

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance: ☒ Appeal: \_\_\_\_\_

PETITIONER: NORMA FINKELSTEIN

PETITIONER'S ADDRESS: 32 ALPINE ST

LOCATION OF PROPERTY: 30-32 ALPINE ST

TYPE OF OCCUPANCY: 2-FAMILY RESIDENCE ZONING DISTRICT: RES B

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

1. ADDITION OF ONE (1) FOOT TO ALREADY PERMITTED ADDITION
2. ADDITION OF A KITCHEN
3. CLOSURE OF OPENINGS BETWEEN UNITS

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 26 Conversion of Dwellings  
Article 8 Section 22 f 10% maximum addition for nonconforming structures  
Article 2 Section Definitions: "Dwelling" & "Dwelling, two-family"  
36.1.b & f Off-street parking

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):

Norma Finkelstein  
(Petitioner(s)/Owner)

NORMA FINKELSTEIN  
(Print Name)

Address:

32 ALPINE ST  
CAMBRIDGE, 02138

Tel. No.:

(cell) 617-620-2109

E-Mail Address:

http://www.healthrecovery.org

Date: 4 Oct. 2018

**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 NORMA FINKELSTEIN

(OWNER)

Address: 32 ALPINE ST. CAMBRIDGE, MA 02138

State that I/We own the property located at 30/32 ALPINE ST.,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_

NORMA FINKELSTEIN

\*Pursuant to a deed of duly recorded in the date MAY 9, 2016, Middlesex South  
County Registry of Deeds at Book 408, Page 433; or  
Middlesex Registry District of Land Court, Certificate No. G11188  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Norma Finkelstein  
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 NORMA FINKELSTEIN personally appeared before me,  
this 4th of October, 2018, and made oath that the above statement is true.

Etta L. Chin Notary

My commission expires July 10, 2020 (Notary Seal).

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



ETTA L. CHIN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
July 10, 2020

ETTA L. CHIN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
July 10, 2020





**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 current construction is now classified as Single Family Residence, with the Owner, a widowed grandmother, living with her daughter and 2 young children. She wishes more independence and separation, involving a separate kitchen. In order to do so, the residence has to be classified as 2-family.

In addition, the current project, now under construction, was abridged by the limitations imposed by Art. 8, Section 22.f, where the desired addition exceeded the 10% of existing volume by 1% (but met the 10% area requirement. The wording of this Section is ambivalent). The Owner wishes relief of the 1% in order to meet a critical interior dimension for the addition, and to save additional structural work.

- 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:

In order to meet the 2-family requirement, an off-street parking space has to be added, but there is little room for it without creating a space that violates the consistent appearance of the street. The street was developed, and now mostly remains, without off-street parking. The Owner seeks relief from this requirement, for aesthetic as well as cost reasons..

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

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

The request for the expansion to the rear by one foot will scarcely be noticed, and is within the parameters of the general zoning requirements

The change of classification to a 2-Family Residence merely reverts the house to its former use, before the parking requirement was initiated.

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

There is no interference with traffic patterns, no further blockage of light or air, no trees affected, and the aesthetics of the street are maintained.

\* 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: NORMA FINKELSTEIN PRESENT USE/OCCUPANCY: 2-FAMILY RES.LOCATION: 30/32 ALPINE ST ZONE: RES. BPHONE: 617-620-2109 REQUESTED USE/OCCUPANCY: SAME

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>	
TOTAL GROSS FLOOR AREA:		<u>2506.2</u>	<u>2528.3</u>	<u>2710.4</u>	(max.)
LOT AREA:		<u>5,600</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>		<u>0.444</u>	<u>0.451</u>	<u>0.484</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:		<u>2,800</u>	<u>2,800</u>	<u>2,500</u>	(min.)
SIZE OF LOT:	WIDTH	<u>56</u>		<u>50</u>	(min.)
	DEPTH				
Setbacks in Feet:	FRONT	<u>19.7</u>	<u>19.7</u>	<u>15.0</u>	(min.)
	REAR	<u>43.1</u>	<u>42.1</u>	<u>25.0</u>	(min.)
	LEFT SIDE	<u>7.6</u>	<u>7.6</u>	<u>7.5</u>	(min.)
	RIGHT SIDE	<u>7.2</u>	<u>7.2</u>	<u>12.5</u>	(min.)
SIZE OF BLDG.:	HEIGHT	<u>25.2</u>	<u>25.2</u>	<u>35.0</u>	(max.)
	LENGTH				
	WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>		<u>#30 .447</u>	<u>.447</u>	<u>.40</u>	
		<u>#32 .677</u>	<u>.667</u>	<u>.40</u>	(min.)
NO. OF DWELLING UNITS:		<u>1</u>	<u>2</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:		<u>0</u>	<u>0</u>	<u>1</u>	(min./max)
NO. OF LOADING AREAS:		<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		<u>0</u>	<u>0</u>	<u>0</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.

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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Special Permit: \_\_\_\_\_ Variance: ☒ \_\_\_\_\_

Appeal: \_\_\_\_\_

2018 OCT -9 PM 1:34  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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Norma Finkelstein  
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NORMA FINKELSTEIN  
(Print Name)

Address:

32 ALPINE ST

CAMBRIDGE, 02138

Tel. No.:

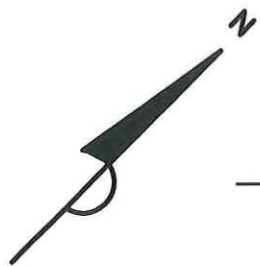
(cell) 617-620-2109

E-Mail Address:

http://www.healthrecovery.org

Date:

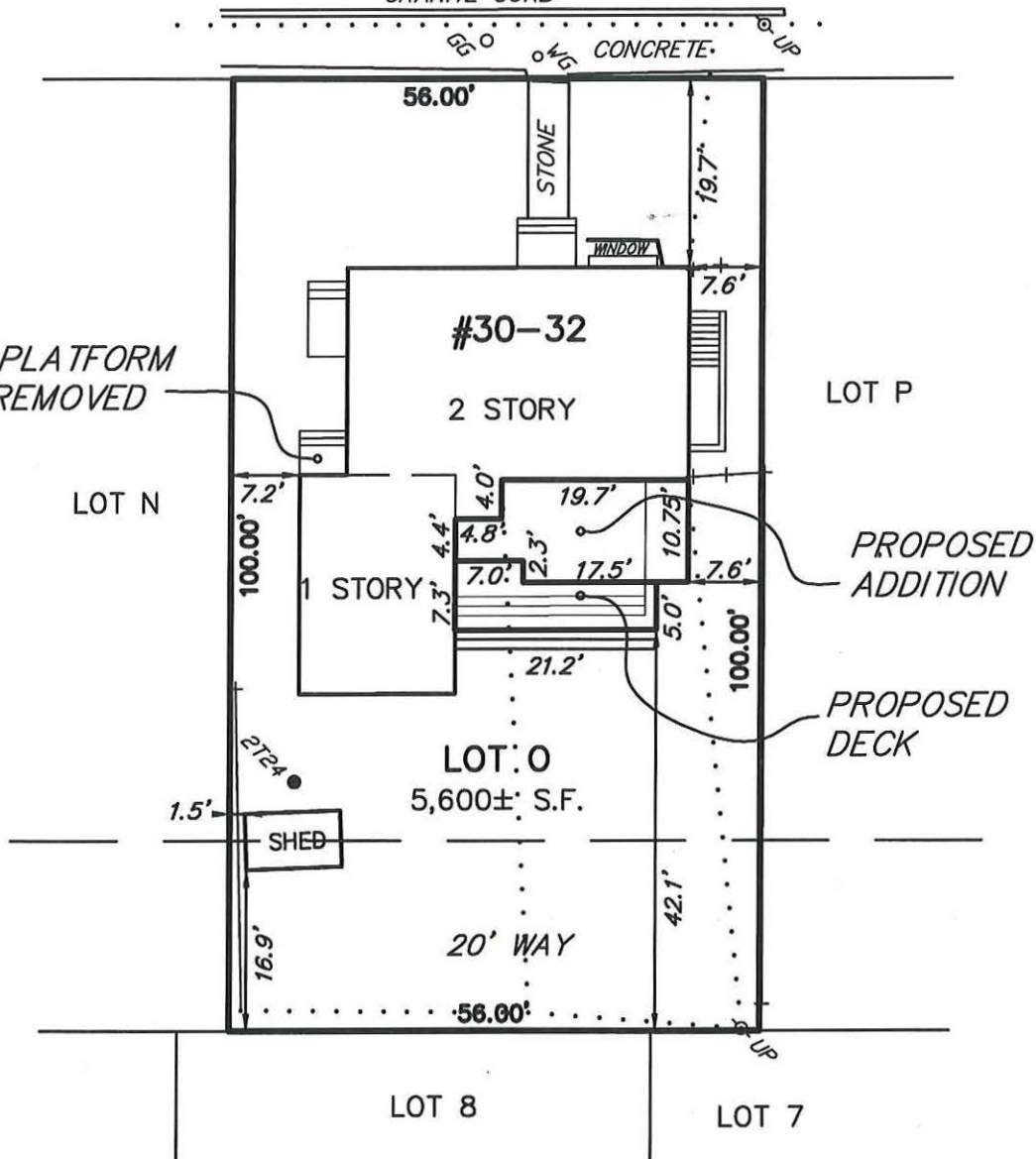
4 Oct. 2018



# ALPINE STREET

GRANITE CURB

STEPS, PLATFORM  
TO BE REMOVED



PREPARED FOR: WILLIAM SIMMERS

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.



SCOTT LYNCH, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

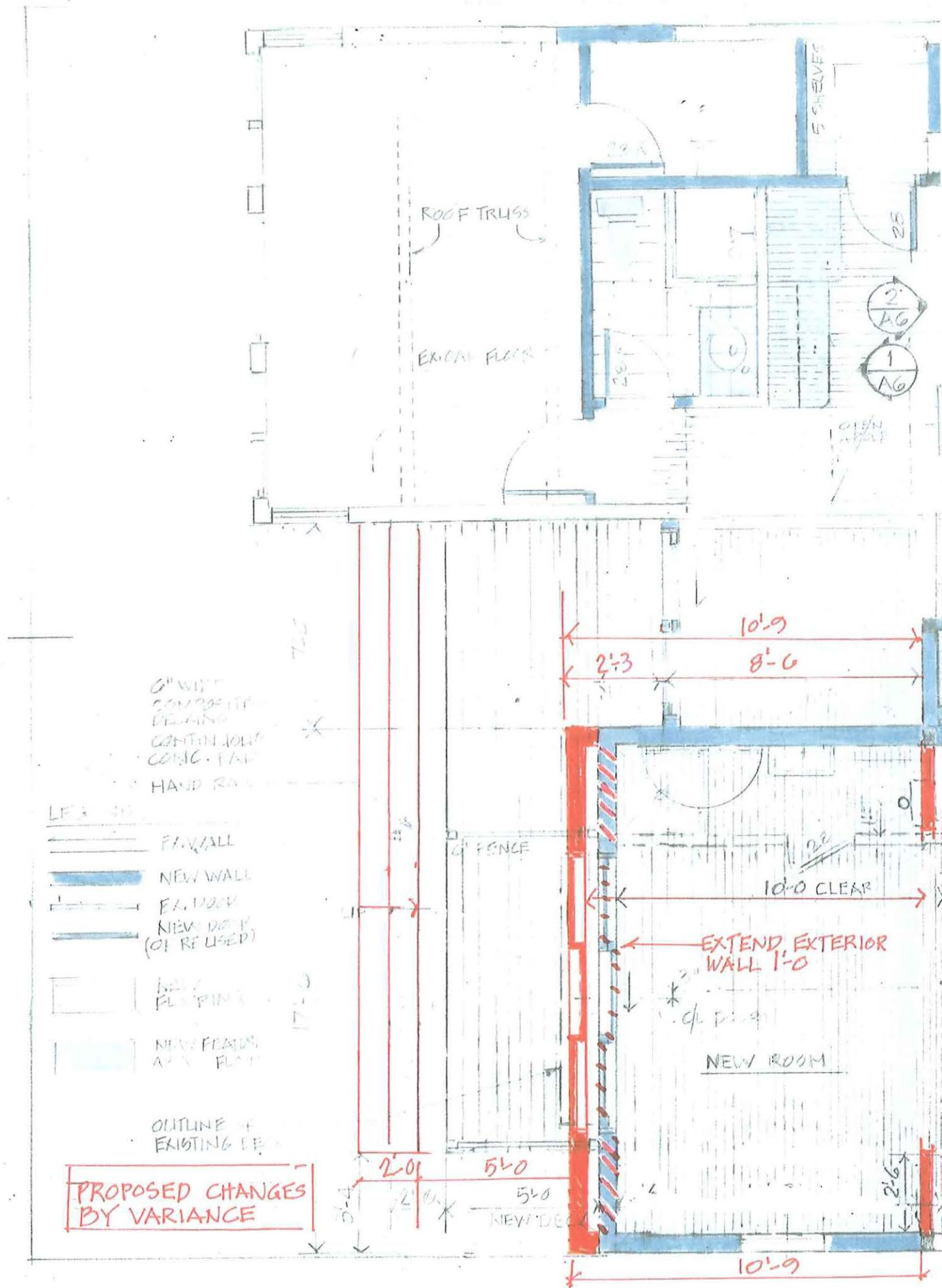
PROPOSED PLOT PLAN  
#30-32 ALPINE STREET  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 7/13/2018

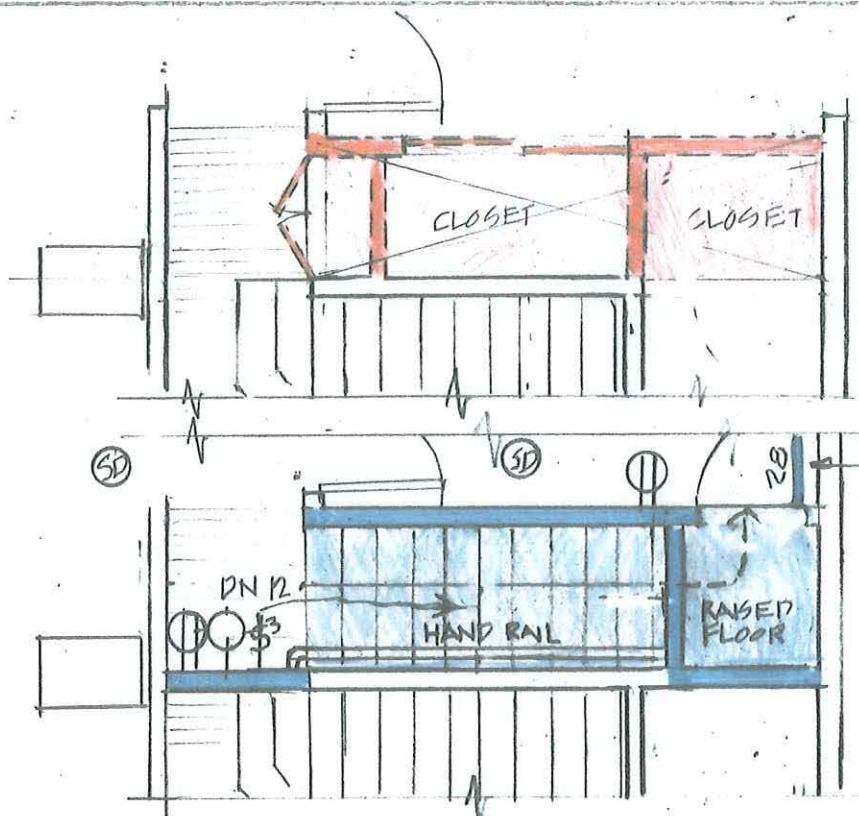


ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5558PP2.DWG





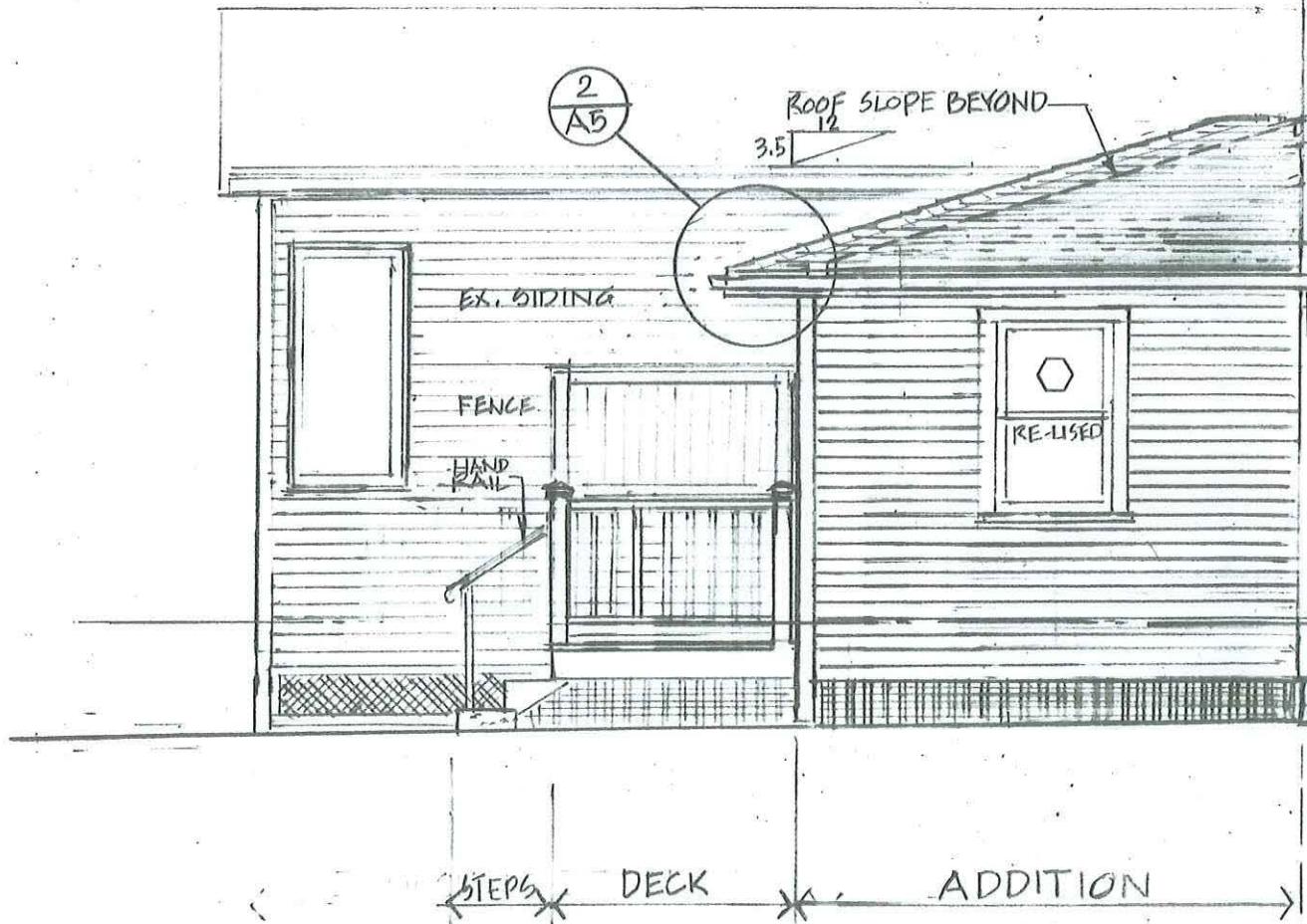




EXISTING & DEMOLITION

NEW

NEW 2<sup>ND</sup> FLOOR STAIR





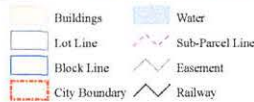






City of Cambridge  
Assessing Department

795 Massachusetts Ave.  
Cambridge, MA 02139



10 Lot Number  
260 Block Number  
10 Cam Street Number  
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.  
44.0LC Land Court Dimension  
65.0 Survey Dimensions

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessors' Tax Maps dated 1920 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent transactions have been incorporated using the City of Cambridge Geographic Information System (GIS). The data here has been verified. The City of Cambridge assumes no legal responsibility for information shown on this map.



0 25 50 100 Feet  
1 inch = 54 feet



Parcel Block Map

**260**



32 Alpine st.













The map displays a residential neighborhood with the following features:

- Streets:** Alpine St (running diagonally), Chilton St (running diagonally), Vassal Ln (at the bottom), and 55 Alpine St (at the top).
- Landmarks:** Tobin Field (top left, green area) and Tobin School (middle left, yellow area).
- Property Lots:** Numerous lots are labeled with numbers, including 260-63, 260-64, 260-65, 260-66, 260-67, 260-68, 260-69, 260-70, 260-71, 260-80, 260-81, 260-82, 260-83, 260-84, 260-85, 260-86, 260-87, 260-88, 260-89, 260-90, 260-91, 260-92, 260-93, 260-94, 260-95, 260-96, 260-97, 260-98, 260-99, 260-100, 260-101, 260-102, 260-103, 260-104, 260-105, 260-106, 260-107, 260-108, 260-109, 260-110, 260-111, 260-112, 260-113, 260-114, 260-115, 260-116, 260-117, 260-118, 260-119, 260-120, 260-121, 260-122, 260-123, 260-124, 260-125, 260-126, 260-127, 260-128, 260-129, 260-130, 260-131, 260-132, 260-133, 260-134, 260-135, 260-136, 260-137, 260-138, 260-139, 260-140, 260-141, 260-142, 260-143, 260-144, 260-145, 260-146, 260-147, 260-148, 260-149, 260-150, 260-151, 260-152, 260-153, 260-154, 260-155, 260-156, 260-157, 260-158, 260-159, 260-160, 260-161, 260-162, 260-163, 260-164, 260-165, 260-166, 260-167, 260-168, 260-169, 260-170, 260-171, 260-172, 260-173, 260-174, 260-175, 260-176, 260-177, 260-178, 260-179, 260-180, 260-181, 260-182, 260-183, 260-184, 260-185, 260-186, 260-187, 260-188, 260-189, 260-190, 260-191, 260-192, 260-193, 260-194, 260-195, 260-196, 260-197, 260-198, 260-199, 260-200, 260-201, 260-202, 260-203, 260-204, 260-205, 260-206, 260-207, 260-208, 260-209, 260-210, 260-211, 260-212, 260-213, 260-214, 260-215, 260-216, 260-217, 260-218, 260-219, 260-220, 260-221, 260-222, 260-223, 260-224, 260-225, 260-226, 260-227, 260-228, 260-229, 260-230, 260-231, 260-232, 260-233, 260-234, 260-235, 260-236, 260-237, 260-238, 260-239, 260-240, 260-241, 260-242, 260-243, 260-244, 260-245, 260-246, 260-247, 260-248, 260-249, 260-250, 260-251, 260-252, 260-253, 260-254, 260-255, 260-256, 260-257, 260-258, 260-259, 260-260, 260-261, 260-262, 260-263, 260-264, 260-265, 260-266, 260-267, 260-268, 260-269, 260-270, 260-271, 260-272, 260-273, 260-274, 260-275, 260-276, 260-277, 260-278, 260-279, 260-280, 260-281, 260-282, 260-283, 260-284, 260-285, 260-286, 260-287, 260-288, 260-289, 260-290, 260-291, 260-292, 260-293, 260-294, 260-295, 260-296, 260-297, 260-298, 260-299, 260-300, 260-301, 260-302, 260-303, 260-304, 260-305, 260-306, 260-307, 260-308, 260-309, 260-310, 260-311, 260-312, 260-313, 260-314, 260-315, 260-316, 260-317, 260-318, 260-319, 260-320, 260-321, 260-322, 260-323, 260-324, 260-325, 260-326, 260-327, 260-328, 260-329, 260-330, 260-331, 260-332, 260-333, 260-334, 260-335, 260-336, 260-337, 260-338, 260-339, 260-340, 260-341, 260-342, 260-343, 260-344, 260-345, 260-346, 260-347, 260-348, 260-349, 260-350, 260-351, 260-352, 260-353, 260-354, 260-355, 260-356, 260-357, 260-358, 260-359, 260-360, 260-361, 260-362, 260-363, 260-364, 260-365, 260-366, 260-367, 260-368, 260-369, 260-370, 260-371, 260-372, 260-373, 260-374, 260-375, 260-376, 260-377, 260-378, 260-379, 260-380, 260-381, 260-382, 260-383, 260-384, 260-385, 260-386, 260-387, 260-388, 260-389, 260-390, 260-391, 260-392, 260-393, 260-394, 260-395, 260-396, 260-397, 260-398, 260-399, 260-400, 260-401, 260-402, 260-403, 260-404, 260-405, 260-406, 260-407, 260-408, 260-409, 260-410, 260-411, 260-412, 260-413, 260-414, 260-415, 260-416, 260-417, 260-418, 260-419, 260-420, 260-421, 260-422, 260-423, 260-424, 260-425, 260-426, 260-427, 260-428, 260-429, 260-430, 260-431, 260-432, 260-433, 260-434, 260-435, 260-436, 260-437, 260-438, 260-439, 260-440, 260-441, 260-442, 260-443, 260-444, 260-445, 260-446, 260-447, 260-448, 260-449, 260-450, 260-451, 260-452, 260-453, 260-454, 260-455, 260-456, 260-457, 260-458, 260-459, 260-460, 260-461, 260-462, 260-463, 260-464, 260-465, 260-466, 260-467, 260-468, 260-469, 260-470, 260-471, 260-472, 260-473, 260-474, 260-475, 260-476, 260-477, 260-478, 260-479, 260-480, 260-481, 260-482, 260-483, 260-484, 260-485, 260-486, 260-487, 260-488, 260-489, 260-490, 260-491, 260-492, 260-493, 260-494, 260-495, 260-496, 260-497, 260-498, 260-499, 260-500, 260-501, 260-502, 260-503, 260-504, 260-505, 260-506,

30-32 Alpine St

Petitioner  
NORMA FINKELSTEIN  
32 ALPINE STREET  
CAMBRIDGE, MA 02138

260-56  
HULL, ELIZABETH MARRAN  
C/O ELIZABETH MARRAN  
44 ALPINE ST.  
CAMBRIDGE, MA 02138

260-57  
TIVNAN, TERRENCE  
6 PAGE ROAD  
WESTON, MA 02493

260-59  
BABBITT, EILEEN  
24 ALPINE ST  
CAMBRIDGE, MA 02138

260-59  
CAPLAN, PAULA J.  
44 MARYLAND AVE APT #1205  
ROCKVILLE, MD 20850

260-60  
BUCK, EDWARD & MIHAELA BUJOREANU  
20 ALPINE ST., #20  
CAMBRIDGE, MA 02138

260-60  
DOMENITZ, JANET S. & JONATHAN W. SCARLETT  
22 ALPINE ST  
CAMBRIDGE, MA 02138

260-66  
EGBERT, DERRICK B.  
35 ALPINE ST  
CAMBRIDGE, MA 02138

260-67  
ENGELMAN, DORIS J.  
29 ALPINE ST  
CAMBRIDGE, MA 02138

260-68  
HACKEL, JOYCE M. & ROBIN A. LUBBOCK  
25 ALPINE STREET  
CAMBRIDGE, MA 02138

263-112  
PAYNE, LYNETTA E.  
105 CHILTON ST  
CAMBRIDGE, MA 02138

263-121  
BIEWALD, BRUCE E. & JEAN ANN RAMEY  
101-103 CHILTON ST  
CAMBRODGE, MA 02138

263-122  
CARTER, NEAL H.  
2427 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140

263-123  
EPSTEIN, DANIEL M. & ROZANN B. KRAUS C/O  
ALEJANDRO EPSTEIN-SANTOYO  
91-93 CHILTON ST  
CAMBRIDGE, MA 02138

263-131  
MELDMAN, JEFFREY A.  
85 CHILTON STREET  
CAMBRIDGE, MA 02138

263-131  
SHUMAN, ABBY & ALFRED J. SHUMAN TRUSTESS  
OF CHILTON NOMINEE TRUST  
87 CHILTON ST #87  
CAMBRIDGE, MA 02138

260-58  
BROWER, MICHAEL J. &  
NORMA FINKELSTEIN  
32 ALPINE ST  
CAMBRIDGE, MA 02138