



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

2018 DEC 17 PM 3:36
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017051-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Carole Bellew - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 257 Charles St Cambridge, MA 02141

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to subdivide single lot containing two single family homes into two separate lots, each containing one single family home.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000	Section 5.31 (Table of Dimensional Requirements).
Article 5.000	Section 5.15 (Subdivision).
Article 10.000	Section 10.30 (Variance).

Original Signature(s) :


(Petitioner(s) / Owner)

James J. Rafferty, Esq.
(Print Name)

Address : 907 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 12/13/18

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Carole Bellew

(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 257 Charles Street & 99 Sixth Street

the record title standing in the name of Carole Bellew

whose address is 257 Charles Street, Cambridge MA 02141

(Street)

(City or Town)

(State & Zip Code)

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

Book 68005 Page 257 or _____ Registry

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

Carole Bellew

(Owner)

=====

On this 5th day of July, 2018, before me, the undersigned notary public, personally appeared Carole Bellew proved to me through satisfactory evidence of identification, which was she is personally known to me, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Kristin N.G. Dzialo

Notary Public, Kristin N.G. Dzialo

My commission expires: June 29, 2023

THE STATE OF MASSACHUSETTS

IN SENATE,

JANUARY 10, 1903.

REPORT OF THE

COMMISSIONER OF THE LAND OFFICE

FOR THE YEAR 1902.

BOSTON: PUBLISHED BY THE STATE OF MASSACHUSETTS, 1903.

PRINTED BY THE STATE OF MASSACHUSETTS, 1903.

MADE AT THE STATE PRINTING OFFICE, BOSTON.

1903.

MASSACHUSETTS

OFFICE OF THE COMMISSIONER OF THE LAND OFFICE

REPORT OF THE COMMISSIONER OF THE LAND OFFICE FOR THE YEAR 1902.

MASSACHUSETTS
OFFICE OF THE COMMISSIONER OF THE LAND OFFICE
BOSTON, 1903.



BZA APPLICATION FORM

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:

A literal enforcement of the provisions of this Ordinance would preclude the ownership of these two existing single family structures from being divided without converting them to condominiums.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the size of the lot and the locations of the structures on the lot.

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

- 1)** Substantial detriment to the public good for the following reasons:

The public good will not suffer should the lot be subdivided since there will not be any discernable change to the nature or intensity of the use of the property as two single family dwellings.

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

The only material change to the dimensional requirements of the Residence C-1 Zoning District that will occur will be the reduction in lot size. Because the lot is located on the corner of Charles Street and Sixth Street, each lot will have comparable street frontage to other lots in the neighborhood.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

DIMENSIONAL FORMAPPLICANT: Carole Bellew PRESENT USE/OCCUPANCY: Single FamilyLOCATION: 257 Charles Street & 99 Sixth Street ZONE: Residence C-1PHONE: (617) 492-4100 REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u> 257 Charles/99 Sixth	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,552</u>	<u>1,120 sf/1,432sf</u>	<u>2,494.5 sf</u>
<u>LOT AREA:</u>	<u>3,326</u>	<u>1,801/1,525</u>	<u>5,000 sf</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.76</u>	<u>.62/.94</u>	<u>.75</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1,663</u>	<u>1,801/1,525</u>	<u>1,500 sf</u>
<u>SIZE OF LOT:</u>	WIDTH: <u>80'</u>	29.16'/50.84'	50'
	DEPTH: <u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SET-BACKS:</u>	FRONT: <u>0'/3.4'</u>	9.8'/ 0'&3.4'	10'
(in feet)	REAR: <u>N/A</u>	16.5'/N/A	20'
	LEFT SIDE: <u>9.1'</u>	9.1'/9.9'	7'6"
	RIGHT SIDE: <u>0'</u>	3'/0'	7'6"
<u>SIZE OF BUILDING:</u>	HEIGHT: <u><35'</u>	+/-33'/+/-27'	35'
	LENGTH: <u>44' & 33'</u>	no change	N/A
	WIDTH: <u>15' & 20'</u>	no change	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u><30%</u>	<u><30%/<30%</u>	<u>30 %</u>
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>1/1</u>	<u>2</u>
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>1/1</u>	<u>2</u>
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>DISTANCE TO NEAREST BLDG.:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

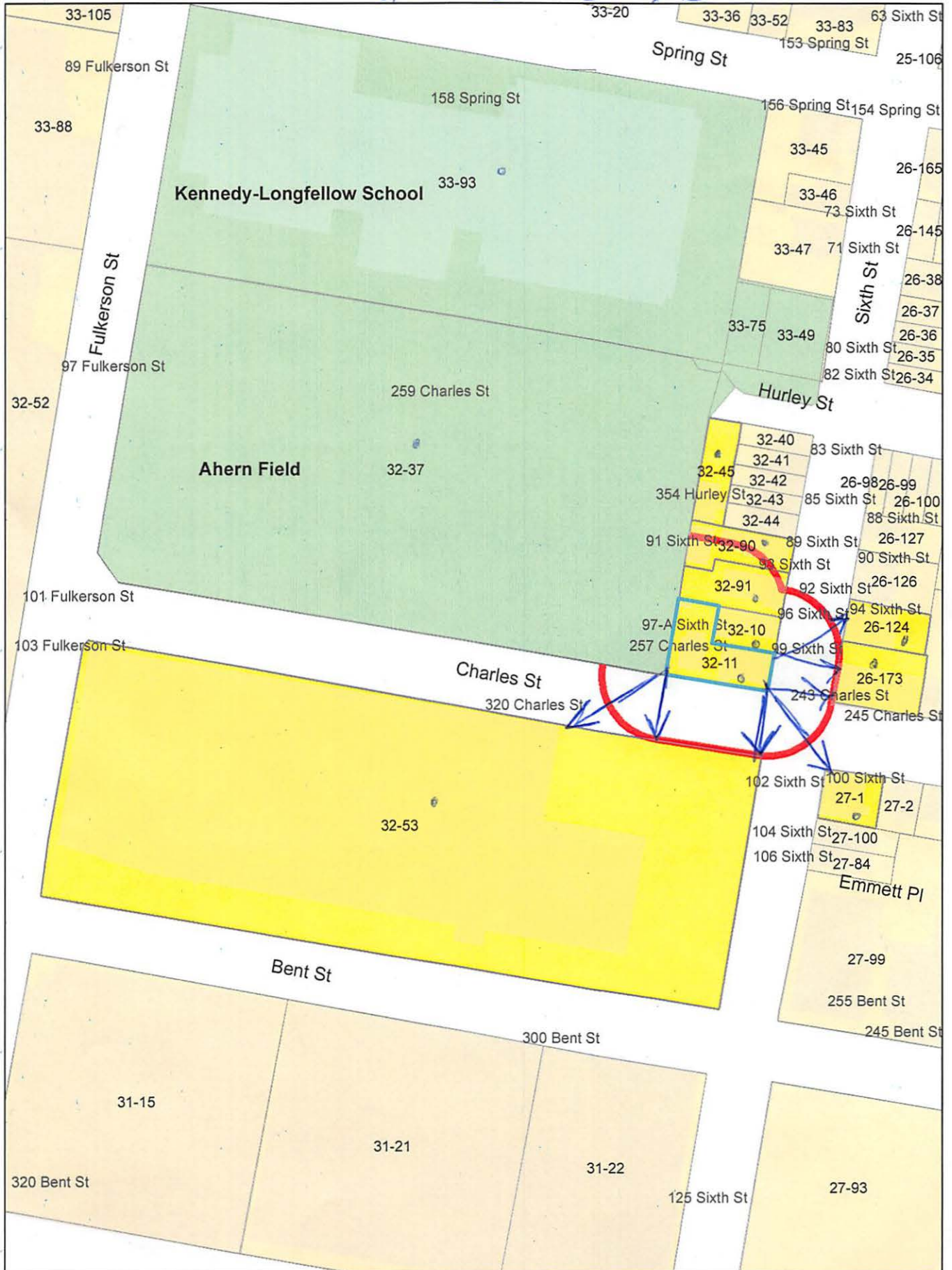
Describe, where applicable, other occupancies on same lot, the size of adjacent building on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

¹ SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

² TOTAL GROSS FLOOR AREA (NDLUCING BASEMENT 7'3" 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'.

257 Charles St.



257 Charles St.

Petitioner

26-124
DINES, MARGARET M.
96 SIXTH STREET
CAMBRIDGE, MA 02141

26-173
MCCARTHY, RITA R., TR.
LAWRENCE G. MORTON, JR & DAWN M. MORTON
245 CHARLES ST
CAMBRIDGE, MA 02141

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

32-10
AMAYA, ROBERTO & NATERCIA AMAYA
97 SIXTH STREET
CAMBRIDGE, MA 02141

32-11
BELLEW, CAROLE K. A LIFE ESTATE
99 SIXTH ST
CAMBRIDGE, MA 02141

32-37
CAMBRIDGE CITY OF
THE JOHN J AHERN PLAYGROUND
RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

32-45
MACDOUGALL, PETER D. &
CHRISTYN MACDOUGALL
83 SIXTH ST
CAMBRIDGE, MA 02141

32-53
BMR-320 CHARLES LLC,
C/O RYAN LLC
P.O. BOX 847
CARLSBAD, CA 92018

32-90
BOGLIONE, LUCIANO & JANE E. DAVIS
1404 ORCHARD ST
ALEXANDRIA, VA 22302

32-90
DAVIS, JANE E. & LUCIANO F. BOGLIONE
400 S. PAYNE ST.
ALEXANDRIA, VA 22314

32-91
CHAUDHARY, ARUN & MINAKSHI S. CHAUDHARY
93 SIXTH ST
CAMBRIDGE, MA 02141

33-93
CAMBRIDGE CITY OF KENNEDY SCHOOL
159 THORNDIKE ST
CAMBRIDGE, MA 02141

27-1
QIN, LI & JIHU ZHANG
100 SIXTH ST
CAMBRIDGE, MA 02141

32-37 & 33-93
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

32-37 & 33-93
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

DATE: JUNE 5, 2018 SCALE: 1.0 INCH = 10.0 FEET

FIELD:	MO
DRAFT:	NPP
CHECK:	GCC
DATE:	06/05/18
JOB #	18-00186
FILE:	SUBDIVISION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JUNE 4, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0577E
EFFECTIVE DATE: 06/04/2010

PREPARED FOR:
OWNER OF RECORD:
CAROLE K. BELLEW
257 CHARLES STREET
CAMBRIDGE, MA 02141

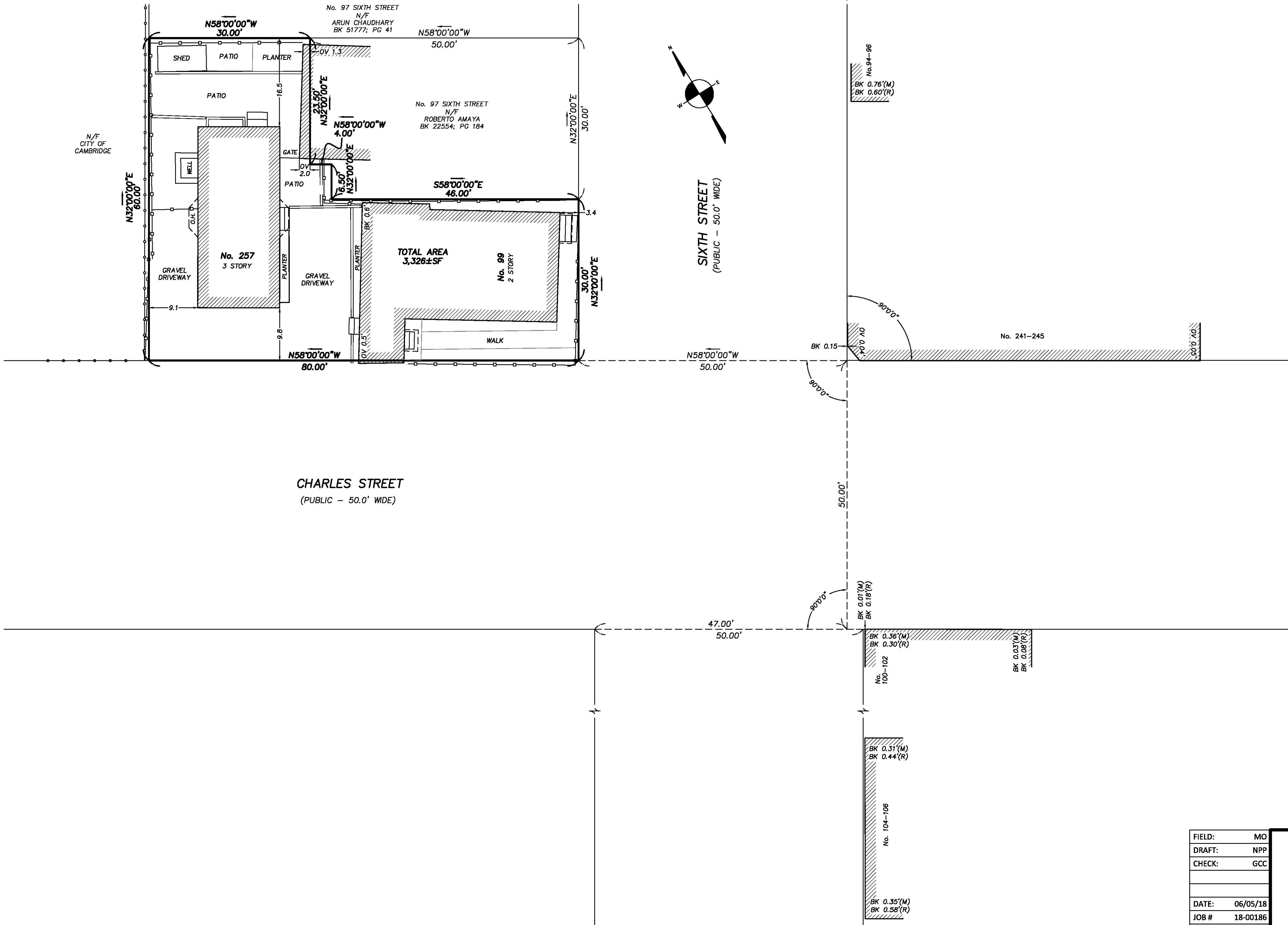
REFERENCES:
DEED: BK 59755; PG 197
LCC: 19822-A
18886-A
18886-B
PLAN: No. 82 OF 1980

NOTES:
ZONING: RESIDENCE C-1

SCALE: 1.0 INCH = 10.0 FEET
0 10 20 30

SITE PLAN OF LAND
LOCATED AT
257 CHARLES STREET & 99 SIXTH STREET
CAMBRIDGE, MA

DATE: JUNE 5, 2018 SCALE: 1.0 INCH = 10.0 FEET



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

FIELD: MO
DRAFT: NPP
CHECK: GCC
DATE: 06/05/18
JOB #: 18-00186
FILE: SITE PLAN