

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 DEC 15 PM 1:53

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 203324

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Charles Valois

PETITIONER'S ADDRESS: 19 Jay Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 17-21 JAY ST., Unit 19, Cambridge, MA

TYPE OF OCCUPANCY: 3- Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Exception to FAR for expanding roof cover over entrance steps/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Expanding roof cover over entrance steps from 15" x 7' unsupported to 4' x 10' supported.

SECTIONS OF ZONING ORDINANCE CITED:

| | |
|-----------------|--|
| Article: 5.000 | Section: 5.31 (Table of Dimensional Requirements). |
| Article: 8.000 | Section: 8.22.3 (Non-Conforming Structure). |
| Article: 10.000 | Section: 10.30 (Variance). |

Original
Signature(s):

(Petitioner (s) / Owner)

CHARLES B. VALOIS

(Print Name)

Address:

19 JAY STREET, CAMBRIDGE MA

Tel. No.

978-496-0117

E-Mail Address:

induce_hi@yahoo.com

Date: December 14, 2022

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 RIZVANA BHAIWALA, CHARLES B. VALOIS
(OWNER)

Address: 19 JAY STREET CAMBRIDGE MA 02139

State that I/We own the property located at 19 JAY STREET, which is the subject of this zoning application.

The record title of this property is in the name of BHAIWALA, RIZVANA & CHARLES VALOIS TRUSTEES

*Pursuant to a deed of duly recorded in the date 6/4/2012, Middlesex South County Registry of Deeds at Book 59225, Page 254; or Middlesex Registry District of Land Court, Certificate No. Book Page .


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

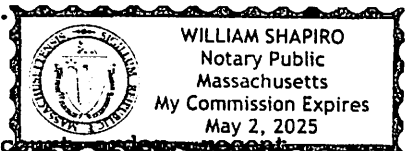
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Rizvana Bhaiwala/Charles Valois personally appeared before me, this 27 of OCT, 2022, and made oath that the above statement is true.


Notary

My commission expires 5/2/25 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, etc., 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:
- none
- 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:
- none
- 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:

Cover does not contribute to greater runoff.
 - 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

FAR is increased by 0.01 to grandfathered existing FAR

***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: Charles Valois
Location: 17-21 JAY ST., Unit 19, Cambridge, MA
Phone: 978-496-0117

Present Use/Occupancy: 3- Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 3-Family

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|--|-------------------|----------------------------|-----------------------------|-------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 4389 | 4429 | 3783 | (max.) |
| <u>LOT AREA:</u> | | 5044 | 5044 | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | 0.87 | 0.88 | 0.75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 1681 | 1681 | 1500 | |
| <u>SIZE OF LOT:</u> | <u>WIDTH</u> | 100.35 | 100.35 | 50 | |
| | <u>DEPTH</u> | 50.3 | 50.3 | none | |
| <u>SETBACKS IN FEET:</u> | <u>FRONT</u> | 15 | 15 | 15 | |
| | <u>REAR</u> | 7.5 | 7.5 | 25 | |
| | <u>LEFT SIDE</u> | 12 | 12 | 7.5 | |
| | <u>RIGHT SIDE</u> | 10 | 10 | 7.5 | |
| <u>SIZE OF BUILDING:</u> | <u>HEIGHT</u> | 20 | 20 | 35 | |
| | <u>WIDTH</u> | 50.3 | 50.3 | none | |
| | <u>LENGTH</u> | 38 | 38 | none | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 0.4 | 0.4 | 0.30 | |
| <u>NO. OF DWELLING UNITS:</u> | | 3 | 3 | none | |
| <u>NO. OF PARKING SPACES:</u> | | 2 | 2 | 2 | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | 0 | 0 | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | 12 | 12 | none | |

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.:

17 Jay Street

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'.

Calculation of FAR for 19 Jay Street deck roof rebuild:

Land Use CONDOMINIUM

Land Area 0.12 acres / 5044 sq.ft.

Address 17-21 JAY ST #17, PID 186994

Living Area 1364 sq.ft.

Address 17-21 JAY ST #19 , PID 186996

Living Area 1540 sq.ft.

Address 17-21 JAY ST #21, PID 188923

Living Area 1320 sq.ft.

FINISHED ATTIC:

660 sq.ft. gross area

165 sq.ft. living area

Total gross area existing:

4224 sq.ft. without attic, Existing FAR = 0.84

4884 sq.ft. with finished attic as gross, Existing FAR = 0.97

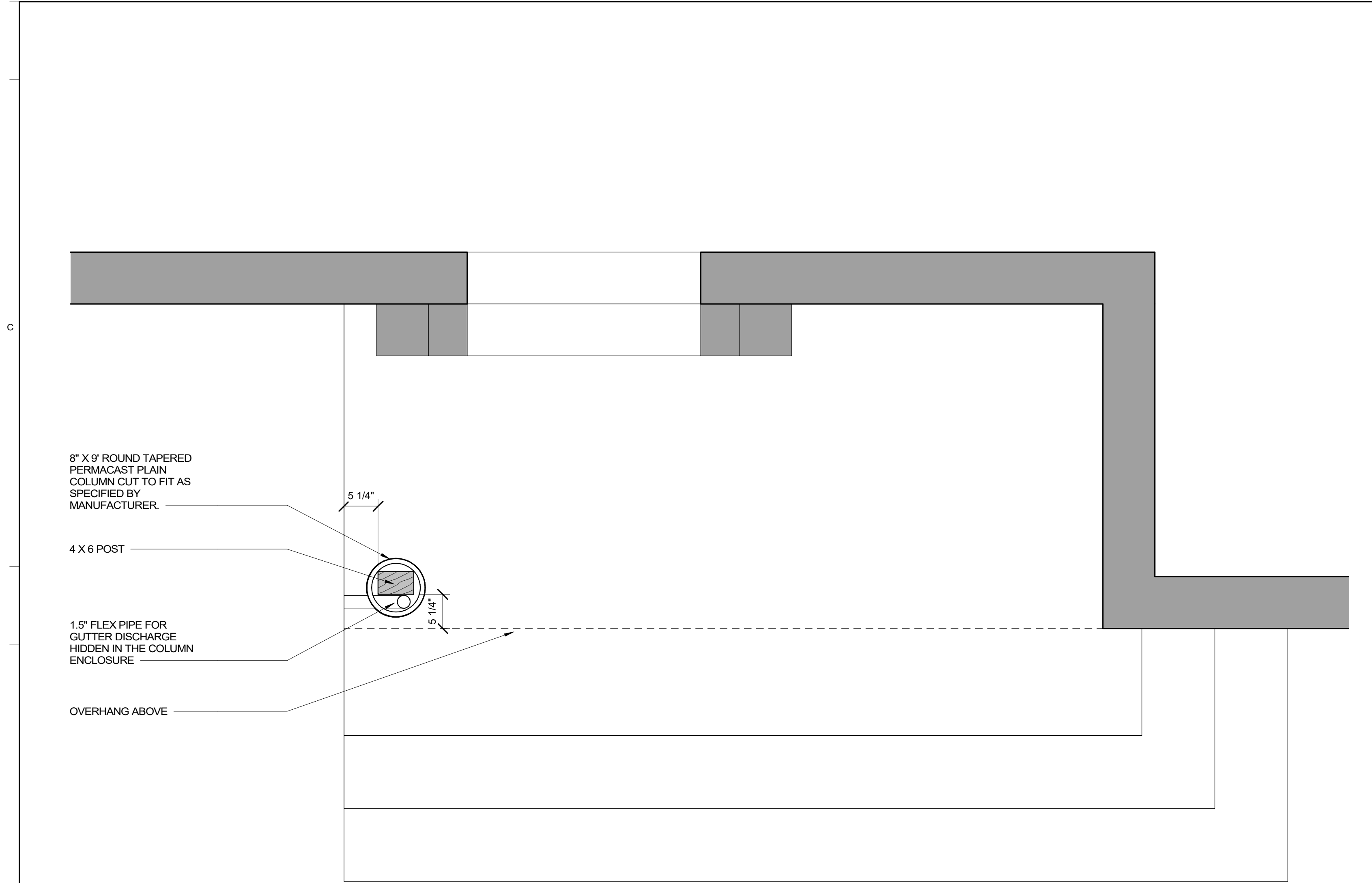
4389 sq.ft. with finished attic as living, Existing FAR = 0.87

Total gross area with 40 sq.ft. addition deck with roof:

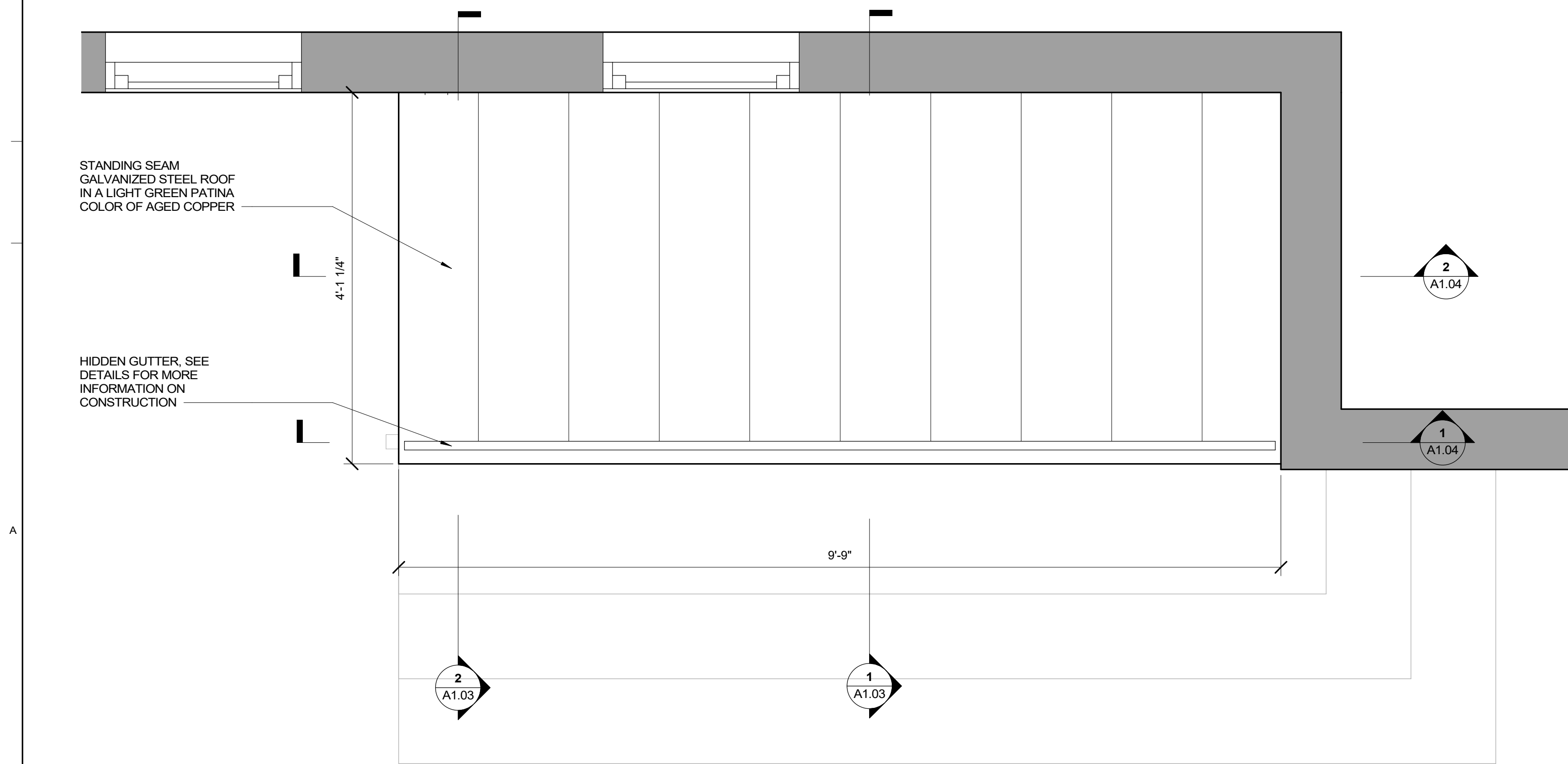
4264 sq.ft. without attic, Proposed FAR = 0.85

4924 sq.ft. with finished attic as gross, Proposed FAR = 0.98

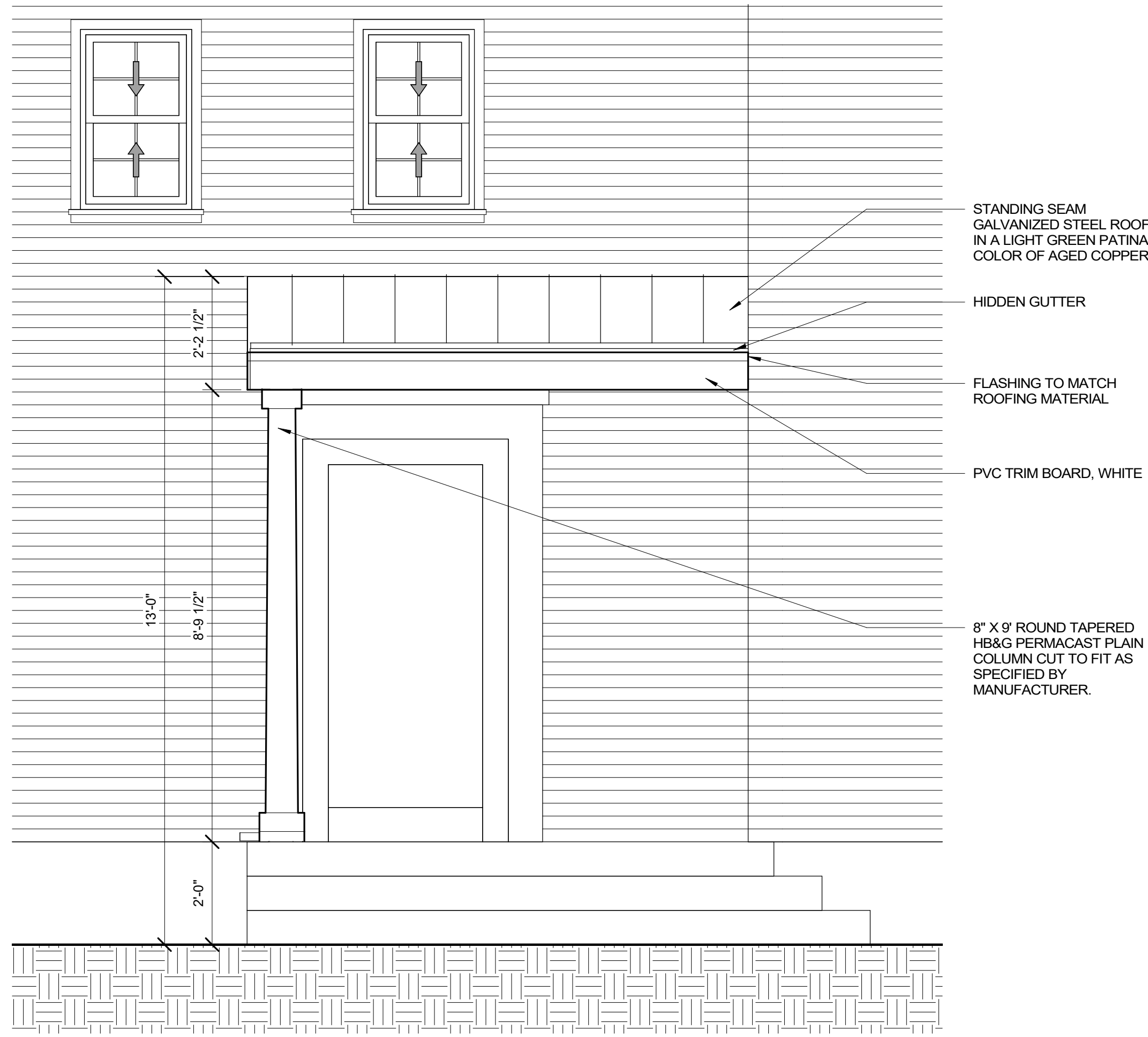
4429 sq.ft. with finished attic as living, Proposed FAR = 0.89



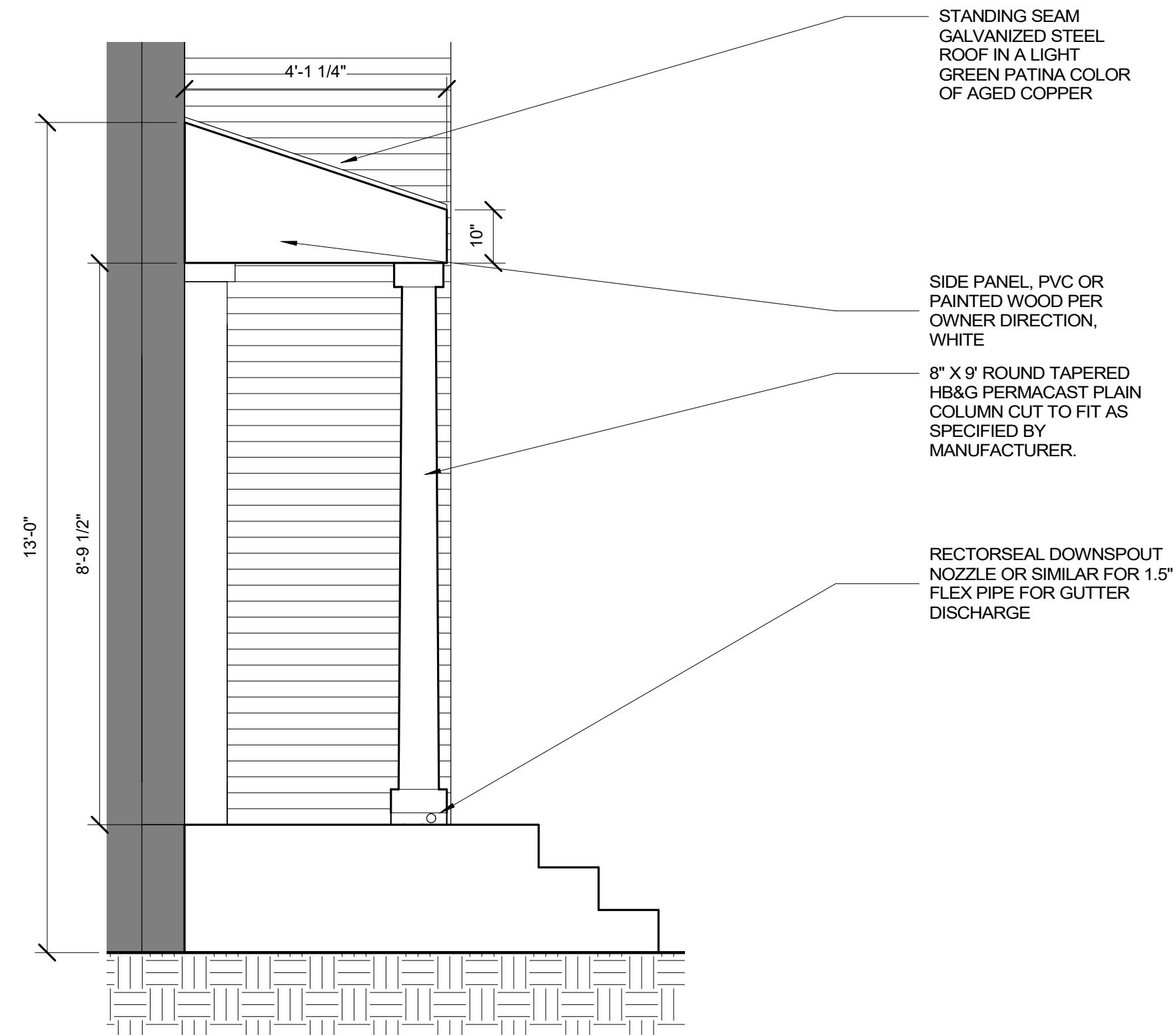
1 OVERHANG POST
Scale: 1" = 1'-0"



2 OVERHANG PLAN VIEW
Scale: 1" = 1'-0"



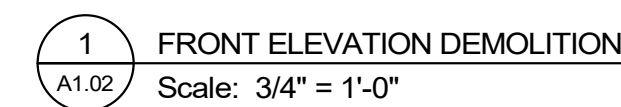
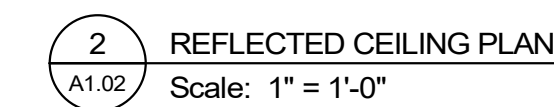
3 FRONT ELEVATION
Scale: 1/2" = 1'-0"

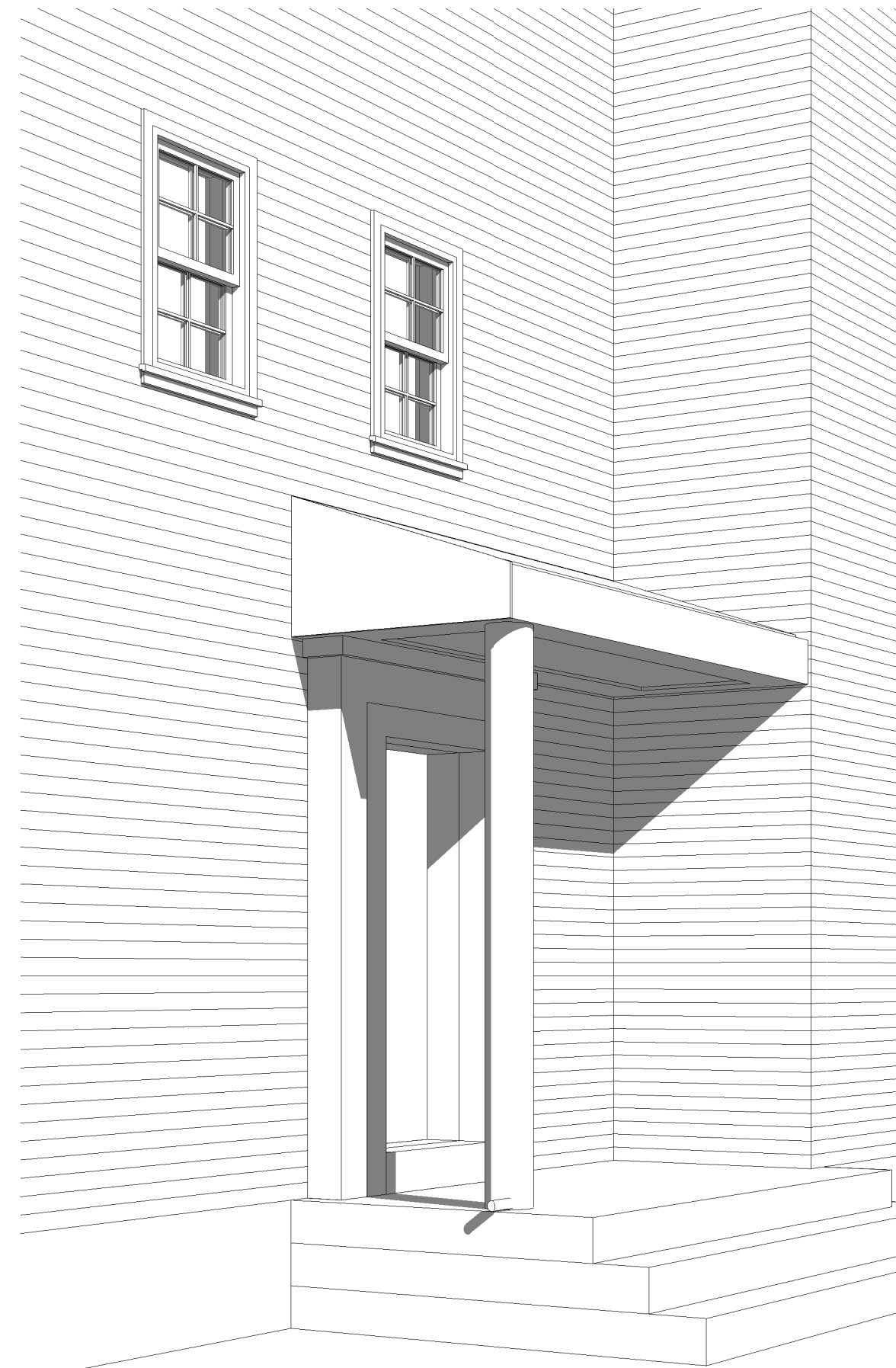
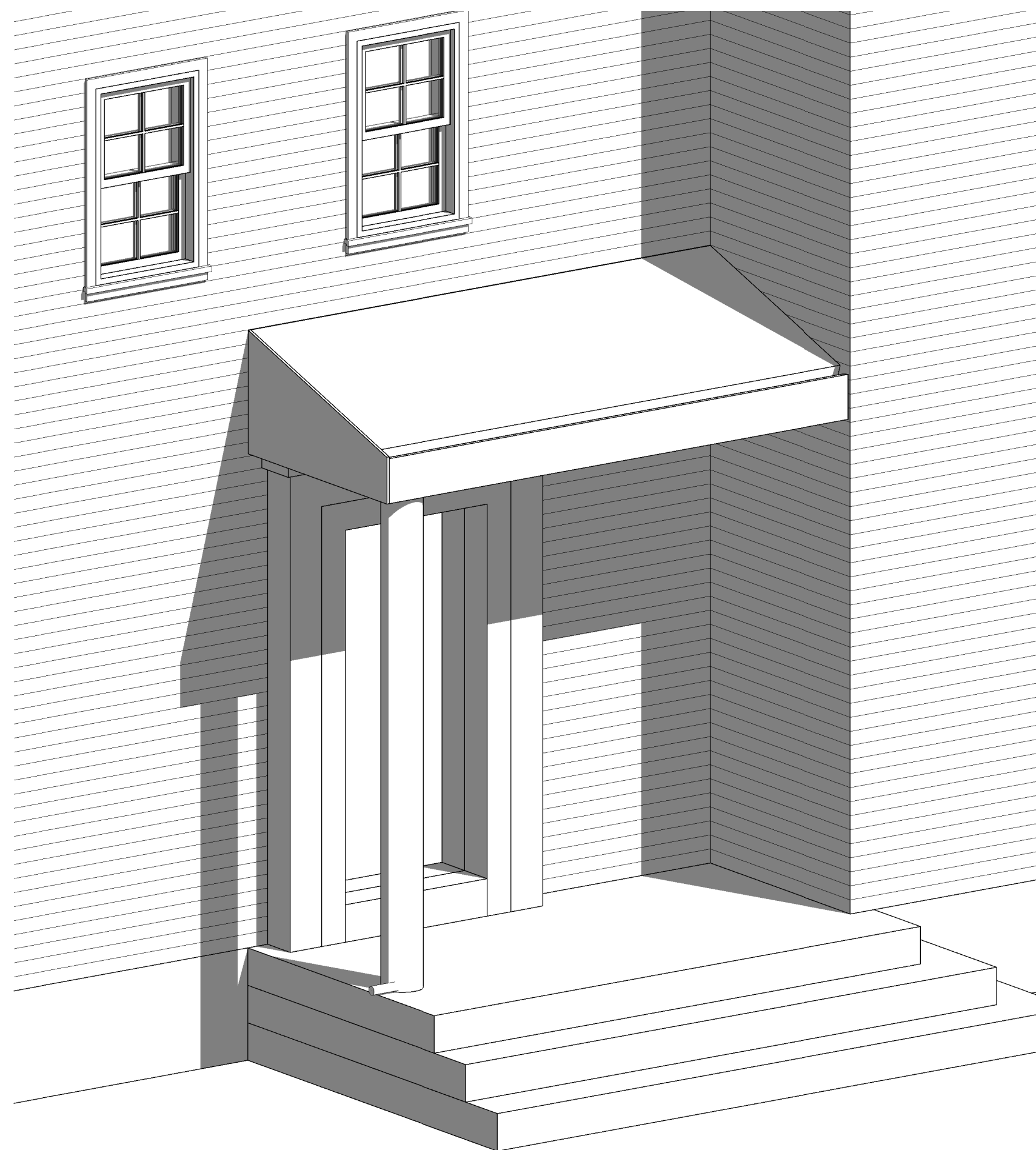


4 SIDE (EAST) ELEVATION
Scale: 1/2" = 1'-0"

[illegible]

A1.02





STRUCTURAL HANGER NOTES:

A. ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS. SELECT APPROPRIATE HANGER FOR INTENDED USE BY MANUF. RECOMMENDATIONS.

STRUCTURAL FRAMING NOTES:

A. CONTRACTOR TO CONSULT ENGINEER DURING CONSTRUCTION IF CONDITIONS VARY FROM DESIGN AND SHOWN ON THE PLANS.

B. ALL NEW EXTERIOR WALL FRAMING TO BE 2X6 SPF #2 @ 16" O.C., USE JOIST BLOCKING ABOVE AND BELOW ALL INTERIOR WALLS AS WELL AS EVERY 8' MINIMUM.

C. ALL NEW INTERIOR PARTITION FRAMING TO BE 2X4 SPF #2 @ 16" O.C. U.N.O.

D. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SUPPORT DURING BEAM INSTALLATION.

E. PRESSURE TREATED LUMBER IS TO BE USED WHEN IN CONTACT WITH CONCRETE, OR WHEN EXPOSED TO THE ELEMENTS.

F. ALL FASTENERS OR HANGERS IN CONTACT WITH P.T. MATERIAL ARE TO BE HOT DIPPED ZINC COATED GLAVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER PER R317.3.1.

G. SCREWED MEMBERS ARE TO BE SCREWED TOGETHER FROM BOTH SIDES WITH FASTENMASTER "TLOKxx" TIMBER LOK SCREWS SPACED 16" O.C. STAGGERED TOP & BOTTOM, W/ (2) SCREWS AT EACH END, UNLESS NOTED OTHERWISE. SCREWS TO BE FULL WIDTH OF THE BEAM.

H. PILOT HOLES FOR LAG BOLTS ARE TO BE 7/8" OF THE SHANK DIAMETER, AND DRILLED NO LESS THAN 7/8" OF THE ENTIRE EMBEDMENT DEPTH.

I. ALL NAILING AND FASTENING SHALL BE IN ACCORDANCE WITH TABLE R602.3(1), FASTENING SCHEDULE FOR STRUCTURAL MEMBERS, IN THE 2015 INTERNATIONAL BUILDING CODE.

J. ALL BEAMS ARE TO BE BRACED EVERY 10' O.C. MAX. UNLESS NOTED OTHERWISE.

K. ALL JOISTS ARE TO BE BRACED WITH SOLID BLOCKING AT ENDS AND EVERY 8' O.C. MAX. UNLESS NOTED OTHERWISE. ALL INTERIOR WALL SHALL HAVE SOLID BLOCKING ABOVE AND BELOW.

L. ALL HORIZONTAL JOINTS SHALL OCCUR OVER COMMON FRAMING MEMBERS OR COMMON BLOCKING AND ATTACHED PER NAILING SCHEDULE.

M. BUILT-UP BEAMS (3 PIECES MAXIMUM U.N.O.) USING LVL'S AND CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 3-10D NAILS AT 12" O.C. FOUR-PLY BUILT-UP LVL'S ARE TO BE SPIKED TOGETHER WITH (3) SIMPSON SDS 1/4"X6" SCREWS @ 12" O.C., OR AS OTHERWISE NOTED ON THE DRAWINGS, OR AS RECOMMENDED BY THE MANUFACTURER. SEE DRAWINGS FOR SPECIFIC NAILING/ BOLTING FOR SIDE LOADED MEMBERS.

STRUCTURAL LUMBER NOTES:

N. ALL FRAMING LUMBER SHALL BE HEM-FIR GRADE NO. 2 OR S.P.F. (SPRUCE, PINE, FIR) GRADE NO. 1/2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE "AMERICAN FOREST AND PAPER ASSOC." THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 1150 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.

O. PLYWOOD LOWER THAN 2" BELOW BOTTOM SILL PLATE AND PLYWOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED (P.T.).

2x6 HEADERS

2x6 RAFTERS

PVC TRIM BOARD

8" X 9" ROUND TAPERED PERMACAST PLAIN COLUMN CUT TO FIT AS SPECIFIED BY MANUFACTURER.

4X6 POST

2X10 LVL BEAM

2X4 BLOCKING UNDER GUTTER

3/4" PLYWOOD

PVC TRIM BOARD

1 OVERHANG FRAMING PLAN
S-1 Scale: 1 1/2" = 1'-0"

SEAL

PROJECT NUMBER: 2212

PROJECT LOCATION:

19 JAY STREET
CAMBRIDGE, MA.
02139

DRAWING REVISIONS

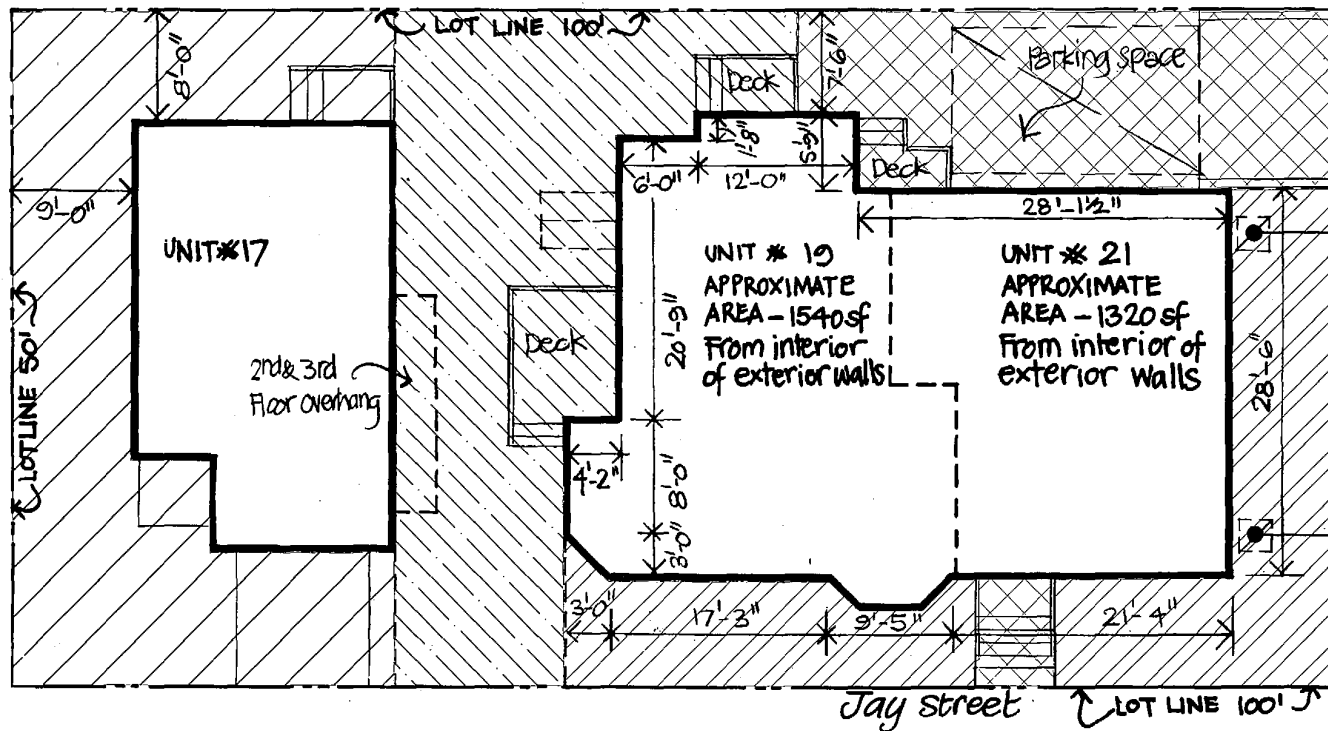
ISSUED DATE: 11/17/2022
NO. REVISIONS





ROOF FRAMING PLAN

CAMBRIDGE ENTRY ROOF

SHEET NUMBER

S-1



-  Exterior space for exclusive use of UNIT #17.
-  Exterior space for exclusive use of UNIT #19.
-  Exterior space for exclusive use of UNIT #21.
-  Area to be maintained by UNITS #19 & 21.

SITE PLAN 17-19-21 Jay Street Condominium

0 2' 4' 6' 8' 10' SCALE

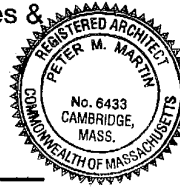
I, Peter M. Martin, architect, do hereby certify that this site plan of the 17-19-21 Jay St. Condominium, Cambridge, MA, fully and accurately depicts the layout, location, dimensions, and approximate area.

Peter Martin
7/24/08



I hereby certify that the plan was prepared in accordance with the rules & regulations of Massachusetts Registries of Deeds as amended January 1, 1976.

Peter Martin
7/24/08



FLOOR PLANS 17-19-21 JAY STREET CONDOMINIUM

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 639 of 2008
Rec'd 7.29 2008
at 1 H 08 M P M
Attest
Eugene C. B...
Register



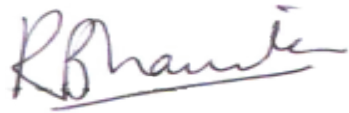
17-19-21 Jay Street, Cambridge, MA-02139 Condo Association

November 29, 2022

To whom it may concern:

The owners and tenants living at 17,19 and 21 Jay Street have been notified of the proposed construction of the entrance that is being rebuilt at 19 Jay Street. The condo association members have approved of the work that is to be done.

Trustee of the association:

A handwritten signature in purple ink, appearing to read 'RBhaiwala', with a horizontal line underneath.

Rizvana Bhaiwala

91 # 12 50% 12-50



17-28 Jay St #19 Petitioner

125-110
SCHNYDER, SABINE & MAHER GHAMLOUSH
11 JAY ST. UNIT#1
CAMBRIDGE, MA 02139

125-111
KEDERSHA, NANCY L.
11A JAY ST #1
CAMBRIDGE, MA 02139

125-4
BHAIWALA, RIZVANA &
CHARLES B. VALOIS, TRUSTEES
19 JAY ST #19
CAMBRIDGE, MA 02139

125-119
COX, CHARLES C.
16A JAY ST
CAMBRIDGE, MA 02139

125-121
KAHN, GABRIEL
711 WEST END AVE. APT 5HS
NEW YORK, NY 10025

125-5
CLARKE, MARTIN E
TRUSTEE OF THE CLARKE FAMILY TRUST
15 JAY ST
CAMBRIDGE, MA 02139

125-110
SLOBODIAN, QUINN & MICHELLE STERLING
11 JAY ST., #3
CAMBRIDGE, MA 02139

125-122
MUELLER, KENNETH & SHU-LIN MUELLER
20A JAY ST
CAMBRIDGE, MA 02139

123-90
CAMBRIDGE CITY OF
C/O CAMBRIDGE HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

125-19
PELLETIER, JOSEPH F. & REBECCA P. LAY
18 HOWARD ST
CAMBRIDGE, MA 02139

125-120
DING, JIEWEI
18 JAY ST
CAMBRIDGE, MA 02139

123-37
GRAHAM, SAUNDRA
189 WESTERN AVE
CAMBRIDGE, MA 02139-4637

123-70
MUZYKEWICZ, MARCY
199 WESTERN AVE #2
CAMBRIDGE, MA 02139

123-70
BAO, CHANNA & GUO NU BAO
199 WESTERN AVE., #1
CAMBRIDGE, MA 02139

123-70
BARENTS, BRANDY DYER &
KEVIN PATRICK BARENTS
199 WESTERN AVENUE, UNIT #3
CAMBRIDGE, MA 02139

125-4
BHAIWALA, RIZVANA &
CHARLES VALOIS TRUSTEES
19 JAY ST
CAMBRIDGE, MA 02139

125-4
BOREAS, LLC
369 CONGRESS ST FLR #6
BOSTON, MA 02210

125-111
OBERHOLZER, FELIX & LISA OBERHOLZER-GEE
TRS, THE FELIX OBERHOLZER REV LIV TR
11A JAY ST., #3
CAMBRIDGE, MA 02139

125-20
WINCHEL DANIEL D & LAY SARAH D TRS
20 HOWARD ST
CAMBRIDGE, MA 02139

123-13
TOLMAN, WARREN & CAROLYN TOLMAN
30 STONELEIGH CIR
WATERTOWN, MA 02472

125-2
BRADSHAW, PATRICIA
208 WESTERN AVE
CAMBRIDGE, MA 02139

125-111
BRADLEY, KAANTA C. &
ALICE S. KAANTA TRUSTEES
240 RUTLEDGE RD
BELMONT, MA 02478

125-3
RAYCE REALTY LLC
28 WESTERN AVE
CAMBRIDGE, MA 02139

125-91
CONRAD DONALD MAURA A MCCARTHY TRS
12-14 JAY ST
CAMBRIDGE, MA 02139

125-118
MONTGOMERY MARTIN &
DENISE MONTGOMERY LIFE ESTATE
16 JAY ST
CAMBRIDGE, MA 02139

125-110
CHEN XING
11 JAY ST - UNIT 2
CAMBRIDGE, MA 02139

123-90
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

123-90
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER