

February 7, 2019

Date:

CITY OF CAMBRIDGE **MASSACHUSETTS BOARD OF ZONING APPEAL** 831 MASSACHUSETTS AVENUE

CAMBRIDGE, MA 02139 617 349-6100

2019 FEB 14 PM 3: 37

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS BZA-017070-2019 Plan No:

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following: Special Permit: Variance: Appeal: **PETITIONER:** Eversource Energy - C/O James J. Rafferty, Esq. PETITIONER'S ADDRESS: 907 Massachusetts Avenue Cambridge, MA 02139 LOCATION OF PROPERTY: 43 Brookford St Cambridge, MA TYPE OF OCCUPANCY: ZONING DISTRICT: Residence B Zone **REASON FOR PETITION: DESCRIPTION OF PETITIONER'S PROPOSAL:** Petitioner seeks to replace existing structure containing a gas regulator station with a new structure. Petitioner also seeks to add second curb cut on lot. SECTIONS OF ZONING ORDINANCE CITED: Section 4.32.G.2 (Gas Regulator Station). Article 4.000 Section 6.43.5.C (Curb Cut). Article 6.000 Article 10.000 Section 10.40 (Special Permit). Original Signature(s): (Petitioner(s) / Owner) James J. Rafferty, Esq. (Print Name) 907 Massachusetts Avenue Address: Cambridge, MA 02139 (617) 492-4100 Tel. No.: jrafferty@adamsrafferty.com

E-Mail Address:

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal
NSTAR Gas Company / Eversource Energy
(Owner or Petitioner)
Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139
Location of Premises: 43 Brookford Street
the record title standing in the name of NSTAR Gas Company
whose address is 247 Station Drive, Westwood, MA 02090 (Street) (City or Town) (State & Zip Code)
by a deed duly recorded in the Middlesex South County Registry of Deeds in
Book Page396_ or Registry
District of Land Court Certificate No Book Page (Owner) Supernsor, Red Estate
=======================================
On this gray of December, 2018, before me, the undersigned notary public, personally appeared Morry P. Fower proved to me through satisfactory evidence of identification, which were Mark Knawled, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

My commission expires: May 23, 2025



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 43 Brookford St 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:
 - Section 4.32.4.g.2 allows for a gas regulator station in this location upon the issuance of a Special Permit.
- 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 has been a gas regulator station at this location for decades. The existing patterns of access and egress will not change with the construction of a replacement structure.

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 adjacent uses have not been adversely affected by the gas regulator station use at this location.

Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The existing structure containing the gas regulator station is approaching the end of its useful life. Additionally, new equipment will be installed containing enhanced safety features.

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 building containing the gas regulator is designed with a gabled roof and other features consistent with the roof on residential structures in the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. PRESENT USE/OCCUPANCY: gas regulator station

LOCATION: 43 Brookford St Cambridge, MA ZONE: Residence B Zone

PHONE: REQUESTED USE/OCCUPANCY: gas regulator station

EXISTING REQUESTED
CONDITIONS CONDITIONS

ORDINANCE REQUIREMENTS

					
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:		3,600 sf	2,373 sf	N/A	(max.)
LOT AREA:		7,800 sf	no change	5,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: 2		. 46	.3	.44	(max.)
LOT AREA FOR EACH DWELLING UNIT:		N/A	N/A	4,000 sf	(min.)
SIZE OF LOT:	WIDTH	68'	no change	501	(min.)
SETBACKS IN FEET:	DEPTH	113'	no change	N/A	
	FRONT	5'	15'	15'	(min.)
	REAR	47'	28.25'	28.25'	(min.)
SIZE OF BLDG.:	LEFT SIDE	-1'	13'	7.5' (sum 20')	(min.)
	RIGHT SIDE	23'	11'	7.5' (sum 20')	(min.)
	HEIGHT	18'	17'	35'	(max.)
	LENGTH	60'	68'	N/A	
	WIDTH	51'	42'	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0	0	40	(min.)
NO. OF DWELLING UNITS:		N/A	N/A	N/A	(max.)
NO. OF PARKING SPACES:		N/A	N/A	N/A	(min./max)
NO. OF LOADING AREAS:		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		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'.

A Benjary of the state of the s 186-31 186-21 186-100186-98 186-79 186-80 186-96 186-30 186-22 186-19 186-60 186-99 186-88 186-29 186-23 186-18 186-61 186-28 186-83 186-24 186-17 186-62 186-27 2585 Massachusetts Ave 186-26 186-25 186-67 186-70 186-68 186-16 186-63 188-112 186-15 186-64 @ 186-69 Massachusetts Ave 186-14186-65 \$\frac{7}{2}\$ 186-73 186-84 \$\frac{7}{2}\$ 186-73 186-85 186-71186-72 188-134 184-19 88-133 188-69 12 Columbus Ave 189-88 188-66 188-70 189-90189-3 184-12 Alewife Brook Reservation 188-39 186-85 188-65 188-71 184-11 23 Columbus Ave 188-139 189-5 188-41 188-64 188-72 189-29 188-138 184-9 189-6189-7 189-30 2538 Massachusetts Ave 184-199 188-63 188-73 189-28 188-113 Gibbons Park 188-36 188-42 189-8 189-27 189-31 189-32 188-62 188-74 S 188-35 188-43 188-61 188-75 189-26 187-36 189-9 189-332501 Massachusetts Ave 188-127 188-34 188-44 187-49 189-34189-35 188-60 188-76 189-25 189-52 189-10 188-126188-129 184-191 188-45 188-33 188-59 188-77 189-24 188-125 189-11 189-36 189-50 188-130 188-142 ≥ 187-54 188-32 188-78 189-53 188-58 189-12 187-55 が 189-37 ford 188-122 189-49 188-47 188-31 188-123 189-54 188-57 188-79 189-13 189-48 189-38 188-30 188-48 187-71 189-64 189-21 187-76 E 188-56 188-80 189-47 189-39 188-49 189-63 189-93 188-55 188-81 Harri 189-15 188-141 189-20 189-40 188-136188-105 189-94 188-145 188-52188-51 189-91 99 Whittemore Ave 189-16 188-135 88-144188-143 189-102 100 Whittemore Ave Whittemore Ave 189-82 89-103 22 Cottage Park Ave 189-81 Ave 20 Whittemore Ave 1 Whittemore Ave 62 Whittemore Ave 32 Whittemore 34 Cottage Park Ave 189-80 188-146188-147 189-104 40 Cottage Park Ave 189-79 **188-148** 38 Cottage Park Ave 189-78 37 Cottage Park Ave 189-57 Linear Park 190-RR3 189-100 190-274-190-279 190-246 269-131 175 Harvey St 190-270 190-275 190-280 190-282 190-189 190-2 190-248 190-245 189 Harvey St₁₈₃ Harvey St₁₉₀₋₁₄₈ 190-249 1195 Harvey St₁₈₁ Harvey St₁₉₀₋₁₄₇ 190-250 190-272 190 216 Harvey St195 Harvey St₁₈₁ Harvey St 190-147190-209 190-237 190-238 269-111 190-226 Harvey St 190-30 136 Clay St 79 Harvey St 190-232₁90-258₁90-248190-229190-58₁90-162190-164₁₉₀₋₈₂ 269-117 269-112 190-82190-260 190-242 190-165 190-261 190-109190-268 190-59190-60 269-134269-118 190-110 190-267 190-61 190-78 190-33 190-210 190-214 269-9 190-133 190-115 109 Clifton St₁₉₀₋₃₄ 190-62 190-215 269-10 190-55 190-36 190-35 190-283 190-167 190-216190-218190-87 190-63 190-132190-263 269-11 190-54190-37 190-217 190-88190-86 190-227190-117 190-40 190-75190-251 269-12190-266190-38190-39190-4 190-178 190-249 190-130190-241 190-201 190-74 190-236190-53 190-95190-97190-213 269-13 190-202 190-42 190-255 190-192 190-73 190-203 190-200190-199 S 190-221 190-221 190-135 269-14 190-179 190-44 190-51 190-154 Jackson 190-81 190-72 190-107 190-127190-134 82 Clifton St 190-45 190-50 190-182 Russell/Samp Field 190-71 190-264 269-71 ton 190-185190-184 90-171 190-103190-102 190-193-190-46 269-136 190-205190-204 190-106190-105 190-126190-194190-140 97 Dudley St 190-48 78 Clifton St 190-47 190-175 193-168193-113193-116 Easement 72 Clifton St 70 Jackson St 193-195 193-69 193-2 269-97 193-1 193-70193-72193-74 193-3 193-189193-190193-216 269-98 269-99 193-33 193-32 193-150 193-112 193-4193-188 193-73193-162 193-36193-178 193-149 193-31 193-211 269-18 193-76 193-207 193-111 193-175 193-212 193-29 193-191 193-205193-206 269-114 269-135 193-77 193-147 193-7 193-28 St 193-109 Montgomery St 269-113 53 Clay \$t193-78 48 Jackson St193-152 47 Clifton \$t193-27 193-180 193-108 193-159 193-146 193-153 193-8 269-20 193-154 193-41 193-26 193-145 193-10 193-107

43 Bucktond Stx.

189-14 PENNISTON, MARY G. 35 BROOKFORD ST CAMBRIDGE, MA 02140 189-15 MAHONEY, BARBARA L. & ROBERT F. MAHONEY 37 BROOKFORD ST CAMBRIDGE, MA 02140 JAMES J. RAFFERTY, ESQ. 907 MASS AVENUE CAMBRIDGE, MA 02139

189-20 GIBBONS, THOMAS F. & FLORENCE M. GIBBONS A LIFE ESTATE

56 MAGOUN ST CAMBRIDGE, MA 02140 SZTAIMBERG, A. MARCEL & STEPHANIE SZTAIMBERG, LIFE ESTATE 52 MAGOUN ST CAMBRIDGE, MA 02140

189-21

189-47 WOODFIN, THOMAS & JENNIFER WOODFIN 34 BROOKFORD ST CAMBRIDGE, MA 02140

189-104 TYLER COURT LIMITED PARTNERSHIP 82 MAIN ST. KINGSTON, MA 02364 269-131 GCP APPLIED TECHNOLOGIES INC 62 WHITTEMORE AVE CAMBRIDGE, MA 02140 189-91 BARTON, CHRISTOPHER P. 36-48 BROOKFORD ST., UNIT #1 CAMBRIDGE, MA 02140

189-91

189-91 HASSETT, GREGORY, TRUSTEE THE GREGORY HASSETT TRUST 36-48 BROOKFORD ST., #5 CAMBRIDGE, MA 02140 189-91 WEILL, PETER 36-48 BROOKFORD ST., #4 CAMBRIDGE, MA 02140

PERRY, ALFRED R. & LYNN D'AMBROSE PERRY TRUSTEES, THE ALFRED R. PERRY TR 40 BROOKFORD ST., #3 CAMBRIDGE, MA 02140

189-91 SHI, PU & LINLIN MA 36-48 BROOKFORD ST., #2 CAMBRIDGE, MA 02140 189-102 VASUDEVAN, FELICIA S. & ANANT VASUDEVAN 22 COTTAGE PARK AVE., #1 CAMBRIDGE, MA 02140 189-102 DREW, NEAL H. & SHARA M. DREW C/O JUST A START CORPORATION 1035 CAMBRIDGE ST. #12 CAMBRIDGE, MA 02141

189-102 KNUDSEN, ROSA M. 22 COTTAGE PARK AVE., #15 CAMBRIDGE, MA 02140 189-102 SHAH, ANUJ A. HEATHER L. MACDONALD 22 COTTAGE PARK AVE., #14 CAMBRIDGE, MA 02140 189-102
DE LANTSHEERE, CHARLES A. &
TONI LEE DE LANTSHEERE, TRUSTEES
65 SPARKS STREET
CAMBRIDGE, MA 02138

189-102 PRATT, PHILIP G., TRUSTEE KATHLEEN J. SKINNER, TRUSTEE 22 COTTAGE PARK AVE., #12 CAMBRIDGE, MA 02140 189-102 GOLDMAN, JAY R. & ANNE I. GOLDMAN 22 COTTAGE PARK AVE., #11 CAMBRIDGE, MA 02140 189-102 BIBERSTEIN, KATHRYN 22 COTTAGE PARK AVE #10 CAMBRIDGE, MA 02140

189-102 BARKS, DANIEL PAUL & SEBASTIAN LOURIDO ISAZA 22 COTTAGE PARK AVE UNIT # 9 CAMBRIDGE, MA 02140 189-102 ANLIOT, JAMES & AMY RUELL 22 COTTAGE PARK AVE UNIT #8 CAMBRIDGE, MA 02140 189-102 YU, YENYEN 22 COTTAGE PARK AVE., #7 CAMBRIDGE, MA 02140

189-102 ROCKAWAY PARKWAY LLC 9545 HARDING AVE BAL HARBOUR, FL 33154 189-102 OHANYAN, ARTUR & MARGARIT GEVORGYAN 22-27 COTTAGE PARK AVE #5 CAMBRIDGE, MA 02140 189-102 AUBANEL, ROMAIN & JULIE BATTILANA C/O LYDECKER, JOHN KENT & TONI H. 22-27 COTTAGE PARK AVE., #4 CAMBRIDGE, MA 02140

189-102 GAMMILL, JAMES F. & SUSAN H. ALEXNDER, TRUSTEES, THE SUSAN H. ALEXANDER TRS 19 DORSET RD. BELMONT, MA 02478 189-102 MILLER, NEIL G. 22-27 COTTAGE PARK AVE., #2 CAMBRIDGE, MA 02140 189-103 TANGO PROPERTIES LLC 82 MAIN ST. KINGSTON, MA 02364 43 Brokford St.

188-146
YIN HE, EMILY & GUIPING DENG
TR. OF WHITTEMORE AVE 30 REALTY TRUST
30 WHITTEMORE AVE #30
CAMBRIDGE, MA 02140

188-147 LAMBERT, HENDRICK C. 24-26 WHITTEMORE AVE., #26 CAMBRIDGE, MA 02140

189-16 COMMONWEALTH GAS COMPANY C/O NSTAR SERVICES CO. PROPERTY TAX DEPT. P.O. BOX 270 HARTFORD, CT 06141 188-146 KERR, DOUGHLAS A. 30-32 WHITTEMORE AVE., #32 CAMBRIDGE, MA 02140

188-148
DANILA, JAMES & MICHELLE DANILA
18-20 WHITTEMORE AVE. UNIT 18
CAMBRIDGE, MA 02140

190-RR3 CITY OF CAMBRIDGE C/O LOUIS DEPASQUALE CITY MANAGER 188-147 ATWOOD, JEREMIAH W. & ELIZABETH N. ATWOOD 24-26 WHITTEMORE AVE. UNIT 24 CAMBRIDGE, MA 02141

188-148 FEISS, PAUL J. 21 SHEFFIELD RD WINCHESTER, MA 01890

190-RR3 CITY OF CAMBRIDGE C/O NANCY GLOWA CITY SOLICITOR









