



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

2021 OCT 13 PM 12:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 131935

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Olivia Weisser and Chris Willard C/O Paul Melanson GC

PETITIONER'S ADDRESS: 12 Corporal Burns Rd, Cambridge, MA 02138

LOCATION OF PROPERTY: 12 Corporal Burns Rd, Cambridge, MA

TYPE OF OCCUPANCY: SFR

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Requesting to build a 3' non-covered stair landing to front entry. Landing will be 5' wide by 3' deep to comply with the Building Code. There are existing steps up to entry door with no landing./

DESCRIPTION OF PETITIONER'S PROPOSAL:

Requesting to build a 3' non-covered stair landing to front entry. Landing will be 5' wide by 3' deep to comply with the Building Code. There are existing steps up to entry door with no landing.

SECTIONS OF ZONING ORDINANCE CITED:

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

8.000 8.22.2 (Non-conforming struct.)

10.000 10.40 (Special Permit)

Original
Signature(s):

Olivia Weisser

(Petitioner (s) / Owner)

Olivia Weisser

(Print Name)

Address:

Tel. No. 781-389-3234

E-Mail Address: pj@melcohomedesign.com

Date:

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 Olivia Weisser and Christopher Willard
(OWNER)
Address: 12 Corporal Burns Rd. Cambridge 02138

State that I/We own the property located at 12 Corporal Burns Rd #12
which is the subject of this zoning application.

The record title of this property is in the name of
Olivia Weisser and Christopher Willard

*Pursuant to a deed of duly recorded in the date 8/28/19, Middlesex South
County Registry of Deeds at Book 73196, Page 449; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

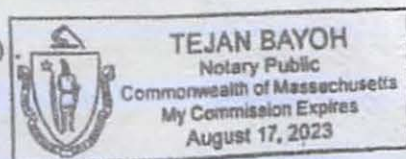
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name OLIVIA WEISSER AND CHRISTOPHER WILLARD personally appeared before me,
this 27th of APRIL, 2021, and made oath that the above statement is true.

Tejan Bayoh Notary

My commission expires AUGUST 17, 2023 (Notary Seal)



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

(ATTACHMENT B - PAGE 3)

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 12 Corporal Burns Rd , 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 proposed renovations do not create any additional non-conformities other than projecting into the front yard setback.

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 work will not change the traffic generated or patterns of access or egress established in the neighborhood.

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:

Use and operation will not be adversely affected by the proposed work.

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:

It is a front entry landing will not change in function but just pushed 3' closer to front set back but still remain a minimum of 9' from side walk.

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 changes made to the front porch will not impair the integrity or adjoining districts.

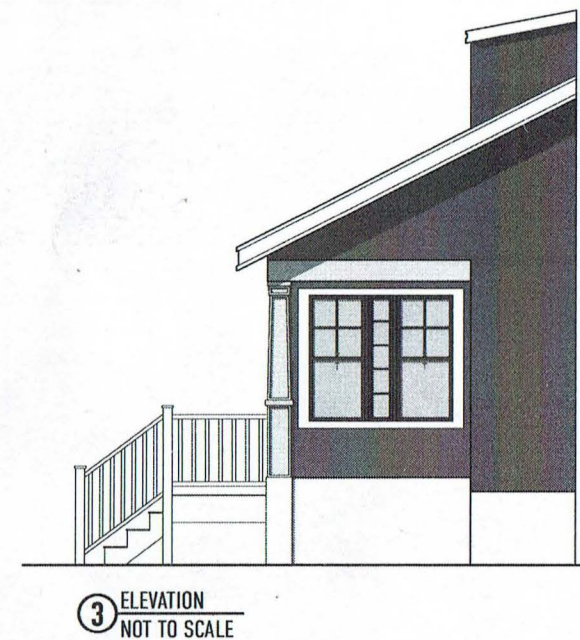
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant :** Olivia Weisser and Chris Willard**Present Use/Occupancy:** SFR**Location:** 12 Corporal Burns Rd**Zone:** Residence B Zone**Phone:** 781-389-3234**Requested Use/Occupancy:** SFR

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3213	3213	3620	(max.)
<u>LOT AREA:</u>	8,200	N/A	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.39	.39	0.5/35	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4,100	4,100	4,100	
<u>SIZE OF LOT:</u> WIDTH	82'	82'	N/A	
DEPTH	100'	100'	N/A	
<u>SETBACKS IN FEET:</u> FRONT	10.9	10.9	15	
REAR	43.3	43.3	25	
LEFT	44.4	44.4	7.5	
SIDE				
RIGHT	12.5	12.5	7.5	
SIDE				
<u>SIZE OF BUILDING:</u> HEIGHT	26	26	35	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	46	46	40	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	2	2	2	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	11	11	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.

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'.

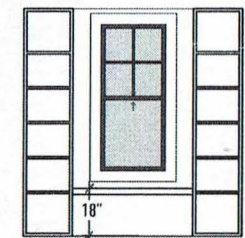
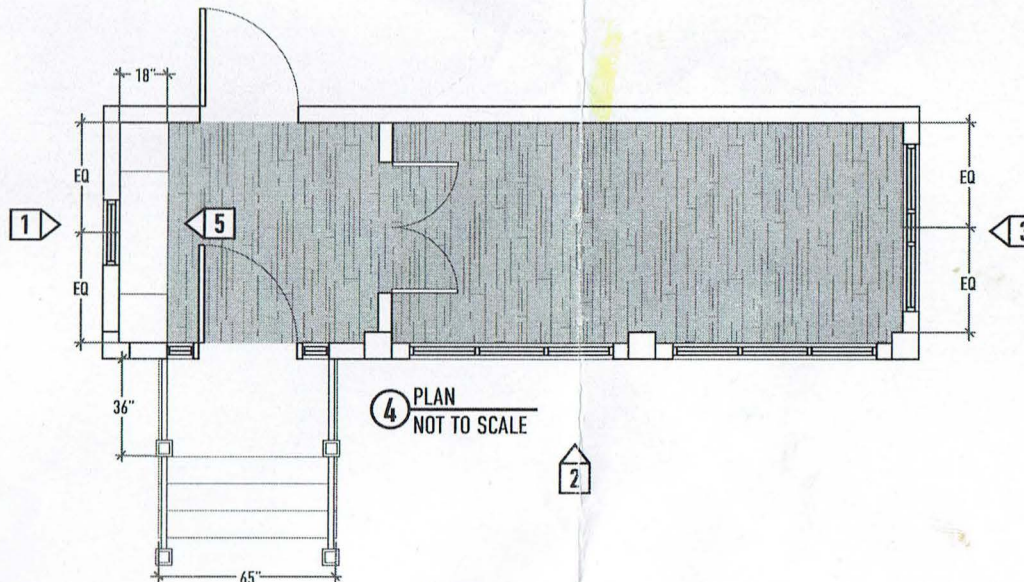


NOTES & CONDITIONS

- GC TO VERIFY ALL DIMENSIONS & CODE COMPLIANCE THROUGHOUT

- STAIRCASE & RAILING ARE REPRESENTED APPROXIMATELY AND SHOULD BE CONSTRUCTED TO MA CODE/IBC STANDARDS.

- COLUMNS SHOWN ARE 10" WITH WRAP; FINAL DIMENSION CONTINGENT UPON EXISTING COLUMN SIZE, TO BE DETERMINED BY GC.

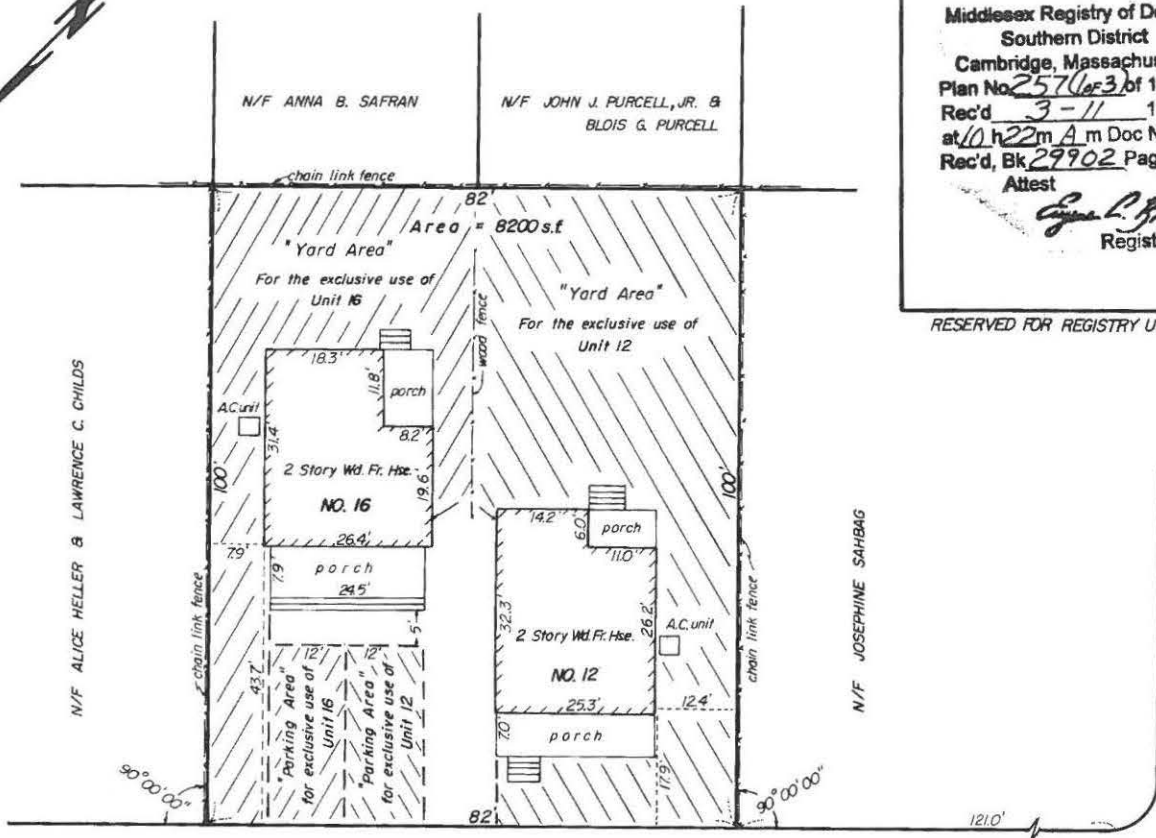


12 CORPORAL BURNS ROAD

OCTOBER 27, 2020

FOR DESIGN COORDINATION ONLY

257-1



Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 257 of 3 of 19 99
Rec'd 3-11 19 99
at 10 h 22 m A m Doc No. 345
Rec'd, Bk. 29902 Page 178
Attest
Register
Register

RESERVED FOR REGISTRY USE

CORPORAL BURNS ROAD

(Public - 50' Wide)

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Bk. 27406, Pg. 65
Bk. 4701, Pg. 181
Bk. 4284, Pg. 194
Plan 481 of April 24, 1911

I certify that the parcel shown hereon does not lie within a special flood hazard area as indicated on the Flood Insurance Rate Maps for the City of Cambridge, MA, dated July 5, 1982.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of 12-16 CORPORAL BURNS ROAD CONDOMINIUM fully and accurately depicts the layout of the buildings, dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Wendell H. Mason



SITE PLAN

12-16 CORPORAL BURNS ROAD CONDOMINIUM
CAMBRIDGE, MASS.

SCALE: 1" = 16'

MARCH 1, 1999

WENDELL H. MASON 122 ESSEX ST.
PROF. LAND SURVEYOR BEVERLY, MA 01915



12 Corporal Burns









July 25, 2021

Dear Cambridge City Zoning Office,

We, Ang Thilatham and Tyler Giannini, owners of 16 Corporal Burns Rd, give Olivia Weisser and Christopher Willard, owners of 12 Corporal Burns Rd, permission to enclose their front porch and move the front stairs of the porch at 12 Corporal Burns approximately 3 feet closer to the sidewalk.

Thank you,

A handwritten signature in blue ink, appearing to read "Ang Thilatham and Tyler Giannini".

Ang Thilatham and Tyler Giannini

12 Corporal Burns Rd. Petitioner

261-132
GIANNINI, TYLER R. & URAIWAN THILATHAM
16 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-141
SNOEK, ROLAND J. & ERIN JAMES
85 ALPINE ST
CAMBRIDGE, MA 02138

OLIVIA WEISSER & CHRIS WILLARD
12 CORPORAL BURNS ROAD
CAMBRIDGE, MA 02138

261-143
BINGHAM, HAZEL E.
79 ALPINE ST.
CAMBRIDGE, MA 02138-1224

261-112
CLARK, EMORY J. XANNABEL G CLARK
413 CONCORD AVE
CAMBRIDGE, MA 02138-1215

261-140
TERRY, WILLIAM & RUTH E. TERRY
91 ALPINE ST
CAMBRIDGE, MA 02138-1224

261-142
ALITA PURCELL GREENE
81 ALPINE ST
CAMBRIDGE, MA 02138-1224

261-150
MARSHALL, WAYNE & REBACCA NESSON
19 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-159
CAMACHO, ROBERT M. &
ELIZABETH DUFFEK CAMACHO
24 CPL BURNS RD.
CAMBRIDGE, MA 02138

261-192
HOPKINS, SUZANNE B. & WENDY L. WOOD
9 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-194
BONNER, ROBIN & WILLIAM M. RIDEOUT III
15 CORPORAL BURNS RD.
CAMBRIDGE, MA 02139

261-117
BONAUTO, MARY L.,
TRS & JENNIFER BONAUTO WRIGGINS, TRS.
25 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-130
BULKOWSKI, CHARLES J.
DOLORES M BULKOWSKI
401 CONCORD AVE
CAMBRIDGE, MA 02138-1215

261-146
GOODMAN, PATRICIA
391 CONCORD AVE. UNIT#2
CAMBRIDGE, MA 02138

261-147
MOORE, NICOLA
397 CONCORD AVE
CAMBRIDGE, MA 02138

261-198
HOWARD EXTON-SMITH &
JASMINE WHITBREAD
C/O FRANK HOFF
29 CHOATE LN.
IPSWICH, MA 01938

261-131
GARVEY, LESLIE E. TIMOTHY GARVEY
203 LAKEVIEW AVE
CAMBRIDGE, MA 02138

261-191
LAROCHÉ, GINA M. ALAN C. PRICE
7 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-156
DANNENBAUM, KARL THOMAS JAYARAM &
KEYA HARSHEY JAYARAM DANNENBAUM.
95 ALPINE ST. UNIT 1
CAMBRIDGE, MA 02138

261-146
CHILINSKI, DAVID
391 CONCORD AVE UNIT #1
CAMBRIDGE, MA 02138

261-132
WEISSER, OLIVIA A. CHRISTOPHER T. WILLARD
12 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-156
LEUNG LI, JUAN LUIS
95 ALPINE ST UNIT 2
CAMBRIDGE, MA 02138

261-193
BUNDY CAROLE L
TR BUNDY FAMILY 2020 TR
11 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

261-160
HELLER, ALICE & LAWERENCE C. CHILDS
22 CORPORAL BURNS RD
CAMBRIDGE, MA 02138

Nov. 4, 2021

Dear Cambridge City Zoning Office,

We, Judy Bacher and Dave Doolittle, owners of 8 Corporal Burns Rd, give Olivia Weisser and Christopher Willard, owners of 12 Corporal Burns Rd, permission to move their front stairs approximately 3 feet closer to the sidewalk.

Thank you,

Judith A Bacher
Dave Doolittle



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: Olivia Weisser Date: 11/4/21
(Print)

Address: 12 Corporal Burns Rd.

Case No. BZA - 131935

Hearing Date: 11/18/21

Thank you,
Bza Members