



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR 27 PM 3:15
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 197491

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: David K. Krikorian

PETITIONER'S ADDRESS: 47 LAKE ST, Arlington, MA 02474

LOCATION OF PROPERTY: 283 Washington St., Cambridge, MA

TYPE OF OCCUPANCY: 3-family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Work consists of the removal of an existing non-code compliant stair under the 9th Edition of 780 CMR in an existing 3-family structure, with a new code compliant stair. The existing stairway also encroaches over the property line, and proposed stair remedies this problem by changing direction to run parallel to the front property line. The existing structure is nonconforming in site area and side yard setback. The proposed open stair will encroach further into the required front yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):

David Krikorian

(Petitioner (s) / Owner)

DAVID KRIKORIAN

(Print Name)

Address:

47 Lake St., Arlington, MA, 02474

Tel. No.

617-800-0081

E-Mail Address:

dkktav@gmail.com

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** David**Present Use/Occupancy:** 3-family**Location:** 283 Washington St., Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617-800-0081**Requested Use/Occupancy:** 3-family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3594	Same	2835	(max.)
<u>LOT AREA:</u>		3780	3780	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.33	1.33	4745	
<u>LOT AREA OF EACH DWELLING UNIT</u>		946	946	1500/dwelling unit: 4,500	
<u>SIZE OF LOT:</u>	WIDTH	40	40	50	
	DEPTH	71	71	No requirement noted in Table 5-1	
<u>SETBACKS IN FEET:</u>	FRONT	4.1	4.1	4.0	
	REAR	16.5	16.5	4.0	
	LEFT SIDE	1.4	1.4	5.0	
	RIGHT SIDE	10.5	10.5	5.0	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.0	No change	35	
	WIDTH	28	28	Not Specified in Table 5-1	
	LENGTH	50.5	50.5	Not Specified in Table 5-1	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.50% with detached garage	.50%	.30%	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		3	3	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

Existing 162 s.f. +/- detached masonry garage at the rear of the property. No changes are being made

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 David K. Krikorian
(OWNER)

Address: 47 Lake St., Arlington, MA 02474

State that I/We own the property located at 283 Washington St.,
which is the subject of this zoning application.

The record title of this property is in the name of David K. Krikorian

*Pursuant to a deed of duly recorded in the date _____, Middlesex South

County Registry of Deeds at Book 26860, Page 559; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

David K. Krikorian
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

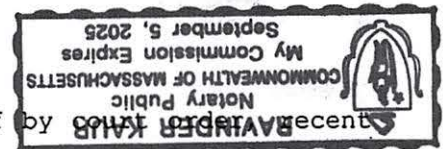
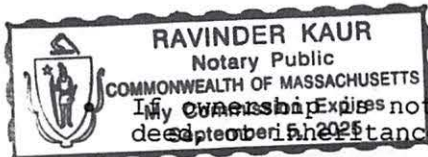
**Written evidence of Agent's standing to represent petitioner may be requested.*

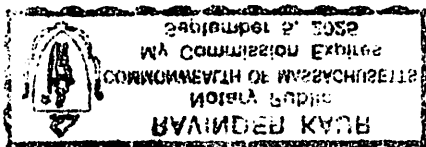
Commonwealth of Massachusetts, County of Middlesex

The above-name DAVID K. KRICKORIAN personally appeared before me,
this 19th of Jan, 2023, and made oath that the above statement is true.

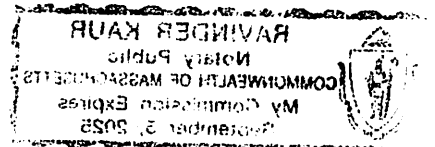
Ravinder Kaur Notary

My commission expires 9-5-2025 (Notary Seal).





Seal of the Commonwealth of Massachusetts
My Commission Expires
September 2, 2022
RAVINDER KAUR



Seal of the Commonwealth of Massachusetts
My Commission Expires
September 2, 2022
RAVINDER KAUR

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:

The appellant is trying to remedy a dangerous existing condition for the primary entry/egress stair.

The stair is non-code compliant stair under the 9th Edition of 780 CMR in an existing 3-family structure, with a new code complaint stair. The existing stairway also encroaches over the property line, and proposed stair remedies this problem by changing direction to run parallel to the front property line. The existing stair is a liability to the appellant and a potential liability to the City of Cambridge as its encroaches on city owned property.

- 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 appellant needs zoning relief due to the location of the existing building to the side yard property line. He hardship is due to the site shape.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Removes an encroaching private structure from City of Cambridge property remedies a non-compliant life safety egress element. This is a continuation of a preexisting permitted use. There is no increase in the building footprint. There is no increase in the building height/stories. There is no further encroachment into the required site setbacks than the existing building footprint.

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

There is no increase in the building size/density, this is a continuation of a preexisting permitted use. There is no increase in height/stories. There is no further encroachment into the required site setbacks than the existing building footprint. Hardship is due to existing site and building shape.

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

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION**Applicant: DavidPresent Use/Occupancy: 3-familyLocation: 283 Washington St., Cambridge, MAZone: Residence C-1 ZonePhone: 617-800-0081Requested Use/Occupancy: 3-family

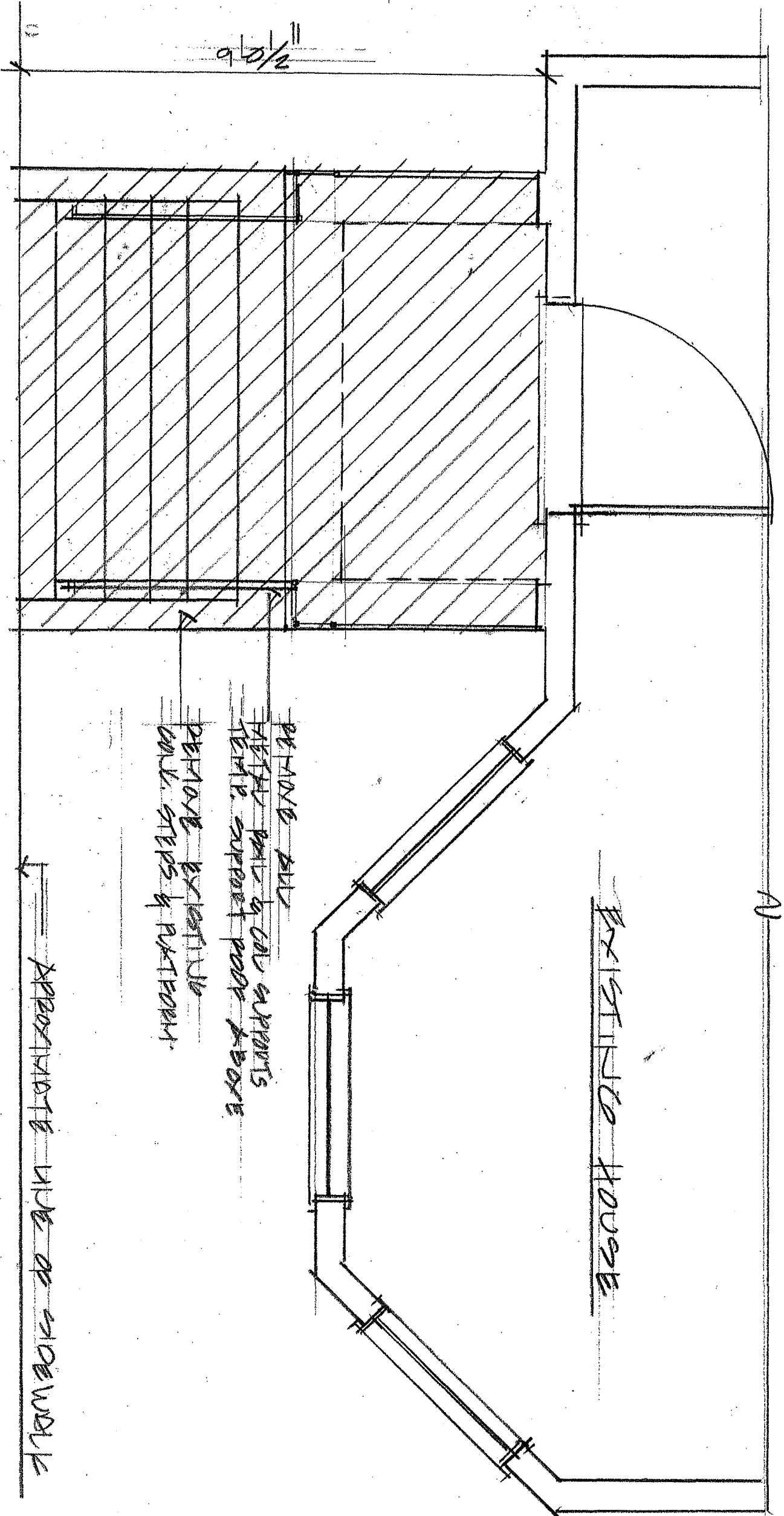
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3594	Same	2835	(max.)
<u>LOT AREA:</u>		3780	3780	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.33	1.33	4745	
<u>LOT AREA OF EACH DWELLING UNIT</u>		946	946	1500/dwelling unit: 4,500	
<u>SIZE OF LOT:</u>	WIDTH	40	40	50	
	DEPTH	71	71	No requirement noted in Table 5-1	
<u>SETBACKS IN FEET:</u>	FRONT	4.1	4.1	4.0	
	REAR	16.5	16.5	4.0	
	LEFT SIDE	1.4	1.4	5.0	
	RIGHT SIDE	10.5	10.5	5.0	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.0	No change	35	
	WIDTH	28	28	Not Specified in Table 5-1	
	LENGTH	50.5	50.5	Not Specified in Table 5-1	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.50% with detached garage	.50%	.30%	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		3	3	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

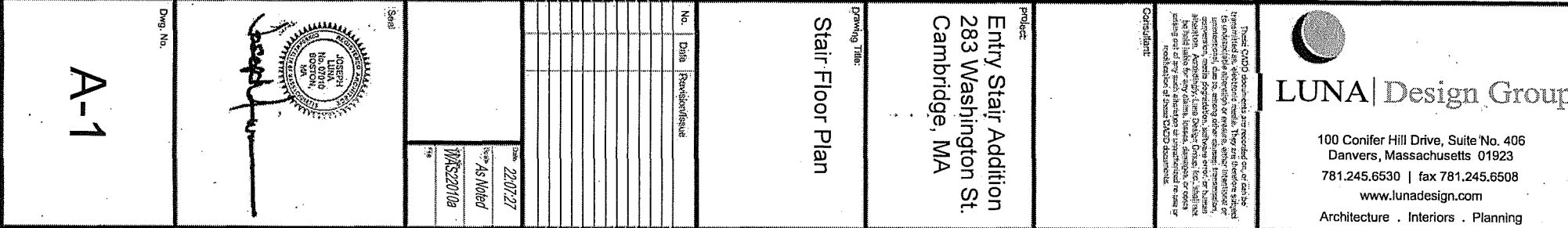
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

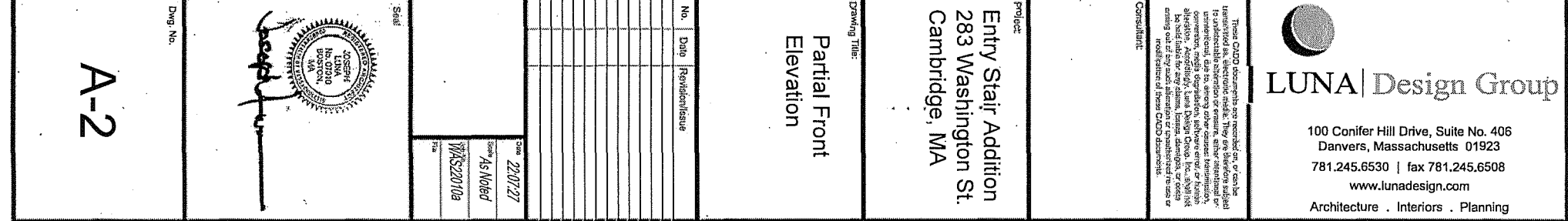
Existing 162 s.f. +/- detached masonry garage at the rear of the property. No changes are being made

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'.

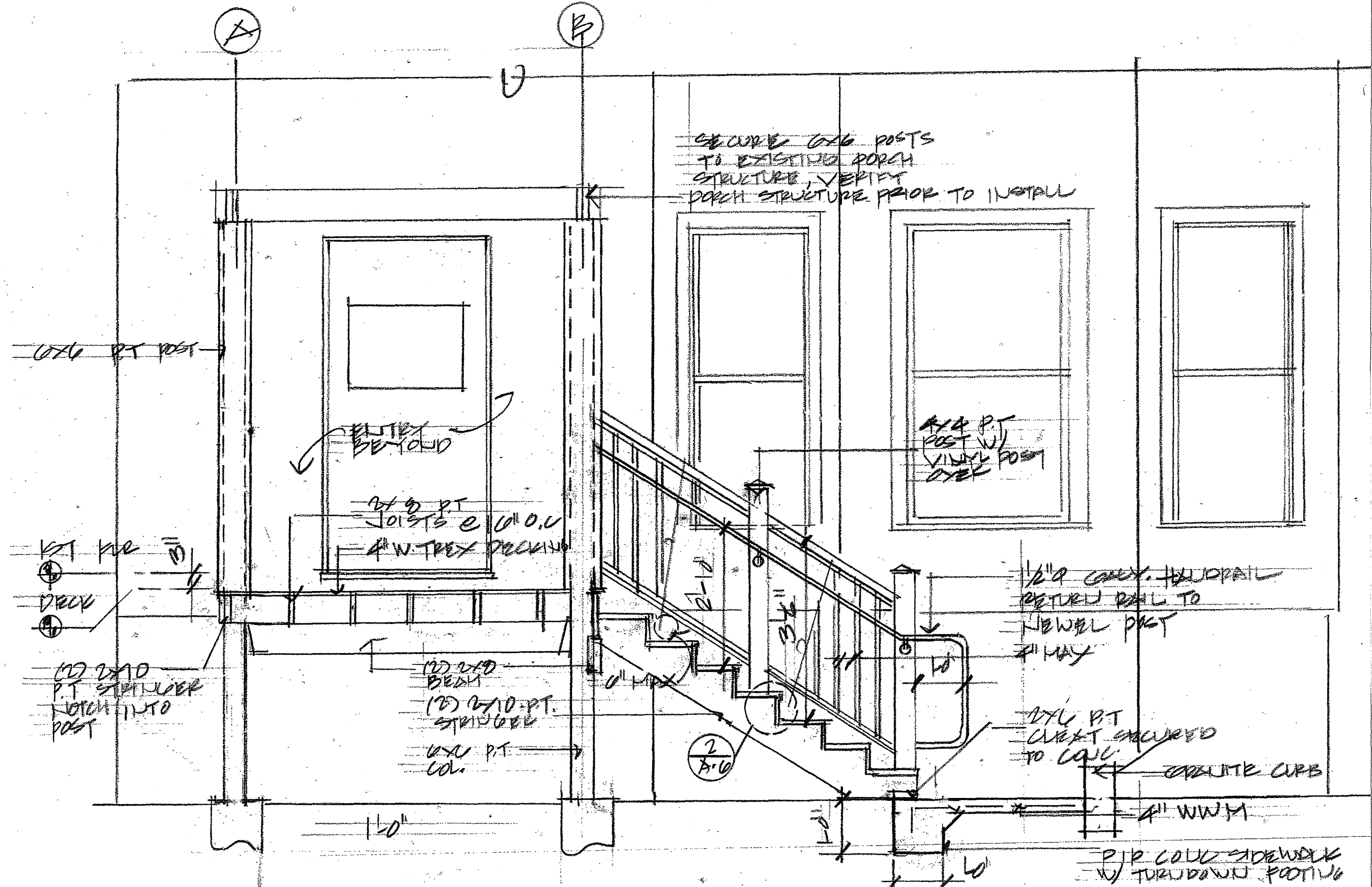
ESTIMATE / DEMO PLAN
1 square / 2' x 1' x 10"







NOTE: CORRECT DRAWING NUMBER IN BLOCK. ANY PART OF THIS DRAWING TO OTHER DRAWING NUMBER HAS BEEN 20 OTHER TO GET WHEN CHANGED IN SIZE. DRAWING AND DETAIL SCALES SHALL BE INDICATED OR INCREASED PROPORTIONALLY.



1 PROPOSED CROSS SECTION
cut 1/2", 1/20"

These CADD documents are recorded on or can be transferred to electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, Luna Design Group, Inc. shall not be held liable for any claims, losses, damages, or costs arising out of any such alteration or unauthorized use or modification of these CADD documents.


Consultant:

Project:
Entry Stair Addition
283 Washington St.
Cambridge, MA

Drawing Title:
Cross Section

No.	Date	Revision/Issue

Date: 22-07-27
Scale: As Noted
Job No: WAS22010a
File:

Seal:

Joseph Luna

Dwg. No.
A-3

Consultant

P

Entry Stair Addition
283 Washington St.
Cambridge, MA

Drawing Title:

Cross Section

[illegible]

Date 02.03.20

4-11-1-

Job No. _____

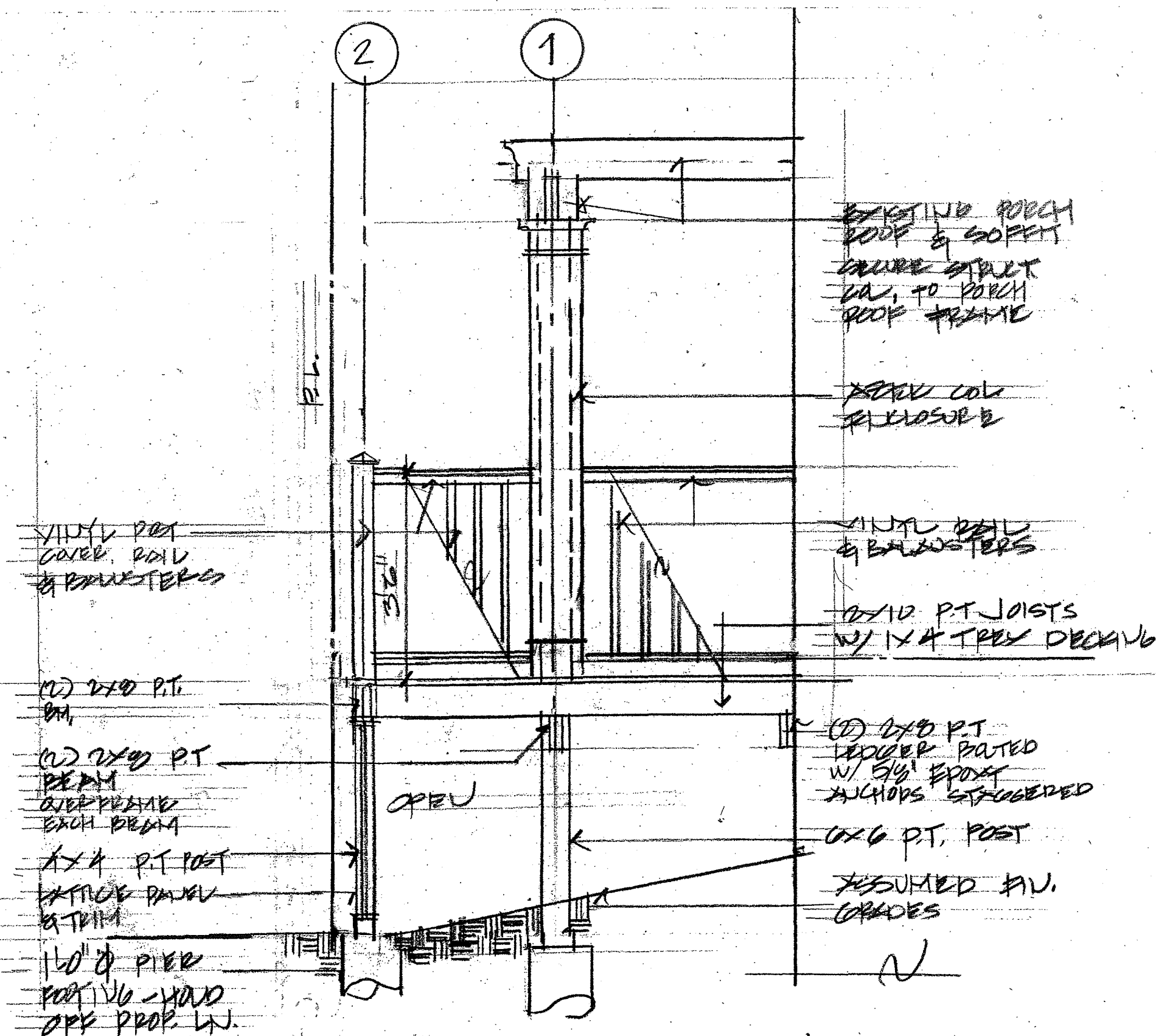
WASZZU10a

Se



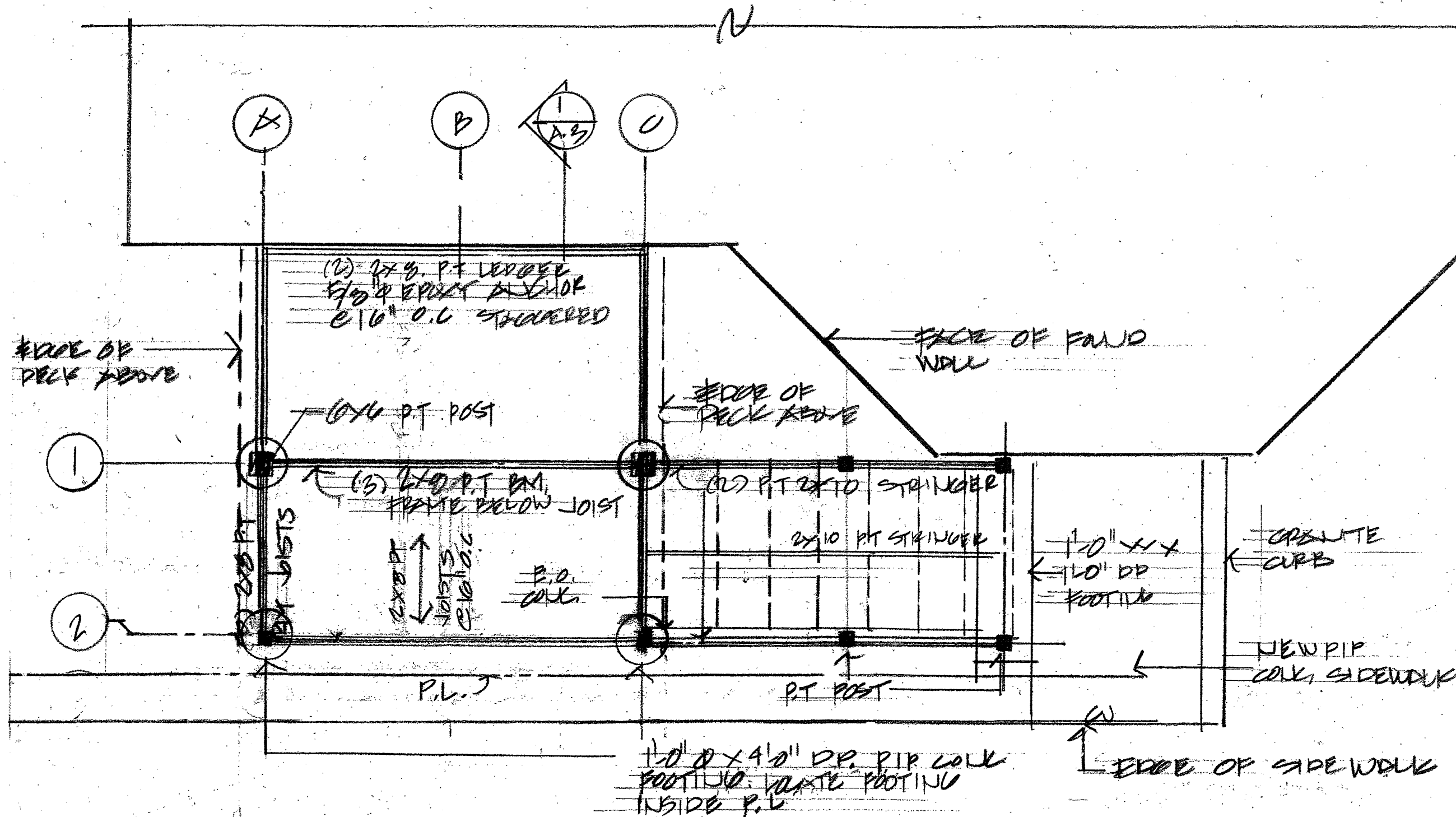
Dwg. No.

A-4

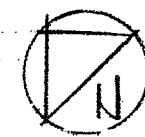


① PROPOSED CROSS SECTION
SCALE: $1/2" = 1'0"$

NOTE: CURRENT STANDARD IS 40-SP. ANY PLOT OF THE DRAWING TO OTHER CONSULT ENGINEERS HAS BEEN PLACED TO THE RIGHT OF THE DRAWING FOR INFORMATION AND COMMENT ONLY. LUNA DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER CONSULT ENGINEERS. LUNA DESIGN GROUP, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER CONSULT ENGINEERS.



1 PROPOSED FRAMING / FOUNDATION PLAN
SCALE: 1/8\"/>



These CAD documents are recorded on, or can be transmitted as, electronic media. They are therefore subject to undetectable alteration or erasure, either intentional or unintentional, due to, among other causes, transmission, conversion, media degradation, software error, or human alteration. Accordingly, LUNA Design Group, Inc. shall not be held liable for any claims, losses, damages, or costs arising out of any such alteration or unauthorized reuse or modification of these CAD documents.

Consultant:

Project:

Entry Stair Addition
283 Washington St.
Cambridge, MA

Drawing Title:

Framing Plan

No.	Date	Revision/Issue

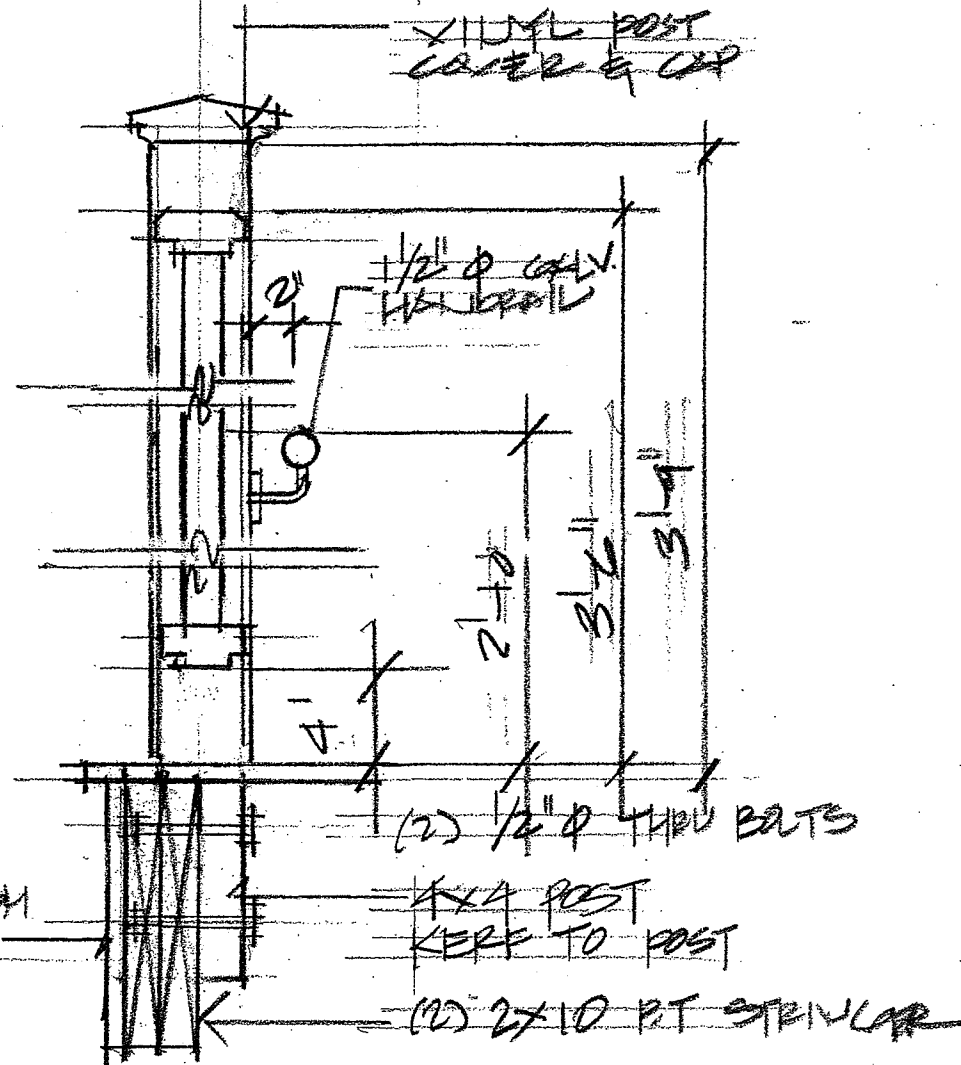
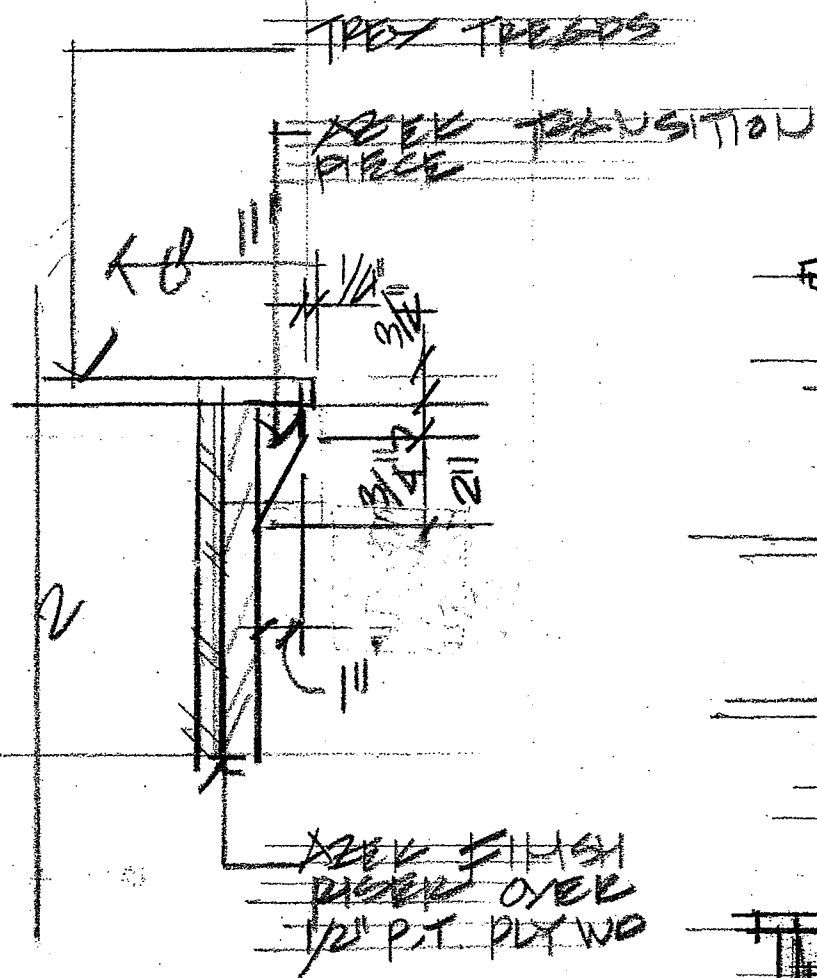
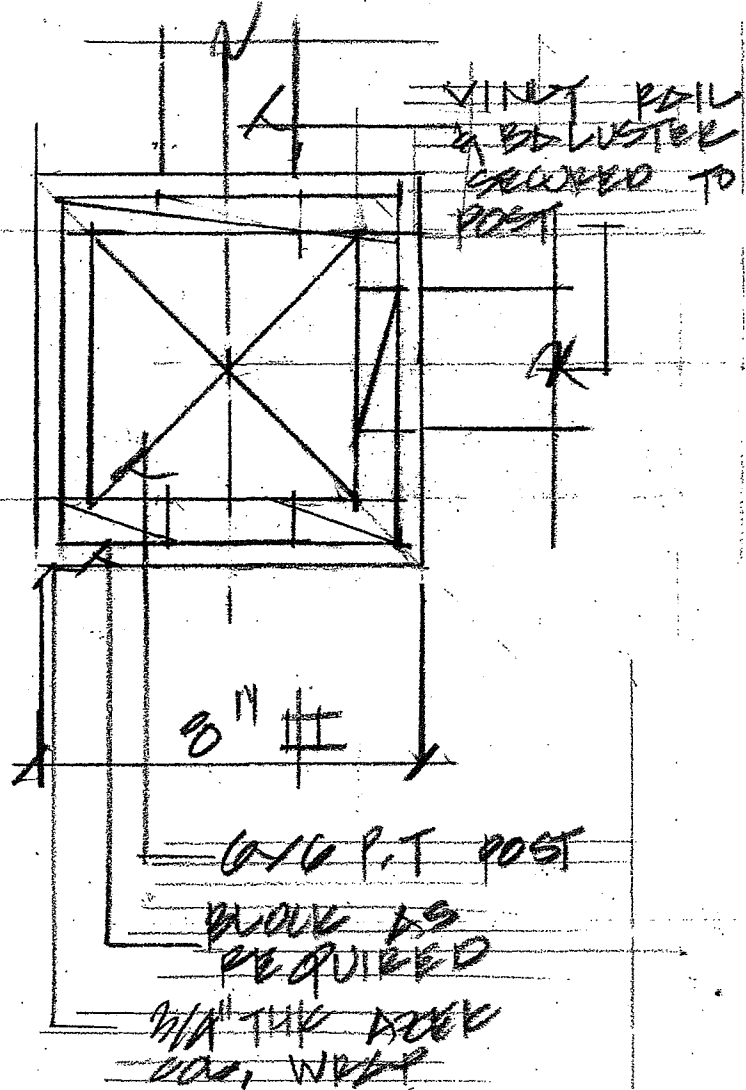
Date: 22.07.27
Scale: As Noted
Job No: WAS22010a
File:

Seal:

Joseph Luna

Dwg. No.

A-5



1 COLUMN DETAIL
CLUSE: 3" x 10"

2 Riser Detail
WALL 3" = 10"

3. STP R SECTION
NOV 1/2/14



ZONING TABLE		
RES. C-1	REQUIRED	EXISTING
LOT SIZE	5,000 SQ. FT.	2,840±SQ. FT.
LOT WIDTH	50.00'	40.00'
MINIMUM FRONT SETBACK	4.0'	4.1'
MINIMUM SIDE SETBACK	5.0'	1.4'
MINIMUM REAR SETBACK	4.0'	16.8'
HEIGHT	35'	LESS THAN 35'

MAP 75 LOT 95
N/F DIYA KALLIVAYALIL & DIVYA ERRABELLI
BOOK 75312 PAGE 501

MAP 75 LOT 117
N/F LESANDCHRI II, LTD., LLC.
BOOK 37542 PAGE 550

MAP 75 LOT 98
N/F LUISA & NICOLA FERRALIS
BOOK 66866 PAGE 506

OWNER OF RECORD

DAVID K. KRIKORIAN
DEED BOOK 26860 PAGE 559 M.S.R.D.

ZONING DISTRICT

TAX MAP 75 PARCEL 96
RES. C-1 DISTRICT

PLAN REFERENCES

LAND COURT PLAN 3236 B
PLAN NO. 333 OF 1939
PLAN NO. 481 OF 1938
PLAN NO. 519 OF 2007

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY.

JAMES J. ABELY P.L.S. DATE

PLAN OF LAND
SHOWING PROPOSED IMPROVEMENTS
283 WASHINGTON STREET
CAMBRIDGE, MA

SCALE 1" = 10' SEPTEMBER 8, 2022
PREPARED BY

VINEYARD ENGINEERING
& ENVIRONMENTAL SERVICES INC.
LAND SURVEY, CIVIL ENGINEERING
& ENVIRONMENTAL SERVICES
17 SALEM STREET
MEDFORD MA 02155
TEL. 781-933-3330 FAX. 781-933-3334
Vineyardeng.com



PROJ NO. 3099 SURV



283 Washington St.







283 Washington St.

Petitioner

75-72
FOUGY-JOSEPH, YANICK
288B WASHINGTON ST
CAMBRIDGE, MA 02139

75-155
AIMES, ELISE & VICTOR O'NEAL AIMES
266 WASHINGTON ST.
CAMBRIDGE, MA 02139-3506

75-96
KRIKORIAN, DAVID K.
47 LAKE ST
ARLINGTON, MA 02474

75-76
FORTE, DARIEN & LAMAR FORTE
299 WASHINGTON ST APT 1
CAMBRIDGE, MA 02139

75-99/ 75-117
LESANDCHRI I, LTD, L.L.C.
117 REIMERS RD
MONSON, MA 01057-1331

JOSEPH LUNA
100 CONIFER HILL DRIVE – SUITE 406
DANVERS, MA 01923

75-134
MYNATT, LARRY D.
86 PINE ST
CAMBRIDGE, MA 02139

75-156
WASHINGTON STREET CAMBRIDGE
MASSACHUSETTS LLC.
P.O. BOX 132
SOMERSET, MA 02726

75-72
NANCE, BAU BAU K.
288A WASHINGTON ST
CAMBRIDGE, MA 02139

75-72
FAITH-SMITH, BONNIE
290A WASHINGTON ST
CAMBRIDGE, MA 02139

75-138
LIPMAN, DAVID S
TRS DAVID S LIPMAN TR
43 YORK ST
LEXINGTON, MA 02420

75-138
WIACEK, MATTHEW D.
94-96 PINE ST. UNIT#1
CAMBRIDGE, MA 02139

75-138
XING, LIYAN
C/O DREAMEGA PROPERTY MANAGEMENT
200 WASHINGTON ST. SUITE 513
NEWTON, MA 02458

75-95
PEARRE, BENJAMIN
289 WASHINGTON ST., #3
CAMBRIDGE, MA 02139

75-95
BRYANT, BENJAMIN
289 WASHINGTON ST, UNIT #2
CAMBRIDGE, MA 02139

75-98
FERRALIS, LUISA VARISCO & NICOLA FERRALIS
273-275 WASHINGTON ST., #1/#3
CAMBRIDGE, MA 02139

75-72
ADUGNA, SABA
290 WASHINGTON ST
CAMBRIDGE, MA 02139

75-98
CAO, TIAN YU
271-275 WASHINGTON ST, #2
CAMBRIDGE, MA 02139

75-95
KALLIVAYALIL DIYA ERRABELLI DIVYA
289 WASHINGTON ST - UNIT 1
CAMBRIDGE, MA 02139