BZA Number: 173890

General Information

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

Special Permit: _____  Variance: ___X___  Appeal: _____

PETITIONER: 4 Willard St LLC C/O Dustin Nolin

PETITIONER'S ADDRESS: 1 Huntington Ave., MA, Boston 02116

LOCATION OF PROPERTY: 4 Willard St, Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential  ZONING DISTRICT: Residence A-2 Zone (residential use A)

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Demolish existing non-conforming carport and replace with non-coforming single car garage which does not meet required front or side yard setbacks. Requesting dimensional regulation relief for new structure which does not enlarge the existing non-conformity

SECTIONS OF ZONING ORDINANCE CITED:

<table>
<thead>
<tr>
<th>Article</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Article 5.000</td>
<td>Section 5.24.1 (Yards)</td>
</tr>
<tr>
<td>Article 5.000</td>
<td>Section 5.31 (Table of Dimensional Requirements)</td>
</tr>
<tr>
<td>Article 8.000</td>
<td>Section 8.22.3 (Non-Conforming Structure)</td>
</tr>
<tr>
<td>Article 10.000</td>
<td>Section 10.30 (Variance).</td>
</tr>
</tbody>
</table>

Original Signature(s):

(Petitioner(s) / Owner)

Dustin Nolin

(Print Name)

Address: 1 Huntington Ave, Unit 707, Boston, MA 02116

Tel. No.: 7817188009

E-Mail Address: dustin@dna-architecture.com
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 [توقيع الاسم] [Name]

Address: [العنوان] [Address]

State that I/We own the property located at [العنوان] [Address] which is the subject of this zoning application.

The record title of this property is in the name of [توقيع الاسم] [Name]

*Pursuant to a deed of duly recorded in the date ________, Middlesex South County Registry of Deeds at Book ________, Page ________; 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 [توقيع الاسم] [County]

The above-name [توقيع الاسم] [Name] personally appeared before me, this [الشهر] [Month], [السنة] [Year], and made oath that the above statement is true.

[توقيع الاسم] [Signature]

Notary

My commission expires [التاريخ] [Year] (Notary Seal).

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

(ATTACHMENT B - PAGE 3)
**BZA Application Form**

**DIMENSIONAL INFORMATION**

| Applicant: | 4 Willard St LLC | Present Use/Occupancy: | Single Family Residential (residential use A) |
| Location: | 4 Willard St, Cambridge, MA | Zone: | Residence A-2 Zone |
| Phone: | 781-718-8009 | Requested Use/Occupancy: | Single Family Residential (residential use A) |

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>4,708</td>
<td>4,708</td>
</tr>
<tr>
<td><strong>LOT AREA:</strong></td>
<td>7,000</td>
<td>7,000</td>
</tr>
<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>.67</td>
<td>.67</td>
</tr>
<tr>
<td><strong>LOT AREA OF EACH DWELLING UNIT:</strong></td>
<td>7,000</td>
<td>7,000</td>
</tr>
<tr>
<td><strong>SIZE OF LOT:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WIDTH</td>
<td>70.0</td>
<td>70.0</td>
</tr>
<tr>
<td>DEPTH</td>
<td>100.0</td>
<td>100.0</td>
</tr>
<tr>
<td><strong>SETBACKS IN FEET:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>9.7</td>
<td>9.7</td>
</tr>
<tr>
<td>REAR</td>
<td>43.4</td>
<td>43.4</td>
</tr>
<tr>
<td>LEFT SIDE</td>
<td>4.0</td>
<td>4.0</td>
</tr>
<tr>
<td>RIGHT SIDE</td>
<td>0.4</td>
<td>1.2</td>
</tr>
<tr>
<td><strong>SIZE OF BUILDING:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEIGHT</td>
<td>+/-37'</td>
<td>+/-37'</td>
</tr>
<tr>
<td>WIDTH</td>
<td>41.8'</td>
<td>41.8'</td>
</tr>
<tr>
<td><strong>RATIO OF USABLE OPEN SPACE TO LOT AREA:</strong></td>
<td>56.8%</td>
<td>58.5%</td>
</tr>
<tr>
<td><strong>NO. OF DWELLING UNITS:</strong></td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td><strong>NO. OF PARKING SPACES:</strong></td>
<td>2 compact spaces (16' wide parking meets zoning for 2 compact spaces)</td>
<td>1</td>
</tr>
<tr>
<td><strong>NO. OF LOADING AREAS:</strong></td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>DISTANCE TO NEAREST BLDG. ON SAME LOT:</strong></td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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.: None

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:

Existing house and car port currently violate front and side yard setbacks and cannot reasonably be altered to comply with zoning regulations. This would require the demolition of a significant portion of the existing structure and relocation of the remaining portion of the house on the lot given the existing house's width and location on the lot.

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:

B) The existing house's dimensions and location on the lot do not allow for a new garage to be built in any space which would conform to zoning and the rear yard is not accessible. An existing covered car port is located in the same location as the proposed single car garage and does not increase any of the current yard violations, the proposed design actually improves the side yard violation. The use of the structure does not change nor does the number of parking spaces provided for the residence.

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:

There is no change in use, location or the number of parking spaces provided for the residence thus there is no additional detrimental impact to the neighborhood. The structure is a small, single story building with no additional living area be added to the existing house and there is no additional impervious surfaces being added. The surface water will actually be improved by the addition of a proposed recharge system capturing water from the roofs. The project would also be a substantial aesthetic improvement to the street with no change in detrimental impact for the reasons stated above.

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

The proposed garage is slightly smaller than the existing non-conforming car port so no increase in non-conformity is created, the current non-conformity is actually decreased. The size and location of the existing, historic house does not provide any other location for the addition of a parking structure without creating unreasonable hardship for the owner. The site will be improved by the addition of the proposed recharge system to better control storm water run off.

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

PROPOSED SINGLE CAR GARAGE TO REPLACE EXISTING CAR PORT

PROPOSED FIRST FLOOR PLAN

3/16"=1'-0"
EXISTING SECOND FLOOR PLAN
PROPOSED SECOND FLOOR PLAN
PROPOSED ROOF RECHARGE SYSTEM (SEE DETAIL)

ZONING CLASSIFICATION:
RES DIST. A-2
MIN. LOT SIZE = 8,000 S.F.

MIN. SETBACK REQUIREMENTS:
FRONT SET BACKS = 20'
SIDE SETBACKS = 10' SUM=25'
REAR SETBACKS = 25'

OPEN SPACE
EXISTING=56.8%
PROPOSED=58.5%

WILLARD STREET
EXISTING FRONT ELEVATION
ROOF DECK WITH REPLICATED ORIGINAL LOW RAILING WITH PROPOSED 36" TALL METAL RAILING BEHIND (PAINTED BLACK)

REPLACE SHUTTERS ON FRONT WINDOWS

DEMOLISH EXISTING BRICK RETAINING WALL AND MAINTAIN EXISTING STAIR AND WALKWAY

ADD LANDSCAPED BUM At EXISTING GRADE ELEVATION

WIRE-CUT BRICK

PROPOSED FRONT ELEVATION
EXISTING RIGHT ELEVATION
RESTORE TO ORIGINAL DOOR TO ROOF DECK

WIRE-CUT BRICK

ROOF DECK WITH REPLICA ORIGINAL LOW RAILING WITH PROPOSED 36" TALL METAL RAILING BEHIND (PAINTED BLACK)

RESTORE TO ORIGINAL DOOR TO ROOF DECK

PROPOSED RIGHT ELEVATION
EXISTING REAR ELEVATION
PROPOSED REAR ELEVATION

EXISTING WINDOW WELLS FOR BASEMENT WINDOWS

REMOVE EXISTING WINDOWS AND PROVIDE TEMPERED DIRECT GLAZED UNITS TO SUBFLOOR

EXISTING WINDOW WELLS FOR BASEMENT WINDOWS

ROOF DECK WITH REPLACED ORIGINAL LOW RAILING WITH PROPOSED 36" TALL METAL RAILING BEHIND (PAINTED BLACK)
REPLACE ROTTED SIDING AND TRIM IN KIND

ROOF DECK WITH REPLACED ORIGINAL LOW RAILING WITH PROPOSED 36" TALL METAL RAILING BEHIND (PAINTED BLACK)

PROPOSED LEFT ELEVATION

DEMOLISH EXISTING BRICK RETAINING WALL AND MAINTAIN EXISTING SUPER AND VANGUARD, ADD LANDSCAPED BUMPS AT EXISTING GRADE ELEVATION

PROPOSED LEFT ELEVATION

DATE: 5/6/2022
REV: A14

SCALE: 3/16" = 1'0"
PROPOSED REAR ELEVATION
EXISTING CAR PORT
PROPOSED ROOF RECHARGE SYSTEM (SEE DETAIL)

EXISTING HOUSE

DOWNSPOUT CONNECTOR (TYP)

WILLARD STREET

GLM Engineering Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100
www.GLMengineering.com

PLOT PLAN OF LAND
4 WILLARD STREET
CAMBRIDGE, MA

12/21/2021
JOB #17147
219-28-29
FRIENDS MEETING AT CAMBRIDGE
5 LONGFELLOW PARK
CAMBRIDGE, MA 02138

220-08-3
TANG, FUERH & NANCY TANG
11 WILLARD ST
CAMBRIDGE, MA 02139

DUSTIN NOLIN
1 HUNTINGTON AVE
BOSTON, MA 02116

220-157
WEINREB, LLOYD L. & RUTH WEINREB P.
9 WILLARD ST
CAMBRIDGE, MA 02138

219-19
CHUTE, RICHARD S. & PATRICIA L. CHUTE
108 BRATTLE ST
CAMBRIDGE, MA 02138

219-5
BARRETT, DAVID & JUDITH BARRETT
112 BRATTLE STREET
CAMBRIDGE, MA 02138-3461

220-158
GROCHOW, JERROLD M. & LOUISE B. GROCHOW
7 WILLARD ST
CAMBRIDGE, MA 02138

219-23
4 WILLARD STREET LLC
292 NEWBURY ST #485
BOSTON, MA 02115

220-108
PORTER, DEBORAH Z.
5 WILLARD ST.
CAMBRIDGE, MA 02138-4836

219-22
JACQUET, MADELINE BRANDT FIDUCIARY TR. TR.
OF THE MADELINE BRANDT JACQUET TR.
8 WILLARD ST
CAMBRIDGE, MA 01238

219-7
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

219-7
CITY OF CAMBRIDGE
C/O CITY MANAGER