



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUN -3 AM 11: 08

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 178252

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:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Per Article 8.22.2 D, we request relief from Zoning Article 5.31 (Table of Dimensions), minimum yard setback, in order to replace an existing exterior ramp with a new stair and landing, and extend it to connect flush with an existing rear deck. A Special Permit is necessary because of an existing violation that does not meet the minimum side yard setback of at least 7.5ft and minimum rear yard setback of at least 30ft.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.2D (Non-Conforming Structure).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000	Section: 10.40 (Special Permit).

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: 06.01.2022

BZA Application Form

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 _____



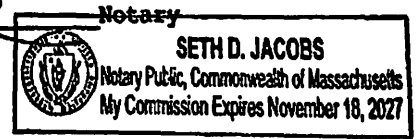
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

**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 5th of February, 2022, and made oath that the above statement is true.

My commission expires 11/18/2027 (Notary Seal).



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

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 stairs, landing and side deck provide egress from a new/relocated patio door (per BZA #162174 approval). The proposal stairs, landing and deck will replace an obsolete existing exterior ramp and improve access to an existing rear deck. The proposed work 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 it is in keeping with the general function of the existing outdoor space.

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

DIMENSIONAL INFORMATION

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

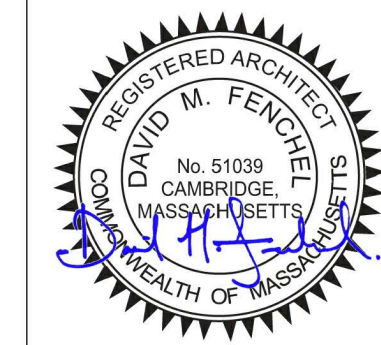
Present Use/Occupancy: single family
Zone: Residence C Zone
Requested Use/Occupancy: single family

		Existing Conditions	Requested Conditions	Ordinance Requirements
TOTAL GROSS FLOOR AREA:		2,525 (per BZA #162174 approval)	No Change	947.4 (max.)
LOT AREA:		1579	N/A	5,000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.6 (per BZA #162174 approval)	No Change	0.6
LOT AREA OF EACH DWELLING UNIT		1579	No Change	1800
SIZE OF LOT:	WIDTH	25.4	No Change	50
	DEPTH	61.42	No Change	N/A
SETBACKS IN FEET:	FRONT	5.0	No Change	15.2 or at least 10
	REAR	7.6	No Change	15.35 or at least 30
	LEFT SIDE	0.6	No Change	19.37 or at least 7.5
	RIGHT SIDE	4.2	0.2 (deck)	19.37 or at least 7.5
SIZE OF BUILDING:	HEIGHT	35.4	No Change	35
	WIDTH	48.7	No Change	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA:		11.5 (existing deck)	No Change	36
NO. OF DWELLING UNITS:		1	No Change	1
NO. OF PARKING SPACES:		0	No Change	N/A
NO. OF LOADING AREAS:		N/A	N/A	N/A
DISTANCE TO NEAREST BLDG. ON SAME LOT		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'.

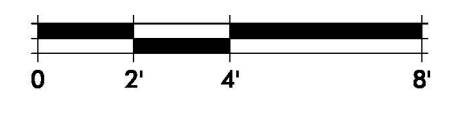
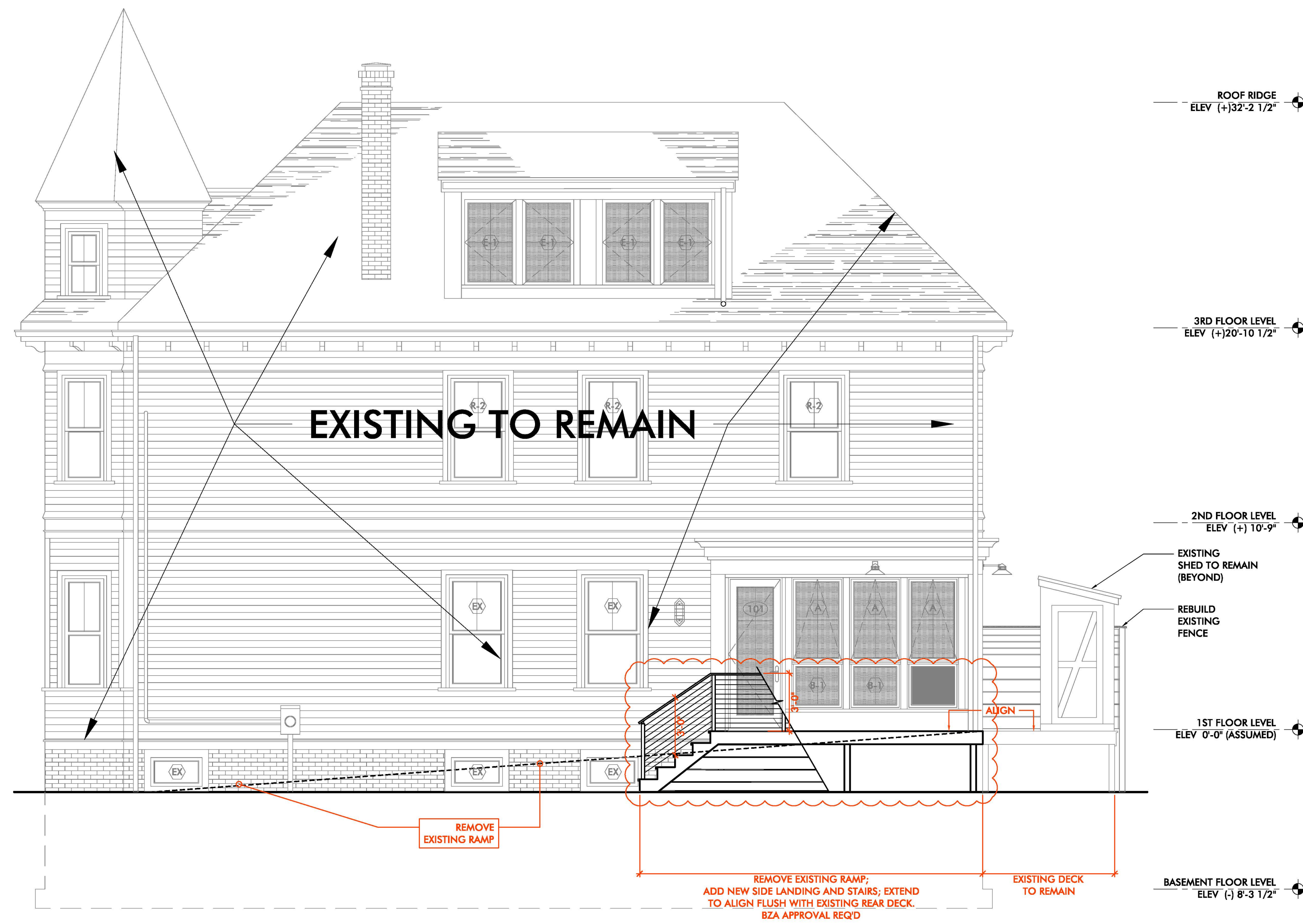
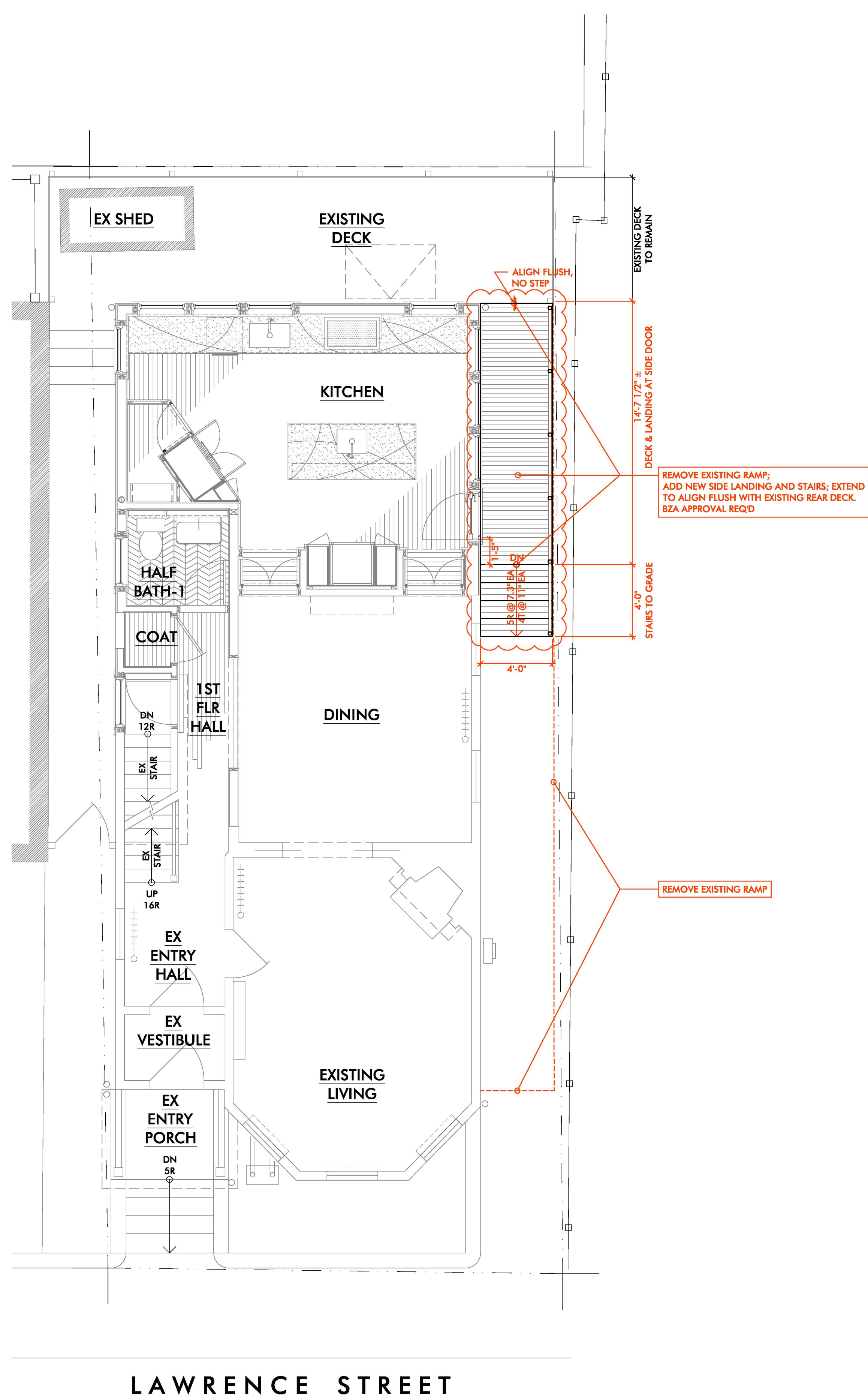


02.04.2022	SPECIAL PERMIT SET
05.31.2022	SPECIAL PERMIT-2

DATE:	05.31.2022
SCALE:	AS NOTED
© TRAVERSE ARCHITECTS LLC	

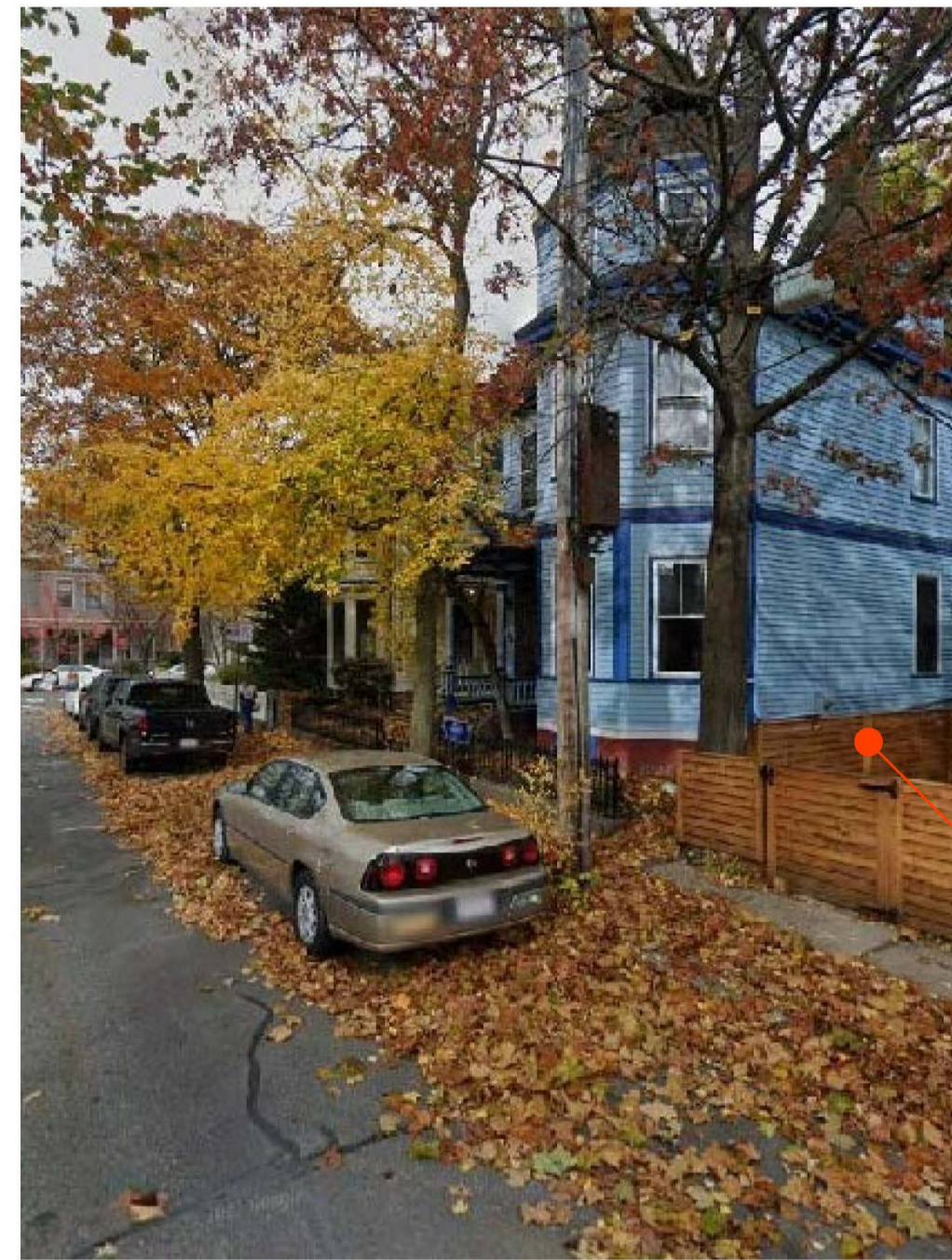
ZISSON RESIDENCE
 35 LAWRENCE STREET, CAMBRIDGE, MA 02139
SPECIAL PERMIT -2: SIDE DECK & STAIR

A1.0



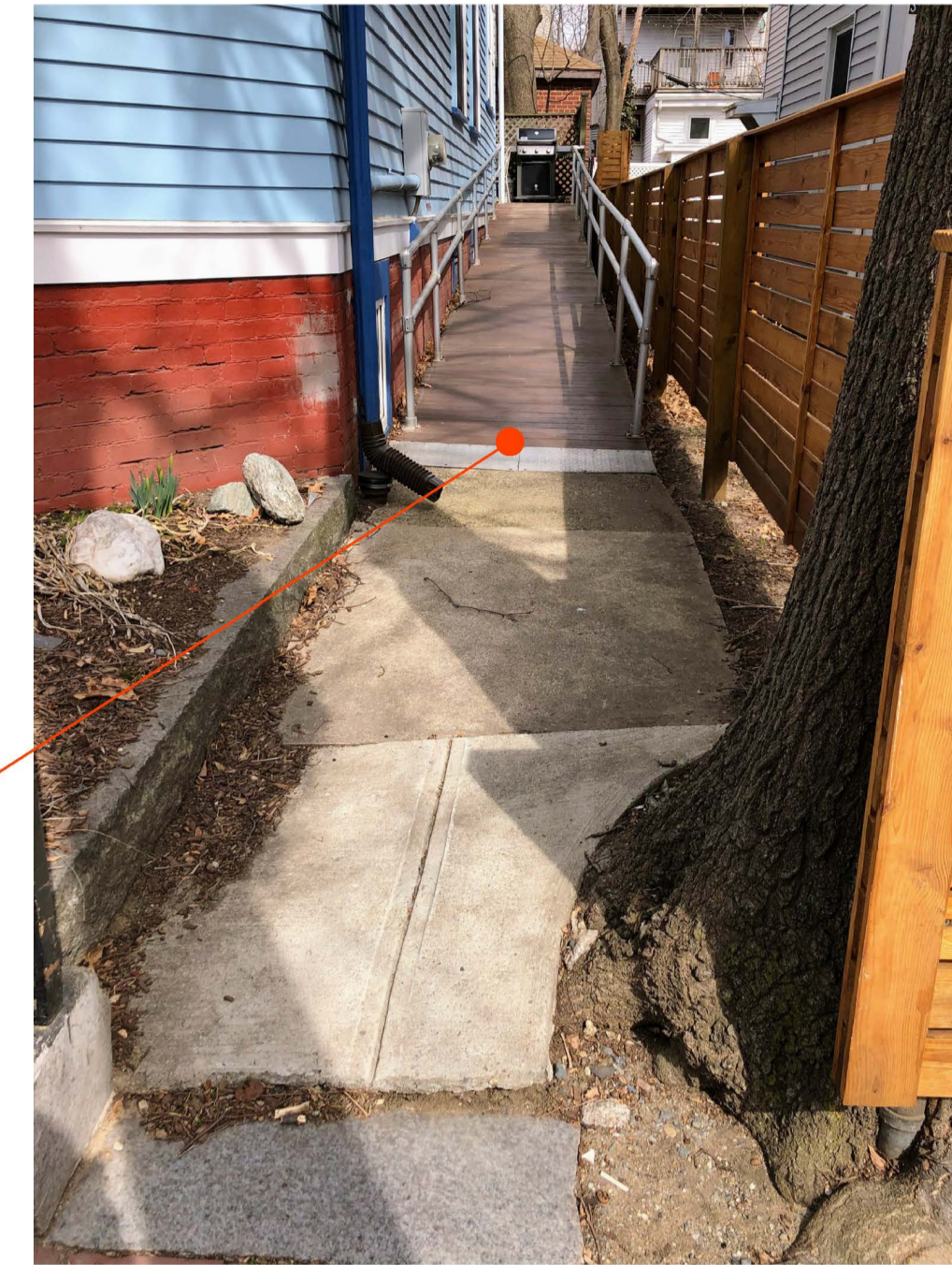


EXISTING PHOTO
LAWRENCE ST FRONT ELEV



EXISTING PHOTO
LAWRENCE ST @ SW CORNER

REMOVE
EXISTING RAMP



EXISTING PHOTO
AT RAMP (TO BE REMOVE)



PROPOSED 3D VIEW
LAWRENCE ST FRONT ELEV



PROPOSED 3D VIEW
LAWRENCE ST @ SW CORNER



PROPOSED STAIRS,
LANDING & STAIRS

PROPOSED 3D VIEW
AT PROPOSED STAIRS, LANDING & DECK



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

02.04.2022	SPECIAL PERMIT SET
05.31.2022	SPECIAL PERMIT-2

DATE: 05.31.2022
SCALE: AS NOTED
© TRAVERSE ARCHITECTS LLC

ZISSON RESIDENCE
35 LAWRENCE STREET, CAMBRIDGE, MA 02139
SPECIAL PERMIT-2: SIDE DECK & STAIR

A0.0

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

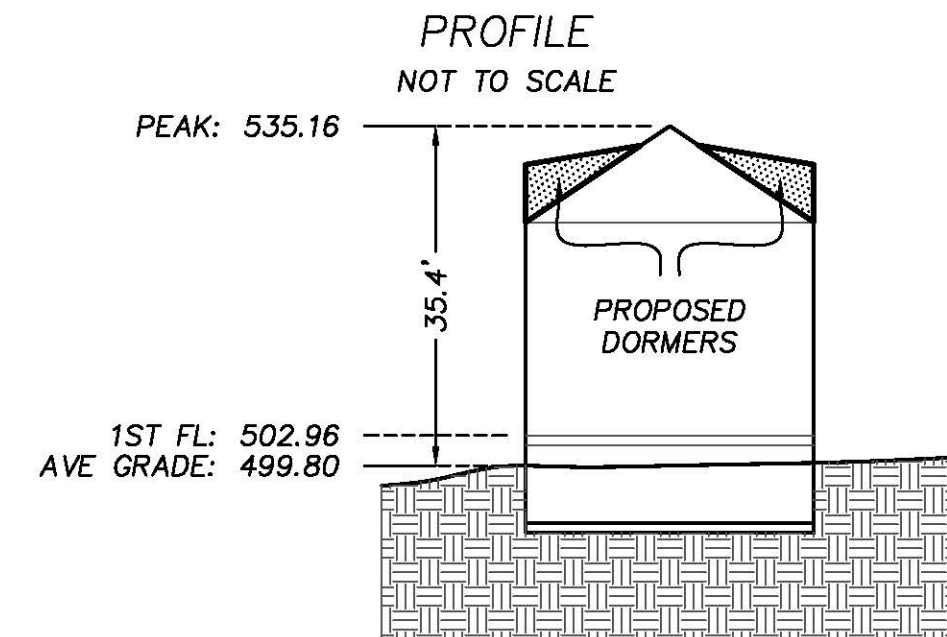
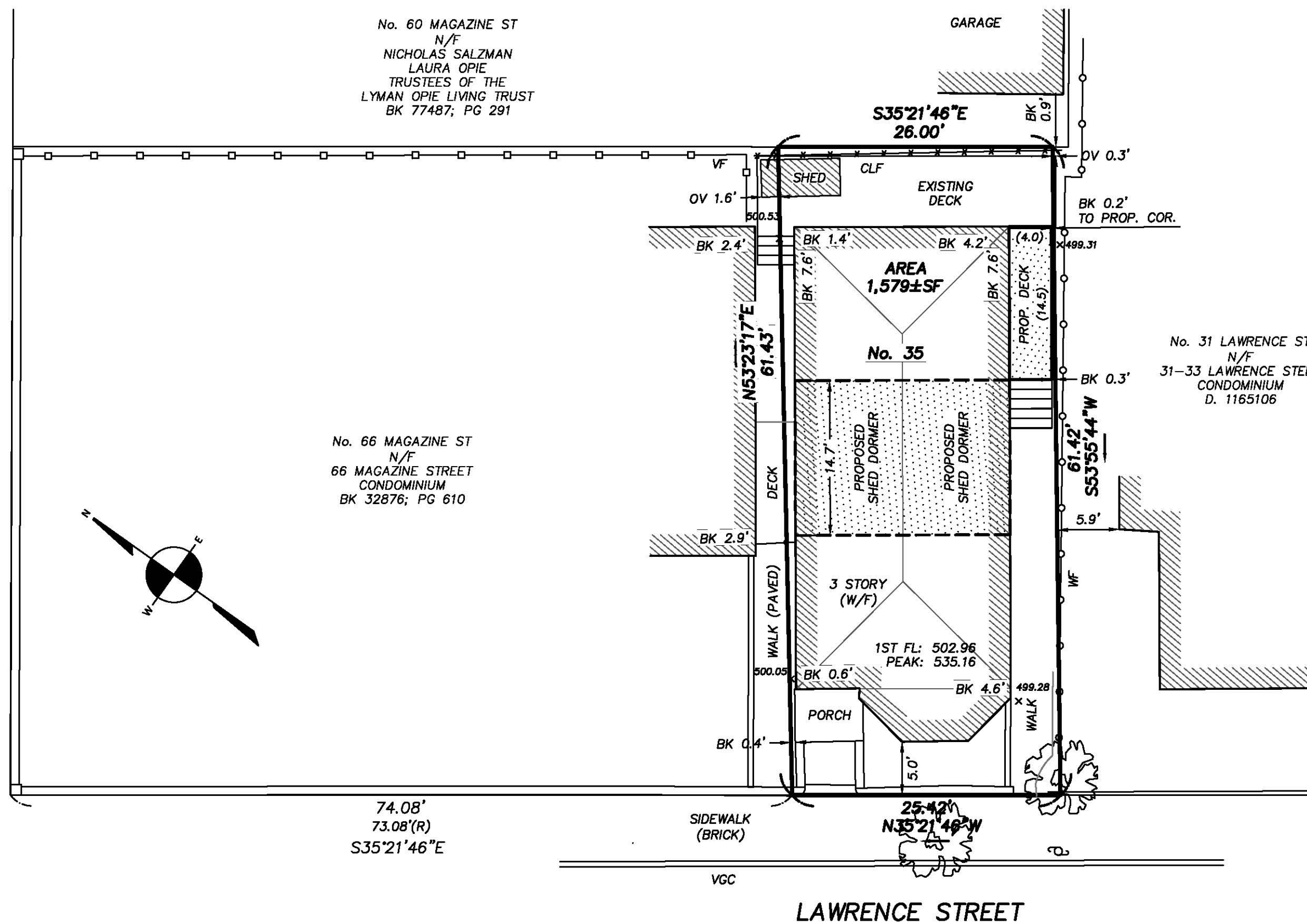
CERTIFIED PLOT PLAN

LOCATED AT
35 LAWRENCE STREET
CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



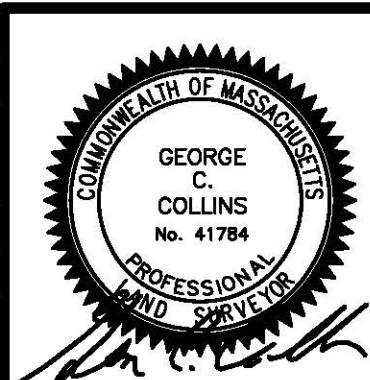
MAGAZINE STREET



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



35 Lawrence St.

Petitioner

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

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

TRVERSE ARCHITECTS, LLC
C/O DAVID FENCHEL
785 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

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

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

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

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

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

103-101
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
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
BROWNE, FELIX O.
12 PERRY ST. UNIT#1
CAMBRIDGE, MA 02139

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

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

103-29
SALZMAN, NICHOLAS & ALIZA DASH
60 MAGAZINE ST
CAMBRIDGE, MA 02139

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

103-20
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

103-20
CITY OF CAMBRIDGE
C/O CITY MANAGER