



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

BZA APPLICATION FORM

Plan No: BZA-015930-2018

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Alex Van Praagh

PETITIONER'S ADDRESS : 95 Antrim Cambridge, MA 02139

LOCATION OF PROPERTY : 66 Antrim St Cambridge, MA 02139

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

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

This proposal repends to and resolves an Appeal filed on the Approved Variance BZA-014106-2017. This revised proposal shows the neighbor-requested change/solution: it moves the rear 3rd-floor addition to the NE side of the building by adding a new dormer to this side and moves 3rd-floor deck to SW side. All other proposed work (building-wide renovation) that was reviewed and approved by Variance BZA-014106-2017 on November 9, 2017 remains the same.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

  
(Petitioner(s) / Owner)

ALEX VAN PRAAGH  
(Print Name)

Address :

95 Antrim  
Cambridge MA 02139

Tel. No. :

617 - 959-1158

E-Mail Address :

alexvanpraagh@yahoo.com

Date : \_\_\_\_\_



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MASSACHUSETTS  
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Original Signature(s) : \_\_\_\_\_

Alex V. Praagh  
(Petitioner(s) / Owner)

ALEX VAN PRAAGH  
(Print Name)

Address : \_\_\_\_\_

95 Antrim St  
Cambridge MA 02139

Tel. No. : \_\_\_\_\_

617-959-1158

E-Mail Address : \_\_\_\_\_

alexvanpraagh@yahoo.com

Date : \_\_\_\_\_

**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 Whitney Van Praagh (OWNER)

Address: 95 Antrim St, Cambridge MA 02139

State that I/We own the property located at 66 Antrim St, Cambridge MA  
which is the subject of this zoning application. 02139

The record title of this property is in the name of Whitney Van Praagh

\*Pursuant to a deed of duly recorded in the date 06/24/2016, Middlesex South  
County Registry of Deeds at Book 67488, Page 359; 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.*

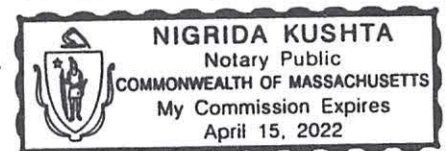
Commonwealth of Massachusetts, County of Middlesex

The above-name Whitney Van Praagh personally appeared before me,  
this 2nd of August, 2017, and made oath that the above statement is true.

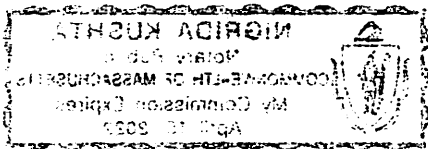
Nigrida Kushta

Notary

My commission expires 04/15/2022 (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:

Physical hardship to accomdate growing family.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or to pography 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:

Building is on a pre-existing non-conforming lot. The existing 2-family has not been properly renovated for decades and needs substantial upgrades including replacement of all failing vynal windows replacement of leaking plumbing and removal of some knob and tube wiring. Foundation also requires maintenace and repairs.

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

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

Proposed renovation will respect and enhance character of the neighborhood. It will keep the number of dwelling units at two (2). It will keep all off-street parking (two tandem). The proposed renovation will restore an original open porch on side of building towards the rear. It will replace vynal windows with high-quality energy efficient ones. All front-facing windows will be more historically accurate than existing.

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

Building is on a non-conforming lot: 33' wide. Proposal does not alter the existing sebacks of the building.

- \*** 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:** Alex Van Praagh                      **PRESENT USE/OCCUPANCY:** 2-family  
**LOCATION:** 66 Antrim St Cambridge, MA 02139                      **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** 2-family

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>2535</u>	<u>2924</u>	<u>2584.5</u>	(max.)
<b><u>LOT AREA:</u></b>	<u>3446</u>	<u>3446</u>	<u>5000</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	<u>.74</u>	<u>.84</u>	<u>.75</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>1723</u>	<u>1723</u>	<u>1500</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	<u>34.3'</u>	<u>34.3'</u>	<u>50'</u> (min.)
	<b>DEPTH</b>	<u>100.5'</u>	<u>100.5'</u>	<u>100'</u>
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	<u>12.4'</u>	<u>12.4'</u>	<u>10'</u> (min.)
	<b>REAR</b>	<u>34.2</u>	<u>25.3</u>	<u>20'</u> (min.)
	<b>LEFT SIDE</b>	<u>3.8'</u>	<u>3.8'</u>	<u>7.5'</u> (min.)
	<b>RIGHT SIDE</b>	<u>7.7'</u>	<u>7.7'</u>	<u>7.5'</u> (min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	<u>34.5'</u>	<u>34.5'</u>	<u>35'</u> (max.)
	<b>LENGTH</b>	<u>53'</u>	<u>62' w/ 9' ground flr deck</u>	<u>70'</u>
	<b>WIDTH</b>	<u>22'-2"</u>	<u>22'-2"</u>	<u>22'-2"</u>
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	<u>33%</u>	<u>35%</u>	<u>30%</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	<u>2 (tandem)</u>	<u>2</u>	<u>2</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	<u>11'</u>	<u>no garage</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.

Steel garage with concrete floor to be removed.

Concrete driveway to be partially replaced with permeable pavers and landscape.

Type of constructin to remain the same as existing house: wood frame and masonry foundation.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, S ECTION 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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2018 MAR 27 PM 12:22

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-015930-2018

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Original Signature(s) : \_\_\_\_\_

(Petitioner(s) / Owner)

ALEX VAN PRAAGH

(Print Name)

Address : \_\_\_\_\_

95 Antrim St  
Cambrdy MA 02139

Tel. No. : \_\_\_\_\_

617-959-1158

E-Mail Address : \_\_\_\_\_

alexvanpraagh@yahoo.com

Date : \_\_\_\_\_

**A0.0**

# **66 ANTRIM BZA-Approved Permit Set 10/30/17, REV 1**

## **INDEX OF DRAWINGS:**

- CERTIFIED SURVEY: EXISTING-CONDITIONS
- PROPOSED SITE PLAN
- E 1.1 EXISTING-CONDITION PLANS
- E 2.1 EXISTING-CONDITION ELEVATIONS
- A 1.0 PROPOSED BASEMENT
- A 1.1 PROPOSED FIRST-FLOOR
- A 1.2 PROPOSED SECOND-FLOOR
- \* **A 1.3 PROPOSED THIRD-FLOOR**
- \* **A 1.4 PROPOSED ROOF**
  - A 2.1 PROPOSED DORMER / ROOF: X-SECTION A-A
- \* **A 2.2 PROPOSED FRONT AND REAR ELEVATIONS**
- \* **A 2.3 PROPOSED SW SIDE ELEVATION**
- \* **A 2.4 PROPOSED NE SIDE ELEVATION**
- \* **Indicates Sheets that show Proposed Revisions to exterior of BZA-Approved Design. Changes made in order to respond and resolve Appeal filed by neighbor**

## Site Location:

66 Antrim St  
Cambridge, MA 02139

## Client:

Alex Van Praagh

## Contact:

## Date:

March 22, 2018

## Scale:

As Noted

## LEGEND:

66 Antrim Street

BZA-Approved  
Permit Set 10/30/17,

Rev 1: 03/22/18

**ACVP Design**MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com**A0.0**



PLAN OF LAND

LOCATED AT  
66 ANTRIM STREET  
CAMBRIDGE, MA

PREPARED FOR:  
ALEX VAN PRAAGH

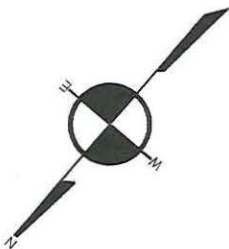
SCALE: 1 INCH = 10 FEET

MASSACHUSETTS  
SURVEY  
CONSULTANTS

14 SUMNER STREET  
GOUCESTER, MA 01930  
617 899-0703  
WWW.MASSACHUSETTSSURVEY.COM

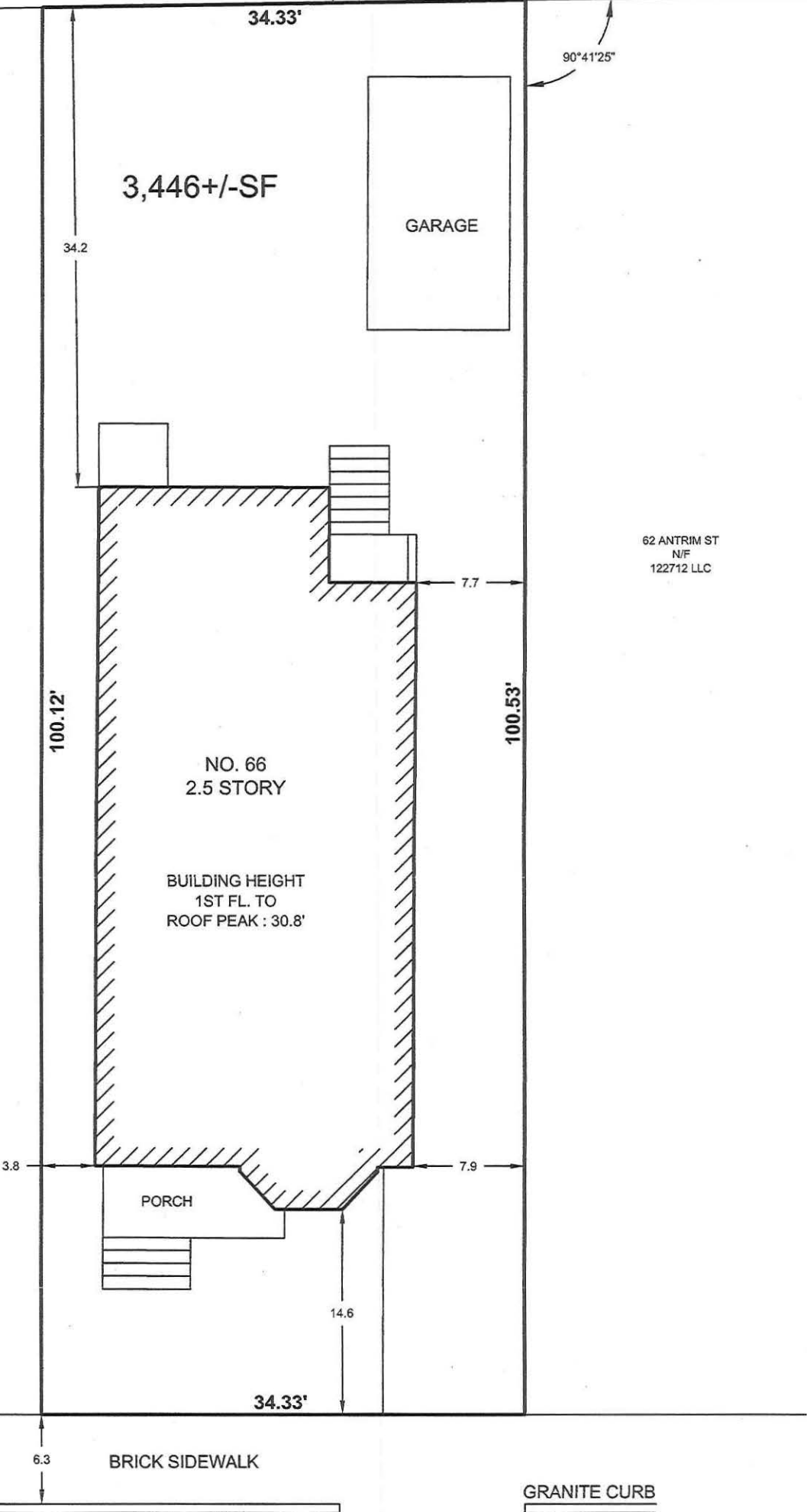
93 INMAN ST  
N/F  
GOLDENSON

91 INMAN ST  
N/F  
SELVARATNAM



68-70 ANTRIM ST  
N/F  
68-70 ANTRIM STREET CONDOMINIUM

62 ANTRIM ST  
N/F  
122712 LLC



LAND COURT  
DISK FOUND

182.25'

34.33'

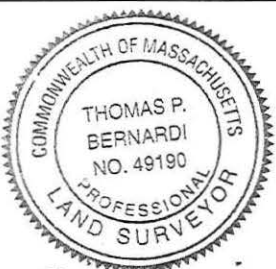
BRICK SIDEWALK

GRANITE CURB

ANTRIM (PUBLIC 40' WIDE) STREET

REFERENCES

DEED: 67488, PAGE 359  
PLAN: PLAN BOOK 58, PLAN 9



CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN  
INSTRUMENT SURVEY ON THE GROUND BETWEEN  
THE DATES OF OCTOBER 3 AND OCTOBER 6, 2016 AND  
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN  
CONFORMITY WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS OF THE  
COMMONWEALTH OF MASSACHUSETTS.

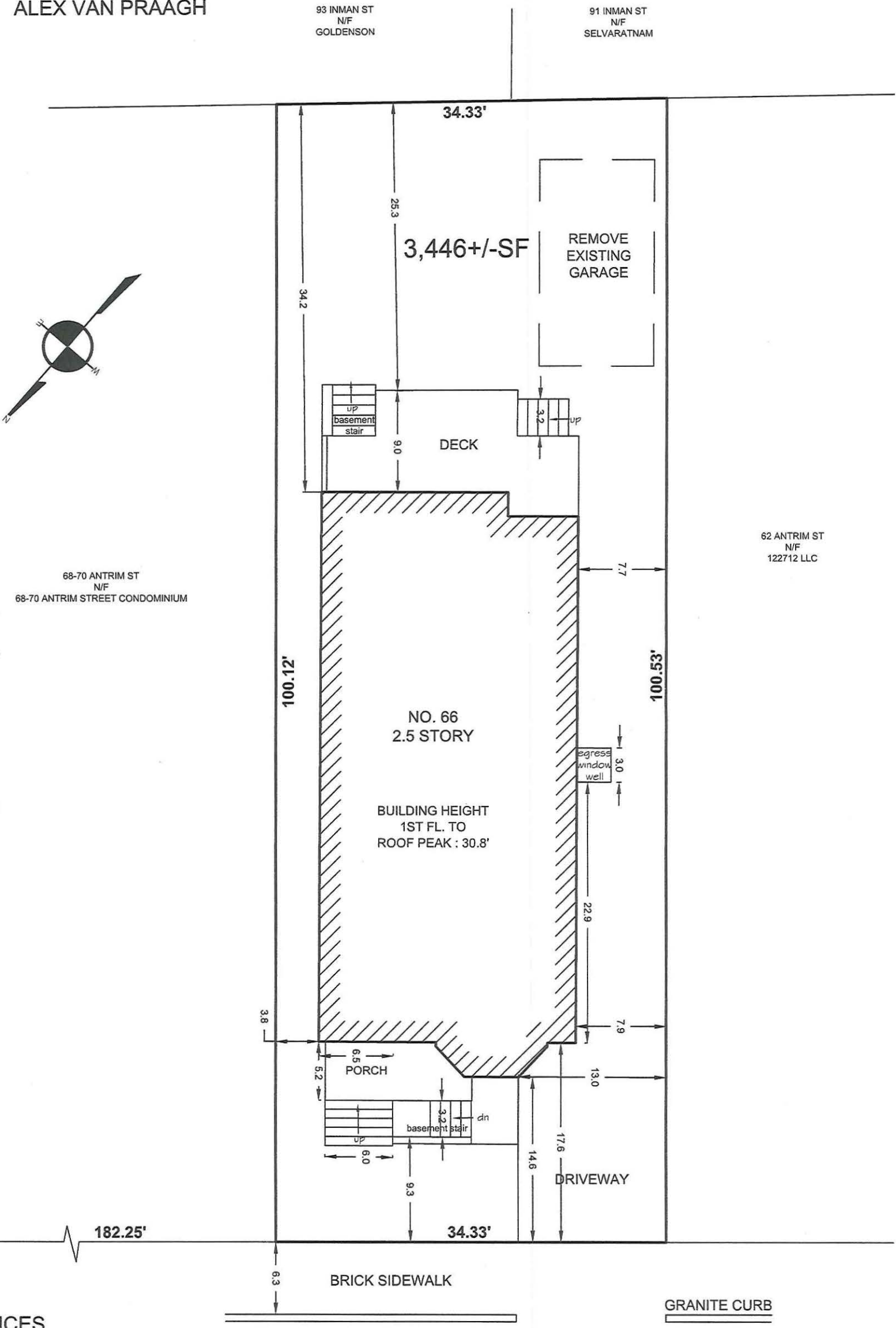
THOMAS BERNARDI P.L.S.

DATE: OCTOBER 12, 2016

PROPOSED SITE PLAN

LOCATED AT  
66 ANTRIM STREET  
CAMBRIDGE, MA

PREPARED BY:  
ALEX VAN PRAAGH



REFERENCES

DEED: 67488, PAGE 359  
PLAN: PLAN BOOK 58, PLAN 9



PROJECT: **66 Antrim Street**

DRAWING: **Existing-Condition Plans**

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

Page Number:

**E1.1**

Site Location:

66 Antrim St  
Cambridge, MA 02139

Client:

Alex Van Praagh

Contact:

Date:

March 22, 2018

Scale:

As Noted

LEGEND:

66 Antrim Street

BZA-Approved  
Permit Set 10/30/17,

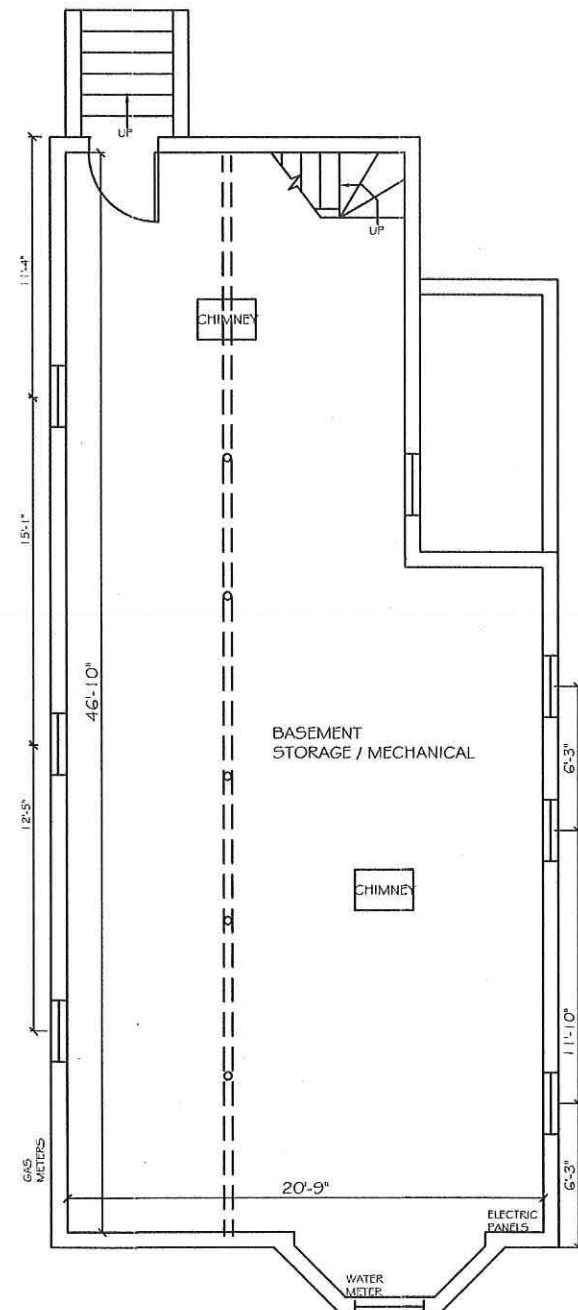
Rev 1: 03/22/18

**ACVP Design**

MA Registered Architect # 50197  
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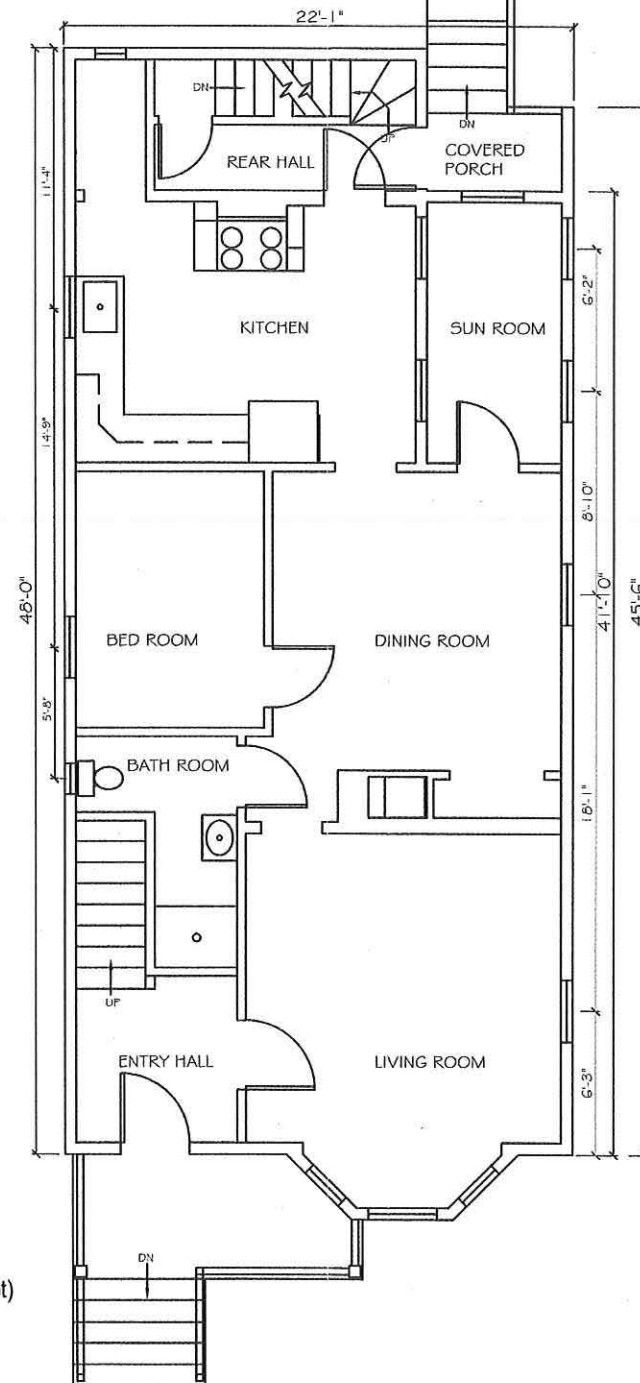
Page Number:

**E1.1**

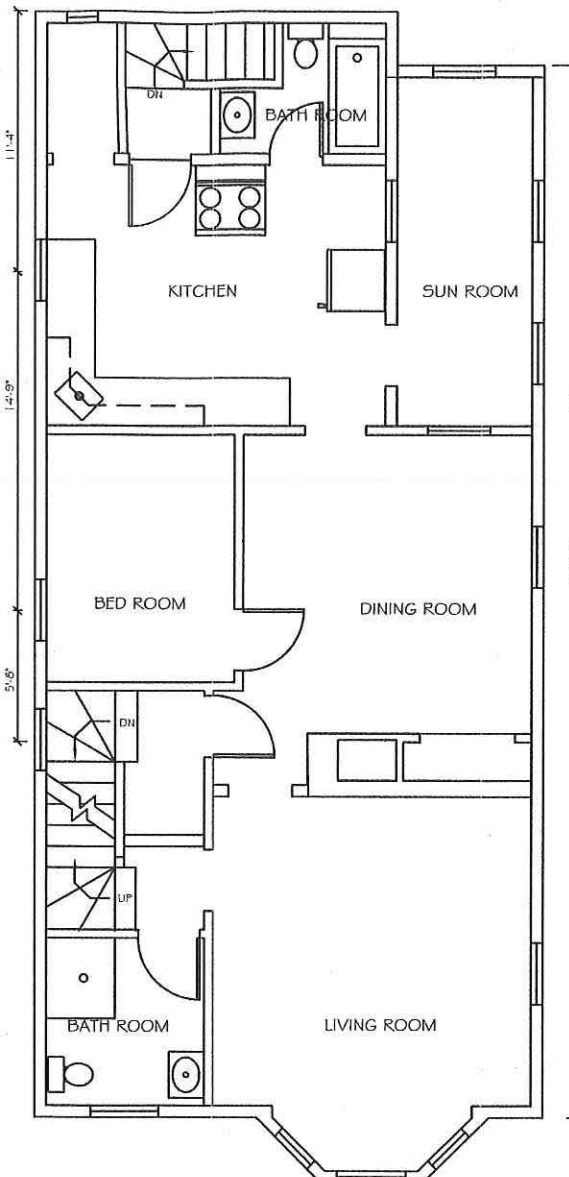


**TOTAL EXISTING BUILDING AREA = 2530 SF**  
Allowable Building Area = 2584.5 SF ( .75 FAR x 3446 SF Lot)

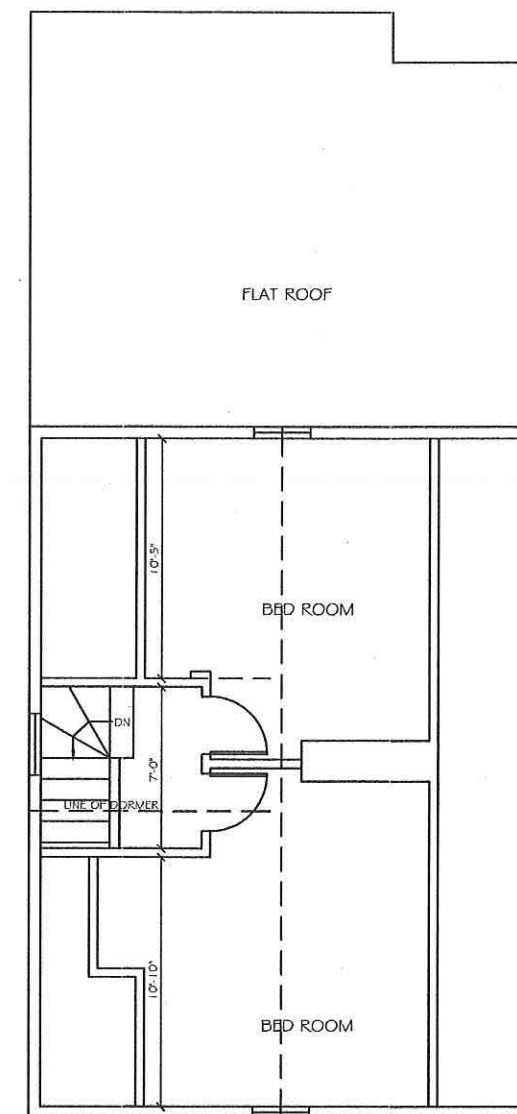
**Basement Plan:**  
Mechanical / Storage,



**First Floor Plan (Unit 1)**  
Area: 1118 SF



**Second Floor Plan (Unit 2)**  
Area: 1066 SF



**THIRD Floor Plan (Unit 2)**  
Area: 346 SF



PROJECT: **66 Antrim Street**

DRAWING: **Existing-Condition Elevations**

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

Page Number:

**E2.1**

Site Location:

66 Antrim St  
Cambridge, MA 02139

Client:

Alex Van Praagh

Contact:

Date:

March 22, 2018

Scale:

As Noted

LEGEND:

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Rev 1: 30/22/18

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Page Number:

**E2.1**



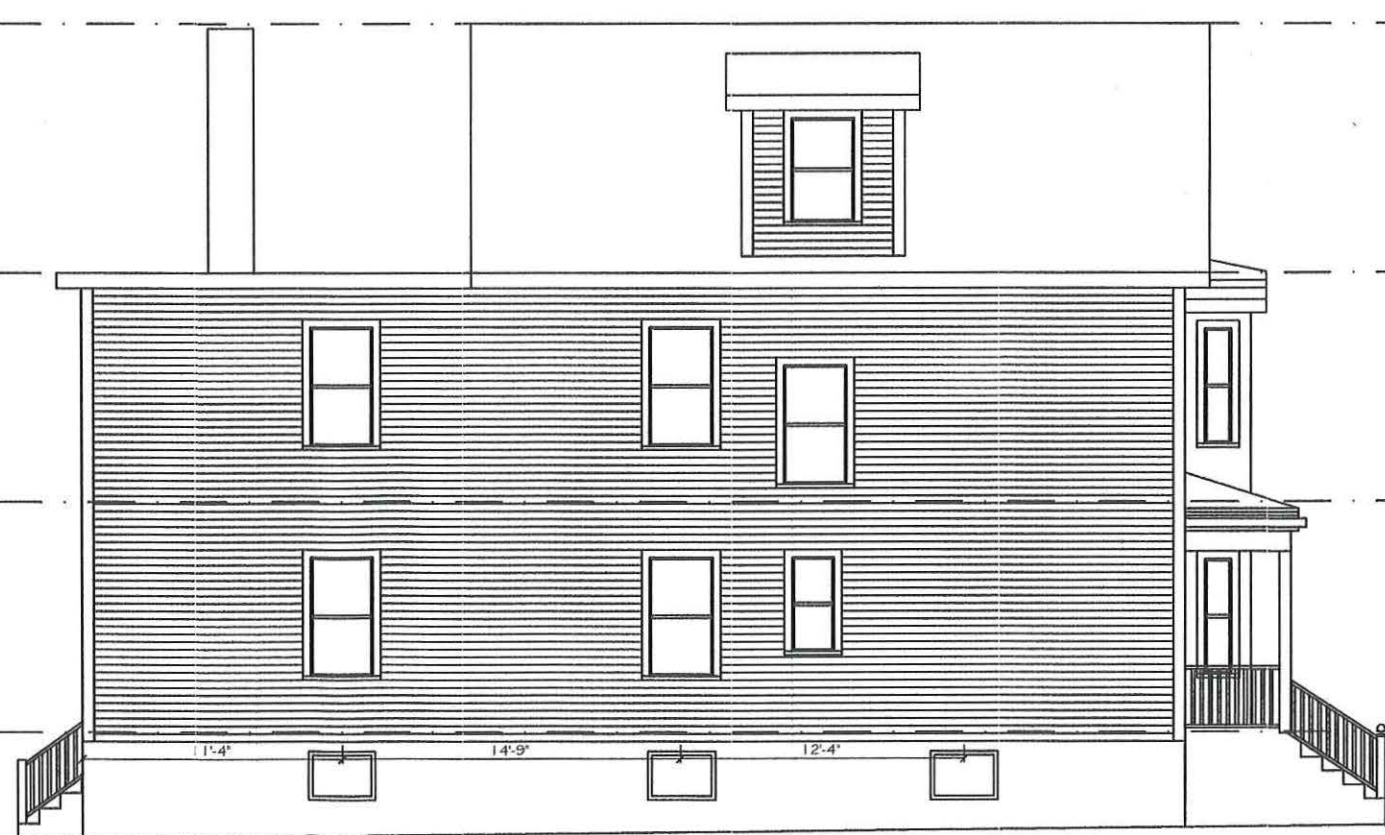
FRONT, North-West Elevation



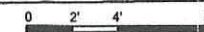
SIDE, South-West Elevation



REAR, South-East Elevation



SIDE, North-East Elevation





PROJECT: **66 Antrim**

DRAWING: **Basement Plan: no revisions to exterior or building area**

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

Page Number:

**A1.0**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

March 22, 2018

Scale:

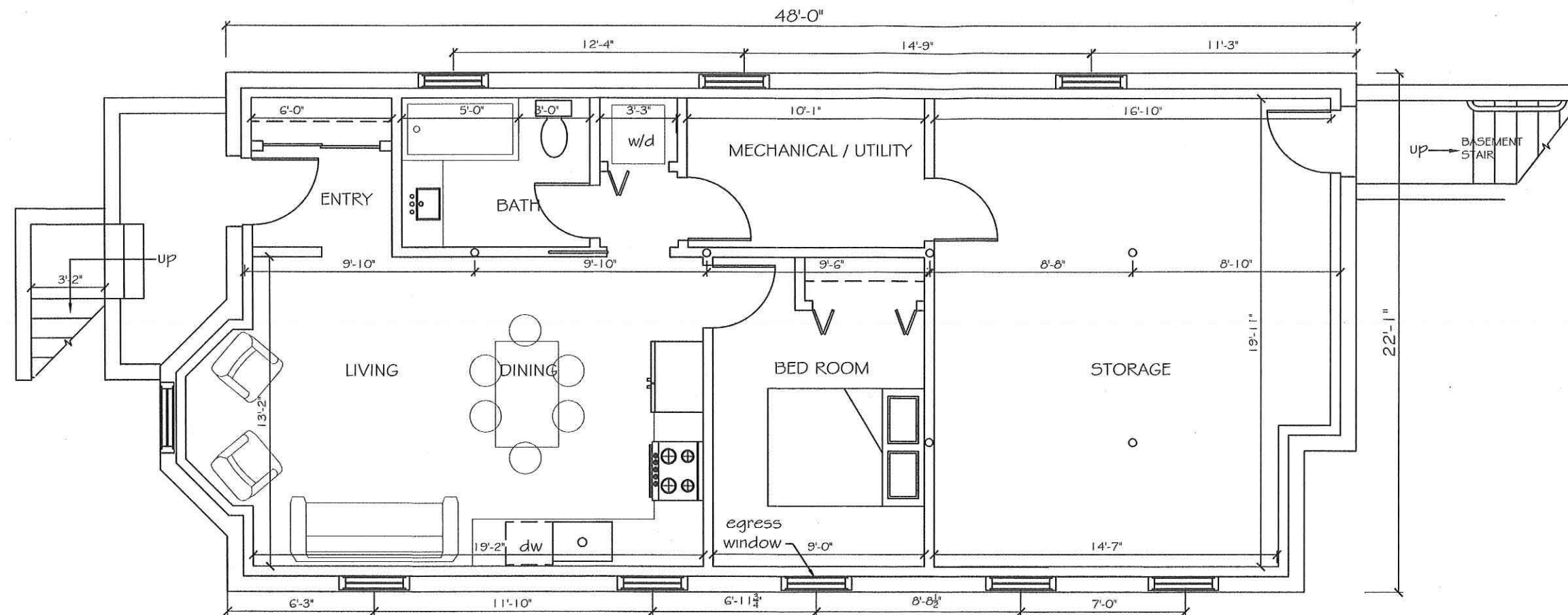
As Noted

LEGEND:

**66 Antrim**

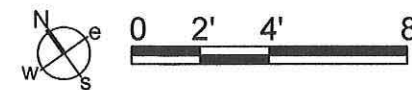
BZA-Approved  
Permit Set 10/30/17,

Rev 1: 03/22/18



**Proposed BASEMENT Plan**

Total Area: N/A

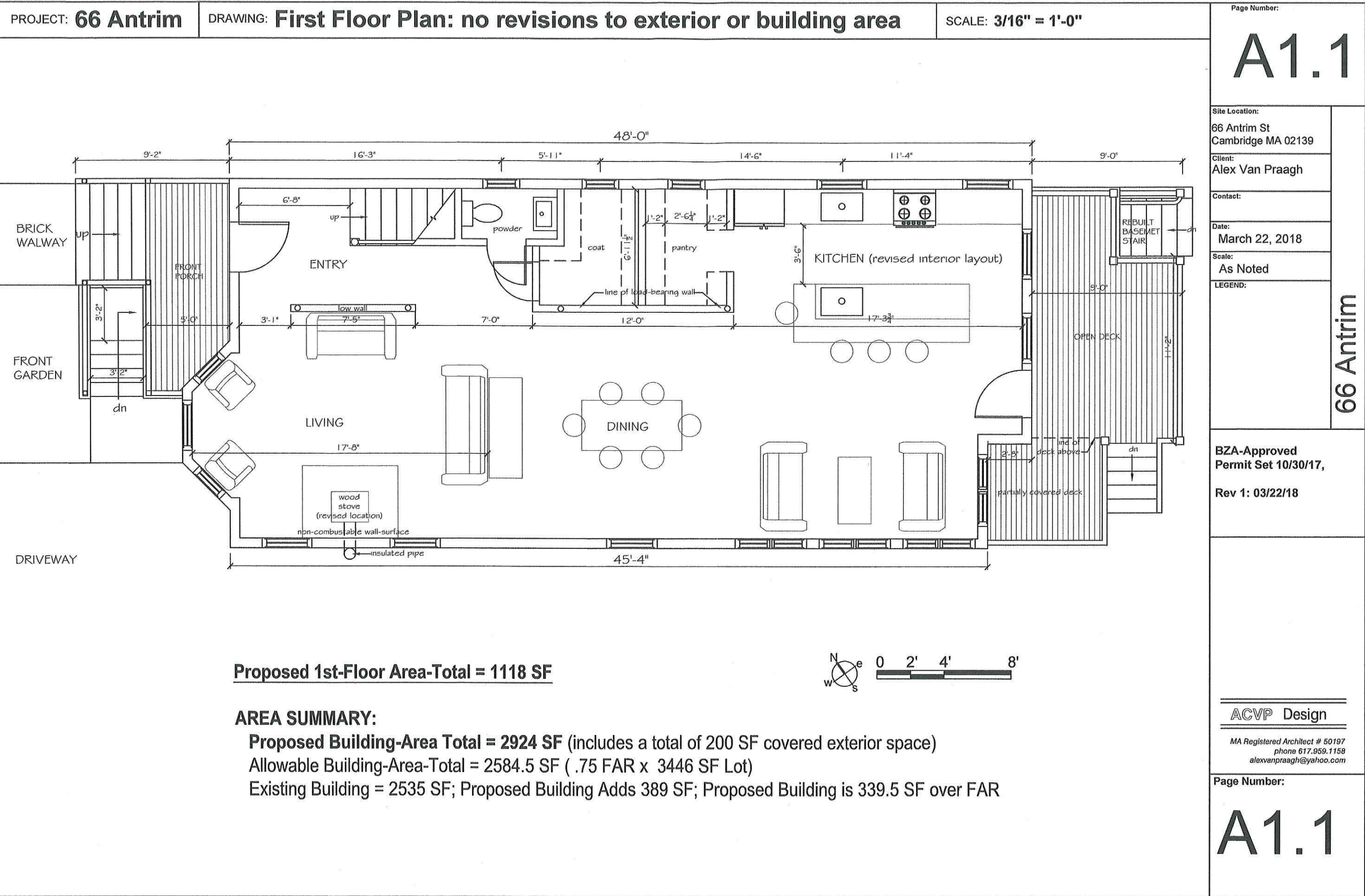


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phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:

**A1.0**





PROJECT: **66 Antrim**

DRAWING: **Second-Floor Plan: no revisions to exterior or building area**

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

Page Number:

**A1.2**

Site Location:

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Cambridge MA 02139

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Contact:

Date:

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Scale:

As Noted

LEGEND:

66 Antrim St

BZA-Approved  
Permit Set 10/30/17,

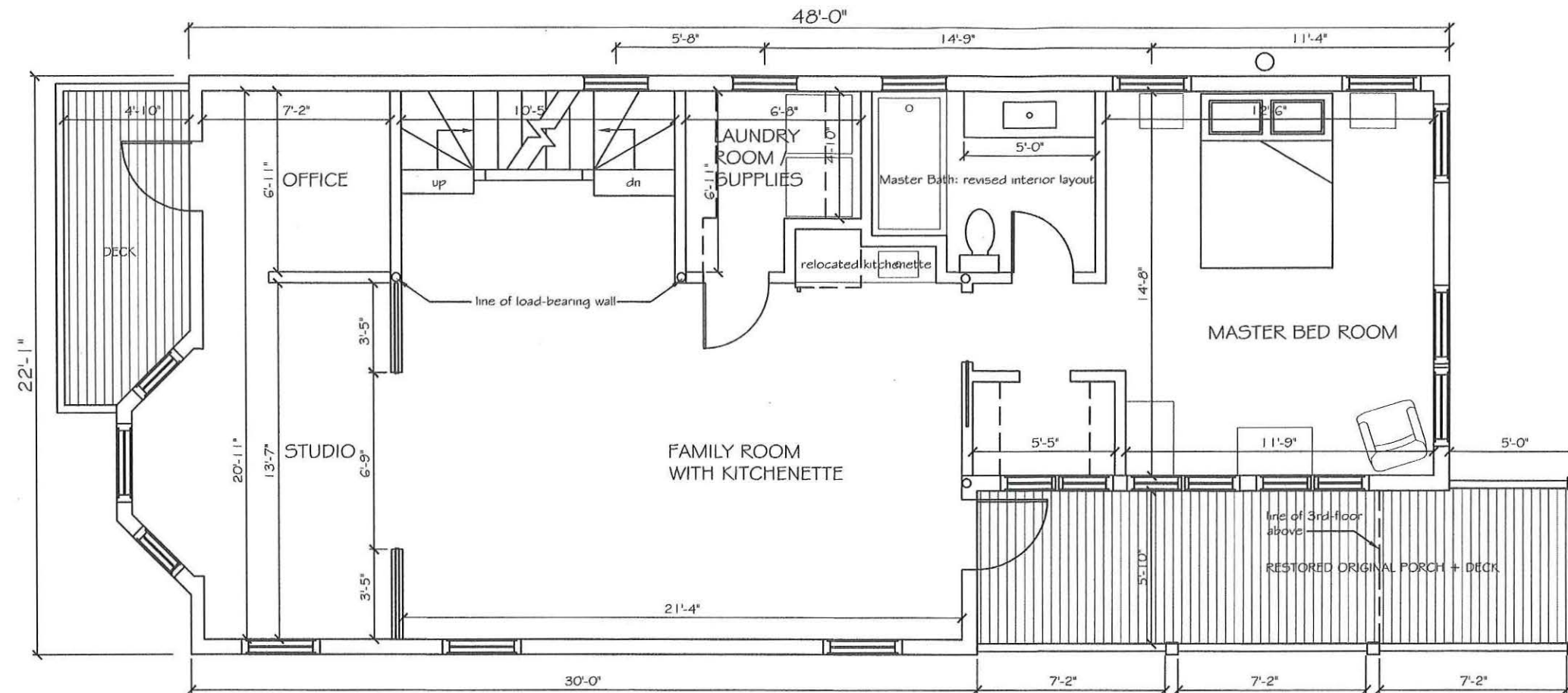
Rev 1: 03/22/18

**ACVP Design**

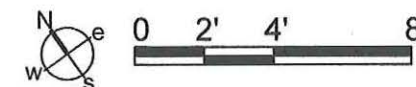
MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:

**A1.2**



**Proposed 2nd-Floor Area-Total = 1073 SF (includes 105 SF covered exterior space)**

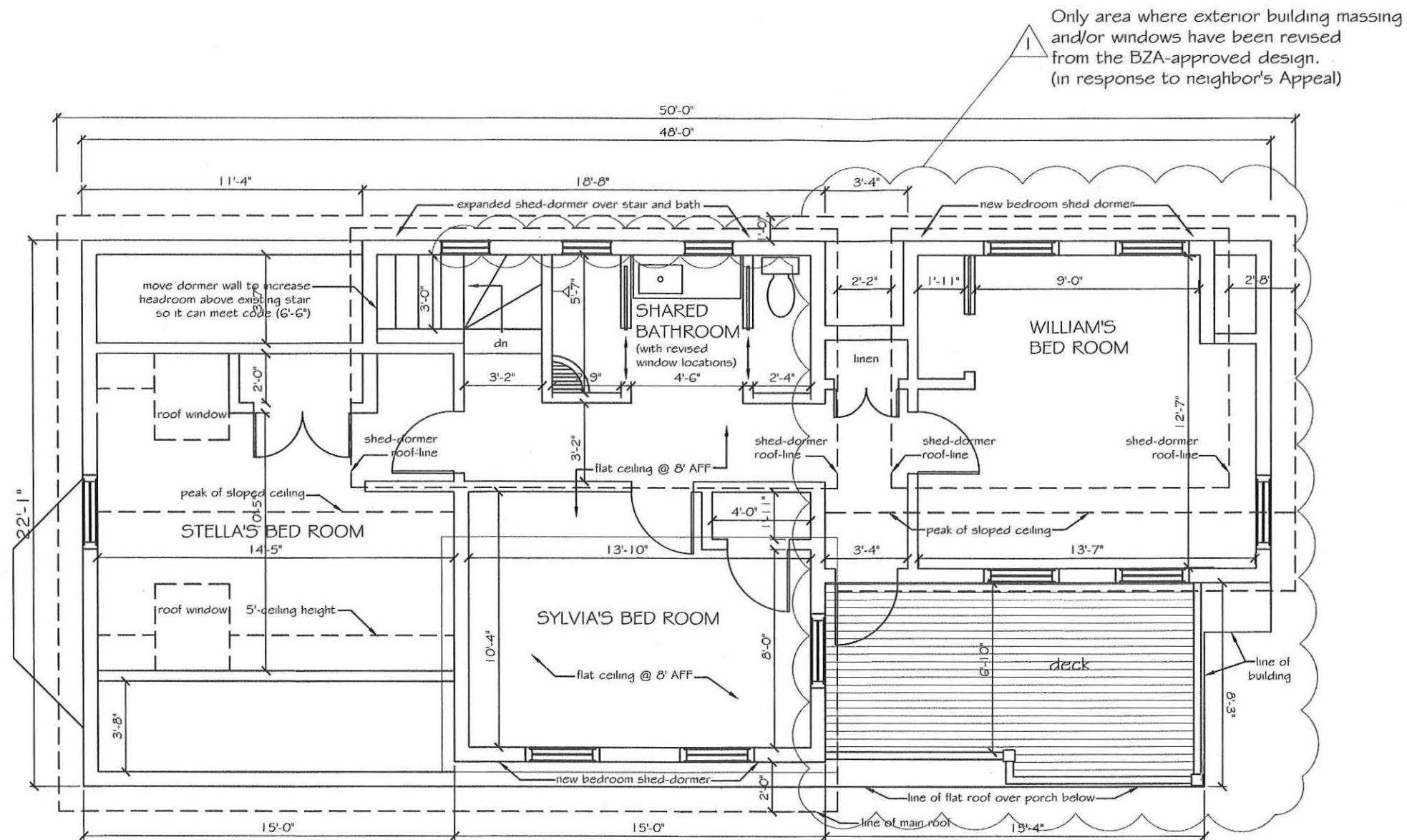


**AREA SUMMARY:**

**Proposed Building-Area Total = 2924 SF (includes a total of 200 SF covered exterior space)**

Allowable Building-Area-Total = 2584.5 SF ( .75 FAR x 3446 SF Lot)

Existing Building = 2535 SF; Proposed Building Adds 389 SF; Proposed Building is 339.5 SF over FAR



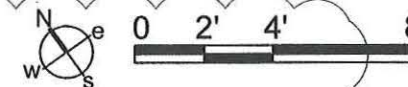
**Proposed 3rd-Floor Area-Total = 688 SF**

**AREA SUMMARY:**

**Proposed Building-Area Total = 2924 SF** (includes a total of 200 SF covered exterior space)

Allowable Building-Area-Total = 2584.5 SF ( .75 FAR x 3446 SF Lot)

Existing Building = 2535 SF; Proposed Building Adds 389 SF; Proposed Building is 339.5 SF over FAR





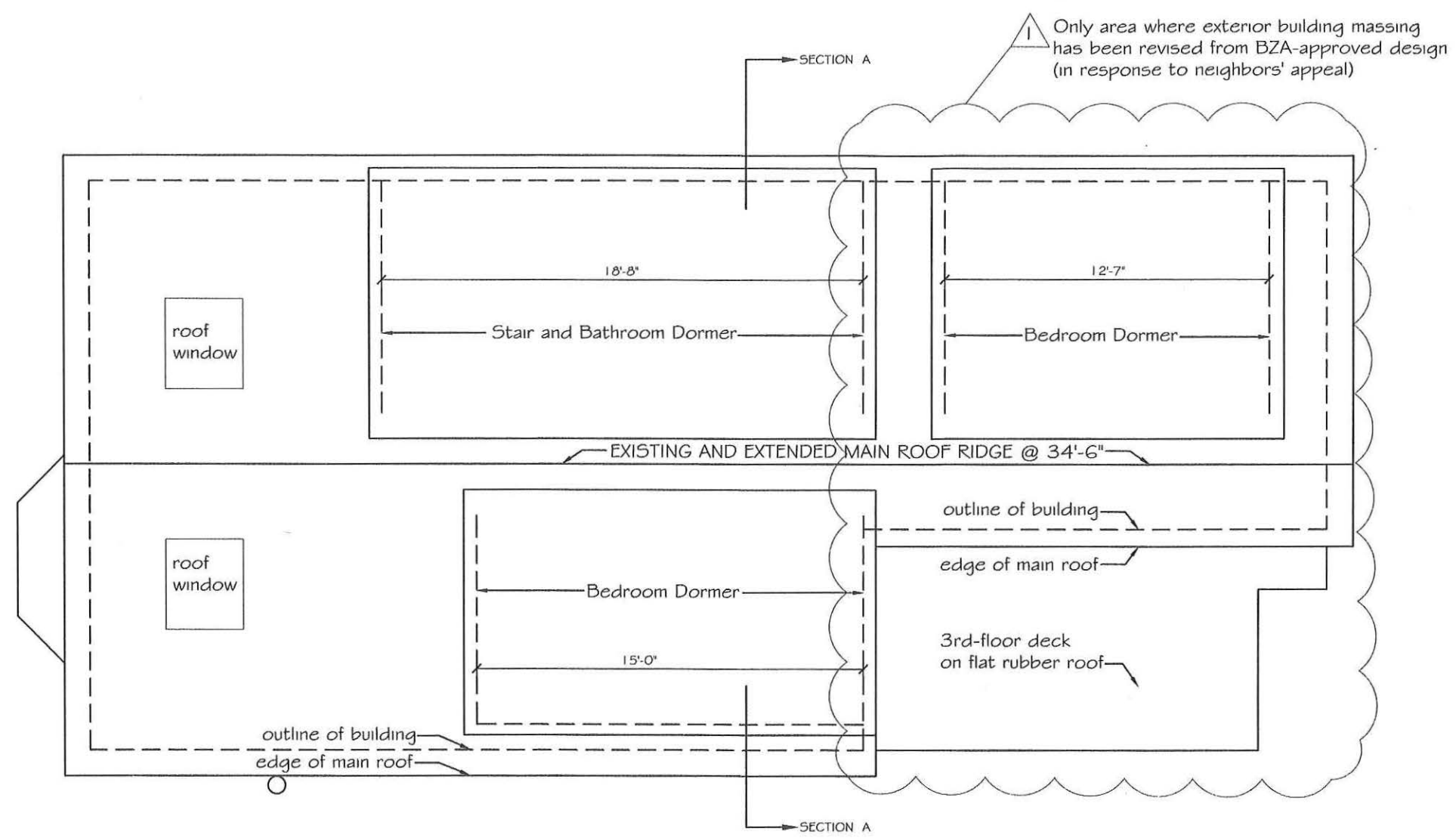
Site Location:	66 Antrim St Cambridge MA 02139
Client:	Alex Van Praagh
Contact:	
Date:	February 22, 2018
Scale:	As Noted
LEGEND:	

66 Antrim St

BZA-Approved  
Permit Set 10/30/17,  
Rev-1: 03/22/18

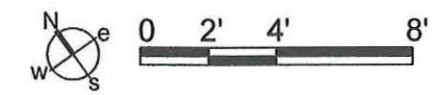
ACVP Design

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com



**Proposed Roof Plan**

Total Area: N/A



PROJECT: **66 Antrim**

DRAWING: **Dormer / Roof Section A-A: No revisions to this section**

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

Page Number:

**A2.1**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

March 22, 2018

Scale:

As Noted

LEGEND:

**66 Antrim St**

BZA-Approved  
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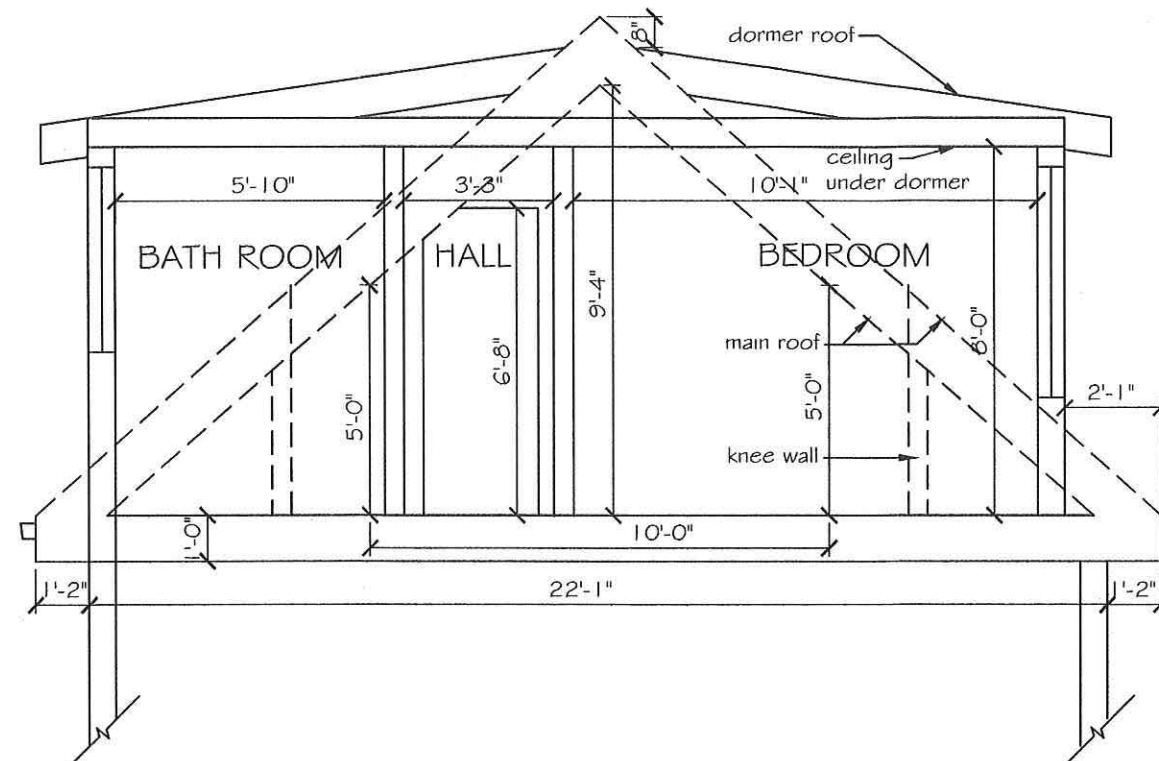
Rev 1: 03/22/18

**ACVP Design**

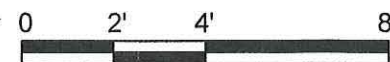
MA Registered Architect # 50197  
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Page Number:

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**Section A-A : 3rd-Floor Dormer / Roof**







Site Location:  
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Alex Van Praagh

Contact:

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March 22, 2018

Scale:  
As Noted

Rev 1: 03/09/18

BZA-Approved  
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Rev 1: 03/22/18

ACVP Design  
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PROJECT: **66 Antrim**

DRAWING: **SW-Side Elevation: Proposed Revisions Clouded**

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

Page Number:

**A2.3**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

March 22, 2018

Scale:

As Noted

LEGEND:

66 Antrim St

BZA-Approved  
Permit Set 10/30/17,

Rev 1: 03/22/18

**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:

**A2.3**





PROJECT: **66 Antrim**

DRAWING: **NE-Side Elevation: Proposed Revisions Clouded**

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

Page Number:

**A2.4**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

March 22, 2018

Scale:

As Noted

66 Antrim St

BZA-Approved  
Permit Set 10/30/17,

Rev 1: 03/22/18

**ACVP Design**

MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:

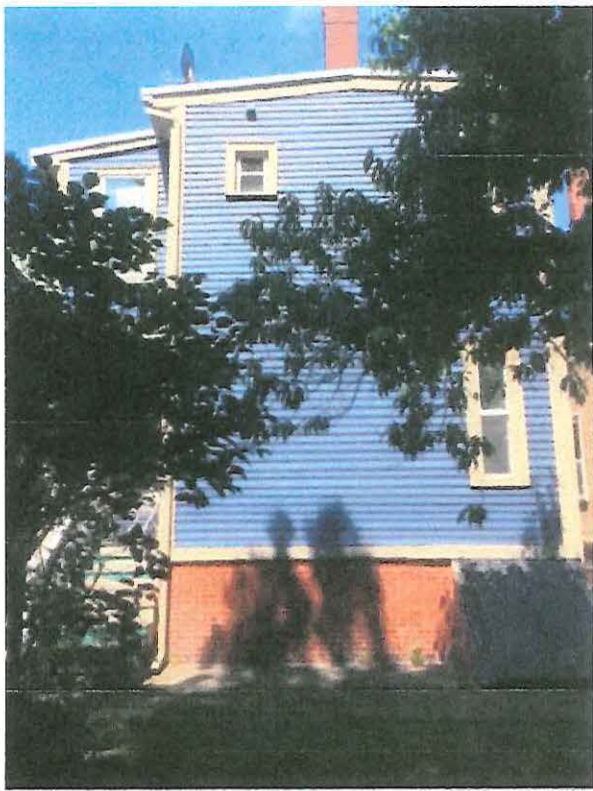
**A2.4**







Front



Rear



North East Side with Dormer



South West Side



Driveway and Metal Garage

**Photographs of 66 Antrim St.,  
Cambridge MA 02139**



Amended

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: ☒ Appeal: ☐

PETITIONER: Alex Van Praagh

PETITIONER'S ADDRESS: 95 Antrim St #3 Cambridge MA 02139

LOCATION OF PROPERTY: 66 Antrim St. Cambridge MA 02139

TYPE OF OCCUPANCY: 2-family ZONING DISTRICT: Residential C-1 zone

REASON FOR PETITION:

<input checked="" type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Add'l Dwelling Unit's	<input type="checkbox"/> Sign
<input checked="" type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

2018 APR -2 PM 3:27  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special Permit: Add 4 N.E.-facing windows - 2 on 2nd floor & 2 on 1st floor,  
Enlarge N.E. facing basement windows.  
Variance: Enlarge existing N.E.-facing dormer and add second smaller N.E.-facing dormer  
Rebuild front-porch roof as a 2nd-floor front-deck.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section 5.31 (Table of Dimensional Requirements)

Article 8.0 Section 8.22.c

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Alex C. J. R.  
(Petitioner(s)/Owner)

ALEXANDER C. VAN PRAAGH  
(Print Name)

Address: 95 Antrim St #3

Cambridge MA 02139

Tel. No.: 617-959-1158

E-Mail Address: alexvanpraagh@yahoo.com

Date: 4.02.18

This map shows a residential neighborhood with numerous property lots. The streets are labeled as follows:

- Top Streets:** 28 Fayette St, 26 Fayette St, 114A-114, 114A-23, 92 Antrim St, 94 Antrim St, 114A-56.
- Left Side Streets:** 114-113, 114-116, 114-121, 114-120, 114-119, 114-7, 114-26, 49 Antrim St, 114-27, 53 Antrim St, 114-28, 45 Antrim St, 114-148, 39 Antrim St, 114-133, 33-A Antrim St, 36 Antrim St, 30 Antrim St, 114-145, 114-143, 32 Antrim St, 114-146.
- Central Streets:** 114-129, 71 Antrim St, 69 Antrim St, 114-117, 67 Antrim St, 114-122, 114-123, 65 Antrim St, 64 Antrim St, 55 Antrim St, 46 Antrim St, 114-45, 42 Antrim St, 114-44, 114-125, 114-137.
- Right Side Streets:** 83 Antrim St, 85 Antrim St, 79 Antrim St, 77 Antrim St, 88 Antrim St, 114A-117, 84 Antrim St, 80 Antrim St, 114A-54, 114A-77, 114A-78, 114A-79, 114-52, 72 Antrim St, 114-51, 68 Antrim St, 66 Antrim St, 114-50, 62 Antrim St, 114-49, 58 Antrim St, 114-48, 54 Antrim St, 114-47, 114-46, 114-87, 114-88, 114-89, 114-86, 89 Inman St, 85 Inman St, 83 Inman St, 79 Inman St, 109-31, 109-32, 109-33, 78 Inman St, 80 Inman St, 109-34, 82 Inman St, 109-1, 84 Inman St.
- Bottom Streets:** 114-110, 114-109, 114-108, 114-107, 114-106, 114-105, 114-104, 114-103, 114-102, 114-101, 114-100, 114-99, 114-98, 114-97, 114-96, 114-95, 114-94, 114-93, 114-92, 114-91, 114-90, 114-89, 114-88, 114-87, 114-86, 114-85, 114-84, 114-83, 114-82, 114-81, 114-80, 114-79, 114-78, 114-77, 114-76, 114-75, 114-74, 114-73, 114-72, 114-71, 114-70, 114-69, 114-68, 114-67, 114-66, 114-65, 114-64, 114-63, 114-62, 114-61, 114-60, 114-59, 114-58, 114-57, 114-56, 114-55, 114-54, 114-53, 114-52, 114-51, 114-50, 114-49, 114-48, 114-47, 114-46, 114-45, 114-44, 114-43, 114-42, 114-41, 114-40, 114-39, 114-38, 114-37, 114-36, 114-35, 114-34, 114-33, 114-32, 114-31, 114-30, 114-29, 114-28, 114-27, 114-26, 114-25, 114-24, 114-23, 114-22, 114-21, 114-20, 114-19, 114-18, 114-17, 114-16, 114-15, 114-14, 114-13, 114-12, 114-11, 114-10, 114-9, 114-8, 114-7, 114-6, 114-5, 114-4, 114-3, 114-2, 114-1.

A yellow area is highlighted, bounded by a red line. Blue arrows point from the red line to the following lots:

- 114-117
- 114-122
- 114-123
- 114-26
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- 114-28
- 114-148
- 114-133
- 114-145
- 114-146
- 114-147
- 114-48
- 114-49
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- 114-106
- 114-107
- 114-108
- 114-109
- 114-110



66 Antrim St.

Petitioner

114-26  
PERKINS, JEFFREY H.  
55 ANTRIM ST  
CAMBRIDGE, MA 02139

114-47  
PETERSON, SCOTT P.,  
TR. OF THE ELLEN PETERSON IRREVOCABLE TR.  
58 ANTRIM ST  
CAMBRIDGE, MA 02139

114-49  
PRAAGH, WHITNEY VAN  
66 ANTRIM ST  
CAMBRIDGE, MA 02139

114-49  
ROBERTS, JUSTINE E. & ERIC S. KEPPELER  
C/O PRAAGH, WHITNEY VAN  
66 ANTRIM STREET  
CAMBRIDGE, MA 02139

114-50  
JOSELOW, AMELIA LAMB  
68 ANTRIM ST., #1  
CAMBRIDGE, MA 02139

114-50  
CLOVER, JOHN R., JR. & KATHERINE M. CLOVER  
70 ANTRIM ST. UNIT #2  
CAMBRIDGE, MA 02139

114-82  
MORSE, ELAINE SHIRLEY  
95 INMAN STREET  
CAMBRIDGE, MA 02139

114-83  
GOLDENSON, JEFFREY DOUGLAS &  
NATALIE RUTH DEAN  
93 INMAN ST.  
CAMBRIDGE, MA 02139

114-84  
THORN, DANIEL L. & JENNIFER M. DIXON  
91 1/2 INMAN ST  
CAMBRIDGE, MA 02139

114-85  
NG, THIN N. & CHARLOTTE N. NG  
91 INMAN ST  
CAMBRIDGE, MA 02139

114-117  
PAULY, ANN  
67 ANTRIM ST.  
CAMBRIDGE, MA 02139

114-117  
BEST, BARBARA A. & JAIME E. SERPAS  
69 ANTRIM ST.  
CAMBRIDGE, MA 02139

114-117  
ROSALES, RODOLFO R. &  
SILVIA HUERTA ROSALES  
71 ANTRIM ST  
CAMBRIDGE, MA 02139

114-122  
BRETHOLTZ, PHYLLIS A.  
65 ANTRIM ST.  
CAMBRIDGE, MA 02139

114-123  
SPYROPOULOS, EVAGELOS &  
SPYROPOULOS, ELEFThERIA, TRUSTEES  
THE SPYROPOULOS REALTY TRUST  
7 PONDVIEW RD.  
ARLINGTON, MA 02474

114-51  
JUDITH A. DEPONTBRIAND &  
JOHN E. MARTIN JR.  
74 ANTRIM ST., #1  
CAMBRIDGE, MA 02139

114-51  
SHOLL, LYNETTE MARIE & SAMIR ALI BUKHARI  
72-74 ANTRIM ST., UNIT #2  
CAMBRIDGE, MA 02139

114-51  
PALMA, JAMES  
74 ANTRIM ST., UNIT #3  
CAMBRIDGE, MA 02139

114-48  
122712, LLC  
126 PROSPECT ST.  
CAMBRIDGE, MA 02139



# 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: \_\_\_\_\_

(Print)

Date: 4-6-18

Address: \_\_\_\_\_

Case No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Thank you,  
Bza Members



BZA APPLICATION FORMSUPPORTING 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 66 Antrim St. (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:

Neighbors have been consulted and shown proposed design including new windows and they are fine with design as proposed.

- 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:

N/A

- 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:

No use change

- 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:

Neighbors have been consulted and shown proposal including new windows and they are fine with design as proposed

- 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:

Windows are in keeping with others on building and new ones are (ATTACHMENT B - PAGE 6) barely visible from street.