



**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.

Robert O'Reilly  
I/We \_\_\_\_\_  
(OWNER)

Address: 34 Washburn Ave, Cambridge, MA 02140 \_\_\_\_\_

State that I/We own the property located at 34 Washburn Ave, Cambridge, MA 02140, which is the subject of this zoning application.

The record title of this property is in the name of Robert W. O'Reilly and Fran E. O'Reilly \_\_\_\_\_

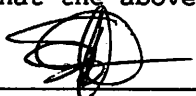
\*Pursuant to a deed of duly recorded in the date 8/28/2001, Middlesex South County Registry of Deeds at Book 33536, Page 447; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
\_\_\_\_\_  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

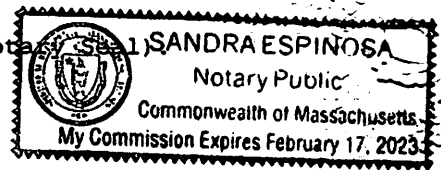
\*Written evidence of Agent's standing to represent petitioner may be requested.

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Commonwealth of Massachusetts, County of Middlesex \_\_\_\_\_

The above-name Robert W. O'Reilly personally appeared before me, this 04 of 10, 2016, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 02/17/23 (Notary)



- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

STATE OF TEXAS, COUNTY OF DALLAS

Know all men by these presents, that \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ do hereby certify that \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ is the true and correct owner of the \_\_\_\_\_

\_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ and that the same is subject to the lien of a certain \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_

\_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ and that the same is subject to the lien of a certain \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_

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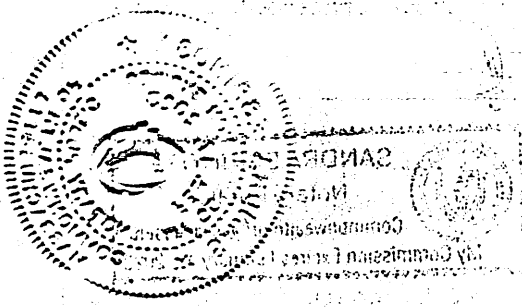
\_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_ and that the same is subject to the lien of a certain \_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_

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\_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_

\_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_

\_\_\_\_\_ of the County of \_\_\_\_\_ State of \_\_\_\_\_

**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 34 Washburn Ave 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:  
By relocating the windows the immediate neighbor to the northeast will experience no loss of privacy and the residence will be brought into conformance with zoning.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:  
There will be no additional traffic to or from the site.
- 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:  
No adverse impact to adjacent uses, see A above.
- 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:  
There will be no nuisance or hazard created by relocating the windows.
- 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:  
See A, above









34 Washburn Ave

Petitioner

184-37  
MATSUYAMA, KIN-ICHI & HIROKO MATSUYAMA  
29-31 WASHBURN AVENUE UNIT #1  
CAMBRIDGE, MA 02140

184-37  
JOHNSTON, DAVID L.  
29-31 WASHBURN AVENUE UNIT 1B  
CAMBRIDGE, MA 02140

184-83  
O'REILLY, ROBERT W. & FRAN E. O'REILLY  
34 WASHBURN AVE.  
CAMBRIDGE, MA 02140

184-63  
OHEARN, MARGARET A.,  
LIFE ESTATE JANET H. BROCHU  
2 GOLD STAR COURT  
CAMBRIDGE, MA 02140

184-65  
MACLEOD, JOHN R. & MARGERY MEADOW  
43 GOLD STAR RD.  
CAMBRIDGE, MA 02140

184-67  
SLOAT, RODNEY H. & KEVIN R. LYNCH  
33-35 GOLD STAR RD.  
CAMBRIDGE, MA 02140

184-68  
MORSE, ALICE M. & PATRICIA J. HANRAHAN  
3 MORRISON CT  
CAMBRIDGE, MA 02140

184-82  
AHMADJIAN, MARK  
32 WASHBURN AVE #3  
CAMBRIDGE, MA 02139

184-35  
OPPLIGER, PATRICIA A.  
21 WASHBURN AVE #2  
CAMBRIDGE, MA 02140

184-37  
BARBER, KEN D.  
31 WASHBURN AVE #3  
CAMBRIDGE, MA 02140

184-64  
JACOBY, VALERIE A.  
47 GOLD STAR RD.  
CAMBRIDGE, MA 02140

184-84  
RYCE, GILBERT A. & NAN M. RYCE  
38 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-85  
DEAN, DAVID & ALICIA ZEH-DEAN  
40 WASHBURN AVE  
CAMBRIDGE, MA 02141

184-66  
GILL, PATRICK, BARBARA GILL,  
JARED CRAIG & KATIE GILL  
503 EAST BROADWAY. UNIT 5  
BOSTON, MA 02127

184-82  
BISHOP, THOMAS A., KATHRINE L. BISHOP  
30-32 WASHBURN AVE. UNIT#2  
CAMBRIDGE, MA 02138

184-38  
ADLER, LAUREN & BRANDIN DEAR  
35 WASHBURN AVE. UNIT#3  
CAMBRIDGE, MA 02140

184-35  
WONG, WENDY Y.  
21 WASHBURN AVE. UNIT#3  
CAMBRIDGE, MA 02140

184-39  
BRATHWAITE, WILLIAM J. &  
BARBARA E. BRATHWAITE  
51 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-35  
ANTHONY, MICHAEL P.  
21 WASHBURN AVE. UNIT#1  
CAMBRIDGE, MA 02140

184-82  
CIANCI, JESSE  
30-32 WASHBURN AVE. UNIT#1  
CAMBRIDGE, MA 02140

184-37  
PEARL, LISA M.  
29-31 WASHBURN AVE. UNIT#2  
CAMBRIDGE, MA 02140

184-38  
WILKINS, MARK D. & NELLA M. YOUNG  
33-35 WASHBURN AVE., #1  
CAMBRIDGE, MA 02140

184-169  
NELSON PROPERTIES, LLC  
C/O GOLD STAR COURT LLC  
30 MOONEY ST.  
CAMBRIDGE, MA 02138

184-38  
MOODY, GLENN R.  
33-35 WASHBURN AVE., #2  
CAMBRIDGE, MA 02139

184-81  
LI, JUN & CITY OF CAMBRIDGE TAX TITLE  
26 WASHBURN AVE  
CAMBRIDGE, MA 02140



APPROX NORTH

# WASHBURN AVENUE

(30' WIDE PUBLIC WAY)

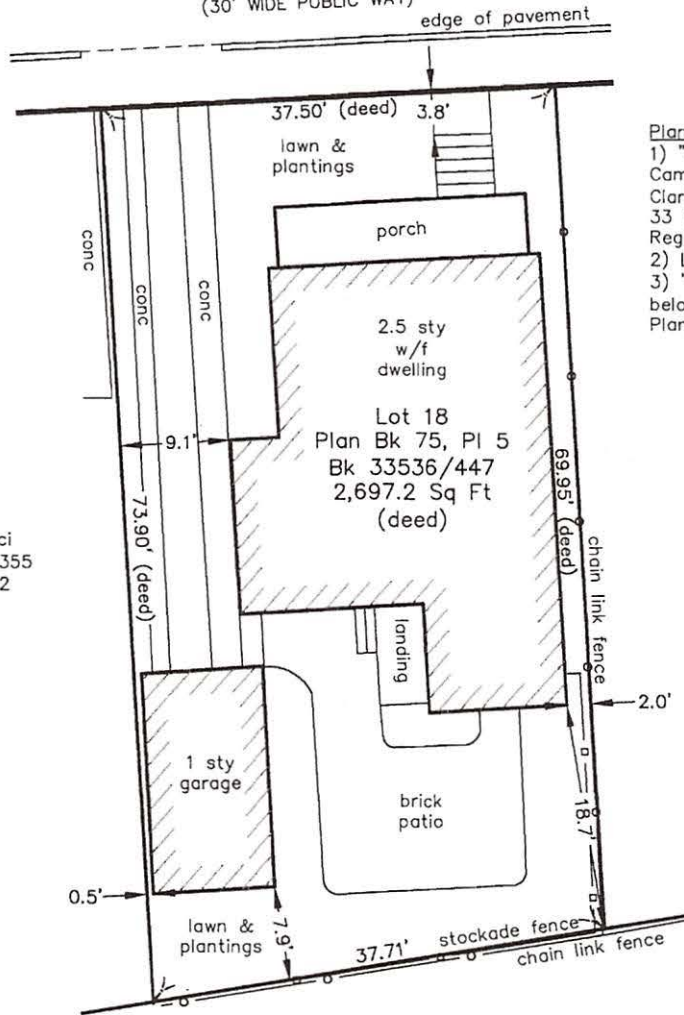
Zoning: B

Setbacks:

Front: 15'

Side: 7.5' (20' sum min)

Rear: 25'



Plan References:

- 1) "Plan of Land in North Cambridge, Mass., belonging to Clark Bros." Plan Book 126, Plan 33 in the Middlesex South Registry of Deeds.
- 2) Land Court Plan #9871B.
- 3) "Plan of Land in N Cambridge belonging to Cyrus Washburn" Plan Book 75, Plan 5.

n/f  
 Jessie Cianci  
 Bk 55388/Pg355  
 M/L 184/82

n/f  
 Gilbert A Ryce &  
 Nan A Ryce  
 Bk 48442/Pg427  
 M/L 184/84

"I hereby certify that the locations shown hereon are based on a field survey performed on August 16, 2016 by Gateway Survey Associates, LLC"

n/f  
 Janet H Brochu  
 Bk 12333/Pg207  
 M/L 184/63

*[Signature]*  
 Date: 9/2/16



*[Signature]* 9/2/16

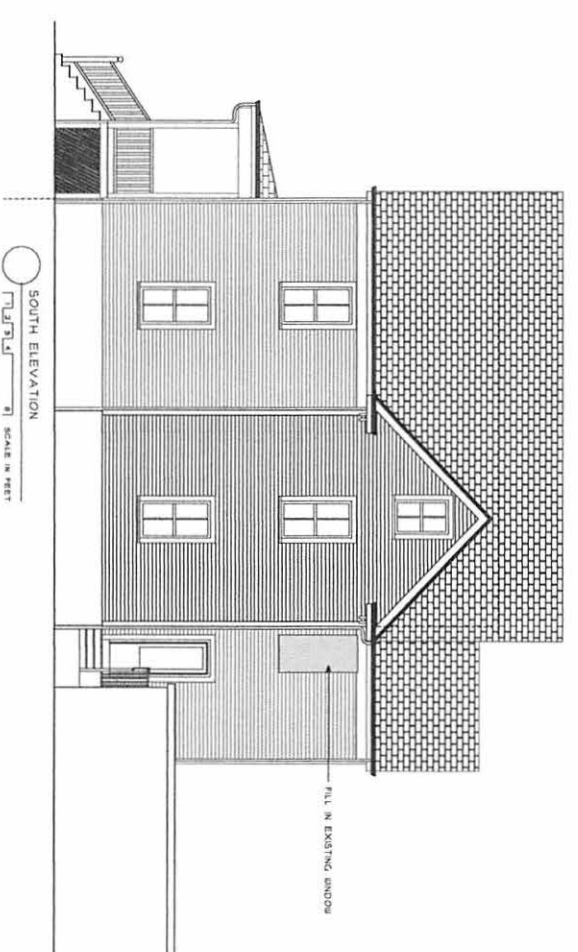
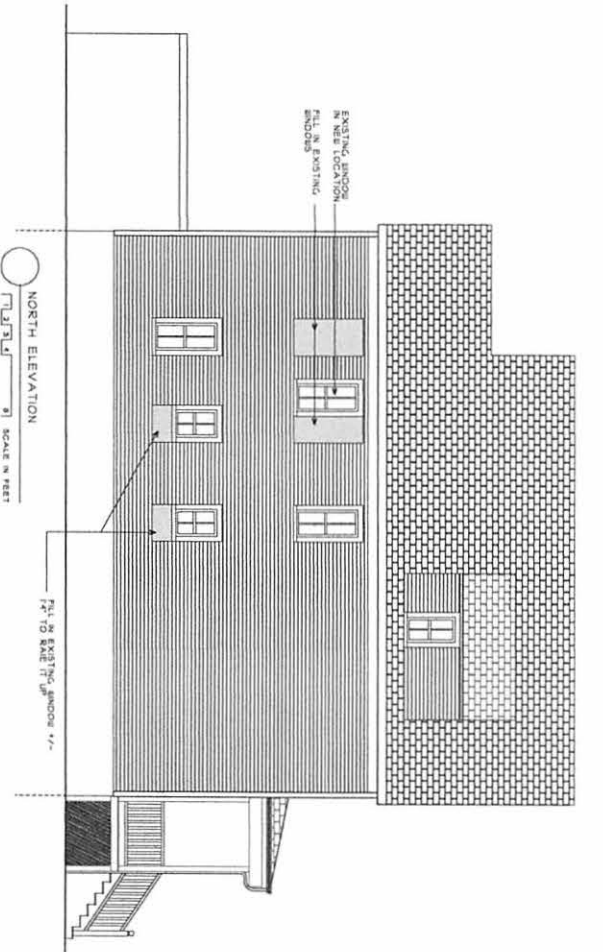
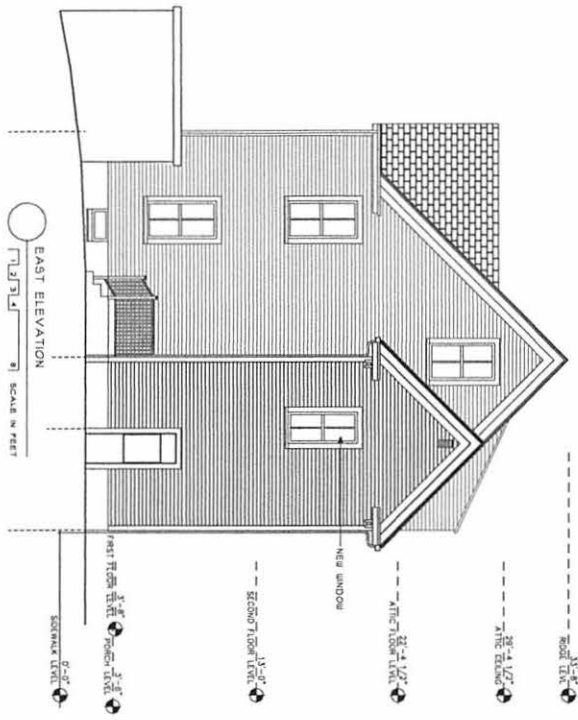
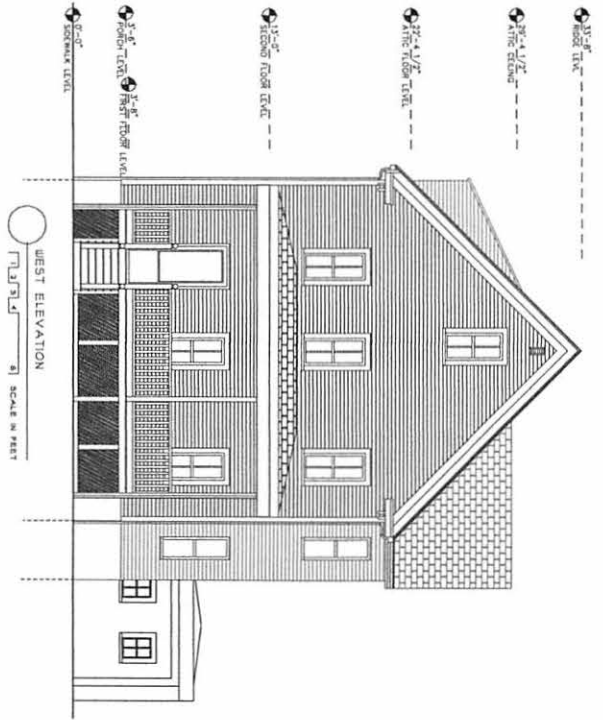
## PLOT PLAN

at 34 WASHBURN AVENUE,  
 CAMBRIDGE, MA for Owners of Record:  
 ROBERT O'REILLY JR & FRAN O'REILLY

**Gateway Survey Associates, LLC**

www.gatewaysurvey.com  
 ph: 508-291-8991 f: 508-291-0534  
 PO Box 54 Wareham, MA 02571

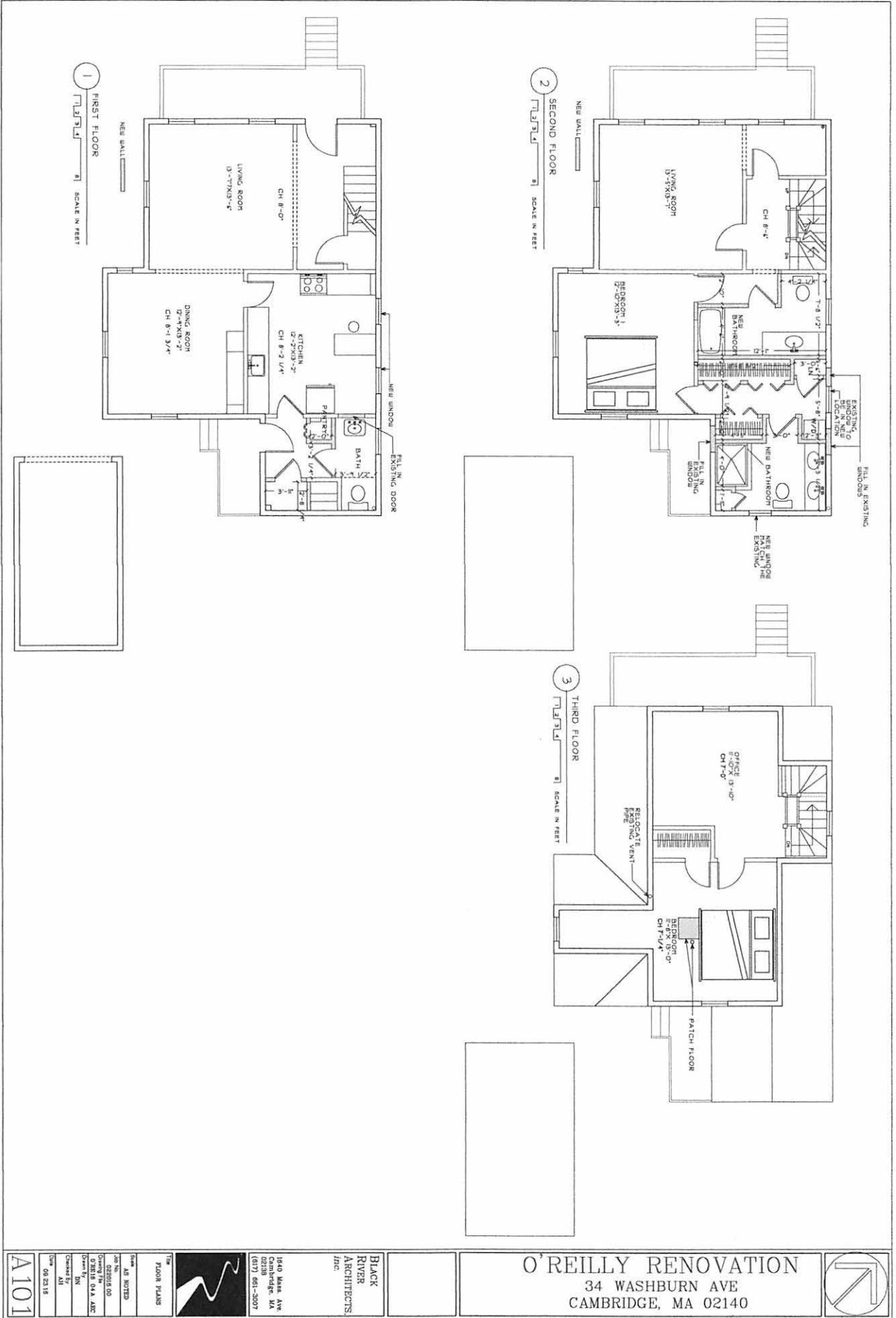
DRAWN BY: MLL	DATE: 09/02/16
CHECKED BY: NIL	DRAWING NO.: 34WASHBURN
SCALE: 1" = 10FT	SHEET 1 OF 1



O'REILLY RENOVATION  
34 WASHBURN AVE  
CAMBRIDGE, MA 02140



	1649 Mass Ave Cambridge, MA 02138 617-851-2007
	BLACK RIVER ARCHITECTS, LLC
THE ELEVATIONS	DATE: 08/10/2010 JOB NO: 20010.00 DRAWING NO: 021010.00 CLIENT: O'REILLY S&A, LLC DRAWN BY: [Name] CHECKED BY: [Name] CADD BY: [Name] DATE: 08/23/10
A102	102



**O'REILLY RENOVATION**  
 34 WASHBURN AVE  
 CAMBRIDGE, MA 02140

**BLACK RIVER ARCHITECTS, INC.**

1840 Mass Ave  
 Cambridge, MA 02138  
 (617) 861-3827

**THE FLOOR PLANS**

DATE	AS NOTED
NO. 1	02/20/10
NO. 2	02/20/10
NO. 3	02/20/10
NO. 4	02/20/10
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NO. 96	02/20/10
NO. 97	02/20/10
NO. 98	02/20/10
NO. 99	02/20/10
NO. 100	02/20/10

**A101**





*Front No Changes*



*Side No Changes*





*Rear No Changes*



*Side Lower Windows to be moved*