

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 DEC -6 AM 11:53

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 153095

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 472 Cambridge street LLC C/O Mohammad Noorouzi

PETITIONER'S ADDRESS: 843 Massachusetts Ave , cambridge , MA 02139

LOCATION OF PROPERTY: 472 Cambridge St , Unit 1 , Cambridge, MA

TYPE OF OCCUPANCY: residential

ZONING DISTRICT: Business A/Res. C-2B Zone

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We like to split the 1st floor unit into 2 units by adding additional kitchen and bathroom without adding square footage to the existing structure.

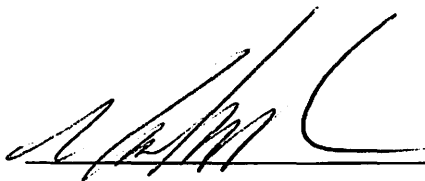
SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 5.000 Section: 5.26 (Conversion).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

Mohammad Noorouzi
(Print Name)

Address:

Tel. No.

617-921-1373

E-Mail Address:

mnoorouzi@yahoo.com

Date: 11-15-21

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 Mohammad Noorouzi / 472 Cambridge Street LLC
(OWNER)


Address: 843 Massachusetts Ave, Cambridge MA 02139

State that I/We own the property located at 472 Cambridge St.
which is the subject of this zoning application.

The record title of this property is in the name of 472 Cambridge St LLC
472 Cambridge Street LLC

*Pursuant to a deed of duly recorded in the date 2013, Middlesex South
County Registry of Deeds at Book 66912, Page 348; or
Middlesex Registry District of Land Court, Certificate No. _____

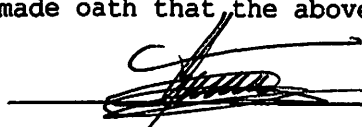
Book _____ Page _____


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

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

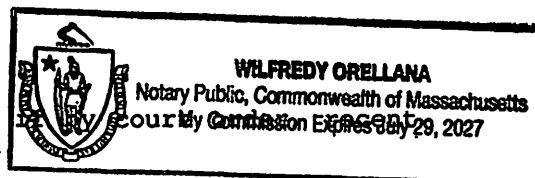
Commonwealth of Massachusetts, County of Middlesex

The above-name Mohammad Noorouzi personally appeared before me,
this 10th of Nov., 2021, and made oath that the above statement is true.

 Notary

My commission expires 07/29/2027 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. deed, or inheritance, please include documentation



BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** 472 Cambridge street LLC**Present Use/Occupancy:** residential**Location:** 472 Cambridge St., Unit 1, Cambridge, MA**Zone:** Business A/Res. C-2B Zone**Phone:** 617-921-1373**Requested Use/Occupancy:** residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1340		1340		n/a	(max.)
<u>LOT AREA:</u>		3300		3300		N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> 2		100%		same		1.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A		N/A		N/A	
<u>SIZE OF LOT:</u>	WIDTH	66		66		N/A	
	DEPTH	103		103		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	1.5		1.5		N/A	
	REAR	2.0		2.0		N/A	
	LEFT SIDE	2.0		2.0		N/A	
	RIGHT SIDE	N/A		N/A		N/A	
<u>SIZE OF BUILDING:</u>	HEIGHT	131.		131		N/A	
	WIDTH	N/A		N/A		n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		n/a		n/a		Open space	
<u>NO. OF DWELLING UNITS:</u>		3		4		open space	
<u>NO. OF PARKING SPACES:</u>		5		5		4	
<u>NO. OF LOADING AREAS:</u>		N/A		N/A		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		2 feet		2feet		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.:

Residential. No outside construction, NO adding squar footage. Just split the current 1st floor unit into 2 unit studios.

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'.

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:

We like to split the the 1st floor apartment into 2 units that the family member be able to live there

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 by not affecting generally the zoning district in which it is located for the following reasons:

N/A

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

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

Helping my mother to live on her own apartment

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

the current space is very large and waste of space for 1 person to live there

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



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: Mohammad Noorouzi (Print) Date: 12-15-21

Address: 472 Cambridge St. #1

Case No. BZA-153095

Hearing Date: 1/6/22

Thank you,
Bza Members

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Mohammad Nooruzi PRESENT USE/OCCUPANCY: Residential
 LOCATION: 472 Cambridge unit #1 Cambridge MA ZONE: Business A/Res C-2B Zone
 PHONE: 617-921-1373 REQUESTED USE/OCCUPANCY: Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>3080'</u>	<u>3080</u>	<u>5775'</u>	(max.)
LOT AREA:	<u>3300</u>	<u>3300</u>	<u>600'</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.9</u>	<u>0.9</u>	<u>1.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1st floor 1240'</u>	<u>1240'</u>	<u>600</u>	(min.)
SIZE OF LOT:	WIDTH	<u>25'</u>	<u>25'</u>	<u>No Min</u> (min.)
	DEPTH	<u>66'</u>	<u>66'</u>	<u>No Min</u>
Setbacks in Feet:	FRONT	<u>2'</u>	<u>2'</u>	<u>No Min</u> (min.)
	REAR	<u>5.0</u>	<u>5.0</u>	<u>5.0</u> (min.)
	LEFT SIDE	<u>2.0</u>	<u>2.0</u>	<u>No Min</u> (min.)
	RIGHT SIDE	<u>1.3</u>	<u>1.3</u>	<u>No Min</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>29'</u>	<u>29'</u>	<u>45'</u> (max.)
	LENGTH	<u>66'</u>	<u>66'</u>	<u>No Min</u>
	WIDTH	<u>25</u>	<u>25</u>	<u>15'</u>
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>1.8</u>	<u>1.8</u>		(min.)
NO. OF DWELLING UNITS:	<u>3</u>	<u>4</u>	<u>5.5</u>	(max.)
NO. OF PARKING SPACES:	<u>5</u>	<u>5</u>	<u>4</u>	(min./max)
NO. OF LOADING AREAS:				(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>15'</u>	<u>15'</u>	<u>5.0</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.

there are currently 3 units on the property. We would like to split the current 1st floor apartment into 2 units by closing off the and adding a bathroom and a kitchenette to the existing 1st floor apartment. We are not planning to add any square footage to the property. No construction outside the apartment

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'.

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:**

I am trying to keep my disabled elderly mother to live independently out of the expensive and unpleasant nursing home.

In order to do that my sister has agreed to be the primary caregiver if we could make the housing arrangement so that my mother and she could have their own private living arrangement. Therefore, we would like to split the 1st floor apartment into 2 studios with adding a kitchenette and bathroom to the current unit and closing off the wall in the unit to create affordable housing for both my mother and her caregiver.

Unfortunately, any other arrangement will be financially and emotionally unbearable.

- 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:**

There will be NO change of zoning , structural or any alteration outside the building that affects the zoning of the location and the district.

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

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

Helping our families to stay together and having affordable housing and living conditions that would be hard to achieve without this arrangement.

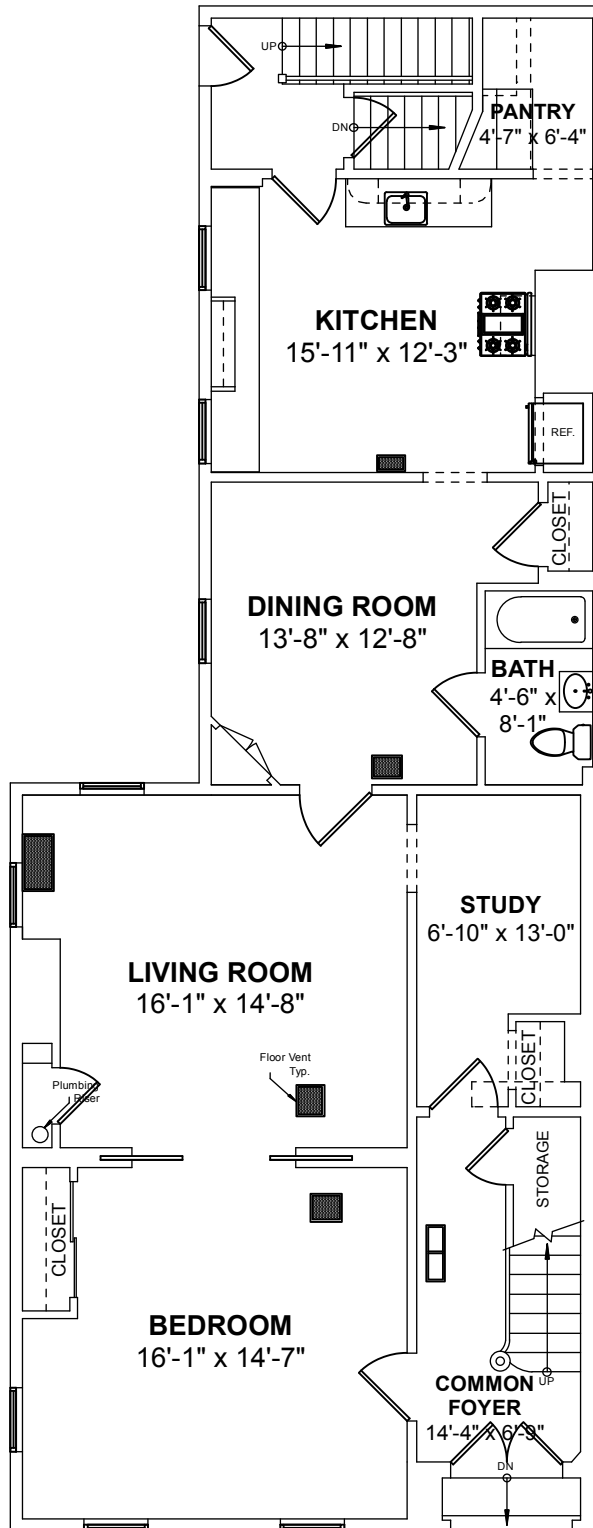
I would Also like to remind the Board this arrangement will be adding more housing to the area without changing the character and the integrity of the building and the neighborhood.

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

The intent is to keep the property as is and residential without comprising the City ' ordinance.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

(ATTACHMENT B - PAGE 5)

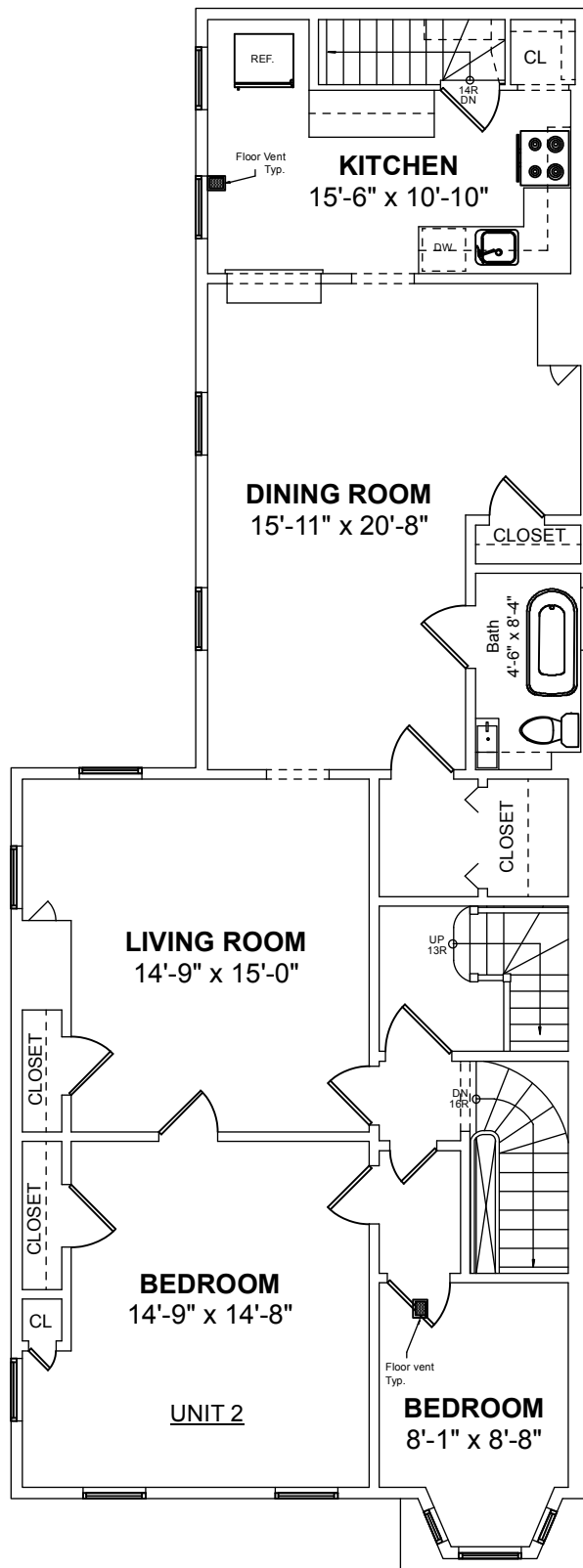


UNIT 1 FLOOR PLAN
Ceiling Height = 8'-10"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: JUNE 2021	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		472 CAMBRIDGE STREET, UNIT 1 CAMBRIDGE, MA	



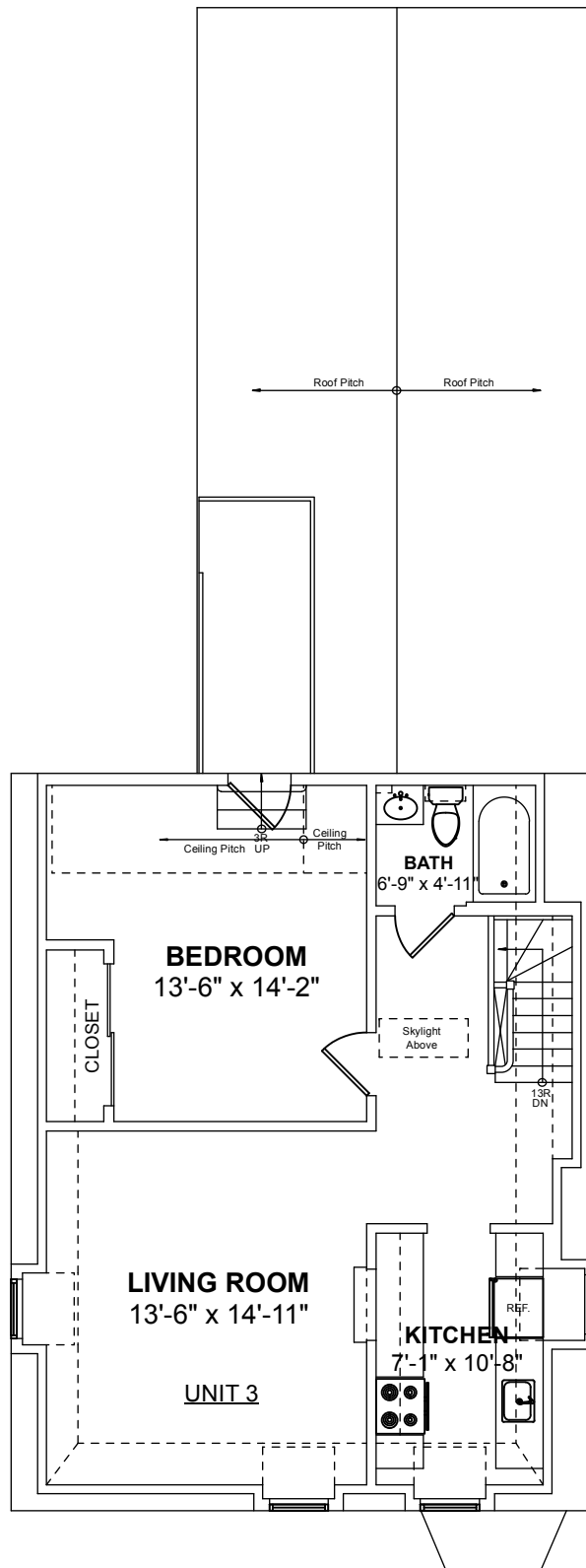
SECOND FLOOR PLAN

Ceiling Height = 7'-10"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			2
JOB NO.	DATE: SEPTEMBER 2021	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		472 CAMBRIDGE STREET CAMBRIDGE, MA	



THIRD FLOOR PLAN

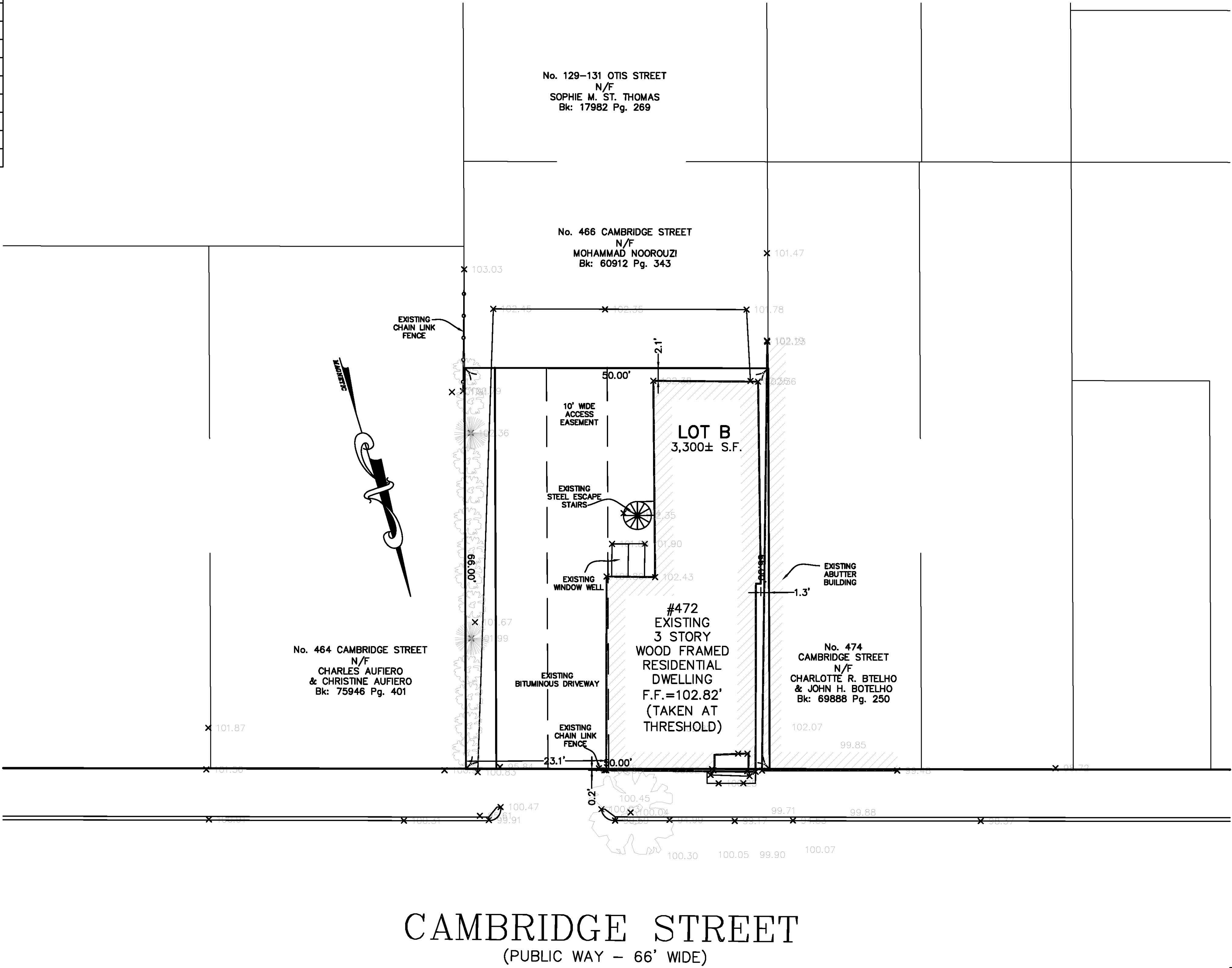
Ceiling Height = 7'-7"



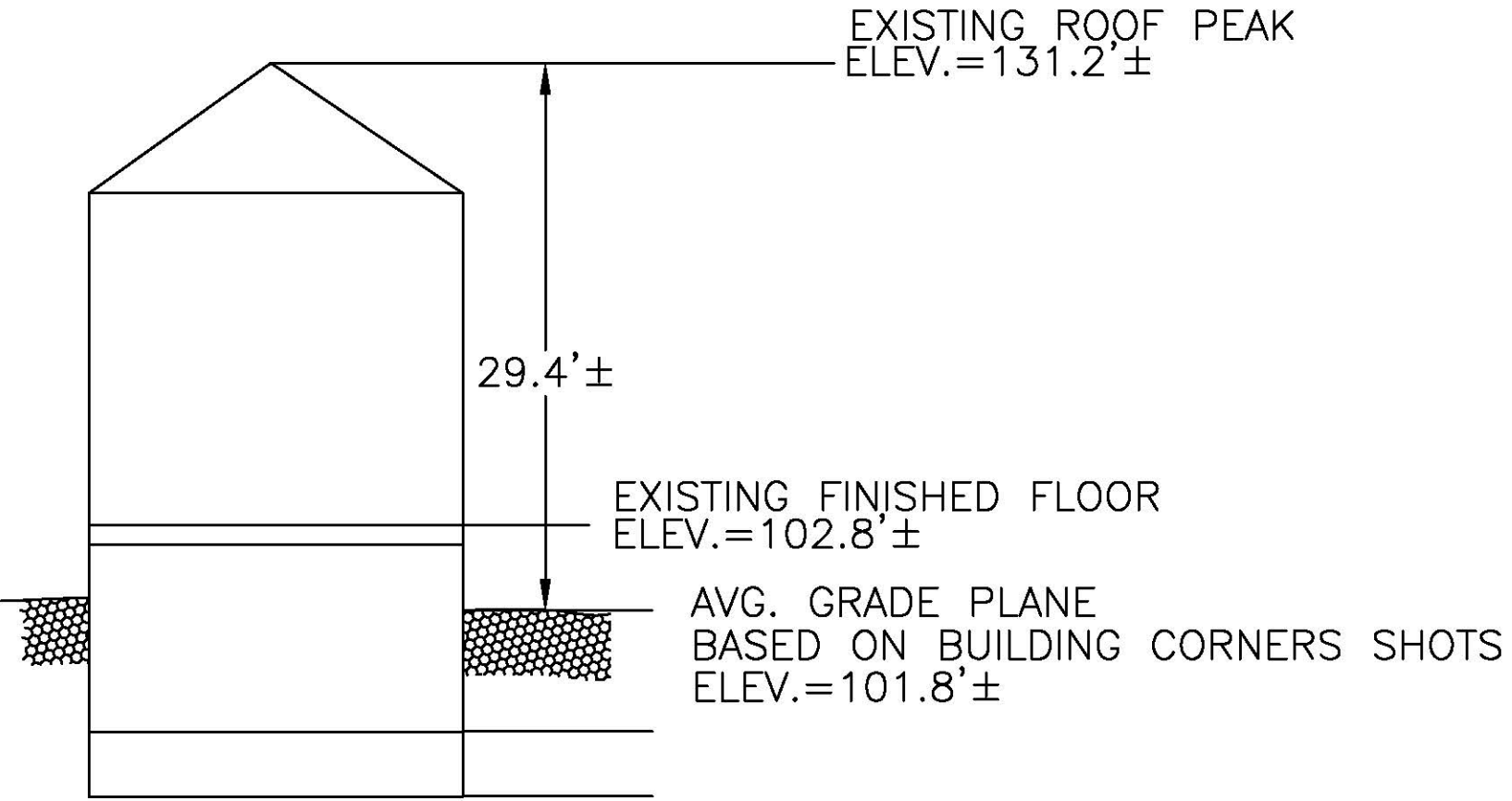
Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			3
JOB NO.	DATE: SEPTEMBER 2021	SCALE: 1/8" = 1'-0"	
<u>NATIONAL FLOOR PLANS</u>		472 CAMBRIDGE STREET	
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		CAMBRIDGE, MA	

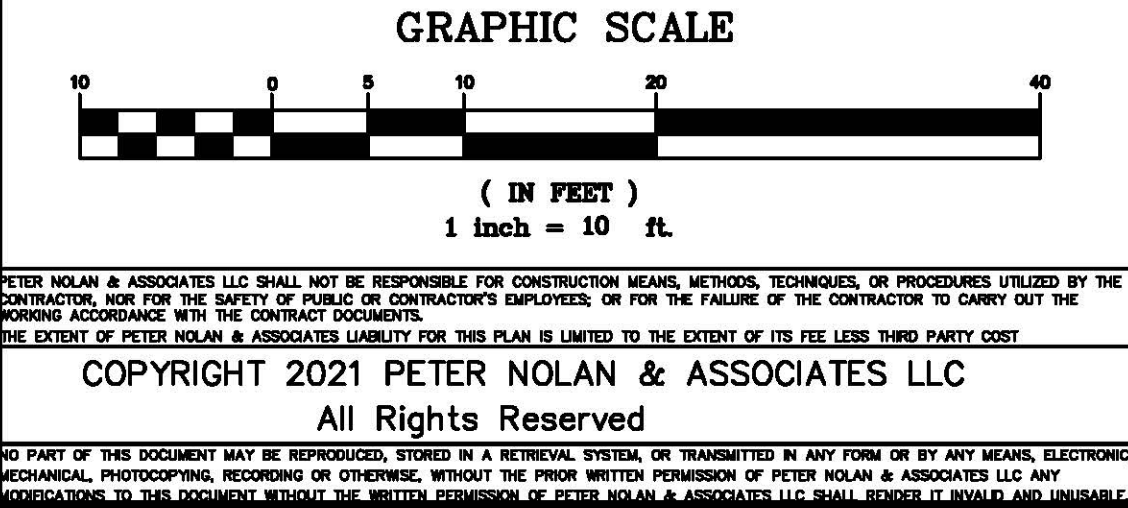
EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊕	TREE



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 9-08-2021.
 2. DEED REFERENCE BOOK 60912 PAGE 348, PLAN REFERENCE: PLAN 1269 OF 2006, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ZONING DISTRICT = BUSINESS A



EXISTING PROFILE
NOT TO SCALE



SCALE	1"=10'			
DATE	10/12/2021	REV	DATE	REVISION
SHEET	1			
PLAN NO.	1 OF 1			
CLIENT:				
DRAWN BY				
CHKD BY	PJN			
APPD BY	PJN			
782 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS				
PLOT PLAN OF LAND				
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com				
SHEET NO. 1				









NO PARKING
ANY TIME

**TOW AWAY
ZONE**

ILLEGALLY PARKED AND
UNAUTHORIZED VEHICLES
WILL BE TOWED AT VEHICLE
OWNER'S RISK.

24 HOURS A DAY
7 DAYS A WEEK

PM's Towing 617-547-0880





**TOW AWAY
ZONE**
ALL ILLEGALLY PARKED
UNAUTHORIZED VEHICLES
WILL BE TOWED AT
OWNER'S EXPENSE
24 HOURS A DAY
7 DAYS A WEEK
PARKING \$10

EMERGENCY
ARTERY
NO PARKING
DURING DECLARED
SNOW
EMERGENCY

CITY OF CAMDEN
Pay by Phone
www.camden.gov
www.paybyphone.com
Zone 2490

2 HR
PARKING
9:00 AM
TO 5:00 PM
EXCEPT SUNDAYS
→

4
7
2



**TOW AWAY
ZONE**
ALL VEHICLES PARKED AND
UNATTENDED AT THIS LOCATION
WILL BE TOWED AT THE RISK
OF THE DRIVER'S EXPENSE
24 HOURS A DAY
7 DAYS A WEEK
PH: 609-261-1111

SECURITY
CAMERA







472 Cambridge Street LLC

843 Massachusetts Ave

Cambridge MA 02139

Dear Board of Zoning,

Thank you for considering to review my request for adding a unit to the current property without any addition or adding square footage to the existence building. We just like to add a kitchen and bathroom to the current apartment and close off the middle door in the unit to create 2 studios for my elderly mother .

We have created green space on the left side on the driveway and we have already 4-5 parking spaces available on site.

Sincerely,

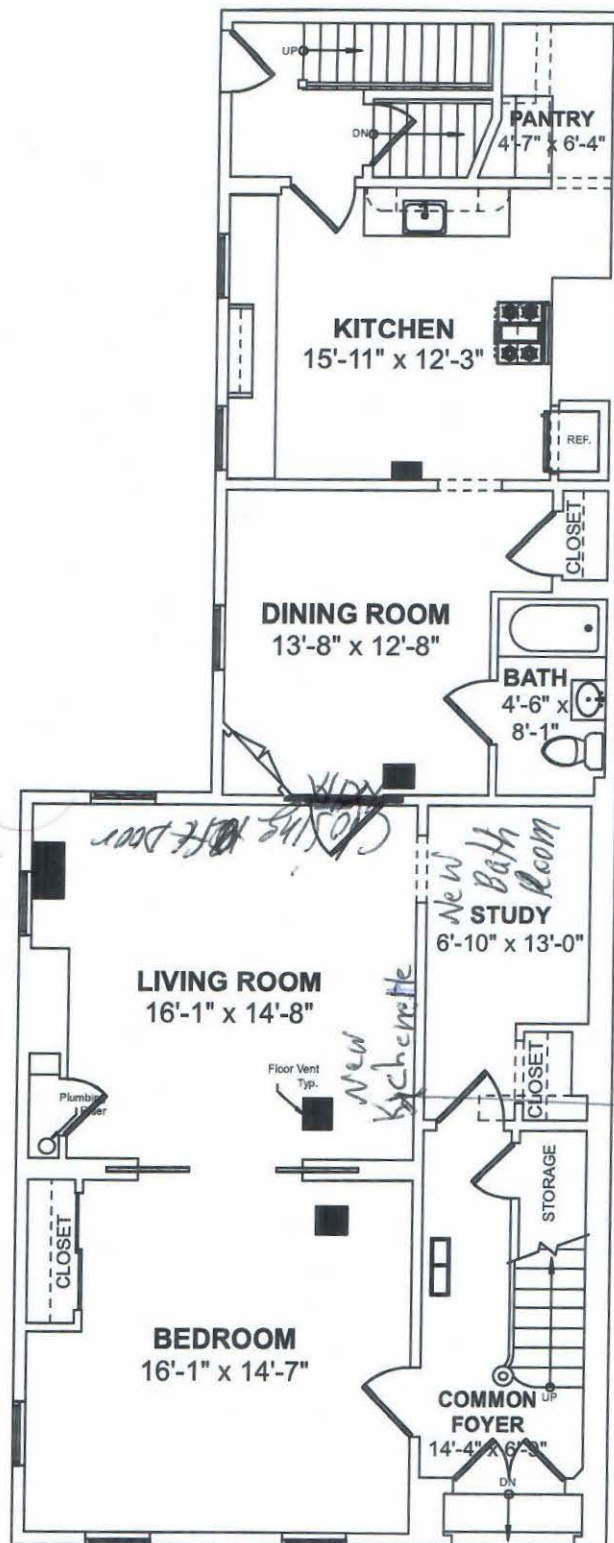
472 Cambridge Street LLC

Mohammad Noorouzi

843 Massachusetts Ave

Cambridge MA 02139

617-921-1373

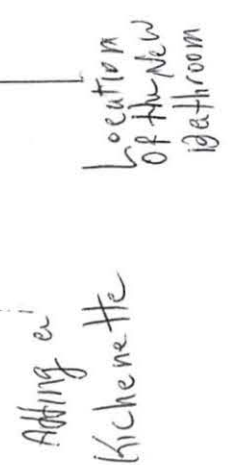


UNIT 1 FLOOR PLAN
Ceiling Height = 8'-10"



Scale 1/8" = 1'-0"

EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: JUNE 2021	SCALE: 1/8" = 1'-0"	
NATIONAL FLOOR PLANS		472 CAMBRIDGE STREET, UNIT 1	
398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		CAMBRIDGE, MA	



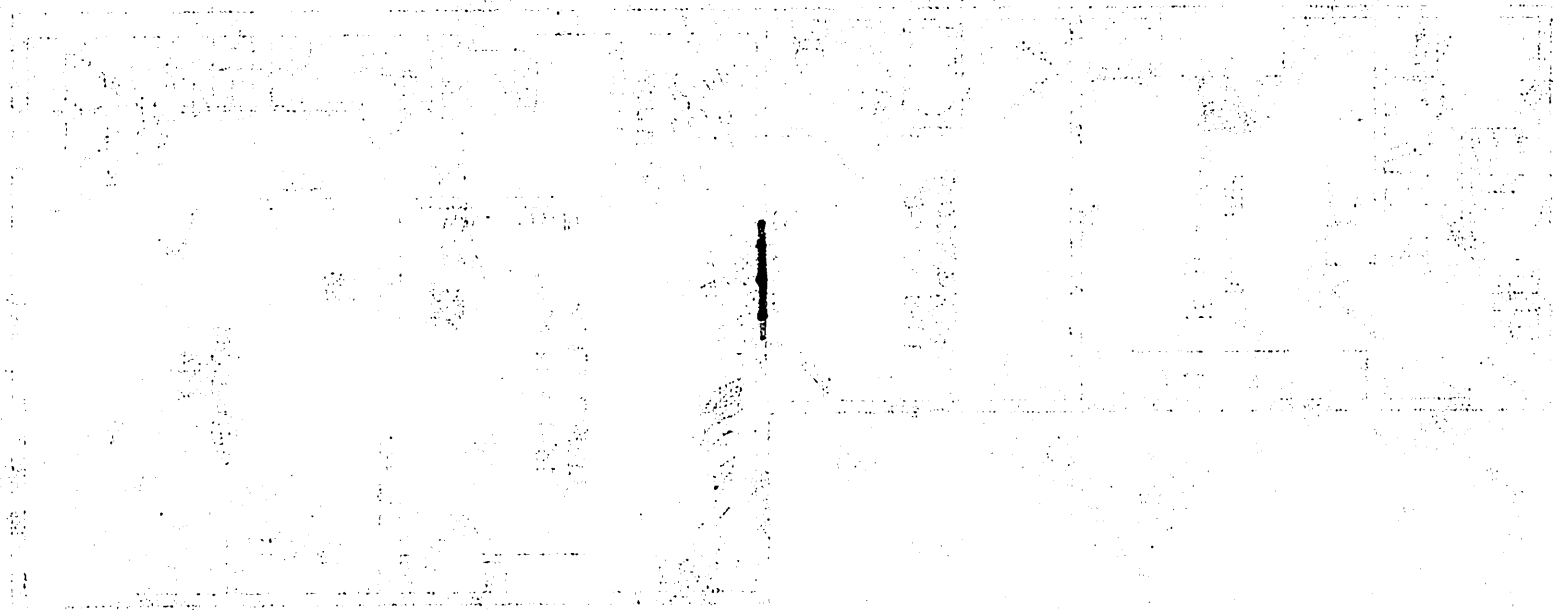
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EXISTING CONDITIONS FLOOR PLANS			1
JOB NO.	DATE: JUNE 2021	SCALE: 1/8" = 1'-0"	
<u>NATIONAL FLOOR PLANS</u> 398 COLUMBUS AVENUE SUITE 100 BOSTON MA 02116 800.328.0217 TEL		472 CAMBRIDGE STREET, UNIT 1 CAMBRIDGE, MA	

100-100000
100-100000
100-100000

100-100000

100-100000



472 Camb. St.

Petitioner

23-149
CREAMER, RONALD A., JR.,
TR. OF RAC REALTY TRUST
501 CAMBRIDGE ST
CAMBRIDGE, MA 02141

23-16
CAMBRIDGE COMMUNITY HOUSING DEV INC
C/O HOMEOWNER'S REHAB INC
280 FRANKLIN ST
CAMBRIDGE, MA 02139

472 CAMBRIDGE STREET LLC
C/O MOHAMMAD NOOROUZI
843 MASS AVENUE
CAMBRIDGE, MA 02139

23-58
BOTELHO, CHARLOTTE R. & JOHN H. BOTELHO
TRS, THE BOTELHO FAM REALTY TR
474 CAMBRIDGE ST
CAMBRIDGE, MA 02141

23-154
472 CAMBRIDGE STREET LLC
472 CAMBRIDGE ST
CAMBRIDGE, MA 02141

23-69
PIECIUL, BARRY
127 OTIS ST
CAMBRIDGE, MA 02141

23-70
ST. THOMAS, LORRAINE &
BARBARA KLUCHNICK, TRUSTEES
131 OTIS ST
CAMBRIDGE, MA 02141

23-151
SALIBA, SHUKRI & ESTEPHEN SALIBA
133 OTIS ST
CAMBRIDGE, MA 02141

23-152
TRATZ, ANDREW ROBERT & MA-LUNG CHEN
TRS, 2010 TRATZ CHEN REV TR
633 TRAPELO RD., SUITE 202
WALTHAM, MA 02452

23-155
466 CAMBRIDGE STREET LLC
466 CAMBRIDGE ST
CAMBRIDGE, MA 02139

23-60
PACHECO 462 CAMBRIDGE STREET LLC
54 LARCHWOOD DR
CAMBRIDGE, MA 02138

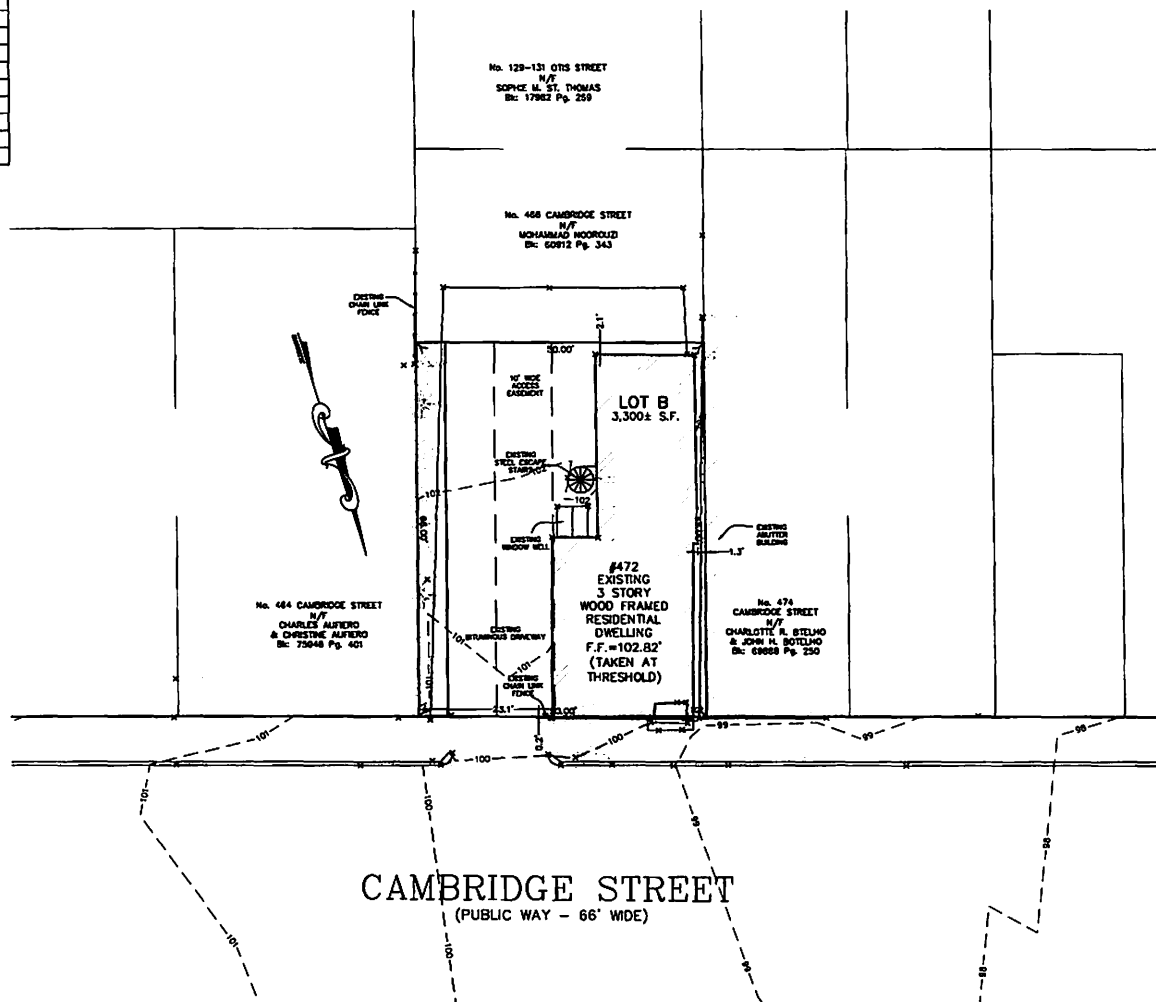
23-17
465-471 CAMBRIDGE ST LLC
228 PARK AVE S PMB 35567
NEW YORK, NY 10003-1502

23-61
EGIDIO, JOSEPH A., JR. & CAROL A. EGIDIO TRS
448 CAMBRIDGE REALTY TRUST
29 ROSEMARY AVE
WAKEFIELD, MA 01880

23-57
WONG, ROBIN & FUN FONG WONG,
TRUSTEES THE WONG FAMILY TRUST
32 MELVILLE AVE
NEWTON, MA 02460

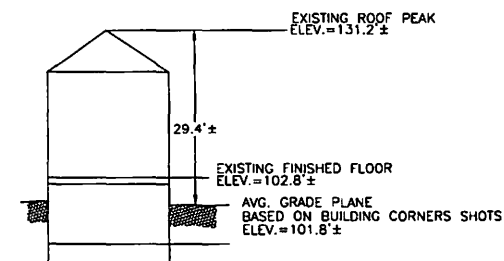
EXISTING LEGEND

—	SEWER LINE
—	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
—	UTILITY POLE
—	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
—	WATER VALVE
—	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MAY)
—	CONTOUR LINE (HWM)
—	SPOT GRADE
—	DRAIN MANHOLE
—	HYDRANT
—	TREE

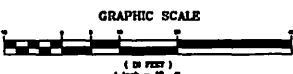


NOTES:

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8. ZONING DISTRICT = BUSINESS A



EXISTING PROFILE
NOT TO SCALE



COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

SCALE 1"=50'	REV DATE	REVISION	BY
DATE 10/11/2021			
SHEET 1	742 CAMBRIDGE STREET CAMBRIDGE MASSACHUSETTS PLOT PLAN OF LAND		
PLAN NO. 1 OF 1			
CLIENT			
DRAWN BY			
CHECK BY			
DATE			
APPRO BY			
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