

BZA APPLICATION FORM
GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: JOHN LAFRENIERE

PETITIONER'S ADDRESS: 170-172 LARCH ROAD

LOCATION OF PROPERTY: CAMBRIDGE, MA 02139

TYPE OF OCCUPANCY: 2-FAMILY ZONING DISTRICT: 259-10

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input checked="" type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

ADDITION OF DORMER AND WINDOW
TO EXTEND LOW-HEADROOM CLOSET, TO
BE FULL HEIGHT BATHROOM.

SECTIONS OF ZONING ORDINANCE CITED:

Article 10 Section 30: VARIANCES
Article 5 Section 1-31: DIMENSIONAL REGULATIONS
Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the
Inspectional Services Department must attach a statement concerning the reasons
for the appeal

Original Signature(s): *John Lafreniere*
(Petitioner(s)/Owner)

JOHN LAFRENIERE
(Print Name)

Address: 678 MASSACHUSETTS AVE, FL 8
CAMBRIDGE, MA 02139

Tel. No.: 617 661 4222

E-Mail Address: JL@L-ARCHITECTS.NET

Date: 9/15/16
8/18/16

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 JOHN LAFRENIERE
(OWNER)

Address: 170-172 LARCH ROAD, CAMBRIDGE, MA

State that I/We own the property located at 170 LARCH RD., which is the subject of this zoning application.

The record title of this property is in the name of JOHN LAFRENIERE

*Pursuant to a deed of duly recorded in the date 6/7/2016, Middlesex South County Registry of Deeds at Book 67390, Page 526; or Middlesex Registry District of Land Court, Certificate No. —
Book — Page —

John A. Lafreniere
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 John Lafreniere personally appeared before me, this 18th of August, 2016, and made oath that the above statement is true.

James H. Logan Notary

My commission expires 06/25/2021 (Notary Seal).

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



JAMES H. LOGAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 25, 2021

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:

• THE THREE BEDROOMS ON THE THIRD FLOOR HAVE NO ADJACENT BATHROOM, AND THE STAIR DOWN TO THE 2ND FLOOR BATHROOM IS STEEP, CREATING A NIGHT-TIME FALL HAZARD.

• THE ADDITION OF THE SMALL DORMER WILL ALLOW THE CONSTRUCTION OF A 3RD FLOOR BATHROOM.

- 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 STRUCTURE HAS INSUFFICIENT HEADROOM ON PART OF THE 3RD FLOOR FOR A BATHROOM. THE ADDITION OF A DORMER TO THE ROOF ALLOWS 66 SF OF HEADROOM SPACE TO MAKE A BATHROOM FEASIBLE.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

- NO PROPOSED CHANGE TO THE BUILDING FOOTPRINT.
- THE ARCHITECTURAL CHARACTER OF THE HOUSE WILL BE MAINTAINED

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

- THE DORMER AND ADDED FLOOR AREA IS SIMILAR TO THOSE PREVIOUSLY ADDED TO ADJACENT HOUSES
- THE 66 SF OF ADDED FLOOR AREA PROPOSED IS SMALL.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: JOHN LAFRENIERE PRESENT USE/OCCUPANCY: R-2

LOCATION: 170-174 Larch Road ZONE: B-RESIDENTIAL LOT 259-10

PHONE: 617 661 4222 REQUESTED USE/OCCUPANCY: R-2

| | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS</u> | |
|---|--------------------------------|---------------------------------|-----------------------------------|------------|
| TOTAL GROSS FLOOR AREA: | <u>3706</u> | <u>3772</u> | <u>1485</u> | (max.) |
| LOT AREA: (INCLUDING BASEMENT) | <u>2969</u> | | <u>5000</u> | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: | <u>1.25</u> | <u>1.27</u> | <u>0.5</u> | (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | <u>1485</u> | <u>1485 N.C.</u> | <u>2500</u> | (min.) |
| SIZE OF LOT: | | | | |
| WIDTH | <u>40'</u> | | <u>50'</u> | (min.) |
| DEPTH | <u>75'</u> | | | |
| Setbacks in Feet: | | | | |
| FRONT | <u>10'</u> | <u>10' N.C.</u> | <u>15'</u> | (min.) |
| REAR | <u>25'-7"</u> | <u>25'-7" N.C.</u> | <u>25'</u> | (min.) |
| LEFT SIDE | <u>11'-1"</u> | <u>11'-1" N.C.</u> | <u>7'-6"</u> | (min.) |
| RIGHT SIDE | <u>3'-0"</u> | <u>3'-0" N.C.</u> | <u>7'-6"</u> | (min.) |
| SIZE OF BLDG.: | | | | |
| HEIGHT | <u>38'-8"</u> | <u>38'-8" N.C.</u> | <u>45</u> | (max.) |
| LENGTH | <u>39'-3"</u> | <u>39'-3" N.C.</u> | | |
| WIDTH | <u>27'-9"</u> | <u>27'-9" N.C.</u> | | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: | <u>.65</u> | <u>.65 N.C.</u> | <u>.40</u> | (min.) |
| NO. OF DWELLING UNITS: | <u>2</u> | <u>2</u> | <u>2</u> | (max.) |
| NO. OF PARKING SPACES: | <u>1</u> | <u>1</u> | <u>N.C.</u> | (min./max) |
| NO. OF LOADING AREAS: | <u>0</u> | <u>0</u> | | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT: | <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.

WOOD FRAME DORMER ADDITION PLANNED TO
CONVERT LOW HEAD CLOSET ON 3RD FLOOR
TO FULL BATHROOM.

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'.

BZA APPLICATION FORM

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2016 SEP 15 PM 3:51

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(Petitioner(s)/Owner)

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CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 170 Larch Road

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

Old Cambridge Historic District

Fort Washington Historic District

(M.G.L. Ch. 40C, City Code §2.78.050)

Avon Hill Neighborhood Conservation District

Half Crown – Marsh Neighborhood Conservation District

Harvard Square Conservation District

Mid Cambridge Neighborhood Conservation District

Designated Landmark

Property is being studied for designation: _____

(City Code, Ch. 2.78., Article III, and various City Council Orders)

Preservation Restriction or Easement (as recorded)

Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition. No demo permit anticipated. --SLB**

No jurisdiction: not a designated historic property and the structure is less than fifty years old.

No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.

Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date September 12, 2016

Received by Uploaded to Energov

Date September 12, 2016

Relationship to project BZA 11217-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

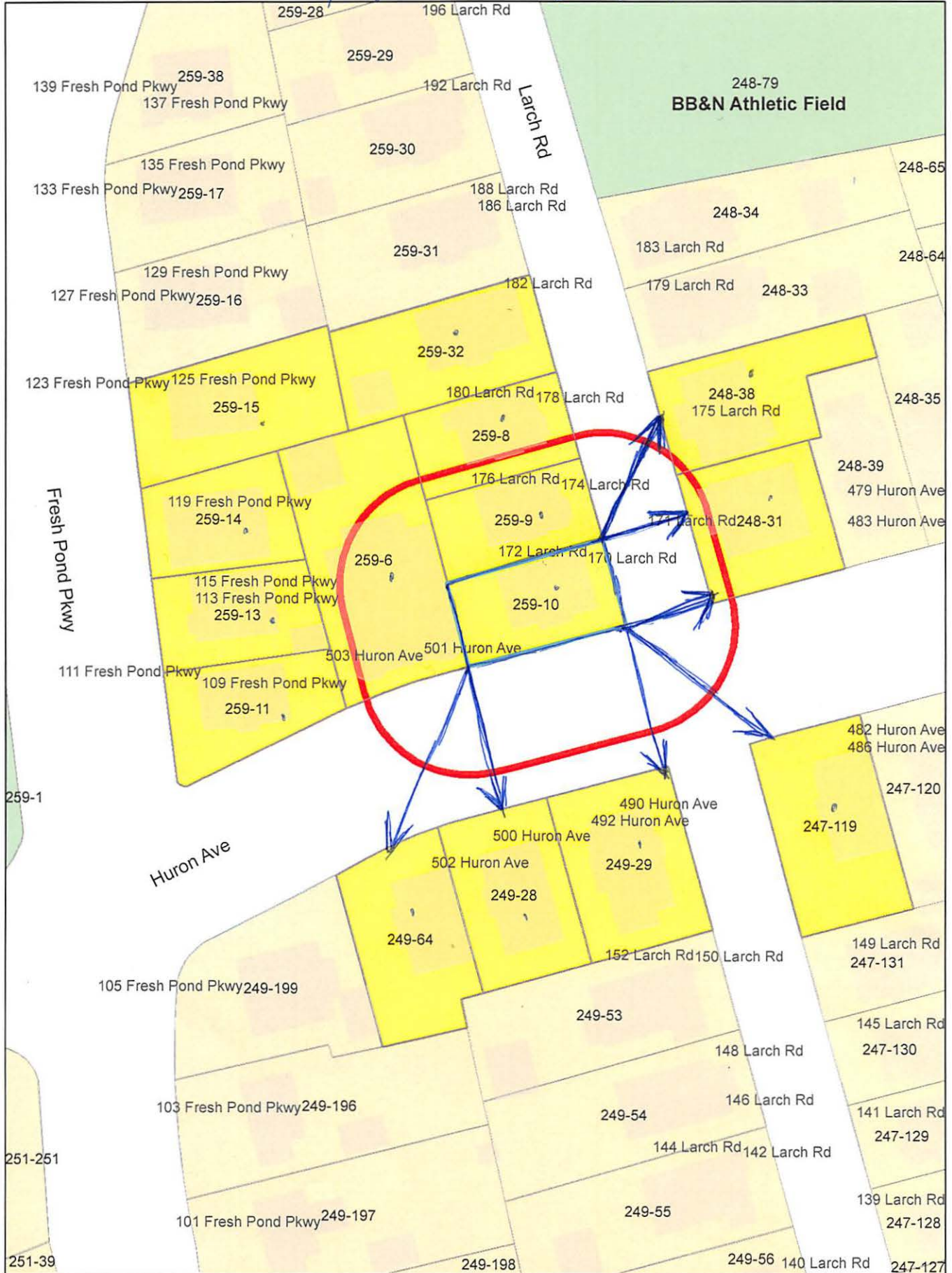
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

170-172 Larch Rd.



170-172 Larch Rd.

Petitioner
JOHN LAFRENIERE
678 MASS AVENUE - FL. 8
CAMBRIDGE, MA 02139

259-6
HETT, ERIK C. & SUNITA R. PATEL
C/O LOEB, ARIANE
501 HURON AVE #3
CAMBRIDGE, MA 02138

248-38
LEVINE, JUDITH, TR.
THE LARCH ROAD REALTY TRUST
175 LARCH RD
CAMBRIDGE, MA 02138

259-8
REILLY, FRANCIS J. & DOROTHY M. REILLY
88 PEMBERTON ST
CAMBRIDGE, MA 02140

259-9
MCGLASSON, VAN L. & JANA ODETTE
174-176 LARCH ROAD
CAMBRIDGE, MA 02138

247-119
WEISSBOURD, RICHARD & E. AVERY RIMER
486 HURON AVE
CAMBRIDGE, MA 02138

259-13
SCANNELL, EDWARD G. & DONA MAE SCANNELL
113-115 FRESH POND PKWY.
CAMBRIDGE, MA 02138

259-14
HATFIELD, EDMOND J.,
TR. FRESH POND REALTY TRUST
119 FRESH POND PARKWAY
CAMBRIDGE, MA 02138

259-15
KARANJA, KAMAU E. & JOO Y. KIM
123-125 FRESH POND PARKWAY, UNIT #123
CAMBRIDGE, MA 02138

259-32
JENNESS, DONALD R. & LOIS M. JENNESS
182 LARCH RD.
CAMBRIDGE, MA 02138

248-31
ANDERSON, GEORGE MCCULLOUGH IV &
BRIDGET ELIZABETH RODRIQUEZ
171 LARCH RD
CAMBRIDGE, MA 02138

259-15
BITTKER, JOSHUA A. &
KATHERINE D. STARBUCK-BITTKER
125 FRESHPOND PKWY
CAMBRIDGE, MA 02138

259-6
REISER, DAVID S.
503 HURON AVENUE, UNIT #6
CAMBRIDGE, MA 02138

259-10
GRACE, EVELYN F.
172 LARCH RD
CAMBRIDGE, MA 02138

249-29
JUDSON, DANIEL & LOVLEEN JUDSON
490-492 HURON AVE - UNIT #492
CAMBRIDGE, MA 02138

259-11
CRIMMINS, JAMES B. & JANE M. CRIMMINS
109-111 FRESH POND PKWY - UNIT#111
CAMBRIDGE, MA 02138

259-6
MESHOULAM, BENJAMIN J. & ALISON RHODES
501-503 HURON AVE. UNIT#5
CAMBRIDGE, MA 02138

249-64
MILTON, DAVID & JENNIFER E. GOTWALS
502 HURON AVE
CAMBRIDGE, MA 02138

249-29
CHRISTENSEN, TINE K.
490-492 HURON AVE., #490
CAMBRIDGE, MA 02138

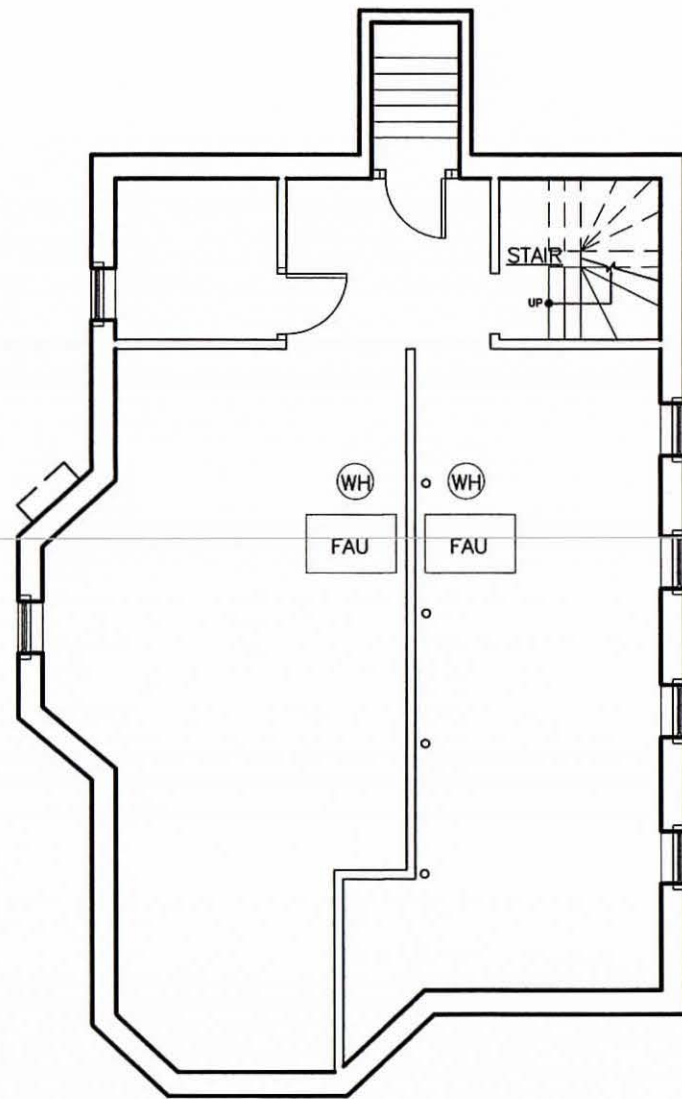
249-28
KILLELEA, MARY TERZIAN
500 HURON AVE
CAMBRIDGE, MA 02138

259-11
MCCARTHY, JASON & KATHRYN MCCARTHY
109-111 FRESH POND PKWY., #109
CAMBRIDGE, MA 02138

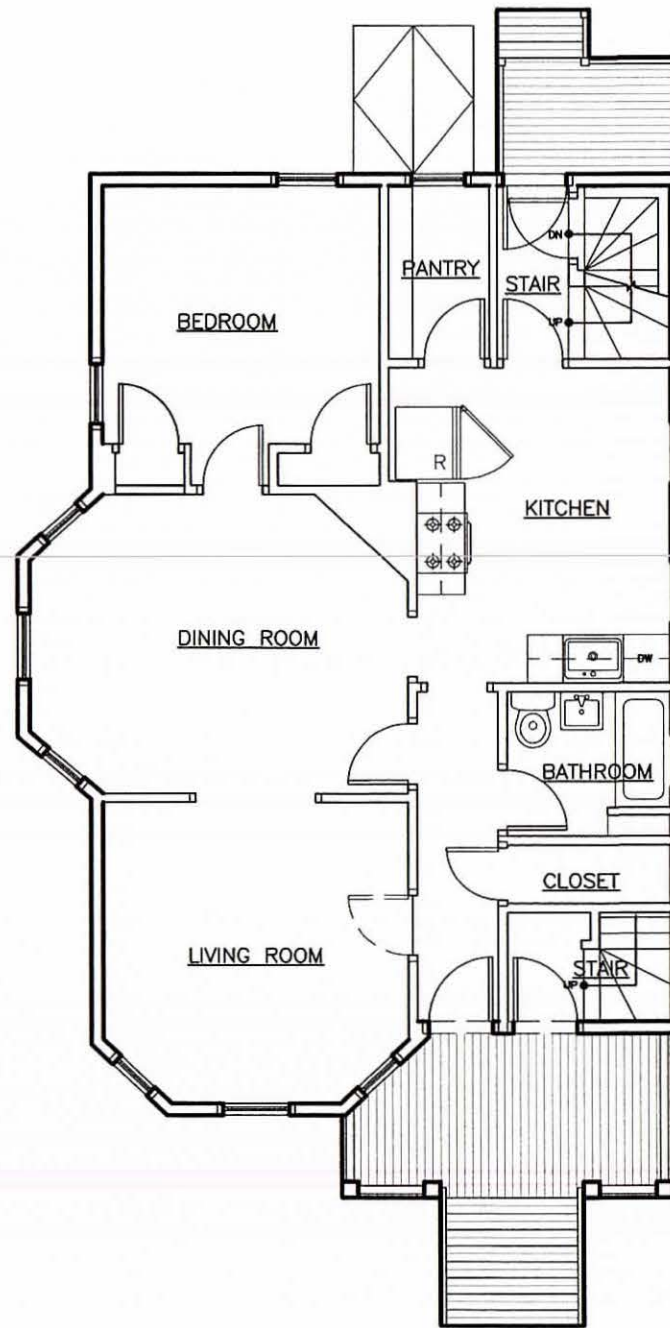
259-6
ROBERTS, CAITLIN & JOHN HALLORAN
501 HURON AVE., #2
CAMBRIDGE, MA 02138

259-6
ADAMS, PENELOPE TYSON
501 HURON AVE., #1
CAMBRIDGE, MA 02138

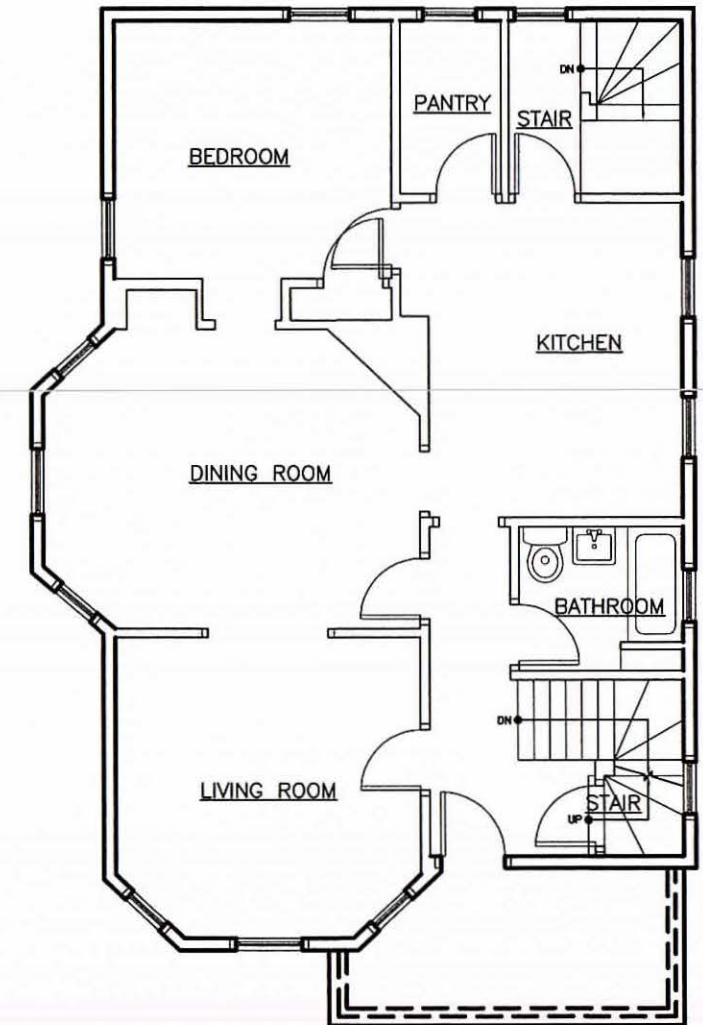
259-6
GODBURN, ALISON N.
503 HURON AVE., #4
CAMBRIDGE, MA 02138



BASEMENT

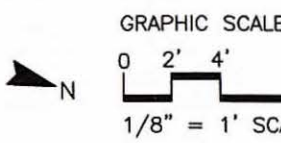


FIRST FLOOR

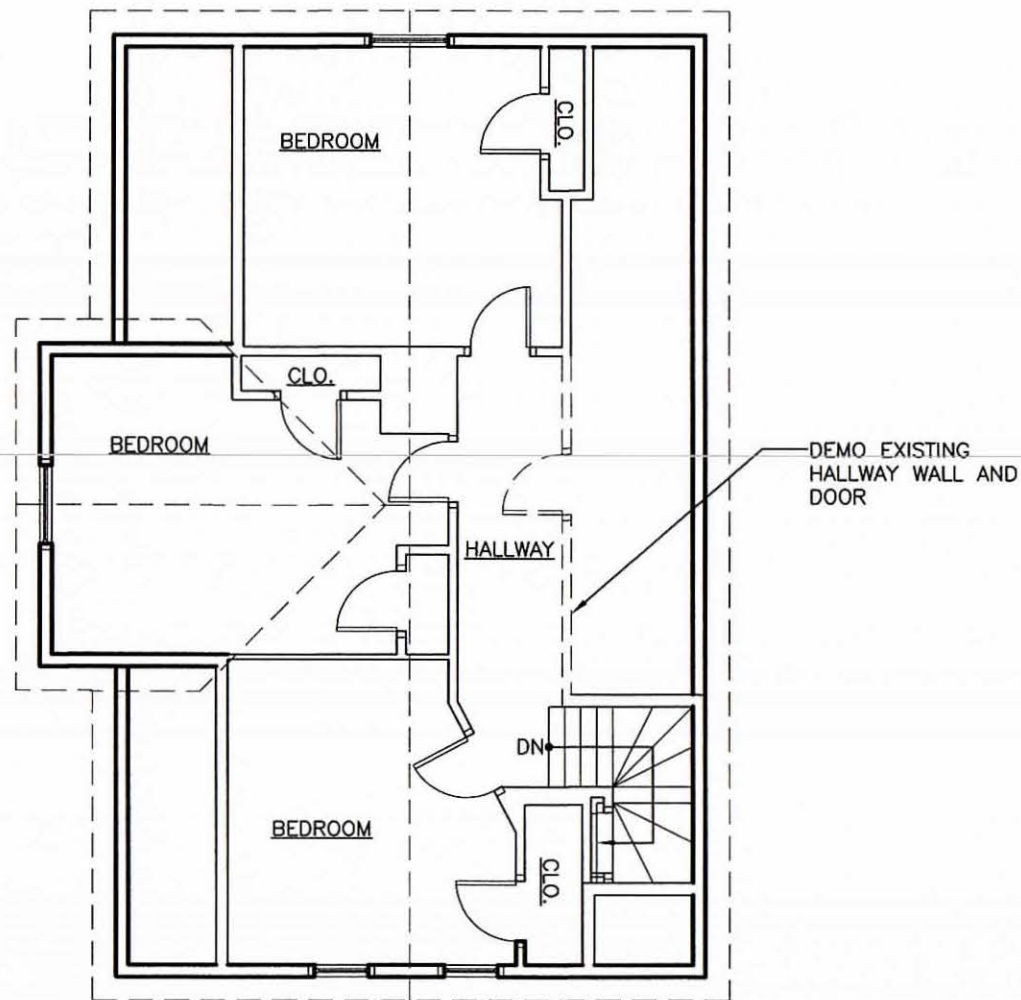


SECOND FLOOR

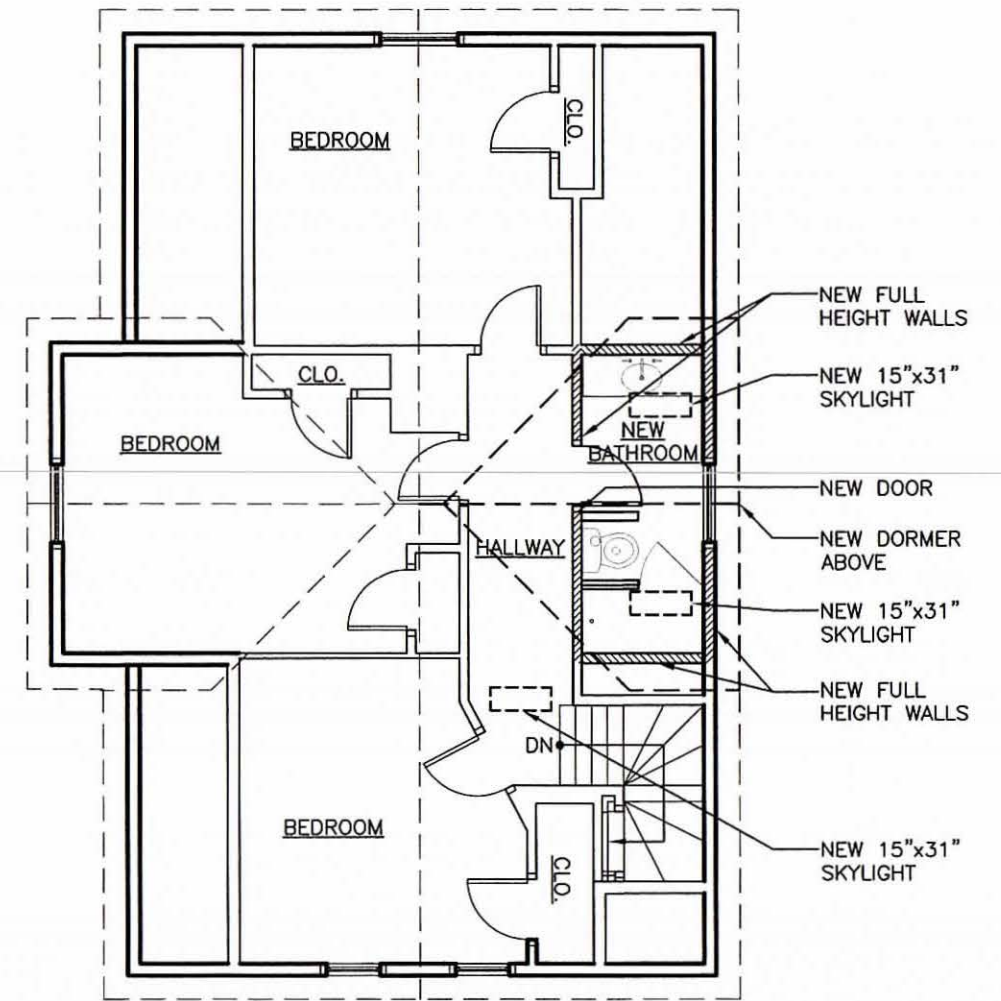
FLOOR PLANS



AUGUST 11, 2016

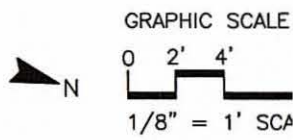


THIRD FLOOR DEMO PLAN



THIRD FLOOR PROPOSED PLAN

THIRD FLOOR DEMO AND PROPOSED PLANS



AUGUST 11, 2016

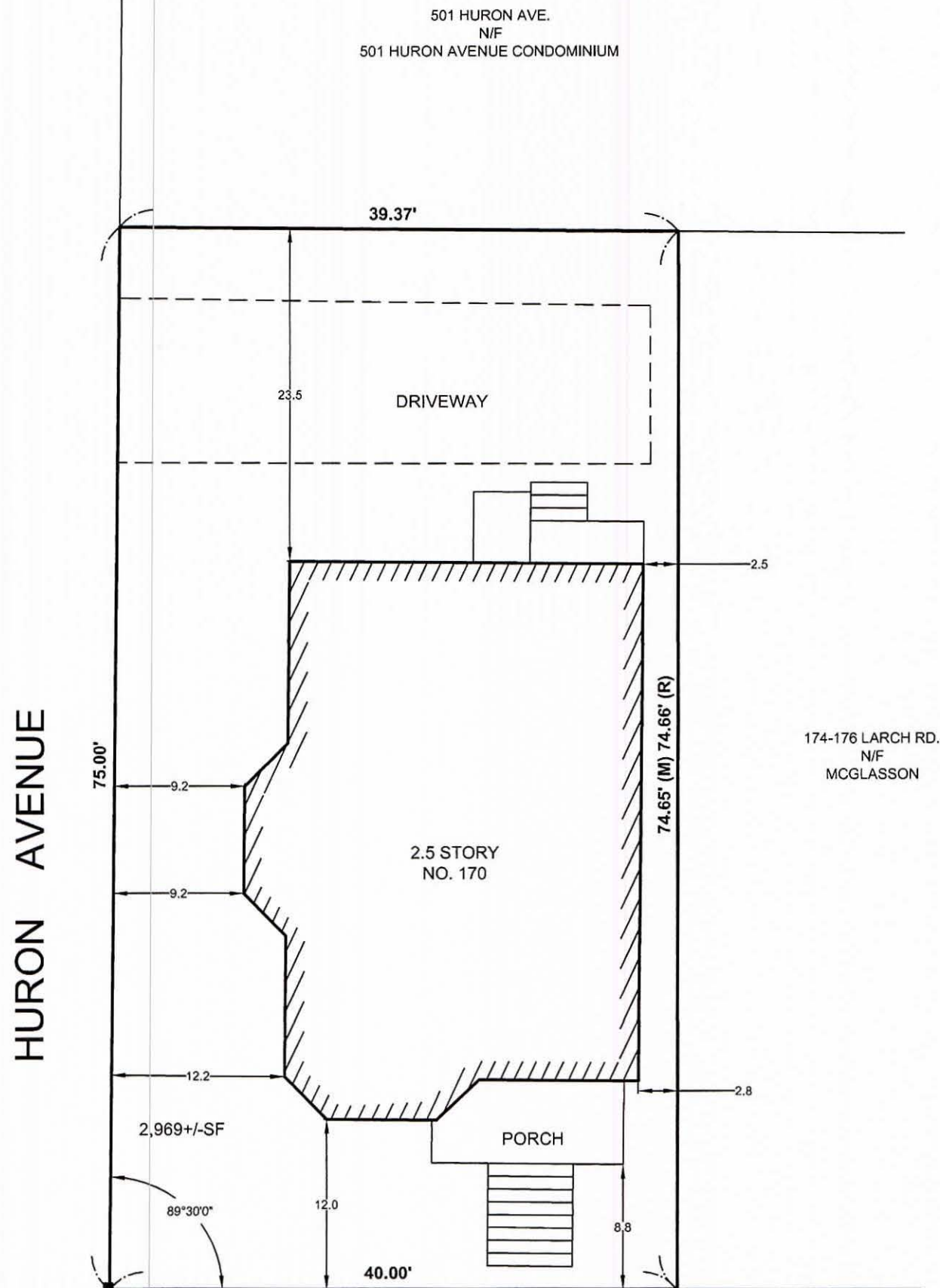
PLAN OF LAND

LOCATED AT
170 LARCH ROAD
CAMBRIDGE, MA

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER ST
 WEST GLOUCESTER, MA 01930
 617 899-0703
 WWW.MASSACHUSETTSSURVEY.COM

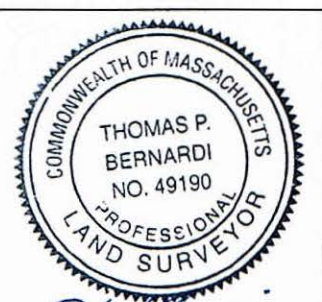


CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF AUGUST 4 AND AUGUST 5, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

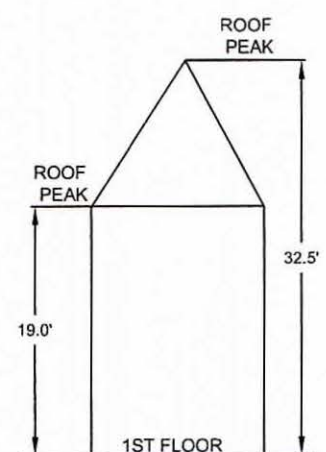
THOMAS BERNARDI P.L.S.
 DATE: AUGUST 10, 2016



REFERENCES

DEED: DEED BOOK 67390, PAGE 526
 PLAN: LAND COURT PLAN 12896-A & 9537-A

LARCH ROAD (PUBLIC 40' WIDE)





HURON STREET ELEVATION

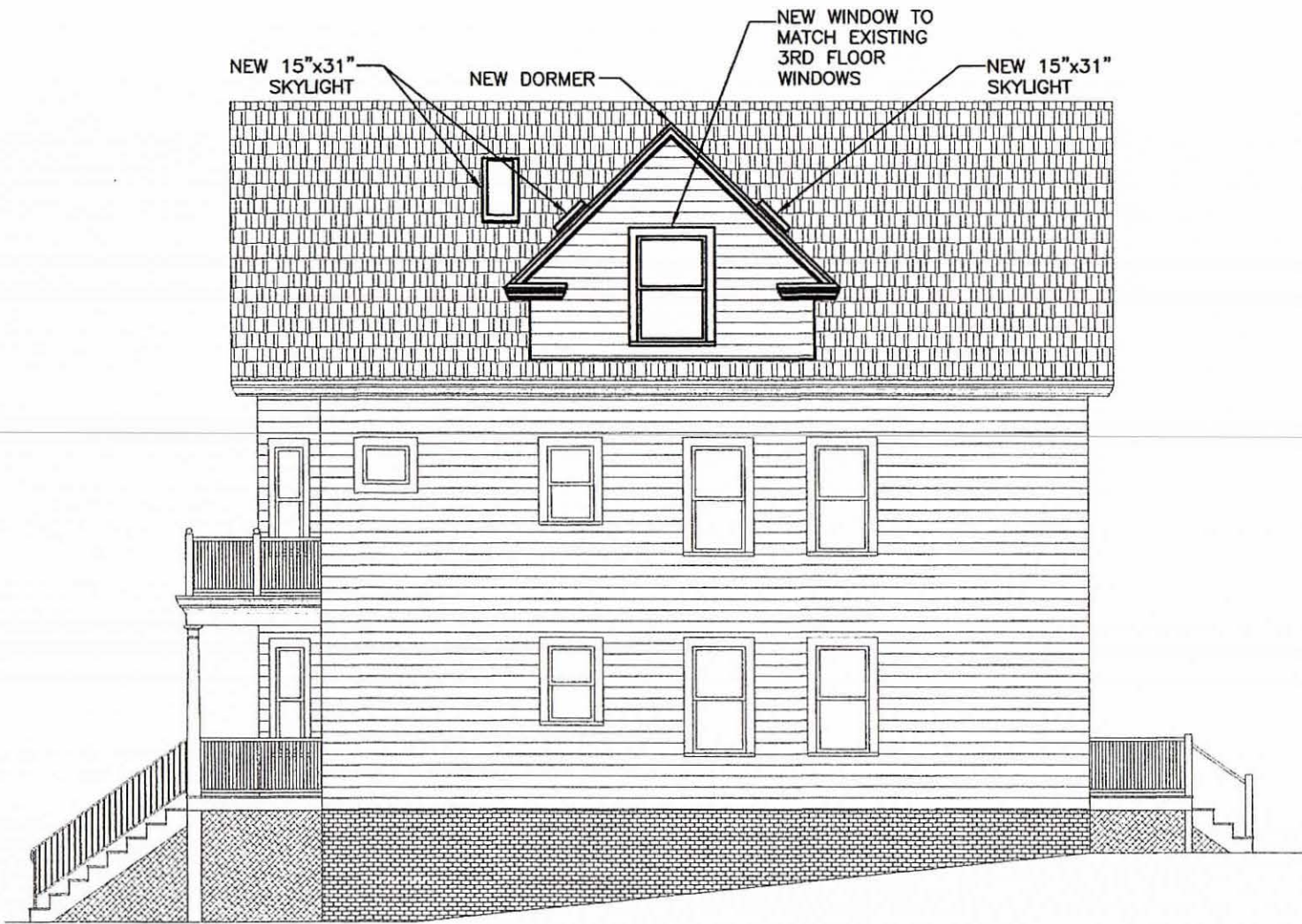


LARCH ROAD ELEVATION

ELEVATIONS

GRAPHIC SCALE
0 2' 4'
1/8" = 1' SC.

AUGUST 4, 2016



NORTHERN ELEVATION

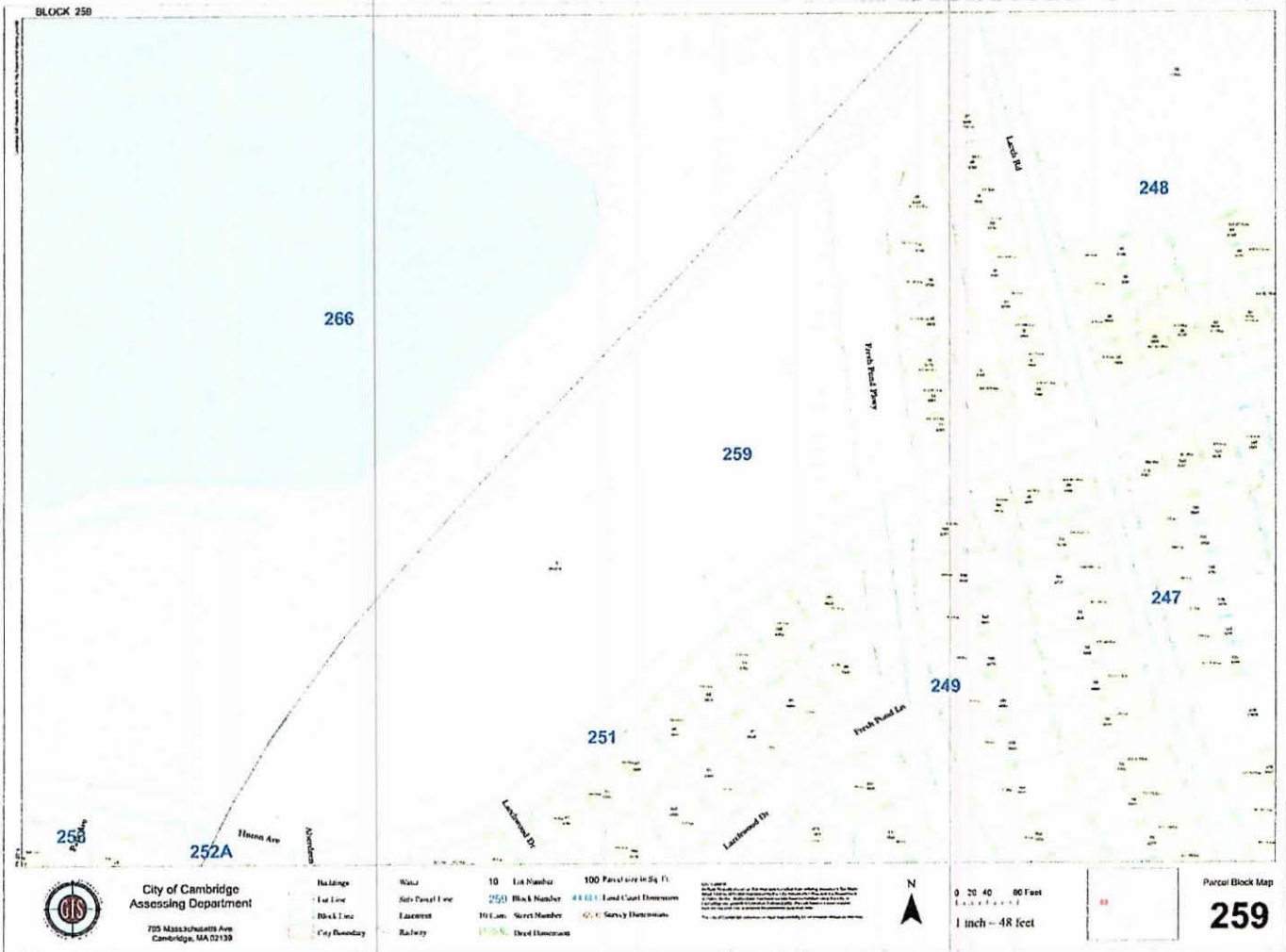


WESTERN ELEVATION

ELEVATIONS

GRAPHIC SCALE
 0 2' 4'
 1/8" = 1' SCA

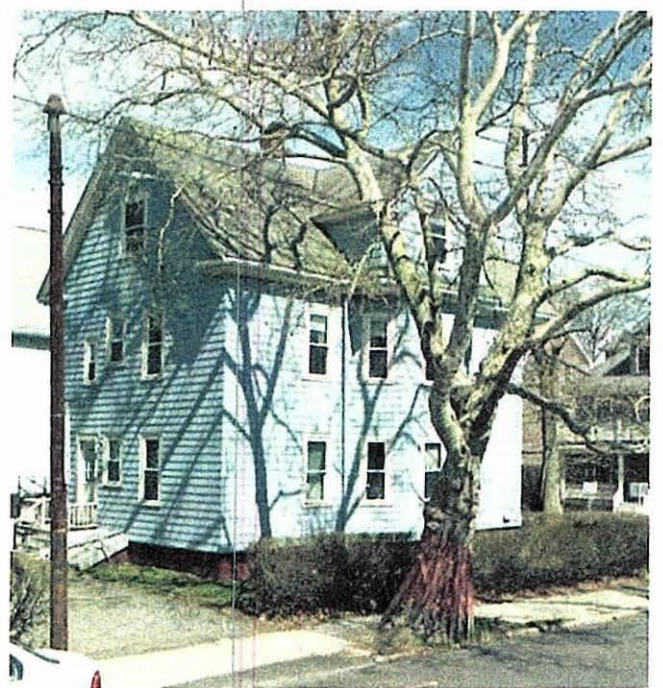
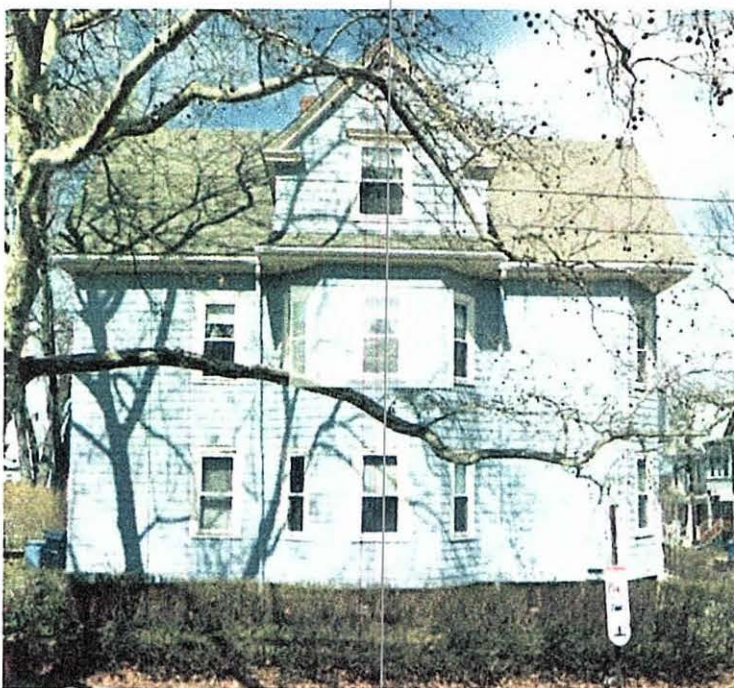
AUGUST 4, 2016



District B Residence.

170 LARCH ROAD
VARIANCE APPLICATION
PHOTOS

PHOTOS OF EXTERIOR



170 LARCH ROAD VARIANCE APPLICATION PHOTOS

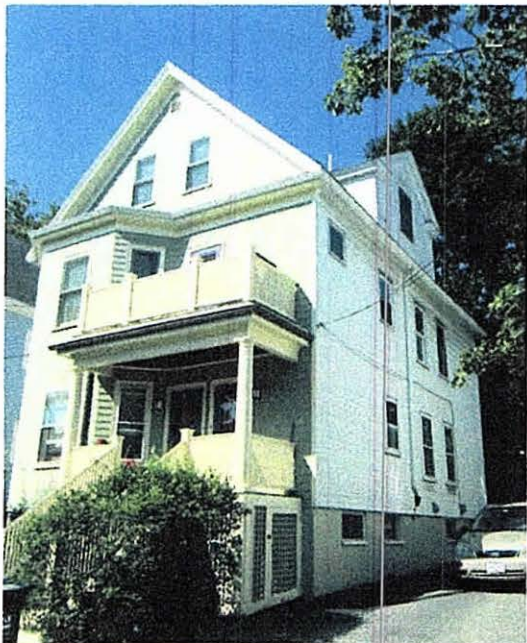
PHOTOS SHOWING EVIDENCE OF SIMILAR
DORMERS ON NEIGHBORING RESIDENCES



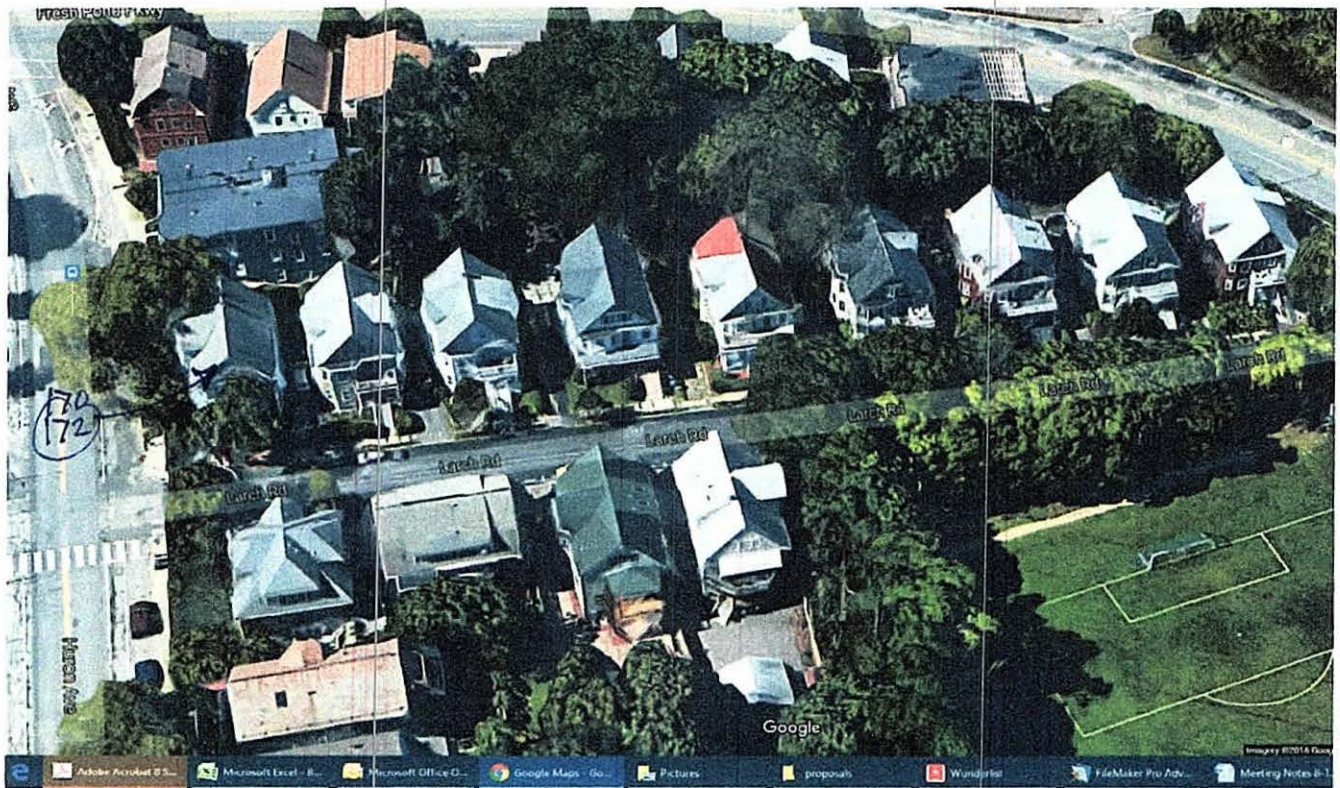
174-176 LARCH ROAD



196 LARCH ROAD



178-180 LARCH ROAD



6 OF 9 HOUSES ON LARCH ROAD HAVE DORMERS ADDED TO NORTH SIDE FOR 3RD FLOOR BATHROOMS.

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 JOHN LAFRENIERE
(OWNER)

Address: 170-172 LARCH ROAD, CAMBRIDGE, MA

State that I/We own the property located at 170 LARCH RD., which is the subject of this zoning application.

The record title of this property is in the name of JOHN LAFRENIERE

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Book Page

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

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

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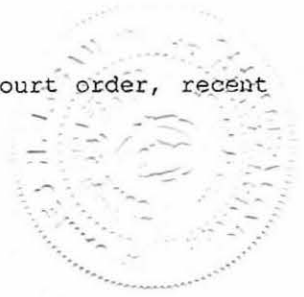
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Notary Public
Commonwealth of Massachusetts
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JOHN LAFRENIERE
(Print Name)

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Date: 8/18/16

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: JOHN LAFRENIERE PRESENT USE/OCCUPANCY: R-2

LOCATION: 170-179 Larch Road ZONE: B-RESIDENTIAL LOT 259-10

PHONE: 617 661 4222 REQUESTED USE/OCCUPANCY: R-2

| | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS¹</u> |
|---|--------------------------------|---------------------------------|---|
| TOTAL GROSS FLOOR AREA: | <u>3706</u> | <u>3772</u> | <u>1485</u> (max.) |
| LOT AREA: (INCLUDING BASEMENT) | <u>2969</u> | | <u>5000</u> (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: ² | <u>1.25</u> | <u>1.27</u> | <u>0.5</u> (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | <u>1485</u> | <u>1485 N.C.</u> | <u>2500</u> (min.) |
| SIZE OF LOT: | | | |
| WIDTH | <u>40'</u> | | <u>50'</u> (min.) |
| DEPTH | <u>75'</u> | | |
| Setbacks in Feet: | | | |
| FRONT | <u>10'</u> | <u>10' N.C.</u> | <u>15'</u> (min.) |
| REAR | <u>25'-7"</u> | <u>25'-7" N.C.</u> | <u>25'</u> (min.) |
| LEFT SIDE | <u>11'-1"</u> | <u>11'-1" N.C.</u> | <u>7'-6"</u> (min.) |
| RIGHT SIDE | <u>3'-0"</u> | <u>3'-0" N.C.</u> | <u>7'-6"</u> (min.) |
| SIZE OF BLDG.: | | | |
| HEIGHT | <u>38'-8"</u> | <u>38'-8" N.C.</u> | <u>45</u> (max.) |
| LENGTH | <u>39'-3"</u> | <u>39'-3" N.C.</u> | |
| WIDTH | <u>27'-9"</u> | <u>27'-9" N.C.</u> | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: ³ | <u>.65</u> | <u>.65 N.C.</u> | <u>.40</u> (min.) |
| NO. OF DWELLING UNITS: | <u>2</u> | <u>2</u> | <u>2</u> (max.) |
| NO. OF PARKING SPACES: | <u>1</u> | <u>1</u> | <u>1 N.C.</u> (min./max) |
| NO. OF LOADING AREAS: | <u>0</u> | <u>0</u> | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT: | <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.

WOOD FRAME DORMER ADDITION PLANNED TO
CONVERT LOW HEAD CLOSET ON 3RD FLOOR
TO FULL BATHROOM.

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'.

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:

• THE THREE BEDROOMS ON THE THIRD FLOOR HAVE NO ADJACENT BATHROOM, AND THE STAIR DOWN TO THE 2ND FLOOR BATHROOM IS STEEP, CREATING A NIGHT-TIME FALL HAZARD.
• THE ADDITION OF THE SMALL DORMER WILL ALLOW THE CONSTRUCTION OF A 3RD FLOOR BATHROOM.

- 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 STRUCTURE HAS INSUFFICIENT HEADROOM ON PART OF THE 3RD FLOOR FOR A BATHROOM. THE ADDITION OF A DORMER TO THE ROOF ALLOWS 66 SF OF HEADROOM SPACE TO MAKE A BATHROOM FEASIBLE.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

• NO PROPOSED CHANGE TO THE BUILDING FOOTPRINT.
• THE ARCHITECTURAL CHARACTER OF THE HOUSE WILL BE MAINTAINED

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

• THE DORMER AND ADDED FLOOR AREA IS SIMILAR TO THOSE PREVIOUSLY ADDED TO ADJACENT HOUSES
• THE 66 SF OF ADDED FLOOR AREA PROPOSED IS SMALL.

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