



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

2018 MAY 31 PM 3:14

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-016631-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Gerald Flannelly & Dorothy King

PETITIONER'S ADDRESS : 100 Trowbridge Street Cambridge, MA 02138

LOCATION OF PROPERTY : 100 Trowbridge St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Deck

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct deck at rear door off kitchen.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :



(Petitioner(s) / Owner)

Gerald Flannelly

(Print Name)

Address :

100 Trowbridge St
Cambridge 02138

Tel. No. :

617 354 2892

E-Mail Address :

g-flannelly@flannellyegundel.com

Date :

5/31/18

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 Dorothy W King & Gerald J. Flannelly
(OWNER)

Address: 100 Troubridge ST

State that I/We own the property located at 100 Troubridge ST, which is the subject of this zoning application.

The record title of this property is in the name of Dorothy W King & Gerald J. Flannelly

*Pursuant to a deed of duly recorded in the date 06/10/1988, Middlesex South County Registry of Deeds at Book 14633, Page 383; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

[Signature]
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
Dorothy W King & Gerald J. Flannelly
The above-name Gerald J. Flannelly personally appeared before me, this 15 of May, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires 1/17/2025 (Notary Seal).



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

CONFIDENTIAL - EYES ONLY - NO DISSEMINATION

Approved for release by the NSA on 08-28-2013 pursuant to E.O. 13526

1. The following information was obtained from a source who has provided reliable information in the past and is being provided to you for your information.

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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:

Strict enforcement would preclude the petitioner from constructing a deck as proposed to allow a safer use of the rear yard area, accessed directly from the rear door off the kitchen.

- 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 usual size and shape of the lot, the location of the house, constructed prior to current zoning ordinance, encumbers the ability to make any addition to the house, esp. this minimal deck coming off a non-conformity wall.

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

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

There would not be detriment to the public, the proposed deck is not in view by the public, and as such the public is un-effected by the proposed.

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

The intent of the ordinance is to encourage fair reasonable use residential properties, encourage safety and adequate enjoyment of open spaces.

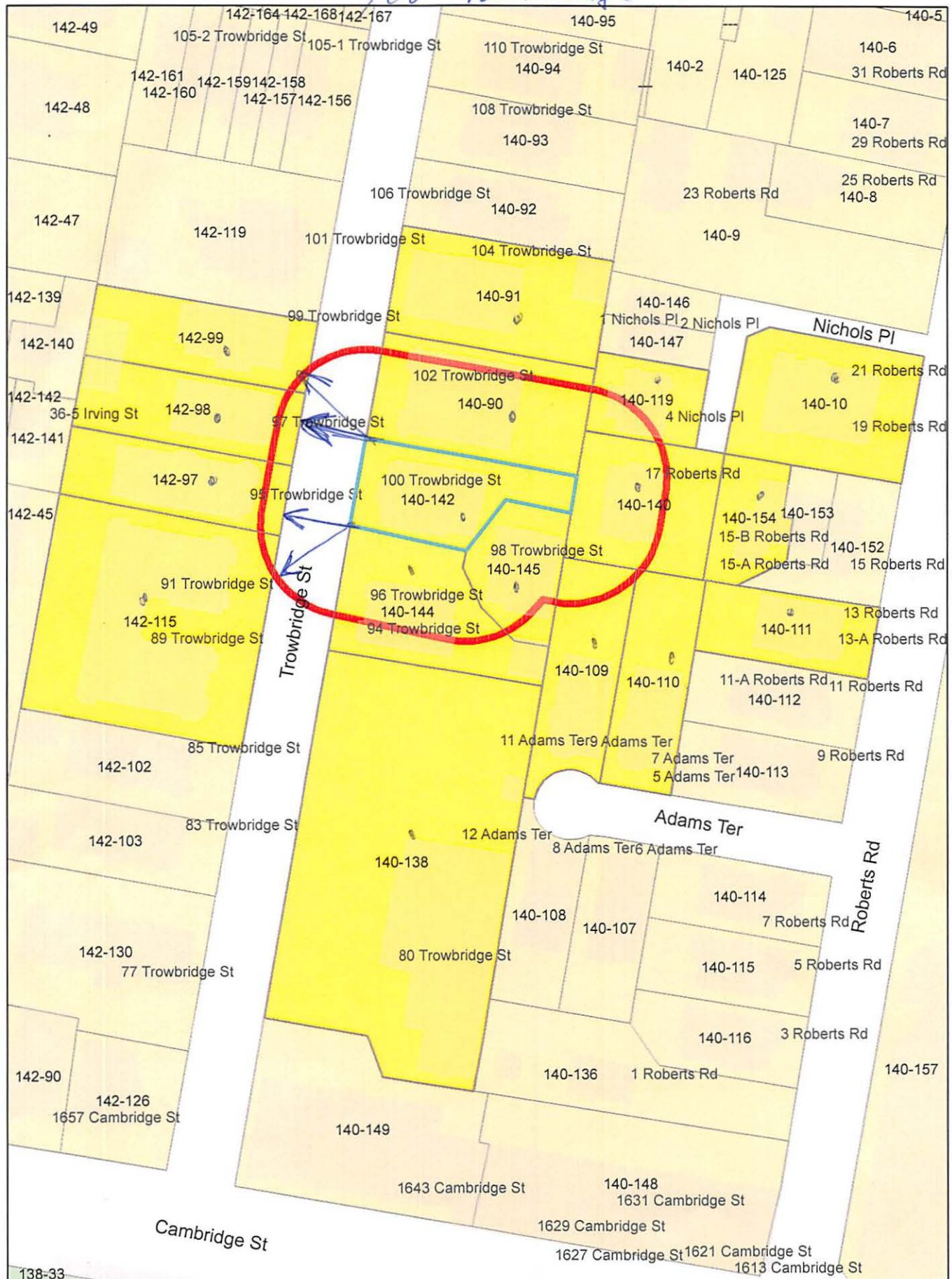
- *** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

DIMENSIONAL INFORMATION

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	5405	No Change	4054	(max.)
<u>LOT AREA:</u>	4905		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	1.10	No Change	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2452	No Change	2500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	40		50	(min.)
DEPTH	121			
<u>SETBACKS IN FEET:</u>				
FRONT	11.5	No Change	10	(min.)
REAR	3'.5	No Change	20	(min.)
LEFT SIDE	10'.3	No Change	7.5 (Sum 20)	(min.)
RIGHT SIDE	3.5	No Change	7.5 (Sum 20)	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	36.0	No Change	3.5	(max.)
LENGTH				
WIDTH				
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	39.6		30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	No Change		(max.)
<u>NO. OF PARKING SPACES:</u>	2	No Change		(min./max)
<u>NO. OF LOADING AREAS:</u>				(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>				(min.)

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'.

100 Trowbridge St.



100 Trowbridge St.

Petitioner

140-90
TROWBRIDGE APARTMENTS LLC
3230 DORSETT LANE
YORK, PA 17402

140-91
TAM, KIMO Y.F
104 TROWBRIDGE ST., UNIT #1
CAMBRIDGE, MA 02138

140-142
KING, DOROTHY W. & GERALD J FLANNELLY
100 TROWBRIDGE ST
CAMBRIDGE, MA 02138

140-91
CHAN, DARYL
6 CANTERBURY PL.
FRAMINGHAM, MA 01702

140-91
PAKIZEGI, YASAMIN
104 TROWBRIDGE ST., #5
CAMBRIDGE, MA 02138

140-91
LIN, YUIN & LIN LIN
104 TROWBRIDGE ST., UNIT #6
CAMBRIDGE, MA 02138

140-91
MOYER, E.ROSS
14 HAWTHORN ST
CAMBRIDGE, MA 02138

140-109
CLOVER, RALPH H., JR &
WINIFRED ANN STOPPS
9 ADAMS TER
CAMBRIDGE, MA 02138

140-111
WIRWICZ, TRUDY I.
18 ROSS LANE
MIDDLETON, MA 01949

140-119
HUTCHINSON, JAQUETH K.
4 NICHOLS PL
CAMBRIDGE, MA 02138

140-138
CAMBRIDGE-ELLIS SCHOOL, INC.
80-88 TROWBRIDGE ST
CAMBRIDGE, MA 02138

140-140
FENNIRI, HICHAM
17 ROBERTS RD., #17A
CAMBRIDGE, MA 02138

140-140
LLUNCH, DANIEL C. & FOTINI PAPADOPOULOS
17B ROBERTS RD.
CAMBRIDGE, MA 02138

140-110
CARTER, RACHEL J.
5-7 ADAMS TER., #2
CAMBRIDGE, MA 02138

140-145
DONLAN, KATHLEEN A.
C/O HAWTHORNE DEVELOPMENT VENTURE LLC,
52 CEDAR ST
CAMBRIDGE, MA 02140

140-154
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

140-154
MARKS, DAVID H. & LILIAN A. KEMP
15D ROBERTS RD.
CAMBRIDGE, MA 02138

142-97
ORENSTEIN, EDWARD & ROSANNA SATTLER
95 TROWBRIDGE ST.
CAMBRIDGE, MA 02138

142-98
NATAPOFF, ALAN,
TR. ALAN NATAPOFF TROWBRIDGE ST TRUST
97 TROWBRIDGE ST
CAMBRIDGE, MA 02138

142-115
SLATER, PAUL D. & NANCY SLATER
C/O THE BEAL COMPANIES, LLP
ATTN: NANCY SONIS
177 MILK STREET
BOSTON, MA 02109

140-144
LERNER, JOEL D. & BERNICE LERNER, TRS
94 TROWBRIDGE ST
CAMBRIDGE, MA 02138

140-144
ROGERS, ANTHONY W. & TAMARA E. ROGERS
94-96 TROWBRIDGE ST., UNIT #96
CAMBRIDGE, MA 02139

140-91
GROSS, DAVID C.
104 TROWBRIDGE ST., UNIT #4
CAMBRIDGE, MA 02138

142-99
MJC PROPERTIES II, LLC
11 LESLEY AVENUE.
SOMERVILLE, MA 02144

142-99
AN, ROSE L. & DOROTHY C. AN
99 TROWBRIDGE ST., UNIT #2
CAMBRIDGE, MA 02139

140-110
SEIDEL, ERICA J. & MATTHIAS THORN
5-7 ADAMS TER., #3
CAMBRIDGE, MA 02138

140-10
SCHNAPP, JEFFREY T. & MARIA GOUGH
19 ROBERTS RD
CAMBRIDGE, MA 02138

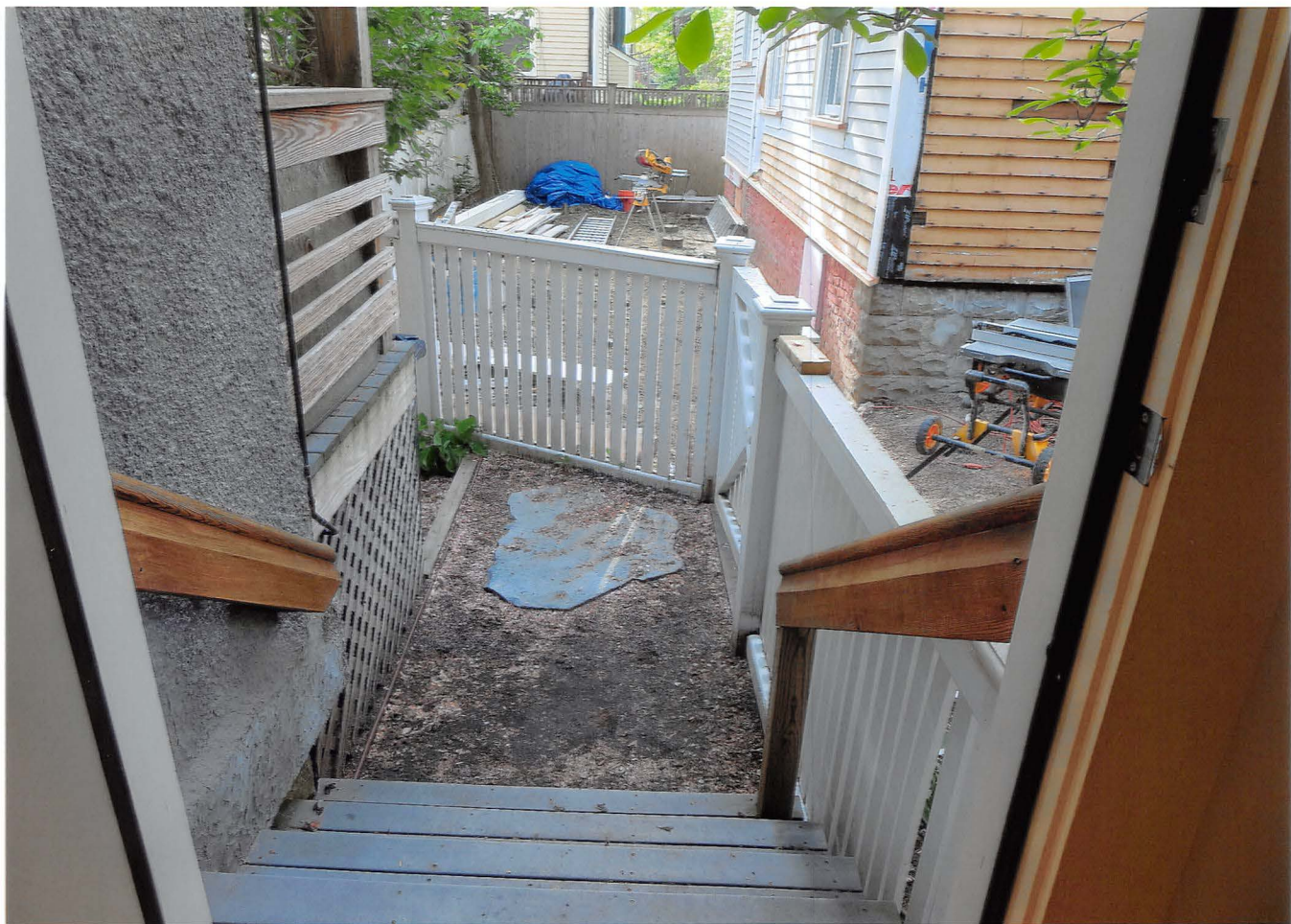
140-10
WOPPMANN, ANDREAS &
BARBARA WOPPMANN
21 ROBERTS RD
CAMBRIDGE, MA 02138

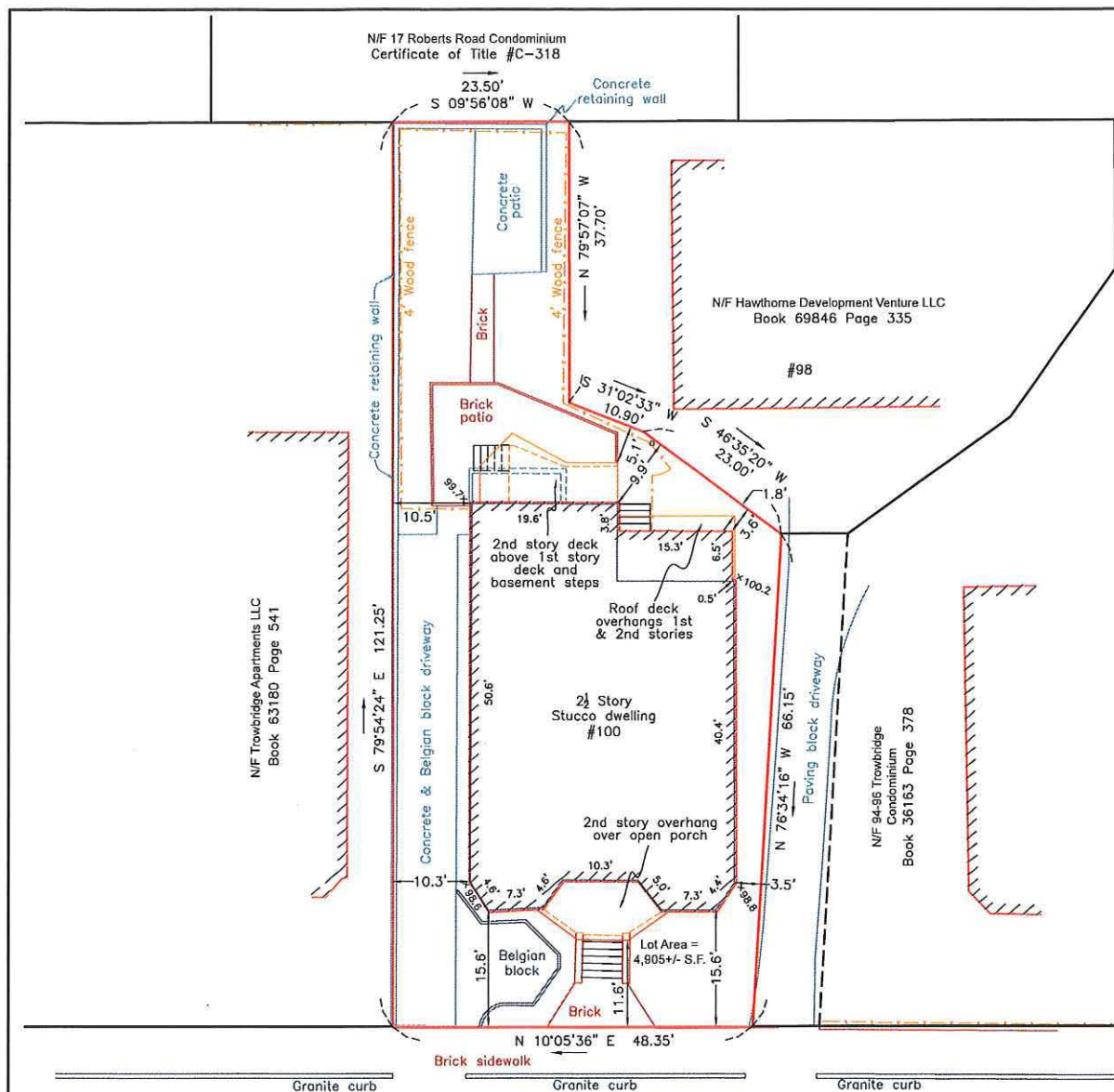
140-110
GUTH, CHANDA MAE & DAVID HAMZIK
5-7 ADAMS TER. UNIT 1
CAMBRIDGE, MA 02138







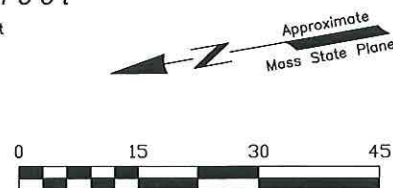




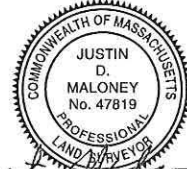
Zoning Calculations		
District: C-1 All setbacks measured to foundation where applicable		
	Required	Existing
Lot area	5,000	4,905
Lot width	50	48.37
Front yard, to centerline	12.0	31.6
Front yard, to street line	10.0	11.6
Rear yard	20	1.8
Left side yard	12.4	10.3
Right side yard	11.9	3.5
Height	35	36.0
Private open space		1037
Permeable open space		906
Total open space		1943
Total open space, % of lot area	30%	39.6%
% meeting private open space req.	50%	53.4%
% meeting permeable open space req.	50%	85.8%

Trowbridge Street

40' Wide - 1884 City Layout



In my professional opinion, I certify to Sullivan & Sons Contracting Co. and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0438E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR

DATE: 5/14/18

Existing Conditions Plan of Land

in
Cambridge, Massachusetts

Prepared For: Sullivan & Sons Contracting Co.

Scale: 1" = 15'

Date: May 14, 2018



7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 14633 Pg 383
Property shown as Lot A on Plan 2151 of 1950
Assessors Map 140, Lot 142
Zoning District: C-1

