



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

BZA APPLICATION FORM

Plan No: BZA-012135-2016

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : 11 Development, LLC - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139


LOCATION OF PROPERTY : 301 Huron Ave Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :  
                                Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Petitioner seeks to construct dormers, porches and rear stairway on nonconforming two family dwelling.

- 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) :   
*(Petitioner(s) / Owner)*  
James J. Rafferty, Esq.  
\_\_\_\_\_  
**(Print Name)**

Address : 675 Massachusetts Avenue  
Cambridge, MA 02139  
Tel. No. : (617) 492-4100  
E-Mail Address : jrafferty@adamsrafferty.com

Date : 12/6/16

**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

301 Huron LLC  
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 301 Huron

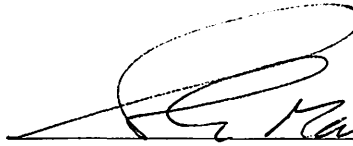
the record title standing in the name of 301 Huron LLC

whose address is 1 Wells Ave, Newton, MA 02459  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

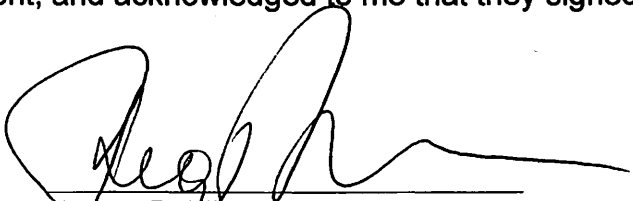
Book 68131 Page 357 or \_\_\_\_\_ Registry

District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

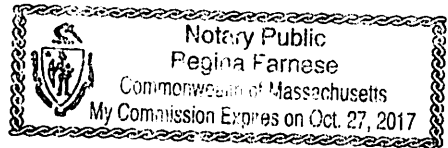
  
Manager 301 Huron LLC  
(Manager)

=====

On this 10<sup>th</sup> day of November, 2016, before me, the undersigned notary public, personally appeared Scott Shuster proved to me through satisfactory evidence of identification, which were MAADL, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Notary Public

My commission expires: 10/27/17



Subject: [Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]

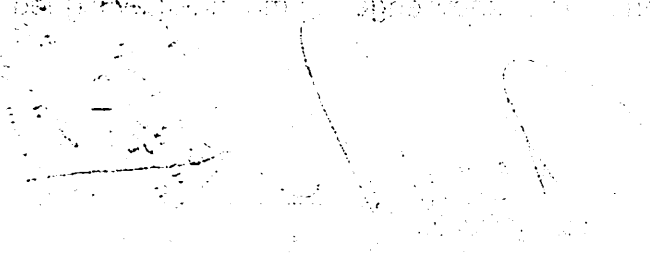
[Illegible]

[Illegible]

[Illegible]

[Illegible]

[Illegible]



[Illegible]

[Illegible]

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:**

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of this Ordinance would preclude the petitioner from constructing the proposed porches and dormers on this dwelling. The porches will improve access and egress into the house and the dormers will improve circulation and access to the third floor.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and location of the existing building on the lot.

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

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

Adding rear porches to this dwelling will not create any detriment to the public good since many of the surrounding structures have these amenities.

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

The nature and character of this two-family dwelling will not be changed. In fact, the intensity of the use will be reduced by the elimination of a third dwelling unit.

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

### BZA APPLICATION FORM

#### DIMENSIONAL INFORMATION

**APPLICANT:** James Rafferty, Esq.    **PRESENT USE/OCCUPANCY:** three family  
**LOCATION:** 301 Huron Ave Cambridge, MA    **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** two family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	4,941 sf	5,209 sf	2,071 sf	(max.)
<u>LOT AREA:</u>	4,142 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	1.19	1.26	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2,071	no change	2,500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45'	no change	50' (min.)
	DEPTH	105'	no change	N/A
<u>SETBACKS IN FEET:</u>	FRONT	18'	12'	15' (min.)
	REAR	31'	28'	25' (min.)
	LEFT SIDE	5'	no change	7'6" (min.)
	RIGHT SIDE	4'	no change	7'6" (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	36'	no change	35' (max.)
	LENGTH	55'	58"	N/A
	WIDTH	35'3"	no change	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	30%	no change	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	N/A	N/A	(min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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2016 DEC -7 PM 3:27

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

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(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 12/6/16



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 301 Huron Avenue

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 proposed work.
- 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 9, 2016

Received by Uploaded to Energov

Date December 9, 2016

Relationship to project BZA 12135-2016

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.

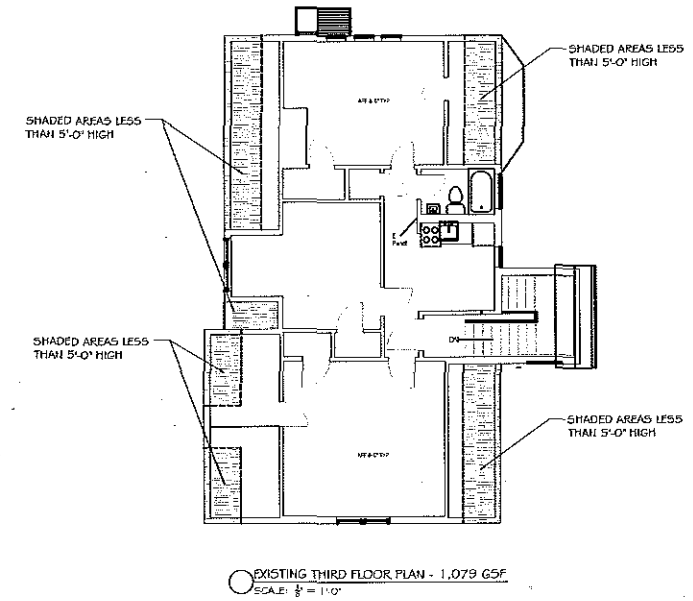
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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.

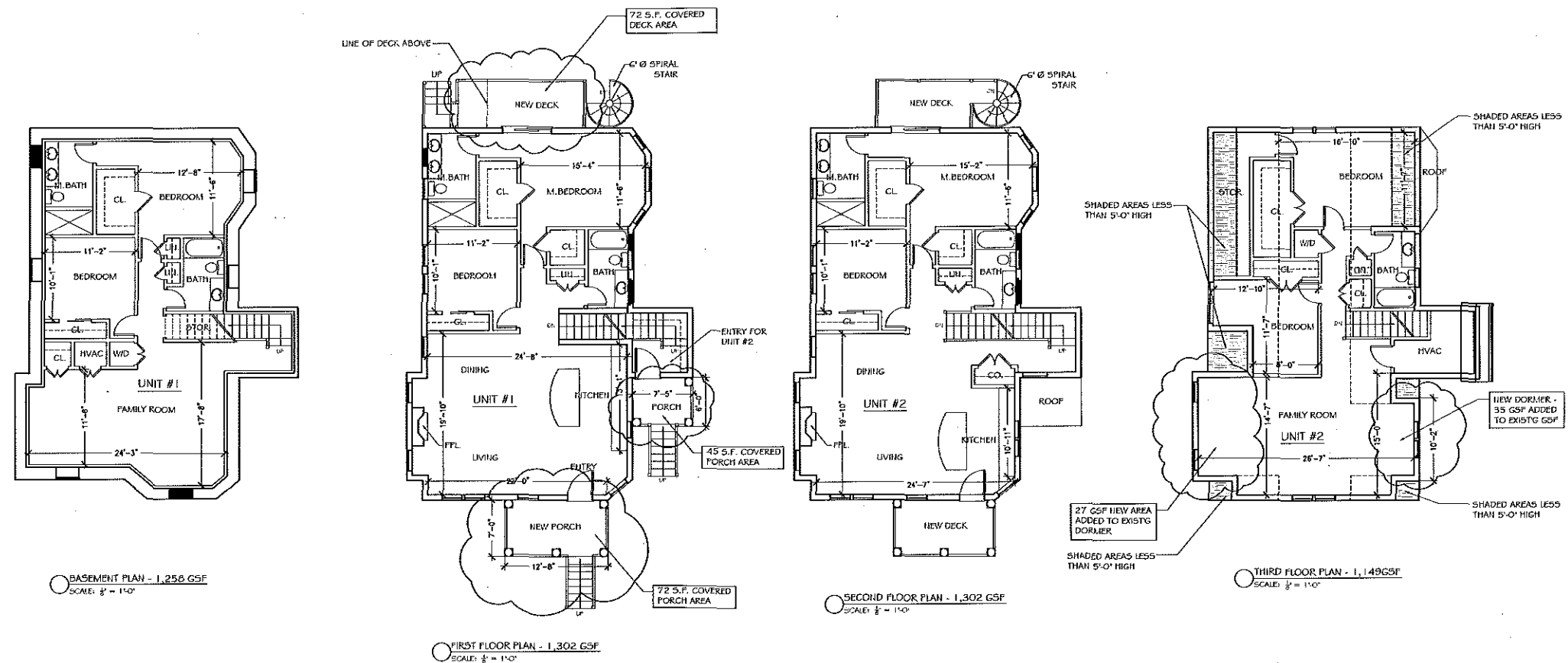
July 2003

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



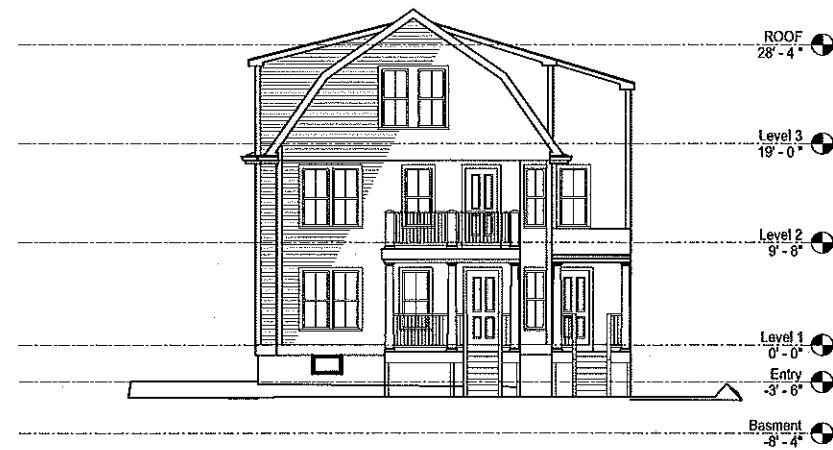


EXISTING FLOOR PLAN



REQUESTED FLOOR PLANS

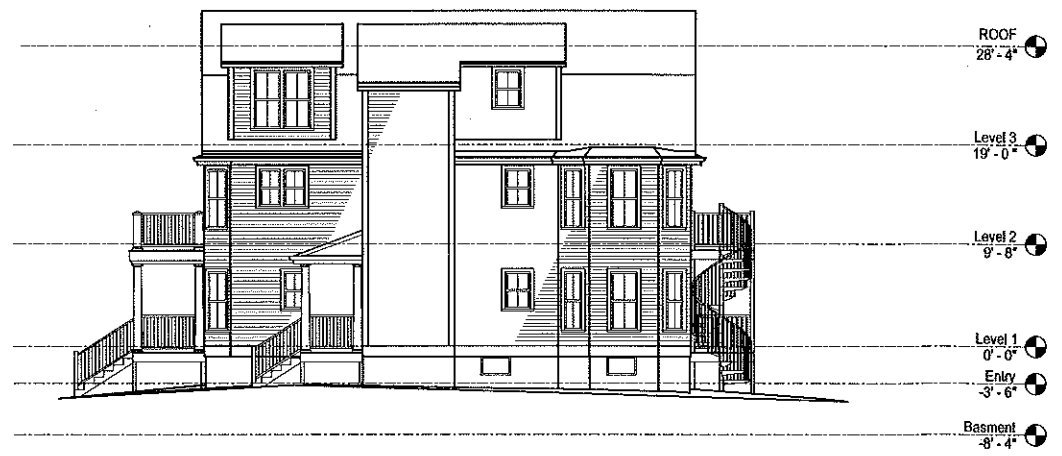
REQUESTED ZONING DRAWINGS 11-21-2016



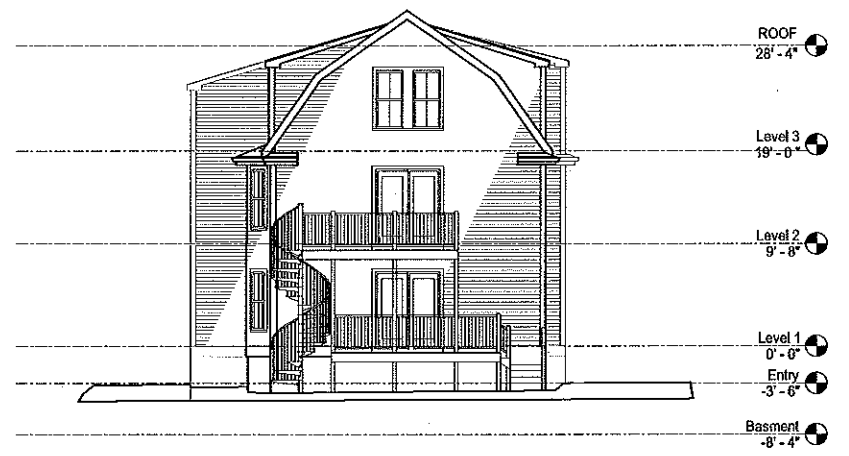
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



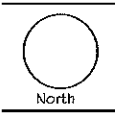
REAR ELEVATION  
SCALE: 1/8" = 1'-0"

PERMIT DRAWINGS 11-18-2016

**SUTPHIN ARCHITECTS**  
197 8th STREET, SUITE 2000  
P.O. BOX 290006  
CHARLESTOWN, MA 02129  
PHONE: 617-337-5285  
FAX: 617-337-5191  
E-MAIL: SUTPHINARCH@GMAIL.COM

Project  
**2 Family House**  
301 Huron Ave  
Cambridge, MA

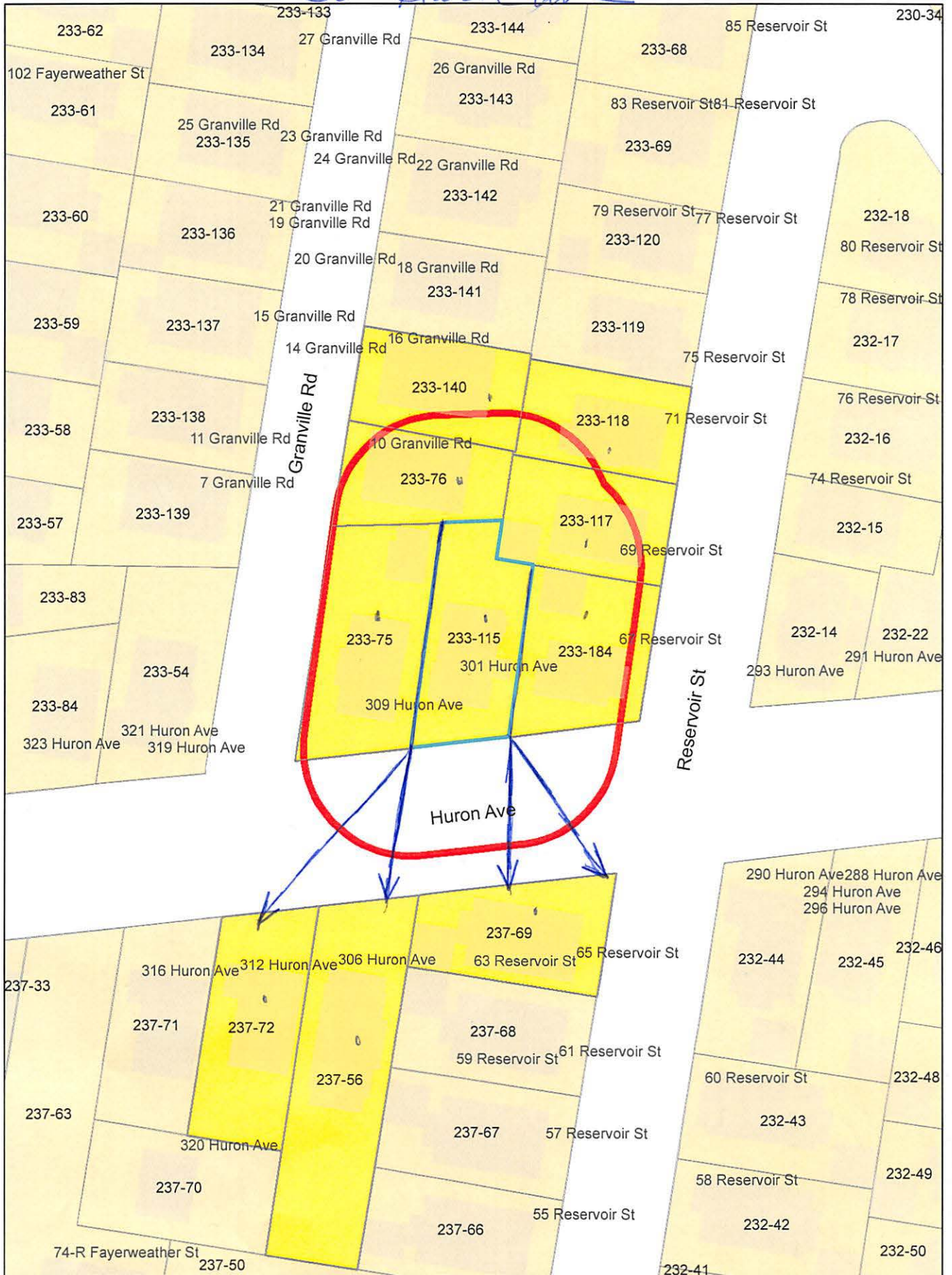
Date  
11-18-2016  
Scale  
AS NOTED  
Project No.



Revisions	Title
	ELEVATIONS

Drawing No  
**A 2**

301 Huron Ave



301 Huron Ave

Petitioner  
JAMES J. RAFFERTY, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

233-75  
LEE, MEI HUA,  
TR. THE 66 HAMILTON STREET REALTY TR.  
309 HURON AVE  
CAMBRIDGE, MA 02138

233-76  
MACKE, NATHANIEL & MOLLY FRAZIER  
105 WILSON RD  
BEDFORD, MA 01730

233-76  
HENSOLD, BRIANA  
12 GRANVILLE RD., #3  
CAMBRIDGE, MA 02138

233-115  
HENDERSON, ULRIKE KLEIN &  
MARTIN PETER KLEIN, TRUSTEES  
301 HURON AVE  
CAMBRIDGE, MA 02138

233-117  
PECK, JAMES C. & VALERIE PECK  
69 RESERVOIR ST  
CAMBRIDGE, MA 02138

233-118  
GODUTI, ELLEN T.  
73 RESERVOIR ST  
CAMBRIDGE, MA 02138

233-140  
PACKARD, DOUGLAS W.  
16 GRANVILLE RD  
CAMBRIDGE, MA 02138

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

237-56  
CIAMPA, PAUL G.  
306 HURON AVE  
CAMBRIDGE, MA 02138

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

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

237-72  
PAUL, FLYNN, A. A LIFE ESTATE  
312 HURON AVE  
CAMBRIDGE, MA 02138

233-76  
TIGHE, RUTH E.,  
TRUSTEE THE TIGHE FAMILY TRUST  
10-12 GRANVILLE RD., #2  
CAMBRIDGE, MA 02138