



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

2018 FEB 15 AM 11:24
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-015642-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : 19 GLENWOOD, LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 19 Glenwood Ave Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Other: windows in the setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Special Permit relief to add/alter windows within the setback.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 10.000 Section 10.40 (Special Permit).

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@hopelegal.com

Date : February 12, 2018

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 19 GLENWOOD LLC
(OWNER)

Address: 12 Lavelle Lane, Framingham, MA 01701

State that I/We own the property located at 19-21 Glenwood Ave. Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of _____
19 GLENWOOD LLC

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book _____, Page _____; 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 Margued Barsoum personally appeared before me,
this 12th of February 2019, and made oath that the above statement is true.

Sean D. Hope Notary

My commission expires _____ (Notary Seal).



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

SECRET

TO: [illegible]

FROM: [illegible]

SUBJECT: [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

4. [illegible]

5. [illegible]

6. [illegible]

7. [illegible]

8. [illegible]

9. [illegible]

10. [illegible]

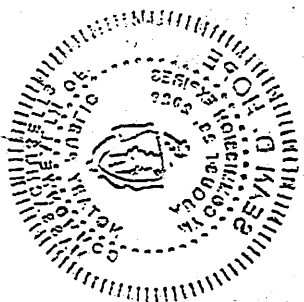
11. [illegible]

12. [illegible]

13. [illegible]

14. [illegible]

15. [illegible]



SECRET

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 19 Glenwood Ave 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:
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:
No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the windows within the setback because the new window(s) will be on the first floor and will be shielded from the adjacent property by an existing fence.
- 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 or the development of adjacent uses will not be adversely affected because there is no change to the proposed use.
- 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 nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the additional windows will allow the appropriate light and air into the reconfigured dwelling.
- 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 proposed addition will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the renovation and modernization of Cambridge's older housing stock.

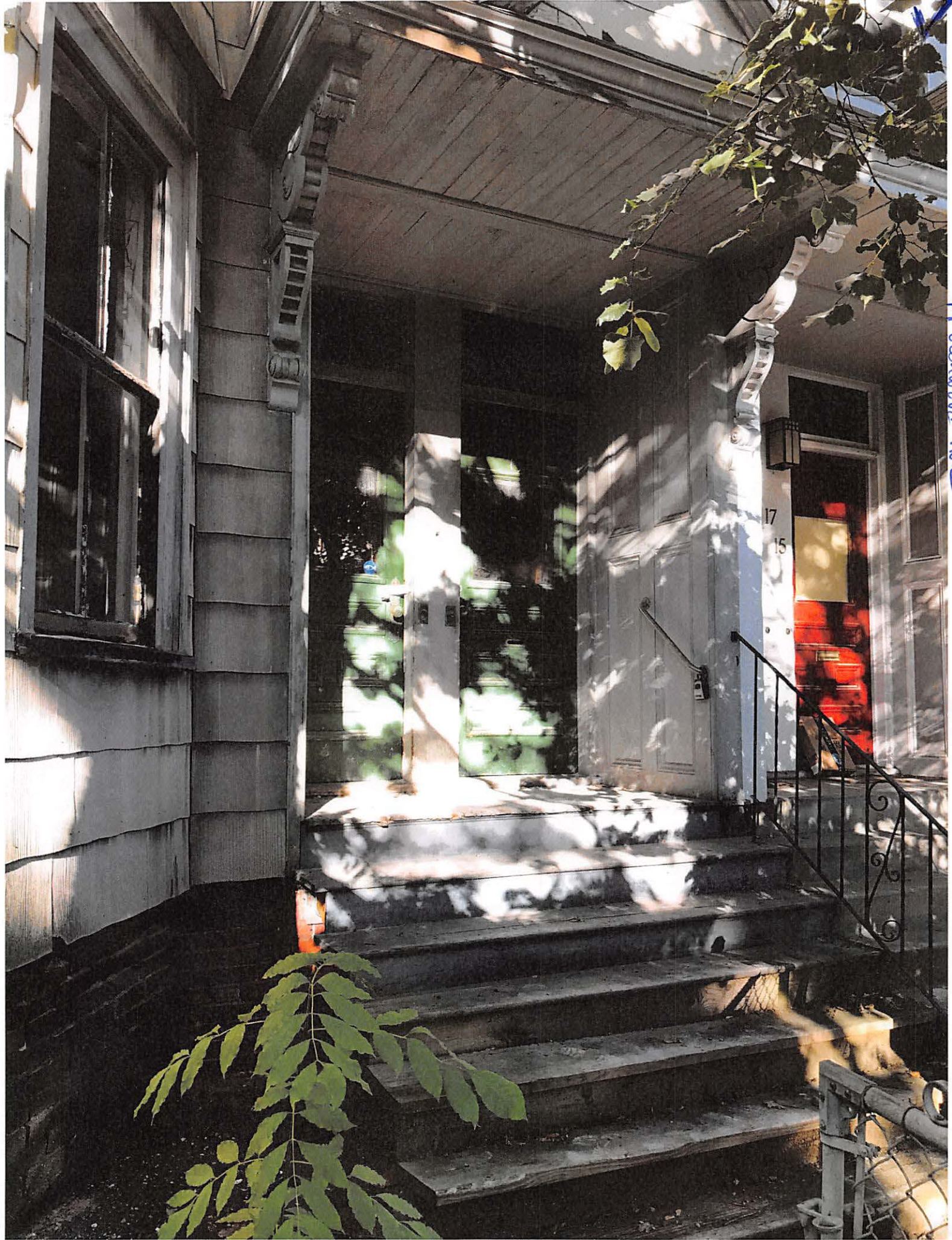
BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Two Family Residential
LOCATION: 19 Glenwood Ave Cambridge, MA **ZONE:** Residence C Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Two Family Residential

| | | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS</u> ¹ | |
|---|------------|---------------------------------------|--|---|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 2546 | 2546 | 1,499.4 | (max.) |
| <u>LOT AREA:</u> | | 2499 | 2499 | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ² | | 1.01 | 1.01 | .6 | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | | 1,249.5 | 1,249.5 | 1,800 | (min.) |
| <u>SIZE OF LOT:</u> | WIDTH | 25' | 25' | 50' | (min.) |
| | DEPTH | 100' | 100' | n/a | |
| <u>SETBACKS IN FEET:</u> | FRONT | 8'+/- | 8'+/- | 10' | (min.) |
| | REAR | 16' | 16' | 30' | (min.) |
| | LEFT SIDE | 4' | 4' | 10' | (min.) |
| | RIGHT SIDE | 25' | 25' | 10' | (min.) |
| <u>SIZE OF BLDG.:</u> | HEIGHT | 25' | 25' | 35' | (max.) |
| | LENGTH | 68' | 68' | n/a | |
| | WIDTH | 15' | 15' | n/a | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | >20% | >20% | 35% | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | | 2 | 2 | 1 | (max.) |
| <u>NO. OF PARKING SPACES:</u> | | 0 | 0 | 2 | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | | n/a | n/a | n/a | (min.) |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u> | | n/a | n/a | 10' | (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.

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'.



19 Glenwood Ave





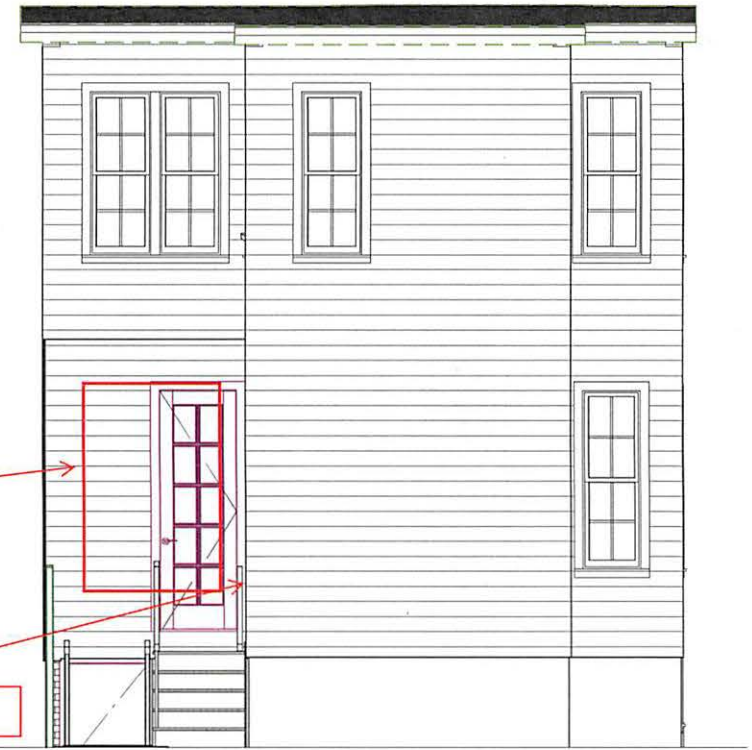






Street Elevation

Back Perspective



Back Elevation





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 19 Glenwood Avenue

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)
- ☒ Structures 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 demolition permit application 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 SLB

Date February 28, 2018

Received by Uploaded to Energov

Date February 28, 2018

Relationship to project BZA 15642-2018

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.

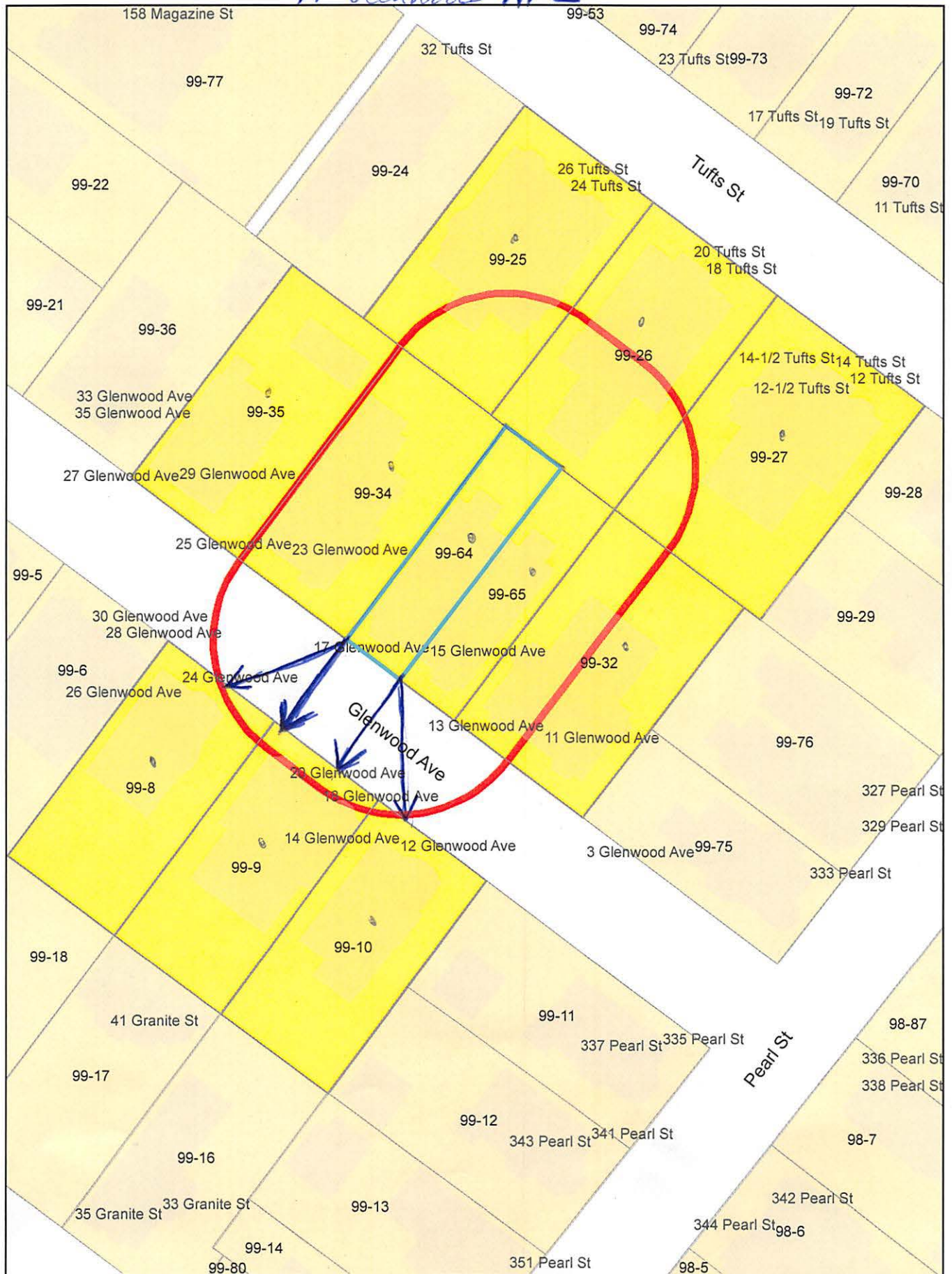
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

19 Glenwood Ave



19 Glenwood Ave

Petitioner
SEAN D. HOPE, ESQ.
675 MASS AVE
CAMBRIDGE, MA 02139

99-8
LYONS, PAUL E & MARY E. GALANTE
26 GLENWOOD AVE
CAMBRIDGE, MA 02139

99-9
SHEN, KAIROS
20 GLENWOOD AVE., UNIT #18/1
CAMBRIDGE, MA 02139

99-9
TOBIN, THERESA A.
20 GLENWOOD AVE., UNIT #1
CAMBRIDGE, MA 02139

99-9
FARUQI, MAHMOOD & NAGEEN FARUQI
18 BRANWOOD DR
DIX HILLS, NY 11746

99-10
RYBECK, ABRAHAM
14 GLENWOOD AVE., #1
CAMBRIDGE, MA 02139

99-10
KAMPF, LOUIS
14 GLENWOOD AVENUE - UNIT #2
CAMBRIDGE, MA 02139

99-10
RYBECK, ABRAHAM
14 GLENWOOD AVE., #1
CAMBRIDGE, MA 02139

99-25
TARABAY, ALFRED Y.
24 TUFTS ST.
CAMBRIDGE, MA 02139

99-26
MANUELIAN, JOHN V., TRUSTEE
C/O 18-20 TUFTS LLC
2 WORCESTER ST
CAMBRIDGE, MA 02139

99-27
MCEVOY, JOSEPH F., JR.
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

99-32
LEYVA, HOWARD,
ANA T. LEYVA LEYVA CARLOS O. &
MIRTA R. LEYVA,
75 CLARENDON ST
MALDEN, MA 02148

99-34
HARRISON, JIM
23-25 GLENWOOD AVE., #23
CAMBRIDGE, MA 02139

99-34
CANAVAN, KRISTIN M. & ROSS I. BERBECO
25 GLENWOOD AVE. UNIT
CAMBRIDGE, MA 02139

99-35
WYMAN, LOUIS
27 GLENWOOD AVE
CAMBRIDGE, MA 02139

99-64
OREILLY, EUGENE K.
21 GLENWOOD AVE.
CAMBRIDGE, MA 02139

99-65
GREEN, PAMELA S.
15 GLENWOOD AVE., UNIT #1
CAMBRIDGE, MA 02139


99-65
AUSTIN, MANILA S.
17 GLENWOOD AVE, UNIT #2
CAMBRIDGE, MA 02139

99-9
SHEN, KAIROS
20 GLENWOOD AVE - UNIT 18/2
CAMBRIDGE, MA 02139

MORTGAGE INSPECTION PLAN

17-10600

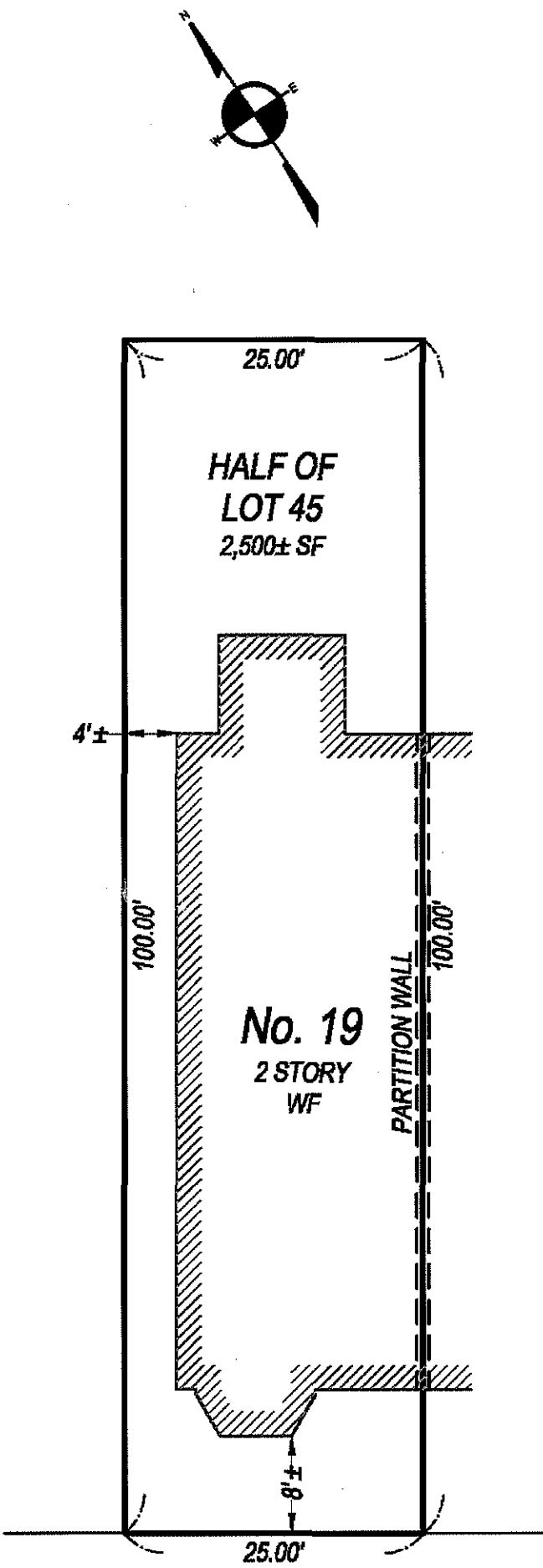
LOCATION: 19 GLENWOOD AVENUE
CITY, STATE: CAMBRIDGE, MA
APPLICANT:
CERTIFIED TO:
DATE: 12-07-2017



BOSTON

SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM



GLEN AVENUE

SCALE: 1:16

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as

ZONE: X
COMMUNITY PANEL No. 25021C0051E
EFFECTIVE DATE: 7/17/2012

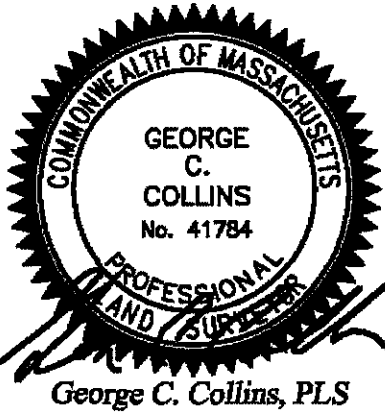
REFERENCES

DEED: 7914/295
PLAN: 66/4

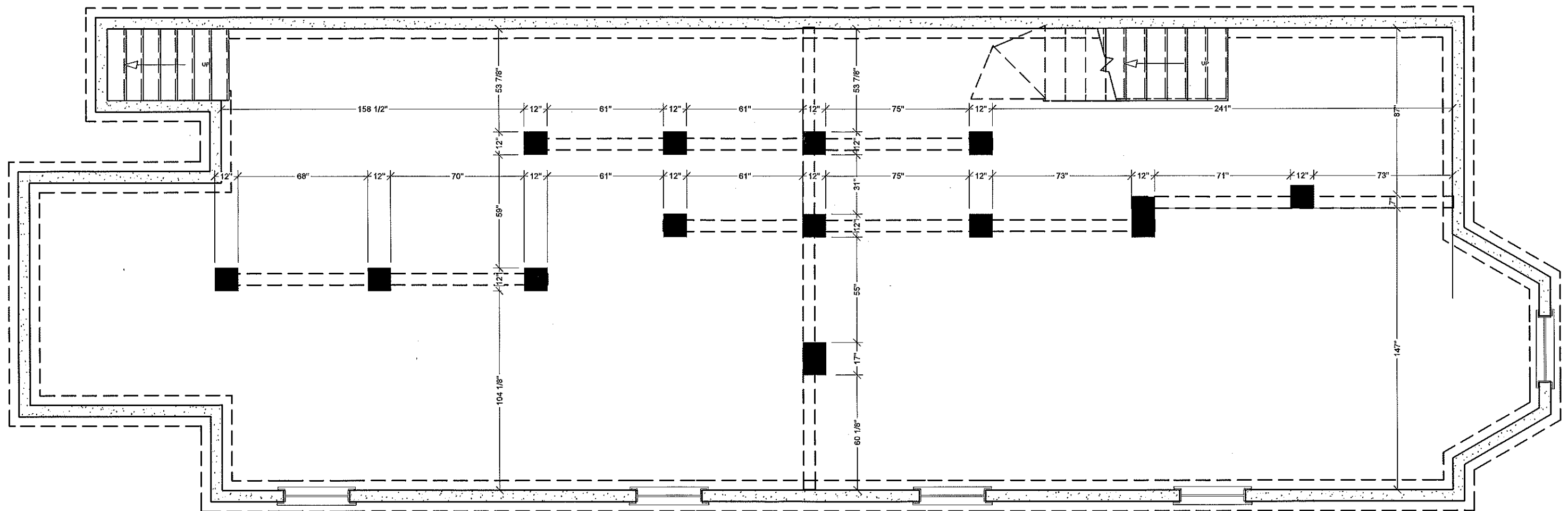
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

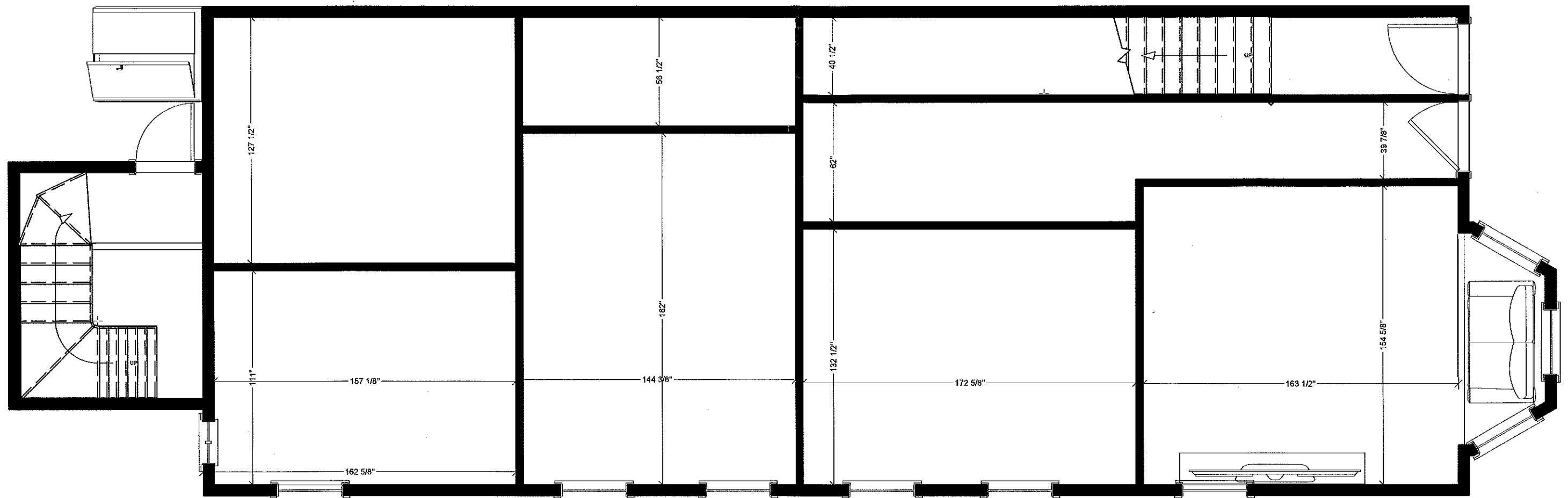
This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS



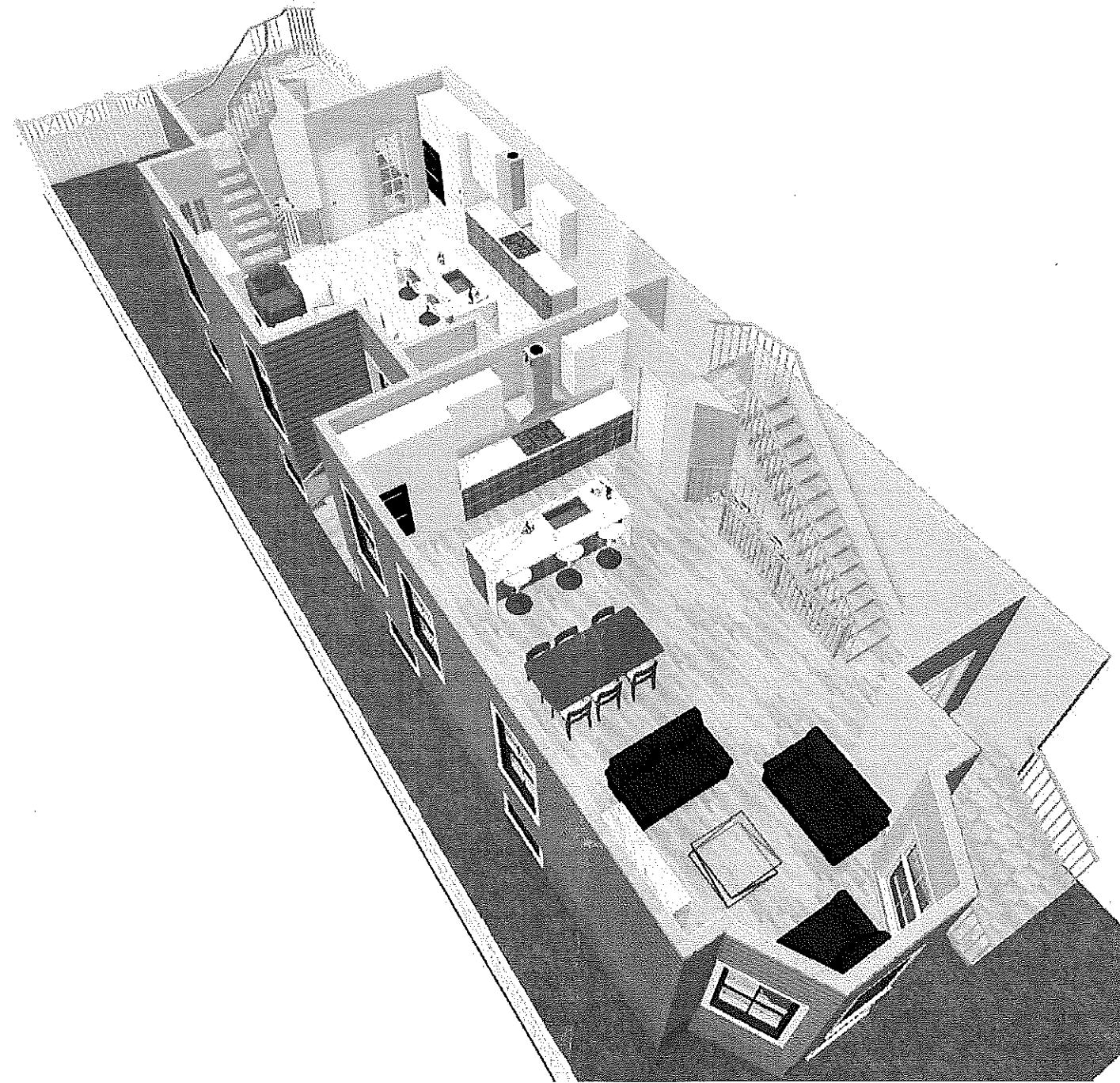
Existing Basement



1st and 2nd Existing Floors

19 Glenwood

19 Glenwood Cambridge MA 02139



DIVINE

DESIGN+BUILD

180 Linden St. Wellesley, MA 02482
781-235-5650
www.divinedesignbuild.com

ABBREVIATIONS

| | | | | | |
|----------|------------------------|----------|-------------------------------------|----------|------------------------|
| A | | G | | R | |
| ADJ. | ADJUSTABLE | GA. | GAUGE | RD. | ROUND |
| A.F.F. | ABOVE FINISHED FLOOR | GL. | GLASS | R. | RADIUS |
| ALUM. | ALUMINUM | GYP.BD. | GYP SUM BOARD | RECT. | RECTANGULAR |
| ALT. | ALTERNATE | | | REF. | REFERENCE |
| APPROX. | APPROXIMATE | | | REFRIG. | REFRIGERATOR |
| @ | AT | | | REQ'D. | REQUIRED |
| | | H | | REV. | REVISION |
| B | | HDW. | HARDWARE | R.F.L. | RAISED FLOOR |
| BTM. | BOTTOM | HDWD. | HARDWOOD | R.M. | ROOM |
| B.T.U | BRITISH THERMAL UNIT | HORIZ. | HORIZONTAL | R.O. | ROUGH OPENING |
| BM. | BEAM | HT. | HEIGHT | | |
| B.F.C. | BELOW FINISHED CEILING | H.W | HOT WATER | | |
| BD. | BOARD | | | S | |
| B. | BASE | I | | SIM. | SIMILAR |
| | | INSUL. | INSULATION | SECT. | SECTION |
| | | INT. | INTERIOR | SQ.FT. | SQUARE FOOT |
| | | IN.DWR. | INNER DRAWER | ST.STL | STAINLESS STEEL |
| | | | | S.S | SOLID SURFACE |
| C | | L | | STRUC. | STRUCTURAL |
| C.T | COUNTERTOP | LAM. | LAMINATE | SUSP. | SUSPENDED |
| CL. | CENTERLINE | LBS. | POUNDS | SYS. | SYSTEM |
| COL. | COLUMN | LAQ. | LAQUER | | |
| CAB. | CABINET | | | T | |
| CLG. HT. | CEILING HEIGHT | | | TEMP. | TEMPERED |
| C.-C. | CENTER TO CENTER | M | | TR. | TREAD |
| CLR. | CLEAR | MATL. | MATERIAL | T & B | TOP AND BOTTOM |
| CONT. | CONTINUOUS | MAX. | MAXIMUM | THK. | THICK |
| C.W | COLD WATER | M.D.F | MEDIUM DENSITY FIBERBOARD | TYP. | TYPICAL |
| | | MFG. | MANUFACTURING | U.O.N | UNLESS OTHERWISE NOTED |
| | | MIN. | MINIMUM | | |
| | | MTD. | MOUNTED | U | |
| D | | MISC. | MISCELLANEOUS | U.O.N | UNLESS OTHERWISE NOTED |
| DET. | DETAILS | MTL. | METAL | UNF. | UNFINISHED |
| DEG. | DEGREES | | | U.C.F | UNDER-CABINET FIXTURE |
| DIA. | DIAMETER | N | | V | |
| DIM. | DIMENSION | (N) | NEW | | |
| DWG. | DRAWING | N.I.C. | NOT IN CONTRACT | | |
| DWR. | DRAWER | NO. | NUMBER | | |
| | | N.T.S | NOT TO SCALE | | |
| E | | NSM | MODO RAILING SYSTEM (LEICHT) | W | |
| EA. | EACH | NSM(LED) | MODO RAILING SYSTEM W/ LED LIGHTING | VERT. | VERTICAL |
| ELEV. | ELEVATION | | | V.G. | VERTICAL GRAIN |
| ELEC. | ELECTRICAL | | | V.I.F | VERIFY IN FIELD |
| EQ. | EQUAL | | | V.T.R | VENT THROUGH ROOK |
| ETC. | ETCETERA | | | | |
| (E) | EXISTING | | | | |
| EXIST. | EXISTING | O | | | |
| EXT. | EXTERIOR | O.A. | OVERALL | | |
| | | O.C | ON CENTER | | |
| | | OPNG. | OPENING | | |
| | | | | | |
| F | | P | | | |
| FIN. | FINISH | P. | PAINT | | |
| FT. | FEET | PTD. | PAINTED | | |
| F.D. | FLOOR DRAIN | PART. | PARTITION | | |
| F.O. | FINISH OPENING | P.L | PUSH LATCH | | |
| F.V | FIELD VERIFY | P/O. | PULL-OUT | | |
| F.B.O | FURNISHED BY OWNERS | POL. | POLISHED | | |

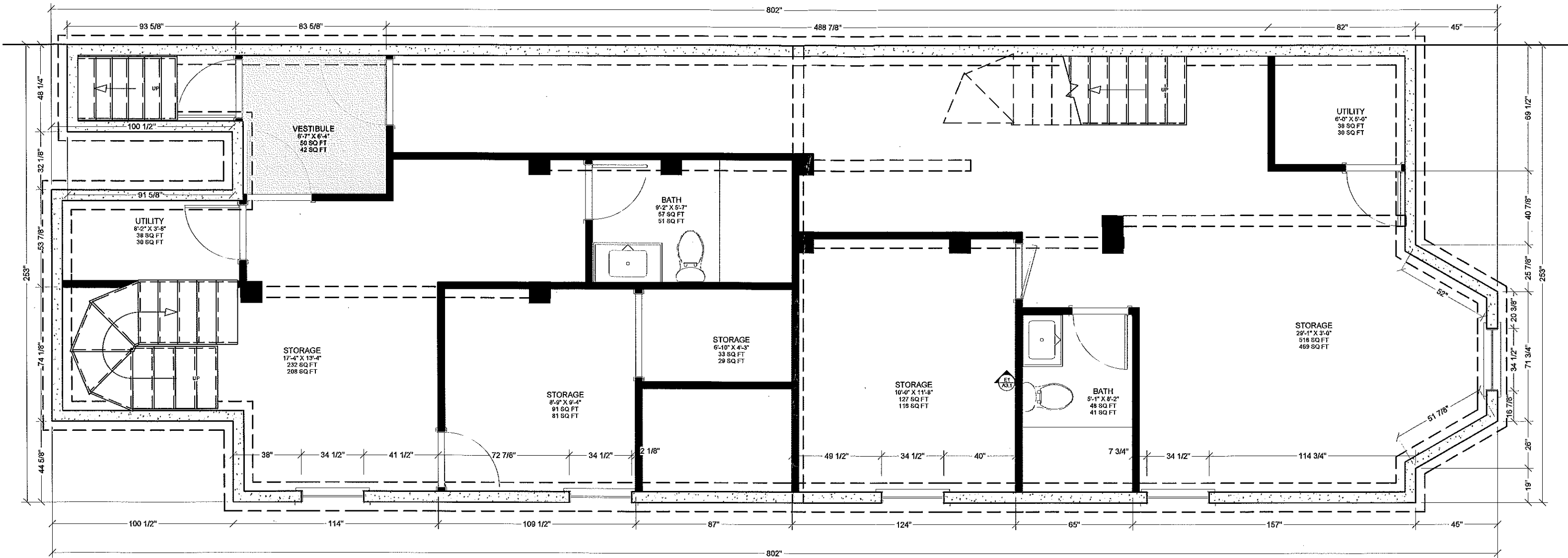
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| | ROOM NAME AND NUMBER |
| | DEMOLITION NOTE |
| | CONSTRUCTION NOTE |
| | DOOR NUMBER |
| | WINDOW NUMBER |
| | WALL TAG |
| | MATERIAL TAG |
| | WALL SECTION SYMBOL |
| | DETAIL SYMBOL |
| | ELEVATION SYMBOL |
| | FLOOR DIRECTION |

WALL LEGEND

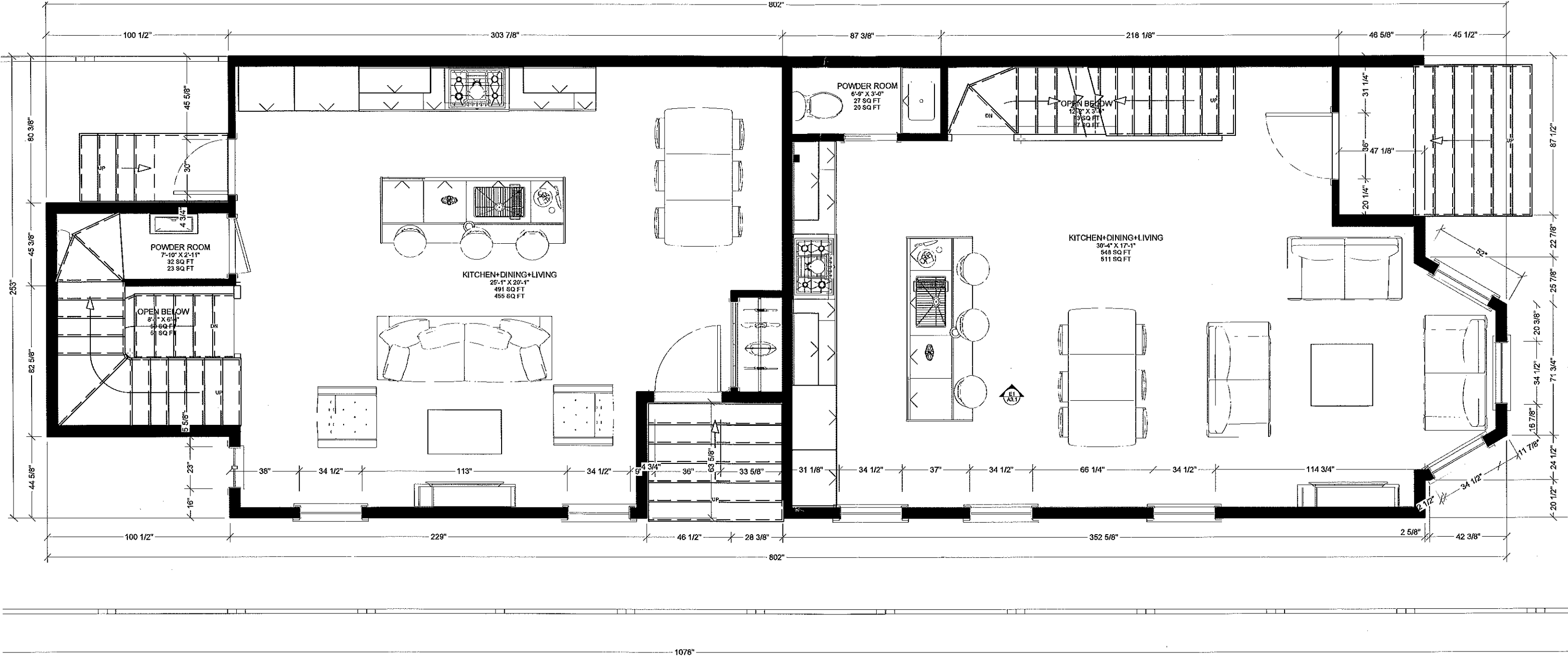
| | |
|--|-------------------------------|
| | EXISTING EXTERIOR WALL |
| | EXISTING INTERIOR WALL |
| | TO BE DEMOLISHED OR RELOCATED |
| | FLOOR FINISH TO BE DEMOLISHED |
| | PROPOSED WALL |
| | WALL BLOCKING |
| | BASE CABINET BLOCKING |

| REVISION TABLE | | | |
|----------------|------|------------|-------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |
| | | | |

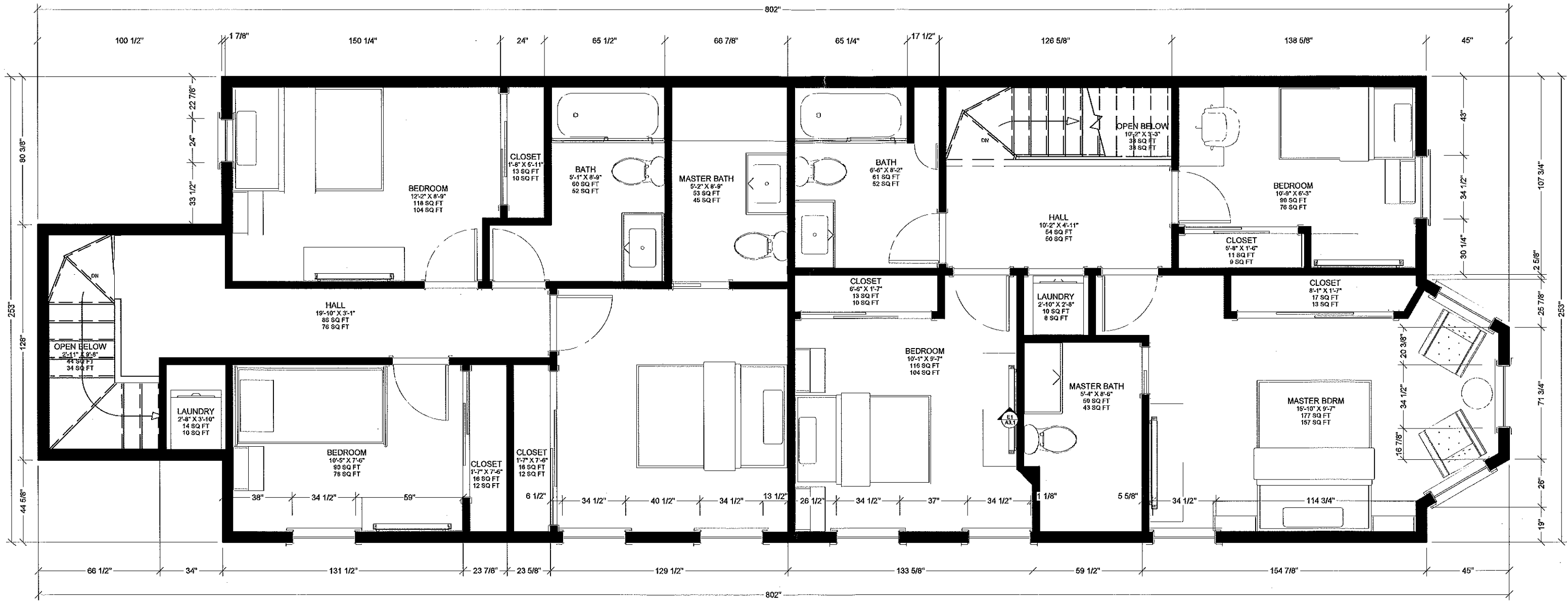
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| LABEL | TITLE |
| | DDB COVER PAGE |
| | DDC COVER PAGE |
| G0.1 | GENERAL NOTES |
| G0.2 | CABINETRY NOTES |
| G0.3 | ABBREVIATIONS |
| G0.4 | REVISIONS & DRAWING LIST |
| A1.2 | PROPOSED PLANS |
| A3.1 | SECTION ELEVATIONS |
| A3.2 | SECTION ELEVATIONS |
| A4.1 | INTERIOR ELEVATIONS |
| E0.1 | ELECTRICAL SYMBOLS/LEGEND |
| E5.1 | APPLIANCE SCHEDULE |
| E5.2 | ELECTRICAL DETAILS |
| E5.3 | LEICHT BLE/GLE/NLE LIGHTS |
| E5.4 | LEICHT OTHER LIGHTS |
| E5.5 | LEICHT ZB/ZBE LIGHTS |
| I5.1 | CABINETRY DETAILS/FINISHES |
| I5.2 | CABINETRY ELEVATION DETAILS |
| I5.3 | CABINETRY ELEVATION DETAILS |
| I5.4 | CABINETRY ELEVATION DETAILS |
| I5.6 | HOOD/BLOWER DETAILS |
| I7.1 | TILE EDE DETAILS |
| I7.2 | TILE UNDERLAYMENT |
| I7.3 | SHOWER DETAILS |
| I7.4 | BATH SURROUND DETAILS |
| I7.5 | DRAIN DETAILS |
| I7.6 | LINEAR DRAIN DETAILS |
| I7.7 | HEATED FLOORS DETAILS |
| I9.1 | RENDERED PERSPECTIVES |
| I9.2 | RENDERED PERSPECTIVES |
| I9.3 | RENDERED PERSPECTIVES |
| P5.1 | RUNTAL UF-X RADIATORS |



Basement



1st Floor



2nd Floor



Elevation 1

DIVINE

DESIGN+BUILD

PROJECT ADDRESS
19 Glenwood Cambridge MA 02139

DESIGNED BY
Michael Hanna

CLIENT
19 Glenwood

CONTRACT PLANS

APPROVAL SIGNATURE

A3.1

** UPDATE ** V1-02.28.2016

SECTION ELEVATIONS



