

CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

BZA APPLICATION FORM

Plan No:

BZA-016803-2018

GENERAL INFORMATION

The unders	signed hereby petition	ons the Boa	rd of Zoning A Variance :		ollowing: Appeal:
PETITIONE		enke - C/		Rafferty, I	
	R'S ADDRESS :				mbridge, MA 02139
					w214g07 in 02107
LOCATION	OF PROPERTY:	17 Donn	ell St Camb	oridge, MA	
TYPE OF C	CCUPANCY:			ZON	ING DISTRICT: Residence B Zone
REASON F	OR PETITION:				
	New S	tructure			
DESCRIPT	ION OF PETITIONER	'S PROPOS	SAL:		
construc	t a larger repl	acement.			single family dwelling and on a non-conforming wall.
	05 70VIIVO 055IV		_		
	OF ZONING ORDINA			6 Di	ional Paradonautal
Article					ional Requirements).
Article					Structure).
Article					-Conforming Structure).
Article	10.000	Section	10.30; 10.	40 (Varianc	e & Special Permit).
			Original Signa	ature(s) :	Q QM
				_	(Petitioner(s) / Owner) James J. Rafferty
					(Print Name)
			,	Address :	675 Massachusetts Avenue
				_	Cambridge, MA 02139
			1	Γel. No. :	(617) 492-4100
				- E-Mail Address	: _jrafferty@adamsrafferty.com
Date :	June 19, 2018				

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appea	I
Jonathan Henke and Rachel Mosher Henke (Owner or Petitioner)	_
Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139	_
Location of Premises: <u>17 Donnell Street</u>	-
the record title standing in the name of <u>Rachel Mosher Henke</u>	-
whose address is <u>17 Donnell Street, Cambridge MA 02138</u>	_
(Street) (City or Town) (State & Zip Code)	
by a deed duly recorded in the Middlesex South County Registry of Deeds in Book 45604 Page _354 or Registry District of Land Court Certificate No Book Page	
Gachel Mosher Hanke (Owner)	_
On this Aday of June, 2018, before me, the undersigned notary public, personal appeared Rackel E Mence proved to me through satisfactory evidence identification, which were MAD 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.	ly e of

JAYDEN DDHIR
Notary Public
My Commission Expires
May 16, 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 provisions of this Ordinance would preclude hte alterations to this single family home that will allow for additional living space and sufficient light in the structure.

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 siting of the existing structure within the required setback and the size and shape of the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- Substantial detriment to the public good for the following reasons:
 There will be no detriment to the public good as a result of the construction of the proposed additions.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
 The use of the property as a single family dwelling will not change and the property will continue to comply with the Open Space requirements of the Residence B Zoning District.
- * 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 17 Donnell 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 changes 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 single family dwelling will not be changed.

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.

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: Nirvana PRESENT USE/OCCUPANCY: attached single family 17 Donnell St Cambridge, MA ZONE: Residence B Zone **LOCATION:** attached single family PHONE: **REQUESTED USE/OCCUPANCY:** REQUESTED **EXISTING ORDINANCE CONDITIONS CONDITIONS** REQUIREMENTS 996 2255 1985 TOTAL GROSS FLOOR AREA: (max.) 3969 5000 no change (min.) LOT AREA: . 25 .57 .50 RATIO OF GROSS FLOOR AREA (max.) TO LOT AREA: 2 3969 2500 no change (min.) LOT AREA FOR EACH DWELLING UNIT: 25.75' 50' no change SIZE OF LOT: WIDTH (min.) N/A N/A N/A DEPTH 10 lf 15 lf no change (min.) SETBACKS IN FEET: FRONT 95.7 lf 101 lf 25 lf REAR (min.) 12.4 lf 7.9 lf 7.5 lf (min.) LEFT SIDE no change 7.5 lf RIGHT SIDE (min.) 33.5 lf 22 lf 35 lf SIZE OF BLDG.: HEIGHT (max.) N/A N/A N/A LENGTH N/A N/A N/A WIDTH RATIO OF USABLE OPEN SPACE 67% 63% 40% (min.) TO LOT AREA: 1 no change1 1 (max.) NO. OF DWELLING UNITS: 2 2 1 (min./max) NO. OF PARKING SPACES: N/A N/A N/A (min.) NO. OF LOADING AREAS: N/A N/A N/A DISTANCE TO NEAREST BLDG. (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.

ON SAME LOT:

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.

OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



June 19, 2018

CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

2018 JUN 20 AM 11: 53

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS Plan No: BZA-016803-2018

GENERAL INFORMATION

signed he	eby petit	tions the Boa	rd of Zoning A	ppeal for the	following:
rmit :	<u> </u>		Variance :		Appeal :
ER: <u>F</u>	achel	Henke - C/	O James J.	Rafferty,	Esq.
ER'S ADDE	RESS :	675 Ma	ssachusetts	Avenue Ca	ambridge, MA 02139
OF PROF	PERTY:	17 Donn	ell St Camb	oridge, MA	
OCCUPAN	CY:			zo	NING DISTRICT: Residence B Zone
OR PETIT	ION :				
	New	Structure			
ION OF PI	ETITIONE	R'S PROPOS	SAL:		
e: Petit	ioner s	seeks to r	aise existi	ng attache	ed single family dwelling and
t a lar	ger rep	olacement.	_		
Permit:	Petiti	loner seek	s to constr	uct window	ws on a non-conforming wall.
	NG ORDI				
5.000		-			
8.000		Section	8.22.3 (No	nconformin	ng Structure).
8.000		Section	8.22.2.C (Windows-No	on-Conforming Structure).
10.000		Section	10.30; 10.	40 (Varian	nce & Special Permit).
			Original Signa	ature(s) :	
					(Petitionens) / Owner)
					James J. Rafferty
					(Print Name)
				Address :	675 Massachusetts Avenue
					Cambridge, MA 02139
				el. No. :	Cambridge, MA 02139 (617) 492-4100
	rmit: ER: FER'S ADDR I OF PROF DCCUPAN FOR PETIT TON OF PI E: Petit Et a lar Permit: 5.000 8.000 8.000	R: Rachel R: Rachel R'S ADDRESS: OF PROPERTY: OCCUPANCY: FOR PETITION: New TION OF PETITIONE R: Petitioner set a larger rep Permit: Petiti OF ZONING ORDI 5.000 8.000 8.000	R: Rachel Henke - C/ ER'S ADDRESS: 675 Ma I OF PROPERTY: 17 Donn OCCUPANCY: FOR PETITION: New Structure TION OF PETITIONER'S PROPOSE: Petitioner seeks to rest a larger replacement. Permit: Petitioner seek OF ZONING ORDINANCE CITE 5.000 Section 8.000 Section 8.000 Section	rmit:V	ER: Rachel Henke - C/O James J. Rafferty, ER'S ADDRESS: 675 Massachusetts Avenue Callof PROPERTY: 17 Donnell St Cambridge, MA OCCUPANCY: ZO FOR PETITION: New Structure FION OF PETITIONER'S PROPOSAL: Structure: Petitioner seeks to raise existing attached at a larger replacement. Permit: Petitioner seeks to construct window FOR ZONING ORDINANCE CITED: 5.000 Section 5.31 (Table of Dimerity Section 8.22.3 (Nonconforming 8.000 Section 8.22.3 (Nonconforming 8.000 Section 8.22.2.C (Windows-Not 10.000 Section 10.30; 10.40 (Variang 10.000) Original Signature(s):

17 Donnell St.

000 10	17 10	mell of	
262-40 262-41	1 1:	308 Walden St	229-1
Fayerweather St 262-135	1		229-1 146 Garden St St 228-53
weather c	214 Wolden Ct	229-88	·en (c.
262-92	314 Walden St ₃₁₂ Wald		1
202-92		229-89	
	318 Walden St	1	/
262-93	229	-90	229-107
202-33	1		229-3
325 Walden St 323 Walden St	324 Walden St	1	148 Garden St
	229-91	\ /	
262-94 329 Walden St			
331 Walden St 328 V	Valden St	Y	229-138
333 Walden St 🖧	229-92		229-130
262-95			31 Donnell St229-129
Walden S		229-	125
262-96	229-93		29 Donnell St
336 Walden St	,		229-26
		229-124	
262-97		25-A D	onnell St ₂₅ Donnell St
338 Walden St _{340 Walden} St		229-123	
229-95		0	229-25
		,	23 Donnell St 26 Donnell S
346 Walden St		229-7	
229-96			
350 Walden St	229-136		22 Donnell St 229-24
348 Walden St		21 00	onnel St
229-97	229-137		
	11 Donnell St		
		17 Donnell S	o Dollmell St
229-98	The state of the s	Donnell	0
	229-121 0		18 Donnell St
Y \			
229-99		- (d.)	229-22
223-33		11 Donnell St	0
229-100	229-122	14 Dor	
	9 Donnell St	229-157 10 Donnell S	
7-C Donnell St		40 Bornell S	
7-C Donnell S 7-B Donnell St 229-1	2		
	7-A Donnell St 7 Donnell St	229-156	229-163
	7-A Donnell St	1	7 Kelley St
229-119	1		15-A Kelley St229-164
200.7	8 \ / /	1	10 / 1/0/10/ 5/120 101
229-82	8-B Donnell St	Donnell St	15 Kelley St
279 Concord Ave	5 Donnell St &	229-53	16/1-
279 Concord Ave	3 Donnell St		229-49
275 Concord Ave ²²⁹⁻⁸¹	3 Donnell St & 61	Donnell St	21 Kelley S
273 Concord Ave 229-80	220	-132 243-	12 Cannord Ava
271 Concord Ave ²²⁹⁻⁸⁰	/ 229	243	13 Concord Ave
Concord Ave 229-79	220 440		243-14 Concord Ave
Concord Ave 267 Concord Ave 229-79 263 Concord 263 Con	229-110 24 229-110 24 24 25 25 25 25 25 25 25 25 25 25 25 25 25	45-16 Concord Ave	0,0,000
230-5 263 Concc	2	45-15 Concord Ave ₂₄₃₋₁₁	243-12 Concord Ave Concord Ave 229-11
	1	270-11	/220 11

17 Donnell St.

229-7 HARNEY, TIMOTHY J. & JANET H. HARNEY 21 DONNELL ST. CAMBRIDGE, MA 02138 229-22 HART, PAMELA H., TRUSTEE THE PAMELA H. HART TRUST 18 DONNELL ST CAMBRIDGE, MA 02138 JAMES J. RAFFERTY, ESQ. 675 MASS AVENUE CAMBRIDGE, MA 02139

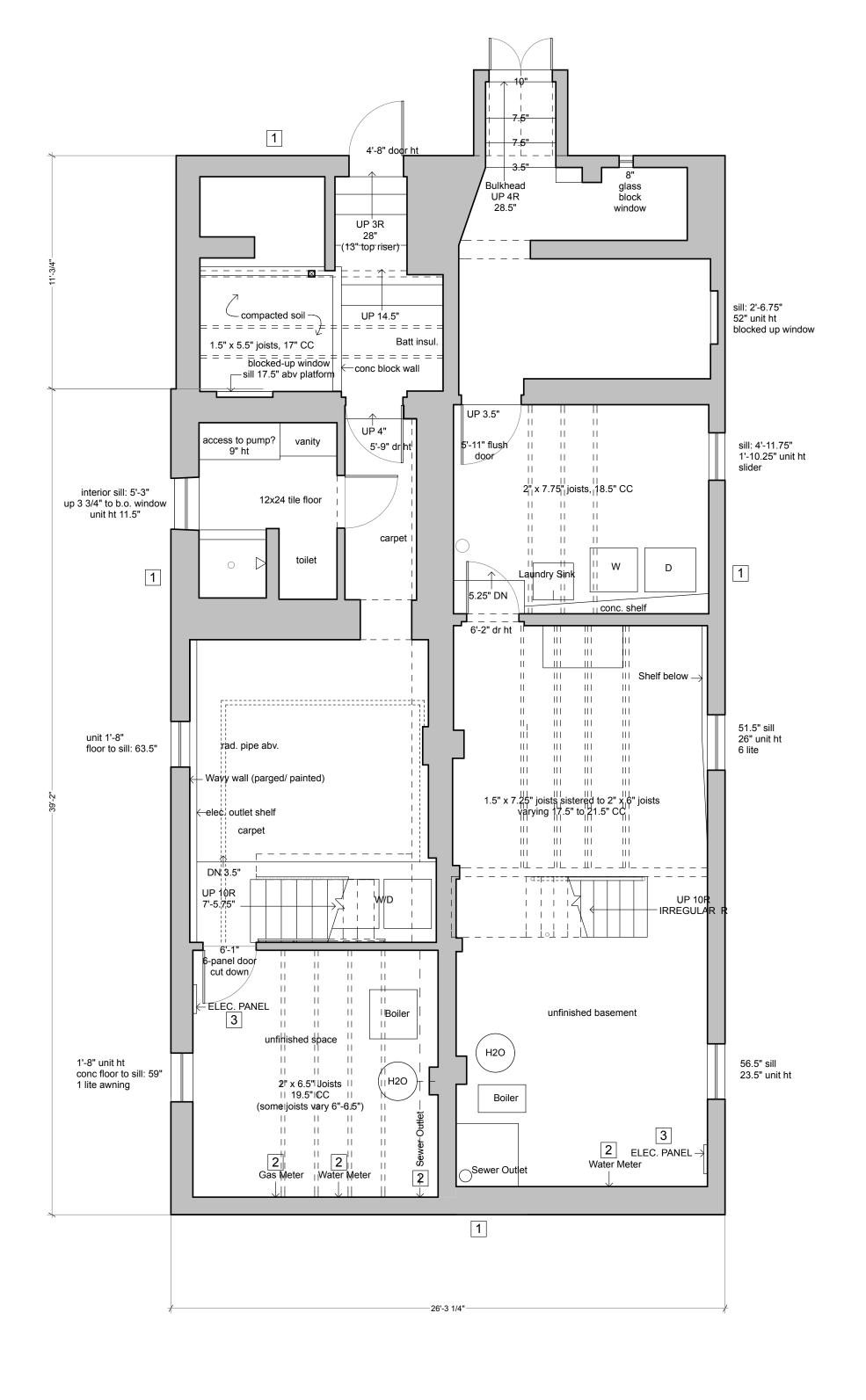
229-93 SCHNEPS, MATTHEW H. & RANDY H. GOODMAN 326 WALDEN ST. CAMBRIDGE, MA 02138 229-94 CALLAHAN, LINDA M. 330 WALDEN STREET CAMBRIDGE, MA 02138 229-95 OKUN, DOUGLAS, TRUSTEE THE DOUGLAS OKUN REV TRS 334 WALDEN ST CAMBRIDGE, MA 02138

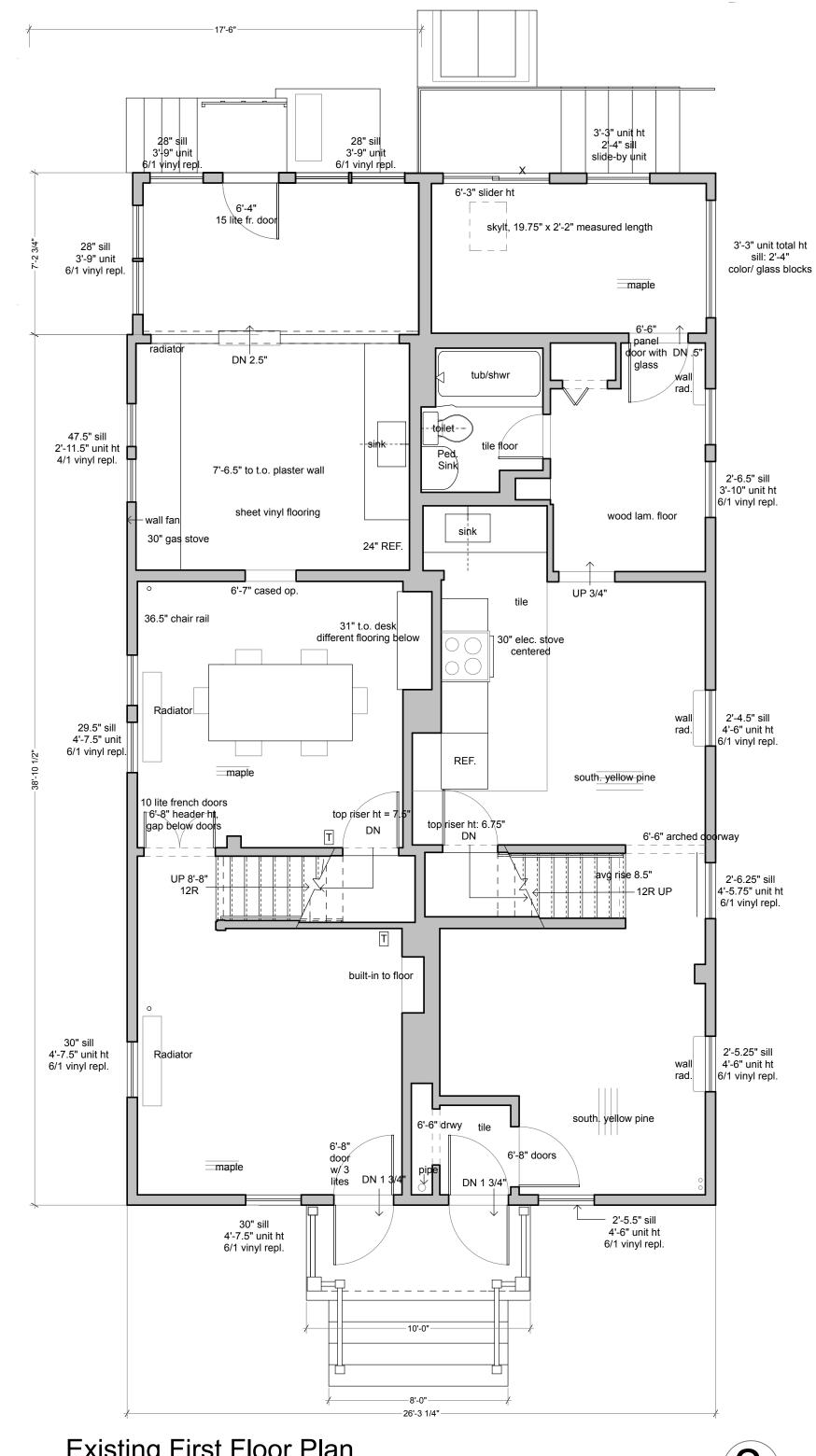
229-96 MCJANNET, LINDA TR. OF THE LINDA MCJANNET TRUST-2009 338-340 WALDEN ST CAMBRIDGE, MA 02138 229-97 ODONNELL,GERALDINE F,GEORGE,GERALD, PAUL EDWARD J.MURPHY & ET-ALS 37 NARDON RD NEEDHAM, MA 02492 229-121 CHEN, PETER L. & MICHELLE MENTIS-COHEN 11 DONNELL ST CAMBRIDGE, MA 02138

229-122 9 DONNELL ST., INC 23 EDMUNDS ST CAMBRIDGE, MA 02138 229-123 RIORDAN, ROBERT C. & JUDITH C. HALPERN, TRUSTEES 23 DONNELL ST CAMBRIDGE, MA 02138 229-136 HENKE, RACHEL E. MOSHER, DIDRICK JONATHAN HENKE 19 DONNELL ST CAMBRIDGE, MA 02138

229-137 MOSHER, RACHEL E. 17 DONNELL ST CAMBRIDGE, MA 02138 229-157 STARK, ANTONY ALBERT & ELLEN ALICE GARBER STARK 14 DONNELL ST. CAMBRIDGE, MA 02138

229-23 NOVISKI, NATAN 20 DONNELL ST CAMBRIDGE, MA 02138



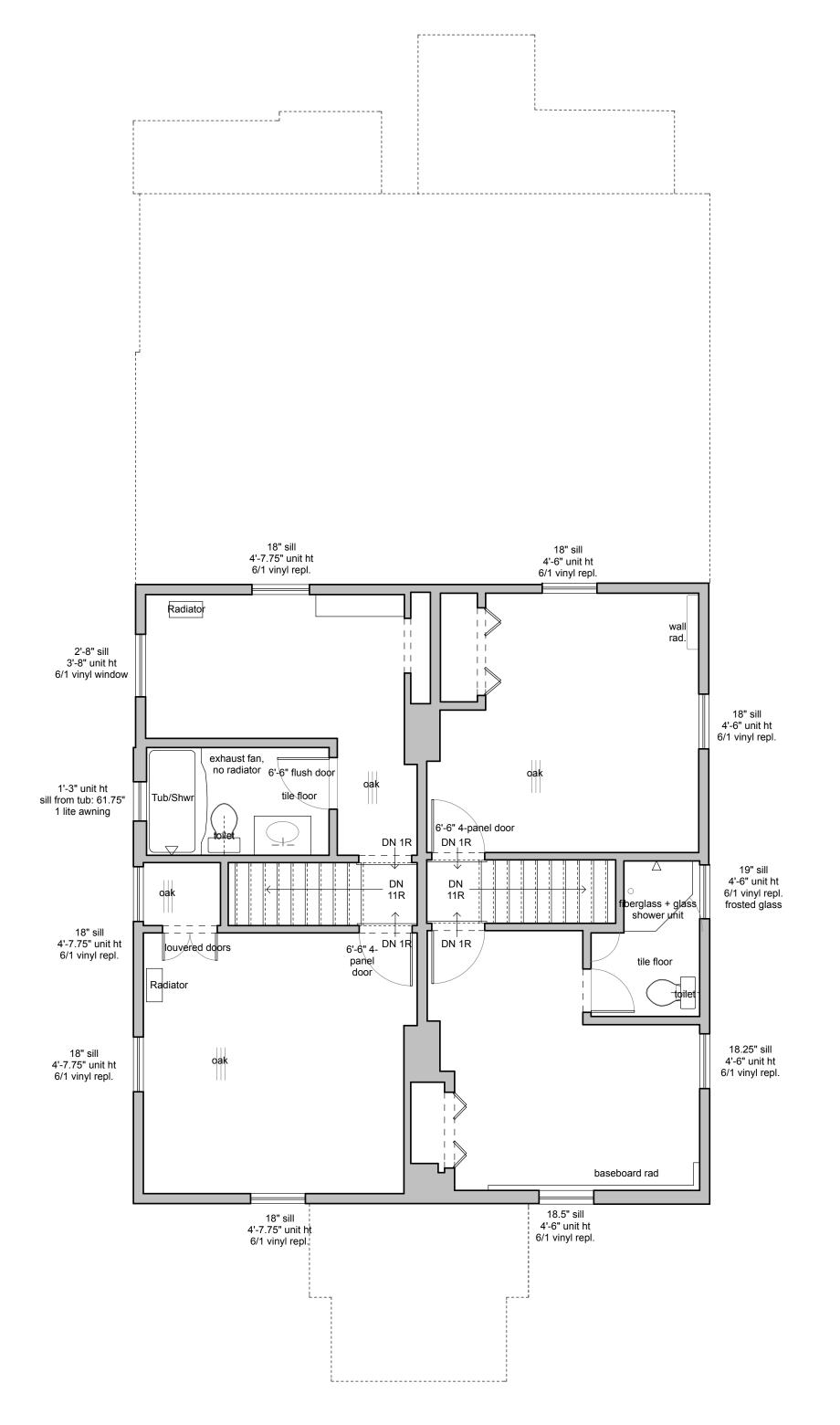


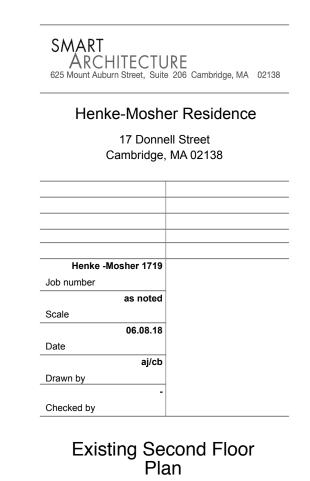
ÄRCHITECTURE 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138 Henke-Mosher Residence 17 Donnell Street Cambridge, MA 02138 Henke -Mosher 1719 Job number 06.08.18 Date Drawn by Checked by Existing Basement & First Floor Plan

SMART

Existing First Floor Plan

1/4" = 1'-0" 2





Existing Second Floor Plan

1/4" = 1'-0" (**1**

A-x.2



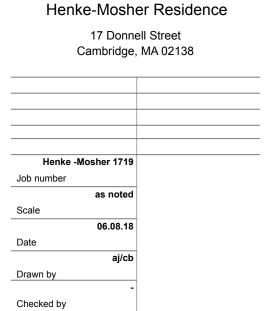


Existing East Elevation

1/4" = 1'-0"

Existing West Elevation

1/4" = 1'-0" 2



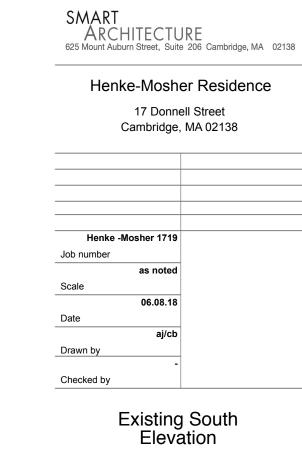
SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Existing East & West Elevations

A-x.3



Existing South Elevation



A-x.4



Existing North Elevation

1/4" = 1'-0"

Henke-Mosher Residence

17 Donnell Street
Cambridge, MA 02138

Henke-Mosher 1719
Job number

as noted
Scale

06.08.18

Date

aj/cb
Drawn by
Checked by

Existing North Elevation

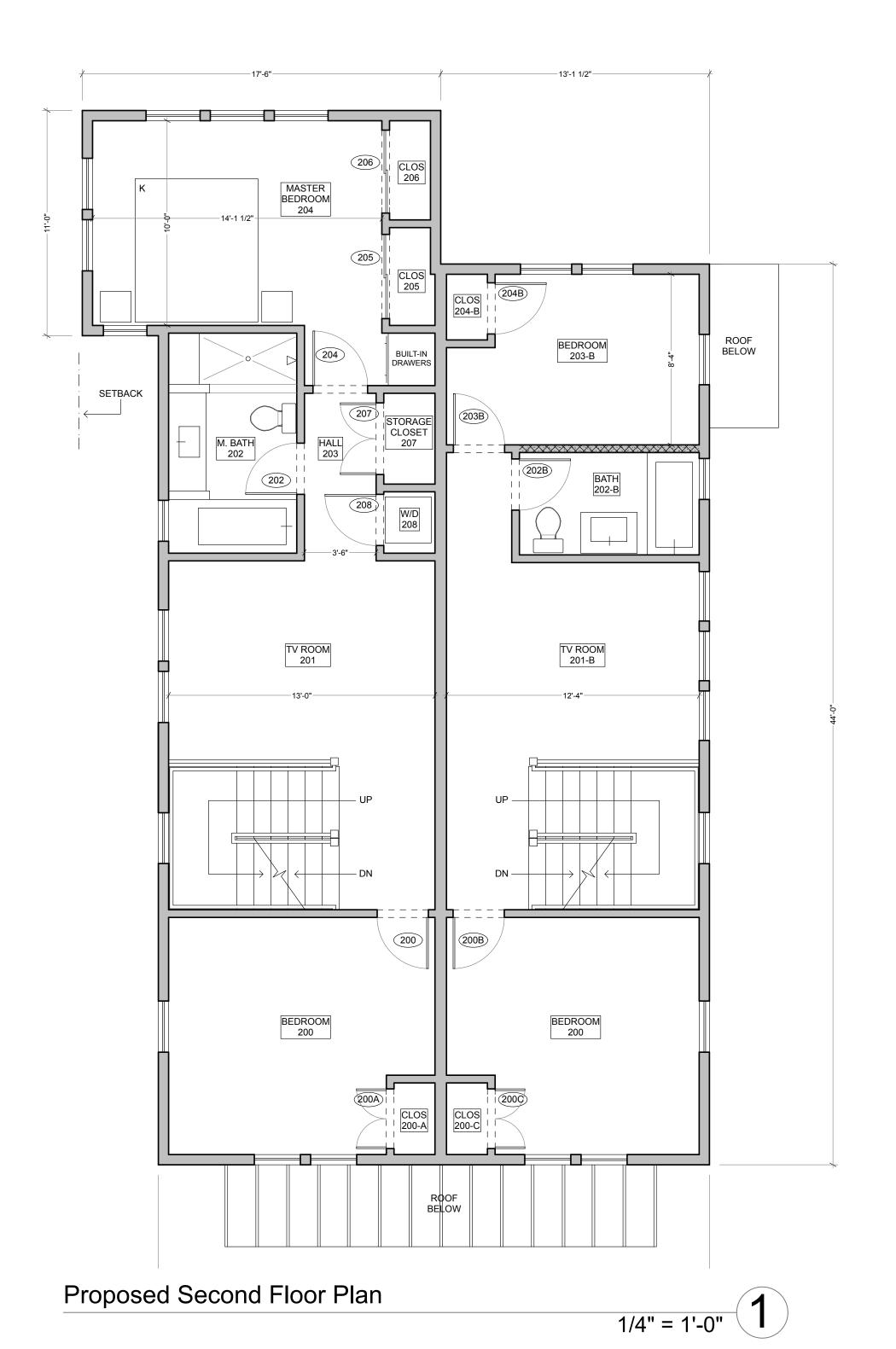


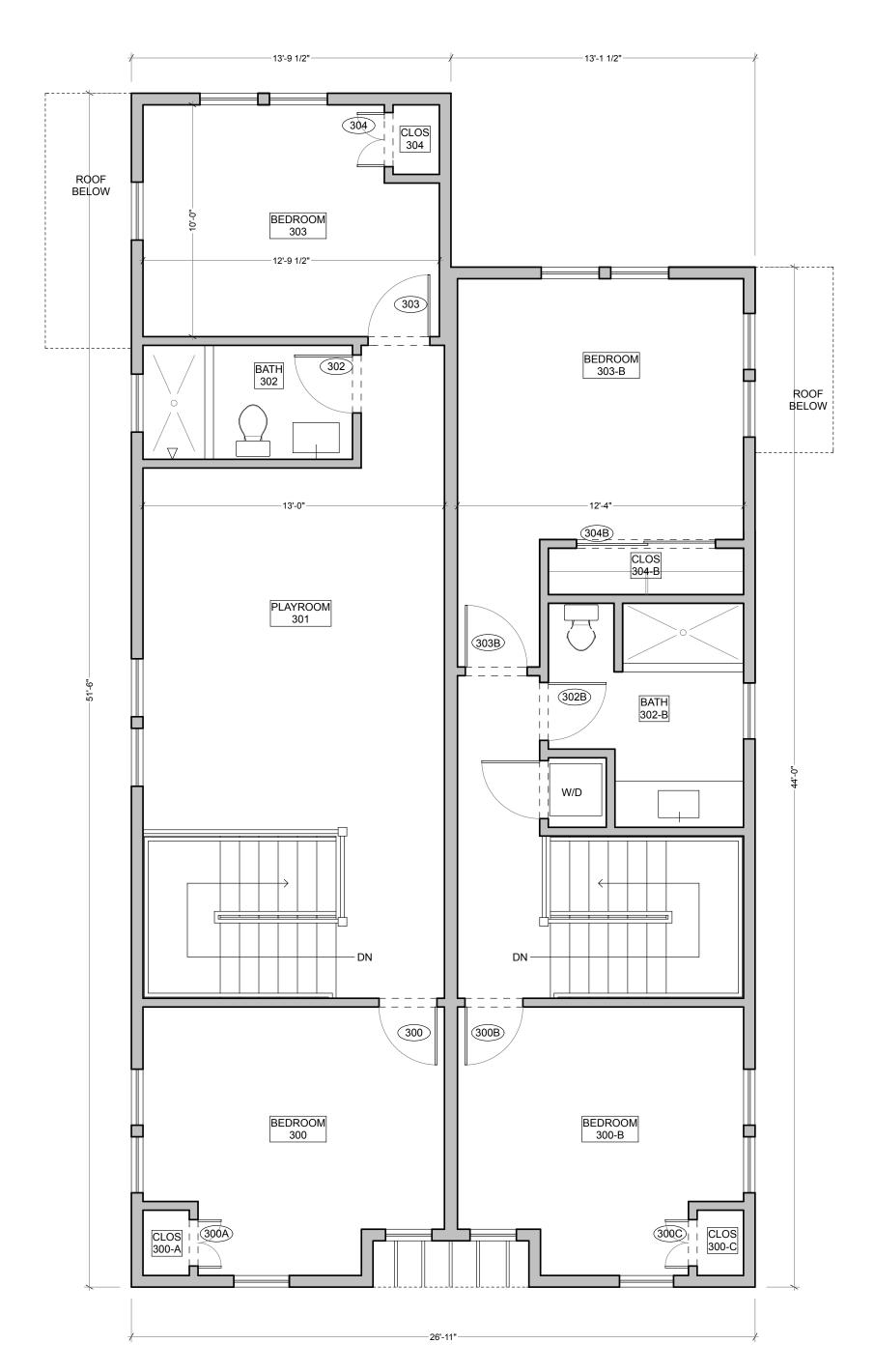
SMART ARCHITECTU 625 Mount Auburn Street, Suite	
Henke-Mosh	er Residence
17 Donne	ell Street
Cambridge,	MA 02138
3.7	
Henke -Mosher 1719	
Job number	
as noted	
Scale	
06.08.18	
Date	
ai/ch	

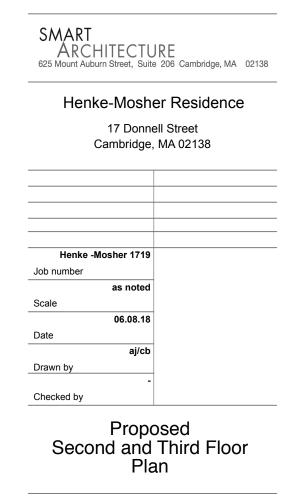
Street Elevations and Plans

Checked by









Proposed Third Floor Plan

 $\frac{1}{4} = 1 - 0$

A-3.1



Proposed East Elevation

1/4" = 1'-0"



Proposed West Elevation

1/4" = 1'-0"

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Henke-Mosher Residence
17 Donnell Street
Cambridge, MA 02138



Proposed East & West Elevations



Proposed South Elevation

1/4" = 1'-0"

Henke-Mosh 17 Donn Cambridge	
Henke -Mosher 1719	
Job number	
as noted	
Scale	
06.08.18	
Date	

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Proposed South Elevation

Checked by



SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Henke-Mosher Residence
17 Donnell Street
Cambridge, MA 02138

Henke -Mosh	ner 1719	
Job number		
а	s noted	
Scale		
(06.08.18	
Date		
	aj/cb	
Drawn by		
	-	
Checked by		

Proposed North Elevation