



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

2019 APR 30 AM 11:46

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017114-2019

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Leestefy Jenkins - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Mass Ave Cambridge, MA 02139

LOCATION OF PROPERTY : 273 Upland Rd Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to construct a one-story addition to a pre-existing non-conforming detached rear dwelling that is within the rear/side yard setback and exceeds the allowable gross floor area.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

Address : 907 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : April 26, 2019

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 Ordinance would be a substantial hardship to the Petitioner because the Petitioner's dwelling was formerly a rear cottage and has been occupied by the Petitioner as her personal residence despite the extremely small size of the structure (504sf). Petitioner's modest one story addition will allow for a substantially improved dwelling including a functioning kitchen and first floor living area.

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 owing to the location of the non-conforming structure that was built less than 2' from the property line such that most renovations within the rear yard setback would require relief. Additionally Petitioner's proposal is sensitive to the close proximity of neighboring structures and has not proposed any windows facing the rear yard and has positioned the addition into the yard rather than creat upper floors which would have a great negative impact on light and air for neighbors.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Desirable relief may be granted with any detriment to the public good because the character and integrity of the mutli family will be maintained and the modest gross floor area request would be required for anyone to comfortably occupy the dwelling.

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

The relief requested is consistent with the intent and purpose of the Ordinance, specifically section 1.03, that calls for the most rational use of the land throughout the city. The property is sited in a multi-family residential district, the lot area per dwelling allows for three units and the proposed addition is low profile and was designed to minimize impact on neighbors.

*** 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

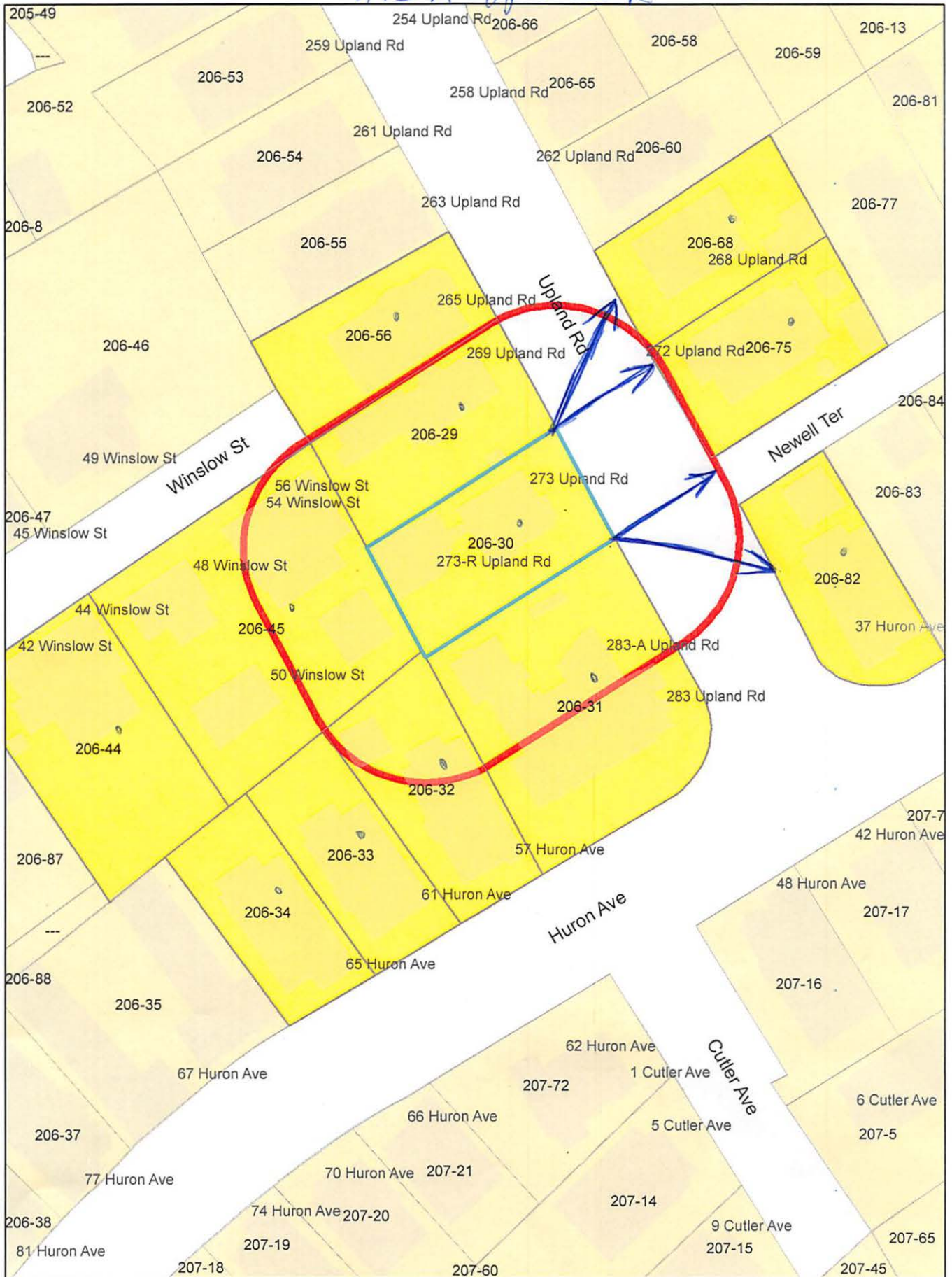
APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Multifamily
LOCATION: 273 Upland Rd Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Multifamily

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,659sf</u>	<u>3,078sf</u>	<u>3375sf</u>	(max.)
<u>LOT AREA:</u>	<u>4500sf</u>	<u>4500sf</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.59</u>	<u>.68</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2250sf</u>	<u>2250sf</u>	<u>1,500sf</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>50'</u>	<u>50'</u>	<u>50'</u>	(min.)
DEPTH	<u>90.24'</u>	<u>90.24'</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>56.3'</u>	<u>56.3'</u>	<u>10'</u>	(min.)
REAR	<u>1.3</u>	<u>1.3/3.0</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>27.6'</u>	<u>14.4'</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>.4</u>	<u>20.9</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>16.75'</u>	<u>16.75'</u>	<u>35'</u>	(max.)
LENGTH	<u>31.8'</u>	<u>51.8'</u>	<u>n/a</u>	
WIDTH	<u>20.5'</u>	<u>20.5'</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>.56</u>	<u>.35</u>	<u>.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>7.75'</u>	<u>18'</u>	<u>10'</u>	(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.

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'.

273 R Upland Rd.



273 R Upland Rd.

Petitioner

206-29
PEARL, MATTHEW & TOBEY PEARL
269 UPLAND RD
CAMBRIDGE, MA 02140

206-30
HALL, ALICE W.,
TR. THE ALICE WICK HALL TRUST 2015
273 UPLAND RD
CAMBRIDGE, MA 02140

SEAN D. HOPE, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

206-31
PAYETTE, THOMAS M. & VIRGINIA C. PAYETTE
TRUSTEES/THOMAS M. PAYETTE REVOCABLE TR.
283 UPLAND RD #2
CAMBRIDGE, MA 02138

206-31
BRIGHT, JOHN & JUDY BRIGHT
283 UPLAND RD. UNIT #3
CAMBRIDGE, MA 02140

206-32
HARRINGTON, JOHN F.
57 HURON AVE.
CAMBRIDGE, MA 02138

206-33
SULIKOWSKI, ALAN V. & MARISA G. FENOGLIO
40 HURON AVE
CAMBRIDGE, MA 02138

206-34
DAMATO, STEPHEN J.
63-65 HURON AVE
CAMBRIDGE, MA 02138

206-44
ROSENQUIST, KLARA & DIEGO CANDIDA
42-44 WINSLOW ST
CAMBRIDGE, MA 02138.

206-56
PATIL, PARIMAL G. & EMILY T. HUDSON
265 UPLAND RD
CAMBRIDGE, MA 02138

206-68
HICKEY, JOHN E.
268 UPLAND ROAD
CAMBRIDGE, MA 02138

206-75
BOWDEN, JULIE D. & RICHARD P. GRUDZINSKI
TRUSTEES, THE JULIE D. BOWDEN, LIV TR
1320 ASYLUM AVE
HARTFORD, CT 06105

206-82
LIEU, TINA T.
37 HURON AVENUE, UNIT #1
CAMBRIDGE, MA 02138

206-82
LOVE, VIRGINIA W.
37 HURON AVE., #2
CAMBRIDGE, MA 02138

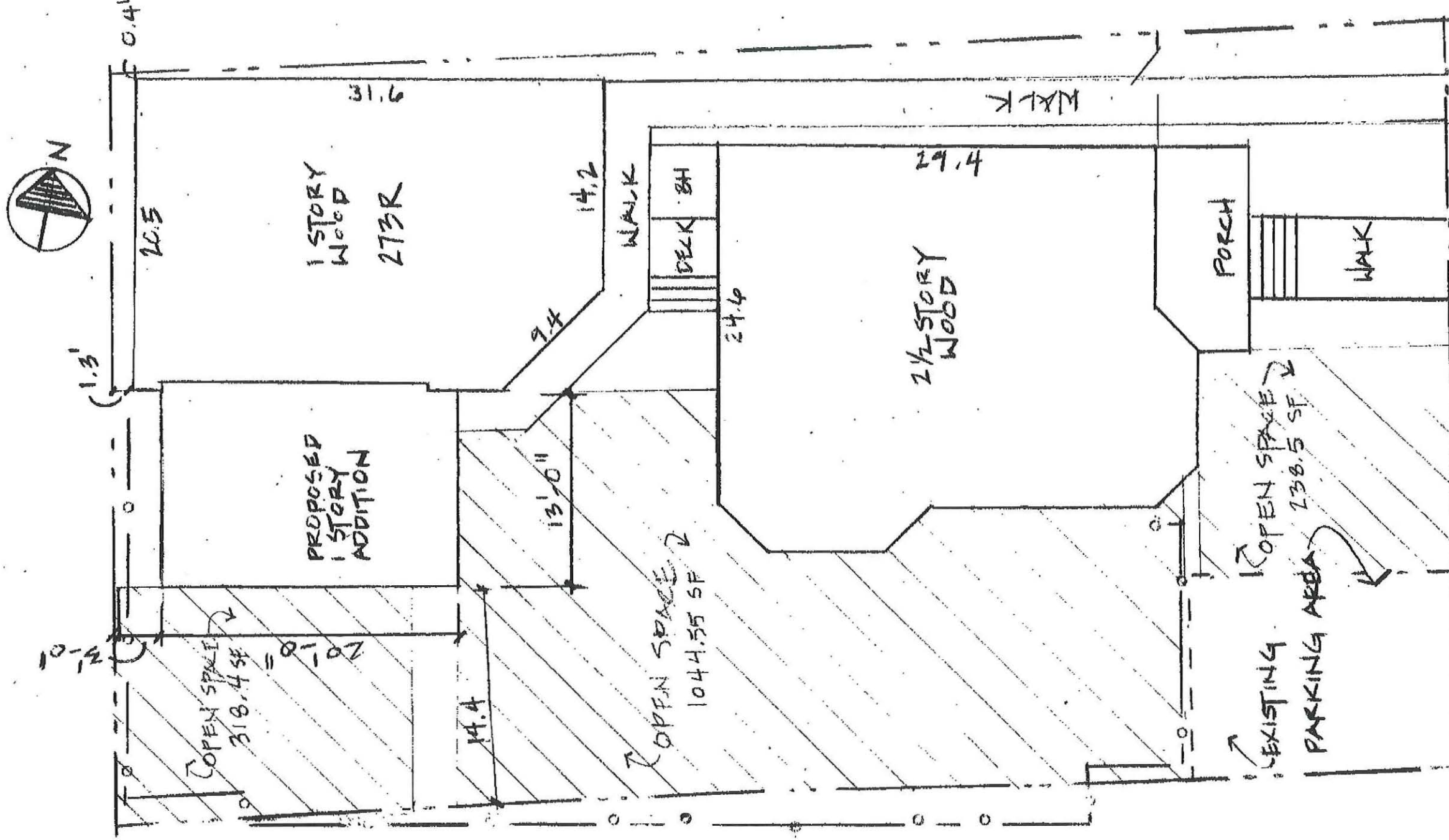
206-45
SHORE, DANIEL S. & ABBIE L. SHORE
54-56 WINSLOW ST., #54
CAMBRIDGE, MA 02138

206-45
ALPERT, HELLE MATHIASSEN,
TRUSTEE THE HELLE MATHIASSEN REV TRUST
54-56 WINSLOW ST., #56
CAMBRIDGE, MA 02138

206-45
PYE, VIRGINIA,
TRUSTEE THE VIRGINIA PYE TRUST
48 WINSLOW ST
CAMBRIDGE, MA 02138

206-45
BOSLEY, KATRINE
50 WINSLOW ST
CAMBRIDGE, MA 02138.

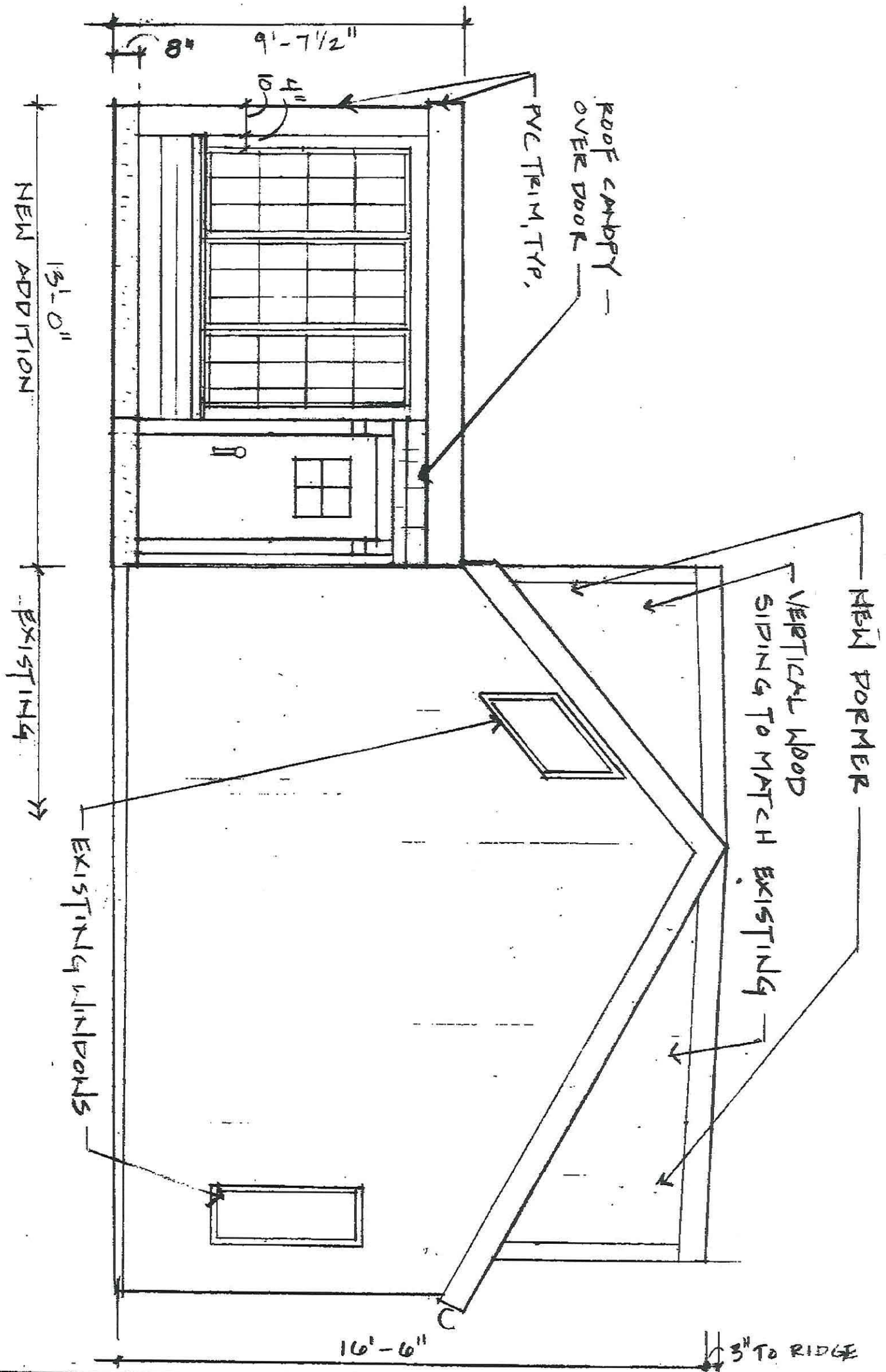
206-31
MENAND, LOUIS & ALISON SIMMONS
283 UPLAND RD. UNIT#1
CAMBRIDGE, MA 02140



PROPOSED SITE PLAN 04.17.2019



WATERMULLER ARCHITECTS
 watermullerarchitects@outlook.com 617.308.4328
 title:
 project: 273R Upland Road, Cambridge, MA 02138 date:



WATERMULDER ARCHITECTS

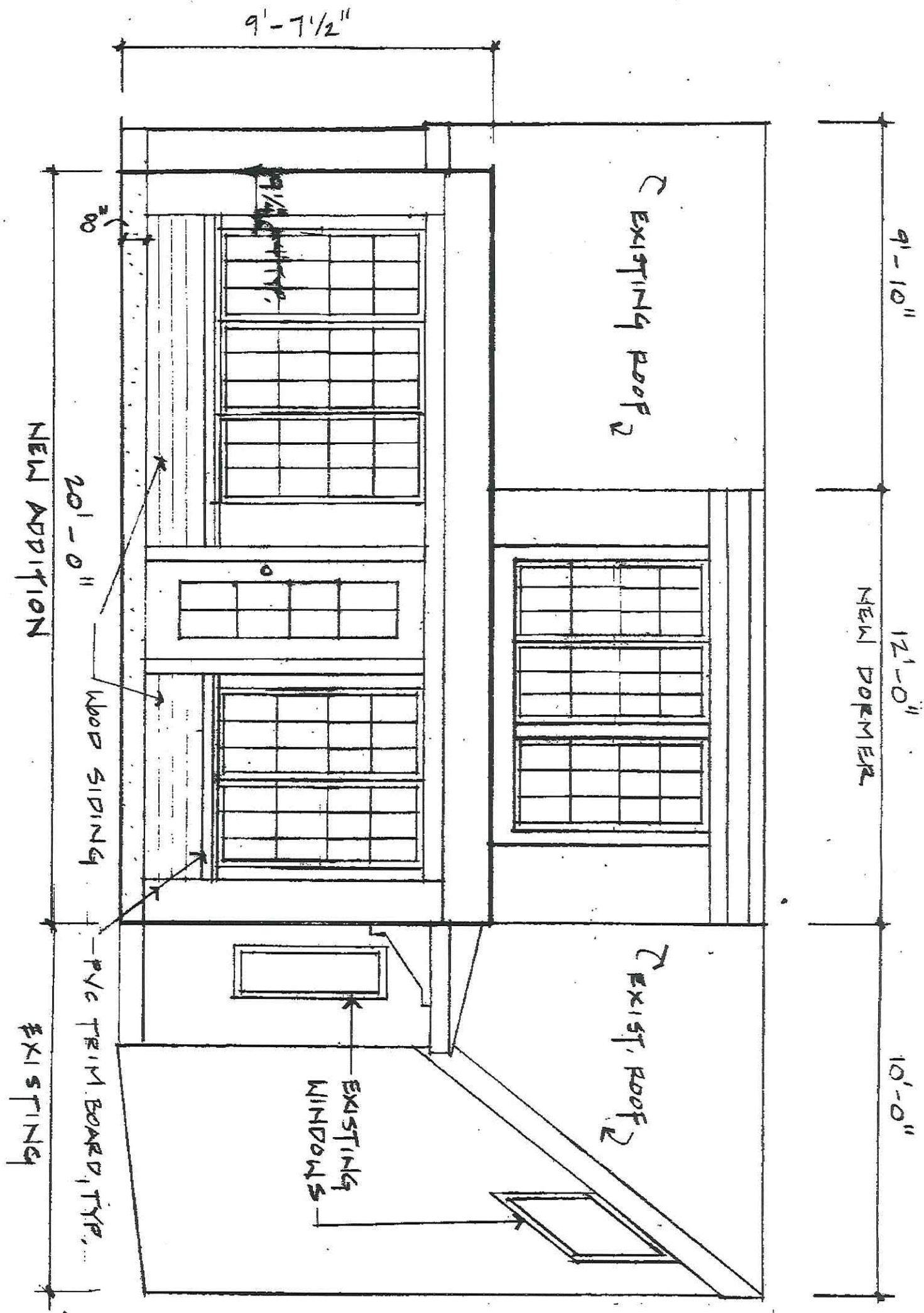
watermulderarchitects@outlook.com

617.308.4328

A.1

title: EAST ELEVATION

project: 273R Upland Road, Cambridge MA 02138 date: 03 31 2010 rev. 04.22.19



WATERMULDER ARCHITECTS

watermulderarchitects@outlook.com

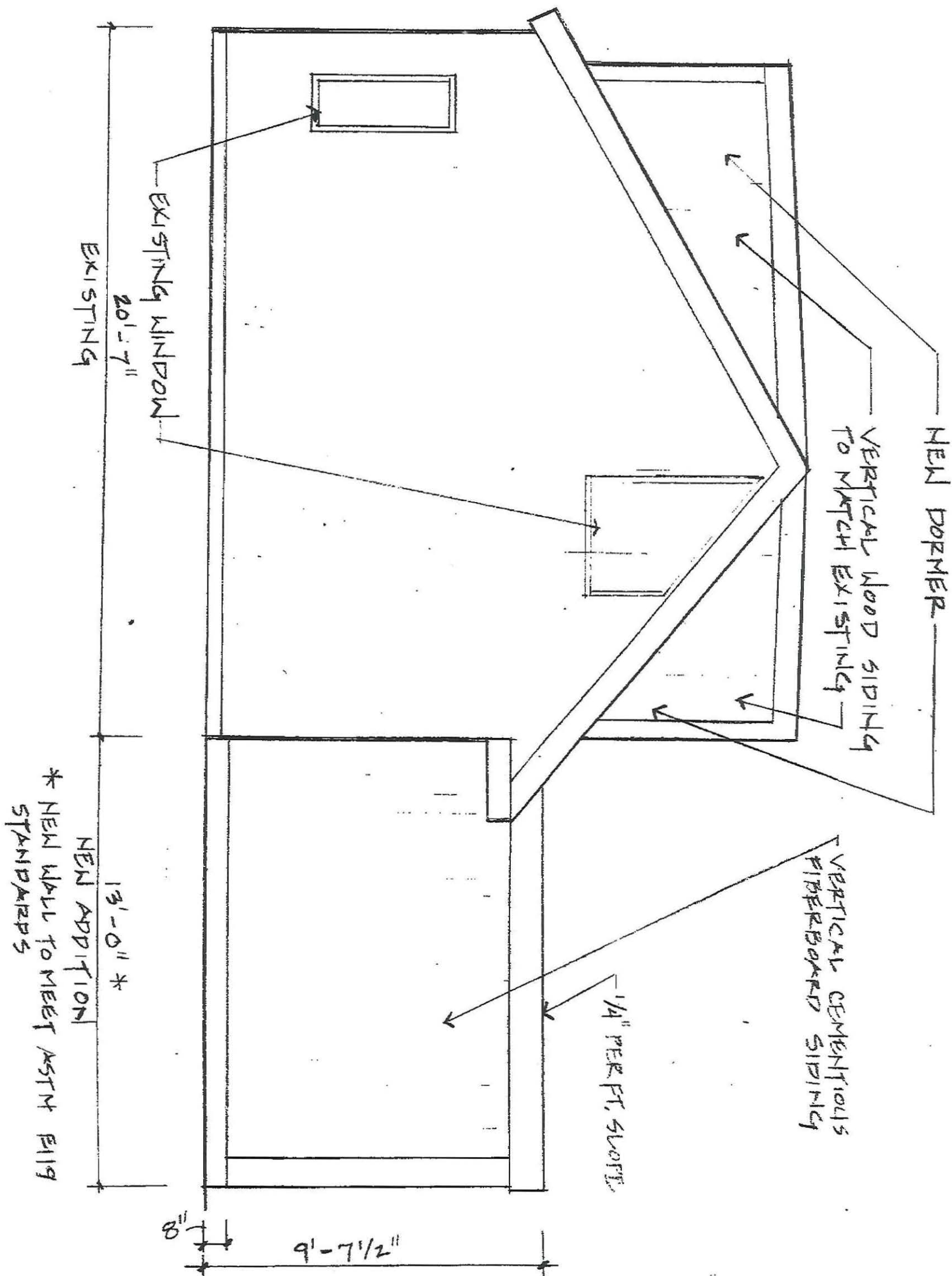
617.308.4328

A. 2

title: SOUTH ELEVATION

project: 273R Upland Road, Cambridge, MA 02138

date: 03.31.2019 rev. 04.22.19



WATERMULDER ARCHITECTS

watermulderarchitects@outlook.com

617.308.4328

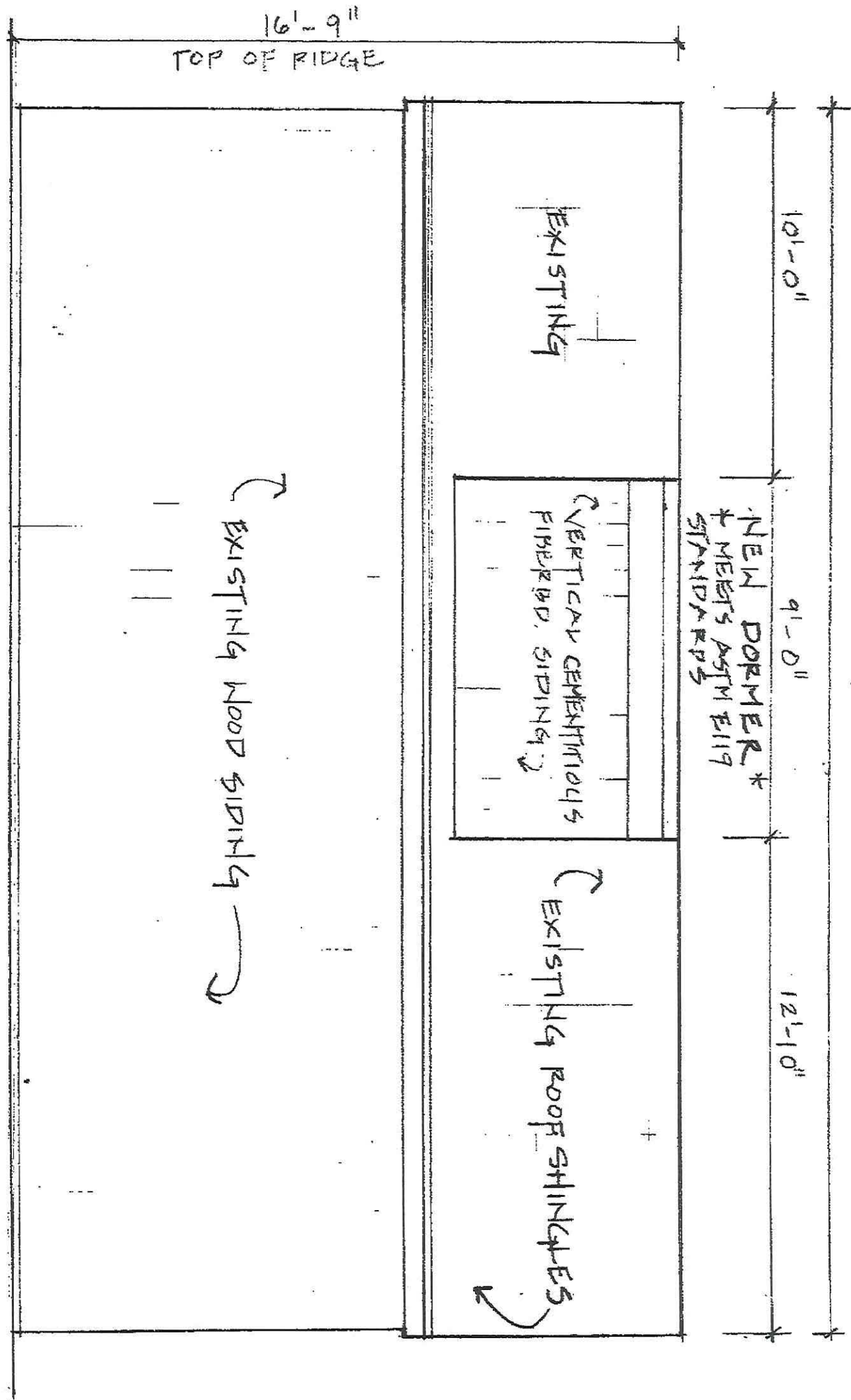
A. 3

title: WEST ELEVATION

project: 273R Upland Road, Cambridge, MA 02138

date: 03.31.2019

REV. 4.12.19



WATERMULDER ARCHITECTS

watermulderarchitects@outlook.com

617.308.4328

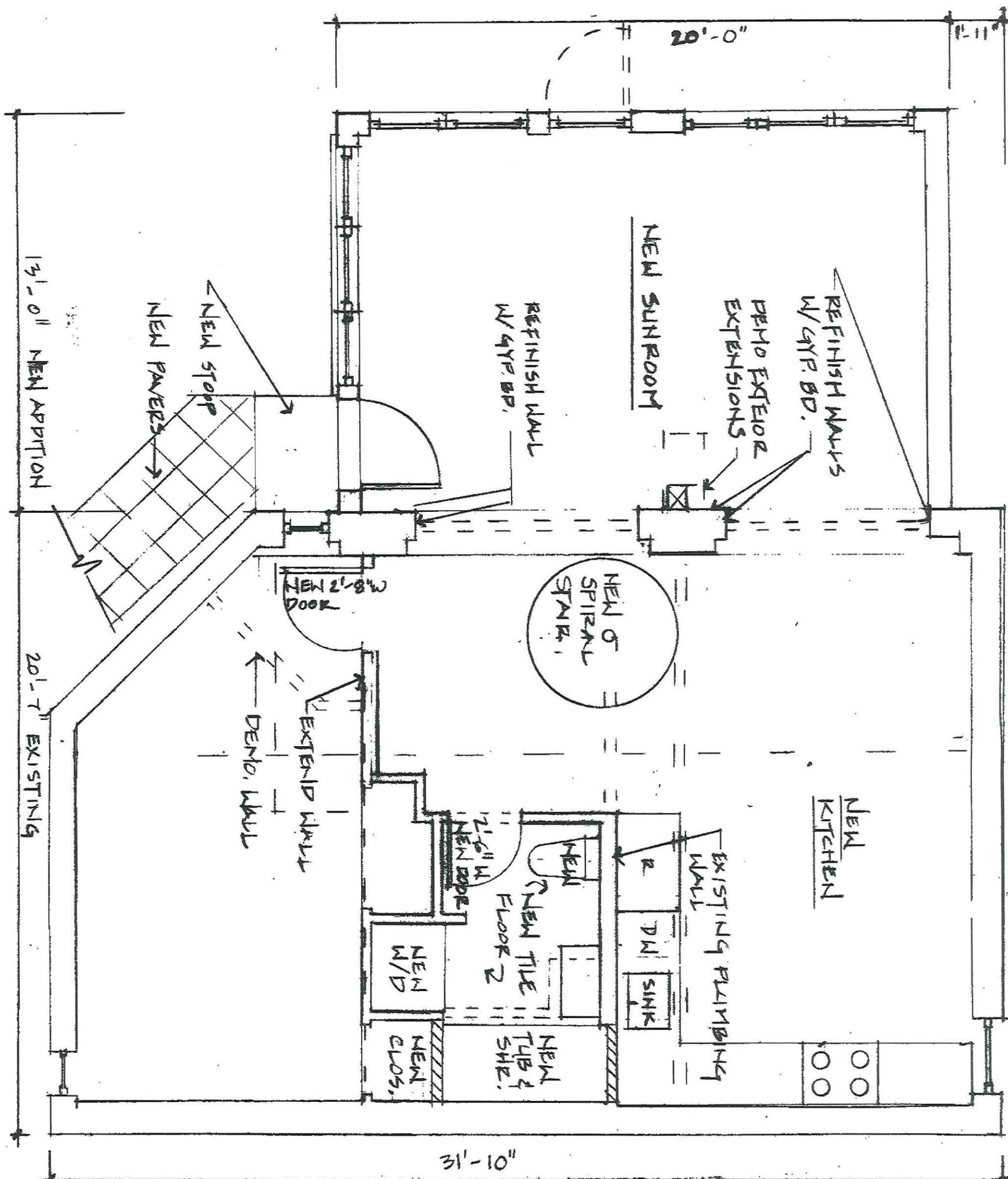
A. 4

title: NORTH ELEVATION

project: 273R Upland Road, Cambridge, MA 02138

date: 03.31.2019

REV: 4, 12, 19



WATERMULDER ARCHITECTS

watermulderarchitects@outlook.com

617.308.4328

A. 5

title: FIRST FLOOR PLAN

project: 273R Upland Road, Cambridge, MA 02138

date: 03.31.2019

rev. 04.22.19



873 Vpland Rd.

✓

293 Vpland Rd.











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 Amanda W. Bowen
(OWNER)

Address: 57 Madison St Andover MA 02155

State that I/We own the property located at ~~944 Fairmont Avenue~~ 273 Upland Rd which is the subject of this zoning application.

The record title of this property is in the name of Alice Wick Hall Trust - 2015

*Pursuant to a deed of duly recorded in the date 3/17/15, Middlesex South County Registry of Deeds at Book 65106, Page 231; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Amanda W. Bowen
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 Amanda Bowen personally appeared before me, this 12 of April, 2019, and made oath that the above statement is true.

Karyn Ducee Notary
My commission expires 02/28/25 (Notary Seal).

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

