



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

2020 JAN 34 AM 11:53

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017249-2020

GENERAL INFORMATION

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

Special Permit: ✓ Variance: ✓ Appeal: \_\_\_\_\_

PETITIONER: Douglas Okun - C/O Douglas Okun

PETITIONER'S ADDRESS: 156 Mount Auburn Cambridge, MA 02138

LOCATION OF PROPERTY: 42 Maple Ave Cambridge, MA

TYPE OF OCCUPANCY: 4.31.g ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL:

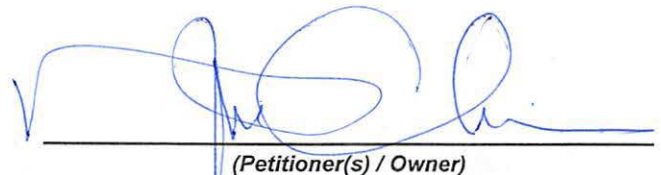
We are requesting to put in larger windows on the side of house and a sliding door to landing with steps down to yard area on the back of the house.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

Original Signature(s):

  
(Petitioner(s) / Owner)

DOUGLAS OKUN  
(Print Name)

Address:

156 MT AUBURN ST  
CAMBRIDGE MA.

Tel. No.:

617-312-8206

E-Mail Address:

doug@doassoc.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 Stephen Wolfberg  
(OWNER)

Address: 1010 Memorial Drive #17A, Cambridge, MA 02138

State that I/We own the property located at 42 Maple Ave,  
which is the subject of this zoning application. Cambridge, MA

The record title of this property is in the name of Jupiter X LLC

\*Pursuant to a deed of duly recorded in the date 3/11/19, Middlesex South  
County Registry of Deeds at Book 72313, Page 353; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

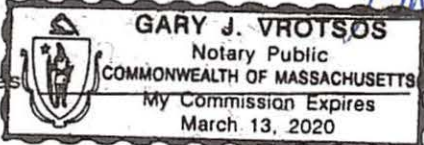
Book \_\_\_\_\_ Page \_\_\_\_\_

Stephen Wolfberg  
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 Stephen Wolfberg personally appeared before me,  
this 30 of JANUARY, 2020, and made oath that the above statement is true.

Gary J. Vrotsos Notary  
My commission expires \_\_\_\_\_  
 (Notary Seal).

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

**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A 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:

It limits access from the house to the yard. The new windows would allow for substantially more light.

- 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:

Limiting access to the open space.

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

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

Larger windows and access to the yard will not cause and detriment to the public.

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

New windows and stairs to the yard will not cause any derogation.

**\* 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 42 Maple Ave Cambridge, MA (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:  
New windows will not be a detriment to neighbors or the public.
- 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:  
There are no traffic issues with installing new windows.
- 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:  
New windows will not impact the operation or development of adjacent uses.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:  
No nuisance or hazard would occur from installing new windows.
- 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 installation of new windows will not impair the integrity of the district.

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

APPLICANT: douglas okun &amp; associates

PRESENT USE/OCCUPANCY: three family  
residential

LOCATION: 42 Maple Ave Cambridge, MA

ZONE: Residence C-1 Zone

PHONE: \_\_\_\_\_

REQUESTED USE/OCCUPANCY: three family residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		4632	no change	n/a	(max.)
<u>LOT AREA:</u>		3120	no change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		n/a	no change	n/a	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		n/a	no change	n/a	(min.)
<u>SIZE OF LOT:</u>	WIDTH	39	39	39	(min.)
	DEPTH	80	80	80	
<u>SETBACKS IN FEET:</u>	FRONT	7.9	no change	10	(min.)
	REAR	9.5	no change	20	(min.)
	LEFT SIDE	3.3	no change	7.5	(min.)
	RIGHT SIDE	7.4	no change	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32.2	no change	35	(max.)
	LENGTH	62.5	no change	n/a	
	WIDTH	28.4	no change	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.34	no change	n/a	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	no change	no change	(max.)
<u>NO. OF PARKING SPACES:</u>		0	no change	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(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.

No other buildings on lot- existing is wood frame

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



# A PROPOSAL FOR 42 MAPLE AVENUE

42 MAPLE AVENUE, CAMBRIDGE, MA 02139

DATE: 01-30-2020

## OWNER:

**Stephen Wolfberg**

1010 Memorial Drive, #17A,  
Cambridge, Ma 02138

[swolfberg@mindspring.com](mailto:swolfberg@mindspring.com)

**Grace Peterson/ Realtor**

C/O Grace Peterson, CBRB,  
1730 Mass Ave, Cambridge, Ma 02138  
617-694-3831

[grace.peterson@nemooves.com](mailto:grace.peterson@nemooves.com)

## ARCHITECT:

**Douglas Okun, AIA**

Douglas Okun & Associates

156 Mount Auburn Street

Cambridge, MA 02138

617-491-4600

[doug@doassoc.com](mailto:doug@doassoc.com)

## SURVEYOR:

**Thomas Bernardi P.L.S**

Massachusetts Survey Consultants

14 Sumner Street

Gloucester, MA 01930

617-899-0703

[mass.survey@gmail.com](mailto:mass.survey@gmail.com)

## DRAWING LIST

T1 - TITLE SHEET

E0 - EXISTING SITE PHOTOS

S0 - SURVEY OF EXISTING CONDITIONS

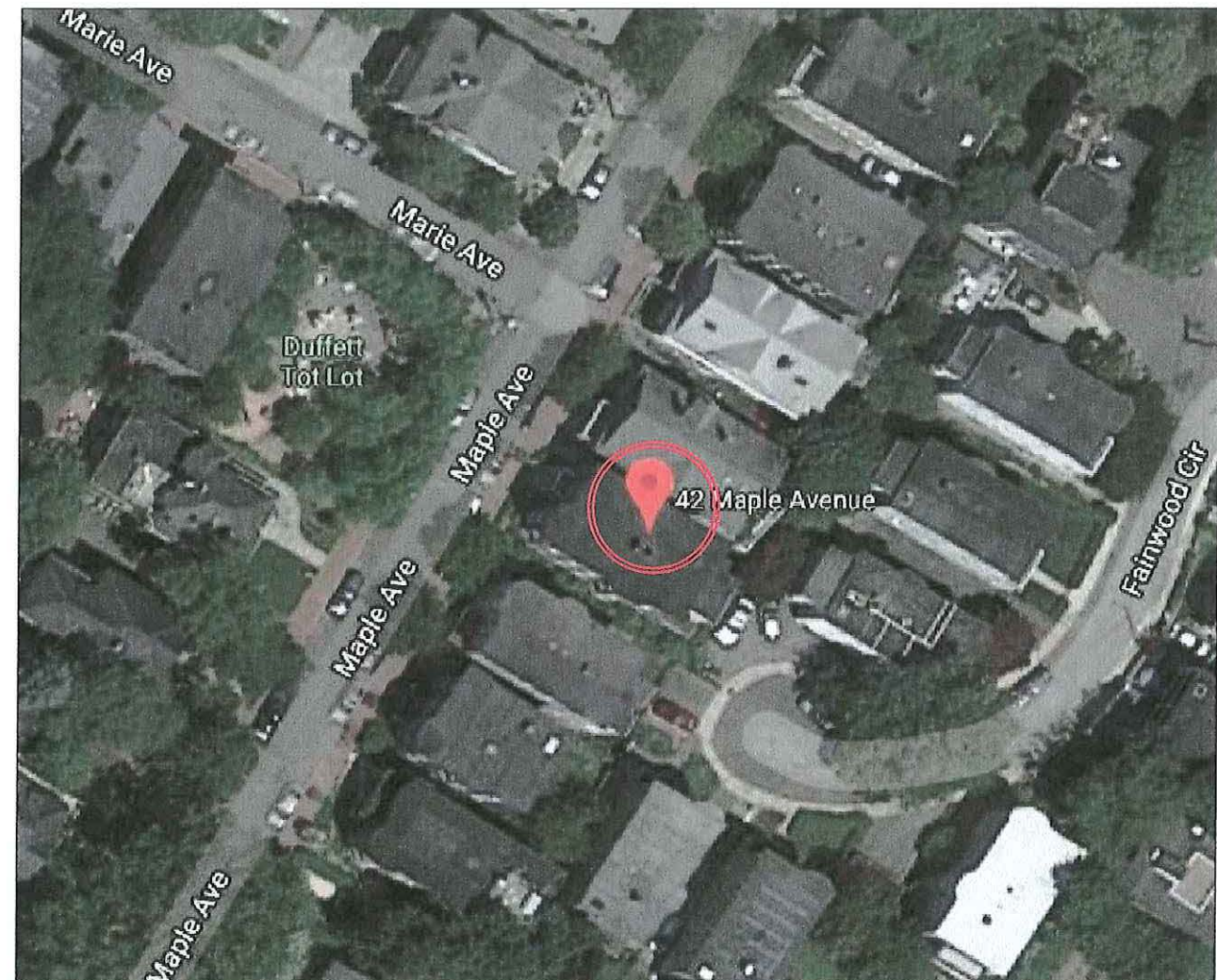
E1 - EXISTING FIRST FLOOR PLAN

E2 - EXISTING SIDE AND BACK ELEVATIONS

S1 - SURVEY OF PROPOSED CONDITIONS

A1 - PROPOSED FIRST FLOOR PLAN

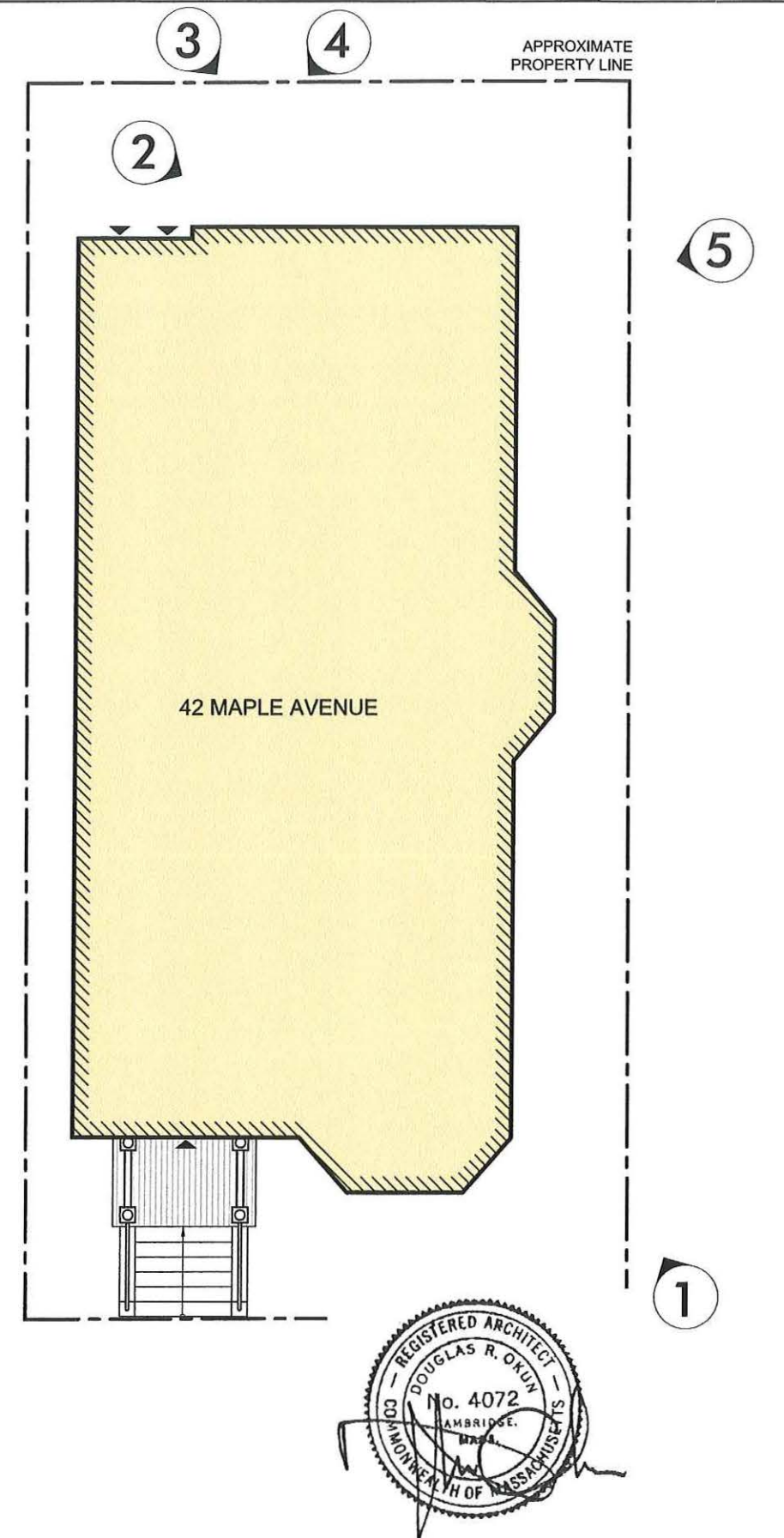
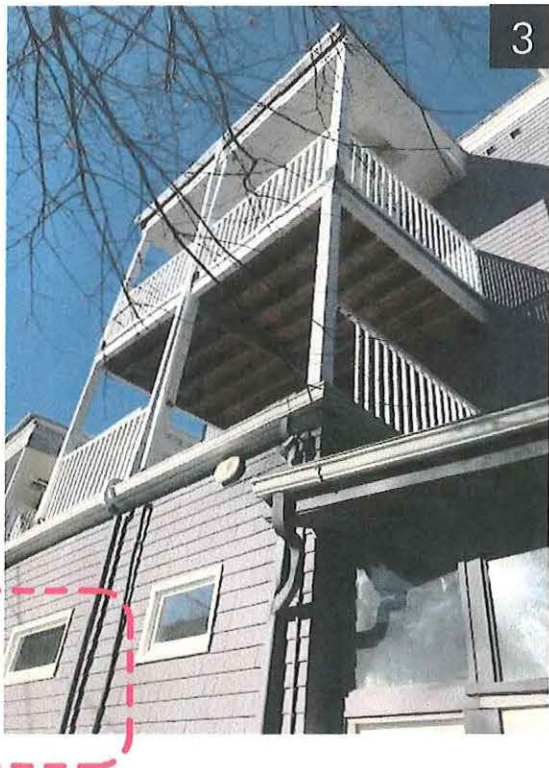
A2- PROPOSED SIDE AND BACK ELEVATIONS



**DOUGLAS OKUN & ASSOCIATES**

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 491-4600 / [doug@doassoc.com](mailto:doug@doassoc.com) / [www.dougokun.com](http://www.dougokun.com)





**A PROPOSAL FOR 42 MAPLE AVE. CONDOMINIUM**  
42 MAPLE AVENUE, CAMBRIDGE, MA 02139

**DOUGLAS OKUN & ASSOCIATES**

DATE: 01-30-2020  
SCALE: -

**E0- EXISITNG SITE PHOTOS**

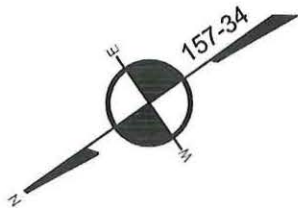
156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 491-4600 / doug@doassoc.com / www.dougokun.com



42 MAPLE AVENUE  
CONDOMINIUM SITE PLAN

LOCATED AT  
42 MAPLE AVENUE  
CAMBRIDGE, MA

PREPARED FOR:  
EDAWRD J. BARTLETT, JR.



RESERVED FOR REGISTRY USE

REFERENCES

DEED: BOOK 72313, PAGE 358  
PLAN: PLAN BOOK 157, PLAN 34  
EUA = EXCLUSIVE USE AREA

NOTES:

THIS PLAN WAS MADE FROM AN  
INSTRUMENT SURVEY ON THE GROUND  
IN JANUARY OF 2020.

THIS PLAN FULLY AND ACCURATELY  
DEPICTS THE LOCATIONS AND DIMENSIONS OF THE  
BUILDINGS AS BUILT AND FULLY LISTS THE UNITS  
CONTAINED THEREIN, AND FURTHER FULLY AND  
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USE COMMON AREAS AND FACILITIES OF THE  
CONDOMINIUM OUTSIDE OF ANY BUILDING.

THIS PLAN WAS PREPARED IN  
CONFORMITY WITH THE RULES AND REGULATIONS  
OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH  
OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE:

CAMBRIDGE STREET

48 MAPLE AVE.  
N/F  
PRITSKER

18 FAINWOOD CIR.  
N/F  
FRAZIER

PATIO/REAR YARD  
EUA U:1  
W/ACCESS/EGRESS  
FOR U:2

27 FAINWOOD CIR.  
N/F  
FAINWOOD CIRCLE LLC

40 MAPLE AVE.  
N/F  
MCCALLUM

3 STORY  
NO. 42

PORCH  
COMMON

YARD  
COMMON  
AREA

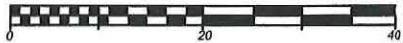
117.51' TO  
GRAN. POST FOUND

MAPLE (PUBLIC 40' WIDE) AVENUE

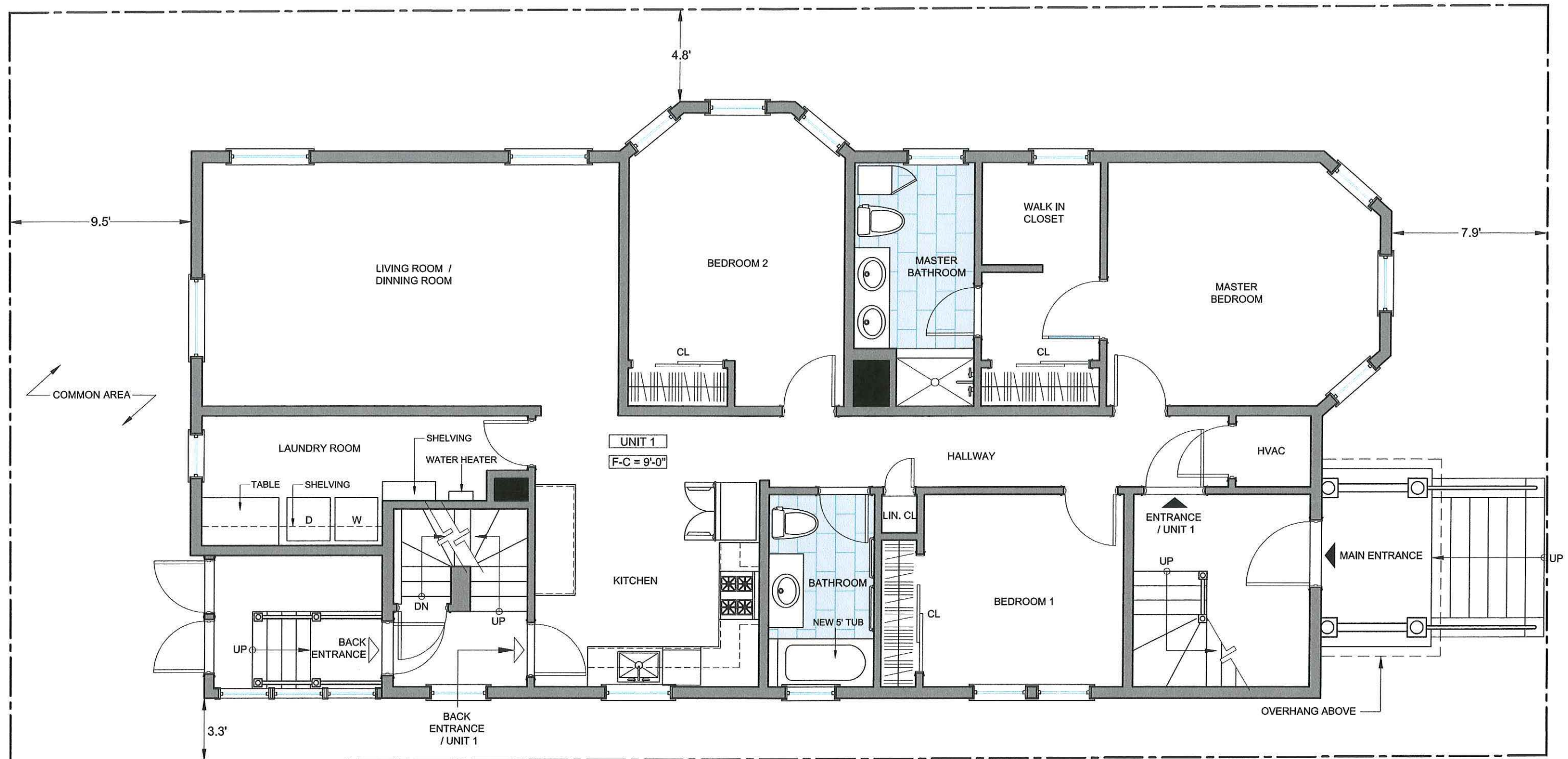
MASSACHUSETTS  
SURVEY  
CONSULTANTS

14 SUMNER STREET  
GLOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM

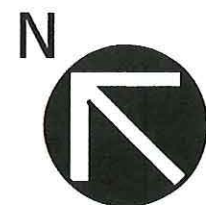
SCALE: 1 INCH = 20 FEET







APPROXIMATE  
PROPERTY LINE



**A PROPOSAL FOR 42 MAPLE AVE. CONDOMINIUM**  
42 MAPLE AVENUE, CAMBRIDGE, MA 02139

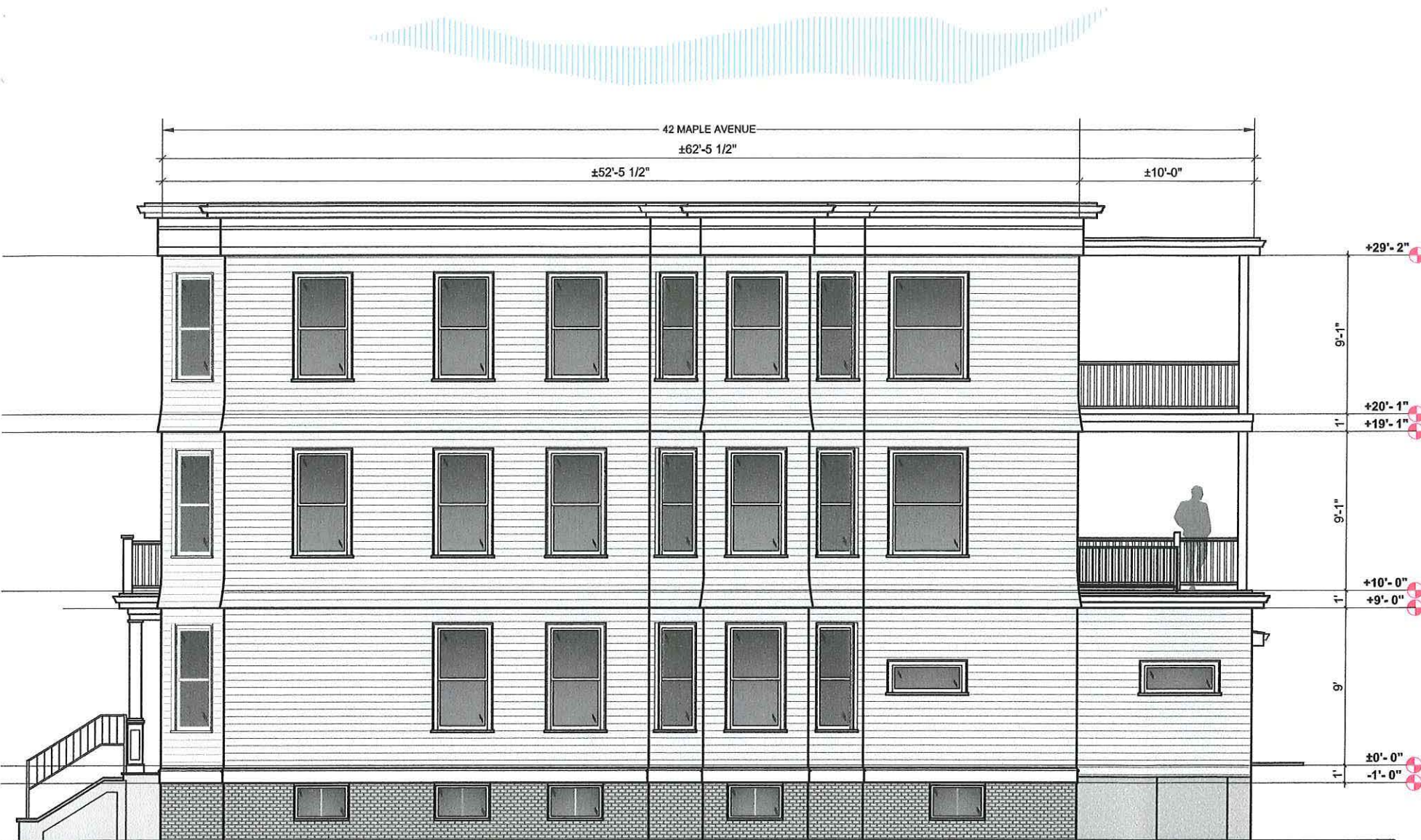
**DOUGLAS OKUN & ASSOCIATES**

DATE: 01-30-2020  
SCALE: 3/16"=1'-0"

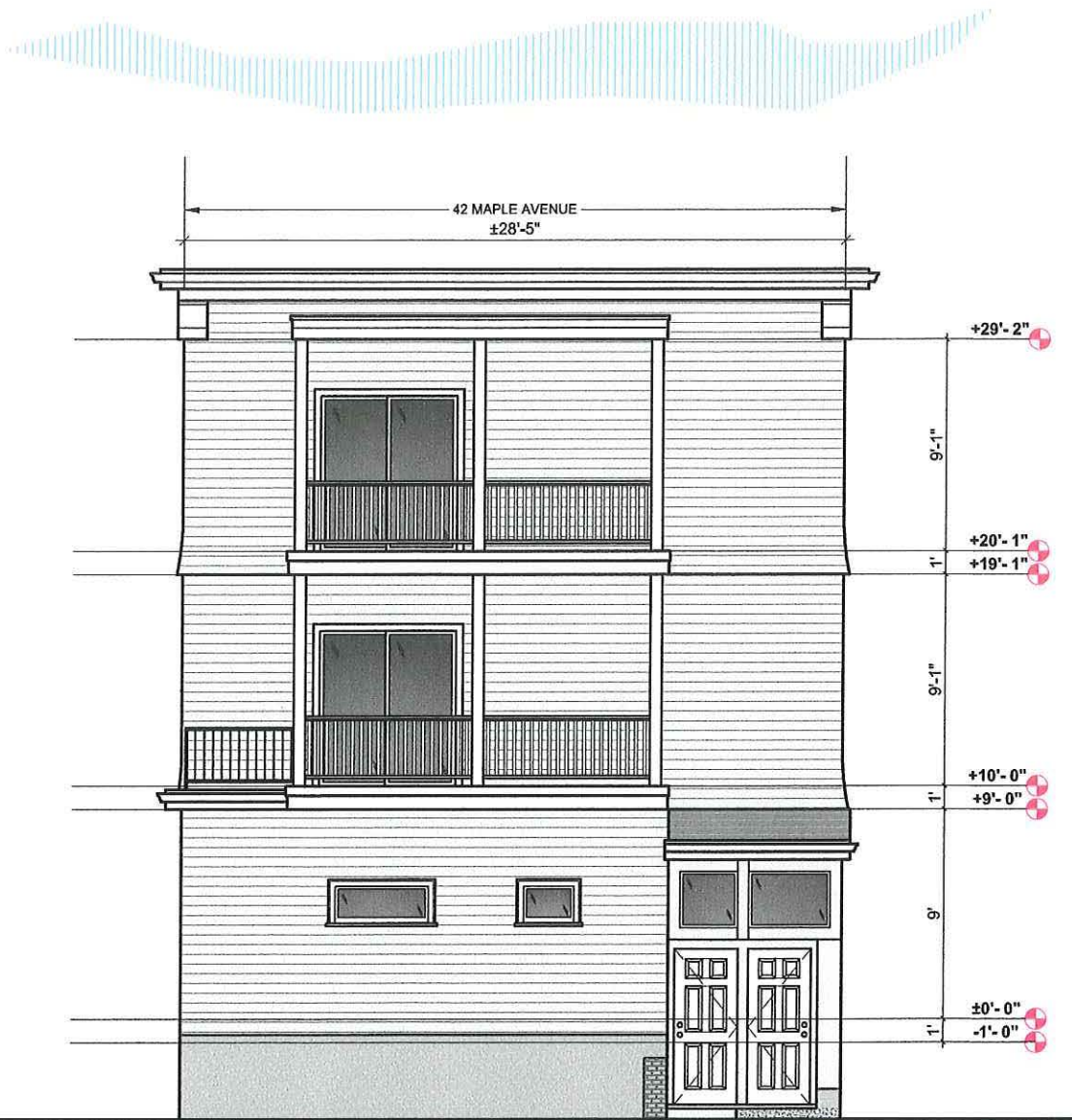
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156 Mount Auburn Street, Cambridge, MA 02138 /  
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EXISTING SIDE ELEVATION



EXISTING BACK ELEVATION



A PROPOSAL FOR 42 MAPLE AVE. CONDOMINIUM  
42 MAPLE AVENUE, CAMBRIDGE, MA 02139

DOUGLAS OKUN & ASSOCIATES

DATE: 01-30-2020  
SCALE: 1/8"=1'-0"

# E2- EXISTING SIDE AND BACK ELEVATION

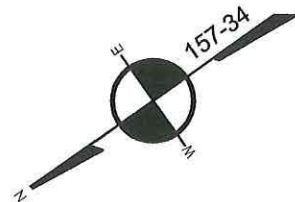
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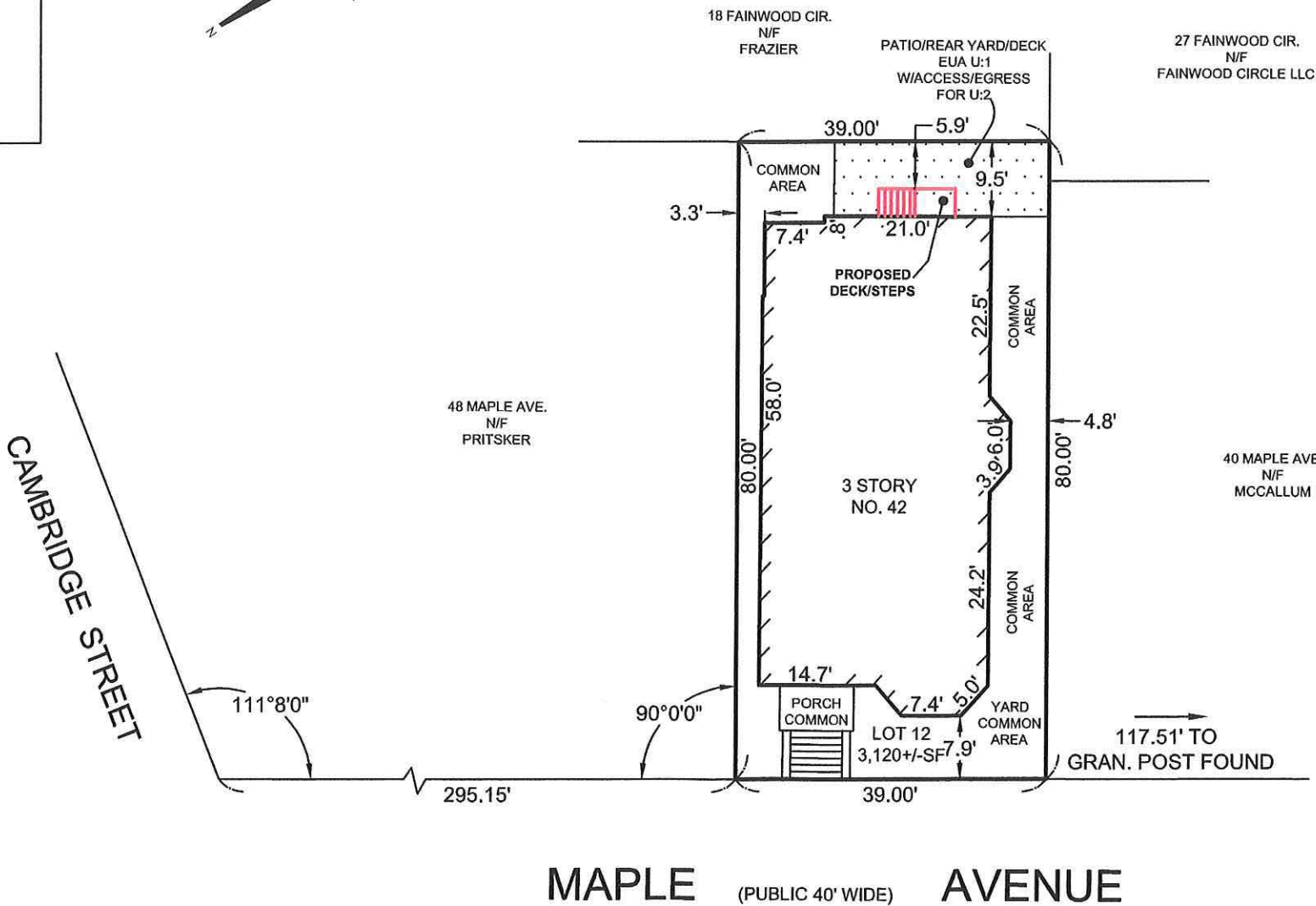
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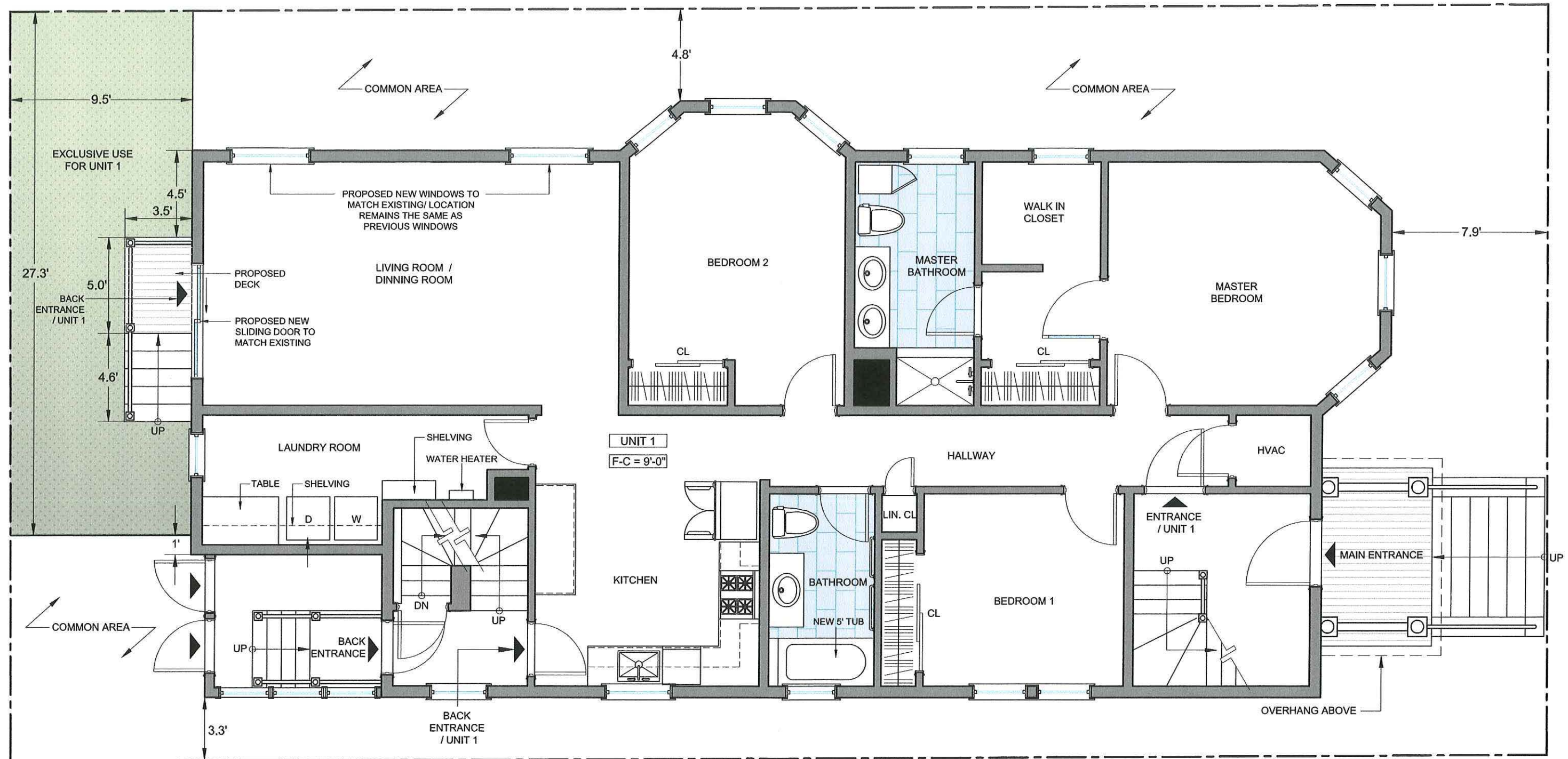
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0 20 40





APPROXIMATE  
PROPERTY LINE



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42 MAPLE AVENUE, CAMBRIDGE, MA 02139

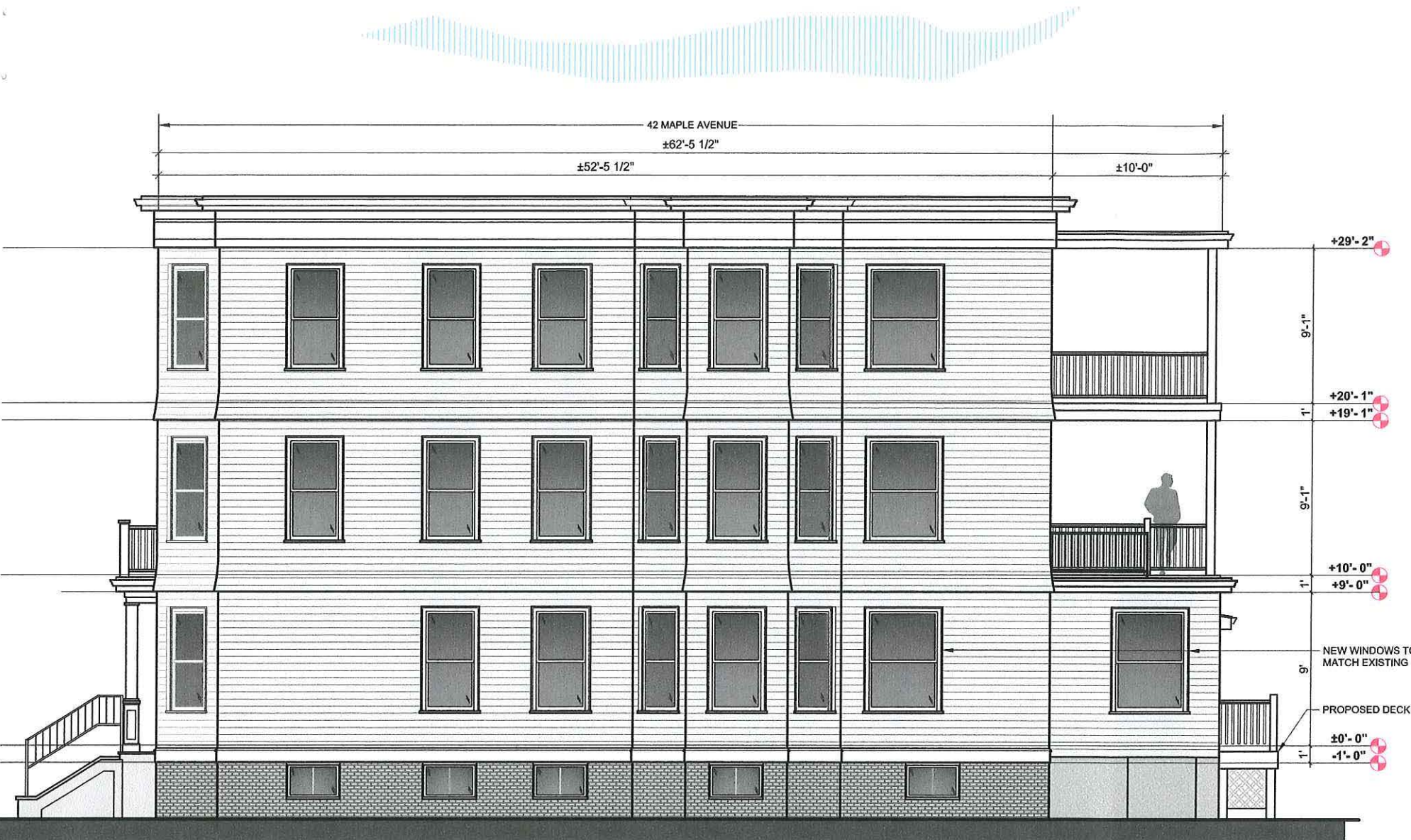
**DOUGLAS OKUN & ASSOCIATES**

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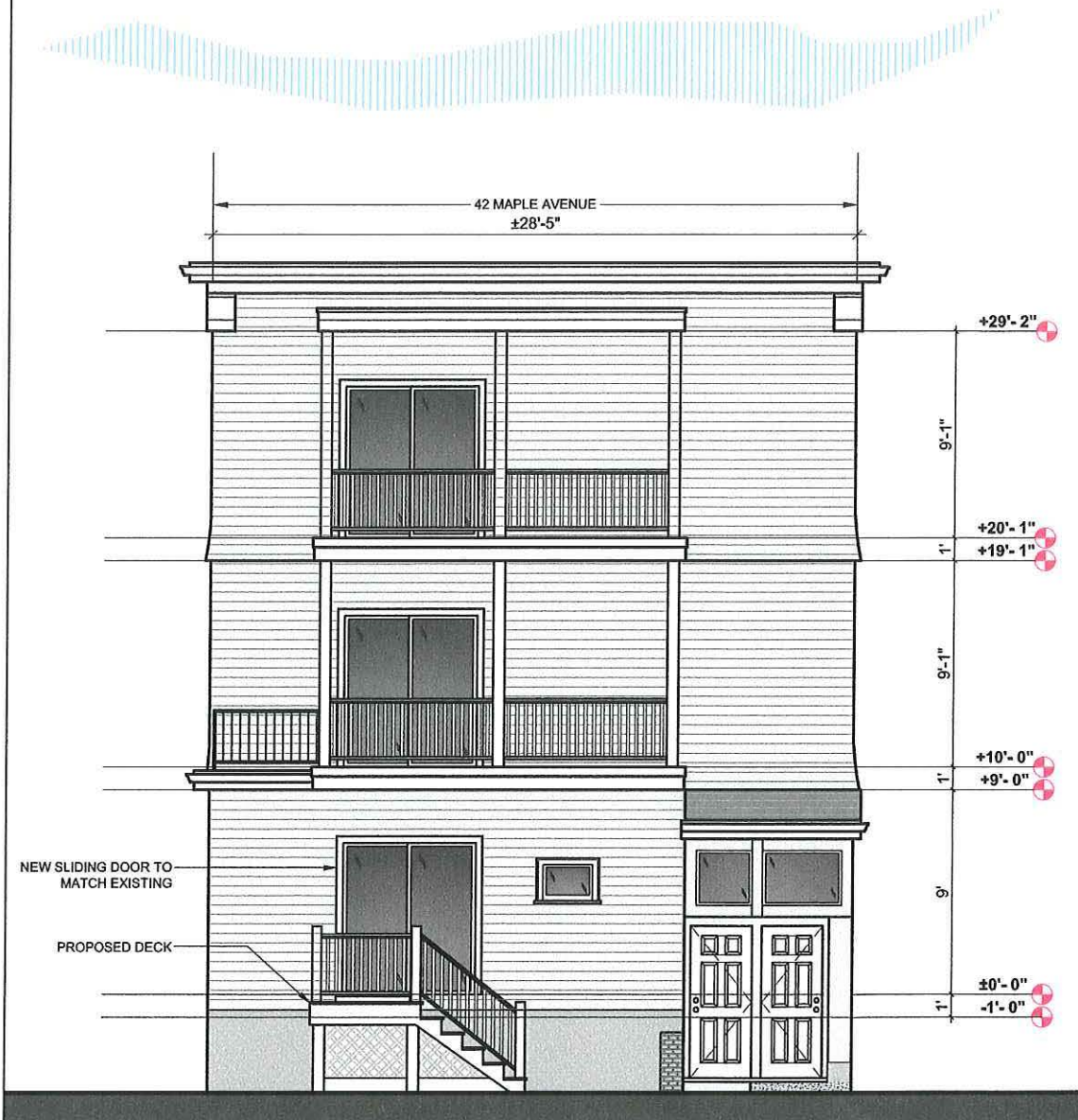
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156 Mount Auburn Street, Cambridge, MA 02138 /  
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PROPOSED SIDE ELEVATION



PROPOSED BACK ELEVATION



A PROPOSAL FOR 42 MAPLE AVE. CONDOMINIUM  
42 MAPLE AVENUE, CAMBRIDGE , MA 02139

DOUGLAS OKUN & ASSOCIATES

DATE: 01-30-2020  
SCALE: 1/8"=1'-0"

# A2- PROPOSED SIDE AND BACK ELEVATION

156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 491-4600 / doug@doassoc.com / www.dougokun.com







42 Maple Ave

Petitioner

113-26  
GRANARA, WILLIAM E.  
34 MAPLE AVE #1  
CAMBRIDGE, MA 02139

113-30  
SZE, ROBERT C. & CORINNE SZE  
48 MAPLE AVE., UNIT# 1  
CAMBRIDGE, MA 02138

DOUGLAS OKUN  
156 MOUNT AUBURN STREET  
CAMBRIDGE, MA 02138

113-71  
KOHMAN, RICHARD & BRYNNE KOHMAN  
28 MAPLE AVE. #2  
CAMBRIDGE, MA 02139

113-26  
GOLDMAN, JUDITH A.  
34 MAPLE AVE., #2  
CAMBRIDGE, MA 02139-1116

113-26  
DIX, ANN KNIGHT & VLADIMIR BARSUKOV  
34 MAPLE AVE., #3  
CAMBRIDGE, MA 02139-1116

113-27  
KHURI-MAKDISI, ILHAM  
38 MAPLE AVE. UNIT#3  
CAMBRIDGE, MA 02139

113-30  
PRITSKER, MATT G.  
48 MAPLE AVE., #2  
CAMBRIDGE, MA 02139

113-30  
FEINSTEIN, RACHEL A.  
48 MAPLE AVE., UNIT #3  
CAMBRIDGE, MA 02139

113-31  
BARTLETT, JAMES,  
TRUSTEE MRJB, JAMES BARTLETT, TRUST  
70 CHURCH ST UNIT #3  
WELLESLEY, MA 02482

113-51  
FAINWOOD CIRCLE, LLC.  
27 FAINWOOD ST  
CAMBRIDGE, MA 02139

113-62  
FRAZIER, SUSAN D., A LIFE ESTATE  
18 FAINWOOD CIR  
CAMBRIDGE, MA 02139

113-71  
PANAGOPOULOS, BEATA D.  
28 MAPLE AVE., #3  
CAMBRIDGE, MA 02139-1116

113-27  
KING, MICHAEL  
38 MAPLE AVE. UNIT#1  
CAMBRIDGE, MA 02139

113-71  
BALASUNDARA, NATARAJAN  
28 MAPLE AVE., UNIT #1  
CAMBRIDGE, MA 02139

113-61  
ANTIFONARIO, FRANCIS &  
BERNICE M. ANTIFONARIO, TRS  
59 LEE RD  
DRACUT, MA 01826

113-61  
TUTTLE, LAWRENCE M.  
20 FAINWOOD CIR., UNIT #2 & UNIT #3  
CAMBRIDGE, MA 02139

112-61  
SHULMAN JOAN ROBERT MAYERSON  
139 STOW RD  
HARVARD, MA 01451

113-28  
MCCALLUM, JACQUELINE F.,  
KATHLEEN MCCALLUM-COLANTONI  
14 STURTEVANT TER  
MEDFORD, MA 02155

113-27  
EISENBREY, MICHAEL D. NATHALIE JANSON  
38 MAPLE AVE UNIT #2  
CAMBRIDGE, MA 02139

113-29  
JUPITER X, LLC  
C/O STEPHEN WOLFBERG  
1010 MASSACHUSETTS AVE. APT 17A  
CAMBRIDGE, MA 02138

113-50  
LAGASSE, MICHAEL J. & FARIBA ABBASI  
14 CHAMBERLAIN RD  
NEWTON, MA 02458

112-144  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

112-144  
CAMBRIDGE CITY OF RECREATION DEPT.  
51 INMAN ST  
CAMBRIDGE, MA 02139

112-144  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR