



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

BZA APPLICATION FORM

Plan No: BZA-012268-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Anthony Davlin

PETITIONER'S ADDRESS : 64 Winter Street Cambridge, MA 02141

LOCATION OF PROPERTY : 64 Winter St Cambridge, MA

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

REASON FOR PETITION :

Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

Change 1st floor use from an Art Studio to a separate residence/housing unit.
Neighbors are enthused for this change.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.26 (Conversion).

Article 6.000 Section 6.36.1 (Parking).

Original Signature(s) :


 (Petitioner(s) / Owner)

Anthony Davlin
 (Print Name)

Address :

64 Winter St

Tel. No. :

617 388 - 2828

E-Mail Address :

tony @ tDAVlin.com

Date :

12/22

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 Anthony DAVLIN (OWNER)

Address: 64 WINTER ST

State that I/We own the property located at 64 WINTER ST., which is the subject of this zoning application.

The record title of this property is in the name of Anthony DAVLIN

*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 12398 Page 509.

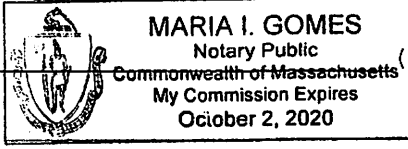
[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Anthony Davlin personally appeared before me, this 19 of December, 2016, and made oath that the above statement is true.

Maria I. Gomes Notary

My commission expires _____ (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:

Currently I have an art studio on the first floor. This change in Zoning will allow me to move the studio and make the downstairs a living unit. I am single and don't need such a large residence. Also the rent will allow me to reestablish the art studio while making my neighbors happier no longer living next to said studio.

- 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:

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Applicant asks for only a change in use of the current dwelling. Although there is not parking there is a large existing curbcut which if employed would displace parking on the street for several vehicles. Neighbors have expressed an explicit interest in not having an art studio in the neighborhood.

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

East Cambridge is a very dense area; the requested changes in occupancy will create a unit with a lower FAR than the majority of residences in said neighborhood.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: t davlin **PRESENT USE/OCCUPANCY:** single family
LOCATION: 64 Winter St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** multifamily

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2756	2617	1800	(max.)
<u>LOT AREA:</u>	2420	2420	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	1.14	1.08	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	2420	2420	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	40	40	50	(min.)
DEPTH	60	60	60	
<u>SETBACKS IN FEET:</u>				
FRONT	.6	.6	10	(min.)
REAR	9.3	9.3	10	(min.)
LEFT SIDE	.4	.4	9.3	(min.)
RIGHT SIDE	9.6	9.6	11.7	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	35	35	35	(max.)
LENGTH	50	50	50	
WIDTH	30	30	30	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	0	30	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	2	1	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(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.

Currently 64 Winter street has residential zoning as well as an Art Studio Variance use for the first floor. The current application requests to rezone the Art Studio area as a separate living unit; Converting the single family into a two family

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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617 349-6100 2016 DEC 22 PM 3:00

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-012268-2016

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Original Signature(s) :


 (Petitioner(s) / Owner)

Anthony Davlin
 (Print Name)

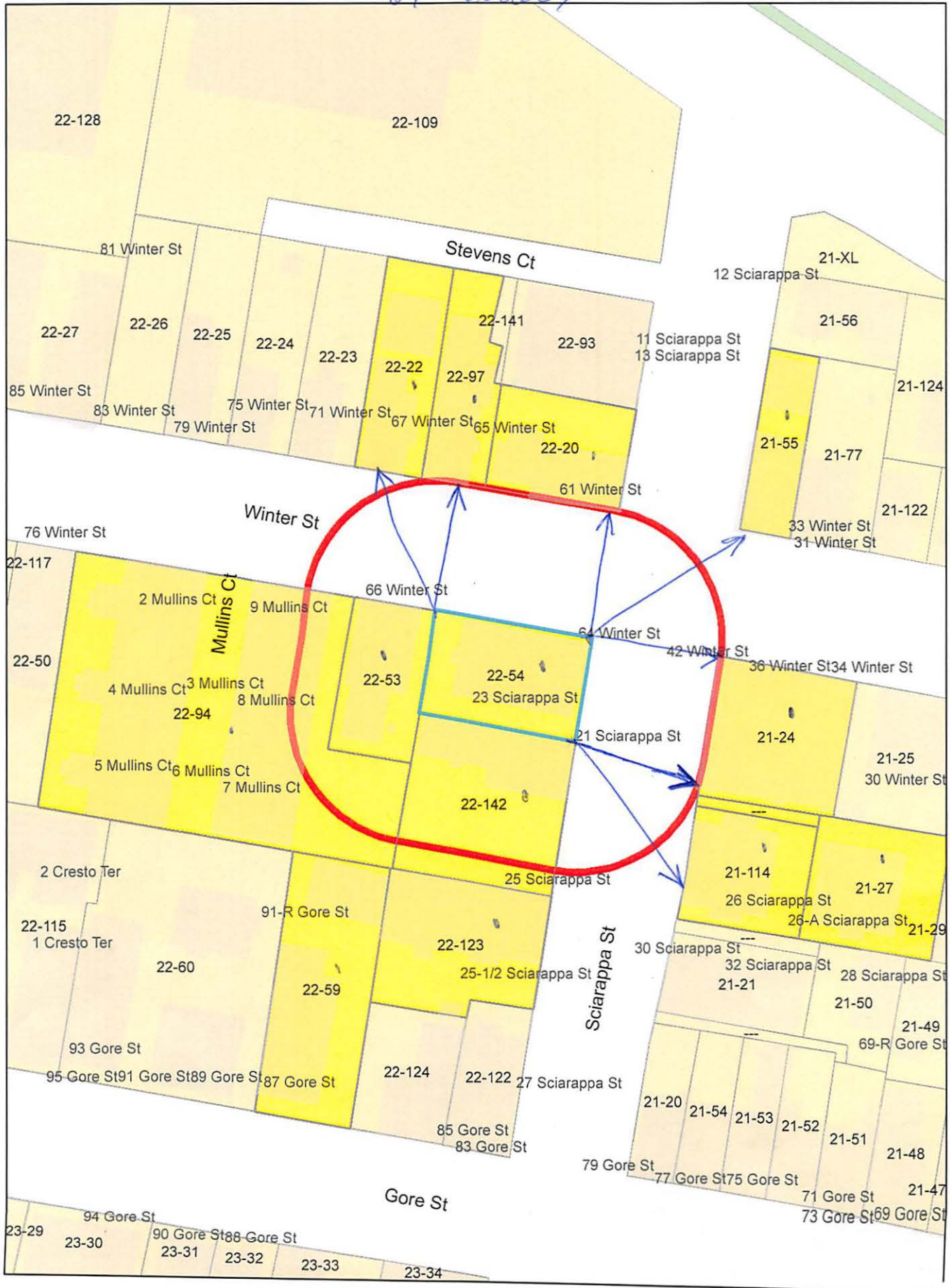
Address : 64 Winter St

Tel. No. : 617 388-2828

E-Mail Address : TDavlin@tdavlin.com

Date : 12/22

64 Winter St.



64 Winter St.

Petitioner

21-24
MILLER, RICHARD & DAYNA POLLICK
34 WINTER ST. UNIT#1
CAMBRIDGE, MA 02139

21-24
CATILCONG, MENGIE P.
C/O CHEN, XI & MIAOYU WANG
72 FAIRVIEW AVE
READING, MA 01867

22-54
DAVLIN, ANTHONY
64 WINTER ST.
CAMBRIDGE, MA 02141

21-24
GIUNTA, JEFFREY E.
38 WINTER ST. UNIT#38/1
CAMBRIDGE, MA 02139

21-24
ELLIOT, JAIME
C/O JAS HOMEOWNESHIP LLC
ATTN: JUST A START CORPORATION
1035 CAMBRIDGE ST. #12
CAMBRIDGE, MA 02141

21-24
YU, JIAYAN
95 LEXINGTON ST., #2
WALTHAM, MA 02452

21-24
LIU, XINJIA
42 WINTER ST., #42/2
CAMBRIDGE, MA 02139

21-24
MAURO, CHRISTINE R.
39 CLIFFWOOD ST
LENOX, MA 01240

21-24
FRUTMAN, AARON E.
14 KEITH RD.
WAYLAND, MA 01778

21-27
24 SCIARAPPA LLC
29 CRESCENT RD
WINCHESTER, MA 01890

21-55
THE WINTER STREET, LLC
139 CHARLES ST., #296
BOSTON, MA 02114

22-20
GEORGE, PATRICIA IRENE & LAUREN JANINE
C/O DASILVA, LAURIENE O. & ZELIA I.C.
61 WINTER ST#2
CAMBRIDGE, MA 02141

22-22
MADDALO, CANDACE M.,
TRUSTEE THE REBCO MADDALO REV TRUST
67 WINTER ST
CAMBRIDGE, MA 02141

22-53
DESIMONE, JOSEPH & SARA A. DESIMONE
66 WINTER ST
CAMBRIDGE, MA 02141

21-24
SCHAFFER, CHERYL
36 WINTER ST., UNIT #36/3
CAMBRIDGE, MA 02141

22-59
BELLAL, SANCHITA
87 GORE STREET
CAMBRIDGE, MA 02141

22-97
GRAY, WILLIAM G.
36 HUNTING STREET., APT2
CAMBRIDGE, MA 02141

22-123
ZHOU, ZOE
51 PONTIAC RD
NEWTON, MA 02468

22-94
CORWIN, FREDERIC W., III
1-6 MULLINS CT., UNIT #1
CAMBRIDGE, MA 02139

22-94
ANTONIO SCIPPA
3 MULLINS COURT #3
CAMBRIDGE, MA 02141

22-94
BURKE, JORDAN H.
1-6 MULLINS CT., UNIT #2
CAMBRIDGE, MA 02141

22-94
GOODING, CHANDRA BANKS
4 MULLINS COURT #4
CAMBRIDGE, MA 02141

22-94
TERRAFRANCA, NICHOLAS & KAREN GONDOLY
1 MULLINS CT, #5
CAMBRIDGE, MA 02139

22-94
REPKO, DONNA A.
1-6 MULLINS CT., UNIT #6
CAMBRIDGE, MA 02139

22-94
ROJEK, GERALD & KIRSTA SENDZIAK
7-9 MULLINS CT., UNIT 7A
CAMBRIDGE, MA 02141

22-94
SCHWEITZER, THOMAS
70 INMAN ST
CAMBRIDGE, MA 02139

22-94
ANDERSON, BRUCE T.
7 MULLINS CT., UNIT #C
CAMBRIDGE, MA 02139

22-94
MOORE, BRENDAN J.
1-9 MULLINS CT., UNIT #8A
CAMBRIDGE, MA 02139

22-94
CALLEJA, AMOS B. & LEON CALLEJA
1-9 MULLINS CT., UNIT #8B
CAMBRIDGE, MA 02141

22-94
NGUYENM THU K. & WEI LAI
8 MULLINS CT. UNIT#3
CAMBRIDGE, MA 02141

64 Winter St.

22-94
SCHROEPFER, ANNA L.
67 PEARL STREET
WOBURN, MA 01801

22-94
BISHOP, BRIAN & KRISTEN BISHOP
98 MULLINS CT
CAMBRIDGE, MA 02139

22-94
SRIDHAR, PRIYA
TR. OF PRIYA SRIDHAR REVOCABLE LIVING TR.
9 MULLINS CT. UNIT C
CAMBRIDGE, MA 02139

22-94
K.C.C., LLC
33 GEORGE ST.
PLYMOUTH, MA 02360

22-142
DISTRICT CAPITAL, LLC
2 SEWALL AVE.
BROOKLINE, MA 02446

22-142
HERATH, ASANKA & SEPALIKA PERERA
21 SCIARAPPA ST. UNIT 2
CAMBRIDGE, MA 02141

21-114
BRUBAKER, JASON D.
26 SCIARAPPA ST. UNIT#1
CAMBRIDGE, MA 02141

21-114
CHIN, JASON & JOSEPHINE DEANG CHIN
26 SCIARAPPA ST., #2
CAMBRIDGE, MA 02141

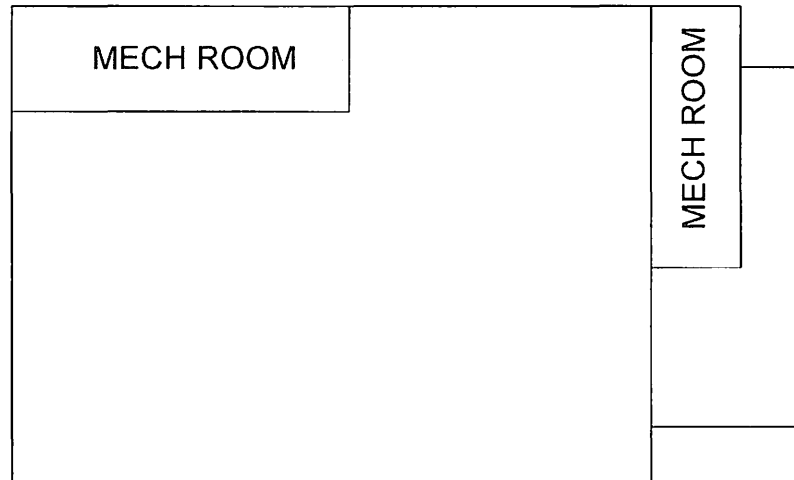
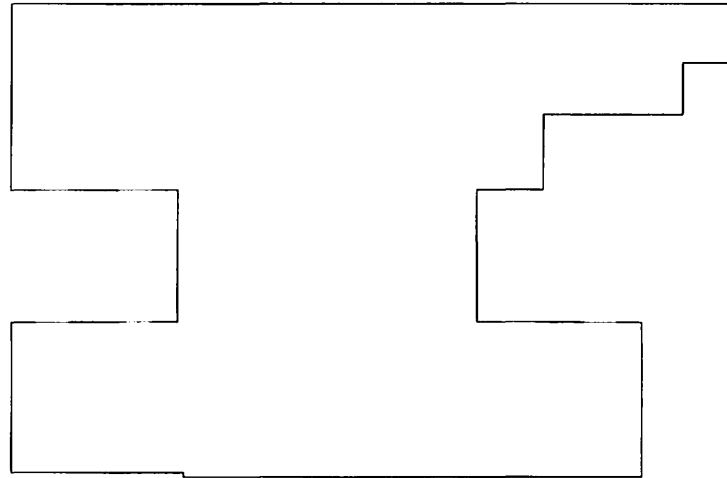
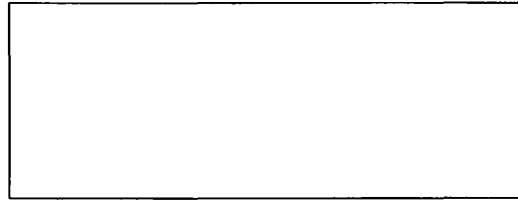
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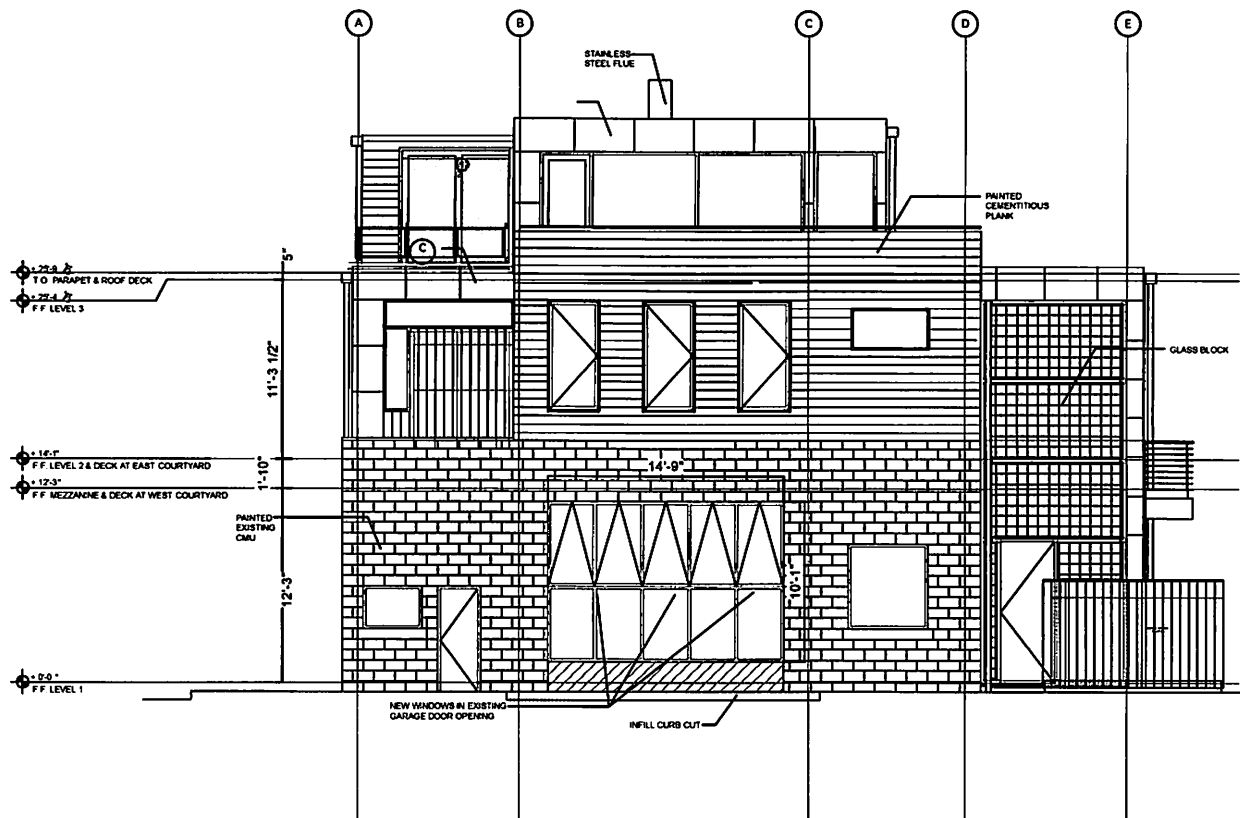
Proposed

$$2420/2756.19 = 1.14$$

Existing

FAR CALCULATION





3 NORTH ELEVATION

SCALE: 1/8"=1'-0"

EXISTING FENCE

NEW ACCESS DOOR
IN NEW M.O.

SCHIARAPPA STREET

FLIP DOOR SWING; NEW
DOOR IN EXG. MASONRY
OPG.

NEW ACCESS DOOR
IN EXG. WINDOW M.O.

64 WINTER STREET

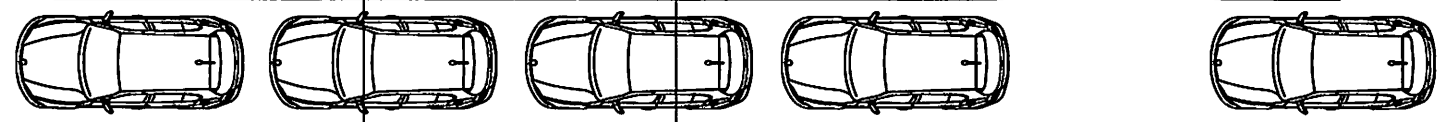
EXG. TREE

REMOVE OVERHEAD
DOOR

EXG. ENTRANCE

INFILL CURB CUT
(APPX. 144 SF)

EXG. TREE

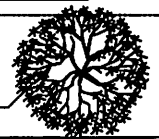
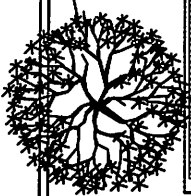


WINTER STREET

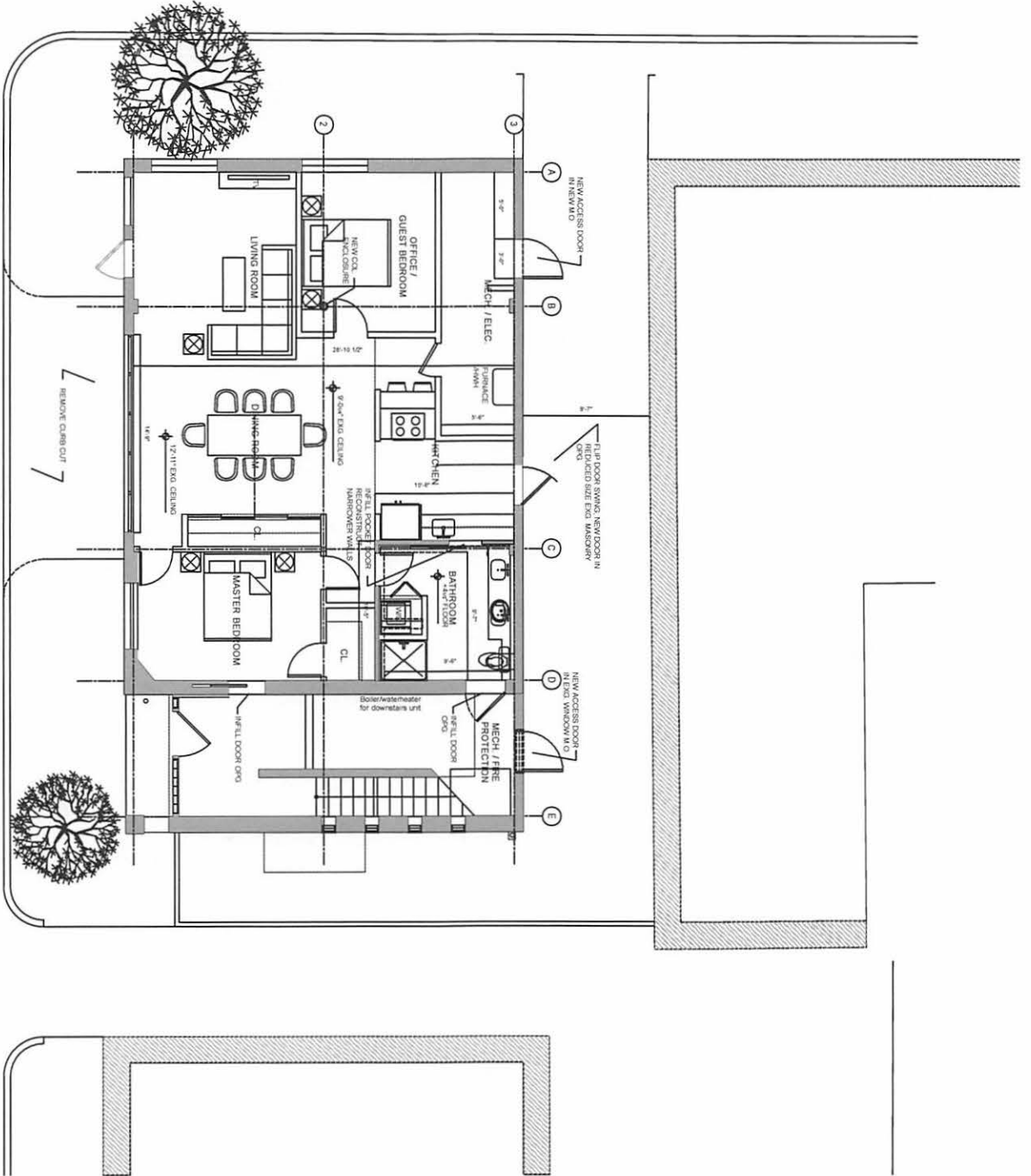
9'-7"

19'-7"

5'-1"



SCHIARAPPA STREET

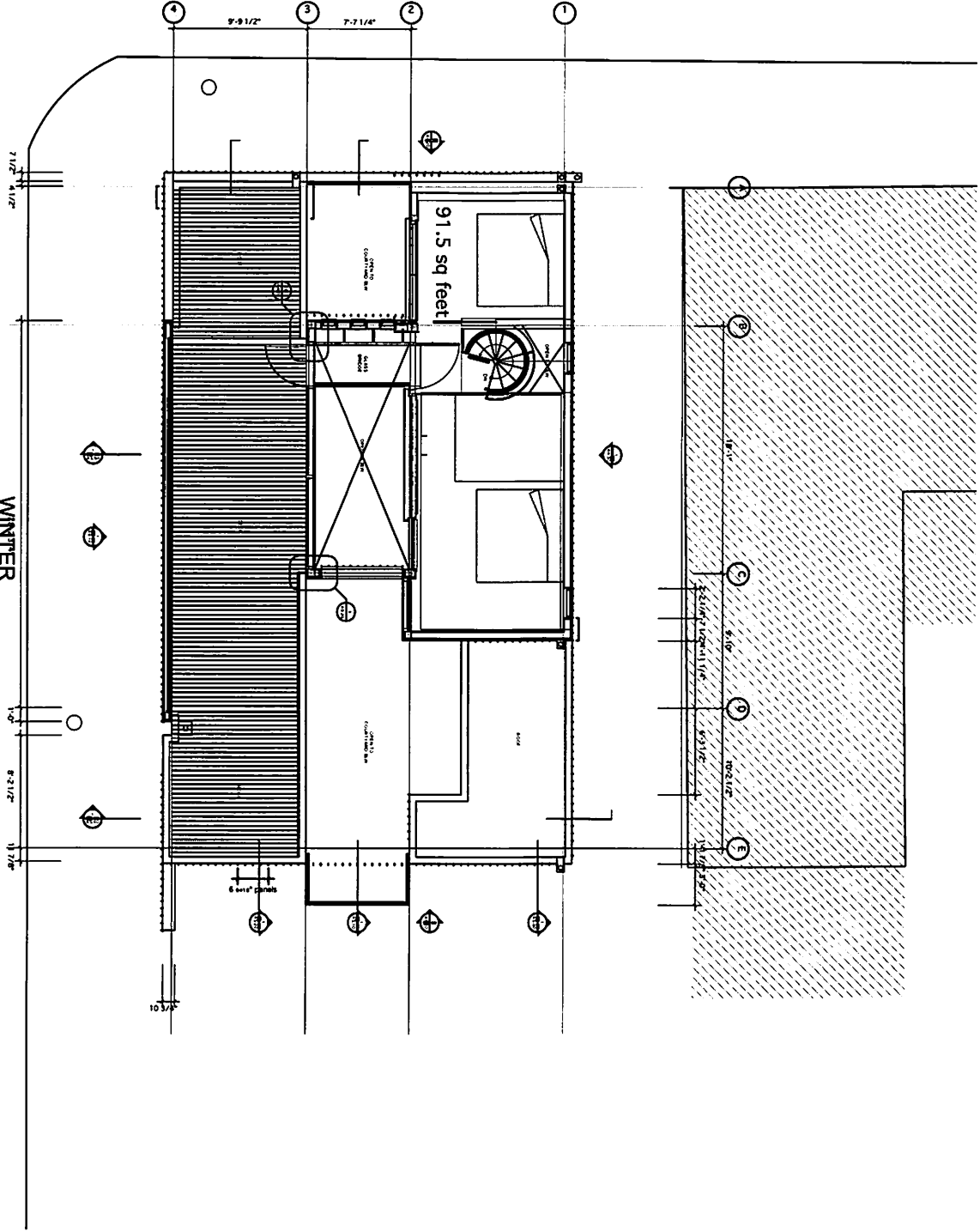


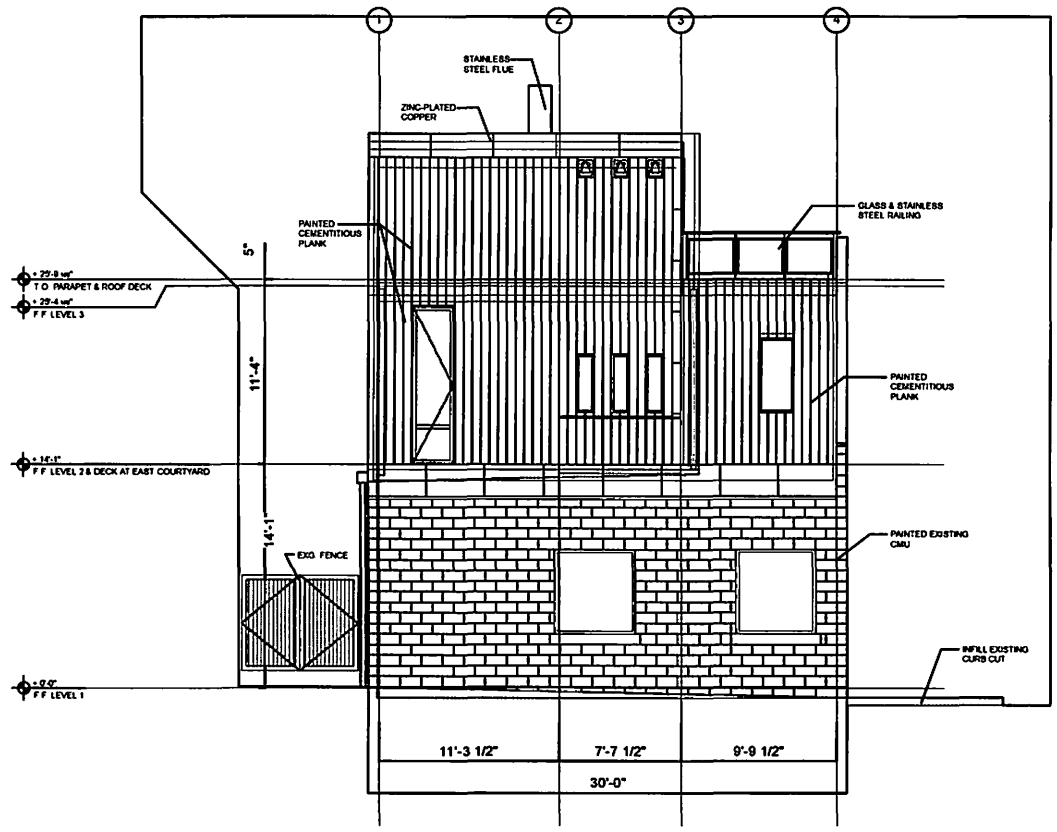
WINTER STREET

WINTER STREET



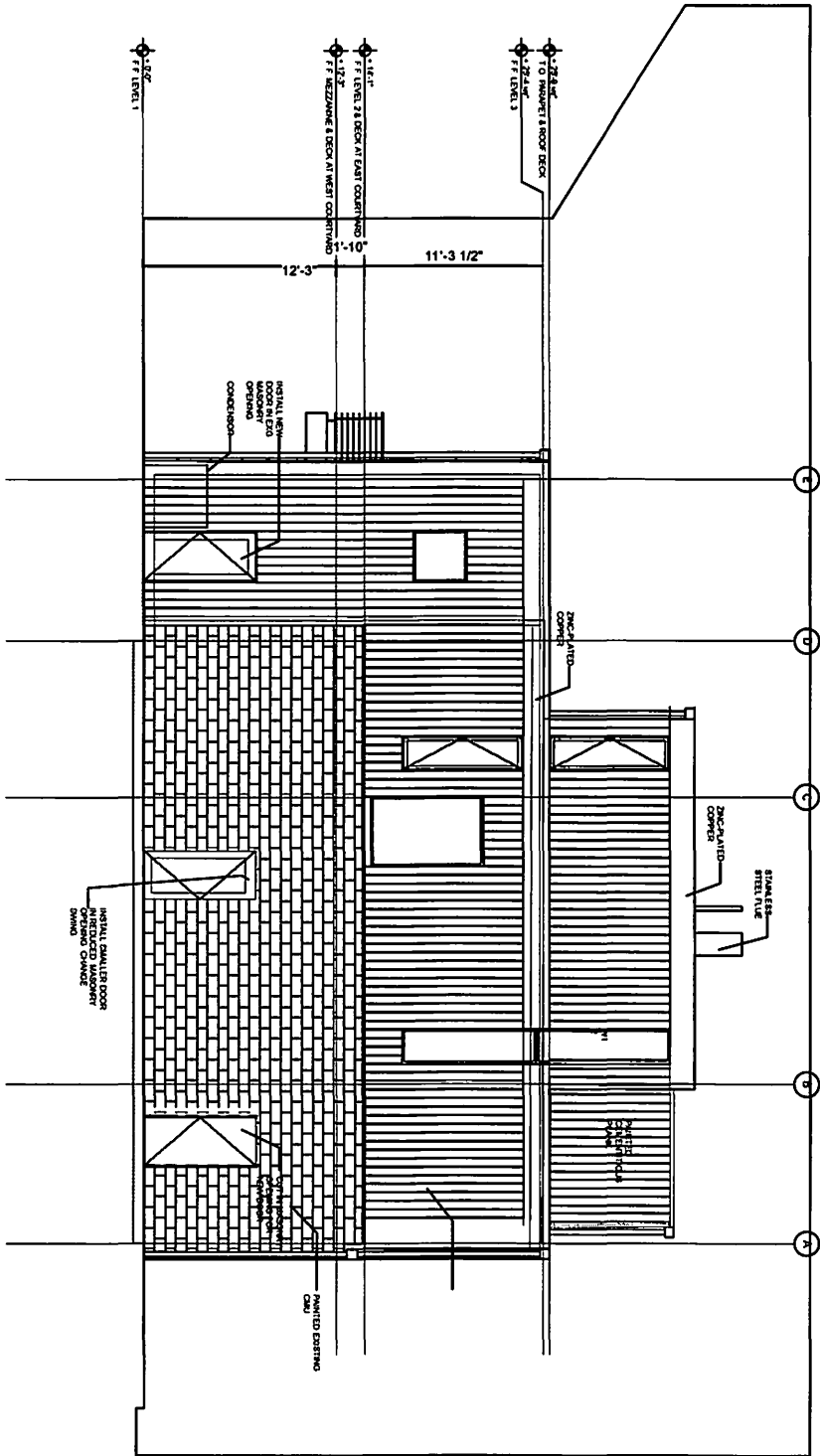
WINTER STREET





1 EAST ELEVATION

SCALE: 1/8"=1'-0"



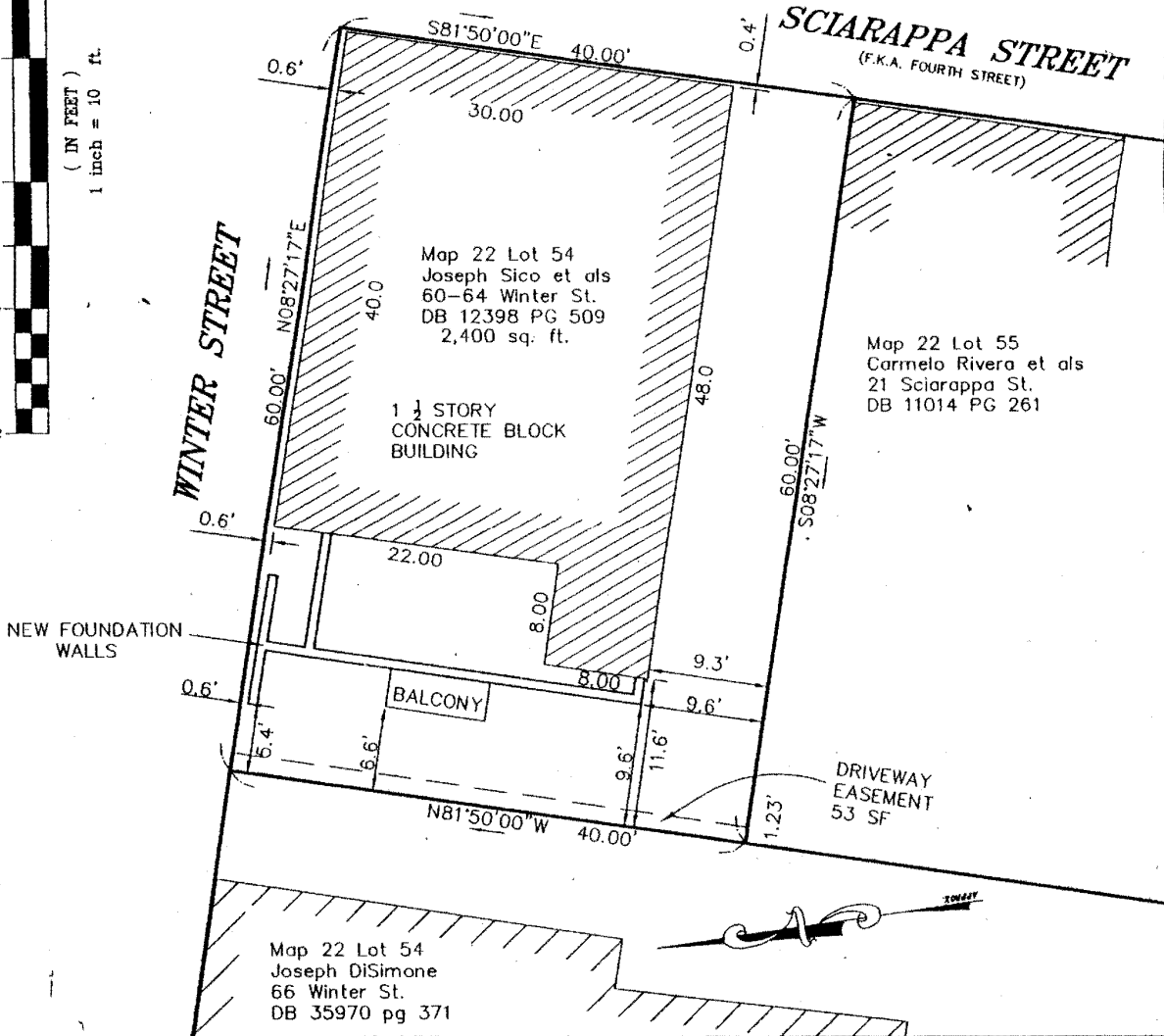
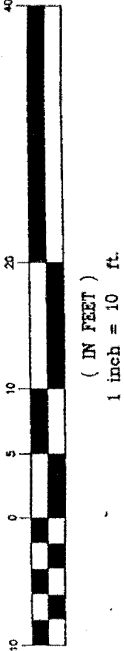
2 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

I HEREBY CERTIFY TO ANTHONY DAVLIN AND EAST BOSTON SAVINGS BANK, THAT THE LOCATIONS ELEVATIONS AND TIES SHOWN ON THIS PLAN RESULT FROM AN ACTUAL SURVEY MADE ON THE GROUND, AND TO THE BEST OF MY KNOWLEDGE CONFORMS TO THE ZONING BYLAWS OF THE CITY OF CAMBRIDGE.

William B. Mackenzie 3-3-05
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE

GRAPHIC SCALE



FOUNDATION ASBUILT PLAN			
IN CAMBRIDGE, MASSACHUSETTS			
	PREPARED FOR ANTHONY DAVLIN & EAST BOSTON SAVINGS BANK 12 ARROW STREET CAMBRIDGE, MASSACHUSETTS		JOB. NO. 03207
			SHEET NO. 1 of 1
		DATE 3-3-05	DWG. NO. 03207
		SCALE 1" = 10'	CHECKED W.D.M.
		DRAWN R.A.P.	FIELD jh/jp

WILLIAM MackENZIE P.L.S. PRESIDENT
 695 WAREHAM STREET
 MIDDLEBOROUGH, MASSACHUSETTS 02346
 (508) 295-5505





64 Winton St.



64 winter St.





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 64 Winter 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.**
First floor garage dates to 1948. Second floor residence added in 2003 by variance.
No CHC review of land use to change the art studio to a residential unit.
 - 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 12268-2016

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>