

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: _____ Appeal:

PETITIONER: John D. GATES, JR

PETITIONER'S ADDRESS: 173 COUGHLIN HILL, CAMBRIDGE 02138

LOCATION OF PROPERTY: 173 COUGHLIN HILL

TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: A-1

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision

Other: APPEAL BUILDING PERMIT BLDG OSD898-2016

DESCRIPTION OF PETITIONER'S PROPOSAL:

SEE ATTACHED SUPPORTING STATEMENT

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section DIMENSIONAL REQUIREMENTS

Article 10 Section 10.

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): 
(Petitioner(s)/Owner)
ATTORNEY FOR JOHN D. GATES, JR
(Print Name)

Address: 150 CAMBRIDGE PARK DR
CAMBRIDGE, 02138

Tel. No.: 617-494-1920

E-Mail Address: EMBURY@CITELAW.COM

Date: 1/5/17

2016 JAN -5 PM 3:02
DEPT. OF PUBLIC WORKS
CAMBRIDGE, MASSACHUSETTS
CLERK

CLARK, HUNT, AHERN & EMBRY

ATTORNEYS AT LAW

BRUCE J. EMBRY
WILLIAM J. HUNT
WILLIAM F. AHERN, JR.
HENRY W. CLARK
DAVID GRAY HANSON
JOSHUA D. KRELL
JANINE BROWN-SMITH
CHARLES M. CAMPO, JR.
MARISA S. GREGG

CHRISTOPHER A. MYER
BLAKELY EVANTHIA MARKHAM
JONATHAN A. BARNES
JONATHAN KLEIN
CHRISTEN SCHATZEL

COREY H. SURETT, OF COUNSEL
RODERICK MACLEISH, OF COUNSEL
STEPHEN R. DELINSKY, OF COUNSEL
DIANE SWIERCZYNSKI, OF COUNSEL

January 5, 2017

Ranjit Singanayagam
Commissioner of Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Donna P. Lopez, City Clerk
Cambridge City Hall
795 Massachusetts Avenue
Cambridge, MA 02139

Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Notice of Appeal of Building Permit No: BLDR-050898-2016

Dear Mr. Singanayagam, Ms. Lopez, and Members of the Board of Zoning Appeal:

Our offices submit this Notice of Appeal of Building Permit on behalf of our respective clients. Clark, Hunt, Ahern & Embry represents John D. Gates, Jr., the owner of property located at 173 Coolidge Hill, Cambridge, MA, which property abuts property located at 175 Coolidge Hill. Trilogy Law LLC represents 197 CH Realty Trust and Tiron Pechet, the owner of property located at 197 Coolidge Hill, which property abuts properties that abut 175 Coolidge Hill and is located within 300 feet of 175 Coolidge Hill. 175 Coolidge Hill is the subject of Building Permit No: BLDR-050898-2016.

Pursuant to the provisions of the Zoning Ordinance of the City of Cambridge, Sections 10.21 and 9.15, on behalf of Mr. Gates, 197 CH Realty Trust and Tiron Pechet, and at their direction, we hereby notify the City of Cambridge, its Inspectional Services Department and the Board of Zoning Appeal for the City of Cambridge of our clients' appeal of the issuance of Building Permit No: BLDR-050898-2016.

Upon review of the application file for the referenced Building Permit, there appears to be no evidence that the proposed new building on the Lot at 175 Coolidge Hill will be in compliance

CLARK, HUNT, AHERN & EMBRY
ATTORNEYS AT LAW


Ranjit Singanayagam
Donna P. Lopez, City Clerk
Board of Zoning Appeal
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with the dimensional requirements of Section 5.00 of the Zoning Ordinance. Specifically, we find no on-the-ground survey plan showing setbacks or elevations in the application file. Until such time as a survey plan indicating all dimensional requirements, including setbacks and elevations in compliance with the Zoning Ordinance, is provided for review and approval, and dimensions shown on such approved survey are field verified on site by the City, the Building Permit and work on the project must be suspended.

Therefore, John D. Gates, Jr., 197 CH Realty Trust and Tiron Pechet, respectfully request that the Inspectional Services Department suspend the Building Permit and demand that the owner of 175 Coolidge Hill cease any and all construction at the site pending resolution of the issues appealed.


Respectfully,

John D. Gates, Jr.,



By his attorney, Bruce J. Embry
Clark, Hunt, Ahern & Embry
150 Cambridgepark Drive, Fl. 9
Cambridge, MA 02140

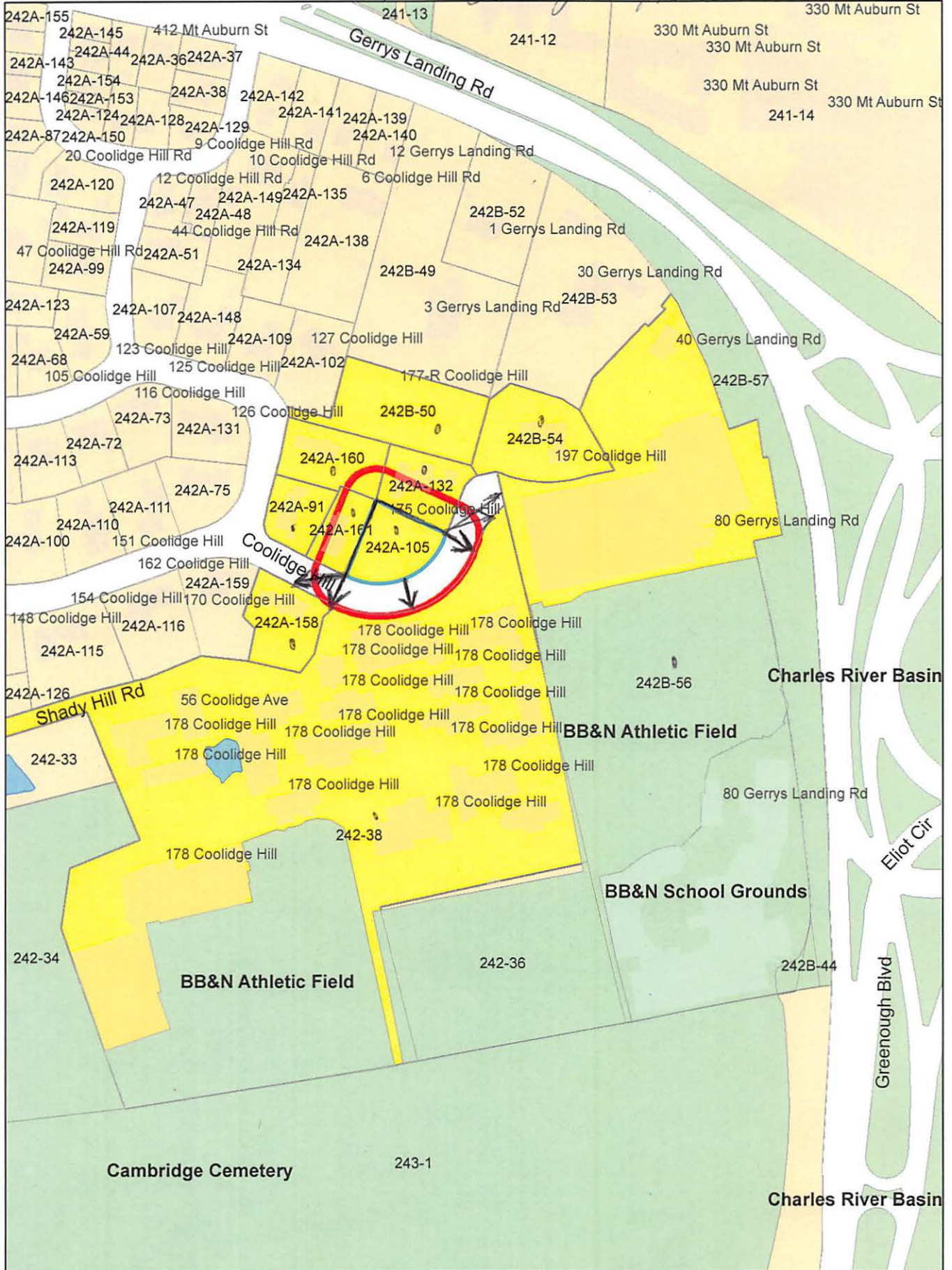
197 CH Realty Trust and Tiron Pechet,



By its/his attorney, Sarah Like Rhatigan
Trilogy Law LLC
12 Marshall Street
Boston, MA 02108

BJE/mm

175 Coolidge Hill



242A-155 242A-145 412 Mt Auburn St 241-13 241-12 330 Mt Auburn St
242A-143 242A-44 242A-36 242A-37 330 Mt Auburn St
242A-154 242A-38 242A-142 242A-141 242A-139 330 Mt Auburn St
242A-146 242A-153 242A-128 242A-129 242A-140 241-14 330 Mt Auburn St
242A-87 242A-150 20 Coolidge Hill Rd 9 Coolidge Hill Rd 10 Coolidge Hill Rd 12 Gerrys Landing Rd
242A-120 12 Coolidge Hill Rd 242A-149 242A-135 6 Coolidge Hill Rd 242B-52
242A-119 242A-47 242A-48 242A-138 1 Gerrys Landing Rd
47 Coolidge Hill Rd 242A-51 242A-134 242B-49 30 Gerrys Landing Rd
242A-99 242A-107 242A-148 3 Gerrys Landing Rd 242B-53
242A-123 242A-59 123 Coolidge Hill 242A-109 127 Coolidge Hill 40 Gerrys Landing Rd
242A-68 105 Coolidge Hill 125 Coolidge Hill 242A-102 177-R Coolidge Hill 242B-57
116 Coolidge Hill 242B-50
242A-73 242A-131 242B-54
242A-72 242A-113 242A-160 197 Coolidge Hill
242A-111 242A-75 242A-91 242A-132 175 Coolidge Hill
242A-110 242A-161 242A-105
242A-100 151 Coolidge Hill 162 Coolidge Hill
154 Coolidge Hill 242A-159 170 Coolidge Hill
148 Coolidge Hill 242A-116 242A-158 178 Coolidge Hill 178 Coolidge Hill
242A-115 178 Coolidge Hill 178 Coolidge Hill
242A-126 Shady Hill Rd 56 Coolidge Ave 178 Coolidge Hill 178 Coolidge Hill
242-33 178 Coolidge Hill 178 Coolidge Hill 178 Coolidge Hill 178 Coolidge Hill
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178 Coolidge Hill 178 Coolidge Hill
178 Coolidge Hill 178 Coolidge Hill
242-38 178 Coolidge Hill
242-34 178 Coolidge Hill
BB&N Athletic Field
242-36
242B-44
BB&N School Grounds
Cambridge Cemetery 243-1
Charles River Basin
Charles River Basin
Greenough Blvd
Eliot Cir

175 Coolidge Hill

Petitioner

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

242A-161
GATES, JOHN D., JR
173 COOLIDGE HILL
CAMBRIDGE, MA 02138

CLARK, HUNT, AHERN & EMBRY
C/O BRUCE J. EMBRY ESQ.
150 CAMBRIDGEPARK DRIVE - FL. 9
CAMBRIDGE, MA 02140

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

242A-132
PECHET, MAURICE M.,
TR. OF COOLIDGE HILL RESIDENTIAL REALTY TR.
30 GERRY'S LANDING
CAMBRIDGE, MA 02138

TRILOGY LAW LLC
C/O SARAH LIKE RHATIGAN
12 MARSHALL STREET, ESQ.
BOSTON, MA 02108

242B-50
PECHET, MAURICE M.,
TR. OF GERRY'S LANDING REALTY TRUST
30 GERRY'S LANDING
CAMBRIDGE, MA 02138

242B-54
PECHET, MARIE C.,
TRUSTEE OF THE 197 CH REALTY TRUST.
177 COOLIDGE HILL
CAMBRIDGE, MA 02138

242B-56
BUCKINGHAM BROWNE & NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

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

242A-105
PECHET, MAURICE M.,
TR. C/O BWB-COOLIDGE LLC
30 BOW ST
SOMERVILLE, MA 02143

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