

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Jonathan Henke and Rachel Mosher Henke
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 17 Donnell Street

the record title standing in the name of Rachel Mosher Henke

whose address is 17 Donnell Street, Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 45604 Page 354 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Rachel Mosher Henke
(Owner)

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On this 5th day of June, 2018, before me, the undersigned notary public, personally appeared Rachel E Henke proved to me through satisfactory evidence of identification, which were MA DL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Jayden Dahir
Notary Public
My commission expires _____
JAYDEN DDHIR
Notary Public
My Commission Expires
May 16, 2025

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 provisions of this Ordinance would preclude the alterations to this single family home that will allow for additional living space and sufficient light in the structure.

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 directly related to the siting of the existing structure within the required setback and the size and shape of the lot.

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

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

There will be no detriment to the public good as a result of the construction of the proposed additions.

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

The use of the property as a single family dwelling will not change and the property will continue to comply with the Open Space requirements of the Residence B Zoning District.

*** 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 17 Donnell St 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:
Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:
There will not be any changes in traffic patterns as a result of adding windows.
- 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:
Adjacent uses will not be affected since the use of the property as a single family dwelling will not be changed.
- 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:
Adding windows will benefit the health, safety, and welfare of the occupants of this 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 windows will not change the use of the property and are consistent with the residential uses in the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

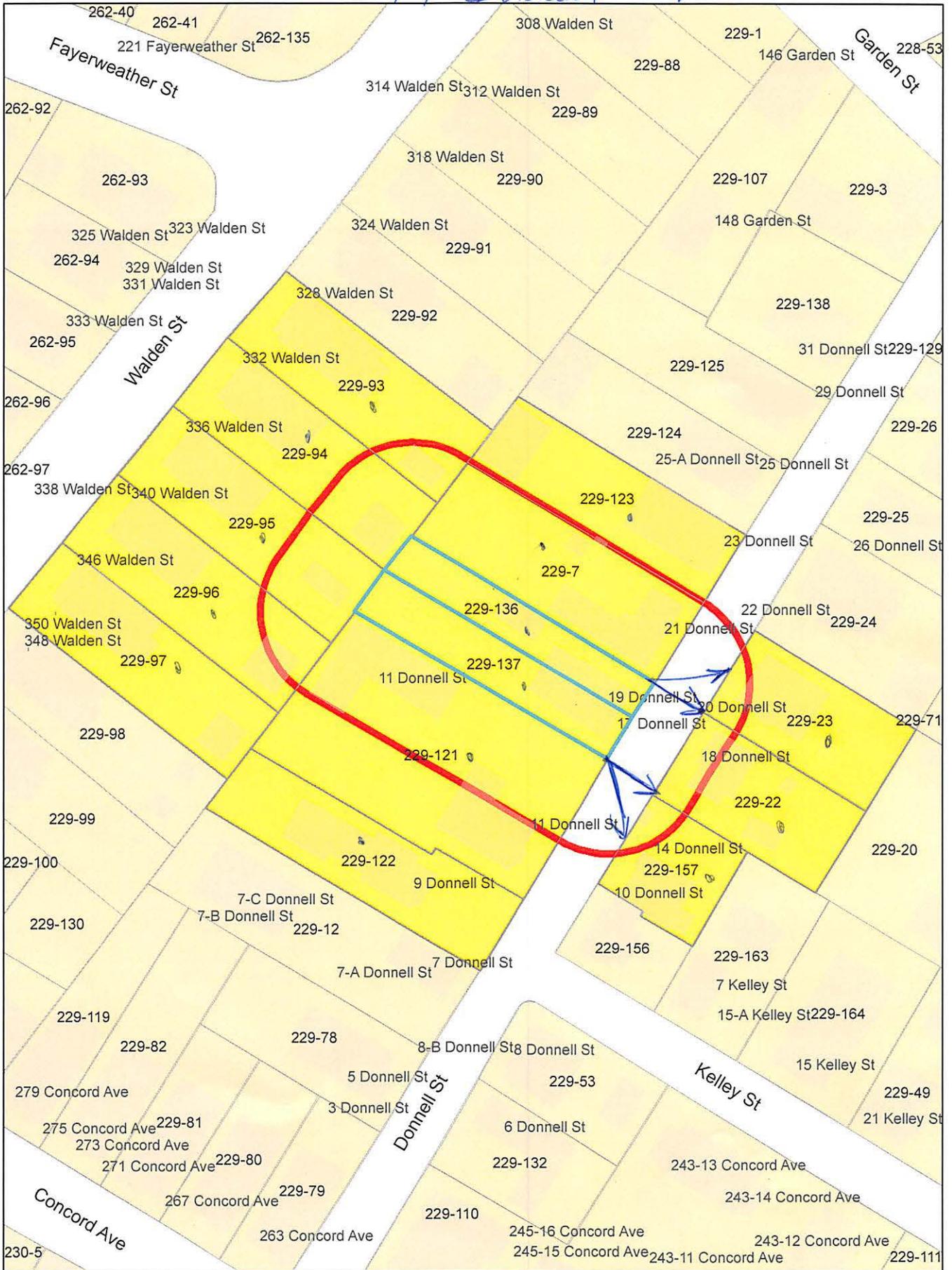
APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** attached single family
LOCATION: 17 Donnell St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** attached single family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	996	2255	1985	(max.)
<u>LOT AREA:</u>	3969	no change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.25	.57	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3969	no change	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	25.75'	no change	50'	(min.)
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	10 lf	no change	15 lf	(min.)
REAR	101 lf	95.7 lf	25 lf	(min.)
LEFT SIDE	12.4 lf	7.9 lf	7.5 lf	(min.)
RIGHT SIDE	0	no change	7.5 lf	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	22 lf	33.5 lf	35 lf	(max.)
LENGTH	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	67%	63%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	1	(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	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.

- 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'.

17 Donnell St.



17 Donnell St.

Petitioner

229-7
HARNEY, TIMOTHY J. & JANET H. HARNEY
21 DONNELL ST.
CAMBRIDGE, MA 02138

229-22
HART, PAMELA H.,
TRUSTEE THE PAMELA H. HART TRUST
18 DONNELL ST
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

229-93
SCHNEPS, MATTHEW H. & RANDY H. GOODMAN
326 WALDEN ST.
CAMBRIDGE, MA 02138

229-94
CALLAHAN, LINDA M.
330 WALDEN STREET
CAMBRIDGE, MA 02138

229-95
OKUN, DOUGLAS,
TRUSTEE THE DOUGLAS OKUN REV TRS
334 WALDEN ST
CAMBRIDGE, MA 02138

229-96
MCJANNET, LINDA
TR. OF THE LINDA MCJANNET TRUST-2009
338-340 WALDEN ST
CAMBRIDGE, MA 02138

229-97
ODONNELL, GERALDINE F, GEORGE, GERALD,
PAUL EDWARD J. MURPHY & ET-ALS
37 NARDON RD
NEEDHAM, MA 02492

229-121
CHEN, PETER L. & MICHELLE MENTIS-COHEN
11 DONNELL ST
CAMBRIDGE, MA 02138

229-122
9 DONNELL ST., INC
23 EDMUNDS ST
CAMBRIDGE, MA 02138

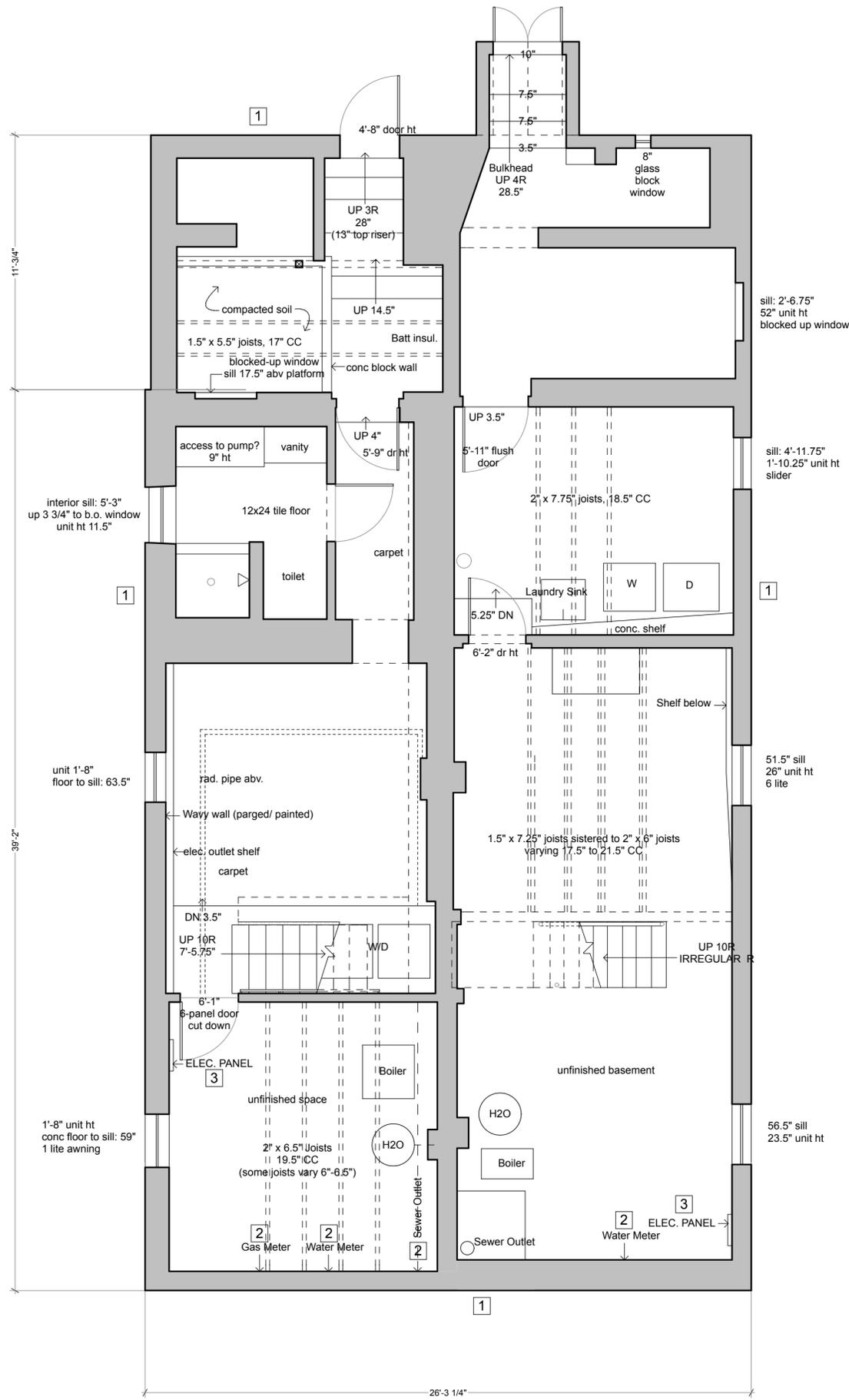
229-123
RIORDAN, ROBERT C. &
JUDITH C. HALPERN, TRUSTEES
23 DONNELL ST
CAMBRIDGE, MA 02138

229-136
HENKE, RACHEL E. MOSHER,
DIDRICK JONATHAN HENKE
19 DONNELL ST
CAMBRIDGE, MA 02138

229-137
MOSHER, RACHEL E.
17 DONNELL ST
CAMBRIDGE, MA 02138

229-157
STARK, ANTONY ALBERT &
ELLEN ALICE GARBER STARK
14 DONNELL ST.
CAMBRIDGE, MA 02138

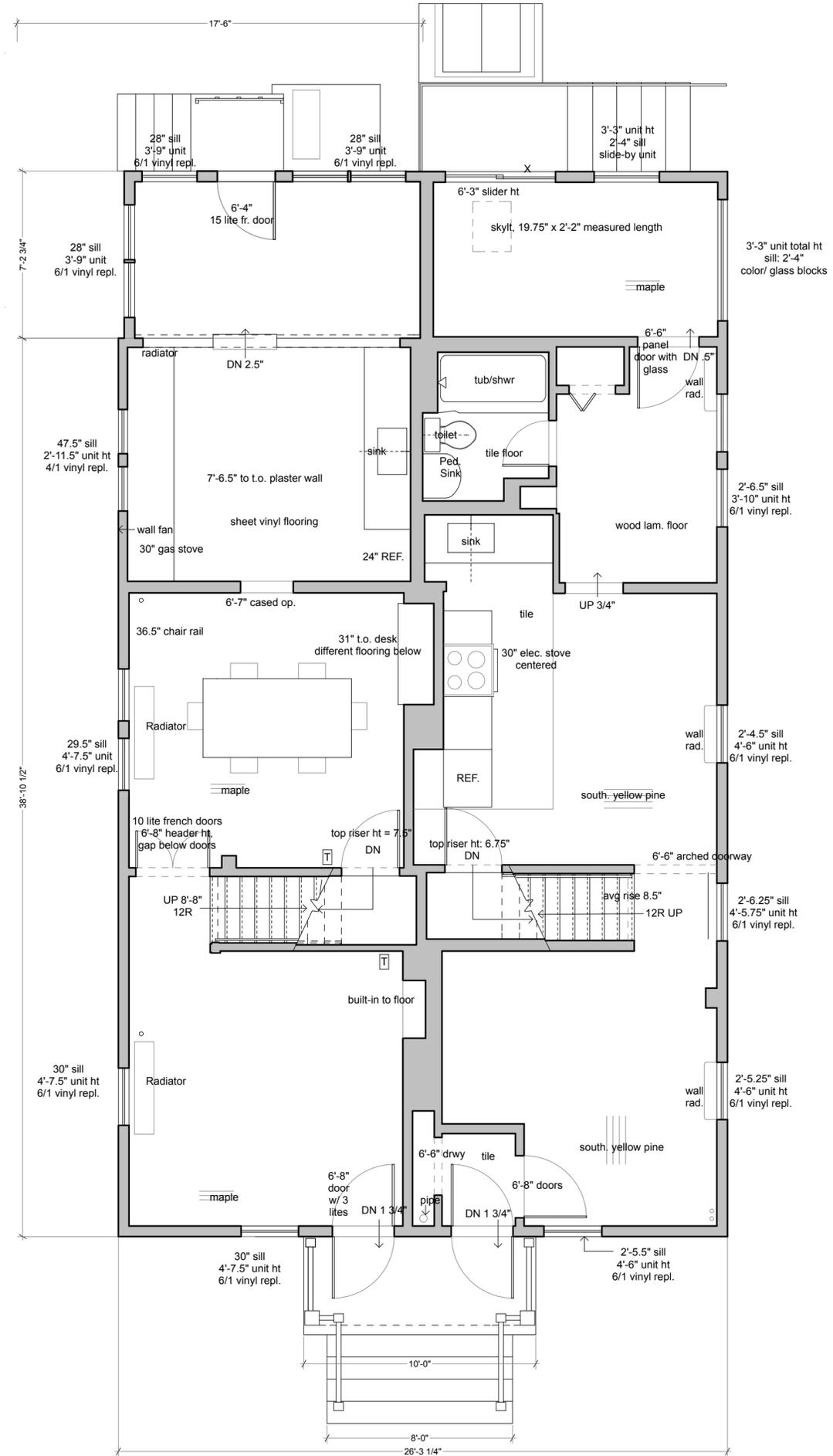
229-23
NOVISKI, NATAN
20 DONNELL ST
CAMBRIDGE, MA 02138



Existing Basement Plan

1/4" = 1'-0"

1



Existing First Floor Plan

1/4" = 1'-0"

2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Henke-Mosher Residence

17 Donnell Street
Cambridge, MA 02138

Henke -Mosher 1719

Job number as noted

Scale 06.08.18

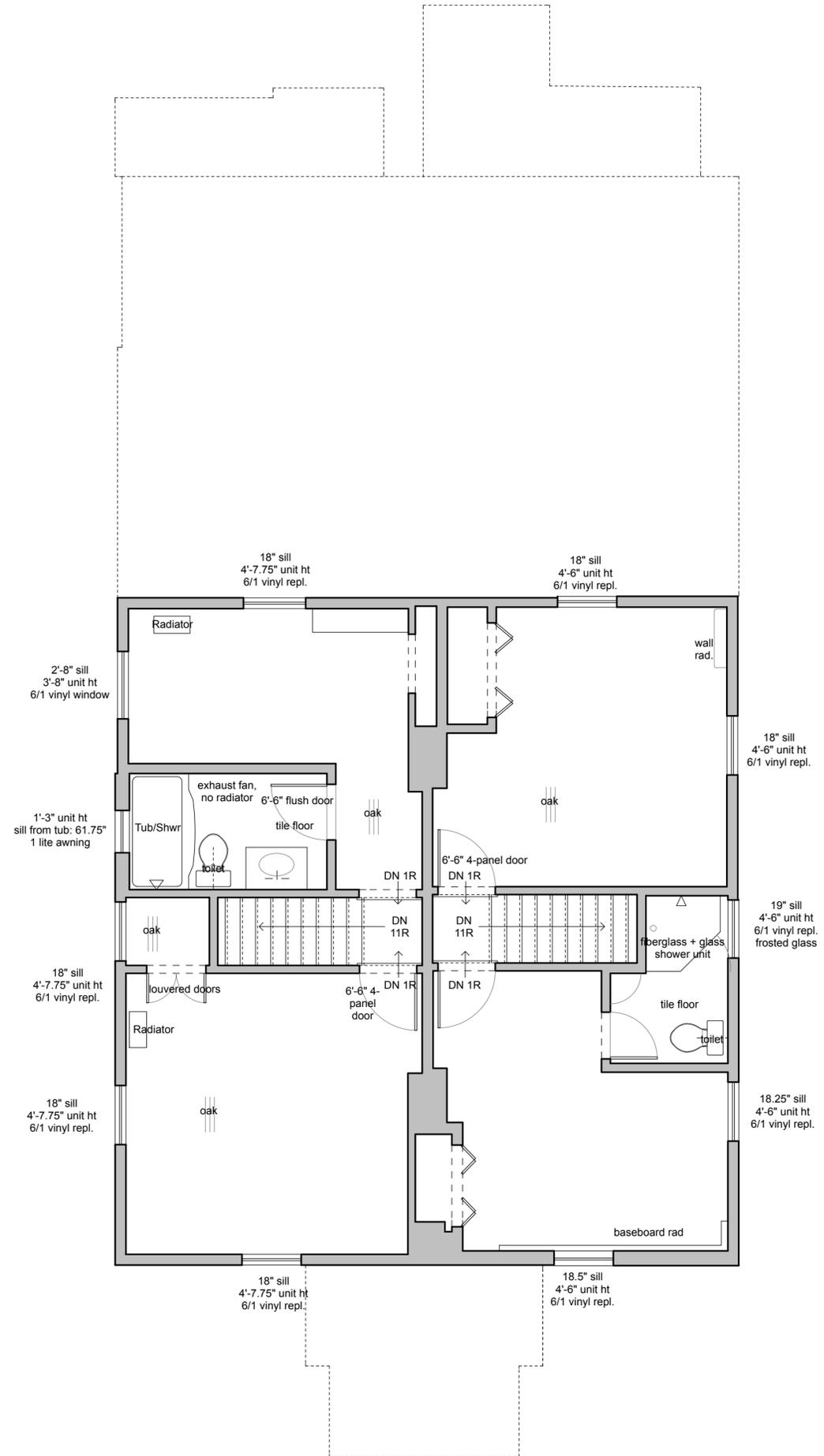
Date aj/cb

Drawn by

Checked by

Existing Basement & First Floor Plan

A-x.1



SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Henke-Mosher Residence
17 Donnell Street
Cambridge, MA 02138

Job number	Henke -Mosher 1719
Scale	as noted
Date	06.08.18
Drawn by	aj/cb
Checked by	-

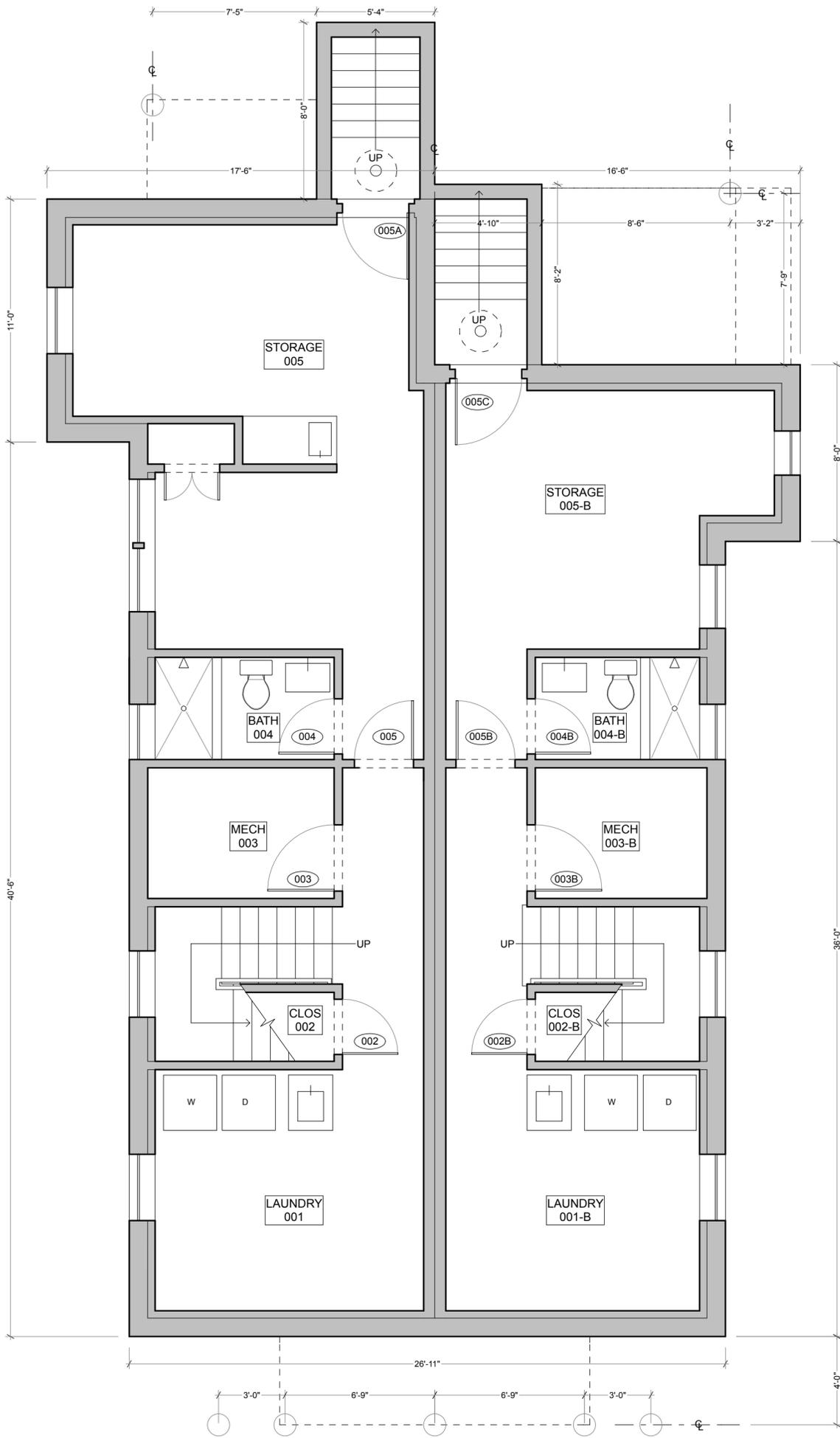
Existing Second Floor Plan

Existing Second Floor Plan

1/4" = 1'-0"

1

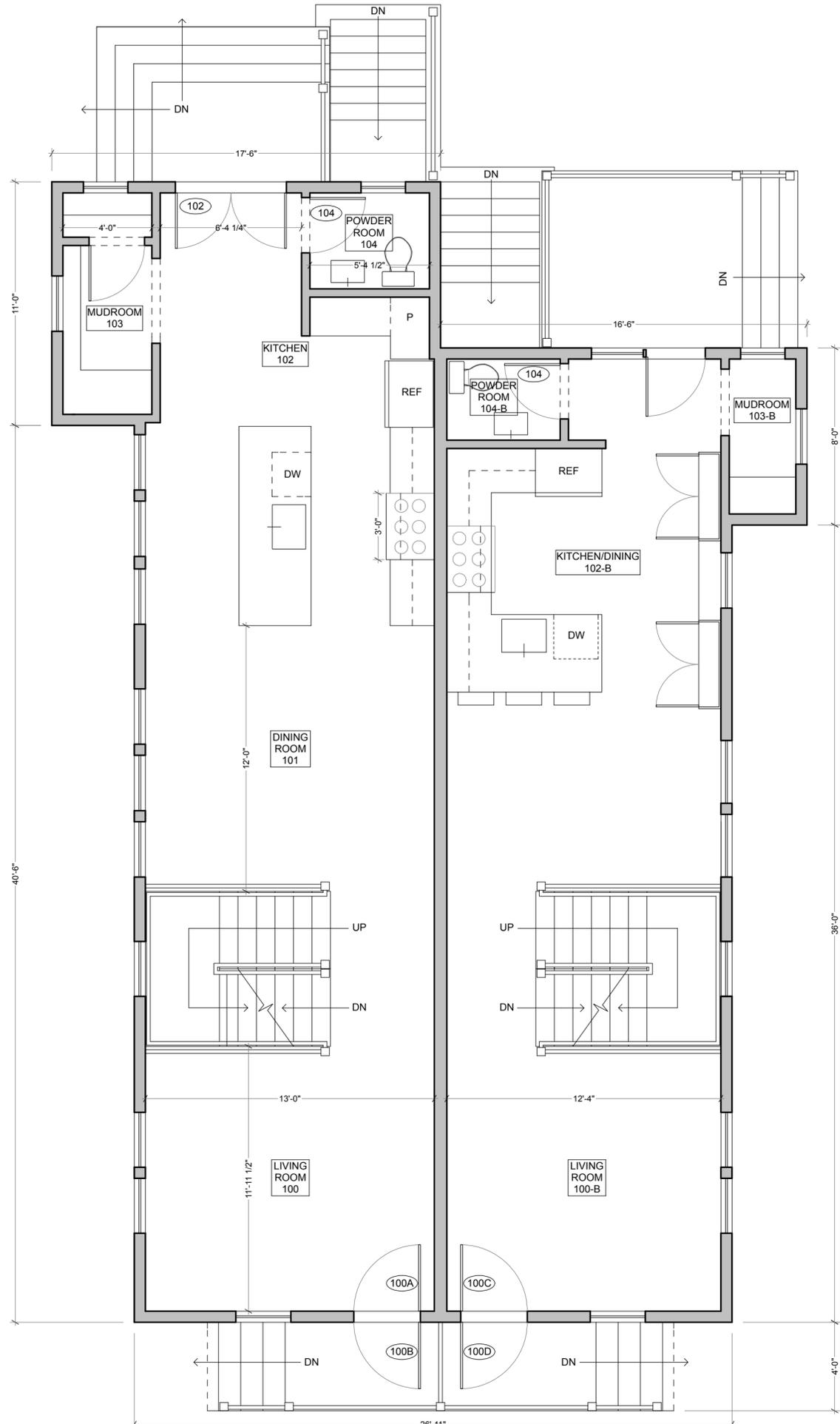
A-x.2



Proposed Basement Plan

1/4" = 1'-0"

1



Proposed First Floor Plan

1/4" = 1'-0"

2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

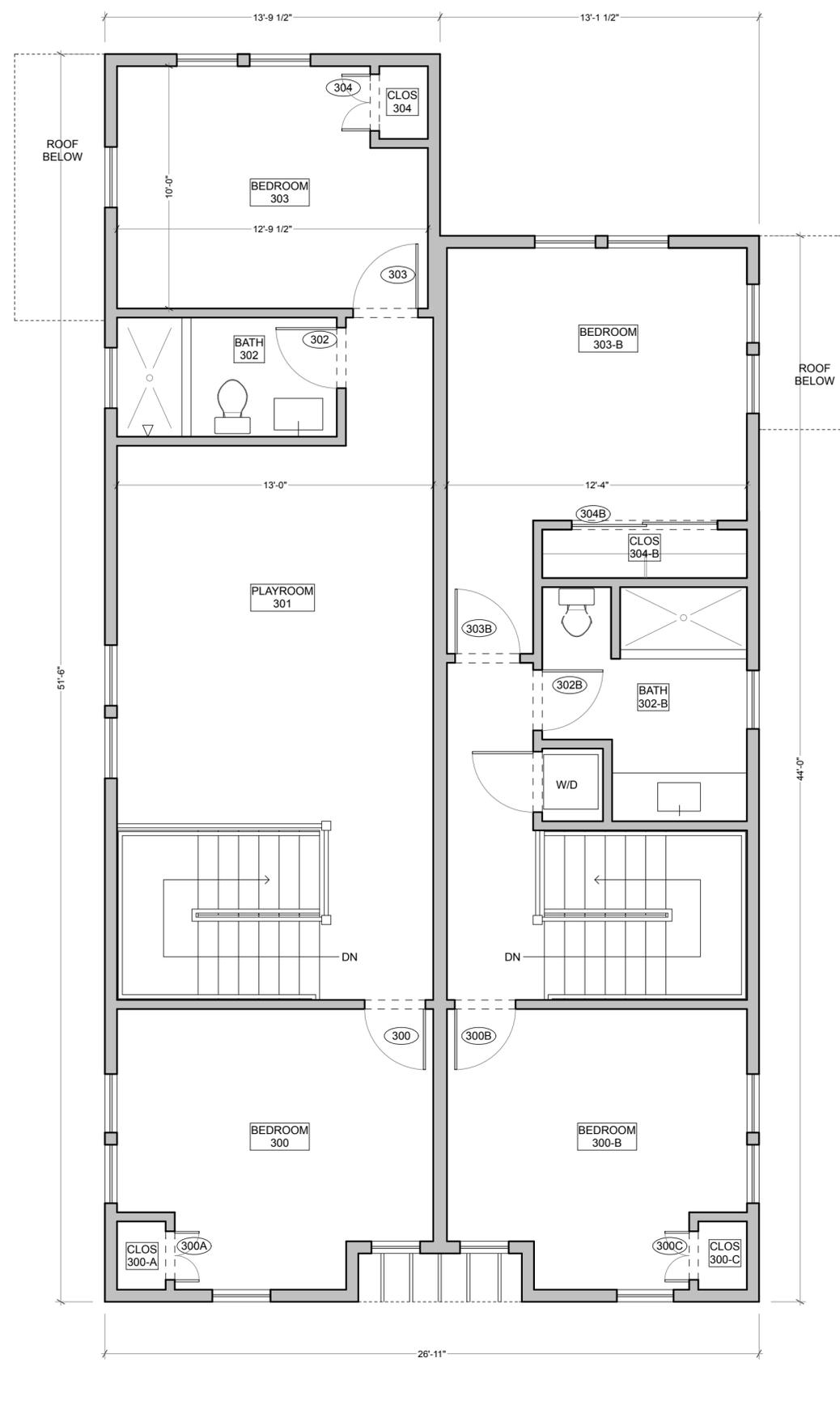
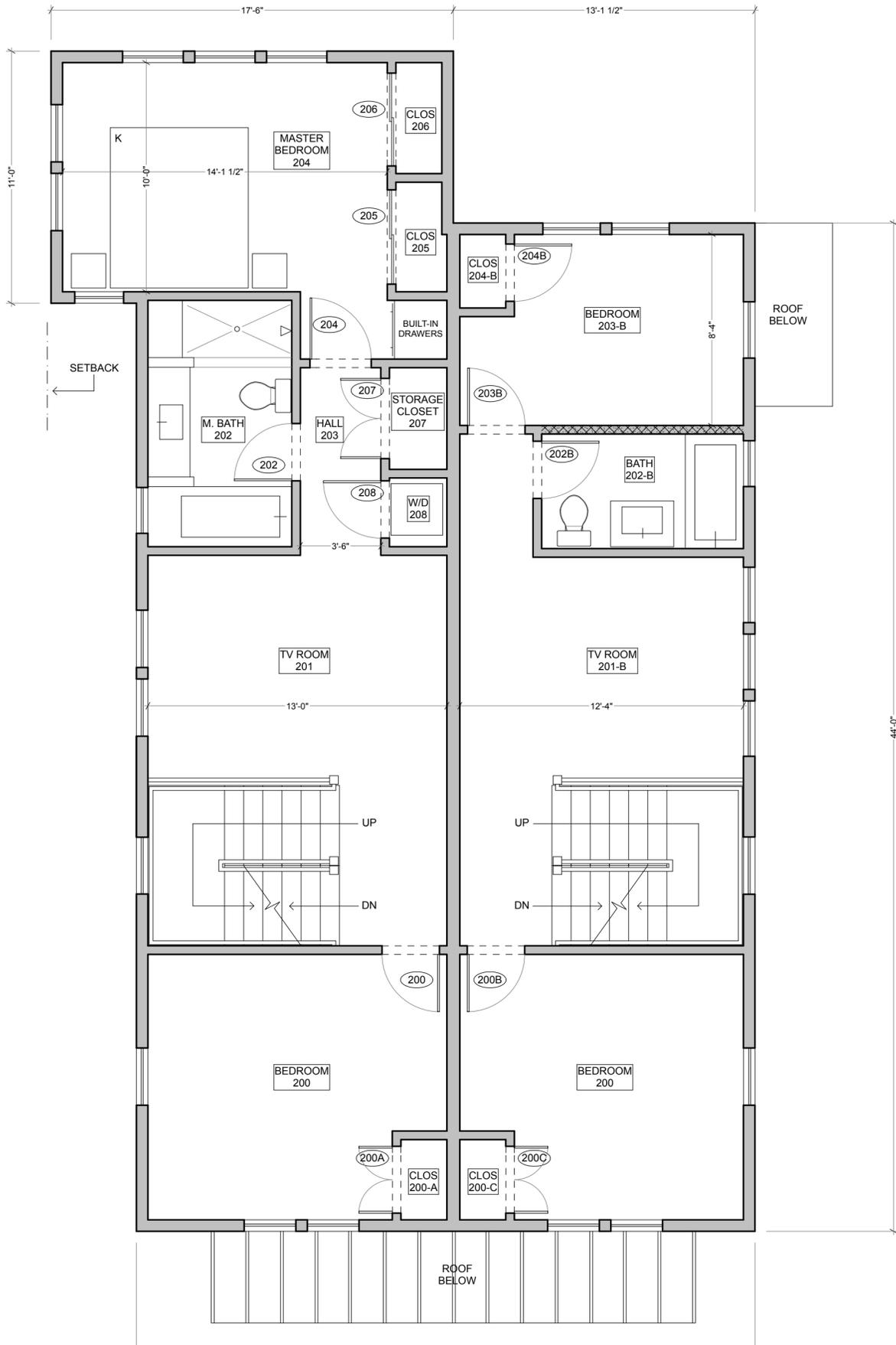
Henke-Mosher Residence

17 Donnell Street
Cambridge, MA 02138

Henke -Mosher 1719
 Job number as noted
 Scale 06.08.18
 Date
 Drawn by aj/cb
 Checked by

Proposed
Basement and First
Floor Plan

A-3.0



SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Henke-Mosher Residence
17 Donnell Street
Cambridge, MA 02138

Henke -Mosher 1719
Job number as noted
Scale 06.08.18
Date aj/cb
Drawn by
Checked by

Proposed Second and Third Floor Plan

