CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN 11 AM 11:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 158423

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Greg Fralish and Pamela Pecchio C/O John Lodge

PETITIONER'S ADDRESS: John Lodge Architects, Cambridge, MA MA

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

TYPE OF OCCUPANCY: 2 Family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Dormer/ /A series of new windows on a facade within the side yard setback./

DESCRIPTION OF PETITIONER'S PROPOSAL:

The addition of a new dormer within the side yard setback, which will add 39 SF to the gross area. The addition of a new areaway to provide basement access - the areaway will be partially within the side yard setback and the the bottom grade will be more than 35' below the roof ridge. The Northwest Façade, which is within the side yard setbacks, will be reconfigured with new window locations.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.C & 8.22.2.D (Non-Conforming Structure).
Article: 10.000 Section: Sec. 10.40-10.43 (Special Permit).

Original Signature(s): _____
(Petitioner (s) / Owner)

Pamela Pecchio Greg Fralish
(Print Name)

Address: _____
Tel. No. 617-308-3037
E-Mail Address: john@johnlodgearchitects.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 Gregory Fralish
(OWNER)

Address: 4 Hollis Park, Cambridge, MA 02140

State that I/We own the property located at 4 Hollis Park, Cambridge, MA 02140
which is the subject of this zoning application.

The record title of this property is in the name of Gregory Fralish

*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 _____.

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 Gregory FRALISH personally appeared before me, this 05 of January 2022, and made oath that the above statement is true.

_____ Notary

My commission expires November 3, 2028 (Notary Seal)

FRANCINE NGANSOP
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2028

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

FRANCINE MCANSCOP
Notary Public
Commonwealth of Massachusetts
My Commission Expires
November 3, 2022

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 series of new windows proposed for the Northwest facade, which falls within the setback, will have little effect on the abutters in terms of privacy, light and noise as the facade is at least 75' away from the closest residence.

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 traffic generated, in terms of access and egress, will not cause congestion hazard or substantial change in established neighborhood character. The number of occupants will remain the same and the house will be substantially upgraded, which will enhance the neighborhood.

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 addition of new windows on the Northwest facade will not adversely affect the abutters because of the substantial distance between the house and the residences on those lots.

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 changes will create a residence with more natural light and ventilation without affecting the neighbors or the citizens of Cambridge.

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 renovation of the residence will create an updated building with new systems and claddings which will be of better quality, quieter and more energy efficient that what is currently there.

***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 and Pamela Pecchio
Location: 4 Hollis Pk , Cambridge, MA
Phone: 617-308-3037

Present Use/Occupancy: 2 Family
Zone: Residence B Zone
Requested Use/Occupancy: residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2340		2379		2500	(max.)
LOT AREA:		3172		3172		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.74		.75		.5	
LOT AREA OF EACH DWELLING UNIT		1586		1586		2500	
SIZE OF LOT:	WIDTH	36.03		36.03		50	
	DEPTH	70.34 / 85.59		70.34 / 85.59		100	
SETBACKS IN FEET:	FRONT	.3		.3		15	
	REAR	23.2 / 34.8		23.2 / 34.8		25	
	LEFT SIDE	7.3		7.3		7.5	
	RIGHT SIDE	3.5		3.5		12.5	
SIZE OF BUILDING:	HEIGHT	32'-4"		36'-2"		35'-0"	
	WIDTH	44'-6"		44'-6"		60'-0"	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		59.27%		59.27%		40	
NO. OF DWELLING UNITS:		2		2		2	
NO. OF PARKING SPACES:		1		1		2	
NO. OF LOADING AREAS:		N/A		N/A		N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A		N/A		10'-0"	

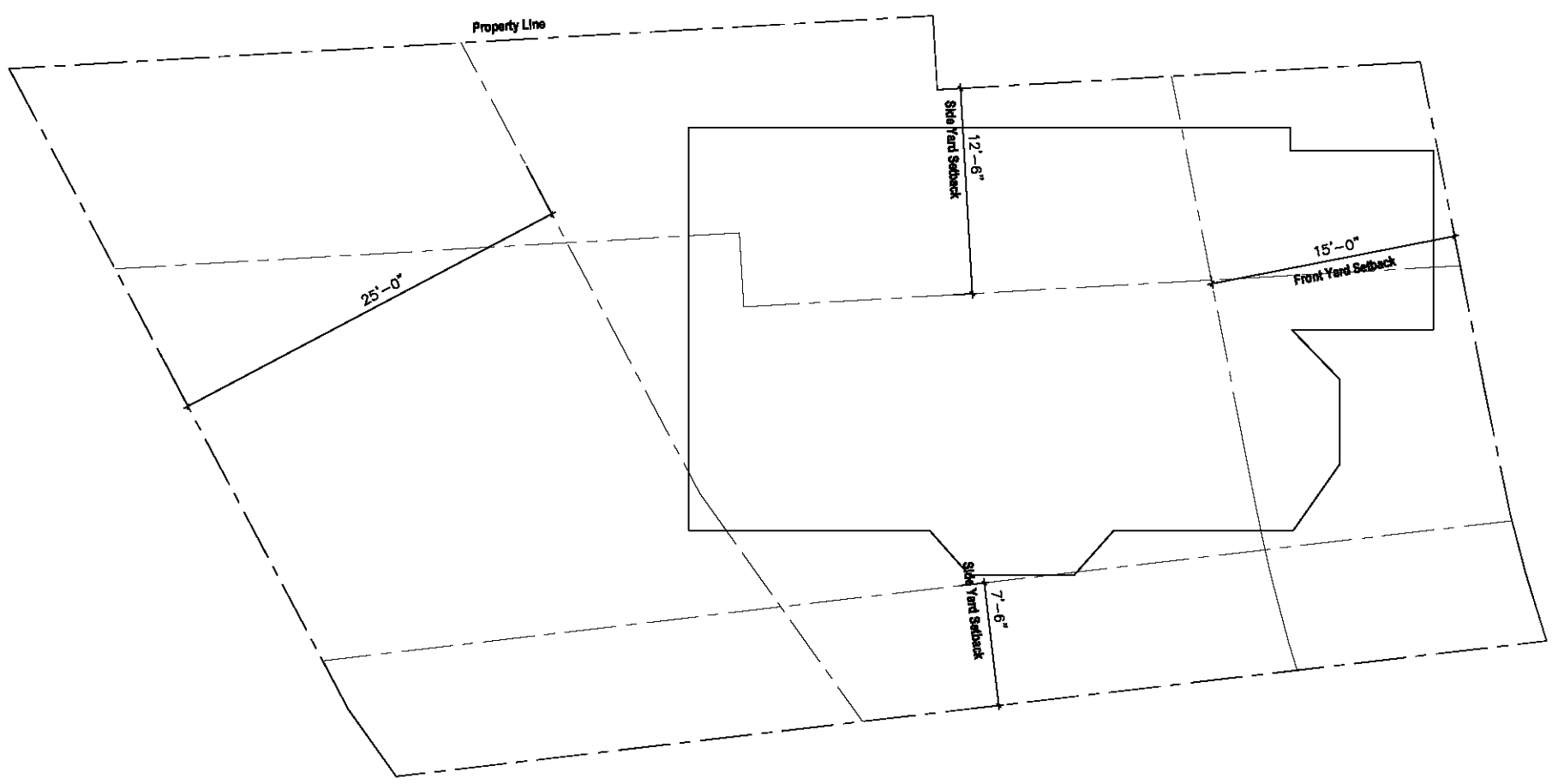
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

There are 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'.

Zoning Requirements				
District	B		Existing	Proposed
Max. FAR (j)	.5 / .35	FAR	2340 SF / 3172 SF - .74	2379 SF / 3172 SF - .75
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. Hgt.	32'-2"	36'-0" *
Min. Open Space	40%	Open Space	1880 S.F. - 59.27 %	
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				
* The roof ridge remains the same, the proposed areaway is 3'-10" below grade				

Floor	Existing	Proposed
1st Floor	914.5 SF	No Change
1st Fl. Porch	88 SF	No Change
2nd Floor	914.5 SF	No Change
2nd Fl. Porch	88 SF	No Change
Attic	335 SF	335 SF + 39 SF
Total Sq. Footage	2340 SF	2379 SF



Z-1

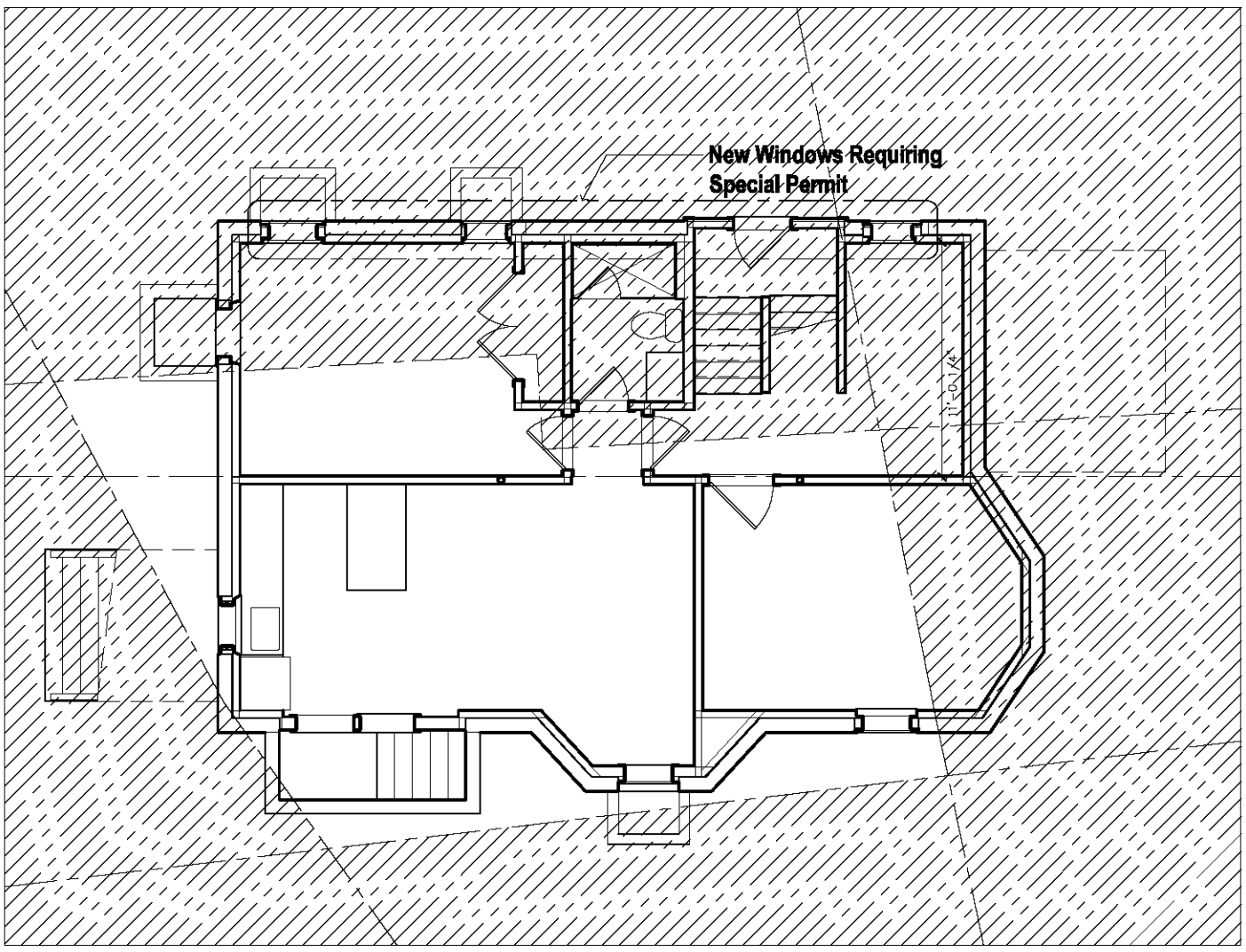
4 Hollis Park
Cambridge, MA

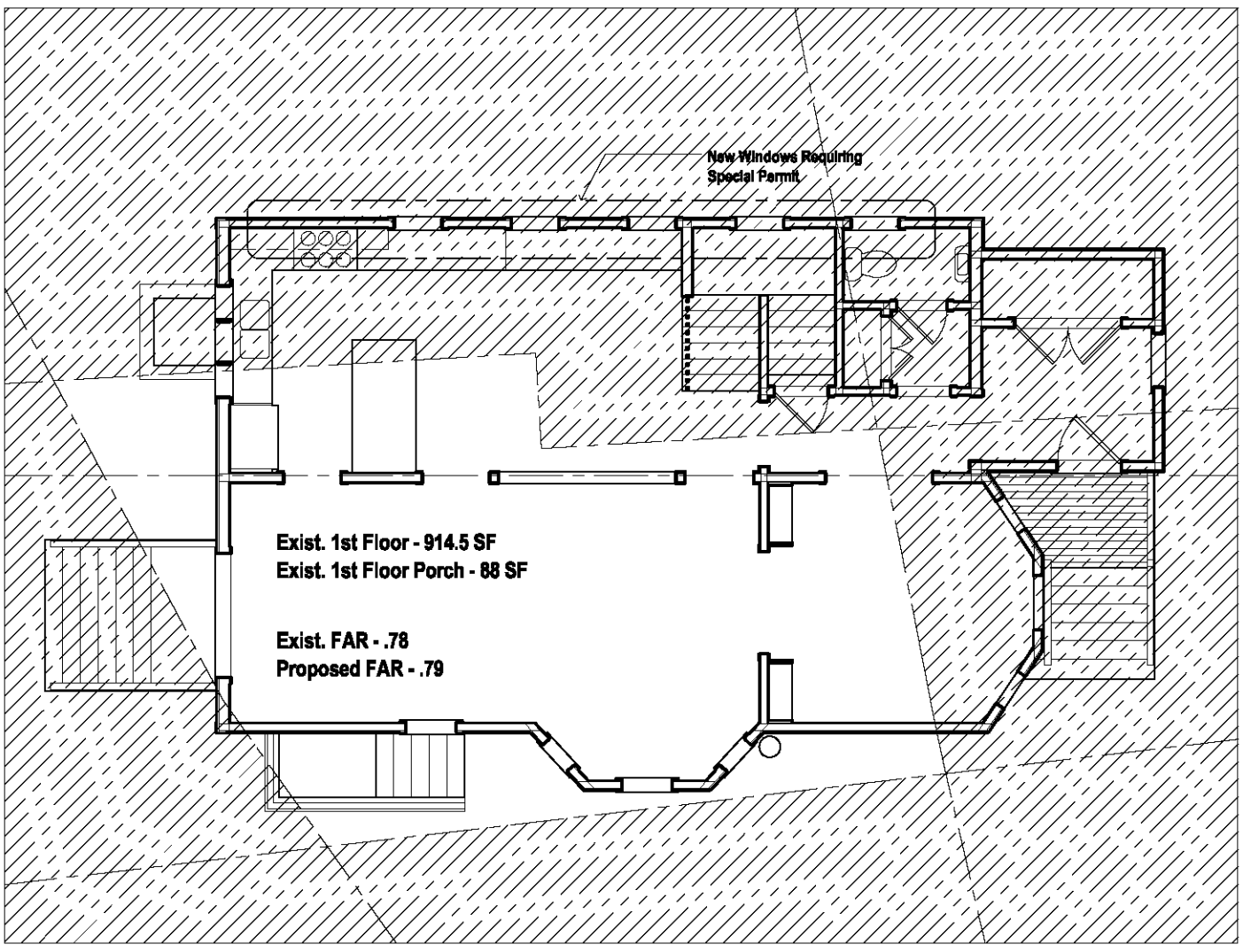
No.	Date	Revisions
6		
5		
4		
3		
2		
1		

Project No.: 2109.01
Date: 12.08.21
Scale: As Noted

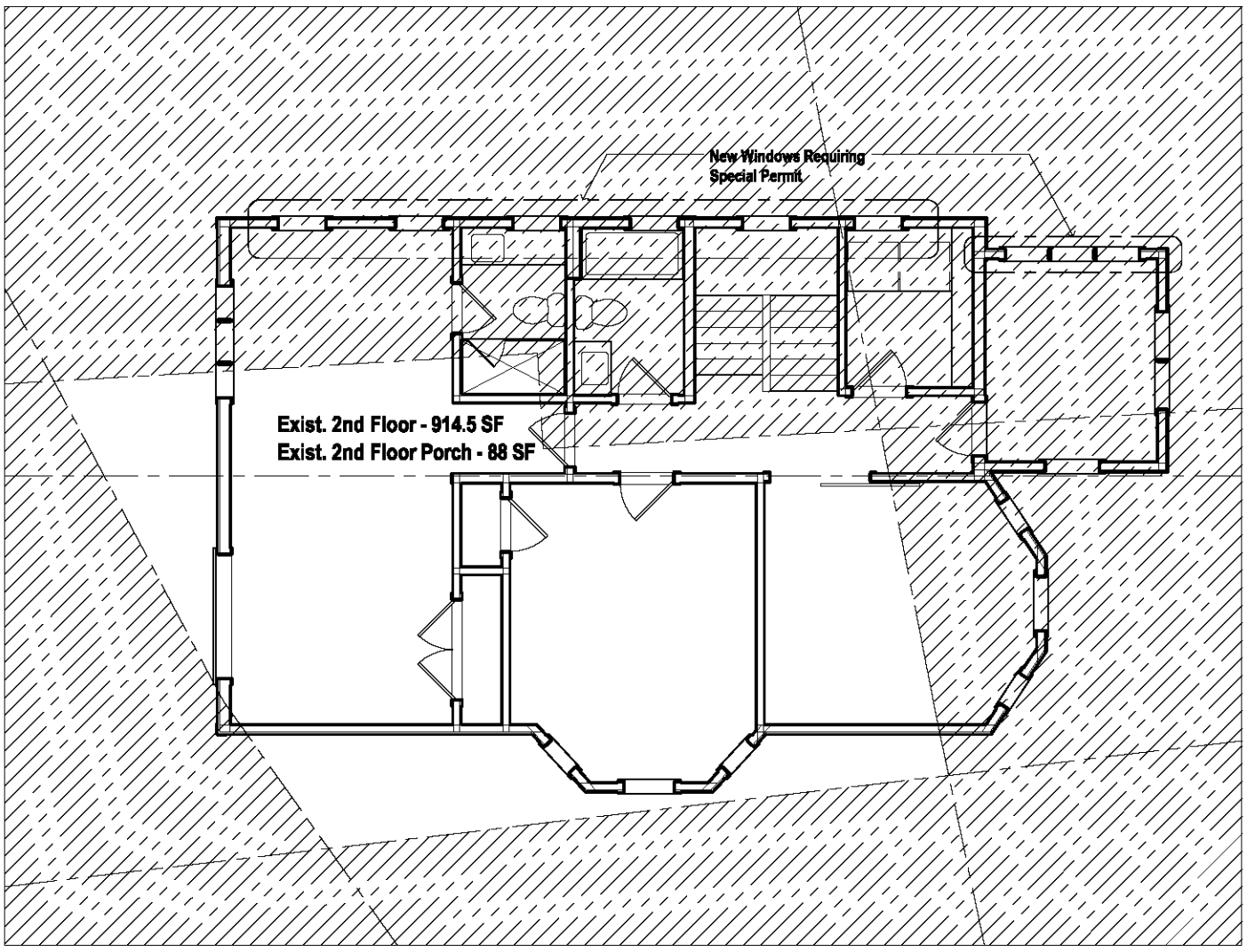
Zoning Worksheet / Site Plan

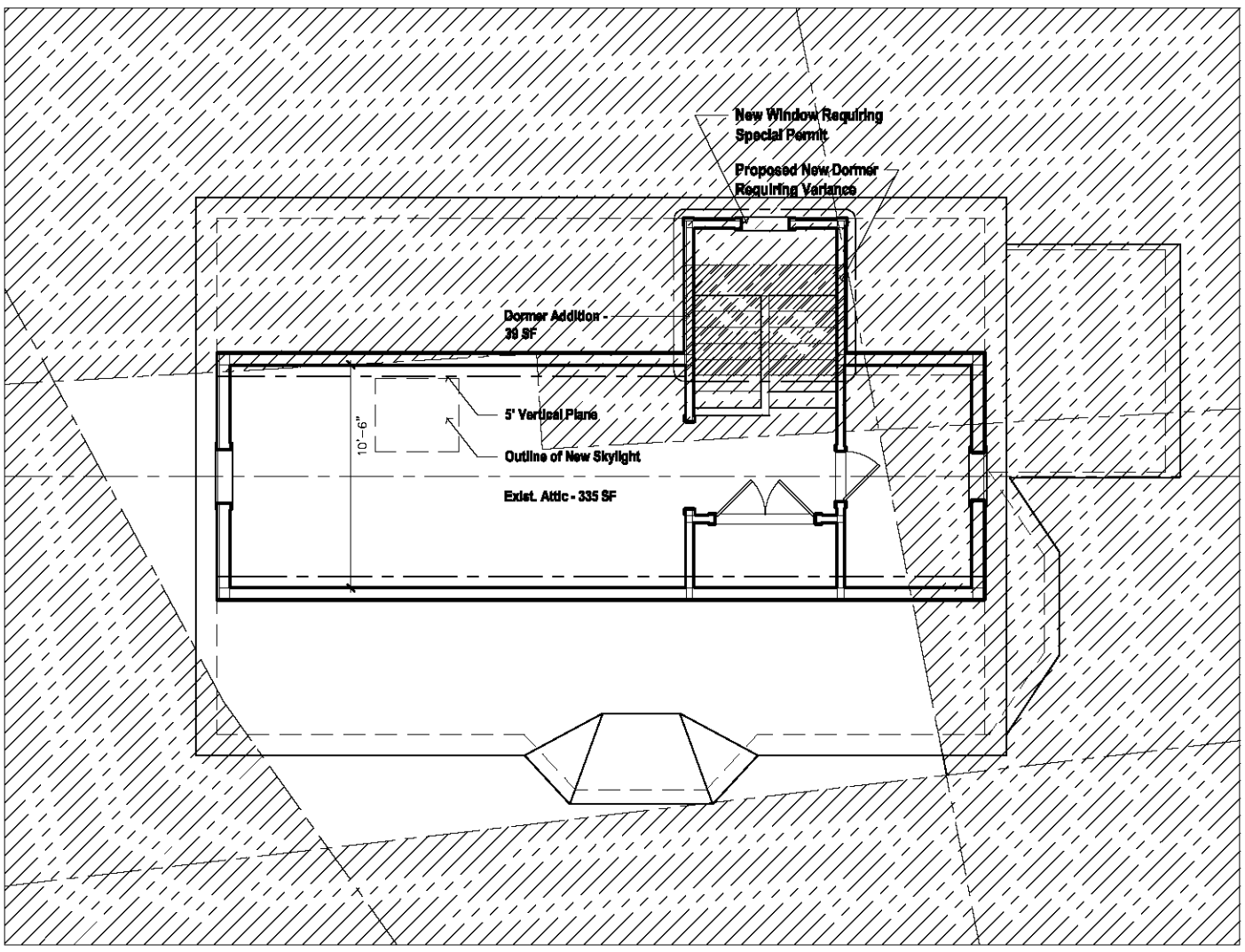
John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com





Z-2	**4 Hollis Park** **Cambridge, MA**	Revisions No. Date 1 2 3 4 5 6	Project No.: 2109.01 Date: 12.08.21 Scale: As Noted	**Zoning Floor Plans**	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com





Z-3	**4 Hollis Park** **Cambridge, MA**	Revisions No. Date 1 2 3 4 5 6	Project No.: 2109.01 Date: 12.08.21 Scale: As Noted	**Zoning Floor Plans**	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com	

PLAN OF LAND

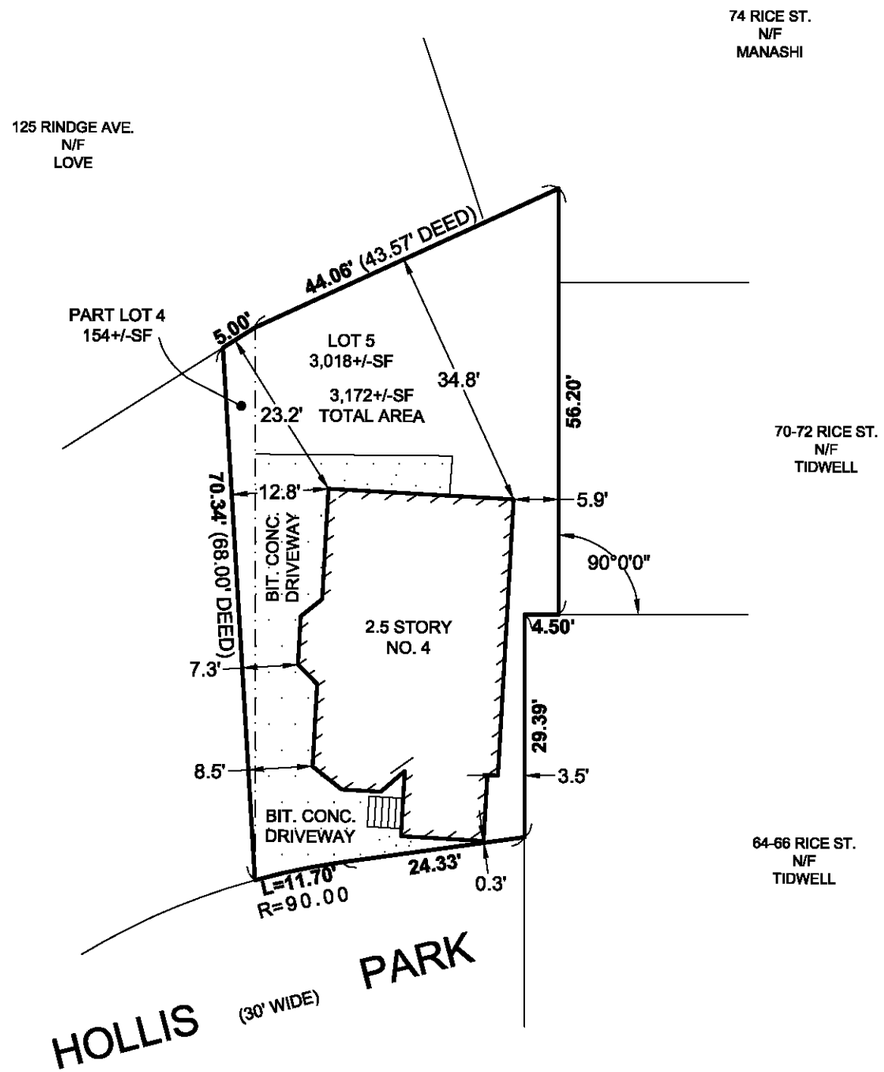
LOCATED AT
4 HOLLIS PARK
CAMBRIDGE, MA

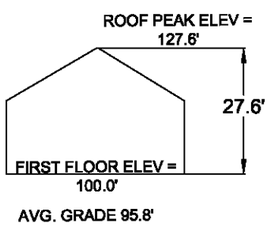
PREPARED FOR:
PAMELA PECCHIO AND
GREGORY FRALISH

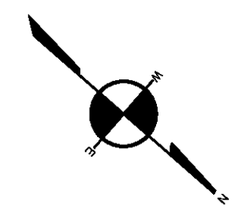
SCALE: 1 INCH = 20 FEET

MASSACHUSETTS
SURVEY
CONSULTANTS

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







REFERENCES

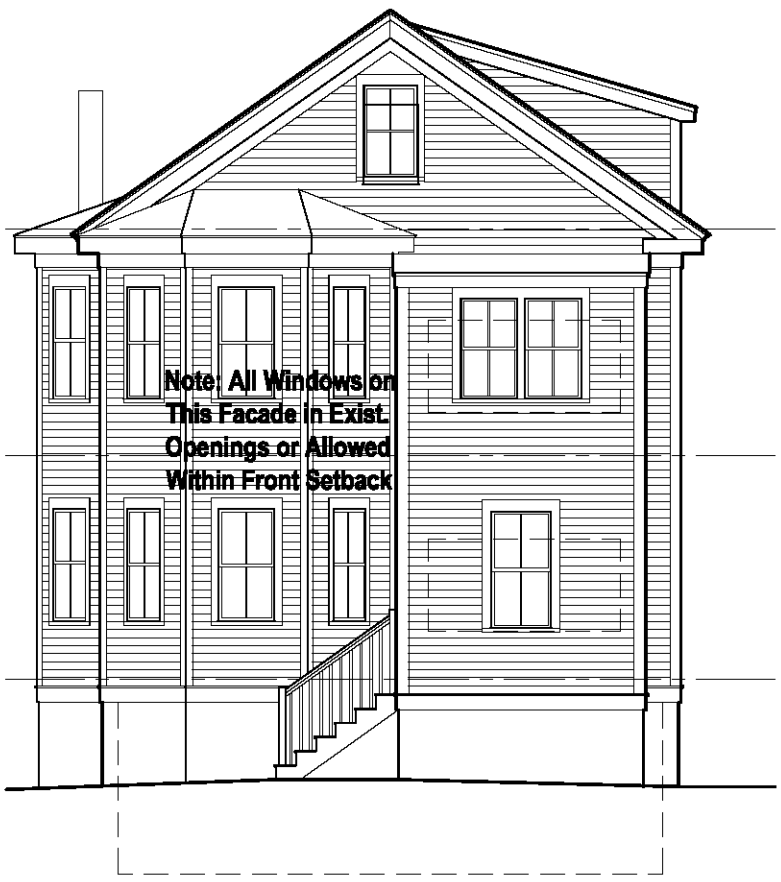
DEED: BOOK 73828, PAGE 119
PLANS: PLAN BOOK 200, PLAN 20 ;
PLAN BOOK 198, PLAN 4 ; 751 OF 2017

NOTES

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

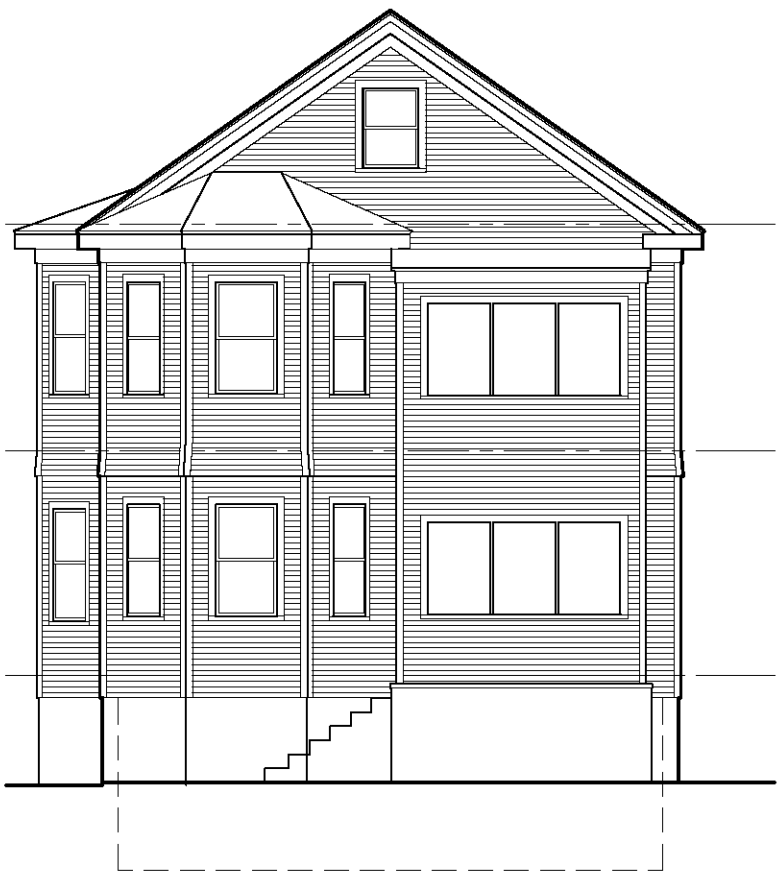
THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S. **DATE: DECEMBER 28, 2021**

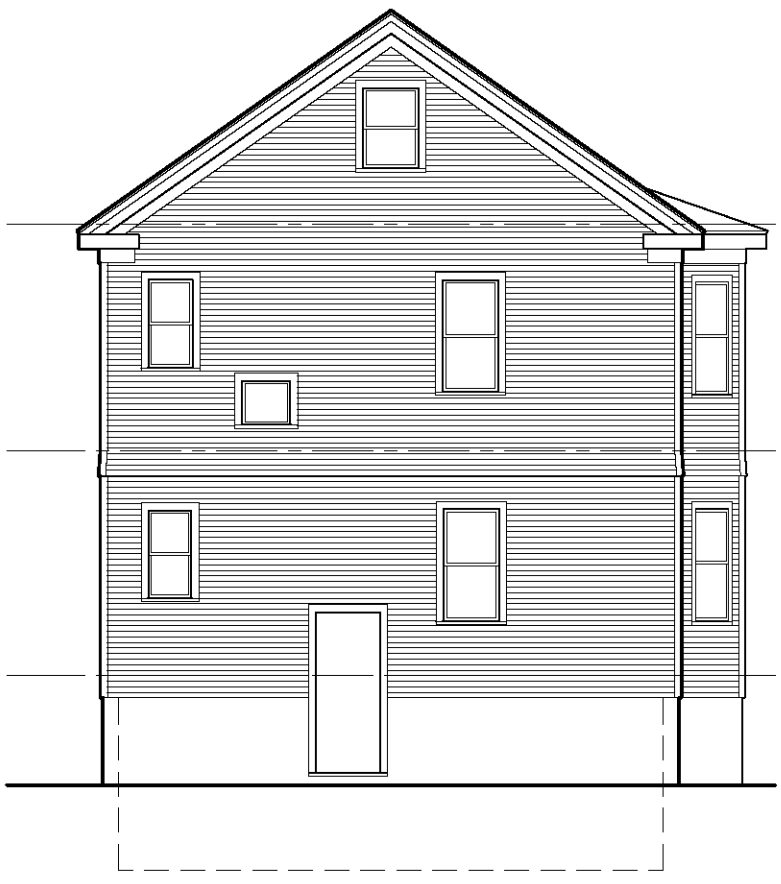


Proposed Northeast Elevation

Proposed Southwest Elevation



Existing Northeast Elevation



Existing Southwest Elevation

Z-4	**4 Hollis Park** **Cambridge, MA**	Revisions	No.	Date	Project No.: 2109.01 Date: 12.08.21 Scale: As Noted	**Zoning Elevations**	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com				
			1								
			2								
			3								
			4								
			5								
			6								

Proposed Northwest Elevation

Existing Northwest Elevation

Z-5	**4 Hollis Park** **Cambridge, MA**	6	5	4	3	2	1	No.	Revisions	Project No.: 2109.01 Date: 12.08.21 Scale: As Noted	**Zoning Elevations**
								Date			

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

Proposed Southeast Elevation

Existing Southeast Elevation

Z-6	**4 Hollis Park** **Cambridge, MA**	6	5	4	3	2	1	No.	Revisions Date	Project No.: 2109.01 Date: 12.08.21 Scale: As Noted	**Zoning Elevations**

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

ZKT 466
TOYOTA


96
(42.0)
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70-72 Ric
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4 Kim
Hollis Pk

BLOCK 196

City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
196 Block Number
10 Cam Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

N

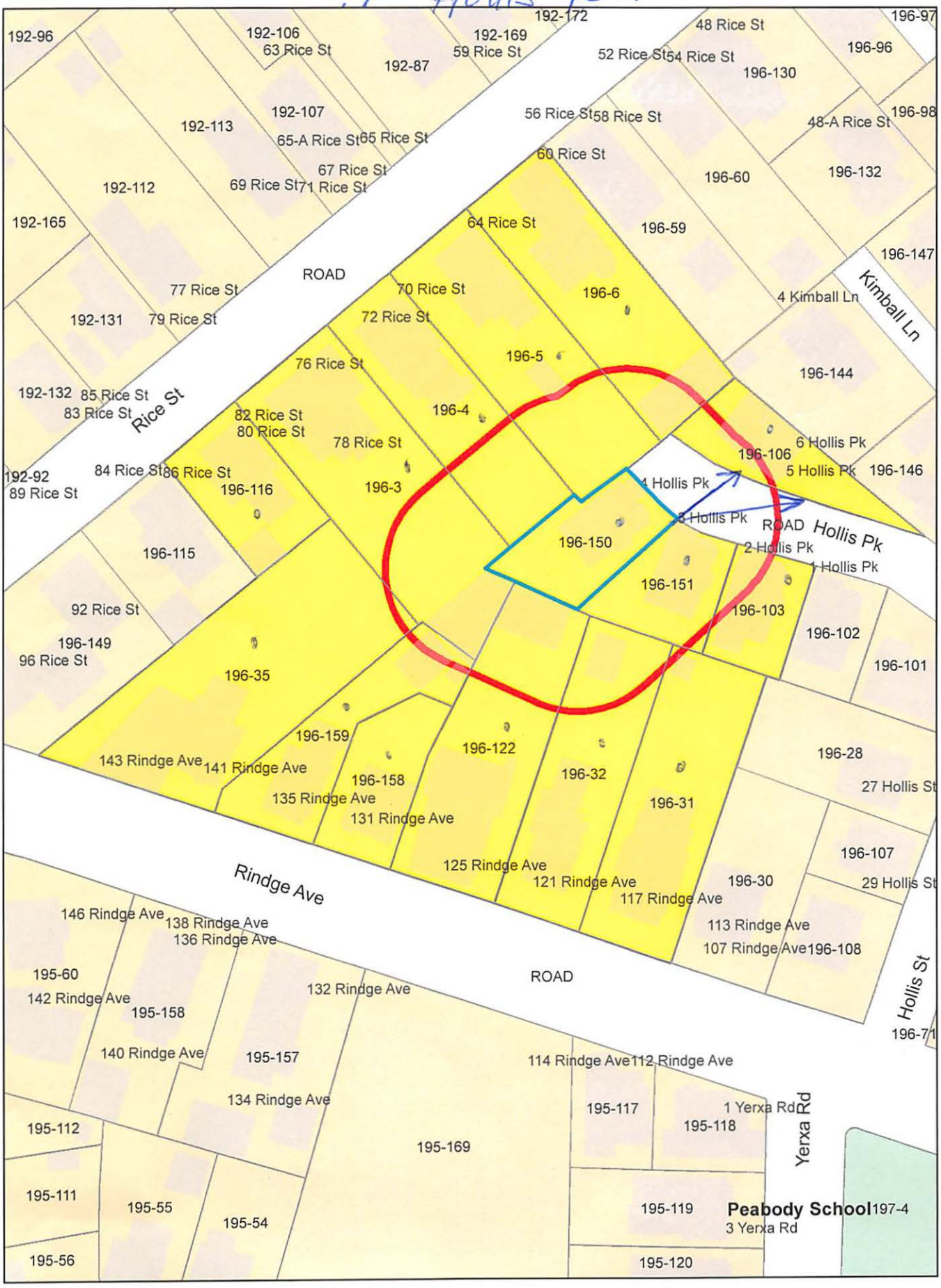
0 20 40 80 Feet

1 inch = 43 feet

Parcel Block Map

196

4 Hollis Pk.


192-96
192-106
63 Rice St
192-169
59 Rice St
192-172
48 Rice St
196-97
192-87
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196-96
196-130
192-107
192-113
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65 Rice St
56 Rice St
58 Rice St
48-A Rice St
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60 Rice St
67 Rice St
192-112
69 Rice St
71 Rice St
196-60
196-132
192-165
64 Rice St
196-59
196-147
ROAD
77 Rice St
70 Rice St
196-6
4 Kimball Ln
Kimball Ln
192-131
79 Rice St
72 Rice St
196-5
76 Rice St
196-144
192-132
85 Rice St
83 Rice St
Rice St
82 Rice St
80 Rice St
196-4
78 Rice St
6 Hollis Pk
196-106
5 Hollis Pk
196-146
192-92
89 Rice St
84 Rice St
86 Rice St
196-116
196-3
4 Hollis Pk
3 Hollis Pk
ROAD
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92 Rice St
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143 Rindge Ave
141 Rindge Ave
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125 Rindge Ave
121 Rindge Ave
196-30
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146 Rindge Ave
138 Rindge Ave
136 Rindge Ave
113 Rindge Ave
107 Rindge Ave
196-108
195-60
ROAD
Hollis St
142 Rindge Ave
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140 Rindge Ave
195-157
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112 Rindge Ave
134 Rindge Ave
195-117
1 Yerxa Rd
195-118
Yerxa Rd
195-112
195-169
195-111
195-55
195-54
195-119
Peabody School
197-4
3 Yerxa Rd
195-56
195-120

4 Hollis pk.

Petitioners

JOHN LODGE, ARCHITECT
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

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

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

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

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

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

196-35
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

196-122
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

196-32
MULLANE, MARY A., A LIFE ESTATE
121 RINDGE AVE
CAMBRIDGE, MA 02140-2531

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

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

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

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

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

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

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

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