



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN -4 AM 9:34
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 219565

General Information

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

Special Permit: Variance: Appeal:

PETITIONER: Sid Gehlot C/O Treetop Investments, LLC

PETITIONER'S ADDRESS: 100 Tower Office Park, Woburn, MA 01801

LOCATION OF PROPERTY: 27 Jay St, Cambridge, MA

TYPE OF OCCUPANCY: single family residence **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To amend previously approved special permit plan under BZA-182526 to raise the roof with a steeper pitch and dormers on each side in order to increase the number of bedrooms. The existing structure is non-conforming to FAR (floor area ratio) as well as front, rear, and right side setbacks on a lot that is nonconforming to lot area and lot width.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Edricle van Beyzenom
(Print Name)

Address:

1310 Broadway Suite 200 Somerville, MA

Tel. No.

781-305-3731

E-Mail Address:

sid@treetopinvestments.com

02144

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 Treetop Investments LLC Yo Siddharth Gehlot
(OWNER)

Address: 100 Tower Office Park Suite-1, Woburn MA 01801

State that I/We own the property located at 27 Jay St Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Treetop Investments LLC

*Pursuant to a deed of duly recorded in the date 08/20/2021, Middlesex South County Registry of Deeds at Book 78517, Page 331; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

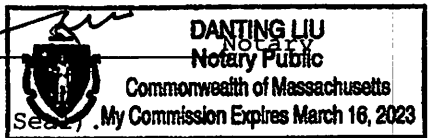
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Siddharth Gehlot personally appeared before me, this 17th of January, 2022, and made oath that the above statement is true.

My commission expires March 16, 2023 (Notary Seal)



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

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 27 Jay Street (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 proposed additions will not extend beyond the footprint of the existing non-conforming structure. The additions are in scale with surrounding neighborhood and if the lot were conforming to the 5,000 sq ft. minimum lot size the gross floor area would also comply.

- 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 proposed project will have no impact on traffic nor patterns of access or egress. The house will remain a single family home with one parking space.

- 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 proposal will have no impact on continued operation or development of adjacent uses other than a small increase in shadows cast due to the increased height.

- 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:

The proposed addition will not create any nuisance or hazard as it will be a continuation of its current use.

- 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:

As previously stated, the proposed additions will be in scale with neighboring properties and in the allowable size for a conforming lot. We do not believe it will impair the integrity of the district or otherwise derogate from the intent of the Ordinance.

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sid Gehlot
Location: 27 Jay St. Cambridge, MA
Phone: 781-305-3731

Present Use/Occupancy: single family residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		1,769	2,334	1,535	(max.)
LOT AREA:		2,046	No Change	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.86	1.14	0.75	
LOT AREA OF EACH DWELLING UNIT		2,046	No Change	1,500	
SIZE OF LOT:	WIDTH	33'	No Change	50'	
	DEPTH	62'	No Change	100' (depends on width)	
SETBACKS IN FEET:	FRONT	4.5'	No Change	10'	
	REAR	6.1'	No Change	20'	
	LEFT SIDE	10.6'	No Change	7'6"	
	RIGHT SIDE	1.2'	No Change	7'6"	
SIZE OF BUILDING:	HEIGHT	26.3'	33'	35'	
	WIDTH	50'10"	No Change	N/A	
	LENGTH	18'4"	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		15%	No Change	30%	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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.:

Proposed construction will be wood frame construction, fiber cement siding, asphalt shingle roof

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.

Renovations to 27 Jay St Cambridge, MA 02139

PERMIT SET - ISSUE DATE: August 30, 2022

Special Permit Review - February 9, 2022

REVISION: October 04, 2022
April 20, 2023

Owner:

Treetop Group

100 Tower Office Park
Suite 1
Woburn, MA 01801
Office: (781) 305-3731

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222
Email: edrick@evbdesign.com

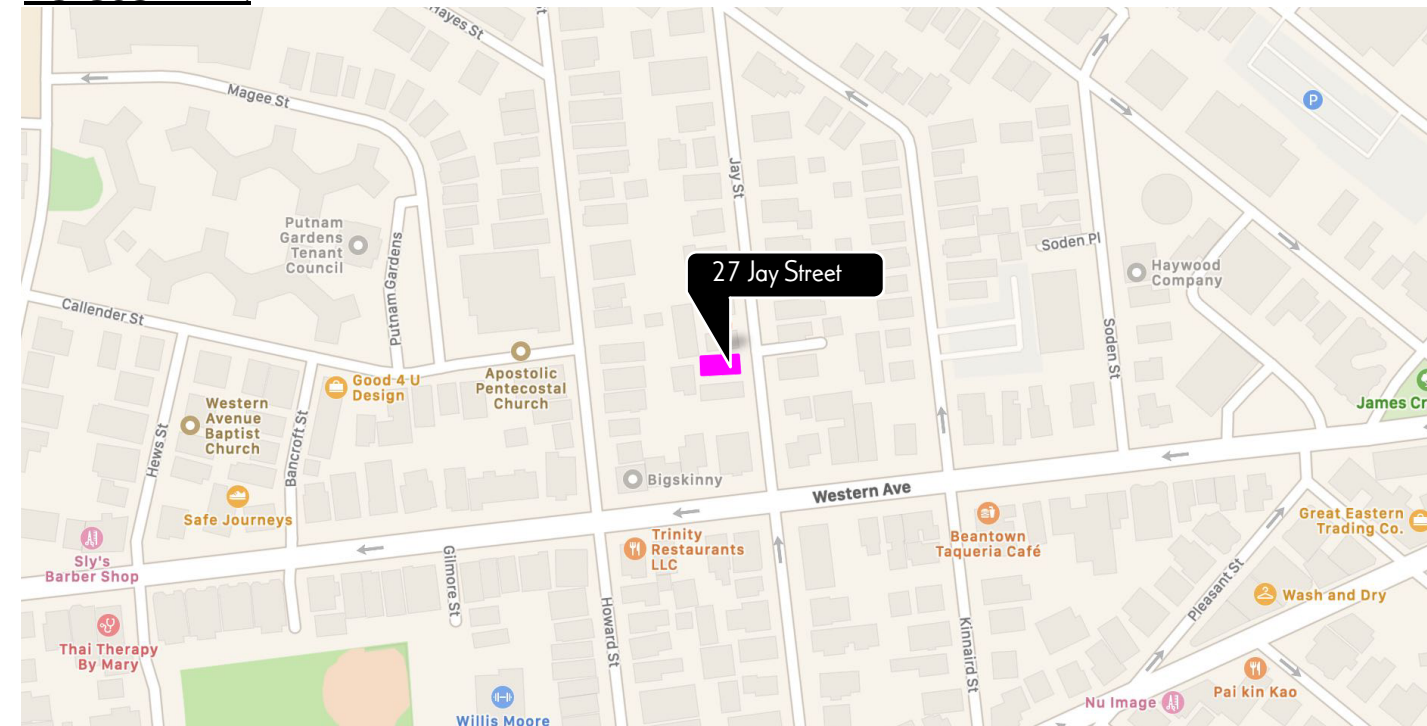
List Of Drawings:

Cover Sheet
Z1.0 Zoning Table & FAR Calculations
Z1.1 FAR Diagrams
SP-1 Existing Site Plan
SP-2 Proposed Site Plan & Zoning Table

X1.0 Existing Basement Plan
X1.1 Existing 1st Floor Plan
X1.2 Existing 2nd Floor Plan
X2.1 Existing Elevations
X3.1 Existing Sections


A1.0 Proposed Basement Plan
A1.1 Proposed 1st Floor Plan
A1.2 Proposed 2nd Floor Plan
A1.3 Proposed 3rd Floor Plan
A2.1 Proposed Front & Rear (East & West) Elevations
A2.2 Proposed Left Side (South) Elevation
A2.3 Proposed Right Side (North) Elevation
A3.1 Proposed Section

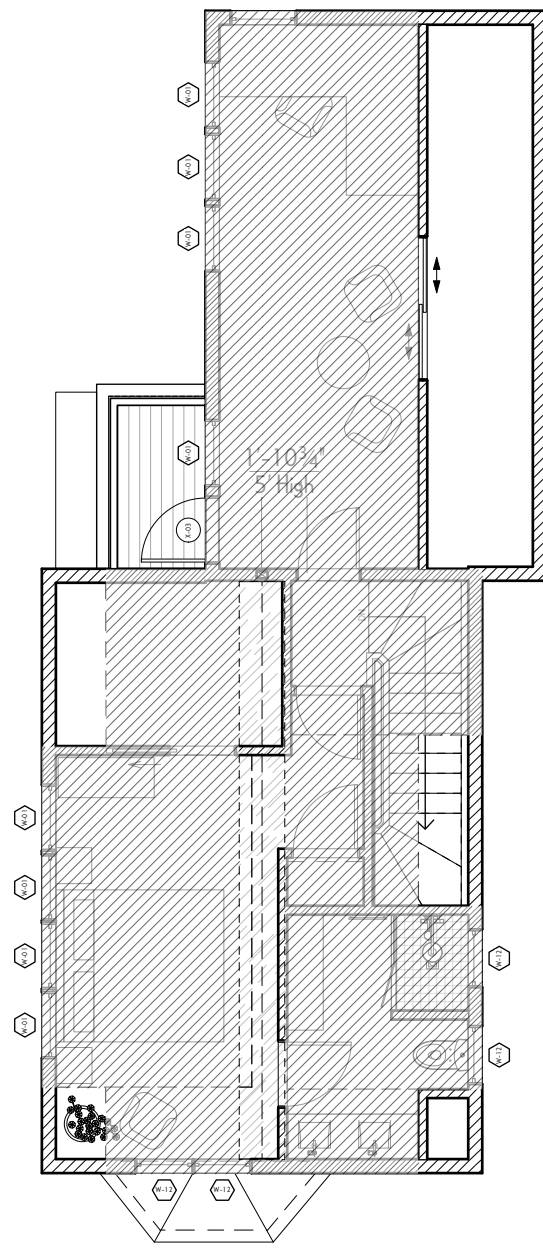
LOCUS PLAN





27 Jay St. Zoning Table		Zone: C-1			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		1769 SF	2334 SF	1535 SF	3750 SF Based on minimum lot size
LOT AREA		2046 SF	NO CHANGE	5000 SF	(min.) NC
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.86	1.14	0.75	(max.) NC
LOT AREA FOR EACH DWELLING UNIT (D.U.)		2046 SF	NO CHANGE	1500 SF	(min.)
SIZE OF LOT	-WIDTH	33'	NO CHANGE	50	(min.) NC
	-DEPTH	62'	NO CHANGE	-	(min.)
SETBACKS (IN FEET)	-FRONT (Jay St)	4.5'	NO CHANGE	10	(10'-0"min.) NC fn(a) Table 5.1 Ch. 31
	-REAR	6.1'	NO CHANGE	20	(20'-0"min.) NC fn (c) table 5.1 Ch. 31
	-NORTH SIDE	1.2'	NO CHANGE	7.5	(7'-6"min.) fn (n) table 5.1 Ch. 31
	-SOUTH SIDE	10.6'	NO CHANGE	7.5	(7'-6"min.) NC fn (n) table 5.1 Ch. 31
SIZE OF BLDG.	-HEIGHT	26.3	33'0"	35'0"	(max.)
	-LENGTH	50'-10"	NO CHANGE	-	(max.)
	-WIDTH	18'-4"	NO CHANGE	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		15%	NO CHANGE	30%	(min.) NC
NO. OF DWELLINGS		1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES		1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS		N/A	NO CHANGE	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	NO CHANGE		(min.)

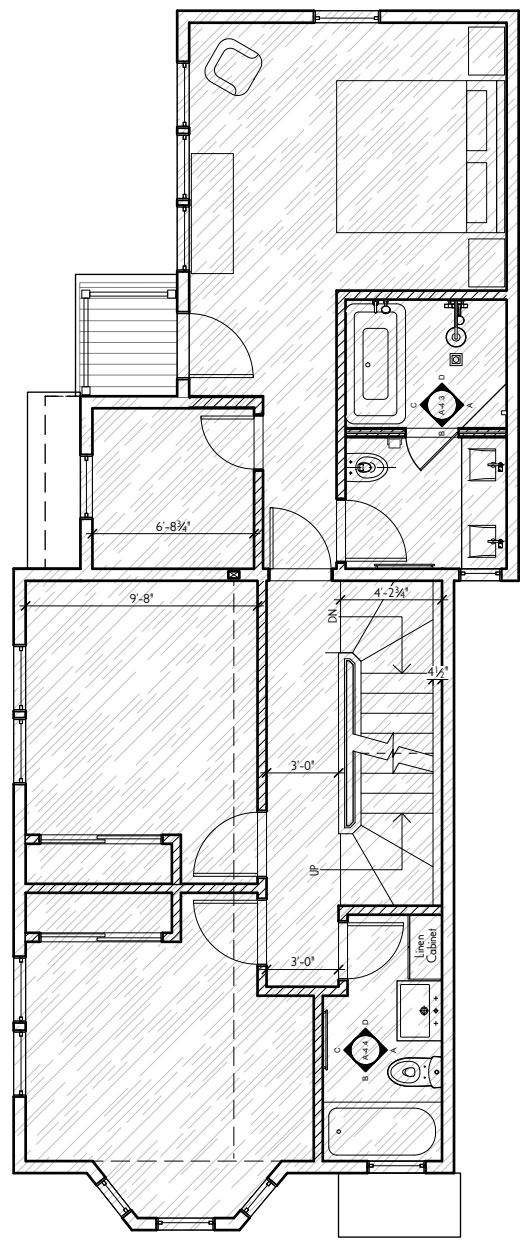
GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	1769 SF	
	Existing	Proposed
Basement	Not included - single family residence	
1st Floor	885	885
2nd Floor	838	838
3rd Floor	46	611
Total Area	1769 SF	2334.0 SF
FAR	0.86	1.14

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	Z1.0
			Revision: 10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139		02/07/23	
			04/20/23	




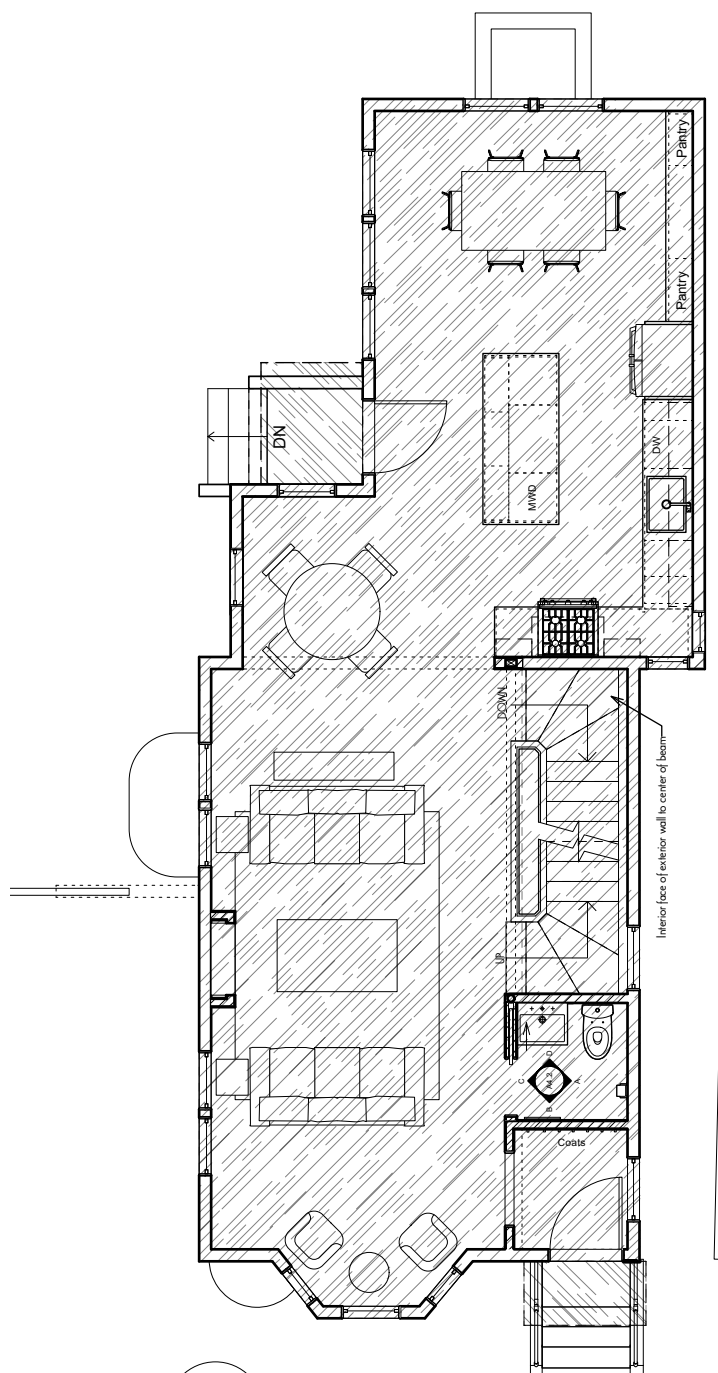
3 Third Floor GFA
Scale: 1/8" = 1'-0"

 New GFA = 565 SF
 Existing GFA = 46 SF




2 Second Floor GFA
Scale: 1/8" = 1'-0"

 Existing GFA = No change
838 SF



1 First Floor GFA
Scale: 1/8" = 1'-0"

 Existing GFA = No change
885 SF

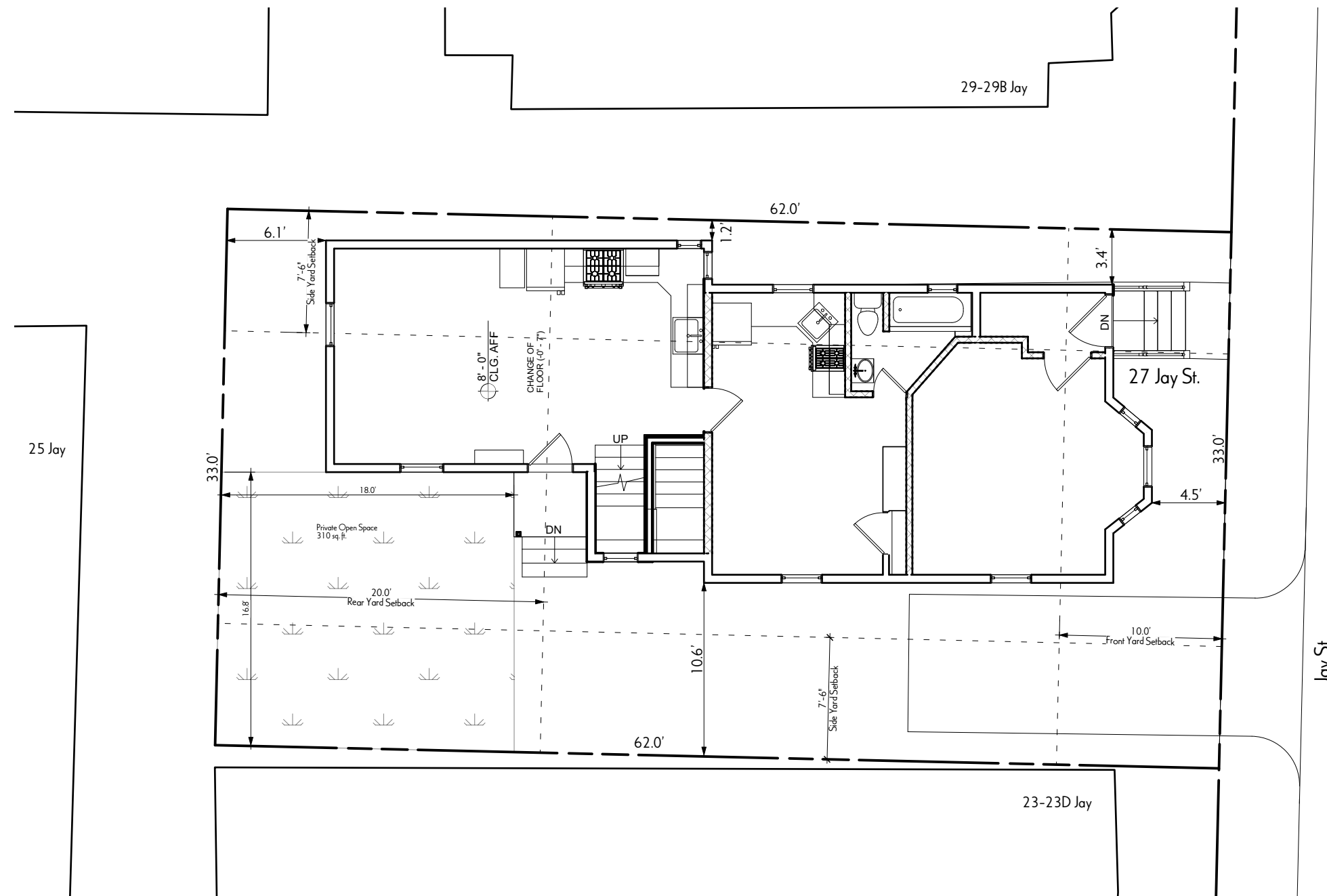
GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	1769 SF	
	Existing	Proposed
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Total Area	1769 SF	2334.0 SF
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Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date: 08/30/22
Revision: 10/04/22
02/07/23
04/20/23

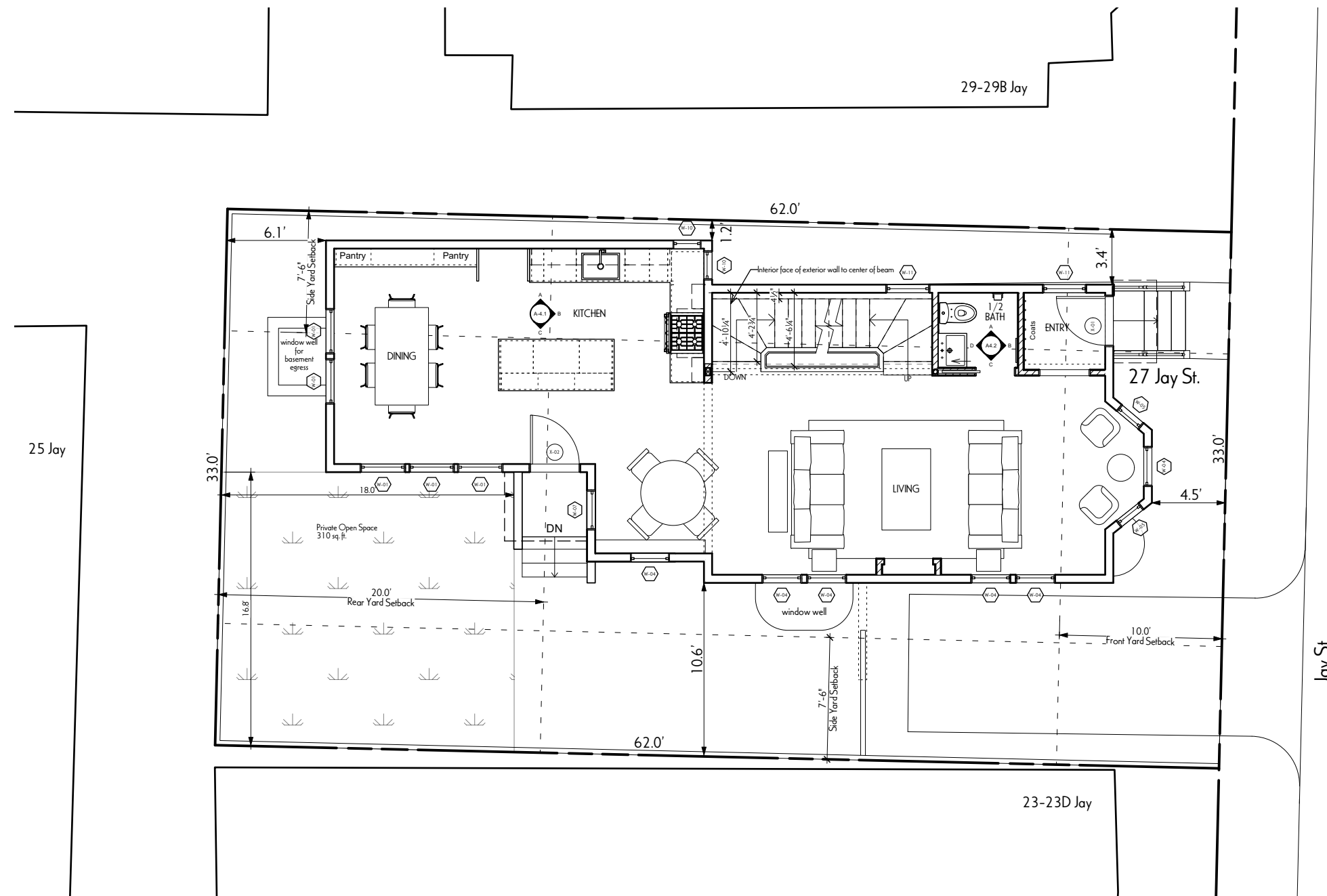
Z1.1



1 Existing Site Plan
 Scale: 1/8" = 1'-0"

Site Plan property lines,
 building footprint and offsets
 taken from Plot Plan of Land
 dated September 17, 2021
 by David Terenzoni, P.L.S.
 4 Allen Rd, Peabody, MA 01960

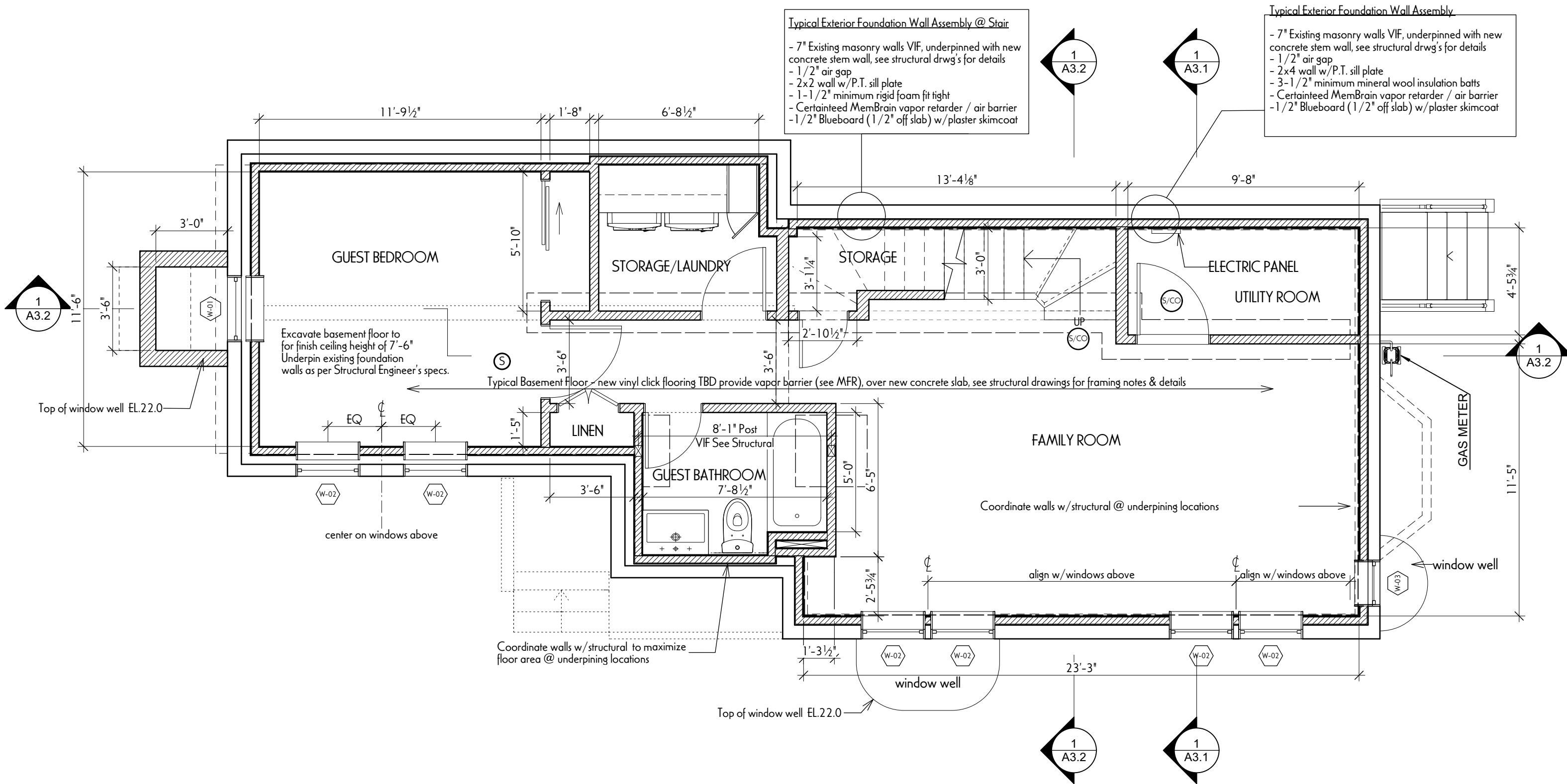
Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design  1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	SP-1
			Revision:	10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139			02/07/23	
				04/20/23	



1 Existing Site Plan
 Scale: 1/8" = 1'-0"

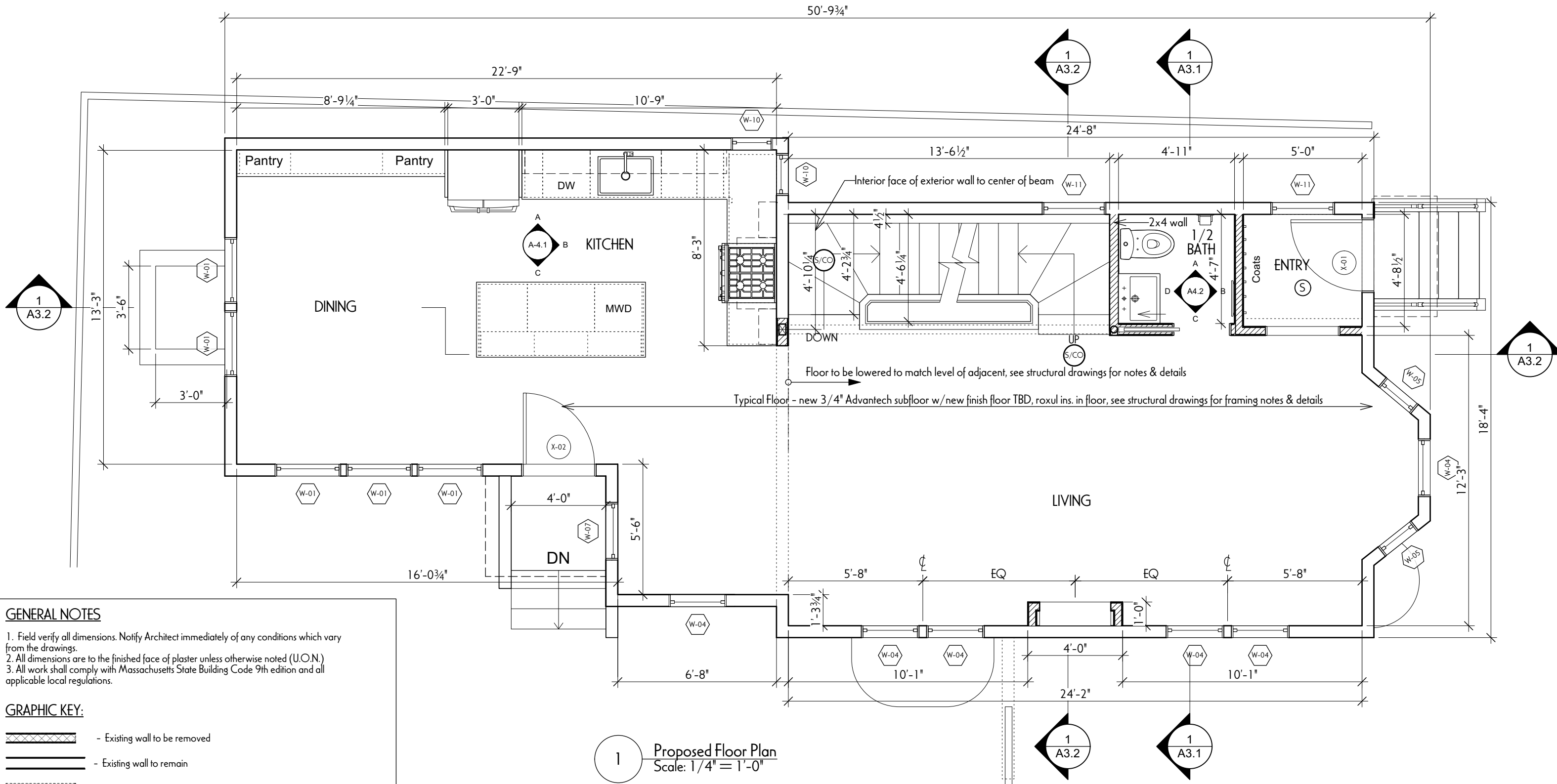
Site Plan property lines,
 building footprint and offsets
 taken from Plot Plan of Land
 dated September 17, 2021
 by David Terenzoni, P.L.S.
 4 Allen Rd, Peabody, MA 01960

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 	Date:	08/30/22	SP-2
			Revision:	10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139	1310 Broadway, Suite 200 Somerville, MA 02144		02/07/23	
				04/20/23	



1 Proposed Basement Floor Plan
Scale: 1/4" = 1'-0"

Owner:	Treetop Group	EvB Design	Date:	08/30/22	A1.0
	100 Tower Office Park, Suite 1. Woburn, MA		Revision:	10/04/22	
Property Address:	27 Jay St.	1310 Broadway, Suite 200 Somerville, MA 02144		02/07/23	
	Cambridge, MA 02139			04/20/23	



1 Proposed Floor Plan
Scale: 1/4" = 1'-0"

- GENERAL NOTES**
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 2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
 3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.
- GRAPHIC KEY:**
- Existing wall to be removed
 - Existing wall to remain
 - Existing fixture/finish to be removed
 - Denotes demolition
 - New wall, typical
 - 110 Volt Photoelectric smoke detector with battery back up system
 - 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA

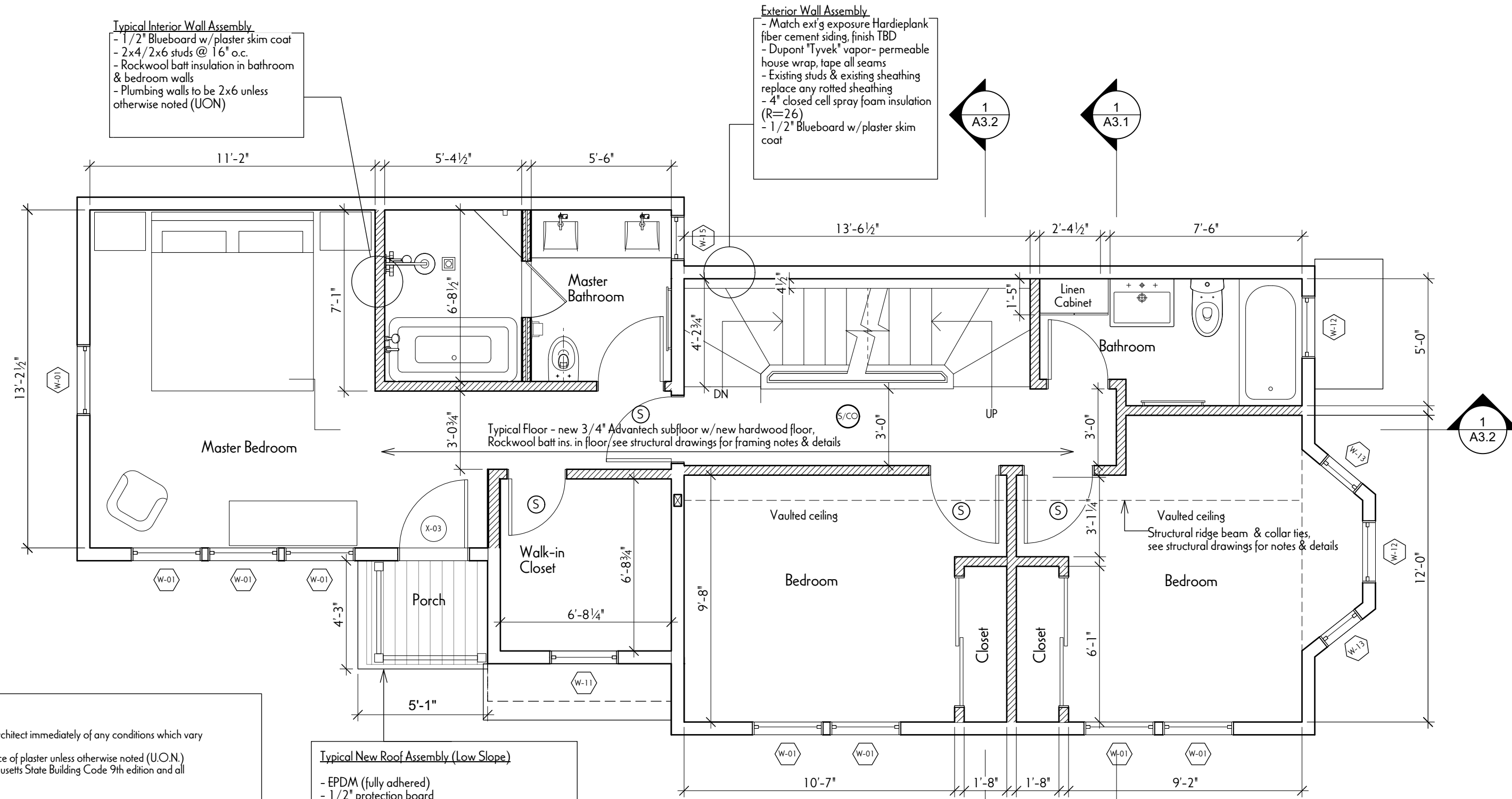
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design

1310 Broadway, Suite 200
Somerville, MA 02144

Date: 08/30/22
Revision: 10/04/22
02/07/23
04/20/23

A1.1



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GRAPHIC KEY:

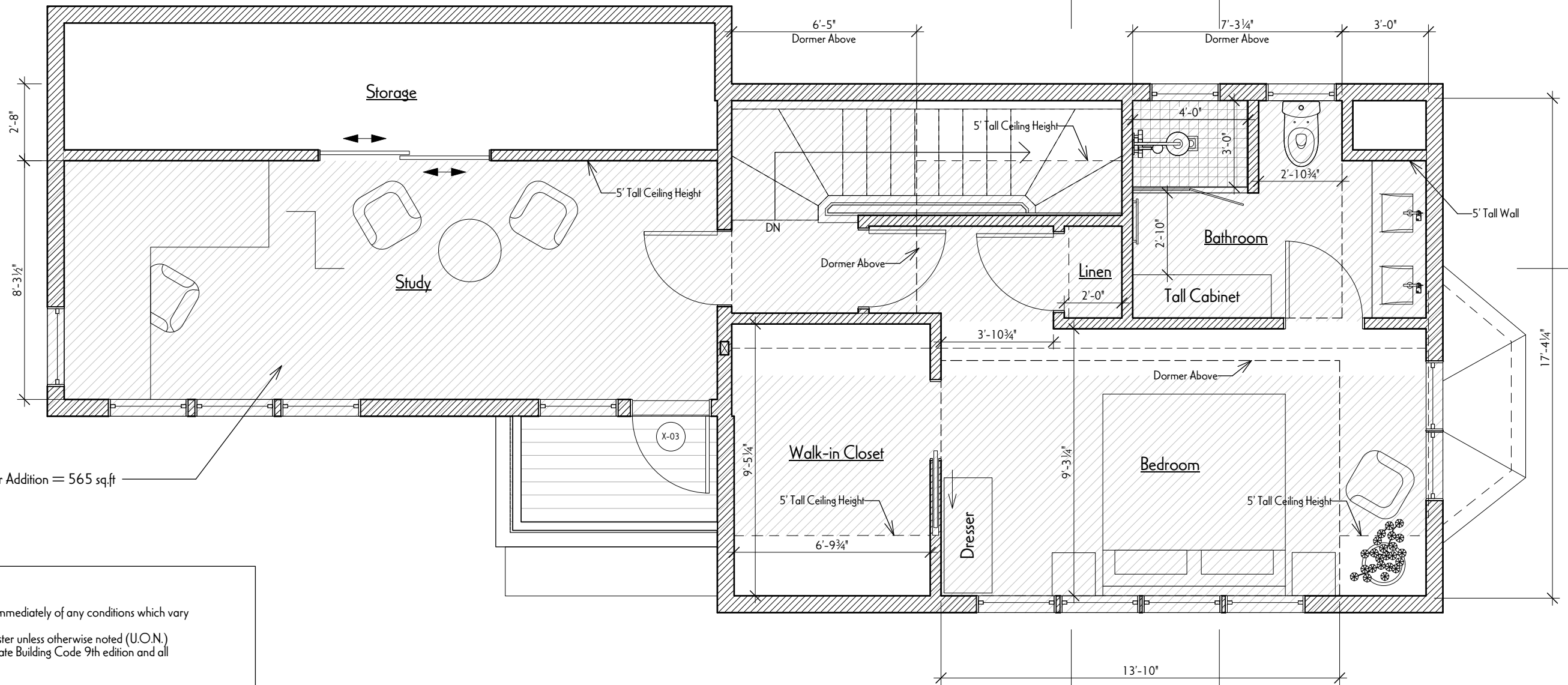
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- New wall, typical
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- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
 100 Tower Office Park, Suite 1. Woburn, MA
 Property Address: 27 Jay St.
 Cambridge, MA 02139

	Date:	08/30/22	<h1>A1.2</h1>
	Revision:	10/04/22	
		02/07/23	
		04/20/23	
1310 Broadway, Suite 200 Somerville, MA 02144			

GFA /FAR CALCULATION - 27 Jay St.		
Lot Size	1769 SF	
	Existing	Proposed
Basement	Not included - single family residence	
1st Floor	885	885
2nd Floor	838	838
3rd Floor	46	611
Total Area	1769 SF	2334.0 SF
FAR	0.86	1.14



Third Floor Addition = 565 sq.ft

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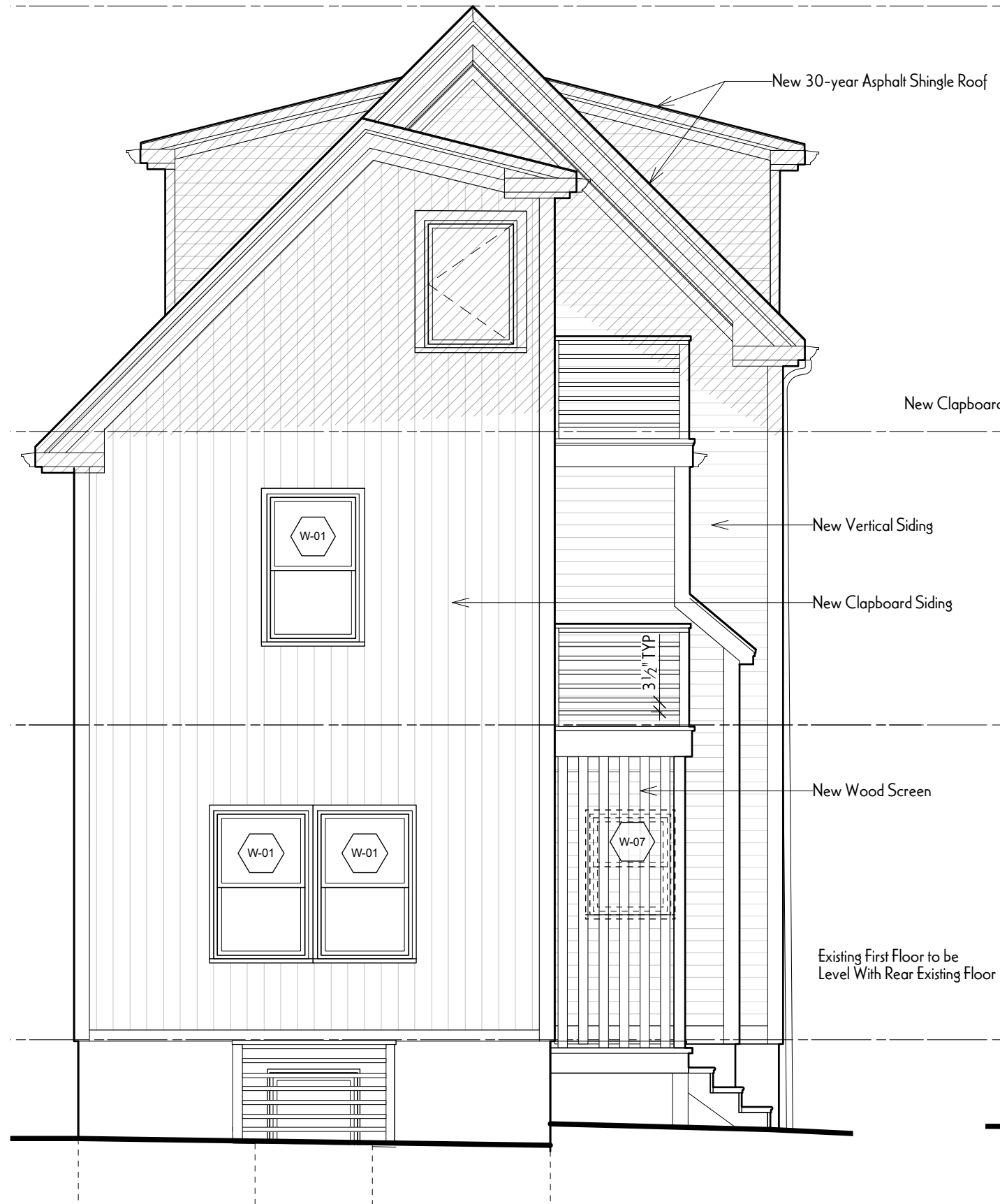
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- Existing fixture/finish to be removed
- Denotes demolition
- New wall, typical

- 110 Volt Photoelectric smoke detector with battery back up system
- 110 Volt Photoelectric smoke / carbon monoxide detector with battery back up system

1 Proposed Third Floor Plan
Scale: 1/4" = 1'-0"

Owner:	Treetop Group	EvB Design	Date:	08/30/22	A1.3
	100 Tower Office Park, Suite 1. Woburn, MA		Revision:	10/04/22	
Property Address:	27 Jay St.		02/07/23		
	Cambridge, MA 02139		04/20/23		

Roof Peak
30'-10"



2 Proposed Special Permit East (Front) Elevation
Scale: 1/4" = 1'-0"

1 Proposed Special Permit West (Rear) Elevation
Scale: 1/4" = 1'-0"

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	08/30/22	A2.1
Property Address:	27 Jay St. Cambridge, MA 02139		Revision:	10/04/22	
			02/07/23		
			04/20/23		



1 Proposed Special Permit South (Side) Elevation
 Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
 100 Tower Office Park, Suite 1. Woburn, MA
 Property Address: 27 Jay St.
 Cambridge, MA 02139

EvB Design
 1310 Broadway, Suite 200
 Somerville, MA 02144

Date:	08/30/22
Revision:	10/04/22
	02/07/23
	04/20/23

A2.2

Roof Peak
30'-10"

New 30-year Asphalt Shingle Roof

Third Floor
18'-1 3/4"

New Clapboard Siding

Second Floor
9'-4 3/4"

First Floor Level
0"

Infill Existing Openings, Stagger Joints
To Match Surrounding Brick & Mortar

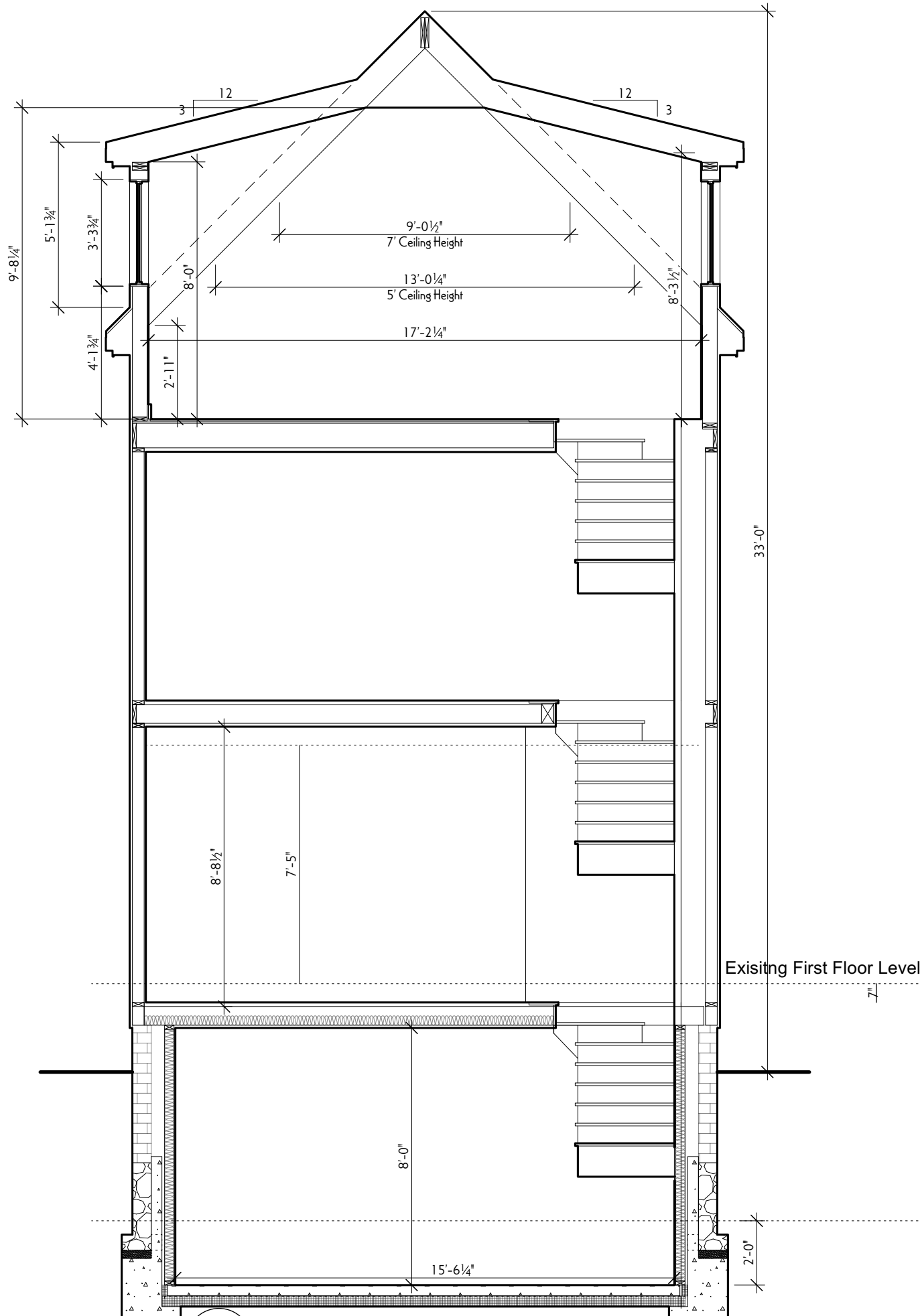
1 Proposed Special Permit North (Side) Elevation
Scale: 1/4" = 1'-0"

Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

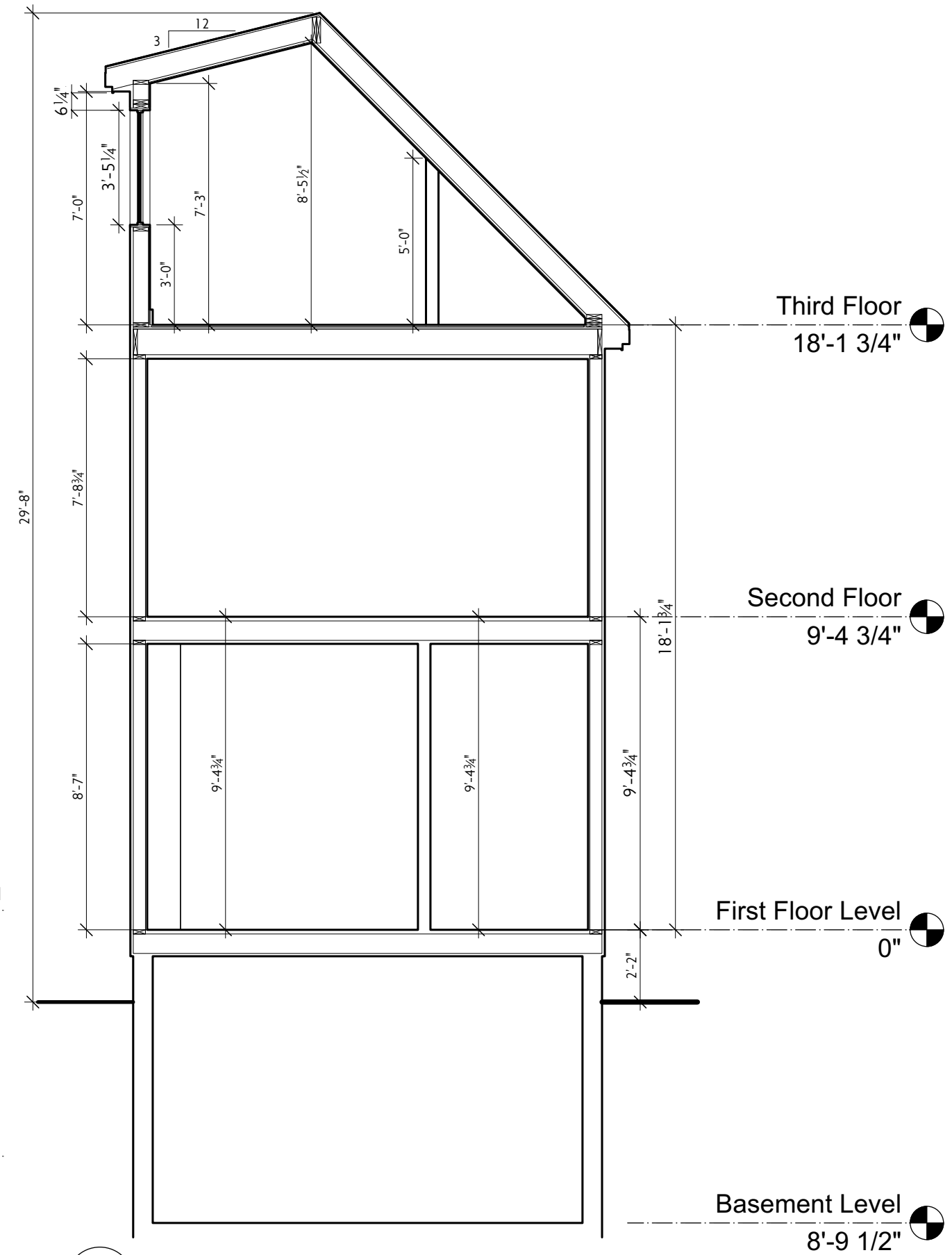
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Somerville, MA 02144

Date: 08/30/22
Revision: 10/04/22
02/07/23
04/20/23

A2.3



1 Proposed Section - Front Portion
Scale: 1/4" = 1'-0"



2 Proposed Section - Rear Portion
Scale: 1/4" = 1'-0"

Owner:
Treetop Group
 100 Tower Office Park
 Suite 1
 Woburn, MA

Property Address:
 27 Jay St.
 Cambridge, MA 02139

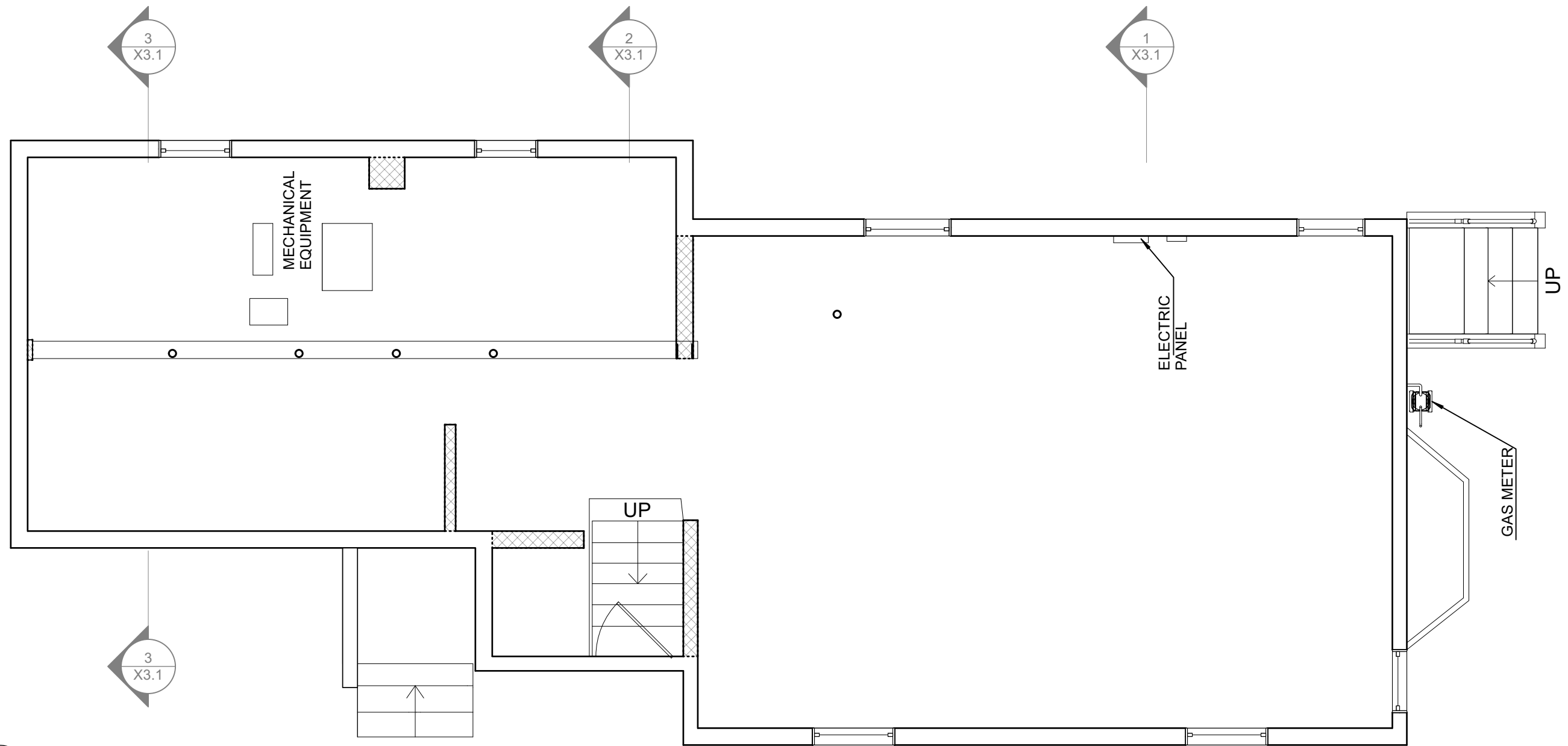
EvB Design

1310 Broadway, Suite 200
 Somerville, MA 02144
 phone: (617) 623 2222

Project no.:	27 Jay St.
Date:	08/30/22
Revision:	10/04/22
	02/07/23
	04/20/23

PERMIT SET

A3.1




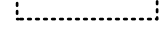



1 Existing Basement Floor Plan
Scale: 1/4" = 1'-0"

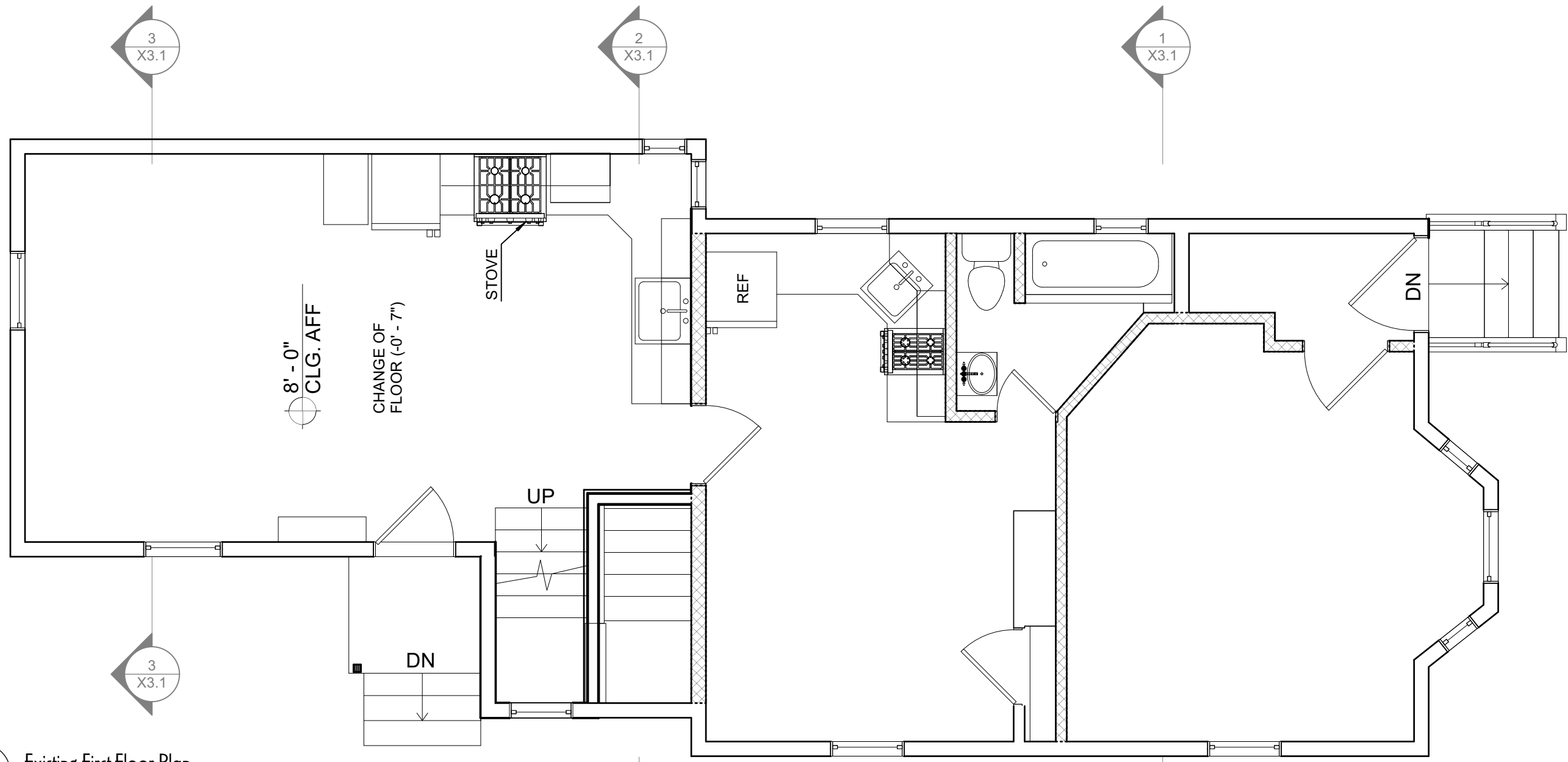
GENERAL NOTES

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2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

GRAPHIC KEY:

-  - Existing wall to be removed
-  - Existing wall to remain
-  - Existing fixture/finish to be removed
-  - Denotes demolition
-  - New wall, typical

Owner:	Treetop Group 100 Tower Office Park, Suite 1. Woburn, MA	EvB Design 	Date:	08/30/22	X1.0
			Revision:	10/04/22	
Property Address:	27 Jay St. Cambridge, MA 02139	1310 Broadway, Suite 200 Somerville, MA 02144		02/07/23	
				04/20/23	




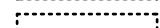



1 Existing First Floor Plan
Scale: 1/4" = 1'-0"

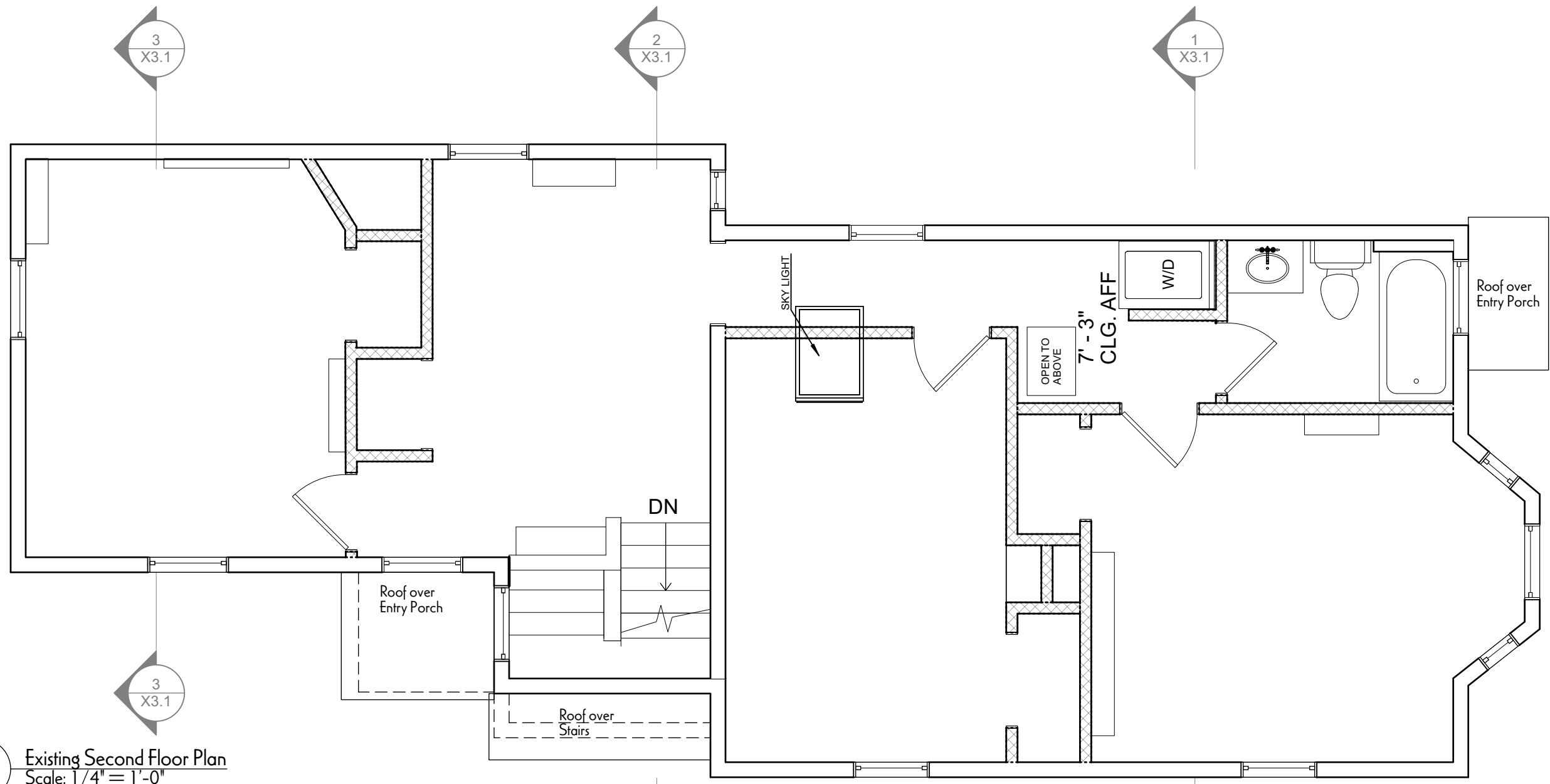
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Owner:	Treetop Group		Date: 08/30/22	X1.1
	100 Tower Office Park, Suite 1. Woburn, MA		Revision: 10/04/22	
Property Address:	27 Jay St.	1310 Broadway, Suite 200	02/07/23	
	Cambridge, MA 02139	Somerville, MA 02144	04/20/23	




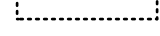



1 Existing Second Floor Plan
Scale: 1/4" = 1'-0"

GENERAL NOTES

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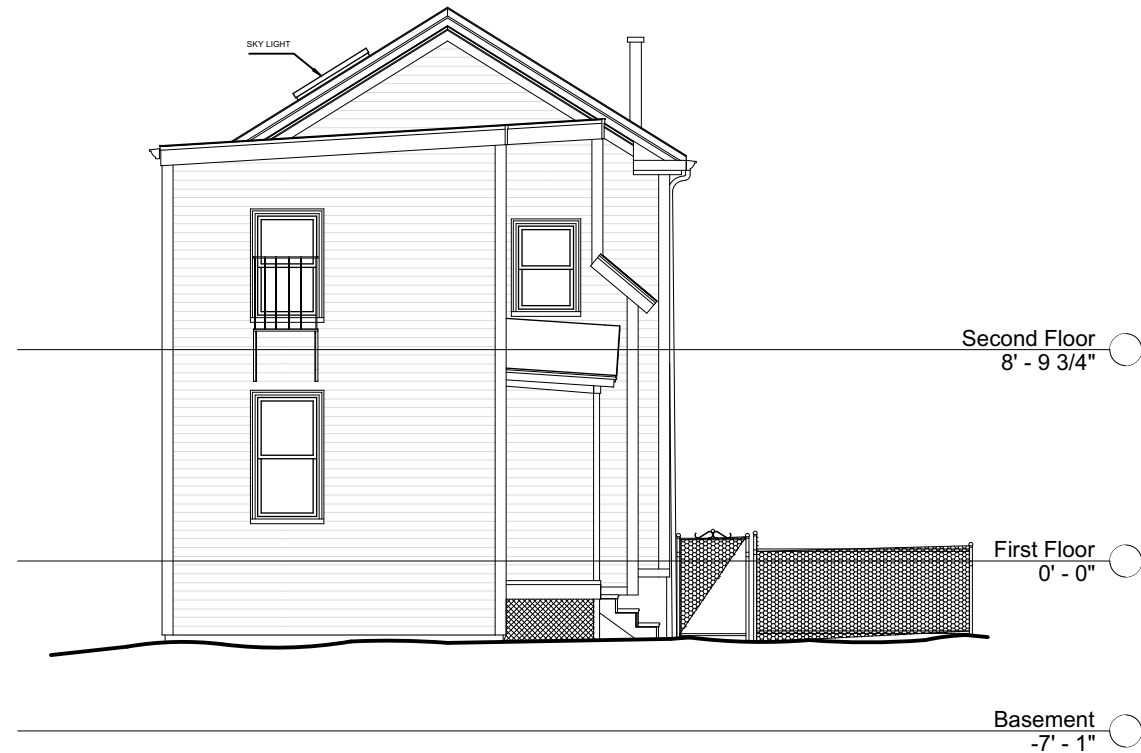
Owner:	Treetop Group		Date:	08/30/22	X1.2
	100 Tower Office Park, Suite 1. Woburn, MA		Revision:	10/04/22	
Property Address:	27 Jay St.	1310 Broadway, Suite 200	02/07/23		
	Cambridge, MA 02139	Somerville, MA 02144	04/20/23		



1 Existing East (Front) Elevation
Scale: 1/8" = 1'-0"



2 Existing South (Side) Elevation
Scale: 1/8" = 1'-0"

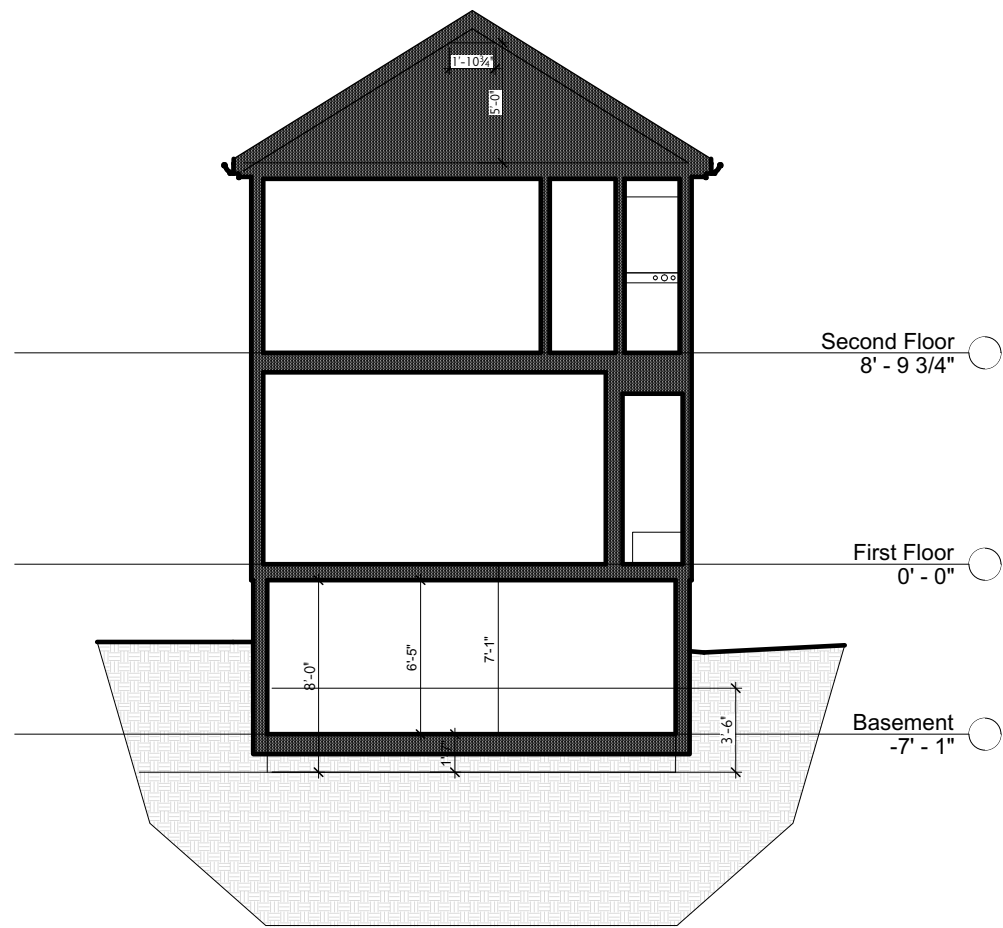


3 Existing West (Rear) Elevation
Scale: 1/8" = 1'-0"

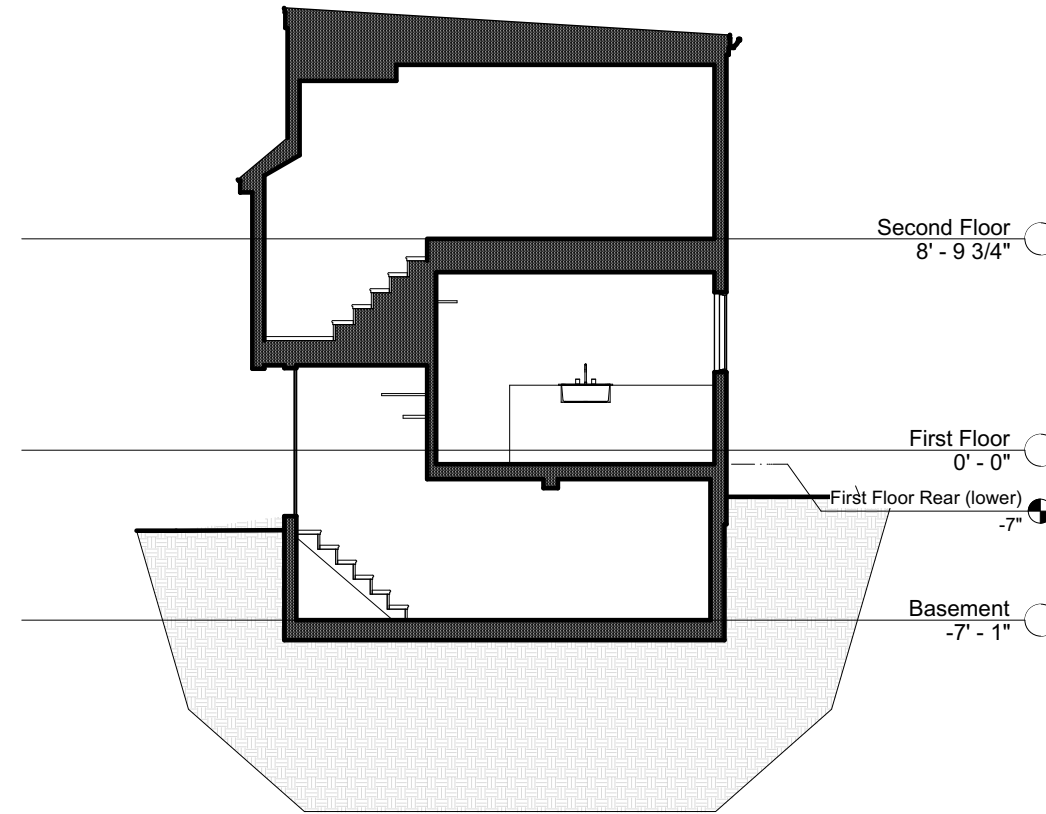


4 Existing North (Side) Elevation
Scale: 1/8" = 1'-0"

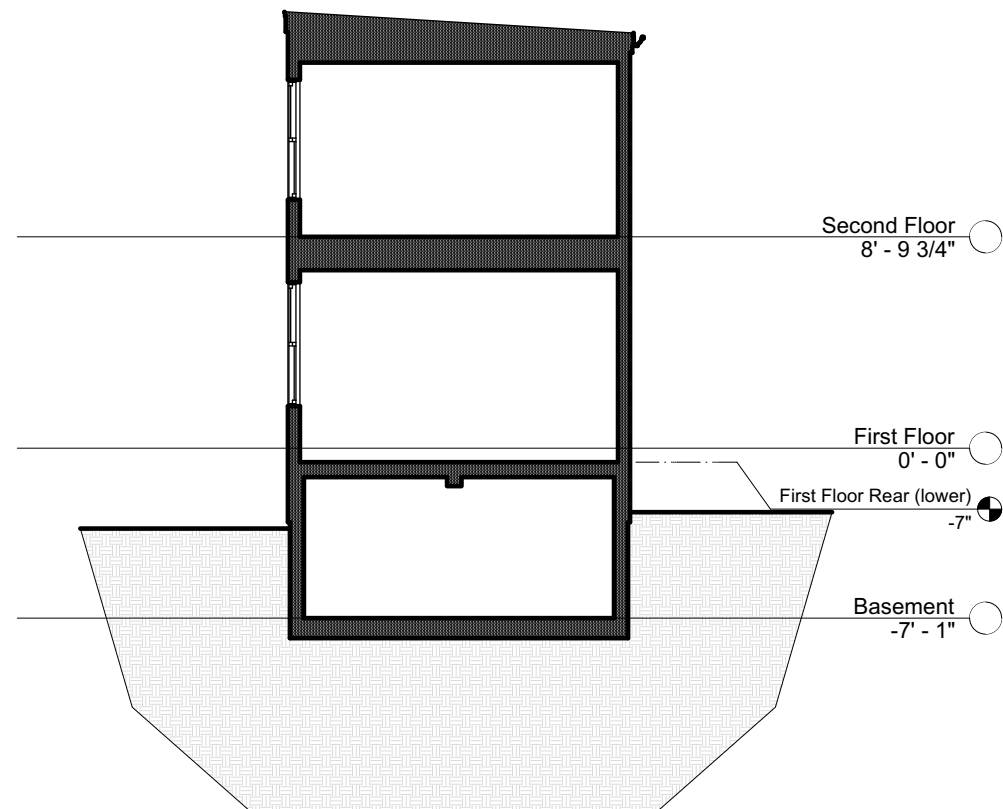
Owner:	Treetop Group	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	X2.1
	100 Tower Office Park, Suite 1. Woburn, MA		Revision: 10/04/22	
Property Address:	27 Jay St.	02/07/23		
	Cambridge, MA 02139	04/20/23		



1 Existing Section 1
Scale: 1/8" = 1'-0"

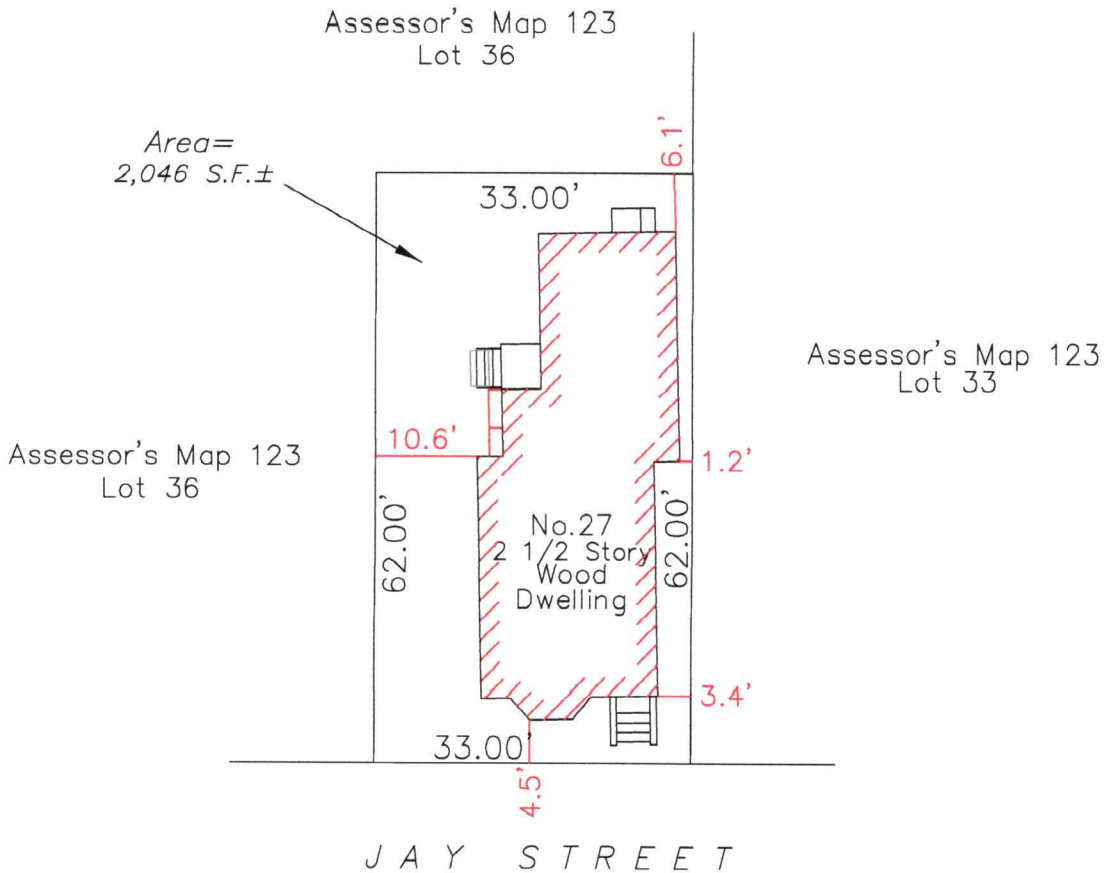


2 Existing Section 2
Scale: 1/8" = 1'-0"



3 Existing Section 3
Scale: 1/8" = 1'-0"

Owner:	Treetop Group	 1310 Broadway, Suite 200 Somerville, MA 02144	Date: 08/30/22	X3.1
	100 Tower Office Park, Suite 1, Woburn, MA		Revision: 10/04/22	
Property Address:	27 Jay St.	02/07/23		
	Cambridge, MA 02139	04/20/23		



PLOT PLAN OF LAND CAMBRIDGE, MA.

PREPARED FOR:
TREETOP INVESTMENTS, LLC.
27 JAY STREET

SCALE: 1"=20' DATE: SEPTEMBER 17, 2021

DAVID P. TERENZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: C-1
Deed Reference: Book 78517, Page 331
Assessor's Map 123, Lot 35
Existing Lot Coverage = 41.9% ±

Street Views - 27 Jay Street Cambridge, MA

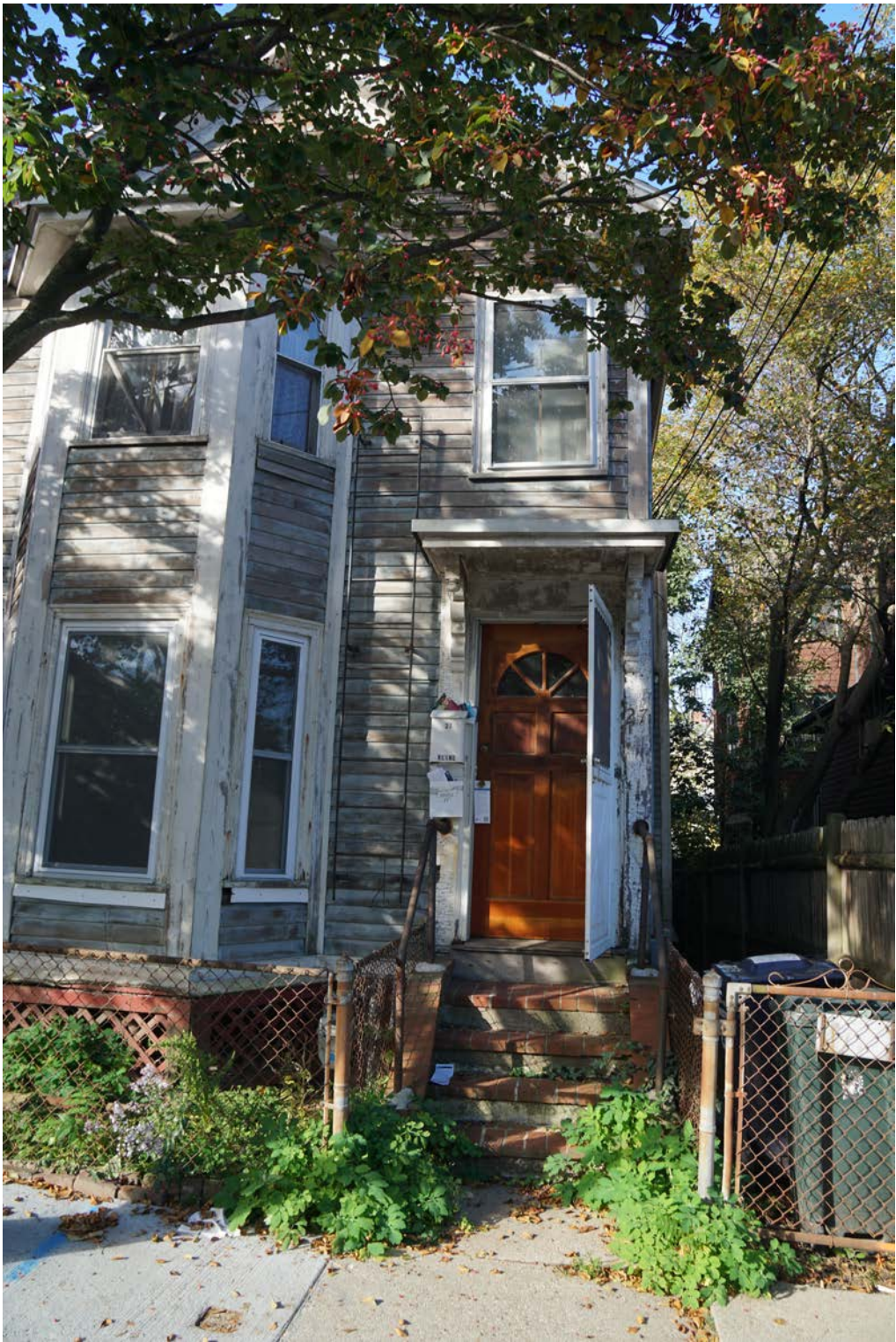






Exterior Photos - 27 Jay Street Cambridge, MA









JAY STREET VIEW

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R1.0

JAY STREET VIEW

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


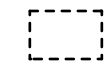
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

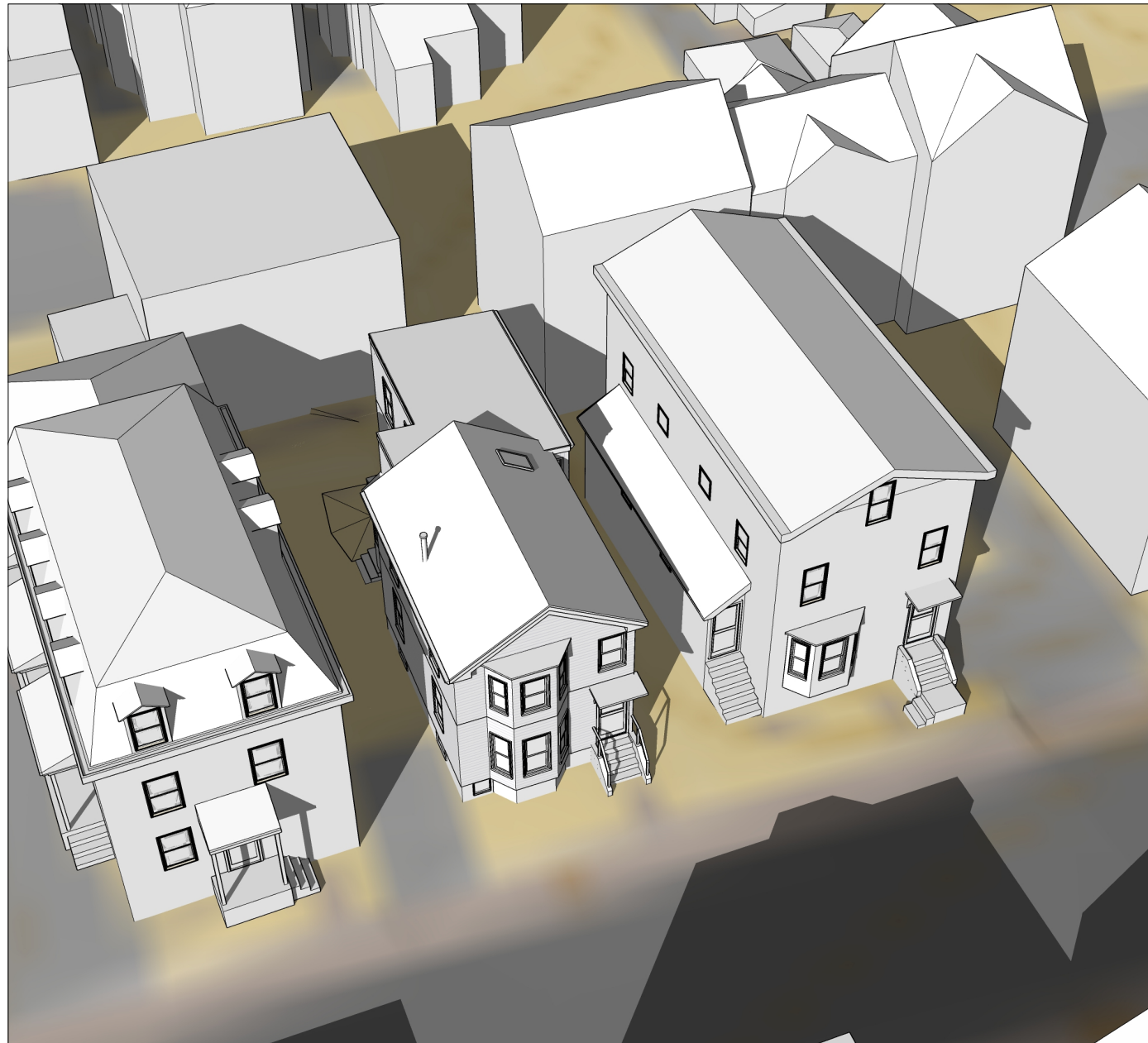
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MARCH/ SEPTEMBER EQUINOX
9:00 AM

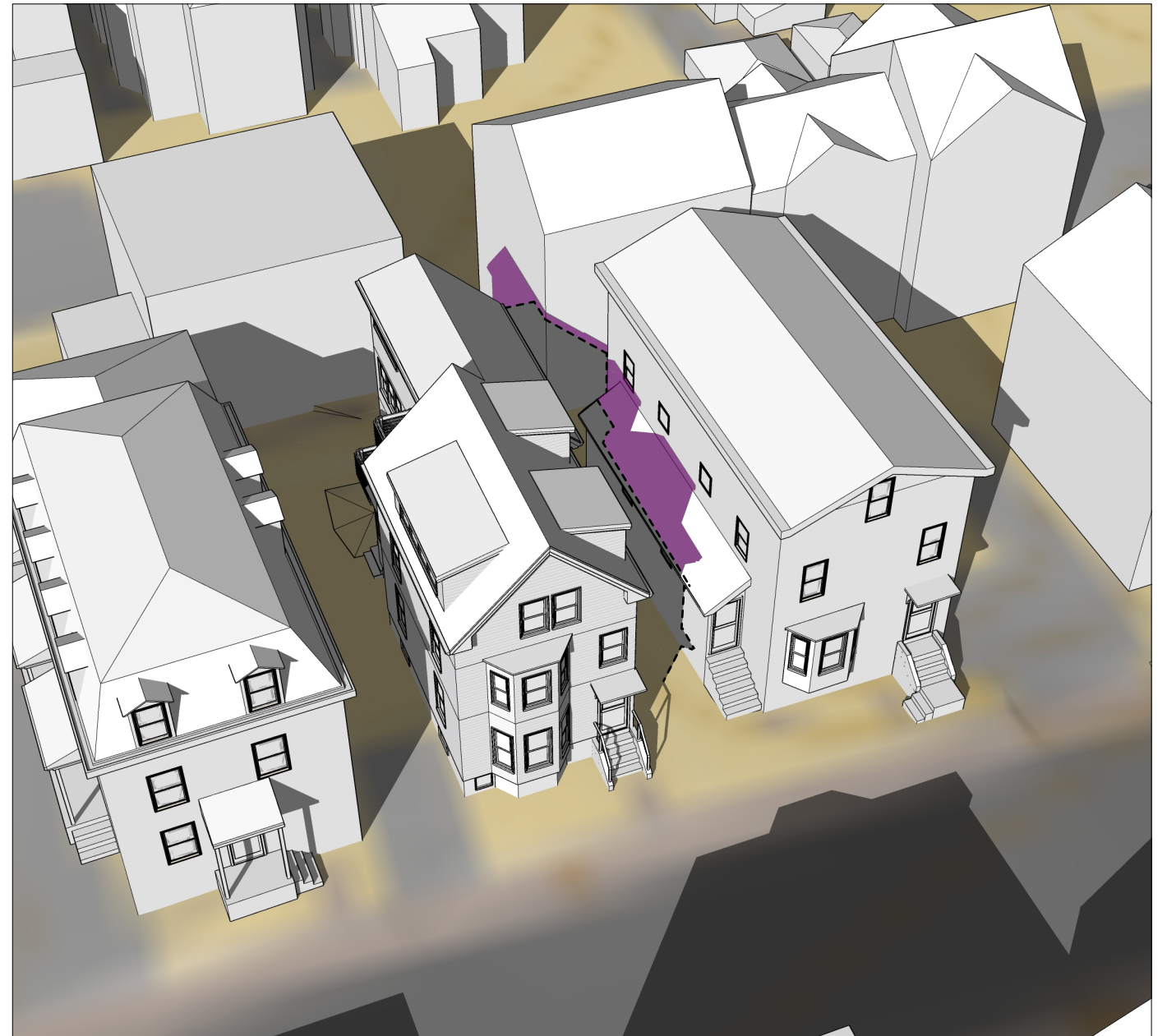
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


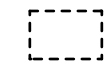
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

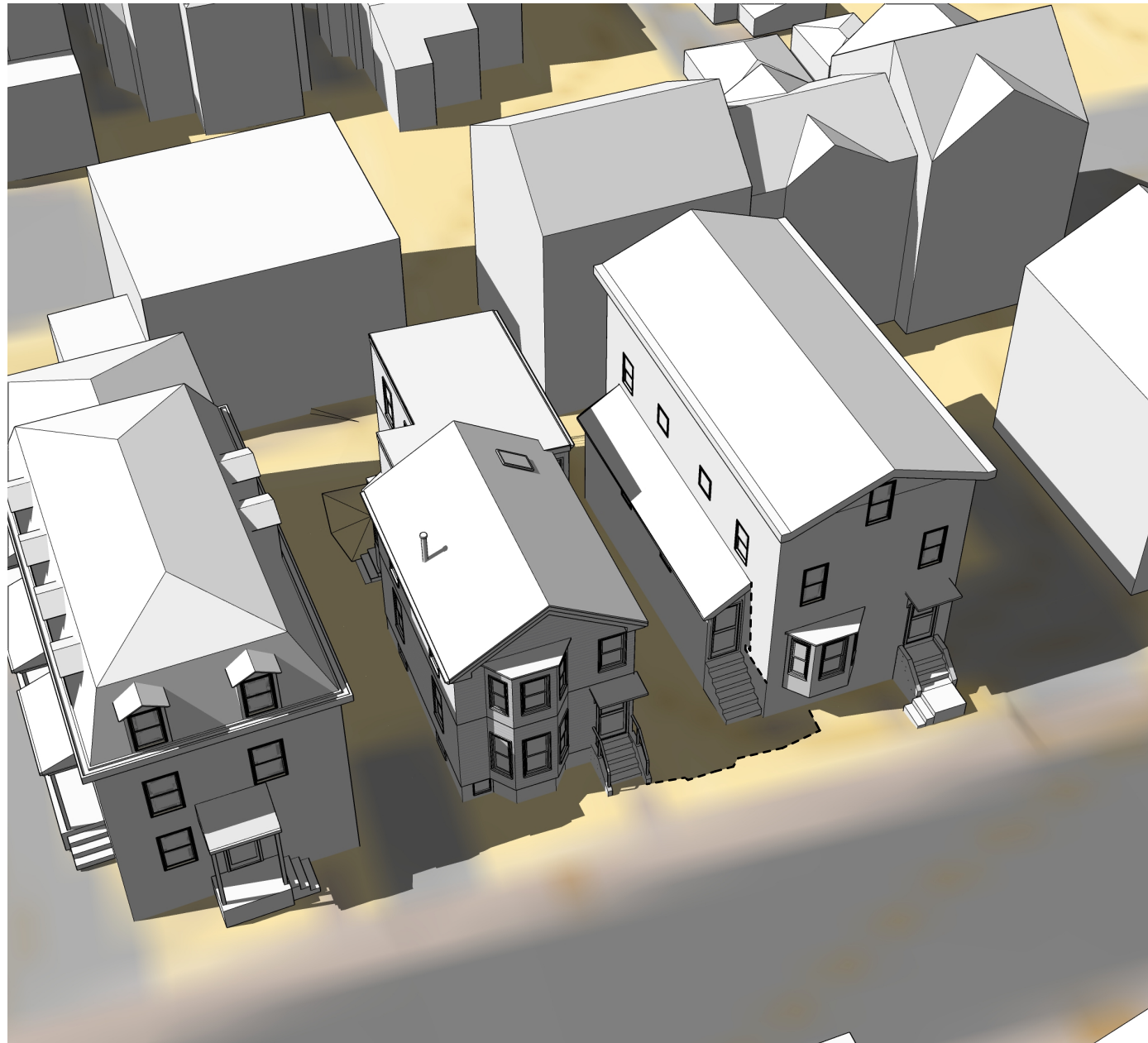
R2.0

MARCH/ SEPTEMBER EQUINOX
12:00 PM

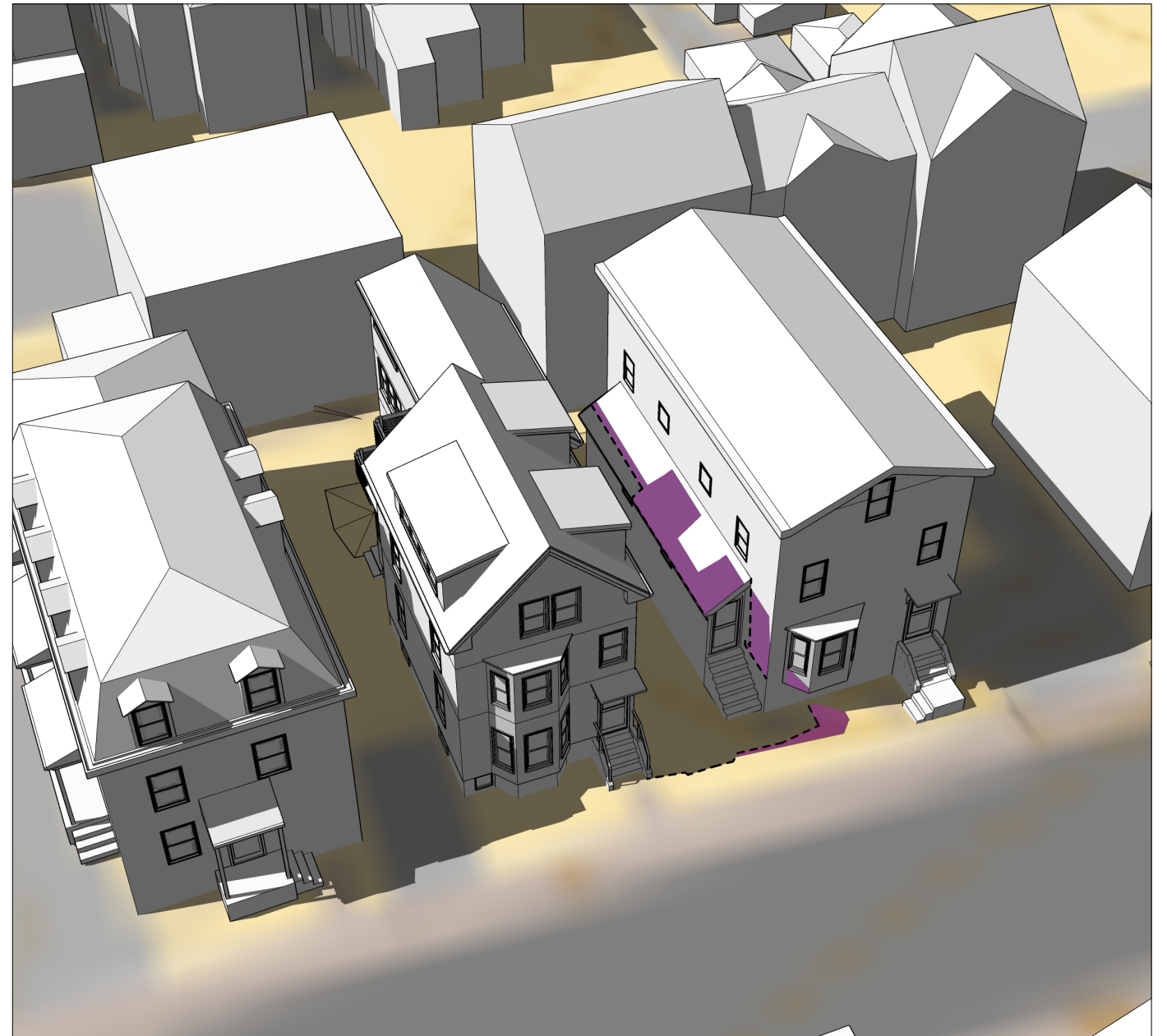
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


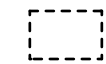
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

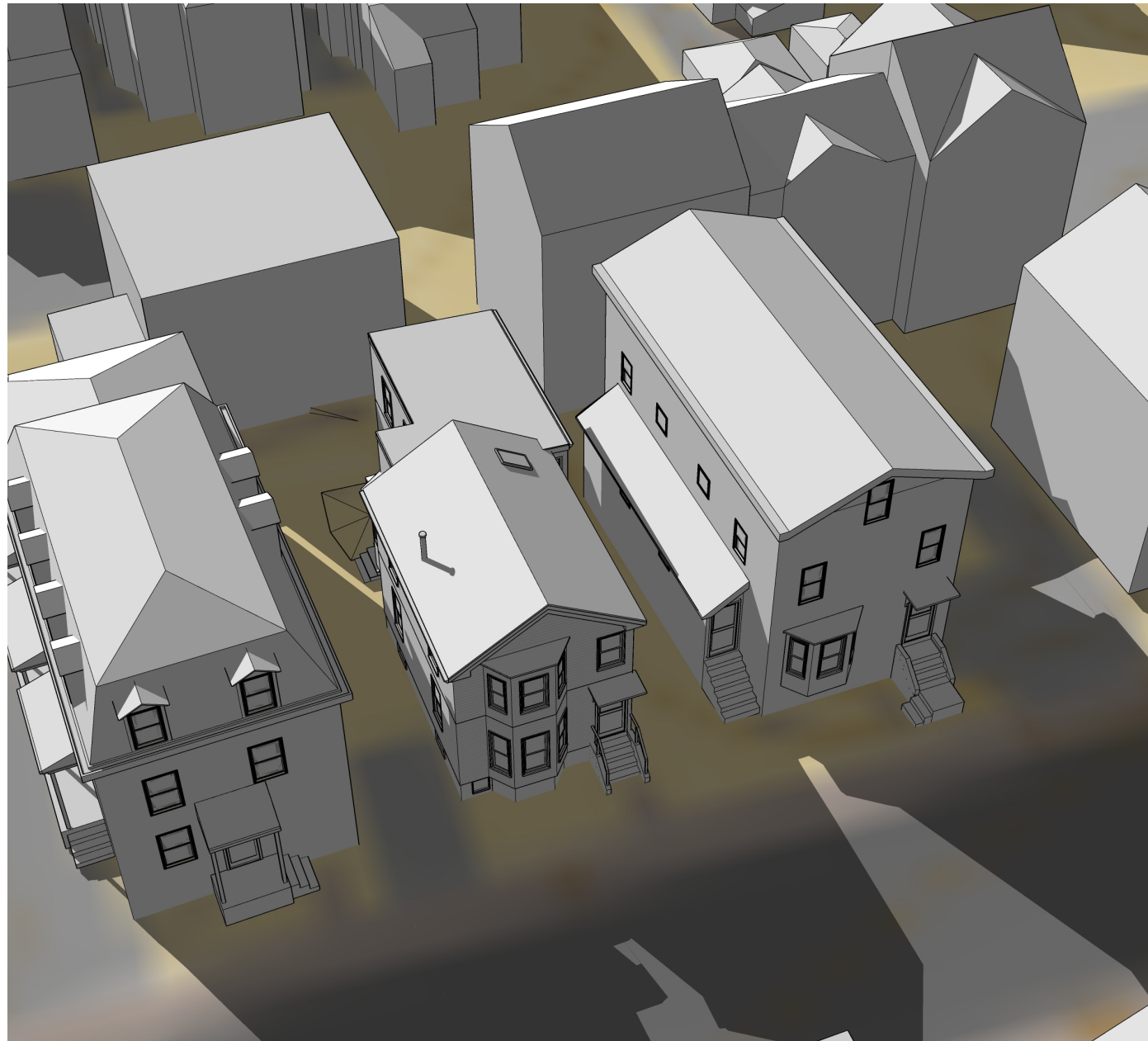
R2.1

MARCH/ SEPTEMBER EQUINOX
3:00 PM

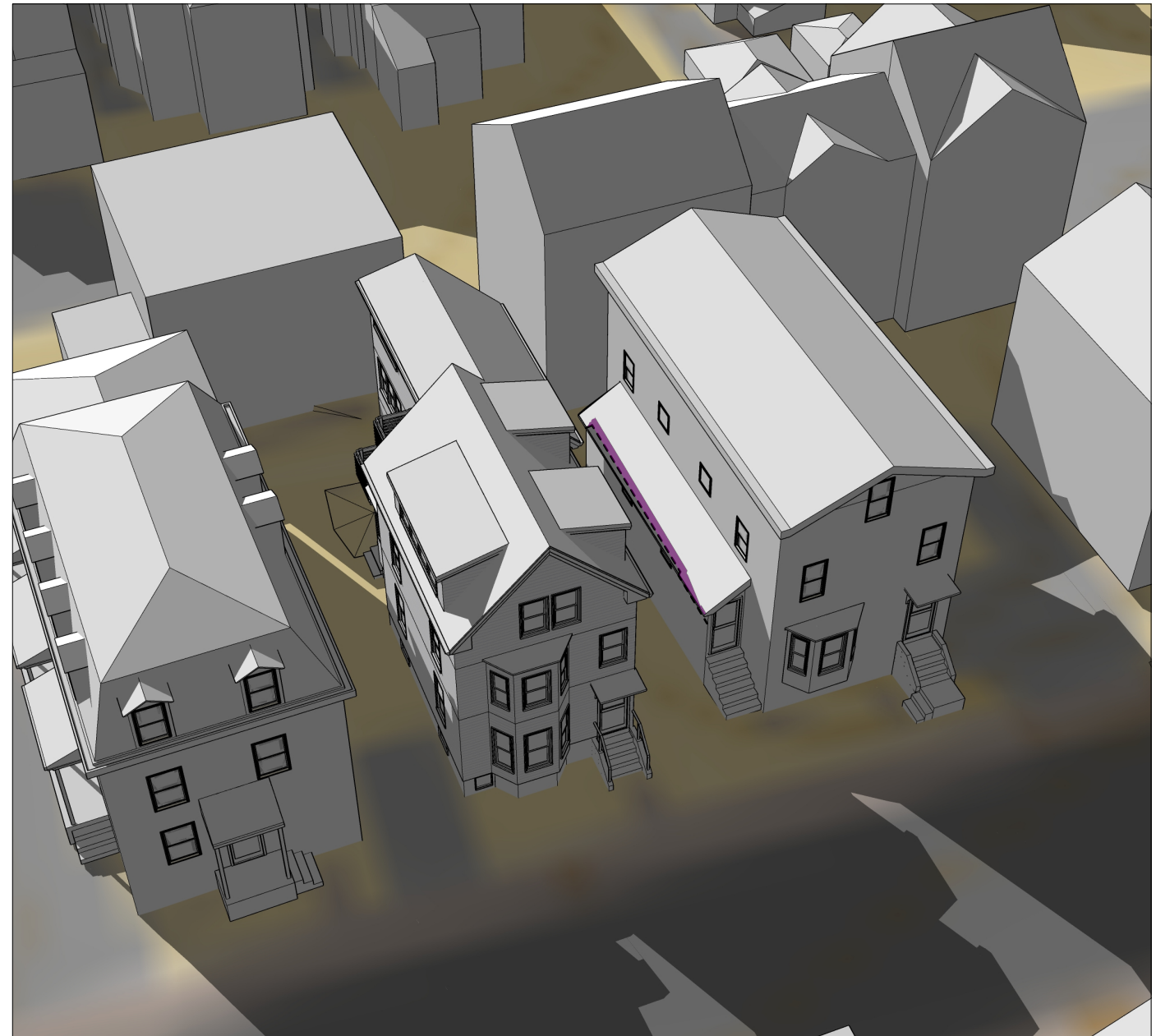
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


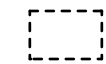
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

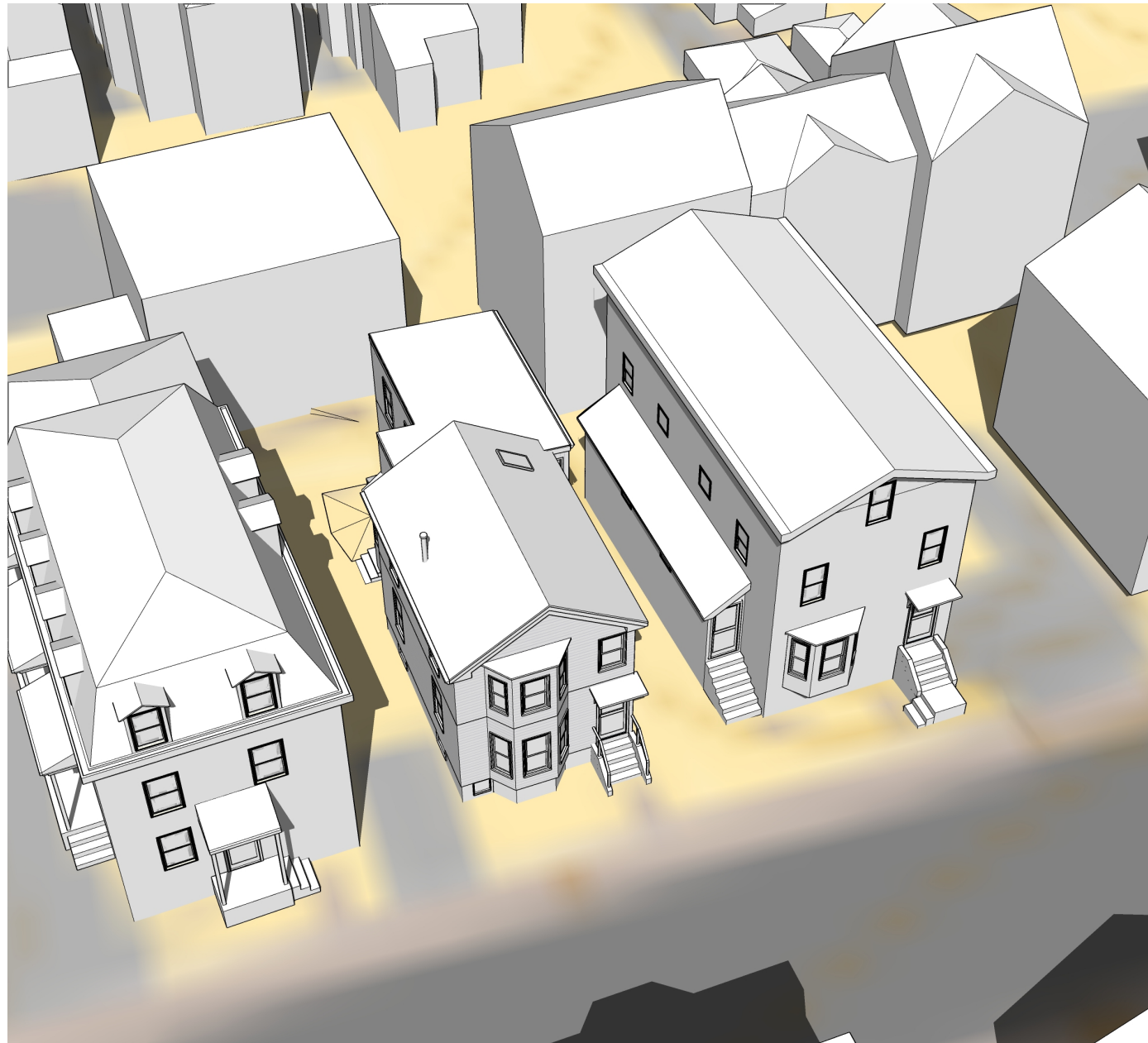
R2.2

SUMMER SOLSTICE
9:00 AM

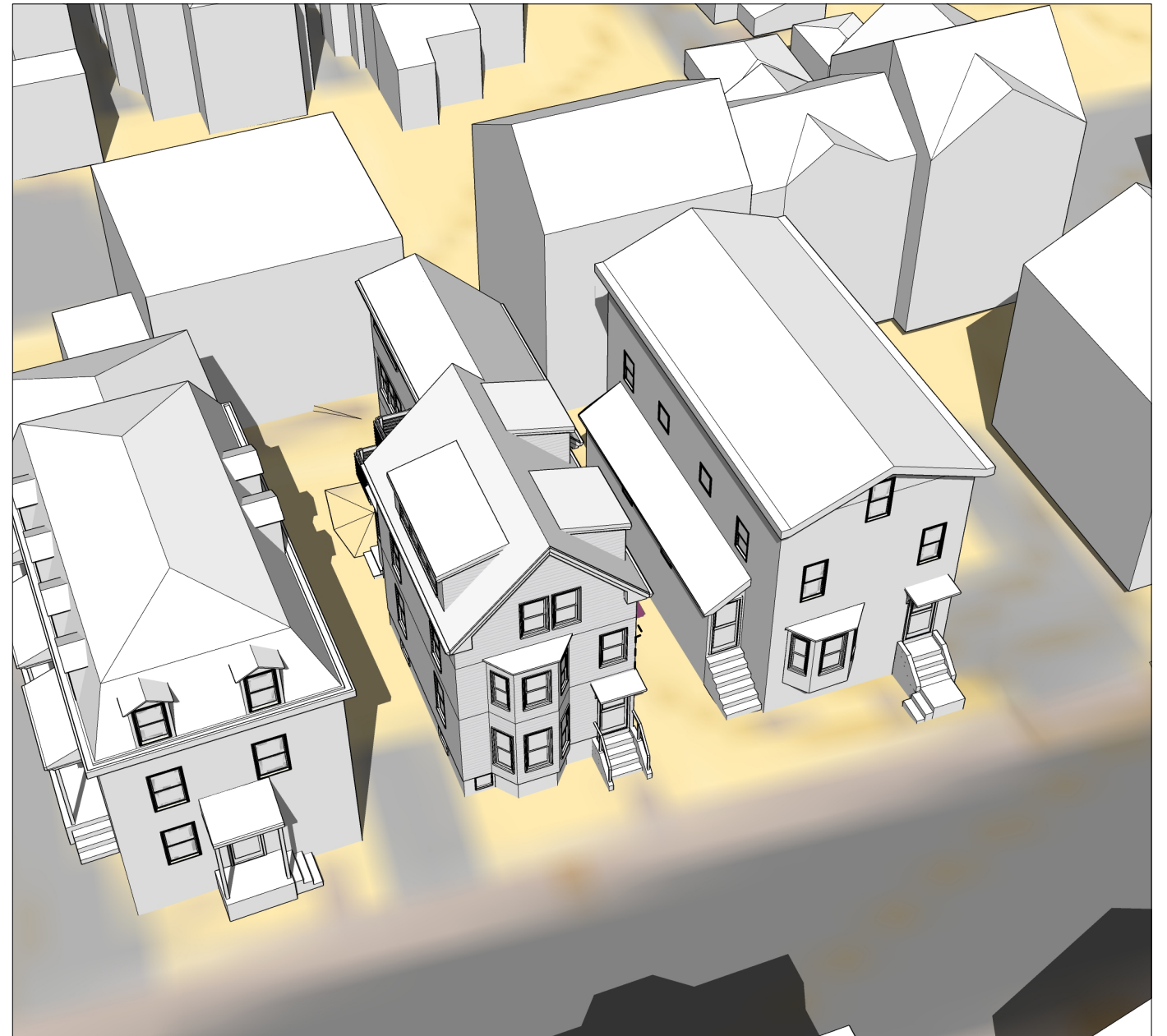
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

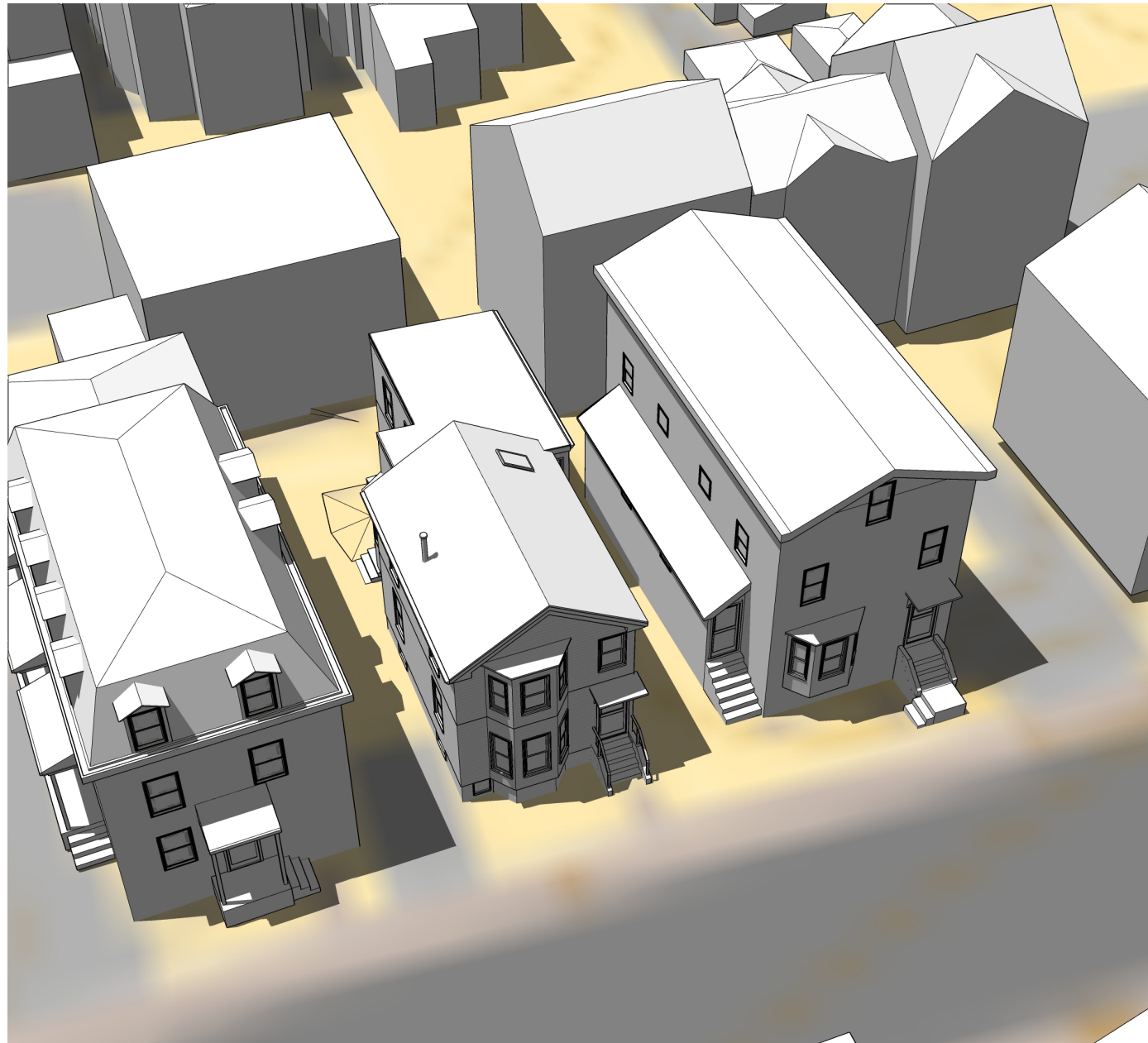
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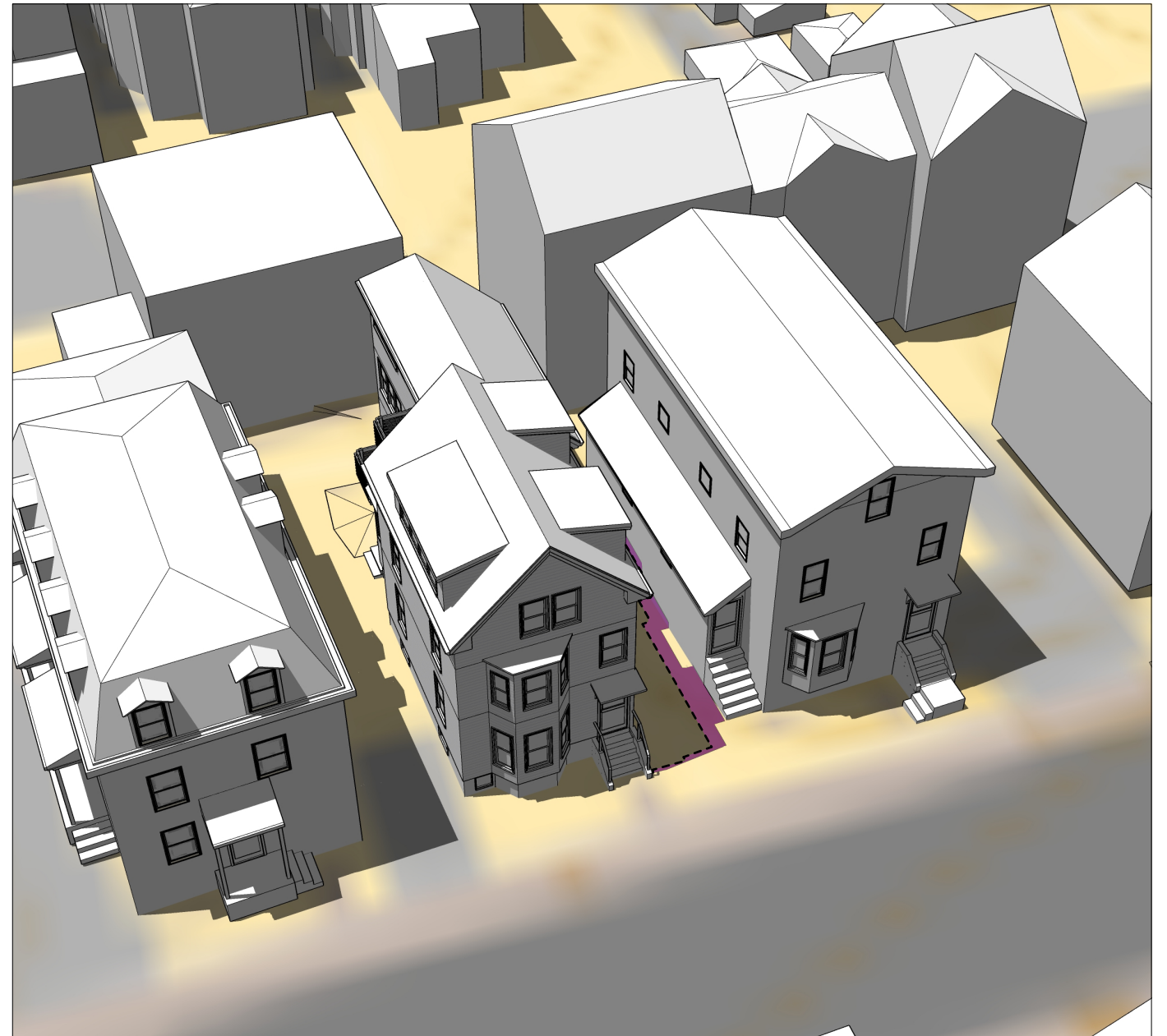
KEY:

- Extent of New Shadow
- Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139


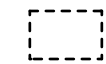
EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.4

SUMMER SOLSTICE
3:00 PM

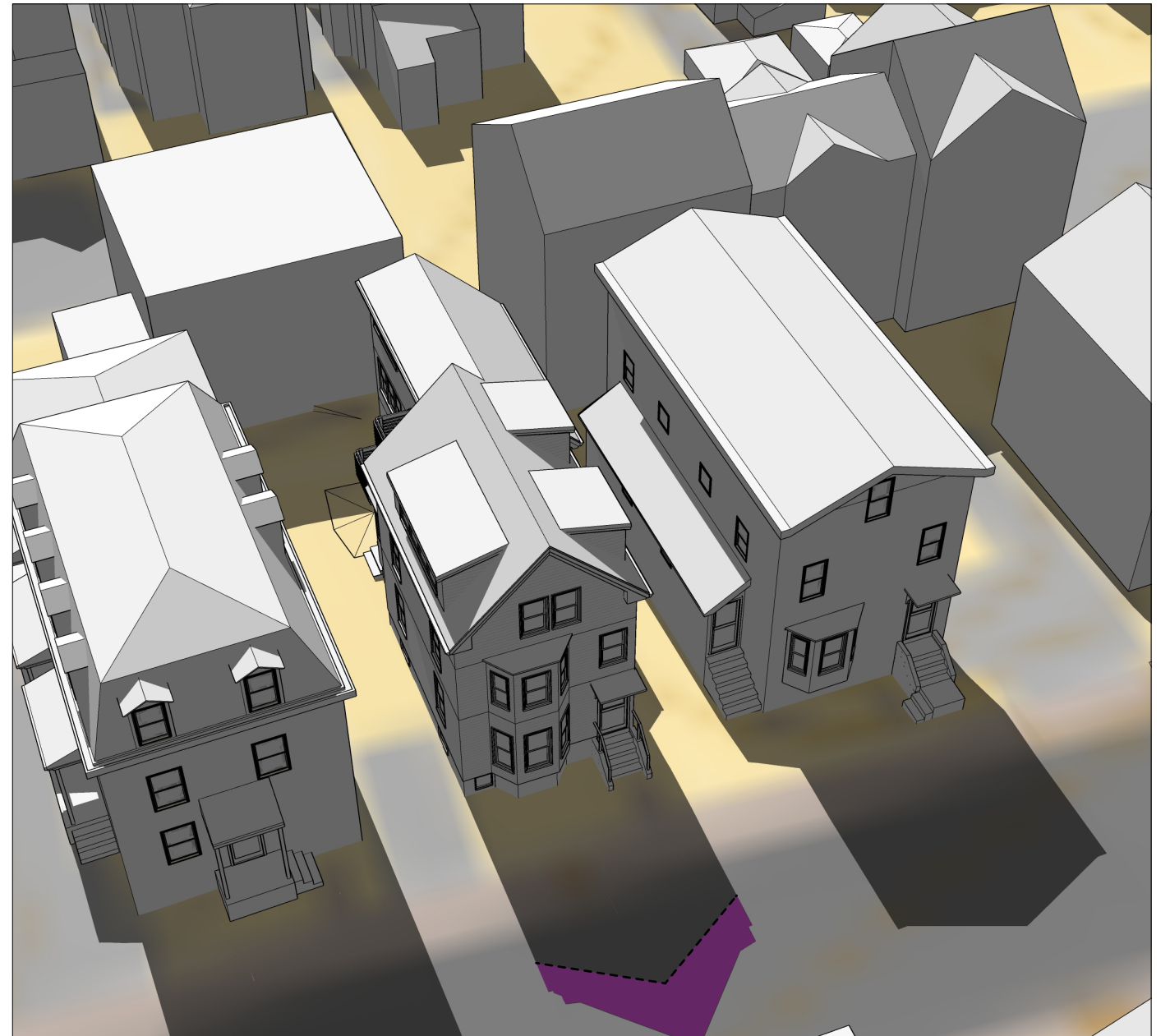
KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.5

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9:00 AM

KEY:

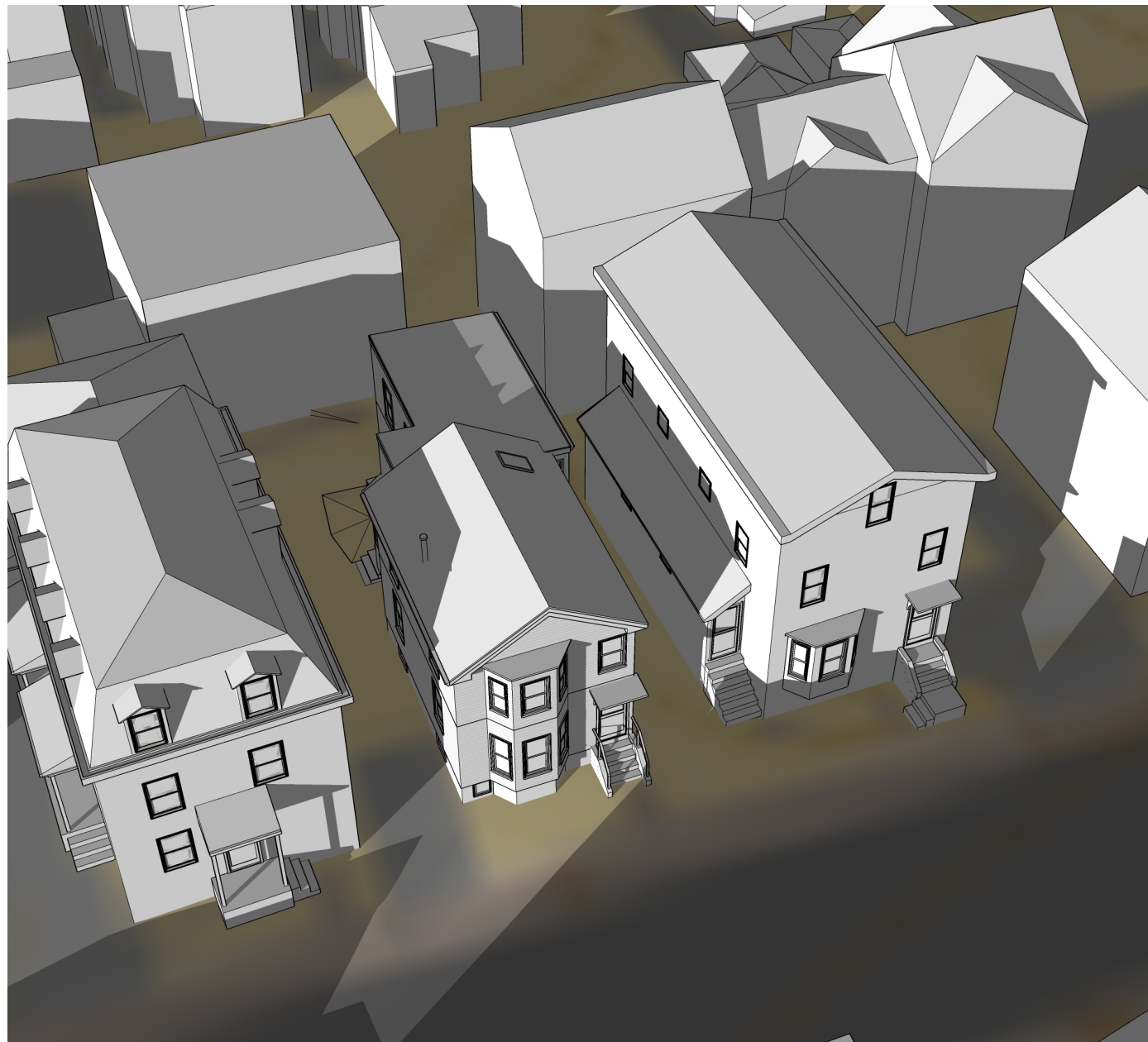


Extent of New Shadow

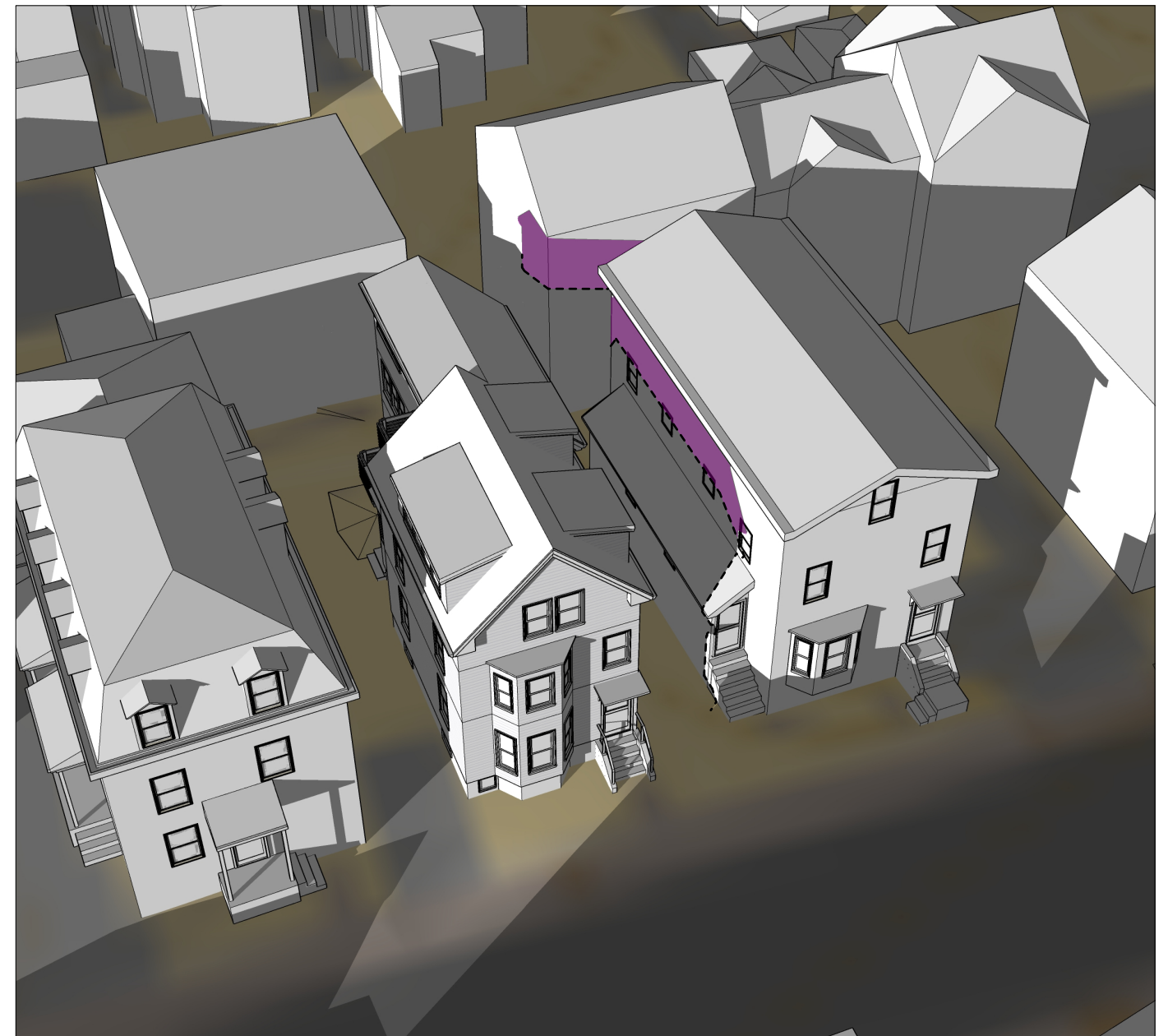


Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.6

WINTER SOLSTICE
12:00 PM

KEY:

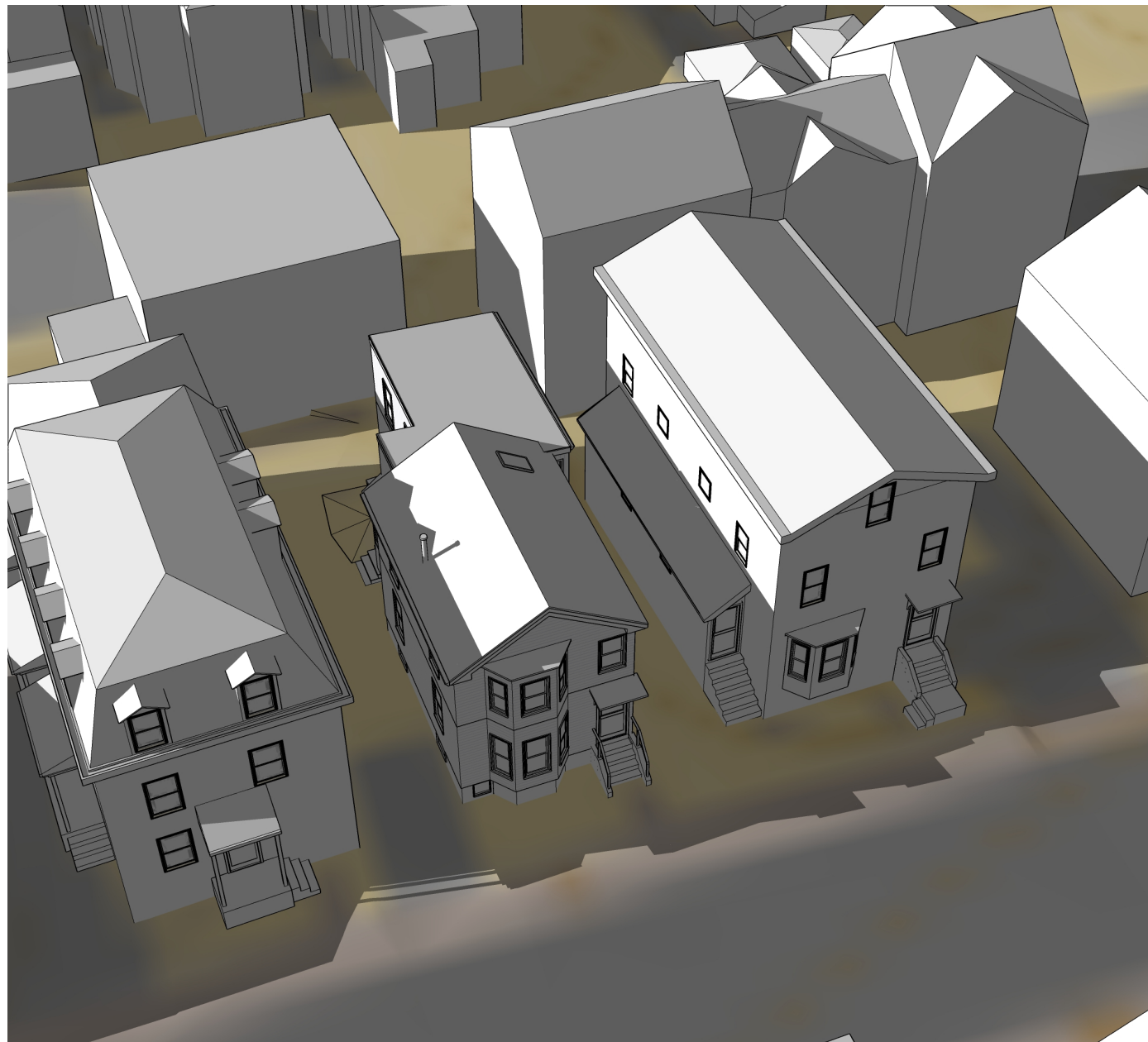


Extent of New Shadow

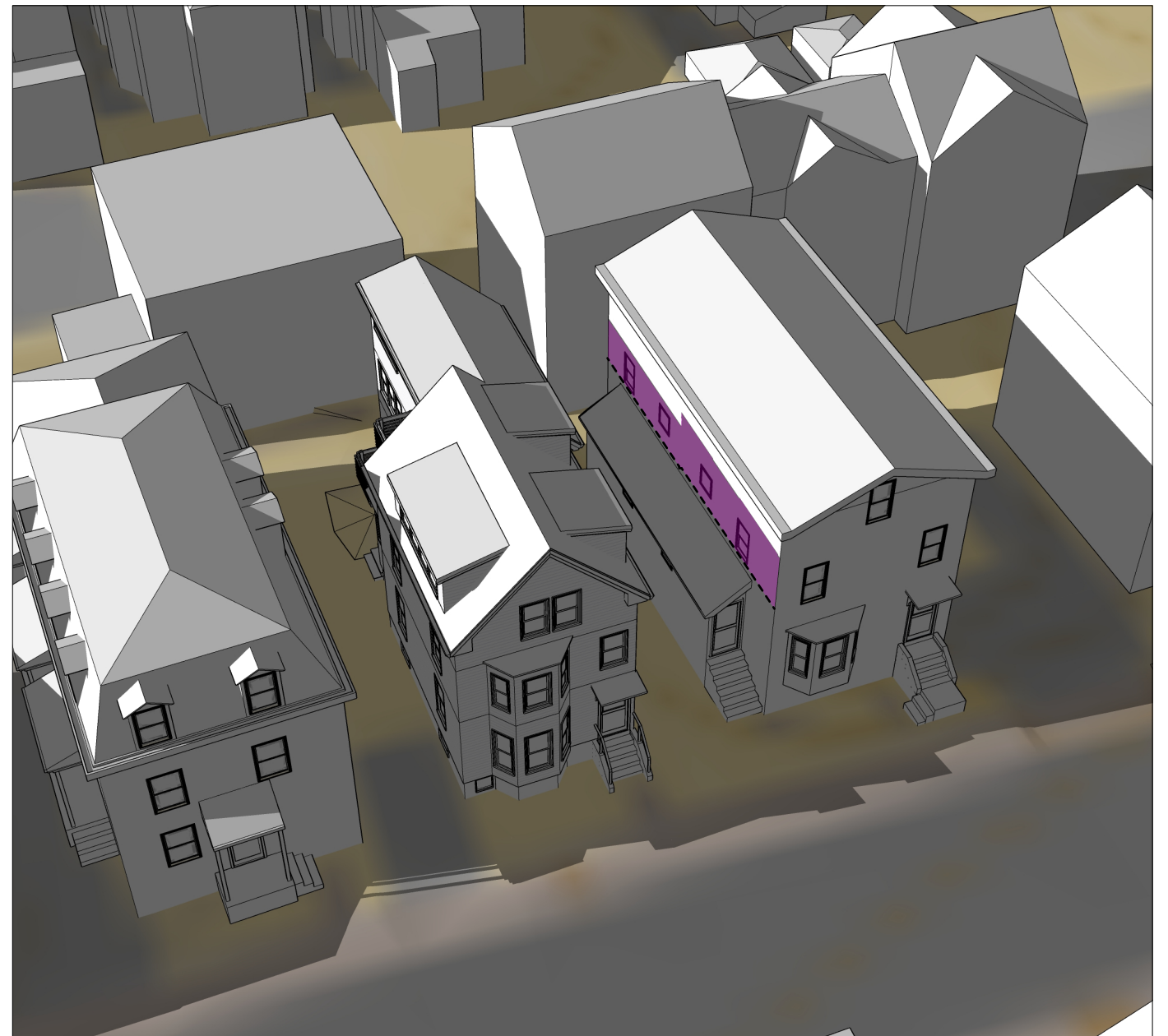


Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.7

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3:00 PM

KEY:

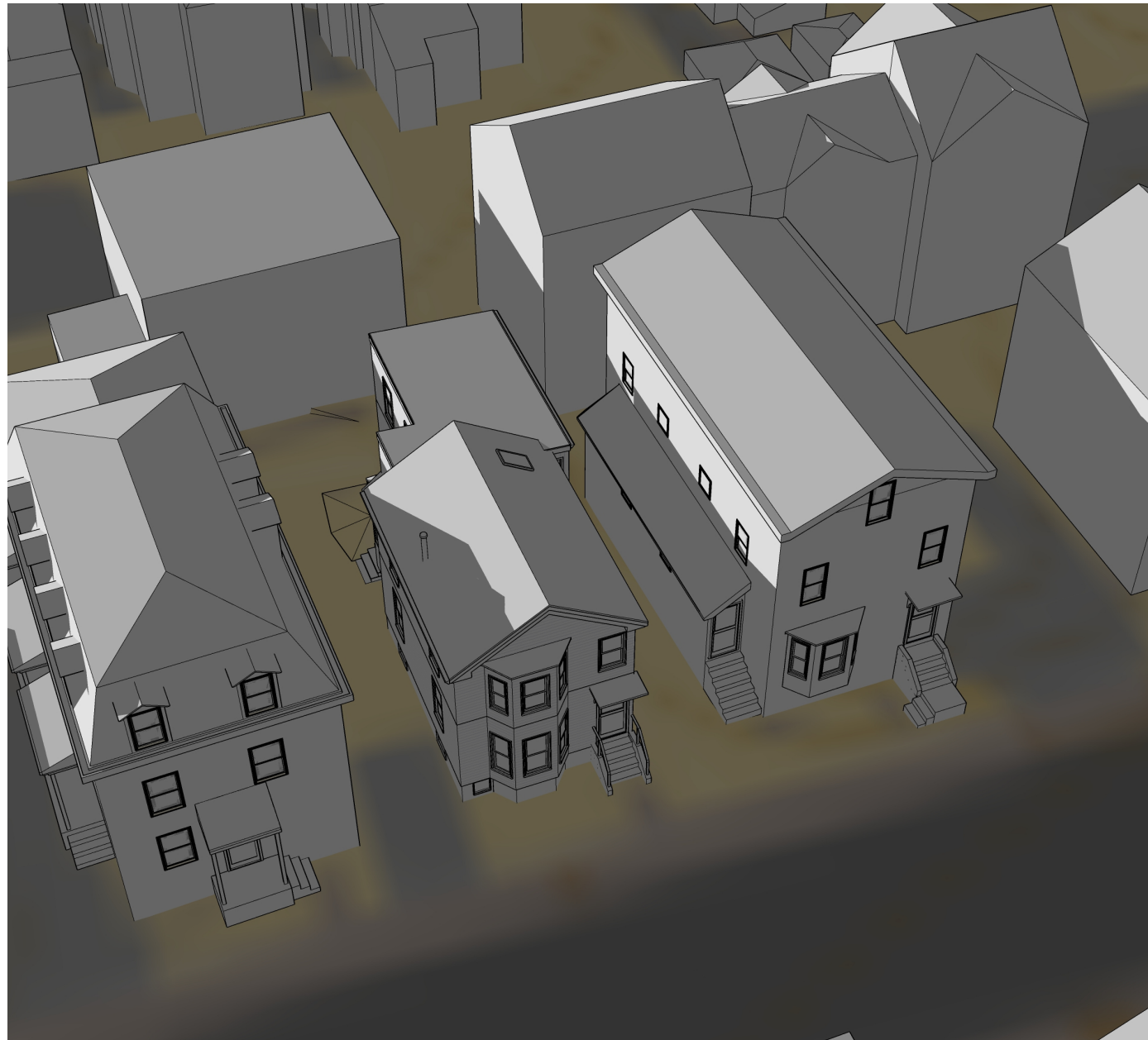


Extent of New Shadow

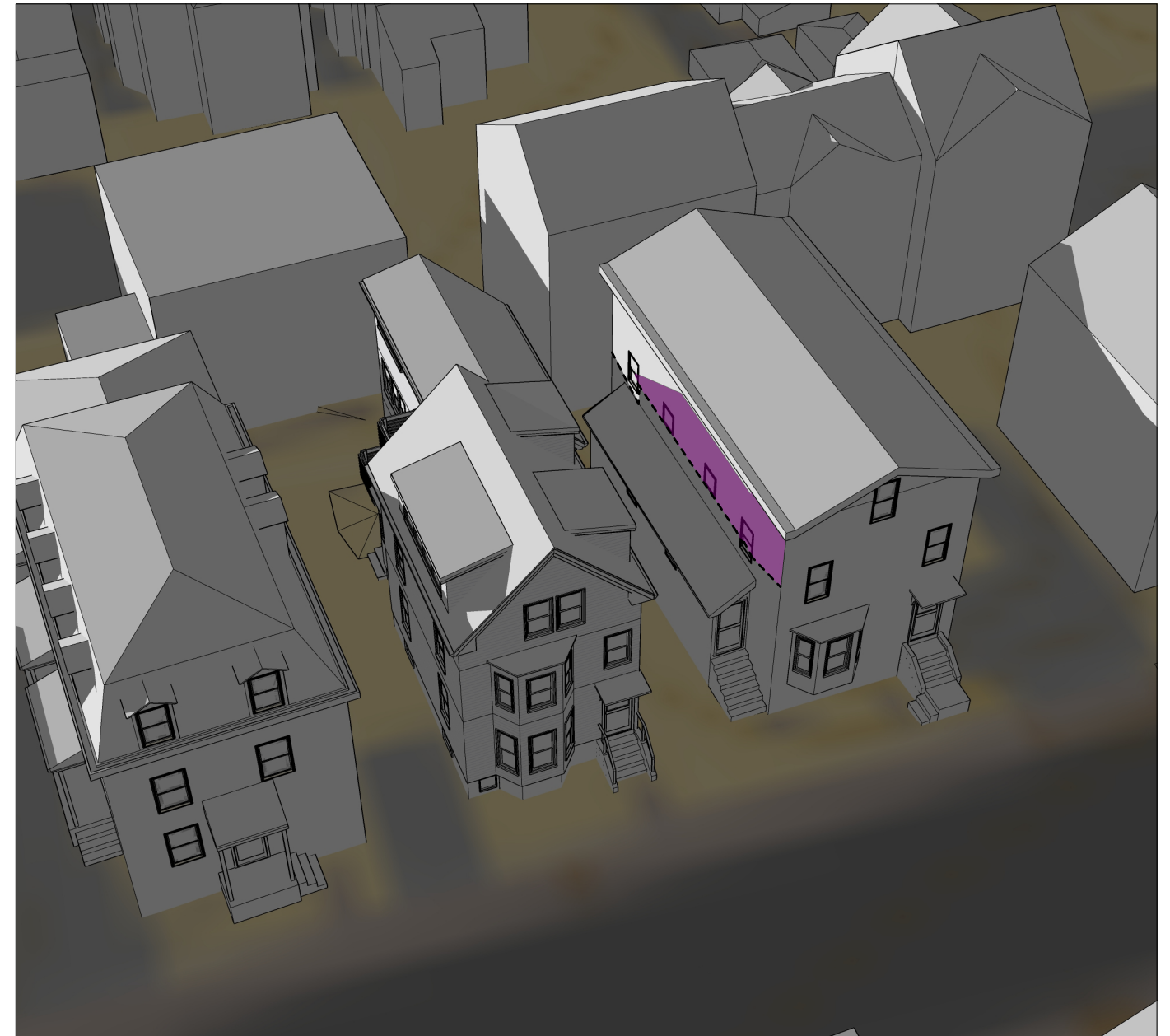


Line of Existing Shadow

CURRENT



PROPOSED



Owner: **Treetop Group**
100 Tower Office Park, Suite 1. Woburn, MA
Property Address: 27 Jay St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
04/19/2023

R2.8

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 27 Jay Street (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 proposed additions will not extend beyond the footprint of the existing non-conforming structure. The additions are in scale with surrounding neighborhood and if the lot were conforming to the 5,000 sq ft. minimum lot size the gross floor area would also comply.

- 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 proposed project will have no impact on traffic nor patterns of access or egress. The house will remain a single family home with one parking space.

- 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 proposal will have no impact on continued operation or development of adjacent uses other than a small increase in shadows cast due to the increased height.

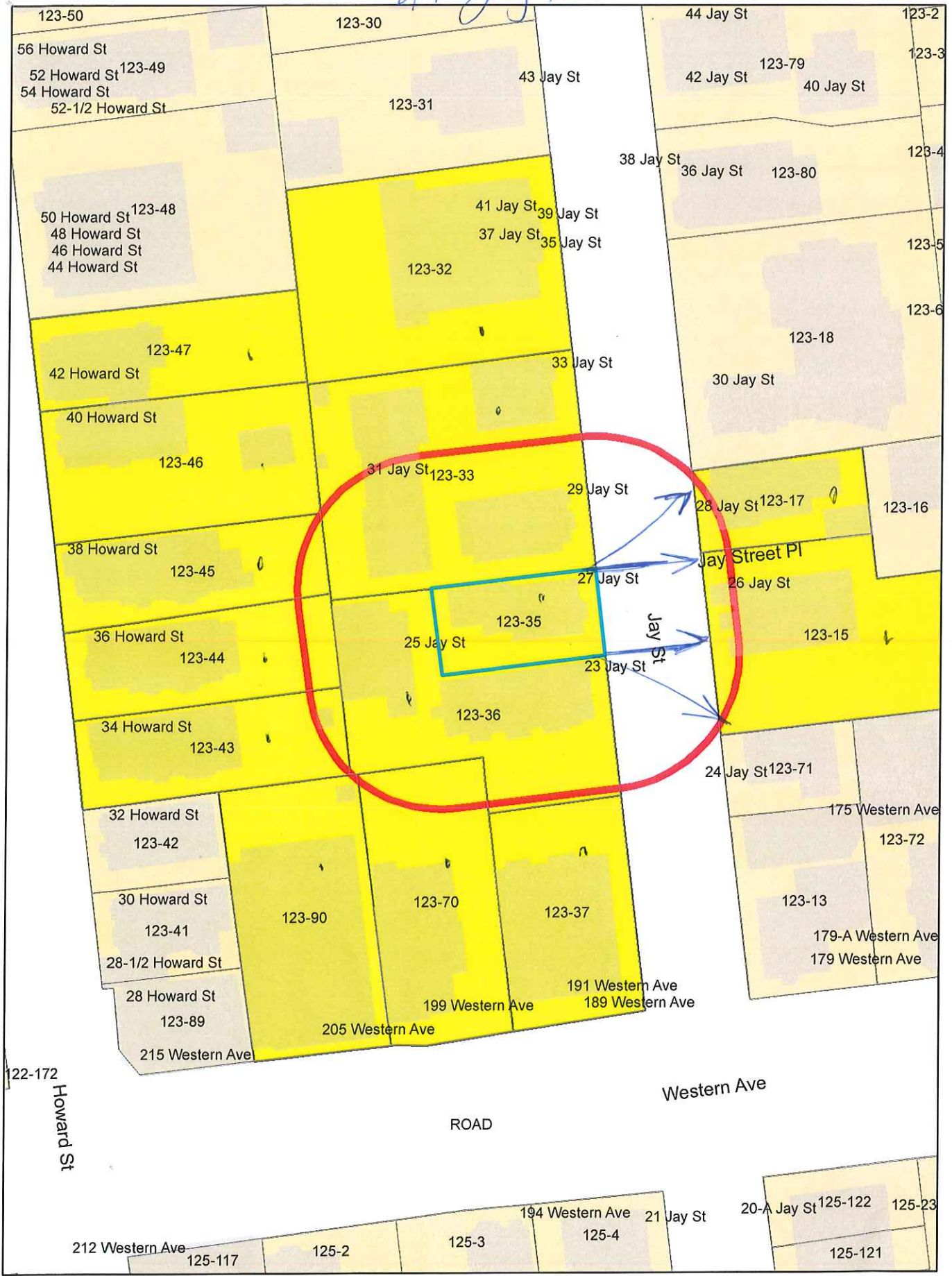
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed addition will not create any nuisance or hazard as it will be a continuation of its current use.

- 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:

As previously stated, the proposed additions will be in scale with neighboring properties and in the allowable size for a conforming lot. We do not believe it will impair the integrity of the district or otherwise derogate from the intent of the Ordinance.

27 Jay St.



27 Jay St.

Petitioner

123-15
SCHIRMER, ABIGAIL B. & NGUYEN H. AN
26 JAY ST.
CAMBRIDGE, MA 02139-3125

123-32
ROHM, MAXIMO & JANINA MARIA MACADAM
C/O DRIANA VAN DAELE
P.O. BOX 380253
CAMBRIDGE, MA 02238

EVB DESIGN
C/O EDRICK VANBEUZEKOM, ARCHITECT
1310 BROADWAY – SUITE 200
CAMBRIDGE, MA 02144

123-46
PHILLIPS, TONI
40 HOWARD ST
CAMBRIDGE, MA 02139

123-32
BATISHCHEV, OLEG & ALLA BATISHCHEVA
35-41 JAY ST., UNIT #A
CAMBRIDGE, MA 02139

123-32
SPACEBAR LLC
2 REPTON CIRCLE #2303
WATERTOWN, MA 02472

123-36
DOTTIN, REUBEN N., JR., TR. OF R & R TRUST
321A WESTERN AVE
CAMBRIDGE, MA 02139-0000

123-90
CAMBRIDGE CITY OF
C/O CAMBRIDGE HOSPITAL
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

123-33
29A JAY STREET, LLC
ATTN: DR. MICHELE KLOPNER
6638 VAN WINKLE DR.
FALLS CHURCH, VA 22044

123-33
RICHMAN, KATHY
31B JAY STREET
CAMBRIDGE, MA 02139

123-37
GRAHAM, SAUNDRA
189 WESTERN AVE
CAMBRIDGE, MA 02139-4637

123-47
CARRINGTON, EDRIC R. & ISELMA CARRINGTON,
TRS OF THE DYNASTY II REALTY TRUST
42 HOWARD ST
CAMBRIDGE, MA 02139-2910

123-70
BAO, CHANNA & GUO NU BAO
199 WESTERN AVE., #1
CAMBRIDGE, MA 02139

123-70
BARENTS, BRANDY DYER &
KEVIN PATRICK BARENTS
199 WESTERN AVENUE, UNIT #3
CAMBRIDGE, MA 02139

123-70
MUZYKEWICZ, MARCY
199 WESTERN AVE #2
CAMBRIDGE, MA 02139

123-43
YELLIN, ELRON
34 HOWARD ST., UNIT #2
CAMBRIDGE, MA 02139

123-43
KLAUBER, BLAKE
TR. OF SPEIDEN FAMILY IRREVOCABLE TRUST
34 HOWARD ST. UNIT#1
CAMBRIDGE, MA 02139

123-32
WANG HAISHENG FRANK EFFENBERGER ET AL
35 JAY ST UNIT B
CAMBRIDGE, MA 02139

123-33
29-33 JAY STREET UNIT 31A LLC
332 FRANKLIN ST APT #401
CAMBRIDGE, MA 02139

123-33
BLYAKHER ARKADY & GABRIELA PREGERNIG
GABRIELA PREGERNIG
33 JAY ST - UNIT 33
CAMBRIDGE, MA 02139

123-44
PALLIN DANIEL LAURA MUIR TR
52 KINNIARD ST
CAMBRIDGE, MA 02139

123-45
38 HOWARD ST LLC
127 CORNELL ST
NEWTON, MA 02462

123-33
AVIDAN YAEL
29-33 JAY ST -UNIT 31C
CAMBRIDGE, MA 02139

123-17
LEAKE, ASHLEY ELIZABETH
28 JAY ST
CAMBRIDGE, MA 02139

123-35
TREETOP INVESTMENTS LLC
100 TOWER OFFICE PARK - STE I
WOBURN, MA 01801

123-33
STONE, JULIET K.
29 JAY ST., UNIT B
CAMBRIDGE, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Edouard van Beurzem Date: 5/26/23
(Print)

Address: 27 Jay St.

Case No. BZA-219565

Hearing Date: 6/15/23

Thank you,
Bza Members

Date: revised 6/12/23

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sid Gehlot
Location: 27 Jay St., Cambridge, MA
Phone: 781-305-3731

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:		1,760 2,329	2,334 2,954	1,535	(max.)
LOT AREA:		2,046	No Change	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.86 1.17	1.14 1.44	0.75	
LOT AREA OF EACH DWELLING UNIT		2,046	No Change	1,500	
SIZE OF LOT:	WIDTH	33'	No Change	50'	
	DEPTH	62'	No Change	100' (depends on width)	
SETBACKS IN FEET:	FRONT	4.5'	No Change	10'	
	REAR	6.1'	No Change	20'	
	LEFT SIDE	10.6'	No Change	7'6"	
	RIGHT SIDE	1.2'	No Change	7'6"	
SIZE OF BUILDING:	HEIGHT	26.3'	33'	35'	
	WIDTH	50'10"	No Change	N/A	
	LENGTH	18'4"	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		15%	No Change	30%	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1	1	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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.:

Proposed construction will be wood frame construction, fiber cement siding, asphalt shingle roof

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.