

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Roy Russell & Robin Chase

PETITIONER'S ADDRESS: 40 Cottage St.

LOCATION OF PROPERTY: 40 Cottage St. Cambridge MA

TYPE OF OCCUPANCY: Single-Family ZONING DISTRICT: Res C

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	<u>X</u> Parking
<u>X</u> Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>Skylight</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance: Extend & Reconstruct rear portion of existing non-conforming single-family and convert to a two-family house.

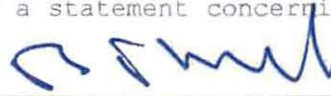
Special Permit: For reduction in required parking and new skylights on the non-conforming portion of existing house.

SECTIONS OF ZONING ORDINANCE CITED:

Variance	Article <u>5</u>	Section <u>5.31 Table of Dimensional Requirements; 5.26 Conversion of Dwelling</u>
	Article <u>8</u>	Section <u>8.22.3 Extend Existing Non-conforming</u>
Spec. Permit	Article <u>6</u>	Section <u>6.35 Reduction of Parking</u>
	Article <u>8</u>	Section <u>8.22.2(c) Skylights in the setback (See in 8.22.1d)</u>

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):



(Petitioner(s)/Owner)

Roy P. Russell
(Print Name)

Address:

40 Cottage St
Cambridge MA 02139

Tel. No.:

617-250-3080

E-Mail Address:

mrroygbiv@gmail.com

Date: _____

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 ROY RUSSELL
(OWNER)

Address: 40 COTTAGE ST. CAMBRIDGE MA

State that I/We own the property located at 40 COTTAGE ST., which is the subject of this zoning application.

The record title of this property is in the name of ROY RUSSELL & ROBIN CHASE

*Pursuant to a deed of duly recorded in the date 7/12/94, Middlesex South County Registry of Deeds at Book 24692, Page 516; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Handwritten 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-named ROY RUSSELL personally appeared before me, this 26TH of JULY, 2016, and made oath that the above statement is true.

[Handwritten Signature: Kelly Speakman] Notary

My commission expires 3.6.2020 (Notary



• If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation. _____, recent

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:

The existing house was built in 1840. The historical commission has voted that the house is preferably preserved and to trigger a landmark study. This would prevent the owner from effectively upgrading the existing rear ell to bring the home up to 21st century standards. A literal enforcement of the ordinance would force the demolition of the existing structure.

- 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 hardship is owing to the existing non-conformity of the right side and rear of the structure.

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

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

The building as reconstructed is substantially similar to the existing building. The land is zoned for a two-family structure.

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

The house will conform to the requirements for GFA, height, and open space. The variances sought reflect existing non-conformities. The lot is zoned for a two-family structure.

* 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 40 Cottage St. (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:

This special permit application to add skylights on an existing non-conforming facade per Art. 8.22.2(C) and to reduce the required parking from two spaces to one space.

- 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 requested relief for the reduction in one parking space would not alter traffic patterns and would keep the existing parking configuration.

- 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 changes result in a similar building as the existing conditions

- 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:

No new nuisances or hazards will be created.

- 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 relief is modest in nature; neither adding a skylight on an existing non-conforming façade nor the reduction of parking, as indicated in the parking study, will impair the integrity of the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: **ROBIN CHASE & ROY RUSSELL** PRESENT USE/OCCUPANCY: **SINGLE-FAMILY**
 LOCATION: **40 COTTAGE ST.** ZONE: **RES C**
 PHONE: _____ REQUESTED USE/OCCUPANCY: **TWO-FAMILY**

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
TOTAL GROSS FLOOR AREA:	2,919	2,897	2,901	(max.)	
LOT AREA:	4,836	Unchanged	5,000	(min.)	
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	0.6	0.6	0.6	(max.)	
LOT AREA FOR EACH DWELLING UNIT:	4,836	2,418	1,800	(min.)	
SIZE OF LOT:	WIDTH	60'	50'	(min.)	
	DEPTH	83.1'	-		
Setbacks in Feet:	FRONT	6.9'	10'	(min.)	
	REAR	3.7'	20'	(min.)	
	LEFT SIDE	34.5'	30.5'	13.6'	(min.)
	RIGHT SIDE	3.1'	Unchanged	13.6'	(min.)
SIZE OF BLDG.:	HEIGHT	27.2'	35'	(max.)	
	LENGTH	67.8'	Unchanged	-	
	WIDTH	22.4'	24.9'	-	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	34%	40%	18%	(min.)	
NO. OF DWELLING UNITS:	1	2	2	(max.)	
NO. OF PARKING SPACES:	1	1	2	(min./max)	
NO. OF LOADING AREAS:	N/A	-	-	(min.)	
DISTANCE TO NEAREST BLDG. ON SAME LOT:	4.9	-	10'	(min.)	

Describe, where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

Existing Wood frame building and wood frame addition; Existing Brick & Concrete garage to be demolished

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'.

Pacheco, Maria

From: Colleen Gillard <colleengillard@gmail.com>
Sent: Friday, September 16, 2016 7:56 PM
To: Pacheco, Maria; Roy Russell
Subject: Board of Zoning Appeal: 40 Cottage St.

Dear Board Members,

After reviewing their architectural plans, I am writing on behalf of Roy Russell and Robin Chase to support their request for variances to reconstruct their rear half of their home at 40 Cottage St. I also support their request for a special permit for a reduction in parking to hold onto the green space on their property.

Thank you,

Colleen Gillard
82 Magazine St.

Pacheco, Maria

From: Ed Beucler <edbeucler@hotmail.com>
Sent: Sunday, September 18, 2016 4:22 PM
To: Pacheco, Maria
Subject: 40 Cottage Street
Attachments: BZA letter Ed.docx; BZA letter Margaret.docx

Dear Maria,

Please find letters from myself and my wife regarding the renovations being considered for 40 Cottage Street.

Best regards,

Ed & Peg Beucler
37 Cottage Street
Cambridge, MA
617-864-8125

To: [Maria mpacheco@cambridgema.gov](mailto:Maria.mpacheco@cambridgema.gov)
Board of Zoning Appeal, City of Cambridge
831 Massachusetts Avenue, Cambridge MA 02139

Date: October 13, 2016
Re: 40 Cottage Street application

Dear Board members,

I have reviewed the plans approved by the Historic Commission for 40 Cottage and support the variances requested to allow them to reconstruct the rear portion of their house. I am also in support of the special permit for reduction in parking that allows the garden to remain as green space.

Thank you.

Edward W. Beucler

Edward W. Beucler
37 Cottage Street
Cambridge, MA 02139

To: [Maria mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)
Board of Zoning Appeal, City of Cambridge
831 Massachusetts Avenue, Cambridge MA 02139

Date: October 13, 2016
Re: 40 Cottage Street application

Dear Board members,

I have reviewed the plans approved by the Historic Commission for 40 Cottage and support the variances requested to allow them to reconstruct the rear portion of their house. I am also in support of the special permit for reduction in parking that allows the garden to remain as green space.

Thank you.

Margaret M. Beucler

Margaret M. Beucler
37 Cottage Street
Cambridge, MA 02139



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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 40 Cottage 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)
- 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.**
Demolition of ell and reconstruction of expanded ell as shown on plans has been approved by the Historical Commission. --SLB
- 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 September 19, 2016

Received by Uploaded to Energov

Date September 19, 2016

Relationship to project BZA 11371-2016

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>



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

August 19, 2016

Roy Russell & Robin Chase
40 Cottage Street
Cambridge, Massachusetts 02139

Re: Case D-1390: 40 Cottage Street

Dear Mr. Russell and Ms. Chase,

On March 3, 2016, the Historical Commission found the house at 40 Cottage Street to be significant and preferably-preserved as defined in the city's demolition delay ordinance, Chapter 2.78, Article II of the City Code. The finding was made in the context of the proposed replacement building as described in architectural drawings by Boyes Watson Architects titled, "40 Cottage Street, Cambridge, MA" and dated February 22, 2016.

At a subsequent hearing on August 4, 2016, the Historical Commission considered your amended proposal for the demolition of the ell, renovation of the house, and construction of a new ell as indicated in drawings by Boyes Watson Architects titled, "40 Cottage Street, Cambridge, MA" and dated July 21, 2016. At this second hearing, the Historical Commission voted to waive the demolition delay for the ell at such time that the replacement project has received the other departmental approvals needed for issuance of a building permit.

Please include a demolition plan with your permit plans to the Inspectional Services Department. When Inspectional Services and Public Works have passed the departmental pre-reviews for your building permit, I will sign off on the demolition permit application.

If you have any questions, please feel free to call me or Sarah Burks at 617-349-4683.

Sincerely,

Charles M. Sullivan
Executive Director

cc: Ranjit Singanayagam, Inspectional Services Department
Mark Boyes-Watson, architect

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X

2016 SEP 12 PM 3:25
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Roy Russell & Robin Chase

PETITIONER'S ADDRESS: 40 Cottage St.

LOCATION OF PROPERTY: 40 Cottage St. Cambridge MA

TYPE OF OCCUPANCY: Single-Family ZONING DISTRICT: Res C

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: Skylight

DESCRIPTION OF PETITIONER'S PROPOSAL:


Variance: Extend & Reconstruct rear portion of existing non-conforming single-family and convert to a two-family house.

Special Permit: For reduction in required parking and new skylights on the non-conforming portion of existing house.

SECTIONS OF ZONING ORDINANCE CITED:

- Variance Article 5 Section 5.31 Table of Dimensional Requirements; 5.26 Conversion of Dwelling
- Article 8 Section 8.22.3 Extend Existing Non-conforming
- Sec. Permit Article 6 Section 6.35 Reduction of Parking
- Article 8 Section 8.22.2(c) Skylights in the setback (See in 8.22.1d)

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): 
(Petitioner(s)/Owner)

Roy P. Russell
(Print Name)

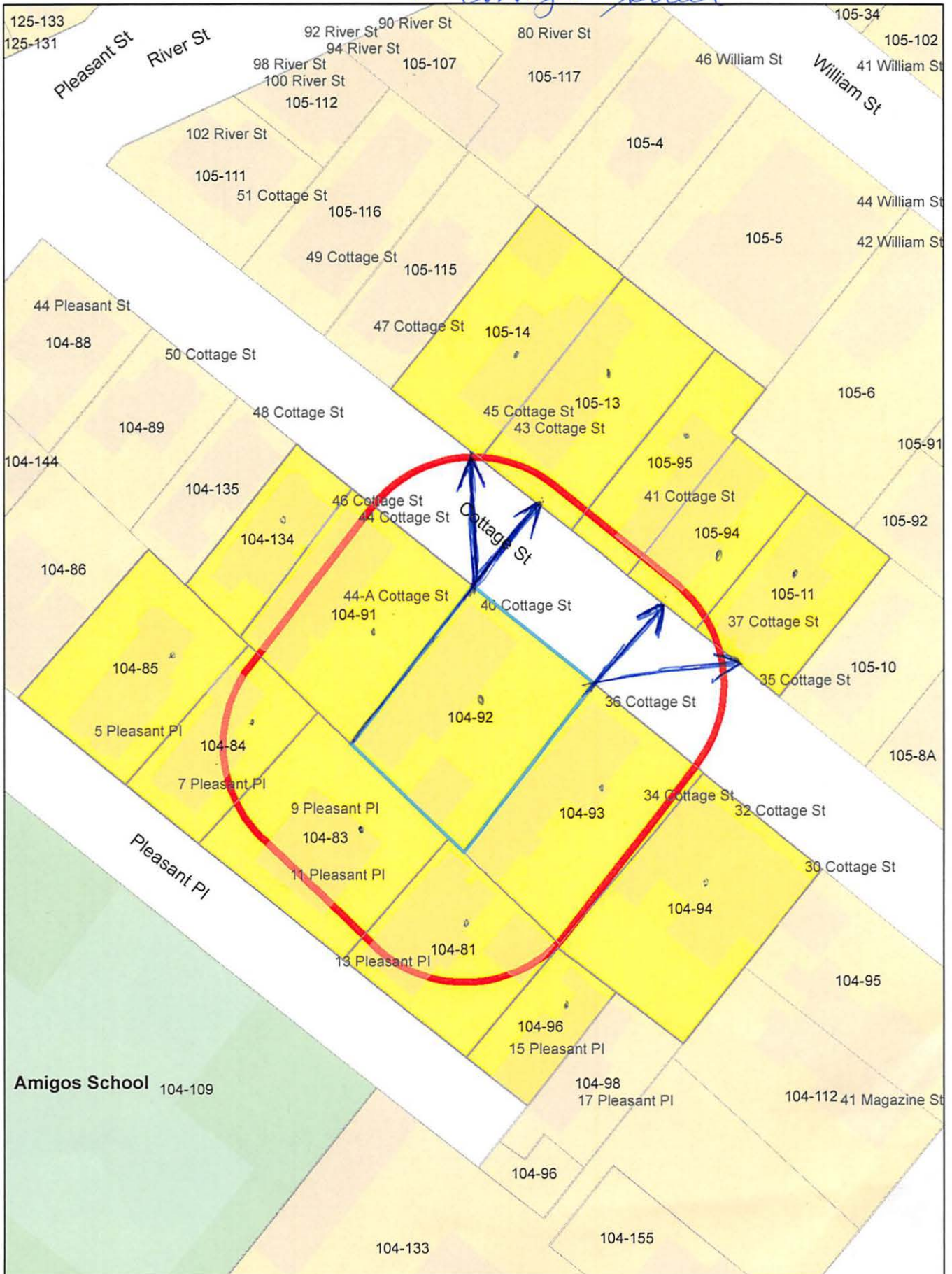
Address: 40 Cottage St
Cambridge MA 02139

Tel. No.: 617-250-3080

E-Mail Address: mrroygbiv@gmail.com

Date: _____

40 Cottage Street



40 Cottage St .

Petitioner

104-83
BABAKIAN, GERARD A.
9-11 PLEASANT PLACE UNIT #9
CAMBRIDGE, MA 02139

104-83
BLACK, JUDITH B.
9-11 PLEASANT PLACE UNIT #9
CAMBRIDGE, MA 02139

104-92
CHASE, ROBIN M. & ROY P. RUSSELL, JR
40 COTTAGE ST
CAMBRIDGE, MA 02139

105-11
BEUCLER, EDWARD W. F. &
MARGARET M. BEUCLER
37 COTTAGE ST
CAMBRIDGE, MA 02139

105-13
GADD, MELVIN I. &
LAURIE TENNANT GADD
43 COTTAGE ST
CAMBRIDGE, MA 02139

105-14
CRANE, MARGARET & JAN R. BARRY
45 COTTAGE ST
CAMBRIDGE, MA 02139

104-81
MADRICK, ROBERT & DYLAN BLACK
13 PLEASANT PLACE
CAMBRIDGE, MA 02139

104-84
VOGEL-BORNE, JONATHAN &
ELIZABETH CLAGGETT-BORNE
7 PLEASANT PL
CAMBRIDGE, MA 02139

104-85
SOCHA, DONNA & PETER J. MCCARTHY
5 PLEASANT PL
CAMBRIDGE, MA 02139

105-94
CURRIE, AGNES M.
39 COTTAGE ST
CAMBRIDGE, MA 02139

104-93
CARR, STEPHEN MCKINLEY &
LOUISE JULIBER ELVING
36 COTTAGE ST
CAMBRIDGE, MA 02139

104-96
BHUIYA, AKRAM H. & SALINA AKRAM BHUIYA
15 PLEASANT PL
CAMBRIDGE, MA 02139

104-94
SHEA, DAVID M. & HILARY S. SHEA
30 COTTAGE ST., UNIT #32
CAMBRIDGE, MA 02139

105-95
WAY, MICHAEL D.
41 COTTAGE ST
CAMBRIDGE, MA 02139

104-134
HERZFELD, MATTHEW B.
46 COTTAGE ST, #1
CAMBRIDGE, MA 02139

104-94
HELMA, JEFFREY & MARINA BLANTER
34 COTTAGE ST
CAMBRIDGE, MA 02139

104-91
ALLEN, CHARLES, E. JR.
44 COTTAGE ST
CAMBRIDGE, MA 02139

104-134
ELLSWORTH, AVERY
46 COTTAGE ST., #2
CAMBRIDGE, MA 02139

104-94
MELETICHE, DENNIS M. & LILI M. KIM
30 COTTAGE ST., #30
CAMBRIDGE, MA 02139

104-134
VAUGHAN, MARY W.
46 COTTAGE ST., #3
CAMBRIDGE, MA 02139

BOARD OF ZONING APPEAL (BZA)

PROCEDURES & APPLICATION

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Procedure for BZA Petitions	Attachment A
BZA Application:	
Check List	(Attach. B, - pg. 1)
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Dimensional Data	(Attach. B, - pg. 4)
Variance Information	(Attach. B, - pg. 5)
Special Permit Information	(Attach. B, - pg. 6)
Fee Schedule	Attachment C
Instructions for Posting Notice of Hearing	Attachment D
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Deviations from Approved Plans	Attachment F
Subdivision Information	Attachment G

BEFORE YOU BUY, OR RENT PROPERTY IN THE CITY OF CAMBRIDGE, CHECK ALL APPLICABLE LAWS AND REGULATIONS, INCLUDING THE CAMBRIDGE ZONING ORDINANCE TO BE SURE THAT THE PROPERTY CAN BE USED OR ALTERED FOR THE PURPOSE INTENDED.

(Revised: August 2012)

PLEASE READ THESE INSTRUCTIONS BEFORE SUBMISSION

PROCEDURE FOR BOARD OF ZONING APPEAL PETITIONS

These procedures are general in nature and not intended to be complete. You should Consult with your advisor as to specific legal requirements that may apply in your case.

1. The process generally begins with denial of a Building Permit or Certificate of Occupancy application or with a determination of the need for a Variance or Special Permit, or upon the determination by an official of the Inspectional Services Department (ISD) that relief from the Zoning Ordinance or a special permit is required.
2. Next, petition forms, obtainable from the Inspectional Services Department*, must be fully and correctly completed and submitted to the Secretary of the Board of Zoning Appeal along with other required submissions and the filing fee. The petition is then filed with the Office of the City Clerk. The date of filing is the date time-stamped on the petition form by the Office of the City Clerk. **State Law requires that a public hearing must be held within 65 days of the date of filing.**
3. A Copy of the Petition is provided to the Planning Board for review and comment. The planning Board reviews Board of Zoning Appeal cases at its regularly scheduled meetings. Dates of Planning Board meetings may be obtained by calling the Community Development Department at 349-4600. ***It's advisable to check prior to the Board of Zoning Appeal Hearing with the Community Development Department or Inspectional Services Department to determine if the Planning Board submitted any comments.***
4. *The Secretary to the Board of Zoning Appeal sends notices of the scheduled hearing to abutters & abutters to abutters within 300 feet of the subject property, and property owners across the street from the subject property, as described in MGL, Ch. 40A, Sec. 11, at least fourteen days in advance of the scheduled hearing date.*
5. A similar notice of the scheduled hearing is published for two consecutive weeks in a paper of local circulation. The first advertisement must appear at least two weeks prior to the date of the hearing.
6. The petitioner is also required to post a notice at the property prior to the hearing in accordance with the procedures set fourth in Attachment D. Please, read carefully for timely & proper display.
7. A notice of the scheduled hearing is posted at the City Clerk's Office two weeks prior to the hearing date.
8. At the hearing, the Board reviews the case material, the petitioner presents pertinent information, and the Board takes testimony in favor and testimony in opposition. Usually, cases are decided at the public hearing. ***Decisions on Variances and Appeals must be filed by the Board with the City Clerk's office within 100 days of the filing date of the application. Decisions on Special Permits must be filed by the Board with the City Clerks office within 90 days of the hearing date. These deadlines can be extended upon written waiver of the applicant.***
9. A deliberation meeting is held on a subsequent date if a decision is not reached at the original hearing. Generally, no additional testimony is taken at the deliberation hearings. If revised plans are to be submitted, they must be filed by the Monday prior to the hearing.
10. *The Board's decision, after reasonable time for transcription and typing, (approximately 30 days) is filed in the Office of the City Clerk and a copy is mailed to the petitioner. If no appeal to Superior Court or Land Court is undertaken within twenty (20) days of the date of filing with the City Clerk, the Petitioner brings his or her copy of the decision to the City Clerk, who signs the decision indicating that no appeal has been undertaken. For variances and special permits the petitioner must file this signed copy with the deed for the subject property at the Registry of Deeds. A copy of the decision stamped as filed by the Registry of Deeds must be filed with the Division of Inspectional Services before buidling permits or certificates of occupancy can be issued.*

***Note: Special Permits for certain use categories, as defined in the Zoning Ordinance, are issued by the Planning Board. Applications for Planning Board Special Permits are made at the Community Planning Division at the Community Development Department (349-4657)**

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 40 Cottage St. DATE: 7/1/16

PETITIONER OR REPRESENTATIVE: Roy Russell & Robin Chase

ADDRESS & PHONE: 40 Cottage St. Cambridge MA

BLOCK: 104 LOT: 92

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form 3 Forms with Original Signatures	<u>X</u>	<u>X</u>
Supporting Statements - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Application Fee (You will receive invoice online)	<u>X</u>	<u> </u>
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	<u>X</u>	<u>X</u>
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	<u>X</u>	<u>X</u>
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Floor Plans - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Elevations - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	<u>X</u>	<u>X</u>
Photographs of Property - Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	<u>X</u>	<u>X</u>
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	<u>-</u>	<u>-</u>
Evidence of Separate Utilities **	<u>-</u>	<u>-</u>
Proposed Subdivision Plan	<u>-</u>	<u>-</u>

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.
** Can be submitted after subdivision has been approved.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Roy Russell & Robin Chase

PETITIONER'S ADDRESS: 40 Cottage St.

LOCATION OF PROPERTY: 40 Cottage St. Cambridge MA

TYPE OF OCCUPANCY: Single-Family ZONING DISTRICT: Res C

REASON FOR PETITION:

- | | |
|--|---------------------|
| <u>X</u> Additions | _____ New Structure |
| _____ Change in Use/Occupancy | <u>X</u> Parking |
| <u>X</u> Conversion to Add'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| <u>X</u> Other: <u>Skylight</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Variance: Extend & Reconstruct rear portion of existing non-conforming single-family and convert to a two-family house.

Special Permit: For reduction in required parking and new skylights on the non-conforming portion of existing house.

SECTIONS OF ZONING ORDINANCE CITED:

- | | |
|--------------|---|
| Variance | Article <u>5</u> Section <u>5.31 Table of Dimensional Requirements; 5.26 Conversion of Dwelling</u> |
| | Article <u>8</u> Section <u>8.22.3 Extend Existing Non-conforming</u> |
| Spec. Permit | Article <u>6</u> Section <u>6.35 Reduction of Parking</u> |
| | Article <u>8</u> Section <u>8.22.2(c) Skylights in the setback (See in 8.22.1d)</u> |

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):

(Petitioner(s)/Owner)

Roy P. Russell

(Print Name)

Address:

40 Cottage St
Cambridge MA 02139

Tel. No.:

617-250-3080

E-Mail Address:

mrroygbiv@gmail.com

Date: _____

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 ROY RUSSELL
(OWNER)

Address: 40 COTTAGE ST. CAMBRIDGE MA

State that I/We own the property located at 40 COTTAGE ST., which is the subject of this zoning application.

The record title of this property is in the name of ROY RUSSELL & ROBIN CHASE

*Pursuant to a deed of duly recorded in the date 7/12/94, Middlesex South County Registry of Deeds at Book 24692, Page 516; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

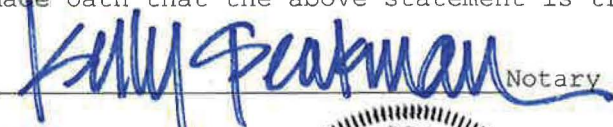


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above name ROY RUSSELL personally appeared before me, this 26TH of JULY, 2016, and made oath that the above statement is true.



Notary

My commission expires 3.6.2020 (Notary



- If ownership is not shown in recorded deed, e.g. 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:

The existing house was built in 1840. The historical commission has voted that the house is preferably preserved and to trigger a landmark study. This would prevent the owner from effectively upgrading the existing rear ell to bring the home up to 21st century standards. A literal enforcement of the ordinance would force the demolition of the existing structure.

- 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 hardship is owing to the existing non-conformity of the right side and rear of the structure.

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

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

The building as reconstructed is substantially similar to the existing building. The land is zoned for a two-family structure.

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

The house will conform to the requirements for GFA, height, and open space. The variances sought reflect existing non-conformities. The lot is zoned for a two-family structure.

* 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 40 Cottage St. (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:

This special permit application to add skylights on an existing non-conforming facade per Art. 8.22.2(C) and to reduce the required parking from two spaces to one space.

- 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 requested relief for the reduction in one parking space would not alter traffic patterns and would keep the existing parking configuration.

- 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 changes result in a similar building as the existing conditions

- 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:

No new nuisances or hazards will be created.

- 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 relief is modest in nature; neither adding a skylight on an existing non-conforming façade nor the reduction of parking, as indicated in the parking study, will impair the integrity of the district.

BOARD OF ZONING APPEAL (FEE SCHEDULE)

The fee for a public hearing before the Board of Zoning Appeal shall be determined by the category of relief being sought. The fee per case for each category is as follows:

1. Parking
\$100.00 per space for which relief is requested.
2. Signs
\$100.00 per sign plus \$2.00 per square foot of signage requiring relief.
3. Appeal of Building Department Official's Determination
\$100.00
4. Additions, Structural Alterations, Dimensional Violations, Alteration of Non-Conforming Structure
\$100.00 plus \$20.00 per 100 square feet of construction requiring relief.
5. Subdivision
\$500.00 plus \$100.00 per new lot proposed.
6. Conversion to Additional Dwelling Units
\$300.00 plus \$100.00 per dwelling unit requested.
7. Use Variance, Use Special Permit, Alteration or Enlargement of Non-Conforming Uses
\$100.00 base fee, subject to an additional fee of \$100.00 per occupied dwelling) unit or its equivalent requiring relief.
8. Cell Antenna
\$500.00 per application.

Other uses shall be subject to a fee of \$100.00 plus an additional fee of \$.50 per square foot of new construction or conversion requiring relief as follows:

Under the following Sections of the Zoning Ordinance:

Sec. 4.15	<i>Unlisted Uses</i>	Category to be determined by Zoning Specialist.
Sec. 4.32	<i>Transportation, etc.</i>	50 cents per sq. ft.
Sec. 4.33	<i>Institutional</i>	50 cents per sq. ft.
Sec. 4.34	<i>Office and Lab</i>	50 cents per sq. ft.
Sec. 4.35	<i>Retail Business & Consumer Service</i>	50 cents per sq. ft.
Sec. 4.36	<i>Open Air/Drive-In</i>	50 cents per sq. ft.
Sec. 4.37	<i>Light Industry</i>	50 cents per sq. ft.
Sec. 4.38	<i>Heavy Industry</i>	50 cents per sq. ft.

Projects requesting relief in more than one of the above categories shall be required to pay a total of the fees from each applicable category.

Fees are based on the magnitude of the relief being requested and not that ultimately granted.

Notwithstanding the above schedule of fees, City Agencies and Non-Profit Institutions established for the welfare of citizens of the City of Cambridge shall be subject to a maximum fee of \$100.00 or the actual cost of advertisement and notification of the Board of Zoning Appeal's hearing, whichever is greater.

Those structures and uses begun in advance of obtaining necessary relief from the Board of Zoning Appeal shall be subject to a double fee for corrective hearing before the Board of Zoning Appeal.

The fee for renotification of a case pending before the Board of Zoning Appeal shall be \$200.00 or the actual cost of advertisement and notification of the Board of Zoning Appeal's hearing, whichever is greater.

All Board of Zoning Appeal decisions predicated on the fulfillment of certain conditions assigned by the Board shall be subject to certification for compliance with those conditions on an annual or other appropriated basis. The fee for such certification shall be \$100.00 per year.

ADDENDUM TO THE BOARD OF ZONING APPEAL APPLICATION FORM

RE: ADDITIONAL PUBLIC NOTIFICATION REQUIREMENTS FOR VARIANCE OR SPECIAL PERMIT APPLICATIONS.

AN AMENDMENT TO THE CAMBRIDGE ZONING ORDINANCE UNDER ARTICLE 10.000, SECTION 10.42.1 REQUIRES THAT APPLICANTS FOR A VARIANCE OR SPECIAL PERMIT ERECT AND MAINTAIN ONE OR MORE NOTIFICATION PANELS AT THE SITE FOR WHICH THE VARIANCE OR SPECIAL PERMIT RELIEF IS REQUESTED. THE REQUIREMENTS ARE AS FOLLOWS:

- A. The number of notification panels required to be erected is based on the street frontage of the property. For the first 200 feet of frontage, one panel is required. Additional panels are required for each additional 500 feet of frontage or portion thereof.
- B. The panels shall be securely mounted on the lot at the street line or within the property, but in any case not more than twenty (20) feet from the street line.
- C. The location of the panel(s) shall be shown on the site plan included with the application documents. The locations are subject to the approval of the Inspectional Services Department.
- D. The panels will be available for pickup by the applicant from the BZA Secretary at the Inspectional Services Department, no later than 3 weeks from the hearing date. The wording on the panels will be completed by the Inspectional Services Department.
- E. The panels must be installed by the applicant at the designated locations, no later than fourteen (14) days prior to the public hearing. Failure to install the panels by this date could result in rescheduling of the public hearing.
- F. The panels must be displayed continuously until such time as the notice of decision is filed with the city clerk. Note: For information purposes, it can take approximately a month and a half between the time of the hearing and the filing of the notice of decision.
- G. After the notice of decision has been filed, the panel shall be promptly removed and discarded.

Note: The following information will be included on the notification panel:

- Name of Petitioner;
- Description of Premises;
- Information concerning the public hearing;
- Nature of relief requested;
- Case number, and
- City point of contact for additional information of submission of comments.

(ATTACHMENT D)



**CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MASS. 02139 (617) 349-6100**

**IMPORTANT NOTICE CONCERNING BZA AND
HISTORICAL COMMISSION COORDINATION**

For BZA applications where it is proposed to make exterior changes to structures located in historic or neighborhood conservation districts, designated as landmarks, or subject to preservation restrictions, or removed portions of buildings such that the result would amount to substantial demolition of the structure, it is necessary that the applicant obtain approval from the Historical Commission for these cases as required by Ch. 2.78 of the Municipal Code. In order to insure that any relief that might be granted by the BZA takes into consideration actions by the Historical Commission, it is most important that this approval be obtained prior to the BZA hearing date. For a case where a required Historical Commission review has not been completed, the BZA hearing would likely have to be continued to a later date thereby delaying and inconveniencing the applicant.

As this approval could require a hearing before the Historical Commission, it is most important that discussions with the Historical Commission staff be initiated at the earliest possible time.

If you have any questions as to whether your property is subject to Historical Commission review, you should contact the Historical Commission.



CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MASS. 02139 (617) 349-6100

ADDENDUM TO BOARD OF ZONING APPEAL APPLICATION FORM

SUBJECT: DEVIATIONS FROM PLANS APPROVED BY THE BOARD OF ZONING APPEAL (BZA)

WHEN THE BZA GRANTS A VARIANCE OR SPECIAL PERMIT, SUCH APPROVAL IS CONDITIONED ON CONFORMANCE WITH THE EXTERIOR FEATURES OF THE PLANS AND DRAWINGS APPROVED AT THE HEARING BY THE BOARD. THEREFORE, WHEN APPLYING FOR THE BUILDING PERMIT FOR THE APPROVED PROJECT, THE PLANS MUST BE THE SAME AS THOSE APPROVED BY THE BOARD, INCLUDING THE LOCATION AND SIZE OF WINDOWS.

IF THE PLANS ARE NOT THE SAME, THE BUILDING PERMIT CANNOT BE ISSUED.

IF THE APPLICANT FEELS THAT THE EXTERIOR FEATURES OF THE PLANS ARE LIKELY TO UNDERGO MODIFICATION BETWEEN THE TIME OF THE BZA HEARING AND THE APPLICATION FOR THE BUILDING PERMIT, THIS SHOULD BE BROUGHT TO THE ATTENTION OF THE BOARD AT THE HEARING SO THE DECISION CAN REFLECT THE FINAL CHANGES AS APPROVED BY THE BOARD. NO CHANGES CAN BE MADE TO PLANS APPROVED BY THE BZA SUBSEQUENT TO THE ISSUANCE OF THE BOARD'S DECISION.

(ATTACHMENT F)

PROCEDURES FOR SUBDIVIDING EXISTING BUILDINGS OR PARCELS

1. Petition is made to the Board of Zoning Appeal for subdivision approval.
2. Twenty days after the Board of Zoning Appeal's decision granting the subdivision has been filed, petitioner must bring the decision to the Office of the City Clerk for Certification that there has been no appeal to the Superior Court. Then, the decision must be filed with the Registry of Deeds and evidence of such filing submitted to the Department of Inspectional Services.
3. When an interior lot line is created through an existing building or connected buildings, a total separation is to be made with a fire wall in accordance with the provisions of the Massachusetts State Building Code.
4. An existing fire wall must be certified by a registered professional Architect, Engineer, or qualified person.
5. Where compliance with a fire wall is impractical because of structural or construction difficulties or regulatory conflicts, compliance alternatives may be submitted to the building inspector for consideration and approval.
6. All utilities must be divided and be totally independent in each unit. All penetrations of the separated utilities left in a fire wall must be inspected and approved.
7. Upon compliance with the conditions of the decision and subdivision of the property, an application for a Certificate of Occupancy must be submitted.
8. Prior to issuance of the final Certificate of Occupancy the following items must be on file with the Inspectional Services Department.
 - a) Reports attesting items No. 3, 4, 5, 6 by a registered professional Architect, Engineer or qualified person.
 - b) A copy of the subdivision plan and relevant documents as recorded with the Registry of Deeds.

(ATTACHMENT G)

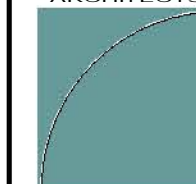


client
R. RUSSELL & R.
CHASE

title
COVER SHEET

project
40 Cottage St., Cambridge, MA

BOYES-
WATSON
ARCHITECTS



thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
000

scale

date issued
09-07-16

BZA SET

sheet no.
A-001

40 Cottage Street

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: **ROBIN CHASE & ROY RUSSELL** PRESENT USE/OCCUPANCY: **SINGLE-FAMILY**
 LOCATION: **40 COTTAGE ST.** ZONE: **RES C**
 PHONE: [] REQUESTED USE/OCCUPANCY: **TWO-FAMILY**

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	2,919	2,897	2,901 (max.)
<u>LOT AREA:</u>	4,836	Unchanged	5,000 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	0.6	0.6	0.6 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4,836	2,418	1,800 (min.)
<u>SIZE OF LOT:</u>			
WIDTH	60'	Unchanged	50' (min.)
DEPTH	83.1'	Unchanged	-
<u>Setbacks in Feet:</u>			
FRONT	6.9'	Unchanged	10' (min.)
REAR	3.7'	3.7'	20' (min.)
LEFT SIDE	34.5'	30.5'	13.6' (min.)
RIGHT SIDE	3.1'	Unchanged	13.6' (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	27.2'	Unchanged	35' (max.)
LENGTH	67.8'	Unchanged	-
WIDTH	22.4'	24.9'	-
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	34%	40%	18% (min.)
<u>NO. OF DWELLING UNITS:</u>	1	2	2 (max.)
<u>NO. OF PARKING SPACES:</u>	1	1	2 (min./max)
<u>NO. OF LOADING AREAS:</u>	N/A	-	- (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	4.9	-	10' (min.)

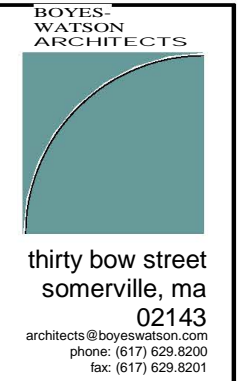
Describe, where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; woodframe, concrete, brick, steel, etc.

Existing Wood frame building and wood frame addition; Existing Brick & Concrete garage to be demolished

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'.

client
R. RUSSELL & R. CHASE

title
DIMENSIONAL FORM
project
40 Cottage St., Cambridge, MA



job number
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date issued
09-07-16

BZA SET

sheet no.
A-002



VIEW OF LEFT SIDE



VIEW OF RIGHT SIDE



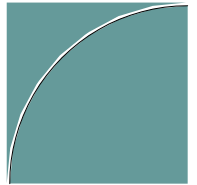
VIEW OF BACK ELL

client
R. RUSSELL & R.
CHASE

title
CONTEXT PHOTOS

project
40 Cottage St., Cambridge, MA

BOYES-
WATSON
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job number
000

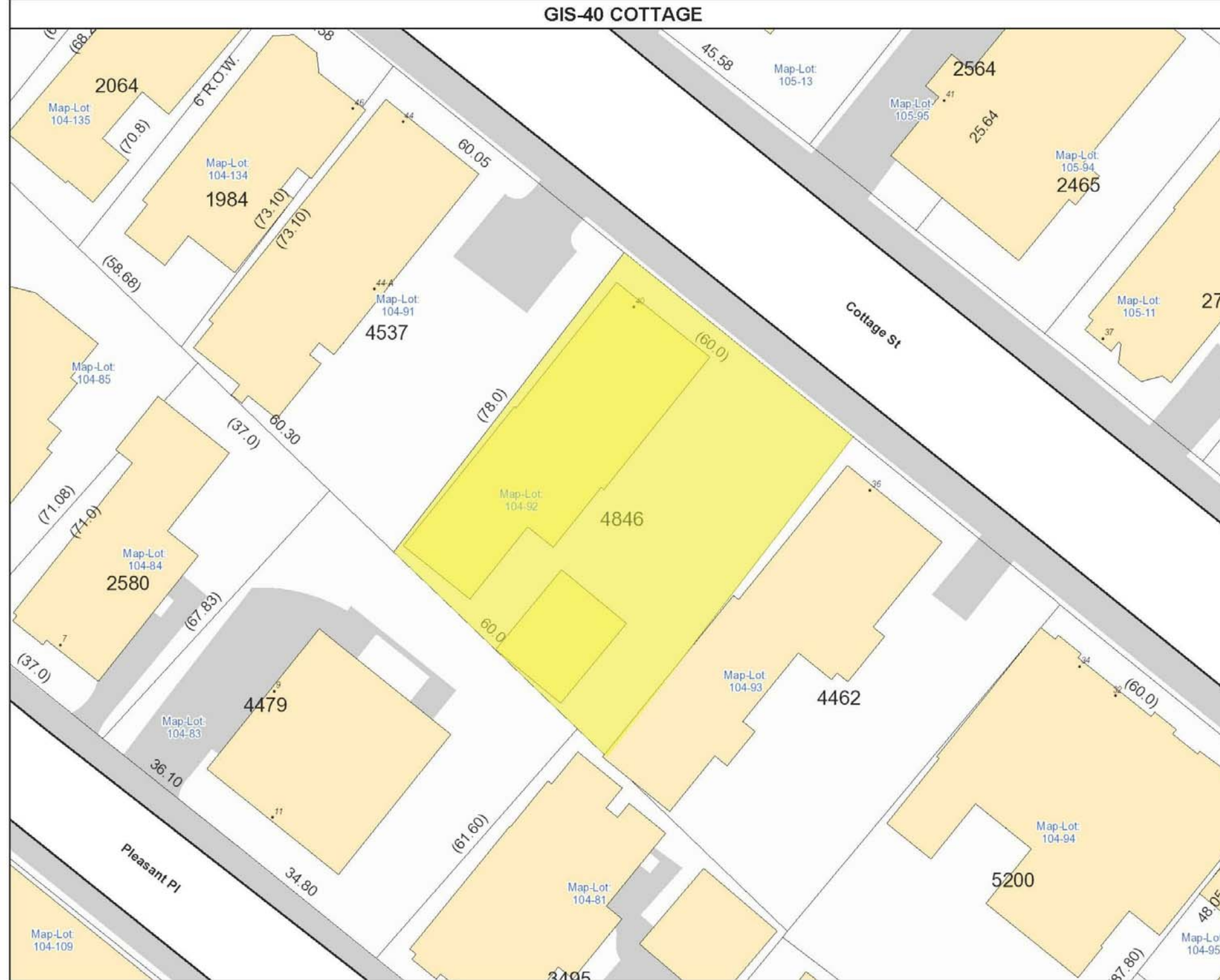
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date issued
09-07-16

BZA SET

sheet no.
A-003

GIS-40 COTTAGE



LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

City of Cambridge
Massachusetts

NOT TO SCALE

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

client
R. RUSSELL & R. CHASE

title
GIS MAP

project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

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job number
000

scale
NOT TO SCALE

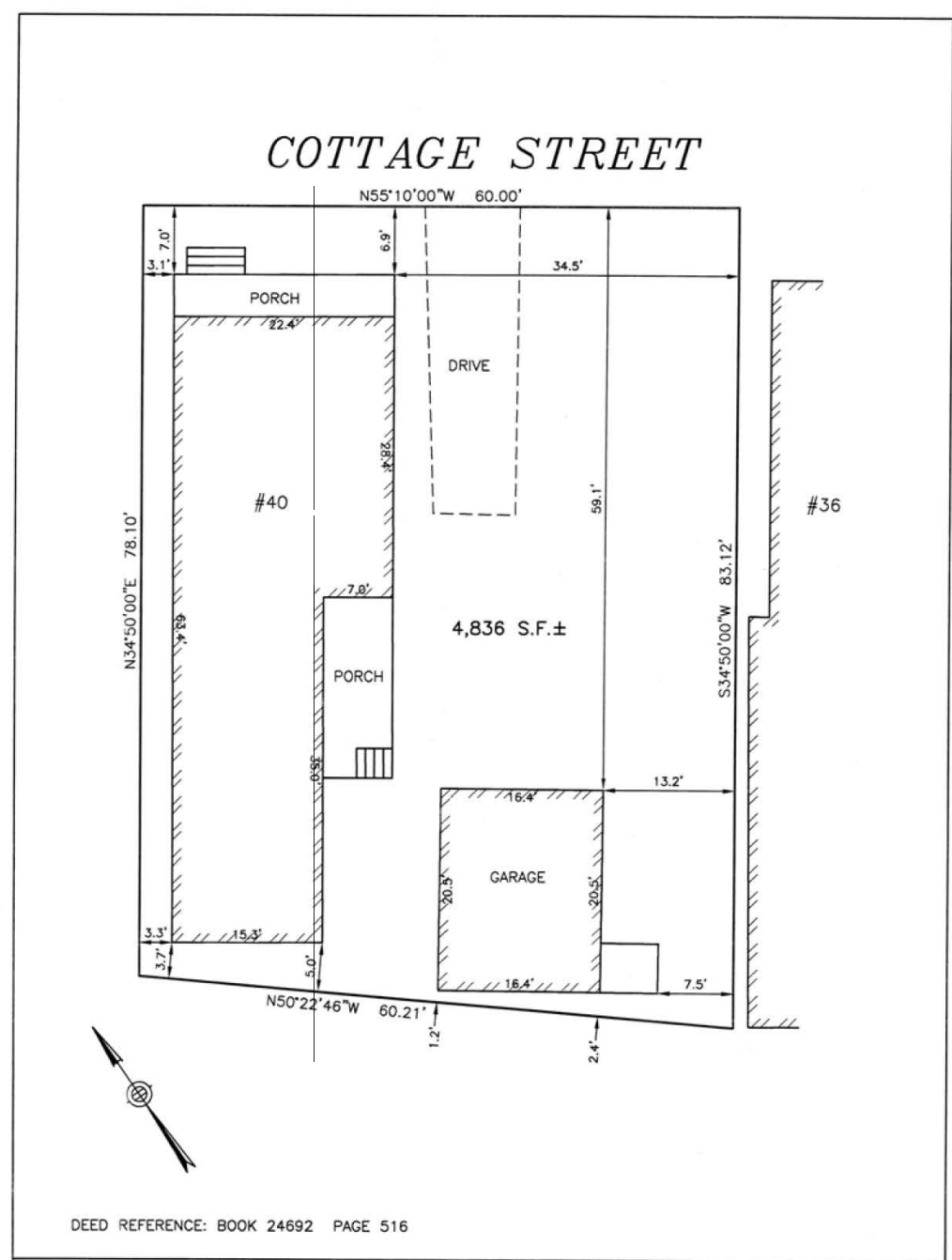
date issued
09-07-16

BZA SET

sheet no.
A-004

client
R. RUSSELL & R.
CHASE

title
PLOT PLAN
project
40 Cottage St., Cambridge, MA



<p>ESTABLISHED 1916 EMB EVERETT M. BROOKS CO. SURVEYORS & ENGINEERS 49 LEXINGTON STREET WEST NEWTON, MA 02465 (617) 527-8750 (617) 332-1578 FAX info@everettbrooks.com</p>	<p>PLAN OF LAND IN CAMBRIDGE, MA 40 COTTAGE STREET EXISTING CONDITIONS</p>
	<p>SCALE: NOT TO SCALE _____ DATE: JUNE 7, 2013 _____ DRAWN: ER _____ CHECK: BB _____</p>
	<p>PROJECT NO. 24152</p>

BOYES-WATSON ARCHITECTS

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architects@boyeswatson.com
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job number
000

scale
NOT TO SCALE

date issued
09-07-16

BZA SET

sheet no.
A-005

9/9/2016 7:32:50 AM

24152-16-09-07-16

client
R. RUSSELL & R. CHASE

title
SITE PLAN
project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

 thirty bow street
 somerville, ma
 02143
 architects@boyeswatson.com
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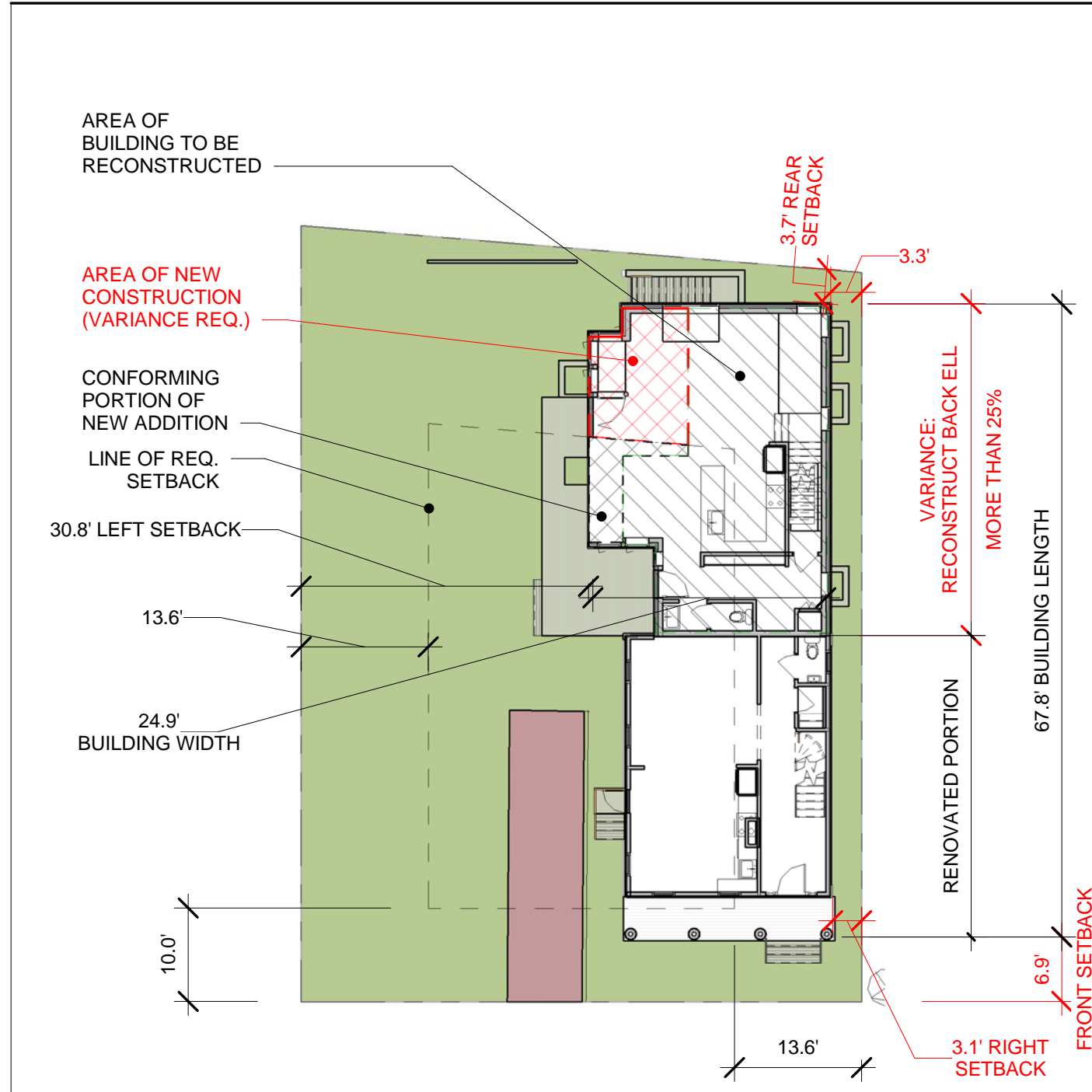
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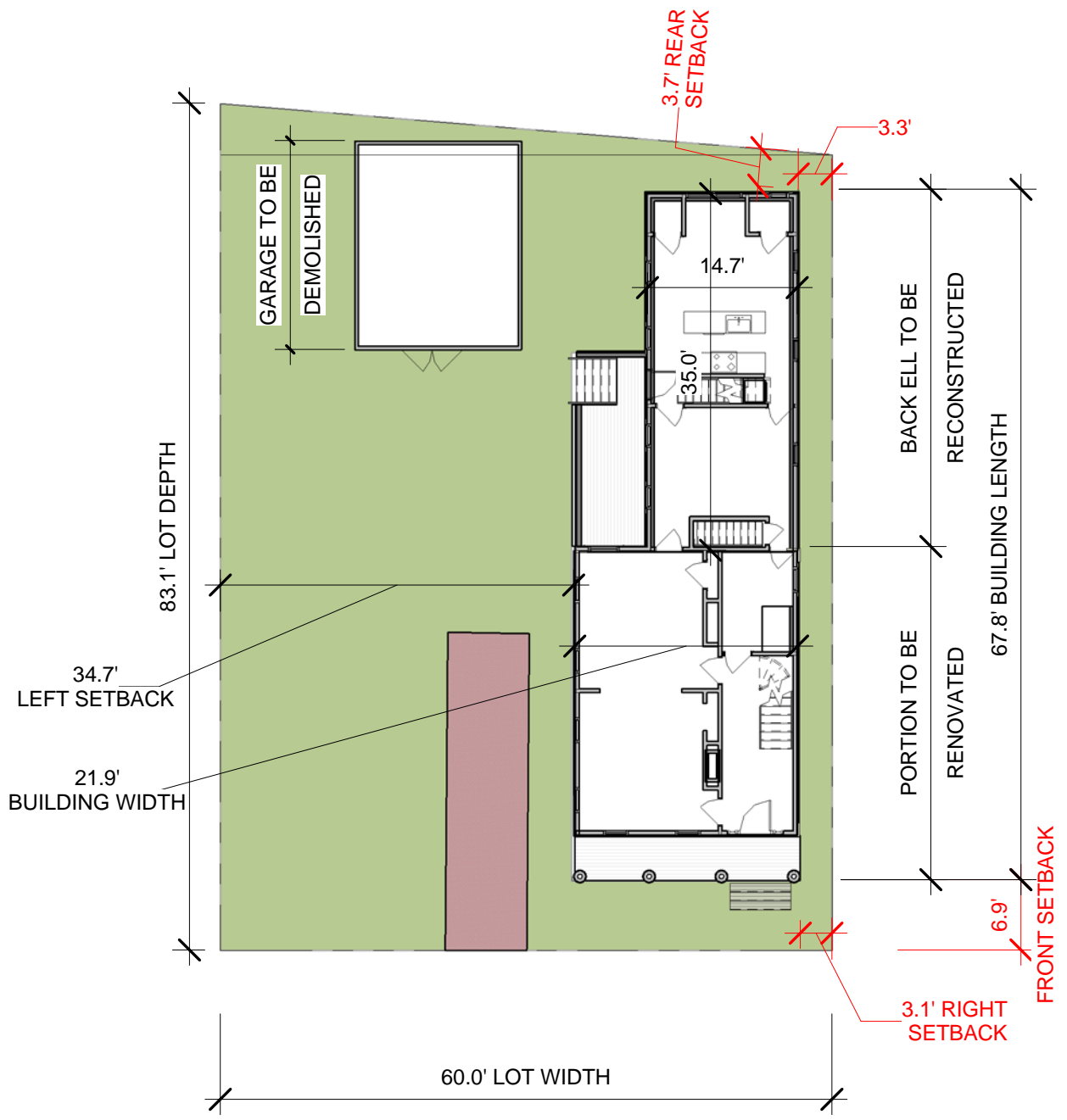
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09-07-16

BZA SET

sheet no.
A-006

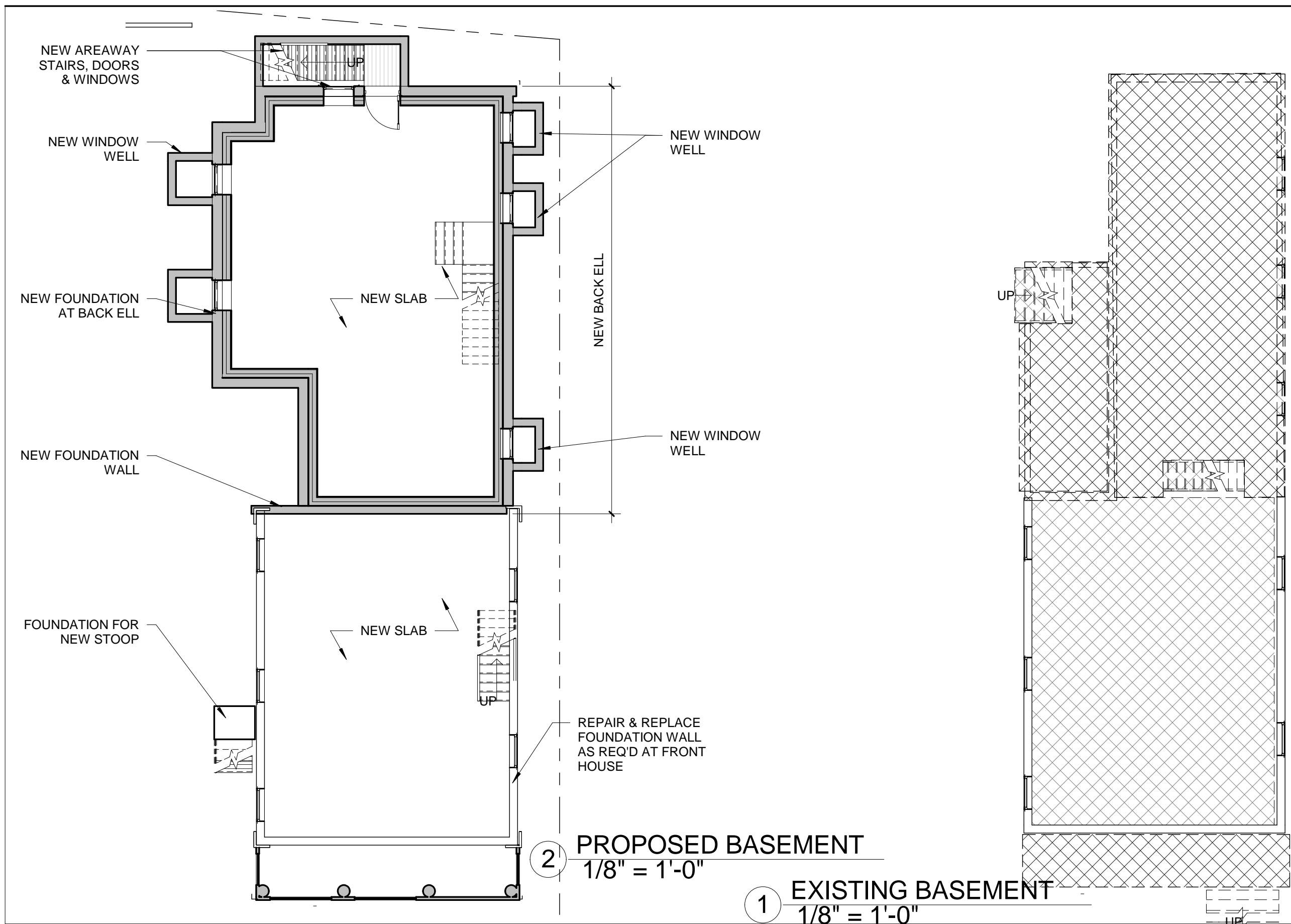


2 PROPOSED SITE PLAN
1/16" = 1'-0"



1 EXISTING ARCH. SITE PLAN
1/16" = 1'-0"

9/9/2016 7:32:53 AM



client
R. RUSSELL & R. CHASE

title	BASEMENT
	project
40 Cottage St., Cambridge, MA	

BOYES-WATSON ARCHITECTS

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phone: (617) 629.8200
fax: (617) 629.8201

job number
000

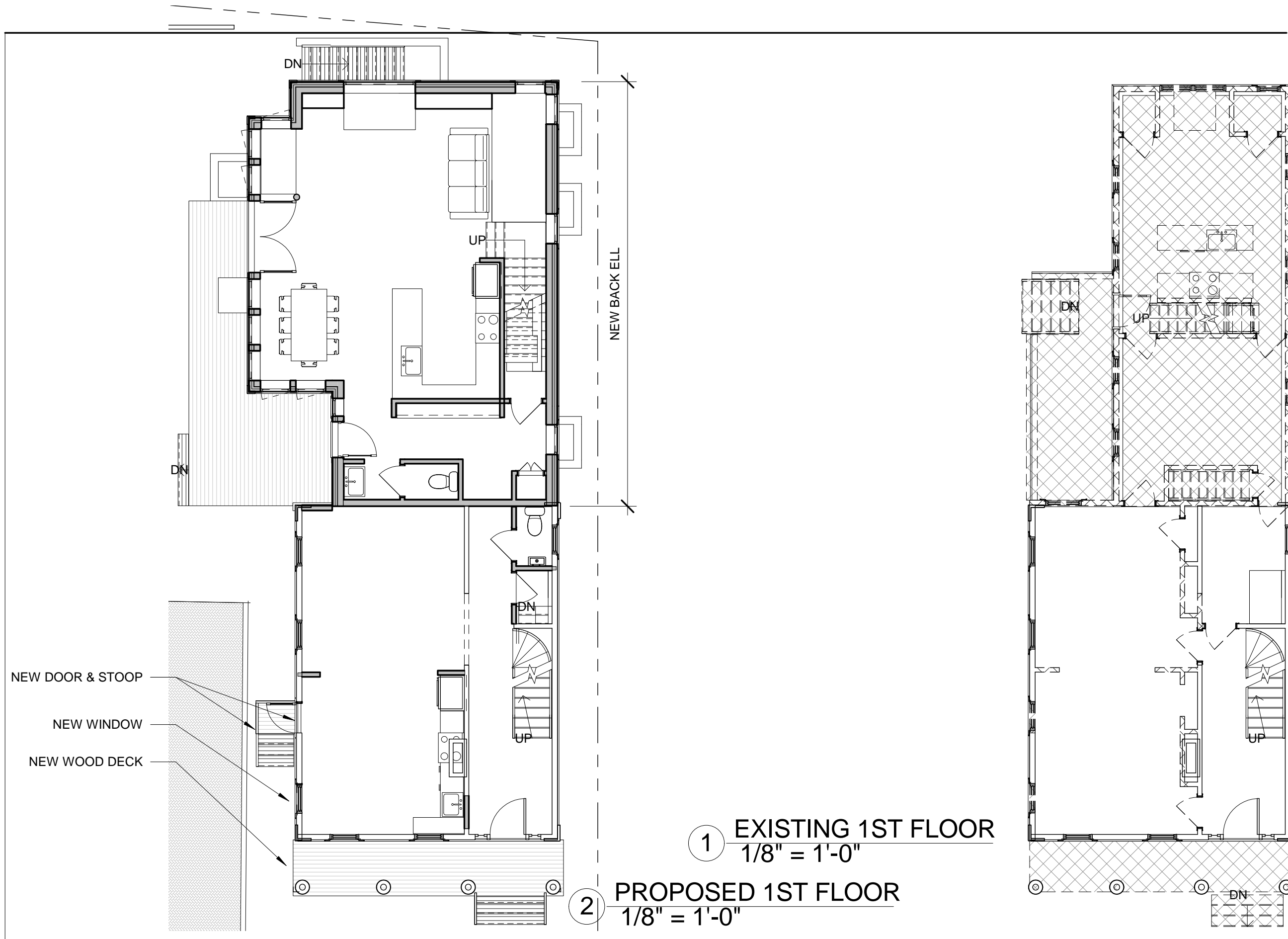
scale
1/8" = 1'-0"

date issued
09-07-16

BZA SET

sheet no.
A-101

9/9/2016 7:32:54 AM



client
R. RUSSELL & R.
CHASE

title
1ST FLOOR

project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
000

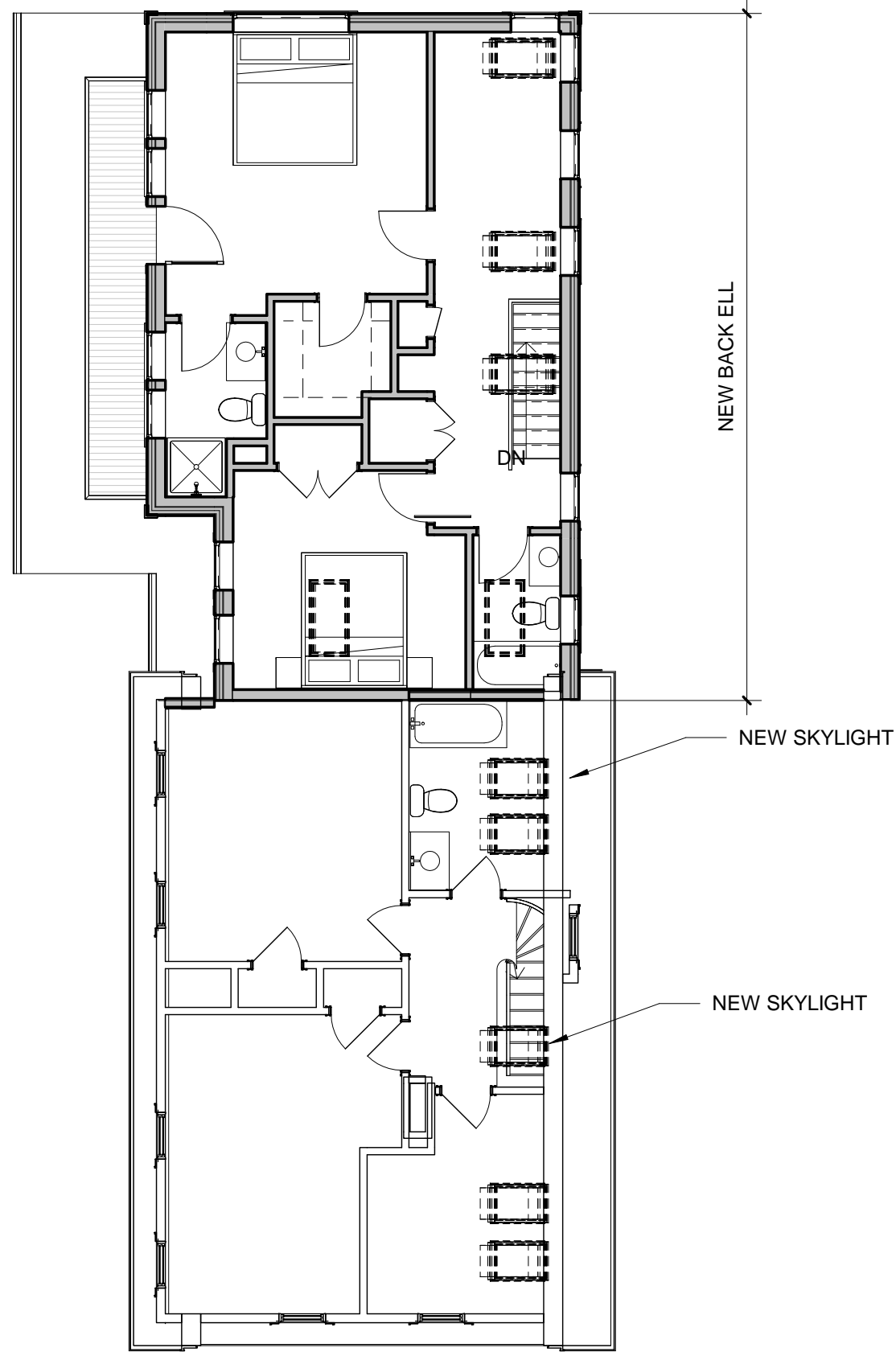
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date issued
09-07-16

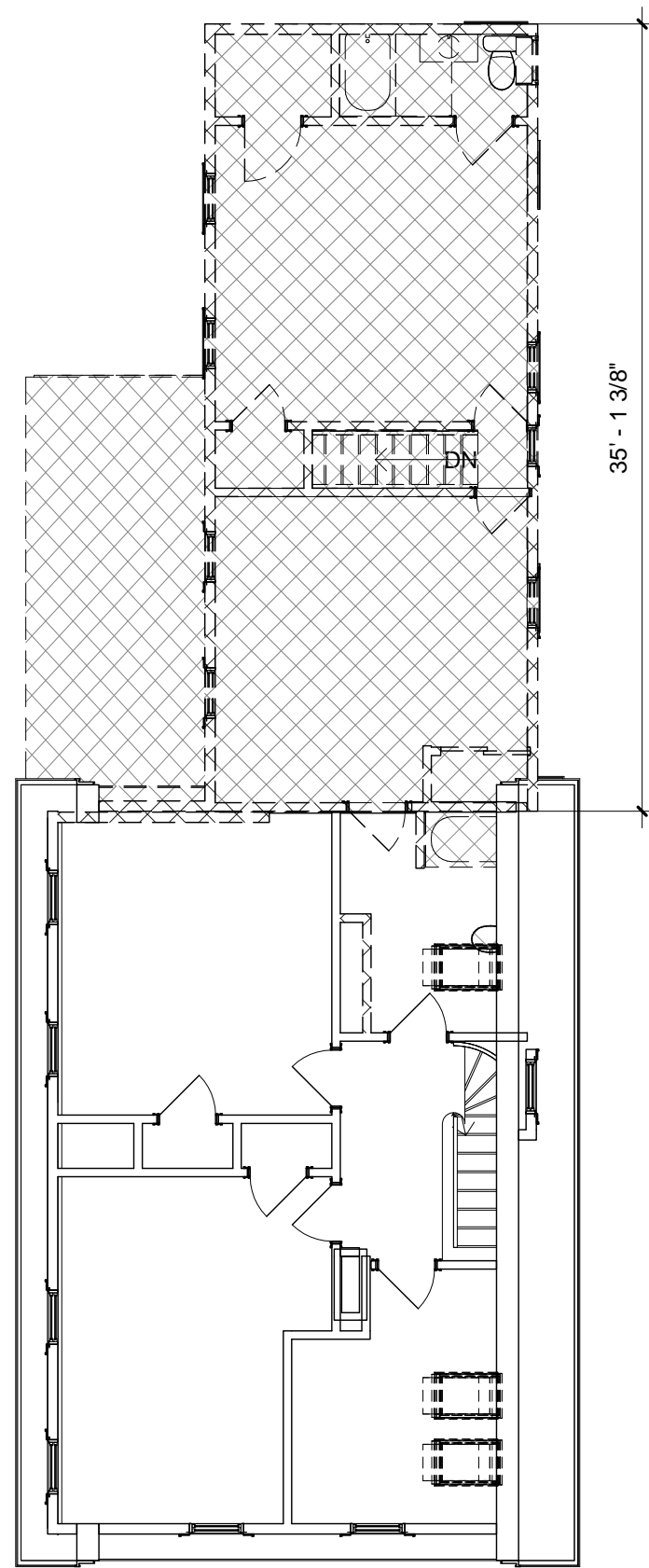
BZA SET

sheet no.
A-102

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2 PROPOSED 2ND FLOOR
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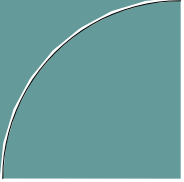
1 EXISTING 2ND FLOOR
1/8" = 1'-0"

client
R. RUSSELL & R.
CHASE

title
2ND FLOOR

project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma
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architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number
000

scale
1/8" = 1'-0"

date issued
09-07-16

BZA SET

sheet no.
A-103

9/9/2016 7:32:58 AM

2 PROPOSED ROOF PLAN
1/8" = 1'-0"

1 EXISTING ROOF PLAN
1/8" = 1'-0"



client
R. RUSSELL & R.
CHASE

title
ROOF PLANS
project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

thirty bow street
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phone: (617) 629.8200
fax: (617) 629.8201

job number
000

scale
1/8" = 1'-0"

date issued
09-07-16

BZA SET

sheet no.
A-104

client
R. RUSSELL & R.
CHASE

title
FRONT ELEVATION
project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 629.8200
fax: (617) 629.8201

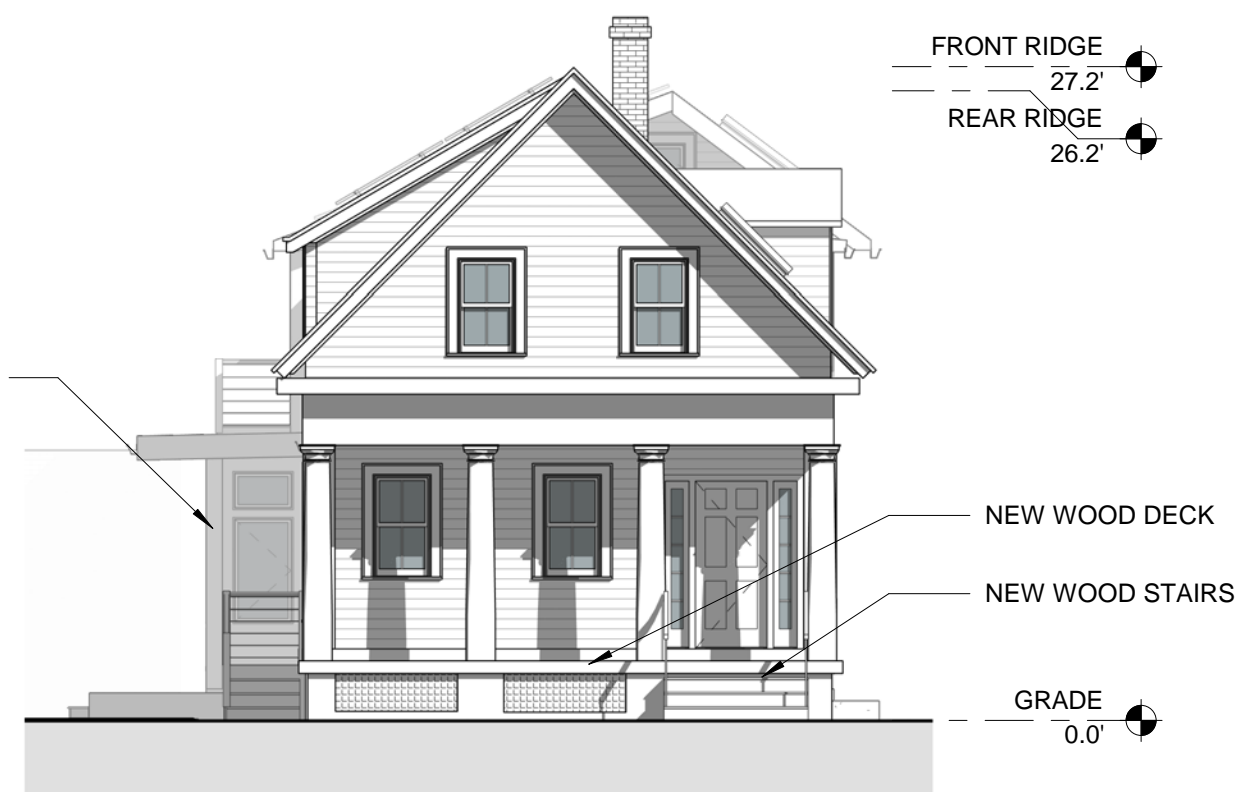
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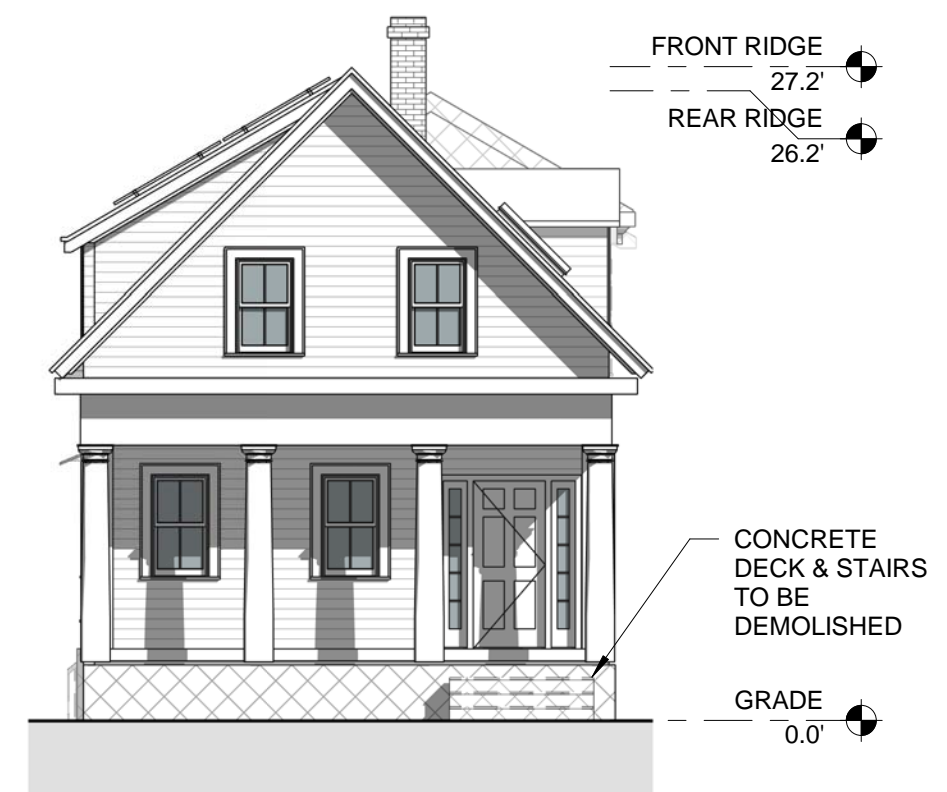
date issued
09-07-16

BZA SET

sheet no.
A-201



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

REAR RIDGE
26.2'

NEW BACK ELL

RENOVATED FRONT HOUSE

FRONT RIDGE
27.2'



2 PROPOSED EAST ELEVATION
1/8" = 1'-0"

REAR RIDGE
26.2'

FRONT RIDGE
27.2'



1 EXISTING EAST ELEVATION
1/8" = 1'-0"

client
R. RUSSELL & R.
CHASE

title
LEFT SIDE ELEVATION

project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

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somerville, ma
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fax: (617) 629.8201

job number
000

scale
1/8" = 1'-0"

date issued
09-07-16

BZA SET

sheet no.
A-202

client
R. RUSSELL & R.
CHASE

title
REAR ELEVATION
project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS



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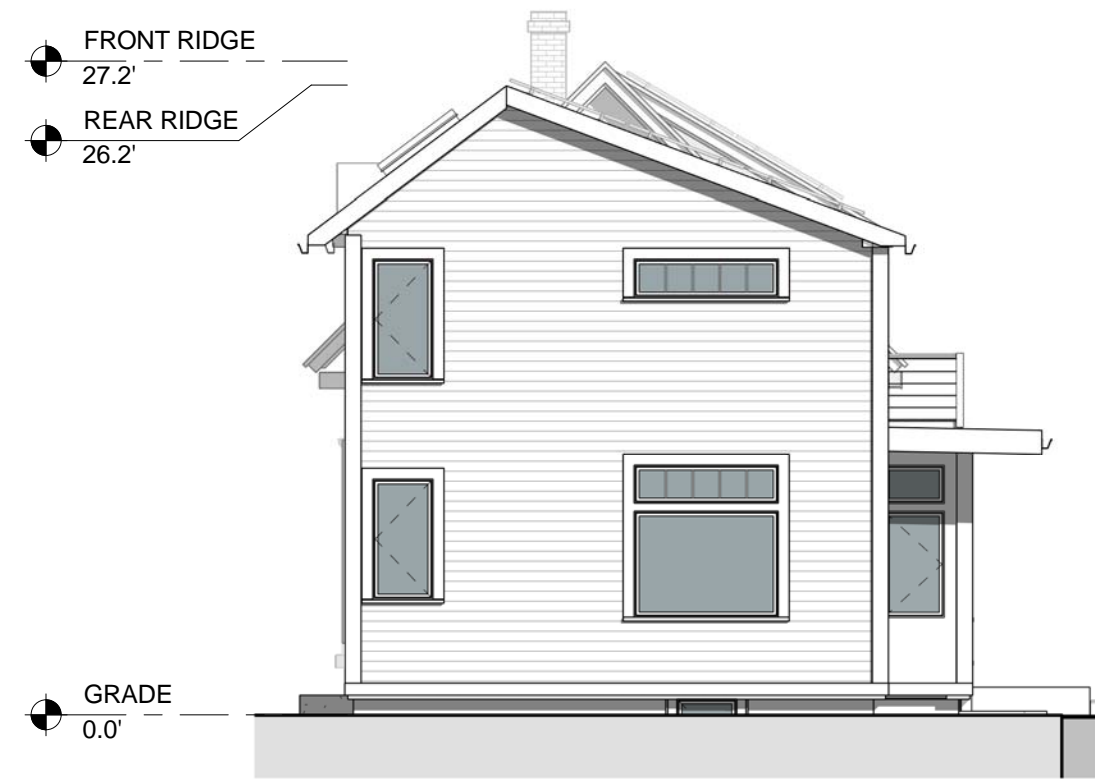
job number
000

scale
1/8" = 1'-0"

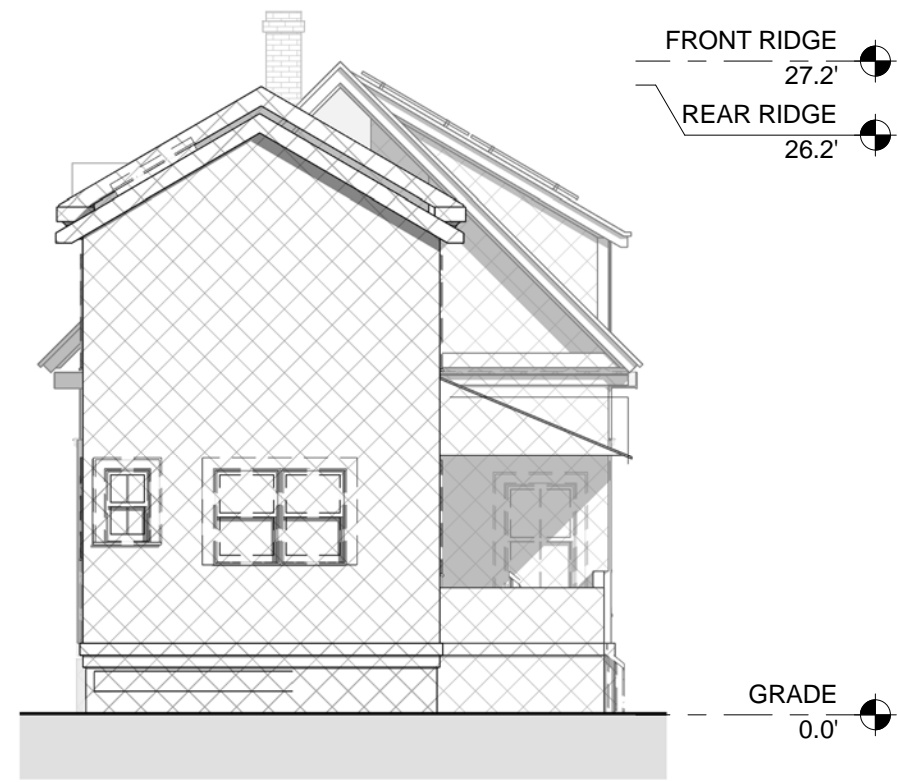
date issued
09-07-16

BZA SET

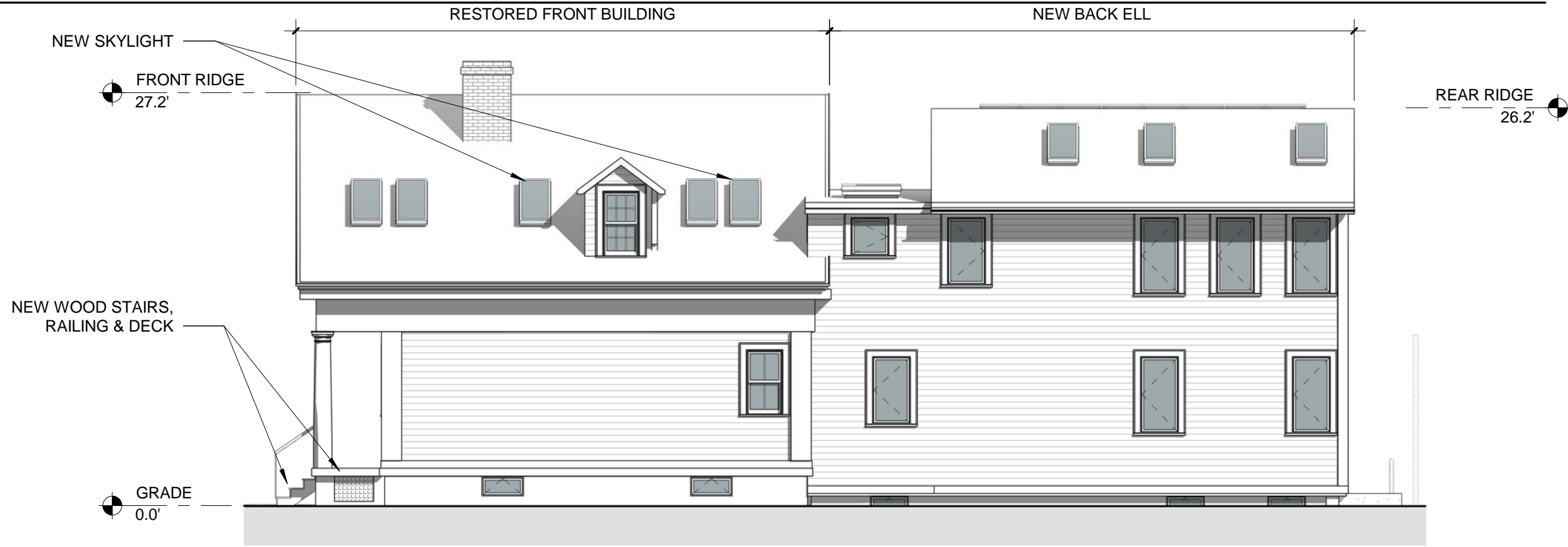
sheet no.
A-203



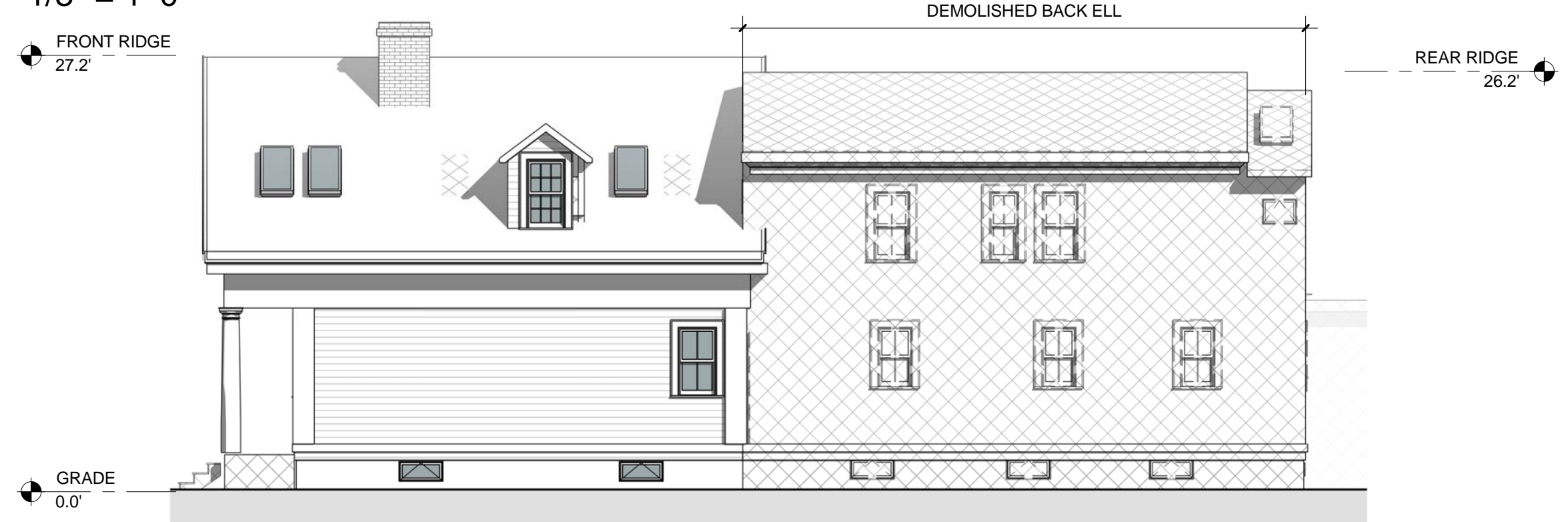
2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
1/8" = 1'-0"



1 EXISTING WEST ELEVATION
1/8" = 1'-0"

client
R. RUSSELL & R. CHASE

title
RIGHT ELEVATIONS
project
40 Cottage St., Cambridge, MA

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma
02143
architects@boyeswatson.com
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fax: (617) 629.8201

job number
000

scale
1/8" = 1'-0"

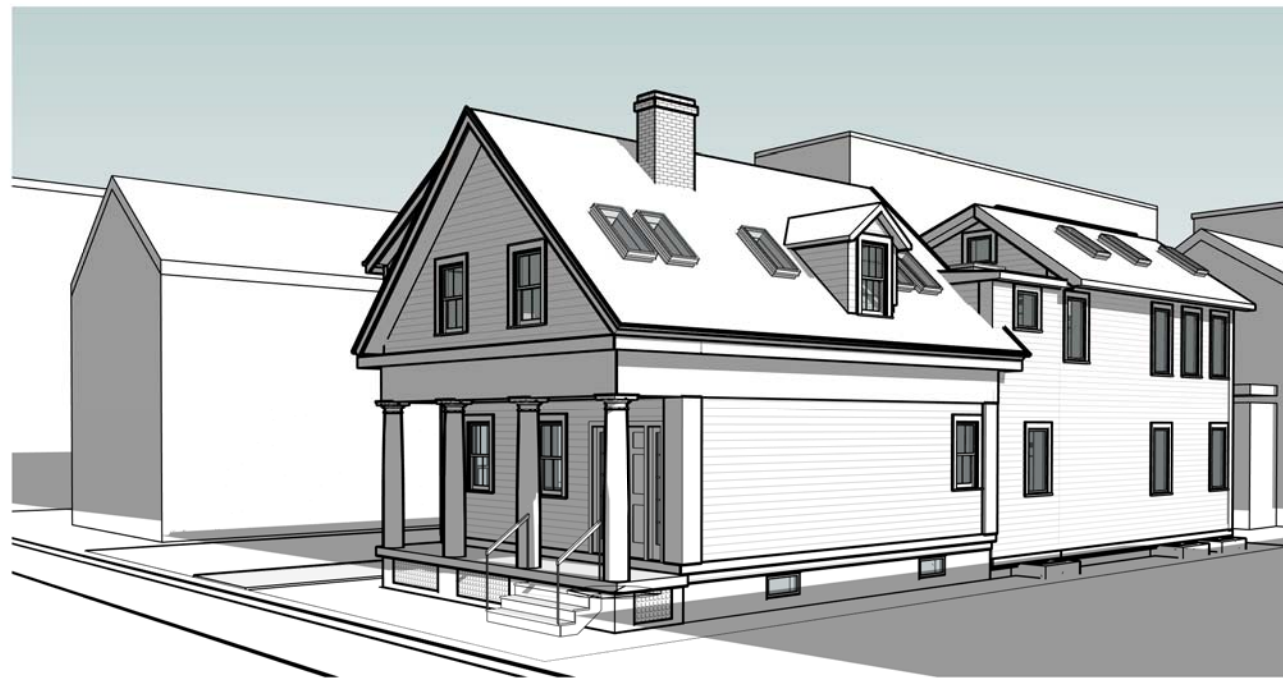
date issued
09-07-16

BZA SET

sheet no.
A-204



1 STREET VIEW 1



2 STREET VIEW 2

client
R. RUSSELL & R.
CHASE

title
3D VIEWS

project
40 Cottage St., Cambridge, MA

BOYES-
WATSON
ARCHITECTS

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somerville, ma
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architects@boyeswatson.com
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job number
000

scale

date issued
09-07-16

BZA SET

sheet no.
A-301

The neighborhood is very conducive to walking and bicycling. It is flat and automobile traffic in the area is light on almost all streets. There are many nearby food stores and other retail and services. There are well marked bicycle paths and some new cycle tracks. 40 Cottage Street is close to many transit amenities.

The [Walkscore](#) rating for 40 Cottage Street is 91 for walking, 99 for cycling, and 71 for Transit.

See the attached map with following nearby mass transit, bicycling, and carsharing alternatives:

Transit:

T: 1200 feet: Central Square Red Line

Multiple nearby MBTA bus stops for lines 47, 64, 70, 70A, 83, 91, CT1

A: private bus running to Longwood Medical Center goes through Central Square 1200 feet away. The EZ-Ride shuttle service has several nearby stops, the closest is 1600 feet away.

Bicycle Facilities:

H: 600 feet: Dana Park Hubway Station

W: 500 feet: Western Avenue bicycle path

R: 250 feet: River Street bicycle lane

P: 700 feet: Pearl Street bicycle lane

Carsharing:

Z: 200-300 feet: several Zipcar locations. There are 4 Zipcars available within 300 feet and 16 within 1000 feet.

EC: 1100 feet: Enterprise Carshare

E: 700 feet: Enterprise Car Rental with 100+ cars

Taxi:

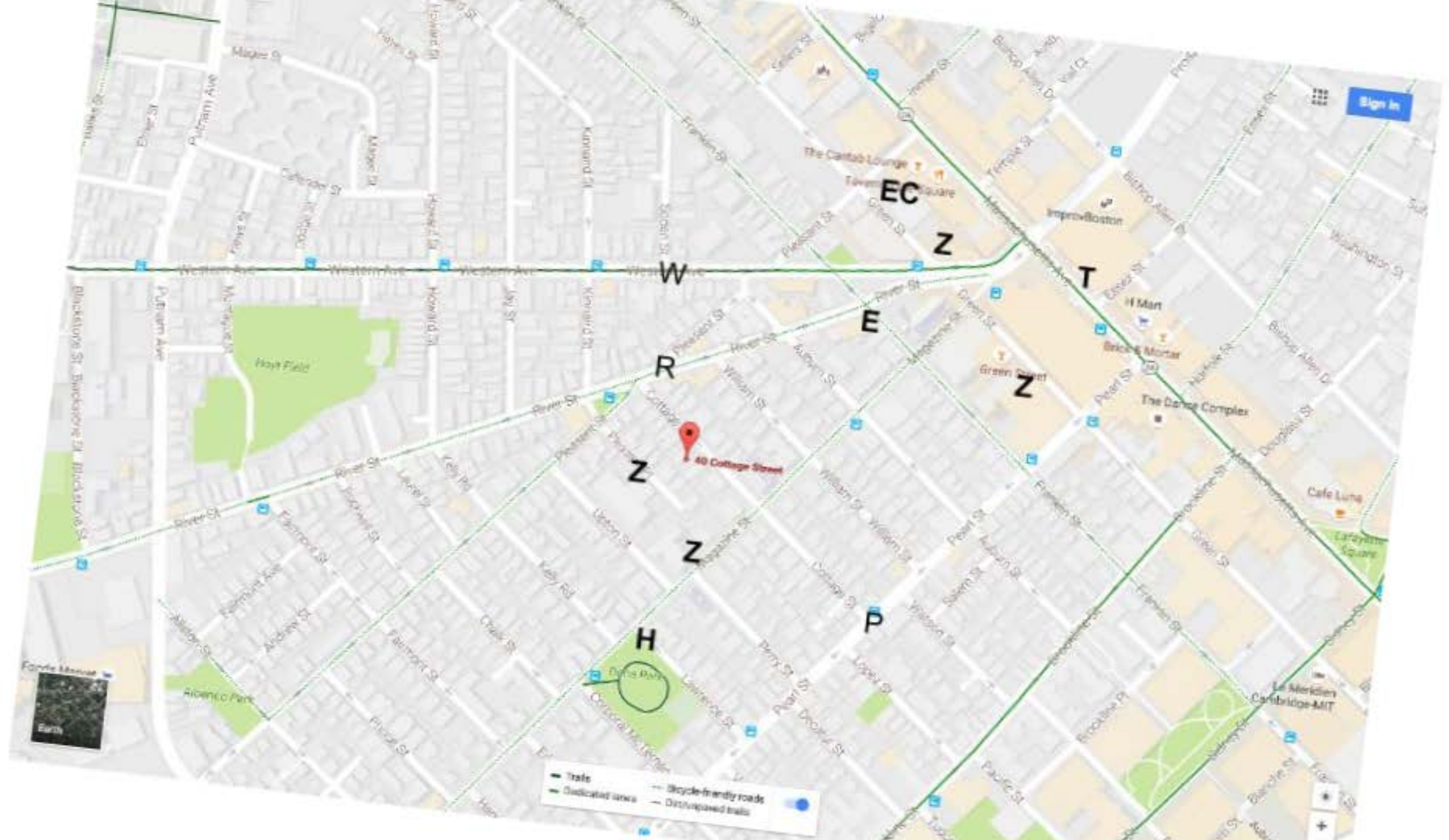
Central Square has a taxi stand and Uber and Lyft are available within a few minutes of requesting a car.

Parking:

On the block of Cottage Street between Magazine and River Streets there are 38 on-street parking spots. In a parking survey taking the week September 7 through September 13, there were the following on-street parking spots available at 9:00 PM each night:

An ad hoc analysis earlier this year, revealed these available empty parking spaces.

April 29 2015 Wednesday. 4:30pm	19
April 29 2015 Wednesday 7:45pm	15
April 30 2015 Thursday,9:45pm	16
May 1 2015 Friday 9:15am	8
May 2 2015 Saturday 7am	9
May 3 2015 Sunday, 8am	14
May 4 2015 Monday, 7:30am	13
May 6 2015 Wednesday 9:30pm	11
May 8 2015 Saturday 8:30am	8



Pacheco, Maria

From: Ed Beucler <edbeucler@hotmail.com>
Sent: Tuesday, September 20, 2016 5:19 PM
To: Pacheco, Maria
Subject: renovations 40 Cottage Street
Attachments: BZA letter Agnes.docx

Dear Maria,
Please find attached letter from Agnes Currie.
I am sending this on her behalf with her permission.
Best regards,
Ed Beucler

Agnes Currie 617-547-1961

To: [Maria mpacheco@cambridgema.gov](mailto:Maria.mpacheco@cambridgema.gov)
Board of Zoning Appeal, City of Cambridge
831 Massachusetts Avenue, Cambridge MA 02139

Date: October 13, 2016
Re: 40 Cottage Street application

Dear Board members,

I have reviewed the plans approved by the Historic Commission for 40 Cottage and support the variances requested to allow them to reconstruct the rear portion of their house. I am also in support of the special permit for reduction in parking that allows the garden to remain as green space.

Thank you.

Agnes Currie

Agnes Currie
39 Cottage Street
Cambridge, MA 02139

Signed electronically with her permission
Ed Beucler

Pacheco, Maria

From: Saul Tannenbaum <saul@tannenbaum.org>
Sent: Sunday, September 18, 2016 11:20 PM
To: Pacheco, Maria
Cc: Robin Chase
Subject: Board of Zoning Appeal: 40 Cottage St.

To the Board of Zoning Appeal:

I write as a neighbor of Robin Chase and Roy Russell in support of the zoning variances they have requested to reconstruct 40 Cottage St. Their goal, to build a netzero home, is the sort of experiment Cambridge should encourage, not impede through zoning. Their reconstructed home will both protect the historic nature of their block and be part of the future Cambridge needs to build to become a more resilient community.

I also support their special permit request to reduce parking. For a dense community such as Cambridge, virtually any use of land is better than reserving it for the storage of cars.

Saul Tannenbaum
16 Cottage St.
Cambridge, MA 02139

Saul Tannenbaum saul@tannenbaum.org [@stannenb](#)

Read CambridgeHappenings.org, a daily Cambridge news summary, curated from fresh, local sources.