



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 209539

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Greg Fralish / Pam Pecchio C/O John Lodge Architects

PETITIONER'S ADDRESS: 56 Aberdeen Ave., Cambridge, MA 02138

LOCATION OF PROPERTY: 4 Hollis Pk., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enclose an existing deck into a covered screened porch on the rear facade.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

John Lodge

(Print Name)

Address:

Tel. No.

E-Mail Address:

56 Aberdeen Ave., Cambridge, MA

617-308-3037

john@johnlodgearchitects.com

Date:

2023 FEB 15 PM 12:09
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 Greg Fralish & Pamela Pecchio
(OWNER)

Address: 4 Hollis Park, Cambridge, MA 02140

State that I/We own the property located at 4 Hollis Park,
which is the subject of this zoning application.

The record title of this property is in the name of Greg Fralish & Pamela Pecchio

*Pursuant to a deed of duly recorded in the date Dec. 13, 2019 Middlesex South
County Registry of Deeds at Book 73828, Page 119; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Pamela Pecchio
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 Pamela Pecchio personally appeared before me,
this 1 of Feb, 2023, and made oath that the above statement is true.

Kira Imprescia Notary

My commission expires 08/04/2028 (Notary Seal).



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

REAL ESTATE INFORMATION FORM - UNIFORMED SERVICE

It is requested by OWNER, signed below, a return and statement to the Secretary of the Board of Land and Natural Resources.

1. Name of the property: _____

2. Address of the property: _____

3. State that the property is located in _____ which is the subject of this return application.

4. The name of the person in the name of _____

5. The name of the person in the name of _____

6. County Register of Deeds of _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

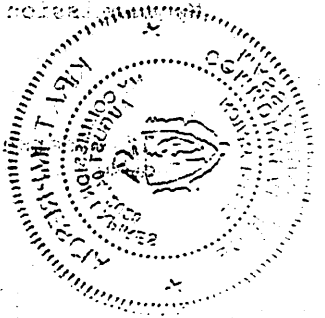
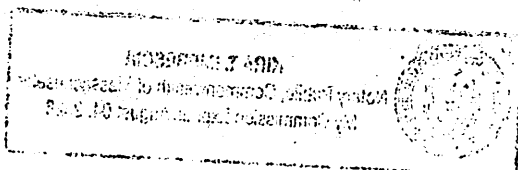
14. _____

15. _____

16. _____

17. _____

18. _____



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 4 Hollis Pk , 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:

The proposed porch is on the rear facade of the building and will not block any of the abutters views or access to sunlight or the open sky.

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:

The proposed porch will not affect the patterns of access or egress, cause a congestion hazard, or a change in the character of the neighborhood as it is in the rear yard and is not visible from any public way.

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 continued operation or development of adjacent uses would not be adversely effected as all the abutting properties are residential and have a similar density to what is being proposed.

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:

The proposed porch will not create any nuisances or harzards to the occupants, it will increase the access to fresh air.

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:

With the exception of one abutter on Hollis Park, the rear yard is hemmed in by garages and the nearest houses are more than 50' away. At the same time, the configuration of the lot creates a wide separation from that one abutter's right and rear facades.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Greg Fralish / Pam Pecchio
Location: 4 Hollis Pk., Cambridge, MA
Phone: 617-308-3037

Present Use/Occupancy: Residential
Zone: Residence B Zone
Requested Use/Occupancy: Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2379	2443	1586	(max.)
LOT AREA:		3172	3172	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.75	.77	.50	
LOT AREA OF EACH DWELLING UNIT		1586	1586	2500	
SIZE OF LOT:	WIDTH	44.25' - 36.33'	44.25' - 36.33'	50	
	DEPTH	84' Max.	84' Max.	100	
SETBACKS IN FEET:	FRONT	9.50' - .33'	9.50' - .33'	15'	
	REAR	17.33' Min. @ Deck	17.33' Min. @ Proposed Porch	25'	
	LEFT SIDE	7.33' Min.	7.33' Min.	12.5'	
	RIGHT SIDE	2.33' Min.	2.33' Min.	7.5'	
SIZE OF BUILDING:	HEIGHT	32.2'	32.2'	35'	
	WIDTH	45.25' Max.	53.25'	36.875'	
	LENGTH	26.75' Max.	26.75' Max.	16'8 Min.	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		42.4% (1345 S.F.)	40.4% (1281 S.F.)	40%	
NO. OF DWELLING UNITS:		2	2	2 Max	
NO. OF PARKING SPACES:		1	1	1 per D.U.	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	10'	

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.:

No other buildings on the 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'.

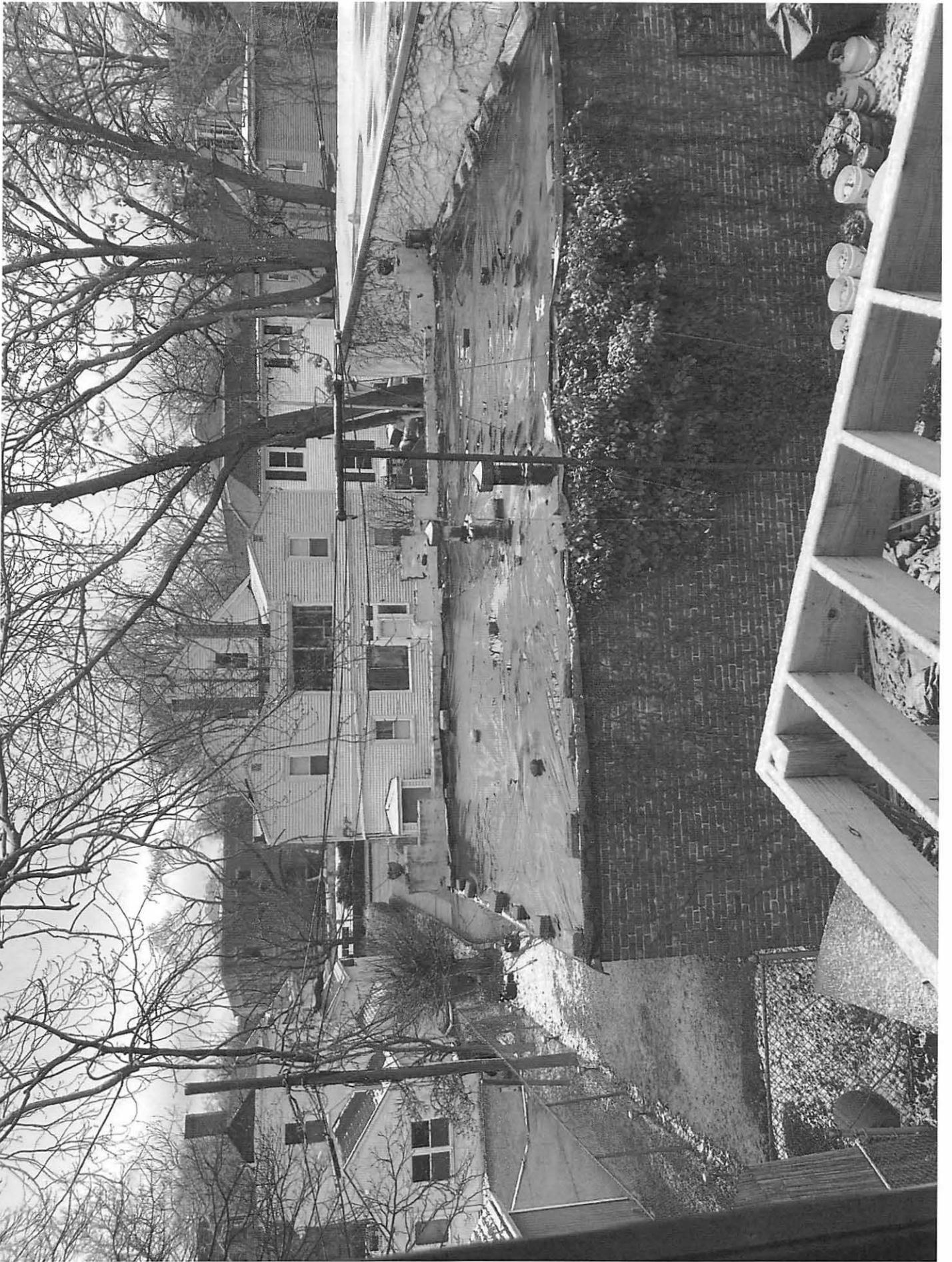
4 Hollis Pk.



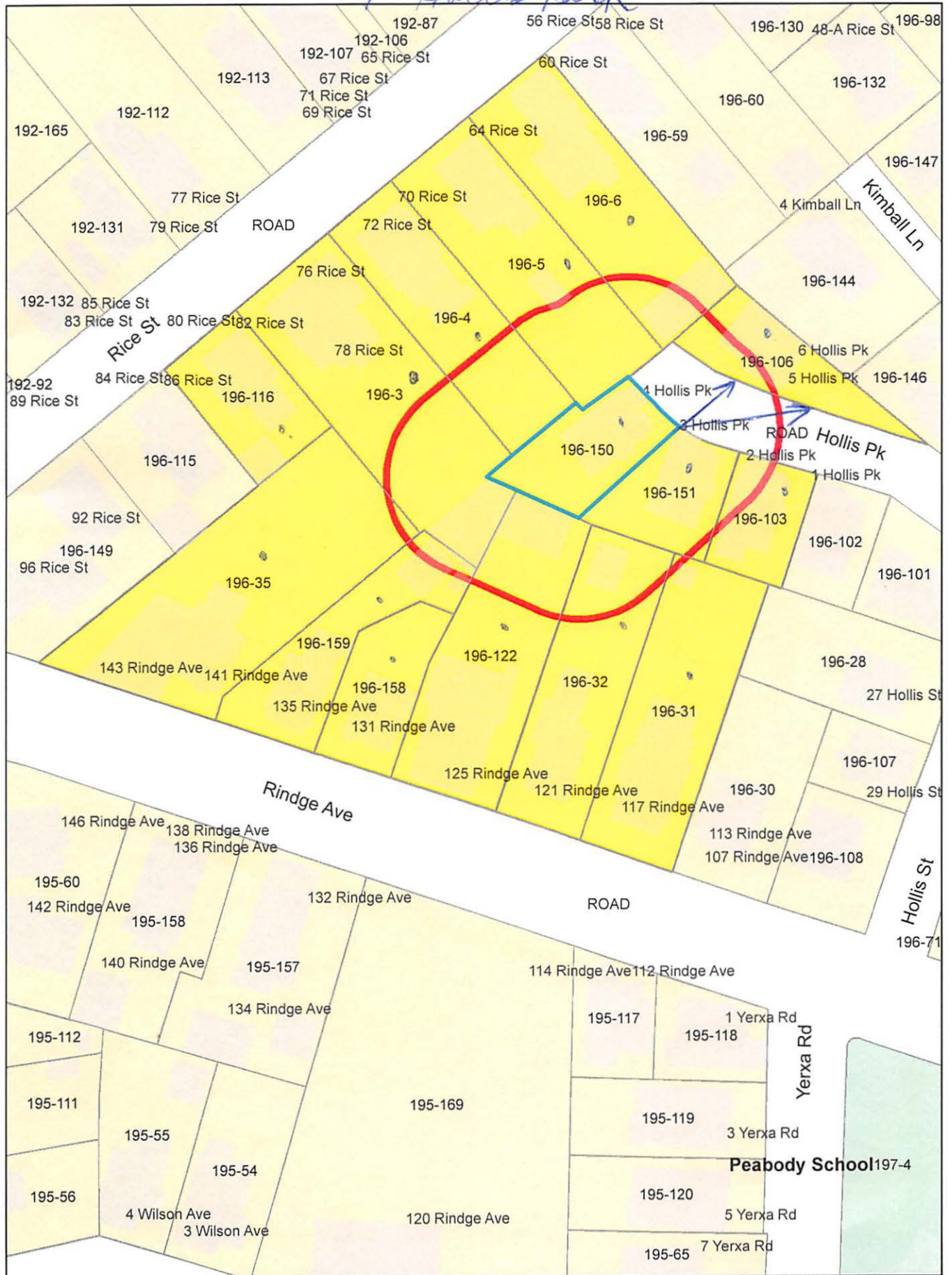








4 Hollis Park



4 Hollis Park

Petitioner

196-3
KIELY, ROBERT J. & JANA M. KIELY
76 RICE ST.
CAMBRIDGE, MA 02140

196-6
BARROS, ANTONIO C & ANA R. ZAMBRANO
60 RICE ST
CAMBRIDGE, MA 02140

JOHN LODGE, ARCHITECTS
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

196-3
KETTERER, EVELYN
78 RICE STREET
CAMBRIDGE, MA 02140

196-5
GARSKOVAS, ROBERT P. &
HARRIET E. C. GARSKOVAS
64 RICE ST
CAMBRIDGE, MA 02140

196-150
PECCHIO, PAMELA GREGORY B. FRALISH
4 HOLLIS PARK
CAMBRIDGE, MA 02140

196-106
LARKIN, CELINE M.
C/O INFANTE PROPERTY MANAGEMENT
392 UNION AVE
FRAMINGHAM, MA 01702

196-122
LOVE, LYNN M.
185 BUCKMINSTER RD
BROOKLINE, MA 02445

196-158
LYONS, RICHARD K II & MELANIE B. LYONS
35 PETER SPRING RD
CONCORD, MA 01742

196-159
ROHRBACH, AUGUSTA & LAWRENCE N. MAYER
135 RINDGE AVE
CAMBRIDGE, MA 02140-2531

196-122
QUIRION, PAULINE L.
125 RINDGE AVE. #2
CAMBRIDGE, MA 02140

196-122
BATCHELDER, JARED
125 RINDGE AVE., #3
CAMBRIDGE, MA 02140

196-31
HEADING HOME, INC
C/O SCHRAFFT CENTER
529 MAIN ST #100
CHARLESTOWN, MA 02129

196-122
TOUTENEL, NATHALIA
125 RINDGE AVE., #1
CAMBRIDGE, MA 02140

196-116
JARVIS, WILLIAM & SUFANG JARVIS
231 SOUTH LANE
GRANVILLE, MA 01034

196-103
TWOMEY, PATRICK & LISA TWOMEY
2 HOLLIS PK. UNIT 1
CAMBRIDGE, MA 02140

196-4
RITA, JAMES P. & JAMES M. RITA
72 RICE ST
CAMBRIDGE, MA 02140

196-4
TIDWELL, NATASHIA
70-72 RICE ST. UNIT 70
CAMBRIDGE, MA 02140

196-103
FREEDMAN, LAUREN
2 HOLLIS PK. UNIT 1A
CAMBRIDGE, MA 02140

196-35
LAVERTY, CHARLES R. JR., & PAUL R. LOHNE
CO-TRUSTEES OF THE WISE INVESTMENT TRUST
C/O LAVERTY / LOHNES PROP
75 CAMBRIDGE PKWY, STE 100
CAMBRIDGE, MA 02142-1229

196-151
DOW, FREDRICK H. SHIRLEY MARK, TRS
3 HOLLIS PK
CAMBRIDGE, MA 02140

196-116
JORGENSEN SARA W
82 RICE ST
CAMBRIDGE, MA 02140

196-32
121 RINDGE AVE LLC
228 PARK AVE.
S PMB 35567
NEW YORK, NY 10003-1502

196-3
ROY-CHEAL, JESSICA & DAVID CHEAL
74 RICE ST
CAMBRIDGE, MA 02140



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: John Lodge Date: 3/3/23
(Print)

Address: 4 Hollis Park

Case No. BZA-209539

Hearing Date: 3/23/23

Thank you,
Bza Members

PLAN OF LAND

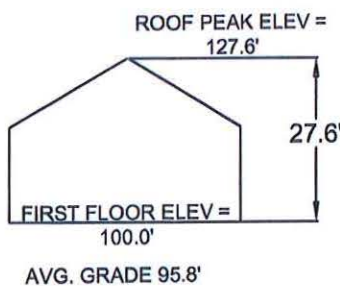
LOCATED AT
4 HOLLIS PARK
CAMBRIDGE, MA

PREPARED FOR:
PAMELA PECCHIO AND
GREGORY FRALISH

SCALE: 1 INCH = 20 FEET

MASSACHUSETTS
SURVEY
CONSULTANTS

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



REFERENCES

DEED: BOOK 73828, PAGE 119
PLANS: PLAN BOOK 200, PLAN 20 ;
PLAN BOOK 198, PLAN 4 ; 751 OF 2017

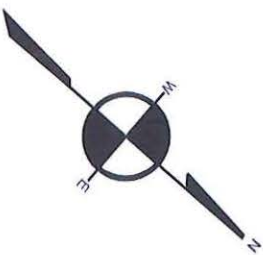
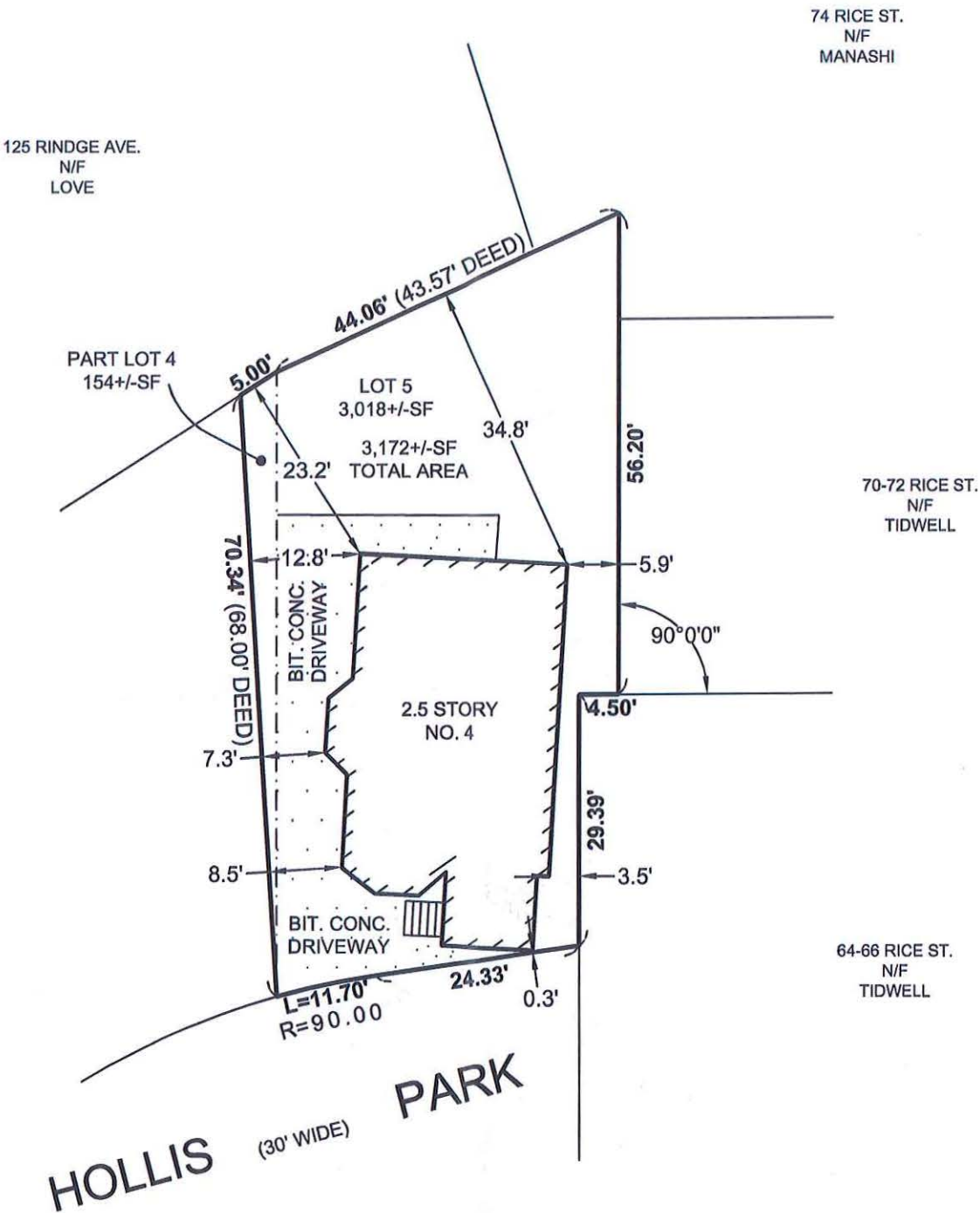
NOTES

THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND IN DECEMBER OF 2019 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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: DECEMBER 28, 2021



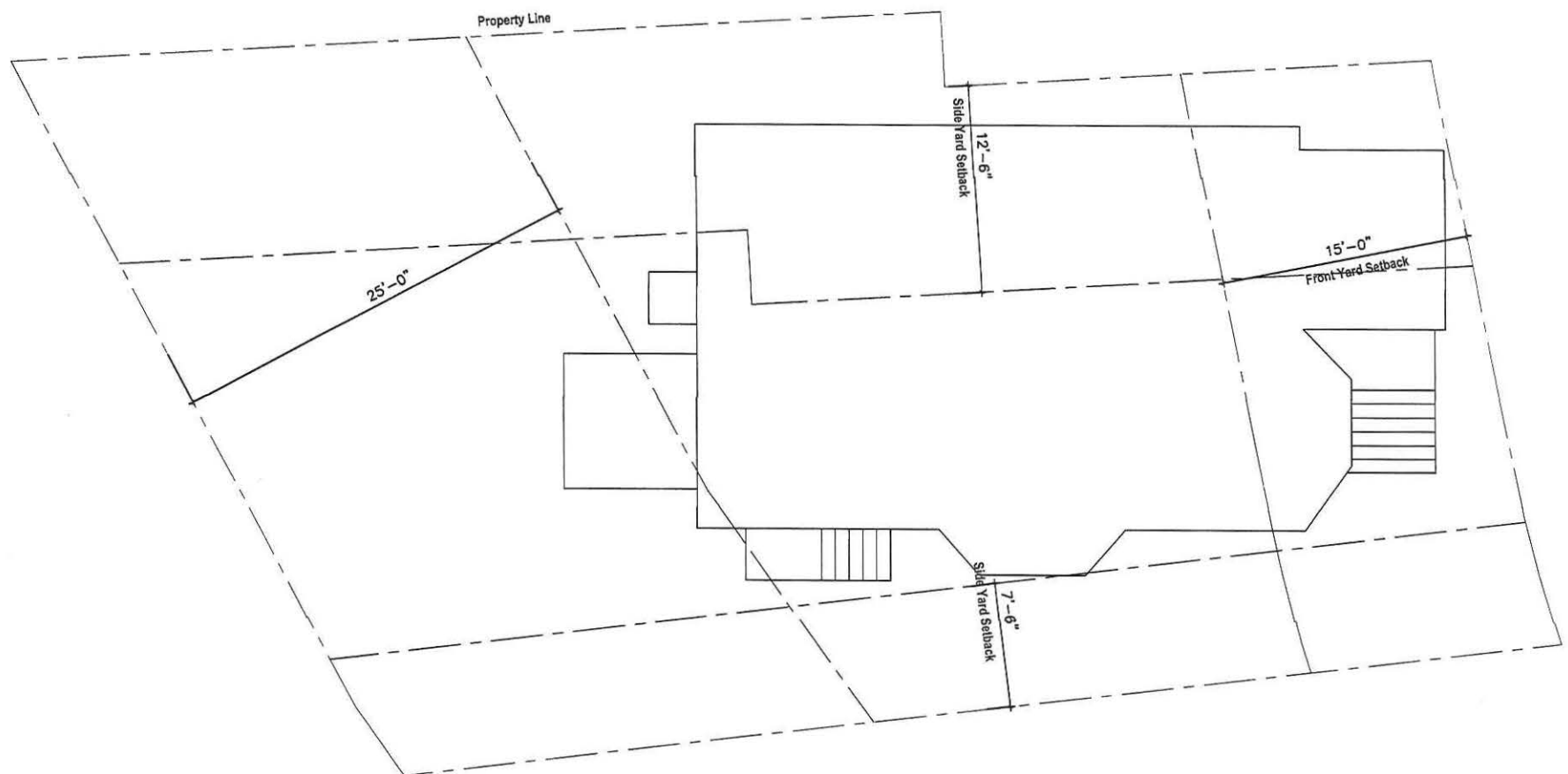
Zoning Requirements

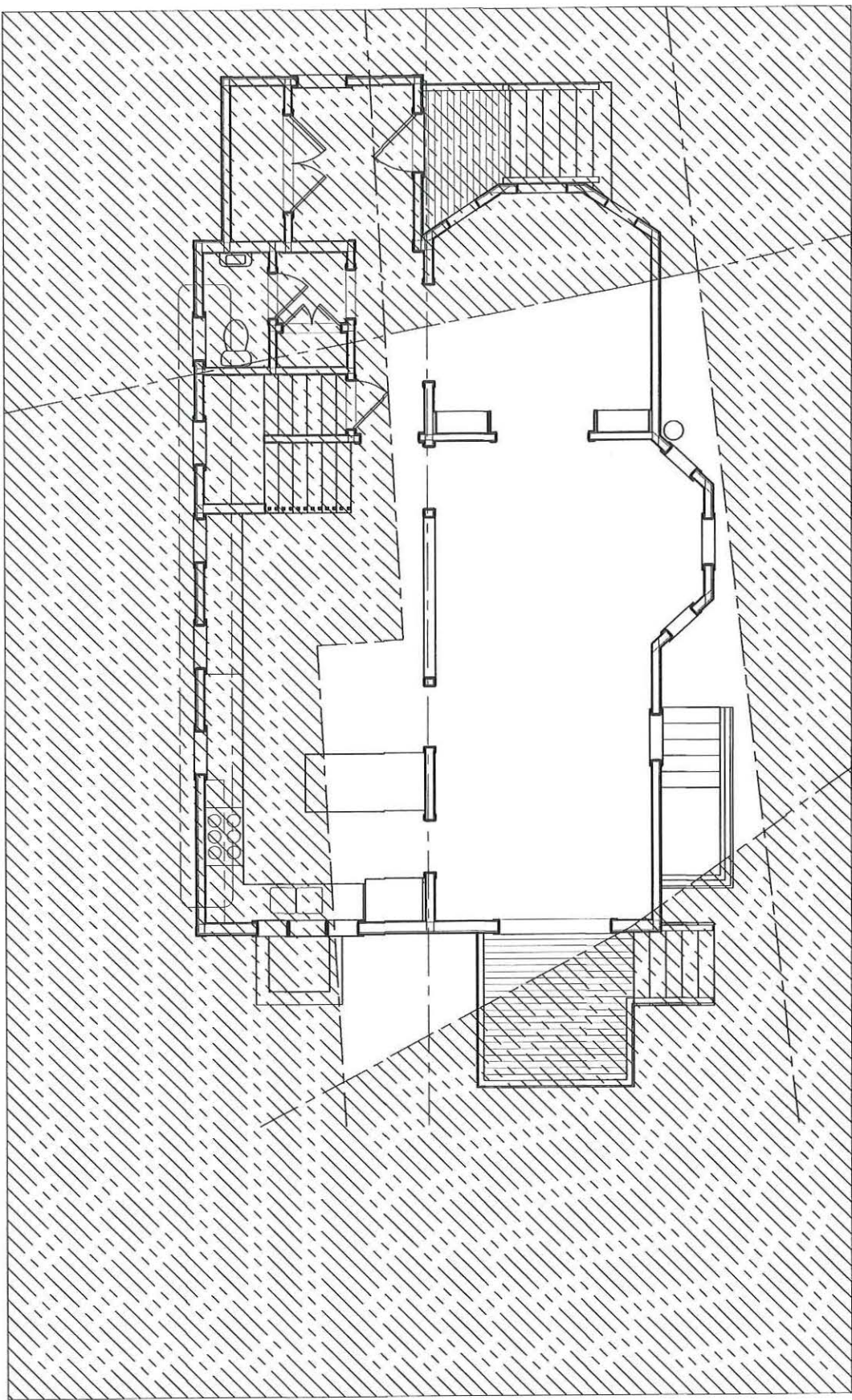
District	B		Existing	Proposed
Max. FAR (j)	.5 / .35	FAR	2379 SF / 3172 SF - .75	2443 SF / 3172 SF - .77
Min. Lot Size	5000 SF	Lot Size	3172 SF	No Change
Min. Lot Area / D.U.	2500 SF	Lot Area / D.U.	1586 SF	No Change
Min. Lot Width	50 Ft.	Lot Width	44'-3" / 36'-4"	No Change
Min. Front Yard	15 Ft.	Front Yard	9'-6" / 4"	No Change
Min. Side Yard	7.5 Ft. / 12.5 Ft.	Side Yard	7'-4" / 2'-3 1/2"	No Change
Min. Rear Yd. (c)	25 Ft. / 35 Ft.	Rear Yd.	41'-4" / 17'-11"	No Change
Max. Hgt.	35 Ft.	Ex. Mean Hgt.	32.2' (per Survey)	No Change
Min. Open Space	40%	Open Space	1345 S.F. - 42.4%	1281 S.F. - 40.4%
No. of Units	2 Units	No Change		
Parking Spaces	1 Space	No Change		

(j) .5 x 1st 5000 SF, 35. x Addl. SF

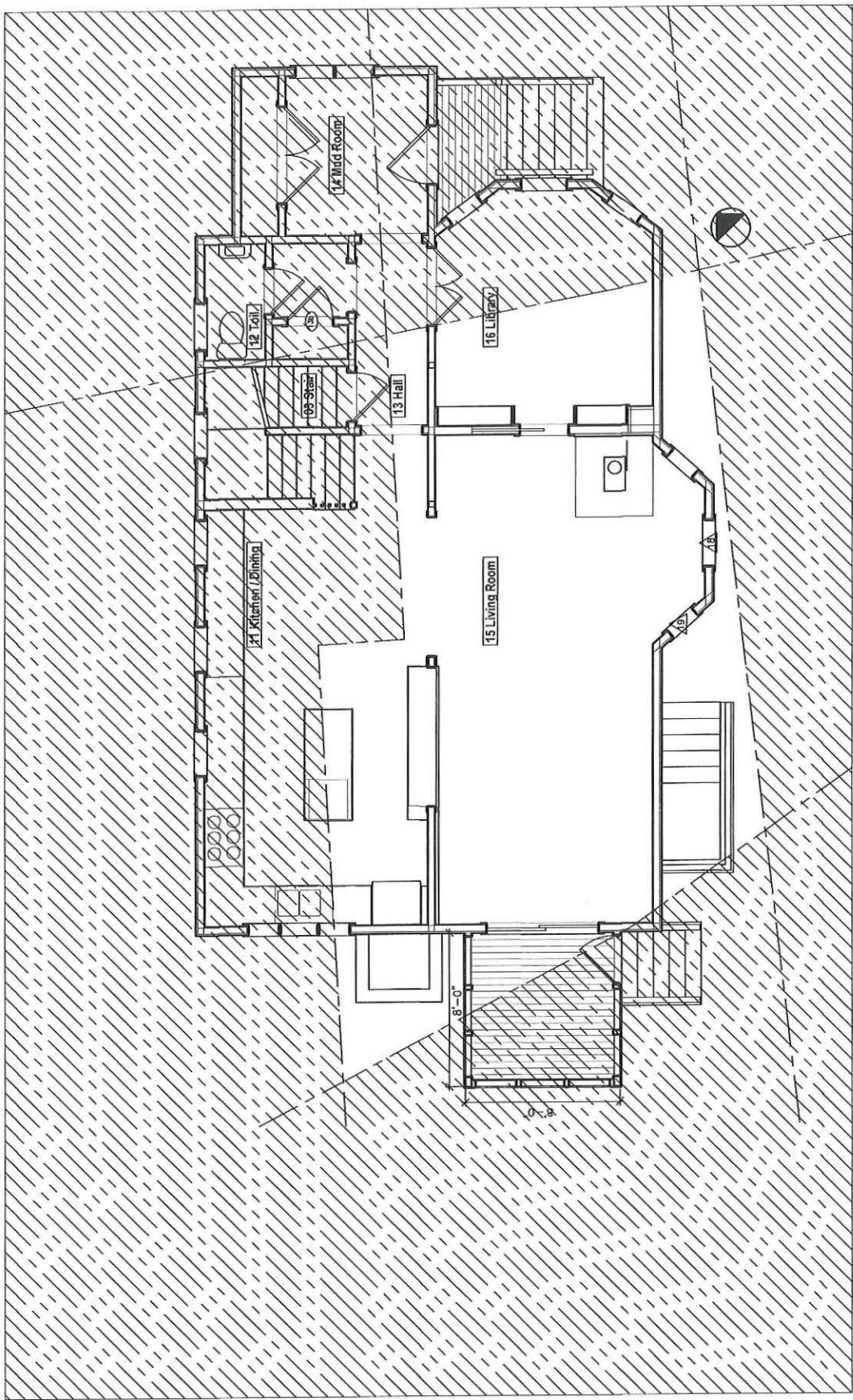
(c) 25' under 100', Max. of 35' for Deeper Lots

Floor	Existing	Proposed
1st Floor	914.5 SF	No Change
1st Fl. Porch	NA	64 SF
2nd Floor	914.5 SF	No Change
2nd Fl. Deck	NA	64 SF
Attic	374 SF	No Change
Total Sq. Footage	2379 SF	2443 SF



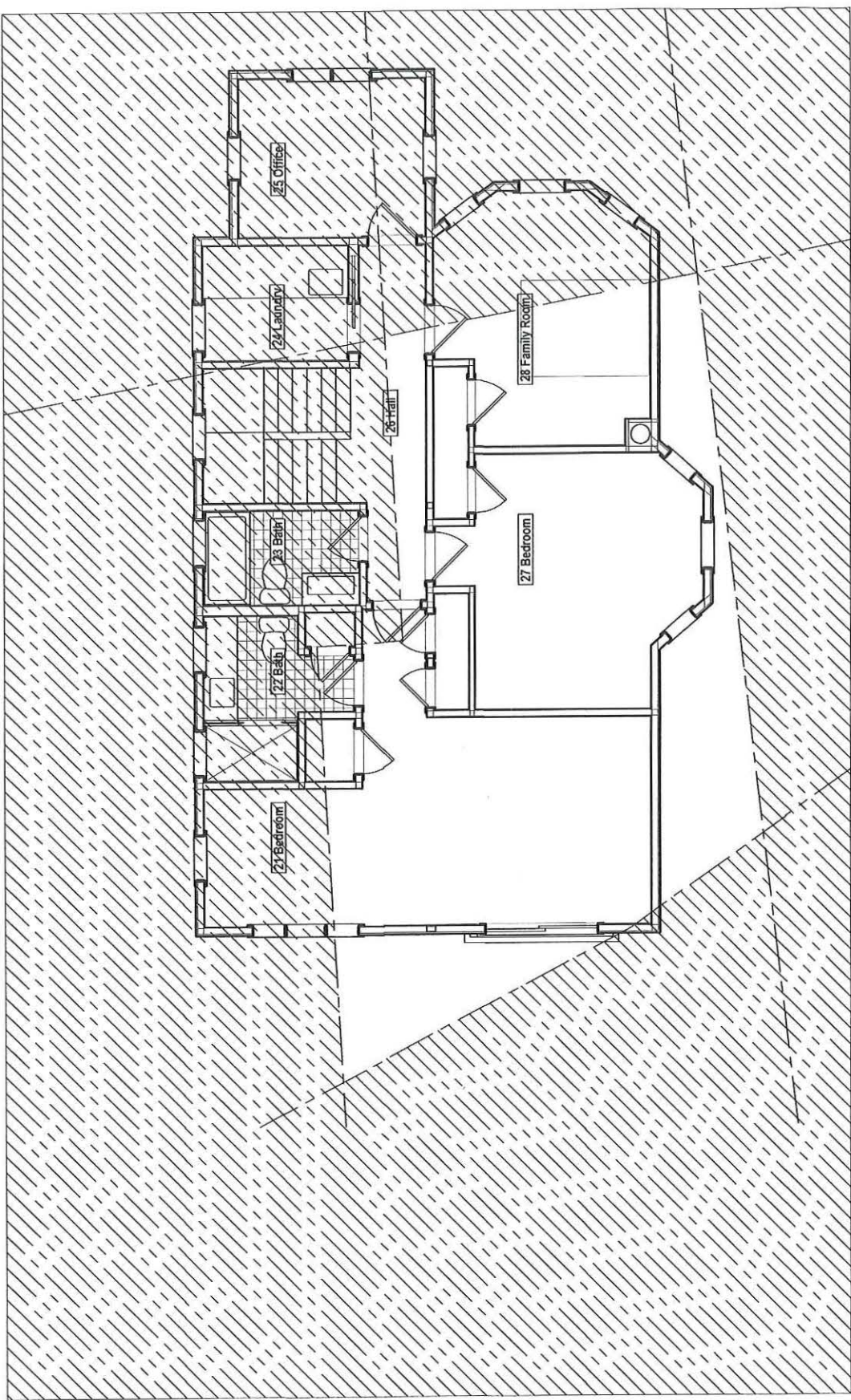


Existing First Floor Plan

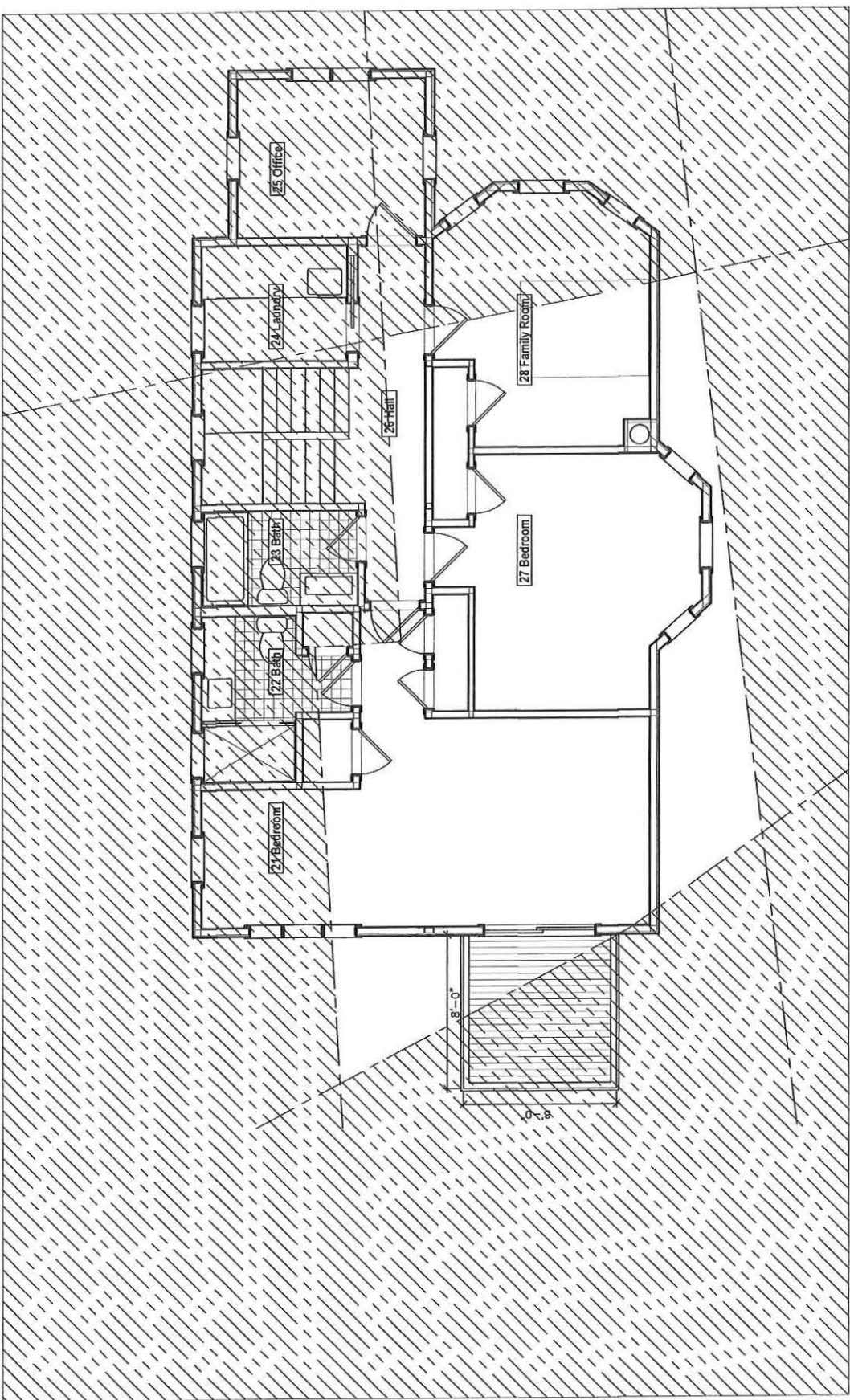


Proposed First Floor Plan
w/ Roofed Deck

Revisions	
No.	Date
1	
2	
3	
4	
5	
6	



Existing Second Floor Plan



Proposed Second Floor Plan
w/ Roofed Deck

Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 2109.01
Date: 12.04.22
Scale: As Noted



56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



Existing Northwest Elevation



**Proposed Northwest Elevation
w/ Screened, Roofed Deck**



Existing Southeast Elevation



Proposed Southeast Elevation
w/ Screened, Roofed Deck