	831	CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100				
	BZA AP	PLICATION FORM	Dian Nat	BZA-017222-2019		
	GENER	AL INFORMATION	Plan No:	BZA-017222-2019		
The undersigned hereby petition	s the Board of Zoning App	eal for the following:				
Special Permit :√	Variance :	V	Appeal :			
PETITIONER: Levi Tofia	S					
PETITIONER'S ADDRESS :	41 Jefferson St. Ca	ambridge, MA 02141				
LOCATION OF PROPERTY :	30 Bellis Cir Cambr	idge, MA				
TYPE OF OCCUPANCY :	ZONING DISTRICT: Residence B Zone					
REASON FOR PETITION :						
New Str	ructure					
DESCRIPTION OF PETITIONER'S	PROPOSAL :					
A Special Permit is requ	ested to add and alt	er windows in exist	ing non-co	nforming		
facades. A Variance is r						
Additionally a small por	tion of the roof wil	.l extend higher into	o the rear	setback.		
SECTIONS OF ZONING ORDINAN	NCE CITED :					
Article 5.000 S	Section 5.31 (Table	of Dimensional Requi	irements).			
Article 8.000	Section 8.22.2.C (No	on-Conformance).				

Original Signature(s) :

508-335-4923

(Petitioner(s) / Owner)

LEVI TOFIAS @ GMAIL. COM

(Print Name)

Address :

41 JEFFERSON St. CHMBRIDGE

Tel. No. :

E-Mail Address :

E-Mai

12.2.19

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 LEVI TOFIAS & ROSEMARY PARK (OWNER)
Address: 41 DEFFERSON ST. CAMBRIDUE MA
State that I/We own the property located at <u>30 BELLIS CIRLLE</u> , which is the subject of this zoning application.
The record title of this property is in the name of
*Pursuant to a deed of duly recorded in the date $\frac{7/31}{19}$, Middlesex South County Registry of Deeds at Book $\frac{73031}{}$, Page $\frac{286}{}$; 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 MIDDUSCOF
The above-name VOVI TOPIAGO personally appeared before me,
this 2 of DEC, 20 9, 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. is by court order, recent deed, or inheritance, please include documentation of the WS

(ATTACHMENT B - PAGE 3)

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:

 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 <u>30 Bellis Cir Cambridge, MA</u> (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 To	ofias		PRESENT USE/OCCUPANCY :	Single-Famil	У	
LOCATION: 30 Bell	lis Cir Cambri	dge, MA	ZONE :	Residence B Zo	ne	
PHONE :		REQUESTED U	ED USE/OCCUPANCY: Single-Family			
		<u>EXISTING</u> CONDITIONS	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u>	1	
TOTAL GROSS FLOOR A	REA:	2130	Unchanged	1150	(max.)	
LOT AREA:		2301	Unchanged	Unchanged	(min.)	
RATIO OF GROSS FLOOD TO LOT AREA: 2	R AREA	.93	Unchanged	.5	(max.)	
LOT AREA FOR EACH D	WELLING UNIT:	2,301	Unchanged	2,500	(min.)	
SIZE OF LOT:	WIDTH	40'	Unchanged	50'	(min.)	
	DEPTH	63 '	Unchanged			
SETBACKS IN FEET:	FRONT	4.5'	Unchanged	15'	(min.)	
	REAR	0.5'	Unchanged	25'	(min.)	
	LEFT SIDE	0.9'	Unchanged	7.5'	(min.)	
	RIGHT SIDE	5.2'	Unchanged	7.5'	(min.)	
SIZE OF BLDG.:	HEIGHT	28'	Unchanged		(max.)	
	LENGTH	50'	Unchanged			
	WIDTH	32'	Unchanged			
RATIO OF USABLE OPEN TO LOT AREA:	N SPACE	33%	Unchanged	40%	(min.)	
NO. OF DWELLING UNI	<u>rs:</u>	1	Unchanged	11	(max.)	
NO. OF PARKING SPACE	<u> 25:</u>	1	Unchanged	1	(min./max)	
NO. OF LOADING AREAS	5:	n/a	Unchanged		(min.)	
DISTANCE TO NEAREST ON SAME LOT:	BLDG.	n/a	Unchanged		(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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- 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'.

ALCONTRACTOR OF	CITY OF CAM	BRID
S CHANNER	MASSACHU	SETTS
	BOARD OF ZONIN	
	831 MASSACHUSE	
	CAMBRIDGE, M	MA 02139
ALAYE BODY	617 349-6	100 2019 DEC -9 PM 2: 47
	BZA APPLICATION FORM	OFFICE OF THE CITY CLERK CAMERINGE, MASSACHUSETTS CAMERINGE, MBZA-017222-2019
	GENERAL INFORMATION	
The undersigned hereby petitions	the Board of Zoning Appeal for the followi	ing:
Special Permit :	Variance :V	Appeal :
PETITIONER: Levi Tofias		
PETITIONER'S ADDRESS :	41 Jefferson St. Cambridge, MA (02141
LOCATION OF PROPERTY : 3	0 Bellis Cir Cambridge, MA	17 F
TYPE OF OCCUPANCY :	ZONING [DISTRICT: Residence B Zone
REASON FOR PETITION :		
New Stru	cture	
DESCRIPTION OF PETITIONER'S F	ROPOSAL :	
	sted to add and alter windows in	
	quested to add a railing and are	
Additionally a small porti	ion of the roof will extend high	ner into the rear setback.
SECTIONS OF ZONING ORDINANC	E CITED :	

Article	5.000	Section	1 (Table of Dimensiona	l Requirements).
Article	8.000	Section	2.2.C (Non-Conformance	e).

	Original Signature(s) : _	(Petitioner(s) / Owner) LEVI FOFIAS (Print Name)
	Address :	41 JEFFERSON ST.
12.2.19	– Tel. No. : E-Mail Address	CAMBRIDGE MA 508-335-4923 LEVI TOFIAS @ GMAIL.COM

Date :



PROJECT SUMMARY:

RENOVATION OF AN EXISTING NON-CONFORMING SINGLE-FAMILY HOME. THE BUILDING WILL BE GUT RENOVATED AND THE FRONT AND REAR PORCHES WILL BE RECONSTRUCTED.

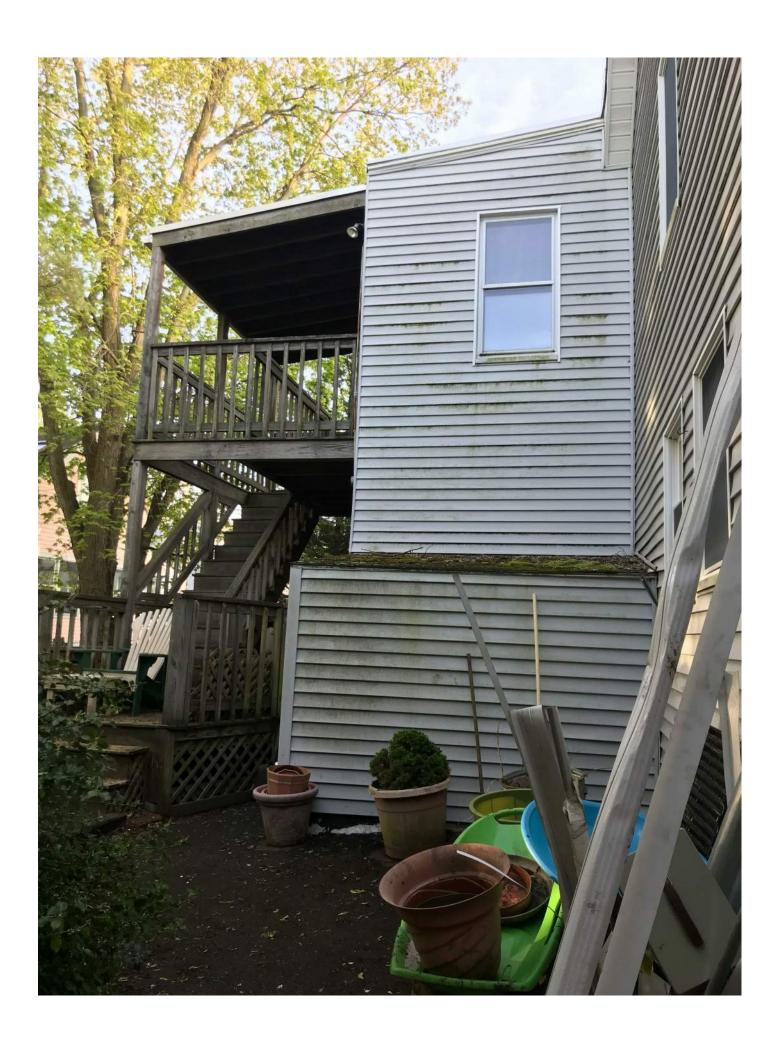
FOR WINDOWS IN THE SETBACKS ON THE REAR AND LEFT ELEVATIONS

FOR NEW STRUCTURES IN THE SETBACK, INCLUDING NEW AREAWAY AND RAILING, ENLARGED STOOP, AND A PORTION OF THE ROOF.

DIMENSIONAL FORM: 30 BELLIS CIRCLE

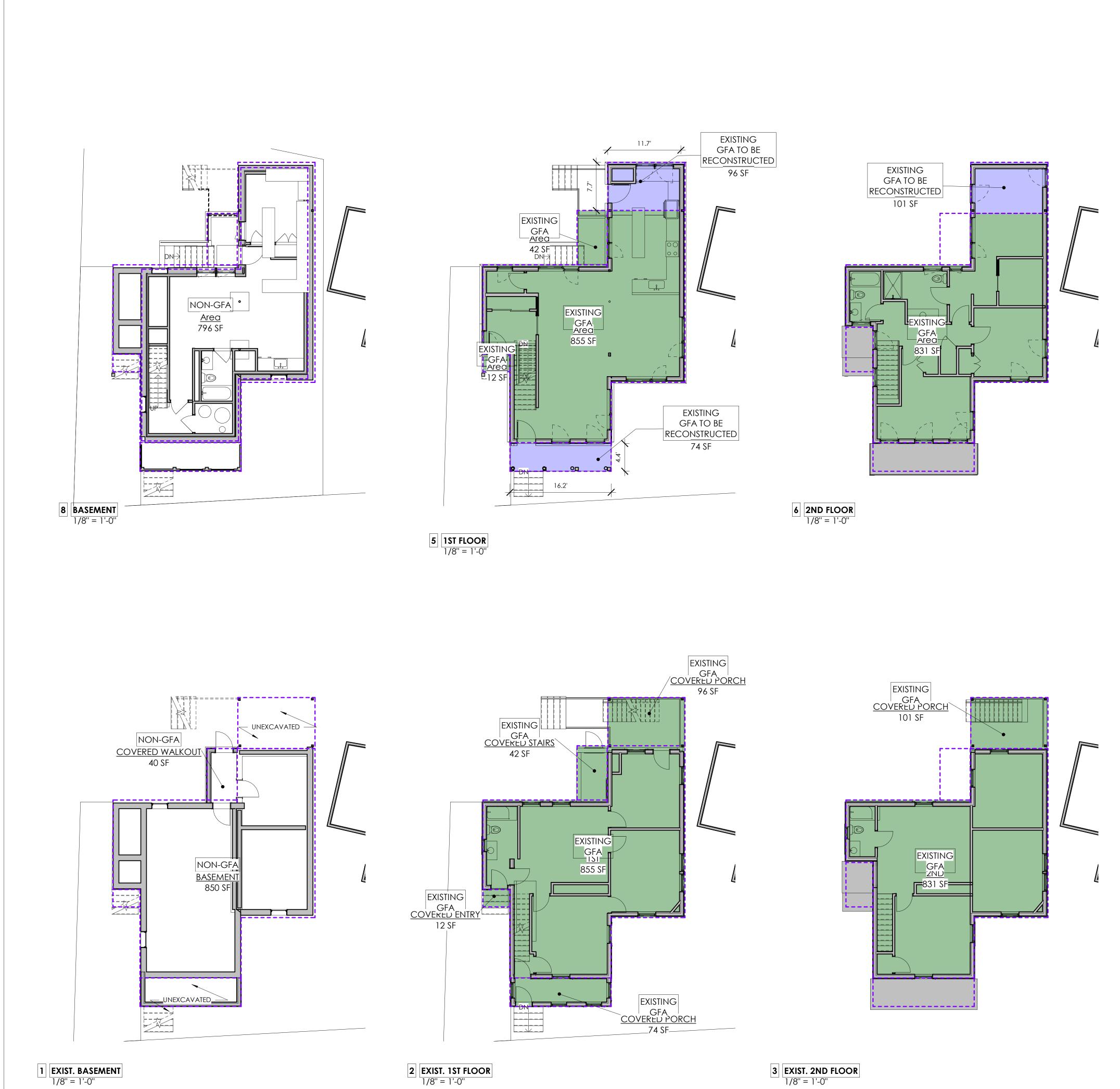
PRESENT USE/OCCUPANCY: TWO-FAMILY REQUESTED OCCUPANCY: ONE-FAMILY

	EXISTING	PROPOSED	ORDINANCE	
dt size: Ross floor area	2,301	Unchanged	5000	Existing Non-Conforming
EXIST. BUILDING RECONSTRUCTED GFA	-	1,859 271	N/A N/A	
TOTAL GFA	2,130	2,130	1,150	Existing Non-Conforming
OOR AREA RATIO	.93	Unchanged	.43	Existing Non-Conforming
DT AREA PER DWELLING UNIT O. OF D.U. ZE OF LOT:	2,301 2	Unchanged 1	2,500 1	Existing Non-Conforming Complies
WIDTH LENGTH	40.0' 63.83'	Unchanged Unchanged	50 N/A	Existing Non-Conforming -
Building Height Building Length Building Width	28 32.7' 49.6'	Unchanged Unchanged Unchanged	35 N/A N/A	Complies - -
FRONT SETBACK REAR SETBACK LEFT SIDE SETBACK RIGHT SIDE SETBACK ISTANCE BETWEEN STRUCTURES	4.5' 0.5' 0.9' 5.2' n/a	Unchanged Unchanged Unchanged Unchanged n/a	15' 25' 7.5' (Narrow Lot) 7.5' (Narrow Lot) 10'	Existing Non-Conforming Existing Non-Conforming Existing Non-Conforming Existing Non-Conforming
DTAL OPEN SPACE ERCENTAGE LOT AREA PRIVATE OPEN SPACE PERMEABLE OPEN SPACE	753 SF 33% 0% 33%	Unchanged Unchanged Unchanged Unchanged	920 SF 40% 20% 20%	Existing Non-Conforming Existing Non-Conforming Existing Non-Conforming Existing Non-Conforming
O. OF PARKING SPACES:	1	Unchanged	1	Complies



Description stamp				
client <u>Tofias</u>	<u>- Park</u>			
TITLE ZONING COMPLIANCE - OPEN SPACE & SITE PLAN	Division Devision Transformed And Transformed And Transformed And Transformed			
ROVI DESIGN architecture & interior design 41 jefferson st. cambridge, ma				
02141 levitofias@gmail.com 508-335-4923				
job number 000 scale As indicated date issued 11/21/19 BZA SUBMISSION				

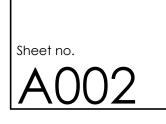




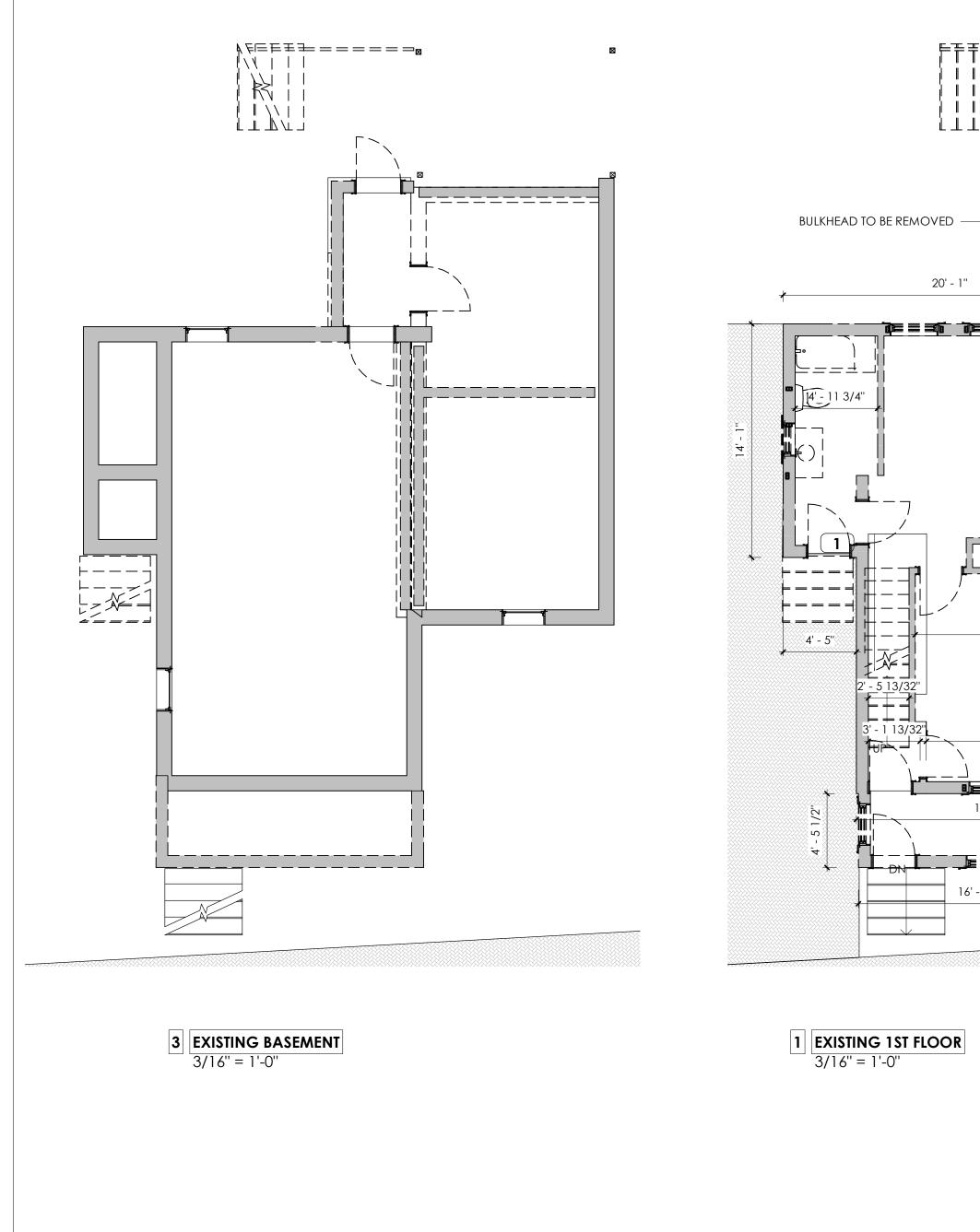


	PROPOSED GFA Level Area EXISTING GFA 1ST FLOOR 910 SF 2ND FLOOR 831 SF ATTIC 119 SF 1,859 SF EXISTING GFA TO BE RECONSTRUCTED 170 SF 1ST FLOOR 170 SF 2ND FLOOR 101 SF 2ND FLOOR 101 SF 2ND FLOOR 101 SF 2T1 SF TOTAL GFA 2,130 SF 101 SF	client <u>Tofias - Park</u>
t tot		OMPLIANCE - AREA PLANS CLE, CAMBRIDGE MA
	EXISTING GFALevelArea1ST FLOOR1,079 S2ND FLOOR932 SATTIC119 STOTAL GFA:2,130 S	

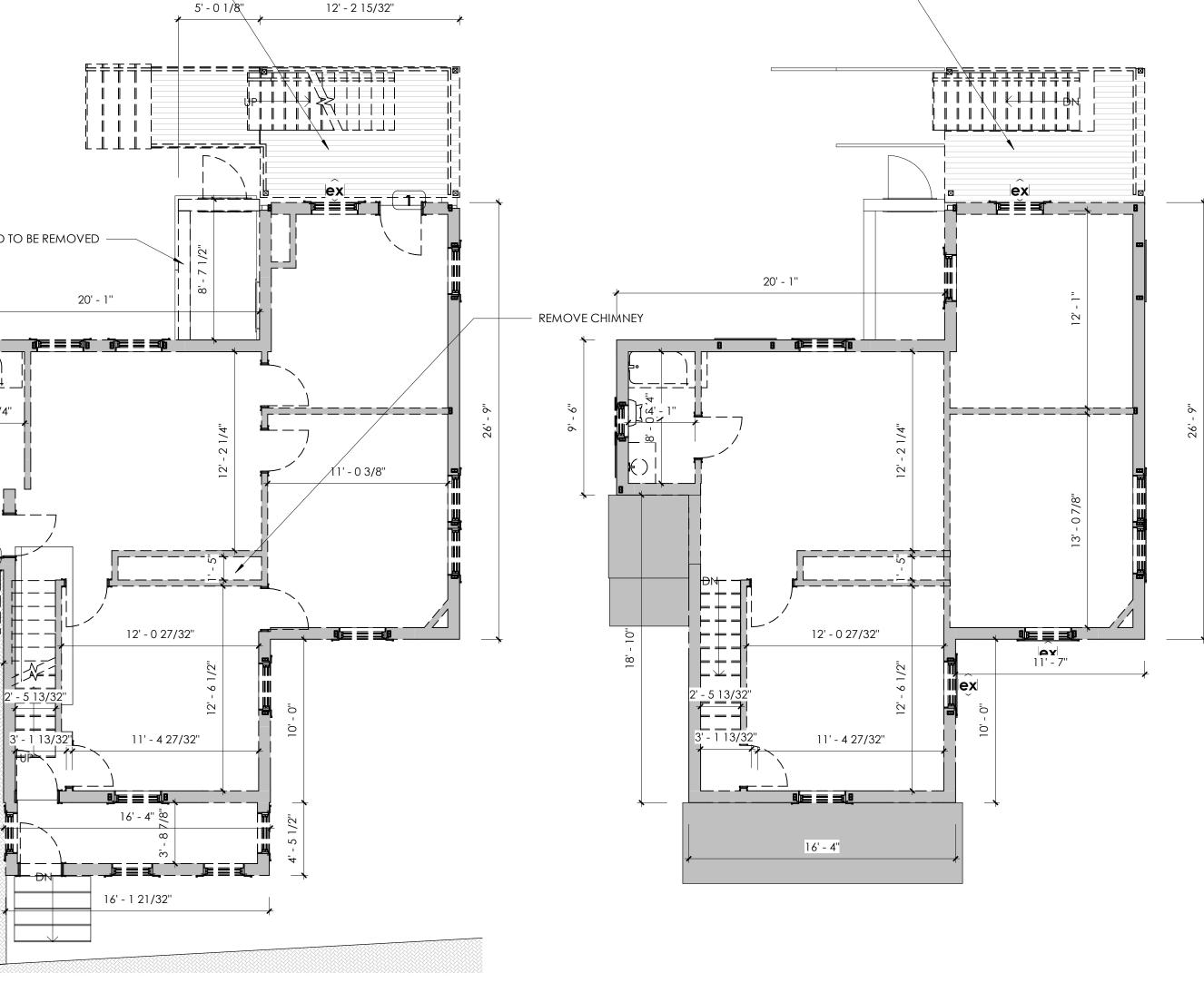
date issued 11/21/19 **BZA SUBMISSION**



4 EXIST. ATTIC FLOOR 1/8'' = 1'-0''



2 STORY COVERED PORCH TO BE REMOVED —



2 STORY COVERED PORCH TO BE REMOVED $\,-\,$

2 EXISTING 2ND FLOOR 3/16'' = 1'-0''

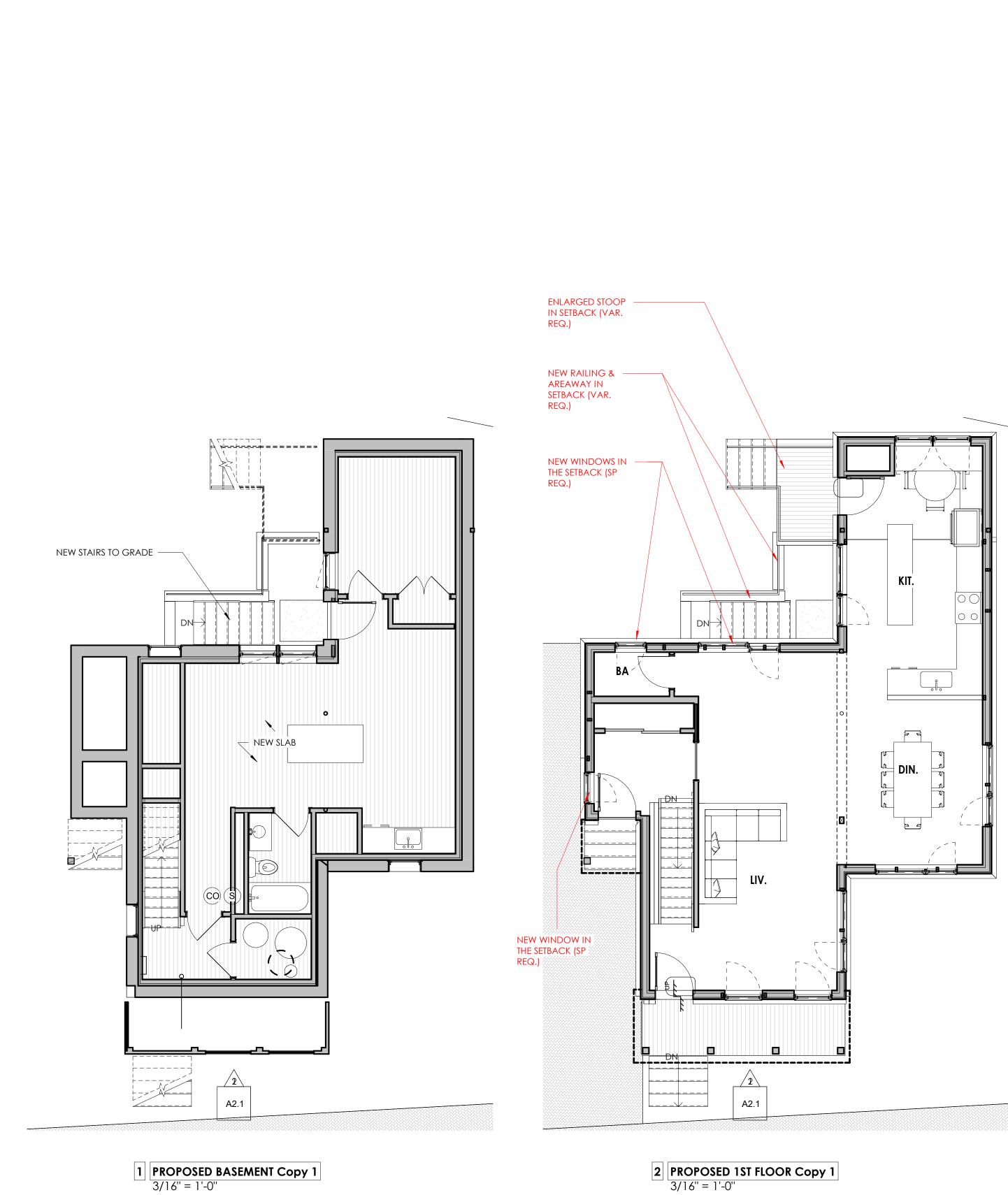
Image: client Image: client Client Client Tofias	- Park
SELECTIVE DEMO PLANS والله BENO PLANS مدانلودینده	&
41 jefferson cambridge, 02141 levitofias@g 508-335-492 job number scale 3 date issued BZA SUBMI	ma mail.com 3 000 /16'' = 1'-0'' 11/21/19

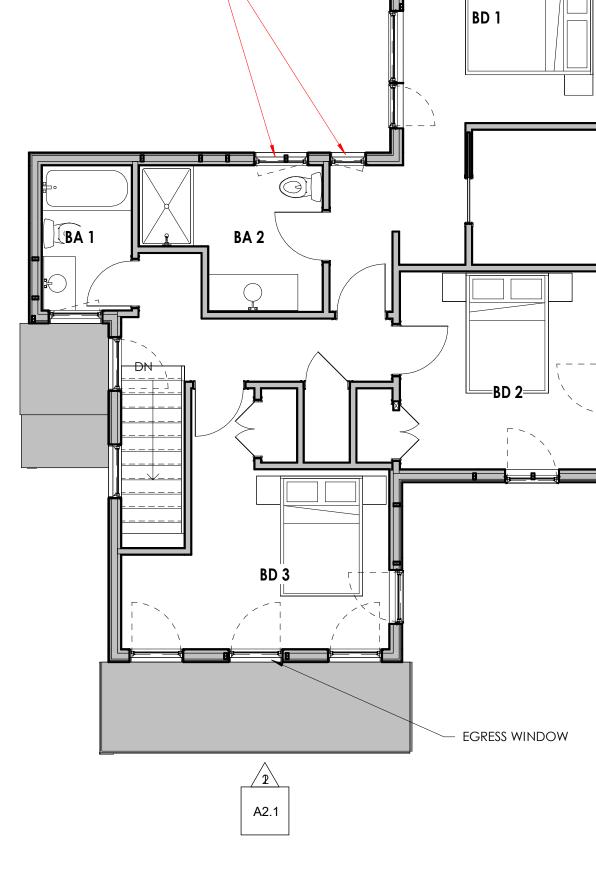
Sheet no.

A1.0

EXISTING ROOF TO BE DEMOLISHED -----

4 EXISTING ROOF 3/16" = 1'-0"



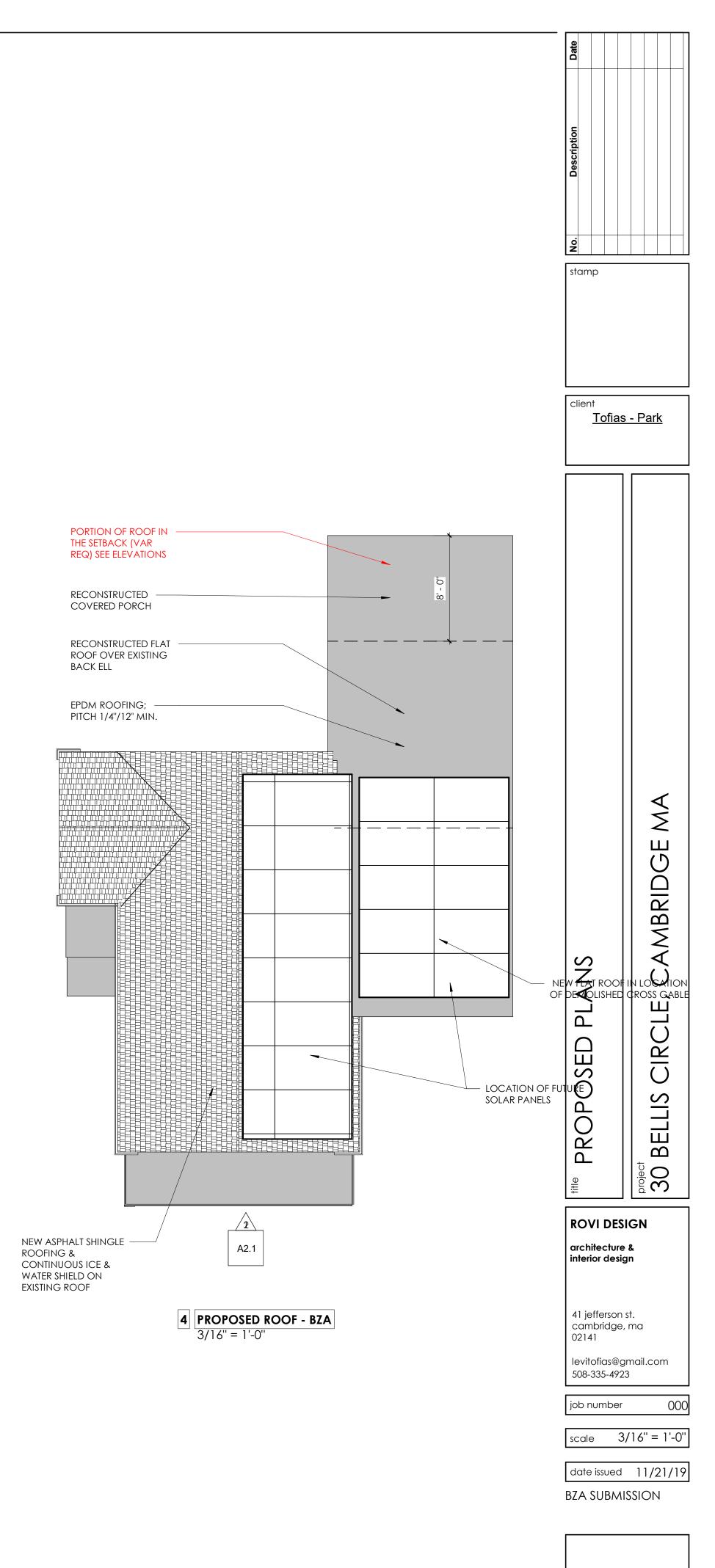


NEW WINDOWS IN -THE SETBACK (SP

REQ.)



3 PROPOSED 2ND FLOOR -BZA 3/16'' = 1'-0''

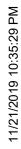


Sheet	no.		
A	1	•	1

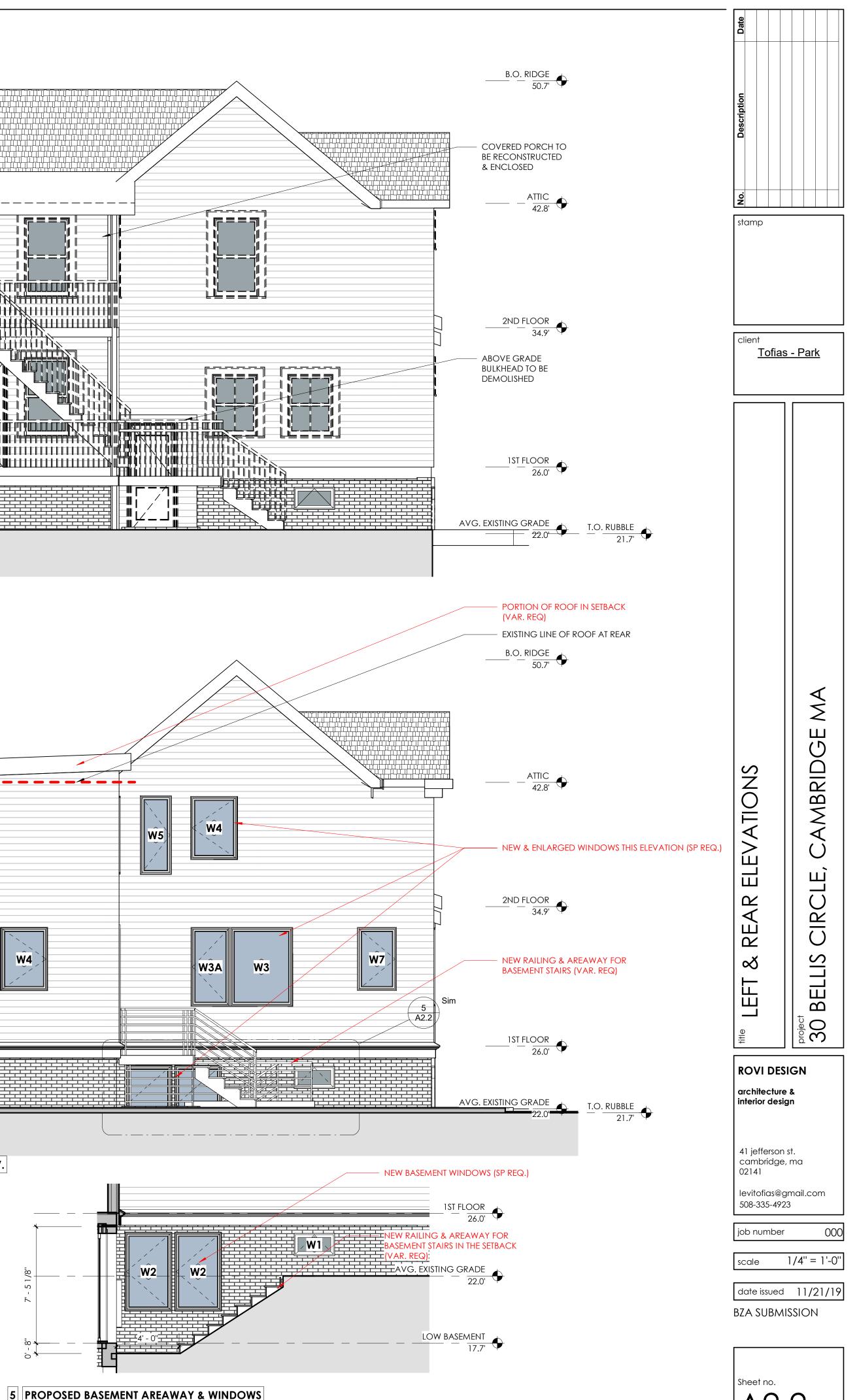


1/4" = 1'-0"

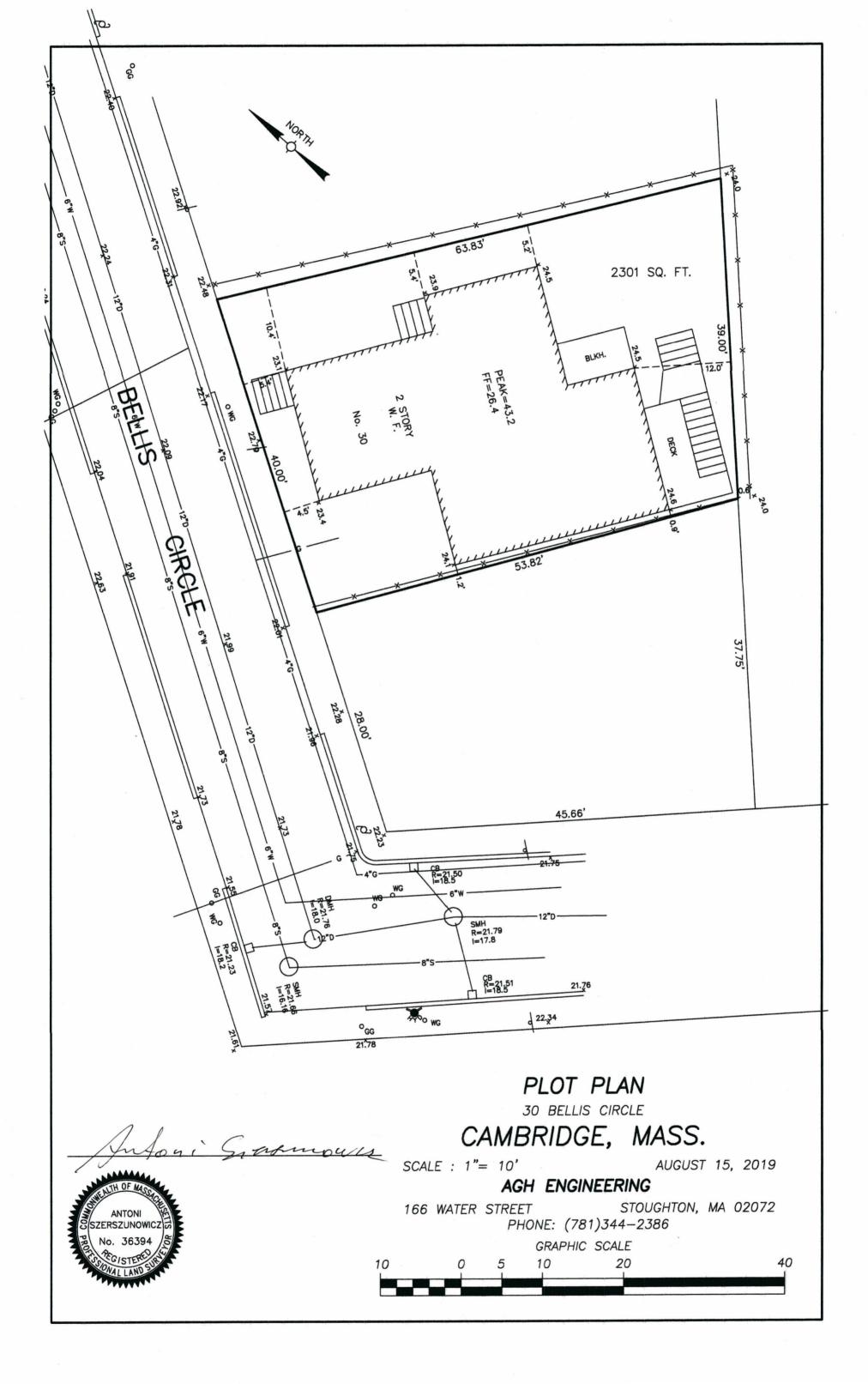




1/4" = 1'-0"



A2.2



30 Bellis Circle 194-77 194-78 RR 271-45 271-58 39-F Bellis Cir 271-57 39-E Bellis Cir 271-56 39-D Bellis Cir 271-44 271-55 39-C Bellis Cir 271-54 39-B Bellis Cir 39-A Bellis Cir Bellis Cir 271-53 40 Bellis Ci 44 Bellis Cir ROAD 37 Bellis Cir 54 Bellis Cir a 271-42 271-13 271-29 271-3 56 Bellis Cir 131 Sherman St 271-31 271-32 Bellis Cir 2 Be<mark>llis Cir</mark>271-26 271-6 271-36 129 She 3 30 Bellis Cir 271-37 271-25 29 271-52 271-74 271-15 271-39 0 9-3 Bellis Cir 271-11 271-76 15 Bellis Cir13 Bellis Cir271-8 23 Bellis Cir 271-75 9-2 Bellis Cir Bellis Cir 19 Bellis Cir 9 Bellis Cir271-73 17 Bellis Cir 11 Bellis Cir 271-46 9 Bellis 24 Bellis Cir 271-75271-74 271-76271-73 271-51 25 Bellis Cir 18 Bellis Cir 14-A Bellis Cir 14 Bellis Cir/ 271-16 26 Bellis Cir 271-61 6 Bellis Cir 12 Bellis Cir 111 Sherman St 271-59 271-77 111-R Sherman St 14-B/Bellis Cir Bellis Ct 16 Bellis Cir271-62 4 Bellis Ct3 Bellis Ct271-20 1 Bellis Ct 14-6 Bellis Cir 2 Bellis Cir 2 Bellis Ct 271-63 271-60 **Danehy Park** 264-102

30 Bellis Cucle

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

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

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

271-25 TOFIAS, LEVI J. ROSEMARY PARK 30 BELLIS CIR CAMBRIDGE, MA 02140 271-11 MORIARTY, PATRICIA M. 23 BELLIS CIR CAMBRIDGE, MA 02140

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

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

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

LEVI TOFIAS 41 JEFFERSON STREET CAMBRIDGE, MA 02141

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

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