

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X

2018 MAY 31 PM 3:14
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Steve Lewis & Serenella Sferza

PETITIONER'S ADDRESS: 294 Huron Ave Cambridge

LOCATION OF PROPERTY: " " " " " "

TYPE OF OCCUPANCY: R-3 ZONING DISTRICT: B

REASON FOR PETITION:

<input checked="" type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner wishes to replace & extend front porch by 6 feet, including roof, to accommodate a second external front entrance of their two-family house.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.31 Section Floor Area Ratio

Article _____ Section _____

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)

Steve Lewis Serenella Sferza
(Print Name)

Address: 294 Huron Ave Cambridge

Tel. No.: 617 842 9447

E-Mail Address: SCMLEWIS@COMCAST.NET

Date: _____

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 Serenella SFERZA & Steven Lewis
(OWNER)

Address: 294 HURON Avenue, CAMBRIDGE

State that I/We own the property located at 294 HURON Avenue which is the subject of this zoning application.

The record title of this property is in the name of Serenella SFERZA & Steven Lewis

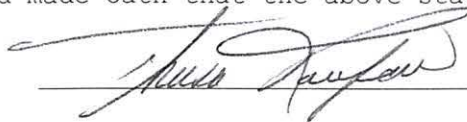
*Pursuant to a deed of duly recorded in the date 7/18/1997, Middlesex South County Registry of Deeds at Book 27490, Page 274; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____


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 Serenella Sferza & Steve Lewis personally appeared before me, this 30th of May, 2018, and made oath that the above statement is true.


Notary

My commission expires 01-28-2022 (Notary Seal)



THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2022

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

- A. A literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the petitioners for these reasons: (1) the petitioners' two-family property currently has a single external front entrance door that opens onto a small common space (3' x 4') that contains front doors for the first floor apartment and the second floor apartments. The above-mentioned doors cannot be opened simultaneously without interfering with each other, thereby making the exiting or entering extremely difficult. In fact, the glass panels of the inside doors have repeatedly broken as a result of the insufficient maneuvering space. (2) This hardship is felt by all residents, but is particularly experienced by one of the petitioner's 85 year-old mother who is living as a tenant in the first floor apartment. She has great difficulty using the front entrance, especially with her walking aids. (3) The existing arrangement also makes the first floor apartment unattractive for future potential families with children and child-related equipment.
- B. The petitioners are proposing a project that would be beneficial to zoning district in two ways: (1) the current front porch is decrepit and needs to be demolished and replaced in its entirety. Replacing it with two front doors, without the requested small roof extension, would destroy a basic architectural symmetry, and would be out of keeping with the prevailing architecture in the neighborhood, where virtually every home that has two front entrances has a roofed, unenclosed porch that extends over both entrances. (2) Making the petitioners' property family-friendly and more attractive to potential future residents is in keeping with zoning goals.
- C. 1) Contrary to causing substantial detriment to the public good, petitioners believe the proposed project will substantially improve the property from the standpoint of the point of view of the intent of the Ordinance in the following way: the extremely modest increase in F.A.R. (by .007, from .751 to .758) will enhance the house as one that can viably shelter and comfort a family.
- 2) The proposed project ^{requests a} variance from a single dimensional requirement. For the rebuilt front porch, we are requesting to increase the Floor Area Ratio by .007, in order to accommodate a small extension of the roof to cover the 2-entry porch. This project would add a very small amount of new floor space (30 SF), representing less than a tenth of one percent increase in total floor space, but which has no implications whatsoever for the neighborhood's density. Thus the petitioners believe that this variance would neither nullify nor substantially derogate from the intent or purpose of the Zoning Ordinance. Further, the petitioners have made substantial improvements to the property and are very mindful of Ordinance's intentions regarding conserving green space. In fact, the petitioners recently demolished their two-car garage and a portion of their driveway, and replaced them with a roughly 350 SF Green Area, thereby improving the F.A.R. substantially.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Steve Lewis & Shenelle Sferna PRESENT USE/OCCUPANCY: R-3 (two family)
 LOCATION: 294 Huron Ave, Cambridge ZONE: B
 PHONE: 617 842 9447 REQUESTED USE/OCCUPANCY: R-3 (two family)

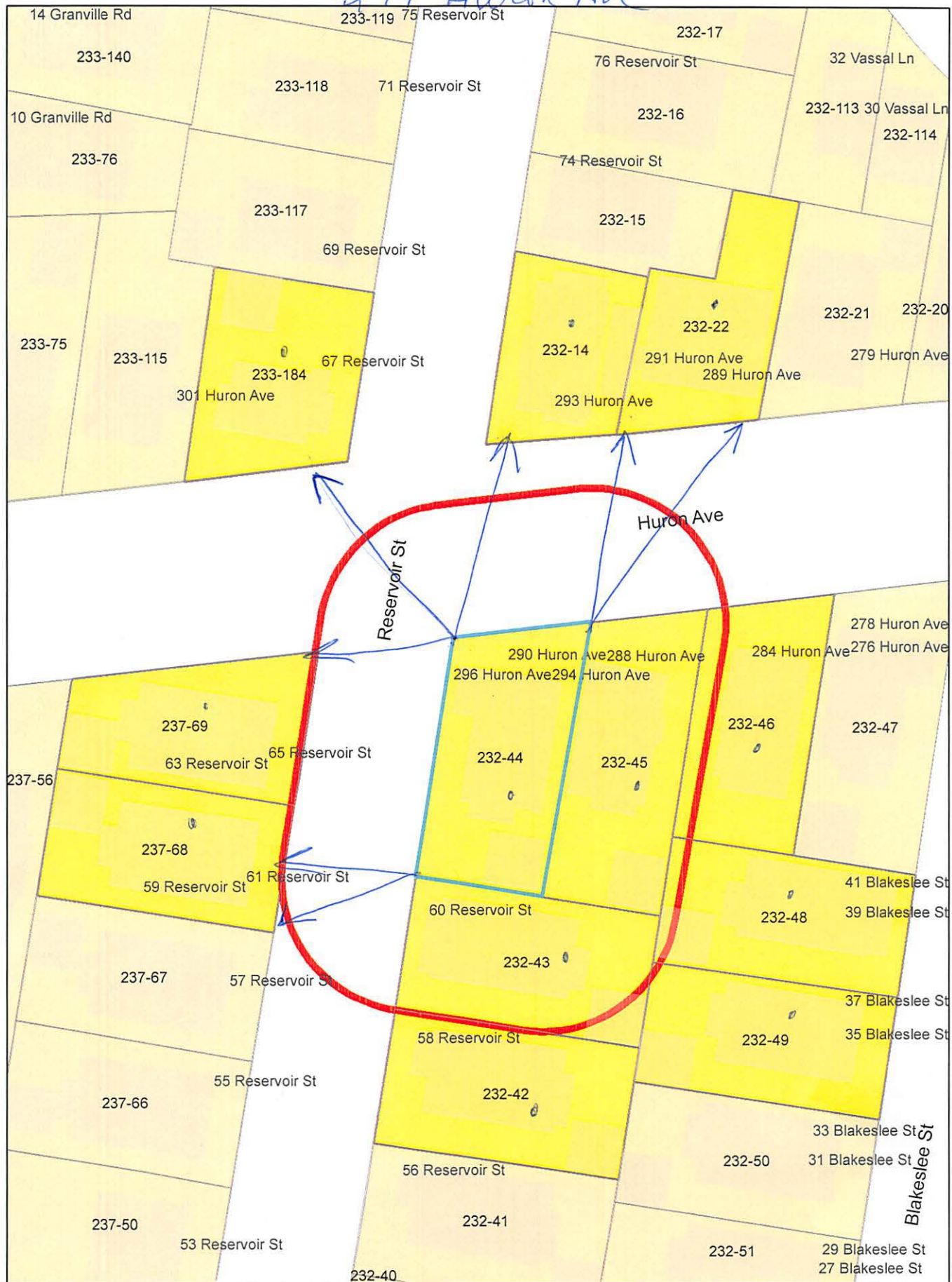
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR AREA:	<u>3224 SF</u>	<u>3254 SF</u>	<u>2149 SF</u> (max.)
LOT AREA:	<u>4298 SF</u>		<u>5000 SF</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.751</u>	<u>.758</u>	<u>.5</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2149 SF</u>	<u>2149 SF</u>	<u>2500 SF</u> (min.)
SIZE OF LOT:			
WIDTH	<u>46 LF</u>		<u>50 LF</u> (min.)
DEPTH	<u>94 LF</u>		
Setbacks in Feet:			
FRONT	<u>13.7 LF</u>	<u>13.7 LF</u>	<u>15 LF</u> (min.)
REAR	<u>24.7 LF</u>	<u>24.7 LF</u>	<u>25 LF</u> (min.)
LEFT SIDE	<u>5.2 LF</u>	<u>5.2 LF</u>	<u>7.5 LF</u> (min.)
RIGHT SIDE	<u>6.2 LF</u>	<u>6.2 LF</u>	<u>12.5 LF</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>30 LF</u>	<u>30 LF</u>	<u>35 LF</u> (max.)
LENGTH	<u>51 LF</u>	<u>51 LF</u>	
WIDTH	<u>33 LF</u>	<u>33 LF</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>39%</u>	<u>38%</u>	<u>40%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u> (min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>NA</u>	<u>NA</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.

WOOD FRAME CONSTRUCTION

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'.

294 Huron Ave



294 Huron Ave

Petitioner

232-22
BROWN, CHARLES F., TRUSTEE
CHARLES F. BROWN TRUST
289 HURON AVE
CAMBRIDGE, MA 02138

232-42
MARSZALEK, JOAN
58 RESERVOIR ST
CAMBRIDGE, MA 02138

232-44
LEWIS, STEVEN C. & SERENELLA SFERZA
294 HURON AVE
CAMBRIDGE, MA 02138

232-43
EIGERMAN, JOEL Z.
60-62 RESERVOIR ST., #2
CAMBRIDGE, MA 02138

232-43
SNOW, JANICE S. & RONALD THOMAS
60-62 RESERVOIR ST., #1
CAMBRIDGE, MA 02138

232-45
DIONNE, DORICE P. & SAL V. PERISANO
290 HURON AVE., UNIT #1
CAMBRIDGE, MA 02138

232-45
PERISANO, SAL V. & DORICE P. DIONNE
288 HURON AVE., #2
CAMBRIDGE, MA 02138

232-46
VERMEER, PIET L.
284 HURON AVE
CAMBRIDGE, MA 02138

232-49
35-37 BLAKESLEE STREET LLC.
C/O ADVENT MANAGEMENT CORP.
127 HUNTERS CREEK
SHELTON, CT 06484

233-184
BARNE, G. STRWART
P.O. BOX 1164
CAMBRIDGE, MA 02238

237-69
JARAMILLO, RAFAEL & MARGO S. LEVINE
63 RESERVOIR ST
CAMBRIDGE, MA 02138

237-69
CUTLER, LESLIE M.,
TR. THE LESLIE M. CUTLER REV TRUST-2006
65 RESERVOIR ST., #65
CAMBRIDGE, MA 02138

237-68
VOILAND, LUKE & CARRIE SCHANTZ VOILAND
59-61 RESERVOIR ST., #1
CAMBRIDGE, MA 02138

237-68
JARAMILLO, VAL
C/O KIM, DONGWOO & HAEKYUNG KIM
61 RESERVOIR ST. UNIT#2
CAMBRIDGE, MA 02138

232-14
DAGHMOURI, ADEL & SANDRA CHAOUCHE
293 HURON AVE., #1
CAMBRIDGE, MA 02138

232-14
BENJAMIN, ERIC & TARYN CATLIN
293 HURON AVE., #2
CAMBRIDGE, MA 02138

232-48
HOWE, JOHN & TERESA MASTERSON HOWE
39-41 BLAKESLEE ST., #39
CAMBRIDGE, MA 02138

232-48
BURNS, R. NICHOLAS & ELIZABETH A. BAYLIE
39-41 BLAKESLEE ST., #41
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Stewart Barns <stewart_barns@hotmail.com>
Sent: Monday, June 11, 2018 1:52 PM
To: Pacheco, Maria
Subject: re: Lewis Porch Project at 294 Huron Avenue (Case #0016634-2018)

STATEMENT OF SUPPORT FOR LEWIS PROJECT AT 294 HURON AVENUE (Case #0016634-2018)

I have owned and occupied the single family house at 67 Reservoir Street (corner of Huron Avenue and Reservoir Street) since 1984. My house is diagonally across the street from the Lewis house at the Huron/Reservoir intersection, with an unimpeded view of 294 Huron Avenue.

I have reviewed the architectural plans for the proposed porch renovation and upgrade for 294 Huron Avenue with longtime owners Steve and Serenella Lewis.

I support the Lewis proposal unequivocally. It will significantly improve the safety and ease of access to the two units in the house for all visitors and occupants but especially for young children and senior citizens. It is also aesthetically pleasing. I cannot think of any reason to object to this improvement to 294 Huron Avenue and urge the Zoning Board of Appeal approve Steve and Serenella's proposal.

Thank you for your consideration of my support.

Sincerely yours,

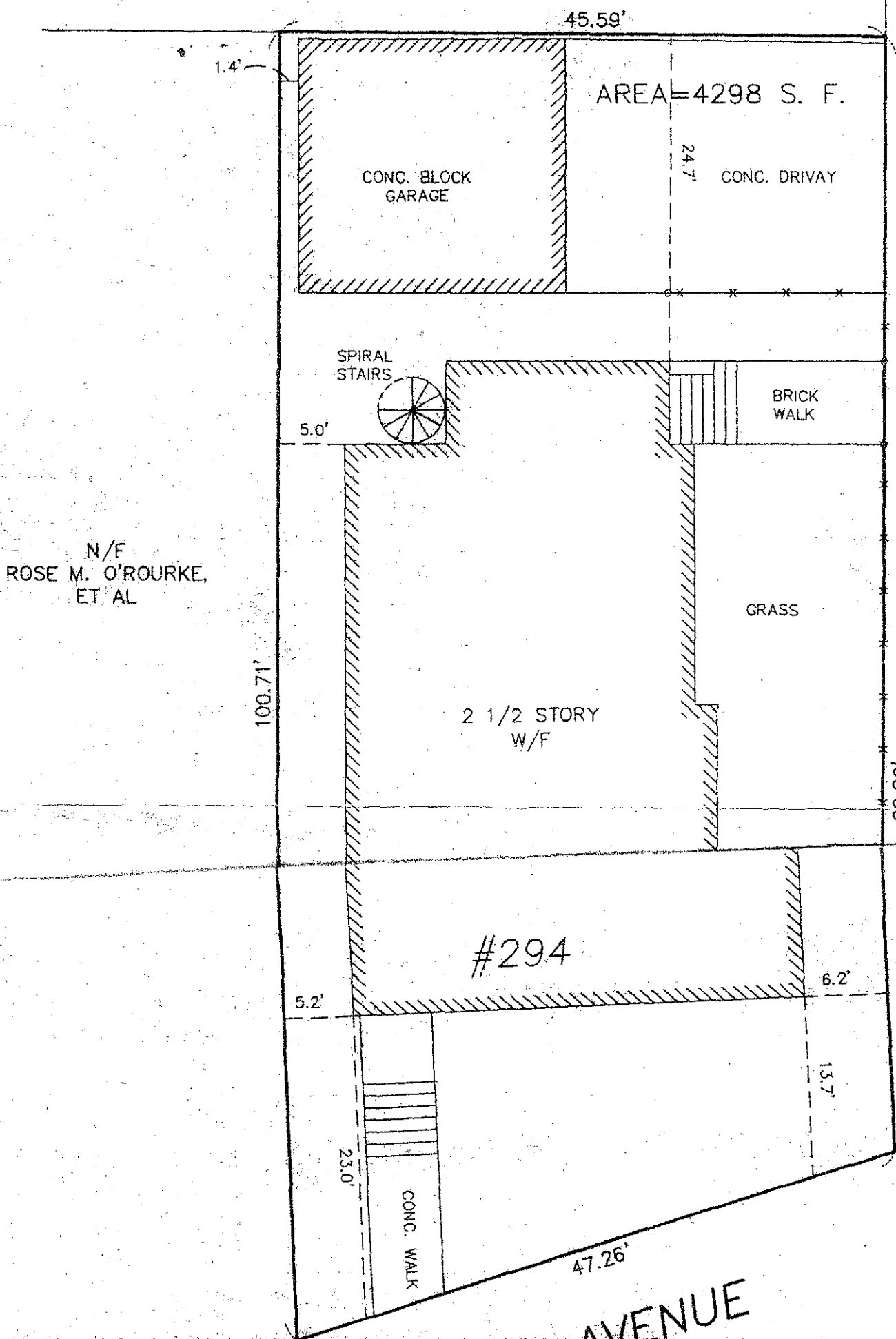
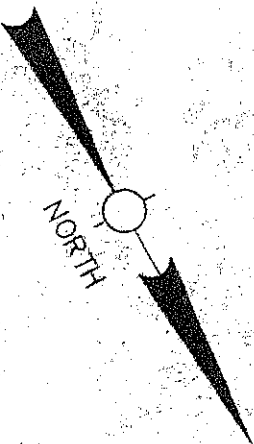
The Reverend Stewart Barns

Episcopal/Anglican Chaplain emeritus
Consultant to the University Health Services
Harvard University

All mail to:
P.O. Box 381164
Cambridge, MA 02238-1164

617-354-1464

N/F
JOHN J. HEALY



SUBMITTED TO THE BOARD OF ZONING APPEAL
FOR CASE NO. 9308

PLOT PLAN

294 HURON AVENUE

CAMBRIDGE, MASS.

Antoni Szerszunowicz

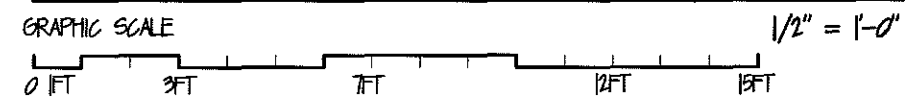
SCALE: 1" = 10'
ANTONI SZERSZUNOWICZ
P.O. BOX 567

FEBRUARY 23, 20
PROFESSIONAL LAND SURVEY
MILTON, MA 021

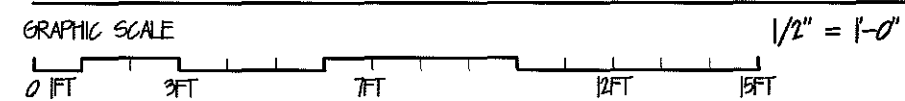
PHONE: (617) 686-5057



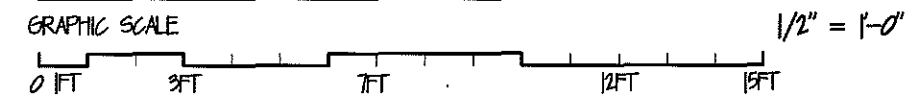
PARTIAL EXISTING ELEVATION



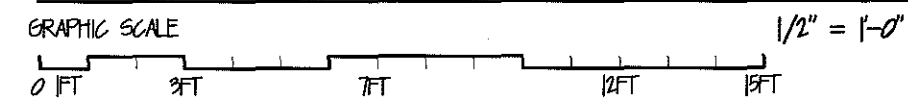
PARTIAL EXISTING FLOOR PLAN

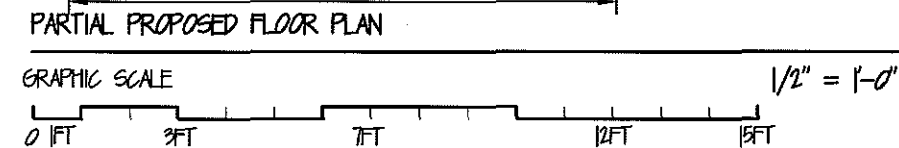
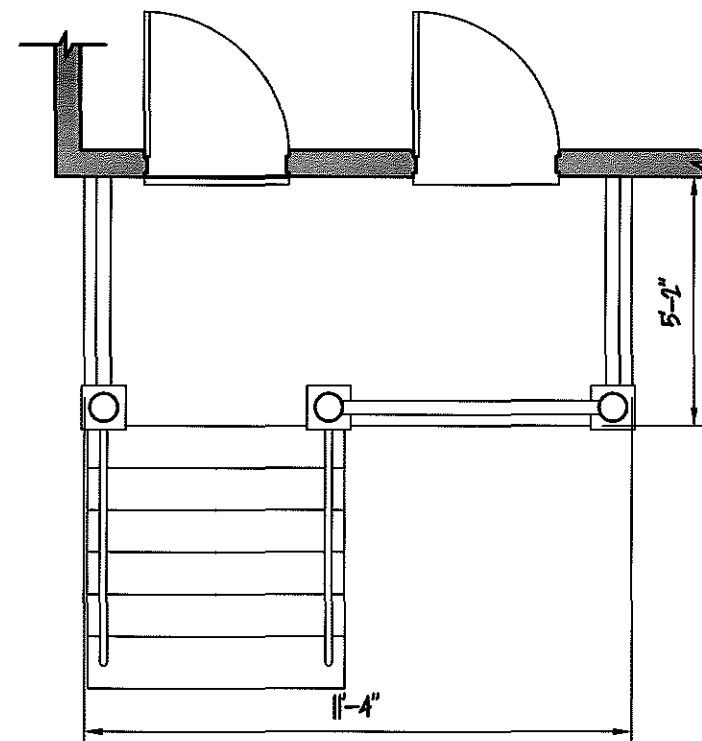
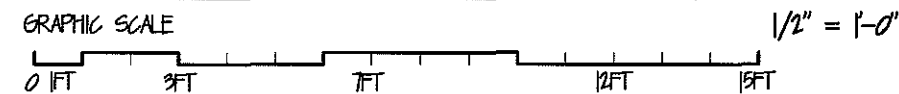
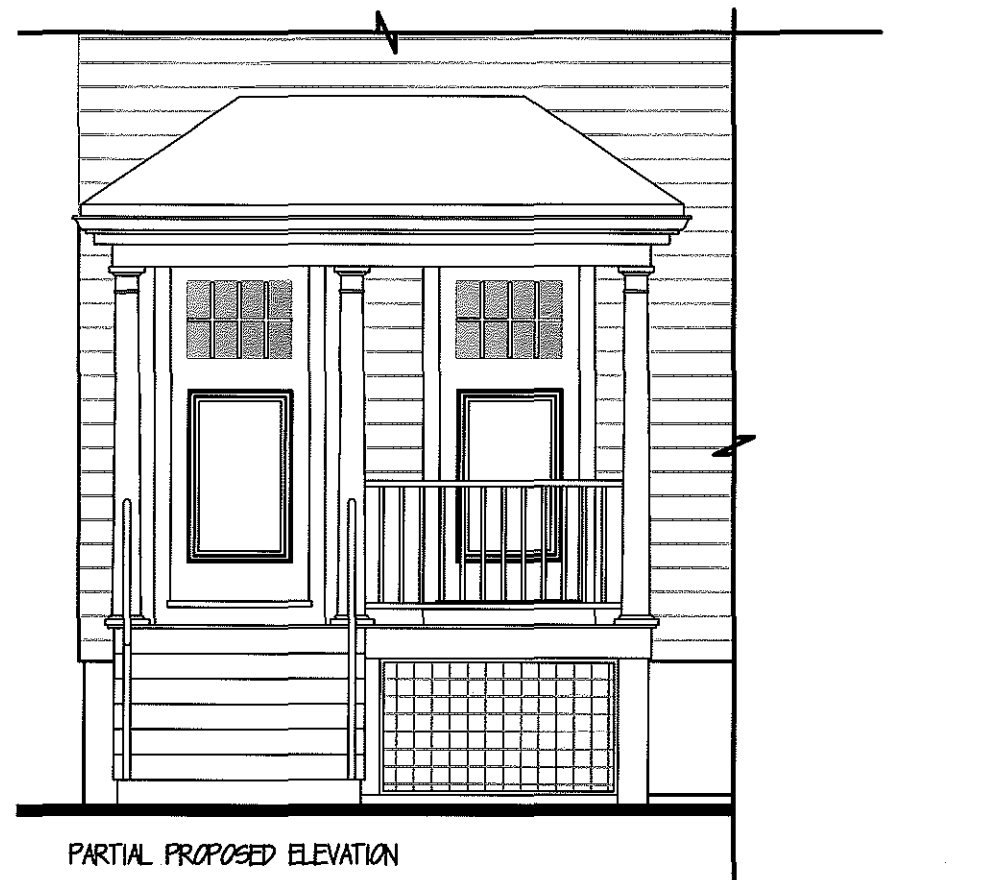
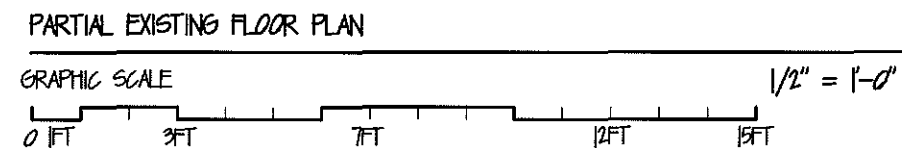
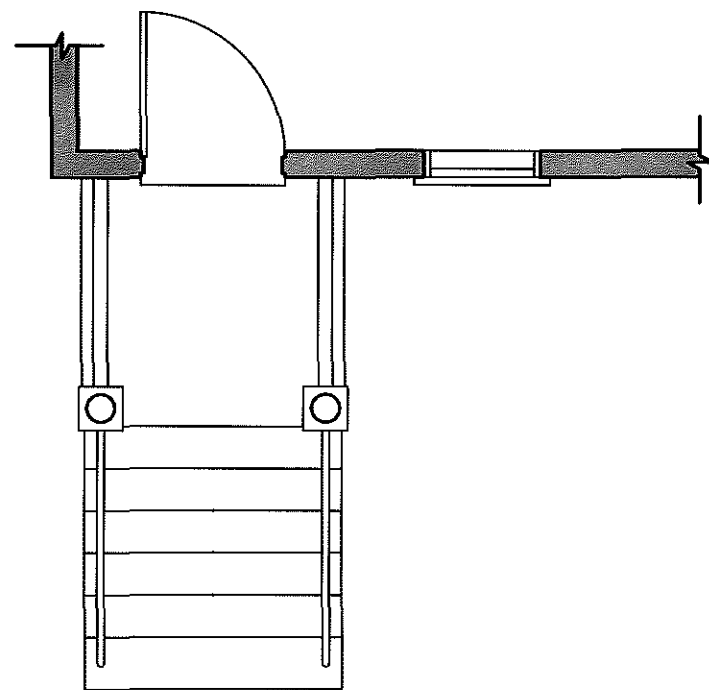
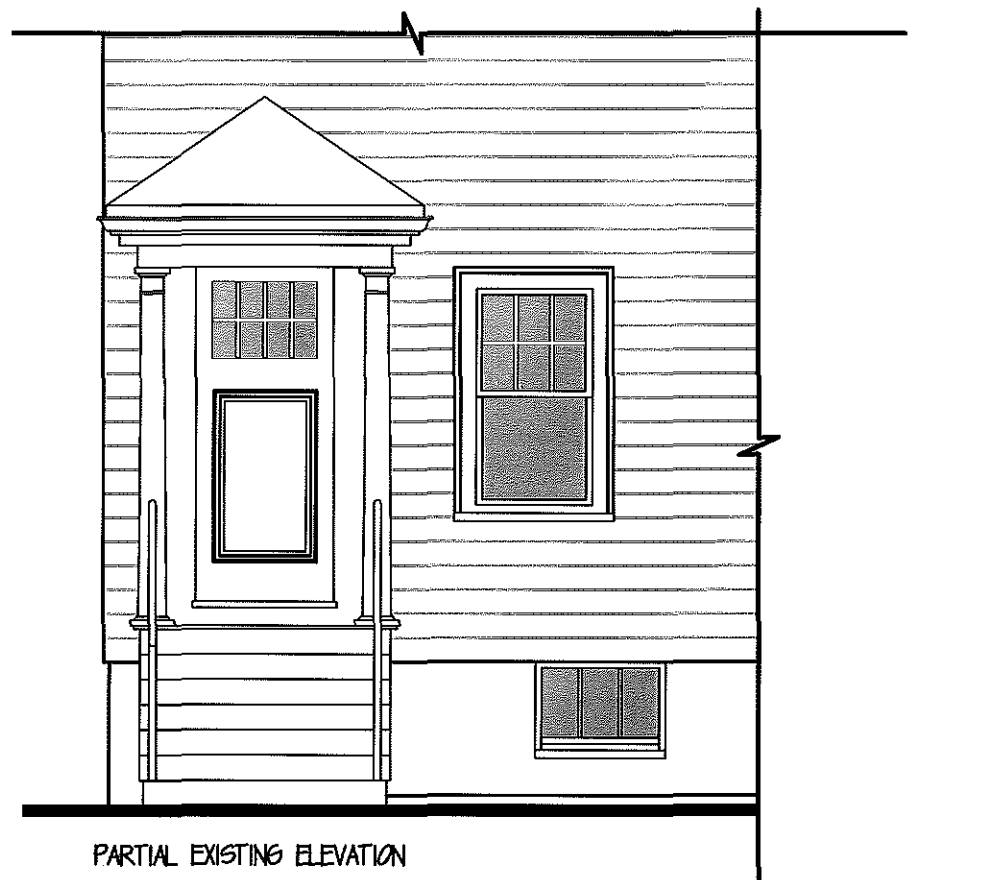


PARTIAL PROPOSED ELEVATION



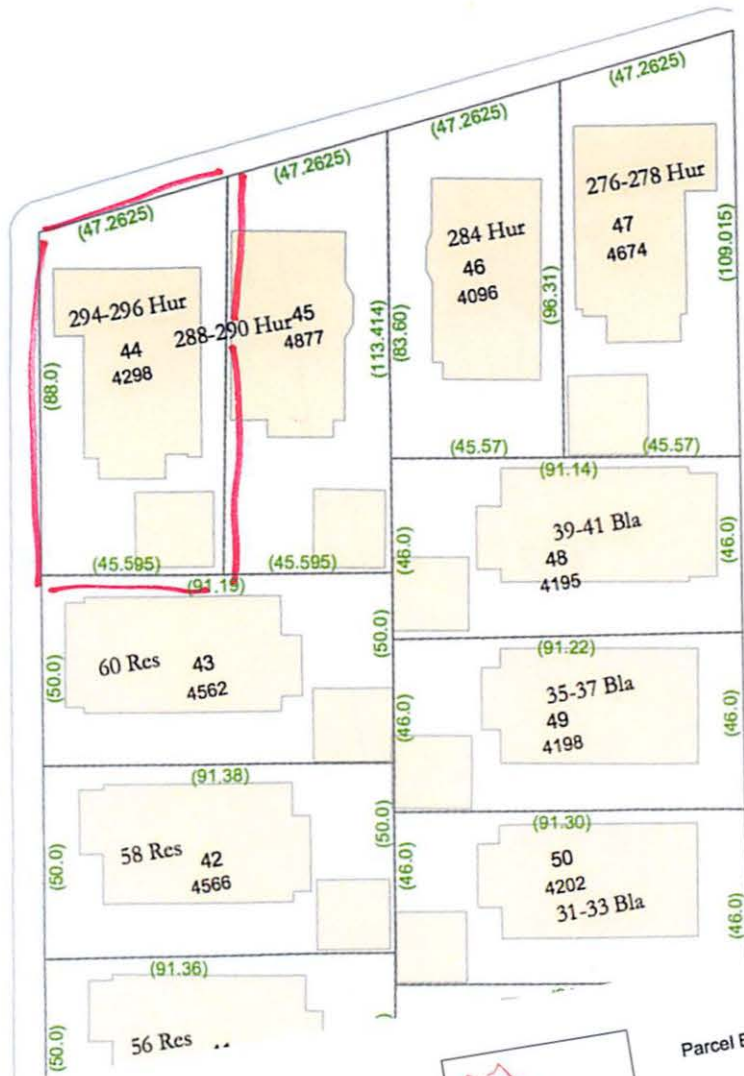
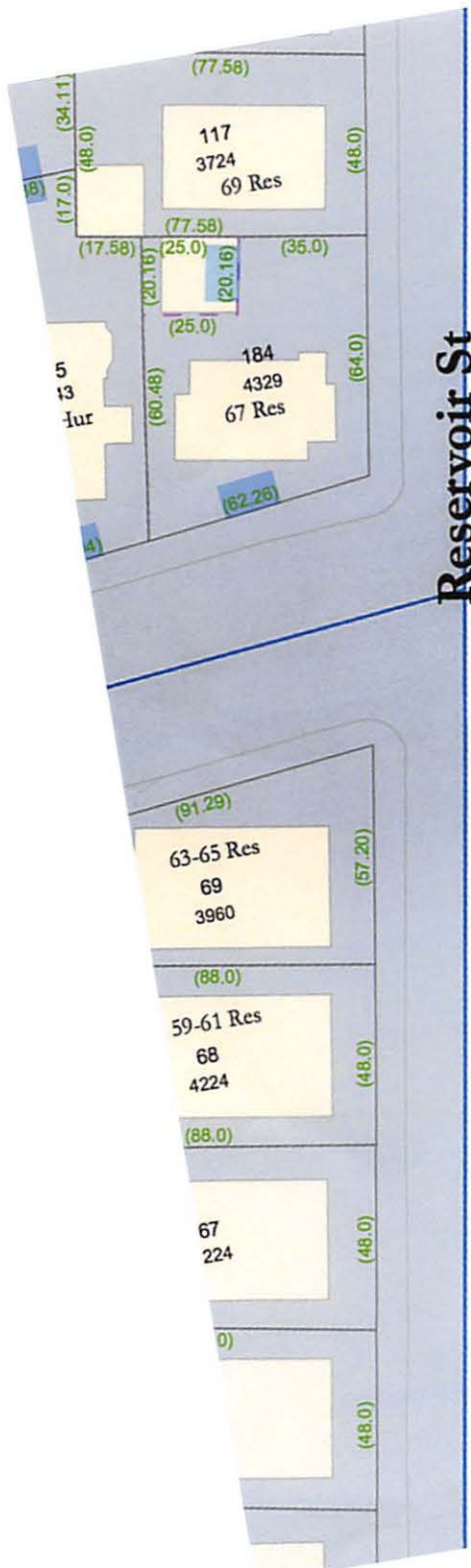
PARTIAL PROPOSED FLOOR PLAN





TITLE EXISTING & PROPOSED ENTRY PORCH		SHEET A-1
JOB # DATE May 15 2018 SCALE As Noted	DATE	
BlueCircle Studio 754 HWY Parkway West Roxbury MA 02132 Contact: J. Hernandez-Bernal Email: jbernal@bluecirclestudio.com (617) 849-3885		
PROJECT 294 HURON AVE CAMBRIDGE MA 02138		
ADDITIONAL NOTES		
REVISIONS NO. DESCRIPTION #1 XXXXX	DRAWN BY DATE	DATE

294 Huron Ave.



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

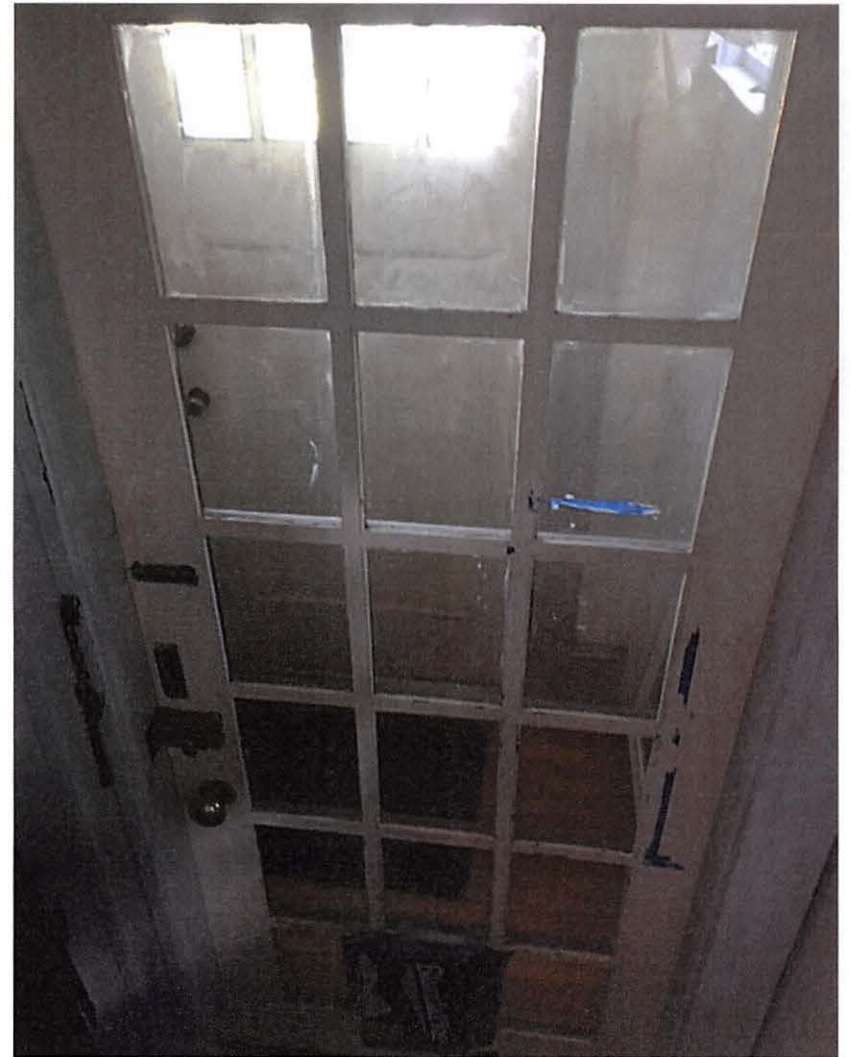


Parcel Block Map

232

292-294 Huron
Front Porch





294 entrance

Entrance as viewed from first floor apartment and second floor apartment stairs



Second floor apartment door on the left and entrance door

