

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

Special Permit: X                      Variance:                                 Appeal:           

PETITIONER: Walid Khalidi

PETITIONER'S ADDRESS: 225 Grove Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 225 Grove Street, Cambridge, MA 02138

TYPE OF OCCUPANCY: SF R                      ZONING DISTRICT: A-2

**REASON FOR PETITION:**

<u>          </u> Additions	<u>          </u> New Structure
<u>          </u> Change in Use/Occupancy	<u>          </u> Parking
<u>          </u> Conversion to Addi'l Dwelling Unit's	<u>          </u> Sign
<u>          </u> Dormer	<u>          </u> Subdivision
<u>  X  </u> Other: <u>Accessory apartment</u>	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

The petitioner is requesting a special permit for the alteration of a single family dwelling to provide for  
one accessory apartment in the existing basement. A new egress stair leading to a basement door  
and window will be added to the front facade. An existing basement window will be enlarged for bedroom  
egress.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article   4   Section   4.22.1  

Article            Section           

Article            Section           

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Walid Khalidi

(Petitioner(s)/Owner)

Walid Khalidi

(Print Name)

Address: 225 Grove Street, Cambridge, MA 02138

Tel. No.: 617-868-5128

E-Mail Address: walidkhalidi225@gmail.com

Date: 4/1/19

**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 Walid Khalidi \_\_\_\_\_  
(OWNER)

Address: 225 Grove Street, Cambridge, MA 02138

State that I/We own the property located at 225 Grove Street,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Walid A.S. Khalidi 2018 Revocable Trust

\*Pursuant to a deed of duly recorded in the date 25 June 2018, Middlesex South  
County Registry of Deeds at Book 71204, Page 111; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Walid Khalidi

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

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

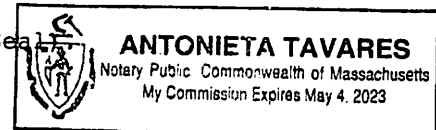
Commonwealth of Massachusetts, County of Middlesex

The above-name Walid Khalidi personally appeared before me,  
this 26 of March, 2019, and made oath that the above statement is true.

Antonieta Tavares

Notary

My commission expires 05/04/2023 (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 225 Grove Street (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:

Per paragraph 4.22.1 of the ordinance, the conditions for the Board of zoning Appeal to grant a special permit for alteration of a single family detached dwelling to provide one accessory apartment will be met. It has not been substantially enlarged since built. A 180 sq. ft addition to an attached greenhouse was added. The existing dwelling contains 2,937 sq. ft. of floor area. More than the 1,800 sq. ft. required. The lot is 10,080 sq. ft. where 5,000 sq. ft. is required. The accessory apartment will be 870 sq. ft. less than the 900 sq. ft. allowed and less than 35% of 2,937 sq. ft. or 1,028 sq. ft. The owner of the residence will continue to occupy one of the dwelling units as their primary residence.

- 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 additional parking is required to satisfy the requirements for a second dwelling unit. There are currently two conforming spots. Therefore, there will be no change to the established neighborhood character.

- 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:

An additional accessory dwelling unit would not adversely impact the operation or development of adjacent uses (single family homes). The neighborhood is comprised of homes on large lots fronting Grove Street which has high traffic volume. Due to the relatively low density of the neighborhood and the busy street the houses are somewhat isolated. The addition of an accessory unit would not impact adjacent homes in any way or change the character of the neighborhood.

- 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 apartment would provide potential for a separate dwelling unit for a caregiver for the owners of the house. The presence of a caregiver would only improve the health safety and welfare of the occupant and by separating the dwelling unit allow for the opportunity of privacy for both owner and occupant of the accessory unit.

- 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 addition of the basement apartment would better utilize the relatively large single family home and as the stated as the intent of 4.22 in the Ordinance, it is beneficial to the City to allow greater flexibility in the use of these underutilized structures to allow for varied housing needs, more sustainable energy consumption and contemporary life styles. The apartment with only minimal proposed changes to the exterior would not impair the integrity of the district in any way.

**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

**APPLICANT:** Walid Khalidi **PRESENT USE/OCCUPANCY:** SF

**LOCATION:** 225 Grove Street, Cambridge, MA 02138 **ZONE:** A-2

**PHONE:** 617-868-5128 **REQUESTED USE/OCCUPANCY:** SF with accessory apartment

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,937 GFA</u>	<u>2,937 GFA</u>	<u>5,040 GFA</u>	(max.)
<u>LOT AREA:</u>	<u>10,080 SF</u>		<u>6,000 SF</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	<u>.29</u>	<u>.29</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>5,040 SF</u>	<u>5,040 SF</u>	<u>4,500 SF</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>84 FT</u>		<u>65'</u>	(min.)
DEPTH	<u>120 FT.</u>			
<u>Setbacks in Feet:</u>				
FRONT	<u>38.9 FT</u>	<u>38.9 FT</u>	<u>20 FT</u>	(min.)
REAR	<u>33.4 FT</u>	<u>33.4 FT</u>	<u>30 FT</u>	(min.)
LEFT SIDE	<u>9.7 FT</u>	<u>9.7 FT</u>	<u>10'</u>	(min.)
RIGHT SIDE	<u>10.4 FT</u>	<u>10.4 FT</u>	<u>10 FT</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>28.5 FT</u>	<u>28.5 FT</u>	<u>35 FT</u>	(max.)
LENGTH	<u>34.4 FT</u>	<u>34.4 FT</u>	<u>64 FT</u>	
WIDTH	<u>63.6 FT</u>	<u>63.6 FT</u>	<u>63.6 FT</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	<u>6,469.4 SF</u>	<u>6,304.4 SF</u>	<u>5,040 SF</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1 + ACCESSORY UNIT</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

There are no other occupancies or buildings on the same lot. The existing building is wood framed. Changes to the interior would be wood framed. The proposed exterior stair would be cast concrete with wood rail.

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'.

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

2019 MAY 28 PM 12:12

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Special Permit: X

Variance: \_\_\_\_\_

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Appeal

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<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
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**SECTIONS OF ZONING ORDINANCE CITED:**

Article 4 Section 4.22.1

Article \_\_\_\_\_ Section \_\_\_\_\_

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(Petitioner(s)/Owner)

Walid Khalidi

(Print Name)

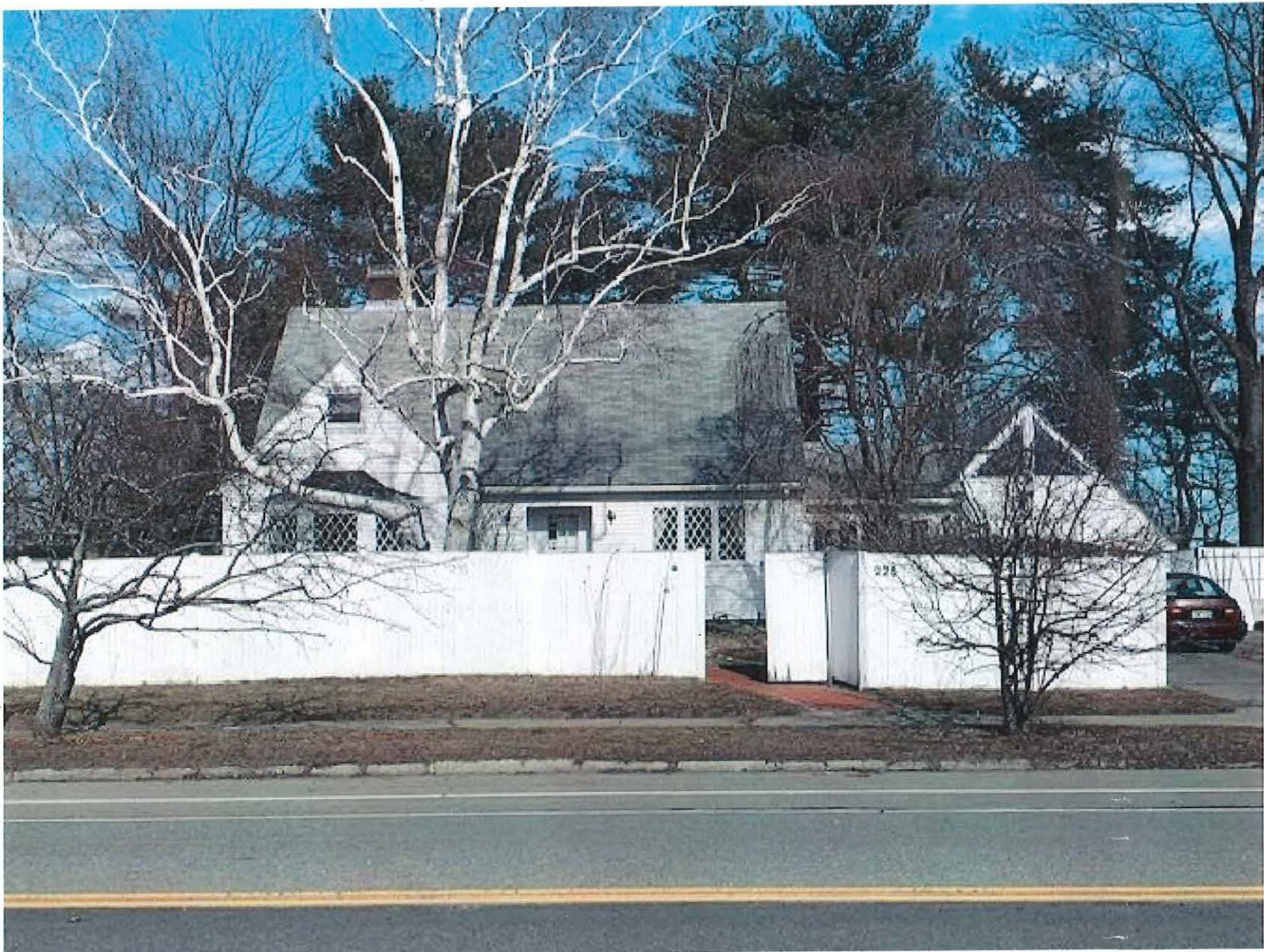
Address: 225 Grove Street, Cambridge, MA 02138

Tel. No.: 617-868-5128

E-Mail Address: walidkhalidi225@gmail.com

Date: 4/1/19





KHALIDI RESIDENCE

225 Grove Street  
Cambridge, MA 02138

Drawing List

- A0.0 Cover Sheet and General Notes
- EX0.1 Existing Site Plan
- EX1.0 Existing Floor Plans
- EX2.0 Photos of Existing Structure
- A0.1 Proposed Site Plan
- A0.2 Zoning Analysis
- A1.0 Proposed Floor Plan
- A2.0 Proposed Elevations
- A2.1 Proposed Elevations
- A3.0 Proposed Sections

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES. INCLUDING BUT NOT LIMITED TO, THE MASSACHUSETTS STATE BUILDING CODE (9th ADDITION), MASSACHUSETTS FUEL, GAS AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.
4. ALL MEASUREMENTS TO BE VERIFIED IN FIELD.

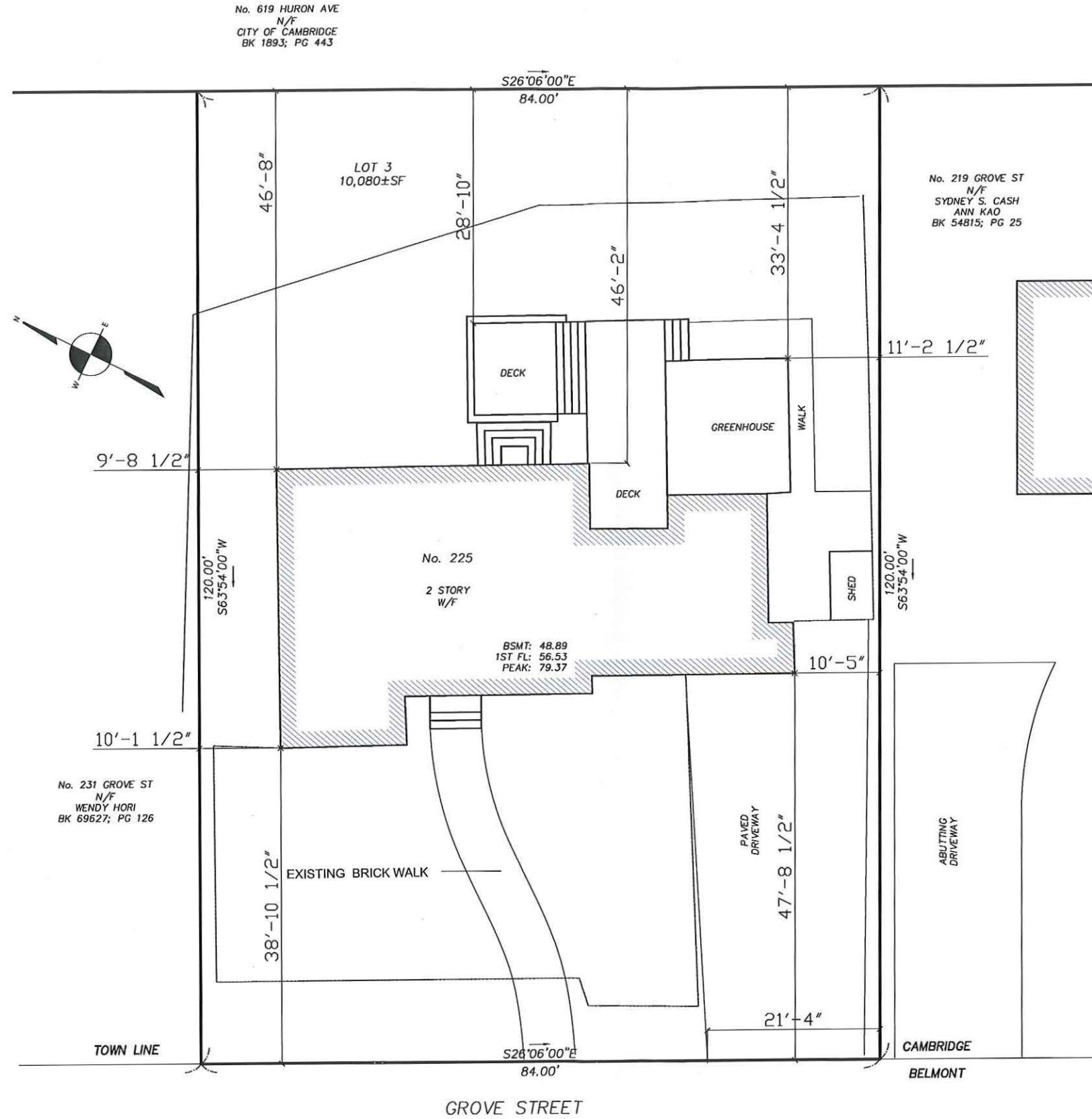
CLIENT      ARCHITECT      BUILDER

Professor Walid Khalidi  
225 Grove Street  
Cambridge, MA 02138  
p: 617.868.5128

Moskow Linn Architects  
Robert Linn, AIA  
Keith Moskow, FAIA  
88 Broad Street  
Boston, MA 02110  
p: 617.292.2000 ext. 26

KHALIDI RESIDENCE 225 Grove Street, Cambridge, MA		Moskow Linn Architects inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	
SCALE: nts	A0.0		Cover Sheet & General Notes
	Date: 03.27.19	Drawn by: RL/SC	





01 Existing Site Plan  
1/16" = 1'-0"

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

Date: 03.27.19

Drawn by: RL/SC

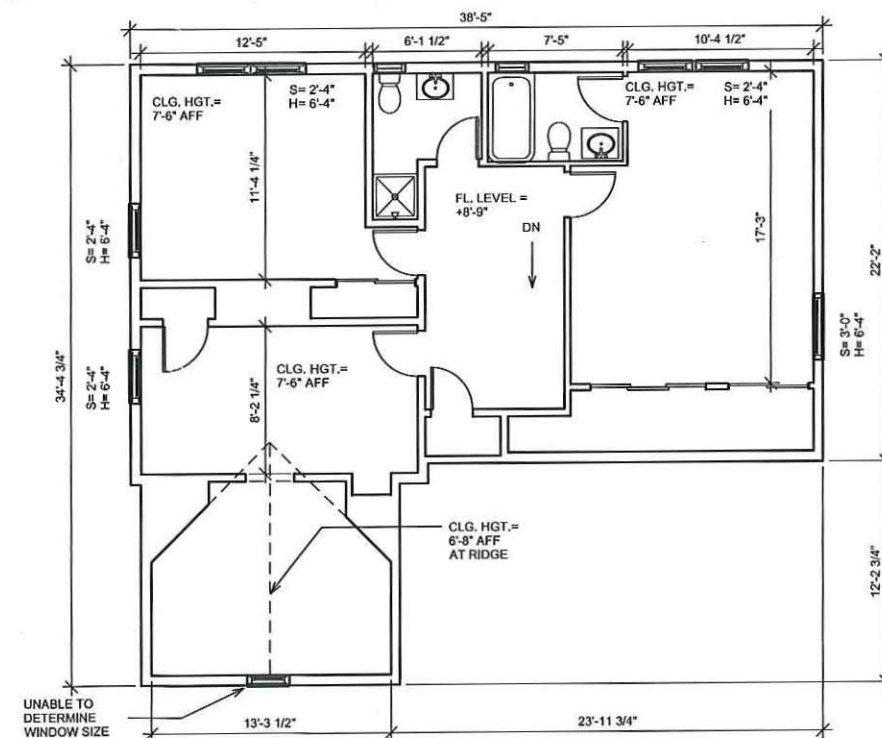
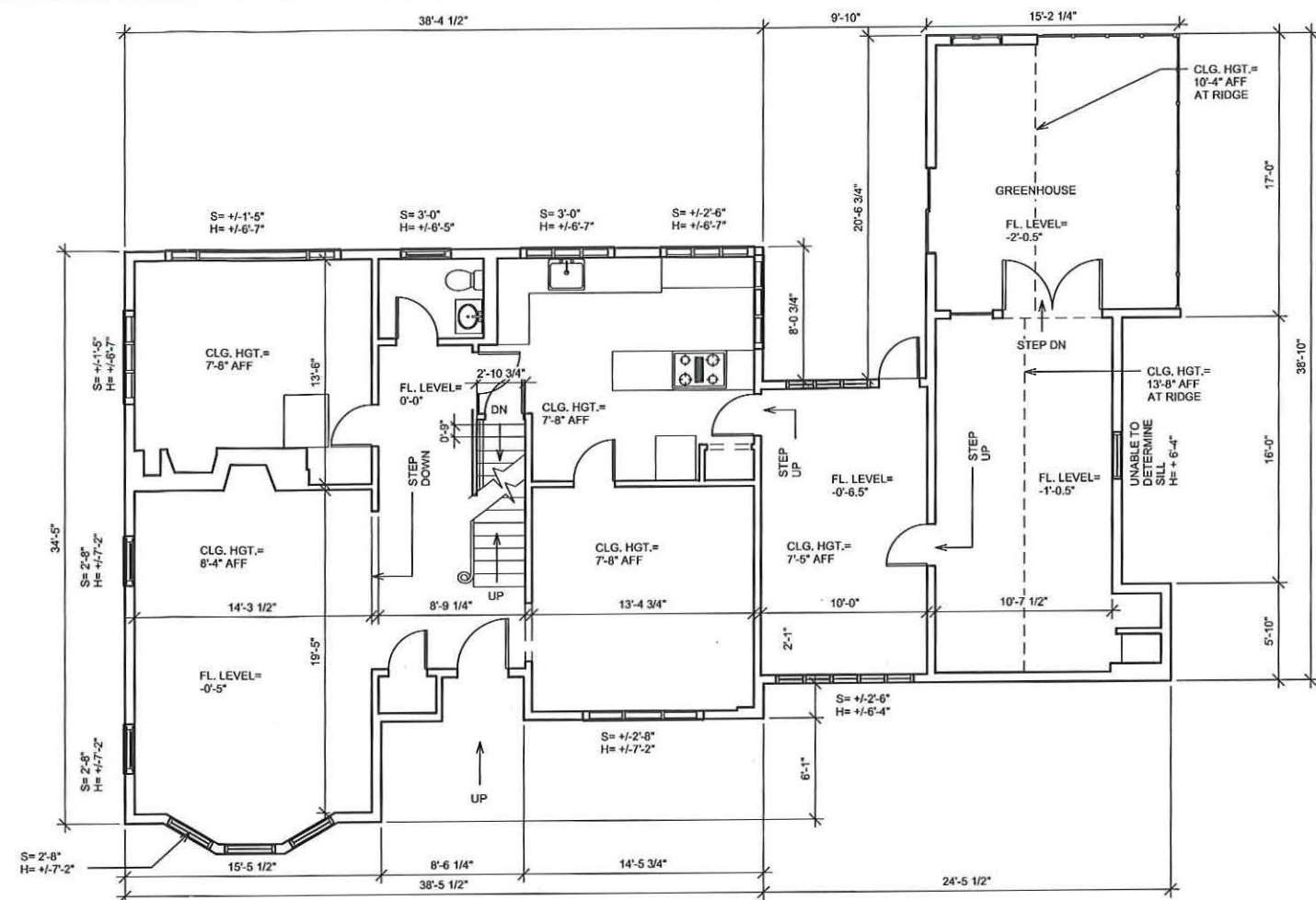
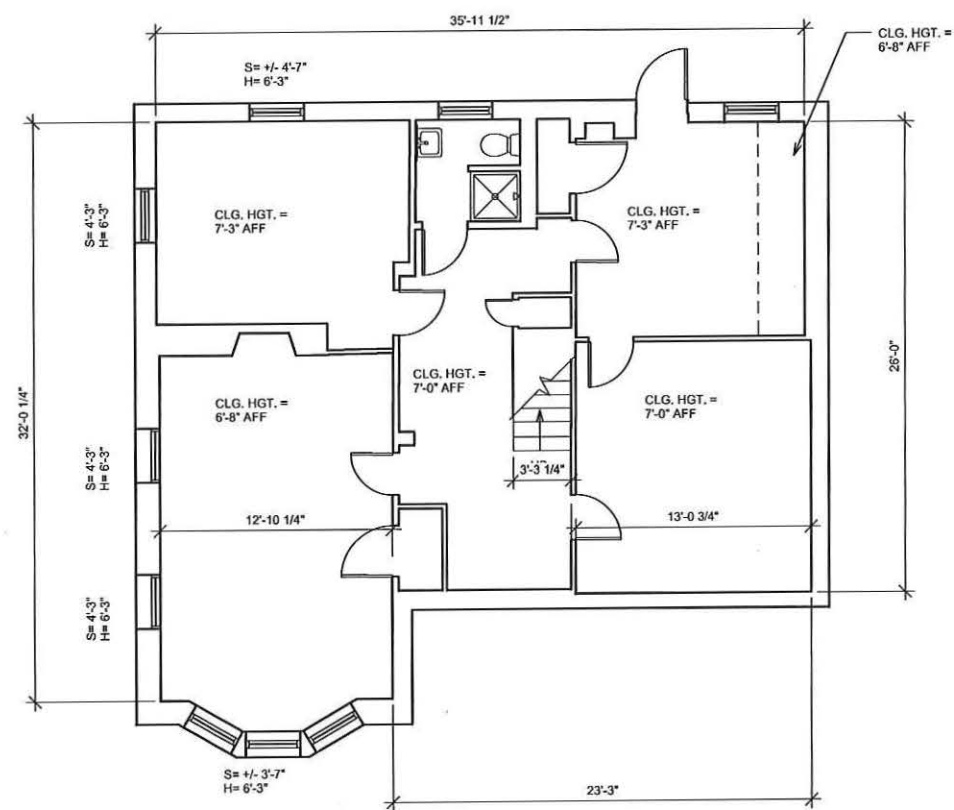
EX0.1

Moskow Linn Architects inc.

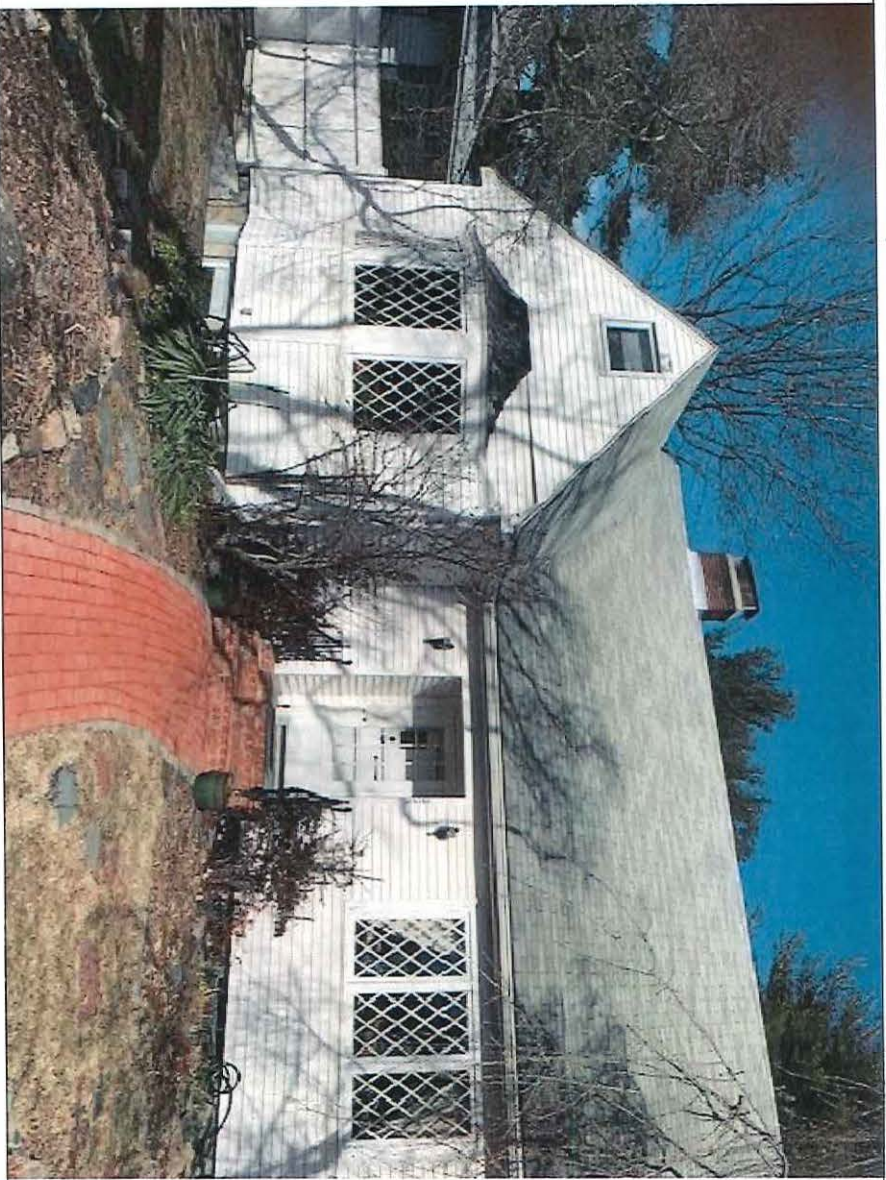
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

KHALIDI RESIDENCE  
225 Grove Street, Cambridge, MA

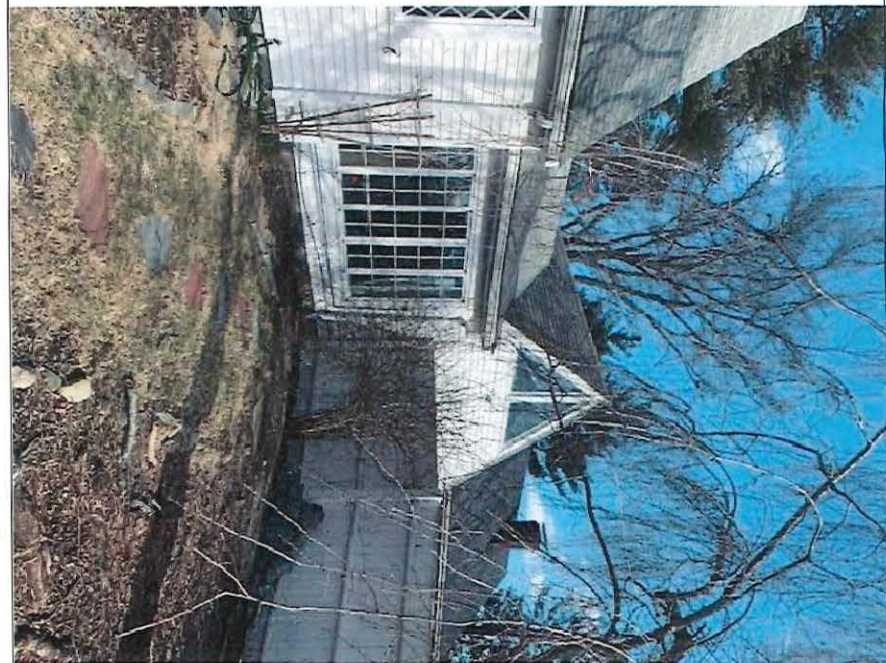
Existing Site Plan







FRONT 1



FRONT 2



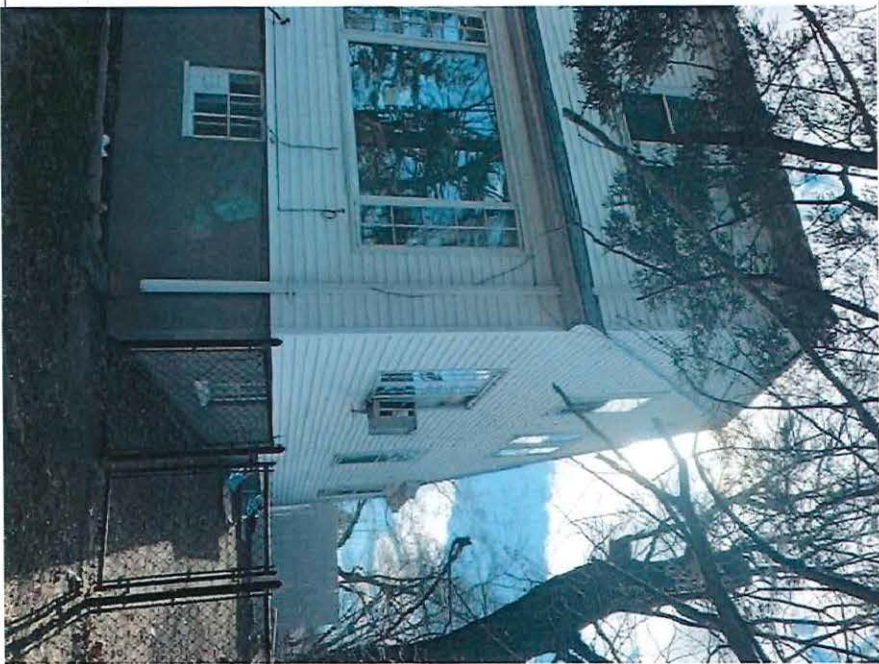
SIDE 1



REAR 1



REAR 2



SIDE 2

SCALE:  $\frac{3}{32}" = 1'-0"$

Date: 03.27.19

Drawn by: RL/SC

EX2.0

Moskow Linn Architects inc.

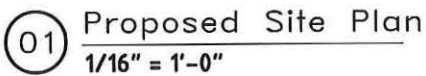
88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

KHALIDI RESIDENCE  
225 Grove Street, Cambridge, MA

Photos of Existing Structure





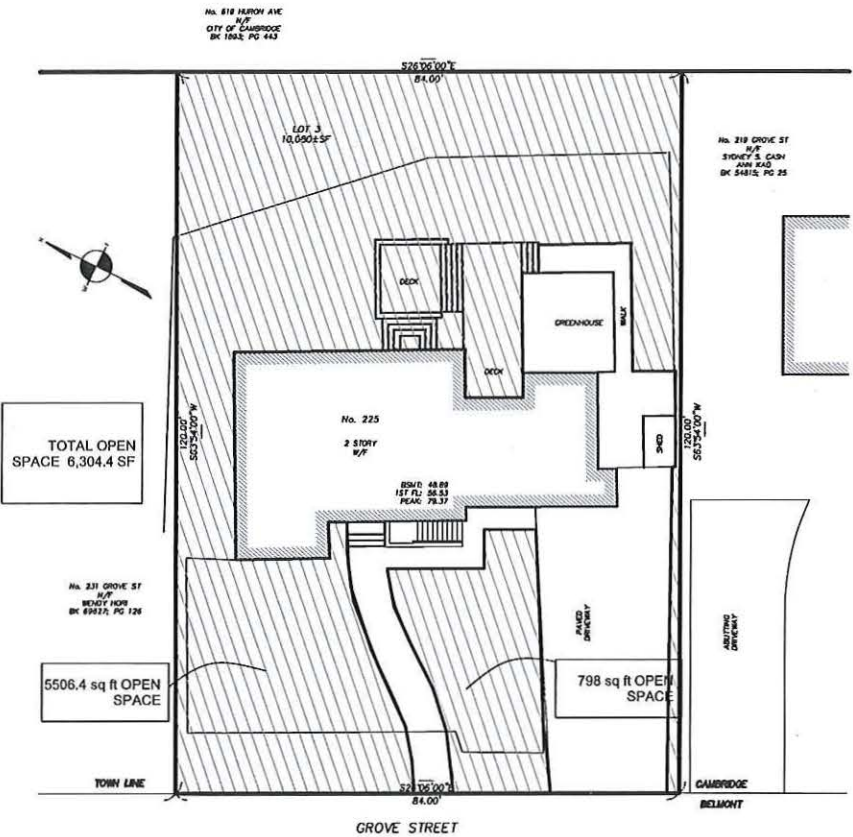
Proposed Site Plan



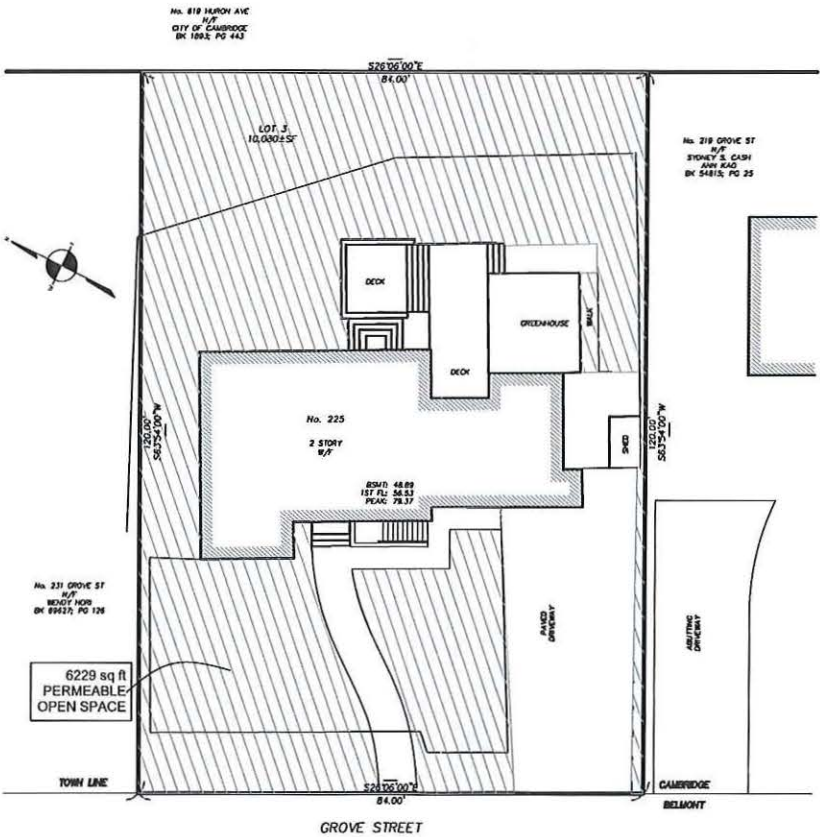
225 Grove Street, Cambridge, MA  
Zoning District A-2

	Allowable/Required	Proposed
FAR	0.5 (5,040 sq ft)	.29 (2,937 sq ft)
Min. Lot Size	6,000 sq ft	10,080 sq ft
Min. Lot Size per DU	4,500 sq ft	5,040 sq ft
Min. Lot Width	65'	84'
Min. Front Yard	20'	38.9'
Min. Side Yards*	10' (sum of 25')	9.7' + 10.4' = 20.1'
Min. Rear Yard	30'	33.4'
Max. Height	35'	28.5'
Min. Ratio of Private Open Space to Lot Area	5,040 sq ft (50%)	6,304 sq ft (63%)
50% to meet Dimensional Limitations per 5.22.1	2,520 sq ft	3,420 sq ft (51%)
50% to meet Definition of Permeable Open Space	2,520 sq ft	5,822 sq ft (92%)
Gross Floor Area Breakdown for FAR (GSF) - TOTAL	2,937 sq ft	2,937 sq ft
Level 1	1,907 sq ft	1,907 sq ft
Level 2	1,030 sq ft	1,030 sq ft
Basement (Not Incuded in GFA)	1,186 sq ft (NIC)	1,186 sq ft (NIC)

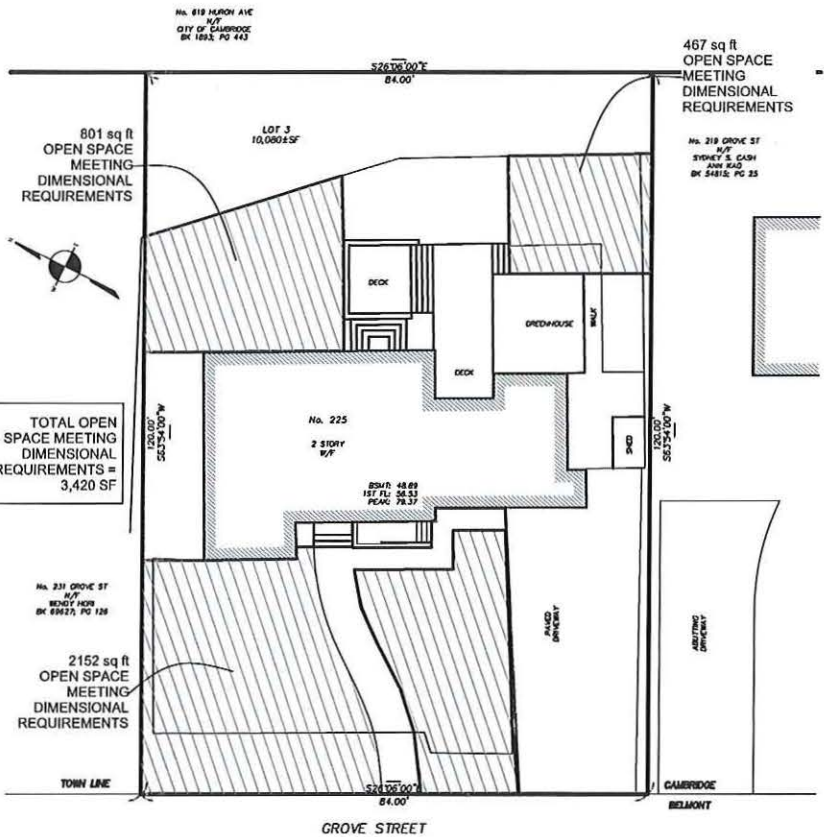
\* The existing side yard setback does not conform. Therefore, the structure is **existing non-conforming** and must adhere to requirements of **Article 8**.



01 Proposed Private Open Space  
1/32" = 1'-0"



02 Proposed Permeable Open Space  
1/32" = 1'-0"



03 Proposed Private Open Space - Dim. Req.  
1/32" = 1'-0"

KHALIDI RESIDENCE  
225 Grove Street, Cambridge, MA

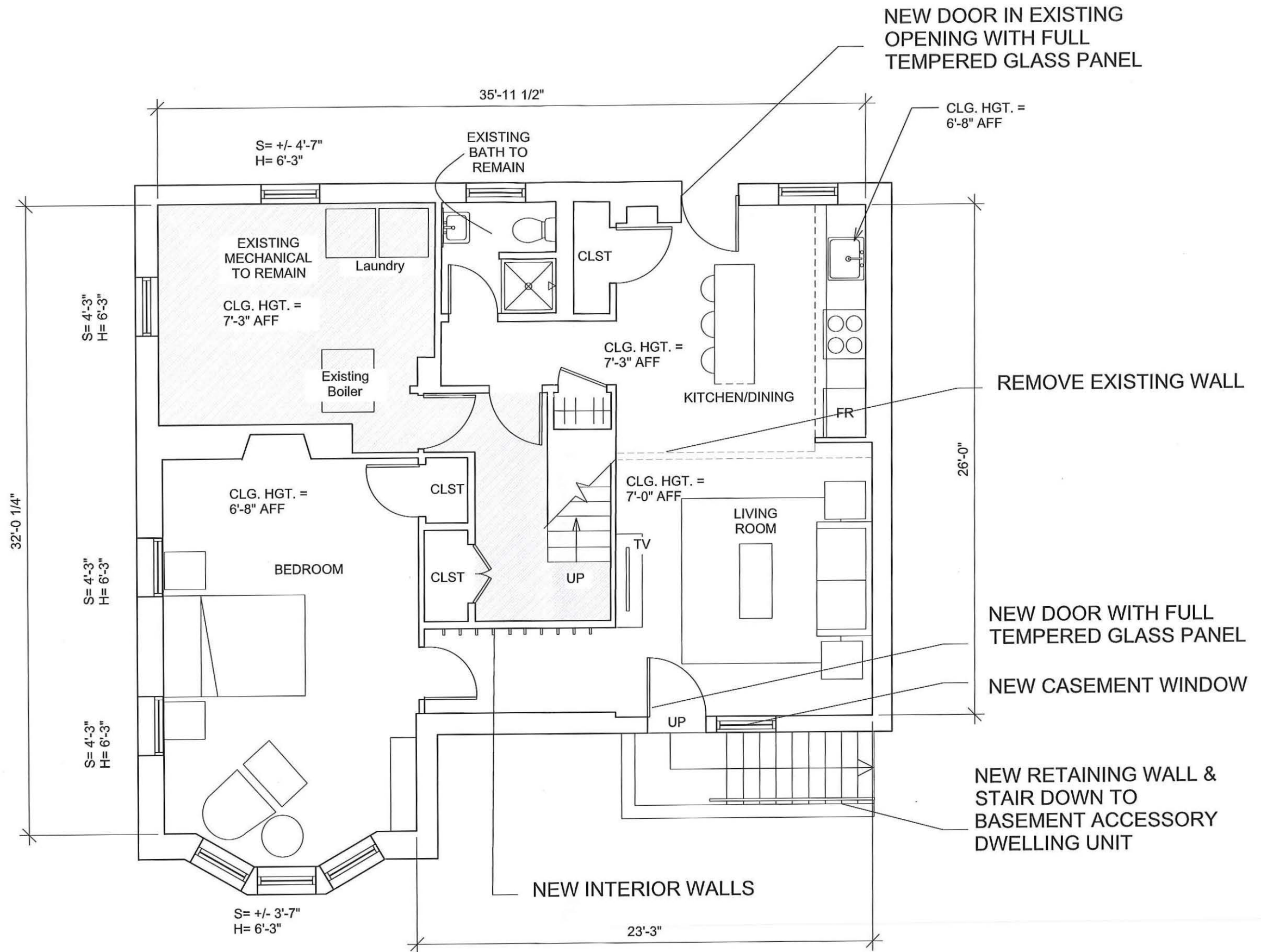
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88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.2

SCALE: 1/32" = 1'-0"  
Date: 03.27.19  
Drawn by: RL/SC

Zoning Analysis





01 Proposed Basement Plan  
3/16" = 1'-0"

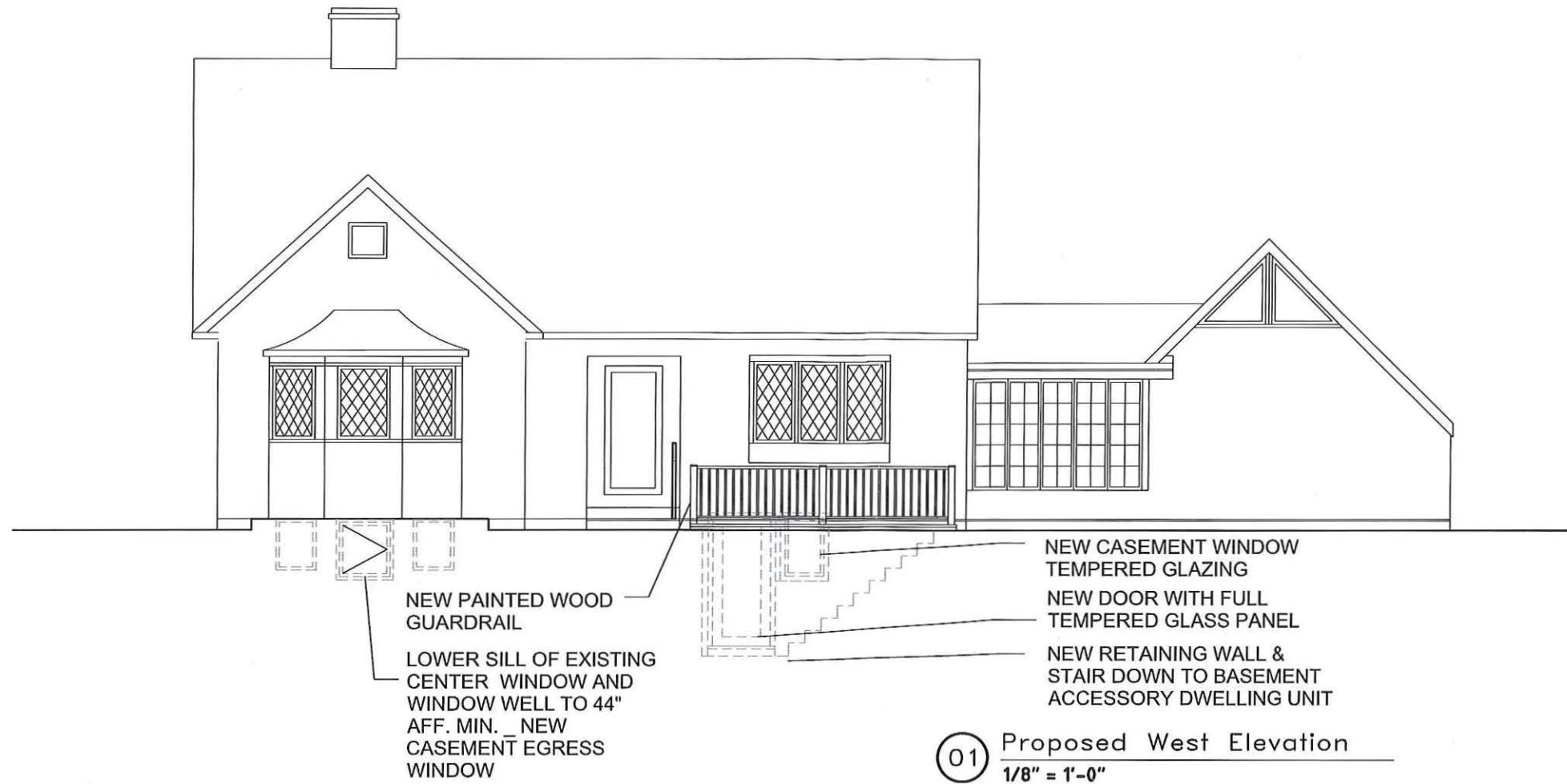
EXISTING TO REMAIN

SCALE: 3/16" = 1'-0"  
Date: 03.27.19  
Drawn by: RL/SC

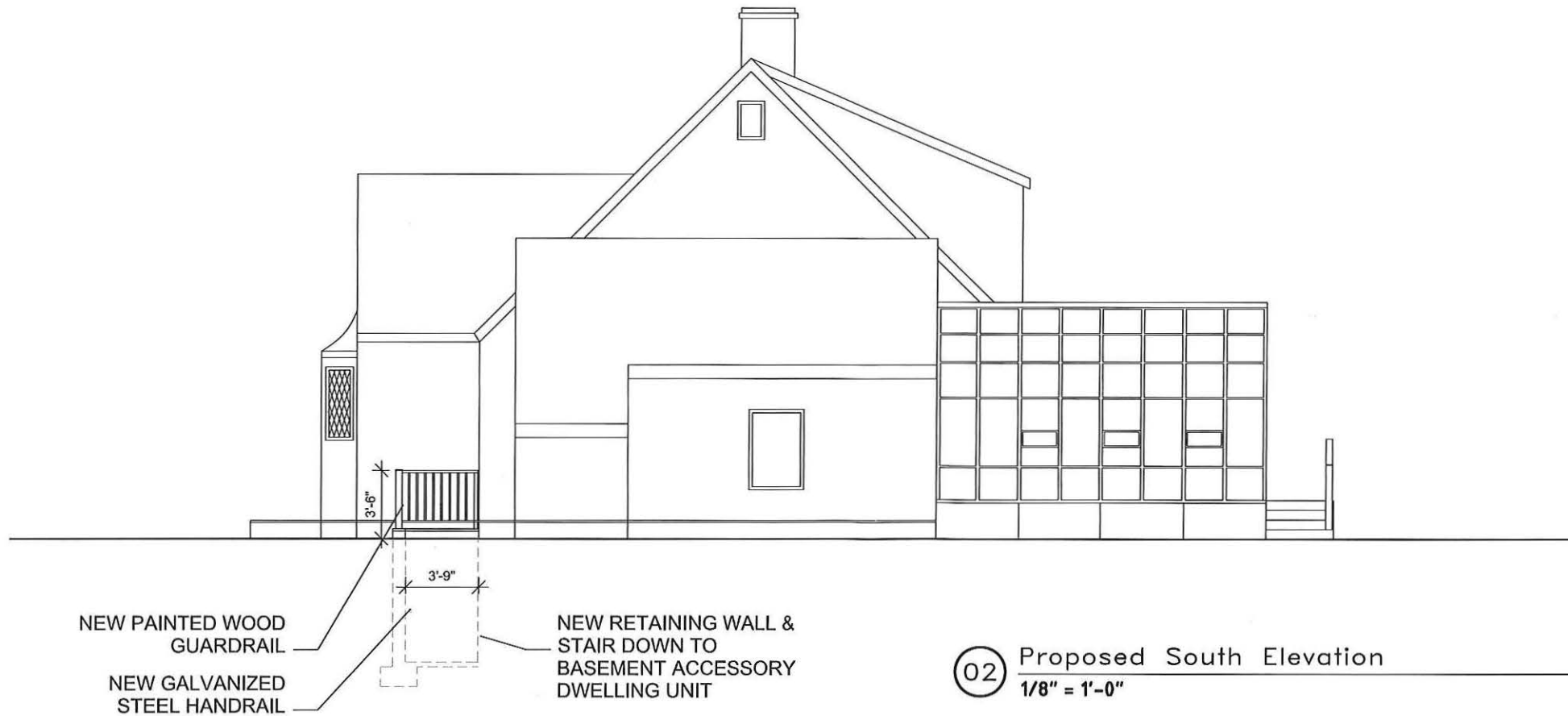
A1.0

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88 Broad Street Boston, Massachusetts 02110  
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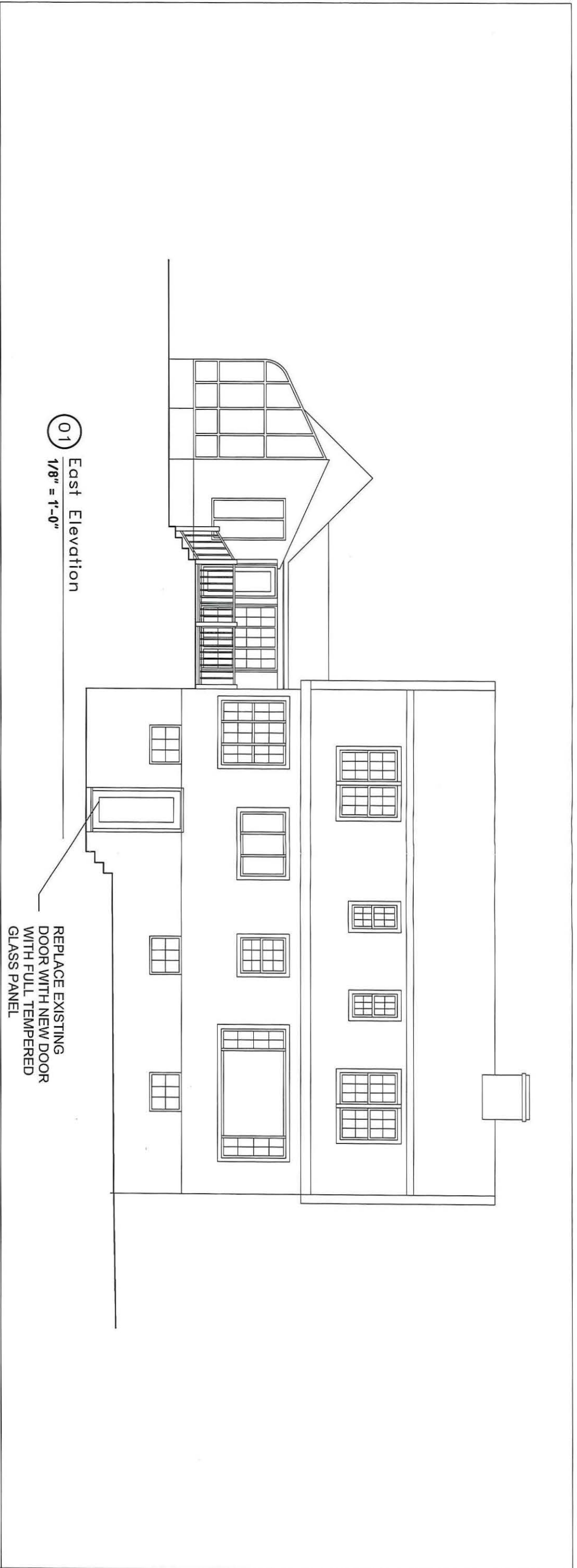
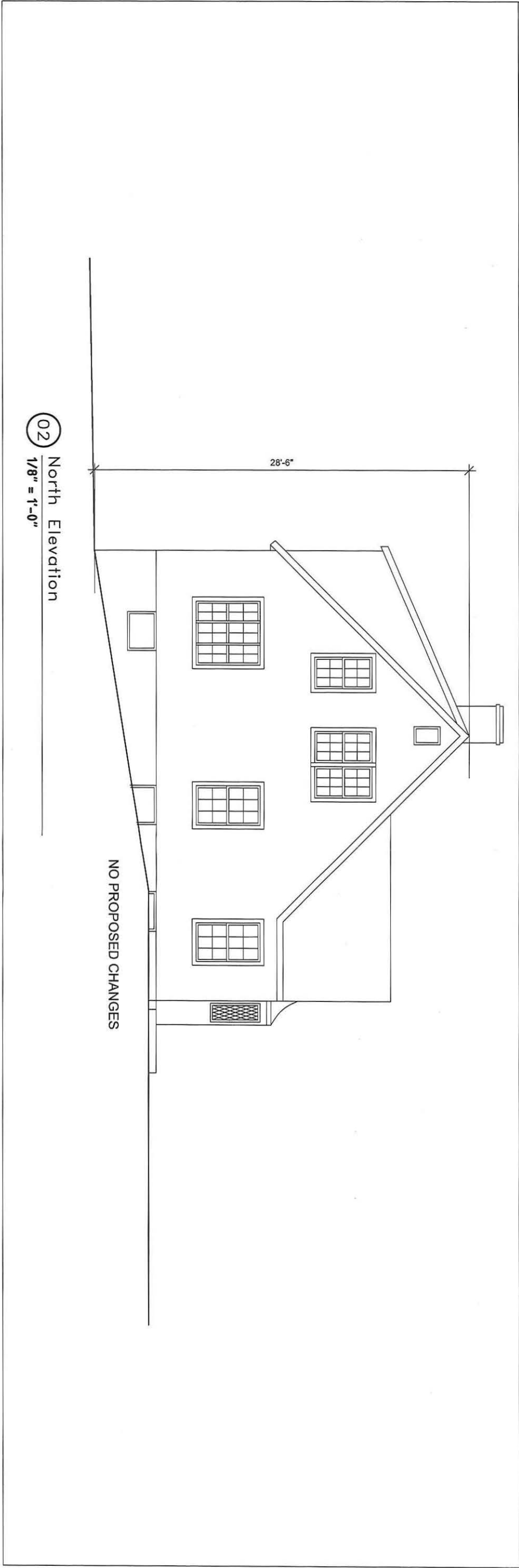
KHALIDI RESIDENCE  
225 Grove Street, Cambridge, MA  
Proposed Basement Plan



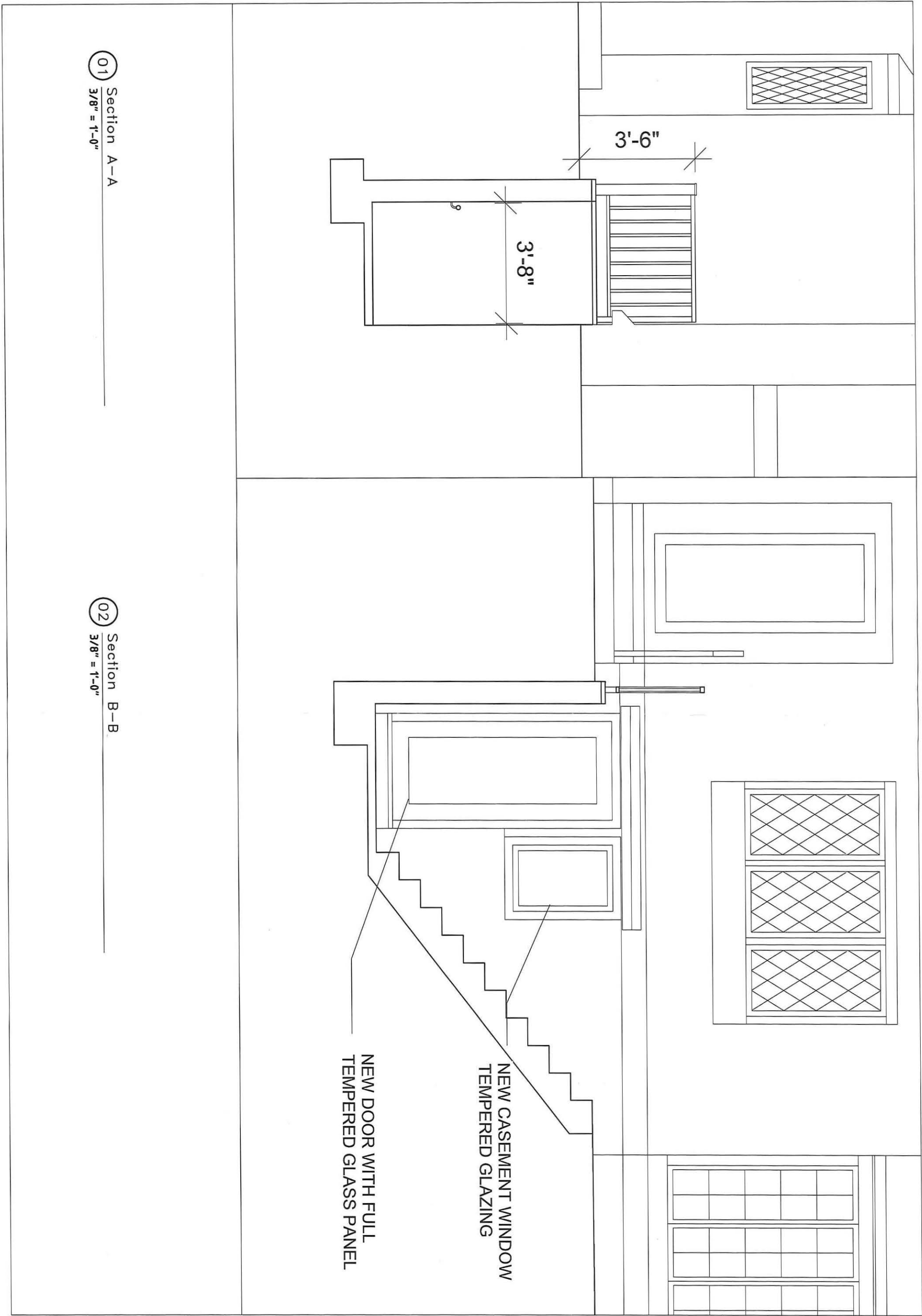
01 Proposed West Elevation  
1/8" = 1'-0"



02 Proposed South Elevation  
1/8" = 1'-0"

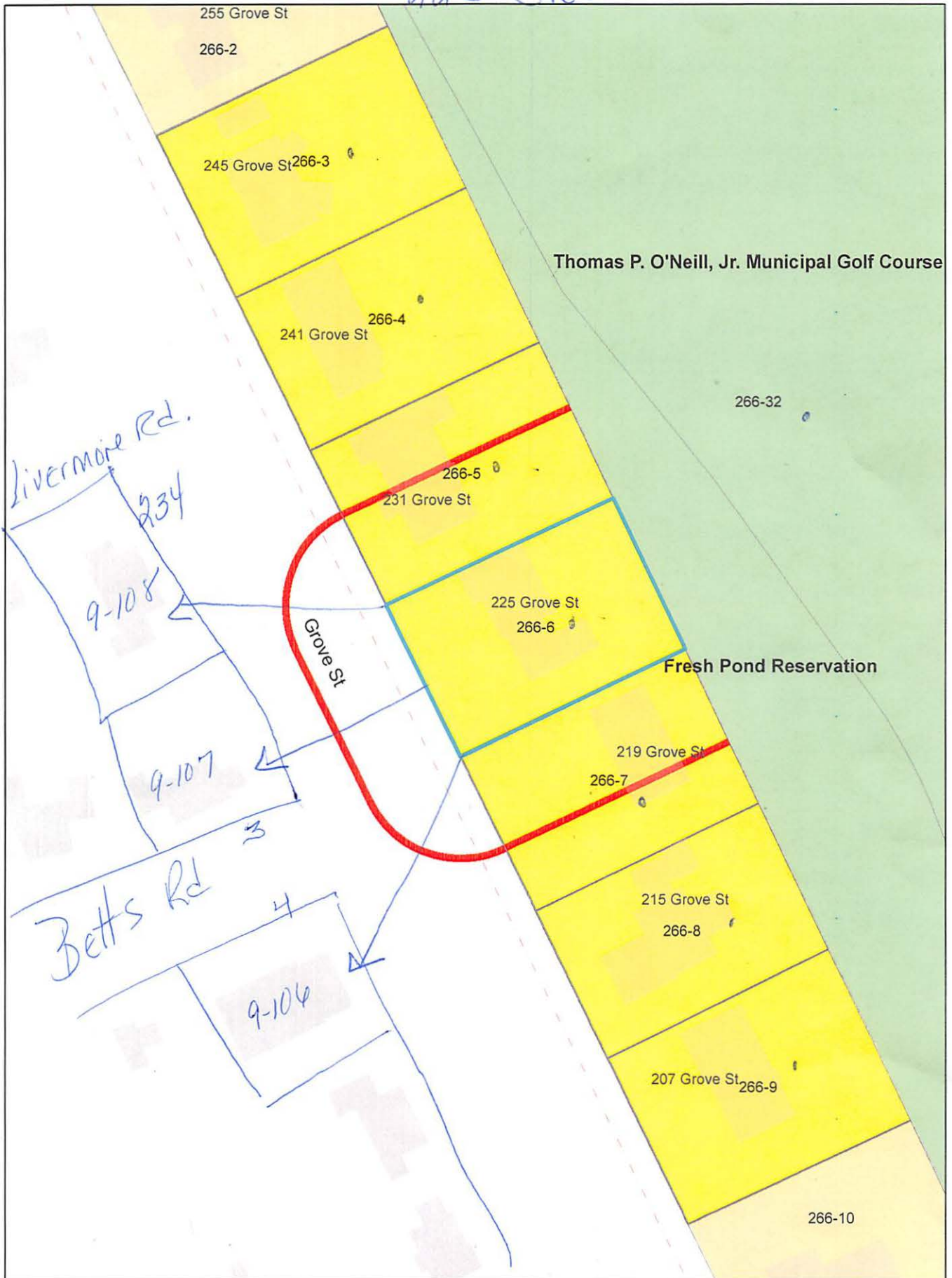






225 Grove St.

Belmont





# Belmont Map





225 Grove St.

Petitioner

266-3  
STREAMLINE FAMILY OFFICE, INC  
TRUSTEE, TRIANGLE REALTY TRUST  
P.O. BOX 823  
DOVER, MA 02030

266-4  
MCNULTY, VIRGINIA T. & JEANNE O'CONNELL  
TRS. THE MCNULTY REALTY TRUST  
241 GROVE ST  
CAMBRIDGE, MA 02138

266-6  
KHALIDI, WALID A.  
225 GROVE ST  
CAMBRIDGE, MA 02138

266-5  
HORI, MIYO, A LIFE ESTATE  
231 GROVE ST  
CAMBRIDGE, MA 02138

266-7  
CASH, SYDNEY S. & ANN KAO  
219 GROVE ST  
CAMBRIDGE, MA 02138

266-8  
KADET, HESSA B  
TR. OF THE GROVE ST NOMINEE TRUST  
213 GROVE ST  
CAMBRIDGE, MA 02138

266-9  
TISHLER, ROY B. & ABBY E. ZANGER  
207 GROVE ST  
CAMBRIDGE, MA 02138

266-32  
CAMBRIDGE CITY OF RECREATION DEPT  
51 INMAN ST  
CAMBRIDGE, MA 02139

266-32  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

266-32  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

9-106  
JONATHAN NICOLAS BELITSOS &  
VALERIE C. BELITSOS  
4 BETTS RD.  
BELMONT, MA 02478

9-107  
MAGDALENA S. HU, TR.  
3 BETTS ROAD  
BELMONT, MA 02478

9-108  
JOANNE C. WILLIAMS, TR.  
234 GROVE STREET  
BELMONT, MA 02478