

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG -8 AM 11:40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 188397

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Elizabeth Palmer C/O Feinmann Inc.

PETITIONER'S ADDRESS: 27 Muzzey St 1st floor, Lexington, MA 02421

LOCATION OF PROPERTY: 236 Prospect St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residence **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Relief for relocating a window on and existing nonconforming façade. No dimensional change proposed. Article 8.22.2d/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Relocating a window on an preexisting non-conforming building facade. No dimensional change will be made to the building footprint.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Joseph Barbato
(Print Name)

Address: 27 Muzzey st., Lexington, MA 02421
Tel. No. 9787931744
E-Mail Address: jbarbato@feinmann.com

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 Geoffrey G. Palmer & Elizabeth L. Palmer
(OWNER)

Address: 236 Prospect Street Cambridge MA 02139

State that I/We own the property located at 236 Prospect St. Cambridge which is the subject of this zoning application.

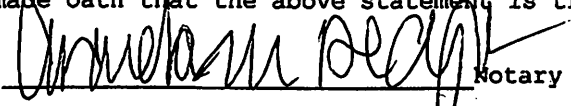
The record title of this property is in the name of Geoffrey G. Palmer, Elizabeth L. Palmer

*Pursuant to a deed of duly recorded in the date 6/16/1999, Middlesex South County Registry of Deeds at Book 30298, Page 111; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

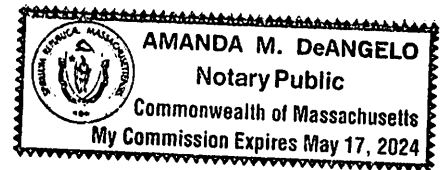
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex
The above-name Elizabeth Libby Palmer & Geoffrey Gornham Palmer personally appeared before me, this 18th of July, 2022 and made oath that the above statement is true.


Notary

My commission expires May 17, 2024 (Notary Seal).

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



INTERNATIONAL ORGANIZATION FOR THE PROTECTION OF PATENT RIGHTS

to be made in the form of a certificate of deposit of the patent rights in the name of the International Organization for the Protection of Patent Rights.

... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights

... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights

... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights



... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights

... of the International Organization for the Protection of Patent Rights
... of the International Organization for the Protection of Patent Rights

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 236 Prospect 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:
- No dimensional change to the building is being proposed.
- 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:
- Traffic is not impacted by this renovation.
- 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 operation or development of adjacent uses will not be impacted by the proposed change.
- 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:
- No nuisances or hazards would be created by the proposed change.
- 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:
- Proposed changes will not impair the integrity of 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.**

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Elizabeth Palmer
Location: 236 Prospect St., Cambridge, MA
Phone: 9787931744

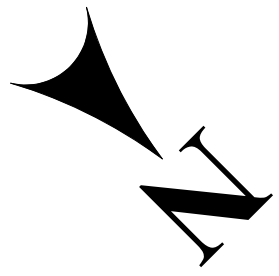
Present Use/Occupancy: Single Family Residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family Residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1446	1446	1373	(max.)
LOT AREA:		1831	1831	1500	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.79	.79	.75	
LOT AREA OF EACH DWELLING UNIT		1831	1831	1500	
SIZE OF LOT:	WIDTH	30	30	50	
	DEPTH	63.5	63.5	na	
SETBACKS IN FEET:	FRONT	4.1	4.1	4'	
	REAR	15'	15'	4'	
	LEFT SIDE	2.6'	2.6'	5'	
	RIGHT SIDE	6.4'	6.4'	5'	
SIZE OF BUILDING:	HEIGHT	25.5'	25.5'	35'	
	WIDTH	44.5'	44.5'	na	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		No change	No change	30%	
NO. OF DWELLING UNITS:		1	1	29	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		No change	No change	No change	
DISTANCE TO NEAREST BLDG. ON SAME LOT		Not applicable	Not applicable	Not applicable	

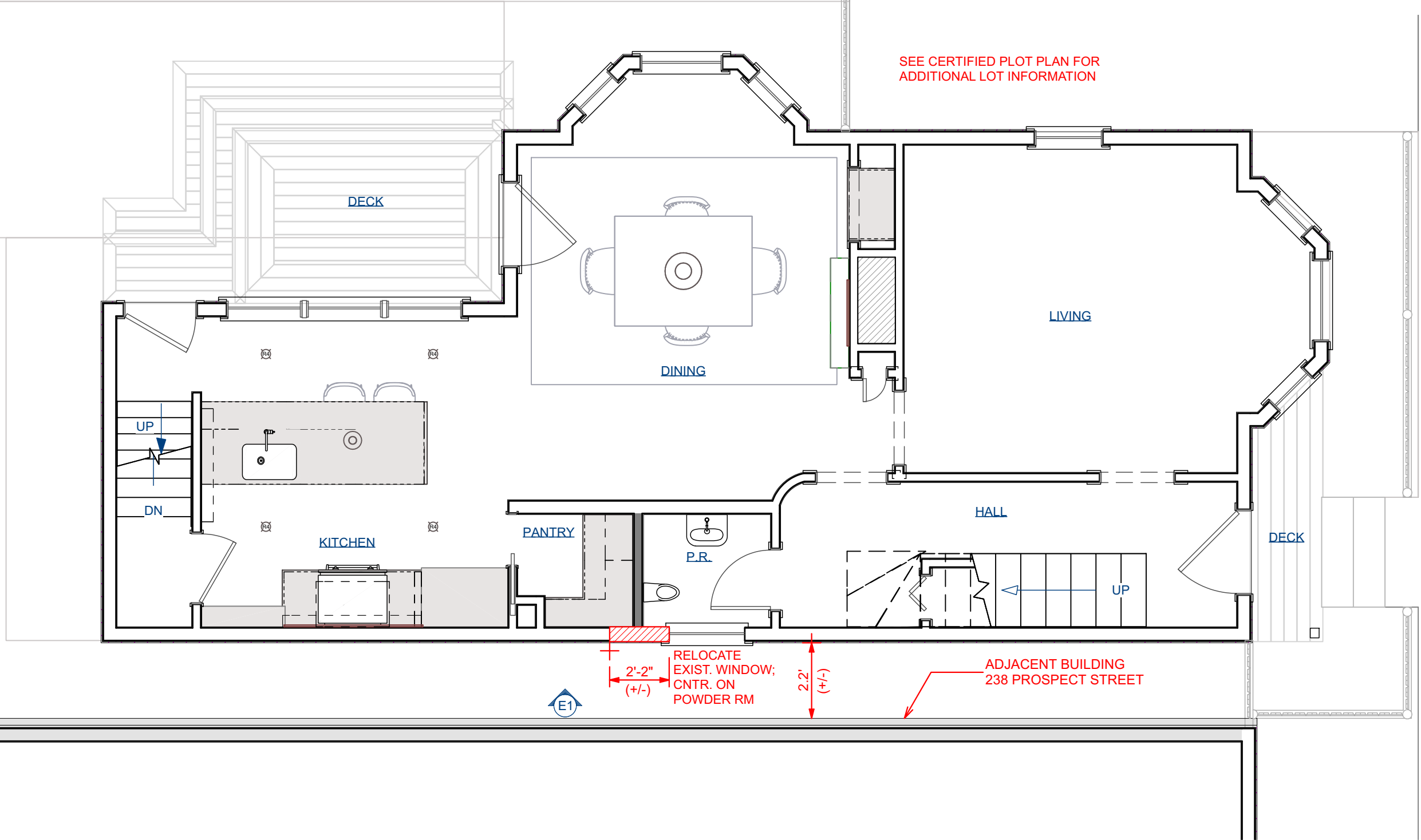
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

There are no other buildings on the lot.

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'.



SEE CERTIFIED PLOT PLAN FOR
 ADDITIONAL LOT INFORMATION



E1

2'-2" (+/-)
 RELOCATE EXIST. WINDOW; CNTR. ON POWDER RM

2.2' (+/-)

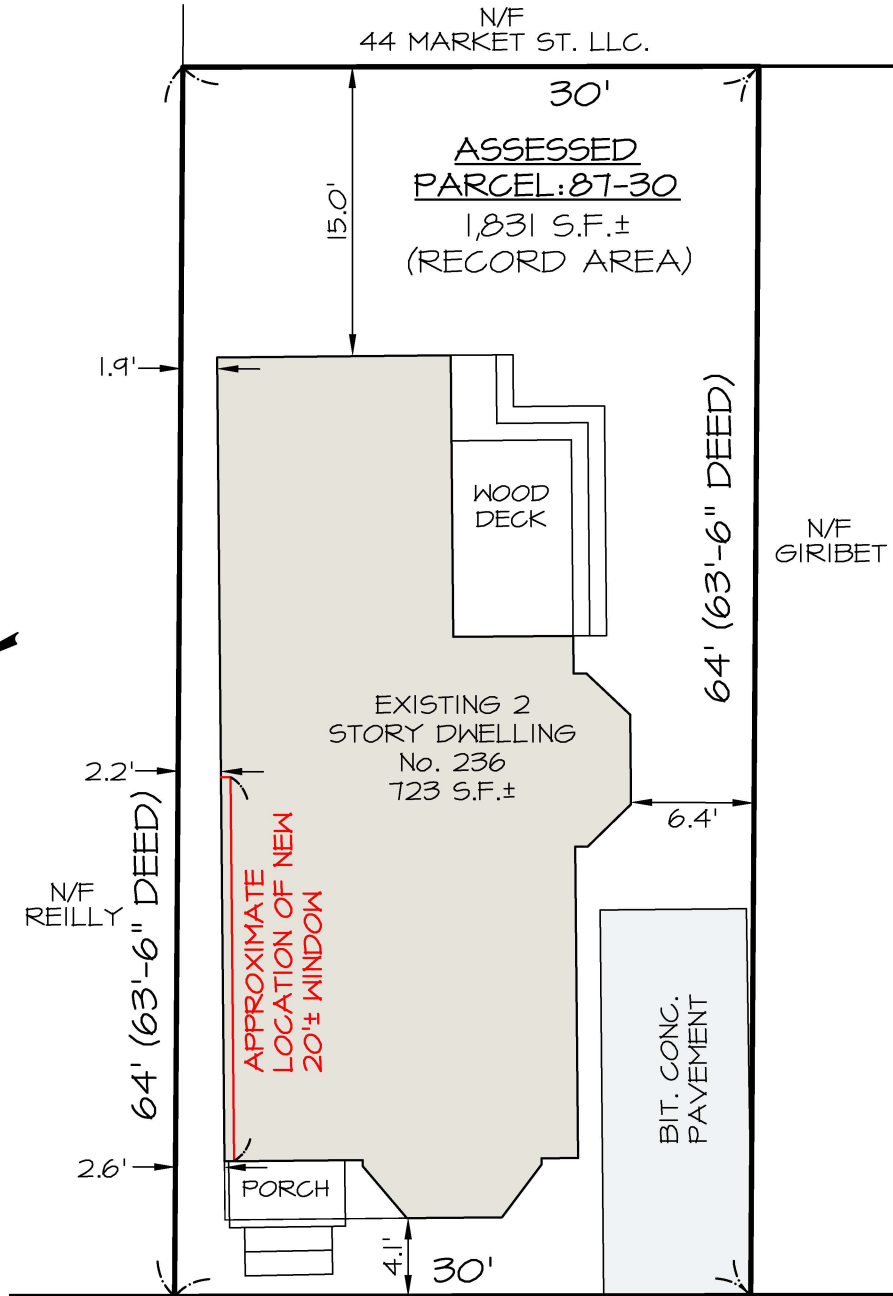
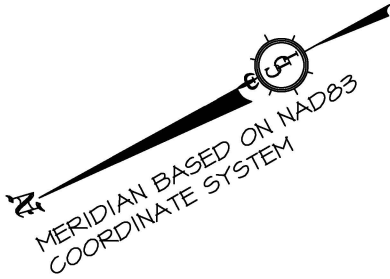
ADJACENT BUILDING
 238 PROSPECT STREET

PROSPECT STREET

NOTES:

1.) THIS PLAN IS NOT TO BE USED FOR THE RECONSTRUCTION OF BOUNDARY LINES OR FOR TITLE INSURANCE PURPOSES NOR DOES IT REPRESENT A DETERMINATION OF TITLE, BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE DORMER ADDITION TO THE LOT LINES AS DEPICTED ON PLAN BOOK 1A, PLAN 14.

2.) THIS PLAN DOES NOT SHOW ANY UNWRITTEN OR UNRECORDED EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT, VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.



PROSPECT STREET
(PUBLIC - 50' WIDE)

PLOT PLAN

236 PROSPECT STREET CAMBRIDGE, MA
PREPARED FOR

GEOFFREY & ELIZABETH PALMER

PREPARED BY

CYPRUS DESIGN INC.

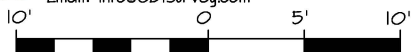
Land Surveying & Civil Engineering Services

1501 Main Street Unit 24 Tewksbury, MA 01876

Tel. 978.640.1019, Fax. 978.640.1020

Web: CDISurvey.com

Email: info@CDISurvey.com



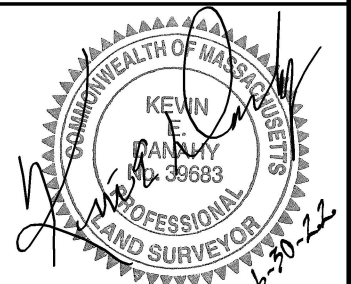
SCALE: 1"=10' DATE: 6-30-22

REFERENCES:

PROPERTY ID: 87-30, DEED: 30298,
PG II, PLAN BOOK 1A, PLAN 14

ZONING: RESIDENCE C-1

DESCRIPTION	REQUIRED	PROVIDED
FRONT SETBACK (MIN)	H+L 4	NO CHANGE
SIDE SETBACK (MIN)	H+L 5	NO CHANGE
REAR SETBACK (MIN)	H+L 4	NO CHANGE
FLOOR AREA RATIO	0.75	NO CHANGE
MIN. OPEN SPACE	30%	NO CHANGE



Palmer Residence

236 Prospect Street
 Cambridge, MA 02139

Projected Project Start Date

2022

Drawing Date

08.04.2022

Drawing Version

V1.0

Current Phase

PERMIT

© 2007-2022 Feinmann Inc. All rights reserved.
 Feinmann, Inc. and its agents, consultants and contractors do not warrant the sufficiency or use of this document for anyone other than Feinmann, Inc. No one else may rely on this document in any manner.

Drawn By:

JB

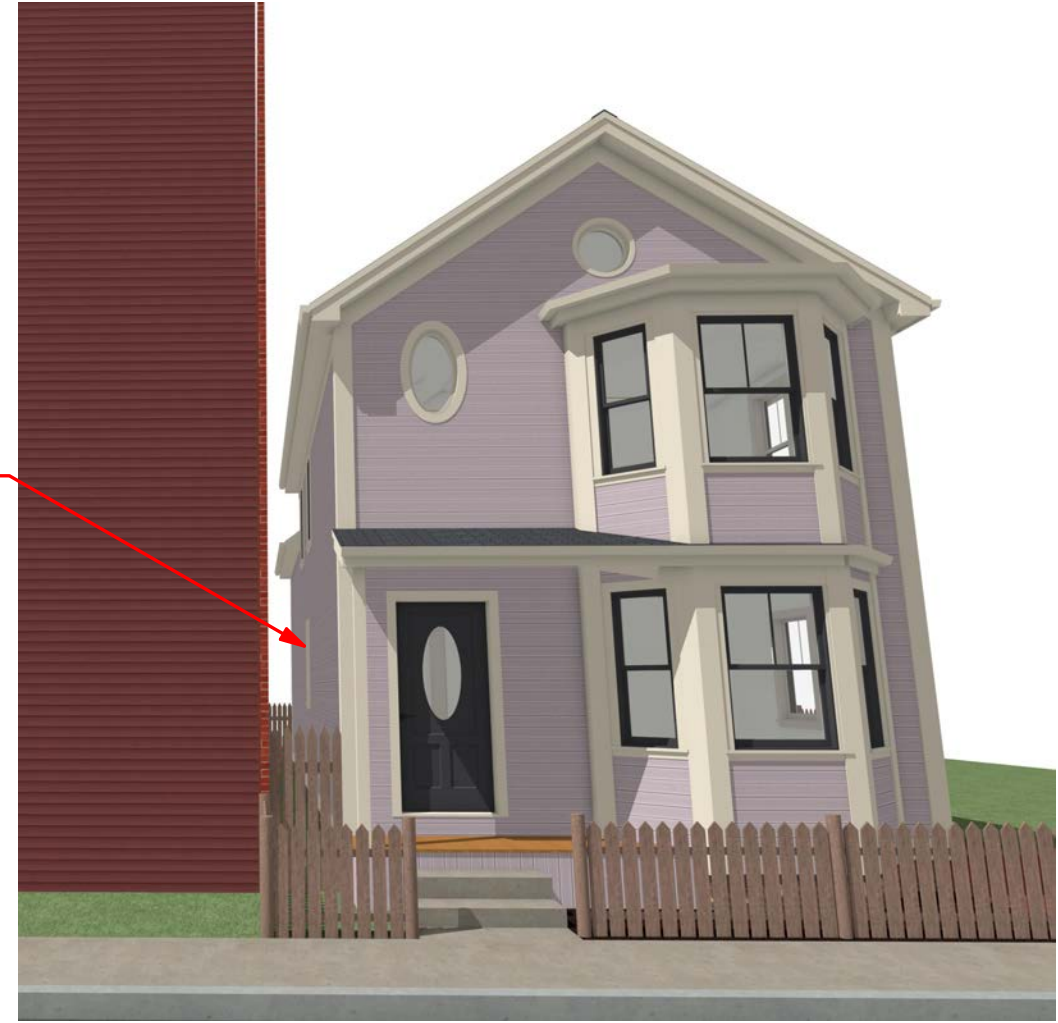
Sheet Number

A2.1





FRONT FACADE
PROSPECT STREET VIEW



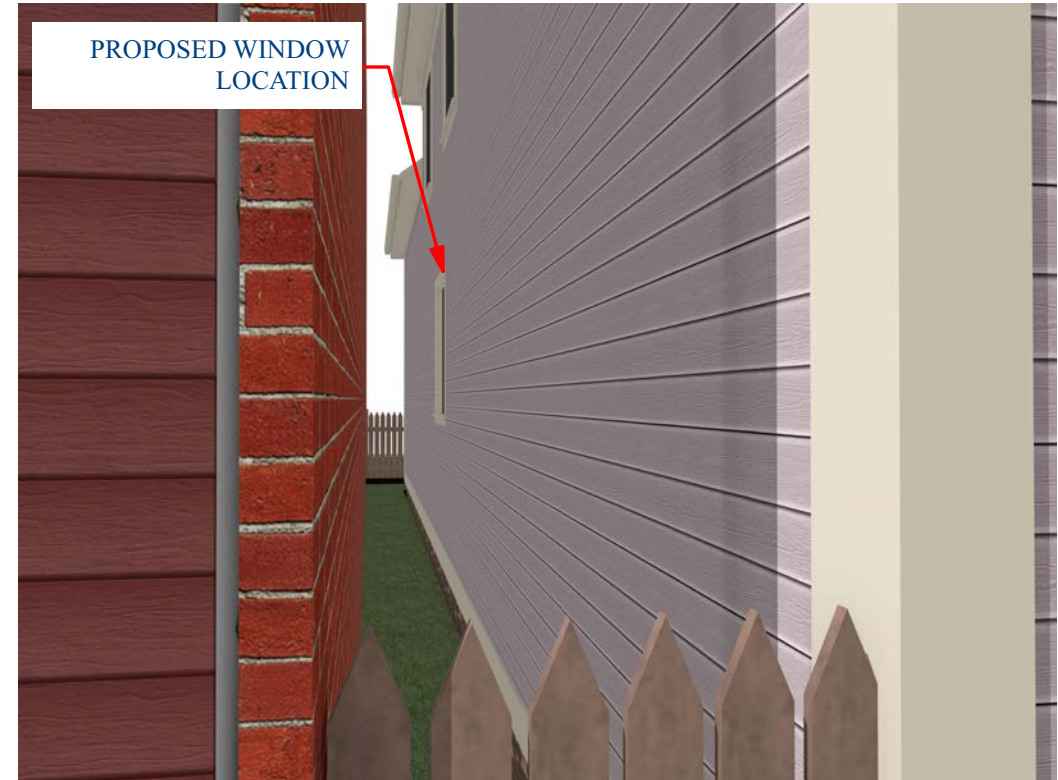
PROPOSED WINDOW
LOCATION



EXISTING WINDOW
TO BE RELOCATED

EXISTING WINDOW LOCATION - STREET VIEWS

SCALE: NTS



PROPOSED WINDOW
LOCATION

PROPOSED WINDOW LOCATION - STREET VIEWS

SCALE: NTS

Palmer Residence

236 Prospect Street
Cambridge, MA 02139

Projected Project Start Date

2022

Drawing Date

08.04.2022

Drawing Version

V1.0

Current Phase

PERMIT

© 2007-2022 Feinmann Inc. All rights reserved.
Feinmann, Inc. and its agents, consultants and contractors do not warrant the sufficiency or use of this document for anyone other than Feinmann, Inc. No one else may rely on this document in any manner.

Drawn By:

JB

Sheet Number

A0.1

From: [Elizabeth Palmer](#)
To: [Joseph Barbato](#)
Cc: [Ryan Pirro](#)
Subject: Fwd: Zoning application email
Date: Wednesday, July 20, 2022 3:07:07 PM

[EXTERNAL EMAIL]

Hi Joe,
Here is the email from John Reilly.

Begin forwarded message:

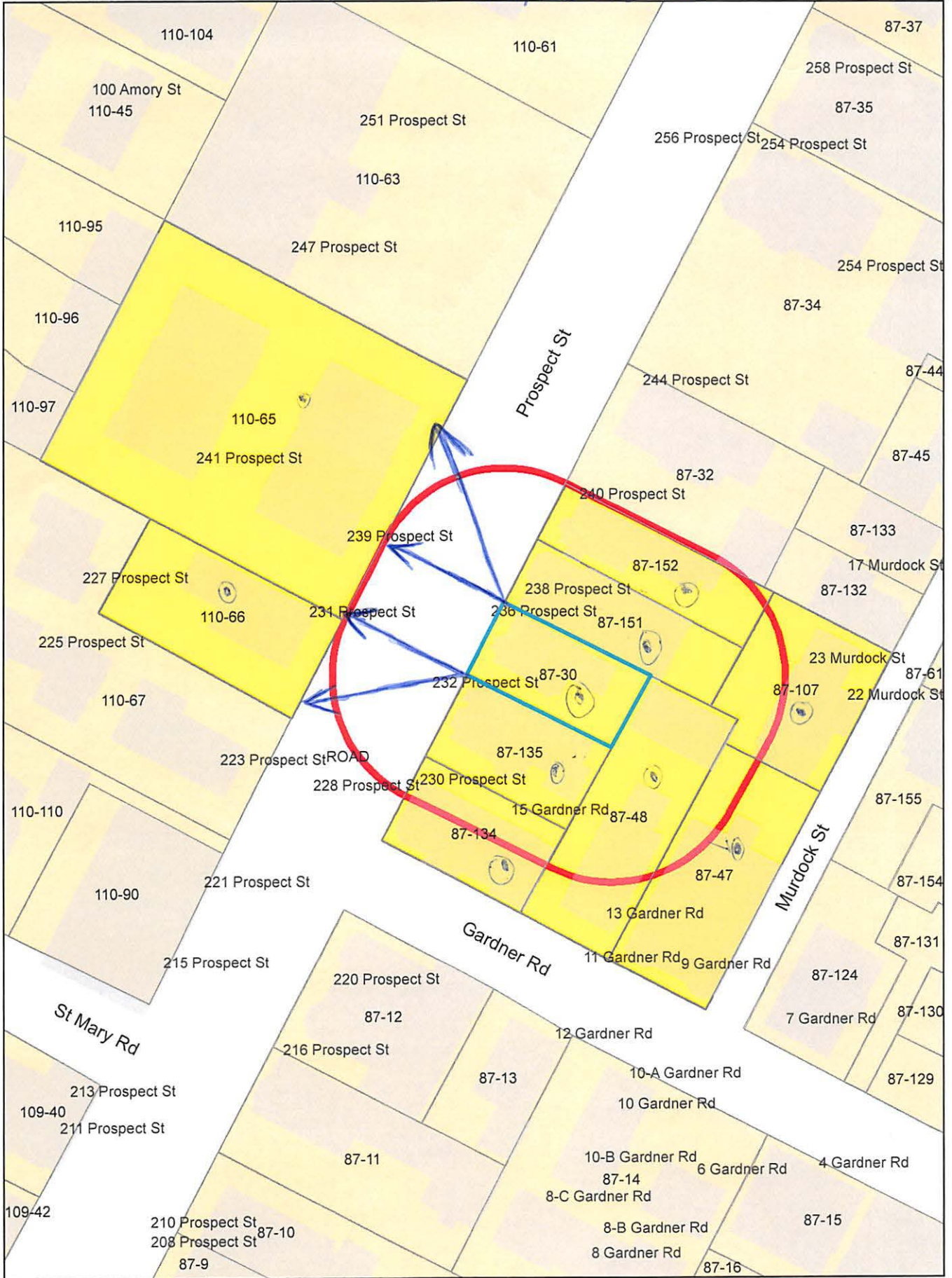
From: John Reilly <jreilly1@aol.com>
Subject: Re: Zoning application email
Date: July 20, 2022 at 2:58:20 PM EDT
To: "elp@me.com" <elp@me.com>
Reply-To: John Reilly <jreilly1@aol.com>

To Whom it may concern

We are abutters to 236 Prospect St Cambridge and I support the relocation of the first floor window. Please find this email as a letter support from us.

Thanks John & Liese Reilly

236 Prospect St.



236 Prospect St.

Petitioner

87-47
HSU, KEVIN S. & CHANDA PRESCOD-WEINSTEIN
11 GARDNER RD., #4
CAMBRIDGE, MA 02139

87-47
ACAR, ARTUG & LORIE SMITH
11 GARDNER RD., #5
CAMBRIDGE, MA 02139

JOSEPH BARBATO
27 MUZZEY ST - 1ST FL.
LEXINGTON, MA 02421

87-134
PEREZ, LEONIDAS & MARIA PEREZ
230 PROSPECT ST
CAMBRIDGE, MA 02139

110-66
SEN, DEBABRATA
231 PROSPECT ST.
CAMBRIDGE, MA 02139

87-47
GUTIERREZ, SANDRA L.
11 GARDNER RD UNIT #2
CAMBRIDGE, MA 02139

87-151
REILLY, JOHN F & LIESE REILLY
TRUSTEES OF THE REILLY TRUST
3 ASHWOOD RD
ACTON, MA 01720

87-152
LINDEN AVENUE LLC
264 SALEM ST
MEDFORD, MA 02155

87-135
GIRIBET, GONZALO &
CHRISTINE DENISE PALMER, TRUSTEES
232 PROSPECT ST
CAMBRIDGE, MA 02139

87-30
PALMER, GEOFFREY G. & ELIZABETH L. PALMER
236 PROSPECT ST
CAMBRIDGE, MA 02139-1219

87-47
LOSMAN, JULIE-AUORE
11 GARDNER RD., #1
CAMBRIDGE, MA 02139

110-65
LIN, JING RUO
70 GATEWOOD DR
NEEDHAM, MA 02492

110-65
GRAHAM, KURT
75 BIGELOW DRIVE
SUDBURY, MA 01776

110-65
TA-WEN KUO
70 GATEWOOD DR
NEEDHAM, MA 02492

110-65
LIN, JING RUO
70 GATEWOOD DR
NEEDHAM, MA 02492

110-65
ZHU, XU
239 PROSPECT ST UNIT 241/2
CAMBRIDGE, MA 02139

87-47
WEINREB, GLENN S.
9-11 GARDNER RD., #6
CAMBRIDGE, MA 02139

87-107
ASHER, JULIE
23 MURDOCK ST., #1
CAMBRIDGE, MA 02138

110-65
WONG, ALEX & LAUREN C. KAI
19B ADAMS ST
SOMERVILLE, MA 02145

110-65
HE, QING
239 PROSPECT ST., #3
CAMBRIDGE, MA 02139

110-65
ZHAO, XIAO GUANG & BEN LI
Z & C PROPERTY MANAGEMENT
22A VERNON ST
TAUNTON, MA 02780

110-65
KUO, TA-WEN
70 GATEWOOD DR
NEEDHAM, MA 02492

110-65
YAO, WEN
241 PROSPECT ST 241/3
CAMBRIDGE, MA 02139

87-107
WISKOW OLE ORNELLA BARRANDON
23 MURDOCK ST UNIT 2
CAMBRIDGE, MA 02139

110-65
GRAHAM, KURT M. & MEGAN R. M
TR. OF KURT & MEGAN GRAHAM FAMILY TR.
75 BIGELOW DRIVE
SUDBURY, MA 01776

87-47
CKM REALTY HOLDINGS LLC
114 SARGENT ST
NEWTON, MA 02458

87-48
CHOI, SARAH A.
15 GARDNER RD
CAMBRIDGE, MA 02139

87-48
LECKEY, KEVIN & JESSICA SHIM
13 GARDNER RD
CAMBRIDGE, MA 02139