



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017138-2019

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Dorothy Elms & Douglas Brown

PETITIONER'S ADDRESS : 35 Standish Street Cambridge, MA 02138

LOCATION OF PROPERTY : 35 Standish St Cambridge, MA 02138

TYPE OF OCCUPANCY : 104 ZONING DISTRICT : Residential B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To build an addition and construct dormers. As previously granted BZA-012741-2017.

Special Permit: Modifications to existing windows. As previously granted BZA-012741-2017.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 

(Petitioner(s) / Owner)

Douglas Brown
 (Print Name)

Address : 35 Standish St

Cambridge, MA 02138

Tel. No. : 617-699-1326

E-Mail Address : douglas_p_brown@yahoo.com

Date : 6/18/2019

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 Douglas Brown
(OWNER)

Address: 35 Standish St, Cambridge MA 02138

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

The record title of this property is in the name of The 35 Standish Street Nominee Trust


*Pursuant to a deed of duly recorded in the date 3/25/15, Middlesex South County Registry of Deeds at Book 65111, Page 491; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

D P B
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 Douglas P Brown personally appeared before me, this 17th of June, 2019, and made oath that the above statement is true.

My commission expires May 16 2025 (Notary Seal)  Notary
JAYDEN DDHIR
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 16, 2025

- 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:

We are seeking an increase in floor area to meet the needs of our growing family. At the same time, we wish to enhance the appearance of the house and correct current structural and building code deficiencies, including a substandard foundation, inadequate ventilation, out of date and inefficient electrical and heating systems, low ceiling heights, poor basement drainage, and steep stairs that are not to code. Given the home's preexisting nonconforming status, these updates would be impossible without zoning relief.

- 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 lot's narrow width (46') and high water table (3' below grade) impose limits on the location of any expansion.

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

- 1)** Substantial detriment to the public good for the following reasons:

By improving the condition of the building, increasing open space, reducing paved areas, enhancing onsite storm water management, increasing energy efficiency, and reducing the property's intensity of use, the renovation represents a substantial benefit to the public good.

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

The new addition and dormers are dimensionally conforming to all height, setback, and open space requirements. The overall proposed FAR of 0.57 is below the neighborhood's average FAR of 0.62 (0.79 for abutters). In addition, the renovation is in keeping with the ordinance's stated purposes to: conserve health; secure safety from fire and flood; provide adequate light and air; prevent overcrowding of land; avoid undue concentration of population; encourage housing for persons of all income levels; conserve the value of land and buildings; prevent blight and pollution of the environment; encourage appropriate economic development; and protect residential neighborhoods from incompatible activities.

- * 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 35 Standish St Cambridge, MA 02138 (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:
Modifications to existing windows within the side setbacks are the minimum required to provide for the home's new use as a single-family home.
- 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:
Modifications to existing windows will have no negative impacts on traffic or congestion. Neighborhood character will be enhanced by the tasteful renovation of an older home in keeping with the ordinance's stated purpose to "prevent: blight."
- 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:
Modifications to existing windows will have no negative impacts on adjacent properties. The renovation of the home is in keeping with the ordinance's stated purpose to "conserve the value of land and buildings."
- 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:
Modifications to existing windows will have no negative impacts on the health, safety, or welfare of occupants or other citizens. Occupancy will be enhanced in keeping with the ordinance's stated purpose to "conserve health" and "provide adequate light and air" to occupants.
- 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:
Modifications to existing windows will have no negative impacts on the integrity of the district and will not derogate from the intent or purpose of the ordinance. The renovation is in keeping with the ordinance's stated purpose to "encourage appropriate economic development."

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Douglas Brown PRESENT USE/OCCUPANCY: Two Family
 LOCATION: 35 Standish St Cambridge, MA 02138 ZONE: Residential B Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3457</u>	<u>4088</u>	<u>3260</u>	(max.)	
<u>LOT AREA:</u>	<u>7171</u>	<u>7171</u>	<u>5000</u>	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>0.48</u>	<u>0.57</u>	<u>0.45</u>	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3585</u>	<u>7171</u>	<u>2500</u>	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	<u>46'</u>	<u>46'</u>	<u>50'</u>	(min.)
	DEPTH	<u>159.67'</u>	<u>159.67'</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>10.4'</u>	<u>10.4'</u>	<u>10.4'</u>	(min.)
	REAR	<u>81.9'</u>	<u>70'</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>14.9'</u>	<u>13.5'</u>	<u>7.5'</u>	(min.)
	RIGHT SIDE	<u>5.9'</u>	<u>7.5'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>34.5'</u>	<u>33.52'</u>	<u>35'</u>	(max.)
	LENGTH	<u>60.2'</u>	<u>70.1'</u>	<u>N/A</u>	
	WIDTH	<u>26.4'</u>	<u>25'</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>28%</u>	<u>62%</u>	<u>40%</u>	(min.)	
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>1</u>	<u>N/A</u>	(max.)	
<u>NO. OF PARKING SPACES:</u>	<u>6</u>	<u>1</u>	<u>1</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.

N/A

- 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.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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2019 JUN 19 AM 11:48

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OFFICE OF THE CITY CLERK
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 (Petitioner(s) / Owner)

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 (Print Name)

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Cambridge MA 02138

Tel. No. : 617-699-1326

E-Mail Address : douglas_p_brown@yahoo.com

Date : 6/18/2019

N/F Josephine Freedman

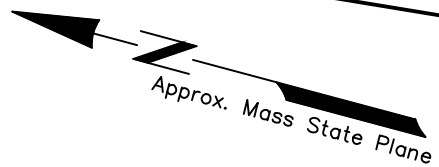
Book 14118 Page 396
Map 233 Lot 210

Property corner at
fence post

4' Chain link fence
S 05°38'52" E
6' Stockade fence

Stake set
Rebar set
46.62'
14.4x
Stake set

Grass
x14.4



Stake set

4' Chain link fence (on property line)

Asphalt
parking area
x14.8

N/F Robert Fournier
Book 46159 Page 1
Map 233 Lot 172

Lot Area =
7171 +/- S.F.

N/F Alba Lopez
Book 52271 Page 362
Map 233 Lot 170

Stake set

6' Stockade fence

Stake set

Stake set

N 75°01'10" E

Asphalt
drive

2 1/2 Story
wood frame
#25-27

2 Story porch
2nd floor enclosed

Garden
Timber ret.
wall

Brass disc set
in sidewalk

Concrete berm

Asphalt

Grass

Conc.
apron

Gravel

Gas
shut-off

Record gas main

Record 12" storm drain

Record 8" sanitary sewer

Record 6" C.I. water main

Standish Street

40' Wide - 1910 City Layout

S 75°01'10" W

Brick ret.
wall

Stake set

6' Wood fence

Stake set

4.7'

4.7'

11.8'

1.2'

1.2'

1.3'

8.1'

15.2'

15.2'

15.01'

15.1x

15.1x

15.1x

15.1x

15.1x

15.1x

15.1x

15.1x

15.1x

15.1x

15.1x

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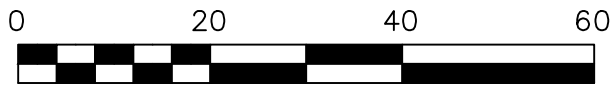
15.1x

15.1x

15.1x

15.1x

15.1x



In my professional opinion, I certify to Doug Brown and the City of Cambridge building inspector that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the location of the building is as shown hereon.

Site Plan of Land

in

Cambridge, Massachusetts

Prepared For: Doug Brown

Scale: 1" = 20'

Date: March 6, 2012



10 Fenno Street
Cambridge, MA 02138

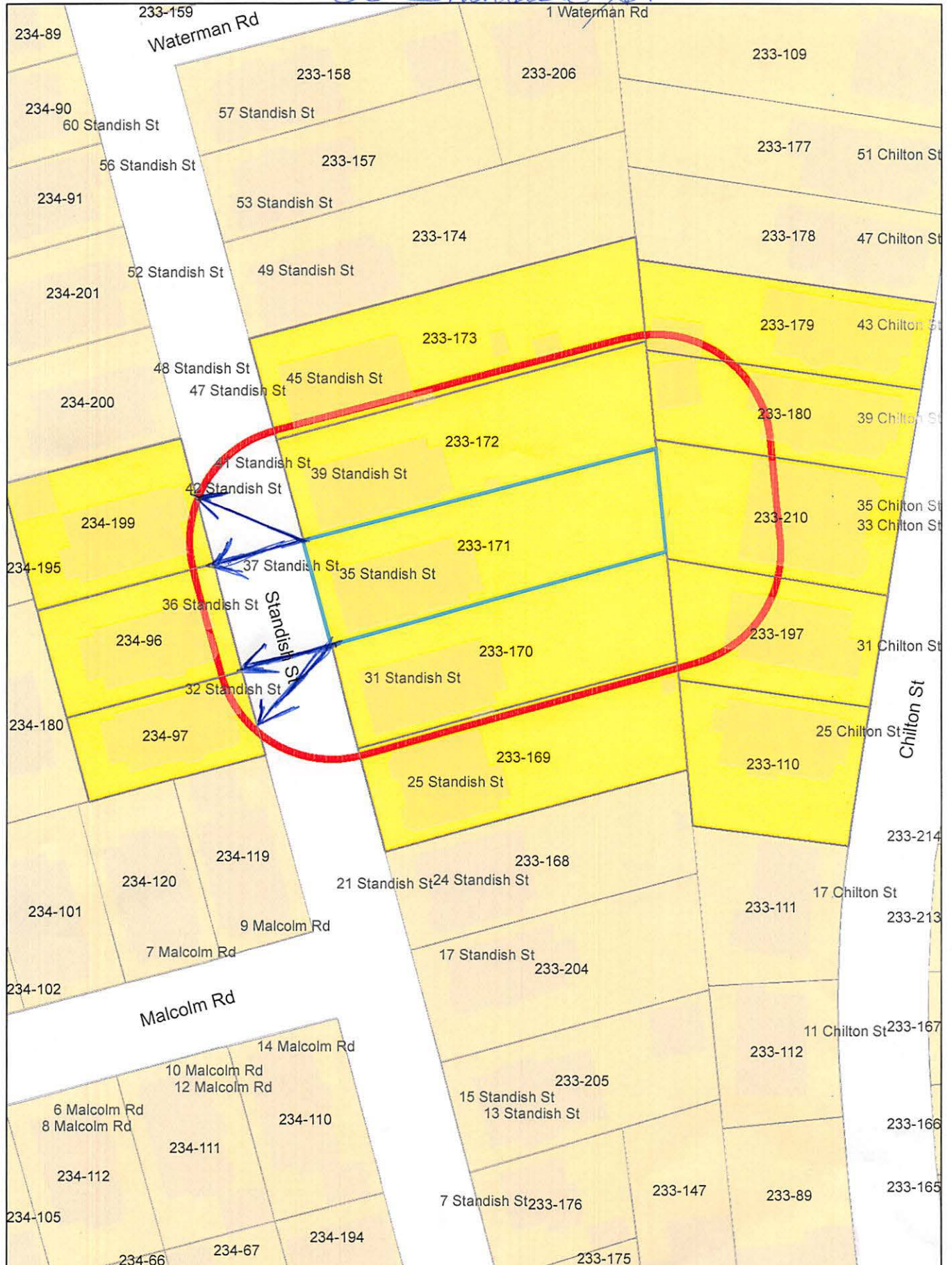
617-744-9002
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 34362 Pg 286
Lot D, Plan Book 236, Plan 48
Assessors Map 233, Lot 171
Zoning District: Residence B

PROFESSIONAL LAND SURVEYOR

DATE: _____

35 Standish St.



35 Standish St.

Petitioner

233-169
CARTER, THOMAS E. & CHRISTINE M. ROGERS
25-27 STANDISH ST. UNIT 1
CAMBRIDGE, MA 02138

233-169
EPEE-BOUNYA, ALEXANDRA A. &
SAMUEL EPEE-BOUNYA,
25 STANDISH ST., UNIT #2
CAMBRIDGE, MA 02138

233-171
BROWN, DOUGLAS PARKER,
TRUSTEE THE 35 STANDISH ST. NOM TRUST
35 STANDISH ST
CAMBRIDGE, MA 02138.

233-170
LOPEZ, ALBA
33 STANDISH ST
CAMBRIDGE, MA 02138

233-169
MILLER, DAVID & TIEN-YI LEE
4 IVY ST
CAMBRIDGE, MA 02138

233-172
39 STANDISH ST., LLC
ONE GATEWAY CENTER, SUITE 306
NEWTON, MA 01458

233-173
STUMPP, PETER
C/O ARYEE, MARTIN J.A,
SARAH E. JOHNSTON
45-47 STANDISH ST
CAMBRIDGE, MA 02138

233-179
BELLAMACINA, LILLIAN &
FRANCES BELLAMACINA & GEORGE BELLAMACINA
43 CHILTON ST
CAMBRIDGE, MA 02138

233-180
GERHARD, CHRISTOPHER F. &
LAURA F. GERHARD
39 CHILTON ST., #1
CAMBRIDGE, MA 02138

233-180
SALUJA, NAVTEJ S. & JASMINE DHINGRA
39 CHILTON ST. UNIT#2
CAMBRIDGE, MA 02138

233-180
LEFFERTS, ELLEN C.
39 CHILTON ST #3
CAMBRIDGE, MA 02138

233-197
WIGNARAJAH, NARESH
12 MAY STREET
JAMAICA PLAIN, MA 02130

233-197
SPRENGNETH, MICHELE
29-31 CHILTON ST., UNIT #3
CAMBRIDGE, MA 02138

233-197
GONZALEZ, RAMON G.
29-31 CHILTON ST., UNIT #3
CAMBRIDGE, MA 02138

233-210
FREEDMAN, JOSEPHINE FARIA COSTA
7 EVERETT ST
CAMBRIDGE, MA 02138

234-199
JFM MARITAL, LLC.
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

234-96
LEOFANTI, JR., PAUL J. & JAY M. PABIAN
TRUSTEES OF MCEVOY FAMILY 2013 ET-AL
C/O CHRISTINE MCEVOY
80 CUSHING AVENUE
BELMONT, MA 02478

234-97
BOKHARI, AFSHAN & SCOTT CHISHOLM
C/O 32 STANDISH STREET LLC
151 SOUTH OLD WOODWARD AVE., STE 400
BIRMINGHAM, MI 48009

233-110
KEHOE, MATTHEW & JACLYN KEHOE
C/O O'NEIL, SAMUEL & SARAH E.
25 CHILTON ST., #1
CAMBRIDGE, MA 02138

233-110
SPRINGER, S.A.
25 CHILTON ST., UNIT #2
CAMBRIDGE, MA 02138

233-110
KERNAN, HENRIETTA
25 CHILTON ST., #3
CAMBRIDGE, MA 02138

35 Standive St.













**35
STANDISH
STREET
CAMBRIDGE, MA**

PROPOSED CONVERSION:
EXISTING TWO-FAMILY
DWELLING INTO A
SINGLE-FAMILY DWELLING

**ZONING
ANALYSIS**

MARCH 10TH 2017

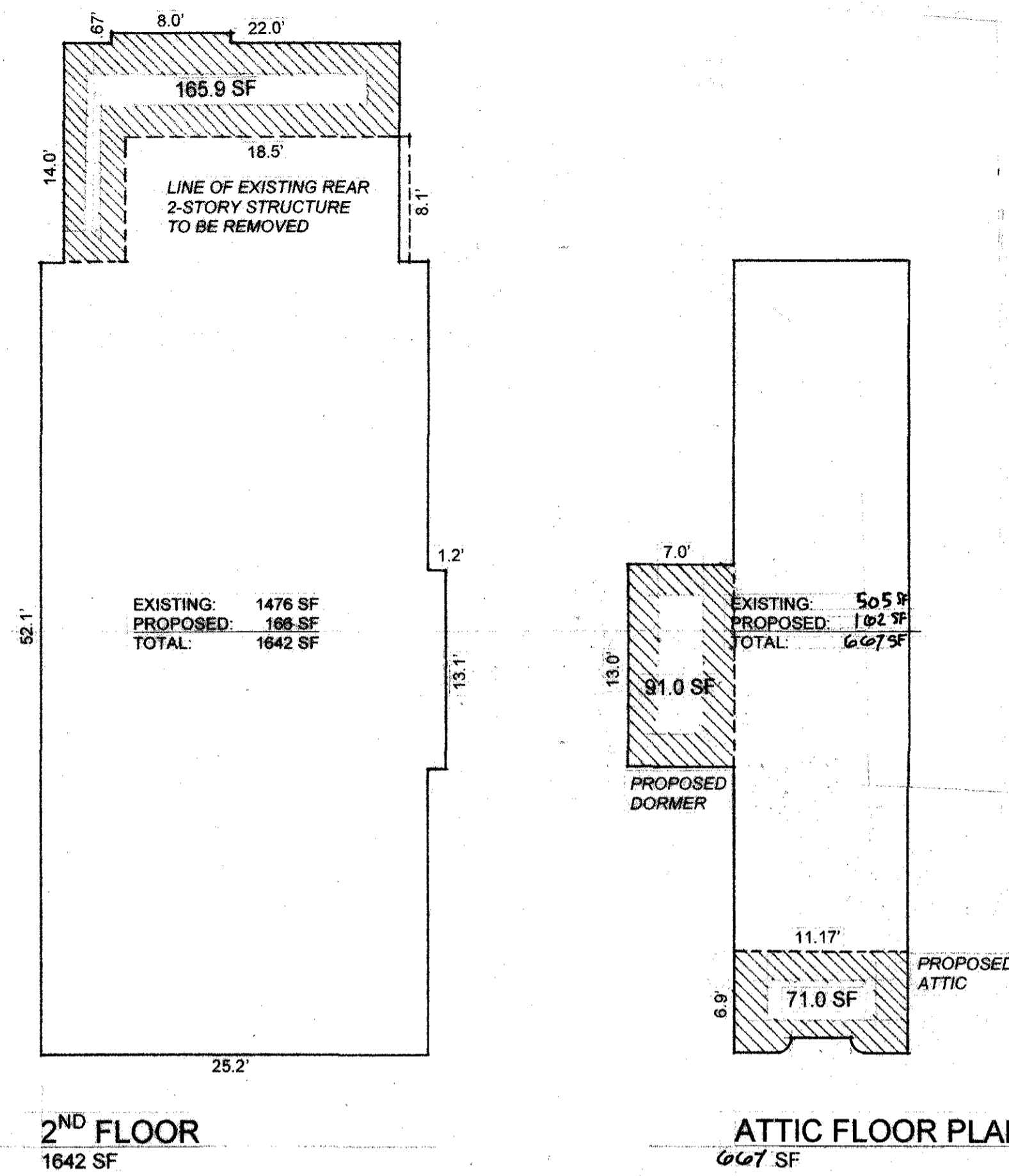
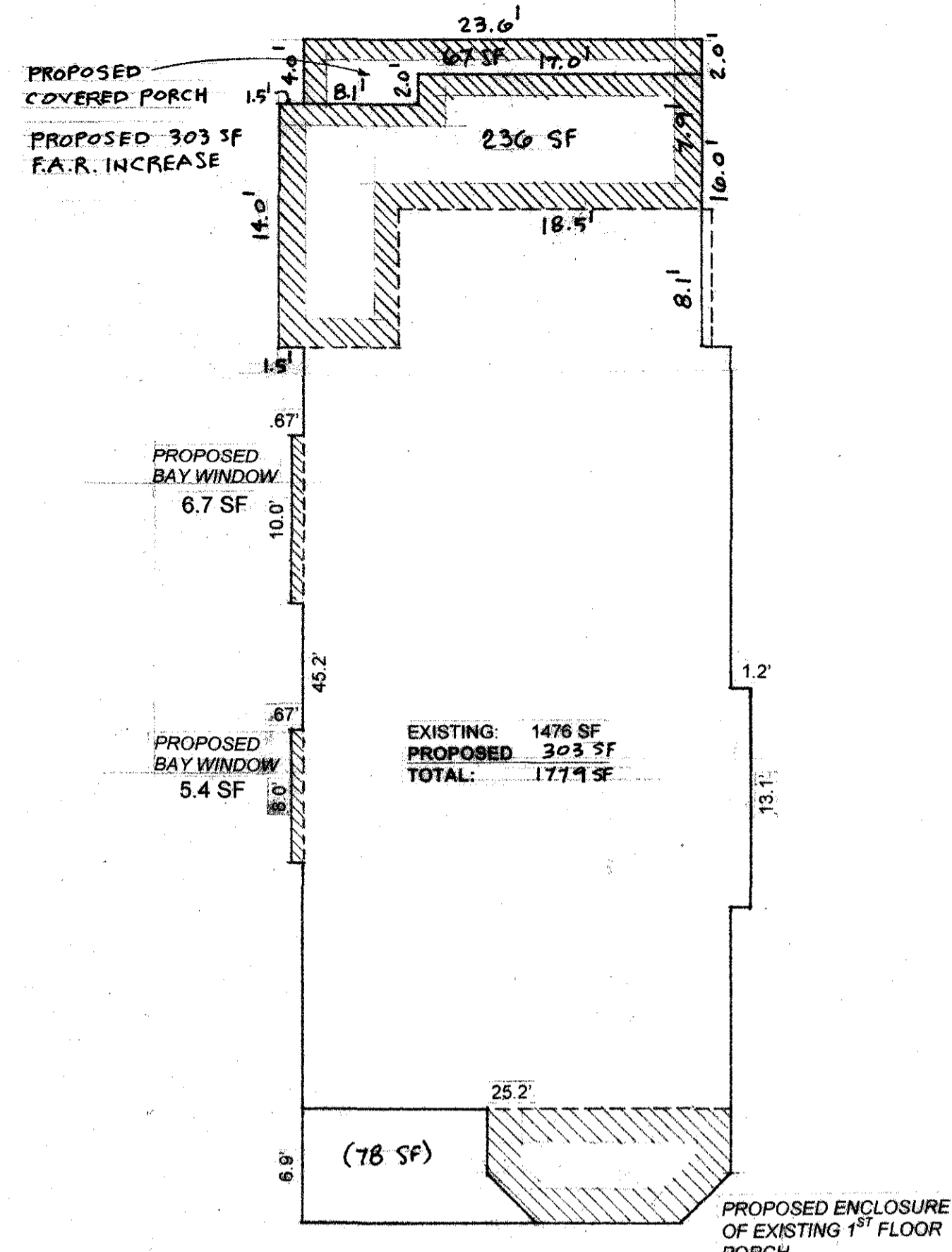
(Revised) REAR PORCH EXPANSION
APRIL 15TH 2017

(Revised) F.A.R. REDUCTION
MAY 10TH 2017

ZONING DISTRICT:	RESIDENCE B		
ALLOWABLE F.A.R.:	.5 (5,000 SF) + .35 (>5,000 SF)		
SITE AREA:	7171 SF		
MAXIMUM FLOOR AREA:	3280 SF (.45 F.A.R.)		
FLOOR AREA ANALYSIS: (Revised May 10 th 2017)	EXISTING:	PROPOSED ADDITION:	TOTAL:
B'MENT:	N/A		
1 ST FLOOR:	1476 SF	303 SF	1779 SF
2 ND FLOOR:	1476 SF	166 SF	1642 SF
ATTIC:	505 SF	162 SF	667 SF
TOTALS:	3457 SF	631 SF	4088 SF
FAR:	.48 FAR	.088 FAR	.57 FAR
LOT WIDTH:			
REQUIRED:	50.0'		
ACTUAL:	46.0'		
BUILDING HEIGHT:			
MAXIMUM:	35.0'		
ACTUAL:	34.50'		
PROPOSED:	33.52' FRONT; 32.27' REAR		
OPEN SPACE:		EXISTING: 28% +/-	
REQUIRED:	40%		
PROPOSED:	47%		
REQUIRED SETBACKS:			
FRONT:	10.4' (ESTABLISHED ALIGNMENT)		
SIDE:	7.5'/7.5' (30% OF ACTUAL WIDTH)		
REAR:	25.00'		
ACCESSORY BLDG:	5.00'		
PROPOSED SETBACKS:			
FRONT:	10.4' (EXISTING ALIGNMENT)		
SIDE:	4.7'/14.9' (EXISTING)		
REAR:	7.5'/13.5'/16.5' (PROPOSED)		
	81.9' (EXISTING)		
	70.0' (PROPOSED)		
DETERMINATION OF REQUIRED RELIEF:			
SPECIAL PERMIT:	MODIFICATIONS TO WINDOWS ON SOUTH (SIDE) ELEVATION		
VARIANCE:	EXCESSIVE FLOOR AREA		

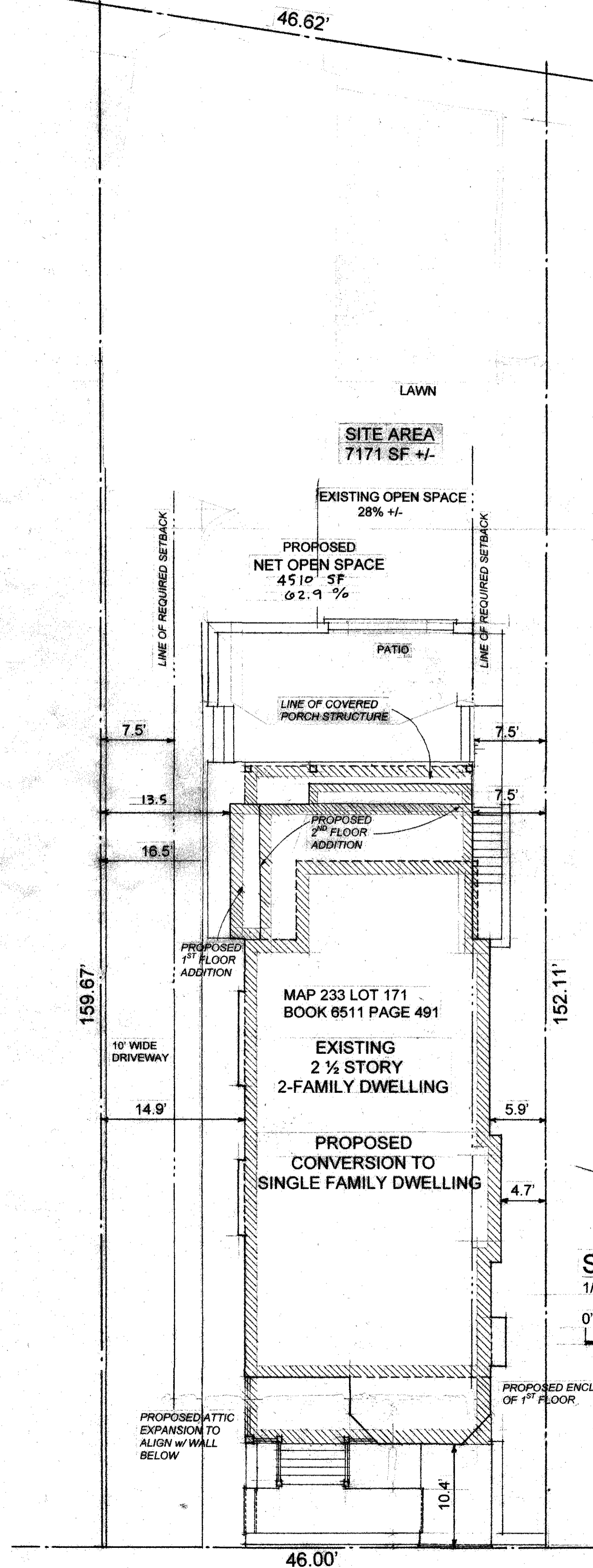
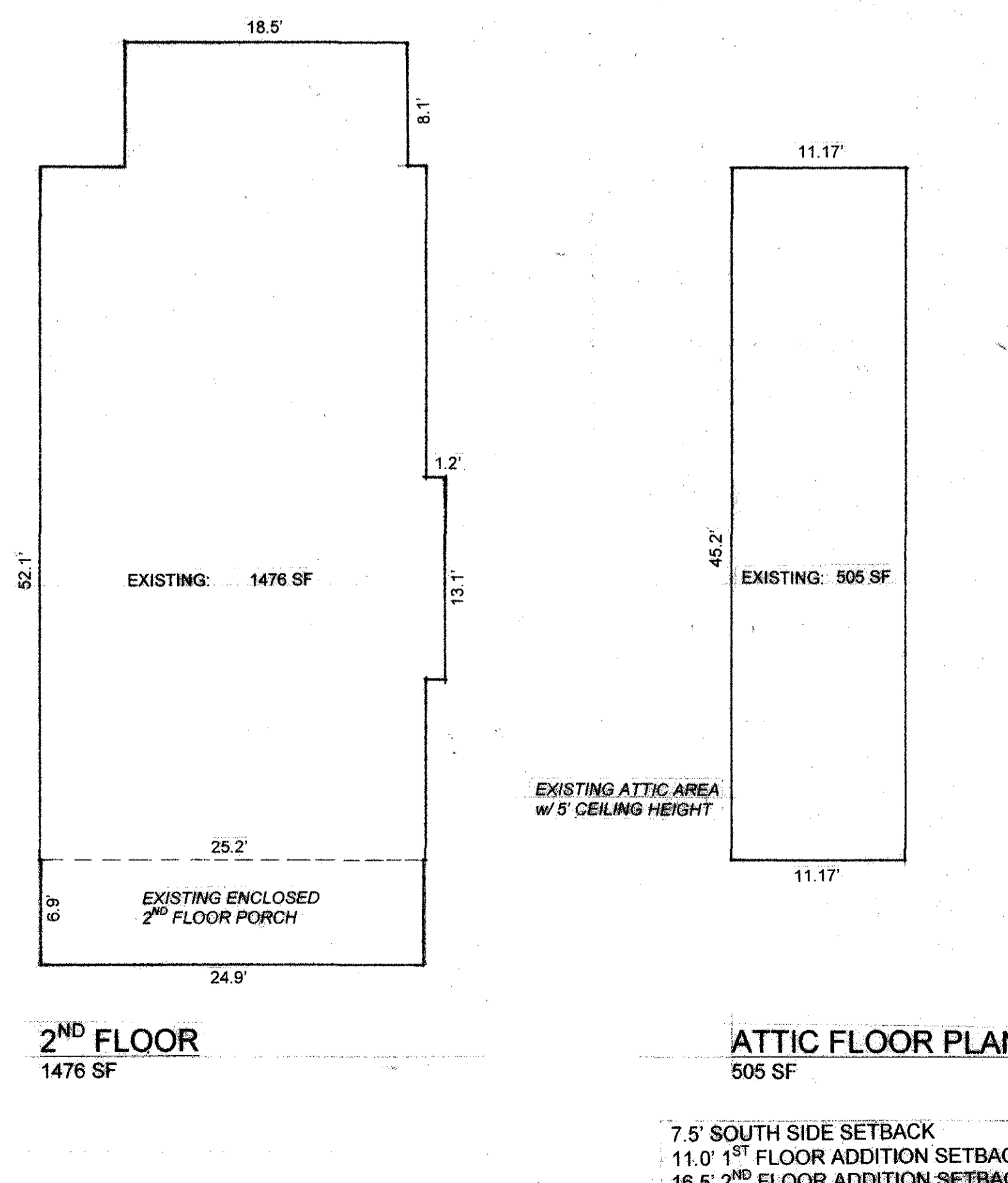
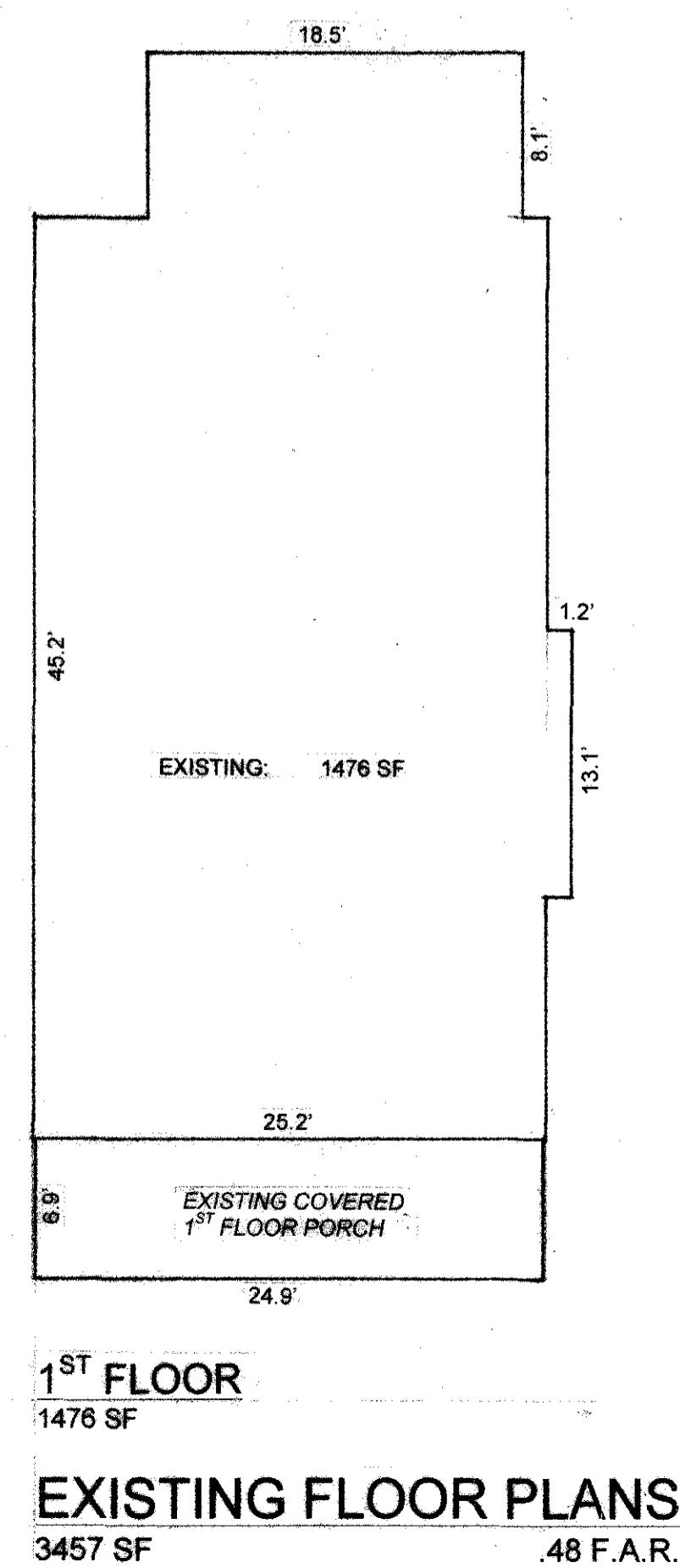
PREPARED BY:
RICHARD BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930
617-721-6227 RFBARCH@AOL.COM

A1



TOTAL INTERIOR
FLOOR AREA: 3,943 SF
COVERED
PORCH AREA: 145 SF

**FLOOR AREA DIAGRAMS
F.A.R. CALCULATIONS and ANALYSIS**



35
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PROPOSED CONVERSION:
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PROPOSED
FLOOR
PLANS

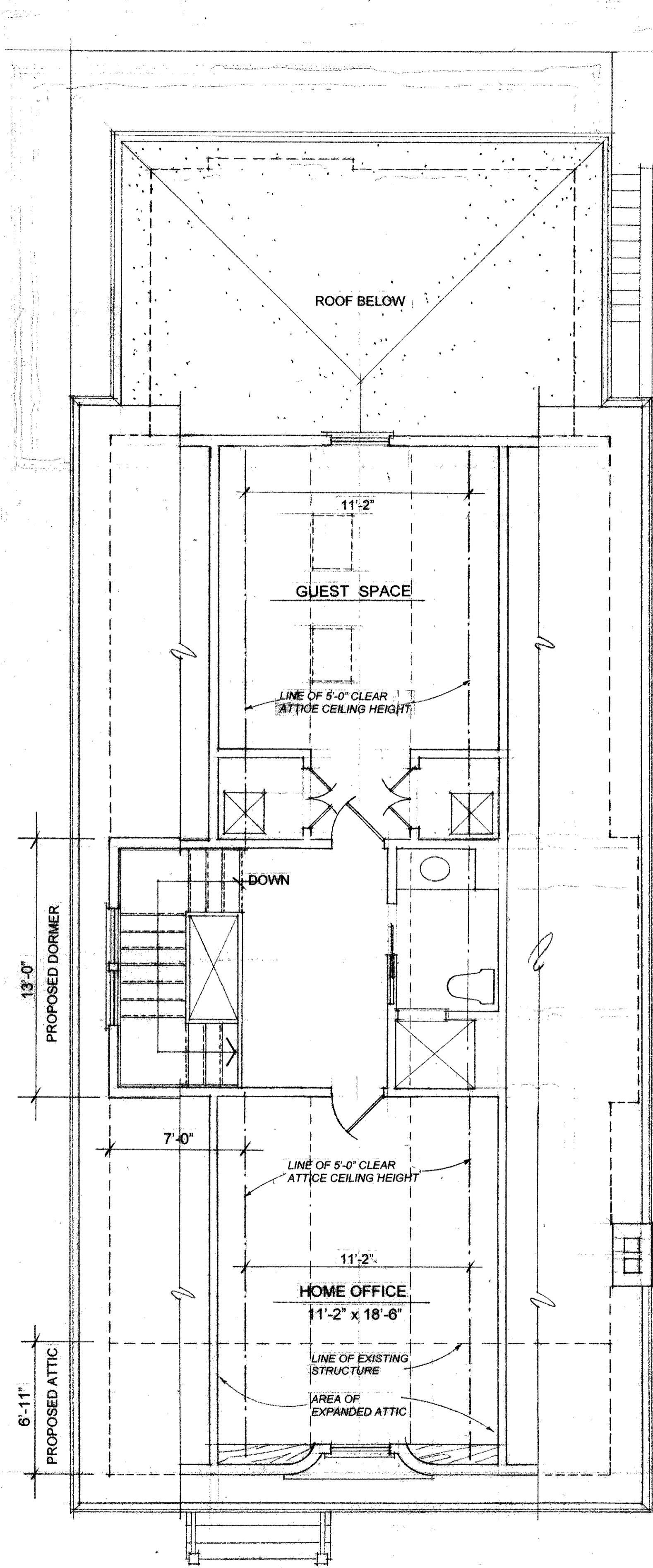
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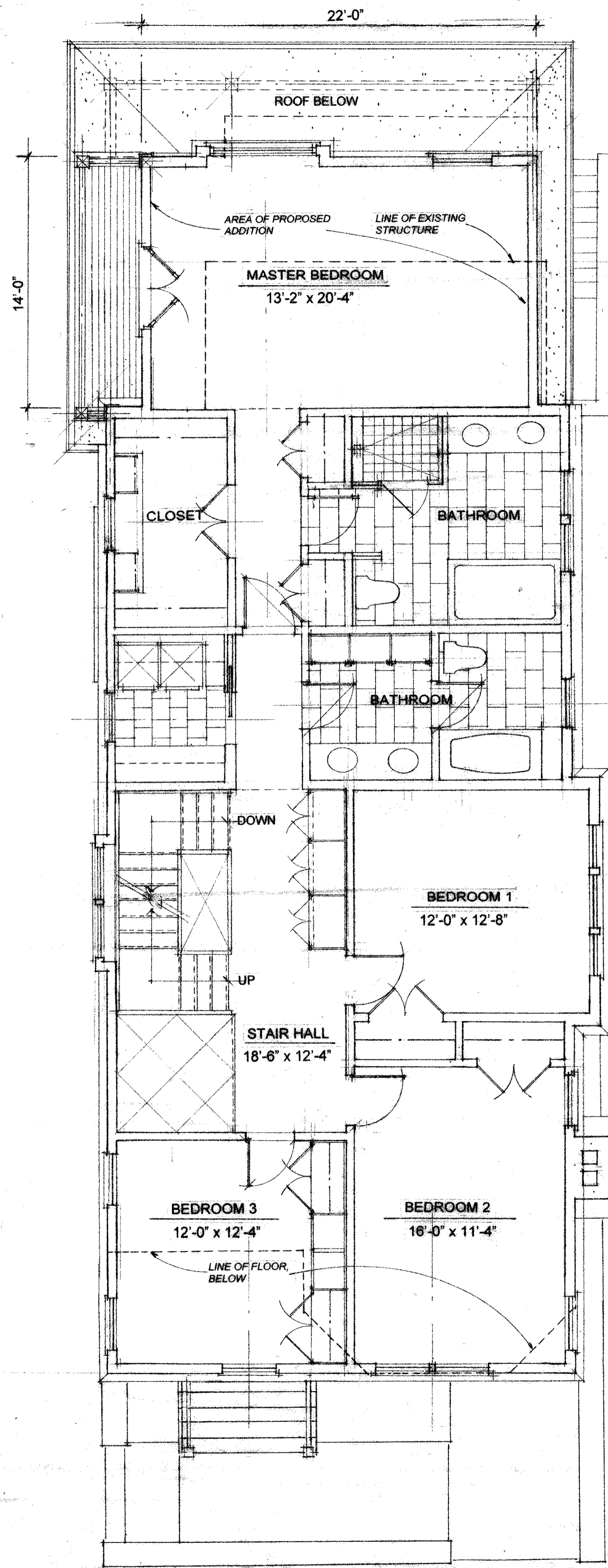
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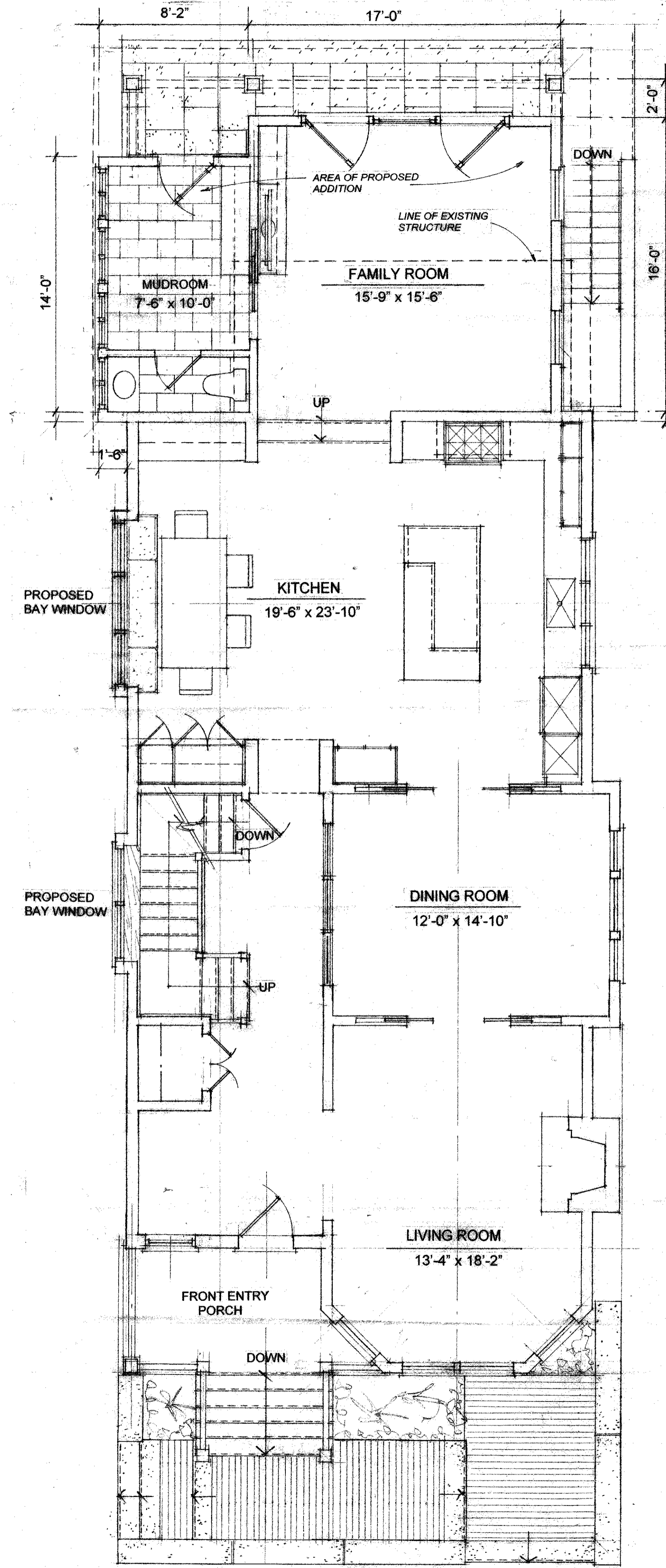
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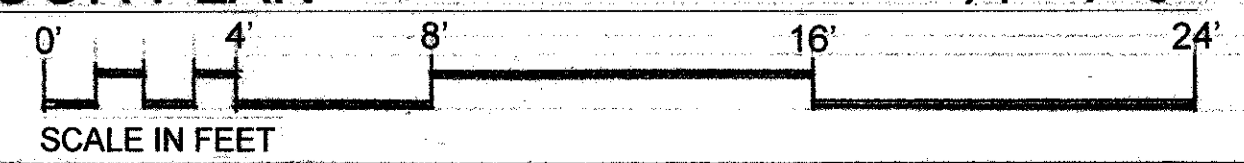
ATTIC FLOOR PLAN 1/4"=1'-0"



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



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



35
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PROPOSED
ELEVATIONS

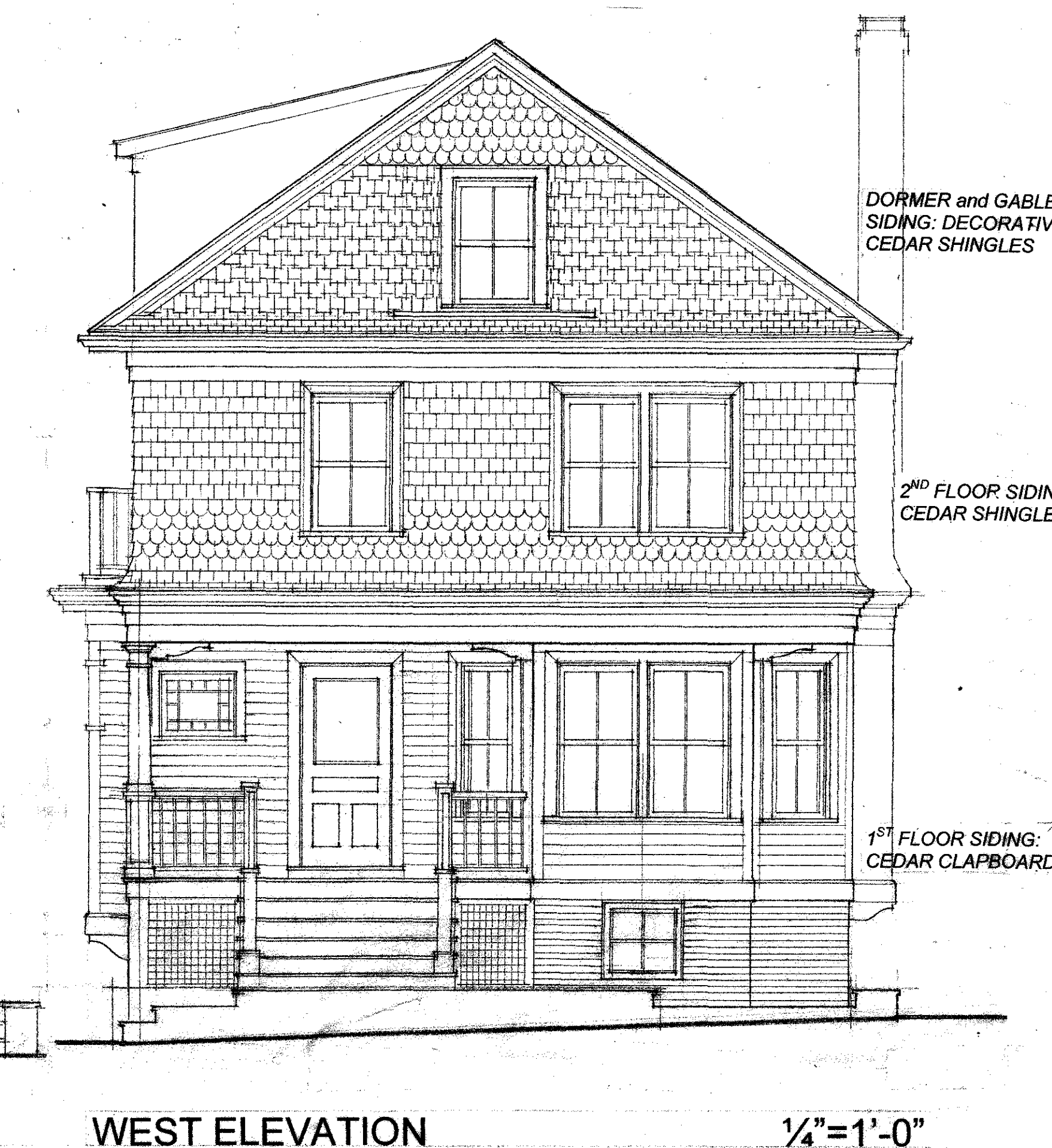
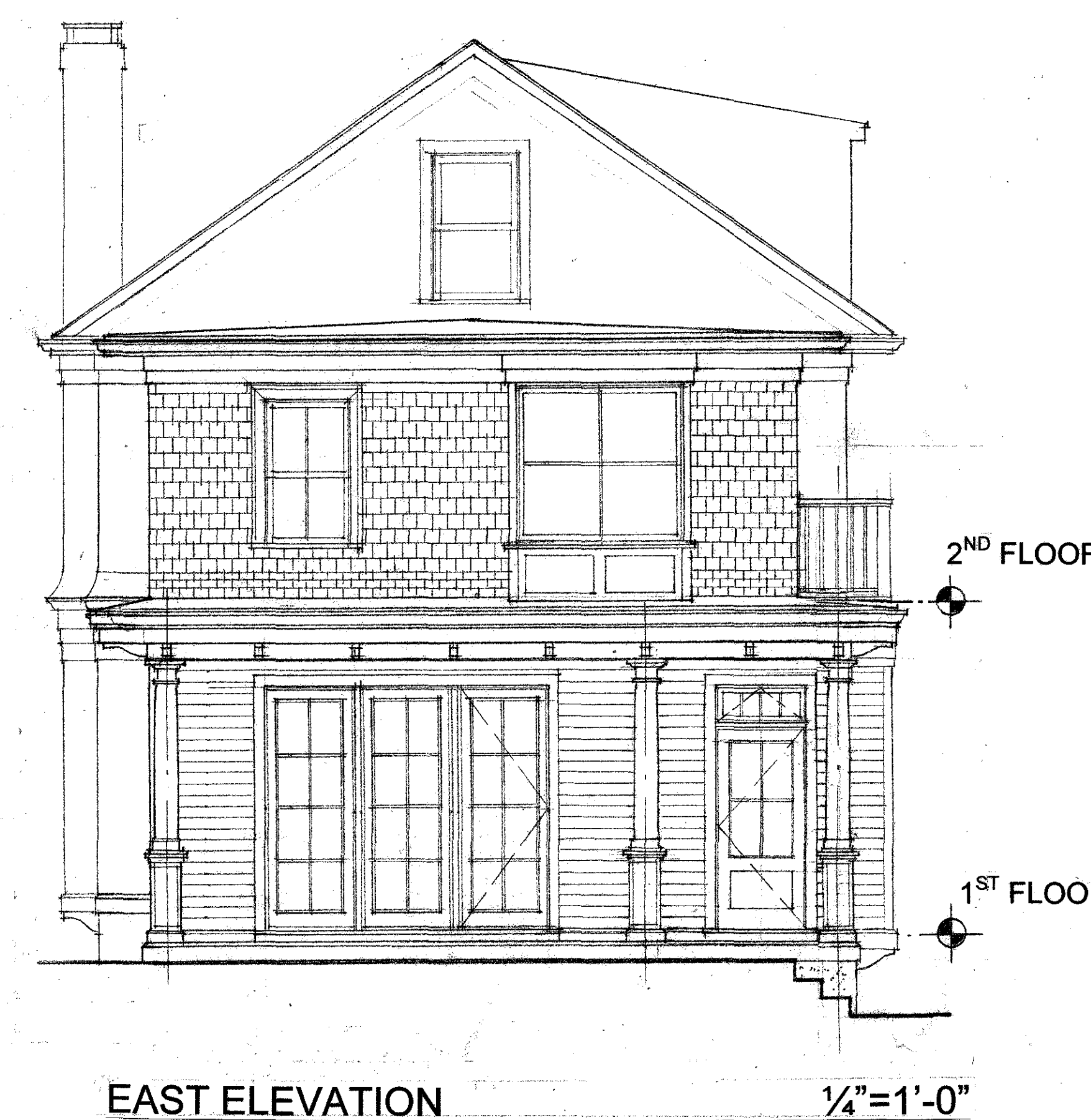
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A3



35
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SURVEY &
SECTIONS

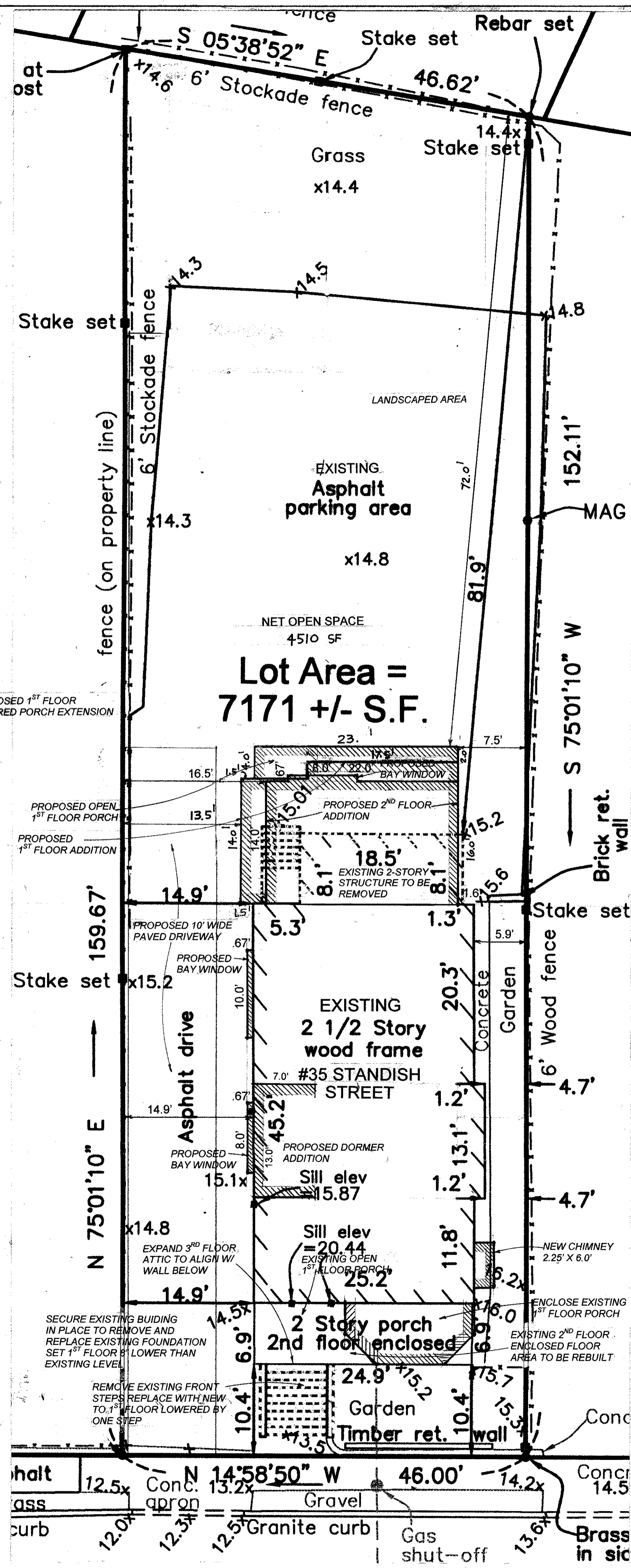
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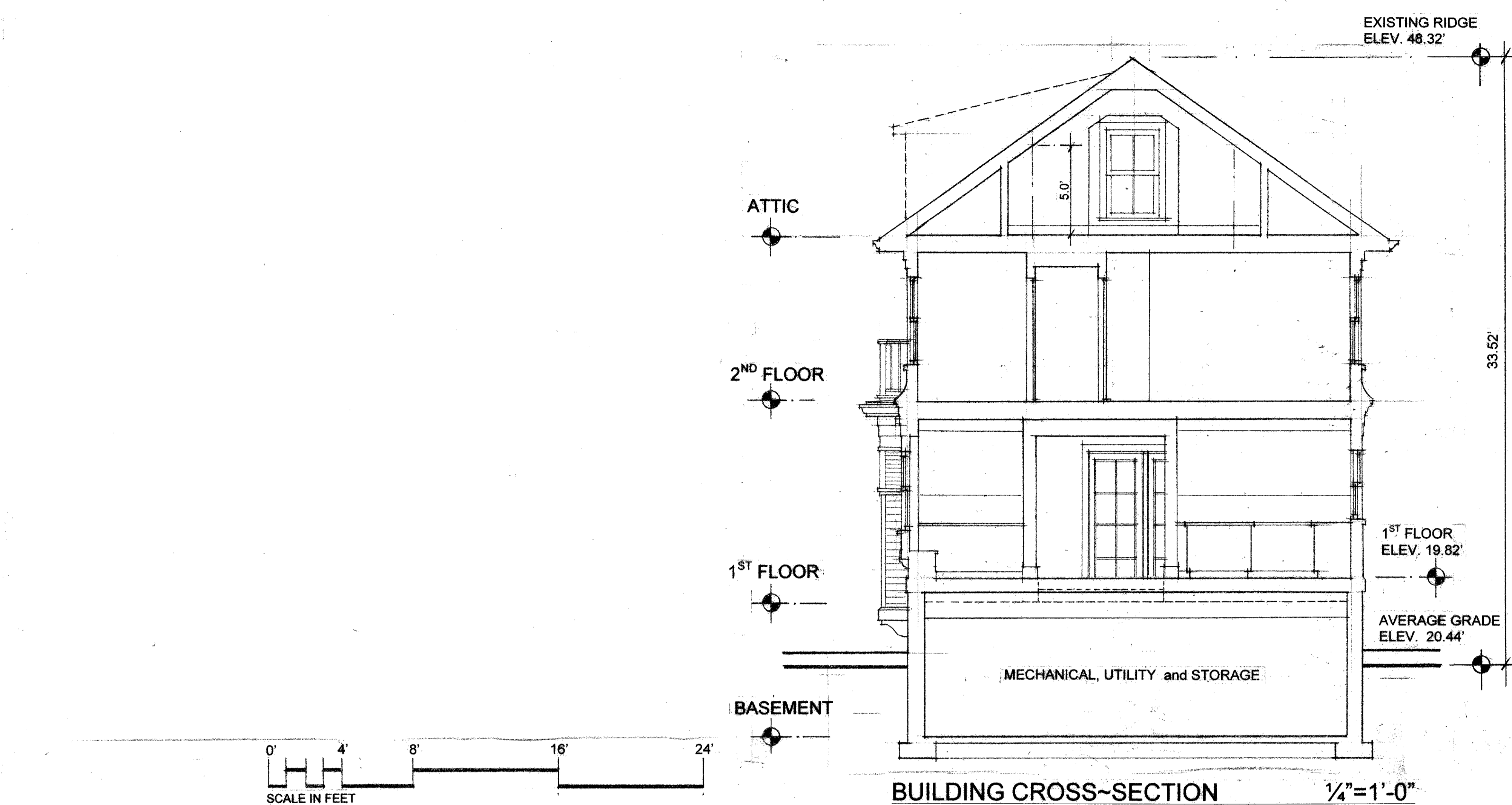
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A4



SURVEY PLAN 1/8"=1'-0"



BUILDING CROSS-SECTION 1/4"=1'-0"



LONGITUDINAL SECTION 1/4"=1'-0"