



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

2017 JAN 13 PM 1:04
 OFFICE OF CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012243-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : 29 Andrew Street LLC - C/O Cyril Hughs

PETITIONER'S ADDRESS : 108 Water Street Suite 4C Watertown, MA 02472

LOCATION OF PROPERTY : 29 Andrew St Cambridge, MA

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Zoning relief for the proposed 2nd story rear addition is required per existing non-comforming lot size.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Cyril Hughs

(Petitioner(s) / Owner)

CA

(Print Name)

Address :

108 WATER STREET 4C
WATER TOWN, MA 02472

Tel. No. :

617-478-2047

E-Mail Address :

HUGHKONSTRUCTION@MSN.COM

Date :

12/15/16

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 CYRIL HUGHES
(OWNER)

Address: 108 WATER ST AC WATERTOWN MA 02472

State that I/We own the property located at 29 ANDREW ST, which is the subject of this zoning application.

The record title of this property is in the name of 29 Andrew Street, LLC


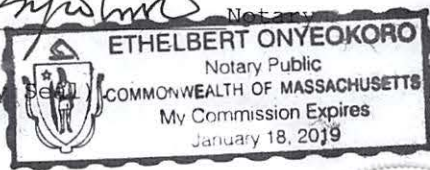
*Pursuant to a deed of duly recorded in the date 12/23/16, Middlesex South County Registry of Deeds at Book 68652, Page 411; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 CYRIL HUGHES personally appeared before me, this 27TH of Dec, 2016, and made oath that the above statement is true.


My commission expires 01-18-2019 (Notary Seal) 

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



ETHIELBERT ÖNYESKÖRÖ
KÖZVETÉLKEDŐI ÉS
KAPCSOLATI SZAKASZ
KÖZVETÉLKEDŐI ÉS
KAPCSOLATI SZAKASZ



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:

See Attached Hardship Statement

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 existing non-comforming lot is so small that our 1,319 sf attached-single family house cannot add any additional space without requiring zoning relief. Even the proposed very modest 203 SF addition requires zoning relief, though we can build the addition without increasing any of the existing non-comformities except the FAR which is already existing-non-comforming.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed design is very modest in scale and is consistent with similar back-of-house additions in our neighborhood. The existing mansard roof will not be altered except for new architectural grade roof shingles as part of our by-right improvements and renovations. The main mansard roof structure will remain the primary visible architecture, the proposed addition is nearly invisible from the street view, and our abutters have seen and approved the proposed design.

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

No new shadows will be cast on our neighbors property. No new traffic or noise will be created by the additional 203 SF of living space. The existing house footprint will not be enlarged and the roof height of the addition is well below and concealed by the existing main mansard roof. The only increase in the existing non-comformities is the FAR and the increase is very modest as is the size and scale of the proposed 203 SF addition. The impact of this proposed addition on the neighborhood is non-existent.

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

December 14, 2016

To the Cambridge Board of Zoning Appeals

Re: Variance Request for Addition and Deck at 29 Andrew St.

We are a young family purchasing the home at 29 Andrew Street and are happy to be settling down in Cambridgeport. Srivatsan is a medical oncologist at Dana-Farber, on the faculty at Harvard Medical School, and conducts research at the Broad Institute, while Simil telecommutes to the National Academy of Engineering in Washington, DC. We have lived in Cambridge since 2013 when Srivatsan began his oncology fellowship. Initially, we were in a two-bedroom apartment on Peters St, and we moved to our current apartment at 276 Pearl St. the following year. We have 2 children. Our daughter, age 8, and our son, age 5, both attend the Morse School. We love living in Cambridgeport, and our children are very happy and settled in their school.

After renting for the past 3.5 years we are eager to purchase a home, and we want to stay in the area so that our children can continue at their school. We would also like to maintain the relationships we have built with our neighbors since moving here and don't want to uproot our family. Our current rental unit is approximately 1,000 square feet, and our children share a bedroom. The house at 29 Andrew Street is somewhat small for our young and growing family, but because it is in our neighborhood and is a single-family home within our budget we are eager to live there.

The house itself will be undergoing significant improvements before we are able to move in, (interior and exterior upgrades and improvements are required) and we have applied for a variance to construct a 2nd floor addition of approximately 200 sq. ft. This proposed addition will allow us to create 3 full-sized bedrooms, which would help significantly in accommodating our family. As the children have grown and started elementary school it is apparent that they would benefit from having their own rooms since they are of different genders and beginning to value privacy. Because the lot itself is very small, even by Cambridge standards, with only limited outdoor space, we have also proposed a modest deck on the rear of the house behind the master bedroom. These changes are very small, but they would add significantly to the home and make a large difference to the quality of our lives there.

We have looked at various kinds of properties on the market in and near our Cambridgeport neighborhood and even the most modest sized 3-bedroom homes are priced well out of our range, and though it is very small, we are lucky that we found a fixer upper we can afford as a place to raise our children without having to relocate outside of Cambridge.

We appreciate your consideration of this variance proposal, and thank you for your time.

Respectfully,

Srivatsan & Simil Raghavan
276 Pearl St. Unit F
Cambridge, MA 02139

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: GCD Architects **PRESENT USE/OCCUPANCY:** Residence
LOCATION: 29 Andrew St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,319</u>	<u>1,522</u>	<u>1,020</u>	(max.)
<u>LOT AREA:</u>	<u>1,360</u>	<u>1,360</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	<u>.97</u>	<u>1.11</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1,360</u>	<u>1,360</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>20'</u>	<u>20'</u>	<u>50'</u>	(min.)
DEPTH	<u>68'</u>	<u>68'</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>4.5</u>	<u>NO CHANGE</u>	<u>10'</u>	(min.)
REAR	<u>7.4</u>	<u>NNO CHANGE</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>3.6</u>	<u>NO CHANGE</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>0</u>	<u>NO CHANGE</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>25.48</u>	<u>NO CHANGE</u>	<u>35'</u>	(max.)
LENGTH	<u>55' +/-</u>	<u>NO CHANGE</u>	<u>NA</u>	
WIDTH	<u>13'-10"</u>	<u>NO CHANGE</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>41.7%</u>	<u>35.2%</u>	<u>305</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>NA</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>na</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<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.

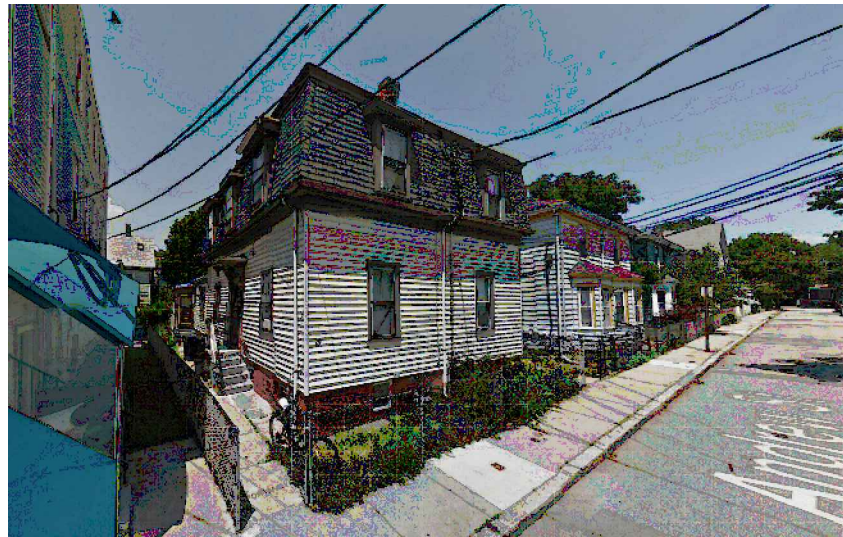
Existing structure is wood frame. Proposed addition is wood frame.

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'.

PROJECT:
PROPOSED RENOVATIONS AND SECOND STORY ADDITION
29 ANDREW STREET
CAMBRIDGE, MA

ISSUED FOR BZA
15 DECEMBER 2016

ARCHITECT:
 Adam J. Glassman, R.A.
 2 Worthington St
 Cambridge, MA 02138
 Tel (617) 412-8450



29 ANDREW STREET VIEW



29 ANDREW STREET VIEW | 27 ANDREW STREET VIEW

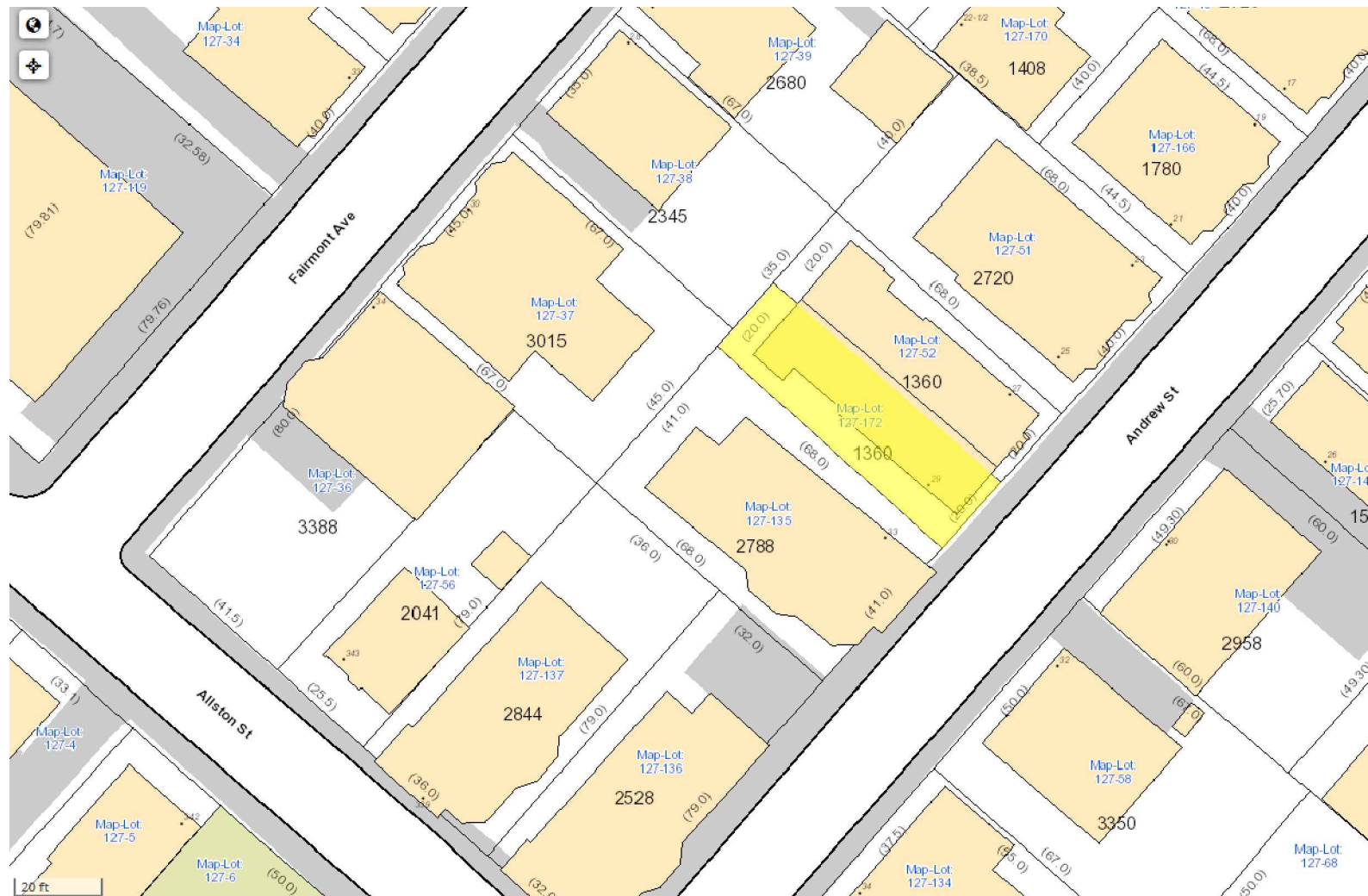
INSULATION NOTES:

THE BUILDING WILL BE FULLY INSULATED PER MASS STATE BUILDING CODE REQUIREMENTS:

1. CEILING OR ROOF = R49 MIN
2. EXTERIOR STUD WALLS = R21 MIN
3. FIRST FLOOR FRAMING = R30 MIN

COVER: DRAWING LIST / GENERAL NOTES

- 0.1 SITE PHOTOS
- D1.1 EXISTING / DEMO PLANS
- D2.1 EXISTING / DEMO ELEVATIONS
- A1.1 NEW WORK PLANS
- A2.1 NEW WORK EXTERIOR ELEVATIONS





29 ANDREW STREET VIEW | 27 ANDREW STREET VIEW



29 ANDREW STREET VIEW

PROJECT:
Proposed Renovations
29 Andrew Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

Drawing Title:
SITE PHOTOS

Scale: NTS Drawing No.:
Job No.: 118.00 **0.1**
Date: 15 DECEMBER 2016

FAR

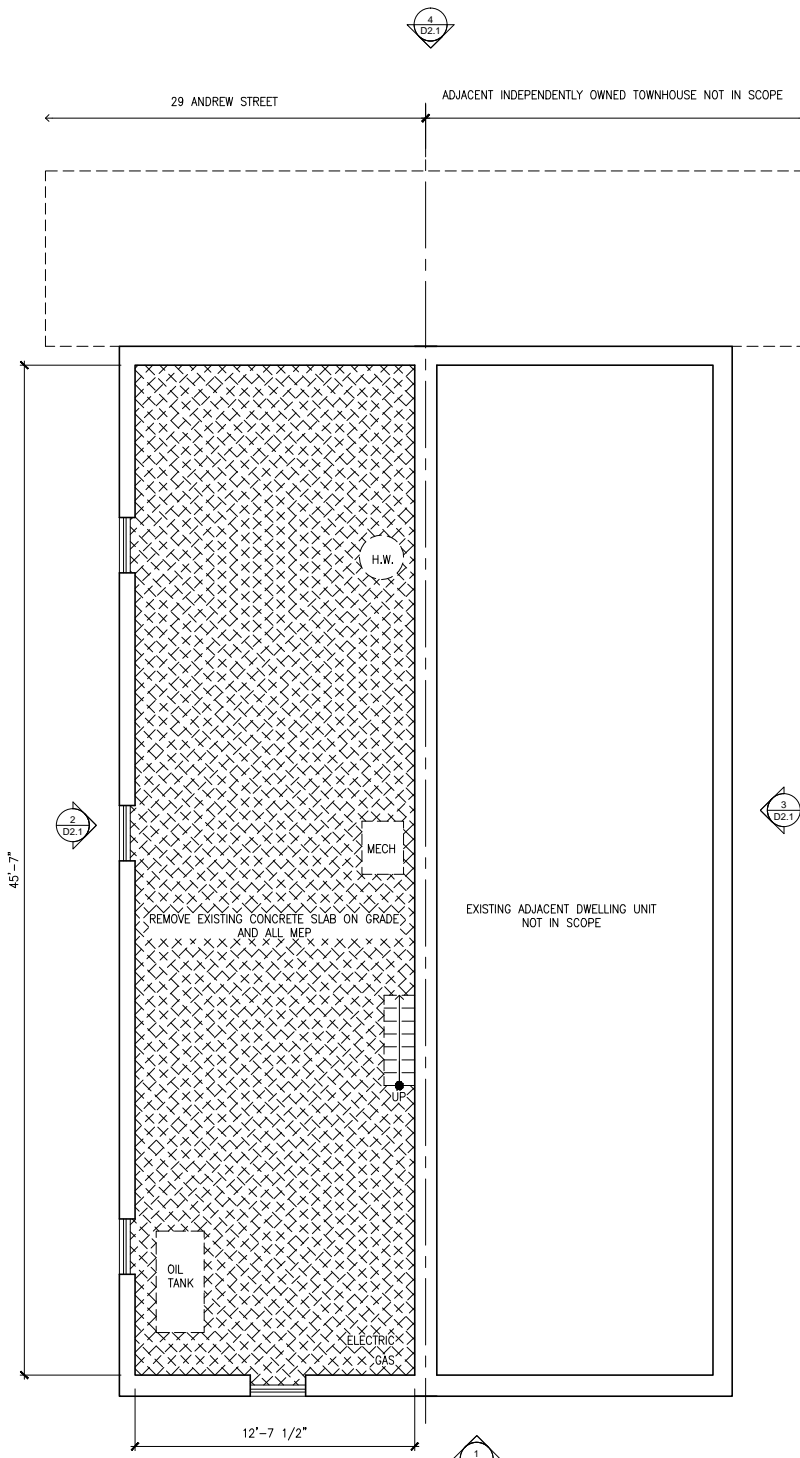
EXISTING 1,319 GSF 29 ANDREW
= 1,319 GSF / 1,360 SF LOT = .97

LEGEND:

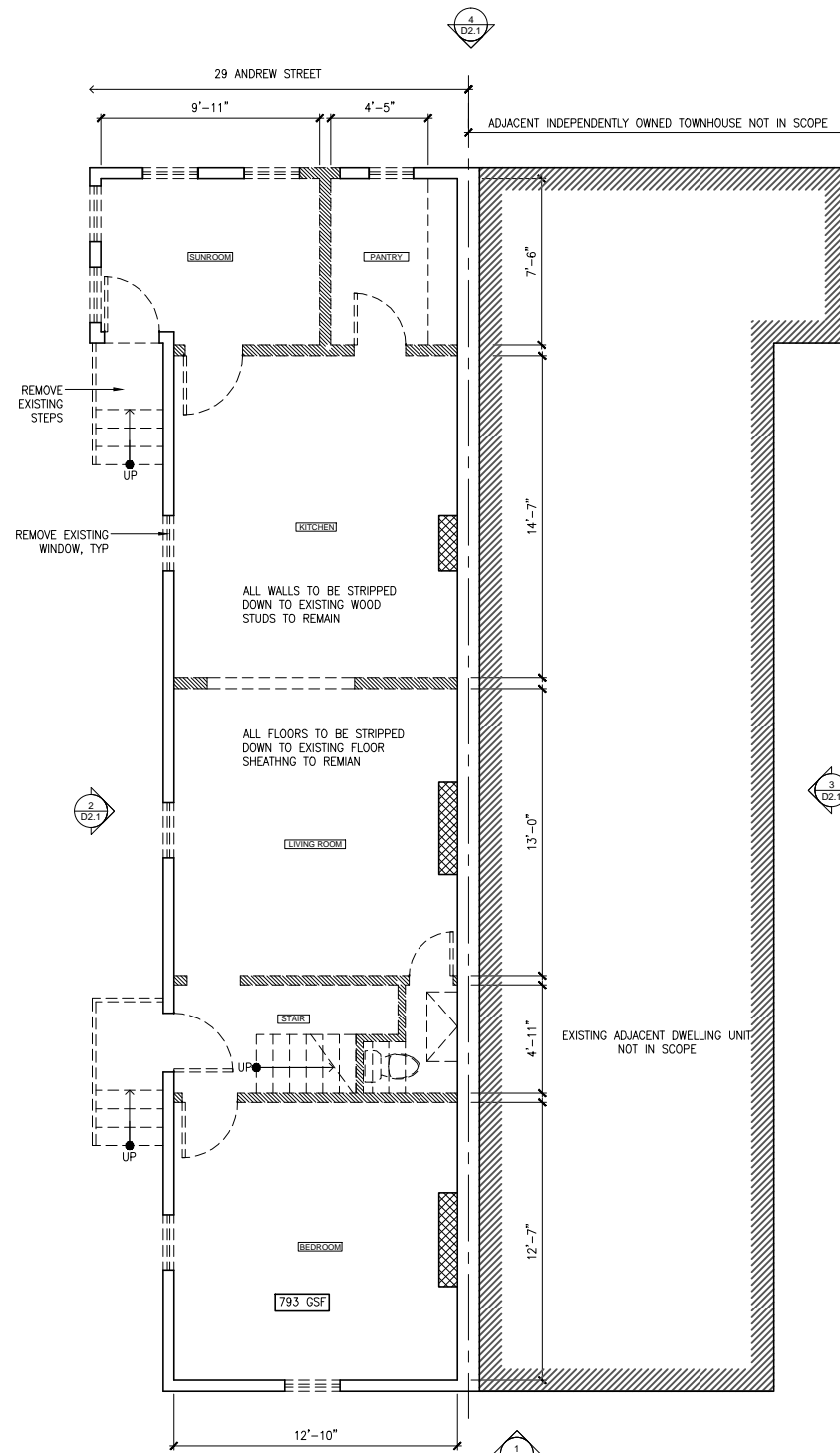
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

NOTES:

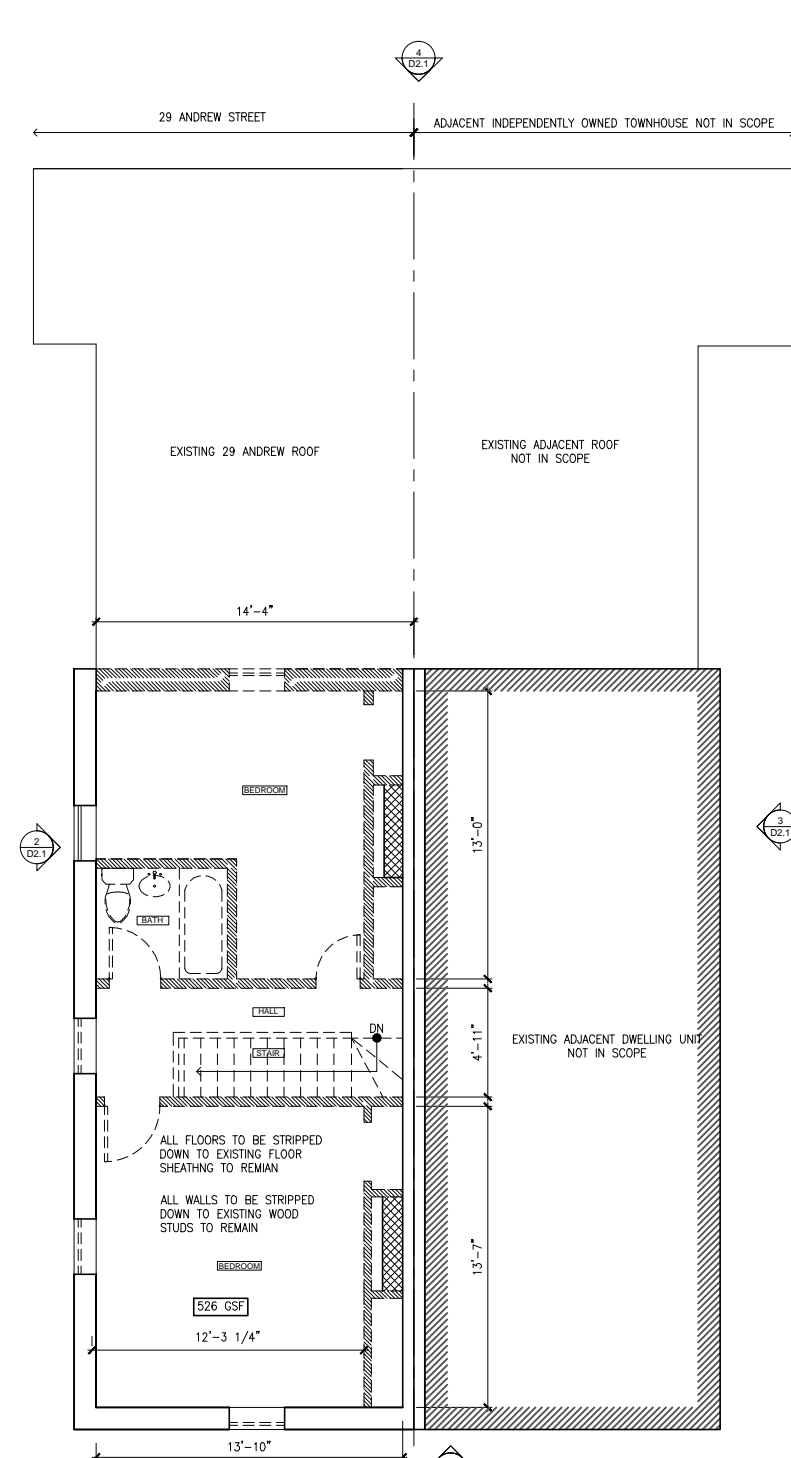
- GUT DEMO DOWN TO ALL EXTERIOR WALL STUDS TO REMAIN.
- ALL EXISTING WINDOWS FLOORS 1 THRU BASEMENT TO BE REMOVED AND REPLACED
- ALL EXISTING STAIRS TO BE REMOVED
- ALL EXISTING SIDING AND ROOF TO BE REMOVED
- ALL EXISTING FIXTURES, APPLIANCES AND FINISHES TO BE REMOVED



1 EXISTING BASEMENT
Scale: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR
Scale: 1/4" = 1'-0"



3 EXISTING SECOND FLOOR
Scale: 1/4" = 1'-0"

PROJECT: Proposed Renovations
29 Andrew Street
Cambridge, MA

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2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

ISSUED FOR
BZA REVIEW

Drawing Title:

EXISTING / DEMO
PLANS

Job No.: 156.00

Date: 15 DECEMBER 2016

Drawing No.:
D1.1

Drawing No.:

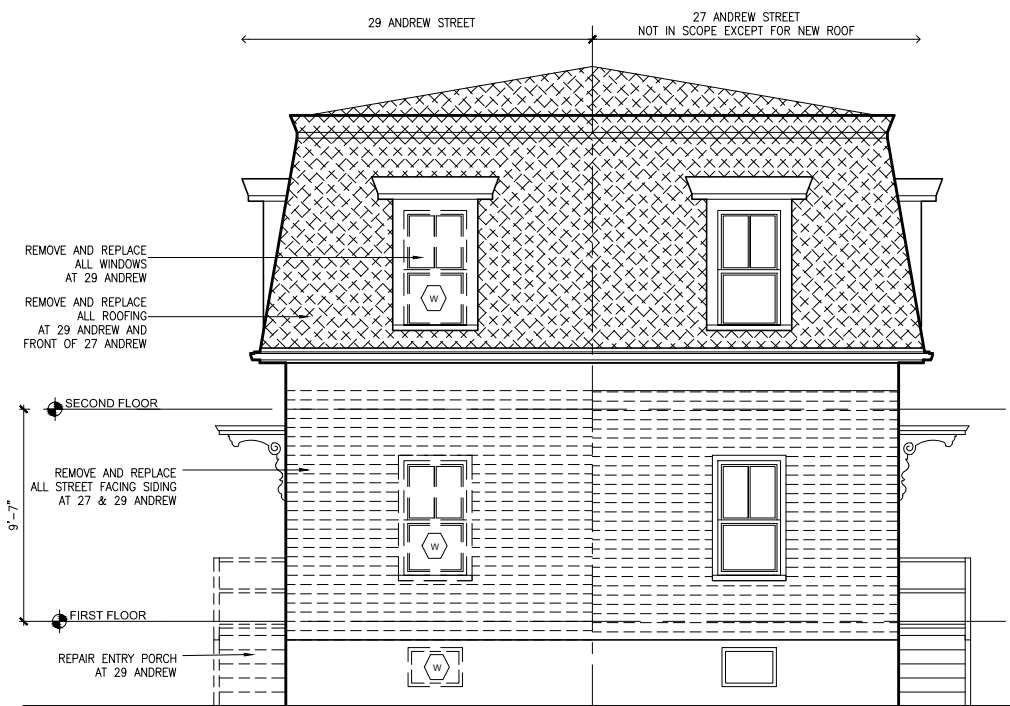


3 Existing 27 Andrew St Side Elevation (East) Not In Scope
Scale: 1/4" = 1'-0"

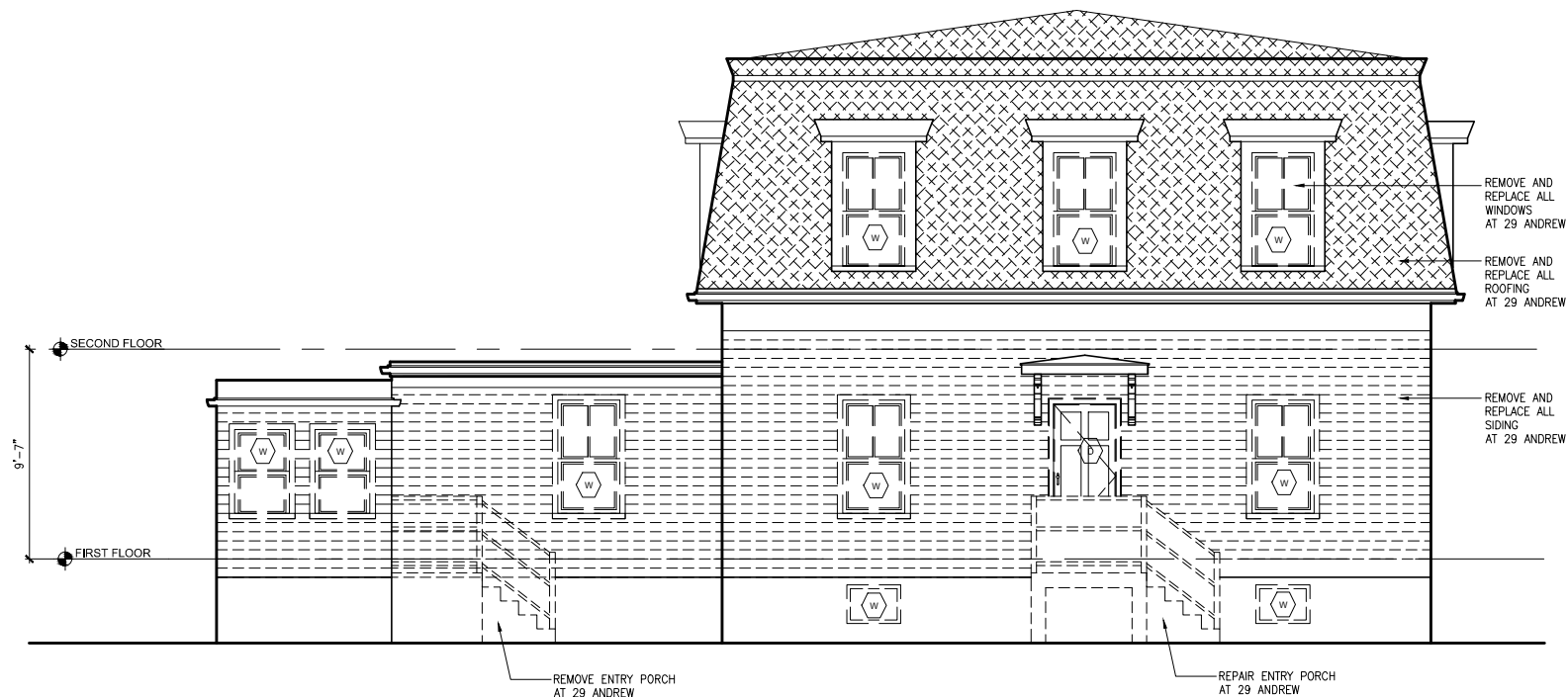
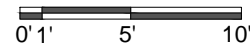


4 Existing Elevation (Rear View)
Scale: 1/4" = 1'-0"

- GENERAL EXTERIOR SCOPE NOTES:
- 29 AND 27 ANDREW STREET:
1. REMOVE AND REPLACE ALL SIDING
 2. REMOVE AND REPLACE ALL ROOFING
- 29 ANDREW STREET:
1. REMOVE ALL WINDOWS
 2. REMOVE ALL EXTERIOR DOORS
 3. STRUCTURALLY REINFORCE AND REPAIR REAR 'SUNROOM' AS REQUIRED



1 Existing Elevation (Street)
Scale: 1/4" = 1'-0"



2 Existing 29 Andrew St Side Elevation (West)
Scale: 1/4" = 1'-0"

PROJECT:
Proposed Renovations
29 Andrew Street
Cambridge, MA

GCD ARCHITECTS

2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

ISSUED FOR
BZA REVIEW

Drawing Title:
**EXISTING / DEMO
ELEVATIONS**

Drawing No. :
Job No.: 156.00
Date: 15 DECEMBER 2016
D2.1

FAR

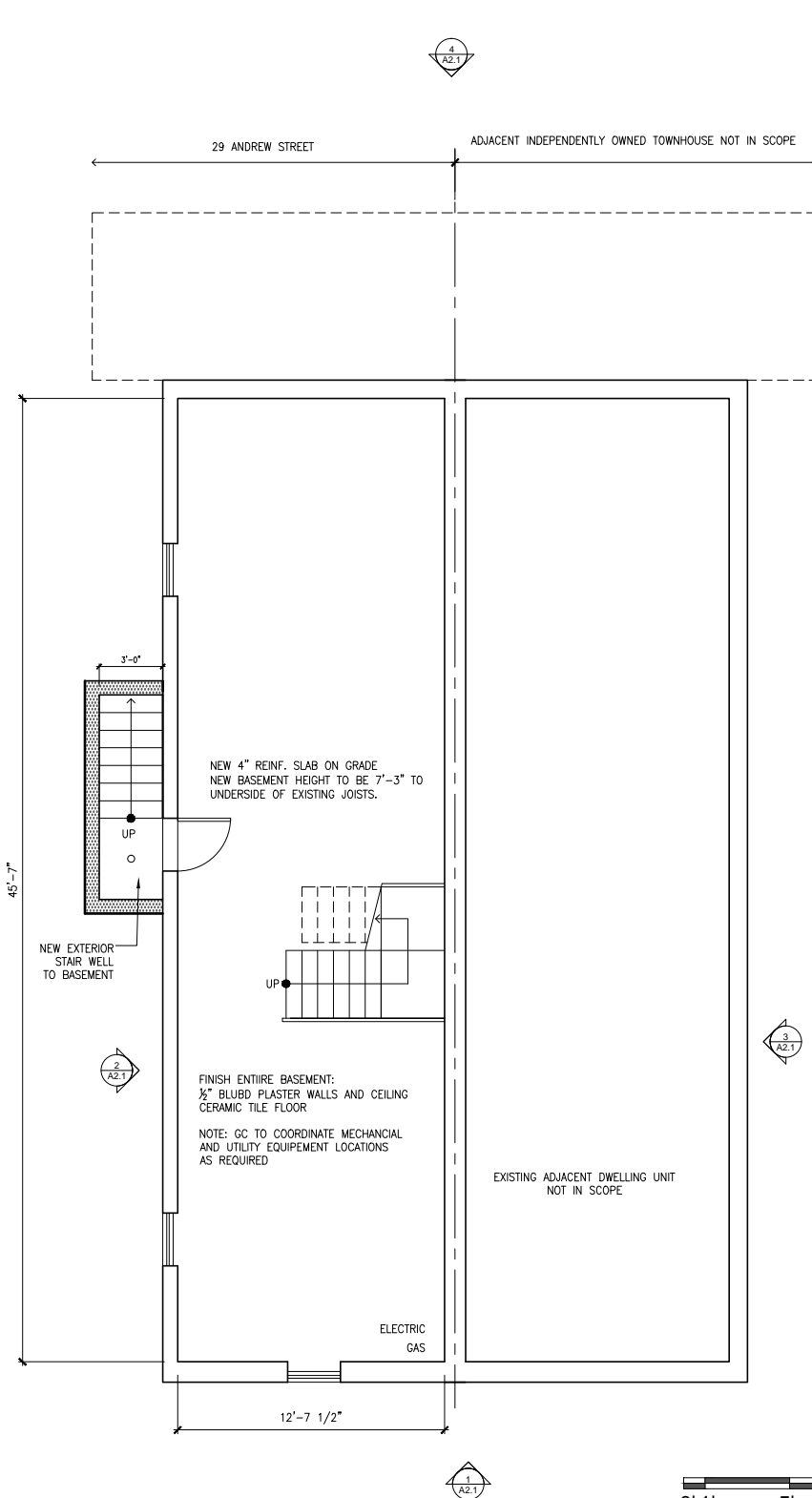
PROPOSED 1,319 GSF + 203 PROPOSED ADDITION
 = 1,522 GSF/1,360 SF LOT = 1.11

KEY

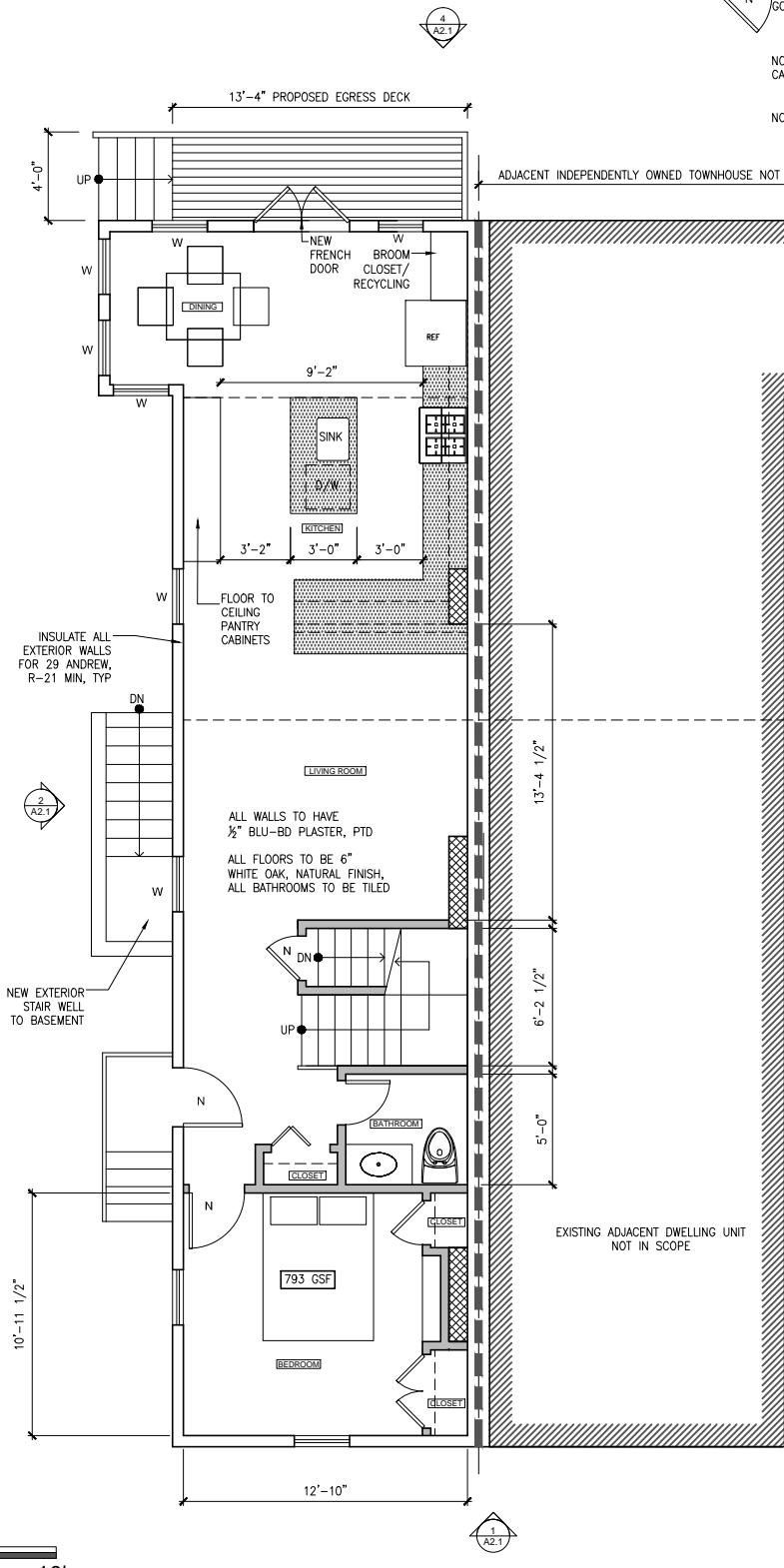
- EXISTING WALL TO REMAIN
- NEW WOOD STUD WALL, EXTEND FROM FLOOR SHEATHING TO UNDERSIDE OF JOISTS ABOVE
- NEW WINDOW
- COMMON WALL TO BE 90 MINUTE FIRE RATED WITH 2-LAYERS 5/8" TYPE-X GWB
- NEW SOLID CORE DOOR, 30 X 72
GC FIELD VERIFY ALL DIMENSIONS

NOTE: ALL FIXTURES, APPLIANCES, VANITIES, CABINETS AND COUNTER TOPS BY OWNER

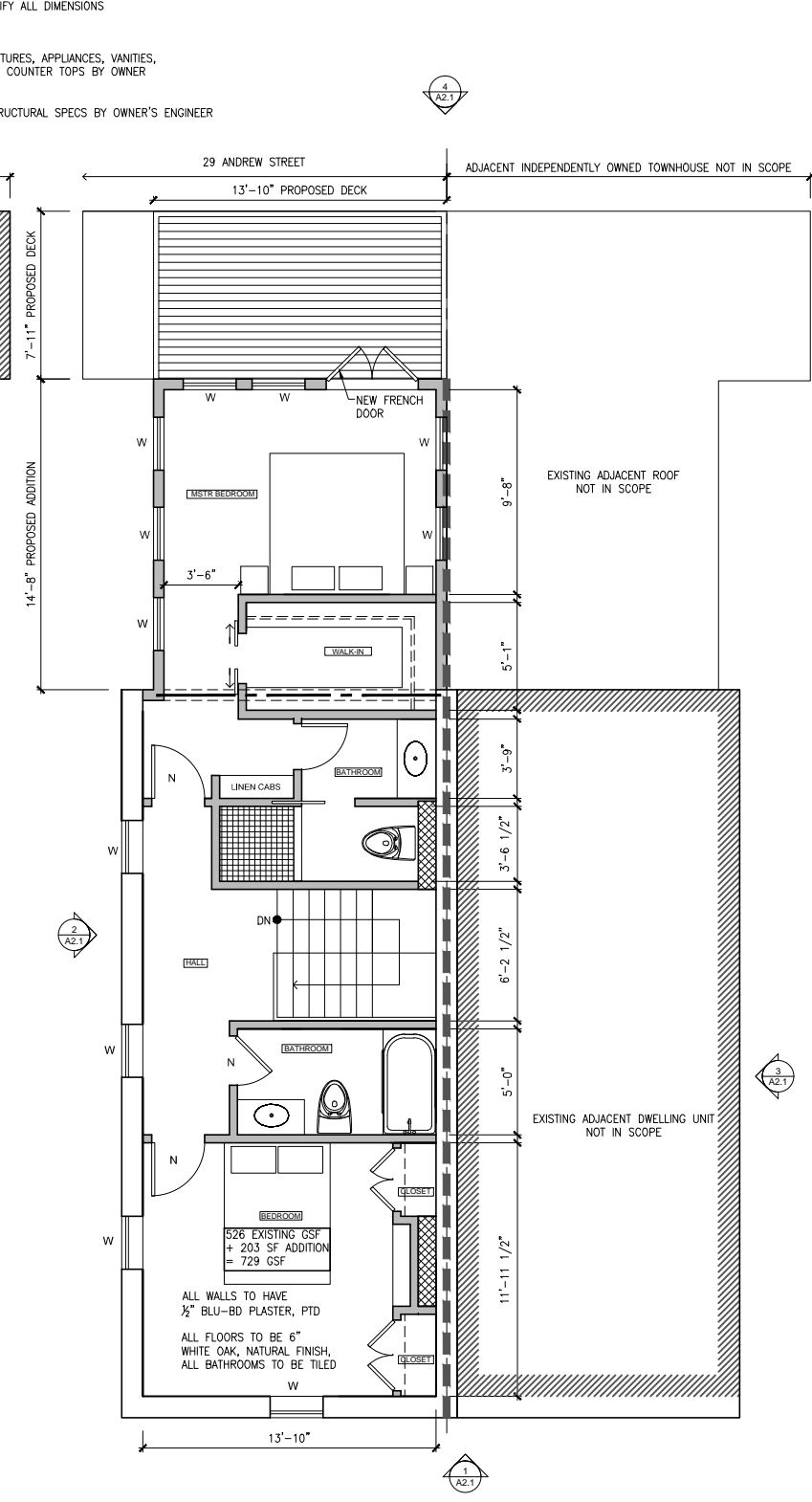
NOTE: ALL STRUCTURAL SPECS BY OWNER'S ENGINEER



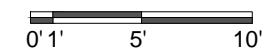
1 PROPOSED BASEMENT
 Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR
 Scale: 1/4" = 1'-0"



3 PROPOSED SECOND FLOOR
 Scale: 1/4" = 1'-0"



PROJECT:
 Proposed Renovations
 29 Andrew Street
 Cambridge, MA

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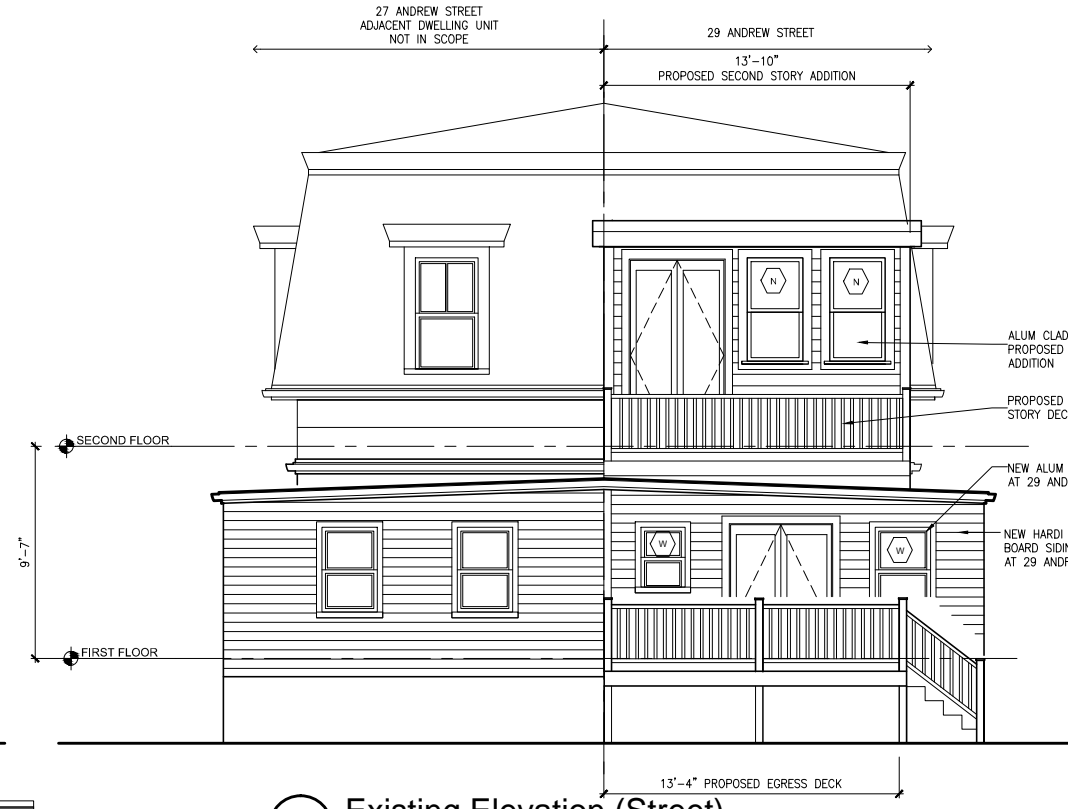
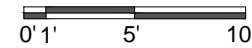
ISSUED FOR
 BZA REVIEW

Drawing Title:
NEW WORK PLANS

Drawing No.:
A1.1
 Job No.: 156.00
 Date: 15 DECEMBER 2016



3 Existing 27 Andrew St Side Elevation (East)
Scale: 1/4" = 1'-0"

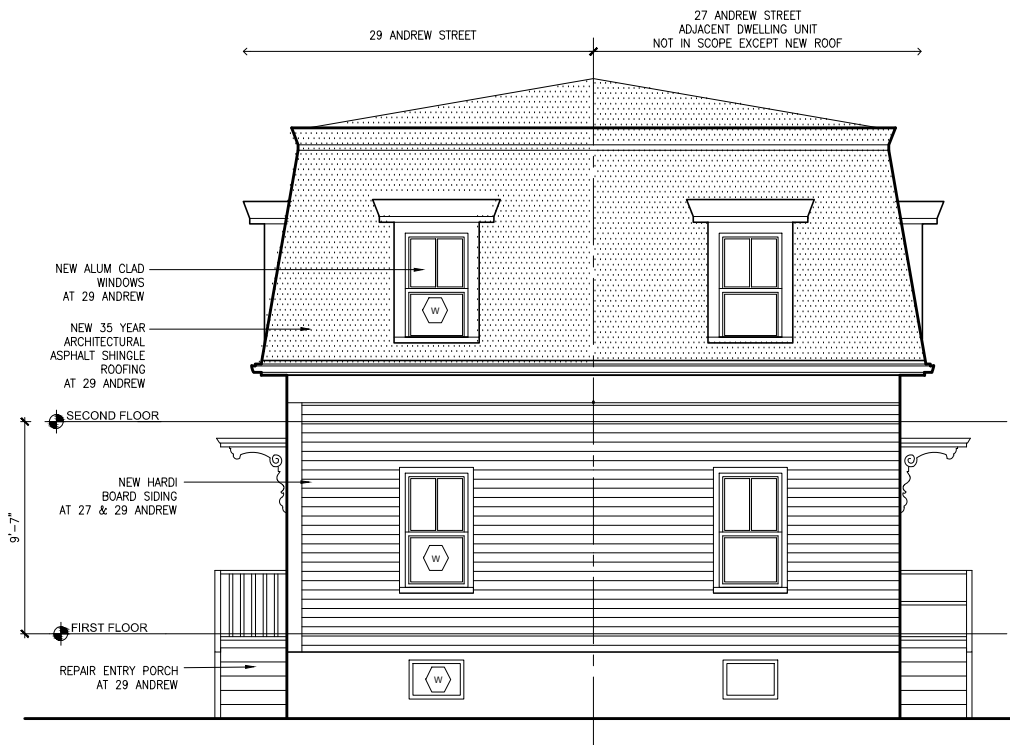


4 Existing Elevation (Street)
Scale: 1/4" = 1'-0"

PROJECT:
Proposed Renovations
29 Andrew Street
Cambridge, MA

GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman@hotmail.com
www.glassmanchungdesign.com

**ISSUED FOR
BZA REVIEW**



1 Existing Elevation (Street)
Scale: 1/4" = 1'-0"



2 Existing 29 Andrew St Side Elevation (West)
Scale: 1/4" = 1'-0"

Drawing Title:
**NEW WORK
ELEVATIONS**

Drawing No.:
Job No.: 156.00
Date: 15 DECEMBER 2016
A2.1

ZONING LEGEND

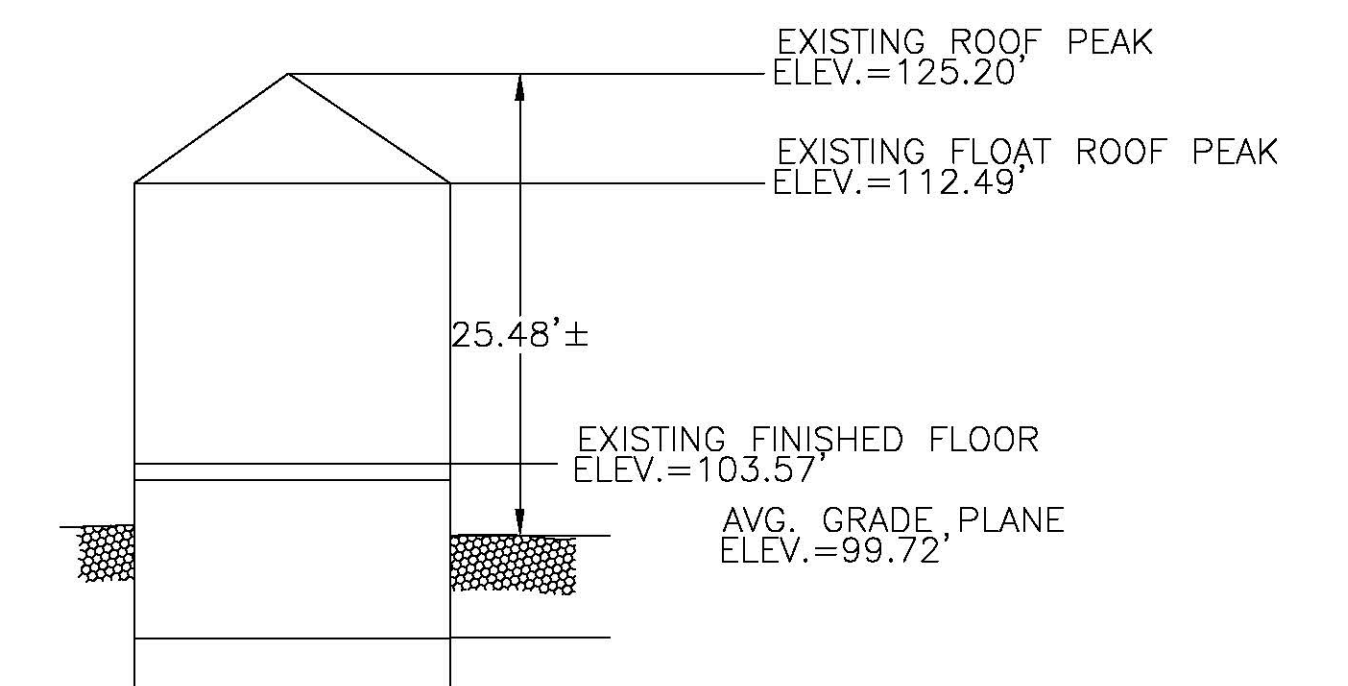
ZONING DISTRICT: RESIDENCE C-1

	REQUIRED	EXISTING	PROPOSED	COMPLIANCE
MIN. AREA	5,000 S.F.	1,360± S.F.	1,360± S.F.	EXISTING NON-COMFORMING
MIN. YARD FRONT *	10'	4.5'	4.5'	EXISTING NON-COMFORMING
SIDE (RIGHT) ***	7.5'	0.0'	0.0'	EXISTING NON-COMFORMING
SIDE (LEFT) ***	7.5'	3.6'	3.6'	EXISTING NON-COMFORMING
REAR **	20'	7.4'	7.4'	EXISTING NON-COMFORMING
MAX. BLDG. HEIGHT	35'	25.48±	25.48±	YES
MIN. OPEN SPACE	30%	41.7%	32.7%	YES
MIN. LOT WIDTH	50'	20'	20'	EXISTING NON-COMFORMING
MAX. F.A.R.	0.75	0.97	1.11	EXISTING NON-COMFORMING

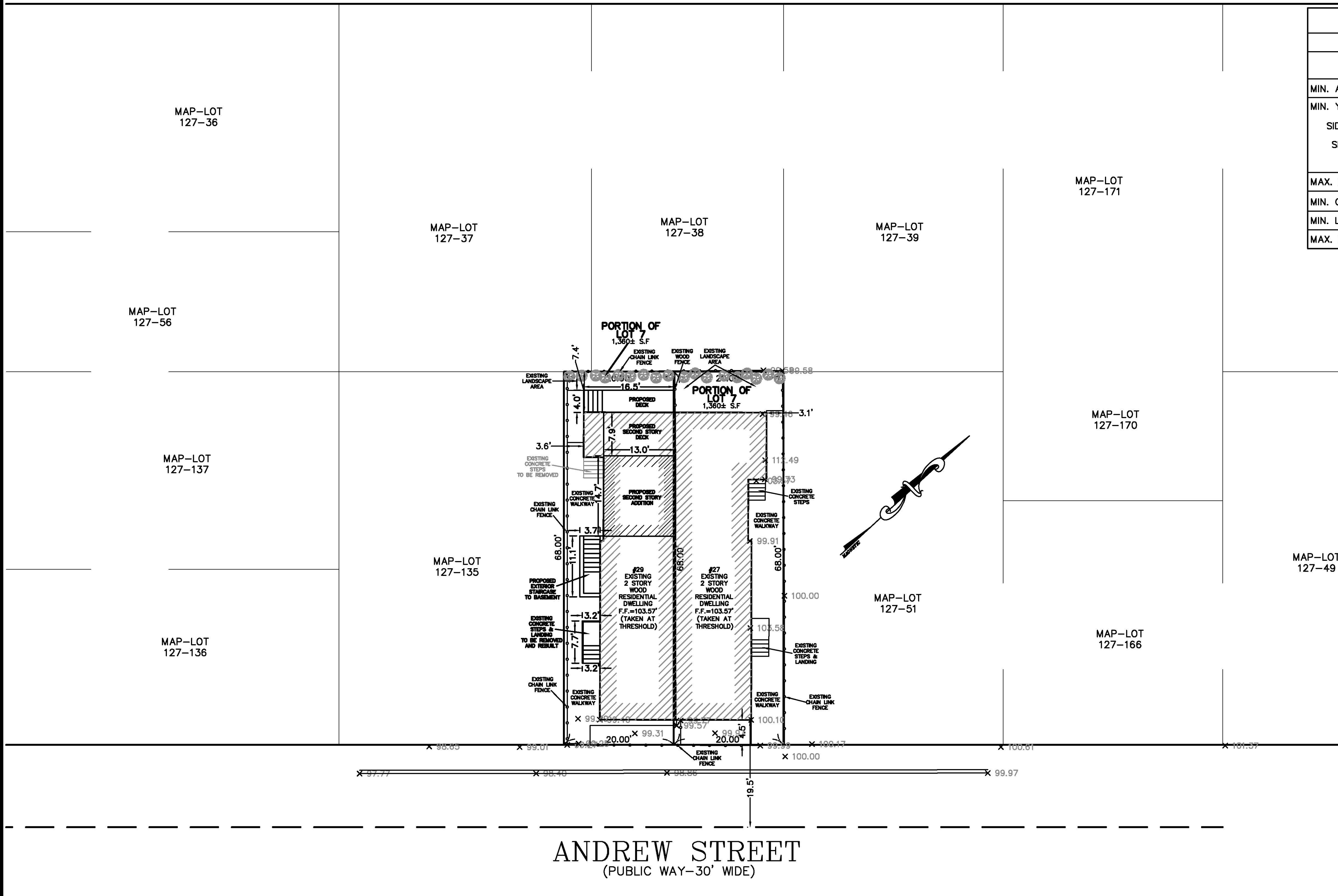
* Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet.

** In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

*** In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.



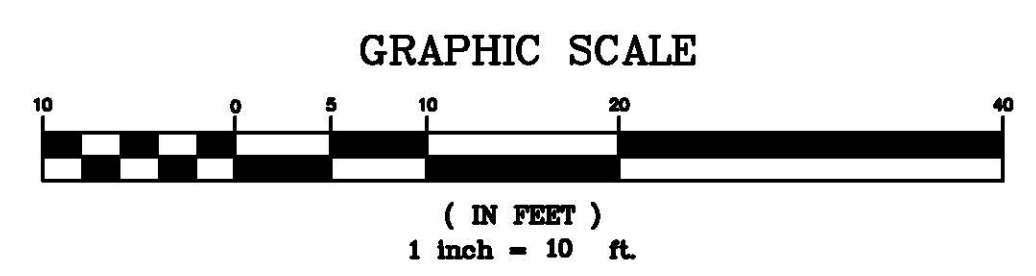
EXISTING PROFILE
NOT TO SCALE



ANDREW STREET
(PUBLIC WAY-30' WIDE)

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊙	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12-1-2016.
 2. DEED REFERENCE BOOK 42981 PAGE 11, BOOK 59487 PAGE 192 MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 25017, DATED JUNE 4, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.



SCALE 1"=10'			
DATE 12/6/2016	REV	DATE	REVISION
SHEET 1	27-29 ANDREW STREET CAMBRIDGE MASSACHUSETTS		BY
PLAN NO. 1 OF 1	PROPOSED PLOT PLAN		
CHECKED BY P.N.			SHEET NO. 1
APP'D BY P.N.	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		

December 14, 2016

To the Cambridge Board of Zoning Appeals

Re: Variance Request for Addition and Deck at 29 Andrew St.

We are a young family purchasing the home at 29 Andrew Street and are happy to be settling down in Cambridgeport. Srivatsan is a medical oncologist at Dana-Farber, on the faculty at Harvard Medical School, and conducts research at the Broad Institute, while Simil telecommutes to the National Academy of Engineering in Washington, DC. We have lived in Cambridge since 2013 when Srivatsan began his oncology fellowship. Initially, we were in a two bedroom apartment on Peters St, and we moved to our current apartment at 276 Pearl St. the following year. We have 2 children. Our daughter, age 8, and our son, age 5, both attend the Morse School. We love living in Cambridgeport, and our children are very happy and settled in their school.

After renting for the past 3.5 years we are eager to purchase a home, and we want to stay in the area so that our children can continue at their school. We would also like to maintain the relationships we have built with our neighbors since moving here and don't want to uproot our family. Our current rental unit is approximately 1,0200 square feet, and our children share a bedroom. The house at 29 Andrew Street is somewhat small for our young and growing family, but because it is in our neighborhood and is a single family home within our budget we are eager to live there.

The house itself will be undergoing significant improvements before we are able to move in, (interior and exterior upgrades and improvements are required) and we have applied for a variance to construct a 2nd floor addition of approximately 200 sq. ft. This proposed addition will allow us to create 3 full-sized bedrooms, which would help significantly in accommodating our family. As the children have grown and started elementary school it is apparent that they would benefit from having their own rooms since they are of different genders and beginning to value privacy. Because the lot itself is fairly very small, even by Cambridge standards, with only limited outdoor space, we have also proposed a modest deck on the rear of the house behind the master bedroom. These changes are very small, but they would add significantly to the home and make a large difference to the quality of our lives there.

We have looked at various kinds of properties on the market in and near our Cambridgeport neighborhood and even the most modest sized 3-bedroom homes are priced well out of our range, and though it is very small, we are lucky that we found a fixer upper we can afford as a place to raise our children without having to relocate outside of Cambridge.

We appreciate your consideration of this variance proposal, and thank you for your time.

Respectfully,

Srivatsan & Simil Raghavan
276 Pearl St. Unit F
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: Avan Glassman Date: 1/22/17
(Print)

Address: 29 Andrew St. Case No. BZA-012243-2016

Hearing Date: 2/16/17

Thank you,
Bza Members

December 11, 2016

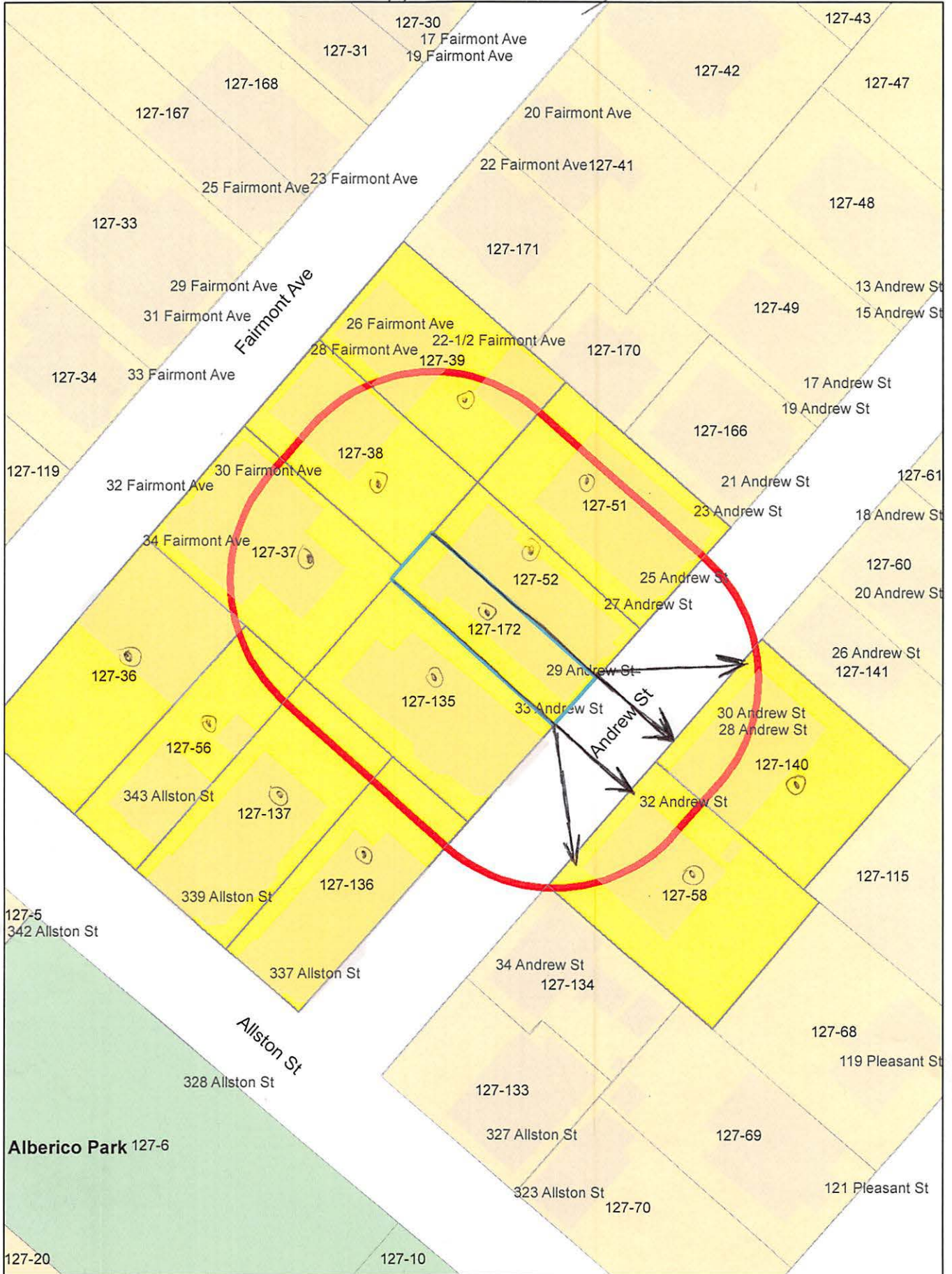
To the Cambridge Board of Zoning Appeals,

I have reviewed the proposed plans and elevations for a very modest 2nd level rear addition to be attached to the back side of Mr. and Mrs. Raghavan's house at 29 Andrew Street. The Raghavans live in Cambridgeport currently, and we look forward to their purchasing and renovating a home in this neighborhood. The house at 29 Andrew Street is fairly small, and we agree that a small addition to the back of the house would help increase the living space. This seems like a reasonable modification, and we can see no reason to oppose this.

Sincerely,

John in Ward 33-37 Andrew St.

29 Andrew St.



29 Andrew St.

Petitioner

127-136
STEINBERG, ROBERT & BEATRICE STEINBERG
337 ALLSTON ST., #1
CAMBRIDGE, MA 02139

127-136
KAPLAN, DIANE
337 ALLSTON ST., #3
CAMBRIDGE, MA 02139

29 ANDREW STREET, LLC
C/O CYRIL HUGHS
108 WATER STREET – SUITE 4C
WATERTOWN, MA 02472

127-36
FIELDS, KAREN E.
8504 THREE CHOPT ROAD
RICHMOND, VA 23229

127-37
CANINA, FRANCIS & LAURA SCHWARTZ CANINA
99 HEATH ST.
SOMERVILLE, MA 02145

127-38
DROST, RICHARD W.
28 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-39
FRYMIRE, ROGER DOYLE
22 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-51
JIANG, JINWEI & YIDING YAN
270 SOUTH ST
CHESTNUT HILL, MA 02467

127-52
KANTOR, JOSHUA T. & MARY J. EATON
27 ANDREW ST
CAMBRIDGE, MA 02139

127-56
POPE, JANICE M.
343 ALLSTON ST
CAMBRIDGE, MA 02139

127-58
BUTLER, ANNIE M.
32 ANDREW ST. #1
CAMBRIDGE, MA 02139

127-135
WARD, CLAYTON JR., RICHARD WARD & ET-AL,
TRUSTEE OF 33 ANDREW STREET REALTY
33 ANDREW ST
CAMBRIDGE, MA 02139

127-137
WILLIAMS, ALBERTA BAYNES
339 ALLSTON ST
CAMBRIDGE, MA 02139

127-140
HENEGBRY, CHARLES W. & LILLIAN PORTEN
136 COLUMBIA ST.
CAMBRIDGE, MA 02139

127-172
PORTANOVA, KENNETH S., EUGENE L. &
JOHN E. PORTANOVA, EDWARD DIMUZIO,
29 ANDREW ST
CAMBRIDGE, MA 02139

127-136
CARSON, CAROL CHOW & NICHOLAS CARSON
337 ALLSTON ST. UNIT#2
CAMBRIDGE, MA 02139



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 29 Andrew Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demolition permit anticipated for this project.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date December 28, 2016

Received by Uploaded to Energov

Date December 28, 2016

Relationship to project BZA 12243-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>