



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

BZA APPLICATION FORM

Plan No: BZA-017020-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Toby Seto & Yung Muo Chen - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 426 Putnam Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C Zone


REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to construct headhouse to accomodate for the installation of an elevator.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.3 (Non-conforming Structure).
- Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 
 (Petitioner(s) / Owner)
James J. Rafferty
 (Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139
 Tel. No. : (617) 492-4100
 E-Mail Address : jrafferty@adamsrafferty.com

Date : September 17, 2018

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:

A literal enforcement of hte Ordinance would prevent any additional gross floor area from being added to the existing structure. The Structural alterations needed to locate the elevator entirely within the existing building would represent a significant hardship.

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 layout and organization of the third floor of the existing structure would be significantly compromised if the elevator had to be located within the existing structure.

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

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

The increase in gross floor area is diminimus and will not adversely affect surrounding structures.

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

The elevator headhouse is less than 100 sf and thus has a very limited impact on the Floor Area Ratio. Moreover, no height relief is needed.

*** 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

DIMENSIONAL INFORMATION

APPLICANT: Nirvana **PRESENT USE/OCCUPANCY:** two family
LOCATION: 426 Putnam Ave Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** two family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3087.6	3118.6	2910	(max.)
<u>LOT AREA:</u>	4850	no change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.636	0.643	0.6	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2425	no change	1800	(min.)
<u>SIZE OF LOT:</u>	WIDTH	48.5	50	(min.)
	DEPTH	n/a	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	7.3	10	(min.)
	REAR	29.1	20.3	(min.)
	LEFT SIDE	4.0	no change	(min.)
	RIGHT SIDE	21.6	no change	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32.2	35	(max.)
	LENGTH	n/a	n/a	
	WIDTH	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	29	23.7	18	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	no change	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(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.

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'.



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 617 349-6100

2018 SEP 17 PM 3: 20

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017020-2018

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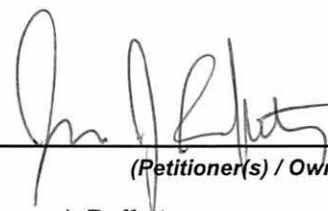
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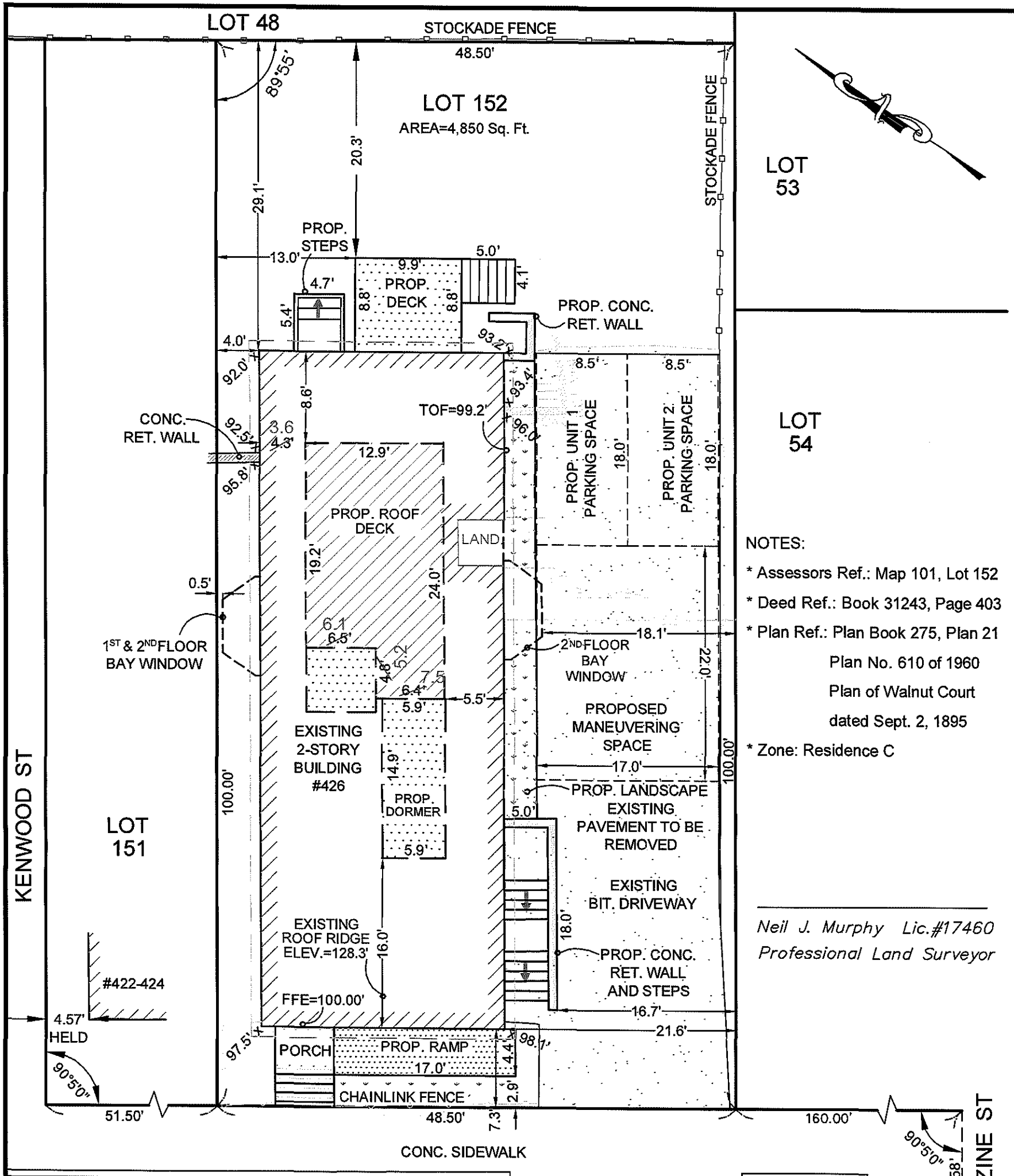
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Date : September 17, 2018



NOTES:
 * Assessors Ref.: Map 101, Lot 152
 * Deed Ref.: Book 31243, Page 403
 * Plan Ref.: Plan Book 275, Plan 21
 Plan No. 610 of 1960
 Plan of Walnut Court
 dated Sept. 2, 1895
 * Zone: Residence C

Neil J. Murphy Lic.#17460
 Professional Land Surveyor

- * Mean grade adjoining existing building = 96.1'
- * Existing Building Height = 32.2'
- * Proposed Building Height = 32.2'
- * Existing Private Open Space Area = 1,911 S.F.
- * Existing Private Open Space Ratio = 39.4%
- * Proposed Private Open Space Area = 2,041 S.F.
- * Proposed Private Open Space Ratio = 42%
- * Proposed Private Open Space Area Including Roof Deck = 2,328 S.F.
- * Proposed Private Open Space Ratio Including Roof Deck = 48 %
- * Distances shown were measured to the building clapboard.
- * Elevations are based on an assumed datum.

GRAPHIC SCALE



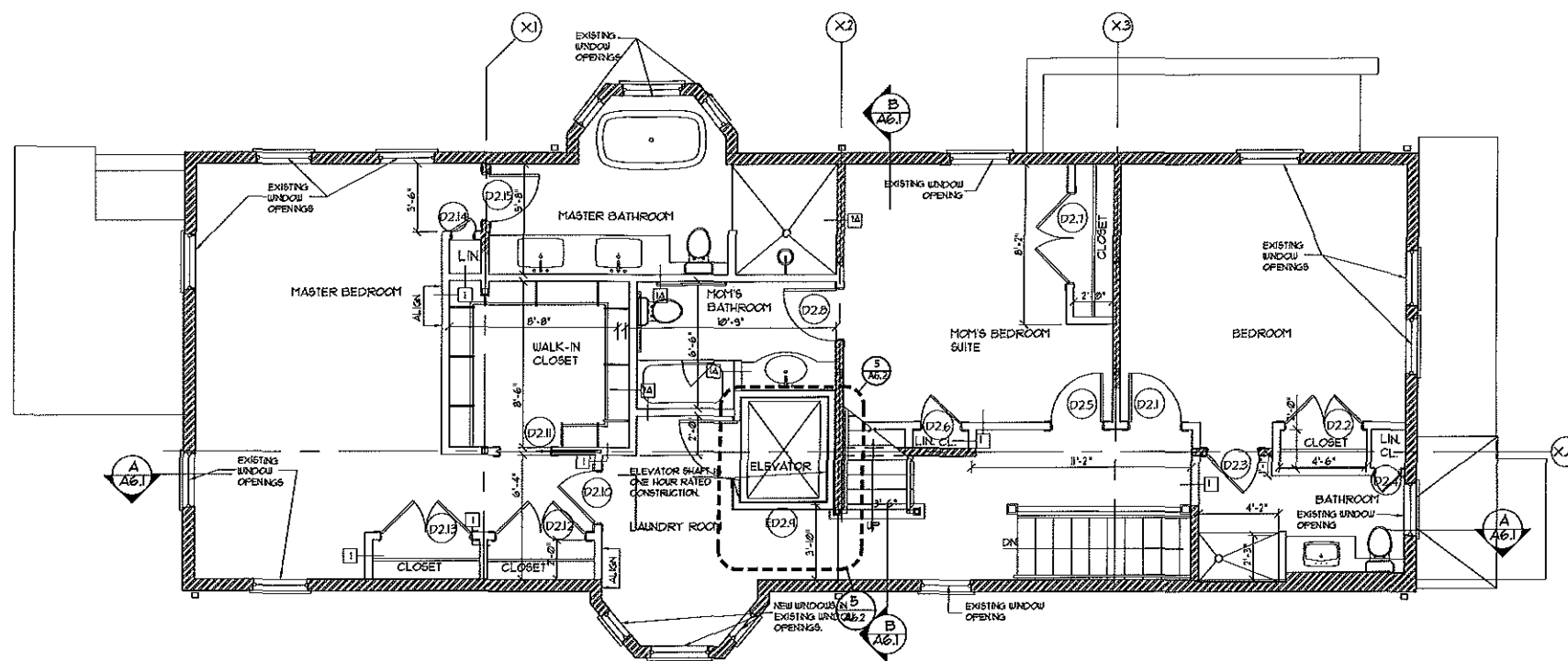
(IN FEET)
 1 inch = 10 ft.

Proposed Plot Plan
 426 Putnam Avenue
 Cambridge, MA 02139

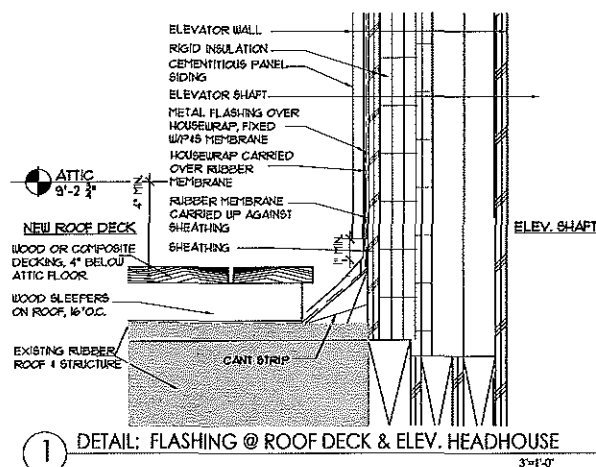


10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com

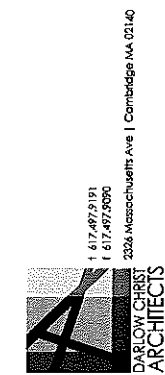
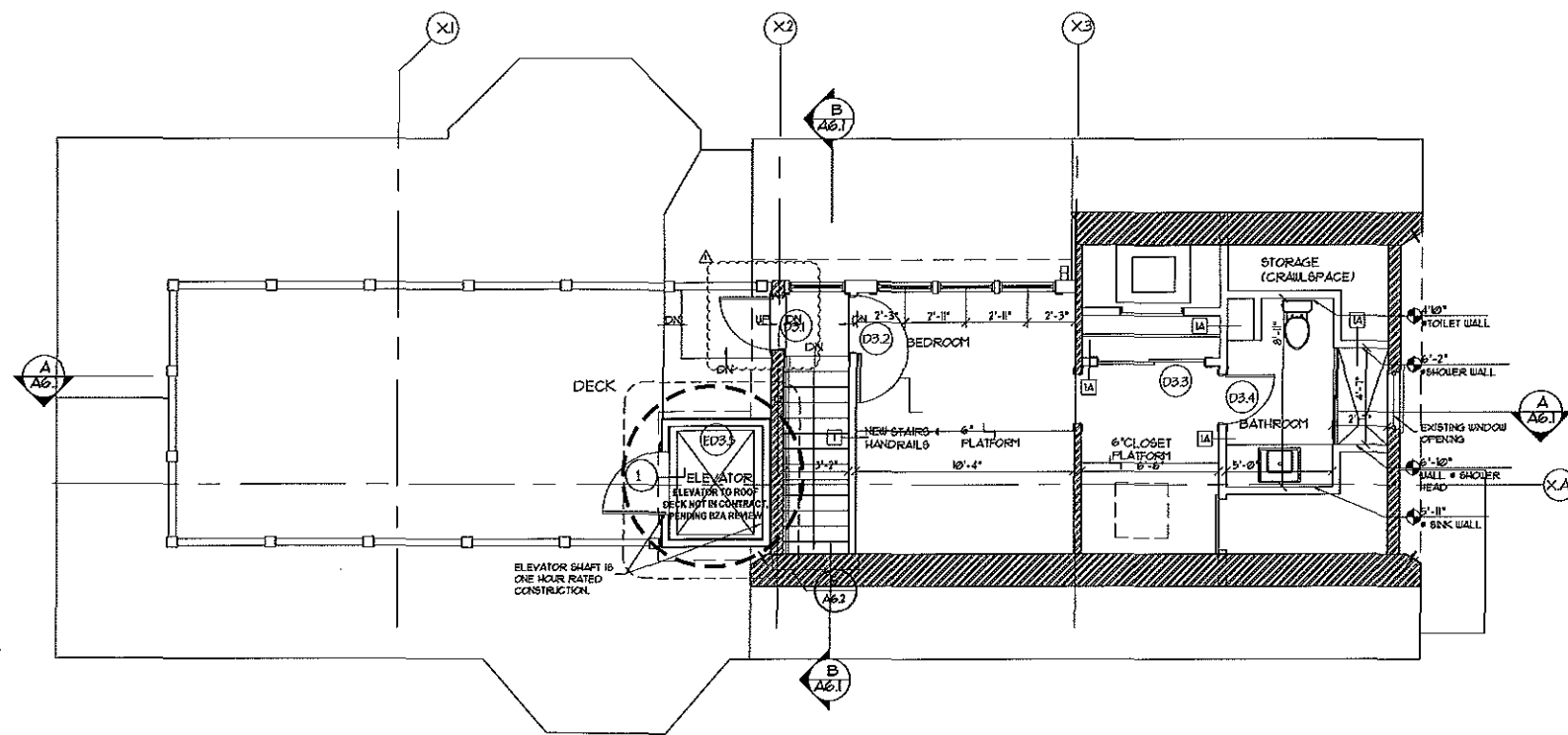
Date: June 6, 2018



3 PLAN: SECOND FLOOR



4 PLAN: ATTIC LEVEL



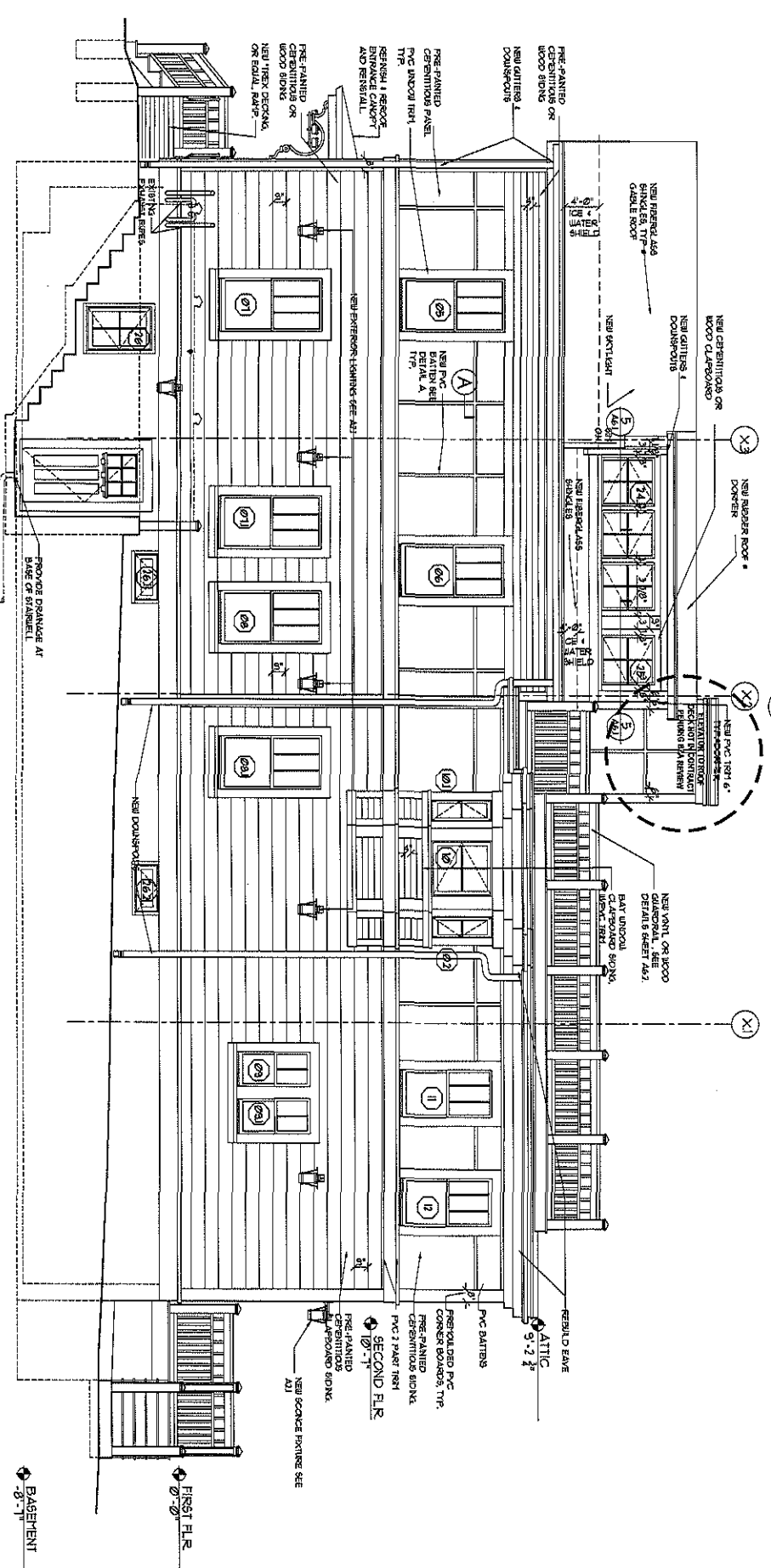
08 SEP 2017
 02 NOV 2017
 18 APR 2018
 13 JUL 2018
 20 AUG 2018
 Date

1/4" = 1'-0"
 1708
 Jc
 Date

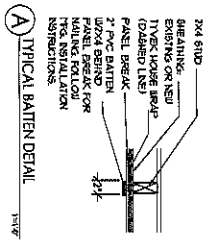
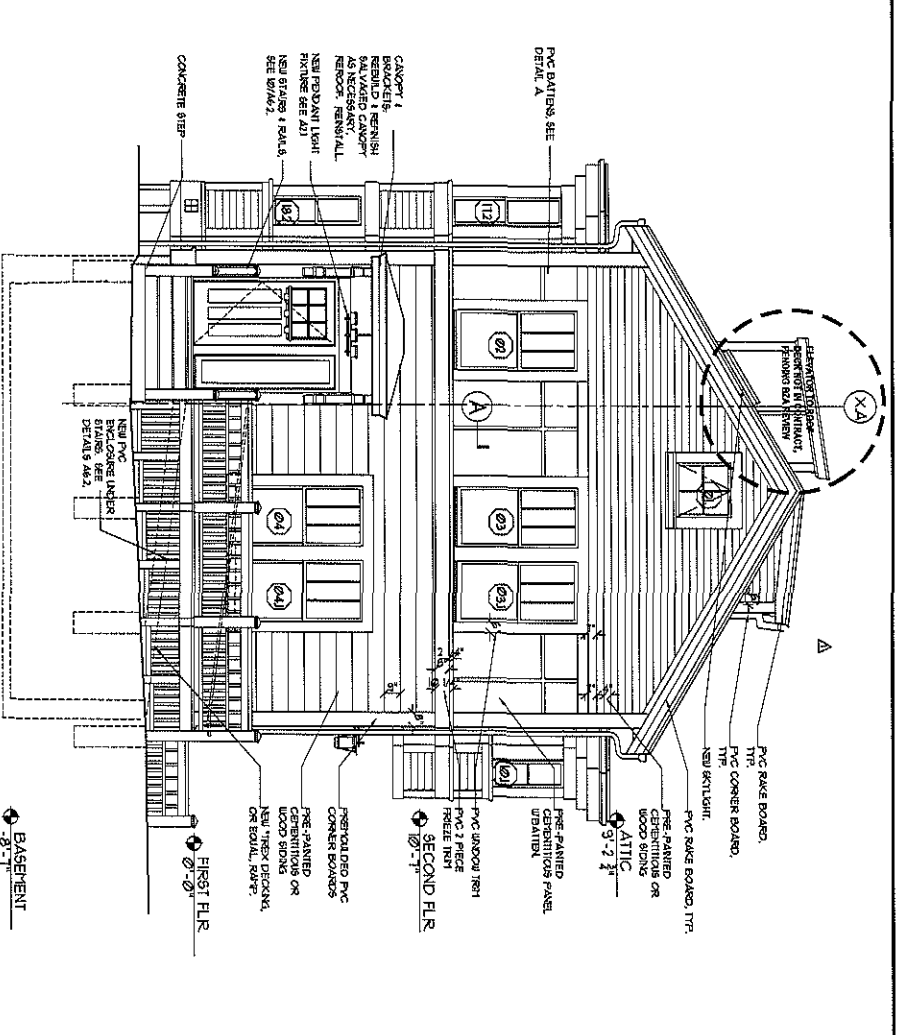
A-1.2 Putnam Ave., Cambridge, MA
 CONSTRUCTION SECOND FLOOR & ATTIC PLAN & FLASHING DETAIL

230A Massachusetts Ave | Cambridge MA 02140
 617.497.8101
 617.497.8090

2 ELEVATION: RIGHT



1 ELEVATION: FRONT



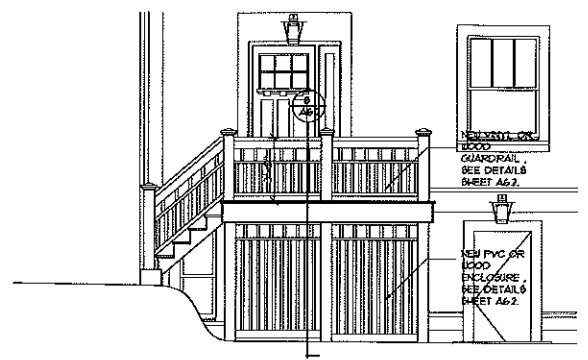
1/4" = 1'-0"
 3/16"
 1703
 3/16"
 1c
 08 SEP 2017
 02 NOV 2017
 18 APR 2018
 17 MAY 2018
 31 MAY 2018
 19 JUL 2018
 20 AUG 2018



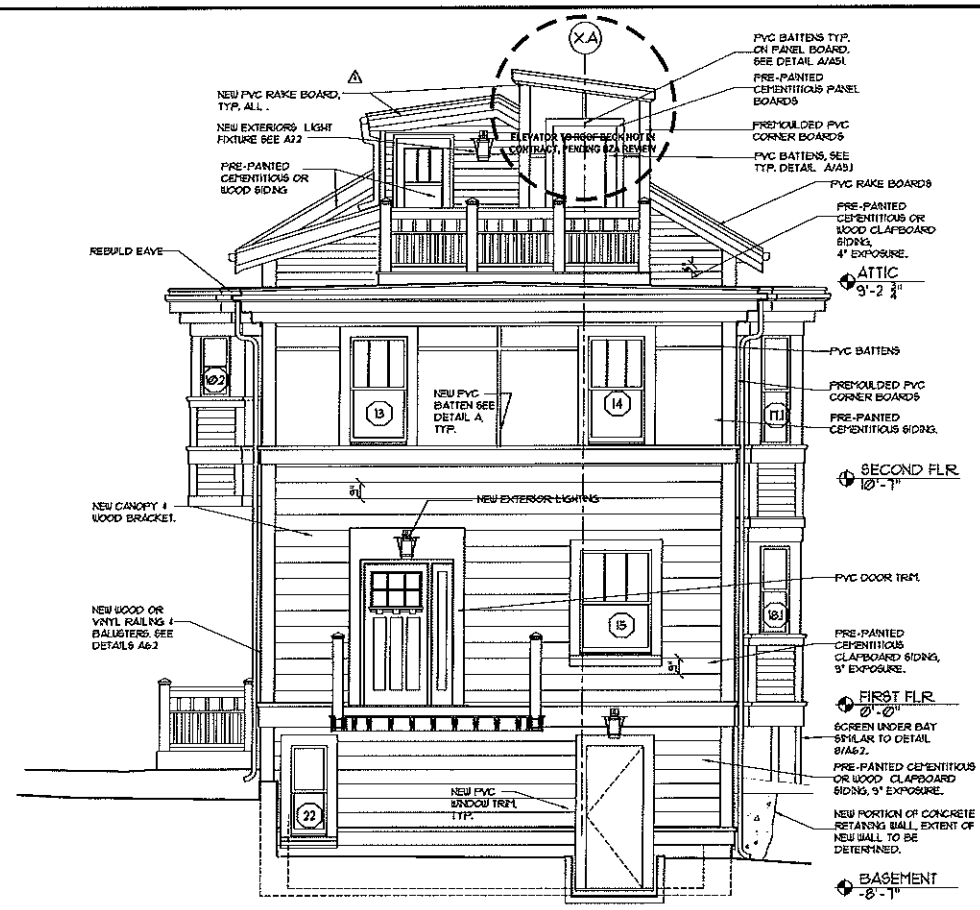
1 617.497.9191
 1 617.497.9090
 2326 Massachusetts Ave | Cambridge MA 02140

A-5.1 426 Putnam Ave, Cambridge, MA

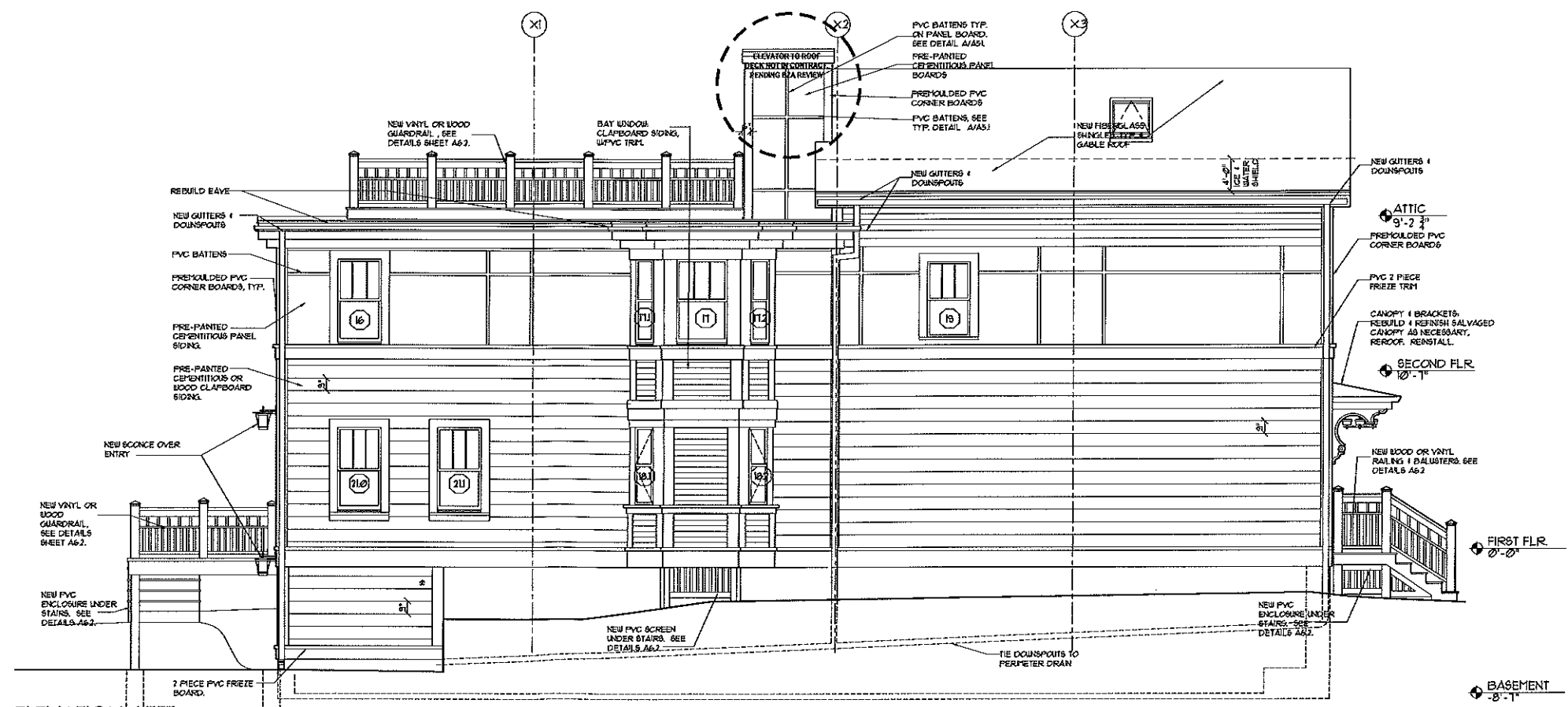
EXTERIOR FRONT & RIGHT ELEVATIONS



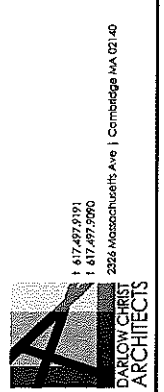
3.1 ELEVATION: REAR DECK



3 ELEVATION: REAR W/O DECK



4 ELEVATION: LEFT



1/4" = 1'-0"
08 SEP 2017
02 NOV 2017
18 APR 2018
17 MAY 2018
31 MAY 2018
19 JUL 2018
20 AUG 2018
TDS
JC
JC

A-5.2 426 Putnam Ave, Cambridge, MA
PROJECT
EXTERIOR REAR & LEFT ELEVATIONS





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 426 Putnam Avenue

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.
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 September 27, 2018

Received by Uploaded to Energov Date September 27, 2018
Relationship to project BZA 17020-2018

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.

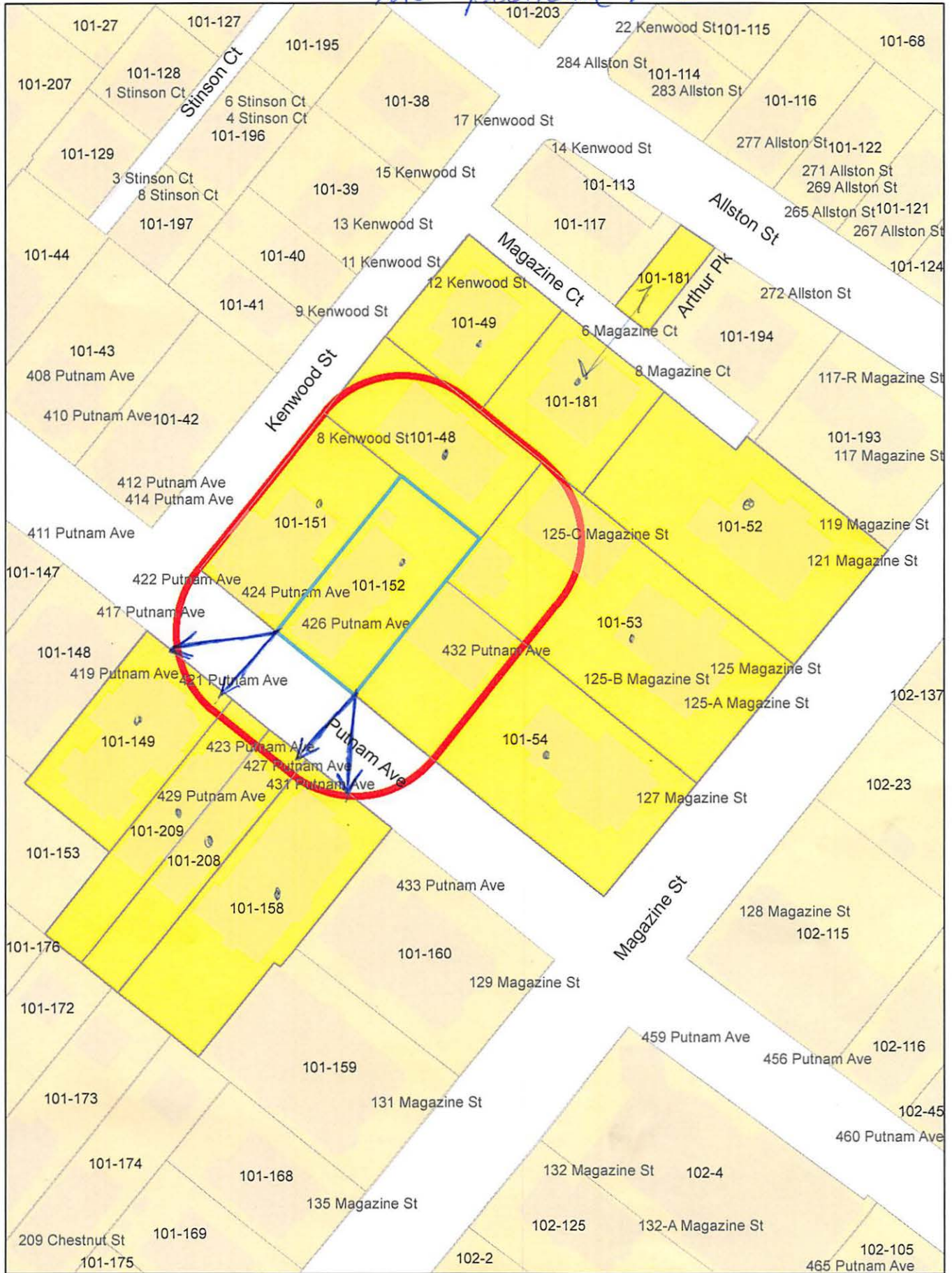
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

426 Putnam Ave



426 Putnam Ave

Petitioner

101-48
YAO, JEFF FENG & JANE CUI
16 ROCKPOINT RD
SOUTHBOROUGH, MA 01772

101-49
STERN, RANDALL A. & ROSEANNE STERN
12 KENWOOD ST
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

101-53
KING, GREGORY D. & DEBRA L. AMERY
125 MAGAZINE ST. UNIT#3
CAMBRIDGE, MA 02139

101-53
CHAPIN, A. LYMAN & SUZANNE H. CHAPIN
125 MAGAZINE ST., #A
CAMBRIDGE, MA 02139

101-53
MACDONALD, GUY
125 MAGAZINE ST
CAMBRIDGE, MA 02139

101-54
SHETTERLY, JOHN A
127 MAGAZINE ST.
CAMBRIDGE, MA 02139

101-149
ANNECCHIARICO, DAVID &
ANN M. ANNECCHIARICO, TRUSTEES
49 PHILLIPS CIRCLE
WALTHAM, MA 02154

101-151
BAO, PHAN DUC & LE THI THAN
422-424 PUTNAM AVE.
CAMBRIDGE, MA 02139

101-152
SETO, TOBY & YUNG MUO CHEN
27 GOODMAN HILL RD
SUDBURY, MA 01776

101-181
MANALIS, MELVYN & MARILYN MANALIS
TRUSTEE OF THE MANALIS FAMILY TR.
6 MAGAZINE CT. UNIT#6
CAMBRIDGE, MA 02139

101-181
MANALIS, SCOTT R. & ANGEL T. TSAI
8 MAGAZINE CT
CAMBRIDGE, MA 02139

101-208
VANBEUZekom, EDRIK & AGNES ALBEROLA
427 PUTNAM AVE
CAMBRIDGE, MA 02139

101-208
YOST, RICHARD & SUSAN YOST
427-429 PUTNAM AVE., #429
CAMBRIDGE, MA 02139

101-209
FISHER, THOMAS A.
425 PUTNAM AVE
CAMBRIDGE, MA 02139

101-158
KARIMI, RAFIQ, SR. SHAMS KARIMI
431 PUTNAM AVE., #1
CAMBRIDGE, MA 02139

101-158
KATZ, BORIS & NATALYA KATZ
431 PUTNAM AVENUE, UNIT # 3
CAMBRIDGE, MA 02139

101-158
SCHLOSSBERG, SUSAN & HARVEY, MARTHA M.
TRUSTEE OF RESOURCE REALTY TRUST
431 PUTNAM AVE. UNIT 2
CAMBRIDGE, MA 02139

101-52
TUCKER, EMILY & EMILY D. HOWE
119-121 MAGAZINE ST.
CAMBRIDGE, MA 02139