

BZA Application Form**BZA Number: 151952****General Information**

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Douglas Arsham and Jennifer Effron**PETITIONER'S ADDRESS:** 115 Inman Street, MA, Cambridge 02139**LOCATION OF PROPERTY:** 115 Inman St., Cambridge, MA**TYPE OF OCCUPANCY:** Residential**ZONING DISTRICT:** Residence C-1 Zone**REASON FOR PETITION:**

/Roof Deck within setback and addition FAR due to doghouse dormer/

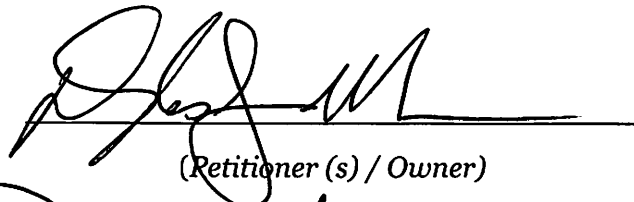
DESCRIPTION OF PETITIONER'S PROPOSAL:

Installation of a roof deck within the 7.5' side setback; increase in FAR by 45' due to condition created by the installation of interior dormer for access to deck

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original
Signature(s):
(Petitioner (s) / Owner)
DOUGLAS ARSHAM
(Print Name)

Address:

Tel. No. 617-447-4307

E-Mail Address: douglasarsham88@gmail.com

Date: _____

2021 NOV 30 AM 3:42
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 DOUGLAS ARSHAM & JENNIFER EFFRON
(OWNER)

Address: 115 INMAN ST.

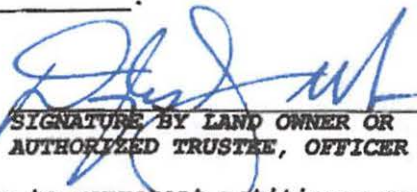
State that I/We own the property located at 115 INMAN ST,
which is the subject of this zoning application.

The record title of this property is in the name of DOUGLAS J ARSHAM

*Pursuant to a deed of duly recorded in the date 3/22/17, Middlesex South
County Registry of Deeds at Book 69039, Page 556; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

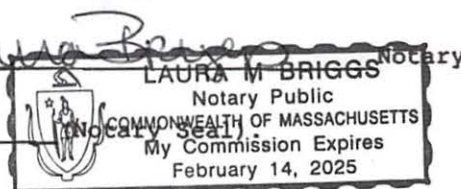

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Douglas Arsham personally appeared before me,
this 5 of Oct, 2021, and made oath that the above statement is true.

My commission expires 2/14/25



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

NOTICE OF PUBLIC HEARING - STATE OF MASSACHUSETTS

to be held by the Department of Public Health, at the State House, Boston, Massachusetts, on the 14th day of February, 1952.

W. BRIGGS, Secretary of the Department of Public Health, Boston, Massachusetts.

THE PUBLIC HEARING WILL BE HELD AT THE STATE HOUSE, BOSTON, MASSACHUSETTS, ON THE 14TH DAY OF FEBRUARY, 1952.

At the hearing, the Department of Public Health will receive suggestions and recommendations from the public regarding the proposed regulations.

The Department of Public Health is interested in receiving suggestions and recommendations from the public regarding the proposed regulations.

It is requested that the public appear at the hearing to present their suggestions and recommendations.

W. BRIGGS, Secretary of the Department of Public Health, Boston, Massachusetts.

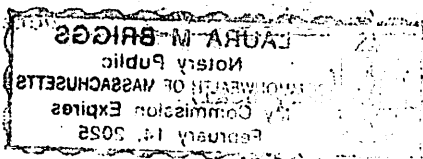
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W. BRIGGS, Secretary of the Department of Public Health, Boston, Massachusetts.

It is requested that the public appear at the hearing to present their suggestions and recommendations.

The Department of Public Health is interested in receiving suggestions and recommendations from the public regarding the proposed regulations.



If the hearing is not held, the Department of Public Health will proceed with the proposed regulations.

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:

We would like to have some additional outdoor space, COVID has reinforced our desire to spend time outdoors.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

the underlying permitted zoning use of the building within the neighborhood will remain the same, and will not adversely impact the district in any material way. Precedent has been set throughout the district for similar uses.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The roof deck encroaches over the side property line but does not impact the neighboring properties at all, and there is precedent in the neighborhood.

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

The roof deck encroaches over the side property line but does not impact the neighboring property at all (not visible), and there is precedent in the neighborhood.

***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:** Douglas Arsham and Jennifer Effron**Present Use/Occupancy:** Residential**Location:** 115 Inman Street**Zone:** Residence C-1 Zone**Phone:** 617-447-4307**Requested Use/Occupancy:** Residential

| | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|---|---------------------------------------|--|--|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 2208 | 2248 | N/A | (max.) |
| <u>LOT AREA:</u> | 2736 | n/a | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | .807 | .807 | .75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | 2736 | 2736 | 1500 | |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 29' | 29' | 50' | |
| DEPTH | 93' | 93' | n/a | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 20' | 20' | H+L=4 | |
| REAR | 20' | 20' | H+L=4 | |
| LEFT SIDE | 7.5 | 7.5 | H+L=5 | |
| RIGHT SIDE | 0 | 0 | H+L=5 | |
| <u>SIZE OF BUILDING:</u> | | | | |
| HEIGHT | 2.5 STORIES | SAME | 35' | |
| WIDTH | n/a | n/a | n/a | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | 50% | 50% | 30% | |
| <u>NO. OF DWELLING UNITS:</u> | 1 | 1 | n/a | |
| <u>NO. OF PARKING SPACES:</u> | 1 | 1 | n/a | |
| <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 | n/a | |

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'.



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: Jennifer Efron Date: 12/21/21
(Print)

Address: 115 Inman St.

Case No. BZA-151952

Hearing Date: 1/6/22

Thank you,
Bza Members

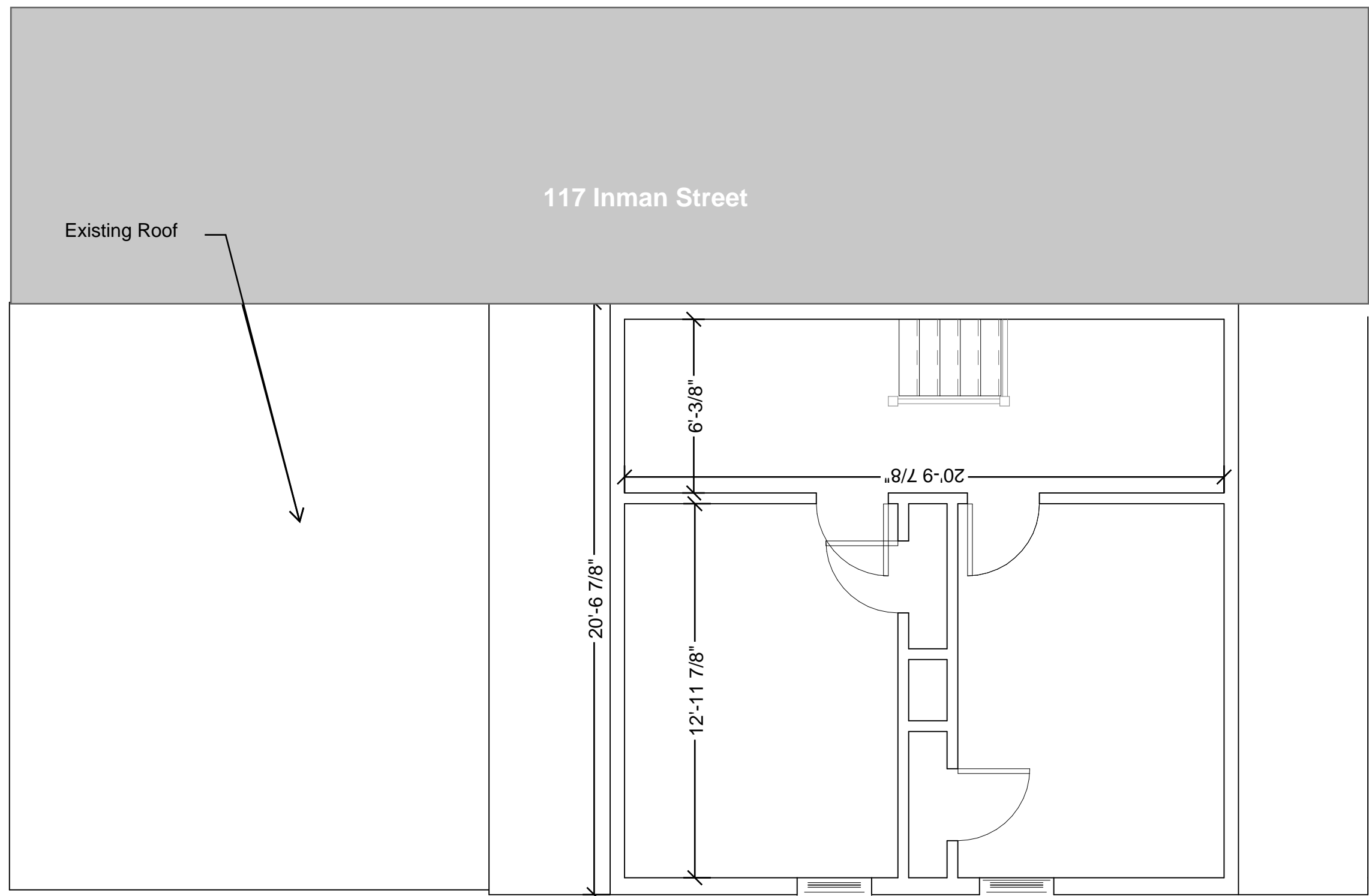
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|--|--------------------------------|---------------------------------|-----------------------------------|--------|
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| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 29' | 29' | 50' | |
| DEPTH | 93' | 93' | n/a | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 20' | 20' | H+L=4 | |
| REAR | 20' | 20' | H+L=4 | |
| LEFT SIDE | 7.5 | 7.5 | H+L=5 | |
| RIGHT SIDE | 0 | 0 | H+L=5 | |
| <u>SIZE OF BUILDING:</u> | | | | |
| HEIGHT | 33'9" | SAME | 35' | |
| WIDTH | n/a | n/a | n/a | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | 50% | 50% | 30% | |
| <u>NO. OF DWELLING UNITS:</u> | 1 | 1 | n/a | |
| <u>NO. OF PARKING SPACES:</u> | 1 | 1 | n/a | |
| <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 | n/a | |

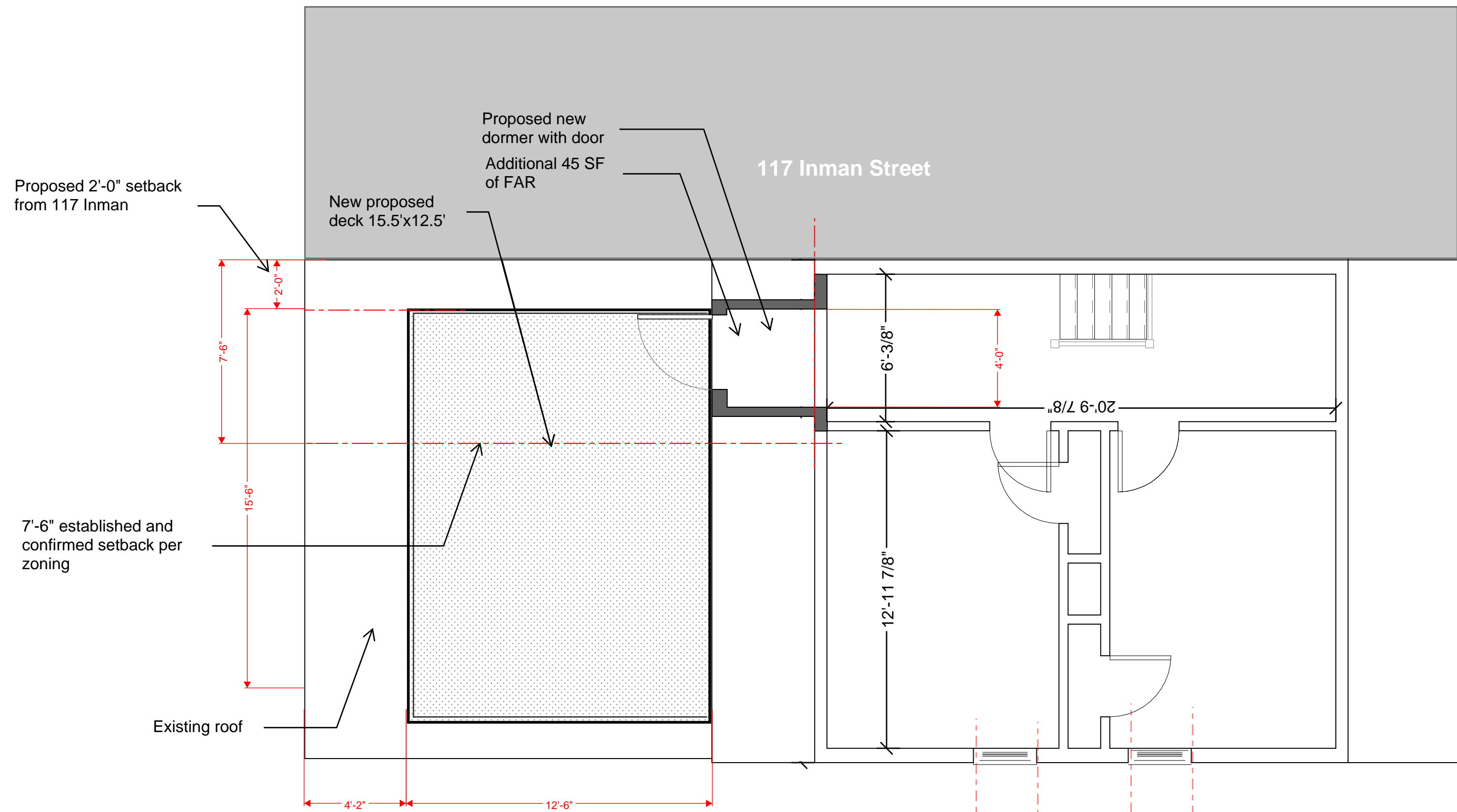
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

n/a

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
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④ EXISTING 3rd FLOOR PLAN AND ROOF
1/4" = 1'-0"



③ PROPOSED ROOF DECK
1/4" = 1'-0"



EXISTING SIDE ELEVATION
① (SOUTH)
1/4" = 1'-0"



PROPOSED SIDE ELEVATION
① (SOUTH)
1/4" = 1'-0"

FJV DESIGN

Frank Valdes, AIA
valdes@frankvaldes.com
44 Walnut Street
Somerville, MA 02143
Tel: (617) 308-0719

OWNER:

Arsham Residence

115 Inman Street
Cambridge, MA
02139

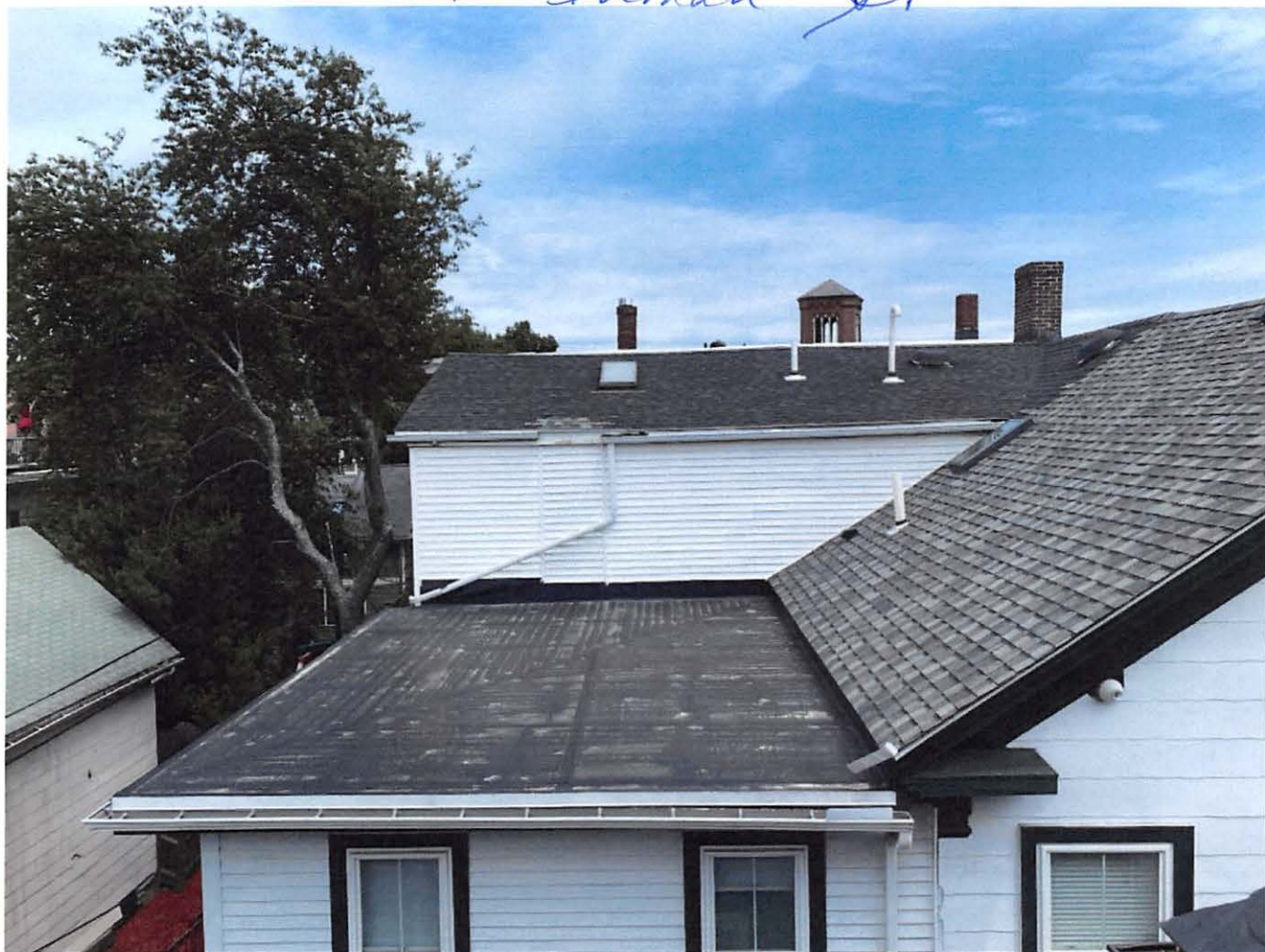
| Issue Description | Date |
|-----------------------|---------|
| FINAL DESIGN DRAWINGS | 4/26/17 |

Scale:
1/4" = 1'-0"
Drawn By: Author
Checked By: Checker

Exterior
Elevations

A10

115 Tuman St.



115 Tuman St.




October 27, 2021

Dear Commissioners,

I am writing to support Douglas Arsham's petition to build a roof deck with a dormer on his house at 115 Inman Street. I am the direct abutter at 117 Inman Street, Bob Doherty. We share a party wall and I do not have concerns that the proposed roof deck for which the zoning relief is requested will interfere with my property. I have reviewed the plans with my neighbor and I approve of them.

Thank you for your consideration.

Signed,

A handwritten signature in black ink, appearing to read 'Bob Doherty', with a large, stylized initial 'B' and a long horizontal flourish extending to the right.

Bob Doherty
117 Inman Street
Cambridge, MA 02139

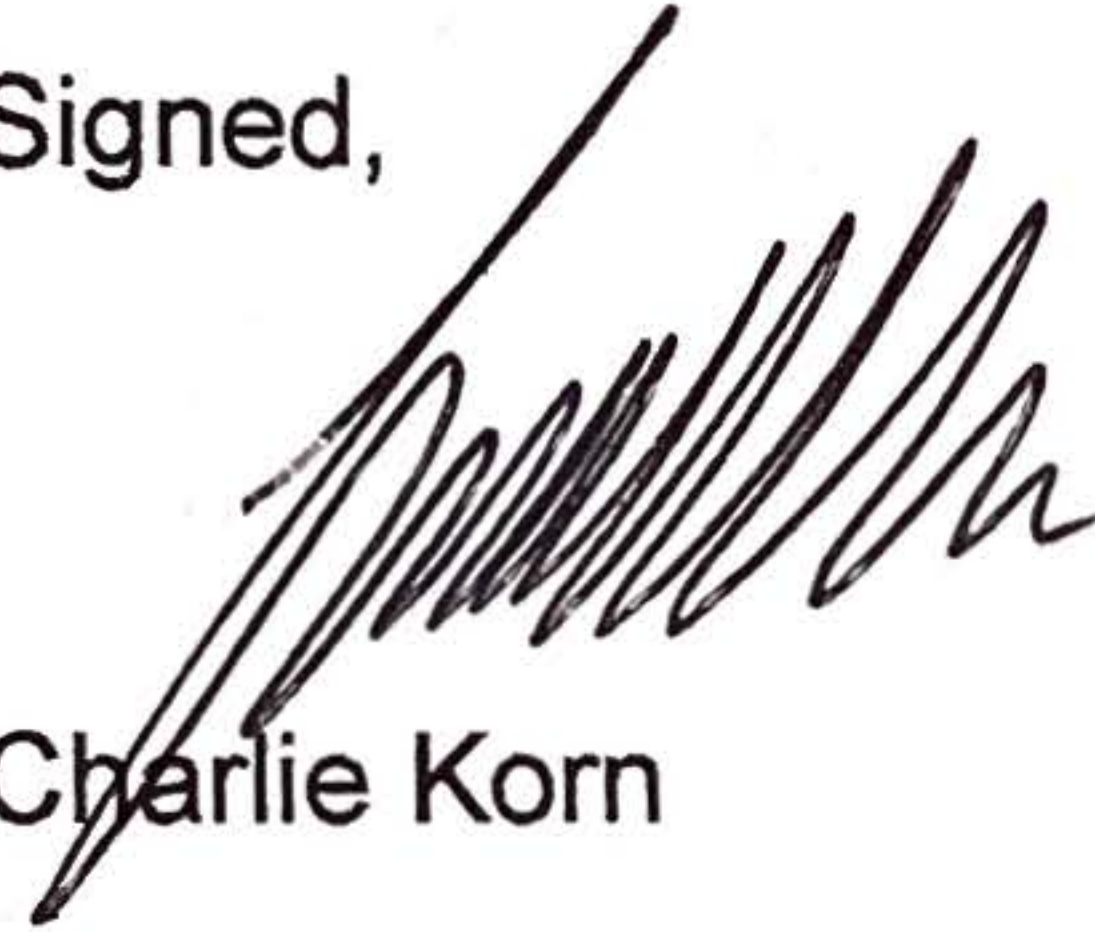
October 15, 2021

Dear Commissioners,

I am writing to support Douglas Arsham's petition to build a roof deck with a dormer on his house at 115 Inman Street. I am the direct abutter at 113 Inman Street, Charlie Korn. I have reviewed the plans with my neighbor and I approve of them.

Thank you for your consideration.

Signed,

A handwritten signature in black ink, appearing to be 'Charlie Korn', written over a diagonal line.

Charlie Korn

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DOUGLAS ARSHAM PRESENT USE/OCCUPANCY: SINGLE FAMILY ATTACHED

LOCATION: 115 WMAN ST. ZONE: C-1

PHONE: 617 447 4307 REQUESTED USE/OCCUPANCY: SAME

| | EXISTING CONDITIONS | REQUESTED CONDITIONS | ORDINANCE REQUIREMENTS ¹ |
|---|------------------------|-------------------------|--|
| TOTAL GROSS FLOOR AREA: | 2208 2248 | 2248 | N/A (max.) |
| LOT AREA: | 2736 | | 5000 (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: ² | 1.807 .807 | .807 | .75 (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | 2736 | 2736 | 1500 (min.) |
| SIZE OF LOT: | | | |
| WIDTH | 29' | 29' | 5000 (min.) |
| DEPTH | 93' | 93' | N/A |
| Setbacks in Feet: | | | |
| FRONT | 20' | 20' | H+L/4 (min.) |
| REAR | 20' | 20' | H+L/4 (min.) |
| LEFT SIDE | 7.5 | 7.5 | H+L/5 (min.) |
| RIGHT SIDE | Ø | Ø | H+L/5 (min.) |
| SIZE OF BLDG.: | | | |
| HEIGHT | 2.5 STORIES | 2.5 STORIES | 35' (max.) |
| LENGTH | | | |
| WIDTH | | | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: ³ | 50% | 50% | 30% (min.) |
| NO. OF DWELLING UNITS: | 1 | 1 | N/A (max.) |
| NO. OF PARKING SPACES: | 1 | 1 | N/A (min./max) |
| NO. OF LOADING AREAS: | 0 | 0 | N/A (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT: | 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.

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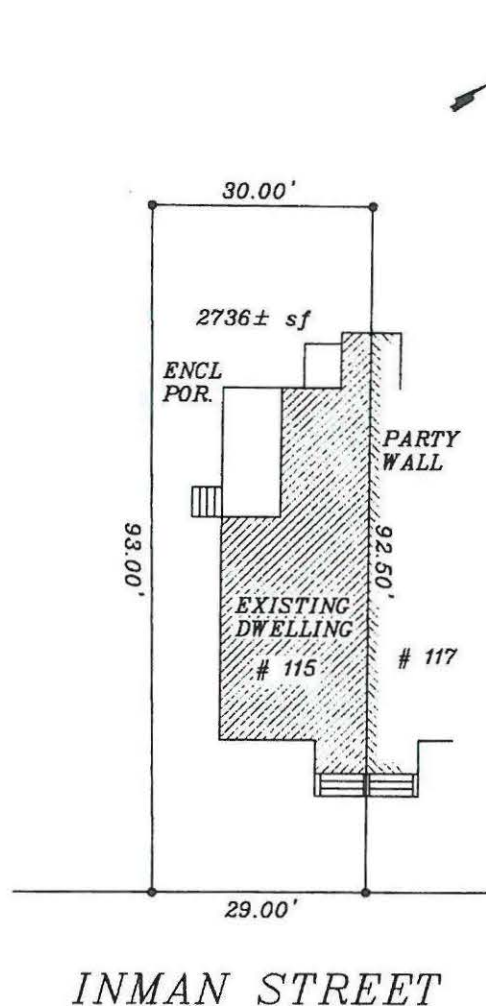
MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

68 PARK ST. 2ND FLOOR ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

MORTGAGOR: JENNIFER EFFRON & DOUG ARSHAM
LOCATION: 115 INMAN ST
CITY, STATE: CAMBRIDGE, MA
DATE: 3/01/17

DEED REF. 11923/205
PLAN REF. ASSESSORS
SCALE: 1"=20'
JOB #: 217405



INMAN STREET

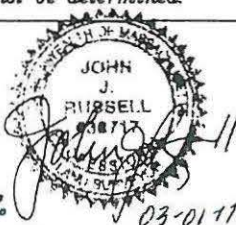
CERTIFIED TO: CAMBRIDGE SAVINGS BANK

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

LOT CONFIGURATION IS BASED
ON ASSESSOR'S INFORMATION
AND MAY NOT BE EXACT

INSTRUMENT SURVEY RECOMMENDED

NOTE: This mortgage inspection was prepared specifically for mortgage purpose only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further old-sales, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagor.



I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40A Sec. 7.

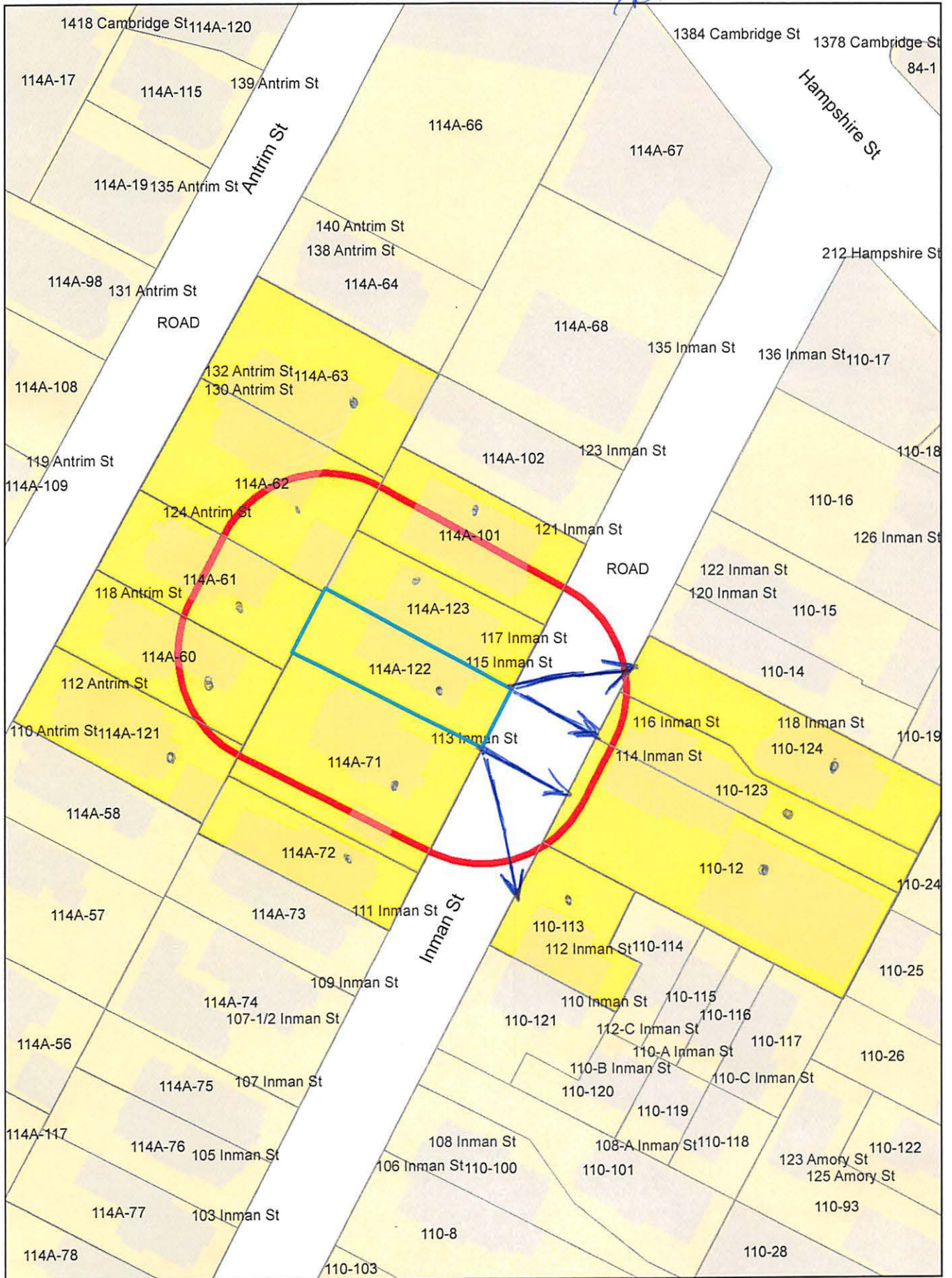
- ☒ 1. Property/House is not in Flood Hazard.
- ☐ 2. Property/House is in a Flood Hazard Area.
- ☐ 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25017C0576E

Date 06/04/10 Zone X-UNSHADED

115 Inman St.



115 Inman St.

Petitioner

110-113
ZARA, CATALIN & AMALIA C. ZARA
112 INMAN ST
CAMBRIDGE, MA 02139

114A-72
JANES, STEPHANIE & KENNETH W. PERRY
111 1/2 INMAN ST., #A
CAMBRIDGE, MA 02139

114A-122
ARSHAM, DOUGLAS & JENNIFER A. EFFRON
115 INMAN ST
CAMBRIDGE, MA 02139

114A-61
MOORE, RICHARD C. JR. & ELIZABETH M MOORE
THE 124 ANTRIM STREET REALTY TRUST
124 ANTRIM ST
CAMBRIDGE, MA 02139-1102

114A-62
JAFTE, JACOB D. & IRIS Z. JAFTE
130 ANTRIM ST
CAMBRIDGE, MA 02139

114A-72
PAGE, STEPHANIE C.
111 1/2 INMAN ST., #B
CAMBRIDGE, MA 02139

114A-101
NETHERLAND DOMESTIC INVESTMENTS, LLC
174 MAPLEWOOD STREET
WATERTOWN, MA 02472

114A-72
SCHEINER, DAVID
111 1/2 INMAN ST., UNIT C
CAMBRIDGE, MA 02139

114A-123
DOHERTY, ROBERT J. & THERESA ANN DOHERTY
117 INMAN ST
CAMBRIDGE, MA 02139-1207

114A-121
CORDEIRO, DOROTHY A LIFE ESTATE
112 ANTRIM ST
CAMBRIDGE, MA 02139

114A-63
WILKINS, DAVID J. & MARY C. VELASQUEZ
132 ANTRIM ST., #1
CAMBRIDGE, MA 02139

114A-63
GOVIGNON, JACQUES P. &
KATHARINA VON HAMMERSTEIN
132 ANTRIM ST., #2
CAMBRIDGE, MA 02139

110-12
SU KAREN LIN
114 INMAN ST - UNIT 2
CAMBRIDGE, MA 02140

114A-71
KORN, CHARLES H. M. KAREN E.H. KORN
113 INMAN ST
CAMBRIDGE, MA 02139

114A-60
SHAIKH, RASHID SHARON DEVOS, TRS
118 ANTRIM ST
CAMBRIDGE, MA

110-123
CREIGHTTON, JAMES MICHELLE PROBERT
54 GLENWOOD HILL RD
BRUNSWICK, ME 04011

110-12
READ, NICHOLAS ANNE R. READ
114 INMAN ST UNIT 1
CAMBRIDGE, MA 02140

110-124
JFRET 118 INMAN STREET LLC
31 OVERLOOK DR
CHELMSFORD, MA 01824

110-12
MAZUMDAR, CLAIRE THOMAS ROBERTS
114 INMAN ST, UNIT 4
CAMBRIDGE, MA 02139

110-12
FU, HELEN JOSHUA K. HARTSHORNE
114 INMAN ST UNIT 3
CAMBRIDGE, MA 02139

110-12
MCCULLOUGH, EILEEN
114 INMAN ST
CAMBRIDGE, MA 02140

Pacheco, Maria

From: English, Diarra
Sent: Monday, December 20, 2021 9:06 AM
To: Pacheco, Maria
Cc: Mallon, Alanna
Subject: Letter of Support
Attachments: BZA#151952-2.docx

Hi Maria,

Please find the attached letter of support from the Vice Mayor for BZA case #151952. Please do not hesitate to contact me if you need anything else or have any questions.

Best,
Diarra

Diarra English
She/Her/Hers
Aide to Vice Mayor Alanna Mallon



CAMBRIDGE CITY COUNCIL

Alanna Mallon

Vice Mayor

December 20, 2021

Constantine Alexander, Chair
Board of Zoning Appeals
831 Massachusetts Ave.
Cambridge, MA 02139

Re: Case No. BZA-151952
115 Inman St., Cambridge, MA 02130

Dear Chairman Alexander,

I am writing on behalf of Douglas Arsham and Jennifer Effron, who have submitted a request for a Variance to construct a non-conforming addition of a roof deck and access dormer to their home.

This family is one that is deeply committed to our community. Douglas and Jennifer are actively involved in the Inman Square neighborhood, and the small businesses that are located there. This necessary addition to their home will better suit their growing family and allow them to remain in the community that they love. Jennifer and Douglas have done ample outreach to their neighbors to keep them informed of the proposed changes to their home and have received two letters of support from their direct abutters which are included in this application.

I wholeheartedly encourage the Board to grant this Variance. Please do not hesitate to contact my office if you have any further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Alanna Mallon".

Alanna Mallon
Cambridge Vice-Mayor