



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

BZA APPLICATION FORM

Plan No: BZA-013738-2017

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Feinmann, Inc. - C/O John Vining

PETITIONER'S ADDRESS : 27 Muzzey Street Lexington, Ma. 02421

LOCATION OF PROPERTY : 11 Appleton Rd 2 Cambridge, MA 02138

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: window installation

DESCRIPTION OF PETITIONER'S PROPOSAL :

The relief would allow the installation of a window into a non-conforming wall on the second floor unit.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).
Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :


(Petitioner(s) / Owner)
JOHN W. VINING
(Print Name)

Address : 27 MUZZEY ST.

LEXINGTON, MA. 02421

Tel. No. : 781-789-9181

E-Mail Address : JVINING@FEINMANN.COM

Date : 7/17/17

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.

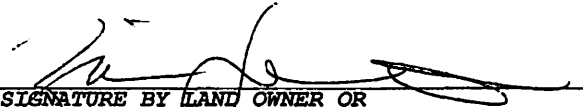
I/We Ziaieh C. Sobhani and Joshua James Pieper
(OWNER)

Address: 11 Appleton Road, Unit 2, Cambridge, MA 02138

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

The record title of this property is in the name of Ziaieh C. Sobhani
and Joshua James Pieper

*Pursuant to a deed of duly recorded in the date 11/16/2016, Middlesex South
County Registry of Deeds at Book 68418, Page 478; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

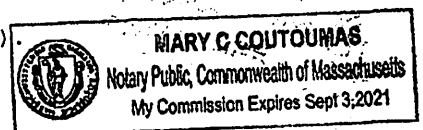
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name ZIAIEH C SOBhani personally appeared before me,
this 26TH of JUNE, 2017, and made oath that the above statement is true.

 Notary

My commission expires 9-3-21 (Notary Seal).



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

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 11 Appleton Rd 2 Cambridge, MA 02138
(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 proposed changes will not change the zoning status or dimensions of the existing structure.
- 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:
The proposed change will not change the building use or impact traffic patterns
- 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 proposed change will impact the existing building only
- 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:
These impacts are not applicable to our proposed change
- 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 change fits within the existing style of the house, it matches adjacent homes on the street and adjacent streets in the neighborhood

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Feinmann Inc **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 11 Appleton Rd 2 Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>+/-3,912</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>LOT AREA:</u>		<u>+/-3,570</u>	<u>n/a</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>1.10</u>	<u>n/a</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>46.3' / 42.4'</u>	<u>n/a</u>	<u>50'</u>	(min.)
	DEPTH	<u>86.3' / 78'</u>	<u>n/a</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>3.6' / 5.3'</u>	<u>n/a</u>	<u>15'</u>	(min.)
	REAR	<u>16.9' / 23.7'</u>	<u>n/a</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>2.9' / 5.9'</u>	<u>n/a</u>	<u>7.5'</u>	(min.)
	RIGHT SIDE	<u>12.9' / 13.4'</u>	<u>n/a</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>+/-40'</u>	<u>n/a</u>	<u>35'</u>	(max.)
	LENGTH	<u>+/-55'</u>	<u>n/a</u>	<u>n/a</u>	
	WIDTH	<u>+/-26'</u>	<u>n/a</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>n/a</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>n/a</u>	<u>n/a</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>0</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</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.
this is the only building on the lot

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'.



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2017 JUL 18 PM 12:23

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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LEXINGTON, MA. 02421

Tel. No. : 781-789-9181

E-Mail Address : JVINING@FEINMANN.COM

Date : 7/12/17



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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Kyle Sheffield, *Alternate*

Jurisdiction Advice

To the Owner of Property at 11 Appleton Rd. #2

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.**
No demolition permit application is anticipated.
- ☐ 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 July 20, 2017

Received by Uploaded to Energov

Date July 20, 2017

Relationship to project BZA 13738-2017

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.

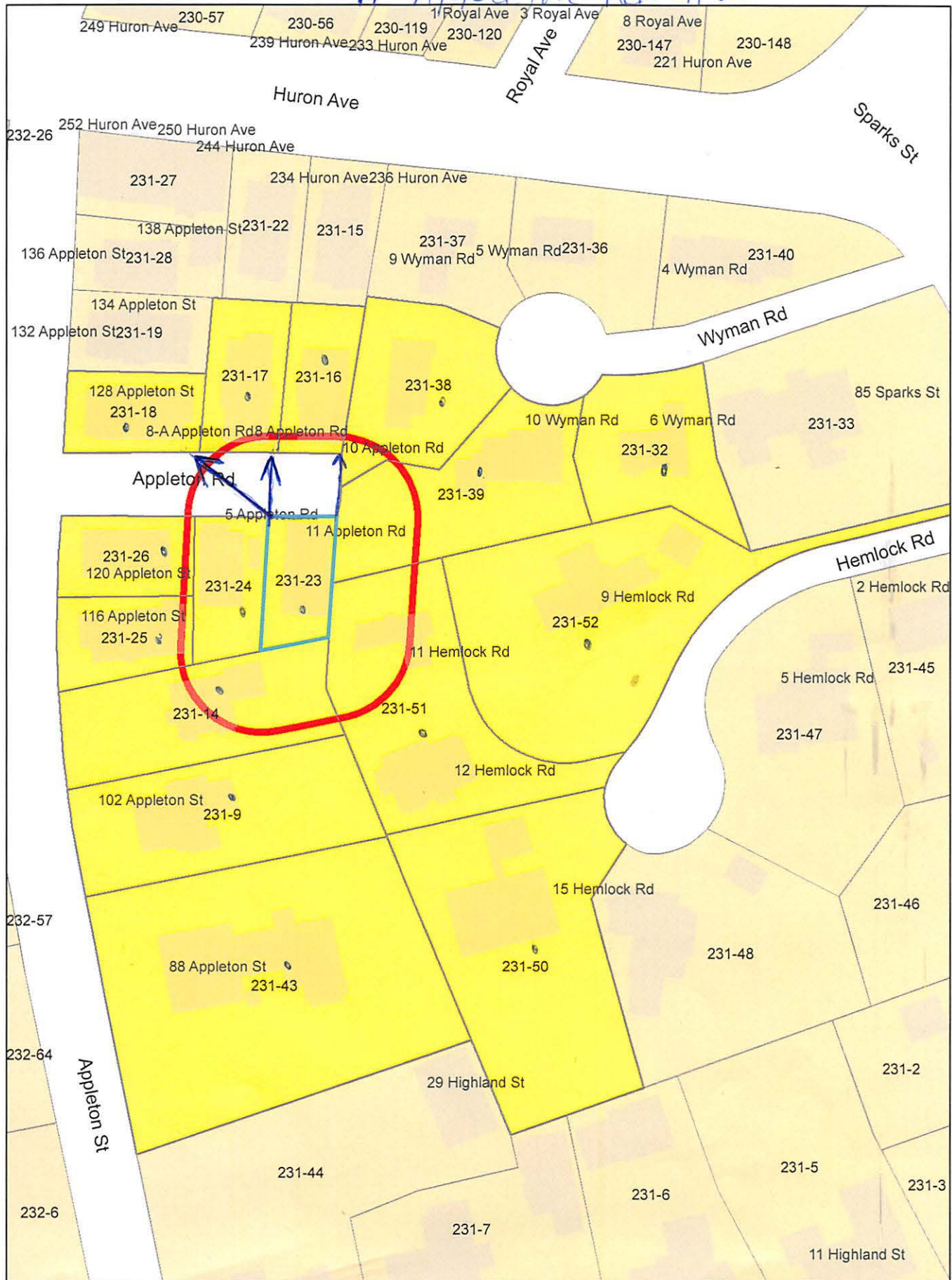
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

11 Appleton Rd. #2



11 Appleton Rd. #2

Petitioner

231-9
HELD, RICHARD M. & DORIS B. HELD, TR.
C/O KERSLAKE, EDWARD & DAVID SPENCER
15 WOODBRIDGE ST
CAMBRIDGE, MA 02138

231-14
MACARTHUR, ROBERT S. &
JUNE L. MACARTHUR
TR. OF ROMAC REALTY TR.
106 APPLETON ST
CAMBRIDGE, MA 02138

FEINMANN, INC.
C/O JOHN VINING
22 MUZZEY ST.
LEXINGTON, MA 02421

231-17
BECKWITH, BARBARA
8A APPLETON RD
CAMBRIDGE, MA 02138

231-18
BARTON, JAMES H.
130 APPLETON ST.
CAMBRIDGE, MA 02138

231-23
SACHS, SUSAN M.
11 APPLETON RD., #1
CAMBRIDGE, MA 02138

231-23
PISANO, GARY P. & ALICE ROSA
11 APPLETON RD., #2
CAMBRIDGE, MA 02138

231-24
OLDHAM, PETER & PAMELA M. OLDHAM
5 APPLETON RD
CAMBRIDGE, MA 02138

231-25
HULIHAN, DEBORAH M.
116 APPLETON ST.
CAMBRIDGE, MA 02138

231-26
MAHER, DAVID P. & JOSEPH P. CARNEY, III
118 APPLETON ST
CAMBRIDGE, MA 02138

231-32
RAPPAPORT, NANCY & COLLIN FLAVIN
6 WYMAN RD
CAMBRIDGE, MA 02138

231-38
YOGMAN, MICHAEL W. & ELIZABETH K. ASCHER
14 WYMAN ROAD
CAMBRIDGE, MA 02138

231-39
ALLEN, ROBERT,
TRUSTEE LUPINE'S LEAP REALTY TRS
ATTN: GILMORE REES & CARLSON, PC
70 WALNUT ST. 4TH FL
WELLESLEY, MA 02481

231-43
SERAFINI, JOSEPH L.,
TR. OF EIGHTY EIGHT APPLETON STREET TR.
88 APPLETON STREET
CAMBRIDGE, MA 02138

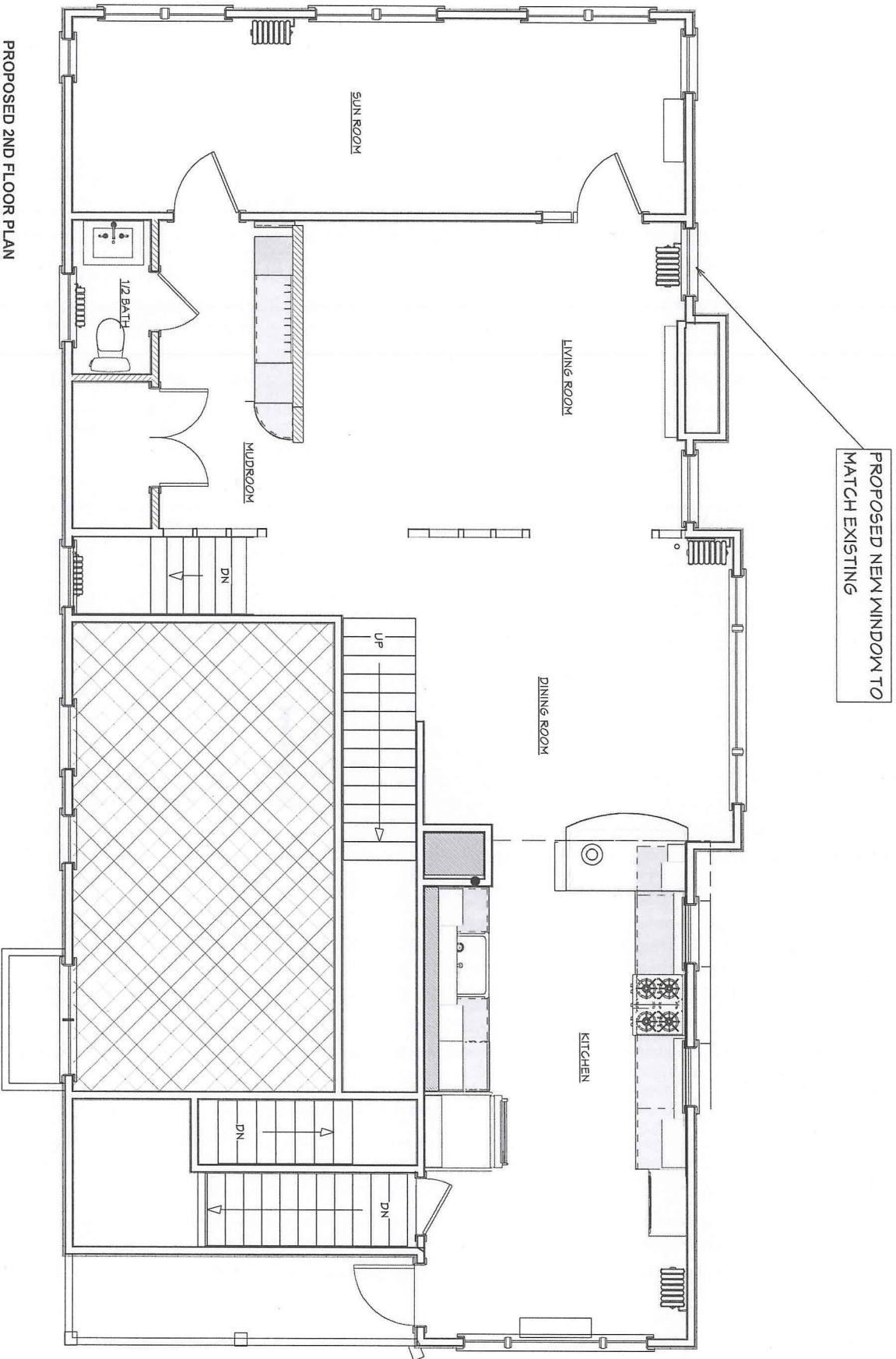
231-50
COLE, JONATHAN P.
15 HEMLOCK ROAD
CAMBRIDGE, MA 02138

231-51
EDDINS, ANN C.,
TRS. OF 11 HEMLOCK NOMINEE TRUST
11 HEMLOCK RD
CAMBRIDGE, MA 02138

231-51
MARTIN, WILLIAM M. III &
KRISTIN HANSON MARTIN
11 HEMLOCK RD
CAMBRIDGE, MA 02138

231-52
SANGER, LINDA
C/O DENISE HUNT
KELLEY DRYE & WARREN LLP
101 PARK AVENUE
NEW YORK, NY 10178

231-16
CONTRATTO, JILL
TR. OF JILL CONTRATTO REVOCABLE TRUST
10 APPLETON RD
CAMBRIDGE, MA 02138



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED NEW WINDOW TO
MATCH EXISTING

Feinmann

27 Milwau Street
Lexington, Massachusetts 02422
P: 781-860-5800
F: 781-860-7800

SOBHANI-PIEPER RESIDENCE

11 Appleton Road, Cambridge, MA
UNIT 2

Projected Project Start Date

Drawing Date

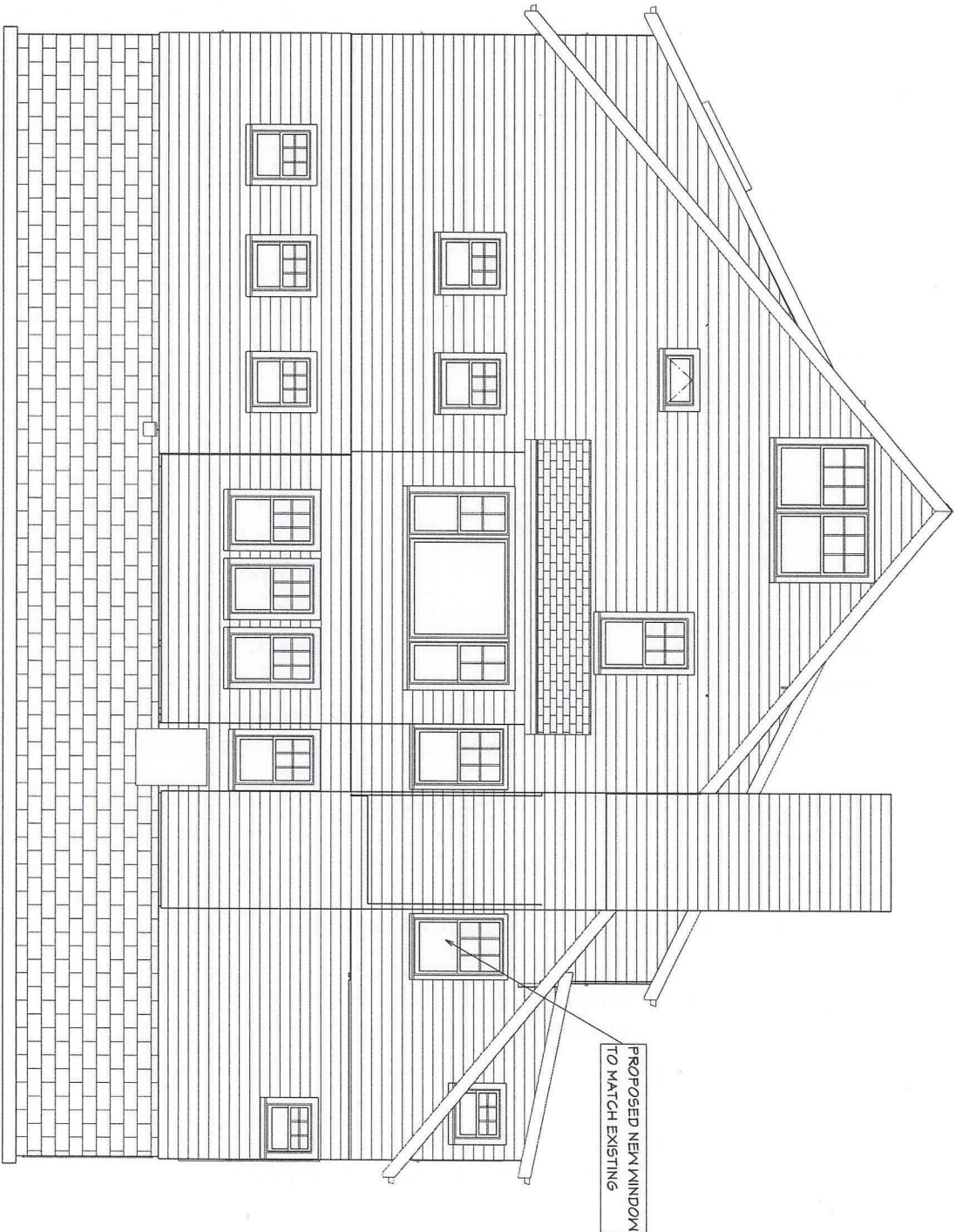
6-23-17

Current Phase
Special Permit
Application

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contractors do not warrant the sufficiency or use
of this document for anyone other than
Feinmann, Inc. No one else may rely on this
document in any manner.

Sheet Number

A1



PROPOSED EAST ELEVATION
3/16"=1'-0"

Feinmann

27 Union Street
Lexington, Massachusetts 02424
P: 781-860-9800
F: 781-860-7800

SOBHANI-PIEPER RESIDENCE

11 Appleton Road, Cambridge, MA
UNIT 2

Projected Project Start Date

Drawing Date

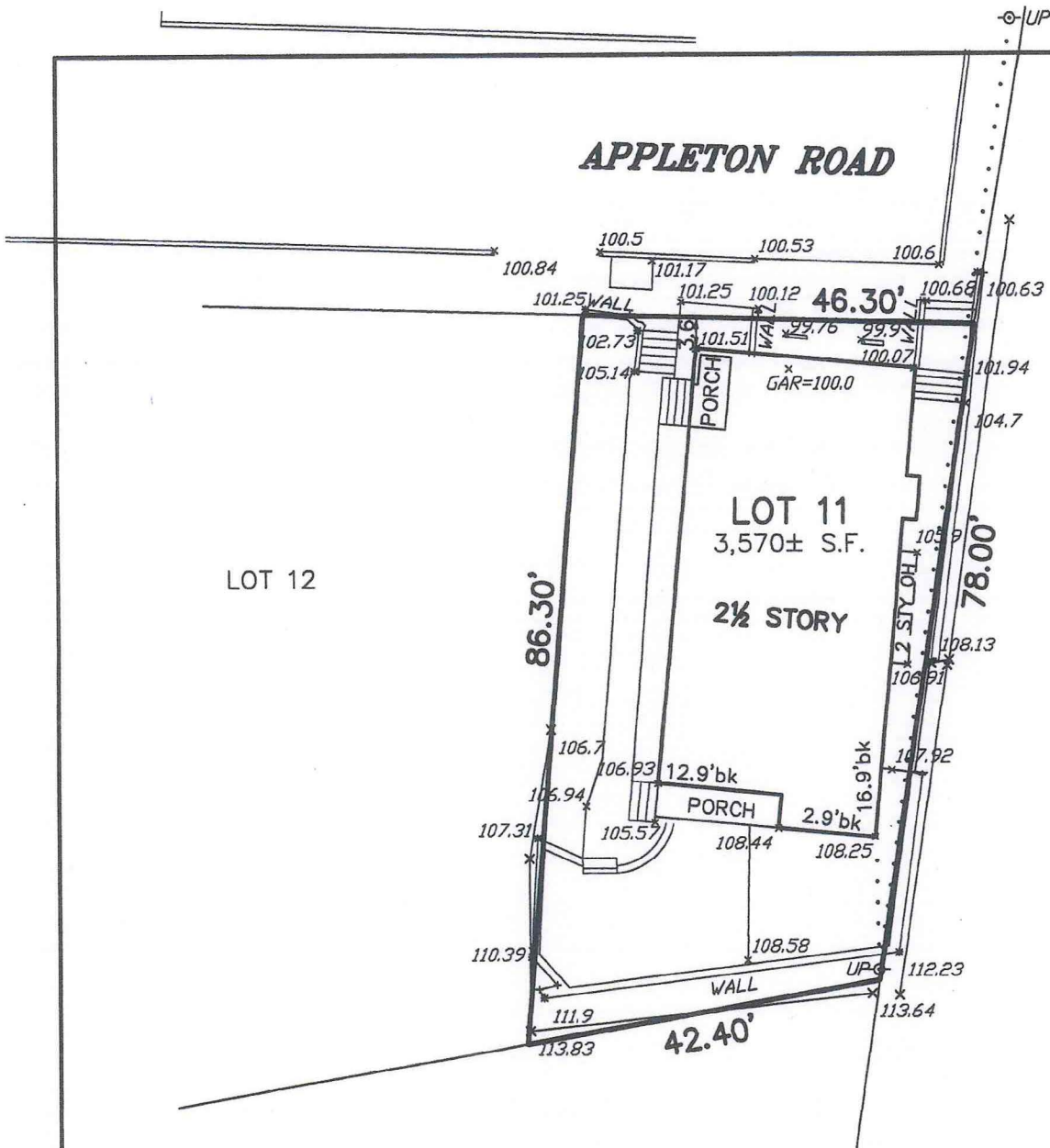
6-23-17

Special Permit
Application

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Sheet Number

A2



OWNER: 11 APPLETON ROAD CONDOMINIUM

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

CERTIFIED PLOT PLAN
#11 APPLETON ROAD

IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 5/10/2017



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5203CP1.DWG



