



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

[617-349-6100](tel:617-349-6100)

2020 NOV -5 PM 2:37
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 96910

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 18 Copley LLC C/O Marki Gaffey

PETITIONER'S ADDRESS: 907 Massachusetts Ave , Cambridge , Massachusetts 02139

LOCATION OF PROPERTY: 18 Copley St , Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Windows within setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner requests Special Permit relief to add two new windows and modifying three windows sizes on the Eastern facade.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structures).

Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address:

Date: 11/3/2020

Tel. No.

8572096729

E-Mail Address:

markigaffey@gmail.com

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 Paul Cammarata _____
(OWNER)

Address: 281 Harvard Street _____

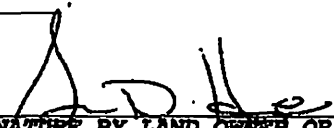
State that I/We own the property located at 18 Copiey Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Incl, Audrey B., A Life Estate

*Pursuant to a deed of duly recorded in the date Sep 13, 2019, Middlesex South
County Registry of Deeds at Book 73274, Page 2168; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____



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

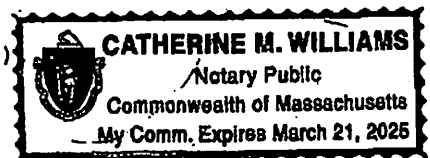
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Southern Middlesex

The above-name Sean Hope personally appeared before me,
this 20th of October, 2020, and made oath that the above statement is true.

Catherine M. Williams Notary

My commission expires 3/21/2025 (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 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 Copley 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:

With the requested relief the requirements of the ordinance will be met.

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:

No hazard, congestion, or substantial change in the established neighborhood character will result from approval of the windows within the setback. The proposed new windows would enhance the appearance of the eastern facade while complementing the character of 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:

The continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the residential proposed use. Since, the proposed two new windows and three modified window locations are either in existing window locations and or remain on the eastern elevation there will be no affect on the continued operation.

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:

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the alterations of the windows will allow the appropriate light and air into the reconfigured dwelling. The proposed window locations will not adversely affect the privacy concerns of the abutters because the proposed windows will be in the style of upper casement windows which will adjust the view such that the abutters' roofs and driveway will be in the field of vision while not negatively affecting the amount of light or air allowed in.

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 proposed alterations will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the renovation and modernization of Cambridge's older housing stock. The proposed window alterations will not negatively impact the character of the neighborhood and will be a positive addition to the streetscape.

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

BZA Application Form**DIMENSIONAL INFORMATION**

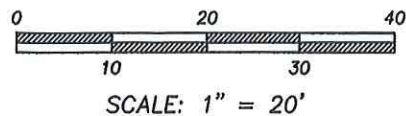
Applicant: 18 Copley LLC
Location: 907 Massachusetts Ave
Phone: 8572096729

Present Use/Occupancy: Residential
Zone: Residence B Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5311	5311	2142	(max.)
<u>LOT AREA:</u>		4285	4285	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.24	1.24	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1428	1428	2500	
<u>SIZE OF LOT:</u>	WIDTH	42.86	42.86	50	
	DEPTH	100	100	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	7	7	15	
	REAR	36'-2 1/2"	36'-2 1/2"	25	
	LEFT SIDE	9'- 1/2"	9'- 1/2"	7'-6" sum 20'	
	RIGHT SIDE	2'-7"	2'-7"	7'-6" sum 20'	
<u>SIZE OF BUILDING:</u>	HEIGHT	38'-6 1/2"	38'-6 1/2"	35'	
	WIDTH	56'-4"	56'-4"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		15%	15%	20%	
<u>NO. OF DWELLING UNITS:</u>		3	3	1	
<u>NO. OF PARKING SPACES:</u>		3	3	3	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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'.



CURRENT OWNER: KEVIN MICHON
TITLE REFERENCE: BK 73274 PG 268
PLAN REFERENCE: FILED PLAN 481

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

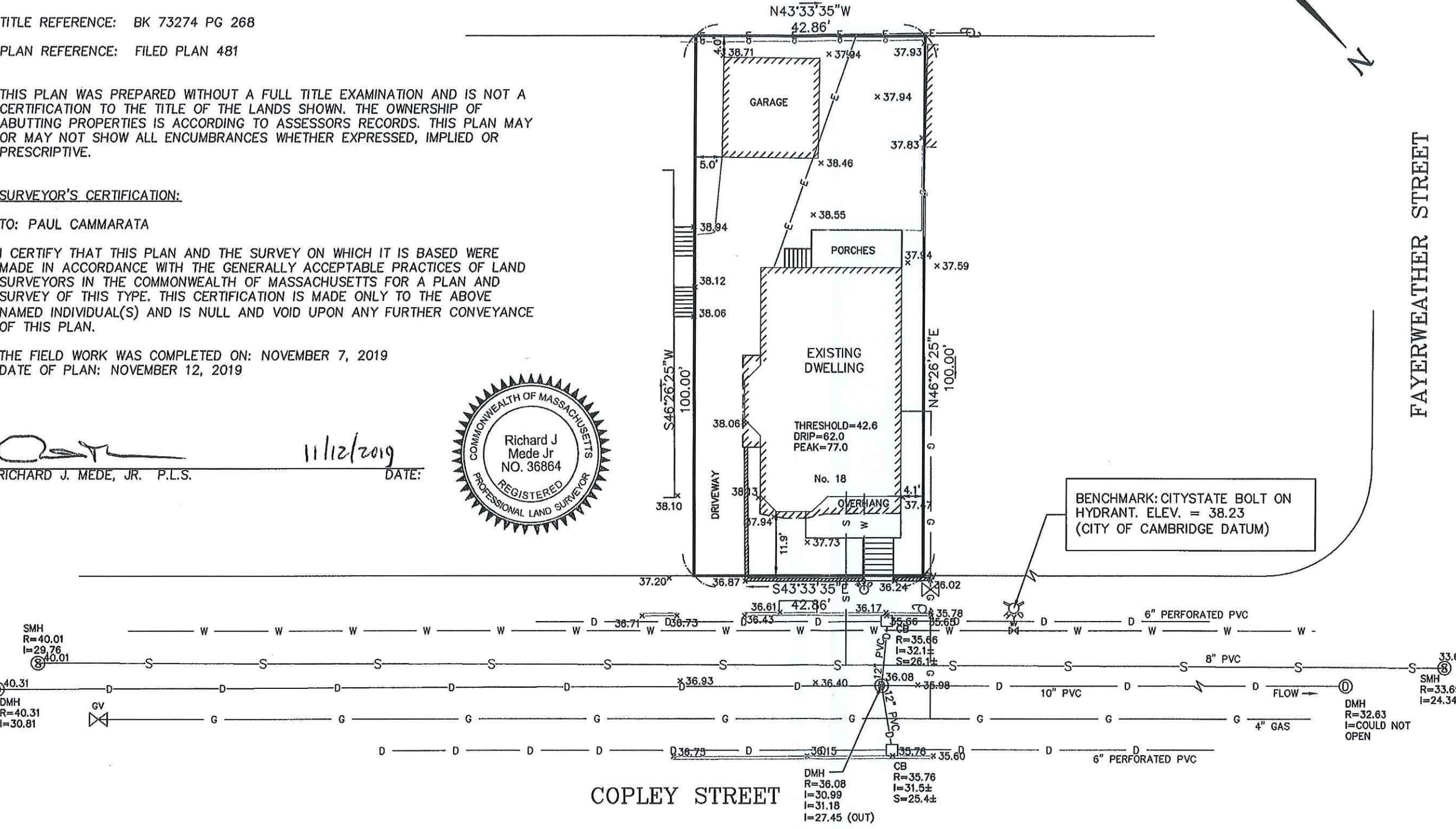
TO: PAUL CAMMARATA

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 7, 2019
DATE OF PLAN: NOVEMBER 12, 2019


RICHARD J. MEDE, JR. P.L.S.

11/12/2019
DATE:



FAYERWEATHER STREET

COPLEY STREET

CERTIFIED PLOT PLAN
18 COPLEY STREET
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:
PAUL CAMMARATA

DRAWN	CHECKED	FILE No.
CAV	RJM	20698



1 North (Front) Elevation
1/4" = 1'-0"



2 East (Side) Elevation
1/4" = 1'-0"



3 South (Rear) Elevation
1/4" = 1'-0"



4 West (Side) Elevation
1/4" = 1'-0"

PROJECT NAME

18 COPLEY ST

PROJECT ADDRESS

18 COPLEY ST
CAMBRIDGE, MA

CLIENT

PAUL CAMMARATA

ARCHITECT



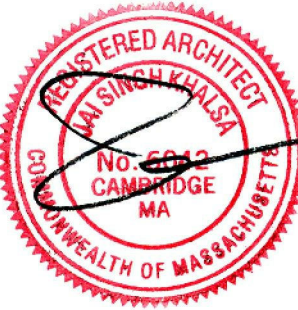
KHALSA

17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143
TELEPHONE: 617-591-8682 FAX:
617-591-2086

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number 19123
Date 09/21/2020
Drawn by TC
Checked by JSK
Scale 1/4" = 1'-0"

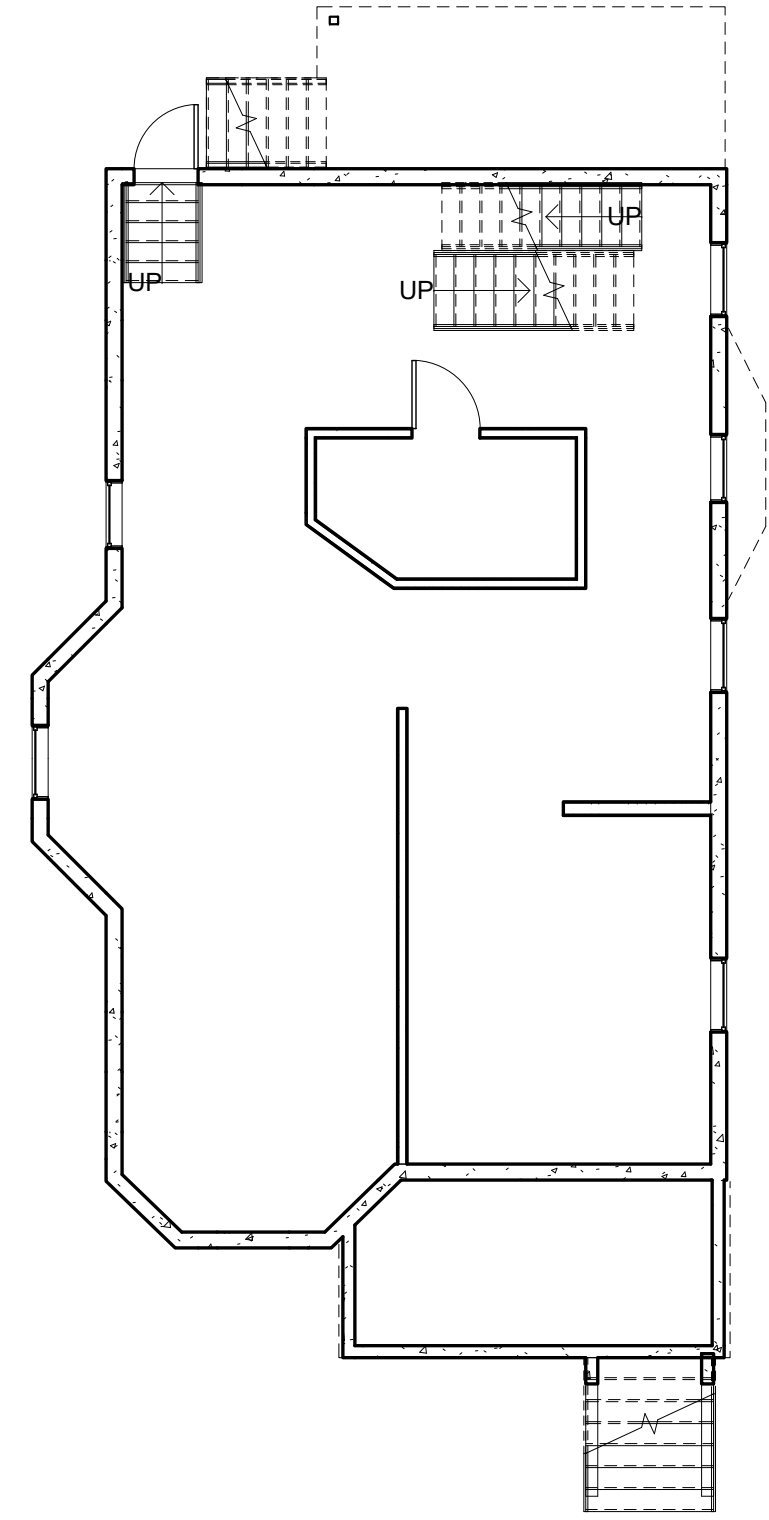
REVISIONS

No.	Description	Date
1	New Window Locations	09/21/2020

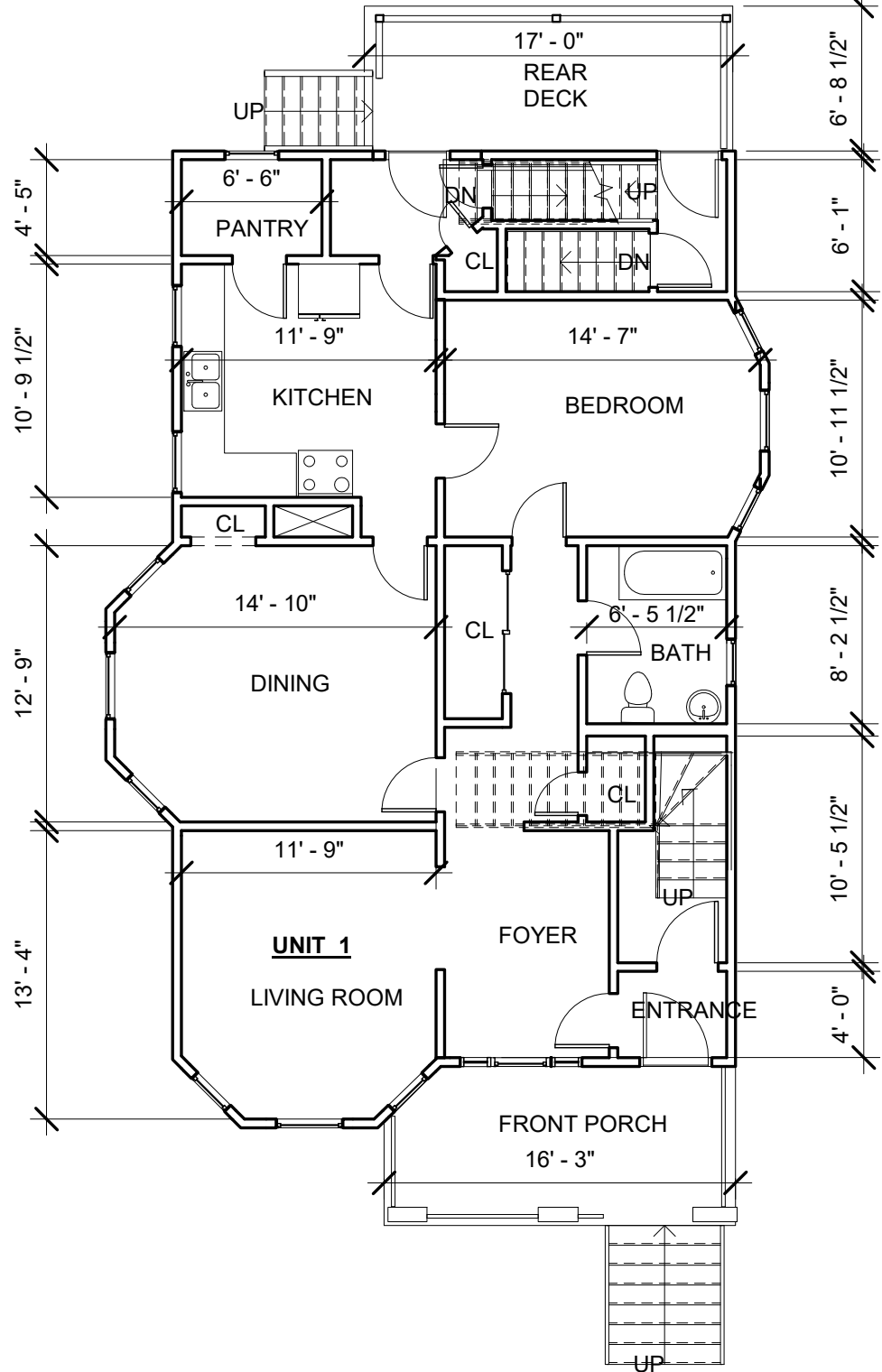
Exterior Elevations

A-300

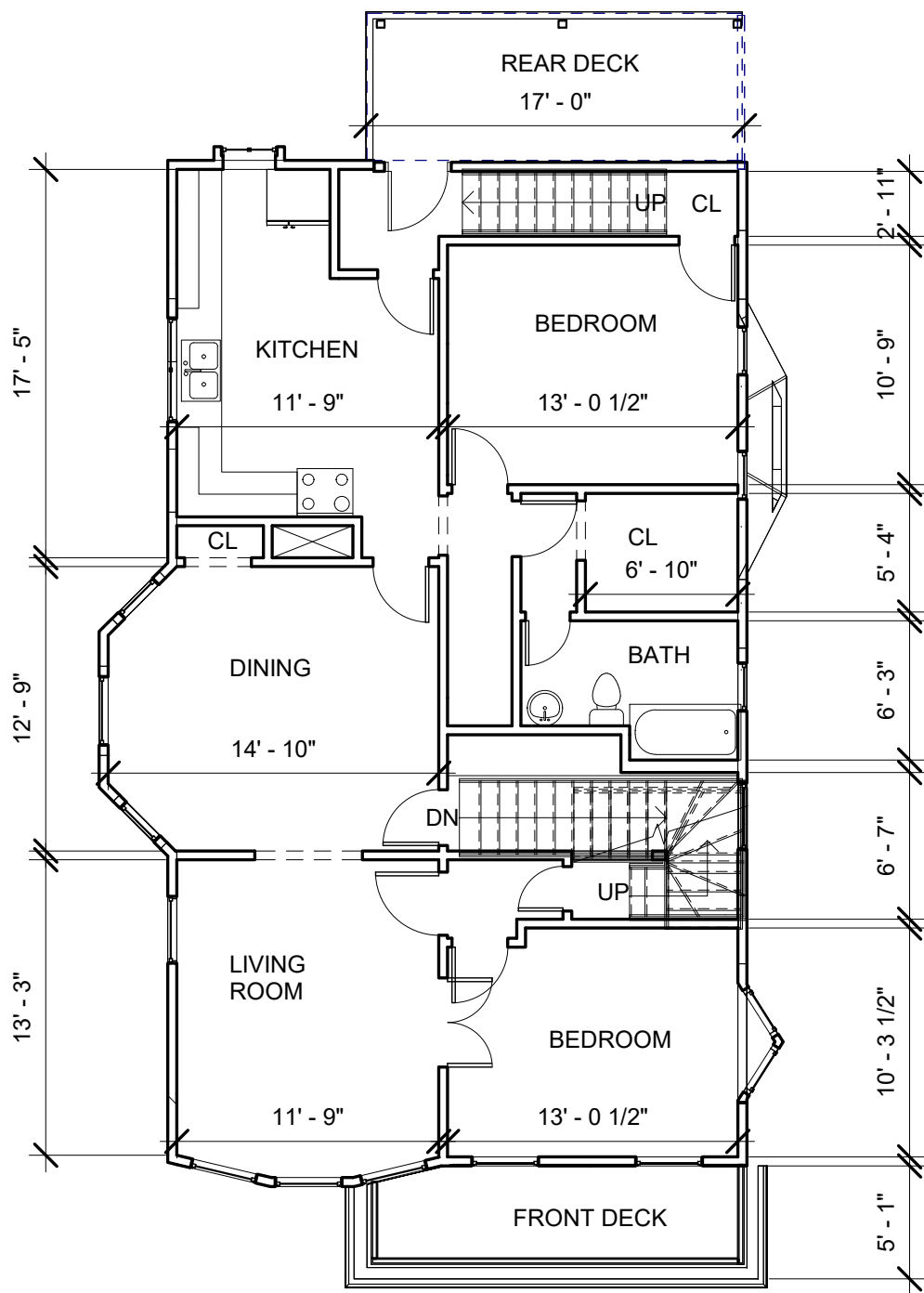
18 COPLEY ST



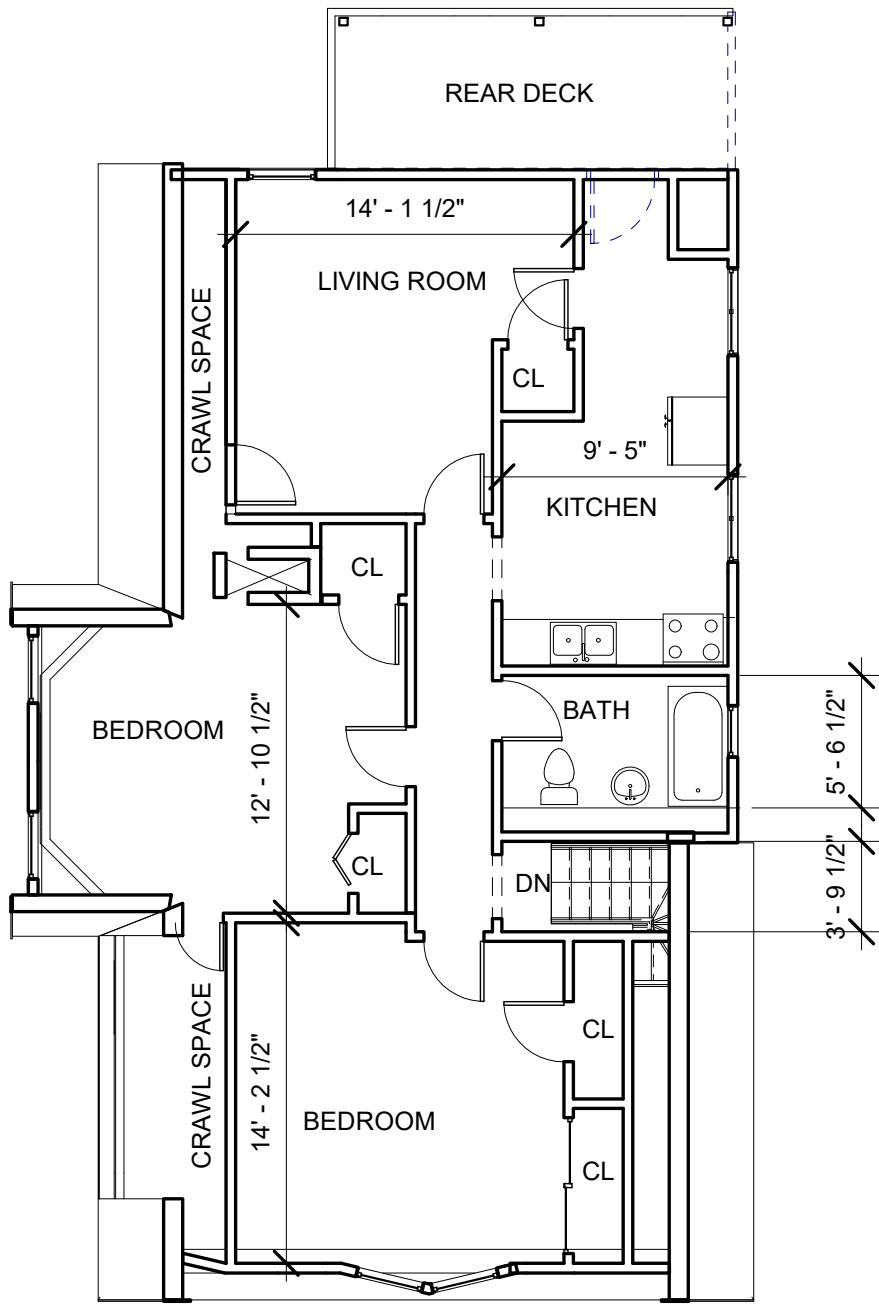
2 Existing Basement Level
1/8" = 1'-0"



1 Existing 1st Floor Level
1/8" = 1'-0"



3 Existing 2nd Floor Level
1/8" = 1'-0"



4 Existing 3rd Floor Level
1/8" = 1'-0"

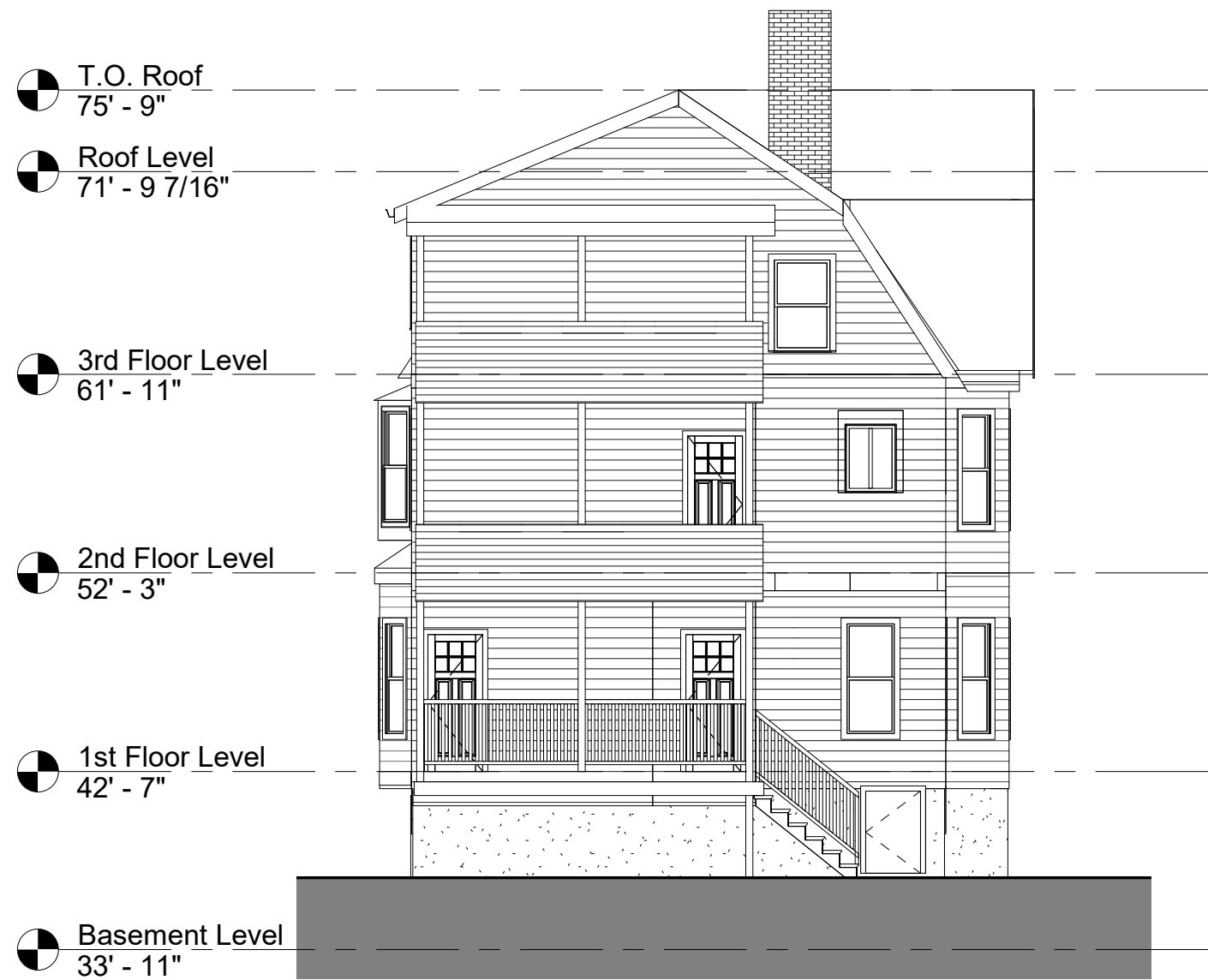


5 Existing East (Side) Elevation
1/8" = 1'-0"

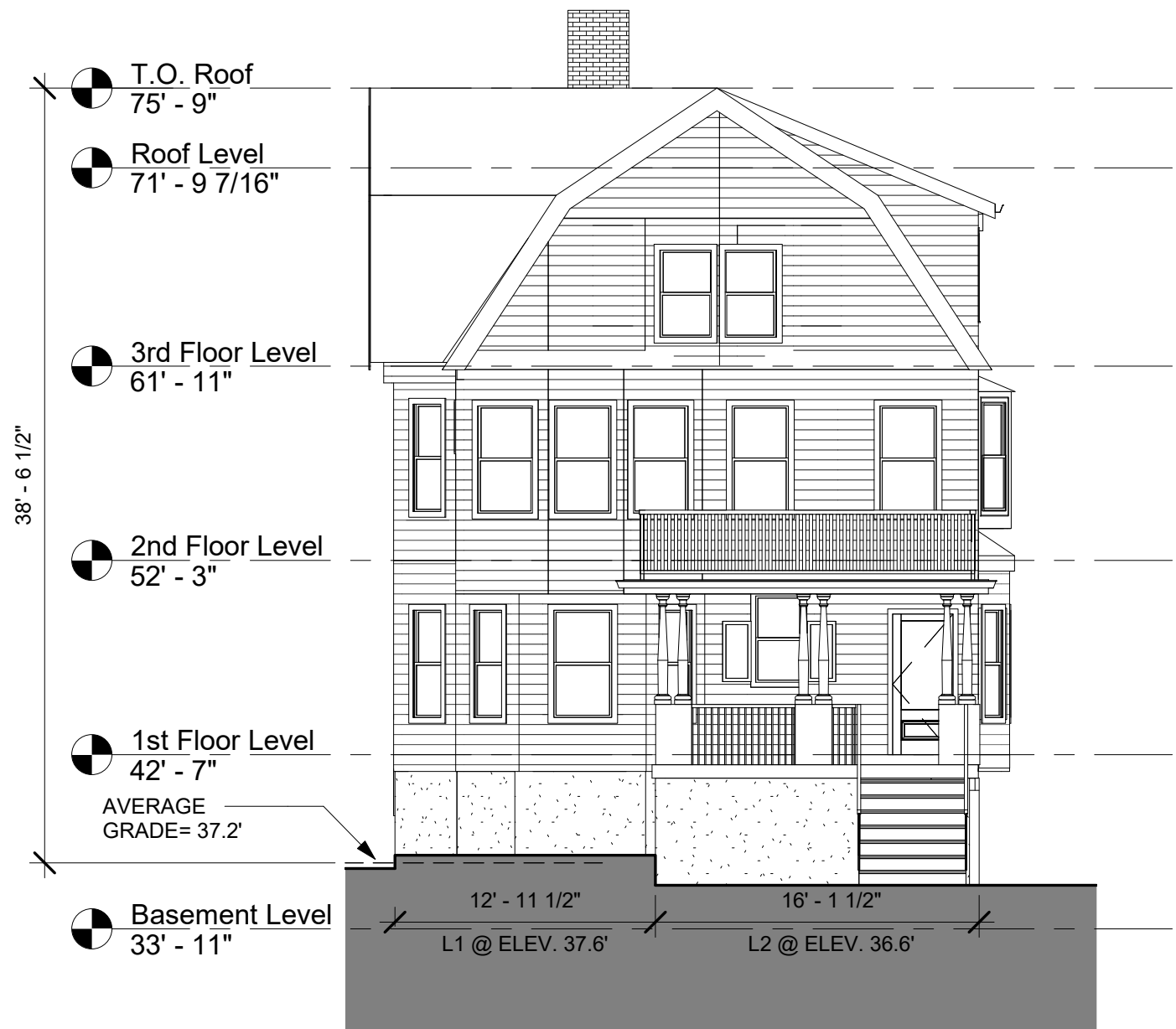


7 Existing West (Side) Elevation
1/8" = 1'-0"

AVERAGE GRADE CALCULATION	
AVERAGE GRADE	
$= (L1 \times \text{GRADE}) + (L2 \times \text{GRADE}) + (L3 \times \text{GRADE}) + (L4 \times \text{GRADE}) + (L5 \times \text{GRADE}) + (L6 \times \text{GRADE}) + (L7 \times \text{GRADE}) + (L8 \times \text{GRADE}) + (L9 \times \text{GRADE})$	
$= (13' \times 37.6') + (16.1' \times 36.6') + (29' \times 37.4') + (6.7' \times 37.5') + (45.1' \times 37.6') + (4.6' \times 37.6') + (7.4' \times 36.1') + (42.3' \times 36.8') + (6.7' \times 37.4')$	
$13' + 16.1' + 29' + 6.7' + 45.1' + 4.6' + 7.4' + 42.3' + 6.7'$	
$= 488.8' + 589.26' + 1,084.6' + 251.25' + 1,695.76' + 172.96' + 267.14' + 1,556.64' + 250.58'$	$= 6,356.99/170.9' = 37.2' \text{ AVERAGE GRADE}$
170.9'	



6 Existing South (Rear) Elevation
1/8" = 1'-0"



8 Existing North (Front) Elevation
1/8" = 1'-0"

PROJECT NAME

18 COPLEY ST

PROJECT ADDRESS

18 COPLEY ST
CAMBRIDGE, MA

CLIENT

PAUL CAMMARATA

ARCHITECT



KHALSA

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REGISTRATION



Project number 19123
Date 09/21/2020
Drawn by MJ
Checked by JSK
Scale 1/8" = 1'-0"

REVISIONS

No.	Description	Date

Existing
Conditions

EX-100

18 COPLEY ST



PROJECT NAME

18 COPLEY ST

PROJECT ADDRESS

18 COPLEY ST
CAMBRIDGE,MA

CLIENT

PAUL CAMMARATA

ARCHITECT



KHALSA

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REGISTRATION



Project number 19123
Date 09/21/2020
Drawn by MB
Checked by JSK
Scale

REVISIONS

No.	Description	Date

EXISTING
PHOTOS

EX-101

18 COPLEY ST

18 Copley St.

Petitioner
MARKI GAFFEY
907 MASS AVENUE
CAMBRIDGE, MA 02139

262-115
BORDE, ARVIN & ROSANNE DISTEFANO
363 WALDEN ST., UNIT #2B
CAMBRIDGE, MA 02140

262-115
PRICE, MAUREEN GAIL
361-363 WALDEN ST., #G
CAMBRIDGE, MA 02138

262-115
WALKER, SCOTT D., SIMONE H. ALPEN &
ROBERT ASMUS ALPEN
363 WALDEN ST. UNIT#2A
CAMBRIDGE, MA 02140

262-109
JACKSON, FREDERICK M.
9 WEBSTER RD
LEXINGTON, MA 02421

262-112
JOHNSON, ELIZABETH J.
14 COPLEY STREET
CAMBRIDGE, MA 02138-1239

262-118
MCCREE, RAMON W.
TRUSTEE THE R.W. MCCREE TRUST NO.1
311 CONCORD AVE
CAMBRIDGE, MA 02138-1207

262-100
HARLAN FRIEDMAN,
TR OF SUSAN E. KUELZER GENERATIONS TRUST
21 DE SILVA ISLAND DR
MILL VALLEY, CA 94941

262-116
LUBAVITCH OF CAMBRIDGE, INC.
38 BANKS ST
CAMBRIDGE, MA 02138

262-113
KAONADKO 351 WALDEN LLC
2 LOWELL AVE., #2B
WINCHESER, MA 01890

262-98
JONES, ENOS A. & IRIS E. JONES,
TRUSTEES ENOS & IRIS JONES REALTY TRUST
11 COPLEY ST
CAMBRIDGE, MA 02138

262-114
JACKMAN, PHILLIP W. & LANA W. JACKMAN
359 WALDEN ST.
CAMBRIDGE, MA 02138-1347

262-99
ROSS, NATHAN T. & JESSICA L. GOODMAN
17 COPLEY ST., #1
CAMBRIDGE, MA 02138

262-99
DRAGOON, CHRISTOPHER J.
17 COPLEY ST., #2
CAMBRIDGE, MA 02138

262-113
PRESBRY, JOSEPH W.
351 WALDEN ST., #2
CAMBRIDGE, MA 02138

262-99
BENOIT, MARTIN F. & NADIA R.
KHATCHADOURIAN
17 COPLEY ST., #3
CAMBRIDGE, MA 02138

262-116
LUBAVITCH OF CAMBRIDGE, INC
38 BANKS ST
CAMBRIDGE, MA 02139

262-119
QU, TING & YAN CHEN
315-317 CONCORD AVE. UNIT 315
CAMBRIDGE, MA 02138

262-110
BEYER, RICHARD ANDREW & REBECCA JO COYNE
20-22 COPLEY ST. UNIT 20
CAMBRIDGE, MA 02138

262-110
GARAFALO, STEVEN D. &
JELENA VELJKOVIC GARAFALO
20-22 COPLEY ST. UNIT 22
CAMBRIDGE, MA 02138

262-119
WESTFAHL, SCOTT A.
315-317 CONCORD AVE. UNIT 317
CAMBRIDGE, MA 02138

262-117
NINEBERG, ALLEN S. SPENCER B NINEBERG
307 CONCORD AVE
CAMBRIDGE, MA 02138

262-111
18 COPLEY LLC,
45 SUDBURY RD
WESTON, MA 02493

262-115
CONWAY, NICHOLAS J. & JESSICA H. LIAO
363 WALDEN ST., #1
CAMBRIDGE, MA 02138