



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR -5 PM 2:50  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 109870**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Jeffrey Lichtman C/O Paul Sullivan

**PETITIONER'S ADDRESS:** PO Box 590247, Newton, MA 02459

**LOCATION OF PROPERTY:** 22 Gray Gdns E., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence A-2 Zone

### **REASON FOR PETITION:**

/Setback issue on deck/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Extend existing deck to 6" from corner of house. Deck will be 2.8' from existing garage. Existing garage is already 2.3' from existing house. Existing garage is almost on property line. There is no material affect of this deck extension and it is not visible from any public space.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

Paul Sullivan

(Print Name)

Address:

Tel. No.

617.527.9989

E-Mail Address:

paul.sullivan@thesullivanco.net

Date:

4/5/2021

**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 Jeff Lichtman and Linda Tucci  
(OWNER)

Address: 22 Gray Gardens East, Cambridge MA 02138

State that I/We own the property located at 22 Gray Gardens East, Cambridge MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Jeff Lichtman and Linda Tucci

\*Pursuant to a deed of duly recorded in the date June 25, 2004, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 231278  
Book 01286 Page 125.

*Jeff Lichtman*  
jeff w Lichtman  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

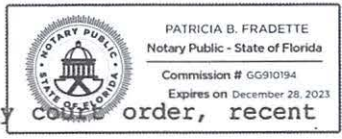
Florida -----

County of Citrus

The above-name jeff w Lichtman personally appeared before me, this 10th of February, 202021, and made oath that the above statement is true.

*Patricia B. Fradette*  
Notary

My commission expires 12/28/2023 (Notary Seal). Patricia B. Fradette



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

**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:

Client unable to enjoy their backyard

**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 by not affecting generally the zoning district in which it is located for the following reasons:

The garage is already only 2.3' from the house and having the deck 2.8' from the house does not materially change anything.

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

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There is not visual change from any public way. There is no health or safety issue due to the extension of the deck

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

Extending the deck does not change any existing conditions related to the setbacks of the house itself or the garage.

**\*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:** Jeffrey Lichtman

**Present Use/Occupancy:** Residential

**Location:** PO Box 590247

**Zone:** Residence A-2 Zone

**Phone:** 617.527.9989

**Requested Use/Occupancy:** Residential

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	n/a	n/a	n/a	(max.)
<b><u>LOT AREA:</u></b>	n/a	n/a	n/a	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b>	n/a	n/a	n/a	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	n/a	n/a	n/a	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	65.1	n/a	n/a	
DEPTH	127.62	n/a	n/a	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	n/a	n/a	n/a	
REAR	n/a	n/a	n/a	
LEFT SIDE	15.9 existing deck to garage	2.8 extended deck to garage	10 to garage	
RIGHT SIDE	n/a	n/a	n/a	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	n/a	n/a	n/a	
WIDTH	n/a	n/a	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	n/a	n/a	n/a	
<b><u>NO. OF DWELLING UNITS:</u></b>	1	n/a	n/a	
<b><u>NO. OF PARKING SPACES:</u></b>	n/a	n/a	n/a	
<b><u>NO. OF LOADING AREAS:</u></b>	n/a	n/a	n/a	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	2.3	2.8	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.

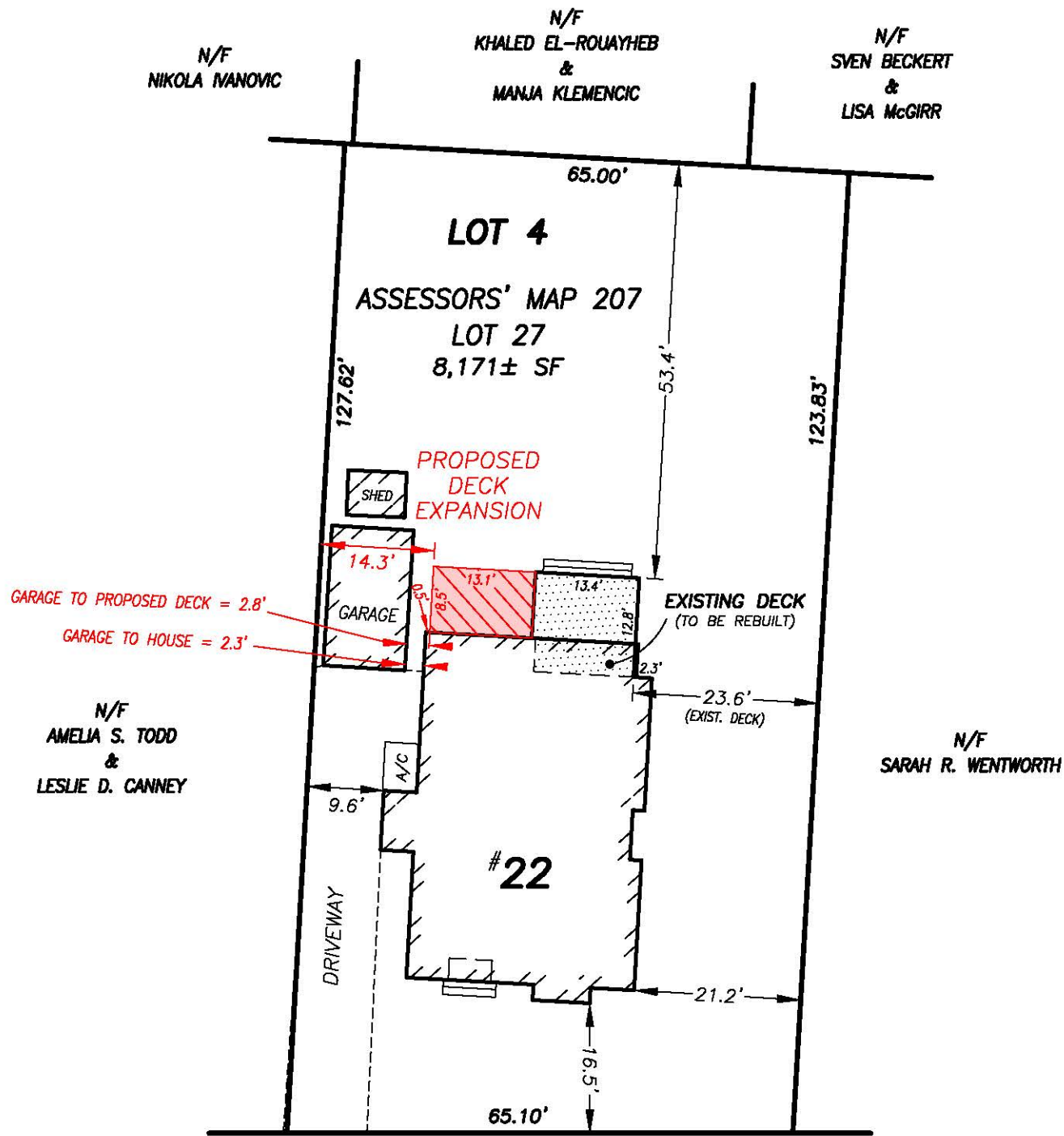
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

**BZA Application Form**

**SITE PLAN  
22 GRAY GARDENS EAST  
CAMBRIDGE, MASSACHUSETTS**

1 INCH = 20 FEET DECEMBER 28, 2020

SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
SNELLINGANDHAMEL@AOL.COM  
(781) 259-0071



**GRAY GARDENS EAST**

PLAN REFERENCE:  
- LAND COURT PLAN 8769-A

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN  
HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF  
OCTOBER 31, 2020, WITH THE USE OF A TOPCON TOTAL STATION.

*John R. Hamel*

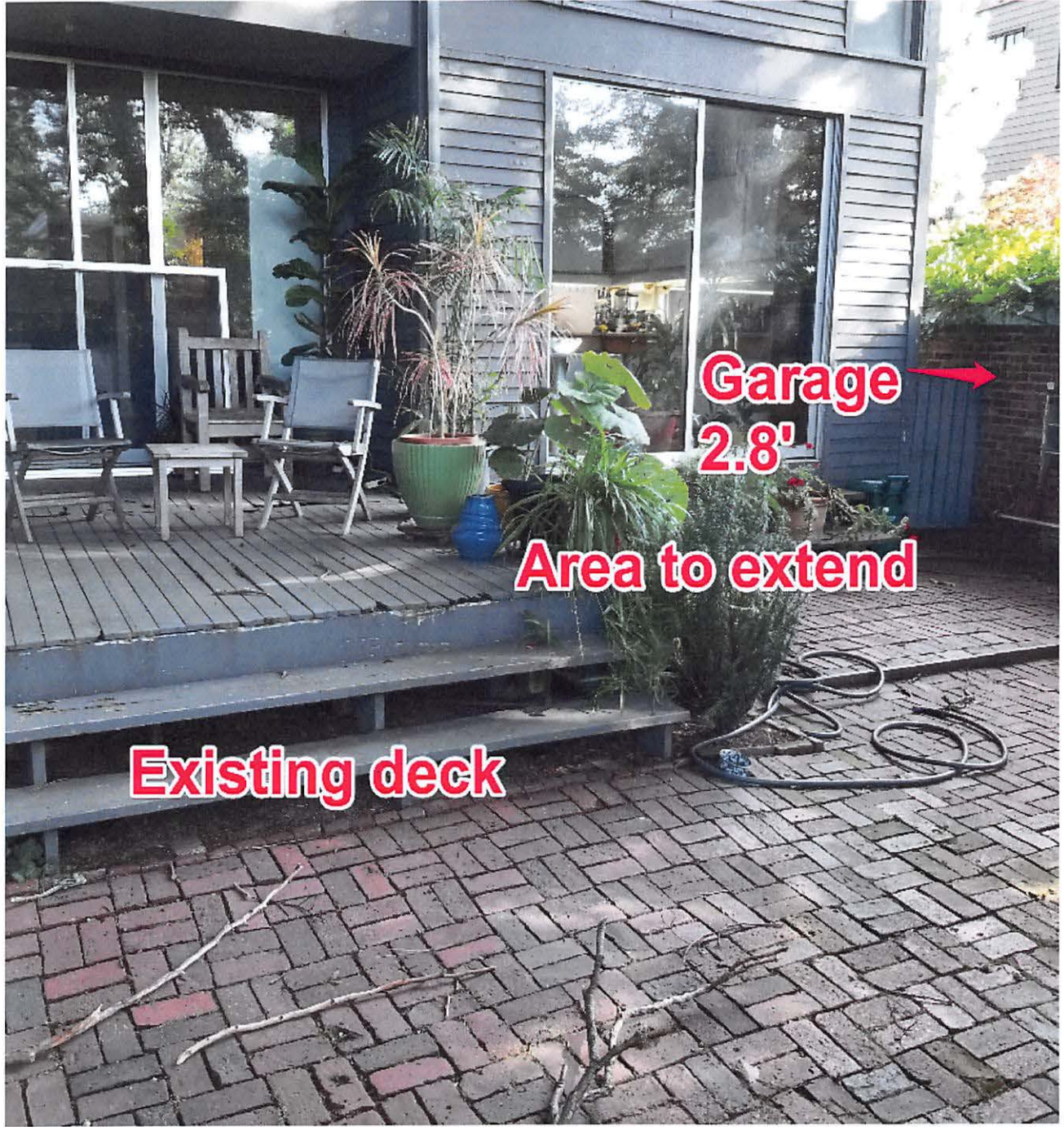
JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR



12-28-2020

DATE:





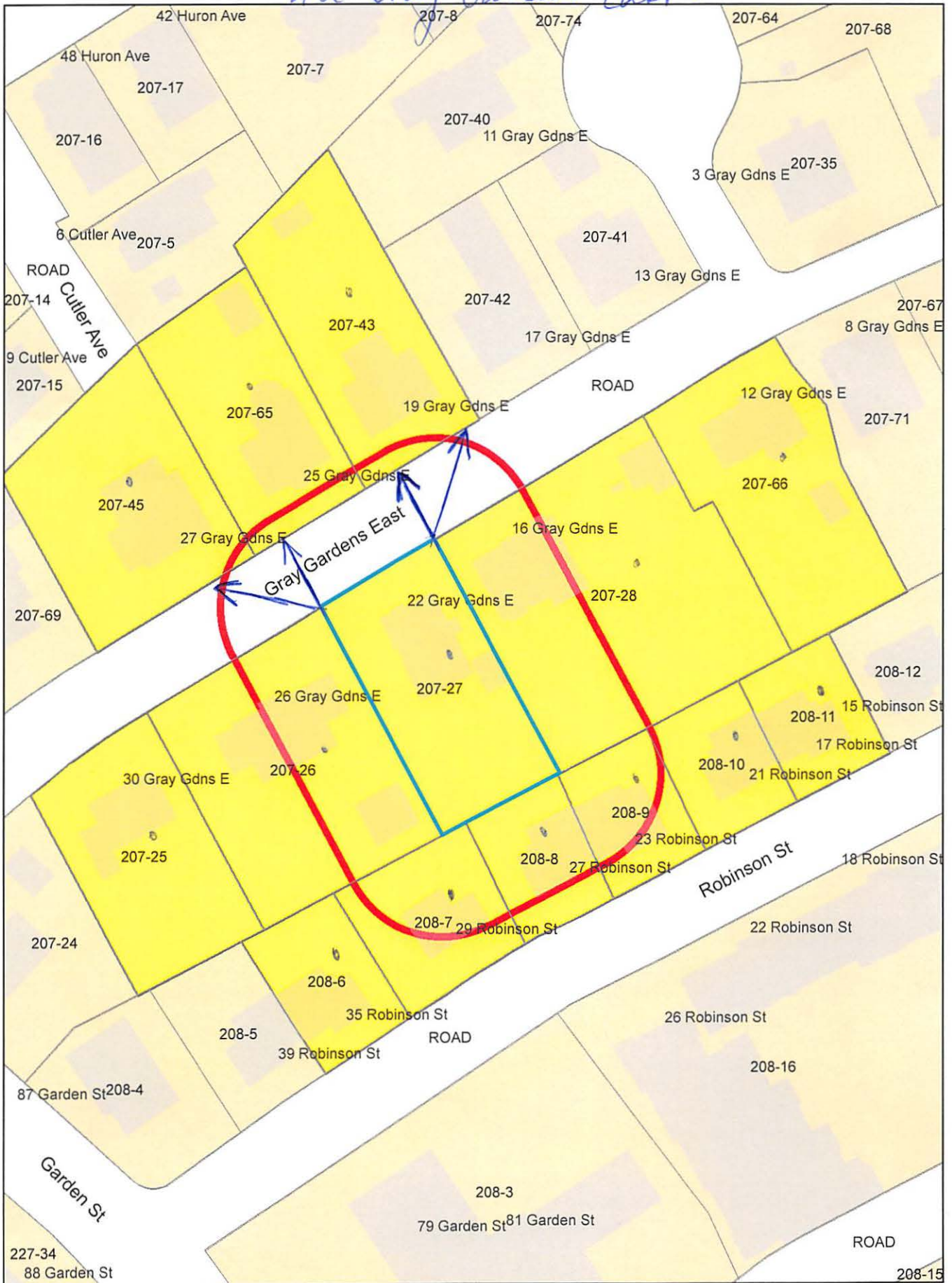
**Existing deck**

**Area to extend**

**Garage  
2.8'**



# 22 Gray Gardens East.



22 Gray Gardens E.

Petitioner

208-7  
BECKERT, SVEN & LISA MCGIRR  
29 ROBINSON ST  
CAMBRIDGE, MA 02138-1415

208-11  
MEE-BURNS, VIRGINIA  
17 ROBINSON ST.  
CAMBRIDGE, MA 02138-1403

PAUL SULLIVAN  
P.O. BOX 590247  
NEWTON, MA 02459

207-66  
LUBIN, PERRY & ANGELICA PIZ  
12 GRAY GDNS E  
CAMBRIDGE, MA 02138

208-6  
WU, TAI TSUN  
35 ROBINSON ST  
CAMBRIDGE, MA 02138-1403

207-27  
LICHTMAN, JEFF & LINDA TUCCI  
22 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138-1510

207-26  
WENTWORTH, SARAH R.  
26 GRAY GDNS E  
CAMBRIDGE, MA 02138

208-8  
EL-ROUAYHEB, KHALED & MANJA KLEMENCIC  
27 ROBINSON ST  
CAMBRIDGE, MA 02138

207-43  
WEBB, CHARLES & FRANCES T WEBB  
19 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-65  
HOLTZWORTH, ANNE S.  
23 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

208-10  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
HARVARD UNIV. REAL ESTATE DEPT.  
ROOM 1000, HOLYOKE CENTER  
1350 MASS. AVE.  
CAMBRIDGE, MA 02138

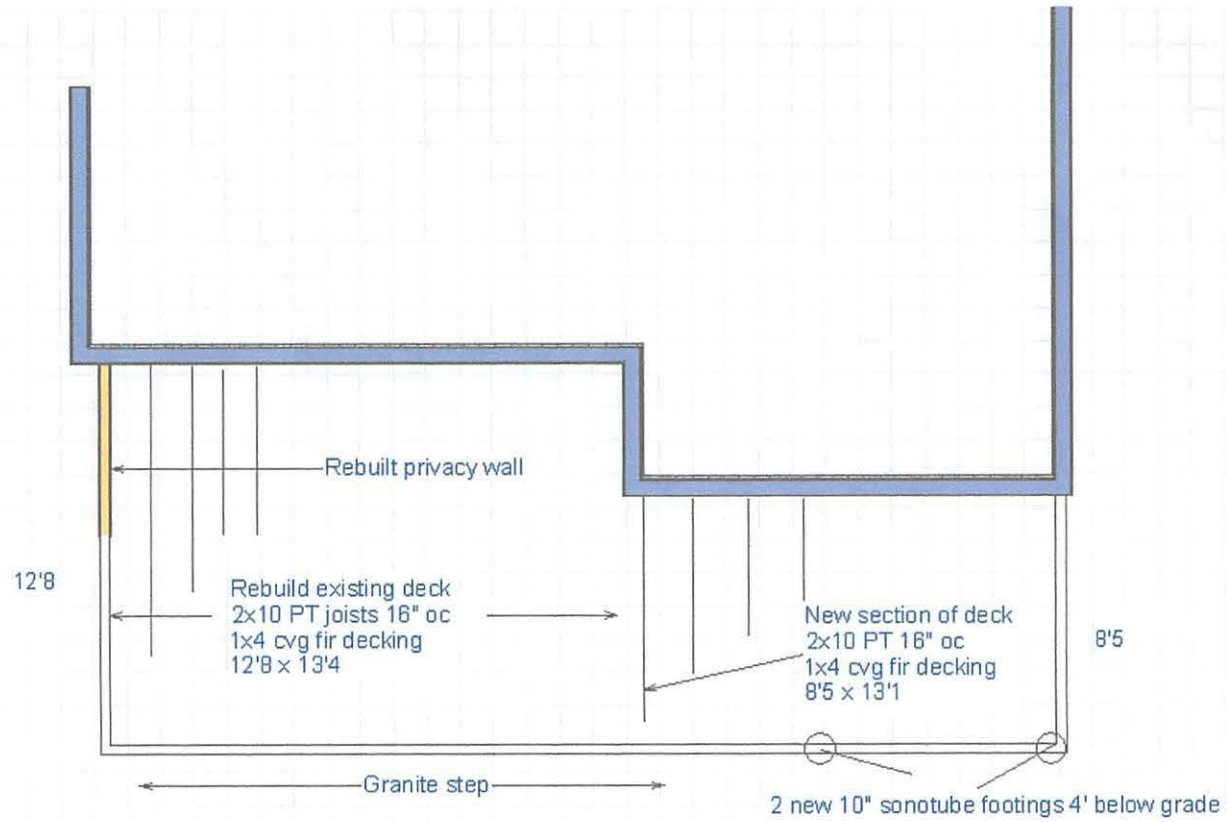
207-45  
GOOD, III, FREDERICK L. SUSAN L GOOD  
27 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138-1509

208-9  
IVANOVIC, NIKOLA  
23 ROBINSON STREET  
CAMBRIDGE, MA 02138

207-28  
TODD, AMELIA S. & LESLIE D. CANNEY  
16 GRAY GDNS E  
CAMBRIDGE, MA 02138

207-25  
SHERRY, RUTH MARGARET  
30 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138-1510





## Pacheco, Maria

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**From:** Timothy Warren Jr. <twarren@thewarrengroup.com>  
**Sent:** Monday, May 10, 2021 4:13 PM  
**To:** Singanayagam, Ranjit; Daglian, Sisia; Pacheco, Maria  
**Cc:** Jeff Lichtman; Linda Tucci (linda.tucci@gmail.com); sarahwentworth  
**Subject:** Comments: Case BZA 109870 (22 Gray Gardens East)

To: Board of Zoning Appeal

My wife (Sarah Wentworth) and I own the property at 26 Gray Gardens East, adjacent to the home of our good neighbors Jeff Litchman and Linda Tucci. We fully support their plans for rebuilding and expanding the deck at the rear of their home. Their petition for a zoning variance should be granted. The new deck will not interfere with the quiet enjoyment of our property in any way. And we look forward to joining them on summer evenings sipping cocktails on their new deck.

Sincerely,

Tim Warren

\*\*\*\*\*  
Timothy M. Warren Jr.  
Chief Executive Officer  
The Warren Group  
2 Corporation Way, Suite 250  
Peabody, MA 01960

Direct: 617-896-5316  
Main: 617-428-5100

\*\*\*\*\*  
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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: Doug Kitchenka Date: 4/29/21  
(Print)

Address: 22 Gray Gardens East

Case No. BZA - 109870

Hearing Date: 5/13/21

Thank you,  
Bza Members