



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 201758

General Information

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

Special Permit: X

Variance:

Appeal:

2022 NOV 14 PM 3:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Karl Thomas and Keya Dannenbaum C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 204 Fayerweather St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family w/ Accessory Unit

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Window changes/

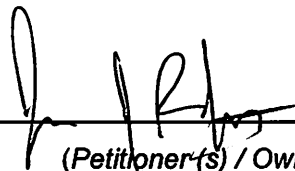
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks Special permit to allow for modifications to the window lay out approved in Board of Zoning Appeal Case No. 165060 as well as install a bulkhead entry and covering to the basement stair for rain prevention.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):


(Petitioner(s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: November 10, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Karl Thomas and Keya Dannenbaum
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 204-206 Fayerweather Street

the record title standing in the name of Karl Thomas Jayaram Dannenbaum and Keya Jayaram Dannenbaum
whose address is 93 Alpine St 02138
2 Worcester Street, Cambridge MA 02139
(Street) (City or Town) (State & Zip Code)

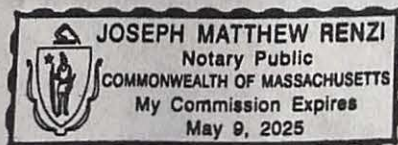
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 76654 Page 147 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Karl Thomas Dannenbaum
(Owner)

On this 18 day of February 2022, before me, the undersigned notary public, personally appeared Karl Thomas Dannenbaum proved to me through satisfactory evidence of identification, which were Massachusetts Drivers License, 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.



Joseph Matthew Renzi
Notary Public

My commission expires:
May 9, 2025



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 204 Fayerweather 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(d) permits the addition and enlargement 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 change in traffic patterns as a result of a modified window layout and storm door.

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 will not be changed.

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:

Adding a window will benefit the health, safety, and welfare of the occupants of this dwelling.

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 window changes will not change the use of the property and are consistent with the residential uses in the district.

***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: Karl Thomas and Keya Dannenbaum
Location: 204 Fayerweather St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Single Family w/ Accessory Unit
Zone: Residence B Zone
Requested Use/Occupancy: Single Family w/ Accessory Unit

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,066	4,144	2,359	(max.)
<u>LOT AREA:</u>		4,718	no change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.77	.79	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4,718	no change	2,500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	45.55	no change	50	
	<u>DEPTH</u>	N/A	no change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	9.70	no change	15	
	<u>REAR</u>	34.8	no change	25	
	<u>LEFT SIDE</u>	8.6	no change	7.5	
	<u>RIGHT SIDE</u>	5.4	no change	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	34.85	no change	35	
	<u>WIDTH</u>	N/A	no change	N/A	
	<u>LENGTH</u>	N/A	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46	no change	40	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		1	no change	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		12' 5.5"	no change	10'	

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.:

N/A

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'.

DANNENBAUM RESIDENCE

204-206 FAYERWEATHER STREET
CAMBRIDGE MA 02138

PROJECT TEAM

OWNER
KEYA & TOM DANNENBAUM
204-206 FAYERWEATHER STREET
CAMBRIDGE MA 02138

ZONING ATTORNEY
ADAMS & RAFFERTY
907 MASSACHUSETTS AVENUE, SUITE 300
CAMBRIDGE, MA 02139
(617) 492-4100
JRAFFERTY@ADAMSRAFFERTY.COM

ARCHITECT
KENNARD ARCHITECTS
141 DORCHESTER AVE R204
BOSTON MA 02127
(617) 292-8989 X122
STEVE@KENNARDARCHITECTS.COM

CIVIL ENGINEER / SURVEYOR
DGT ASSOCIATES
1071 WORCESTER ROAD
FRAMINGHAM MA 01701
(857) 524-1437
BCOREY@DGTASSOCIATES.COM

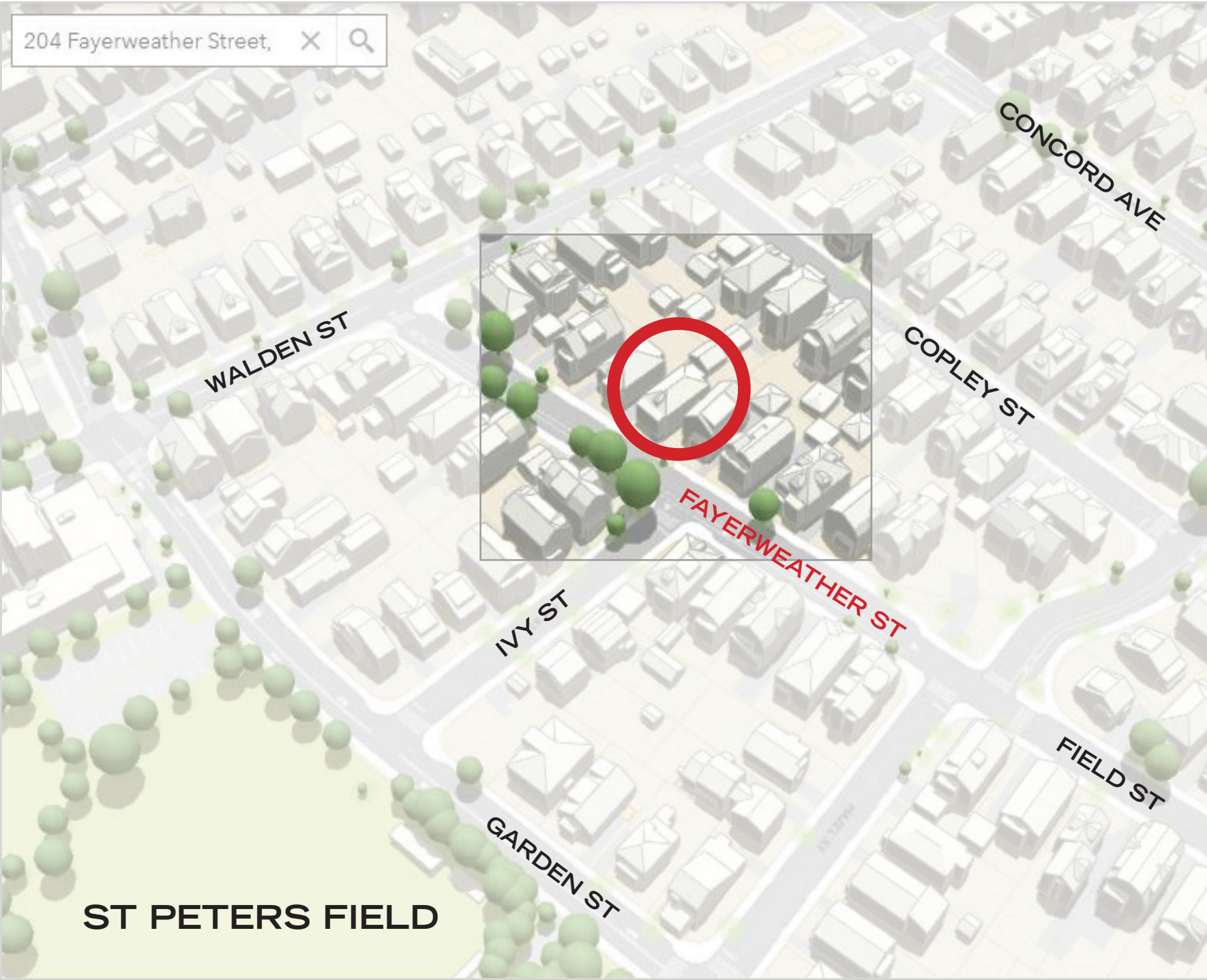
GENERAL CONTRACTOR
C-CONCEPT CORPORATION
199 WEST SPRINGFIELD STREET
BOSTON MA 02118
(617) 365-5307
CCONCEPTCORP@VERIZON.NET

PROJECT SUMMARY

THE PROPOSED CHANGES INCLUDE: ADJUSTMENTS TO WINDOWS ON THE WEST ELEVATION, NEW COVER AT REAR ENTRY AND REAR BULKHEAD STAIRS.

ZONING DOCUMENTS

A0.0	COVER SHEET
A1.0	PERMITTED & PROPOSED FLOOR PLANS
A1.1	PERMITTED & PROPOSED FLOOR PLANS
A2.0	PERMITTED & PROPOSED NORTH ELEVATIONS
A2.1	PERMITTED & PROPOSED EAST ELEVATIONS
A2.2	PERMITTED & PROPOSED SOUTH ELEVATIONS
A2.3	PERMITTED & PROPOSED WEST ELEVATIONS

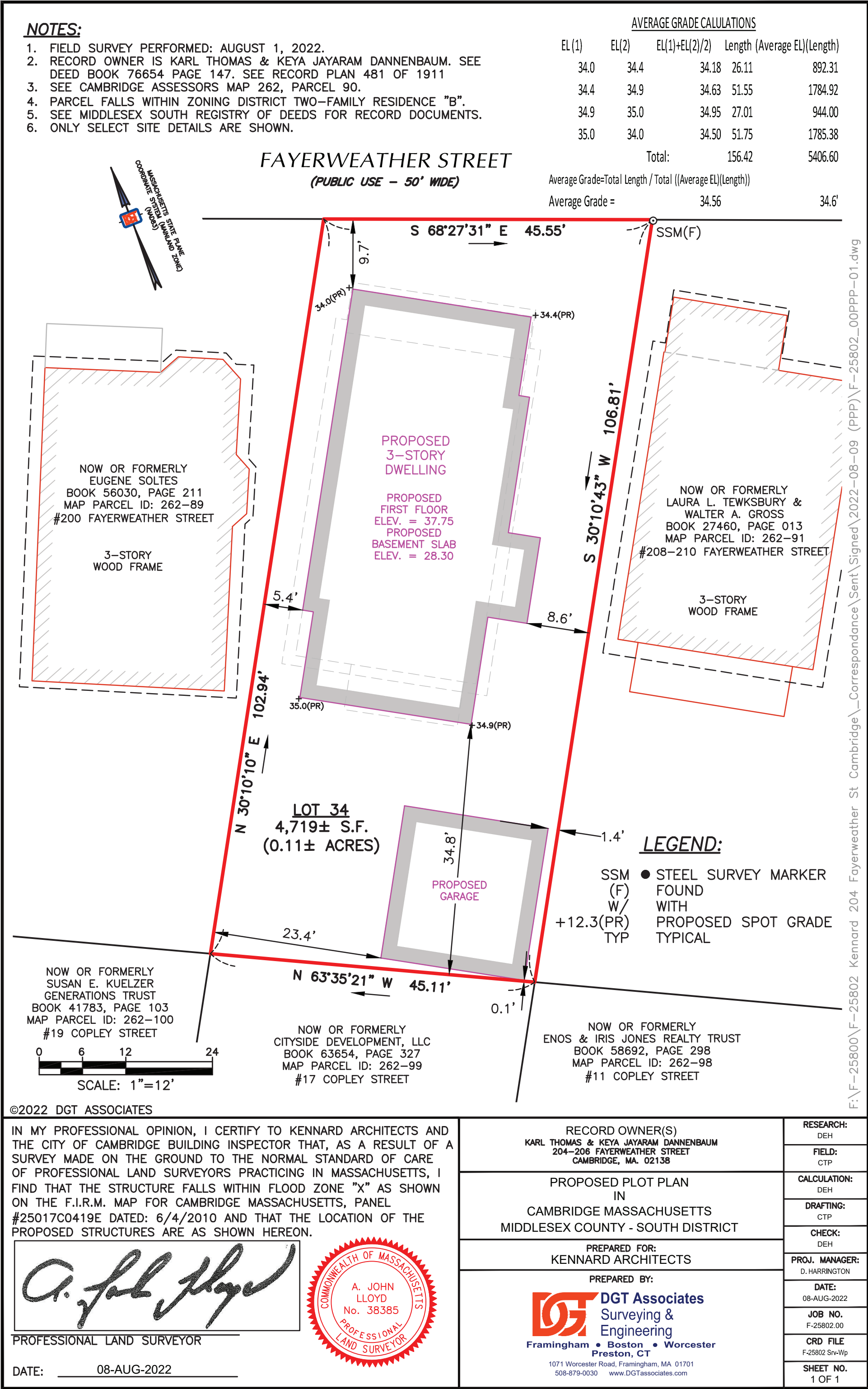


ZONING SUMMARY

City of Cambridge:	Parcel ID# 21497			
Zoning District:	Residence – Zone B			
Historic District:	Historic Demolition Review			
<u>Regulations</u>	<u>Allowed</u>	<u>Existing</u>	<u>Proposed</u>	<u>Delta</u>
Min. Lot Area	5,000 SF	4,719 SF**	NO CHANGE	0
Min. Lot Width	50 FT	45.55 FT**	NO CHANGE	0
Min. Front Setback	15 FT	9.70 FT**	NO CHANGE	0
Min. Side Setback-1	7.5 FT	5.40 FT**	NO CHANGE	0
Min. Side Setback-2	7.5 FT	8.60 FT	NO CHANGE	0
Min. Rear Setback	25 FT	34.80 FT	NO CHANGE	0
Building Height	35 FT	34.85 FT	NO CHANGE	0
Open Space	40%	46%	NO CHANGE	0
Parking Spaces	1/DU	1	NO CHANGE	0
FAR	.50	.77**	.79**	+ .02 (3%)

Gross Floor Area (Based on provided dwgs)			
First Floor	1,439 SF	1,517 SF	+78 SF
Second Floor	1,385 SF	1,385 SF	0 SF
Third Floor (>5')	812 SF	812 SF	0 SF
Total	3,636 SF	3,714 SF	+78 SF
ADU	430 SF	430 SF	+0 SF
Total	4,066 SF	4,144 SF	+78 SF

Key
**= area of non-conformity
1 = verify with surveyor



PERMITTED SITE PLAN (NO CHNAGES)

KENNARDARCHITECTS

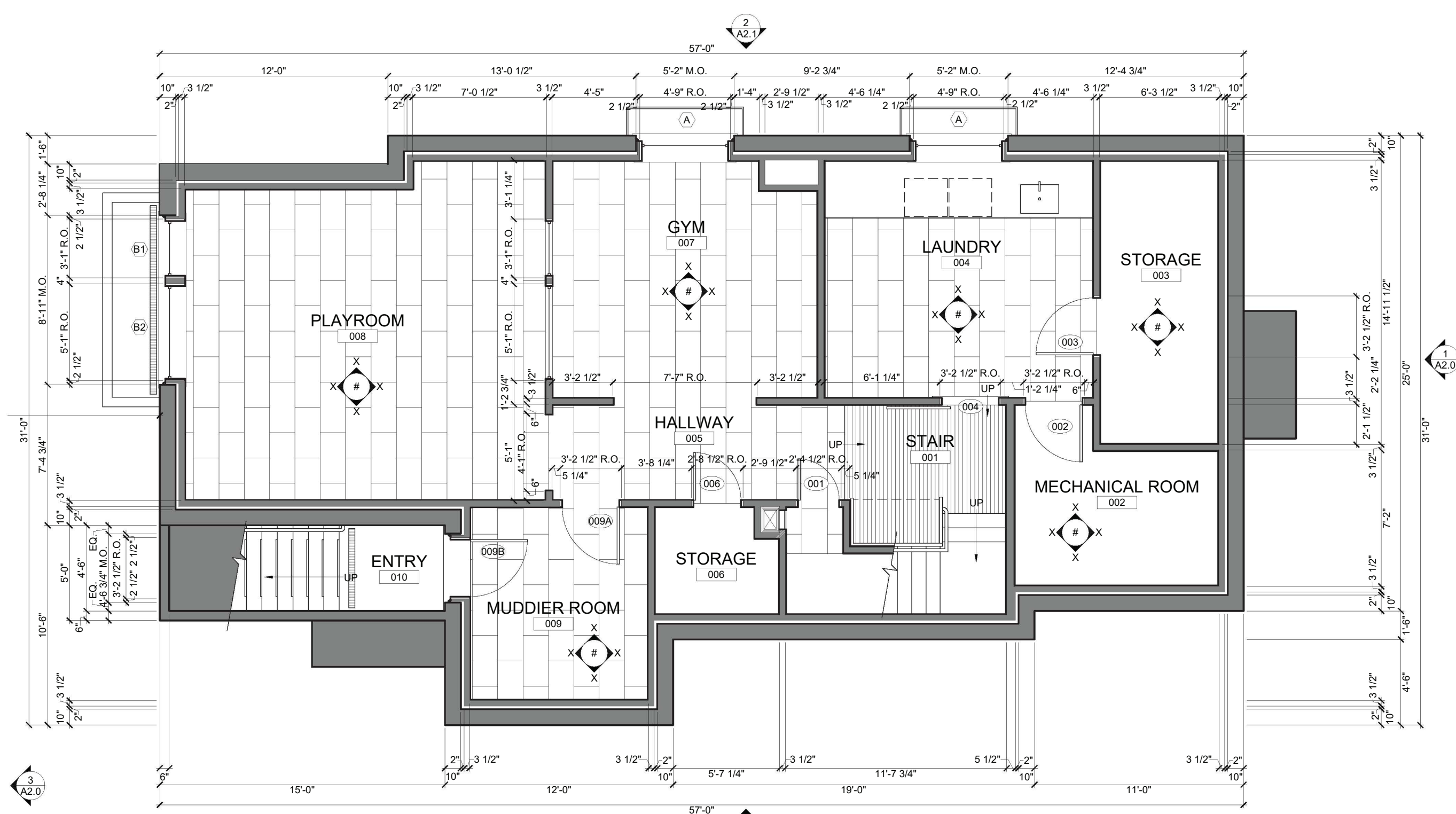
COVER SHEET

DANNENBAUM RESIDENCE
204-206 FAYERWEATHER STREET CAMBRIDGE MA 02138

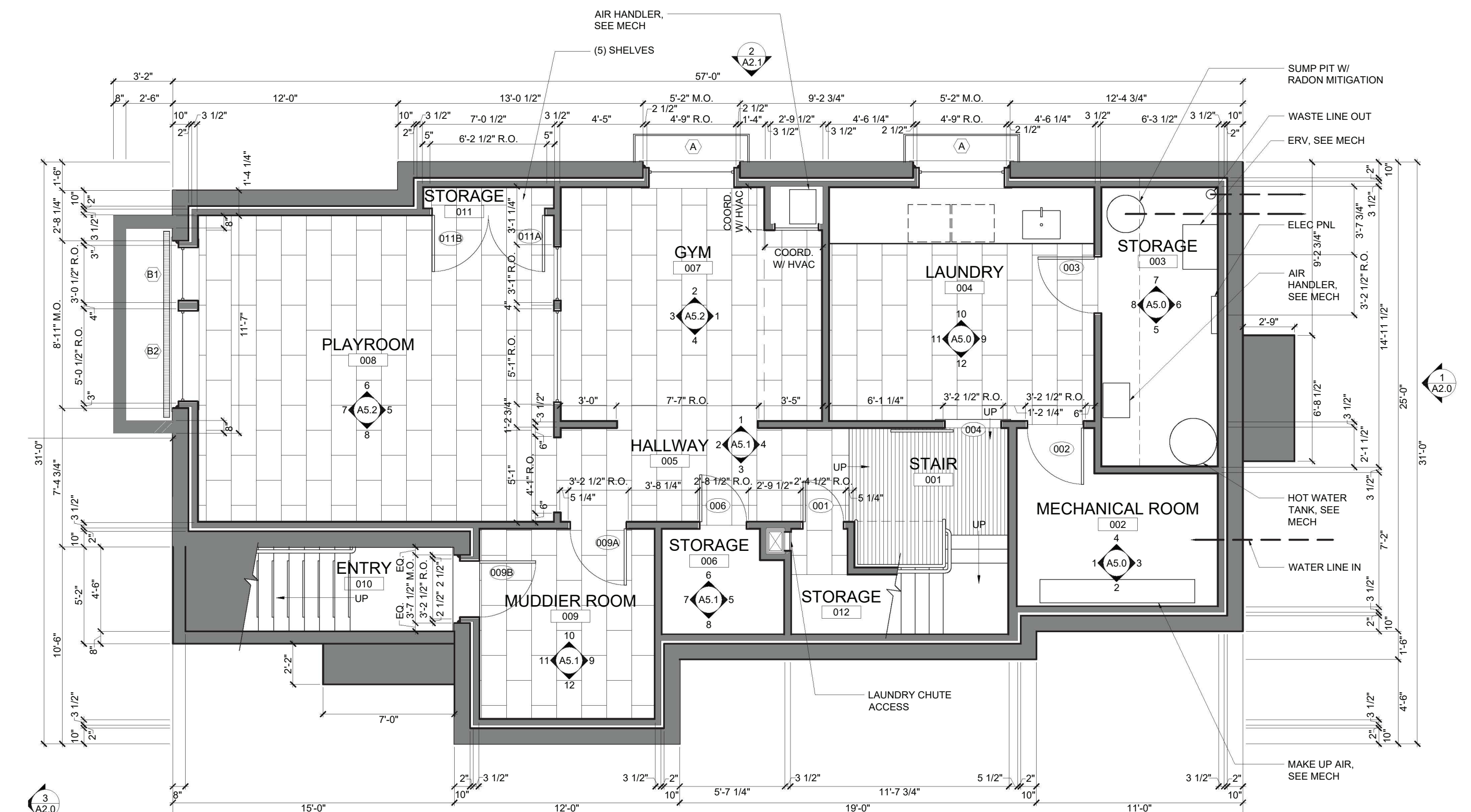
ZONING ISSUE

A 0.0

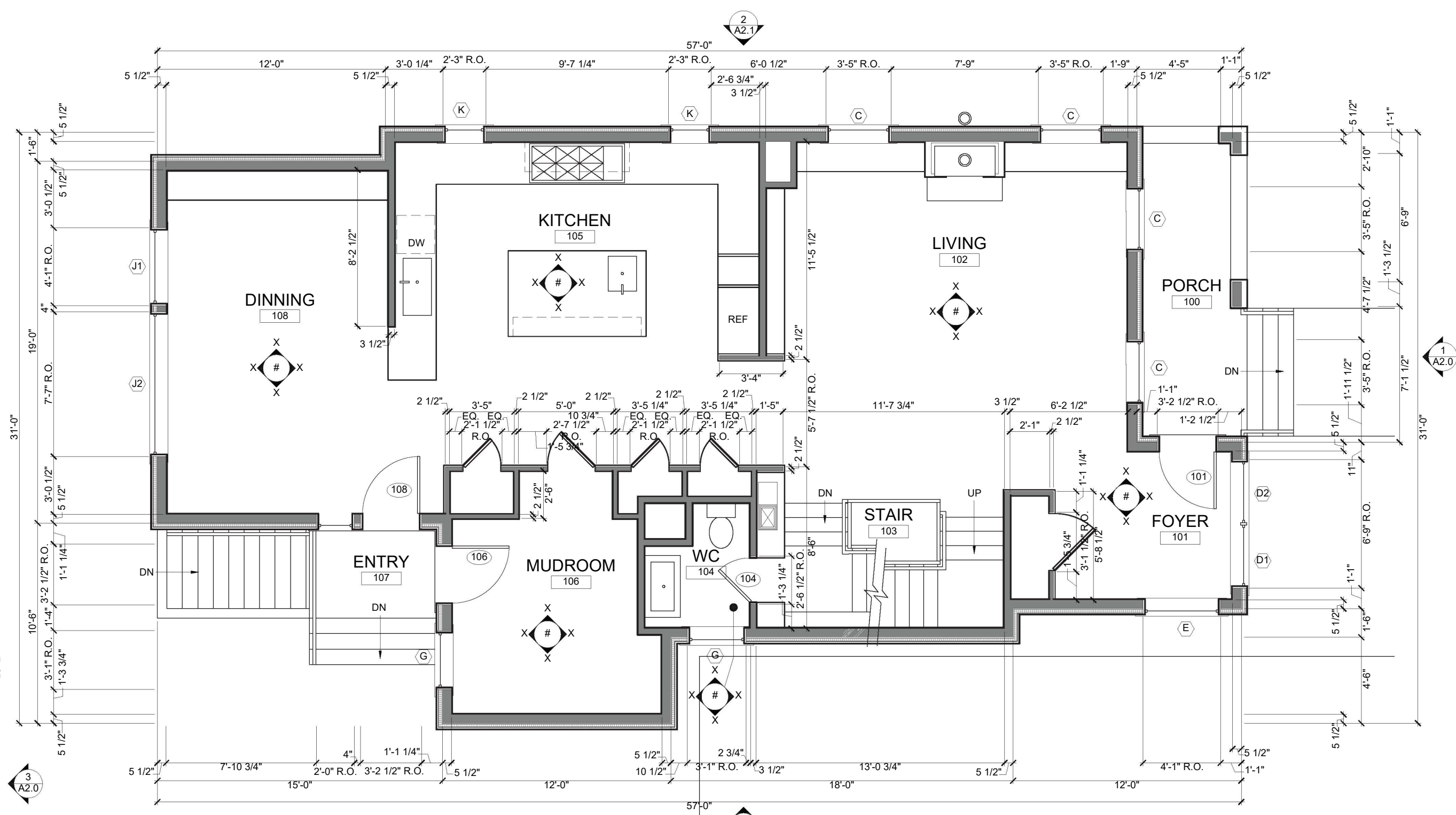
OCTOBER 27, 2022



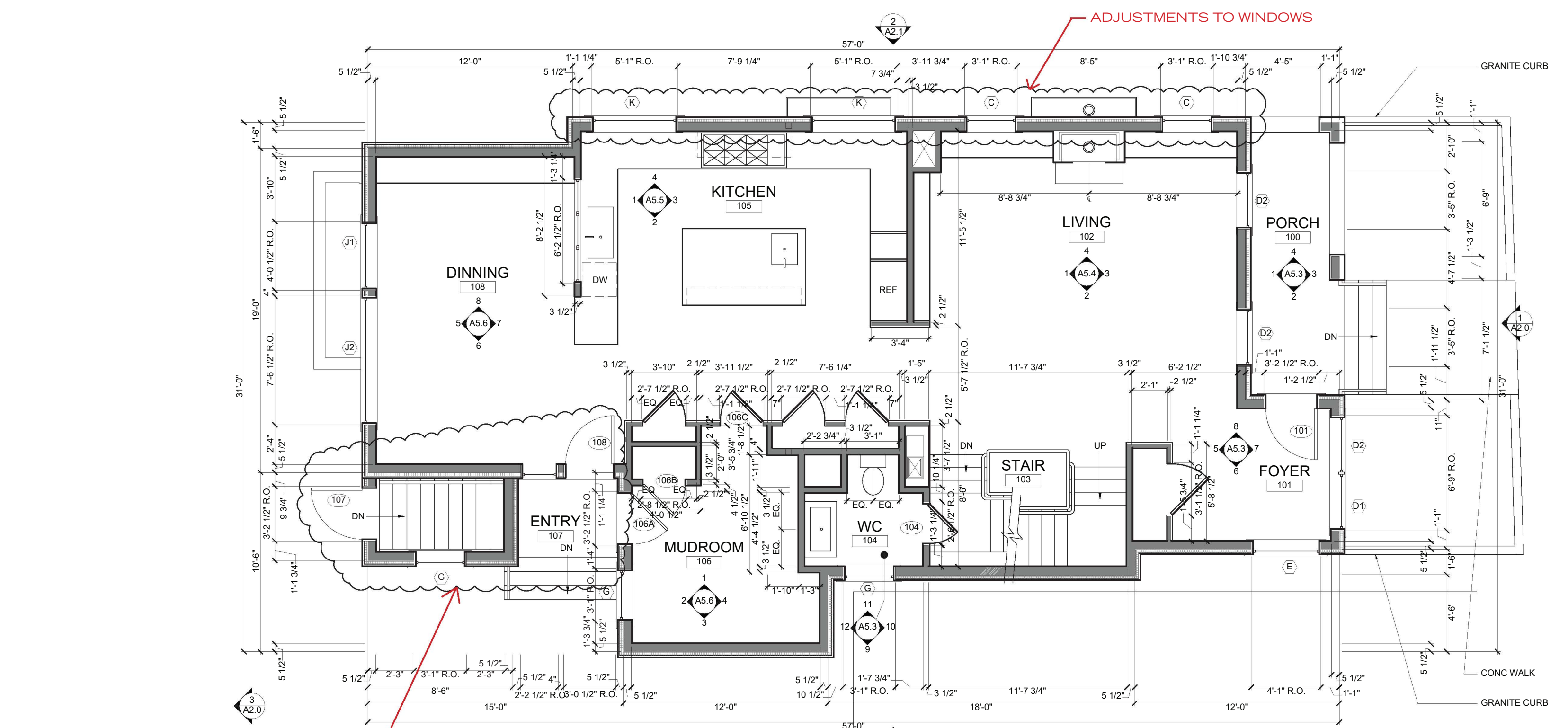
PERMITTED - LOWER LEVEL



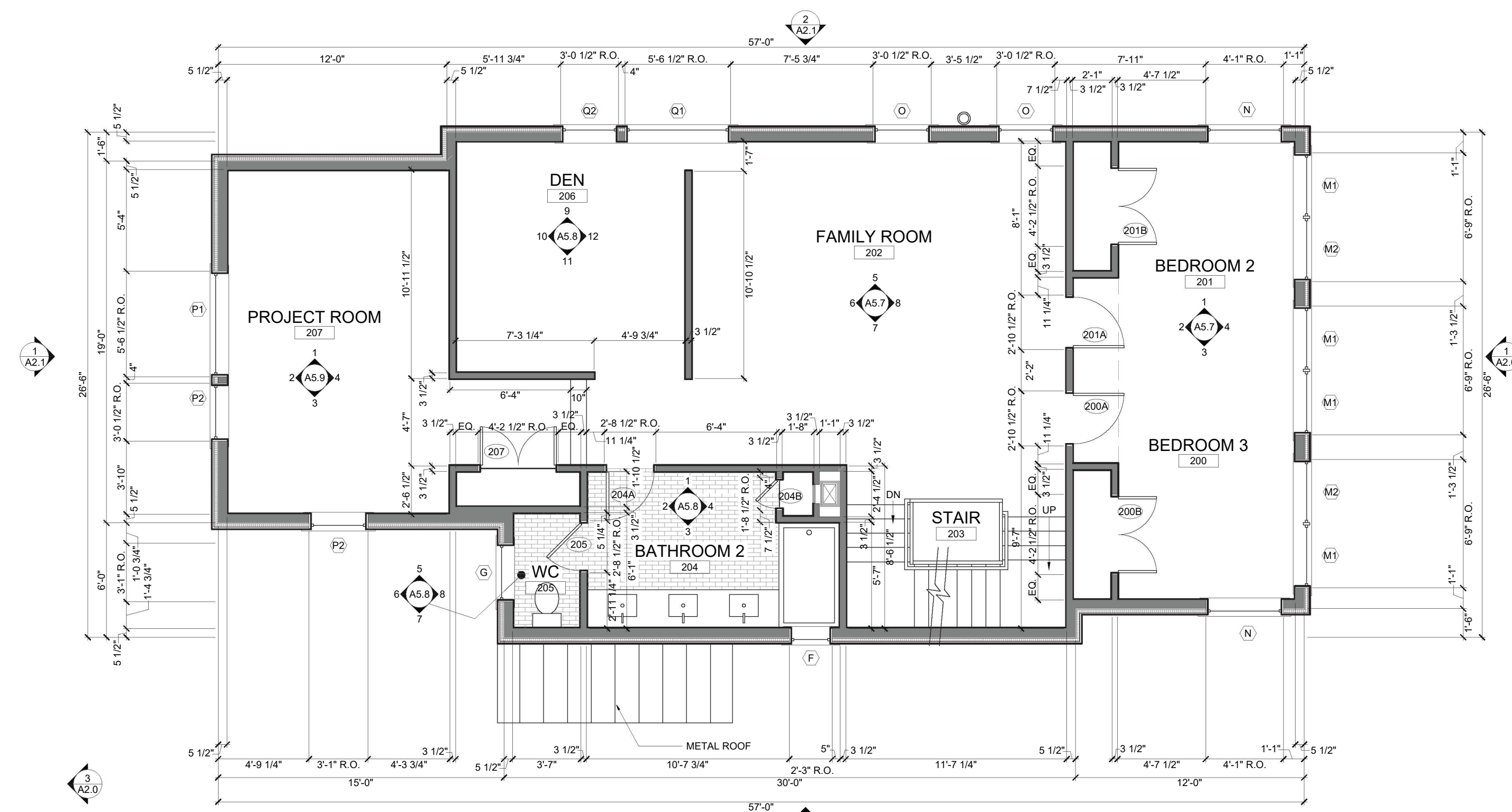
PROPOSED - LOWER LEVEL (NO CHANGE)



PERMITTED - FIRST FLOOR



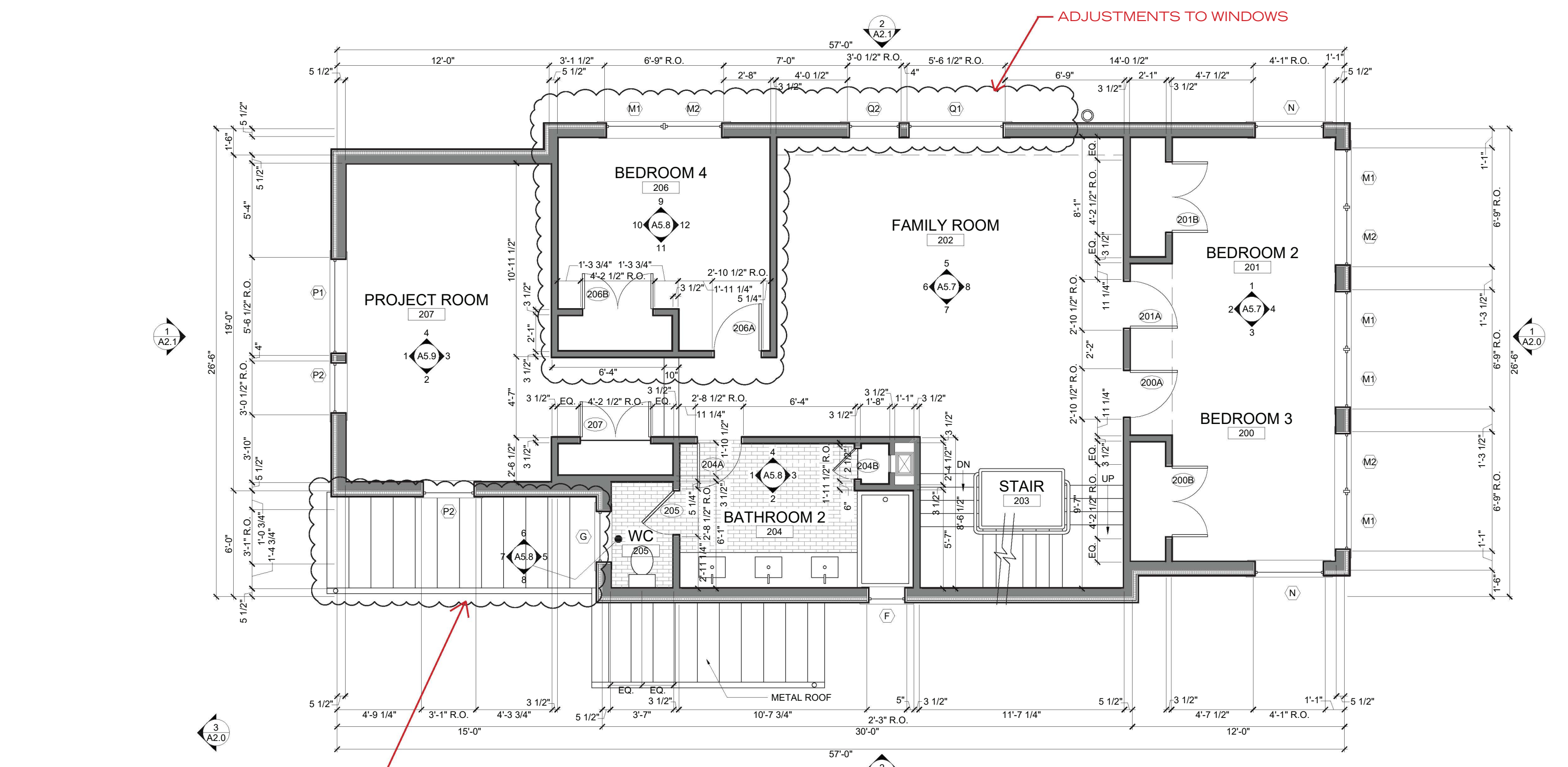
PROPOSED - FIRST FLOOR



1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

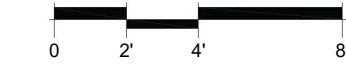


PERMITTED - SECOND FLOOR

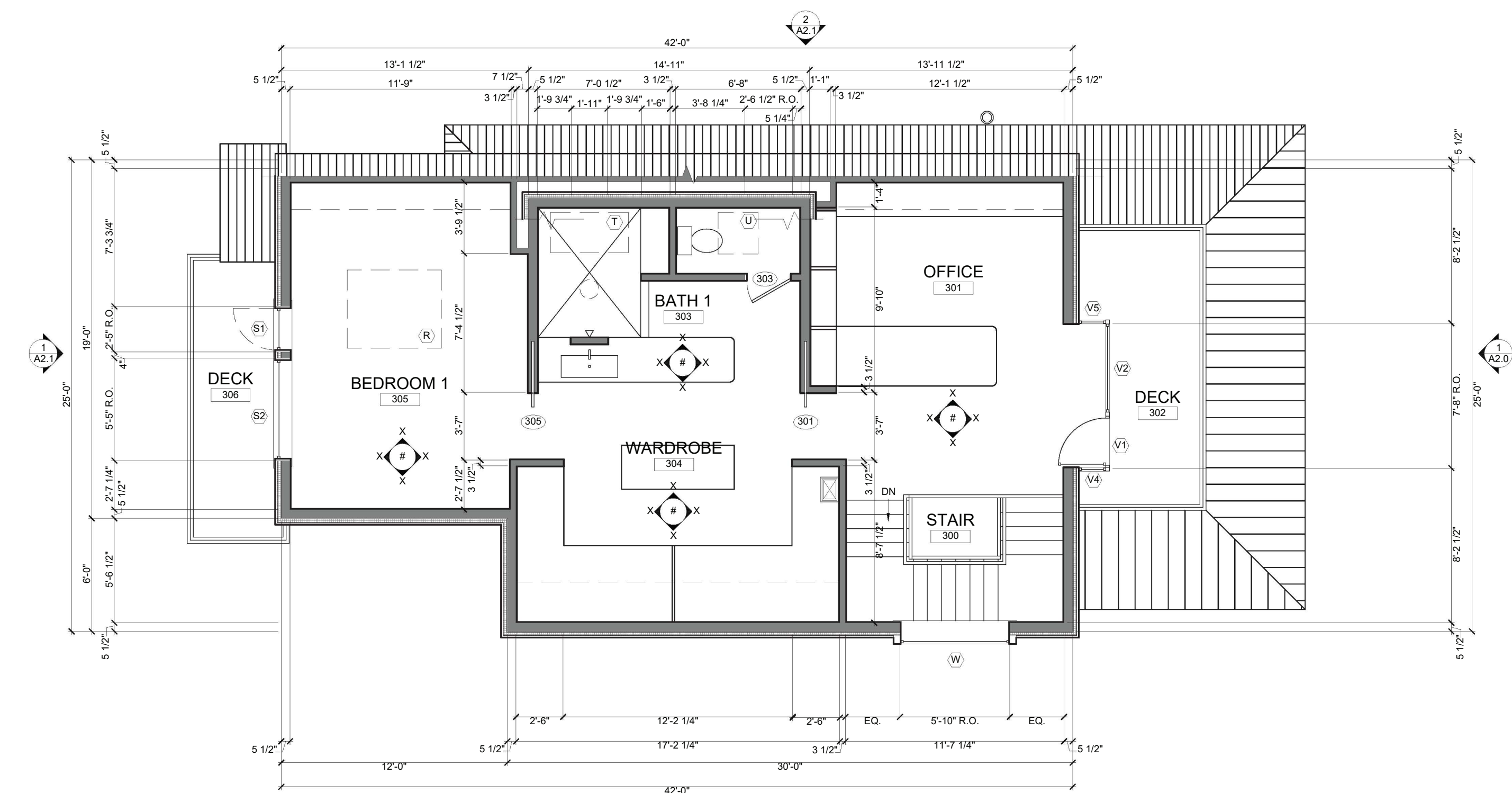


COVER AT REAR ENTRY & BULKHEAD

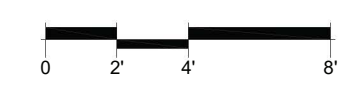
1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"



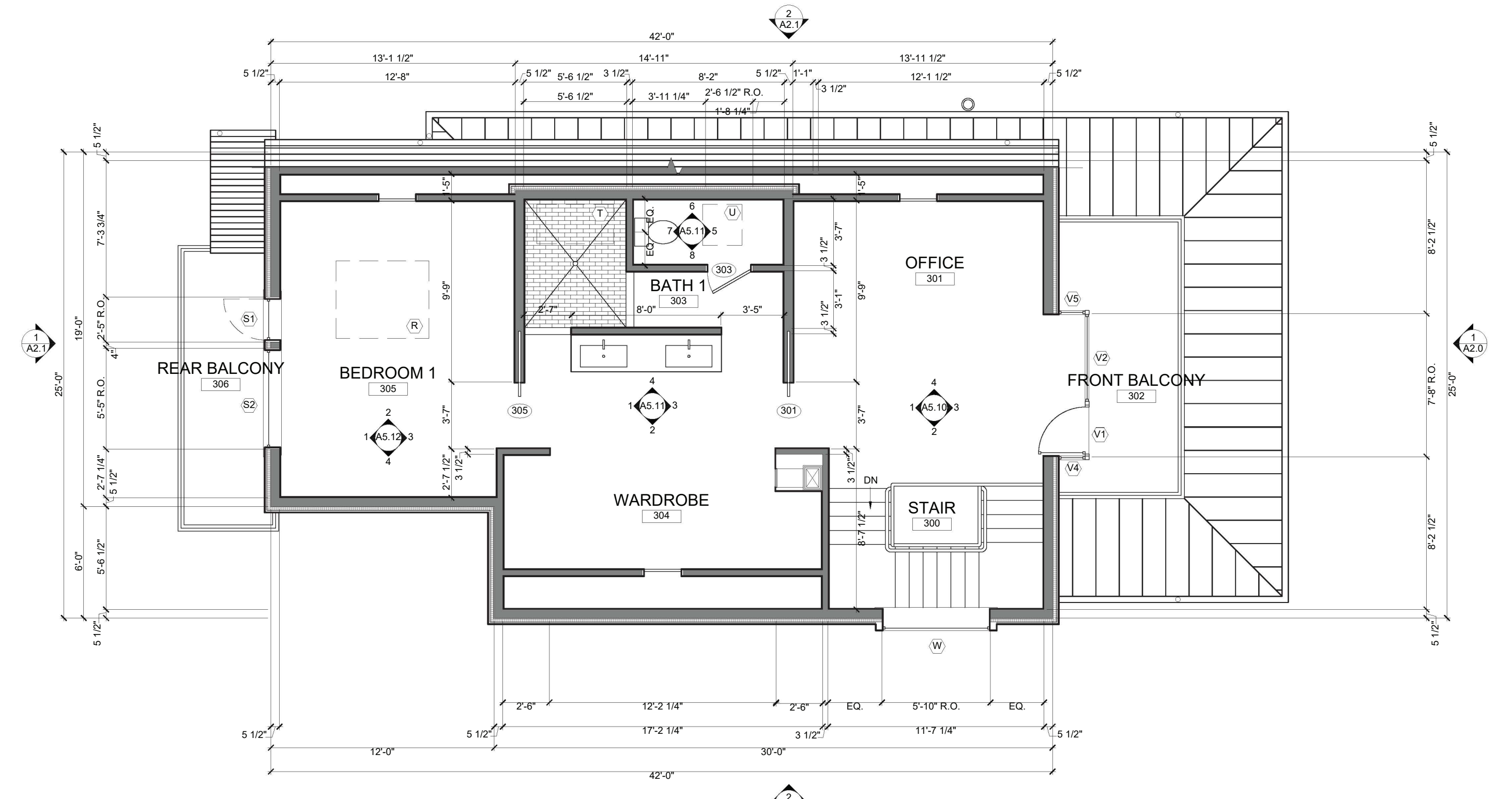
PROPOSED - SECOND FLOOR



1 PROPOSED THIRD FLOOR PLAN
1/4"=1'-0"



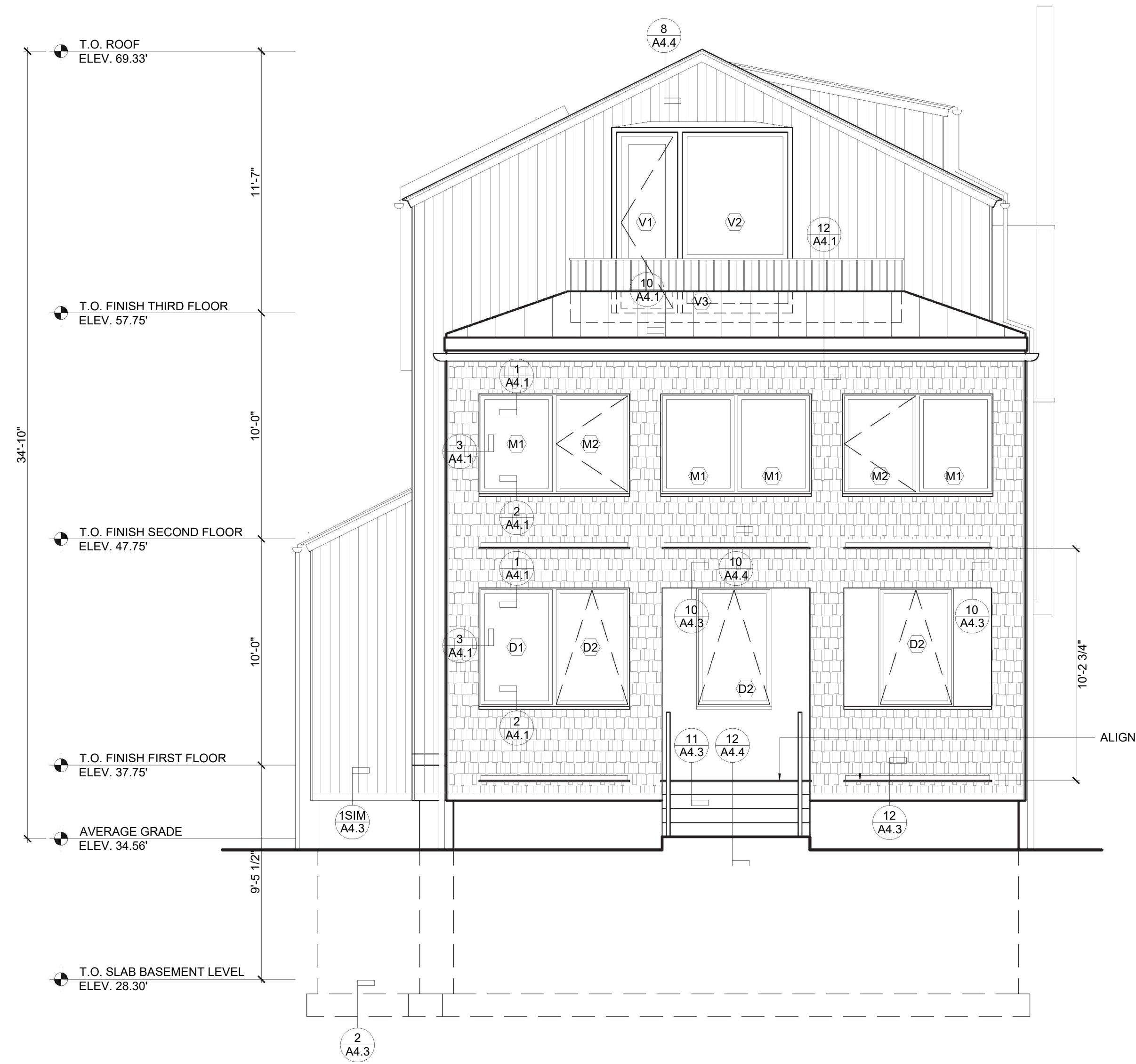
PERMITTED - THIRD FLOOR



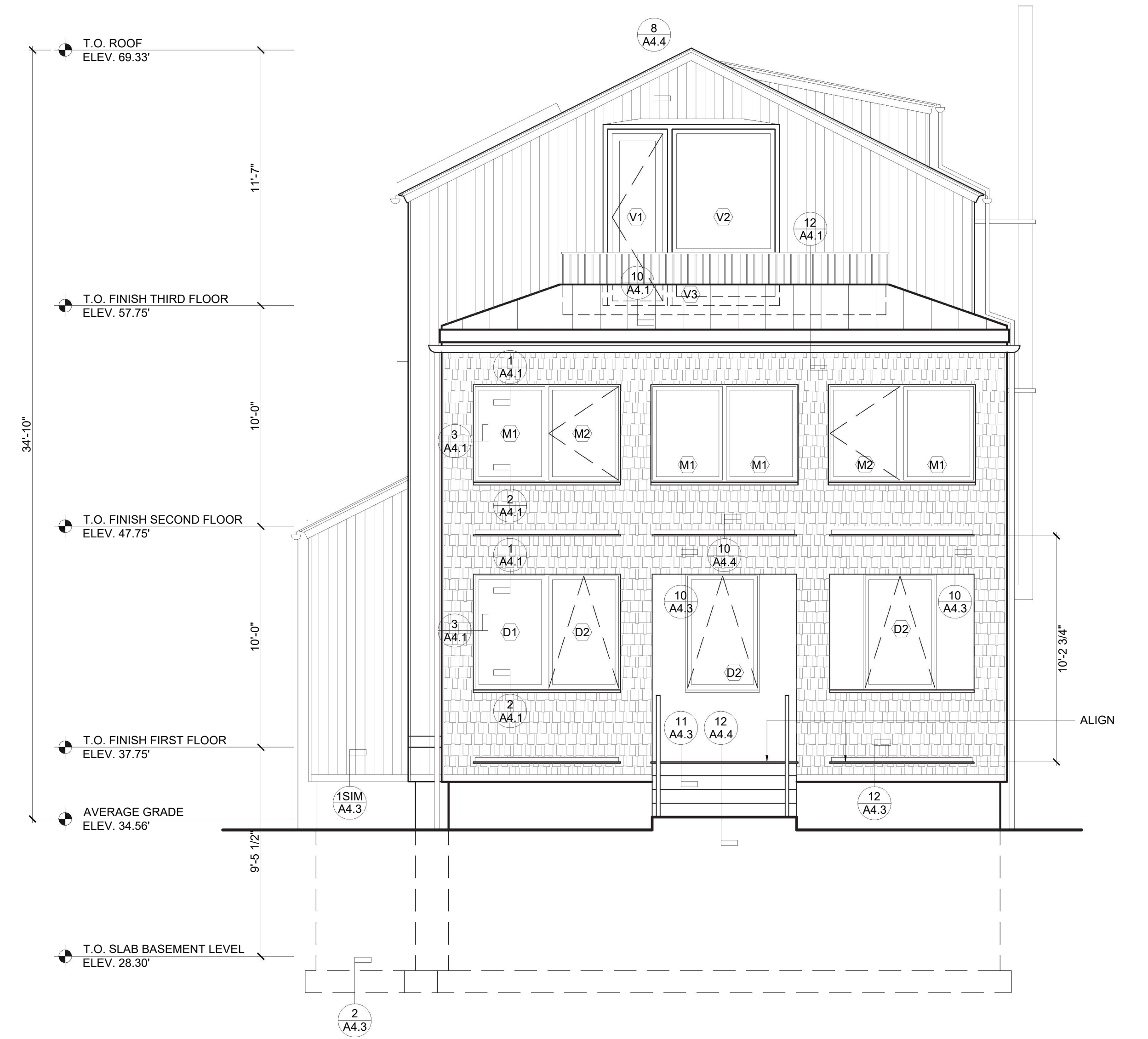
1 PROPOSED THIRD FLOOR PLAN
1/4"=1'-0"



PROPOSED - THIRD FLOOR (NO CHANGE)

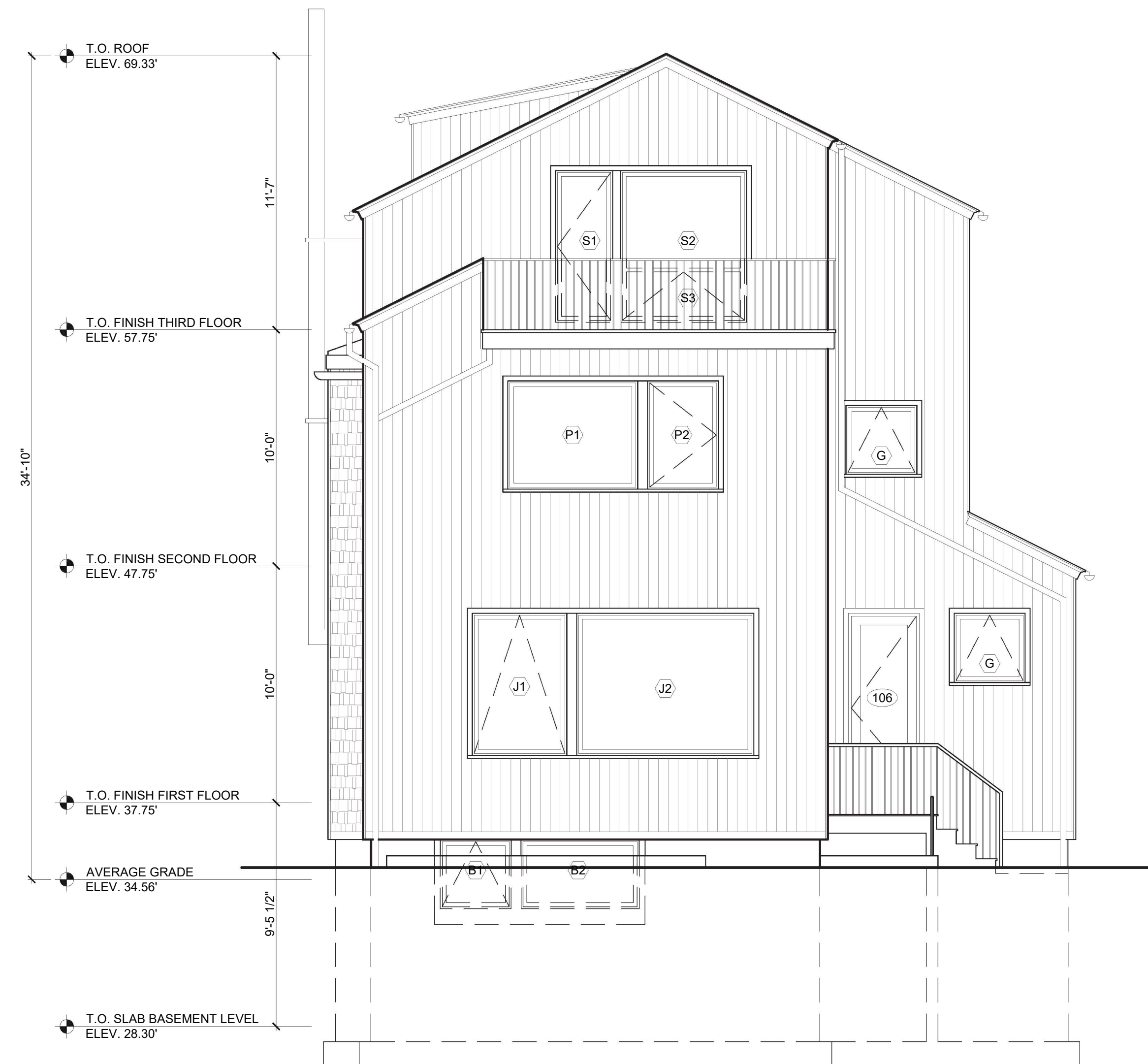


PERMITTED - NORTH ELEVATION

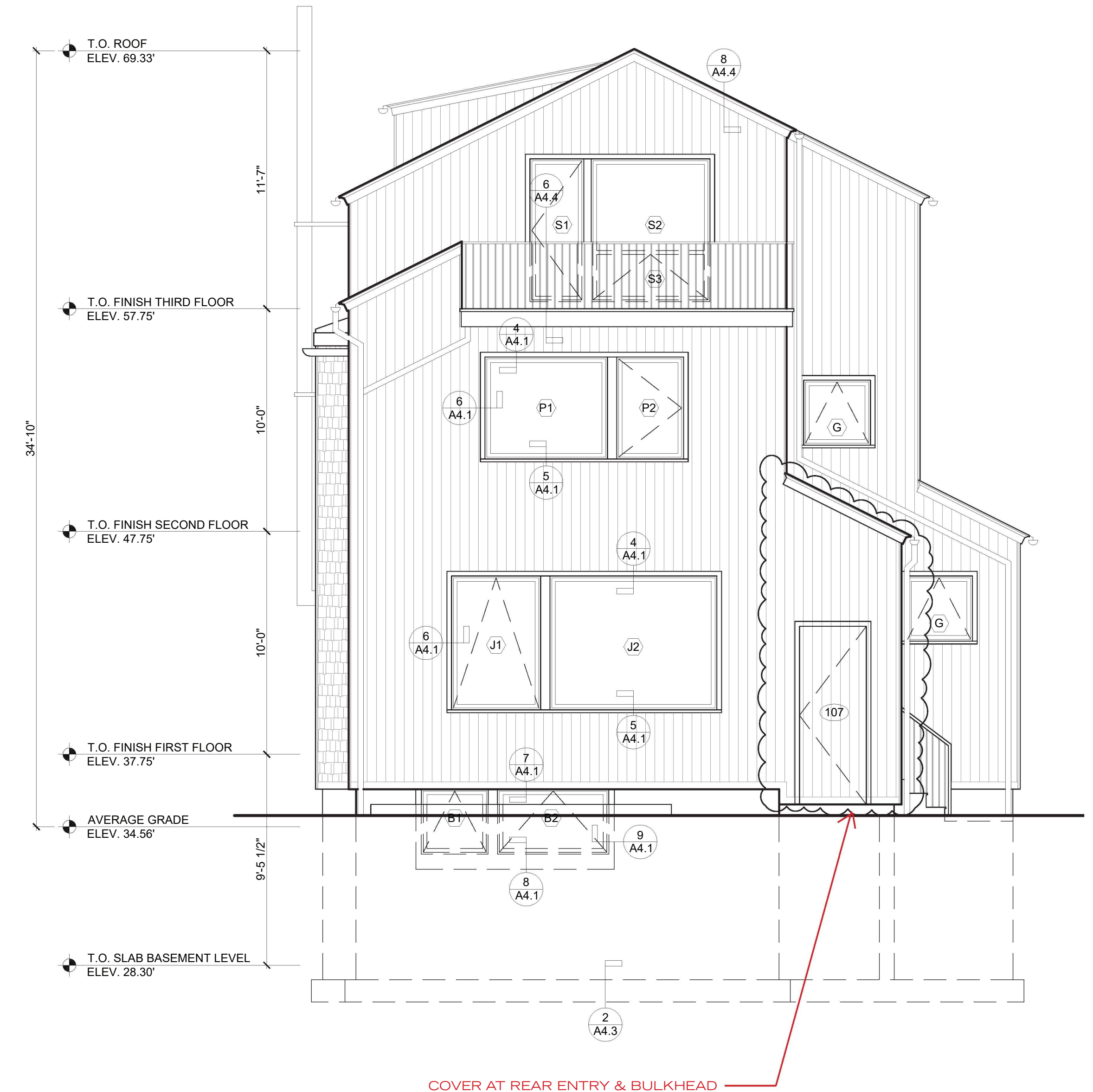


PROPOSED - NORTH ELEVATION (NO CHANGE)

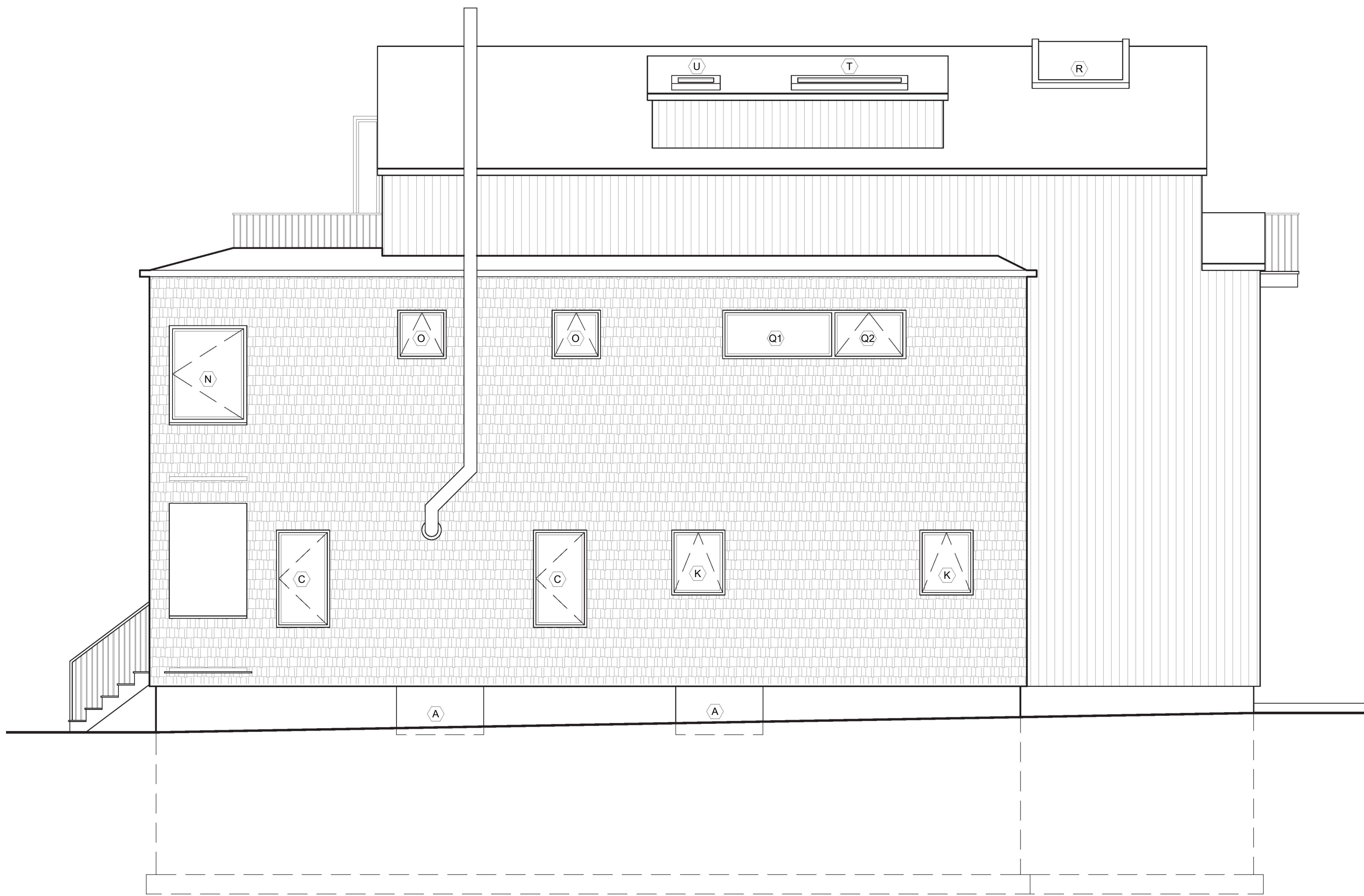




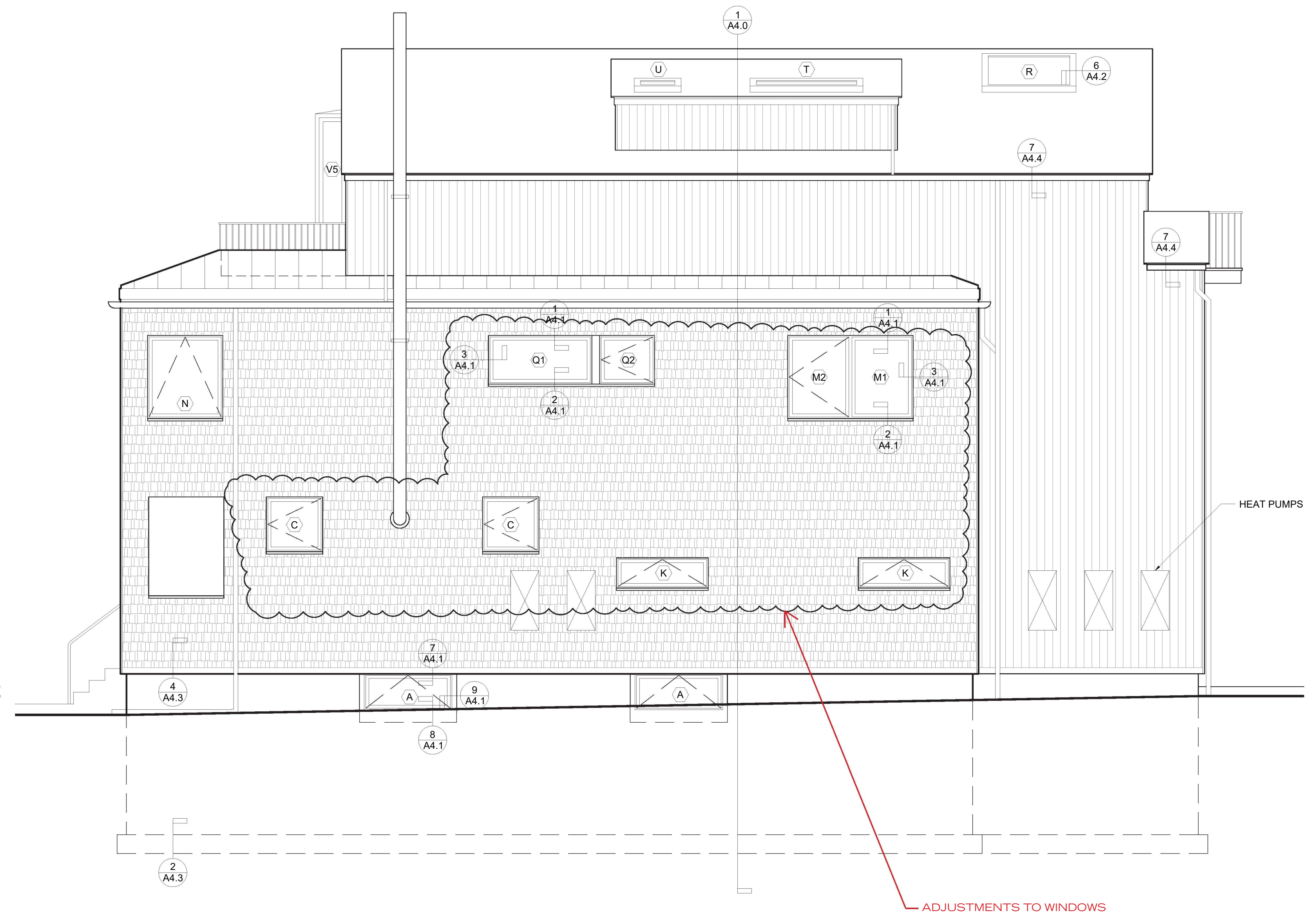
PERMITTED - SOUTH ELEVATION



PROPOSED - SOUTH ELEVATION



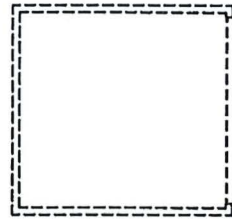
PERMITTED - WEST ELEVATION



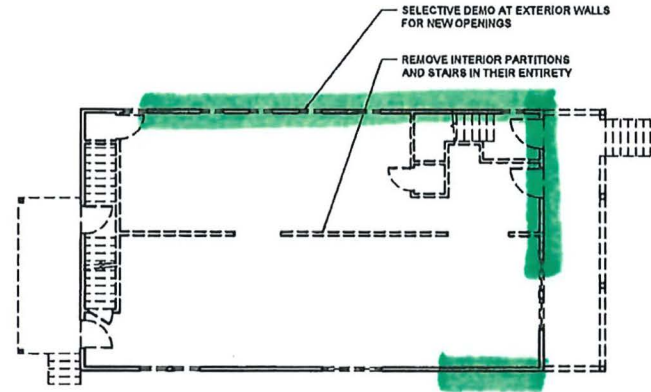
PROPOSED - WEST ELEVATION

204 Fayerweather St.

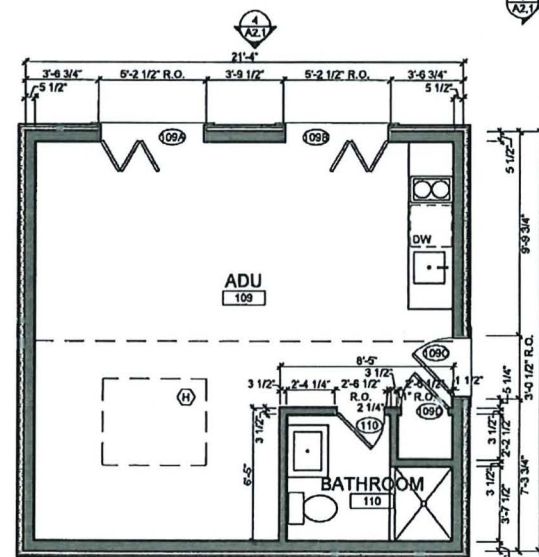




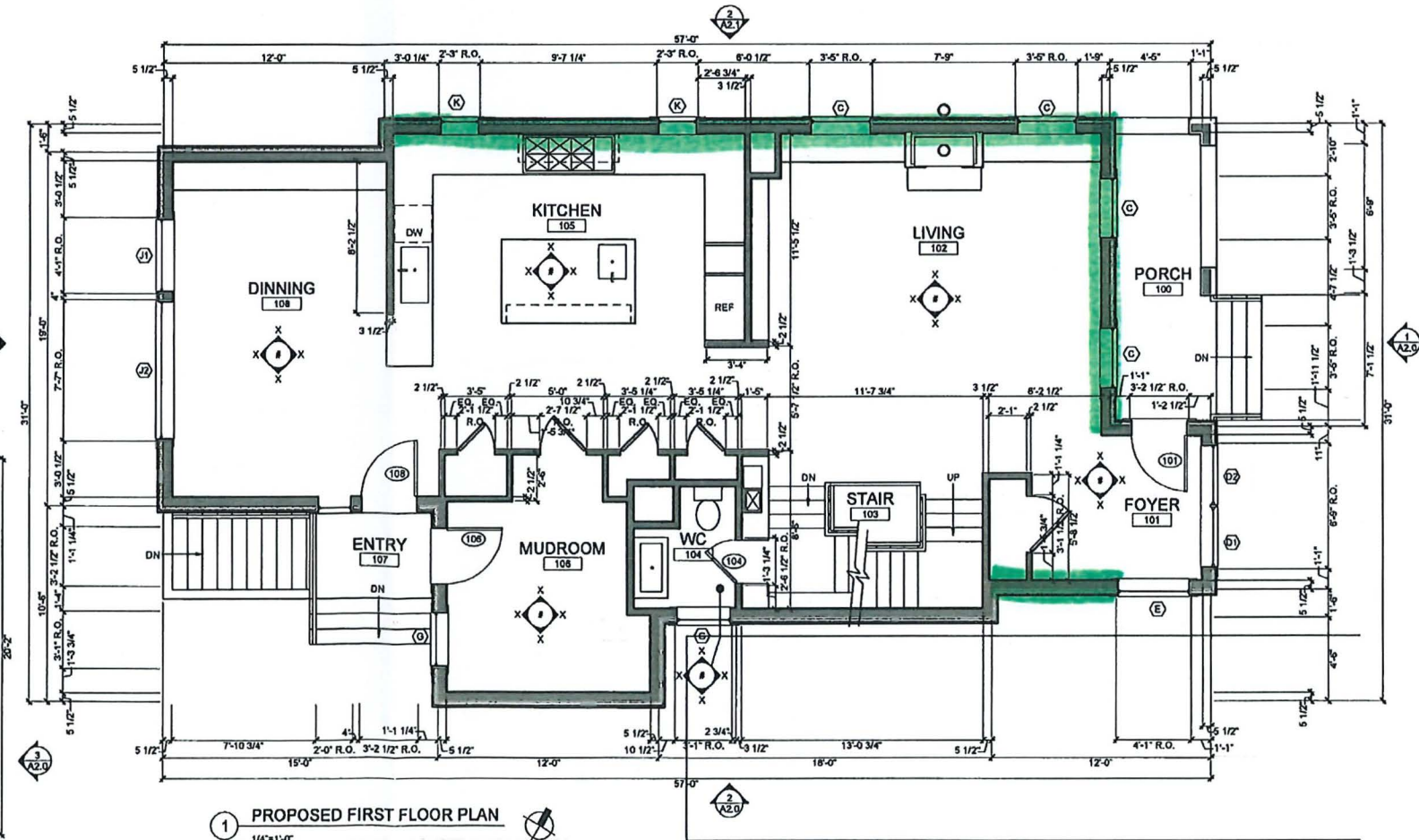
4 ADU FIRST FLOOR DEMOLITION PLAN
1/8"=1'-0"



3 FIRST FLOOR DEMOLITION PLAN
1/8"=1'-0"



2 PROPOSED ADU FIRST FLOOR PLAN
1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"

DEMOLITION NOTES

1. REMOVE INTERIOR PARTITIONS IN THEIR ENTIRETY AS INDICATED ON DEMOLITION PLANS.
2. REMOVE INTERIOR FLOORS IN THEIR ENTIRETY AS INDICATED ON DEMOLITION PLANS.
3. REMOVE INTERIOR AND EXTERIOR DOORS INDICATED ON DEMOLITION PLANS.
4. REMOVE EXTERIOR WINDOWS IN THEIR ENTIRETY.

LEGEND

- EXISTING WALL/PARTITION TO BE DEMOLISHED
- EXISTING WALL/PARTITION TO REMAIN
- NEW WALL/PARTITION
- WINDOW TAG
- DOOR TAG
- REMOVE EXISTING FLOOR, FRAMING, FINISHES, MECHANICAL, ELECTRICAL, PLUMBING SYSTEMS IN THEIR ENTIRETY
- GW8 SOFFIT CEILING

FRAMING NOTES

1. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- F.O.S. FACE OF STUD
F.O.W. FACE OF FINISH WALL
CLR. [CLR] FRAME FOR CLEAR FINISH OPENING
ETR. EXISTING TO REMAIN

ISSUE

STAMP

KENNARD ARCHITECTS

141 DORCHESTER AVE R204 BOSTON MA 02127
617 252 9989
www.kennardarchitects.com

DATE 3/16/22

SCALE AS NOTED

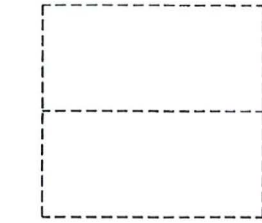
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TITLE FIRST FLOOR

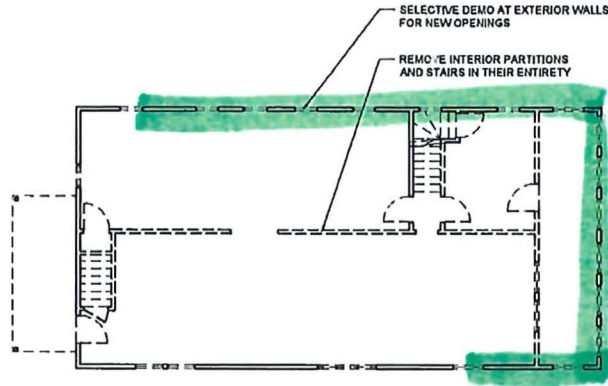
DANNENBAUM RESIDENCE
204-208 FAYERWEATHER ST., CAMBRIDGE MA 02138

DRAWING

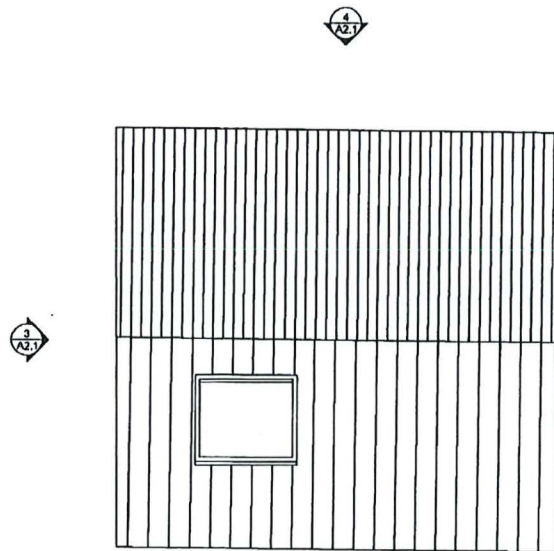
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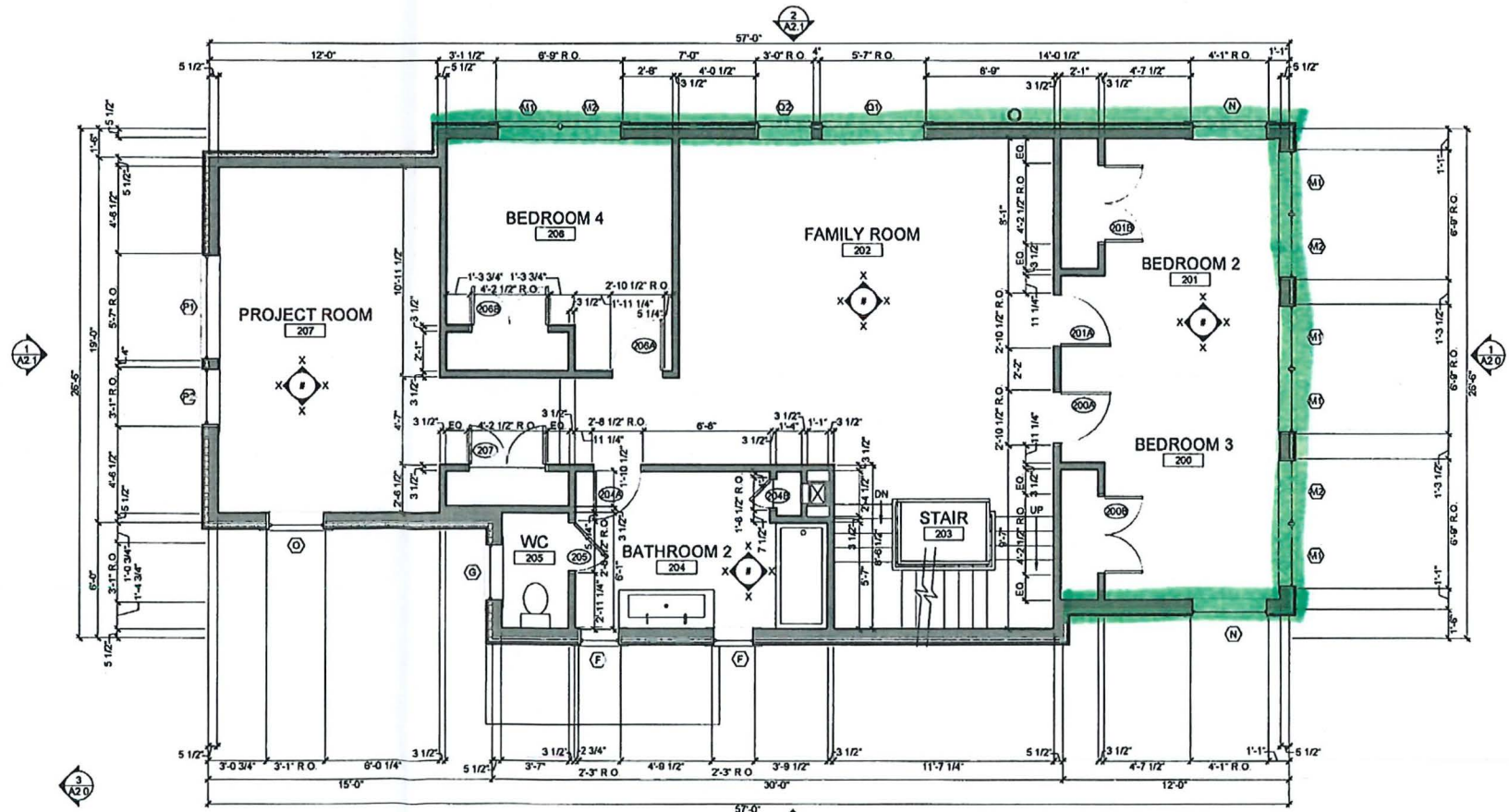
4 ADU ROOF DEMOLITION PLAN
1/8"=1'-0"



2 SECOND FLOOR DEMOLITION PLAN
1/8"=1'-0"



2 PROPOSED ADU ROOF PLAN
1/4"=1'-0"



1 PROPOSED SECOND FLOOR PLAN
1/4"=1'-0"

- DEMOLITION NOTES**
1. REMOVE INTERIOR PARTITIONS IN THEIR ENTIRETY AS INDICATED ON DEMOLITION PLANS.
 2. REMOVE INTERIOR FLOORS IN THEIR ENTIRETY AS INDICATED ON DEMOLITION PLANS.
 3. REMOVE INTERIOR AND EXTERIOR DOORS INDICATED ON DEMOLITION PLANS.
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- LEGEND**
- EXISTING WALL/PARTITION TO BE DEMOLISHED
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 - GWB SOFFIT CEILING

- FRAMING NOTES**
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- F.O.S. FACE OF STUD
F.O.W. FACE OF FINISH WALL
CLR (CLR) FRAME FOR CLEAR FINISH OPENING
ETR EXISTING TO REMAIN

ISSUE	PERMIT ISSUE
STAMP	KENNARD ARCHITECTS kennardarchitects.com // (617) 292-8989 // Boston, MA
TITLE	
DATE	AUGUST 10, 2022
DRAWING	DANNENBAUM RESIDENCE 204 FAYERWEATHER ST, CAMBRIDGE MA 02138
	A1.2

204 Fayerweather St. Petitioner

262-39
BRODRICK, MELISSA H.
211 FAYERWEATHER ST., #1
CAMBRIDGE, MA 02138

262-39
HOLINKO, FRANCESCA A.
211 FAYERWEATHER ST., UNIT #3
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

262-95
PETTY, DAVID C. & LUCY H. PATTON
333 WALDEN STREET
CAMBRIDGE, MA 02138-1317

262-130
TRUE, PAUL & ELAINE F. MCCARTHY
196 FAYERWEATHER ST.
CAMBRIDGE, MA 02138

262-90
DANNENBAUM KARL THOMAS JAYARAM & KEY,
JAYARAM DANNENBAUM
204-206 FAYERWEATHER ST
CAMBRIDGE, MA 02138

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

262-38
BEAMS, NANCY H. & MEGAN HOELZER
2-4 IVY ST., #1
CAMBRIDGE, MA 02138

262-39
CUTLER, SHEILA A.
211 FAYERWEATHER ST., #2
CAMBRIDGE, MA 02138

262-130
CONNELLY, FRANCIS W. & EVA S. CONNELLY
196-198 FAYERWEATHER ST UNIT 198
CAMBRIDGE, MA 02138-1261

262-38
MILLER, DAVID & TIEN-YI LEE
2-4 IVY ST., #2
CAMBRIDGE, MA 02138

262-92
LEVITT, DANIEL & ARIADNE I. VALSAMIS,
TR THE DANIEL LEVITT LIV TRUST
212 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-96
TAYLOR, WESLEY L.
337 WALDEN ST
CAMBRIDGE, MA 02139

262-97
ROBINSON, PAULA R.
341 WALDEN ST
CAMBRIDGE, MA 02138-1317

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

262-101
VOLKOV, VITALY & KAYLA HOVNANIAN
25 COPLEY ST., #1
CAMBRIDGE, MA 02138

262-101
DEMETROPOULOS, JAMES J.
259 CHANNING RD.
BELMONT, MA 02478

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

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

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

262-89
SOLTES, EUGENE
200 FAYERWEATHER ST
CAMBRIDGE, MA 02138

262-91
BRAMAN, LAWRENCE J., JAMES P. MCNULTY &
SIRI C. STEINLE
208-210 FAYERWEATHER ST
CAMBRIDGE, MA 02138