



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

BZA APPLICATION FORM

Plan No: BZA-017162-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Madan & Lauryl Ramakrishnan, Kristin Smith

PETITIONER'S ADDRESS : 17 Worcester St Cambridge, MA 02139

LOCATION OF PROPERTY : 17 Worcester St Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

To renovate an existing former stable into a one bedroom apartment. All changes will be within the existing foot print with the exception of a 7; x 5' vestibule. Reduction in Parking.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 6.000 Section 6.36.1 (Reduction of Parking).
 Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) :

(Petitioner(s) / Owner)
MADAN RAMAKRISHNAN, KRISTIN SMITH,
LAURYL SMITH RAMAKRISHNAN
 (Print Name)

Address : 17 WORCESTER ST

CAMBRIDGE, MA 02139

Tel. No. : 857-204-0013

E-Mail Address : madanr79@gmail.com

Date : 8/16/19

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES DEPARTMENT
831 Massachusetts Avenue
Cambridge, MA 02139
617-349-6100

Homeowners' Ownership Affidavit

I, MADAN RAMAKRISHNAN, certify under the pains and penalties of perjury that I am the owner of record of the real property located at (full address)

17 WORCESTER ST, in Cambridge, Massachusetts (the "Property"),

OR

If I am not the sole owner of the Property, I certify that I am authorized by all other owners of the Property to apply for building and/or other permits for the Property on behalf of all such other owners.

List your Full Name: MADAN RAMAKRISHNAN

Address: 17 WORCESTER ST CAMBRIDGE, MA 02139

Please check the appropriate box below and if applicable fill in the full name(s) and address(es) of all owners of the Property.

I am the sole owner of the above referenced Property,

OR

I am an owner of the above referenced Property and I am authorized to sign on behalf of all other owners of the Property which are listed below:

List the full name(s) and address(es) of all other owners of the Property:

LAURYL SMITH RAMAKRISHNAN 17 WORCESTER ST

KRISTIN SMITH 17 WORCESTER ST

I hereby certify under the pains and penalties of perjury that neither I nor any of the owners of the Property listed herein own or have ever owned any land that is adjacent to or adjoining the Property. If this box is not checked each owner of the Property will be required to complete the Affidavit of Ownership of Adjacent or Adjoining Properties.

Please check if you are authorizing an agent to apply for a building permit:

On behalf of myself and all other owners of the Property, I hereby authorize

Full Name of Homeowner's Authorized Agent

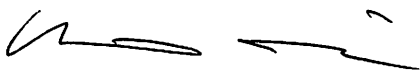
License Number/Registration Number

as my Architect Registered home improvement contractor
 Engineer Other licensed design professional

Licensed by: _____

to act as my lawful agent in this matter and to sign all documents on my behalf and on behalf of all other owners of the Property for the purpose of applying for a building and/or other permit for work to be performed at the Property.

I certify under the pains and penalties of perjury that all the information that I have provided is true, accurate and complete.



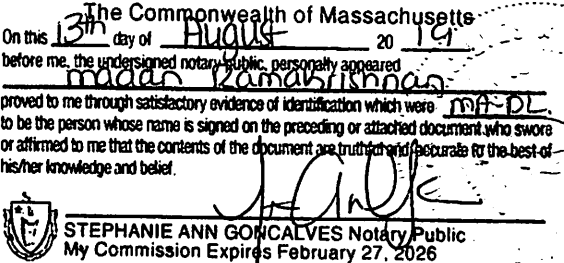
Homeowner's Authorized Signature

8/13/19

Date

Homeowner's Address: 17 WORCESTER ST CAMBRIDGE MA 02139

If you are a homeowner performing work for which a building permit is required you must complete the Homeowner's Affidavit to Perform Construction Work.

The Commonwealth of Massachusetts
On this 13th day of August, 2019
before me, the undersigned notary public, personally appeared
madan Ramabharan
proved to me through satisfactory evidence of identification which were MA-DL
to be the person whose name is signed on the preceding or attached document who swore
or affirmed to me that the contents of the document are true and accurate to the best of
his/her knowledge and belief.


STEPHANIE ANN GONCALVES Notary Public
My Commission Expires February 27, 2026

PA 517

1. The Commission on the Status of Women, established in 1946, was the first of its kind in the world. It was set up to monitor and promote the implementation of the Declaration on the Elimination of Discrimination against Women, adopted by the General Assembly of the United Nations in 1948. The Commission has since then been instrumental in the development of international instruments on women's rights, including the Convention on the Elimination of All Forms of Discrimination against Women (CEDAW) in 1979.



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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Madan Ramakrishnan PRESENT USE/OCCUPANCY: Single Family

LOCATION: 17 Worcester St Cambridge, MA 02139 ZONE: Residence C-1 Zone

PHONE: 857-704-0013 REQUESTED USE/OCCUPANCY: Multi family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	2850	2892	3267	(max.)
LOT AREA:	4356	4356	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	.65	.66	.75	(max.)
LOT AREA FOR EACH DWELLING UNIT:	4356 s.f.	2178 s.f.	1500 s.f.	(min.)
SIZE OF LOT:				
WIDTH	40'		50'	(min.)
DEPTH				
SETBACKS IN FEET:				
FRONT	8.2'/?	n.c.	10'	(min.)
REAR	25.6'	n.c. (?)	20'	(min.)
LEFT SIDE	12.7'/?	n.c. (?)	7.5'	(min.)
RIGHT SIDE	2'/0'	n.c.	7.5'	(min.)
SIZE OF BLDG.:				
HEIGHT	19.5'	n.c.	35'	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA:	.35	.34	.3	(min.)
NO. OF DWELLING UNITS:	1	2	2	(max.)
NO. OF PARKING SPACES:	1	n.c.	1	(min./max)
NO. OF LOADING AREAS:	0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	20'		20' +/-	(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.

*First figure is for house; second figure is for stable

The property consists of a 1 1/2 story single family house and a non-conforming stable build in 1880.
Both are of wood post and beam construction.

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 building being renovated is a 20'x20' former stable.

Converting it to a living unit for a family member who currently occupies much of the basement of the main house on the lot will alleviate a current hardship on the basement living space's light and ventilation.

- 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 small addition (7'x6') for an entry vestibule requires a variance from either the rear yard or side yard requirements. The variance is due to the shape of the lot, the width of the lot and the location of the existing stable on the lot.

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

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

The variance will permit the conversion of the existing stable into an attractive living unit thereby adding to the housing stock in Cambridge while restoring an existing structure.

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

As the stable already exists and the property is zoned for two families, this variance adds a barely perceptible amount (42 sq ft) to the density of the property or the neighborhood.

- * 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 Worcester St Cambridge, MA 02139 (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:
With the exception of the entrance, no changes will be made to the size of the building.
- 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:
The two households currently living at 17 Worcester Street generate very little traffic on the street as they share a car and will continue to do so.
- 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:
There will be no adverse affect on adjacent property or uses as the improvements will not result in additional windows looking onto adjacent property.
- 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 improvements to the stable will be building code compliant and will not be in any way detrimental to the health, safety, or welfare of the occupants of 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:
As the stable already exists its renovation will not impair the integrity of the district or the intent of the zoning ordinance.



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

2019 AUG 16 AM 10:19

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017162-2019

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(Petitioner(s) / Owner)
MADAN RAMAKRISHNAN, KRISTIN SMITH
LAURYL SMITH RAMAKRISHNAN
 (Print Name)

Address : 17 WORCESTER ST
CAMBRIDGE, MA 02139

Tel. No. : 857-704-0013

E-Mail Address : madanr79@gmail.com

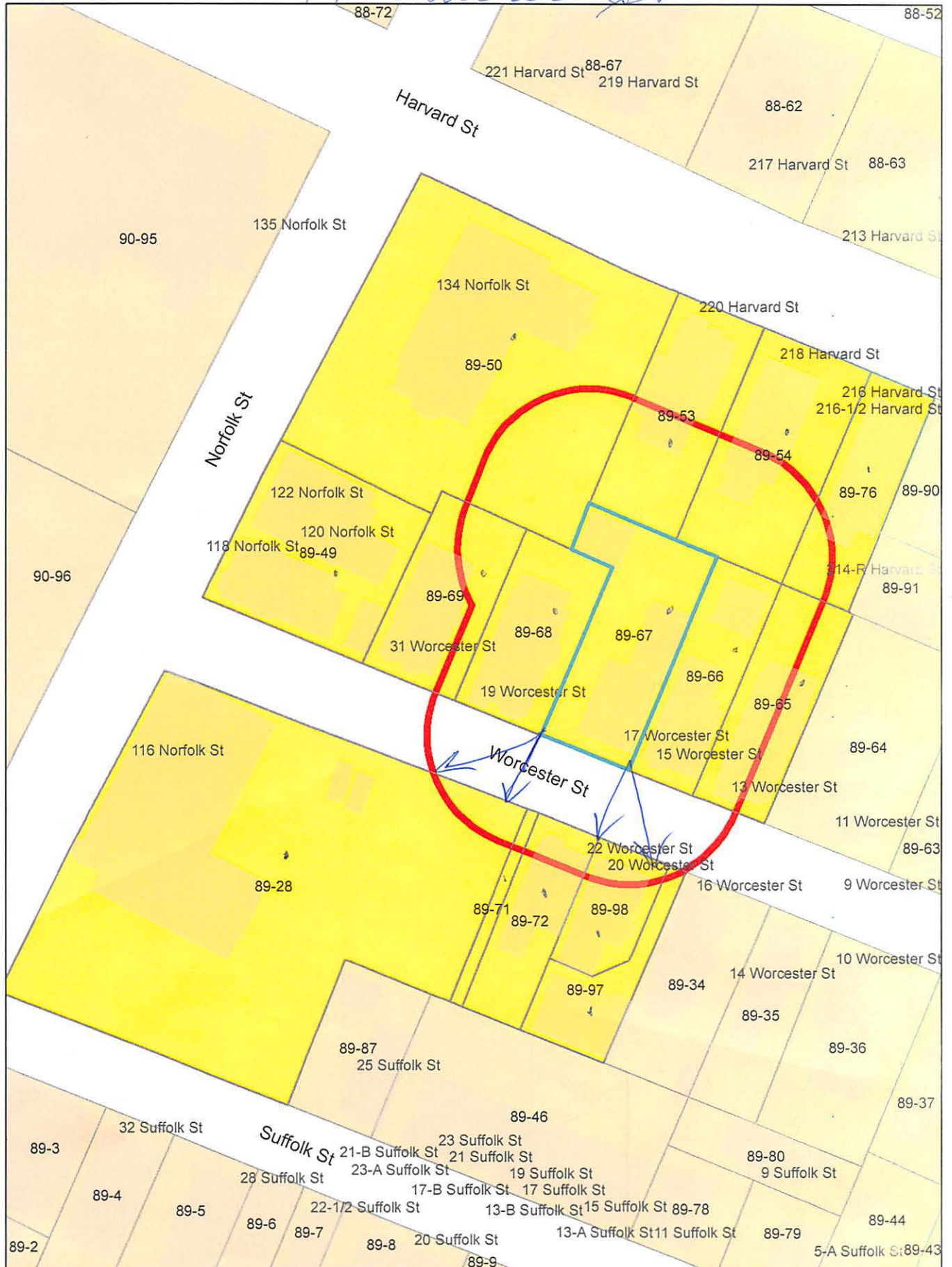
Date : 8/16/19

17 Worcester St





17 Worcester St



17 Worcester St.

Petitioner

89-28
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

89-49
R & W REALTY INC
C/O NORFOLK HAVEN, LLC
31 JERICO RD
WESTON, MA 02493

MADAN & LAURYL RAMAKRISHNAN &
KRISTIN SMITH
17 WORCESTER STREET
CAMBRIDGE, MA 02139

89-65
ARBESU, HORACIO ALEJANDRO LARREGUY &
MARIA ALEJANDRA MENCHACA
13 WORCESTER ST., #1
CAMBRIDGE, MA 02139

89-65
ROBERT, AMY L.
13 WORCESTER ST. UNIT#2
CAMBRIDGE, MA 02139

BLACK RIVER ARCHITECTS
C/O ARCH HORST
1640 MASS AVENUE
CAMBRIDGE, MA 02138

89-66
MARSH, WILLIAM B., JR.
15 WORCESTER ST.
CAMBRIDGE, MA 02139

89-67
SCONDRAS, DAVID & ROBERT GORDON KREBS
C/O RAMAKRISHNAN, LAURYL SMITH &
17 WORCESTER ST
CAMBRIDGE, MA 02139

89-68
PUTNAM, ANDREW
19 WORCESTER ST., UNIT #1
CAMBRIDGE, MA 02138

89-68
COLLEY, SEBASTIAN & DEBORAH COLLEY
19 WORCESTER ST., #2
CAMBRIDGE, MA 02138

89-68
SKOPEK, JEFFREY M. & LAURA DIAZ ANADON
501 HAMILTON PKWY
DEWITT, NY 13214

89-69
EWING, AHMED S.
31 WORCESTER ST
CAMBRIDGE, MA 02139

89-71
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

89-71
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

89-97
BERRY, PETER AND ANDREA NASH
18 WORCESTER ST
CAMBRIDGE, MA 02139

89-98
FICHTER, DAVID & DEBORAH WISE
20 WORCESTER ST
CAMBRIDGE, MA 02139

89-53
CRANE, JUSTIN & SARAH K. ROSZLER
220 HARVARD ST #1
CAMBRIDGE, MA 02139

89-53
MILLER, CRISTANNE C. & JEROLD C. FRAKES
465 NORWOOD AVE
BUFFALO, NY 14222

89-72
LAPIERRE, JAMES A.
22 WORCESTER ST., #1
CAMBRIDGE, MA 02139

89-72
FLEMING, COLIN
22 WORCESTER ST, UNIT #2
CAMBRIDGE, MA 02139

89-54
FARLEY, ALEXANDER HAMILTON &
RICHARD JOHN FARLEY
218 HARVARD ST., #1
CAMBRIDGE, MA 02139

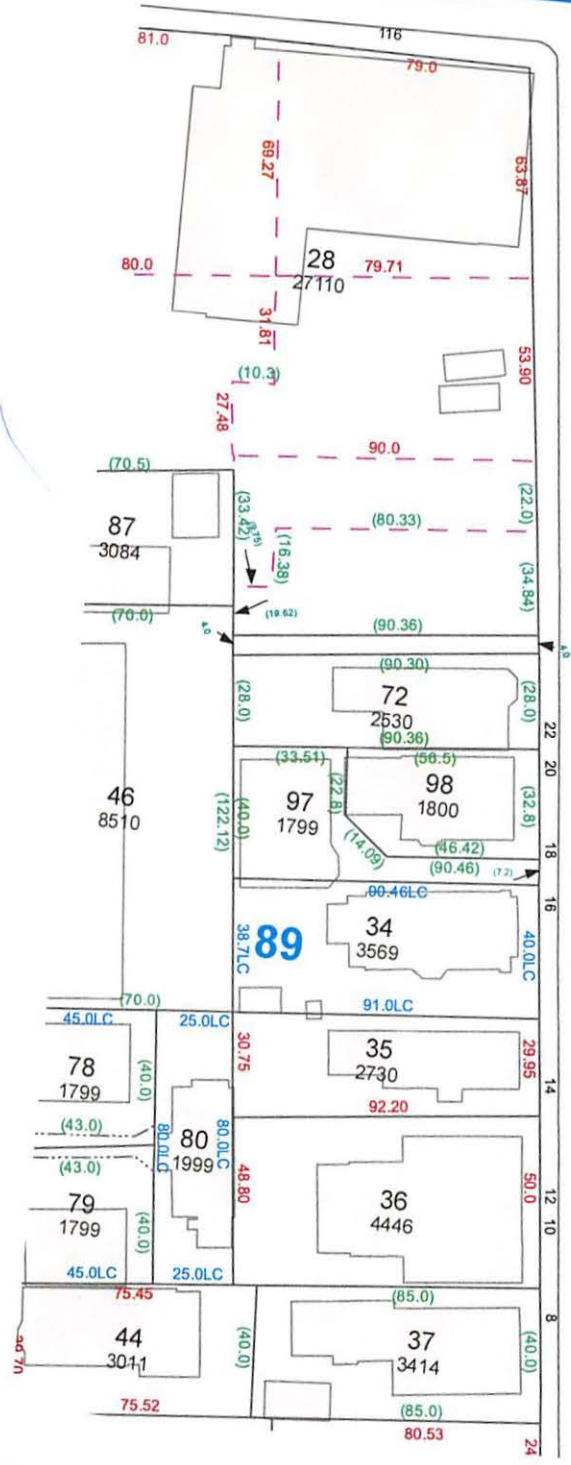
89-54
TICOTSKY, REBECCA
70 RALPH ST
WATERTOWN, MA 02472

89-54
HUANG, LUWEN
218 HARVARD ST., #2
CAMBRIDGE, MA 02139

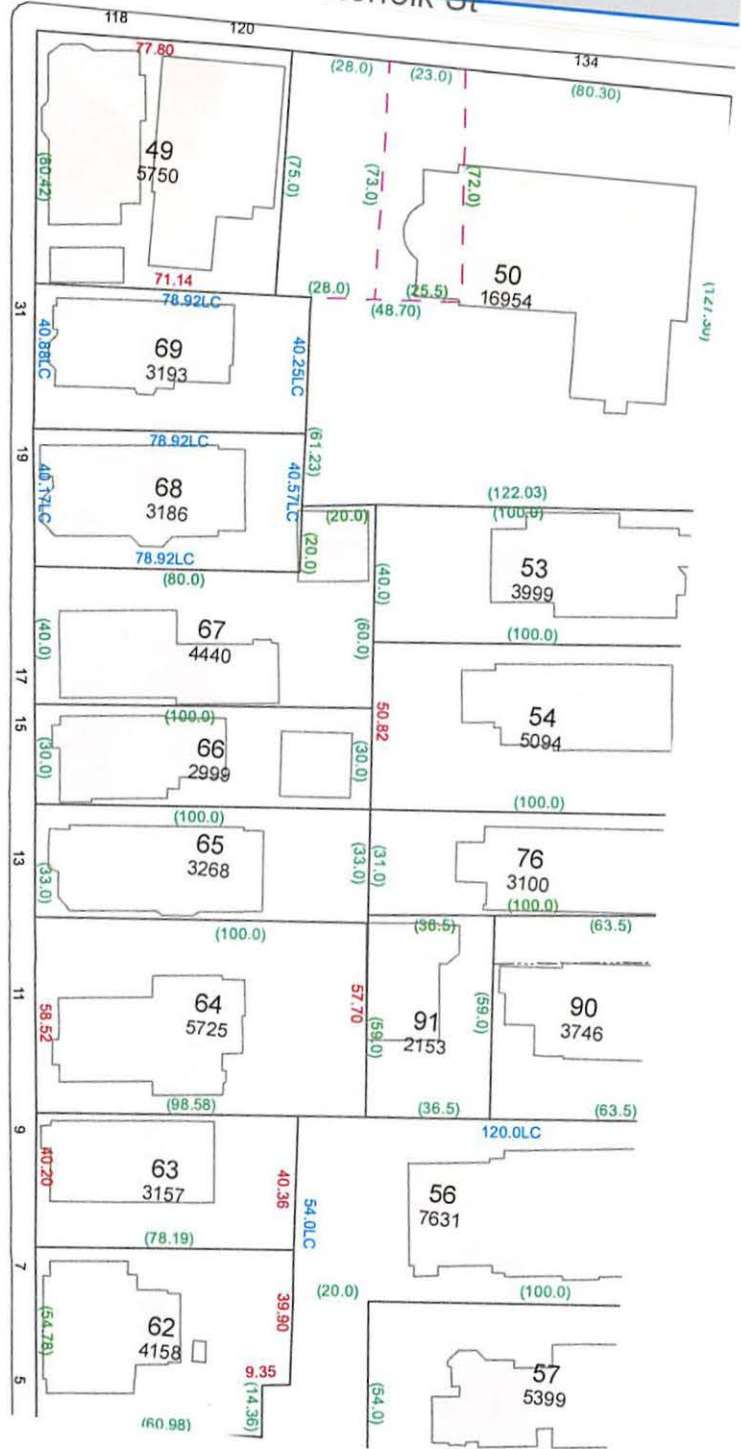
89-50
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
134 NORFOLK STREET
CAMBRIDGE, MA 02139

89-65
MALLARD, CLAIRE
13 WORCESTER ST., #3
CAMBRIDGE, MA 02139

89-76
BAILEY, STEPHEN J. & BEATRICE BERNIER
216 1/2 HARVARD ST
CAMBRIDGE, MA 02139



Worcester St





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

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 17 Worcester Street

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 is 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 demolition hearing is anticipated.
- 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 August 27, 2019

Received by Uploaded to Energov

Date August 27, 2019

Relationship to project BZA 017162-2019

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>

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 MADAN RAMAKRISHNAN
(OWNER)

Address: 17 WORCESTER ST CAMBRIDGE MA 02139

State that I/We own the property located at 17 WORCESTER ST, which is the subject of this zoning application.

The record title of this property is in the name of MADAN RAMAKRISHNAN, LAURYL SMITH RAMAKRISHNAN, KRISTEN SMITH

*Pursuant to a deed of duly recorded in the date 4/2/2018, Middlesex South County Registry of Deeds at Book 70815, Page 237; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

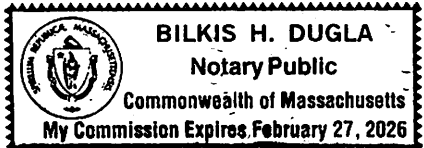
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Madan Ramakrishnan personally appeared before me, this 16th of Aug, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires Feb 27, 2026 (Notary Seal).



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

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72 2072000 01

AMAZONIA

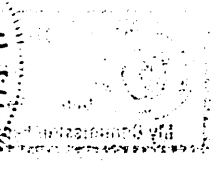
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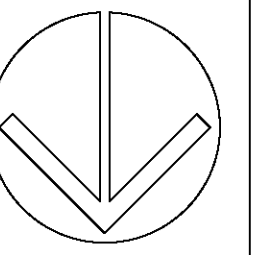
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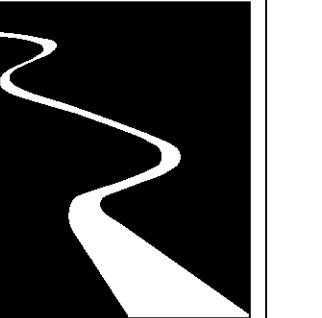




17 WORCESTER ST
BOSTON, MASSACHUSETTS

BLACK RIVER ARCHITECTS, inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007



Title
DRAWING SET

Scale
AS NOTED

Job No.

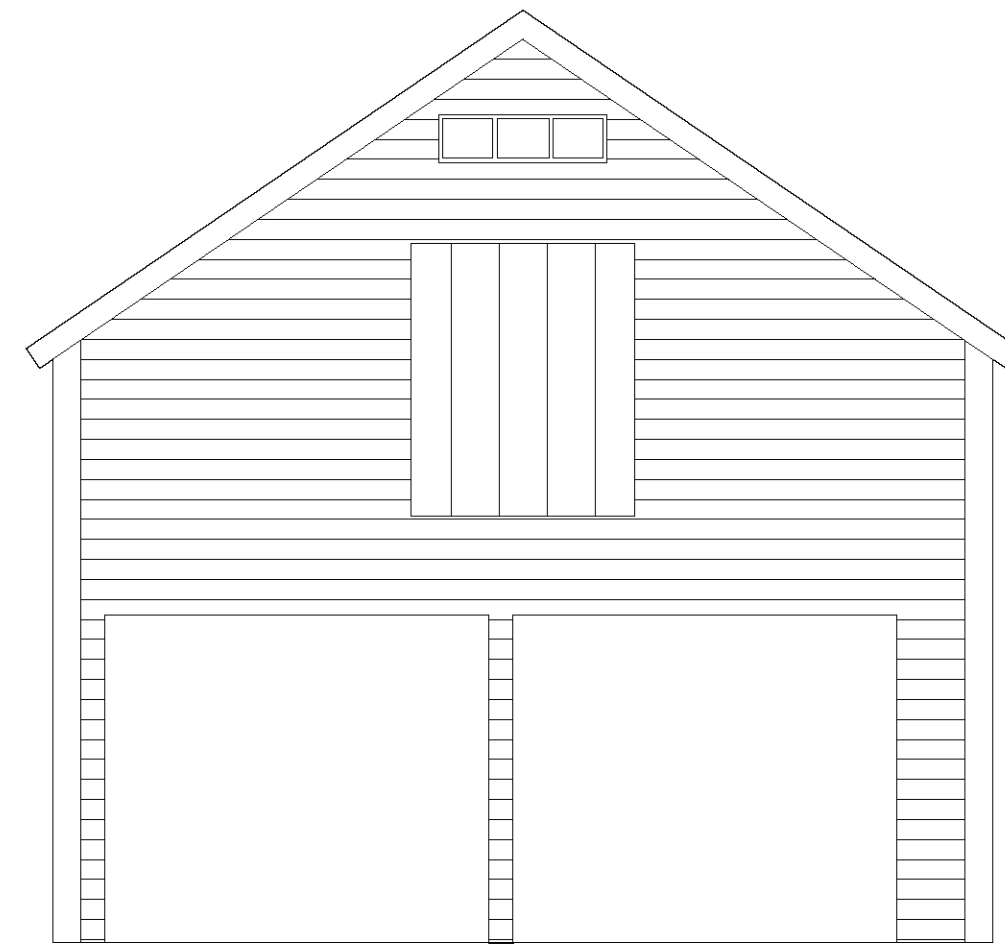
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NB / AH

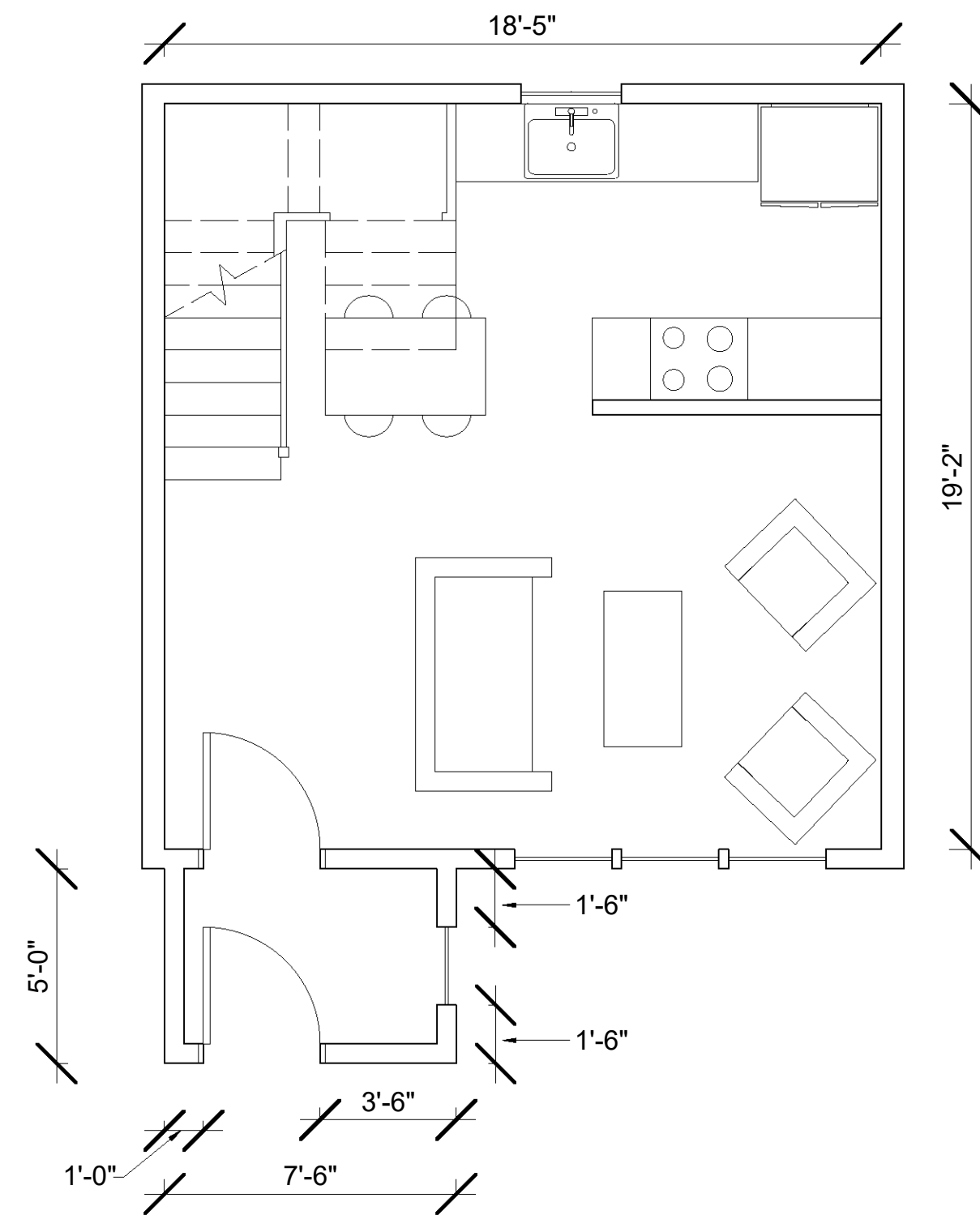
Checked By
AH

Date
07.19.2019

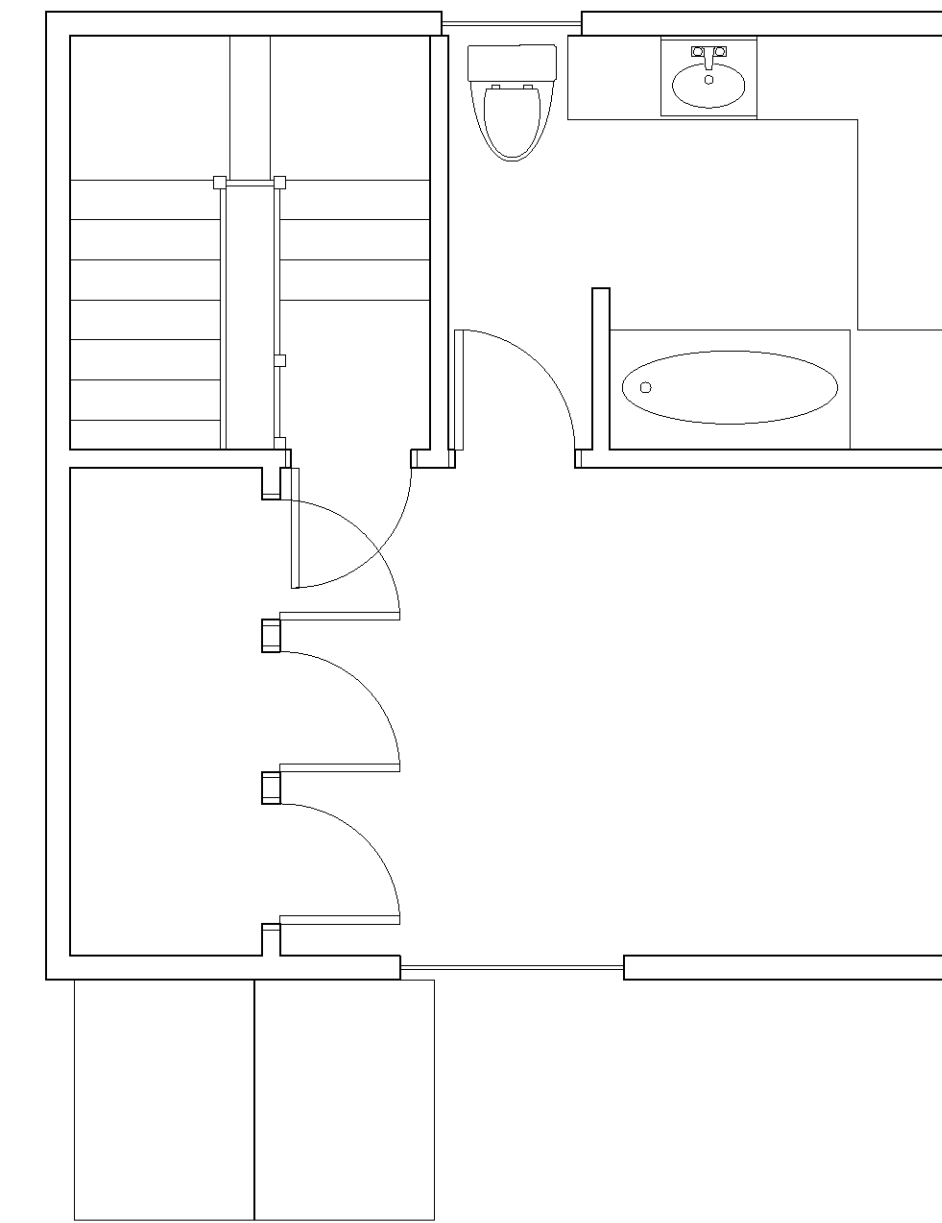
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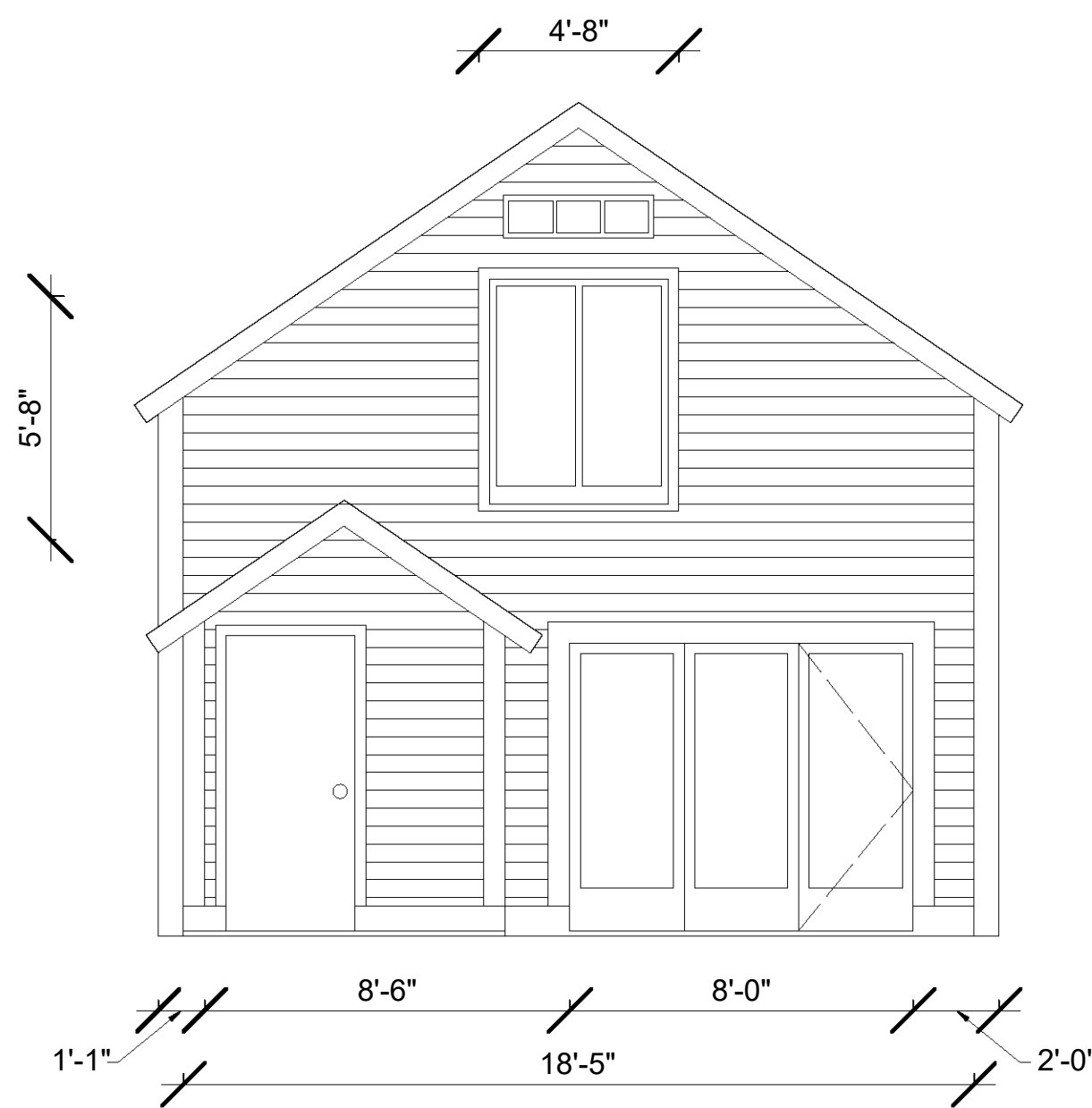
EXISTING SOUTHEAST ELEVATION



1ST FLOOR PLAN



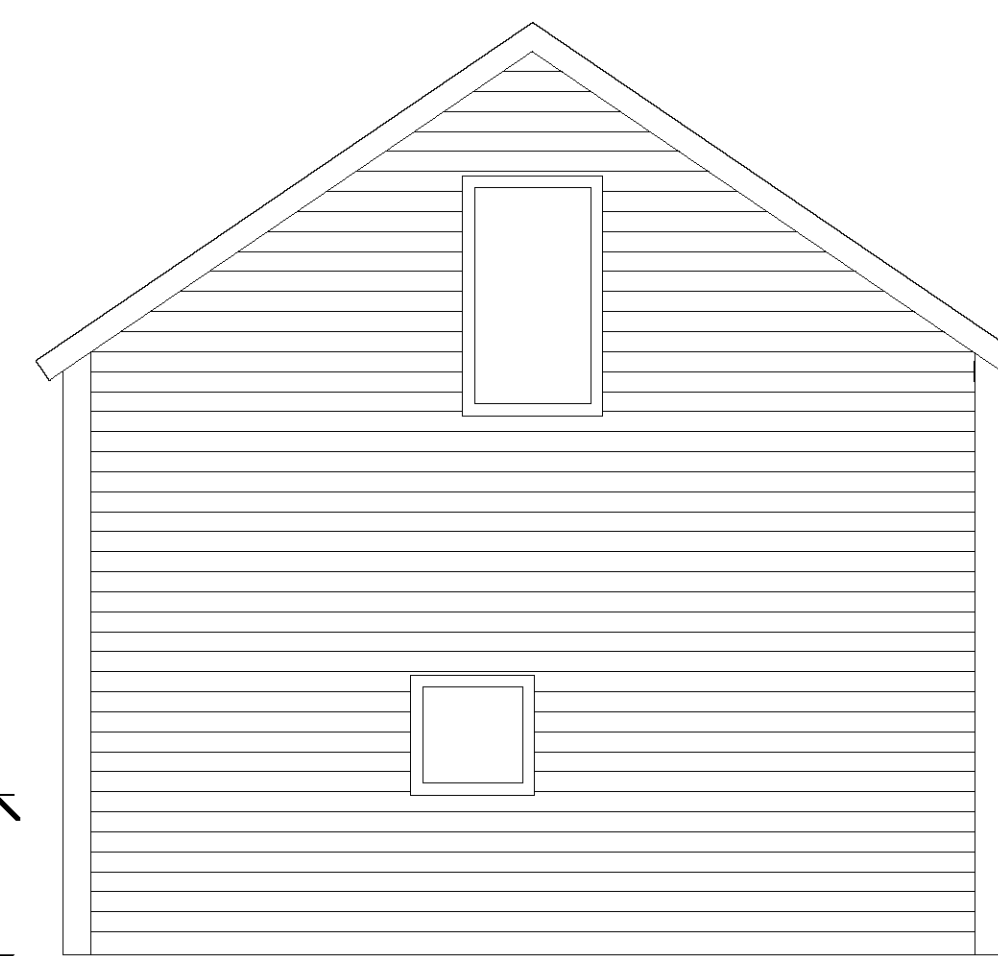
2ND FLOOR PLAN



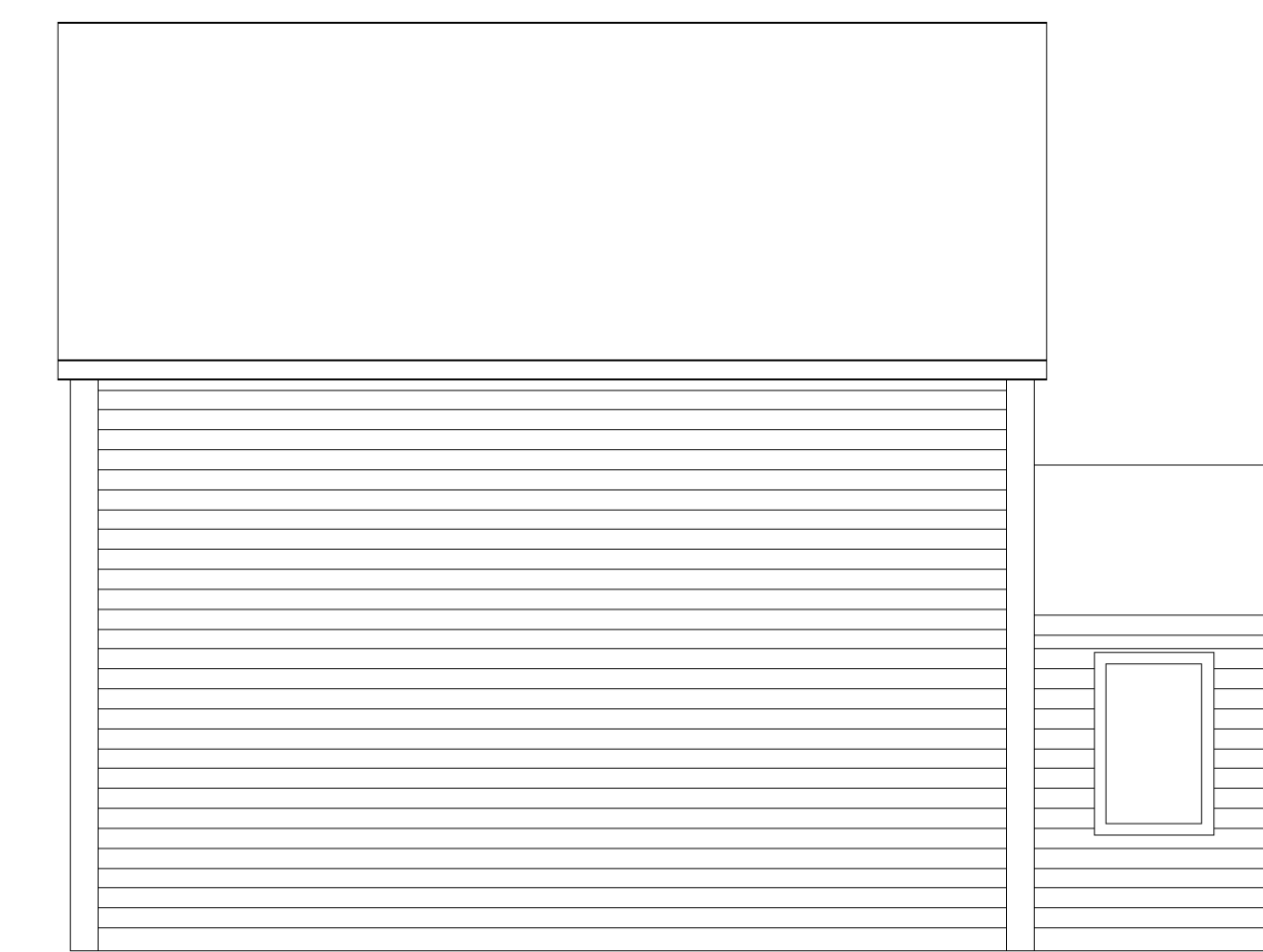
SOUTHEAST ELEVATION



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTH ELEVATION

PLAN OF LAND

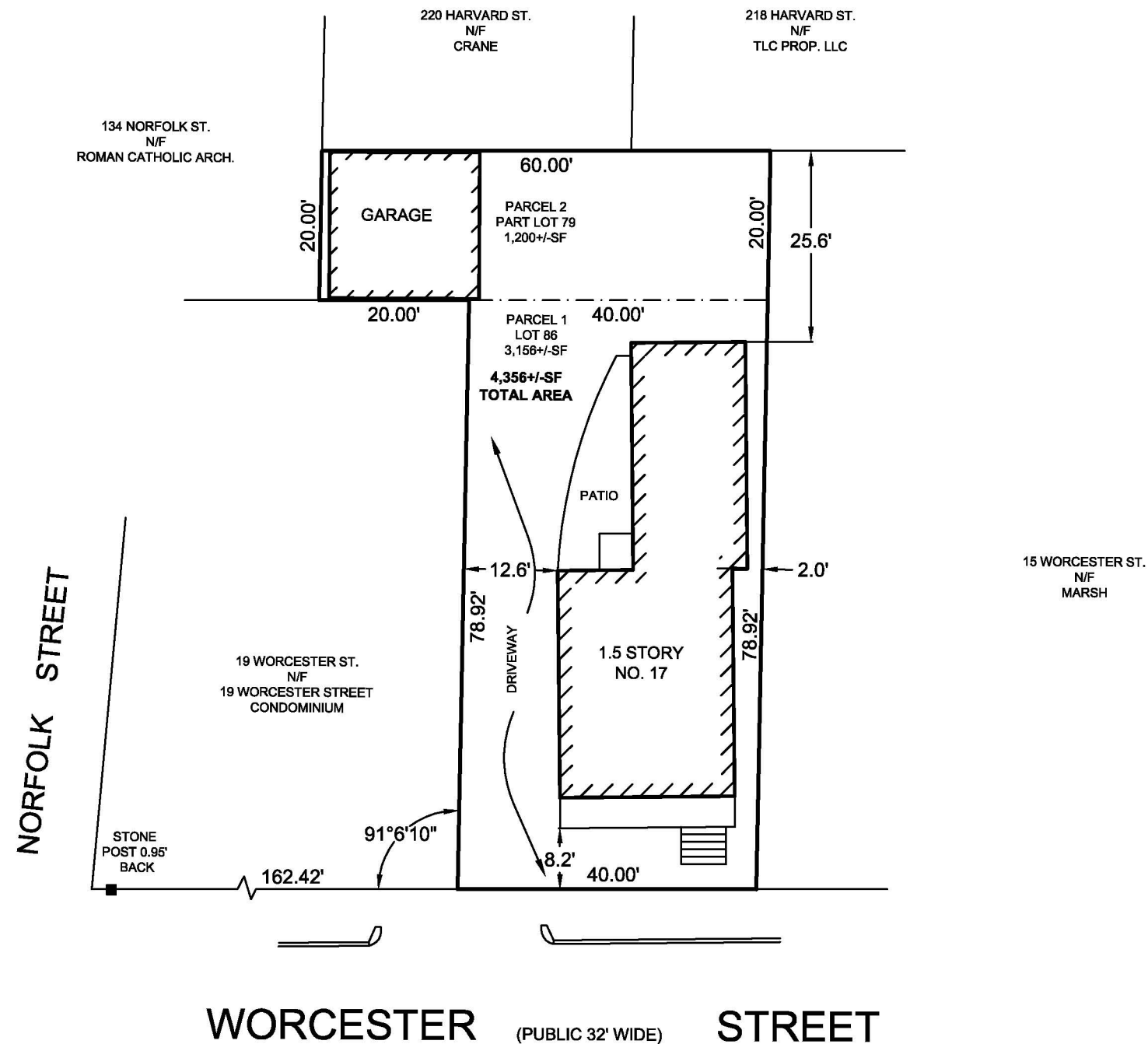
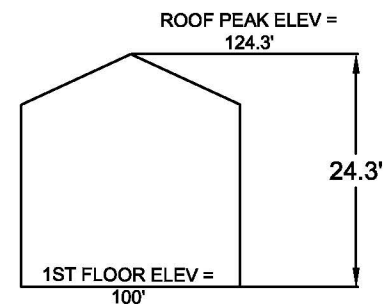
LOCATED AT
**17 WORCESTER STREET
 CAMBRIDGE, MA**

PREPARED FOR:
**LAURYL SMITH RAMAKRISHNAN
 &
 MADAN RAMAKRISHNAN**

SCALE: 1 INCH = 20 FEET

**MASSACHUSETTS
 SURVEY
 CONSULTANTS**

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



REFERENCES

DEED: BOOK 70815, PAGE 237
 PLANS: BOOK 156, PAGE 515; 13782-A

NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN APRIL OF 2019 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: APRIL 19, 2019

