

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Irene F. Goodman

PETITIONER'S ADDRESS: 26 Lee Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 26 Lee Street, Cambridge, MA 02139

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

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance: Add a 5 ft. diameter metal spiro convenience stair to existing rear decks,
connecting all three floors

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section Section 5.31 (Table of Dimensional Requirements)

Article 8 Section Section 8.22.3


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):


(Petitioner(s)/Owner)

Irene F. Goodman

(Print Name)

Address:

26 Lee Street

Cambridge, MA 02139

Tel. No.:

617-699-1488

E-Mail Address: goodman@grginc.com

Date:

4 Feb 2020

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 Irene F. Goodman
(OWNER)

Address: 26 Lee Street, Cambridge 02139

State that I/We own the property located at 26 Lee Street,
which is the subject of this zoning application.

The record title of this property is in the name of Irene F. Goodman
Trust

*Pursuant to a deed of duly recorded in the date 12/27/2018, Middlesex South
County Registry of Deeds at Book 72060, Page 511; or
Middlesex Registry District of Land Court, Certificate No. _____
Book 4-A Page PL 24a + 24b.

Irene F. Goodman
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

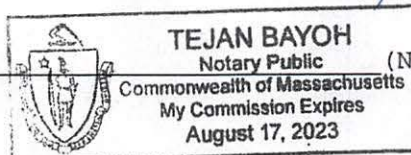
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

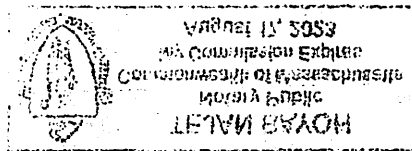
The above-name IRENE F. GOODMAN personally appeared before me,
this 29th of JANUARY, 2020, and made oath that the above statement is true.

Tejan Bayoh Notary

My commission expires _____ (Notary Seal).



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



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Handwritten text, mostly illegible. Some words like "Министерство" and "культуры" are visible.

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Handwritten text, mostly illegible. Some words like "Министерство" and "культуры" are visible.

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:

Proposed spirol convenience stairs will connect the existing 1st, 2nd and 3rd floor rear decks. The 2nd and 3rd floor decks required a variance when originally constructed because the building is a row house end unit and the right side abuts the adjacent unit. The new stairs and existing decks are within the right side yard setback requirement under Article 5, Section 5.31, Table of Dimensional Requirements.

- 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:

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

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

The proposed spirol convenience stairs will be entirely within the site, will not violate the front, rear, or left side yard setbacks, and will only violate the right side setback because the building is a rowhouse unit.

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

The proposed spirol convenience stair will not worsen the existing right side setback requirement.

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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Irene F. Goodman PRESENT USE/OCCUPANCY: Single-family Residence
LOCATION: 26 Lee Street, Cambridge, MA ZONE: C-1
PHONE: 617-699-1488 REQUESTED USE/OCCUPANCY: Single-family Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>2,925 sf</u>	<u>2,925 sf</u>	<u>3,068 sf</u> (max.)
LOT AREA:	<u>4,091 sf</u>		(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.72</u>	<u>.72</u>	<u>.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>4,091 sf</u>	<u>4,091 sf</u>	<u>1,800 sf</u> (min.)
SIZE OF LOT:			
WIDTH	<u>40.56' (front)</u>	<u>39.66' (rear)</u>	<u>50'</u> (min.)
DEPTH	<u>102.00' (east)</u>	<u>102.00' (west)</u>	
Setbacks in Feet:			
FRONT	<u>19'-9"</u>	<u>19'-9"</u>	<u>15.9'</u> (min.)
REAR	<u>21'-0"</u>	<u>21'-0"</u>	<u>20'</u> (min.)
LEFT SIDE	<u>17'-11"</u>	<u>17'-11"</u>	<u>20'</u> (min.)
RIGHT SIDE	<u>0'-0"*</u>	<u>0'-0"</u>	<u>20'</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>37'-0"</u>	<u>37'-0"</u>	<u>35'</u> (max.)
LENGTH	<u>53'-11"</u>	<u>53'-11"</u>	
WIDTH	<u>22'-2"</u>	<u>22'-2"</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>42.5%</u>	<u>42.5%</u>	<u>15%</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>4</u>	<u>4</u>	<u>1/6</u> (min./max)
NO. OF LOADING AREAS:	<u>0</u>		<u>0</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>	<u>n/a</u>	<u>10'-0"</u> (min.)

*residence is an existing end unit row house

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.

n/a

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 Attachment C - Explanation of area calculation since the structure first became non-conforming.

BZA APPLICATION FORM

GENERAL INFORMATION

BZA 2020 FEB-5 PM 3:20

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

Special Permit: _____

Variance: X

Appeal: OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Irene F. Goodman

PETITIONER'S ADDRESS: 26 Lee Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 26 Lee Street, Cambridge, MA 02139

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<u>X</u> Additions	_____ New Structure
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_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

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Original Signature(s):

Irene F. Goodman
(Petitioner(s)/Owner)

Irene F. Goodman

(Print Name)

Address:

26 Lee Street

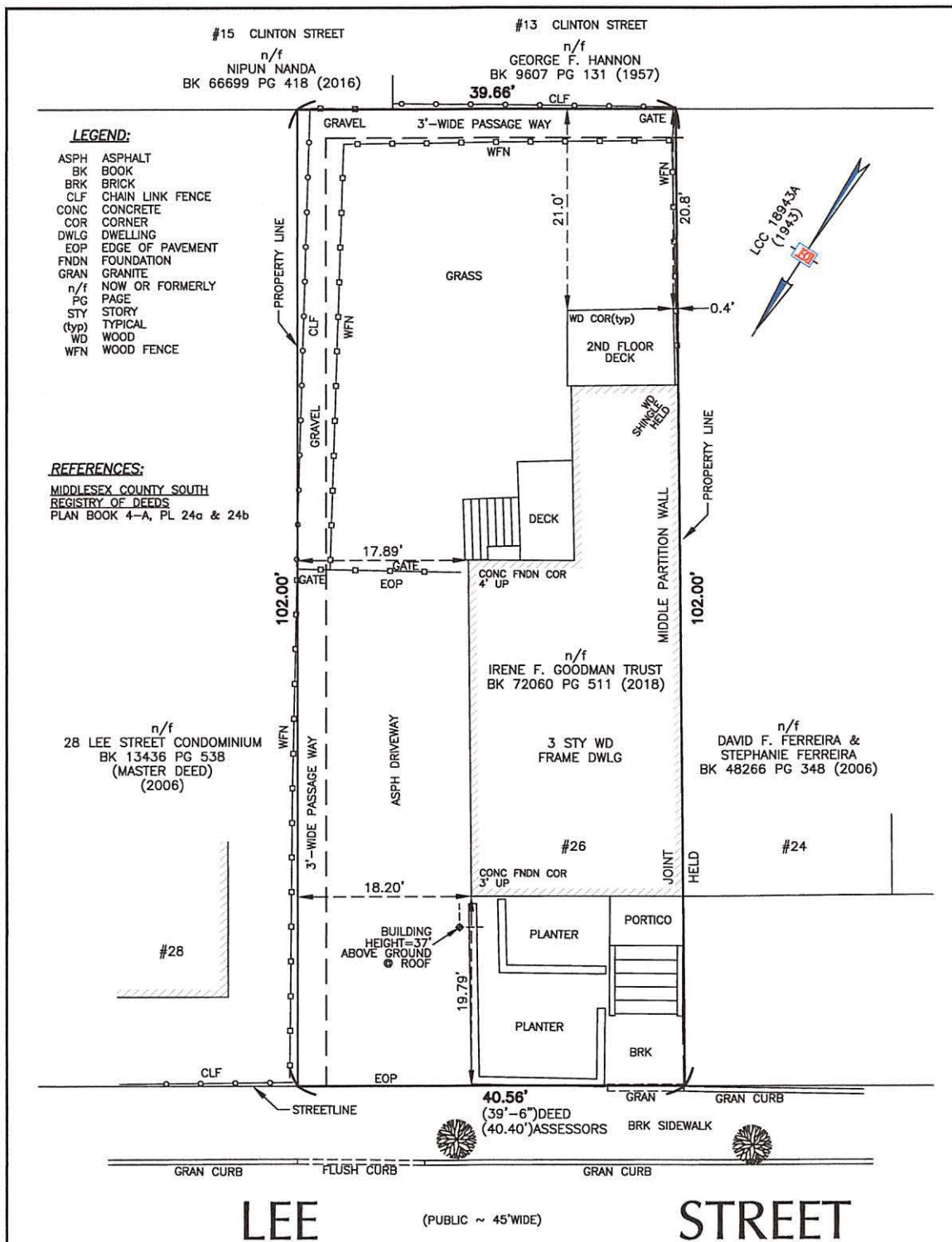
Cambridge, MA 02139

Tel. No.:

617-699-1488

E-Mail Address: goodman@grginc.com


Date: 4 Feb 2020

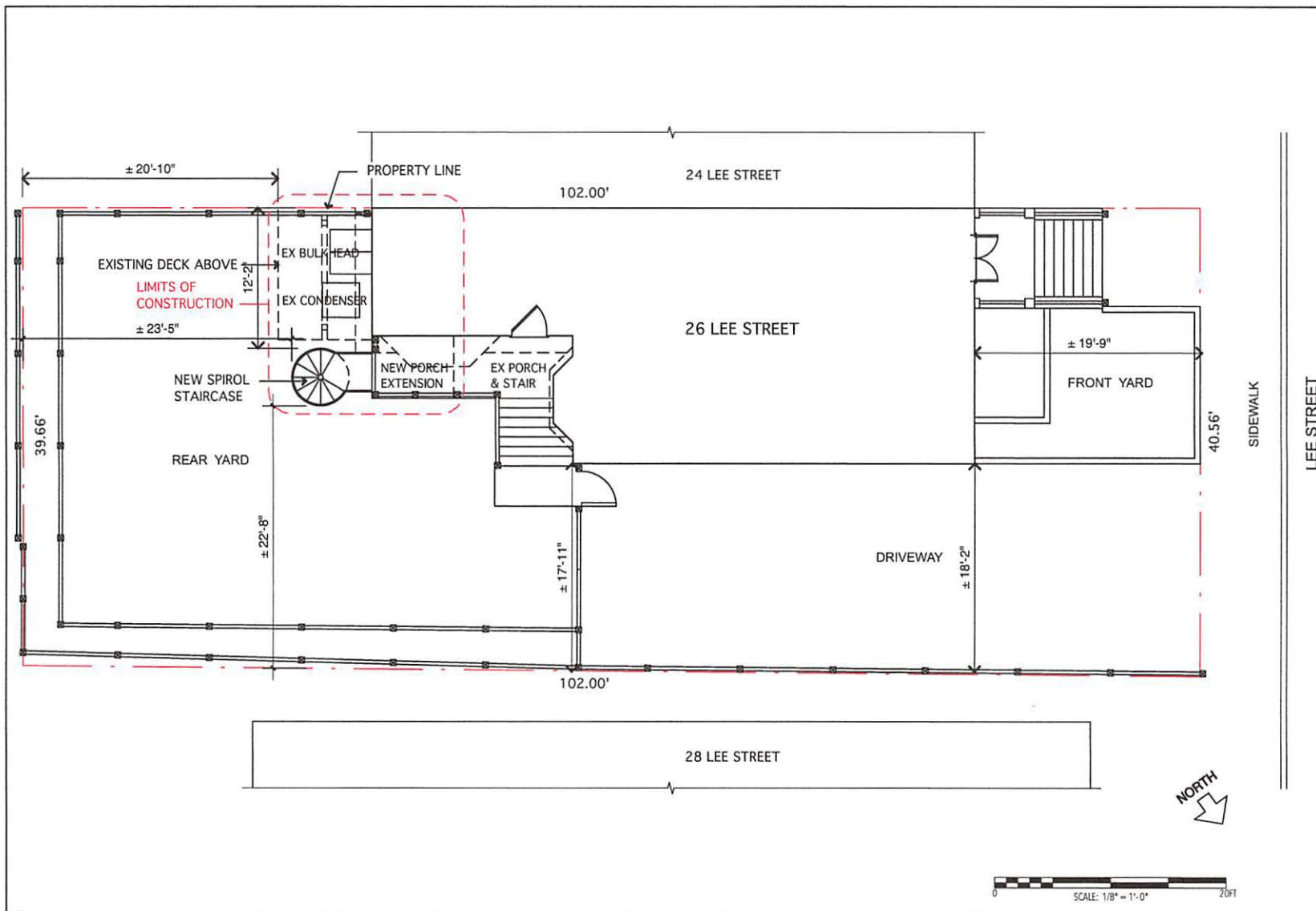


NOTES:

1. FIELD SURVEY PERFORMED: JANUARY 08, 2020.
2. THIS PLAN IS PREPARED FOR OUR CLIENT USE ONLY AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT THE WRITTEN CONSENT OF DGT.

PROFESSIONAL LAND SURVEYOR DATE

			RESEARCH: D. CLIFFORD	DATE: 08-JAN-2020	PREPARED FOR: IRENE F. GOODMAN	<div><div></div><div>DGT Associates Surveying & Engineering</div></div> <div>617.275.0541 www.DGTassociates.com</div> <div>303 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127</div>	<div>26 LEE STREET</div> <div>CERTIFIED PLOT</div> <div>PLAN OF LAND</div> <div>IN</div> <div>CAMBRIDGE, MASSACHUSETTS</div> <div>MIDDLESEX COUNTY</div>
			FIELD: G. TESFAYE	JOB NO. S-1561.00			
BY:	DESCRIPTION:	DATE:	0 REV:	CALCULATION: B. TALEB	CHECK: R. STAPLES	SCALE: 1" = 10'	
DRAWING NO.: S-1561-00PP.DWG			DRAFTING: G. TESFAYE, W. SHEN	PROJ. MANAGER: B. TALEB	<div><div></div><div>0 5 10 20</div></div>		



28 LEE STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
ARCHITECT
10 BROAD STREET
CAMBRIDGE, MA 02142
617.452.1700

REVISIONS			
No.	Date	No.	Date

ISSUED FOR:	
Progress	
Bidding	
Building Permit	
Construction	

STAMP

TITLE
SITE PLAN

DATE 1 FEBRUARY 2020
SCALE AS NOTED
FILE

SHEET NUMBER
A-1

28 LEE STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
ARCHITECT
12 BRIMLEY STREET
CAMBRIDGE, MA 02142
617.452.0762

REVISIONS

No.	Date	No.	Date

ISSUED FOR:

Progress	
Bidding	
Building Permit	
Construction	

STAMP

TITLE

GROUND
FLOOR PLAN

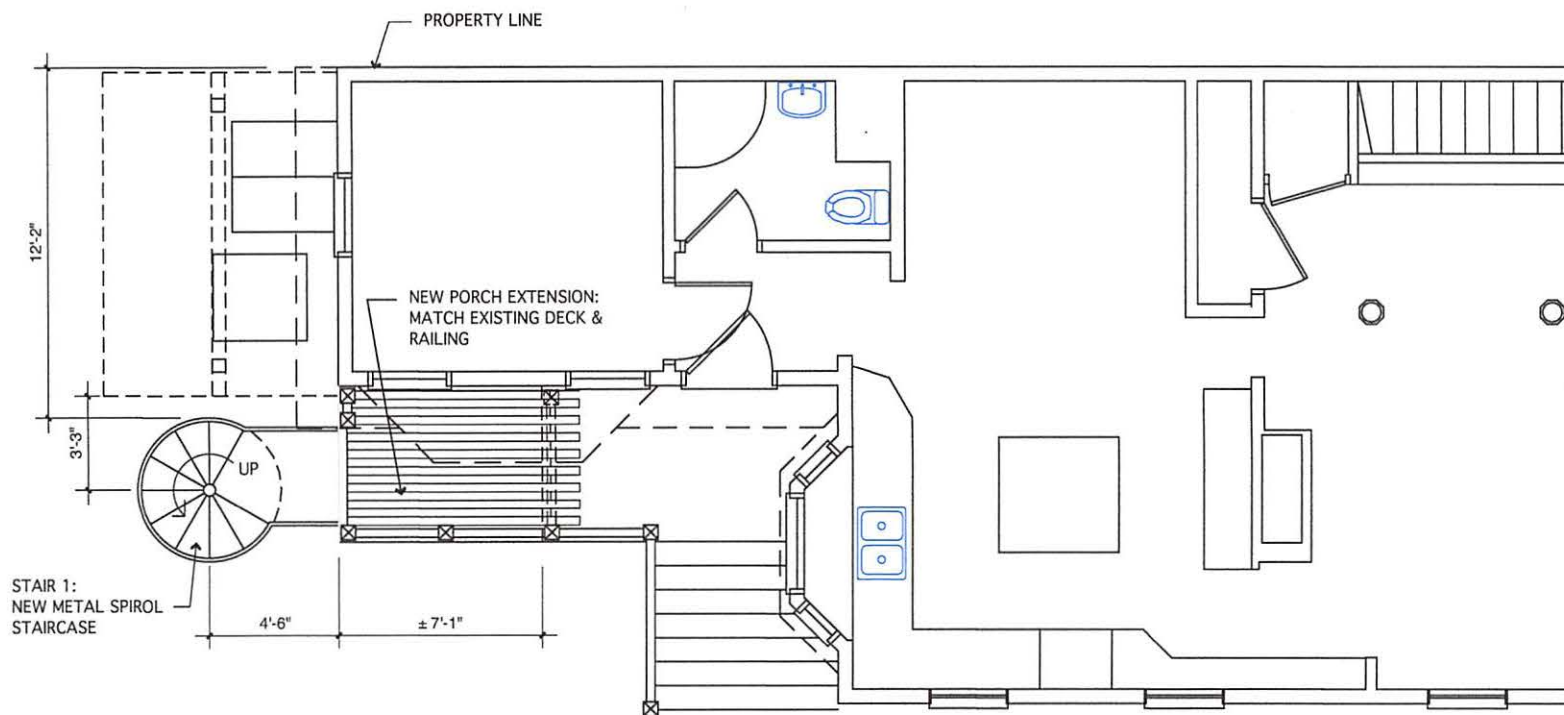
DATE 1 FEBRUARY 2020

SCALE AS NOTED

FILE

SHEET NUMBER

A-2



SPIROL STAIRCASE SPECIFICATIONS:

- 5'-0" DIAMETER W/ 30" TREADS
- GRATED TREADS
- ALUMINUM HANDRAIL
- GALVANIZED STEEL TUBE BALUSTERS
- 2 CENTERED BALUSTERS PER TREAD
- FINISH: GALVANIZED STEEL

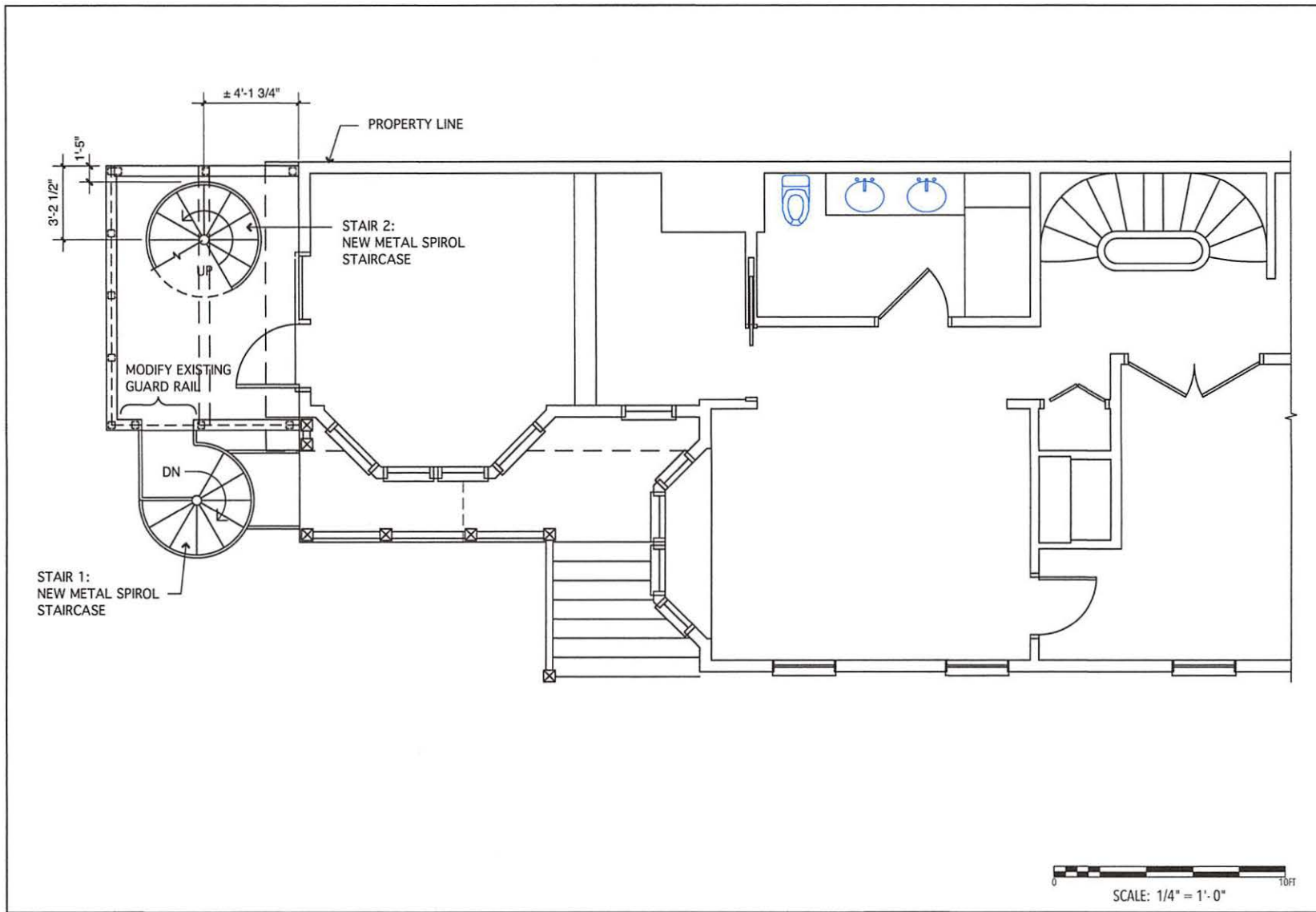
ALTERNATE: BLACK POWDER COAT FINISH

NOTES:

1. ALL DIMENSIONS TO BE VARIFIED ON SITE.
2. SPIROL STAIR RISERS TO NOT EXCEED 9-1/2".
3. ALL NEW WOOD GUARD RAILS TO MATCH EXISTING.
4. NEW DECKING AT 3RD FLOOR TO BE 5-1/2" AZEK.
5. EXISTING DECK BEAM TO BE RE-INFORCED WITH (2) 1-3/4"x 11-7/8" LVL BEAMS.
6. ALL NEW WOOD RAILS AND DECKING TO BE TREATED WITH SEALER.



SCALE: 1/4" = 1'-0"



26 LEE STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
ARCHITECT
10 BROAD STREET
CAMBRIDGE, MA 02142
(617) 868-1200

REVISIONS			
No.	Date	No.	Date

ISSUED FOR:	
Progress	
Working	
Building Permit	
Construction	

STAMP

TITLE
SECOND FLOOR PLAN

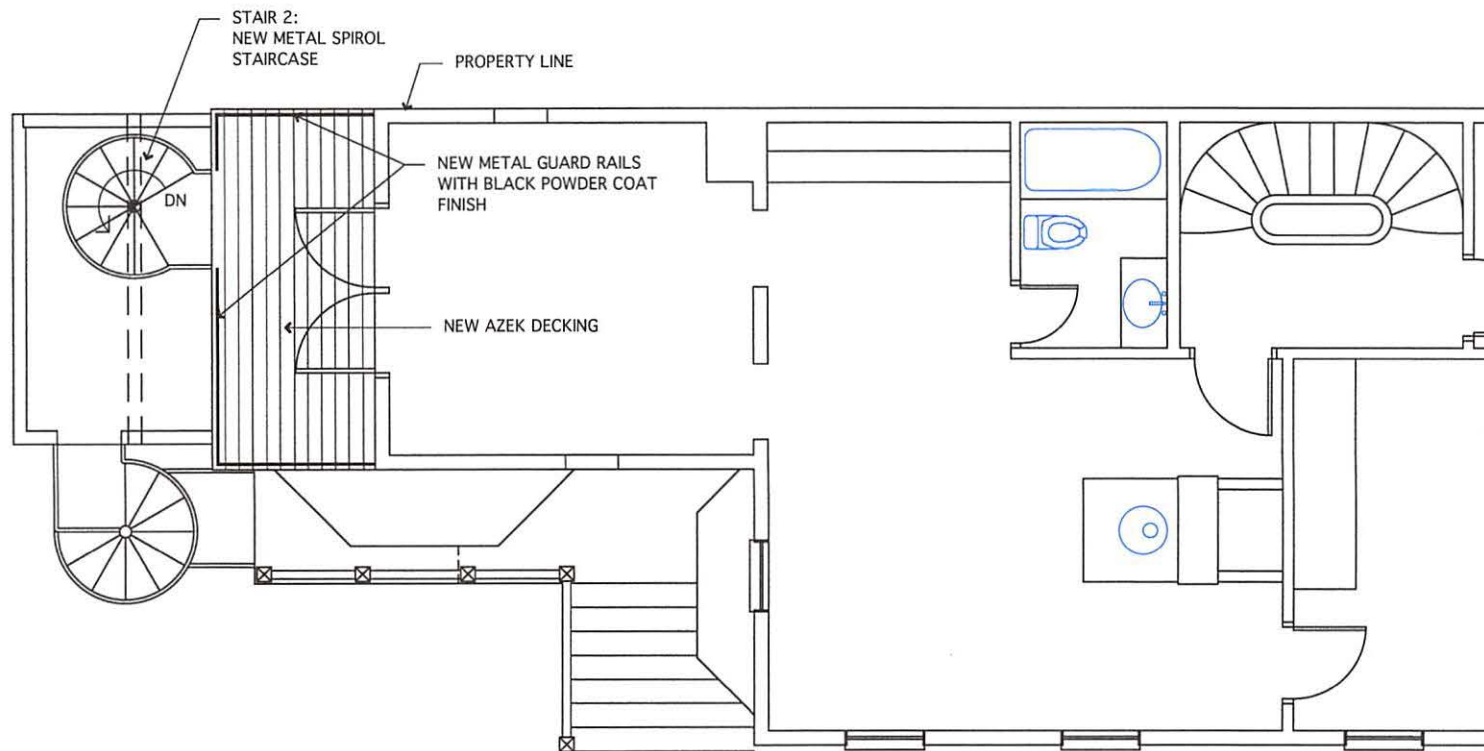
DATE 1 FEBRUARY 2020

SCALE AS NOTED

FILE

SHEET NUMBER

A-3



26 LEE STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
ARCHITECT
12 BROAD STREET
CAMBRIDGE, MA 02142
617.865.4768

REVISIONS

No.	Date	No.	Date

ISSUED FOR:

Progress	
Bidding	
Building Permit	
Construction	

STAMP

TITLE

THIRD
FLOOR PLAN

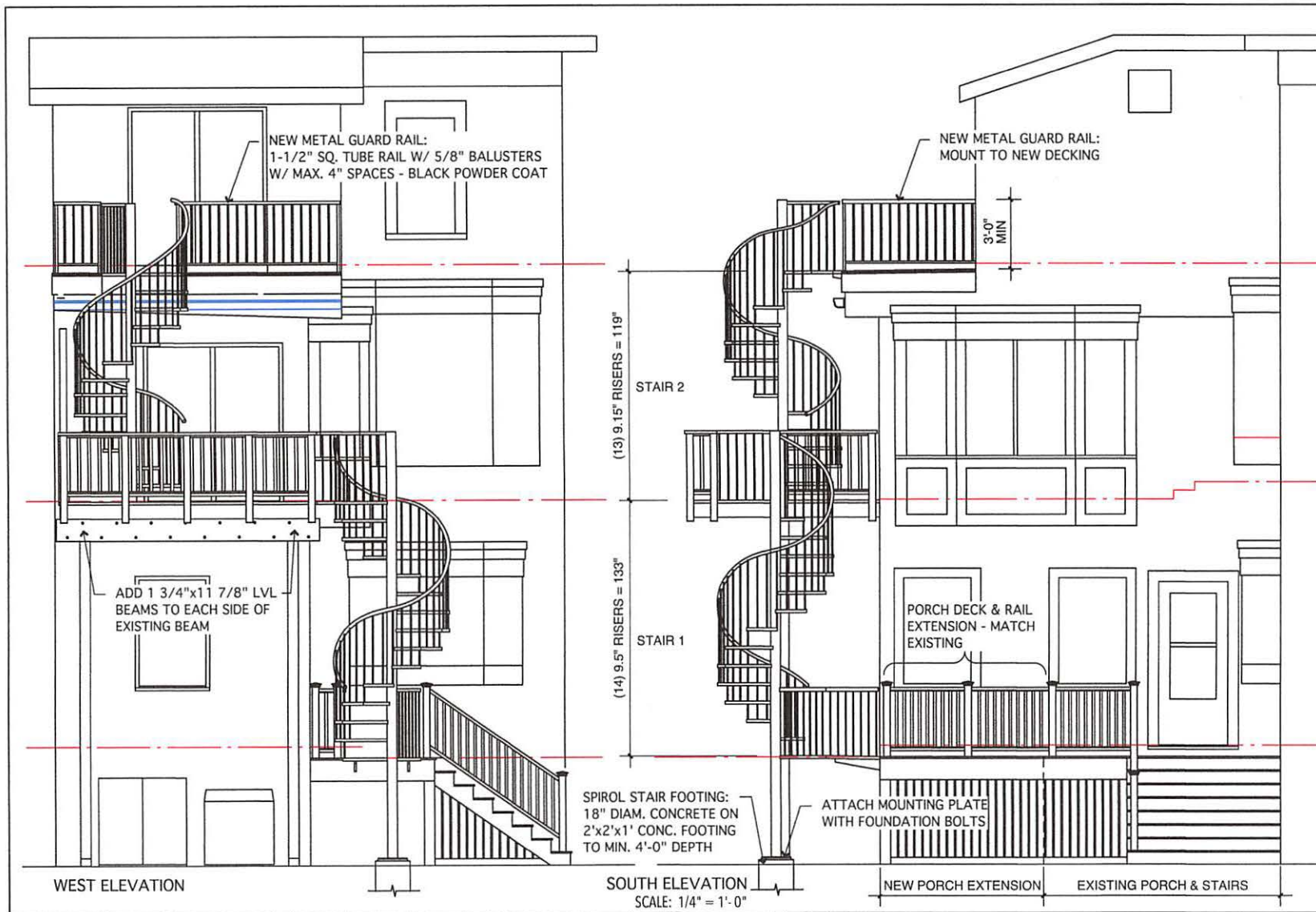
DATE 1 FEBRUARY 2020

SCALE AS NOTED

FILE

SHEET NUMBER

A-4



26 LEE STREET
CAMBRIDGE
MASSACHUSETTS

JAMES R. VAN SICKLE
ARCHITECT
13 BOWEN STREET
CAMBRIDGE, MA 02142
617.868.0765

REVISIONS

No.	Date	No.	Date

ISSUED FOR:

Progress	
Bidding	
Building Permit	
Construction	

STAMP

TITLE

ELEVATIONS

DATE 1 FEBRUARY 2020

SCALE AS NOTED

FILE

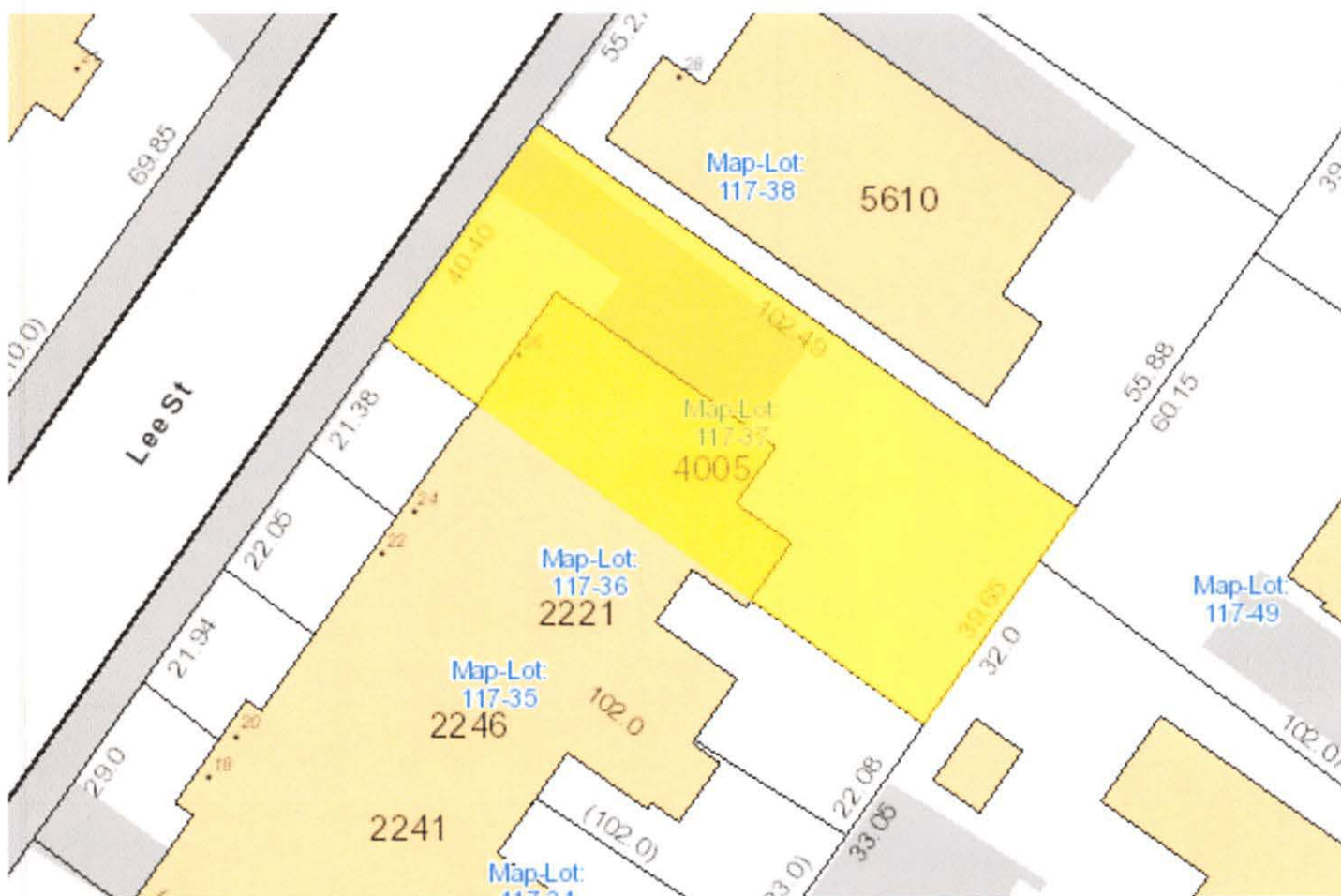
SHEET NUMBER

A-5



NEW STAIR AT
REAR OF BLDG







Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*
Lestra Litchfield, *Vice Chair*, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 26 Lee Street

Applicant: Gary Iredell

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Extend rear deck, not visible from public way.

ISD Record #62410

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

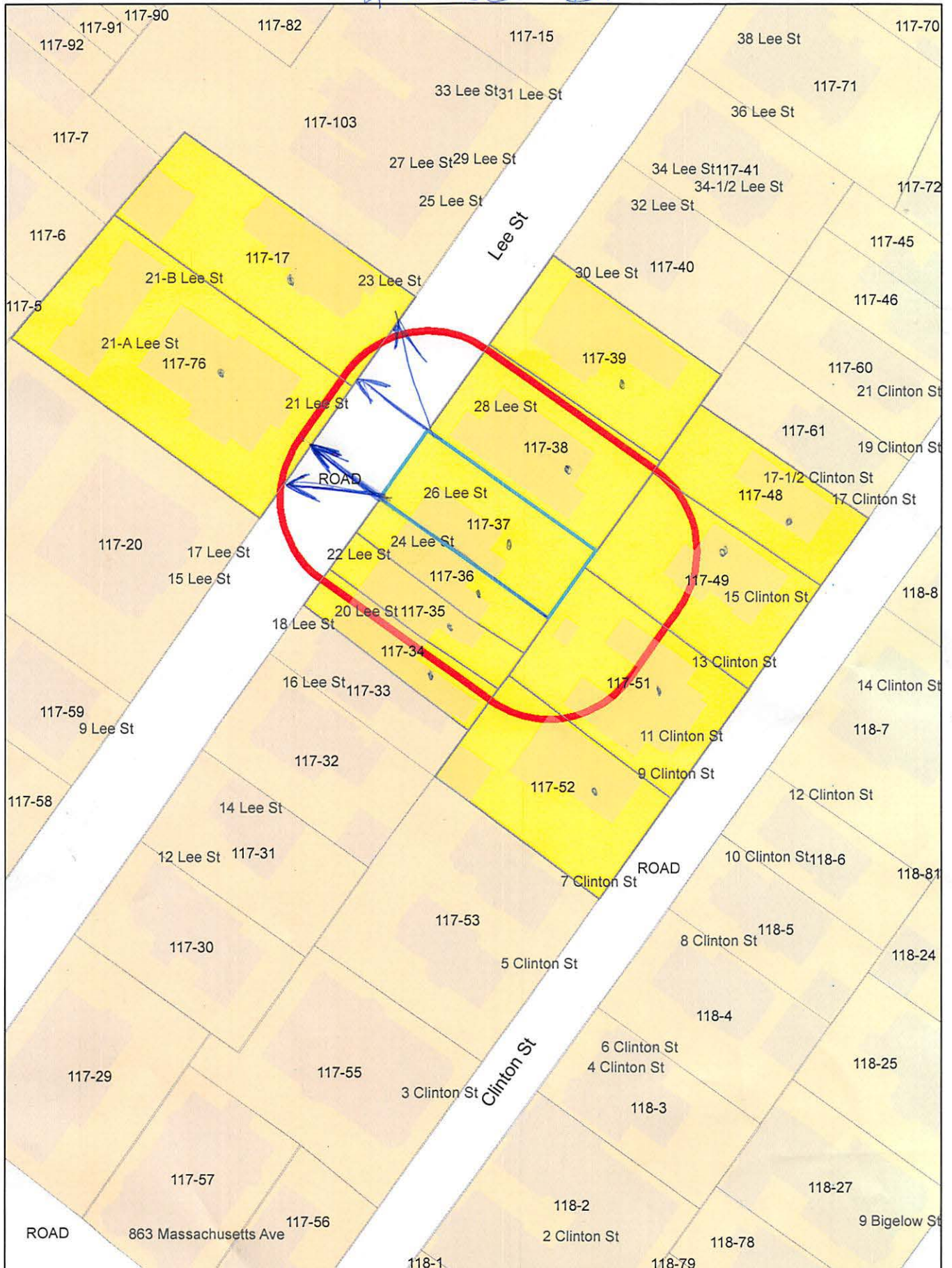
Case Number: MC 5864 Date of Certificate: December 18, 2019

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on December 18, 2019.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____.
Appeal has been filed ____ Date _____ City Clerk: _____

26 Lee St.



26 Lee St.

Petitioner

117-36
FERREIRA, DAVID F. & STEPHANIE FERREIRA
24 LEE ST
CAMBRIDGE, MA 02139

117-38
HUI, MICHAEL K. & CARRIE MUI
1132 SHORELINE DR.
SAN MATEO, CA 94404

117-37
GOODMAN, IRENE F.
26 LEE ST
CAMBRIDGE, MA 02139

117-17
SCHULERT, ANDREW & JOY LUCAS
23 LEE ST.
CAMBRIDGE, MA 02139

117-39
BARRON, DAVID J. & JULIETTE N. KAYYEM
30 LEE ST
CAMBRIDGE, MA 02139

117-51
HANNON, JOHN F., & JOAN C. HANNON,
TRUSTEES OF HANNON FAMILY TRUST
11 CLINTON ST
CAMBRIDGE, MA 02139-2303

117-52
LOVEJOY, PAULA S.
9 CLINTON ST
CAMBRIDGE, MA 02139

117-76
LESLIE, DONALD M., JR. &
KATHLEEN M. PUCKETT-LESLIE, TRS
21 LEE ST., #6
CAMBRIDGE, MA 02139

117-76
GRINBERG, KEVIN & SARA LOZYNIK
21 LEE ST UNIT #7
CAMBRIDGE, MA 02139

117-35
BASU, ANIRBAN & MELISSA SPENCER
22 LEE ST
CAMBRIDGE, MA 02139

117-38
FORDYCE, JEAN G.
28 LEE STREET #1
CAMBRIDGE, MA 02139-2219

117-38
OWEN, COLLEEN G.,
TR OF F.L.T.C. REALTY TRUST
43 HOLDEN WOOD RD
CONCORD, MA 01742-4936

117-49
RESIDENT
15 CLINTON ST
CAMBRIDGE, MA 02139

117-76
CHANG, PAMELA R.
21 LEE ST., #2R
CAMBRIDGE, MA 02139

117-76
ADAMS, JOHN WORTHINGTON &
SARAH KERLIN YOUNG
21 LEE ST UNIT #3L
CAMBRIDGE, MA 02139

117-34
JILG, NIKOLAUS & SARAH SHEIKH
20 LEE ST
CAMBRIDGE, MA 02139

117-38
COGLIANI, JOSEPH A.
28 LEE STREET UNIT #4
CAMBRIDGE, MA 02139

117-38
STEPHENS, JEFFREY R.
28 LEE STREET #6
CAMBRIDGE, MA 02139

117-76
BREGMAN, LAWRENCE D. &
ADEANE H. BREGMAN
21 LEE STREET #4R
CAMBRIDGE, MA 02139

117-76
GREELEY, ROBIN ADELE & MICHAEL WITOLD
RACHUBIK ORWICZ,
TRS THE GREELEY ORWICZ FAMILY TRUST
21 LEE ST., #5
CAMBRIDGE, MA 02139

117-38
SOOD, YASH P. & ANIL KUMAR SOOD
860 MASSACHUSETTS AVE, UNIT #860
CAMBRIDGE, MA 02139

117-48
BUTLER, SUSAN FARIST
CITY OF CAMBRIDGE TAX TITLE
17 CLINTON ST
CAMBRIDGE, MA 02139

117-76
MAHONEY, SARAH & JONATHAN WALSH
21 LEE ST UNIT 1L
CAMBRIDGE, MA 02139