



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

BZA APPLICATION FORM

Plan No: BZA-016766-2018

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 Street #3 Cambridge, MA 02139

LOCATION OF PROPERTY : 66 Antrim St Cambridge, MA

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

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Variance: Add to rear of 3rd-floor. Add N.E.-facing dormer. Rebuild front-porch roof as 2nd-floor front deck.

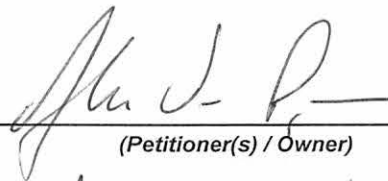
Special Permit: Add 3 N.E.-facing windows and relocate 1 N.E.-facing window. Enlarge N.E.-facing basement windows.

**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).

Original Signature(s) :

  
(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 02139 which is the subject of this zoning application.

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.

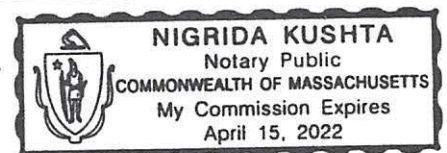
Commonwealth of Massachusetts, County of Middlesex

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

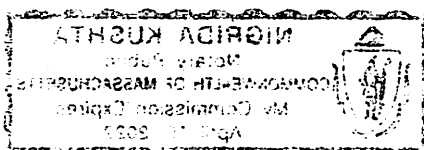
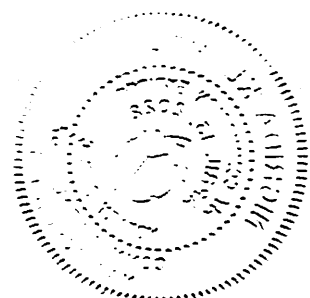
Nigrida Kushta

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:

The existing dwelling was purchased with an expectation per Public Records that it would be possible to add 313 SF to existing residence before exceeding allowable FAR. Existing area per field-measurements is 247 SF greater than public records, and thus it is only possible to add 66 SF before exceeding allowable FAR. Proposed renovation adds 286 SF which would Not exceed FAR using Public-Record Building-Area, but per field measurements this building wide renovation (which adds a bedroom and bathroom for growing family) is 219.5 SF over allowable FAR.

- 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:

The existing dwelling is on a non-conforming parcel in a neighborhood where many parcels are non-conforming in lot size and dimension and are therefore also non conforming in FAR. The existing 2-family has not been properly renovated for decades and needs substantial upgrades including replacement of all windows, new roof, foundation repair, plumbing repair, mold mitigation, and removal of some knob and tube electric.

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

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

The proposed architectural details and building scale are in keeping with the neighborhood fabric. Applicant has lived on this street for 15 years, are invested in the community, and would like to renovate building to allow them to remain.

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

The proposed renovation maintains the existing property as a 2-family, maintains the existing off-street parking, and does not further violate any front, side or rear yard setbacks.

- \* 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**

**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 66 Antrim St 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:
- The existing dwelling is on a non-conforming parcel in a neighborhood where many parcels are non-conforming. Special Permit is required in order to: relocate one window, add three windows, and enlarge basement windows on the side of building where existing setback is 3.8'. (Ordinance requires 7.5'.) Existing side setback is not being altered. Neighbors have been consulted and have no objection.
- 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:
- N/A
- 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:
- N/A
- 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:

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Alex Van Praagh                      **PRESENT USE/OCCUPANCY:** 2-family  
**LOCATION:** 66 Antrim St Cambridge, MA                      **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>		2518	2853	2584.5	(max.)
<b><u>LOT AREA:</u></b>		3446	3446	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u></b>		.73	.82	.75	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		1723	1723	1500	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	34.3'	34.3'	50'	(min.)
	DEPTH	100.5'	100.5'	100'	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	12.5'	12.5'	10'	(min.)
	REAR	34.2'	25.2'	20'	(min.)
	LEFT SIDE	3.8'	3.8'	7.5'	(min.)
	RIGHT SIDE	7.7'	7.7'	7.5'	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	34.5'	34.5'	35'	(max.)
	LENGTH	53'	62'	70'	
	WIDTH	22.1'	22.1'	19.3'	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		38%	40%	30%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		2	2	2	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		2 (tandem)	2 (tandem)	2	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		N/A	N/A	N/A	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		11'	Remove Garage	10'	(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.

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

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'.





PROJECT: <b>66 Antrim Street</b>		DRAWING: <b>Cover / Drawing Index</b>	Page Number: <b>A0.0</b>	
<div><b>66 ANTRIM BZA Permit Set: INDEX OF DRAWINGS</b> (Rev 3 of Previously-Approved BZA 014016-2017)</div> <div><div><div>- CERTIFIED SURVEY: EXISTING-CONDITIONS</div><div>- PROPOSED SITE PLAN</div><div>E 1.1 EXISTING-CONDITION PLANS</div><div>E 2.1 EXISTING-CONDITION ELEVATIONS</div><div>A 1.0 PROPOSED BASEMENT</div><div>A 1.1 PROPOSED FIRST-FLOOR</div><div>A 1.2 PROPOSED SECOND-FLOOR</div><div>A 1.3 PROPOSED THIRD-FLOOR</div><div>A 1.4 PROPOSED ROOF</div><div>A 2.1 PROPOSED DORMER / ROOF: X-SECTION A-A</div><div>A 2.2 PROPOSED FRONT AND REAR ELEVATIONS</div><div>A 2.3 PROPOSED SW SIDE ELEVATION</div><div>A 2.4 PROPOSED NE SIDE ELEVATION</div></div><div>(Revisions have been made in order to resolve Appeal filed by neighbor and to respond to BZA. Current Rev 3 Proposal is 70 SF Less than previously-approved variance.)</div></div>			Site Location: 66 Antrim St Cambridge, MA 02139	<b>66 Antrim Street</b>
			Client: Alex Van Praagh	
			Contact:	
			Date: June 12, 2018	
			Scale: As Noted	
			LEGEND:	
			BZA-Approved Permit Set: 10/30/17	
Rev 1: 03/22/18 Rev 2: 05/22/18 Rev 3: 06/12/18				
<div><div>ACVP Design</div><div>MA Registered Architect # 50197 phone 617.959.1158 alexvanpraagh@yahoo.com</div></div>				
Page Number: <b>A0.0</b>				



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

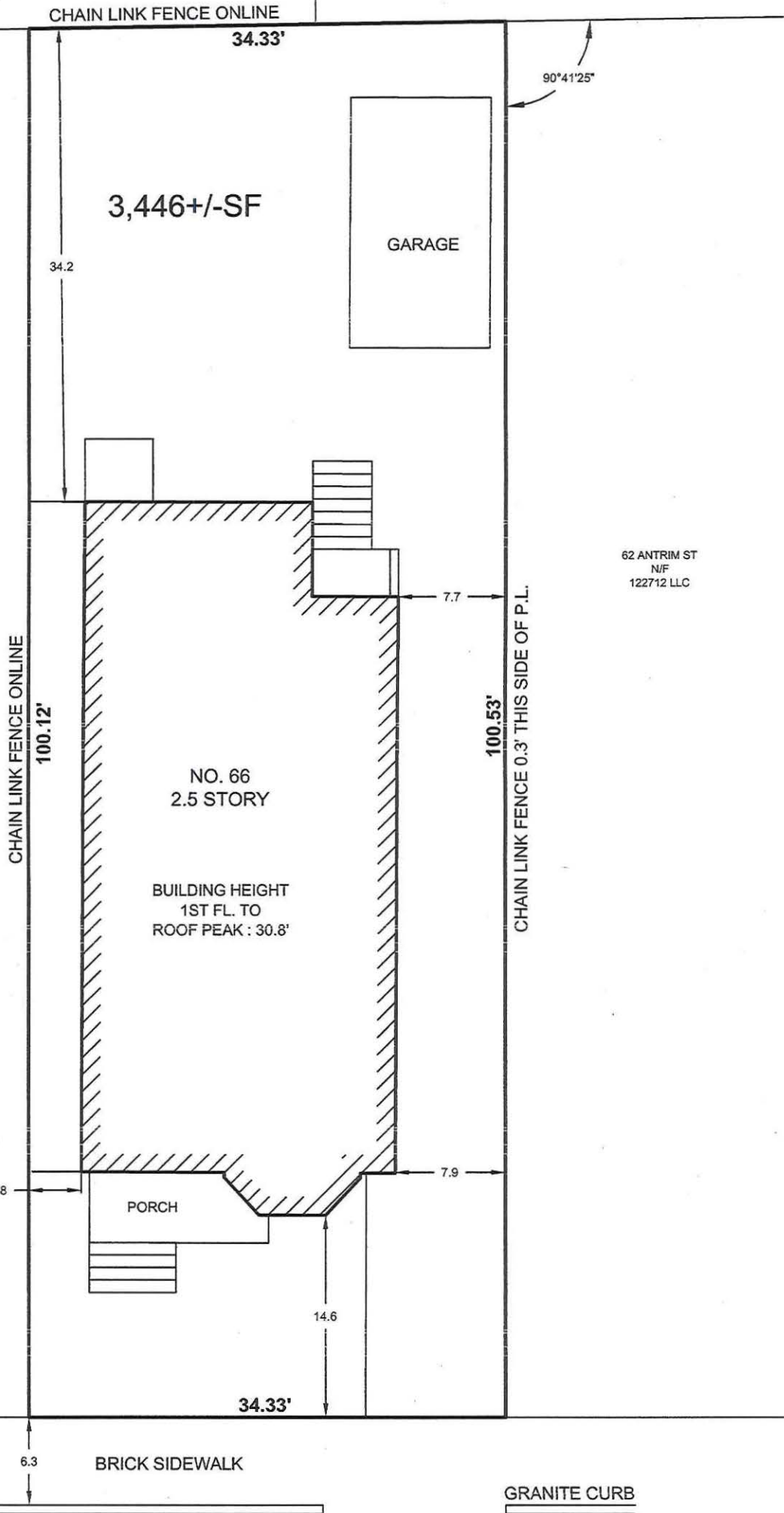
93 INMAN ST  
N/F  
GOLDENSON

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'

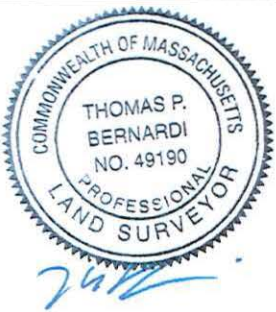
BRICK SIDEWALK

GRANITE CURB

REFERENCES

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

ANTRIM (PUBLIC 40' WIDE) STREET



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

ZONING

RES. C-1

MIN. SETBACK REQUIREMENTS:  
FRONT: 10.0'  
SIDE: 7.5'  
REAR: 20.0'

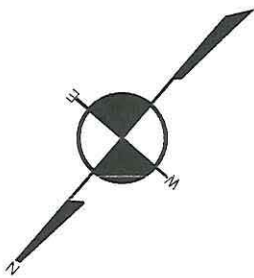
PROPOSED SITE PLAN

LOCATED AT  
66 ANTRIM STREET  
CAMBRIDGE, MA

PREPARED BY:  
ALEX VAN PRAAGH

93 INMAN ST  
N/F  
GOLDENSON

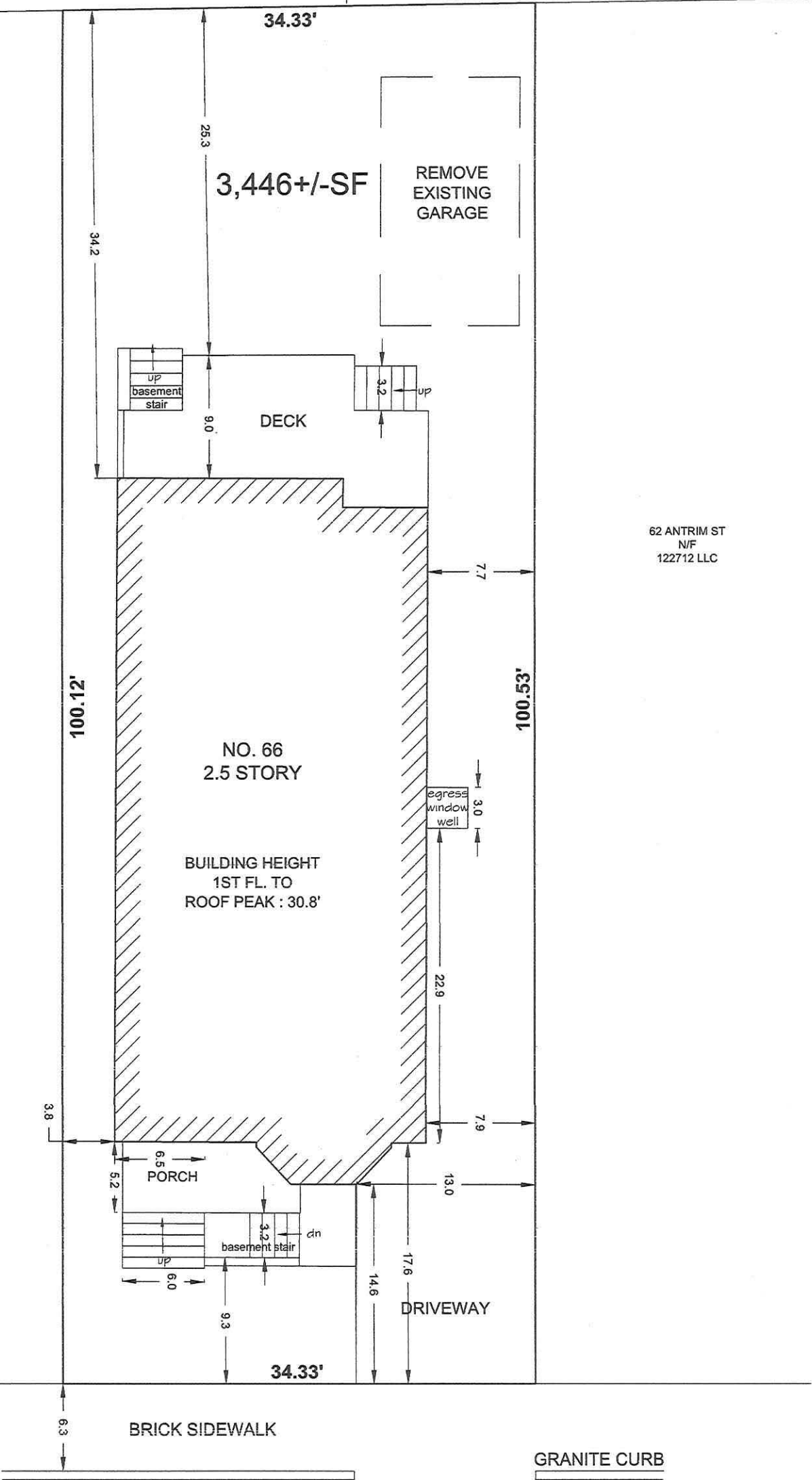
91 INMAN ST  
N/F  
SELVARATNAM



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



62 ANTRIM ST  
N/F  
122712 LLC



LAND COURT  
DISK FOUND

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:

June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim Street

BZA-Approved  
Permit Set 10/30/17

Rev 1: 03/22/18

Rev 2: 05/22/18

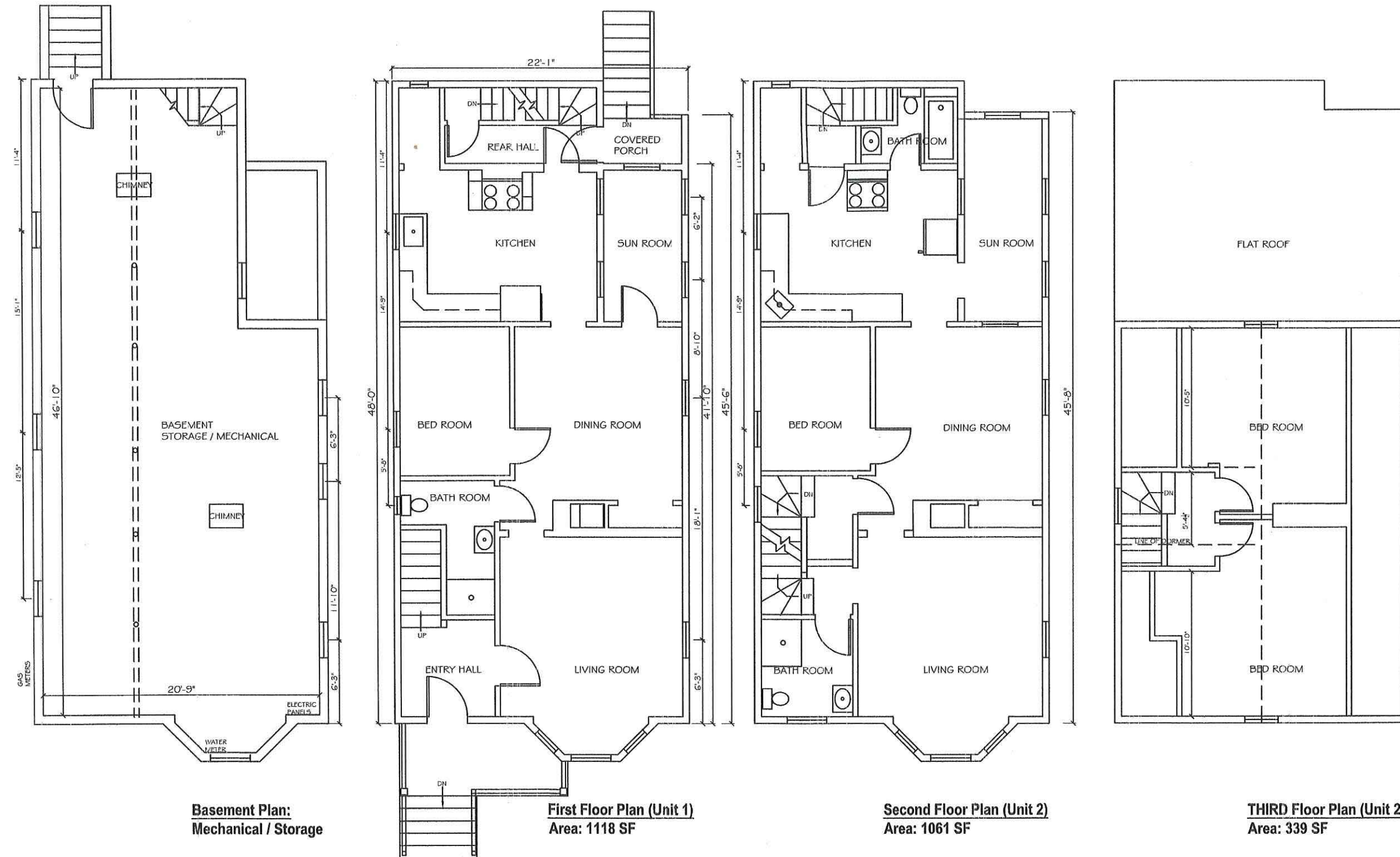
Rev 3: 06/12/18

**ACVP Design**

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

Page Number:

**E1.1**



**TOTAL EXISTING BUILDING AREA = 2518 SF**

**NOTE: PUBLIC RECORDS LIST BUILDING AREA AS 2271 SF**

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





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:

June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim Street

BZA-Approved  
Permit Set 10/30/17

Rev 1: 03/22/18

Rev 2: 05/22/18

Rev 3: 06/12/18



**ACVP Design**

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

Page Number:

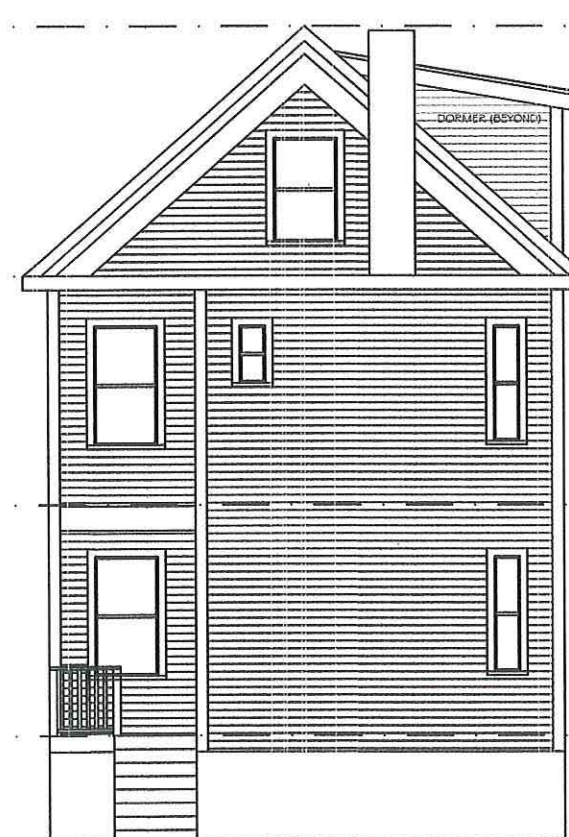
**E2.1**



**FRONT, North-West Elevation**



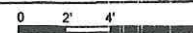
**SIDE, South-West Elevation**



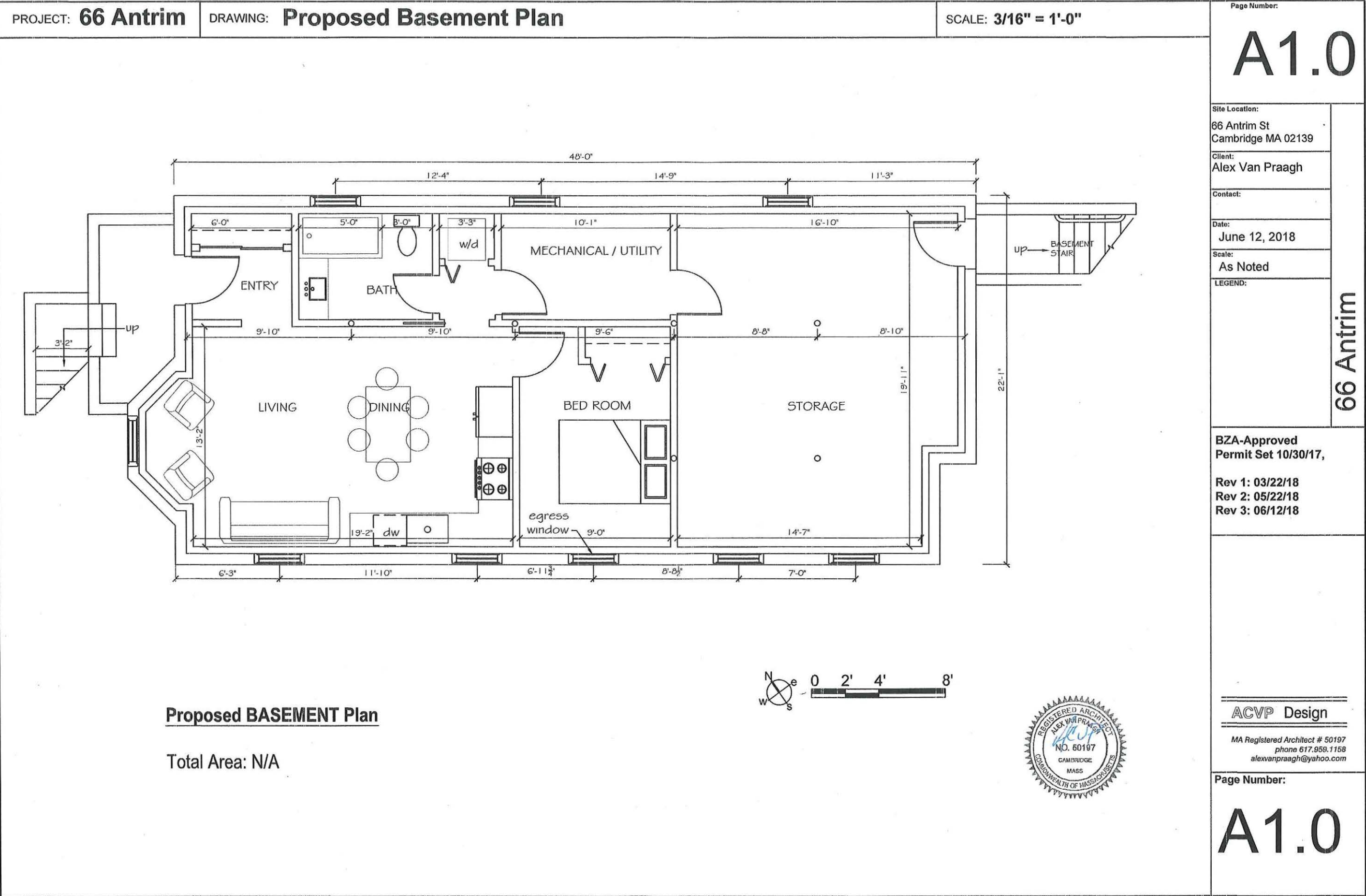
**REAR, South-East Elevation**

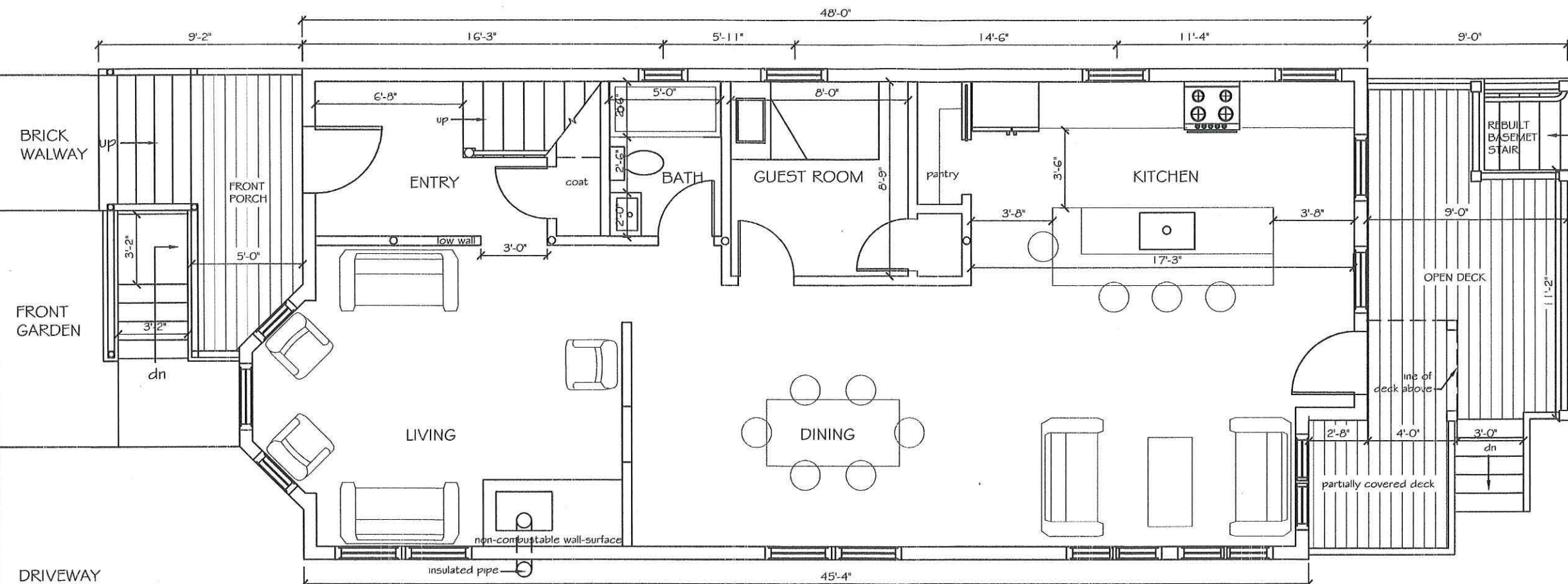


**SIDE, North-East Elevation**









**Proposed 1st-Floor Area-Total = 1150 SF**

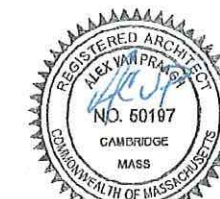
**AREA SUMMARY:**

**Proposed Building-Area Total = 2804 SF** (includes a total of 220 SF covered exterior space)

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

Existing Building = 2518 SF per measurements or 2271 SF per Public Records; Proposed Reno Adds 286 SF

Proposed Building is 219.5 SF over using measurements of existing, but is 27.5 SF under using Public Records of existing





PROJECT: **66 Antrim**

DRAWING: **Proposed Second-Floor Plan**

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

Page Number:

**A1.2**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim St

BZA-Approved  
Permit Set 10/30/17

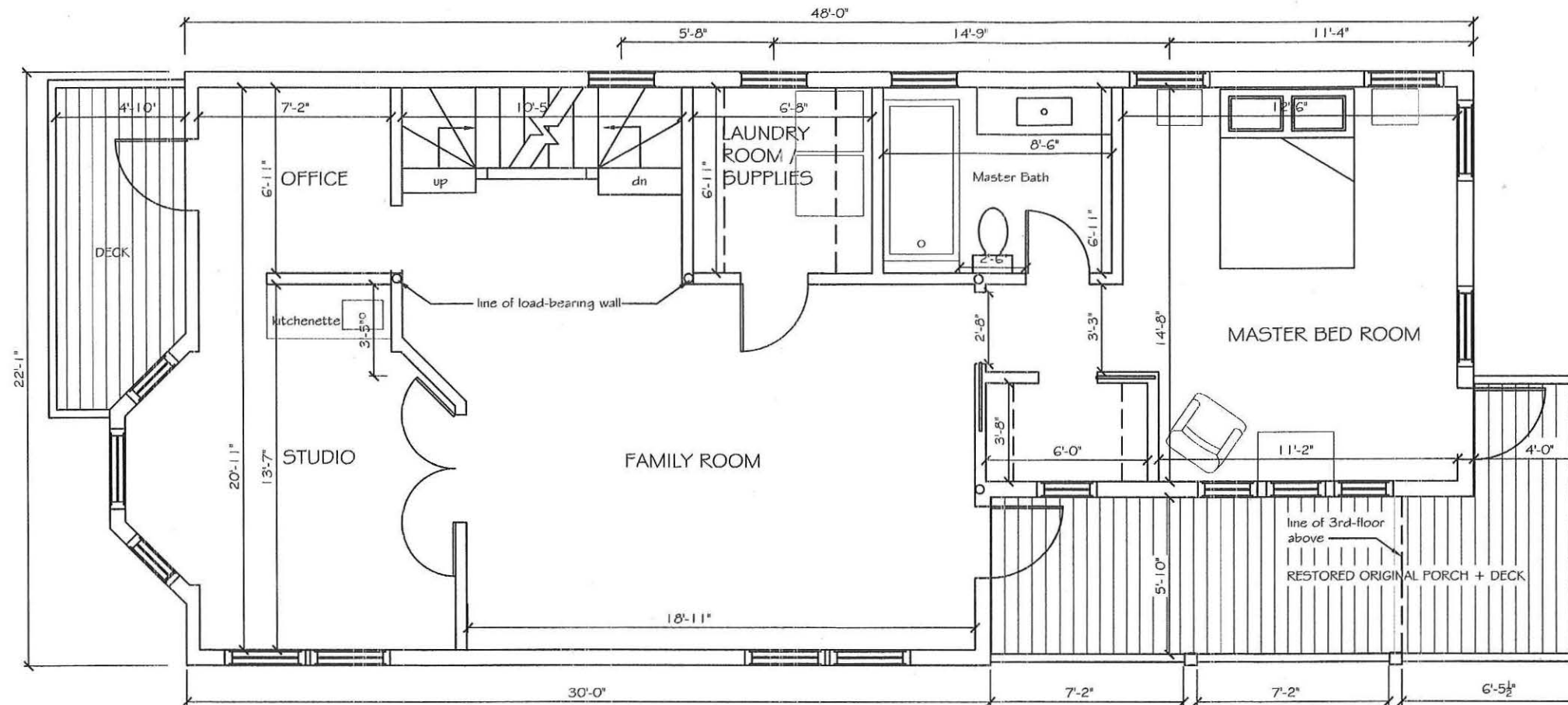
Rev 1: 03/22/18  
Rev 2: 05/22/18  
Rev 3: 06/12/18

ACVP Design

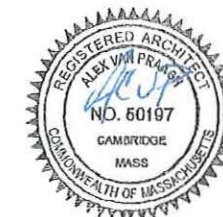
MA Registered Architect # 50197  
phone 617.959.1158  
alexvanpraagh@yahoo.com

Page Number:

**A1.2**



**Proposed 2nd-Floor Area-Total = 1051 SF**



**AREA SUMMARY:**

**Proposed Building-Area Total = 2804 SF** (includes a total of 220 SF covered exterior space)

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

Existing Building = 2518 SF per measurements or 2271 SF per Public Records; Proposed Reno Adds 286 SF

Proposed Building is 219.5 SF over using measurements of existing, but is 27.5 SF under using Public Records of existing

**A1.3**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

LEGEND:

**66 Antrim St**

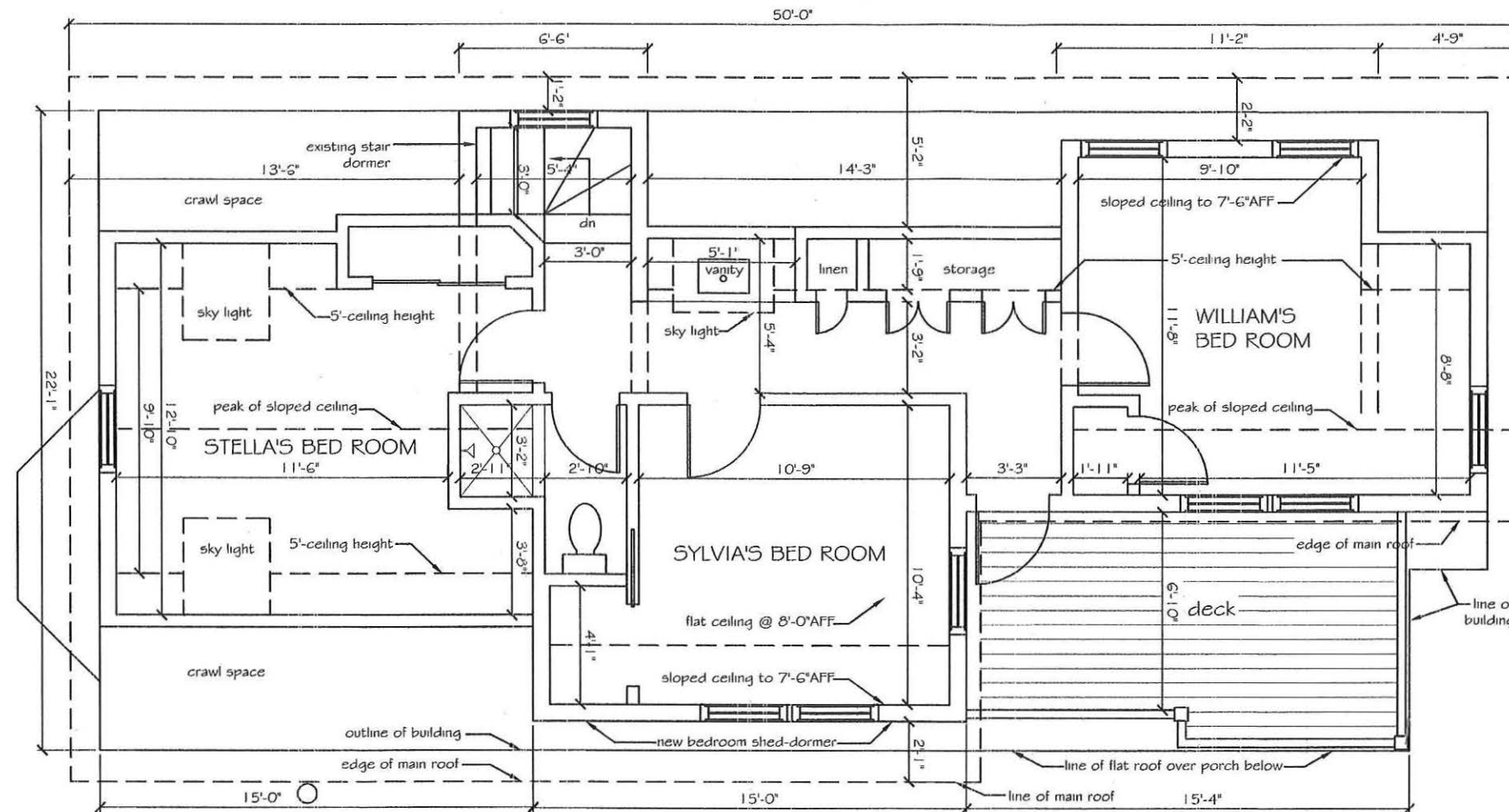
BZA-Approved

Permit Set: 10/30/17

Rev 1: 03/22/18

Rev 2: 05/22/18

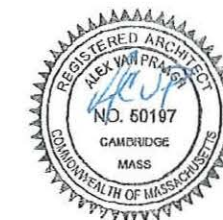
Rev 3: 06/12/18

**Proposed 3rd-Floor Area-Total = 603 SF****AREA SUMMARY:****Proposed Building-Area Total = 2804 SF** (includes a total of 220 SF covered exterior space)

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

Existing Building = 2518 SF per measurements or 2271 SF per Public Records; Proposed Reno Adds 286 SF

Proposed Building is 219.5 SF over using measurements of existing, but is 27.5 SF under using Public Records of existing

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

Page Number:

**A1.3**



PROJECT: **66 Antrim St**

DRAWING: **Proposed Roof Plan**

SCALE: **13/16" = 1'-0"**

Page Number:

**A1.4**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim St

BZA-Approved  
Permit Set 10/30/17

Rev-1: 03/22/18

Rev-2: 05/22/18

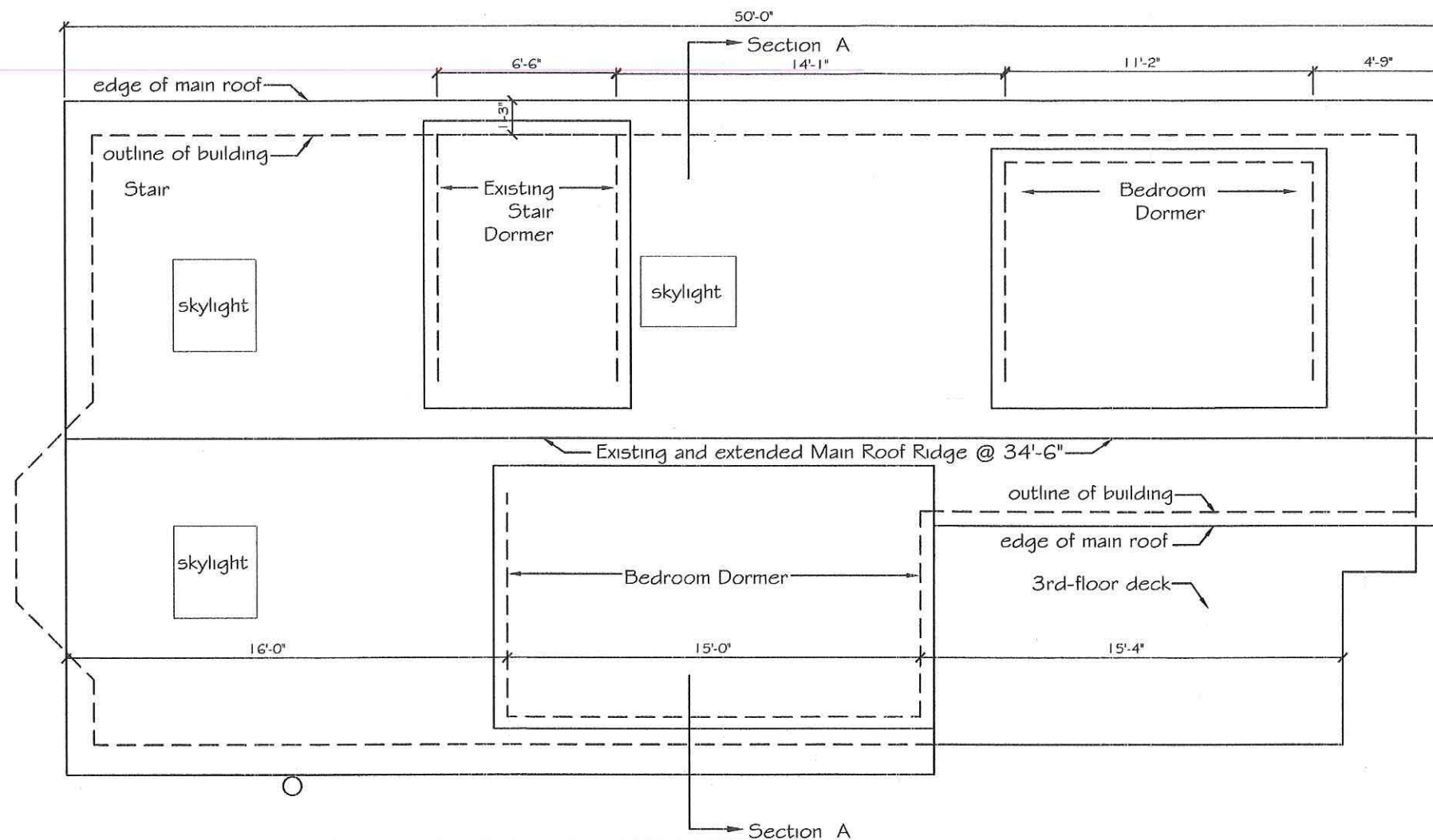
Rev 3: 06/12/18

ACVP Design

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

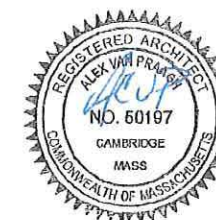
Page Number:

**A1.4**



**Proposed Roof Plan**

Total Area: N/A





**A2.2**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

**66 Antrim St**

BZA-Approved  
Permit Set 10/30/17

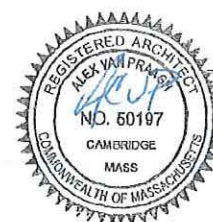
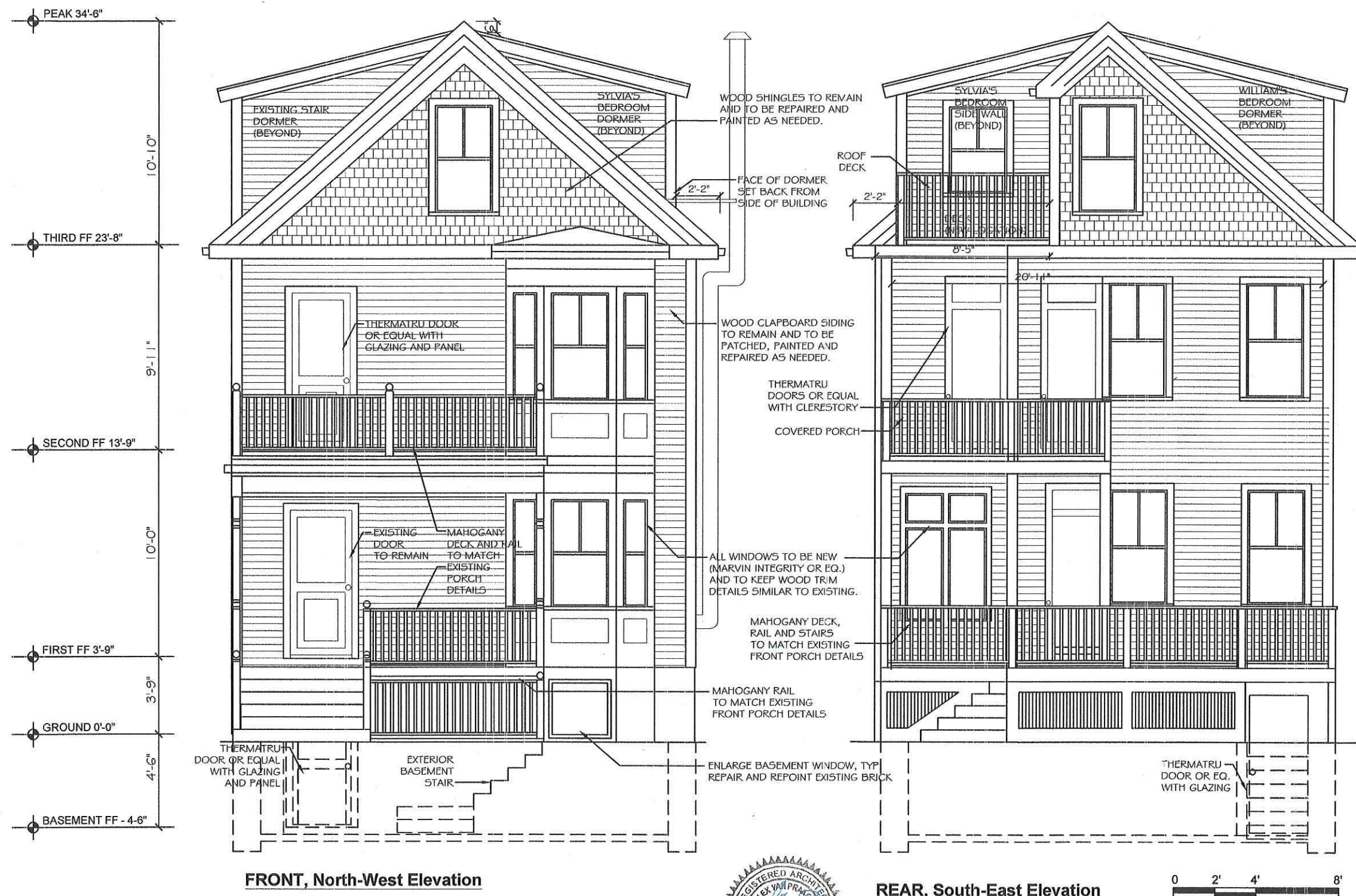
Rev 1: 03/22/18  
Rev 2: 05/22/18  
Rev 3: 06/12/18

**ACVP Design**

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

Page Number:

**A2.2**





PROJECT: **66 Antrim**

DRAWING: **Proposed NE-Side Elevation**

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

Page Number:

**A2.4**

Site Location:

66 Antrim St  
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

66 Antrim St

BZA-Approved

Permit Set 10/30/17

Rev 1: 03/22/18

Rev 2: 05/22/18

Rev 3: 06/12/18

**ACVP Design**

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alexvanpraagh@yahoo.com

Page Number:

**A2.4**

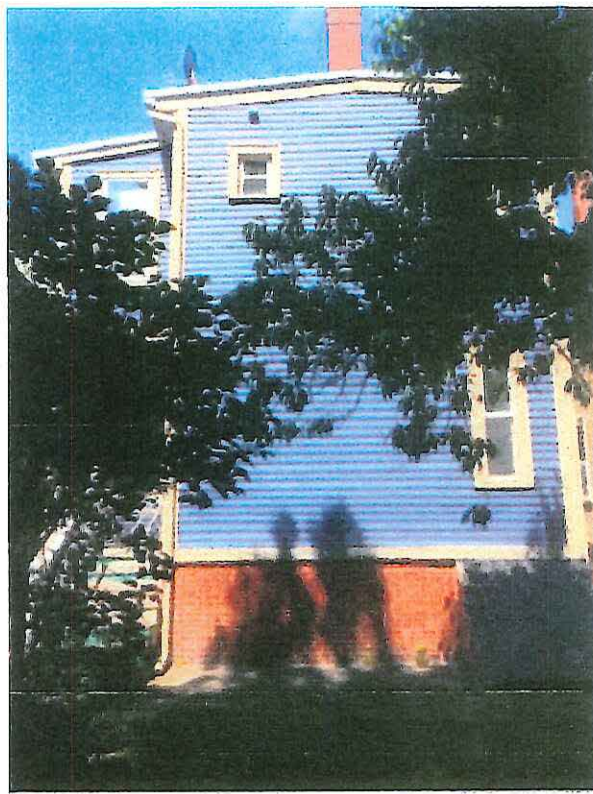


**SIDE, North-East Elevation**





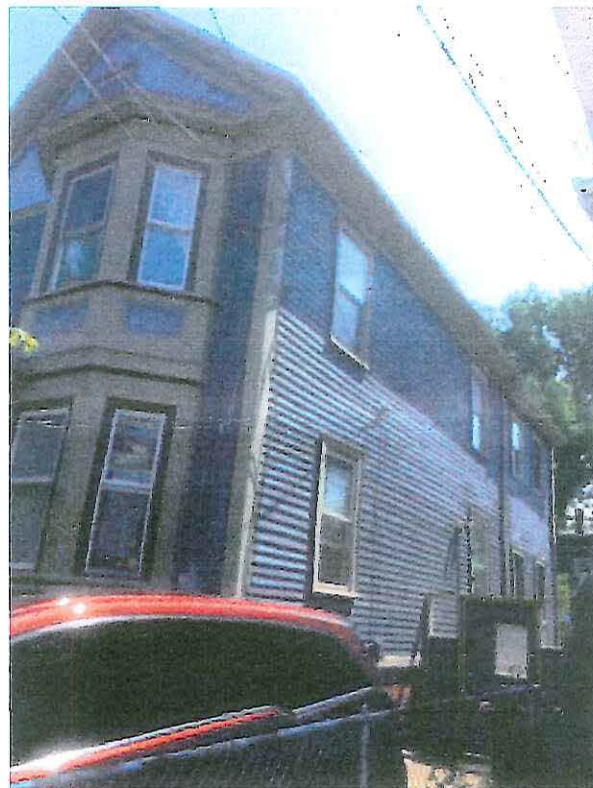
Front



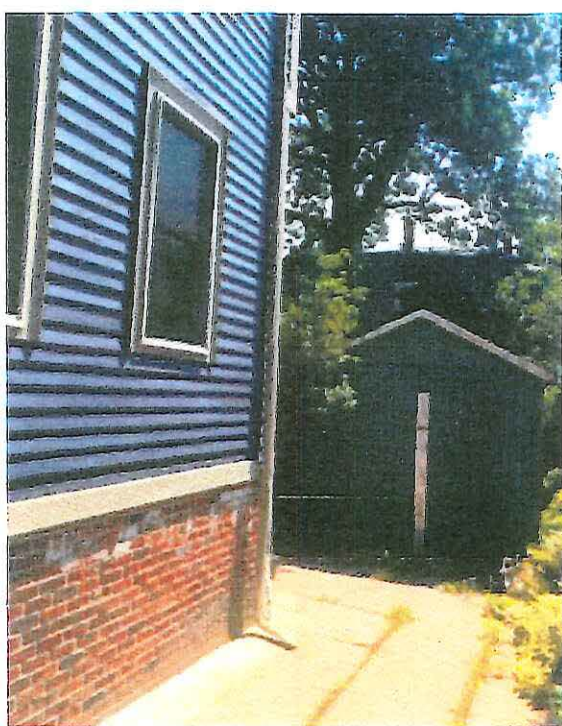
Rear



North East Side with Dormer



South West Side

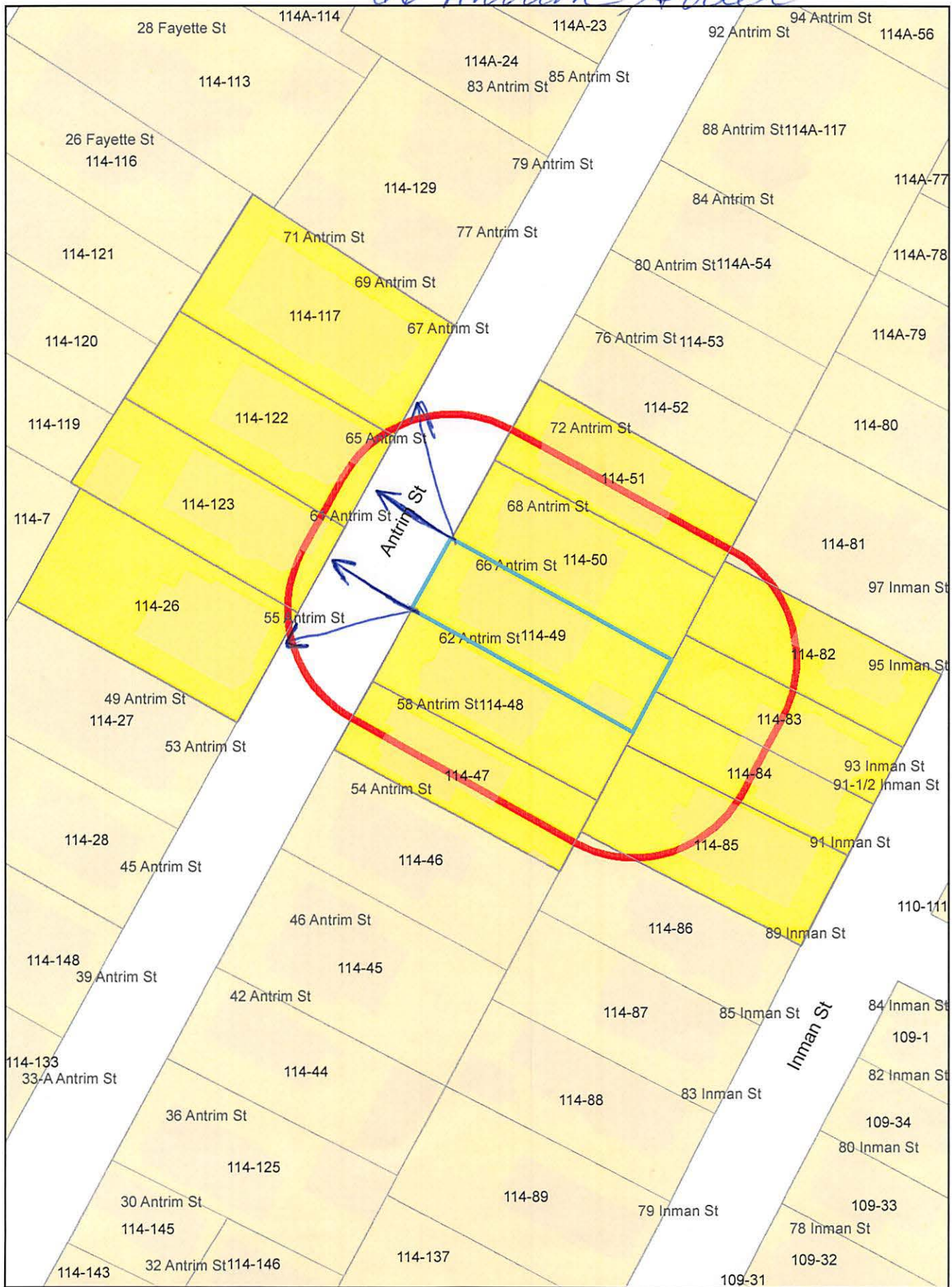


Driveway and Metal Garage

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



66 Antrim Street



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

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

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

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MORSE, ELAINE SHIRLEY  
95 INMAN STREET  
CAMBRIDGE, MA 02139

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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

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PAULY, ANN  
67 ANTRIM ST.  
CAMBRIDGE, MA 02139

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

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

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

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SPYROPOULOS, EVAGELOS &  
SPYROPOULOS, ELEFThERIA, TRUSTEES  
THE SPYROPOULOS REALTY TRUST  
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ARLINGTON, MA 02474

114-51  
JUDITH A. DEPONTBRIAND &  
JOHN E. MARTIN JR.  
74 ANTRIM ST., #1  
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SHOLL, LYNETTE MARIE & SAMIR ALI BUKHARI  
72-74 ANTRIM ST., UNIT #2  
CAMBRIDGE, MA 02139

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

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122712, LLC  
126 PROSPECT ST.  
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