CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 SEP 26 AM 10: 02

BZA Application Form

BZA Number: 196036

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: LAUREN RACHEL BALTIMORE and JAY JOHN KONOPKA

PETITIONER'S ADDRESS: 230 BRATTLE ST AKA 16 BRATTLE CIRCLE, CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: 16 Brattle Cir , Cambridge, MA

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

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To add one canopy above each of the two entrances (Brattle Circle and Brattle Street), and to replace the existing landing and steps at Brattle Street entrance.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.d & 8.22.2.c (Non-Conforming Structure).
Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.40 (Special Permit).

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

CHARLES B ROSE on behalf of Petitioner/Owner
(Print Name)

Address: 230 BRATTLE STREET AKA 16 BRATTLE CIRCLE
Tel. No. 917.822.2678
E-Mail Address: tkbalt@gmail.com

Date: 9/23/22

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 LAUREN RACHEL BALTIMORE and JAY JOHN KONOPKA
(OWNER)

Address: 230 BRATTLE ST AKA 16 BRATTLE CIRCLE, CAMBRIDGE, MA 02138

State that I/We own the property located at 230 BRATTLE ST AKA 16 BRATTLE CIRCLE CAMBRIDGE, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of LAUREN RACHEL BALTIMORE and JAY JOHN KONOPKA

*Pursuant to a deed of duly recorded in the date 9/26/2019, Middlesex South County Registry of Deeds at Book 73349, Page 497; 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 Lauren Baltimore + Jay Konopka personally appeared before me, this 21 of September, 2022 and made oath that the above statement is true.

Notary

My commission expires August 21, 2026 (Notary Seal).

GREGORY CUMINGS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 21, 2026

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

GREGORY CUMINGS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 21, 2024

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 16 Brattle Cir , 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 extent of non-conformance of the preexisting non-conforming structure will not be made substantially more detrimental by the addition of proposed canopies. Proposed canopies will protect non-enclosed spaces, leaving in place and/or replacing existing decks, steps and hardscapes.

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 proposal does not affect public egress or roads.

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 uses of the property remains the same (residential).

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 proposal would contribute to the health, safety and welfare or the occupant by keeping the exisiting entrances protected from weather events (i.e. ice in the winter).

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 propsal improves safety conditions on the property, and contains the addition to the minimum possible extent.

***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

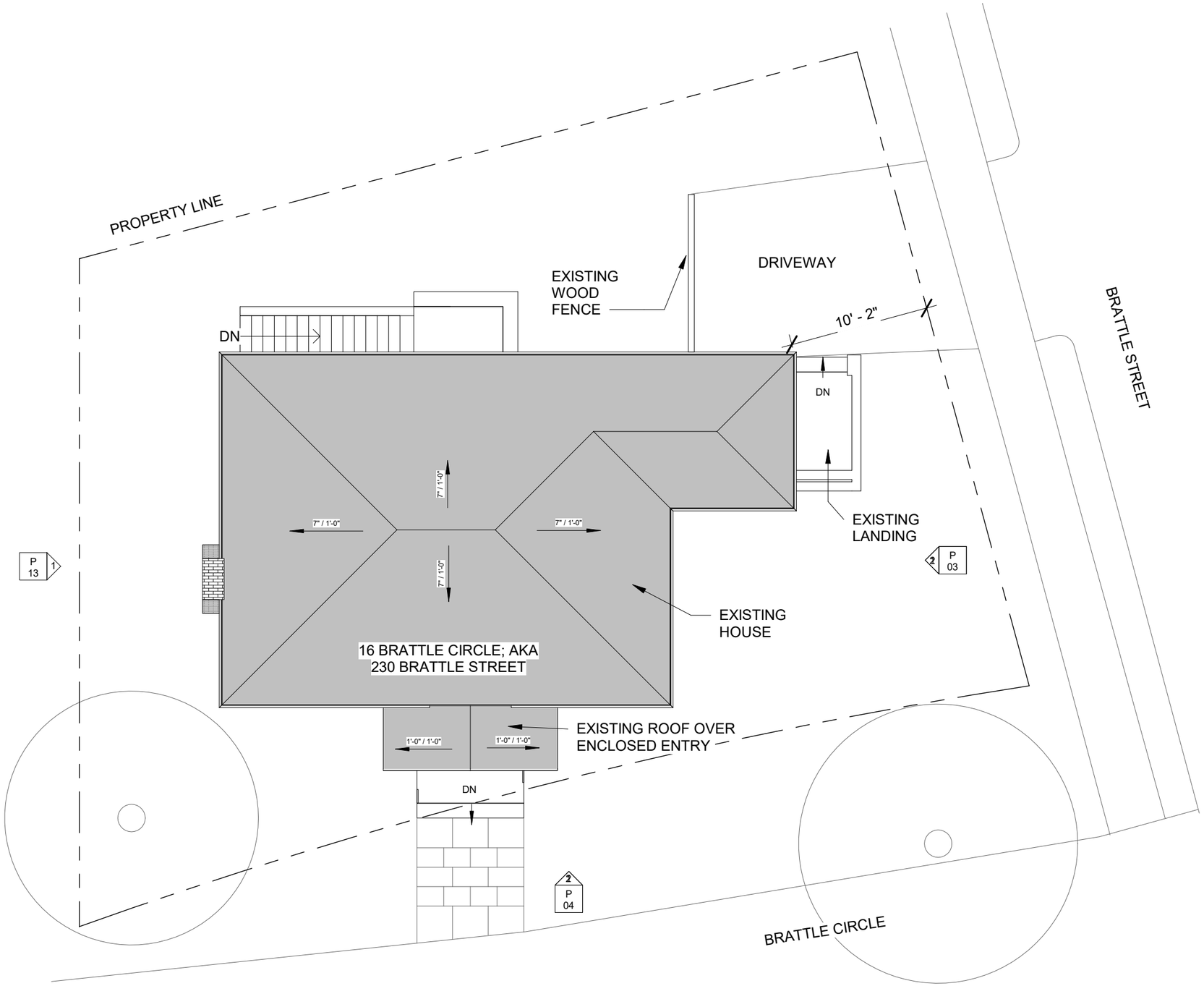
Applicant: LAUREN RACHEL BALTIMORE and JAY JOHN KONOPKA
Present Use/Occupancy: Residence
Location: 16 Brattle Cir , Cambridge, MA
Zone: Residence B Zone
Phone: 917.822.2678
Requested Use/Occupancy: Residence

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1878		1961		1517	(max.)
LOT AREA:		3033		3033		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.62		0.65		0.5	
LOT AREA OF EACH DWELLING UNIT		3033		3033		2500	
SIZE OF LOT:	WIDTH	48		48		50	
	DEPTH	66		66		100	
SETBACKS IN FEET:	FRONT	10.2		4.3		15	
	REAR	11.73		11.73		25	
	LEFT SIDE	0.72		0.0		7.5 (sum of 20)	
	RIGHT SIDE	10.83		10.83		7.5 (sum of 20)	
SIZE OF BUILDING:	HEIGHT	25.5		25.5		35	
	WIDTH	41.25		47.83		25.75	
	LENGTH	29.5		33		33	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.43		0.44		0.4	
NO. OF DWELLING UNITS:		1		1		1	
NO. OF PARKING SPACES:		1		1		1	
NO. OF LOADING AREAS:		0		0		n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		n/a		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.:

n/a

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'.

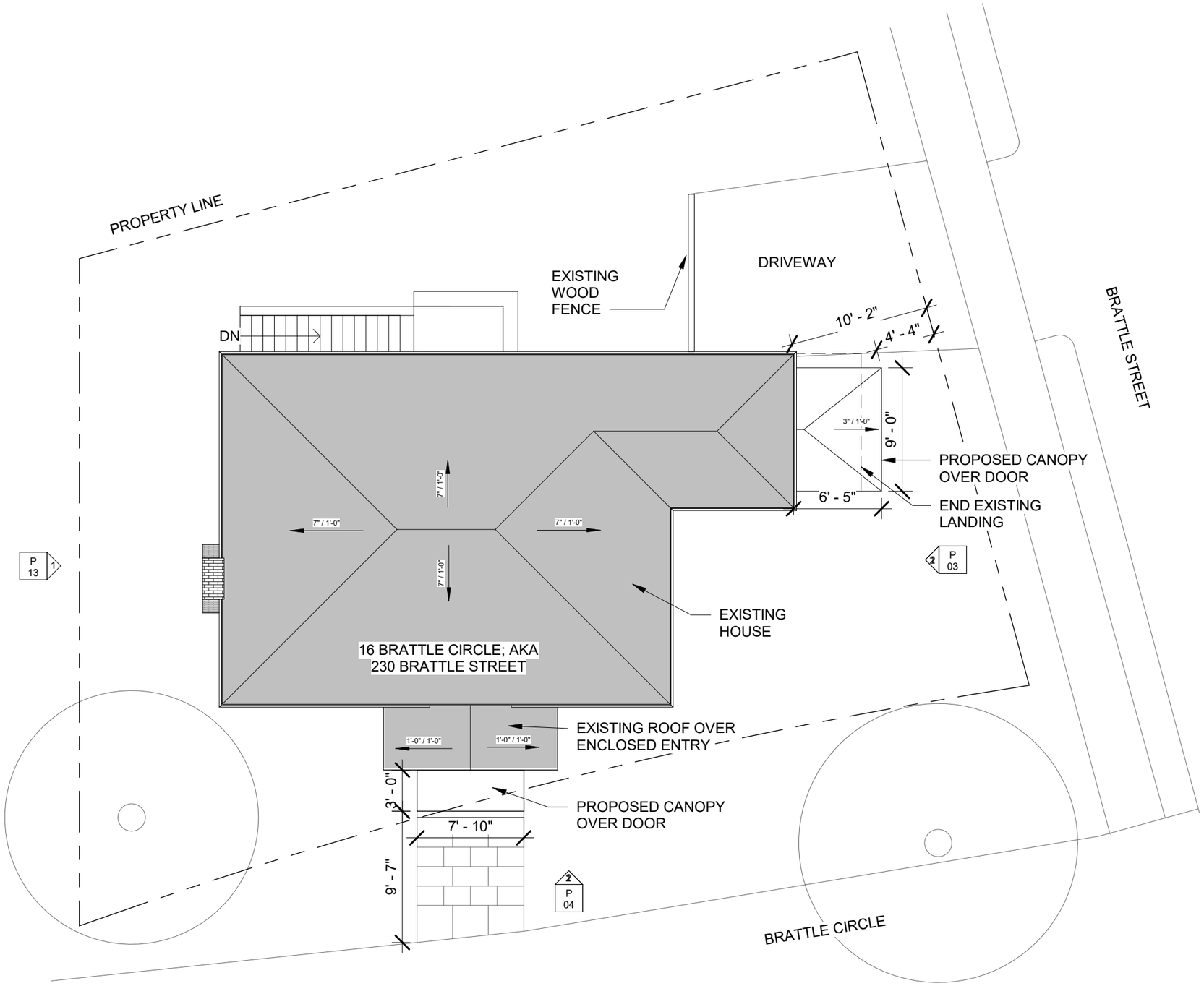


SIXTEEN BRATTLE CIRCLE P 01 | EXISTING SITE PLAN

September 21 2022

1/8" = 1'-0"

CHARLES ROSE ARCHITECTS

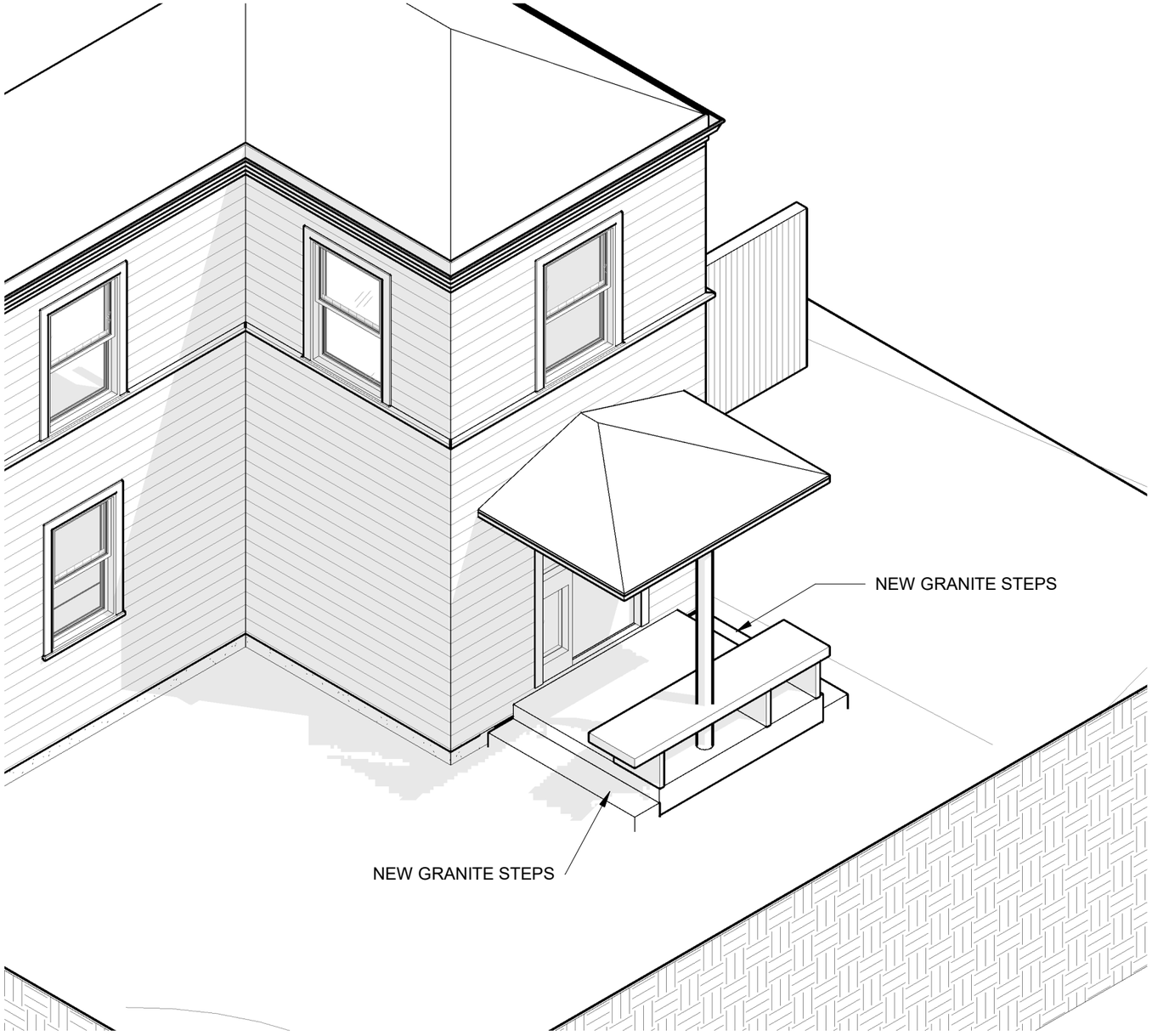


SIXTEEN BRATTLE CIRCLE P 02 | PROPOSED SITE PLAN

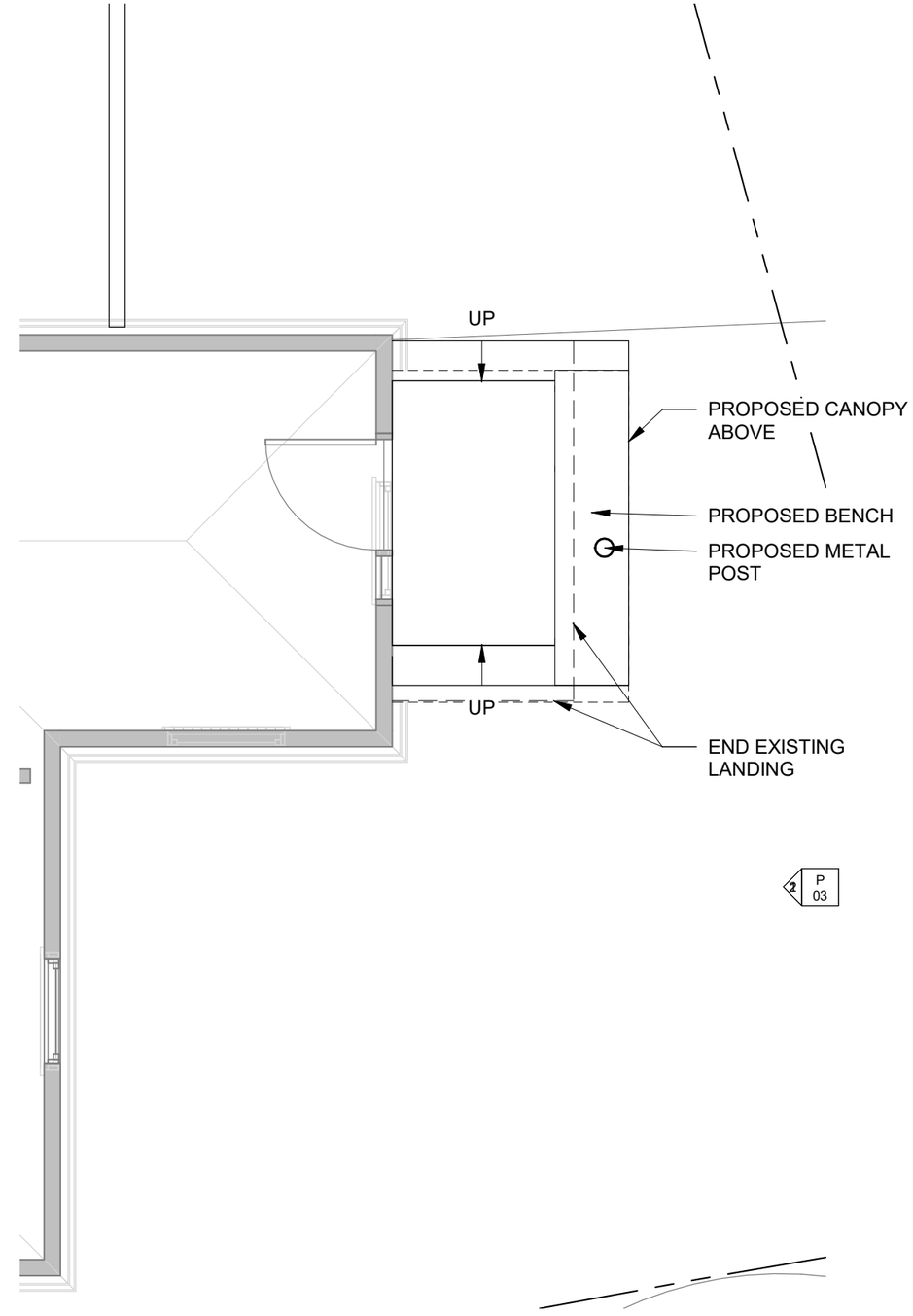
September 21 2022

1/8" = 1'-0"

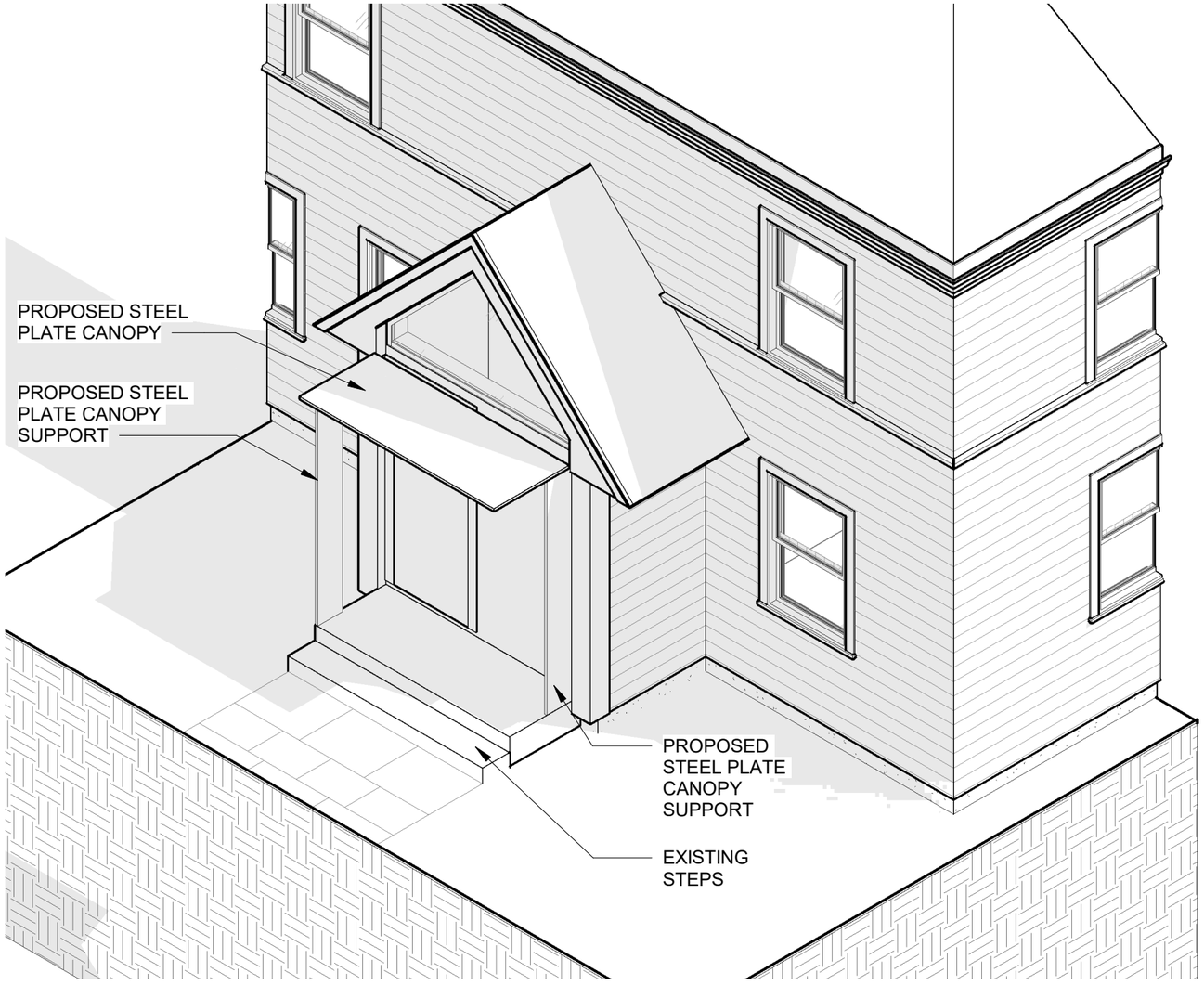
CHARLES ROSE ARCHITECTS



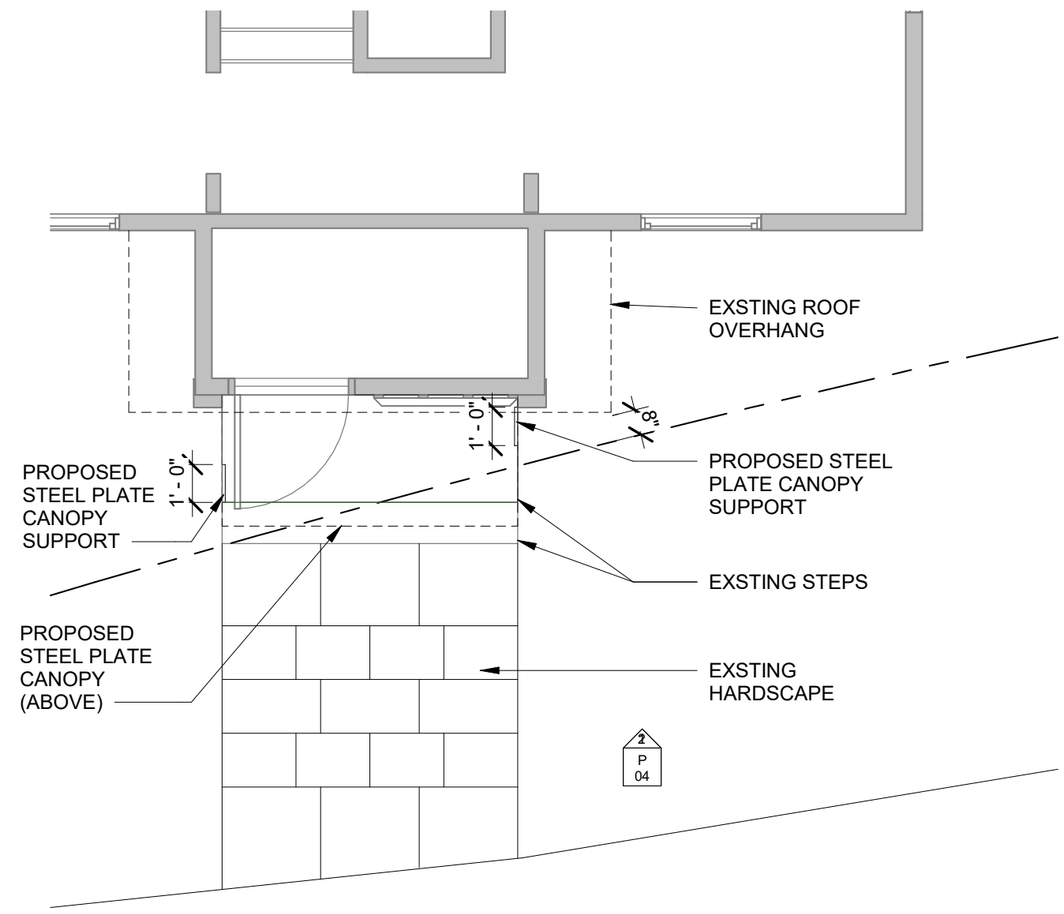
3D - BRATTLE STREET ENTRANCE



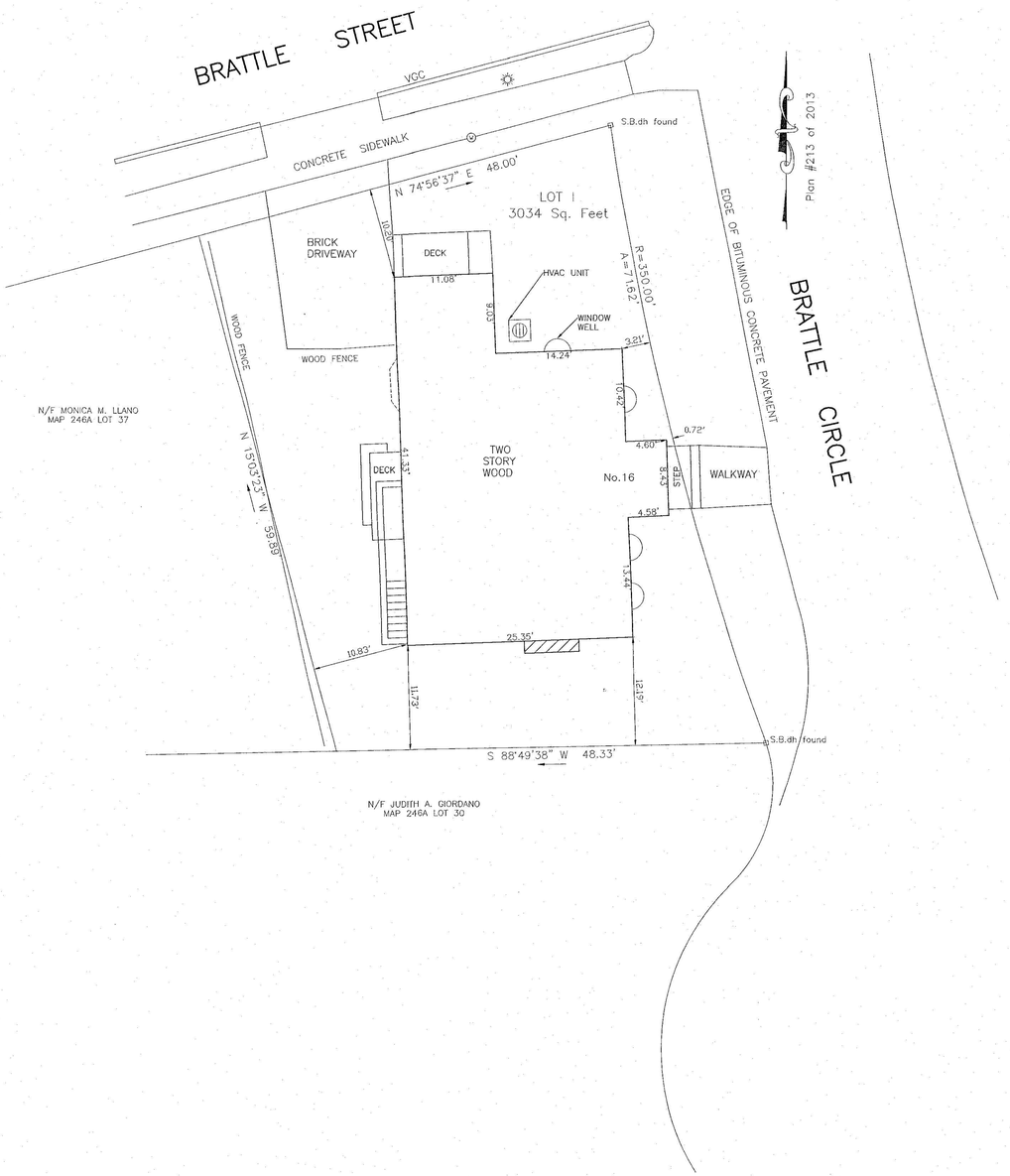
PLAN AT BRATTLE STREET ENTRANCE
1/4" = 1'-0"



3D - BRATTLE CIRCLE ENTRANCE

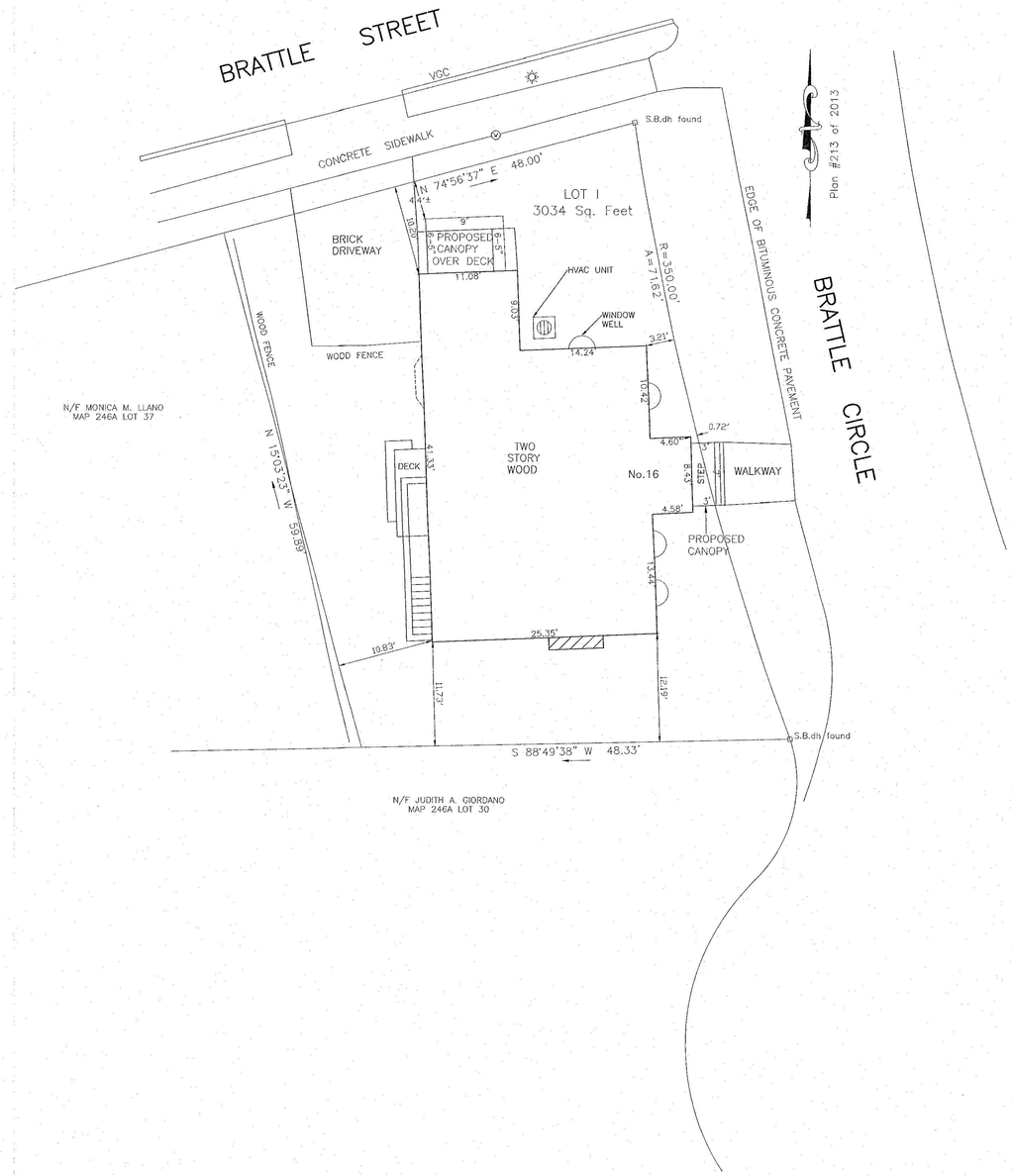


PLAN AT BRATTLE CIRCLE ENTRANCE
1/4" = 1'-0"



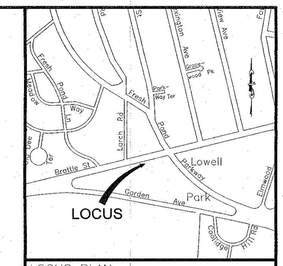
EXISTING CONDITIONS

OFFSETS AND BUILDING DIMENSIONS SHOWN ARE TO EXISTING CORNER BOARDS



PROPOSED CONDITIONS

Carlson Survey 2021 - 84098 - AutoCAD 2021



LOCUS PLAN

Plot Plan for Building Permit

230 Brattle Street
aka 16 Brattle Circle
Cambridge,
Middlesex County,
Massachusetts

PID 22213
Map-Lot
246A-38

PREPARED FOR:
Lauren Rachel Baltimore
Jay John Konopka
Bk. 73349, pg.497
Plan in Book 6807, page END

DATE: Sep.22, 2022

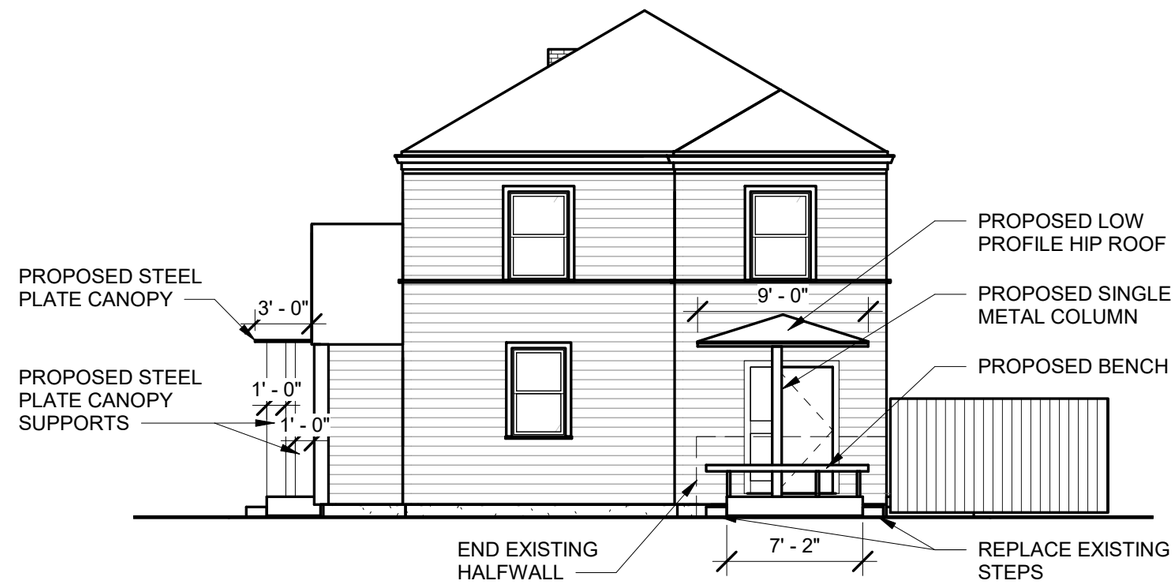
ANDERSON SURVEYS, INC.
Professional Land Surveyors
800 HIGH STREET
HANSON, MA 02341-0149
(781) 293-3349
andersonsurveys.com

SCALE : 1." = 8'

0 8 16 24

Kenneth B. Anderson, PLS # 31298

EXISTING ELEVATION EAST
1/8" = 1'-0"



PROPOSED ELEVATION EAST
1/8" = 1'-0"

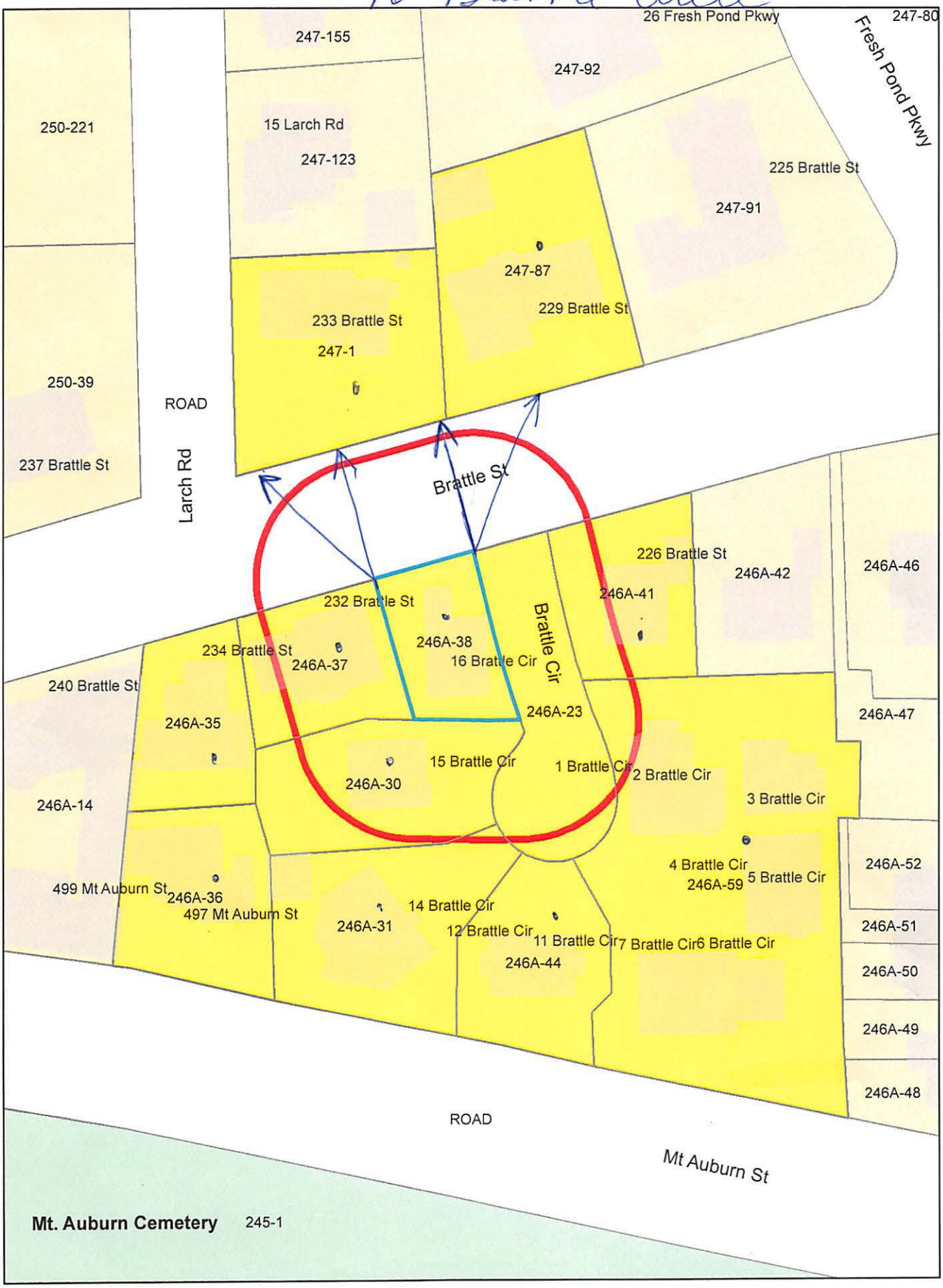
EXISTING ELEVATION SOUTH
1/8" = 1'-0"

PROPOSED ELEVATION SOUTH
1/8" = 1'-0"

FRONT DOOR (South)
Brattle Circle

SIDE DOOR (East)
Brattle Street

16 Brattle Circle



16 Brattle Circle

Petitioner

247-87
WOLFMAN, TONI G.
229 BRATTLE ST
CAMBRIDGE, MA 02139

246A-37
LLANO, MONICA M.,
TRUSTEE THE MONICA M. LLANO REV TRUST
6365 COLLINS AVENUE, APT 3611
MIAMI BEACH, FL 33141

246A-38
BALTIMORE, LAUREN RACHEL
JAY JOHN KONOPKA
230 BRATTLE ST
CAMBRIDGE, MA 02138

CHARLES ROSE, ARCHITECTS
115 WILLOW AVENUE
SOMERVILLE, MA 02144

246A-36
BROWN, EILEEN M.
497 MT. AUBURN
CAMBRIDGE, MA 02138-5515

246A-44
MELFORD, MICHAEL
12 BRATTLE CIRCLE
CAMBRIDGE, MA 02138

246A-31
KORONOWSKI, JEANICE
14 BRATTLE CIR
CAMBRIDGE, MA 02139

246A-59
PEROTTA, STEFANO & ELIZABETH TRUJILLO
6 BRATTLE CIR
CAMBRIDGE, MA 02138

246A-59
ZHANG, LU & XIANGHONG HUA
201 FREEMAN ST., #A8
BROOKLINE, MA 02144

246A-59
GULESERIAN, MICHAEL E.
1 BRATTLE CIR
CAMBRIDGE, MA 02138

246A-59
RIETHUISEN, VERONIQUE
5 BRATTLE CIRCLE
CAMBRIDGE , MA 02138

246A-59
DANIELS STACEY T
7 BRATTLE CIR
CAMBRIDGE, MA 02138

246A-35
COPENHAVER TODD, MARGARET ANTHONY
234 BRATTLE ST
CAMBRIDGE, MA 02138

246A-30
GIORDANO, JUDITH A.
15 BRATTLE CIRCLE
CAMBRIDGE, MA 02138-4624

247-1
KODRZYCKI, YOLANDA K.
TRS YOLANDA K. KODRZYCKI REVOCABLE TR
233 BRATTLE ST
CAMBRIDGE, MA 02138

246A-59
JOLIN JULIE SHADID LAILA JOLIN
1-7 BRATTLE CIR - UNIT 3
CAMBRIDGE, MA 02138

246A-59
CABLE, MATTHEW TUCKER & FRANZISKA HERTEL
2 BRATTLE CIR - UNIT 2
CAMBRIDGE, MA 02138

246A-41
JURKAUSKAS, VALDAS &
MELODY MAK-JURKAUSKAS
226 BRATTLE ST
CAMBRIDGE, MA 02138