



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

BZA APPLICATION FORM

Plan No: BZA-017303-2020

GENERAL INFORMATION

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

Special Permit: ✓ Variance: ✓ Appeal:

PETITIONER: Ben Gersten & Emma Gersten

PETITIONER'S ADDRESS: 35-37 Magee road Cambridge, MA 02139

LOCATION OF PROPERTY: 6 Goodman Rd Cambridge, MA 02139

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

REASON FOR PETITION:

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special Permit: New & Relocated fenestration on non-conforming elevations including window wells

Variance: Create new 15' dormer (+106 sf added)

SECTIONS OF ZONING ORDINANCE CITED:

Article <u>5.000</u>	Section <u>5.31 (Table of Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Non-Conforming Structures).</u>
Article <u>8.000</u>	Section <u>8.22.2.C (Non-Conforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>
Article <u>10.000</u>	Section <u>10.40 (Special Permit).</u>

Original Signature(s):

Emma Gersten

(Petitioner(s) / Owner)

EMMA GERSTEN

(Print Name)

Address:

35 Magee St.
Cambridge, Ma 02139

Tel. No.:

617-6533366

E-Mail Address:

m02139@comcast.net

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 EMMA I. GERSTEN

(OWNER)

Address: 6-8 Goodman Rd 2nd fl. Cambridge


State that I/We own the property located at 6-8 Goodman Rd, Cambridge, Ma 02139
which is the subject of this zoning application.

The record title of this property is in the name of Benjamin A. Gersten and Emma I. Gersten

*Pursuant to a deed of duly recorded in the date 9/16/2019, Middlesex South
County Registry of Deeds at Book 73288, Page 252; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____



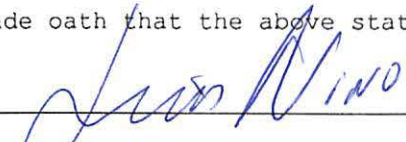
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name EMMA I GERSTEN personally appeared before me,
this 24 of JUNE, 2020, and made oath that the above statement is true.

My commission expires 06/2026



Notary
(Notary Public)
Notary Public
Commonwealth of Massachusetts
My Commission Expires Mar. 06, 2026

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

AMMA I GERSTEN

6-8 Goodman St. 1st Fl. Cambridge

6-8 Goodman St. Cambridge, MA 02139

Benjamin A. Gersten and Emma I. Gersten

2/16/2019
12:25

12:25



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 relief requested is minor in nature (106 sf). A literal enforcement of the ordinance would prevent the owner from bringing this house, which predates the ordinance, up to 21st century standards of living.

- 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 non-conforming house sits in disrepair and is located within the Mid-Cambridge Neighborhood Conservation District. The shape of the lot and the nature of the existing structure that needs to be preserved combine to create a hardship for which relief is requested to build in the rear of the property.

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

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

The relief is minor, located near the rear of the property and compliant for setbacks. The proposed project is appropriately scaled for the historic street.

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

The relief requested is minor in nature and specific to this structure and will result in a condition that is congruous with its surrounding structures.

*** 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 6 Goodman Rd Cambridge, MA 02139
(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 special permit relief for new / relocated windows in a wall nonconforming for setback does not create any further violation of the dimensional requirements of Article 5.
- 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:
The special permit request is for fenestration changes only. The granting of the special permit will not cause a change to traffic or existing traffic patterns.
- 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 proposed project will have no adverse impact on adjacent uses. The use of the property as two family is consistent with surrounding structures and the zoning district.
- 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 proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.
- 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 use is unchanged and consistent with the integrity of this district.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: KBA Architecture **PRESENT USE/OCCUPANCY:** 2 Family
LOCATION: 6 Goodman Rd Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** unchanged

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2725	3077	2438	(max.)
<u>LOT AREA:</u>		3250	unchanged	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.84	.94	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1625	unchanged	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50'	unchanged	50'	(min.)
	DEPTH	65'	unchanged	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0.6'	unchanged	10'	(min.)
	REAR	7.8'	unchanged	20'	(min.)
	LEFT SIDE	5.6'	unchanged	12.2'	(min.)
	RIGHT SIDE	19.9'	unchanged	12.2'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	29'	unchanged	35'	(max.)
	LENGTH	56.6'	unchanged	n/a	
	WIDTH	24.7'	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0% / 16%	unchanged	15% / 30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	unchanged	2	(max.)
<u>NO. OF PARKING SPACES:</u>		2	unchanged	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		0.5'	unchanged	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.

Existing Residential 2 Family woodframe structure with detached concrete block 2 car garage

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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MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
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617 349-6100

BZA APPLICATION FORM

GENERAL INFORMATION

2020 JUL 16 PM 2:50
Plan No: BZA-017303-2020
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Dormer

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Original Signature(s) :

Emma Gersten
(Petitioner(s) / Owner)

EMMA GERSTEN
(Print Name)

Address :

35 Magee St.
Cambridge, Ma 02139

Tel. No. :

617-6533366

E-Mail Address :

ma02139@comcast.net

Date : _____

6-8 GOODMAN ROAD

BZA APPLICATION

06.26.20

MID CAMBRIDGE
NCD

THIS PROJECT RECEIVED A CERTIFICATE OF
APPROPRIATENESS FROM THE MCNCD ON
FEBRUARU 3, 202 CASE NUMBER: MC 5862

BZA SUMMARY

- SPECIAL PERMIT
- ALTER WINDOWS ON NON-CONFORMING
ELEVATIONS FOR BASEMENT EGRESS,
INCLUDING WINDOW WELLS
 - NEW WIDOWS IN NON-CONFORMING
ELEVATIONS

- VARIANCE
- CREATE NEW 15' DORMER (+106 SF ADDED)

- AS OF RIGHT
- ENCLOSE EXISTING COVERED 1ST FLOOR
PORCHES (FRONT & REAR) NO NEW GFA
CREATED.

TABLE OF CONTENTS	
#	Sheet Name
B000	COVER
B001	OPEN SPACE DIAGRAM & PLOT PLAN
B010	GFA AREA DIAGRAMS
B101	EXISTING AND PROPOSED 3rd FLOOR PLANS
B201	EXISTING & PROPOSED ELEVATIONS
B202	EXISTING & PROPOSED ELEVATIONS

OWNER

BEN GERSTEN & EMMA GERSTEN
35-37 MAGEE STREET
CAMBRIDGE MA 02139

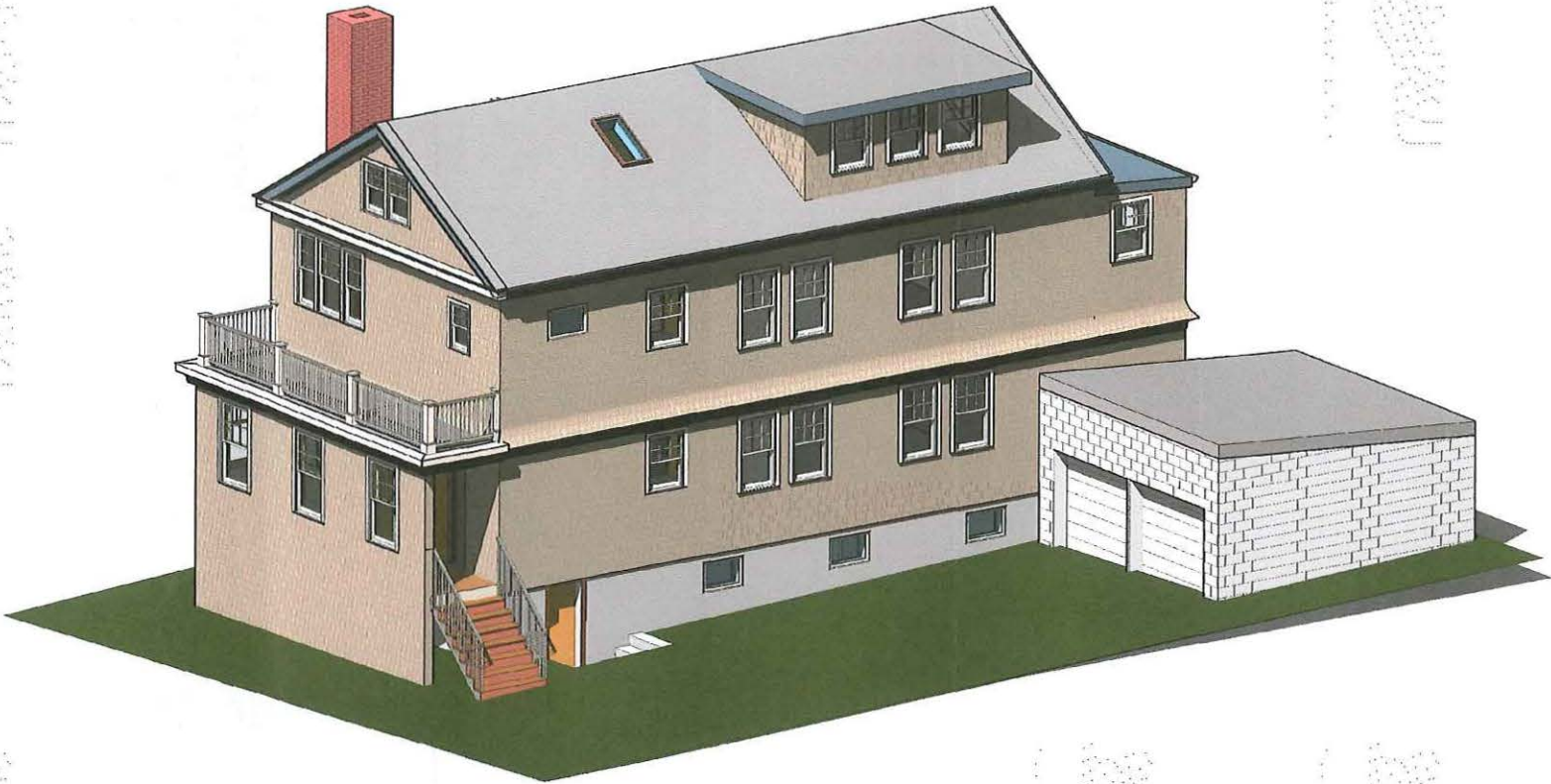
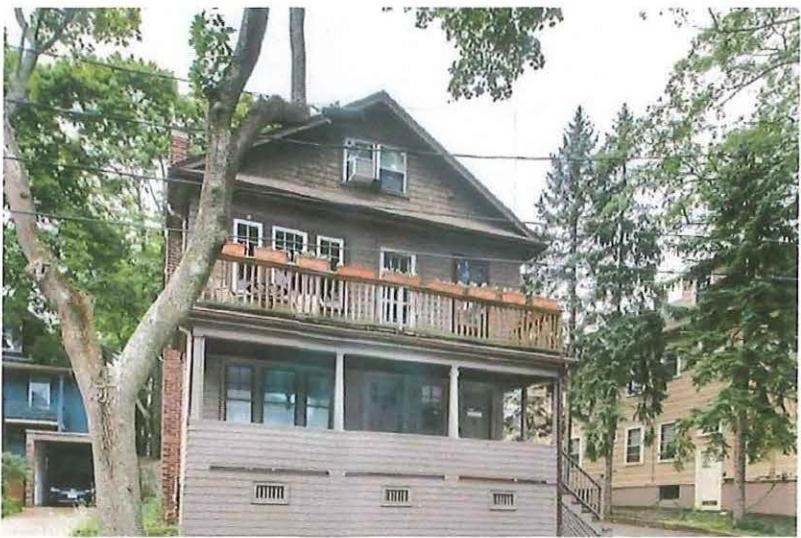
ARCHITECT

KELLY BOUCHER
ARCHITECTURE
561 LEXINGTON ST
WALTHAM, MA 02452
(617) 827-3527

www.boucherarchitecture.com

SURVEYOR

PAUL FINOCCHIO,
PLS
PJF & ASSOCIATES
4 HIGHLAND AVE
WAKEFIELD, MA
(781) 883-5473



No.	Description	Date

stamp

client
BEN GERSTEN &
EMMA GERSTEN
35-37 MAGEE STREET
CAMBRIDGE MA 02139

title
COVER
project
6-8 GOODMAN ROAD



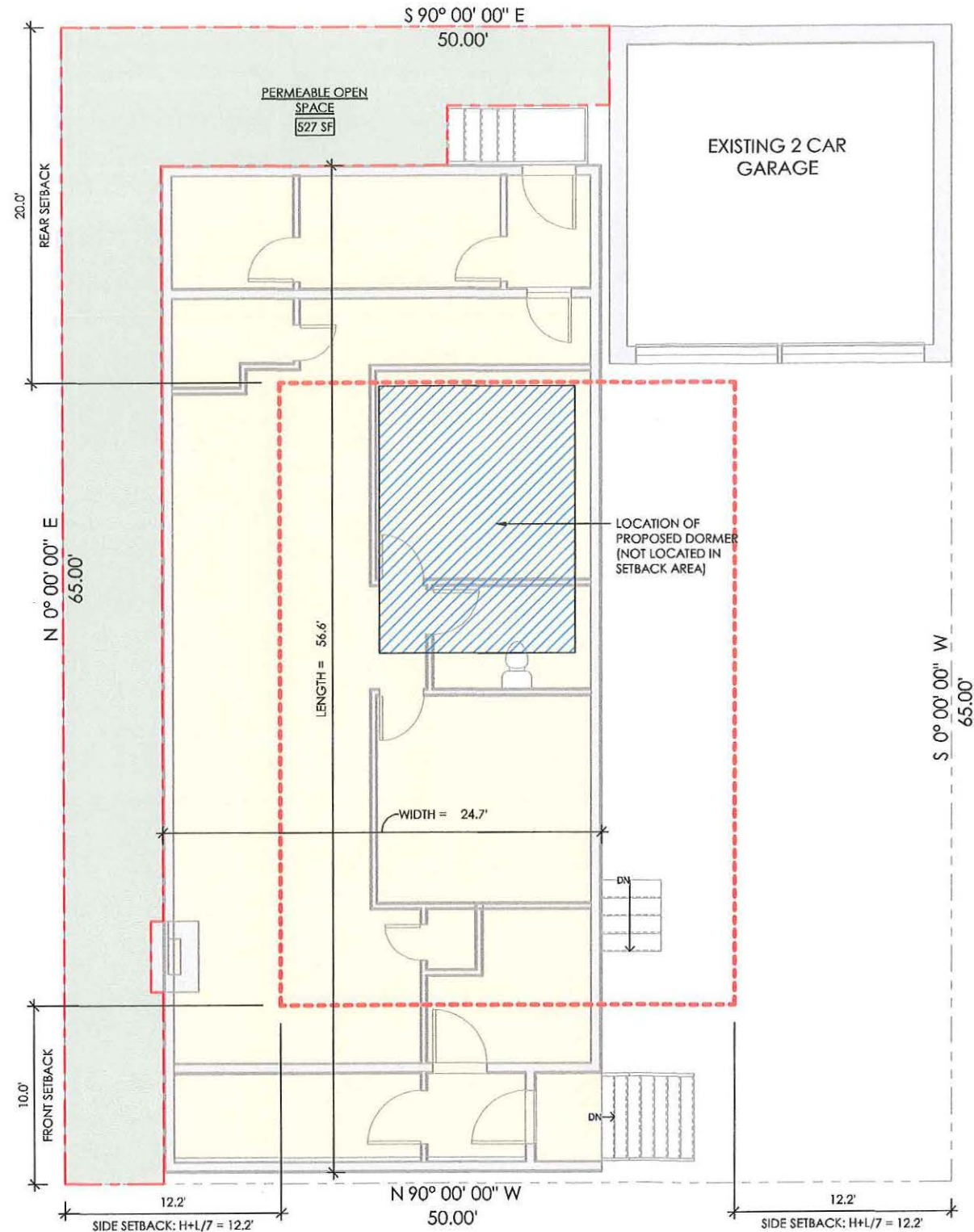
job number 20-013

scale

date issued 06.26.20

BZA APPLICATION

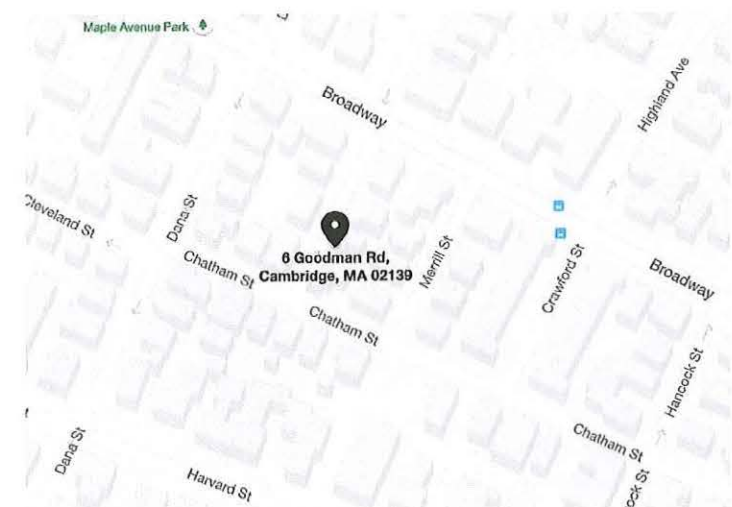
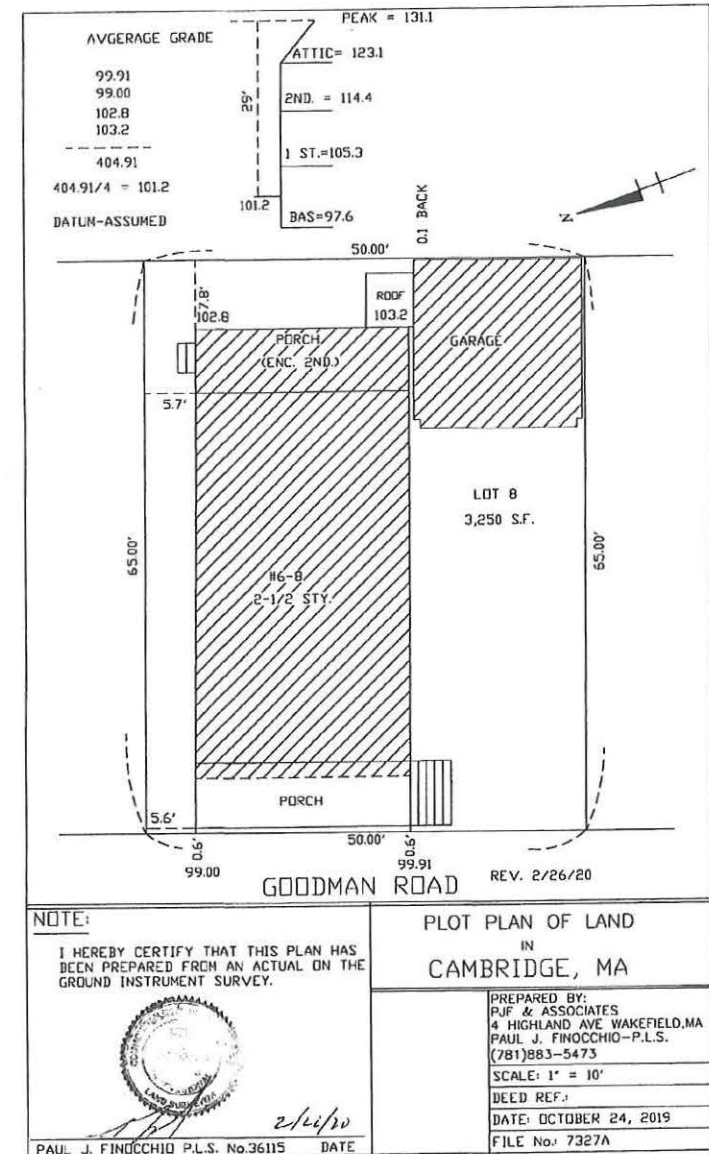
sheet no.
B000



① OPEN SPACE DIAGRAM
1/4" = 1'-0"

OPEN SPACE CALCULATIONS		
LOT AREA	3250 SF	
<u>REQUIRED OPEN SPACE</u>		
PERCENTAGE LOT AREA	30%	(3250×0.3) 975 SF
MIN USEABLE OPEN SPACE	15%	(3250×0.15) 487.5 SF
<u>PROVIDED OPEN SPACE (EXISTING, UNCHANGED)</u>		
TOTAL OPEN SPACE	527 SF	
PERCENTAGE LOT AREA	16%	
PRIVATE OPEN SPACE	0%	(MIN. 15'X15')
PERMEABLE OPEN SPACE	16%	

OPEN SPACE DIAGRAM	
Name	Area
PERMEABLE OPEN SPACE	527 SF



No.	Description	Date

stamp

client
**BEN GERSTEN &
EMMA GERSTEN**
35-37 MAGEE STREET
CAMBRIDGE MA 02139

title
OPEN SPACE DIAGRAM & PLOT PLAN

project
6-8 GOODMAN ROAD



job number 20-013

scale 1/4" = 1'-0"

date issued 06.26.20

BZA APPLICATION

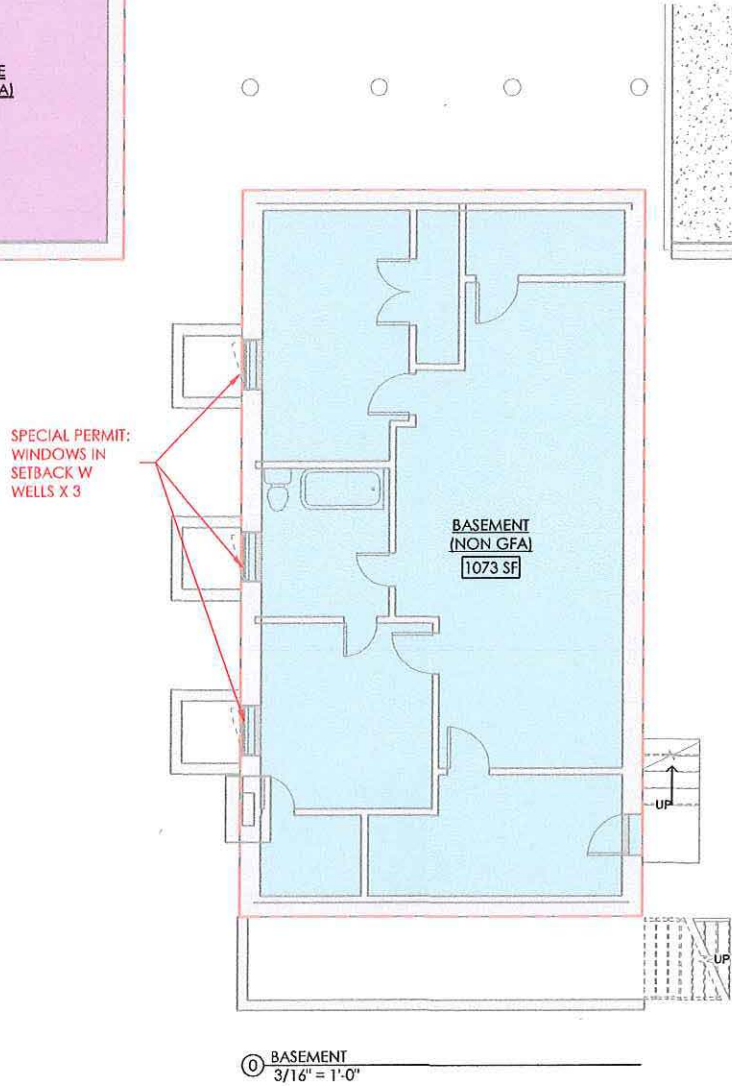
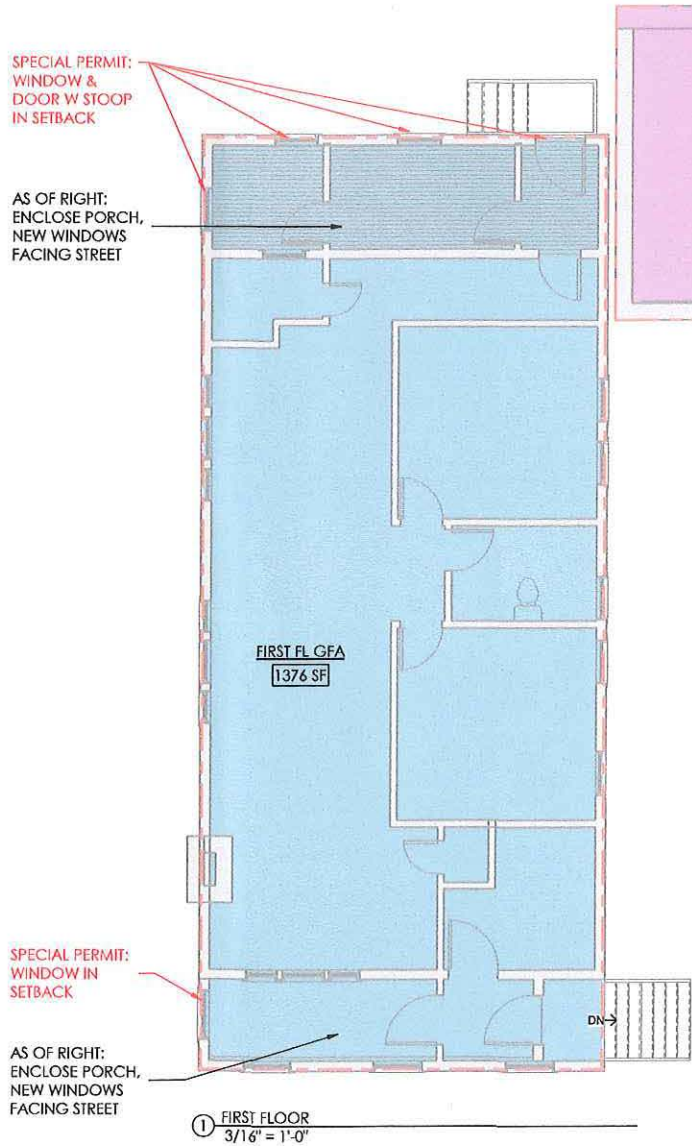
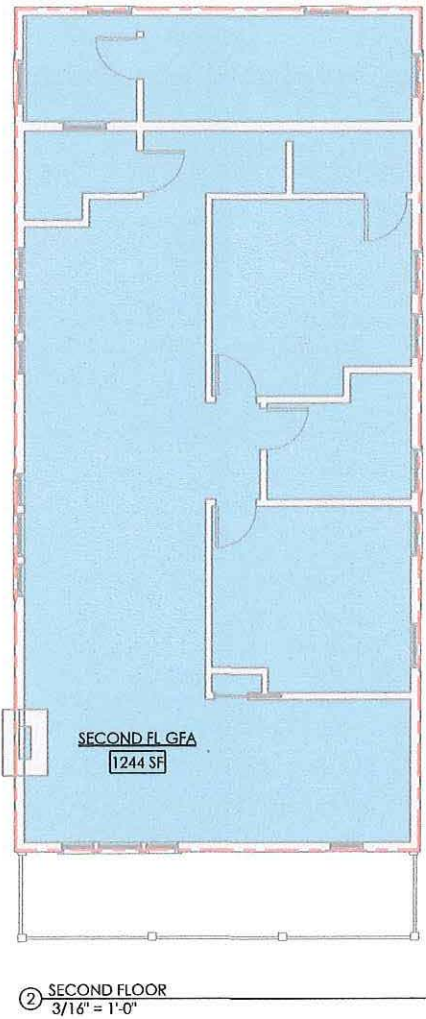
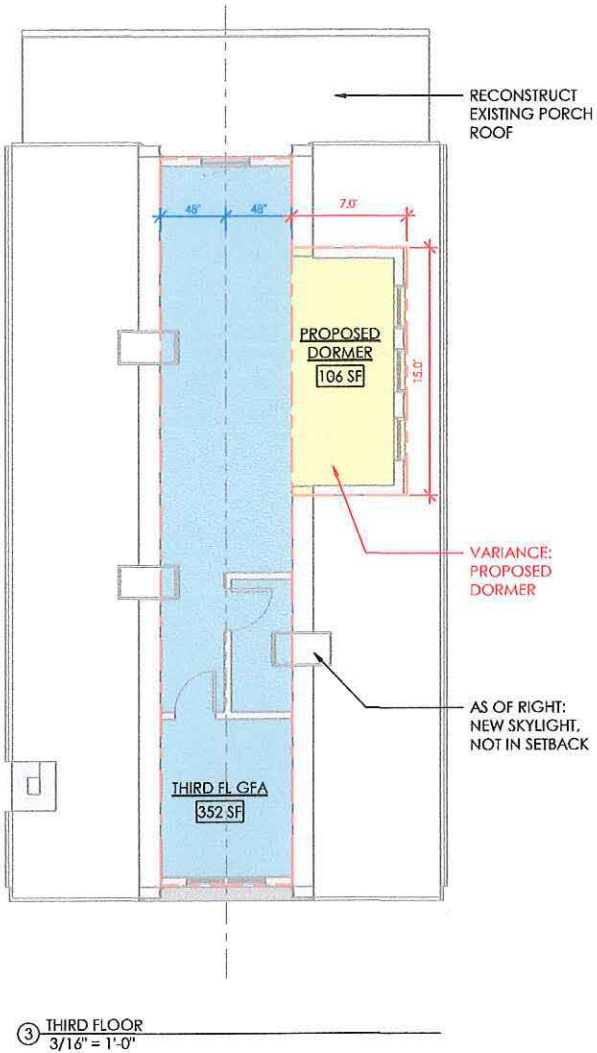
sheet no.
B001

DIMENSIONAL FORM

LOCATION: 6-8 GOODMAN ROAD, CAMBRIDGE MA
ZONE: RES C-1
PRESENT USE/OCCUPANCY: TWO FAMILY
REQUESTED OCCUPANCY: UNCHANGED

	EXISTING	PROPOSED	ORDINANCE	
LOT SIZE:	3,250	Unchanged	5000	Existing Non-Conforming
GROSS FLOOR AREA				
EXIST. BUILDING	2,725	0	N/A	
NEW CONSTRUCTION	0	106	N/A	
TOTAL GFA		3,077	2,438	By Variance
FLOOR AREA RATIO	.84	.94	.75	By Variance
LOT AREA PER DWELLING UNIT	1,625	Unchanged	1,500	Complies
NO. OF D.U.	2	Unchanged	2	Complies
SIZE OF LOT:				
WIDTH	50'	Unchanged	50'	Complies
LENGTH	65'	Unchanged	N/A	
BUILDING - SIZE:				
BUILDING HEIGHT	29'	Unchanged	35'	Complies
BUILDING LENGTH	56.6'	Unchanged	N/A	
BUILDING WIDTH	24.7'	Unchanged	N/A	
BUILDING - SETBACKS:				
FRONT	0.6'	Unchanged	14.2' (H+L/6)	Existing Non-Conforming
REAR	7.8'	Unchanged	20'	Existing Non-Conforming
LEFT SIDE	5.6'	Unchanged	12.2' (H+L/7)	Existing Non-Conforming
RIGHT SIDE	19.9'	Unchanged	12.2' (H+L/7)	Complies
DISTANCE BETWEEN STRUCTURES	0.5'	Unchanged	10'	Existing Non-Conforming
TOTAL OPEN SPACE	560 SF	Unchanged	975 SF	Existing Non-Conforming
PERCENTAGE LOT AREA	16%	Unchanged	30%	Existing Non-Conforming
PRIVATE OPEN SPACE	0%	Unchanged	15%	Existing Non-Conforming
PERMEABLE OPEN SPACE	16%	Unchanged	15%	Complies
NO. OF PARKING SPACES:	2	2	2	Complies

Area Schedule (GFA EXISTING)	
Name	Area
FIRST FL GFA	1376 SF
GARAGE (NON GFA)	366 SF
PROPOSED DORMER	106 SF
SECOND FL GFA	1244 SF
THIRD FL GFA	352 SF
Grand total: 5	3443 SF



No.	Description	Date

stamp

client
BEN GERSTEN &
EMMA GERSTEN
35-37 MAGEE STREET
CAMBRIDGE MA 02139

title
GFA AREA DIAGRAMS
project
6-8 GOODMAN ROAD

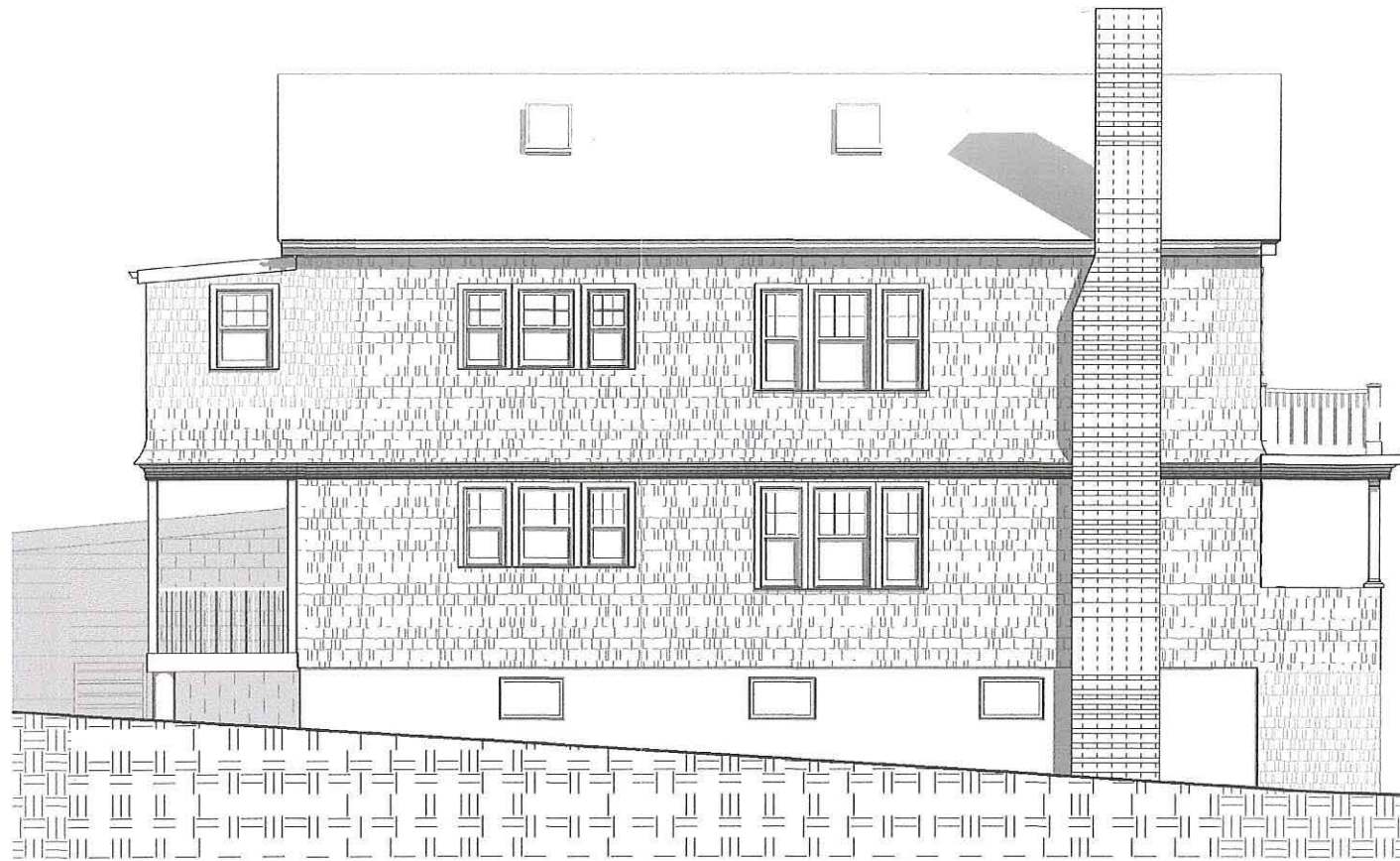
K B A
K B A ARCHITECTURE
1451 BROADWAY, 10TH FLOOR
NEW YORK, NY 10019
PHONE: (212) 691-2200

job number 20-013

scale As indicated

date issued 06.26.20
BZA APPLICATION

Sheet no.
B010



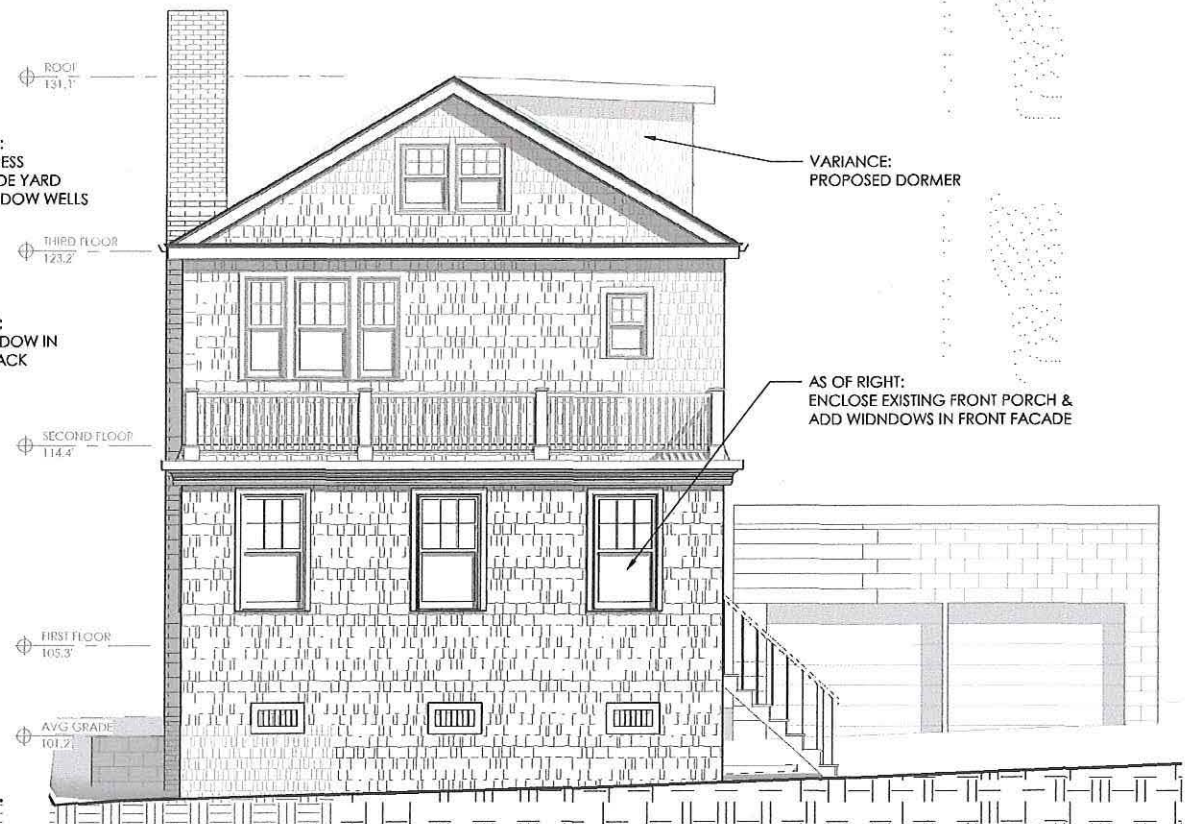
④ EXISTING WEST ELEVATION (LEFT SIDE)
1/4" = 1'-0"



③ EXISTING SOUTH ELEVATION (FRONT)
1/4" = 1'-0"



② PROPOSED WEST ELEVATION (LEFT SIDE)
1/4" = 1'-0"



① PROPOSED SOUTH ELEVATION (FRONT)
1/4" = 1'-0"

No.	Description	Date

stamp

client
BEN GERSTEN &
EMMA GERSTEN
35-37 MAGEE STREET
CAMBRIDGE MA 02139

title
EXISTING & PROPOSED ELEVATIONS
project
6-8 GOODMAN ROAD



job number 20-013

scale 1/4" = 1'-0"

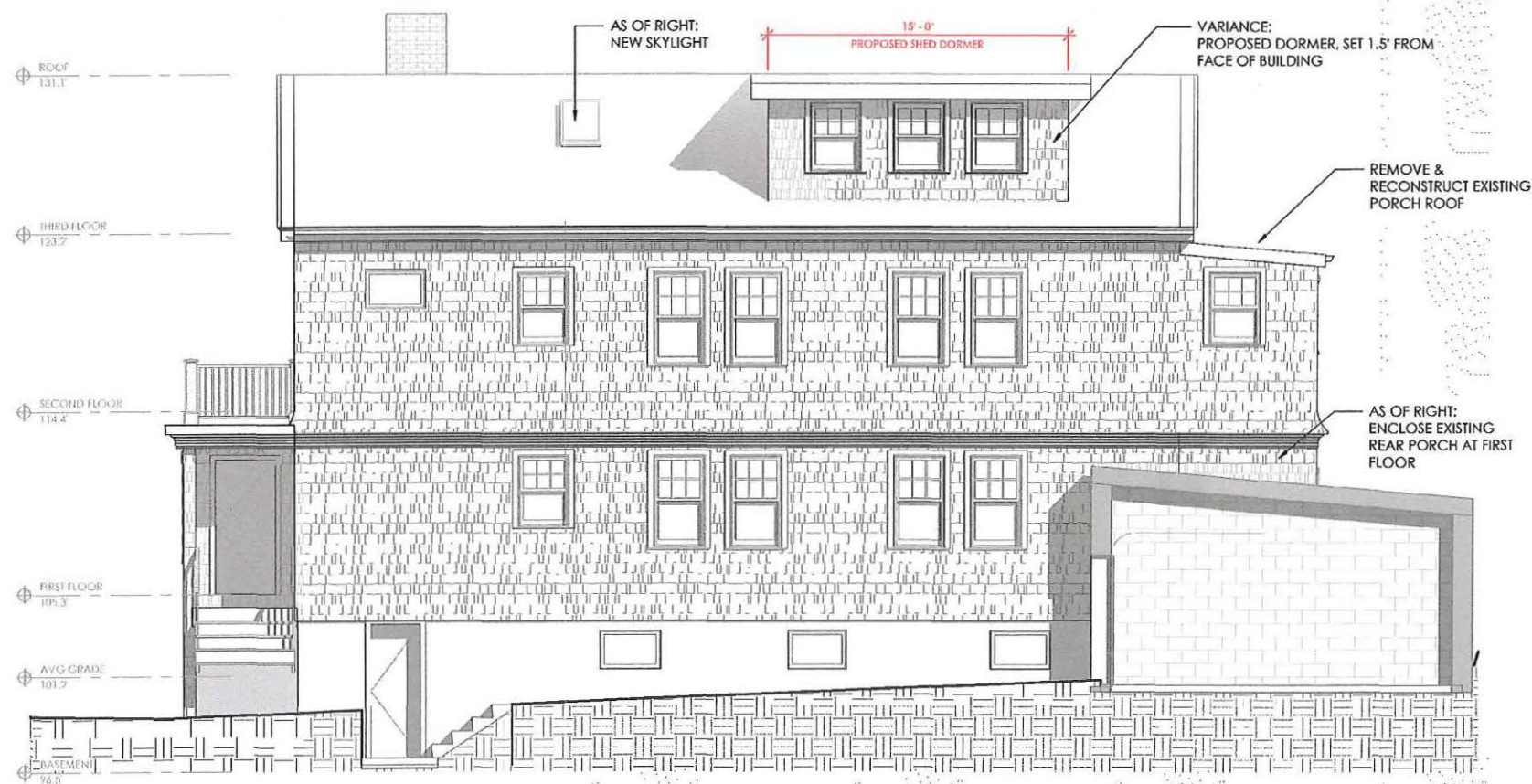
date issued 06.26.20

BZA APPLICATION

Sheet no.
B201



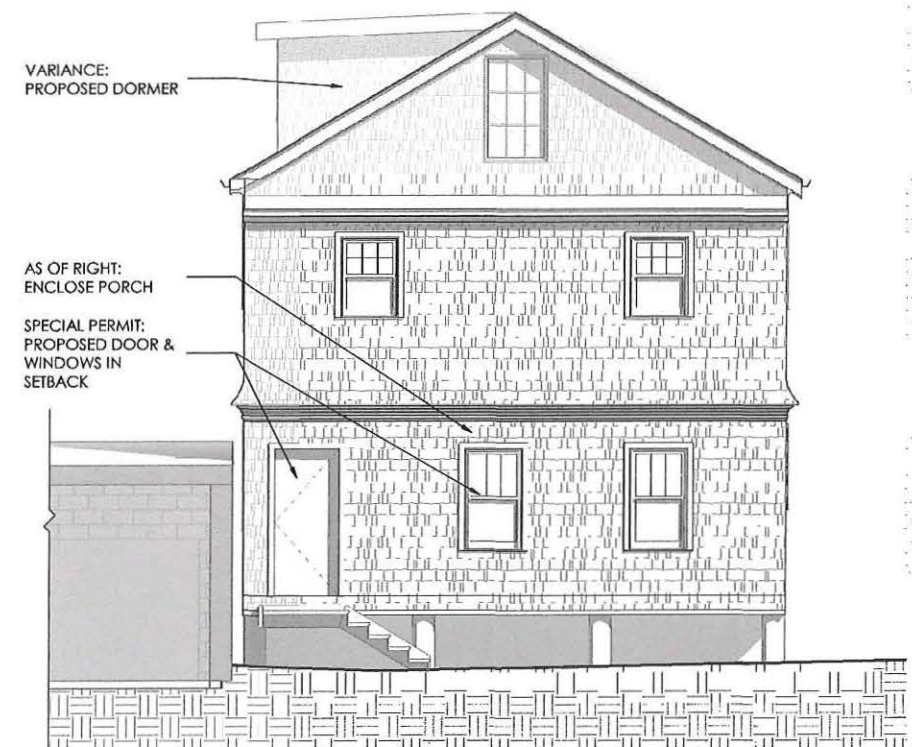
④ EXISTING EAST ELEVATION (DRIVEWAY SIDE)
1/4" = 1'-0"



② PROPOSED EAST ELEVATION (DRIVEWAY SIDE)
1/4" = 1'-0"



③ EXISTING NORTH ELEVATION (REAR)
1/4" = 1'-0"



① PROPOSED NORTH ELEVATION (REAR)
1/4" = 1'-0"

No.	Description	Date

stamp

client
BEN GERSTEN &
EMMA GERSTEN
35-37 MAGEE STREET
CAMBRIDGE MA 02139

title
EXISTING & PROPOSED ELEVATIONS

project
6-8 GOODMAN ROAD



job number 20-013

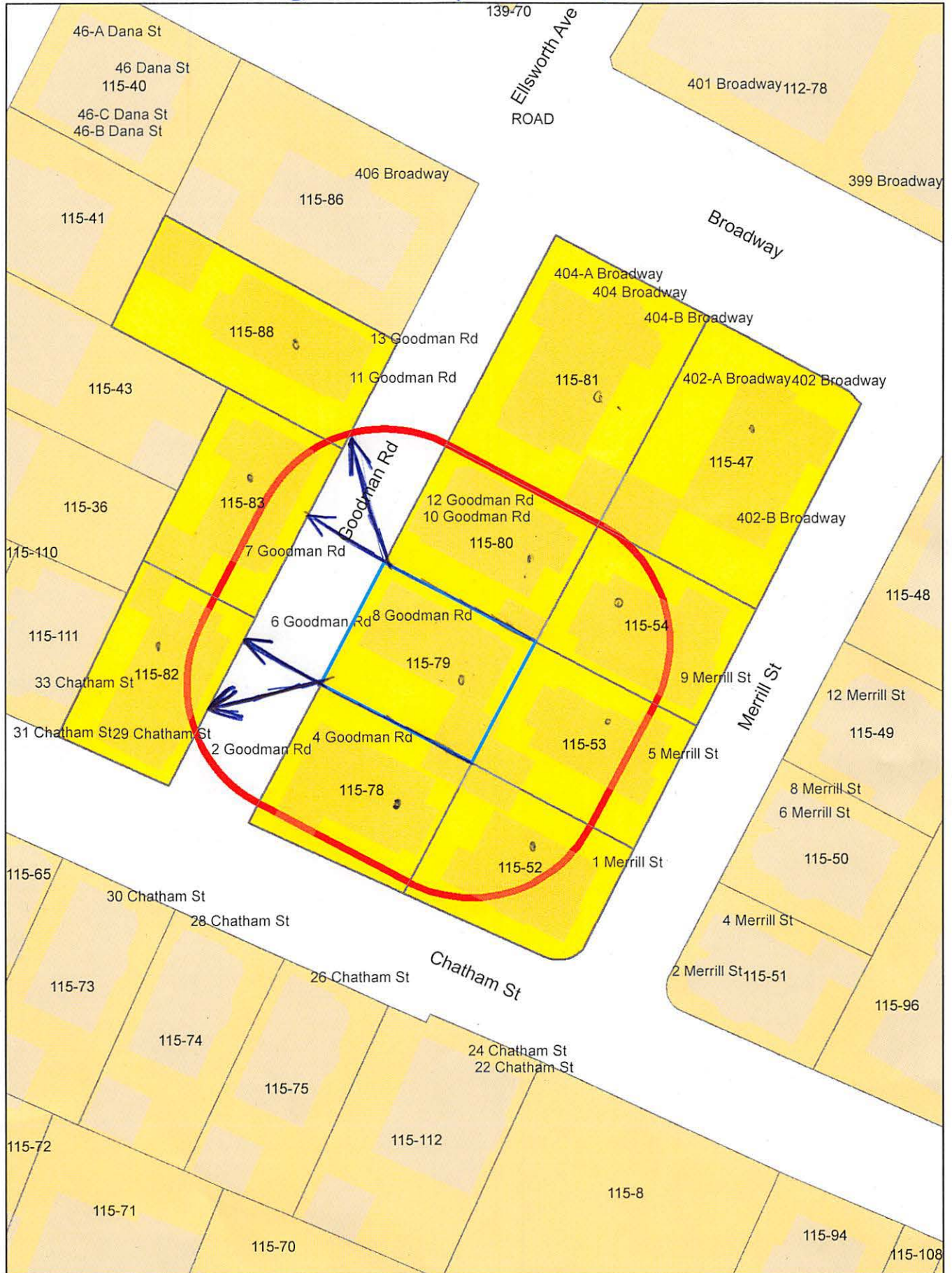
scale 1/4" = 1'-0"

date issued: 06.26.20
BZA APPLICATION

Sheet no.
B202

6/26/2020 1:33:29 PM

6 Goodman Road



6 Goodman Rd.

Petitioner
BEN GERSTEN &
EMMA GERSTEN
35-37 MAGEE ROAD
CAMBRIDGE, MA 02139

115-78
EDER, GAY
2-4 GOODMAN RD #1
CAMBRIDGE, MA 02139

115-52
WALKER, NOAH W. & SARA V. DEWEY
1 MERRILL ST., #1
CAMBRIDGE, MA 02139

115-52
WOLFE, GAVRIEL B. & VICTORIA STEINBERG
1 MERRILL ST. UNIT#2
CAMBRIDGE, MA 02139

115-54
BERGER, ALAN,
TR. OF ALAN BERGER FAMILY TRUST
9 MERRILL ST
CAMBRIDGE, MA 02139-1610

KBA ARCHITECTURE
C/O KELLY BOUCHER
561 LEXINGTON STREET
WALTHAM, MA 02452

115-80
TURKO-BODROCK, JARYNA,
TRUSTEE PHILLIP BODROCK, TRUSTEE
10 GOODMAN RD
CAMBRIDGE, MA 02139

115-81
SHAPIRO, DEBRA
404A BROADWAY
CAMBRIDGE, MA 02139

115-81
FULCI, GIULIA
404 BROADWAY UNIT #404
CAMBRIDGE, MA 02139

115-82
FERNANDES, MARIA E.
31 CHATHAM ST
CAMBRIDGE, MA 02139-1630

115-81
FULCI, GIULIA
404 BROADWAY
CAMBRIDGE, MA 02139

115-88
STATHOPOULOS, MARY & ANASTASIA STAMATELOS,
ANTHONY P. & JAMES C.
CITY OF CAMBRIDGE TAX TITLE
11-13 ROBT. E. GOODMAN RD.
CAMBRIDGE, MA 02139

115-53
BRANSFORD, ROBERT M,
TR. SEVEN MERRILL STREET REALTY TRUST
406 HIGHLAND AVE
WINCHESTER, MA 01890

115-83
QUAN, YOW & BO YING
9 ROBERT E GOODMAN RD
CAMBRIDGE, MA 02139

115-47
BRANLEY, KEVIN & BRIAN BRANLEY
TRUSTEE OF 402 TRUST
402 BROADWAY
CAMBRIDGE, MA 02139

115-79
GERSTEN, BENJAMIN A.. & EMMA I. GERSTEN
8 GOODMAN RD
CAMBRIDGE, MA 02139

115-52
DORNE VIRGINIA L
1 MERRILL ST UNIT #3
CAMBRIDGE, MA 02139

115-78
LITTENBERG, RONNIE A. PHILIP M. BROWN
2-4 GOODMAN RD., #2
CAMBRIDGE, MA 02139