

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Catherine and Eric Jonash

PETITIONER'S ADDRESS: 46 Bigelow Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 34 Fairfield Street, Cambridge, MA 02140

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: Addition to residence with non-conforming FAR

DESCRIPTION OF PETITIONER'S PROPOSAL:

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section 5.31 (Exceeding FAR)

Article _____ Section _____

Article _____ Section _____

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): 
 (Petitioner(s)/Owner)

Catherine and Eric Jonash
(Print Name)

Address: 46 Bigelow Street, Unit #3
Cambridge, MA 02139

Tel. No.: 617 529 9559

E-Mail Address: eric.jonash@gmail.com

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.

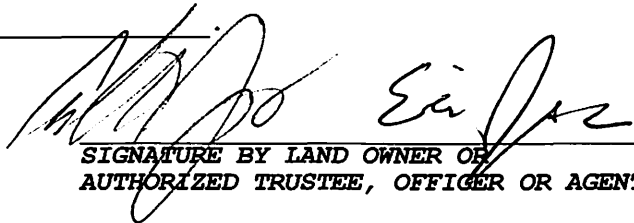
I/We Eric and Catherine Jonash
(OWNER)

Address: 46 Bigelow Street, Unit #3, Cambridge, MA 02139

State that I/We own the property located at 34 Fairfield Street,
which is the subject of this zoning application.

The record title of this property is in the name of Eric and Catherine Jonash

*Pursuant to a deed of duly recorded in the date 10/30/2018, Middlesex South
County Registry of Deeds at Book 71813, Page 582; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

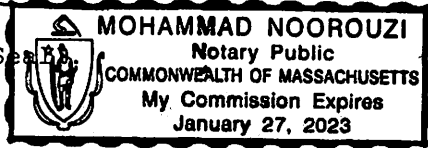
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Eric and Catherine Jonash personally appeared before me,
this 26 of Nov, 2019, and made oath that the above statement is true.


Notary

My commission expires January 27-2023 (Notary Seal)



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

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:

Per Section 5.31, this property currently exceeds FAR. The intent is to remove a basement stair headhouse and an attic dormer, which will increase conformance. The petitioner would like to then add a bay window and enlarge the roof over the side door entry. Though these additions then decrease the improved conformance, FAR is unchanged from beginning. Literal enforcement involves hardship by preventing practical modifications to the house (covered porch, bay window) which do not increase existing FAR.

- 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:

Not applicable. This circumstance is not owing to soil conditions, topography, or other items noted.

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

- 1)** Substantial detriment to the public good for the following reasons:
The proposed design removes an unattractive basement stair headhouse. It adds a bay window and slightly extends the area of roof over a covered porch entry. The additions offer more pleasing views, without net change to FAR

Please note additionally that through a garage demo permit of Feb 2019, the petitioner removed a 3 bay block structure on the property, also reducing FAR with this action. The Garage Demo permit is attached to this application as reference only.

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

The intent of the zoning ordinance is met; significant improvements to a non-conforming site do not create net increase to FAR.

- * 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: Catherine and Eric Jonash **PRESENT USE/OCCUPANCY:** Residential

LOCATION: 34 Fairfield Street **ZONE:** Res B

PHONE: _____ **REQUESTED USE/OCCUPANCY:** residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3,210</u>	<u>3,205</u>	<u>2,780</u>	(max.)
<u>LOT AREA:</u>		<u>5,808</u>		<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>.57</u>	<u>.57</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>5,808</u>	<u>5,808</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>48'</u>		<u>50'</u>	(min.)
	<u>DEPTH</u>	<u>121'</u>			
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>19.4'</u>	<u>19.4'</u>	<u>15'</u>	(min.)
	<u>REAR</u>	<u>45.8'</u>	<u>43'</u>	<u>25'</u>	(min.)
	<u>LEFT SIDE</u>	<u>10.3'</u>	<u>7'-6"</u>	<u>7'-6"</u>	(min.)
	<u>RIGHT SIDE</u>	<u>11.4'</u>	<u>11.4'</u>	<u>7'-6"</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>33'</u>	<u>33'</u>	<u>35'</u>	(max.)
	<u>LENGTH</u>				
	<u>WIDTH</u>				
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>		<u>65%</u>	<u>65%</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>1</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

There are no additional occupancies or buildings on this same lot. The proposed bay window and open porch with roof will consist of wood frame construction and concrete post footings.

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'.

BZA APPLICATION FORM

GENERAL INFORMATION

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Special Permit: _____ Variance: X

2019 DEC -9 PM 2:47
Appeal: _____

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Catherine and Eric Jonash

PETITIONER'S ADDRESS: 46 Bigelow Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 34 Fairfield Street, Cambridge, MA 02140

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u>Addition to residence with non-conforming FAR</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

SECTIONS OF ZONING ORDINANCE CITED:

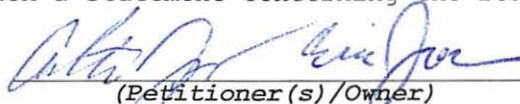
Article 5.0 Section 5.31 (Exceeding FAR)

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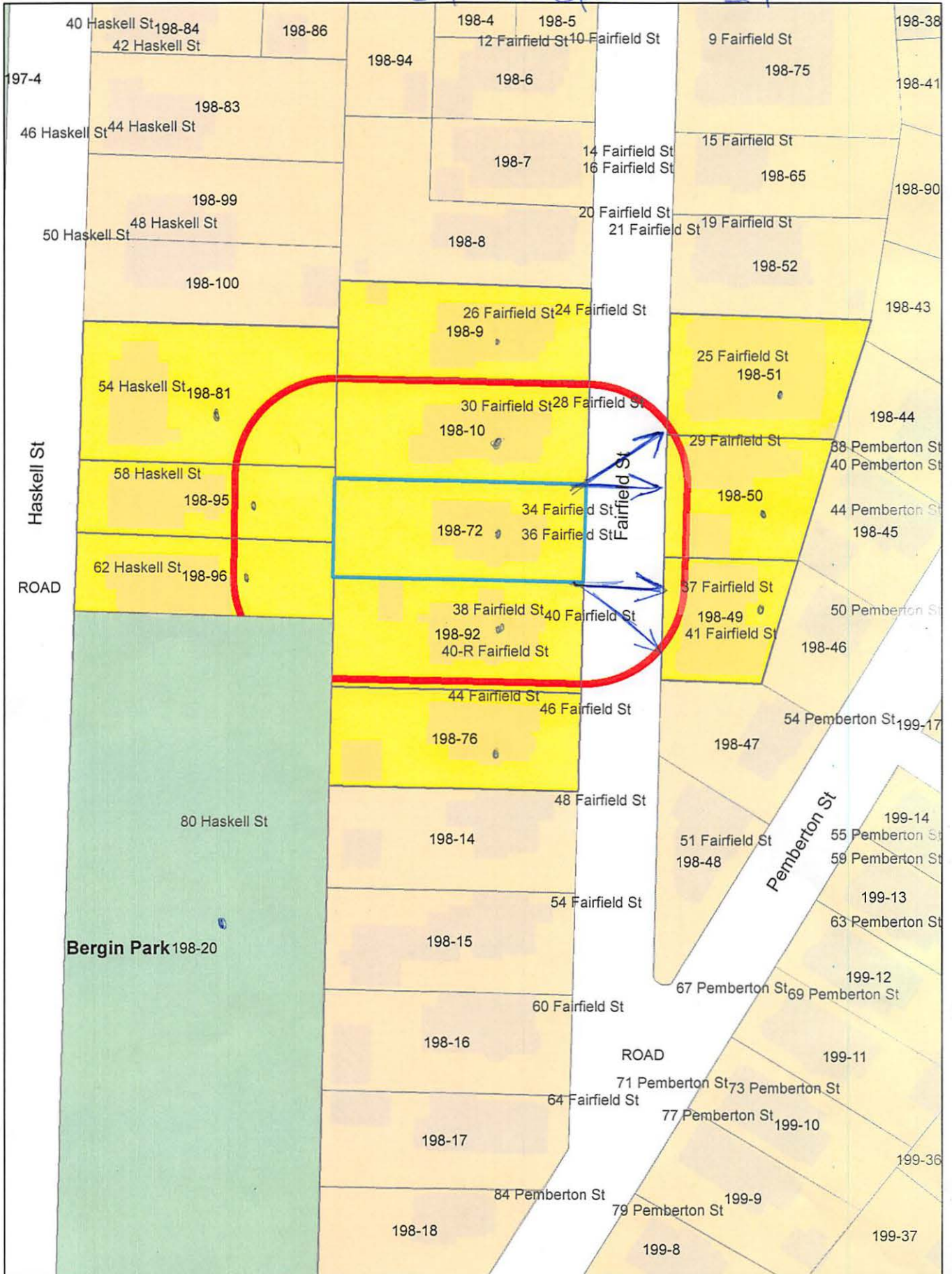
Cambridge, MA 02139

Tel. No.: 617 529 9559

E-Mail Address: eric.jonash@gmail.com

Date: _____

34 Fairfield St.



34 Fairfield St.

Petitioners
CATHERINE & ERIC JONASH
46 BIGELOW STREET – UNIT 3
CAMBRIDGE, MA 02139

198-49
KIM, PETER K. & SIBYLLE T. KIM,
TRUSTEE PETER K. KIM LIV TRUST
37 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-50
AVERY, EARL L. & MARIA-PAZ B. AVERY
TRUSTEE OF AVERY REALTY TRUST
29 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-81
TIEN, AMY L.
54 HASKELL ST
CAMBRIDGE, MA 02140

198-96
DOLAN, KELLY A. & GREGORY V. BERNDT
233 UPLAND RD
CAMBRIDGE, MA 02140

198-51
25 FAIRFIELD STREET LLC
25 FAIRFIELD STREET# 4
CAMBRIDGE, MA 02140

198-76
BEAUDOIN, DIANE M., RICHARD E. BEAUDOIN,
TRS. OF THE FAIRFIELD TRUST
12 FREEDOM DR
NO. READING, MA 01864

198-95
STEAD, GRAYCE W.
TRSTEE OF STEAD REALTY TRUST
58 HASKELL ST
CAMBRIDGE, MA 02140

198-9
POSNER, BRUCE G. &
BETSY R. RUDNICK, TRUSTEES,
26 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-92
DORAN, DRAGANA
TRUSTEE OF THE FAIRFIELD ST REALTY TRUST
38 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-10
DELIMA, ELIZABETH A. ROBERT H. ALTER
28 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-72
JONASH, ERIC CATHERINE JONASH
34-36 FAIRFIELD ST
CAMBRIDGE, MA 02140

198-20
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

198-20
CITY OF CAMBRIDGE
RECREATION DEPT.

198-20
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER



P: 781-784-3129
 F: 781-784-1336
 E: nanewbridge@comcast.net

Client:
 Jonash Residence
 34 Fairfield Street
 Cambridge, MA 02140

NEW STONE WALK
 FAIRFIELD STREET
 N

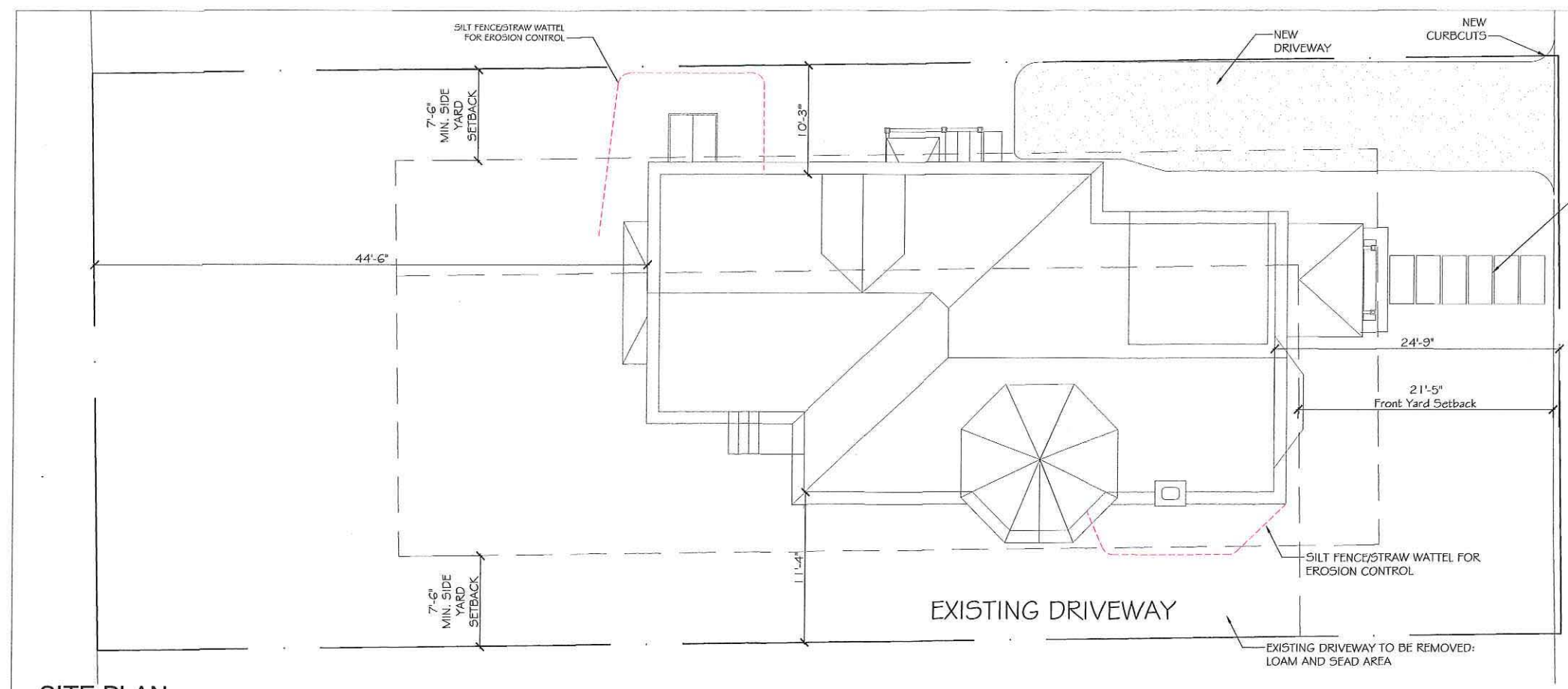
BZA APPLICATION

Drawing Title
 Site Plan & Sheet
 Index

Drawing Information:
 Scale: 3/32" = 1'-0"
 Drawn By: NAA
 Date: 11.15.19

Sheet Number

A-0



SITE PLAN

Scale: N.T.S.

BUILDING SUMMARY & DIMENSIONAL CONTROLS

ZONING DISTRICT:	RESIDENTIAL B DISTRICT	
LOT SIZE:	REQUIRED: 5,000 MIN.	ACTUAL: 5,808 S.F.
MAX FAR:	.5	.55
FRONT SETBACK:	15'	19.4'
SIDE SETBACK:	7'-6"	10.3', 11.4'
REAR SETBACK:	25'	45.8'
MAX. HEIGHT:	35'	33'
OPEN SPACE	40%	65%

DRAWING INDEX:

- A-0 SITE PLAN & SHEET INDEX
- C-1 CERTIFIED PLOT PLAN
- A-1 EXISTING & PROPOSED PLANS
- A-2 EXISTING ELEVATIONS
- A-3 PROPOSED ELEVATIONS
- A-4 PROPOSED ELEVATIONS

FAR SUMMARY

FAR-ALLOWED	.5	2780
ACTUAL FAR	EXISTING:	PROPOSED
1ST FLOOR	1,267 S.F.	1,325 S.F.
2ND FLOOR	1,235 S.F.	1,260 S.F.
ATTIC	700 S.F.	620 S.F.
GARAGE	NA	
TOTAL S.F.	3,210 S.F.	3,205 S.F.
ACTUAL FAR	.57	.57

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 6, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 2601110005C
 EFFECTIVE DATE: 02-05-1992

PREPARED FOR:
 OWNER OF RECORD:
 ERIC JONASH
 CATHERINE JONASH
 34-36 FAIRFIELD STREET
 CAMBRIDGE, MA 02140

REFERENCES:
 DEED: BK 71813; PG 582 (#34-36)
 PLAN: PL BK 20; PL 60
 PL BK 2178; PG END
 PL 1958 #319
 PL 1986 #1881
 LCC: 1505-A
 6872-A
 7873-A
 9005-A
 9005-B
 9005-C
 D. 804321
 D. 1413094

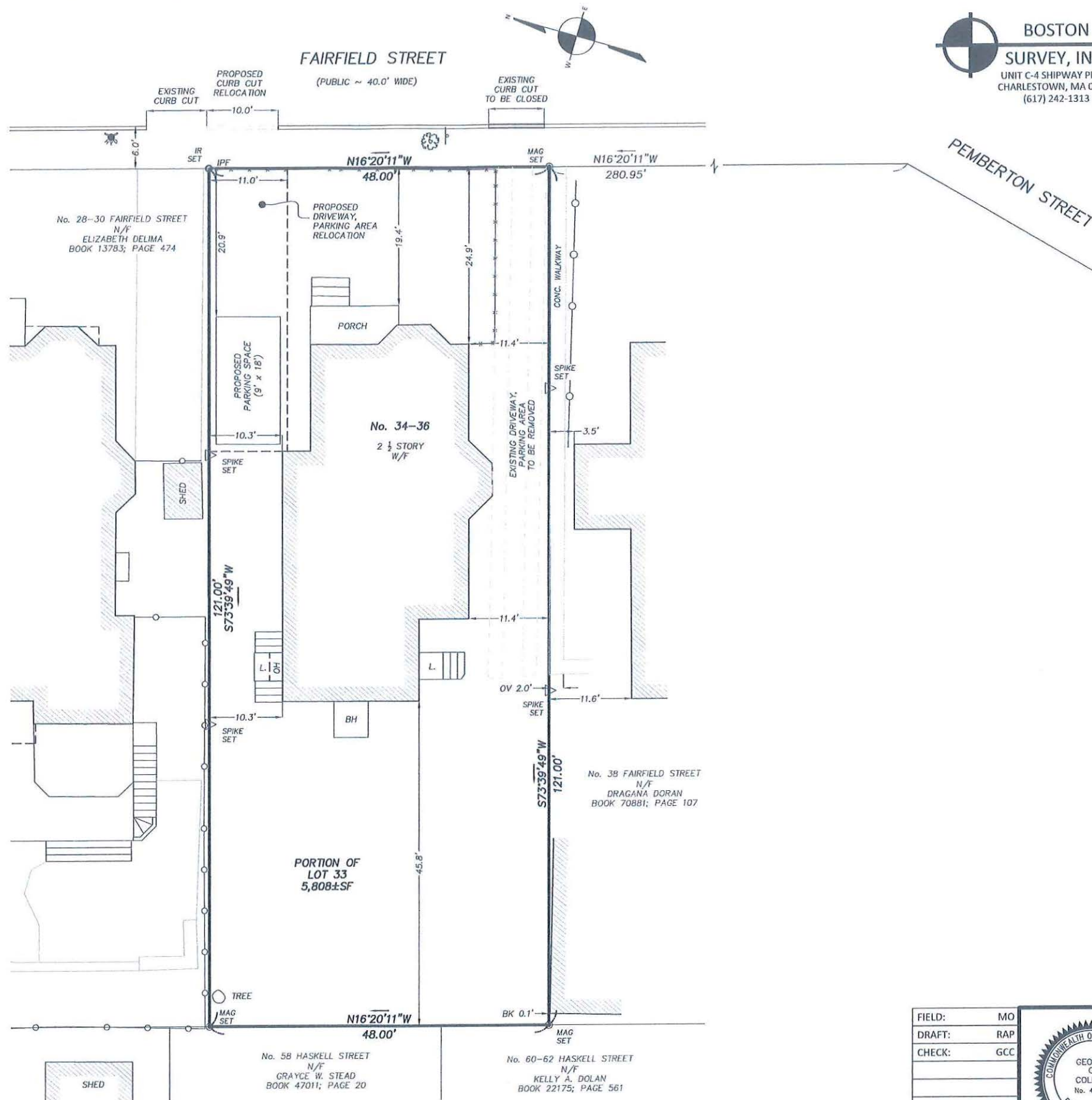
NOTES:
 PARCEL ID: 198-10 (#28)
 198-72 (#34)
 ZONING: B

SITE PLAN OF LAND
 LOCATED AT
34-36 FAIRFIELD STREET
CAMBRIDGE, MA

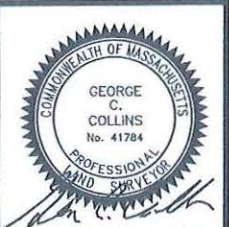
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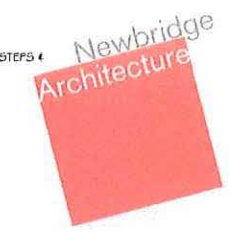


BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313



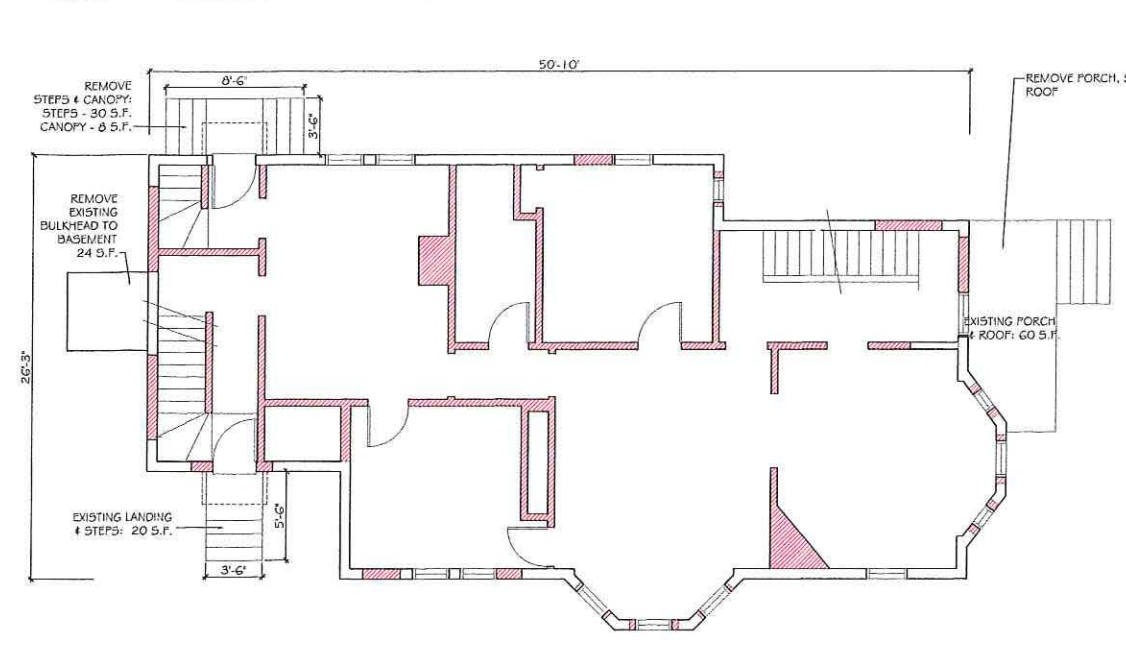
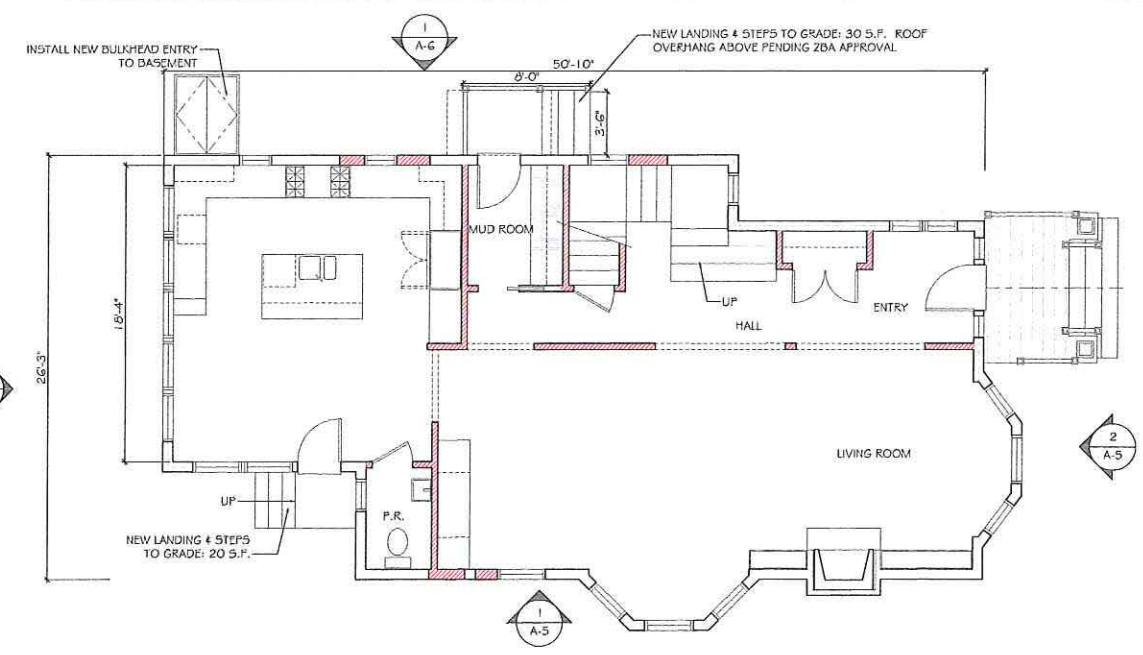
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DRAFT:	RAP
CHECK:	GCC
DATE:	10/25/19
JOB #	19-00221





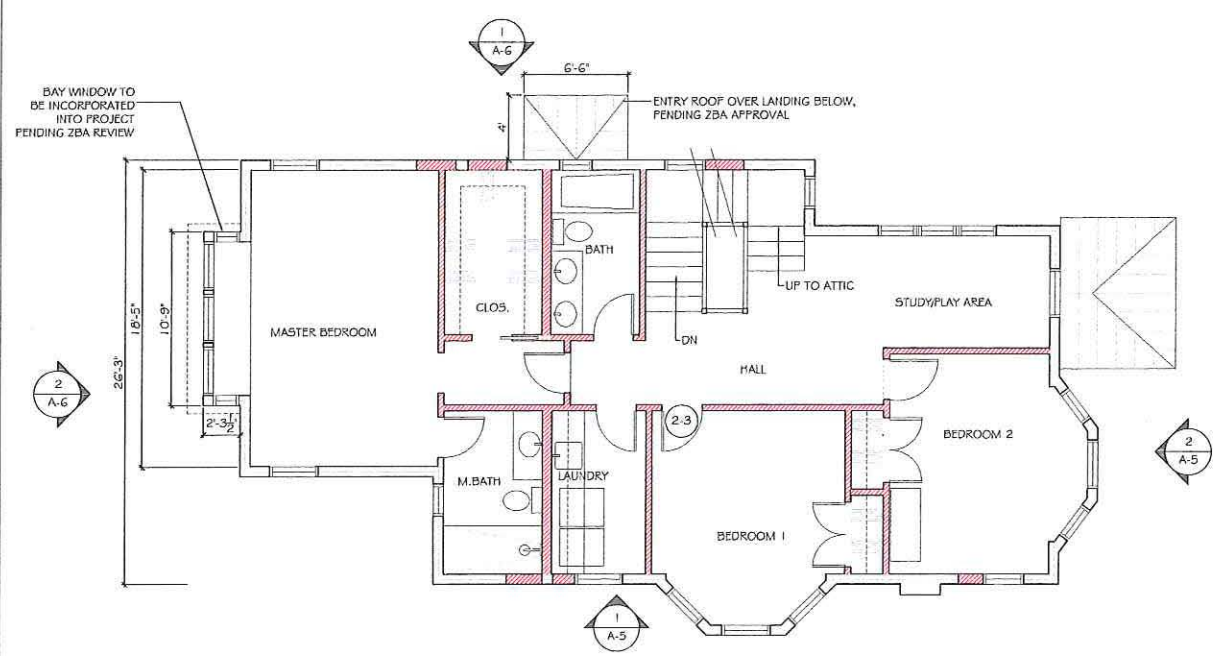
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E: nanewbridge@comcast.net

Client:
Jonash Residence
34 Fairfield Street
Cambridge, MA 02140



2 Proposed First Floor Plan
Scale: 3/16" = 1'-0"
New Walls

1 Existing & Demolition Plan 1ST, 2ND, SIMILAR
Scale: 3/16" = 1'-0"
Existing Walls to be Demolished



3 Proposed Second Floor Plan
Scale: 3/16" = 1'-0"
New Walls

BZA APPLICATION

Drawing Title
Existing &
Proposed Plans

Drawing Information:
Scale: AS NOTED
Drawn By: NAA
Date: 11.15.19

Sheet Number

A-1

**NEWBRIDGE
ARCHITECTURE**
152 Billings Street
Sharon, MA 02067
P: 781-784-3129
F: 781-784-1336
E: nanewbridge@comcast.net

Client:
Jonash Residence
34 Fairfield Street
Cambridge, MA 02140

Drawing Title
EXISTING
ELEVATIONS

Drawing Information:
Scale: 3/16" = 1'-0"
Drawn By: NAA
Checked By:
Date: 07.15.2019

Sheet Number
A-2



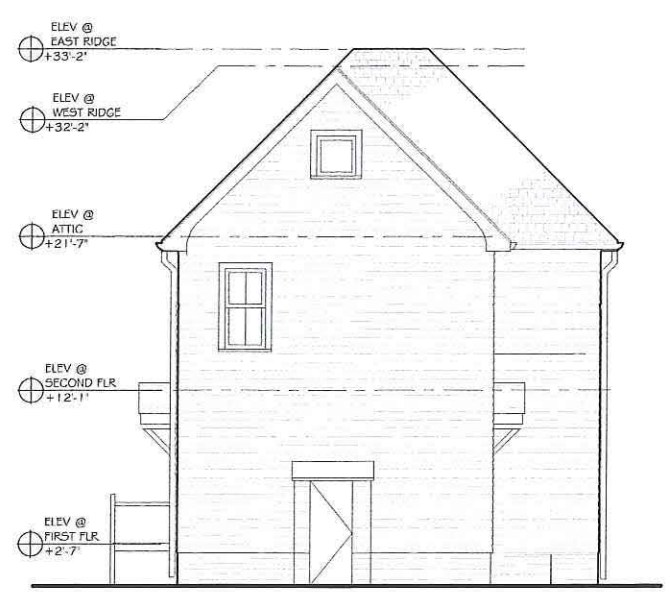
2 South Elevation - Existing
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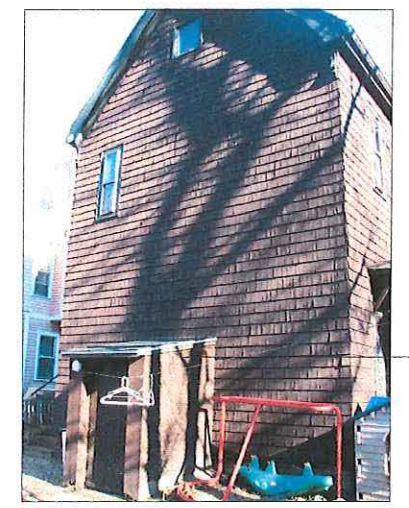
1 East Elevation - Existing
Scale: 3/16" = 1'-0"



4 North Elevation - Existing
Scale: 3/16" = 1'-0"



3 West Elevation - Existing
Scale: 3/16" = 1'-0"

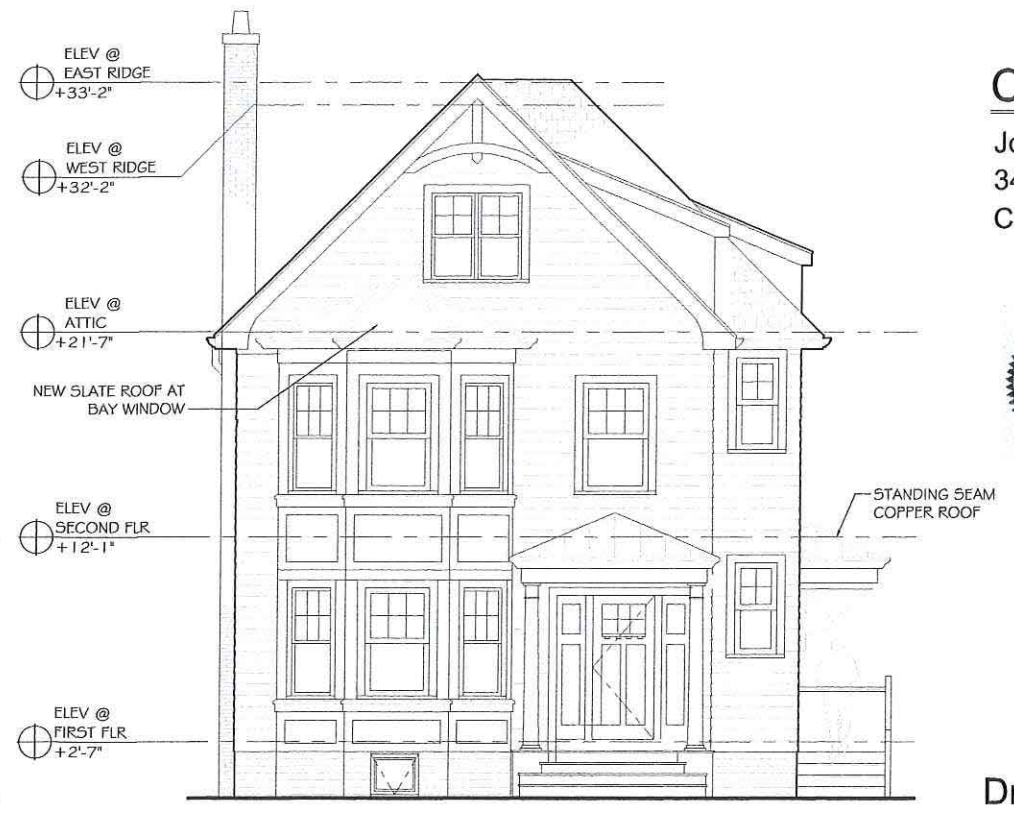


NEWBRIDGE ARCHITECTURE
 152 Billings Street
 Sharon, MA 02067
 P: 781-784-3129
 F: 781-784-1336
 E: nanewbridge@comcast.net

Client:
 Jonash Residence
 34 Fairfield Street
 Cambridge, MA 02140



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"

Drawing Title
 EXTERIOR ELEVATIONS

Drawing Information:
 Scale: 1/4" = 1'-0"
 Drawn By: NAA
 Checked By:
 Date: 07.15.2019

Sheet Number
A-3

**NEWBRIDGE
ARCHITECTURE**
152 Billings Street
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Drawing Title
EXTERIOR
ELEVATIONS

Drawing
Information:

Scale: 1/4" = 1'-0"
Drawn By: NAA
Checked By:
Date: 07.15.2019

Sheet Number
A-4