



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

BZA APPLICATION FORM

Plan No: BZA-010359-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : JUNOT DIAZ

PETITIONER'S ADDRESS : 2 WARE STREET CAMBRIDGE, MA 02138

LOCATION OF PROPERTY : 69 Jay St Cambridge, MA 02139

TYPE OF OCCUPANCY : RESIDENTIAL R-3 TWO ZONING DISTRICT : Residence C-1 Zone
FAMILY

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

TO INSTALL A BAY WINDOW IN KITCHEN ON GARDEN SIDE OF THE PROPERTY AND INCREASE HEIGHT OF
EXISTING FRONT BAY STRUCTURE THAT SITS WITHIN FRONT YARD SETBACK BY APPROXIMATELY 2' 7"
ABOVE SURFACE OF EXISTING FLAT ROOF.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22 (Non-Conforming Structure).

Original Signature(s) :

5/26/16
(Petitioner(s) / Owner)
Junot Diaz
(Print Name)

Address :

2 WARE ST # 568
Cambridge MA 02138

Tel. No. :

917 232 4365

E-Mail Address :

JUNOT@MIT.EDU

Date :

5/26/16

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 Junel Dwy (OWNER)

Address: 2 Wace St. #508, Cambridge, MA 02138

State that I/We own the property located at 69-73 Gay St., which is the subject of this zoning application.

The record title of this property is in the name of Junel Dwy

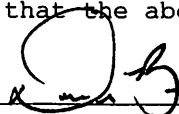
*Pursuant to a deed of duly recorded in the date 3/20/15, Middlesex South County Registry of Deeds at Book 65086, Page 455; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

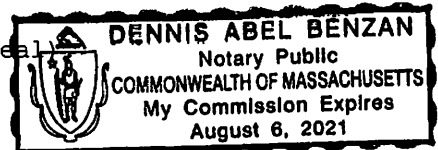
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Junel Dwy personally appeared before me, this 26 of May, 2016, and made oath that the above statement is true.

 Notary

My commission expires Aug 6, 2021 (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 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:

1) PROPERTY IS SITUATED ON A CORNER LOT WITH VERY LITTLE DIRECT LIGHT; PETITIONER AND HIS PARTNER ARE BOTH NATIONALLY RECOGNIZED WRITERS WHO RELY ON STRONG NATURAL AND CONSISTENT DIRECT LIGHT TO MAKE DECISIONS AROUND THE TEXTUAL AND VISUAL ELEMENTS IN THEIR WORK; 2) THE ABILITY TO DISTINGUISH BETWEEN MINUTE VARIATIONS IN COLOR IS ESSENTIAL FOR ARTISTS WORKING IN GRAPHIC NOVELS AND INTEGRAL TO THEIR LIVELIHOOD.

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 BUILDING REQUIRED SUBSTANTIAL RENOVATION INCLUDING COMPLETE REPLACEMENT OF THE FOUNDATION. BUILDING WAS CONSTRUCTED ON A CORNER LOT WITH A HIGH WATER TABLE PRIOR TO ZONING AND ANY DE MINIMIS CHANGE REQUIRES ZONING RELIEF. PETITIONER HAS EXPLORED OTHER WAYS TO INCREASE LIGHT BUT IT WOULD RESULT IN POOR DESIGN AND WOULD NOT GENERATE SUFFICIENT DIRECT LIGHT.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

THE BUILDING WAS PREVIOUSLY USED AS A FOUR FAMILY DWELLING; PETITIONER IS CHANGING USE FROM A FOUR FAMILY DWELLING TO A TWO FAMILY DWELLING THUS DECREASING THE DENSITY OF THE BUILDING AND DECREASING PARKING DEMANDS; PETITIONER HAS NEIGHBORHOOD SUPPORT FOR BUILDING RENOVATIONS GIVEN THAT A BLIGHTED PROPERTY IS BEING REVITALIZED. PETITIONER IS RENOVATING BUILDING IN A MANNER THAT INTEGRATES BOTH THE HISTORICAL CHARACTER OF THE BUILDING AND THE ARCHITECTURAL DESIGN ELEMENTS OF IMMEDIATE ABUTTERS, I.E., THE DIFFERING HEIGHTS OF STRUCTURES WITHIN THE SAME BUILDING.

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

PETITIONERS ARE SEEKING A DE MINIMIS CHANGE THAT WILL ENHANCE THE NEIGHBORHOOD AND WILL NOT BE VISIBLE TO ABUTTERS IN THE REAR.

*** 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 69 Jay St Cambridge, MA 02139 (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 Bay Window on the garden/left side replaces the loss of a 20 sq. foot entryway; The Bay Window permits more direct sunlight into the building and will be slightly visible from the street and abutters.
- 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:
- The building density is being decreased from 4 to 2 dwelling units decreasing parking demands on neighborhood; furthermore, the Bay Window replaces a 20 sq. ft. entryway on garden/left side which eliminates street access to property on garden/left side.
- 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:
- Many of the properties in the affected area have been renovated over the last 4-10 years
- 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 building was purchased as a blighted 4 family dwelling and the renovations are an opportunity to enhance the neighborhood and bring more direct sunlight into the building.
- 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 installation of the bay window is a de minimis change to the building that will be slightly visible from the street and to abutters.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: HOMEOWNER **PRESENT USE/OCCUPANCY:** RESIDENTIAL
LOCATION: 69 Jay St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 FAMILY DWELLING

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3695.01</u>	<u>3686.00</u>	<u>-</u>	(max.)
<u>LOT AREA:</u>		<u>3461.00</u>	<u>3461.00</u>	<u>-</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		<u>1.0676</u>	<u>1.0615</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>6,000</u>	<u>3000</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>47.10</u>	<u>47.10</u>	<u>-</u>	(min.)
	DEPTH	<u>54.2</u>	<u>54.2</u>	<u>-</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>6.6</u>	<u>6.6</u>	<u>10'</u>	(min.)
	REAR	<u>3.1</u>	<u>3.1</u>	<u>20'</u>	(min.)
	LEFT SIDE	<u>2.5</u>	<u>2.5</u>	<u>7.5</u>	(min.)
	RIGHT SIDE	<u>3.1</u>	<u>3.1</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>24.4</u>	<u>24.4</u>	<u>35'</u>	(max.)
	LENGTH	<u>43'-4"</u>	<u>-</u>	<u>-</u>	
	WIDTH	<u>34'-1 1/2"</u>	<u>-</u>	<u>-</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>57.24%=1981.07</u>	<u>56.14%-1943.09</u>	<u>30%=1083.3</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>4 UNITS</u>	<u>2 UNITS</u>	<u>-</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>-</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

N/A

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'.

OWNER:
MR. JUNOT DIAZ
73 JAY STREET
CAMBRIDGE, MA 02139
(000) 000-0000



LW DESIGN ROOM
BUILDING DESIGN / CADD
/ 3d MODELING

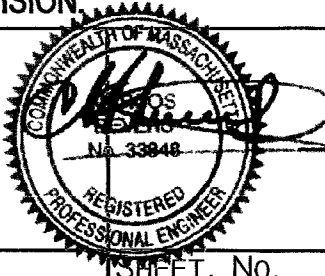
L. Waldron
MARCOS DEVERS
28 DENNISON STREET
ROXBURY, MA 02119
TEL: (617) 538-5571

No.					DATE

The contractor shall be responsible for the coordination of all field conditions, dimensions and components of the existing base building elements with the work as contained herein.

DRAWING TITLE
NEW LEFT SIDE ELEVATION

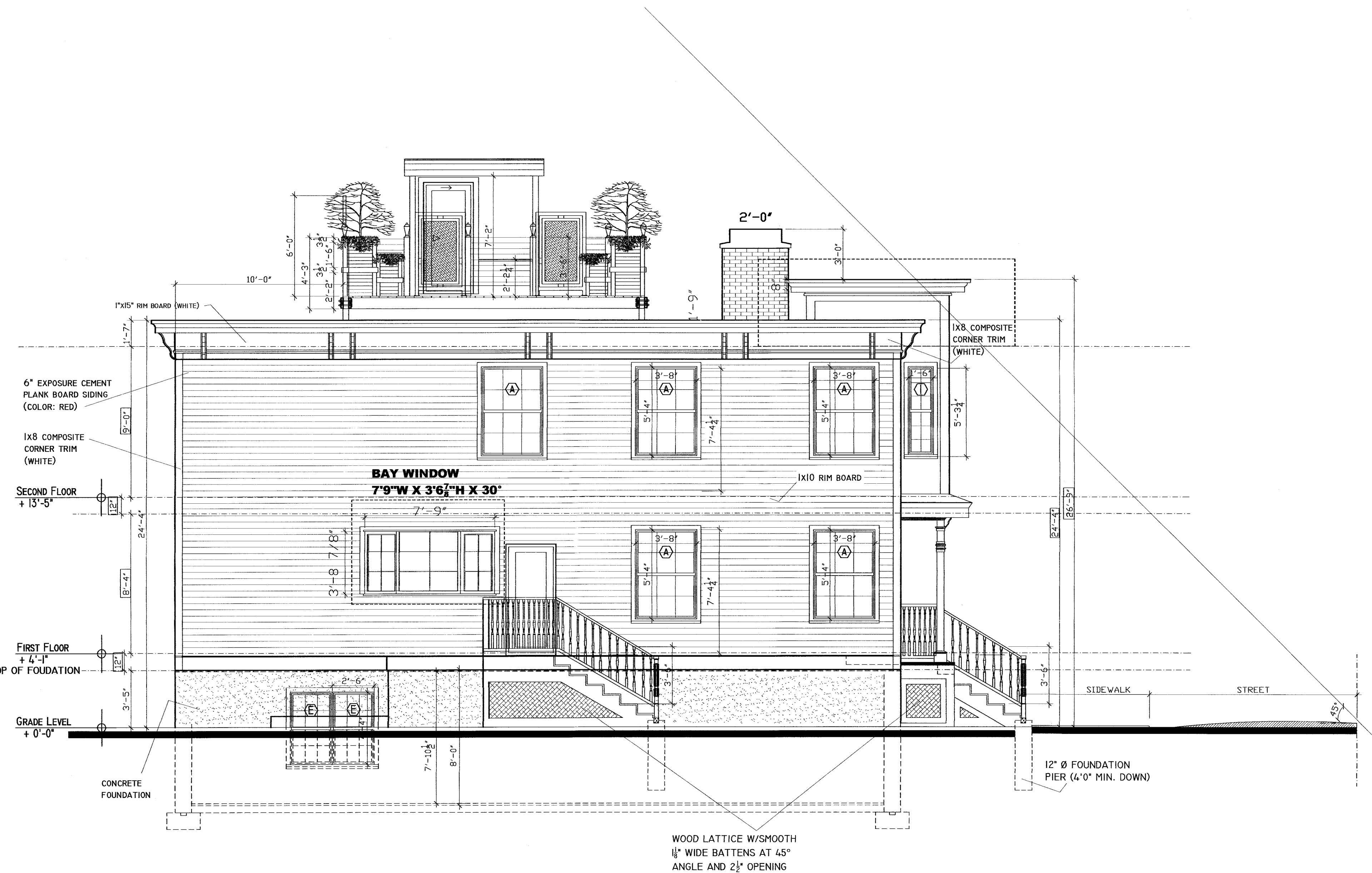
DESIGNED BY: L. WALDRON
SCALE: 1/4" = 1'-0"
DATE: 05/22/2015
DRAWN BY: LUIS WALDRON
REVISION:



SHEET. No.

A2-306

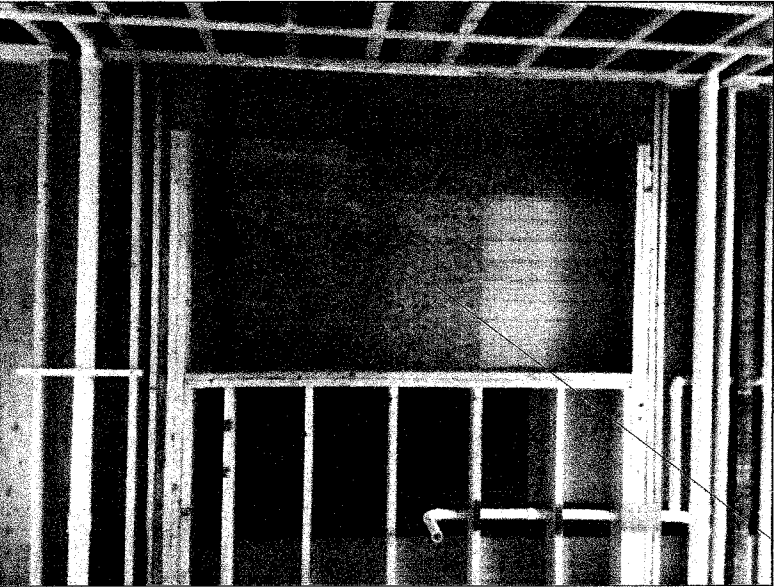
THESE DRAWINGS SHALL REMAIN THE EXCLUSIVE PROPERTY OF LUIS WALDRON AND ITS CONSULTANTS. ALL RIGHTS AND PRIVILEGES ARE RESERVED BY THE DESIGN TEAM.
NOTE: THESE DRAWINGS SHALL NOT BE DUPLICATED WITHOUT PRIOR WRITTEN PERMISSION OF LUIS WALDRON.



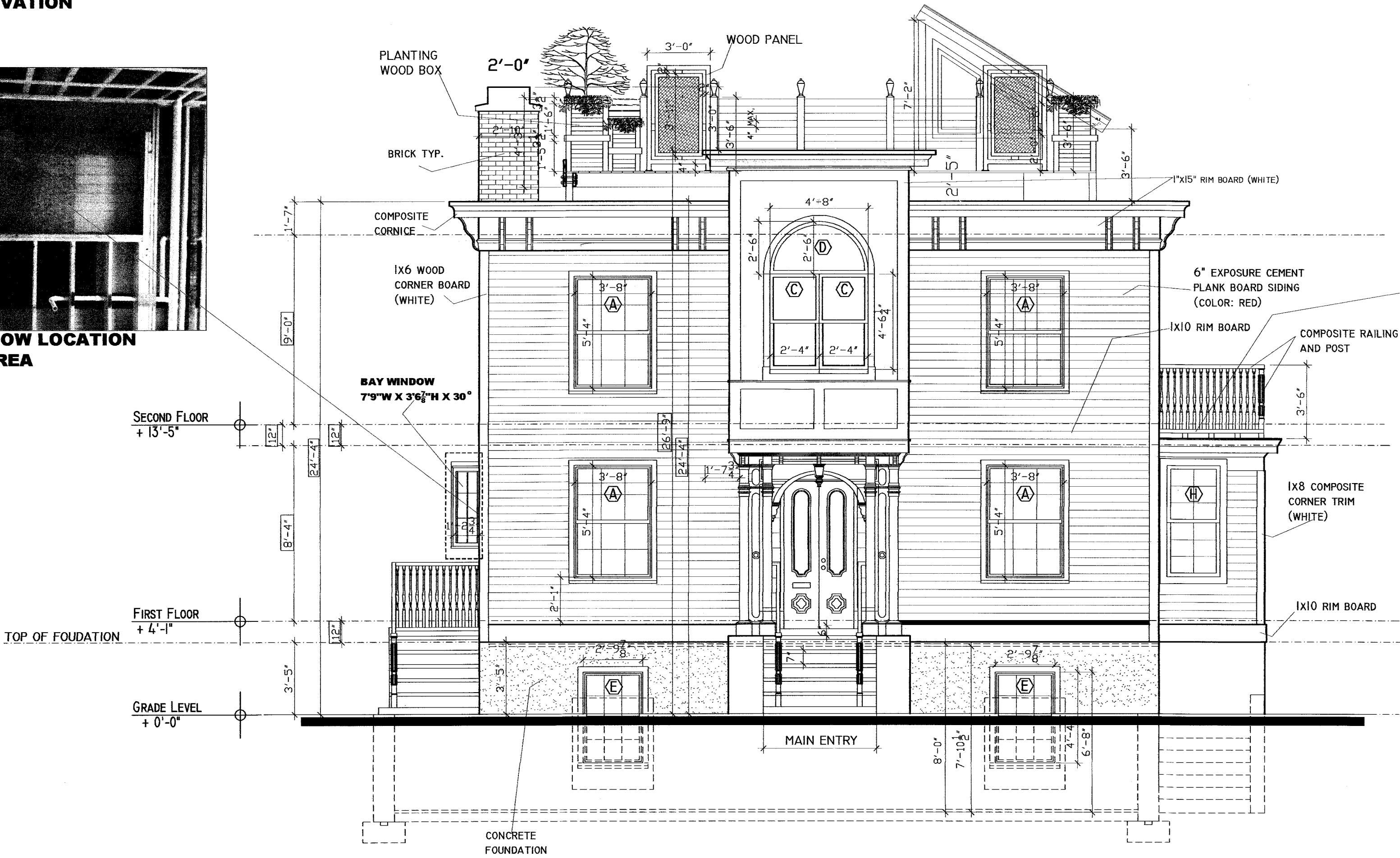
1 NEW LEFT SIDE ELEVATION
Scale 1/4"=1'-0"



EXISTING CONDITIONS:
LEFT SIDE ELEVATION



NEW BAY WINDOW LOCATION
IN KITCHEN AREA

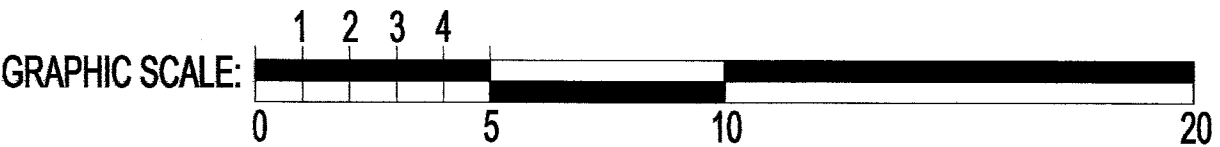


EXISTING CONDITIONS:
FRONT ELEVATION



NEW FRONT ELEVATION

1 NEW FRONT ELEVATION
Scale 1/4" = 1'-0"



OWNER:
MR. JUNOT DIAZ
73 JAY STREET
CAMBRIDGE, MA 02139
(000) 000-0000



LW DESIGN ROOM
BUILDING DESIGN / CADD
/ 3d MODELING

L. Waldron
MARCOS DEVERS

28 DENNISON STREET
ROXBURY, MA 02119

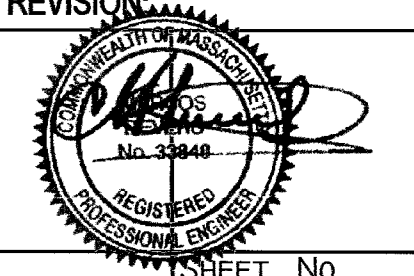
TEL: (617) 538-5571

No.	DATE

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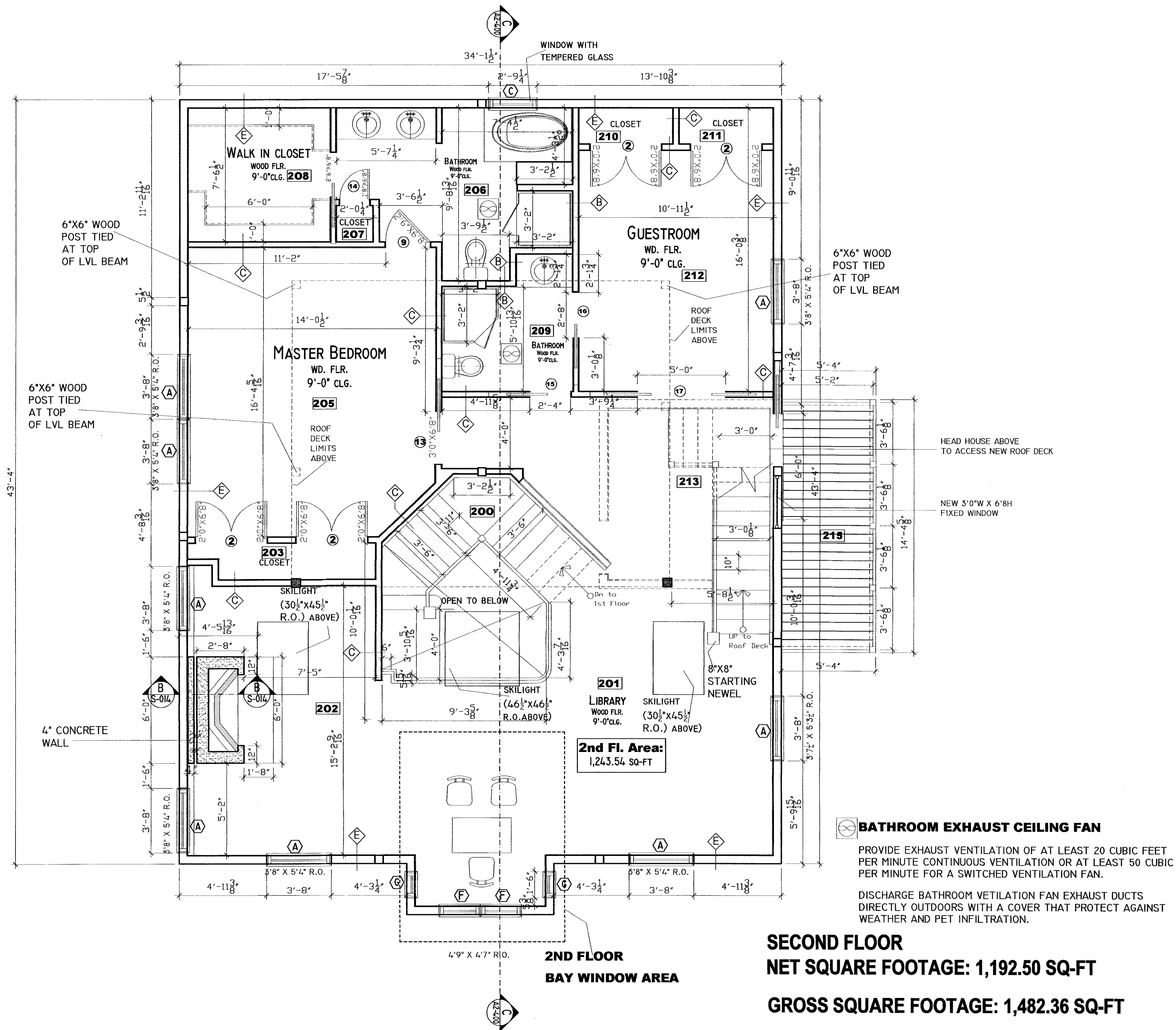
DRAWING TITLE
NEW FRONT ELEVATION

DESIGNED BY: L. WALDRON
SCALE: 1/4" = 1'-0"
DATE: 05/22/2015
DRAWN BY: LUIS WALDRON
REVISION:



SHEET. NO.

A2-304

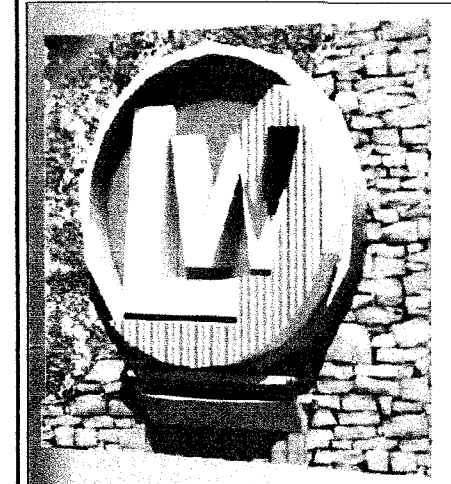


1 NEW SECOND FLOOR PLAN
Scale 1/4"=1'-0"

SECOND FLOOR
NET SQUARE FOOTAGE: 1,192.50 SQ-FT
GROSS SQUARE FOOTAGE: 1,482.36 SQ-FT



OWNER:
MR. JUNOT DIAZ
73 JAY STREET
CAMBRIDGE, MA 02139
(000) 000-0000



LW DESIGN ROOM
BUILDING DESIGN / CADD
/ 3d MODELING

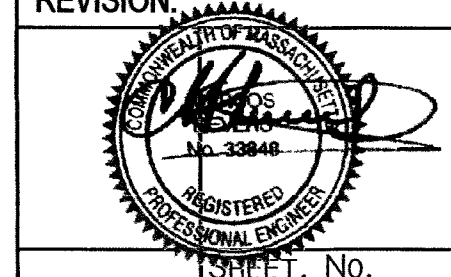
L. Waldron
MARCOS DEVERS
28 DENNISON STREET
ROXBURY, MA 02119
TEL: (617) 538-5571

No.	DATE

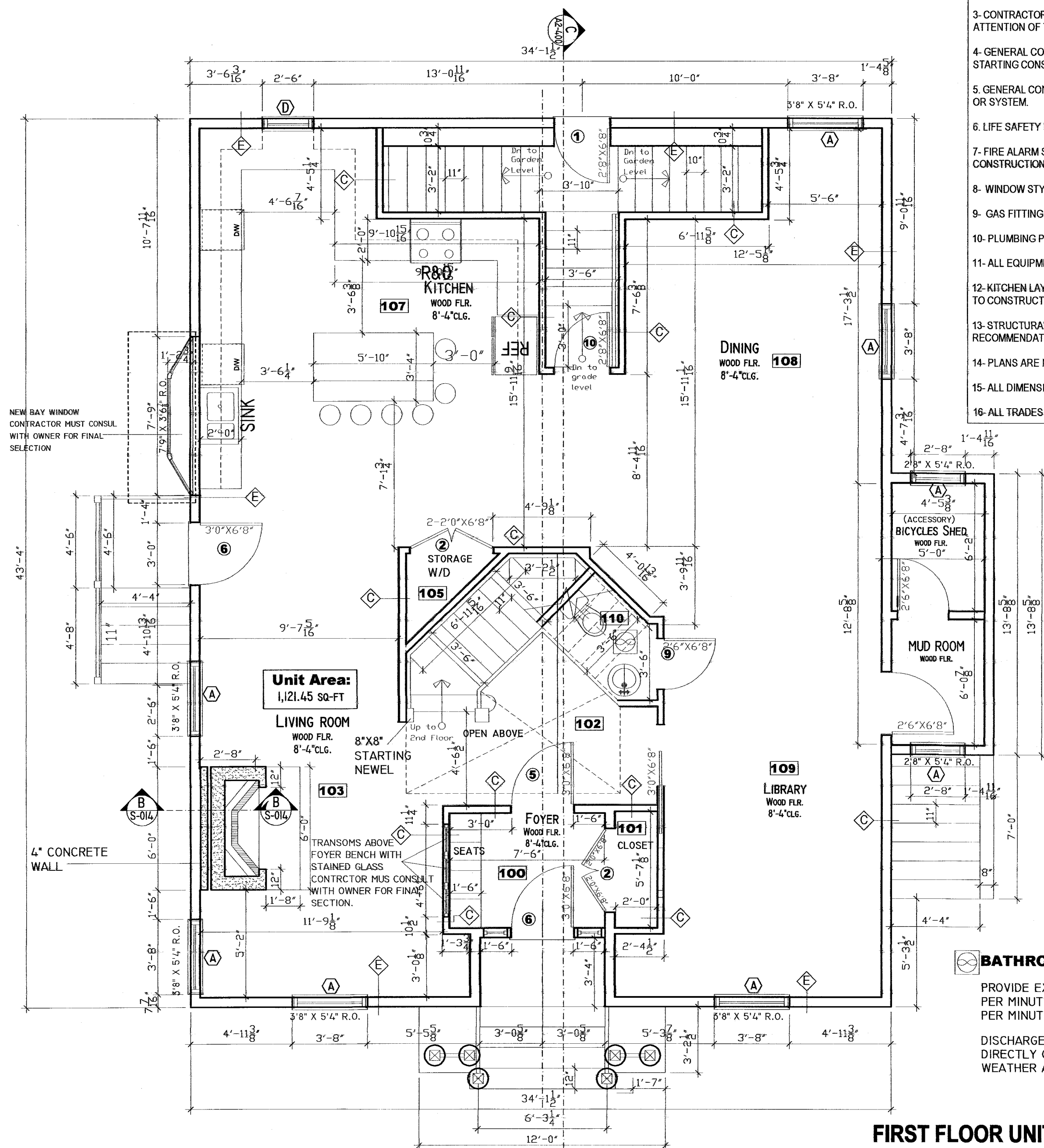
The contractor shall be responsible for the coordination of all field conditions, dimensions and components of the existing base building elements with the work as contained herein.

DRAWING TITLE
NEW SECOND FLOOR PLAN

DESIGNED BY: L. WALDRON
SCALE: 1/4" = 1'-0"
DATE: 03/19/2016
DRAWN BY: LUIS WALDRON
REVISION:



A2-108



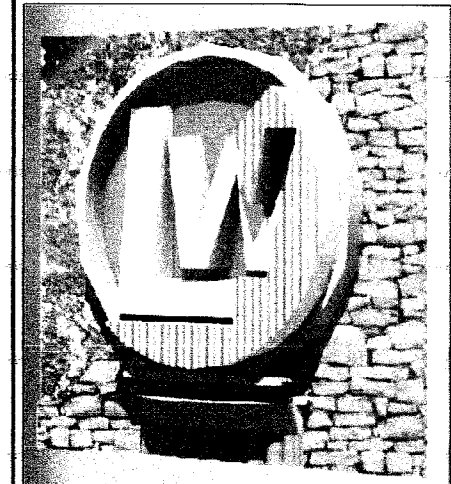
- GENERAL NOTES:**
- 1- CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO STARTING CONSTRUCTION.
 - 2- ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODE, AND IN ACCORDANCE WITH ALL MANUFACTURERS RECOMMENDATIONS.
 - 3- CONTRACTOR TO BRING ANY DISCREPANCIES IN THE DRAWINGS TO THE ATTENTION OF THE OWNER(S) AND/OR TENANT(S).
 - 4- GENERAL CONTRACTOR TO REVIEW PROJECT WITH OWNER(S) PRIOR TO STARTING CONSTRUCTION.
 - 5- GENERAL CONTRACTOR MUST PROVIDED WITH SUPPLIER AND/OR INSTALLER OR SYSTEM.
 - 6- LIFE SAFETY PLAN PROVIDED BY INSTALLER PRIOR TO CONSTRUCTION.
 - 7- FIRE ALARM SAFETY PLAN PROVIDED BY INSTALLER PRIOR TO CONSTRUCTION.
 - 8- WINDOW STYLE AND TYPE TO BE DETERMINE BY OWNER.
 - 9- GAS FITTING(S) PLAN TO PROVIDED BY INSTALLER PRIOR TO CONSTRUCTION.
 - 10- PLUMBING PLANS TO BE PROVIDED BY INSTALLER PRIOR TO CONSTRUCTION.
 - 11- ALL EQUIPMENT LAYOUT TYPE AND SPECS TO BE PROVIDED BY SUPPLIER.
 - 12- KITCHEN LAYOUT TO BE DETERMINED BY OWNER(S) AND SUPPLIER PRIOR TO CONSTRUCTION.
 - 13- STRUCTURAL ENGINEER TO VERIFY FLOOR LOADS AND MAKE RECOMMENDATIONS TO ACCOMMODATE NEW EQUIPMENT SPECS.
 - 14- PLANS ARE NOT TO BE SCALED.
 - 15- ALL DIMENSIONS TO BE FIELD VERIFY PRIOR TO DESIGN AND CONSTRUCTION.
 - 16- ALL TRADES TO FIELD SURVEY BUILDING AND PROVIDE PLANS.

1 NEW FIRST FLOOR PLAN
Scale 1/4"=1'-0"

FIRST FLOOR UNIT
NET SQUARE FOOTAGE: 1,398.61 SQ-FT
GROSS SQUARE FOOTAGE: 1,479.93 SQ-FT

BATHROOM EXHAUST CEILING FAN
PROVIDE EXHAUST VENTILATION OF AT LEAST 20 CUBIC FEET PER MINUTE CONTINUOUS VENTILATION OR AT LEAST 50 CUBIC PER MINUTE FOR A SWITCHED VENTILATION FAN.
DISCHARGE BATHROOM VETILATION FAN EXHAUST DUCTS DIRECTLY OUTDOORS WITH A COVER THAT PROTECT AGAINST WEATHER AND PET INFILTRATION.

OWNER:
MR. JUNOT DIAZ
73 JAY STREET
CAMBRIDGE, MA 02139
(000) 000-0000



LW DESIGN ROOM
BUILDING DESIGN / CADD
/ 3d MODELING

L. Waldron
MARCOS DEVERS
28 DENNISON STREET
ROXBURY, MA 02119
TEL: (617) 538-5571

No.	DATE

The contractor shall be responsible for the coordination of all field conditions, dimensions and components of the existing base building elements with the work as contained herein.

DRAWING TITLE
NEW FIRST FLOOR PLAN

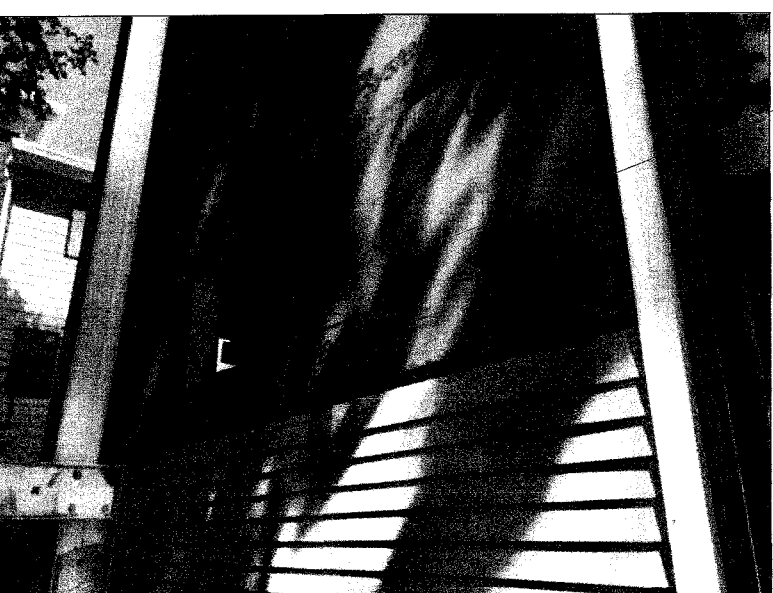
DESIGNED BY: L. WALDRON
SCALE: 1/4" = 1'-0"
DATE: 03/19/2016
DRAWN BY: LUIS WALDRON
REVISION:



SHEET. NO.
A2-107



INTERIOR FRAMING
FOR NEW BAY WINDOW



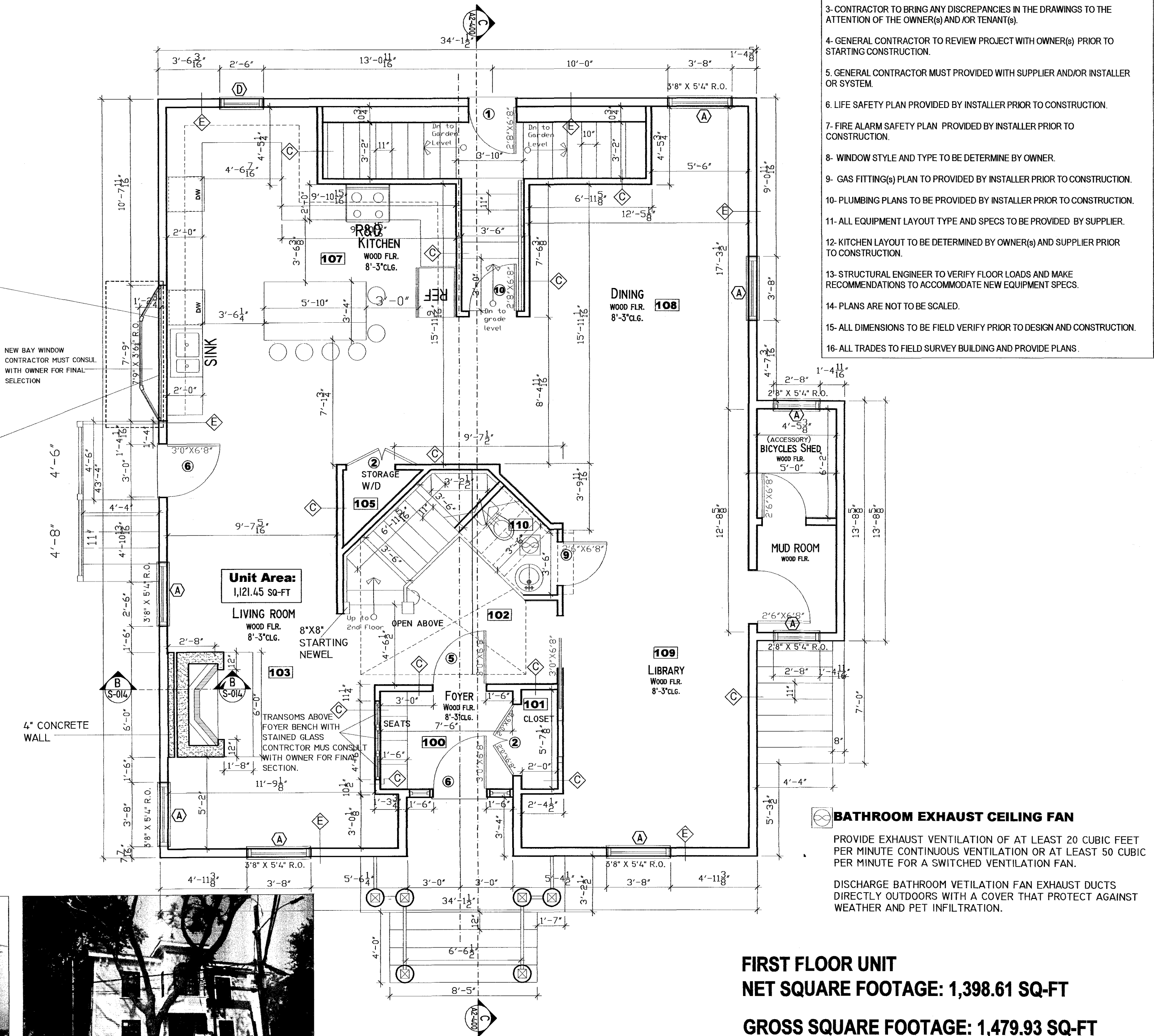
EXTERIOR LOCATION FOR
NEW BAY WINDOW IN KITCHEN AREA



EXISTING CONDITIONS:
FRONT ELEVATION



NEW FRONT ELEVATION



1 NEW FIRST FLOOR PLAN
Scale 1/4"=1'-0"

OWNER:
MR. JUNOT DIAZ
73 JAY STREET
CAMBRIDGE, MA 02139
(000) 000-0000



LW DESIGN ROOM
BUILDING DESIGN / CADD
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L. Waldron
MARCOS DEVERS

28 DENNISON STREET
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TEL: (617) 538-5571

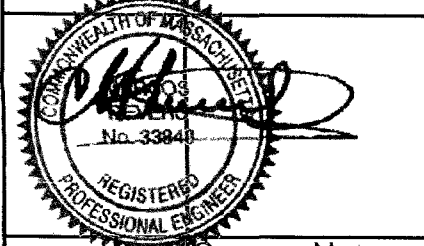
No.	DATE

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DRAWING TITLE

NEW FIRST FLOOR PLAN

DESIGNED BY: L. WALDRON
SCALE: 1/4" = 1'-0"
DATE: 03/19/2016
DRAWN BY: LUIS WALDRON
REVISION:



SHEET. No.

A2-107

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

2016 MAY 27 AM 10:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010359-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : JUNOT DIAZ

PETITIONER'S ADDRESS : 2 WARE STREET CAMBRIDGE, MA 02138

LOCATION OF PROPERTY : 69 Jay St Cambridge, MA 02139

TYPE OF OCCUPANCY : RESIDENTIAL R-3 TWO ZONING DISTRICT : Residence C-1 Zone
FAMILY

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

TO INSTALL A BAY WINDOW IN KITCHEN ON GARDEN SIDE OF THE PROPERTY AND INCREASE HEIGHT OF EXISTING FRONT BAY STRUCTURE THAT SITS WITHIN FRONT YARD SETBACK BY APPROXIMATELY 2' 7" ABOVE SURFACE OF EXISTING FLAT ROOF.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22 (Non-Conforming Structure).

Original Signature(s) :

(Petitioner(s) / Owner)

Junot Diaz

(Print Name)

Address :

2 WARE ST #508

Cambridge MA 02138

Tel. No. :

917 232 4365

E-Mail Address :

Junot@MIT.EDU

Date :

5/26/16



Amended

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

2016 JUN -6 PM 3:19
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-010359-2016

Appeal: _____

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

Special Permit : X

Variance : v

PETITIONER : JUNOT DIAZ

PETITIONER'S ADDRESS : 2 WARE STREET CAMBRIDGE, MA 02138

LOCATION OF PROPERTY : 69⁷⁵ Jay St Cambridge, MA 02139

TYPE OF OCCUPANCY : RESIDENTIAL R-3 TWO FAMILY ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to install a bay window on the right side of the property and and increase the height of front bay by 2'7" and Special permit to add window(s) within the setback.

SECTIONS OF ZONING ORDINANCE CITED :

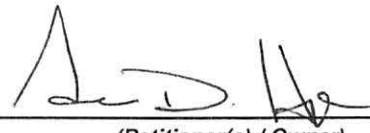
Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22 (Non-Conforming Structure).

Article 10.000 Section 10.40 Special relief

Article 10.000 Section 10.30 Variance relief

Original Signature(s) :



 (Petitioner(s) / Owner

 Sean D. Hope

 (Print Name)

Address : 675 Massachusetts Avenue

 Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopeelegal.com

Date : June 2, 2016

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

Amended
6/6/16

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:

A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise because the property is situated in a corner light with very little direct light creating many dark areas within in the structure. Petitioner and his partner are both nationally recognized writers who rely on strong natural light to make decision around the textual and visual elements in their work.

Granting the minimal gross floor area relief will allow for the two additional bays windows which will dramatically improve the natural light in key areas of the property

- 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 is owing to the size and shape of the pre-existing nonconforming structure including its depth and bulk creating significant dark areas within the dwelling. The conversion of the structure from a four family dwelling into a two family additionally necessitates altering the window pattern to preserve the historic character of the building and improve the functionality and livability.

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

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

The building was previous used as a four family dwelling and the proposed conversion into a two family dwelling will bring the property into greater conformance thereby decreasing congestion and parking demands. Additionally the Petitioner has neighborhood support from the abutters on three of the four sides of the property as well as the many in the neighborhood because the property has been a neighborhood eyesore for many years.

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

Granting the aforementioned relief will not nullify the intent and purpose of the ordinance and the minimal change will enhance the neighborhood and will not be visible to the abutter due to landscaping and other design features.

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

Amended
6/6/14

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 69 Jay St Cambridge, MA 02139 (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:

With the requested relief the requirements of the Ordinance will be satisfied.

- 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:

The building density is being decreased from four(4) to two(2) dwelling units decreasing parking demands on neighborhood; furthermore, the Bay Window replaces a 20 sq. ft. entryway on garden/left side which eliminates street access to property on garden/left side.

- 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 proposed residential Use is allowed as of right within the district and is compatible with the adjacent residential 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 building was purchased as a blighted 4 family dwelling and the renovations are an opportunity to enhance the neighborhood and bring more direct sunlight into the building.

- 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 installation of the bay window is a de minimis change to the building that will be slightly visible from the street and to abutters.

*Amended
6/6/16*

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: HOMEOWNER PRESENT USE/OCCUPANCY: RESIDENTIAL
 LOCATION: 69 Jay St Cambridge, MA 02139 ZONE: Residence C-1 Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: 2 FAMILY DWELLING

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:		3695.01	3694.69 ✓	-	(max.)
LOT AREA:		3461.00	3461.00	-	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.0676	1.0615	.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:		6,000	3000	1500	(min.)
SIZE OF LOT:	WIDTH	47.10	47.10	-	(min.)
	DEPTH	54.2	54.2	-	
SETBACKS IN FEET:	FRONT	6.6	6.6	10'	(min.)
	REAR	3.1	3.1	20'	(min.)
	LEFT SIDE	2.5	2.5	7.5	(min.)
	RIGHT SIDE	3.1	3.1	7.5	(min.)
SIZE OF BLDG.:	HEIGHT	24.4	24.4	35'	(max.)
	LENGTH	43'-4"	-	-	
	WIDTH	34'-1 1/2"	-	-	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		57.24%=1981.07	56.14%-1943.09	30%=1083.3	(min.)
NO. OF DWELLING UNITS:		4 UNITS	2 UNITS	-	(max.)
NO. OF PARKING SPACES:		2	2	-	(min./max)
NO. OF LOADING AREAS:		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		N/A	N/A	N/A	(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.

N/A

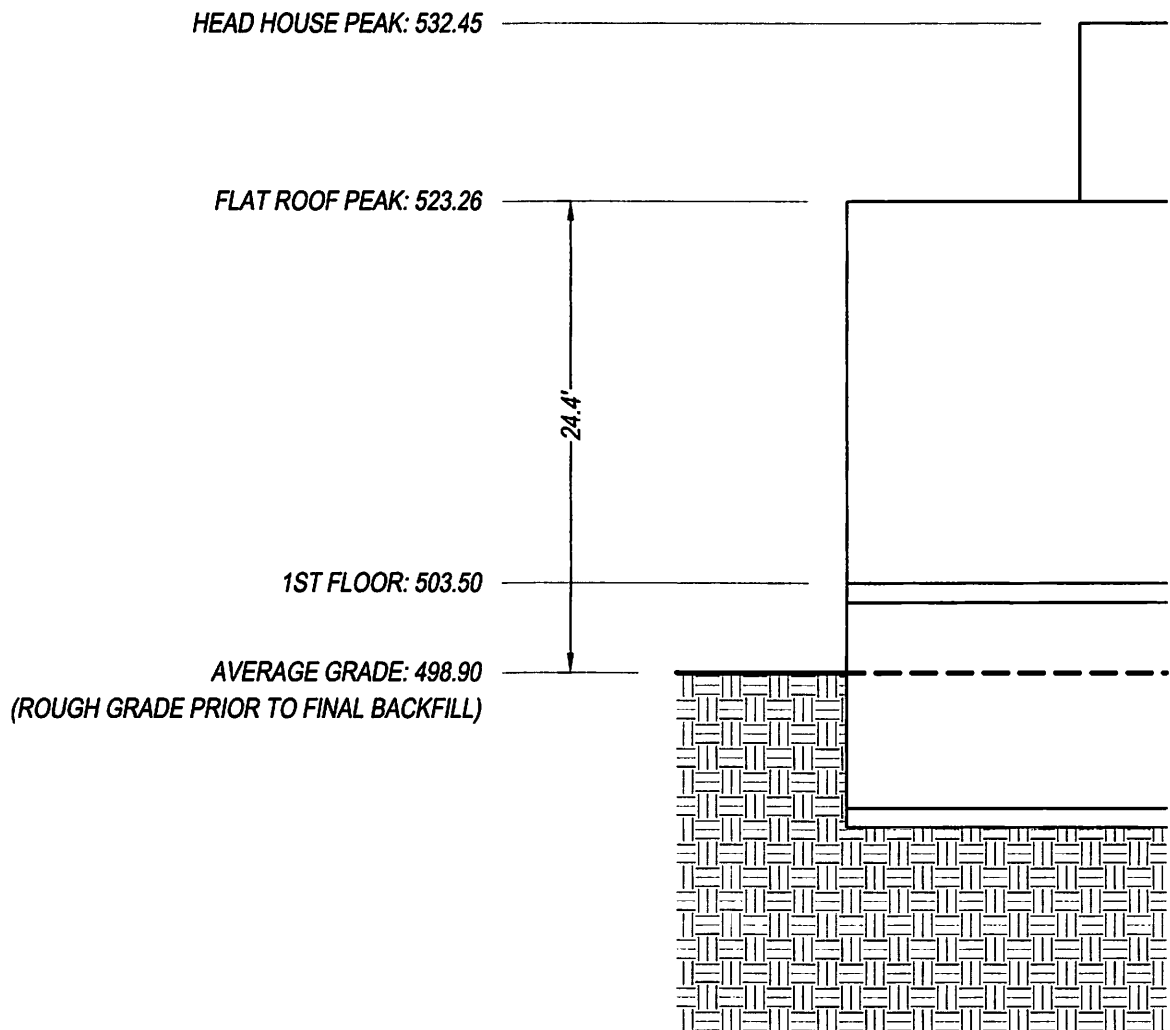
- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

PRELIMINARY HIGHT AS-BUILT
69-73 JAY STREET
CAMBRIDGE, MA

JOB # 15-00390
DATE: APRIL 29, 2016



PROFILE
(NOT TO SCALE)



67-73 KINNAIRD STREET
N/F
KATHY Y. LEE & JOHNNY Y. KUI
DEED: BOOK 53930; PAGE 491

REFERENCES:
DEED: BK 65086; PG 455
PLAN: PL BK 58; PL 10
PL BK 130; PL 31
BK 2444; PL END
BK 6993; PL 415



FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
N/A	N/A	MO	NPP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 5, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2 % ANNUAL CHANCE FLOODPLAIN).
COMMUNITY PANEL: #25017C0576E
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
JUNOT DIAZ
2 WARE STREET, APT 508
CAMBRIDGE, MA 02138

CERTIFIED PLOT PLAN

SHOWING LOT LINE STAKING
LOCATED AT

69-73 JAY STREET
CAMBRIDGE, MA

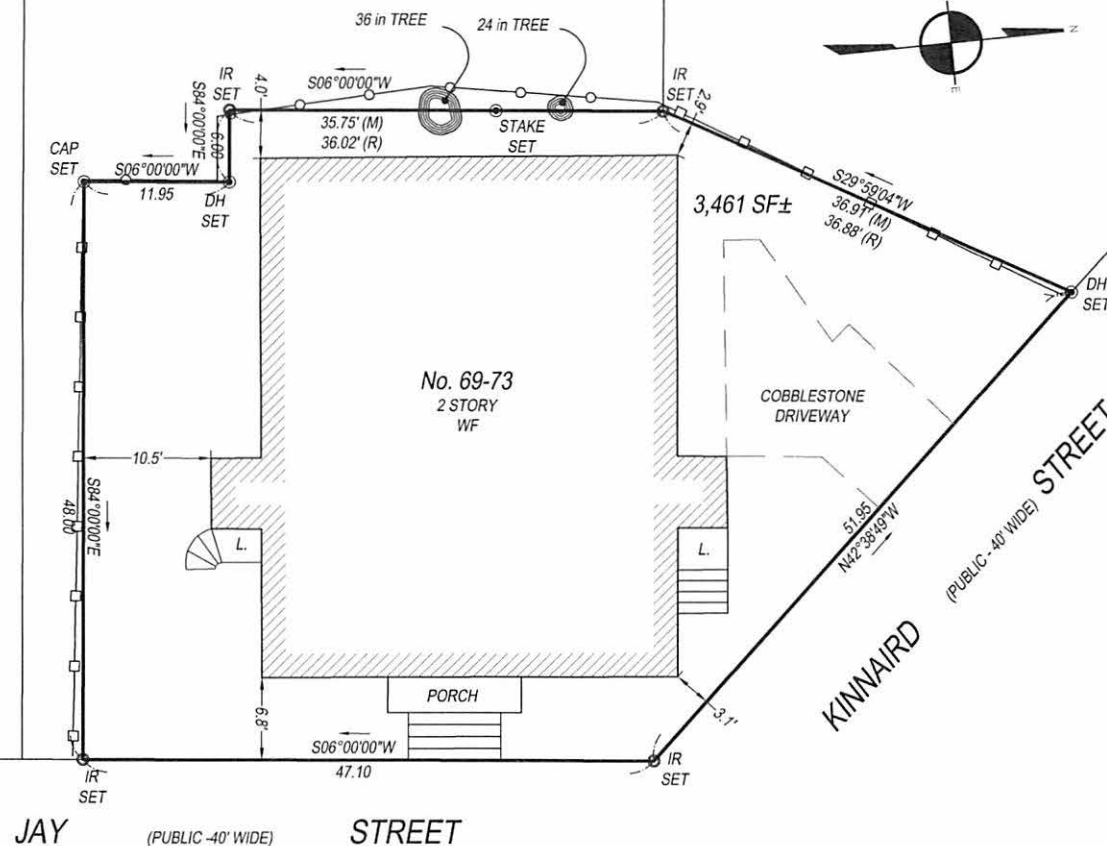
SCALE: 1 INCH = 10 FEET

DATE: JUNE 5, 2015

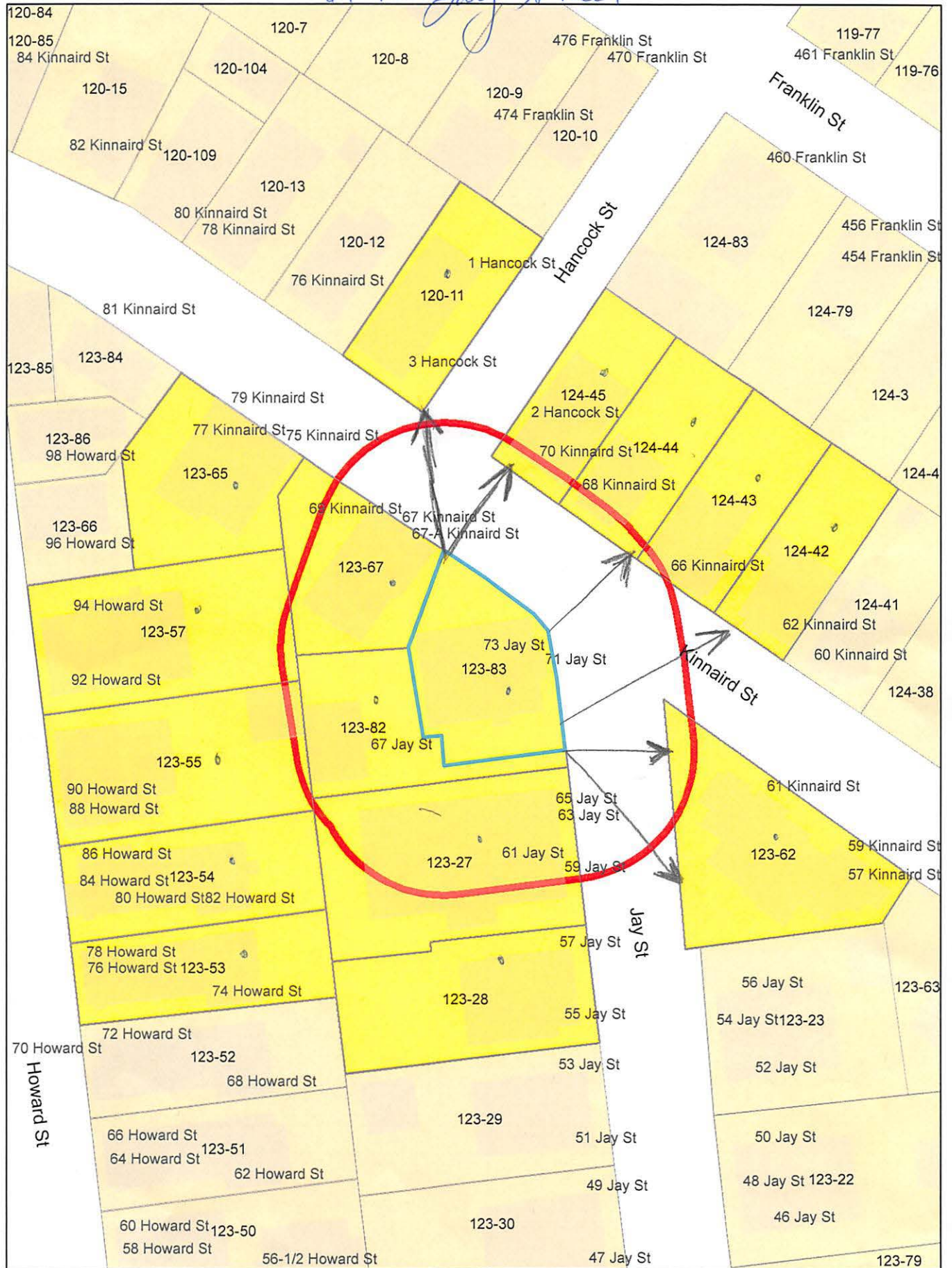


JOB #15-00390

FILE #15-00390 - CPP.DWG



69-73 Jay Street



69-73 Jay St.

Petitioner

123-54
SULLIVAN, CHARLES B., ALLEN R. SULLIVAN
BERTRAM S. ALLEYNE & THOMAS CONWARD
CITY OF CAMBRIDGE TAX TITLE
86 HOWARD ST
CAMBRIDGE, MA 02139

123-83
SPENCE, JOHN MICHAEL &
C/O DIAZ, JUNOT
2 WARE ST
CAMBRIDGE, MA 02138

JUNOT DIAZ
2 WARE STREET #508
CAMBRIDGE, MA 02138

124-42
LYSTER, TIMOTHY & ELIZABETH LYSTER
62 KINNAIRD ST
CAMBRIDGE, MA 02139

124-44-43
ALBERGO, VINCENT J. & DOROTHY A. ALBERGO
68 KINNAIRD ST
CAMBRIDGE, MA 02139

120-11
CLARKE, ELIZABETH M. AND
LANCE DARNELL CLARKE
1-3 HANCOCK ST.
CAMBRIDGE, MA 02138

123-82
RING, DAVID P.
67 JAY ST
CAMBRIDGE, MA 02139

124-45
SPENCER, JAMES E., JR. & LINDA SPENCER
2 HANCOCK ST
CAMBRIDGE, MA 02139

123-57
KENTISH, ROLAND S. A LIFE ESTATE
94 HOWARD ST
CAMBRIDGE, MA 02139

123-62
BROOKS, JUSTIN J. & ANETTE E. HOSOI
59 KINNAIRD ST
CAMBRIDGE, MA 02139

123-65
BOURNE, JOSEPH G. & JOHNNIE L. BOURNE
75 KINNAIRD ST
CAMBRIDGE, MA 02139

123-67
LEE, KATHY Y. & JOHNNY Y. KUI
30 GARRISON RD.
CONCORD, MA 01742

123-53
GAYNOR, JEANNETTE V, CLARENCE R. GAYNOR,
ANITA L. SCOTT & GERMAINE D. JAMES
74-78 HOWARD ST
CAMBRIDGE, MA 02139

123-27
LANGENTHAL, DANIEL
59-65 JAY ST., #61
CAMBRIDGE, MA 02139

123-27
PIEROG, CAL L. & KATHERINE PERDUE
59-65 JAY ST. UNIT#59
CAMBRIDGE, MA 02139

123-27
HOLZMAN, BENJAMIN MARK &
BETH SHIRA HOLZMAN
59-65 JAY ST., #65
CAMBRIDGE, MA 02139

123-55
FORTE, DARIEN & LAMAR FORTE
30 DONNYBROOK RD.
BRIGHTON, MA 02135

123-28
THOMPSON, AMY J. &
CITY OF CAMBRIDGE TAX TITLE
57 JAY ST
CAMBRIDGE, MA 02139

123-62
SADALGI, SHRENIK & SHUBHRA PANDIT
57-61 KINNAIRD ST., #57
CAMBRIDGE, MA 02139

123-62
SHEN, DING FENG & HUI YING YAO SHEN &
DONG SHEN
57-61 KINNAIRD ST., #61
CAMBRIDGE, MA 02139

123-27
CORCORAN, BRENDAN &
SARAH HAINING GOUINLOCK
59-65 JAY ST., #63
CAMBRIDGE, MA 02139



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 69-73 Jay Street:

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 SRB

Date 6/2/2016

Received by uploaded & emailed

Date 4

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: _____

[Signature]
(Print)

Date: _____

6/13/16

Address: _____

69-73 Jay St.

Case No. _____

BZA-010359-2816

Hearing Date: _____

6/30/16

Thank you,
Bza Members