



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 203392

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Mary Morris

PETITIONER'S ADDRESS: 14 bowdoin st, Cambridge, MA 02138

LOCATION OF PROPERTY: 14 Bowdoin St., Cambridge, MA

TYPE OF OCCUPANCY: There is a trellis over the driveway that has been used as a roofed (with plexiglass) carport for over 10 years.

ZONING DISTRICT: Residential

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

There is a trellis that is built over the driveway and was roofed with plexiglass over 10 years ago. It turns out that this is considered non conforming and was never permitted, although the carport feature is critical to the homeowner and one of the reasons that she chose to purchase the house over 2 years ago. Since the plexiglass is falling apart we would like to replace the roof with a permanent solution including asphalt roofing.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000	Section: 4.21 (Accessory structure)
Article: 10.000	Section: 10.30 (Variance)
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).

Original
Signature(s):

(Petitioner (s) / Owner)

Matthew Bergwall

(Print Name)

Address:

Tel. No.

E-Mail Address:

14 Bowdoin St. Cambridge, MA
617 763 1175

mesabatini@gmail.com

978-697-9916
matthew@dexk505.com

Date:

1/20/23**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Mary Morris**Present Use/Occupancy:** There is a trellis over the driveway that has been used as a roofed (with plexiglass) carport for over 10 years.**Location:** 14 Bowdoin St., Cambridge, MA**Zone:** Residential**Phone:** 617 763 1175**Requested Use/Occupancy:** We would like to replace the plexiglass roof since it is falling apart. The new owner has only been in the house two years and was told that this could be fixed, but when applying for a regular permit it was considered non-conforming. We would like to replace the plexiglass roof with a permanent roof. The existing trellis footprint will stay the same.

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2394	2554	1054	(max.)
<u>LOT AREA:</u>		2109	2109	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.13	1.21	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		NA	NA	NA	
<u>SIZE OF LOT:</u>	WIDTH	33.6	33.6	50	
	DEPTH	64.5	64.5	NA	
<u>SETBACKS IN FEET:</u>	FRONT	4	4	15	
	REAR	NA	NA	NA	
	LEFT SIDE	NA	NA	5	
	RIGHT SIDE	2	2	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	8	8	15	
	WIDTH	16	16	NA	
	LENGTH	10	10	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA	NA	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		2	2	10	

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.

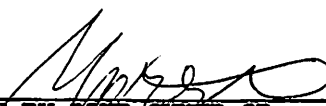
I/We Mary Morris (OWNER)

Address: 14 Bowdoin St Cambridge, MA 02138

State that I/We own the property located at 14 Bowdoin St. Cambridge MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Mary E. Morris

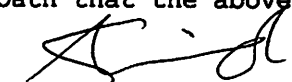
*Pursuant to a deed of duly recorded in the date 8/25/2020 Middlesex South County Registry of Deeds at Book 75451, Page 343; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

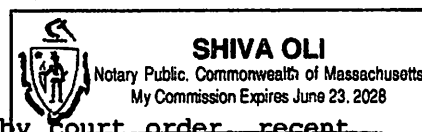
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Mary Morris personally appeared before me, this 18th of November 2022, and made oath that the above statement is true.


Notary

My commission expires 06/23/2028 (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 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 would prevent the home owner from using the "carport" feature of this structure, which she says was a big reason that she bought the house in the first place.

- 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 due to the fact that it is an undersized lot.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

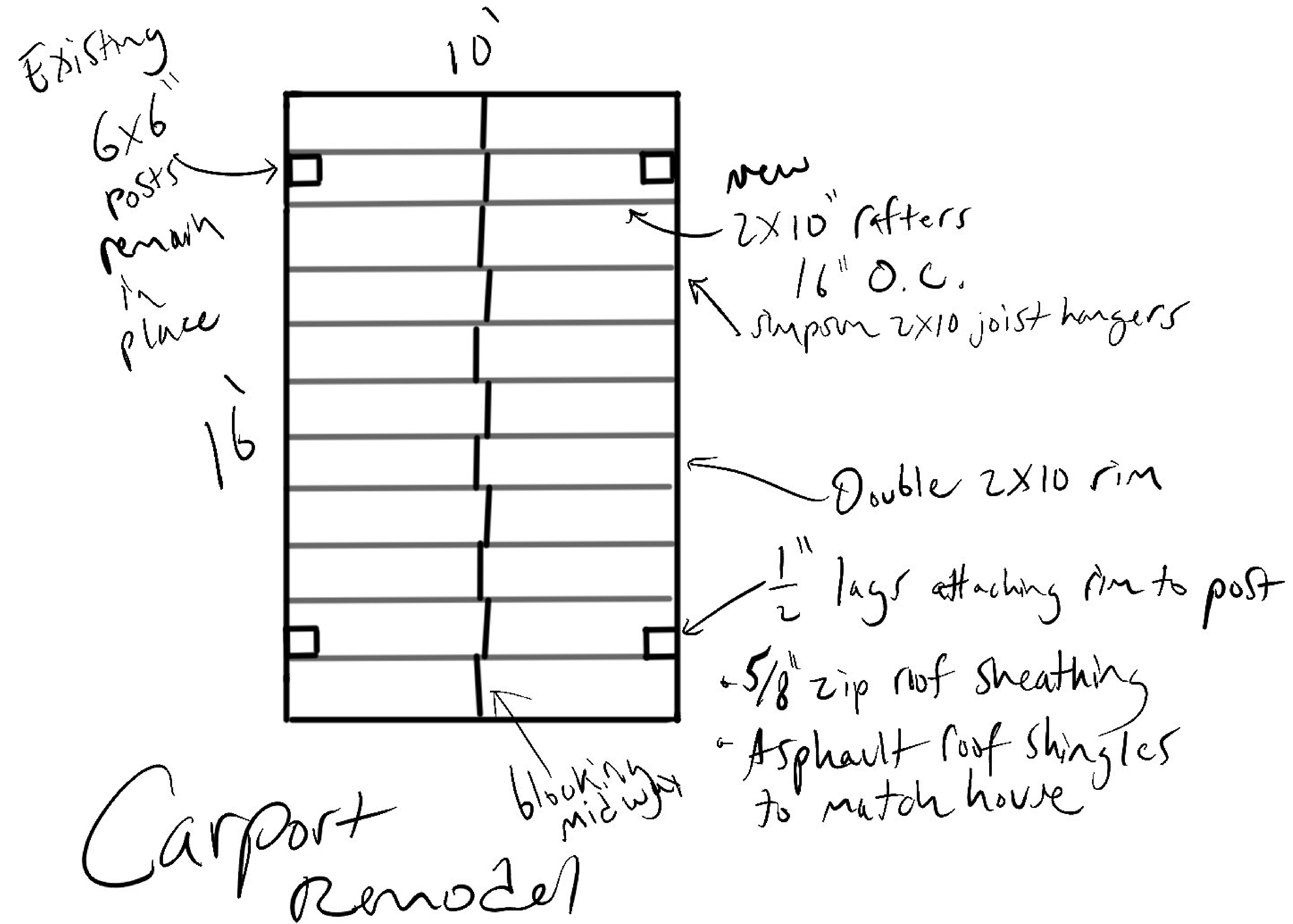
The goal of this variance is to get approval for an existing structure that has already been there for over 10 years and does not bring more detriment to the public good.

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

We are not asking for a substantial work or change to the current property usage.

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

14 Bowdoin St.



14 Boudoin St.
BZA-203392



524-20325
H. Boudier 24.

Replace roof

mahogany

Keep posts





Replace roof

mahogany

Keep posts

This map shows a residential neighborhood in Lowell, Massachusetts, centered around Bowdoin St. The map includes the following streets and lot numbers:

- Bowdoin St:** 1, 3, 5, 7, 9, 11, 13, 15, 17, 18, 21, 25, 30
- Martin St:** 12, 14, 16, 18, 20, 31
- Hudson St:** 2, 4, 5, 7, 18
- Wright St:** 2, 4
- Massachusetts Ave:** 1670, 1672, 1674, 1678, 1680, 1682, 1684, 1686, 1688, 1692, 1696, 1700, 1702, 1704, 1706

A red circle highlights a specific block on Bowdoin St, and blue arrows indicate a path through it. The map also shows various lot numbers, such as 174-16, 174-17, 174-18, 174-19, 174-21, 174-22, 174-23, 174-25, 174-26, 174-27, 174-30, 174-31, 174-32, 174-33, 174-35, 174-36, 174-37, 174-38, 174-39, 174-40, 174-41, 174-42, 174-43, 174-44, 174-45, 174-46, 174-47, 174-48, 174-49, 174-50, 174-51, 174-52, 174-53, 174-54, 174-55, 174-56, 174-57, 174-58, 174-59, 174-60, 174-61, 174-62, 174-63, 174-64, 174-65, 174-66, 174-67, 174-68, 174-69, 174-70, 174-71, 174-72, 174-73, 174-74, 174-75, 174-76, 174-77, 174-78, 174-79, 174-80, 174-81, 174-82, 174-83, 174-84, 174-85, 174-86, 174-87, 174-88, 174-89, 174-90, 174-91, 174-92, 174-93, 174-94, 174-95, 174-96, 174-97, 174-98, 174-99, 175-00, 175-01, 175-02, 175-03, 175-04, 175-05, 175-06, 175-07, 175-08, 175-09, 175-10, 175-11, 175-12, 175-13, 175-14, 175-15, 175-16, 175-17, 175-18, 175-19, 175-20, 175-21, 175-22, 175-23, 175-24, 175-25, 175-26, 175-27, 175-28, 175-29, 175-30, 175-31, 175-32, 175-33, 175-34, 175-35, 175-36, 175-37, 175-38, 175-39, 175-40, 175-41, 175-42, 175-43, 175-44, 175-45, 175-46, 175-47, 175-48, 175-49, 175-50, 175-51, 175-52, 175-53, 175-54, 175-55, 175-56, 175-57, 175-58, 175-59, 175-60, 175-61, 175-62, 175-63, 175-64, 175-65, 175-66, 175-67, 175-68, 175-69, 175-70, 175-71, 175-72, 175-73, 175-74, 175-75, 175-76, 175-77, 175-78, 175-79, 175-80, 175-81, 175-82, 175-83, 175-84, 175-85, 175-86, 175-87, 175-88, 175-89, 175-90, 175-91, 175-92, 175-93, 175-94, 175-95, 175-96, 175-97, 175-98, 175-99, 176-00, 176-01, 176-02, 176-03, 176-04, 176-05, 176-06, 176-07, 176-08, 176-09, 176-10, 176-11, 176-12, 176-13, 176-14, 176-15, 176-16, 176-17, 176-18, 176-19, 176-20, 176-21, 176-22, 176-23, 176-24, 176-25, 176-26, 176-27, 176-28, 176-29, 176-30, 176-31, 176-32, 176-33, 176-34, 176-35, 176-36, 176-37, 176-38, 176-39, 176-40, 176-41, 176-42, 176-43, 176-44, 176-45, 176-46, 176-47, 176-48, 176-49, 176-50, 176-51, 176-52, 176-53, 176-54, 176-55, 176-56, 176-57, 176-58, 176-59, 176-60, 176-61, 176-62, 176-63, 176-64, 176-65, 176-66, 176-67, 176-68, 176-69, 176-70, 176-71, 176-72, 176-73, 176-74, 176-75, 176-76, 176-77, 176-78, 176-79, 176-80, 176-81, 176-82, 176-83, 176-84, 176-85, 176-86, 176-87, 176-88, 176-89, 176-90, 176-91, 176-92, 176-93, 176-94, 176-95, 176-96, 176-97, 176-98, 176-99, 177-00, 177-01, 177-02, 177-03, 177-04, 177-05, 177-06, 177-07, 177-08, 177-09, 177-10, 177-11, 177-12, 177-13, 177-14, 177-15, 177-16, 177-17, 177-18, 177-19, 177-20, 177-21, 177-22, 177-23, 177-24, 177-25, 177-26, 177-27, 177-28, 177-29, 177-30, 177-31, 177-32, 177-33, 177-34, 177-35, 177-36, 177-37, 177-38, 177-39, 177-40, 177-41, 177-42, 177-43, 177-44, 177-45, 177-46, 177-47, 177-48, 177-49, 177-50, 177-51, 177-52, 177-53, 177-54, 177-55, 177-56, 177-57, 177-58, 177-59, 177-60, 177-61, 177-62, 177-63, 177-64, 177-65, 177-66, 177-67, 177-68, 177-69, 177-70, 177-71, 177-72, 177-73, 177-74, 177-75, 177-76, 177-77, 177-78, 177-79, 177-80, 177-81, 177-82, 177-83, 177-84, 177-85, 177-86, 177-87, 177-88, 177-89, 177-90, 177-91, 177-92, 177-93, 177-94, 177-95, 177-96, 177-97, 177-98, 177-99, 178-00, 178-01, 178-02, 178-03, 178-04, 178-05, 178-06, 178-07, 178-08, 178-09, 178-10, 178-11, 178-12, 178-13, 178-14, 178-15, 178-16, 178-17, 178-18, 178-19, 178-20, 178-21, 178-22, 178-23, 178-24, 178-25, 178-26, 178-27, 178-28, 178-29, 178-30, 178-31, 178-32, 178-33, 178-34, 178-35, 178-36, 178-37, 178-38, 178-39, 178-40, 178-41, 178-42, 178-43, 178-44, 178-45, 178-46, 178-47, 178-48, 178-49, 178-50, 178-51, 178-52, 178-53, 178-54, 178-55, 178-56, 178-57, 178-58, 178-59, 178-60, 178-61, 178-62, 178-63, 178-64, 178-65, 178-66, 178-67, 178-68, 178-69, 178-70, 178-71, 178-72, 178-73, 178-74, 178-75, 178-76, 178-77, 178-78, 178-79, 178-80, 178-81, 178-82, 178-83, 178-84, 1

14 Bowdoin St.

Petitioner

174-22
DANIELS, JESSICA L. & PAUL BLACKBOROW
18 MARTIN ST
CAMBRIDGE, MA 02138

174-21
HANNON, DAVID F. & FAY LAMSON HANNON
TRUSTEE OF THE DAVID F. HANNON 2007 REVO
20 MARTIN ST
CAMBRIDGE, MA 02138

174-68
MORRIS MARY E
TRS THE MARY E MORRIS REVOCABLE TRUST TR
14 BOWDOIN ST
CAMBRIDGE, MA 02138

174-35
RAMANNA, KARTHIK
16-18 BOWDOIN ST. UNIT#1
CAMBRIDGE, MA 02138

174-87
SCHNOPPER, JANET M. % JANET M. KING
7 BOWDOIN STREET
CAMBRIDGE, MA 02138-1705

MATTHEW BERGWALL
273 PEARL STREET
CAMBRIDGE, MA 02139

174-26
1692 MASS AVE REALTY LLC
1692 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

174-35
OREILLY, HUGH A. & ANDREA M. LORDAN
16-18 BOWDOIN ST #2
CAMBRIDGE, MA 02138

174-89
SINGER, BERT & ANGELA KIMBERK
11 BOWDOIN ST
CAMBRIDGE, MA 02138

174-91
NELSON, RYAN & ANA NELSON
15 BOWDOIN ST
CAMBRIDGE, MA 02138

174-27
VALNICK ASSOCIATES, LLC
15 ARTHUR ROAD
BELMONT, MA 02478-4248

174-30
EMPR, LLC,
1682 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

174-62
STAMATAKIS, MICHAEL
TR. THE CRETE REALTY TRUST
1706 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

174-63
DUNGAN, HELEN G.
E.S. BOWDOIN STREET
CAMBRIDGE, MA 02138-1803

174-66
MABARDI, PETER M.
TR. OF 1684 MASS AVENUE REAL ESTATE TR.
1684 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02138

174-67
PAXMAN, JOHN M.
10 BOWDOIN STREET, UNIT #3
CAMBRIDGE, MA 02138

174-67
LANDAU, SUSAN E.
TR.OF THE SUSAN E. LANDAU REVOCABLE TRUST
37 HILLCREST PL
AMHERST, MA 01002

174-67
ALECKOVIC, MASA
72 FARRAGUT AVE
SOMERVILLE, MA 02144

174-67
PILGRIM CAROL R
10 BOWDOIN ST- UNIT 4
CAMBRIDGE, MA 02138

174-35
FIX, SERENA
TRUSTEE OF THE SERENA FIX 2019 FAMILY TRT
16R BOWDOIN ST #3
CAMBRIDGE, MA 02138

174-67
MARIANO, GIORGIO
10 BOWDOIN ST #1
CAMBRIDGE, MA 02138

174-90
SOLARZANO, SOPHIA HELEN
13 BOWDOIN STREET
CAMBRIDGE, MA 02138-1705

174-88
HERON LEILA TRS BOWDOIN STREET TR
9 BOWDOIN ST
CAMBRIDGE, MA 02138

174-67
LEVY, OFER & SHARON LEVY
65 ORCHARD ST
CAMBRIDGE, MA 02140

174-25
1696 MASSACHUSETTS AVENUE LLC.
1692 MASS AVE
CAMBRIDGE, MA 02138