



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021-037-8 AM 10:31
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 143405

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Jeffrey & Abigail Gordon C/O Scott Vaughn - Vaughn Associates, Inc.

PETITIONER'S ADDRESS: 1 Mifflin Place, Cambridge, MA 02138

LOCATION OF PROPERTY: 6 Porter Cir, Cambridge, MA

TYPE OF OCCUPANCY: Two family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of Carport to protect car from falling ice/snow from roof. Portions of the proposed work are within the front, side, and rear yard setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

SCOTT VAUGHN

(Print Name)

Address:

Tel. No. 617-776-6333

E-Mail Address: smvaughn@verizon.net

Date: 10/6/2021

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 Jeff & Abby Gordon
(OWNER)

Address: 6 Porter Circle, Camb, MA 02140

State that I/We own the property located at 5-6 Porter Circle which is the subject of this zoning application.

The record title of this property is in the name of Jeffrey & Abigail Gordon

*Pursuant to a deed of duly recorded in the date 6/14/2018, Middlesex South County Registry of Deeds at Book 71102, Page 446; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Jeffrey A Gordon
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

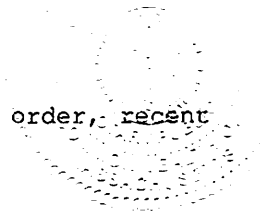
The above-name Jeffrey A Gordon personally appeared before me, this 14 of August, 2021, and made oath that the above statement is true.

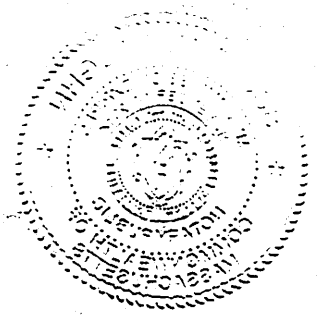
[Signature] Notary

My commission expires 11/14/2021 (Notary Seal).

Scott M. Vaughn
NOTARY PUBLIC
Commonwealth Of Massachusetts
My Commission Expires 11/14/2021

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





Scott M. Wiggins
NOTARY PUBLIC
Commission Expires 11/15/2014

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:

On going damage to parked car from falling ice and snow.

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 by not affecting generally the zoning district in which it is located for the following reasons:

Slope of roof above parking space and/or location of solar panels above parking space.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The carport has been designed with the minimum profile necessary to construct the work.

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

The proposed work will allow the ongoing use of an off street parking space, and there is no negative impact on the adjoining properties.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jeffrey & Abigail Gordon

Present Use/Occupancy: Two family

Location: 1 Mifflin Place

Zone: Residence B Zone

Phone: 617-776-6333

Requested Use/Occupancy: Two family

	<u>Existing</u>	<u>Requested</u>	<u>Ordinance</u>	
	<u>Conditions</u>	<u>Conditions</u>	<u>Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>	N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	36'	36'	50'	
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0	0	15'	
REAR	N/A	N/A	N/A	
LEFT SIDE	N/A	N/A	N/A	
RIGHT SIDE	10.33'	.25'	7.5'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	37.3'	N/A	35'	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	1	1	0	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

Describe where applicable, other occupancies on the 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'.

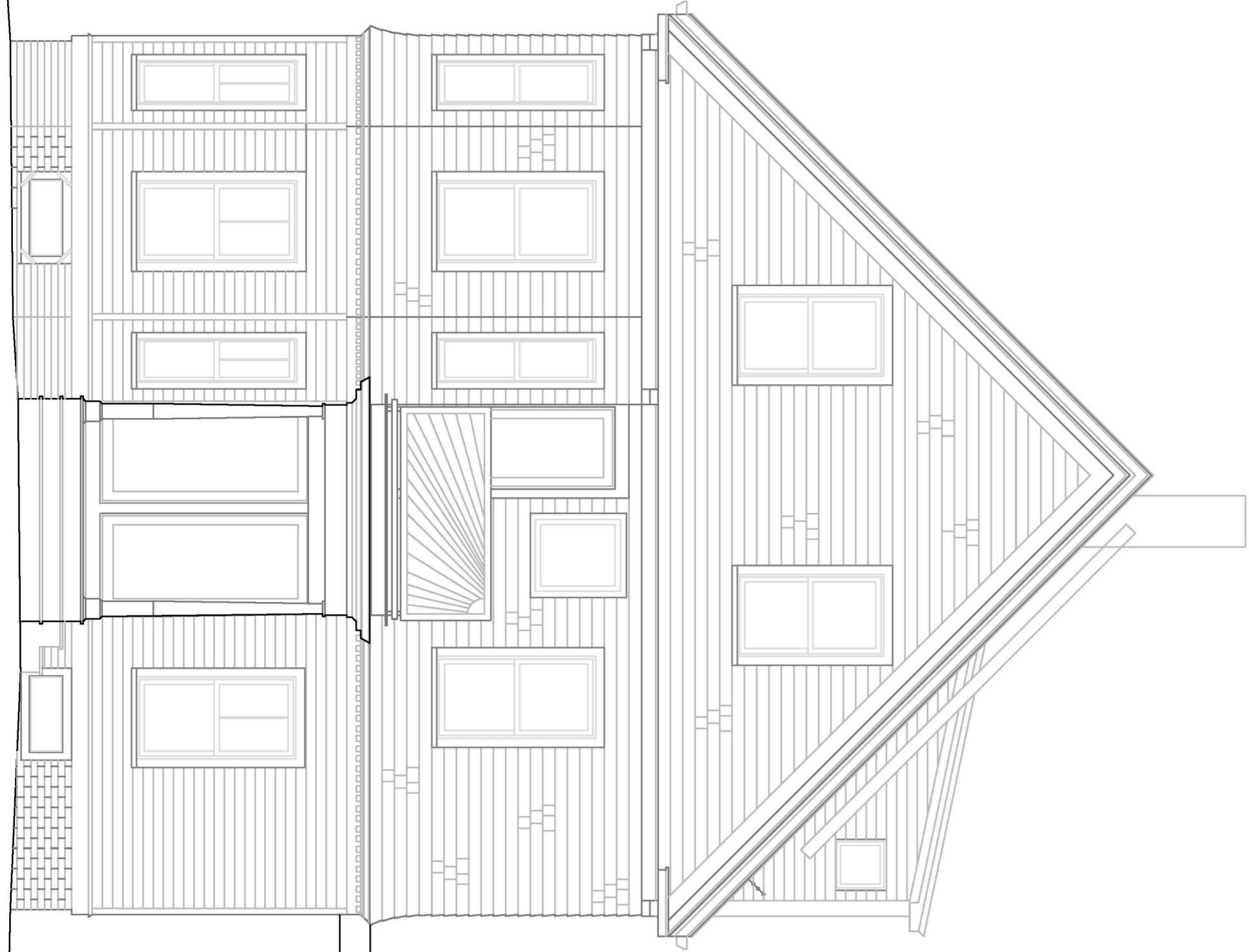
DIMENSIONAL FORM

Project Address: 6 Porter Circle

Application Date: 8 SEP 2021

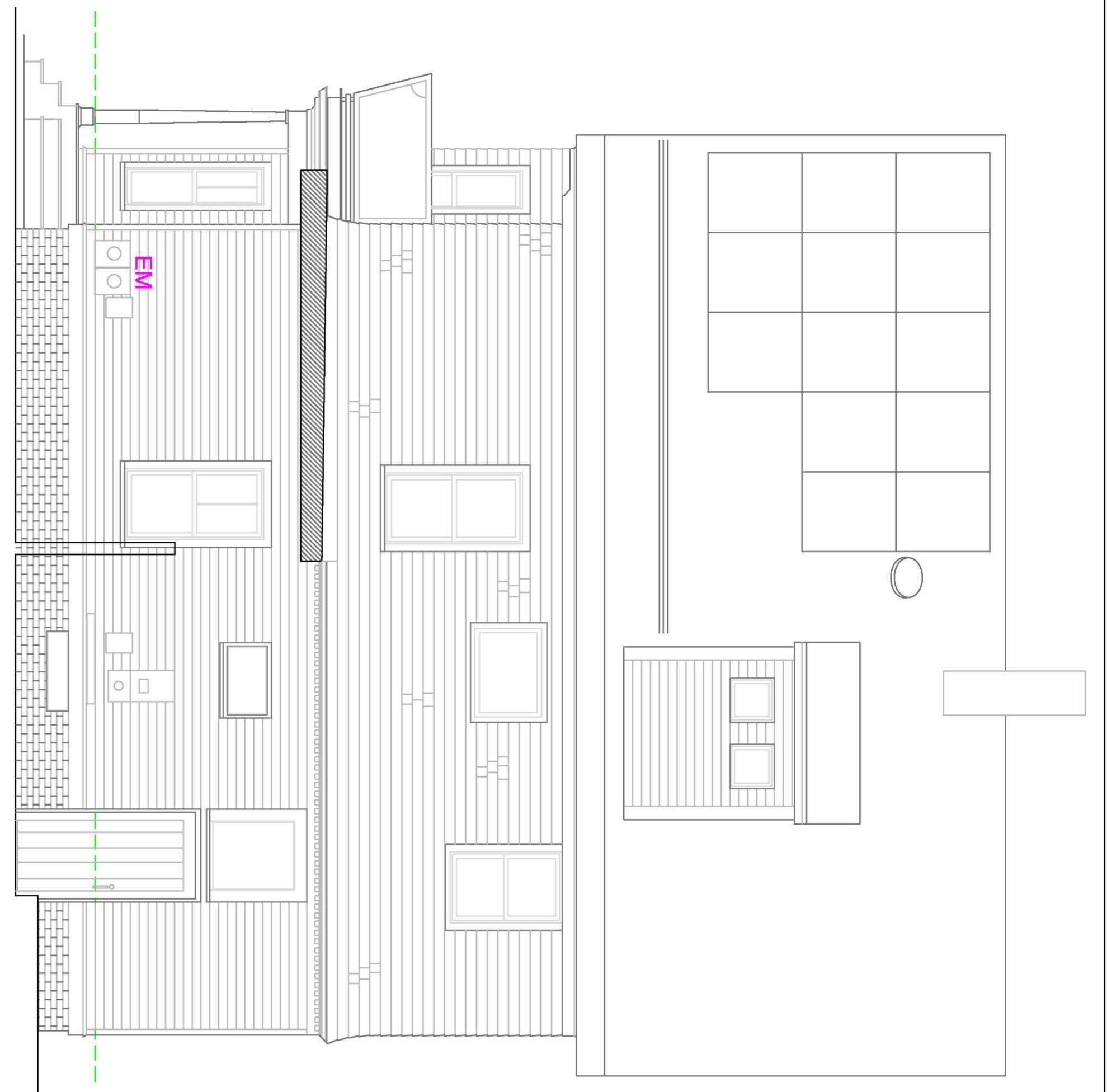
	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	2,250 SF	5,000 SF	No Change	
Lot Width (ft)	34'	50'	No Change	
Total Gross Floor Area (sq ft)	3,826 SF	1,150 SF	No Change	
Residential Base	2,341 SF		No Change	
Non-Residential Base	1,485 SF		No Change	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Floor Area Ratio	1.7	0.5	No Change	
Residential Base	1.04		No Change	
Non-Residential Base	0.66		No Change	
Inclusionary Housing Bonus	n/a	n/a	n/a	
Total Dwelling Units	2	2	2	
Base Units	2	2	2	
Inclusionary Bonus Units	0	0	0	
Base Lot Area / Unit (sq ft)	1,250 SF	2,500 SF	No Change	
Total Lot Area / Unit (sq ft)	1,250 SF	2,500 SF	No Change	
Building Height(s) (ft)	35' +/-	35' +/-	No Change	
Front Yard Setback (ft)	3.5'	15'	No Change	
Side Yard Setback (ft)	4.1'	7.5' / Sum 20'	No Change	
Side Yard Setback (ft)	10.4'	7.5' / Sum 20'	0.25'	
Rear Yard Setback (ft)	3.4'	25'	No Change	
Open Space (% of Lot Area)	64%	40%	50%	
Private Open Space	1,000 SF	50%	1,000 SF	
Permeable Open Space	775 SF	50%	775 SF	
Other Open Space (Specify)	350 SF parking		Carport	
Off-Street Parking Spaces	1	1	1	
Long-Term Bicycle Parking	0	0	0	
Short-Term Bicycle Parking	0	0	0	
Loading Bays	0	0	0	

Use space below and/or attached pages for additional notes:



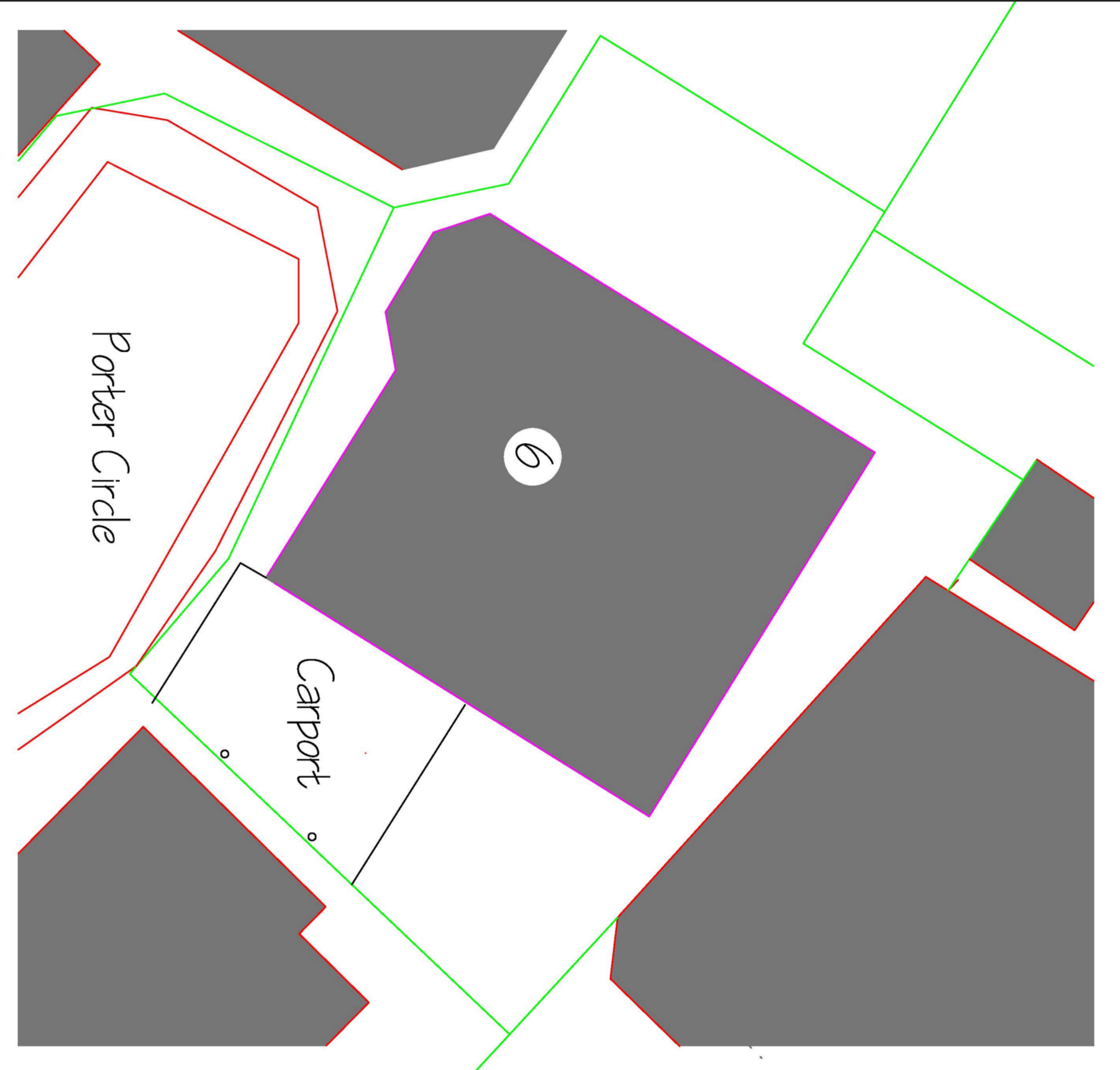
10'-10"

Property Line

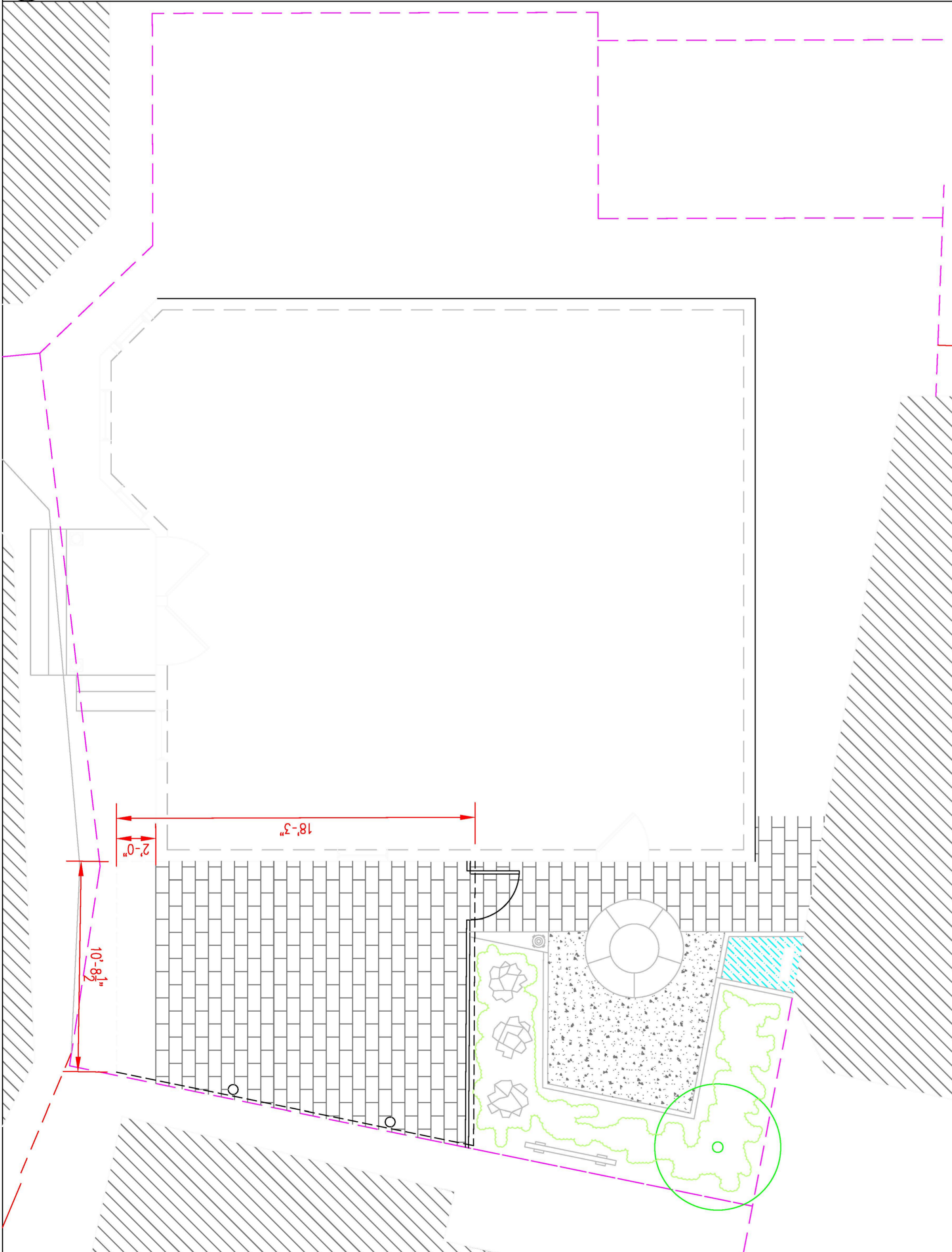


SECTION @ CARPORT

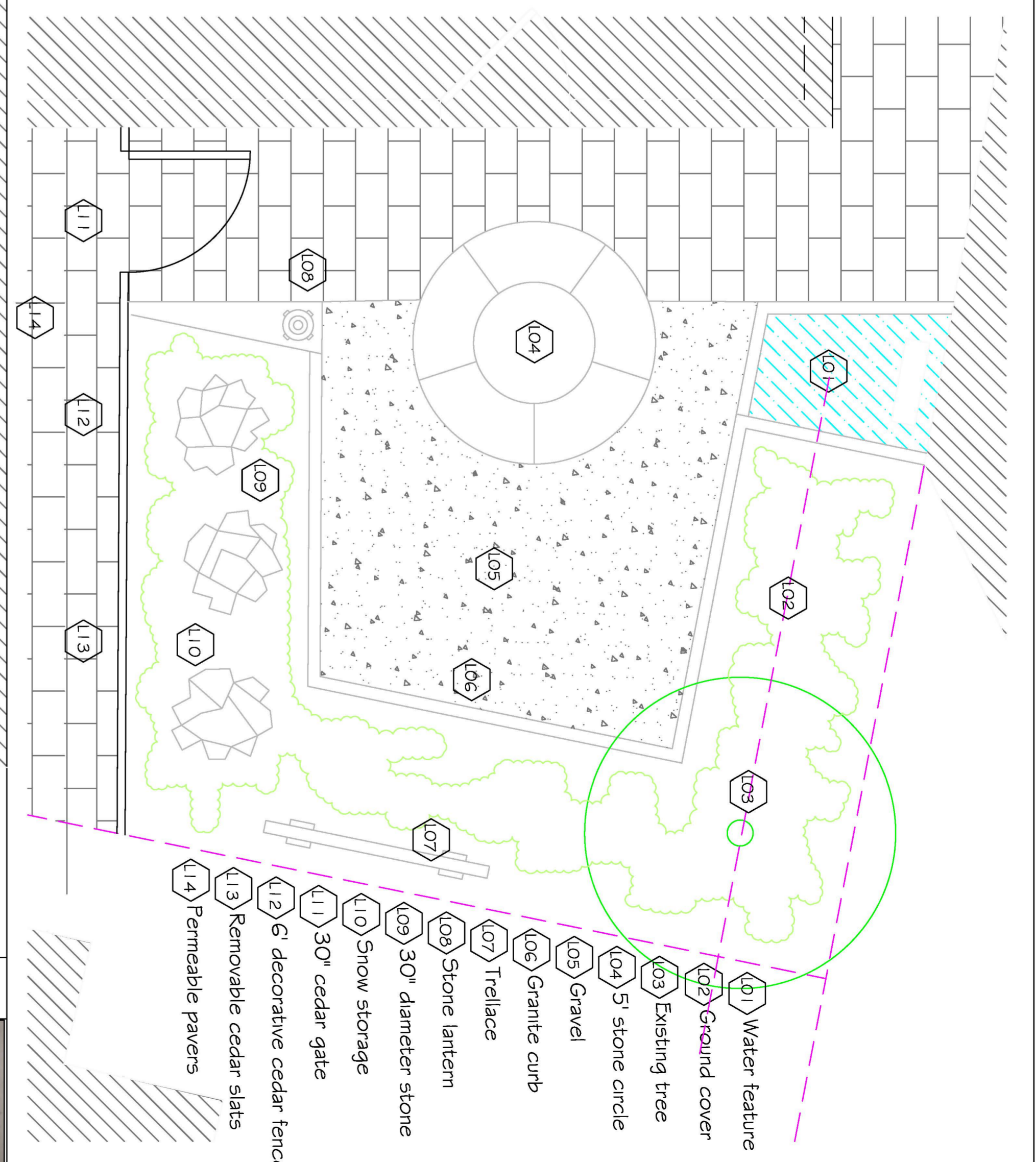
FRONT ELEVATION



LOCATION



CARPORT & GARDEN



GARDEN PLAN

PROJECT
Carport Addition
6 Porter Circle
Cambridge MA
7 September 2021

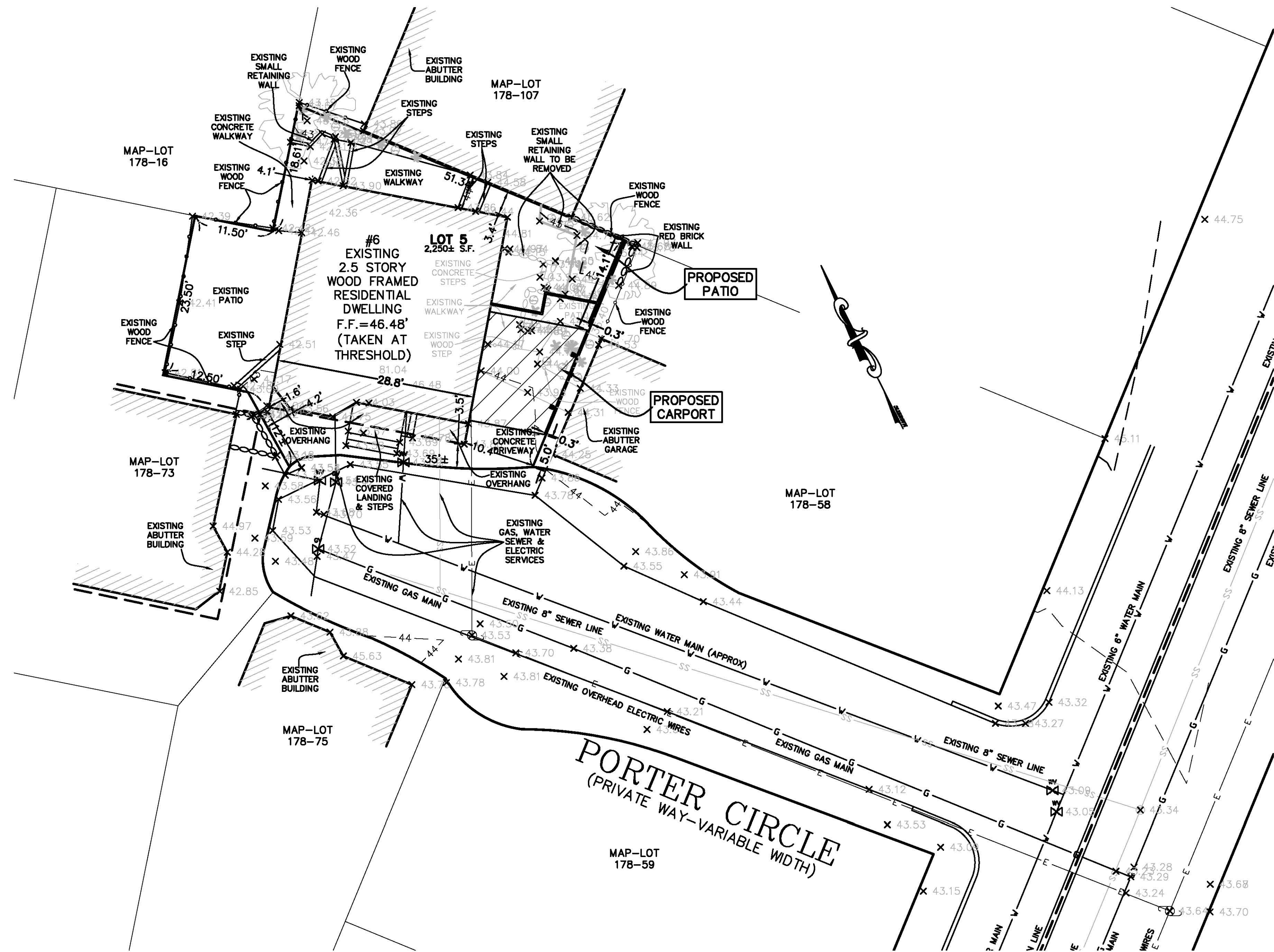
OWNER
Jeffery Gordon
6 Porter Circle
Cambridge MA

ARCHITECT
Scott Vaughn AIA
Vaughn Associates, Inc.
1 Mifflin Place, Suite 400
Cambridge MA 02138
www.vaughnassociates.com



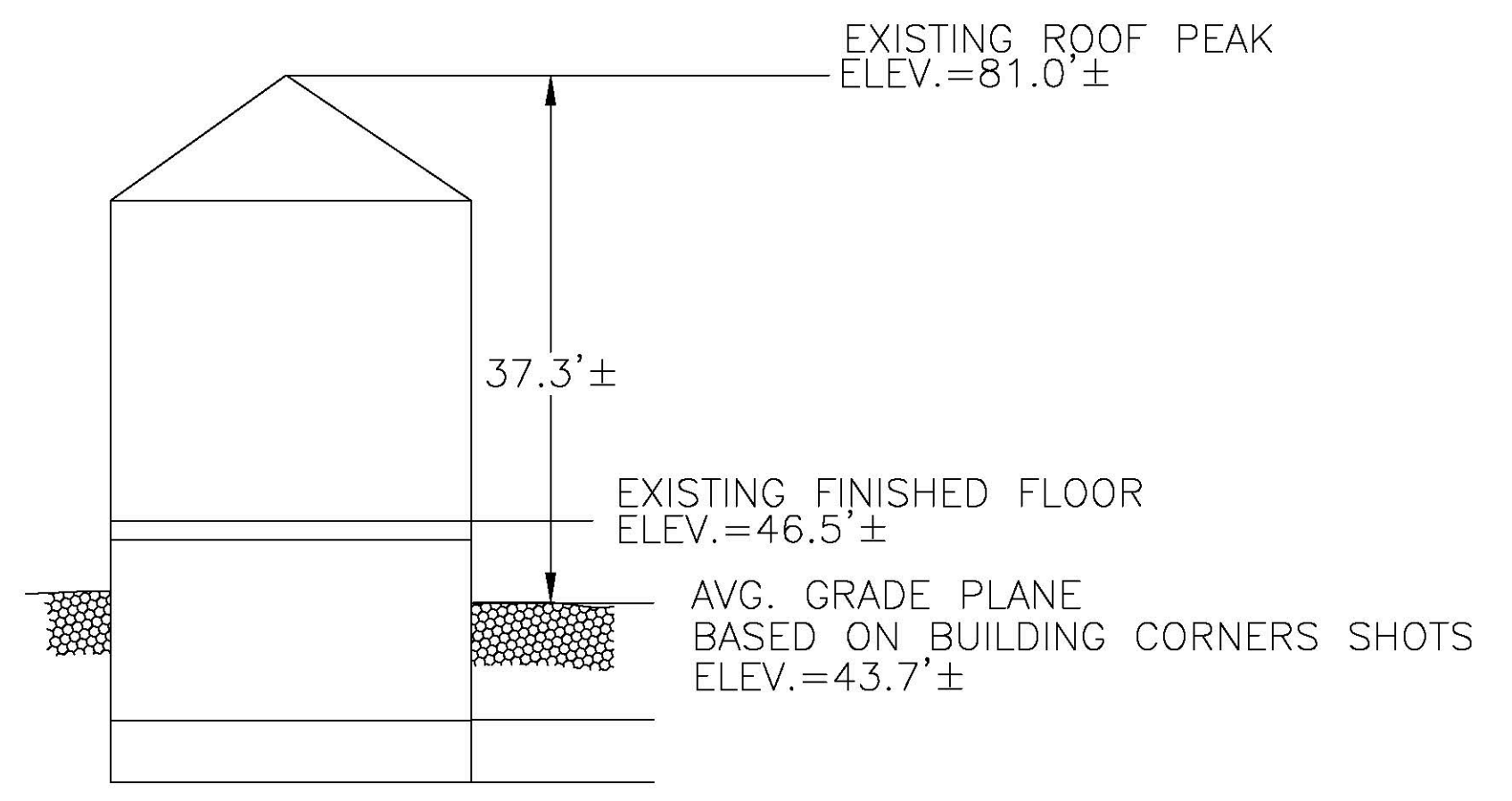
1/4" = 12"

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
V	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊕	TREE

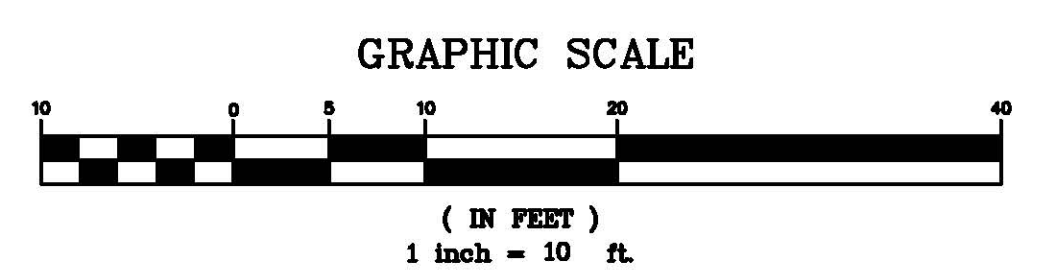


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 04/12/2021.
2. DEED REFERENCE : BOOK 71102, PAGE 446, PLAN REFERENCE: BOOK 117, PAGE 36, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0438E, PANEL NUMBER 0438E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE - B
9. ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.

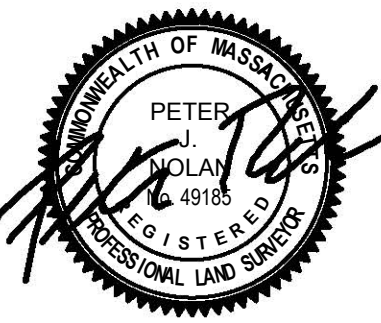


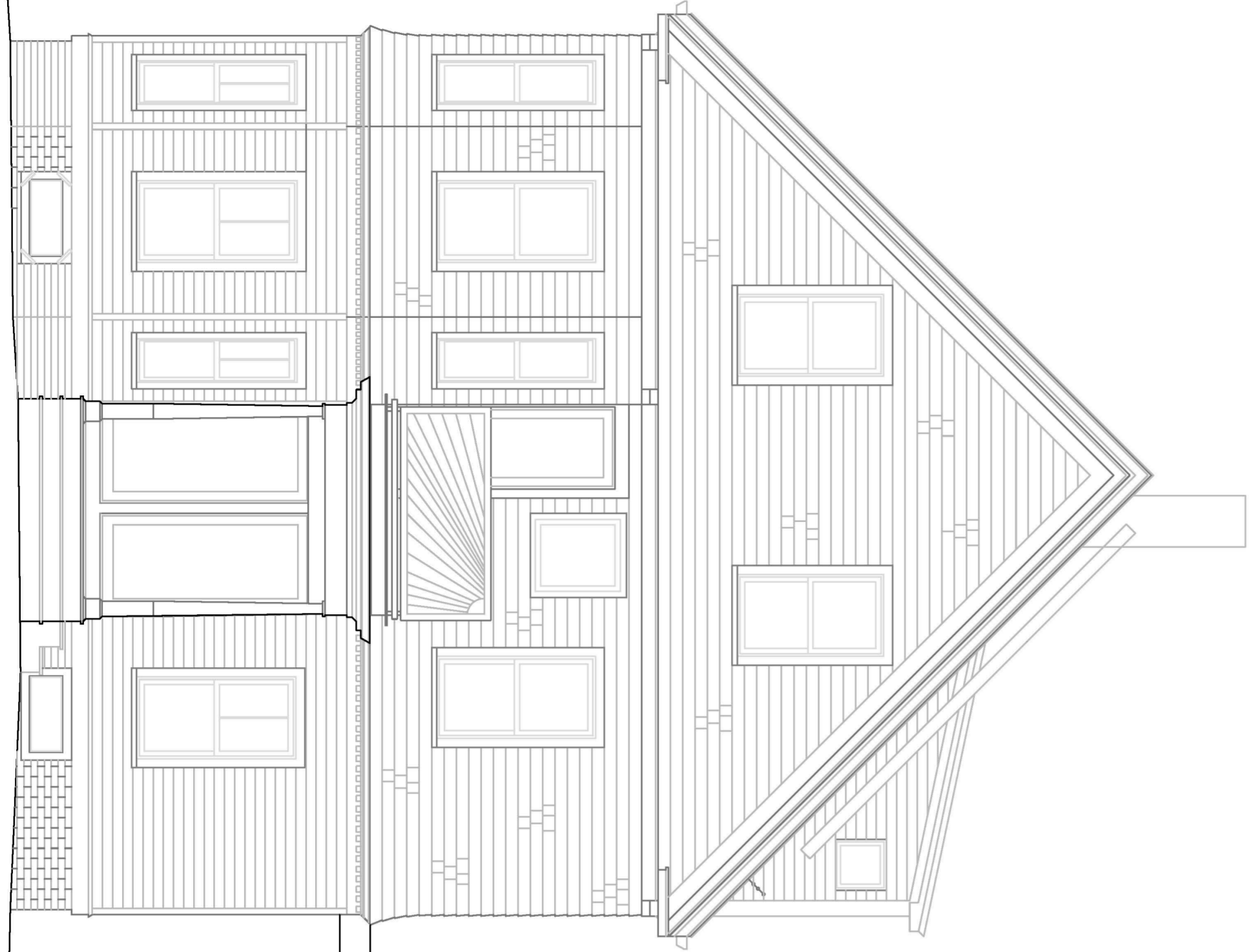
EXISTING PROFILE
NOT TO SCALE



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

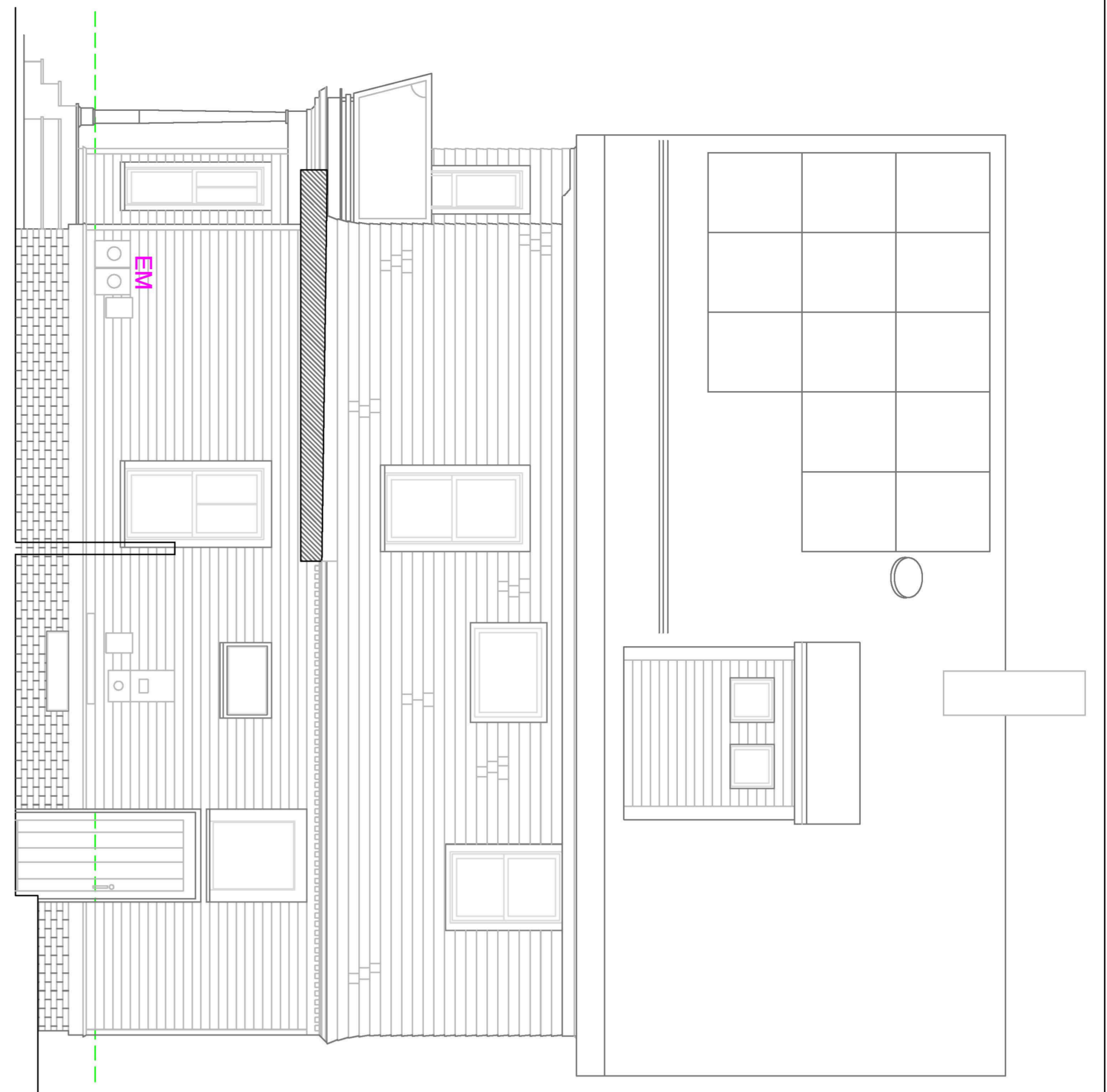
SCALE	1"=10'
DATE	8/10/2021
REV	DATE REVISION BY
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	6 PORTER CIRCLE CAMBRIDGE MASSACHUSETTS
DRAWN BY	HM
CHKD BY	PJN
APPD BY	PJN
PROPOSED PLOT PLAN	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO.	1





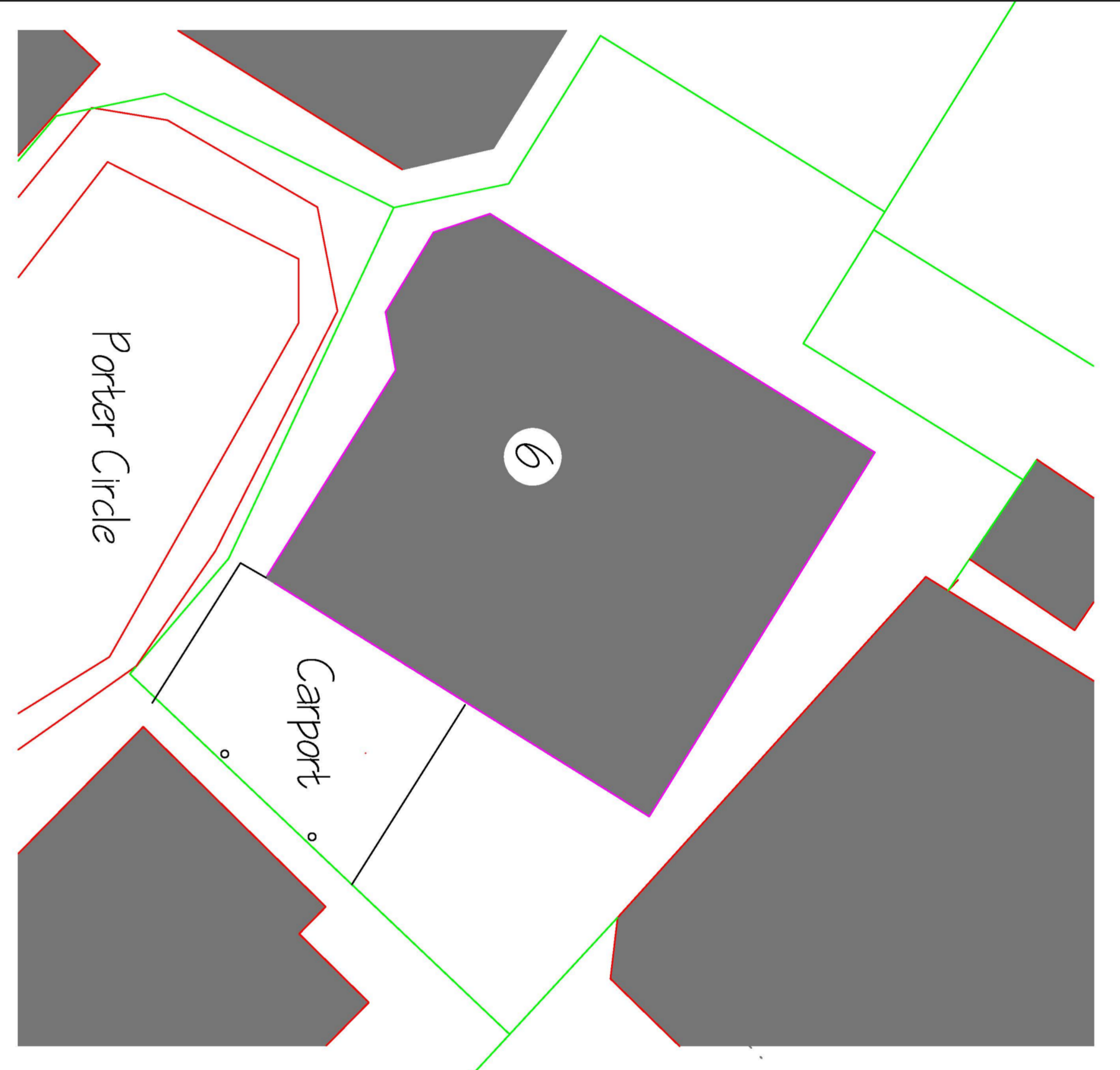
10'-10"

Property Line

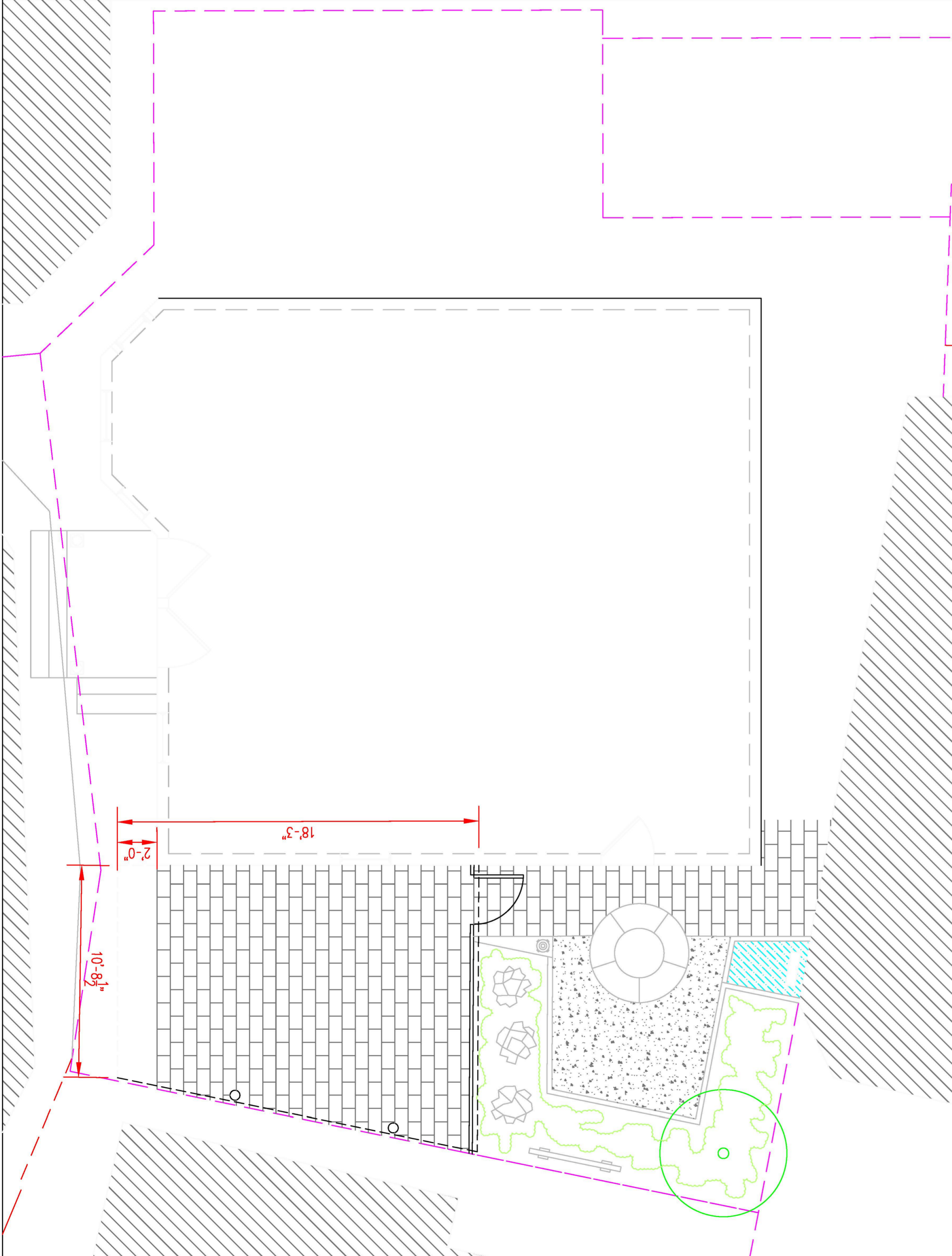


SECTION @ CARPORT

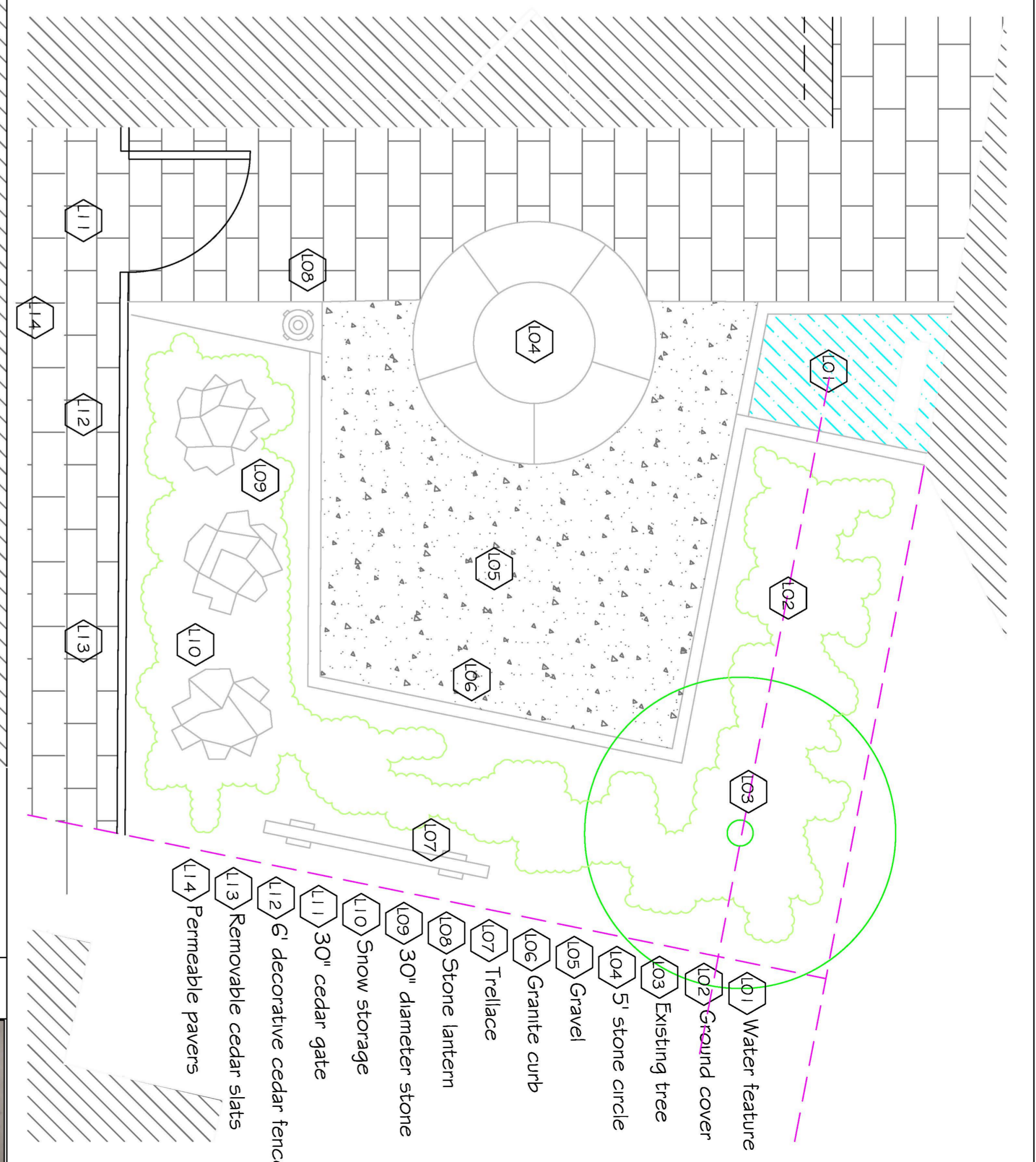
FRONT ELEVATION



LOCATION



CARPORT & GARDEN



GARDEN PLAN

A-1
 1/4" = 12"

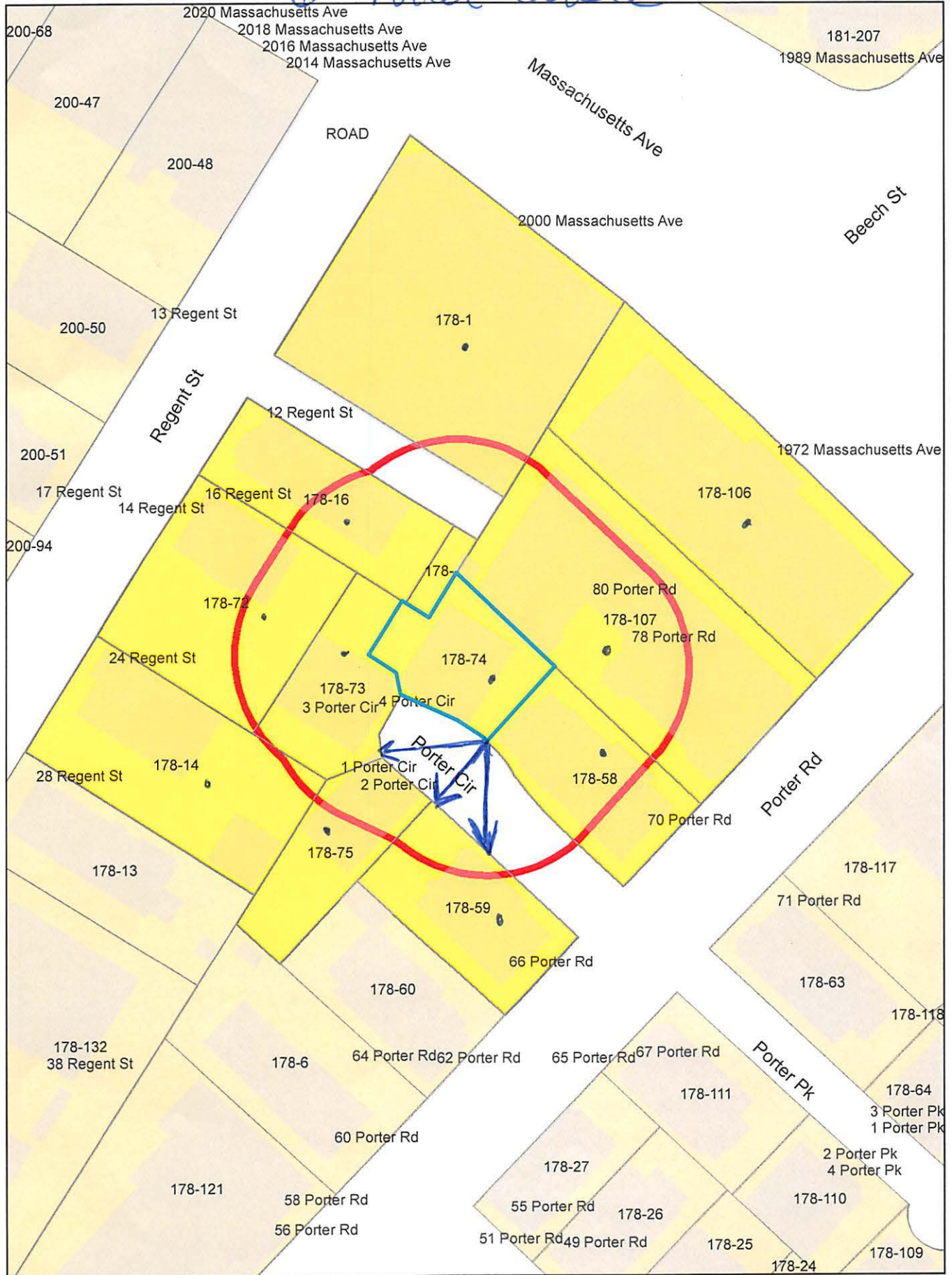
PROJECT	OWNER	ARCHITECT
Carport Addition	Jeffery Gordon	Scott Vaughn AIA
6 Porter Circle	6 Porter Circle	Vaughn Associates, Inc.
Cambridge MA	Cambridge MA	1 Mifflin Place, Suite 400
		Cambridge MA 02138
		www.vaughnassociates.com





01/10/2020 10:32

6 Porter Circle



178-14
THORNER, BENJAMIN & CHRISTINE P. THORNER
24 REGENT STREET
CAMBRIDGE, MA 02140

178-58
COURIER, WILLIAM FLORIAN &
CARON D. COURIER, TRS
70 PORTER RD
CAMBRIDGE, MA 02140

Petitioners

178-74
GORDON, JEFFREY A. & ABIGAIL A. GORDON
6 PORTER CIR
CAMBRIDGE, MA 02140

178-75
HARWOOD, JUDITH
1 PORTER CIRCLE
CAMBRIDGE, MA 02140

178-107
CAMBRIDGE AFFORDABLE HOUSING CORP
1770 MASS AVE STE #331
CAMBRIDGE, MA 02140

VAUGHN ASSOCIATES INC.
C/O SCOTT VAUGHN
1 MIFFLIN PLACE – SUITE 400
CAMBRIDGE, MA 02138

178-59
CAPUCCIO, STEPHEN P. &
PATRICIA D. CAPUCCIO, TRUSTEES
68 PORTER RD
CAMBRIDGE, MA 02140

178-106
NEW ENGLAND REAL ESTATE
DEVELOPMENT, INC.
C/O OMAR BANDAR
P.O. BOX 400751
CAMBRIDGE, MA 02140

178-16
MCCLENDON, LEE CHRISTOPHER
TING-YING WU MCCLENDON
12 REGENT ST
CAMBRIDGE, MA 02139

178-72
THIBAUT, CAROLYN, TRS
14 REGENT ST
CAMBRIDGE, MA 02140

178-1
BANDAR RAYMOND B
6 WOODLAND ST
ARLINGTON, MA 02476

178-73
SUN, YONGMEI & BRIAN AYLWARD
292 NEWBURY ST., #400
BOSTON, MA 02115

October 28, 2021

Board of Zoning Appeal
Attn: Ms. Maria Pacheco
831 Massachusetts Avenue
Cambridge, MA 02139-3201

Dear Ms. Pacheco,

The purpose of this letter is to further review case number BZA-143405, virtual hearing date November 4, 2021. The petition is requesting the construction of a carport at 6 Porter Circle to which we are direct abutters and to request the Board of Zoning Appeal that we are **formally opposed** to the petition. We are concerned for the following reasons:

- Accessibly to my property for maintenance due to carport in the ladder zone
- The proposed carport will prevent us from being able to maintain our wood balconies and fire escape
- The carport is proposed up to the property lot line
- We did not receive a boundary survey
- A plot plan is not sufficient evidence of actual property division
- We did not see any survey markers showing us carport and other proposed structures

Thank you for your time and consideration.

Sincerely,



Caron and Bill Courier
70 Porter Road
Cambridge, MA 02140



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: Scott Vaughan Date: 10/20/2021
(Print)

Address: 6 Porter Circle

Case No. BZA-143405

Hearing Date: 11/4/21

Thank you,
Bza Members