

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: X Appeal: \_\_\_\_\_

PETITIONER: Marc + Madeline Holzer

PETITIONER'S ADDRESS: 60 Foster Street, Cambridge MA 02138

LOCATION OF PROPERTY: Same

TYPE OF OCCUPANCY: single family ZONING DISTRICT: \_\_\_\_\_

REASON FOR PETITION:

- Additions \_\_\_\_\_ New Structure
- \_\_\_\_\_ Change in Use/Occupancy \_\_\_\_\_ Parking
- \_\_\_\_\_ Conversion to Addi'l Dwelling Unit's \_\_\_\_\_ Sign
- \_\_\_\_\_ Dormer \_\_\_\_\_ Subdivision

X Other: Add a small entry porch roof on right side.

DESCRIPTION OF PETITIONER'S PROPOSAL:

Proposed is to add a porch roof to cover the main entrance located within the right side setback, which increases the non-conforming GFA by 26 SF

SECTIONS OF ZONING ORDINANCE CITED:

- Article 5 Section 5.28.21 Re: Gross Floor Area / F.A.R.
- Article 5 Section 5.31, Table 5-1 + 5.31.2(n) RE: Side setback
- Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5  
Applicants for a Special Permit must complete Pages 1-4 and 6  
Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): Marc + Madeline Holzer  
(Petitioner(s)/Owner)  
Marc Holzer Madeline Holzer  
(Print Name)

Address: 60 Foster Street  
Cambridge, MA 02138

Tel. No.: 857-242-4174

E-Mail Address: marc.holzer1@gmail.com

Date: June 19, 2017

**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  
(OWNER)

Address: 60 Foster St. Cambridge MA 02138

State that I/We own the property located at 60 Foster 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 9/15/2015, Middlesex South County Registry of Deeds at Book 66073, Page 415; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Marc G. Holzer + Madeleine C. Holzer  
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 Middlesex

The above-name Marc G. Holzer + Madeleine C. 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

[Signature]  
Notary

My commission expires \_\_\_\_\_ (Notary Seal).

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

STATE OF MASSACHUSETTS

IN SENATE, January 13, 1923.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE  
IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE  
MAY 11, 1922.



ALFRED W. MIELCH  
Secretary of the Board  
Commonwealth of Massachusetts  
My Commission Expires  
October 13, 1923

**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 proposed entry porch would provide this home with a necessary 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 the entryway 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 setback and for overall GFA.

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

**1)** 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.

**2)** 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.**



BZA . 013849 . 2017

BZA APPLICATION FORM

GENERAL INFORMATION

2017 JUL 13 PM 12:13

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s):

Marc + Madeline Holzer  
(Petitioner(s)/Owner)

Marc Holzer Madeline Holzer  
(Print Name)

Address:

60 Foster Street  
Cambridge, MA 02138

Tel. No.:

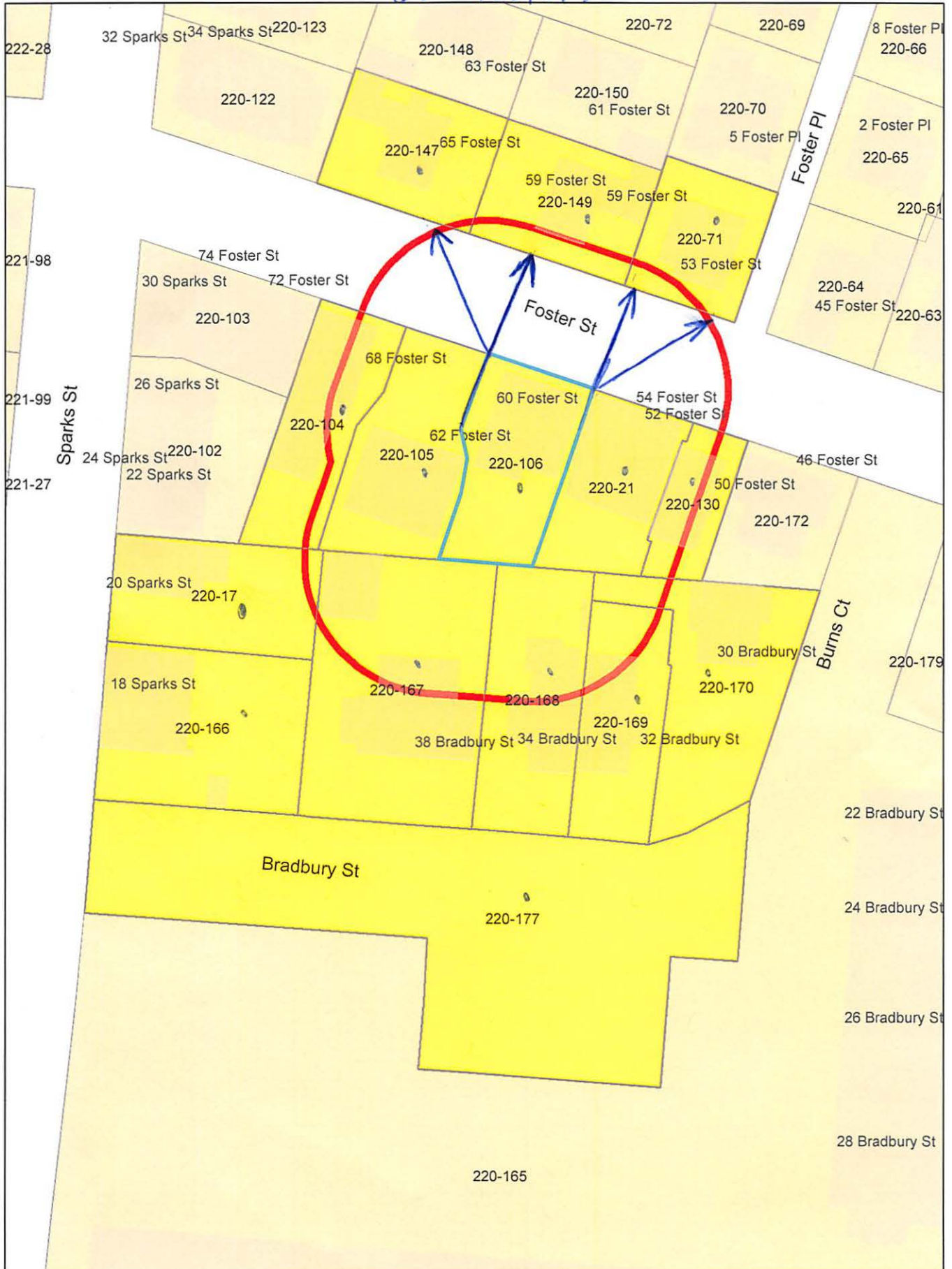
857-242-4174

E-Mail Address:

marc.holzer1@gmail.com

Date: June 19, 2017

60 Foster St.



60 Foster St.

Petitioner

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

220-21  
BONNEY, CHARLES M. II & ANN A. B. BONNEY  
52 FOSTER ST  
CAMBRIDGE, MA 02138

220-106  
HOLZER, MARC G. & MADELEINE C. HOLZER  
60 FOSTER ST  
CAMBRIDGE, MA 02138

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

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

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

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

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

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

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

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

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

220-169  
HORIATIS, ARTHUR  
32 BRADBURY ST  
CAMBRIDGE, MA 02138

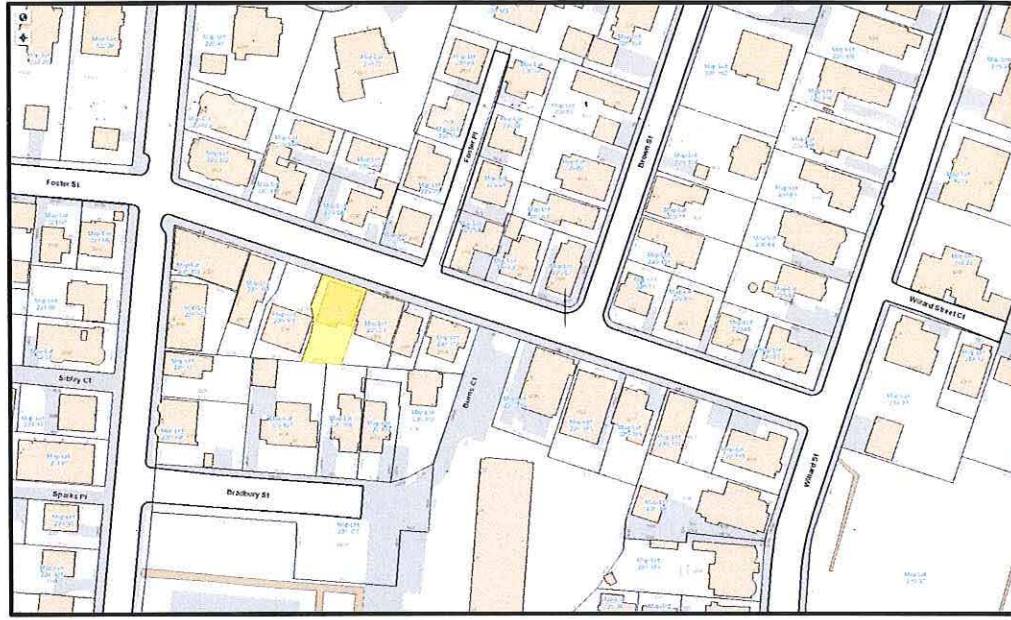
220-170  
ALONSO, MARY ELLEN  
30 BRADBURY ST.  
CAMBRIDGE, MA 02138

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









BLOCK MAP



VIEW OF ENTRY WALKWAY



STREET VIEW OF ENTRY FACADE



VIEW FROM ENTRY GATE



WALKWAY WAY VIEW OUT TO STREET

**AMY SEMMES, A.I.A.**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy@semmesdesign.com

**60 FOSTER STREET, CAMBRIDGE, MA.**  
**PHOTOS OF EXISTING ENTRY AREA**

PROJECT TITLE:

DRAWING TITLE:

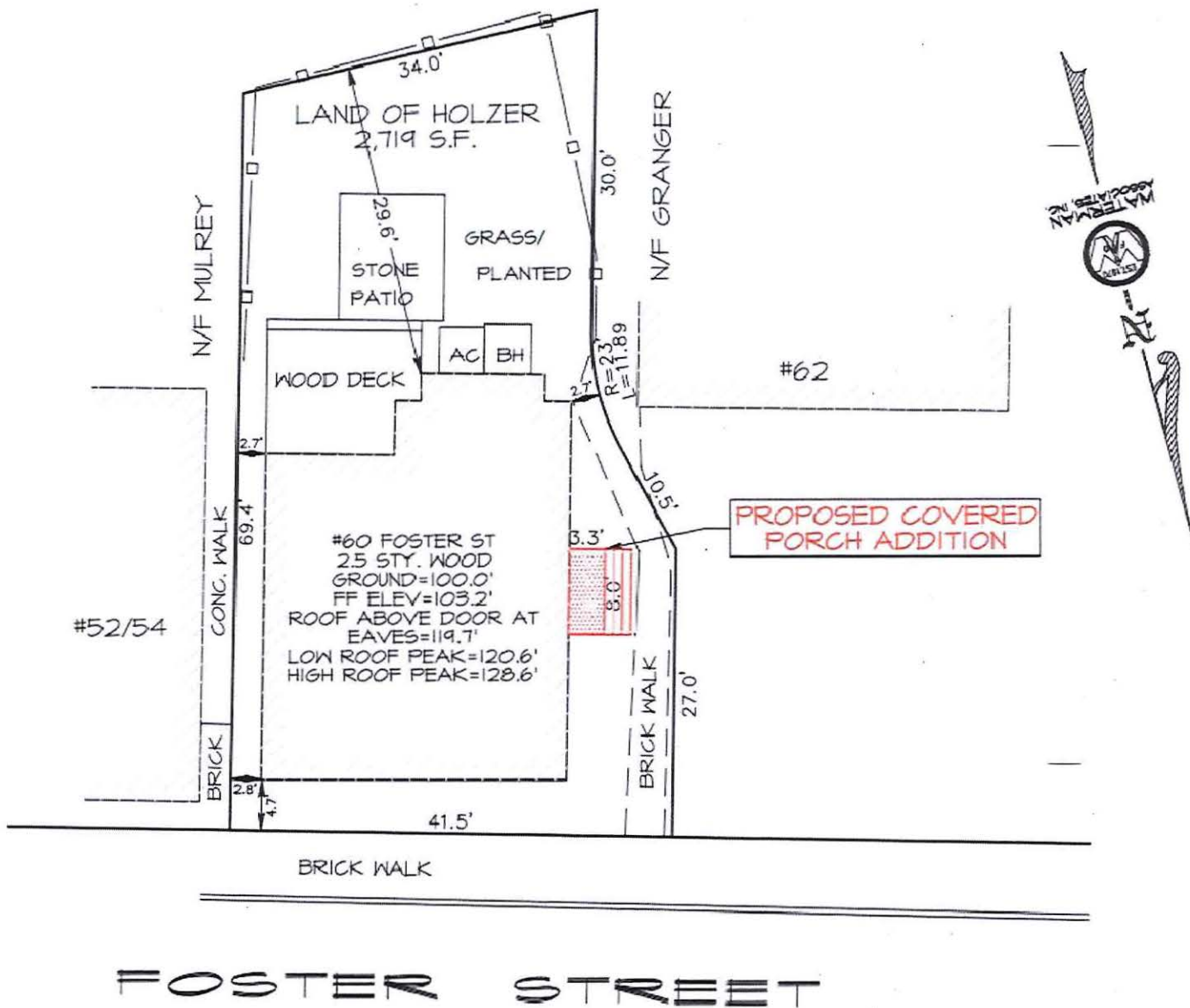
DATE: 5/30/2017

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

NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

**EX0.1**





ZONING DISTRICT C1

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.

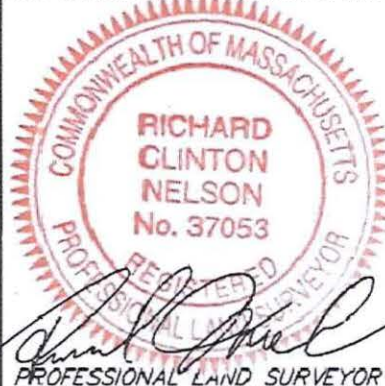
FLOOD BOUNDARY ZONE: C

GRAPHIC SCALE 1"=20'



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

NOT ORIGINAL UNLESS STAMPED IN RED



CERTIFIED PLOT PLAN  
OF LAND IN  
**CAMBRIDGE, MA**

OWNER: MARC G. HOLZER & MADELEINE  
C. HOLZER  
60 FOSTER STREET, CAMBRIDGE, MA

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

DEED: 66073/415

PLAN: PB 147 PLAN 37

AO.1

DATE: 7/10/2017  
SCALE: NONE  
NOTE THAT SCALE IS NOT APPLIED TO ALL PARTS OF THE DRAWING

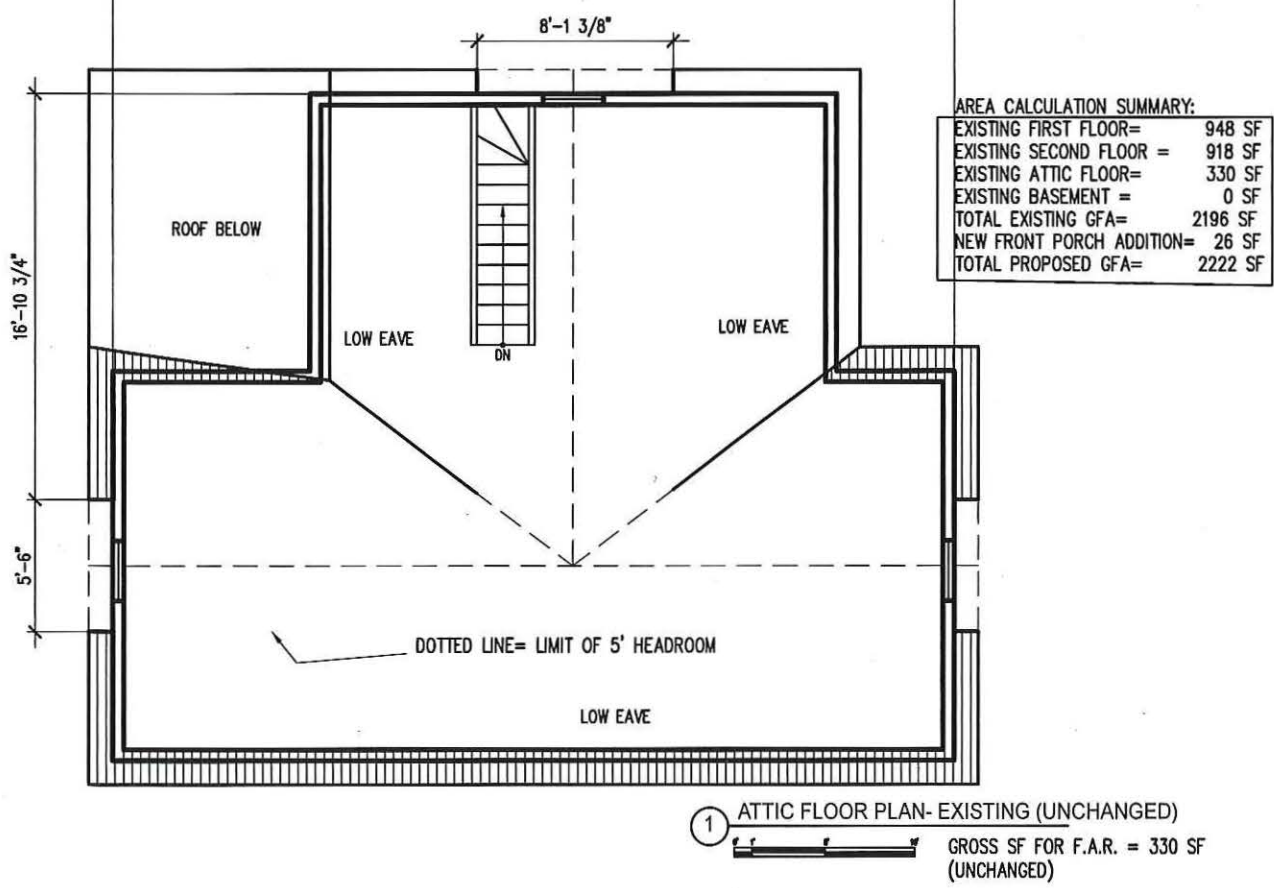
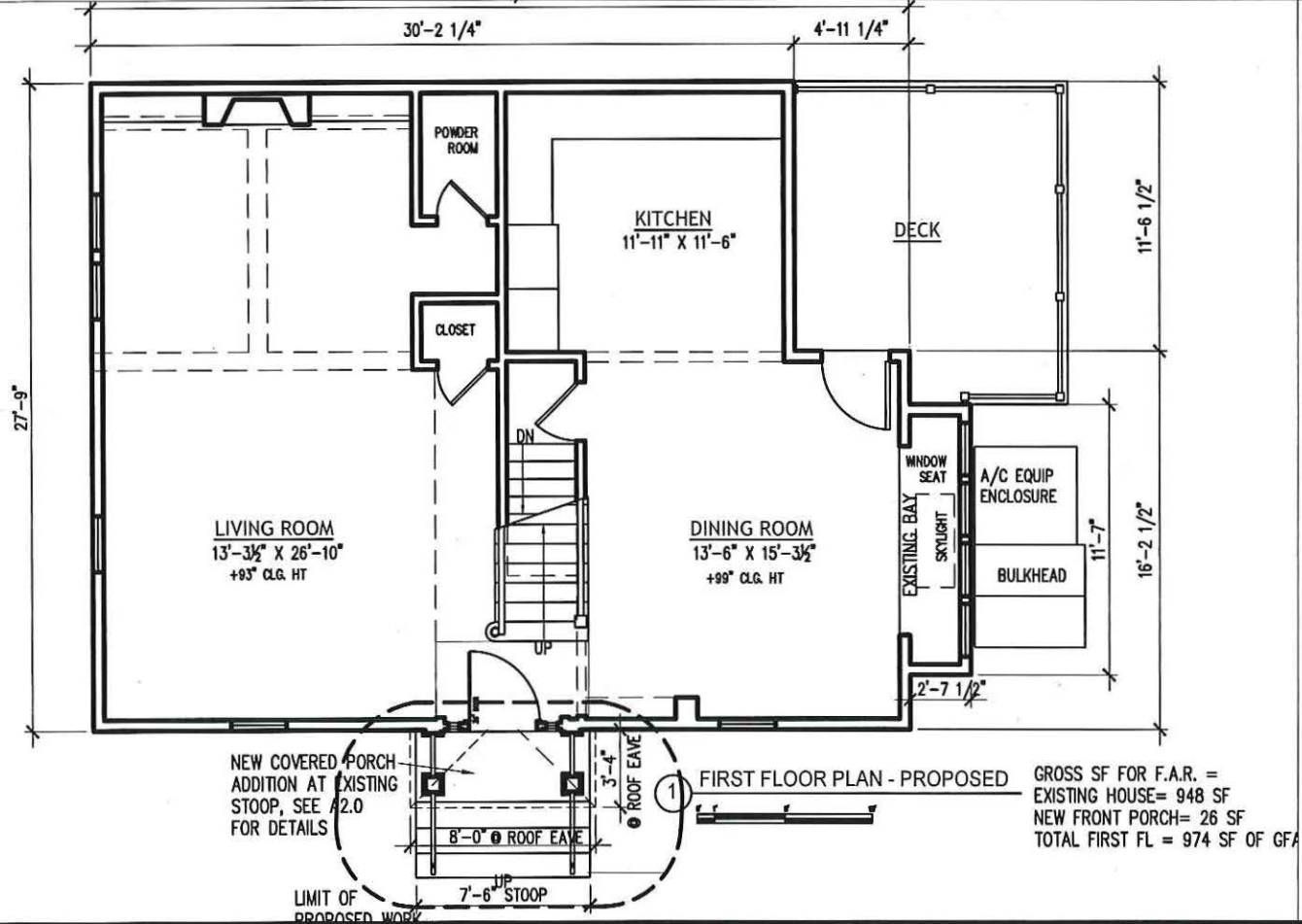
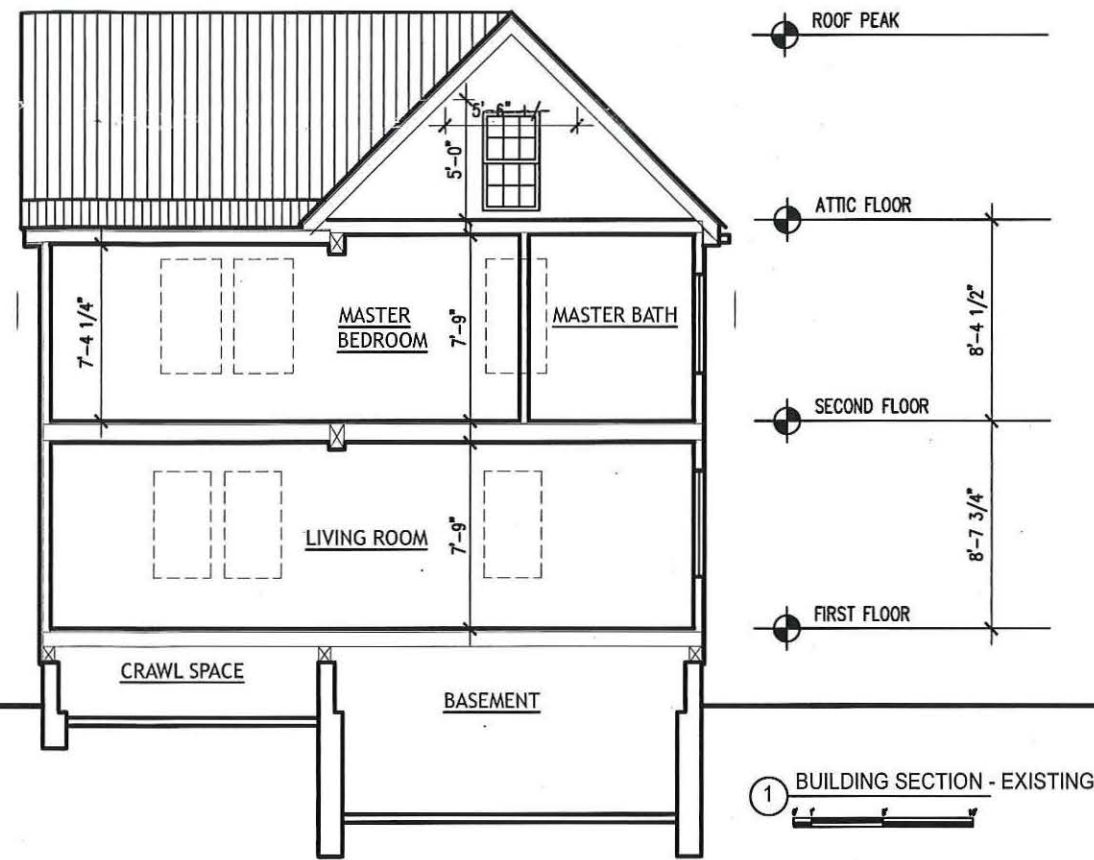
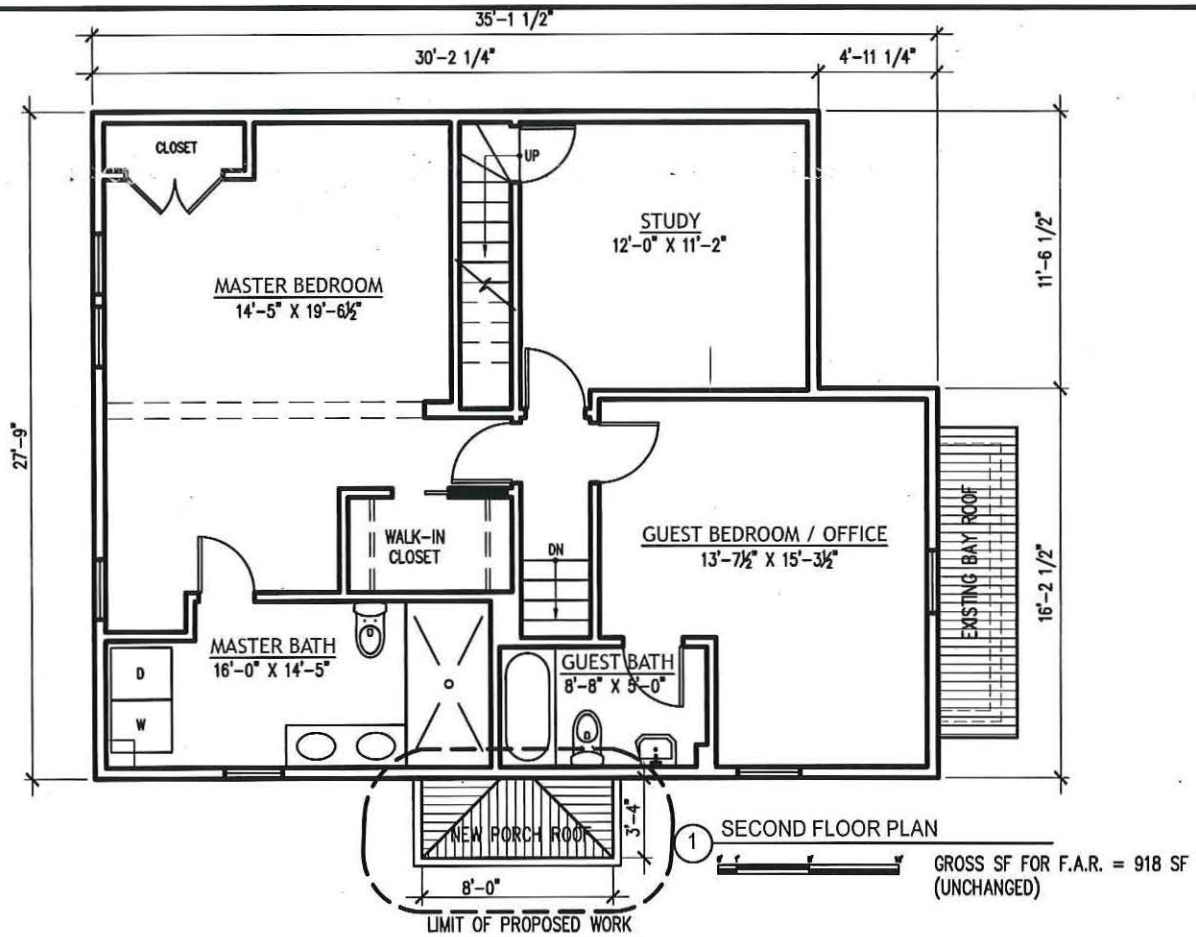
PROJECT TITLE: 60 FOSTER STREET, CAMBRIDGE, MA.  
DRAWING TITLE: CERTIFIED PLOT PLAN

AMY SEMMES, A.I.A.  
120 AUBURN ST MEDFORD, MA 02155  
TELEPHONE: 781 507-6668  
EMAIL: amy@semmesdesign.com









AREA CALCULATION SUMMARY:

EXISTING FIRST FLOOR =	948 SF
EXISTING SECOND FLOOR =	918 SF
EXISTING ATTIC FLOOR =	330 SF
EXISTING BASEMENT =	0 SF
TOTAL EXISTING GFA =	2196 SF
NEW FRONT PORCH ADDITION =	26 SF
TOTAL PROPOSED GFA =	2222 SF

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**60 FOSTER STREET, CAMBRIDGE, MA.**  
**FLOOR PLANS/AREA CALCULATION**

PROJECT TITLE:  
DRAWING TITLE:  
DATE: 8/10/2017  
SCALE: 1/8"=1'-0"  
NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

**A0.3**





28'-6" OVERALL BUILDING HEIGHT

ROOF PEAK

ATTIC FLOOR

SECOND FLOOR

FIRST FLOOR

1 SIDE /ENTRY ELEVATION - EXISTING



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**60 FOSTER STREET, CAMBRIDGE, MA.**  
**RIGHT SIDE/ ENTRY ELEVATION - EXISTING**

PROJECT TITLE:  
 DRAWING TITLE:

DATE: 5/30/2017  
 SCALE: 1/4"=1'-0"  
 NOTE THAT SCALE IS  
 WHEN PRINTED @ 11 X 17 PAPER SIZE

**EX1.0**





1 SIDE /ENTRY ELEVATION - PROPOSED



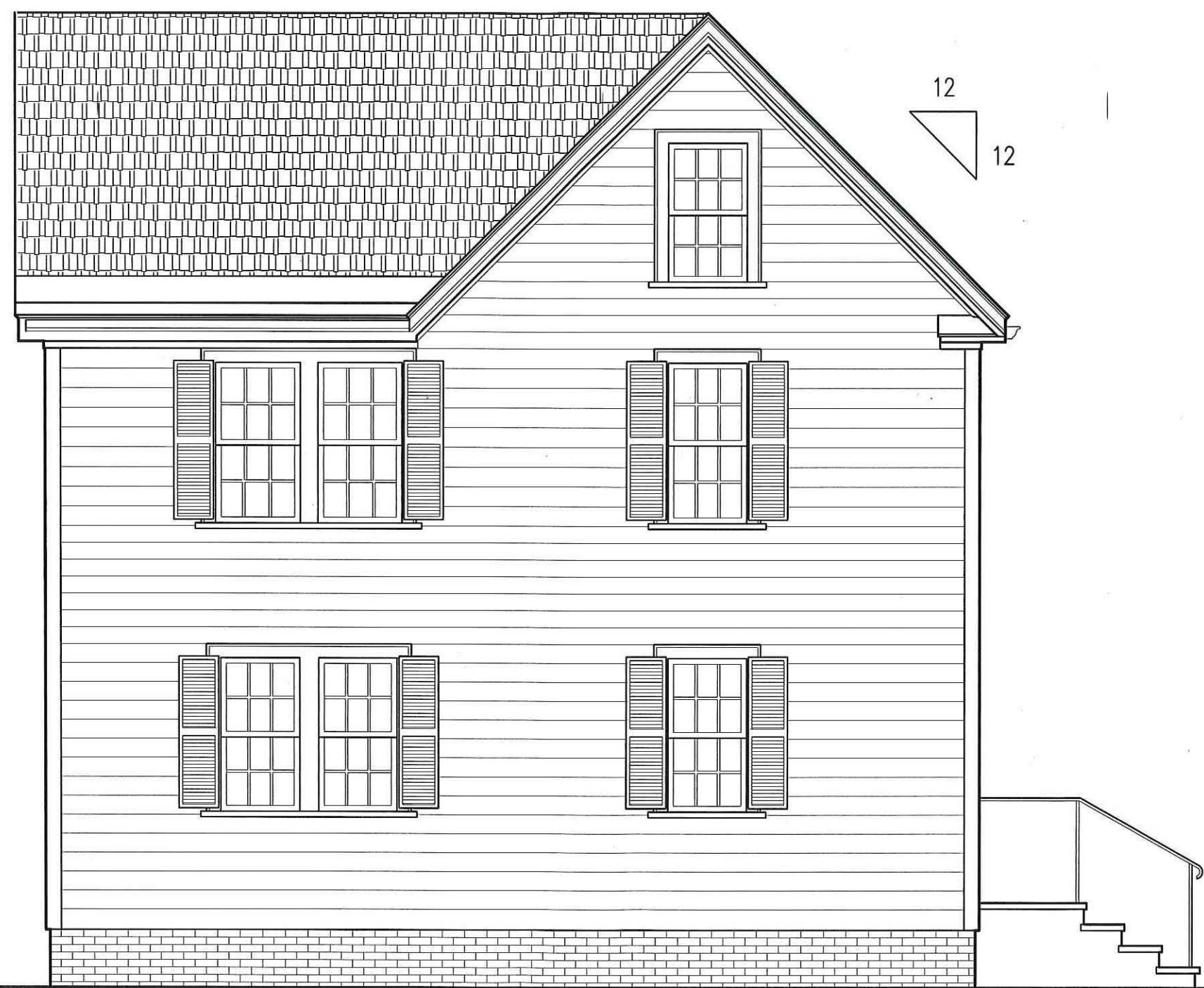
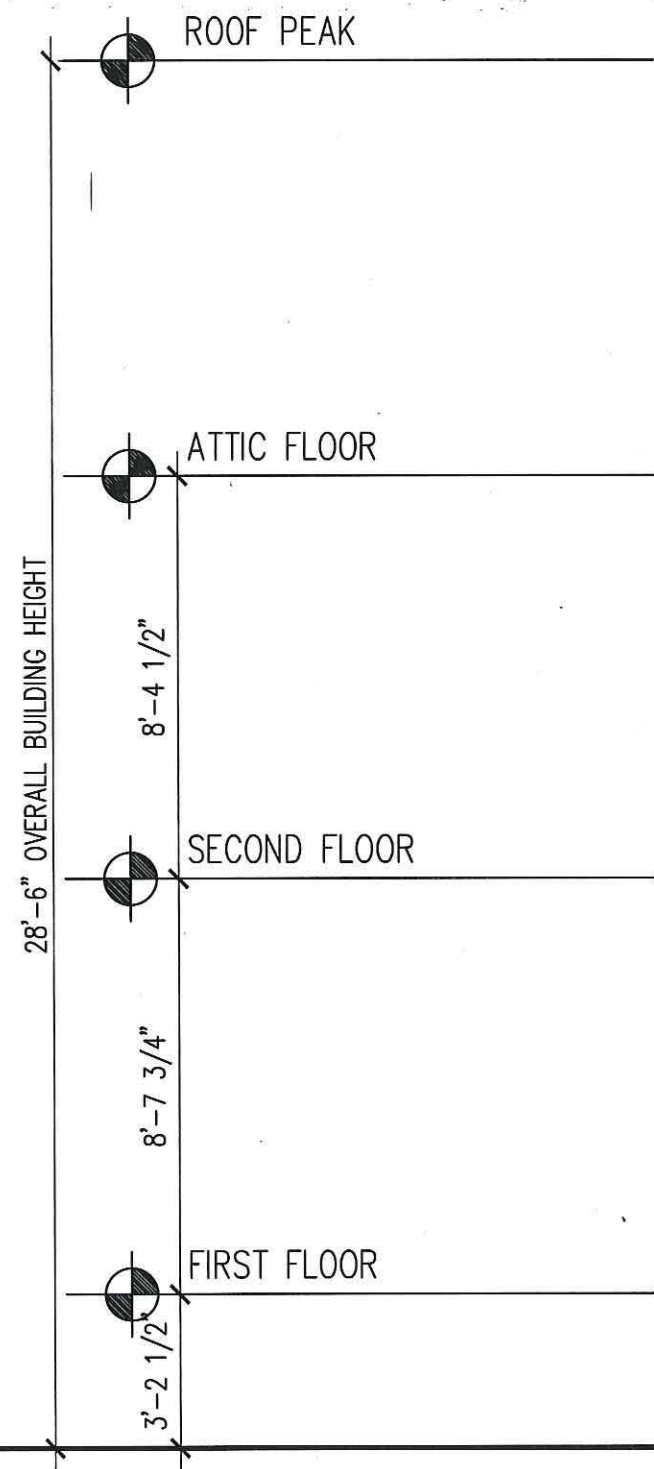
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**60 FOSTER STREET, CAMBRIDGE, MA.**  
**RIGHT SIDE/ ENTRY ELEVATION - PROPOSED**

DATE: 7/5/2017  
 SCALE: 1/4"=1'-0"  
NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

**A1.0**





1 FOSTER STREET ELEVATION - EXISTING

**AMY SEMMES, A.I.A.**  
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**60 FOSTER STREET, CAMBRIDGE, MA.**  
**FRONT ELEVATION - EXISTING**

PROJECT TITLE:  
 DRAWING TITLE:

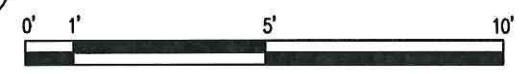
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 SCALE: 1/8"=1'-0"  
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**EX1.1**





1 FOSTER STREET ELEVATION - PROPOSED



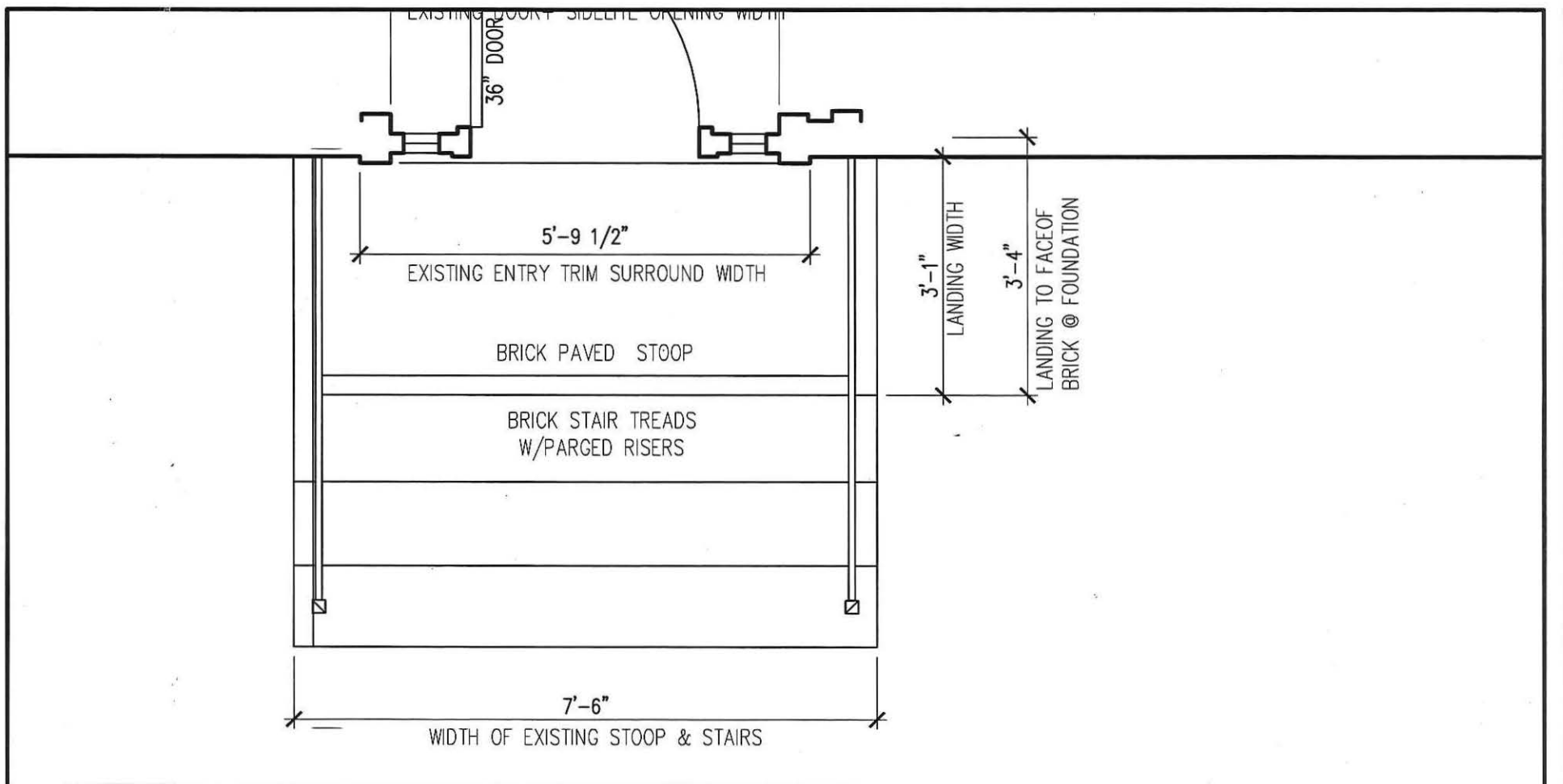
PROPOSED NEW ENTRY PORCH AND FRONT DOORWAY ASSEMBLY SEE DETAILED NOTES AT DWG. #A2.1

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**FRONT ELEVATION - PROPOSED**

DATE: 7/5/2017  
 SCALE: 1/4"=1'-0"  
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**A1.1**



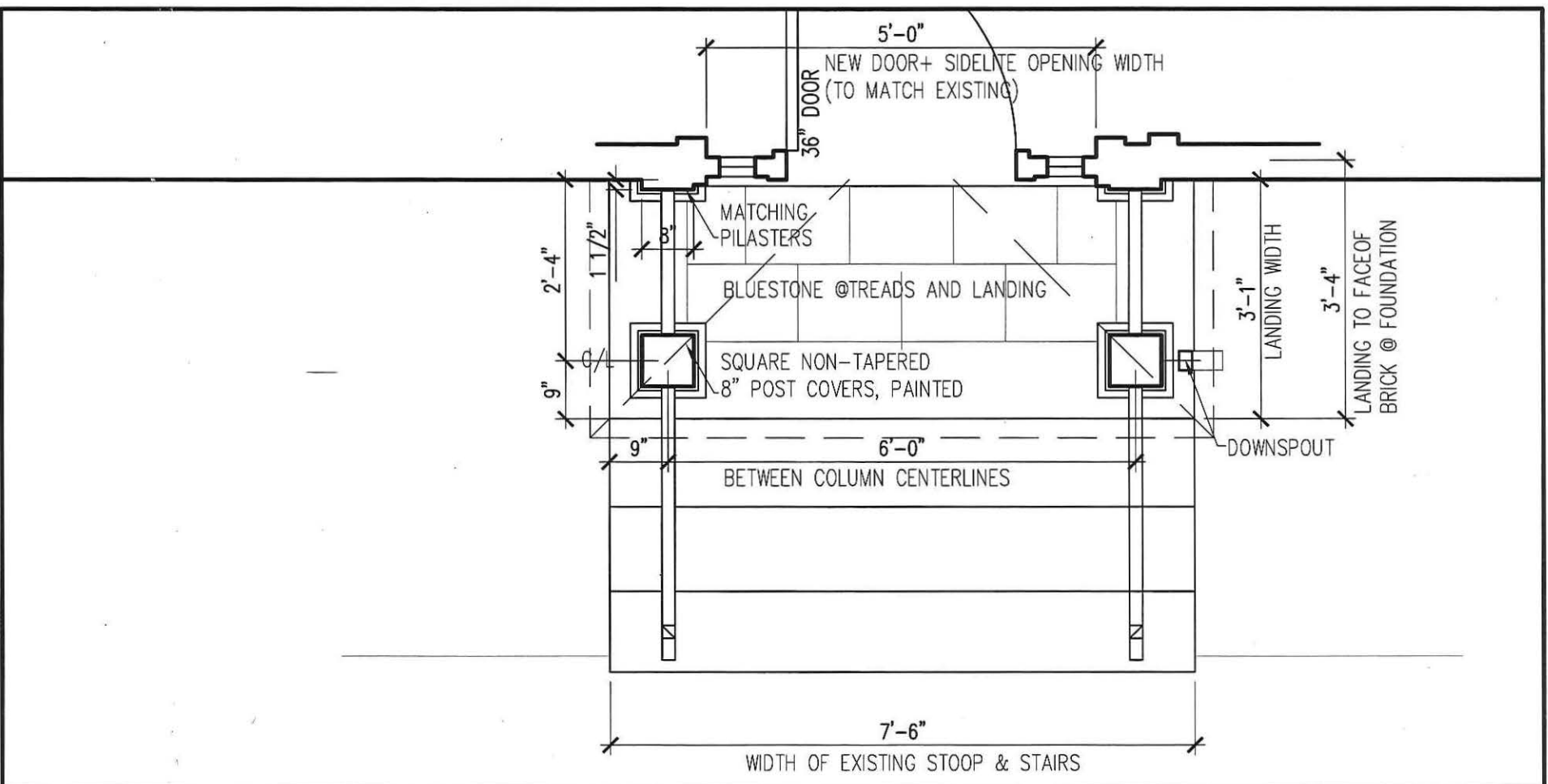
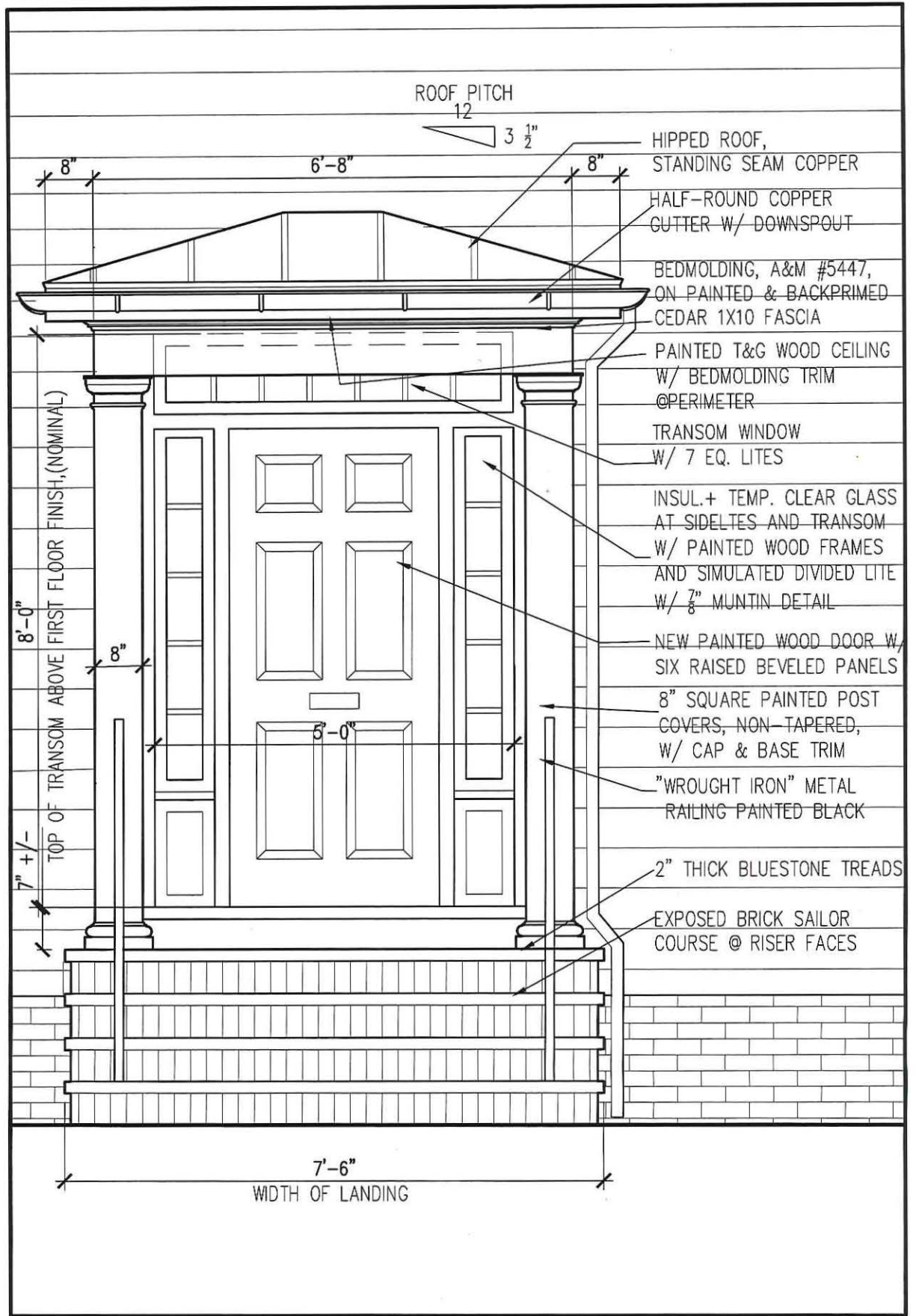
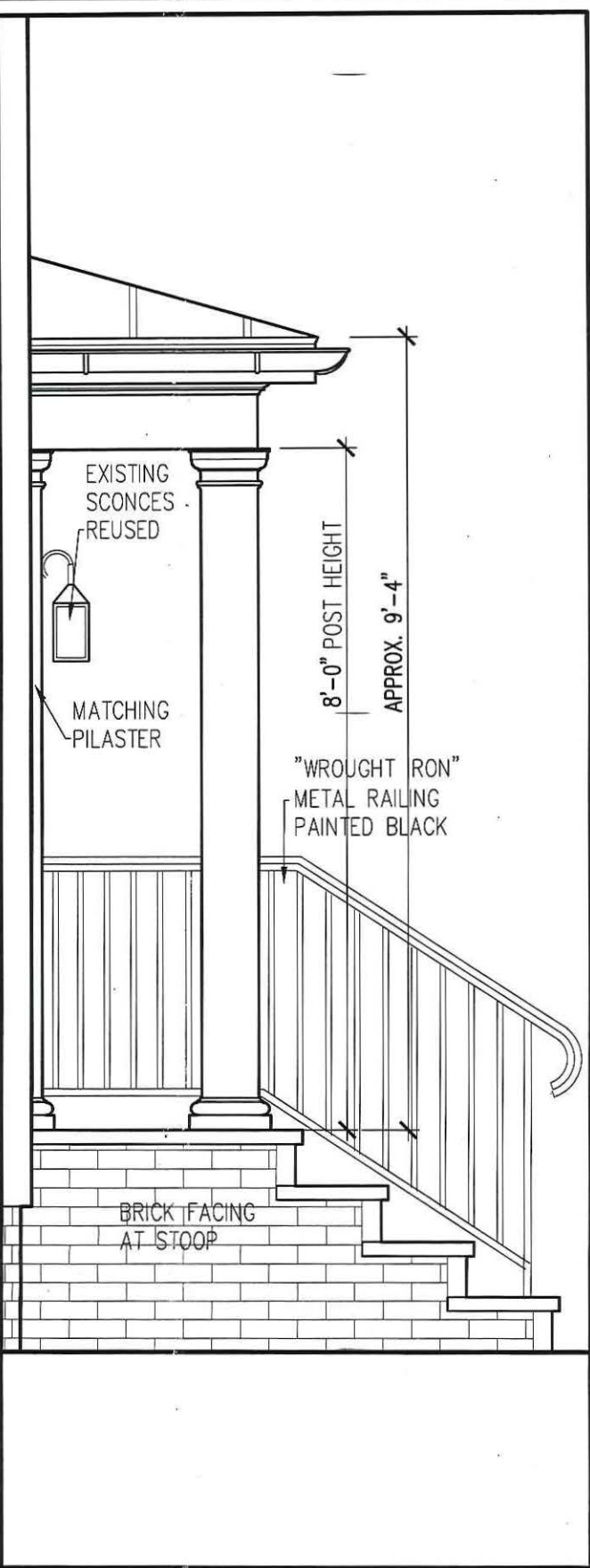
EX2.0

DATE: 7/5/17  
SCALE: 1/2"=1'-0"  
NOTE THAT SCALE IS NOT PERMITTED TO BE USED FOR ANY OTHER PURPOSES

PROJECT TITLE: 60 FOSTER STREET, CAMBRIDGE, MA.  
DRAWING TITLE: EXISTING ENTRY PORCH- DETAILS

AMY SEMMES, A.I.A.  
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A2.0

DATE: 7/5/17  
SCALE: 1/2" = 1'-0"  
NOTE: THAT SCALE IS FOR GENERAL REFERENCE ONLY. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

PROJECT TITLE: 60 FOSTER STREET, CAMBRIDGE, MA.  
DRAWING TITLE: PROPOSED ENTRY PORCH- DETAILS

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