

**BZA APPLICATION FORM**

Plan No: BZA-017149-2019

GENERAL INFORMATION

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

Special Permit : √ **Variance :** **Appeal :**

PETITIONER: Gaelle Droneau and Emmanuel Joly - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 65 Washburn Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners seek to replace existing single story rear addition on non-conforming single family dwelling with new, larger single story rear addition. The new addition conforms to the dimensional requirements of Article 5.000 and will not result in an increase in volume or gross floor area of the structure of more than 25%.


SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2(c) (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :


(Petitioner(s) / Owner)
James J. Rafferty, Esq.

(Petitioner(s) / Owner)

(Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 7/1/19

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 65 Washburn Ave 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:
- Section 8.22.2(c) of the Ordinance allows for conforming additions to nonconforming structures upon issuance of a Special Permit where, as in this case, the size of the structure will not increase by more than 25%.
- 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:
- There will not be any change in traffic patterns created by this conforming addition.
- 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 adjacent residential uses will not be adversely affected by this extension since it will not change the character, nature or purpose of this single family dwelling.
- 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 building will be renovated in accordance with all safety, health and building code requirements.
- 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 proposed addition complies with the FAR requirements of the Residence B District and does not create any new setback violations.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** single family
LOCATION: 65 Washburn Ave Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1,459 sf	1,803 sf	2,119.5 sf	(max.)
<u>LOT AREA:</u>		4,239 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.34	.425	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		4,239 sf	no change	2,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	38.04'	no change	50'	(min.)
	DEPTH	112.44'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	6.9'	no change	15'	(min.)
	REAR	64'	45'	25'	(min.)
	LEFT SIDE	9.5'	no change	7.6'	(min.)
	RIGHT SIDE	5.8'	no change	7.6'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	27.92'	no change	35'	(max.)
	LENGTH	40.2'	59'	N/A	
	WIDTH	22.5'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		64.4	62.8	40	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	no change	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	(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.

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'.



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

2019 JUL 2 PM 2:59
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
ZA-017149-

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-017149-2019

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

Special Permit : ✓

Variance :

Appeal :

PETITIONER: Gaelle Droneau and Emmanuel Joly - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 65 Washburn Ave Cambridge, MA

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners seek to replace existing single story rear addition on non-conforming single family dwelling with new, larger single story rear addition. The new addition conforms to the dimensional requirements of Article 5.000 and will not result in an increase in volume or gross floor area of the structure of more than 25%.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2(c) (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :


(Petitioner(s) / Owner)

James J. Rafferty, Esq.

(Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 7/1/19

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Gaelle Droneau and Emmanuel Joly

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 65 Washburn Avenue, Cambridge MA

the record title standing in the name of Gaelle Droneau and Emmanuel Joly

whose address is 65 Washburn Avenue, Cambridge MA 02140
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 55348 Page 232 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

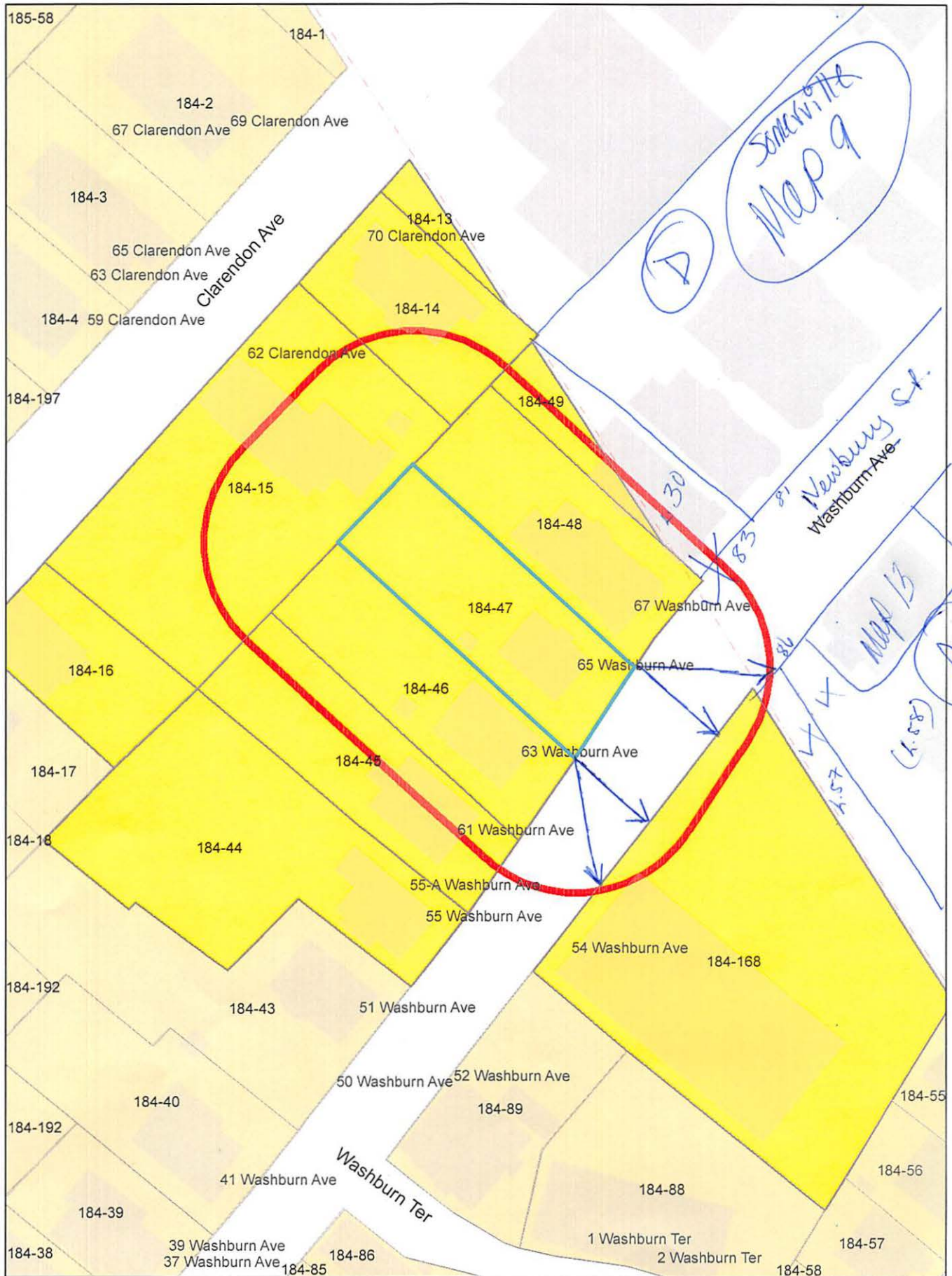
(Signature)
(Owner)

On this 19th day of July, 2019, before me, the undersigned notary public, personally appeared Emmanuel Joly proved to me through satisfactory evidence of identification, which were MASSPORT, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



(Signature)
Notary Public

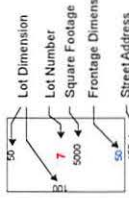
My commission expires: 11/09/2023





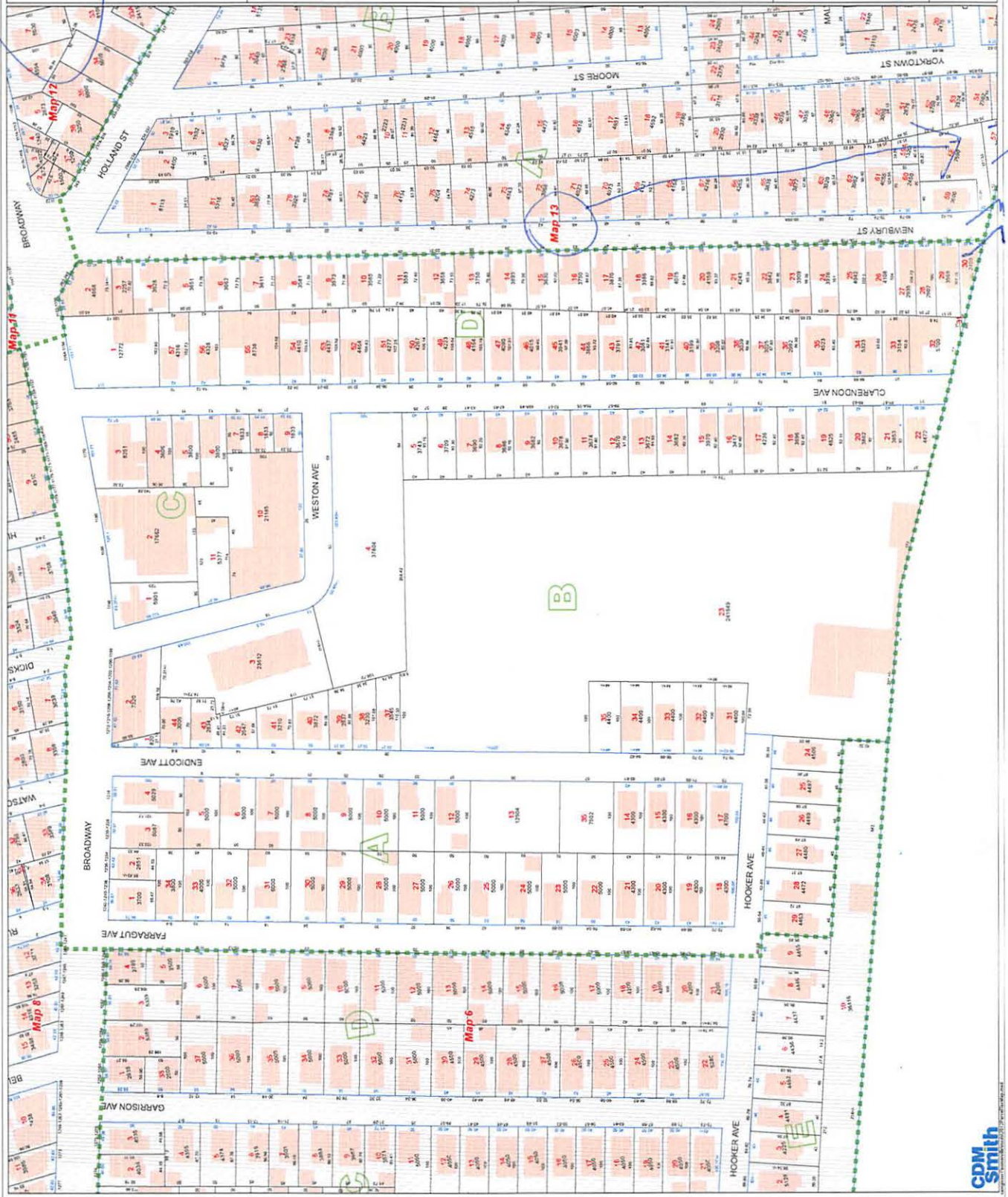
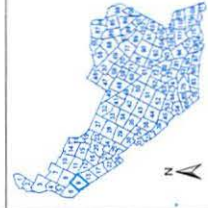
Assessors Map

- Parcel Boundary
Block/ROW Boundary
Other ROW Boundary
Assessor Map Boundary
Water Body
Building
Railroad ROW



Sources. Rights-of-way and building footprints were originally developed from Boston Edison Company data 1990 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1989 and have been updated by CDM Smith based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and desired locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be used as such.



65 Washburn Ave

Petitioner

184-13
CACCIOLA REALTY, LLC
90 CLAREDON AVE
SOMERVILLE, MA 02144

184-14
RITTER, DAVID & LINDA RITTER
70 CLARENDON AVE
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – Suite 300
CAMBRIDGE, MA 02139

184-16
PEARCE, MIRANDA M. &
MATTHEW B. GOLDSTEIN
52 CLARENDON AVE
CAMBRIDGE, MA 02140

184-44
DANIELSON, ANTJE MF
55 WASHBURN AVE
CAMBRIDGE, MA 02140

184-45
BRATHWAITE, LEON A. & EVELYN BRATHWAITE
61 WASHBURN AVE
CAMBRIDGE, MA 02140

184-46
TOFT, MONICA M.
63 WASHBURN AVE
CAMBRIDGE, MA 02140

184-47
BJORGAN, MARGARET & ROBIN BJORGAN
C/O DRONEAU GAELE EMMANJUEL JOLY
65 WASHBURN AVE
CAMBRIDGE, MA 02140

184-48
LOWER, MICHELLE K & CHARLES B. LOWER
67 WASHBURN AVE #1
CAMBRIDGE, MA 02140

184-48
CAMDAN LLC
3 GARDNER TER
HINGHAM, MA 02043

184-48
AUBURN, CHARLOTTE BURGESS
67 WASHBURN AVE #3
CAMBRIDGE, MA 02140

184-49 / 9-D-30
LIU, DAVID
33 PERSHING RD.
JAMAICA PLAIN, MA 02130

184-168 /13-A-57
WASHBURN AVENUE REALTY ASSOCIATED, LLC.
C/O G. STEVEN KOKINOS
3 BRANTWOOD RD
ARLINGTON, MA 02476

184-15
SPLAINE, ESTHER A. & JOHN F. SPLAINE
62 CLARENDON AVE.
CAMBRIDGE, MA 02140

SOMERVILLE PLANNING DEPARTMENT
93 HIGHLAND AVENUE
SOMERVILLE, MA 02143

13-A-58
CATHERINE LENNON, TR.
966 BROADWAY
SOMERVILLE, MA 02144

**83 NEWBURY ST****Location** 83 NEWBURY ST**Mblu** 9/ D/ 30/ /

Handwritten:
 1/2 acres - lot
 map
 184-49

Acct# 12373170**Owner** LIU DAVID**Assessment** \$1,110,100**PID** 2930**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$805,400	\$304,700	\$1,110,100

Owner of Record**Owner** LIU DAVID**Sale Price** \$1,070,000**Co-Owner****Certificate****Address** 33 PERSHING RD
JAMAICA PLAIN, MA 02130**Book & Page** 1462/ 58**Sale Date** 10/31/2014**Instrument** 1G**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LIU DAVID	\$1,070,000		1462/ 58	1G	10/31/2014
LEANDRO HELENA F	\$0				11/19/1980

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 3,528
Replacement Cost: \$915,188
Building Percent 88
Good:
Replacement Cost
Less Depreciation: \$805,400

Building Photo

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential
Grade:	Average
Stories:	3 Stories

NEWBURY ST**Location** NEWBURY ST**Mblu** 13/ A/ 57/ 1*W. Camb M. Lot 184-168***Acct#** 16550105**Owner** WASHBURN AVENUE REALTY ASSOCIATES LLC**Assessment** \$377,900**PID** 72**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$6,000	\$371,900	\$377,900

Owner of Record

Owner WASHBURN AVENUE REALTY ASSOCIATES LLC
Co-Owner C/O G STEVEN KOKINOS
Address 3 BRANTWOOD RD
 ARLINGTON, MA 02476

Sale Price \$2,250,000
Certificate
Book & Page 1472892
Sale Date 05/16/2008
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASHBURN AVENUE REALTY ASSOCIATES LLC	\$2,250,000		1472892	1G	05/16/2008
54 WASHBURN LLC	\$1,400,000		1430111	1G	12/15/2006
POTTER WASHBURN LLC	\$1,200,000		1206785	1G	04/02/2002
POTTER MARGARET M	\$0				

Building Information**Building 1 : Section 1****Year Built:****Living Area:** 0**Replacement Cost:** \$0**Building Percent****Good:****Replacement Cost****Less Depreciation:** \$0**Building Photo**

Building Attributes	
Field	Description
Style	Outbuildings

**86 NEWBURY ST****Location** 86 NEWBURY ST**Mblu** 13/ A/ 58/ /**Acct#** 04179161**Owner** LENNON CATHERINE TRSTEE**Assessment** \$1,636,100**PID** 73**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$968,300	\$667,800	\$1,636,100

Owner of Record

Owner LENNON CATHERINE TRSTEE
Co-Owner CL TRUST
Address 966 BROADWAY
 SOMERVILLE, MA 02144

Sale Price \$1,300,000
Certificate
Book & Page 1428609
Sale Date 11/30/2006
Instrument 00

Ownership History

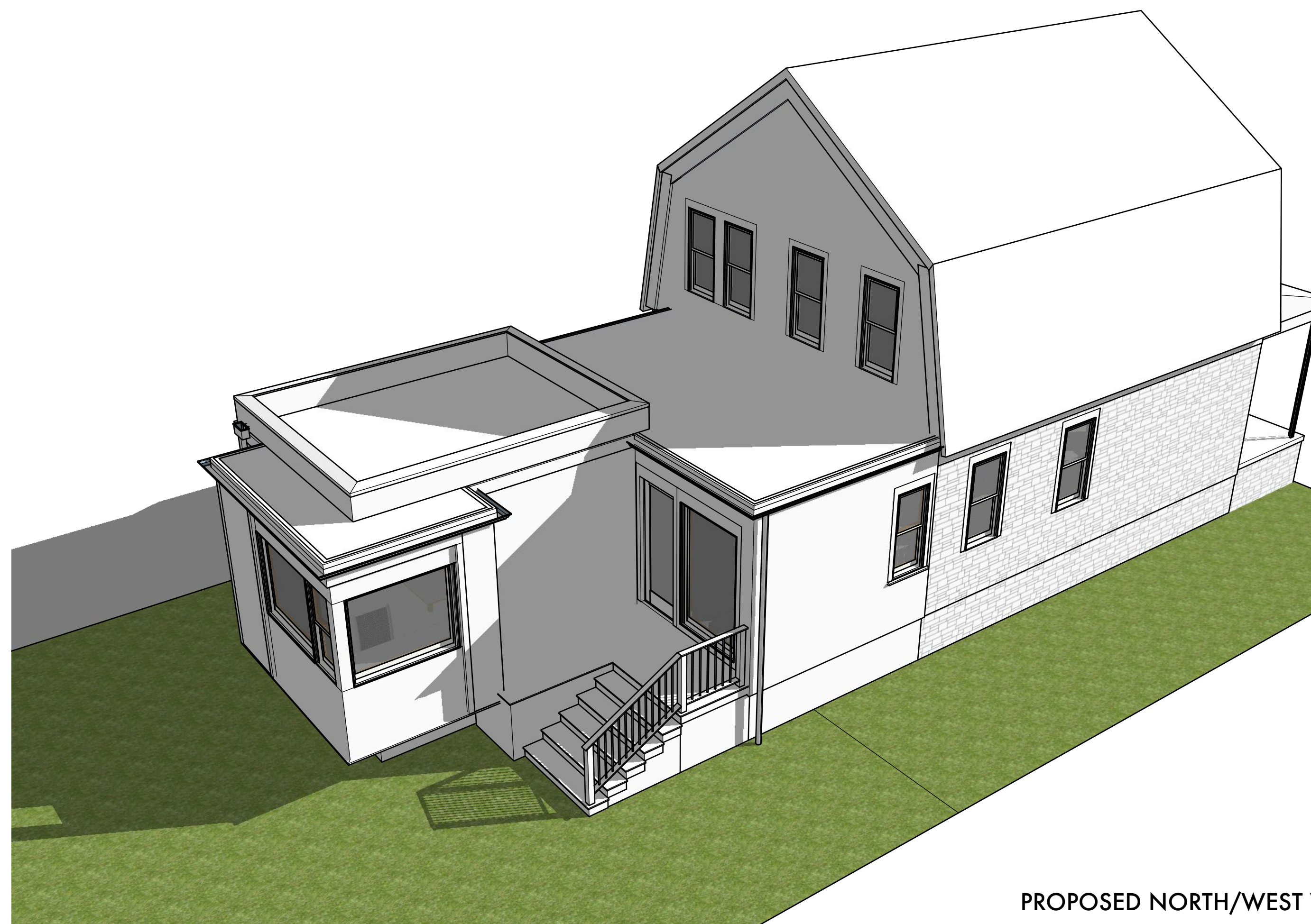
Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LENNON CATHERINE TRSTEE	\$1,300,000		1428609	00	11/30/2006
DELORENZO FELICIA M ESTATE OF	\$1		1427149	1H	11/13/2006
F M DELORENZO SCHOLARSHIP FDN	\$1		1177232	1F	07/16/2001
DELORENZO FELICIA TRUSTEE	\$1			A	10/06/1994
DELORENZO FELICIA	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1970
Living Area: 6,178
Replacement Cost: \$1,262,898
Building Percent 76
Good:
Replacement Cost
Less Depreciation: \$959,800

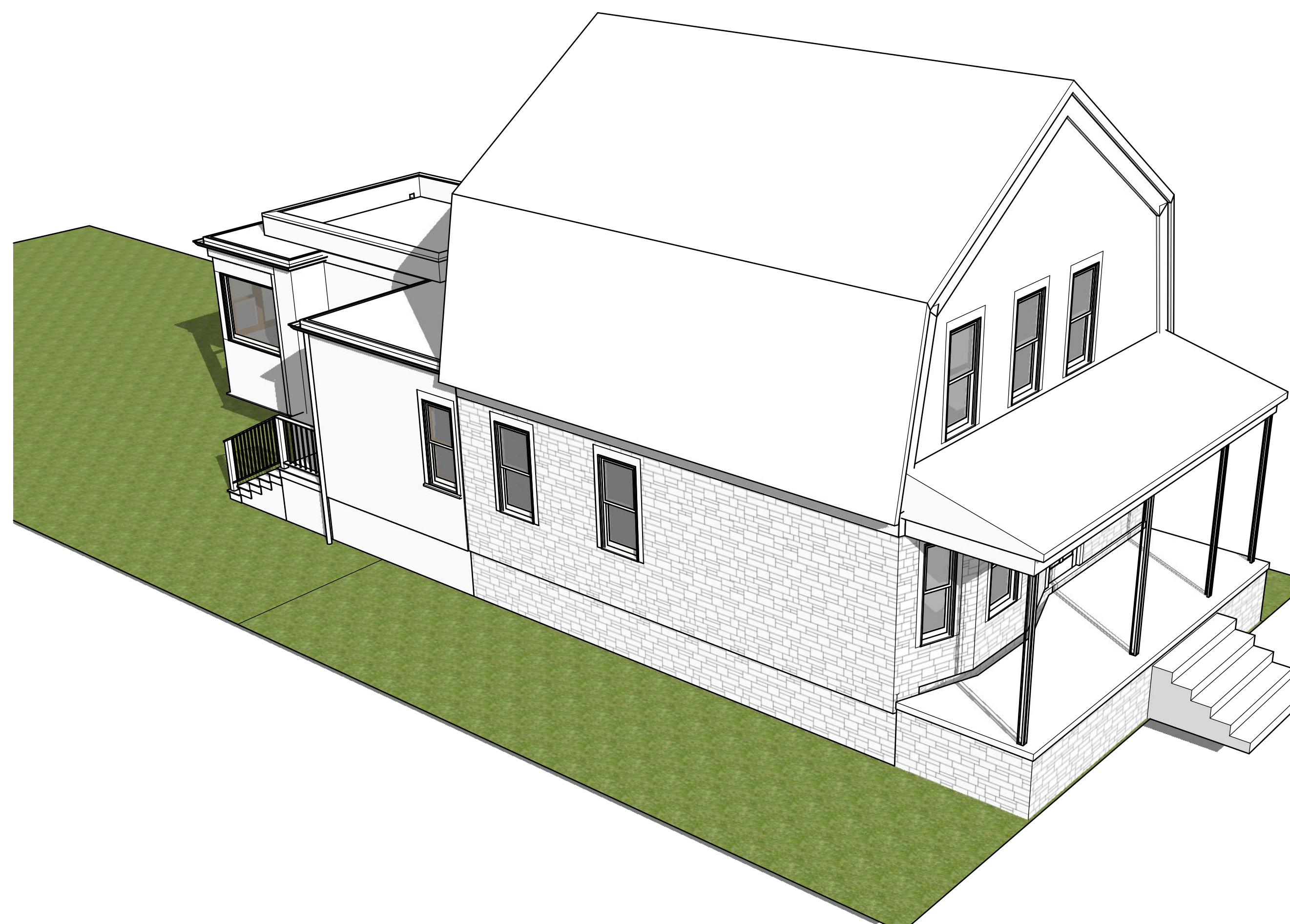
Building Photo

Building Attributes	
Field	Description
STYLE	Apartments



3

PROPOSED NORTH/WEST VIEW



1

PROPOSED SOUTH/WEST VIEW



2

PROPOSED NORTH/EAST VIEW

HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

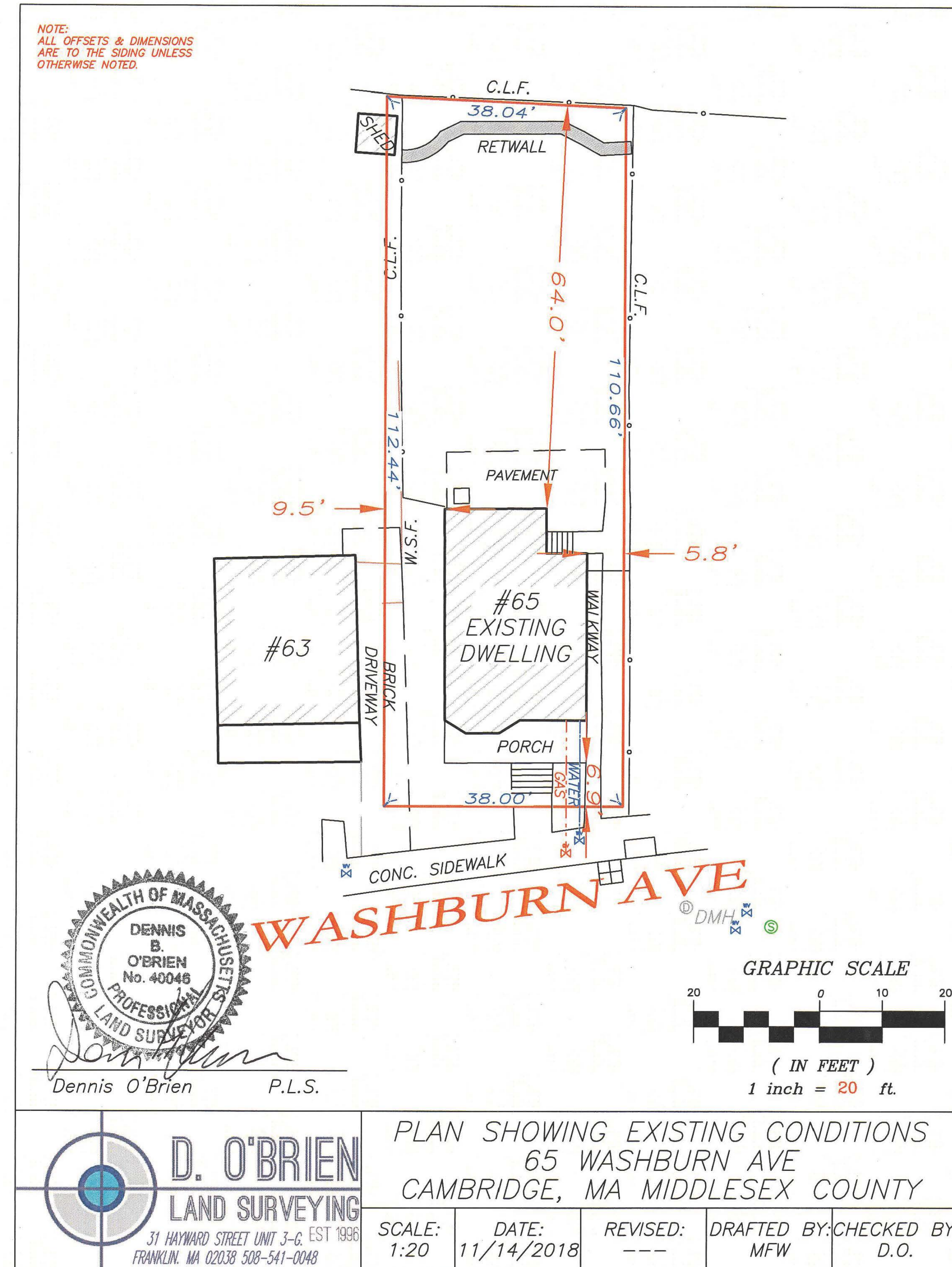
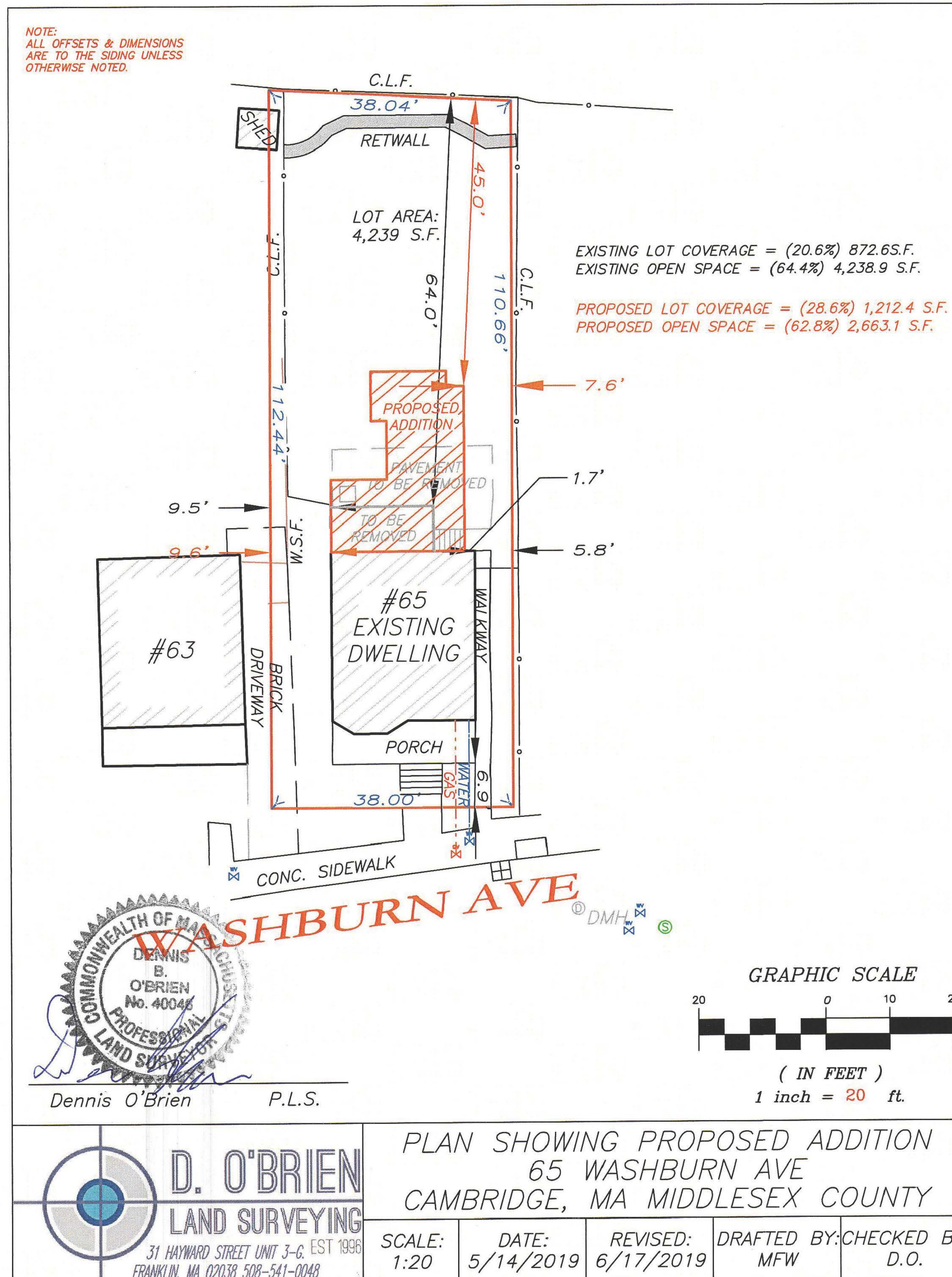
SCALE:
AS NOTED

DATE:
6.17.19

EXISTING AND
PROPOSED SITE PLANS

A1.1

1
PROPOSED SITE PLAN



2
EXISTING SITE PLAN



5



4



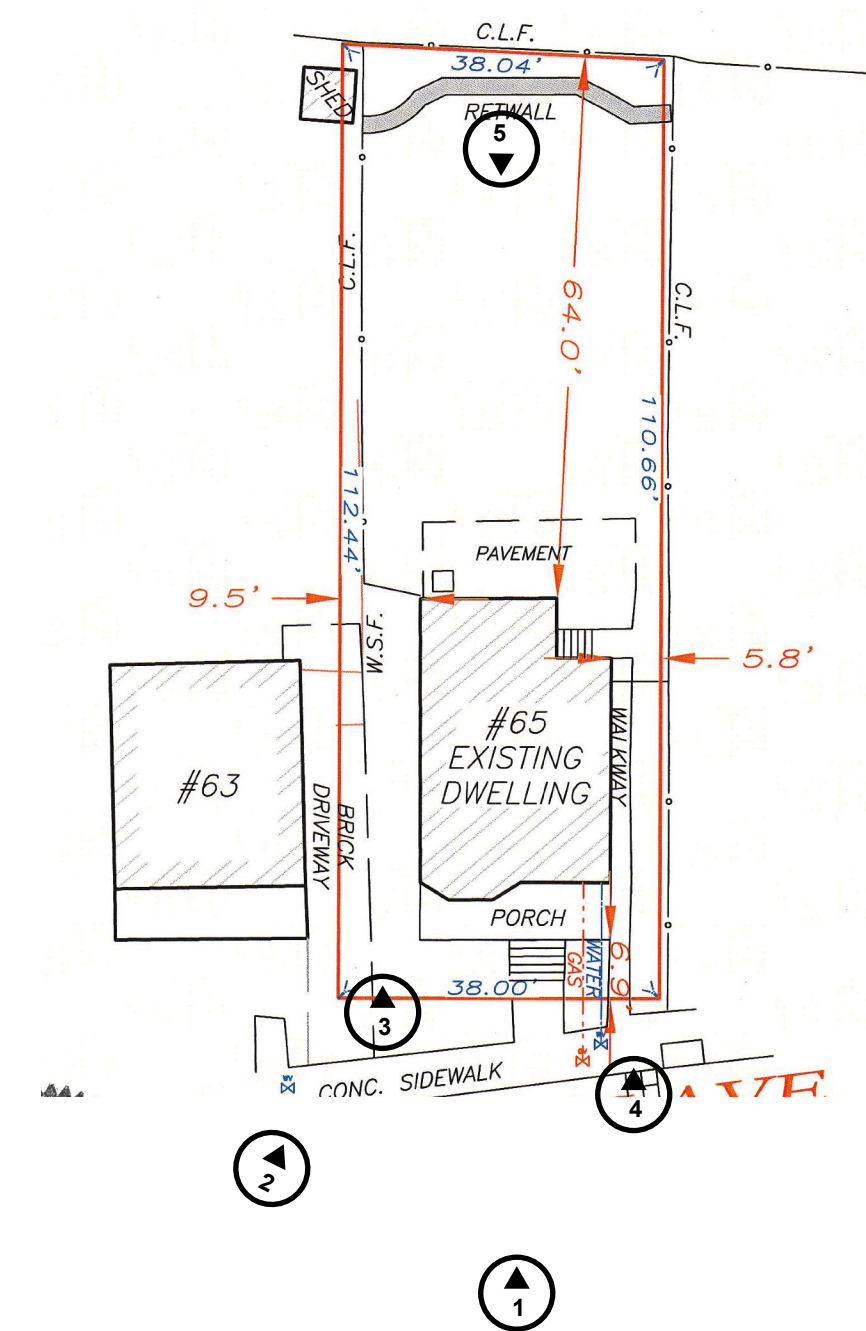
3



2



1



HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

H.P. ROVINELLI ARCHITECTS

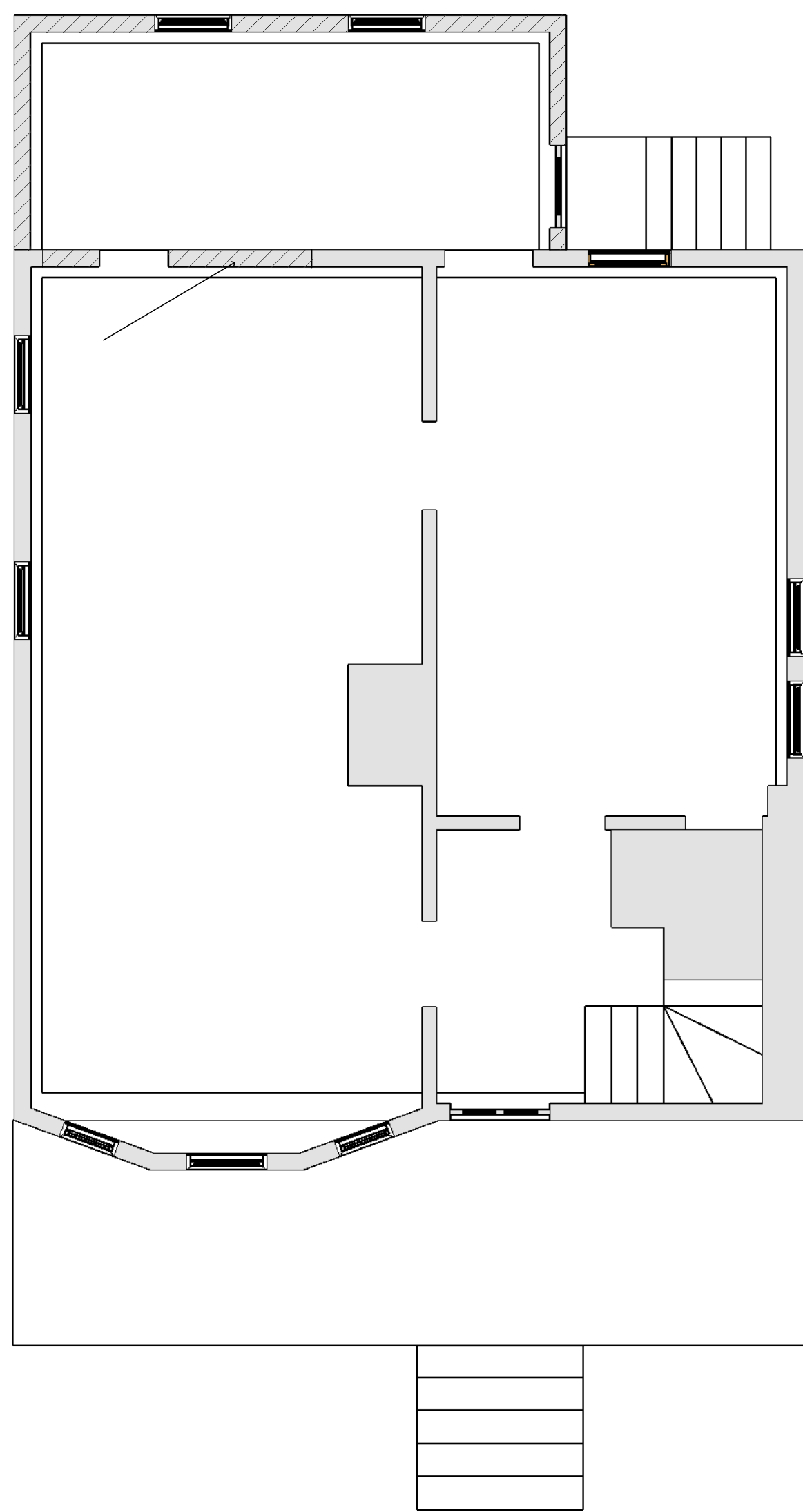
65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

SCALE:
NOT TO SCALE

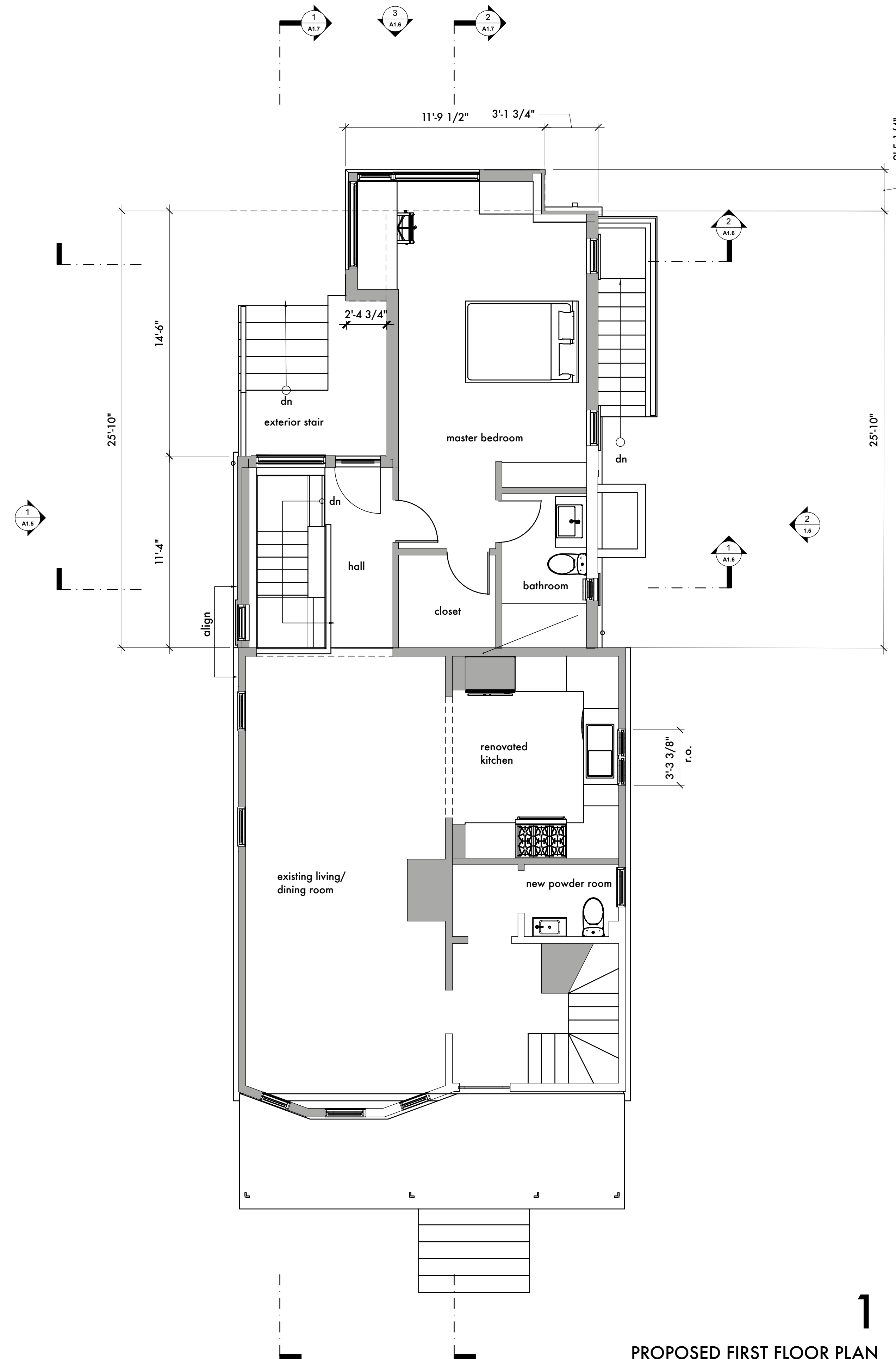
DATE:
6.17.19

EXISTING PHOTOS

A1.2



2
EXISTING FIRST FLOOR PLAN



1
PROPOSED FIRST FLOOR PLAN

HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

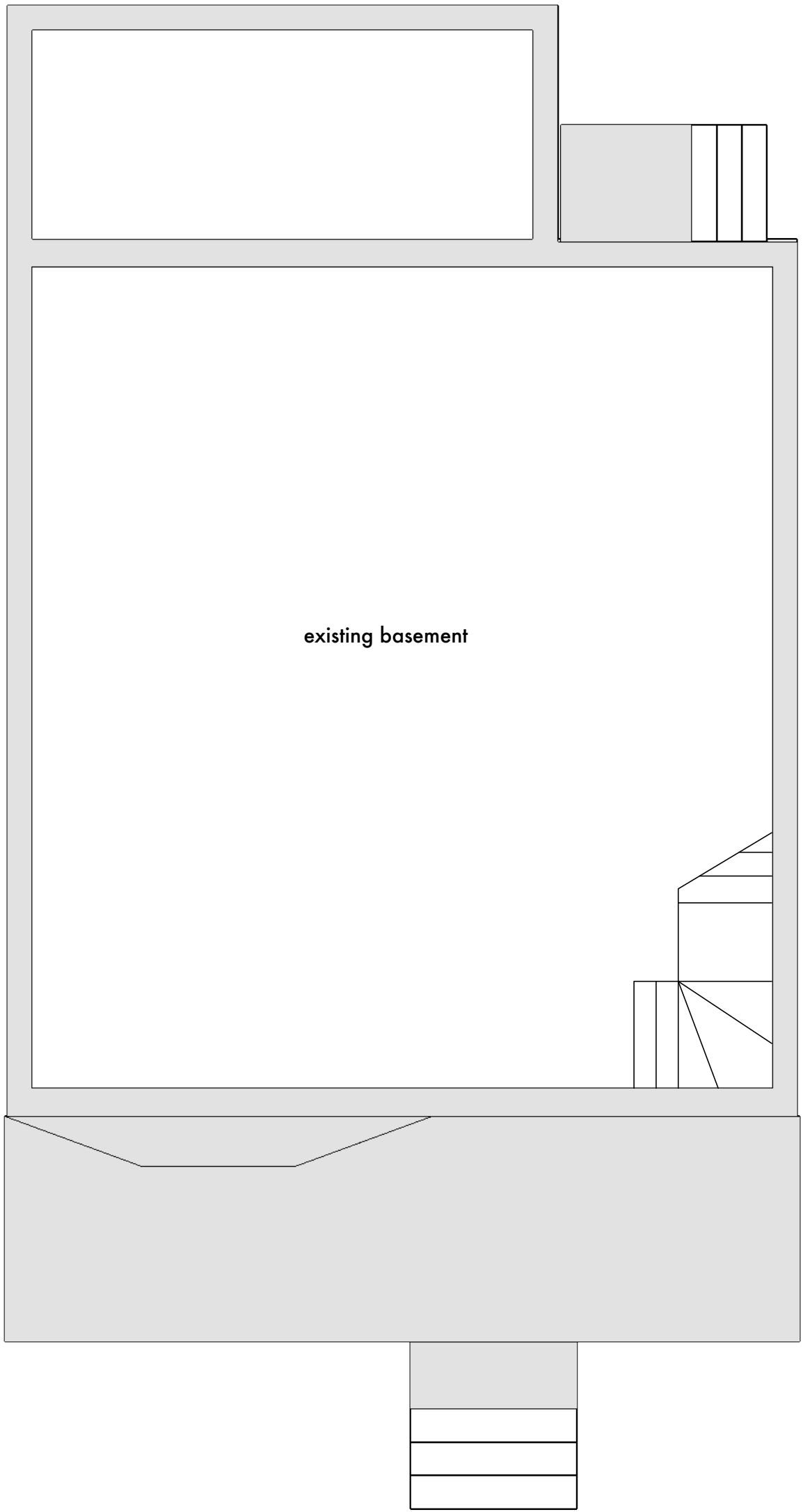
65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

SCALE:
1/4" = 1'-0"

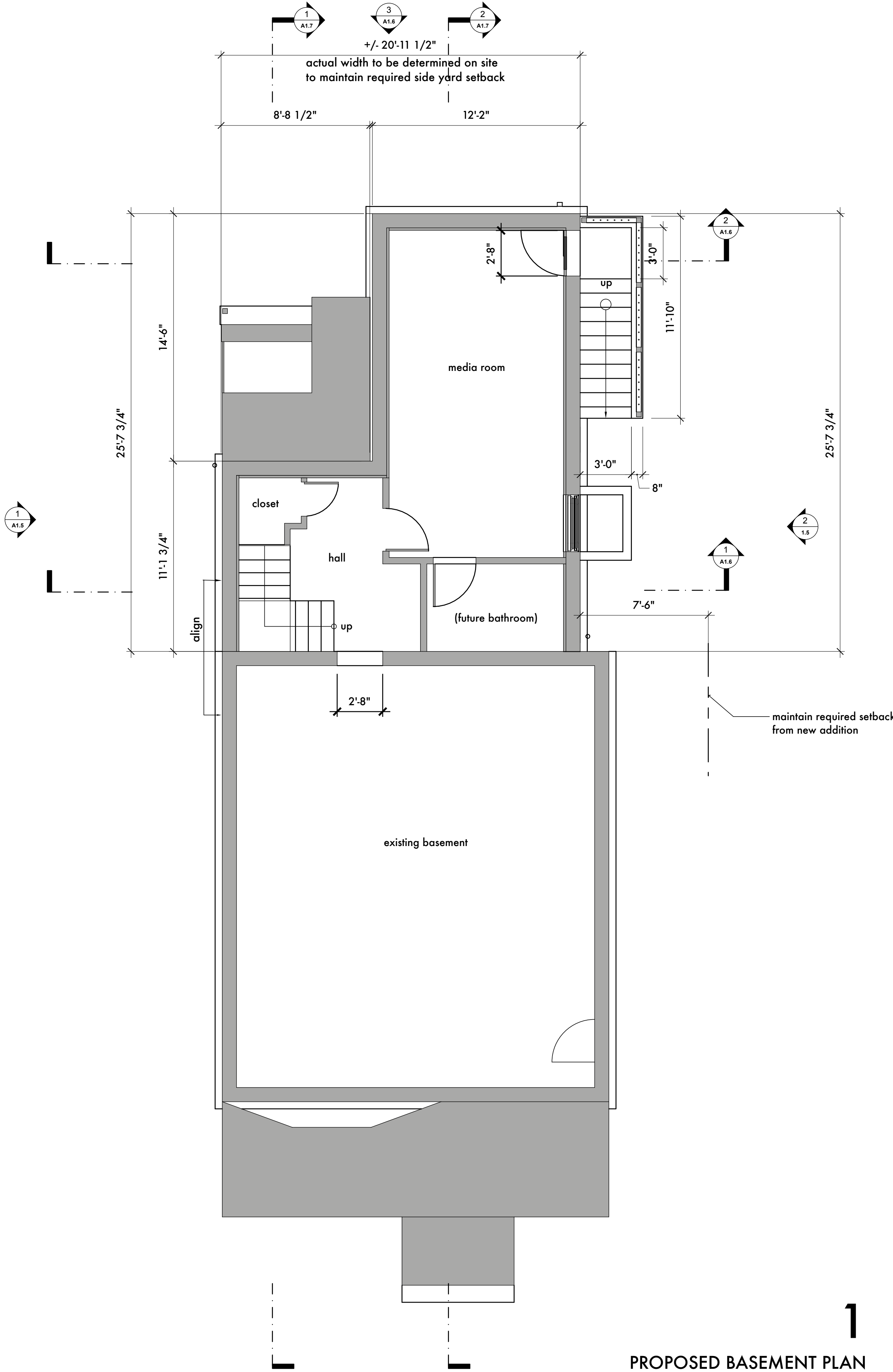
DATE:
6.17.19

PROPOSED AND EXISTING
FIRST FLOOR PLANS

A1.3



2
EXISTING BASEMENT PLAN



1
PROPOSED BASEMENT PLAN

HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

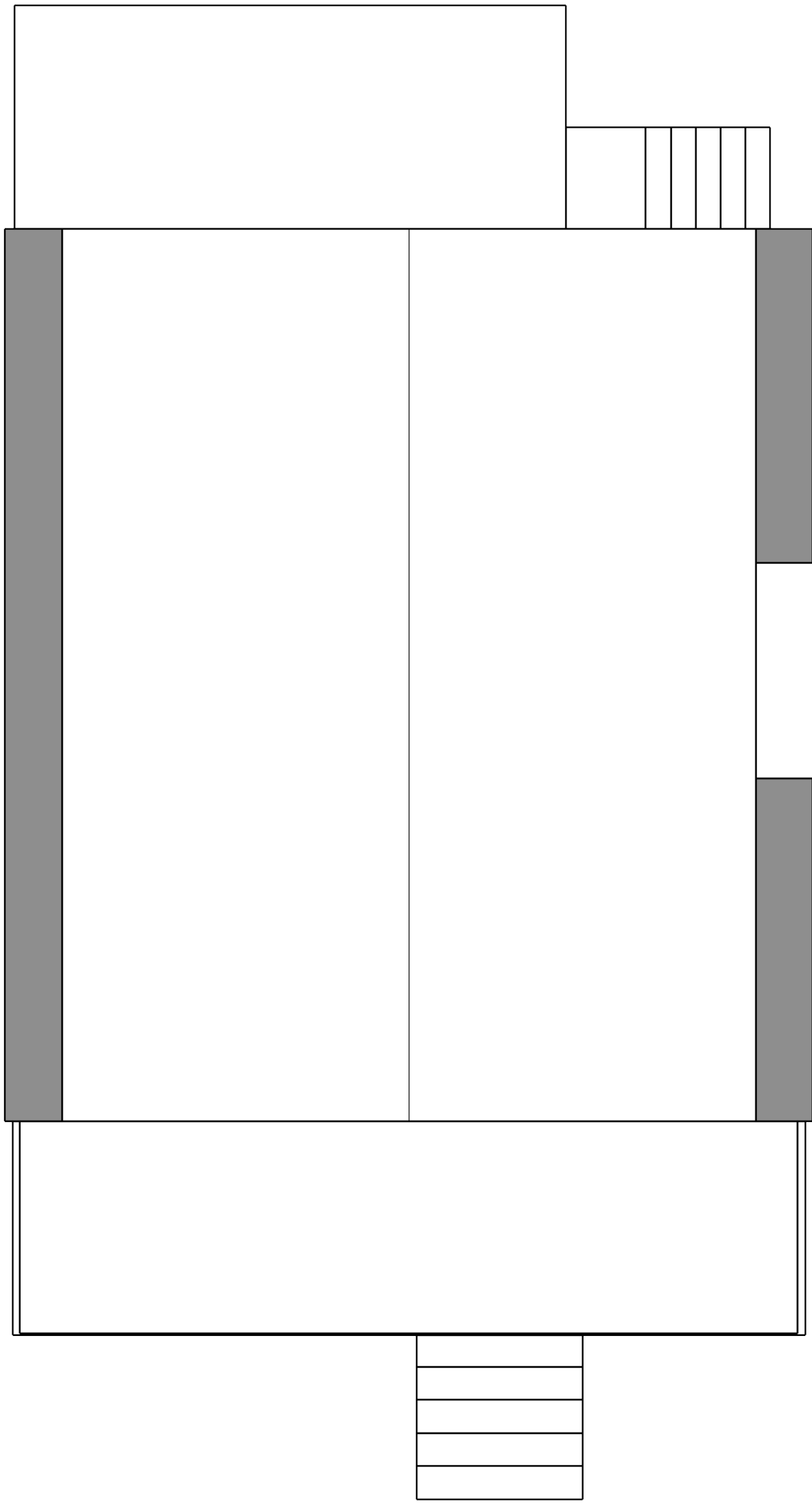
65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

SCALE:
1/4" = 1'-0"

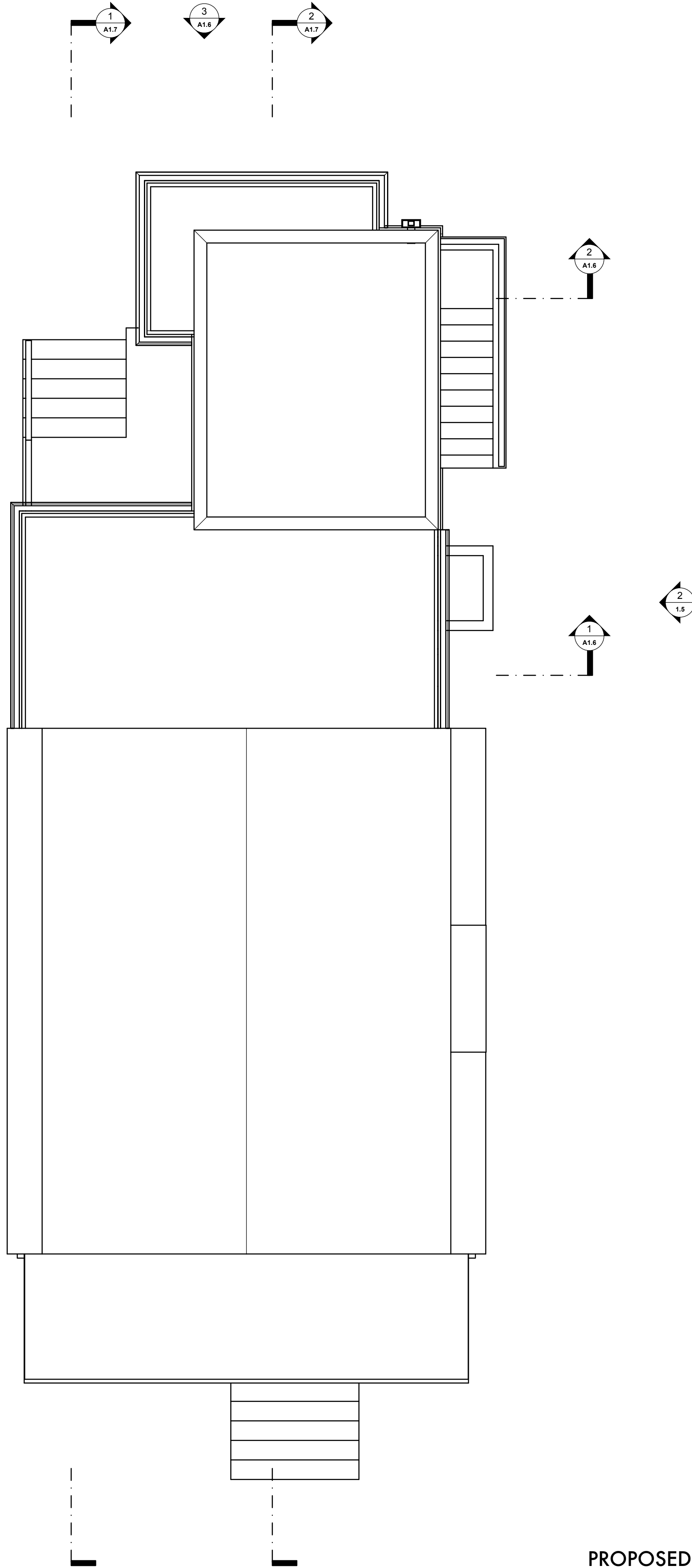
DATE:
6.17.19

PROPOSED AND EXISTING
BASEMENT PLANS

A1.4



2
EXISTING ROOF PLAN



1
PROPOSED ROOF PLAN

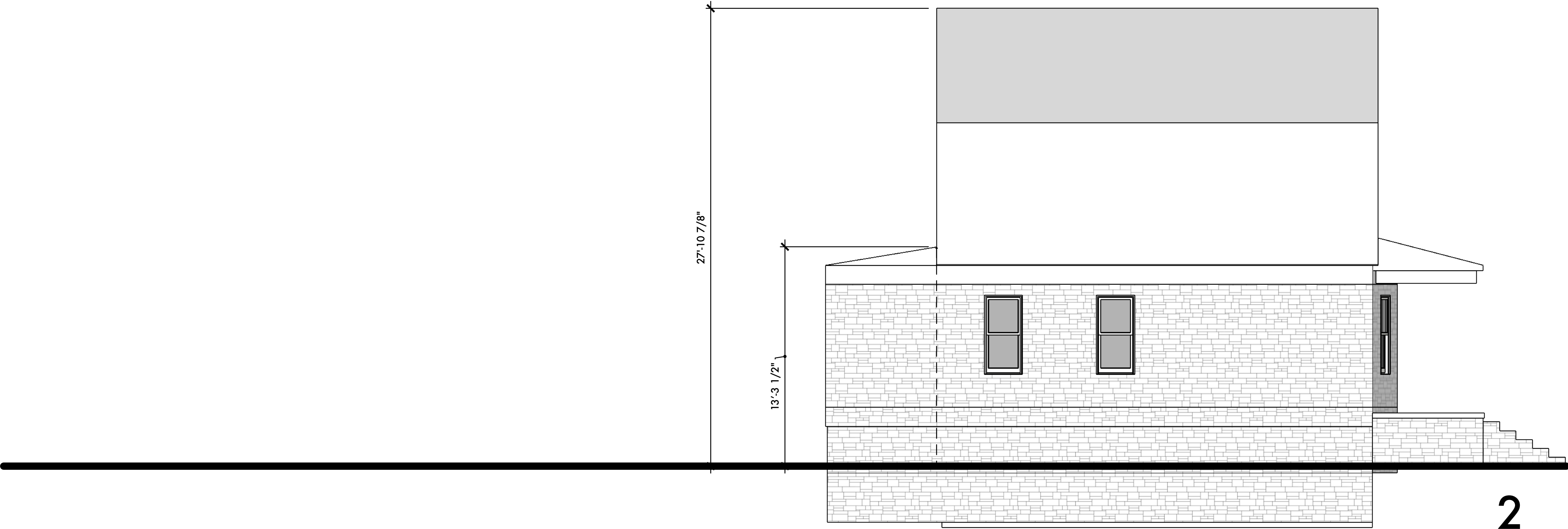
HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

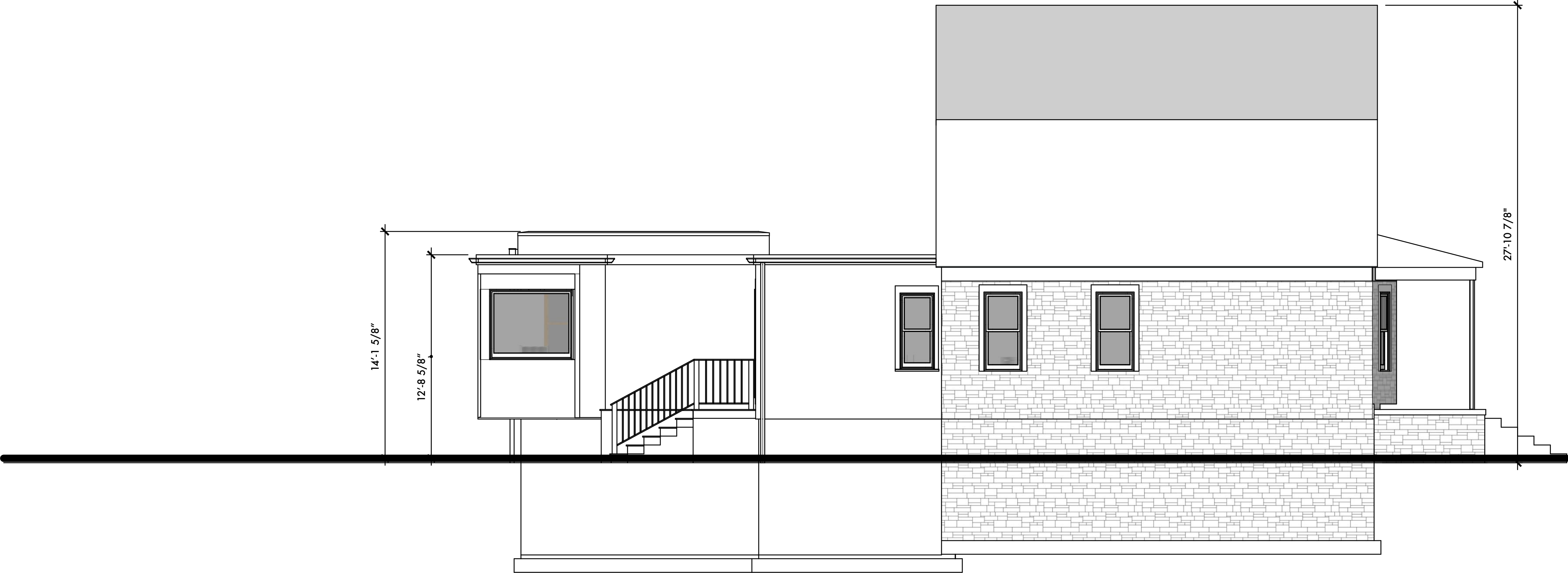
SCALE:
1/4" = 1'-0"
DATE:
6.17.19

PROPOSED AND EXISTING
AND ROOF PLANS

A1.5



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

H.P. ROVINELLI ARCHITECTS

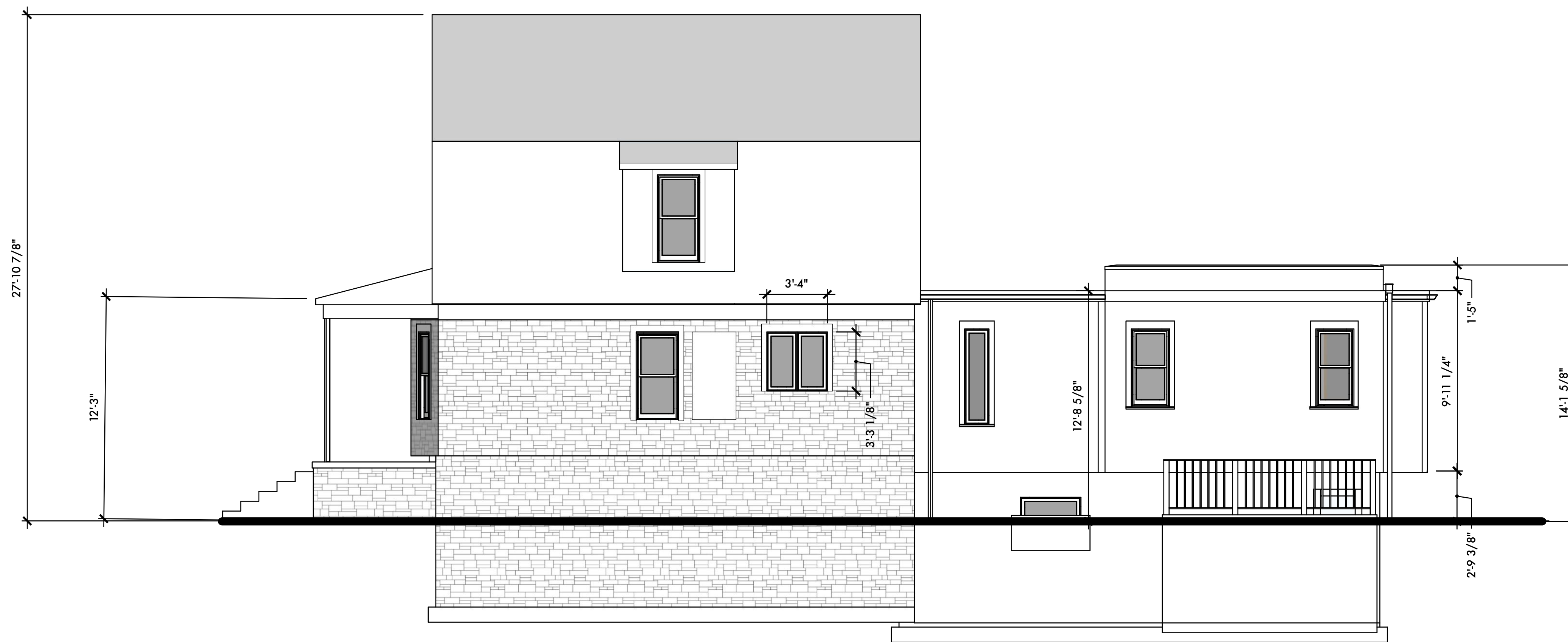
65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

SCALE:
1/4" = 1'-0"

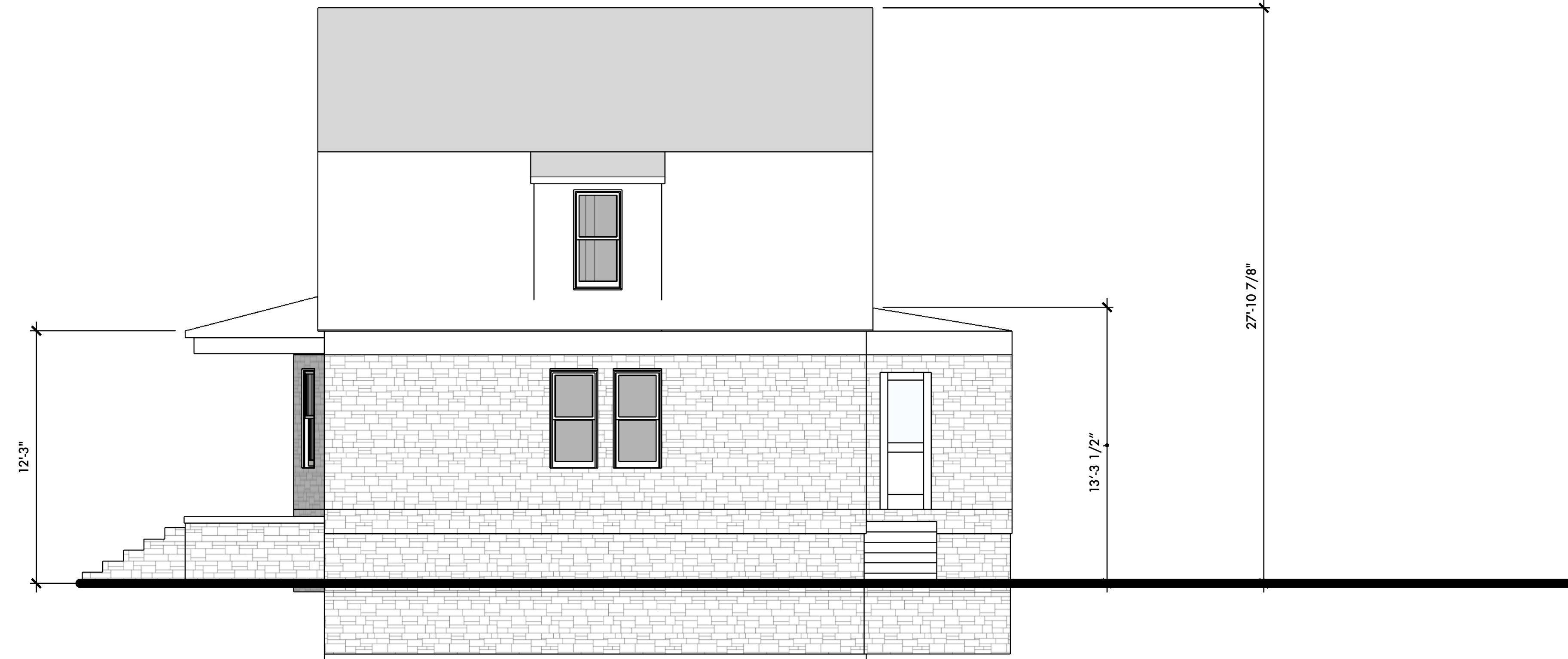
DATE:
6.17.19

PROPOSED AND EXISTING
WEST ELEVATIONS

A1.6



1
PROPOSED EAST ELEVATION



2
EXISTING EAST ELEVATION

65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

SCALE:
1/4" = 1'-0"

DATE:
6.17.19

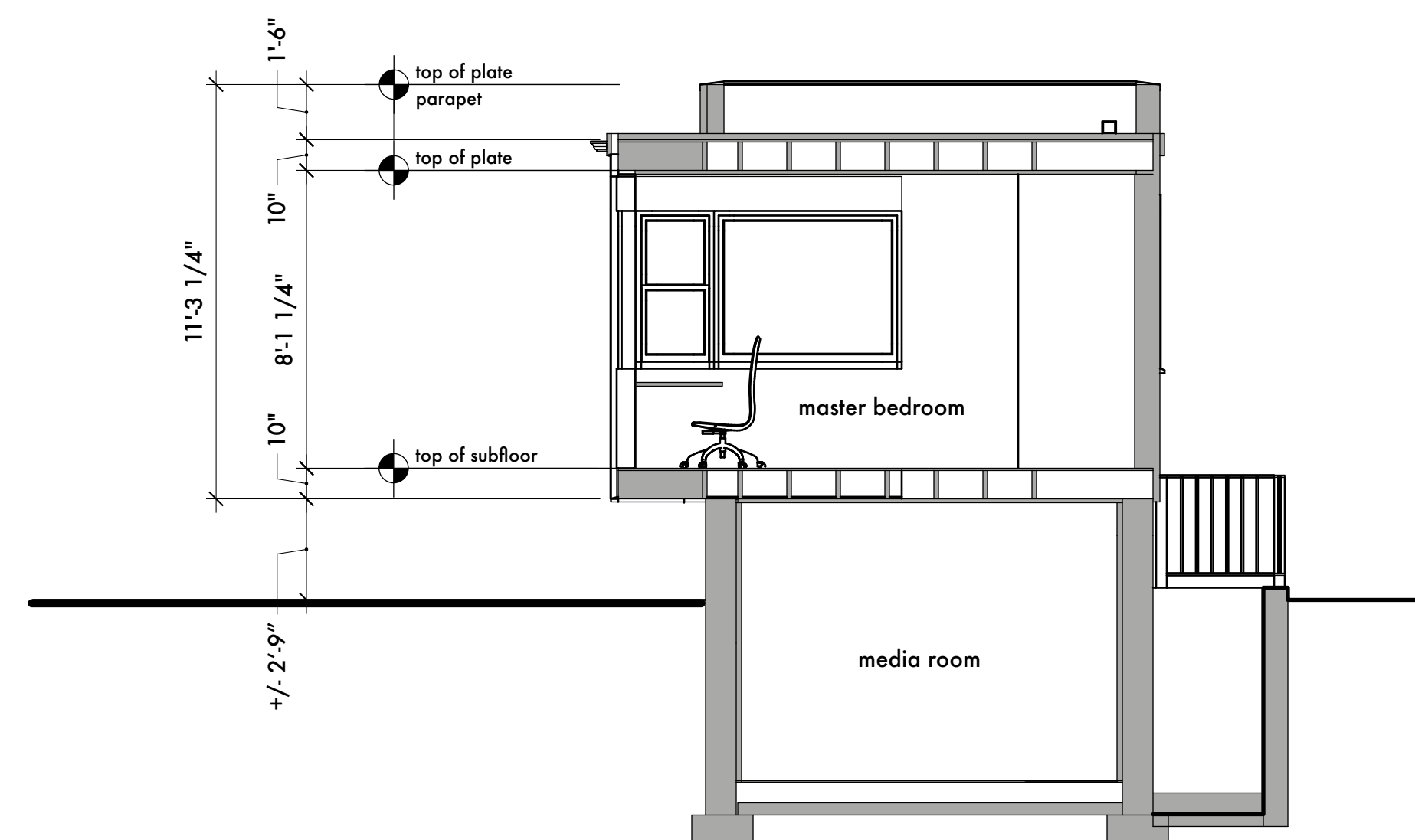
PROPOSED AND EXISTING
EAST ELEVATIONS

A1.7

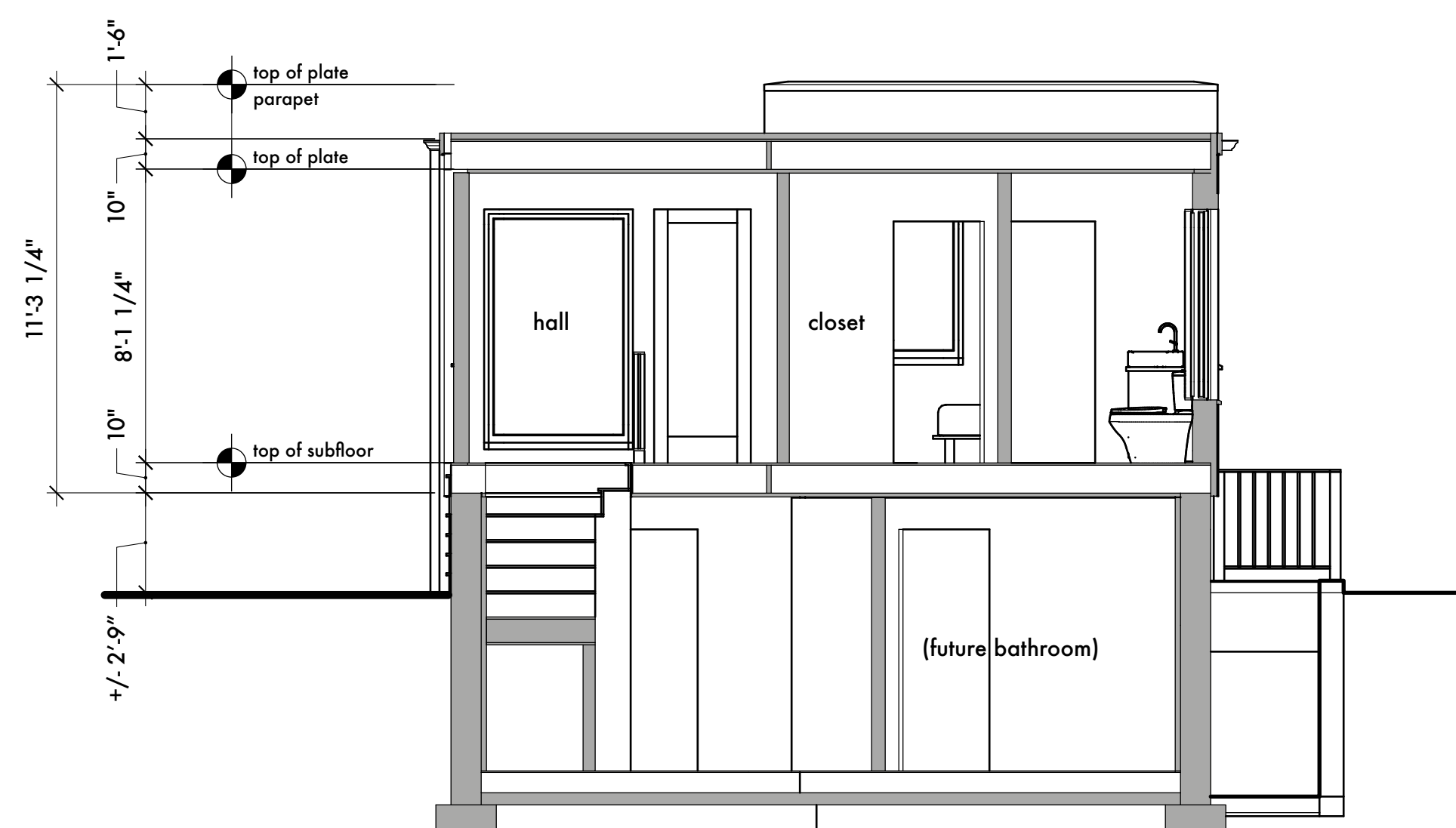
HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

new clad double hung window
new aluminum gutters and downspouts

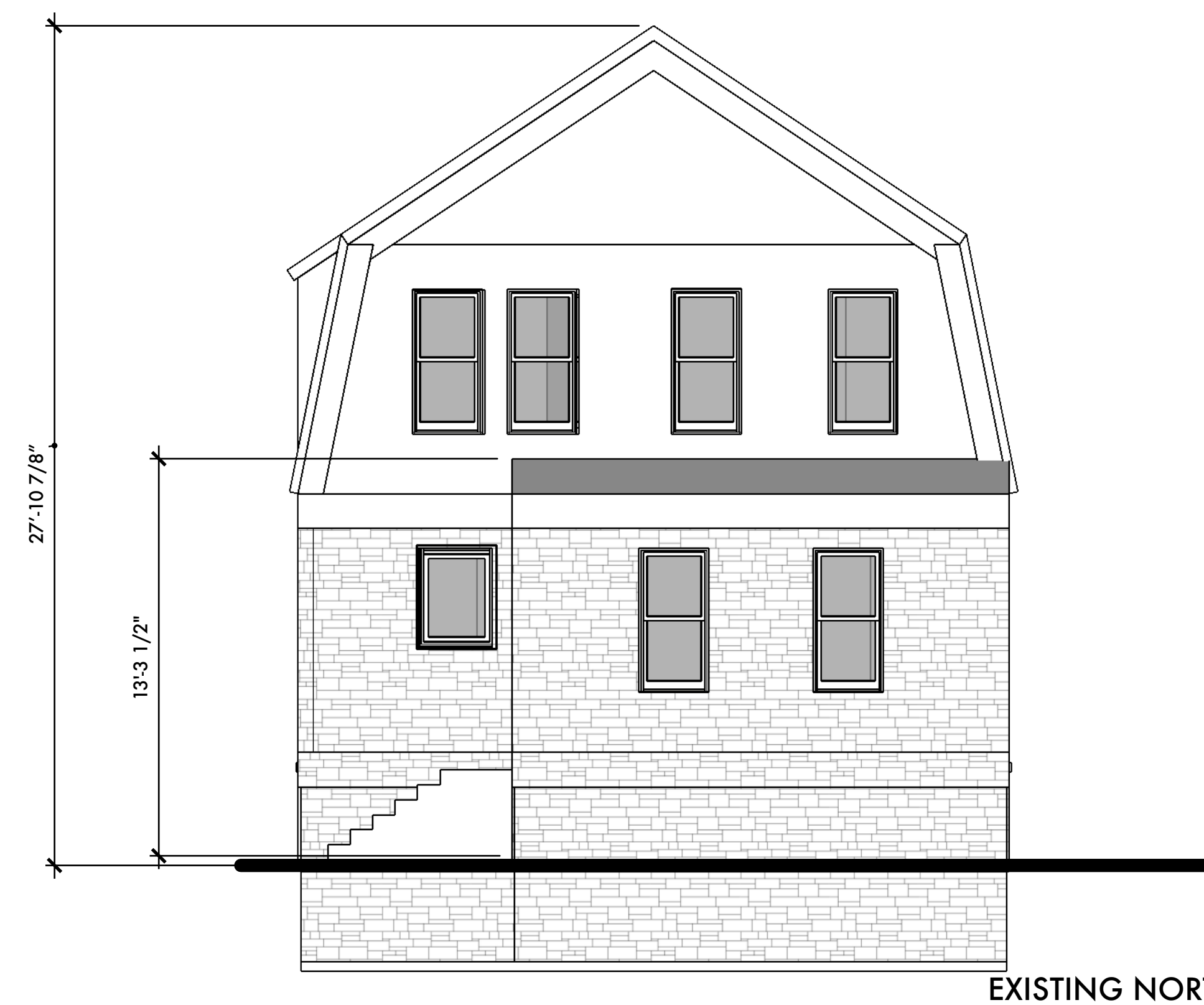
HP ROVINELLI ARCHITECTS



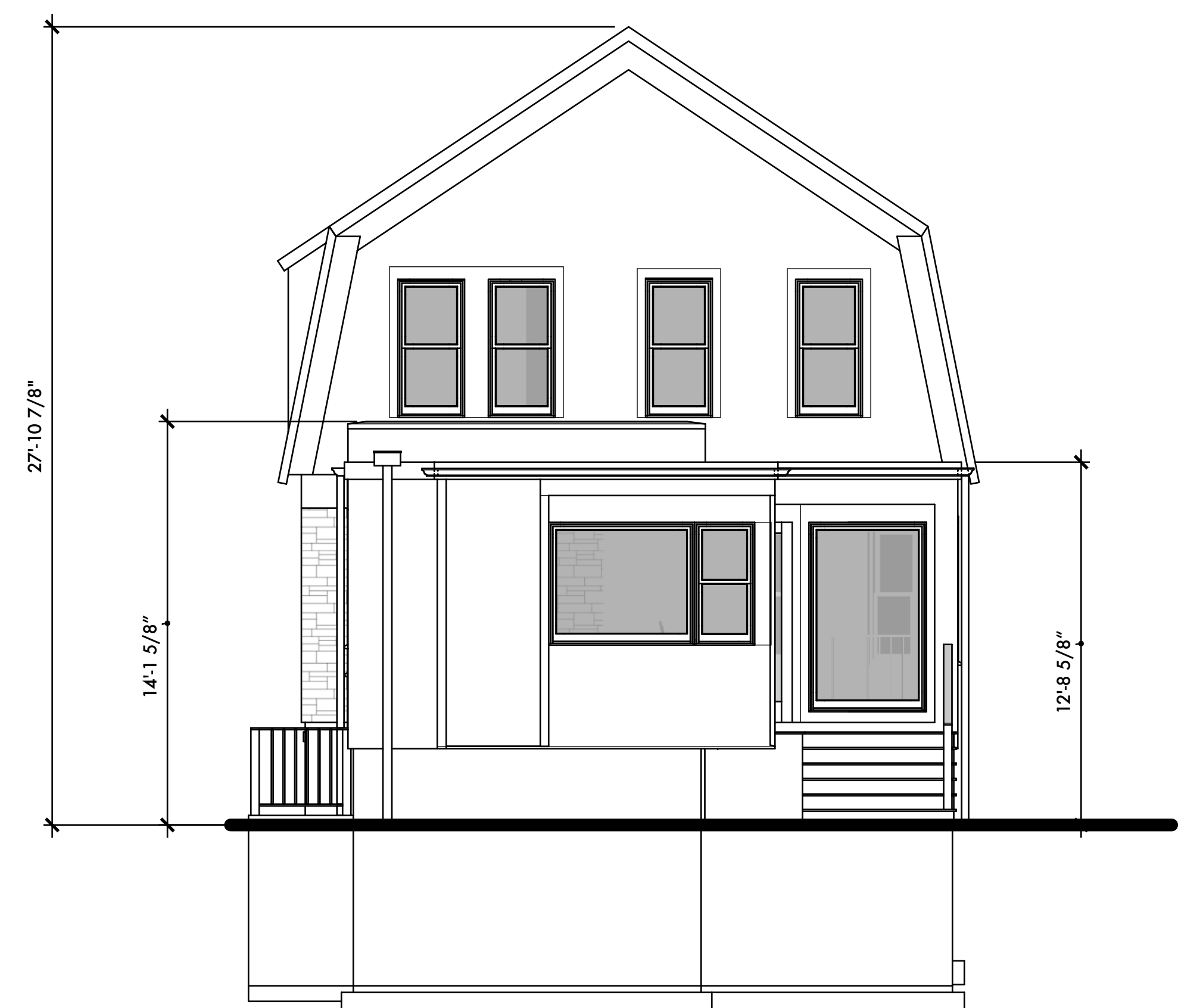
4
PROPOSED BUILDING SECTION B



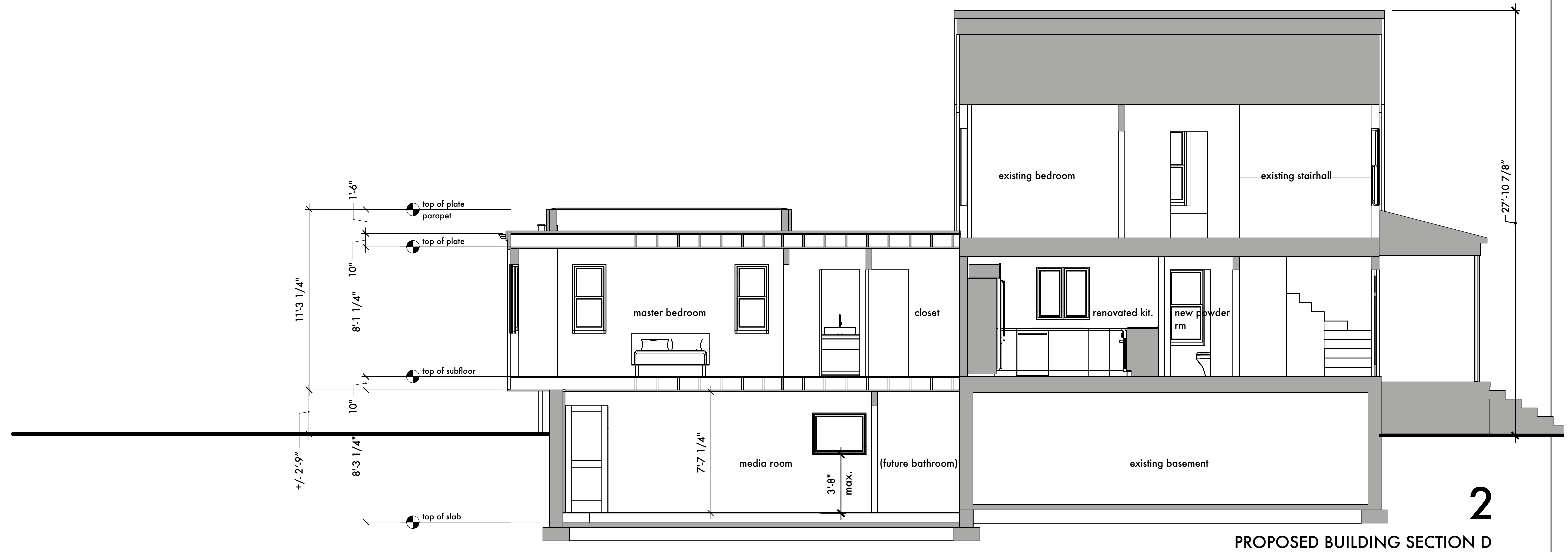
3
PROPOSED BUILDING SECTION A



2
EXISTING NORTH ELEVATION



3
PROPOSED NORTH ELEVATION



PROPOSED BUILDING SECTION D

2



PROPOSED BUILDING SECTION C

1

HP ROVINELLI ARCHITECTS
4 BRATTLE ST No. 304
CAMBRIDGE MA 02138

65 WASHBURN AVE, RESIDENCE
CAMBRIDGE MA 02140

SCALE:
1/4" = 1'-0"

DATE:
6.17.19

PROPOSED BUILDING
SECTIONS

A1.9