



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

BZA APPLICATION FORM

Plan No: BZA-011314-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Judy Bright & John Bright - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 283 Upland Rd #3 Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct addition on third floor, extend existing dormer and replace existing fence on second floor deck with privacy screen.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.3 (Non-Conforming Structure).
- Article 10.000 Section 10.30 (Variance).

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

John & Judy Bright
(Owner or Petitioner)

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

Location of Premises: 283 Upland Road, Cambridge MA 02140

the record title standing in the name of John & Judy Bright

whose address is 283 Upland Road, Unit #3, Cambridge, MA 02140
(Street) (City or Town) (State & Zip Code)

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

Book 53741 Page 327 or _____ Registry

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

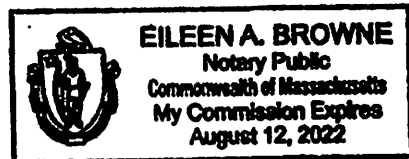
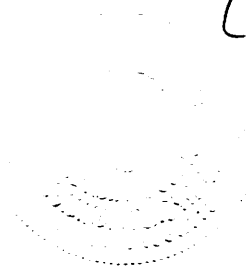
John Bright
(Owner)

=====

On this 31st day of August, 2016, before me, the undersigned notary public, personally appeared John D. Bright proved to me through satisfactory evidence of identification, which were Ma. Driver's 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.

Eileen A. Browne
Notary Public

My commission expires: 8/12/2022



ELLEN A. BROWNE
Member, Florida
Department of Education
My Commission Expires
August 15, 2025



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 the proposed alteration to this dwelling that will add an additional bedroom to accommodate the petitioners' growing family and provide for sufficient light in the living space of the structure.

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 related to the location of the structure on the lot and the unusual shape of the lot.

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 addition.

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 three family dwelling will not change or intensify.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** three family residential
LOCATION: 283 Upland Rd #3 Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** three family residential

	<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>	6,944	7,243	3,826	(max.)
<u>LOT AREA:</u>	8,788	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.79	.82	.5/.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2,929.3	no change	2,500/4,000	(min.)
<u>SIZE OF LOT:</u>	WIDTH	98.23'	50'	(min.)
	DEPTH	90.23'*	50'*	
<u>SETBACKS IN FEET:</u>	FRONT	15.1'	15'	(min.)
	REAR	15.1'	15'	(min.)
	LEFT SIDE	8.9'	7' 6"	(min.)
	RIGHT SIDE	9.4'	7' 6"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	36.3'	35'	(max.)
	LENGTH	+/-66.13'	n/a	
	WIDTH	+/-70.93'	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	51	48	40	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	no change	2	(max.)
<u>NO. OF PARKING SPACES:</u>	3	no change	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

*Depth is the weidth from Huron Ave
Rear is the front setback on Huron Ave

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'.



CITY OF CAMBRIDGE
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 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
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2016 SEP -6 PM 2:57
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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James J. Rafferty, Esq.
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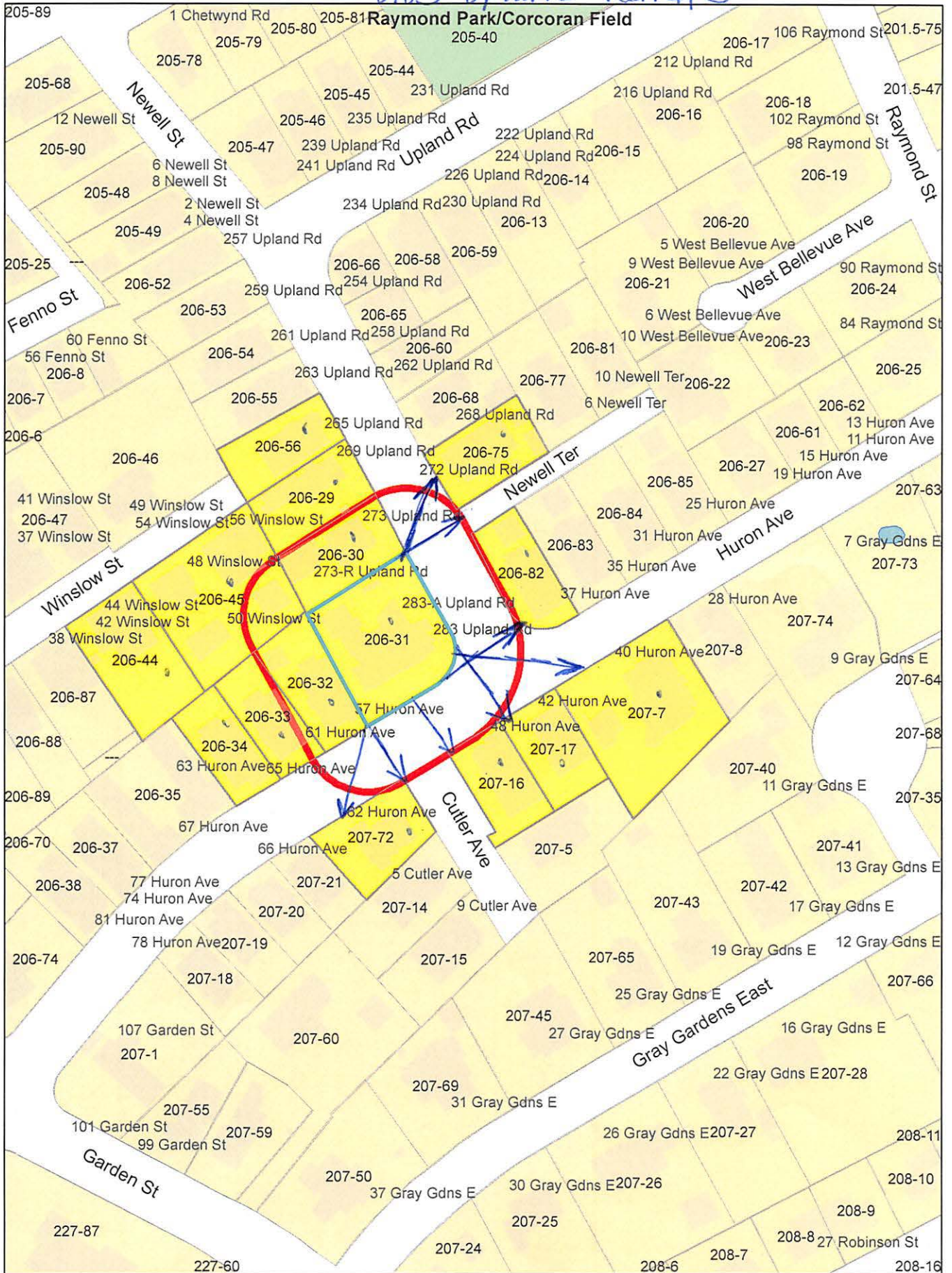
Address : 675 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 9/6/16

283 Upland Rd. #3



283 Upland Rd. #3

Petitioner
JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE – 5TH FL.
CAMBRIDGE, MA 021396

207-7
SULIKOWSKI, ALAN V. & MARISA G. SULIKOWSKI
40 HURON AVE
CAMBRIDGE, MA 02138

206-82
LIEU, TINA T.
37 HURON AVENUE, UNIT #1
CAMBRIDGE, MA 02138

207-72
MCCLUSKEY, RICHARD E. & WENDY MCCLUSKEY
56 HURON AVE
CAMBRIDGE, MA 02138

206-32
HARRINGTON, JOHN F.
57 HURON AVE.
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

206-44
DONHAM, VALERIE L.
42 WINSLOW STREET
CAMBRIDGE, MA 02138

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-29
PEARL, MATTHEW & TOBEY PEARL
269 UPLAND RD
CAMBRIDGE, MA 02140

207-17
SULLIVAN, MICHAEL A. & DENISE M. SULLIVAN
42 HURON AVE
CAMBRIDGE, MA 02138

206-31
BRIGHT, JOHN & JUDY BRIGHT
283 UPLAND RD. UNIT #3
CAMBRIDGE, MA 02140

206-31
PAYETTE, THOMAS M. & VIRGINIA C. PAYETTE
TRUSTEES/THOMAS M. PAYETTE REVOCABLE TR.
283 UPLAND RD #2
CAMBRIDGE, MA 02138

206-75
GRUDZINSKI, RICHARD P. & JULIE D BOWDEN
272 UPLAND RD
CAMBRIDGE, MA 02140

206-82
KOFF, PETER L. & VIRGINIA W. LOVE
37 HURON AVE
CAMBRIDGE, MA 02139

206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-31
MENAND, LOUIS & ALISON SIMMONS
283 UPLAND RD. UNIT#1
CAMBRIDGE, MA 02140

207-16
WOLF, ROBERT A. & ALICA K. WOLF
48 HURON AVENUE
CAMBRIDGE, MA 02138

207-16
SMITH, STEVEN THOMAS & DANA SINNO
46 HURON AVE
CAMBRIDGE, MA 02138

206-45
AUDIA, JAMES E. & LAURA J. BLOEM
C/O RAVENAL, JOHN B. & VIRGINIA PYE
48 WINSLOW ST
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASSEN,
TRUSTEE THE HELLE MATHIASSEN REV TR.
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138

206-56
PATIL, PARIMAL G. & EMILY T. HUDSON
265 UPLAND RD
CAMBRIDGE, MA 02138

206-30
BOWEN, ALICE W.
C/O ALICE HALL
273 UPLAND RD
CAMBRIDGE, MA 02140-3625

BRIGHT RESIDENCE - 283 Upland Road Cambridge MA 02140		
Zoning District B	Allowable/Required	Proposed
FAR	.5/5,000+.35	.5/5,000+.35
Min. Lot Size	5,000 sq.ft.	8,788 SF
Min. Lot Size per DU	2,500 sq.ft.	2,929.33 SF/unit (no change, ETR)
Min. Lot Width	50'	90.23'
Min. Front Yard (Upland Road)	15'	10.4' (no change, ETR)
Min. Side Yards	7'-6" sum 20'-0"	9.4'+8.9' = 18.3' (no change, ETR)
Min. Rear Yard (Front Yard - Huron Avenue)	15'	22.7' (no change, ETR)
Max. Height	35'-0"	32.3' roof, highest 36.3' (no change, ETR)
Min. Ratio of Private Open Space to Lot Area	40% (3,515 SF)	48% = 4,231.9 SF (reduce existing 252.3 SF)
50% to meet Dimensional Limitations per 5.22.1	20%	26% = 2,259.9 SF (reduce existing 252.3 SF)
50% to meet Definition of Permeable Open Space	20%	43% = 3,741.2 SF (no change, ETR)

Gross Floor Area Breakdown for FAR

	Existing	Proposed
Basement Floor Area	660	660
Unit 1 Gross Floor Area	2,788	2,788
Unit 2 Gross Floor Area	1,642	1,642
Unit 3 Gross Floor Area	1,616	1,915
Common Entry, Vestibule, Stairhall Area	238	238
Total Gross Floor Area	6,944	7,243

8,788 sf-5,000 sf = 3,788 sf
5,000 X 0.5 = 2,500 GFA
3,788 X 0.35 = 1,325.8 GFA

3,825.8 GFA allowed

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES. INCLUDING BUT NOT LIMITED TO, THE MASSACHUSETTS STATE BUILDING CODE (8th ADDITION), MASSACHUSETTS FUEL, GAS AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.

2. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

DRAWING LIST

A0.0 COVER SHEET & GENERAL NOTES

- CERTIFIED PLOT PLAN

EX1.0 EXISTING FLOOR PLANS

EX1.1 EXISTING FLOOR PLANS

EX2.0 EXISTING EXTERIOR ELEVATIONS

EX2.1 EXISTING EXTERIOR ELEVATIONS

A 1.0 PROPOSED FLOOR PLANS

A 2.0 PROPOSED EXTERIOR ELEVATIONS

A 2.1 PROPOSED EXTERIOR ELEVATIONS

BRIGHT Residence

283 UPLAND ROAD CAMBRIDGE, MA 02140

CLIENT

John & Judy Bright
283 Upland Road
Cambridge, MA 02140

ARCHITECT

Moskow Linn Architects
Keith Moskow FAIA
Robert Linn AIA
88 Broad Street
Boston, MA 02110
p: 617.292.2000

BRIGHT RESIDENCE
283 UPLAND ROAD CAMBRIDGE, MA 02138

COVER SHEET & GENERAL NOTES

Moskow Linn Architects inc.

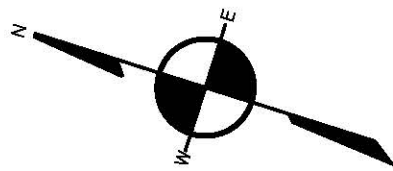
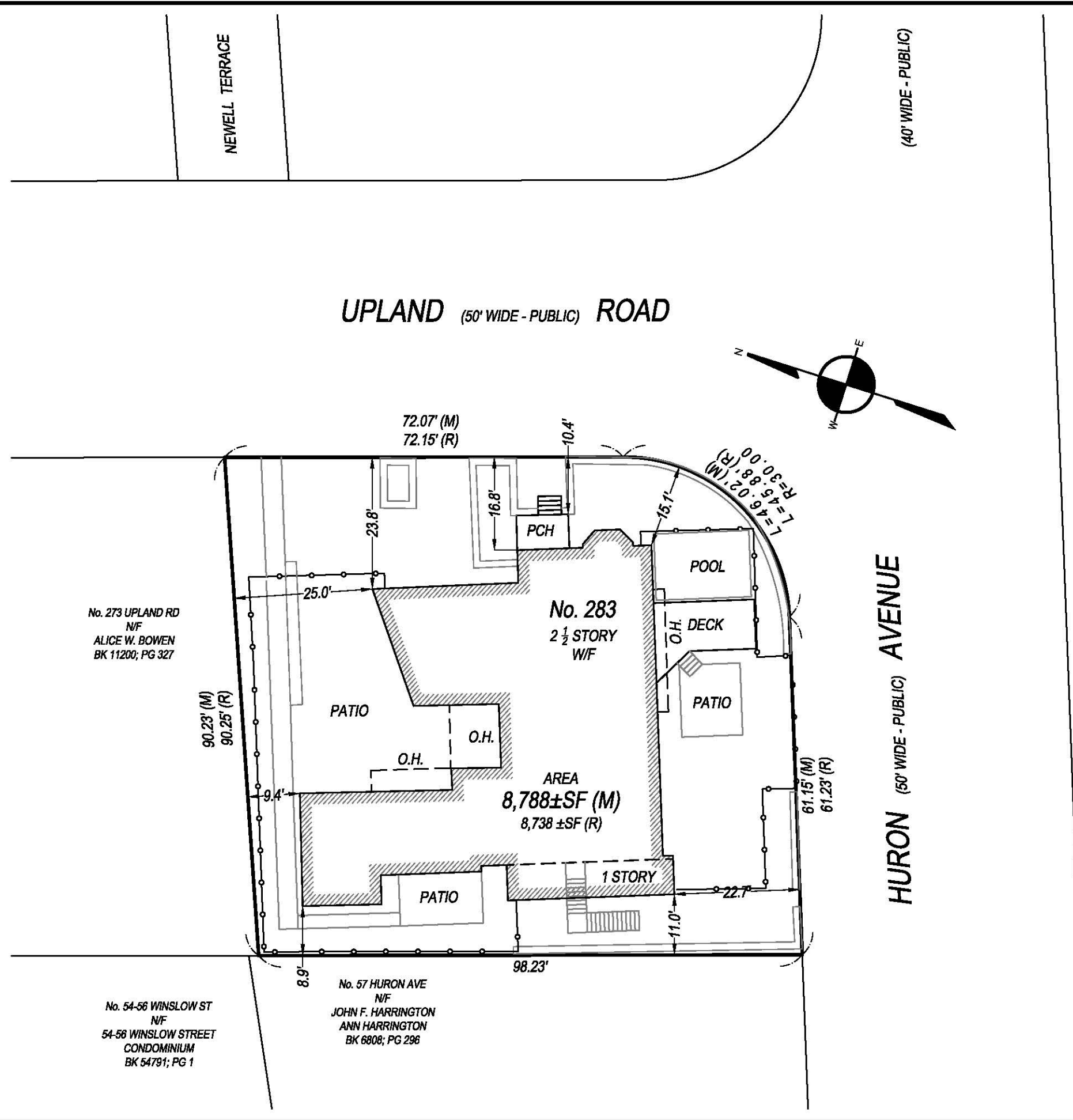
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A1.0

SCALE: NTS

Date: 08.12.2016

Drawn by: DF



REFERENCES:
 DEED: BK 29227; PG 318
 PLAN: #1127 OF 1998
 ##350 OF 2010
 PL BK 89; PL 15
 PL BK 51; PL 7
 PL BK 6; PL 133
 LCC 1868-E
 10506-A
 11213-A

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 15, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

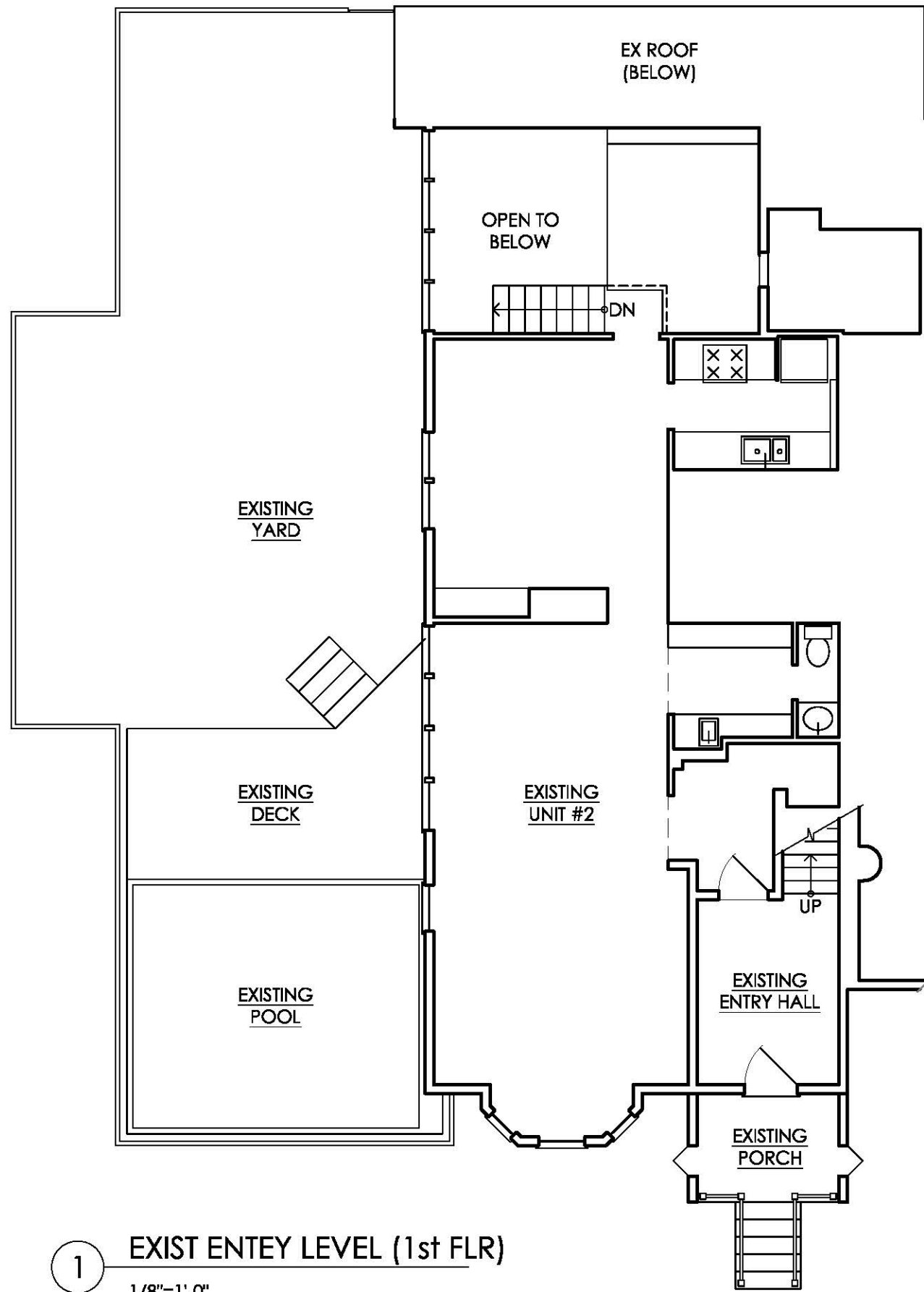
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY PANEL: #25017C0419E
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
 283 UPLAND ROAD
 CONDOMINIUM
 283 UPLAND ROAD
 CAMBRIDGE, MA 02140

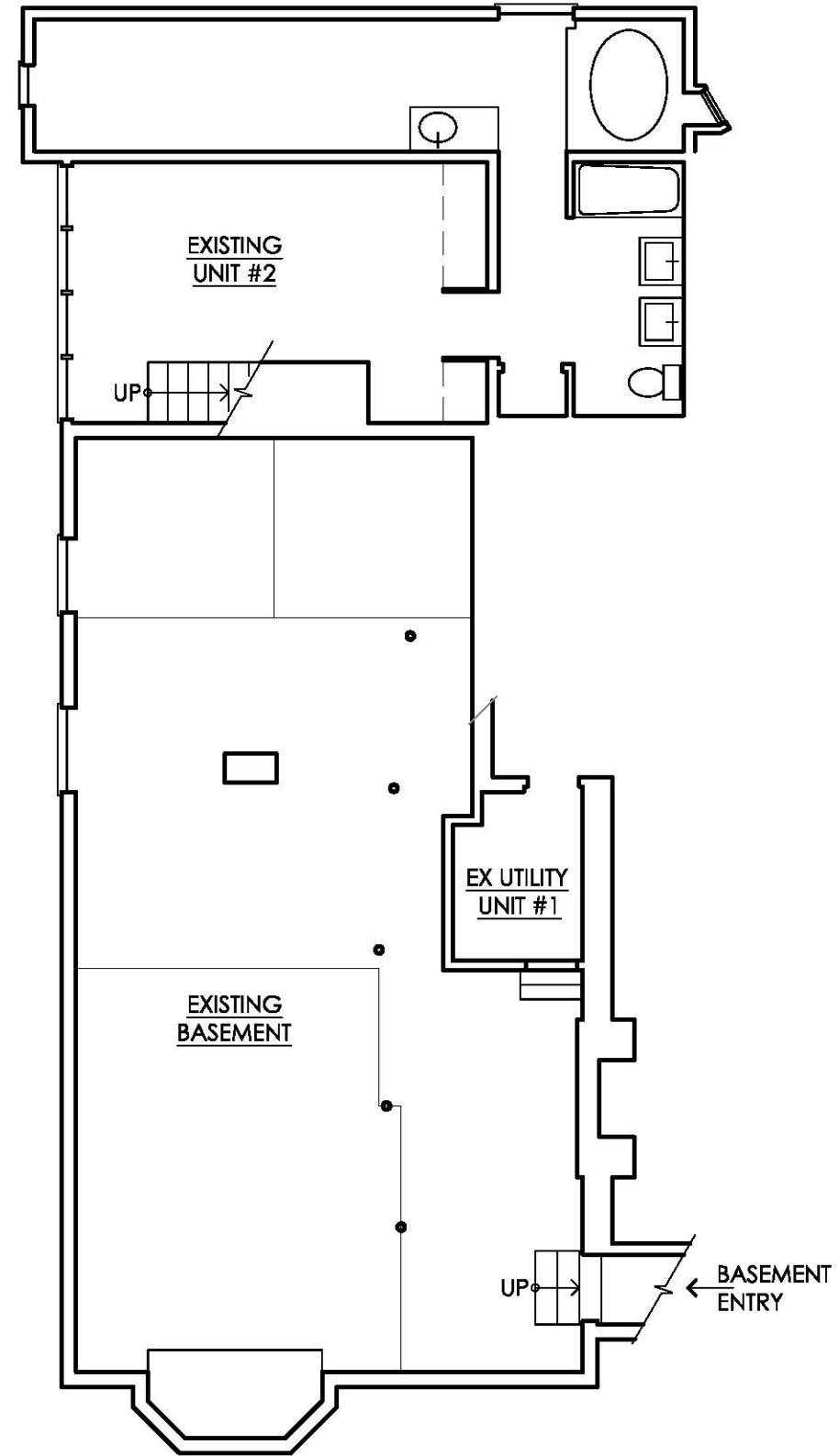
NOTES:
 PARCEL ID: 206-31

CERTIFIED PLOT PLAN
 LOCATED AT
283 UPLAND ROAD
CAMBRIDGE, MA
 SCALE: 1 INCH = 20 FEET DATE: JUNE 16, 2016

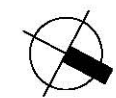
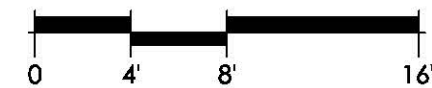
BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313

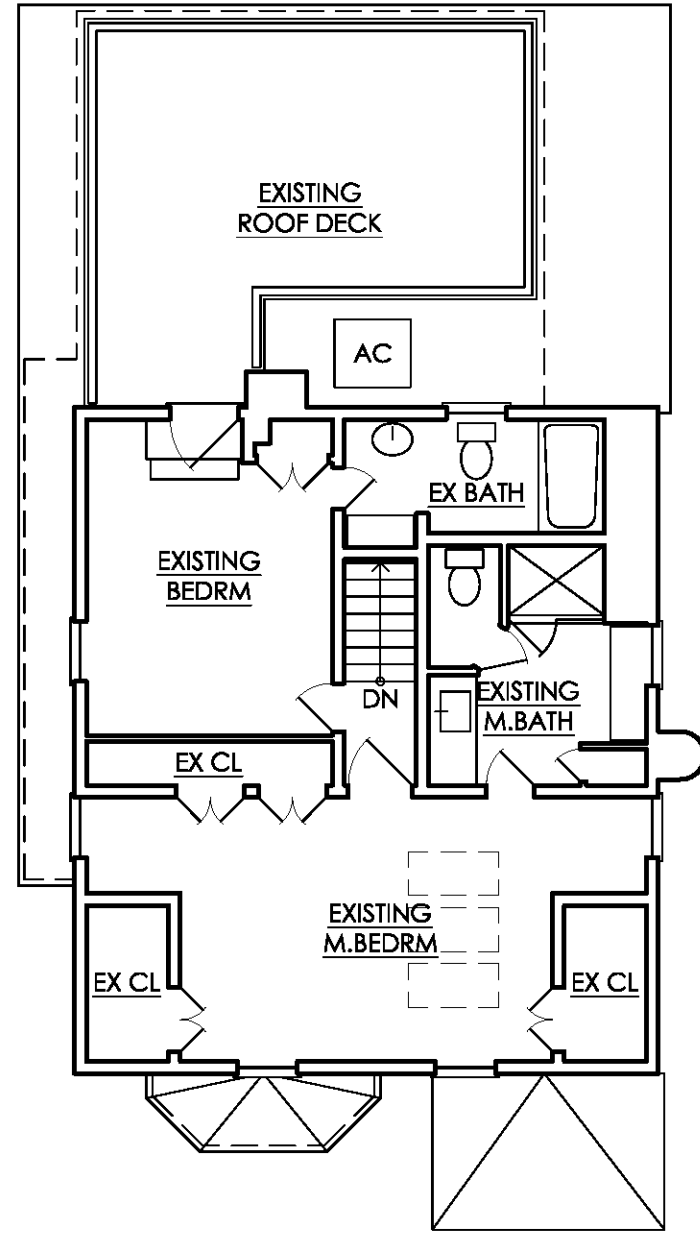


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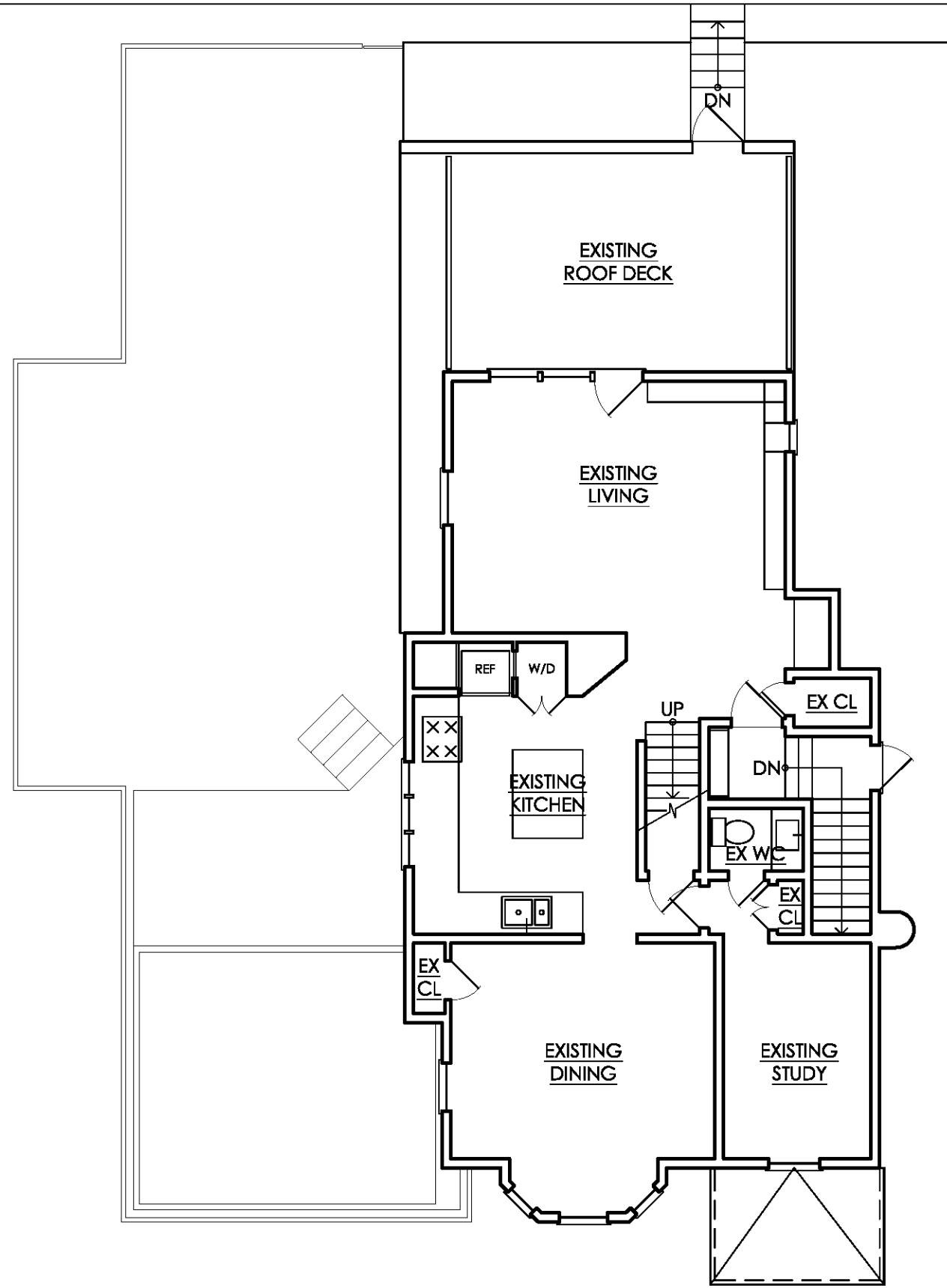


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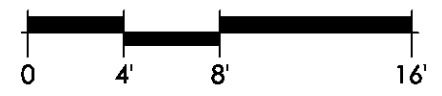




3 **EXIST LEVEL-2 (3rd FLR)**
1/8"=1'-0"



2 **EXIST LEVEL-1 (2nd FLR)**
1/8"=1'-0"



SCALE: 1/8" = 1'-0"

Date: 08.12.2016

Drawn by: DF

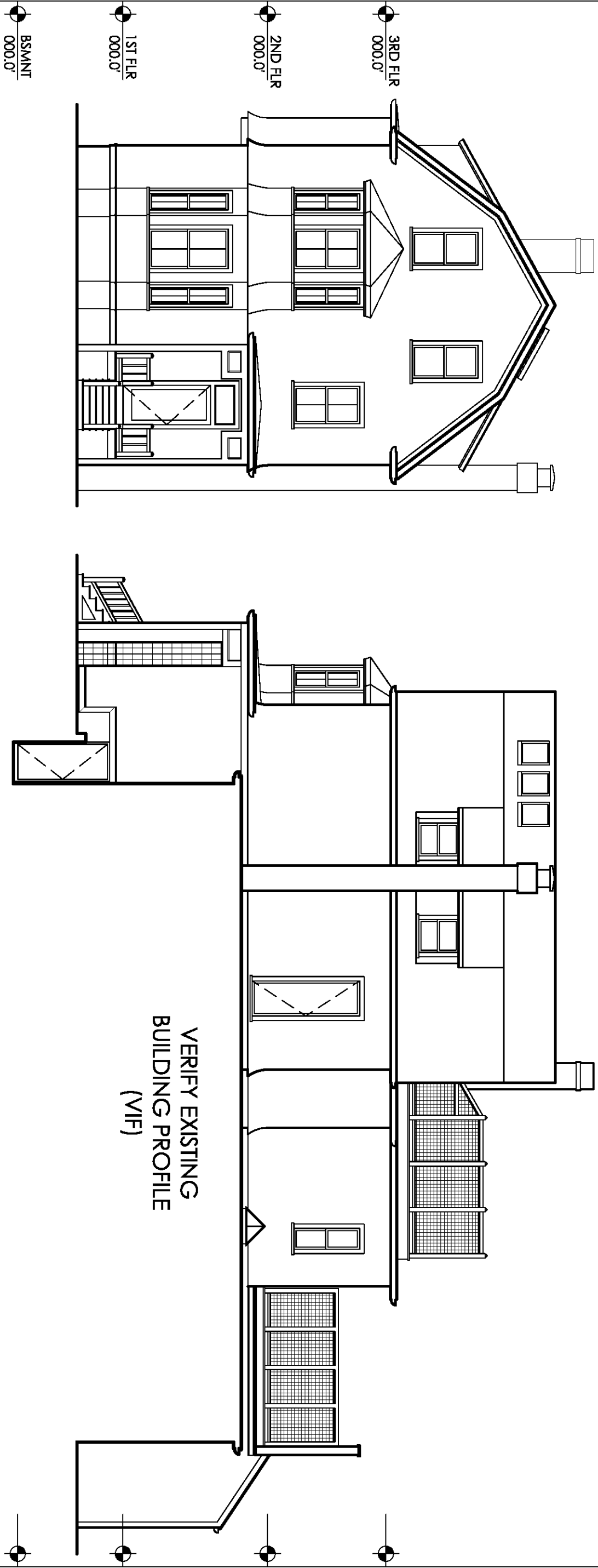
EX1.1

Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110
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BRIGHT RESIDENCE
283 UPLAND ROAD CAMBRIDGE, MA 02138

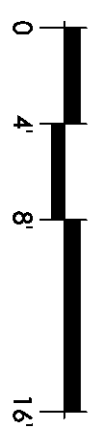
EXISTING CONDITIONS: FLOOR PLANS



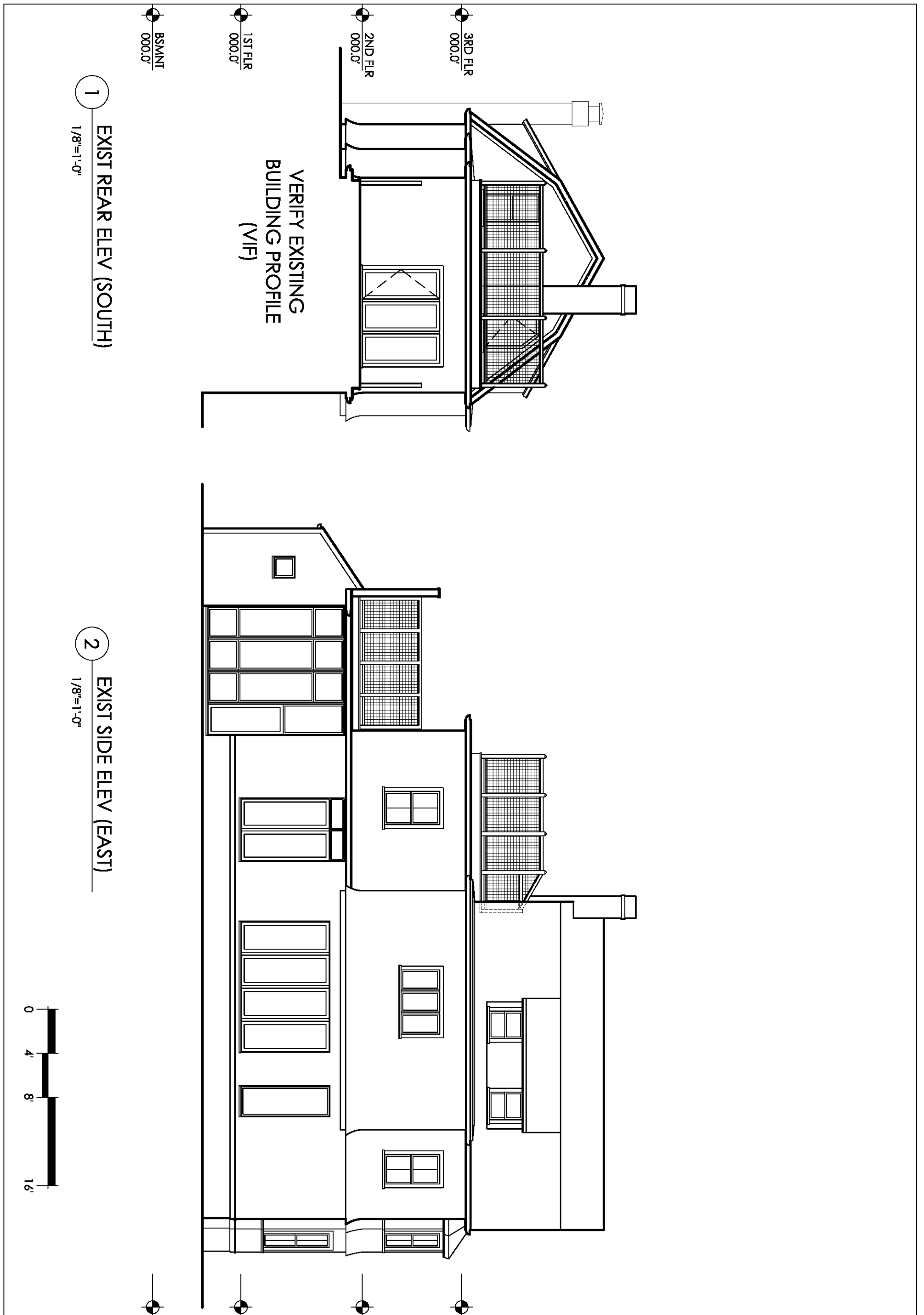
1
EXIST FRONT ELEV (NORTH)
1/8"=1'-0"

2
EXIST SIDE ELEV (WEST)
1/8"=1'-0"

VERIFY EXISTING
BUILDING PROFILE
(VIF)

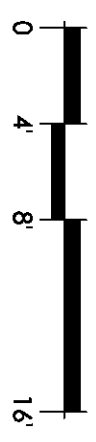


SCALE: 1/8" = 1'-0"	EX2.0	Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	BRIGHT RESIDENCE 283 UPLAND ROAD CAMBRIDGE, MA 02138
Date: 08.12.2016			EXISTING CONDITIONS: EXTERIOR ELEVS
Drawn by: DF			



1
EXIST REAR ELEV (SOUTH)
1/8"=1'-0"

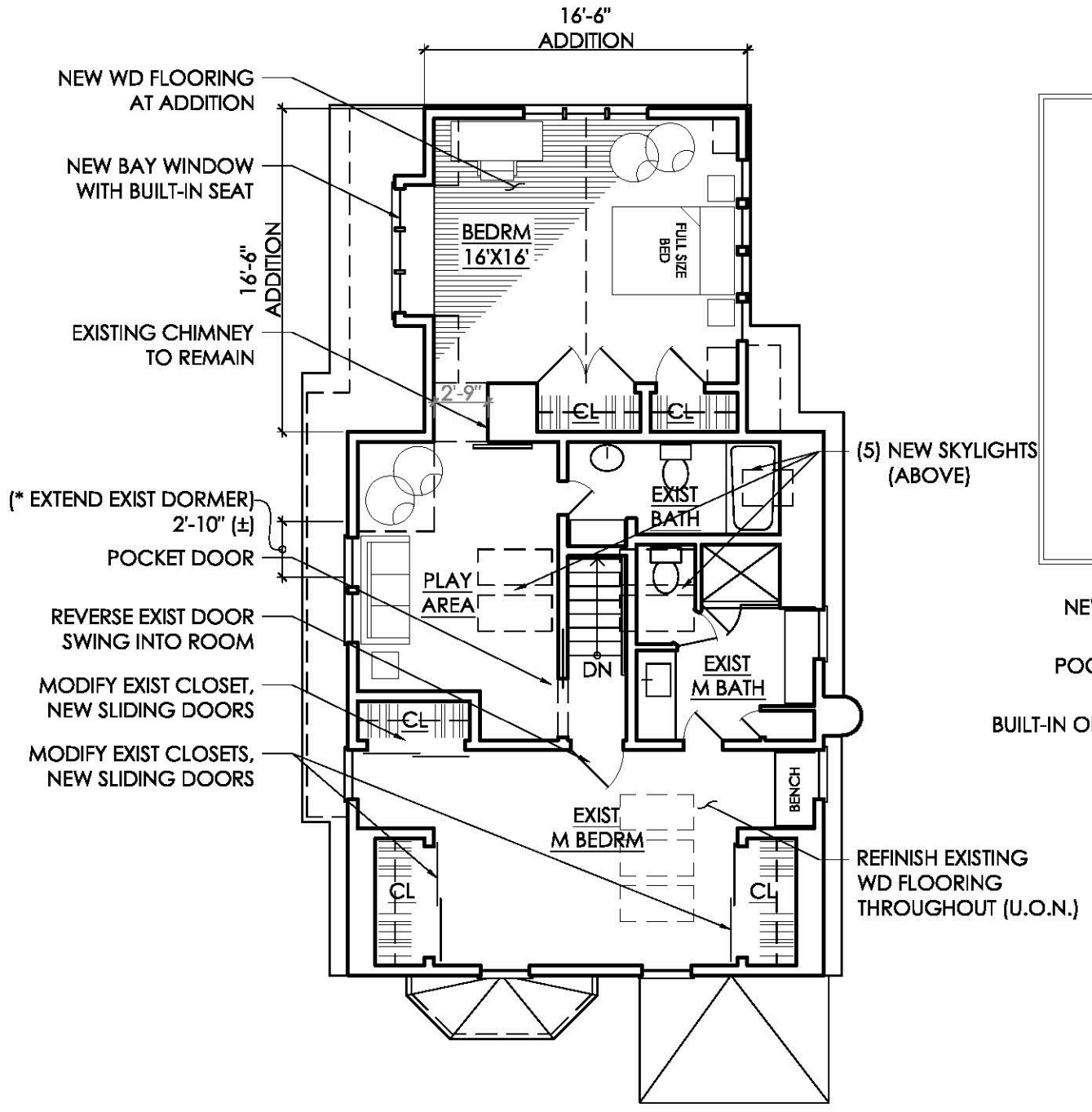
2
EXIST SIDE ELEV (EAST)
1/8"=1'-0"



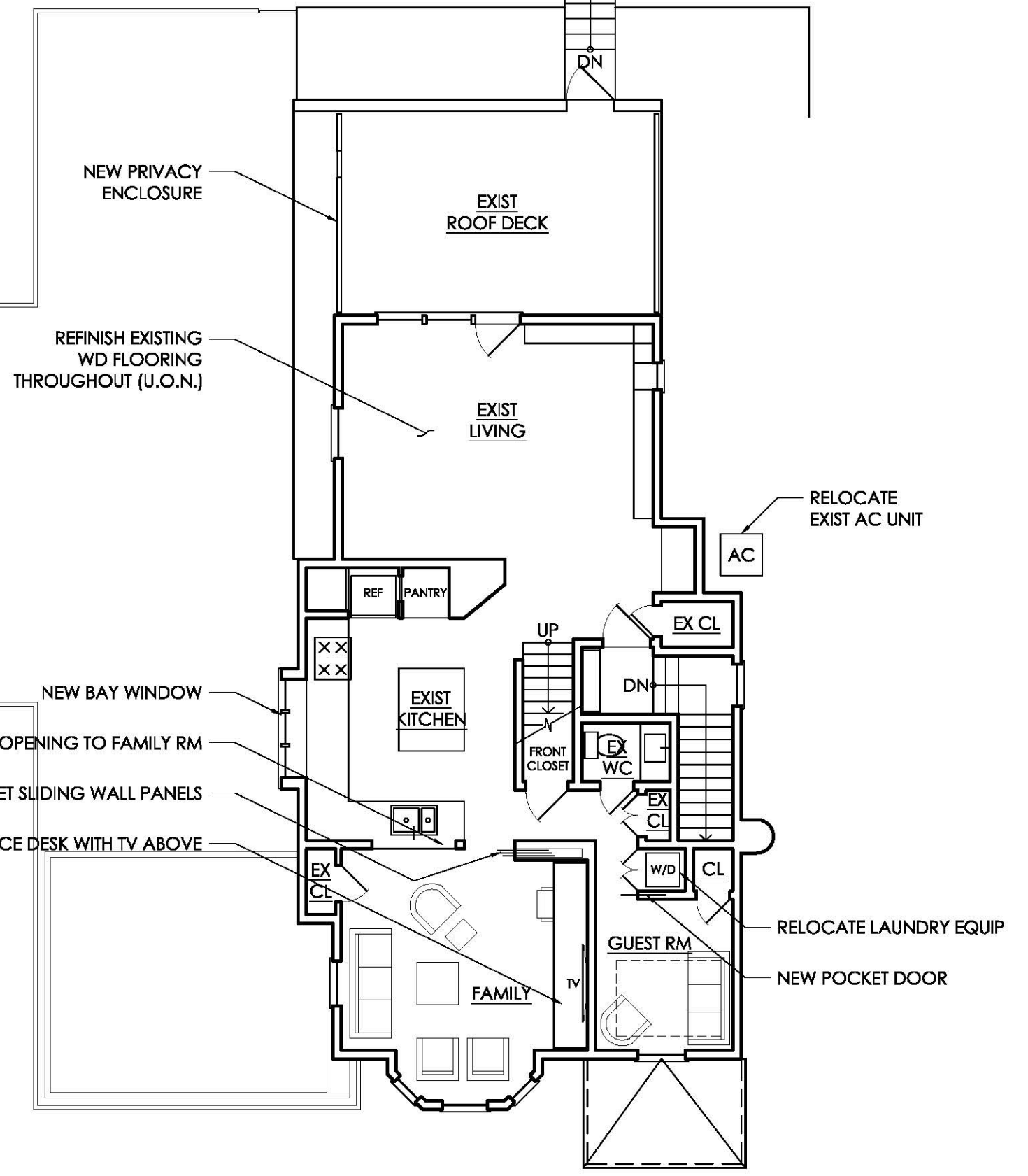
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Drawn by: DF			

REPLACE ALL EXISTING WINDOWS WITH ENERGY-EFFICIENT UNITS: INSULATED, LOW-E GLASS, ARGON GAS, SIMULATED DIVIDED LITES (SDL).
 REFINISH EXISTING WOOD FLOORING THROUGHOUT, U.O.N.
 NEW WOOD FLOORING AT ADDITION.
 PERIMETER THERMAL INSULATION (WALLS & ROOF) THROUGHOUT.

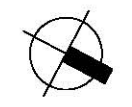
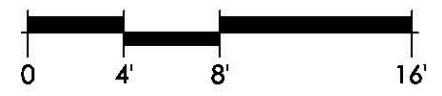
ADDITION & DORMER EXTENSION = 299(±) GSF

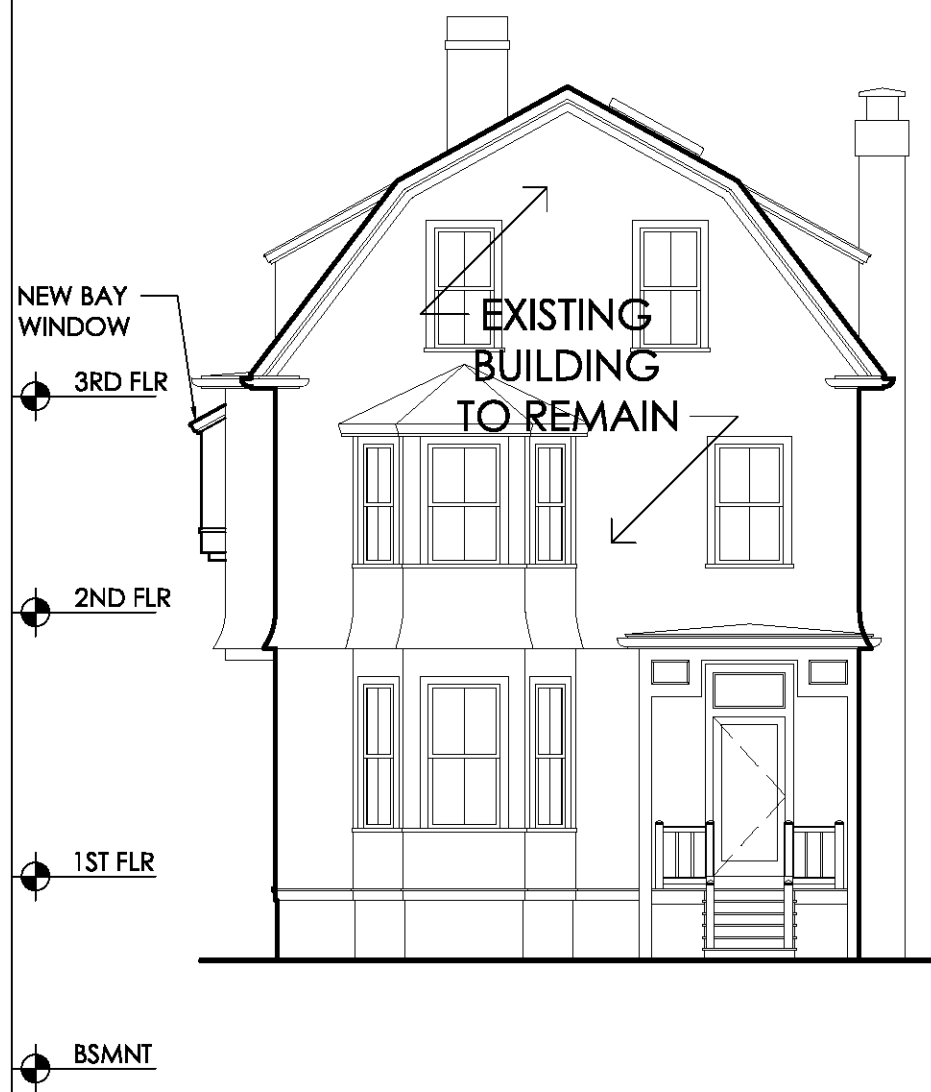


2 PROPOSED LEVEL-2 (3rd FLR)
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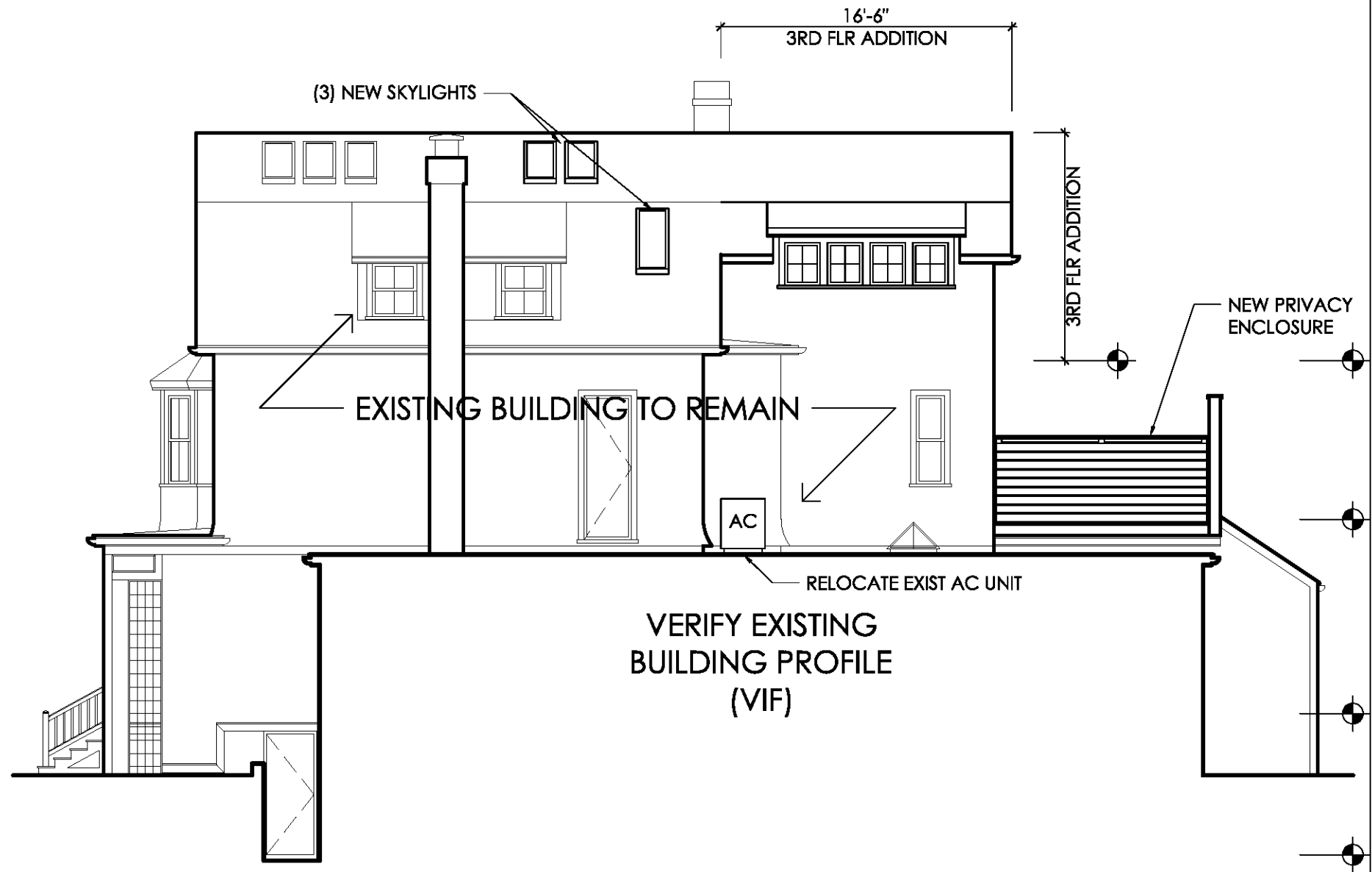


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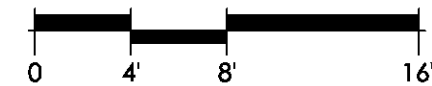


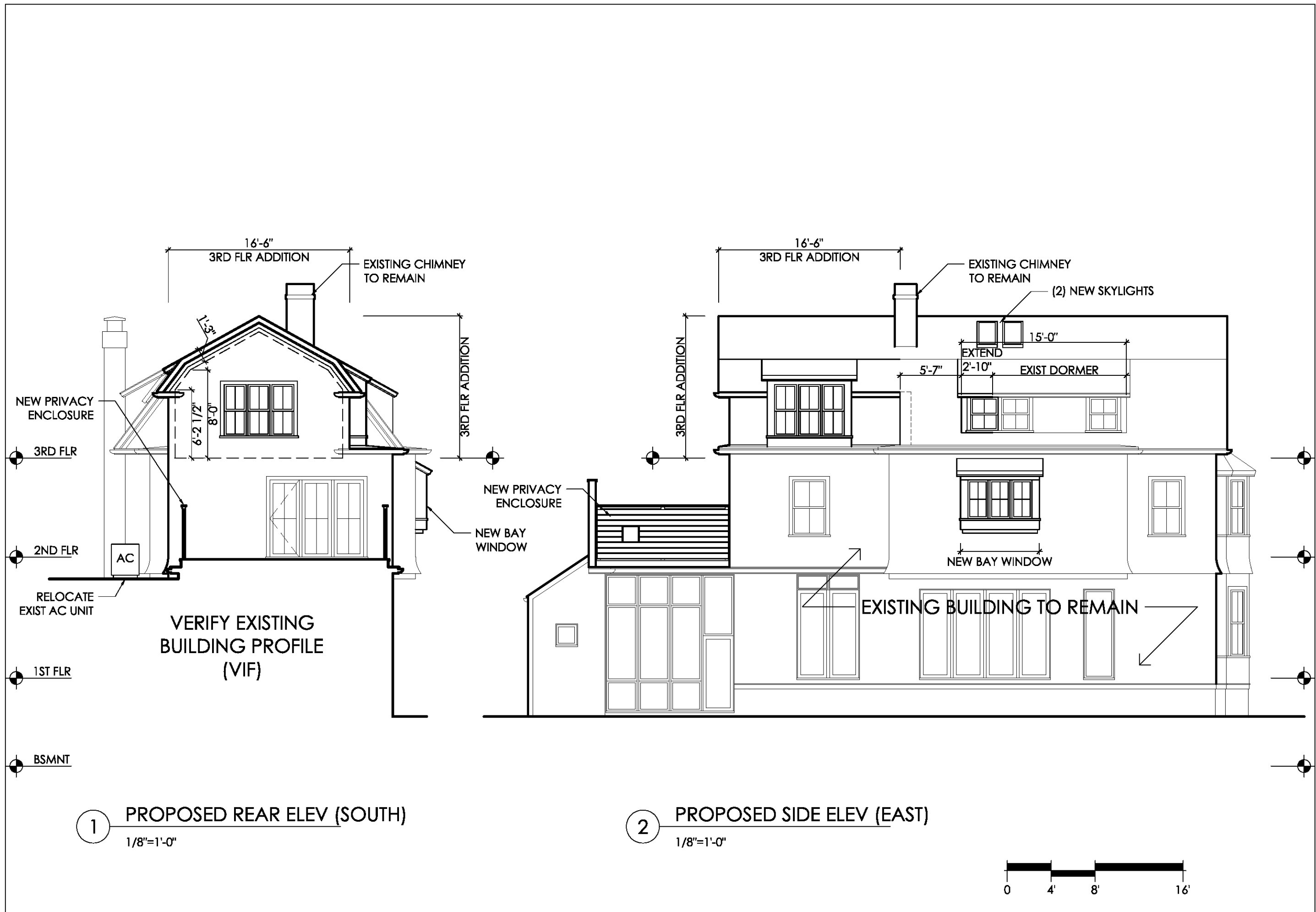


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1/8"=1'-0"





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(Owner or Petitioner)

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(Street)

(City or Town)

(State & Zip Code)

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Book 53741 Page 327 or _____ Registry

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

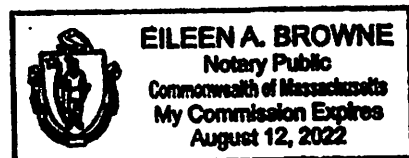
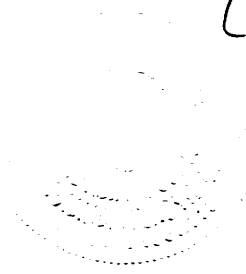
John Bright
(Owner)

=====

On this 31st day of August, 2016, before me, the undersigned notary public, personally appeared John D. Bright proved to me through satisfactory evidence of identification, which were Ma. Driver's 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.

Eileen A. Browne
Notary Public

My commission expires: 8/12/2022



ELLEN A. BROWNE
Medical Practice
Government of Massachusetts
My Commission Expires
August 15, 2025



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 the proposed alteration to this dwelling that will add an additional bedroom to accommodate the petitioners' growing family and provide for sufficient light in the living space of the structure.

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 related to the location of the structure on the lot and the unusual shape of the lot.

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 addition.

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 three family dwelling will not change or intensify.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** three family residential
LOCATION: 283 Upland Rd #3 Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** three family residential

	<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>	6,944	7,243	3,826	(max.)
<u>LOT AREA:</u>	8,788	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.79	.82	.5/.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2,929.3	no change	2,500/4,000	(min.)
<u>SIZE OF LOT:</u> WIDTH	98.23'	no change	50'	(min.)
DEPTH	90.23'*	no change	50'*	
<u>SETBACKS IN FEET:</u> FRONT	15.1'	no change	15'	(min.)
REAR	15.1'	no change	15'	(min.)
LEFT SIDE	8.9'	no change	7' 6"	(min.)
RIGHT SIDE	9.4'	no change	7' 6"	(min.)
<u>SIZE OF BLDG.:</u> HEIGHT	36.3'	no change	35'	(max.)
LENGTH	+/-66.13'	no change	n/a	
WIDTH	+/-70.93'	no change	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	51	48	40	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	no change	2	(max.)
<u>NO. OF PARKING SPACES:</u>	3	no change	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

*Depth is the weidth from Huron Ave
Rear is the front setback on Huron Ave

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'.



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

2016 SEP -6 PM 2:57
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-011314-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Judy Bright & John Bright - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 283 Upland Rd #3 Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct addition on third floor, extend existing dormer and replace existing fence on second floor deck with privacy screen.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.3 (Non-Conforming Structure).
- Article 10.000 Section 10.30 (Variance).

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

283 Upland Rd. #3

Petitioner
JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE – 5TH FL.
CAMBRIDGE, MA 021396

207-7
SULIKOWSKI, ALAN V. & MARISA G. SULIKOWSKI
40 HURON AVE
CAMBRIDGE, MA 02138

206-82
LIEU, TINA T.
37 HURON AVENUE, UNIT #1
CAMBRIDGE, MA 02138

207-72
MCCLUSKEY, RICHARD E. & WENDY MCCLUSKEY
56 HURON AVE
CAMBRIDGE, MA 02138

206-32
HARRINGTON, JOHN F.
57 HURON AVE.
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

206-44
DONHAM, VALERIE L.
42 WINSLOW STREET
CAMBRIDGE, MA 02138

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-29
PEARL, MATTHEW & TOBEY PEARL
269 UPLAND RD
CAMBRIDGE, MA 02140

207-17
SULLIVAN, MICHAEL A. & DENISE M. SULLIVAN
42 HURON AVE
CAMBRIDGE, MA 02138

206-31
BRIGHT, JOHN & JUDY BRIGHT
283 UPLAND RD. UNIT #3
CAMBRIDGE, MA 02140

206-31
PAYETTE, THOMAS M. & VIRGINIA C. PAYETTE
TRUSTEES/THOMAS M. PAYETTE REVOCABLE TR.
283 UPLAND RD #2
CAMBRIDGE, MA 02138

206-75
GRUDZINSKI, RICHARD P. & JULIE D BOWDEN
272 UPLAND RD
CAMBRIDGE, MA 02140

206-82
KOFF, PETER L. & VIRGINIA W. LOVE
37 HURON AVE
CAMBRIDGE, MA 02139

206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-31
MENAND, LOUIS & ALISON SIMMONS
283 UPLAND RD. UNIT#1
CAMBRIDGE, MA 02140

207-16
WOLF, ROBERT A. & ALICA K. WOLF
48 HURON AVENUE
CAMBRIDGE, MA 02138

207-16
SMITH, STEVEN THOMAS & DANA SINNO
46 HURON AVE
CAMBRIDGE, MA 02138

206-45
AUDIA, JAMES E. & LAURA J. BLOEM
C/O RAVENAL, JOHN B. & VIRGINIA PYE
48 WINSLOW ST
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASSEN,
TRUSTEE THE HELLE MATHIASSEN REV TR.
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138

206-56
PATIL, PARIMAL G. & EMILY T. HUDSON
265 UPLAND RD
CAMBRIDGE, MA 02138

206-30
BOWEN, ALICE W.
C/O ALICE HALL
273 UPLAND RD
CAMBRIDGE, MA 02140-3625

BRIGHT RESIDENCE - 283 Upland Road Cambridge MA 02140		
Zoning District B	Allowable/Required	Proposed
FAR	.5/5,000+.35	.5/5,000+.35
Min. Lot Size	5,000 sq.ft.	8,788 SF
Min. Lot Size per DU	2,500 sq.ft.	2,929.33 SF/unit (no change, ETR)
Min. Lot Width	50'	90.23'
Min. Front Yard (Upland Road)	15'	10.4' (no change, ETR)
Min. Side Yards	7'-6" sum 20'-0"	9.4'+8.9' = 18.3' (no change, ETR)
Min. Rear Yard (Front Yard - Huron Avenue)	15'	22.7' (no change, ETR)
Max. Height	35'-0"	32.3' roof, highest 36.3' (no change, ETR)
Min. Ratio of Private Open Space to Lot Area	40% (3,515 SF)	48% = 4,231.9 SF (reduce existing 252.3 SF)
50% to meet Dimensional Limitations per 5.22.1	20%	26% = 2,259.9 SF (reduce existing 252.3 SF)
50% to meet Definition of Permeable Open Space	20%	43% = 3,741.2 SF (no change, ETR)

Gross Floor Area Breakdown for FAR

	Existing	Proposed
Basement Floor Area	660	660
Unit 1 Gross Floor Area	2,788	2,788
Unit 2 Gross Floor Area	1,642	1,642
Unit 3 Gross Floor Area	1,616	1,915
Common Entry, Vestibule, Stairhall Area	238	238
Total Gross Floor Area	6,944	7,243

8,788 sf-5,000 sf = 3,788 sf
 5,000 X 0.5 = 2,500 GFA
 3,788 X 0.35 = 1,325.8 GFA

3,825.8 GFA allowed

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES. INCLUDING BUT NOT LIMITED TO, THE MASSACHUSETTS STATE BUILDING CODE (8th ADDITION), MASSACHUSETTS FUEL, GAS AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.

DRAWING LIST

- A0.0 COVER SHEET & GENERAL NOTES
- CERTIFIED PLOT PLAN
- EX1.0 EXISTING FLOOR PLANS
 - EX1.1 EXISTING FLOOR PLANS
- EX2.0 EXISTING EXTERIOR ELEVATIONS
 - EX2.1 EXISTING EXTERIOR ELEVATIONS
- A 1.0 PROPOSED FLOOR PLANS
 - A 2.0 PROPOSED EXTERIOR ELEVATIONS
 - A 2.1 PROPOSED EXTERIOR ELEVATIONS

BRIGHT Residence

283 UPLAND ROAD CAMBRIDGE, MA 02140

CLIENT

John & Judy Bright
 283 Upland Road
 Cambridge, MA 02140

ARCHITECT

Moskow Linn Architects
 Keith Moskow FAIA
 Robert Linn AIA
 88 Broad Street
 Boston, MA 02110
 p: 617.292.2000

BRIGHT RESIDENCE
 283 UPLAND ROAD CAMBRIDGE, MA 02138

COVER SHEET & GENERAL NOTES

Moskow Linn Architects inc.

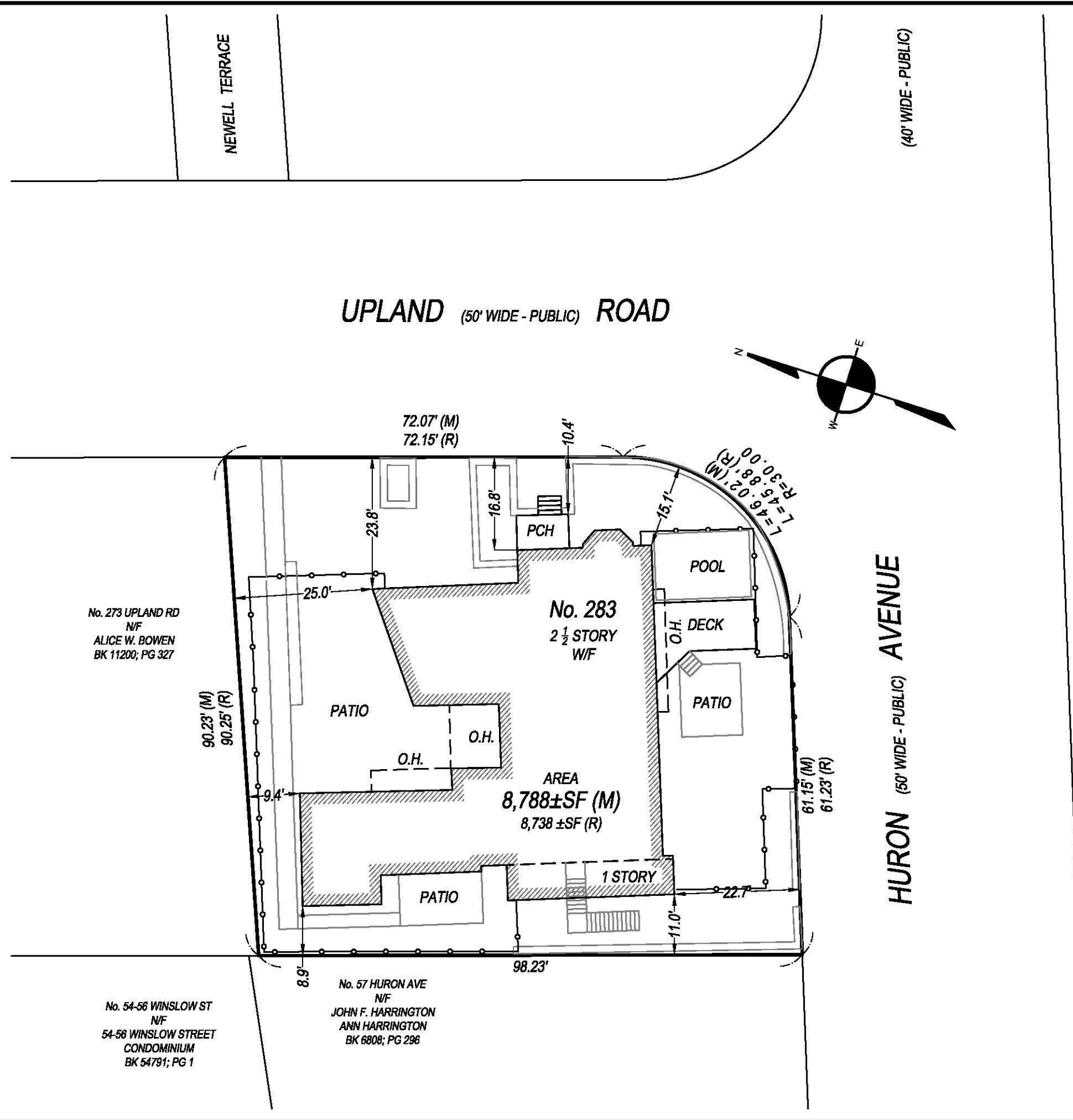
88 Broad Street Boston, Massachusetts 02110
 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A1.0

SCALE: NTS

Date: 08.12.2016

Drawn by: DF



REFERENCES:
 DEED: BK 29227; PG 318
 PLAN: #1127 OF 1998
 ##350 OF 2010
 PL BK 89; PL 15
 PL BK 51; PL 7
 PL BK 6; PL 133
 LCC 1868-E
 10506-A
 11213-A

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M	N/A	MO	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 15, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
 COMMUNITY PANEL: #25017C0419E
 EFFECTIVE DATE: 06-04-2010

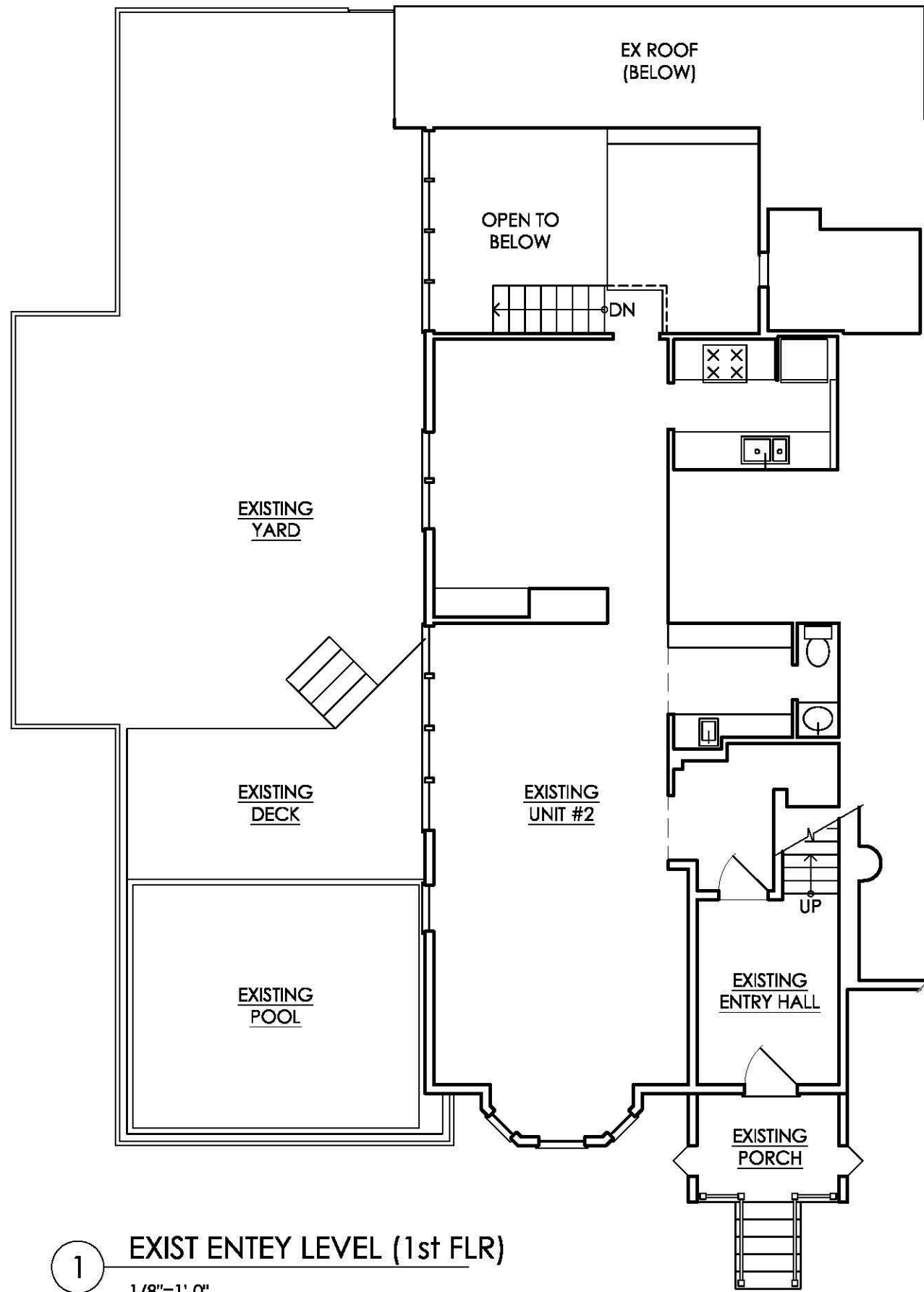
PREPARED FOR:
 283 UPLAND ROAD
 CONDOMINIUM
 283 UPLAND ROAD
 CAMBRIDGE, MA 02140

NOTES:
 PARCEL ID: 206-31

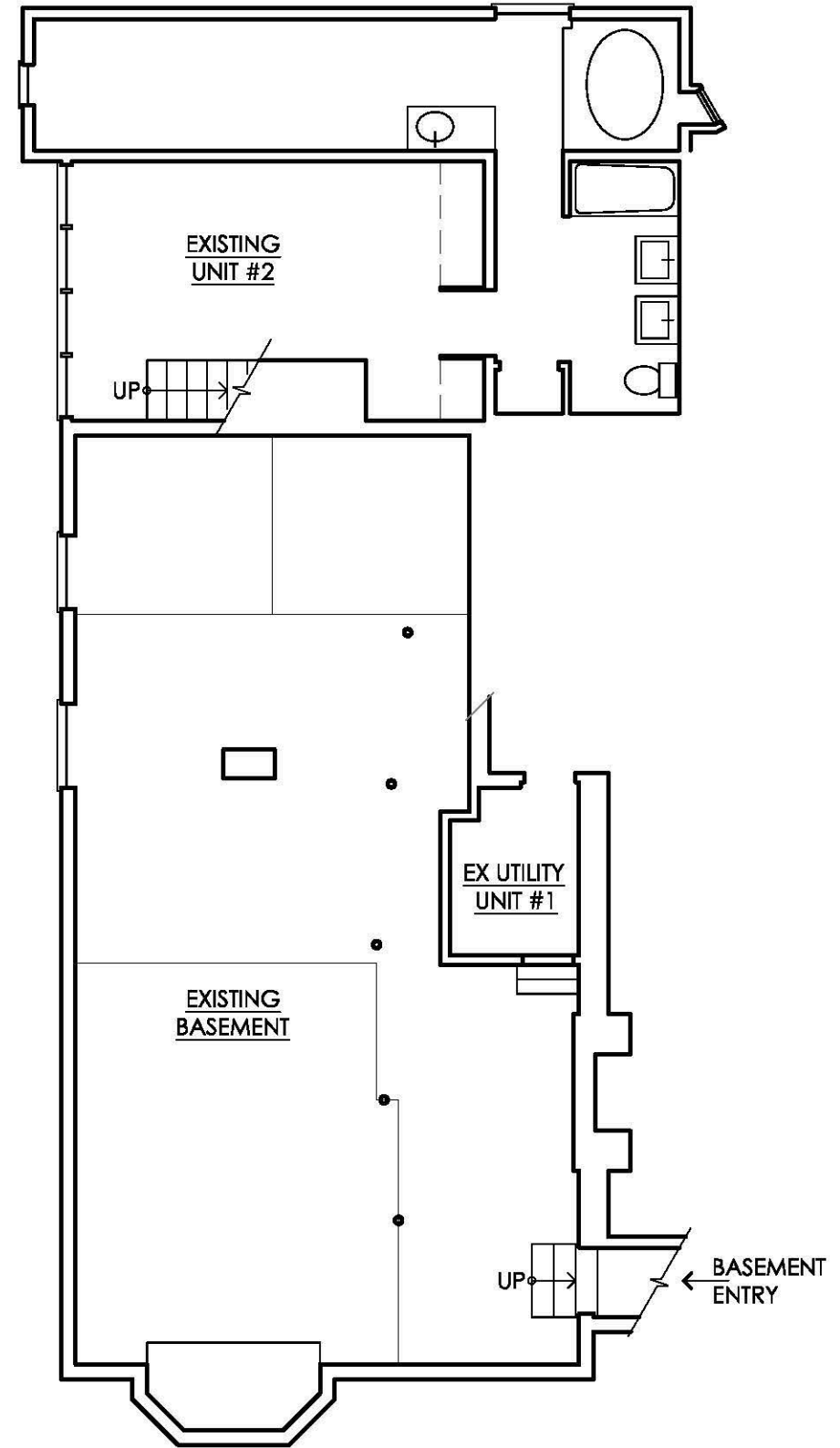
CERTIFIED PLOT PLAN
 LOCATED AT
283 UPLAND ROAD
CAMBRIDGE, MA
 SCALE: 1 INCH = 20 FEET DATE: JUNE 16, 2016



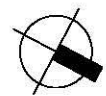
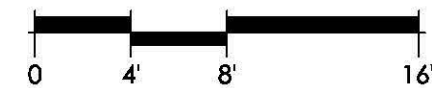
BOSTON SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617)242-1313

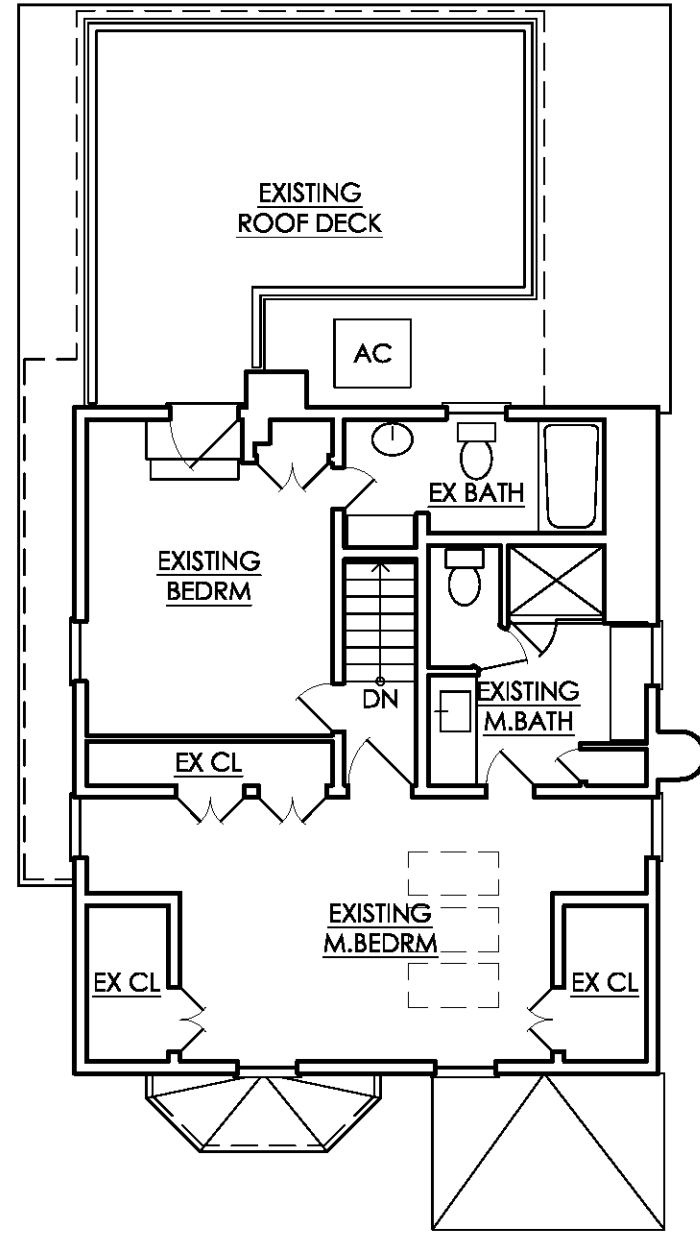


1 EXIST ENTEY LEVEL (1st FLR)
1/8"=1'-0"

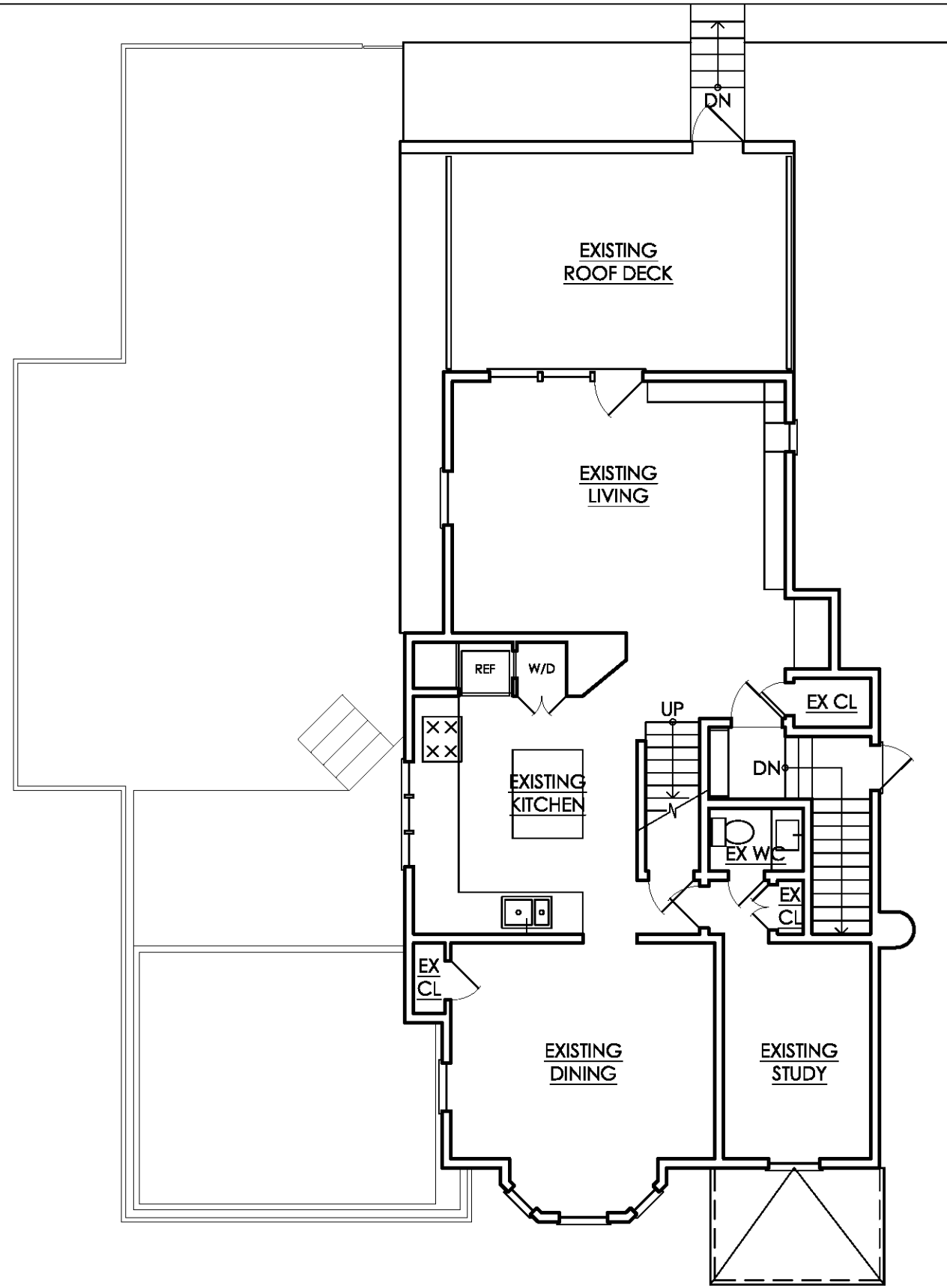


0 EXIST BSMNT LEVEL
1/8"=1'-0"

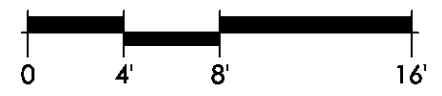




3 **EXIST LEVEL-2 (3rd FLR)**
1/8"=1'-0"



2 **EXIST LEVEL-1 (2nd FLR)**
1/8"=1'-0"



SCALE: 1/8" = 1'-0"

Date: 08.12.2016

Drawn by: DF

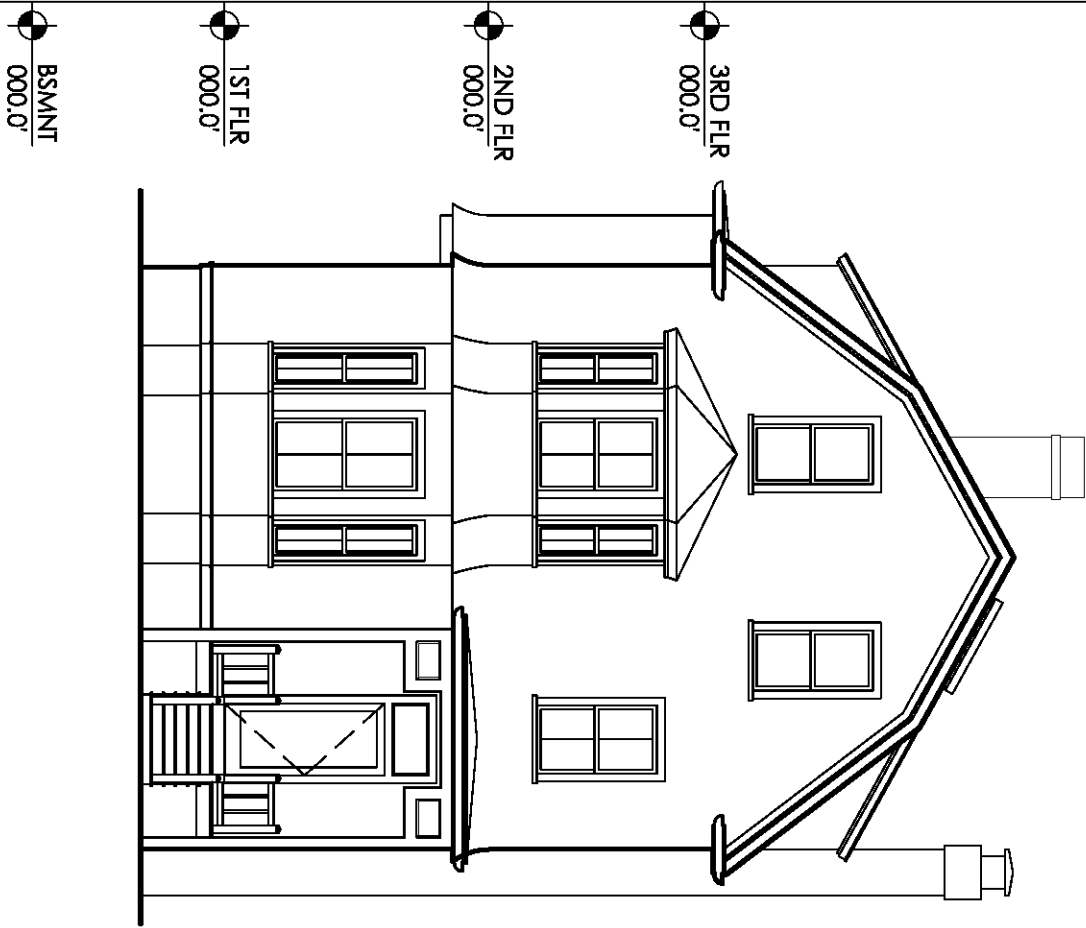
EX1.1

Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

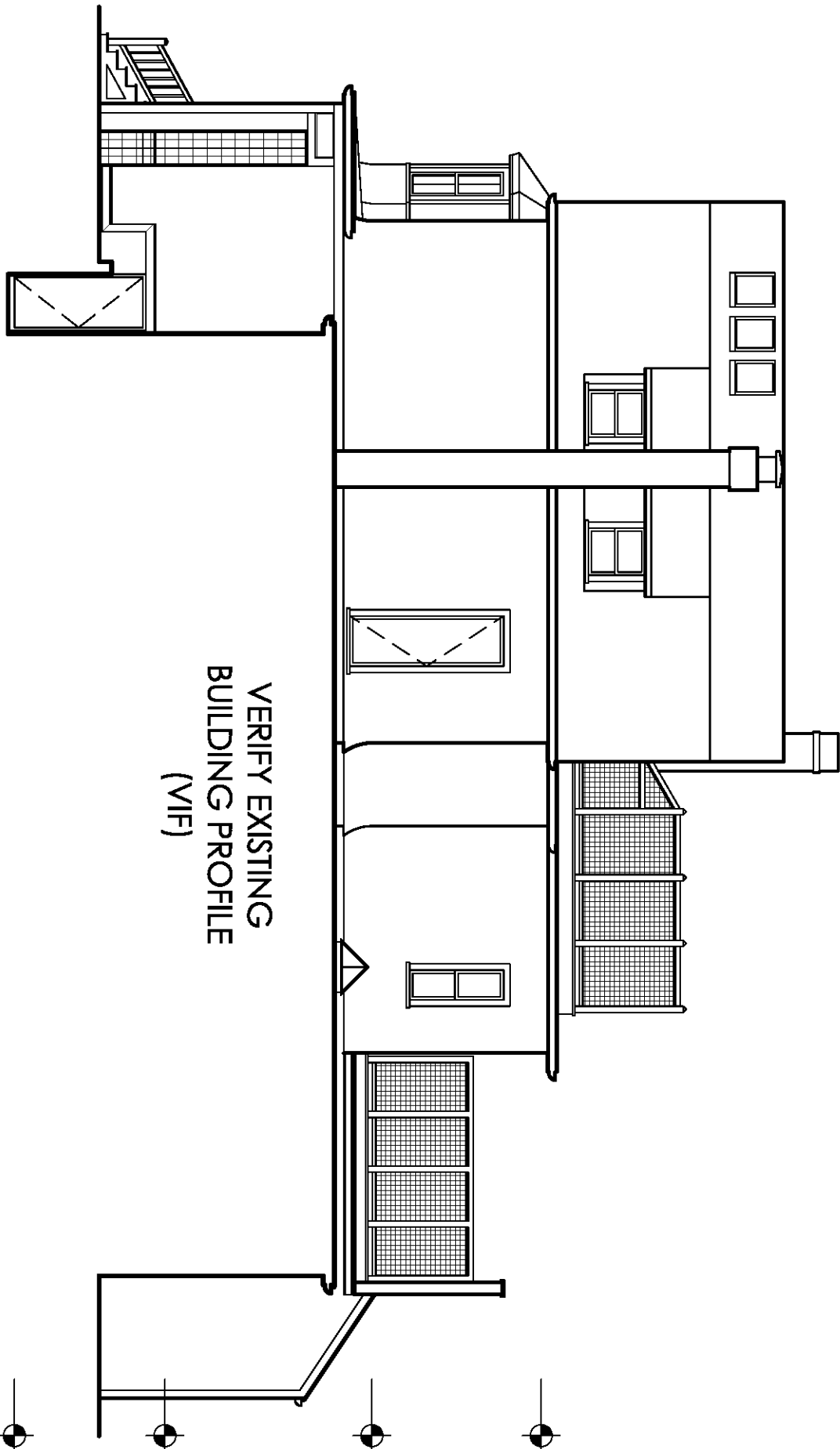
BRIGHT RESIDENCE
283 UPLAND ROAD CAMBRIDGE, MA 02138

EXISTING CONDITIONS: FLOOR PLANS



1
EXIST FRONT ELEV (NORTH)

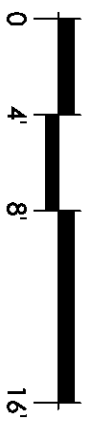
1/8"=1'-0"



2
EXIST SIDE ELEV (WEST)

1/8"=1'-0"

VERIFY EXISTING
BUILDING PROFILE
(VIF)



SCALE: 1/8" = 1'-0"

Date: 08.12.2016

Drawn by: DF

EX2.0

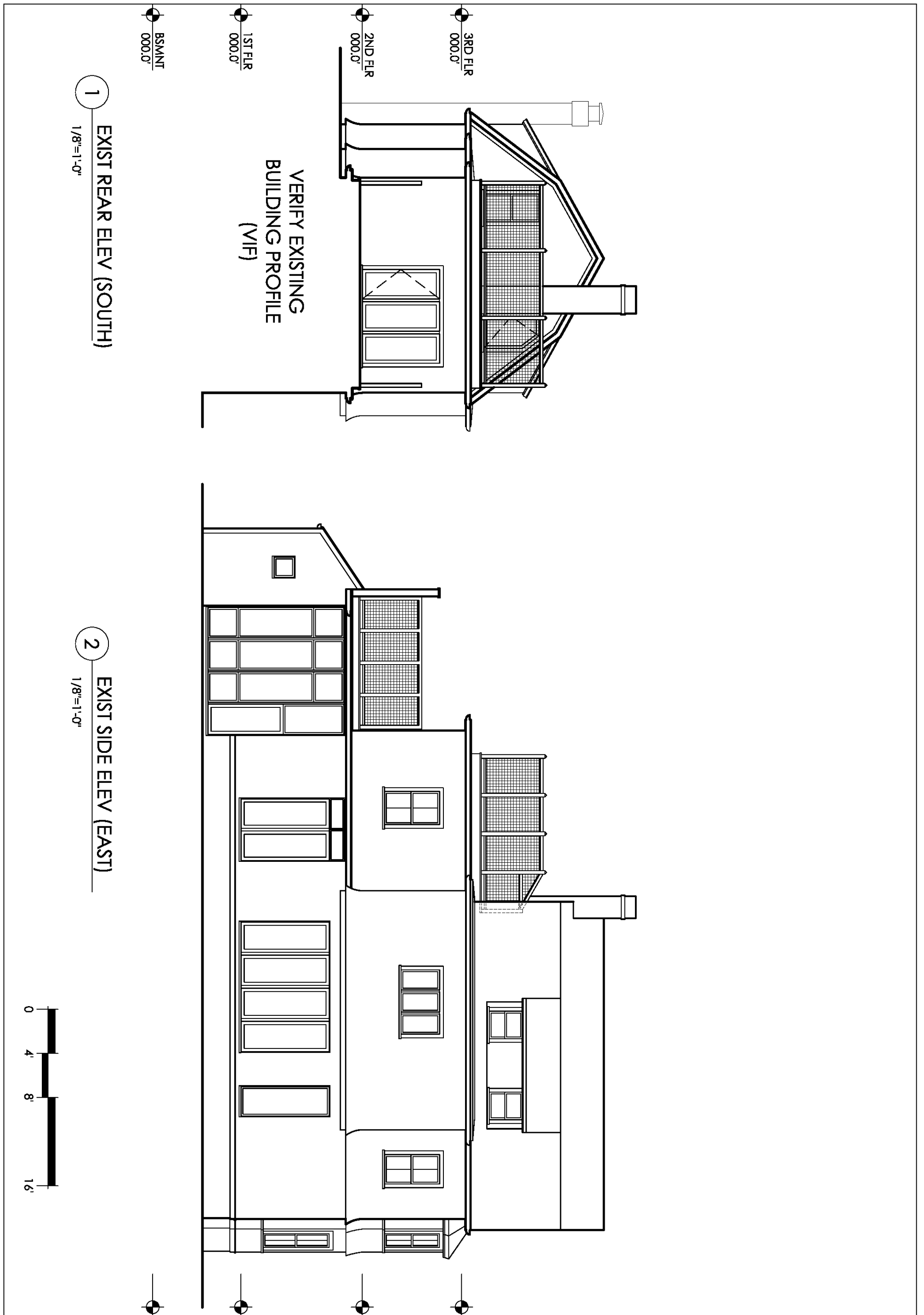
Moskow Linn Architects inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

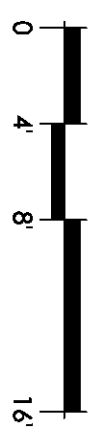
BRIGHT RESIDENCE
283 UPLAND ROAD CAMBRIDGE, MA 02138

EXISTING CONDITIONS: EXTERIOR ELEVS

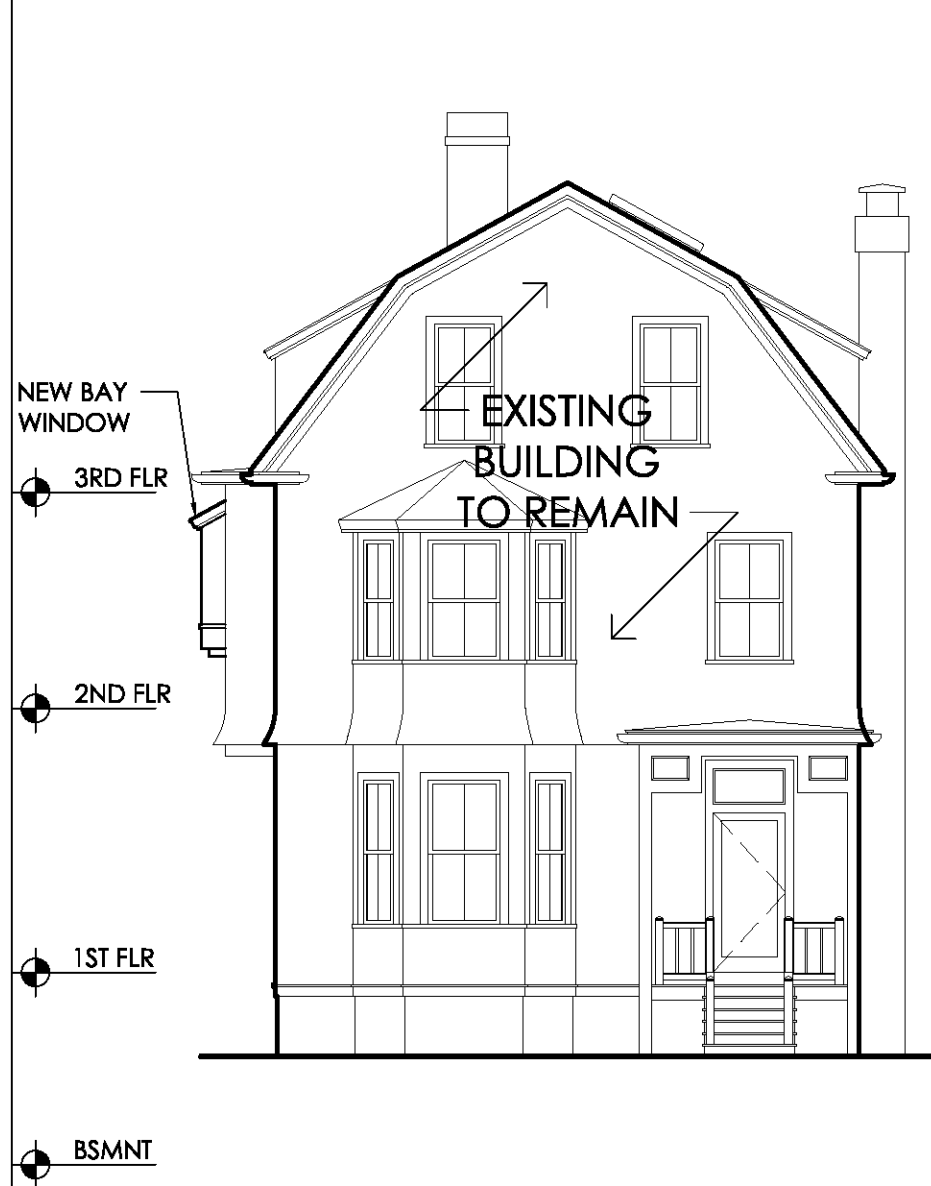


1
EXIST REAR ELEV (SOUTH)
1/8"=1'-0"

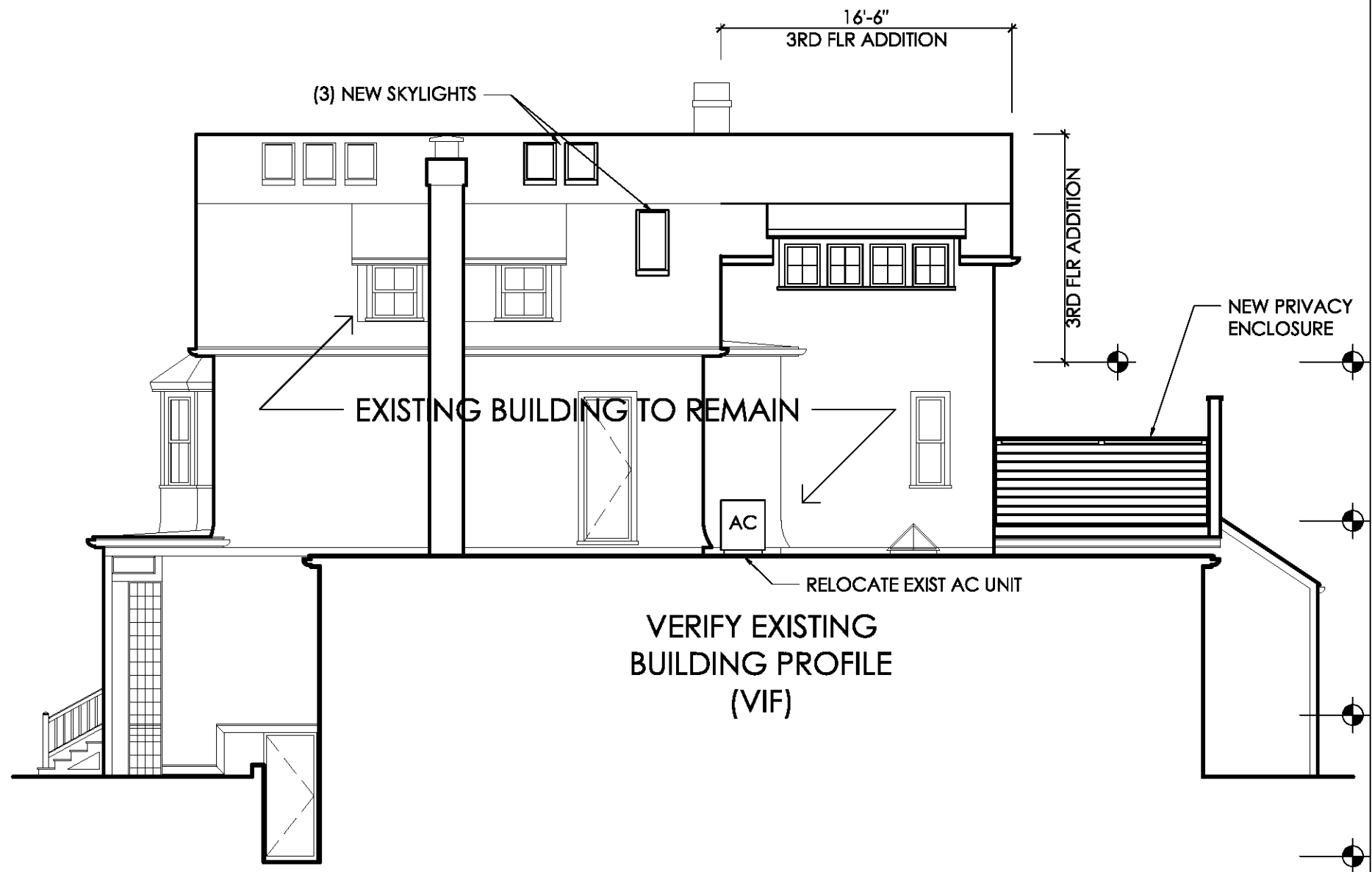
2
EXIST SIDE ELEV (EAST)
1/8"=1'-0"



SCALE: 1/8" = 1'-0"	EX2.1	Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	BRIGHT RESIDENCE 283 UPLAND ROAD CAMBRIDGE, MA 02138
Date: 08.12.2016			EXISTING CONDITIONS: EXTERIOR ELEVS
Drawn by: DF			



1 PROPOSED FRONT ELEV (NORTH)
1/8"=1'-0"



2 PROPOSED SIDE ELEV (WEST)
1/8"=1'-0"



