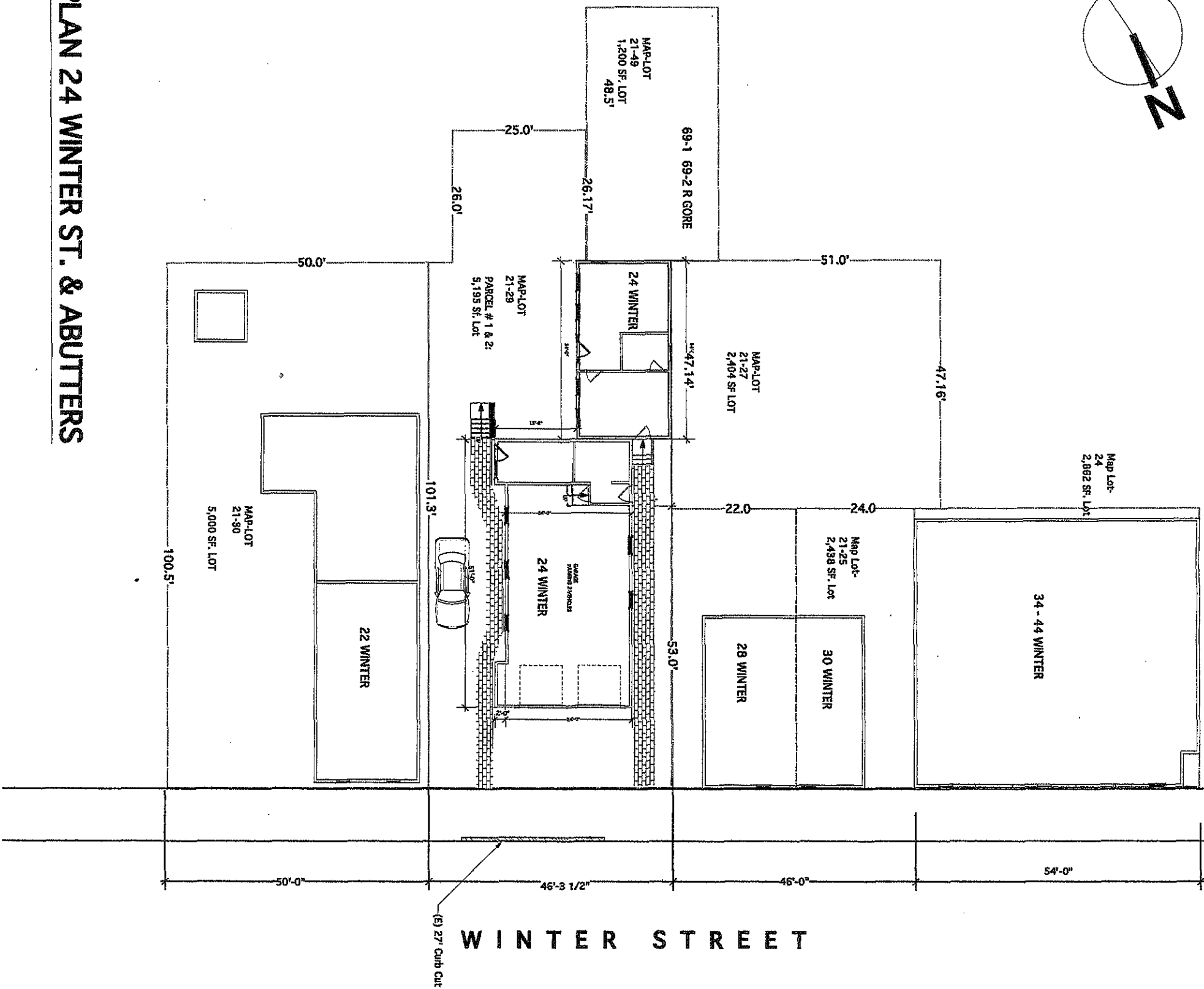
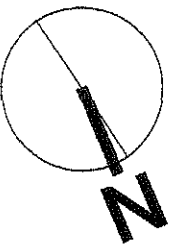
DRAWING SET :  
**PROPOSED CONDITIONS**  
 DRAWING :

ALTERATIONS AND  
 ADDITIONS  
**PROPOSED**

SHEET NUMBER


**Review**

**R-02**



**24 Winter Street**  
Cambridge, MA. 02141  
Richard J. & Diane Vendetti

1  
1:150  
**SITE PLAN 24 WINTER ST. & ABUTTERS**

SHEET NUMB	ALTERATIONS AND ADDITIONS	DRAWING SET : PROPOSED CONDITIONS	DATE : MARCH 8, 2016	KV DESIGN & BUILDING 	Kaj Vandkjaer 300 MAIN ST. UNIT 6 WENHAM, MA. 01984-1451 Tel. (617) 547-6561 e-mail : KVandkjaer@aol.com www http://kvdncorp.info
	PROPOSED	DRAWING :	SCALE :		

**R-0**  
Review





## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 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., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 24 Winter Street:  
Building is listed on the National Register of Historic Places  
 The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by  
 reason of the status referenced below: in the Winter Street NR District.

- ☐ 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. Demolition Review Hearing with Historical Comm. required.
- ☐ 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 2/3/2014

Received by uploaded & emailed

Date "

Relationship to project \_\_\_\_\_

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>

ARCHITECTURAL INVENTORY: CAMBRIDGE, MASS. 196



ADDRESS: 24 Winter (rear of lot) Tract \_\_\_\_\_ Block 11/4/7

USE: residential commercial religious

TYPE: single double row \_\_\_\_\_ 2 deck 3 deck double 3d tenement Apart.

STORIES: 1 2 3 4 MATERIAL: Frame Brick Mod. compo

ROOF: gable front gable flank mansard flat hip \_\_\_\_\_

PLACEMENT: narrow to street broad to street square

ENTRANCE: flank front side front center

STYLE: L. Geo. Grk. Rev. Brk-It. Mans. Med. Q.A. C. Rev. None+ None-

ORNAMENT: little moderate elaborate no

DATE: 1790 1800 10 20 30 40 50 60 70 80 90 1900 10 20 30

DEGREE OF REMODELING: drastic moderate minor CONDITION: poor fair excel.

IMPORTANCE TO SETTING: detrimental none moderate great INITIALED BR

DESCRIPTION: (for more important structures only)



1160/14

7/76

probably moved from front of lot  
unless cottage, have not as high as 22  
appears back of lot is 73 with another building  
on front.

one bldg only appears front of lot in 54

(1854?)

Winton Street

**National Register District**

**Street Address**

**Outbuildings?**

24 Winton Street

**CHC Survey Form**

**Building Date**

**Building Permit #?**

L. Geo

prec 1854

**Hail Survey**

**Building Date**

**Bldg Permit #/Tax Date/Deed Ref?**

1838

tax ref.  
1838

Thomas Leighton, Jr.

**Atlas/Map Data**

**Present?**

**Owner Name Associated**

1873

yes

P. Cavanaugh

1886

yes

-

1894

yes

Tim I. Quinn

1903

yes

Tim I. Quinn

1916

yes

John F. Holman

1930

yes

E. A. Carbone

**House Book Data (attach sketch of plan)**

**Book and Page**

**Date of Sketch**

17, 37

1876

**City Directory (earliest or original owner)**

**Date**

**Entry/Occupation**

1848

Thomas Leighton, Jr.

d. near Winton St.



7 17.5

[illegible]

Mr. P. J.

2000

Winter 1878-1879

Stephen  
Wingchester  
X2234

Winkelstein

Fourth St.

Fourth, Sh

Hyndes & Co.

J. H. Lighton

33

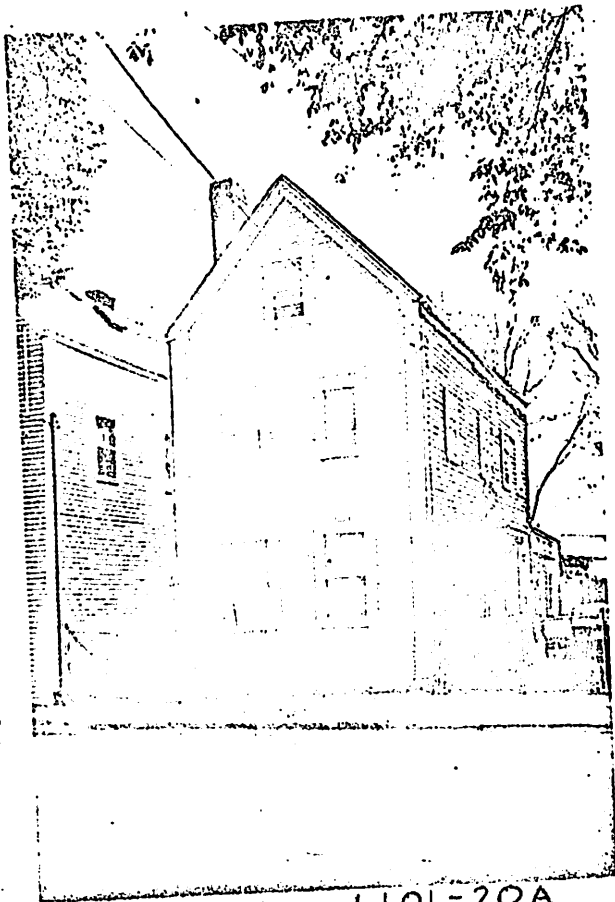
National Register District Data Sheet

National Register District Name: Winter Street									
MAP NUMBER	ASSESSOR'S NUMBER	HISTORIC NAME	STREET ADDRESS	CONSTR- UCTION DATE	ARCHIT- ECTURAL STYLE	ORIGINAL OWNER'S NAME	ORIGINAL OWNER'S OCCUPA- TION	RE- SOURCE TYPE	STATUS
1	21-30	Thomas Leighton House	22 Winter Street	1834	LGeo	Thomas Leighton	Glass Maker	B	C
2	22-24		75 Winter Street	1838	LGeo/- GrkRev	Atherton H. Stevens	Grocer	B	C
3	22-25		77-79 Winter Street	1839	LGeo	Atherton H. Stevens	Grocer	B	C
4	22-22		67 Winter Street	1844	LGeo/- GrkRev	Atherton H. Stevens	Grocer	B	C
5	22-23		71 Winter Street	1844	LGeo	Atherton H. Stevens	Grocer	B	C
6	21-29		24 Winter Street	1838	LGeo	Thomas Leighton, Jr.		B	C
7	21-107		21 Winter Street	1845	LGeo	Thomas Leighton	Glass Maker	B	C
8	21-104-25		25 Winter Street	1839	LGeo	Alexander Wilson	Engineer	B	C
9	21-104-25/5		25 ½ Winter Street	1869	LGeo	Alexander Wilson	Engineer	B	C

National Register District Data Sheet

MAP NUMBER	ASSESSOR'S NUMBER	HISTORIC NAME	STREET ADDRESS	CONSTR- UCTION DATE	ARCHIT- ECTURAL STYLE	ORIGINAL OWNER'S NAME	ORIGINAL OWNER'S OCCUPA- TION	RE- SOURCE TYPE	STATUS
10	21-105		27 Winter Street	1835	LGeo	Atherton H. Stevens	Grocer	B	C
11	21-76		29 Winter Street	1836	Geo	Reuben Barker		B	C
12	21-25		28-30 Winter Street	28-30	LGeo	E.A. & W. Winche- ster	Soap, candles, provisions	B	C
13	21-55		31-33 Winter Street	1836	Late Geo.	John H. Leighton	Glass Maker	B	C
14	22-20		61 Winter Street	1844	GrkRev	Atherton H. Stevens	Grocer	B	C
15	22-97		65 Winter Street	1844	LGeo	Atherton H. Stevens	Grocer	B	C
16	21-106		19 Winter Street	1847-48	LGeo	Thomas Leighton	Glass Maker	B	C
17	22-24-44/1		34-42 Winter Street	1892	Brk-It	Charles Linehan	Contractor	B	C

# FORM A - AREA SURVEY



SSION  
ston

Form numbers in this area

Area no.

East Cambridge

EC  
I.2.

1. Town Cambridge

Name of area (if any) Winter Street

National Register District

3. General date or period 1830s - 1850s

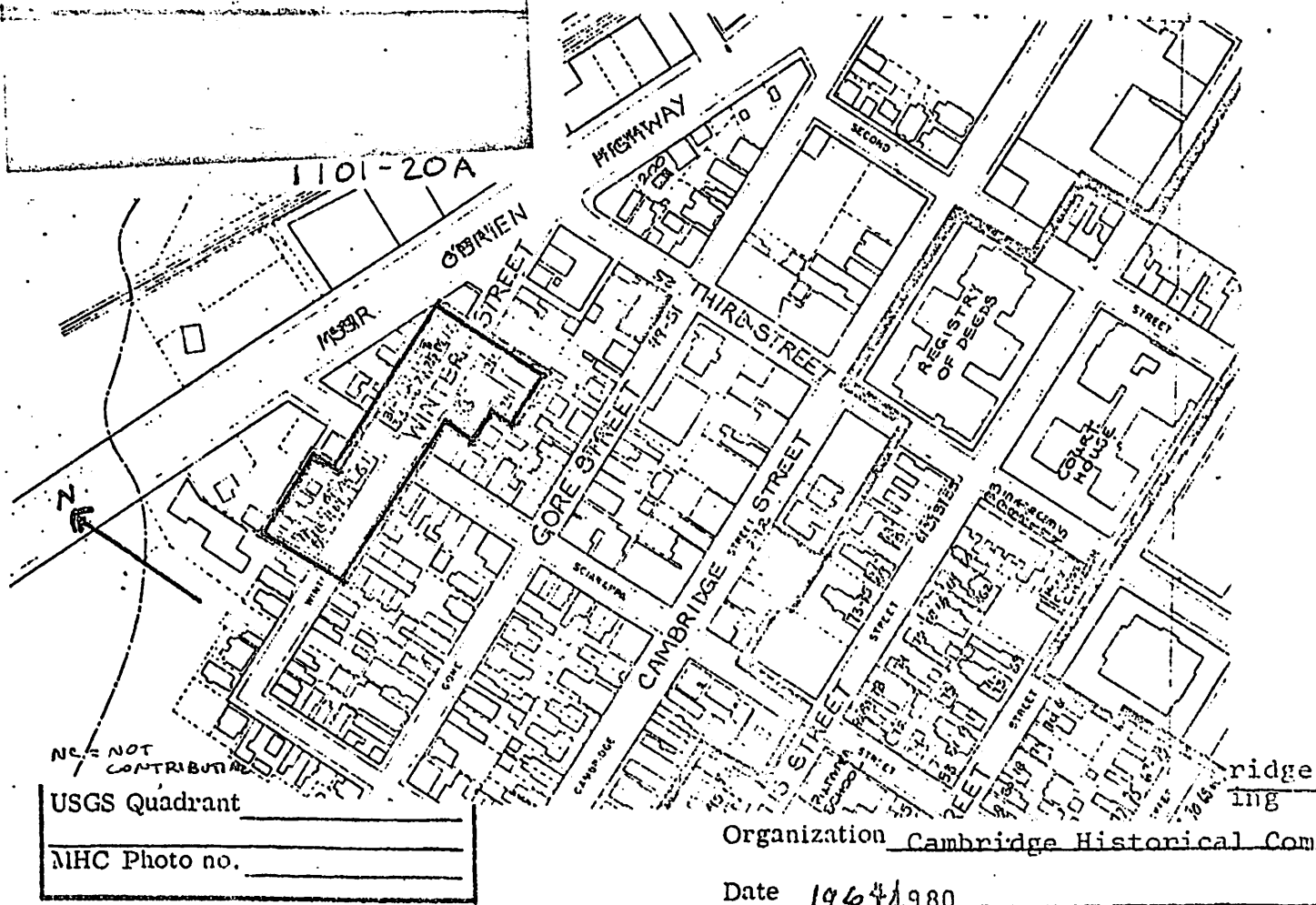
4. Is area uniform (explain):

in style? yes - primarily late Georgian

in condition? yes - most are in good condition.

in type of ownership? yes - private (owned individually)

in use? yes - residential



NE - NOT  
CONTRIBUTING

USGS Quadrant

MHC Photo no.

1.119 ACRES

Organization Cambridge Historical Comm.

Date 1964/1980

(over)



7. Historical data. Explain the historical/architectural importance of this area.

Winter Street was laid out by the Lechmere Point Corporation in 1811 as part of its plan for developing East Cambridge. Located between two major thoroughfares, Bridge and Cambridge Streets, Winter Street became a desirable location for workers' housing after industries began to settle along Bridge Street to take advantage of the transportation afforded by Craigie's Bridge and the Millers River. During the 1830s and 40s, a variety of workers' cottages were built on Winter Street to house employees of the area's thriving industries, particularly Bay State Glass Company and New England Glass Company. Of the 41 persons listed on Winter Street in the 1849 Cambridge Directory, more than a third were employed in the glass factories; the rest were carpenters, bakers, and machinists. Residents ranged from day laborers and glass workers to the superintendent of the New England Glass Company.

Winter Street provides an excellent example of a neighborhood of Late Georgian workers' cottages, the most characteristic form of modest single family housing in East Cambridge in the first half of the 19th century. Of the 16 houses included in the district, 14 were built before 1854. The standard house type is a narrow center hall frame cottage with simple Late Georgian cornice. Set close together with steep gable ends facing the street, these cottages opened onto narrow side yards and created a distinctive 19th century streetscape. Winter Street retains both this streetscape and a full range of workers' cottages from the smallest one-and-a-half story examples to a variety of double houses. It is the best surviving grouping of this characteristic house type in East Cambridge.

SIGNIFICANT BUILDINGS:

Thomas Leighton House (1833-34), 22 Winter Street:

This two-and-a-half story Late Georgian workers' cottage is an important example of the early 19th century housing built in East Cambridge for skilled glass workers. Somewhat larger than most, the narrow house sits directly on the sidewalk with its steep gable end facing the street and a center entrance facing a characteristically narrow side yard. The house was built for Thomas H. Leighton, a master English glass worker who was brought to East Cambridge in 1826

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

## INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community:

East Cambridge

Form No:

I.2.

Property Name: Winter St. N.R.D.

Page 2

Indicate each item on inventory form which is being continued below.

Thomas Leighton House - cont'd:

to be superintendent of the New England Glass Company. Leighton was one of many skilled artisans recruited by New England Glass in England and Scotland, and much of the company's early success is attributable to his expert management. The Leighton family remained deeply involved in East Cambridge and the New England Glass company throughout most of the 19th century. After Thomas' death in 1849, his son John succeeded him as superintendent of the company, while four other sons and several grandsons also became expert glassblowers and engravers with New England Glass. The house remained in the Leighton family until 1890.

5  
74 Winter Street (1838):

This two-and-a-half story workers' cottage is the best preserved example of the house type occupied by skilled artisans at the New England Glass Company in the first half of the 19th century. Characteristic Late Georgian eaves and cornice of the house contrast with the bracketed entrance hood added in the 1870s. The house was one of four on Winter Street built for Atherton Haugh Stevens, an East Cambridge grocer who served as town selectman from 1828-31. Stevens was a direct descendant of Atherton Haugh who moved into East Cambridge in 1635 and amassed an estate of nearly 300 acres covering most of the upland of East Cambridge. The house was recorded by HABS in 1964.

77-79 Winter Street (1838):

This typical two-and-a-half story center entrance workers' cottage was built for Atherton Stevens in 1838 and sold the next year to another prominent East Cambridge grocer, Horatio Hovey.

67, 71 Winter Street (1843-44):

The smallest of four houses on Winter Street built for Atherton Stevens, these modest Late Georgian one-and-a-half story frame cottages were first rented and then sold to a series of East Cambridge artisans.

24 Winter Street (pre-1854):

Built before 1854, this two-and-a-half story workers' cottage was moved to its present location at the rear of the lot by 1873. Like 22 Winter Street, this house follows the characteristic East Cambridge form with a symmetrical center entrance, five bay facade facing the side yard and tall chimneys along the rear slope of the roof.

21,25,27,29 Winter Street (pre-1854):

This row of four one-and-a-half story frame workers' cottages with five bay facades and steep gable roofs provides an excellent example of the simplest and most characteristic form of single family housing built in East Cambridge during the first half of the 19th century.

Staple to Inventory form at bottom

## INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Page 3

Community:	Form No.:
East Cambridge	I.2
Property Name: Winter St. N.R.D.	

Indicate each item on inventory form which is being continued below.

28-30 Winter Street (pre-1854):

Built before 1854, this wide one-and-a-half story frame house is actually composed of two standard two-room center hall plan workers' cottages set back to back with party wall chimneys along the ridge of the wide gable.

31-33 Winter Street (pre-1854):

An unusual double house built before 1854, 31-33 Winter Street has paired entrances facing the street rather than a side yard. This variation in siting was followed in other corner houses in the Winter Street area. In the 1870s elaborate bracketed hoods were added over the deeply recessed entrances, and 33 Winter Street was enlarged to three stories.

61 Winter Street (pre-1854):

Although it follows the basic East Cambridge workers' cottage plan with two rooms and a center entrance, 61 Winter Street appears considerably larger than its neighbors because its corner location allows the main facade of the house to face the street. The heavier cornice and broad entrance further emphasize the larger scale of the house.

65 Winter Street (pre-1854):

This one-and-a-half story workers' cottage has a handsome entrance hood with spindle frieze and brackets added circa 1880.

19 Winter Street (c. 1850s):

A one-and-a-half story workers' cottage built in the late 1850s, 19 Winter Street shows the persistence of this single family house form in East Cambridge.

34-42 Winter Street (c. 1870s):

This three-story bracketed tenement block built in the 1870s reflects the need for increased workers housing in this neighborhood in the second half of the 19th century.

The Winter Street National Register District includes portions of Winter Street between Third and Fifth Streets (see Cambridge Community Development P. D. Quad Map 1A). Its boundaries were determined by the density of workers' cottages extant.

-END-

Staple to Inventory form at bottom



Amended  
**BZA APPLICATION FORM**  
**GENERAL INFORMATION**

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

Special Permit: X Variance: X Appeal: \_\_\_\_\_

PETITIONER: Richard J Vendetti and Diane M. Vendetti

PETITIONER'S ADDRESS: 24 Winter St. Cambridge, MA. 02141

LOCATION OF PROPERTY: 24, 28-30 Winter St. Cambridge, MA. 02141

TYPE OF OCCUPANCY: R-2 ZONING DISTRICT: C-1

**REASON FOR PETITION:**

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

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Demolish and remove 2-1/4 story Extension on existing single family dwelling  
Construct Conforming 3 story two family dwelling with gr.fLoor Garage parking for two Cars, as  
Addition to non-conforming existing single family dwelling.  
~~Create one parking space for existing single family~~  
REDUCTION OF PARKING

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 6.00 Section 6.36 (G) Multi family parking 1 per d.u.

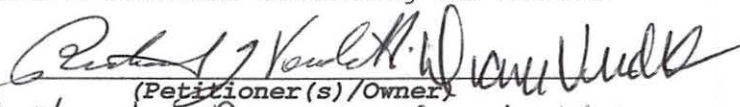
Article 5.00 Section 5.31

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)

Richard Diane Vendetti  
(Print Name)

Address: 24 Winter St

Tel. No.: 617-492-6688

E-Mail Address: vendetti.28@comcast.net

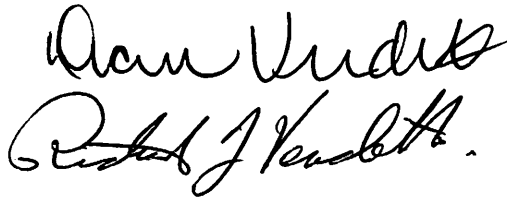
Date: 4-25-16.

April 25, 2016

To whom it may concern,

We are currently seeking to expand our property to include two three bedroom apartments. As you know there aren't many three bedroom apartments available in Cambridge for families. As both of us are lifelong residents we are well aware of all the conveniences our location has to offer. We have many reasons for wanting to expand among them are our families, some of them want to come back to Cambridge, grandchildren and to the proximity to colleges and universities, elderly parents whom we would like to be closer to us. The list could go on. We thank you in advance for your consideration in this matter.

Richard & Diane Vendetti

The block contains two handwritten signatures in black ink. The top signature is 'Diane Vendetti' and the bottom signature is 'Richard J. Vendetti'. Both are written in a cursive, flowing style.



**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 Richard J. Vendetti and Diane M. Vendetti / Vendetti Revocable Trust  
(OWNER)

Address: 24 Winter St Cambridge Ma

State that I/We own the property located at 24 Winter St Cambridge Ma  
which is the subject of this zoning application.

The record title of this property is in the name of The Vendetti Revocable Trust

\*Pursuant to a deed of duly recorded in the date March 19 2014 Middlesex South  
County Registry of Deeds at Book 63492, Page 152; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Richard J. Vendetti Diane Vendetti  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

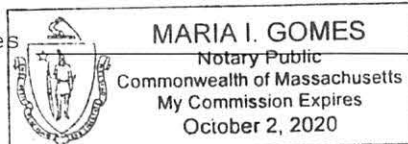
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Richard J. Vendetti and Diane M. Vendetti personally appeared before me,  
this 10th of December, 2015, and made oath that the above statement is true.

Maria I. Gomes Notary

My commission expires



(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:

***No Substantial detriment to the public good***

***or nullifying or substantially derogate from the intent or purpose of this Ordinance***

- 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:

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

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

***No Substantial detriment to the public good***

***or nullifying or substantially derogate from the intent or purpose of this Ordinance***

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

- \*** 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 24 Winter 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:  
The associated location would not be a detriment to the public interest
- 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:  
Traffic generated or patterns of access or egress would not cause congestion hazard, or substantially change neighborhood character
- 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:  
Continued operation of or development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected
- 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:  
Nuisance or hazard would not be created to the detriment of the health, safety or welfare of the occupant of the proposed
- 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 use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent and purpose of the Ordinance

BZA APPLICATION FORM  
DIMENSIONAL INFORMATION

APPLICANT: Richard J. Vendetti and Diane M. Vendetti PRESENT USE/OCCUPANCY: R-2

LOCATION: 24 Winter St. Cambridge, MA. 02141 ZONE: C-1

PHONE: Tel. 617-212- 6745 REQUESTED USE/OCCUPANCY: R-2

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
TOTAL GROSS FLOOR AREA:	<u>3,503 sf.</u>	<u>5,657.4 sf.</u>	<u>5,724 sf.</u>	(max.)
LOT AREA:	<u>7,633 sf.</u>		<u>7,500 sf.</u>	(max.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>0.46</u>	<u>0.74</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2,544.3 sf.</u>	<u>1,526.6 sf.</u>	<u>1,500 sf.</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>45.77 + 46.00 ft.</u>		<u>50.0'</u>	(min.)
DEPTH	<u>125.0'</u>			
Setbacks in Feet:				
FRONT	<u>43.5' &amp; 2.0'</u>	<u>15.0' &amp; 2.0'</u>	<u>10.0'</u>	(min.)
REAR	<u>25.0'</u>	<u>25.0'</u>	<u>20.0'</u>	(min.)
LEFT SIDE	<u>27.7'</u>	<u>13.3'</u>	<u>17.5'</u>	(min.)
RIGHT SIDE	<u>0.3'</u>	<u>0.3'</u>	<u>17.5'</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>25.8'</u>	<u>35.0'</u>	<u>35.0'</u>	(max.)
LENGTH	<u>56.58'</u>	<u>85.0'</u>		
WIDTH	<u>18.0'</u>	<u>33.5'</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>30%</u>	<u>42%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>3</u>	<u>5</u>	<u>3</u>	(max.)
NO. OF PARKING SPACES:	<u>4</u>	<u>3</u>	<u>5</u>	(min./max)
NO. OF LOADING AREAS:	<u>na</u>			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>na</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.

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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'.

GENERAL INFORMATION

APPLICANT: Richard J. Vandehei and Diane M. Vandehei  
PRESENT USER/OWNER: R-2

LOCATION: 24 Winter St Cambridge, MA 02141  
ZONE: C-1

PHONE: Tel 617-318-6742

PROPOSED USER/OWNER: R-2

EXISTING CONDITIONS	PROPOSED CONDITIONS	PROPOSED REGULATIONS
3,508 sq ft	2,657.4 sq ft	2,724 sq ft
7,033 sq ft		7,200 sq ft
0.48	0.74	0.75
5,244.2 sq ft	7,238.6 sq ft	7,200 sq ft
42.37 x 40.00 ft		50.0'
125.0'	125.0' & 2.0'	10.0'
48.2' & 2.0'		20.0'
22.0'	22.0'	20.0'
27.7'	18.3'	17.2'
0.3'	0.3'	1.2'
22.8'	22.0'	22.0'
22.8'	22.0'	
18.0'	33.2'	
3036	4328	3026
3	2	2
4	3	2
18		
18		

For this purpose, applicable zoning ordinances or rules, and the following buildings on same lot, and type of construction, material, wood frame, concrete, brick, steel, etc.

1. THE EXISTING BUILDING OR BUILDINGS ARE TO BE DEMOLISHED AND RECONSTRUCTED.
2. TOTAL GROSS AREA (INCLUDING EXISTING AND NEW AREAS) SHALL BE DIVIDED BY (2) (THAT IS) DIVIDED BY TWO.
3. TOTAL GROSS AREA (INCLUDING EXISTING AND NEW AREAS) SHALL BE DIVIDED BY TWO.



*Amended*  
**BZA APPLICATION FORM**  
**GENERAL INFORMATION**

*BZA-9329-2014*

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

Special Permit: X Variance: X Appeal **2016 APR 26 PM 1:48**

PETITIONER: Richard J Vendetti and Diane M. Vendetti **OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS**

PETITIONER'S ADDRESS: 24 Winter St. Cambridge, MA. 02141

LOCATION OF PROPERTY: 24, 28-30 Winter St. Cambridge, MA. 02141

TYPE OF OCCUPANCY: R-2 ZONING DISTRICT: C-1

**REASON FOR PETITION:**

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

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Demolish and remove 2-1/4 story Extension on existing single family dwelling

Construct Conforming 3 story two family dwelling with gr.floor Garage parking for two Cars, as

Addition to non-conforming existing single family dwelling.

~~Create one parking space for existing single family~~

*REDUCTION OF PARKING*

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 6.00 Section 6.36 (G) Multi family parking 1 per d.u.

Article 5.00 Section 5.31

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): *Richard J Vendetti*  
(Petitioner(s)/Owner)

Richard Diane Vendetti  
(Print Name)

Address: 24 Winter St

Tel. No.: 617-4926688

E-Mail Address: vendetti.28@comcast.net

Date: 4-25-16.



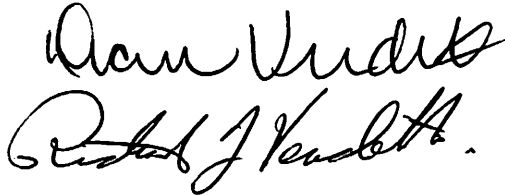
## 1452

April 25, 2016

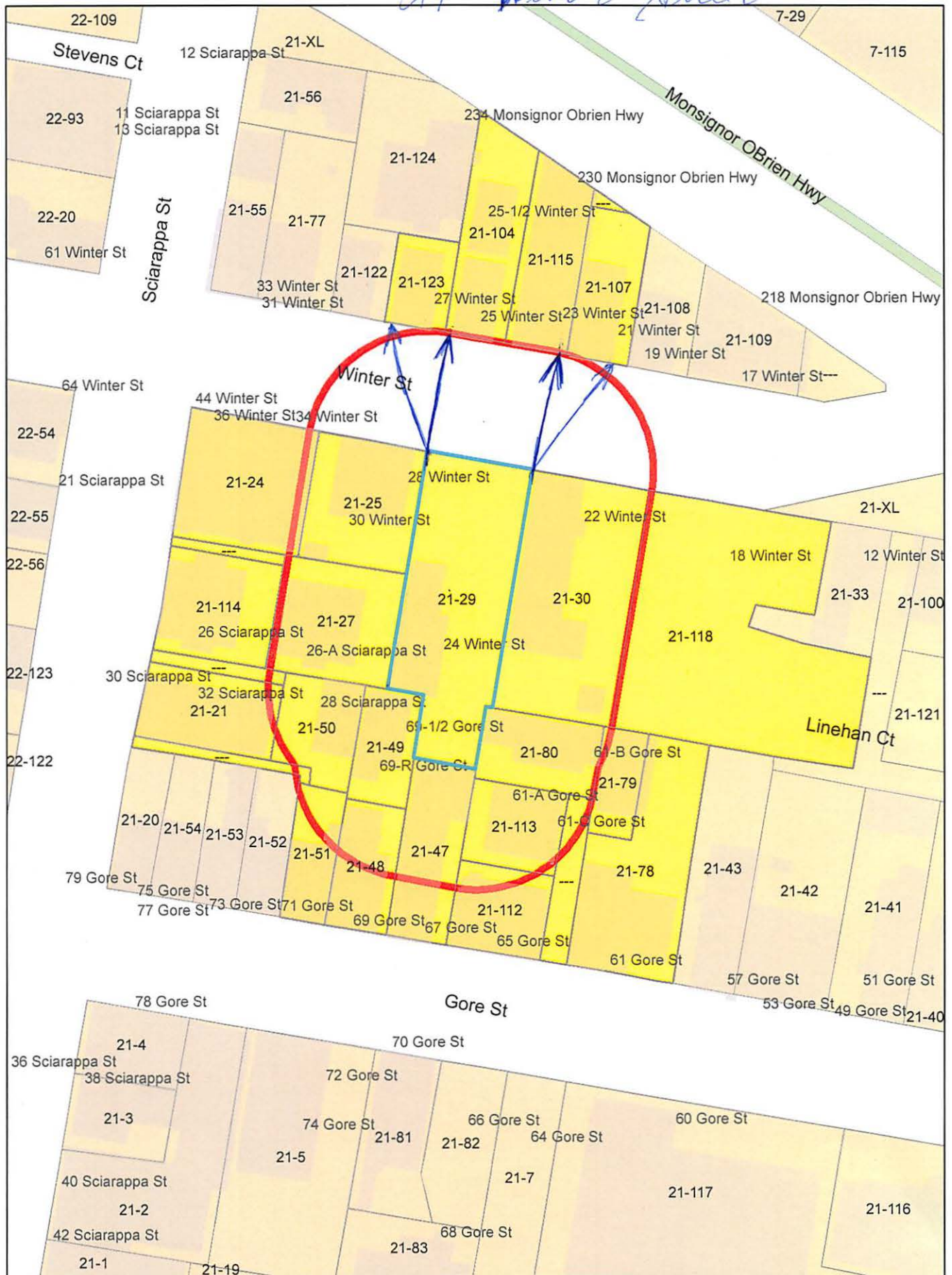
To whom it may concern,

We are currently seeking to expand our property to include two three bedroom apartments. As you know there aren't many three bedroom apartments available in Cambridge for families. As both of us are lifelong residents we are well aware of all the conveniences our location has to offer. We have many reasons for wanting to expand among them are our families, some of them want to come back to Cambridge, grandchildren and to the proximity to colleges and universities, elderly parents whom we would like to be closer to us. The list could go on. We thank you in advance for your consideration in this matter.

Richard & Diane Vendetti

The block contains two handwritten signatures. The top signature is in cursive and appears to read 'Diane Vendetti'. The bottom signature is also in cursive and appears to read 'Richard J. Vendetti'.

24 Winter Street



24 Winter St.

Petitioner

21-80  
MUNROE, MAUREEN & MARY MUNROE  
61B GORE ST  
CAMBRIDGE, MA 02141

21-104  
POWERS, WILLIAM F.  
25 WINTER ST #25  
CAMBRIDGE, MA 02141

21-29-25  
VENDETTI, RICHARD J. &  
DIANE VENDETTI. TRUSTEE  
24 WINTER ST  
CAMBRIDGE, MA 02141

21-107  
CAMPLESE, REGINALD & ROSALIE CAMPLESE  
21 WINTER ST  
CAMBRIDGE, MA 02141

21-112  
SULLIVAN, LOIS E. & DANIEL R. WALSH  
65 GORE ST  
CAMBRIDGE, MA 02141

KV DESIGN & BLDG.  
C/O KAJ VANDKJAER, ARCHITECT  
300 MAIN STREET – UNIT 6  
WENHAM, MA 01984

21-24  
FRUTMAN, AARON E.  
14 KEITH RD.  
WAYLAND, MA 01778

21-30  
MOCHI, NANCY, NICHOLAS J. MOCHI &  
LINDA L. MOCHI  
22 WINTER STREET  
CAMBRIDGE, MA 02141

21-50  
CONNELLY, BRENDA M. & ROBERT CONNELLY  
28 REAR SCJARAPPA ST.  
CAMBRIDGE, MA 02141

21-21  
RUFF, VICTORIA & MICHAEL BRIGHT  
30-32 SCJARAPPA ST. UNIT#30/2  
CAMBRIDGE, MA 02139

21-21  
KOCUREK, JAMES NATHAN  
30-32 SCJARAPPA ST., UNIT #30/1  
CAMBRIDGE, MA 02141

21-24  
MILLER, RICHARD & DAYNA POLLOCK  
34 WINTER ST. UNIT#1  
CAMBRIDGE, MA 02139

21-49  
KOBK, JUDY AZURE & HELEN MOORE KOBK  
69R GORE ST  
CAMBRIDGE, MA 02141

21-21  
HASTING, HANNA.,  
TRUSTEE OF SCJARAPPA  
C/O JESSICA ALLINA-PISANO  
759 42ND STREET, #15  
BROOKLYN, NY 11232

21-113  
PACHECO, JOSEPH & JOANNE PACHECO  
61C GORE ST  
CAMBRIDGE, MA 02141

21-78  
CHRISTO, CHARLES &  
CONSTANCE CHRISTO, A LIFE ESTATE  
61 GORE ST  
CAMBRIDGE, MA 02141

21-21  
POLYAK, JUDIT  
32 SCJARAPPA ST. UNIT#2  
CAMBRIDGE, MA 02141

21-115  
MIRABELLA, LINDA CIANO & FRANK J. CIANO  
TRS. THE CIANO REALTY TRUST II  
230 MSGR. O'BRIEN HWY  
CAMBRIDGE, MA 02141

21-27  
GRIMALDI, MARC A.  
29 CRESCENT RD  
WINCHESTER, MA 01890

21-24  
CATILCONG, MENGIE P.  
36 WINTER STREET, UNIT 36/2  
CAMBRIDGE, MA 02141

21-118  
PD LAND TRUST, LLC  
TR. 263-271 CAMBRIDGE STREET REALTY TR.  
C/O GREATER BOSTON MGMT, INC  
404 SOUTH HUNTINGTON AVE  
JAMAICA PLAIN, MA 02130

21-21  
HO, MICKEY  
5453 REDBIRD ST  
COLUMBUS, IN 47201

21-48  
BURKE, JORDAN H. & KATHARIN J. BLACKERBY  
69 GORE ST  
CAMBRIDGE, MA 02141

21-79  
HEILMAN, ETHAN  
61A GORE ST  
CAMBRIDGE, MA 02141

21-47  
VISWANATHAN, MAHESH  
67 GORE ST., UNIT 2F  
CAMBRIDGE, MA 02141

21-47  
SALTAGIC, SELMA & MAHESH VISWANATHAN  
67 GORE ST., UNIT 1R & 2R  
CAMBRIDGE, MA 02141

21-104  
COSTA, ALICE  
25 1/2 WINTER ST UNIT #2  
CAMBRIDGE, MA 02141

21-47  
VISWANATHAN, MAHESH  
67 GORE ST., UNIT 1F  
CAMBRIDGE, MA 02141

21-24  
MAURO, CHRISTINE R.  
42 WINTER ST. UNIT#3  
CAMBRIDGE, MA 02141

21-51  
SZETO, MAY  
71 GORE ST  
CAMBRIDGE, MA 02141

24 Winter St.

21-24  
LIU, XINJIA  
42 WINTER ST., #42/2  
CAMBRIDGE, MA 02139

21-24  
YU, JIAYAN  
95 LEXINGTON ST., #2  
WALTHAM, MA 02452

21-114  
CHIN, JASON & JOSEPHINE DEANG CHIN  
26 SCIARAPPA ST., #2  
CAMBRIDGE, MA 02141

21-123  
BERTOLINO, LOUIS, JR.  
27 WINTER ST  
CAMBRIDGE, MA 02141

21-114  
BRUBAKER, JASON D.  
26 SCIARAPPA ST. UNIT#1  
CAMBRIDGE, MA 02141

21-24  
GIUNTA, JEFFREY E.  
38 WINTER ST. UNIT#38/1  
CAMBRIDGE, MA 02139

21-24  
SCHAFFER, CHERYL  
36 WINTER ST., UNIT #36/3  
CAMBRIDGE, MA 02141

21-24  
ELLIOT, JAIME  
40 WINTER ST. #2  
CAMBRIDGE, MA 02141

*St Winter Street*

Brief Description of the Relief:

1. Change of Use from Single Family to 3- Family Residential
2. Demolish and remove existing Addition and Shed (%46 SF.)
3. Construct new Conforming, 3-Story addition with 2- Car Garage and two single family Units (2,652 SF.)
- 4) Provide conforming off street parking.





# 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: *Robert J. Kaneletti* Date: *5-5-16*  
(Print)  
Address: *24 Winter St.* Case No. *BZA-009329-2016*  
Hearing Date: *5/26/16*

Thank you,  
Bza Members



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2016-MAR -4 AM 10:52

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-009329-2016

Address: 24 Winton St.

Owner: \_\_\_\_\_

I RICHARD J. AND DIANE M. VENDETTI, Owner, Kaj Vandkjaer  
(Print Owner Name) (Print Petitioner Name)

Petitioner or \_\_\_\_\_, Petitioner's and/or Owner's  
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a  
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-009329-2016 within the time period as required by Section 9 or Section  
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General  
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job  
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or  
federal regulation or law, as applicable, until \_\_\_\_\_, 20\_\_\_\_.

Date: 3/4/16

Kaj Vandkjaer  
Signature

KAJ VANDKJAER

Print Name

- ☐ Owner  
☐ Petitioner  
☒ Petitioner's and/or Owner's Agent or  
Representative



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 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., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

### Jurisdiction Advice

To the Owner of Property at

24 Winter Street

Building is listed on the National Register of Historic Places

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below: in the Winter Street NR District.

☐ 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. Demolition Review

Hearing with Historical Comm. required.  
☐ 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 2/3/2014

Received by uploaded + emailed

Date "

Relationship to project \_\_\_\_\_

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.

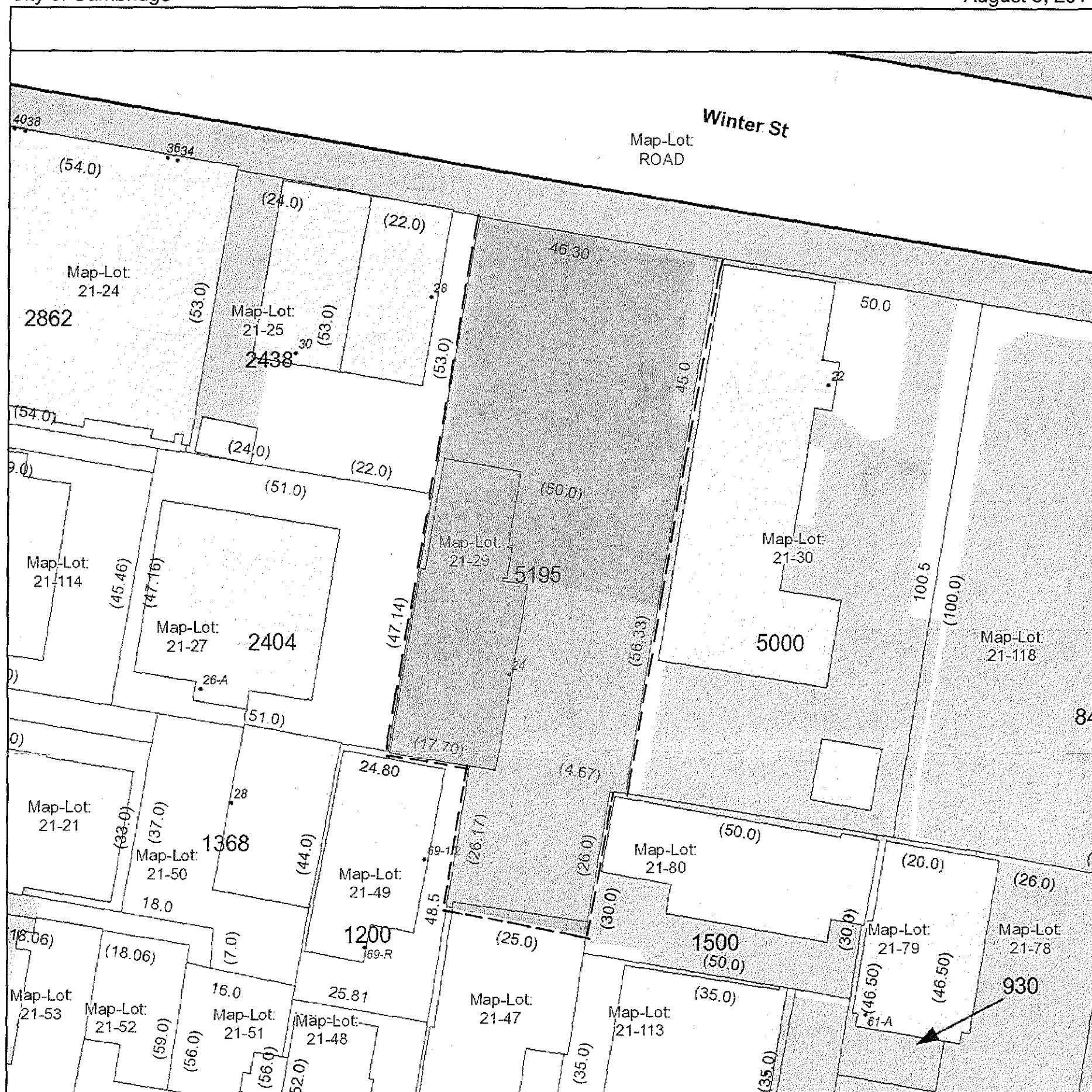
July 2003

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

$$1'' = 27 \text{ ft}$$

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.

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