GENERAL INFORMATION

pecial Permit: X	Variance:	Appeal:
ETITIONER: Gary S. Chaf	etz and C.Rieder	
PETITIONER'S ADDRESS: 20	0 Farwell Place	
OCATION OF PROPERTY:	18-20 Farwell Place	
YPE OF OCCUPANCY: 2-famil	ly residence zoni	NG DISTRICT: C-2
EASON FOR PETITION:		
Additions		New Structure
Change in Use	e/Occupancy	Parking
Conversion to	Addi'l Dwelling Uni	t's Sign
Dormer		Subdivision
X Other:doo	or, windows, skyli <i>ght</i> s	•
ESCRIPTION OF PETITIONER'	S PROPOSAL:	
New door, windows and sky	lights on facades with	nonconforming side yards
rticle 8 Section 8	3.22.2 _{.C.}	
rticle 8 Section 8	3.22.2 _{.C.}	
rticle Section	3.22.2 _{.c.}	
rticle 8 Section 8 rticle Section pplicants for a Variance pplicants for a Special P	Must complete Pages	1-5 Pages 1-4 and 6
rticle 8 Section 8 rticle Section pplicants for a Variance pplicants for a Special Ppplicants for an Appea	must complete Pages : exmit must complete : 1 to the BZA of	1-5 Pages 1-4 and 6 a Zoning determination by th
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages : Permit must complete : 1 to the BZA of artment must attach a	1-5 Pages 1-4 and 6
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages : exmit must complete : 1 to the BZA of	1-5 Pages 1-4 and 6 a Zoning determination by th
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages : Permit must complete : 1 to the BZA of artment must attach a	1-5 Pages 1-4 and 6 a Zoning determination by the statement concerning the reason (Petitioner (s) Owner) (Sary S. Wafetz C. Riel
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages Permit must complete I to the BZA of Artment must attach a	1-5 Pages 1-4 and 6 a Zoning determination by the statement concerning the reason (Petitioner(s) Owner)
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages Permit must complete I to the BZA of Artment must attach a Address:	1-5 Pages 1-4 and 6 a Zoning determination by the statement concerning the reason (Petitioner(s) / Owner) (Petitioner(s) / Owner) (Perint Name)
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages Permit must complete I to the BZA of Artment must attach a Address:	1-5 Pages 1-4 and 6 a Zoning determination by the statement concerning the reason (Petitioner (s) Owner) (Perint Name) 0 Farwell Place
rticle 8 Section 8 rticle Section rticle Section pplicants for a Variance pplicants for a Special P pplicants for an Appea nspectional Services Depa or the appeal	must complete Pages Permit must complete I to the BZA of Artment must attach a Address: Tel. No.:	Pages 1-4 and 6 a Zoning determination by the statement concerning the reason (Petitioner(s) Owner) (Petitioner(s) Owner) (Print Name) 0 Farwell Place cambridge MA 02138

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 C. Rieder and Gary Chafet 2
Address: 20 Farwell Place, Cambridge MA 02138
State that I/We own the property located at
which is the subject of this zoning application.
The record title of this property is in the name of C. Rieder and Gary Chafetz
*Pursuant to a deed of duly recorded in the date, Middlesex South County Registry of Deeds at Book 66901, Page; or
Middlesex Registry District of Land Court, Certificate No
Book Page SIGNATURE BY LAND OWNER OR
*Written evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of
this 29 of July, 2016, and made oath that the above statement is true.
Notary
My commission expires OCT-12- Z018 (Notary Seal MARIO E. MARIOT Notary Public Massachusetts Commission Expires Oct 12, 2018

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

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 18-20 Farwell Place (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:
- 1. The alterations do not result in a substantially different use, purpose, manner or extent than the existing use.(8.22.1)
- 2. The alteration is not substantially more detrimental to the neighborhood than the existing nonconformity (8.22.2)
- 3. Current occupancy as two-family will remain same with no increase in intensity of use. Changes only make the building safer and more habitable while not increasing the non-conformance of the existing 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:
 - 1. No such change would result from the alterations
 - 2. No additional occupancy will be caused, so no additional vehicular demand will be placed on the neighborhood.
 - 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:
 - 1. New basement egress doorway: no substantial change in use; existing unit entry door is adjacent.
 - 2. New windows in dormer: windows will be facing the sky and rooftop of adjacent residence
 - 3. New skylights: will be facing the sky and rooftops of adjacent structure.
 - 4. The privacy of abutter will not be adversely affected by the modest dormer and skylights proposed.
 - 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:
 - 1. Same as C) above
 - 2. As there will be no increase in intensity of the existing use, there will be no interruption of traffic flow.
 - 3. The improvements will blend seamlessly with the character of other houses in immediate neighborhood
 - 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:
 - 1. New basement egress doorway:improved fire egress enhances safety to occupants to meet Building Code.
 - 2. New windows in dormer: dormer is allowed by right under this ordinance; local historic district does not approve dormers without windows, therefore windows in dormer are necessary.

(ATTACHMENT B - PAGE 6)

DIMENSIONAL INFORMATION

APPLICANT: Gary LOCATION: 18-20) Farwell Place		ZONE: C-2	
PHONE: 617-413-	8600	REQUESTED USE/		ly residence
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR	AREA:	2181	2199	5390 (1.75 _{(FAR} R))
LOT AREA:		3080		
RATIO OF GROSS FL	OOR AREA	0.70	0.71	(max.)
LOT AREA FOR EACH	DWELLING UNIT:	1540	1540	(min.)
SIZE OF LOT:	WIDTH	<u>38.5</u> 80		(min.)
Setbacks in	DEPTH FRONT	21	21	19.1(min.)
Feet:	REAR	21.1	21.1	(min.)
	LEFT SIDE	5.6	——5.6——	7.5 (min.)
	RIGHT SIDE	1.9	1.9	
SIZE OF BLDG.:	HEIGHT	21.4	21.4	85 (max.)
	LENGTH	55 4		
	WIDTH	55.1 28.5		
RATIO OF USABLE OF	PEN SPACE			
TO LOT AREA: ')		<u>41%</u>	41%	15%(min.)
NO. OF DWELLING UN	NITS:	2	2	2 (max.)
NO. OF PARKING SPA	ACES:	0	0	NA (min./max)
NO. OF LOADING ARE	EAS:	0	0	NA (min.)
DISTANCE TO NEARES	ST BLDG.	NA	NA	NA (min.)
on same lot, and steel, etc.	type of const	ruction propose	same lot, the size ed, e.g.; wood from story wood-framed do	of adjacent buildings ame, concrete, brick, ormer(8.22.1.h.1)
3. wood framed d				
4. aluminum-clad	wood operable sky	/lights		

^{1.} SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL

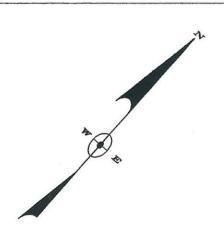
REGULATIONS).

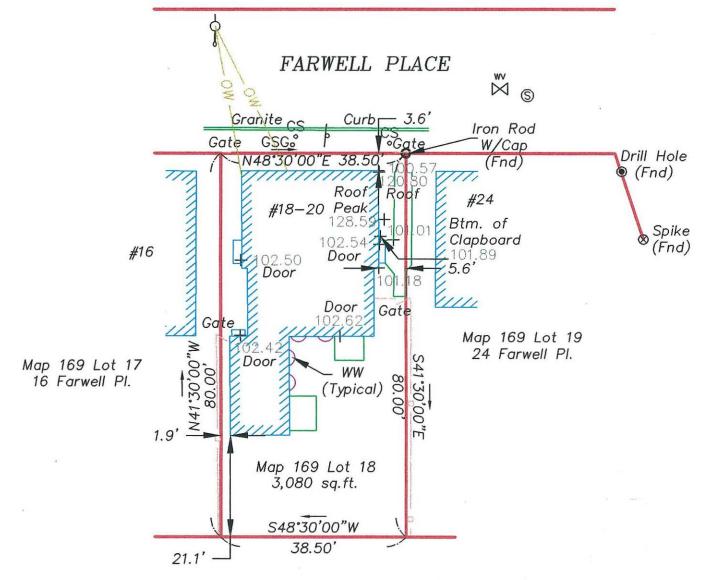
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.

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

GENERAL INFORMATION

he undersigned hereby petitions the Board of Zoning Appeal pecial Permit: X Variance: Appe	ulb AUG -3 AM 11:32
ETITIONER: Gary S. Chafetz and C.Rieder	FIGE OF THE CITY CLERK ABRIDGE, MASSACHUSETTS
ETITIONER'S ADDRESS: 20 Farwell Place	
ocation of property: 18-20 Farwell Place	
YPE OF OCCUPANCY: 2-family residence ZONING DISTRICT:	C-2
eason for petition:	
Additions	New Structure
Change in Use/Occupancy	Parking
Conversion to Addi'l Dwelling Unit's	Sign
Dormer	Subdivision
x other: door, windows, skylights	
	g side yards
New door, windows and skylights on facades with nonconformin	g side yards
New door, windows and skylights on facades with nonconformin	
New door, windows and skylights on facades with nonconforming sections of zoning ordinance cited: rticle 8 Section 8.22.2.c.	
ESCRIPTION OF PETITIONER'S PROPOSAL: New door, windows and skylights on facades with nonconformin ECTIONS OF ZONING ORDINANCE CITED: rticle 8 Section 8.22.2 C. rticle Section Section Section	
New door, windows and skylights on facades with nonconforming the sections of zoning ordinance cited: The section Special Permit must complete Pages 1-5 populates for a Special Permit must complete Pages 1-4 and populates for an Appeal to the BZA of a Zoning definitional Services Department must attach a statement of the appeal Original Signature(s):	6 stermination by the neerning the reasons
New door, windows and skylights on facades with nonconforming the sections of zoning ordinance cited: rticle 8 Section 8.22.2 C. rticle Section rticle Section pplicants for a Variance must complete Pages 1-5 pplicants for a Special Permit must complete Pages 1-4 and pplicants for an Appeal to the BZA of a Zoning demander of the appeal Original Signature(s): (Petitioner x Cory S. C.	termination by the nearons of the reasons of the re
New door, windows and skylights on facades with nonconforming the sections of zoning ordinance cited: rticle 8 Section 8.22.2 C. rticle Section pplicants for a Variance must complete Pages 1-5 pplicants for a Special Permit must complete Pages 1-4 and pplicants for an Appeal to the BZA of a Zoning dependence of the appeal Original Signature(s): (Petitional Address: 20 Farwell Place	fermination by the nearons (a) (owner) Nafetz C. Rieder Name) 202138





Map 169 Lot 12 34–53 Church St.



ZONING DISTRICT - C-2

REFERENCES:

1) Deed Book 66901 Page 420

2) Plan #1346A of 1981

\underline{LEGEND}

WATER GATE
CS CURB STOP

SEWER MANH

S SEWER MANHOLE
GSG GAS SERVICE GATE

WW WINDOW WELL

-O→ UTILITY POLE W/LIGHT

- SIGN

DRILL HOLE

⊗ NAIL/SPIKE

O IRON PIPE OR ROD

- OW----

PROPERTY LINE WOOD FENCE OVERHEAD WIRE PLOT PLAN 18-20 FARWELL PLACE CAMBRIDGE, MASSACHUSETTS

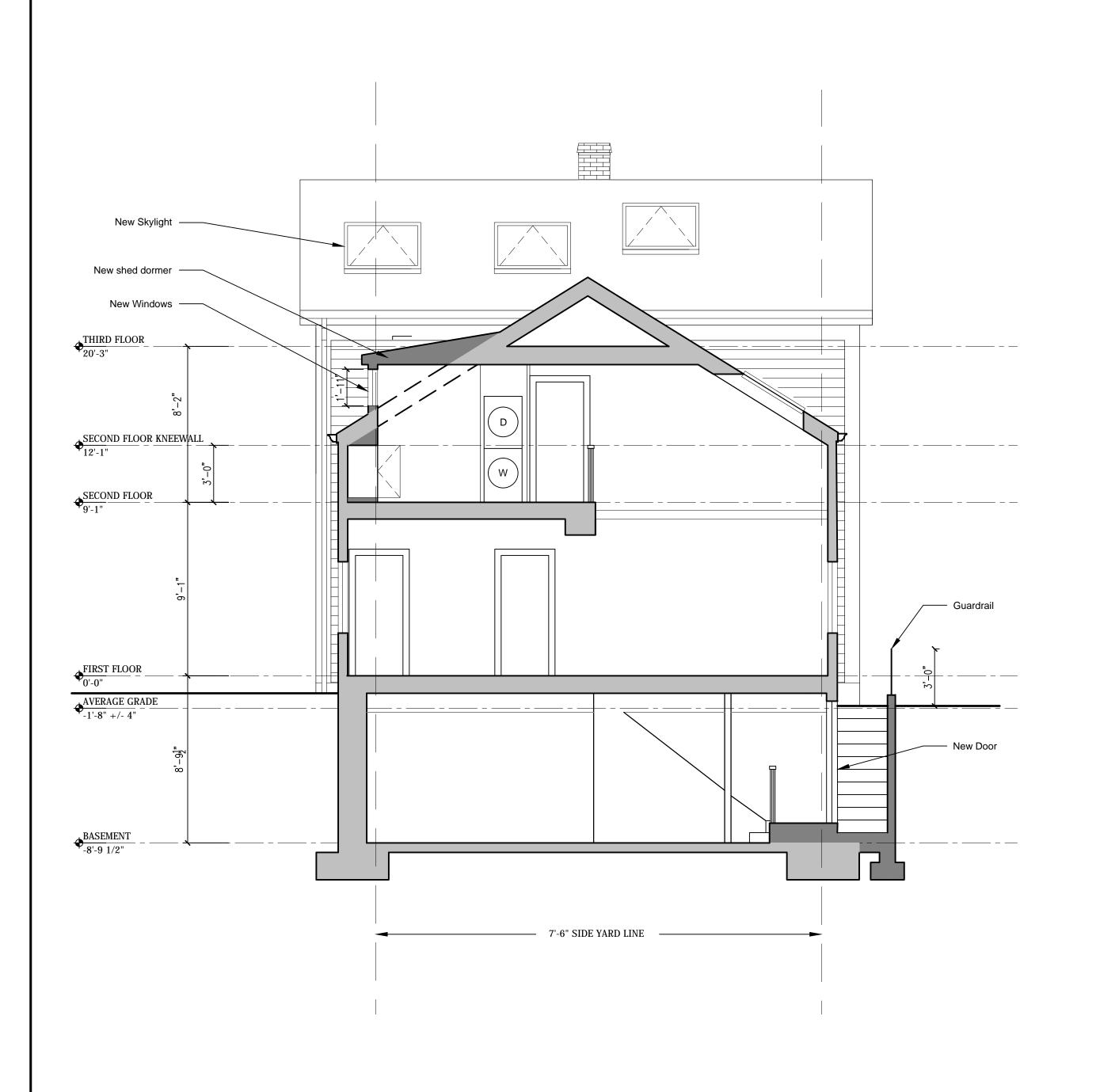
Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

June 29, 2016

Scale: 1"=20'

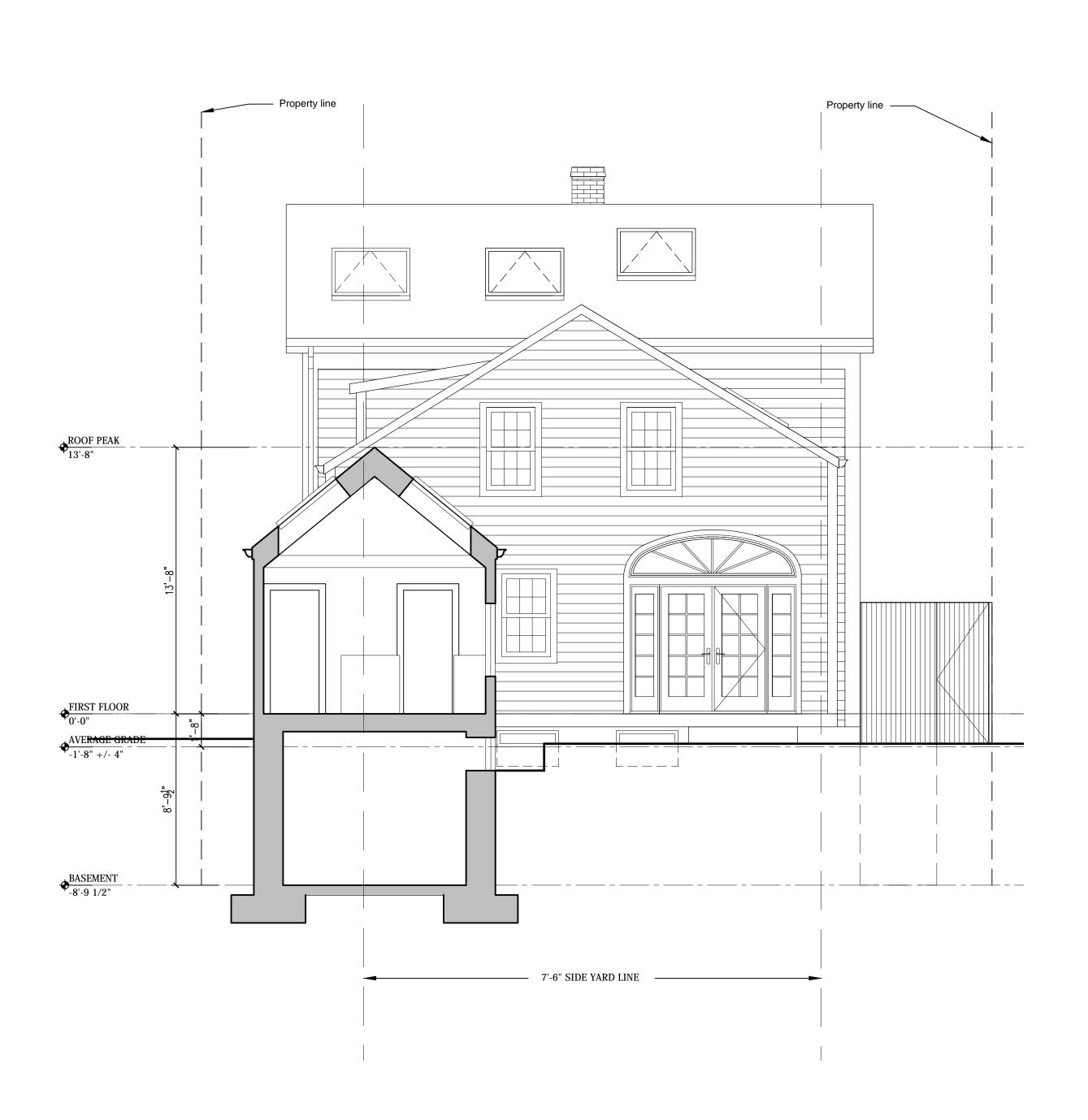
HOR. SCALE IN FEET

20 50 100



SECTION C

SCALE: 1/4"=1'-0"





75 Kneeland Street Boston, MA 02111 617-227-1477 www.torreyarchitecture.com

No.	Description	Date
	Historical Comission	07/13/16
	Cambridge BZA	08/01/16
	-	

18-20 FARWELL PLACE, CAMBRIDGE

SECTIONS C, D

Project number 1613

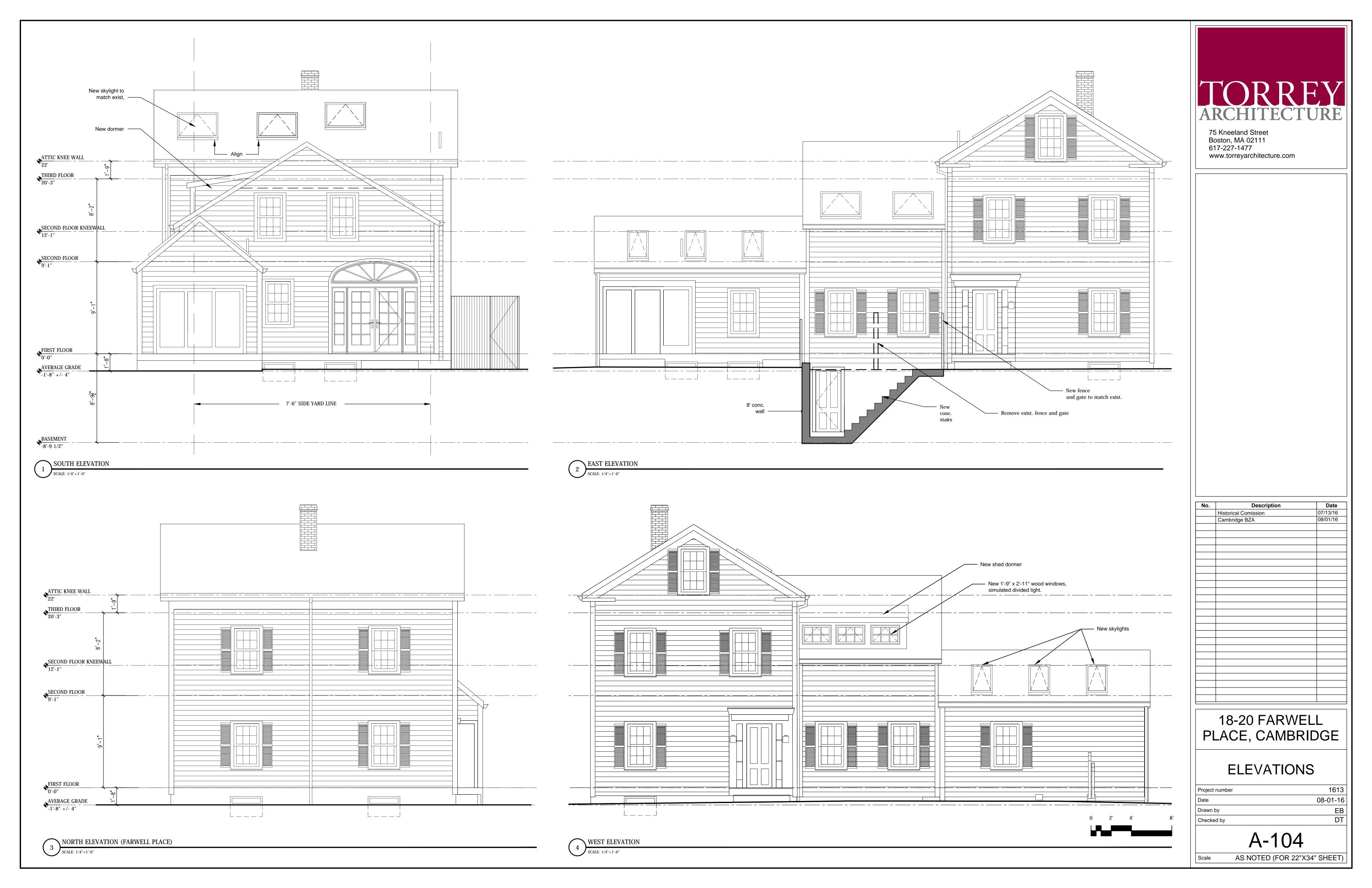
Date 08-01-16

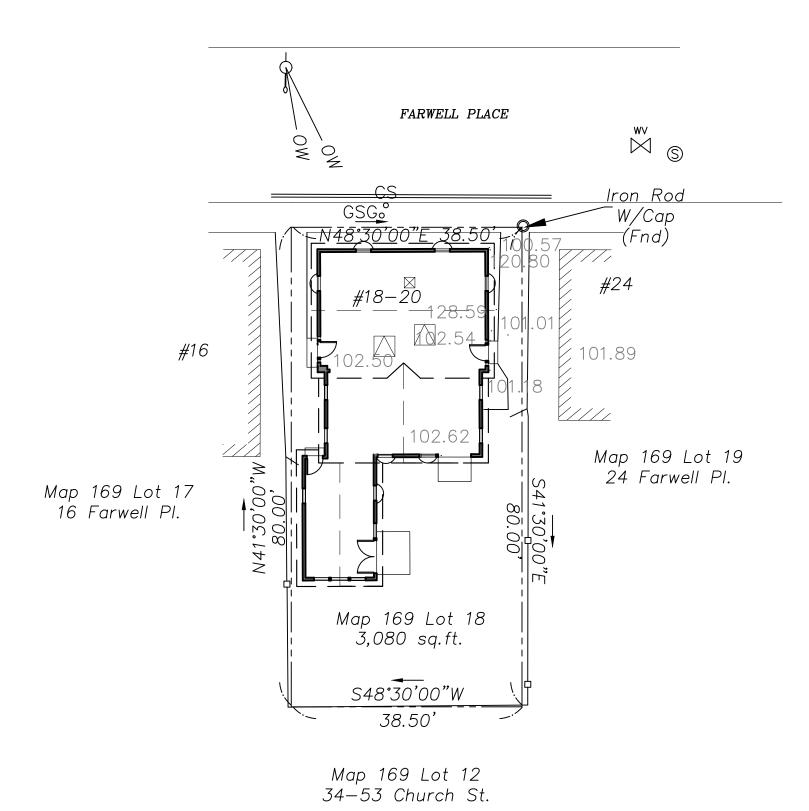
Drawn by EB

Checked by DT

A-103

AS NOTED (FOR 22"X34" SHEET)





ZONING DISTRICT - C-2

REFERENCES: 1) Deed Book 66901 Page 420 2) Plan #1346A of 1981

LEGEND

WATER GATE CURB STOP SEWER MANHOLE GAS SERVICE GATE WINDOW WELL UTILITY POLE W/LIGHT DRILL HOLE

NAIL/SPIKE IRON PIPE OR ROD PROPERTY LINE

WOOD FENCE

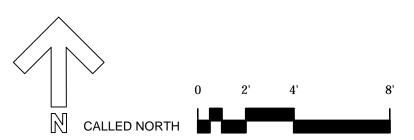
— OW———— OVERHEAD WIRE

PLOT PLAN 18-20 FARWELL PLACE CAMBRIDGE, MASSACHUSETTS

Prepared By LeBlanc Survey Associates, Inc. 161 Holten Street Danvers, MA 01923 (978) 774-6012

Scale: 1"=20' June 29, 2016

HOR. SCALE IN FEET



DRAWING LIST

GENERAL

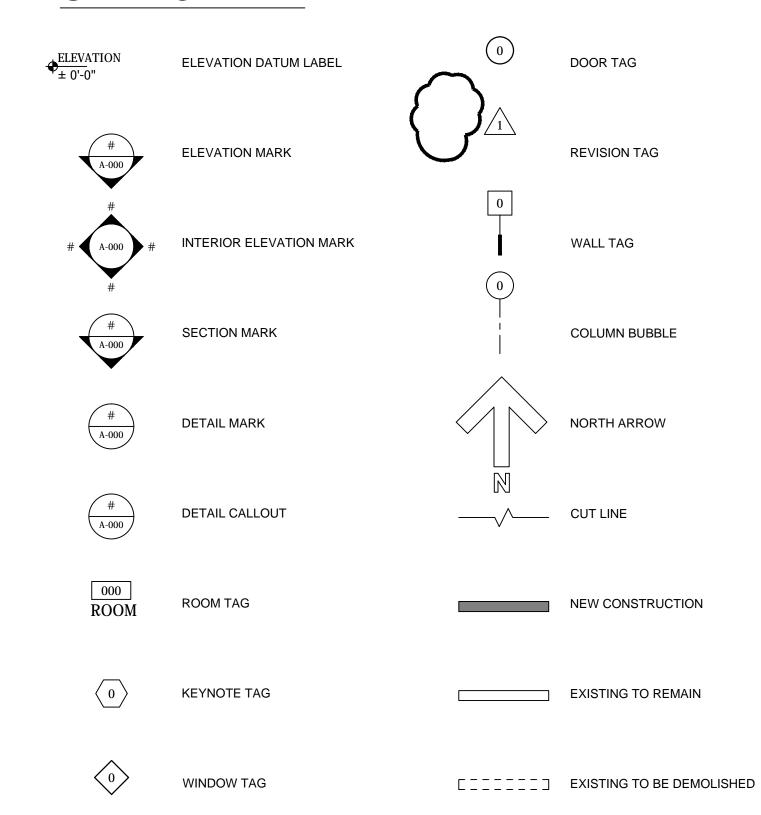
COVER SHEET AND PLOT PLAN G-000

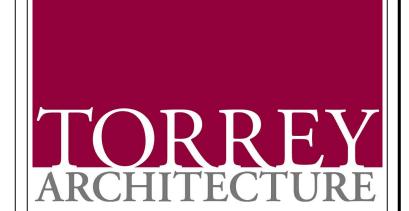
ARCHITECTURAL

A-100 BASEMENT AND FIRST FLOOR PLANS A-101 SECOND FLOOR PLANS THIRD FLOOR AND ROOF PLANS A-102

SECTIONS C,D A-103 **ELEVATIONS** A-104 **EXISTING PUBLIC VIEWS** A-105

SYMBOL KEY





75 Kneeland Street Boston, MA 02111 617-227-1477 www.torreyarchitecture.com

ο.	Description	Date
	Historical Comission	07/13/16
	Cambridge BZA	08/01/16
		<u> </u>

18-20 FARWELL PLACE, CAMBRIDGE

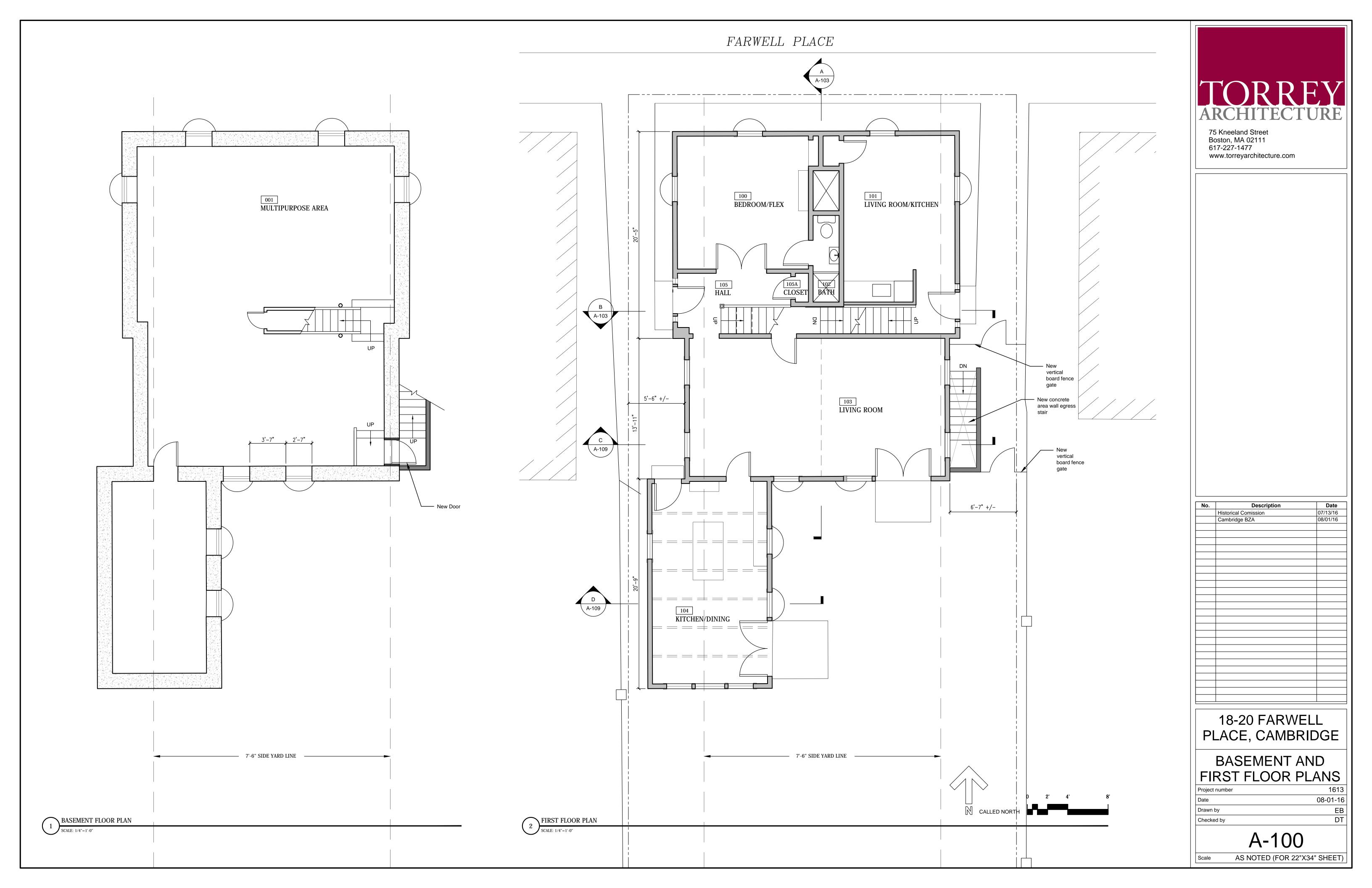
COVER SHEET AND PLOT PLAN

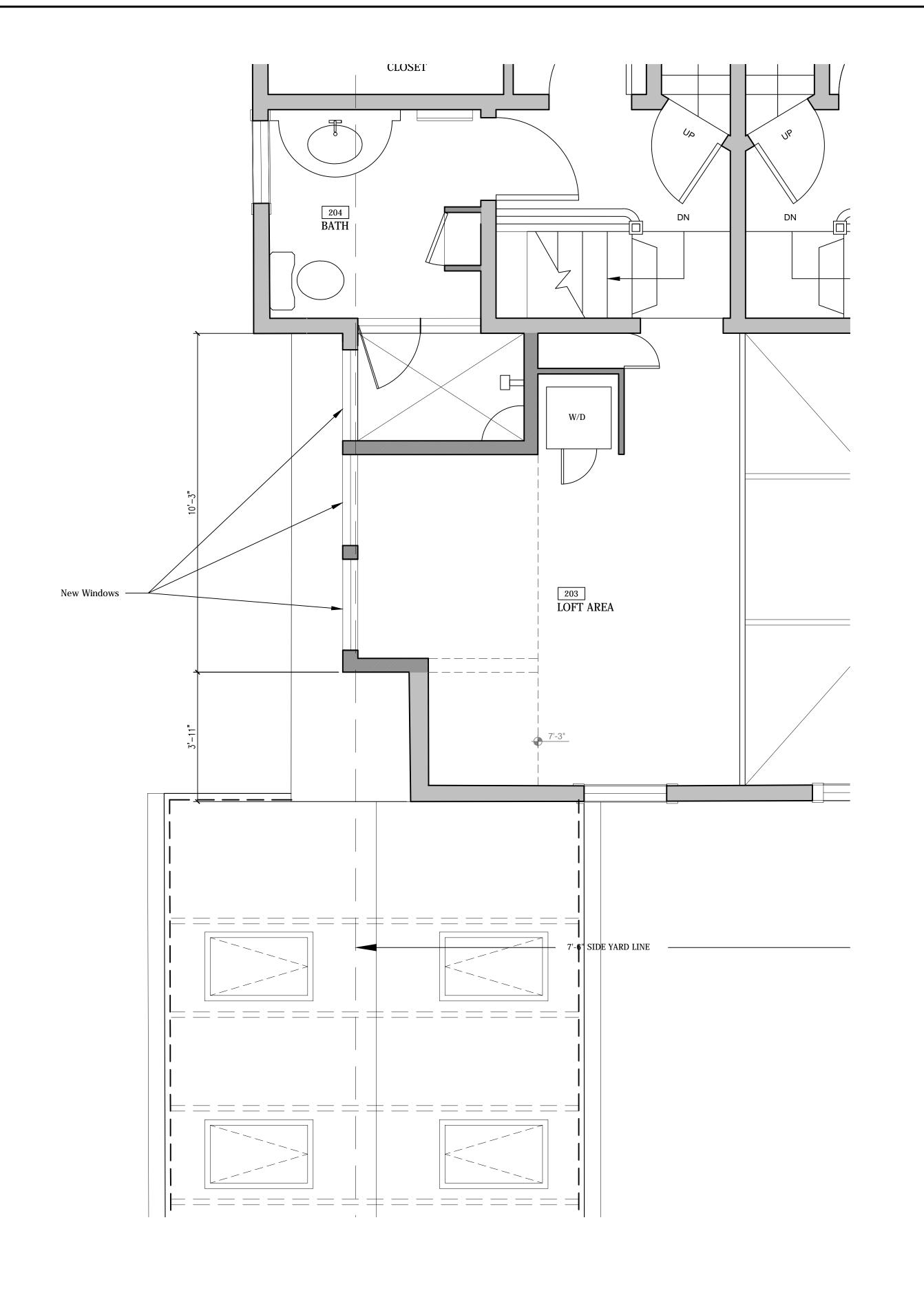
Project number 08-01-16 Checked by

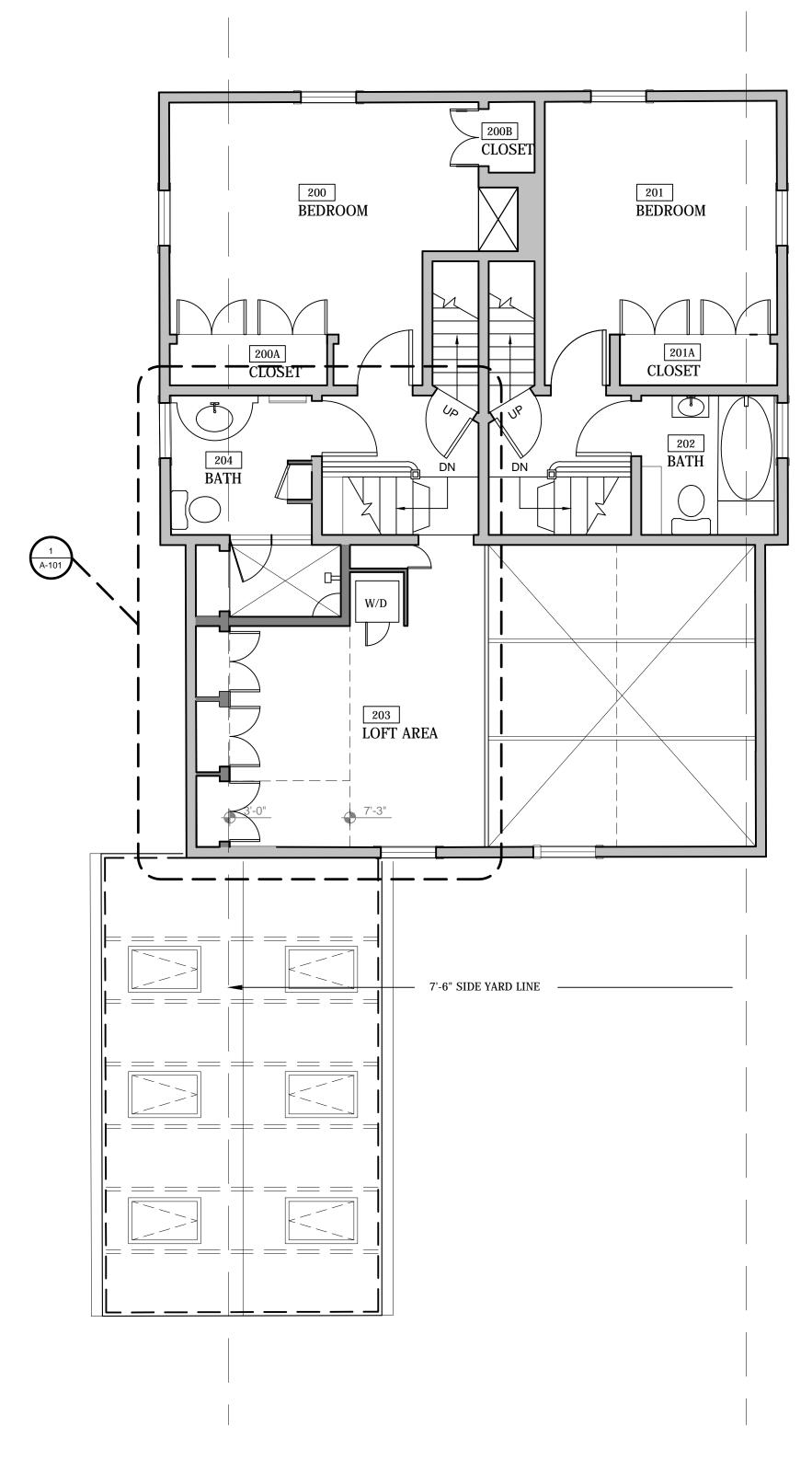
G-000

AS NOTED (FOR 22"X34" SHEET)

SITE PLAN









DORMER PLAN DETAIL

SCALE: 1/2"=1'-0"

SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"

TORREY ARCHITECTURE

75 Kneeland Street Boston, MA 02111 617-227-1477 www.torreyarchitecture.com

o. Description	
Historical Comission	07/13/16
Cambridge BZA	08/01/16
·	•

18-20 FARWELL PLACE, CAMBRIDGE

> SECOND FLOOR PLANS

 Project number
 1613

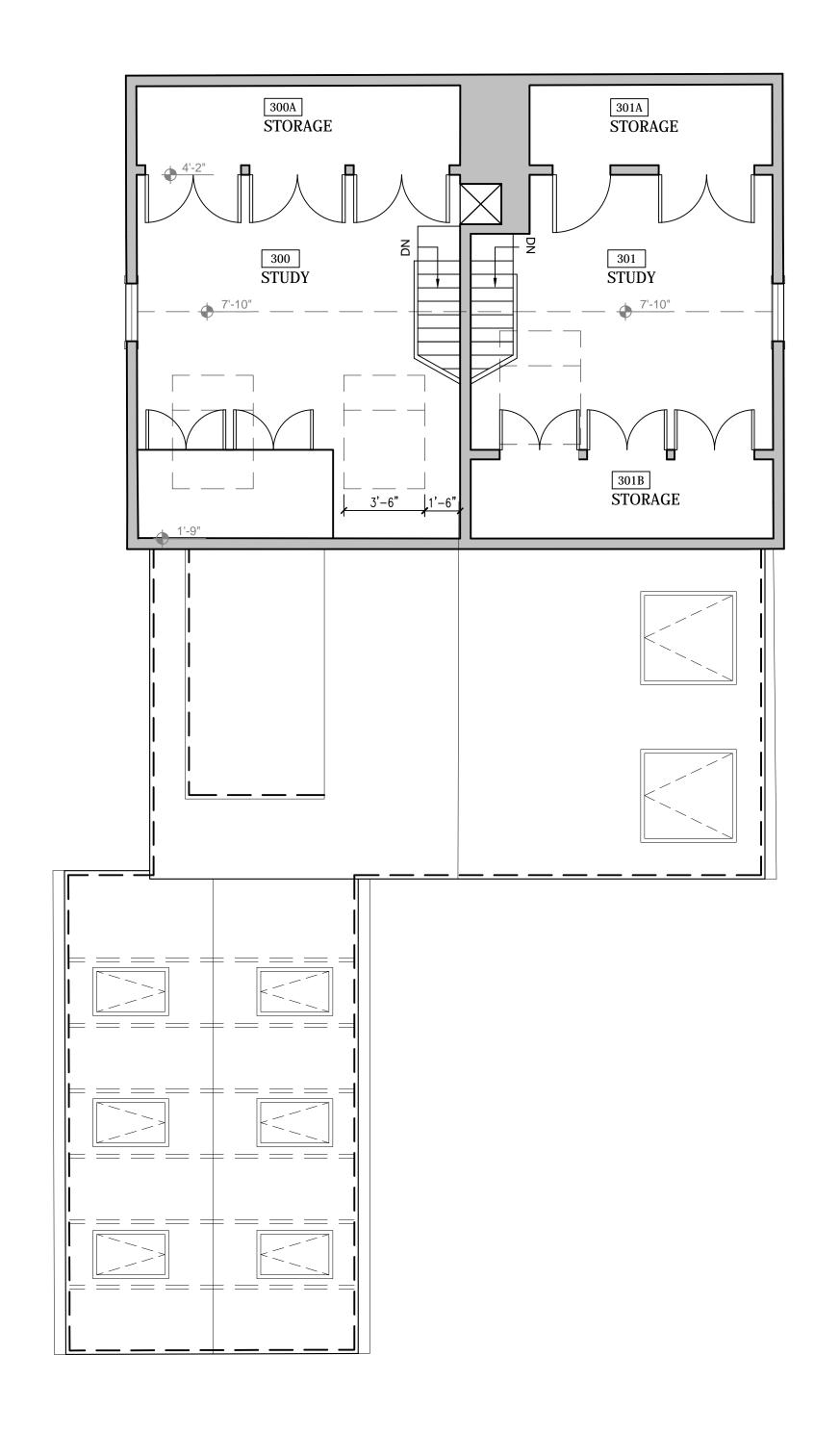
 Date
 08-01-16

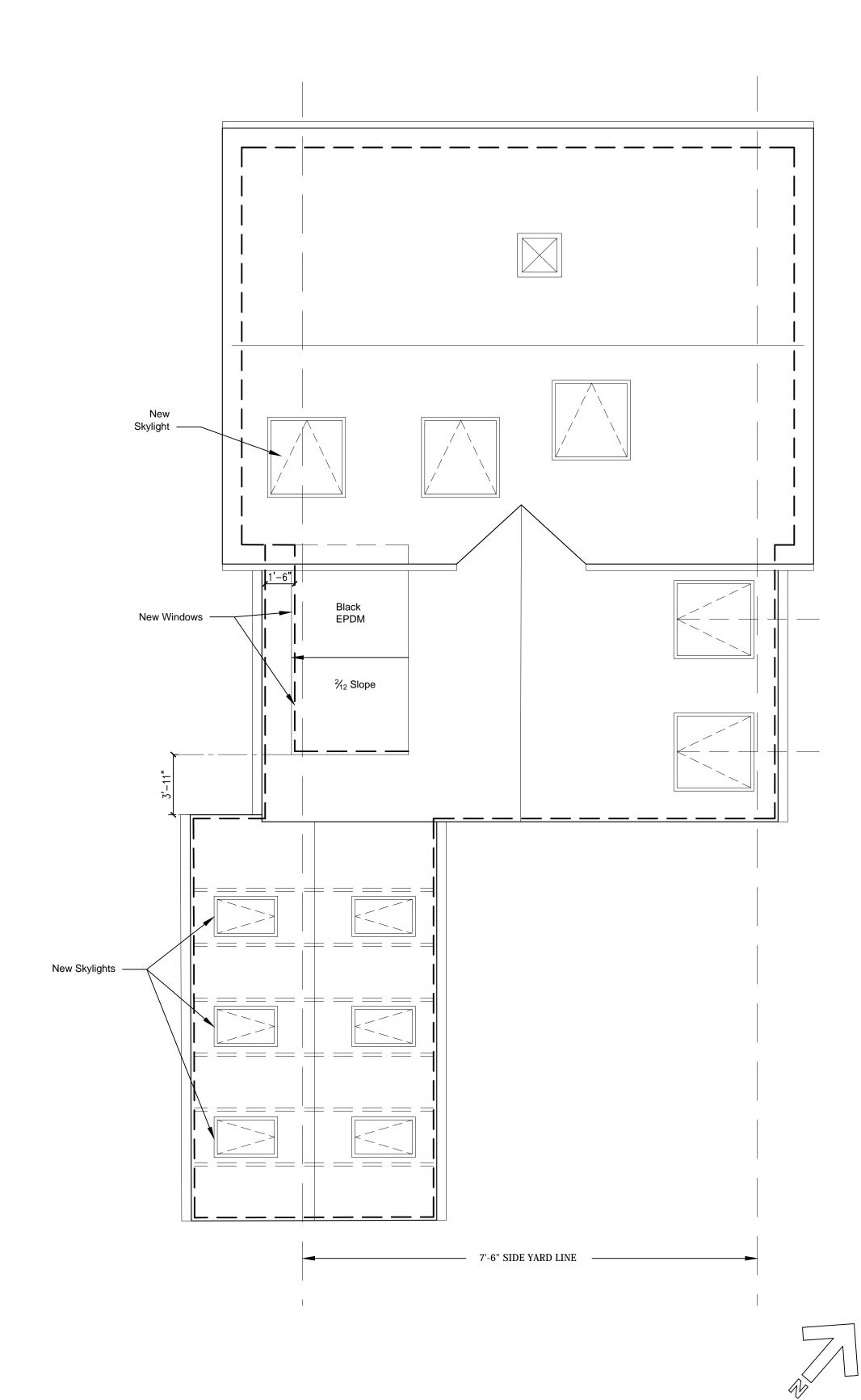
 Drawn by
 EB

 Checked by
 DT

A-101

AS NOTED (FOR 22"X34" SHEET)







75 Kneeland Street Boston, MA 02111 617-227-1477 www.torreyarchitecture.com

lo.	Description	Date
	Historical Comission	07/13/16
	Cambridge BZA	08/01/16

18-20 FARWELL PLACE, CAMBRIDGE

THIRD FLOOR AND **ROOF PLANS**

08-01-16

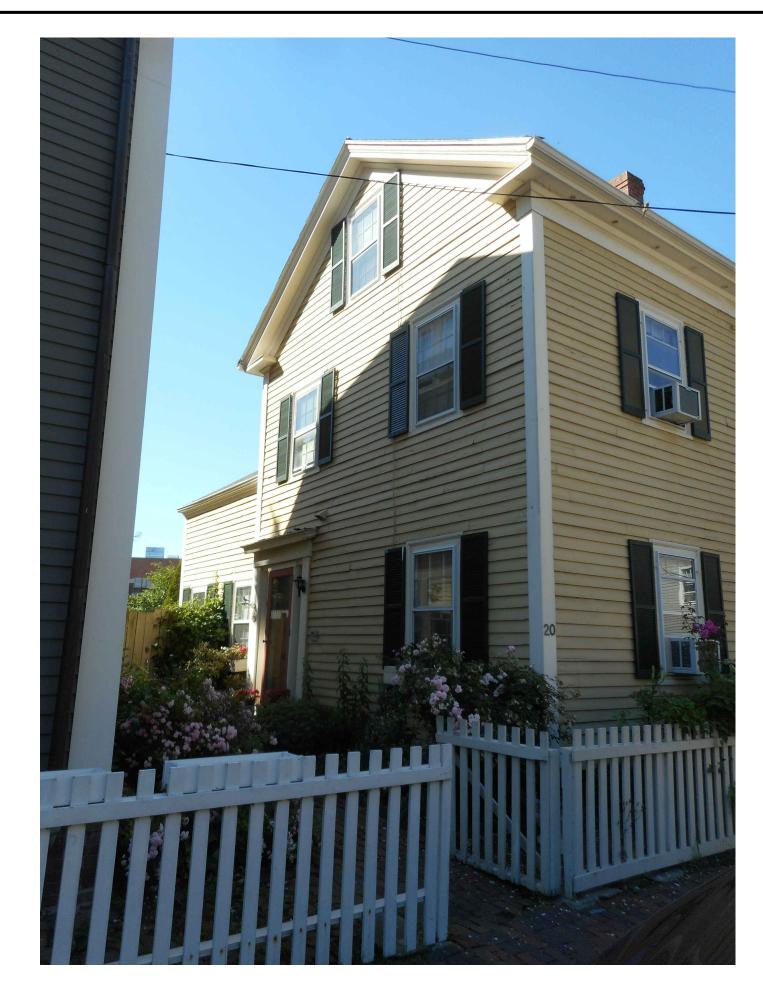
A-102

AS NOTED (FOR 22"X34" SHEET)

THIRD FLOOR PLAN

ROOF PLAN

SCALE: 1/4"=1'-0"



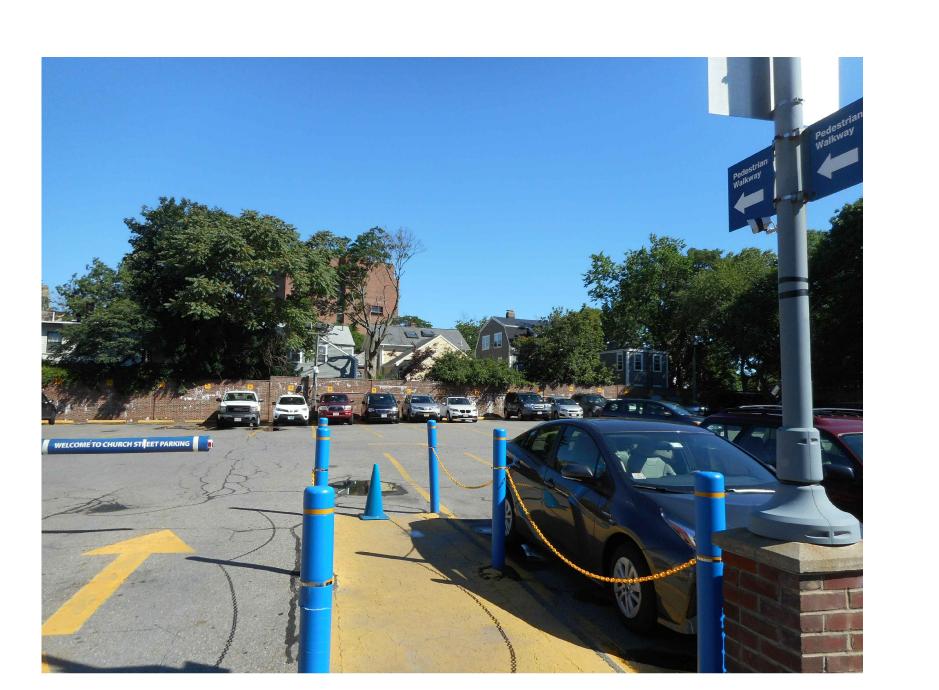
EXISTING VIEW FROM FARWELL STREET



EXISTING VIEW FROM FARWELL STREET



3 EXISTING VIEW FROM CHURCH STREET



EXISTING VIEW FROM CHURCH STREET



75 Kneeland Street Boston, MA 02111 617-227-1477 www.torreyarchitecture.com

).	Description	Date
	Historical Comission	07/13/16
	Cambridge BZA	08/01/16
	-	
_		

18-20 FARWELL PLACE, CAMBRIDGE EXISTING PUBLIC VIEWS

Project number 1613

Date 08-01-16

Drawn by EB

Checked by DT

A-105

AS NOTED (FOR 22"X34" SHEET)

18-20 Fagwell P Donahue Square Cambridge Common 171-1 10 Garden St Garden St 158-25 170-19 8 Garden St Flagstaff Park 3 Garden St 6 Garden St 2 Garden St 169-95 Massachusetts / 1-A Garden St 169-3 170-35 169-96 169-69 13 Appian Way Appian Way 0 Garden St **Dawes Park** 10 Appian Way 169-4 169-88 10-1/2 Appian Way 170-19 6 Appian Ways Appian Way 169-91 17 Farwell PI Old Burying Ground 7 Applear Vay 169-94 169-18 FarwellPl 169-15 60 Brattle St 1446 Massachusetts Ave 168-45 169-8 169-79 169-12 169-67169-68 169-14 0 Church St 169-7 3 Church St 52-D Brattle St 33 Church St31 Church St 168-57 51 Brattle St 23 Church St 56 Brattle St 53 Church St 6 Church St 36 Church St47 Palmer St26 Church St 52 Brattle St 10 Church St 168-64 169-85 32 Church St 42 Church St₁₆₉₋₈₂ 49-A Brattle St 61 Church St Church 168-4 168-5 StON St 169-81 169-100 169-99 54 Church St 64 Church St 60 Church St 52 Church St 6 Story St 4 Story St 168-59 1430 Massachusetts Ave 48 Brattle St 12 Palmer St 18 Palmer St 44 Brattle St 66 Church St 169-84 8 Story St 46 Brattle St 1420 Massachusetts Ave 169-42 60 Church St 169-102 168-60 12 Story St 43 Brattle St₁₆₉₋₄₇ 1414 Massachusetts Ave 169-98 39 Brattle St 42 Brattle St 169-93 168-13 1400 Massachusetts Ave 168-32 168-25 40 Brattle St 169-46 33 Brattle St 31 Brattle St 169-50 44-R Brattle St 8 Brattle St One Mifflin Place Walkway 13 Brattle St 168-33 29 Brattle St23 Brattle St 168-20 15 Brattle St Brattle St **Harvard Square** One Brattle Square Walkway **Brattle Square** 168-21 6 JFK St 1 JFK St & 168-36 0 Brattle St 20 Brattle St₁₆₀₋₅₇ 160-69 168-16

Brattle Square

18-20 Farwell pl.

169-4-91 CHRIST CHURCH OF CAMBRIDGE C/O TREASURER 1 GARDEN STREET CAMBRIDGE, MA 02138

169-12
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER, ROOM 1017
1350 MASS AVE
CAMBRIDGE, MA 02138

169-94-14
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER,ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

169-15 AARON, JANET TR. OF THE 12 FAREWELL PLACE REALTY TRUST 12 FARWELL PL CAMBRIDGE, MA 02138

169-19 MOURA, JOSE M.F. & MARIA M. VELOSO 24 FARWELL PL., UNIT #3 CAMBRIDGE, MA 02138

169-5 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR 169-5 CAMBRIDGE CITY OF PWD 147 HAMPSHIRE ST CAMBRIDGE, MA 02139

169-85 STOREY PROPERTIES LLC C/O CHATHAM LIGHT REALTY 220 MASS AVE ARLINGTON, MA 02474

169-19 HOLMES, OLIVE WESTPHAL & DOWLEY & MULVENA PC, TRUSTEE 22 FARWELL PL CAMBRIDGE, MA 02138

169-17 MAGINN, ROBERT A., JR. LING CHAI , JENZABAR 101 HUNTINGTON AVE, SUITE 2205 BOSTON , MA 02199

169-67
JANET A. CAHALY,
TRS. OF JAC CAMBRIDGE NOMINEE TRUST
P.O BX 380613
CAMBRIDGE, MA 02238

169-19 EPISCOPAL SOCIETY IN CAMBRIDGE TREAS. OFFICE 0 GARDEN ST. CAMBRIDGE, MA 02138 GARY S. CHAFETZ & C. RIEDER 20 FARWELL PLACE CAMBRIDGE, MA 02138

TORREY ARCHITECTURE C/O DAVID W. TORREY, ARCHITECT 75 KNEELAND STREET BOSTON, MA 02111

169-15 BARTHOLET, ELIZABETH 10 FARWELL PL CAMBRIDGE, MA 02138

169-18 PETERSON, DEANNE R. & GARY CHAFETZ 18-20 FARWELL PL CAMBRIDGE, MA 02138

169-5 CITY OF CAMBRIDGE C/O RICHARD ROSSI CITY MANAGER

