

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

**BZA APPLICATION FORM** 

Plan No:

BZA-017221-2019

**GENERAL INFORMATION** 

	tions the Board of Zoning Appeal for the following:
Special Permit :	Variance : Appeal :
PETITIONER: Boehm A	rchitecture - C/O Bill Boehm, Architect
PETITIONER'S ADDRESS :	561 Windsor Street, #A402 Somerville, MA 02143
LOCATION OF PROPERTY:	169 Spring St Cambridge, MA
	Residential, single ZONING DISTRICT: Residence C-1 Zone family
REASON FOR PETITION:	
Addi	tions
DESCRIPTION OF PETITIONE	:R'S PROPOSAL :
	ed roof and addition to existing non-conforming structure on small
<u>lot.</u>	
Relocate windows and o	doors in existing wall in setback.
1	*
SECTIONS OF ZONING ORDI	
Article 5.000	Section 5.31 (Table of Dimensional Requirements).
Article 8.000	Section 8.22.3 (Non-Conforming Structure).
Article 8.000	Section 8.22.2.C (Non-Conforming Structure).
	Original Signature(s):  (Petitioner(s) / Owner)  BUL BOEHM  (Print Name)
	Address: 56 WNKINS ST A402 SIMEWINE MA
	Tel. No.: 617 521 9032
	E-Mail Address: billeboehmarchitectre.com
Date :	

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#### 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 i	Dana Sajdi
	(OWNER)
Address:	169 Spring Street
Chara that T	/Mo arm the manager leasted at 160 Spring Street
	/We own the property located at
which is the	subject of this zoning application.
The record t	itle of this property is in the name of <u>Dana Sajdi</u>
	a deed of duly recorded in the date
	gistry District of Land Court, Certificate No.
	Page
*Written evi	SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*  dence of Agent's standing to represent petitioner may be requested.
Commonwealth	of Massachusetts, County of MiddleSeX
The above-nar	me Dana Daldi personally appeared before me,
this 21st	f Nov., 2019, and made oath that the bove statement is true.
My commission	n expires 10/16/20/20 (Notary Seal).
• If owners deed, or	ANTONIO D. PEREIRA, JR.  Notary Public  Massachuselts  hip is not shown in recorded deed, e.g. if by contact Explan Oct 16, 2020  inheritance, please include documentation.

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#### **BZA APPLICATION FORM**

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#### SUPPORTING STATEMENT FOR A VARIANCE

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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:

Existing home is old and in need of renovations. Existing stair is dangerously narrow and steep. Building new, code-compliant stair within existing structure would reduce livable area of already small home. Second floor has very low ceilings and reduced width of usable areas.

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:

Small lot does not permit minor addition as of right.

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

- Substantial detriment to the public good for the following reasons:
  No impact to neighbor's space or privacy, nor to the character of the neighborhood.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons: Does no incur any detriment to neighborhood.

k If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

#### 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 169 Spring 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:

PENDLATING HOME THAT IS NON-CONFORMING -EXISTING WINDRY IN BAD LOCATIONS.

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:

NO EXISTING IR PROPOSED PRIVEWAY.

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:

NO CHANGES TO EXISTING USE.

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:

NO CHANGE IN EXISTING USE.

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:

NO CHANGE TO EXISTING USE.

#### **BZA APPLICATION FORM**

#### **DIMENSIONAL INFORMATION**

APPLICANT: Boehm Architecture PRESENT USE/OCCUPANCY: Res - single family

LOCATION: 169 Spring St Cambridge, MA ZONE: Residence C-1 Zone

PHONE: REQUESTED USE/OCCUPANCY: Res - single family

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:		1210	1299	1030	(max.)
LOT AREA:		1373.5	1373.5	5000	(min.)
RATIO OF GROSS FLOOR	AREA	.88	.95	.75	(max.)
TO LOT AREA: 2			• .		
LOT AREA FOR EACH DW	ELLING UNIT:	1373.5	1373.5	1500	(min.)
SIZE OF LOT:	WIDTH	22.5	22.5	50	(min.)
	DEPTH	61	61	NA	
SETBACKS IN FEET:	FRONT	-0.3	-0.3	10	(min.)
	REAR	20.2	16.4	20	(min.)
	LEFT SIDE	0.6	0.6	7.5	(min.)
	RIGHT SIDE	3.2	3.2	7.5	(min.)
SIZE OF BLDG.:	HEIGHT	20.2	24.6	35	(max.)
	LENGTH	41.2	41.2	NA NA	
	WIDTH	18.6	18.6	NA	
RATIO OF USABLE OPEN SPACE		.33	.315	.30	(min.)
TO LOT AREA:					
NO. OF DWELLING UNITS:		1	1	1	(max.)
NO. OF PARKING SPACES:		0	0	1	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG.		NA	NA	NA	(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.

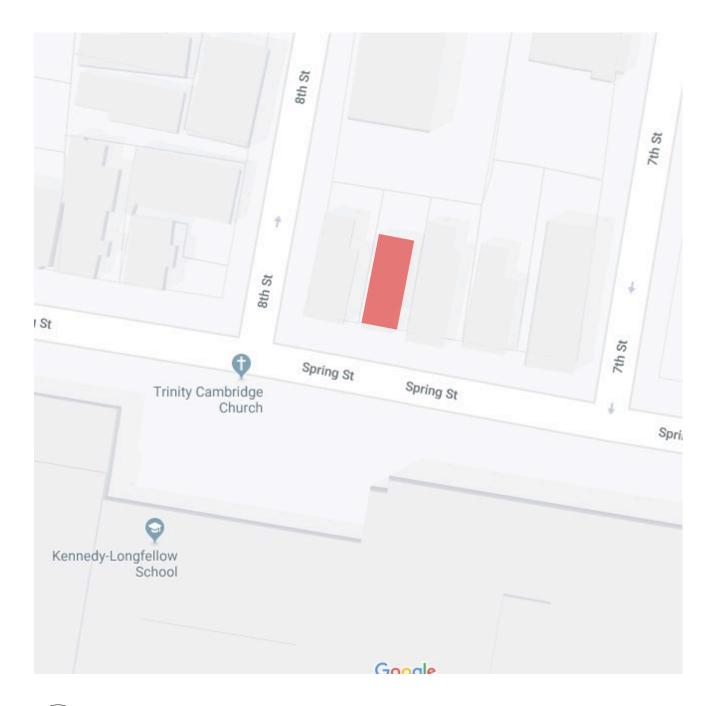
NA

ON SAME LOT:

<sup>1.</sup> SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5')
DIVIDED BY LOT AREA.

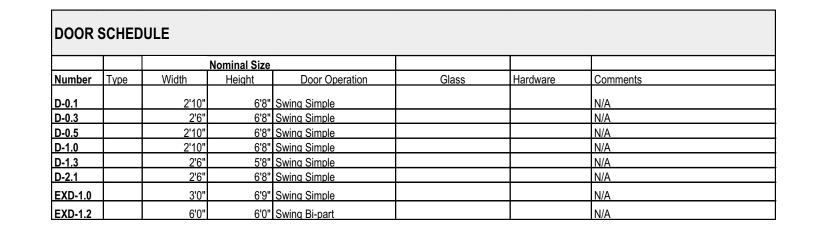
OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.







		Nominal Size			Window Data		
	Number	Unit Width	Unit Height	Sash Operation	Mfr	Model No.	Comments
٧-	0.1	2'9"	1'6"	Awning	N/A	N/A	N/A
N-	0.2	2'9"	1'6"	Awning	N/A	N/A	N/A
N-	0.3	2'8"	1'6"	Awning	N/A	N/A	N/A
N-	0.4	4'1"	4'0"	Custom	N/A	N/A	N/A
N-	1.0	2'6"	4'0 1/2"	Custom	N/A	N/A	N/A
N-	1.1	2'6"	4'8"	Custom	N/A	N/A	N/A
N-	1.2	2'2 1/2"	4'8"	Custom	N/A	N/A	N/A
N-	1.3	2'6 1/2"	4'8"	Custom	N/A	N/A	N/A
N-	1.4	2'6 1/2"	4'8"	Custom	N/A	N/A	N/A
W-	1.5	3'0"	7'11"	Custom	N/A	N/A	N/A
N-	1.6	3'0 1/2"	5'0 1/2"	Custom	N/A	N/A	N/A
W-	2.0	2'6"	4'0 1/2"	Custom	N/A	N/A	N/A
N-	2.1	2'5 1/2"	4'0"	Custom	N/A	N/A	N/A
N-	2.2	2'6"	4'6"	Custom	N/A	N/A	N/A
N-	2.3	2'6 1/2"	5'0 1/2"	Custom	N/A	N/A	N/A
N-	2.4	2'6 1/2"	5'0 1/2"	Custom	N/A	N/A	N/A
N-	2.5	2'6"	3'0"	Casement	N/A	N/A	N/A
N-	2.6	3'0"	5'0"	Casement	N/A	N/A	N/A
N-	2.7	2'6"	5'0"	Fixed Glass	N/A	N/A	N/A
N-	2.8	2'6"	3'6"	Fixed Glass	N/A	N/A	N/A



**EXISTING VIEW** 

#### BOEHM ARCHITECTURE 561 Windsor St. #A402 Somerville MA 02143 www.boehmarchitecture.com (617)-521-9082

lumber	Sheet Title
0.0	Cover
0.1	Zoning
0.2	Existing/Demo Floor Plans
^ ^	Friethau/Danie Friedenien Fle

0.2	Existing/Demo Floor Plans
0.3	Existing/Demo Exterior Elevations
1.0	Proposed Basement & First Floor Plans
1.1	Proposed Second & Roof Plans
2.0	Proposed Exterior Elevations

	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19
EVISION#	DESCRIPTION	DATE

Cover	
PRINT DATE: 11.20.19 SCALE: 3/16"=1'-0"	
CHEET#	_

A0.0

DIN 10201, 10000 S64°56'40"E 22.50' 7'-6" SIDE SETBACK 7'-6" SIDE SETBACK AREA 1,373.5±SF - PROPERTY LINE - EXISTING FENCE TO REMAIN 61.00° S25°03°20″V - CALCULATED OPEN SPACE IGHTH ST 20. TERRACE LAWN Í M. TARAZ TARAZ 9; PG 364 PATIO AC BASEMENT LIGHT WELL LANDING AND STEPS REAR SETBACK 0.6'-6.5 \$25.03'20"W 61.00' PAVED - PROPOSED SHED PROPOSED EXTENSION No. 169 EXISTING FOOTPRINT TO REMAIN SHED 2 STORY EXISTING
STRUCTURE
TO BE RE-BUILT AND
EXTENDED W/F PORCH TO SECOND FLOOR PROPOSED EXTENSION ENTRY 3.2' FRONT SETBACK \_3'-2"\_ NEW ENTRY LANDING WALK NEW FENCE AND GATE 0.8' 22.50' S64**'**56'40**"**E 0.3 Annotated Survey 0 Site Plan

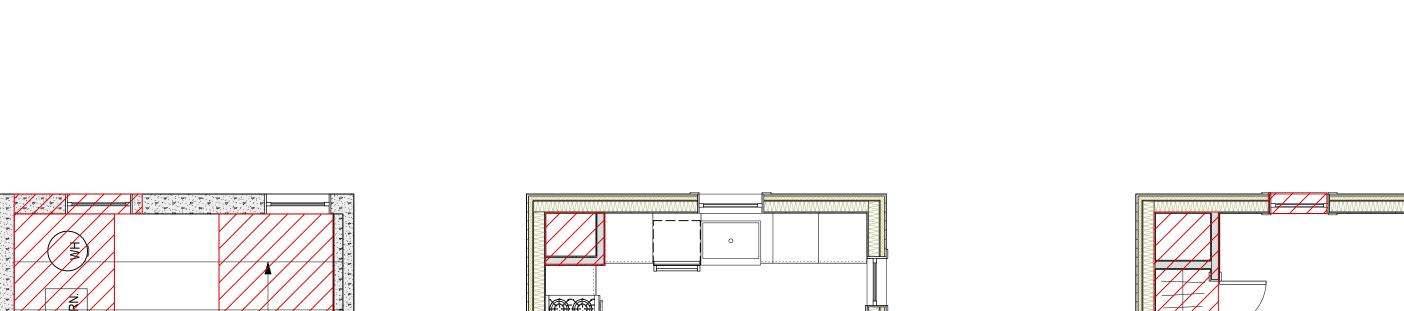


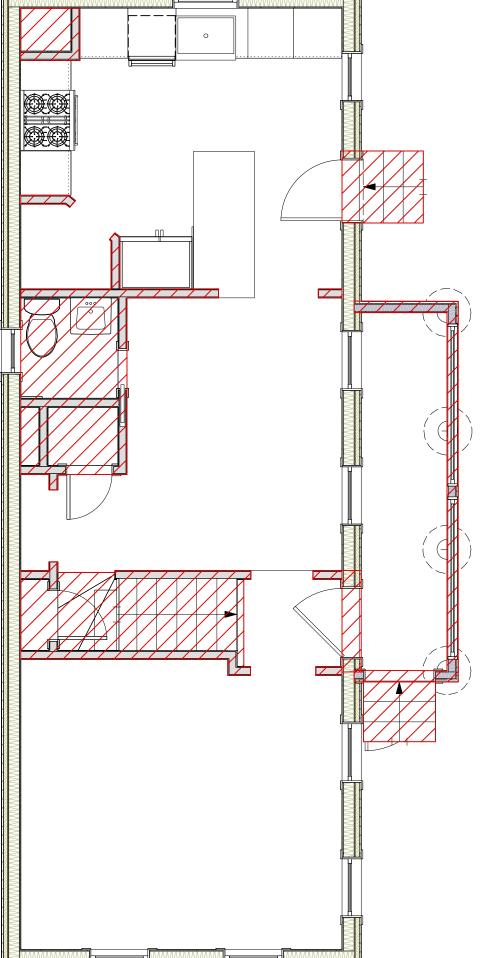
Zoning 11.20.19
Design Development 11.6.19
Schematic Design 08.28.19
REVISION # DESCRIPTION DATE

Sajdi/Bowley Residence
Renovation
169 Spring Street cambridge, MA 02143

Survey/Site Plan
PRINT DATE: 11.20.19
SCALE: 3/16" = 1'-0"

A0.1





Existing/Demo First Floor Plan

GAS LINE INTAKE -

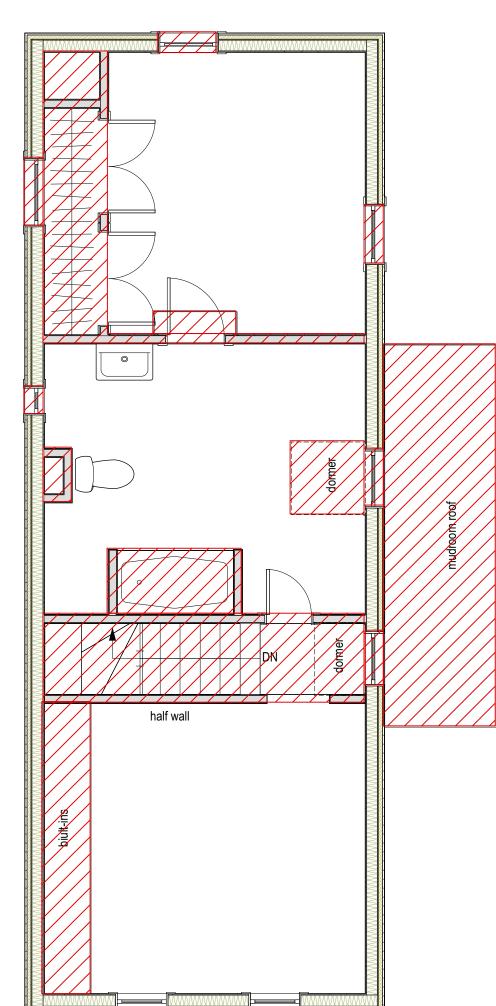
ELECTRICAL PANEL

WATER LINE INTAKE

100 AMP

Existing/Demo Basement Plan





BOEHM

www.boehmarchitecture.com (617)-521-9082

	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
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Sajdi/Bowley Residence

Renovation 169 Spring Street cambridge, MA 02143

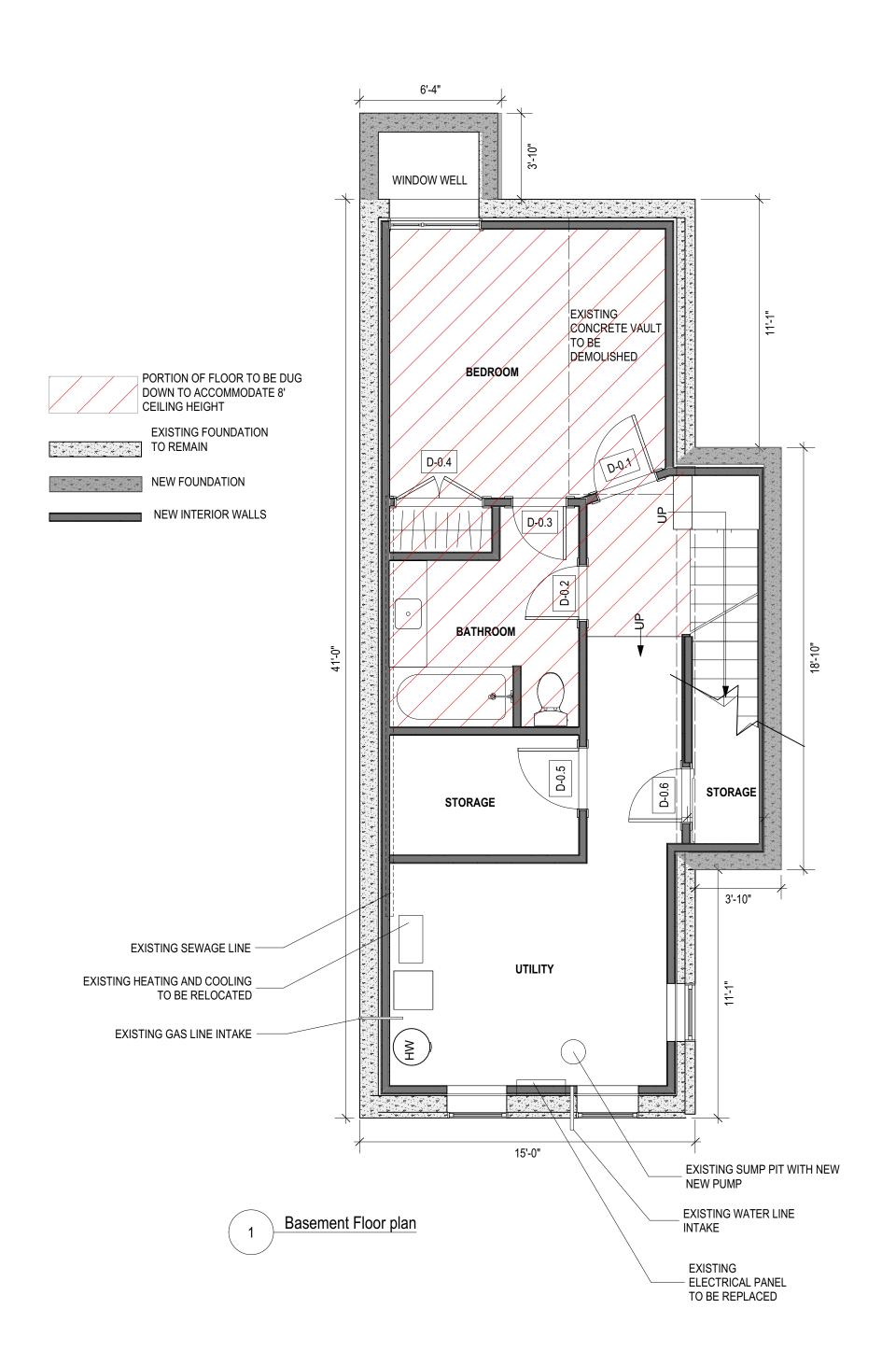
109 Spring Street Cambridge, MA 0214

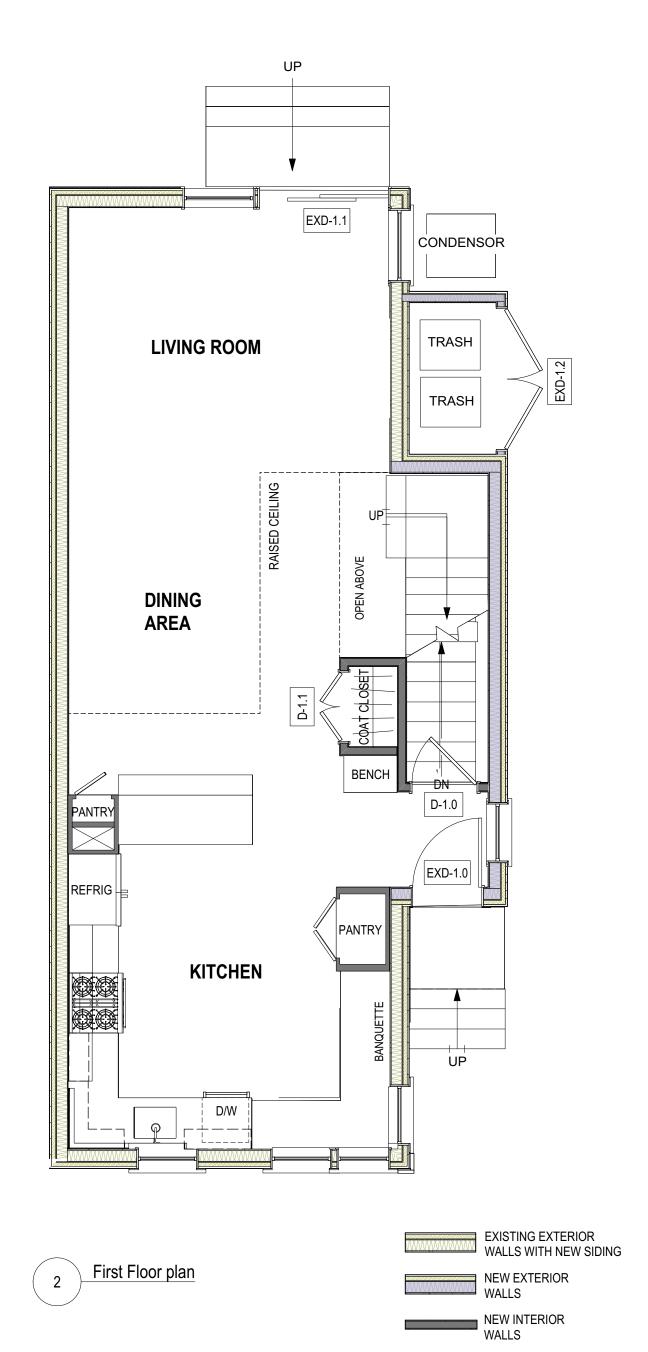
Existing/demo floor plans

PRINT DATE: 11.20.19 SCALE: 1/4"=1'-0"

A0.2











	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19
EVISION#	DESCRIPTION	DATE

Sajdi/Bowley Residence

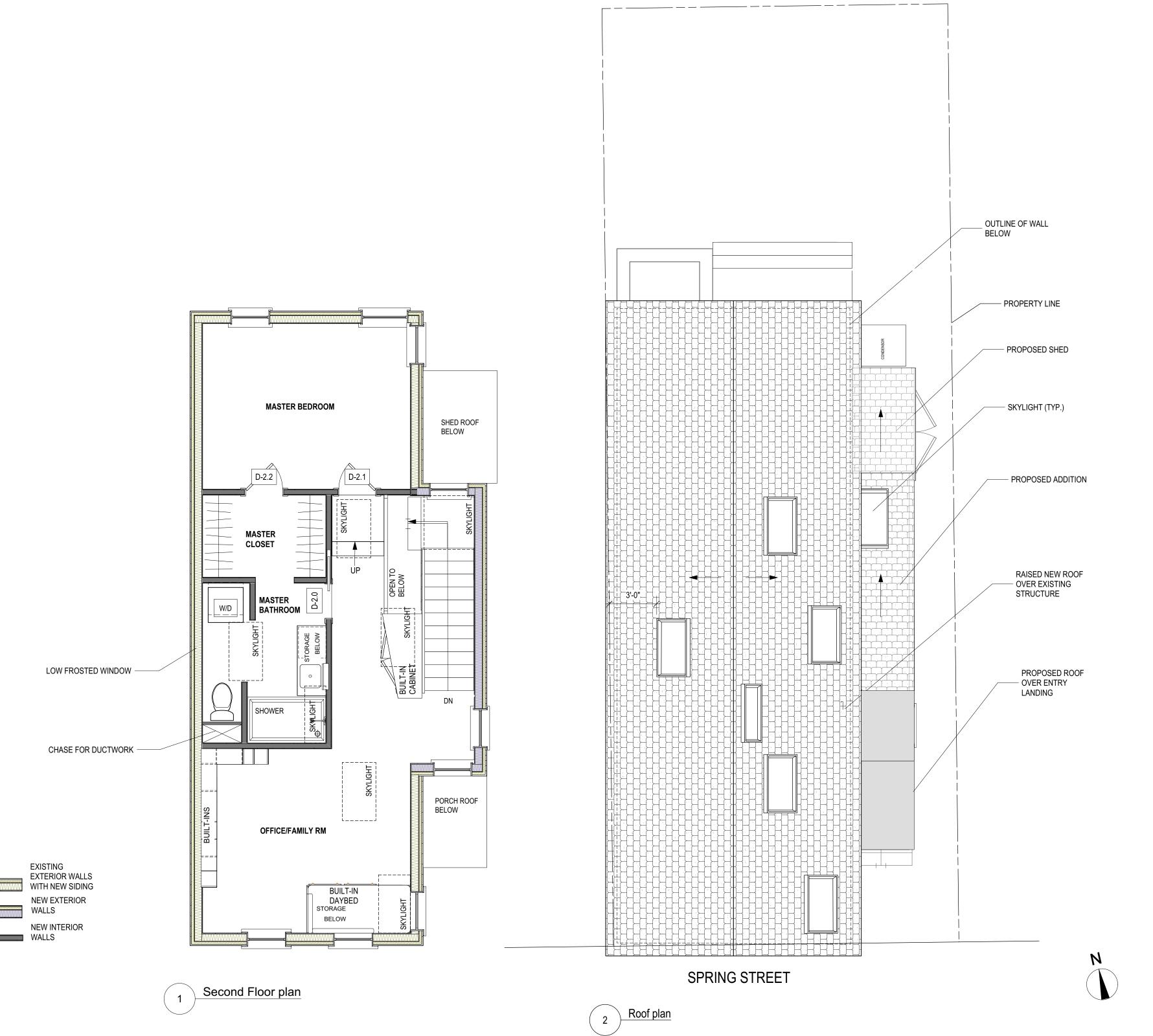
Renovation

169 Spring Street cambridge, MA 02143

Proposed Basement & First Floor plan

PRINT DATE: 11.20.19 SCALE: 1/4" = 1'-0"

SHEET #: A1.0



BOEHM www.boehmarchitecture.com (617)-521-9082

11.20.19 11.15.19 11.6.19 Zoning Historic Design Development Schematic Design 08.28.19 REVISION # DESCRIPTION DATE

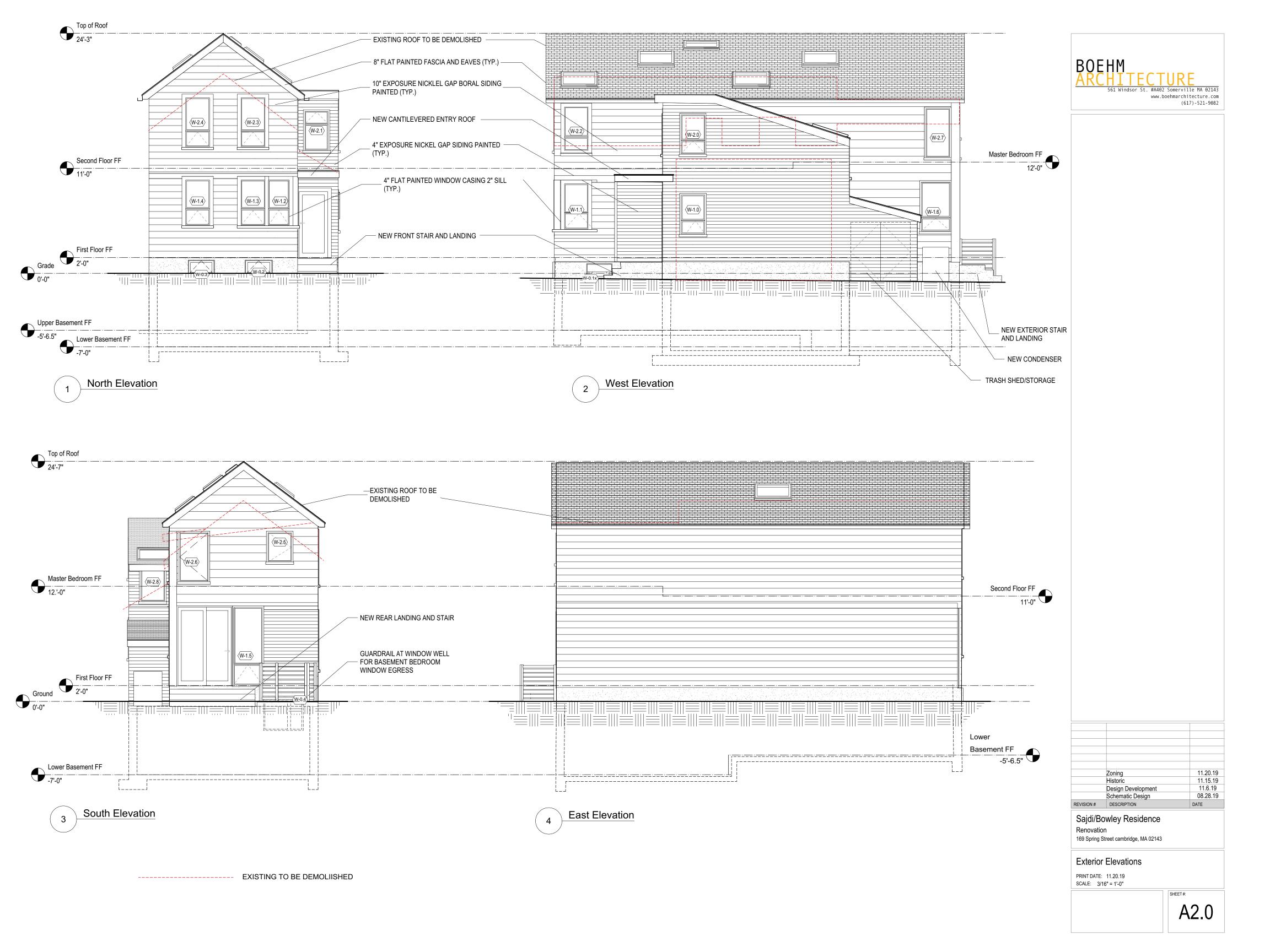
Sajdi/Bowley Residence

Renovation 169 Spring Street cambridge, MA 02143

Proposed Second & Roof plans

PRINT DATE: 11.20.19 SCALE: 1/4" = 1'-0"

SHEET #: A1.1



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 4, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL
IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0577E

06-04-2010

### SITE PLAN OF LAND

LOCATED AT
169 SPRING STREET
CAMBRIDGE, MA

DATE: NOVEMBER 22, 2019 SCALE: 1.0 INCH = 10.0 FEET

0 10 20 30



#### PREPARED FOR:

**EFFECTIVE DATE:** 

BOEHM ARCHITECTURE 535 ALBANY STREET, #3C BOSTON, MA 02118

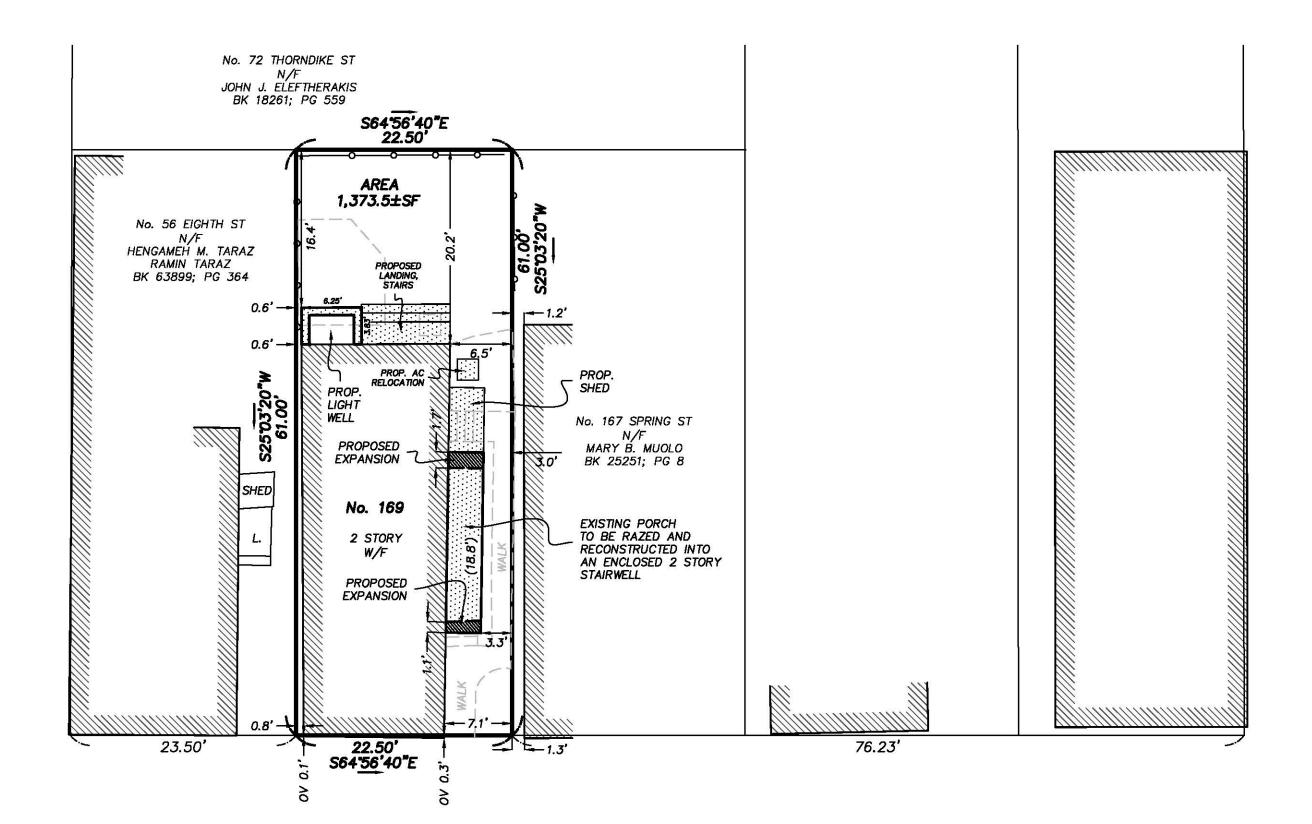
#### **REFERENCES:**

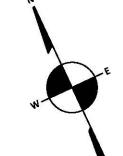
OWNER OF RECORD: DANA SAJDI 169 SPRING STREET CAMBRIDGE, MA 02141

DEED: C. 251314 LCC: 11266-A 40780-A D. 1475552

NOTES:
PARCEL ID: 33-23
ZONING: C-1

IGHTH STREET





SPRING STREET

(50' WIDE ~ PUBLIC)

FIELD: MO
DRAFT: RAP
CHECK: GCC

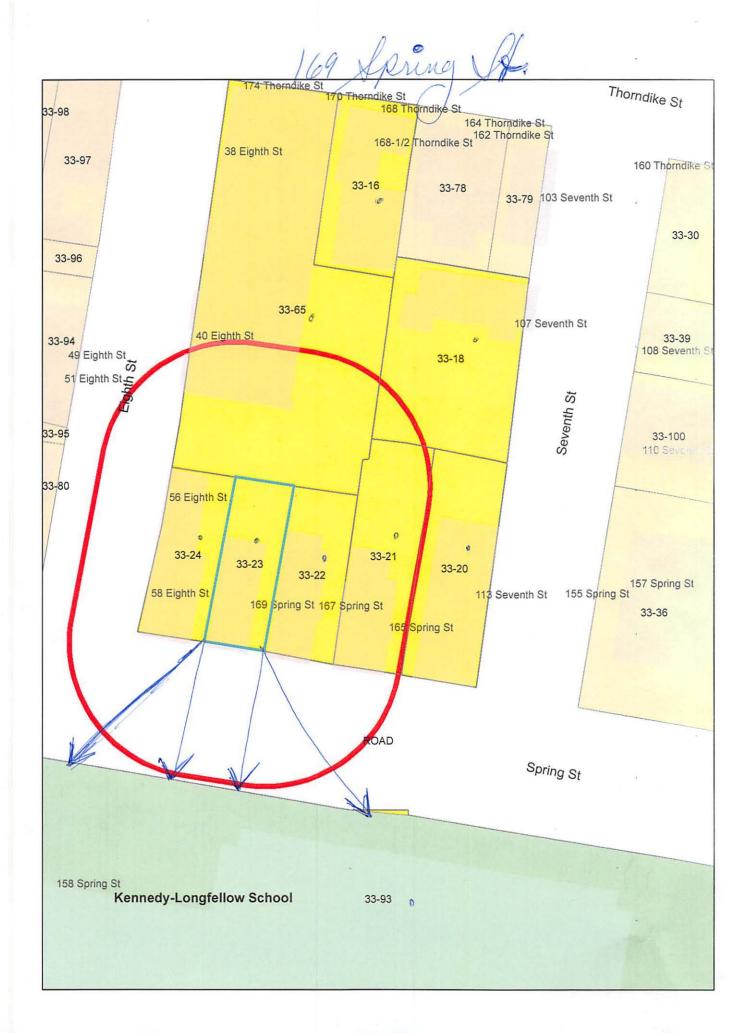
JOB#

11/22/19 19-00589

STREET

SEVENTH





33-20 CHENG, KAROLYN K. 113 SEVENTH ST., #1 CAMBRIDGE, MA 02141

33-23 SAJDI, DANA 169 SPRING ST CAMBRIDGE, MA 02141

33-93 CAMBRIDGE CITY OF KENNEDY SCHOOL 159 THORNDIKE ST CAMBRIDGE, MA 02141

33-22 MUOLO, MARY B., A LIFE ESTATE 167 SPRING ST CAMBRIDGE, MA 02141-2037

33-93 CITY OF CAMBRIDGE C/O LOUIS DEPASQUALE CITY MANAGER 169 Spring St.

33-20 KORN, JOSHUA & SARA KORN 113 SEVENTH ST., UNIT #2 CAMBRIDGE, MA 02141

33-24 TARAZ, HENGAMEH M. & RAMIN TARAZ 56 EIGHTH ST CAMBRIDGE, MA 02141

33-18 GILMAN, ARTHUR L., TRUSTEE ARTHUR L. GILMAN TRUST 107 SEVENTH ST CAMBRIDGE, MA 02141

33-21 PORROVECCHIO, WADE 165 SPRING ST CAMBRIDGE, MA 02141 BOEHM ARCHITECTURE C/O BILL BOEHM, ARCHITECT 561 WINDSOR STREET #A402 SOMERVILLE, MA 02143

33-65
ELEFTHERAKIS, JOHN J.
C/O EIGHTH STREET REALTY TRUST
267 NORTH BEACON STREET
BRIGHTON, MA 02135-1542

33-16 LOPEZ, GUSTAVO 170 THORNDIKE ST CAMBRIDGE, MA 02141

33-93 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOICITOR



## CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139

617 349-6100

2019 NOV 27 AM II: 13

**BZA APPLICATION FORM** 

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS Plan No: BZA-017221-2019

**GENERAL INFORMATION** 

The undersigned	hereby petit	ions the Boa	ard of Zoning App	eal for th	e following:		
Special Permit :			Variance :		•	Appeal:	
PETITIONER:	Boehm Ar	chitectu	ce - C/O Bill	Boehm,	Architect		
PETITIONER'S AD	DRESS:	561 Wi	ndsor Street	, #A402	Somerville, MA	A 02143	
LOCATION OF PROPERTY: 169 Spring St Cambridge, MA							
TYPE OF OCCUPA		Residentia Tamily	esidential, single ZONING DISTRICT: Residence C-1 Zone amily				
REASON FOR PETITION:							
Additions							
DESCRIPTION OF PETITIONER'S PROPOSAL:							
Full renovation, raised roof and addition to existing non-conforming structure on small lot.							
Relocate windows and doors in existing wall in setback.							
SECTIONS OF ZONING ORDINANCE CITED :							
Article 5.000		Section	tion 5.31 (Table of Dimensional Requirements).				
Article 8.000	ticle 8.000 Sect			on 8.22.3 (Non-Conforming Structure).			
Article 8.000		Section	ection 8.22.2.C (Non-Conforming Structure).				
			v		0-10		
			Original Signatu	re(s):	- KOM L		
						(Petitioner(s) / Owner)	
					1311	BOEHIN	
						(Print Name)	
			Add	dress :	561 W	INDSUR ST AZUZ	
					SYMERY	ME MA	
			Tel.	No.:	617 5	21 9082	
* *			E-M	lail Addre	ss: bille	boehmavehitectvic.ca	
Date :							

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SOUTHWEST



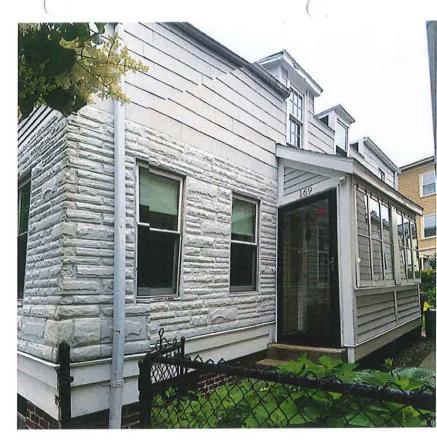
NORTHEAST



SOUTH (SPRING STREET)



NORTH



SOUTHEAST

169 SPRING STREET PHOTOS OF EXISTING PROPERTY