

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 LEVI TOFIAS & ROSEMARY PARK
(OWNER)

Address: 41 JEFFERSON ST. CAMBRIDGE MA

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

The record title of this property is in the name of _____
LEVI J. TOFIAS AND ROSEMARY PARK

*Pursuant to a deed of duly recorded in the date 7/31/19, Middlesex South County Registry of Deeds at Book 73031, Page 286; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

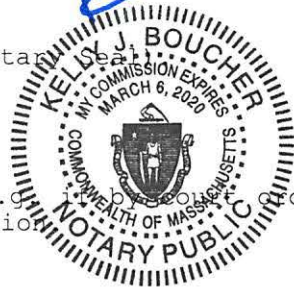
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name LEVI TOFIAS personally appeared before me, this 2 of DEC, 2019, and made oath that the above statement is true.


Notary

My commission expires 3.6.2020 (Notary)



• If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation under, recent

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 existing building is in the setbacks on all four sides. The existing stairs from the basement to grade made egress difficult due to the direction to the rear. The proposed stairs make egress safer and more direct. The extension of the roof is to avoid a low ceiling height and the pitch of the roof was changed to improve drainage and allow for potential of solar panels.

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 owing to the existing location of the structure and it's existing location in the setback on multiple sides.

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

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

The changes are minor in nature.

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

The changes are minor in nature.

*** 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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 30 Bellis Cir Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
Most of the existing facades are in the setback and the windows are being changed to bring more light and air into the living areas.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
The changes are minor in nature and will not affect the traffic.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
The changes are minor in nature and will not affect adjacent uses.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The changes are minor in nature and will not create nuisance.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
The changes are minor in nature and will not derogate the ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Levi Tofias **PRESENT USE/OCCUPANCY:** Single-Family
LOCATION: 30 Bellis Cir Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single-Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2130</u>	<u>Unchanged</u>	<u>1150</u>	(max.)
<u>LOT AREA:</u>	<u>2301</u>	<u>Unchanged</u>	<u>Unchanged</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.93</u>	<u>Unchanged</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,301</u>	<u>Unchanged</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>40'</u>	<u>50'</u>	(min.)
	DEPTH	<u>63'</u>	<u>-</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>4.5'</u>	<u>15'</u>	(min.)
	REAR	<u>0.5'</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>0.9'</u>	<u>7.5'</u>	(min.)
	RIGHT SIDE	<u>5.2'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>28'</u>	<u>-</u>	(max.)
	LENGTH	<u>50'</u>	<u>-</u>	
	WIDTH	<u>32'</u>	<u>-</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>33%</u>	<u>Unchanged</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>Unchanged</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>Unchanged</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>Unchanged</u>	<u>-</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>Unchanged</u>	<u>-</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 Frane Building on Masonry Foundation.

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'.

No.	Description	Date

stamp

client
Tofias - Park

title
FRONT AND RIGHT ELEVATIONS

project
30 BELLS CIRCLE, CAMBRIDGE MA

ROVI DESIGN
architecture & interior design
41 jefferson st.
cambridge, ma 02141
levitofias@gmail.com
508-335-4923

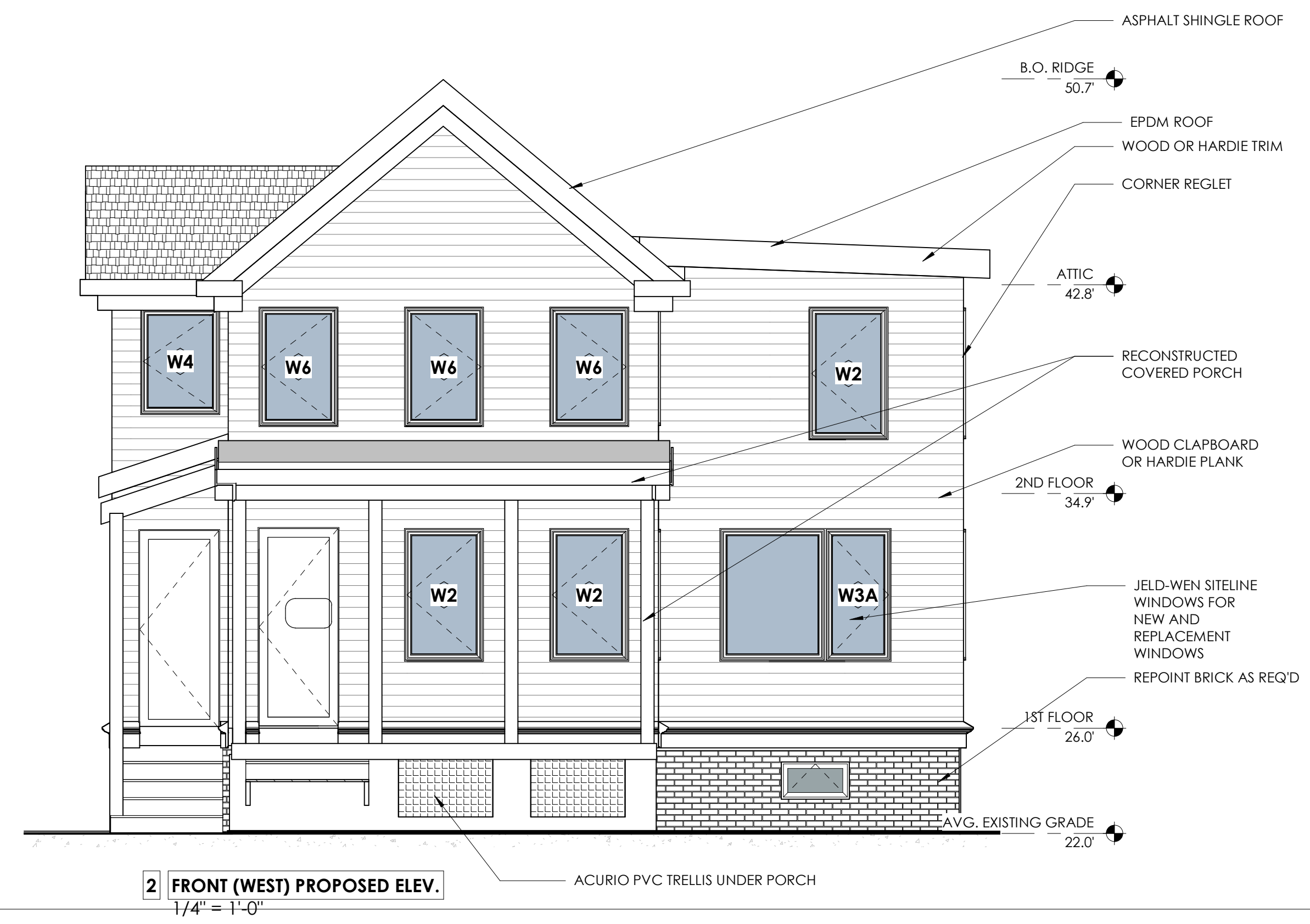
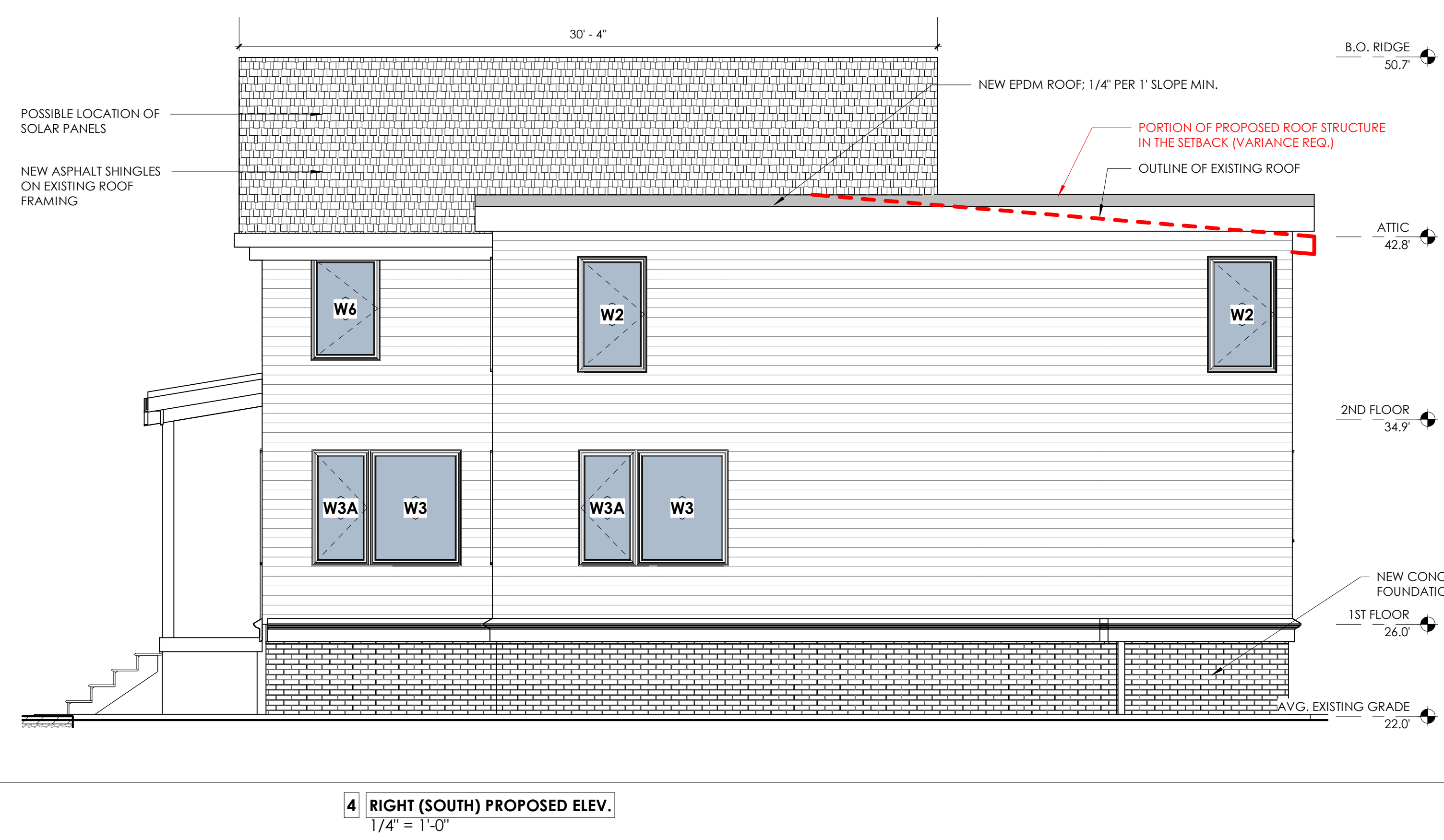
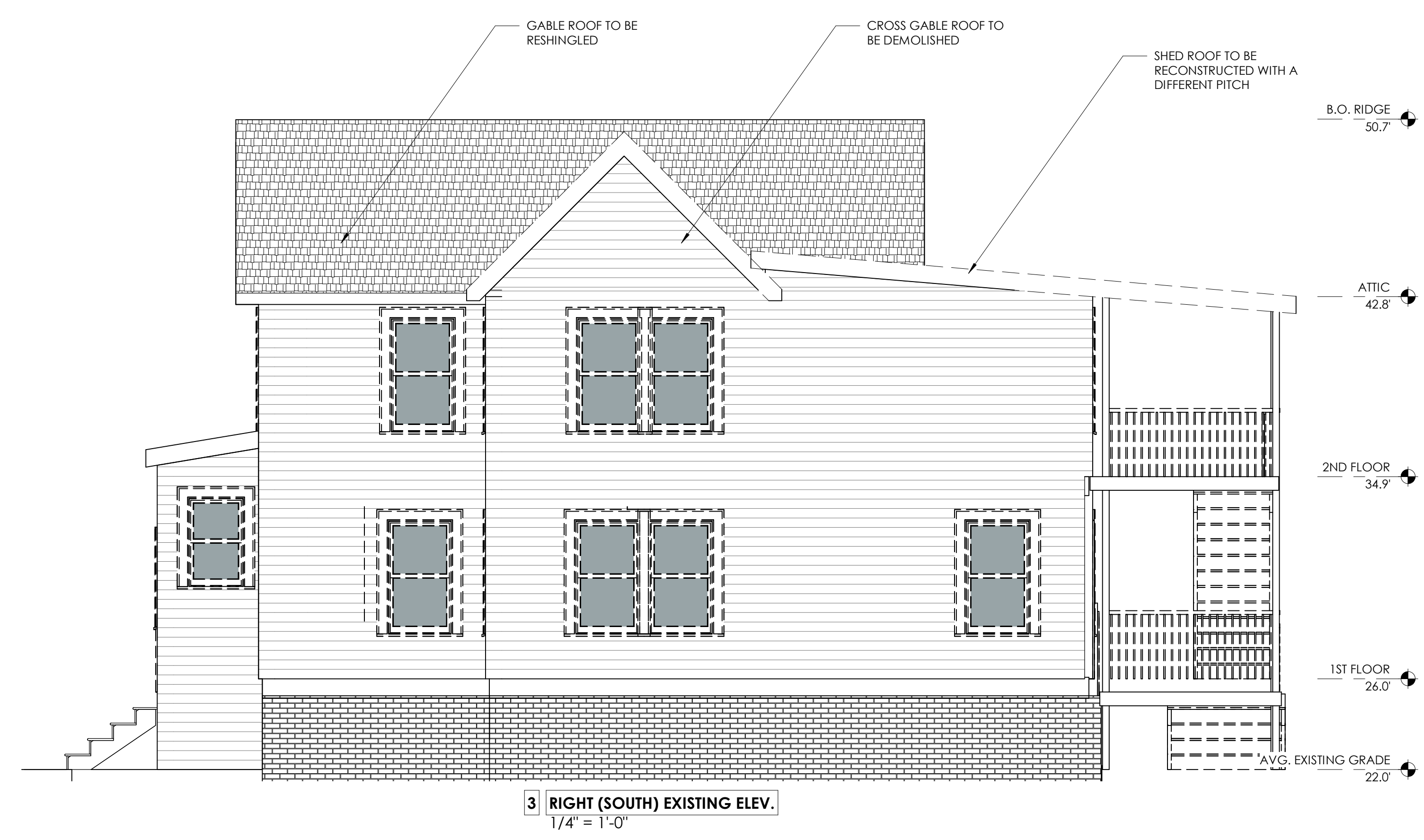
job number 000

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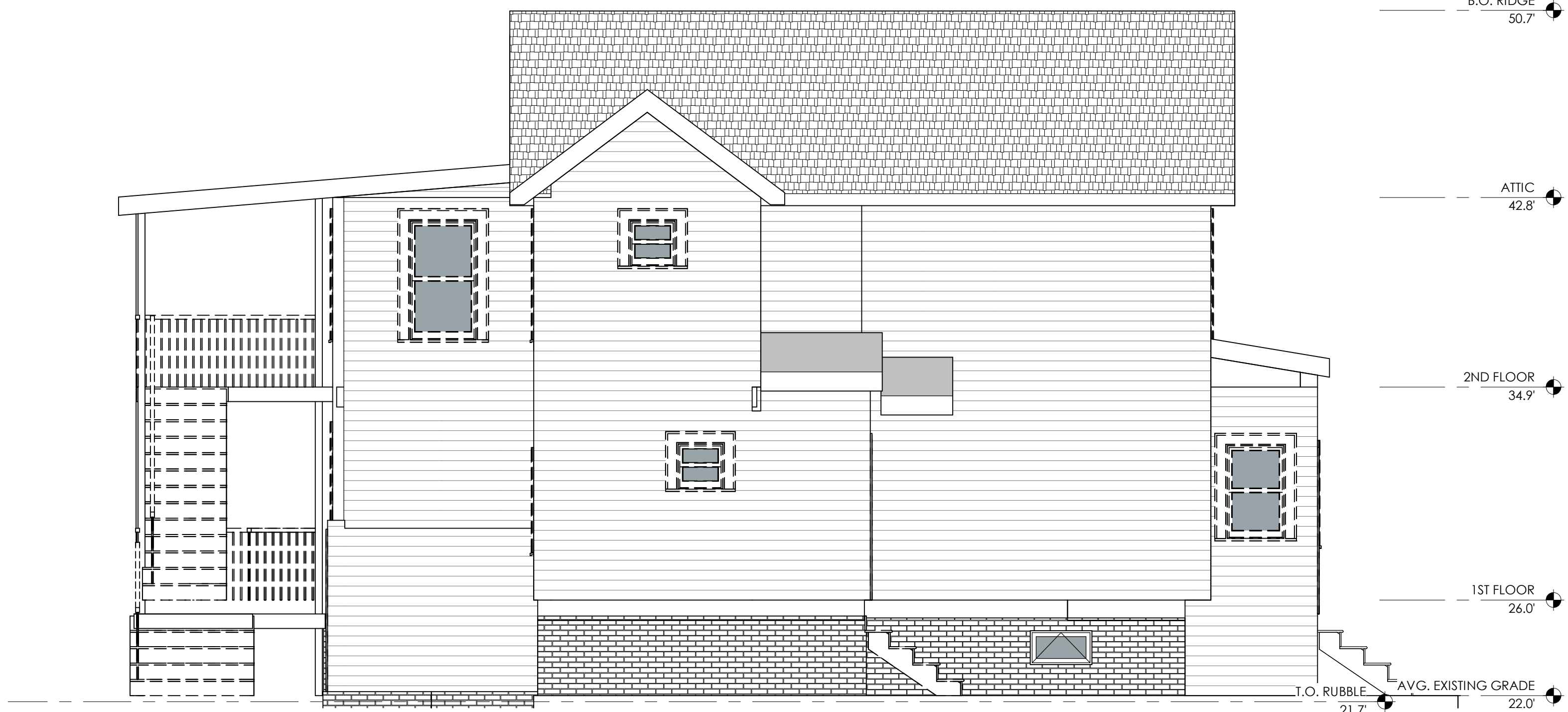
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BZA SUBMISSION

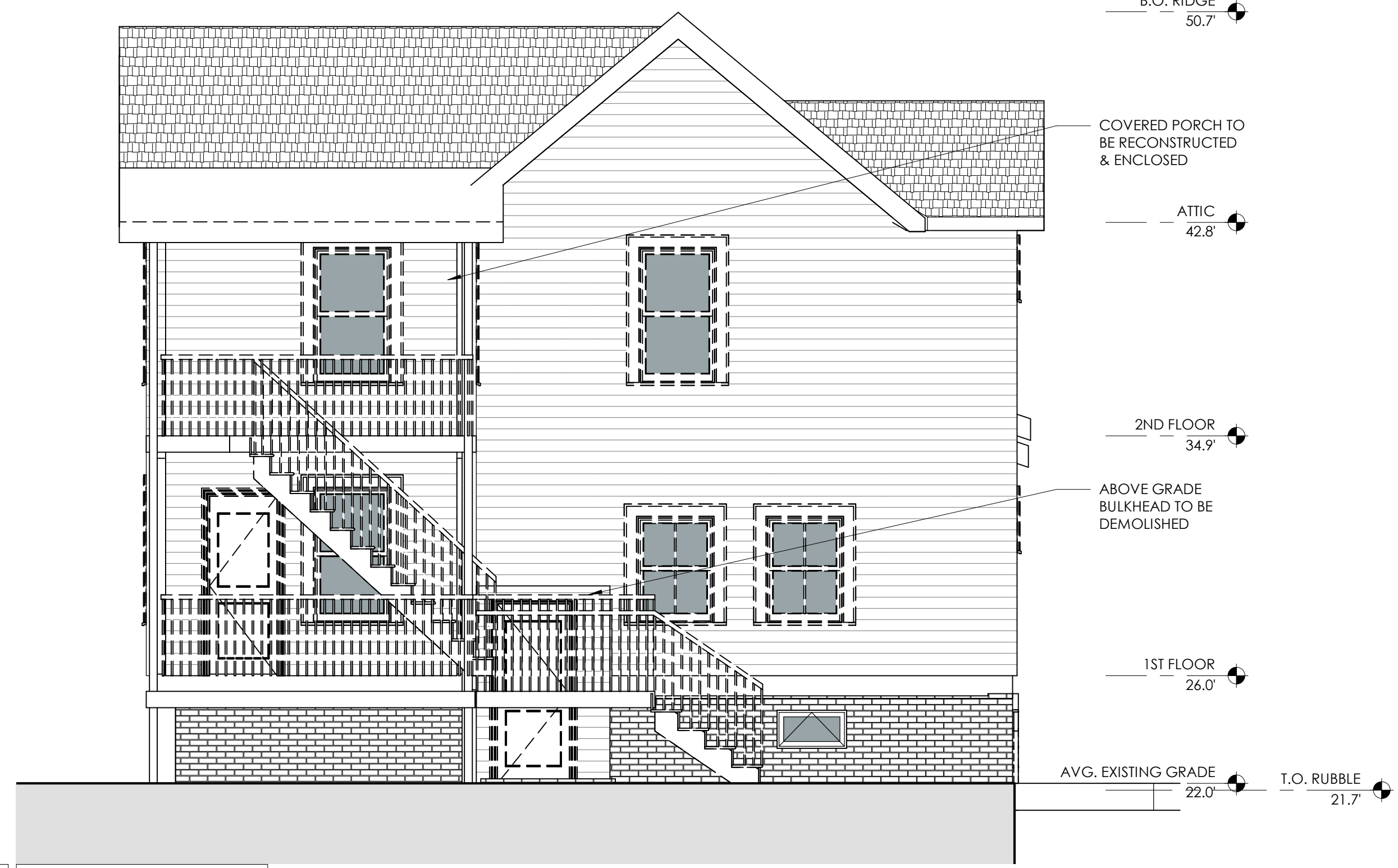
Sheet no.
A2.1



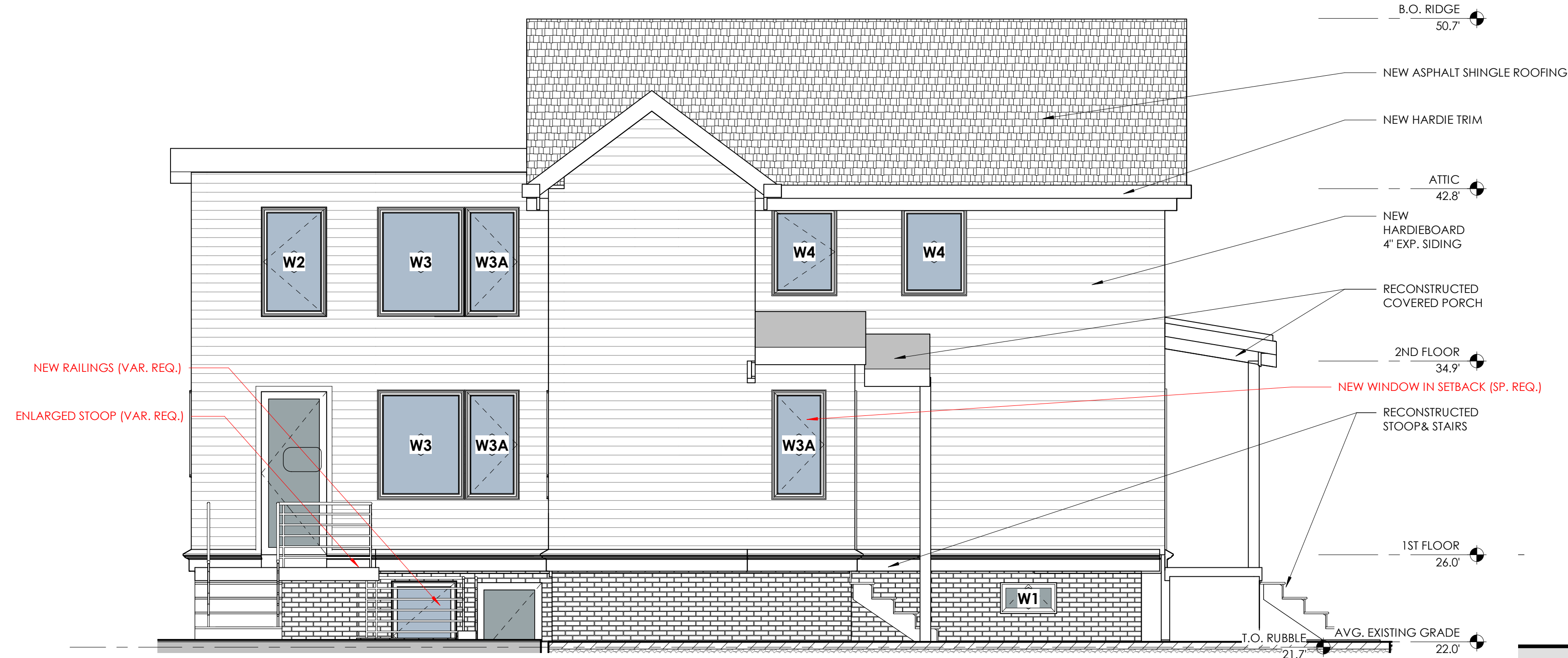
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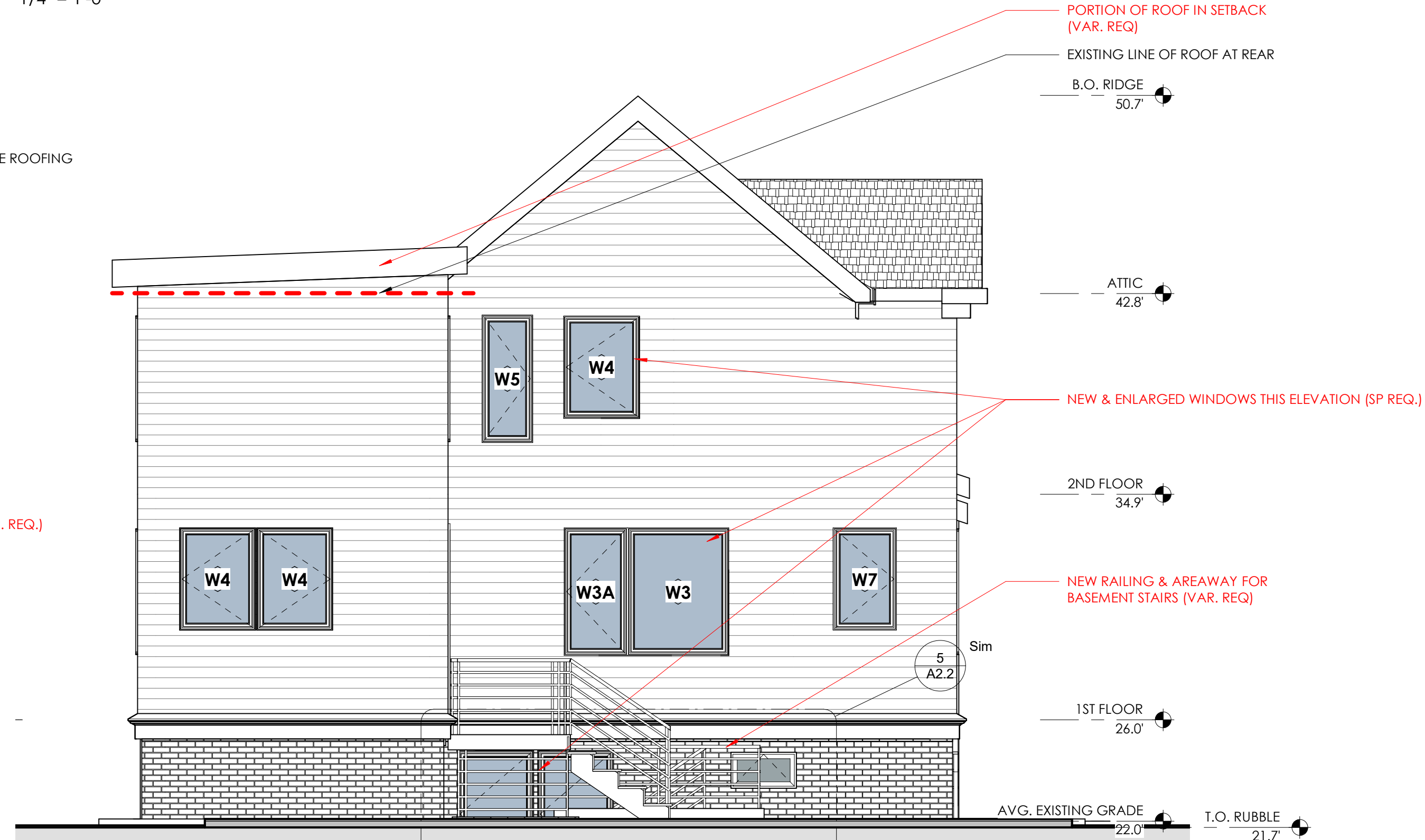
2 LEFT(NORTH) EXISTING ELEV.
1/4" = 1'-0"



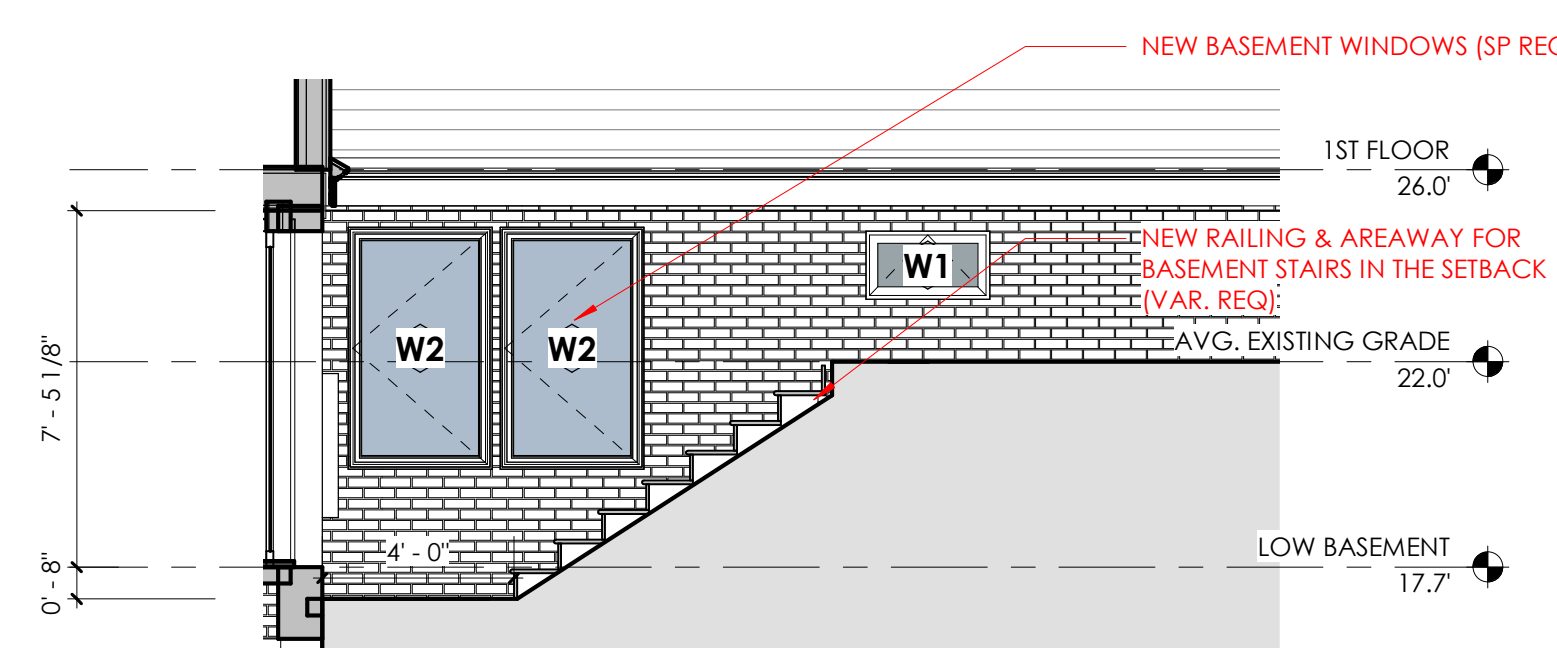
3 REAR (EAST) EXISTING ELEV.
1/4" = 1'-0"



4 LEFT(NORTH) PROPOSED ELEV.
1/4" = 1'-0"



1 REAR (EAST) PROPOSED ELEV.
1/4" = 1'-0"



5 PROPOSED BASEMENT AREAWAY & WINDOWS
1/4" = 1'-0"

No.	Description	Date

stamp

client
Tofias - Park

title
LEFT & REAR ELEVATIONS

project
30 BELLS CIRCLE, CAMBRIDGE MA

ROVI DESIGN
architecture & interior design

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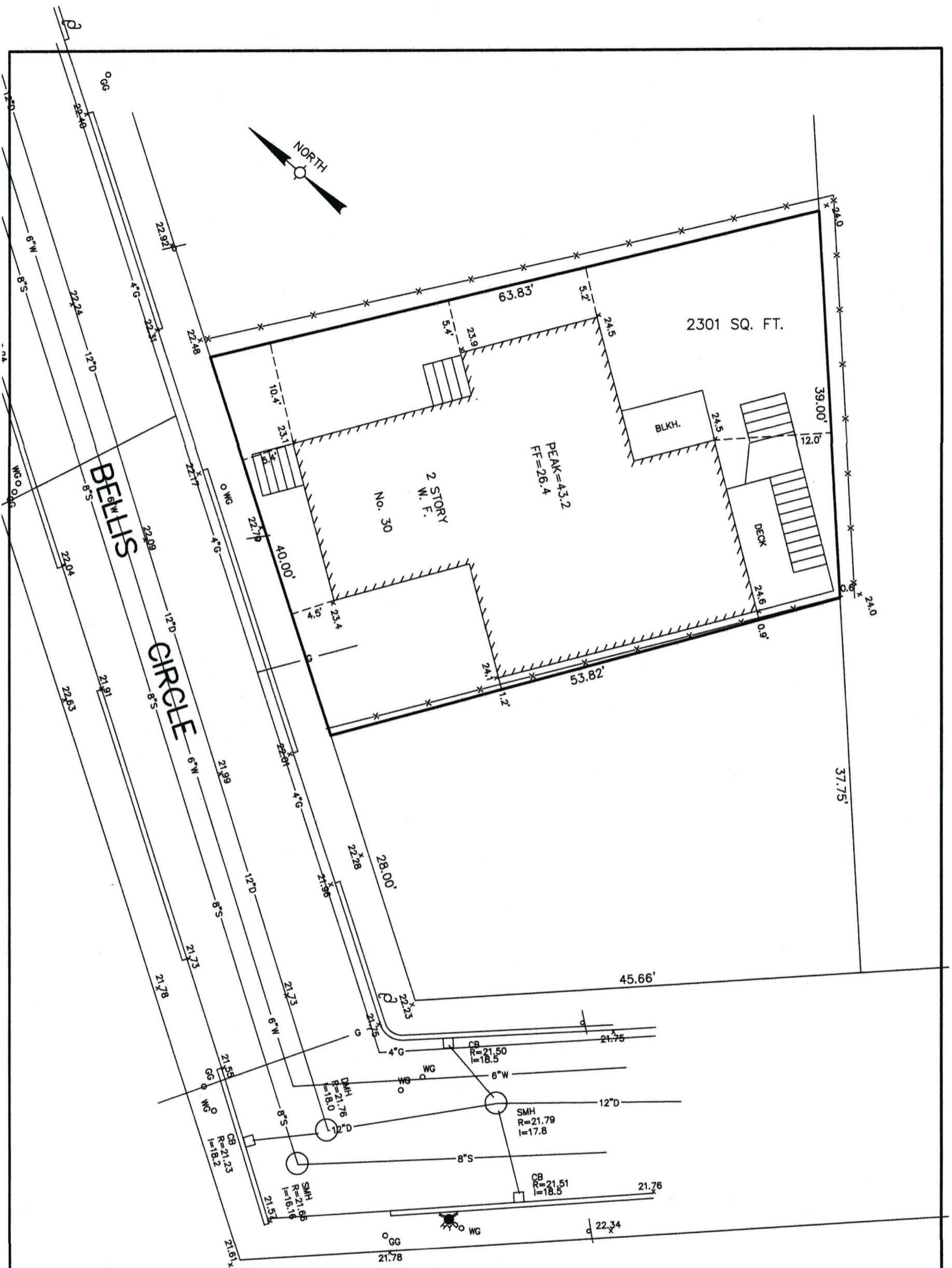
job number 000

scale 1/4" = 1'-0"

date issued 11/21/19

BZA SUBMISSION

Sheet no.
A2.2



PLOT PLAN
 30 BELLIS CIRCLE
CAMBRIDGE, MASS.

SCALE : 1" = 10'

AUGUST 15, 2019

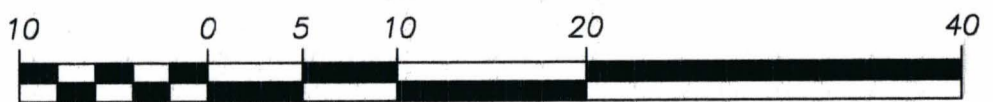
AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

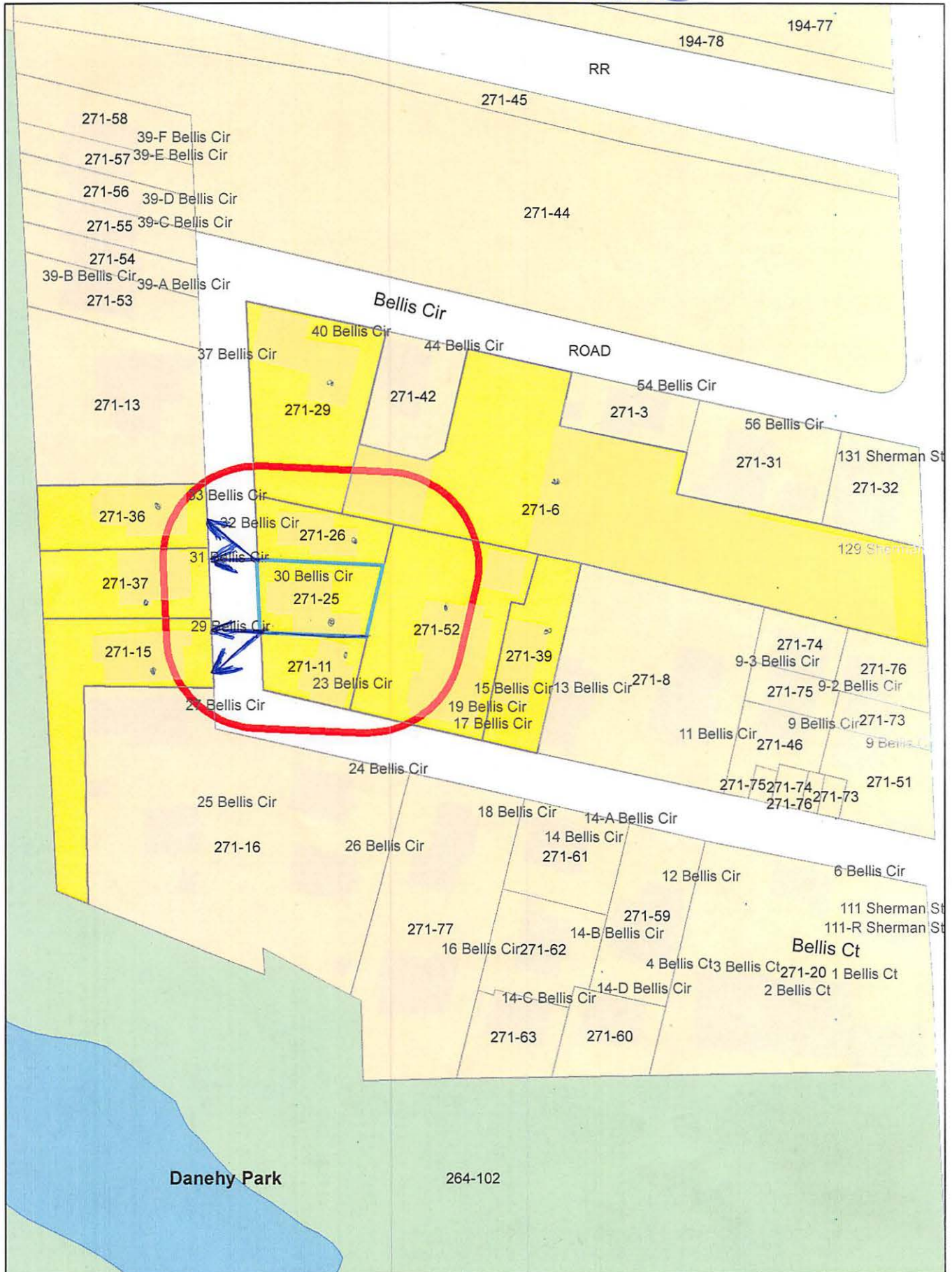
GRAPHIC SCALE



Antoni Szerszunowicz



30 Bellis Circle



30 Bellis Circle

Pattoner
LEVI TOFIAS
41 JEFFERSON STREET
CAMBRIDGE, MA 02141

271-6
CAMBRIDGE MONTESSORI SCHOOL, INC.
161 GARDEN STREET
CAMBRIDGE, MA 02138

271-11
MORIARTY, PATRICIA M.
23 BELLIS CIR
CAMBRIDGE, MA 02140

271-52
WISE, DAVID
19 BELLIS CIR
CAMBRIDGE, MA 02140

271-36
SIEGELL, MICHAEL & LAKSHMI MUDUNURI
33 BELLIS CIRCLE
CAMBRIDGE, MA 02140

271-39
HARRIS, EUGENE N. & ESTHER K. HARRIS
15 BELLIS CIR
CAMBRIDGE, MA 02140

271-29
LORING, ELLEN G. C/O LORING, WOLCOTT &
COOLIDGE
230 CONGRESS ST
BOSTON, MA 02110

271-15
WYMAN, DUDLEY & NICOLE A. BARNA
29 BELLIS CIR
CAMBRIDGE, MA 02140

271-37
WILTON, LISA JAYNE
31 J. F. BELLIS CIR.
CAMBRIDGE, MA 02140-3207

271-25
TOFIAS, LEVI J. ROSEMARY PARK
30 BELLIS CIR
CAMBRIDGE, MA 02140

271-26
LADD, MARIBETH & BARRY MURPHY
32 BELLIS CIRCLE
CAMBRIDGE, MA 02140