



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

BZA APPLICATION FORM

Plan No: BZA-010499-2016

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Diane Parker, Phd

PETITIONER'S ADDRESS : 61 Upland Road Cambridge, MA 02139

LOCATION OF PROPERTY : 63 Upland Rd Cambridge, MA

TYPE OF OCCUPANCY : Multi-Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: New Openings in Non-Conforming Facade

DESCRIPTION OF PETITIONER'S PROPOSAL :

Relief is requested to allow new window openings within an elevation/facade that does not conform to the required Side Yard Setback required in the Zoning District.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

RECEIVED
 CITY OF CAMBRIDGE
 PROFESSIONAL SERVICES
 JUN 20 11:21 AM '16

Original Signature(s) :

 Diane Parker Phd
 (Petitioner(s) / Owner)

 DIANE PARKER PHD
 (Print Name)

Address :

 219 Laborview Rd.
 Clearwater, Fla 33764

Tel. No. :

E-Mail Address :

Date :

 June 9, 2016

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 Diane Geraigery Parker aka Diane Parker, Sole Trustee
(OWNER)

Address: 61 Upland Road

State that I/We own the property located at 61 Upland Road, which is the subject of this zoning application.

The record title of this property is in the name of Josephine Geraigery Realty Trust

*Pursuant to a deed of duly recorded in the date 5/26/1987, Middlesex South County Registry of Deeds at Book 18702, Page 163; or Middlesex Registry District of Land Court, Certificate No. N/A
Book _____ Page _____.

Diane Geraigery Parker AKA
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

Diane Parker Trustee

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name DIANE PARKER personally appeared before me, this 9 of JUNE, 2016, and made oath that the above statement is true.

Kelly Speakman
Notary

My commission expires 3.6.20 (Notary Seal)



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

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 63 Upland Rd 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:

This Special Permit application seeks a modest addition of window openings on one face of the existing non-conforming three family residence. The requirements of the Ordinance can and will be met because this is a non-conforming structure, pre-existing the Ordinance, and violating setback requirements. Any modification or addition of openings requires and is allowed with a Special Permit.

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:

Granting the requested relief would not cause congestion, hazard or substantial change in established neighborhood character because it is a minimal modification to the existing layout. The window changes proposed are modest in scope, limited to one small section on the ground floor of the existing building and on a facade adjacent to the neighboring driveway. Traffic patterns and neighborhood character will not be negatively impacted.

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 continued operation of the site and of adjacent uses would be improved by the renovation of the existing dilapidated dwelling involving the minor rearrangement and addition of such openings. The scale and location of the proposed windows is in keeping with the established development patterns in the neighborhood and will be facing an adjacent driveway and structure with a liberal setback and so will not adversely impact adjacent uses.

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:

The proposed addition of window openings would not create a nuisance or hazard. It would facilitate the occupancy of the structure by making the window layout more rational relating to the interior uses of the building without impacting the privacy of abutters.

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:

The relief is modest in nature and is limited to rearrangement of openings on one small section at the ground level of a non-conforming structure adjacent to a neighboring driveway. It is in keeping with existing structures in the neighborhood and would not impair the integrity of the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boyes-Watson Architects **PRESENT USE/OCCUPANCY:** 3 Family
LOCATION: 63 Upland Rd Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 3 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	5588	No Change	2219	(max.)
<u>LOT AREA:</u>	4438	No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.26	No Change	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1479	No Change	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	55	50	(min.)
	DEPTH	80.7	NA	
<u>SETBACKS IN FEET:</u>	FRONT	12.7	15	(min.)
	REAR	24.6	25	(min.)
	LEFT SIDE	11.8	7.5(sum 20)	(min.)
	RIGHT SIDE	4.1	7.5(sum 20)	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	39'-2"	35	(max.)
	LENGTH	44'-0"	NA	
	WIDTH	39'-8"	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	19.8%	No Change	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	No Change	3	(max.)
<u>NO. OF PARKING SPACES:</u>	3	No Change	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	NA	No Change	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	No Change	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.

There is a single building on the lot contain only Residential Use. The existing has a stone and brick foundation with a wood frame superstructure. All new materials will match the existing building material. Construction proposed will stay within the existing building envelope.

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'.



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

2016 JUN 20 PM 3: 50

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-010499-2016

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

Special Permit : v Variance : Appeal :

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SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

 Diane Parker Ph.D
 (Petitioner(s) / Owner)

 DIANE PARKER, PH.D
 (Print Name)

Address :

 2119 Labview Rd
 Clearwater, Fla 33764

Tel. No. :

E-Mail Address :

Date :

 June 9, 2016

CITY OF CAMBRIDGE
 INSPECTIONAL SERVICES
 2016 JUN 20 P 1: 24



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 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., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*
Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 63 Upland Rd :

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 demo permit anticipated.
- 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 SPM

Date 6/23/16

Received by _____

Date _____

Relationship to project _____

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/demolitiondelay.html>



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Robert Puroy Date: 7/9/16
(Print)

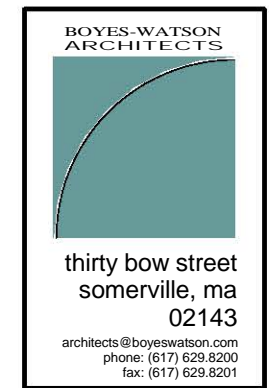
Address: 63 Upland Rd. Case No. BZA-010499-2016

Hearing Date: 7/28/16

Thank you,
Bza Members

client
Diane Parker
61 Upland Road

title COVER SHEET	project 61-63 UPLAND ROAD
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job number
000

scale

date issued
060116

**SPECIAL
PERMIT**

sheet no.
BZA 001

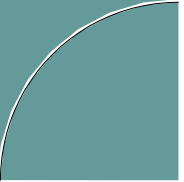
61-63 Upland Road



client
Diane Parker
61 Upland Road

title
CONTEXT PHOTOS

project
61-63 UPLAND ROAD

BOYES-WATSON
ARCHITECTS

thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
000

scale

date issued
060116

SPECIAL
PERMIT

sheet no.
BZA 003



VIEW FROM SOUTHWEST



VIEW FROM SOUTH



VIEW FROM SOUTHEAST



VIEW FROM NORTH



VIEW FROM SOUTHEAST

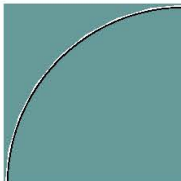


VIEW FROM SOUTHEAST

client
 Diane Parker
 61 Upland Road

title GIS MAP
 project 61-63 UPLAND ROAD

BOYES-WATSON ARCHITECTS



thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

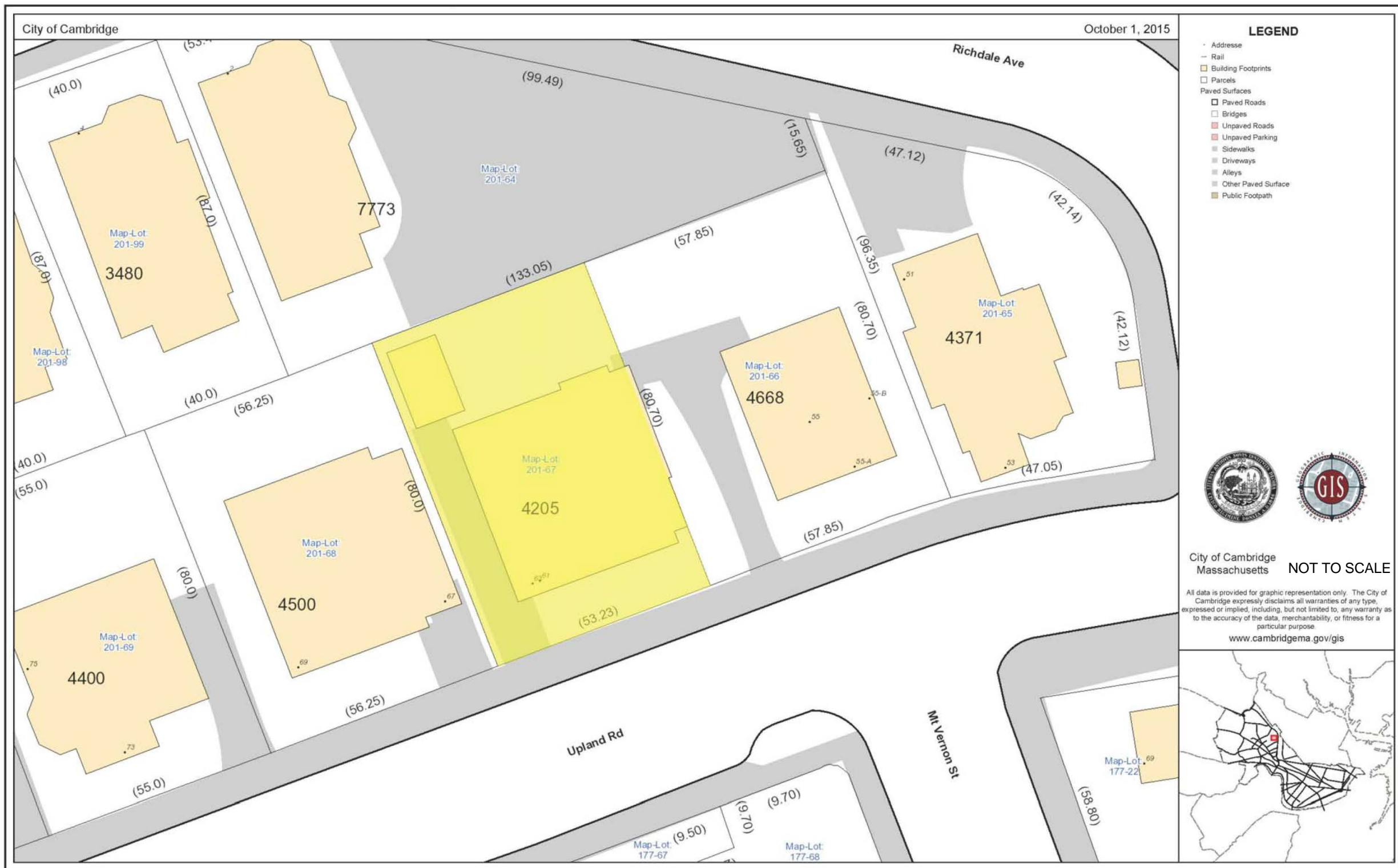
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date issued 060116

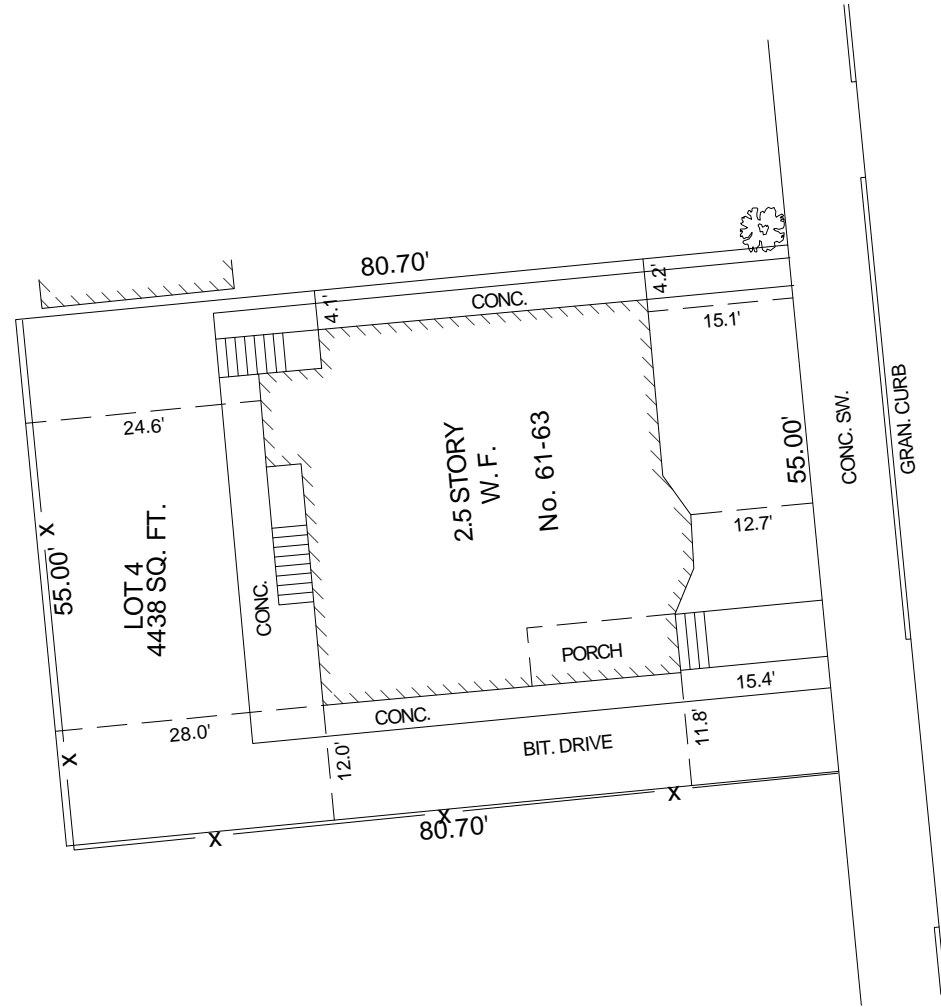
SPECIAL PERMIT

sheet no.
 BZA 004



6/8/2016 2:22:58 PM

1 SITE SURVEY / PLOT PLAN
1" = 20'-0"



UPLAND ROAD

PLOT PLAN
61-63 UPLAND ROAD
CAMBRIDGE, MASS.

SCALE : 1" = 20' DECEMBER 15, 2015

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386



client
Diane Parker
61 Upland Road

title PLOT PLAN

project
61-63 UPLAND ROAD

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143

architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
000

scale
NOT TO SCALE

date issued
060116

SPECIAL PERMIT

sheet no.
BZA 005

client
Diane Parker
61 Upland Road

title **SITE PLAN**
project **61-63 UPLAND ROAD**

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

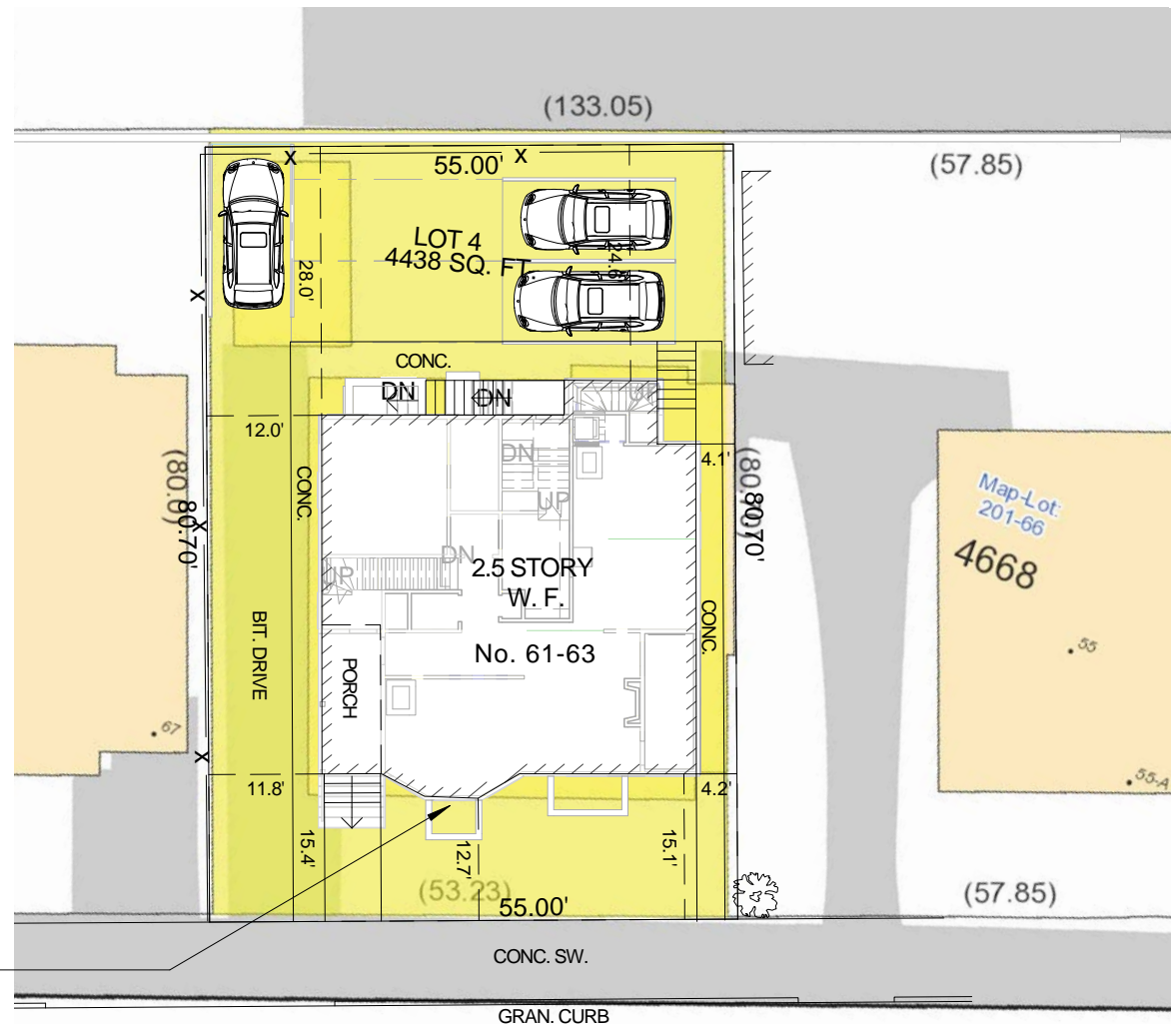
job number
000

scale
1" = 20'-0"

date issued
060116

SPECIAL PERMIT

sheet no.
BZA 100



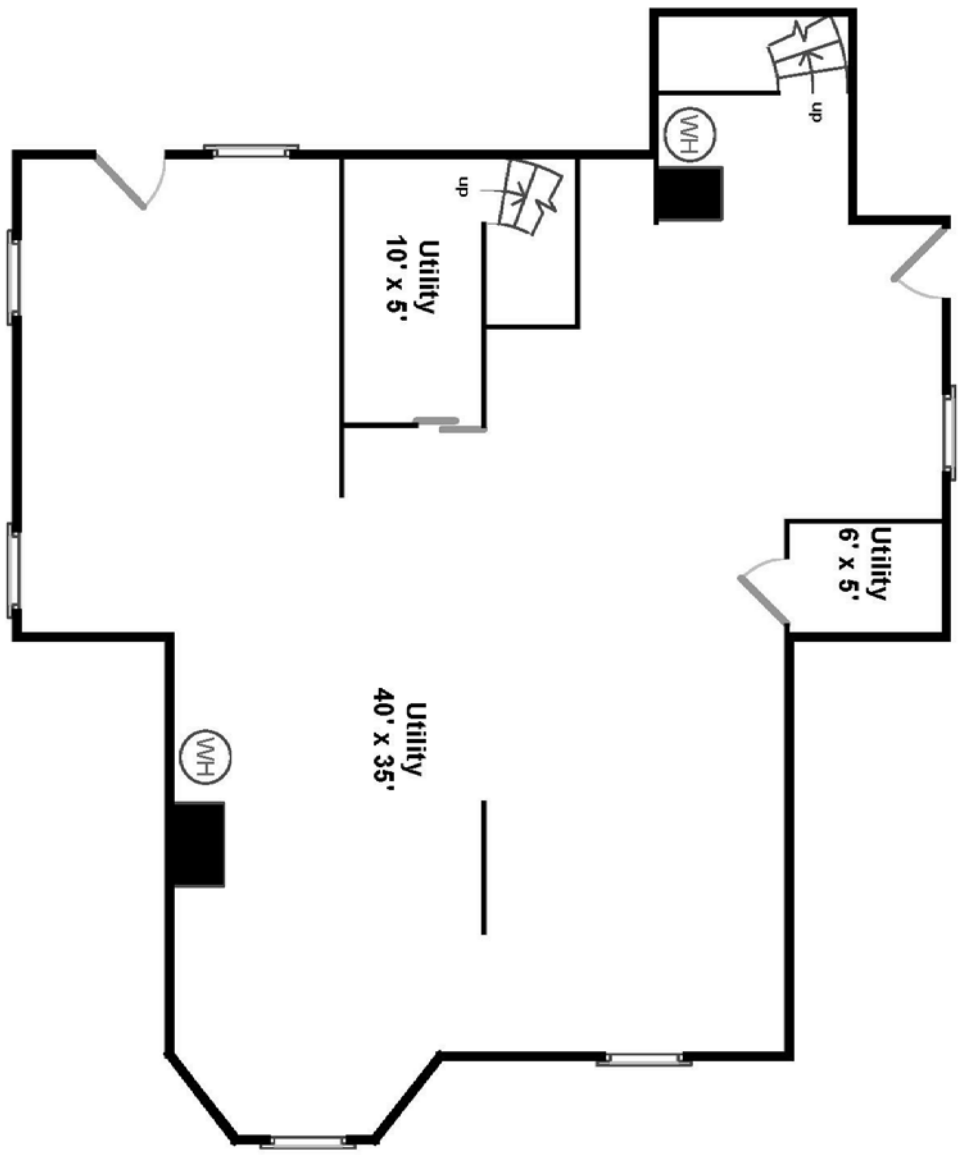
POSTING OF HEARING NOTIFICATION BOARDS

UPLAND ROAD

1 PROPOSED SITE
1" = 20'-0"



2 EXISTING 1ST FLOOR
1/8" = 1'-0"



1 EXISTING BASEMENT
1/8" = 1'-0"

EXISTING WINDOW

client
Diane Parker
61 Upland Road

title EXISTING FLOOR PLANS

project 61-63 UPLAND ROAD

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number 000

scale 1/8" = 1'-0"

date issued 060116

SPECIAL PERMIT

sheet no. BZA 101

client
Diane Parker
61 Upland Road

title
EXISTING FLOOR PLANS

project
61-63 UPLAND ROAD

BOYES-WATSON ARCHITECTS
thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629-8200
fax: (617) 629-8201

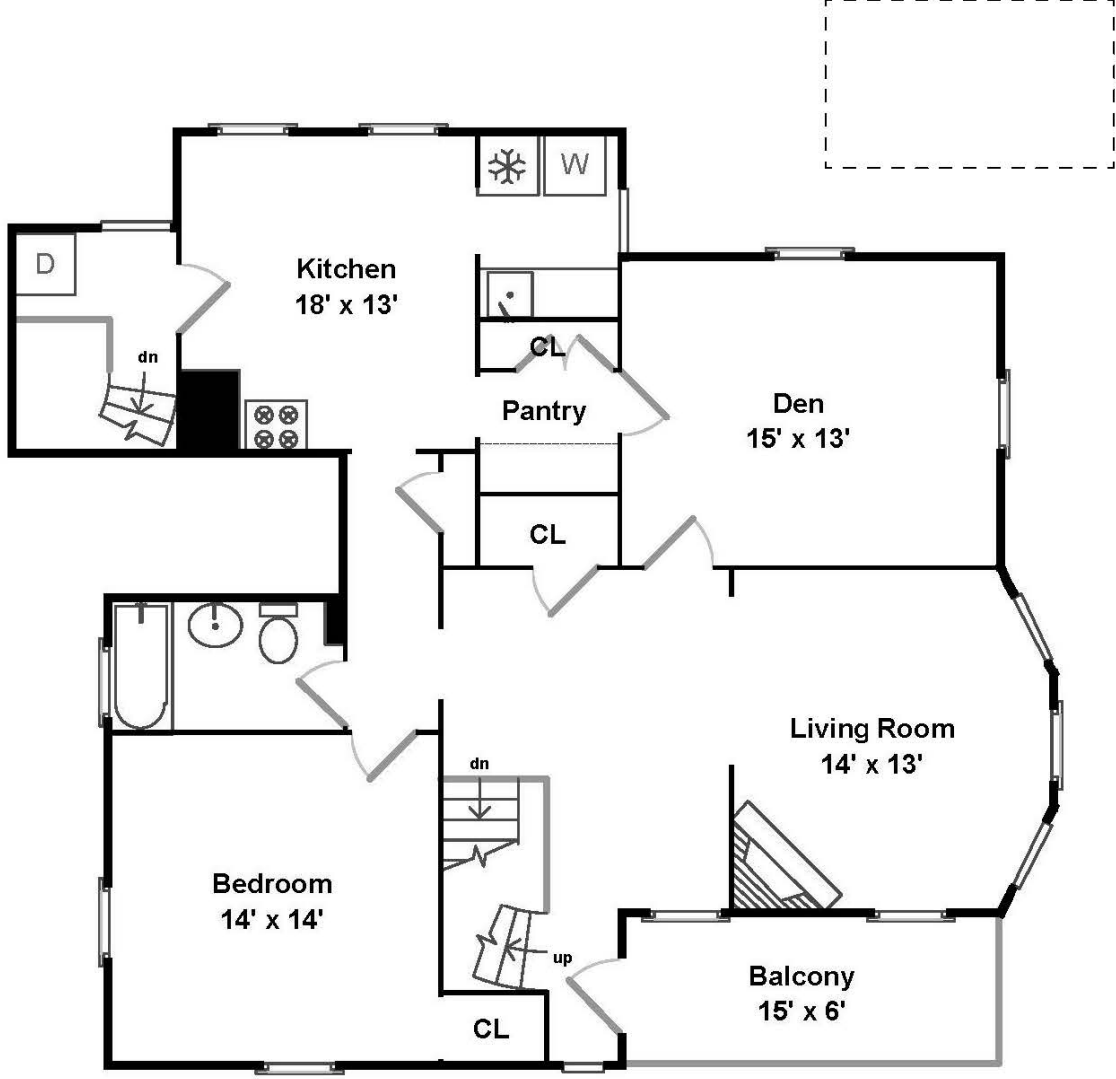
job number
000

scale
1/8" = 1'-0"

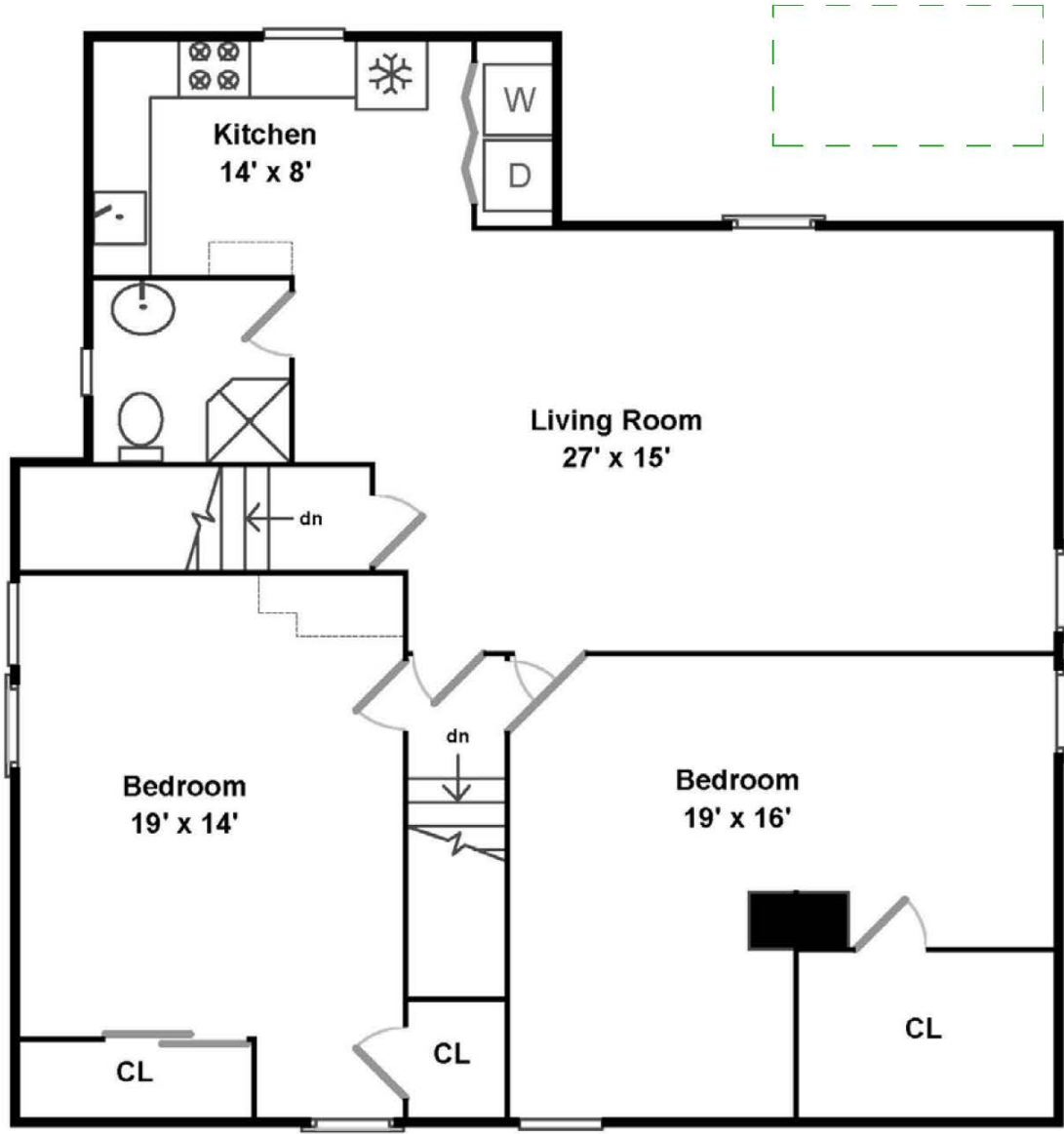
date issued
060116

SPECIAL PERMIT

sheet no.
BZA 102



1 EXISTING 2ND FLOOR
1/8" = 1'-0"

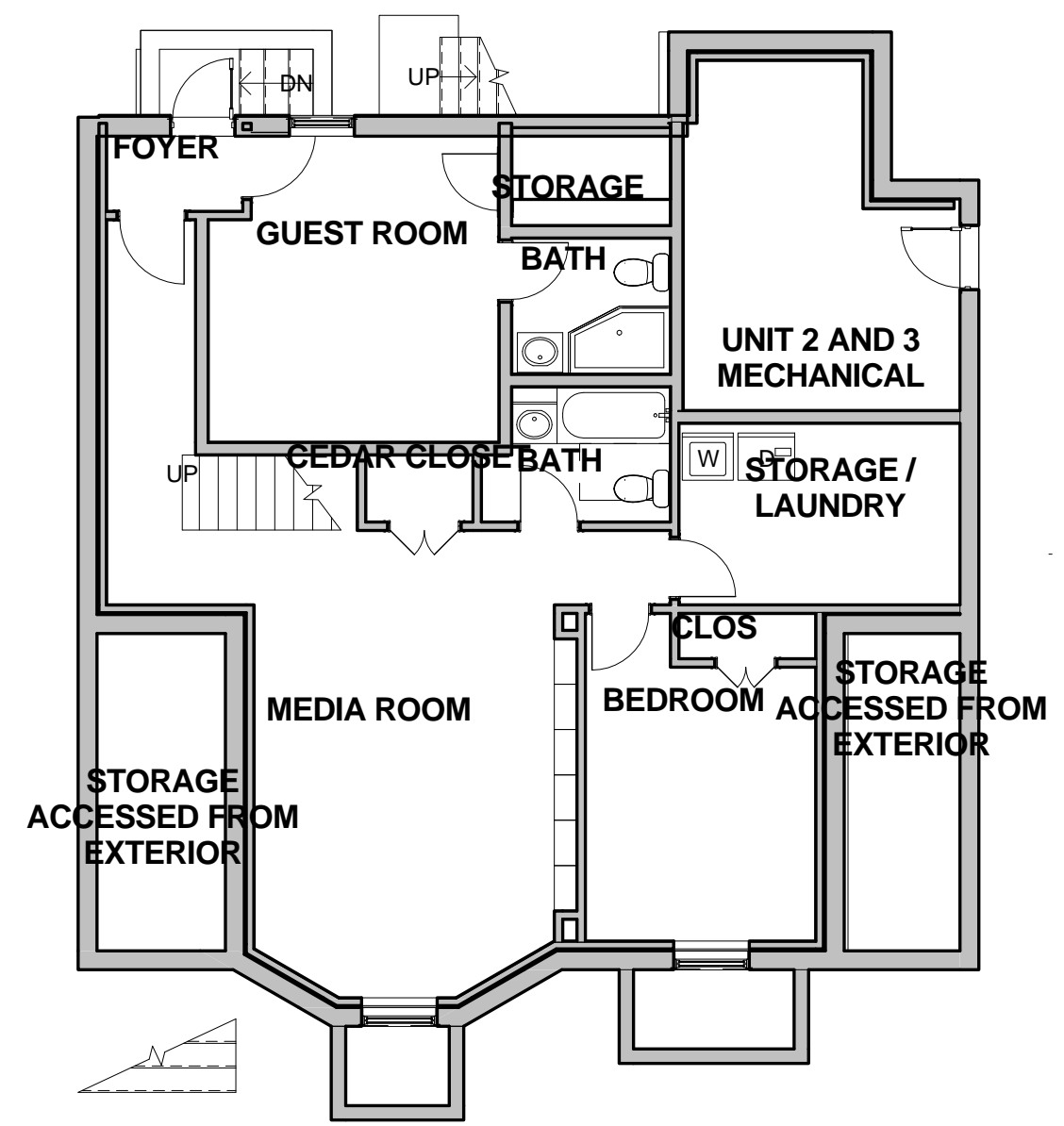


2 BZA EXISTING THIRD FLOOR
1/8" = 1'-0"

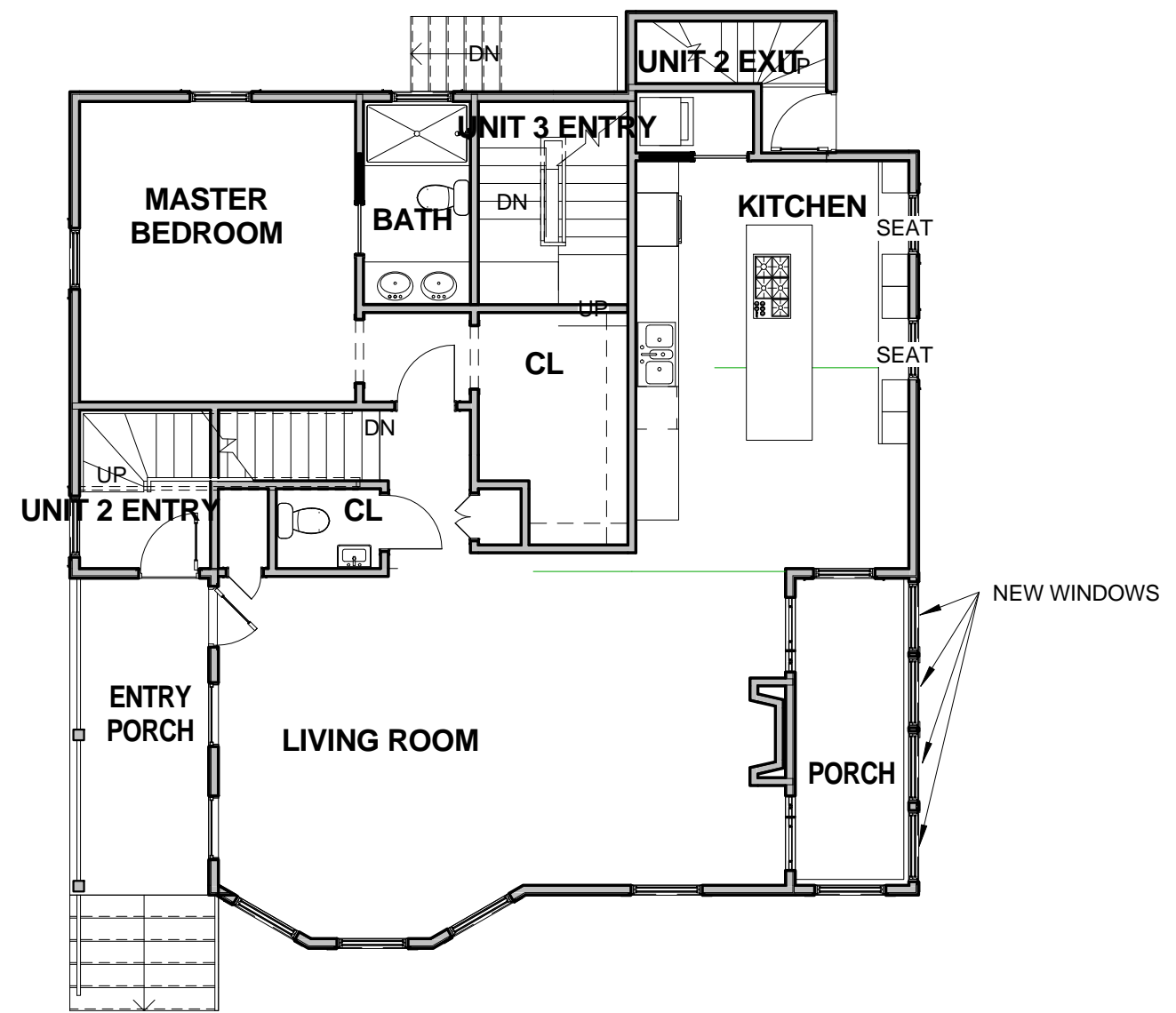
client
 Diane Parker
 61 Upland Road

title **PROPOSED FLOOR PLANS**

project **61-63 UPLAND ROAD**



2 PROPOSED BASEMENT
 1/8" = 1'-0"



1 PROPOSED 1ST FLOOR
 1/8" = 1'-0"

BOYES-WATSON ARCHITECTS

thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

job number
 000

scale
 1/8" = 1'-0"

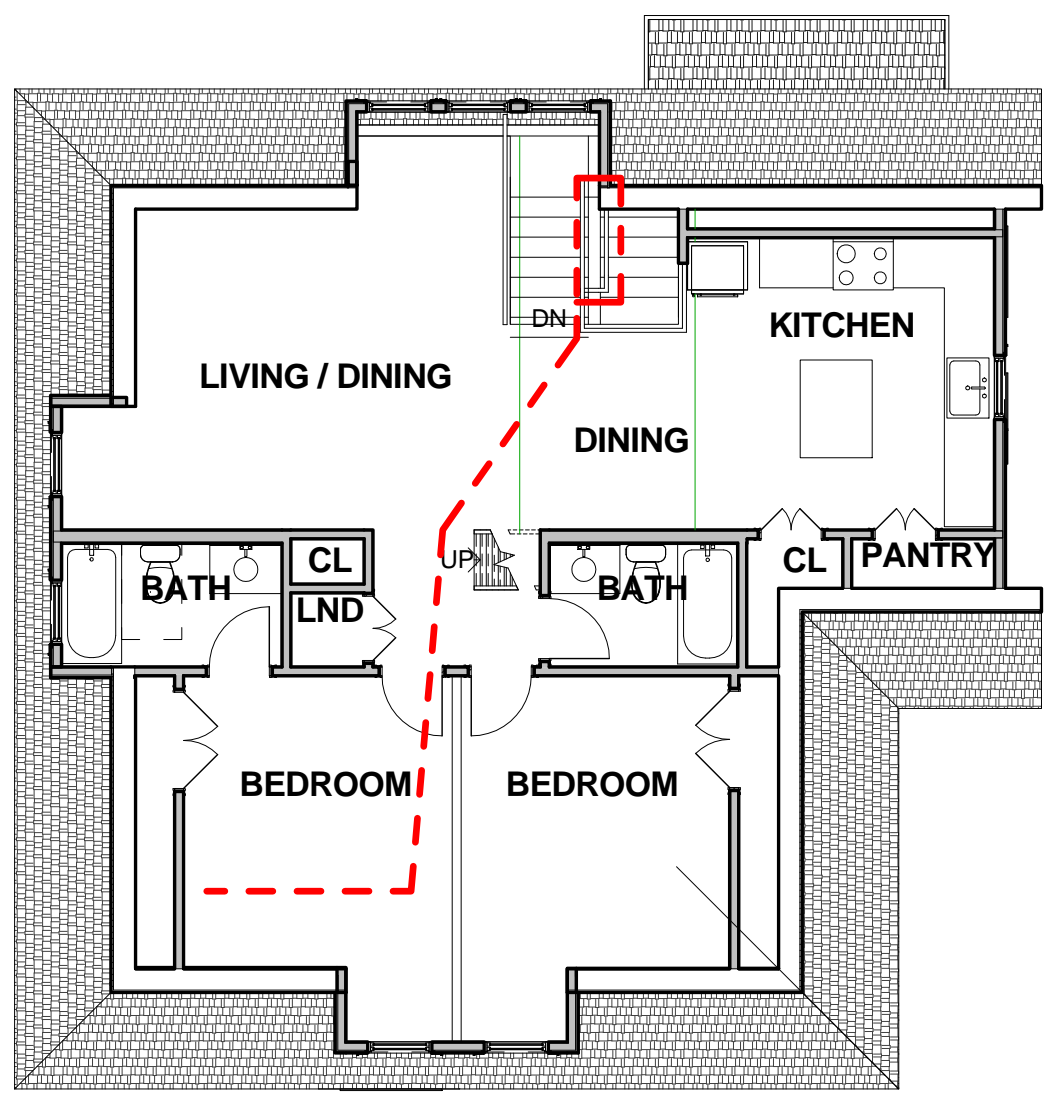
date issued
 060116

SPECIAL PERMIT

sheet no.
BZA 103

client
 Diane Parker
 61 Upland Road

title **PROPOSED FLOOR PLANS**
 project **61-63 UPLAND ROAD**



2 PROPOSED THIRD FLOOR
 1/8" = 1'-0"



1 PROPOSED 2ND FLOOR
 1/8" = 1'-0"

BOYES-WATSON ARCHITECTS

thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

job number
 000

scale
 1/8" = 1'-0"

date issued
 060116

SPECIAL PERMIT

sheet no.
BZA 104

client
 Diane Parker
 61 Upland Road

title **EXISTING ELEVATIONS**
 project **61-63 UPLAND ROAD**

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

job number
 000

scale
 1/8" = 1'-0"

date issued
 060116

SPECIAL PERMIT

sheet no.
BZA 201



2 SOUTH EXISTING ELEVATION
 1/8" = 1'-0"

1 EAST EXISTING ELEVATION
 1/8" = 1'-0"

6/8/2016 2:23:05 PM

client
 Diane Parker
 61 Upland Road

title **PROPOSED ELEVATIONS**
 project **61-63 UPLAND ROAD**

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
 phone: (617) 629.8200
 fax: (617) 629.8201

job number **000**

scale **1/8" = 1'-0"**

date issued **060116**

SPECIAL PERMIT

sheet no.
BZA 202



② **SOUTH PROPOSED ELEV. BZA**
 1/8" = 1'-0"

① **EAST PROPOSED ELEV. BZA**
 1/8" = 1'-0"

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: DIANE PARKER, PhD AKA Diane BERGIGERY-PARKER

PETITIONER'S ADDRESS: 61 UPLAND ROAD, CAMBRIDGE MA

LOCATION OF PROPERTY: 61 UPLAND ROAD, CAMBRIDGE MA

TYPE OF OCCUPANCY: MULTI-FAMILY (3 UNITS) ZONING DISTRICT: B

REASON FOR PETITION:

- | | |
|--|---------------------|
| _____ Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| <u>X</u> Other: <u>NEW WINDOW OPENINGS</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

CONSTRUCTION OF NEW/ RECONFIGURED WINDOW OPENINGS ON AN EXISTING ELEVATION THAT DOES NOT CONFORM TO THE SIDE YARD SETBACK

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section SECTION 8.22.2.C

Article: _____ Section _____

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): Diane Parker, PhD
(Petitioner(s)/Owner)

DIANE PARKER, PhD
(Print Name)

Address: 61 UPLAND Rd

CAMBRIDGE, MASS. 02140

Tel. No.: 727-560-8880

E-Mail Address: DianeParkerPhD@aol.com

Date: May 26, 1987

2016 (PP)

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.

DIANE GERAIGERY PARKER AKA DIANE PARKER, Sole TRUSTEE
(OWNER)

Address: 61 UPLAND Rd

State that I We own the property located at 61 UPLAND, which is the subject of this zoning application.

The record title of this property is in the name of Josephine GERAIGERY REALTY TRUST

*Pursuant to a deed of duly recorded in the date 5/26/1987 Middlesex South County Registry of Deeds at Book 18702, Page 143; or Middlesex Registry District of Land Court, Certificate No. N/A
Book _____ Page _____

Diane Geraigery - Parker
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

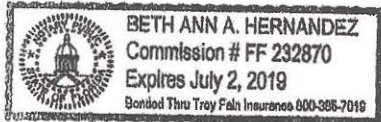
STATE OF FLORIDA
~~Commonwealth of Massachusetts~~, County of Pinellas

The above name DIANE GERAIGERY-PARKER personally appeared before me, this 26TH of MAY, 2016, and made oath that the above statement is true.

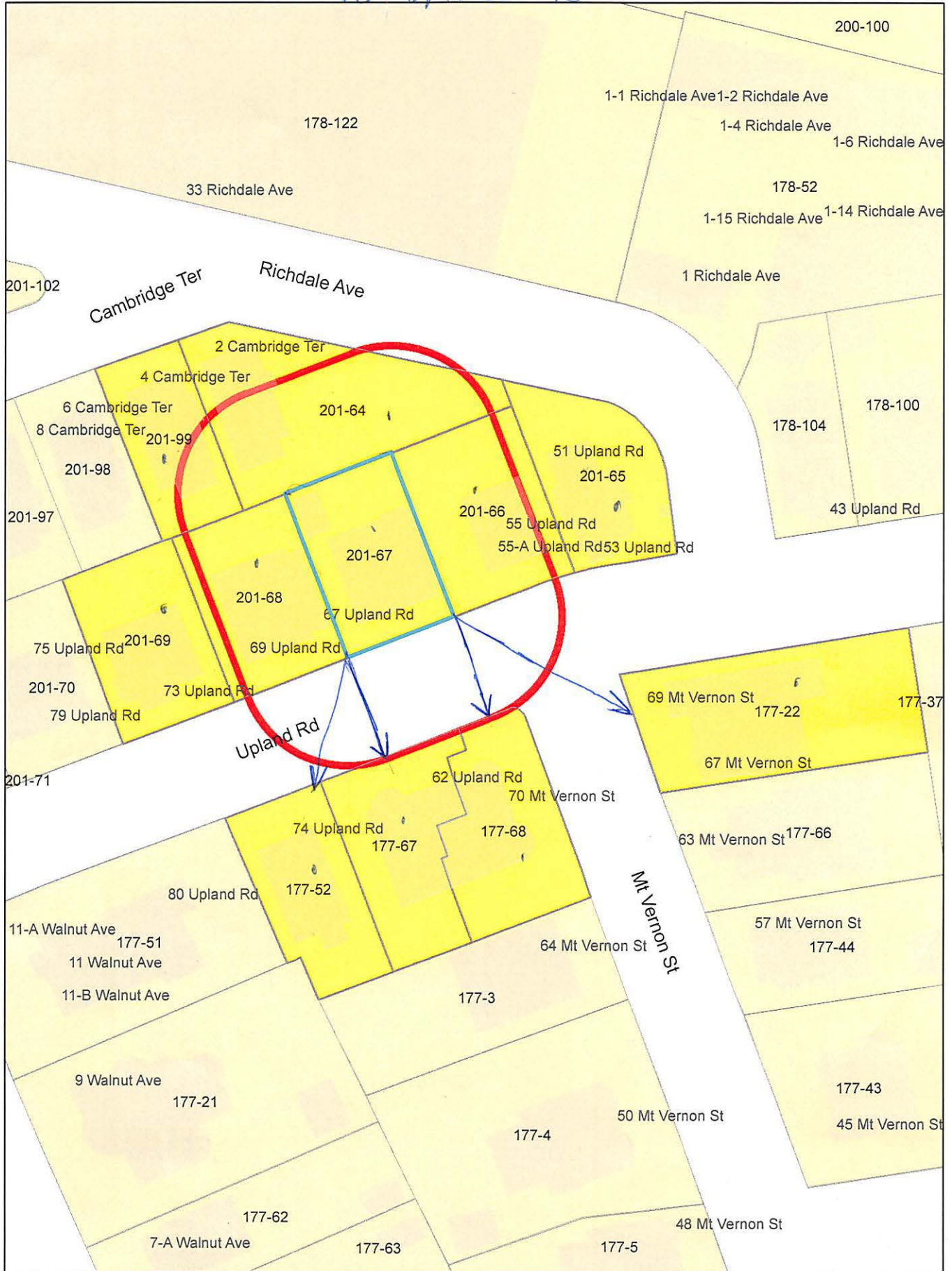
[Signature] Notary
Notary Seal

My commission expires _____

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



63 Upland Rd.



63 Upland Rd.

Petitioner

177-68
ANASTASI, CAROL & STEVEN JOSHUA SAMUEL,
TRS. OF 70 MT. VERNON STREET REALTY TRS
70 MT. VERNON ST.
CAMBRIDGE, MA 02140

201-64
FERRARO, SAMUEL J. &
JOSEPH COSMO FERRARO
C/O ANA FERRARO
114 FAYERWEATHER ST
CAMBRIDGE, MA 02138

BOYES-WATSON ARCHITECTS
C/O STEPHEN HISERODT
30 BOW STREET
SOMERVILLE, MA

201-66
PERCHIK, JAMES & JUDY PICKERILL
55 UPLAND RD., APT B
CAMBRIDGE, MA 02140

177-22
GOLDMAN, MARION V., ESTEBAN G. UGALI, &
VALENTINA P. UGALI,
TRS. UNDER THE PAREUG REALTY TRUST
69 MT. VERNON ST.
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