

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY 23 PM 4: 11

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

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
(residential use A)

ZONING DISTRICT: Residence A-2 Zone

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:

Article: 5.000

Section: 5.24.1 (Yards)

Article: 5.000

Section: 5.31 (Table of Dimensional Requirements)

Article: 8.000

Section: 8.22.3 (Non-Conforming Structure)

Article: 10.000

Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

DUSTIN NOLIN

(Print Name)

Address:

1 HUNTINGTON AVE, UNIT 707, BOSTON

Tel. No.

7817188009

E-Mail Address:

dustin@dna-architecture.com

MA 02116

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 Koby Kempe (OWNER)

Address: 766 Chestnut St Needham

State that I/We own the property located at 1 William St. which is the subject of this zoning application.

The record title of this property is in the name of Koby Kempe

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

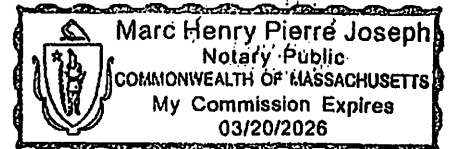
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of SUFFOLK

The above-name KOBY KEMPE personally appeared before me, this 4 of APRIL, 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 03/20/2026 (Notary Seal).



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

Date: 5/6/22

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: 7817188009

Requested Use/Occupancy: Single Family Residential (residential use A)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4,708	4,708	3,500	(max.)
<u>LOT AREA:</u>		7,000	7,000	6,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.67	.67	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		7,000	7,000	4,500	
<u>SIZE OF LOT:</u>	WIDTH	70.0	70.0	65.0	
	DEPTH	100.0	100.0	92.3'	
<u>SETBACKS IN FEET:</u>	FRONT	9.7	9.7	20.0	
	REAR	43.4	43.4	25.0	
	LEFT SIDE	4.0	4.0	10 (sum of 25)	
	RIGHT SIDE	0.4	1.2	10 (sum of 25)	
<u>SIZE OF BUILDING:</u>	HEIGHT	+/-37'	+/-37'	35'	
	WIDTH	41.8'	41.8'	55'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		56.8%	58.5%	50%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2 compact spaces (16' wide parking meets zoning for 2 compact spaces)	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

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.

- 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:

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.**



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: Christopher O'Neill Date: 06/29/2022
(Print)

Address: 4 Willard St.

Case No. BZA-173890

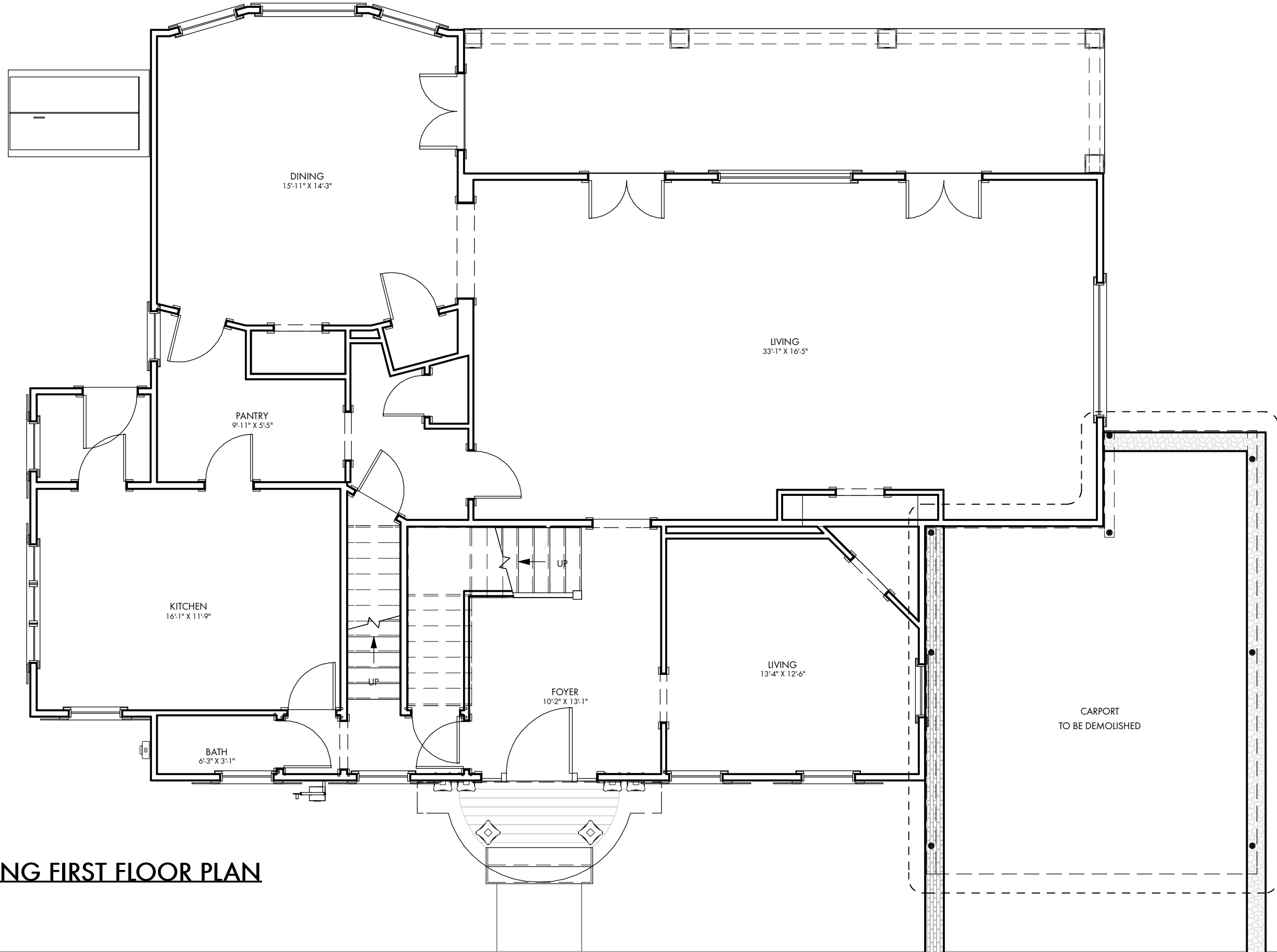
Hearing Date: 7/14/22

Thank you,
Bza Members

4 Willard Street Sign Posted



EXISTING FIRST FLOOR PLAN



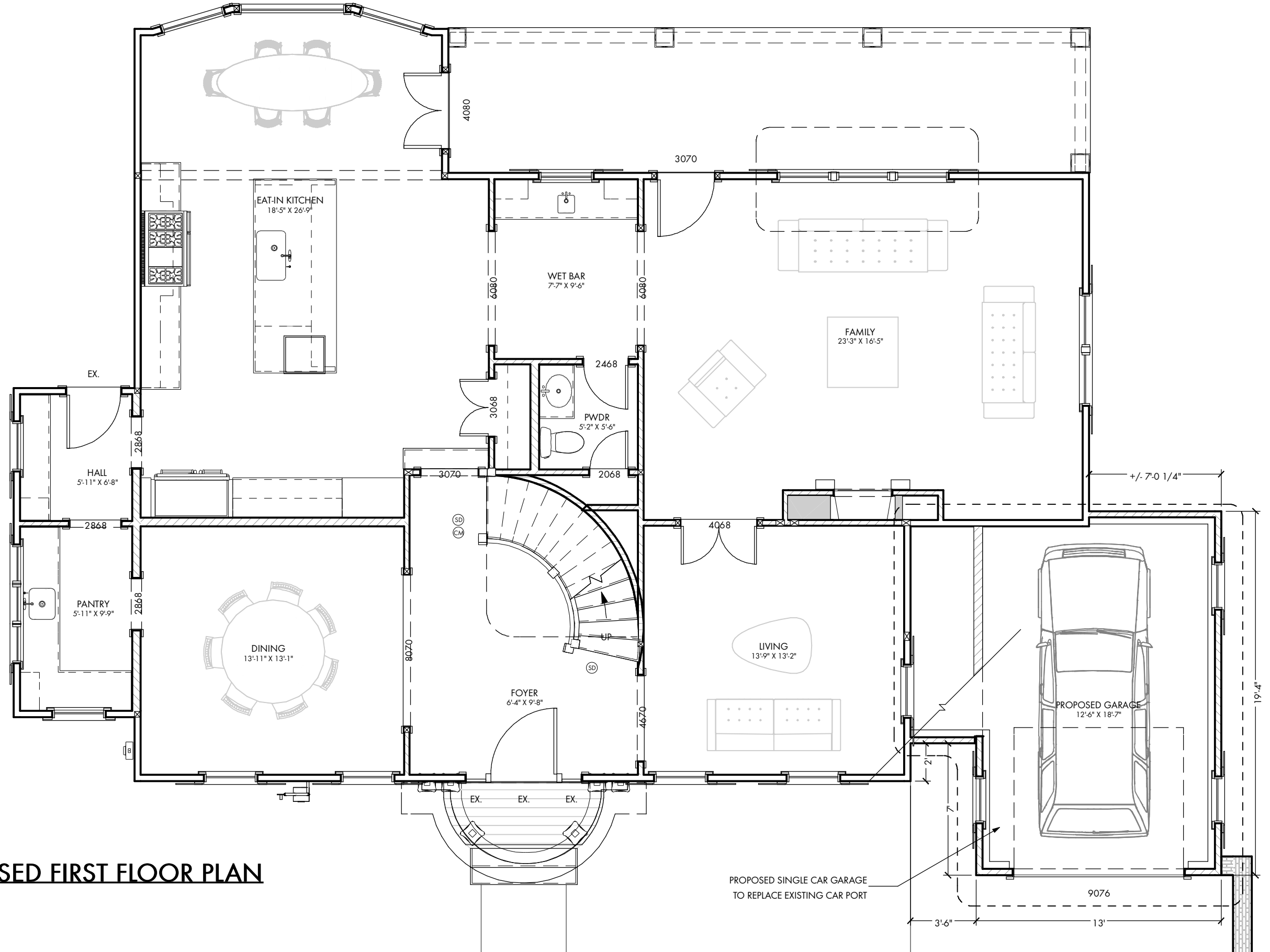
DATE: 5/6/2022
REV:

SCALE: 3/16"=1'-0"

**#4 WILLARD ST.
CAMBRIDGE, MA**

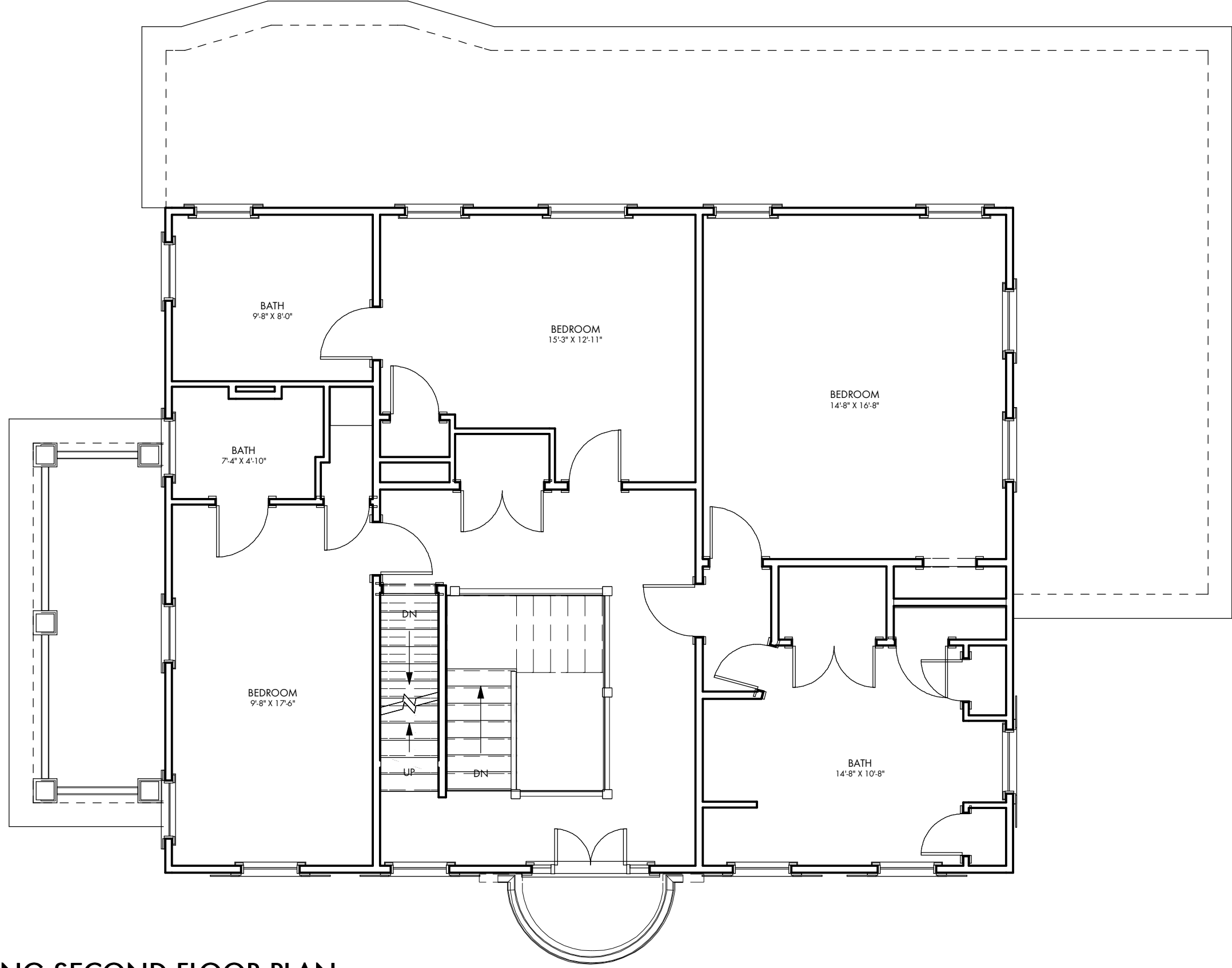
DUSTIN NOLIN R.A.
1 HUNTINGTON AVE.
BOSTON, MA 02116
781.718.8009
dustin@dna-architecture.com

PROPOSED FIRST FLOOR PLAN



PROPOSED SINGLE CAR GARAGE
TO REPLACE EXISTING CAR PORT

EXISTING SECOND FLOOR PLAN



DATE:
5/6/2022

SCALE:
3/16"=1'-0"

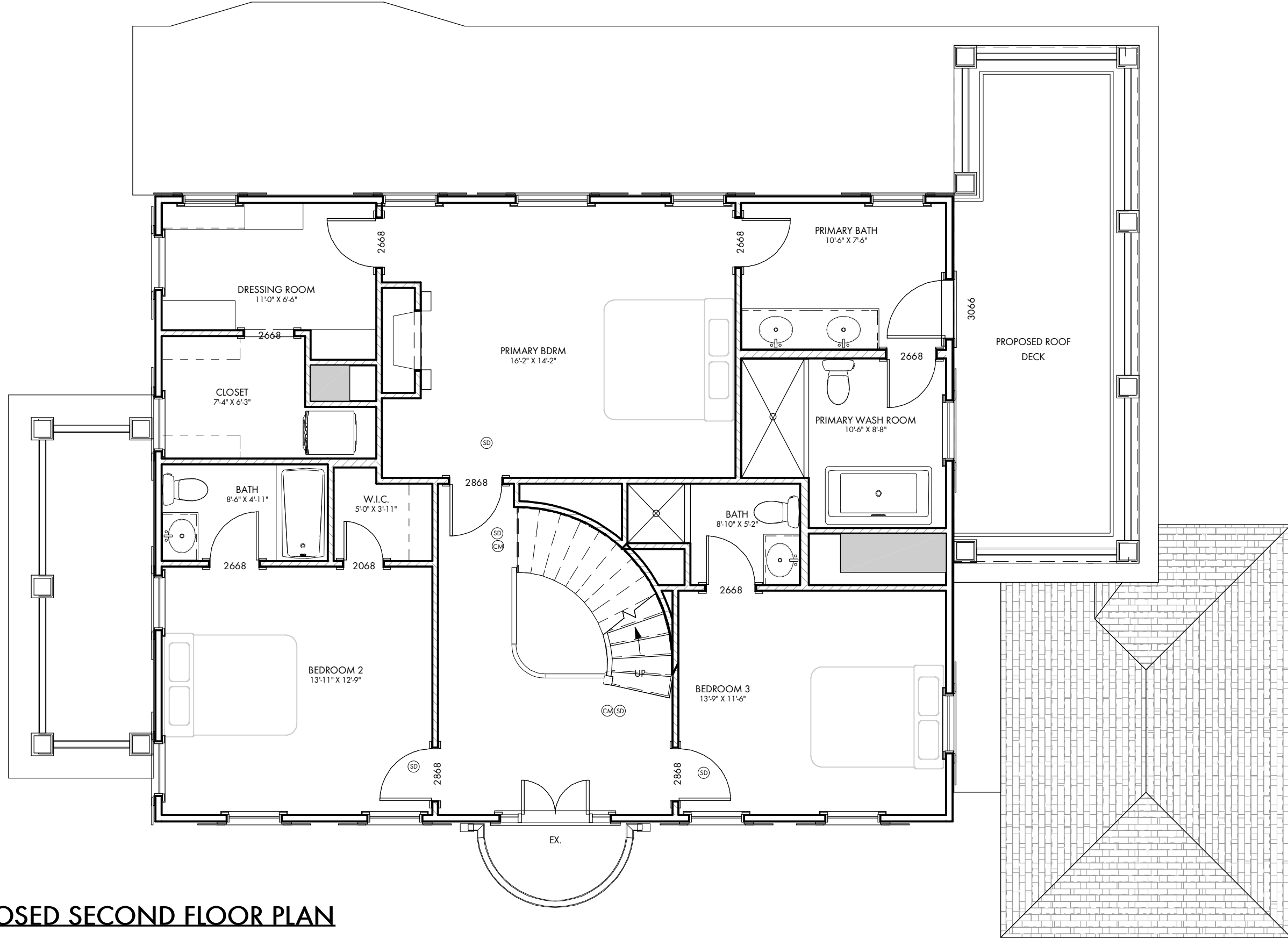
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**#4 WILLARD ST.
CAMBRIDGE, MA**

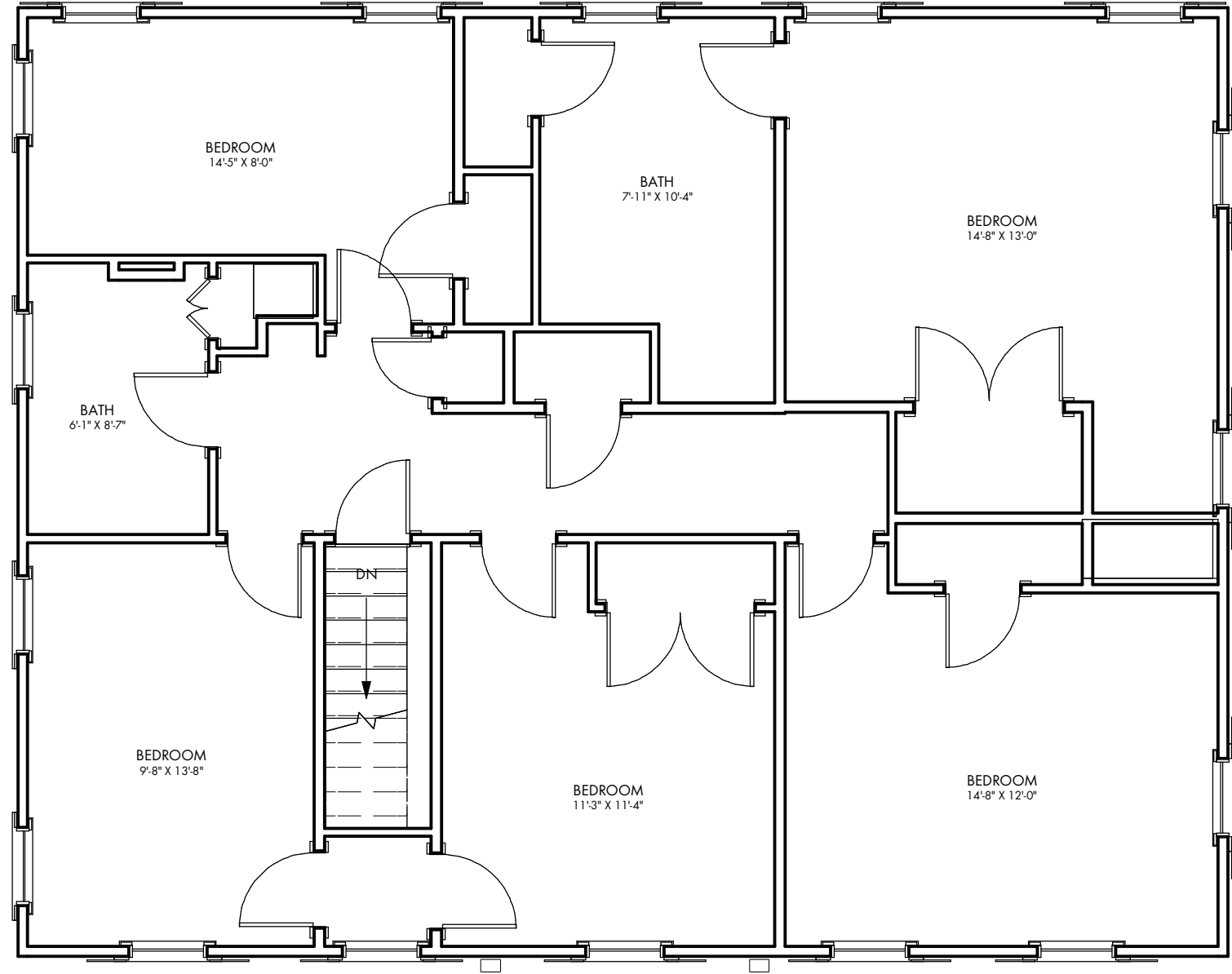
DNA
ARCHITECTURE

A3

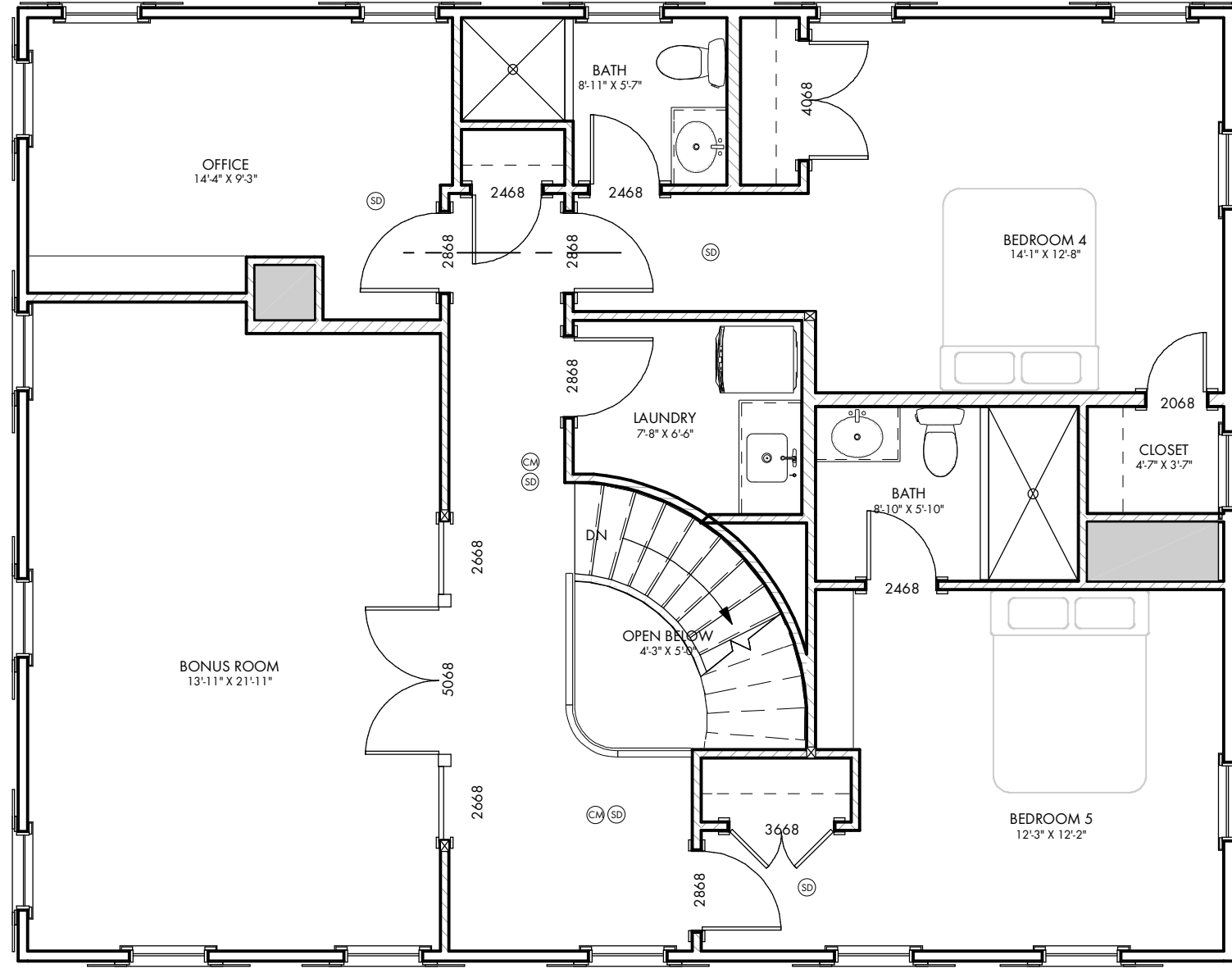
PROPOSED SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



DATE:
5/6/2022

SCALE:
3/16"=1'-0"

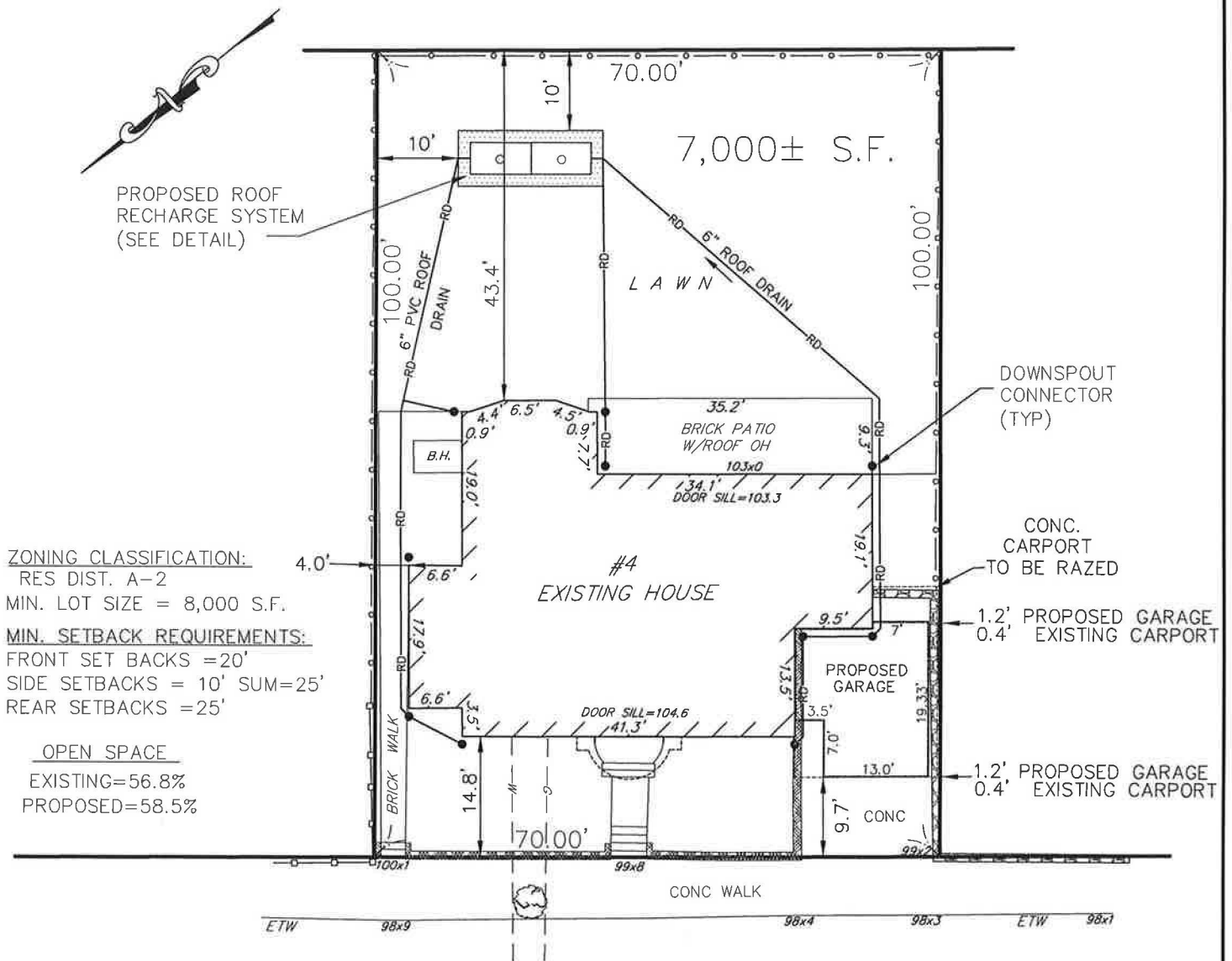
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**#4 WILLARD ST.
CAMBRIDGE, MA**



PLAN VIEW

SCALE: 1"=20'



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



J. Hastings 3/7/2022

GLM Engineering Consultants, Inc.

19 EXCHANGE STREET
HOLLISTON, MA 01746

P: 508-429-1100

www.GLMengineering.com

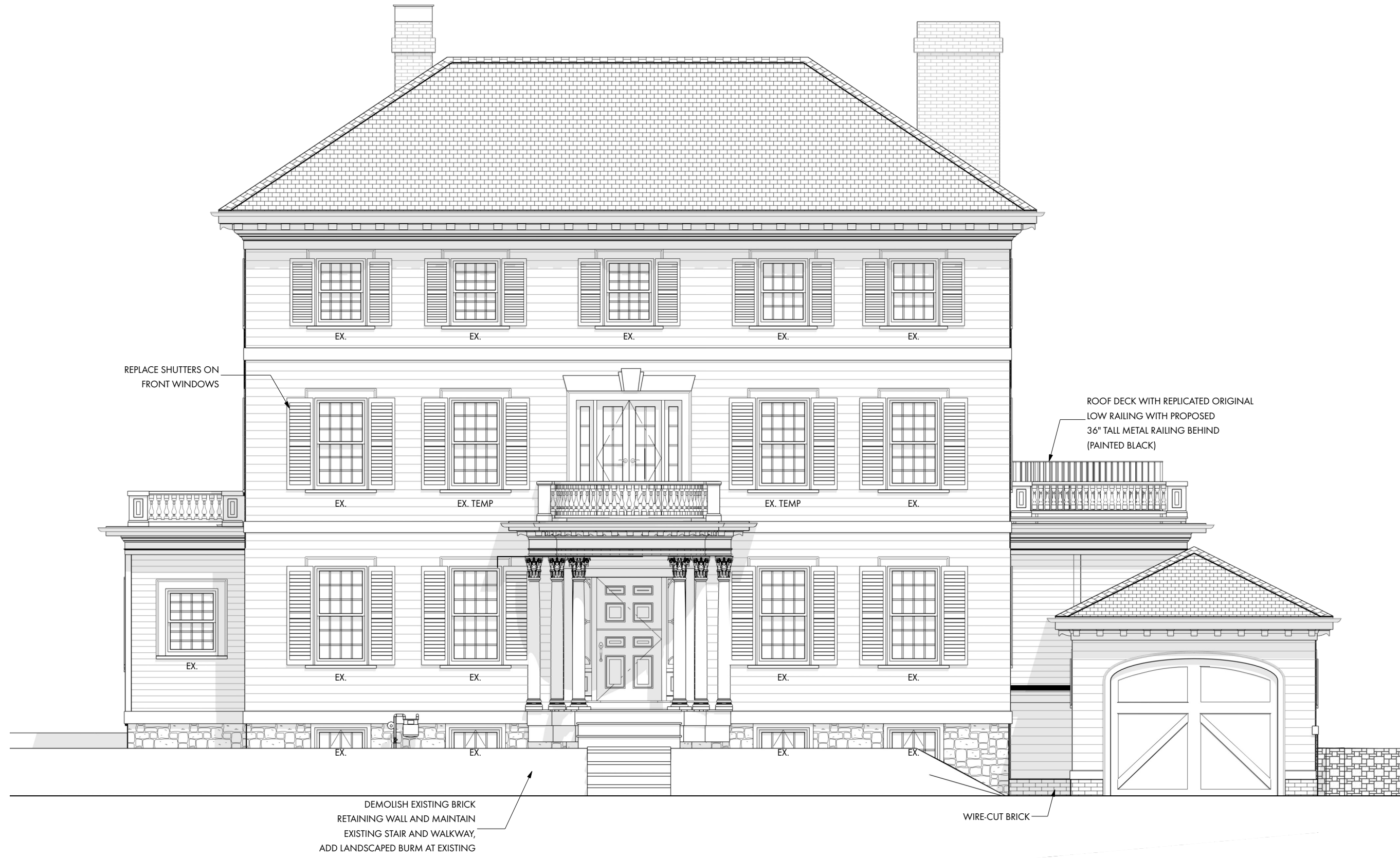
**PLOT PLAN OF LAND
4 WILLARD STREET
CAMBRIDGE, MA**

03/07/2022

JOB #17147



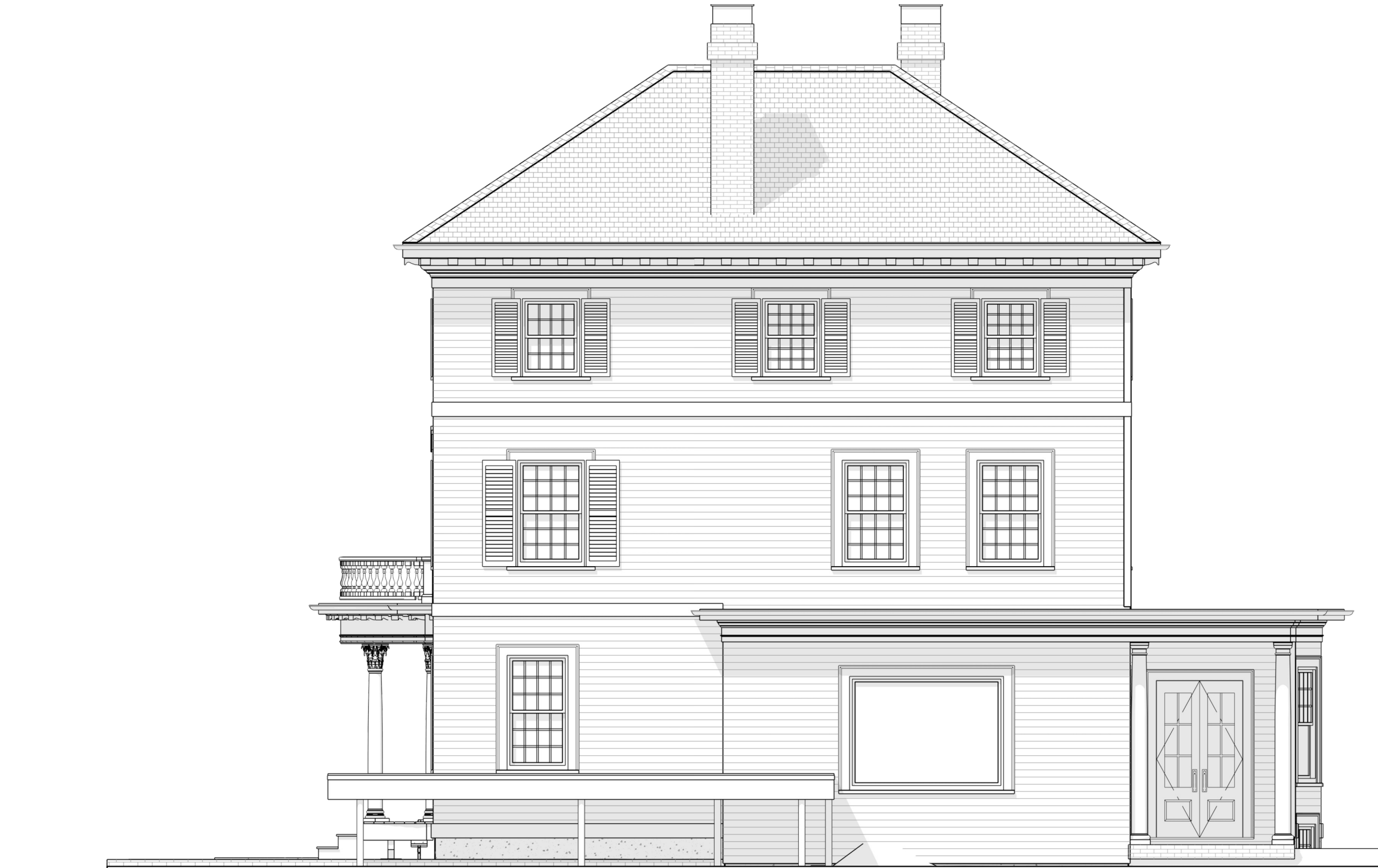
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

DEMOLISH EXISTING BRICK
RETAINING WALL AND MAINTAIN
EXISTING STAIR AND WALKWAY,
ADD LANDSCAPED BURM AT EXISTING
GRADE ELEVATION

WIRE-CUT BRICK



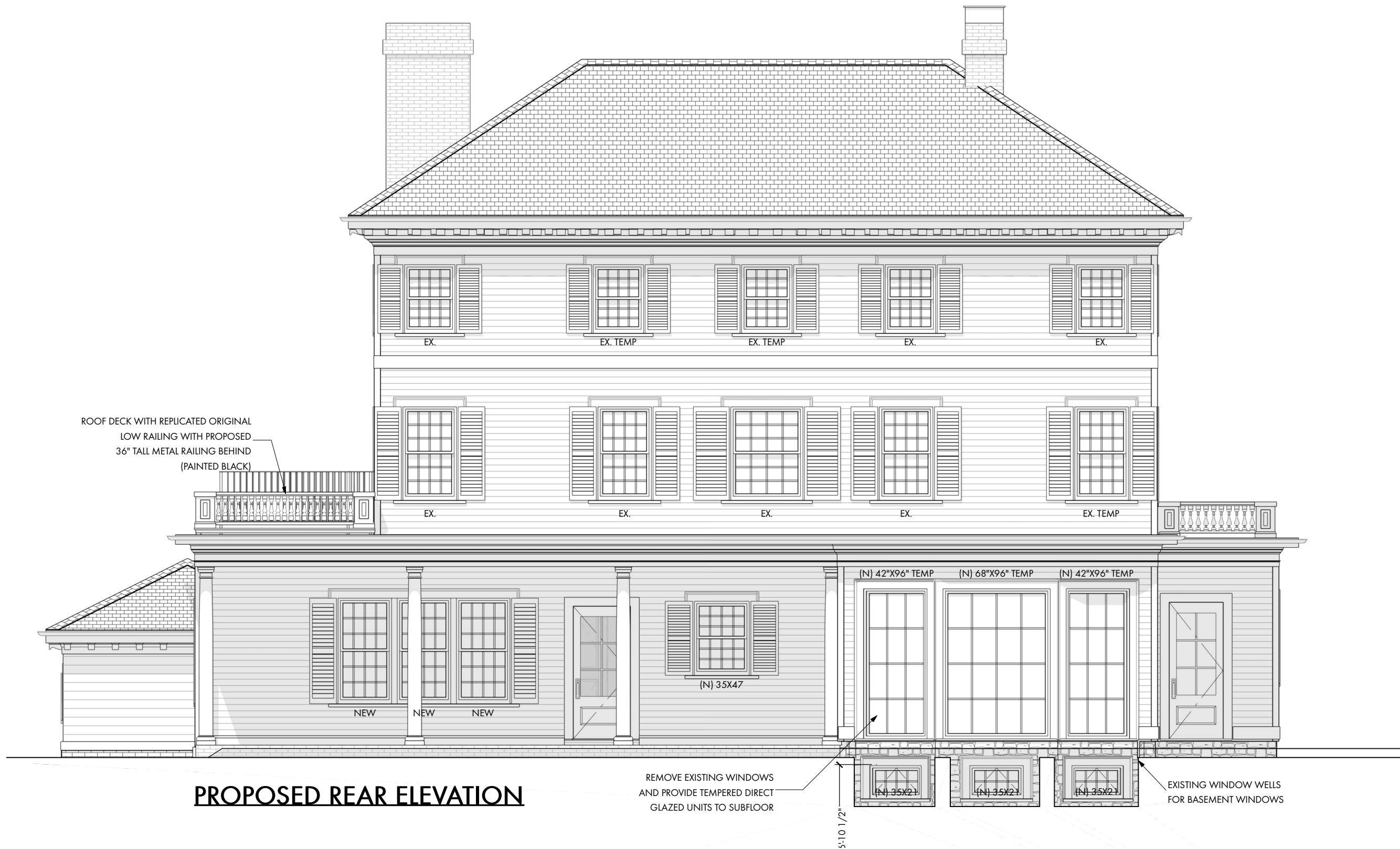
EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION



EXISTING REAR ELEVATION



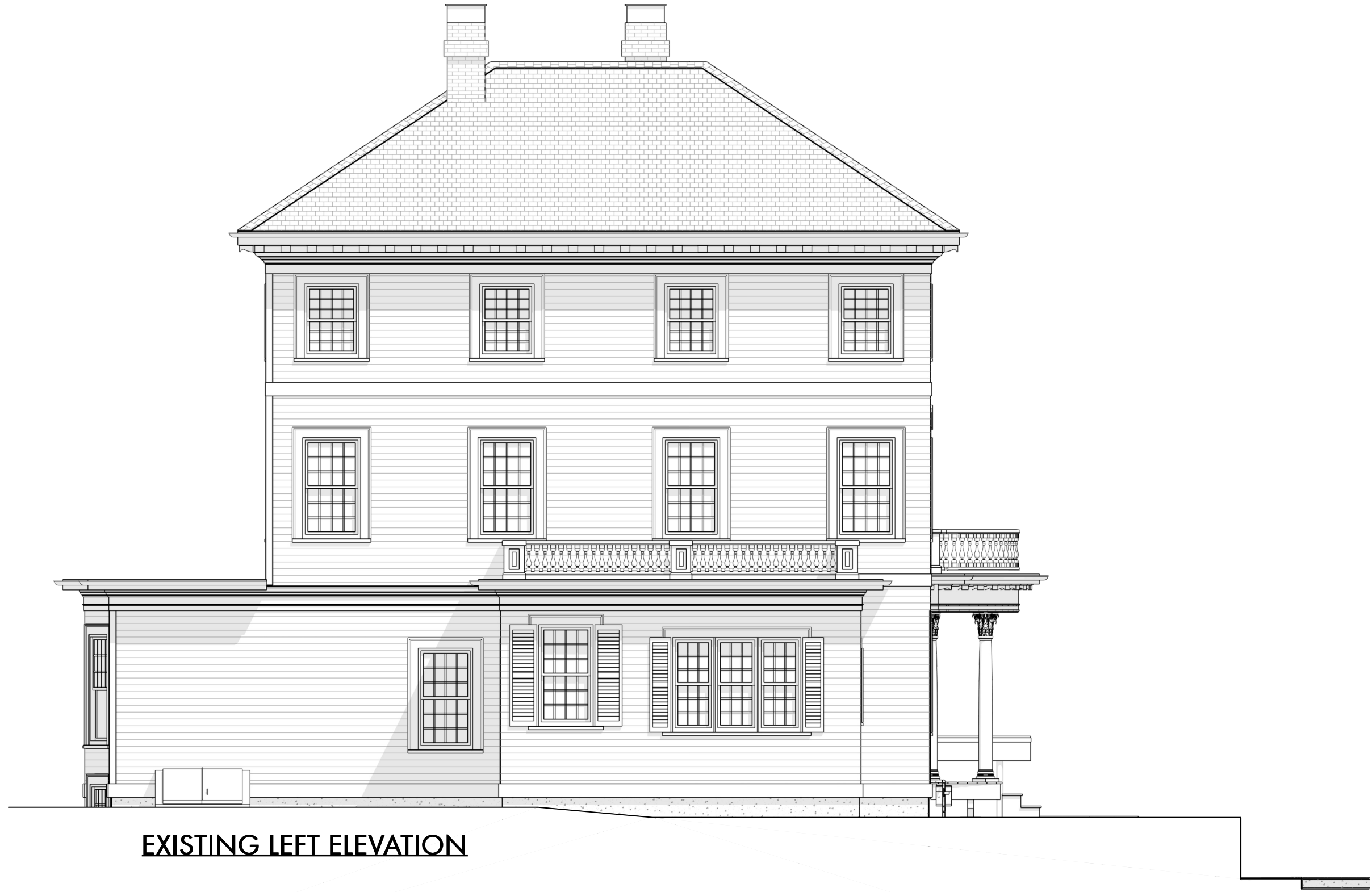
PROPOSED REAR ELEVATION

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

REMOVE EXISTING WINDOWS
AND PROVIDE TEMPERED DIRECT
GLAZED UNITS TO SUBFLOOR

EXISTING WINDOW WELLS
FOR BASEMENT WINDOWS

5'-10 1/2"



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

DEMOLISH EXISTING BRICK
RETAINING WALL AND MAINTAIN
EXISTING STAIR AND WALKWAY,
ADD LANDSCAPED BURM AT EXISTING
GRADE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED LEFT ELEVATION



PROPOSED FRONT ELEVATION



FRONT OF HOUSE



EXISTING CAR PORT



VIEW TOWARDS RIGHT SIDE OF HOUSE



VIEW TOWARDS LEFT SIDE OF HOUSE



EXISTING CAR PORT

DATE:
5/6/2022

REV:

SCALE:

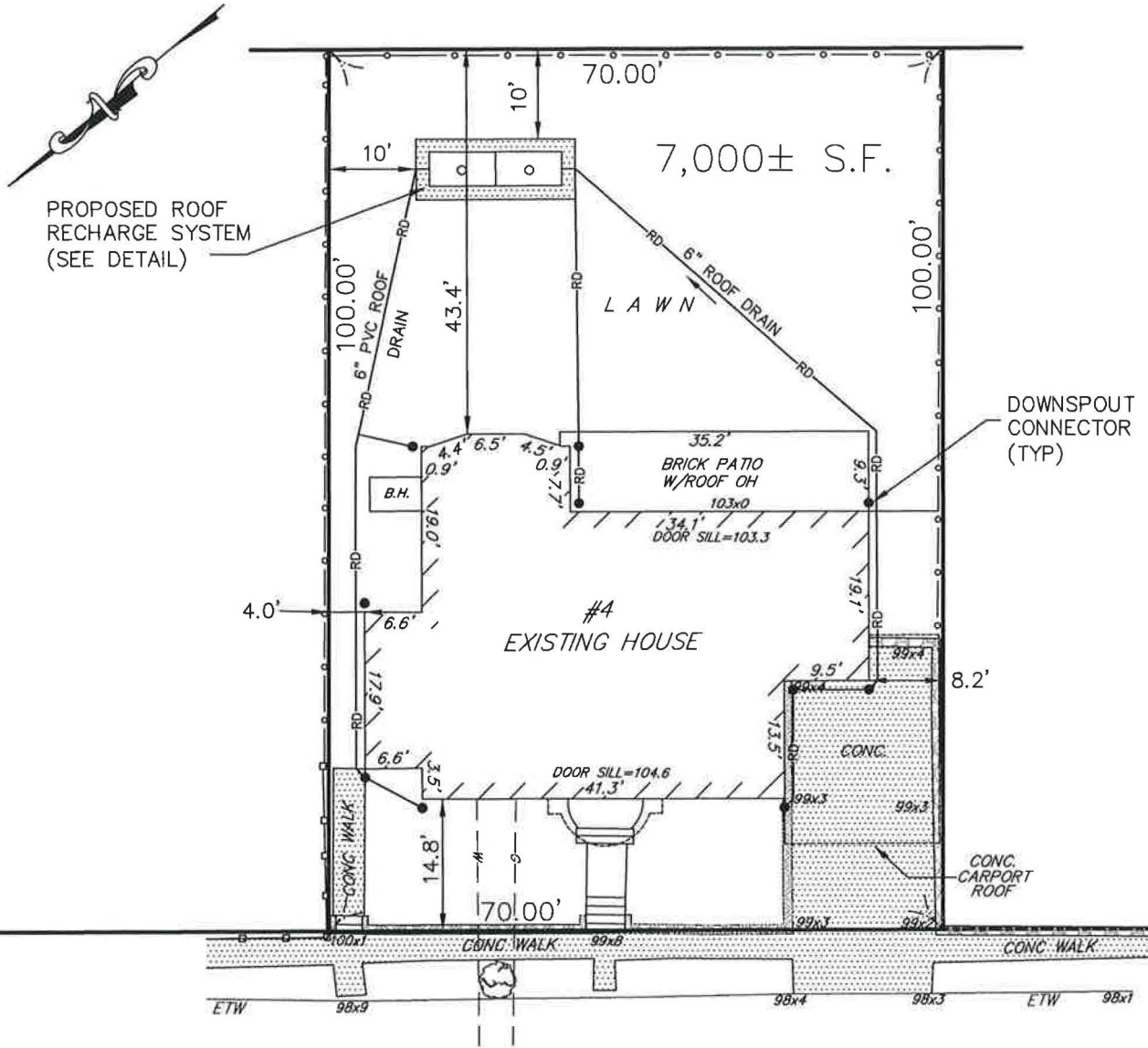
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CAMBRIDGE, MA**

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DNA
ARCHITECTURE

PLAN VIEW

SCALE: 1"=20'



WILLARD STREET



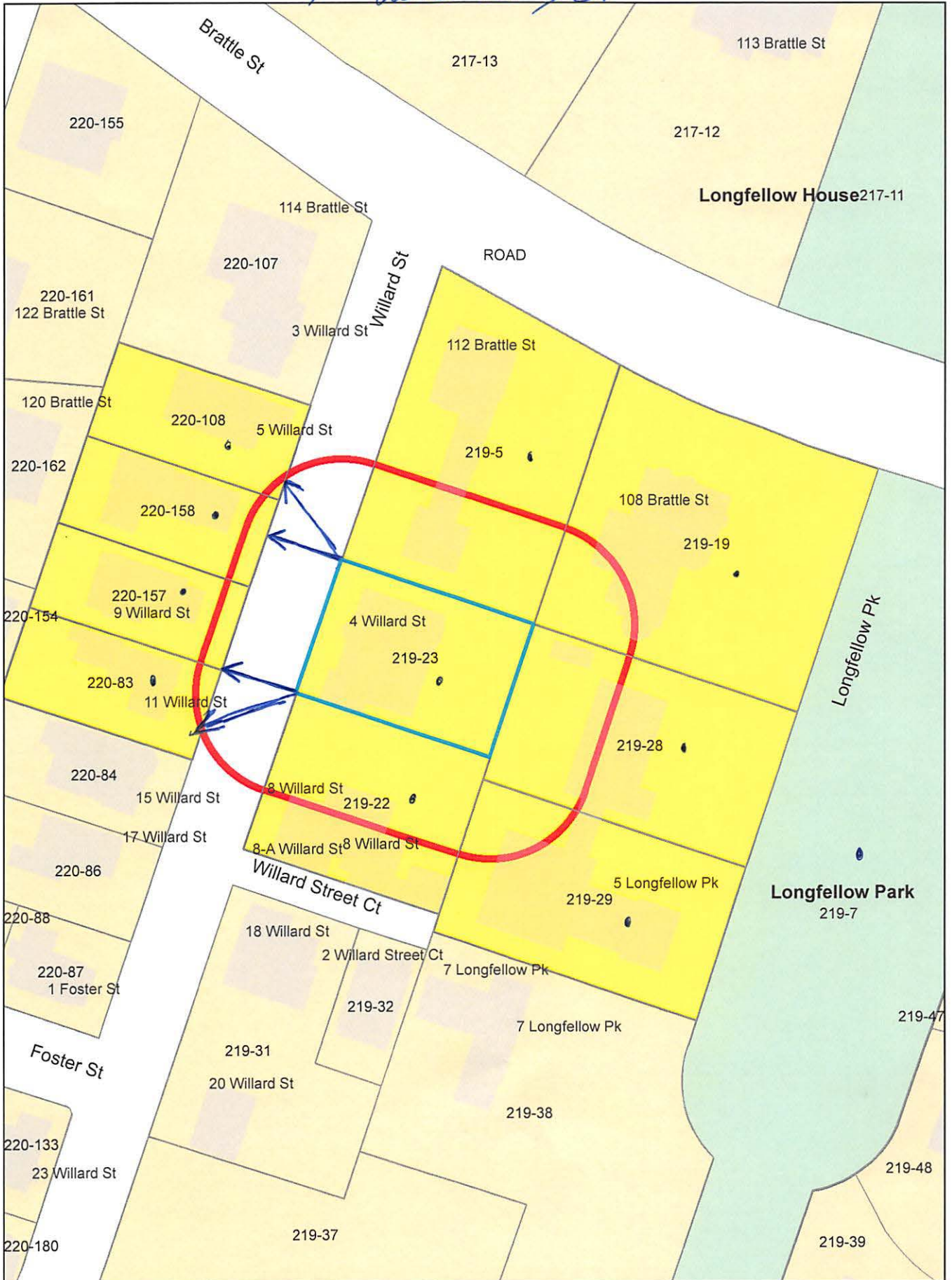
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PLOT PLAN OF LAND
4 WILLARD STREET
CAMBRIDGE, MA

12/21/2021
JOB #7147

J. Hastings 12/21/2021

4 Willard St.



4 Willard St.

Petitioner

219-28-29
FRIENDS MEETING AT CAMBRIDGE
5 LONGFELLOW PARK
CAMBRIDGE, MA 02138

220-83
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
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

219-7
CITY OF CAMBRIDGE
C/O CITY MANAGER

Pacheco, Maria

From: Madeline Jacquet <mlbjacquet@gmail.com>
Sent: Saturday, July 9, 2022 6:38 PM
To: Pacheco, Maria
Subject: Question re: virtual hearing on 4 Willard Street scheduled for Thurs July 14 at 6:45 pm

Hello,

I live next door to 4 Willard Street with a low stone wall separating my property from the carport that is currently under discussion for demolition in order to prepare for the construction of a new garage. I want to be sure that the wall separating my lilac/yew garden from the carport area will not be disturbed. My request is that attention be given to the adjacent property (8 Willard Street) when this demolition and construction take place.

Many thanks,

Madeline Jacquet
8 Willard Street
Cambridge

Pacheco, Maria

From: Madeline Jacquet <mlbjacquet@gmail.com>
Sent: Saturday, July 9, 2022 10:26 PM
To: Pacheco, Maria
Subject: Fwd:
Attachments: IMG_3933.jpg; IMG_3936.jpg

Hi again,

Here are a couple of photos which might help illustrate the supports for the soon-to-be-demolished carport at #4 Willard. Please note (if you're able to see) how the supports sit on top of the wall dividing our properties. I like the wall and hope it will remain.

Thank you for your help,
Madeline Jacquet
8 Willard Street
Cambridge





Pacheco, Maria

From: Jacob F <jacob.farmer@gmail.com>
Sent: Sunday, July 10, 2022 4:24 PM
To: Pacheco, Maria
Subject: Regarding BZA Case 173890 - 4 Willard Street

Hello, Maria. I am writing this letter in support of a variance for 4 Willard Street, BZA Case #173890.

I am the owner of 1 Foster Street, which is on the corner of Willard and Foster and is about 200 feet from the property in question. My house address used to be 19 Willard Street before I moved the front door to Foster Street, and my old Willard Street address is still on record in some of The City of Cambridge's systems. I have owned my house for nearly 25 years and feel very invested in the character the neighborhood.

My wife and I have reviewed the plans and we feel that the plans as drawn would add character to the existing house and correct the eye sore of the existing carport. The existing carport lacks any architectural detailing, and visually the height of the structure seems disproportionately short and stubby relative to the house. In our opinion, there would be no harm done to open space or overall aesthetics to allow the new plans to go forward.

I'm not qualified to say whether there is a bona-fide hardship that supports a variance, but the owners are undertaking an enormous effort to restore this once grand house. It would greatly devalue their investment to demolish the carport and not replace it with something, and it is in the interests of the neighborhood for them to replace the carport with the garage structure that they have envisioned.

Sincerely,

Jacob Farmer
1 Foster Street