



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN 27 PM 12: 05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 229553

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Michael Scott Bonner

PETITIONER'S ADDRESS: 20 Forest Street #1, Cambridge , MA 02140

LOCATION OF PROPERTY: 20 FOREST ST, Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Adding approximately 400 SF footprint to left side yard, creating two floors: 1st floor as music studio and 2nd as home office at garden level, both having access through side yard.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

Michael S. Bonner

(Petitioner (s) / Owner)

Michael S. Bonner

(Print Name)

Address:

20 Forest St. #1

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 Michael Scott Bonner
(OWNER)

Address: 20 Forest Street #1, Cambridge, MA. 02140

State that I/We own the property located at 20 Forest Street #1, which is the subject of this zoning application.

The record title of this property is in the name of Michael Bonner

*Pursuant to a deed of duly recorded in the date 07/01/2010, Middlesex South County Registry of Deeds at Book 54935, Page 91; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Michael S. Bonner
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 Michael Bonner personally appeared before me, this 25 of May 2023, and made oath that the above statement is true.

Essex County



Mark A. Orent Notary

My commission expires 1-6-2028 (Notary Seal).

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

UNIT DEED



Bk: 54935 Pg: 91 Doc: DEED
Page: 1 of 2 07/01/2010 01:34 PM

GRANTOR: Michael Kremer & Rachel Glennerster

GRANTEE: Michael Bonner

UNIT: 1

PERCENTAGE INTEREST: 40%

CONSIDERATION: \$500,000.00

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 07/01/2010 01:34 PM
Ctrl# 141928 09386 Doc# 00109162
Fee: \$2,280.00 Cons: \$500,000.00

POST OFFICE ADDRESS: 20 Forest Street, #1, Cambridge, MA 02140

GRANTOR, the owner of the UNIT described above in the 20 Forest Street Condominium, created by Master Deed dated June 29, 2010 and recorded with the Middlesex South Registry of Deeds in Book 54917, Page 303, as such may be amended by instruments of record, in accordance with the provisions of M.G.L. Chapter 183A, for the CONSIDERATION paid as stated above, hereby grants the said UNIT to the GRANTEE with QUITCLAIM COVENANTS.

The UNIT is laid out as shown on a plan recorded with the said Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. Chapter 183A, Section 9.

The UNIT is conveyed together with the above-listed PERCENTAGE INTEREST (a) in the common areas and facilities of the 20 Forest Street Condominium as described in the Master Deed, (b) in the 20 Forest Street Condominium Trust, recorded with said Master Deed in said Registry of Deeds, as such may be amended by instruments of record, and with the exclusive rights and easements as described in said Master Deed.

The GRANTEE acquires the UNIT with the benefit of, and subject to, the provisions of M.G.L. Chapter 183A, relating to condominiums, as that statute is written as of the date hereof, the Master Deed and the Condominium Trust referred to above as the same maybe amended, and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

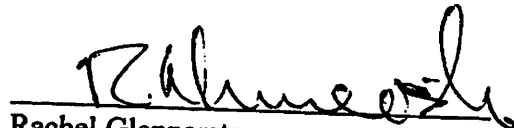
Being a portion of the premises conveyed to GRANTOR by deed dated June 14, 1999 and recorded with the Middlesex South Registry of Deeds in Book 30287, Page 399.

ANDREA A. HICKEY, ESQUIRE
BULFINCH SQUARE
43 THORNDIKE ST., 3RD FL.
CAMBRIDGE, MA 02141-1764

5/11/10 7:45 AM
1000

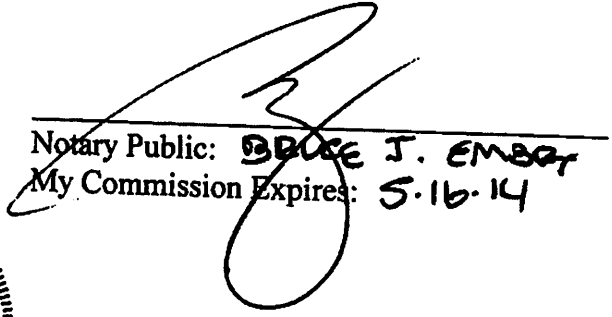
WITNESS our hands and seals this 30th day of June, 2010.


Michael Kremer

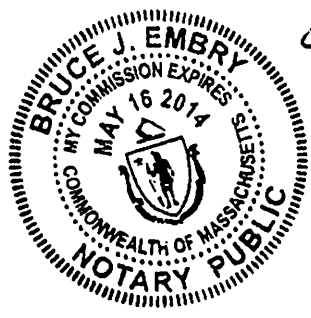

Rachel Glennerster

COMMONWEALTH OF MASSACHUSETTS, MIDDLESEX County

On this 30th day of June, 2010, before me, the undersigned notary public, personally appeared Michael Kremer & Rachel Glennerster, proved to me through satisfactory evidence of identification, which were MASS. D.L., 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.


Notary Public: BRUCE J. EMBRY
My Commission Expires: 5.16.14

[i:\re\deeds\Kremer-20 Forest #1]



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:

As a music teacher for over 10 years in my home studio, I was forced to stop teaching for almost two years during Covid. My upstairs neighbors are now in their 70's and one has special health issues, so we agreed I would build this soundproof and Covid-safe studio with a separate entrance. Since December 2019, I have been teaching a smaller number of students at their homes but I cannot support myself without a home studio that will fit a grand piano.

- 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:

Shape of existing lot is non-conventional and non-conforming.

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

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

No detriment to the public good. The neighbors and abutters have no objection to the proposed addition.

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

Proposed addition is within property setbacks, except for rear yard setback (required 25'), asking for 7.5' to stay in line with existing rear exterior wall of main building. We are requesting a variance of 2' from the 7.5' required for side setbacks as well. We need these two variances because the front of the addition cannot block 22 Forest Street first floor bedroom window. Without the rear and side setback variances, the addition will not be big enough to accommodate a grand piano, and it will not be aesthetically uniform with the current 7.6 rear setback of the main house.

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

20 FOREST STREET ADDITION

20 Forest Street #1, Cambridge MA. 02140 | 617-319-4698 |
michaelscottbonner@gmail.com

Board of Zoning Appeal (BZA)
Inspectional Services
831 Massachusetts Avenue
Cambridge, MA 02139

Dear BZA:

As a private music teacher in Cambridge since 2010, I am dependent on my ability to teach from my home. Since Covid, my condo association neighbors Neal Klein and Jan Wall have asked if I could build a studio with a separate entrance due to health concerns, and for sound proofing reasons.

My architect Ozzie Limas III and I are therefore presenting this application for the following variance of approximately 300 SF for a non-conforming side yard in Zone B, Agassiz for my new music studio and home office below.

At the request of my neighbor at 22 Forest Street #1, Asad Subedar, the front of the structure cannot obstruct his bedroom window. Therefore, we are asking for a variance of 17.6' from the 25' rear yard setback required in the zoning ordinance. This will put the addition in line with the footprint of the back of the main structure, and be aesthetically much more pleasing.

Likewise, we would like to make the addition slightly wider since we are limited in the dimensions of the front, and are asking for a variance of 2' from the 7.5' requirement. This will still leave a distance of almost 10' between 22 and 20 Forest Street; we have a similar density on the right side of our house with 18 Forest Street. The addition will not obstruct any views in the neighborhood and is consistent with the character of the adjacent buildings.

I would be extremely grateful to the board if they were to grant our request, and I believe the addition will add great value and beauty to the neighborhood.

Thank you.



Sincerely,

Michael S. Bonner

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Michael Scott Bonner
Location: 20 FOREST ST., Unit 1, Cambridge, MA
Phone: 617-319-4698

Present Use/Occupancy: Two Family
Zone: Residence B Zone
Requested Use/Occupancy: Two Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3864		4449		1980	(max.)
<u>LOT AREA:</u>		3960		3960		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.1		1.2		.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1520		2105		2500	
<u>SIZE OF LOT:</u>	WIDTH	48		0		0	
	DEPTH	103.60		103.60		0	
<u>SETBACKS IN FEET:</u>	FRONT	10.2		10.2		0	
	REAR	7.5		7.5		25	
	LEFT SIDE	18.1		5.5		7.5	
	RIGHT SIDE	1.6		1.6		20	
<u>SIZE OF BUILDING:</u>	HEIGHT	35		35		35	
	WIDTH	51.92		19.5		0	
	LENGTH	28.33		15		0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		69%		60%		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		0	
<u>NO. OF PARKING SPACES:</u>		3		3		0	
<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.:

Only one building on lot. Proposed 10" concrete foundation walls 15' x 29'-6", 2 x 6 wood stud framing walls for exterior covered with flat rubber roof.

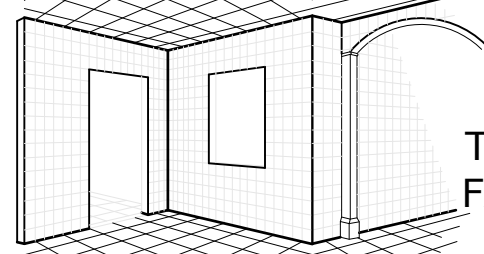
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



FOREST STREET ADDITION

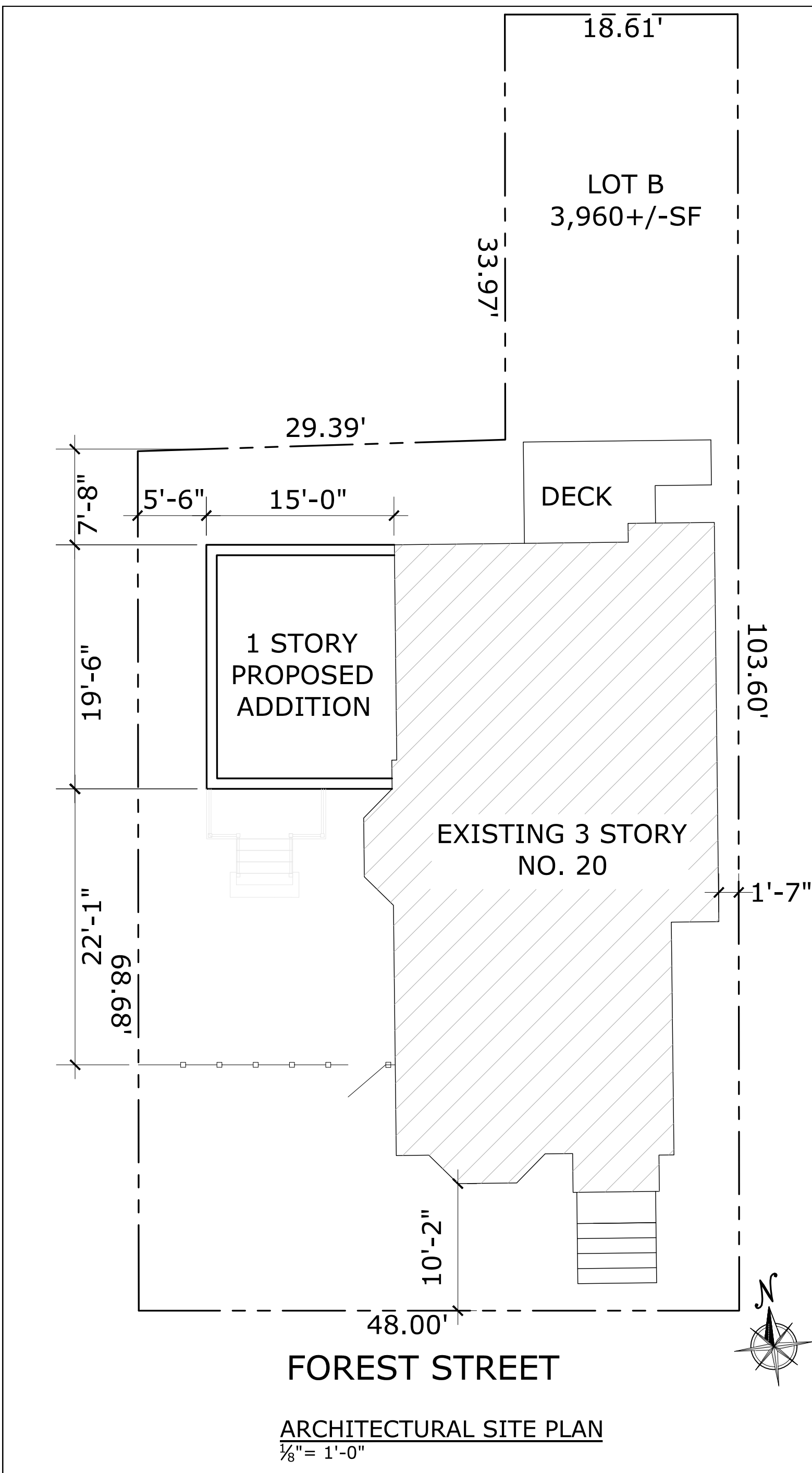
20 Forest Street, Cambridge, MA 02140

ARCHITECT
DESIGNS BY OZ³



TEL: 781-883-9628
FAX: 216-803-9628

OLimas3@DesignsByOZ.com



BONNER RESIDENCE
20 FOREST STREET, UNIT #1, CAMBRIDGE, MA

ARTICLE 5.000 - DEVELOPMENT STANDARDS
5.30 District B: Zoned 1F & 2F Detached Dwellings
Current Property Use: Two Family

Proposed Property Use: Two Family Residential				
REGULATIONS	REQUIRED	EXISTING	PROPOSED	COMMENTS
Max. FAR	0.05	1.1	1.2	SEEKING VARIANCE
Min Lot Area/DU	2,500 sf	3,960 sf	3,960 sf	EXISTING CONDITION
Front Yard Setback Min. (Ft)	15'	10.2'	10.2'	EXISTING CONDITION
Side Yard Setback Min. (Ft)	7.5' sum to 20'	Left 18.1' Right 1.6'	Left 5.5' Right 1.6'	SEEKING VARIANCE
Rear Yard Setback Min. (Ft)	25'	25'	7.5'	SEEKING VARIANCE
Maximum Building Height	35'	35'	35'	COMPLY
Min. OS Ratio	40%	69%	60%	EXISTING CONDITION

DIMENSIONAL CONTROL CHART



LOCUS MAP
N.T.S.

GENERAL NOTES:

FOREST STREET ADDITION
@ 20 Forest Street, Cambridge, MA

Adding approximately 550 Gross SF Music Studio as regulated per current building regulations per Mass State Building Codes.

All renovations, repairs, alterations, additions, and demolition shall conform to the regulations of the Massachusetts State Building Code, 9th Edition 780 CMR. and all amendments to the 2015 International Building Codes. Including all Plumbing/Mechanical, Electrical, Life Safety, and Fire Protection Codes and regulations.

General Contractor to verify all dimensions and existing site conditions and shall secure the building per OSHA & Mass Building regulations while replacing the damaged sections of the Building. Also responsible for the coordination of all mechanical, electrical and demolition work, as well as the installation provided by these subcontractors, including; dumpster permits, fire department permits and general building permits.

ELECTRICAL NOTES:

All work to be performed by a licensed Electrician in compliance with the latest edition of the ICEC & National Electrical Codes, including switches, outlets and all other electrical fixtures.

MECHANICAL NOTES:

All work to be performed by a licensed Heating/AC/Mechanical Contractor and shall conform to the regulations of the Massachusetts State Building Code, 9th Edition 780 CMR. and all amendments to the 2015 IMC - International Building Codes.

SHEET INDEX:

TITLE:

A-0 COVER SHEET - GENERAL NOTES - ZONING

SURVEY:

C-1 Proposed Plot Plan

ARCHITECTURAL:

A-1 ELEVATIONS I
A-2 FLOOR PLANS

STRUCTURAL:

S-1 FRAMING PLANS & DETAILS
S-2 CONSTRUCTION DETAILS

ARCHITECT:
DESIGNS BY OZ³

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ARCHITECT_OF_RECORD:

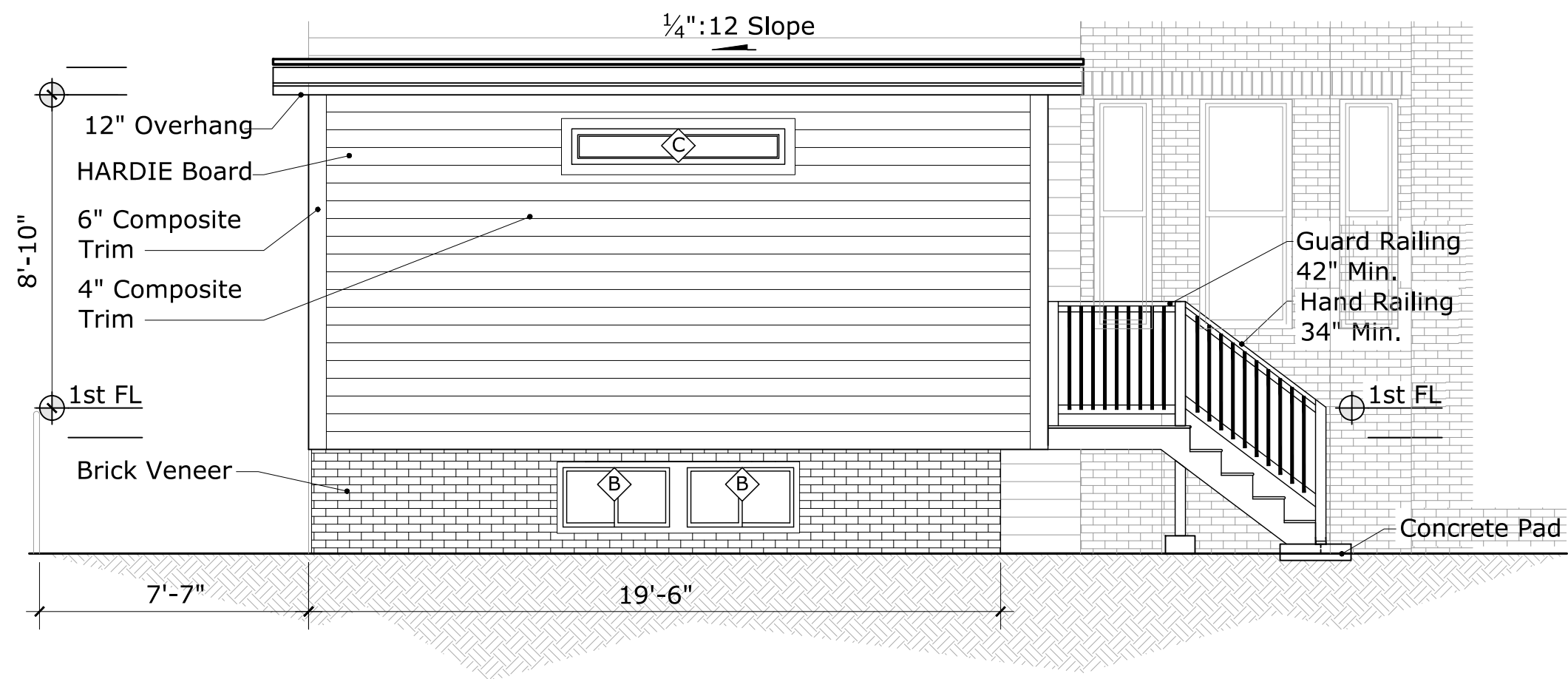
Frank P. Curtis

FOREST ST ADDITION
20 Forest Street
Cambridge, MA 02140

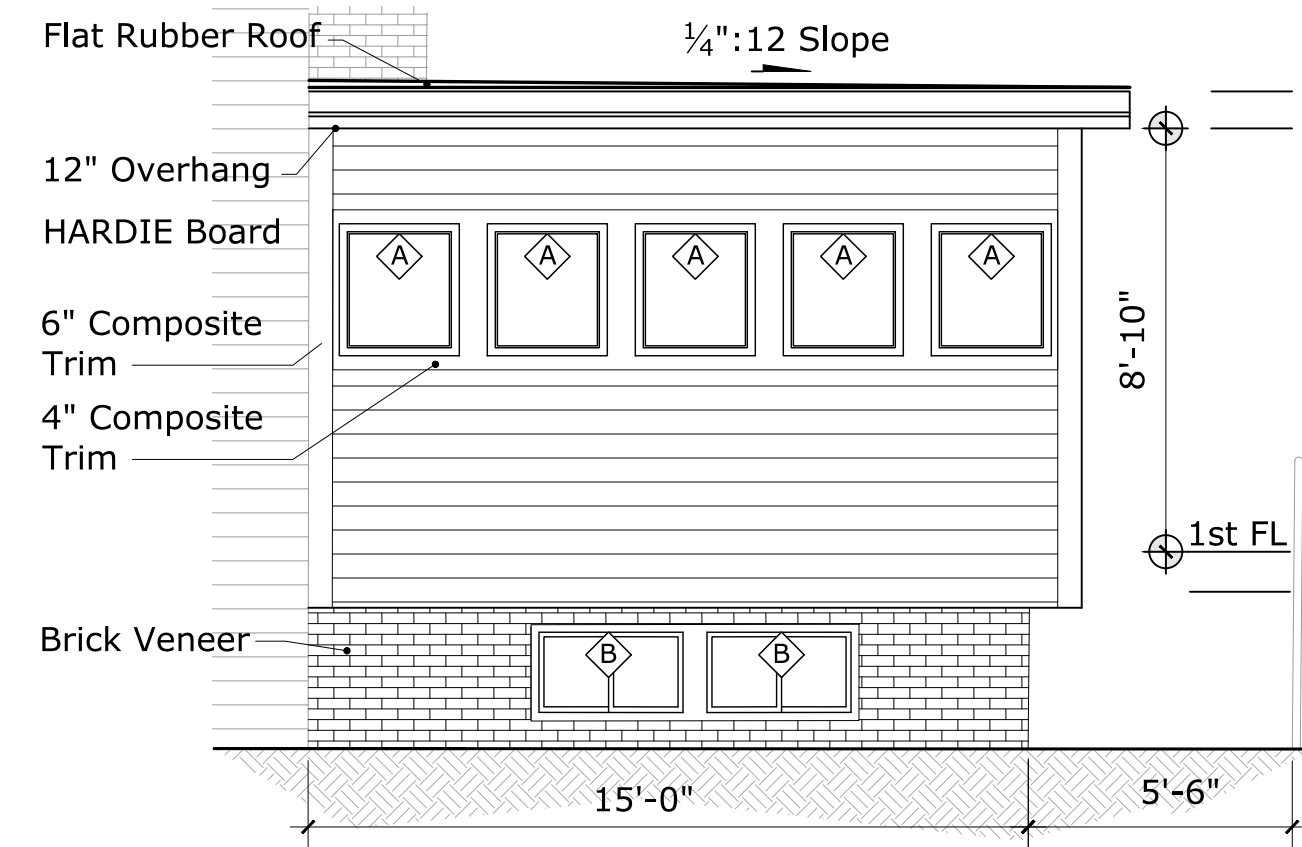
PROJECT:
Forest Street Addition
20 Forest Street
Cambridge, MA 02140

TITLE:
COVER SHEET

DATE: Aug. 22, 2022
SCALE: As Shown
DRAWN: OL³
CHECKED: -
DRAWING NO.:
A-0



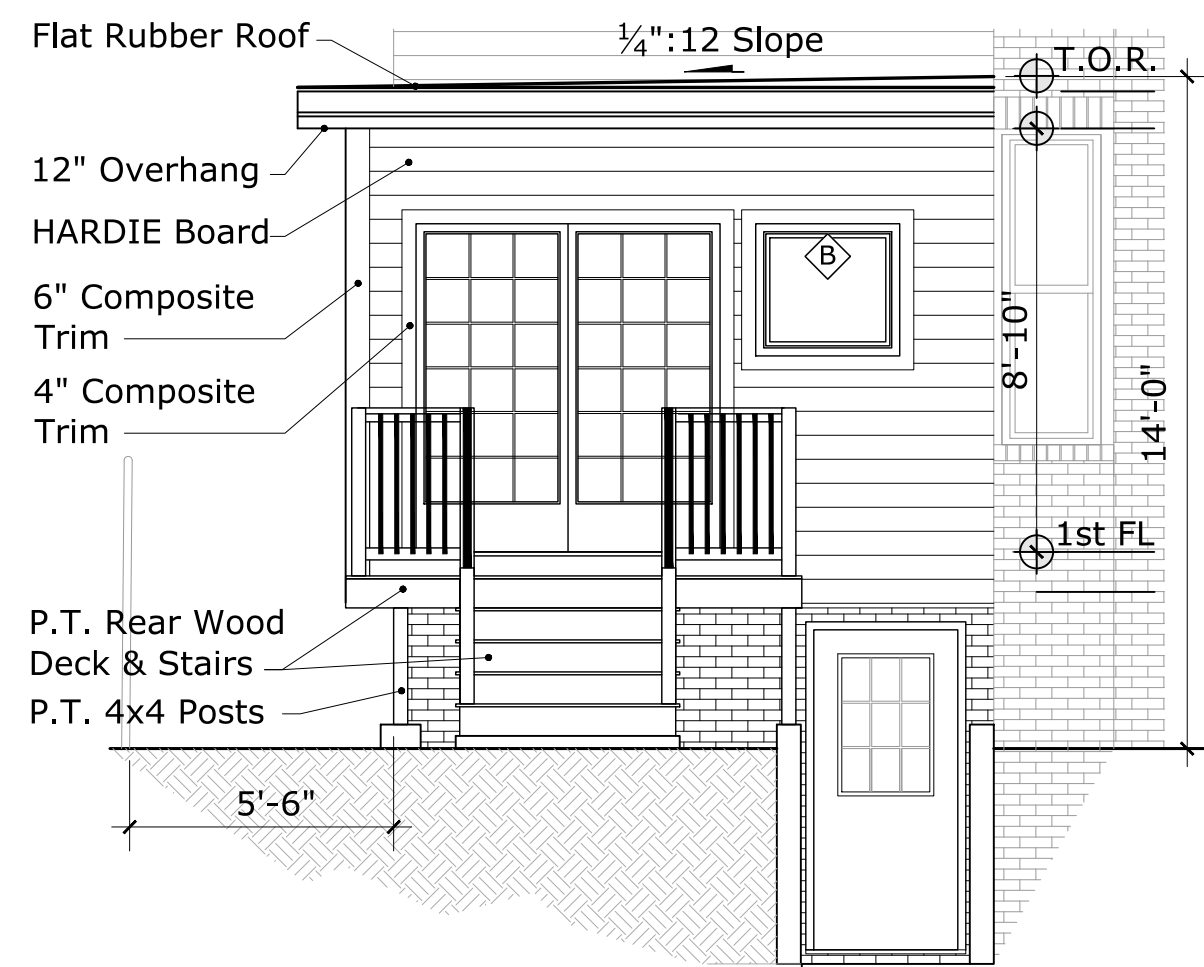
LEFT ELEVATION
 $\frac{1}{4}'' = 1'-0''$



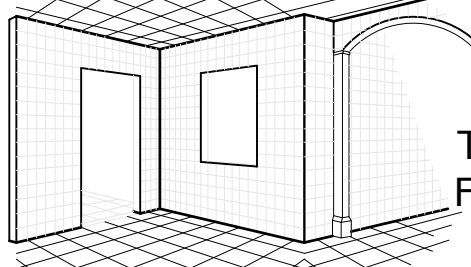
REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$


WINDOW SCHEDULE			
SYM	UNIT SIZE	QUANTITY	REMARKS
◊A	30" x 33"	5	Casment
◊B	36" x 33"	1	
◊C	72" x 12"	1	Transome
◊D	20" x 36"	4	@ Ground FL

NOTE:
 Windows: Match existing Anderson Style Windows, Rated U-0.30, sizes, styles, hardware & functionality TBD by Owner & G.C.



FRONT ELEVATION
 $\frac{1}{4}'' = 1'-0''$

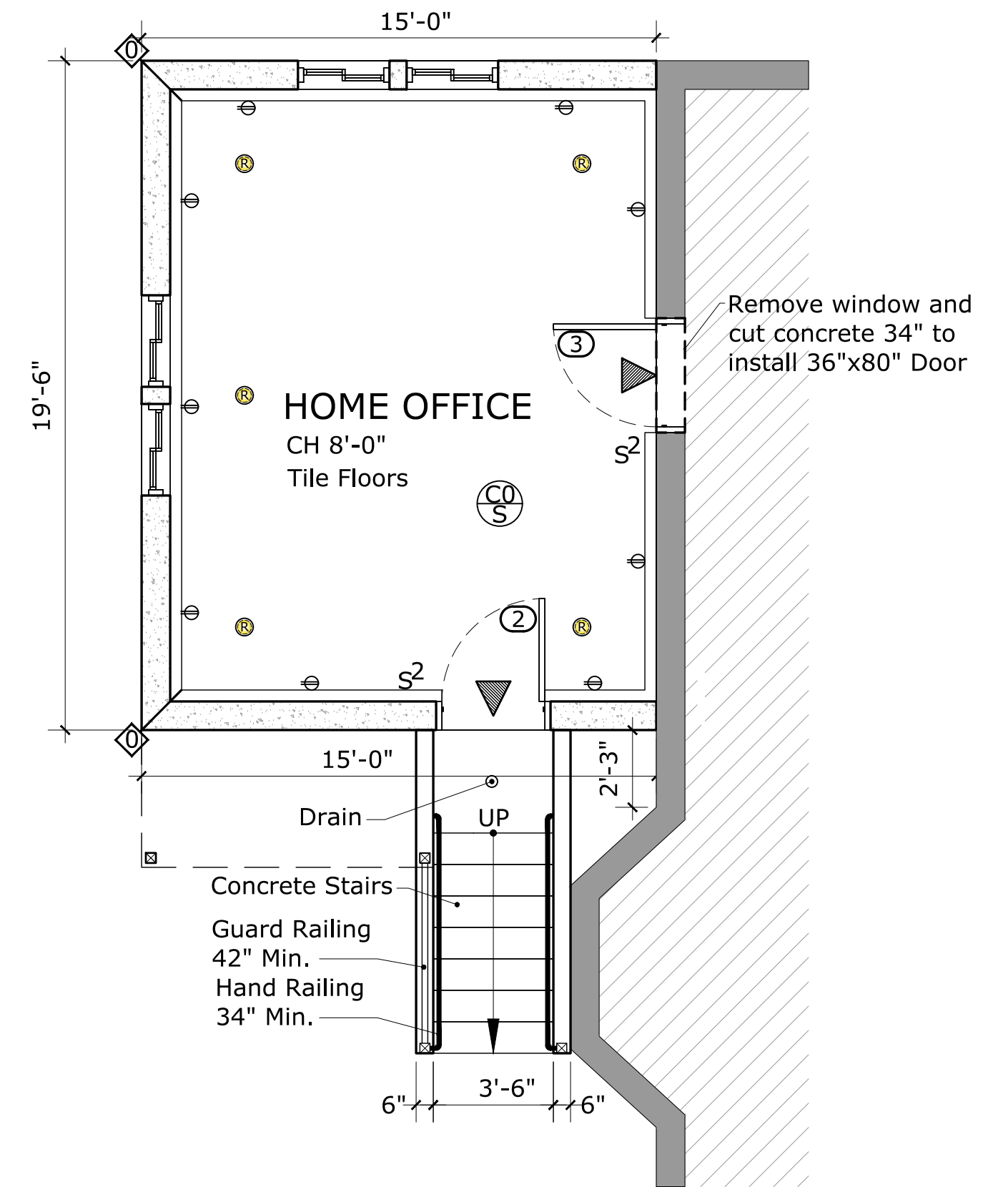
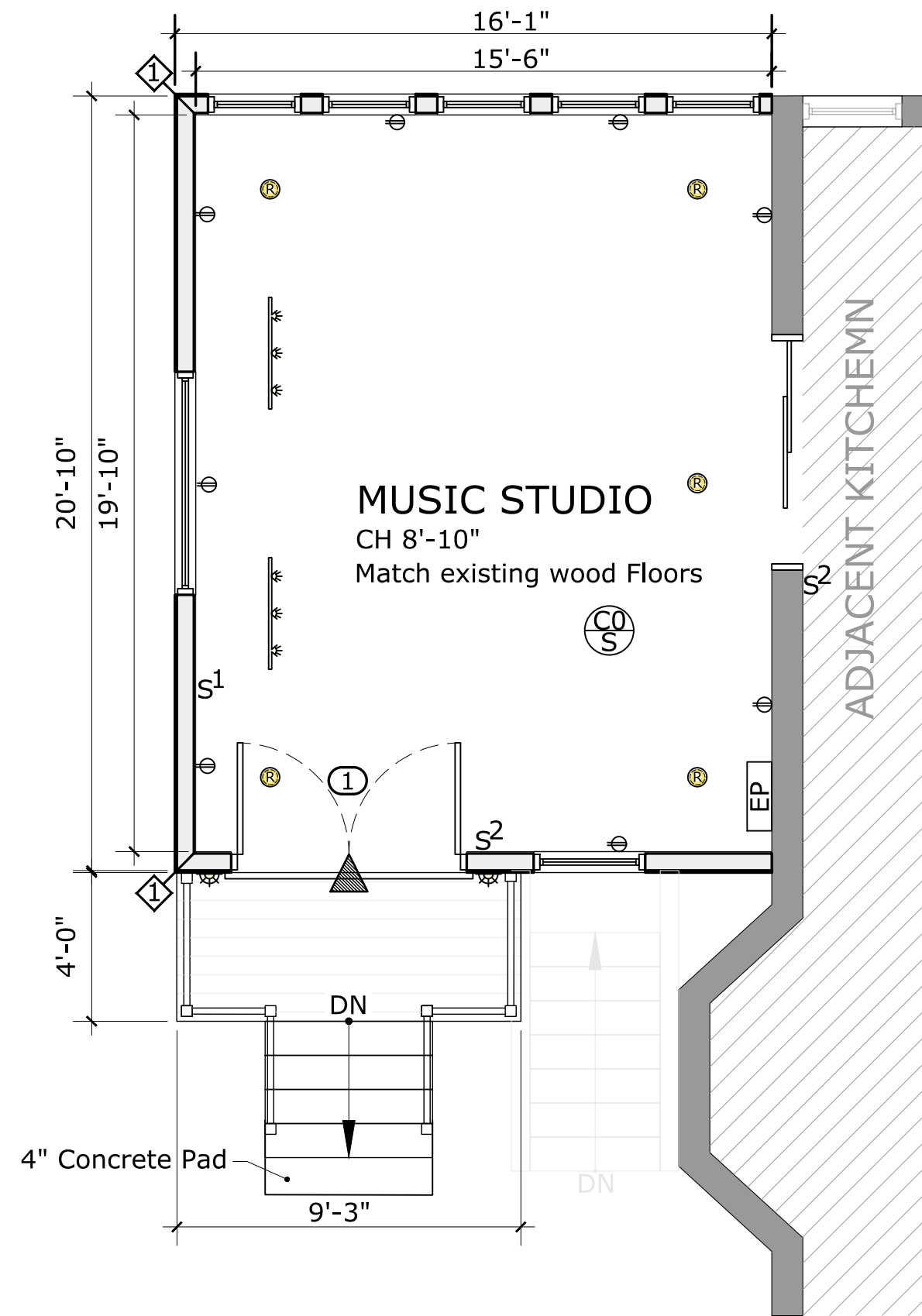
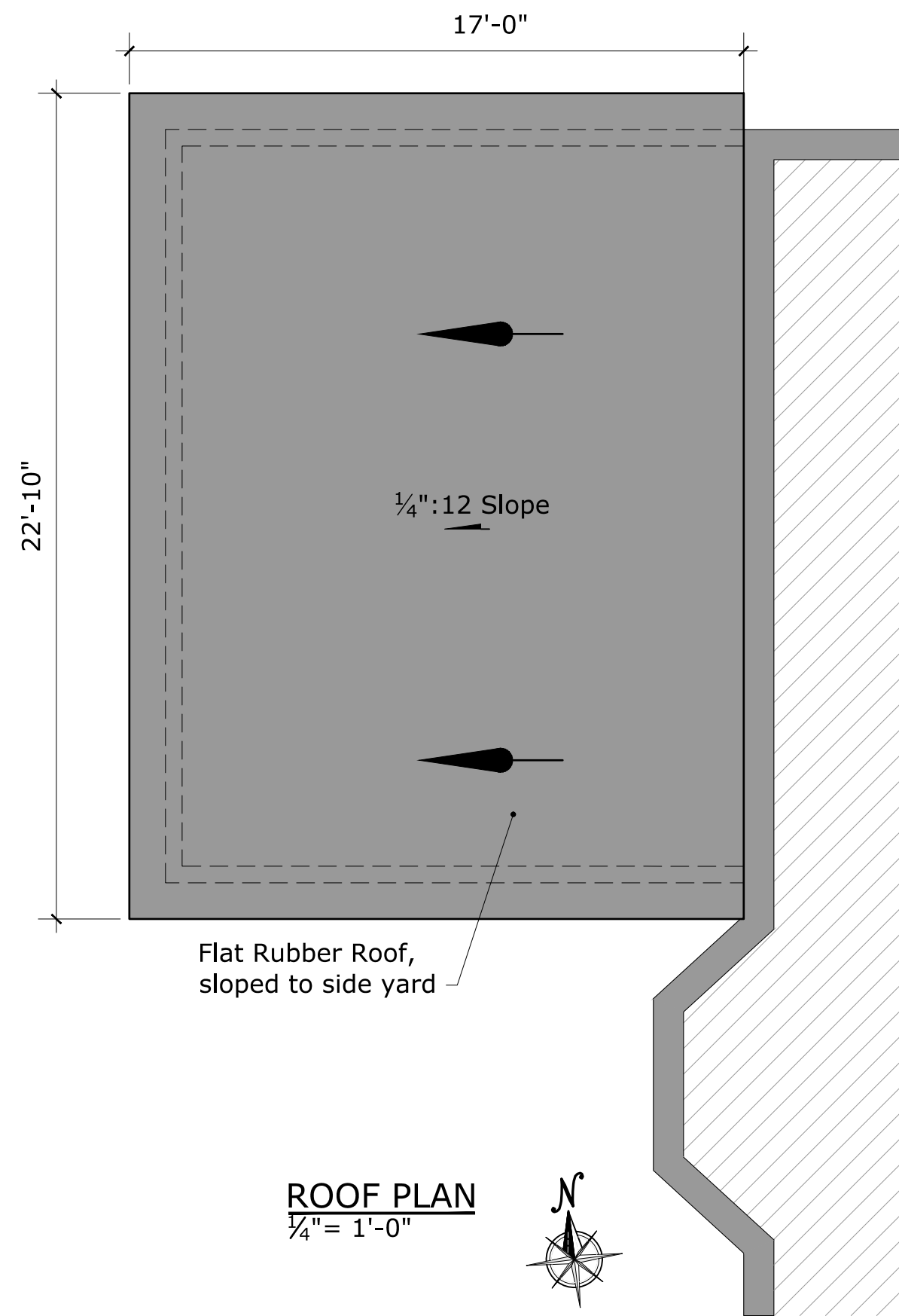
ARCHITECT:
DESIGNS BY OZ³

 TEL: 781-883-9628
 FAX: 216-803-9628
 OLimas3@DesignsByOZ.com

ARCHITECT_OF_RECORD:

Frank P. Curtis

FOREST ST ADDITION
20 Forest Street
Cambridge, MA 02140

PROJECT:
Forest Street Addition
20 Forest Street
Cambridge, MA 02140
 TITLE:
ELEVATIONS

DATE: Aug. 22, 2022
 SCALE: As Shown
 DRAWN: OL³
 CHECKED: -
 DRAWING NO.
A-1



WALL TYPES:

- ◊ 3-4 HOUR 10" CONCRETE, Thin BRICK VENEER WALLS W/ 3" INTERIOR FURRED OUT WALLS:
Exterior Thin Brick Veneer, 3/8" Grouted Seams, Thin Set, Metal Lath Fasten w/Steel Zinc Self Drilling @ 16" o.c. Vertically, Mortar Bed, 10" Concrete Wall, 3 1/2" R-13 Closed Cell Foam Insulation, P.T. 2x4 Stud wall @ 16" o.c. & 1 layer of 1/2" Type "x" GWB
- ◊ EXTERIOR WALLS:
2x6 wood studs @ 16" o.c. w/r-21 Fiberglass insulation inserted vertically into stud cavity, Staple Vapor Barrier to interior studs, 1 layer of 5/8" Type "X" GWB, Exterior 5/8" ZIP Board & HARDIE Board Siding

ELECTRICAL LEGEND:

- ⊙ S COMBO CO/SMOKE DETECTOR
- ⊙ RECESSED
- ⊖ SCONCE
- ⊖ DUPLEX OUTLET
- S1 SINGLE SWITCH
- S2 THREE WAY SWITCH
- EP ELECTRICAL PANEL

NOTE:
110 VOLT SMOKE/CO DETECTORS ARE TO BE HARD WIRED TO LIGHT CIRCUIT W/BATTERY BACK UP

DOOR SCHEDULE

TAG	LOCATION	SIZE	REMARKS
①	MUSIC STUDIO ACCESS	(2)3'-0"x 6'-8" x 1 3/4"	1 Hr Fire Rated, Glass Sliders
②	HOME OFFICE ACCESS	3'-0"x 6'-8" x 1 3/4"	1 Hr Fire Rated
③	BEDROOM	3'-0"x 6'-8" x 1 3/4"	

NOTE:
Doors: sizes, styles, hardware & functionality TBD by Owner & G.C.

ARCHITECT:
DESIGNS BY OZ³

TEL: 781-883-9628
FAX: 216-803-9628

OLimas3@DesignsByOZ.com

ARCHITECT_OF_RECORD:

FRANK P. CURTIS
No. 4892

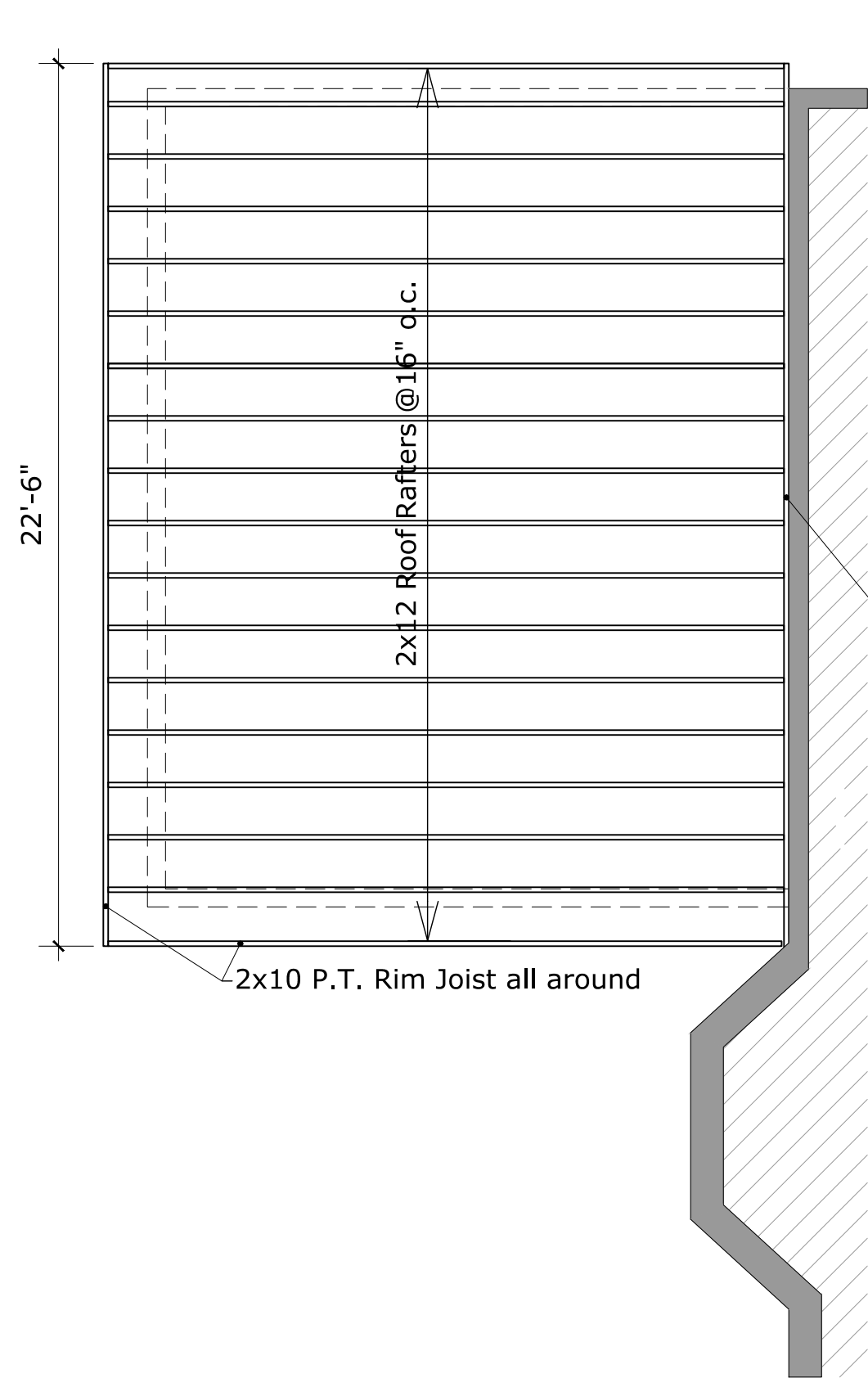
Frank P. Curtis

FOREST ST ADDITION
20 Forest Street
Cambridge, MA 02140

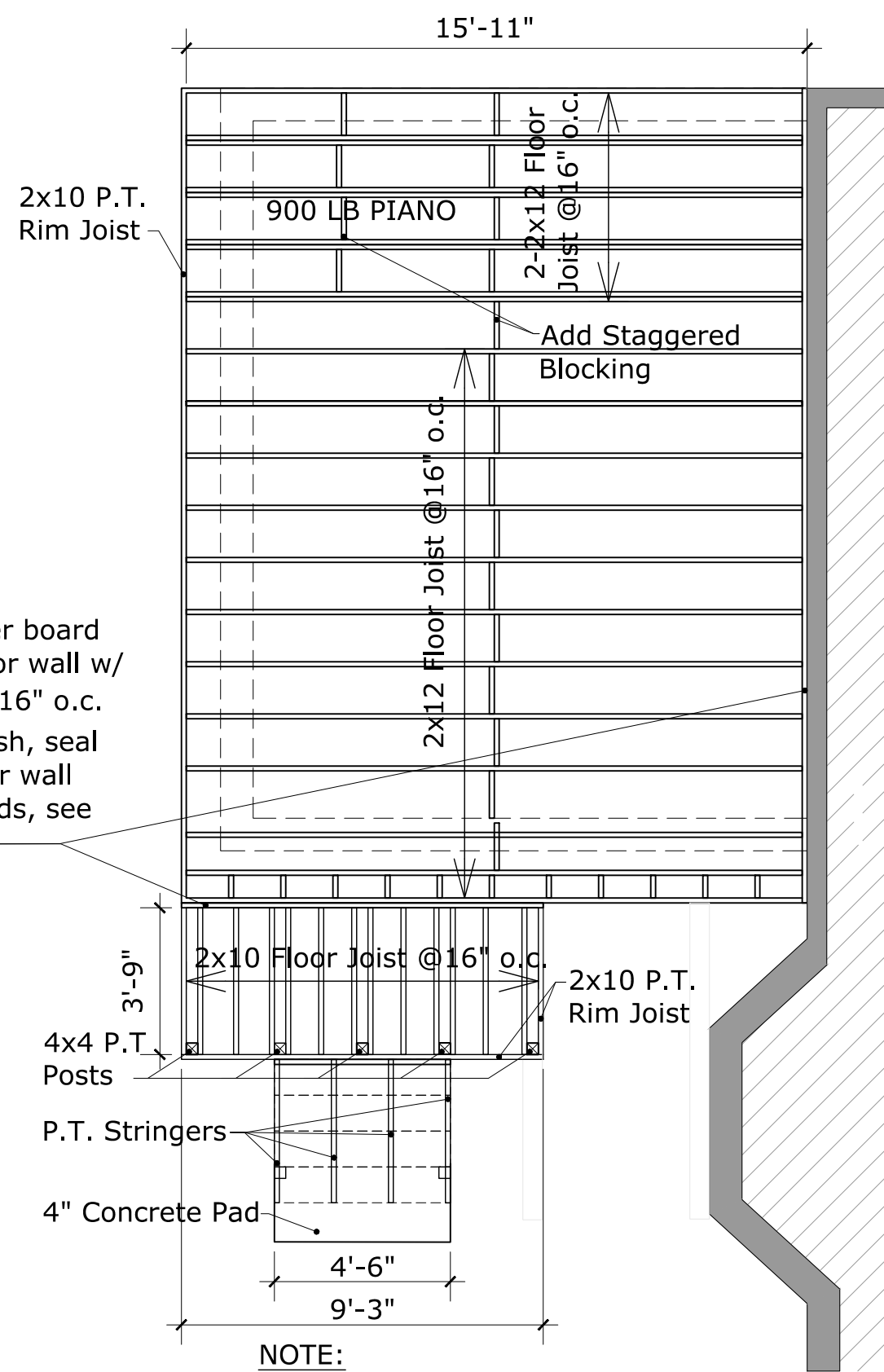
PROJECT:
Forest Street Addition
20 Forest Street
Cambridge, MA 02140

TITLE:
Floor Plans & Details

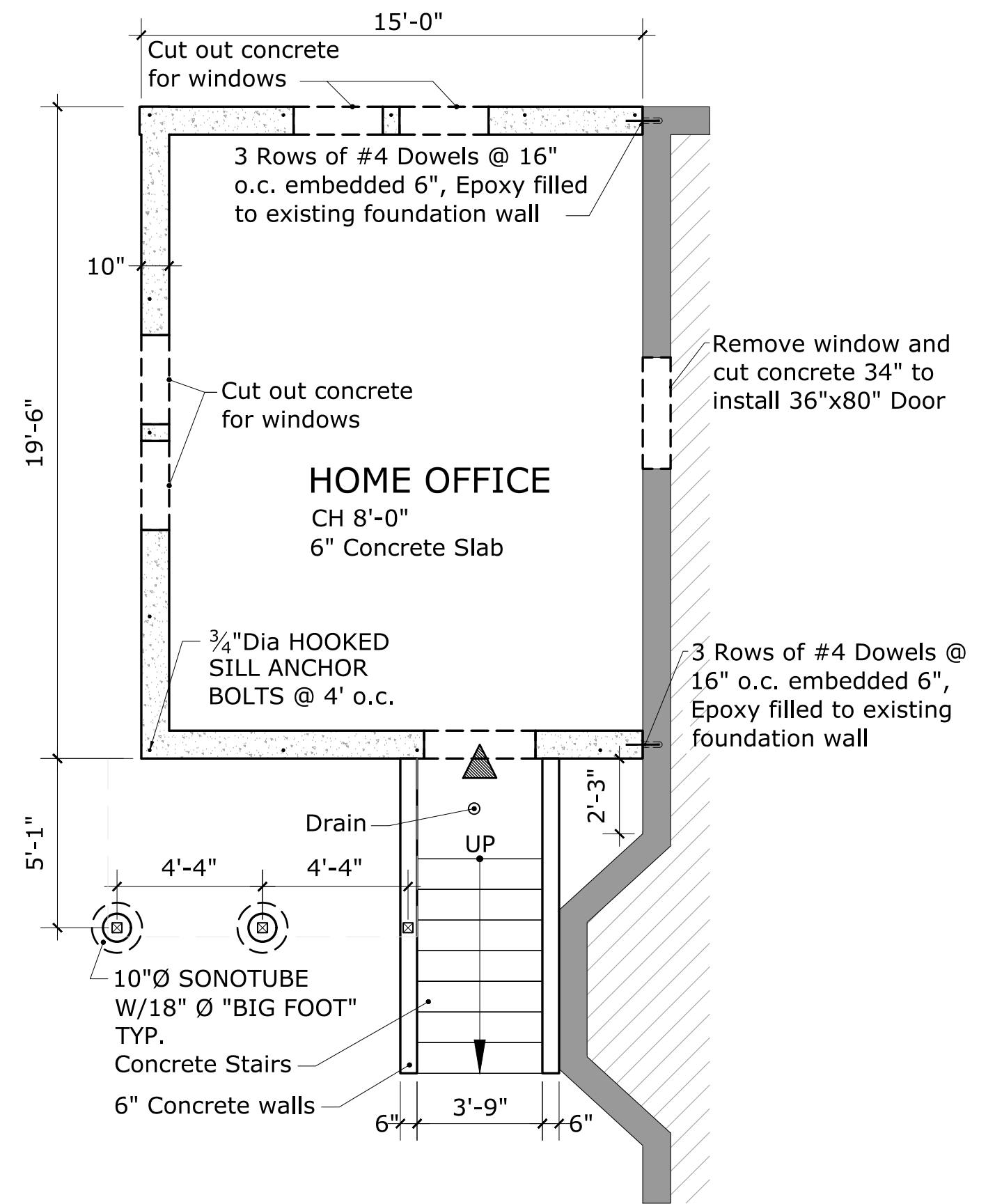
DATE: Aug. 22, 2022
SCALE: As Shown
DRAWN: OL³
CHECKED: -
DRAWING NO. **A-2**



ROOF FRAMING PLAN
1/4" = 1'-0"



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



FOUNDATION PLAN
1/4" = 1'-0"



ARCHITECT:
DESIGNS BY OZ³

TEL: 781-883-9628
FAX: 216-803-9628
OLimas3@DesignsByOZ.com

ENGINEER-OF-RECORD:

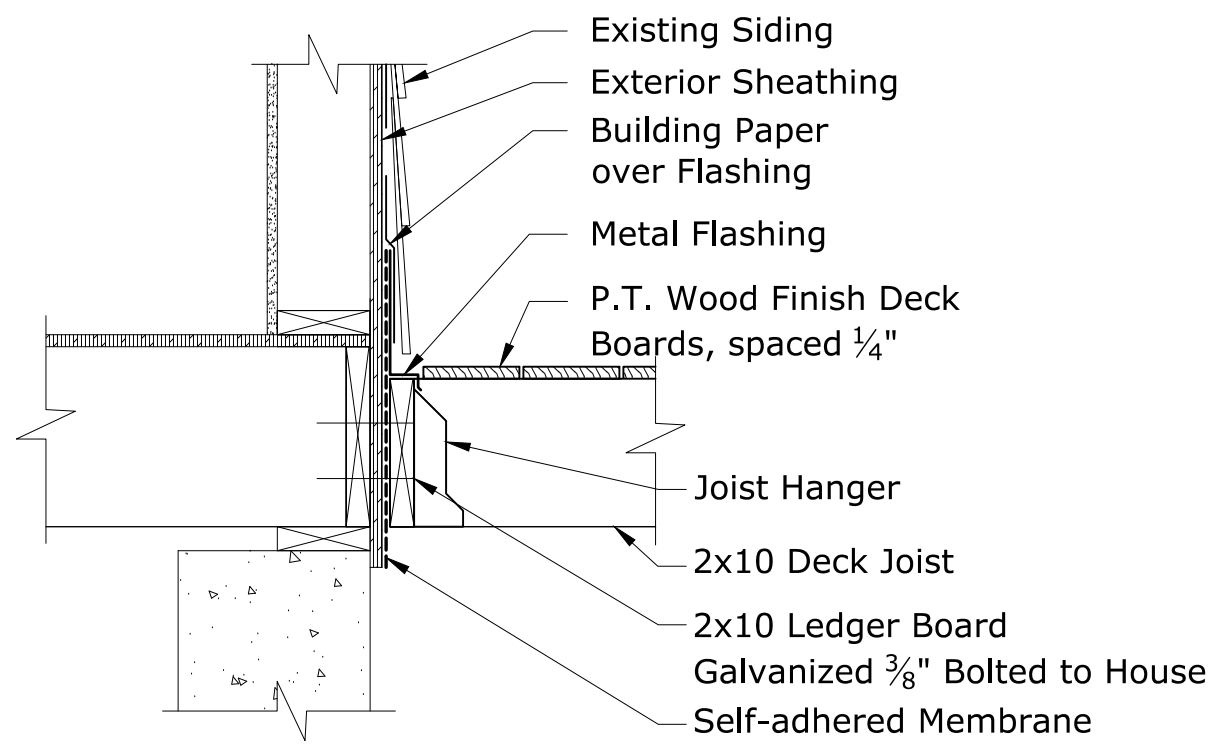
Ramasastry Satyaprasad
8.23.22

FOREST ST ADDITION
20 Forest Street
Cambridge, MA 02140

PROJECT:
Forest Street Addition
20 Forest Street
Cambridge, MA 02140

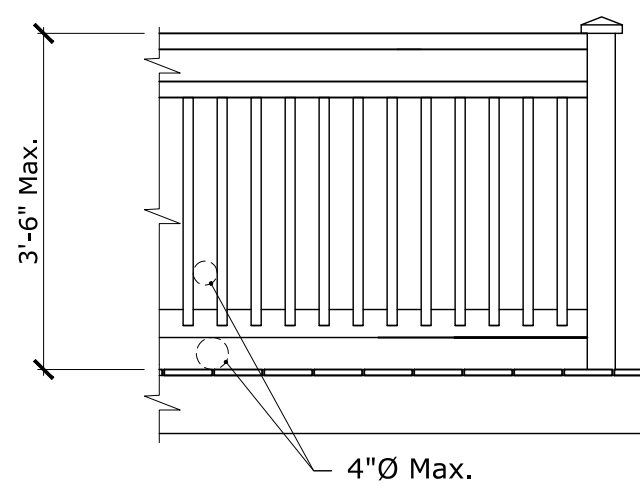
TITLE:
Framing Plans & Details

DATE: Aug. 22, 2022
SCALE: As Shown
DRAWN: OL³
CHECKED: -
DRAWING NO.: **S-1**



FLASHING DETAIL

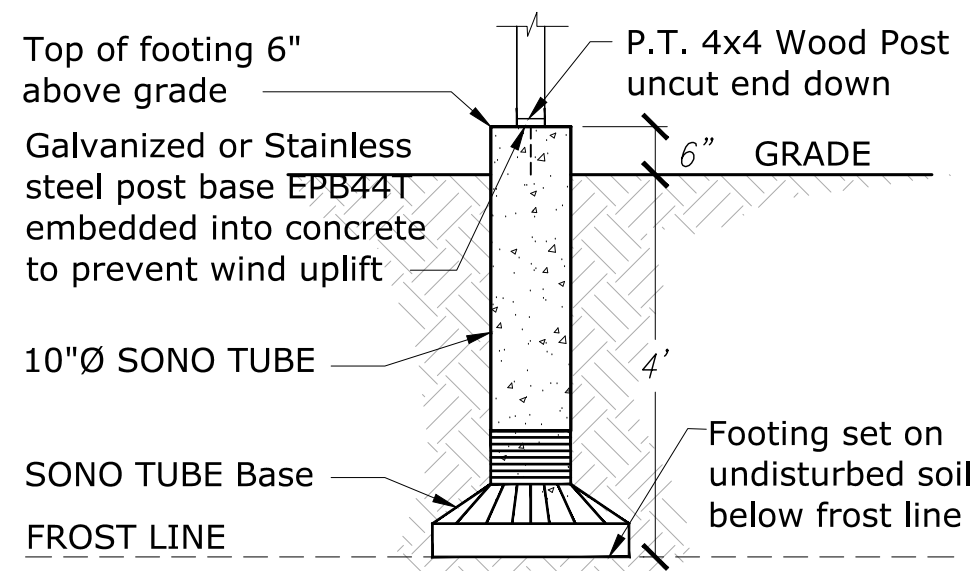
1" = 1'-0"



RAILING DETAIL

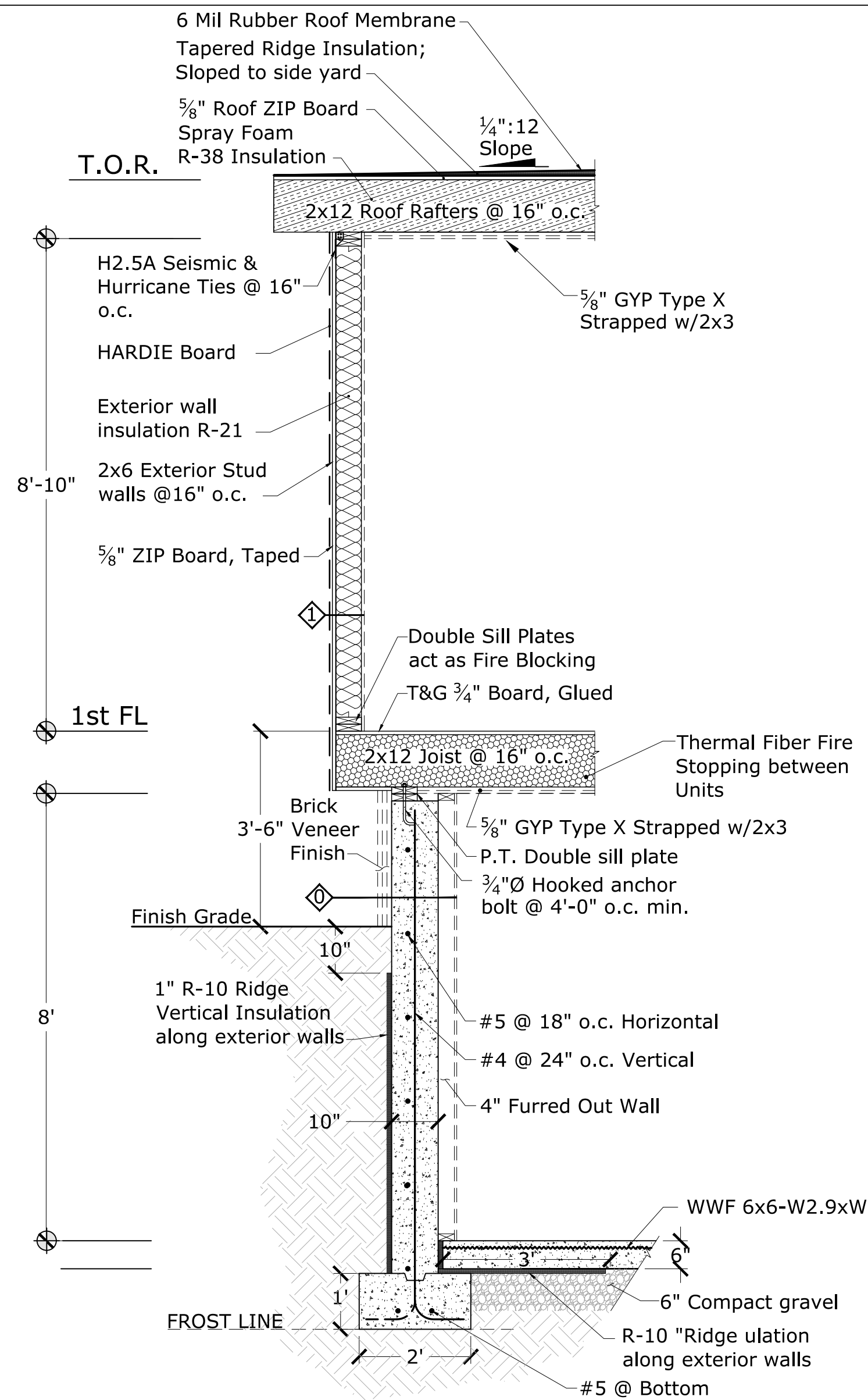
1/2" = 1'-0"

PVC / COMPOSITE RAILING STYLE, SIZE, COLOR TBD BY OWNER & G.C.



SONO TUBE DETAIL

1/2" = 1'-0"



NOTE:

- Concrete: Fc = 3000 psi
- Rebar: Fy 60 ksi
- Fire Rated Caulking at all Mechanical, Electrical & Plumbing Penetrations

TYPICAL WALL SECTION

1/2" = 1'-0"

STRUCTURAL NOTES:

1. All work shall be performed to be in conformance with the State Building Code and General Construction practice.
2. Design Loads: All Design is as per the Latest Massachusetts State Building Code.
3. Foundations shall be founded on well compacted soil with min. bearing capacity of 4000 psi.
4. Bottom of the footings shall be a min. of 4ft. below finish grade, unless founded on ledge.
5. All concrete work shall conform to requirements for concrete & specifications (ACI318) and Structural concrete for Buildings (ACI318).
6. All concrete shall have a min. of 3000 psi, compressive strength at 28 days. Contractor shall submit a Design Mix for approval (if required the owner).
7. Follow the Geo Technical Report for excavation and backfilling, and other pertinent information.
8. Walls shall not be backfilled for a min. period of three days.
9. Backfill both sides of the wall simultaneously in one foot lifts. Walls should not be backfilled on one side only until the framing is installed or walls braced. Aluminum conduits shall not be embedded in concrete.
10. Reinforcement: Steel reinforcement shall conform to ASTM815, GR 60. Welded Wire fabric shall conform to ASTM A185.
11. Fabrication & placement of reinforcement shall conform to ACI Building code requirements, ACI 315 & 318.
12. Min. length of splice shall be 24 bar dia. but not less than Class B tension splice.
13. Wood framing: All wood construction shall conform to Part II of Design Specifications for Wood and National design specifications for Wood construction (NDS).
14. New timber shall have a min. allowable compressive stress of 1,200 psi & Modulus elasticity of 1,300,000 psi.
15. Laminated beams shall have a min. allowable bending stress of 3100 psi & Modulus of elasticity 2,000,000 psi
16. All Masonry work shall conform to Guidelines by National Concrete Masonry Association
17. All nominal lumber for floor & roof construction shall be SPF#2 or better
18. Wood lintel schedule:

Span opening	Lintel
Less than 4 ft.	3-2x4
Up to 6 ft.	3-2x6
Up to 8 ft.	3-2x8
Up to 10 ft	3-2x10.
19. Consult the GeoTech Engineer before placement of concrete
20. Provide continuous blocking at mid span of studs for both floors
21. Provide Seismic bracing both sides and at all corners & intermediate walls
22. Add Seismic Bracing at all sides and all corners

ARCHITECT:
DESIGNS BY OZ³

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FAX: 216-803-9628

OLimas3@DesignsByOZ.com

ENGINEER-OF-RECORD:

Ramasastri Satyaprasad
No. 28096
REGISTERED PROFESSIONAL ENGINEER

Ramasastri Satyaprasad
8.23.22

FOREST ST ADDITION
20 Forest Street
Cambridge, MA 02140

PROJECT:
Forest Street Addition
20 Forest Street
Cambridge, MA 02140

TITLE:
Construction Details

DATE: Aug. 22, 2022

SCALE: As Shown

DRAWN: OL³

CHECKED: -

DRAWING NO.
S-2

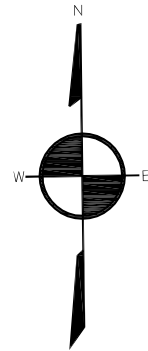
PLAN OF LAND

LOCATED AT
20 FOREST STREET
CAMBRIDGE, MA

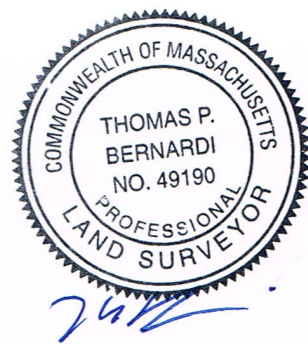
SCALE: 1 INCH = 20 FEET

MASSACHUSETTS
SURVEY
CONSULTANTS

GLOUCESTER, MA 01930
617-899-0703



16 FOREST ST.
N/F
5527-16-19A FOREST STREET CAMBRIDGE LLC



REFERENCES

DEED: BOOK 54935, PAGE 91
PLAN: 1436 OF 1979

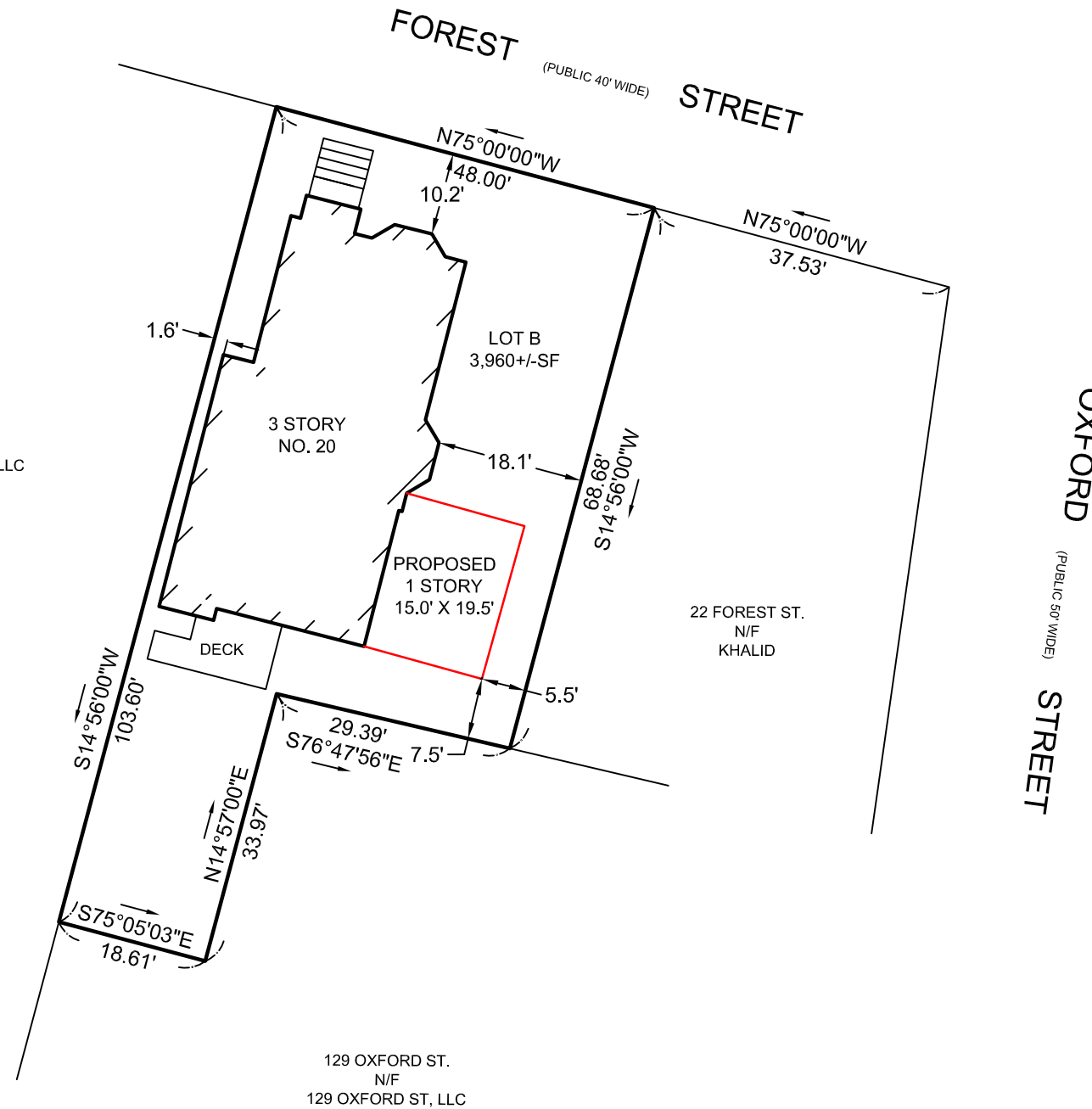
NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN JUNE OF 2022 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

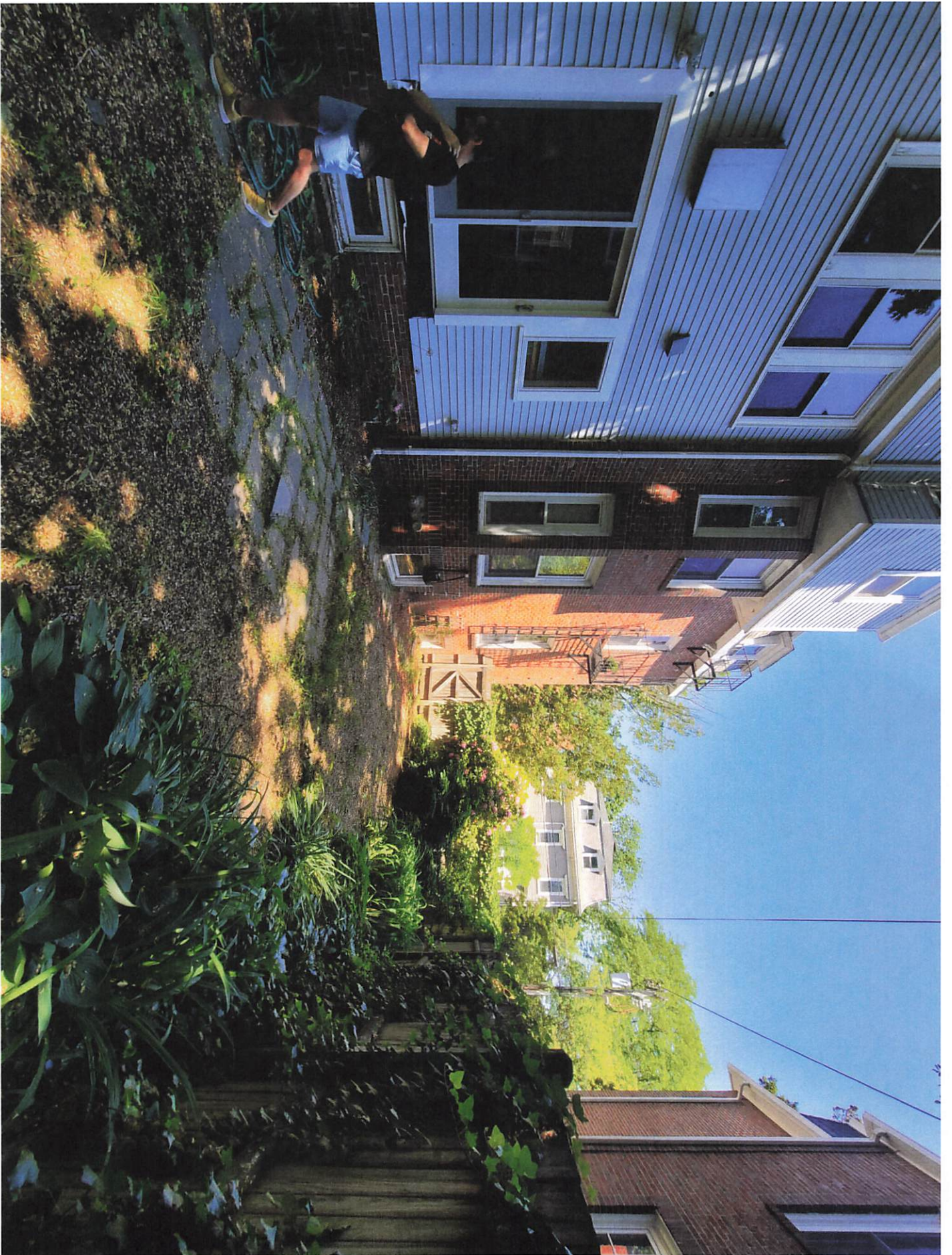
THOMAS BERNARDI P.L.S.

DATE: AUGUST 22, 2022





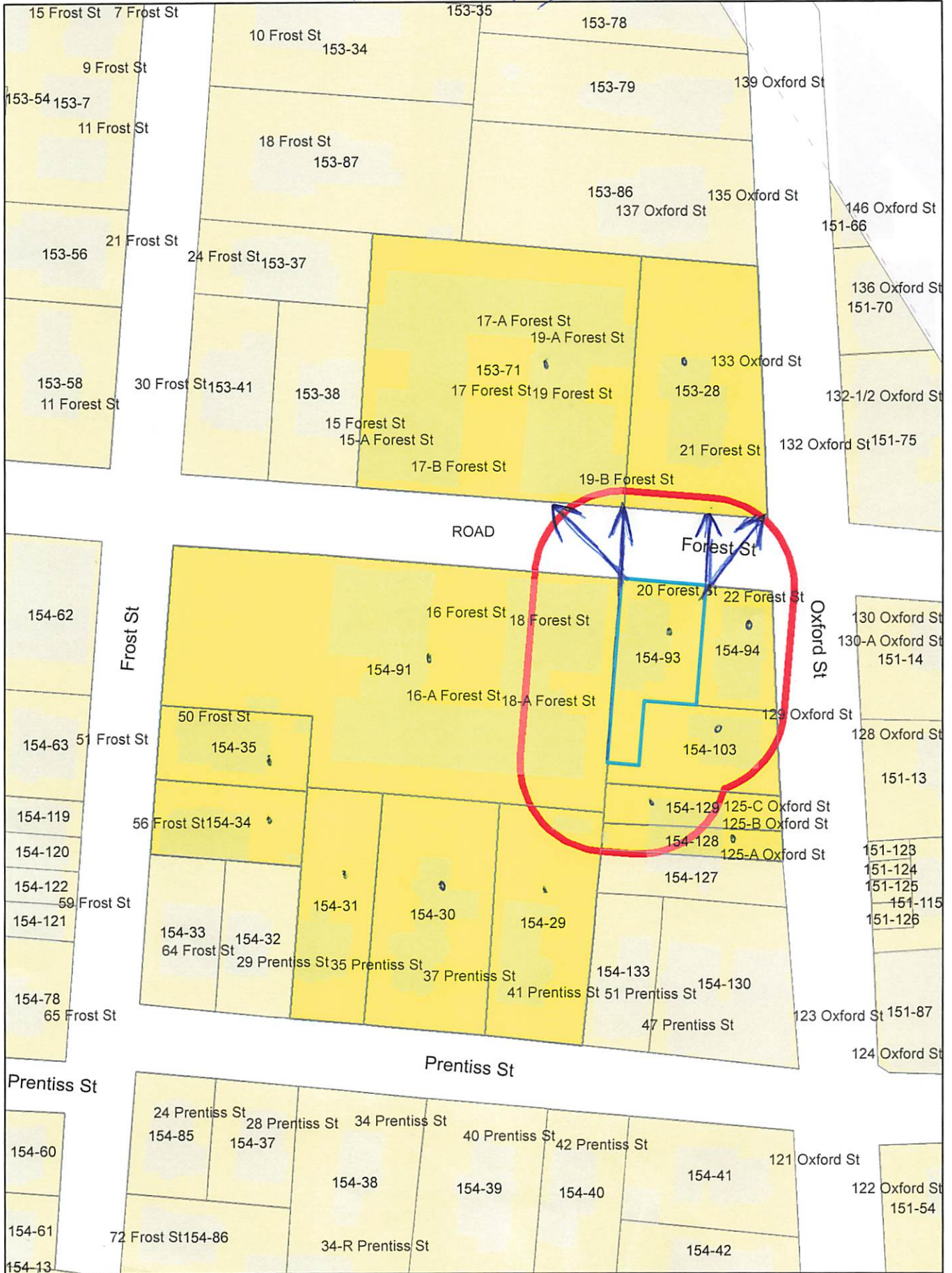








20 Forest St. #1



20 Forest St Unit 1

154-30
CARAVAN, PETER & VERA HOFFMAN
37 PRENTISS ST., #B
CAMBRIDGE, MA 02140

154-94
GOODMAN, RUTH ELLEN
22 FOREST ST., #2
CAMBRIDGE, MA 02138

154-93
BONNER, MICHAEL
20 FOREST ST. UNIT#1
CAMBRIDGE, MA 02140

154-128
COHEN, ROBERTA B.,
TRUSTEE THE COHEN TRUST
125B OXFORD ST
CAMBRIDGE, MA 02140

153-71
5527-16-19A FOREST STREET CAMBRIDGE LLC,
3 POST OFFICE SQUARE, 4TH FL
BOSTON, MA 02109

154-29
HARKNESS, SARA & CHARLES M SUPER
53 DUGG HILL ROAD
WOODSTOCK, CT 06281

154-34
ENGERT, FLORIAN & POLINA KEHAYOVA
56 FROST ST
CAMBRIDGE, MA 02140

154-35
WHITE-SHAFFER, SUSAN E.
50 FROST ST
CAMBRIDGE, MA 02140

154-94
KHALID, ASMA MEHREEN &
ASAD SHAFEE SUBEDAR
22 FOREST ST., #1
CAMBRIDGE, MA 02138

154-94
COOLIDGE, HILARY
22 FOREST ST. UNIT#3
CAMBRIDGE, MA 02140

154-103
129 OXFORD ST, LLC
50 FOLLEN ST
CAMBRIDGE, MA 02138

154-129
ALBANO, MAUREEN
125C OXFORD ST
CAMBRIDGE, MA 02140

154-91
5527-16-19A FOREST STREET CAMBRIDGE LLC,
3 POST OFFICE SQ. 4TH FL
BOSTON, MA 02109

154-31
CANEPARI LAUREN
35 PRENTISS ST
CAMBRIDGE, MA 02141

154-30
HOFFMAN, VERA & PETER CARAVAN
37 PRENTISS ST - UNIT B
CAMBRIDGE, MA 02140

154-93
KLEIN, NEAL JANICE WALL
20 FOREST ST UNIT 2
CAMBRIDGE, MA 02140

153-28
21 FORREST STREET LLC
6 STEBBINS DR
DUDLEY, MA 01571



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Michael/S. Bonner Date: 7/11/23
(Print)

Address: 20 Forest St. #1

Case No. BZA-229553

Hearing Date: 7/27/23

Thank you,
Bza Members

Pacheco, Maria

From: Ratay, Olivia
Sent: Thursday, July 13, 2023 1:35 PM
To: Pacheco, Maria
Subject: FW: BZA Sign

Regards,

Olivia Ratay
Zoning Specialist
Inspectional Services
617-349-6110

From: Michael Bonner <michaelscottbonner@gmail.com>
Sent: Thursday, July 13, 2023 12:11 PM
To: Ratay, Olivia <oratay@cambridgema.gov>
Subject: BZA Sign

I put my sign up in front of the house.

Thank you for your help.

MSB



Notice of Public Hearing

A Petition has been presented to the Board of Zoning Appeal (BZA) on the following matter. If you wish to express your views in favor of or in opposition to the petition, you are invited to attend the public hearing held virtually, or submit a written statement to the Board of Zoning Appeal, 831 Mass Avenue, Cambridge, Mass. or email your comments to Maria Pacheco mpacheco@cambridgema.gov. If you would like further information, please contact the Zoning department at 349-6100 or visit our office at Inspectional Services Department. Please be advised that documents may be submitted, including revisions to plans or documents previously submitted, by the petitioner or any interested party for the BZA's consideration at the hearing if the documents are submitted prior to 5:00 p.m. on the Monday before the public hearing. It is within the BZA's sole discretion whether to accept further revisions to plans or documents at the public hearing.

Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/j/8570265517>

Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 857 026 55517

VIRTUAL HEARING – THURSDAY – JULY 27, 2023 @ 6:45 P.M.

Please Note: If at this hearing the BZA Chairperson continues the case to a later date, you will not receive further notice. However, dates for continued BZA cases are posted on the notice board at the City Clerk's office, City Hall, and the City's Website.

CASE NO: BZA-229553

LOCATION: 20 FOREST STREET – UNIT 1
CAMBRIDGE, MA

PETITIONER: MICHAEL S. BONNER

ZONING DISTRICT: RESIDENCE B ZONE

PETITION: Variance: To add a two-story addition within the side and rear setback and further violating FAR.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

Copies of the application are on file at the City Clerk's Office, City Hall, 795 Massachusetts Avenue, and at the Inspectional Services Department, Lombard Building, 831 Massachusetts Avenue, Cambridge, Massachusetts.

Address written comments to the Board of Zoning Appeal.
831 Massachusetts Avenue, Cambridge, MA 02139

For more information please call 349-6100. TTY: 349-6112