



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2020 JUL 14 PM 3:02
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017289-2020

GENERAL INFORMATION

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

Special Permit : ✓ Variance : _____ Appeal : _____

PETITIONER : 23 Greenough Avenue, LLC - C/O Michael W. Wiggins, Attorney

PETITIONER'S ADDRESS : One Liberty Square Suite 1210 Boston, MA 02109

LOCATION OF PROPERTY : 23 Greenough Ave Cambridge, MA

TYPE OF OCCUPANCY : Two Family Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: install basement window for egress.

DESCRIPTION OF PETITIONER'S PROPOSAL :

special permit for the construction of exterior window wells to the prior non-conforming building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

DND Homes LLC
by Jonathan W. Wiggins, Attorney
(Petitioner(s) / Owner)

Michael W. Wiggins Attorney
For (Print Name) DND Homes LLC

Address : One Liberty Square Suite 1210
Boston MA 02109

Tel. No. : 617 880 6313

E-Mail Address : mww@westonpatrick.com

Date :

7/14/20

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 23 Greenough Ave 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 use of the building as a two family will remain unchanged. No exterior changes to the building will be made with the exception of window wells that remain within the existing side yard setbacks of the prior nonconforming building and a new deck that stays within all dimensional limits. No increase in habitable square footage will occur within the building.

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 existing off street parking will remain the same, and will remain sufficient for two family use and occupancy. There will be no adverse increase in congestion or traffic. and the established two family use that will continue remains in character with the neighborhood.

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:

Because there will be no intensification of use as a two family and the window wells will stay within existing setbacks, the operation of development of adjacent uses will be unaffected by the proposed improvements.

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:

There will be no change of use nor increase in occupancy beyond the current two family use, and the improvements will enable better habitable space for the occupants than is currently the case. The health, safety of citizens will be unaffected as traffic will remain unaffected and there will be no diminution in open space on the property

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 proposed use will remain the same as it is currently, so the integrity of the district within which the premises are totally contained will remain unaffected by the improvements proposed.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Weston Patrick, P.A. **PRESENT USE/OCCUPANCY:** 2 Family
LOCATION: 23 Greenough Ave Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		5,648	5,648	3,750	(max.)
<u>LOT AREA:</u>		4,999	4,999	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.13	1.13	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,500	2,500	2,499.5	(min.)
<u>SIZE OF LOT:</u>	WIDTH	51.20	51.20	50	(min.)
	DEPTH	98.54	98.54	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	4.7	4.7	10	(min.)
	REAR	25.9	24.1	H+L/4	(min.)
	LEFT SIDE	12.6	14.3	7.5/20	(min.)
	RIGHT SIDE	2.1	2.1	7.5/20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	38.7	38.7	35	(max.)
	LENGTH	60.66	68.32	n/a	
	WIDTH	34.8	34.8	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		48.5	48.5	.30	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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.

None

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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We 23 Greenough Avenue, LLC
(OWNER)

Address: c/o DND Homes Inc. 271 Lincoln St, Ste 10, Lexington MA 02421

State that I/We own the property located at 23 Greenough Avenue,
which is the subject of this zoning application.

The record title of this property is in the name of 23 Greenough Avenue, LLC

*Pursuant to a deed of duly recorded in the date 8/28/2019, Middlesex South
County Registry of Deeds at Book 73183, Page 109; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

23 Greenough Avenue, LLC
by Michael W. Wiggins Attorney duly authorized
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

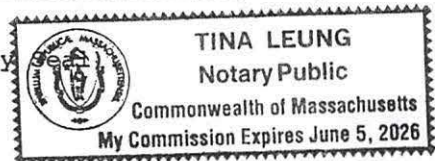
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Michael W. Wiggins personally appeared before me,
this 14th of July, 2020, and made oath that the above statement is true.

78 Notary

My commission expires June 5, 2026 (Notary)



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

REAL ESTATE COMMISSION - CHARTERED BY THE STATE OF TEXAS

It is hereby certified that the following is a true and correct copy of the record of the deed of the property described below:

Book _____ Page _____

Recorded at _____

County of _____ State of _____

The record title of this property is in the name of _____

It is further certified that the deed of the property described above is a true and correct copy of the record of the deed of the property described below:

Book _____ Page _____

County of _____ State of _____

The record title of this property is in the name of _____

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Book _____ Page _____

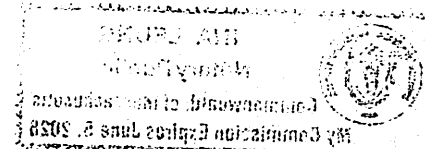
County of _____ State of _____

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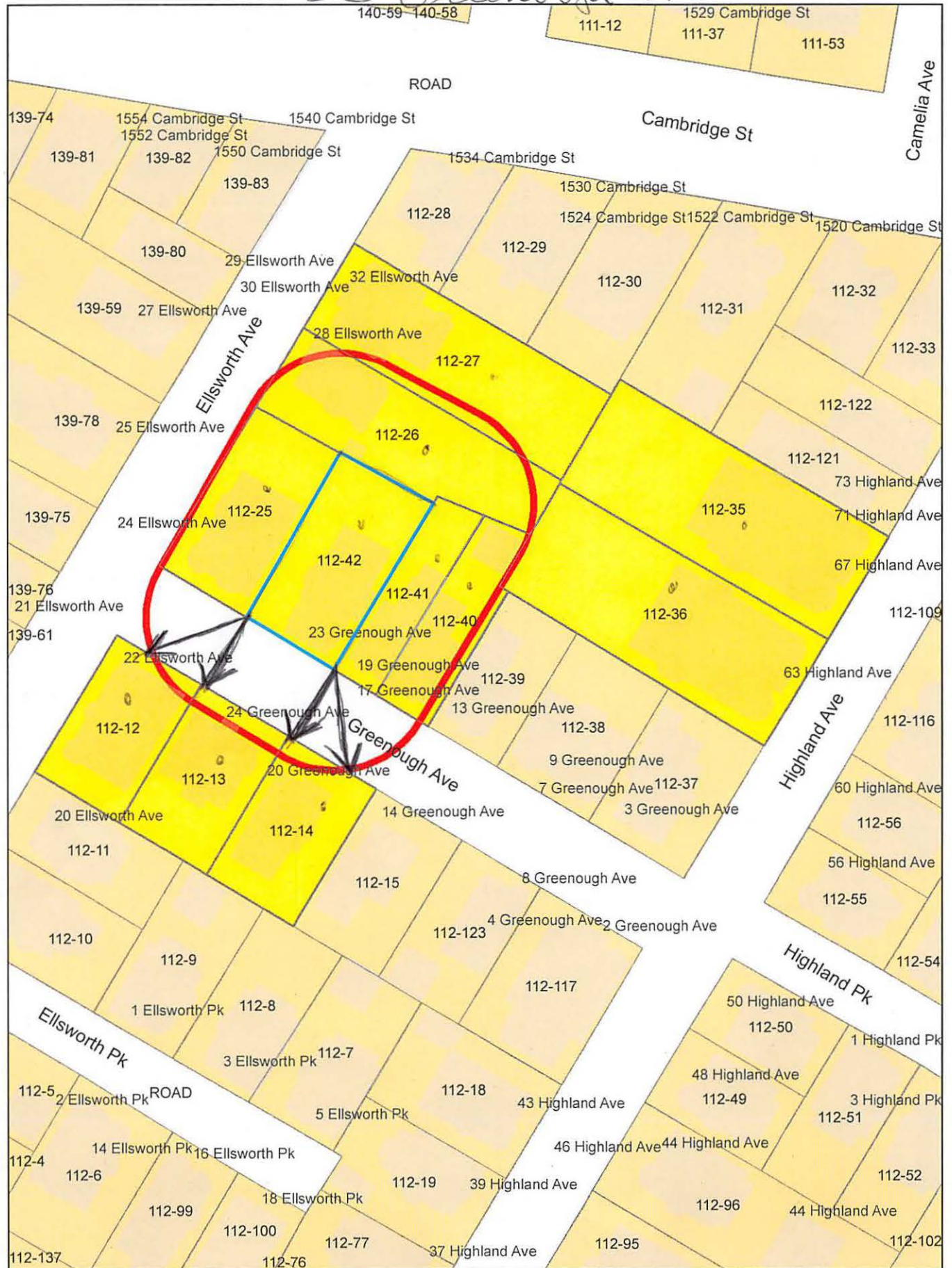
It is further certified that the deed of the property described above is a true and correct copy of the record of the deed of the property described below:

Book _____ Page _____

County of _____ State of _____



23 Greenough Ave



23 Greenough Ave

Petitioner

112-14
KOCHMAN, JAMES H. & COLLEEN H. KOCHMAN
20 GREENOUGH AVENUE
CAMBRIDGE, MA 02139-4012

112-26
JAFKE, CAROLINE
28 ELLSWORTH AVE
CAMBRIDGE, MA 02139

WESTON PATRICK, P.A.
C/O MICHAEL W. WIGGINS, ESQ.
1 LIBERTY SQUARE – SUITE 1210
BOSTON, MA 02109

112-36
FOX, ROBERT P., JR.
63 HIGHLAND AVE., #2
CAMBRIDGE, MA 02139-1039

112-12
STEINBERG, ROBERT J. & SURA STEINBERG
22 ELLSWORTH AVE
CAMBRIDGE, MA 02139-1037

112-13
NESTLET, IAN A., BARBARA S. NESTLET &
CITY OF CAMBRIDGE TAX TITLE
C/O BARBARA S. NESTLET
4722 BOCAIRE BLVD
BOCA RATON, FL 33487

112-25
NEWMAN, KENNETH W. & ELIZABETH NEILD
24 ELLSWORTH AVE., #3
CAMBRIDGE, MA 02139-1038

112-35
LONDON, FREDDA
67 HIGHLAND AVE., #4
CAMBRIDGE, MA 02139

112-27
ELIAS-BURSAC, ELLEN
30 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-27
FISHMAN, SHELLEY F. & GREGG SINGER
32 ELLSWORTH AVE
CAMBRIDGE, MA 02139

112-35
LECERF, JEAN-MICHEL &
SARAH GHAFARI-LECERF
22 WATSON ST
CAMBRIDGE, MA 02139

112-36
MAGRETTA, WILLIAM R. & JOAN G. MAGRETTA
63 HIGHLAND AVE - UNIT 1
CAMBRIDGE, MA 02139-1039

112-36
INGRAM, BEATRICE M.
63 HIGHLAND AVE #3
CAMBRIDGE, MA 02139-1039

112-36
PSOTA, JAMES R.
63 HIGHLAND AVE.#5
CAMBRIDGE, MA 02139

112-25
ALT, ROBIN & PETER F. WOHLAUER, TRUSTEES
24 ELLSWORTH AVE., #1
CAMBRIDGE, MA 02139

112-35
MURPHY, PETER C. AND DONELLE L. MURPHY
67 HIGHLAND AVE #2
CAMBRIDGE, MA 02139-1039

112-36
MERRILL, AMY,
TRUSTEE THE AMY MERRILL 2018 TRUST
63 HIGHLAND AVE 4
CAMBRIDGE, MA 02139

112-36
COX, PATRICK & JACQUELINE MOW
63 HIGHLAND AVE. UNIT#6
CAMBRIDGE, MA 02139

112-40
MONAGLE, JAMES H. & MAUREEN E. MONAGLE
17 GREENOUGH AVE
CAMBRIDGE, MA 02139-1013

112-41
RESIDENT
19 GREENOUGH AVE.
CAMBRIDGE, MA 02139-1013

112-35
KATZSCHMANN, ROBERT GRACE TEO
67 HIGHLAND AVE UNIT #6
CAMBRIDGE, MA 02139

112-42
23 GREENOUGH AVENUE LLC,
ATTN: DND HOMES, LLC,
271 LINCOLN ST. SUITE 10
LEXINGTON, MA 02421

112-25
LIEBERMAN, FRANCES S.,
TRS FRANCES S. LIEBERMAN 2006 REVOC TRT
24 ELLSWORTH AVE UNIT #2
CAMBRIDGE, MA 02139

112-35
MUSCOLO, TOM COLLETTE LAFLAMME
67 HIGHLAND AVE UNIT 3
CAMBRIDGE, MA 02139

112-35
NORBERG, KAREN E.
67 HIGHLAND AVE., #1
CAMBRIDGE, MA 02139-1039

R D K
ARCHITECTS

825 BEACON ST SUITE #10
NEWTON CENTRE, MA 02459
PHONE: 617-571-0645
ralphk@rdkarchitects.com
www.rdkarchitects.com

PROJECT:
**TWO-FAMILY
RENOVATION**
23 GREENOUGH AVE
CAMBRIDGE, MA 02139

DEVELOPER:
DND HOMES
271 Lincoln St
Lexington, MA

DATE: **MAY 8, 2020**

ISSUED FOR SPECIAL PERMIT
NOT FOR CONSTRUCTION

REVISIONS:

BUILDER / GENERAL CONTRACTOR IS
RESPONSIBLE FOR MAKING SURE ALL
SUB-CONTRACTORS ARE WORKING
FROM MOST CURRENT ISSUE DATE.

The architectural plans, drawings, designs, specifications and other arrangements on this sheet are and shall remain the property of RDK Architects. No part thereof shall be copied, disclosed to others, or used in connection with any work or project, other than the specified project for which they have been prepared and developed, without the express knowledge and written consent of RDK Architects. These plans shall not be accepted for a building permit without a color wet stamp and signature.

REGISTRATION:

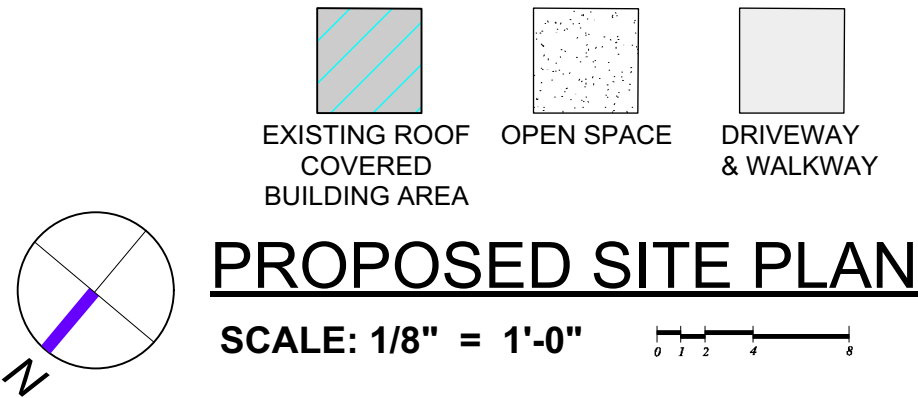
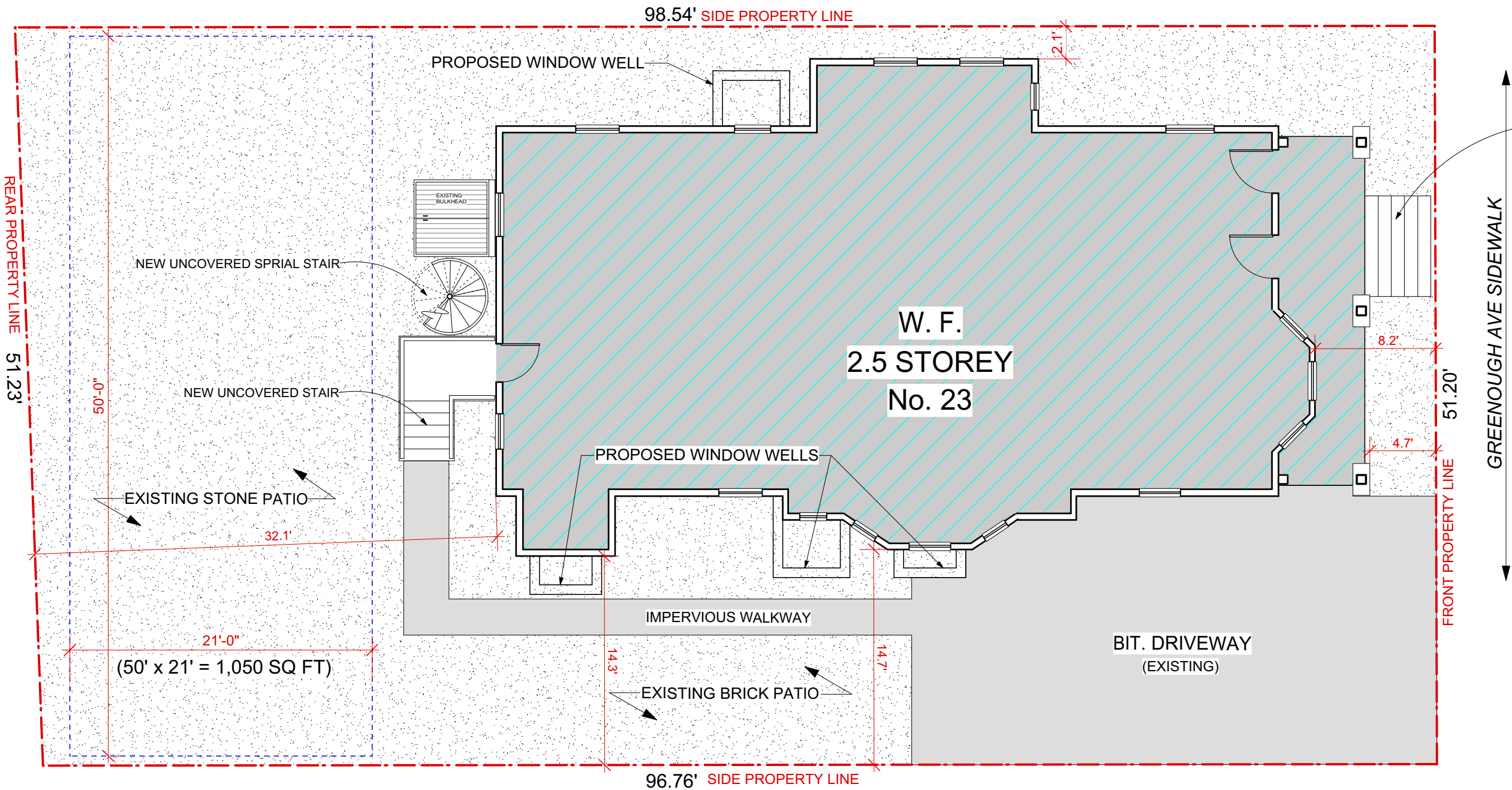


SCALE:
1/8" = 1'-0"

SHEET TITLE:
**GENERAL ZONING
& SITE PLAN**

SHEET NUMBER:

SP-Z1



ZONING DISTRICT: C-1
LOT AREA: ±5,000 SF
ALLOWABLE FAR: .75 x 5,000 = 3,750 SF
TOTAL EXISTING AND PROPSD FAR: 5,548 SF
(SEE TABLE BELOW AND FLOOR PLANS)

OPEN SPACE
30% MIN. REQUIRED OR 1,500 SF
48.5% (2,415 SF) PROVIDED
(SEE DESIGNATED AREAS)

HOUSE VOLUME
EXISTING HOUSE VOLUME: 54,020 Cubic Feet
PROPOSED HOUSE VOLUME: 54,020 Cubic Feet

FAR CALCULATION TABLE

	EXISTING FAR	PROPOSED FAR	INCREASE
BASEMENT FLOOR PLAN	1,570 SQ FT	1,570 SQ FT	0 SQ FT
FIRST FLOOR PLAN	1,590 SQ FT	1,590 SQ FT	0 SQ FT
SECOND FLOOR PLAN	1,540 SQ FT	1,540 SQ FT	0 SQ FT
ATTIC FLOOR PLAN	948 SQ FT	948 SQ FT	0 SQ FT
TOTAL	5,648 SQ FT	5,648 SQ FT	0 SQ FT

.75 x 5,000 SF LOT = 3,750 ALLOWABLE FAR

DO NOT SCALE DRAWINGS. CONSULT ARCHITECT
OF ANY DIMENSIONAL CONFLICTS OR REQUIRED
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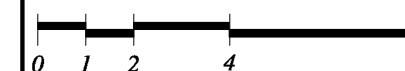
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REGISTRATION:



SCALE:

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SHEET TITLE:

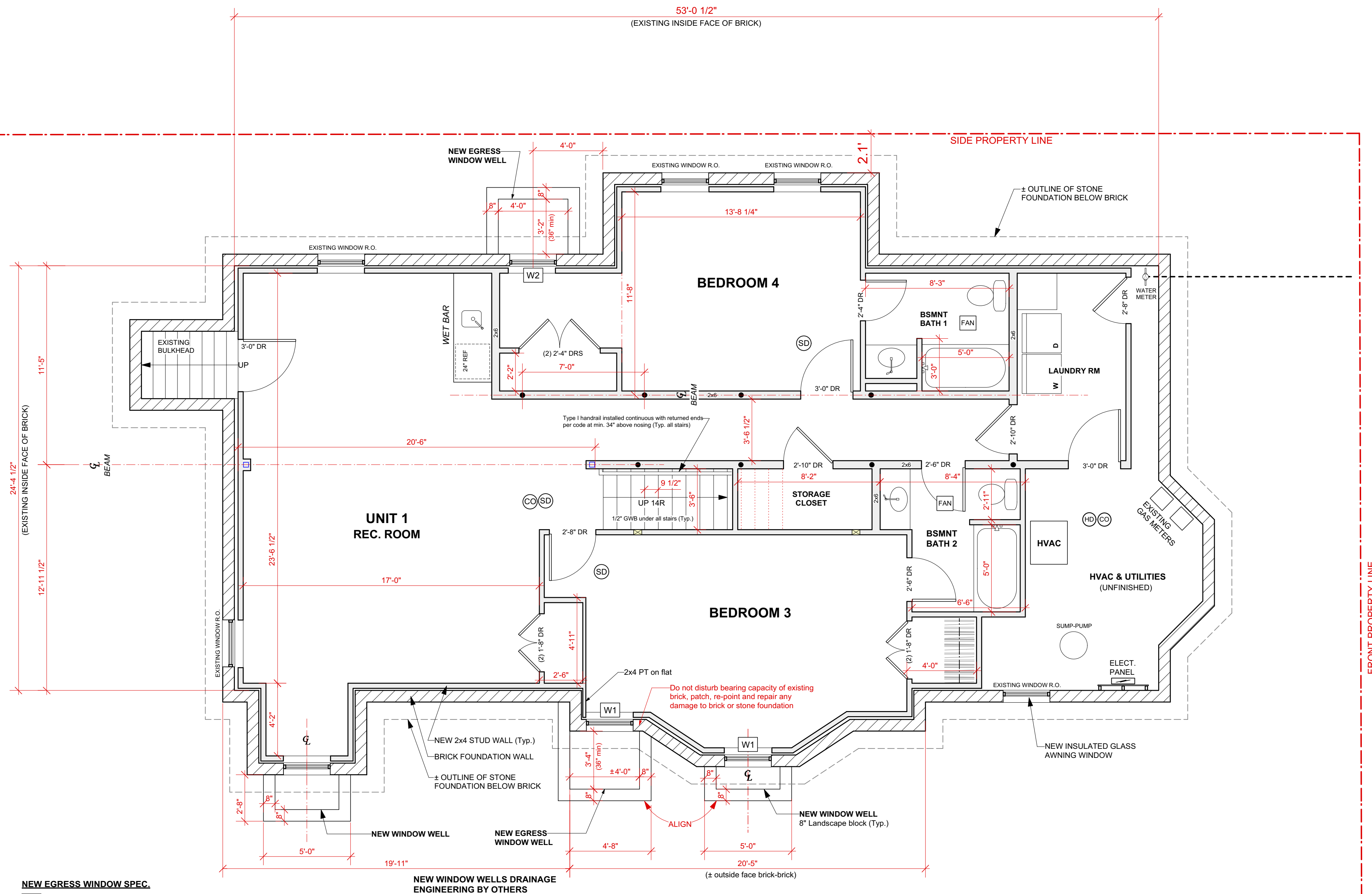
**PROPOSED FINISHED
BASEMENT FLOOR
PLAN WITH NEW
WINDOW WELLS**

SHEET NUMBER:

SP-A1

DO NOT SCALE DRAWINGS. CONSULT ARCHITECT
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—NEW 2x4 WALLS @ 3 1/2" WIDTH
—NEW 2x6 WALLS @ 5 1/2" WIDTH
—EXISTING BRICK FOUNDATION WALL



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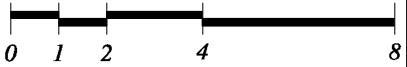
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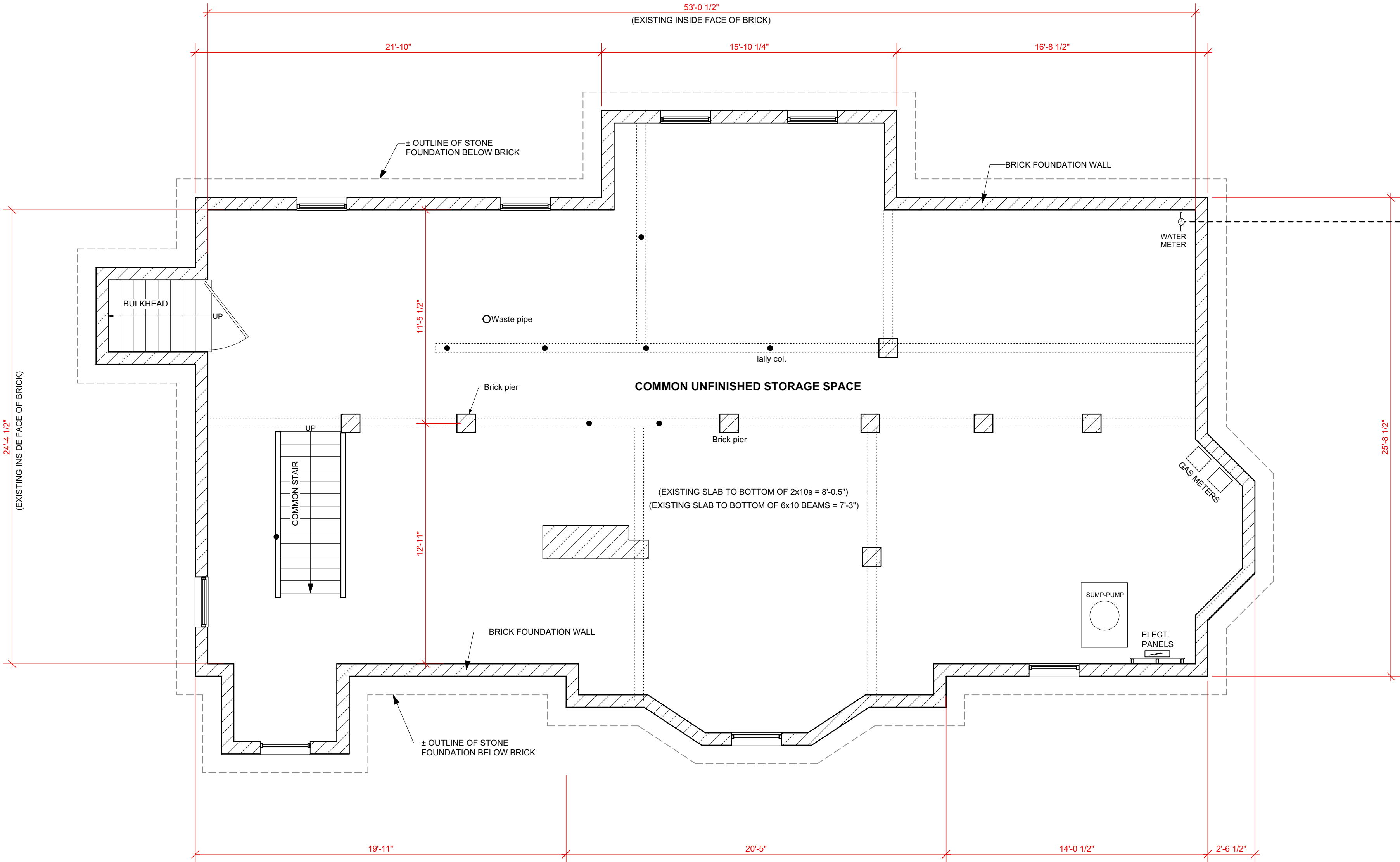
1/4" = 1'-0"



SHEET TITLE:
**EXISTING BASEMENT
FLOOR PLAN**

SHEET NUMBER:

SP-A2



EXISTING UNFINISHED BASEMENT PLAN
FAR: 1,570 SQ FT



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REGISTRATION:



SCALE:
3/8" = 1'-0"

SHEET TITLE:
**PROPOSED
FRONT
ELEVATION**

SHEET NUMBER:

SP-A3

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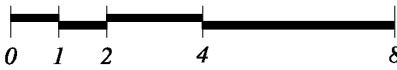
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REGISTRATION:



SCALE:

1/4" = 1'-0"



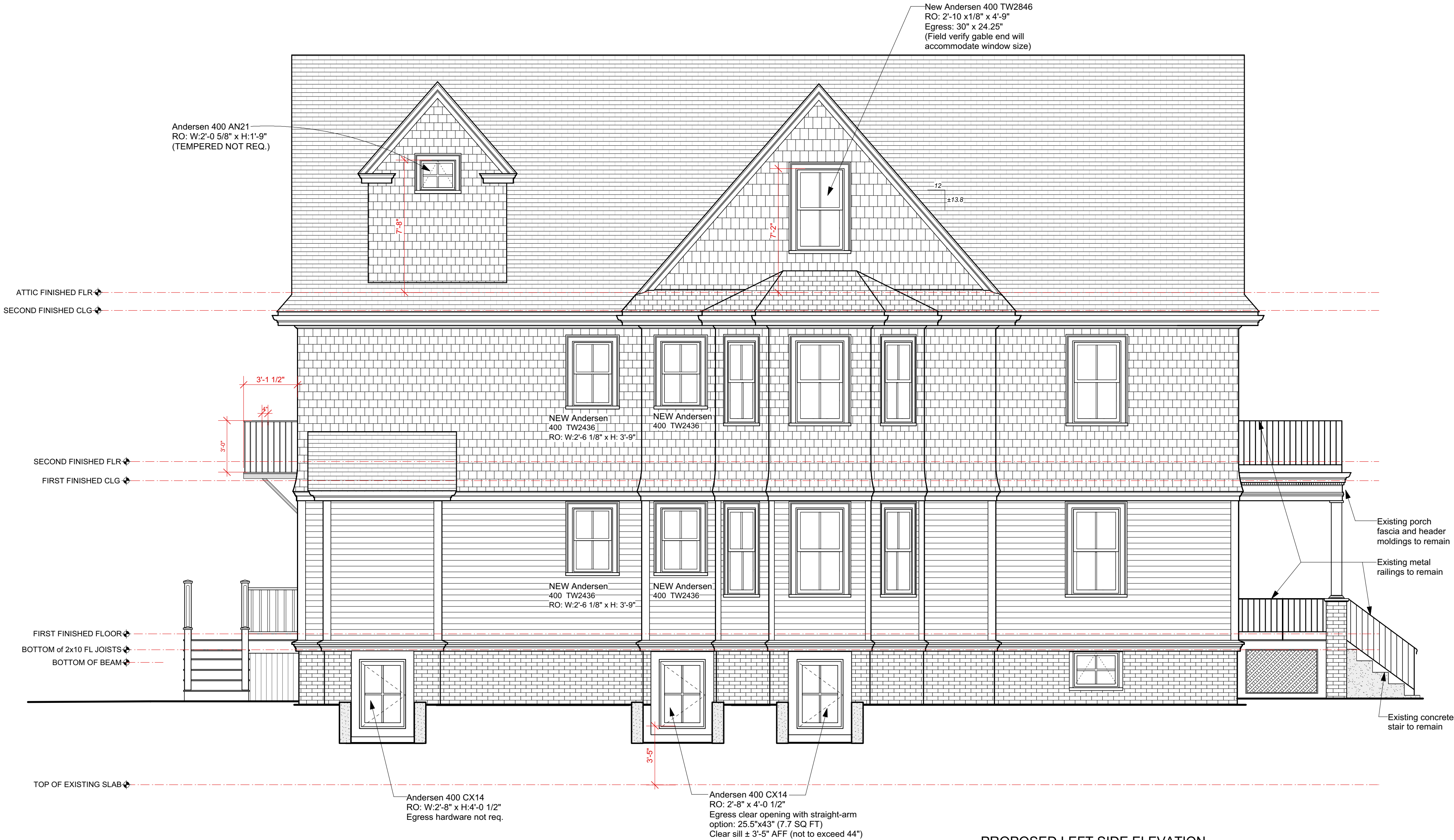
SHEET TITLE:

**PROPOSED
LEFT SIDE
ELEVATION**

SHEET NUMBER:

SP-A4

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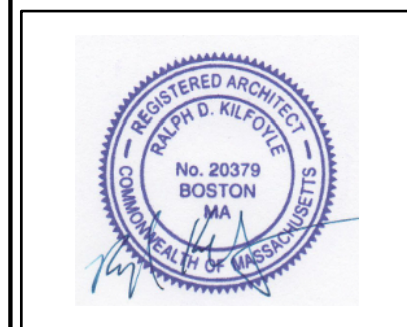
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REGISTRATION:



SCALE:

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SHEET TITLE:
**PROPOSED
REAR
ELEVATION**

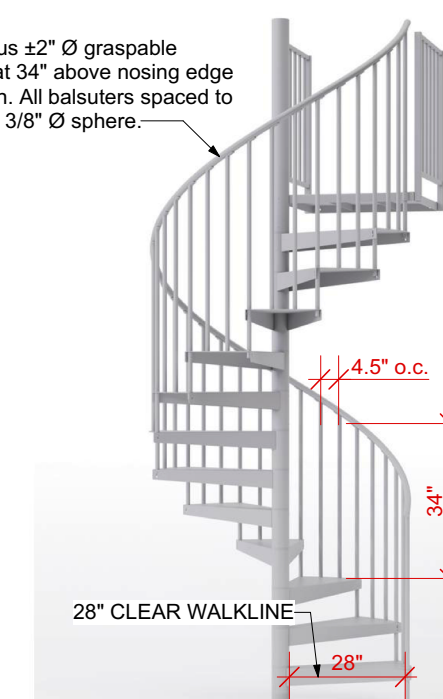
SHEET NUMBER:

SP-A5

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SPRIAL STAIR 2015 IRC CODE:
Clear width at and below the handrail must be min. 26" with walkline radius not greater than 24.5" inches. Each tread shall have a depth of not less than 6 3/4" inches at the walkline, all treads must be of identical dimensions. Clear headroom is min. 6'-6" with maximum riser of 9 1/2" (all risers equal).

Continuous $\pm 2"$ \varnothing graspable handrail at 34" above nosing edge not shown. All balusters spaced to prevent 4 3/8" \varnothing sphere.



Andersen 400 AW281
RO: W: 2'-8 1/2" x H: 2'-5"

Andersen 400 AW281
RO: W: 2'-8 1/2" x H: 2'-5"

MIN. 10" Ø pier @ 48" below grade. Spiral stair provided—
with 24" Ø spread footing (precast piers acceptable).
Bearing up to 2x8 landing framing with 4x6 P.T. post w/ galv.
post base (**Simpson PBS46**) fastened to concrete (Typ.)

PROPOSED REAR ELEVATION

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FROM MOST CURRENT ISSUE DATE.

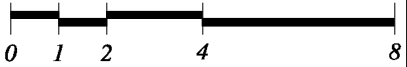
The architectural plans, drawings, designs, specifications and other arrangements on this sheet are and shall remain the property of RDK Architects. No part thereof shall be copied, disclosed to others, or used in connection with any work or project, other than the specified project for which they have been prepared and developed, without the express knowledge and written consent of RDK Architects. These plans shall not be accepted for a building permit without a color wet stamp and signature.

REGISTRATION:



SCALE:

1/4" = 1'-0"



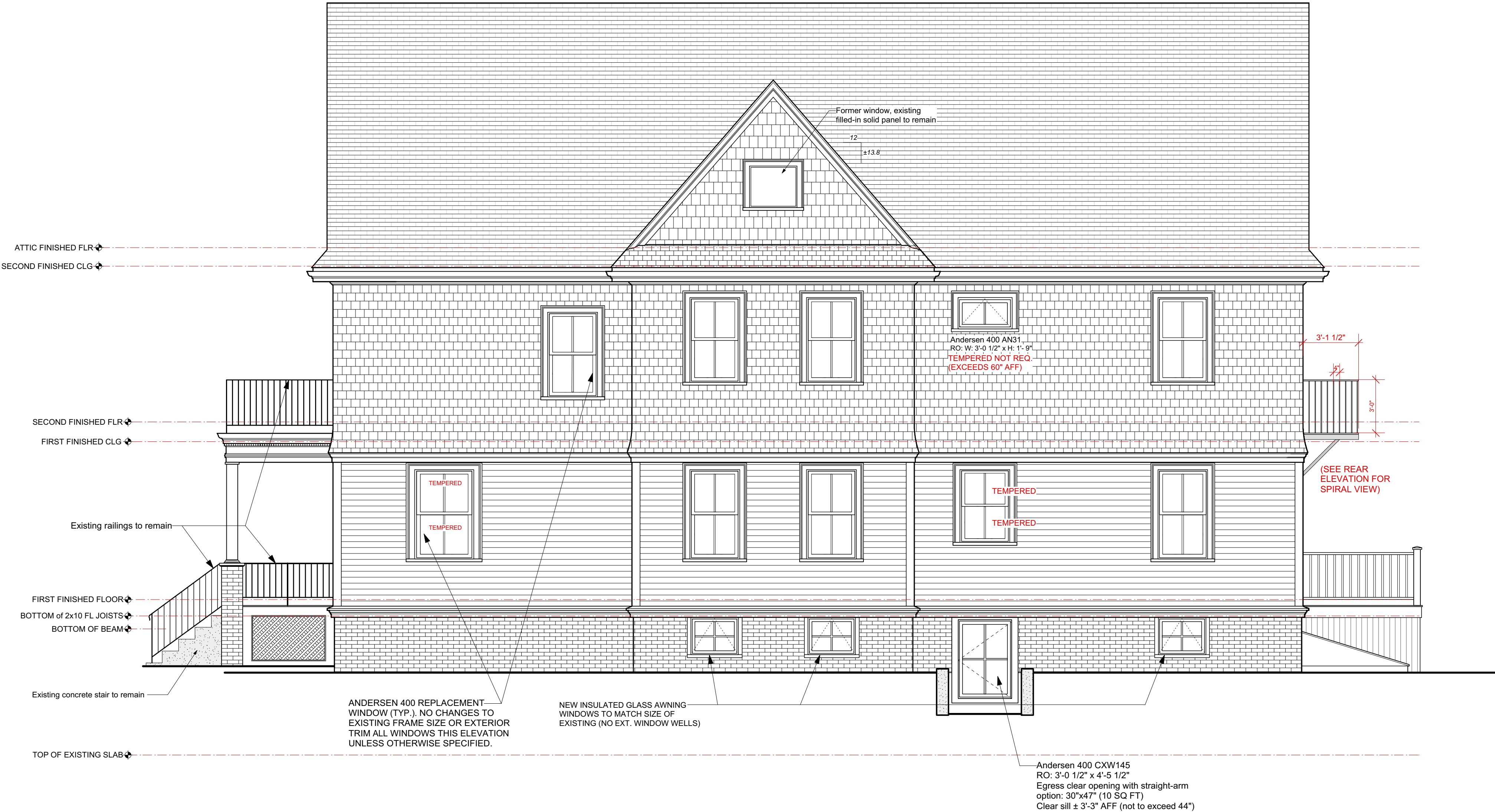
SHEET TITLE:

**PROPOSED
RIGHT SIDE
ELEVATION**

SHEET NUMBER:

SP-A6

DO NOT SCALE DRAWINGS. CONSULT ARCHITECT
OF ANY DIMENSIONAL CONFLICTS OR REQUIRED
DIMENSIONS NOT INDICATED ON THE DRAWINGS.



PROPOSED RIGHT SIDE ELEVATION



EXISTING HOUSE PHOTOS

ALL PHOTOS TAKEN JULY 12, 2019

PROJECT:

***TWO-FAMILY
RENOVATION***

23 GREENOUGH AVE

CAMBRIDGE, MA 02139

DEVELOPER:

***DND HOMES
271 Lincoln St
Lexington, MA***

NOTES:

- 1.) THIS PLAN WAS PREPARED FROM AN INSTRUMENT SURVEY PERFORMED ON SEPTEMBER 17, 2019.
- 2.) SUBSURFACE AND ABOVE GROUND UTILITIES WERE NOT INCLUDED AS PART OF THIS SURVEY, THEY WERE NOT RESEARCHED NOR SHOWN HEREON.
- 3.) A TITLE EXAMINATION WAS NOT PROVIDED FOR THIS SURVEY. AS SUCH OTHER MATTERS OF RECORD MAY EXIST AND NOT BE SHOWN HEREON.

RECORD OWNERS:

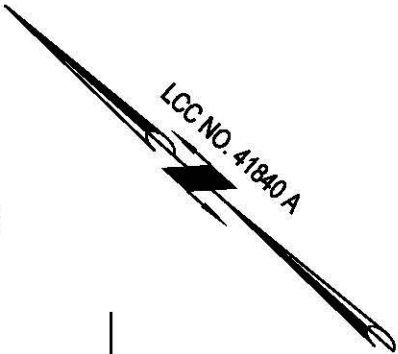
MARGARET CERULLO & MARLA ERLIEN
23 GREENOUGH AVE
CAMBRIDGE, MA

REFERENCES:

DEED BOOK 21971 PAGE 447

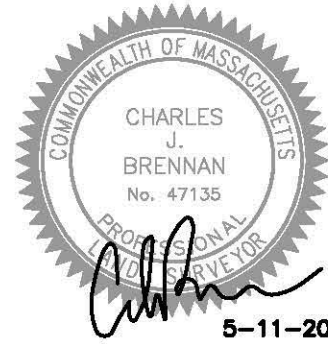
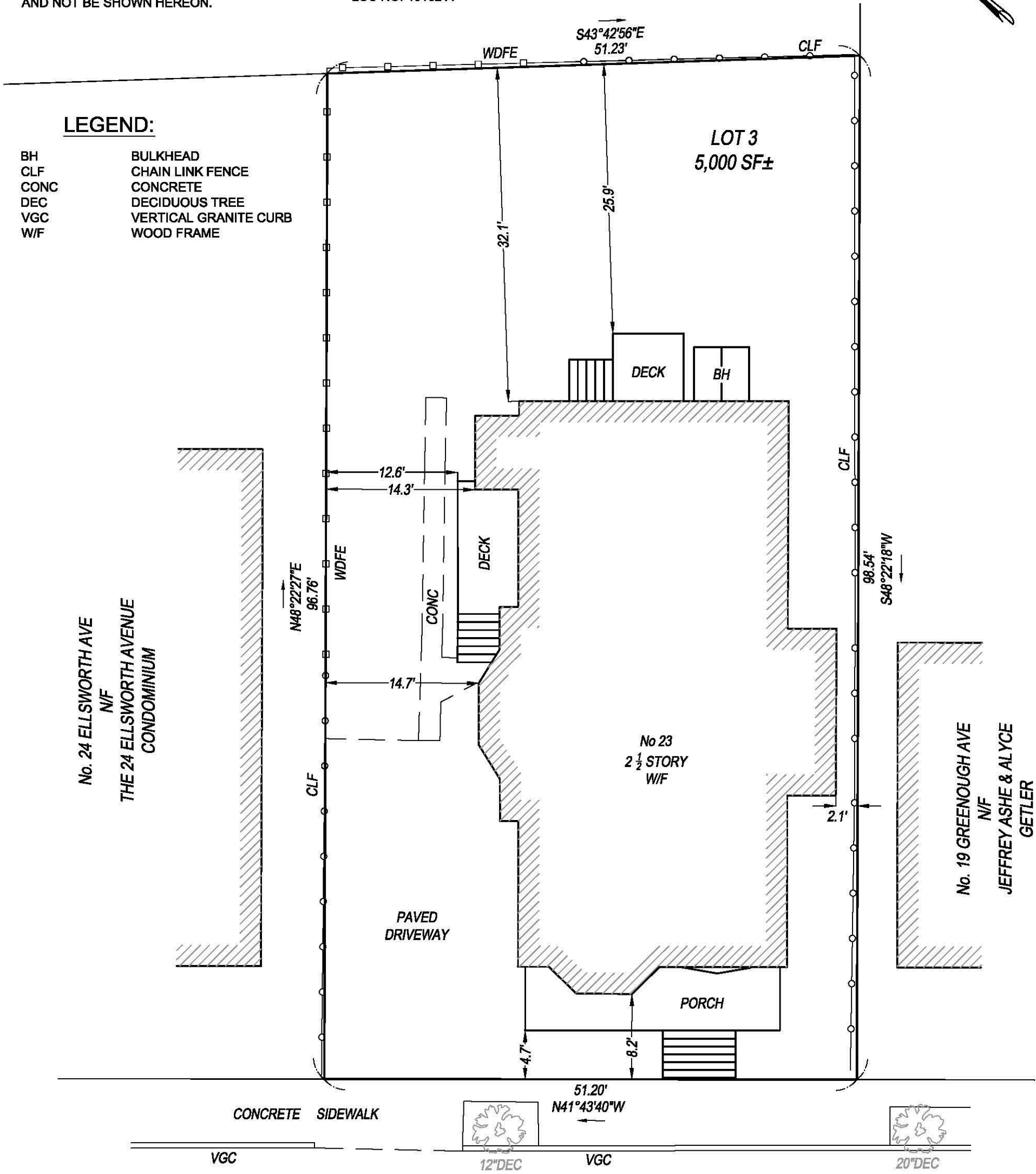
PLAN IN END OF BOOK 2265
PLAN BOOK 74 PLAN 3
LCC NO. 41840 A
LCC NO. 19162 A

No. 28 ELLSWORTH AVE
N/F
STUART R. & SUSAN ADAMS
TAYLOR

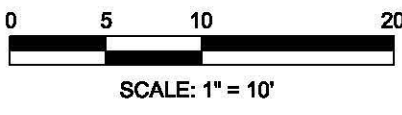


LEGEND:

- | | |
|------|-----------------------|
| BH | BULKHEAD |
| CLF | CHAIN LINK FENCE |
| CONC | CONCRETE |
| DEC | DECIDUOUS TREE |
| VGC | VERTICAL GRANITE CURB |
| W/F | WOOD FRAME |



5-11-20



PLOT PLAN
IN
CAMBRIDGE, MA
AT 23 GREENOUGH AVE
PREPARED FOR
DND HOMES, LLC
BY
SUMMIT SURVEYING INC.
4 S. POND STREET, NEWBURYPORT, MA 01950
TEL. 978-692-7109
MAY 11, 2020
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19-0150