

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 18 AM 10:20

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 161813**

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Shannon and Nathaniel Finley

**PETITIONER'S ADDRESS:** 10 Perry Street, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 10 Perry St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family

**ZONING DISTRICT:** Residence C Zone

**REASON FOR PETITION:**

/new window on side over side yard setback/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Add new 2'-0"x4'8" double hung window with obscure glass into first floor laundry room wall that sits over setback line

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000

Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000

Section: 8.22.2.D & Sec. 8.22.2.C (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

SHANNON FINLEY

(Print Name)

Address:

10 PERRY ST. CAMBRIDGE, MA 02139

Tel. No.

6172333245

E-Mail Address:

shannonfm@hotmail.com

Date: 2/14/22

**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 Shannon and Nathaniel Finley  
(OWNER)

Address: 10 Perry St, Cambridge, MA 02139

State that I/We own the property located at 10 Perry St.,  
which is the subject of this zoning application.

The record title of this property is in the name of NATHANIEL  
and SHANNON FINLEY

\*Pursuant to a deed of duly recorded in the date 6/16/2015, Middlesex South  
County Registry of Deeds at Book 65553, Page 507; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.



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

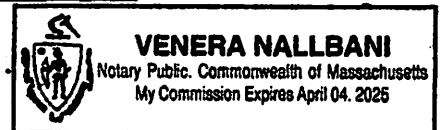
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

-----  
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name SHANNON M FINLEY personally appeared before me,  
this 17<sup>th</sup> of Feb, 2022, and made oath that the above statement is true.

Venera Nallbani Notary

My commission expires 04/04/2025 (Notary Seal).



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

NOTICE OF SALE OF REAL ESTATE

It is hereby notified that the following described real estate is being offered for sale at public auction on the 1st day of May 1938.

The real estate is situated in the County of Middlesex, State of Massachusetts.

It is situated in the Town of Needham Heights, County of Middlesex, State of Massachusetts.

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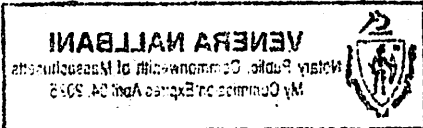
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CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES DEPARTMENT  
831 Massachusetts Avenue  
Cambridge, MA 02139  
617-349-6100

Homeowner's Affidavit to Perform Construction Work

This Affidavit must be completed by each homeowner of the subject property who wishes to perform work without hiring a licensed home improvement contractor or other licensed design professional.

I hereby certify under the pains and penalties of perjury the following information:

☒ I am the owner of record of the real property located at (full address)

16 Perry St.  
in Cambridge, Massachusetts (the "Property")

☐ If I am not the sole owner of the Property, I certify that I am authorized by all other owners of the Property to apply for building and/or other permits for the Property on behalf of all such other owners.

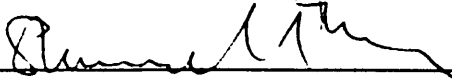
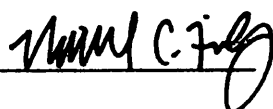
I am a homeowner within the meaning of 780 CMR 108.3.5.1, which is defined as follows:  
"Person(s) who owns a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one or two family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two year period shall not be considered a homeowner."

I understand and agree to accept responsibility for all work performed under the building permit for which I am applying including but not limited to acting as construction supervisor for any person that I hire to perform such work pursuant to the licensing exemption provisions set forth in 780 CMR 110.R5 1.3

I understand and agree to comply with the State Building Code and other applicable laws, codes, by-laws, rules and regulations. I understand that by obtaining my own building permit, I cannot receive payment from the Guaranty Fund under the Home Improvement Contractor Law (M.G.L. ch. 142A, § 5).

I understand and agree to comply with the City of Cambridge Department of Inspectional Services' inspection procedures and requirements.

I certify under the pains and penalties of perjury that all the information that I have provided is true, accurate and complete.

Homeowner's Authorized Signature:  

Homeowner's Address: 10 Perry St., Cambridge MA 02139

Date: 12/13/21

\*Note: all structures of 35,000 cubic feet or larger will be required to comply with State Building Code Construction Control Regulations

## **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 10 Perry 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:**

The new window will not further violate the side yard setback, it is proportional to other windows on the house. The window will have privacy glass but allow for natural light into a laundry room. This natural light will minimize the use of artificial light cutting down on combustion of greenhouse gases.

**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:**

A new window has no effect on traffic

**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 addition of the new window would allow for less use of artificial light to utilize the room also allowing for cross breezes, thus benefiting the climate for all. The new window doesn't further encroach on the side setback.

**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:**

The new window will have no view into the adjacent yard due to the fact that the glazing in the window will be obscure providing privacy to both the neighbor and the occupant of 10 Perry. The window will be across from the rear yard of the adjacent neighbor, not looking into any bath or bedroom.

**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:**

This window will be in a laundry room that will have relatively low use compared to other rooms. It is a window in a residential structure adjacent to other residences. The scale and look of the window is in keeping with the other existing windows on the house.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Shannon and Nathaniel Finley  
**Location:** 10 Perry St., Cambridge, MA  
**Phone:** 6172333245

**Present Use/Occupancy:** single family  
**Zone:** Residence C Zone  
**Requested Use/Occupancy:** single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2277	0	2888	(max.)
<u>LOT AREA:</u>		4813	0	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.473	0	0.6	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4813	0	1800	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	48	0	50	
	<u>DEPTH</u>	100	0	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	5.2	0	8.6	
	<u>REAR</u>	44.4	0	20	
	<u>LEFT SIDE</u>	2.9	0	11.3	
	<u>RIGHT SIDE</u>	21.7	0	11.3	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	31.5	0	35	
	<u>WIDTH</u>	47'-4.5"	0	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.73	0	0.36 min	
<u>NO. OF DWELLING UNITS:</u>		1	no change	2	
<u>NO. OF PARKING SPACES:</u>		2	no change	1	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	10	

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

n/a

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'.

**Pacheco, Maria**

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**From:** jeffberg@berglightingdesign.com  
**Sent:** Sunday, April 10, 2022 4:27 PM  
**To:** Pacheco, Maria  
**Cc:** Shannon Finley  
**Subject:** BZA-161813

To those concerned,

I have no objection to the work proposed at 10 Perry Street, Cambridge, as described in the petition for special permit, case number BZA-161813.

Sincerely,

Jeffrey T. Berg

11 Perry Street

Cambridge, MA 02139



# 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: Shannon Finley Date: 3/29/22  
(Print)

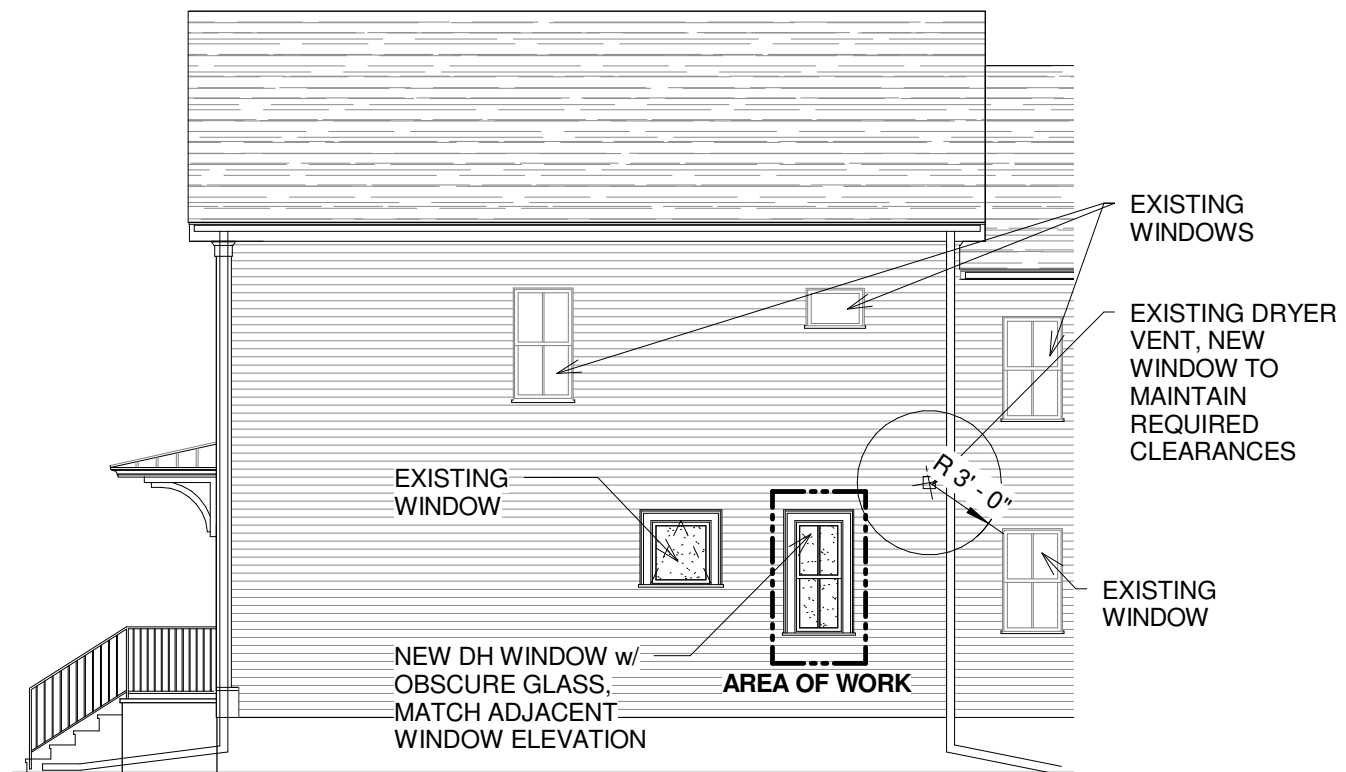
Address: 10 Perry St

Case No. BZA-161813

Hearing Date: 4/14/22

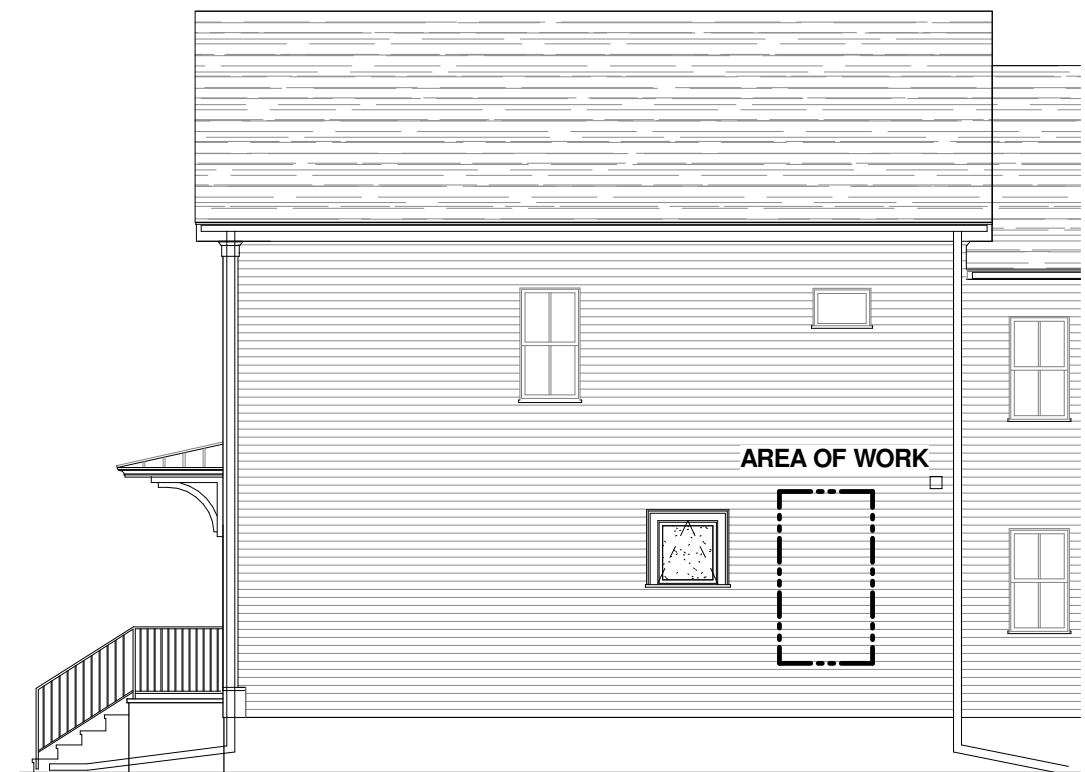
Thank you,  
Bza Members





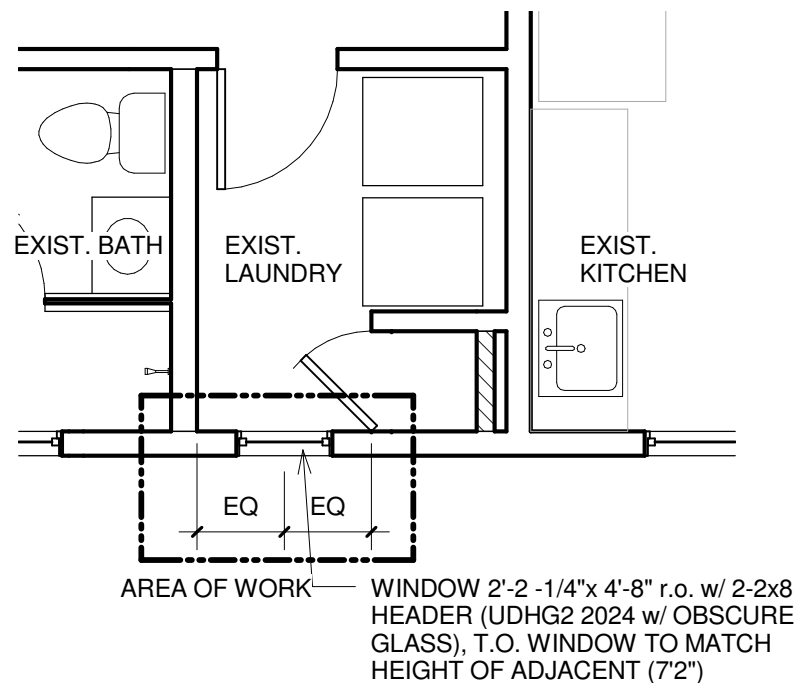
4 BZA-NON-DRIVE (PROP. LAUNDRY ROOM WINDOW) ELEVATION

1/8" = 1'-0"



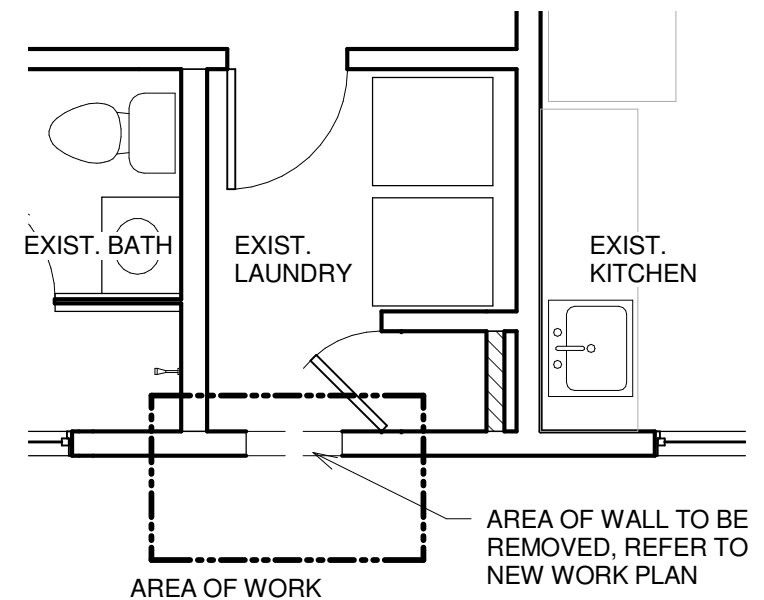
3 BZA-EXISTING NON DRIVE (LAUNDRY RM) ELEVATION

1/8" = 1'-0"



2 PROPOSED LAUNDRY WINDOW PLAN

1/4" = 1'-0"



1 DEMO PLAN FOR LAUNDRY WINDOW

1/4" = 1'-0"

**tiny desk designs**

10 Perry Street Cambridge, MA 02139  
617-233-3245



BZA— LAUNDRY ROOM WINDOW

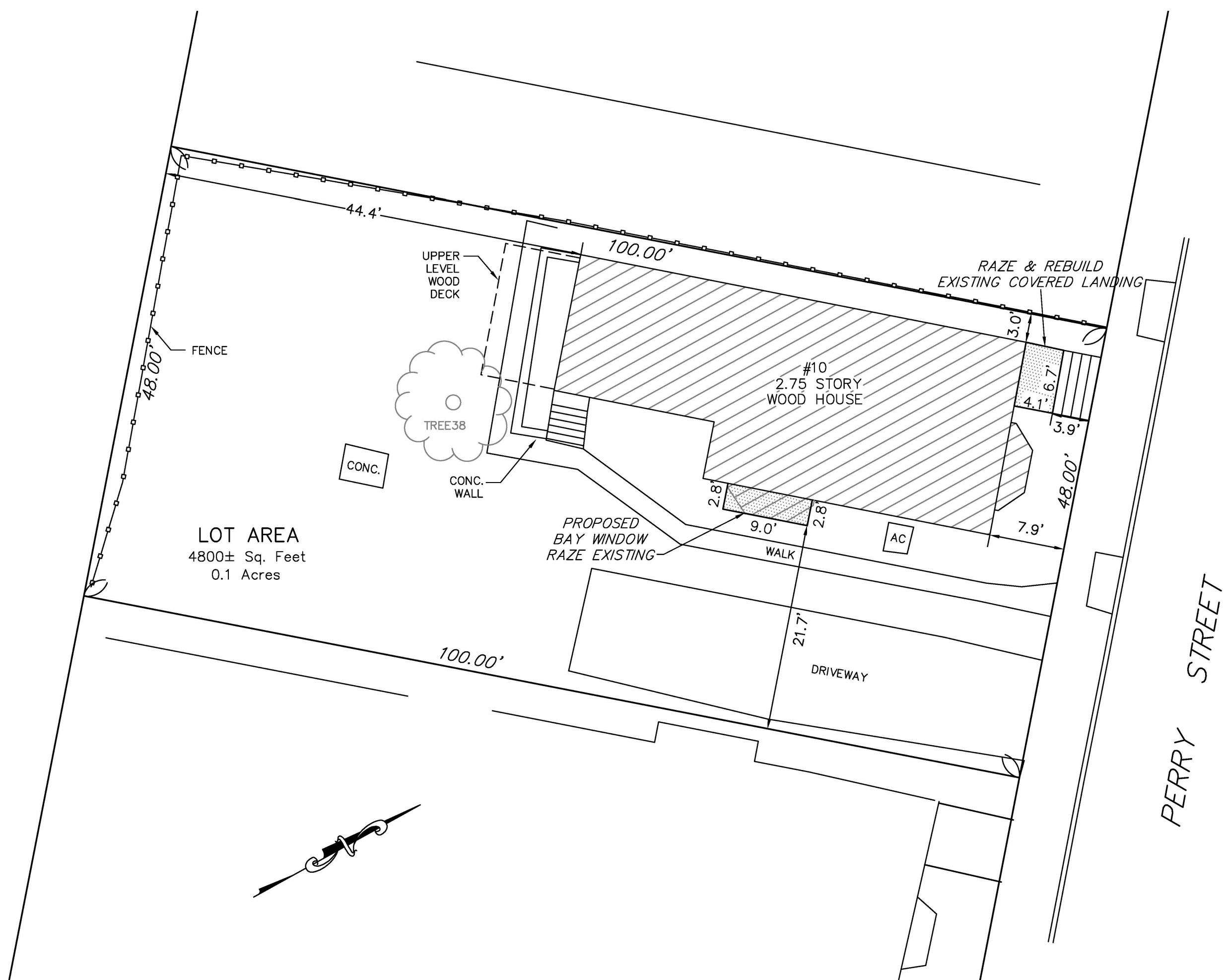
FINLEY RESIDENCE  
10 Perry Street  
Cambridge, MA 02139

ISSUE DATE 02/02/22

REVISION DATE

**BZA**  
**A1.0**

Scale As indicated



PREPARED FOR:  
NATHANIEL AND SHANNON FINLEY  
10 PERRY STREET  
CAMBRIDGE, MA 02139




NOTES:

1. ZONING CLASSIFICATION — C
2. LOCUS DEED:  
MIDDLESEX REGISTRY OF DEEDS BOOK 65553 PAGE 507
3. PLAN REFERENCES:  
MIDDLESEX REGISTRY OF DEEDS PLAN BOOK 15 PLAN 24  
ASSESSORS MAP 103 LOT 33

PLOT PLAN  
FOR  
10 PERRY STREET  
IN  
CAMBRIDGE, MASS.  
SCALE: 1"=10' NOVEMBER 24, 2021

C & G SURVEY COMPANY  
37 JACKSON ROAD  
SCITUATE, MA. 02066  
1-877-302-8440



NEW PROPOSED  
LAUNDRY WINDOW

EXISTING WINDOW  
OPENING W/ NEW SMALLER  
WINDOW PLANNED AS PART  
OF PERMIT# 157487-2022

Alice Lee & Luke Deming  
12 Perry St, #2,  
Cambridge, MA 02139

February 17, 2022

City Of Cambridge  
Board of Zoning Appeals  
Cambridge, MA

Re: 10 Perry St, New Window

To whom it may concern,

Our neighbors, Nat and Shannon Finley at 10 Perry St, Cambridge, MA 02139, have personally met with us, the owners and residents of 12 Perry St, #2, Cambridge, MA 02139, to discuss the addition of their new window and we have no issues or concerns with their proposal. We understand the window will be in direct view through our patio doors, yet still believe it will have no effect on our quality of life.

Please feel free to contact either of us with any questions, comments, or concerns.

Respectfully,

---

Alice Lee  
[aliceilee77@gmail.com](mailto:aliceilee77@gmail.com)  
617-595-6381

---

Luke Deming  
[lukedeming@gmail.com](mailto:lukedeming@gmail.com)  
443-386-7941

Alice Lee & Luke Deming  
12 Perry St, #2,  
Cambridge, MA 02139

BZA-161813

February 17, 2022

City Of Cambridge  
Board of Zoning Appeals  
Cambridge, MA

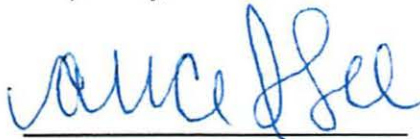
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Please feel free to contact either of us with any questions, comments, or concerns.

Respectfully,




Alice Lee  
[aliceilee77@gmail.com](mailto:aliceilee77@gmail.com)  
617-595-6381



Luke Deming  
[lukedeming@gmail.com](mailto:lukedeming@gmail.com)  
443-386-7941



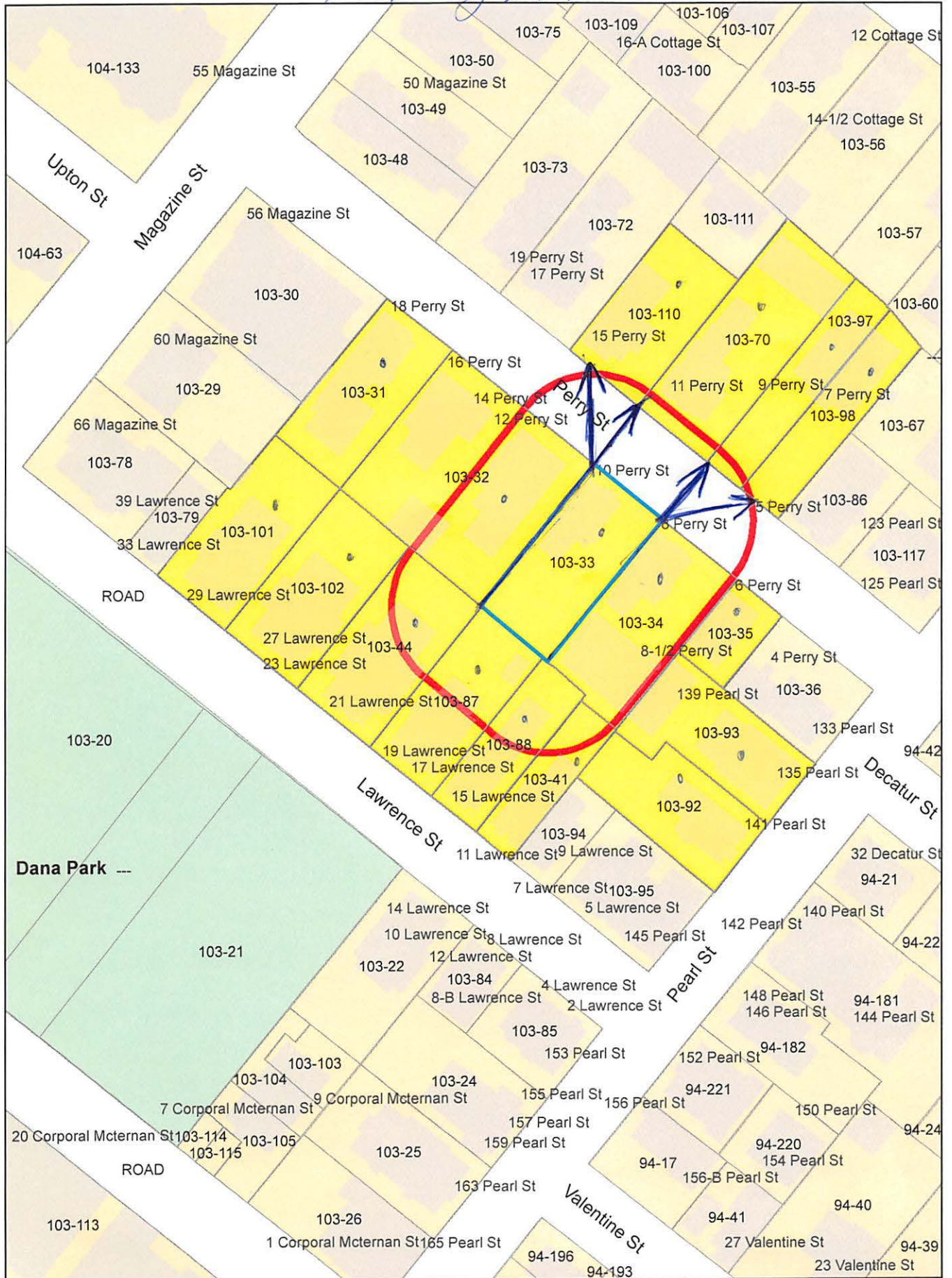


NEW PROPOSED  
LAUNDRY WINDOW

EXISTING WINDOW  
OPENING W/ NEW SMALLER  
WINDOW PLANNED AS PART  
OF PERMIT# 157487-2022



10 Perry St.



10 Perry St.

Petitioner

103-31  
SBRACCIA MARIETTA M.,  
TR. OF THE MARIETTA M. SBRACCIA 2018 TRUST  
18 PERRY ST  
CAMBRIDGE, MA 02139

103-41  
GOULOPOULOS, ALEXANDER &  
APOSTOLOS GOULOPOULOS  
8 LAWRENCE ST  
CAMBRIDGE, MA 02139

103-33  
FINLEY, NATHANIEL C. & SHANNON M. FINLEY  
10 PERRY ST  
CAMBRIDGE, MA 02139

103-44  
SUBRAMANIAN, MANJULA &  
MOLLY MONTGOMERY  
23 LAWRENCE ST., #23/2  
CAMBRIDGE, MA 02139

103-44  
KEZIERE, RUSSELL N. & SUSAN J. BUCKLEY  
21 LAWRENCE ST. UNIT#1  
CAMBRIDGE, MA 02139

103-44  
KERR THOMAS G. & KATHERINE J. KERR  
23 LAWRENCE ST. UNIT 1  
CAMBRIDGE, MA 02139

103-44  
WERMAN, MARCO & SCHUYLER ENGEL  
21 LAWRENCE ST. UNIT#2  
CAMBRIDGE, MA 02139

103-102  
TINGLE, JAMES, JR. &  
CATHERINE A. MCDERMOTT-TINGLE  
27-29 LAWRENCE ST #27B  
CAMBRIDGE, MA 02139

103-88  
DUNN, JAMES  
15 LAWRENCE ST  
CAMBRIDGE, MA 02139-3907

103-92  
ADAMS, BETSY B.  
141 PEARL ST  
CAMBRIDGE, MA 02139

103-101  
MCNALLY, ELIZABETH A.  
31-33 LAWRENCE ST., UNIT #31A  
CAMBRIDGE, MA 02139

103-101  
SILVER, MATTHEW R. &  
SARAH K. BRESOLIN SILVER  
31B LAWRENCE ST.  
CAMBRIDGE, MA 02139

103-102  
HAMEL, JONATHAN  
27-29 LAWRENCE ST., #29A  
CAMBRIDGE, MA 02139

103-102  
TINGLE, JAMES JR & CATHERINE A.  
MCDERMONTT TINGLE  
29B LAWRENCE ST  
CAMBRIDGE, MA 02139

103-87  
AUGUST, WILLIAM & BARBARA L. AUGUST  
17-19 LAWRENCE ST  
CAMBRIDGE, MA 02139

103-35  
FRIEDMAN, ALICE T.  
6 PERRY ST.  
CAMBRIDGE, MA 02139-3912

103-70  
BERG, JEFFREY T. & SHARY PAGE BERG  
11 PERRY ST  
CAMBRIDGE, MA 02139-3911

103-97  
PATTERSON, JOSEPHINE & JAMES B. LYNCH  
9 PERRY ST.  
CAMBRIDGE, MA 02139-3911

103-98  
LOH, PENN S. &  
JACQUELYN A. CEFOLA, TRUSTEES  
7 PERRY ST  
CAMBRIDGE, MA 02139

103-101  
WURSTER, RANDALL PATRICK &  
NEERU BHARDWAJ  
33 LAWRENCE ST., #33A  
CAMBRIDGE, MA 02139

103-101  
JANJIGIAN, ANDREW & MELISSA RIVARD  
33 LAWRENCE ST. UNIT #33B  
CAMBRIDGE, MA 02139

103-102  
SVAVARSDOTTIR, SIGRUN  
27 LAWRENCE ST UNIT #A  
CAMBRIDGE, MA 02139

103-110  
GREEN, ALEXANDER R. & IRIS MONICA VARGAS  
15 PERRY ST  
CAMBRIDGE, MA 02139

103-32  
BROWNE, FELIX O.  
12 PERRY ST. UNIT#1  
CAMBRIDGE, MA 02139

103-93  
SMITH, ELIZABETH A.  
135-139 PEARL STREET, UNIT 1  
CAMBRIDGE, MA 02139

103-93  
LONG, PERRIN R. JULIE MAHER-LONG &  
PERRIN H. LONG  
135 PEARL ST., #5  
CAMBRIDGE, MA 02139

103-93  
BECK, AARON Q. & JESSICA KO BECK  
135-139 PEARL ST., #3  
CAMBRIDGE, MA 02139

103-93  
CICCIA, MARISSA J.  
616 NE FARGO ST. #302  
PORTLAND, OR 97212

103-32  
FRISHMAN, ANDREW &  
LEIGH ANNE NEEDLEMAN, TRS  
14 PERRY ST., #1  
CAMBRIDGE, MA 02139

103-32  
MONOSSON, DEBORAH J.  
16 PERRY ST. UNIT #2  
CAMBRIDGE, MA 02139



10 Perry St.

103-32  
BAJPAYEE, ANURAG & BAJPAYEE, AMBIKA  
12 PERRY ST #5  
CAMBRIDGE, MA 02139

103-93  
COTTER, KATHRYN R.  
135-139 PEARL ST., UNIT #4  
CAMBRIDGE, MA 02139

103-93  
SUMMIT, STEVEN C.  
139 PEARL ST., UNIT #6  
CAMBRIDGE, MA 02139

103-32  
LEE, ALICE I.  
12 PERRY ST UNIT 4  
CAMBRIDGE, MA 02139

103-34  
ANTONPOULOS JOHN  
8 PERRY ST  
CAMBRIDGE, MA 02139

## **Pacheco, Maria**

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**From:** Betsy Adams <bbadams10@yahoo.com>  
**Sent:** Monday, March 28, 2022 2:17 PM  
**To:** Pacheco, Maria  
**Subject:** BZA

Re: 10 Perry St., New Window  
BZA-161813

To whom it may concern,

I just received notice of the zoning public hearing regarding my neighbors request to add a new window. I support the proposed addition.

Best regards,  
Betsy Adams  
141 Pearl Street  
Cambridge