

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Siobhan C. Reardon and Robert P. Reardon
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 16 Norris Street

the record title standing in the name of Siobhan C. Reardon and Robert P. Reardon as Trustees of The Reardon Nominee Trust

whose address is 16 Norris Street, Cambridge MA
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 28169 Page 387 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Siobhan C. Reardon
(Trustee)

=====

On this 27th day of November, 2019, before me, the undersigned notary public, personally appeared ~~MASS DRIVERS LICENSE~~ Siobhan C. Reardon proved to me through satisfactory evidence of identification, which were MA DRIVERS LICENSE, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Catherine M. Williams
Notary Public

My commission expires: 3/21/2025
CATHERINE M. WILLIAMS
Notary Public
Commonwealth of Mass
My Comm. Expires March 21/2025

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 of the Ordinance would prevent the petitioner from reorganizing the living area of the existing dwelling units and providing improved circulation and egress.

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 directly related to the age and condition of the existing structure and its placement on the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The proposed modifications conform to the height, open space, and rear yard setback requirements. The proposed dormers comply with the dormer guidelines and will allow for air and light to accommodate a bedroom and bathroom on the third floor.

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

The character, nature, and use of the structure as a two family dwelling will not change. Moreover, the proposed increase in gross floor area is less than 200 feet.

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

EZA 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 Norris 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:
Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:
There will not be any change in traffic patterns as a result of adding windows.
- 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:
Adjacent uses will not be affected since the use of the property as a two family will not be changed.
- 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:
Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- 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 windows will not change the use of the property and are consistent with the residential uses in the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** Two Family
LOCATION: 16 Norris St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Two Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,282 sf</u>	<u>3,498 sf</u>	<u>2,754 sf</u>	(max.)
<u>LOT AREA:</u>	<u>5,728 sf</u>	<u>no change</u>	<u>5,000 sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.57</u>	<u>.61</u>	<u>.5/.35</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,864 sf</u>	<u>no change</u>	<u>2,500 sf</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>40.66'</u>	<u>no change</u>	<u>50'</u>	(min.)
<u>DEPTH</u>	<u>140.92'</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>10.8'</u>	<u>no change</u>	<u>15'</u>	(min.)
<u>REAR</u>	<u>73'</u>	<u>68.8'</u>	<u>35'</u>	(min.)
<u>LEFT SIDE</u>	<u>6.3'</u>	<u>no change</u>	<u>7'6" (sum 20')</u>	(min.)
<u>RIGHT SIDE</u>	<u>8.5'</u>	<u>no change</u>	<u>7'6" (sum 20')</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>32.3'</u>	<u>no change</u>	<u>35'</u>	(max.)
<u>LENGTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>WIDTH</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>42</u>	<u>41</u>	<u>40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>no change</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>no change</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(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.

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'.

16 Norris Street
Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

192-77
EVERETT, NICHOLAS READE &
SARAH J. SOLOMON
15 RICE ST., #2
CAMBRIDGE, MA 02140

192-73
HUMAN SERVICES RESEARCH INSTITUTE
2336 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

192-79
DEAN, AMANDA
23 RICE ST
CAMBRIDGE, MA 02140

192-39
NORTH CAMBRIDGE COOPERATIVE BANK
2360 MASS AVE
CAMBRIDGE, MA 02140-1893

192-74
SCAFFIDI, DIANN L. & STEPHEN P. SCAFFIDI
1445 HILLDALE TRUST
17 ST. LOUIS AVE
GLOUCESTER, MA 01930

192-75
ASSOCIATION NOTRE DAME DE CAMBRIDGE INC
2322 MASS AVE
CAMBRIDGE, MA 02140-1813

192-77
POSNER, EMMA C.
15 RICE ST., #3
CAMBRIDGE, MA 02140

192-135
CARRA, LOIS, DAN P. BERTKO
13 NORRIS ST
CAMBRIDGE, MA 02140-1814

192-161
KIM, JIN HEE,
TRUSTEE THE YOUNG CHOL KIM IRREV TRUST
17 NORRIS ST
CAMBRIDGE, MA 02140

192-168
SKEHAN, MARION T. & MAUREEN NEIL
TRUSTEES, THE MARION T. SKEHAN REV TR
12 NORRIS ST
CAMBRIDGE, MA 02140

192-70
HOLMES, CHARLES R., JR &
CHRISTOPHER M. KEPPELMAN,
TRS OF THE 24 NORRIS STREET REAL ESTATE TR.
14 ALBAN ST
DORCHESTER, MA 02124

192-77
BRIDWELL, SANDRA D.,
TRUSTEE THE SANDRA D. BRIDWELL
15 RICE ST., #1
CAMBRIDGE, MA 02140

192-78
FAVREAU, LOUIS, JR, A LIFE ESTATE
19 RICE ST
CAMBRIDGE, MA 02140-1816

192-122
WILLIAM G RAVANIS
TR. OF W G R REALTY TRUST
163 BISHOPS FOREST DRIVE
WALTHAM, MA 02452

192-138
LIVNY, JONATHAN & AYALA ABRAMOVICI LIVNY
20 NORRIS ST., UNIT #2
CAMBRIDGE, MA 02140

192-139
RESIDENT
16 NORRIS STREET
CAMBRIDGE, MA 02140

192-138
ROS, IRINA
20 NORRIS ST #1
CAMBRIDGE, MA 02138

192-77
COOK, LISA D.
13 RICE ST., UNIT#4
CAMBRIDGE, MA 02140



NORRIS STREET ELEVATION

ZBA APPLICATION
ADDITION AND RENOVATION
 16 NORRIS ST, CAMBRIDGE, MA 02140

LIST OF DRAWINGS	ZBA APPL 05 SEP 2019	ZBA APPL UPDATES 27 NOV 2019
GENERAL		
T-1 TITLE SHEET	X	X
EXISTING PLOT PLAN	X	X
Z-1 ZONING ANALYSIS	X	X
Z-2 ZONING ANALYSIS	X	X
Z-3 ZONING ANALYSIS	X	X

ARCHITECTURAL		
A-0 ARCHITECTURAL SITE PLAN	X	X
A-1 BASEMENT FLOOR PLAN	X	X
A-2 FIRST FLOOR PLAN	X	X
A-3 SECOND & THIRD FLOOR PLAN	X	X
A-4 ELEVATIONS (FRONT AND REAR)	X	X
A-5 ELEVATIONS (LEFT AND RIGHT)	X	X
EC1 EXISTING FLOOR PLANS		X
EC2 EXISTING ELEVATIONS		X
EC3 EXISTING PHOTOS		X

REVISED / ADDED



LOCUS PLAN ↑

PETER QUINN ARCHITECTS
 ARCHITECTURE
 PLANNING
 COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
 259 ELM STREET, SUITE 301
 SOMERVILLE, MA 02144
 PH 617-354-3989



CONSULTANT

PROJECT
ADDITION AND RENOVATION

16 Norris Street,
 Cambridge, MA 02140

PREPARED FOR
ROBERT REARDON

73 VAN NESS RD
 BELMONT, MA 02478

DRAWING TITLE

TITLE SHEET

SCALE AS NOTED

REVISION DATE

UPDATED SET 03 DEC 2019

PERMIT SET 30 OCT 2019

DRAWN BY DM REVIEWED BY PQ

SHEET

T-1

PREPARED BY:

ARCHITECT

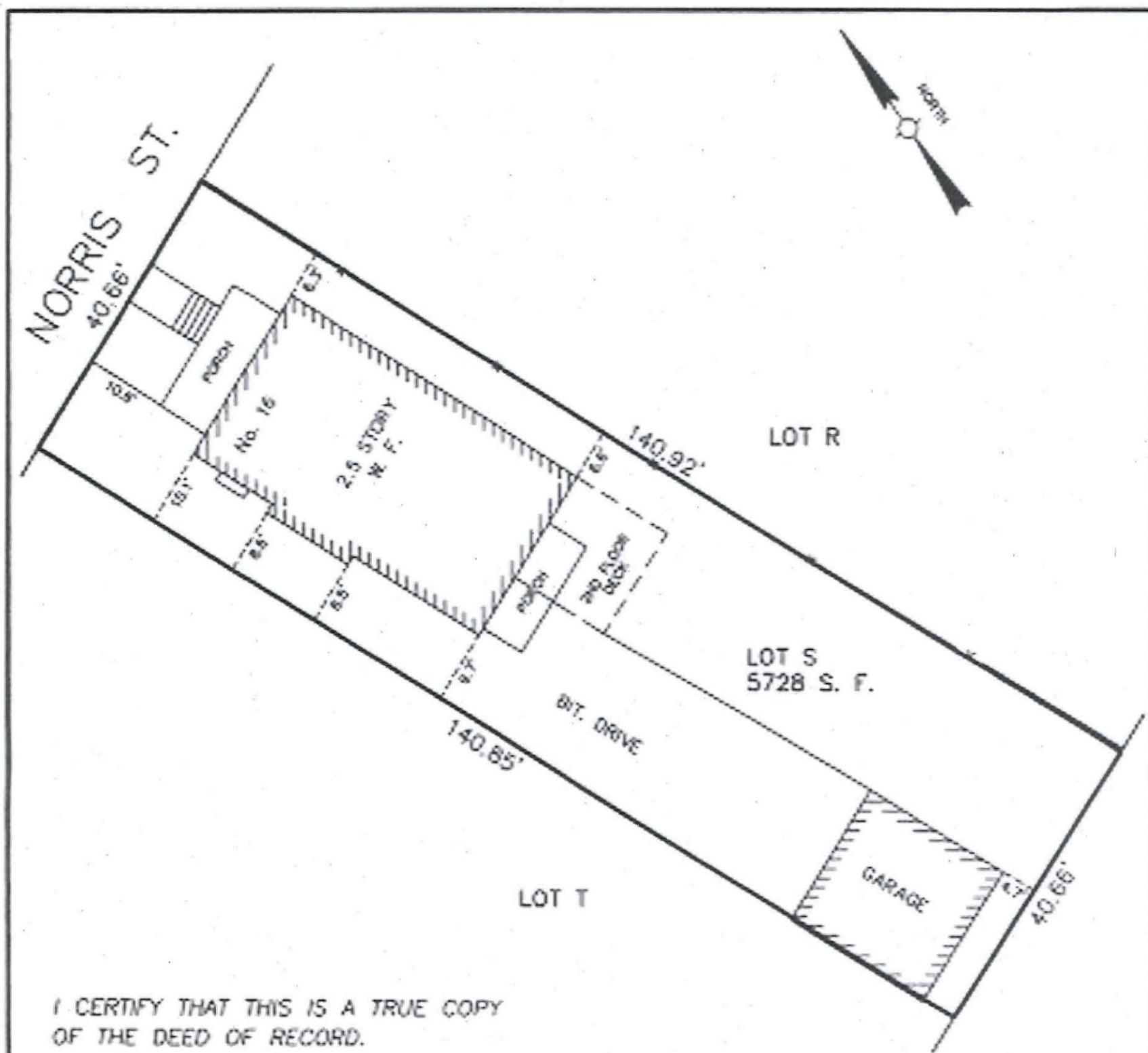
PETER QUINN ARCHITECTS LLC

259 ELM ST, STE 301
 SOMERVILLE, MA 02144
 PH (617) 354 3989

SURVEYOR

ANTONI SZERSZUNOWICZ

P.O. BOX 567
 MILTON, MA 02186
 PH (617) 686 5057



I CERTIFY THAT THIS IS A TRUE COPY OF THE DEED OF RECORD.

Antoni Szerszunowicz

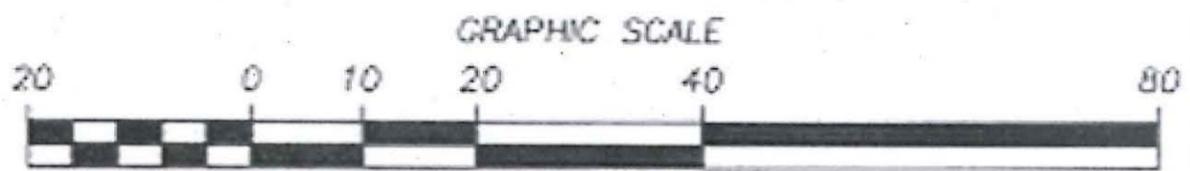


PLOT PLAN
 16 NORRIS STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20'
 ANTONI SZERSZUNOWICZ
 P.O. BOX 567

DECEMBER 15, 2004
 PROF. LAND SURVEYOR
 MILTON, MA 02186

PHONE: (617)686-5057





1 SITE PLAN
SCALE: 1/10" = 1'-0"

LOT SIZE:
5,728-SF

PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
250 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617.564.3988



CONSULTANT

PROJECT
ADDITION AND RENOVATION
15 Norris Street,
Cambridge, MA 02140

PREPARED FOR
ROBERT REARDON
73 VAN NESS RD
BELMONT, MA 02478

DRAWING FILE

SCALE AS NOTED

REVISION	DATE
ZBA APPL	09 SEP 2019
DRAWN BY	REVIEWED BY
	PQ

SHEET
A-0

SEAL



CONSULTANT

PROJECT
ADDITION AND RENOVATION

18 Norris Street,
Cambridge, MA 02140

PREPARED FOR

ROBERT REARDON

73 VAN NESS RD
BELMONT, MA 02478

DRAWING TITLE

PROPOSED BASEMENT FLOOR PLAN

SCALE AS NOTED

REVISION	DATE

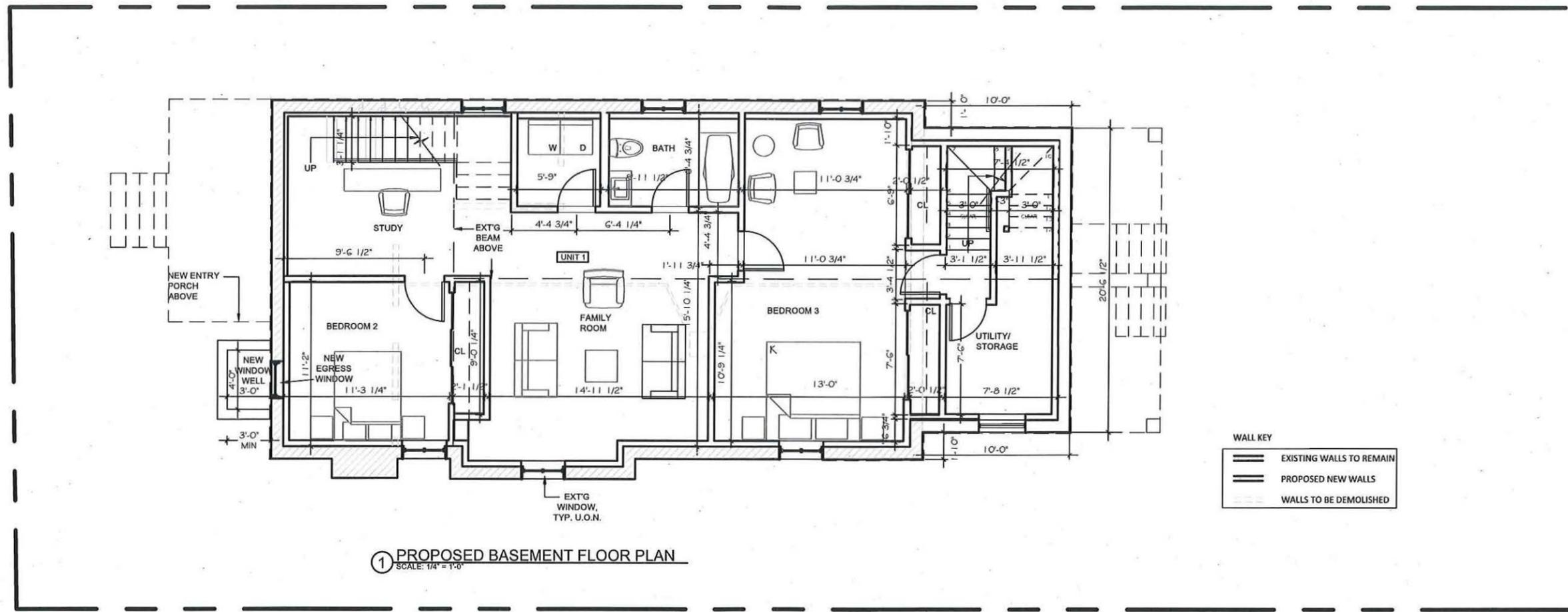
UPDATED SET 03 DEC 2019

PERMIT SET 30 OCT 2019

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A-1





CONSULTANT

PROJECT
ADDITION AND RENOVATION

15 Norris Street
Cambridge, MA 02143

PREPARED FOR
16 NORRIS STREET

DRAWING TITLE
PROPOSED ELEVATIONS (FRONT AND REAR)

SCALE AS NOTED

REVISION	DATE

ZBA APPL 03 SEP 2019

DRAWN BY REVIEWED BY
PQ PQ

SHEET

A-4



2 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT (NORRIS STREET) ELEVATION
SCALE: 1/8" = 1'-0"



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PROJECT
ADDITION AND RENOVATION

15 Norris Street,
Cambridge, MA 02143

PREPARED FOR
16 NORRIS STREET

DRAWING TITLE
PROPOSED ELEVATIONS (LEFT AND RIGHT SIDE)

SCALE AS NOTED

REVISION	DATE

ZBA APPL UPDATES	27 NOV 2019
ZBA APPL	09 SEP 2019
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REVIEWED BY	

SHEET

A-5

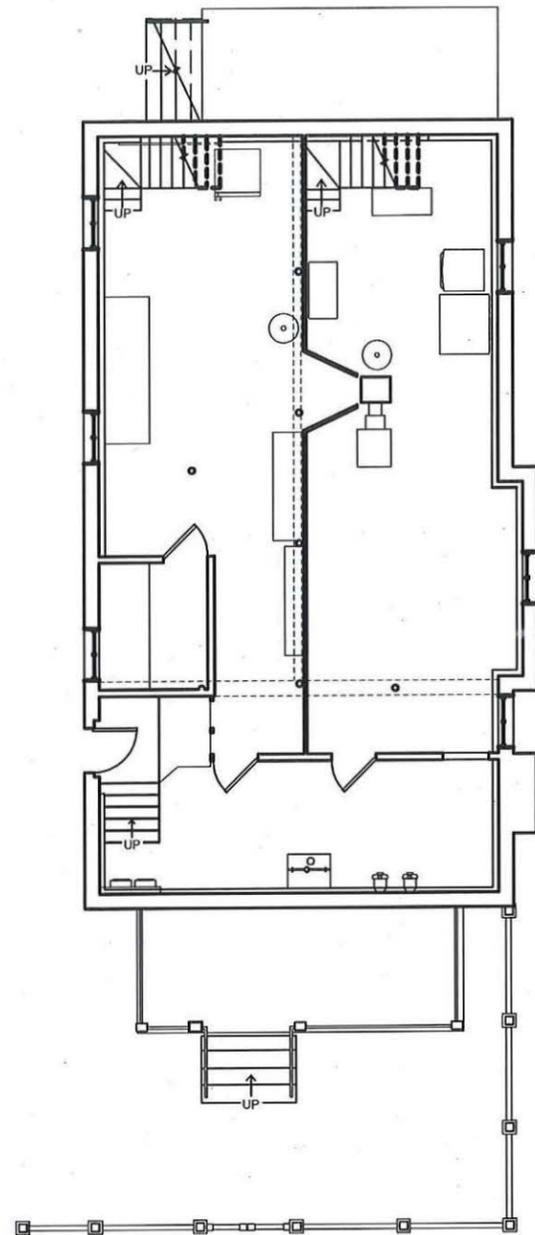


1 PROPOSED EAST (LEFT SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

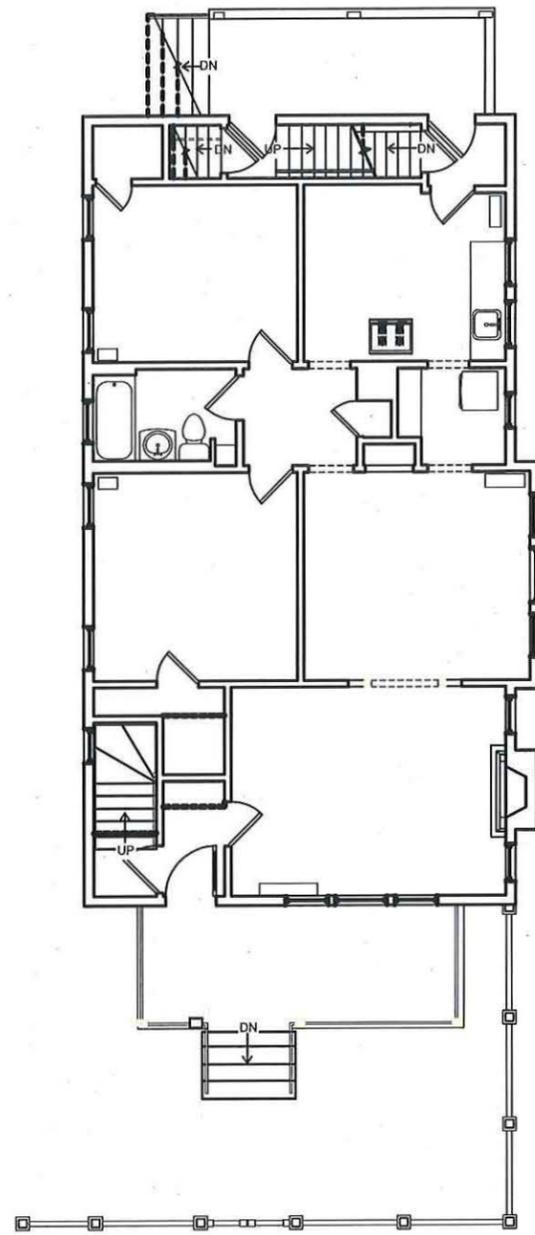


2 PROPOSED WEST (RIGHT SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

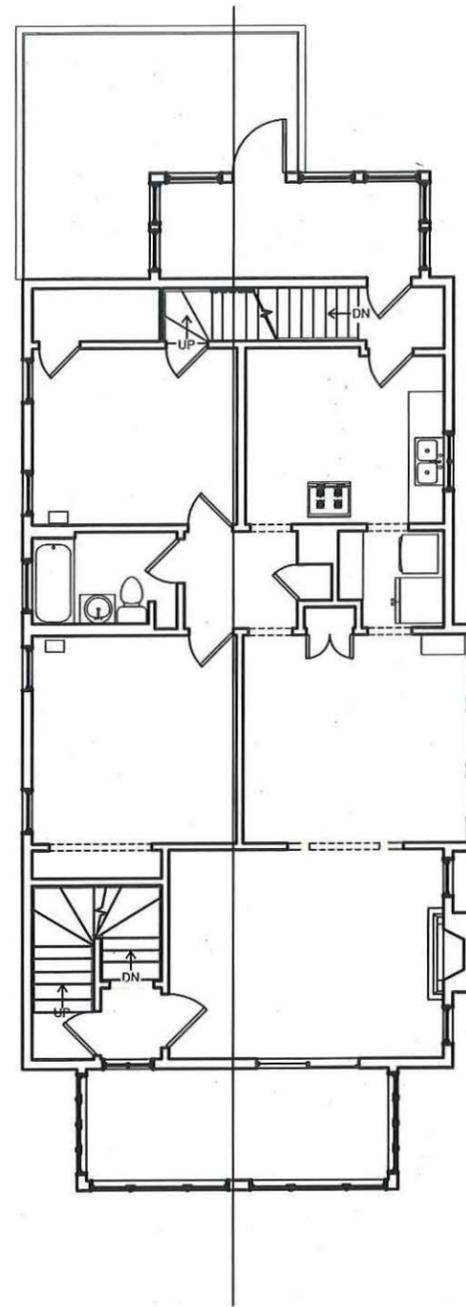
Z:\CADD\WCS\Norris_16\Schematic\Norris_16-Existing Floor Plans Elevations POA IMA block-191205.dwg, EC1, 12/25/2019 1:35:53 PM, DWG To PDF, pcd



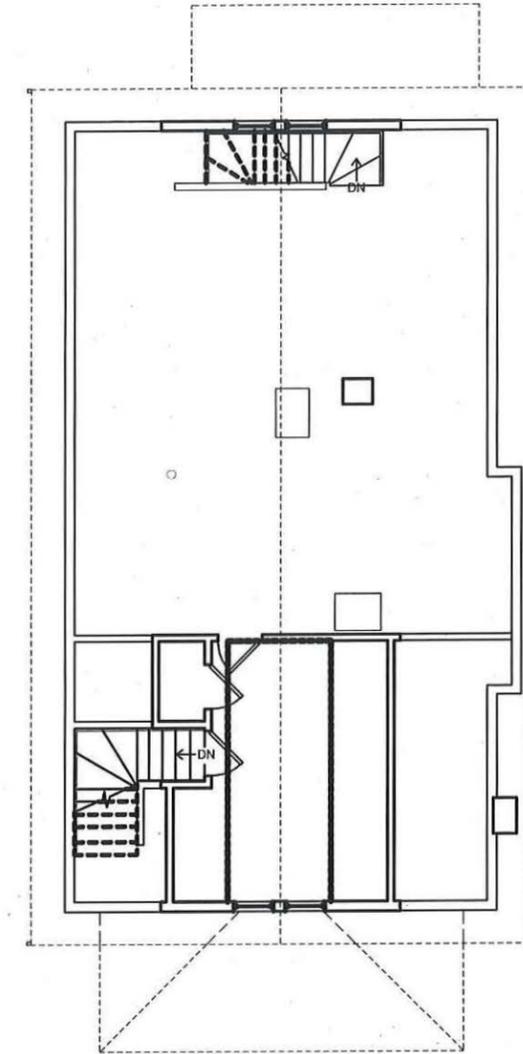
BASEMENT
16 Norris St



FIRST FLOOR
16 Norris St



SECOND FLOOR
16 Norris St



THIRD FLOOR
16 Norris St

EXISTING FLOOR PLANS
SCALE: 1"=10'-0"



PETER QUINN ARCHITECTS

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
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PH 617-354-3009

SEAL



CONSULTANT

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ADDITION AND RENOVATION

16 Norris Street,
Cambridge, MA 02140

PREPARED FOR
ROBERT REARDON

73 VAN NESS RD
BELMONT, MA 02478

DRAWING TITLE
EXISTING FLOOR PLANS

SCALE AS NOTED

REVISION	DATE

UPDATED SET 03 DEC 2019

PERMIT SET 30 OCT 2019

DRAWN BY REVIEWED BY
PQ

SHEET

EC1

**PETER
QUINN
ARCHI
TECTS**

ARCHITECTURE
PLANNING
COMMUNITY DESIGN

PETER QUINN ARCHITECTS LLC
259 ELM STREET, SUITE 301
SOMERVILLE, MA 02144
PH 617-354-3089

SEAL



CONSULTANT

PROJECT
**ADDITION AND
RENOVATION**

16 Norris Street,
Cambridge, MA 02140

PREPARED FOR
ROBERT REARDON

73 VAN NESS RD
BELMONT, MA 02478

DRAWING TITLE

**EXISTING
STREET VIEW**

SCALE AS NOTED

REVISION	DATE

UPDATED SET 03 DEC 2019

PERMIT SET 30 OCT 2019

DRAWN BY REVIEWED BY
PQ

SHEET

EC3



EXISTING VIEWS
N.T.S.

PLAN
NORTH

