



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

BZA APPLICATION FORM

Plan No: BZA-017317-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Stephen Wolfberg - C/O Douglas R. Okun

PETITIONER'S ADDRESS : 156 Mount Auburn Street Cambridge, Ma 02138

LOCATION OF PROPERTY : 42 Maple Ave Cambridge, MA

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Enlarge stair platform formerly approved in a prior variance BZA-017249-2020 on 01.31.2020.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

[Signature]
(Petitioner(s) / Owner)

DOUGLAS OKUN
(Print Name)

Address :

156 Mt Auburn St
Cambr

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 _____

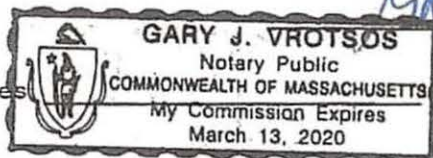
Stephen Wolfberg
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*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 15 of JUNE, 2020, and made oath that the above statement is true.

My commission expires _____



- 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.

- 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:

Addition will not cause any 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:

Additional platform length 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**DIMENSIONAL INFORMATION**

APPLICANT: douglas okun & associates **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 42 Maple Ave Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>4632</u>	<u>no change</u>	<u>n/a</u>	(max.)
<u>LOT AREA:</u>	<u>3120</u>	<u>no change</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	<u>n/a</u>	<u>no change</u>	<u>n/a</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>n/a</u>	<u>no change</u>	<u>n/a</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>39</u>	<u>39</u>	<u>39</u>	(min.)
DEPTH	<u>80</u>	<u>80</u>	<u>80</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>7.9</u>	<u>no change</u>	<u>10</u>	(min.)
REAR	<u>9.5</u>	<u>no change</u>	<u>20</u>	(min.)
LEFT SIDE	<u>3.3</u>	<u>no change</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>7.4</u>	<u>no change</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>32.2</u>	<u>no change</u>	<u>35</u>	(max.)
LENGTH	<u>62.5</u>	<u>no change</u>	<u>n/a</u>	
WIDTH	<u>28.4</u>	<u>no change</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0.34</u>	<u>no change</u>	<u>n/a</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>no change</u>	<u>no change</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>no change</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

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

No other structures on the same lot.

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



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

2020 AUG -5 PM 3:24

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017317-2020

BZA APPLICATION FORM

GENERAL INFORMATION

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

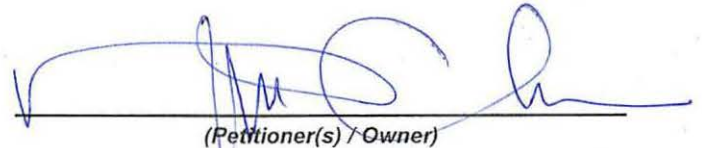
Enlarge stair platform formerly approved in a prior variance BZA-017249-2020 on 01.31.2020.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :


(Petitioner(s) / Owner)

DOUGLAS OKUN
(Print Name)

Address :

156 Mt Auburn St
Cam 5 Ma

Tel. No. :

617-312-8206

E-Mail Address :

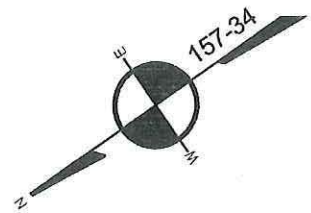
doug@doassoc.com

Date :

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:

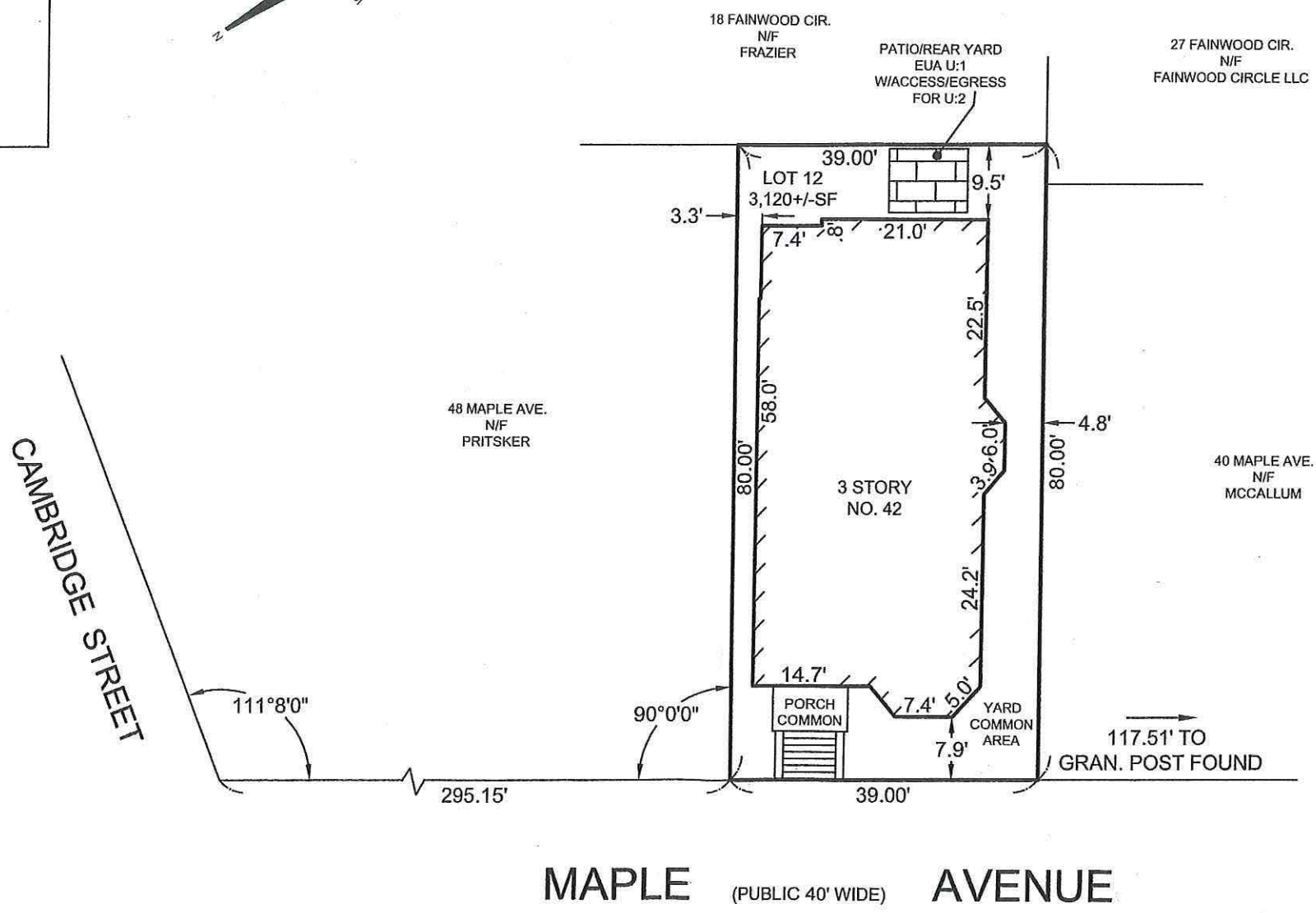
THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND
IN JANUARY OF 2020.

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
ACCURATELY DEPICTS, LOCATES AND PROVIDES
THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE
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.

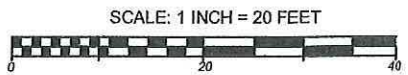
THOMAS BERNARDI P.L.S.

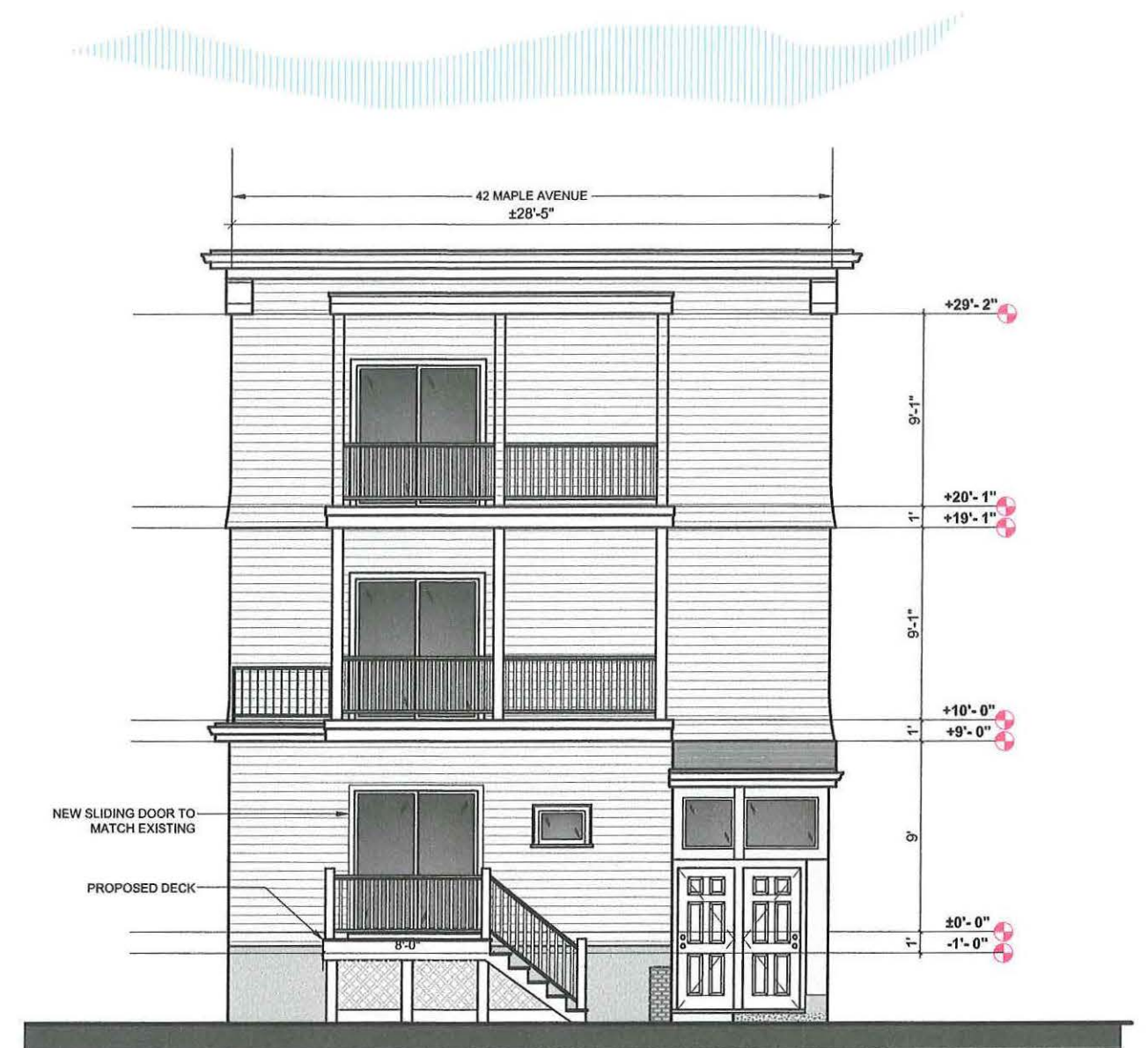
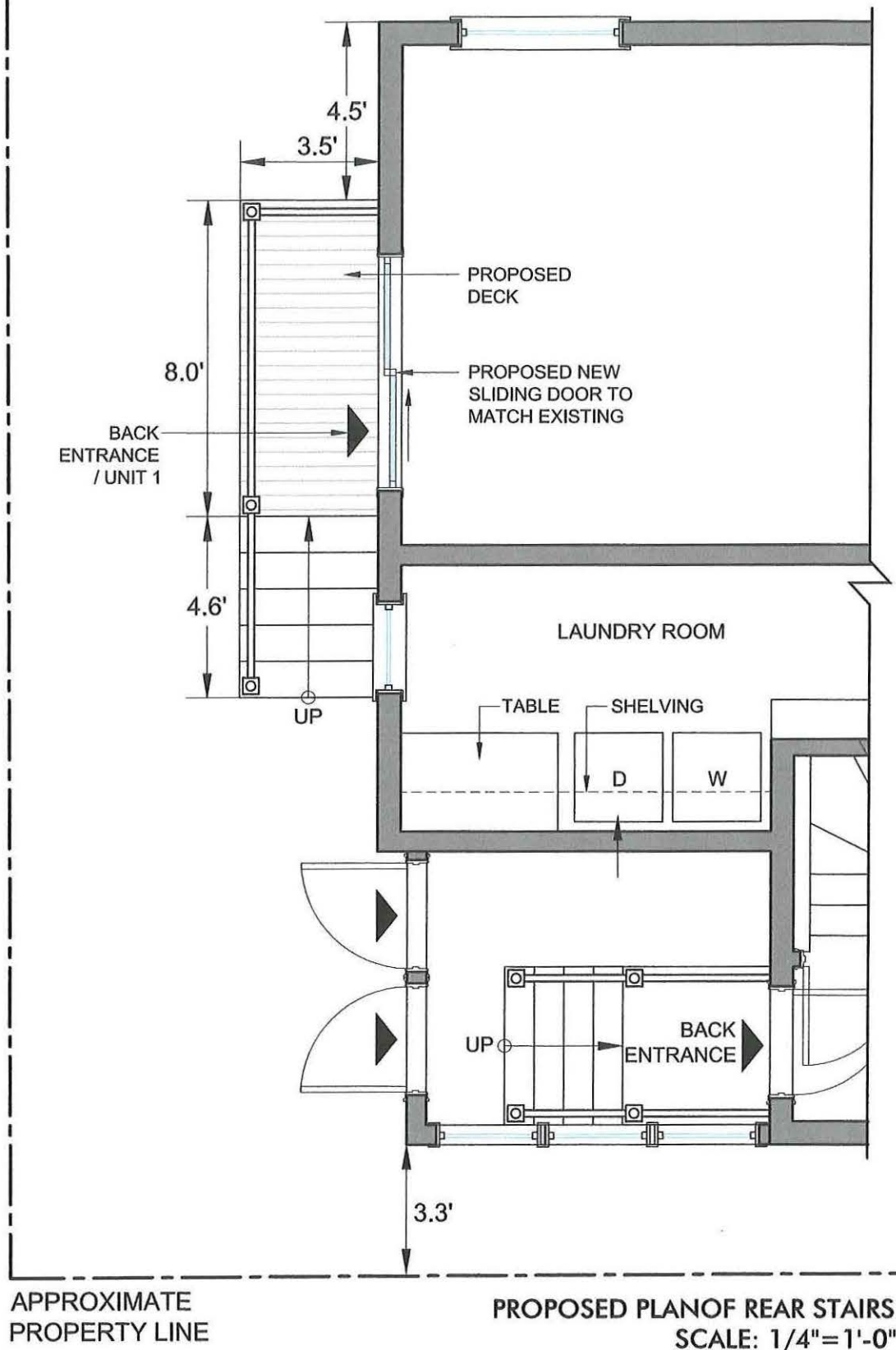
DATE:



MASSACHUSETTS
SURVEY
CONSULTANTS

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





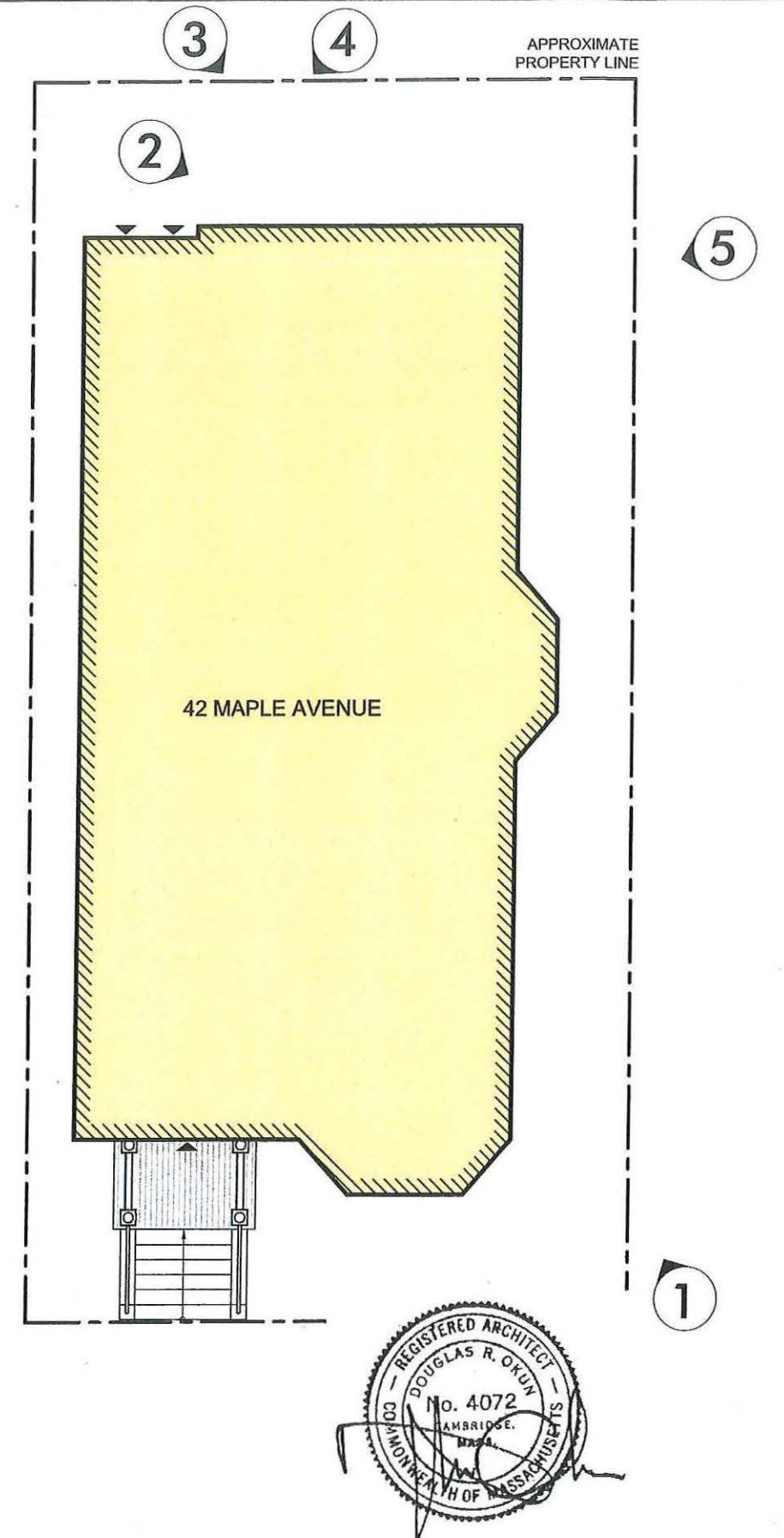
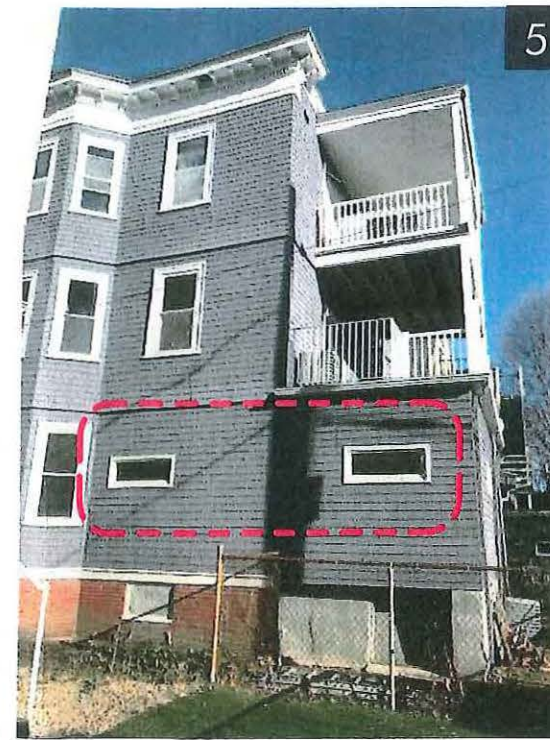
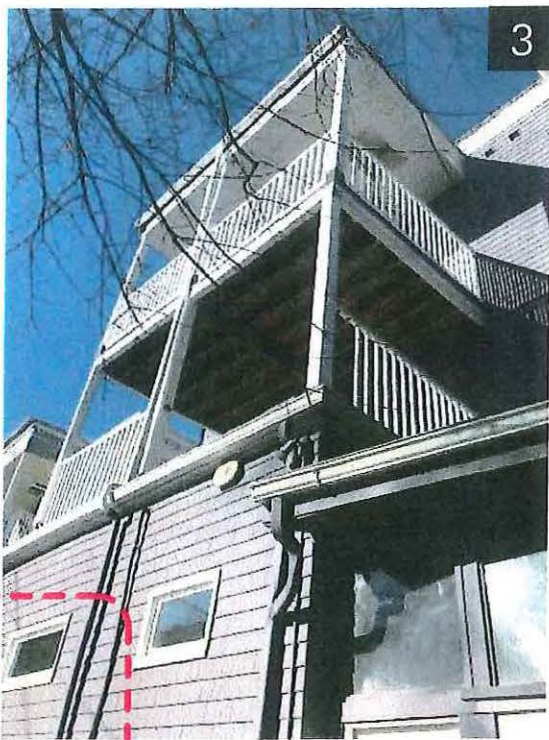
A PROPOSAL FOR 42 MAPLE AVE. CONDOMINIUM
42 MAPLE AVENUE, CAMBRIDGE, MA 02139

DOUGLAS OKUN & ASSOCIATES

DATE: 06-15-2020
SCALE: AS SHOWN

PROPOSED CHANGES OF REAR STAIRS

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

Petitioner
DOUGLAS OKUN
156 MT. AUBURN STREET
CAMBRIDGE, MA 02138

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

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

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

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

113-26
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

113-71
KOHMAN, RICHARD & BRYNNE KOHMAN
28 MAPLE AVE. #2
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 & #3
CAMBRIDGE, MA 02139

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

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

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

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

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

The map displays a residential neighborhood with various streets and property lots. Key streets include Marie Ave, Maple Ave, and Fayette St. A central area is highlighted in yellow, and a specific lot (112-144) is highlighted in green. A red line and blue arrows indicate a proposed development or boundary.

Streets shown include Marie Ave, Maple Ave, Fayette St, and Fairwood Cir. Property lots are labeled with numbers such as 112-88, 112-90, 112-91, 112-126, 112-129, 112-132, 112-134, 112-135, 112-136, 112-137, 112-138, 112-139, 112-140, 112-141, 112-142, 112-143, 112-144, 112-145, 112-146, 112-147, 112-148, 112-149, 112-150, 112-151, 112-152, 112-153, 112-154, 112-155, 112-156, 112-157, 112-158, 112-159, 112-160, 112-161, 112-162, 112-163, 112-164, 112-165, 112-166, 112-167, 112-168, 112-169, 112-170, 112-171, 112-172, 112-173, 112-174, 112-175, 112-176, 112-177, 112-178, 112-179, 112-180, 112-181, 112-182, 112-183, 112-184, 112-185, 112-186, 112-187, 112-188, 112-189, 112-190, 112-191, 112-192, 112-193, 112-194, 112-195, 112-196, 112-197, 112-198, 112-199, 112-200, 112-201, 112-202, 112-203, 112-204, 112-205, 112-206, 112-207, 112-208, 112-209, 112-210, 112-211, 112-212, 112-213, 112-214, 112-215, 112-216, 112-217, 112-218, 112-219, 112-220, 112-221, 112-222, 112-223, 112-224, 112-225, 112-226, 112-227, 112-228, 112-229, 112-230, 112-231, 112-232, 112-233, 112-234, 112-235, 112-236, 112-237, 112-238, 112-239, 112-240, 112-241, 112-242, 112-243, 112-244, 112-245, 112-246, 112-247, 112-248, 112-249, 112-250, 112-251, 112-252, 112-253, 112-254, 112-255, 112-256, 112-257, 112-258, 112-259, 112-260, 112-261, 112-262, 112-263, 112-264, 112-265, 112-266, 112-267, 112-268, 112-269, 112-270, 112-271, 112-272, 112-273, 112-274, 112-275, 112-276, 112-277, 112-278, 112-279, 112-280, 112-281, 112-282, 112-283, 112-284, 112-285, 112-286, 112-287, 112-288, 112-289, 112-290, 112-291, 112-292, 112-293, 112-294, 112-295, 112-296, 112-297, 112-298, 112-299, 112-300, 112-301, 112-302, 112-303, 112-304, 112-305, 112-306, 112-307, 112-308, 112-309, 112-310, 112-311, 112-312, 112-313, 112-314, 112-315, 112-316, 112-317, 112-318, 112-319, 112-320, 112-321, 112-322, 112-323, 112-324, 112-325, 112-326, 112-327, 112-328, 112-329, 112-330, 112-331, 112-332, 112-333, 112-334, 112-335, 112-336, 112-337, 112-338, 112-339, 112-340, 112-341, 112-342, 112-343, 112-344, 112-345, 112-346, 112-347, 112-348, 112-349, 112-350, 112-351, 112-352, 112-353, 112-354, 112-355, 112-356, 112-357, 112-358, 112-359, 112-360, 112-361, 112-362, 112-363, 112-364, 112-365, 112-366, 112-367, 112-368, 112-369, 112-370, 112-371, 112-372, 112-373, 112-374, 112-375, 112-376, 112-377, 112-378, 112-379, 112-380, 112-381, 112-382, 112-383, 112-384, 112-385, 112-386, 112-387, 112-388, 112-389, 112-390, 112-391, 112-392, 112-393, 112-394, 112-395, 112-396, 112-397, 112-398, 112-399, 112-400, 112-401, 112-402, 112-403, 112-404, 112-405, 112-406, 112-407, 112-408, 112-409, 112-410, 112-411, 112-412, 112-413, 112-414, 112-415, 112-416, 112-417, 112-418, 112-419, 112-420, 112-421, 112-422, 112-423, 112-424, 112-425, 112-426, 112-427, 112-428, 112-429, 112-430, 112-431, 112-432, 112-433, 112-434, 112-435, 112-436, 112-437, 112-438, 112-439, 112-440, 112-441, 112-442, 112-443, 112-444, 112-445, 112-446, 112-447, 112-448, 112-449, 112-450, 112-451, 112-452, 112-453, 112-454, 112-455, 112-456, 112-457, 112-458, 112-459, 112-460, 112-461, 112-462, 112-463, 112-464, 112-465, 112-466, 112-467, 112-468, 112-469, 112-470, 112-471, 112-472, 112-473, 112-474, 112-475, 112-476, 112-477, 112-478, 112-479, 112-480, 112-481, 112-482, 112-483, 112-484, 112-485, 112-486, 112-487, 112-488, 112-489, 112-490, 112-491, 112-492, 112-493, 112-494, 112-495, 112-496, 112-497, 112-498, 112-499, 112-500, 112-501, 112-502, 112-503, 112-504, 112-505, 112-506, 112-507, 112-508, 112-509, 112-510, 112-511, 112-512, 112-513, 112-514, 112-515, 112-516, 112-517, 112-518, 112-519, 112-520, 112-521, 112-522, 112-523, 112-524, 112-525, 112-526, 112-527, 112-528, 112-529, 112-530, 112-531, 112-532, 112-533, 112-534, 112-535, 112-536, 112-537, 112-538, 112-539, 112-540, 112-541, 112-542, 112-543, 112-544, 112-545, 112-546, 112-547, 112-548, 112-549, 112-550, 112-551, 112-552, 112-553, 112-554, 112-555, 112-556, 112-557, 112-558, 112-559, 112-560, 112-561, 112-562, 112-563

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 MALCOLM PITTMAN AND ELLEN R. MAYER
(OWNER)

Address: 27 ROBERTS RD. CAMBRIDGE MA 02138

State that I/We own the property located at 42 MAPLE AVE. UNIT 1,
which is the subject of this zoning application.

The record title of this property is in the name of MALCOLM PITTMAN, TRUSTEE
OF THE MALCOLM PITTMAN 2018 REVOCABLE TRUST, AND ELLEN R. MAYER,
TRUSTEE OF THE ELLEN R. MAYER 2018 REVOCABLE TRUST

*Pursuant to a deed of duly recorded in the date AUGUST 14, 2020 Middlesex South
County Registry of Deeds at Book 75368, Page 516; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

MALCOLM PITTMAN and ELLEN R. MAYER
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 MALCOLM PITTMAN AND
ELLEN R. MAYER personally appeared before me,
this 21ST of AUGUST, 2020 and made oath that the above statement is true.

My commission expires _____ (Notary Seal).
Notary

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

SECRET - SECURITY INFORMATION

to be completed by 1960, subject to the Board of Directors and subject to the Board of Directors.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Davis Okun (Print) Date: Sept 9 2020

Address: 42 Maple Ave

Case No. BZA-017317-2020

Hearing Date: 9/24/20

Thank you,
Bza Members

Pacheco, Maria

From: Daglian, Sisia
Sent: Monday, September 21, 2020 9:58 AM
To: Pacheco, Maria
Subject: FW: Posted. Sign

From: Doug Okun <dougokun2012@gmail.com>
Sent: Monday, September 21, 2020 9:38 AM
To: Ellen-Malcom Mayer-Pittman <pittmanmayer@comcast.net>
Cc: Daglian, Sisia <sdaglian@cambridgema.gov>
Subject: Posted. Sign



Sent from my iPhone

Douglas Okun & Associates Inc.
156 Mt. Auburn Street
Cambridge, Ma. 02138