



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 17 PM 12:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 162174

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Ashley and Joshua Zisson C/O David M Fenchel dba Traverse Architects LLC

PETITIONER'S ADDRESS: 785 Cambridge Street, Cambridge, MA 02141

LOCATION OF PROPERTY: 35 Lawrence St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Dormer/ /windows in non-conforming wall/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Per Article 8.22.2 D, we request relief from Zoning Article 5.31 (Table of Dimensions), maximum ratio of floor area to lot area (FAR), in order to expand 2 existing dormers. Additional relief is also needed from minimum yards setbacks.

A Special Permit is necessary because of an existing violation that exceeds the maximum FAR, (adding 65 GSF), and because of existing minimum yard setback violations at both side yards and rear yard.

We also request relief from Zoning Article 5.31 (Table of Dimensions), minimum yard setback, in order to alter and add windows and patio door in existing non-conforming walls due to minimum yard setback violations at both side yards and rear yard. A Special Permit is necessary because of an existing violation that does not meet the minimum side yard set back of at least 7.5ft and rear yard setback of at least 30ft.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2 D (Non-Conforming Structure).

Original
Signature(s):

(Petitioner (s) / Owner)

DAVID M. FENCHEL

(Print Name)

Address:

785 CAMBRIDGE ST, CAMBRIDGE, MA 02141

Tel. No. 202.423.5347
E-Mail Address: david@traversearchitects.com

Date: 02.14.2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Ashley and Joshua Zisson
Location: 35 Lawrence St., Cambridge, MA
Phone: 202.423.5347

Present Use/Occupancy: Single Family
Zone: Residence C Zone
Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,460	2,525	947.4	(max.)
<u>LOT AREA:</u>		1,579	N/A	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.56	1.6	0.6	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,579	no change	1,800	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	25.42	no change	50	
	<u>DEPTH</u>	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	5.0	no change	15.2 or at least 10	
	<u>REAR</u>	7.6	no change	15.35 or at least 30	
	<u>LEFT SIDE</u>	0.6	no change	19.37 or at least 7.5 with sum of 20	
	<u>RIGHT SIDE</u>	4.2	no change	19.37 or at least 7.5 with sum of 20	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35.4	no change	35	
	<u>WIDTH</u>	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		11.5% (existing deck only)	no change	36%	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		0	no change	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

N/A

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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Ashley Zisson, née Allen
(OWNER)

Address: 35 Lawrence Street, Cambridge, MA 02139

State that I/We own the property located at 35 Lawrence Street, Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Ashley Allen

*Pursuant to a deed of duly recorded in the date 6/15/2020, Middlesex South

County Registry of Deeds at Book 74885, Page 156; or

Middlesex Registry District of Land Court, Certificate No. _____

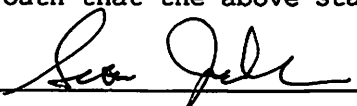
Book _____ Page _____.


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 Ashley Zisson personally appeared before me, this 15th of February, 2020, and made oath that the above statement is true.


Notary

My commission expires 12/18/2027 (Notary Seal)



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

THE UNITED STATES OF AMERICA

IN SENATE

January 1, 1900

REPORT

OF THE

COMMISSIONERS OF THE GENERAL LAND OFFICE

IN RESPONSE TO A RESOLUTION PASSED BY THE SENATE

ON MAY 1, 1899

RELATIVE TO THE

LANDS BELONGING TO THE UNITED STATES

IN THE TERRITORY OF ARIZONA

AND IN THE TERRITORY OF NEW MEXICO

AND IN THE TERRITORY OF COLORADO

AND IN THE TERRITORY OF IOWA

AND IN THE TERRITORY OF KANSAS

AND IN THE TERRITORY OF MISSOURI

AND IN THE TERRITORY OF NEBRASKA

AND IN THE TERRITORY OF NORTH DAKOTA

AND IN THE TERRITORY OF SOUTH DAKOTA

AND IN THE TERRITORY OF WYOMING

AND IN THE TERRITORY OF MONTANA

AND IN THE TERRITORY OF IDAHO

AND IN THE TERRITORY OF WASHINGTON

AND IN THE TERRITORY OF OREGON

AND IN THE TERRITORY OF CALIFORNIA

AND IN THE TERRITORY OF ARIZONA

AND IN THE TERRITORY OF NEW MEXICO

AND IN THE TERRITORY OF COLORADO

AND IN THE TERRITORY OF IOWA

AND IN THE TERRITORY OF KANSAS

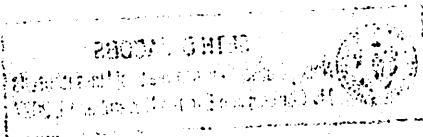
AND IN THE TERRITORY OF MISSOURI

AND IN THE TERRITORY OF NEBRASKA

W. H. HARRIS

W. H. HARRIS

W. H. HARRIS



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 35 Lawrence St., 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:

The proposed work does not create a new dimensional nonconformity, and it will not be substantially more detrimental than the existing nonconforming structure. The proposed windows and patio door improve access to daylight and fresh air, and it is in keeping with the general existing building fenestration. The window alterations, and enlargement of existing dormers satisfies the criteria in Section 10.43.

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 proposed work does not affect traffic patterns.

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 proposed work does not change the use of the existing building and it does not change the density. It does not negatively impact neighbor's privacy, access to daylight and fresh air, and it does not impede views or cast shadows onto adjacent properties.

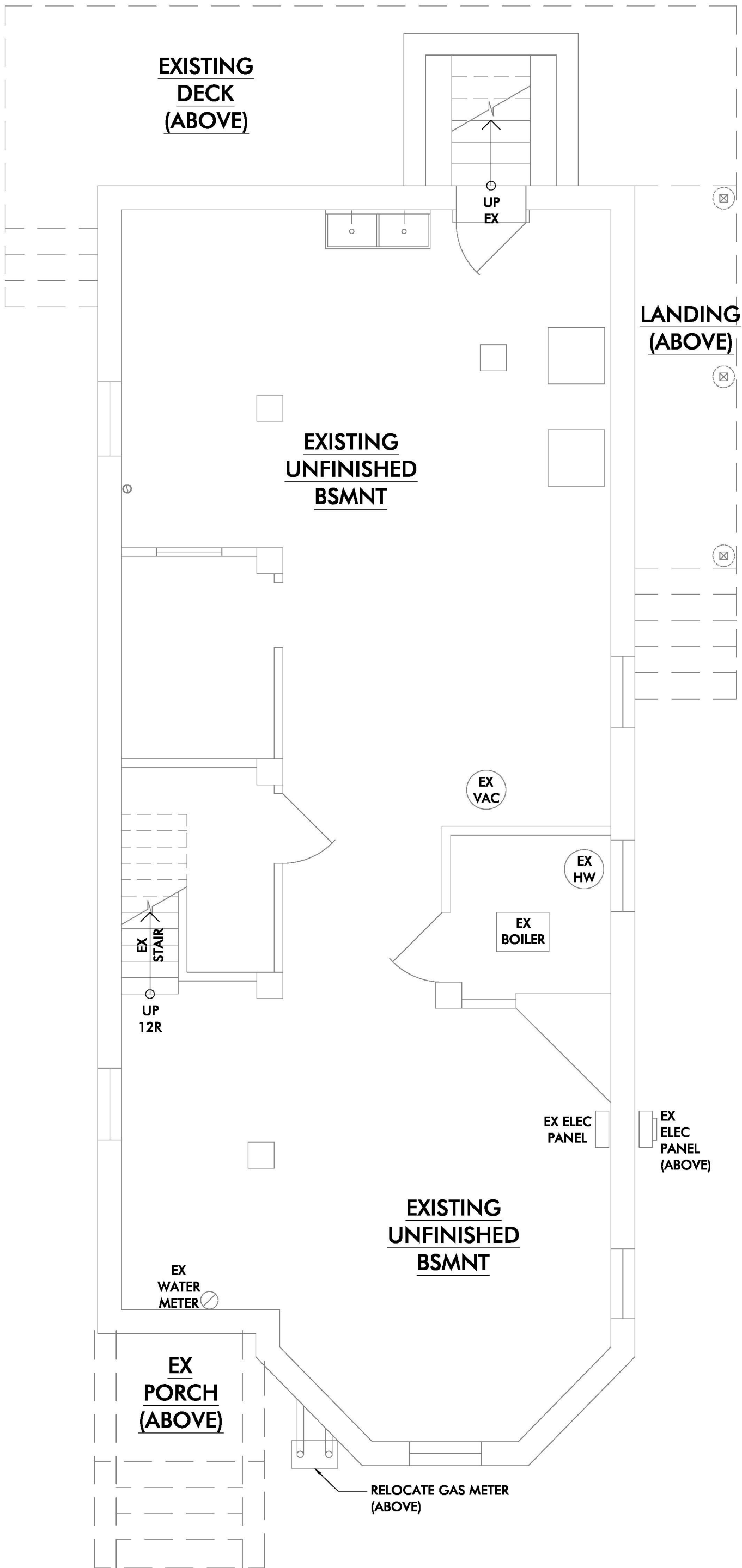
D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed use does not change the use or density of the existing building.

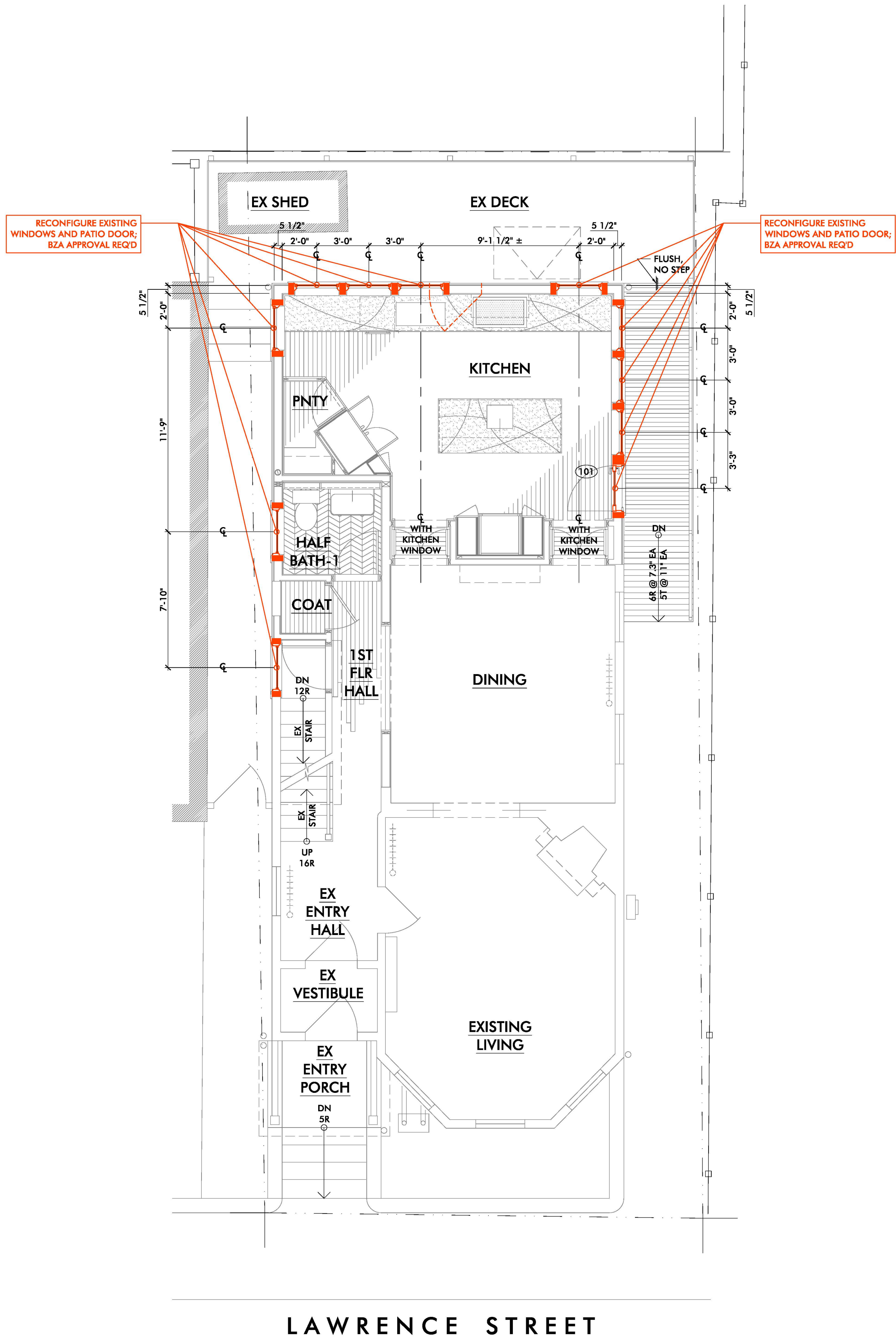
E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed work does not impair the integrity of the neighborhood and is in keeping with the overall style, fenestration, and general massing of the existing building.

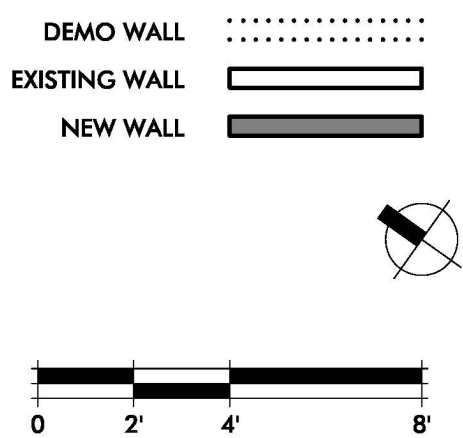
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



0 BASEMENT FLOOR PLAN
1/4"=1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/4"=1'-0"



TRAVERSE
ARCHITECTS

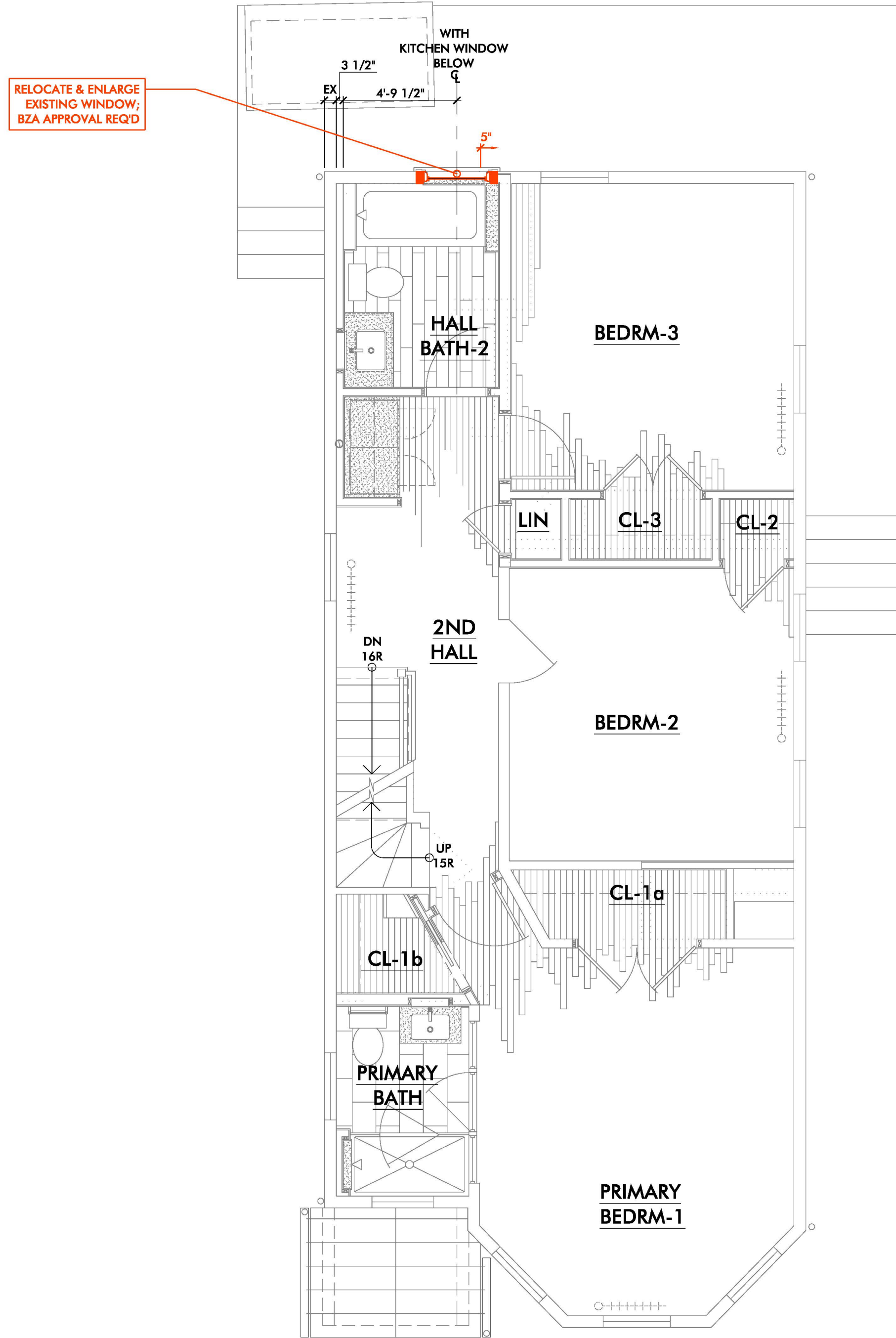
785 CAMBRIDGE STREET, CAMBRIDGE, MA 02141
WWW.TRAVERSEARCHITECTS.COM | 202.423.3347

DATE	02.04.2022
SPECIAL PERMIT SET	

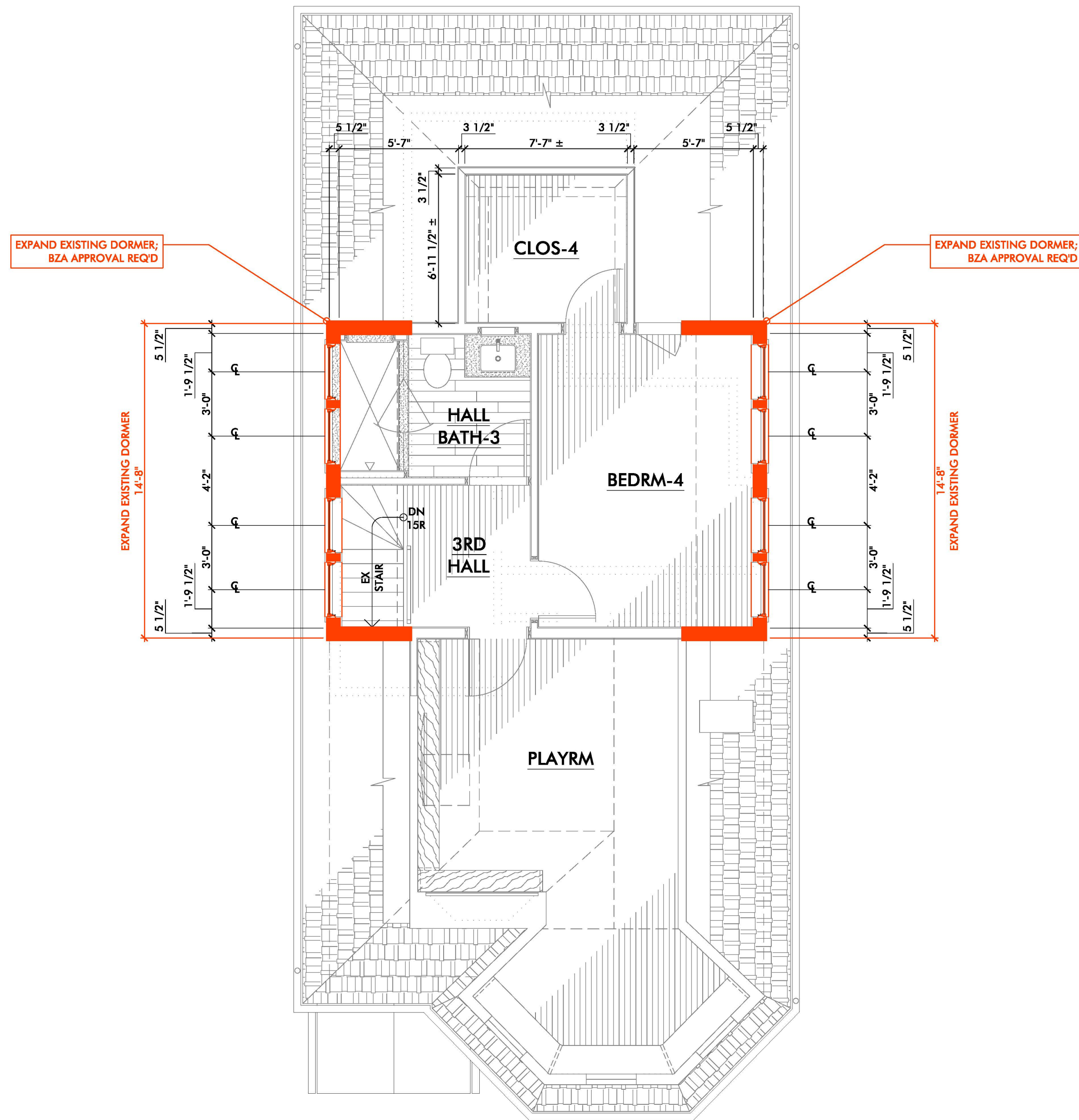
DATE	02.04.2022
SCALE	AS NOTED
	© TRAVERSE ARCHITECTS LLC

ZISSON RESIDENCE
35 LAWRENCE STREET, CAMBRIDGE, MA 02139

SPECIAL PERMIT SET: FLOOR PLANS

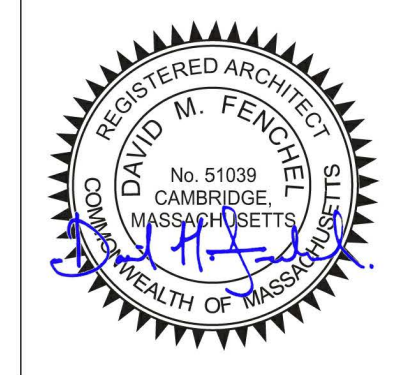
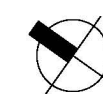
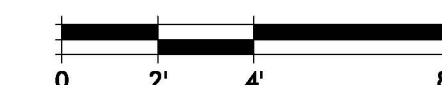


2 PROPOSED 2ND FLOOR PLAN
1/4"=1'-0"



3 PROPOSED 3RD FLOOR PLAN
1/4"=1'-0"

DEMO WALL
EXISTING WALL
NEW WALL



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WWW.TRAVERSEARCHITECTS.COM | 202.423.3347

DATE	SPECIAL PERMIT SET
02.04.2022	

DATE:	02.04.2022
SCALE:	AS NOTED
	© TRAVERSE ARCHITECTS LLC

ZISSON RESIDENCE
35 LAWRENCE STREET, CAMBRIDGE, MA
SPECIAL PERMIT SET: FLOOR PLANS

PREPARED FOR:
OWNERS OF RECORD:
JOSHUA ZISSON
ASHLEY ZISSON
35 LAWRENCE STREET
CAMBRIDGE, MA 02139

REFERENCES:
DEED: BK 74885; PG 156
PLAN: PL BK 15; PL 24
PL 2001 #449
LCC: 20739-A
20739-B

NOTES:
MAP/LOT: 103-79
ZONING: C
V. DATUM: ASSUMED

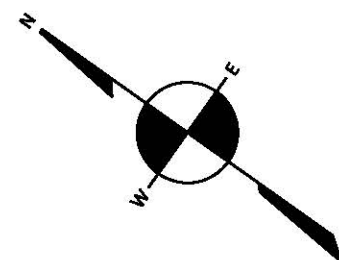
CERTIFIED PLOT PLAN

LOCATED AT
35 LAWRENCE STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



MAGAZINE STREET



No. 60 MAGAZINE ST
N/F
NICHOLAS SALZMAN
LAURA OPIE
TRUSTEES OF THE
LYMAN OPIE LIVING TRUST
BK 77487; PG 291

No. 66 MAGAZINE ST
N/F
66 MAGAZINE STREET
CONDOMINIUM
BK 32876; PG 610

GARAGE

S35°21'46"E
26.00'

OV 1.6'

BK 2.4'

VF

500.53

BK 1.4'

BK 7.6'

BK 4.2'

(4.0)

CLF

EXISTING DECK

OV 0.3'

BK 0.2'

TO PROP. COR.

489.31

BK 0.3'

61.42'

S53°55'44"W

5.9'

WF

500.05

BK 0.6'

BK 4.6'

499.28

WALK

5.0'

PORCH

3 STORY (W/F)

1ST FL: 502.96

PEAK: 535.16

AREA 1,579±SF

PROPOSED SHED DORMER

PROPOSED SHED DORMER

DECK

N53°23'17"E

61.43'

61.43'

74.08'

73.08'(R)

S35°21'46"E

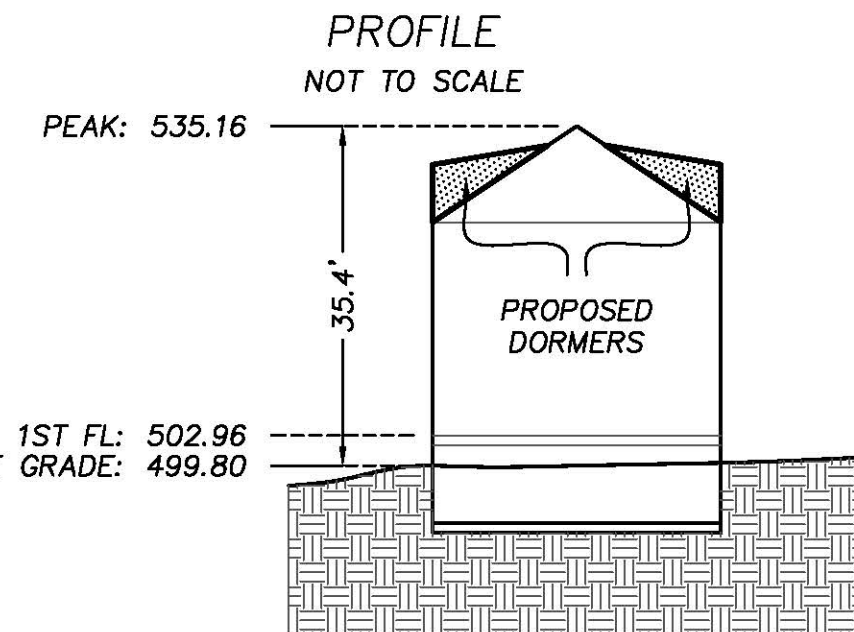
SIDEWALK (BRICK)

VGC

25.42'

N35°21'46"W

No. 31 LAWRENCE ST
N/F
31-33 LAWRENCE STREET
CONDOMINIUM
D. 1165106



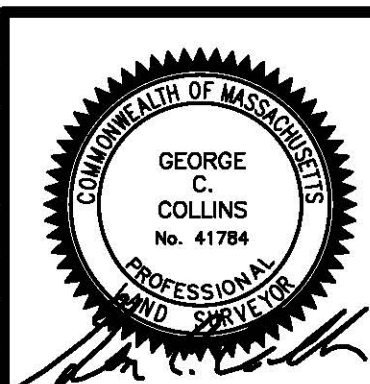
LAWRENCE STREET

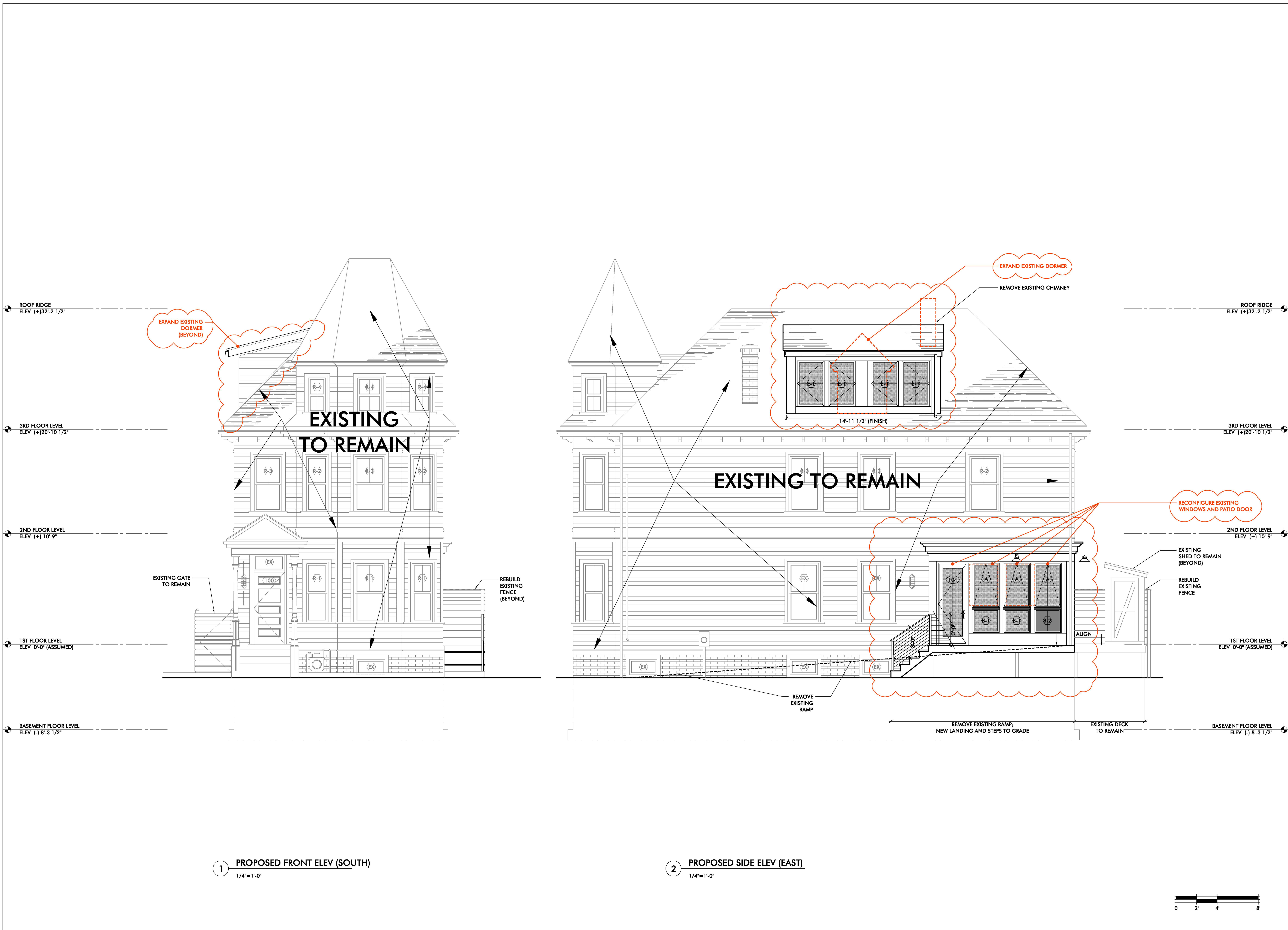
(40' WIDE ~ PUBLIC WAY)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JANUARY 18, 2022 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: 25017C0576E
EFFECTIVE DATE: 06/04/2010

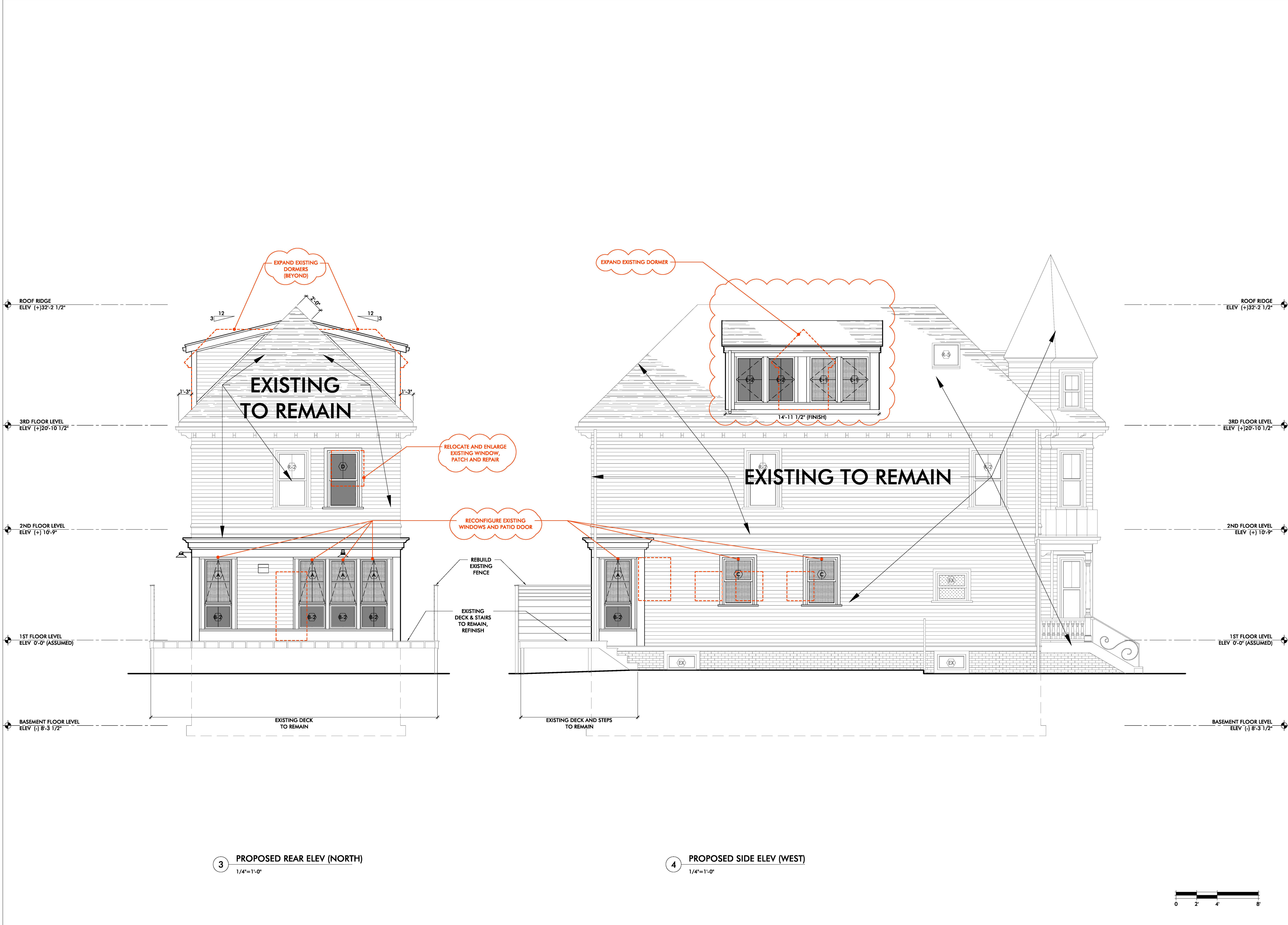
FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	02/03/22
JOB #	21-00616





SPECIAL PERMIT SET			
02.04.2022			

DATE:	02.04.2022
SCALE:	AS NOTED
© TRAVERSE ARCHITECTS LLC	

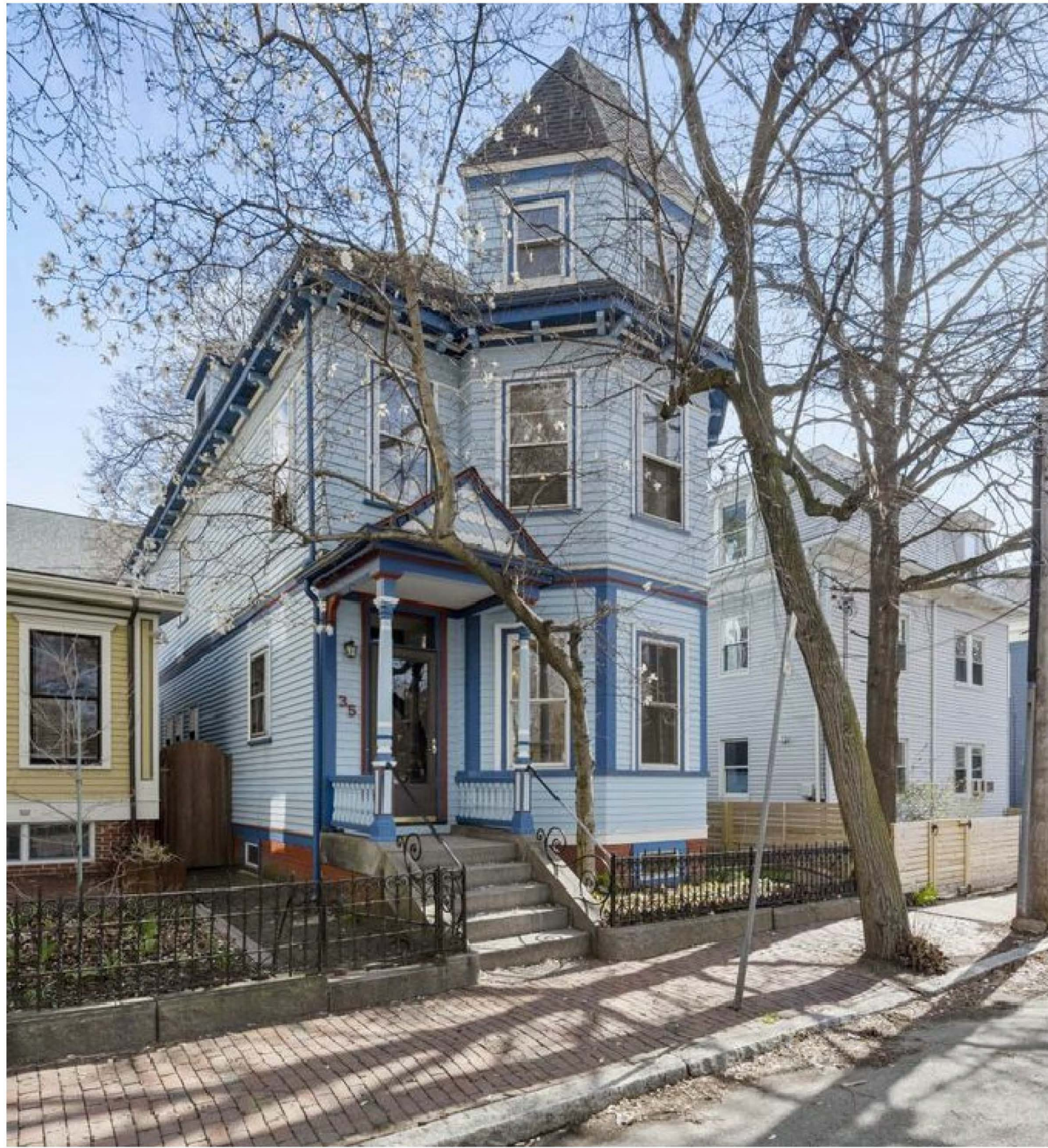


SPECIAL PERMIT SET			
02.04.2022			

DATE: 02.04.2022	SCALE: AS NOTED	© TRAVERSE ARCHITECTS LLC
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EXISTING PHOTO AT LAWRENCE STREET



EXISTING PHOTO FRONT NW CORNER



EXISTING PHOTO FRONT SW CORNER



PROPOSED 3D VIEW AT LAWRENCE STREET



PROPOSED 3D VIEW AT NW CORNER



PROPOSED 3D VIEW AT SW CORNER



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ARCHITECTS

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02.04.2022	SPECIAL PERMIT SET

DATE:	02.04.2022
SCALE:	AS NOTED
© TRAVERSE ARCHITECTS LLC	

ZISSON RESIDENCE
35 LAWRENCE STREET, CAMBRIDGE, MA 02139

SPECIAL PERMIT: PHOTOS & 3D VIEWS

The map displays a residential neighborhood with a grid of streets. The streets shown include Magazine St, Perry St, Lawrence St, Corpnal McTernan St, Upton St, Kelly Rd, and Pearl St. The map is divided into several colored regions: a large yellow area in the upper right, a green area labeled 'Dana Park' in the lower left, and a light blue area in the center. A red line highlights a specific route or boundary, and blue arrows indicate a path or flow. The map is labeled with various street names and house numbers, such as 104-60, 103-30, and 103-20. Dana Park is a large green area in the lower-left quadrant.

35 Lawrence St.

Petitioner

103-31
SBRACCIA MARIETTA M.,
TR. OF THE MARIETTA M. SBRACCIA 2018 TR
18 PERRY ST
CAMBRIDGE, MA 02139

103-20
CAMBRIDGE CITY OF
PUBLIC WORKS DEPT
CAMBRIDGE, MA 02139

TRAVERSE ARCHITECTS, LLC
C/O DAVID M. FENCHEL
785 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

103-102
TINGLE, JAMES, JR. &
CATHERINE A. MCDERMOTT-TINGLE
27-29 LAWRENCE ST #27B
CAMBRIDGE, MA 02139

103-78
REID, FRANCES SVENSSON,
TR. THE FRANCES SVENSSON REID LIV TRUST
66 MAGAZINE ST
CAMBRIDGE, MA 02139-3934

103-101
MCNALLY, ELIZABETH A.
31-33 LAWRENCE ST., UNIT #31A
CAMBRIDGE, MA 02139

103-101
SILVER, MATTHEW R. &
SARAH K. BRESOLIN SILVER
31B LAWRENCE ST.
CAMBRIDGE, MA 02139

103-102
HAMEL, JONATHAN
27-29 LAWRENCE ST., #29A
CAMBRIDGE, MA 02139

103-102
TINGLE, JAMES JR &
CATHERINE A. MCDERMONTT TINGLE
29B LAWRENCE ST
CAMBRIDGE, MA 02139

103-78
HARRISON, SHUREE & GERARD MICHEL
66 MAGAZINE ST., #2
CAMBRIDGE, MA 02139

103-101
WURSTER, RANDALL PATRICK &
NEERU BHARDWAJ
33 LAWRENCE ST., #33A
CAMBRIDGE, MA 02139

103-101
JANJIGIAN, ANDREW & MELISSA RIVARD
33 LAWRENCE ST. UNIT#33B
CAMBRIDGE, MA 02139

103-102
SVAVARSDOTTIR, SIGRUN
27 LAWRENCE ST UNIT #A
CAMBRIDGE, MA 02139

103-32
BROWNE, FELIX O.
12 PERRY ST. UNIT#1
CAMBRIDGE, MA 02139

103-32
FRISHMAN, ANDREW &
LEIGH ANNE NEEDLEMAN, TRS
14 PERRY ST., #1
CAMBRIDGE, MA 02139

103-32
MONOSSON, DEBORAH J.
16 PERRY ST. UNIT#2
CAMBRIDGE, MA 02139

103-32
BAJPAYEE, ANURAG & BAJPAYEE, AMBIKA
12 PERRY ST 5
CAMBRIDGE, MA 02139

103-32
LEE, ALICE I.
12 PERRY ST UNIT 4
CAMBRIDGE, MA 02139

103-79
ALLEN ASHLEY
35 LAWRENCE ST
CAMBRIDGE, MA 02139

103-29
SALZMAN NICHOLAS & OPIE LAURA
TRS THE LYMAN OPIE LIVING TR
60 MAGAZINE ST
CAMBRIDGE, MA 02139

103-30
CHRISTIAN MISSION PENTECOSTAL
TABERNACLE OF CAMBRIDGE, INC
77 COLUMBIA ST.
CAMBRIDGE, MA 02139

Pacheco, Maria

162/74

From: Andrew Janjigian <ajanjigian@wordloaf.org>
Sent: Friday, April 8, 2022 11:31 AM
To: Pacheco, Maria
Subject: 35 Lawrence St. renovation project

Hello -

We are next-door neighbors of our friends Josh and Ashley Zisson, who live at 35 Lawrence St. We are writing on their behalf to say that we are happy to support their renovation project. Please let us know if you have any further questions.

Best,
Andrew Janjigian
Melissa Rivard
33 Lawrence St. #2
Cambridge, MA 02139



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: DAVID M FENCHEL Date: 3/29/22
(Print)

Address: 35 Lawrence St.

Case No. BZA-162174

Hearing Date: 4/14/22

Thank you,
Bza Members