



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-012217-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Jennifer Lo

PETITIONER'S ADDRESS : 571 Franklin St. Cambridge, MA 02139

LOCATION OF PROPERTY : 571 Franklin St Cambridge, MA

TYPE OF OCCUPANCY : Residential C-1 ZONING DISTRICT : Residence C-1 Zone

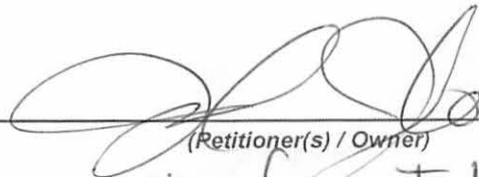
REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
Enclosure of 82 Square foot front porch.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.2.C & 8.22.3 (Non-Conforming Structure).
- Article 10.000 Section 10.30 (Variance).

Original Signature(s) :


 (Petitioner(s) / Owner)
Jennifer J. Lo
 (Print Name)

Address : 571 Franklin St.
Cambridge MA 02139

Tel. No. : 904-535-4162

E-Mail Address : jenniferjoselo@gmail.com

Date : 12/14/10

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 Jennifer Lo
(OWNER)

Address: 571 Franklin St, Cambridge, MA

State that I/We own the property located at 571 Franklin St, which is the subject of this zoning application.

The record title of this property is in the name of Jennifer & Kin Lo

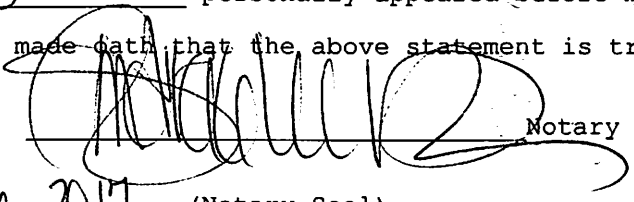
*Pursuant to a deed of duly recorded in the date 12/17/12, Middlesex South County Registry of Deeds at Book 60748, Page 569; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

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

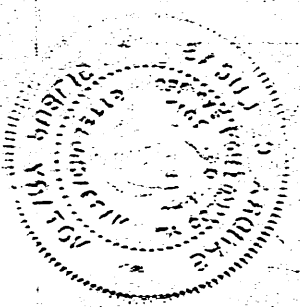
Commonwealth of Massachusetts, County of Middlesex

The above-name Jennifer S. Lo personally appeared before me, this 14th of Dec., 2016, and made oath that the above statement is true.


Notary

My commission expires January 6, 2017 (Notary Seal).

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



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 request relief in order to construct a one-story 82 square foot porch (53 square feet an enclosed mudroom, and 29 square feet an open porch and steps with roof over). The proposed porch would replace an existing 18 square foot roof over the front door, so the net requested additional area is 64 square feet (.025 increase in FAR). The existing property is non-conforming with respect to minimum lot area, minimum lot width, and front and side yard setbacks. Therefore the proposed improvements can only be built with a Variance. This proposed improvement will allow for better and safer family access to the property, especially with children and elderly family members. The enclosed portion of the porch will act as an airlock, improving the energy efficiency of the house. Therefore a literal enforcement of the Ordinance would involve a substantial hardship.

- 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:

A Variance is requested due to the hardship created by the existing circumstances relating to the shape and topography of the land and structures with regard to required width and front and side setbacks particularly affecting this property.

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

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

No detriment to the public good is seen as a result of the proposed addition.

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

The proposed addition is architecturally compatible with the existing structure and the neighborhood. This small addition will allow an additional 64 square feet to serve as a safe entrance and covered steps at the front of the house for children and elderly family members. The footprint of the proposed porch is the same as the existing deck and front steps. The property will remain a single-family residence. The pedestrian traffic and patterns of access and egress will be essentially unchanged. The addition will not cause a congestion hazard, or a change in the character of the neighborhood.

The proposed addition will have no adverse affect of the adjacent uses, and will not result in the creation of any nuisance or hazard. The proposed improvements are de minimis (.025 increase in FAR) and are generally in keeping with properties in the neighborhood, and therefore would not impair the integrity of the district or adjoining districts, nor would they derogate from the intent or purpose of the Ordinance. The Owners respectfully submit that this variance may be granted without compromising the purpose of the Ordinance as stated in Article 1, Section 30.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

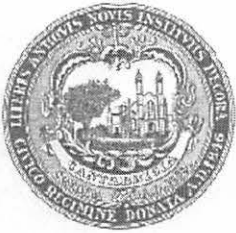
APPLICANT: Jennifer Lo **PRESENT USE/OCCUPANCY:** front porch
LOCATION: 571 Franklin St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Enclosure 82 square foot front p

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1591</u>	<u>1655</u>	<u>1906</u>	(max.)
<u>LOT AREA:</u>	<u>2451</u>	<u>2451</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	<u>0.626</u>	<u>0.651</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2451</u>	<u>2451</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>25'</u>	<u>25'</u>	<u>50'</u>	(min.)
DEPTH	<u>101.42'</u>	<u>101.42'</u>	<u>100'</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>4.7'</u>	<u>2.7'</u>	<u>10'</u>	(min.)
REAR	<u>41.0'</u>	<u>41.0'</u>	<u>20'</u>	(min.)
LEFT SIDE	<u>0.9'</u>	<u>0.9'</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>7.4'</u>	<u>7.4'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>26'</u>	<u>26'</u>	<u>35'</u>	(max.)
LENGTH	<u>53'</u>	<u>55'</u>	<u>NA</u>	
WIDTH	<u>16.4'</u>	<u>16.4'</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>40,5</u>	<u>40,5</u>	<u>30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>na</u>	<u>na</u>	<u>na</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>na</u>	<u>na</u>	<u>10'</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.

wood frame

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'.



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2016 DEC 15 PM 12:22

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Original Signature(s) :

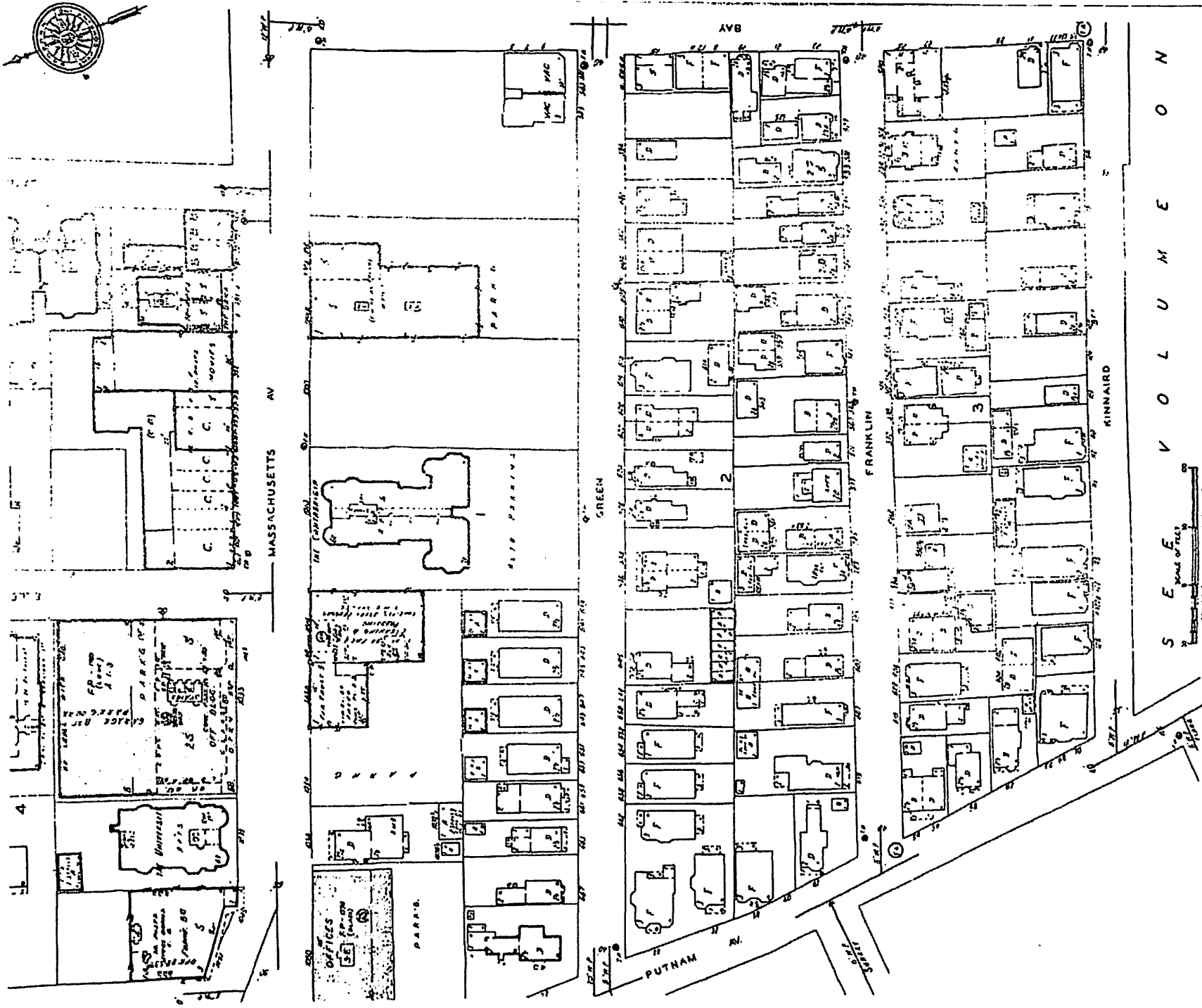

 (Petitioner(s) / Owner)
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Cambridge, MA 02139

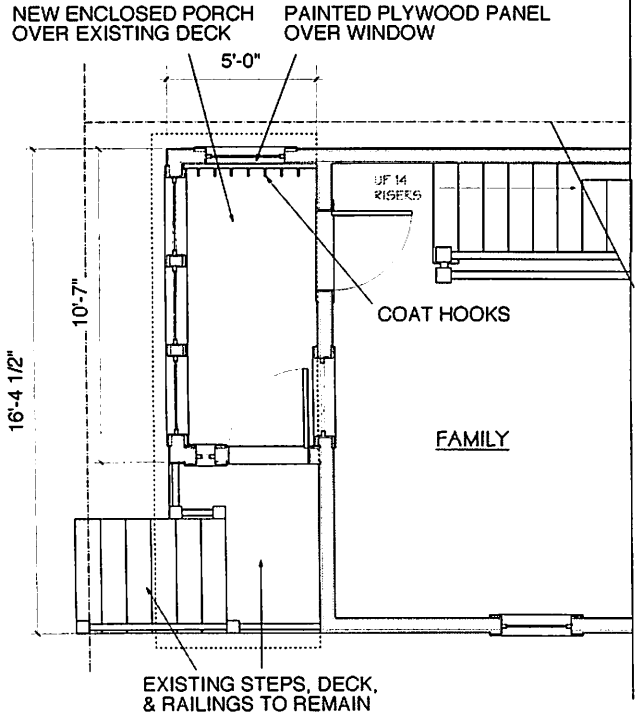
Tel. No. : 904.535.4162

E-Mail Address : jennifer.joselo@gmail.com

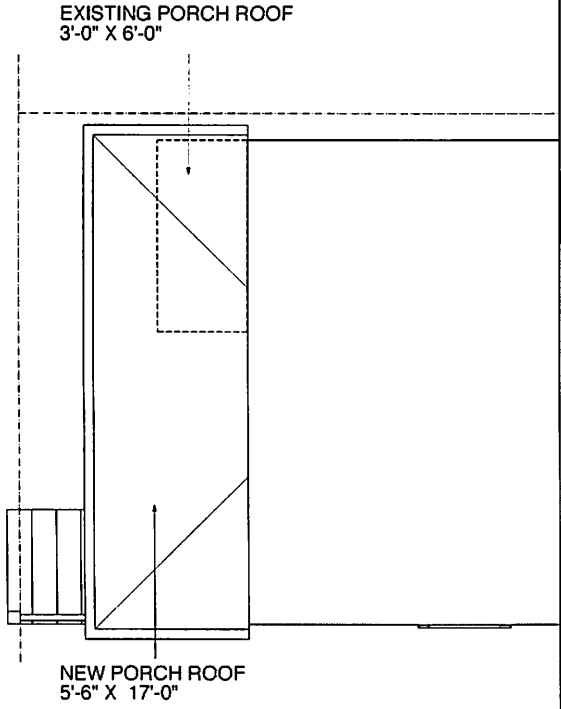
Date : 12/14/16



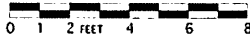
S E E
V O L U M E
O N



PLAN



ROOF PLAN



LO RESIDENCE		
571 FRANKLIN STREET CAMBRIDGE, MA		
Consultant Name Consultant Address		
Project Manager 5-3-16	Drawn By 0000	
NO.	DATE	ISSUE NOTE
FRONT PORCH PLAN FRONT PORCH ELEVATION		
A1-1A		



Zoning Board of Appeal
City Council
City of Cambridge

We have reviewed the plans for the renovation of the front porch at 571 Franklin Street by Dingman Allison Architects. We have no objections.

Mary M White
name 577 Franklin St date 1/2/16

Fred Schroy Margot Kempers
name 582 Franklin St Camb date 11/2/16

John White 563 Franklin
name date 11/2/16

Jennifer Trieu
name 624 Green St Cambridge MA 02139 date 11/2/16

name date

name date

name date

name date

name date

name date

Zoning Board of Appeal
City Council
City of Cambridge

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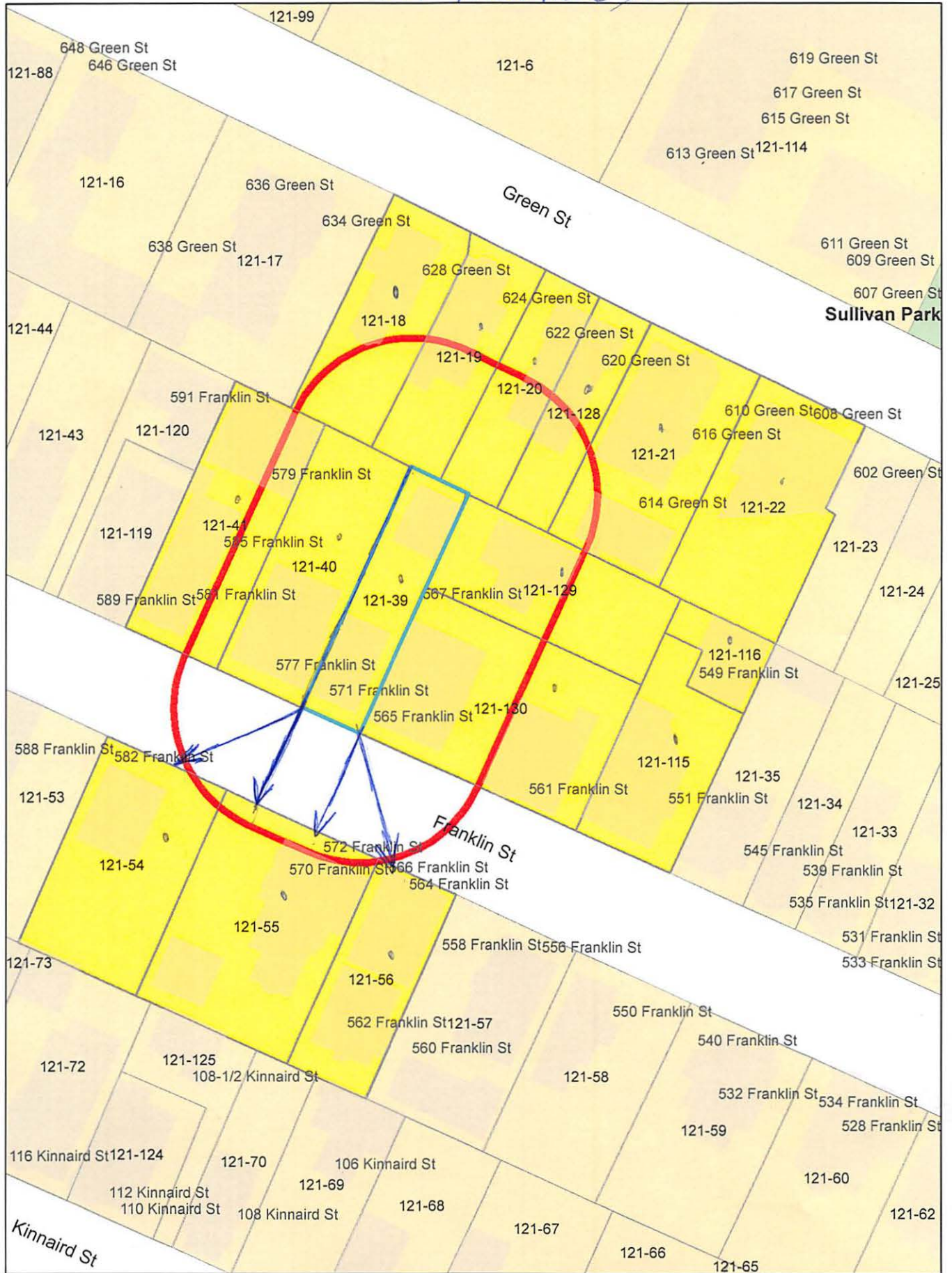
John F. Miller
name

Nov 3, 2016
date

35 Brooks St. Winchester MA
address

owner of 561, 565/7 Franklin St.

571 Franklin St.



571 Franklin St.

Petitioner

121-18
EBRAHIM, ALNOOR SADRUDIN &
MARIA ANNA SPECK
628 GREEN ST
CAMBRIDGE, MA 02139

121-19
TRIEU, JENNIFER & MARC SCHWARTZ
1416 18TH AVE., UNIT B
SEATTLE, WA 98122

121-39
LO, KIN & JENNIFER LO
571 FRANKLIN ST
CAMBRIDGE, MA 02139

121-21
WELSH, CHARLES W. ,
RIKA OLSON WELSH
616 GREEN ST
CAMBRIDGE, MA 02139

121-22
STONE, WENDY L.
608-610 GREEN ST
CAMBRIDGE, MA 02139

121-20
WALSH, JOHN J., A LIFE ESTATE
622 GREEN ST
CAMBRIDGE, MA 02139

121-40
WHITE, MARY M.
577 FRANKLIN ST.
CAMBRIDGE, MA 02139

121-41
BERKOVITZ, JOSEPH H. & ANNE DANIELS
579 FRANKLIN ST
CAMBRIDGE, MA 02139

121-41
POTEMPA, WITOLD K
581 FRANKLIN ST., UNIT #581
CAMBRIDGE, MA 02139

121-41
BAKER, BARBARA M.,
TR. OF THE BARBARA M. BAKER REVOCABLE
LIVING TRUST
585 FRANKLIN ST
CAMBRIDGE, MA 02139

121-54
SCHOLZ, ROY FREDERICK & MARGOT KEMPERS
TRS. OF THE SCHOLZ-KEMPERS FAM INV TRUST
582 FRANKLIN ST
CAMBRIDGE, MA 02139

121-55
SIMONE, RENATA &
CITY OF CAMBRIDGE TAX TITLE
ONE FOUNTAIN INN LANE
MARBLEHEAD, MA 01945

121-55
MARSH, MONICA SUE
570-572 FRANKLIN ST., #570/1
CAMBRIDGE, MA 02139

121-55
KAXIRAS, EFTHIMIOS & MARTHA COUGHLAN
570 FRANKLIN ST., #2
CAMBRIDGE, MA 02139

121-56
THE HOUSE AT FRANKLIN STREET, LLC.
553 COLUMBUS AVENUE. UNIT 2F
BOSTON, MA 02118

121-115
DONOVAN, SUSAN E.
551 FRANKLIN ST. UNIT#1
CAMBRIDGE, MA 02139

121-115
ROBINSON, BRIAN
551 FRANKLIN ST. UNIT#2
CAMBRIDGE, MA 02139

121-115
O'SULLIVAN, DANIEL A.,
SHANE T. & CIAN A. O'SULLIVAN
551 FRANKLIN ST., #B
CAMBRIDGE, MA 02139

121-116
MILLER, ROSS
107 FRANKLIN ST
ALLSTON, MA 02134

121-128
BAUMAN, HARVEY P. & PHYLLIS BAUMAN
19 BAY STREET
CAMBRIDGE, MA 02139

121-129
WADSWORTH, CHRISTOPHER &
LORI WADSWORTH
TRS OF CHRISTOPHER & LORI WADSWORTH LIVING
563 FRANKLIN ST
CAMBRIDGE, MA 02138

121-130
MILLER, JOHN F.
35 BROOKS ST
WINCHESTER, MA 01890



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 571 Frankline Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demolition permit anticipated for this project.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date December 28, 2016

Received by Uploaded to Energov

Date December 28, 2016

Relationship to project BZA 12217-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>