



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

2016 DEC -8 PM 3:16

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-012164-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Bill & Laurie Fitts

PETITIONER'S ADDRESS : 104 Normandy Ave Cambridge, MA 02138

LOCATION OF PROPERTY : 104 Normandy Ave Cambridge, MA

TYPE OF OCCUPANCY : Res ZONING DISTRICT : Residence B Zone


REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

To add additional living space including modifications and additions to the existing envelope.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

ADAM GLASSMAN
 (Print Name)

Address : 2 WASHINGTON ST

Tel. No. : 617-412-8450

E-Mail Address : AJGLASSMAN.RA@GMAIL.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 Laurie J. Fitts and William R Fitts
(OWNER)

Address: 104 Normandy Avenue Cambridge MA

State that I/We own the property located at 104 Normandy Avenue
which is the subject of this zoning application. Cambridge 02138

The record title of this property is in the name of _____
Laurie J Fitts and William R Fitts

*Pursuant to a deed of duly recorded in the date 10/17/16, Middlesex South
County Registry of Deeds at Book , Page ; or
Middlesex Registry District of Land Court, Certificate No. 263446
Book 01498 Page 54.

Laurie J Fitts
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

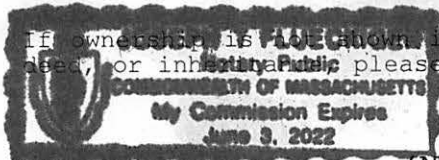
Commonwealth of Massachusetts, County of Norfolk

The above-name LAURIE FITTS personally appeared before me,
this 2 of December 2016, and made oath that the above statement is true.

[Signature]
Notary


My commission expires 6/3/2022 (Notary Seal).

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



FD MA D.L. 53375-9954

JOSEPH Y. FLUECKIGER
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
June 3, 2022



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:

From July 2012 through September 2015, we lived in my mother's 3-family house (Lillian Denkwicz) at 293-295 Broadway in Cambridge while assisting with her daily care. The house sold and now we are trying to remain in Cambridge.

A literal enforcement of the provisions would prevent us from making a very modest increase in the livable area and making this very small existing 1,227 SF single family house just large enough to comfortably and functionally accommodate a family of 4 plus an aging grandparent and we would be priced out of the local real-estate market.

The existing cape style house is not only very small (dormed second floor) but it is outdated in nearly every aspect and requires substantial upgrades: mechanical and electrical systems need to be replaced the insulation and window thermal values do not meet current codes, the roof needs to be replaced, and the siding has outlived its useful life.

We looked at similar sized homes in Cambridge the available housing stock in Cambridge is extremely limited and what is available which could easily accommodate a growing family is very expensive, and priced out of our range.

The proposed 499 sF of additional space would allow us to remain in Cambridge and keep our children in the local school system.

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 corner lot is very small and the setbacks on the street sides require a variance.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed design is consistent with the style and scale of the existing neighborhood which consists mainly of 2-2-1/2 and 3 story structures. No new traffic would be added, and no off street parking spaces would be lost. The abutters have reviewed the plans and support this project. The proposed design enjoys a high level of traditional architectural design and detailing that will complement the neighborhood.

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

The proposed design creates just 499 sf of additional living space but the existing footprint is only enlarged by 175 SF, non-conforming setbacks are made any worse, and FAR remains significantly below what is allowed.

- * 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: Single Family Res
 LOCATION: 104 Normandy Ave Cambridge, MA ZONE: Residence B Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family Res

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,227</u>	<u>1,726</u>	<u>1,903 max</u>	(max.)
<u>LOT AREA:</u>	<u>3,805</u>	<u>3,805</u>	<u>2,500</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.32</u>	<u>.40</u>	<u>.50 max</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3,805</u>	<u>3,805</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>66'</u>	<u>no change</u>	<u>NA</u> (min.)
	DEPTH	<u>77'</u>	<u>no change</u>	<u>NA</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>14.9 Normandy Ave</u>	<u>no change</u>	<u>15'</u> (min.)
	REAR	<u>8.6' Normandy Terrace</u>	<u>no change</u>	<u>15'</u> (min.)
	LEFT SIDE	<u>19.4</u>	<u>13.7</u>	<u>7.5'</u> (min.)
	RIGHT SIDE	<u>13.1</u>	<u>no change</u>	<u>7.5'</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>24'</u>	<u>31.5'</u>	<u>35'</u> (max.)
	LENGTH	<u>30'-2"</u>	<u>37'-9"</u>	<u>NA</u>
	WIDTH	<u>24'-2"</u>	<u>24'-2"</u>	<u>NA</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>70.9%</u>	<u>51%</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>na</u>	<u>na</u>	<u>na</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>na</u>	<u>na</u>	<u>na</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.

The existing building is a 2 story wood frame construction
The proposed renovations are for a 2 story wood frame construction

- 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'.

PROJECT:

PROPOSED ADDITION &
INTERIOR RENOVATIONS
104 Normandy Ave, Cambridge, MA
BZA SET 07 JANUARY 2017

PREPARED FOR:

Laurie and Bill Fitts
104 Normandy Ave, Cambridge, MA

ARCHITECT:

Adam J. Glassman, R.A.
GCD Architects
2 Worthington St.
Cambridge, MA 02138
Tel (617) 412-8450

GENERAL CONTRACTOR

James Erb Construction
35 Franklin St.
Somerville, MA 02145
Tel (978)-423-6726

SURVEYOR:

Peter Nolan
27 Newton St.
Brighton, MA 02135
Tel (857) 891-7478



VIEW FROM NORMANDY AVE SOUTH



VIEW FROM NORMANDY AVE SOUTHWEST



VIEW FROM BACKYARD NORTHWEST



VIEW FROM NORMANDY TERRACE NORTH

Drawing List

Cover

STAMPED SURVEYED SITE PLAN

- D1.0 EXISTING BASEMENT PLAN
- D1.1 EXISTING FIRST FLOOR PLAN
- D1.2 EXISTING SECOND FLOOR
- D1.3 EXISTING ROOF PLAN

- D2.1 EXISTING ELEVATION SOUTH
- D2.2 EXISTING ELEVATION WEST
- D2.3 EXISTING ELEVATION NORTH
- D2.4 EXISTING ELEVATION EAST

- D3.1 EXISTING BUILDING SECTION

- A1.0 PROPOSED BASEMENT PLAN
- A1.1 PROPOSED FIRST FLOOR PLAN
- A1.2 PROPOSED SECOND FLOOR
- A1.3 PROPOSED ROOF PLAN

- A2.1 PROPOSED ELEVATION SOUTH
- A2.2 PROPOSED ELEVATION WEST
- A2.3A PROPOSED ELEVATION NORTH
- A2.3B PROPOSED ELEVATION NORTH
- A2.4 PROPOSED ELEVATION EAST

- A3.1 PROPOSED BUILDING SECTION

RENDERINGS

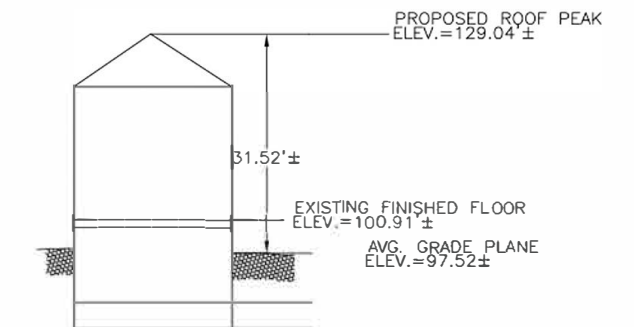
ZONING LEGEND

ZONING DISTRICT: RESIDENCE B

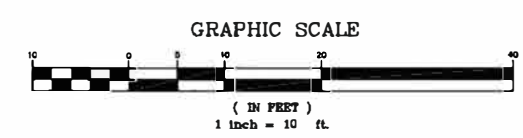
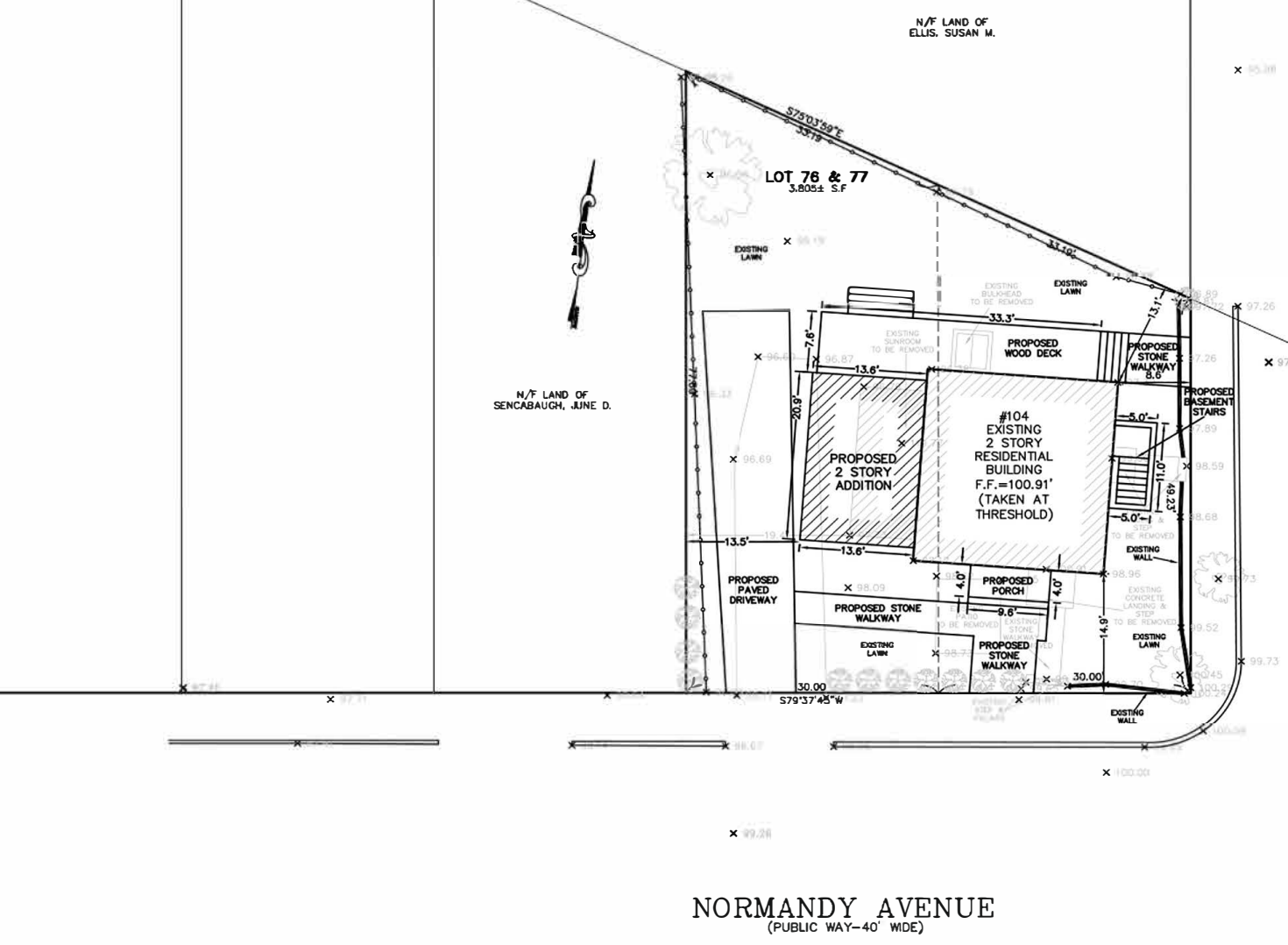
	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. LOT AREA PER DWELLING UNIT	2,500 S.F.	3,805± S.F.	3,805± S.F.	YES
MIN. YARD FRONT (NORMANDY AVE.)	15.0'	14.9'	14.9'	EXISTING NON-COMFORMING
FRONT (NORMANDY TER.)	15.0'	8.6'	8.6'	EXISTING NON-COMFORMING
SIDE (LEFT)	7.5'	19.4'	13.5'	YES
SIDE (REAR)	7.5'	13.1'	13.1'	YES
MIN. OPEN SPACE	40%	70.9%	51%	YES
MAX. BLDG. HEIGHT	35'	24'±	31.52'±	YES
MAX. FAR	0.5	0.32	0.45	YES

NOTES:

- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 11-03-16.
- DEED REFERENCE DOCUMENT #01743663, (LAND COURT DEED) MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
- THIS PLAN IS NOT INTENDED TO BE RECORDED.
- I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 25017, DATED JUNE 4, 2010.
- THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
- FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.



PROPOSED PROFILE
NOT TO SCALE



SCALE	1"=10'
DATE	11/08/2016
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	104 NORMANDY AVENUE CAMBRIDGE MASSACHUSETTS
DRAWN BY	P.J.N.
CHKD BY	P.J.N.
APPD BY	P.J.N.



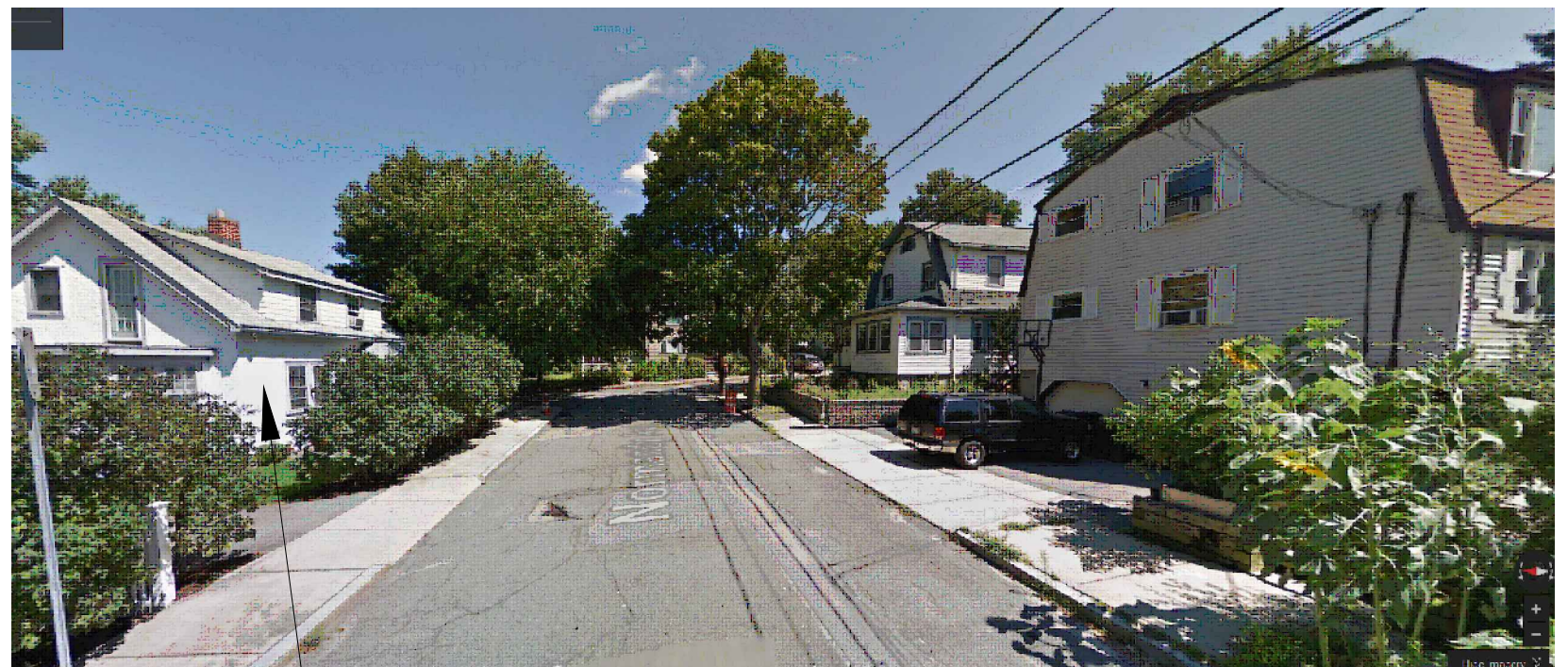
SHEET NO.
1

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com



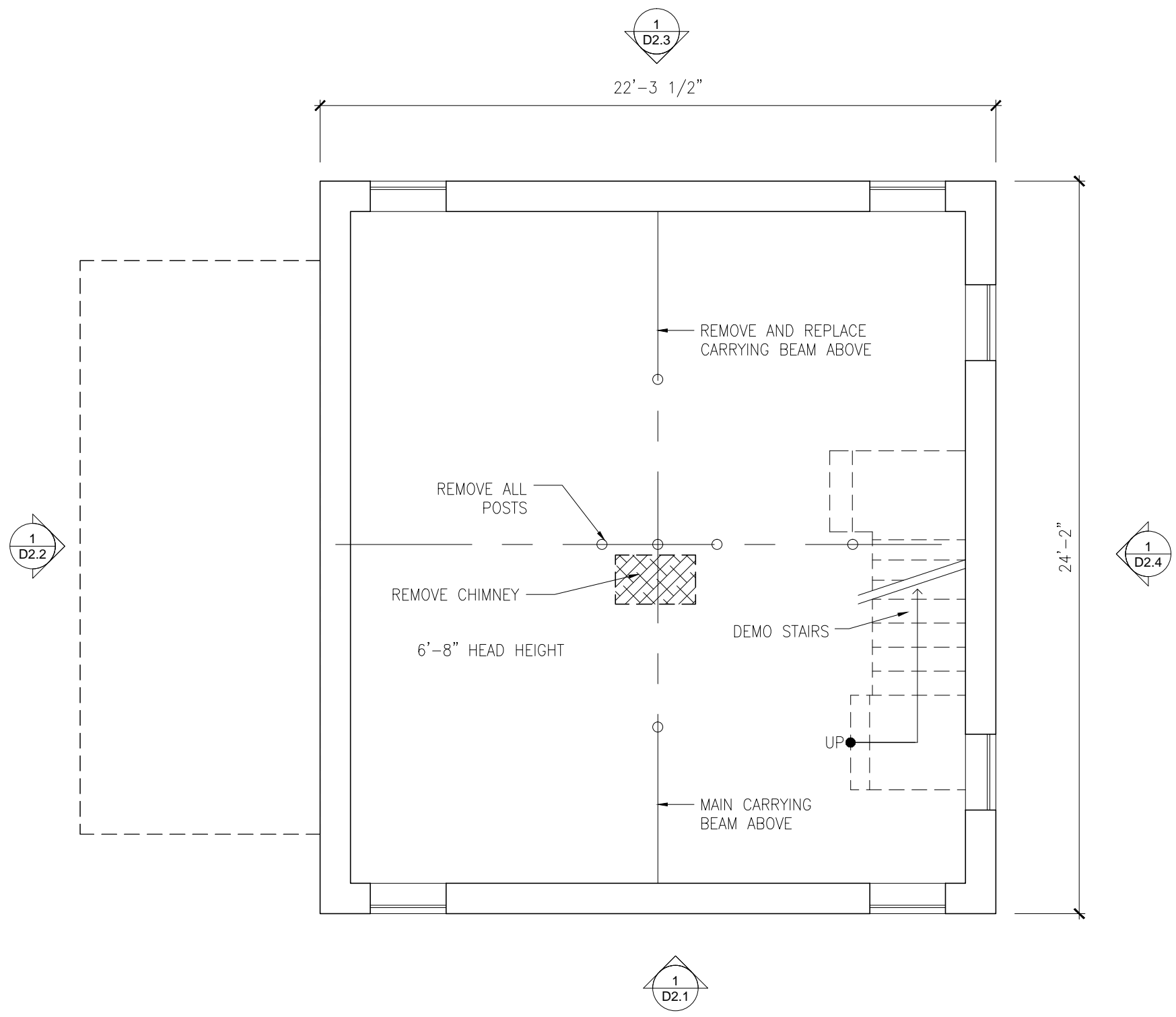
104 NORMANDY AVE

104 NORMANDY AVE



104 NORMANDY AVE

NORMANDY AVE LOOKING SOUTHEAST: PROPERTIES DIRECTLY ACROSS THE STREET FROM 104 NORMANDY AVE



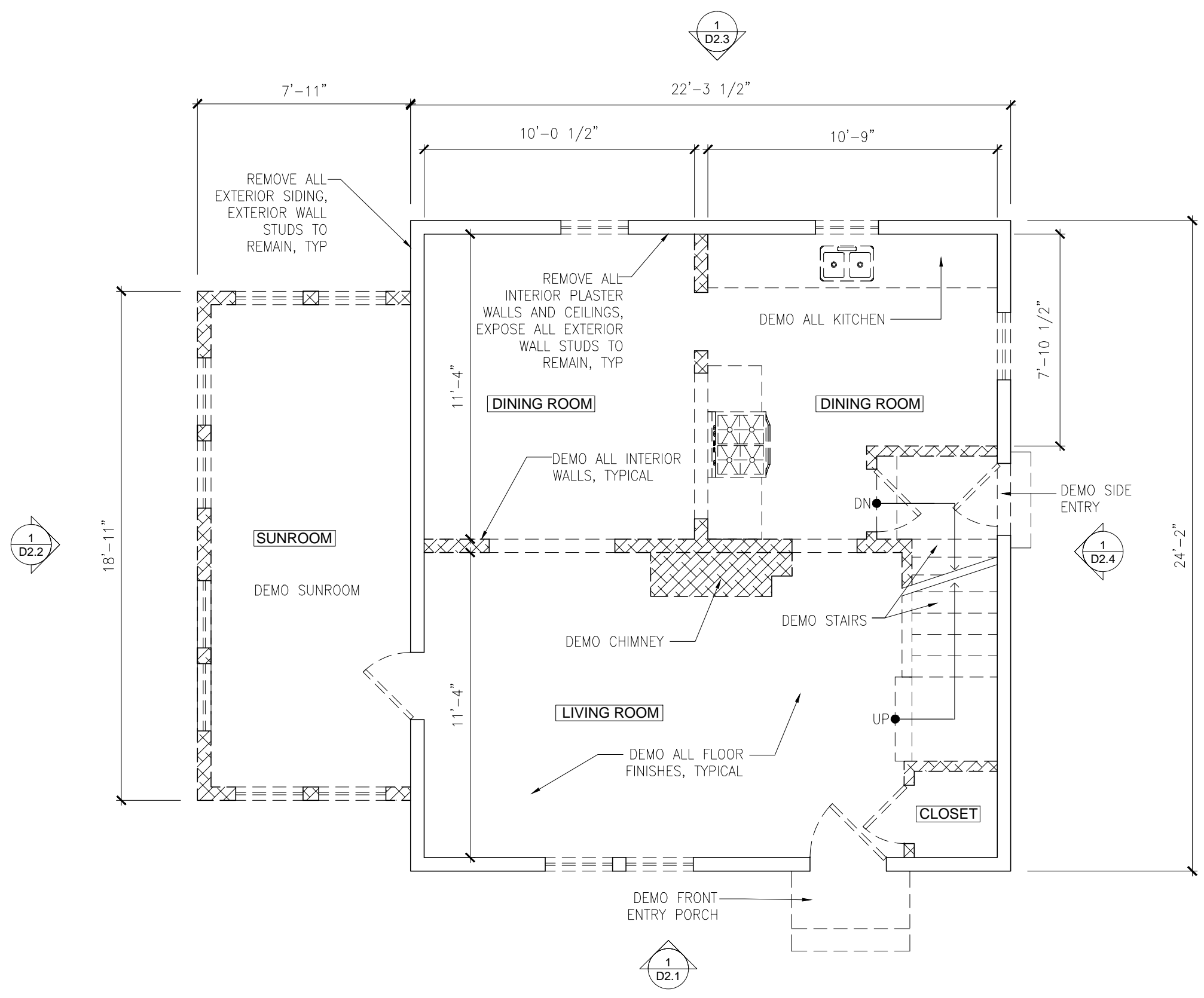
1 BASEMENT EXISTING
 SCALE: 1/4" = 1'-0"

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

PROJECT
ADDITIONS & RENOVATIONS
 104 Normandy Ave, Cambridge, MA
 07 December 2016

DRAWING TITLE
EXISTING PLANS

DRAWING NUMBER
D1.0



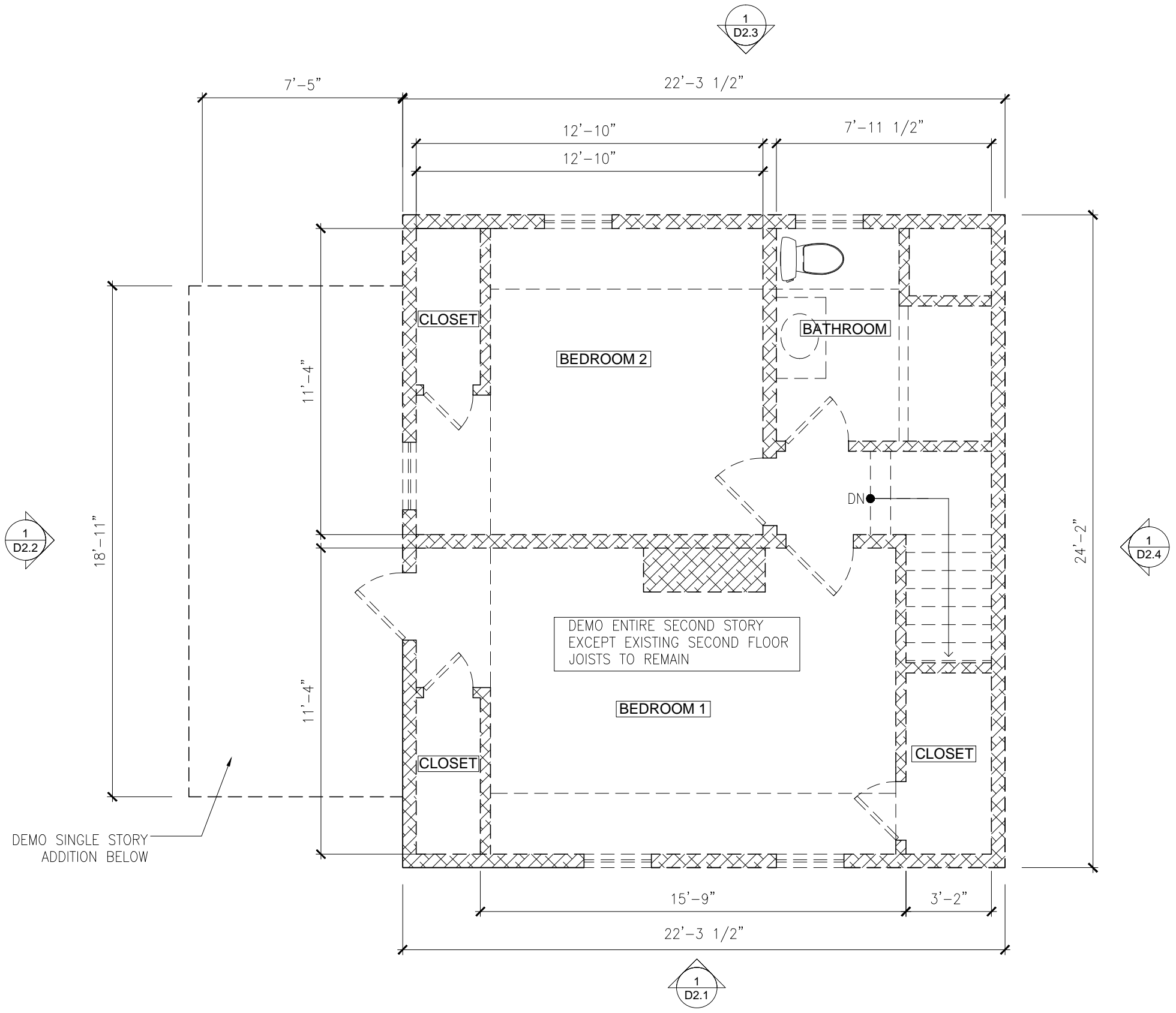
1 FIRST FLOOR EXISTING / DEMO 688 SF
 SCALE: 1/4" = 1'-0"

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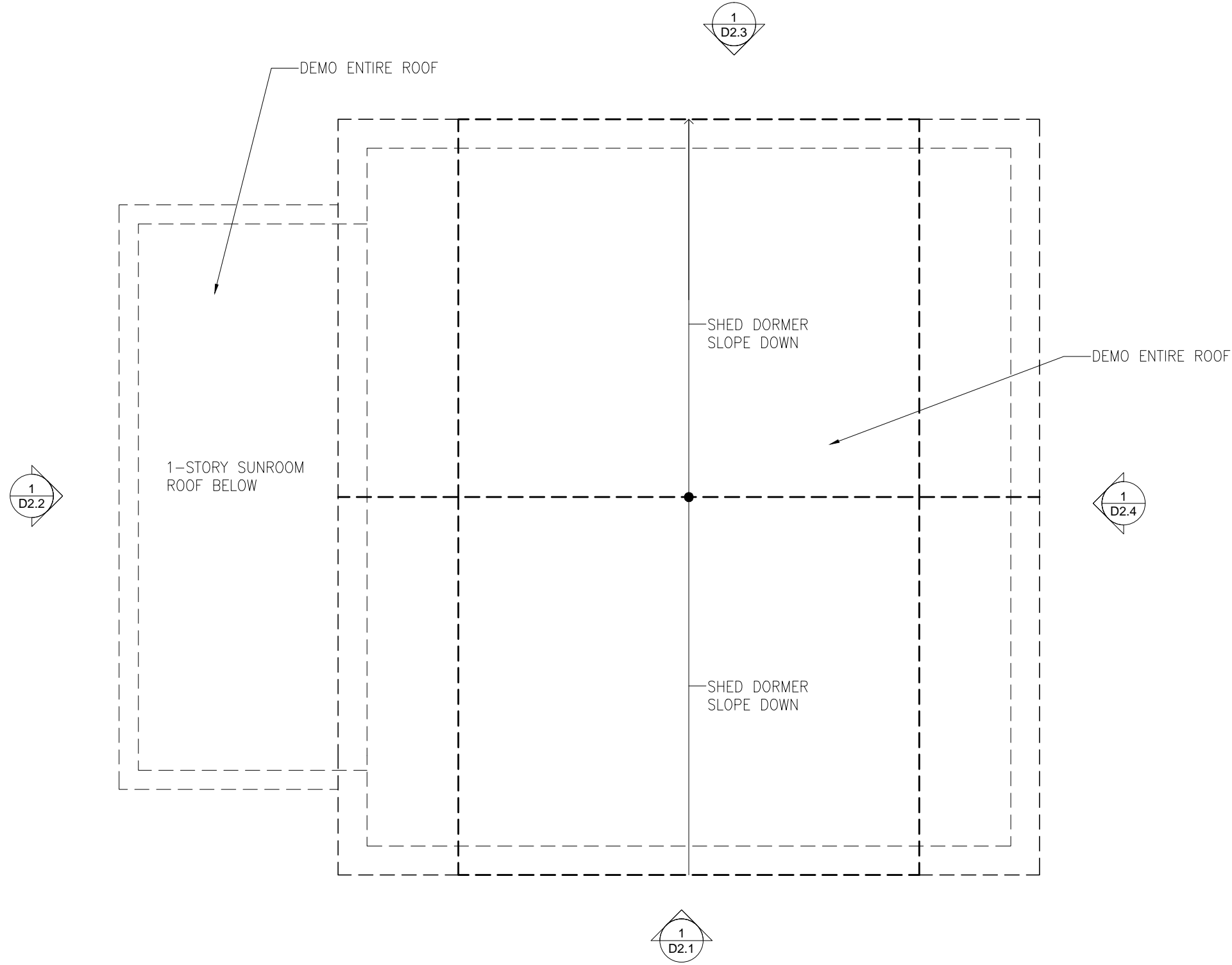
PROJECT
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 07 December 2016

DRAWING TITLE
 104 Normandy Ave, Cambridge, MA
EXISTING PLANS

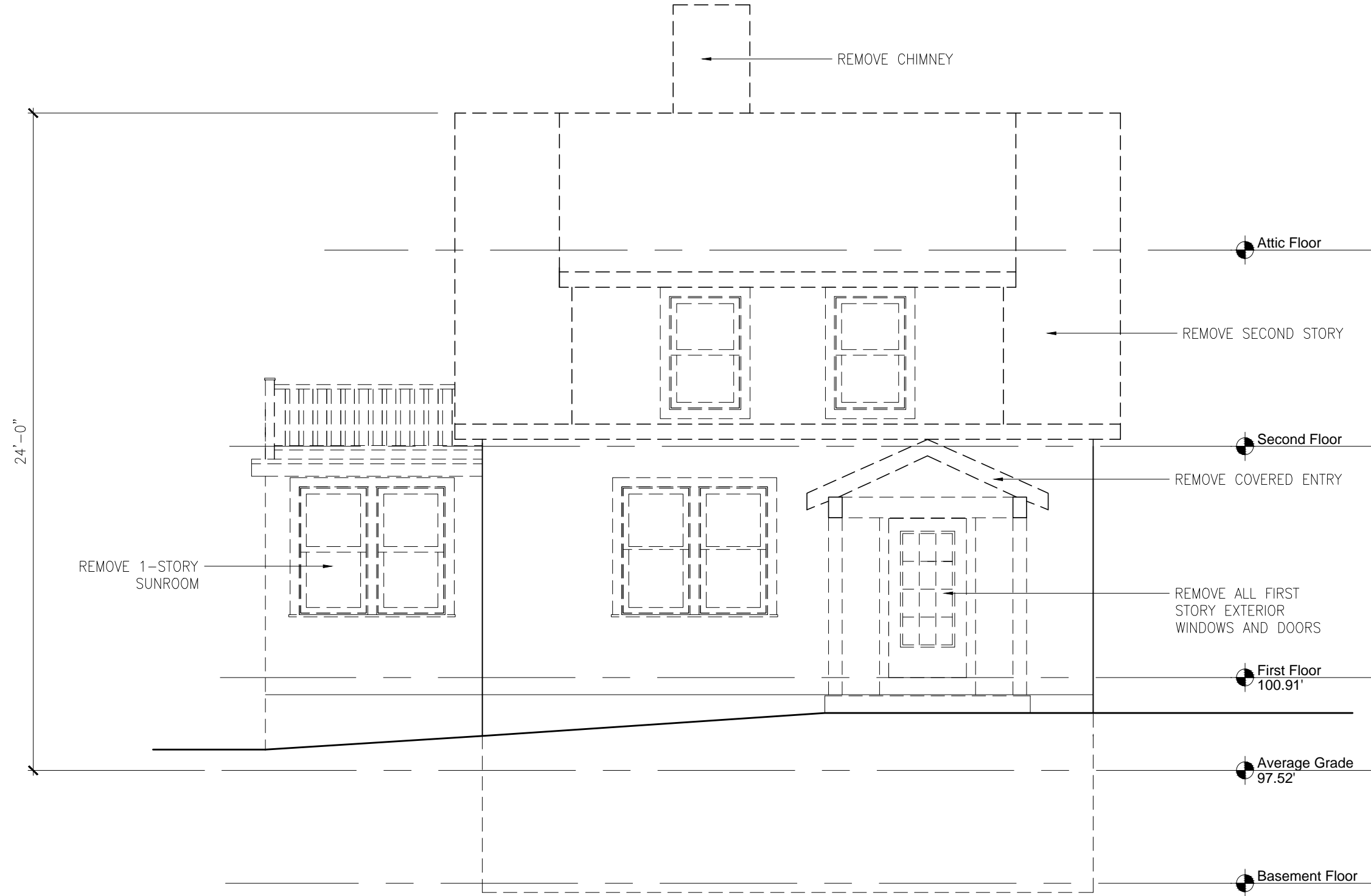
DRAWING NUMBER
D1.1



1 SECOND FLOOR EXISTING / DEMO 539 SF
 SCALE: 1/4" = 1'-0"



1 ROOF PLAN EXISTING / DEMO
 SCALE: 1/4" = 1'-0"



REMOVE 1-STORY
SUNROOM

REMOVE CHIMNEY

REMOVE SECOND STORY

REMOVE COVERED ENTRY

REMOVE ALL FIRST
STORY EXTERIOR
WINDOWS AND DOORS

24'-0"

Attic Floor

Second Floor

First Floor
100.91'

Average Grade
97.52'

Basement Floor

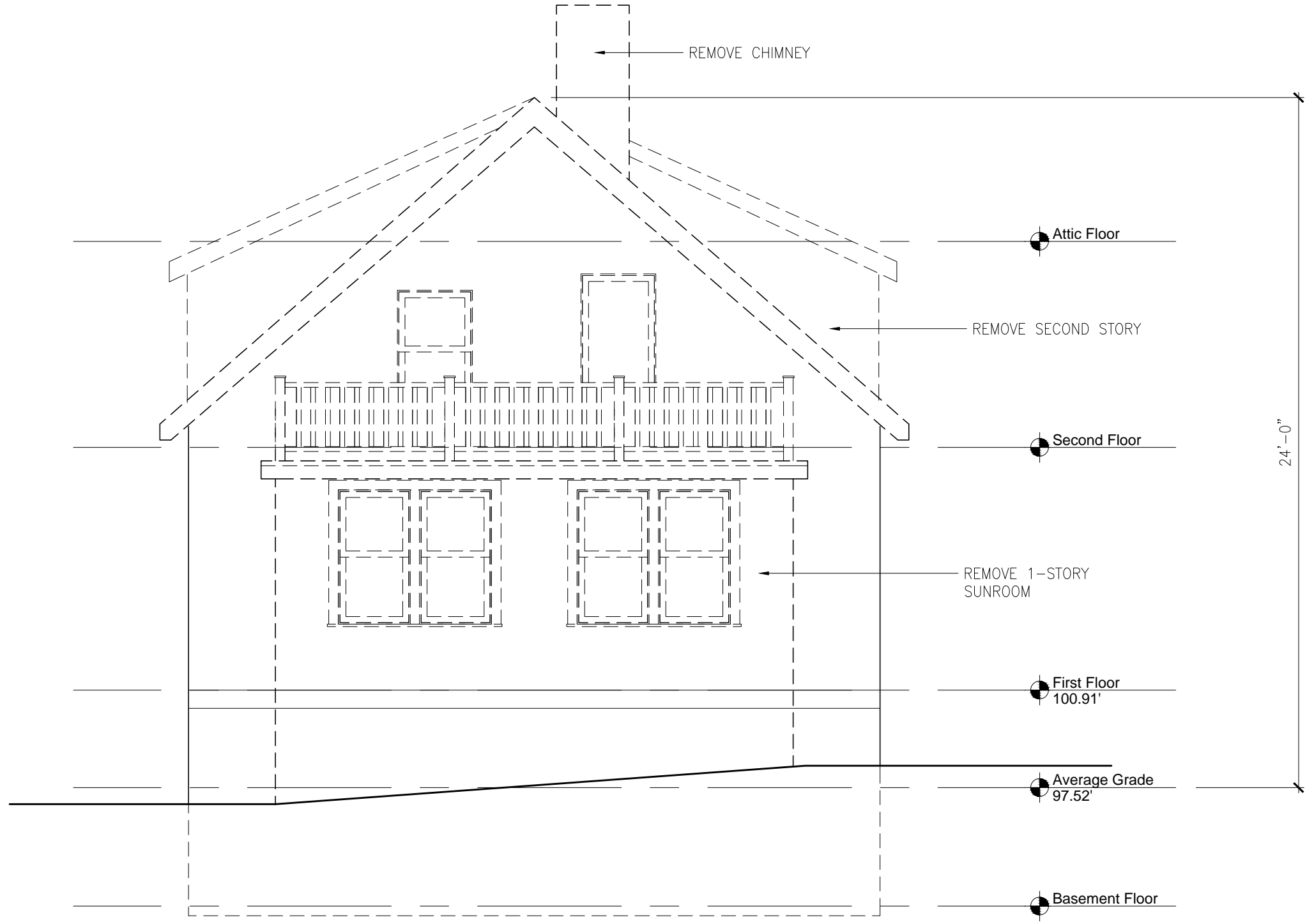
1 EXISTING BUILDING SOUTH ELEVATION: STREET VIEW FROM NORMANDY AVE
SCALE: 1/4" = 1'-0"

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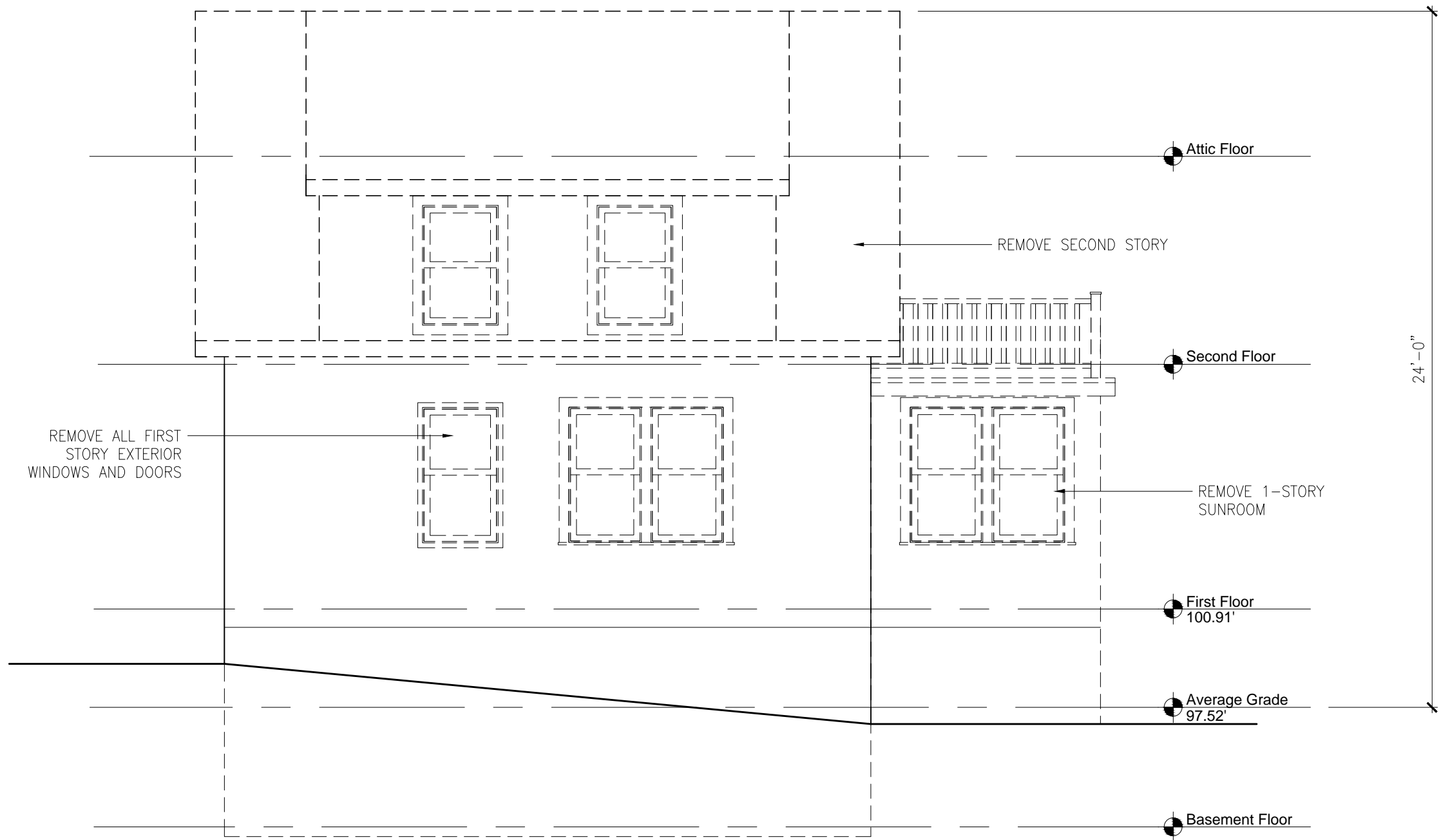
PROJECT
ADDITIONS & RENOVATIONS
07 December 2016

DRAWING TITLE
104 Normandy Ave, Cambridge, MA
EXISTING ELEVATIONS

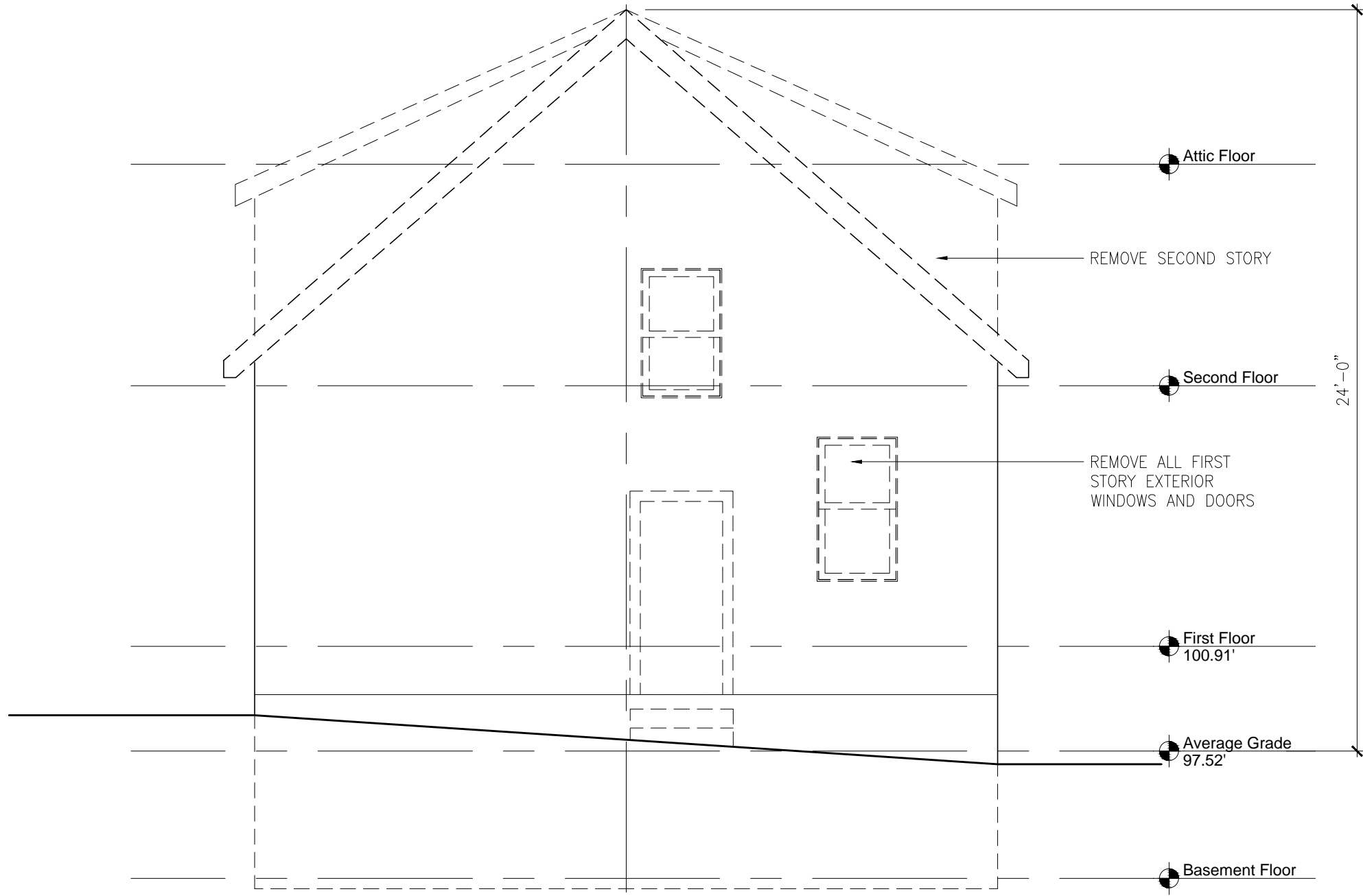
DRAWING NUMBER
D2.1



1 EXISTING BUILDING WEST ELEVATION: SIDE
 SCALE: 1/4" = 1'-0"



1 EXISTING BUILDING NORTH ELEVATION: REAR
 SCALE: 1/4" = 1'-0"



1

EXISTING BUILDING EAST ELEVATION: STREET VIEW FROM NORMANDY TERRACE

SCALE: 1/4" = 1'-0"

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PROJECT

ADDITIONS & RENOVATIONS

07 December 2016

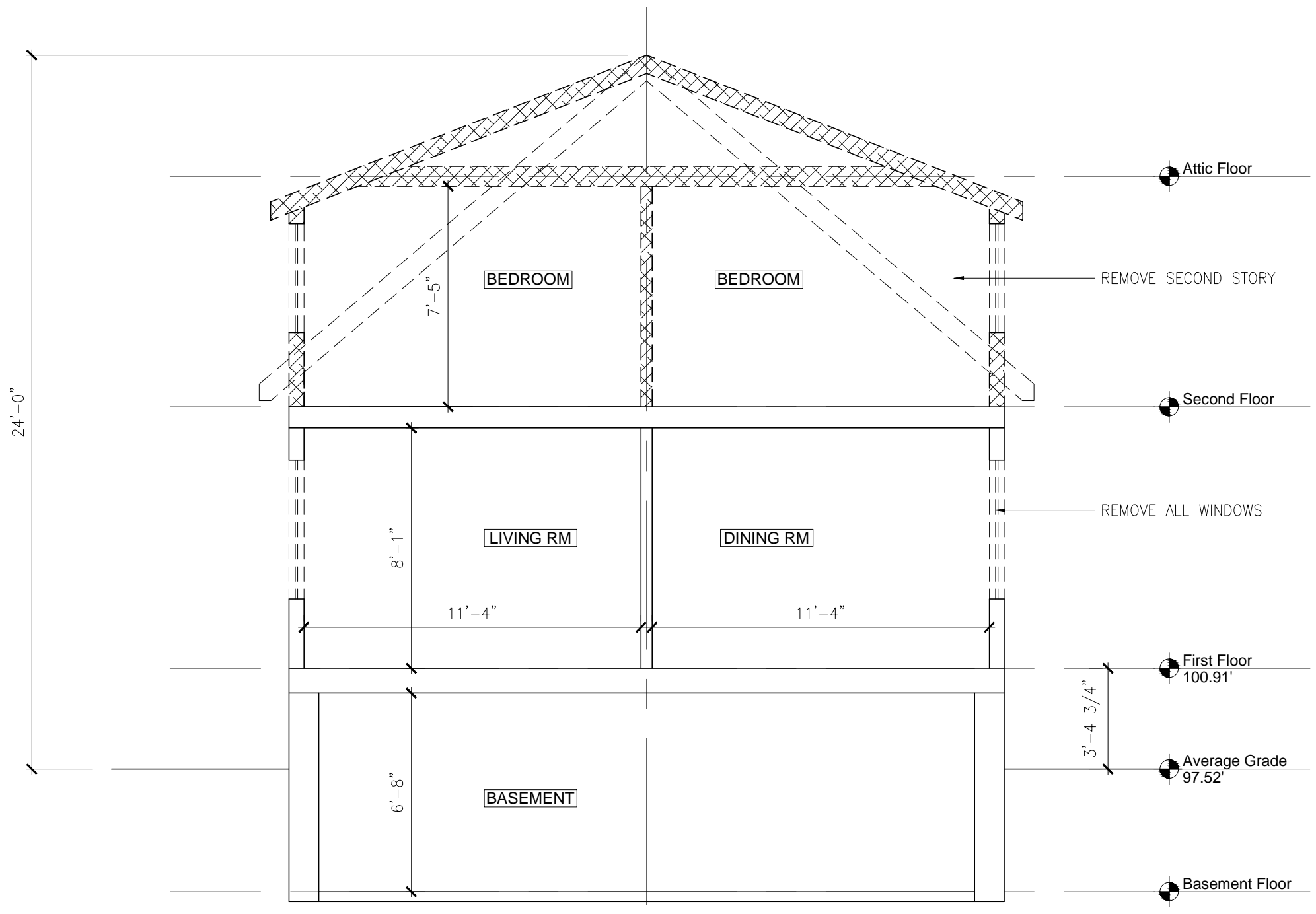
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104 Normandy Ave, Cambridge, MA

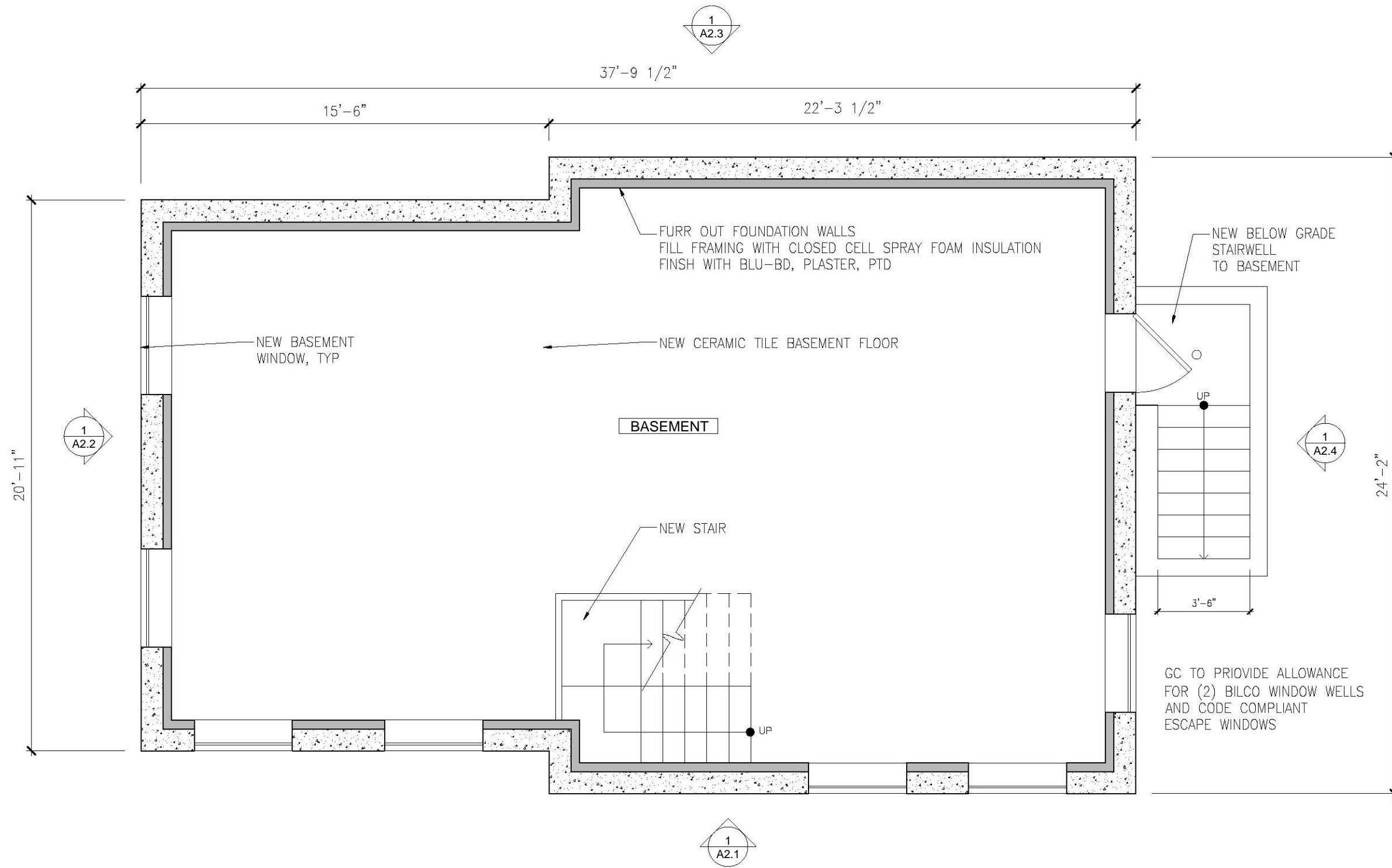
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DRAWING NUMBER

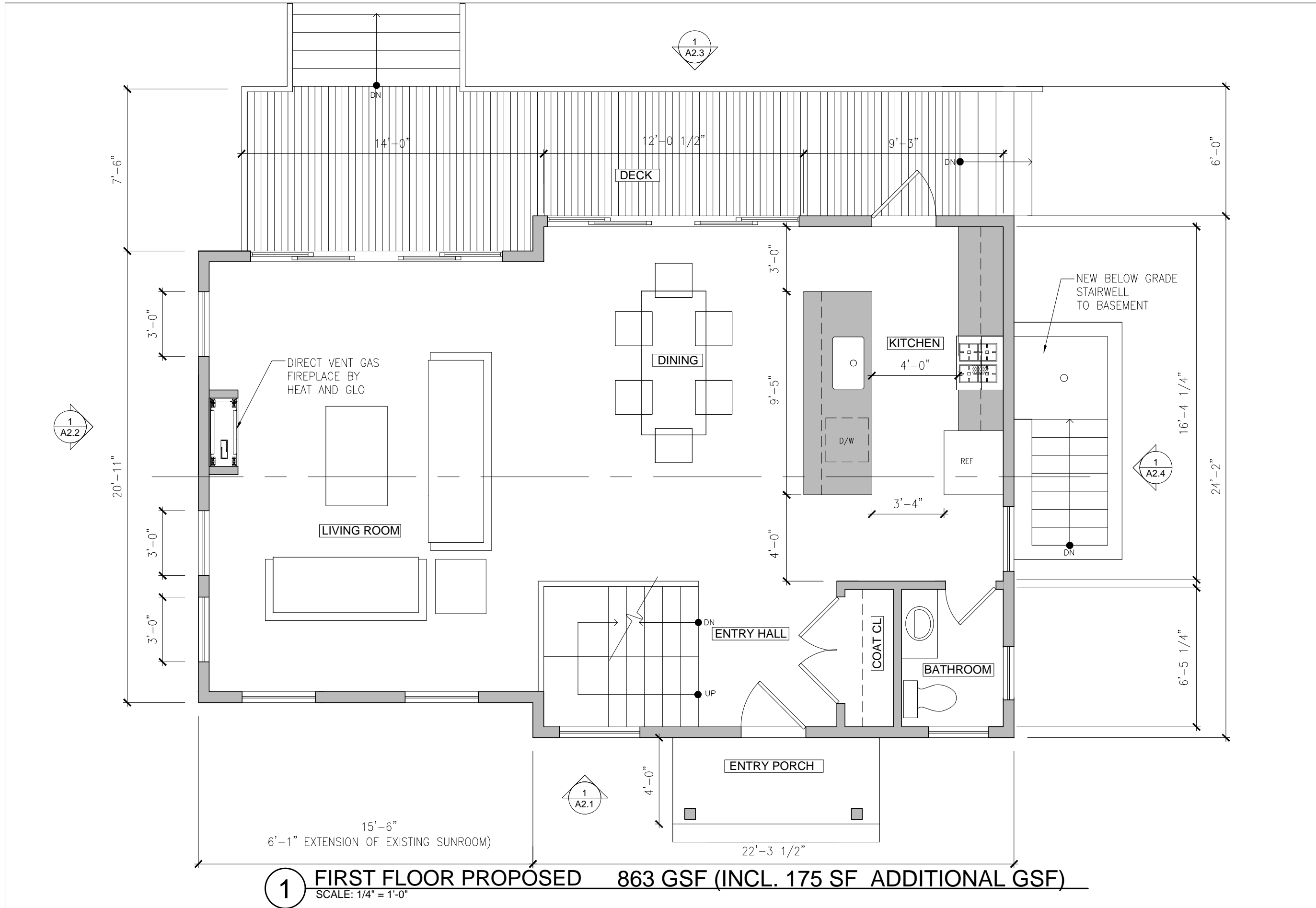
D2.4



1 EXISTING BUILDING SECTION THRU DORMERED SPACE
 SCALE: 1/4" = 1'-0"



1 **BASMENT PROPOSED**
 SCALE: 1/4" = 1'-0"



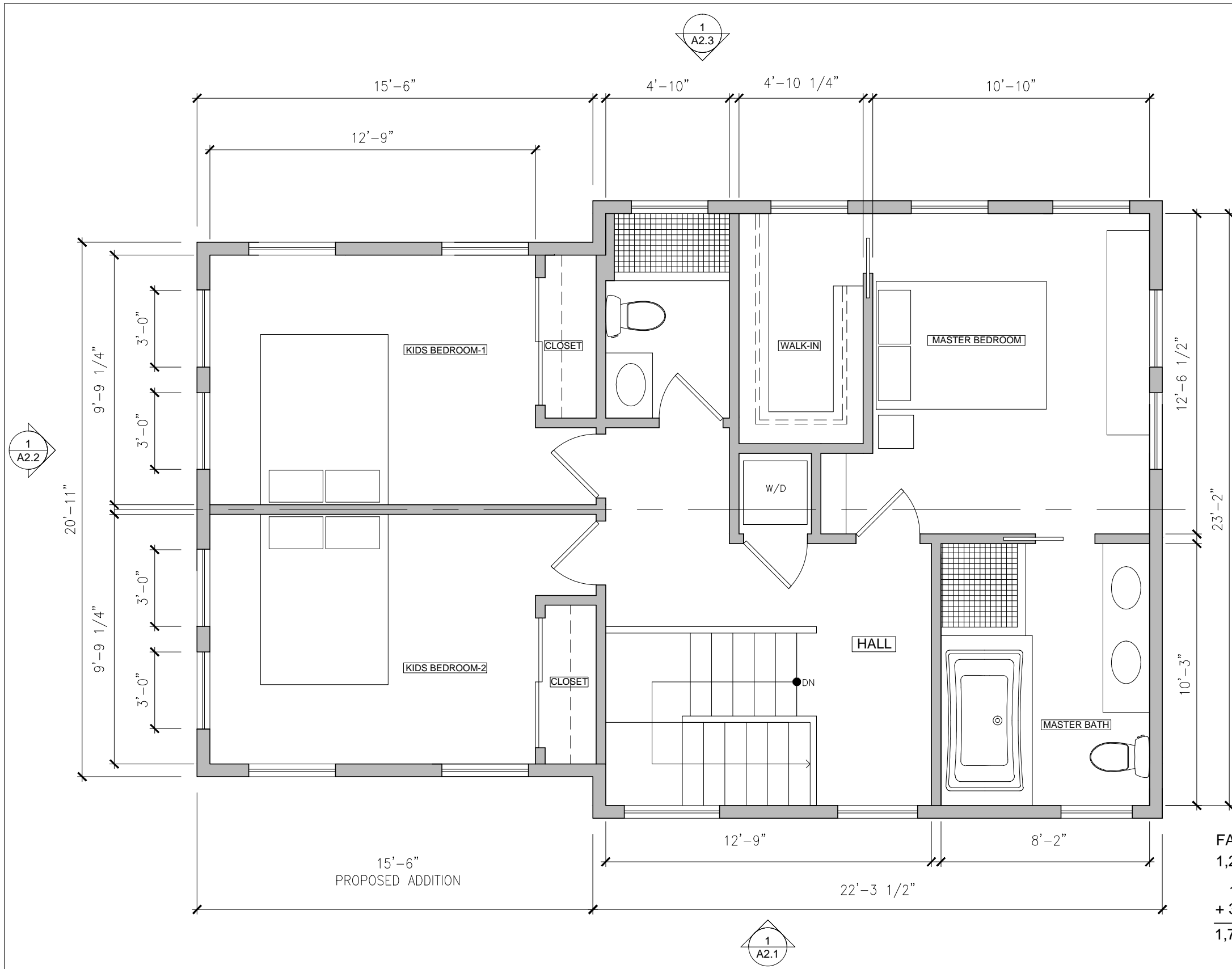
1 FIRST FLOOR PROPOSED 863 GSF (INCL. 175 SF ADDITIONAL GSF)
 SCALE: 1/4" = 1'-0"

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PROJECT
ADDITIONS & RENOVATIONS
 07 December 2016

DRAWING TITLE
 104 Normandy Ave, Cambridge, MA
PROPOSED PLANS

DRAWING NUMBER
A1.1



1 SECOND FLOOR PROPOSED 863 GSF (INCLUDING 324 ADDITIONAL SF)
 SCALE: 1/4" = 1'-0"

FAR CALCULATION:
 1,227 EXISTING SF DU AND 3,804 SF LOT SIZE
 175 ADDITIONAL SF 1st Floor ADDITION
 + 324 ADDITIONAL SF 2nd Floor ADDITION
 1,726 TOTAL GSF

1,227 SF / 3,804 SF LOT SF =
 .32 FAR EXISTING (.50 MAX FAR)

1,726 SF / 3,804 SF LOT SF =
 .45 FAR PROPOSED (.50 MAX FAR)

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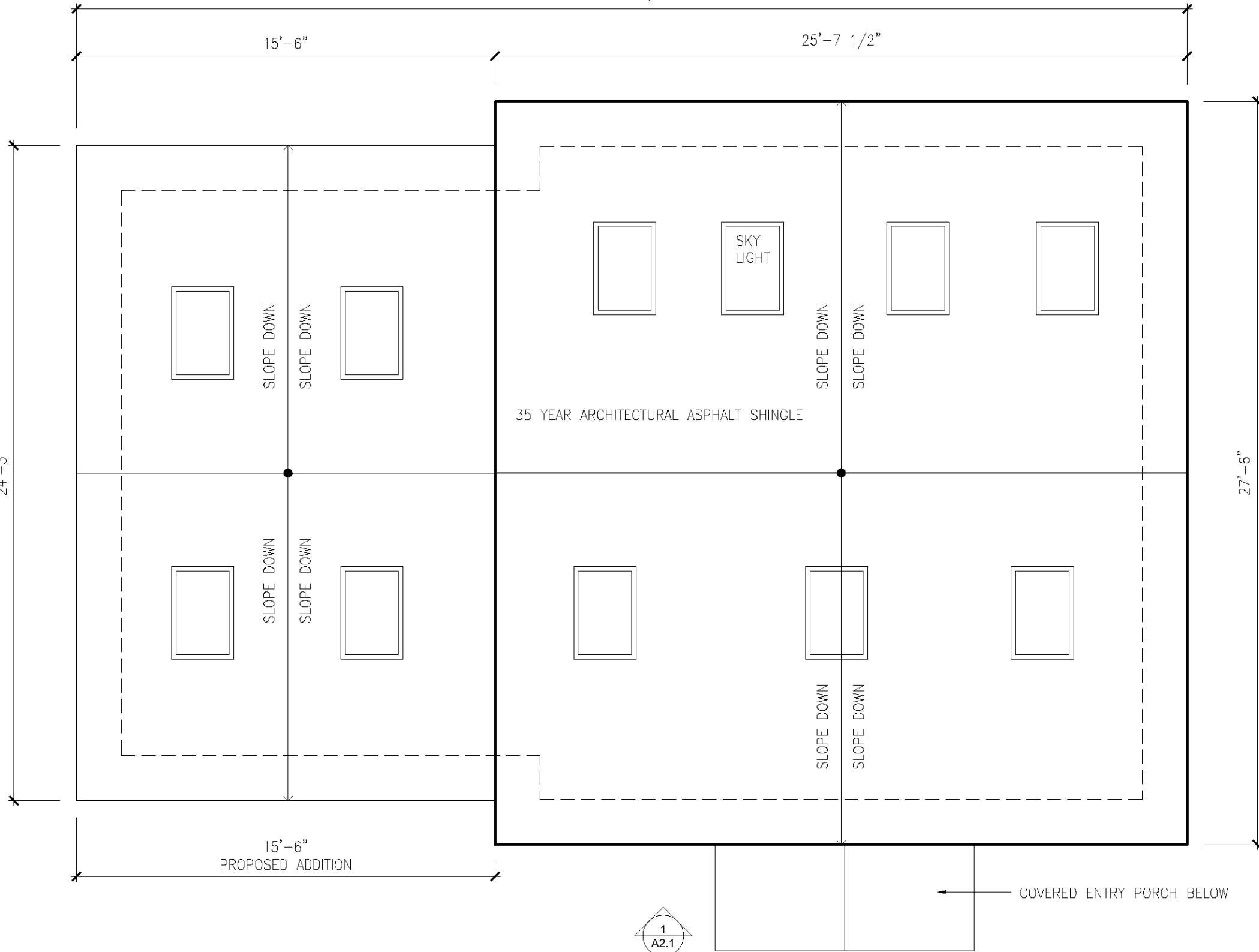
PROJECT
 ADDITIONS & RENOVATIONS
 07 December 2016

DRAWING TITLE
 104 Normandy Ave, Cambridge, MA
PROPOSED PLANS

DRAWING NUMBER
A1.2

1
A2.2

24'-3"



NOTE: ALL GUTTERS ALUM HAVE HALF-ROUND AND STRAP GUTTERS, PAINTED DARK BRONZE, ROUND DOWN SPOUTS
41'-1 1/2"

15'-6"

25'-7 1/2"

15'-6"
PROPOSED ADDITION

27'-6"

1
A2.4

COVERED ENTRY PORCH BELOW

1
A2.1

1 PROPOSED ROOF PLAN

SCALE: 1/4" = 1'-0"

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DRAWING TITLE
104 Normandy Ave, Cambridge, MA

PROPOSED PLANS

DRAWING NUMBER

A1.3



1 PROPOSED SOUTH ELEVATION - VIEW FROM NORMANDY AVE
 SCALE: 1/4" = 1'-0"

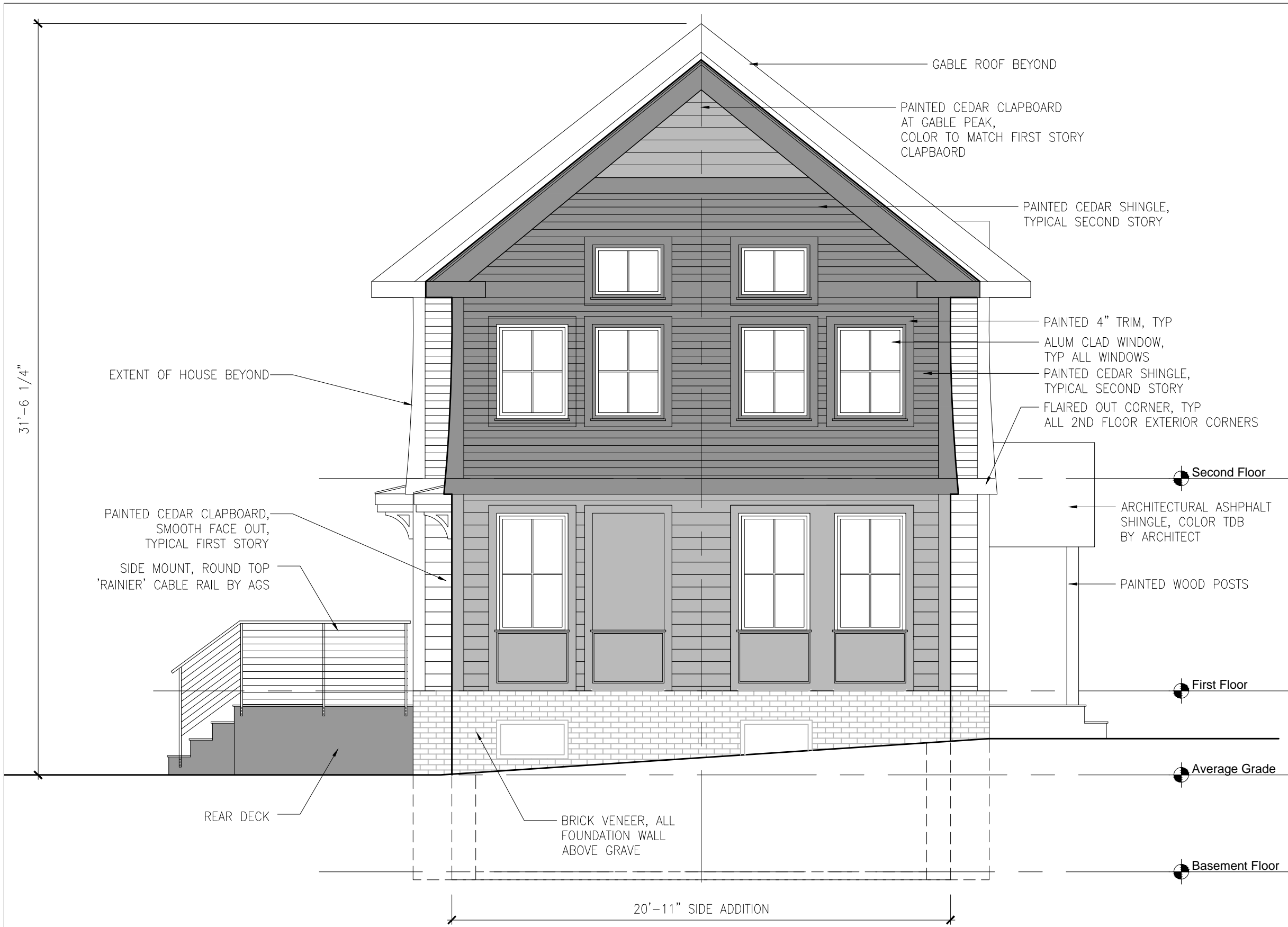
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DRAWING TITLE
 104 Normandy Ave, Cambridge, MA
PROPOSED ELEVATIONS

DRAWING NUMBER

A2.1



31'-6 1/4"

EXTENT OF HOUSE BEYOND

PAINTED CEDAR CLAPBOARD, SMOOTH FACE OUT, TYPICAL FIRST STORY

SIDE MOUNT, ROUND TOP 'RAINIER' CABLE RAIL BY AGS

REAR DECK

BRICK VENEER, ALL FOUNDATION WALL ABOVE GRAVE

20'-11" SIDE ADDITION

GABLE ROOF BEYOND

PAINTED CEDAR CLAPBOARD AT GABLE PEAK, COLOR TO MATCH FIRST STORY CLAPBOARD

PAINTED CEDAR SHINGLE, TYPICAL SECOND STORY

PAINTED 4" TRIM, TYP

ALUM CLAD WINDOW, TYP ALL WINDOWS

PAINTED CEDAR SHINGLE, TYPICAL SECOND STORY

FLAIRED OUT CORNER, TYP ALL 2ND FLOOR EXTERIOR CORNERS

Second Floor

ARCHITECTURAL ASPHALT SHINGLE, COLOR TDB BY ARCHITECT

PAINTED WOOD POSTS

First Floor

Average Grade

Basement Floor

1 PROPOSED WEST ELEVATION: SIDE
SCALE: 1/4" = 1'-0"

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104 Normandy Ave, Cambridge, MA
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DRAWING TITLE
PROPOSED ELEVATIONS

DRAWING NUMBER
A2.2



ARCHITECTURAL ASPHALT SHINGLE, COLOR TDB BY ARCHITECT

PAINTED 4" TRIM, TYP

ALUM CLAD WINDOW, TYP ALL WINDOWS

PAINTED CEDAR SHINGLE, TYPICAL SECOND STORY

Second Floor

FLAIRED OUT CORNER, TYP ALL 2ND FLOOR EXTERIOR CORNERS

CONTINUOUS OVERHANGS

ALUM CLAD SLIDING FRENCH DOOR

First Floor

BRICK VENEER, ALL FOUNDATION WALL ABOVE GRAVE

22'-3 1/2"

15'-6"

Basement Floor

1 PROPOSED NORTH ELEVATION: REAR (DECK NOT SHOWN FOR CLARITY)
SCALE: 1/4" = 1'-0"

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104 Normandy Ave, Cambridge, MA
PROPOSED ELEVATIONS

DRAWING NUMBER
A2.3A



ARCHITECTURAL ASPHALT SHINGLE, COLOR TDB BY ARCHITECT

Attic Floor

PAINTED 4" TRIM, TYP

ALUM CLAD WINDOW, TYP ALL WINDOWS

PAINTED CEDAR SHINGLE, TYPICAL SECOND STORY

Second Floor

FLAIED OUT CORNER, TYP ALL 2ND FLOOR EXTERIOR CORNERS

CONTINUOUS OVERHANGS

ALUM CLAD SLIDING FRENCH DOOR

First Floor

Basement Floor

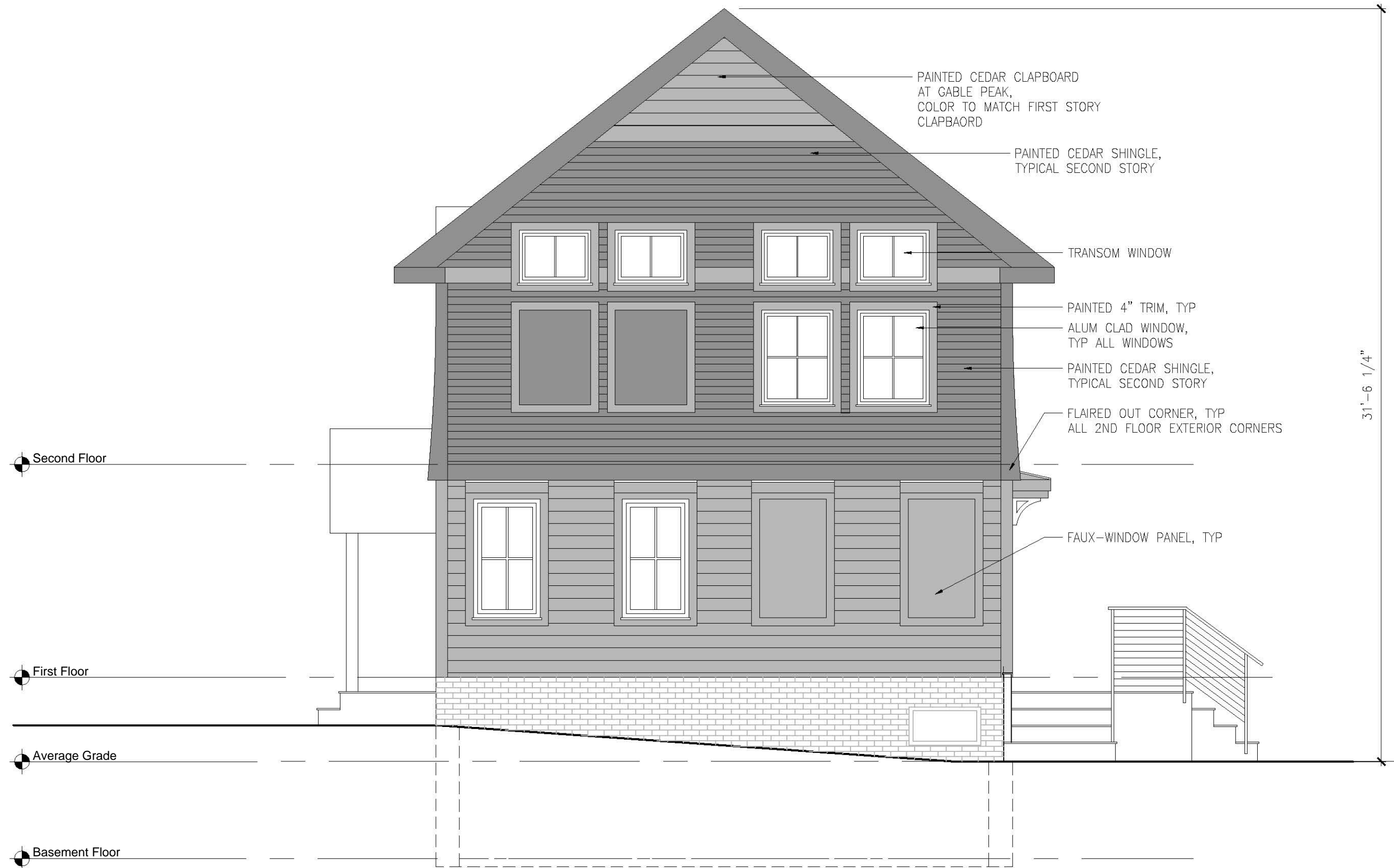
1 PROPOSED NORTH ELEVATION: REAR WITH DECK
SCALE: 1/4" = 1'-0"

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

PROJECT
ADDITIONS & RENOVATIONS
07 December 2016

DRAWING TITLE
104 Normandy Ave, Cambridge, MA
PROPOSED ELEVATIONS

DRAWING NUMBER
A2.3B



PAINTED CEDAR CLAPBOARD
AT GABLE PEAK,
COLOR TO MATCH FIRST STORY
CLAPBOARD

PAINTED CEDAR SHINGLE,
TYPICAL SECOND STORY

TRANSOM WINDOW

PAINTED 4" TRIM, TYP

ALUM CLAD WINDOW,
TYP ALL WINDOWS

PAINTED CEDAR SHINGLE,
TYPICAL SECOND STORY

FLAIED OUT CORNER, TYP
ALL 2ND FLOOR EXTERIOR CORNERS

FAUX-WINDOW PANEL, TYP

31'-6 1/4"

Second Floor

First Floor

Average Grade

Basement Floor

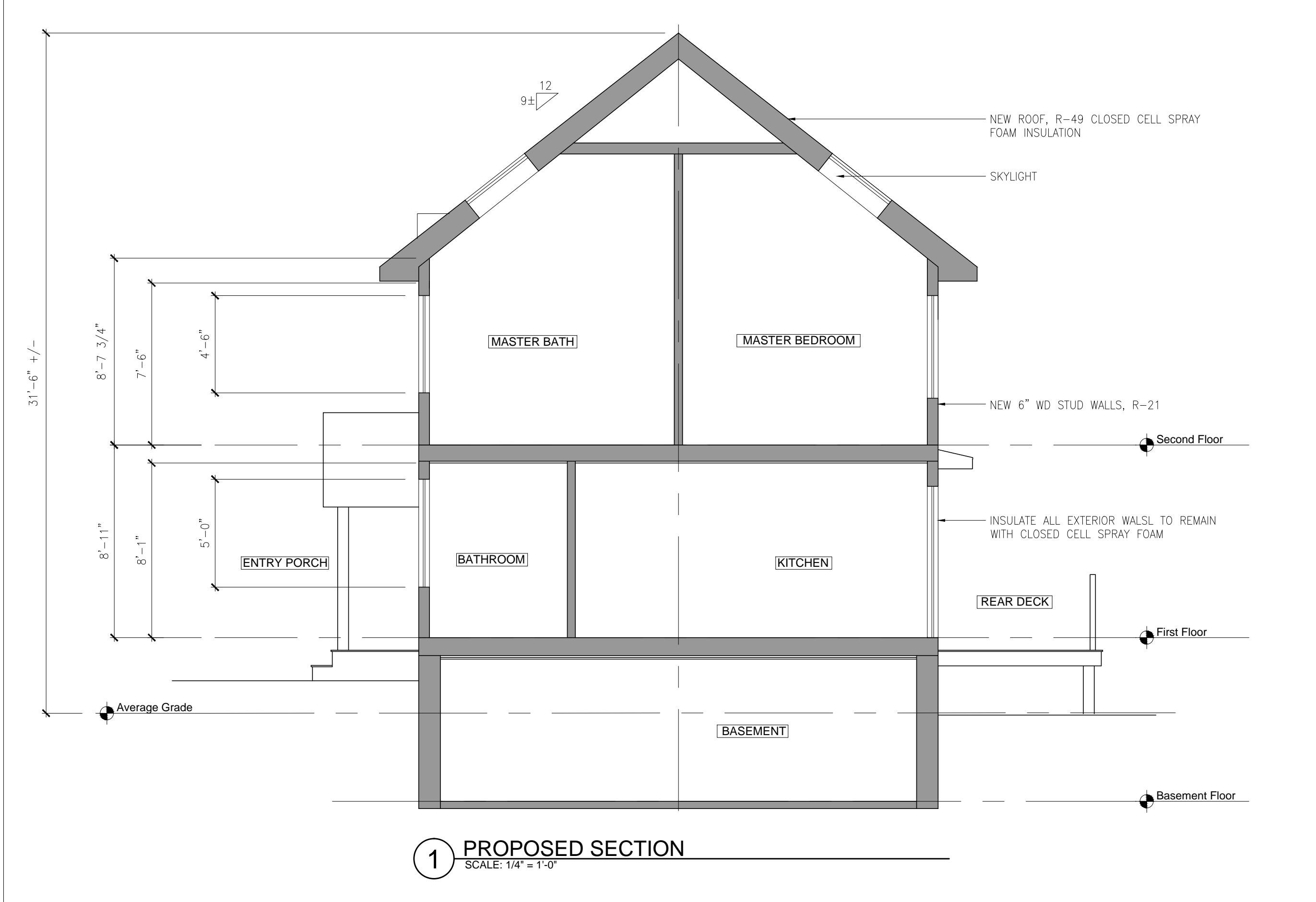
1 PROPOSED SIDE EAST ELEVATION: VIEW FROM NORMANDY TERRACE
SCALE: 1/4" = 1'-0"

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PROJECT
ADDITIONS & RENOVATIONS
104 Normandy Ave, Cambridge, MA
07 December 2016

DRAWING TITLE
PROPOSED ELEVATIONS

DRAWING NUMBER
A2.4



1 PROPOSED SECTION
 SCALE: 1/4" = 1'-0"

NEW ROOF, R-49 CLOSED CELL SPRAY FOAM INSULATION
 SKYLIGHT

NEW 6" WD STUD WALLS, R-21

INSULATE ALL EXTERIOR WALLS TO REMAIN WITH CLOSED CELL SPRAY FOAM

REAR DECK

MASTER BATH

MASTER BEDROOM

BATHROOM

KITCHEN

ENTRY PORCH

BASEMENT

31'-6" +/-

8'-7 3/4"

7'-6"

4'-6"

8'-11"

8'-1"

5'-0"

Average Grade

Second Floor

First Floor

Basement Floor

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 www.glassmanchungdesign.com

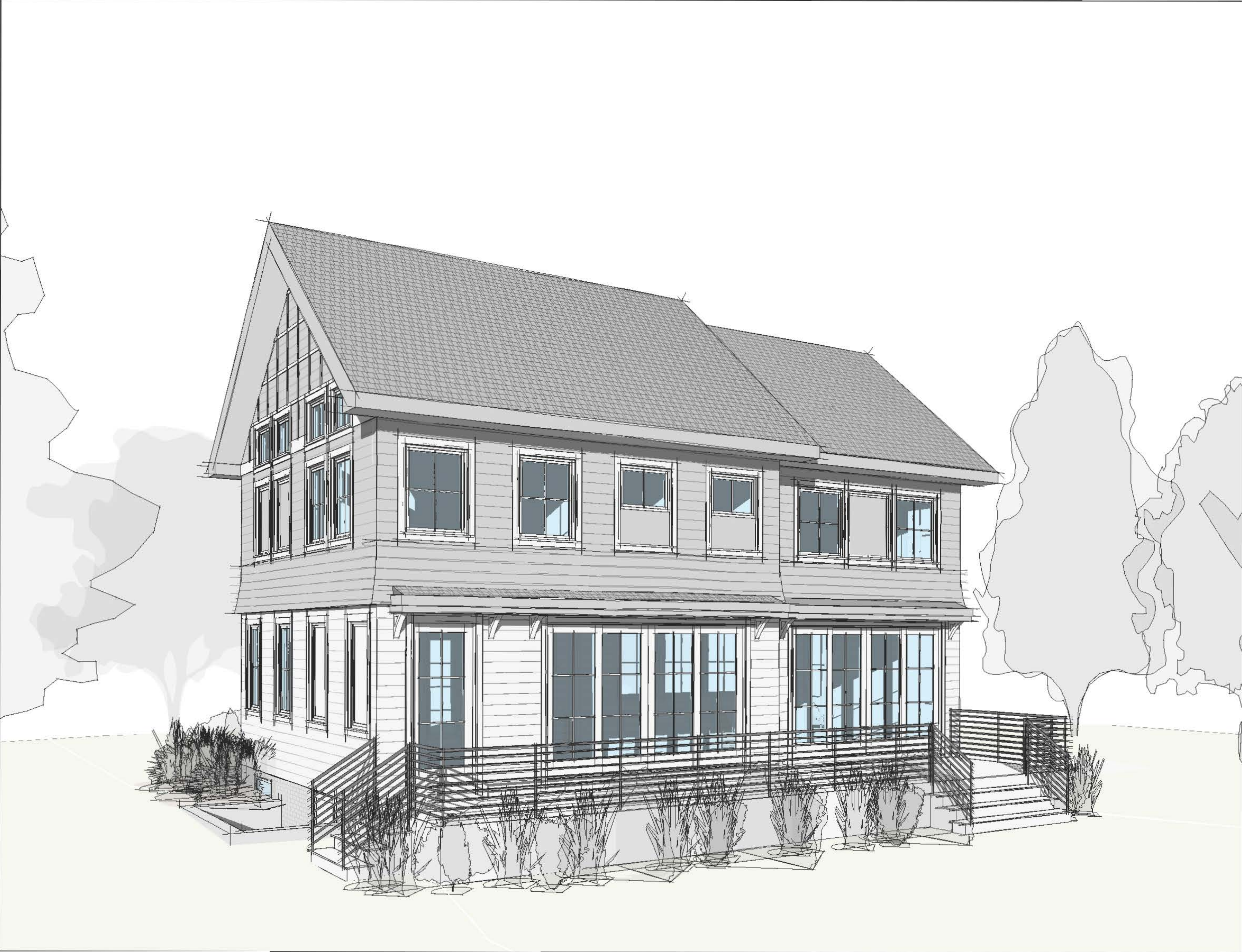
PROJECT
ADDITIONS & RENOVATIONS
 07 December 2016

DRAWING TITLE
 104 Normandy Ave, Cambridge, MA
PROPOSED SECTIONS

DRAWING NUMBER
A3.1









City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

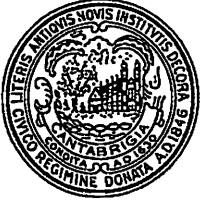
The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Alan Glassman Date: 1/27/17
(Print)

Address: 104 Normandy St. Case No. BZA-012164-2016

Hearing Date: 2/16/17

Thank you,
Bza Members



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

RECEIVED
CITY CLERK
CAMBRIDGE, MASSACHUSETTS

2017 JAN -4 PM 2:34

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-012164-2016

Address: 104 Normandy Ave

Owner: Bill & Laurie Fitts

I, _____, Owner, _____
(Print Owner Name) (Print Petitioner Name)

Petitioner or Adam Glassman, A.A., Petitioner's and/or Owner's
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced

Case # BZA-012164-2016 within the time period as required by Section 9 or Section
15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General
Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job
Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or
federal regulation or law, as applicable, until _____, 20____.

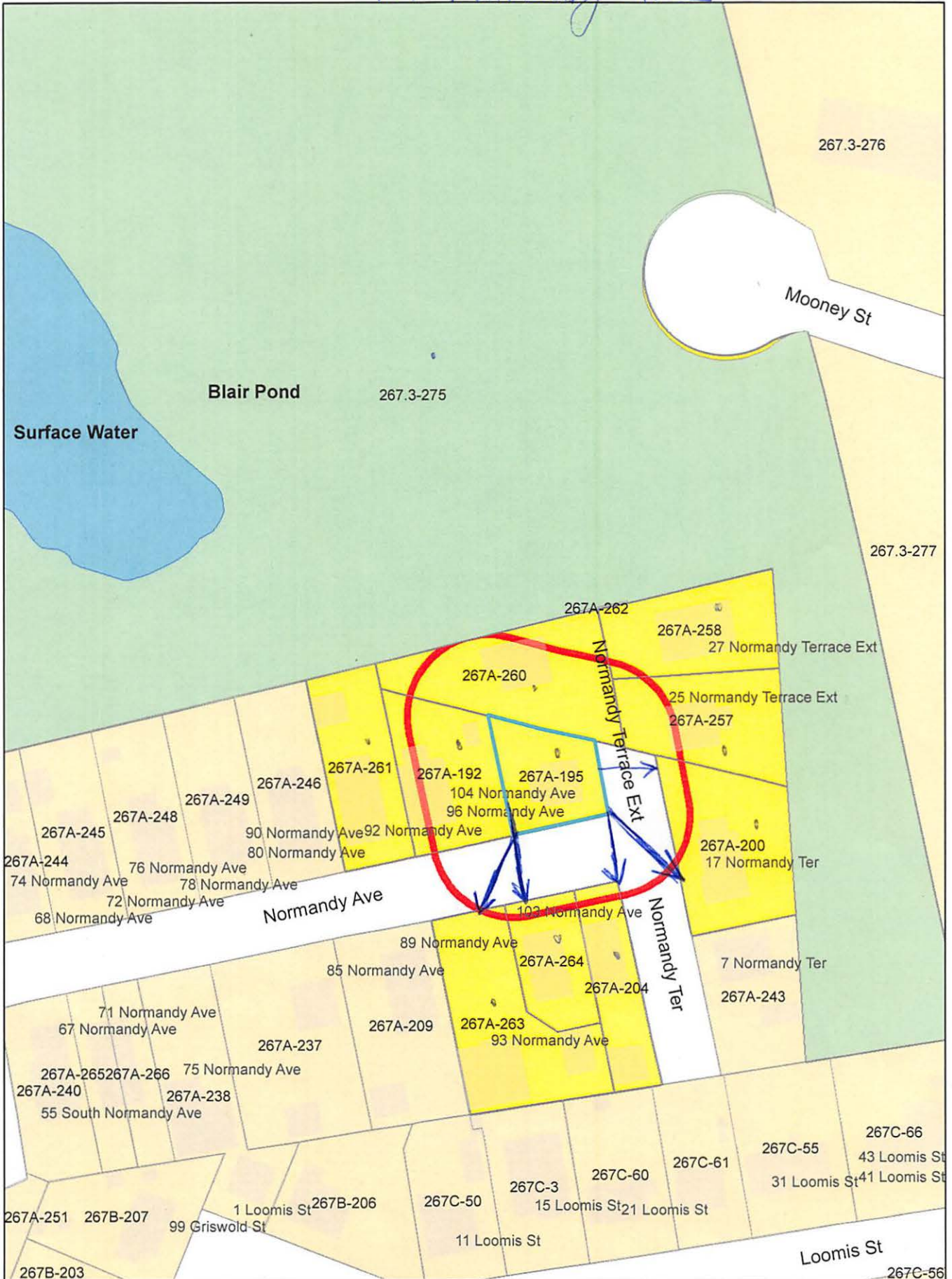
Date: 1/3/17

[Signature]
Signature

ADAM GLASSMAN, A.A.
Print Name

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative

104 Normandy Ave



104 Normandy Ave

Petitioner

267A-192
M&D NORMANDY AVE., LLC
98 NORMANDY AVE
CAMBRIDGE, MA 02138

267A-195
HOLWAY, KATHLEEN V.
104 NORMANDY AVE
CAMBRIDGE, MA 02138

GCD ARCHITECTS
C/O ADAM GLASSMAN
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

267A-204
MURPHY, SUSAN M.
103 NORMANDY AVE
CAMBRIDGE, MA 02138

267A-257
BAKER, JOHN A. & AZILAH BAKER
25 NORMANDY TER
CAMBRIDGE, MA 02138

BILL & LAURIE FITTS
104 NORMANDY AVENUE
CAMBRIDGE, MA 02138

267A-260
ELLIS, SUSAN M.
26 NORMANDY TER
CAMBRIDGE, MA 02138

267A-261
CARVELLI, FLORENCE G. &
LINDA M. DALRYMPLE TRS.
92 NORMANDY AVE REALTY TRUST
92 NORMANDY AVE.
CAMBRIDGE, MA 02138

267A-263
BENECK, NEIL & MARIE SAINT-HILAIRE
93 NORMANDY AVENUE
CAMBRIDGE, MA 02138

267A-264
SPARTICHINO, GEORGE A.
JANICE M. SPARTICHINO
23 FLINTLOCK ROAD
LEXINGTON, MA 02173

267.3-275
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

267A-258
TING, YEN
27 NORMANDY TER
CAMBRIDGE, MA 02138

267A-200
GOLDSTEIN, MITCHELL & MARIA RANERI
17 NORMANDY TERR.
CAMBRIDGE, MA 02138

January 19, 2017

To the Cambridge Board of Zoning Appeals,

Our names are Maria Raneri and Mitchell Goldstein and we live at 17 Normandy Terrace.

We have reviewed the proposed plans and elevations for the proposed design and construction at 104 Normandy Ave.

We understand the proposed design and support Bill and Laurie Fitts' application for zoning relief in order to realize this project.

We can see no reason to oppose this variance.

Thank you very much for your consideration in this matter.

Sincerely,

Maria Raneri and Mitchell Goldstein

17 Normandy Terrace



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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 104 Normandy 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.**
Assuming a demo permit will be required by ISD, then a demolition review hearing is required with the Historical Commission.
 - 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 December 28, 2016

Received by Uploaded to Energov

Date December 28, 2016

Relationship to project BZA 12164-2016

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>