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

BZA APPLICATION FORM

Plan No: BZA-016801-2018

GENERAL INFORMATION

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

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

PETITIONER : Mark Kon - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 19-23 Creighton St Cambridge, MA

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners seek to construct three dormers to nonconforming structure.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.3 (Enlargement of a nonconforming structure).

Article 10.000 Section 10.30 (Variance).

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

James J. Rafferty
(Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : (617) 429-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : June 19, 2018

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Robert B. Cook and Elizabeth A. Kon
(Owner or Petitioner)

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

Location of Premises: 19-23 Creighton Street

the record title standing in the name of Robert B. Cook and Elizabeth A. Kon

whose address is 19-23 Creighton Street, Cambridge MA 02140
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69575 Page 298 or _____ Registry

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

Robert B Cook
(Owner)

==========

On this 26 day of February, 2018, before me, the undersigned notary public, personally appeared ROBERT COOK proved to me through satisfactory evidence of identification, which were MA LICENSE, 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.

DANIEL J. BUCKLEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 4, 2024

Notary Public

My commission expires: 10/4/2024

DANIEL J. BUCKLEY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 4, 2024

BZA APPLICATION FORM

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:

A literal enforcement of the provisions of this Ordinance would preclude the petitioner from making the proposed modifications to the third floor of their home to provide adequate air and sunlight for two existing bedrooms.

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 hardship is related to the age and condition of hte structure, includin ghte steep slope of the roof.

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

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

Adding two dormers of approximiately 22sf each to this dwelling will not create any detriment to the public good since the footprint of the structure will not change and thus, the setbacks and the amount of open space will not be diminished.

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

The nature and intensity of the use of this two family home will not change as a result of the construction of two small dormers on the third floor.

* **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: Nirvana **PRESENT USE/OCCUPANCY:** two family

LOCATION: 19-23 Creighton St Cambridge, MA **ZONE:** Residence B Zone

PHONE: **REQUESTED USE/OCCUPANCY:** two family

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		3,611 sf	3655.66	2551.5	(max.)
LOT AREA:		5,103 sf	no change	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.707	.716	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		2551.5	no change	2,500 sf	(min.)
SIZE OF LOT:	WIDTH	50	no change	50	(min.)
	DEPTH	104	no change	N/A	
SETBACKS IN FEET:	FRONT	11.3	no change	15'	(min.)
	REAR	32.8	no change	25'	(min.)
	LEFT SIDE	7.6	no change	7.5 (sum 20)	(min.)
	RIGHT SIDE	7.0	no change	7.5(sum 20)	(min.)
SIZE OF BLDG.:	HEIGHT	36.9	no change	35'	(max.)
	LENGTH	58.1	no change	N/A	
	WIDTH	35.4	no change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		29.8	no change	40	(min.)
NO. OF DWELLING UNITS:		2	2	2	(max.)
NO. OF PARKING SPACES:		4	no change	2	(min./max)
NO. OF LOADING AREAS:		N/A	N/A	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.

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'.

KON FAMILY DUPLEX ALTERATION PLAN

23 CREIGHTON ST, CAMBRIDGE, MA

CONCEPTUAL 3RD FLOOR & DORMER PLANS

4 3D FRONT VIEW

3 3D REAR 3/4 VIEW

2 3D FRONT 3/4 VIEW

1 3D View

REVISION SCHEDULE

REVISED BY	DATE

SOVEREIGN DESIGN ASSOCIATES LLC
209 WEST CENTRAL ST SUITE 107
NATICK, MA 01760
OFFICE: 508-545-0108
MOBILE: 508-308-0180

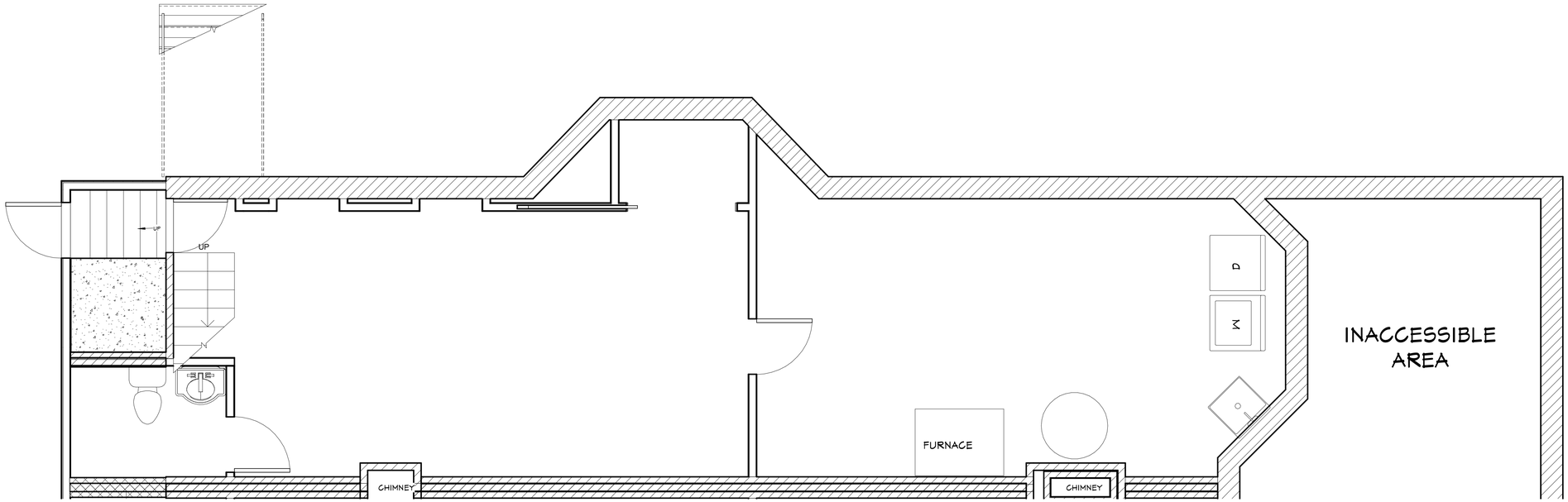
PROJECT NAME & ADDRESS:

19-23 CREIGHTON STREET
CAMBRIDGE, MA

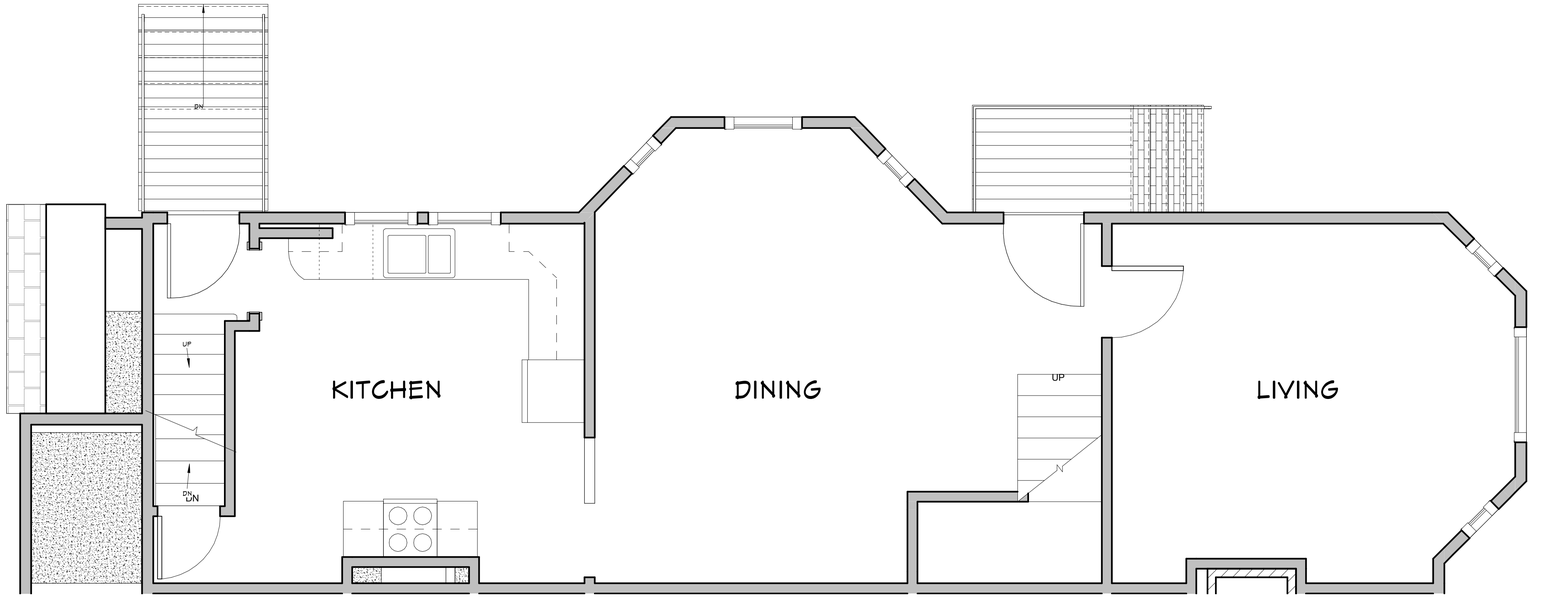
Project number	2018-15
Date	MARCH 14, 2018
Drawn by	JOHN ABER
Checked by	ALLEN LEMOS
Scale	

RENDERINGS

A101



1 EXISTING FOUNDATION & BASEMENT LAYOUT
3/8" = 1'-0"



2 EXISTING LEVEL 1
3/8" = 1'-0"

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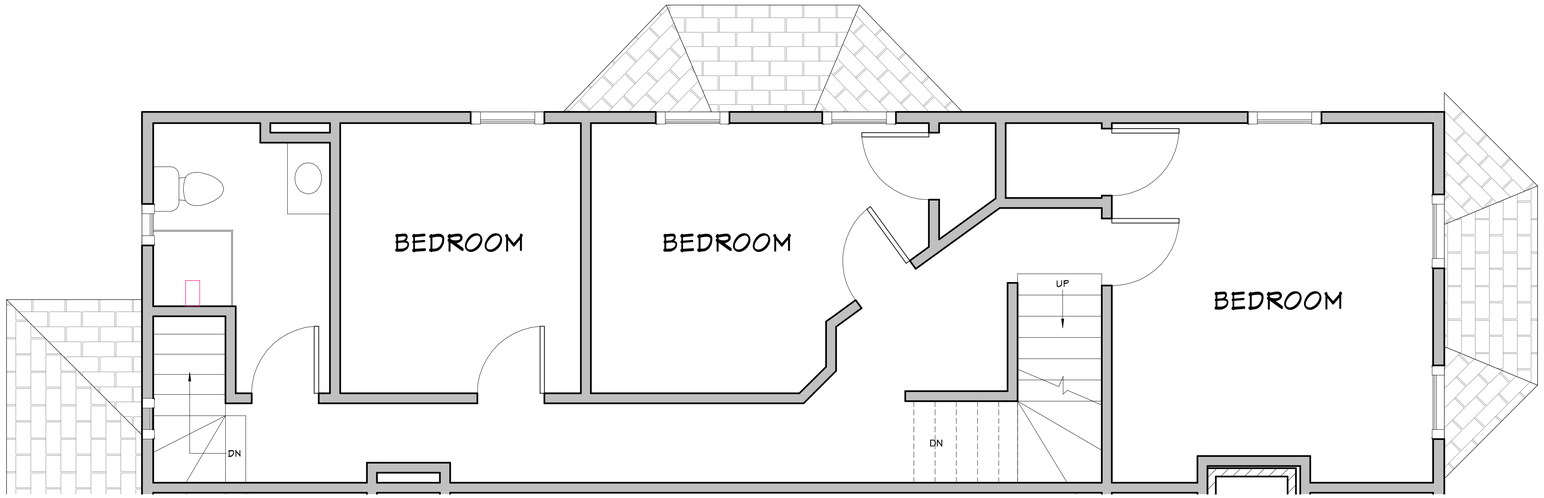
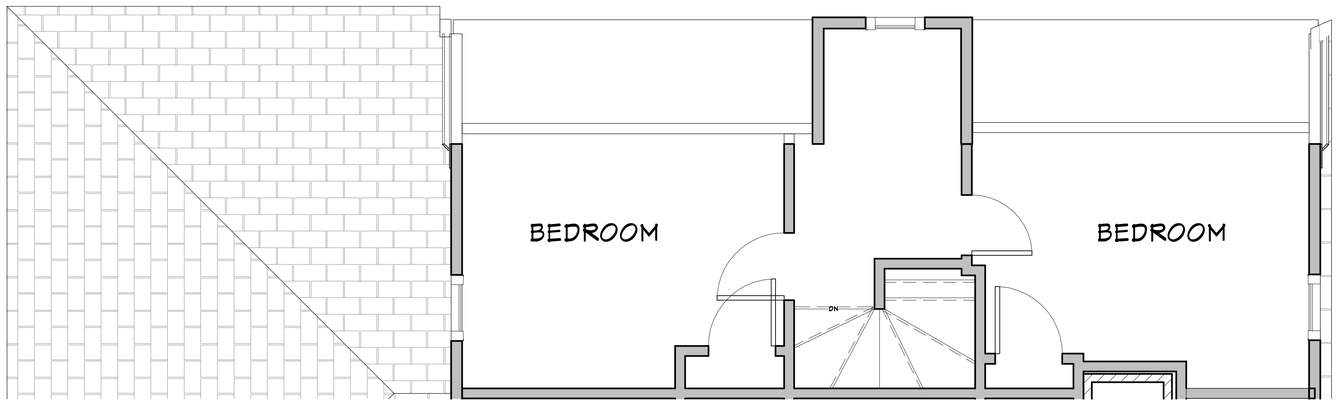
EXISTING
BASEMENT & 1ST
FLOOR PLANS

A102



1 EXISTING LEVEL 2
3/8" = 1'-0"



2 EXISTING LEVEL 3
3/8" = 1'-0"

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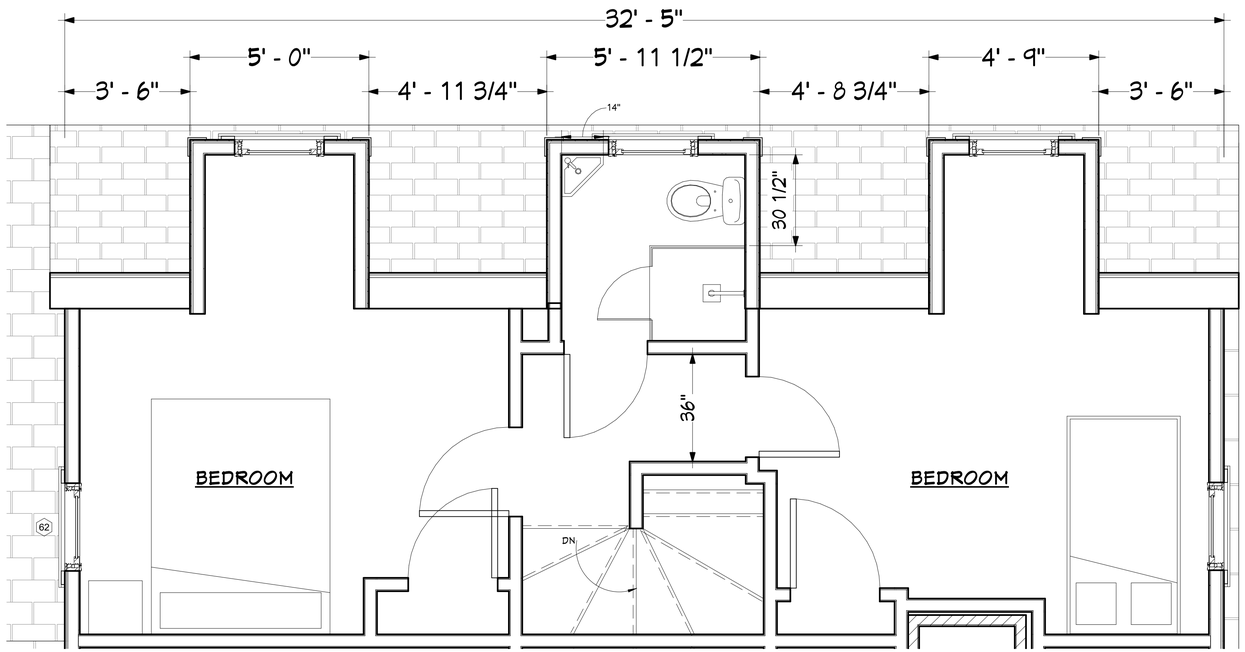
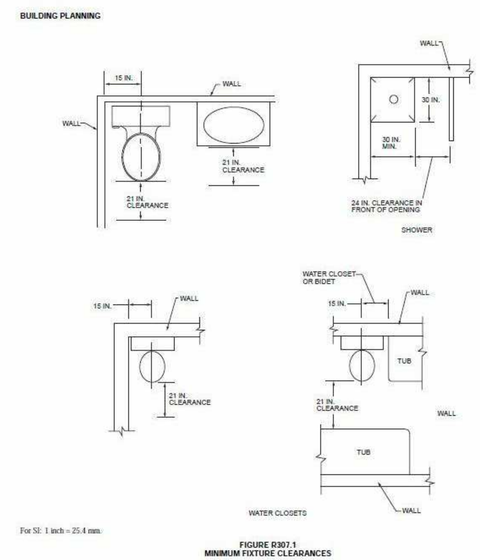
Drawn by	TCO
Checked by	ALLEN LEMOS
Scale	3/8" = 1'-0"

EXISTING 2ND & 3RD FLOOR PLANS

A103



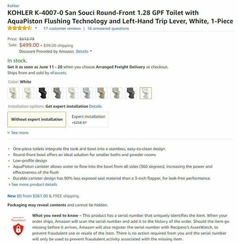
1 BATHROOM DORMER STUDY - PROPOSED 3RD FLOOR PLAN
1/2" = 1'-0"



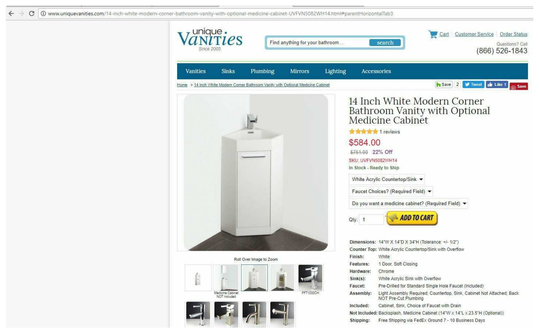
6 IRC 2015 MINIMUM FIXTURE CLEARANCES
1 : 17

2 14" ANGLED SINK/VANITY
1 : 18

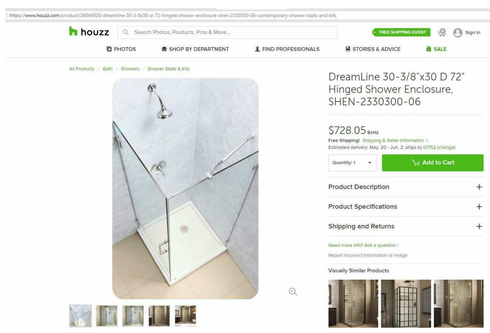
3 30" X 30" SHOWER STALL
1 : 23



8 KOHLER K-4007 SAN SOUCI TOILET
1" = 1'-0"



4 14" ANGLED VANITY PRODUCT INFO
1 : 28



5 30" X 30" SHOWER STALL PRODUCT INFO
1 : 28

Product description

Color: White

K-4007-0

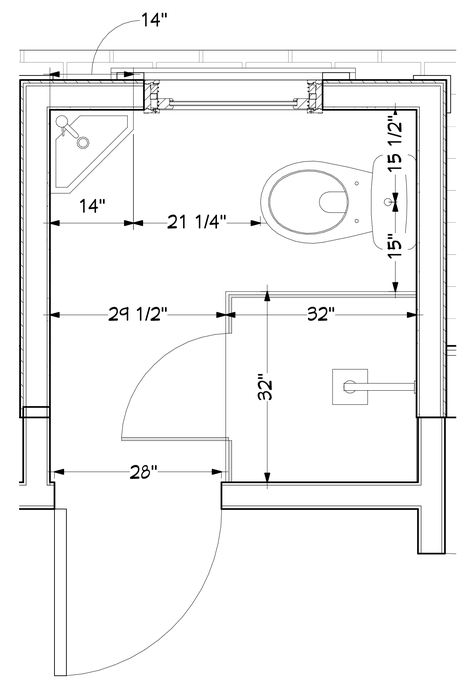
Product information

Color: White

Technical Details

Part Number	K-4007-0
Item Weight	92 pounds
Product Dimensions	25.6 x 16.8 x 24.2 inches
California residents	Click here for Proposition 65 warning
Item model number	K-4007-0
Size	24.25 x 16.75 x 25.63 inches
Color	White
Shape	Round
Item Package Quantity	1
Water Consumption	1.28 GPF
Number of Handles	1
Certification	Watersense
Included Components	toilet
Batteries Included?	No
Batteries Required?	No
Warranty Description	One year limited warranty

9 KOHLER K-4007 SAN SOUCI TOILET PRODUCT INFO
1" = 1'-0"



7 BATHROOM DORMER STUDY - PROPOSED 3RD FLOOR PLAN ISOLATED
1" = 1'-0"

REVISION SCHEDULE	
REVISED BY	DATE

SOVEREIGN DESIGN ASSOCIATES LLC
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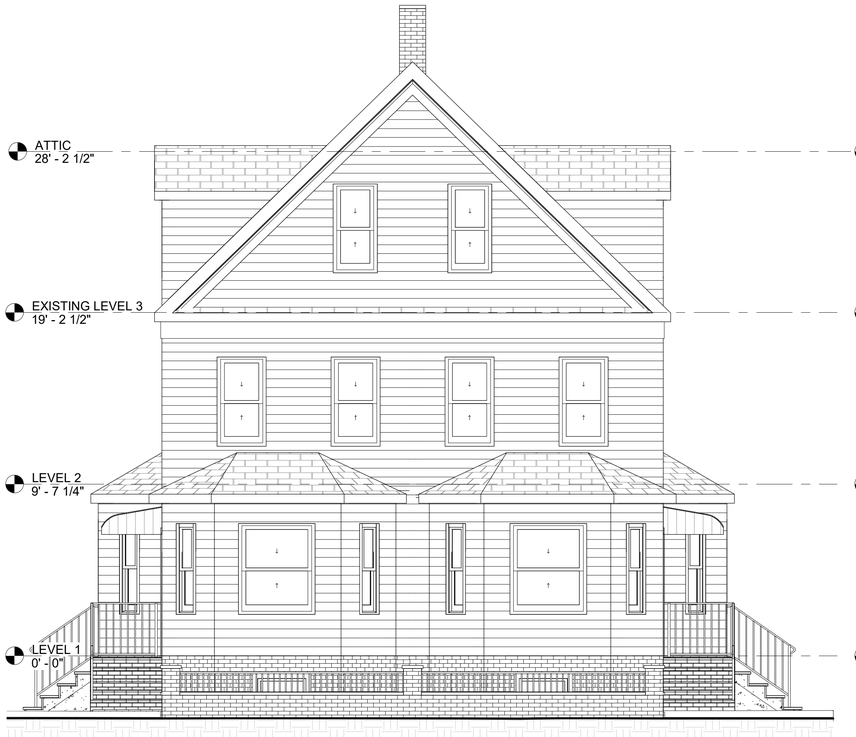
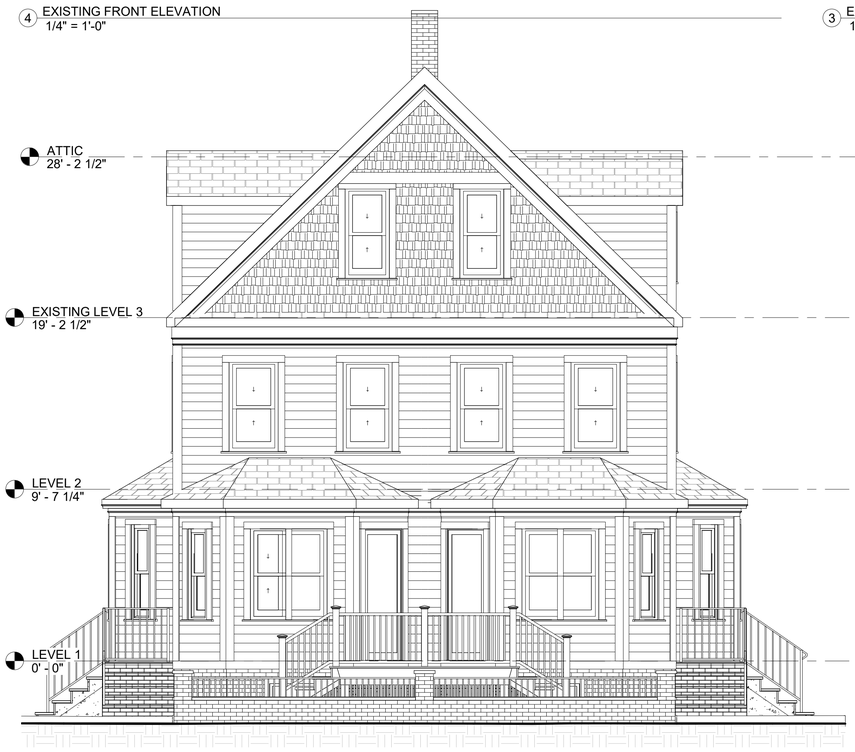
PROPOSED 3RD FLOOR & BATHROOM DETAILS

A104



4 EXISTING FRONT ELEVATION
1/4" = 1'-0"

3 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
1/4" = 1'-0"

2 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

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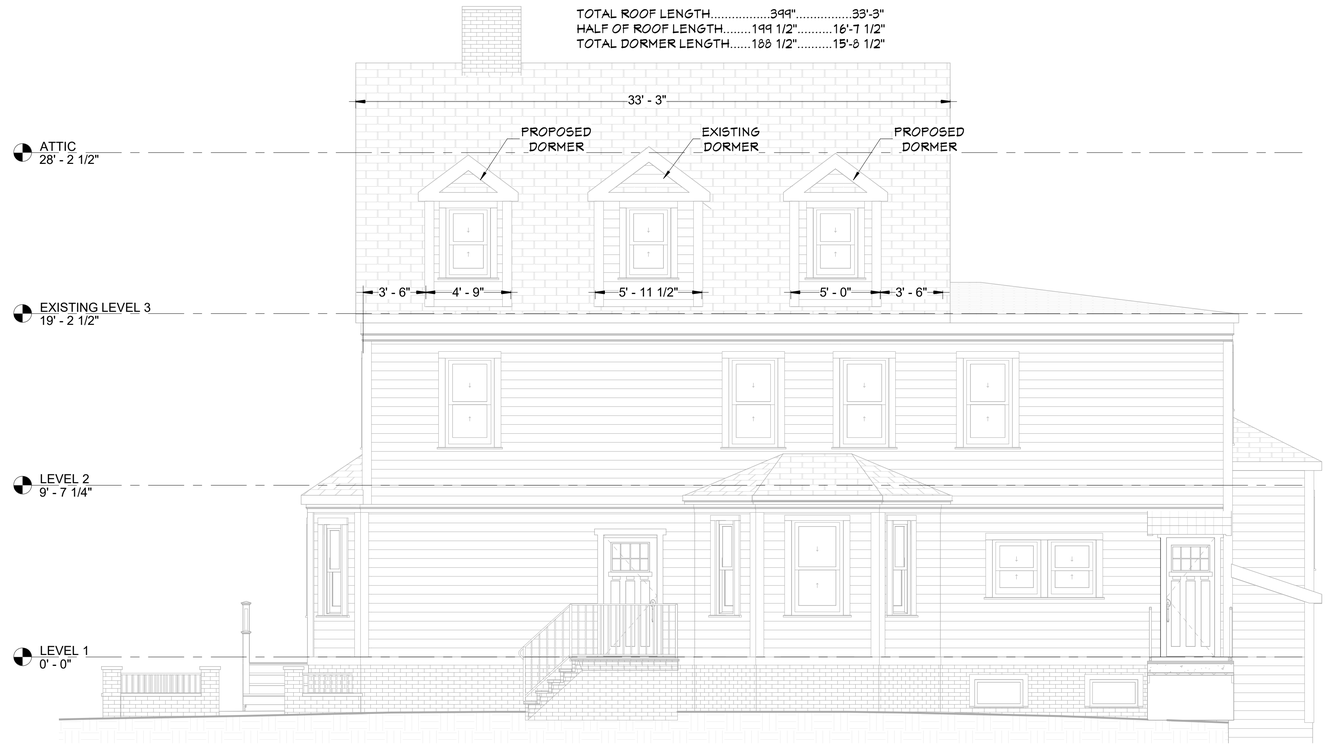
Checked by	ALLEN LEMOS
Scale	1/4" = 1'-0"

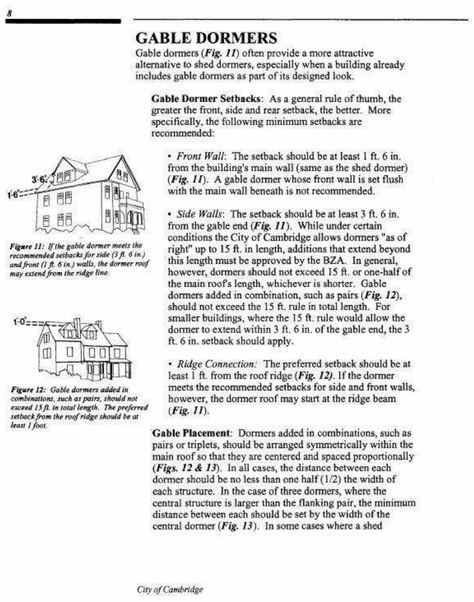
EXISTING & PROPOSED ELEVATIONS

A105

1 DORMER INFO - PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 DORMER INFO - PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



8

GABLE DORMERS

Gable dormers (***Fig. 11***) often provide a more attractive alternative to shed dormers, especially when a building already includes gable dormers as part of its designed look.

Gable Dormer Setbacks: As a general rule of thumb, the greater the front, side and rear setback, the better. More specifically, the following minimum setbacks are recommended:

- *Front Wall:* The setback should be at least 1 ft. 6 in. from the building's main wall (same as the shed dormer) (***Fig. 11***). A gable dormer whose front wall is set flush with the main wall beneath is not recommended.

- *Side Walls:* The setback should be at least 3 ft. 6 in. from the gable end (***Fig. 11***). While under certain conditions the City of Cambridge allows dormers "as of right" up to 15 ft. in length, additions that extend beyond this length must be approved by the BZA. In general, however, dormers should not exceed 15 ft. or one-half of the main roof's length, whichever is shorter. Gable dormers added in combination, such as pairs (***Fig. 12***), should not exceed the 15 ft. rule in total length. For smaller buildings, where the 15 ft. rule would allow the dormer to extend within 3 ft. 6 in. of the gable end, the 3 ft. 6 in. setback should apply.

- *Ridge Connection:* The preferred setback should be at least 1 ft. from the roof ridge (***Fig. 12***). If the dormer meets the recommended setbacks for side and front walls, however, the dormer roof may start at the ridge beam (***Fig. 11***).

Gable Placement: Dormers added in combinations, such as pairs or triplets, should be arranged symmetrically within the main roof so that they are centered and spaced proportionally (***Figs. 12 & 13***). In all cases, the distance between each dormer should be no less than one half (1/2) the width of each structure. In the case of three dormers, where the central structure is larger than the flanking pair, the minimum distance between each should be set by the width of the central dormer (***Fig. 13***). In some cases where a shed

City of Cambridge

Figure 11: *If the gable dormer meets the recommended setbacks for side (3 ft. 6 in.) and front (1 ft. 6 in.) walls, the dormer roof may extend from the ridge line.*

Figure 12: *Gable dormers added in combinations, such as pairs, should not exceed 15 ft. in total length. The preferred setback from the roof ridge should be at least 1 foot.*

3 CAMBRIDGE DORMER GUIDELINES
1" = 1'-0"

4 DORMER VIEW 3D

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Scale	As indicated

PROPOSED DORMER INFO

A106

19-23 Creighton St.

Petitioner

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

200-28
MCMANUS, HUGH L. & LISA M. MCMANUS
17 CREIGHTON STREET
CAMBRIDGE, MA 02140

200-29
PEREIRA, ROBERT W.,DELORES M. LANGLOIS
C/O COOK, ROBERT B. & ELIZABETH A. KON
110 WASHINGTON AVE
CAMBRIDGE, MA 02140

200-31
PRINZ, LUCIE,
TRUSTEE THE LUCIE PRINZ NOMINEE TRUST
C/O BARAK BERKOWITZ
210 TENNYSON
PALO ALTO, CA 94301

200-31
KENNEY, ELIZABETH T.
31-33 CREIGHTON ST. UNIT#33
CAMBRIDGE, MA 02140

200-42
SOLTYS, LOU & CHRISTOPHER MORSE
26-28 CREIGHTON ST., #26
CAMBRIDGE, MA 02140

200-42
TUNG, LEIN H. & KRISTEN J. GRAVES
TRUSTEES, THE LIEN H. TUNG FAM TRUST
28 CREIGHTON ST
CAMBRIDGE, MA 02140

200-43
PAPAGIANNOPOULOS, GEORGIOS
ELENI PAPAGIANNOPOULOS
22 CREIGHTON ST.
CAMBRIDGE, MA 02140

200-44
FISHER, PETER HARRISON & JANE ANN FISHER
16-18 CREIGHTON ST
CAMBRIDGE, MA 02140

200-74
KEBEDE, MEKONNEN & ALMAZ ABEBE
14 WALDEN ST
CAMBRIDGE, MA 02140

200-81
BUEL, SARAH
16 WALDEN ST., #16/2R
CAMBRIDGE, MA 02140

200-81
DAI, XIAOSHU & ANTON GUROV
16 WALDEN ST., #16/2L
CAMBRIDGE, MA 02140

200-81
DELAHAYE, RICHARD D. & JENNIFER R.
C/O LEXTRAIT, VINCENT & EIJA LEXTRAIT
16 WALDEN ST., #3
CAMBRIDGE, MA 02140

200-81
VON MORZE, LEONARD R. &
CAROLINE D. ROBERTS
16 WALDEN ST., #18
CAMBRIDGE, MA 02140

200-82
PFEUFER, ERIC R. & JEAN HERMANN
9 SYCAMORE ST
CAMBRIDGE, MA 02140

200-83
GRASSL, ANTON M. & JENNY L. GRASSL
5 SYCAMORE ST.
CAMBRIDGE, MA 02140

200-88
MCINTOSH, LINDA G.
80 PARK ST #72
BROOKLINE, MA 02446

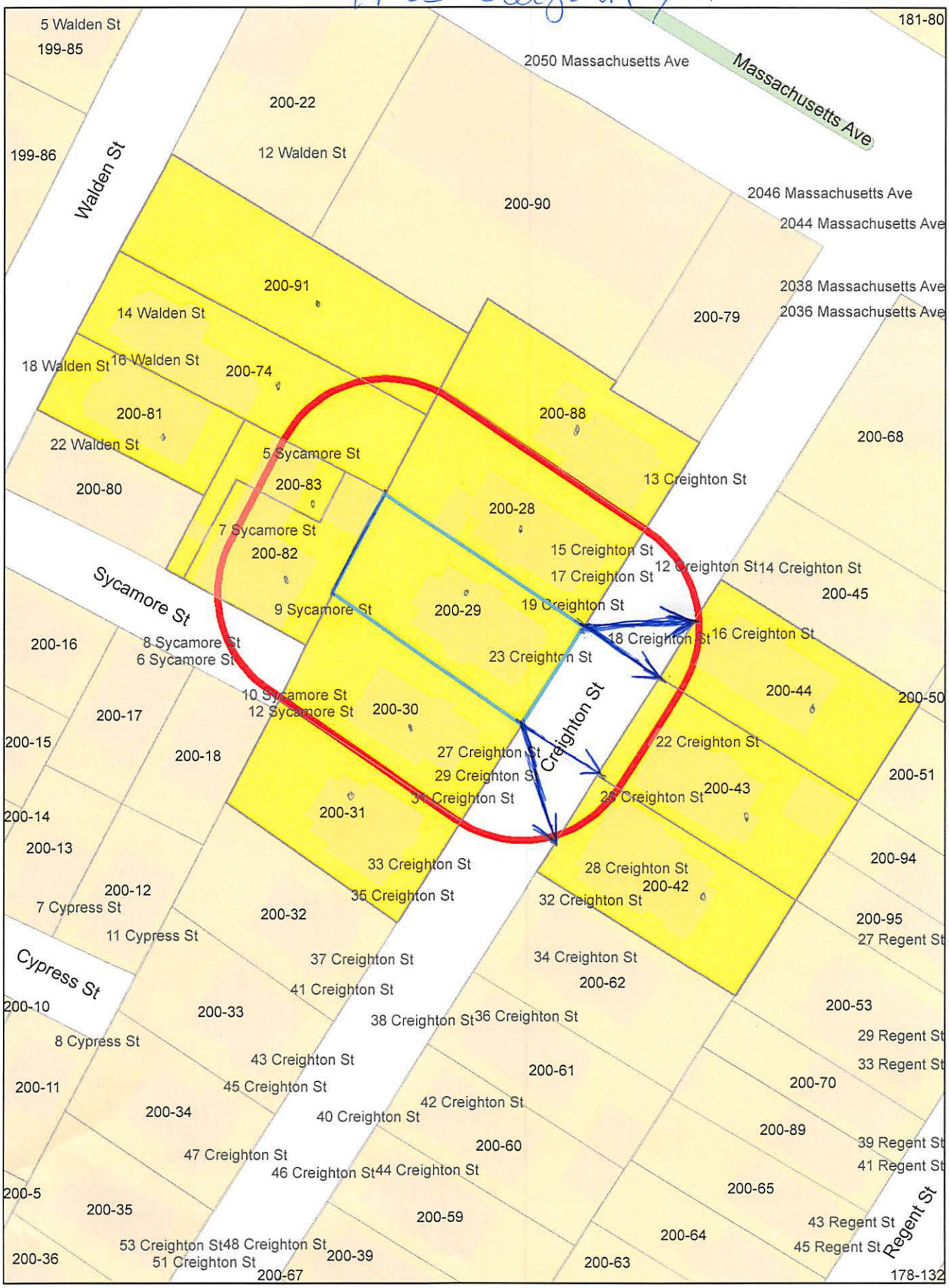
200-91
CAMBRIDGE CITY OF COMMUNITY DEV
57 INMNAN ST
CAMBRIDGE, MA 02139

200-30
CHAVES, DAVID P. & ANN F CHAVES
29 CREIGHTON ST
CAMBRIDGE, MA 02140

200-91
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

200-91
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

19-23 Creighton St.



CITY OF CAMBRIDGE
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BOARD OF ZONING APPEAL
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2018 JUN 20 AM 11:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Plan No: BZA-016801-2018

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TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

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Article 10.000 Section 10.30 (Variance).

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

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(Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : (617) 429-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : June 19, 2018