



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

2016 MAR -1 AM 11:57

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-009518-2016

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Timothy Shannon

PETITIONER'S ADDRESS : 150 Prides Crossing Sudbury, MA 01776

LOCATION OF PROPERTY : 67 Smith Pl 17A Cambridge, MA 02138

TYPE OF OCCUPANCY : Article 4 Section 4.37K ZONING DISTRICT : Industry B-2 Zone/AOD1

REASON FOR PETITION :
New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :
Construct new storage building for storage of vehicles; 8 spaces

SECTIONS OF ZONING ORDINANCE CITED :
Article 4.000 Section 4.37K (

Original Signature(s) : *Timothy Shannon*
 (Petitioner(s) / Owner)

Timothy L. SHANNON
 (Print Name)

Address : 150 Prides Crossing Rd
Sudbury, MA 01776

Tel. No. : 617-293-5061

E-Mail Address : TLS.PARKING@HOTMAIL.COM

Date : _____



CITY OF CAMBRIDGE
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Timothy L. SHANNON
 (Print Name)

Address : 150 Prides Crossing Rd
Sudbury, MA 01776

Tel. No. : 617-293-5061

E-Mail Address : TLS.PARKING@HOTMAIL.COM

Date : _____

267.3-228
TRUE, NANCY M.,
TRUSTEE NASHOBA REALTY TRUST
35 FORBES ROAD
WESTWOOD, MA 02090

267D-312
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR ELECTRIC CO
PROPERTY TAX DEPT., P.O. BOX 270
HARTFORD, CT 06141

267C-89
SHANNON, TIMOTHY L.,
TRUSTEE THE ARSENAL WAY REALTY TRUST
150 PRIDES CROSSING RD
SUDBURY, MA 01776

267D-322
CITY OF CAMBRIDGE
C/O RICHARD ROSSI,
CITY MANAGER

267D-322
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

267D-333-329 /267C-70-71
WEST CAMBRIDGE SCIENCE PARK, LLC
C/O JACQUES SULTAN
38 PEQUOSETTE RD
BELMONT, MA 02478

267.3-268
JOSEPH MABARDY, JR.,
TRUSTEE OF THE ACRES NOMINEE TRUST
50 MOONEY ST,
CAMBRIDGE, MA 02138

267C-87
AMOROSO, PATRICIA L.
40 LOOMIS STREET
CAMBRIDGE, MA 02138

267C-88
AMOROSO, JOSEPH A., JR. &
DONNA M. AMOROSO
36 LOOMIS ST
CAMBRIDGE, MA 02138

267D-334
SPINELLI PLACE LLC
36 SPINELLI PL.
CAMBRIDGE, MA 02138

267.3-277
ACRES FAMILY LIMITED PARTNERSHIP
51 MOONEY STREET
CAMBRIDGE, MA 02138

267.3-280
MABARDY, JOSEPH J., JR.
TR. OF 51 MOONEY STREET NOMINEE TR.
51 MOONEY ST
CAMBRIDGE, MA 02138

267C-62
SMITH PLACE LLC
12 BLANCHARD RD
CAMBRIDGE, MA 02138

267D-294
CAMBRIDGE HIGHLANDS,LLC
C/O TRINITY PROPERTY MGMT
P.O. BOX 380212
CAMBRIDGE, MA 02238

267D-319
BROSIO, SERGIO
45 PINEHURST RD
BELMONT, MA 02478

267.3-267
DIV FRESH POND 75 SMITH PLACE, LLC C/O THE
DAVIS COMPANIES
125 HIGH STREET, 21ST FLOOR
BOSTON, MA 02110

267.3-282
CAMBRIDGE SMITH PLACE, LLC.
C/O THOMAS G. GALLAGHER
109 SMITH PLACE
CAMBRIDGE, MA 02138

267.3-283
115 SMITH PARKING, LLC.
109 SMITH PLACE.
CAMBRIDGE, MA 02138

267C-89
CFRC REALTY, LLC,
67 SMITH PL. UNIT#9 & #10
CAMBRIDGE, MA 02138

267C-56
E&A PROPERTIES LLC
25 POND BROOK CIRCLE
WESTON, MA 02493

267C-89
MELLY'S LLC.,
67 SMITH PL. UNIT#11
CAMBRIDGE, MA 02138

267C-91
BRAY, ROBERT H.
75 RIVER ST
CAMBRIDGE, MA 02139

267C-89
HASSEY, EDWARD
110 EAST ST
CARLISLE, MA 01741

267C-89
BJC, LLC,
24 TANAGER ST.
ARLINGTON, MA 02476

267C-89
CACCAVARO, RONALD
TR. OF CCC REALESTATE NOMINEE TR.
67 SMITH PLACE. #3
CAMBRIDGE, MA 02138

267C-89
HASSEY, EDWARD J.
110 EAST ST
CARLISLE, MA 01741

267C-89
PRIDHAM, LLC.
6 YORK RD.
BELMONT, MA 02478

267C-89
BASILE, JOSEPH
9 BLAIR PL
CAMBRIDGE, MA 02140

267C-89
MASTRANGELO, ANTHONY J. & BRONWYN F.
C/O MASTRANGELO AND SONS, LLC
500 PLEASANT ST.
BELMONT, MA 02478

267D-305
KING 733 CONCORD LLC,
255 BEAR HILL RD.
WALTHAM, MA 02451

267C-89
ATINA MANAGEMENT CORPORATION
41 RUTLAND ST.
WATERTOWN, MA 02472

267.4-307
DIV FRESH POND 10 WILSON, LLC
C/O THE DAVIS COMPANIES
125 HIGH STREET 21ST FLOOR
BOSTON, MA 02110

267C-89
HARRIS, JASON & GREGORY LOMBARDI
2235 MASS AVE.
CAMBRIDGE, MA 02140

267C-89
RICCI BROS., INC.
67 SMITH PLACE. #8
CAMBRIDGE, MA 02138

267C-89
HARRY + LILI, LLC,
67 SMITH PLACE 12-A
CAMBRIDGE, MA 02138

267.4-311
DIV FRESH POND 40 SMITH PLACE, LLC.
THE DAVIS COMPANIES
125 HIGH STREET, 21ST FLOOR
BOSTON, MA 02110

267C-92
51-63 LOOMIS REALTY, LLC
75 RIVER ST
CAMBRIDGE, MA 02139

267C-89
NILAN, MARK
41 STANDISH RD.
WATERTOWN, MA 02472

267D-313
DIV FRESH POND 35-59 SMITH PLACE, LLC C/O
DAVIS COMPANIES
125 HIGH STREET, 21ST FLOOR
BOSTON, MA 02110

267D-325-293
DIV FRESH POND 35-59 SMITH PLACE, LLC C/O
DAVIS COMPANIES
125 HIGH STREET, 21ST FLOOR
BOSTON, MA 02110

267C-89
MESSINA, STEPHEN J. &
LYNDA A. MESSINA, TRUSTEES OF
40 LONGFELLOW RD
WATERTOWN, MA 02474

267C-73
EURO-TECH AUTO BODY, INC.
53 SMITH PLACE
CAMBRIDGE, MA 02138

267C-89
HARRY & LILI LLC
67 SMITH PLACE, 12-A
CAMBRIDGE, MA 02138

267C-89
CAFASSO, MARTIN C.
98 HAMMOND ST.
CAMBRIDGE, MA 02138

267C-65
CHUN, JOHN H. & SAEWON CHUN
48 LOOMIS ST
CAMBRIDGE, MA 02138

267C-89
GURDAL, M. IHSAN & VALERIE GURDAL TRUSTEE
OF SMITH PLACE UNIT13A REALTY TRS &
CITY OF CAMBRIDGE TAX TITLE
67 SMITH PL 13A
CAMBRIDGE, MA 02139

267C-66
ALAMGIR, JOY & NUZHAT KARIM ALAMGIR
9 CAULIFIELD ROAD
WAYLAND, MA 01778

267C-89
KELLY LAND TRUST, INC
48 BRIGHT RD
BELMONT, MA 02478



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 67 Smita Pl.:

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 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 SPB Date 3/11/2014
Received by upload to Emergov 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>

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 67 Smith Plc 17A DATE: 2/9/2016
 PETITIONER OR REPRESENTATIVE: Timothy L. Shannon
 ADDRESS & PHONE: 150 Prides Crossing Rd. Sudbury, MA. 01776
 BLOCK: _____ LOT: _____

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3 Forms with Original Signatures	_____	_____
Supporting Statements - 2 Copies	_____	_____
Application Fee (\$ _____) (SEE ATTACHED FEE SCHEDULE)	_____	_____
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Dimensional Form - Refer to Cambridge Zoning Ordinance - 2 Copies (Subject to further review by Zoning Specialist)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ownership Certificate, Notarized - 2 Copies	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Floor Plans - 2 Sets	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Elevations - 2 Sets *	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Certified Plot Plan - 2 Copies (By Registered Land Surveyor)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Photographs of Property - 2 Copies	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parking Plan (if relevant to your application) 2 Copies	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

FOR SUBDIVISION ALSO INCLUDE:**

Proposed Deeds	_____	_____
Evidence of Separate Utilities ***	_____	_____
Proposed Subdivision Plan	_____	_____

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.
 ** See attachment G.
 *** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM
GENERAL INFORMATION

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

Special Permit: Variance: _____ Appeal: _____

PETITIONER: Timothy L. Shannon

PETITIONER'S ADDRESS: 150 Prides Crossing RD Sudbury, MA. 01776

LOCATION OF PROPERTY: 67 Smith Plc Unit 17A. EVA 17A

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: F B2 AOD1

REASON FOR PETITION:

- | | |
|---|---|
| <input type="checkbox"/> Additions | <input checked="" type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

CONSTRUCT NEW STORAGE Building FOR
STORAGE OF VEHICLES
6 SPACES.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.37K STORAGE.
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): Timothy L. Shannon
(Petitioner (sp) / Owner)
Timothy L. SHANNON
(Print Name)

Address: 150 Prides Crossing RD
Sudbury, MA. 01776

Tel. No.: 617-293-5061

E-Mail Address: TLS PAVING @ HOTMAIL.COM

Date: _____

BZA APPLICATION FORM

GENERAL INFORMATION

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Special Permit: Variance: _____ Appeal: _____

PETITIONER: Timothy L. Shannon

PETITIONER'S ADDRESS: 150 Prides Crossing Rd. Sudbury, MA. 01778

LOCATION OF PROPERTY: 67 Smith Plc Unit 17A EVA 17A

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: FB2 AOD1

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

CONSTRUCT NEW STORAGE Building for
STORAGE of Vehicles
8 Spaces
(8)

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.37K STORAGE
Article _____ Section _____
Article _____ Section _____

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Applicants for a **Special Permit** must complete Pages 1-4 and 6
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PETITIONER'S ADDRESS: 150 Prides Crossing Rd. Sudbury, MA 01776

LOCATION OF PROPERTY: 67 Smith Plc. Unit 17A EVA 17A

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: IB2 AOD1

REASON FOR PETITION:

- Additions
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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): Timothy L. Shannon
(Petitioner(s)/Owner)
TIMOTHY L. SHANNON
(Print Name)

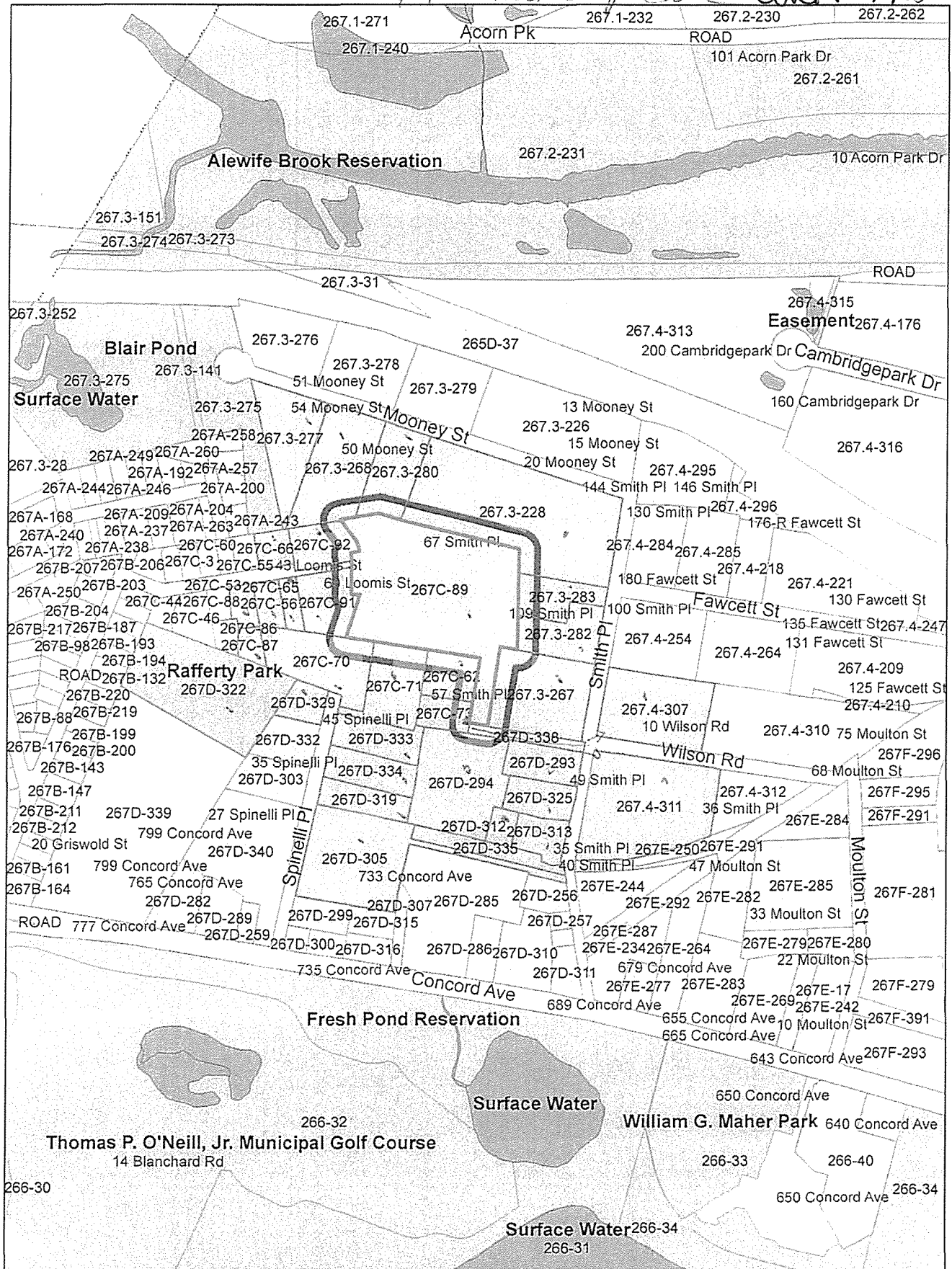
Address: 150 Prides Crossing Rd.
Sudbury, MA 01776

Tel. No.: 617-293-5061

E-Mail Address: TLS PAVER@HOTMAIL.COM

Date: _____

67 Smith Place Unit 17A



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 Timothy L. Shannon
(OWNER)

Address: 150 Prides Crossing RD. Sudbury, MA. 01776

State that I/We own the property located at 67 Smith Plc. 17A, which is the subject of this zoning application.

The record title of this property is in the name of Timothy L. Shannon

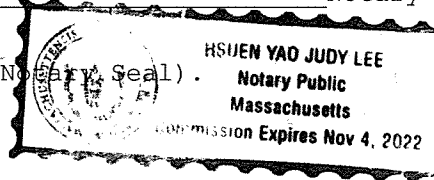
*Pursuant to a deed of duly recorded in the date 01/17/2014, Middlesex South County Registry of Deeds at Book 63188, Page 1; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Timothy L. Shannon
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 Timothy Shannon personally appeared before me, this 28th of Feb., 2016, and made oath that the above statement is true.

[Signature]
Notary
My commission expires Nov. 4/2022 (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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Timothy L. Shannon
(OWNER)

Address: 150 Prides Crossing Rd. Sudbury, MA 01776

State that I/We own the property located at 67 Smith Plc. 17A, which is the subject of this zoning application.

The record title of this property is in the name of Timothy L. Shannon

*Pursuant to a deed of duly recorded in the date 1/17/2014 Middlesex South County Registry of Deeds at Book 63188, Page 1; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Timothy L. Shannon
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

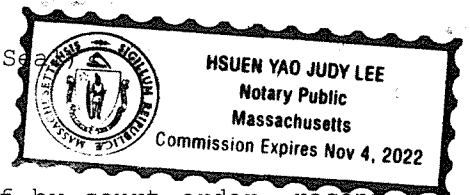
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

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[Signature] Notary

My commission expires Nov. 4/2022 (Notary Seal)



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

DIMENSIONAL INFORMATION

APPLICANT: Timothy L. Shannon PRESENT USE/OCCUPANCY: open lot

LOCATION: 67 Smith Place ZONE: I-B2 A001

PHONE: 617-293-5061 REQUESTED USE/OCCUPANCY: Storage Warehouse
978-261-5106

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>0</u>	<u>3600SF</u>	<u>6005SF</u> (max.)
<u>LOT AREA:</u>	<u>8007SF</u>		<u>5000SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0</u>	<u>0.450</u>	<u>0.75</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>0</u>	<u>N/A</u>	<u>1200SF</u> (min.)
<u>SIZE OF LOT:</u> WIDTH	<u>67.53'</u>		<u>50.00'</u> (min.)
			DEPTH
<u>Setbacks in</u> FRONT	<u>0</u>	<u>42.1'</u>	<u>15'</u> (min.)
<u>Feet:</u> REAR	<u>0</u>	<u>12.5'</u>	<u>0</u> (min.)
	<u>0</u>	<u>3.8'</u>	<u>0</u> (min.)
	<u>0</u>	<u>3.8'</u>	<u>0</u> (min.)
	<u>0</u>	<u>25'</u>	<u>35'</u> (max.)
<u>SIZE OF BLDG.:</u> HEIGHT			
			LENGTH
			WIDTH
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³)	<u>N/A</u>	<u>N/A</u>	<u>NONE</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>6</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>8</u>	<u>3</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>10'</u> (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.

No structures currently exist on the lot
A 60'x60' steel frame building is proposed

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'.

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:

N/A

- 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:

N/A

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

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

N/A

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

N/A

* 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

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 _____ (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:

The SITE OF THE NEW STRUCTURE does fall within F.A.R. REQUIREMENTS and meets ALL SET BACK REQUIREMENTS.

- 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:

NO NEW TRAFFIC PATTERNS will be CREATED.

- 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:

This is in a INDUSTRIAL ZONE, ALL ADJACENT USES ARE OFFICE OR INDUSTRIAL

- 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:

NO NOISE OR NUISANCE CREATED TO THE DETRIMENT OF HEALTH, SAFETY.

- 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 BEST USE OF THE PRESENT SITE.

Effective August 1, 2012

BOARD OF ZONING APPEAL (FEE SCHEDULE)

The fee for a public hearing before the Board of Zoning Appeal shall be determined by the category of relief being sought. The fee per case for each category is as follows:

1. Parking
\$100.00 per space for which relief is requested.
2. Signs
\$100.00 per sign plus \$2.00 per square foot of signage requiring relief.
3. Appeal of Building Department Official's Determination
\$100.00
4. Additions, Structural Alterations, Dimensional Violations, Alteration of Non-Conforming Structure
\$100.00 plus \$20.00 per 100 square feet of construction requiring relief.
5. Subdivision
\$500.00 plus \$100.00 per new lot proposed.
6. Conversion to Additional Dwelling Units
\$300.00 plus \$100.00 per dwelling unit requested.
7. Use Variance, Use Special Permit, Alteration or Enlargement of Non-Conforming Uses
\$100.00 base fee, subject to an additional fee of \$100.00 per occupied dwelling) unit or its equivalent requiring relief.
8. Cell Antenna
\$500.00 per application.

Other uses shall be subject to a fee of \$100.00 plus an additional fee of \$.50 per square foot of new construction or conversion requiring relief as follows:

Under the following Sections of the Zoning Ordinance:

Sec. 4.15	<i>Unlisted Uses</i>	Category to be determined by Zoning Specialist.
Sec. 4.32	<i>Transportation, etc.</i>	50 cents per sq. ft.
Sec. 4.33	<i>Institutional</i>	50 cents per sq. ft.
Sec. 4.34	<i>Office and Lab</i>	50 cents per sq. ft.
Sec. 4.35	<i>Retail Business & Consumer Service</i>	50 cents per sq. ft.
Sec. 4.36	<i>Open Air/Drive-In</i>	50 cents per sq. ft.
Sec. 4.37	<i>Light Industry</i>	50 cents per sq. ft.
Sec. 4.38	<i>Heavy Industry</i>	50 cents per sq. ft.

Projects requesting relief in more than one of the above categories shall be required to pay a total of the fees from each applicable category.

Fees are based on the magnitude of the relief being requested and not that ultimately granted.

Notwithstanding the above schedule of fees, City Agencies and Non-Profit Institutions established for the welfare of citizens of the City of Cambridge shall be subject to a maximum fee of \$100.00 or the actual cost of advertisement and notification of the Board of Zoning Appeal's hearing, whichever is greater.

Those structures and uses begun in advance of obtaining necessary relief from the Board of Zoning Appeal shall be subject to a double fee for corrective hearing before the Board of Zoning Appeal.

The fee for renotification of a case pending before the Board of Zoning Appeal shall be \$200.00 or the actual cost of advertisement and notification of the Board of Zoning Appeal's hearing, whichever is greater.

All Board of Zoning Appeal decisions predicated on the fulfillment of certain conditions assigned by the Board shall be subject to certification for compliance with those conditions on an annual or other appropriated basis. The fee for such certification shall be \$100.00 per year.

ADDENDUM TO THE BOARD OF ZONING APPEAL APPLICATION FORM

RE: ADDITIONAL PUBLIC NOTIFICATION REQUIREMENTS FOR VARIANCE OR SPECIAL PERMIT APPLICATIONS.

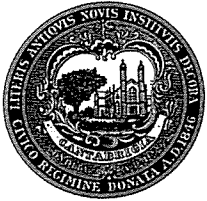
AN AMENDMENT TO THE CAMBRIDGE ZONING ORDINANCE UNDER ARTICLE 10.000, SECTION 10.42.1 REQUIRES THAT APPLICANTS FOR A VARIANCE OR SPECIAL PERMIT ERECT AND MAINTAIN ONE OR MORE NOTIFICATION PANELS AT THE SITE FOR WHICH THE VARIANCE OR SPECIAL PERMIT RELIEF IS REQUESTED. THE REQUIREMENTS ARE AS FOLLOWS:

- A. The number of notification panels required to be erected is based on the street frontage of the property. For the first 200 feet of frontage, one panel is required. Additional panels are required for each additional 500 feet of frontage or portion thereof.
- B. The panels shall be securely mounted on the lot at the street line or within the property, but in any case not more than twenty (20) feet from the street line.
- C. The location of the panel(s) shall be shown on the site plan included with the application documents. The locations are subject to the approval of the Inspectional Services Department.
- D. The panels will be available for pickup by the applicant from the BZA Secretary at the Inspectional Services Department, no later than 3 weeks from the hearing date. The wording on the panels will be completed by the Inspectional Services Department.
- E. The panels must be installed by the applicant at the designated locations, no later than fourteen (14) days prior to the public hearing. Failure to install the panels by this date could result in rescheduling of the public hearing.
- F. The panels must be displayed continuously until such time as the notice of decision is filed with the city clerk. Note: For information purposes, it can take approximately a month and a half between the time of the hearing and the filing of the notice of decision.
- G. After the notice of decision has been filed, the panel shall be promptly removed and discarded.

Note: The following information will be included on the notification panel:

Name of Petitioner;
Description of Premises;
Information concerning the public hearing;
Nature of relief requested;
Case number, and
City point of contact for additional information of submission of comments.

(ATTACHMENT D)



**CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MASS. 02139 (617) 349-6100**

**IMPORTANT NOTICE CONCERNING BZA AND
HISTORICAL COMMISSION COORDINATION**

For BZA applications where it is proposed to make exterior changes to structures located in historic or neighborhood conservation districts, designated as landmarks, or subject to preservation restrictions, or removed portions of buildings such that the result would amount to substantial demolition of the structure, it is necessary that the applicant obtain approval from the Historical Commission for these cases as required by Ch. 2.78 of the Municipal Code. In order to insure that any relief that might be granted by the BZA takes into consideration actions by the Historical Commission, it is most important that this approval be obtained prior to the BZA hearing date. For a case where a required Historical Commission review has not been completed, the BZA hearing would likely have to be continued to a later date thereby delaying and inconveniencing the applicant.

As this approval could require a hearing before the Historical Commission, it is most important that discussions with the Historical Commission staff be initiated at the earliest possible time.

If you have any questions as to whether your property is subject to Historical Commission review, you should contact the Historical Commission.



**CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MASS. 02139 (617) 349-6100**

ADDENDUM TO BOARD OF ZONING APPEAL APPLICATION FORM

SUBJECT: DEVIATIONS FROM PLANS APPROVED BY THE BOARD OF ZONING APPEAL (BZA)

WHEN THE BZA GRANTS A VARIANCE OR SPECIAL PERMIT, SUCH APPROVAL IS CONDITIONED ON CONFORMANCE WITH THE EXTERIOR FEATURES OF THE PLANS AND DRAWINGS APPROVED AT THE HEARING BY THE BOARD. THEREFORE, WHEN APPLYING FOR THE BUILDING PERMIT FOR THE APPROVED PROJECT, THE PLANS MUST BE THE SAME AS THOSE APPROVED BY THE BOARD, INCLUDING THE LOCATION AND SIZE OF WINDOWS.

IF THE PLANS ARE NOT THE SAME, THE BUILDING PERMIT CANNOT BE ISSUED.

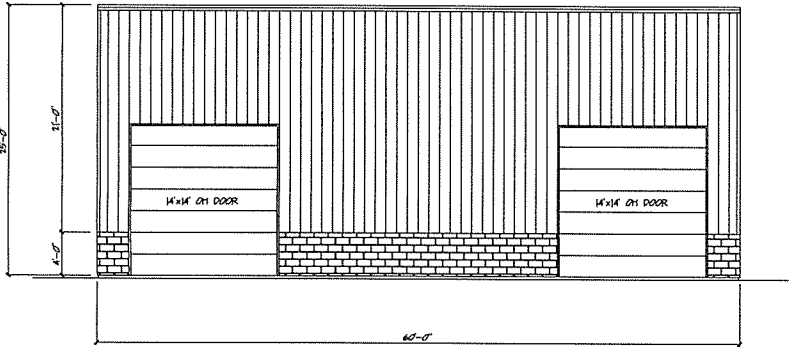
IF THE APPLICANT FEELS THAT THE EXTERIOR FEATURES OF THE PLANS ARE LIKELY TO UNDERGO MODIFICATION BETWEEN THE TIME OF THE BZA HEARING AND THE APPLICATION FOR THE BUILDING PERMIT, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE BOARD AT THE HEARING SO THE DECISION CAN REFLECT THE FINAL CHANGES AS APPROVED BY THE BOARD. NO CHANGES CAN BE MADE TO PLANS APPROVED BY THE BZA SUBSEQUENT TO THE ISSUANCE OF THE BOARD'S DECISION.

(ATTACHMENT F)

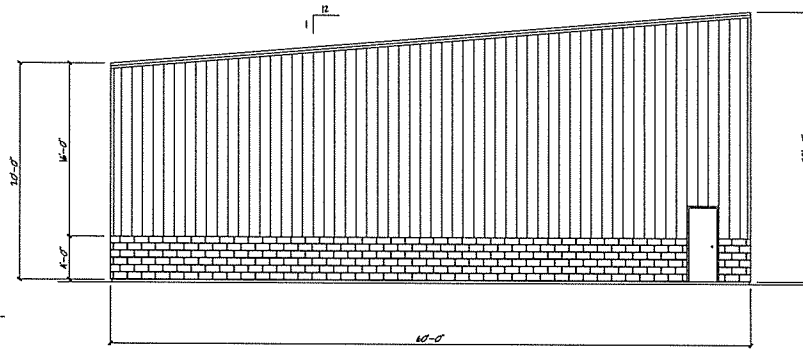
PROCEDURES FOR SUBDIVIDING EXISTING BUILDINGS OR PARCELS

1. Petition is made to the Board of Zoning Appeal for subdivision approval.
2. Twenty days after the Board of Zoning Appeal's decision granting the subdivision has been filed, petitioner must bring the decision to the Office of the City Clerk for Certification that there has been no appeal to the Superior Court. Then, the decision must be filed with the Registry of Deeds and evidence of such filing submitted to the Department of Inspectional Services.
3. When an interior lot line is created through an existing building or connected buildings, a total separation is to be made with a fire wall in accordance with the provisions of the Massachusetts State Building Code.
4. An existing fire wall must be certified by a registered professional Architect, Engineer, or qualified person.
5. Where compliance with a fire wall is impractical because of structural or construction difficulties or regulatory conflicts, compliance alternatives may be submitted to the building inspector for consideration and approval.
6. All utilities must be divided and be totally independent in each unit. All penetrations of the separated utilities left in a fire wall must be inspected and approved.
7. Upon compliance with the conditions of the decision and subdivision of the property, an application for a Certificate of Occupancy must be submitted.
8. Prior to issuance of the final Certificate of Occupancy the following items must be on file with the Inspectional Services Department.
 - a) Reports attesting items No. 3, 4, 5, 6 by a registered professional Architect, Engineer or qualified person.
 - b) A copy of the subdivision plan and relevant documents as recorded with the Registry of Deeds.

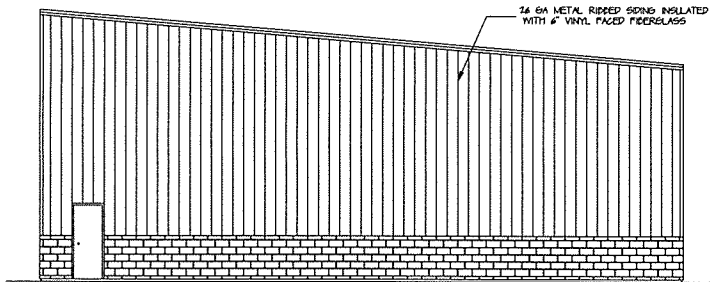
(ATTACHMENT G)



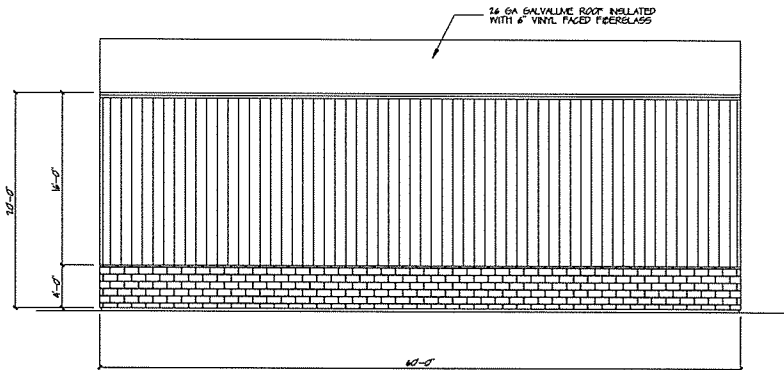
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

General Notes

TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date

Firm Name and Address

FRIGOEN STEEL
133 FRANKLIN STREET
WRENTHAM, MA

Project Name and Address

TLS PAVING
67 SMITH PLACE
CAMBRIDGE, MA

Project	ELEVATION	Sheet	S-2
Date	8/24/15		
Scale	3/16" = 1'-0"		

General Notes

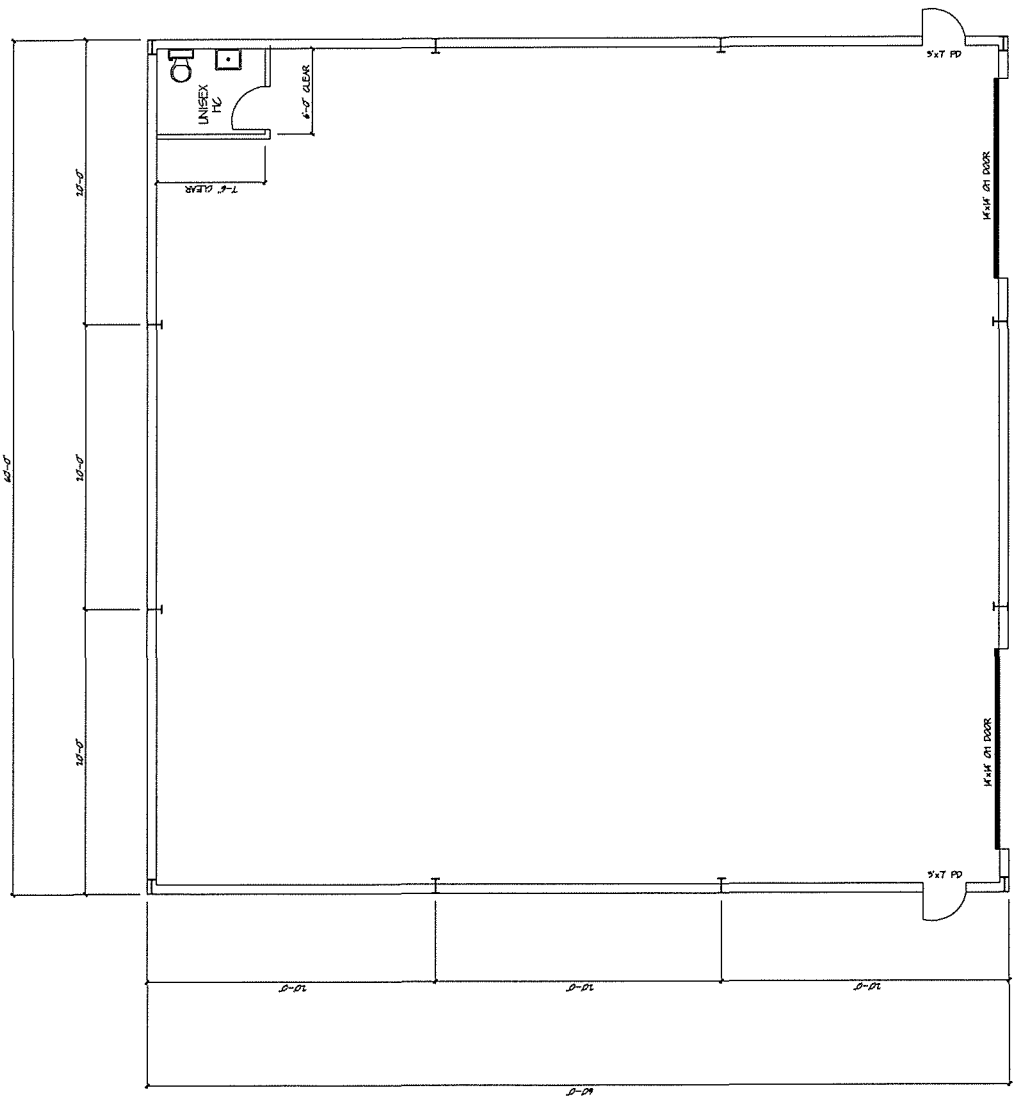
TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date

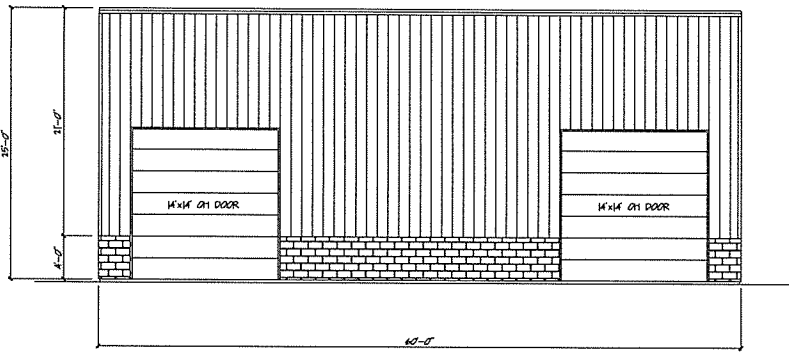
Client Name and Address
FRUGOER STEEL
138 FRANKLIN STREET
WINTHAM, MA

Project Name and Address
TLS PAVING
77 SMITH PLACE
CAMBRIDGE, MA

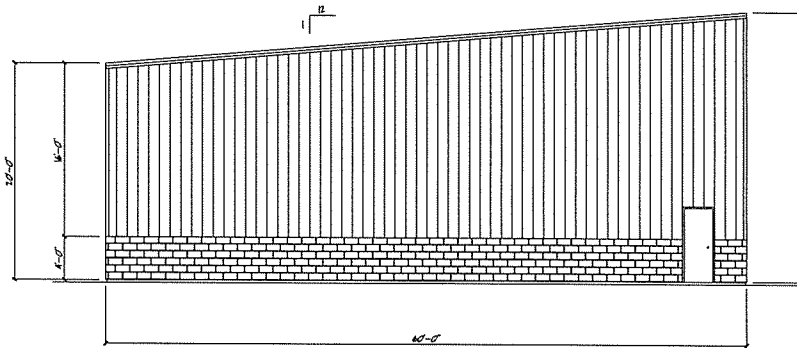
Sheet
S-1
Project
FLOOR
Date
02/04/15
Scale
1/4" = 1'-0"



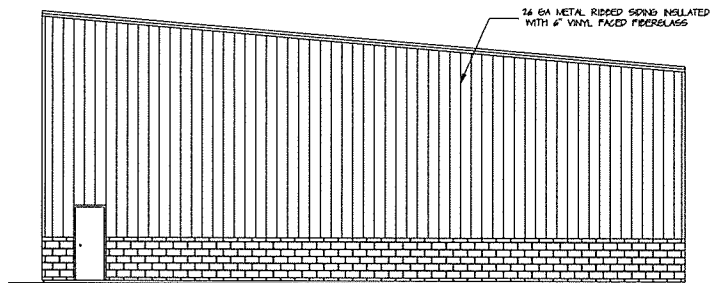
FLOOR PLAN



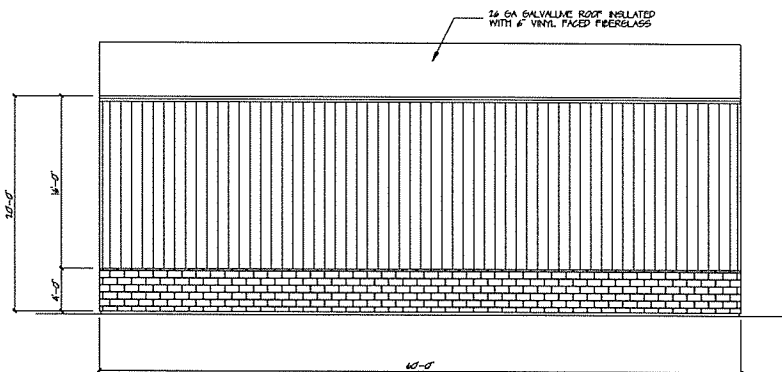
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

General Notes

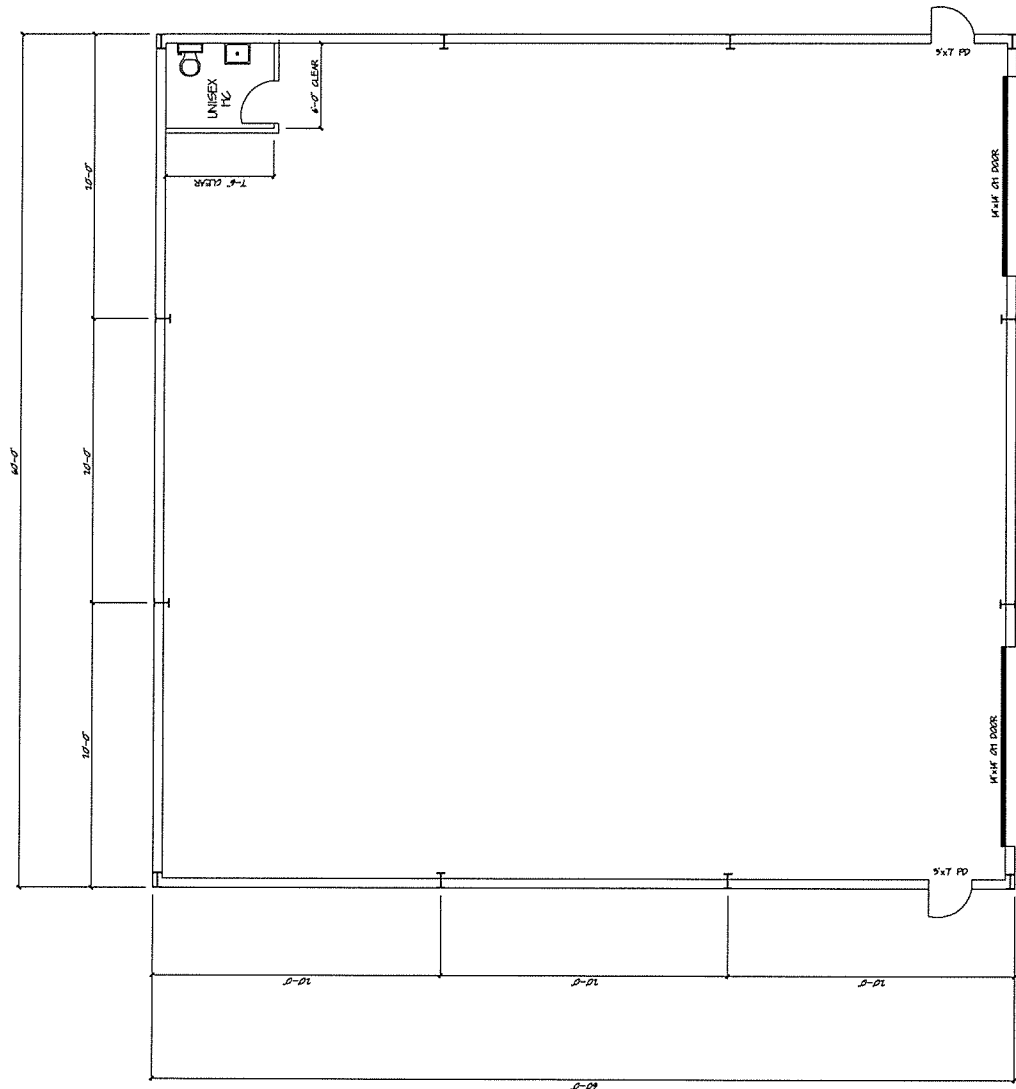
TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date

Client Name and Address
FRIGGEN STEEL
133 FRANKLIN STREET
WRENTHAM, MA

Project Name and Address
TIS PAVING
SMITH PLACE
CAMBRIDGE, MA

Project	Sheet
ELEVATION	S-2
Date	9/24/15
Scale	3/16" = 1'-0"



General Notes

TED GREENLAW
183 COLUMBIA STREET
HANOVER, MA

No.	Revision/Issue	Date

Project Name and Address

FRODOEN STEEL
133 FRANKLIN STREET
WRENTHAM, MA

Project Name and Address

67
TELE PAVING
9 SMITH PLACE
CAMBRIDGE, MA

Sheet

FLOOR

Sheet

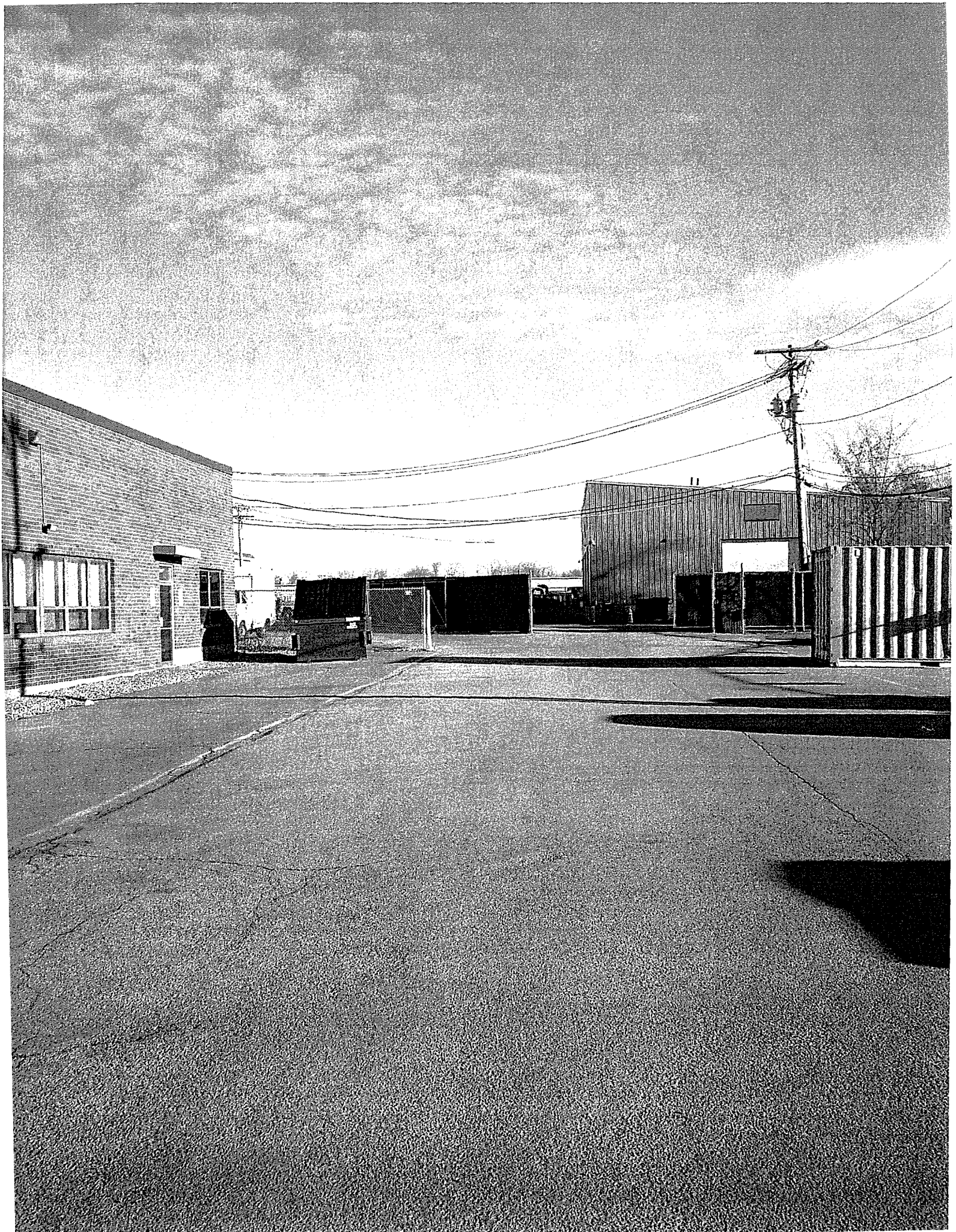
02/20/15

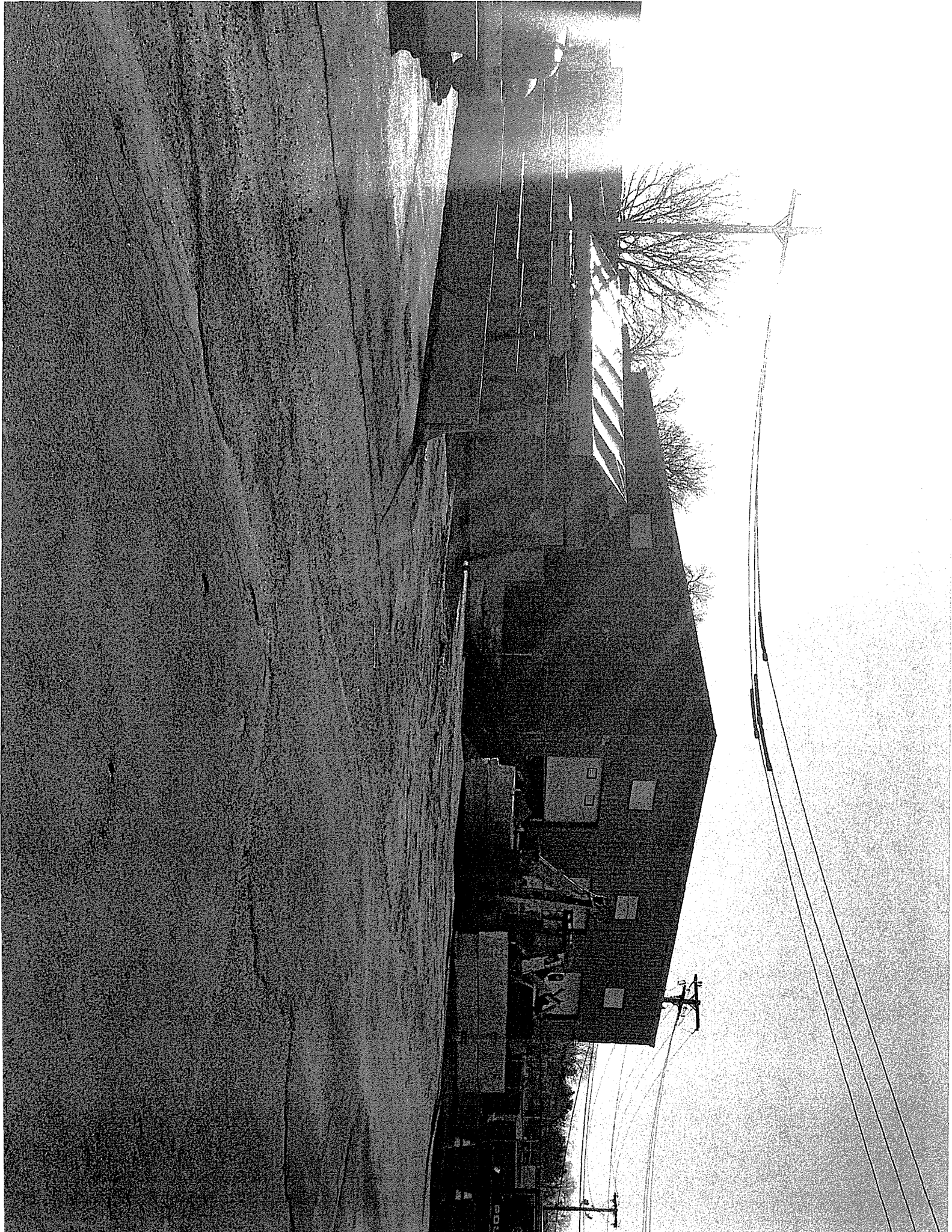
Scale

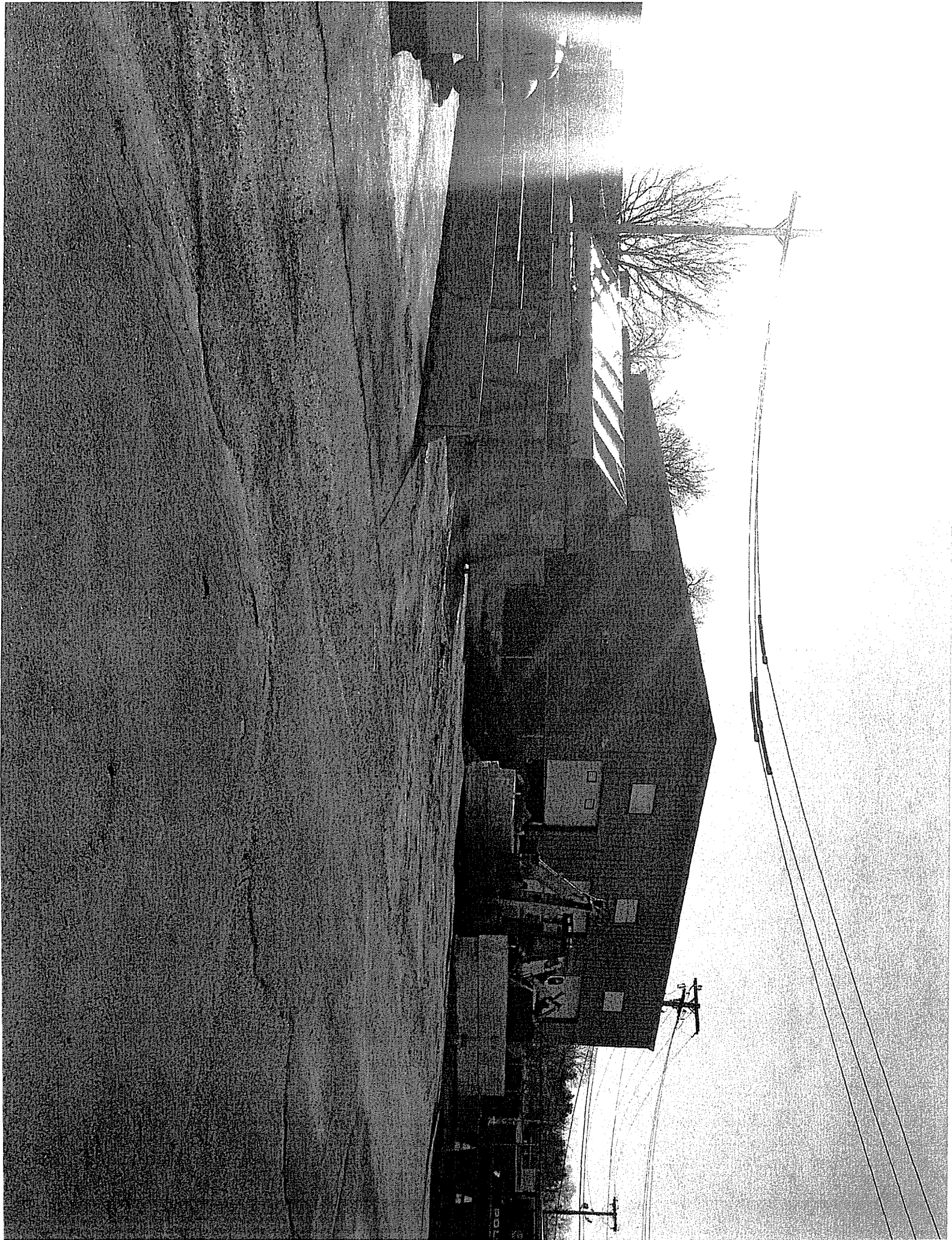
1/4" = 1'-0"

S-1

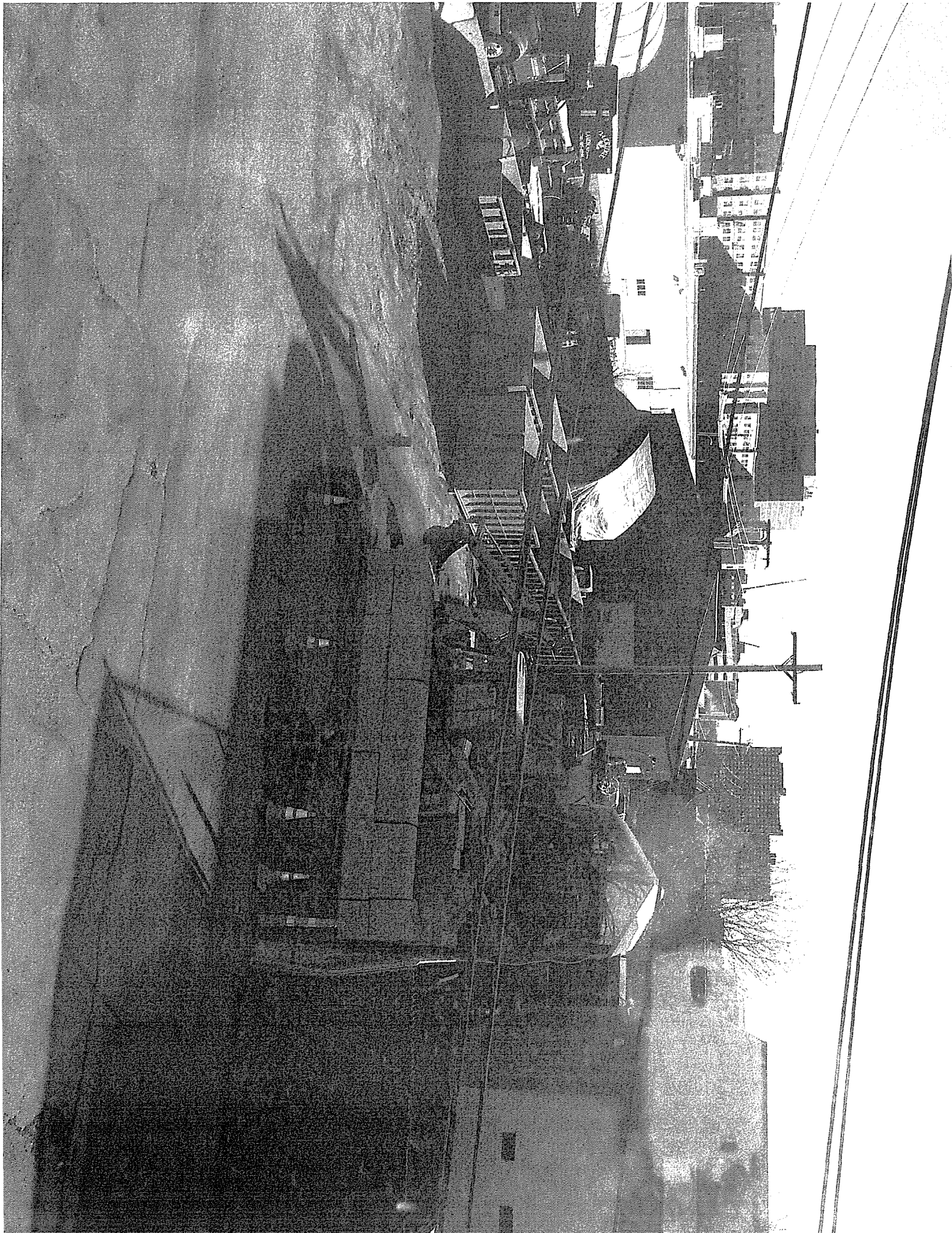


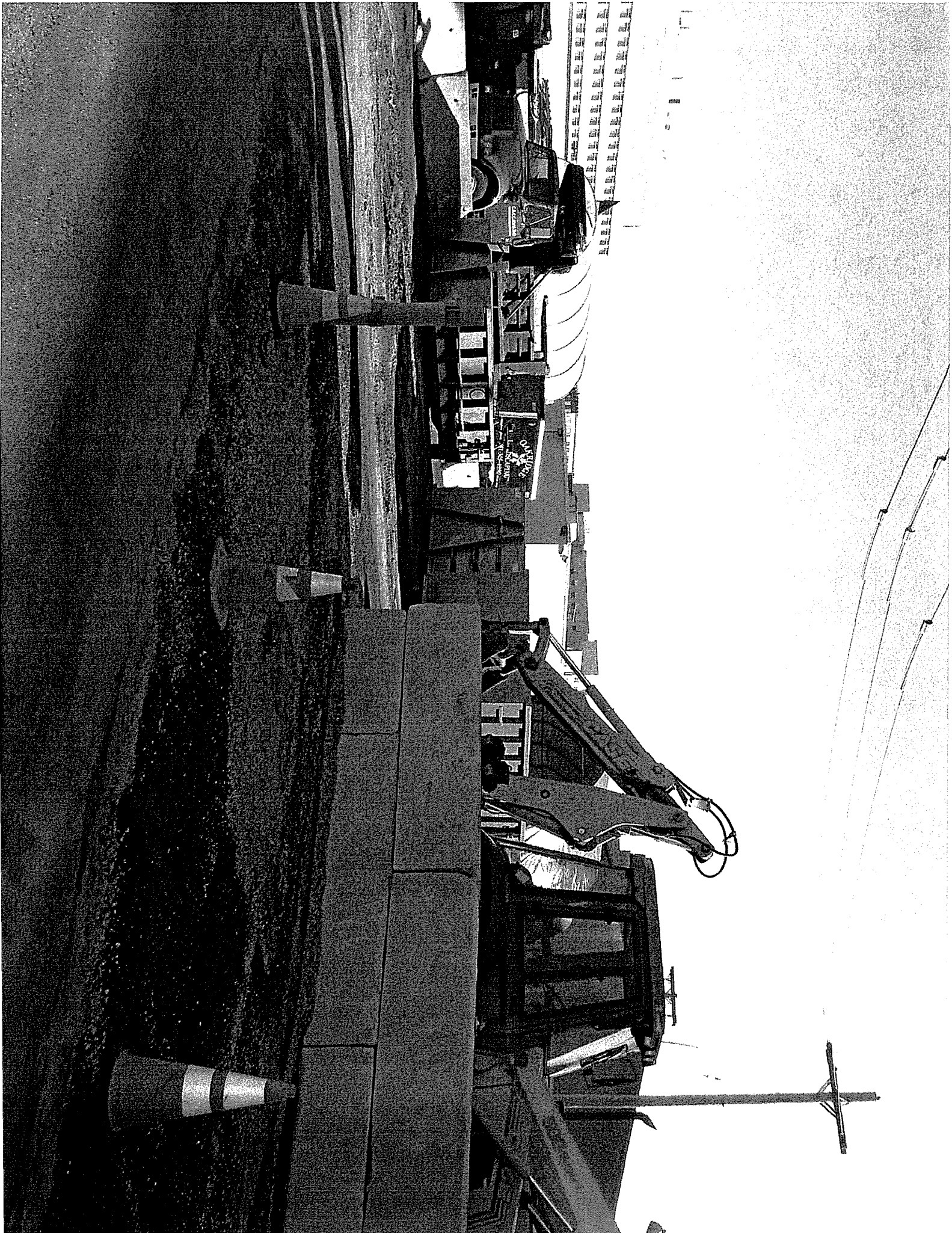




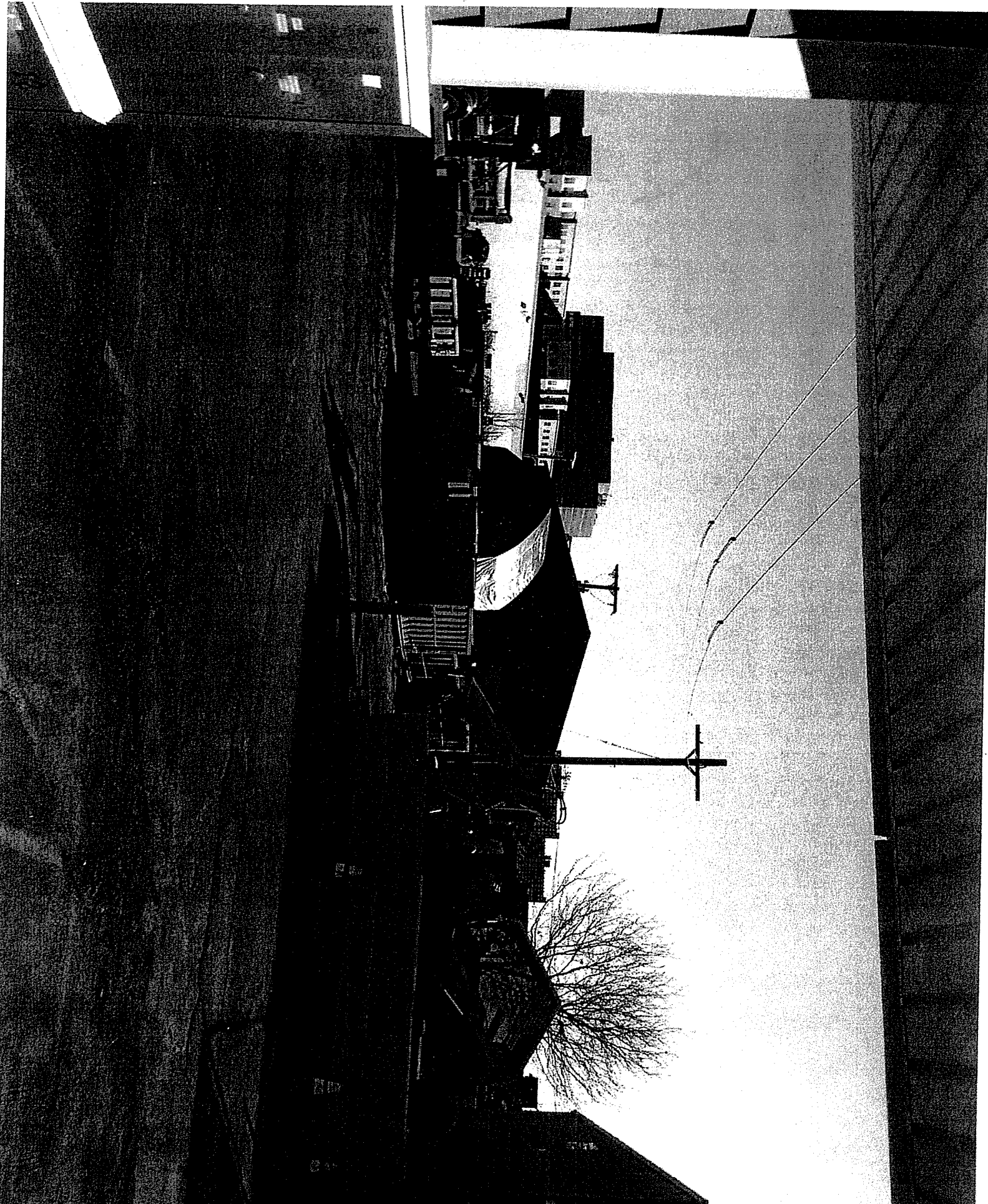


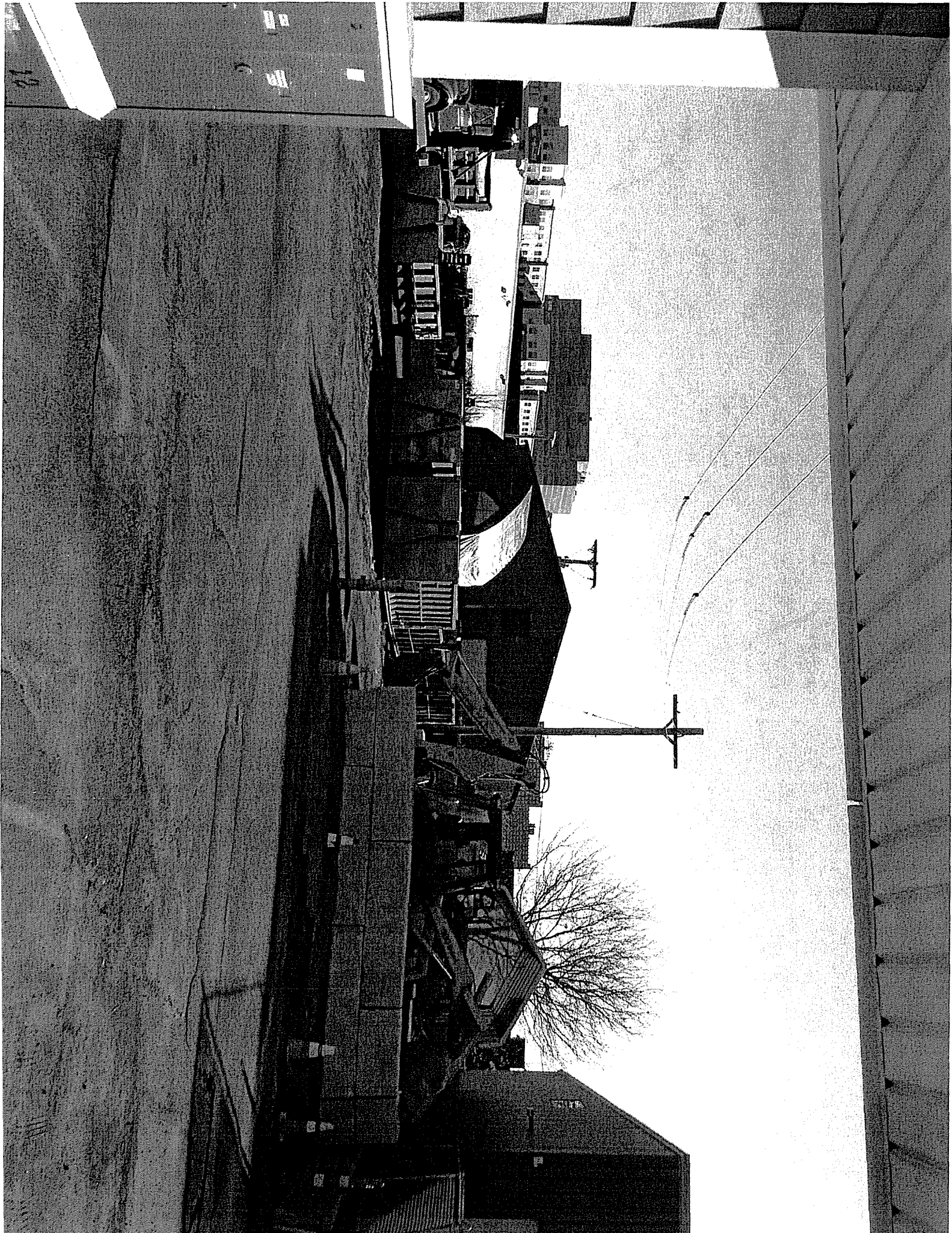














City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 BZAs

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Lincoln Sheu Date: 3/11/2016
(Print)

Address: 67 Smith place 17A Case No. BZA-009518-2016

Hearing Date: 3/31/16

Thank you,
Bza Members