



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 24 PM 3:12

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 96217**

### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Giovanni Parmigiana

**PETITIONER'S ADDRESS:** 173 Coolidge hill , Cambridge, MA 01801

**LOCATION OF PROPERTY:** 173 Coolidge Hill , Cambridge, MA

**TYPE OF OCCUPANCY:** Residential single family                      **ZONING DISTRICT:** Residence A-1 Zone

**REASON FOR PETITION:**

/Add four windows to side of house that abuts yard of 139 Coolidge hill. Non conforming set back. /

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Seeking relief from section 5.30 (District dimensions regulations) which requires the 15 foot minimum side yard set back for zoning district A1. Relief is sought for the installation of four new windows. Three windows will be located on the living room wall that is set back 14.8 feet from the property line. One window will be located on the kitchen wall that is set back 9.7 feet from the property line.

**SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

Giovanni Parmigiani

(Print Name)

Address:

Tel. No.                      1-443-939-5329  
E-Mail Address:            Gp1d@aol.com

Date:   Feb 22, 2021

**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 Giovanni Parmigiani  
(OWNER)

Address: 173 Coolidge Hill, Cambridge MA 02138

State that I/We own the property located at 173 Coolidge Hill, Cambridge MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Giovanni Parmigiani and Francesca Dominici

\*Pursuant to a deed of duly recorded in the date 07/13/2018, Middlesex South County Registry of Deeds at Book 71307, Page 508; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

*G. Parmigiani*

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

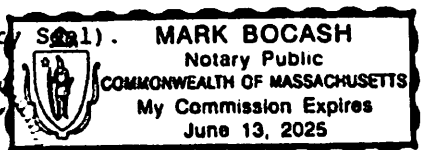
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name Giovanni Parmigiani personally appeared before me, this 17<sup>th</sup> of October, 2020, and made oath that the above statement is true.

*Mark D. Bocash* Notary

My commission expires June 13, 2025 (Notary Seal).



• If ownership is not shown in recorded deed, e.g. if by court order, recent 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:**

Relief sought from Article 5.0- dimensional regulations

Addition of a 75 sq foot entry way roof onto a pre-existing nonconforming structure.

Without proper shielding from rain and snow, the entryway will be subject to premature rot/ failure and will result in costly repairs and or replacements over the lifetime of the residence.

- 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 entry way faces the driveway and the neighboring driveway, leaving a large expanse with no structures or vegetation to help protect the entry from the extremes of the seasons such as wind driven rain and snow.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

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

The proposed entry roof has been designed as a seamless extension of the existing first floor roof overhang and is in keeping with the recent design changes to the entry facade.

The entry roof will help ensure an attractive street view of the property by keeping the exterior wood elements of the door and deck from undesirable weathering.

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

The desire to construct the entry roof is in the best interest of the current and any future inhabitants of the residence. While the ordinance recognizes this roof as additional square footage, the roof is of minimal profile and will not have any side enclosures or vertical structure in place to signify the space under the roof as an extension of habitable floor area.

- \* 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****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 173 Coolidge Hill , 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 addition of the windows will not alter the existing non conforming structure In further violation 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 be no change to existing traffic and egress pattern.

**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 four requested windows will not affect how the residential property is used.

**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 four requested windows will provide increased daylight and ventilation into large rooms with minimal opportunities for daylighting and cross ventilation. The four windows will not cause detriment to the health, safety and welfare of the occupants or to the citizens of Cambridge.

**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 three requested living room windows will not be seen easily from the street and only from a limited viewpoint through the lattice fence top. The one kitchen window will not be seen from the street. The fence line along the adjoining property 139 Coolidge hill is thickly screened with evergreen shrubs and sheds.

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

**173 Coolidge Hill, Cambridge  
Special Permit Request Narrative**

The residence at 173 Coolidge Hill is a single family residence located in the A-1 residential district. The current use of the property conforms with the zoning ordinance.

Per dimensional regulations of article 5.30 of the Cambridge Zoning ordinance this property is non conforming with the lot size, side and front set backs, and lot coverage.

The Home owners of 173 Coolidge Hill are seeking a special permit to allow the installation of four windows along the side of their house that faces the rear yard of 139 Coolidge Hill. The Home owners of 139 Coolidge Hill have provided written support of the installation of the four windows.

Applicable Zoning Article 8.20- Nonconformance:

**8.20 - NONCONFORMANCE**

**8.22**

*As provided in Section 6, Chapter 40A, G.L., permits for the change, extension, or alteration of a pre-existing nonconforming structure or use may be granted as permitted in Subsections 8.22.1 and 8.22.2 below. Such a permit, either a building permit in the case of the construction authorized in Section 8.22.1 or a special permit in the case of construction authorized in Section 8.22.2. may be granted only if the permit granting authority specified below finds that such change, extension, or alteration will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.*

The installation of the four windows is not more detrimental to the neighborhood then the existing non-conforming structure. There is dense vegetation and accessory structures screening the view between adjacent properties. The windows are not seen from the street.

**8.22.2**

c.

*In a Residence District the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of \_\_\_\_\_ or the off street parking and loading requirements in \_\_\_\_\_ for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming.*

The Installation of three windows in the living room are along an existing non conforming wall that is set back 14.8 feet from the property line. This wall will not encroach any further upon the property line and its use will remain unchanged.

The installation of one window in the kitchen is placed along an existing exterior non conforming wall that is set back 9.7 feet from the property line. This wall will not encroach any further upon the property line and its use will remain unchanged

-End Notes-

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Giovanni Parmigiana  
**Location:** 173 Coolidge hill  
**Phone:** 1-443-939-5329

**Present Use/Occupancy:** Residential single family  
**Zone:** Residence A-1 Zone  
**Requested Use/Occupancy:** No change

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	3534	3534	3829	(max.)
<b><u>LOT AREA:</u></b>	7658	N/A	8000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.46	N/A	.50	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	7658	N/A	6000	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	67.93	N/A	80	
DEPTH	111	N/A	N/A	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	18.7	No change	25	
REAR	37.8	No change	25	
LEFT SIDE	3.6	No change	15 (Sum of 35)	
RIGHT SIDE	17.8	No change	15	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	30.86	No change	35	
WIDTH	N/A	N/A	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	.60	No change	.50	
<b><u>NO. OF DWELLING UNITS:</u></b>	1	No change	1	
<b><u>NO. OF PARKING SPACES:</u></b>	3	No change	1	
<b><u>NO. OF LOADING AREAS:</u></b>	N/A	N/A	N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	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.

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'.

# SPECIAL PERMIT APPLICATION

Parmigiani - Dominici Residence  
**173 Coolidge Hill**  
**Cambridge MA**

Issue Date: July 20, 2020

**Index:**

T-00

**T-01**

T-02

T-03

T-04

T-05

T-06

Title Sheet

**First Level Plan**

Second Level Plan

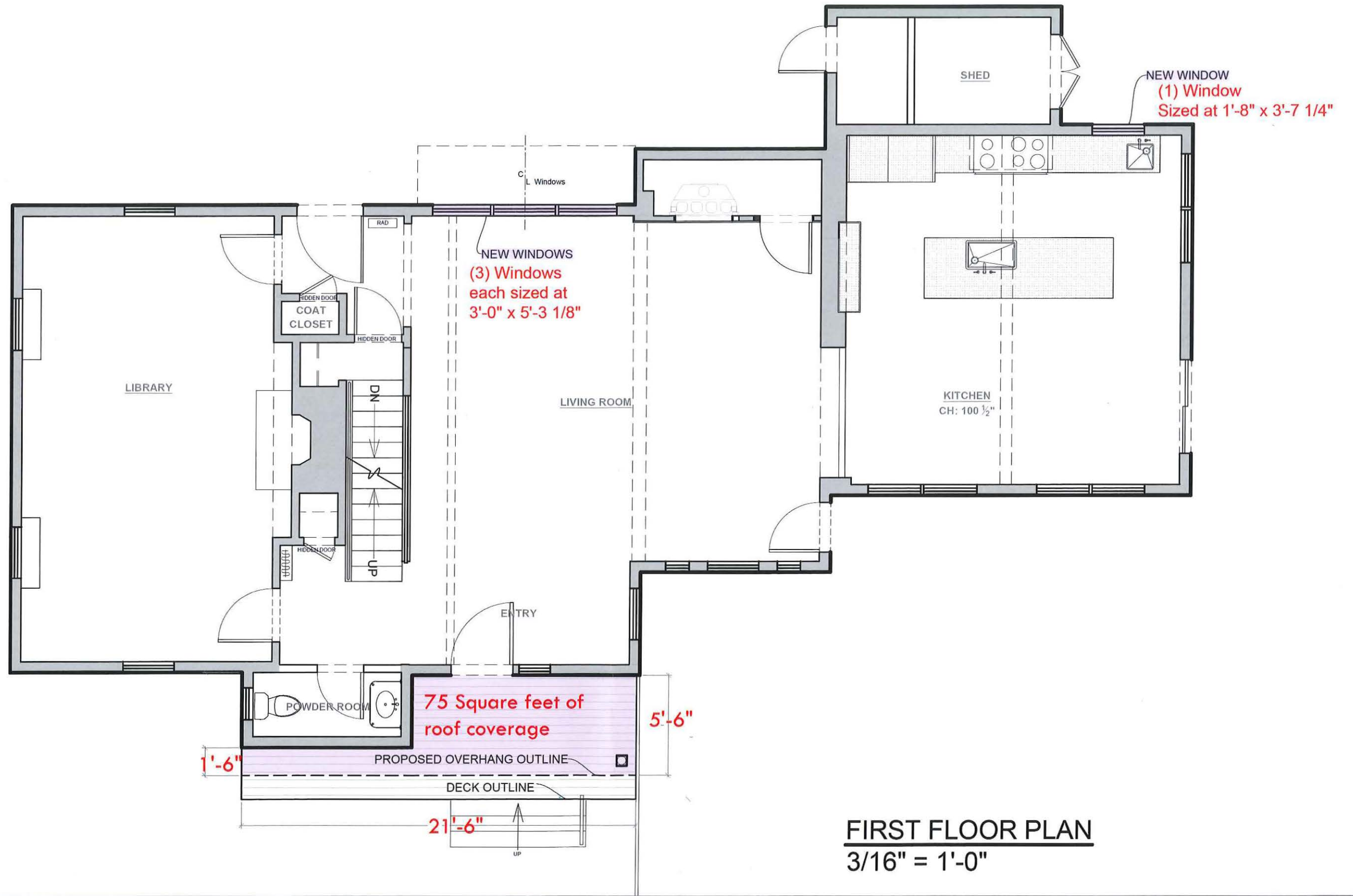
Exterior Elevations - South West

Exterior Elevations - South East

Exterior Elevations - North East

Exterior Elevations - North West

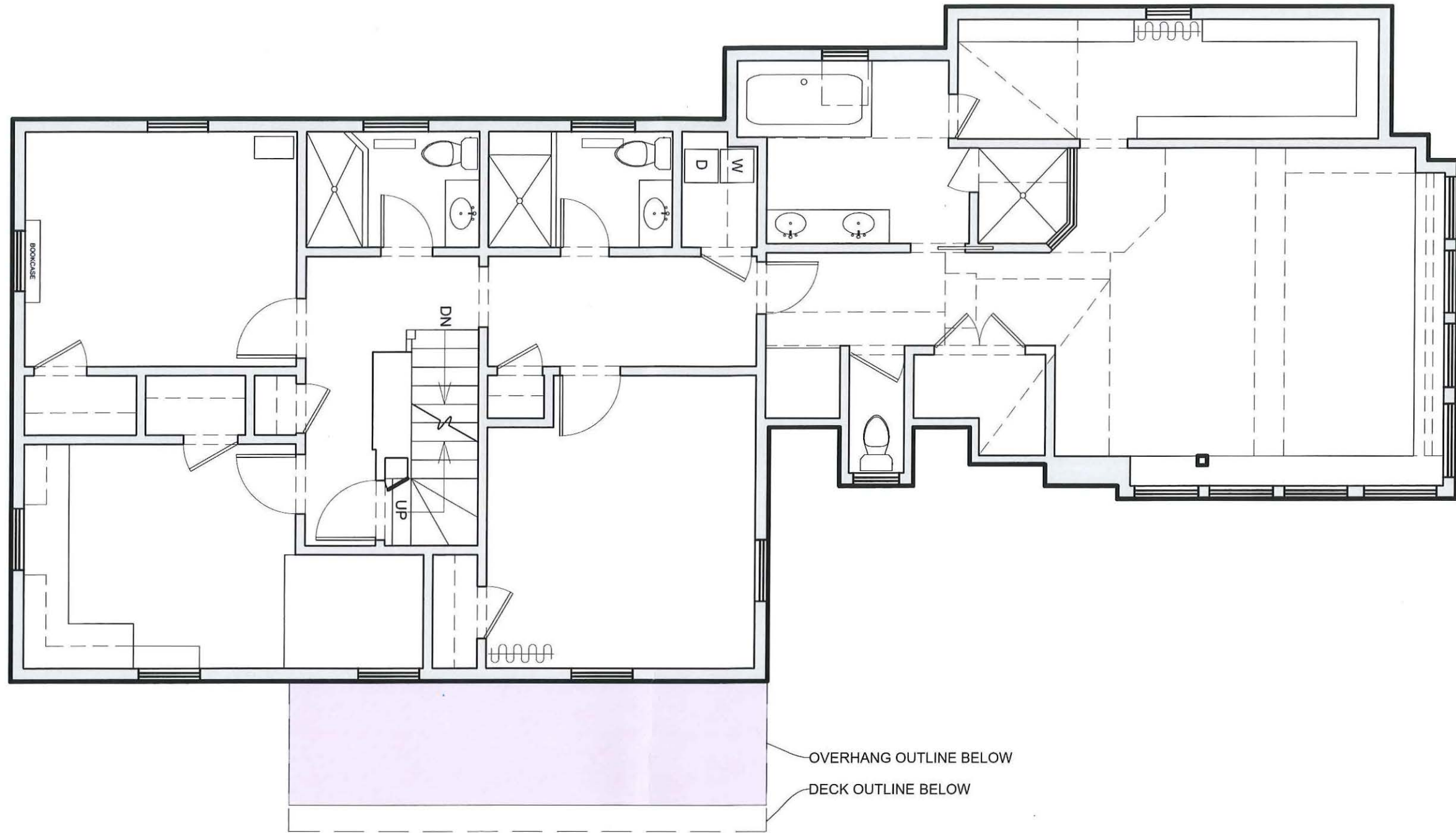
**AMERICA DURAL**  
RESIDENTIAL DESIGN  
143 HURON AVENUE, CAMBRIDGE, MA 02138  
(617) 661-4100 FAX (617) 661-4145




**FIRST FLOOR PLAN**  
 3/16" = 1'-0"

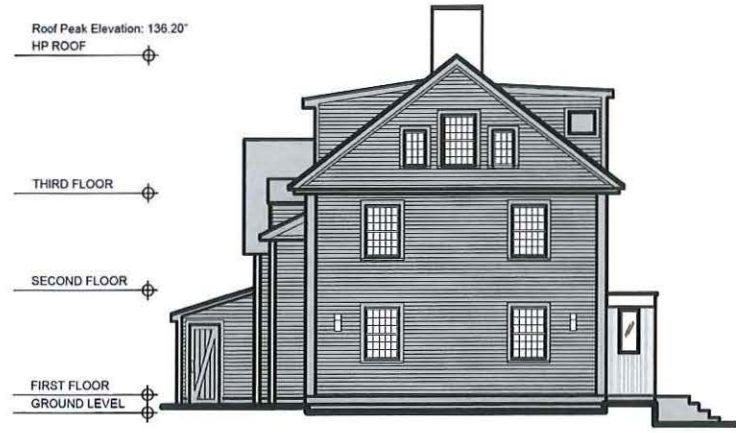
<b>AMERICA DURAL</b> RESIDENTIAL DESIGN 143 HURON AVENUE, CAMBRIDGE, MA 02138 T: (617) 661-4100   F: (617) 661-4145	CLIENT: <b>DOMINICI &amp; PARMIGIANI</b>		JOB NAME AND ADDRESS: 173 COOLIDGE HILL CAMBRIDGE MASS. 02138		LEGEND: AREA OF PROPOSED WORK	TITLE: FIRST FLOOR PLAN		SHEET: <b>T-01</b>
	SCALE: 3/4" = 1'-0"	ISSUE DATE: July 17, 2020	REVISION:	SPECIAL PERMIT APPLICATION				





**SECOND FLOOR PLAN**  
**3/16" = 1'-0"**

<b>AMERICA DURAL</b> RESIDENTIAL DESIGN <small>143 HURON AVENUE, CAMBRIDGE, MA 02138          T: (617) 661-4100   F: (617) 661-4145</small>	CLIENT: <b>DOMINICI &amp; PARMIGIANI</b>		JOB NAME AND ADDRESS: <b>173 COOLIDGE HILL          CAMBRIDGE MASS.          02138</b>		LEGEND:  AREA OF PROPOSED WORK	TITLE: <b>SECOND FLOOR PLAN</b>		SHEET: <b>T-02</b>
	SCALE: <b>3/4" = 1'-0"</b>	ISSUE DATE: <b>July 17, 2020</b>	REVISION:	SPECIAL PERMIT APPLICATION				



**EXISTING ELEVATION**  
1/16" = 1'-0"

Roof Peak Elevation: 136.20"  
HP ROOF

THIRD FLOOR


SECOND FLOOR

FIRST FLOOR  
GROUND LEVEL

**PROPOSED ELEVATION**  
3/16" = 1'-0"



NEW 18" OVERHANG  
NEW ROOF

<b>AMERICA DURAL</b> RESIDENTIAL DESIGN  143 HURON AVENUE, CAMBRIDGE, MA 02138 T: (617) 661-4100   F: (617) 661-4145	CLIENT: DOMINICI & PARMIGIANI			JOB NAME AND ADDRESS: 173 COOLIDGE HILL CAMBRIDGE MASS. 02138		LEGEND:   AREA OF PROPOSED WORK	TITLE: SOUTH-WEST EXTERIOR ELEVATION		SHEET:  <b>T-03</b>
	SCALE: 3/4" = 1'-0"	ISSUE DATE: July 17, 2020	REVISION:	SPECIAL PERMIT APPLICATION					



**EXISTING ELEVATION**


1/16" = 1'-0"

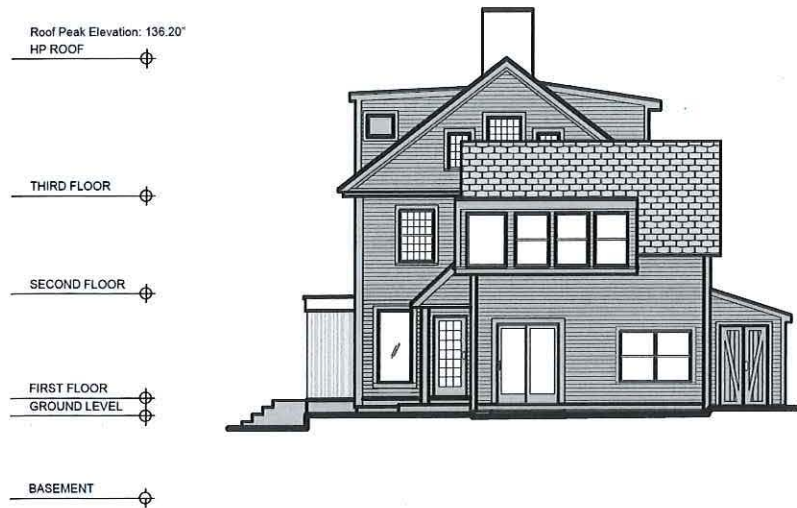


**PROPOSED ELEVATION**

3/16" = 1'-0"

NEW POST  
NEW ROOF + OVERHANG


<b>AMERICA DURAL</b> RESIDENTIAL DESIGN  143 HURON AVENUE, CAMBRIDGE, MA 02138 T: (617) 661-4100   F: (617) 661-4145	CLIENT: DOMINICI & PARMIGIANI	JOB NAME AND ADDRESS: 173 COOLIDGE HILL CAMBRIDGE MASS. 02138	LEGEND:  AREA OF PROPOSED WORK	TITLE: SOUTH-EAST EXTERIOR ELEVATION	SHEET: T-04
	SCALE: 3/4" = 1'-0"	ISSUE DATE: July 17, 2020	REVISION:		SPECIAL PERMIT APPLICATION



**EXISTING ELEVATION**  
 1/16" = 1'-0"



**PROPOSED ELEVATION**  
 3/16" = 1'-0"

<b>AMERICA DURAL</b> RESIDENTIAL DESIGN  143 HURON AVENUE, CAMBRIDGE, MA 02138 T: (617) 661-4100   F: (617) 661-4145	CLIENT: DOMINICI & PARMIGIANI		JOB NAME AND ADDRESS: 173 COOLIDGE HILL CAMBRIDGE MASS. 02138		LEGEND:  AREA OF PROPOSED WORK	TITLE: NORTH-EAST EXTERIOR ELEVATION		SHEET: <b>T-05</b>
	SCALE: 3/4" = 1'-0"	ISSUE DATE: July 17, 2020	REVISION:	SPECIAL PERMIT APPLICATION				



**EXISTING ELEVATION**

1/16" = 1'-0"




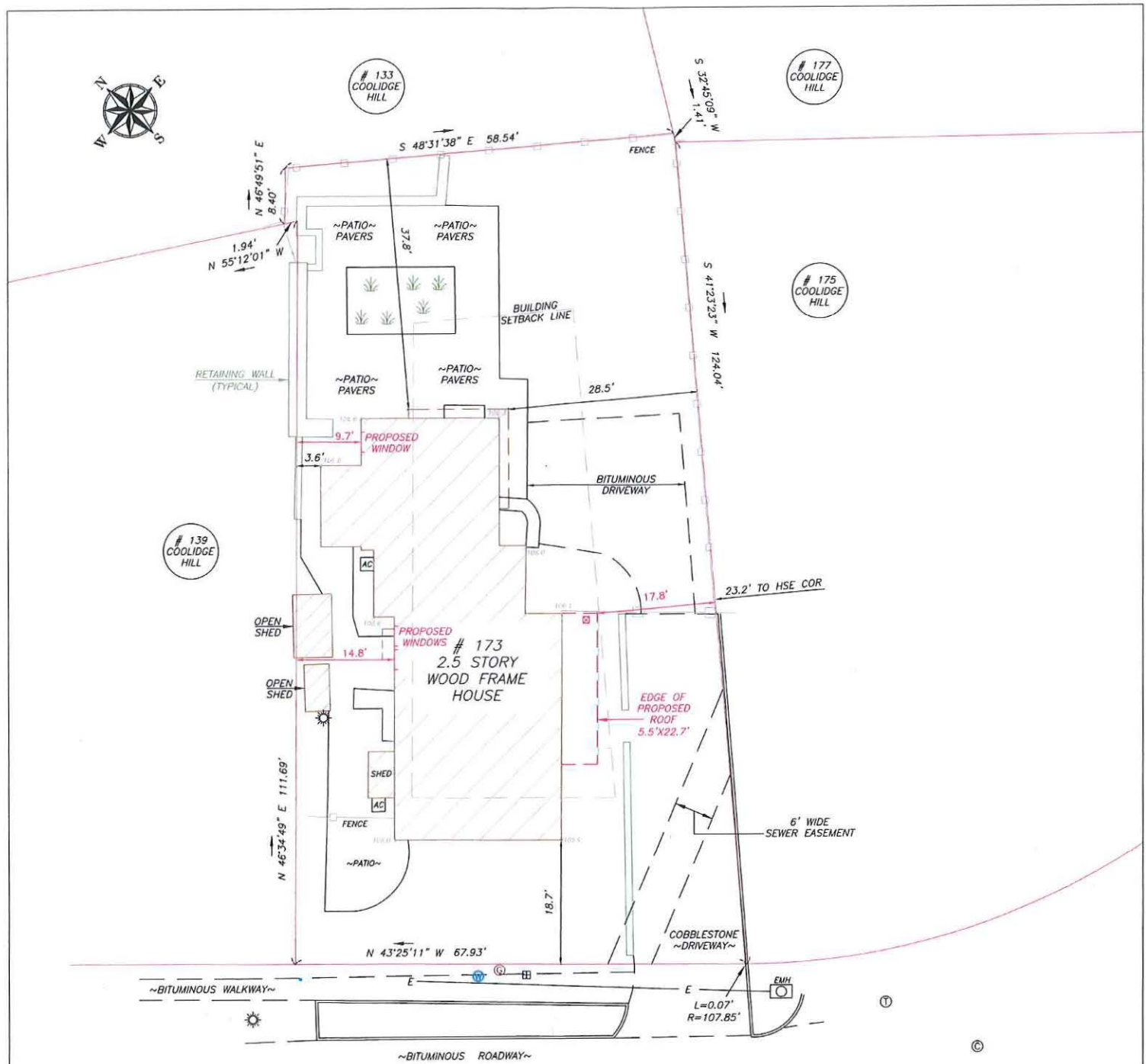
**PROPOSED ELEVATION**

3/16" = 1'-0"

NEW WINDOW

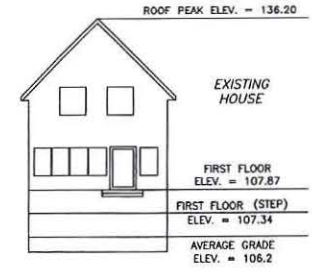
NEW WINDOWS

<b>AMERICA DURAL</b> RESIDENTIAL DESIGN  143 HURON AVENUE, CAMBRIDGE, MA 02138 T: (617) 661-4100   F: (617) 661-4145	CLIENT: <b>DOMINICI &amp; PARMIGIANI</b>			JOB NAME AND ADDRESS: 173 COOLIDGE HILL CAMBRIDGE MASS. 02138		LEGEND:  AREA OF PROPOSED WORK	TITLE: NORTH-WEST EXTERIOR ELEVATION		SHEET: <b>T-06</b>
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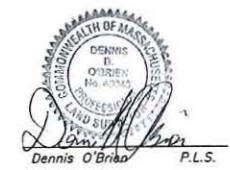
**COOLIDGE HILL**

CITY OF CAMBRIDGE ZONING  
DIMENSIONAL REGULATIONS  
ZONE: A-1  
  
LOT AREA: 8,000 S.F.  
LOT FRONTAGE: 80'  
FRONT YARD SETBACK: 25'  
SIDE YARD SETBACK: 15'  
MAXIMUM SUM 35'  
REAR YARD SETBACK: 25'



EXISTING LOT COVERAGE = (23.1%) 1,772.2 S.F.  
PROPOSED LOT COVERAGE = (24.1%) 1,847.2 S.F.

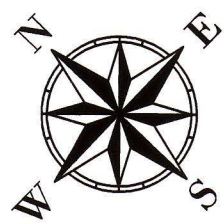
NOTES:  
ALL OFFSETS & DIMENSIONS ARE TO THE SIDING UNLESS OTHERWISE NOTED.  
SEE PLAN BOOK 362 PLAN 31 FOR SEWER EASEMENT LOCATION, MIDDLESEX COUNTY REGISTRY OF DEEDS.  
  
LOT AREA = 7,658 SQ. FT.  
  
BH=BULKHEAD  
GM=GAS METER  
OP=OPEN PORCH  
EP=ENCLOSED PORCH  
AC=AIR CONDITIONING  
EM=ELECTRIC METER  
OHW=OVERHEAD WIRES  
WB=WALKOUT BASEMENT  
C=CABLE-TV-MANHOLE  
T=TELEPHONE MAN HOLE  
EMH=ELECTRIC MANHOLE



**D. O'BRIEN LAND SURVEYING**  
400 WEST CENTRAL STREET, SUITE 102  
FRAMINGHAM, MA 01902 508-541-0048

PLAN SHOWING PROPOSED RENOVATION  
173 COOLIDGE HILL  
CAMBRIDGE, MA MIDDLESEX COUNTY

SCALE: 1:10	DATE: 7/11/2020	REVISED: 7/23/2020	DRAWN BY: W.M.N.	CHECKED BY: D. O'B.
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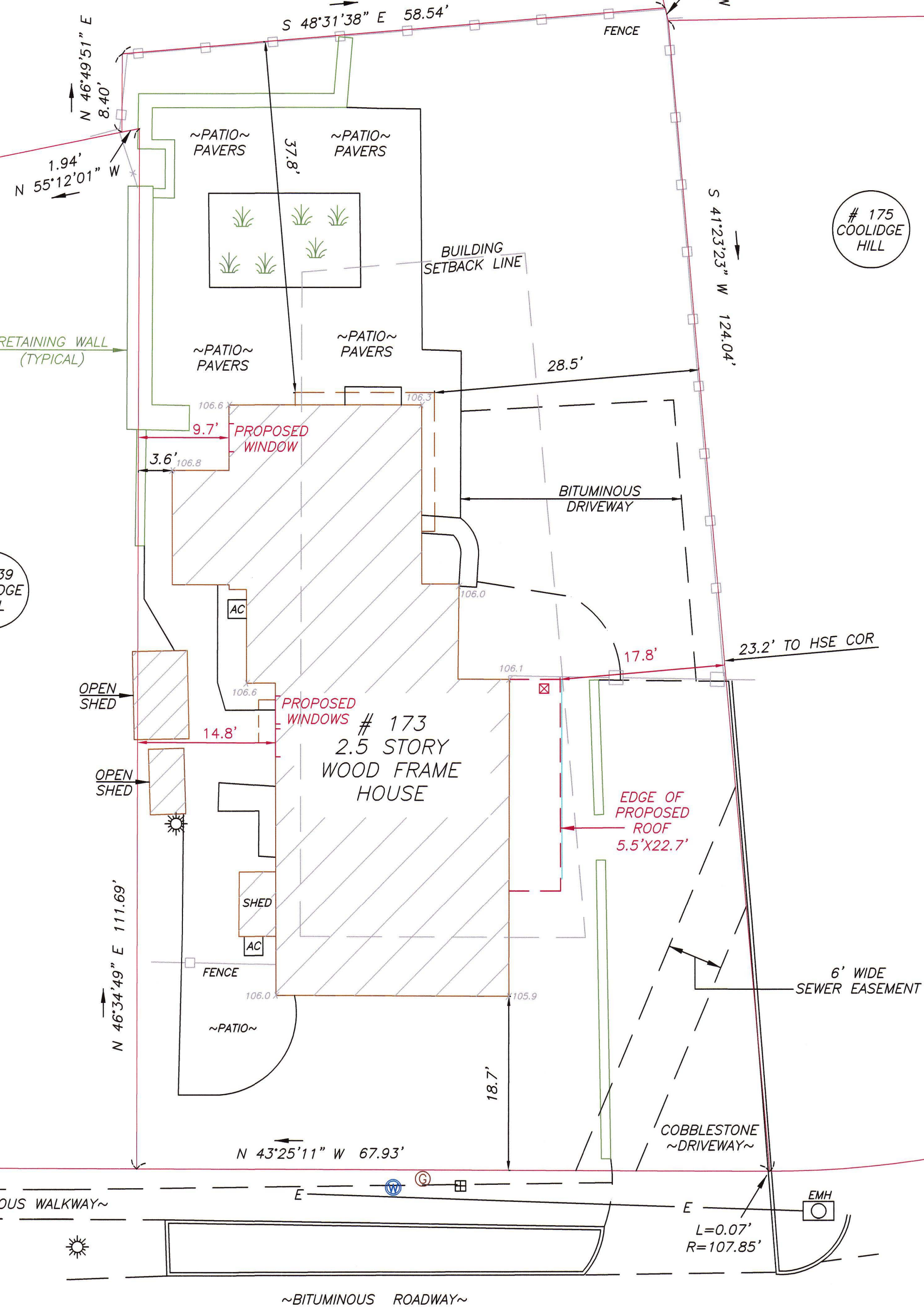


# 133 COOLIDGE HILL

# 177 COOLIDGE HILL

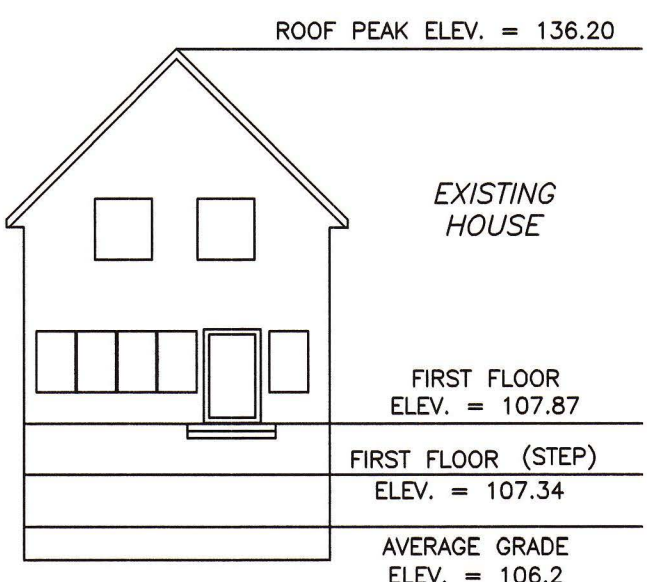
# 175 COOLIDGE HILL

# 139 COOLIDGE HILL



COOLIDGE HILL

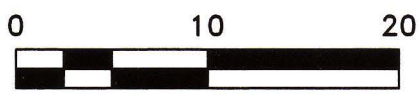
CITY OF CAMBRIDGE ZONING DIMENSIONAL REGULATIONS ZONE: A-1  
LOT AREA: 8,000 S.F.  
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- OHW=OVERHEAD WIRES
- WB=WALKOUT BASEMENT
- C=CABLE-TV-MANHOLE
- T=TELEPHONE MAN HOLE
- EMH=ELECTRIC MANHOLE

Professional seal and signature of Dennis O'Brien, P.L.S.



D. O'BRIEN LAND SURVEYING  
480 WEST CENTRAL STREET EST 1986  
FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED RENOVATION 173 COOLIDGE HILL CAMBRIDGE, MA MIDDLESEX COUNTY

SCALE: 1:10	DATE: 7/11/2020	REVISED: 7/23/2020	DRAWN BY: W.M.N.	CHECKED BY: D. O'B.
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VIEW OF ENTRY PORCH FROM SIDEWALK

173 Cobble Hill

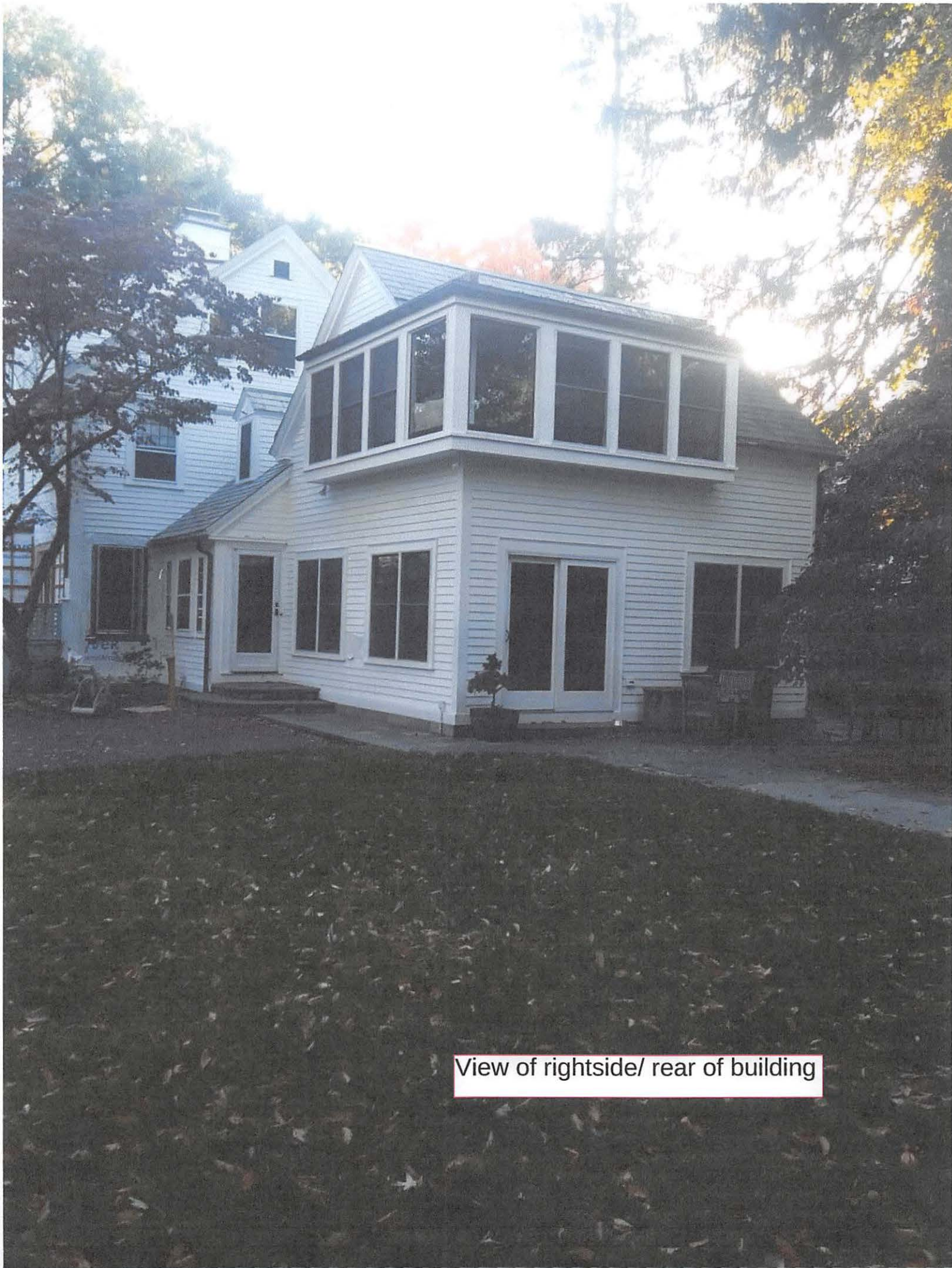


VIEW OF ENTRY DOOR/PORCH





Panoramic view of left side



View of rightside/ rear of building



173 Coolidge Hill

242-38  
SHADY HILL SCHOOL  
178 COOLIDGE HILL  
CAMBRIDGE, MA 02138

242A-105  
175 COOLIDGE HILL, LLC  
ATTN: ICONIQ CAPITAL  
394 PACIFIC AVENUE, 2ND FLOOR  
SAN FRANCISCO, CA 94111

*Petitioner*

242A-161  
PARMIGIANI, GIOVANNI  
FRANCESCA DOMINICI  
173 COOLIDGE HILL  
CAMBRIDGE, MA 02138

242A-162  
177 COOLIDGE HILL, LLC  
ATTN: ICONIQ CAPITAL  
394 PACIFIC AVENUE, 2ND FL  
SAN FRANCISCO, CA 94111

242A-160  
WHITE, HOLLY BROWNING  
133 COOLIDGE HILL  
CAMBRIDGE, MA 02138

THEODORE SCHWARTZ  
15 CLEVELAND AVENUE  
WOBBURN, MA 01801

242A-158  
JONI, SAJ-NICOLE  
TR. OF SAJ-NICOLE A. JONI REVOCABLE TR.  
170 COOLIDGE HILL  
CAMBRIDGE, MA 02138

242B-999  
COOLIDGE HILL LOT, LLC  
ATTN: ICONIQ CAPITAL  
394 PACIFIC AVE. 2ND FL  
SAN FRANCISCO, CA 94111

242A-91  
ROBBOY, ANITA W.  
139 COOLIDGE HILL  
CAMBRIDGE, MA 02138-5518

SAJ-NICOLE A. JONI, PH.D.

170 COOLIDGE HILL, CAMBRIDGE MA 02138

617.835-8001

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March 12, 2021

To whom it may concern – City of Cambridge:

We live at 170 Coolidge Hill, which is across the street from 173 Coolidge Hill.

I am writing in support of the proposed changes for the entry roof and additional windows. We have had the opportunity to review the plans, and we have no concerns – and in fact, we feel they are beautifully done, and will be an improvement to the property!

If I can help further, please don't hesitate to ask.

All best,



Saj-nicole Joni, owner  
170 Coolidge Hill



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Gabe Stenger Date: 3-11-21  
(Print)

Address: 173 Coolidge Hill

Case No. BZA-96217

Hearing Date: 3/25/21

Thank you,  
Bza Members

**Pacheco, Maria**

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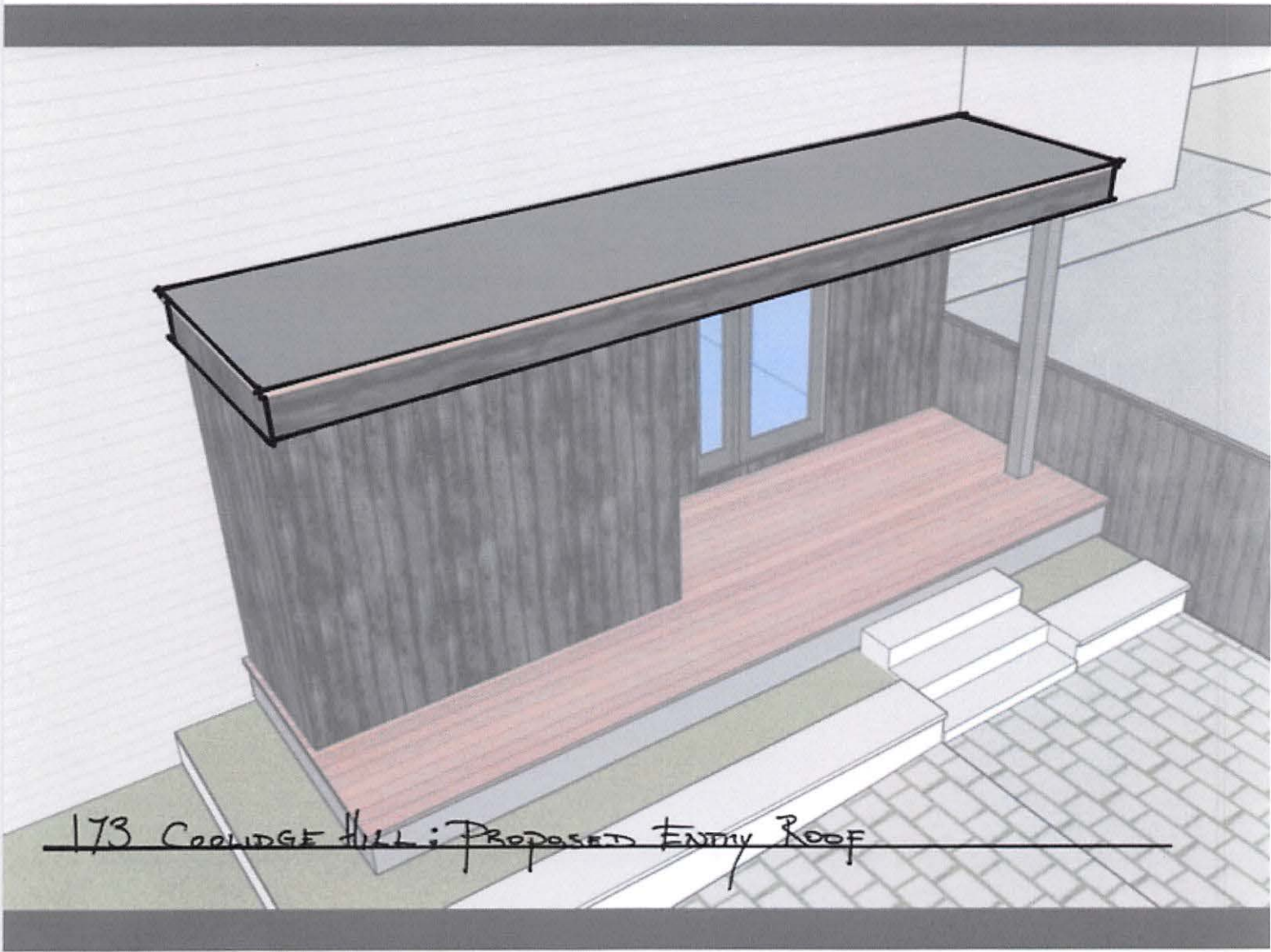
96217

**From:** Nicole-- Conia Construction <nicole@coniaboston.com>  
**Sent:** Monday, March 22, 2021 1:51 PM  
**To:** Pacheco, Maria  
**Subject:** Please add to 173 Coolidge Hill zoning case

Please add this rendering to our file for Thursday 3/25 case hearing.

Thank you!





173 COOLIDGE HILL: PROPOSED ENTRY ROOF

March 14, 2021

To Whom It May Concern,

As abutters and neighbors to Giovanni Parmigiani and Francesca Dominici (173 Coolidge Hill), we want to express our support for their proposed renovations. Giovanni and Francesca have shared their renovation plans for their entry roof and rear windows. We have no concerns about their proposed changes and we will be happy to see their plans come to fruition.

Sincerely yours,

Handwritten signature of Edward Baker and Sarah Baker in cursive script.

Edward Baker & Sarah Baker  
175 Coolidge Hill  
Cambridge, MA 02138