



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

BZA APPLICATION FORM

Plan No: BZA-011070-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Amacher & Associates - C/O Franziska Amacher, Architect

PETITIONER'S ADDRESS : 237 Mt. Auburn St Cambridge, MA 02138

LOCATION OF PROPERTY : 29 Bellis Cir Cambridge, MA 02140

TYPE OF OCCUPANCY : Residential 1 and 2 family ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

For non-conforming house an addition for the third child's bedroom & expansion of the floor area under it. Modification to the non-conforming deck. Demolition of non-conforming entrance structure.
To install new windows on the non-conforming facades.

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 8.000 Section 8.22.1.C (Non-Conforming Structure).

Original Signature(s) : *FR. Amacher*
 (Petitioner(s) / Owner)

FRANZISKA AMACHER
 (Print Name)

Address : 237 Mt. Auburn
Cambridge

Tel. No. : 617 354 8707

E-Mail Address : fran@amacher-associates.net

Date : _____

THE BARNA-WYMAN HOUSE**Narrative**

This house is located in a close knit neighborhood with many families and the Montessori School which the children attend.

The Barna-Wyman family has lived in this neighborhood down the street from here in a smaller house and then lived abroad. Coming back home, they want to live again in this neighborhood close to their friends and move into this house, but need to have it altered to have their needs met.

The current house has five problems and solutions:

1. It lacks a bedroom for the third daughter. We are adding a room over the expanded existing dining room space. It is expanded to the existing kitchen depth plus a bay and follows the existing house's side setback.
2. The existing kitchen is elevated three risers from the main level of the first floor and the dining room is sunken two risers, making serving food treacherous.
3. The basement has flooded in the past.
To avoid these problems, the proposed design raises the house to be at the existing kitchen level and makes the entire first floor at one level and connects with the existing deck height. The existing deck height is higher than the 4 feet allowed.
4. The siding of the house has a number of rotten boards and places where there are holes in the envelope. We propose to make the envelope of this house very energy efficient (deep energy retrofit) and use energy efficient appliances and fixtures as well add 30 solar panels on the roof with an output of about twelve and a half megawatts per year.
5. The existing deck comes close to the fir tree at the rear of the lot. Although we want to keep the existing height of the deck, the deck size is reduced and thus increasing the setback from the rear by two feet in depth and the deck stair is moved to be in front of the new living room.

Landscaping:

This yard was well designed with many beautiful plants. It also has an urban garden. While the former has been well maintained the latter has been somewhat neglected by the current resident, but that will change when the family moves in.

The existing landscaping shall be preserved and well maintained. The raised planters at the rear will be replanted with vegetables.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The house has become too small for the family. It lacks a bedroom for the third daughter. The existing kitchen is elevated three risers from the main level of the first floor and the dining room is sunken two risers making serving food treacherous.

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 existing lot is too narrow to have sufficient side yard setbacks. The land is sloping down from front to back, making the existing deck higher than 4 feet.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER :

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

The addition is in line with the existing side setback. The front setback is increased by the demolition of the entry structure. The modifications to the front provide the required 15 feet setback.

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

The main building's setback from the rear is increased by 20". The addition extends 4'3" beyond the existing dining room but the closest neighbors house projects another 3'9" further towards the rear. The rear setback of the deck is increased by 2'0" with the modified deck giving the fir tree more space. The new stairs and landing of the deck have a side setback of more than 7'6".

***** 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 29 Bellis Cir Cambridge, MA 02140 (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 house addition is less deep than the neighbors house closest to it.
The addition follows the existing side set back.
The house is raised to less than 35 feet height.
Except for small windows over the stair well the new windows are at either end of the facade not looking at the neighbors windows.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
There is no change to the traffic pattern.
- 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:
The use remains a single family use.
- D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
It continues being a single family residence.
- 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:
There is no change of use.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Amacher and Associates PRESENT USE/OCCUPANCY: residential
 LOCATION: 29 Bellis Cir Cambridge, MA 02140 ZONE: Residence B Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2173	2637	2681	(max.)
<u>LOT AREA:</u>	5362	5362	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.41	0.49	0.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	5362	5362	2500	(min.)
<u>SIZE OF LOT:</u> WIDTH	38/131	38/131	50	(min.)
DEPTH	88.75	88.75	100	
<u>SETBACKS IN FEET:</u> FRONT	11.5	15	15	(min.)
REAR	25.7	27.2	25	(min.)
LEFT SIDE	7.8 - 7.4	7.8 - 7.4	7.5	(min.)
RIGHT SIDE	7.8 - 6.8	7.8 - 6.9	7.5	(min.)
<u>SIZE OF BLDG.:</u> HEIGHT	29	31	35	(max.)
LENGTH	46.0	44.8 - 48.75	48.75	
WIDTH	23.4	24.3	23	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	50%	48%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	2	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.
shed for garden tools 52'6" away from building wood frame construction.

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



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2016 AUG 16 PM 1:57

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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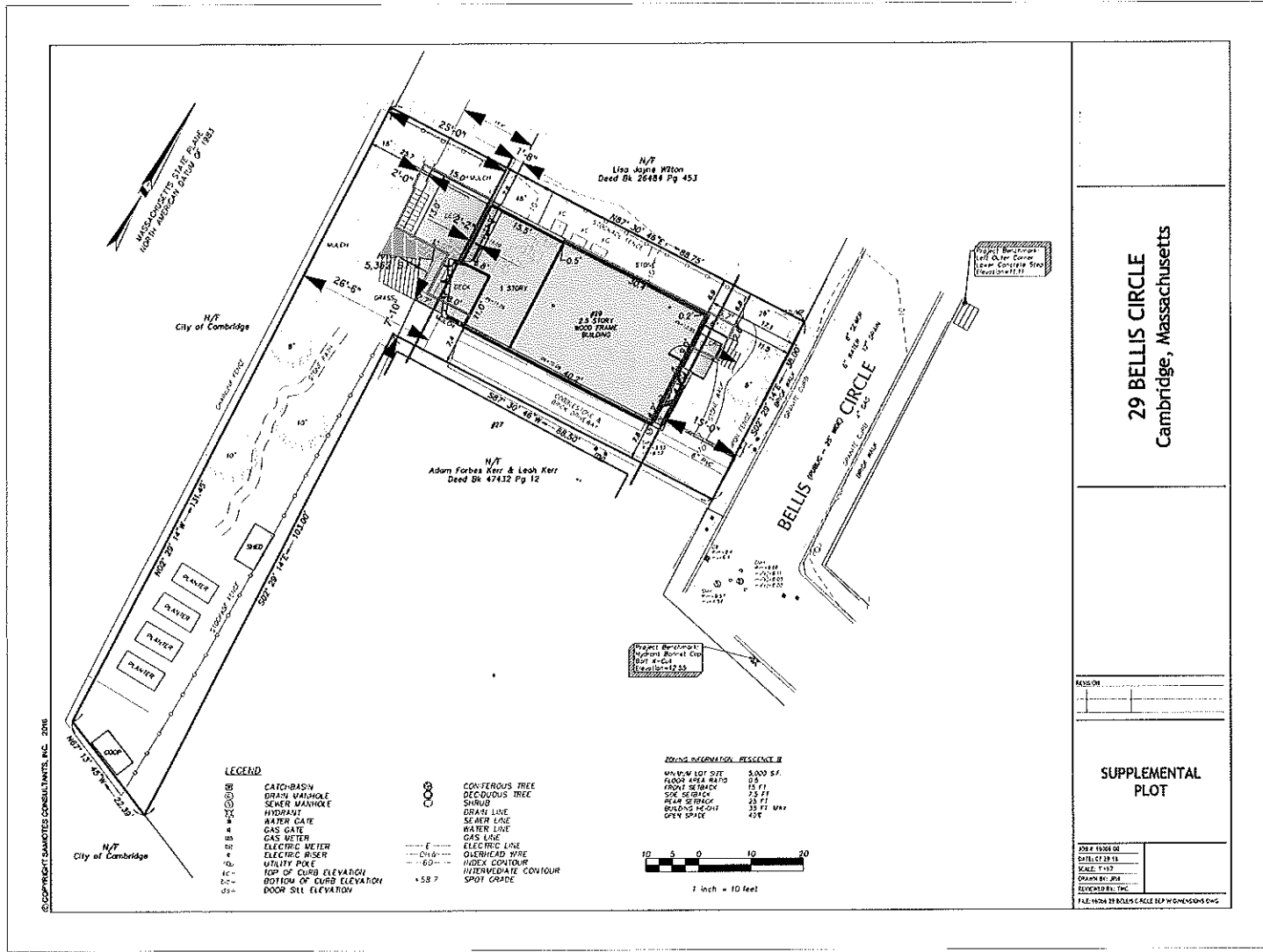
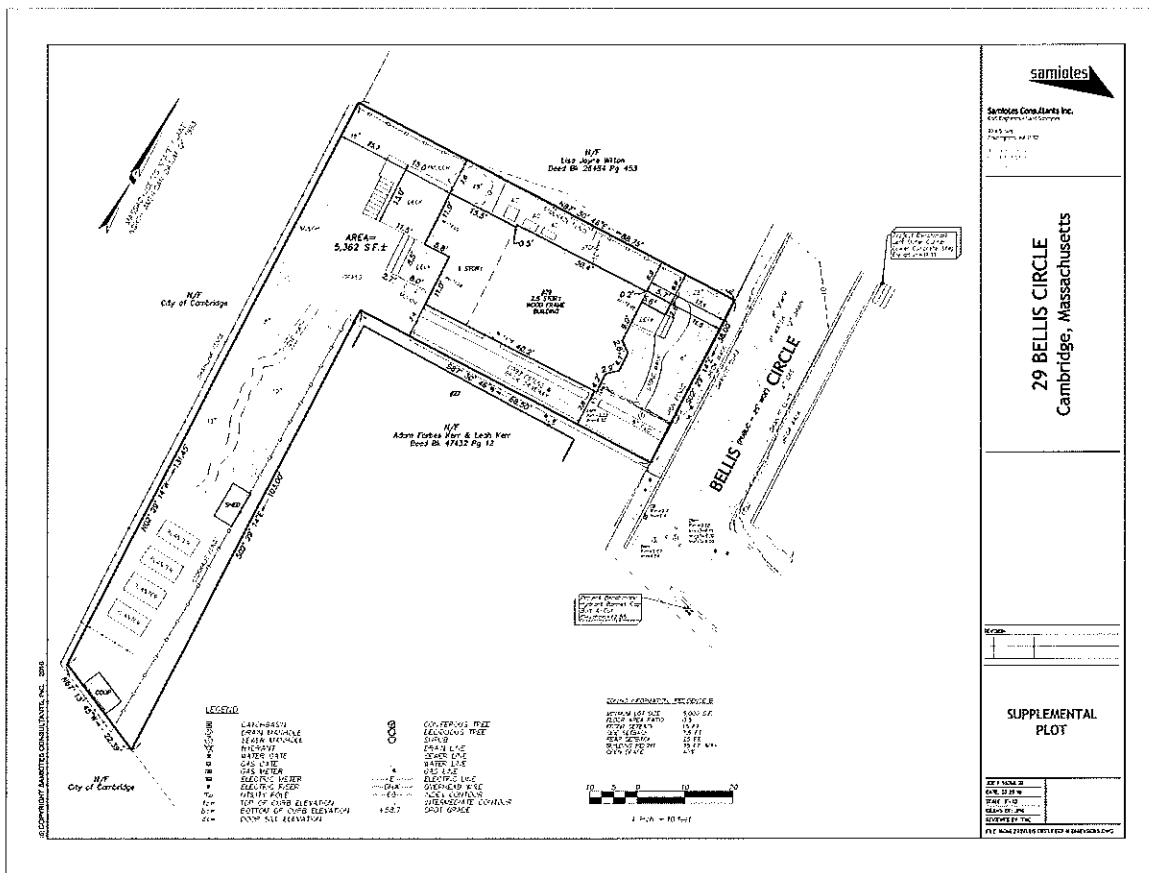
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EXISTING AND PROPOSED PLAN

- Exstg Buildg [Symbol]
- Exstg Decks [Symbol]
- New Buildg [Symbol]
- NewDecks [Symbol]

Landscaping

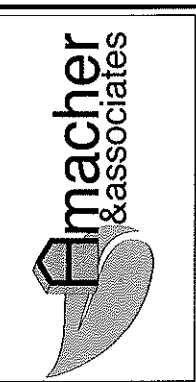
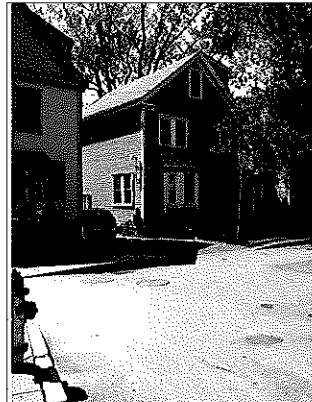
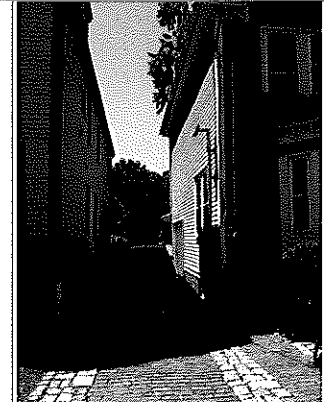
Exstg Decks

Rear View

Driveway

From Street

From Street to South



Amacher and Associates Architects

237 Mt Auburn St., Cambridge, MA 02238
www.amacher-associates.net

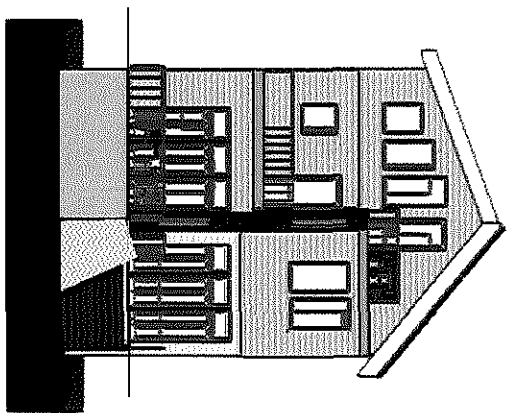
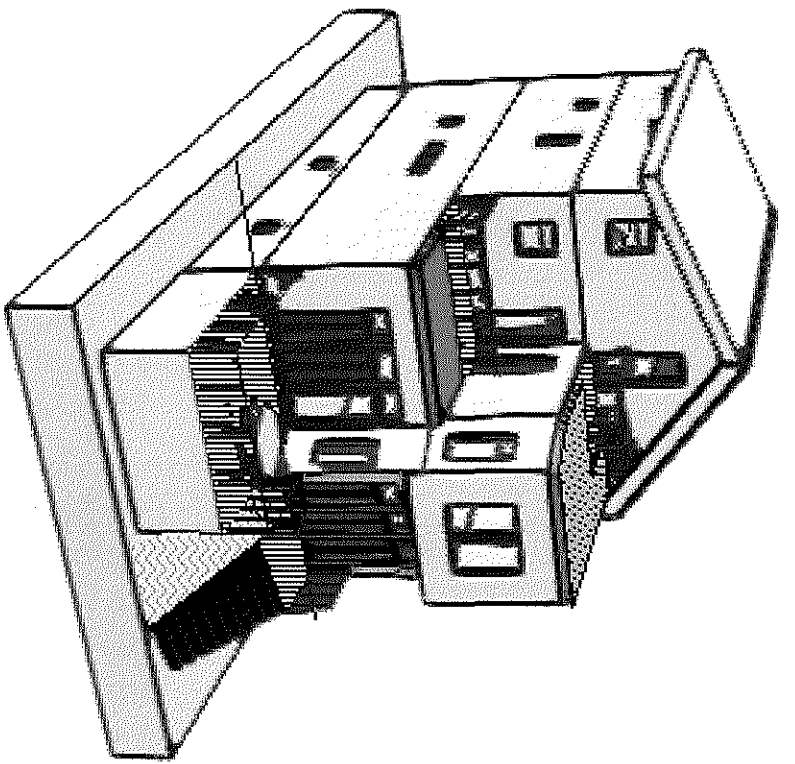
Fax: 617 491-0786

Phone: 617 354-8707

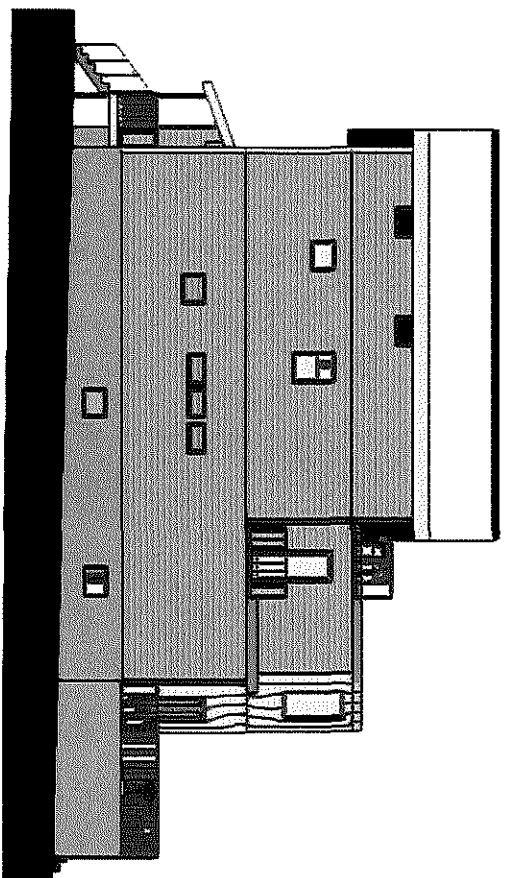
The Barna-Wyman Residence
29 Bellis Circle
Cambridge, MA 02138

TITLE:
Schematic Design
for Zoning
Not For Construction

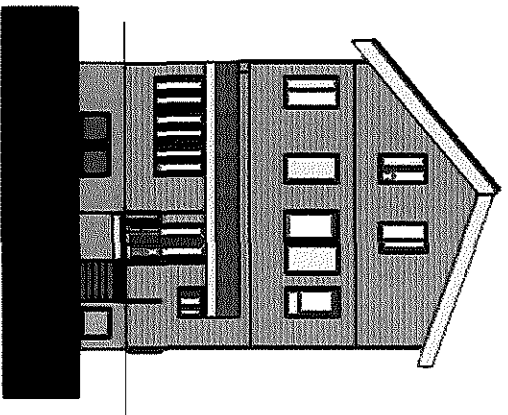
DATE
OF ISSUE: 7/28/2016



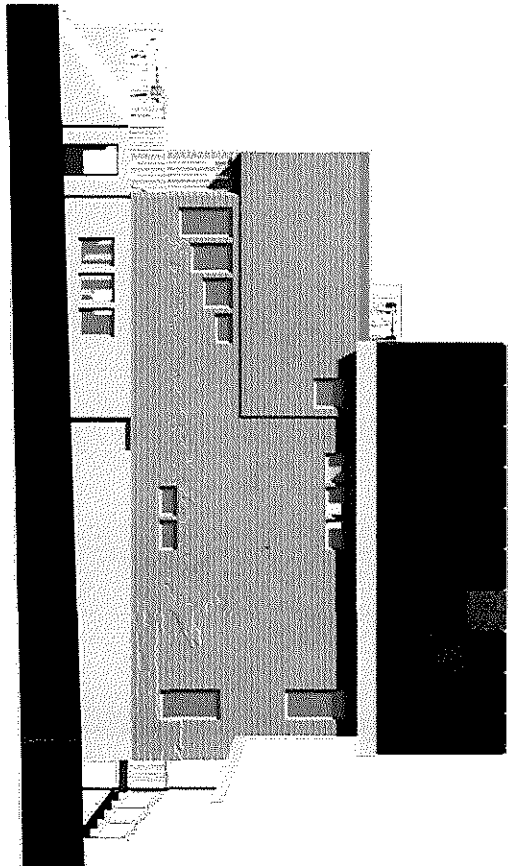
West Elevation



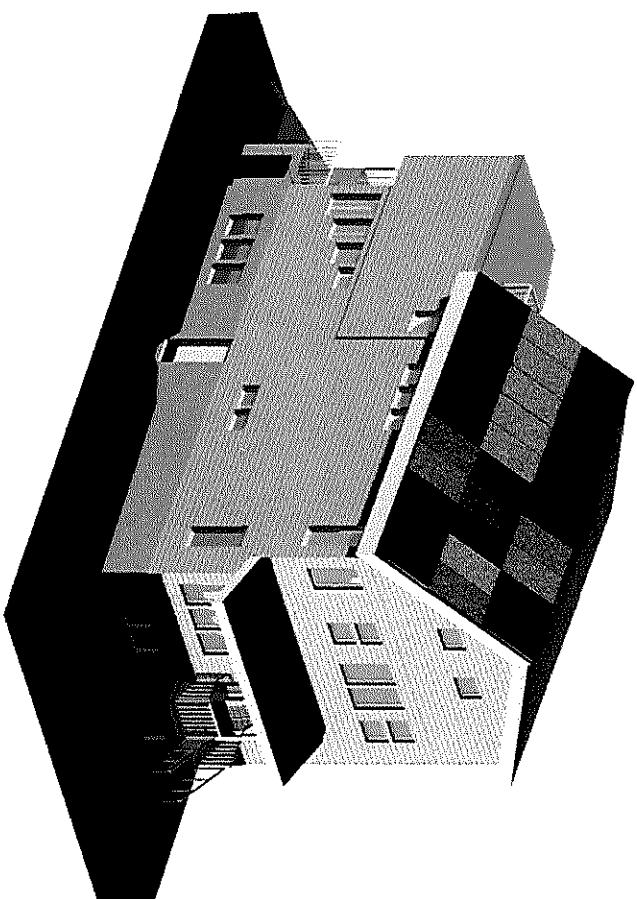
North Elevation




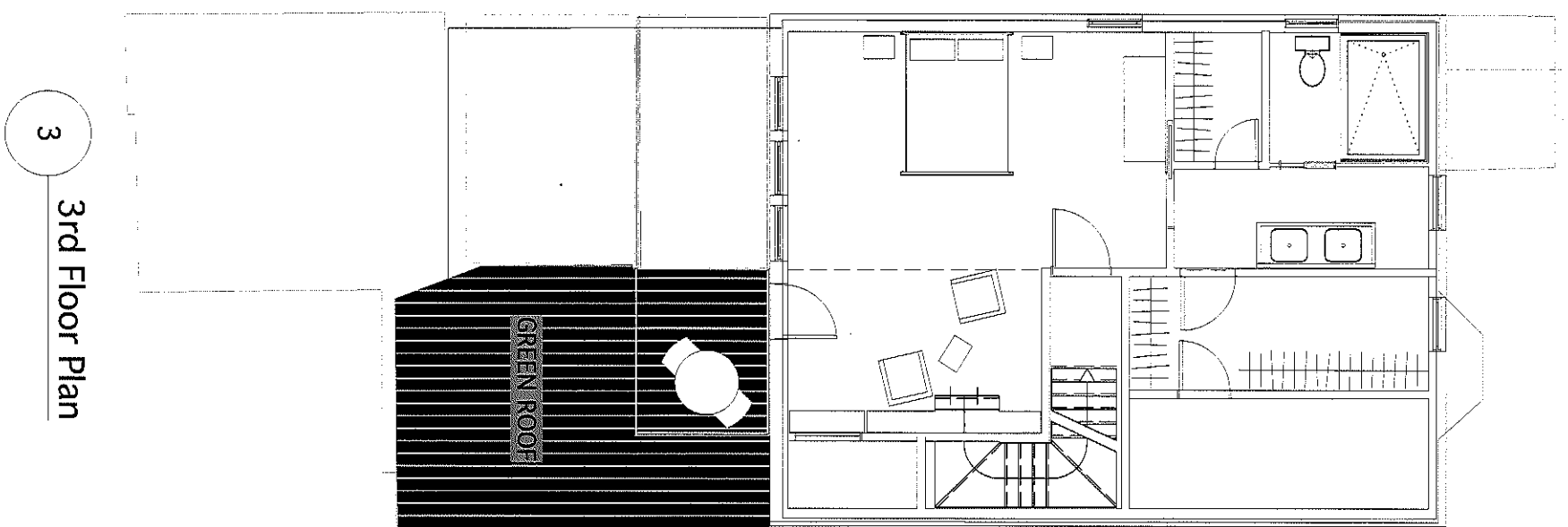
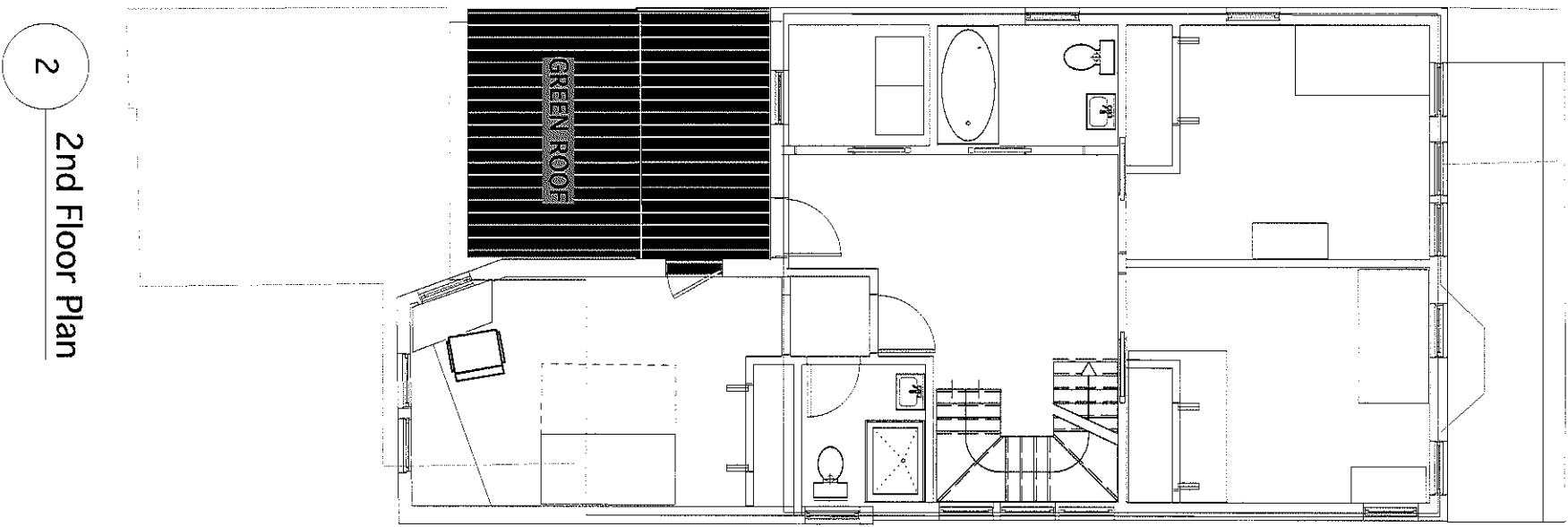
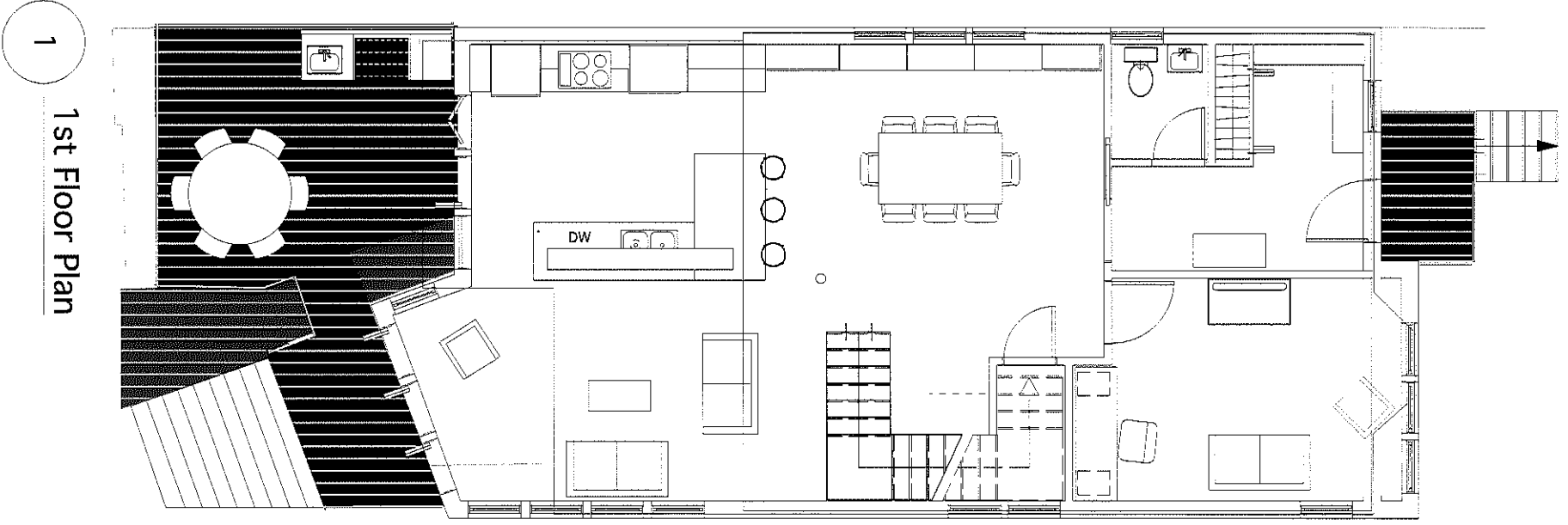
East Elevation



South Elevation



<p>DATE OF ISSUE: 7/29/2016 Schematic Design Not For Construction</p>	<p>TITLE: ELEVATION</p>	<p>The Barna-Wyman Residence 29 Bellis Circle Cambridge, MA 02138</p>	<p>Amacher and Associates Architects 237 Mt Auburn St., Cambridge, MA 02238 www.amacher-associates.net Phone: 617 354-8707 Fax: 617 491-0786</p>	
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Exstg House
Exstg Decks

<p>TITLE: Schematic Design for Zoning Not For Construction</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DATE OF ISSUE: 7/28/2016</p>	<p>The Barna-Wyman Residence 29 Bellis Circle Cambridge, MA 02138</p>	<p>Amacher and Associates Architects 237 Mt Auburn St., Cambridge, MA 02238 www.amacher-associates.net</p> <p>Phone: 617 354-8707 Fax: 617 491-0786</p>	
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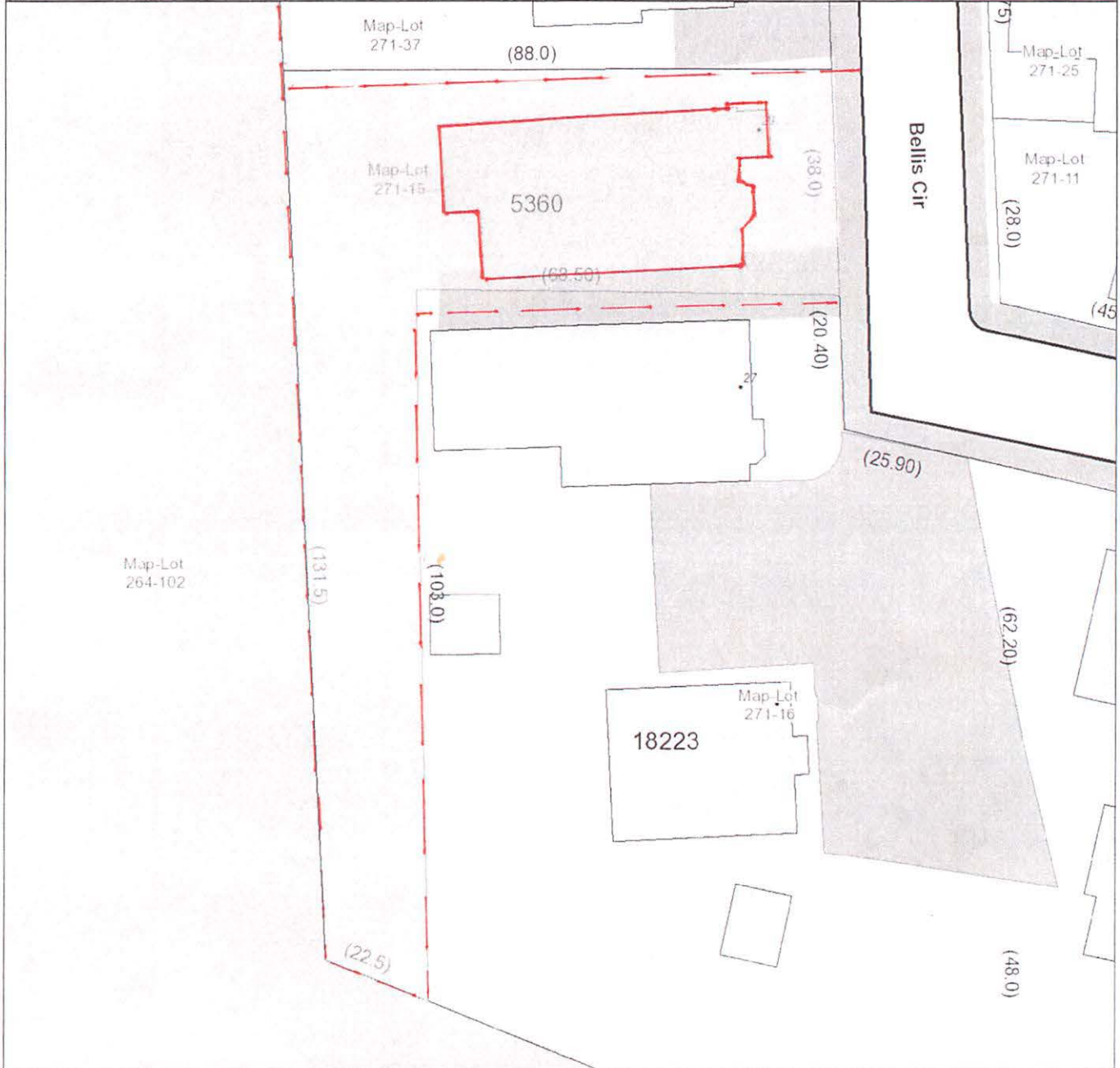


TITLE:
ROOF HEIGHTS and
PLAN DIMENSIONS
SCALE: 1/8" = 1'-0"
DATE
OF ISSUE: 7/29/2016
Schematic Design
Not For Construction

The Barna-Wyman Residence
29 Bellis Circle
Cambridge, MA 02138

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Phone: 617 354-8707 Fax: 617 491-0786





City of Cambridge
Massachusetts

1" = 24 ft

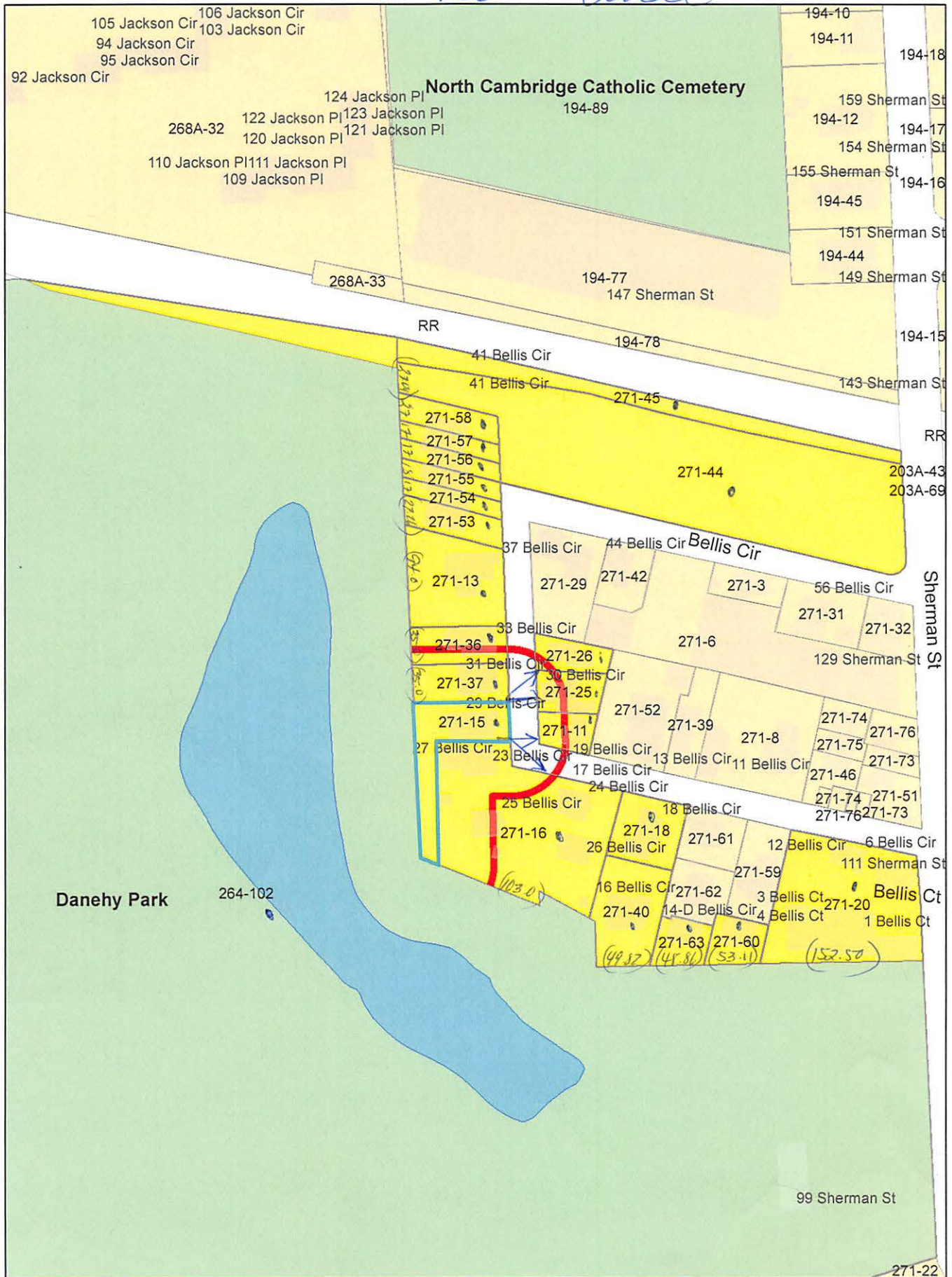
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- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



29 Bellis Circle



29 Bellis Circle

1 of 2
Petitioner

271-20
MITTELL, PETER R. & MAXINE L. WEINREB
3 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

271-20
WEITZMAN, CATHERINE EZELL &
ARTHUR J. WEITZMAN
4 JOHN F. BELLIS CT
CAMBRIDGE, MA 02140

AMACHER & ASSOCIATES
C/O FRANZISKA AMACHER, ARCHITECT
237MT. AUBURN STREET
CAMBRIDGE, MA 02138

271-57
RUDD, CHRISTOPHER E.
39 SOMERTON AVE
RICHMOND
SURREY, TW94QP, -- --

271-58
OLKEN, DEBORAH
39 JOHN F. BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-60
KING, CAROLYN B.
14 D BELLIS CIRCLE
CAMBRIDGE, MA 02138

271-63
TITCOMB, TIMOTHY PAUL AND KITT SCHAFFER
14 C JOHN F. BELLIS CIR
CAMBRIDGE, MA 02140

271-36
SIEGELL, MICHAEL & LAKSHMI MUDUNURI
33 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-37
WILTON, LISA JAYNE
31 J. F. BELLIS CIR.
CAMBRIDGE, MA 02140

271-44
BELLIS CIRCLE, INC.
C/O CHARLES S. MARGOSIAN
HIGHLAND MANAGEMENT ASSOC
1 EAST 22ND ST, STE 201
LOMBARD, IL 60148

271-45
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116

271-54
HUA, HAIYAN & YUHUA LI
39B BELLIS CIR.
CAMBRIDGE, MA 02140

271-56
MUELLER, FREDERICK W.
39D BELLIS CIR
CAMBRIDGE, MA 02140

271-55
BARNA, NICOLE & DUDLEY WYMAN
39C BELLIS CIR
CAMBRIDGE, MA 02140

271-25
FILOSO, MARY
30 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
GILL, RICHARD J. & SUZAN E. WOLPOW
111 SHERMAN ST., #E
CAMBRIDGE, MA 02140

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-53
ROTHENBERG, JILL M. & JANE A. SIMMONS
39A BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-16
CULOTTA, THOMAS A. & MARY CUSTIC
26 BELLIS CIR
CAMBRIDGE, MA 02140

271-16
CONE, BARBARA A. & ADAM F. SCHORN
24 BELLIS CIR
CAMBRIDGE, MA 02140

271-16
BROWN, DAVID D. & LIBBY MCDONALD
25 BELLIS CIRCLE. UNIT#25
CAMBRIDGE, MA 02140

271-16
KERR, ADAM FORBES & LEAH KERR
27 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KIM, JENNIFER Y. & LAWRENCE K. KIM
1 BELLIS CT. UNIT A
CAMBRIDGE, MA 02140

271-13
BERRY, ROGER S. & SONIA PEREZ VILLANUEVA
35 BELLIS CIR
CAMBRIDGE, MA 02140

271-40
MACARTHUR, DUNCAN
255 GROVE ST
CAMBRIDGE, MA 02138

271-15
WYMAN, DUDLEY & NICOLE A. BARNA
29 BELLIS CIR
CAMBRIDGE, MA 02140

271-20
KERAMARIS, JOHN, TRUSTEE THE BELLIS CIRCLE
UNTI F REALTY TRUST
16 STRAWBERRY HILL RD
ACTON, MA 01720

271-20
DUHL, BERNICE S., TRUSTEE THE 111 SHERMAN
ST, UNIT B REALTY TRUST
2 BELLIST CT., UNIT B
CAMBRIDGE, MA 02140

271-11
MORIARTY, PATRICIA M.
23 BELLIS CIR
CAMBRIDGE, MA 02140

271-18
MACARTHUR, DUNCAN
67 SMITH PLACE, #12-A
CAMBRIDGE, MA 02138

242

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

264-102
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

264-102
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 29 Bellis Circle

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

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.**

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 August 15, 2016

Received by Uploaded to Energov

Date August 15, 2016

Relationship to project BZA 11070-2016

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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>