

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02140

617-349-6100

2021 AUG -6 AM 10:33
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 134121

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Nurit Adem

PETITIONER'S ADDRESS: 1 Gladstone St, Cambridge, MA 02140

LOCATION OF PROPERTY: 1 Gladstone St, Unit 2, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Converting a 3 season 2nd floor rear porch to a year round living room. Expanding the floor plan of the existing structure and also adding an addition on top of that structure to expand the existing bedroom.

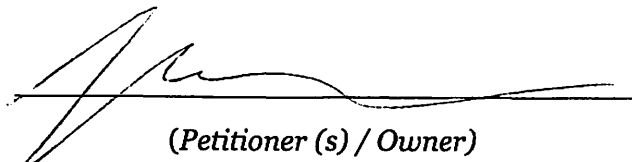
SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) / Owner)

Khato Adem
(Print Name)

Address:

Tel. No. 6176377772
E-Mail Address: ademinc2014@gmail.com

Date: 8/02/2021

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 NURIT ADEM
(OWNER)

Address: 1 GLADSTONE ST CAMBRIDGE, MA 02140

State that I/We own the property located at 1 GLADSTONE ST CAMB, MA, 02140
which is the subject of this zoning application.

The record title of this property is in the name of NURIT ADEM

*Pursuant to a deed of duly recorded in the date 06/28/1990, Middlesex South
County Registry of Deeds at Book 20624, Page 410; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Nurit Adem
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 Nurit Adem personally appeared before me,
this 7th of July, 2021, and made oath that the above statement is true.

WLA Notary

My commission expires May 1st 2026 (Notary Seal).



AMANDA LYNN ADAMS
Notary Public
Commonwealth of Massachusetts
My Commission Expires May 1, 2026

- 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 1 Gladstone St , Unit 2 , 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:

Looking for allowance to the FAR requirements.

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:

N/A

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:

N/A

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:

N/A

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:

N/A

***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:** Nurit Adem**Present Use/Occupancy:** 2 Family**Location:** 1 Gladstone St**Zone:** Residence B Zone**Phone:** 6176377772**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3151	3452.6	n/a	(max.)
<u>LOT AREA:</u>	3825	3825	n/a	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.82	.90	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	n/a	n/a	n/a	
<u>SIZE OF LOT:</u>				
WIDTH	n/a	n/a	n/a	
DEPTH	n/a	n/a	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	n/a	n/a	n/a	
REAR	n/a	n/a	n/a	
LEFT SIDE	n/a	n/a	n/a	
RIGHT SIDE	n/a	n/a	n/a	
<u>SIZE OF BUILDING:</u>				
HEIGHT	n/a	n/a	n/a	
WIDTH	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	n/a	n/a	n/a	
<u>NO. OF DWELLING UNITS:</u>	2	n/a	n/a	
<u>NO. OF PARKING SPACES:</u>	n/a	n/a	n/a	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<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'.

DIMENSIONAL FORM**Project Address:** 1 Gladstone St**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	3,825		NO CHANGE	
Lot Width (ft)	42.50		NO CHANGE	
Total Gross Floor Area (sq ft)	3121	5000	3452.6	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio	.82	.50	.90	
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units	2		NO CHANGE	
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)	27	35	NO CHANGE	
Front Yard Setback (ft)	25	25	NO CHANGE	
Side Yard Setback (ft)	5.5	15	NO CHANGE	
Side Yard Setback (ft)	14	15	NO CHANGE	
Rear Yard Setback (ft)	27.5	25	NO CHANGE	
Open Space (% of Lot Area)	.18		NO CHANGE	
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces	2		NO CHANGE	
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes:

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 1 Gladstone St . Unit 2 . 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:

Looking for allowance to the FAR requirements.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial

B) change in established neighborhood character for the following reasons:

This project will not change the egress , pattern of access or traffic

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:

This project will not change the use of the property in anyway .

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:

All guidelines and requirements for disposing of materials & permitted work hours will be observed.

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:

This project will not change the current use of the property.

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

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<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.82	.90	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>				
<u>SIZE OF LOT:</u>				
WIDTH	42.5	42.5	n/a	
DEPTH	90	90.	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	25	25	25	
REAR	27.5	27.5	25	
LEFT SIDE	5.5	5.5	15	
RIGHT SIDE	14	14	15	
<u>SIZE OF BUILDING:</u>				
HEIGHT	27	27	35	
WIDTH	20.6	20.6	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	n/a	n/a	n/a	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	3	3		
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	0	0	0	

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.

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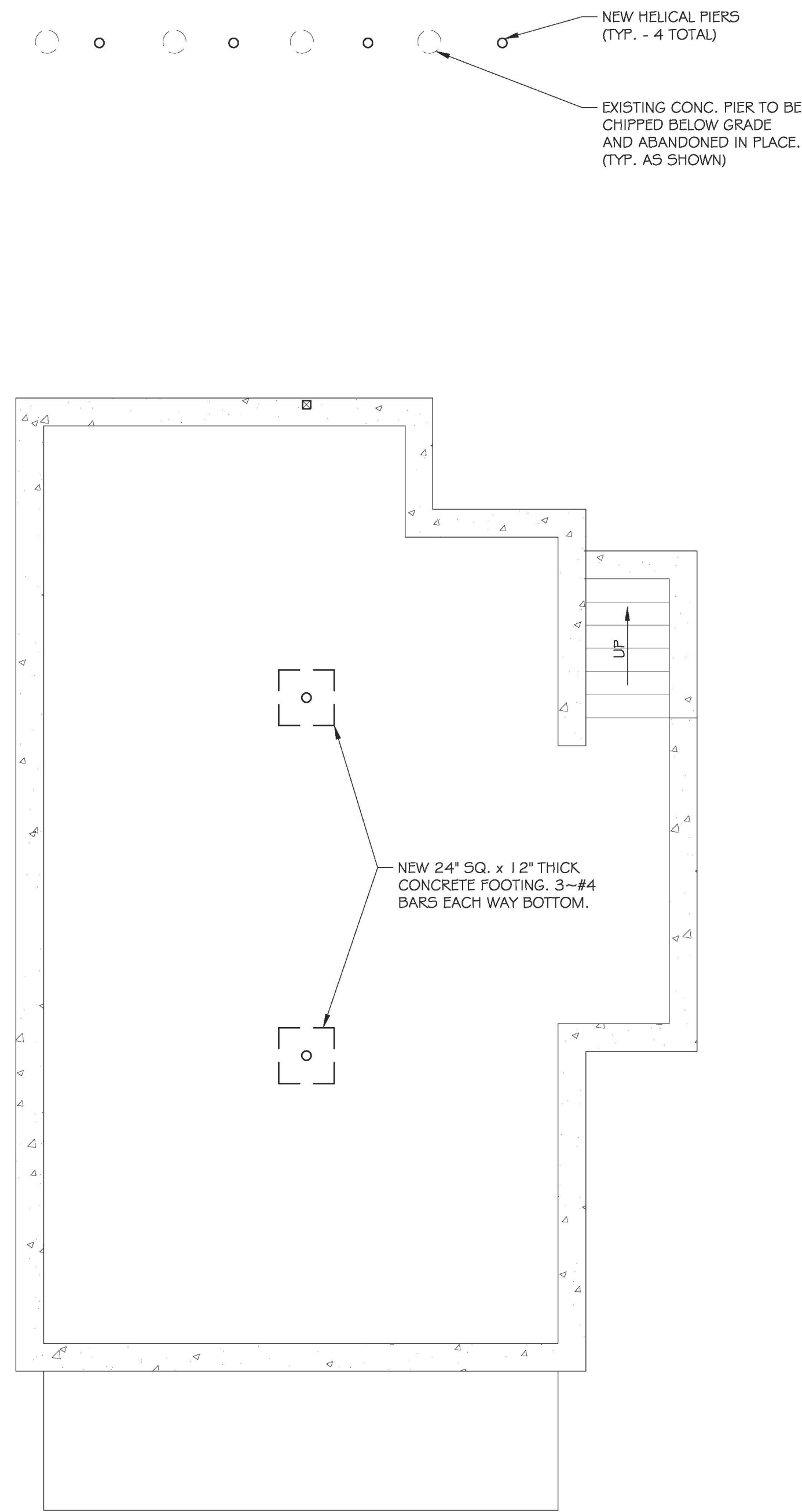
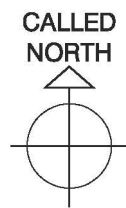
DIMENSIONAL FORM

Project Address: 1 Gladstone St

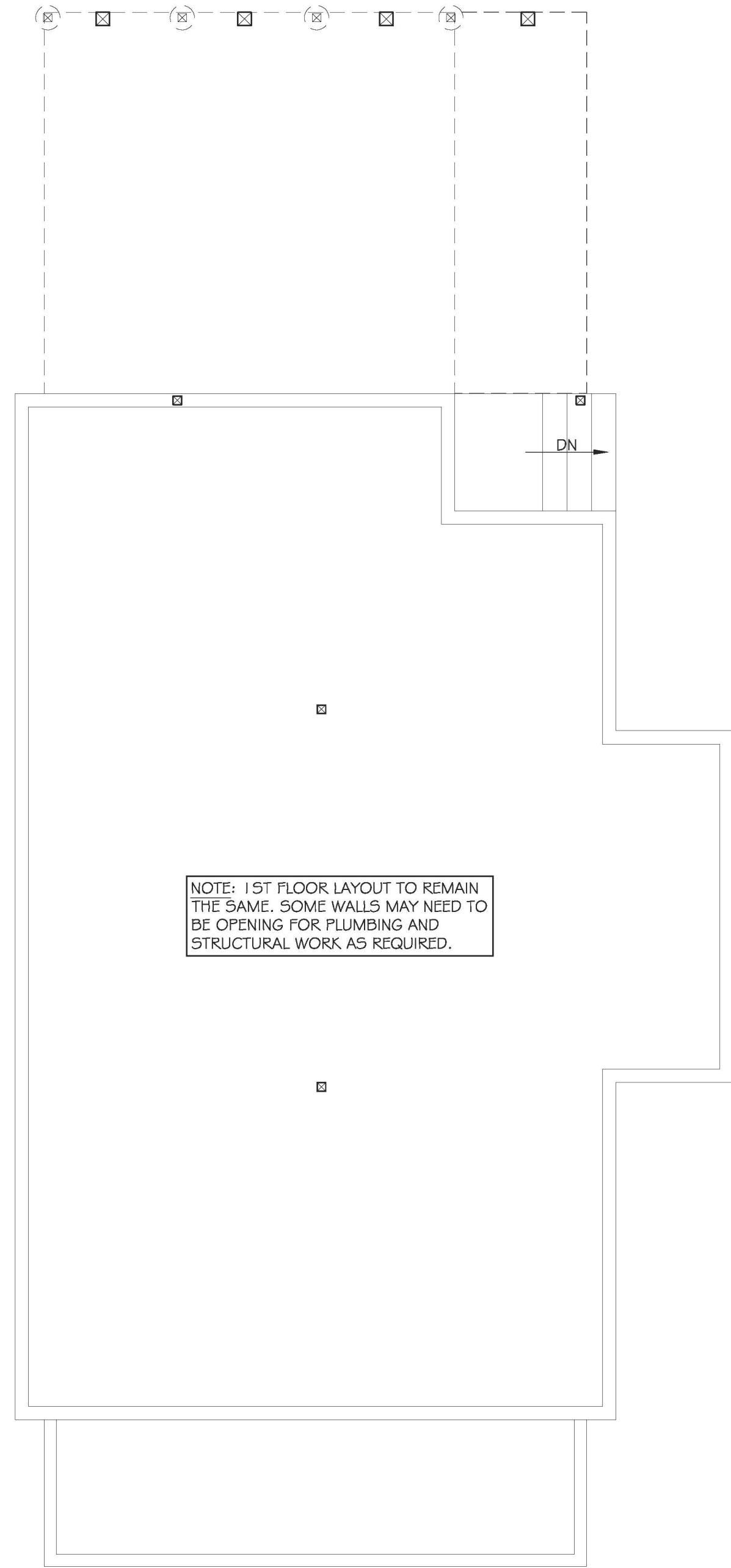
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Other Open Space (Specify)				
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Short-Term Bicycle Parking				
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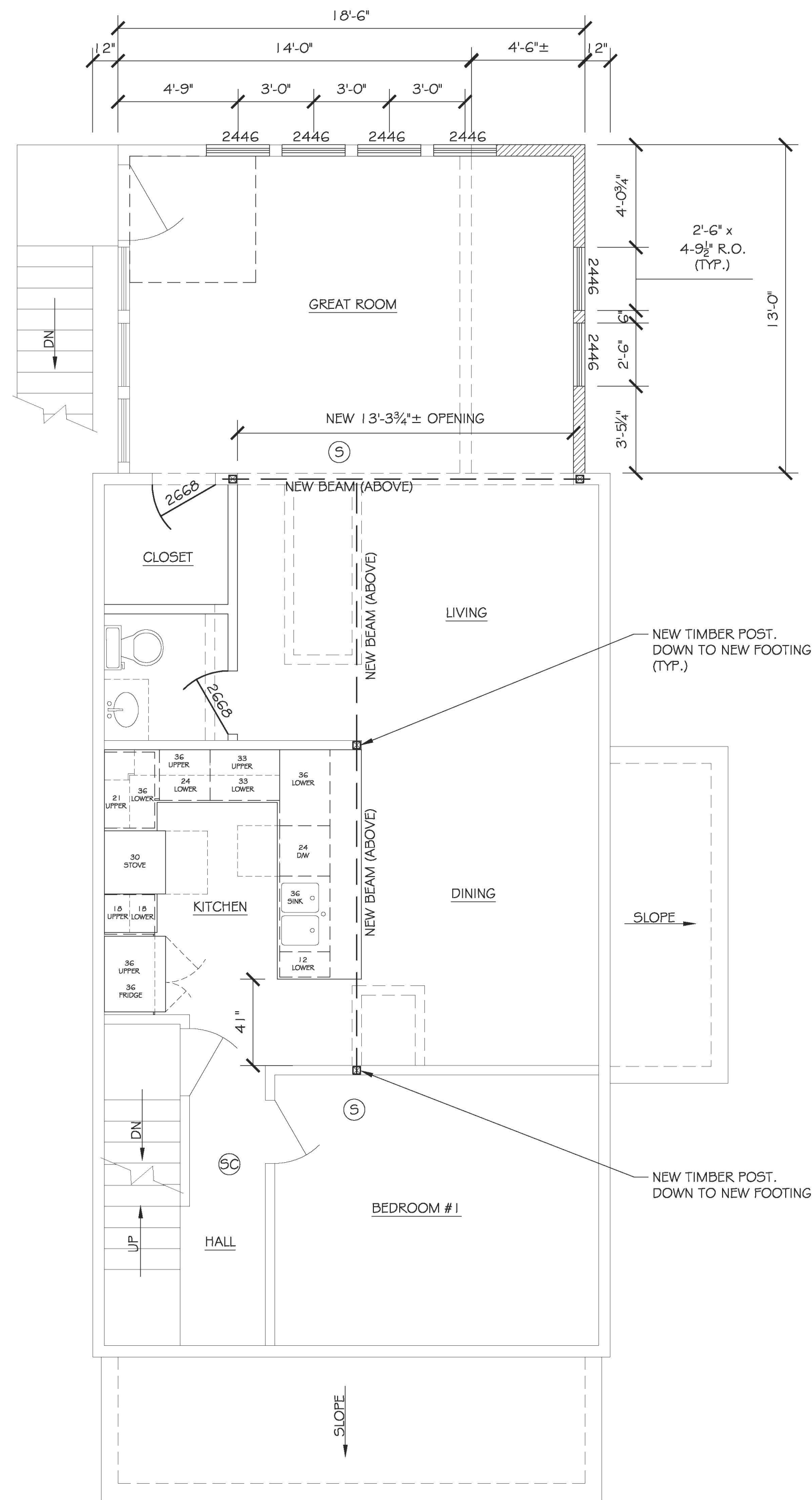
Use space below and/or attached pages for additional notes:



10 PROPOSED FOUNDATION PLAN
APPROX. SCALE: 1/4" = 1'-0"

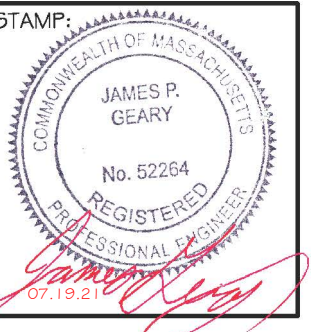


11 PROPOSED FIRST FLOOR PLAN
APPROX. SCALE: 1/4" = 1'-0"



12 PROPOSED SECOND FLOOR PLAN
APPROX. SCALE: 1/4" = 1'-0"

- LEGEND
- Ⓢ SMOKE ALARM
 - ⓐ CARBON MONOXIDE ALARM
 - Ⓢⓐ SMOKE & CARBON MONOXIDE ALARM
 - Ⓜ HEAT DETECTOR
 - NEW 2x4 STUD WALLS @ 16" O.C.
 - NEW 2x6 STUD WALLS @ 16" O.C.
 - OR INSULATED EXTERIOR WALL OR INTERIOR REPAIR
 - EXISTING WALL TO BE REMOVED
 - INDICATES DOOR/WINDOW SIZE (3'-0" x 6'-8")



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Tewksbury, MA 01876
978.835.9700
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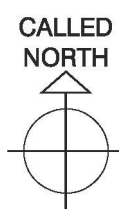





REVISION	DESCRIPTION	DATE

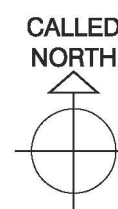
ADEM RESIDENCE - REAR ADDITION
KHALID ADEM
1 GLADSTONE STREET
CAMBRIDGE, MA

ISSUED FOR:
FOR CONSTRUCTION
DATE: 07.19.2021
PROJECT #: 21-146
DESIGNED BY: JFG
CHECK BY: JFG

AI



LEGEND	
(S)	SMOKE ALARM
(C)	CARBON MONOXIDE ALARM
(SC)	SMOKE & CARBON MONOXIDE ALARM
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AMP-
COMMONWEALTH OF MASSACHUSETTS
JAMES P. GEARY
No. 52264
REGISTERED
PROFESSIONAL ENGINEER
07.19.21

528 Whipple Road
Tewksbury, MA 01876
978.835.9700
JGeary@StructuralHD.com

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ADDEM RESIDENCE - NEAK ADDITION
KHALID ADEM

1 GLADSTONE STREET
CAMBRIDGE, MA

ISSUED FOR:
R CONSTRUCTION

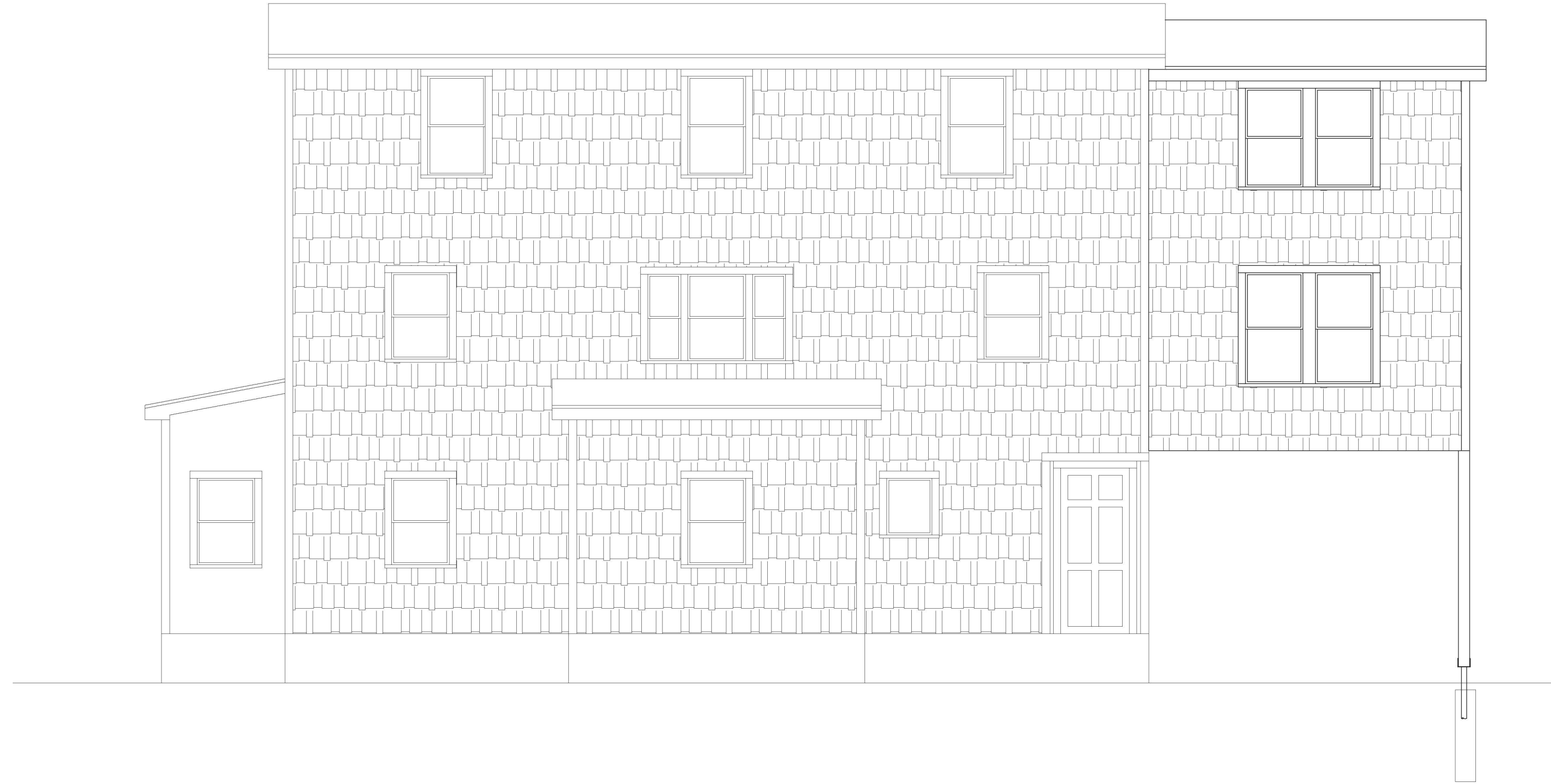
DATE:	07.19.2021
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DESIGNED BY:	JPG
CHECK BY:	JPG

A2

EXISTING THIRD FLOOR
ELEV. = 116'-4"±

EXISTING SECOND FLOOR
ELEV. = 108'-4"±

EXISTING FIRST FLOOR
ELEV. = 100'-0"±

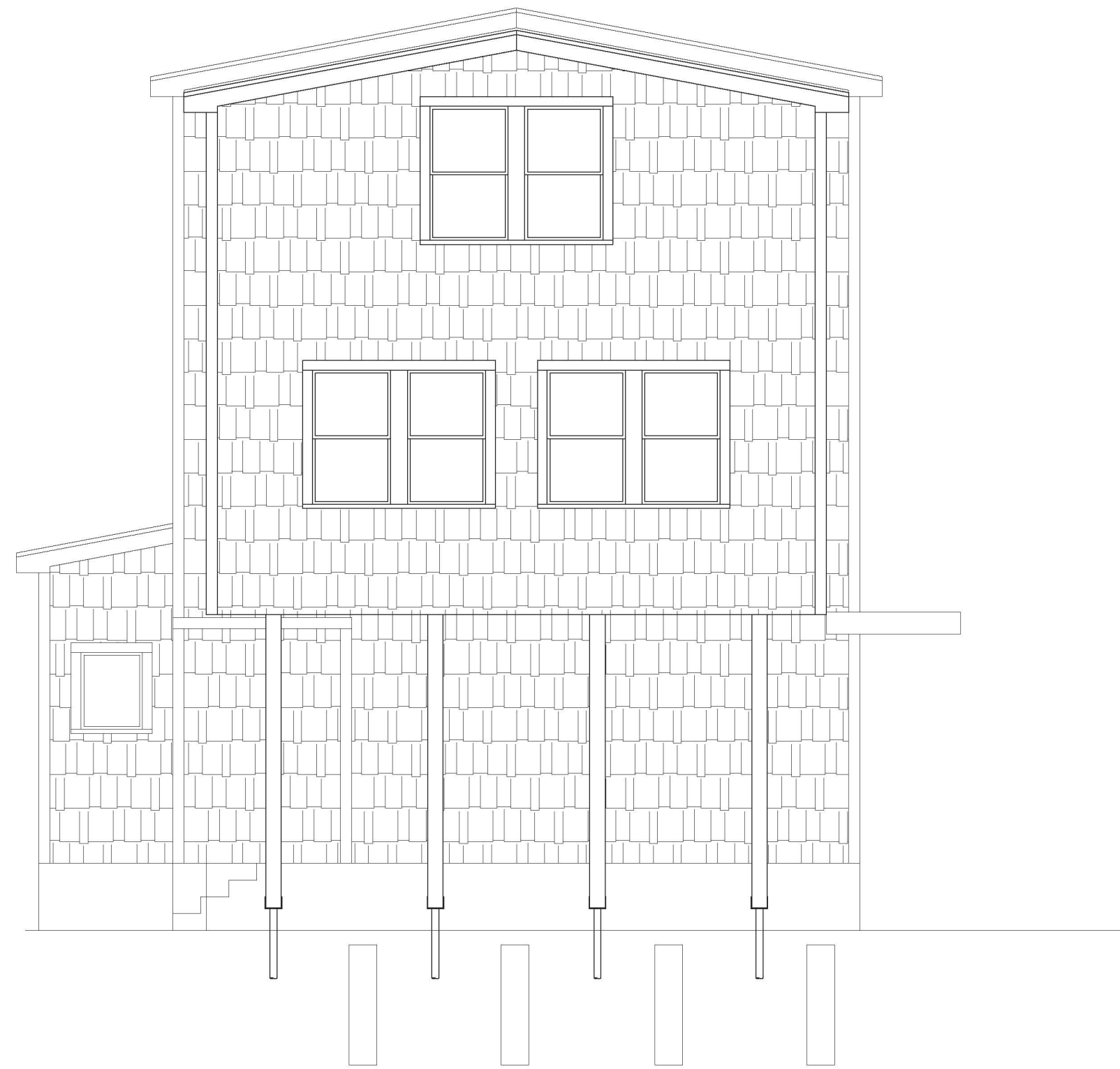


94 EASTERN ELEVATION
APPROX. SCALE: 1/4" = 1'-0"

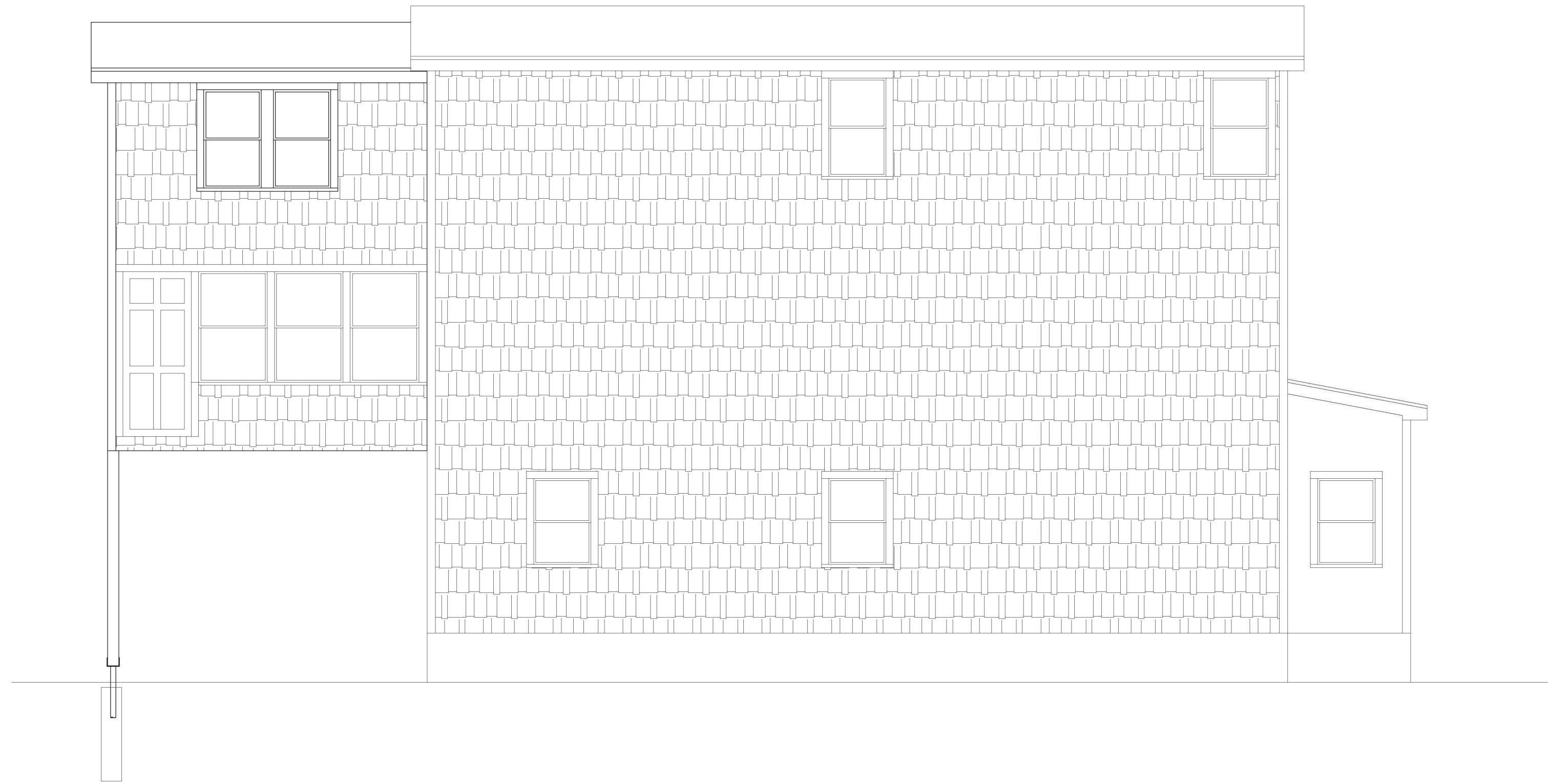
EXISTING THIRD FLOOR
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ELEV. = 108'-4"±

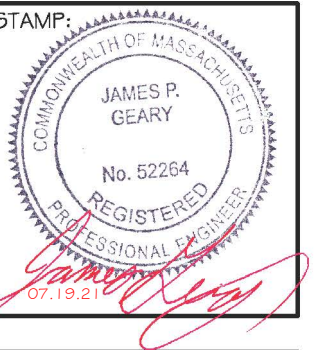
EXISTING FIRST FLOOR
ELEV. = 100'-0"±



96 NORTHERN ELEVATION
APPROX. SCALE: 1/4" = 1'-0"



94 WESTERN ELEVATION
APPROX. SCALE: 1/4" = 1'-0"



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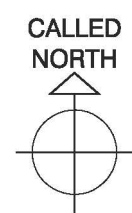


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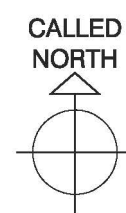
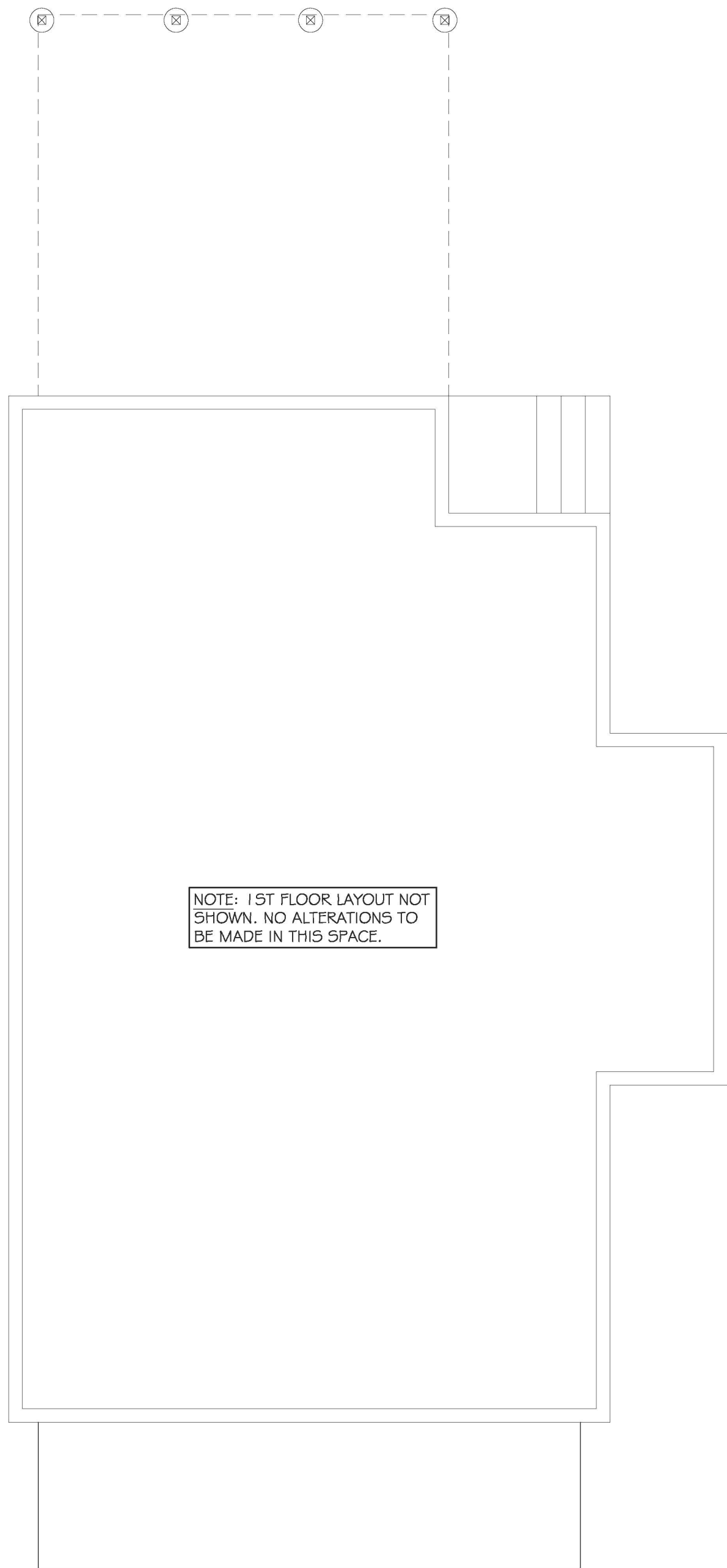
ADEM RESIDENCE - REAR ADDITION
KHALID ADEM
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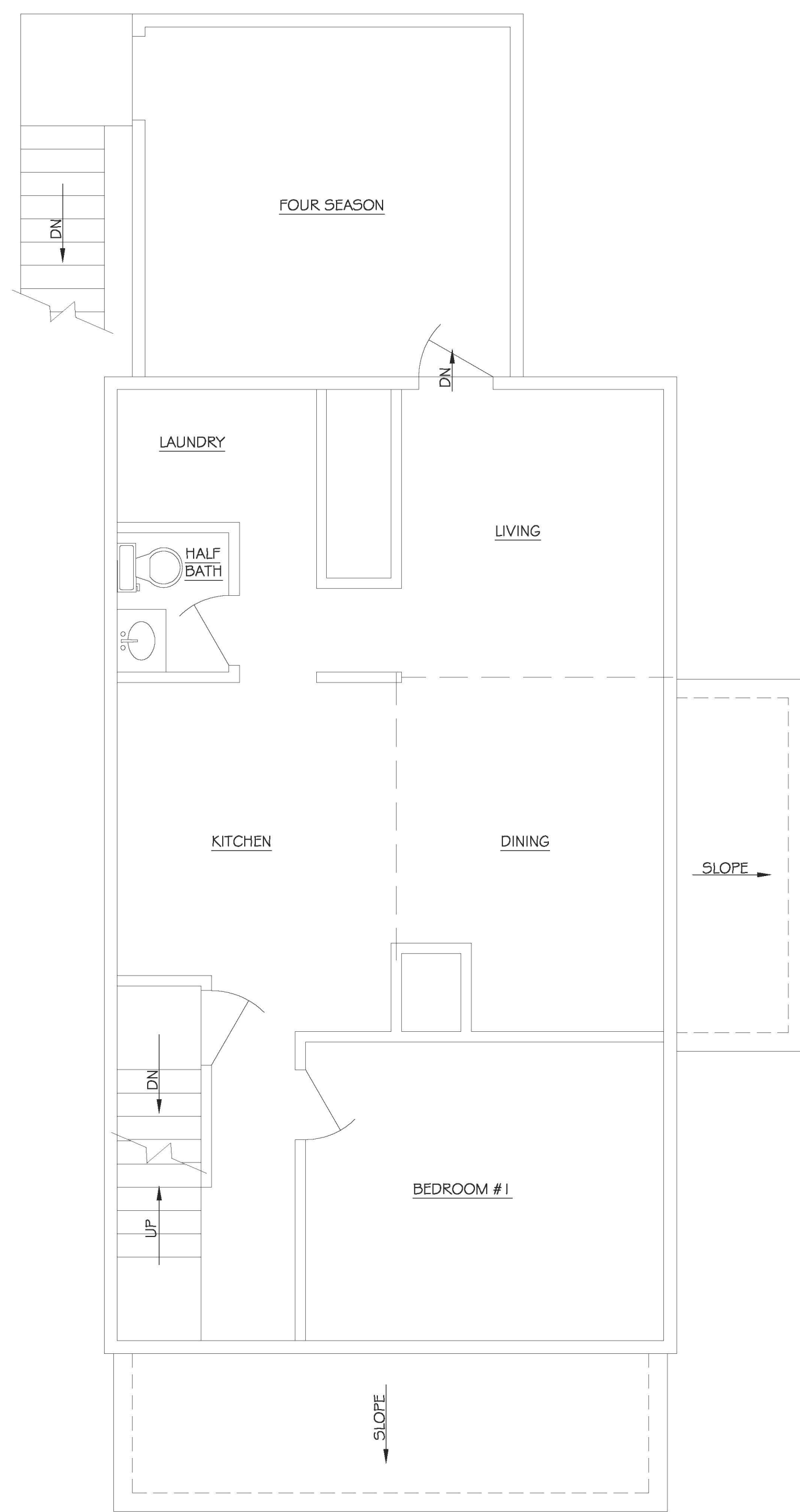
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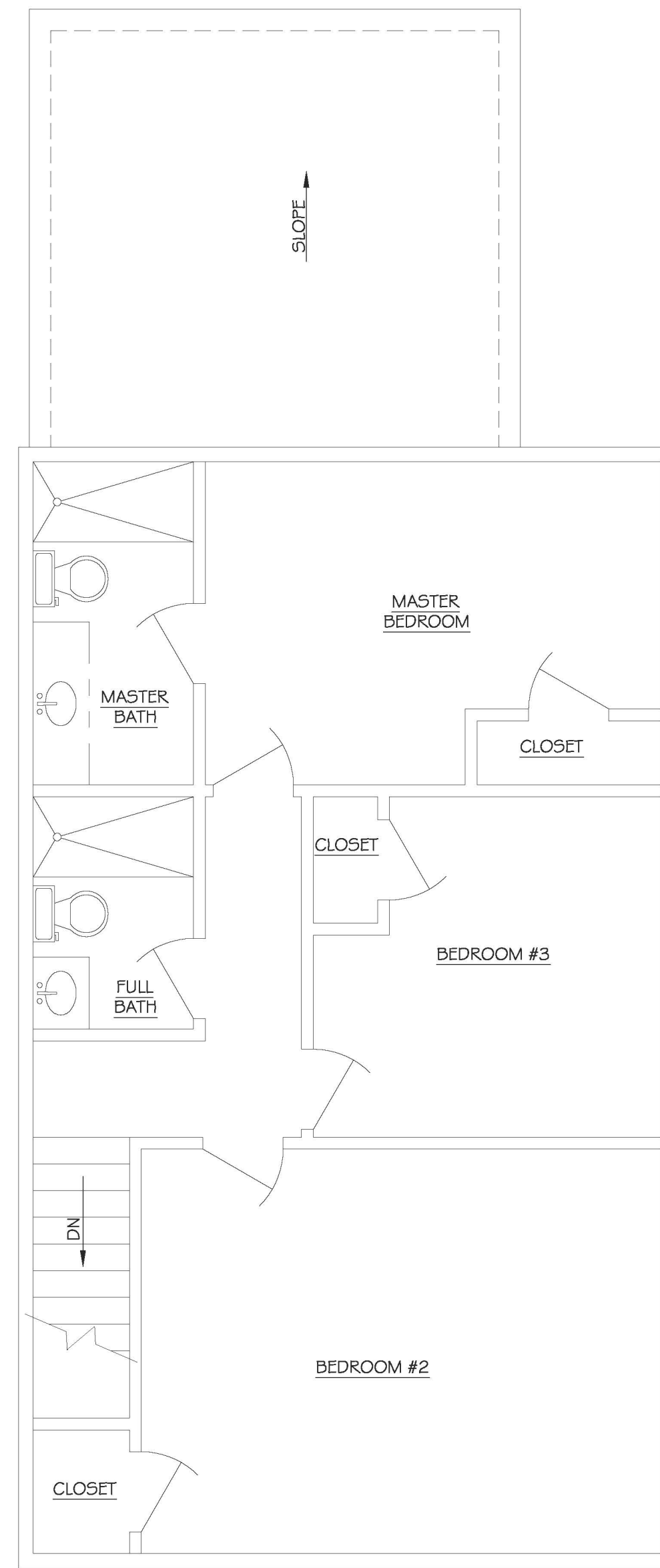
90 **FIRST FLOOR PLAN**
APPROX. SCALE: 1/4" = 1'-0"



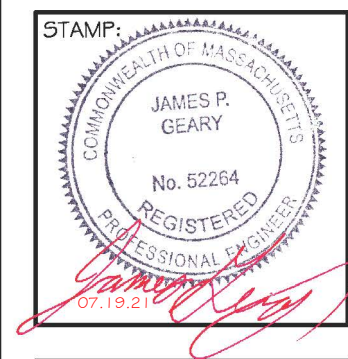
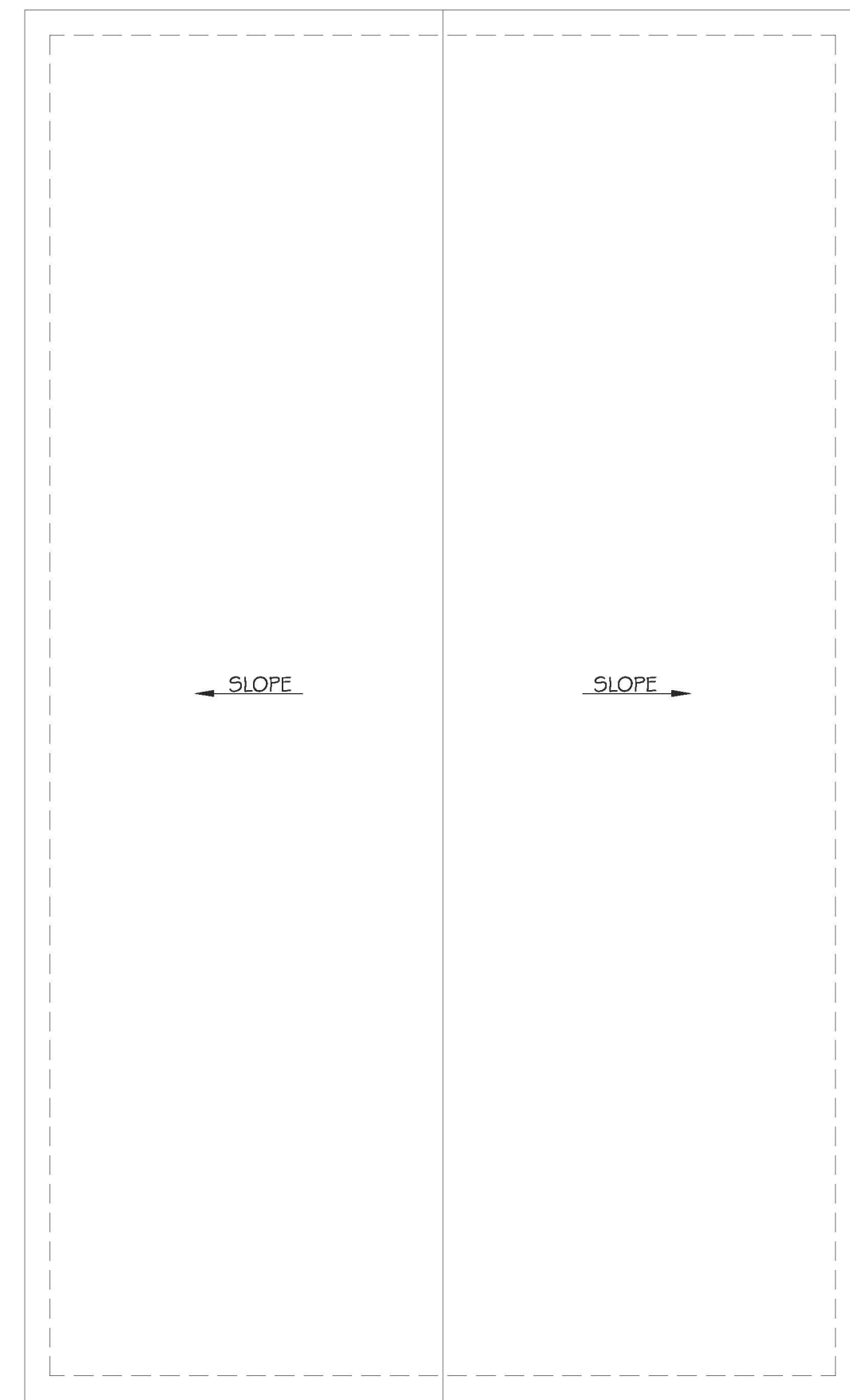
91 **SECOND FLOOR PLAN**
APPROX. SCALE: 1/4" = 1'-0"



92 **THIRD FLOOR PLAN**
APPROX. SCALE: 1/4" = 1'-0"



93 **ROOF PLAN**
APPROX. SCALE: 1/4" = 1'-0"



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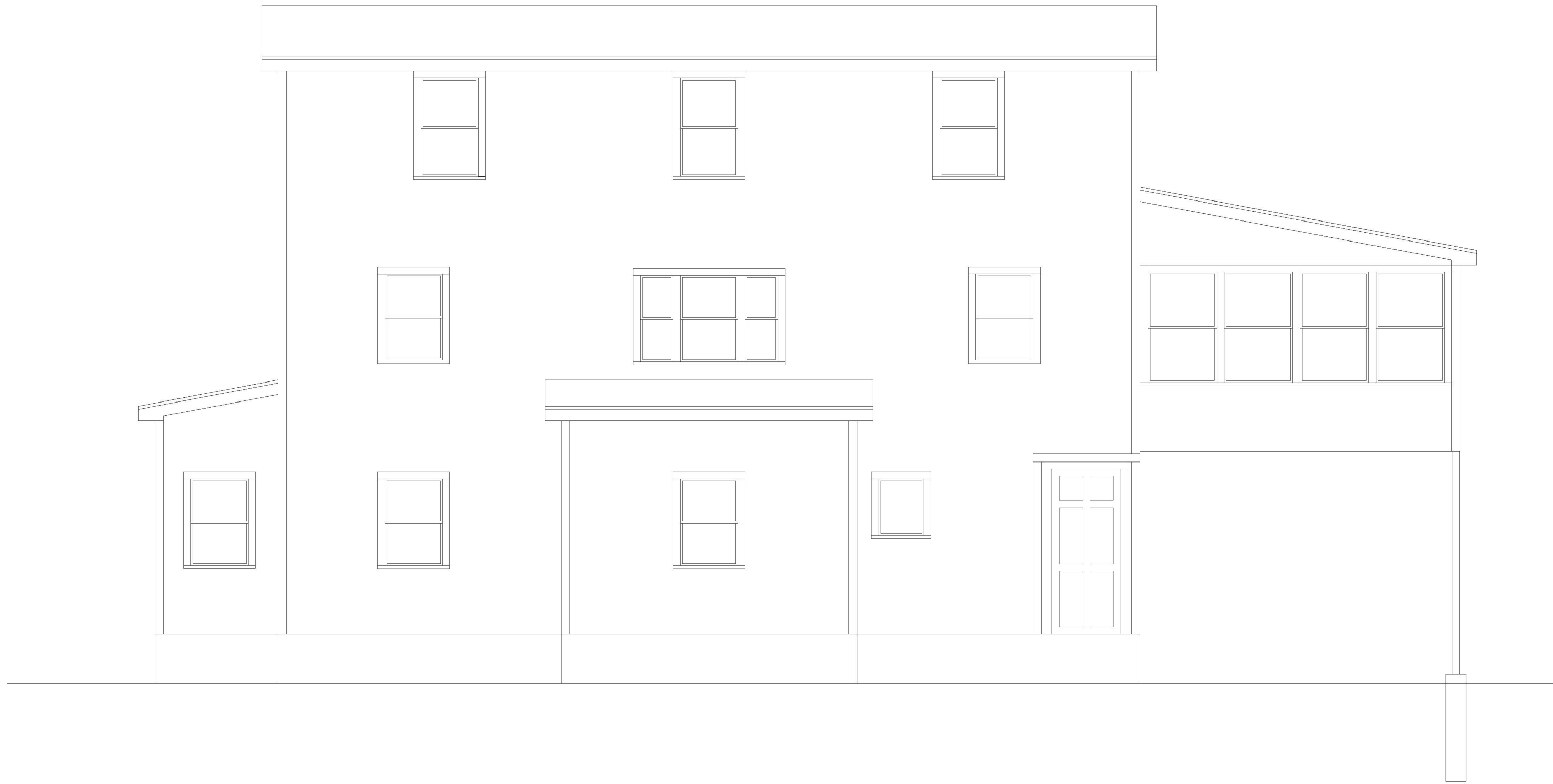


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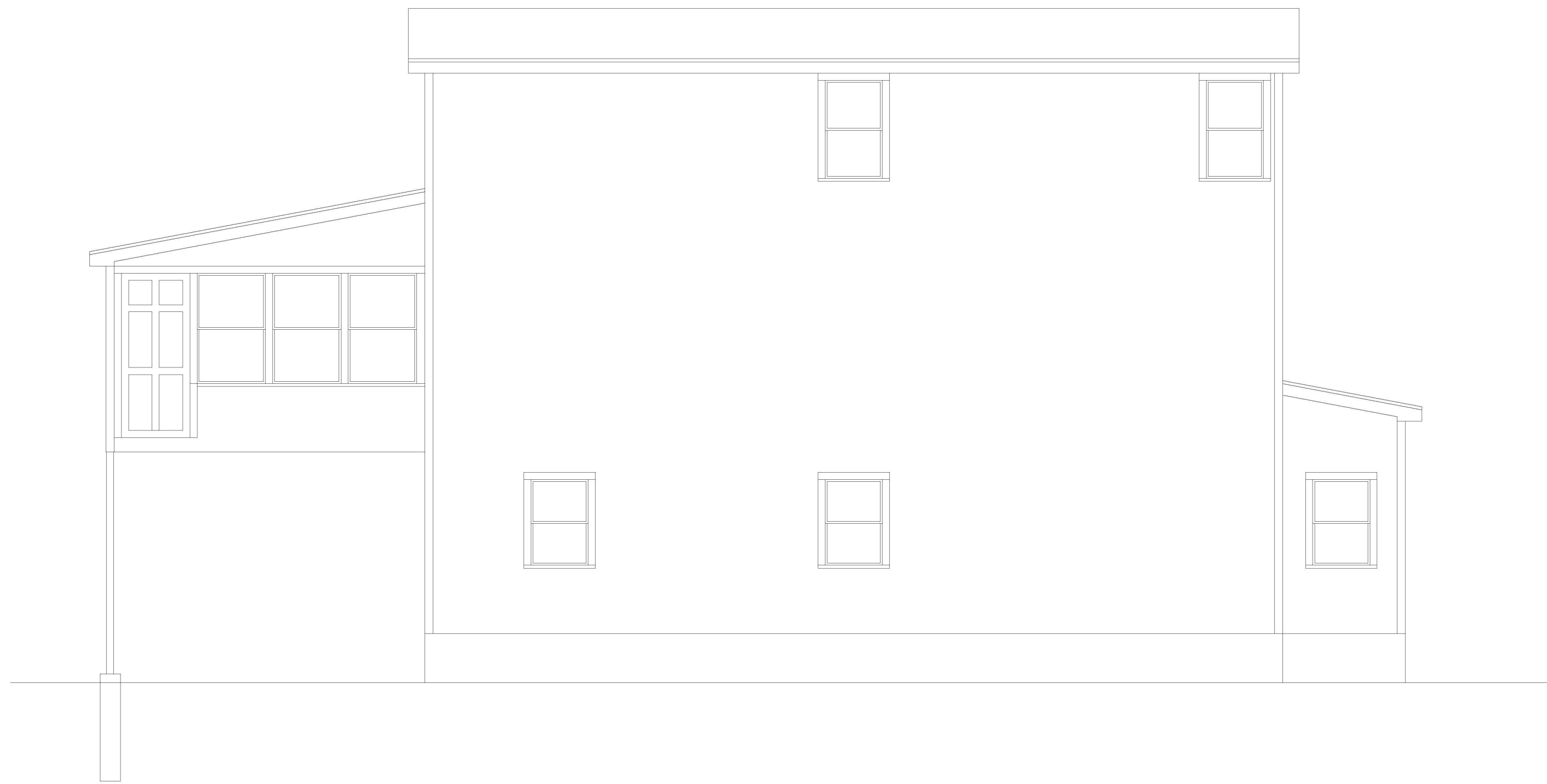
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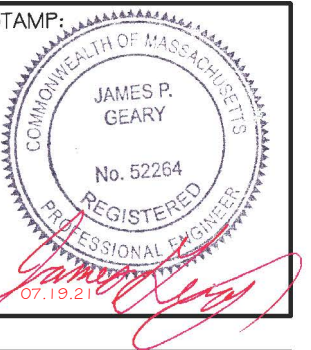
94 EASTERN ELEVATION
APPROX. SCALE: 1/4" = 1'-0"



96 NORTHERN ELEVATION
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94 WESTERN ELEVATION
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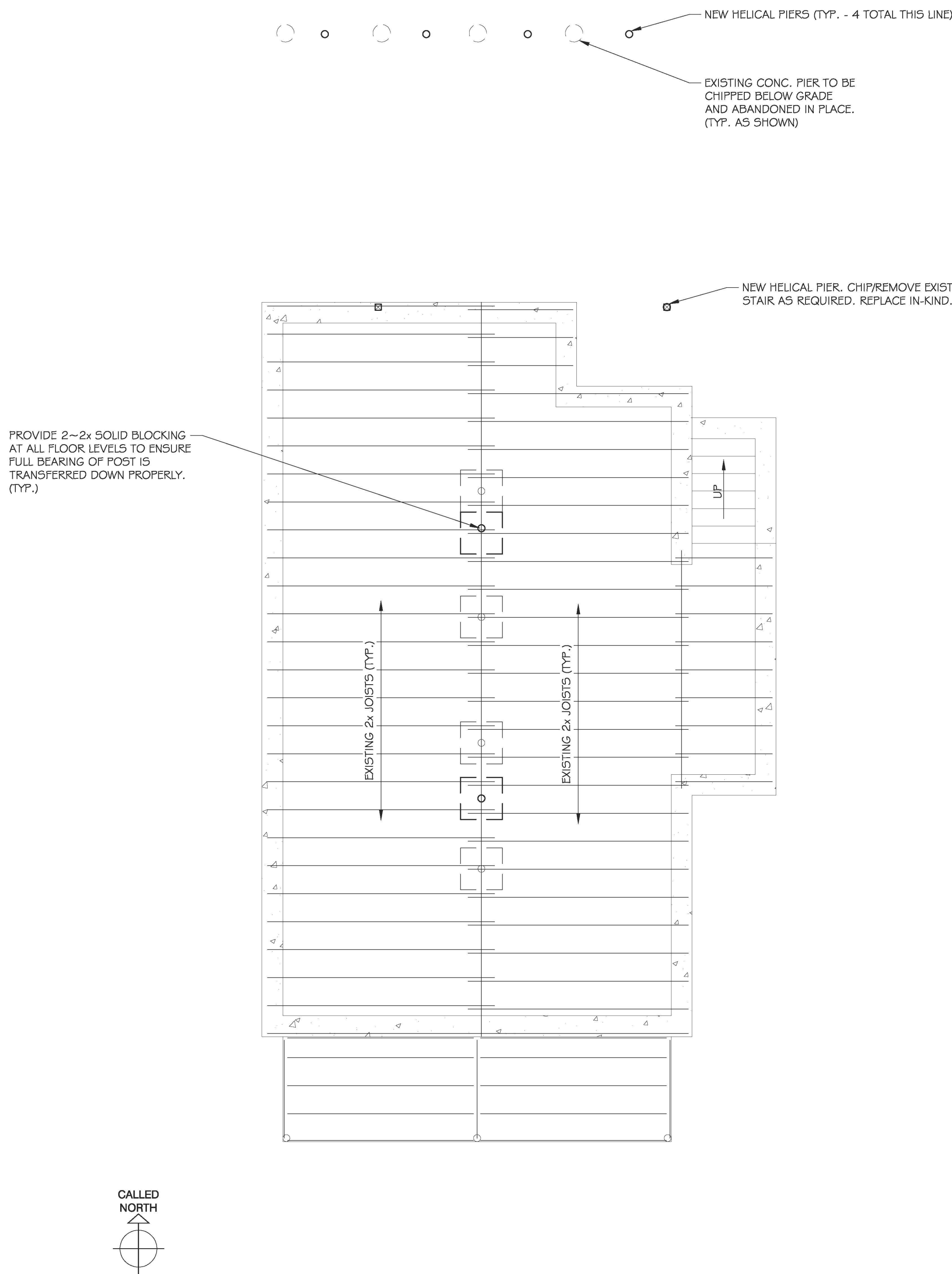


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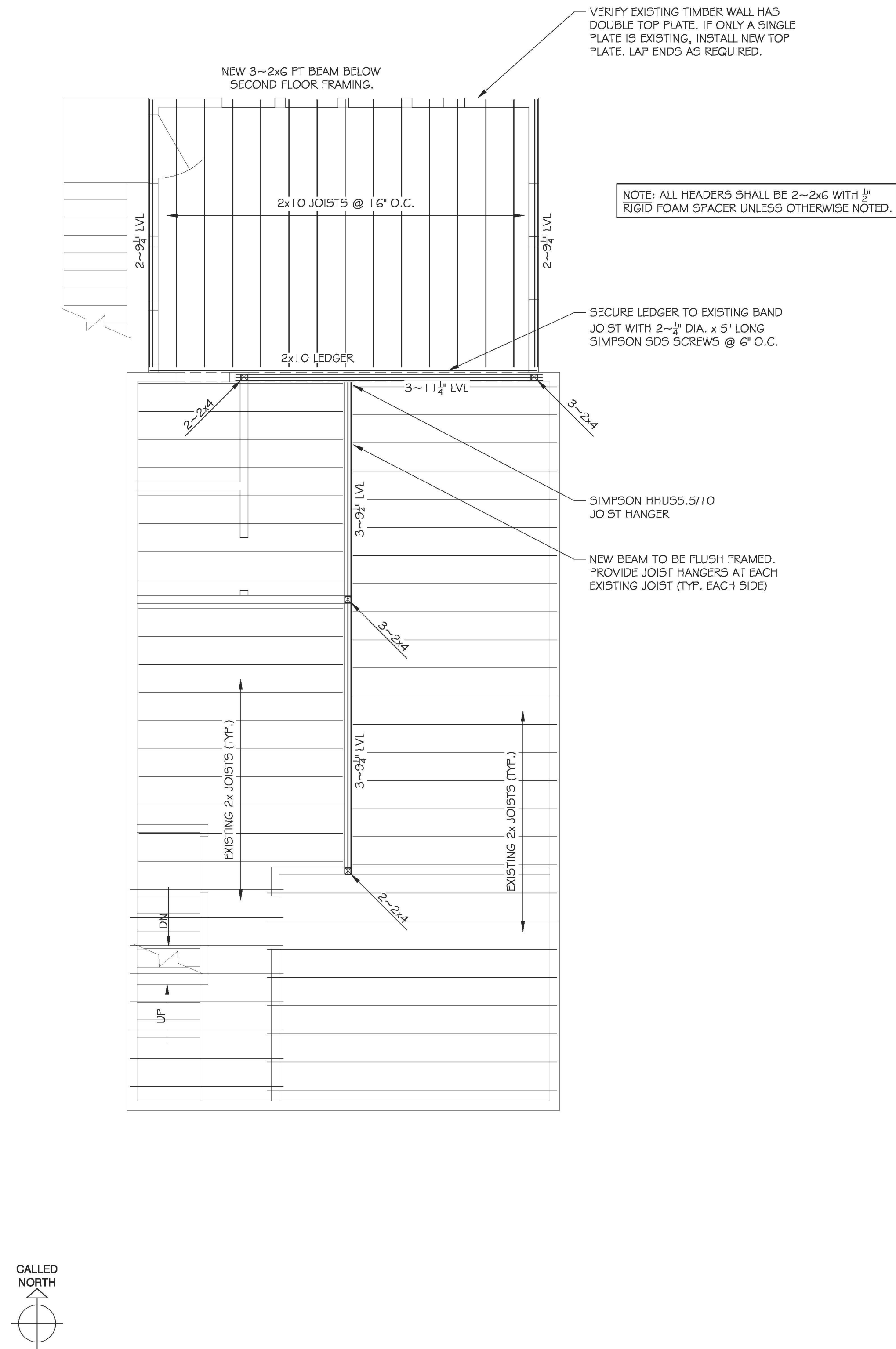
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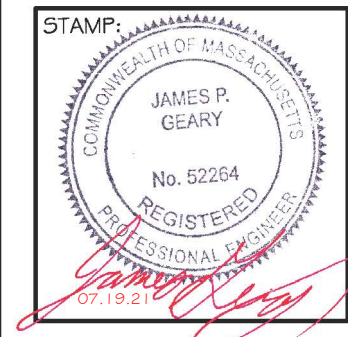
A5



10 PROPOSED FIRST FLOOR FRAMING PLAN
APPROX. SCALE: 1/4" = 1'-0"



12 PROPOSED THIRD FLOOR FRAMING PLAN
APPROX. SCALE: 1/4" = 1'-0"



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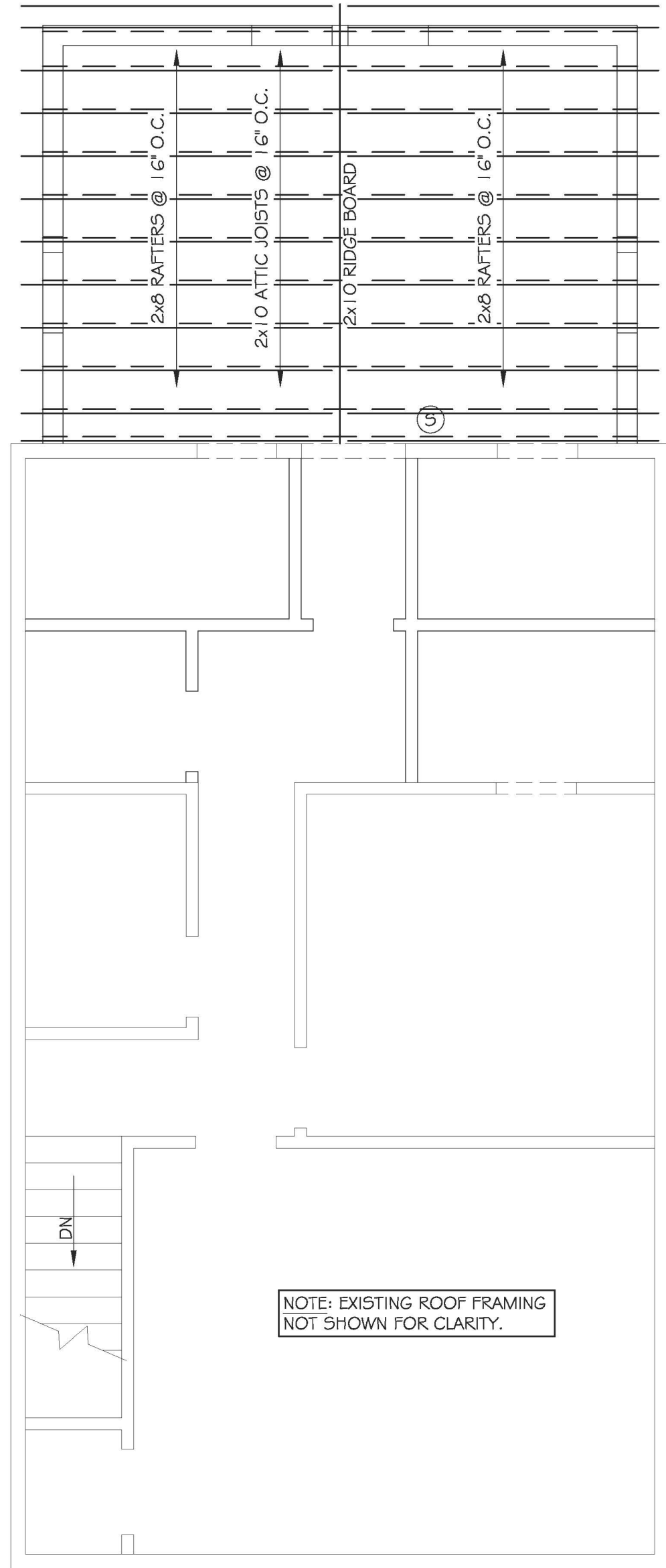
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NOTE: ALL HEADERS SHALL BE 2~2x6 WITH 1/2" RIGID FOAM SPACER UNLESS OTHERWISE NOTED.



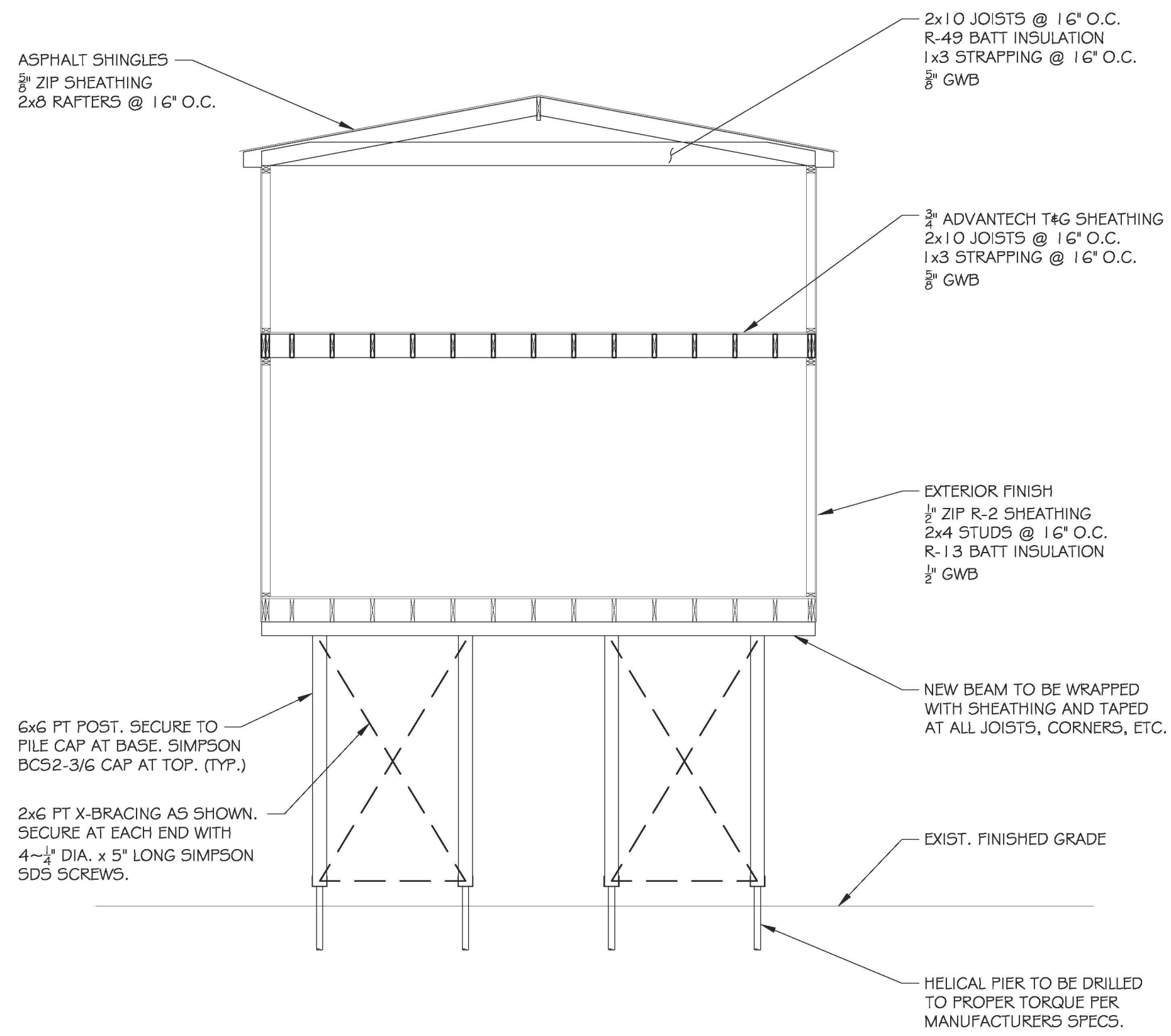
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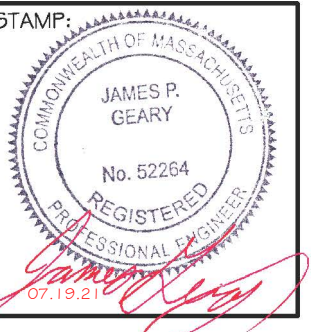
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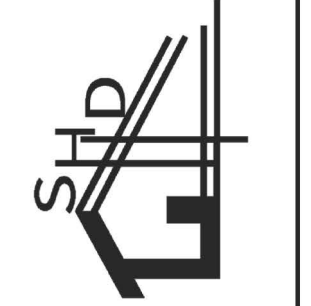
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96 **NORTHERN ELEVATION**
APPROX. SCALE: 1/4" = 1'-0"



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CHECK BY: JPG

1 Gladstone St.



DIMENSIONAL FORM

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

Use space below and/or attached pages for additional notes: