CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 178252

BZA Application Form

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
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, 2023, 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 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

<table>
<thead>
<tr>
<th><strong>Existing Conditions</strong></th>
<th><strong>Requested Conditions</strong></th>
<th><strong>Ordinance Requirements</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>2,525 (per BZA #162174 approval)</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>LOT AREA:</strong></td>
<td>1579</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>1.6 (per BZA #162174 approval)</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>LOT AREA OF EACH DWELLING UNIT:</strong></td>
<td>1579</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>WIDTH:</strong></td>
<td>25.4</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>DEPTH:</strong></td>
<td>61.42</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>SETBACKS IN FEET:</strong></td>
<td></td>
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</tr>
<tr>
<td><strong>FRONT:</strong></td>
<td>5.0</td>
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</tr>
<tr>
<td><strong>REAR:</strong></td>
<td>7.6</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>LEFT SIDE:</strong></td>
<td>0.6</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>RIGHT SIDE:</strong></td>
<td>4.2</td>
<td>0.2 (deck)</td>
</tr>
<tr>
<td><strong>SIZE OF BUILDING:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>HEIGHT:</strong></td>
<td>35.4</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>WIDTH:</strong></td>
<td>48.7</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
<td>11.5 (existing deck)</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>NO. OF DWELLING UNITS:</strong></td>
<td>1</td>
<td>No Change</td>
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<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
<td>0</td>
<td>No Change</td>
</tr>
<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT:</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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'.
EXISTING DECK

EXISTING TO REMAIN

REMOVE EXISTING RAMP; ADD NEW SIDE LANDING AND STAIRS; EXTEND TO ALIGN FLUSH WITH EXISTING REAR DECK. BZA APPROVAL REQ'D.
EXISTING PHOTO
LAWRENCE ST FRONT ELEV

EXISTING PHOTO
LAWRENCE ST @ SW CORNER

EXISTING PHOTO
AT RAMP (TO BE REMOVE)

PROPOSED 3D VIEW
LAWRENCE ST FRONT ELEV

PROPOSED 3D VIEW
LAWRENCE ST @ SW CORNER

PROPOSED 3D VIEW
AT PROPOSED STAIRS, LANDING & DECK
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 HEREOF.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FE M.N. 1 MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X

COMMUNITY PANEL: 2003 TC0578E

EFFECTIVE DATE: 06/04/2010