



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

BZA APPLICATION FORM

Plan No: BZA-015657-2018

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Edrick vanBeuzekom, AIA LEED AP

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 360 Allston St Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential multifamily ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Other: Basement floor lowered, adding FAR

DESCRIPTION OF PETITIONER'S PROPOSAL :

The owner/occupant wishes to finish out the existing basement including lowering the floor by approximately 14" to have 8 feet of ceiling height. She is upgrading all mechanical systems, repairing structural issues, and adding an internal stair to more safely connect her 1st floor unit with the basement space. The new space will include a new bathroom, an exercise room, a home office space and storage. The increased height will add FAR to what is already non-compliant FAR.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.30 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.2.C (Enlargement of Nonconforming Structure).

Original Signature(s) : Alice C. Paar
 (Petitioner(s) / Owner)

 Alice C. Paar
 (Print Name)

Address : 360 Allston St. / 340 Putnam Ave
 Cambridge, MA 02139

Tel. No. : 617-872-7227

E-Mail Address : acpaar@yaloo.com

Date : 2/26/2018

↙ mailing

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 Alice C. Paar (OWNER)

Address: mailing - 340 Putnam Ave / 360 Allston St Cambridge

State that I/We own the property located at 360 Allston St / 340 Putnam Ave which is the subject of this zoning application.

The record title of this property is in the name of Alice C. Paar

*Pursuant to a deed of duly recorded in the date 12/27/1994 Middlesex South County Registry of Deeds at Book 25083, Page 266; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Alice C. Paar

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 Alice Paar personally appeared before me, this 12 of February 2018, and made oath that the above statement is true.

Shirley Ramroop Notary

My commission expires August 17th 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 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 360 Allston St Cambridge, MA 02139 (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 added basement space is for continued use by the 1st floor apartment and will not change the occupancy or use of the preexisting nonconforming 3-family residence.
- 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 changes to the basement space will have no impact on anything exterior to the structure and will create no visible change to the neighborhood character.
- 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 is entirely internal to the existing structure and will have no impact on continued operation and development of adjacent uses.
- D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The proposed work is entirely internal to the existing structure and it will be insulated and conditioned and as such it will not create any nuisance or hazard affecting the occupant nor the citizens of the City.
- 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 use of the basement space will not impair the integrity of the district or otherwise derogate from the intent or purpose of the Ordinance because it is only an internal change for the benefit of the owner-occupant to make better use of pre-existing basement space.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: EvB Design **PRESENT USE/OCCUPANCY:** 3 unit Residence
LOCATION: 360 Allston St Cambridge, MA 02139 **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** no change

| | <u>EXISTING CONDITIONS</u> | <u>REQUESTED CONDITIONS</u> | <u>ORDINANCE REQUIREMENTS</u> ¹ | |
|---|--------------------------------|---------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | <u>2,811 SF</u> | <u>3,481 SF</u> | <u>613 SF</u> | (max.) |
| <u>LOT AREA:</u> | <u>1,022 SF</u> | <u>no change</u> | <u>5,000</u> | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u> | <u>2.75</u> | <u>3.4</u> | <u>0.6</u> | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | <u>340.7</u> | <u>no change</u> | <u>1,800</u> | (min.) |
| <u>SIZE OF LOT:</u> | | | | |
| <u>WIDTH</u> | <u>55.6 avg.</u> | <u>no change</u> | <u>50</u> | (min.) |
| <u>DEPTH</u> | <u>42.6 to 0</u> | <u>no change</u> | <u>none</u> | |
| <u>SETBACKS IN FEET:</u> | | | | |
| <u>FRONT</u> | <u>0</u> | <u>no change</u> | <u>H+L/4</u> | (min.) |
| <u>REAR</u> | <u>0</u> | <u>no change</u> | <u>H+L/4</u> | (min.) |
| <u>LEFT SIDE</u> | <u>NA</u> | <u>NA</u> | <u>H+L/5</u> | (min.) |
| <u>RIGHT SIDE</u> | <u>0.2</u> | <u>no change</u> | <u>H+L/5</u> | (min.) |
| <u>SIZE OF BLDG.:</u> | | | | |
| <u>HEIGHT</u> | <u>27.5 FT</u> | <u>no change</u> | <u>35 FT</u> | (max.) |
| <u>LENGTH</u> | <u>63FT</u> | <u>no change</u> | <u>none</u> | |
| <u>WIDTH</u> | <u>0 to 42.5 FT</u> | <u>no change</u> | <u>none</u> | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | <u>0</u> | <u>no change</u> | <u>36%</u> | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | <u>3</u> | <u>no change</u> | <u>0</u> | (max.) |
| <u>NO. OF PARKING SPACES:</u> | <u>0</u> | <u>no change</u> | <u>0</u> | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | <u>NA</u> | <u>NA</u> | <u>NA</u> | (min.) |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u> | <u>NA</u> | <u>NA</u> | <u>NA</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.

Basement will be finished with a concrete floor slab and wood framed walls, insulated and plastered.

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'.



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

2018 MAR -7 AM 11:53

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 BZA-015657-2018

BZA APPLICATION FORM

Plan No:

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Edrick vanBeuzekom, ATA LEED AP

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 360 Allston St Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential multifamily ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Other: Basement floor lowered, adding FAR

DESCRIPTION OF PETITIONER'S PROPOSAL :

The owner/occupant wishes to finish out the existing basement including lowering the floor by approximately 14" to have 8 feet of ceiling height. She is upgrading all mechanical systems, repairing structural issues, and adding an internal stair to more safely connect her 1st floor unit with the basement space. The new space will include a new bathroom, an exercise room, a home office space and storage. The increased height will add FAR to what is already non-compliant FAR.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.30 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Enlargement of Nonconforming Structure).

Original Signature(s) : Alice C. Paar

(Petitioner(s) / Owner)

 Alice C. Paar
 (Print Name)

Address : 360 Allston St. / 340 Putnam Ave
 Cambridge MA 02139

Tel. No. : 617-872-7227

E-Mail Address : acpaar@yahoo.com

Date : 2/26/2018

↙ mailing

Amended

BZA APPLICATION FORM

Plan No: BZA-015657-2018

GENERAL INFORMATION

2018 MAR 16 AM 10:52

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

Special Permit: X Variance:

Appeal **OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS**

PETITIONER: Edrick vanBeuzekom, architect, on behalf of Alice C. Paar, owner

PETITIONER'S ADDRESS: EvB Design 1310 Broadway, Suite 200, Somerville, MA 02144

LOCATION OF PROPERTY: 360 Allston Street Cambridge, MA 02139

TYPE OF OCCUPANCY: 3-family residence ZONING DISTRICT: Residence C

REASON FOR PETITION:

- | | |
|---|---------------------------------|
| <u> </u> Additions | <u> </u> New Structure |
| <u> </u> Change in Use/Occupancy | <u> </u> Parking |
| <u> </u> Conversion to Addi'l Dwelling Unit's | <u> </u> Sign |
| <u> </u> Dormer | <u> </u> Subdivision |
| <u> X </u> Other: <u> Basement floor lowered, adding FAR </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

The owner/occupant wishes to finish out the existing basement including lowering the floor by approximately 14" to have 8 feet of ceiling height. The increased height will add FAR to what is already non-compliant FAR.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.00 Section 5.30 Table of Dimensional Requirements

Article 2.00 Section Definitions: Gross Floor Area shall not include... (16) Any basement or cellar living space in any other type of structure with the issuance

Article Section of a special permit.

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): *Edrick vanBeuzekom*
(Petitioner(s)/Owner)

 Edrick vanBeuzekom on behalf of Alice C. Paar
(Print Name)

Address: 360 Allston St
 Cambridge, MA 02139

Tel. No.: 617-623-2222 (EvB), 617-872-7227 (Alice)

E-Mail Address: edrick@evbdesign.com, acpaar@yahoo.com

Date: 3/15/2018

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 360 Allston Street (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 added basement space is for continued use by the 1st floor apartment and will not change the occupancy or use of the preexisting nonconforming 3-family residence.

- 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 changes to the basement space will have no impact on anything exterior to the structure and will create no visible change to the neighborhood character. Because it is for the owner's use only, it will not have any impact on traffic or parking.

- 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 is entirely internal to the existing structure and will have no impact on continued operation and development of adjacent uses

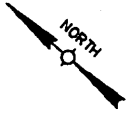
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed work is entirely internal to the existing structure and it will be insulated and conditioned and as such it will not create any nuisance or hazard affecting the occupant nor the citizens of the City.

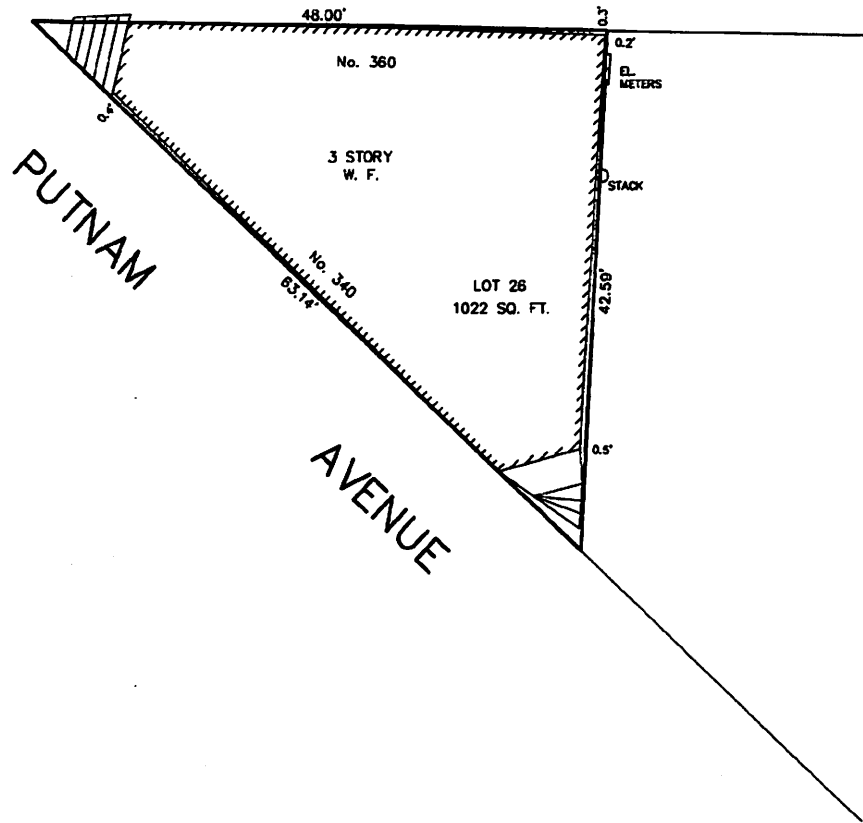
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed use of the basement space will not impair the integrity of the district or otherwise derogate from the intent or purpose of the Ordinance because it is only an internal change for the benefit of the owner-occupant to make better use of pre-existing basement space.

360 Allston St.



ALLSTON STREET



Antoni Czerszynowicz



PLOT PLAN
 340 PUTNAM AVENUE
 360 ALLSTON STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10' DECEMBER 20, 2017

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





360 Allston St / 340 Putnam Ave.



360 Allston St / 340 Putnam Ave.



360 Allston St / 340 Putnam Ave.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 360 Allston Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application anticipated.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date February 28, 2018

Received by Uploaded to Energov Date February 28, 2018
Relationship to project BZA 15657-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

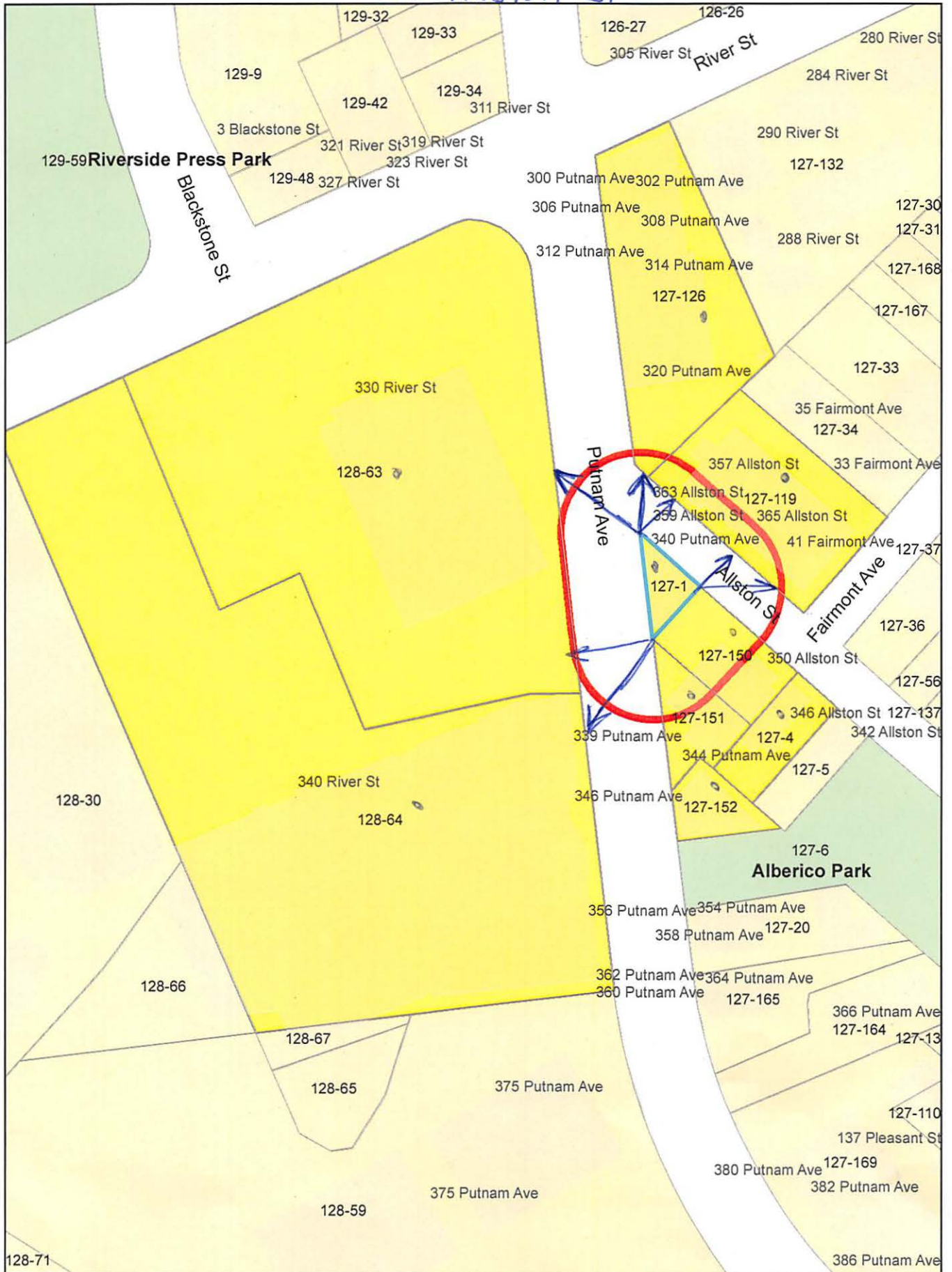
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

360 Allston St.



360 Allston St.

Petitioner

127-119
BIOTECH REALTY INVESTORS LLC,
24 FAIRMONT ST
CAMBRIDGE, MA 02139

127-4
BRACKEN, JEAN MARIE &
BRACKEN-PERROTTA, EILEEN
346 ALLSTON ST
CAMBRIDGE, MA 02139

127-1
PAAR, ALICE C.
340 PUTNAM AVE
CAMBRIDGE, MA 02139

127-126
300 PUTNAM AVE., LLC
24 FAIRMONT ST
CAMBRIDGE, MA 02139

127-150-151
CHICCARELLI REAL ESTATE, INC.
2 WRENLOP, LLC
15 WALNUT ST STE #150
WELLESLEY, MA 02481

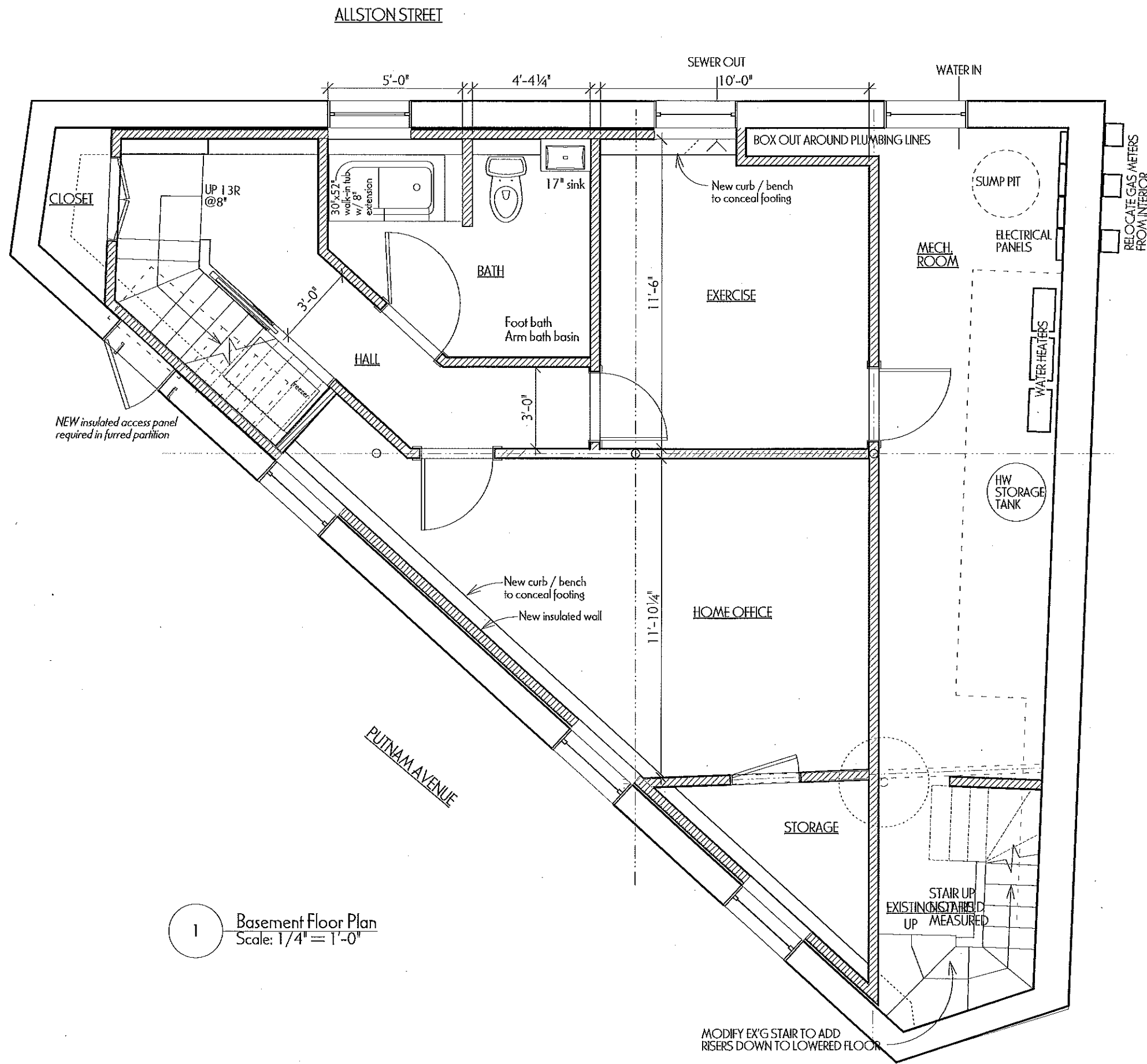
EDRICK VANBEUZEKOM, AIA
1310 BROADWAY – SUITE 200
SOMERVILLE, MA 02144

128-63
ACADIA 330 RIVER STREET LLC,
C/O RITE AID CORPORATON
PO BOX 3165
HARRISBURG , PA 17105

128-64
ACADIA CAMBRIDGE LLC
550 BOWIE ST
AUSTIN , TX 78704

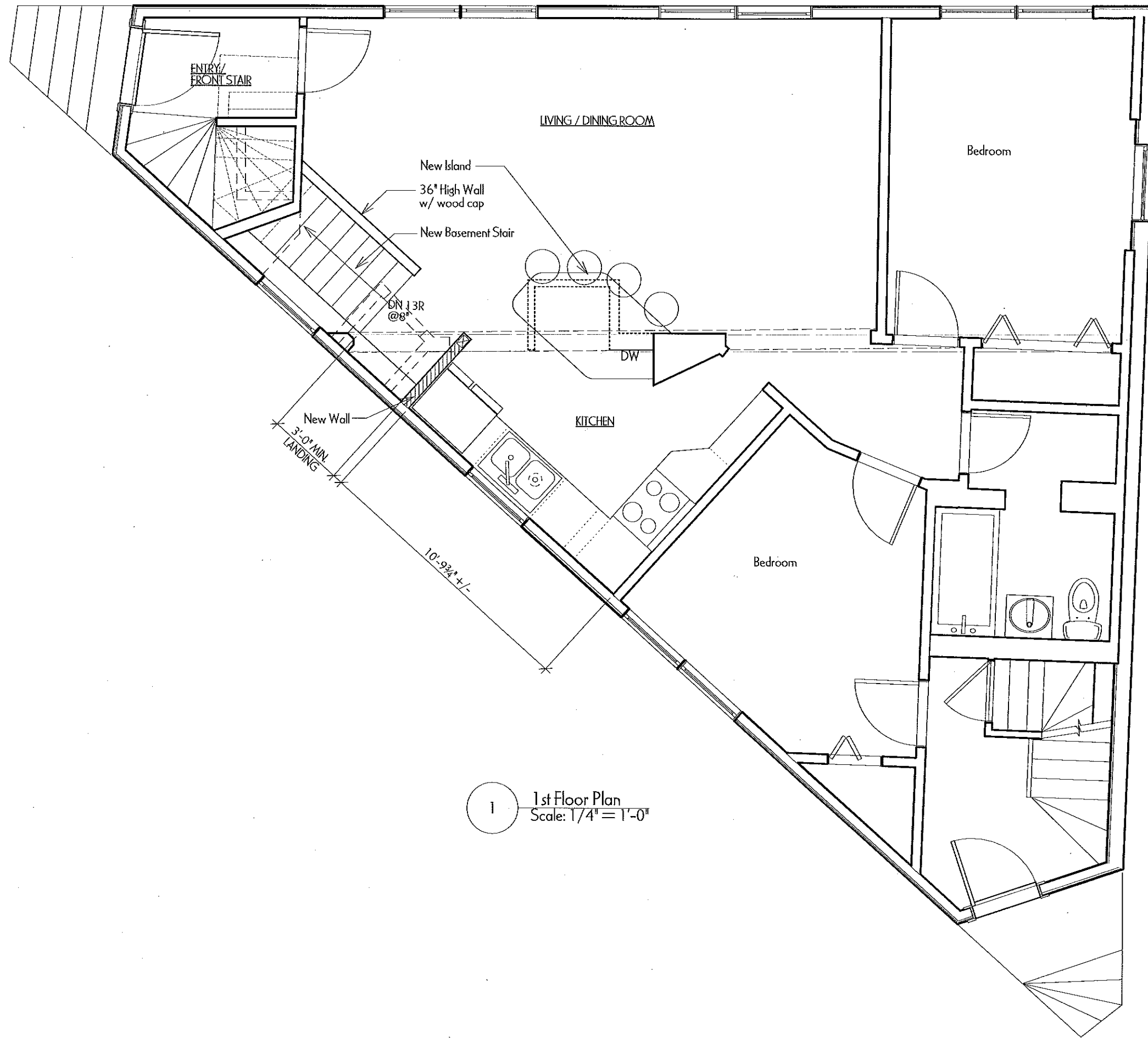
127-152
KAPPLER, SHANE & AMANDA KAPPLER
C/O MENSA, JOAN FARRE &
346 PUTNAM AVE., #1
CAMBRIDGE, MA 02138

127-152
JORDAN, BRIAN C. & KRISTEN D. WATKINS
346 PUTNAM AVE., #2
CAMBRIDGE, MA 02138



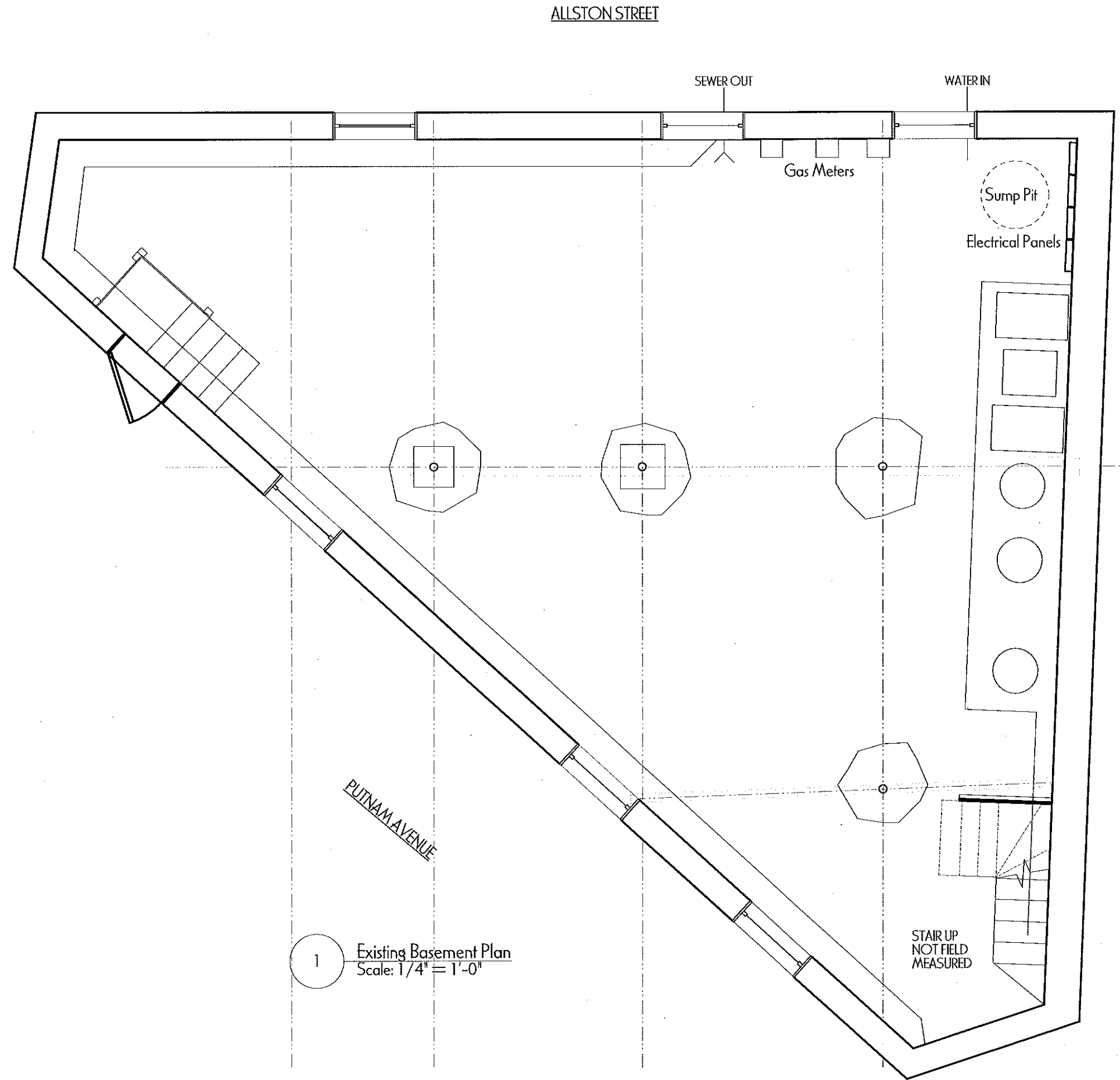
1 Basement Floor Plan
 Scale: 1/4" = 1'-0"

| | | |
|---|--|------|
| Date: 02/01/18 | | A1.0 |
| EvB Design <small>1310 Broadway Somerville, MA 02144</small> | | |
| Alice Paar Residence 360 Allston St / 340 Putnam Ave. Cambridge, MA 02139 | | |



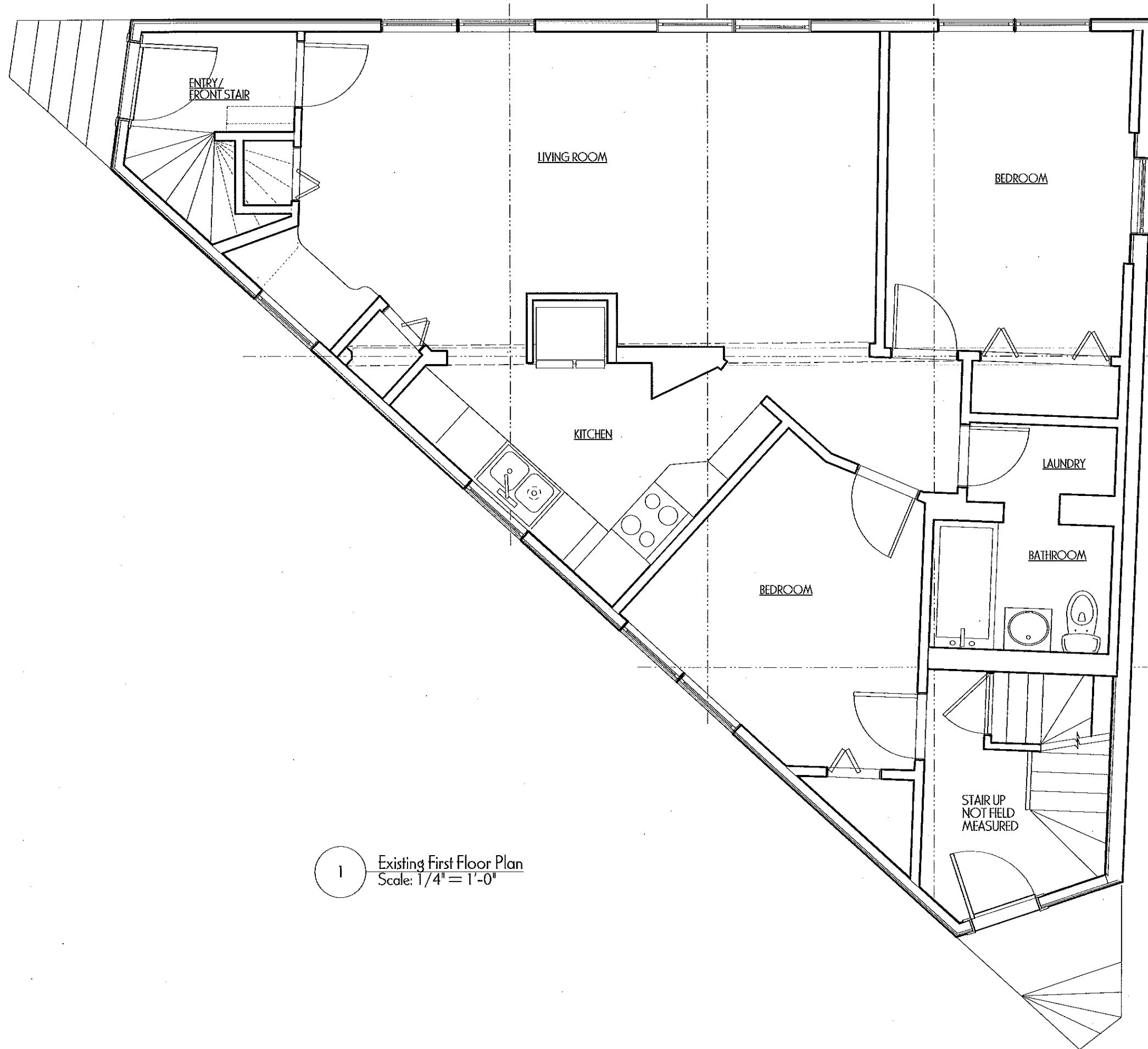
1 1st Floor Plan
 Scale: 1/4" = 1'-0"

| | | | |
|---|--|--|-------------|
| Alice Paar Residence 360 Allston St / 340 Putnam Ave. Cambridge, MA 02139 | | EvB Design 1310 Broadway Somerville, MA 02144 | A1.1 |
| | | | |



1 Existing Basement Plan
 Scale: 1/4" = 1'-0"

| | | |
|---|--|-------------|
| EVB Design 1310 Broadway Somerville, MA 02144 | | X1.0 |
| | | |
| Alice Paar Residence 360 Allston St / 340 Putnam Ave. Cambridge, MA 02139 | | |



1 Existing First Floor Plan
 Scale: 1/4" = 1'-0"

Alice Paar Residence
 360 Allston St / 340 Putnam Ave.
 Cambridge, MA 02139

EvB Design **EvB**
 1310 Broadway
 Somerville, MA 02144

Date:
 02/01/18

X1.1