



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

BZA APPLICATION FORM

Plan No: BZA-017239-2019

GENERAL INFORMATION

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

Special Permit: ✓ Variance: _____ Appeal: _____

PETITIONER: Satu and Cyrus Mehta

PETITIONER'S ADDRESS: 137 Erie Street Cambridge, MA 02139

LOCATION OF PROPERTY: 137 Erie St Cambridge, MA

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

Other: Add new window

DESCRIPTION OF PETITIONER'S PROPOSAL:

Increasing the size of a window that is on the non-conforming side of the house. The set back is 1.6' on that side of the house.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s):

 Signing as representative
(Petitioner(s) / Owner)

Mark Philben

(Print Name)

Address: 41 Pleasant Street

Wills, MA 02054

Tel. No.: (617) 293-8024

E-Mail Address: mark@charlie-allen.com

Date:

11/3/2000

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 137 Erie 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:
- The new window is simply a larger window occupying the same space as an original window. The new window is larger.
- 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 window is on the second floor and poses no threat to egress or congestion. As mentioned above, the window will be a larger opening to an original window. New window will match all others in the home.
- 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 new window sits inside the plane of existing wall and does not affect usage of this building or adjacent buildings.
- 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:
- The new window is on the second floor and will be code compliant so as to not pose any threat to health and safety of occupants or citizens of the city.
- 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:
- As mentioned above the window will be code compliant, occupy the space of an existing window and will match all other windows in building.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Charlie Allen Restorations Inc. **PRESENT USE/OCCUPANCY:** Residence
LOCATION: 137 Erie St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residence

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2350	2350	1255	(max.)
<u>LOT AREA:</u>		1674	1674	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA: 2</u>		1.4	1.4	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		837	837	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	16.54	16.54	50	(min.)
	DEPTH	100	100	100	
<u>SETBACKS IN FEET:</u>	FRONT	7.9	7.9	10	(min.)
	REAR	32	32	20	(min.)
	LEFT SIDE	0	0	7.5	(min.)
	RIGHT SIDE	1.6	1.6	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	33.2	33.2	35	(max.)
	LENGTH	53	53	60	
	WIDTH	15	15	15	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		33.2	33.2	30	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	0	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		0	0	0	(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.

Other occupancies are residential, wood frame with brick parting wall. Buildings are uniform in size.

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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2020 JAN -3 AM 10: 44

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017239-2019

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Original Signature(s) :

W. H. C. Signing as Representative
(Petitioner(s) / Owner)

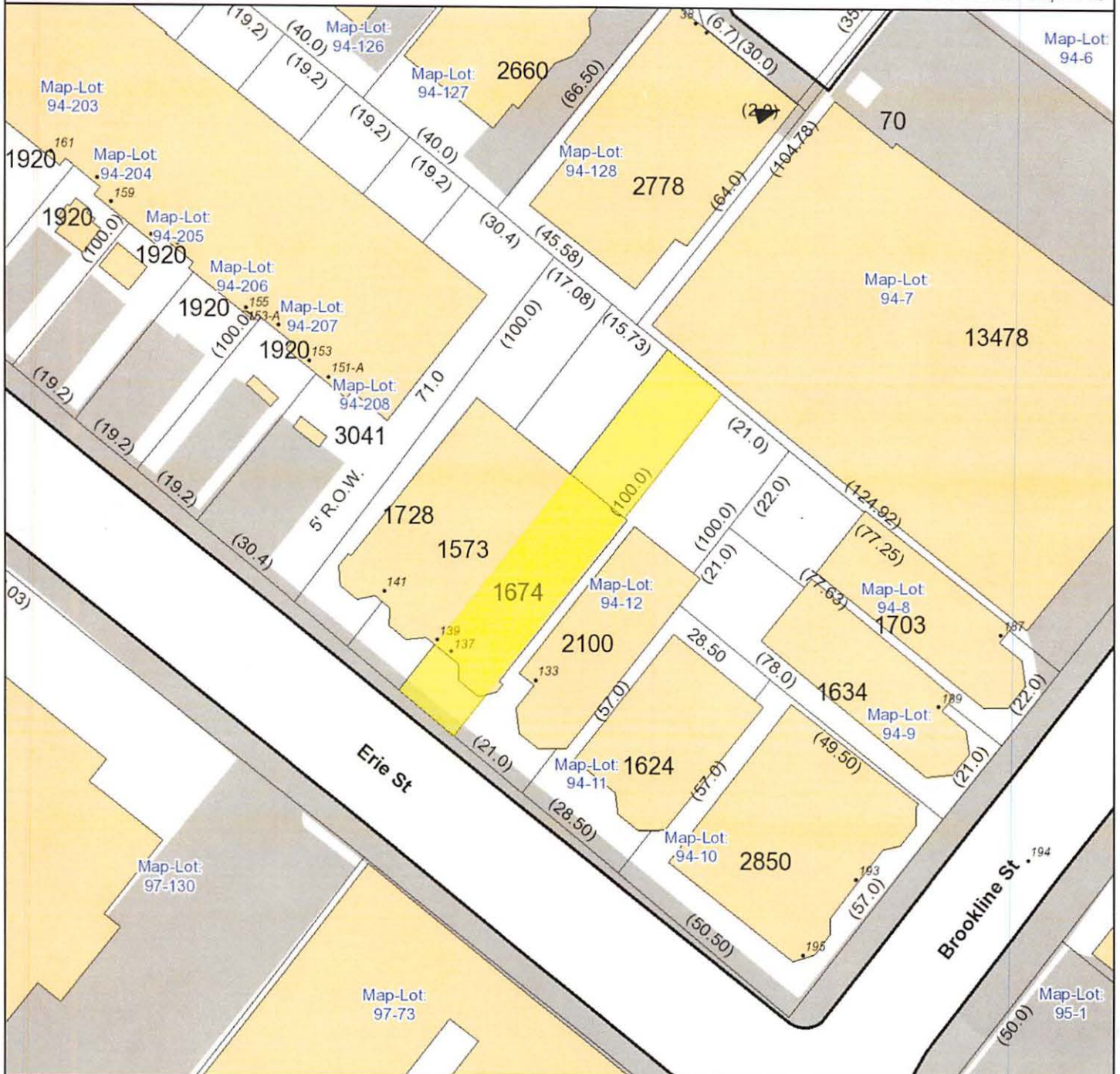
Mark Philben
(Print Name)

Address: 41 Pleasant Street
Mills, MA 02054

Tel. No. : (617) 293-8024

E-Mail Address : mark@charlie-allen.com

Date : 11/3/2020



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

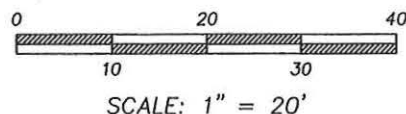
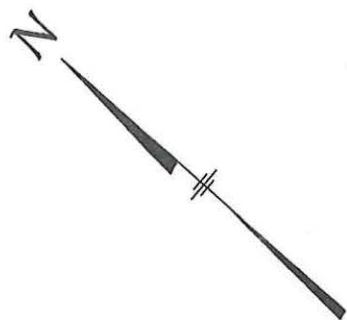


137 Erie St









CURRENT OWNER: CYRUS & SATU MEHTA

TITLE REFERENCE: BK 13858 PG 476

PLAN REFERENCE: BK 13470 PG 225

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

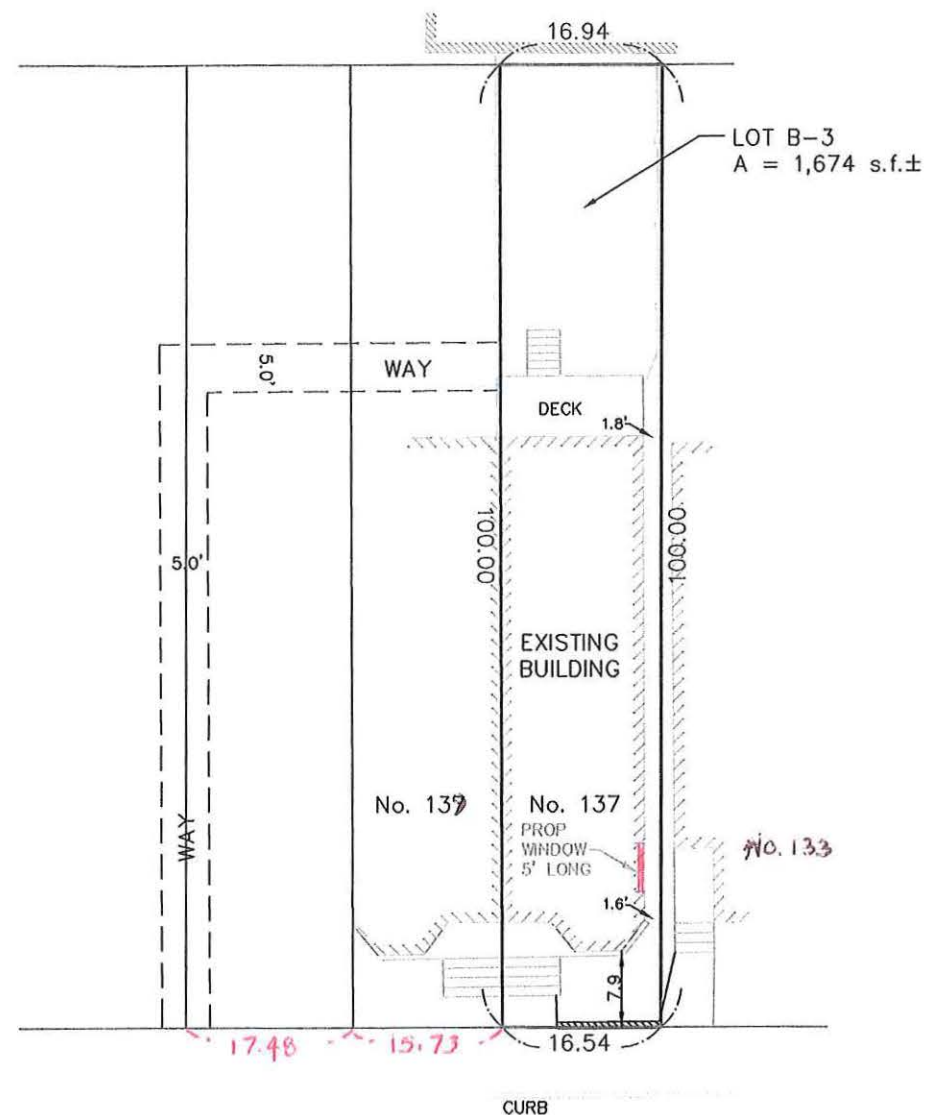
TO: MARK PHILBEN

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 14, 2019
DATE OF PLAN: NOVEMBER 16, 2019


RICHARD J. MEDE, JR. P.L.S.

DATE:



ERIE STREET

CERTIFIED PLOT PLAN
137 ERIE STREET
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:

MARK PHILBEN

DRAWN	CHECKED	FILE No.
CAV	RUM	20711

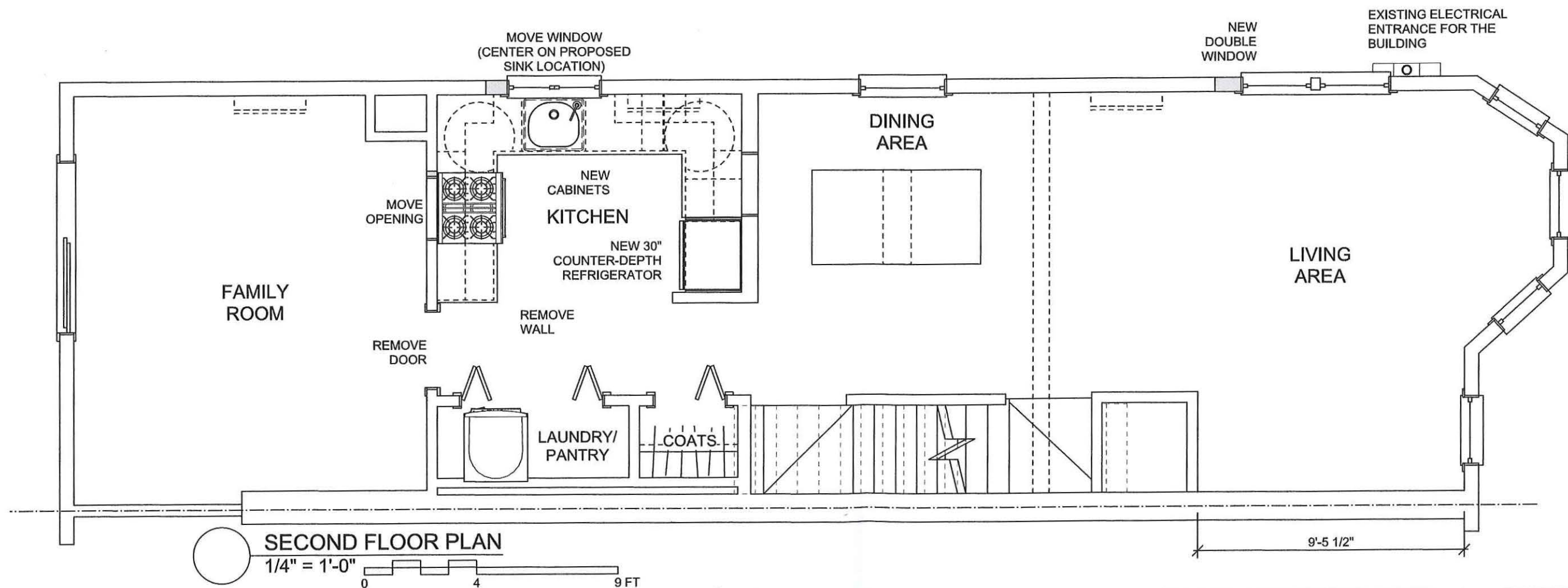
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DATE: 27 DEC 19
SCALE: VARIES
REVISIONS:

SECOND FLOOR PLAN

ALTERATIONS TO THE
MEHTA RESIDENCE
137 ERIE STREET
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 448-5557
jsartley@aol.com

A02



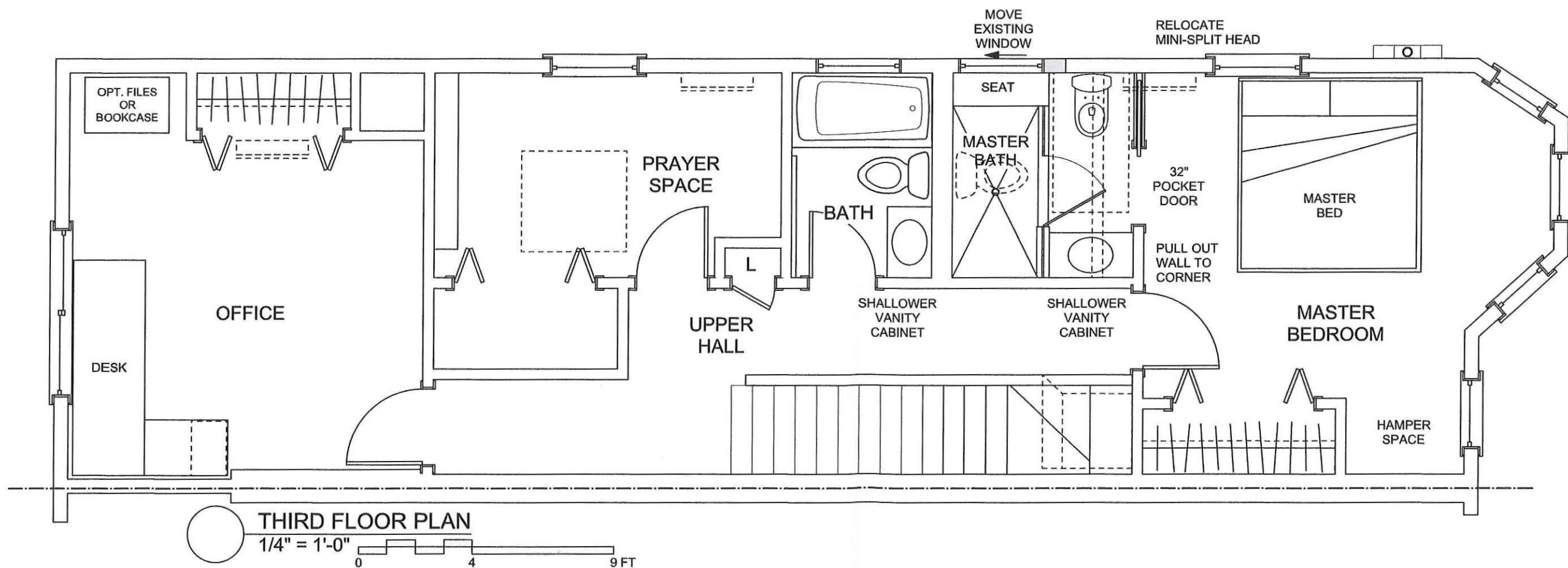
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DATE: 27 DEC 19
SCALE: VARIES
REVISIONS:

THIRD FLOOR PLAN

ALTERATIONS TO THE
MEHTA RESIDENCE
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CAMBRIDGE, MA

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A03



CEILING
THIRD FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT

SAME SIZE WINDOW IN
DIFFERENT LOCATION

REMOVE THE
EXISTING WINDOW
AND FILL IN AS
REQ'D

SAME SIZE WINDOW IN
DIFFERENT LOCATION

REMOVE THE
EXISTING WINDOW
AND FILL IN AS REQ'D

6" CLEARANCE FROM
EXISTING RISER

REMOVE THE
EXISTING WINDOW
AND FILL IN AS REQ'D

DBL. 30X54 DH WINDOW
(HEIGHT TO MATCH THE
EXISTING DH WINDOWS)

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

0 4 9 FT

33'-2 1/2"
BUILDING HEIGHT

DRAWN BY: JSA
DATE: 27 DEC 19
SCALE: VARIES
REVISIONS:

RIGHT SIDE ELEVATION

ALTERATIONS TO THE
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CAMBRIDGE, MA

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A04

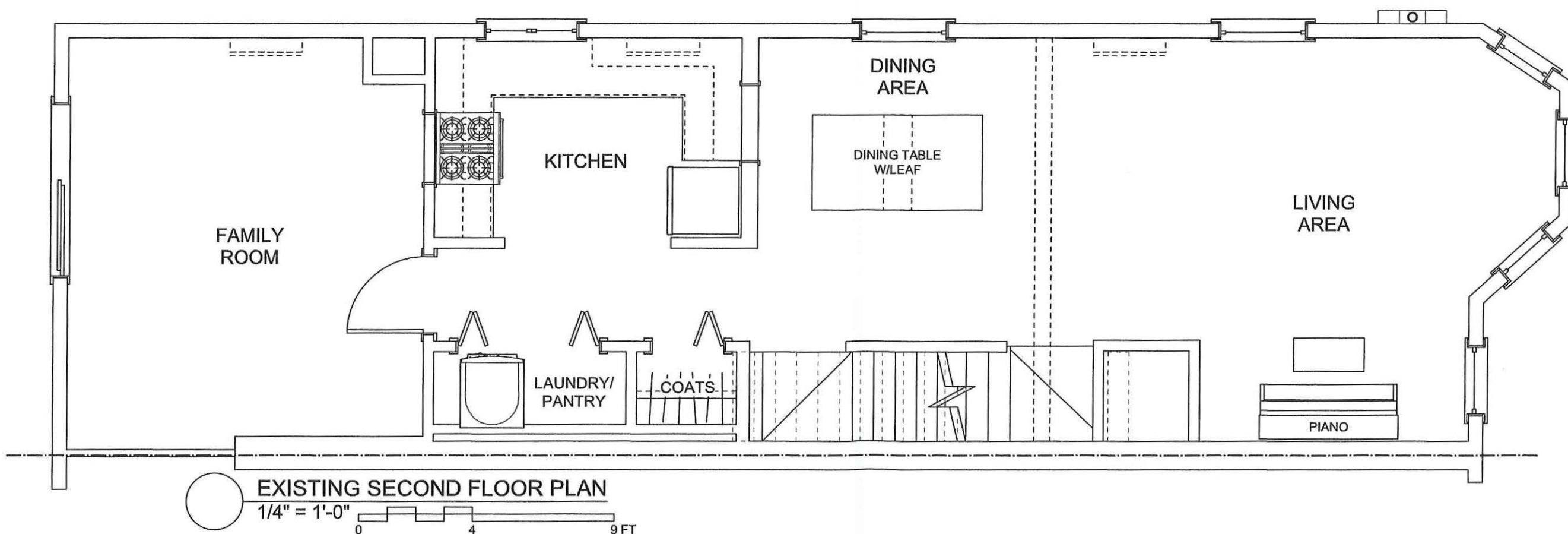
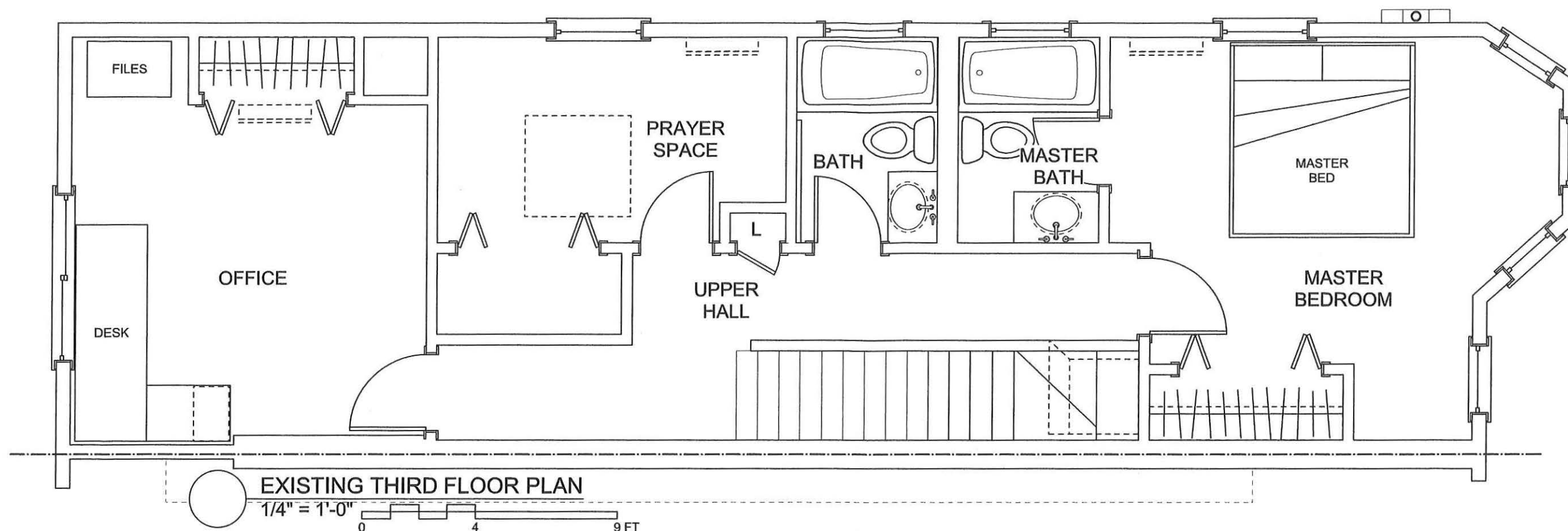
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DATE: 27 DEC 19
SCALE: VARIES
REVISIONS:

EXISTING
SECOND FLOOR PLAN
THIRD FLOOR PLAN

ALTERATIONS TO THE
MEHTA RESIDENCE
137 ERIE STREET
CAMBRIDGE, MA

Joseph S. Artley
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X01



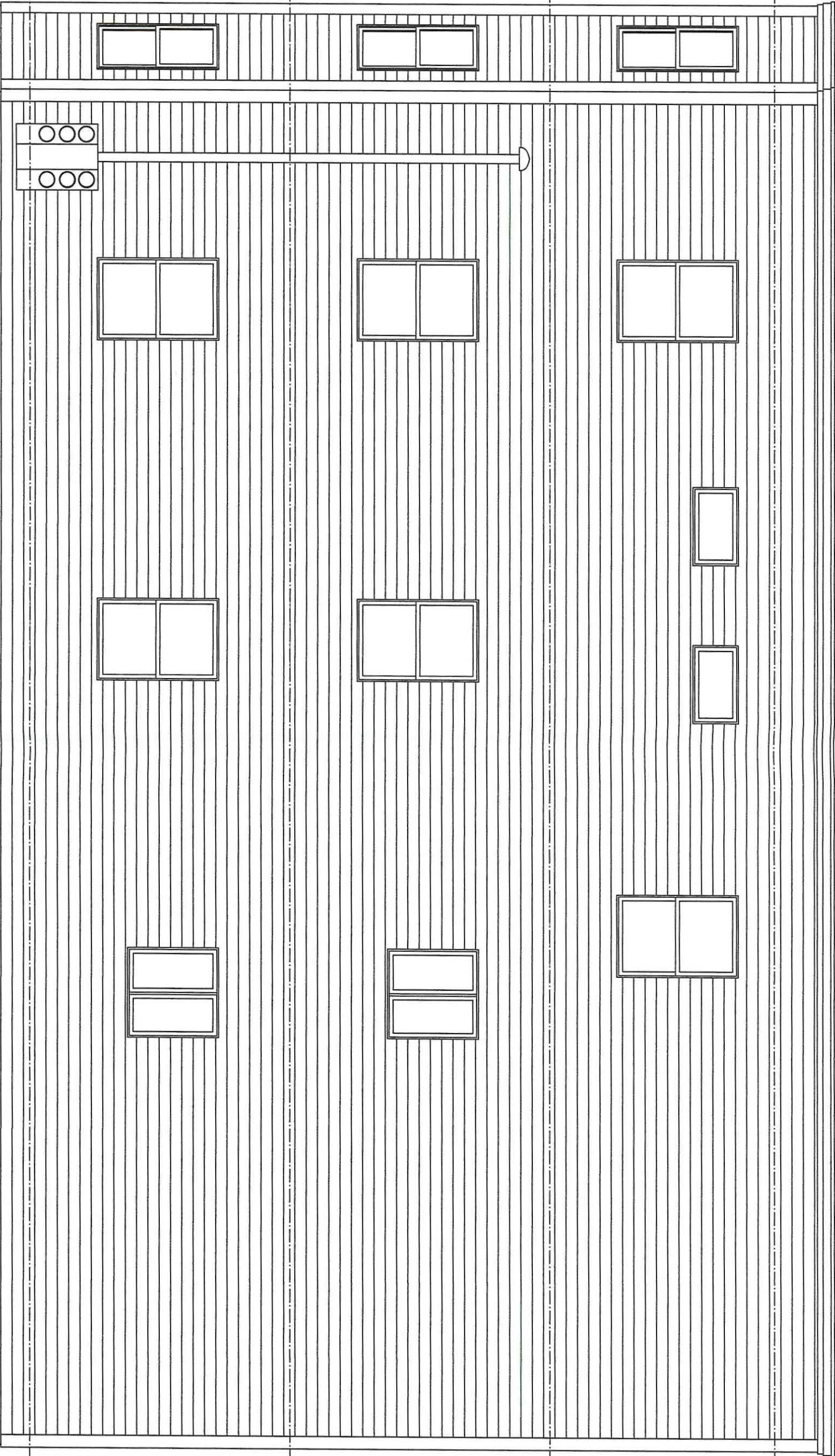
CEILING
THIRD FLOOR

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT



DRAWN BY: JSA
DATE: 27 DEC 19
SCALE: VARIES
REVISIONS:

EXISTING
RIGHT SIDE ELEVATION

ALTERATIONS TO THE
MEHTA RESIDENCE
137 ERIE STREET
CAMBRIDGE, MA

Joseph S. Artley
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jsartley@aol.com

X04

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 Satu & Cyrus Mehta
(OWNER)

Address: 137 Erie Street Cambridge, MA

State that I/We own the property located at 137 Erie St Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of Satu & Cyrus Mehta

*Pursuant to a deed of duly recorded in the date 12/14/1979, Middlesex South
County Registry of Deeds at Book 13858, Page 476; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Satu Mehta Cyrus R Mehta
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 _____ personally appeared before me,
this 10 of January, 2020, and made oath that the above statement is true.

My commission expires _____
AISHA DONNA
Notary Public
Commonwealth of Massachusetts (Notary Seal).
My Commission Expires Aug. 28, 2026

Notary

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

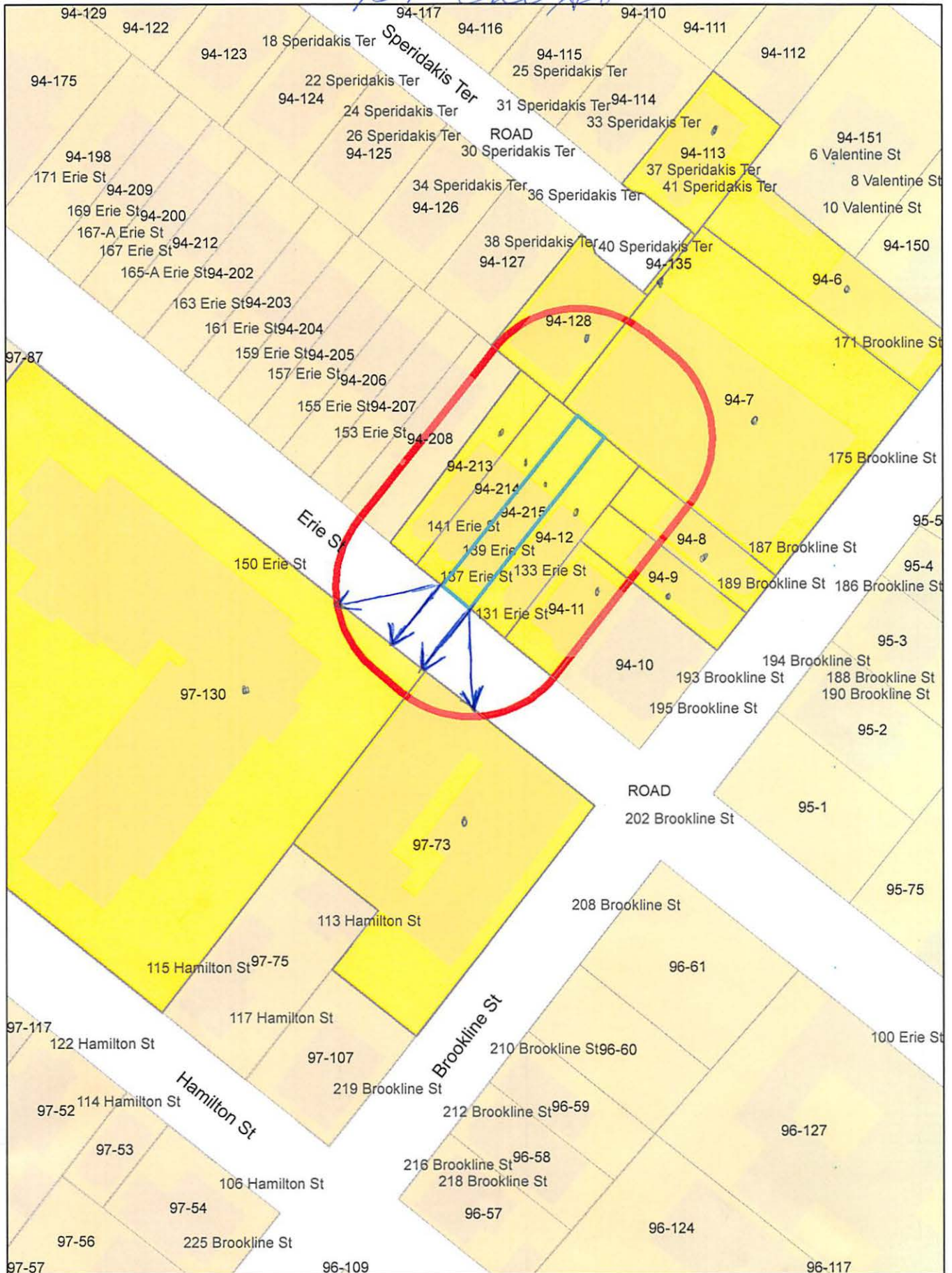
THE SECRETARY OF THE ARMY
WASHINGTON, D. C.
JAN 15 1915
TO THE SECRETARY OF THE ARMY
FROM THE SECRETARY OF THE ARMY
SUBJECT: [illegible]

[illegible text]

[illegible text]



137 Erie St



137 Erie St.

Petitioner
MARK PHILBEN
41 PLEASANT STREET
MILLIS, MA 02054

94-9
NAGLE, BRIAN P.
189 BROOKLINE ST. UNIT 2
CAMBRIDGE, MA 02139

94-6
171 BROOKLINE, LLC
C/O ANDREW HONG
10 VALENTINE ST
CAMBRIDGE, MA 02139

94-7
OCCHINO, C. CHARLES & JOSEPH B. OCCHINO
TRUSTEES OF J.C. REALTY TRUST
175 BROOKLINE ST.
CAMBRIDGE, MA 02139-4596

94-8
MAHONEY, CHARLES R.
153 NAPLES RD
BROOKLINE, MA 02446

94-215
MEHTA, CYRUS R. & SATU S. MEHTA
137 ERIE STREET #3
CAMBRIDGE, MA 02139-4027

94-11
HRE FAMILY VENTURES LLC
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

94-213
CARTER, SCOTT & SARAH E. CALVO
141 ERIE ST
CAMBRIDGE, MA 02139

94-9
RAKATANSKY, ELLEN F.
189 BROOKLINE ST UNIT 3
CAMBRIDGE, MA 02139

94-12
WU, FAN
P.O. BOX 617
BELMONT, MA 02478

94-128
MAO, YI
40 SPERIDAKIS TER. UNIT#2
CAMBRIDGE, MA 02139

94-113
CHAN, WENDY W.
3 SPARROW LN.
YORK, ME 03909

94-214
KIT PROPERTY MANAGEMENT LLC
52 ARLINGTON ST., #2
NEWTON, MA 02458

94-128
BAZERGI, JOSEPH & MARIE-HELENE LORANGER
19 MIDDLE RD
SUDBURY, MA 01776

94-128
LIN, CHUN MEI & HUNG CHIEH WEI
38-40 SPERIDAKIS TER., #38/2
CAMBRIDGE, MA 02139

94-128
WALSH, JOHN B.
40 MICHAEL SPERIDAKIS TERR. - UNIT #1
CAMBRIDGE, MA 02139-3922

94-9
GONCHAROVA, NATALIA
189 BROOKLINE ST., UNIT #1
CAMBRIDGE, MA 02139

97-130
LYNDON B. JOHNSON APARTMENTS, LLC.
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

97-73
FOULSHAM, WILLIAM & JENNIFER LORD
201 BROOKLINE ST. UNIT 6
CAMBRIDGE, MA 02139

97-73
MANTHIRAM, KARTHISH
201 BROOKLINE ST., #3
CAMBRIDGE, MA 02139

97-73
CALLADINE, JOHN C.P.
201 BROOKLINE STREET, UNIT #4
CAMBRIDGE, MA 02139

97-73
SMITH, MICHAEL B.
201 BROOKLINE STREET, UNIT #2
CAMBRIDGE, MA 02139

97-73
KARAKELLE, JOHN & CHRISTINE MALLOY
201 BROOKLINE ST., #1
CAMBRIDGE, MA 02139

97-73
BEARD, RENNE & ADAM BARD
201 BROOKLINE ST. UNIT#5
CAMBRIDGE, MA 02139

94-135
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

94-135
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER