



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

BZA APPLICATION FORM

Plan No: BZA-017022-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Bruce Scott - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 72 Frost St Cambridge, MA 02140

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Roof replacement

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner request Variance relief to approve a completed roof replacement that is located within the rear yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Alteration of a Nonconforming Structure).

Article 10.000 Section 10.31 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 4th, 2018

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 BRUCE M. SCOTT

(OWNER)

Address: 72 FROST ST, CAMBRIDGE MA, 02140

State that I/We own the property located at 72 FROST ST., which is the subject of this zoning application.

The record title of this property is in the name of BRUCE M. SCOTT
TRUSTEE OF THE BRUCE M SCOTT 2004 LIVING TRUST

*Pursuant to a deed of duly recorded in the date 09/09/2011, Middlesex South County Registry of Deeds at Book 57421, Page 28; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

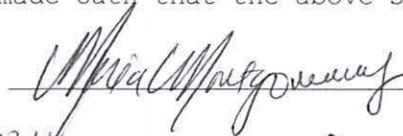


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Bruce Scott personally appeared before me, this 14th of September 2018, and made oath that the above statement is true.



Notary

My commission expires 6. 7. 2024

(Notary Seal)



MARIA MONTGOMERY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 7, 2024

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

THE STATE OF MISSISSIPPI
COUNTY OF [illegible]
I, [illegible], Clerk of the Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Court.

Witness my hand and the seal of the Court at the City of Jackson, Mississippi, this [illegible] day of [illegible], 19[illegible].

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

MARIA MONTGOMERY
Notary Public
Commission Expires
June 7, 2024



BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** residential
LOCATION: 72 Frost St Cambridge, MA 02140 **ZONE:** Residence B Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>2,368sf</u>	<u>2,368sf</u>	<u>2334sf</u>	(max.)
<u>LOT AREA:</u>		<u>4,668sf</u>	<u>4,668sf</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>.507</u>	<u>.507</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>4668</u>	<u>4668</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>50'</u>	<u>50'</u>	<u>50'</u>	(min.)
	DEPTH	<u>93.26'</u>	<u>93.26'</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>>10</u>	<u>>10</u>	<u>15'</u>	(min.)
	REAR	<u>0</u>	<u>0</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>15'</u>	<u>15'</u>	<u>7.5'</u>	(min.)
	RIGHT SIDE	<u>20'</u>	<u>20'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>35'+</u>	<u>35'+</u>	<u>35'</u>	(max.)
	LENGTH	<u>30+/-</u>	<u>30+/-</u>	<u>n/a</u>	
	WIDTH	<u>35'</u>	<u>35'</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>.38</u>	<u>.38</u>	<u>.40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>15'+</u>	<u>15'+</u>	<u>10'min</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.

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'.

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:

A literal enforcement of the ordinance would involve a substantial hardship because Petitioner's former flat roof his garage caused pooling of water and other water/ice related issues that would only be remedied by a pitched roof. Petitioner didn't realize he needed a building permit or that there would be a setback violation for changing the roof pitch of the existing garage.

- 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 hardship is that the garage was constructed on the rear property line such that any changes to the roof would require zoning relief.

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

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

Desirable relief may granted without substantial detriment to the public good because the use of the garage remains the same and function of the structure will be improved.

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

The requested relief is consistent with the intent and purpose of the Ordinance which calls for the most rational use of land throughout the city.

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



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

2018 OCT -4 PM 3:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017022-2018

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Original Signature(s) :


(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue

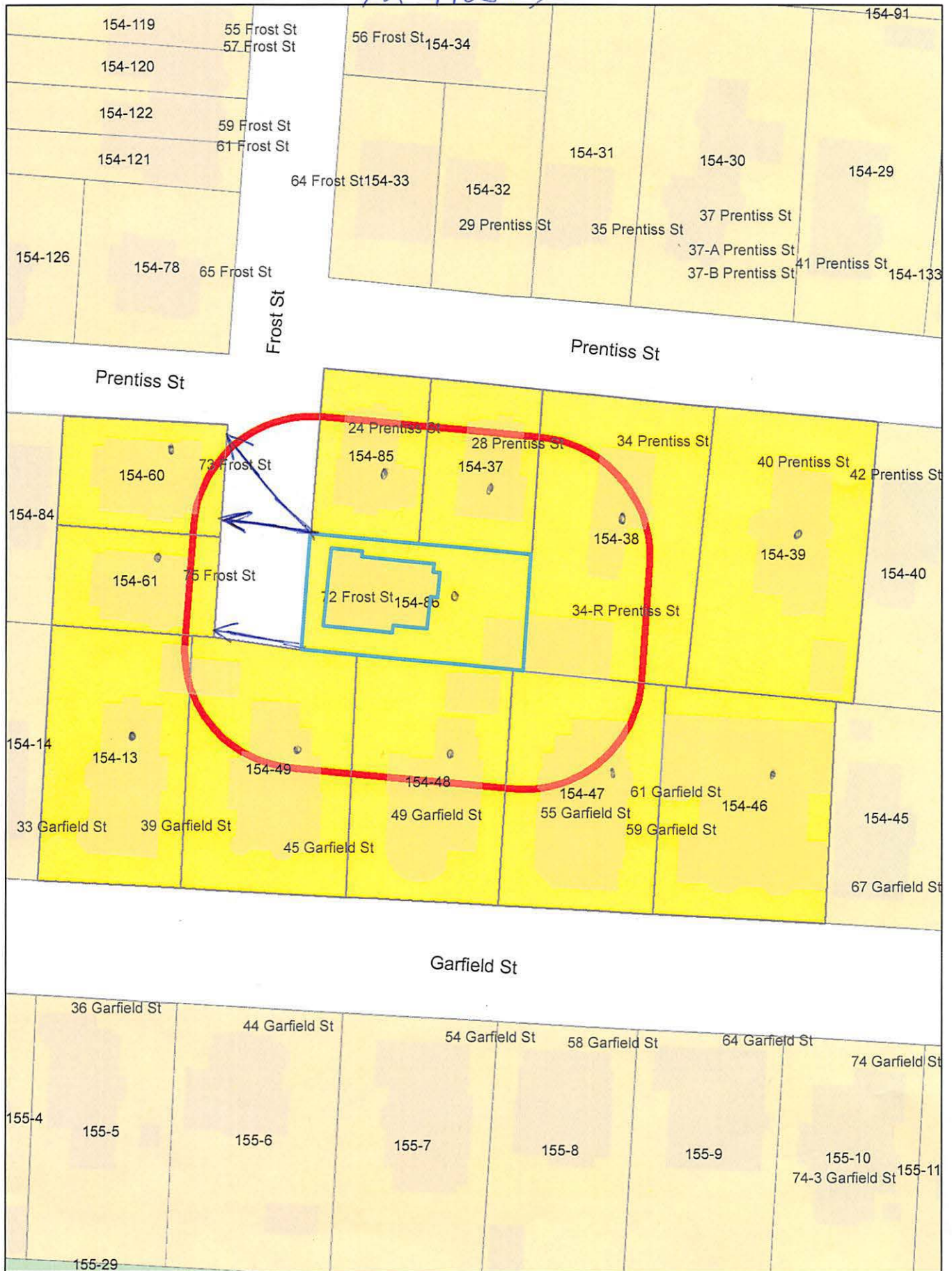
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 4th, 2018

72 Frost St.



72 Frost St.

Petitioner

154-13
BROWN, RICHARD S & MARGARET GERTEIS
39 GARFIELD ST
CAMBRIDGE, MA 02138

154-37
PETERSON, JEFFREY D. &
JENNIFER J. PAYETTE, TRUSTEES
28 PRENTISS ST
CAMBRIDGE, MA 02140

SEAN D. HOPE, ESQ
675 MASS AVENUE
CAMBRIDGE, MA 02139

154-38
ULRICH, GAELE D. & LAUREL T. ULRICH, TRS.
34 PRENTISS ST., UNIT #34
CAMBRIDGE, MA 02140

154-39
LEYDEN, JAMES & ANASTASIA LEYDEN
40 PRENTISS ST
CAMBRIDGE, MA 02140

154-86
SCOTT, BRUCE M.,
TR. OF THE BRUCE M. SCOTT 2004 LIVING TR.
72 FROST ST
CAMBRIDGE, MA 02140

154-46
SCANTON, THOMAS A. JR
TR. OF SARAH SCANLON PRESENT INTEREST TR.
1010 MEMORIAL DR #16E
CAMBRIDGE, MA 02138

154-46
DYER, RICHARD
61 GARFIELD ST. #3
CAMBRIDGE, MA 02138

154-46
MURRAY, NEIL M. & GEORGIANNA C. COLLINS
61 GARFIELD
CAMBRIDGE, MA 02138

154-46
HACKETT, MARIA CHRISTINA
61 GARFIELD ST., #5
CAMBRIDGE, MA 02139

154-46
RIS, ELISABETH E.
61 GARFIELD ST. #6
CAMBRIDGE, MA 02138

154-46
DIMARZIO, CHARLES A. & SHEILA J. DIMARZIO
61 GARFIELD ST #7
CAMBRIDGE, MA 02138

154-46
VEVERBRANTS, RASMA
158 MOSLEY RD
FAIRPORT, NY 14450

154-46
MENAPACE, JEAN
205 4TH STREET
SAUSALITO, CA 94965

154-46
REDDI, RISHI P.
61 GARFIELD ST., #10
CAMBRIDGE, MA 02138

154-46
CALDINI, CAROLINIA S., PAOLO, & MARIA PIA
TRS. GARFIELD ST. INVEST. TRUST
61 GARFIELD ST. #11
CAMBRIDGE, MA 02138

154-46
ZARLI, ELMIRA & ASKAR TEMIRBEK
61 GARFIELD ST., #12
CAMBRIDGE, MA 02138

154-46
XU, LIANG & JIANWEI DONG
61 GARFIELD ST., #13
CAMBRIDGE, MA 02138

154-46
GARFIELD GP, LLC
C/O PENG, GANG & YING WEI
20 OAK ST
WELLESLEY, MA 02482

154-46
GROCHOWSKA, ELEANORE
61 GARFIELD ST #15
CAMBRIDGE, MA 02138

154-46
DETERS, THOMAS J.
61 GARFIELD ST., #16
CAMBRIDGE, MA 02138

154-47
CASSIM FAMILY LLC,
C/O WILLIAM CASSIM
12 MOORE ST
WILMINGTON, MA 01887

154-48
SULLIVAN, DIANE
49 GARFIELD ST
CAMBRIDGE, MA 02138

154-49
SIGNER, BARBARA L.
C/O SIGNER, RACHEL & KIRA-SIGNER-ROMERO
45 GARFIELD ST
CAMBRIDGE, MA 02138

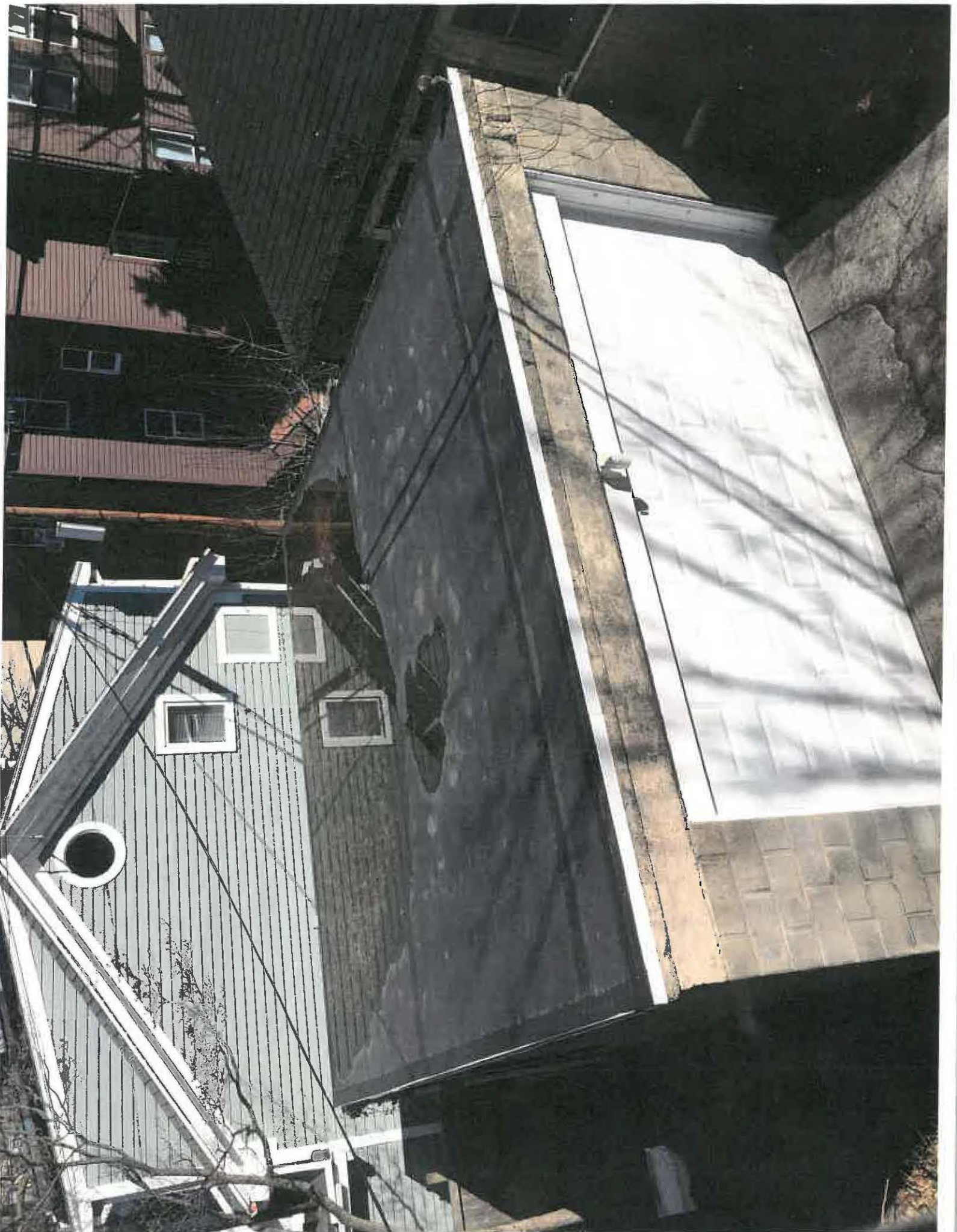
154-60
SLATER, KATHERINE N. & LAUREN S. HOLLERAN
73 FROST ST
CAMBRIDGE, MA 02140

154-61
LEE, PHILIP & SUE PERNG LEE
75 FROST ST
CAMBRIDGE, MA 02140

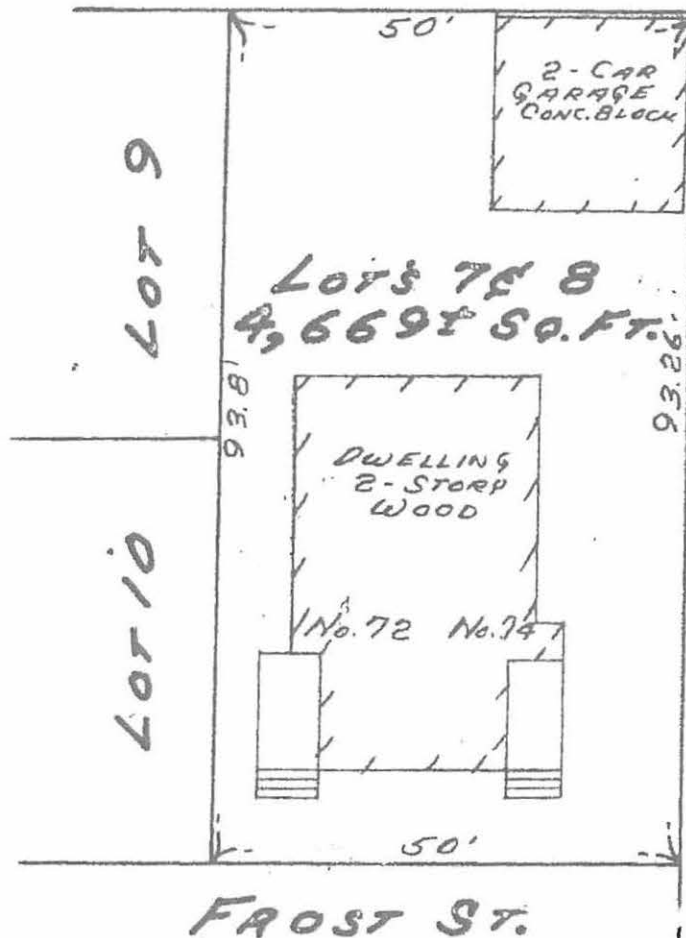
154-85
HEBERT, ALLEN E.
TRUSTEE OF 24 PRENTISS REALTY TRUST.
53 LOWELL RD.
N. READING, MA 01864

154-46
MURRAY, NEIL M. & GEORGIANNA C COLLINS
61 GARFIELD STREET
CAMBRIDGE, MA 02138

154-38
LEFF, H. STEPHEN & JUDITH A. LEFF
34 PRENTISS ST.
CAMBRIDGE, MA 02140







NOTE: This plan was
drawn for mortgage
purposes only and
not to be recorded.

ENGINEERING SINCE 1920



**PLAN OF PROPERTY IN
CAMBRIDGE, MASS.**
OWNED BY

BRUCE M. SCOTT ET UX

SCALE: 1"=20' FEB. 20, 1969

L.G. BRACKETT & CO., INC.
Civil Engineers

I hereby certify
that the building
shown on this
plan is on the
ground as shown.
M. V. Paluccio

COUNTY: MIDDLESEX
PLAN: IN PL. BK 61, PLANS

PLAN BY: W.A. MASON & SON, BARK.
DATE OF PLAN: OCT. 15, 1889

$$x^2 + y^2 = 181.27 \text{ m}$$

21-40

141P F

43. $\frac{P}{I}$

Disposal

161-04

12-1-10

HURTHLE
ISE.

34. 10/10/10

3. 2. 6

1x8 AZEX
FLEX

FSC146
GUTTBEL

$\frac{1}{\sqrt{2}}$

BSCOTT & M & C F MAIL, C

$$\frac{1}{4}'' = 1' - 0''$$

72 FROST ST CAMBRIDGE

BRUCE SCOTT

617-549-8701

268

$$256 \times 114$$

16 y 7



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 72 Frost Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application anticipated.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date September 27, 2018

Received by Uploaded to Energov

Date September 27, 2018

Relationship to project BZA 17022-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>