GENERAL INFORMATION

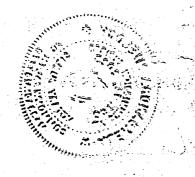
The undersigned hereby petitions the Board of Zoning Appeal for the following:			
Special Permit: Varia	ince: X	Appeal:	
PETITIONER: Marc + Maddeine Holzer PETITIONER'S ADDRESS: 60 Foster Street, Combinage MO2138			
LOCATION OF PROPERTY: Saw			
TYPE OF OCCUPANCY: Single four	ZONING DISTR	ICT:	
REASON FOR PETITION:			
Additions		New Structure	
Change in Use/Occupanc	У	Parking	
Conversion to Addi'l D	welling Unit's	Sign	
Dormer	41 1	Subdivision	
X Other: Add q 5MC	ellentry pord	1000f on right side.	
DESCRIPTION OF PETITIONER'S PROPOSA	 L:	-	
Proposa is to add a po		ver the main	
entrance located within	me right sic	le sotback, which	
increases the non-confo	CHURC GFA	hu 26SF	
0	1		
SECTIONS OF ZONING ORDINANCE CITED:			
Article 5 Section 5.28.31	Rel Gross floo	rava/F,A,R.	
Article 5 Section 5.31, To			
Article Section			
Applicants for a Variance must company Applicants for a Special Permit must Applicants for an Appeal to the Inspectional Services Department must for the appeal	t complete Pages 1- e BZA of a Zonir	ng determination by the	
Original Signatur		tioner(s)/Owner)	
	MARCI	10/200 Maddeine Holzer (Print Name)	
Addre	Comb	ridge MA ODI38	
Tel.	No.: 857-2	142-4174	
E-Mai	1 Address: Warc	holzer1@gmail.com	
Date: \umber 19,2017		V	

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 MARC G. Holzer + Madeleine C. Holzer
Address: 60 Faster St. Cambridge MA 02138
State that I/We own the property located at 60 Fister St.
which is the subject of this zoning application.
The record title of this property is in the name of MARC G. Holzer & Madeleine C. Holzer
*Pursuant to a deed of duly recorded in the date $\frac{9/15/3015}{15}$, Middlesex South County Registry of Deeds at Book $\frac{66073}{15}$, Page $\frac{415}{15}$; or
Middlesex Registry District of Land Court, Certificate No
Book
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 <u>Middlesex</u>
The above-name March Holzer + Madeleine (Holzer personally appeared before me,
this 15 of June, 2017, and made oath that the above statement is true.
ALEKSANDRA MIELOCH Notary Public Commonwealth of Massachusetts My Commission Expires October 12, 2023 (Notary Seal).

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



ALEKSANDRA MELOCH
Honery Public
Oummanivealls of Mescaphosels
My Commission Expires
Optiober 12, 2023

្តស្នាស់ស្ត្រ (១៩) ១២ (២០០ ដីម៉ូម៉ូម៉ូសូល១) ប្រើបាលម៉ឺម៉ា ស្ត្រី ប្រឹក្សាសំពីអ្នកប្រាប់ (១៤) ១៤។ ២០០០ ខ្លែងពីសេចអូរ៉ូង ព្រះស៊ីមិទី២ ប៉ុន្តា និសាសមន្ត សុវិសា មិសាស្ត្រ សុវិសាស្ត្រ (១៤)

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 proposed entry porch would provide this home with a neccessary and minimal amount of essential coverage from rain snow and icing in the area immediately adjoining the primary entry door. The current lack of protection for people and packages at teh entryeway is a hardship for the recent owners, who are senior citizens who intend to be long term residents and have safety concerns.

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 stems from the unusually small lot size and existing minimal nonconforming setbacks that prevent the addition of any entry coverage without violating the ordinance both for side setvback and for overall GFA.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

Substantial detriment to the public good for the following reasons:
The proposed entry porch is both modestly and appropriately sized for the scale of the neighborhood, and would not pose a detriment.

Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
Relief would ameliorate the constraints presented by this particular parcel's nonconforming configuration without affect to overall ordinance intent.

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

DIMENSIONAL INFORMATION

APPLICANT: Amy Semmes, A.I.A PRESENT USE/OCCUPANCY: single family residence

LOCATION: 60 Foster St Cambridge, MA ZONE: Residence C-1 Zone

PHONE: REQUESTED USE/OCCUPANCY: single family residence

PHONE: REQUESTED USE/OCCUPANCY:		single family residence			
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AND	REA:	2196	2222	2039	(max.)
LOT AREA:		2719	2719	5000	(min.)
RATIO OF GROSS FLOOR TO LOT AREA: 2	R AREA	.80	.82	75	(max.)
LOT AREA FOR EACH DW	WELLING UNIT:	2719	2719	1500	(min.)
SIZE OF LOT:	WIDTH	41.5	41.5	50	(min.)
	DEPTH	73.5 avg	73.5 avg	100	
SETBACKS IN FEET:	FRONT	4.7	4.7	10	(min.)
	REAR	29.5	29.5	20	(min.)
	LEFT SIDE	2.7	2.7	7.5	(min.)
	RIGHT SIDE	2.7	2.7	7.5	(min.)
SIZE OF BLDG.:	HEIGHT	28.6	28.6	35	(max.)
	LENGTH	38.1	38.1	n/a	
	WIDTH	28.7	31.9	n/a	
RATIO OF USABLE OPEN TO LOT AREA:	N SPACE	.33	.33	.30 .	(min.)
NO. OF DWELLING UNIT	rs:	1	1	1	(max.)
NO. OF PARKING SPACE	ES:	0	0	1 (mi	n./max)
NO. OF LOADING AREAS	<u>3:</u>	n/a	n/a	n/a	(min.)
DISTANCE TO NEAREST	BLDG.	n/a	n/a	n/a	(min.)
ON SAME LOT:	•			•	

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.

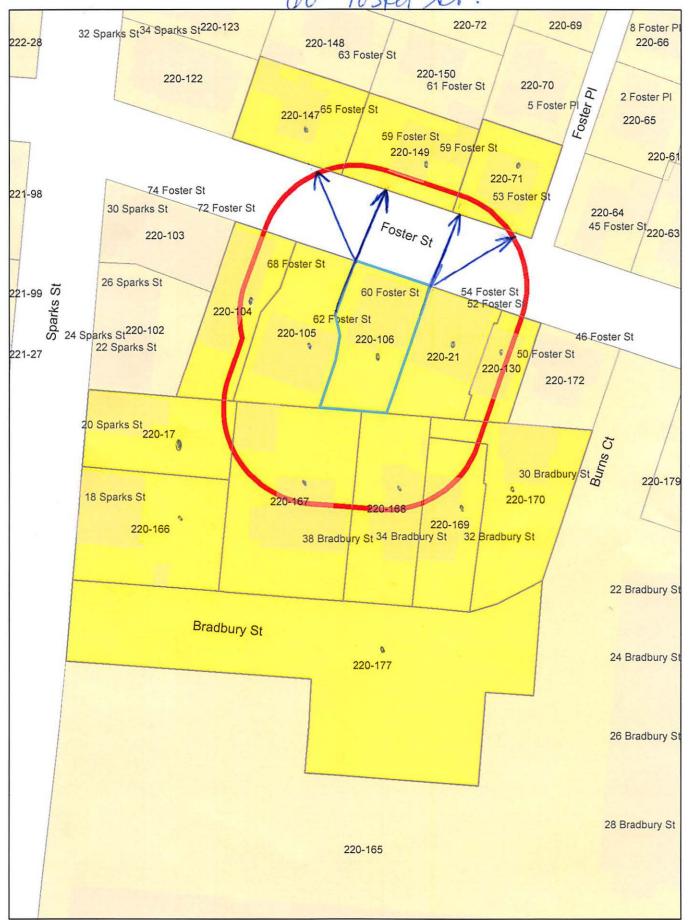
2 1/2 story wood framed single family residence

- 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

GENERAL IN	FORMATION	2017 JUL 1	3 PM 12: 13
The undersigned hereby petitions the Boar	d of Zoning Ap	peal for And follow	wing: 13
The undersigned hereby petitions the Boar Special Permit: Variance:	<u> </u>	Appeal:	SSACHUGERK
PETITIONER: Marc + Madeline H PETITIONER'S ADDRESS: 60 FOSTER S	olzer	aleredge MO	≥138
location of property: Sawl		δ.	
TYPE OF OCCUPANCY: Single family	ZONING DISTRI	CT:	
REASON FOR PETITION:			
Additions	,	New Structur	re
Change in Use/Occupancy		Parking	
Conversion to Addi'l Dwellin	g Unit's	Sign	
Dormer		Subdivision	
X Other: Add a small e	ntry porch	noof on right	side.
Proposal is to add a porch on travely located within the	right sid		slech
SECTIONS OF ZONING ORDINANCE CITED:			
Article 5 Section 5.28 at 70.00 Article 5 Section 5.31, Table.	60055 Floor 5-1 +5.31.2	Talox/F, A.R. 1(n) RE! Sides	etback
Article Section			
Applicants for a Variance must complete P Applicants for a Special Permit must comp Applicants for an Appeal to the BZA Inspectional Services Department must att for the appeal	lete Pages 1-4 of a Zoning	g determination b	
Original Signature(s):	MARC H	Africal Madels ibnof(s)/Owner) 13/2GR Maddeir	nettdzer
Address:	Combr	idge MA	00)38
Tel. No.:	857-20	12-4174	
E-Mail Add	ress: Warc	holzer1@gw	<u>ail</u> .com
Date: \une 19,2017		U	

60 Foster St.



60 Foster St.

220-17 DAVIS, JUDY 20 SPARKS ST. CAMBRIDGE, MA 02138

220-104 RUSH, DAVID & CATHARINE D. RUSH 68 FOSTER ST CAMBRIDGE, MA 02138

220-130 CURTIS, MATTHEW W. 50 FOSTER ST CAMBRIDGE, MA 02138

220-166 SINGER, LEONARD & BARBARA SINGER 18 SPARKS ST CAMBRIDGE, MA 02138

220-169 HORIATIS, ARTHUR 32 BRADBURY ST CAMBRIDGE, MA 02138 220-21 BONNEY, CHARLES M. II & ANN A. B. BONNEY 52 FOSTER ST CAMBRIDGE, MA 02138

220-105 HERRICK, DAVID P. & ELLEN HERRICK 62 FOSTER ST CAMBRIDGE, MA 02138

220-147 ALLEN, WHITNEY H. & CHRISTOPHER R.. BINGHAM 65 FOSTER ST CAMBRIDGE, MA 02138

220-167 ROSE, SANFORD & CONNIE J. VAN RHEENEN 36 BRADBURY ST CAMBRIDGE, MA 02138

220-170 ALONSO, MARY ELLEN 30 BRADBURY ST. CAMBRIDGE, MA 02138 220-106
HOLZER, MARC G. & MADELEINE C. HOLZER
60 FOSTER ST
CAMBRIDGE, MA 02138

220-71 MASTERSON, DEBORAH C. 53 FOSTER ST CAMBRIDGE, MA 02138

220-149 FISHMAN, CAROL L., TR 59 FOSTER ST RLTY TR 59 FOSTER ST CAMBRIDGE, MA 02138

220-168 BURT, LAURIE 34 BRADBURY ST CAMBRIDGE, MA 02138

220-177
CAMBRIDGE REDEVELOPMENT AUTHORITY
4 CAMBRIDGE CENTER 2ND FLR
CAMBRIDGE, MA 02142

60 FOSTER STREET, CAMBRIDGE, MASSACHUSETTS

APPLICANT:	PRESENT USE/OCCUPANCY: SINGLE FAMILY RESIDENCE			
MARC & MADELEINE HOLZER	REQUESTED USE/OCCUPANCY: UNCHANGED			
PHONE: (SEE APPLICATION)	ZONE: RESIDENCE C-1			
	EXISTING COND.	REQUESTED COND.	ORDINANCE REQS.	
TOTAL GROSS FLOOR AREA:	2.196 SF	2,222 SF	2,039 SF	
LOT AREA:	2,719 SF	UNCHANGED	5,000 SF	
RATIO OF GFA/LOT AREA:	.80	.82	.75	
LOT AREA PER DWELL'G UNIT:	2,719 SF	UNCHANGED	1,500 SF	
SIZE OF LOT: WIDTH:	41.5 FEET	UNCHANGED	50 FEET	
DEPTH:	73.5 FEET (AVG)	UNCHANGED	100 FEET	
SETBACKS IN FEET: FRONT:	4.7 FEET	UNCHANGED	10 FEET	
LEFT SIDE:	2.7 FEET	UNCHANGED	7.5 FEET	
RIGHT SIDE	2.7 FEET	UNCHANGED	7.5 FEET	
REAR:	29.5 FEET	UNCHANGED	20 FEET	
SIZE OF BLDG.: HEIGHT:	28.6 FEET	UNCHANGED	35 FEET	
LENGTH:	38.1 FEET	UNCHANGED	N/A	
WIDTH:	28.7 FEET	31.9 FEET	N/A	
RATIO USABLE OPEN SP./LOT:	.33	UNCHANGED	.30	
NUMBER OF DWELLING UNITS:	1	UNCHANGED	1	
NUMBER OF PARKING SPACES:	0	UNCHANGED	1 PER D.U.	
NUMBER OF LOADING AREAS:	N/A	N/A	N/A	
		N/A		
DESCRIBE OTHER OCCUPANCIES ADJ. BUILDINGS ON SAME LOT, ETC.:	1			

DIMENSIONAL FORM

PREPARED BY: AMY SEMMES, A.I.A



STREET VIEW

DRAWING INDEX ISSUED OR REISSUED WITH REVISION REISSUED WITHOUT REVISION COVER/ DRAWING LIST/ DIMENSIONAL FORM PHOTOS OF EXISTING ENTRY AREA CERTIFIED PLOT PLAN SCHEMATIC SITE PLAN-PROPOSED FLOOR PLANS/ AREA. CALCULATIONS EXISTING RIGHT SIDE/ENTRY ELEVATION PROPOSED RIGHT SIDE/ENTRY ELEVATIONI EXISTING FRONT ELEVATION PROPOSED FRONT ELEVATIONI EXISTING ENTRYWAY-DETAILS PROPOSED ENTRANCE PORCH- DETAILS

DATE ISSUED

CAMBRIDGE, STREET, **FOSTER**

SHEET/DRAWING

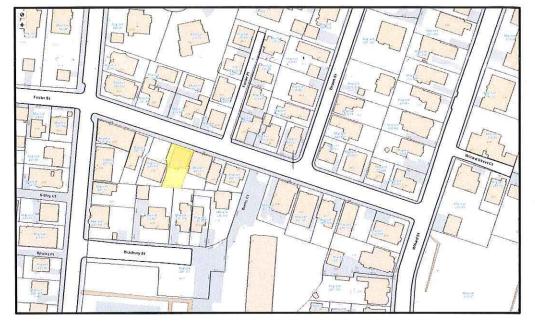
COVER

7/10/2017

A0.0

ZONING BOARD VARIANCE SUBMITTAL, JULY 10, 2017

EX0.1



BLOCK MAP



VIEW OF ENTRY WALKWAY



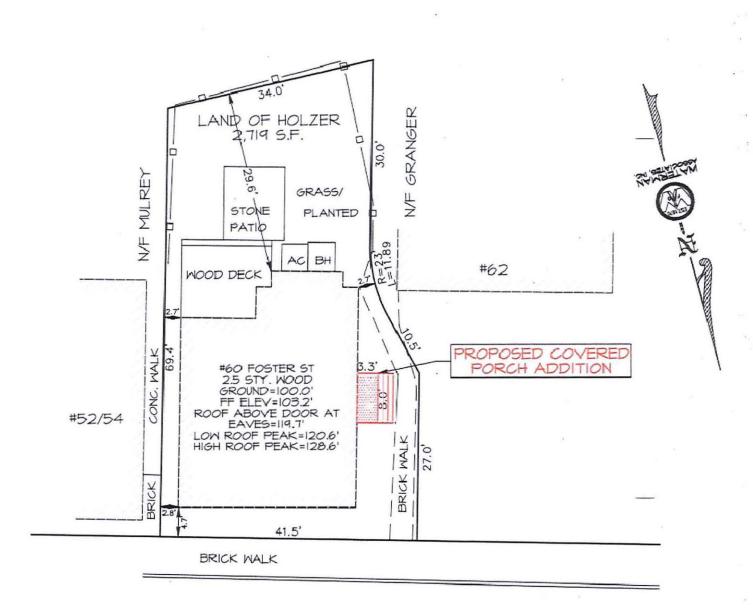
STREET VIEW OF ENTRY FACADE



VIEW FROM ENTRY GATE



WALKWAY WAY VIEW OUT TO STREET



FOSTER

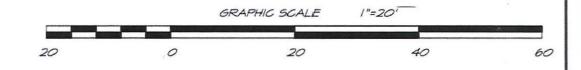
ZONING DISTRICT CI

FRONT SETBACK: SIDE SETBACK: REAR SETBACK: MAXIMUM HEIGHT: MIN P.OPEN SPACE/LOT AREA: 30%

REQ. H+L(a)/4 H+L(n)/4 H+L(c)/4 35'

TOTAL LOT AREA: 2,719 S.F.

FLOOD BOUNDARY ZONE: C





F.O. WATERMAN AND ASSOC, INC. 2 MISTERIA WAY CANTON, MA 02021 (781)-401-0711

DEED:

66073/415

PLAN:

PB 147 PLAN 37

PROFESSIONAL LAND SURVEYOR

NOT ORIGINAL UNLESS STAMPED IN RED

RICHARD

CLINTON NELSON No. 37053 CERTIFIED PLOT PLAN

CAMBRIDGE, MA

OWNER: MARC G. HOLZER & MADELLEINE C. HOLZER

60 FOSTER STREET, CAMBRIDGE, MA

DATE: Jun 14, 2017 SCALE: 1"=20"

E HAT SCALE IS N PRINTED & 11 X 17 7/10/2017

60 FOSTER STREET, CAMBRIDGE, MA.

CERTIFIED PLOT PLAN

AMY SEMMES, A.I.A

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

