

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

BZA APPLICATION FORM

Plan No: BZA-015304-2017

GENERAL INFORMATION

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

Special Permit :   v   Variance :            Appeal :           

PETITIONER : Feinmann Inc. - C/O John Vining

PETITIONER'S ADDRESS : 27 Muzzey Street Lexington, MA 02421

LOCATION OF PROPERTY : 3 Emmons Pl Cambridge, MA 02138

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: window installation

DESCRIPTION OF PETITIONER'S PROPOSAL :


The relief would allow the installation of a replacement window and new window into a non-conforming wall.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

  
(Petitioner(s) / Owner)

JOHN W. VINING  
(Print Name)

Address : 27 MUZZEY STREET  
LEXINGTON, MA. 02421

Tel. No. : 781-789-9181

E-Mail Address : JVINING@FEINMANN.COM

Date :

1/11/13

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 Rena Kirsch and Murray Baumal  
(OWNER)

Address: 3 EMMONS Place Cambridge MA 02138

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

The record title of this property is in the name of  
Rena Kirsch and Murray H. Baumal

\*Pursuant to a deed of duly recorded in the date 7.21.2017, Middlesex South  
County Registry of Deeds at Book G9642, Page 467; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

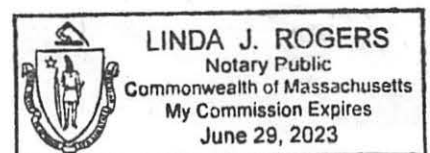
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Rena F. Kirsch personally appeared before me,  
this 17<sup>th</sup> of Nov, 2017, and made oath that the above statement is true.

Linda J. Rogers Notary  
My commission expires June 29, 2023 (Notary Seal).

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



STATE OF MASSACHUSETTS - DEPARTMENT OF REVENUE

NOTICE TO TAXPAYER

TO THE TAXPAYER

RECEIVED

DATE

AMOUNT

REMARKS

SIGNATURE

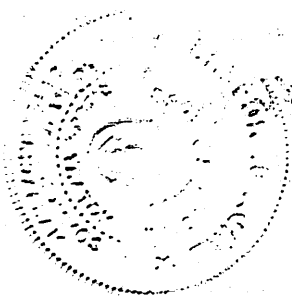
DATE

AMOUNT


REMARKS

SIGNATURE

DATE



LINDA J. ROGERS  
Secretary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 29, 2023



**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 3 Emmons Pl 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:  
The proposed changes will not change the zoning status or the dimensions of the existing structure.
- 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 change will not change the building use, or impact 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 change will impact the existing building only.
- 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 impacts are not applicable to our proposed change.
- 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 change will fit within the existing style of the house, it matches adjacent homes on the street and adjacent streets in the neighborhood.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

APPLICANT: Feinmann Inc PRESENT USE/OCCUPANCY: residential  
LOCATION: 3 Emmons Pl Cambridge, MA 02138 ZONE: Residence C-1 Zone  
PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>+/-1970</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>LOT AREA:</u>	<u>+/-2,621</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>.75</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>19.38'/21.00'</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DEPTH</u>	<u>126.00</u>	<u>n/a</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>12.5'</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>REAR</u>	<u>73.93'</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>LEFT SIDE</u>	<u>2.6'/4.3'</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>RIGHT SIDE</u>	<u>0</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>+/- 22'</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>LENGTH</u>	<u>+/-39'-6"</u>	<u>n/a</u>	<u>n/a</u>	
<u>WIDTH</u>	<u>+/-17'-4"</u>	<u>n/a</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>n/a</u>	<u>n/a</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>n/a</u>	<u>n/a</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.

This is the only dwelling on the lot

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  
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617 349-6100

2018 JAN 11 PM 12:02  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

  
(Petitioner(s) / Owner)

JOHN K. VINING  
(Print Name)

Address : 27 MUZZEY STREET  
LEXINGTON, MA. 02421

Tel. No. : 781-789-9181

E-Mail Address : JVINING@FEINMANN.COM

Date :

1/11/18



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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 3 Emmons Place

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  
**Application approved at Mid Cambridge NCD hearing on 1/8/17.**
  - ☐ 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)
  - ☐ Structure 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 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 January 9, 2018

Received by Uploaded to Energov

Date January 9, 2018

Relationship to project BZA 15304-2017

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.

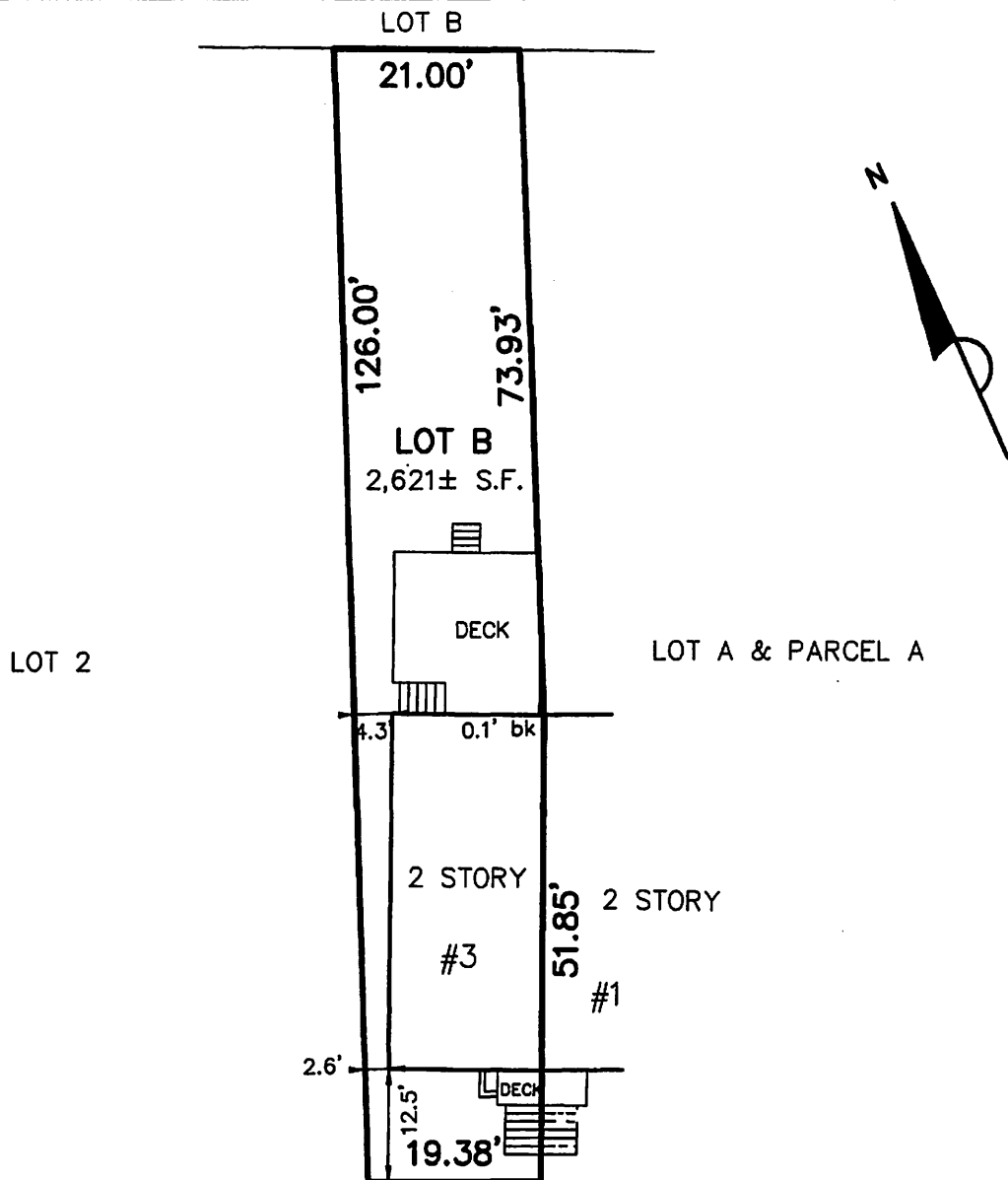
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>

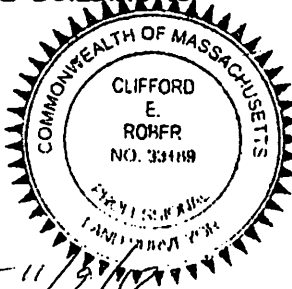




## EMMONS PLACE

OWNER: RENA KIRSCH & MURRAY BAUMAL

I HEREBY CERTIFY THAT THE BUILDING IS  
LOCATED AS SHOWN.

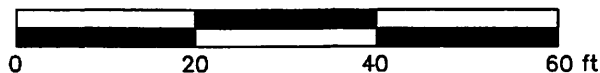


*[Signature]*  
CLIFFORD E. ROBER, PLS DATE

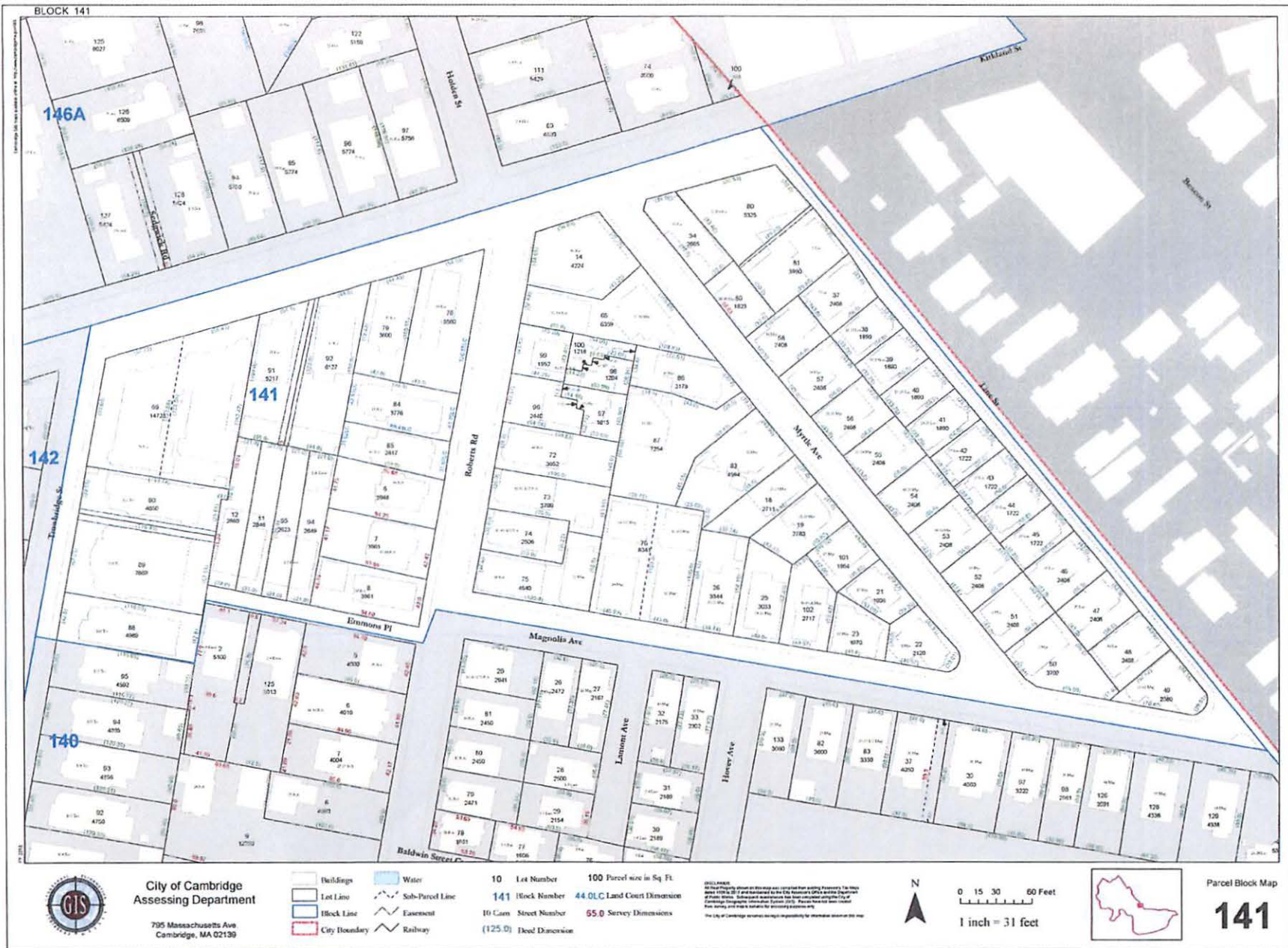
THIS PLAN MAY HAVE BEEN ALTERED IF  
THE SIGNATURE IS NOT SIGNED IN BLUE.

CERTIFIED PLOT PLAN  
#3 EMMONS PLACE  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 11/9/2017

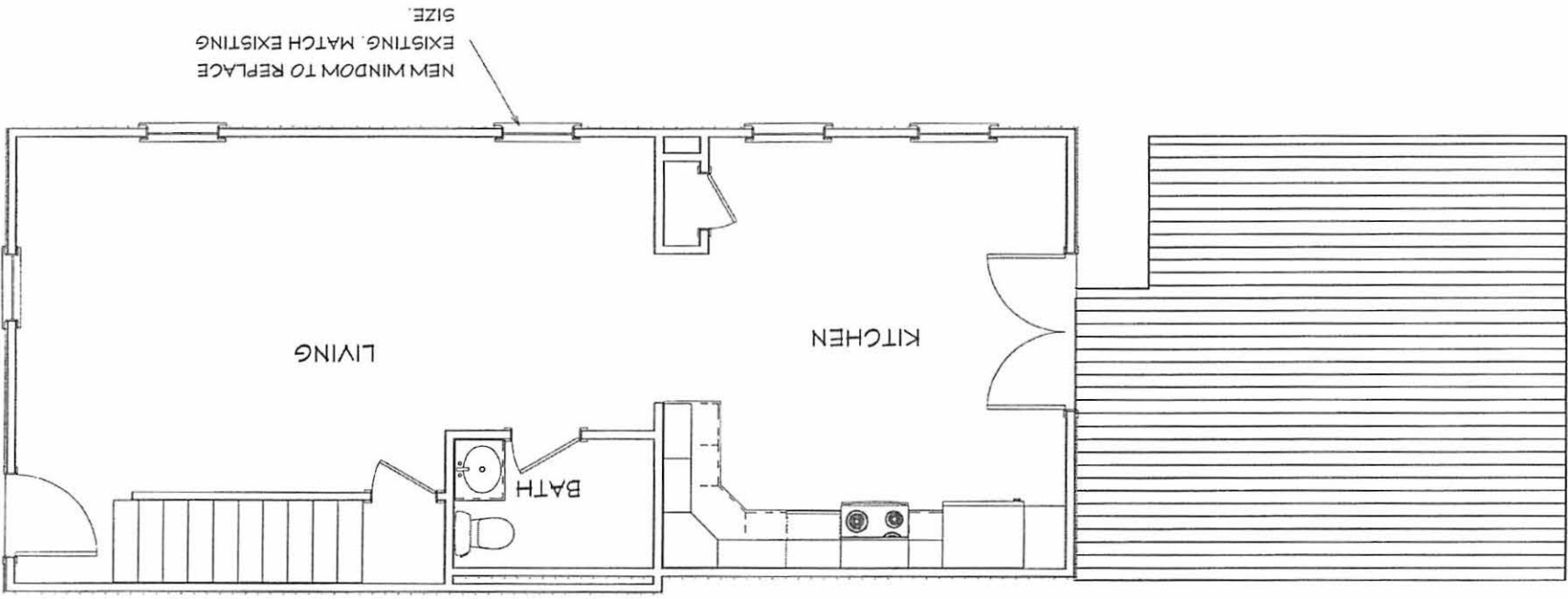


**ROBER SURVEY**  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
5363PP1.DWG



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

SPECIAL PERMIT APPLICATION DRAWINGS: NOT RELEASED FOR CONSTRUCTION



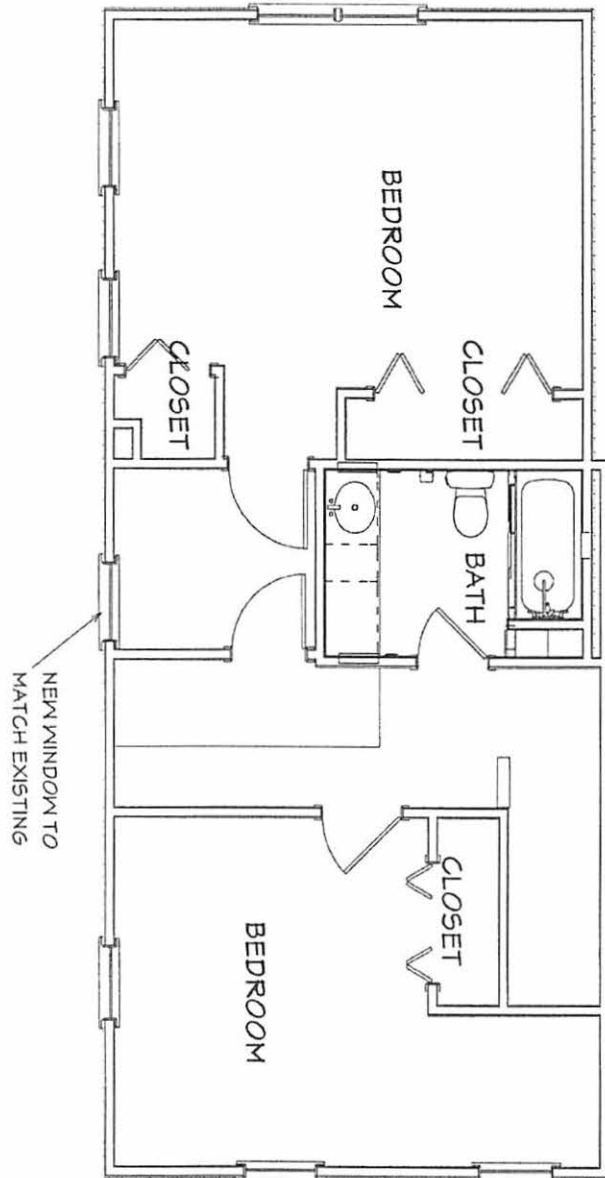
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PERMIT  
12/20/17

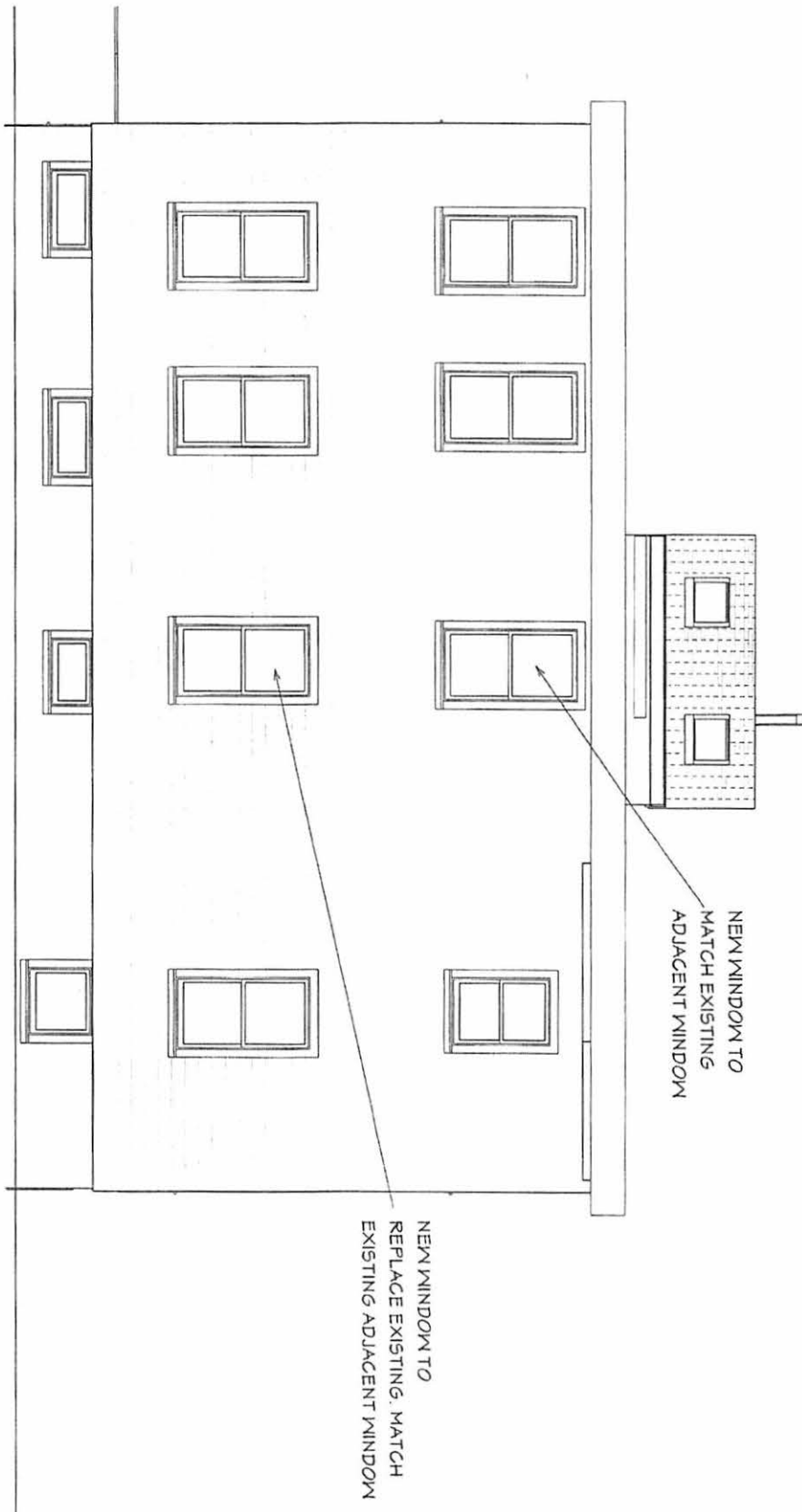
KIRSCH BAUAL RESIDENCE  
3 EMMONS PLACE, CAMBRIDGE



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



SPECIAL PERMIT APPLICATION DRAWINGS: NOT RELEASED FOR CONSTRUCTION



PROPOSED EXTERIOR ELEVATION - LEFT SIDE  
1/4"=1'-0"

SPECIAL PERMIT APPLICATION DRAWINGS: NOT RELEASED FOR CONSTRUCTION

**Feinmann**

27 Madison Street  
Cambridge, Massachusetts 02142  
Tel: 617.452.2600  
Fax: 617.452.2606

KIRSCH BAUPAL RESIDENCE

3 EMMONS PLACE, CAMBRIDGE

Prepared: January 17, 2017

Issued: June

12/20/17

Permit: June

PERMIT

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Sheet: 1 of 1



3 EMMONS PLACE,  
LEFT SIDE UNIT



EXISTING FRONT ELEVATION

SPECIAL PERMIT APPLICATION DRAWINGS: NOT RELEASED FOR CONSTRUCTION

Feinmann

27 Hasty Street  
Cambridge, MA 02142  
P: 781-668-5000  
F: 781-668-7088

KIRSCH BAUMAL RESIDENCE  
3 EMMONS PLACE, CAMBRIDGE

Proposed Date  
12/20/17  
Current Date  
PERMIT

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Sheet Number

NEW WINDOW THIS LOCATION,  
MATCH EXISTING ADJACENT  
WINDOWS

REMOVE EXISTING WINDOW,  
REPLACE WITH NEW TO MATCH  
EXISTING



EXISTING SIDE ELEVATION - PROPOSED WINDOWS

SPECIAL PERMIT APPLICATION DRAWINGS: NOT RELEASED FOR CONSTRUCTION

Feinmann

27 Elm Street  
Cambridge, MA 02142  
P: 781-866-0100  
F: 781-866-7100

KIRSCH BAUMAL RESIDENCE

3 EMMONS PLACE, CAMBRIDGE

Project and Project Start Date

Drawing Date

12/20/17

Current Phase

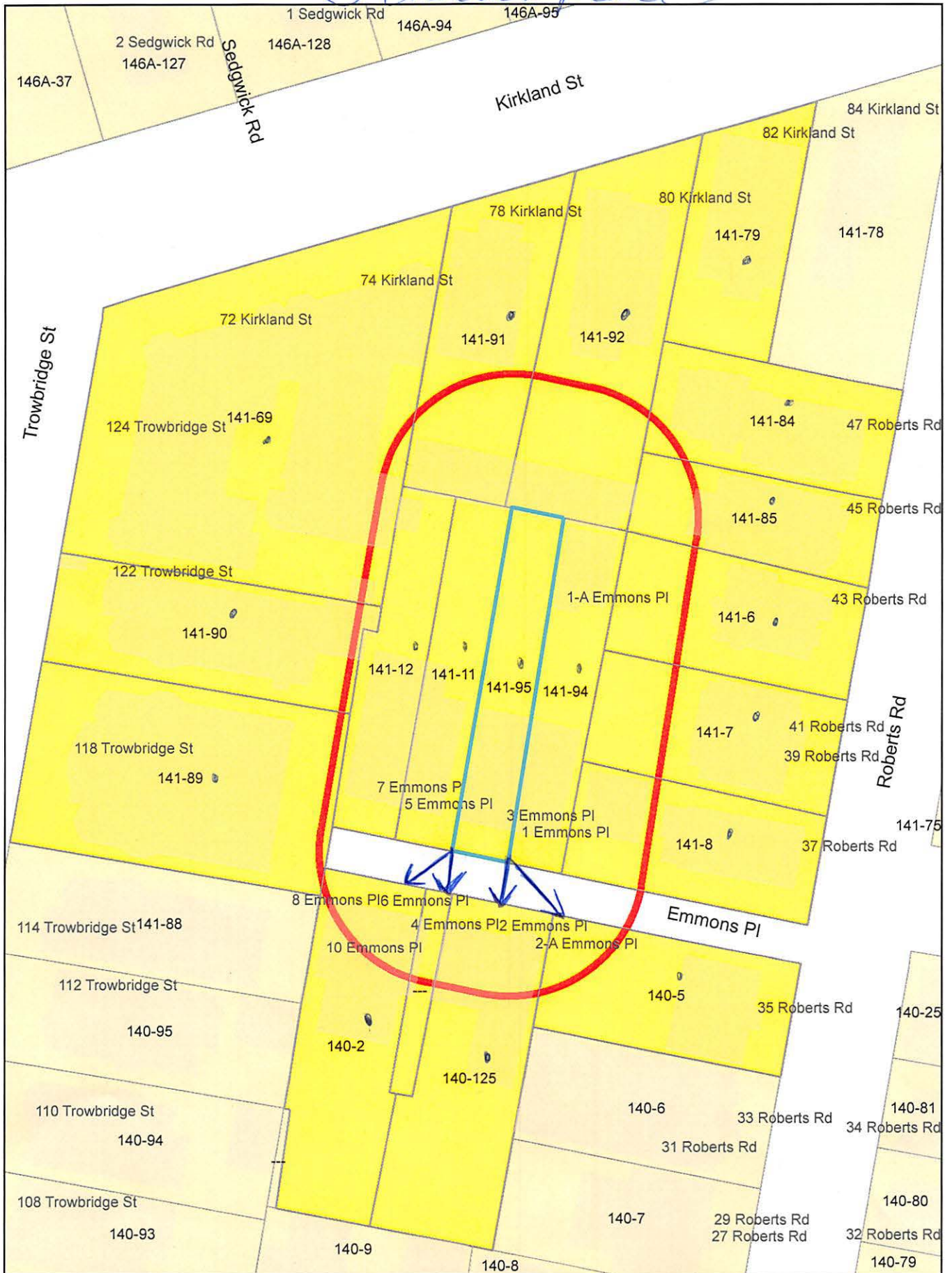
PERMIT

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Sheet Number



3 Emmons place





3 EMMONS PL.

Petitioner  
FEINMANN INC.  
C/O JOHN VINING  
27 MUZZEY STREET  
LEXINGTON, MA 02421

140-2-5  
21 TROY ROAD LIMITED PARTNERSHIP  
C/O LOU FERRARO  
64 FLETCHER RD.  
BELMONT, MA 02478

141-6  
ODONNELL, THOMAS L. P., JR. &  
ELKE U. O'DONNELL  
C/O FANTIN & GORGE I CAP  
43 WARREN F ROBERTS RD  
CAMBRIDGE, MA 02138

141-7  
ANTONPOULOS, APOSTOLOS M.  
C/O ANTONPOULOS, JOHN N.  
39 WARREN ROBERTS ROAD  
CAMBRIDGE, MA 02138

141-8  
37 ROBERTS LLC,  
37 ROBERTS RD. #2  
CAMBRIDGE, MA 02138

141-11  
ZAMPARELLI, ANDREW J.  
ONE SHIPYARD WAY  
MEDFORD, MA 02155

141-12  
ZAMPARELLI, WILLIAM J. &  
CATHERINE E. ZAMPARELLI  
7 EMMONS PL  
CAMBRIDGE, MA 02138

141-69  
SAVENOR PROPERTIES, LTD  
P.O. BX 1032  
CONCORD, MA 01742

141-79  
TAO, FRANK M.  
82 KIRKLAND ST  
CAMBRIDGE, MA 02138

141-84  
ROBERTS, JOHN C. & CARLA M. ROBERTS  
47 ROBERTS RD  
CAMBRIDGE, MA 02138

141-85  
RANA, JOSEPHINE R. & ANGELINE RANA,  
TRS. THE 45 ROBERTS ROAD REALTY TRUST  
45 WARREN F ROBERTS ROAD  
CAMBRIDGE, MA 02138

141-89  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

140-125  
XU, YAODA & SOHRAB ISMAIL-BEIGI  
C/O OVERHOLT, WILLIAM  
2 EMMONS PLACE UNIT #2  
CAMBRIDGE, MA 02138

141-89  
COOPER, JIN CHEN  
4 BRYANT ST.  
CAMBRIDGE, MA 02138

141-89  
KURENS, LAURIE  
118 TROWBRIDGE ST., #4  
CAMBRIDGE, MA 02138

141-89  
HALPERN, MORDECHAI & ATARA HALPERN  
118 TROWBRIDGE ST., UNIT #5  
CAMBRIDGE, MA 02138

141-89  
LENA-MARKER, THOMAS C.  
118 TROWBRIDGE ST #6  
CAMBRIDGE, MA 02138

141-89  
LU, QIANG & XIAO TONG  
118 TROWBRIDGE ST., #7  
CAMBRIDGE, MA 02138

141-89  
LABASSE, PHILIPPE & VALERIE LABASSE  
118 TROWBRIDGE ST #8  
CAMBRIDGE, MA 02138

141-91  
ZIMMERN, JANET  
78 KIRKLAND ST  
CAMBRIDGE, MA 02138

141-92  
TRAPANI, GIORGIO B. & HARRIET H. TRAPANI  
80 KIRKLAND ST  
CAMBRIDGE, MA 02138

141-94  
KELLY, JANET M. AND RICHARD F. SULLIVAN  
1 EMMONS PL  
CAMBRIDGE, MA 02138

141-94  
DUNTON, SUSAN B. & JAMES C. TANNER JR.  
C/O JORDAN I. SIEGEL  
1A EMMONS PL #1A  
CAMBRIDGE, MA 02138

141-95  
O'NEILL, PAUL H..  
C/O KIRSCH, RENA & MURRAY H. BAUMAL  
3 EMMONS PL  
CAMBRIDGE, MA 02138

141-90  
RAPHAEL, FREDERIC,  
TR. OF THE 122 TROWBRIDGE ST REALTY TR.  
P.O. BOX 381255  
CAMBRIDGE, MA 02238

141-90  
ROTHMAN, KENNETH & MARINA ROTHMAN  
122 TROWBRIDGE ST #6  
CAMBRIDGE, MA 02139

141-90  
BRUSEWITZ, MARY ROSE,  
TR. OF THE CALLIE AND MADDIE TRUST  
C/O NORI GERARDO LIETZ  
313 ROCK CNTR SOLDIERS FIELD  
BOSTON, MA 02163

141-90  
PARKER, SHANNON  
1306 MASSACHUSETTS AVE., #505  
CAMBRIDGE, MA 02139

141-90  
FRIEDMAN, ANDREW SAMUEL &  
C/O PENG, BO & CHUNXIA SHAO  
122 TROWBRIDGE ST UNIT 1R  
CAMBRIDGE, MA 02138

141-90  
TIAN, CLAIRE MENG & LIXIAN LUO  
122 TROWBRIDGE ST., #2  
CAMBRIDGE, MA 02138

3 Emmons place

140-125

WALKER, HARRIET R.

TR. OF THE CRAYTON C. WALKER REVOC. TR.

65 RIVERVIEW RD

MANSFIELD, CT 06250

140-125

HOLT, DAPHNE

2-4 EMMONS PL., #4

CAMBRIDGE, MA 02138