



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR 26 PM 4:54

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 108452

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Brian DePorzio C/O Nicholas DePorzio (Trustee) and Katlyn Coveney

PETITIONER'S ADDRESS: 45 Blanchard Road, Cambridge, MA 02138

LOCATION OF PROPERTY: 45 Blanchard Rd , Unit 1 , Cambridge, MA

TYPE OF OCCUPANCY: Residence

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Use home to board 1 postoperative canine at any given time, recovering from orthopedic surgery requiring special care and strict rest. Care provider has experience as canine rehabilitation aide for MSPCA-Angell and wildlife conservation/rehabilitation background. Will only work as a referral from veterinary surgeons or physical therapists./

DESCRIPTION OF PETITIONER'S PROPOSAL:

As a canine rehabilitation aide for the past year at MSPCA-Angell, I learned hands on under registered CCRP (Certified Canine Rehabilitation Practitioner) veterinarians of the need for dogs to have strict rest accompanied by cool/warm compress, massage, and range of motion exercises for two weeks post orthopedic surgery, prior to physical rehabilitation. This is in addition to administering medications to dogs that are in a severe amount of pain due to surgeries that leave them temporarily debilitated. Owners are left with the responsibility to follow rigorous and restrictive discharge instructions, and many feel like they do not have the time or experience required to perform needed discharge services appropriately. Some live in apartments with stairs that are not accessible for a dog that cannot walk independently. Owners can be elderly, handicapped, or have a variety of other restrictions that prevent them from providing the necessary care their dog needs to recover. Many patients and their owners suffer because of these kinds of restrictions, and ultimately these limitations can increase healing time or even jeopardize the surgical results completely.

My service would offer a safe space with 24 hour care for up to 2 weeks for 1 (one) canine at any given time in need of postoperative care after their orthopedic or specialty surgery. Appropriate rest and restriction would be provided with the use of the lucidium modern dog pen in my open concept home. Care provided will be as instructed by the veterinary surgeon, but will be limited to the same care the veterinarian would recommend an owner provide in their own home. This typically includes administering medication, massage, range of motion exercise, and cool/warm compress. A dog in my care will also be assisted with the Help Em' Up harness for potty breaks given at least every 4 hours. All sanitary and care standards adhered to in a 24 hour specialty hospital will be adhered to in my own home.

I feel strongly that this new service will apply the knowledge and skill set I gained from the amazing team at Angell, and that I will be able to responsibly and safely provide this care while benefiting dogs and their owners in and

around our community.

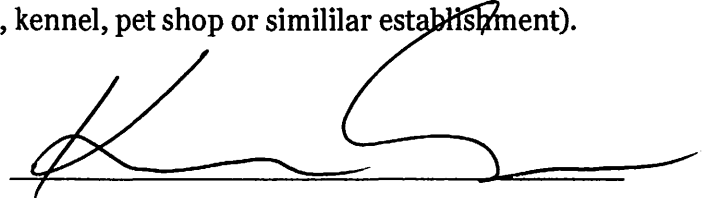
By only caring for one dog at a time, noise and cleanliness issues that are usually associated with this field will not be an issue any more than having a licensed pet in the home. All dogs would need to be up to date on vaccines and have a valid license in order to qualify for care in my home. I would reserve the right to decline service to animals with a history of aggression.

I request relief permission to allow me to provide overnight, postoperative care in my home to 1 (one) canine at a time, in need of this care.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.35.L (Veterinary establishment, kennel, pet shop or similar establishment).

Original
Signature(s):



(Petitioner (s) / Owner)

Kaitlyn Coveney
(Print Name)

Address:

Tel. No. 480-313-1716

E-Mail Address: ktcoveney@gmail.com

Date: 4/26/2021

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 BRIAN DEPORZIO
(OWNER)

Address: 45-47 BLANCHARD RD, UNIT 1

State that I/We own the property located at 45-47 BLANCHARD RD, UNIT 1, which is the subject of this zoning application.

The record title of this property is in the name of _____
BRIAN DEPORZIO

*Pursuant to a deed of duly recorded in the date 1/23/2018, Middlesex South County Registry of Deeds at Book 70543, Page 407; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.



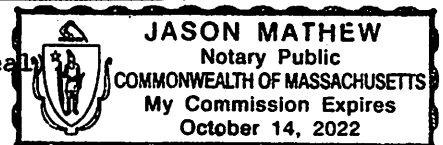
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Nicholas DePorzio personally appeared before me, this 16 of February, 2021, and made oath that the above statement is true.

My commission expires 10/14/2022 (Notary Seal) _____ Notary



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

- A) Requirements of the Ordinance can or will be met for the following reasons:

All requirements outlined for me by the City of Cambridge will be met. I will hold myself and in turn my business accountable to follow any regulations to prevent jeopardizing the zoning permit or variance granted. In addition, I value the opinion of the City of Cambridge, and would like to operate my business to the standard the board seeks to hold me to.

- 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:

Because I will only be caring for 1 dog at a time, over the span of a two week period, traffic generation or patterns of access or egress will not cause a congestion hazard. Minimal contact will be had between me and the owner (especially observing COVID precautions) and the owner of the dog will only be present for pick up, drop off, and the optional occasional and scheduled visit. The owner also has the option of me traveling to pick up/drop off their pet, which would eliminate any traffic completely. Our driveway is wide and can fit up to 4 cars. Our front yard is now fenced in, minimizing potential risks of transporting patient into and out of the house.

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:

- C) *I will only be caring for 1 dog during any given stay for the entire lifespan of this service. This is because I hold the care I provide to the highest standard, and feel that caring for 1 dog at a time will optimize their recovery period and provide a patient to have the quality of care that I feel is required for a successful outcome. Because of this, no adjacent uses or continued operation will develop into something that could adversely affect the nature of this permit or variance.*

- 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:

Having worked as a professional in the animal care industry for 5+ years with dogs (and wildlife) of all sizes and temperaments, I have learned in a hands on environment the various techniques and considerations that need to be accounted for or observed when working with various types of patients. Having worked specifically with post-operative patients for a canine physical rehabilitation department, I have also learned specific techniques and equipment relied on in the industry that decreases stress for the patient and aides in mobility immediately post-surgery. With this knowledge I will be able to best prepare for any given patient, observing their size, weight, temperament, and their procedure, to safely and efficiently transport them from the vehicle into my home. The same care and consideration will be use anytime the animal is taken outside to relieve his or herself in our fenced yard with clean-up to follow immediately after the pet is once

again resting comfortably. All precautions used in a professional animal hospital will be observed in my own home, and because of this the health, safety, and welfare of all occupants and citizens of Cambridge will not be harmed by the care I am providing. In addition, only caring for 1 dog at a time will also ensure that I am never overwhelmed, and can give full attention to the safety and well-being of the patient and any pedestrians, neighbors, citizens, etc.

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:

E)

Again, only caring for 1 dog at any given time will ensure that the integrity of the district/adjoining district will not be jeopardized. I hold the cleanliness of my home to a high standard, and value the well-being of my neighbors. My home will not be a nuisance to the neighborhood as it may have been if I were to host many dogs at a time, which would create a noisy, potentially messy, and hectic environment.

What I will be doing is offering a safe space for 1 animal to recover from a surgery in a calm, quiet, and clean environment, that otherwise may have suffered due to an owners disability or home life restrictions, improving conditions for citizens of Cambridge and the surrounding districts.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Brian DePorzio
Location: 45 Blanchard Road
Phone: 480-313-1716

Present Use/Occupancy: Residence
Zone: Residence B Zone
Requested Use/Occupancy: Residence and Canine Postoperative Care

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>	N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u> WIDTH	N/A	N/A	N/A	
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u> FRONT	N/A	N/A	N/A	
REAR	N/A	N/A	N/A	
LEFT SIDE	N/A	N/A	N/A	
RIGHT SIDE	N/A	N/A	N/A	
<u>SIZE OF BUILDING:</u> HEIGHT	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

Describe where applicable, other occupancies on the 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'.

45-47 Blanchard Road, Cambridge MA

45 Blanchard Road

First Floor



✓
45 Blanchard Rd.



To Whom it May Concern:

Katlyn is very thoughtful, capable, and professional. She truly loves her patients and treats them as though they were her own. Katlyn was a pleasure for me to work with, both in her sweet disposition and gentle, skilled treatment of the patients. She understands that the strict requirements necessary for immediate post-operative care can often be difficult to perform at home depending on one's schedule, home environment, and/or physical abilities. Katlyn can adhere to these requirements and provide high quality post-operative care with the ability to make a big difference in long-term recovery.

Dr. Jenny Palmer, DVM, CCRT at Angell West Physical Rehab

45 Blanchard Rd. Petitioner
KATLYN COVENEY
45 BLANCHARD ROAD
CAMBRIDGE, MA 02138

267B-6
GREEN, CHERYL & STANTON V. GREEN
55 BLANCHARD RD
CAMBRIDGE, MA 02138

267B-198
KEATING, JUDITH, A LIFE ESTATE
29 SUNSET RD
CAMBRIDGE, MA 02138

267B-13
MURPHY, LORRAINE M.
C/O BLANCHARD RD CONDO TRUST
43 BLANCHARD ROAD
CAMBRIDGE, MA 02138

267B-13
YUAN, NINA H.
41-43 BLANCHARD RD., UNIT #41
CAMBRIDGE, MA 02138

267B-50
JAMIOI, EDWARD S. & DIANE M. JAMIOI
15 SUNSET RD
CAMBRIDGE, MA 02138-1022

267B-214
ECKHARDT, JESSICA M.
49-51 BLANCHARD RD
CAMBRIDGE, MA 02138

267B-213
147 E. BLANCHARD ROAD LLC,
2200 E. WILLIAMS FIELD RD#200
GILBERT, AZ 85259

267B-213
GONZALEZ, LIZZETH CAROLINA &
ANTONIO LOBO PIRES
47 BLANCHARD RD. UNIT. 2
CAMBRIDGE, MA 02138

267B-201
CHIN, SANG H. EMILY S. CHIN
25-27 SUNSET RD
CAMBRIDGE, MA 02138

267B-15
BOROCHIN, MARGARITA DANIEL USTAYEV
37 BLANCHARD RD
CAMBRIDGE, MA 02138

267B-202
GAZZANA, JOSEPH A. & JUDITH E. GAZZANA
10 OAK STREET
SAUGUS, MA 019063623

PARCEL 22-160
SAI TE TAN N
218-220 BLANCHARD ROAD
BELMONT, MA 02478

PARCEL 22-168
JACKIE P. McCONNELL
246 BLANCHARD ROAD
BELMONT, MA 02478

PARCEL 22-166
GARNICK NSHANYAN
TR. OF 206 BLANCHARD ROAD
301 174TH STREET – UNIT 304
SUNNY ISLE BEACH, FL 33160

Belmont map



Belmont

Find Properties

Owner:

Parcel ID:

Address:

Clear

Results Summary

Parcels for Identify

Parcel ID	Owner	Address
22-160	SAI TE TAN N	218-220 BLANCHAF

Detail Information

Zoom To

Parcel ID	22-160
CAMA ID	2848
Owner	SAI TE TAN N
Address	218-220 BLANCHARD RD
LINK	22-160
PROP_ID	22-160
MAP_NO	22
LOC_ID	F_748546_2968260
CITY	BELMONT
ZIP	02478
OWN_ADDR	218 BLANCHARD ROAD
OWN_CITY	BELMONT
OWN_STATE	MA
OWN_ZIP	02478
OWN_ZIP4	
TOTAL_VAL	1199000.0000
FY	2021
LOT_SIZE	7592.0
LOT_UNITS	5
ZONING	7
INTEREST	Residential
LS_DATE	19561017
LS_BOOK	07979
LS_PAGE	0496
LS_PRICE	0.0000
LIV_UNITS	2
RES_AREA	2520
BLD_AREA	
SOURCE	ASSESS



Belmont

Find Properties

Owner:

Enter Owner

Parcel ID:

Enter Parcel ID

Address:

BLANCHARD RD

#

Clear

Results Summary

Parcels for Identify

Parcel ID	Owner	Address
22-168	MCCONNELL JT JAC	246 BLANCHARD RD RI

Detail Information

Zoom To

Parcel ID	22-168
CAMA ID	2855
Owner	MCCONNELL JT JACKIE P
Address	246 BLANCHARD RD
LINK	22-168
PROP_ID	22-168
MAP_NO	22
LOC_ID	F_748590_2968195
CITY	BELMONT
ZIP	02478
OWN_ADDR	246 BLANCHARD RD
OWN_CITY	BELMONT
OWN_STATE	MA
OWN_ZIP	02478
OWN_ZIP4	
TOTAL_VAL	842000.0000
FY	2021
LOT_SIZE	4117.0
LOT_UNITS	5
ZONING	7
INTEREST	Residential
LS_DATE	20151104
LS_BOOK	66338
LS_PAGE	66
LS_PRICE	485000.0000
LIV_UNITS	1
RES_AREA	1498
BLD_AREA	
SOURCE	ASSESS
POLY_TYPE	FEE



Belmont

Find Properties

Owner:

Enter Owner

Parcel ID:

Enter Parcel ID

Address:

BLANCHARD RD

#

Clear

Results Summary

Parcels for Identify

Parcel ID	Owner	Address
22-166	NSHANYAN TRS GA	206 BLANCHARD RD

Detail Information

Zoom To

Parcel ID	22-166
CAMA ID	2854
Owner	NSHANYAN TRS GARNICK
Address	206 BLANCHARD RD
LINK	22-166
PROP_ID	22-166
MAP_NO	22
LOC_ID	F_748589_2968112
CITY	BELMONT
ZIP	02478
OWN_ADDR	301 174TH ST UNIT 304
OWN_CITY	SUNNY ISLE BEACH
OWN_STATE	FL
OWN_ZIP	33160
OWN_ZIP4	
TOTAL_VAL	795000.0000
FY	2021
LOT_SIZE	8632.0
LOT_UNITS	S
ZONING	7
INTEREST	Residential
LS_DATE	20100909
LS_BOOK	55344
LS_PAGE	224
LS_PRICE	1.0000
LTV_UNITS	1
RES_AREA	1620
BLD_AREA	
SOURCE	ASSESS
POLY_TYPE	FEE
DIAN TO	

