



BZA APPLICATION FORM

Plan No: BZA-017029-2018

GENERAL INFORMATION

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

Special Permit : √ **Variance :** **Appeal :**

PETITIONER : Ledgemoor, LLC - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 116 Brookline St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Special District 8/9

REASON FOR PETITION :

Other: windows

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to add windows to nonconforming wall.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2(a) (Nonconforming Structure - Windows).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :


(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

Address : 675 Masachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 10/11/18

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Ledgemoor, LLC

(Owner or Petitioner)

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

Location of Premises: 116 Brookline Street

the record title standing in the name of Ledgemoor, LLC

whose address is 50 Church 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 1488 Page 17 or _____ Registry

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



(Owner)

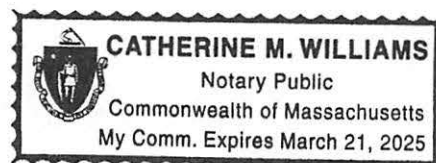
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On this 12th day of September, 2018, before me, the undersigned notary public, personally appeared JOHN DiGiovanni proved to me through satisfactory evidence of identification, which were MASS ID, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires:



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 116 Brookline 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(a) permits the creation of windows of 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 change 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 walls where the windows will be located face empty lots.
- 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 building.
- 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 be located in portions of the wall that previously contained windows.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** office
LOCATION: 116 Brookline St Cambridge, MA **ZONE:** Special District 8/9
PHONE: _____ **REQUESTED USE/OCCUPANCY:** office

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	23,554	no change	13,182	(max.)
<u>LOT AREA:</u>	18,708	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.35	no change	1.25/.6	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	N/A	N/A	N/A	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	148'5"	no change	50'	(min.)
DEPTH	172'1"	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	9'7"	no change	0'/22.5'	(min.)
REAR	48'5" (front)	no change	0'/22.5'	(min.)
LEFT SIDE	72'	no change	19.3'	(min.)
RIGHT SIDE	0'	no change	19.3'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	35'	no change	35/45	(max.)
LENGTH	100'4"	no change	N/A	
WIDTH	99'5"	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	no change	0/36%	(min.)
<u>NO. OF DWELLING UNITS:</u>	0	no change	N/A	(max.)
<u>NO. OF PARKING SPACES:</u>	13	no change	.	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	no change	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	85'5"	no change	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.

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'.

[illegible]

116 Brookline St.

Petitioner

94-58
125 BROOKLINE STREET, LLC,
33 CHURCH ST
CAMBRIDGE, MA 02138

94-100
RECTO, JANIS SAMANTHA
113 BROOKLINE ST., #113
CAMBRIDGE, MA 02139

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

94-101
PARISE, PETER J., III &
SANDRA SCHOFIELD-PARISE
119 BROOKLINE ST
CAMBRIDGE, MA 02139

94-156
ANNA REALTY CORPORATION
P.O BX 2215
ACTON, MA 01720

95-52-59
LEDGEMOOR, LLC
50 CHURCH ST. 5TH FLOOR
CAMBRIDGE, MA 02138

95-57-51
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

95-57-51
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

94-100
PARK, DANIEL
113 BROOKLINE ST., #115
CAMBRIDGE, MA 02139

95-58
CHENG, ISAAC S. & JESSICA J. CHENG
100 PACIFIC ST., #1
CAMBRIDGE, MA 02139

95-58
ZHANG, FENG & YUFEN SHI
100 PACIFIC ST., #11
CAMBRIDGE, MA 02139

95-58
SENNE, WILLIAM P.
100 PACIFIC ST., #10
CAMBRIDGE, MA 02139

95-58
HALLER, JOHN
100 PACIFIC ST., #9
CAMBRIDGE, MA 02139

95-58
RICHMOND, PATRICK G.,
TRUSTEE THE PATRICK G. RICHMOND TRUST
100 PACIFIC ST., #8
CAMBRIDGE, MA 02139

95-58
MANNING, MAUREEN
100 PACIFIC ST., #7
CAMBRIDGE, MA 02139

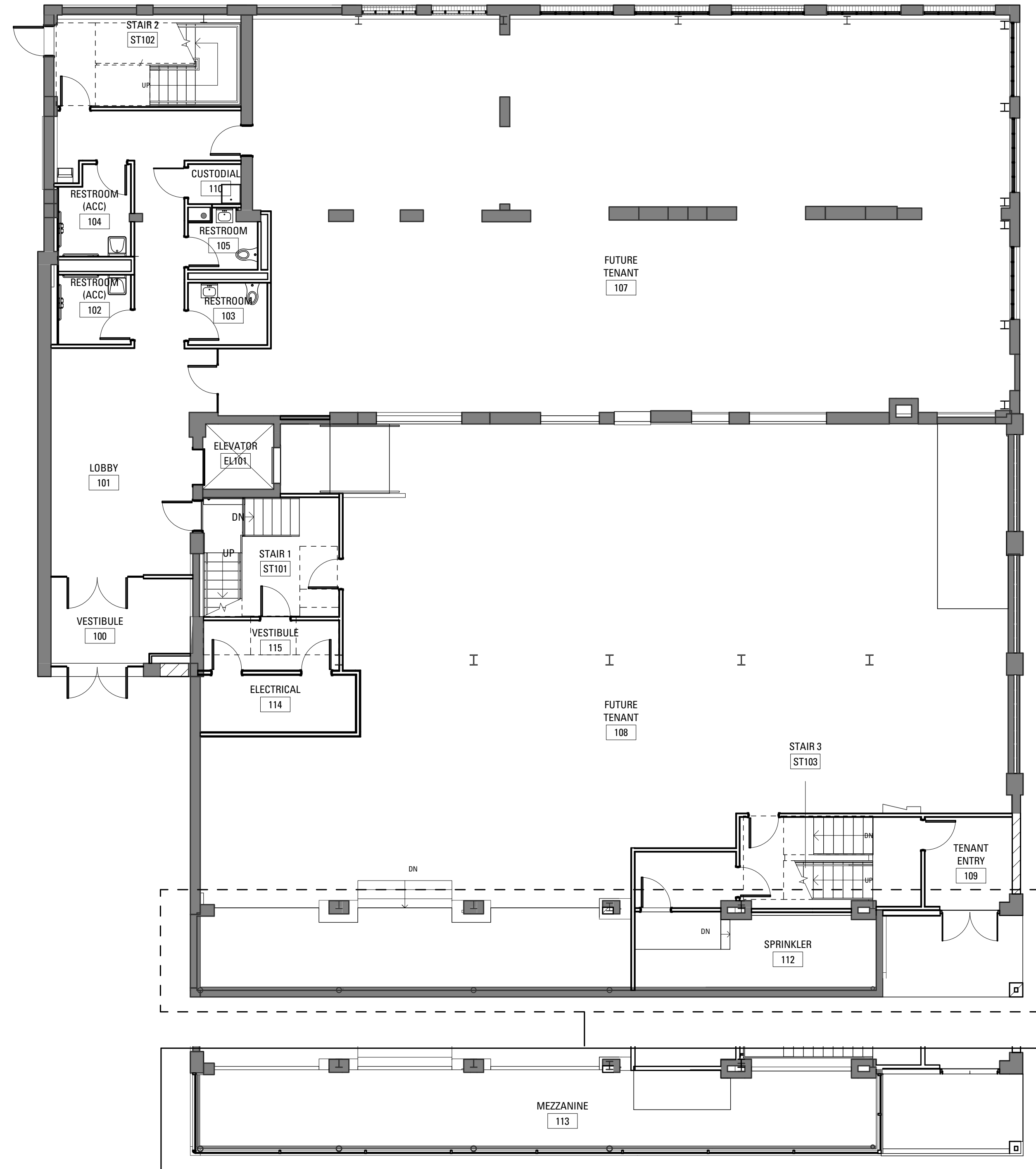
95-58
BOYES-WATSON, MARK &
C/O HSU, ERIC & REGINA J. HSU
100 PACIFIC ST., #6
CAMBRIDGE, MA 02139

95-58
REPUCCI, ROBIN A.
100 PACIFIC ST., #5
CAMBRIDGE, MA 02139

95-58
DOWNES, PATRICK B. & JESSICA A. KENSKY
100 PACIFIC ST., #4
CAMBRIDGE, MA 02139

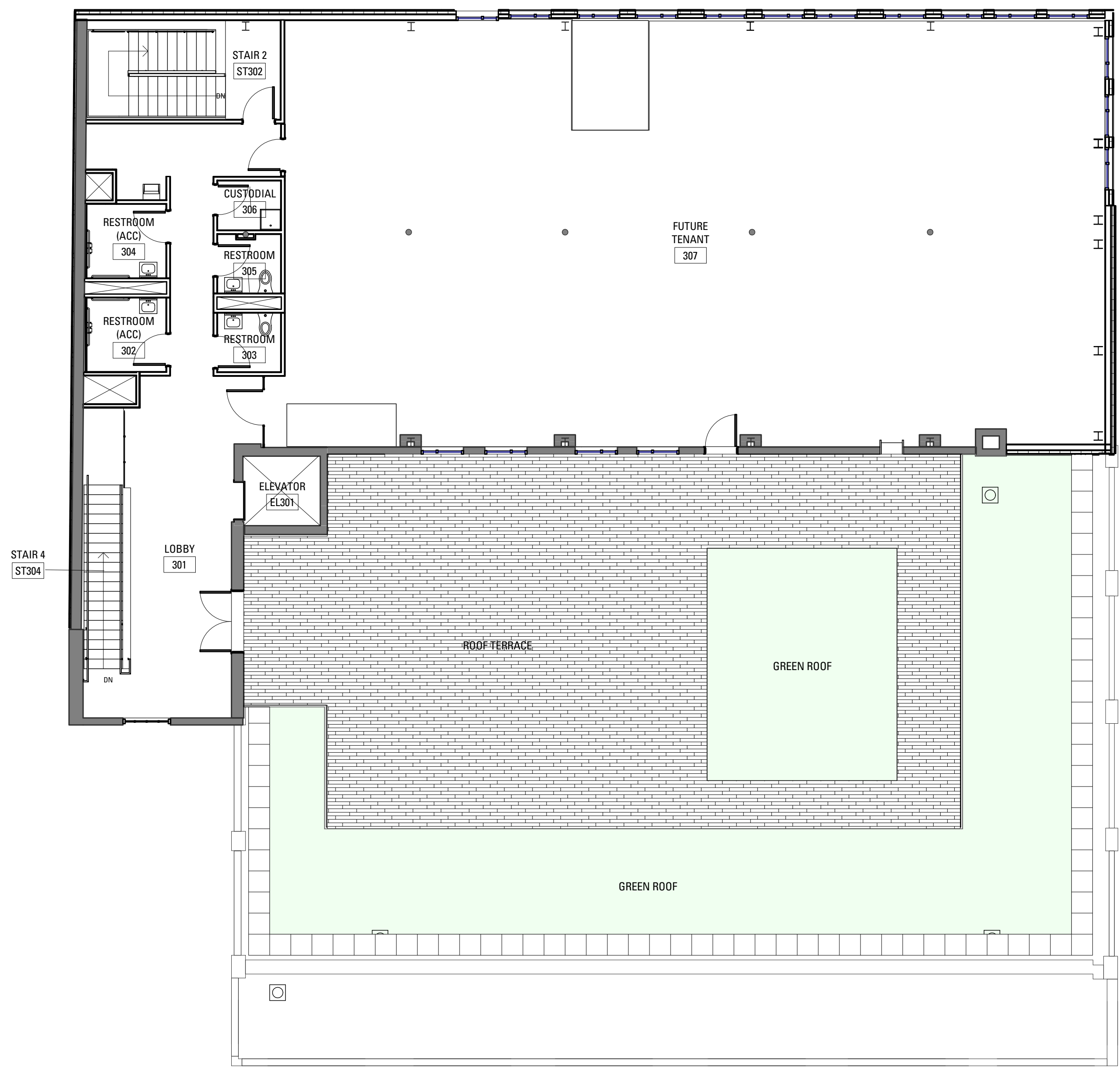
95-58
COBB, NATHAN B. & MARGERY M. COBB
100 PACIFIC ST., #3
CAMBRIDGE, MA 02139

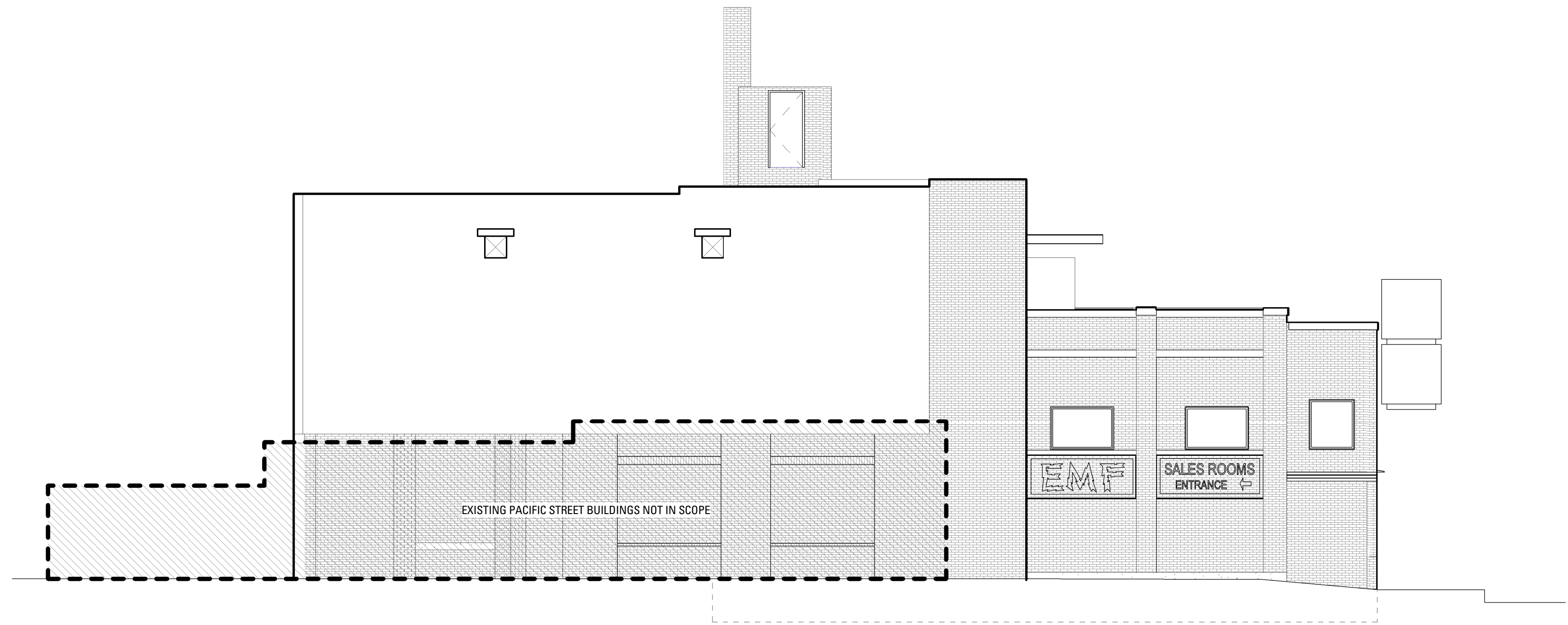
95-58
YU, JEFFREY J. & JAMIE YU
100 PACIFIC ST., #2
CAMBRIDGE, MA 02139



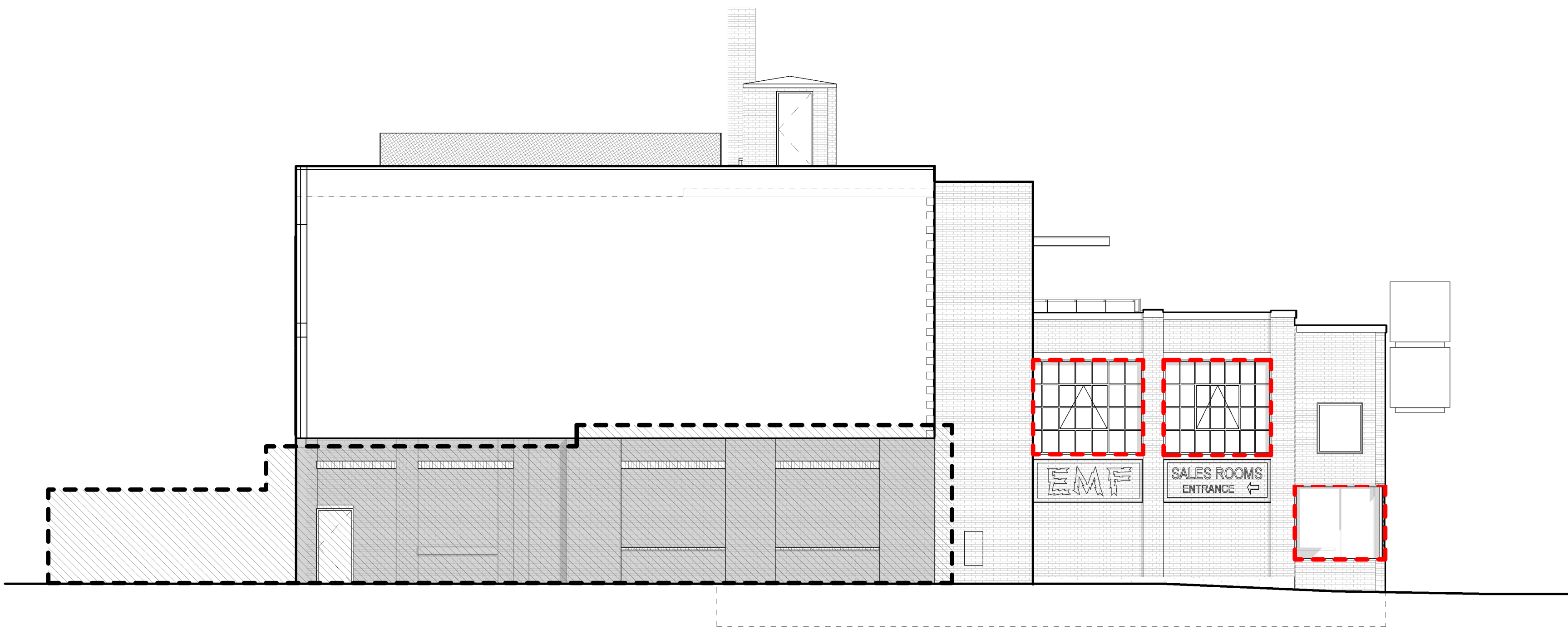
MEZZANINE







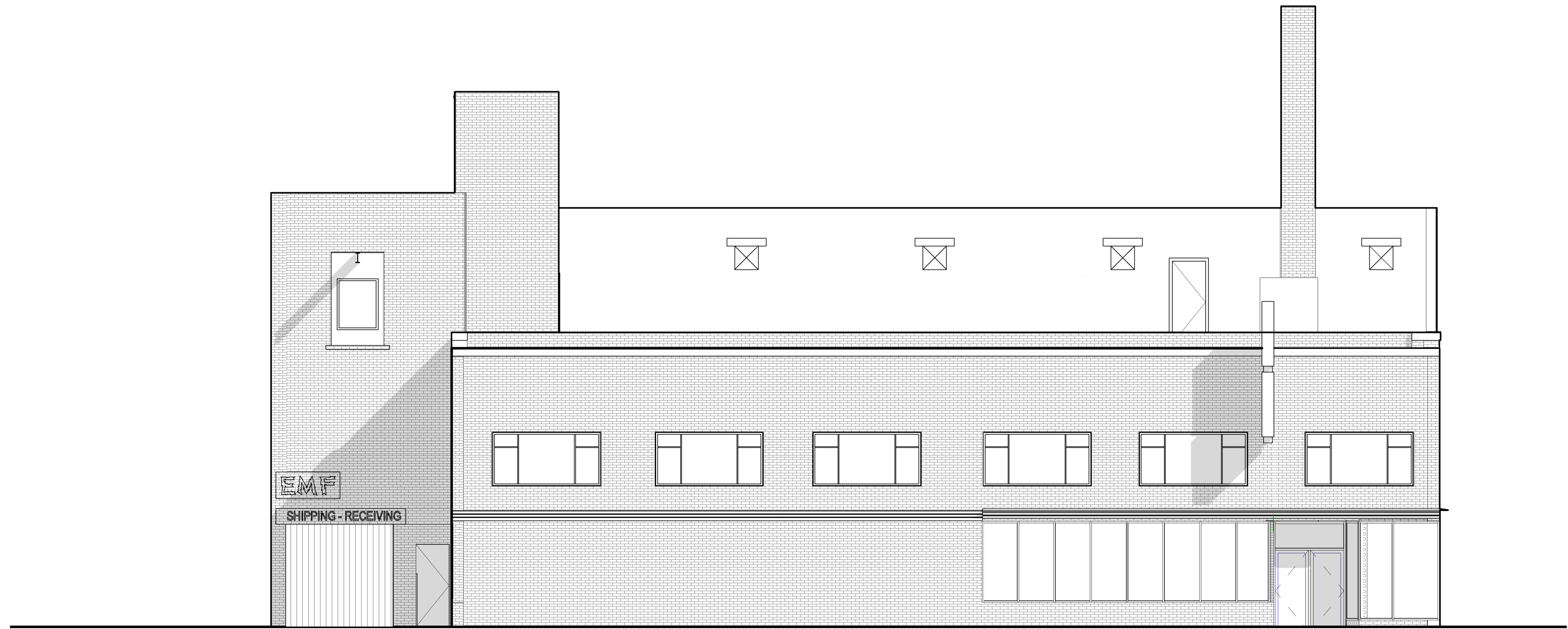
EXISTING



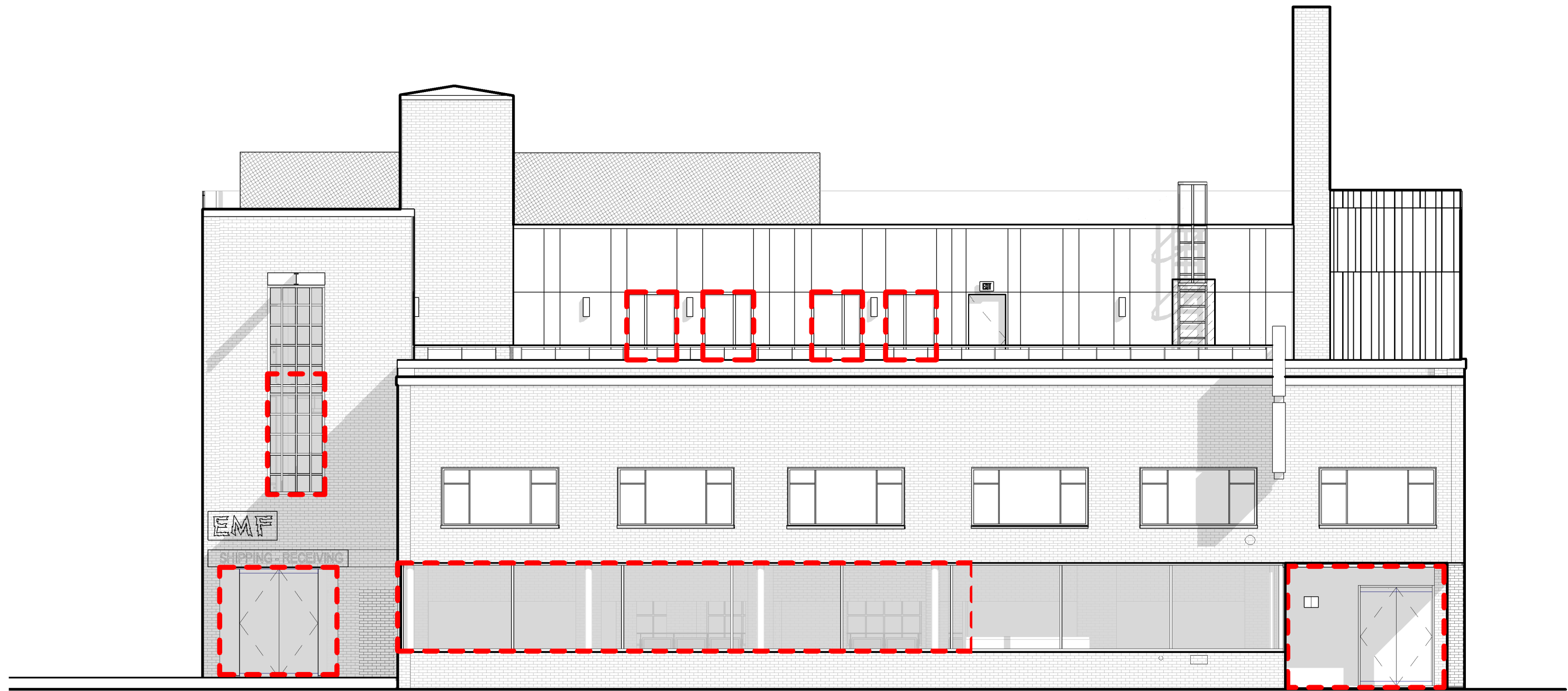
PROPOSED

 PROPOSED OPENINGS

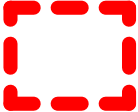
AS OF RIGHT - PUBLIC WAY

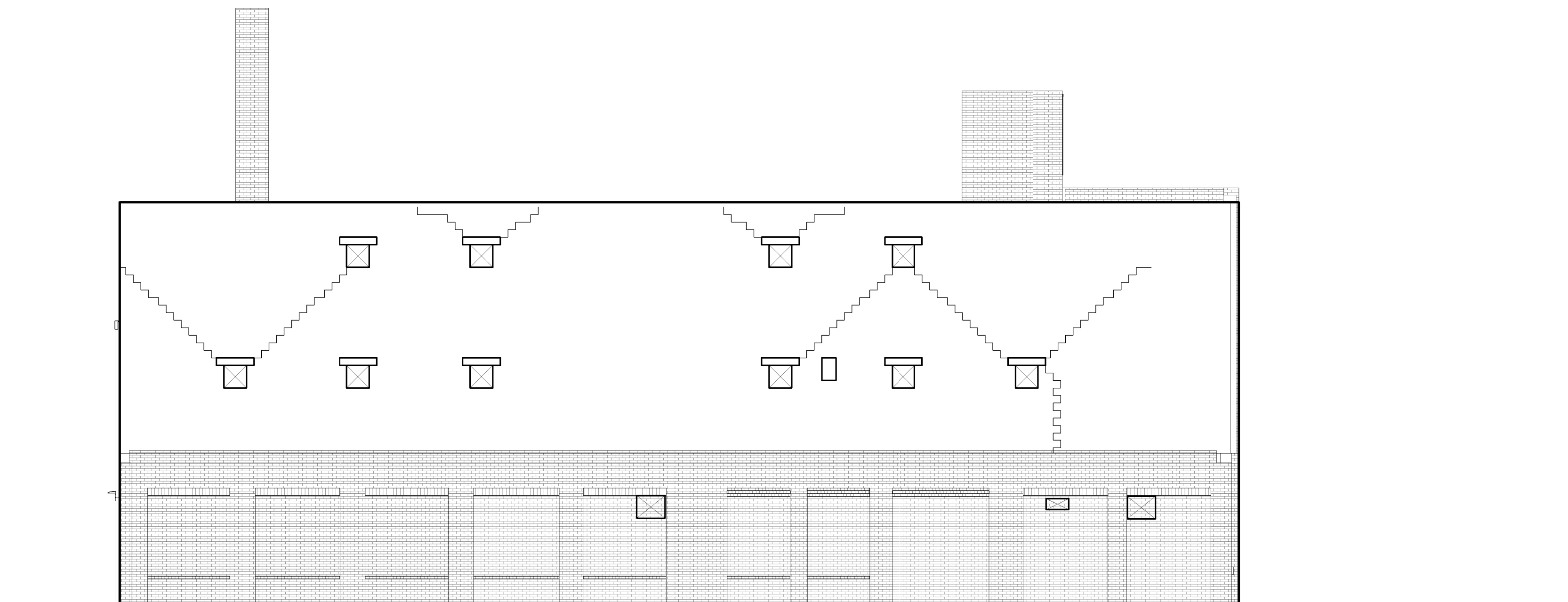


EXISTING



PROPOSED

 PROPOSED OPENINGS
AS OF RIGHT - PUBLIC WAY



EXISTING

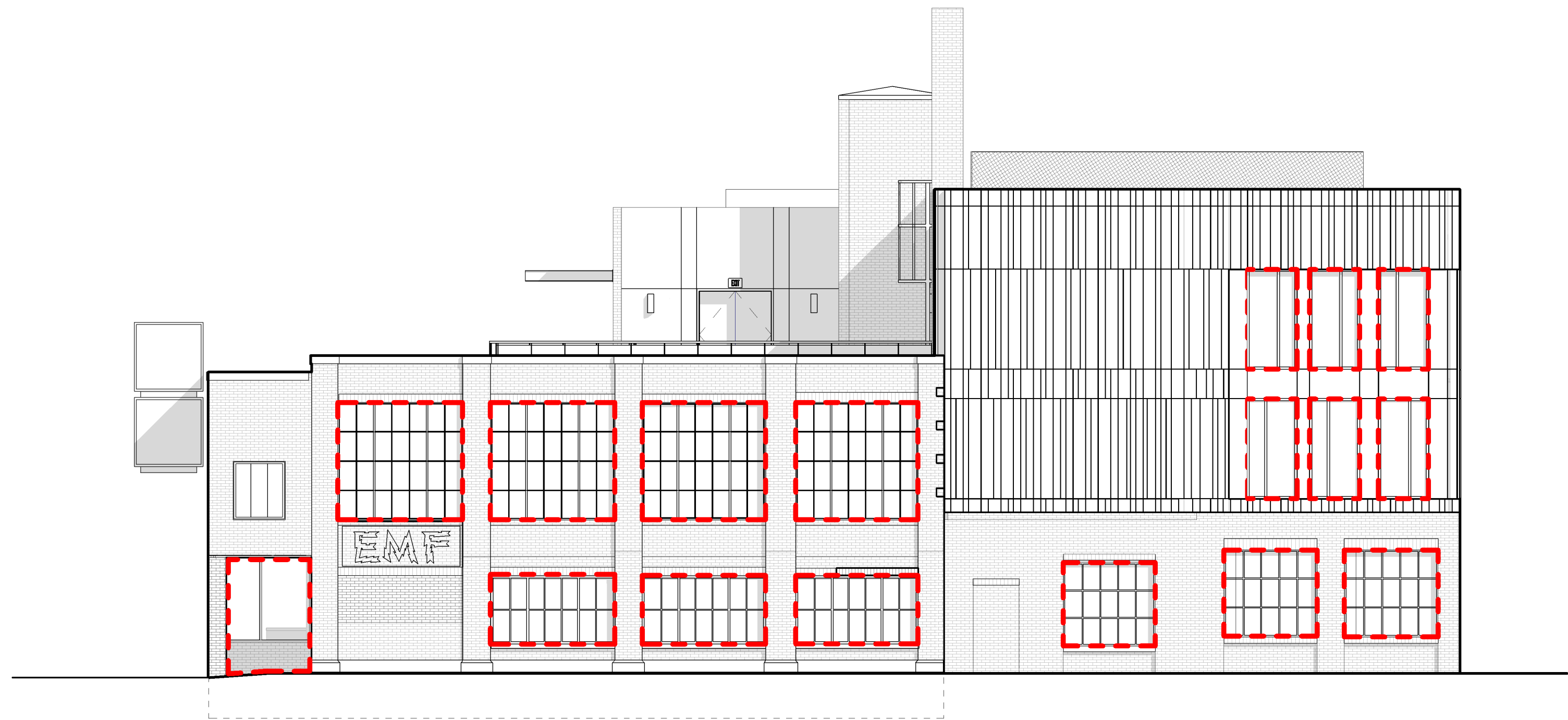


PROPOSED

 PROPOSED OPENINGS



EXISTING



PROPOSED

 PROPOSED OPENINGS