



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

2016 SEP 30 AM 10:54

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-011512-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Christopher & Pamela Willis - C/O Maryann Thompson Architects

PETITIONER'S ADDRESS : 1200 Washington St., Apt. 507 Boston, MA 02118

LOCATION OF PROPERTY : 318 Harvard St Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Amendment to approved variance

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to amend previously approved plans by variance #BZA-007457-2015, to add new openings and remove a skylight.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 5.000 Section 5.24 (Yard-Stebacks).
 Article 8.000 Section 8.22.1.D (Windows).

Original Signature(s) :

(Petitioner(s) / Owner)

Christopher Willis

(Print Name)

Address : 318 HARVARD STREET

CAMBRIDGE, MA

Tel. No. : 617-413-8235

E-Mail Address : charswillis1@gmail.com

Date : 09/30/2016

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Christopher Willis
(Owner or Petitioner)

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

Location of Premises: 318 Harvard Street

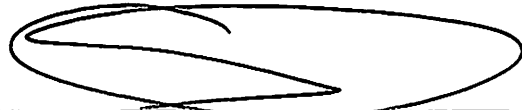
the record title standing in the name of Christopher Willis

whose address is 318 Harvard Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

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

Book 64862 Page 196 or _____ Registry


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



(Owner)

=====

On this 3rd day of June, 2015, before me, the undersigned notary public, personally appeared Christopher Willis proved to me through satisfactory evidence of identification, which were Mass Driver's License 253712571 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.


Notary Public Anne M. Gilmer

My commission expires: APRIL 23, 2021

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:

Hardship is as stated in approved case #BZA-007457-2015. Petitioners request to amend variance to add 3 openings: a window and skylight for ventilation in the 2nd floor Master Bathroom, and a window for ventilation at the Basement.

- 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 as stated in approved case #BZA-007457-2015.

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

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

The public good will not suffer since the increased number of windows will not affect the operation or development of any adjacent uses, nor will they affect the health, safety, or welfare of the citizens of Cambridge.

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

As required in 8.22.1.D of the Ordinance, the change in openings to the exterior conforms to the yard requirements of Article 5.000.

*** 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: Maryann Thompson Architects **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 318 Harvard St Cambridge, MA 02139 **ZONE:** Residence C-1 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>	<u>3,886</u>	<u>no change</u>	<u>4,064</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>5,419</u>	<u>no change</u>	<u>5,000</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>.71</u>	<u>no change</u>	<u>.75</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>5,419</u>	<u>no change</u>	<u>1,500</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
WIDTH	<u>72'</u>	<u>no change</u>	<u>50'</u>	<u>(min.)</u>
DEPTH	<u>100'</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>11'</u>	<u>no change</u>	<u>10' min</u>	<u>(min.)</u>
REAR	<u>7'-10"</u>	<u>no change</u>	<u>10' min</u>	<u>(min.)</u>
LEFT SIDE	<u>2'</u>	<u>no change</u>	<u>7'-6" min</u>	<u>(min.)</u>
RIGHT SIDE	<u>19'</u>	<u>no change</u>	<u>7'-6" min</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>31'-2"</u>	<u>no change</u>	<u>35'</u>	<u>(max.)</u>
LENGTH	<u>65'</u>	<u>no change</u>	<u>N/A</u>	
WIDTH	<u>33'-7"</u>	<u>no change</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>55%</u>	<u>no change</u>	<u>30%</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>3 max</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>no change</u>	<u>1</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>

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'.

318 Harvard St.

Petitioner

116-29
PARTRIDGE, HELENA M., A LIFE ESTATE
318 HARVARD ST
CAMBRIDGE, MA 02139

116-30
TENENBAUM, JOSHUA B. & MIRIAM BERNSTEIN
129 HANCOCK ST
CAMBRIDGE, MA 02139

CHRISTOPHER & PAMELA WILLIS
1200 WASHINGTON ST., APT. 507
BOSTON, MA 02118

115-58
BABB, JAMES F. & REBBECA LIEBERSON
315 HARVARD ST., UNIT #6
CAMBRIDGE, MA 02139

115-58
RUCKER, WAYNE K. & JACQUELINE M. MAIDA
149 HANCOCK ST., #1A
CAMBRIDGE, MA 02139

MARYANN THOMPSON, ARCHITECTS
741 MT. AUBURN STREET
WATERTOWN, MA 02472

115-58
MARTIN, KATHARINE V.
149 HANCOCK ST. UNIT 3A
CAMBRIDGE, MA 02139

115-58
YOUNGMAN, JOAN M.
149 HANCOCK ST., #4A
CAMBRIDGE, MA 02139

115-67
MOLAY, BRUCE
321 HARVARD ST., UNIT #204
CAMBRIDGE, MA 02139

115-67
PSARAFTIS, HARILAOS
155 COUNTY RD
READING, MA 01867

115-67
SACHDEV, HARBANS S. & KRISHNA SACHDEV
23 FARVIEW DR
HOPEWELL JUNCTION, NY 12533

115-67
PARDUE, MARY LOU
321 HARVARD ST - UNIT 208
CAMBRIDGE, MA 02139

115-67
LESLEY, BETH IVY
321 HARVARD ST., #209
CAMBRIDGE, MA 02139

115-67
HUGHES, ANNE C.
321 HARVARD ST., UNIT #210
CAMBRIDGE, MA 02139

115-67
MAITIN, EMILY A. AND DONALD S. SHEPARD
16 CRANMORE ROAD
WELLESLEY, MA 02481

115-67
SADOWSKI, GREG & ANNA SADOWSKI
321 HARVARD ST #303 & #304
CAMBRIDGE, MA 02139

115-67
MELCHER, MARY LOU
321 HARVARD ST APT 305
CAMBRIDGE, MA 02139

115-67
TICCHI, DAVID A.
321 HARVARD ST UNIT 306
CAMBRIDGE, MA 02139

115-67
GUREL, OKAN & DEMET GUREL
321 HARVARD ST - UNIT 308
CAMBRIDGE, MA 02139

115-17
PATCHIAVOS, LEWIS J. TR. THE LEWIS J.
PATCHIAVOS REVOCABLE LIVING TRUST
148 HANCOCK ST
CAMBRIDGE, MA 02139

117-77
MEHRLING, BENJAMIN P. &
MARY LOU MEHRLING
134 HANCOCK ST
CAMBRIDGE, MA 02139

116-65
POLONSKY, ANTHONY B. &
ARLENE E. POLONSKY
322 HARVARD ST #1
CAMBRIDGE, MA 02139

115-58
PIMLOTT, KATHLEEN A.
315 HARVARD ST #1
CAMBRIDGE, MA 02139

116-28
COLEMAN, KATHLEEN M
320 HARVARD ST., UNIT C
CAMBRIDGE, MA 02139

115-67
DUMAS STEPHANE A & DOMINIQUE J FARINAUX
321 HARVARD ST., #102
CAMBRIDGE, MA 02139

115-67
HERON, CLAUDINE D.
THE CLAUDINE D. HERON TRUST
321 HARVARD ST UNIT #103
CAMBRIDGE, MA 02139

115-67
ALT, FREDERICK W. & KEIKO NAKANISHI
560 RIVERSIDE DR. #9J
NEW YORK, NY 10027

115-67
CHUN, JOHNG H. AND THERESA J. CHUN
55 TOLLAND RD
NORTH ANDOVER, MA 01845

115-67
MYLONAS, CONSTANTINE, TR. &
ELLI MYLONAS DURAND
9 CATALPA RD
PROVIDENCE, RI 02906

115-67
STEELE, HEATH CHRISTOPHER &
ANNE MERRITT DONAGHY
321 HARVARD ST UNIT #401
CAMBRIDGE, MA 02139

318 Harvard St.

115-67
LEE, TUNNEY
321 HARVARD ST., #404
CAMBRIDGE, MA 02139

115-67
POZZI, MARIA EMILIA
321 HARVARD STREET #406
CAMBRIDGE, MA 02139

115-67
PEISCH, RICHARD F. & MARIA EMILIA POZZI
321 HARVARD ST #407
CAMBRIDGE, MA 02139

115-67
WEBBER, PHILIP R.
P.O. BOX 1135
GRANTHAM, NH 03753

116-65
HUDGENS, DANIEL E. & STEPHEN HO
324 HARVARD ST., UNIT 2D
CAMBRIDGE, MA 02139

115-67
KOH, YOUNG O. & JEAN S. KOH
7 RIDGEVIEW RD
FRANKLIN, MA 02038

116-28
ORA, AVO E. & KYLLIKI TALP
9 RUNDELANE
BLUMEFIELD, CT 06002

115-58
FROIM, DORIANA
315 HARVARD ST., #8
CAMBRIDGE, MA 02138

116-65
HENDERSON, TANYA
326 HARVARD ST
CAMBRIDGE, MA 02139

115-67
RAPPOLI, RICHARD E. & ANDREW E. RAPPOLI
MARTHA C. RAPPOLI
321 HARVARD ST #302
CAMBRIDGE, MA 02139

115-67
CONROY, KELWIN L.
321 HARVARD ST, #101
CAMBRIDGE, MA 02139

116-28
WOOD, SUSAN B.
320 HARVARD ST., UNIT A
CAMBRIDGE, MA 02139

116-65
HENDERSON, TANYA
326 HARVARD ST
CAMBRIDGE, MA 02139

115-58
NAGATOSHI, YUKI
315 HARVARD ST., #7
CAMBRIDGE, MA 02138

115-67
HARRISON, DAVID N.
321 HARVARD ST. UNIT#207
CAMBRIDGE, MA 02139

116-31
SALVI, TAKAKO G.,
TR. THE TAKAKO G. SALVI TRUST OF 1999
506 SILVER FOX CIRCLE
HILLSBOROUGH, CA 27278

115-67
BAKER, JOHN R. & JENNIFER A. BAKER
321 HARVARD ST., #403
CAMBRIDGE, MA 02139

115-67
MULVANEY, ROBERT J.
321 HARVARD ST, UNIT #309
CAMBRIDGE, MA 02139

116-65
ROSENZWEIG, ANTHONY &
DEBRA F. WEINSTEIN LEAH ROSENZWEIG
324 HARVARD ST., #2C
CAMBRIDGE, MA 02139

115-58
MOHSENI, MASOUD & MINOO ARDESHIRI
315 HARVARD ST., #2
CAMBRIDGE, MA 02139

115-58
YI, ANNE LO
315 HARVARD ST., #4
CAMBRIDGE, MA 02139

115-58
SCHECHTER, JONATHAN & ERICA SCHECHTER
315 HARVARD ST., #3
CAMBRIDGE, MA 02139

117-87
KER, CYNTHIA Y.
46 HILLSIDE AVE
NEWTON, MA 02465

116-28
HALPORN, BARBARA
320 HARVARD ST., #B
CAMBRIDGE, MA 02139

116-65
SHEN, DONG & LISA U. SHEN,
TRS THE 324A HARVARD ST REALTY TRUST
324 HARVARD ST., #2A
CAMBRIDGE, MA 02139

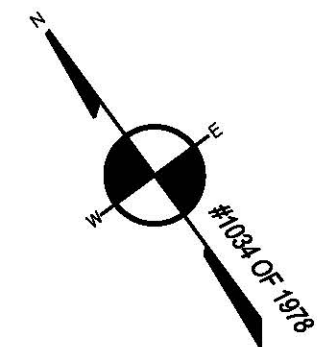
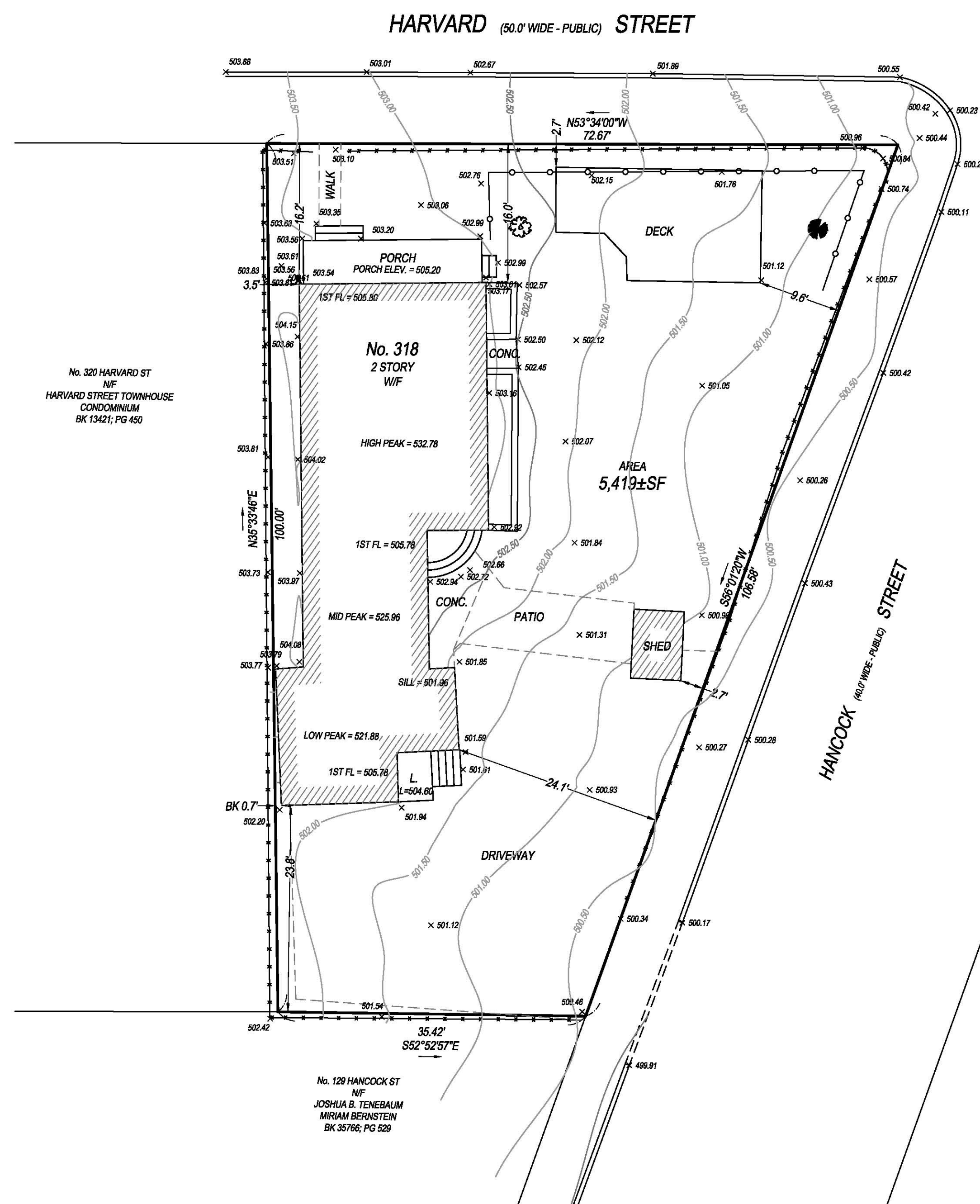
115-58
PRICE, MARY W.
149 HANCOCK ST #2A
CAMBRIDGE, MA 02139

117-99
BIBBINS, M. WYLLIS
314 HARVARD ST
CAMBRIDGE, MA 02139

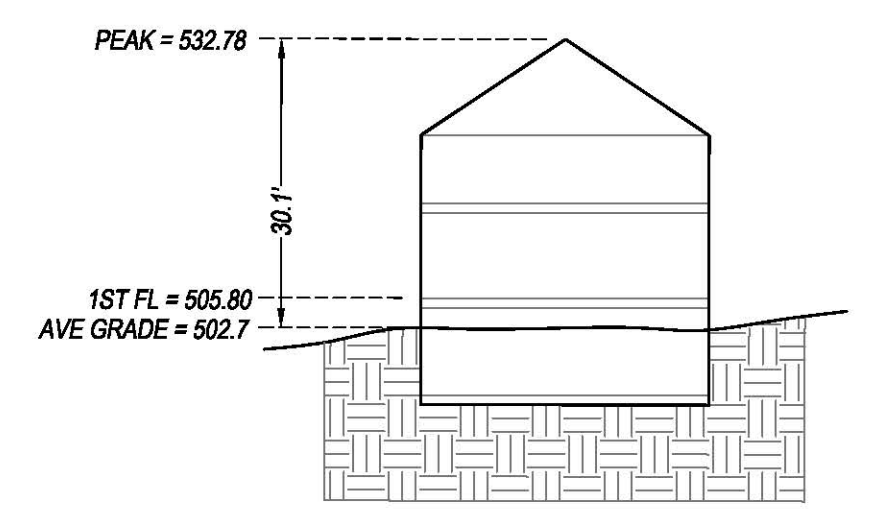
116-65
HOECK, JAMES T. & VIRGINIA N. HOECK
324 HARVARD ST. UNIT 2B
CAMBRIDGE, MA 02139

115-67
321-88 LLC
15 CENTRE ST.
CAMBRIDGE, MA 02139

115-58
MCMULLEN, JOHN A.
2 HANCOCK PK
CAMBRIDGE, MA 02139



PROFILE
NOT TO SCALE



No. 320 HARVARD ST
N/F
HARVARD STREET TOWNHOUSE
CONDOMINIUM
BK 13421; PG 450

No. 129 HANCOCK ST
N/F
JOSHUA B. TENEBBAUM
MIRIAM BERNSTEIN
BK 35766; PG 529

REFERENCES:
DEED: BK 64862; PG 196
PLAN: BK 348; PG END
#1034 OF 1978
#25 OF 1980
LCC: 3501-A
2680-A
CITY: FB 53; PG(S) 98-101
FB 180; PG(S) 98-99
PL 7135

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M22	N/A	MOJPF	RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 22, 2014 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

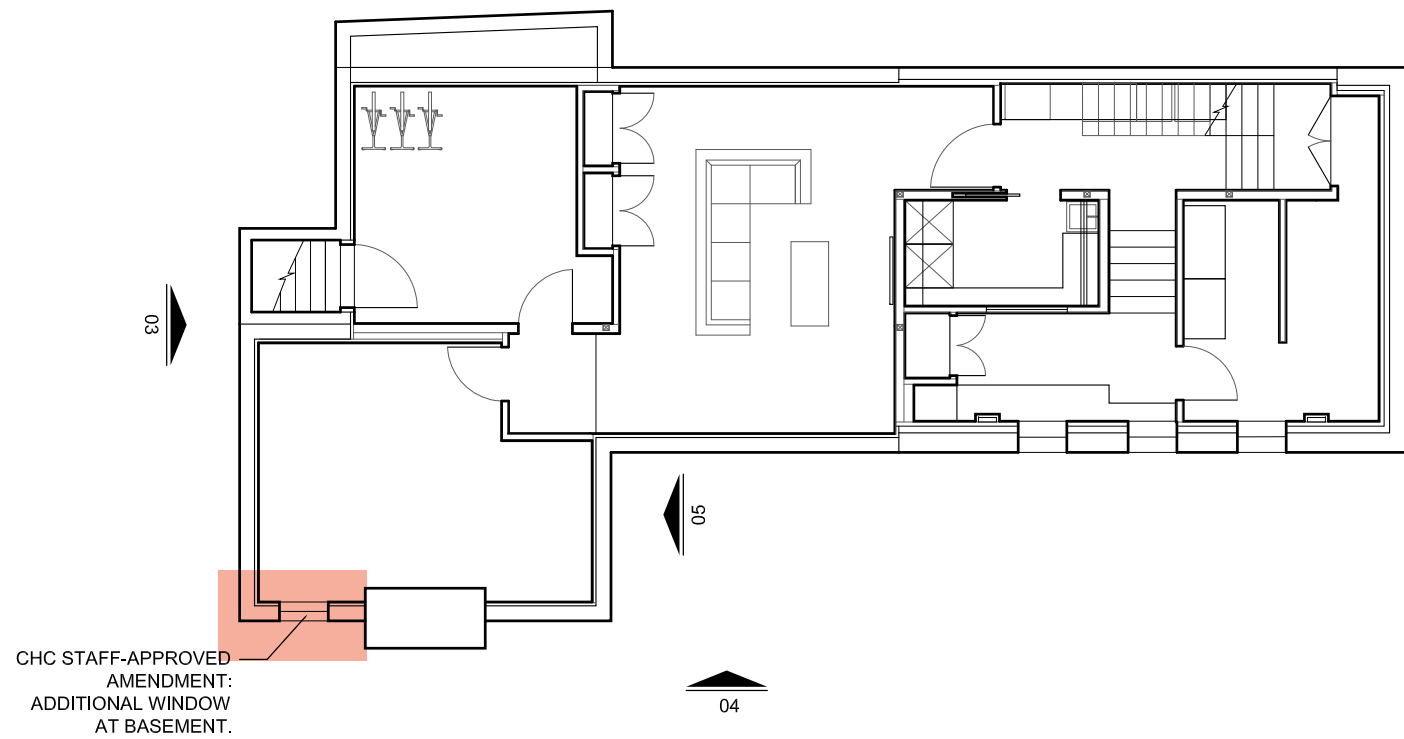
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL: #25017C0576E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR: CHRISTOPHER B. WILLIS PAMELA DIEM WILLIS 1200 WASHINGTON STREET # 507 BOSTON, MA 02118	NOTES: PARCEL ID: 116-29 ZONING: C-1 DATUM: ASSUMED
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SITE PLAN OF LAND
LOCATED AT
318 HARVARD STREET
CAMBRIDGE, MA

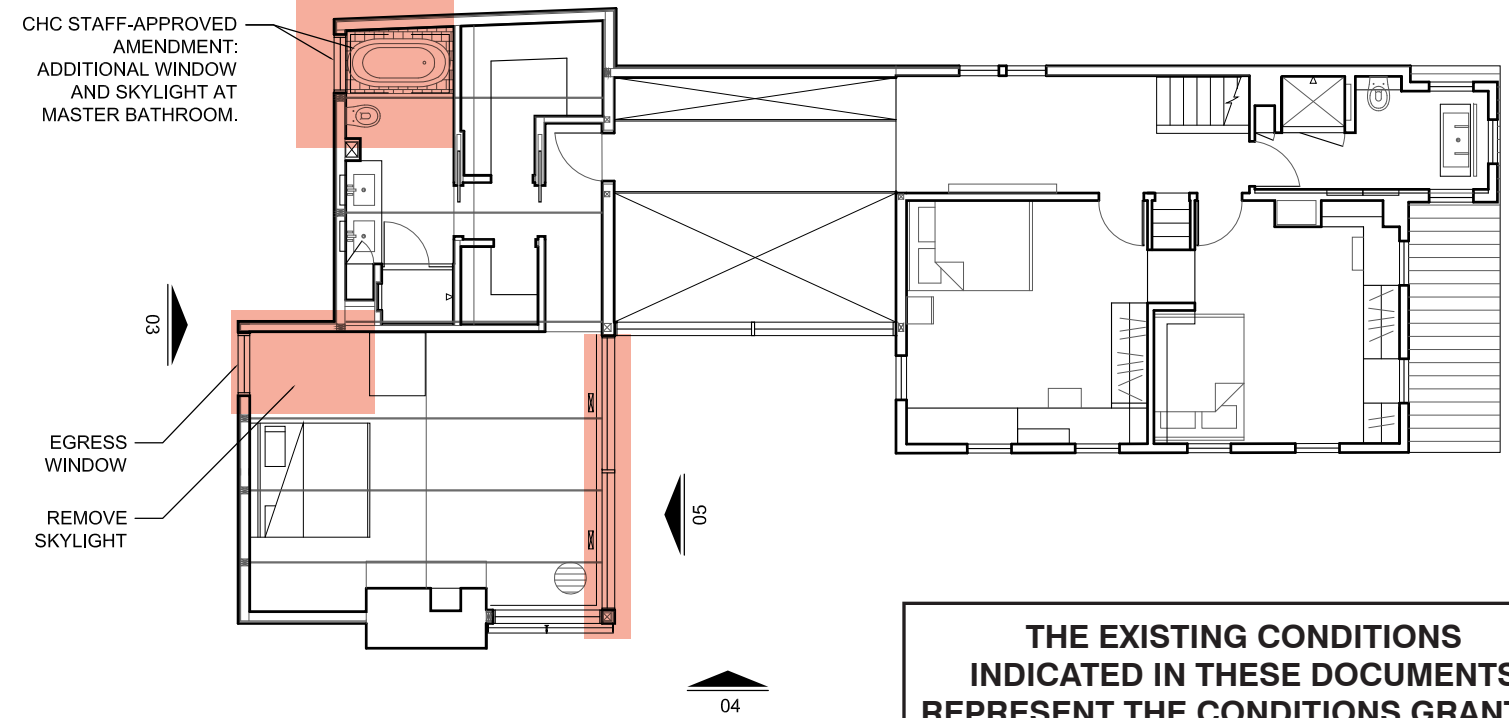
SCALE: 1 INCH = 10 FEET DATE: NOVEMBER 16, 2015





01. PROPOSED BASEMENT PLAN

SCALE: 3/32" = 1'-0"



02. PROPOSED 2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

**THE EXISTING CONDITIONS
INDICATED IN THESE DOCUMENTS
REPRESENT THE CONDITIONS GRANTED
AS VARIANCE UNDER CASE #:
BZA-007457-2015.**



03. PROPOSED SOUTH ELEVATION

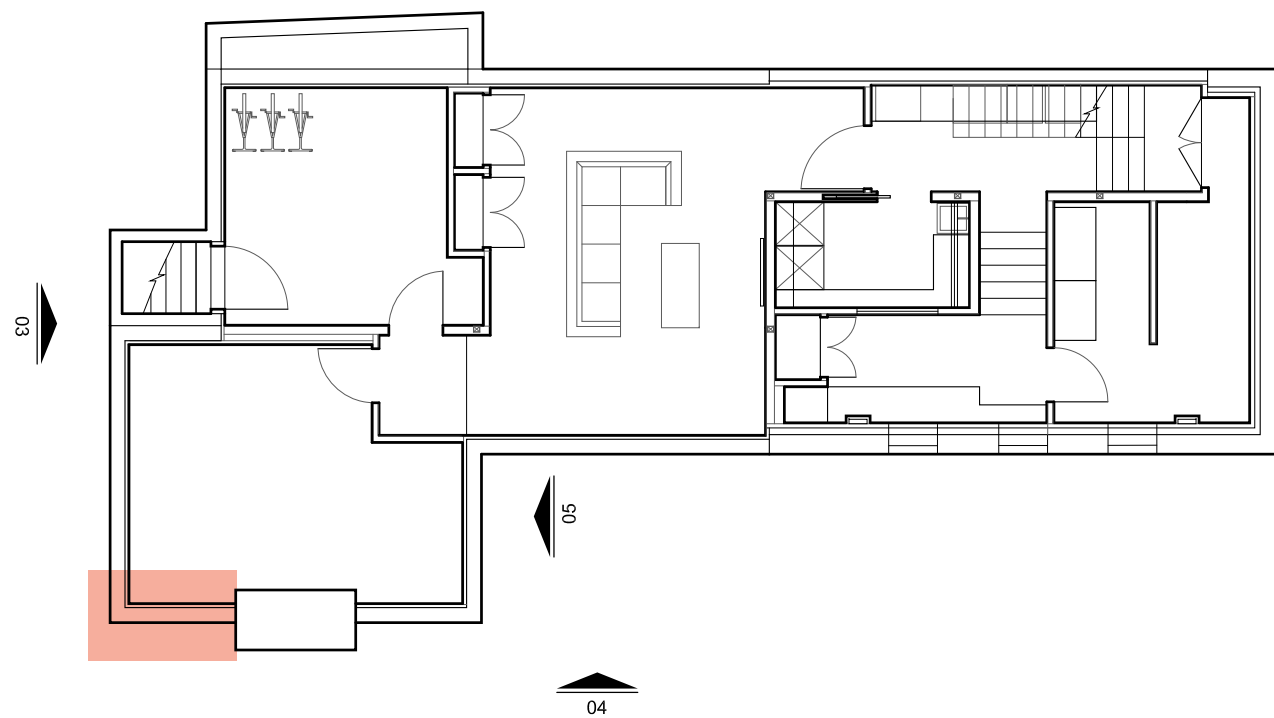
SCALE: 3/32" = 1'-0"

04. PROPOSED EAST ELEVATION

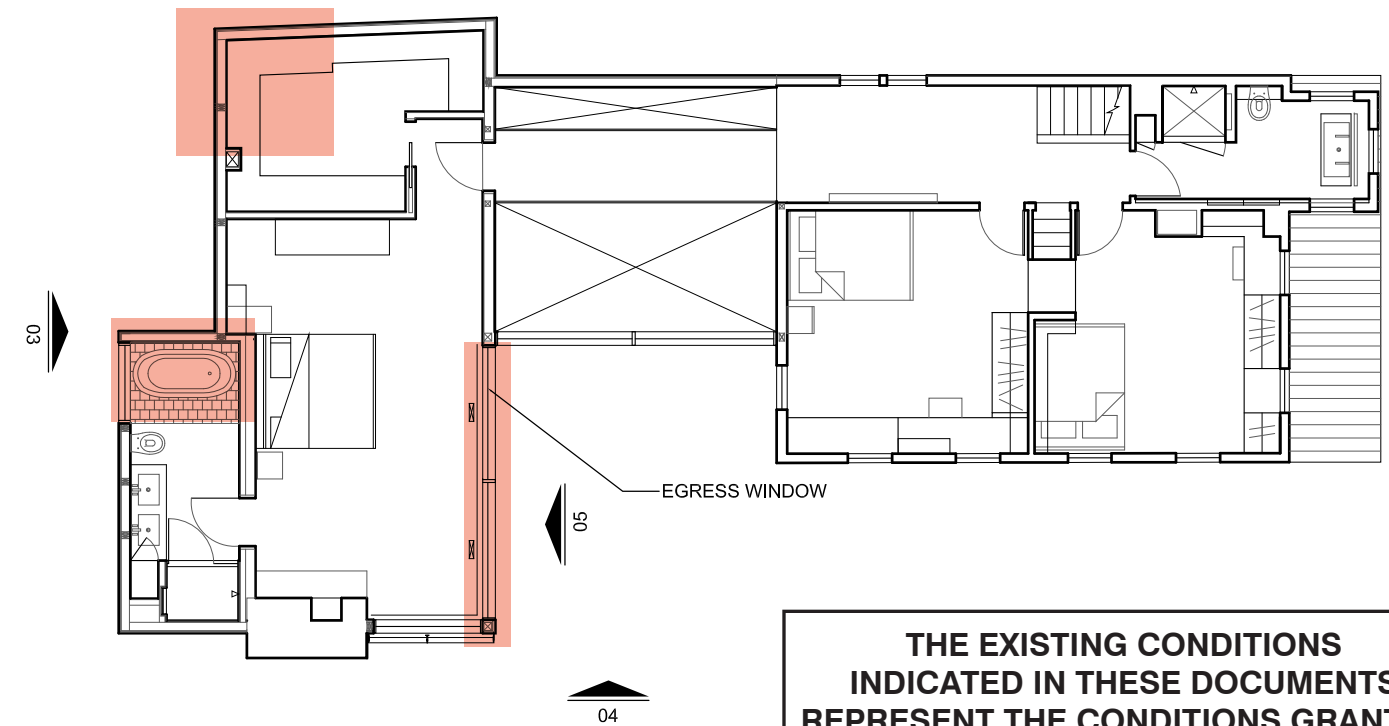
SCALE: 3/32" = 1'-0"

05. PROPOSED NORTH ELEV. AT PATIO

SCALE: 3/32" = 1'-0"

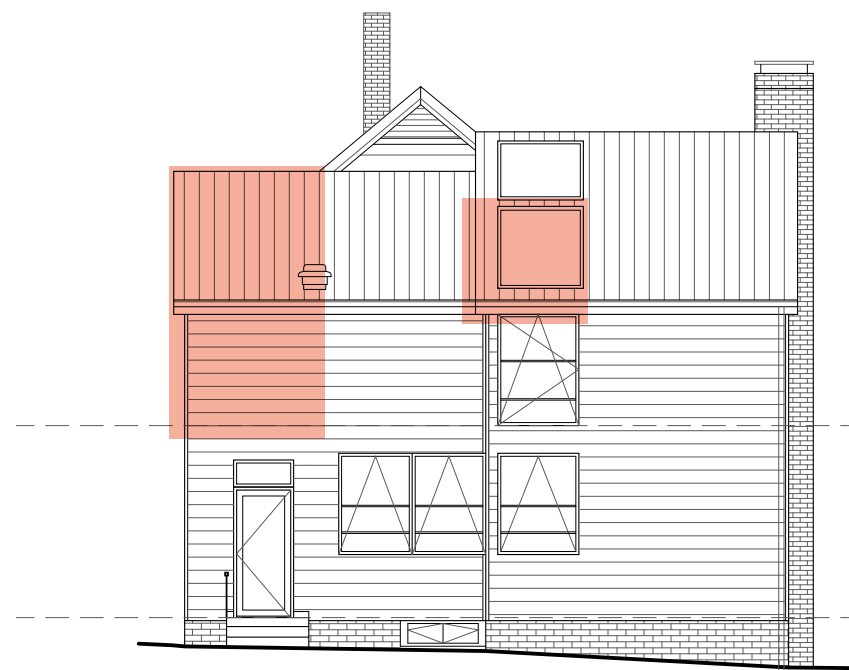


01. EXISTING BASEMENT PLAN
SCALE: 3/32" = 1'-0"



02. EXISTING 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

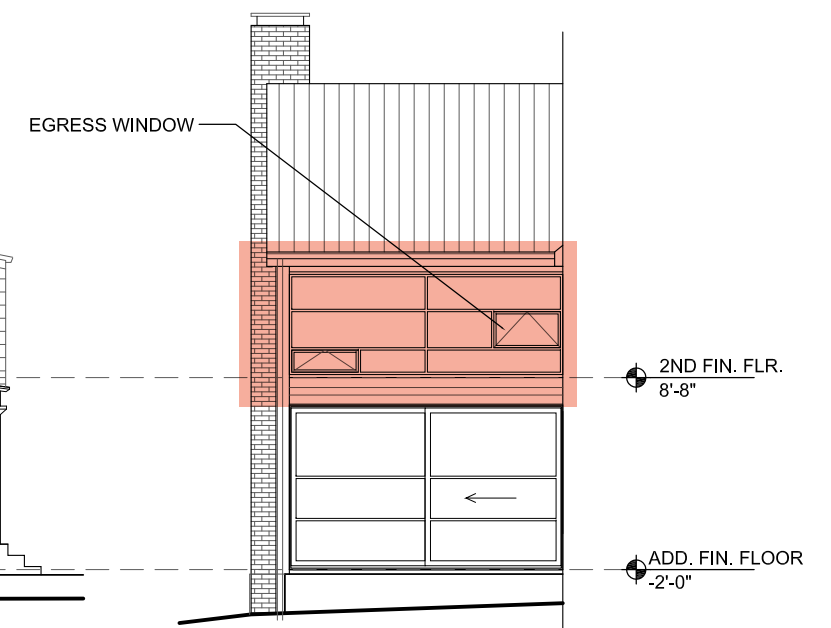
**THE EXISTING CONDITIONS
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BZA-007457-2015.**



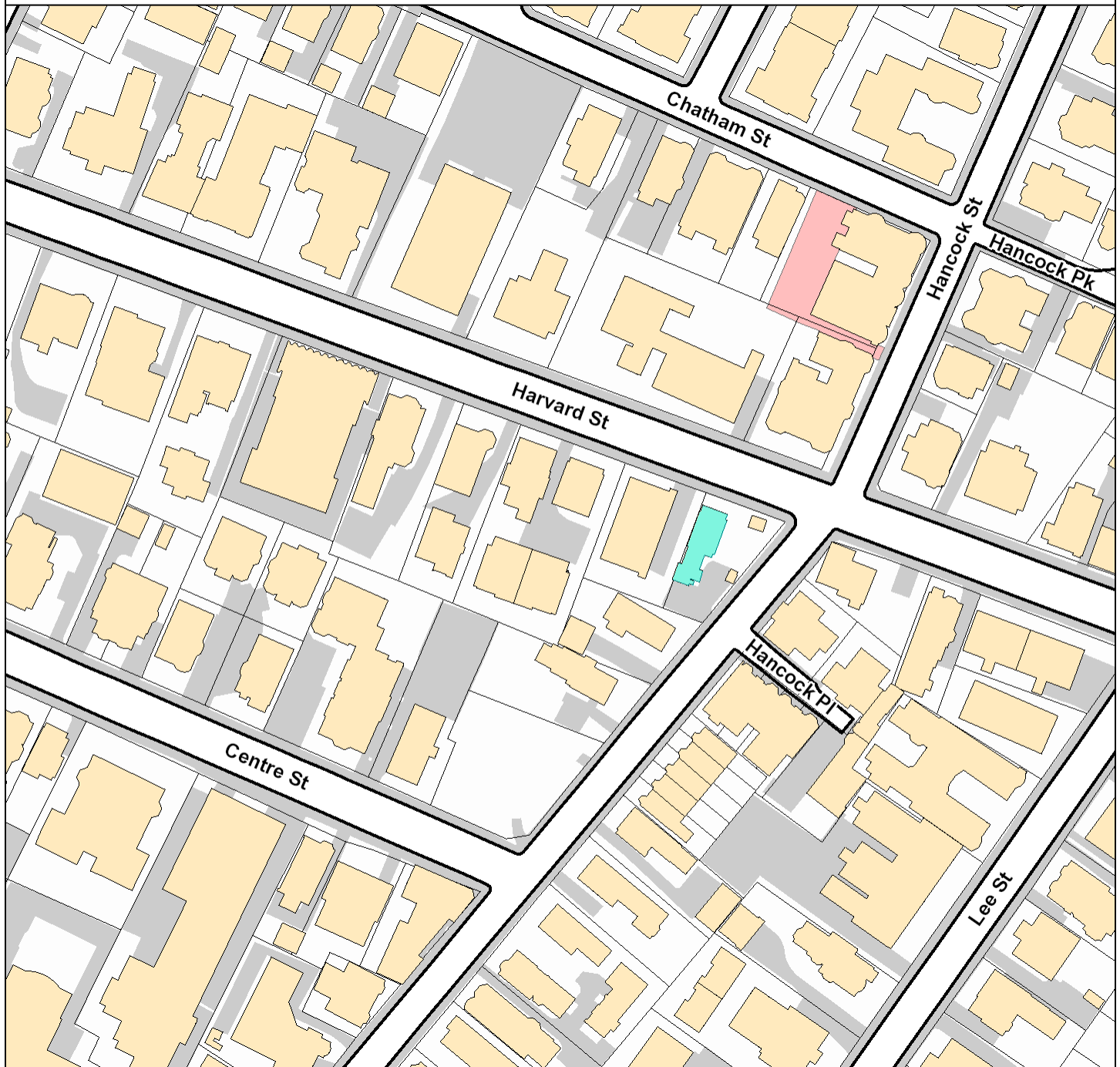
03. EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



04. EXISTING EAST ELEVATION
SCALE: 3/32" = 1'-0"



05. EXISTING NORTH ELEV. AT PATIO
SCALE: 3/32" = 1'-0"



City of Cambridge
Massachusetts

1" = 120 ft

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

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318 Harvard St.
B7A-011512-2014







