CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUL 19 PM 2:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 133276

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Applicant: Emily Ma and John Mistovich, Owner: Tuscan West, LLC C/O James J. Rafferty

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

LOCATION OF PROPERTY: 20 Larchwood Dr , Cambridge, MA

TYPE OF OCCUPANCY: SINGLE FAMILY **ZONING DISTRICT:** Residence A-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct enclosed front entry, a two story addition and a single story addition with deck above, also sited within the front setback. Petitioner also seeks to construct two story rear addition.

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)

James J. Rafferty
(Print Name)

Address:

Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: 7/19/21

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Emily Ma and John Mistovich
(Owner or Petitioner)

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

Location of Premises: 20 Larchwood Drive

the record title standing in the name of Tuscan West, LLC

whose address is 10202 Rafter O Trail, Helotes, TX 78023
(Street) (City or Town) (State & Zip Code)

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

Book 59891 Page 282 or _____ Registry

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

(Authorized Agent)

==========

On this 19th day of July 2021, before me, the undersigned notary public, personally appeared James J. Rafferty proved to me through satisfactory evidence of identification, which were personally known, 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.

CATHERINE M. WILLIAMS
Notary Public
Commonwealth of Massachusetts
My Comm. Expires March 21, 2025

Catherine M. Williams
Notary Public

My commission expires: 3/21/25

CATHERINE M. WILLIAMS
Notary Public
Commonwealth of Massachusetts
My Comm. Expires March 21, 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 20 Larchwood Dr , 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:

The provisions of Section 6, Chapter 40A, G.L. recognize the ability for single and two family dwellings to be altered as proposed in this application.

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:

The proposed additions will not alter traffic patterns.

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 adjacent uses are all similarly sized single family dwellings.

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:

The proposed additions represent an increase of only approximately 8% of the existing structure which will not create any detriment to the health of Cambridge citizens.

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 intensity of the use of this single family dwelling will not be altered as a result of the proposed addition. As a result, there will not be any detrimental effect to the neighborhood. The structure will continue to comply with the FAR and Open Space requirements of the Residence A-1 Zoning 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

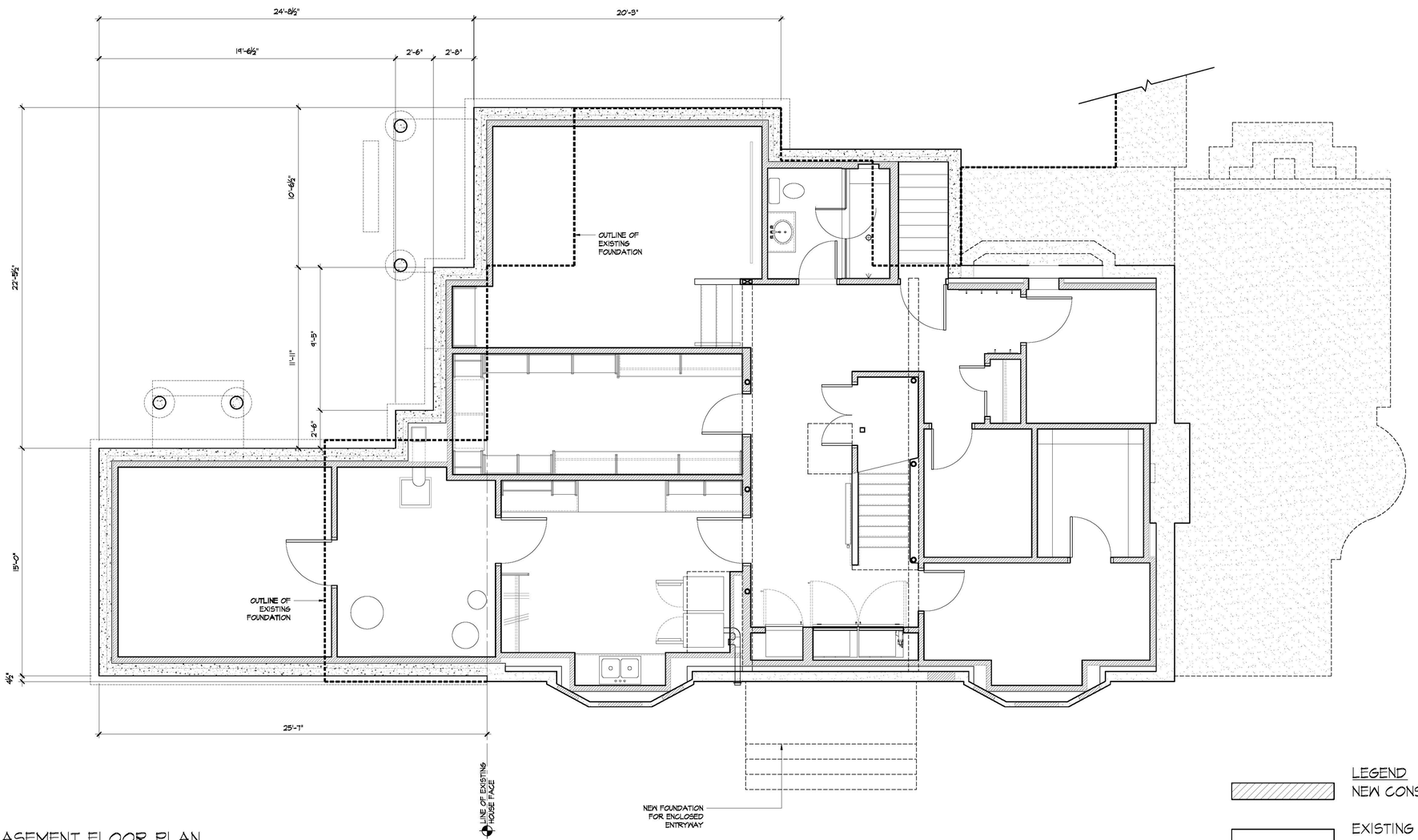
Applicant: Applicant: Emily Ma and John Mistovich, Owner: Tuscan West, LLC
Location: 907 Massachusetts Avenue
Phone: 617.492.4100

Present Use/Occupancy: SINGLE FAMILY
Zone: Residence A-1 Zone
Requested Use/Occupancy: SINGLE FAMILY

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		5,617 sf	6,574 sf	7,876 sf	(max.)
LOT AREA:		15,752 sf	no change	8,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.36	.41	.5	
LOT AREA OF EACH DWELLING UNIT		15,752 sf	no change	6,000 sf	
SIZE OF LOT:	WIDTH	138.51'	no change	80'	
	DEPTH	133.857'	no change	N/A	
SETBACKS IN FEET:	FRONT	13.2'	10.6'	25'	
	REAR	49.6'	no change	25'	
	LEFT SIDE	28.5'	18.8'	15' (sum to 35')	
	RIGHT SIDE	3.3'	no change	15' (sum to 35')	
SIZE OF BUILDING:	HEIGHT	27.83'	no change	35'	
	WIDTH	99.13'	no change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		66	63.4	50	
NO. OF DWELLING UNITS:		1	no change	2	
NO. OF PARKING SPACES:		1	no change	1	
NO. OF LOADING AREAS:		0	no change	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	no change	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'.



1 BASEMENT FLOOR PLAN

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

LEGEND

NEW CONSTRUCTION

EXISTING WALLS, PARTITIONS & COMPONENTS TO REMAIN

OUTLINE OF EXISTING HOUSE FOR REFERENCE

NO WORK IN THIS AREA

0 2' 4' 8'

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

N

NOTE:

1. DIMENSION SHOW ARE FROM FACE OF FOUNDATION TO FACE OF FOUNDATION AND DO NOT INCLUDED EXTERIOR TRIM OR CLADDING.

RENOVATIONS TO LWD PHASE III

CAMBRIDGE, MA

BECHTEL FRANK ERICKSON ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3913
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

DRAWING TITLE

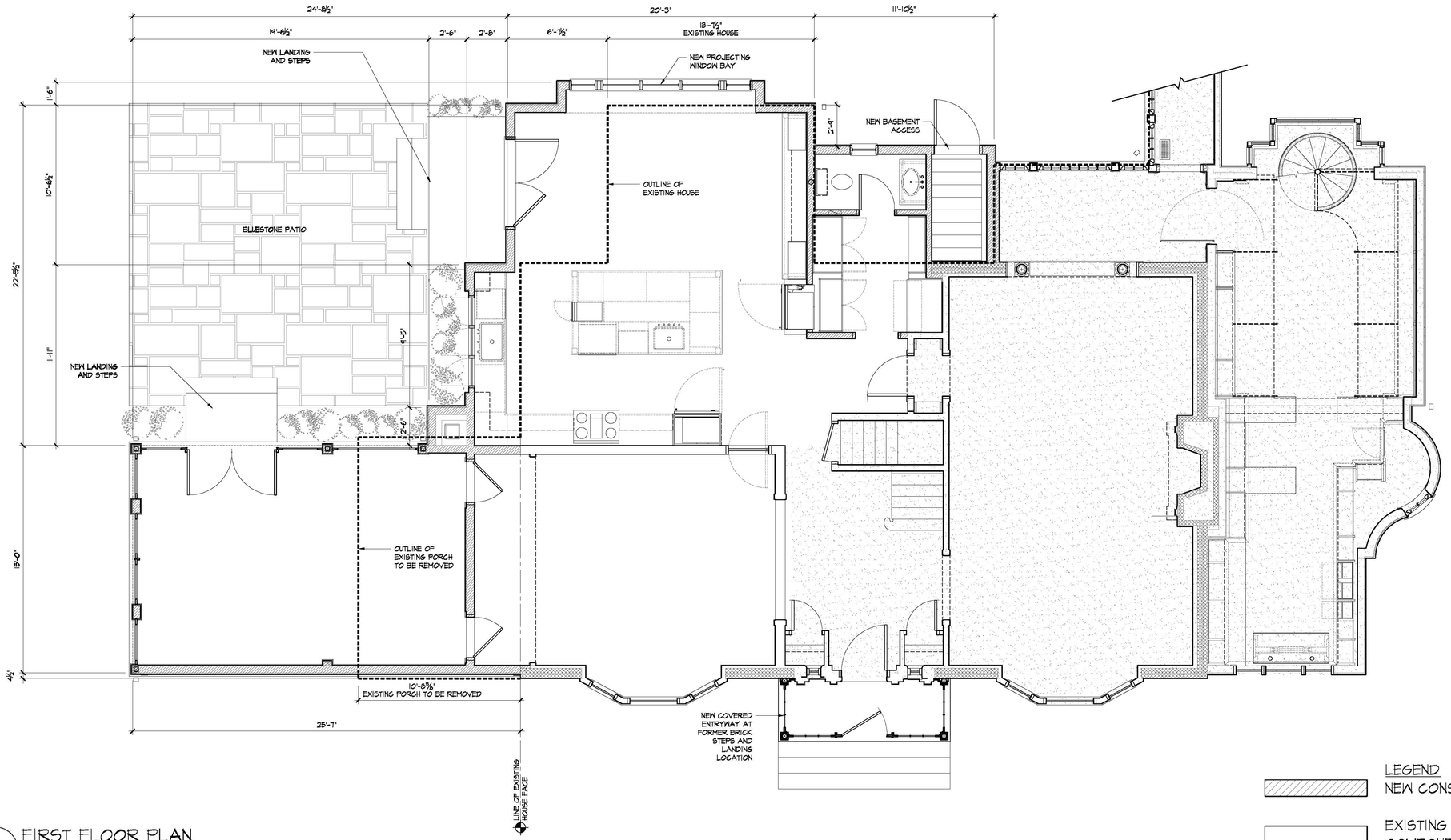
BASEMENT FLOOR PLAN

DATE 05 MAY 2021

SCALE 1/4" = 1'-0"

BFE PROJ. No. 1904.00

A1.0



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND

NEW CONSTRUCTION

EXISTING WALLS, PARTITIONS & COMPONENTS TO REMAIN

OUTLINE OF EXISTING HOUSE FOR REFERENCE

NO WORK IN THIS AREA

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

NOTE:
1. DIMENSION SHOW ARE FROM FACE OF FOUNDATION TO FACE OF FOUNDATION AND DO NOT INCLUDED EXTERIOR TRIM OR CLADDING.

RENOVATIONS TO LWD PHASE III

CAMBRIDGE, MA

BECHTEL FRANK ERICKSON ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3913
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

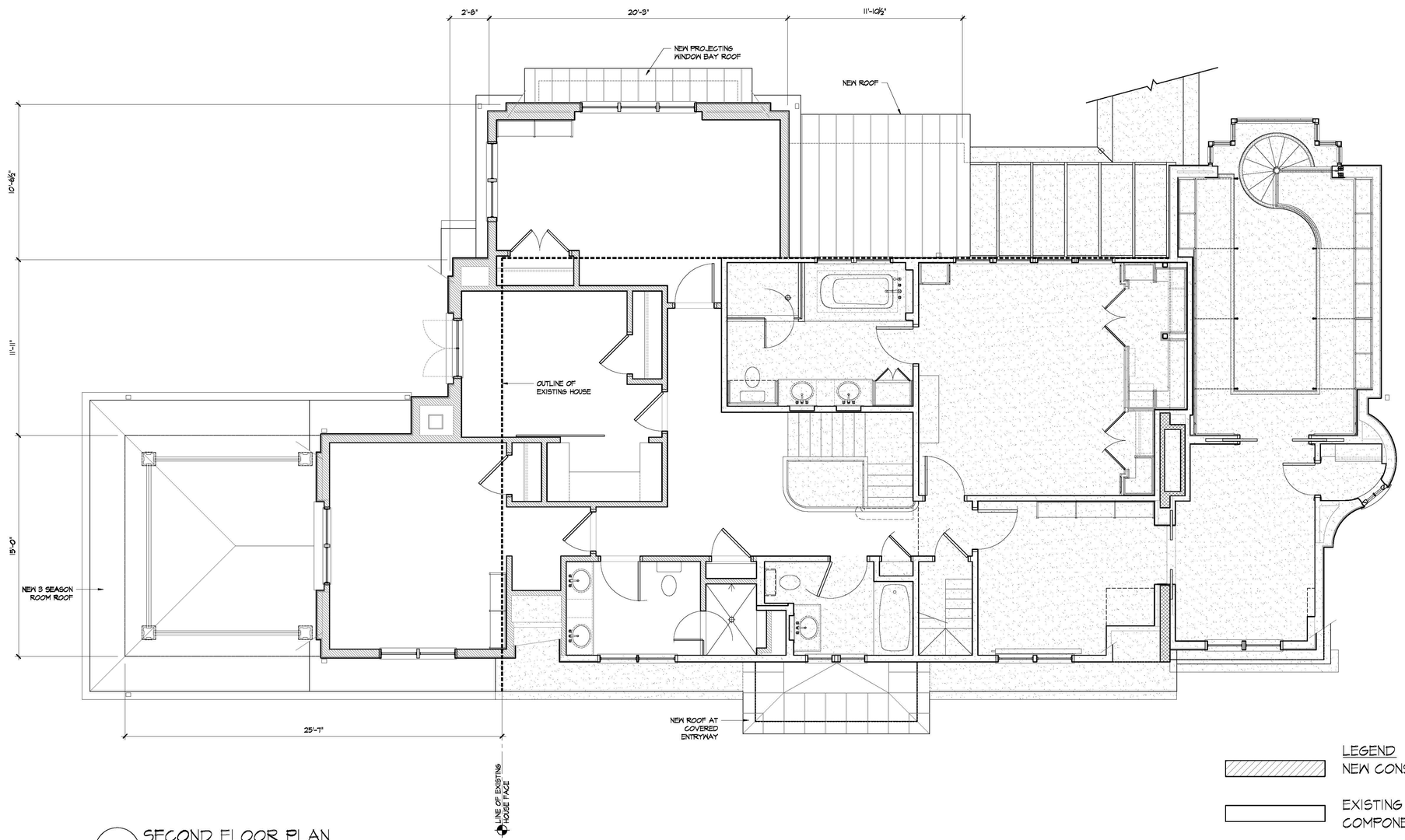
DRAWING TITLE
FIRST FLOOR PLAN

DATE 05 MAY 2021

SCALE 1/4" = 1'-0"

BFE PROJ No. 1904.00

A1.1



1 SECOND FLOOR PLAN

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

LEGEND

NEW CONSTRUCTION

EXISTING WALLS, PARTITIONS & COMPONENTS TO REMAIN

OUTLINE OF EXISTING HOUSE FOR REFERENCE

NO WORK IN THIS AREA

0 2' 4' 8'

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

N

NOTE:

1. DIMENSION SHOW ARE FROM FACE OF FOUNDATION TO FACE OF FOUNDATION AND DO NOT INCLUDED EXTERIOR TRIM OR CLADDING.

RENOVATIONS TO LWD PHASE III

CAMBRIDGE, MA

BECHTEL FRANK ERICKSON ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3913
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

DRAWING TITLE

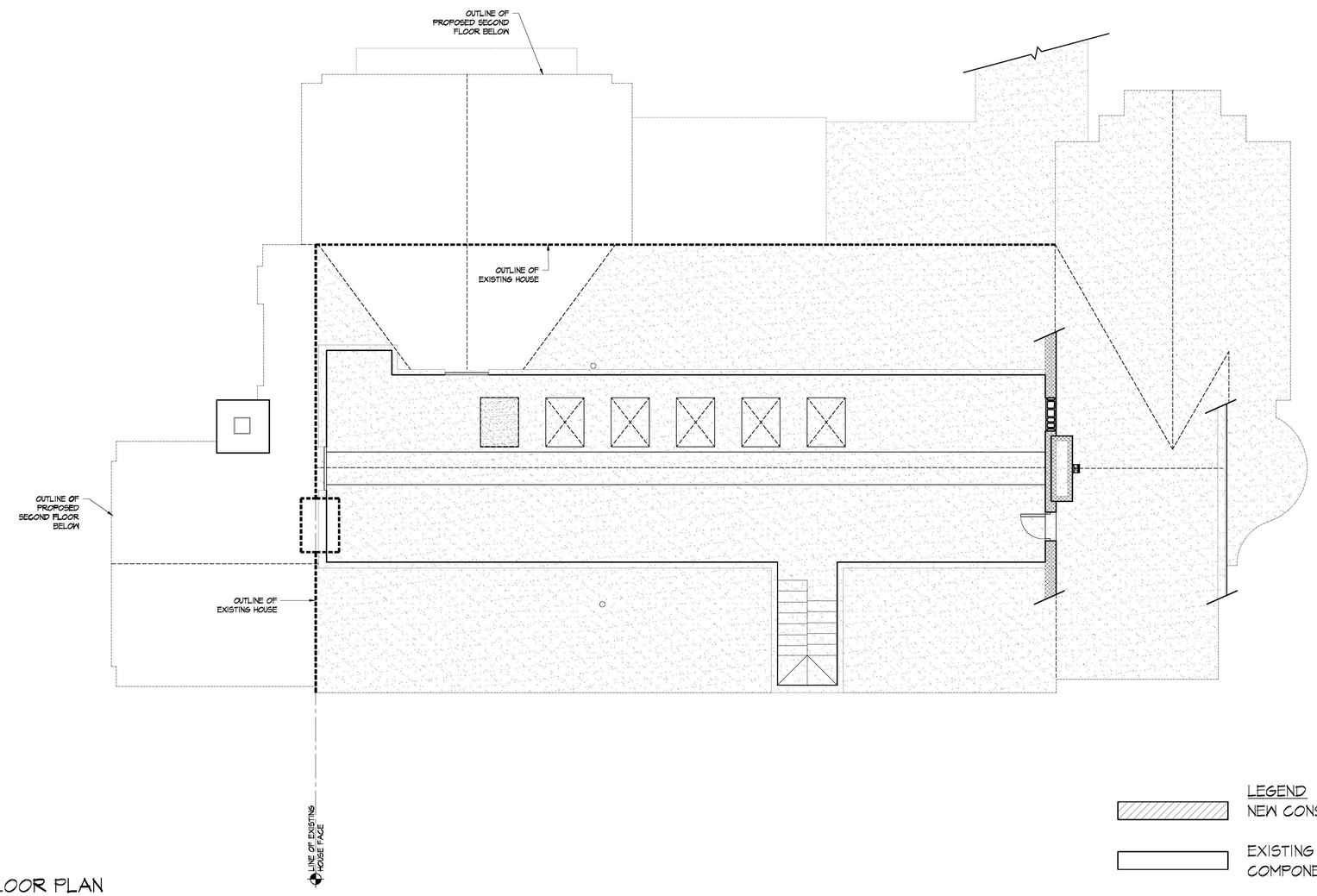
SECOND FLOOR PLAN

DATE 05 MAY 2021

SCALE 1/4" = 1'-0"

BFE PROJ. No. 1904.00

A1.2



1 ATTIC FLOOR PLAN

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

LEGEND

NEW CONSTRUCTION

EXISTING WALLS, PARTITIONS & COMPONENTS TO REMAIN

OUTLINE OF EXISTING HOUSE FOR REFERENCE

NO WORK IN THIS AREA

0 2' 4' 8'

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

N

NOTE:

1. DIMENSION SHOW ARE FROM FACE OF FOUNDATION TO FACE OF FOUNDATION AND DO NOT INCLUDED EXTERIOR TRIM OR CLADDING.

RENOVATIONS TO LWD PHASE III

CAMBRIDGE, MA

BECHTEL FRANK ERICKSON ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3913
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

DRAWING TITLE

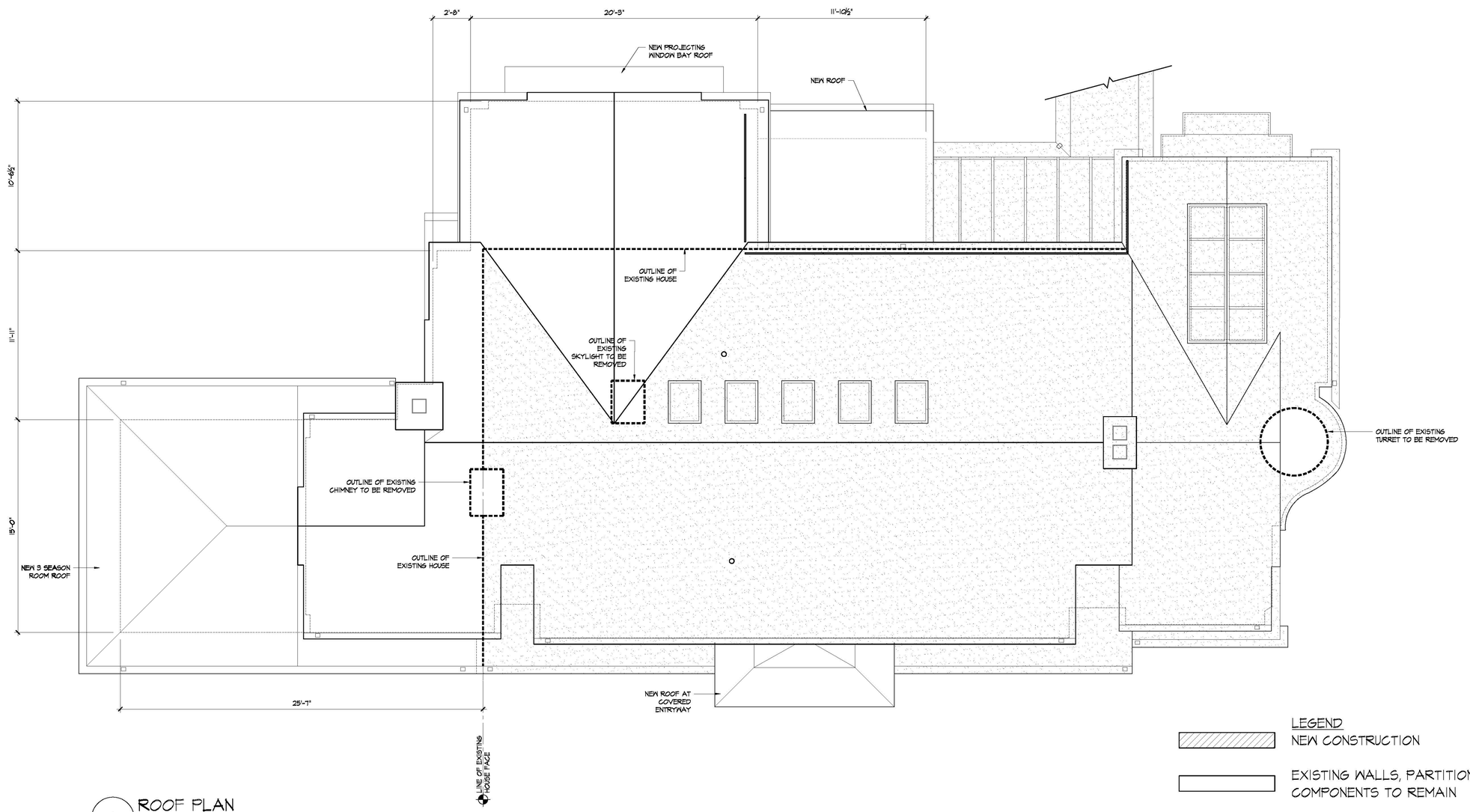
ATTIC FLOOR PLAN

DATE 05 MAY 2021

SCALE 1/4" = 1'-0"

BFE PROJ No. 1904.00

A1.3



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

LEGEND

NEW CONSTRUCTION

EXISTING WALLS, PARTITIONS & COMPONENTS TO REMAIN

OUTLINE OF EXISTING HOUSE FOR REFERENCE

NO WORK IN THIS AREA

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

N

NOTE:
1. DIMENSION SHOW ARE FROM FACE OF FOUNDATION TO FACE OF FOUNDATION AND DO NOT INCLUDED EXTERIOR TRIM OR CLADDING.

RENOVATIONS TO LWD PHASE III

CAMBRIDGE, MA

BECHTEL FRANK ERICKSON ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3913
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

DRAWING TITLE
ROOF PLAN

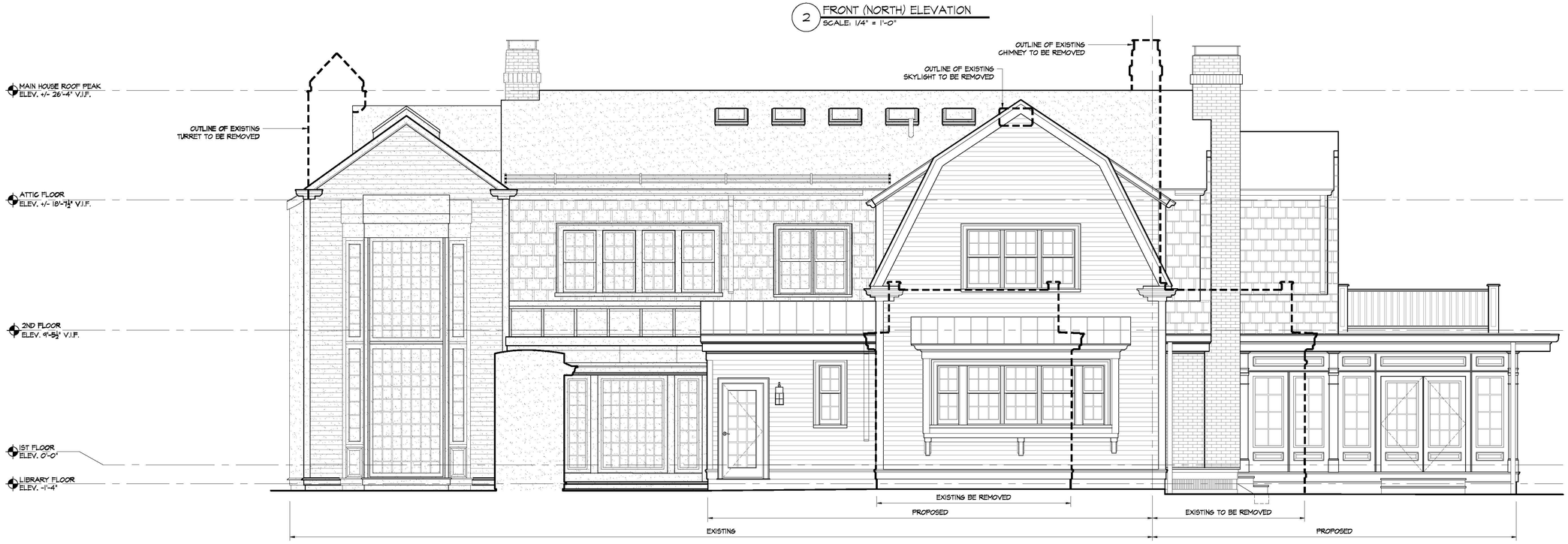
DATE 05 MAY 2021

SCALE 1/4" = 1'-0"

BFE PROJ No. 1904.00

A1.4

2 FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

LEGENZ
OUTLINE OF EXISTING
RESIDENCE FOR REFERENCE

NO WORK IN THIS AREA

RENOVATIONS TO LWD PHASE III

CAMBRIDGE, MA

BECHTEL FRANK ERICKSON
ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3913
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

DRAWING TITLE

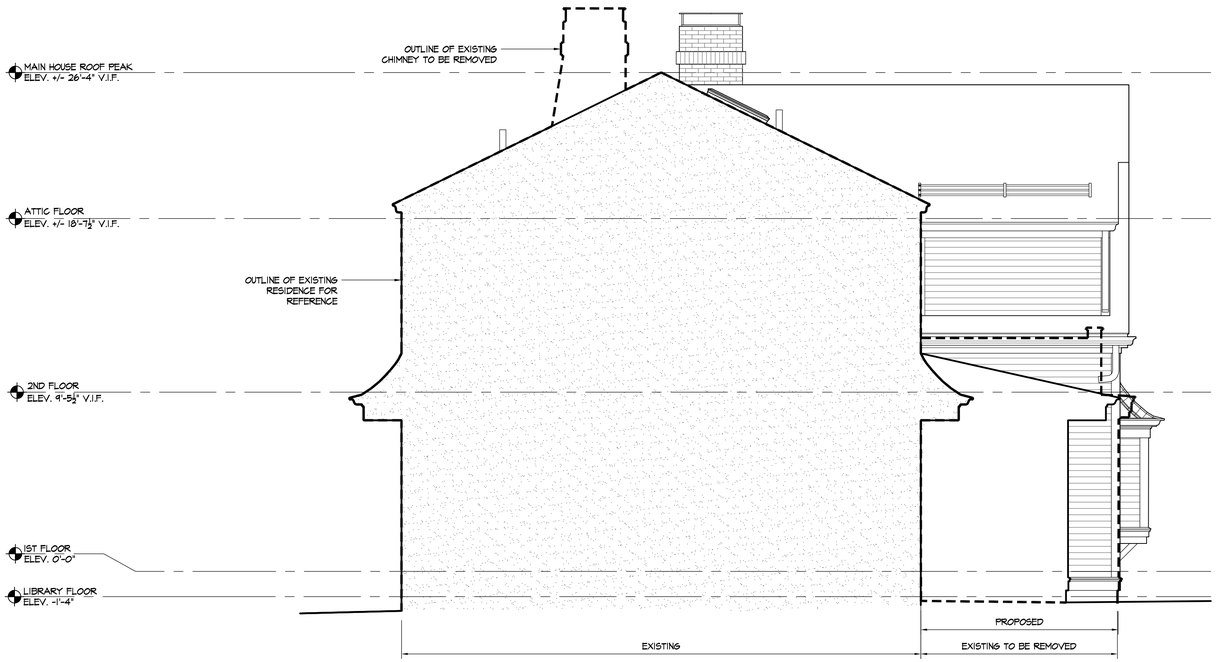
FRONT (NORTH) ELEVATION AND REAR (SOUTH) ELEVATION

DATE 05 MAY 2021

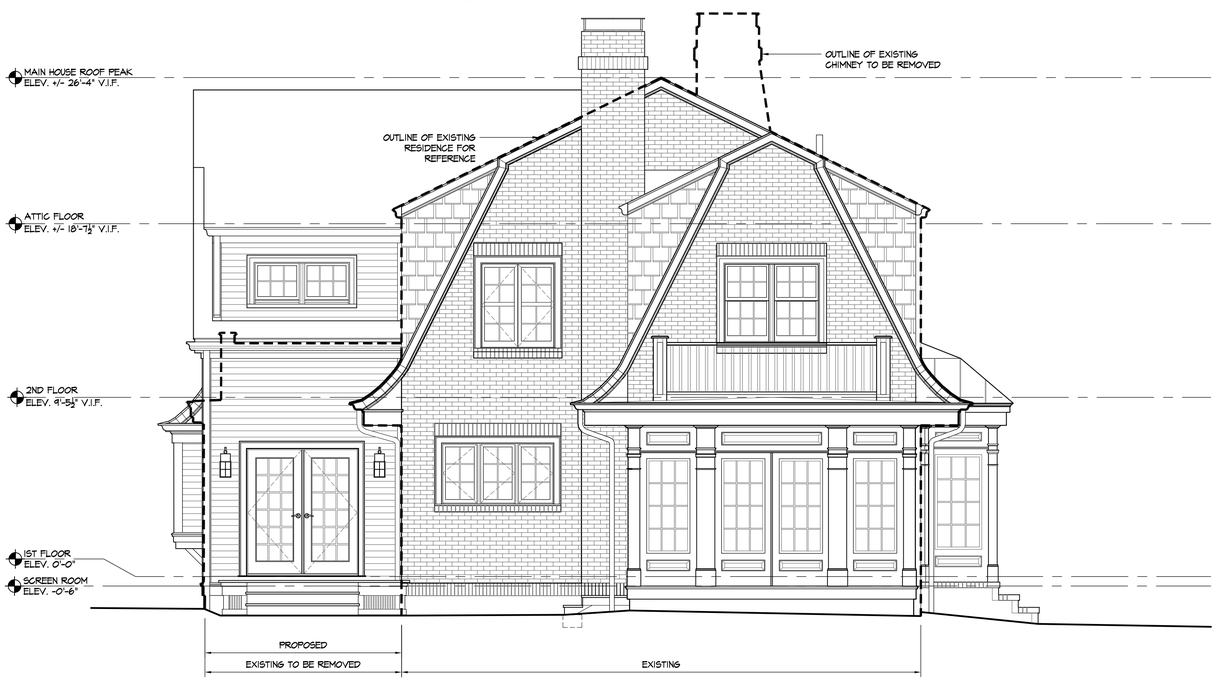
SCALE 1/4" = 1'-0"

BFE PROJ No. 1904.00

A2.1



2 SIDE (WEST) SECTION/ELEVATION
SCALE: 1/4" = 1'-0"



1 SIDE (EAST) ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND
OUTLINE OF EXISTING
RESIDENCE FOR REFERENCE

NO WORK IN THIS AREA

RENOVATIONS TO LWD
PHASE III
CAMBRIDGE, MA

BECHTEL FRANK ERICKSON
ARCHITECTS, INC.
1840 MASSACHUSETTS AVE
LEXINGTON, MA 02420
(781) 862-3313
www.bfearc.com

05/05 2021	ZBA APPLICATION

ISSUANCES

DRAWING TITLE
SIDE (WEST) SECTION/ELEVATION AND SIDE (EAST) ELEVATION

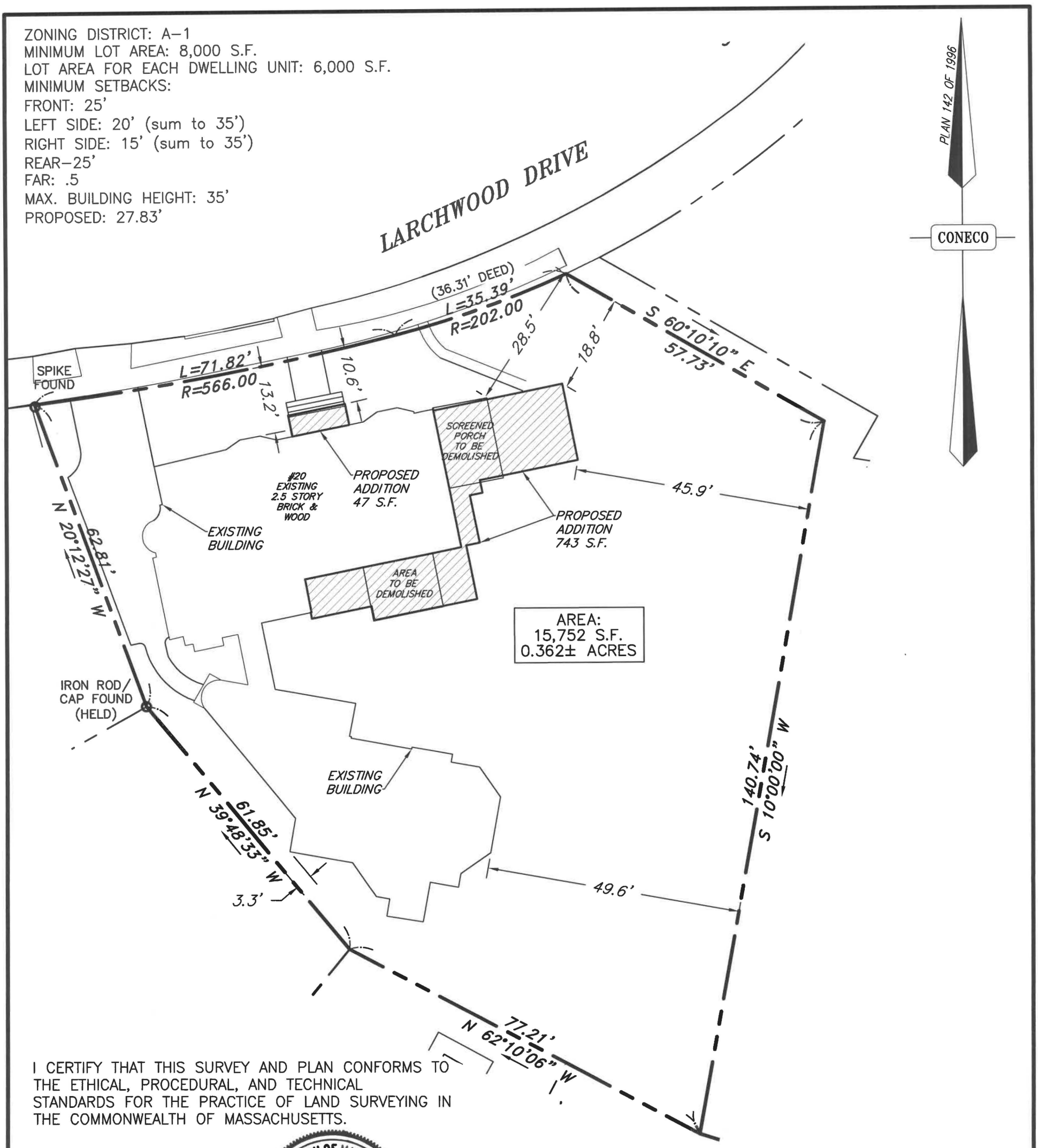
DATE 05 MAY 2021

SCALE 1/4" = 1'-0"

BFE PROJ No. 1904.00

A2.2

ZONING DISTRICT: A–1
MINIMUM LOT AREA: 8,000 S.F.
LOT AREA FOR EACH DWELLING UNIT: 6,000 S.F.
MINIMUM SETBACKS:
FRONT: 25'
LEFT SIDE: 20' (sum to 35')
RIGHT SIDE: 15' (sum to 35')
REAR–25'
FAR: .5
MAX. BUILDING HEIGHT: 35'
PROPOSED: 27.83'



I CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE ETHICAL, PROCEDURAL, AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

COMMONWEALTH OF MASSACHUSETTS
TIMOTHY S. BODAH
No. 46110
PROFESSIONAL LAND SURVEYOR

TIMOTHY S. BODAH, PLS

OWNER OF RECORD:
TUSCAN WEST, LLC
PARCEL ID: MAP 250, LOT 191
BOOK 59891, PAGE 282

CONECO
Engineers & Scientists
4 FIRST STREET, BRIDGEWATER, MASSACHUSETTS 02324
PHONE 508–697–3191 OR 800–548–3355; FAX 508–697–5996
WEBSITE: www.coneco.com

CERTIFIED PLOT PLAN

20 LARCHWOOD DRIVE CAMBRIDGE, MA

20' 0 20' 40'
SCALE IN FEET

PREPARED FOR:	HARDEN DESIGN & BUILD, INC.		
SCALE	DATE	ACAD FILE	JOB NO.
1"=20'	06/08/2020	2384.DWG	2384

20 LARCHWOOD DRIVE - FRONT ELEVATION

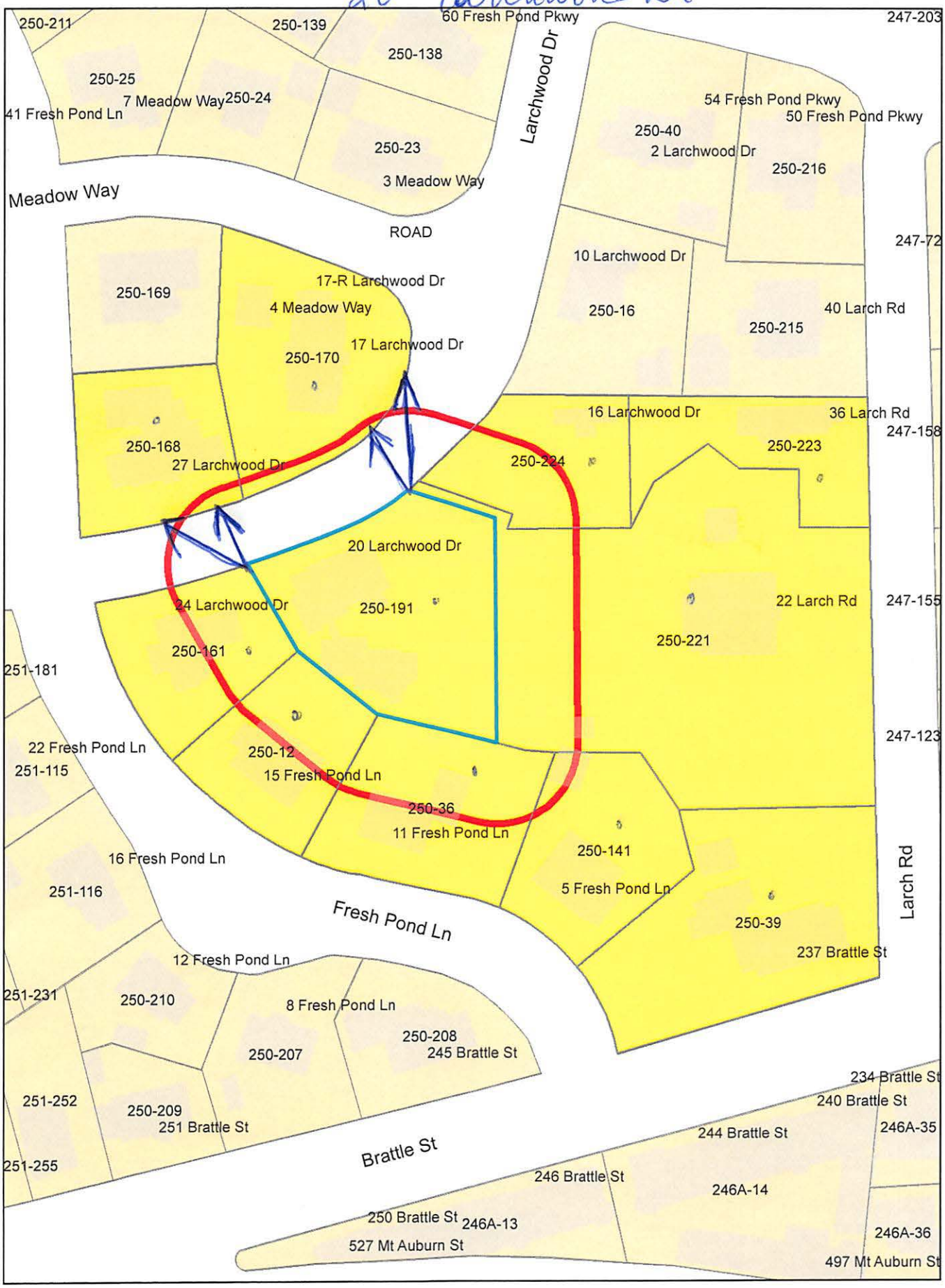
20 LARCHWOOD DRIVE - LEFT SIDE ELEVATION (EXISTING SCREEN PORCH)

20 LARCHWOOD DRIVE - REAR ELEVATION (EXISTING SCREEN PORCH)

FRONT & SIDE ELEVATION

20 LARCHWOOD DRIVE - REAR ELEVATION

20 larchwood Dr.



20 Larchwood Dr. - Petitioner

250-12
HODDER, MELVILLE T. & ELIZABETH D. HODDER
15 FRESH POND LANE
CAMBRIDGE, MA 02138-4615

250-36
FPL REALTY LLC
11 FRESH POND LANE
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – 3RD FLOOR
CAMBRIDGE, MA 02139

250-168
MOORE, JOANNE CIPOLLA
TR. OF THE CIPOLLA MOORE REVOC TRUST
27 LARCHWOOD DR
CAMBRIDGE, MA 02138

250-221
BIRNBAUM, ROBERT L.
TR. OF TWENTY-TWO C/O FOLEY HOAG
155 SEAPORT BLVD
BOSTON, MA 02210

250-224
TUSCAN WEST, LLC,
C/O JACOB N. POLATIN, TRUSTEE
20 LARCHWOOD RD
CAMBRIDGE, MA 02138

250-161
NASELLA, MICHELE M.
24 LARCHWOOD DR
CAMBRIDGE, MA 02138-4618

250-39
WALKER, PAUL F. & DEBORAH KLEIN WALKER
237 BRATTLE STREET
CAMBRIDGE, MA 02138-4645

250-141
GILMAN, PETER J.,
TRUSTEE THE 5 FRSH POND LANE NOM TR
5 FRESH POND LN
CAMBRIDGE, MA 02138

250-170
ALBRIGHT, TIMOTHY & SARAH BAKER
17 LARCHWOOD DR
CAMBRIDGE, MA 02138-4617

250-191
TUSCAN WEST, LLC
C/O JACOB POLATIN, TRUSTEE
22 LARCH RD
CAMBRIDGE, MA 02138

250-223
POLATIN, JACOB N. TRUSTEE
22 LARCH RD
CAMBRIDGE, MA 02138