



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

BZA APPLICATION FORM

Plan No: BZA-014980-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Jeffrey Cohen

PETITIONER'S ADDRESS : 9 Pemberton Rd Wayland, MA 01778

LOCATION OF PROPERTY : 427 Huron Ave Cambridge, MA 02138

TYPE OF OCCUPANCY : 102 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Dormer

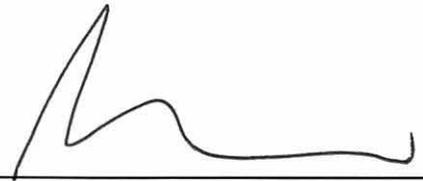
DESCRIPTION OF PETITIONER'S PROPOSAL :

The zoning relief is for:

- 1) (2) shed dormers.
- 2) Addition of railing and decking to existing covered front porch.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 
 (Petitioner(s) / Owner)

JEFF COHEN
 (Print Name)

Address : 9 PEMBERTON RD, WAYLAND, MA
01778

Tel. No. : 617-407-3800

E-Mail Address : ESIMOTSO EYES @YAHOO.COM

Date : _____

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.

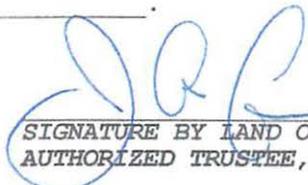
I/We Jeffrey A Cohen
(OWNER)

Address: 9 Pemberton Road Wayland, MA 01778

State that I/We own the property located at 427 Huron Ave #2 Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of 73 Felch Road, LLC

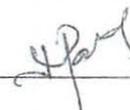
*Pursuant to a deed of duly recorded in the date 9/15/2017, Middlesex South County Registry of Deeds at Book 69936, Page 272; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

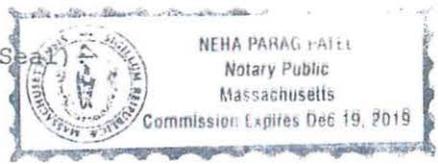
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name JEFFREY COHEN personally appeared before me, this 30th of October, 2017, and made oath that the above statement is true.


Notary

My commission expires 12/19/19 (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:

A literal enforcement of the zoning ordinance would make it impossible to add the (2) proposed dormers which are required to accommodate (2) standard size bathrooms for the 3 existing third floor bedrooms where there are currently no bathrooms. A literal enforcement of the ordinance would also require us to relocate the front exterior wall of the house to accommodate a small outdoor space connected to the upstairs unit on top of the existing covered front porch.

- 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 existing non-conforming lot size and set backs require zoning relief for even the most miniscule increase in FAR or modifications and improvements to the front of the house.

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

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

The proposed dormers and front deck are extremely modest in scale. The proposed work would create NO: new shadows on the adjacent properties, air pollution, additional traffic, loss of street parking, new noise or loss of open space.

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

The proposed deck and dormers maintain the scale and character of the existing house and neighborhood. In fact, the work will be part of a larger effort to restore the charm and character of the house which will improve the appearance of the house as a whole which is a benefit to the neighborhood. The existing building height will not increase. The proposed dormer design is consistent with the Cambridge Preferred Dormer Guidelines and both of them are less than 15' long.

- * 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
DIMENSIONAL INFORMATION

APPLICANT: GCD Architects PRESENT USE/OCCUPANCY: 102
 LOCATION: 427 Huron Ave Cambridge, MA 02138 ZONE: Residence B Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: 102

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3,927	3,927	2,250	(max.)
<u>LOT AREA:</u>	4,500	4,500	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	.87	.88	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4,500	4,500	4,500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45'	45'	(min.)
	DEPTH	100'	100'	NA
<u>SETBACKS IN FEET:</u>	FRONT	8.6'	8.6'	(min.)
	REAR	38.3'	38.3'	(min.)
	LEFT SIDE	7.6'	7.6'	(min.)
	RIGHT SIDE	5.7'	5.7'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	37.73'	37.73'	(max.)
	LENGTH	26'	26'	NA
	WIDTH	50'	50'	NA
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	57%	57%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	NA	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	NA	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	NA	NA	NA	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

The existing house is wood frame, the proposed dormers are wood frame.

- 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'.



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2017 NOV 13 PM 3:33

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
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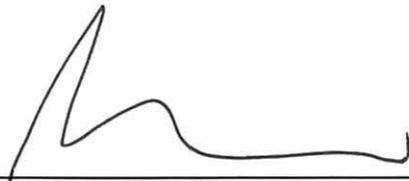
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Tel. No. : 617-407-3800

E-Mail Address : ESIMOTSO EYES@YAHOO.COM

Date : _____



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 427 Huron 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)
- 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 demolition permit anticipated for scope of work proposed.
- 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 November 14, 2017

Received by Uploaded to Energov

Date November 14, 2017

Relationship to project BZA 14980-2017

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.

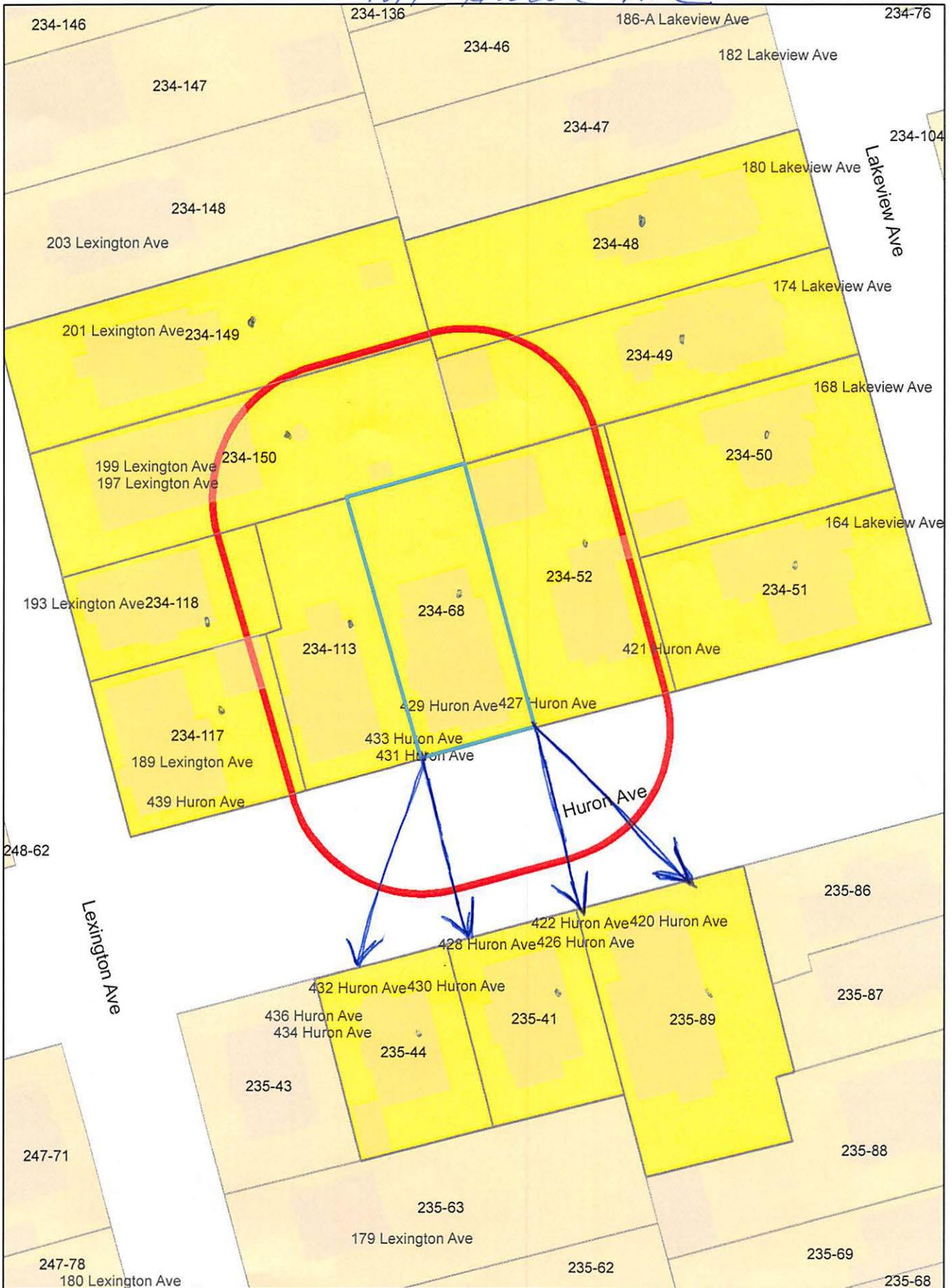
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that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

427 Huron Ave



427 Huron Ave

Petitioner

234-48
LAMPSON, BUTLER & LOIS A. LAMPSON
180 LAKEVIEW AVE
CAMBRIDGE, MA 02138

234-49
PAGE, SHIPPEN L. & ANNE F. ST. GOAR
TRST O THE PAGE ST. GOAR FAMILY TRST
174 LAKEVIEW AVE
CAMBRIDGE, MA 02138

JEFFREY COHEN
9 PEMBERTON ROAD
WAYLAND, MA 01778

234-51
BLUMENTAL, DANIEL M. &
KIMBERLY G. BLUMENTAL
164 LAKEVIEW AVE
CAMBRIDGE, MA 02138

234-52
GRODZINS, HENRY HAL
421 HURON AVE
CAMBRIDGE, MA 02138

ADAM J. GLASSMAN
2 WORTHINGTON ST.
CAMBRIDGE, MA 02138

234-117
CAMPBELL, ARTHUR J. ALISON R. CAMPBELL
189 LEXINGTON AVE., #1
CAMBRIDGE, MA 02138

234-117
RASMUSSEN, ERIC P. &
ERZSEBET M. RASMUSSEN
439 HURON AVE., #2
CAMBRIDGE, MA 02138

234-118
HOAGLAND, CYNDEE DERMODY
193-195 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-149
HAUSMAN, NANCY M.,
TRUSTEE THE NANCY HAUSMAN TRUST
201 LEXINGTON AVE
CAMBRIDGE, MA 02138

234-150
MORGAN, GAYLEN
TR. THE GAYLEN MORGAN 2004 REVOCABLE TR.
197 LEXINGTON AVE
CAMBRIDGE, MA 02138

235-41
HSU, SHIH-CHEN & SUE-SONG HSU
141 CHERRY BROOK RD
WESTON, MA 02493

235-44
CURLEY, MICHAEL G. & PATRICIA M. BELLANCA
654 BOSTON POST RD.
WESTON, MA 02493

235-89
HICKEY, DAVID L. & WEIHONG YANG
420 HURON AVE.
CAMBRIDGE, MA 02138

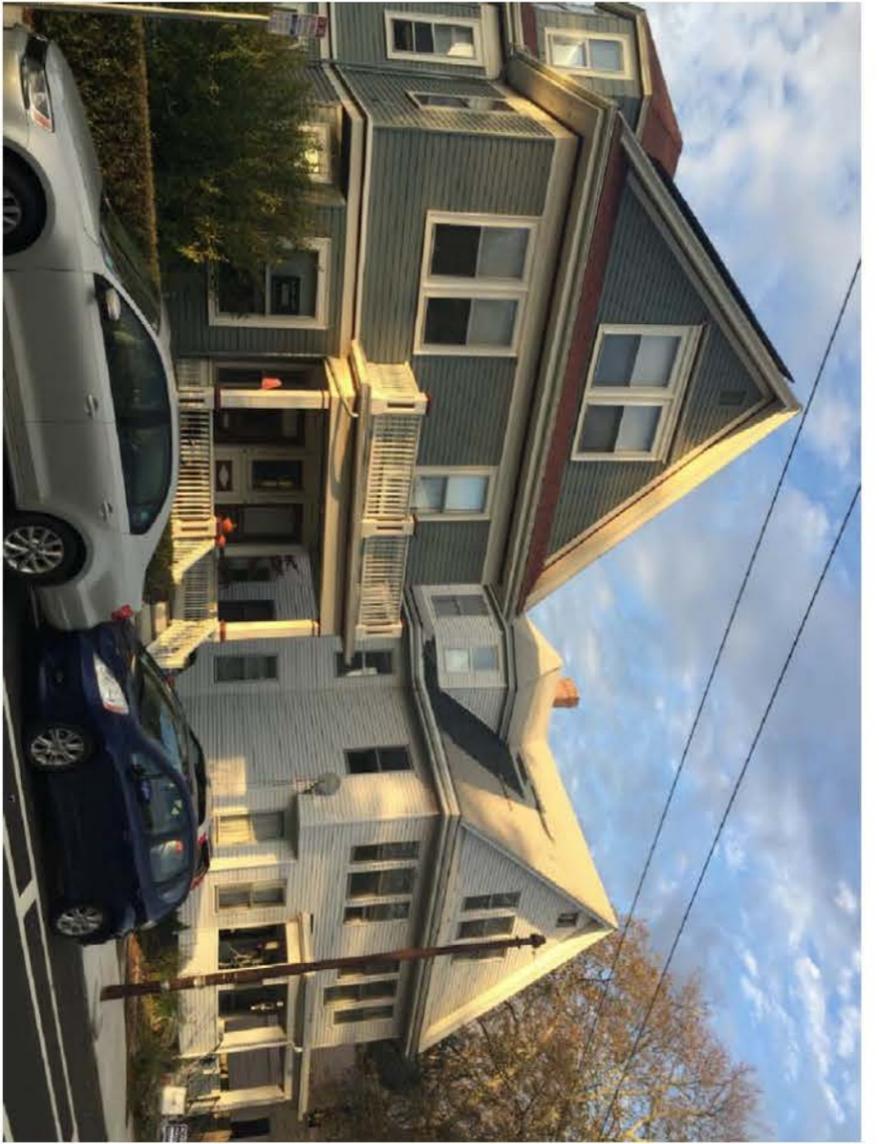
235-89
ROTHENHAUS, TODD C. & DEBORAH R. WONG
422 HURON AVE
CAMBRIDGE, MA 02138

234-68
HARTNESS, ANDREW & MARIE HARTNESS
427 HURON AVE. UNIT#1
CAMBRIDGE, MA 02138

234-68
MCCARTHY, YOKO &
CITY OF CAMBRIDGE TAX TITLE
427-429 HURON AVE., UNIT 2
CAMBRIDGE, MA 02138

234-50
PAXSON, HEATHER A. & STEFAN G. HELMREICH
168 LAKEVIEW AVE
CAMBRIDGE, MA 02138

234-113
EUSTIS, FREDERIC G. & LISA F. EUSTIS
431-433 HURON AVE
CAMBRIDGE, MA 02138



STREET VIEW FROM LEFT



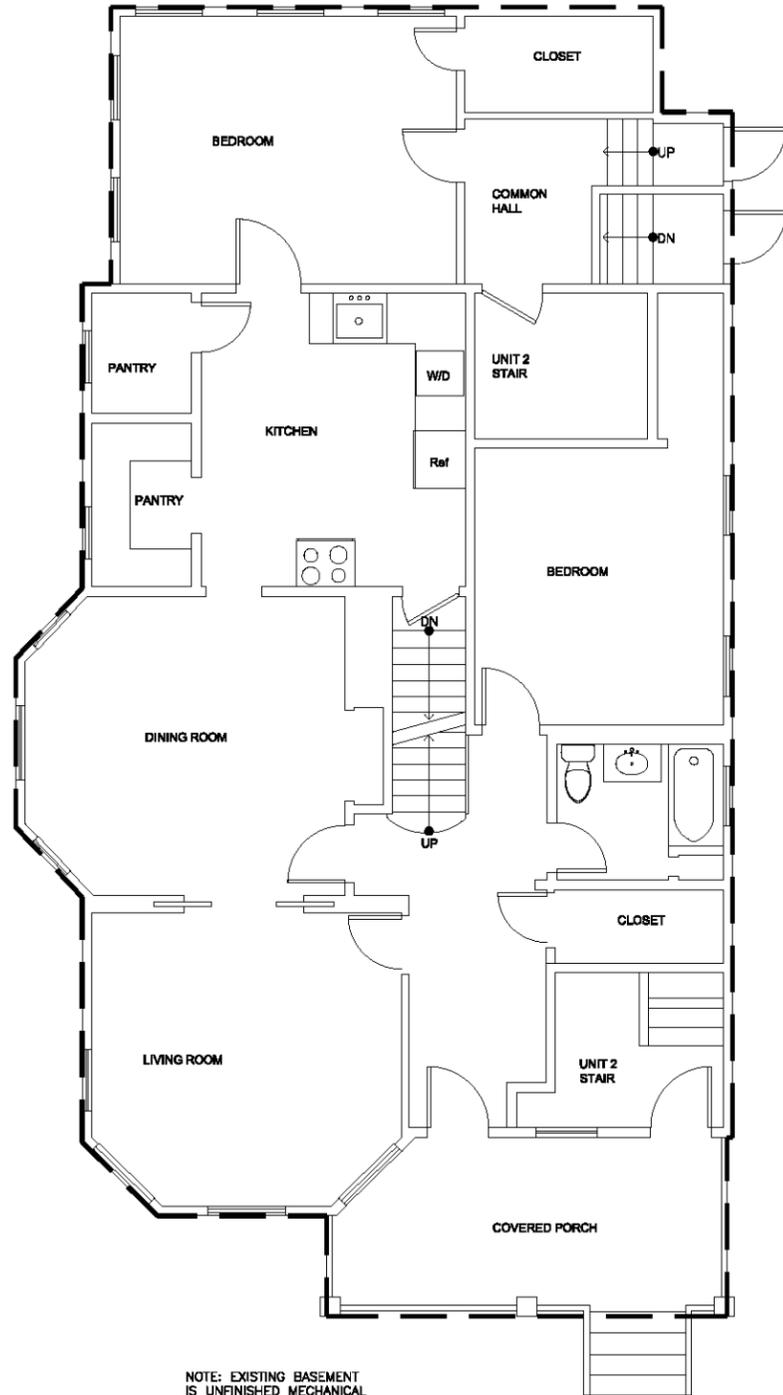
STREET VIEW FROM RIGHT



STREET VIEW

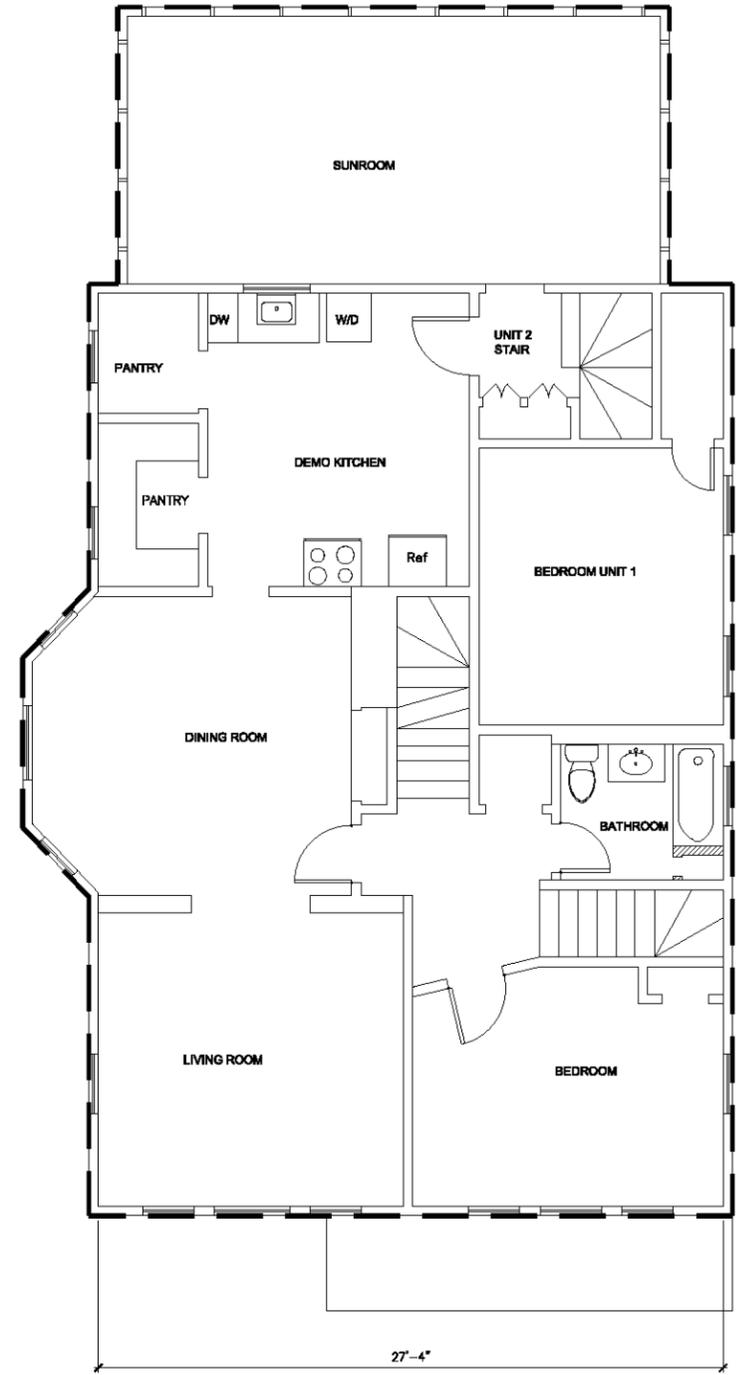


REAR VIEW

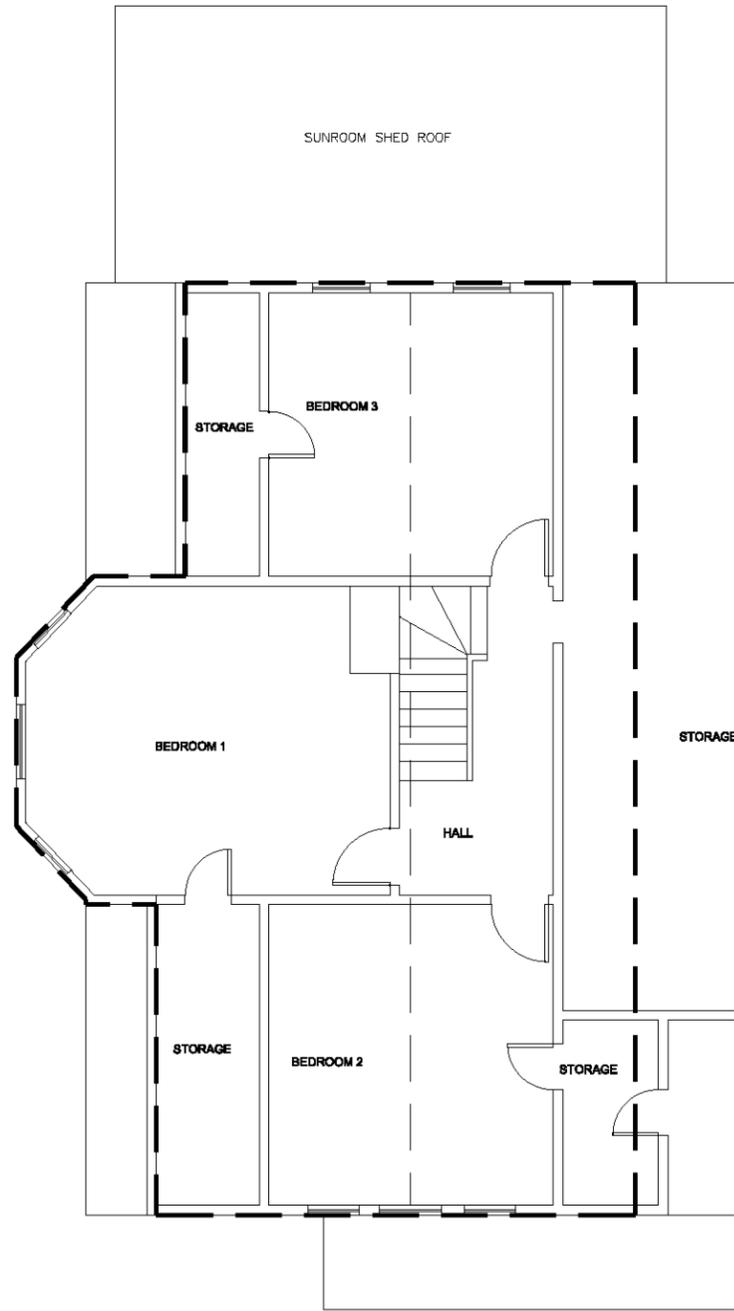


1 First Floor Existing : 1,549 GSF
Scale: 1/8" = 1'-0"

NO CHANGE

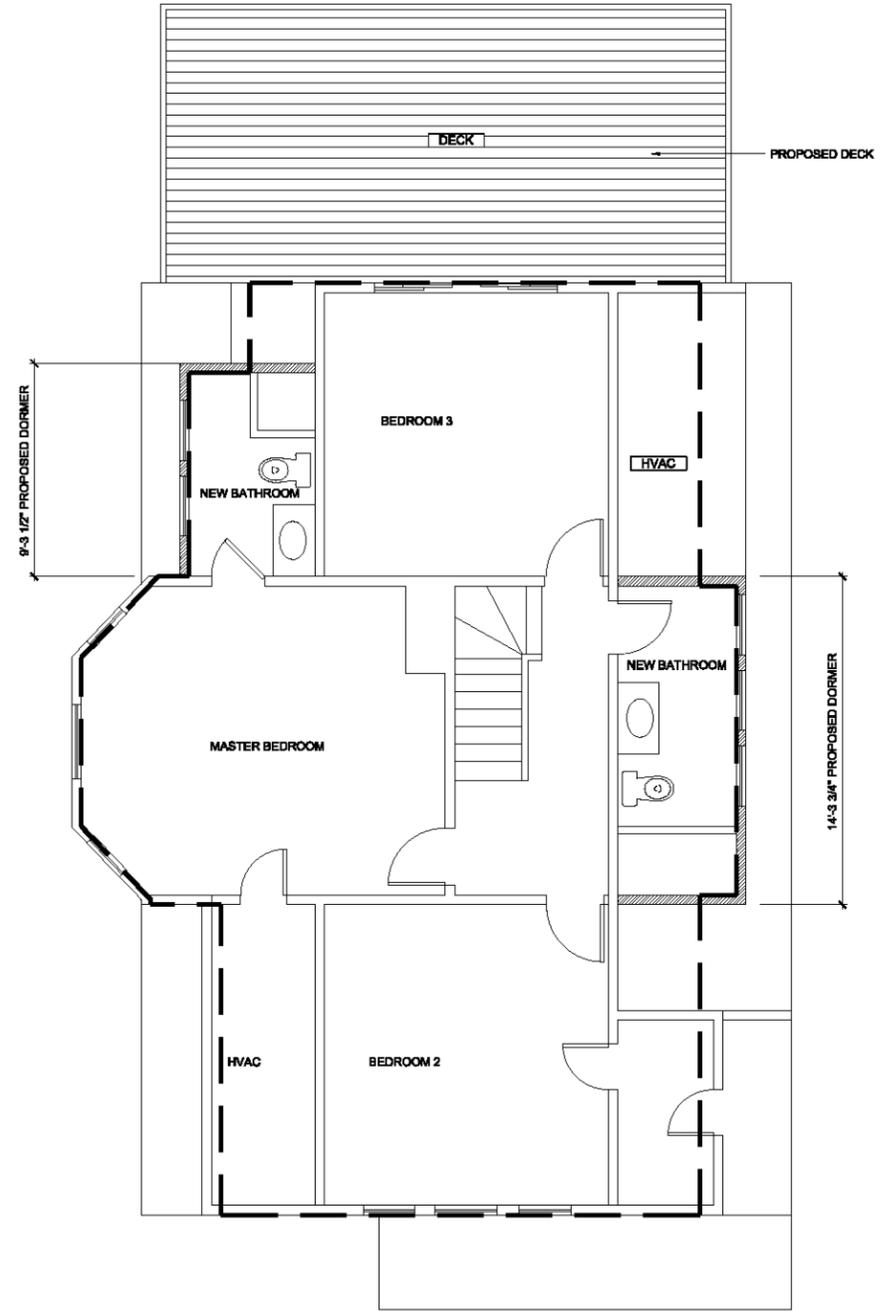


2 Second Floor Existing: 1,467 GSF
Scale: 1/8" = 1'-0"



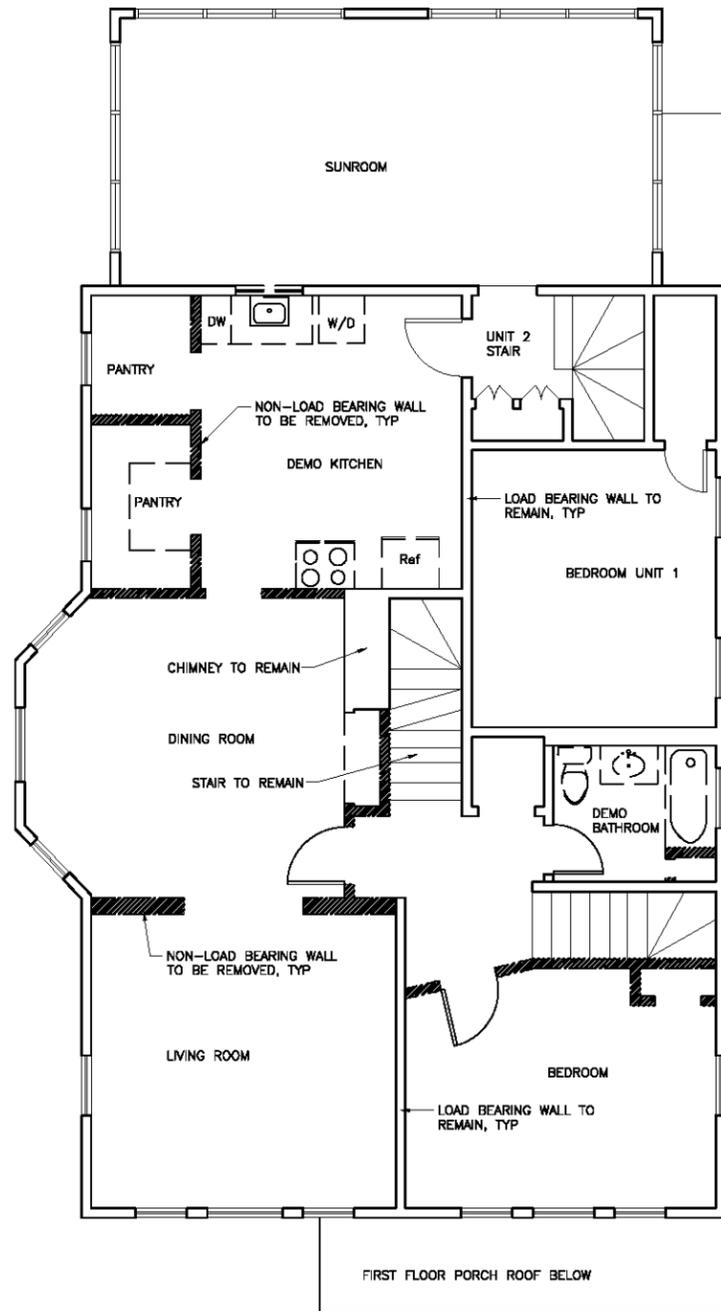
EXISTING FAR	
FIRST FLOOR	1,549 GSF
SECOND FLOOR	1,467 GSF
THIRD FLOOR	911 GSF (MIN 5'-0" CLEAR FROM FLOOR TO UNDERSIDE OF RAFTERS)
TOTAL	3,927 GSF / 4,500 SF LOT = .87 (.50 MAX ALLOWABLE)

1 Third Floor Existing: 931 GSF
Scale: 1/8" = 1'-0"

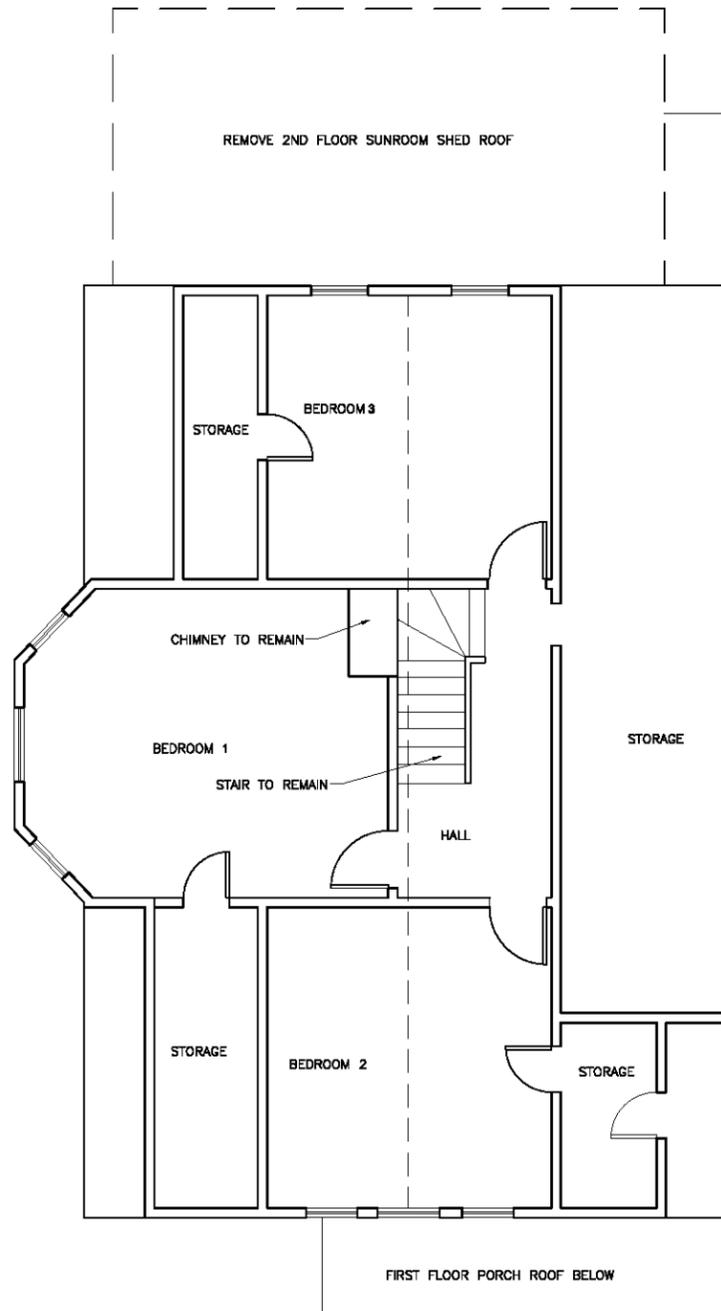


PROPOSED FAR	
FIRST FLOOR	1,549 GSF NO CHANGE
SECOND FLOOR	1,467 GSF NO CHANGE
THIRD FLOOR	957 GSF (MIN 5'-0" CLEAR FROM FLOOR TO UNDERSIDE OF RAFTERS)
TOTAL	3,973 GSF / 4,500 SF LOT = .88 (.50 MAX ALLOWABLE)

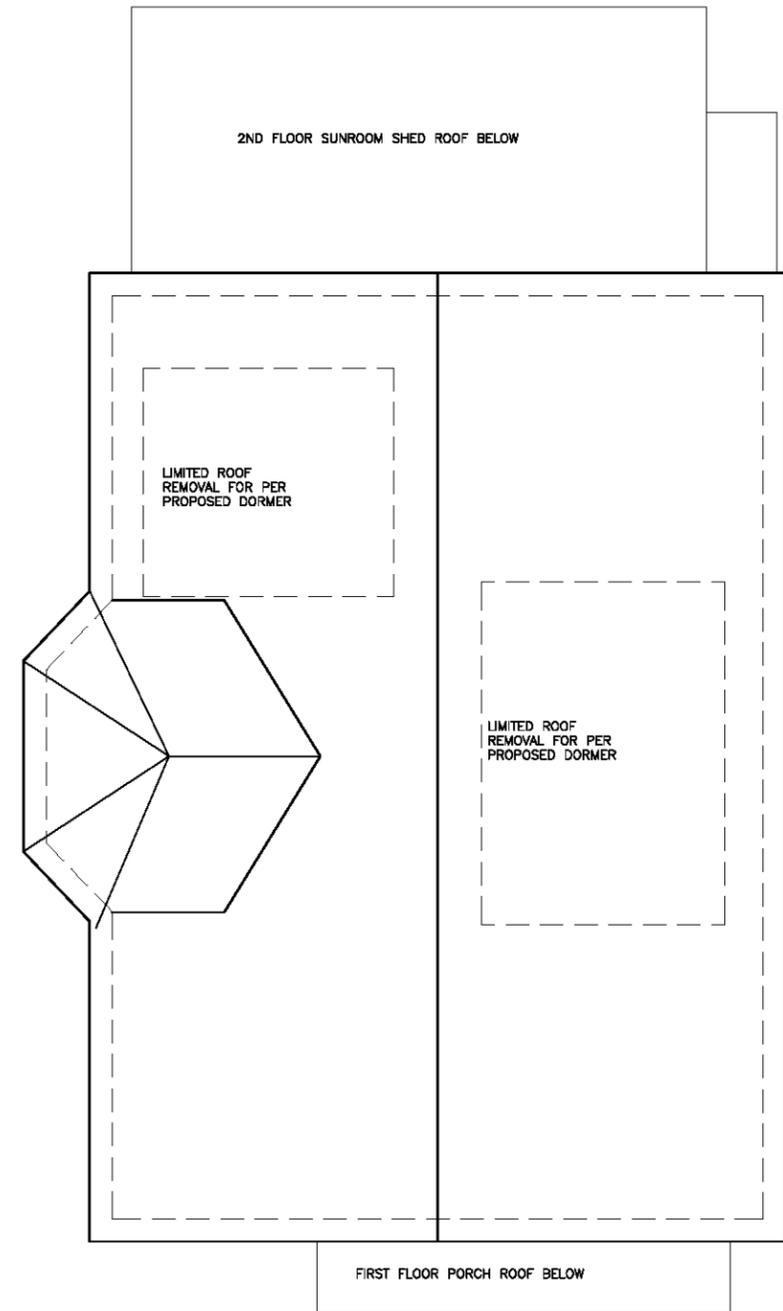
2 Third Floor Proposed: 957 GSF
Scale: 1/8" = 1'-0"



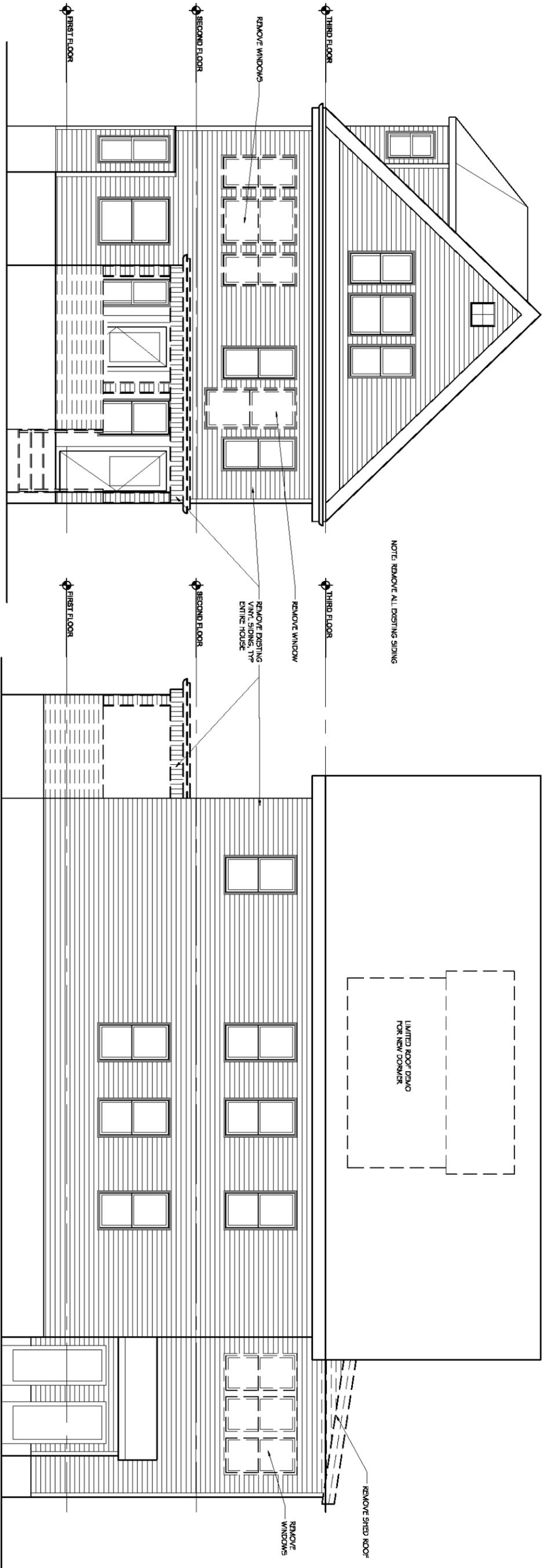
1 Second Floor Existing : UNIT 2
Scale: 1/8" = 1'-0"



2 Third Floor Existing Unit 2
Scale: 1/8" = 1'-0"



3 Roof Plan Existing
Scale: 1/8" = 1'-0"



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

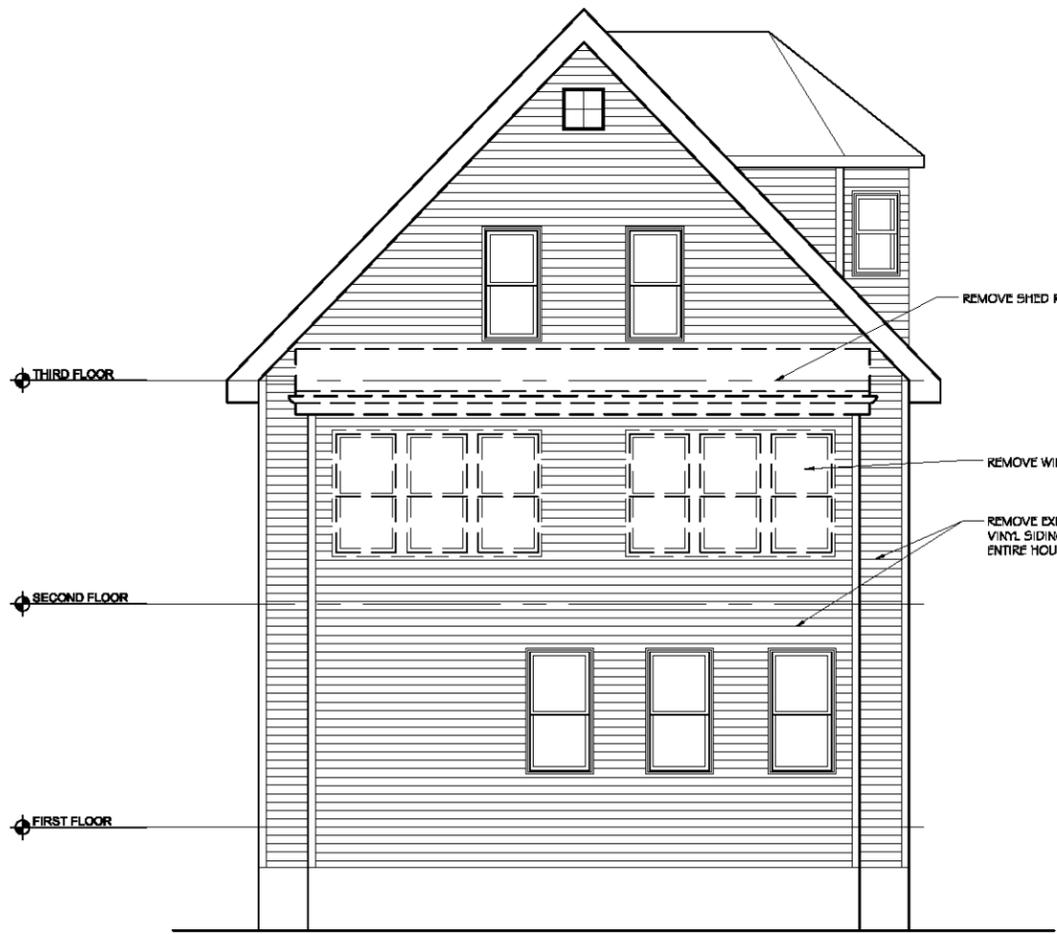
2 RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

D2.1
DRAWING NUMBER

DRAWING TITLE
**427 - 429 HURON AVE, CAMBRIDGE
EXISTING ELEVATIONS**

PROJECT
**PROPOSED DORMER ADDITIONS
25 OCTOBER 2017**

GCD ARCHITECTS
Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com



1 REAR ELEVATION
Scale: 1/8" = 1'-0"



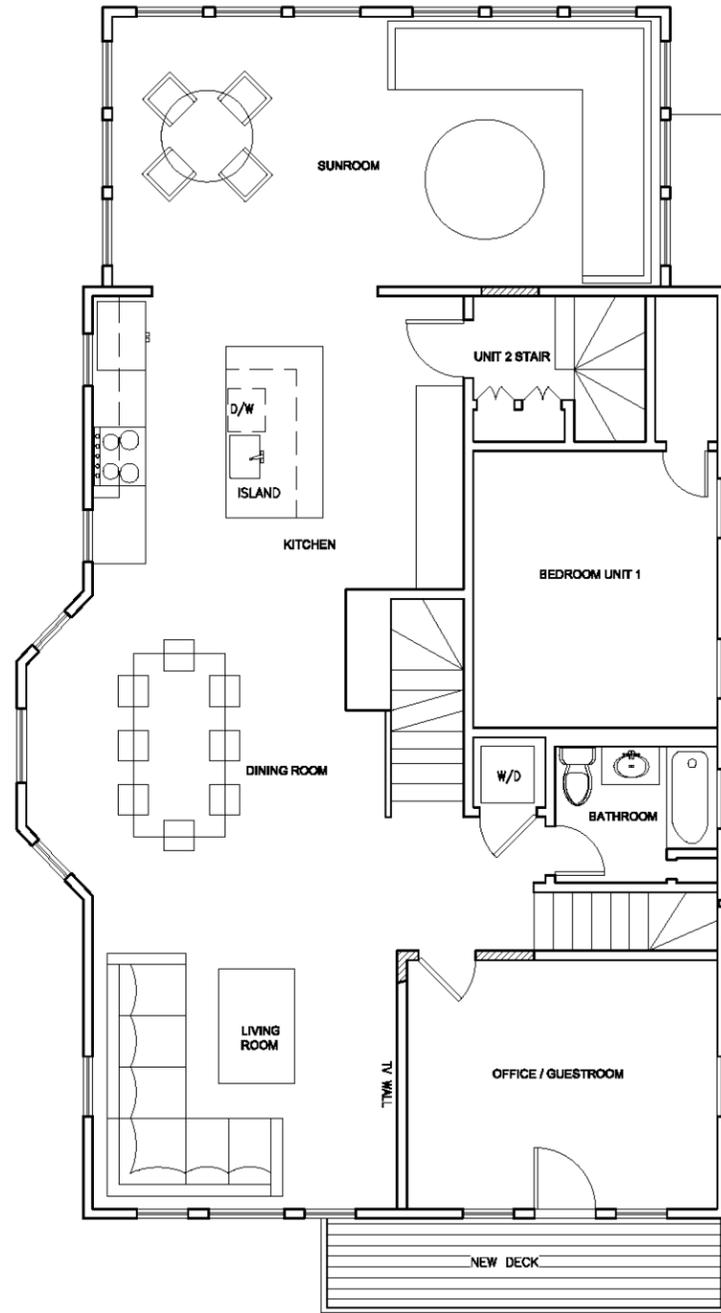
2 LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"

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2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
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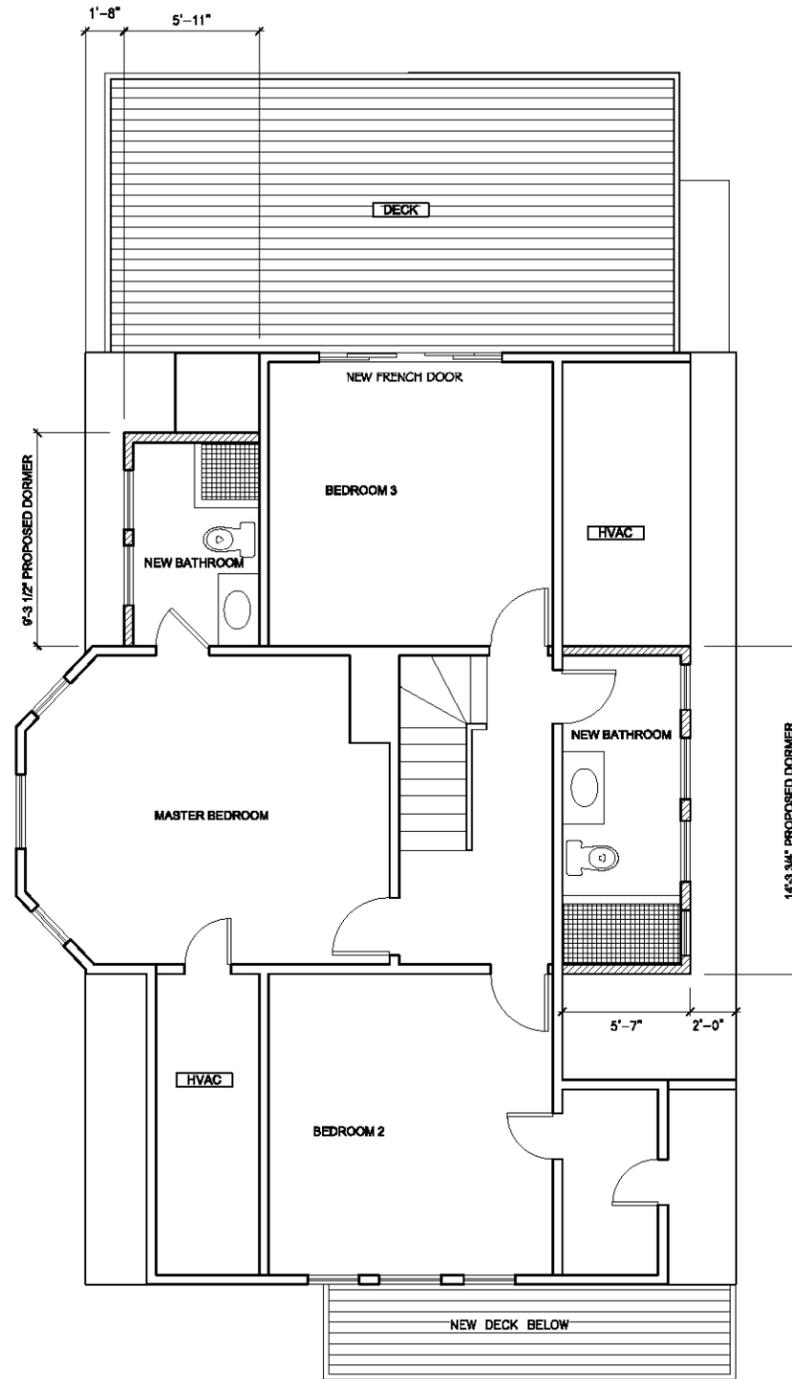
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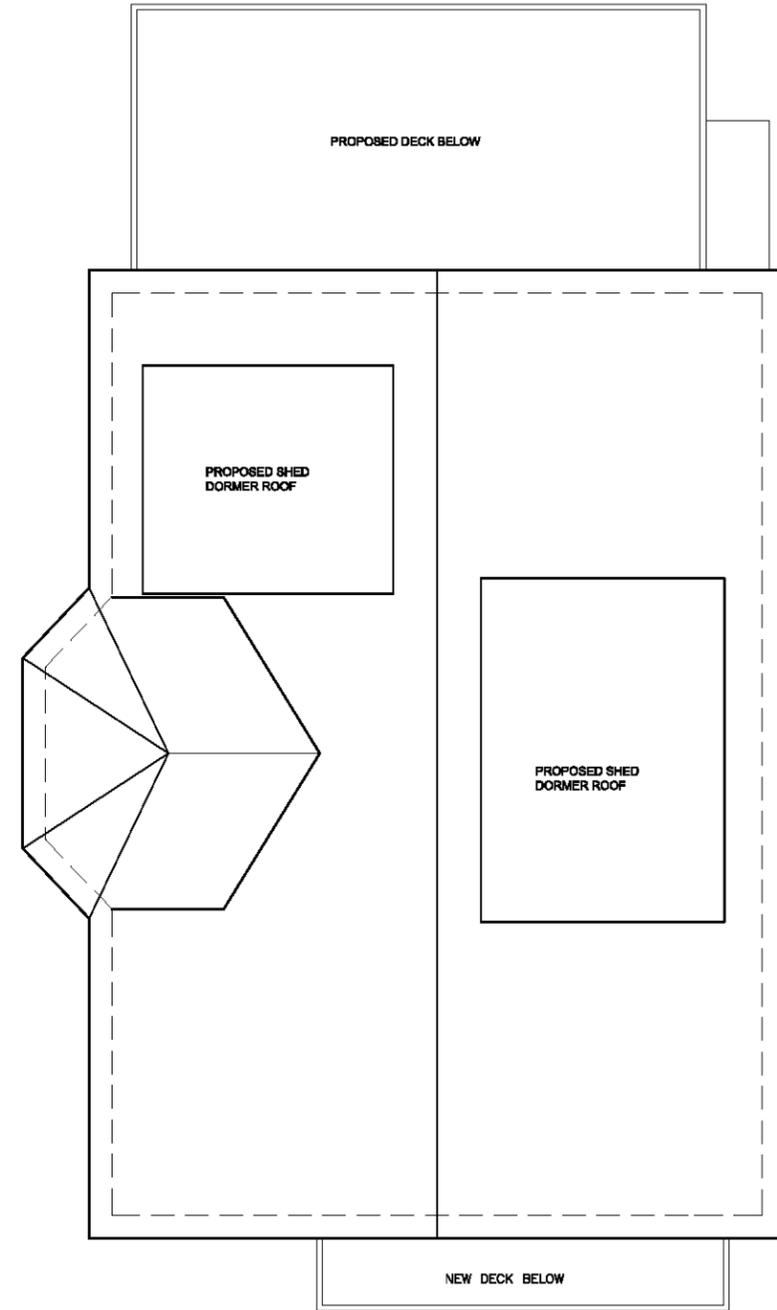
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D2.2



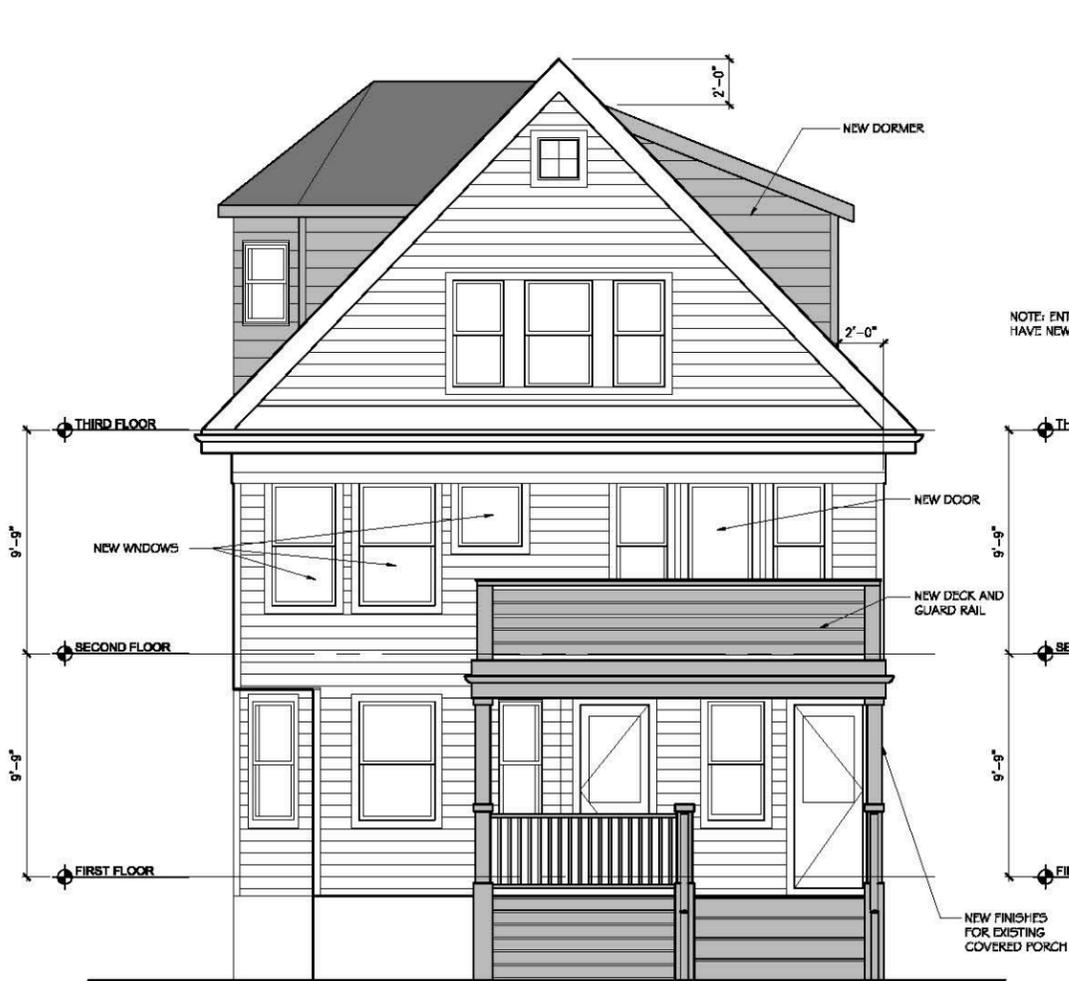
1 Second Floor Proposed
Scale: 1/8" = 1'-0"



2 Third Floor Proposed
Scale: 1/8" = 1'-0"



3 Roof Plan Proposed
Scale: 1/8" = 1'-0"

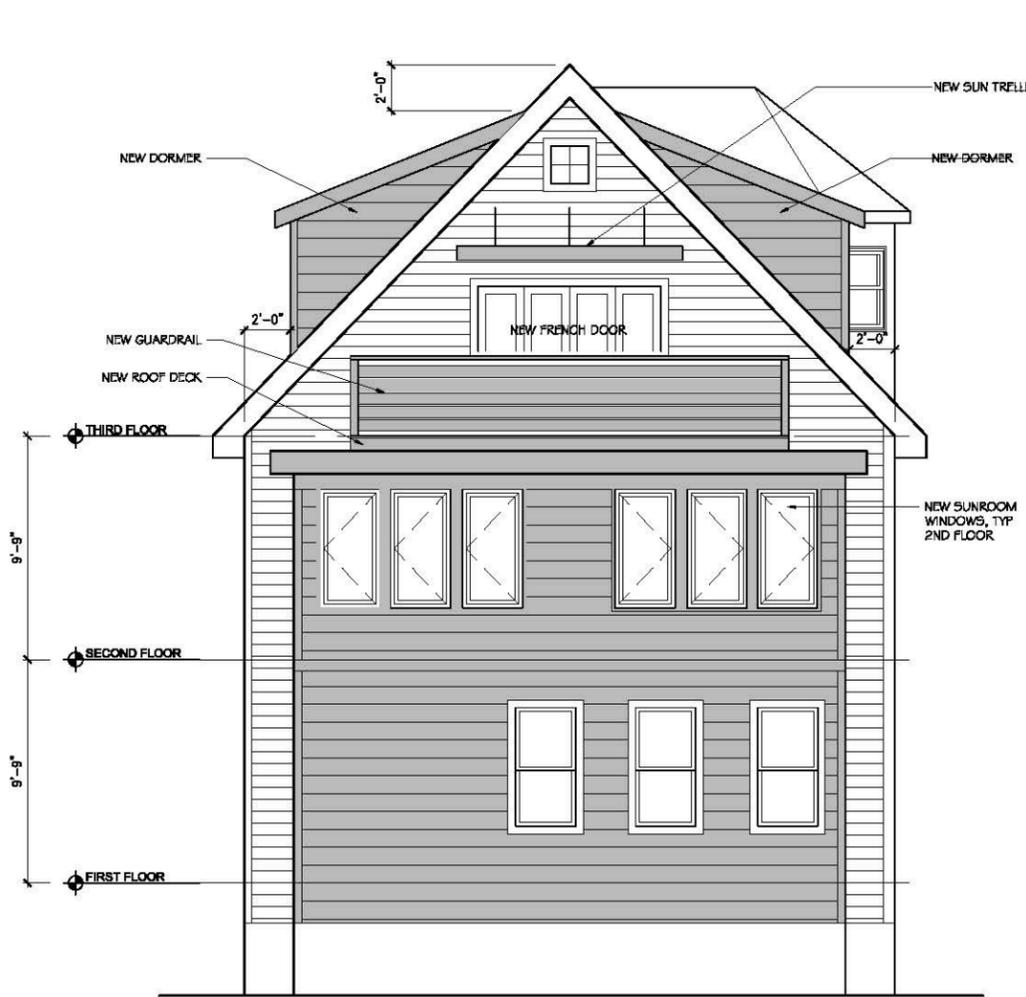


1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

NOTE: ENTIRE HOUSE TO HAVE NEW SIDING



2 RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"



1 REAR ELEVATION
Scale: 1/8" = 1'-0"



2 LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"