



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 97200

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Shahid Azim and Nadia Azim C/O Shippen L. Page, Esq., Page & Powell, P.C.

PETITIONER'S ADDRESS: 174 Lakeview Avenue, MA, Cambridge 02138

LOCATION OF PROPERTY: 74 Larch Rd., Cambridge, MA

TYPE OF OCCUPANCY: Single family residence

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

This pre-existing non-conforming residential dwelling was built in 1913. The applicants propose to add an addition to the dwelling which would add 1353 square feet of living space, thereby increasing the FAR from .32 to .56 where .5 is allowed. This is a couple with 2 young children and the addition will allow them to live more comfortably and reflect the needs of a modern family.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2 (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Shippen Page
(Petitioner (s) / Owner)

SHIPPEN L. PAGE
(Print Name)

Address:

Tel. No. 617-967-0318
E-Mail Address: shippen@shippenpage.com

10/29/20

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.

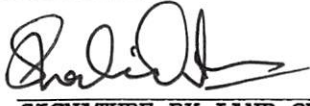
I/We SHAHID AZIM & NADIA AZIM
(OWNER)

Address: 74 LARCH ROAD, CAMBRIDGE MA 02138

State that I/We own the property located at 74 LARCH RD.,
which is the subject of this zoning application.

The record title of this property is in the name of SHAHID AZIM &
NADIA AZIM, H/W, TENANTS BY THE ENTIRETY

*Pursuant to a deed of duly recorded in the date 8/13/15, Middlesex South
County Registry of Deeds at Book 65906, Page 184; 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 Shahid Azim & Nadia Azim personally appeared before me,
this 22 of Oct., 2020, and made oath that the above statement is true.

 Notary

My commission expires 7/1/2027 (Notary Seal).

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



Bk: 65906 Pg: 184 Doc: DEED
Page: 1 of 2 08/13/2015 01:51 PM

2
e-22

Quitclaim Deed

We, LINDA EASTLEY and WAYNE BRANDON INGERSOLL, husband and wife, of Cambridge, Middlesex County, Massachusetts,

for consideration paid and in full consideration of ONE MILLION TWO HUNDRED FIFTY THOUSAND and 00/100 (\$1,250,000.00) Dollars,

grant to SHAHID AZIM AND NADIA AZIM, as husband and wife, tenants by the entirety, of 74 Larch Road Cambridge, Middlesex County, Massachusetts,

with Quitclaim Covenants

A certain parcel of land, with the buildings thereon, known and numbered as 51 Fresh Pond Parkway in Cambridge, Middlesex County, Massachusetts, being shown as Lot A on a plan of premises in Cambridge, Massachusetts, surveyed for R.C. Grovestein, being a relotting of plan dated November 1920 by W.A. Mason & Son, Surveyors, dated February 1921, and recorded with the Middlesex South District Deeds, Book of Plans 293, Plan 17, and bounded and described as follows

EASTERLY	by Larch Road, ninety-one and 14/100 (91.14) feet;
NORTHWESTERLY	by Lot B on said plan, twenty-seven and 03/100 (27.03) feet;
WESTERLY	again by Lot B, eighty-three and 43/100 (83.43) feet;
SOUTHERLY	by Fresh Pond Parkway in two courses, twenty and 15/100 (20.15) feet and thirty-seven and 21/100 (37.21) feet respectively; and
SOUTHERLY and SOUTHEASTERLY	by the corner of Fresh Pond Parkway and Larch Road on a curved line, fifty-one and 85/100 (51.85) feet; and

Containing, according to said plan, 5764 square feet.

Being the same premises conveyed to the grantor by deed of Patricia T. Brougham dated June 14, 1999 and recorded with the Middlesex County Registry of Deeds in Book 30305, Page 149.

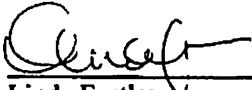
Grantors hereby release any rights or claims of homestead in the property. Grantors do hereby under oath depose and hereby declare under the pains and penalties of perjury that no other person is entitled to protection under Massachusetts General Laws Chapter 188.

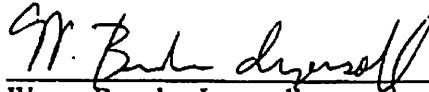
[SIGNATURES ON THE FOLLOWING PAGE]

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/13/2015 01:51 PM
Scri# 228479 07434 Doc# 00135648
Fee: \$5,700.00 Cons: \$1,250,000.00

Property Address: 74 Larch Road, Cambridge, MA 02138

Witness our hand and seal this 22nd day of July, 2015.


Linda Eastley

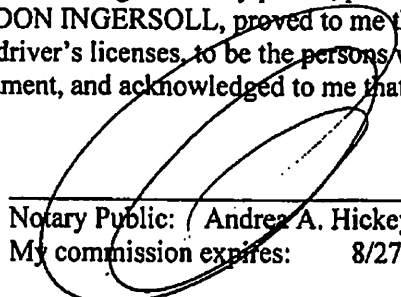

Wayne Brandon Ingersoll

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 22nd day of July, 2015, before me, the undersigned notary public, personally appeared LINDA EASTLEY and WAYNE BRANDON INGERSOLL, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




Notary Public: Andrea A. Hickey
My commission expires: 8/27/15

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 74 Larch Rd , 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:

This is a proposed addition to a single family residence that was built in 1913 and acquired by the applicants in 2015. The structure is pre-existing and non conforming because the lot is undersized by 237 square feet and the left side yard setback is 3'2" where 10' are required. The scope of the work will increase the FAR from an existing .32 to a proposed .56 thus exceeding the allowed FAR by .056. The use will continue to be as a single family residence by this family with two young children. Modernizing the dwelling to modern standards will benefit the neighborhood and will not be to the detriment of the public interest.

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:

Because the use of the dwelling will continue to be as a single family residence, there will be no change in the extent of traffic generated or in the patterns of access or egress. As such, there will be no congestion hazard, or substantial change in the established neighborhood character.

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:

Because the use of the dwelling will continue to be as a single family residence, the continued operation of or the development of adjacent uses, which are all single family residences, will not be adversely affected

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 addition to this 1913 single family residence will be an improvement to the neighborhood and will not create a nuisance or hazard to the detriment of the health, safety and/or welfare of the occupant of the proposed use or to the citizens of Cambridge

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:

As stated previously, this is an upgrade to a 1913 single family dwelling that advances the interest of the City in having a strong stock of residential dwellings and thus this proposal would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Shahid Azim and Nadia Azim**Present Use/Occupancy:** Single family residence**Location:** 174 Lakeview Avenue**Zone:** Residence A-2 Zone**Phone:** 617-967-0318**Requested Use/Occupancy:** Single family residence

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1848	3201	2882	(max.)
<u>LOT AREA:</u>	5763	5763	6000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.32	.56	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	5763	5763	4500	
<u>SIZE OF LOT:</u>				
WIDTH	89.5	89.5	65	
DEPTH	107'4"	107'4"	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	27'6"	26'1"	20'	
REAR	29'6"	27'0"	27'0"	
LEFT SIDE	3'2"	3'2"	10'	
RIGHT SIDE	18'10"	11'2"	10'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	29'4"	29'4"	35'	
WIDTH	33'16"	42'2"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	70%	56%	50%	
<u>NO. OF DWELLING UNITS:</u>	1	1	2	
<u>NO. OF PARKING SPACES:</u>	3	3	3	
<u>NO. OF LOADING AREAS:</u>	0	0	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'.

AZIM RESIDENCE

NADIA & SHAHID AZIM

74 LARCH ROAD,
CAMBRIDGE, MA 02138

BZA PERMITTING
10/19/20



ARCHITECT:



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CAMBRIDGE MA, 02138

CLIENTS:

NADIA & SHAHID AZIM

PROJECT SCOPE:

THE AZIM RESIDENCE LOCATED AT 74 LARCH ROAD CAMBRIDGE CONSIST OF RENOVATING THE LOWER LEVEL, FIRST LEVEL KITCHEN, DINING AND LIVING ROOM; SECOND FLOOR MASTER BEDROOM AND MASTER BATH AND CREATING AN ACCESS TO THE THIRD FLOOR.

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

ROOME AND GUARRACINO



BZA SHEET LIST			
Sheet Number	Sheet Name	Designed By	Current Revision
BZA-000	COVER	Designer	
BZA-001	EXISTING SITE AXON	Designer	
BZA-002	PROPOSED SITE AXON	Designer	
BZA-003	STREET SCAPES A	Designer	
BZA-004	STREET SCAPES B	Designer	
BZA-005	ASSESORS PLAN	Designer	
BZA-006	SOLAR STUDY	Designer	
BZA-007	EXISTING SITE PLAN	Designer	
BZA-008	PROPOSED SITE PLAN	Designer	
BZA-100	LEVEL 0	Designer	
BZA-101	LEVEL 1	Designer	
BZA-102	LEVEL 2	Designer	
BZA-103	LEVEL 3	Designer	
BZA-104	ROOF PLAN	Designer	
BZA-200	ELEVATION EAST	Designer	
BZA-201	ELEVATION NORTH	Designer	
BZA-202	ELEVATION WEST	Designer	
BZA-203	ELEVATION SOUTH	Designer	
BZA-300	ADDITIONAL PERSPECTIVES	Designer	



EXISTING SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING SITE AXON

NADIA & SHAHID AZIM

AZIM RESIDENCE

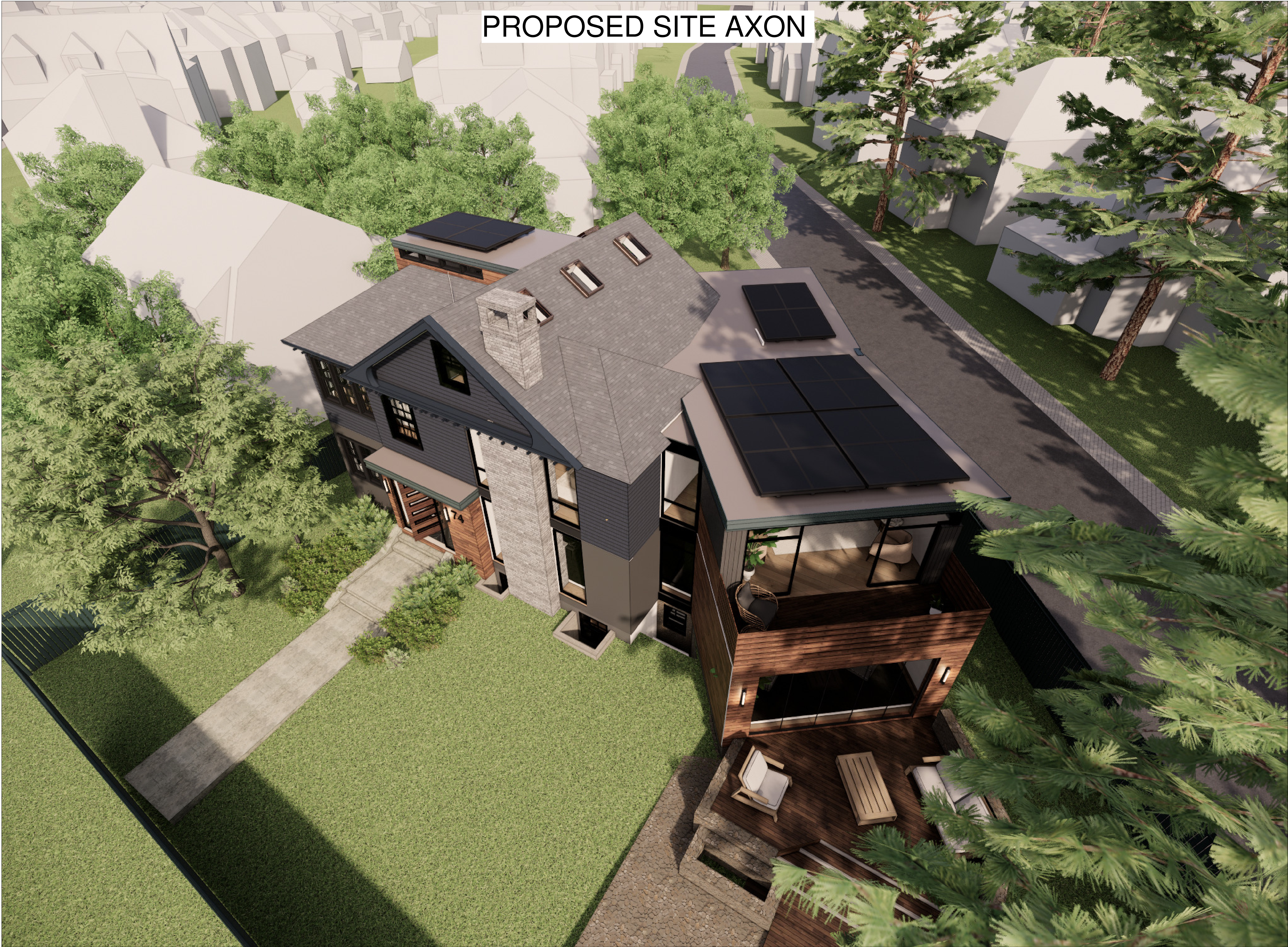
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-001

Scale

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PROPOSED SITE AXON



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CONSTRUCTION**

PROPOSED SITE AXON

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
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BZA-002	
Scale	

STREETSCAPE - FRESH POND PKWY



1 BZA - PROPOSED STREETSCAPE - FRESH POND PKWY
3/16" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

STREET SCAPE A

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-003

Scale 3/16" = 1'-0"

10/19/2020 3:43:25 PM

STREETSCAPE - LARCH RD



1 BZA- STREETSCAPE - LARCH RD
1/4" = 1'-0"



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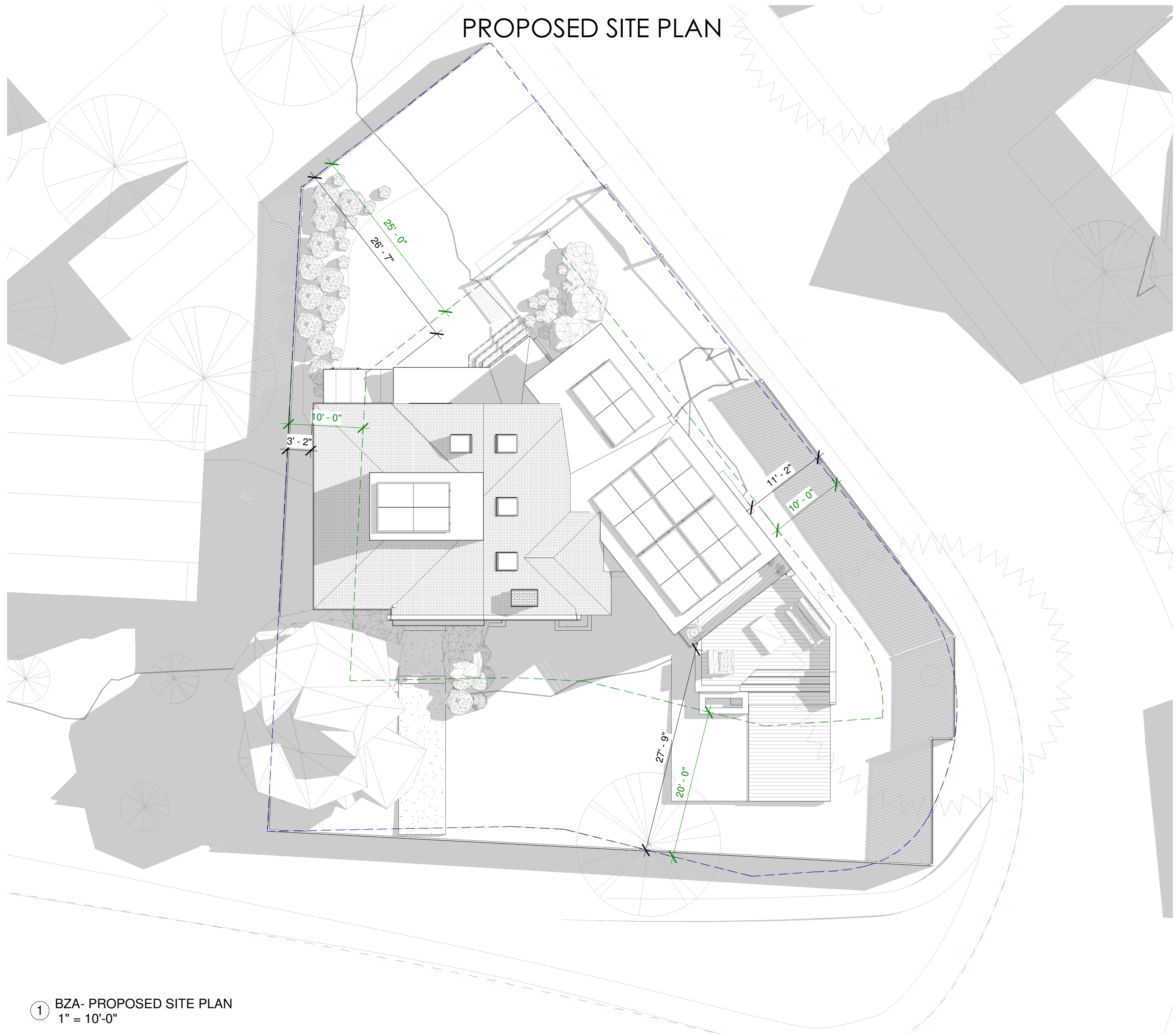
STREET SCAPE B

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

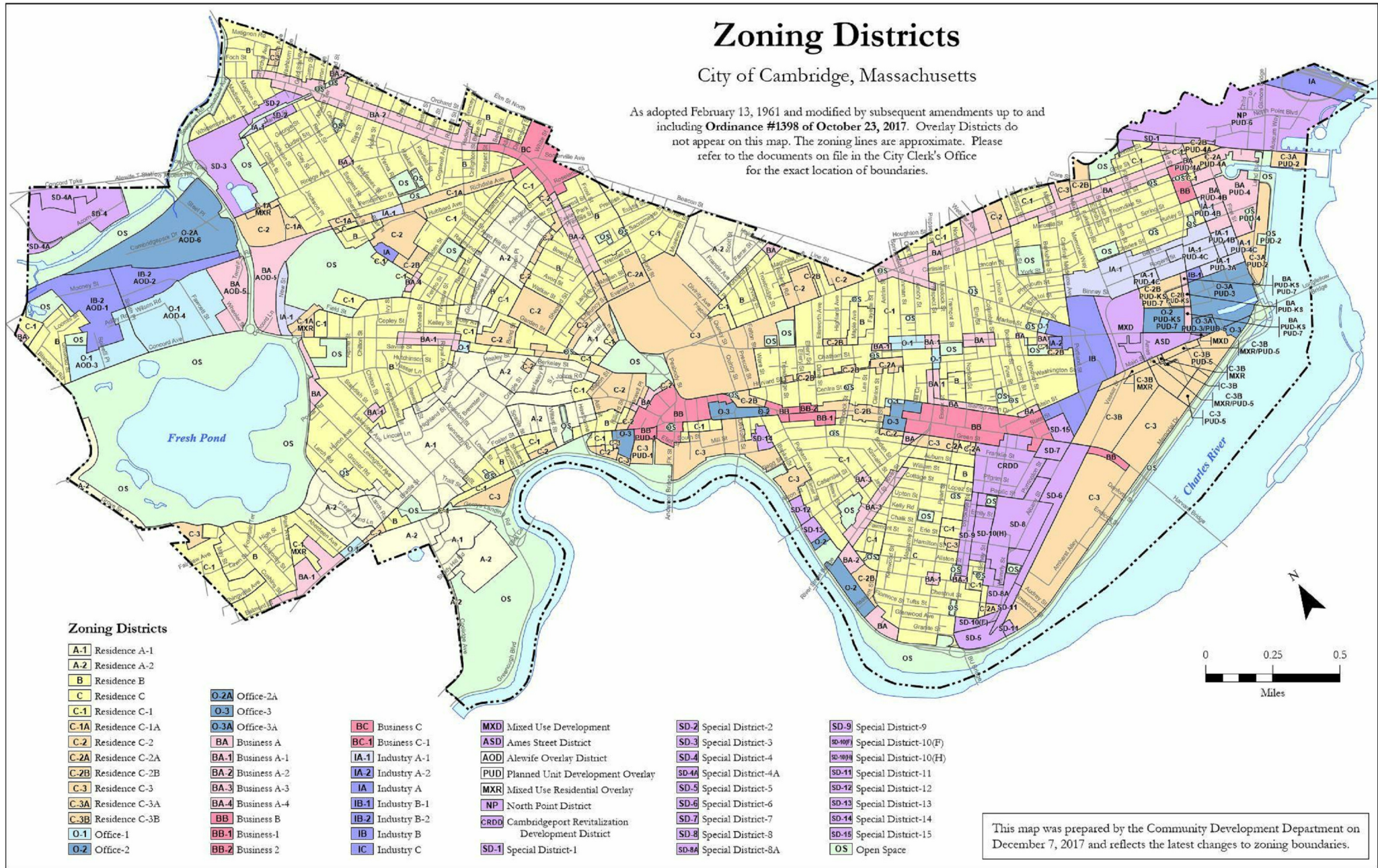
Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-004

Scale As indicated



1 BZA- PROPOSED SITE PLAN
1" = 10'-0"

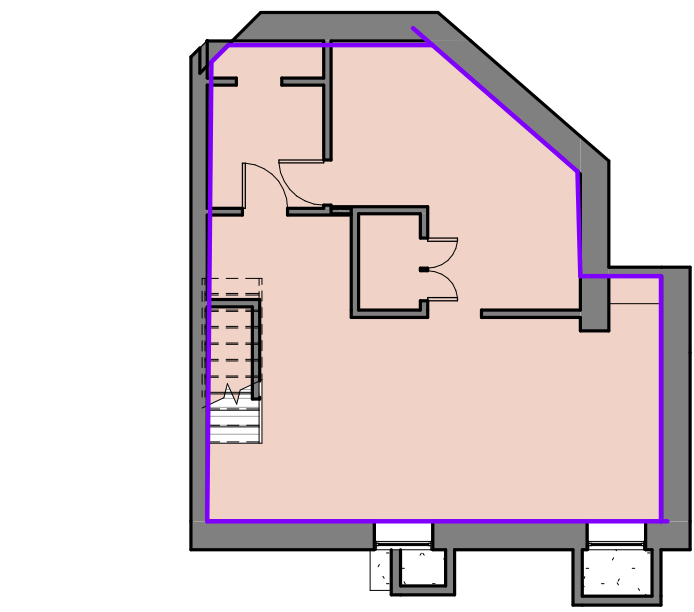


ZONE: A2
F.A.R. CALCULATIONS

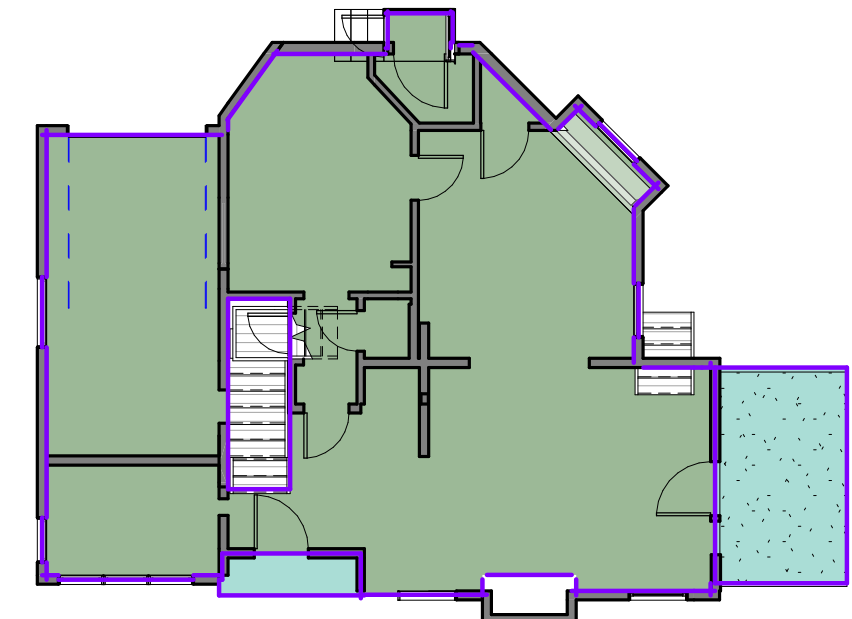
LAND AREA: 5,763 SQFT
EXISTING OPEN SPACE: 4,057 SQFT - 70%
PROPOSED OPEN SPACE: 3,229 SQFT - 56%

MAX. F.A.R. : 0.50
EXISTING SQFT: 1,848
EXISTING F.A.R. : 0.32
PROPOSED SQFT: 3,201
PROPOSED F.A.R. : 0.56

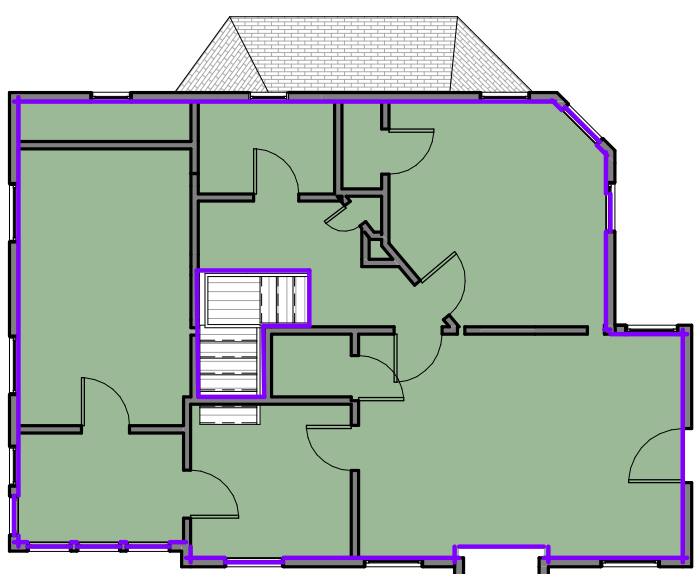
FRESH POND FRONTAGE			
SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT	20'-0"	27'-6"	26'-1"
SIDE (EAST)	10'-0"	18'-10"	11'-2"
SIDE (WEST)*	10'-0"	3'-2"	3'-2"
REAR	25'-0"	29'-6"	27'-0"



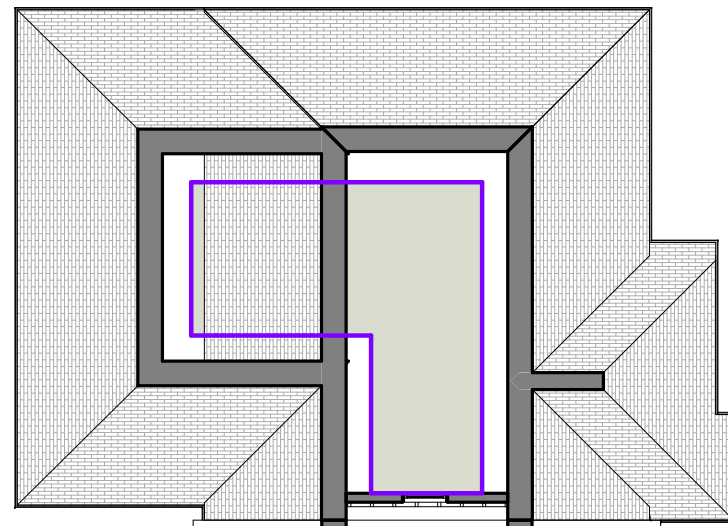
6 1\$EXISTING LEVEL 0
3/32" = 1'-0"



7 1\$EXISTING LEVEL 1
3/32" = 1'-0"

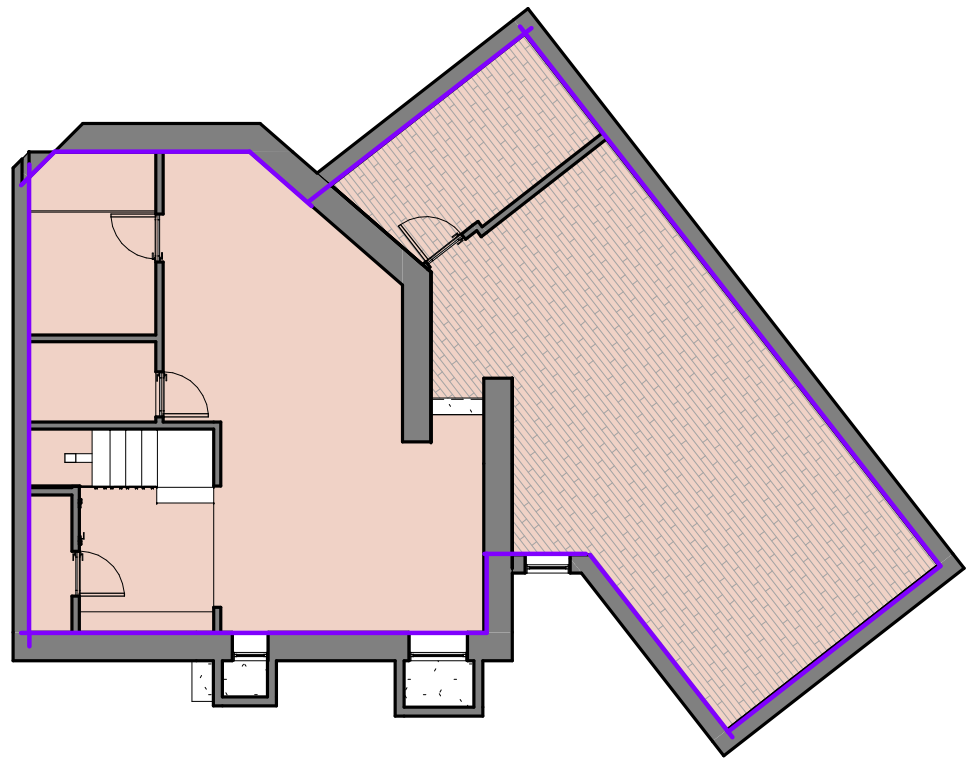


8 1\$EXISTING LEVEL 2
3/32" = 1'-0"

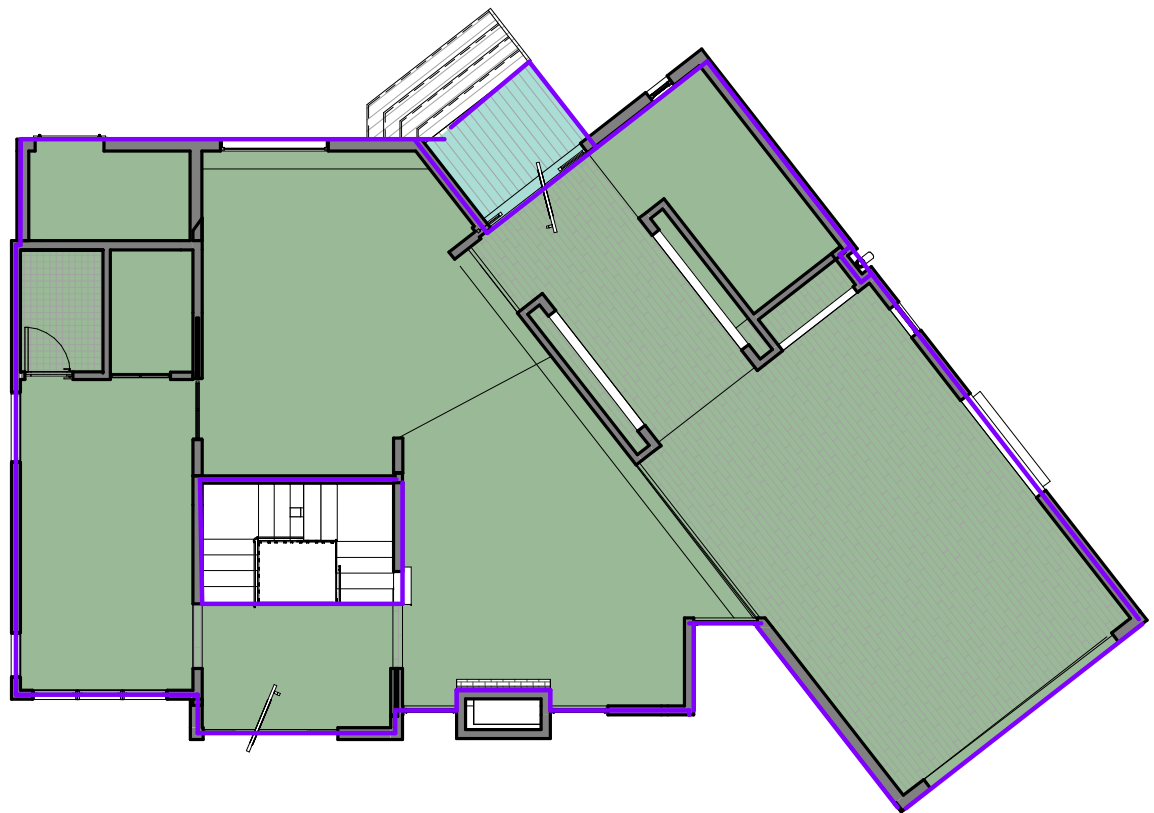


9 1\$EXISTING LEVEL 3
3/32" = 1'-0"

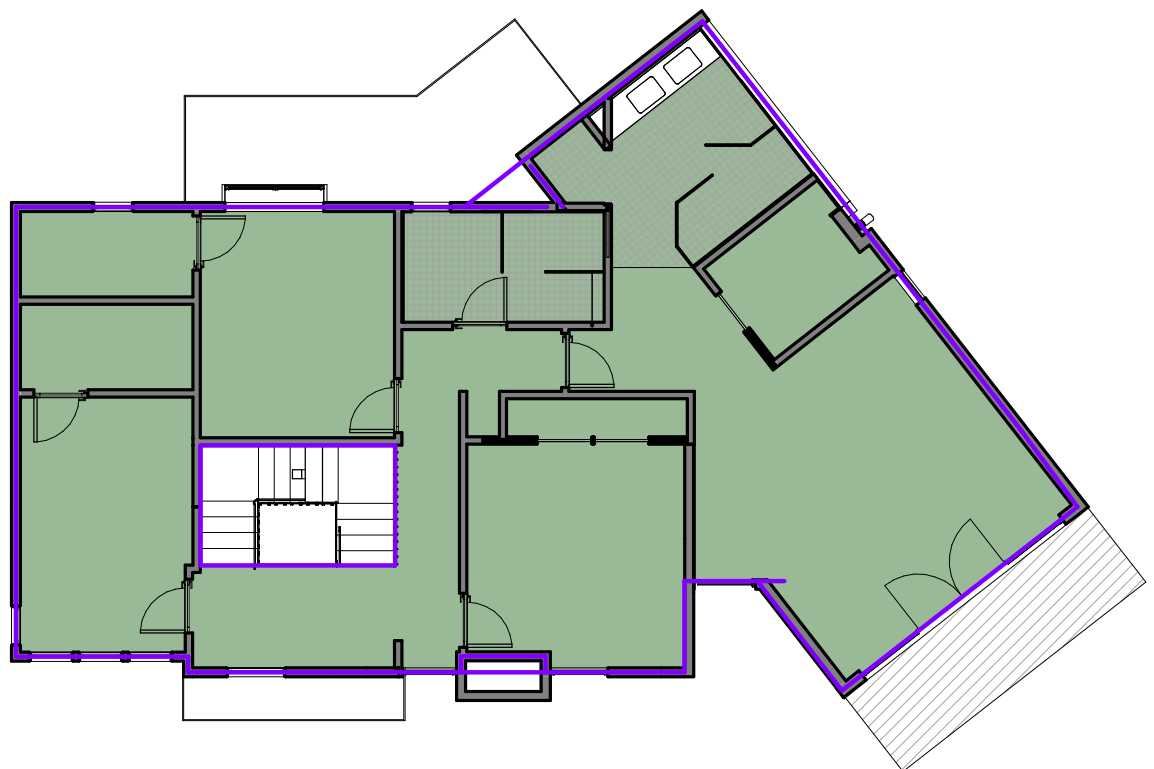
EXISTING AREA		
Level	Name	Area
EXISTING LEVEL 1	BUILDING	902 SF
EXISTING LEVEL 1	COVERED	88 SF
EXISTING LEVEL 1	COVERED	18 SF
EXISTING LEVEL 2	BUILDING	838 SF
Grand total: 4		1846 SF



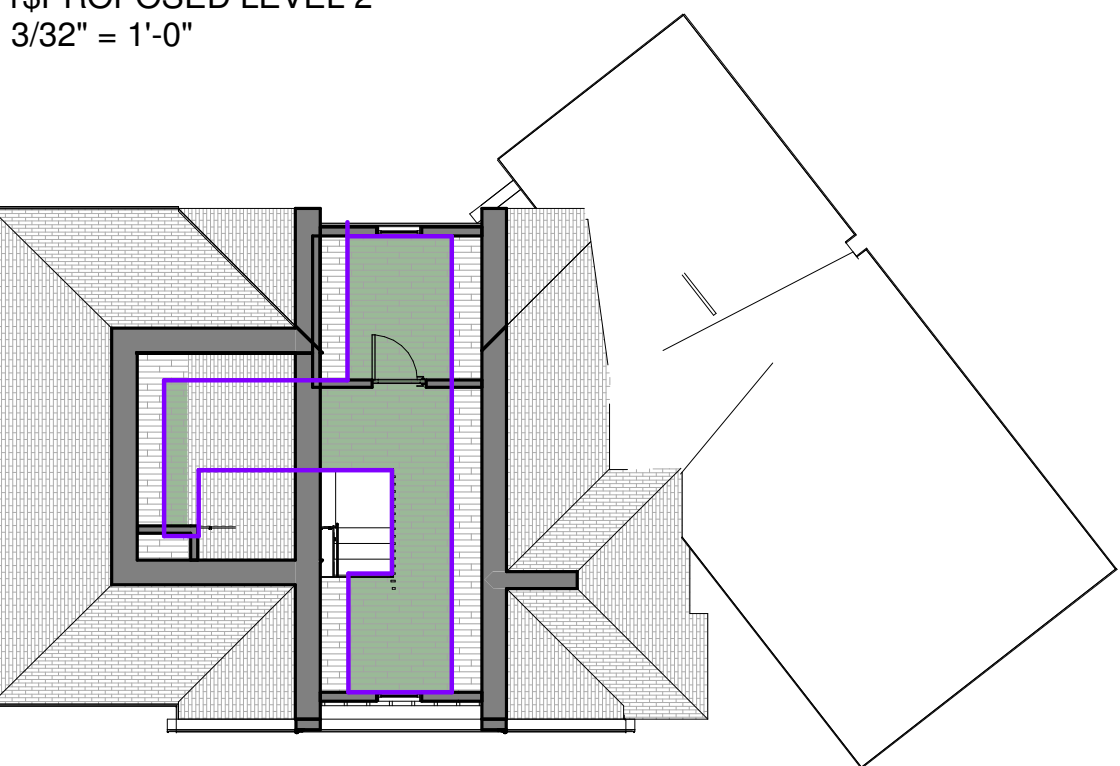
2 1\$PROPOSED LEVEL 0
3/32" = 1'-0"



3 1\$PROPOSED LEVEL 1
3/32" = 1'-0"



4 1\$PROPOSED LEVEL 2
3/32" = 1'-0"



5 1\$PROPOSED LEVEL 3
3/32" = 1'-0"

PROPOSED AREA		
Level	Name	Area
EXISTING LEVEL 1	BUILDING	1610 SF
EXISTING LEVEL 1	COVERED	46 SF
EXISTING LEVEL 2	BUILDING	1355 SF
EXISTING LEVEL 3	BUILDING	190 SF
		3201 SF



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ASSESORS PLAN

NADIA & SHAHID AZIM

AZIM RESIDENCE

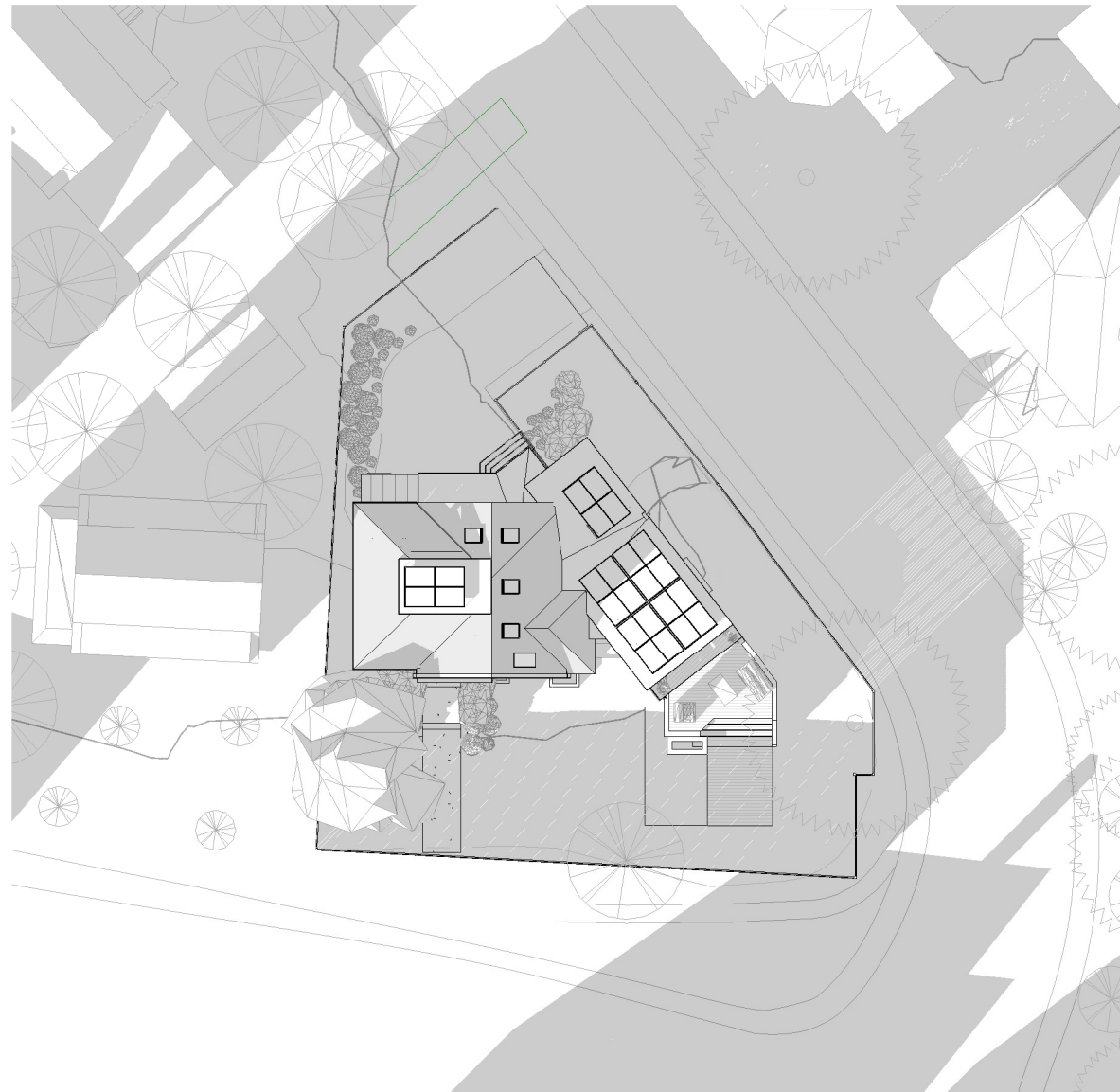
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MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-005
Scale As indicated

AFTERNOON - 3PM

WINTER SOTLSTICE - PROPOSED



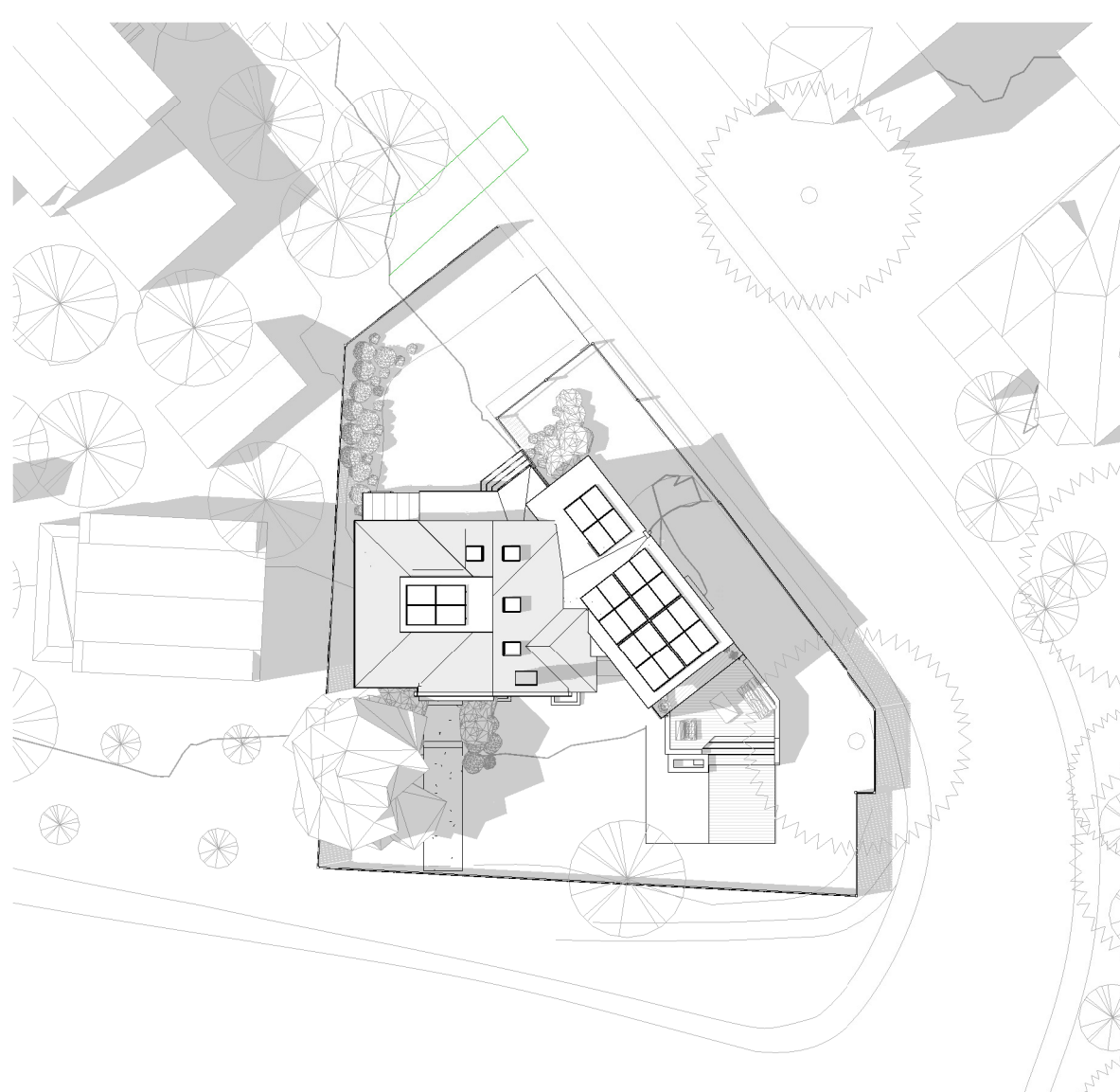
1 BZA- PROPOSED SITE PLAN - WINTER 3PM
1" = 30'-0"

WINTER SOTLSTICE - EXISTING



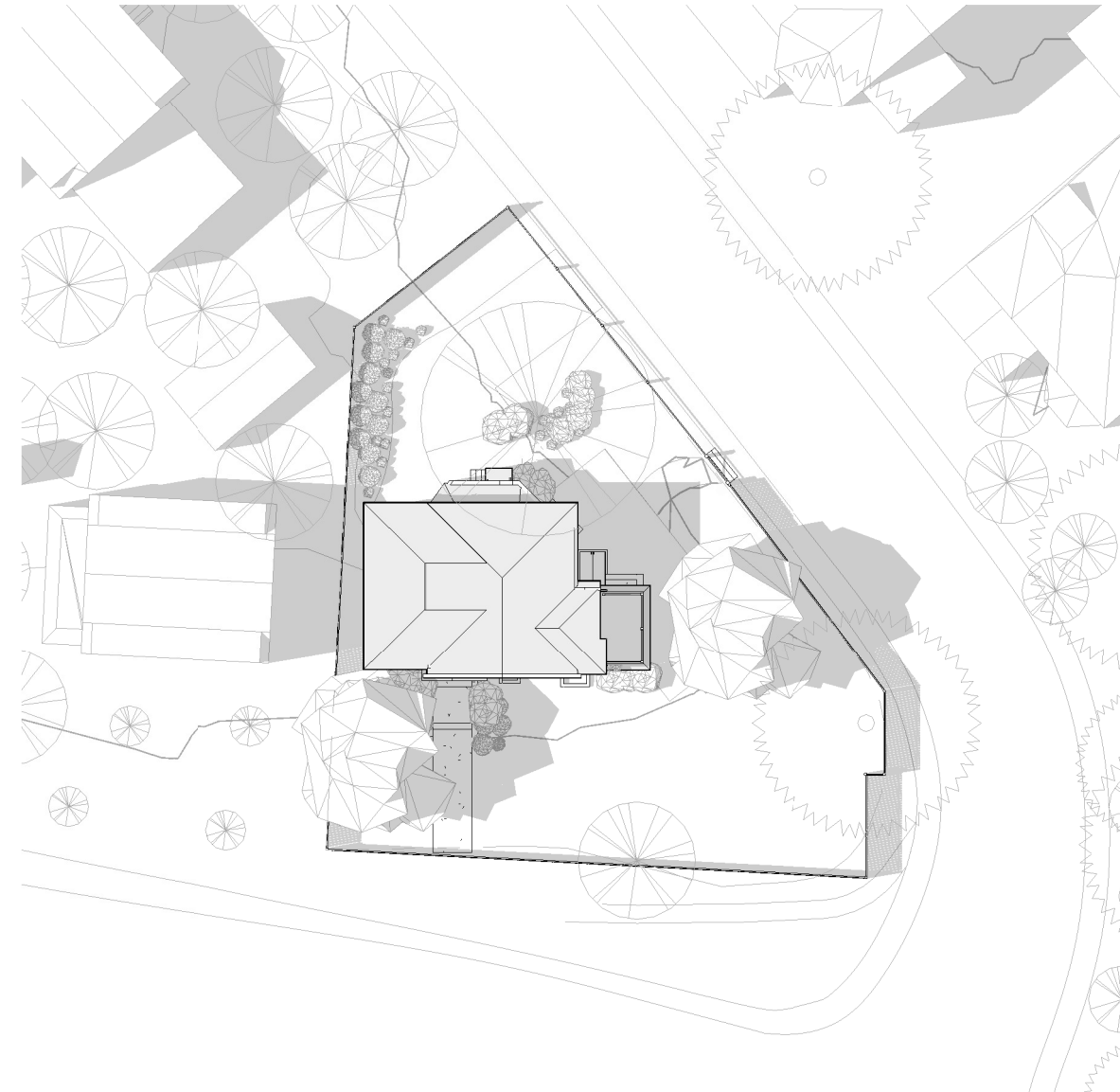
2 BZA- EXISTING SITE PLAN - WINTER 3PM
1" = 30'-0"

SUMMER SOTLSTICE - PROPOSED



7 BZA- PROPOSED SITE PLAN - SUMMER 3PM
1" = 30'-0"

SUMMER SOTLSTICE - EXISTING



8 BZA- EXISTING SITE PLAN - SUMMER 3PM
1" = 30'-0"

NOON - 12PM



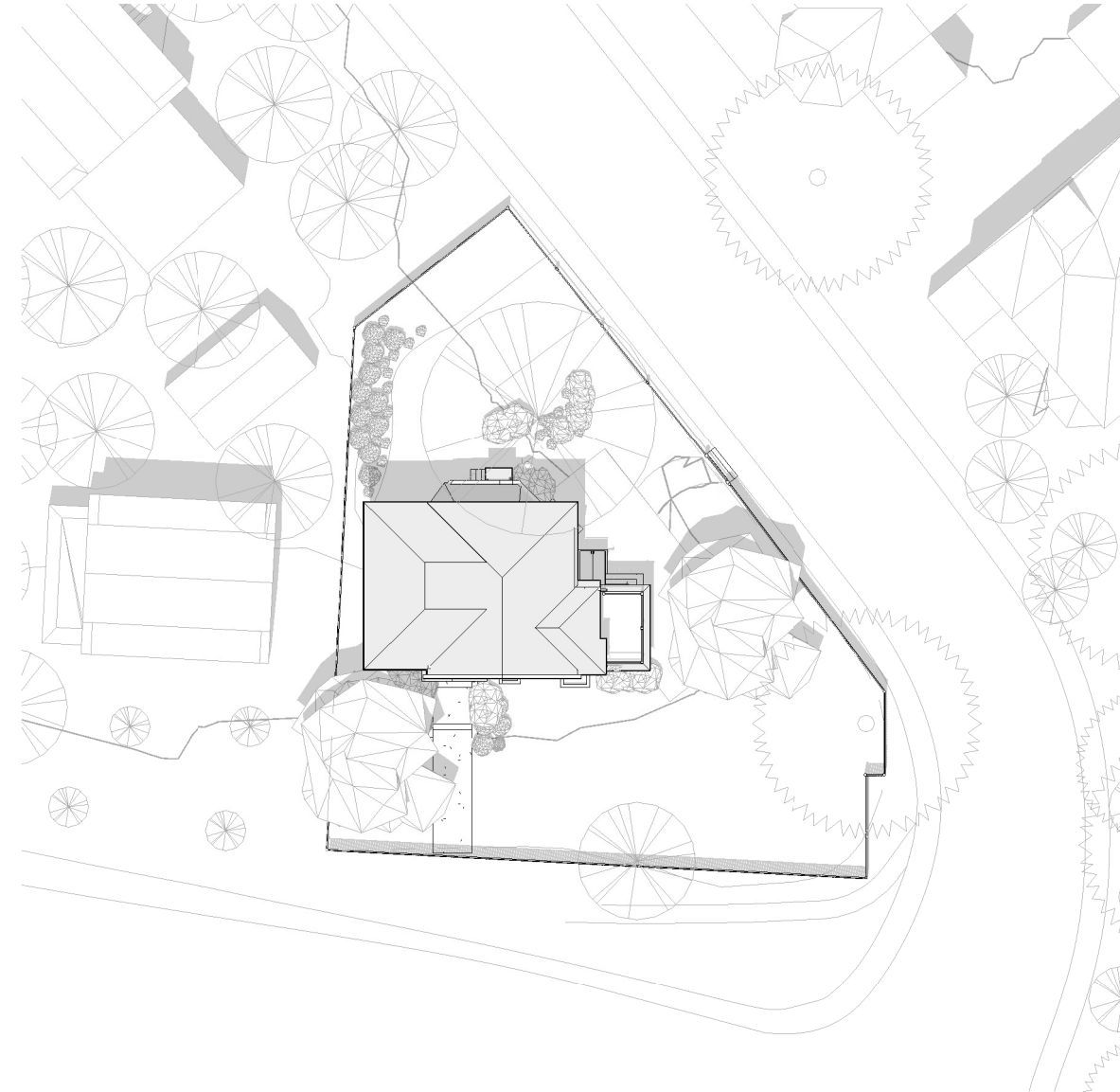
5 BZA- PROPOSED SITE PLAN - WINTER 12PM
1" = 30'-0"



6 BZA- EXISTING SITE PLAN - WINTER 12PM
1" = 30'-0"



9 BZA- PROPOSED SITE PLAN - SUMMER 12PM
1" = 30'-0"



10 BZA- EXISTING SITE PLAN - SUMMER 12PM
1" = 30'-0"

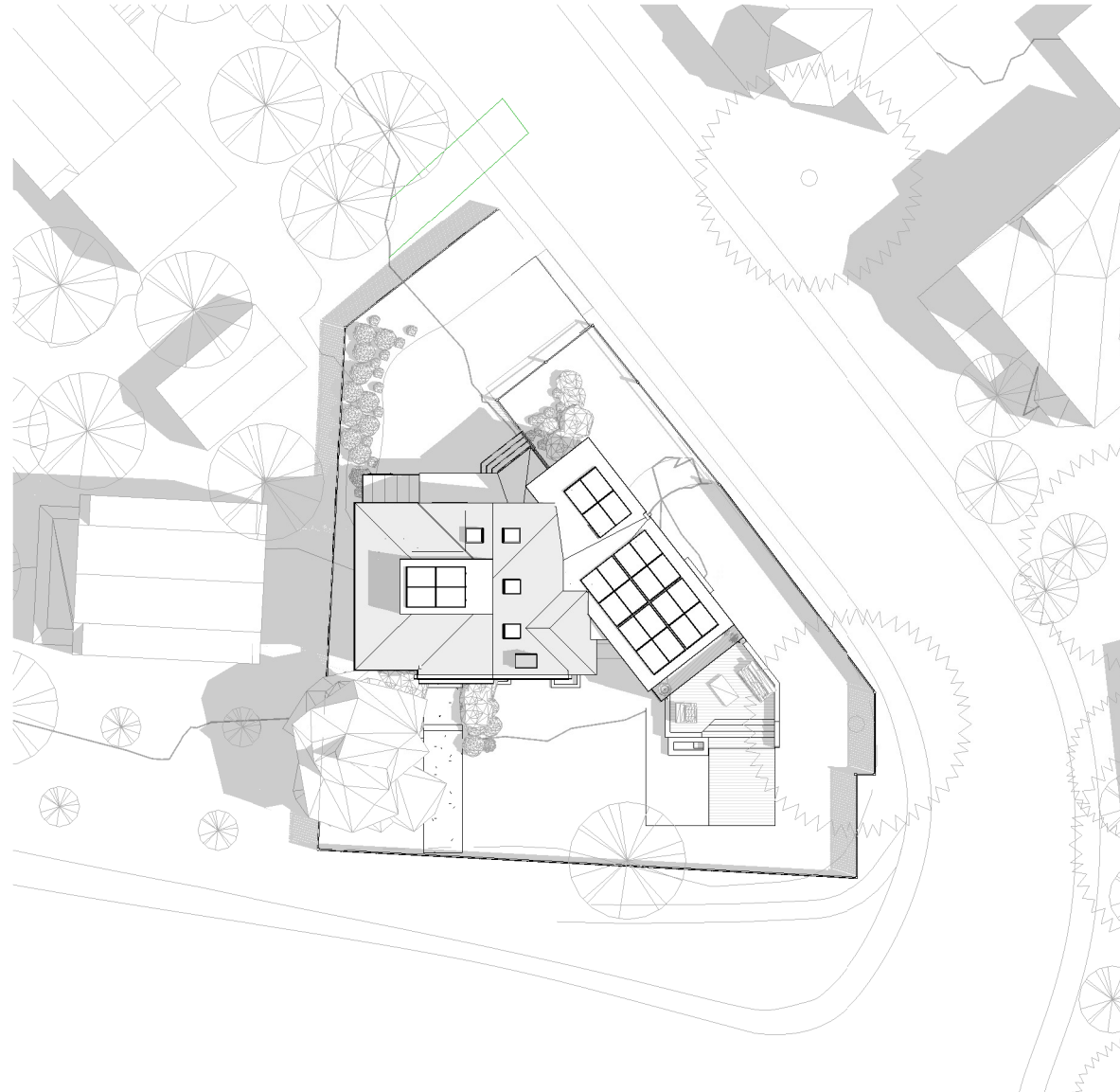
MORNING - 9AM



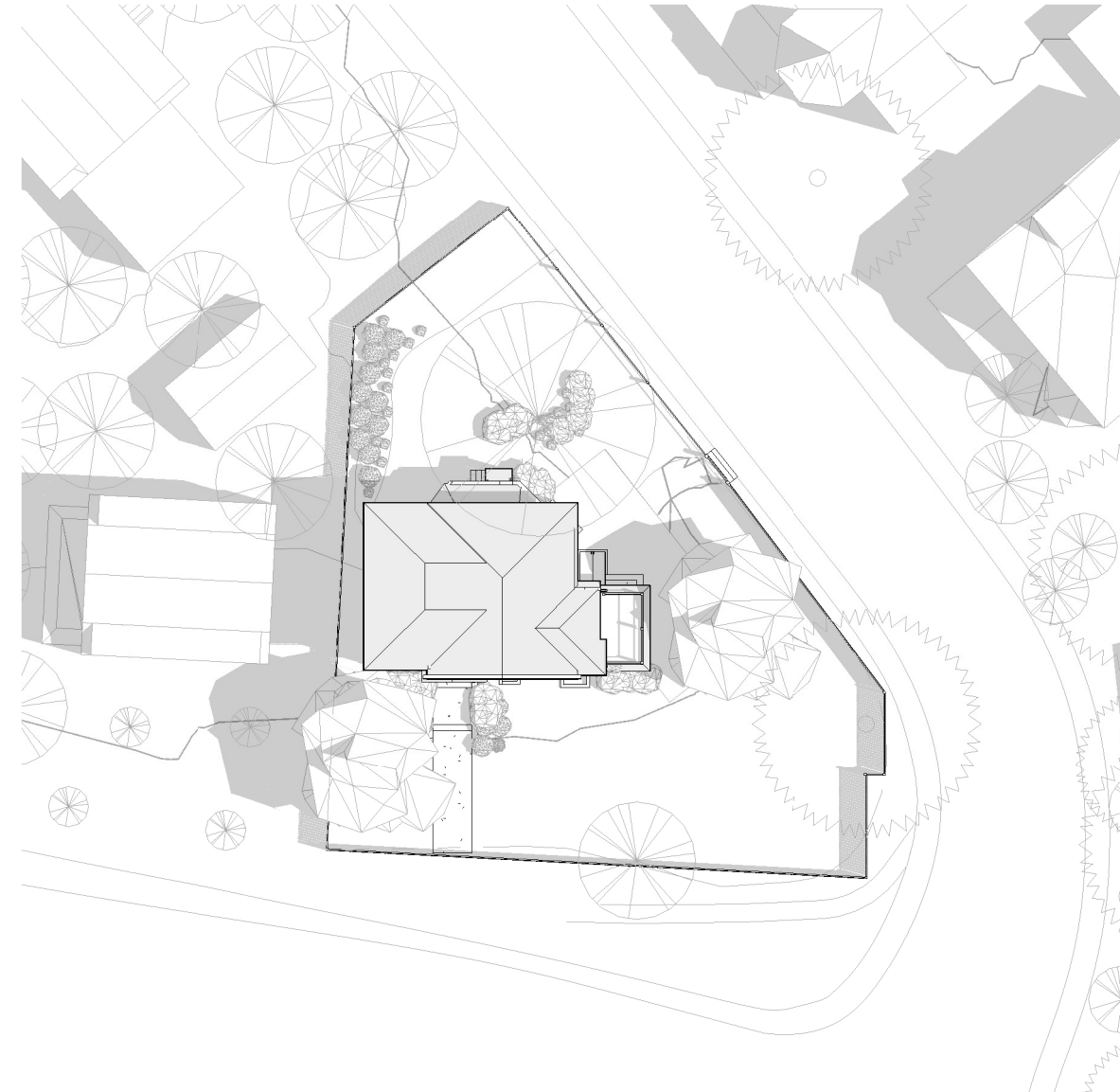
4 BZA- PROPOSED SITE PLAN - WINTER 9AM
1" = 30'-0"



3 BZA- EXISTING SITE PLAN - WINTER 9AM
1" = 30'-0"



11 BZA- PROPOSED SITE PLAN - SUMMER 9AM
1" = 30'-0"



12 BZA- EXISTING SITE PLAN - SUMMER 9AM
1" = 30'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

NADIA & SHAHID AZIM

AZIM RESIDENCE

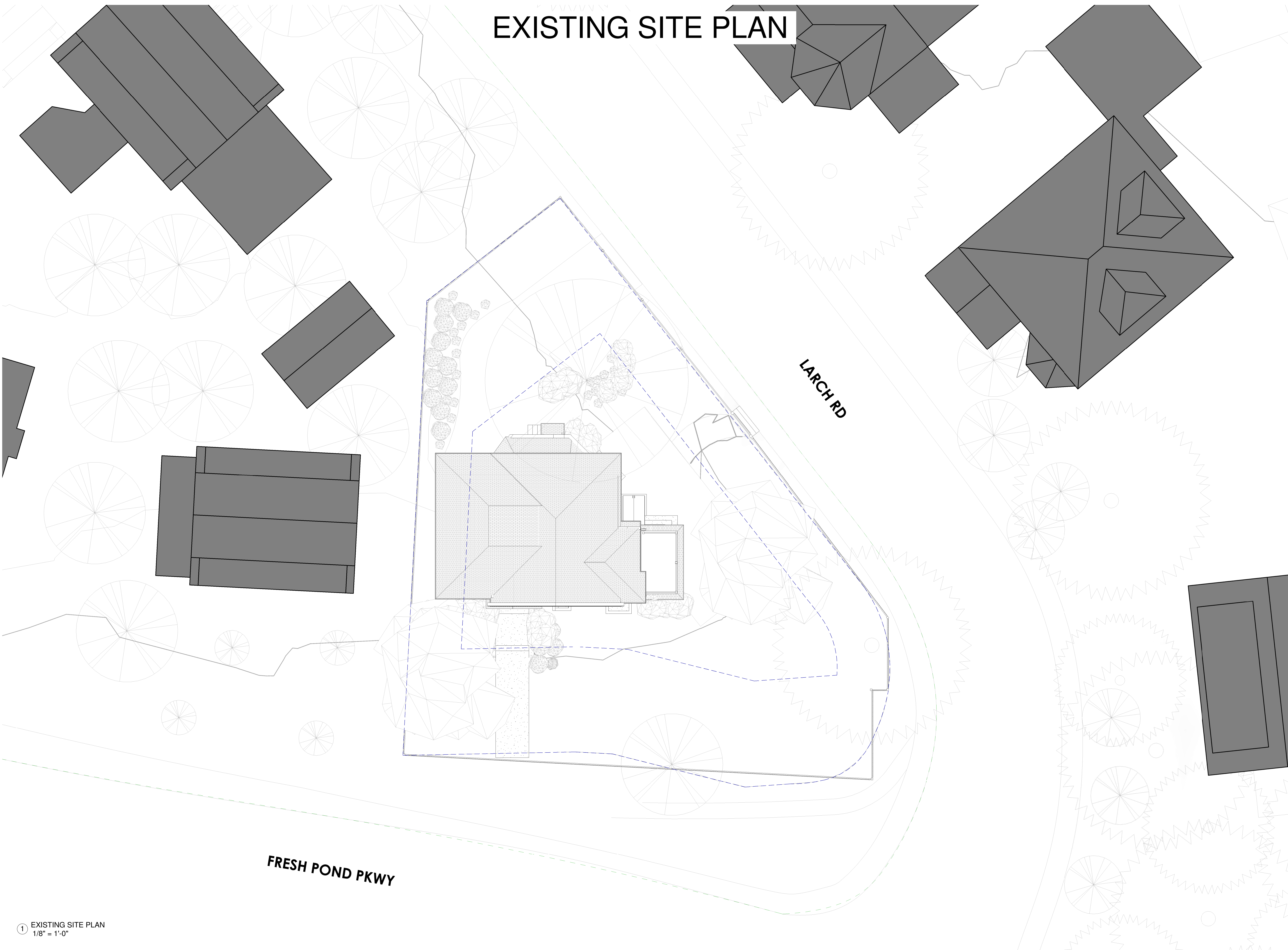
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MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
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BZA-006

Scale 1" = 30'-0"

EXISTING SITE PLAN



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING SITE PLAN

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
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BZA-007	
Scale	1/8" = 1'-0"

PROPOSED SITE PLAN



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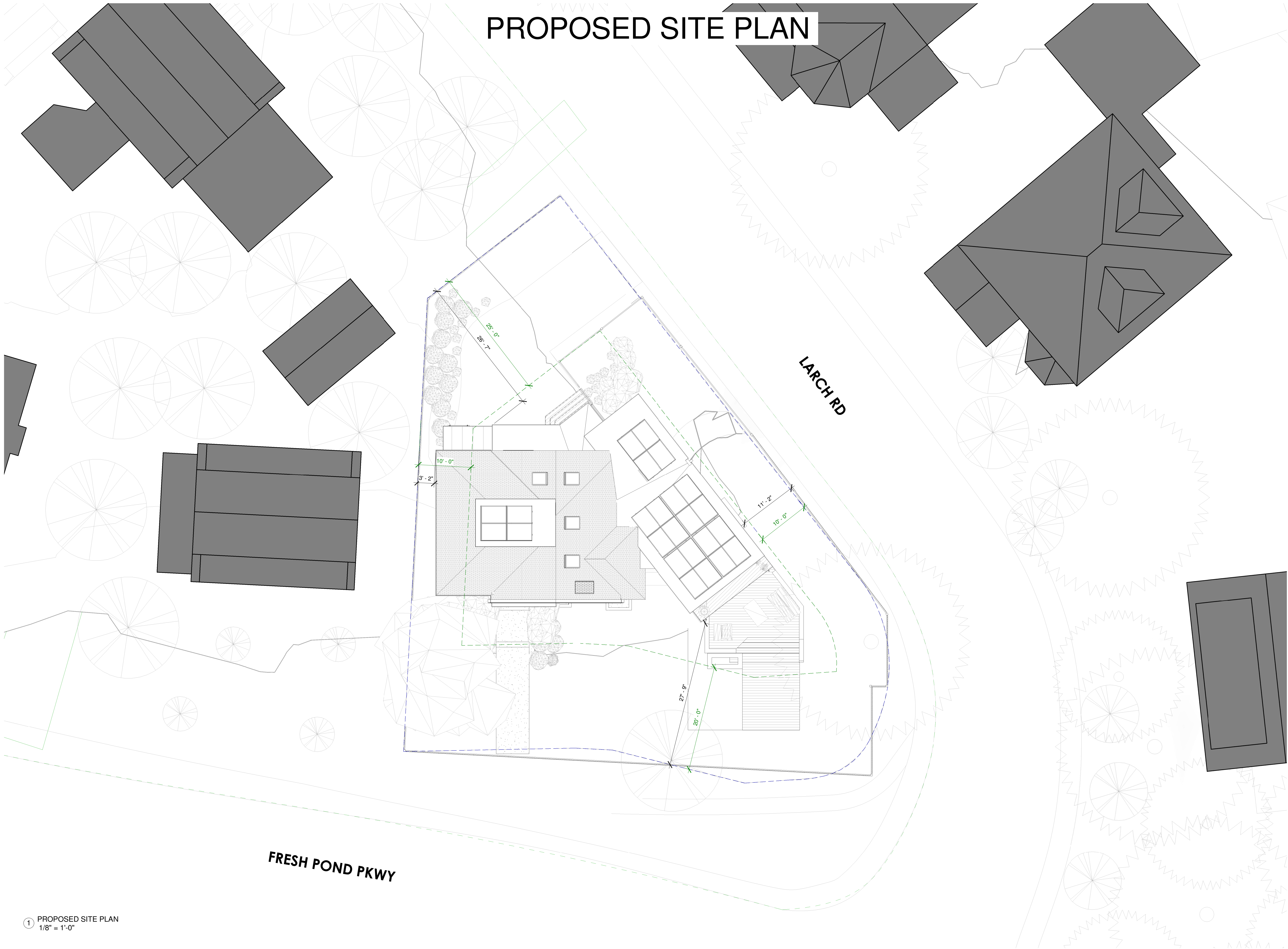
REGISTRATIONS:

STRUCTURAL ENGINEER:

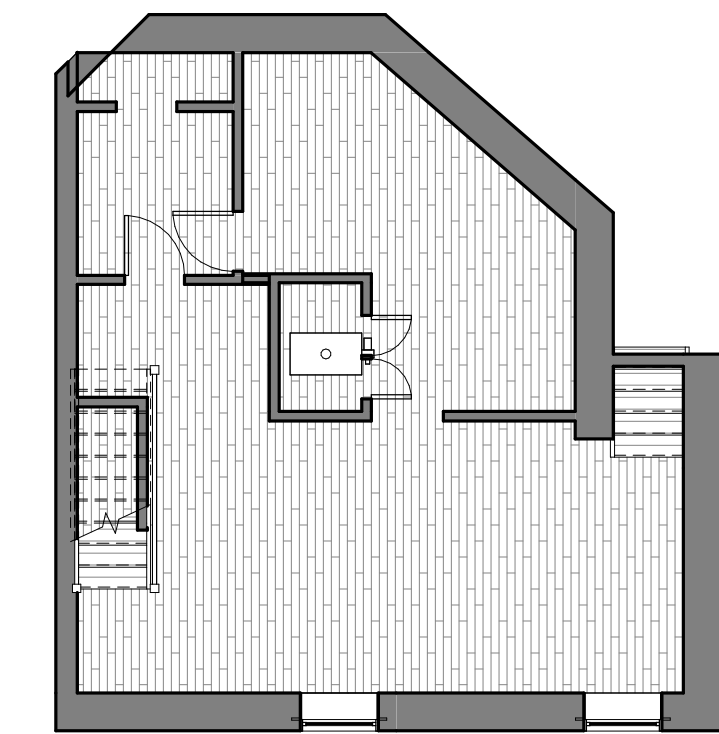
PROPOSED SITE PLAN

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

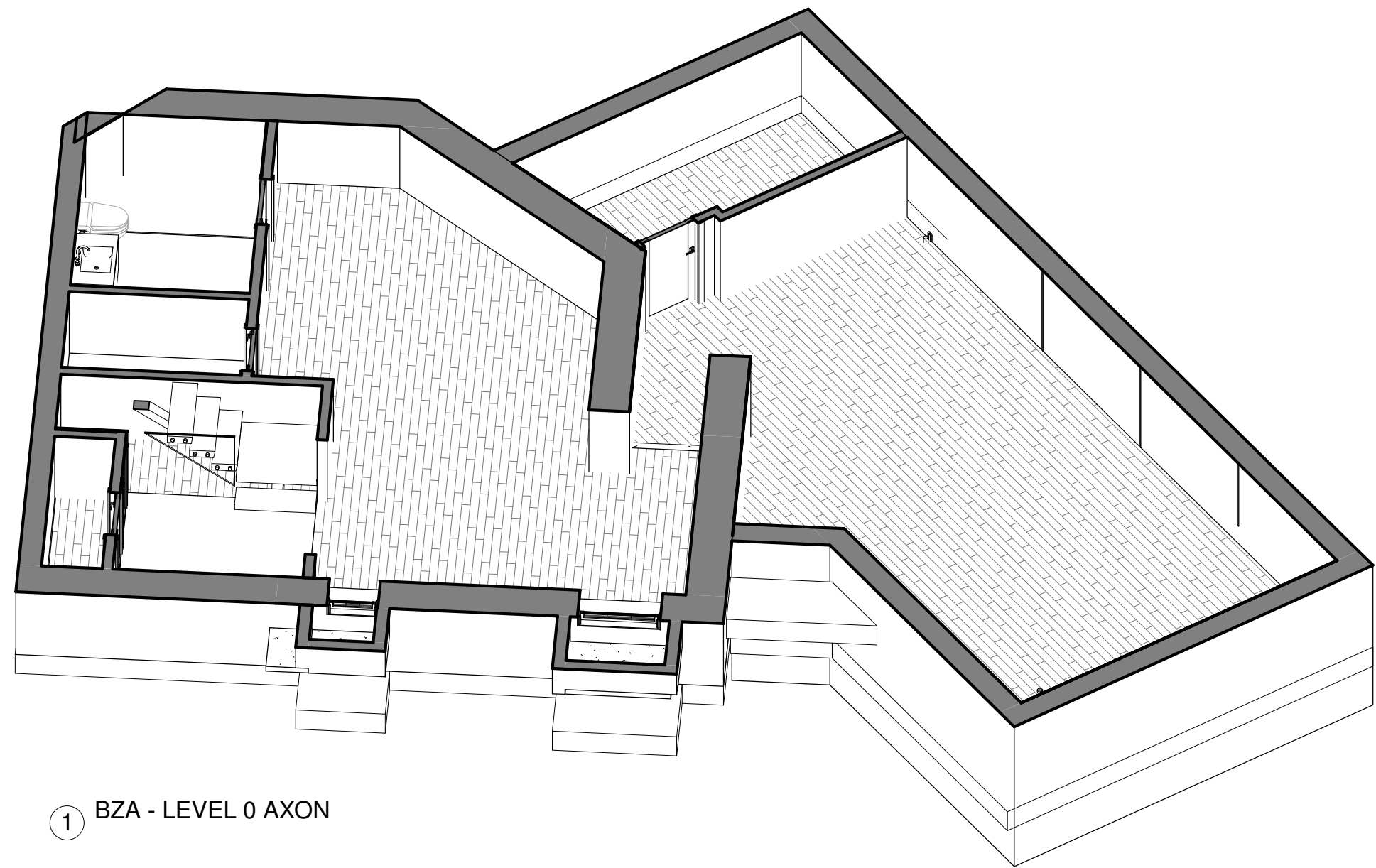
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Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker
BZA-008	
Scale	1/8" = 1'-0"



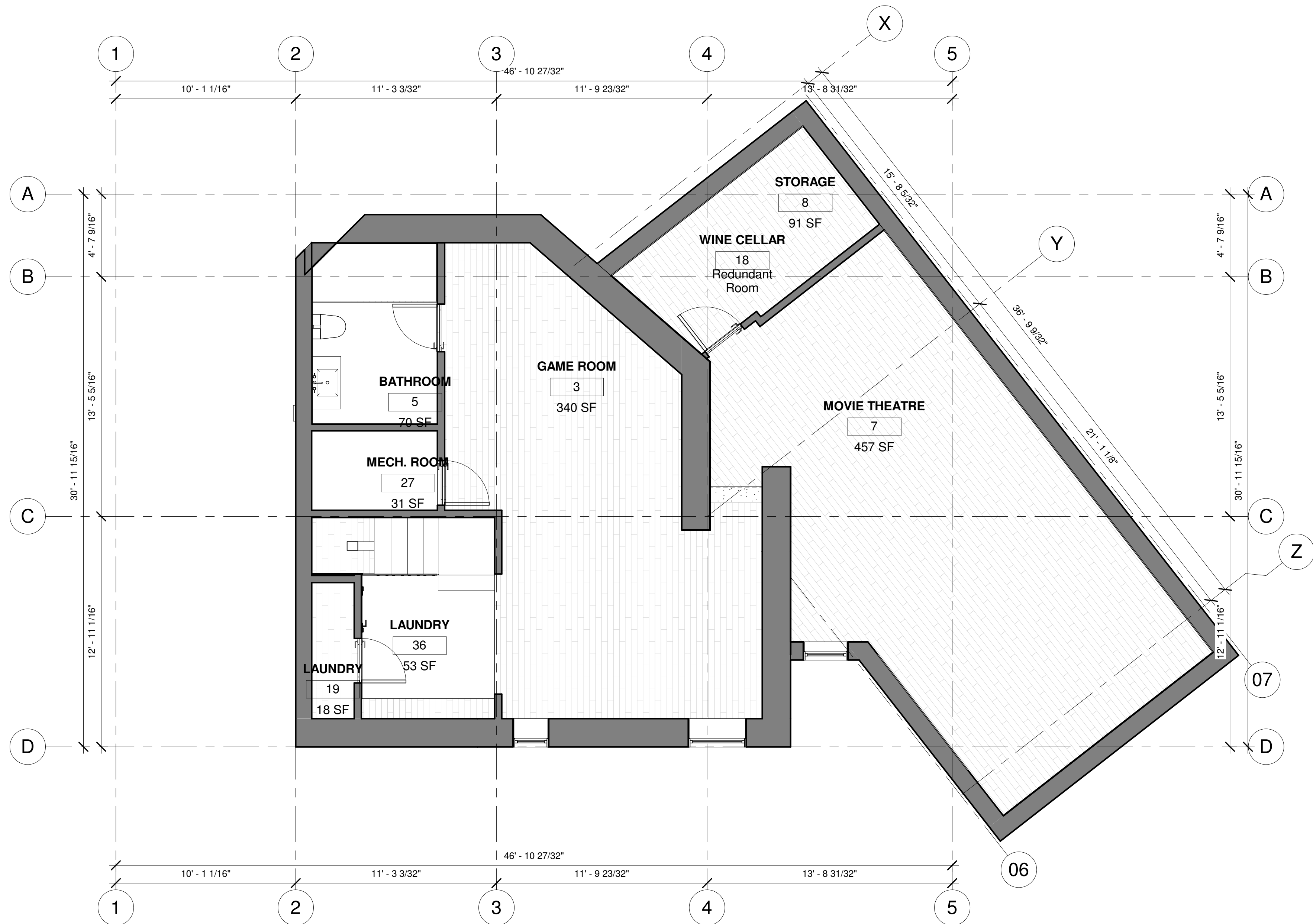
1 PROPOSED SITE PLAN
1/8" = 1'-0"



2 BZA - EXISTING LEVEL 0
1/8" = 1'-0"



1 BZA - LEVEL 0 AXON



3 BZA - PROPOSED LEVEL 0
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

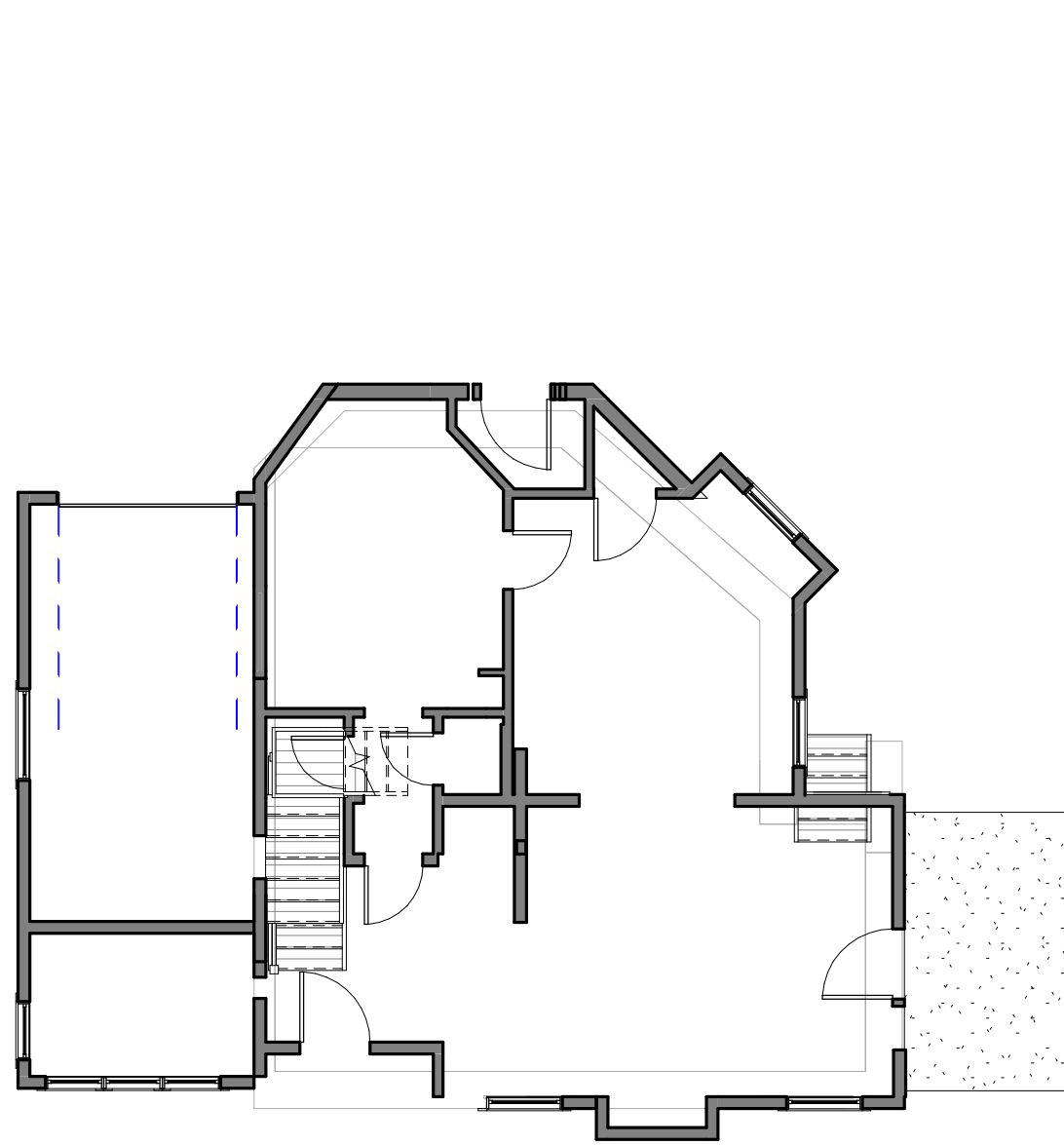
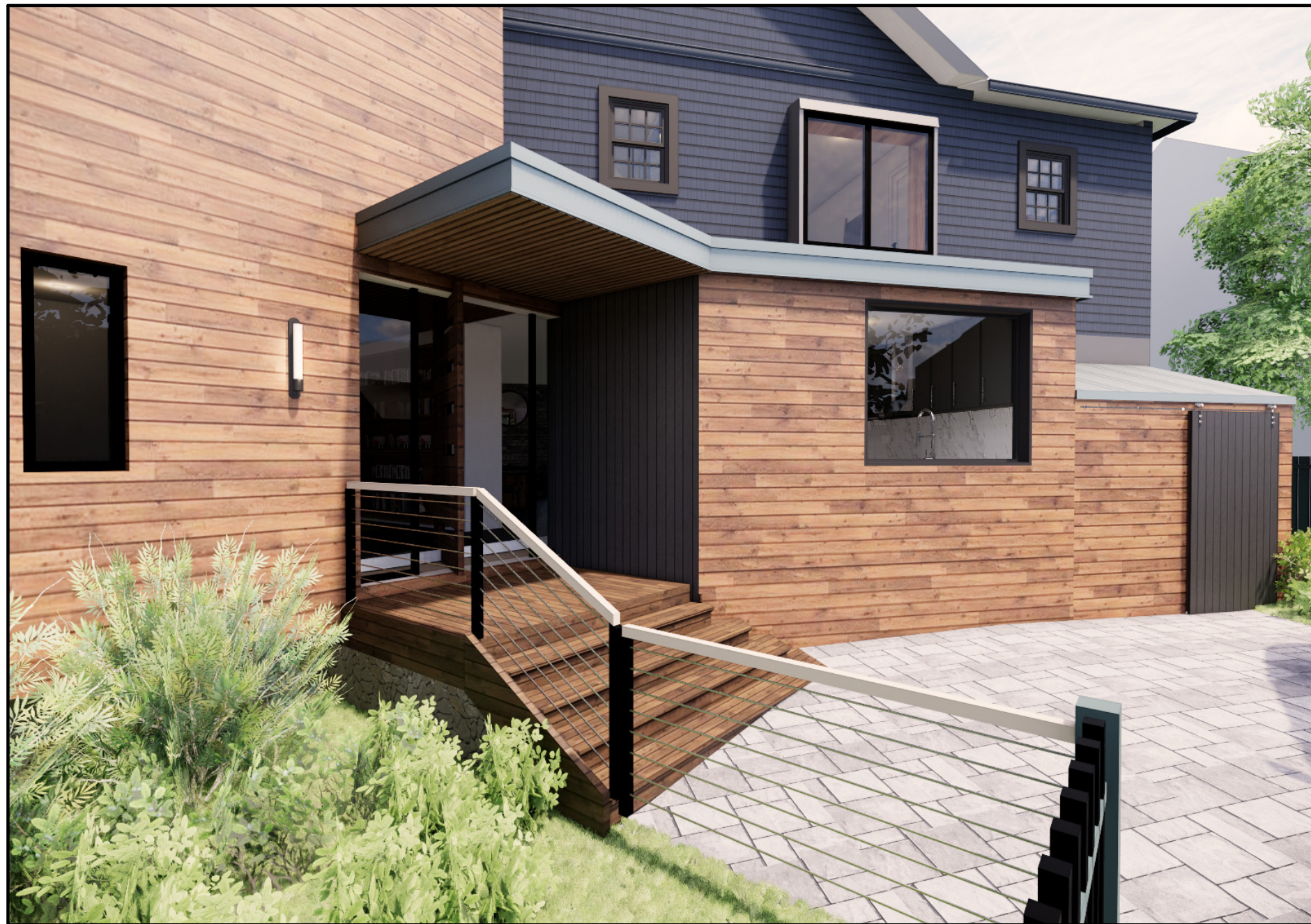
LEVEL 0

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

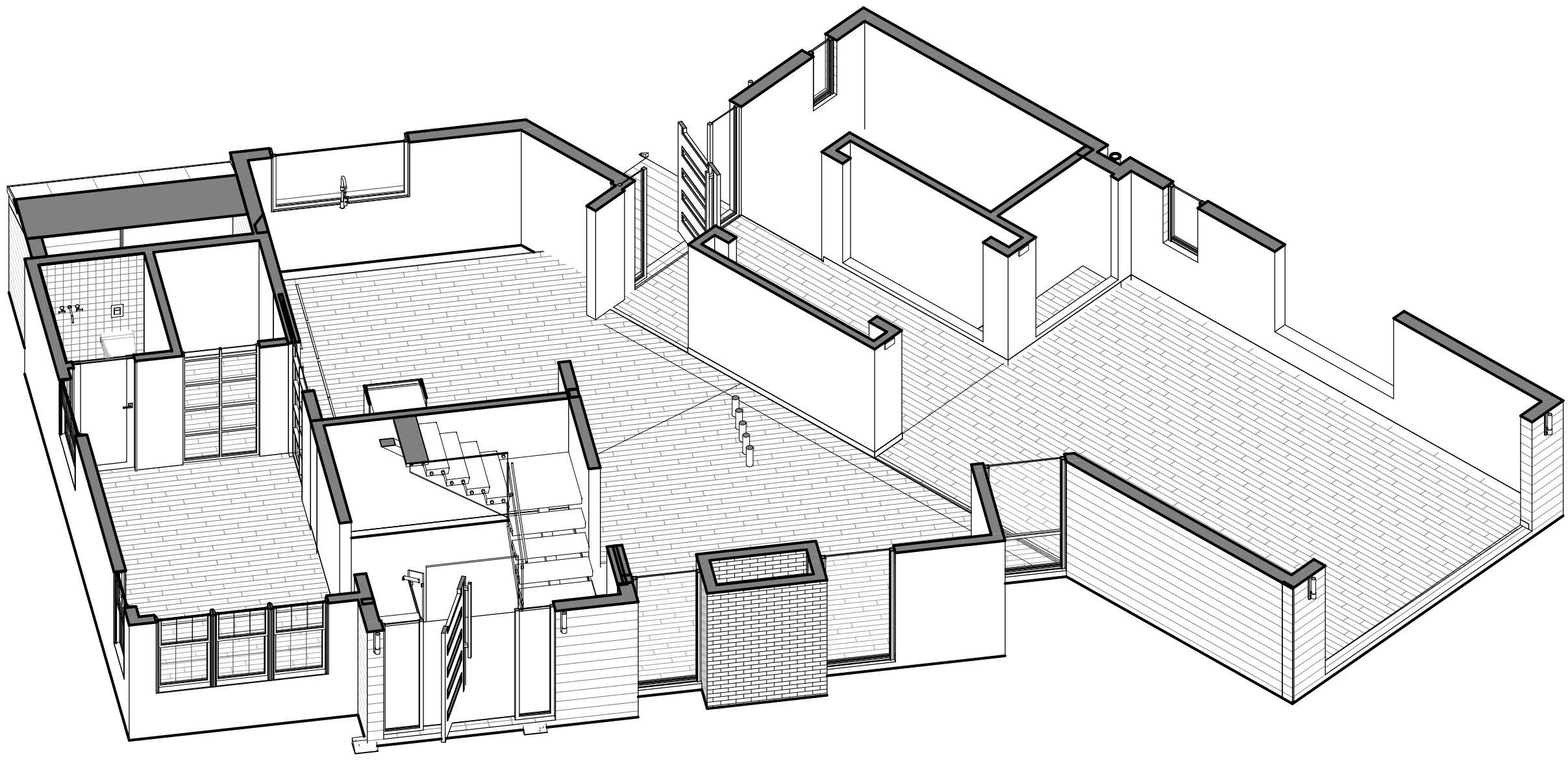
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Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-100

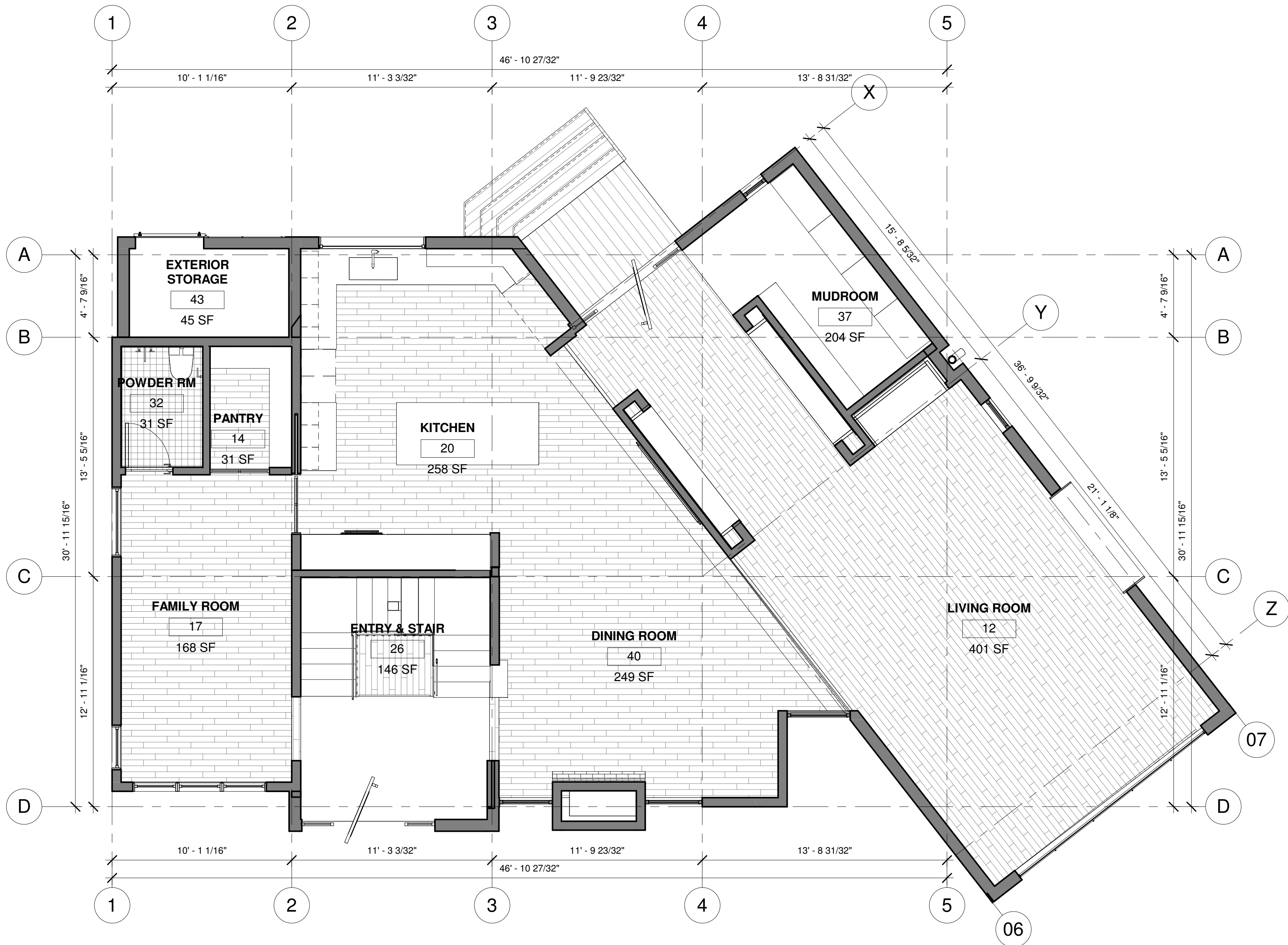
Scale As indicated



② BZA - EXISTING LEVEL 1 PLAN
1/8" = 1'-0"



① BZA - LEVEL 1 AXON



③ BZA - PROPOSED LEVEL 1
1/4" = 1'-0"



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LEVEL 1

NADIA & SHAHID AZIM

AZIM RESIDENCE

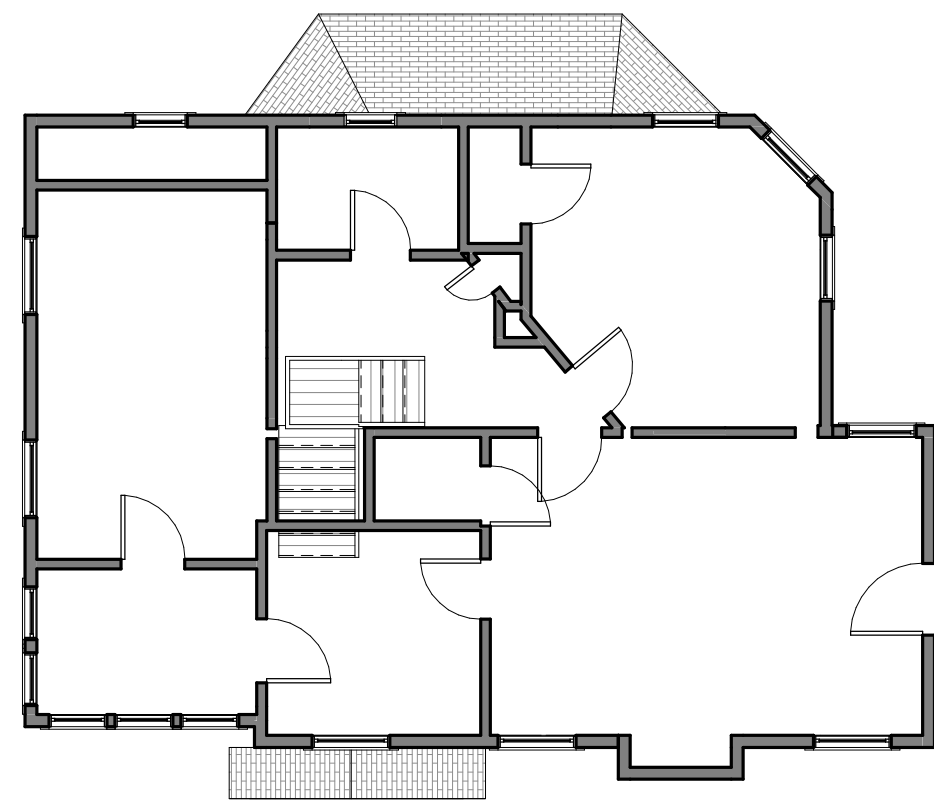
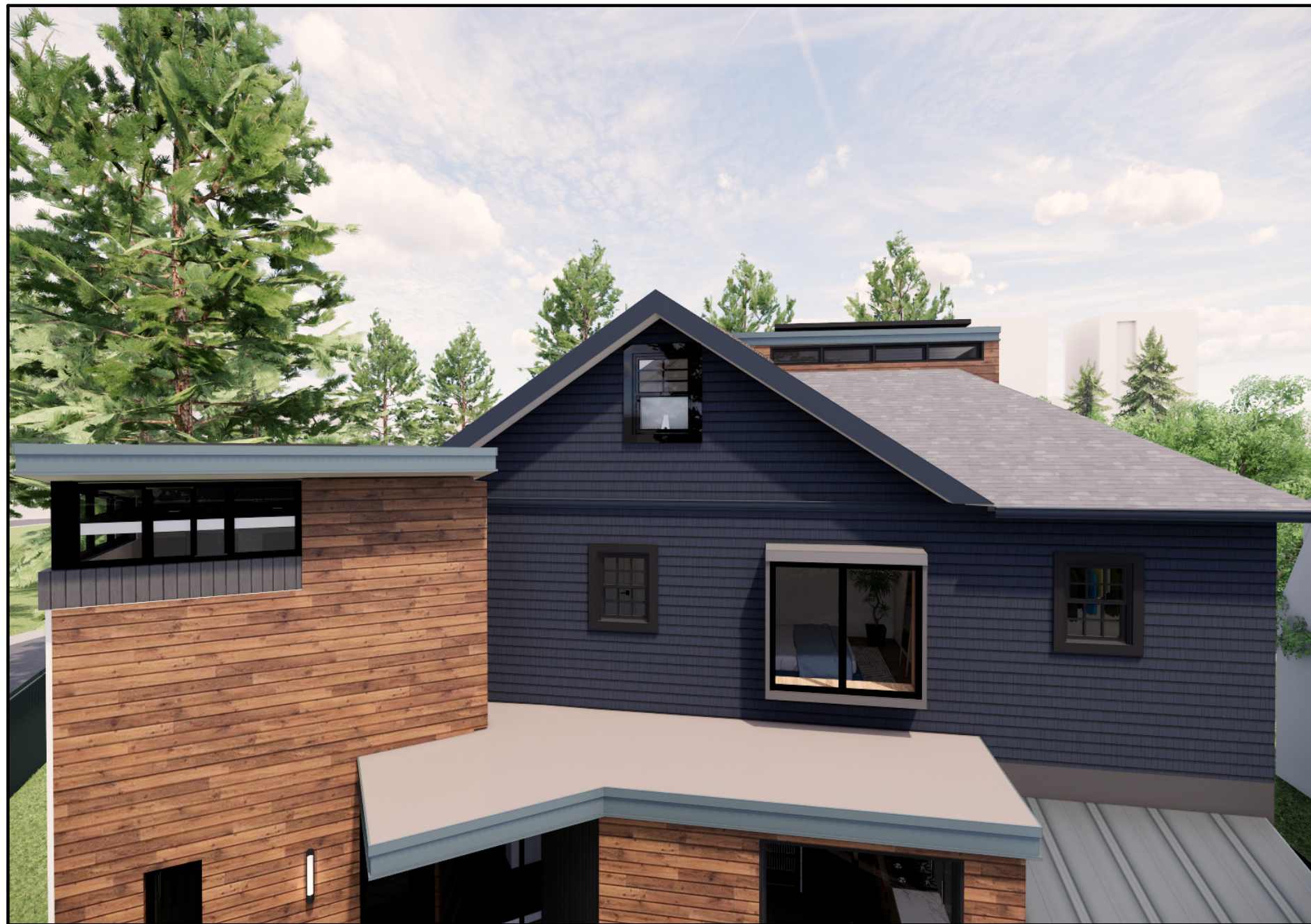
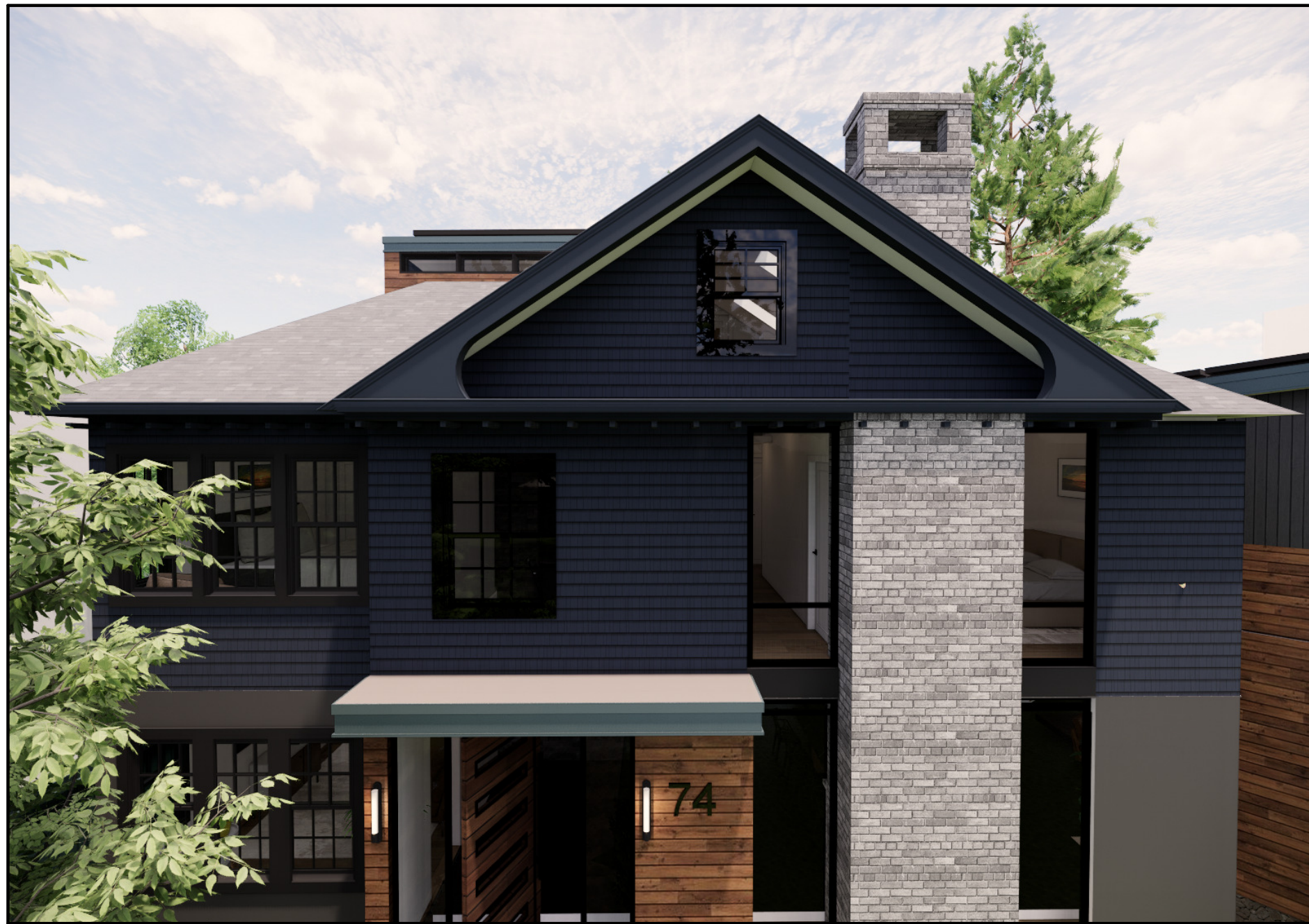
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

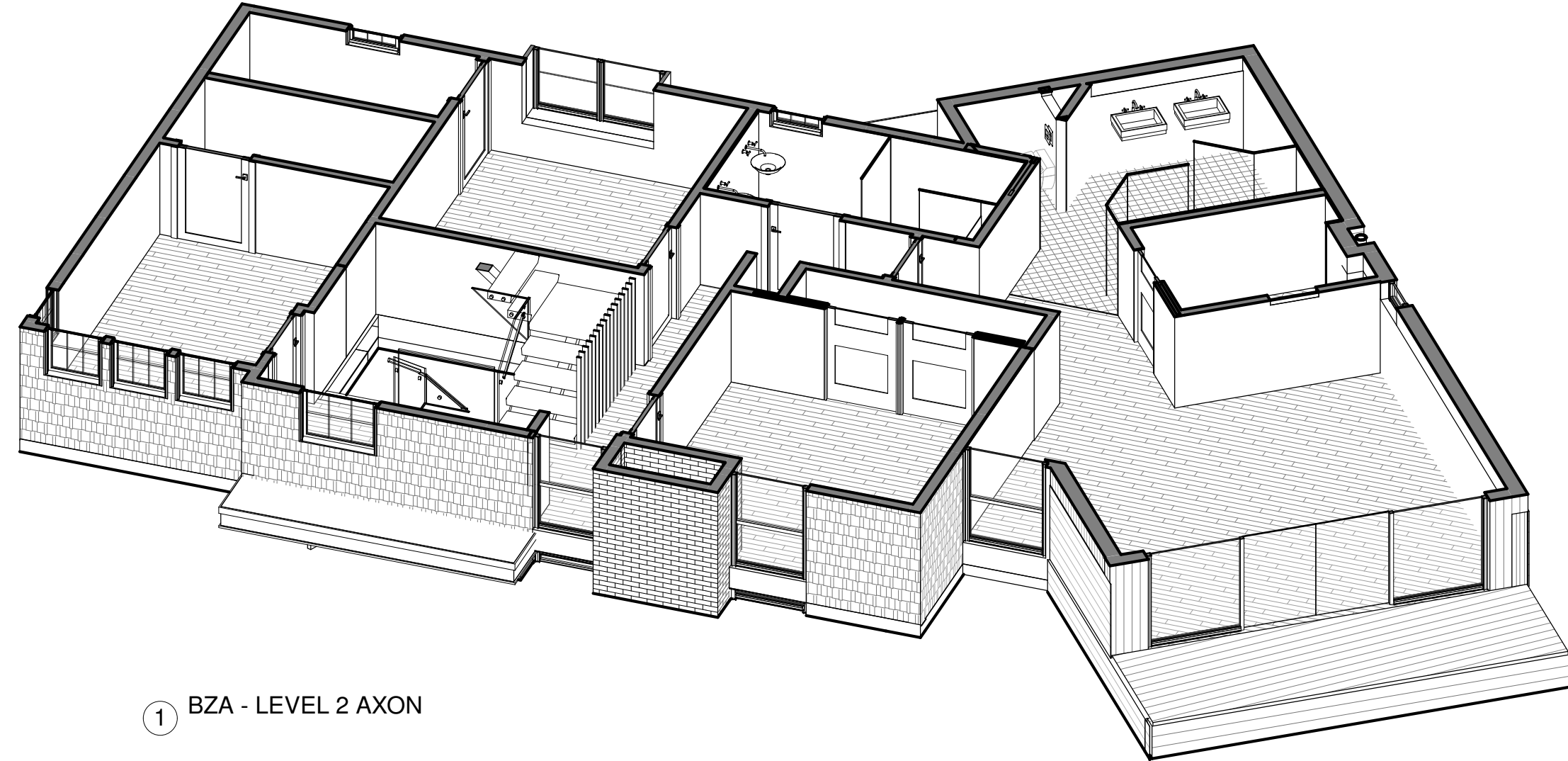
BZA-101

Scale As indicated

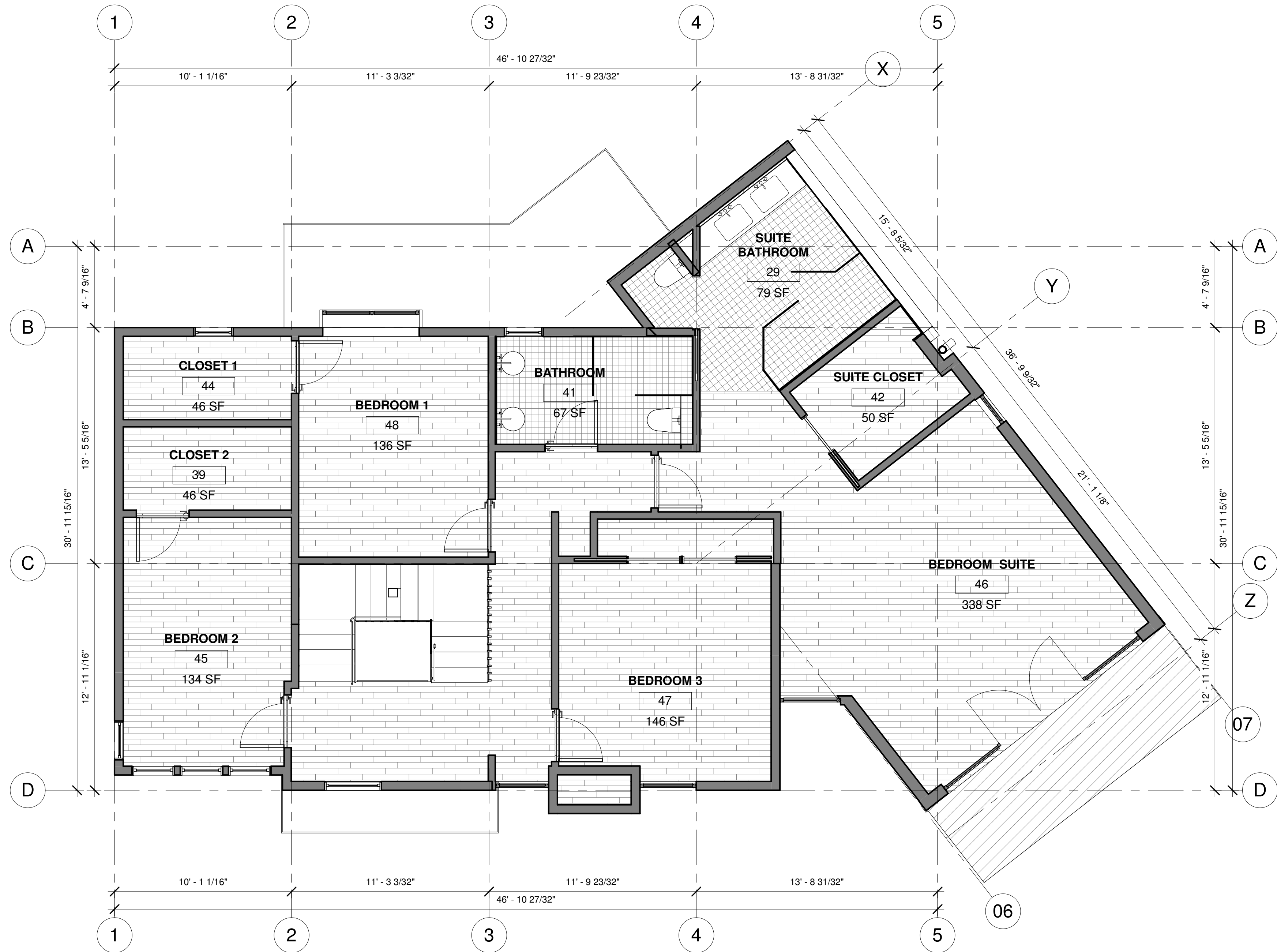
10/19/2020 3:44:50 PM



② BZA - EXISTING LEVEL 2 PLAN
1/8" = 1'-0"



① BZA - LEVEL 2 AXON



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LEVEL 2

NADIA & SHAHID AZIM

AZIM RESIDENCE

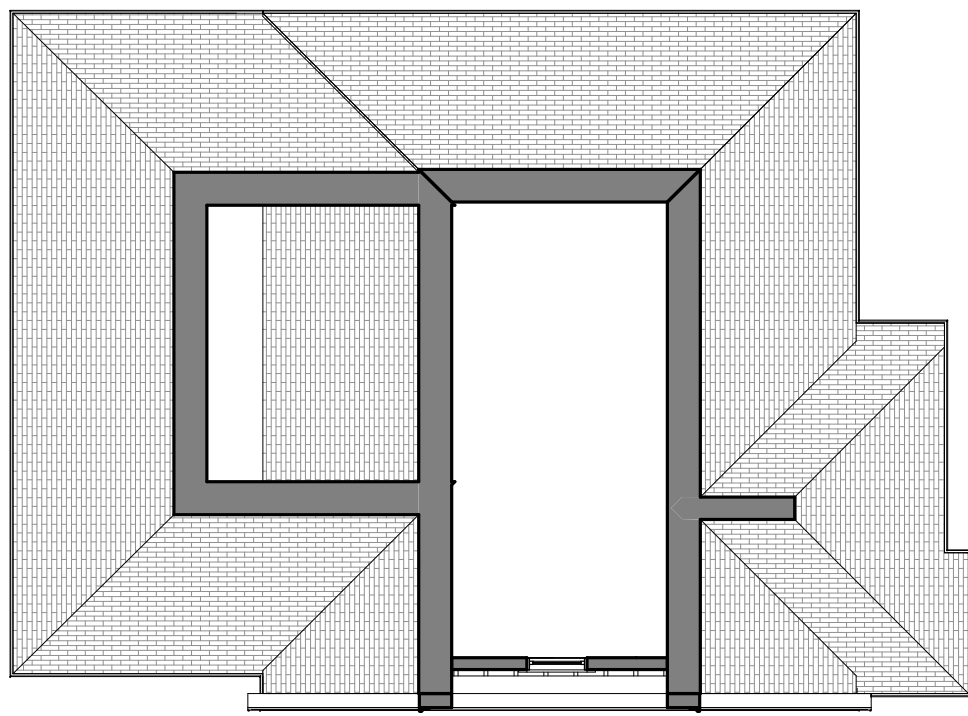
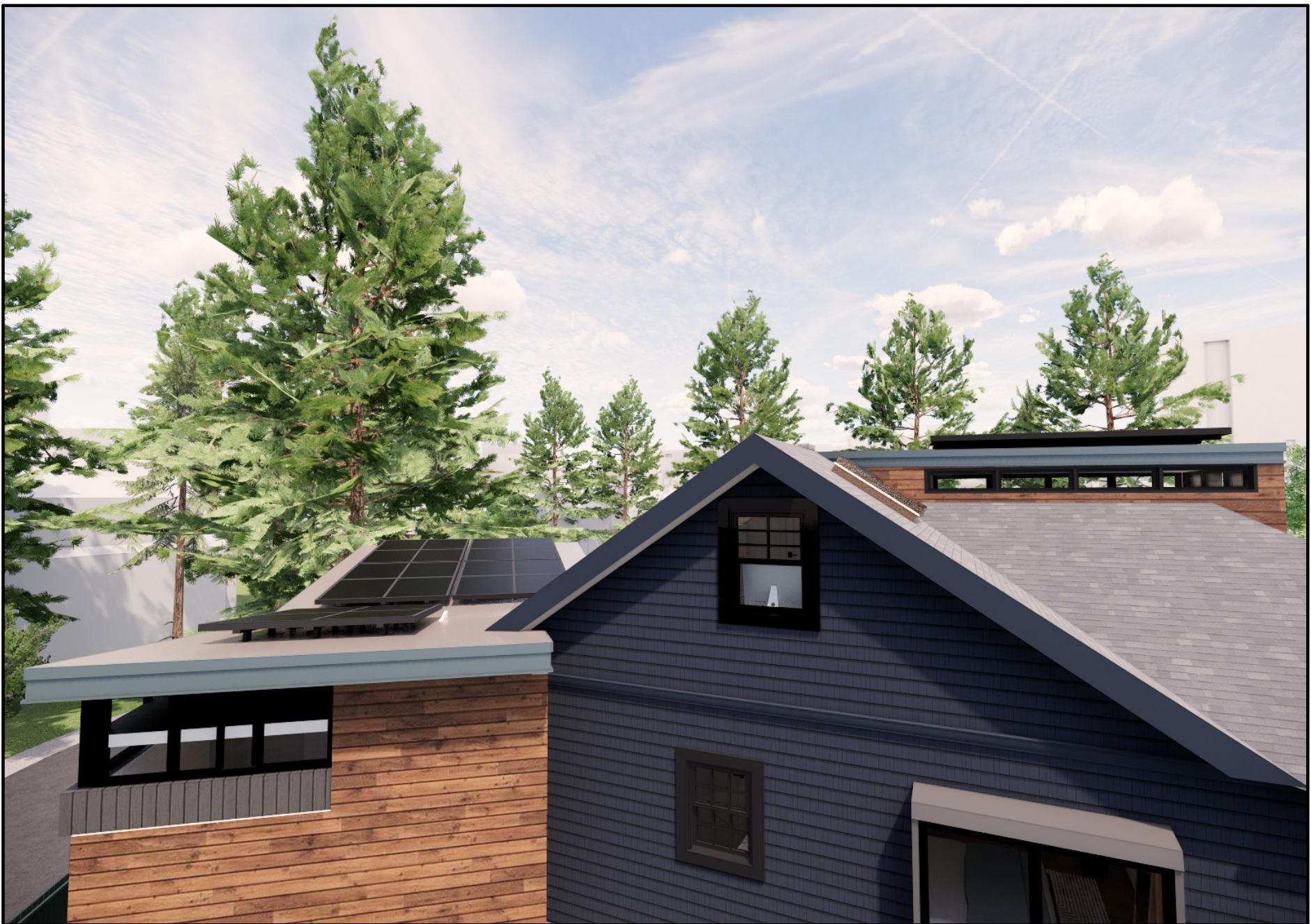
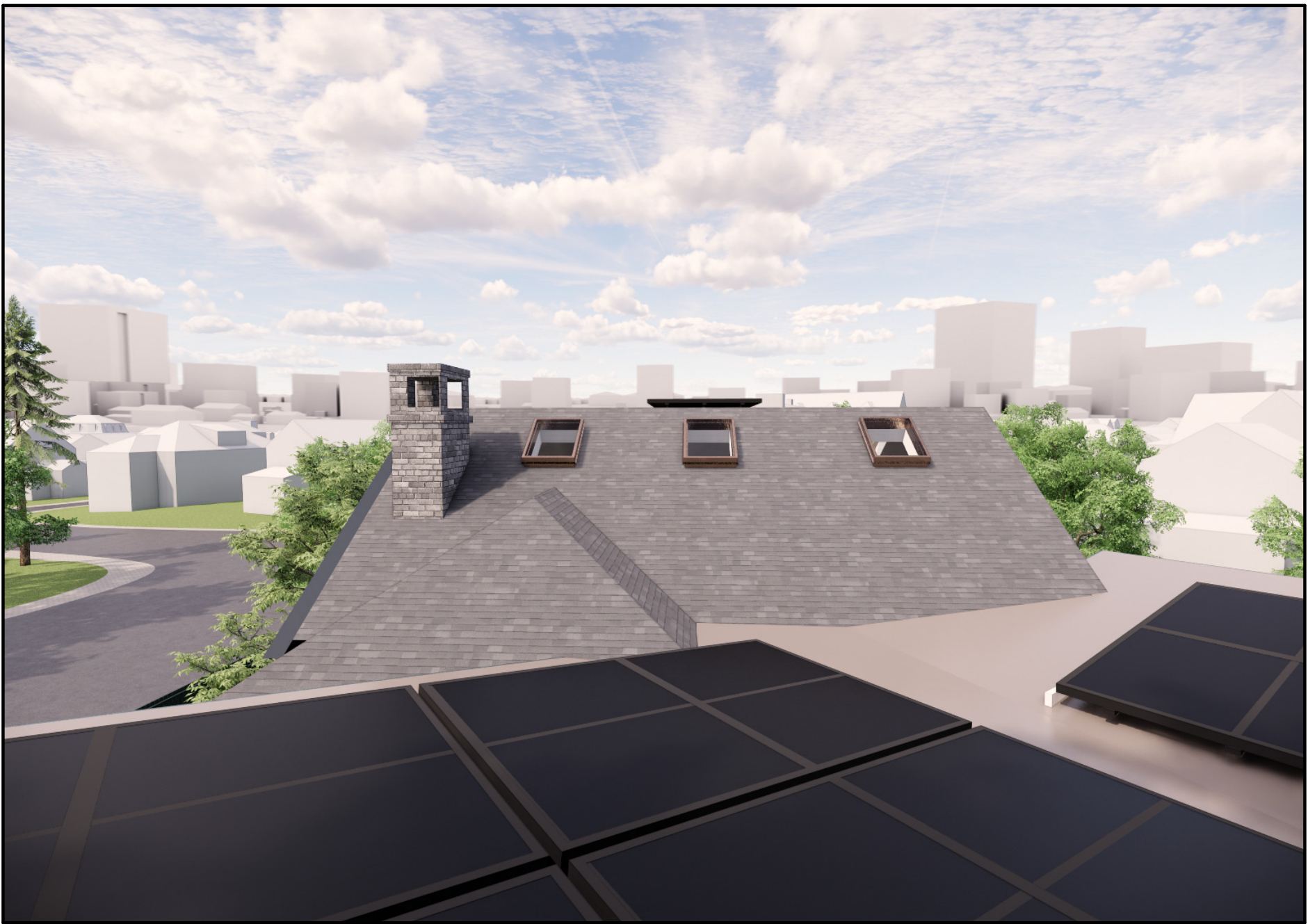
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status: BZA PERMITTING
Project number: Project Number
Date: 10/19/20
Drawn by: Author
Checked by: Checker

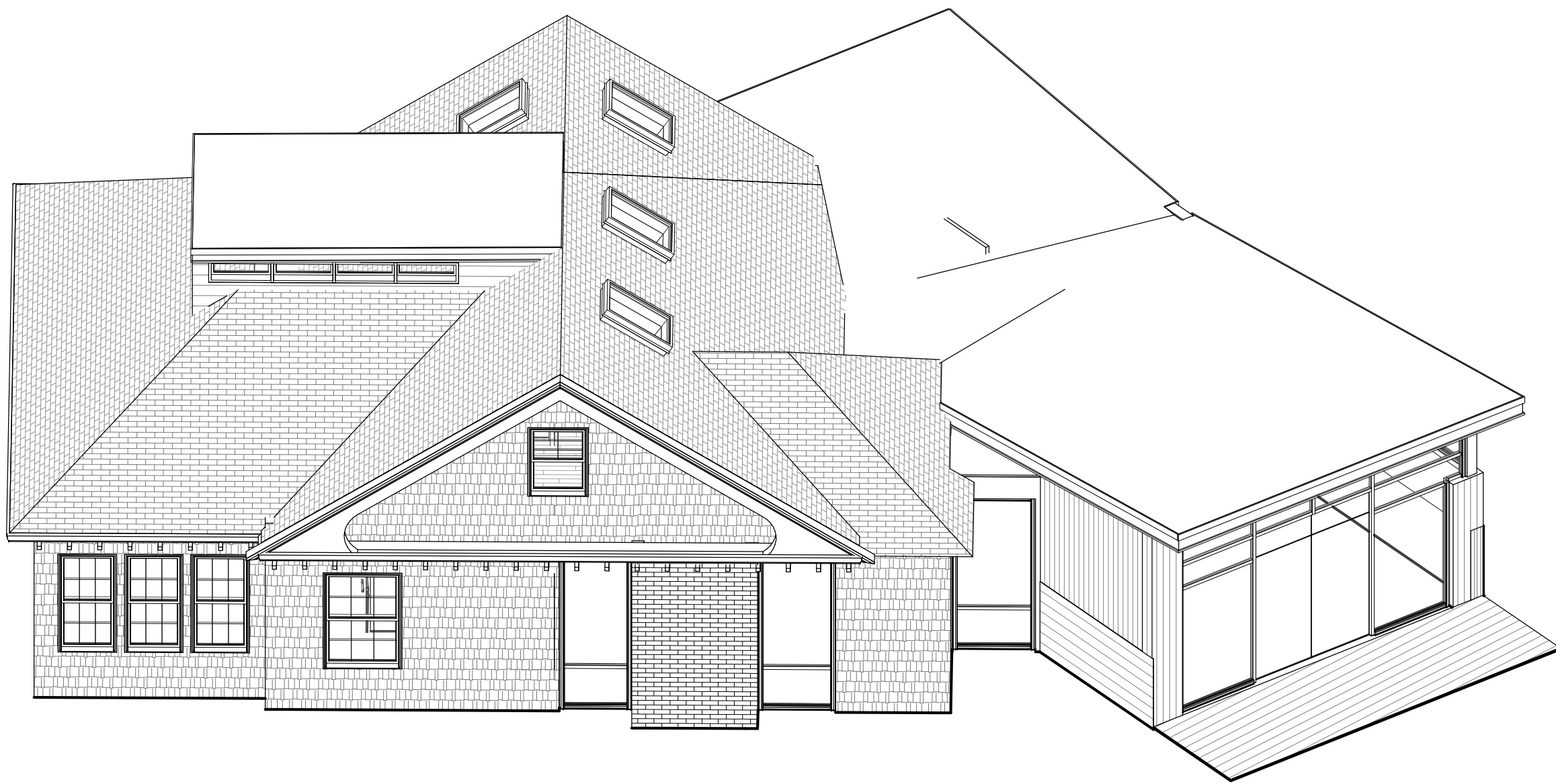
BZA-102

Scale: As indicated

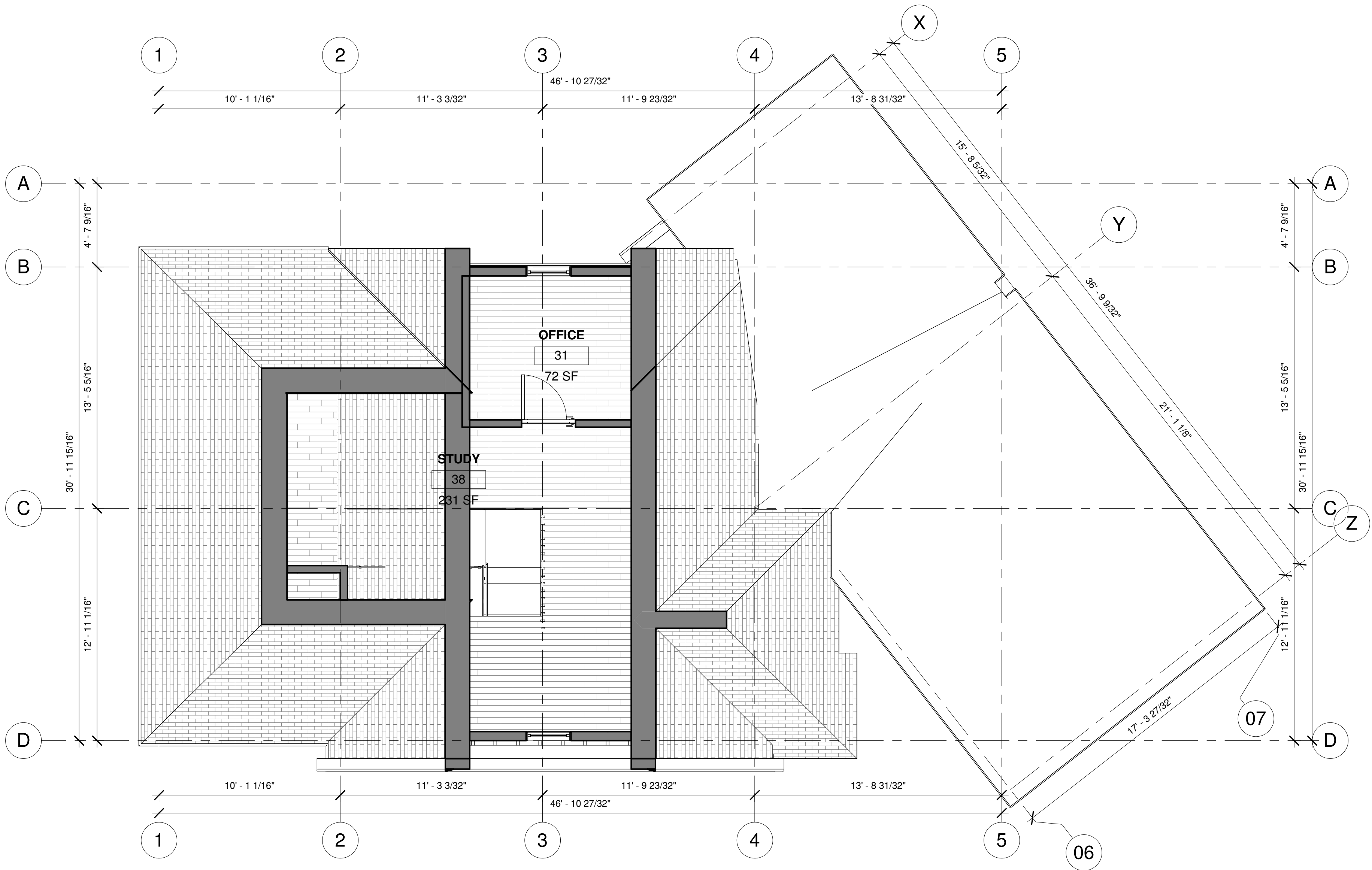
10/19/2020 3:44:51 PM



② BZA - EXISTING LEVEL 3
1/8" = 1'-0"



① BZA - LEVEL 3 AXON



③ BZA - PROPOSED LEVEL 3
1/4" = 1'-0"



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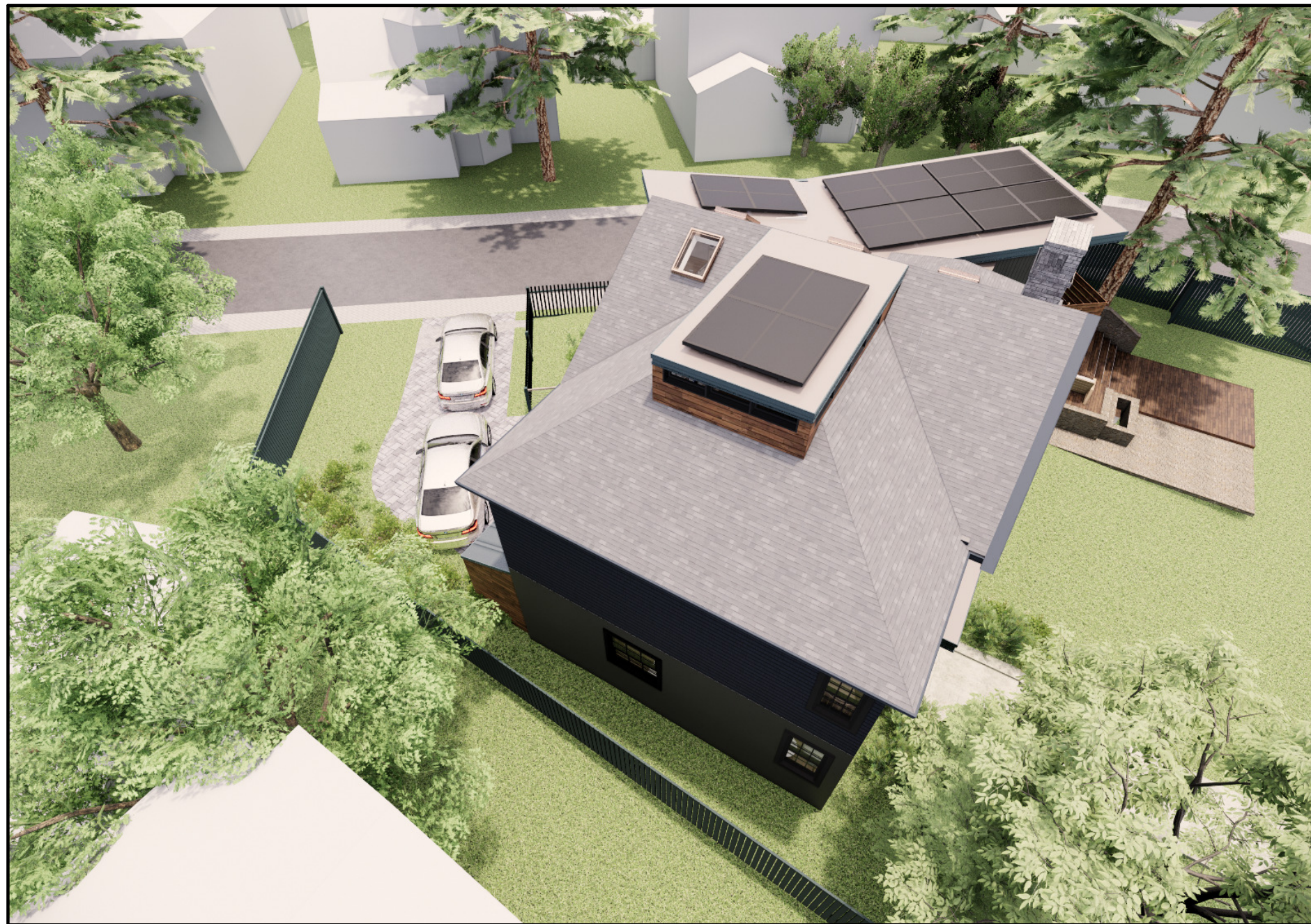
LEVEL 3

NADIA & SHAHID AZIM
AZIM RESIDENCE
**74 LARCH ROAD, CAMBRIDGE,
MA 02138**

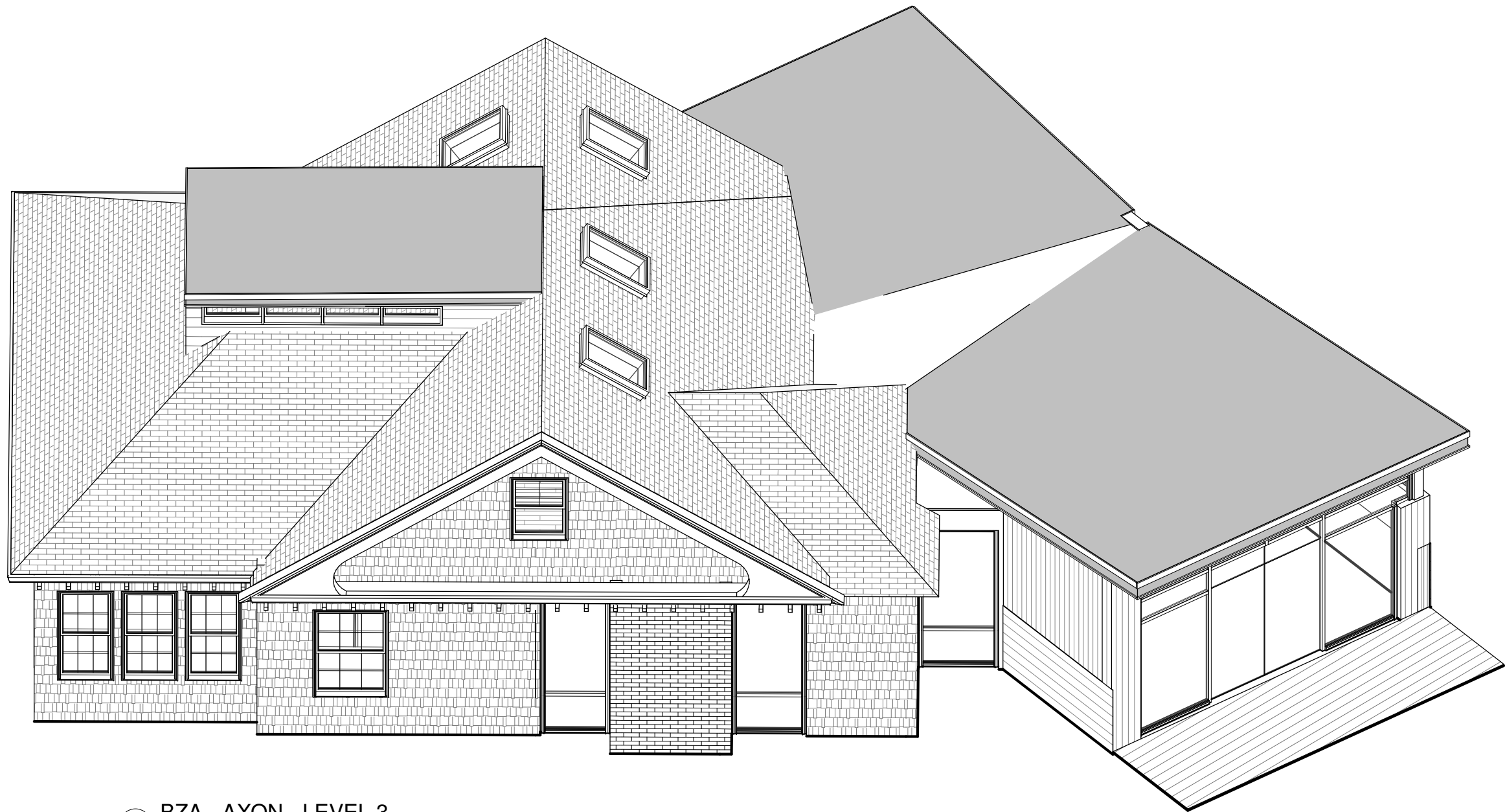
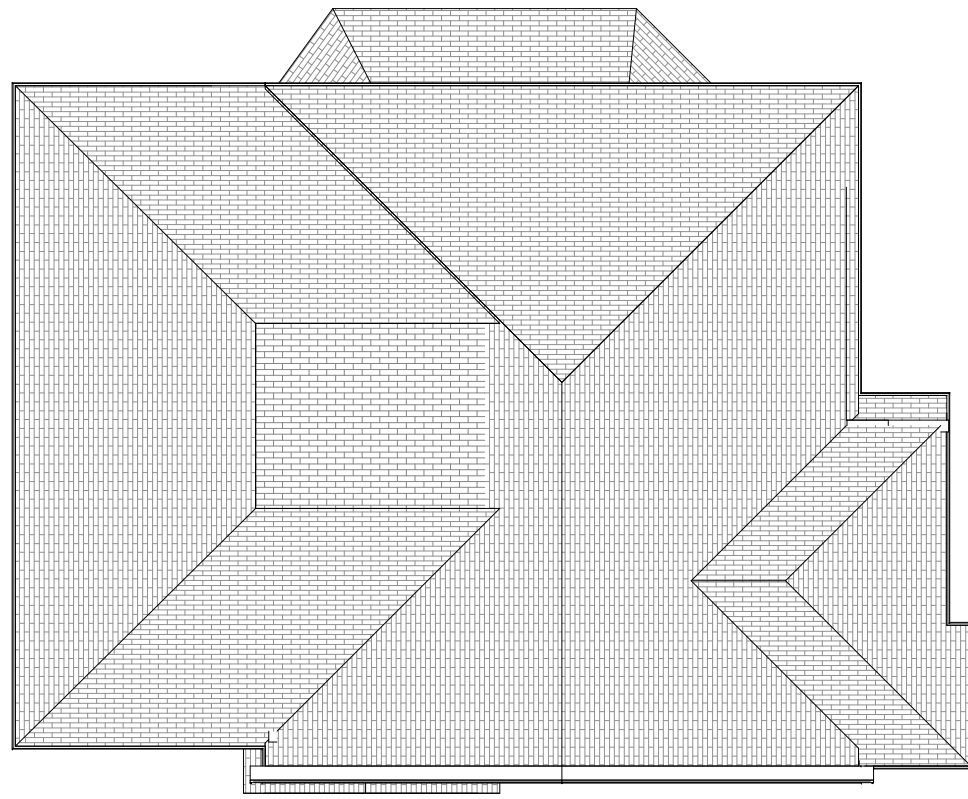
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Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker
BZA-103	
Scale	As indicated



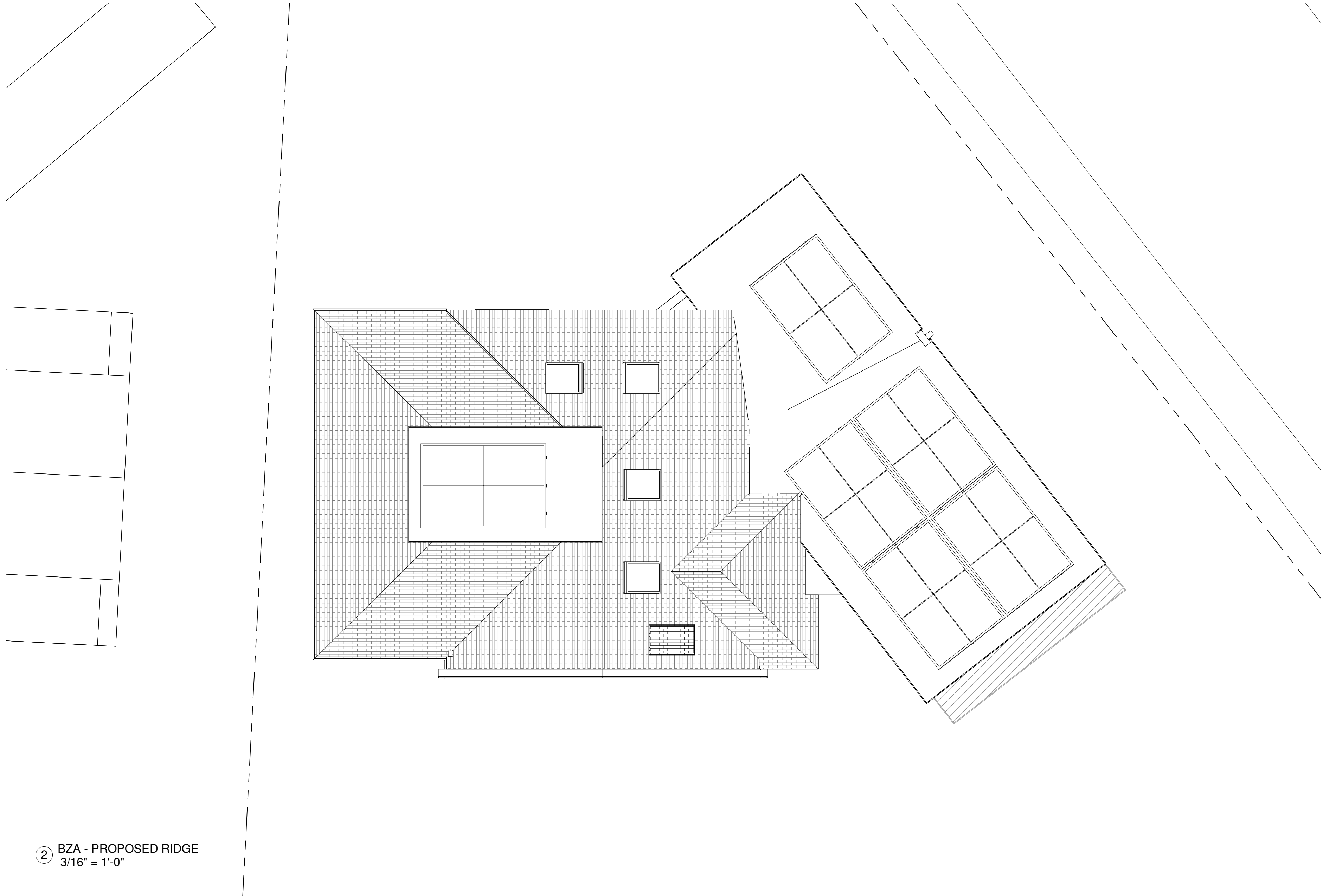
① BZA - EXISTING RIDGE
1/8" = 1'-0"



② BZA - PROPOSED RIDGE
3/16" = 1'-0"



③ BZA - AXON - LEVEL 3



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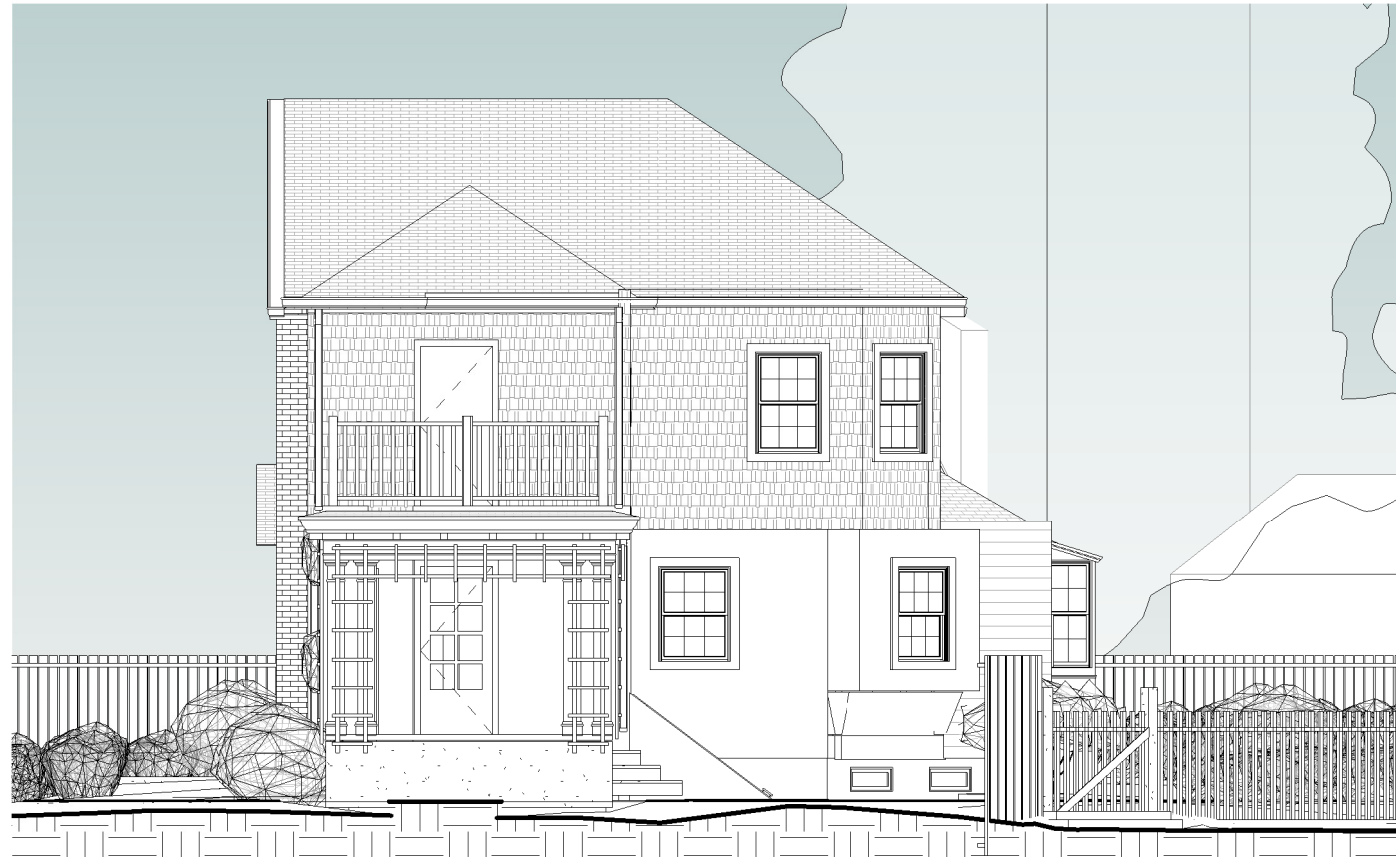
ROOF PLAN

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

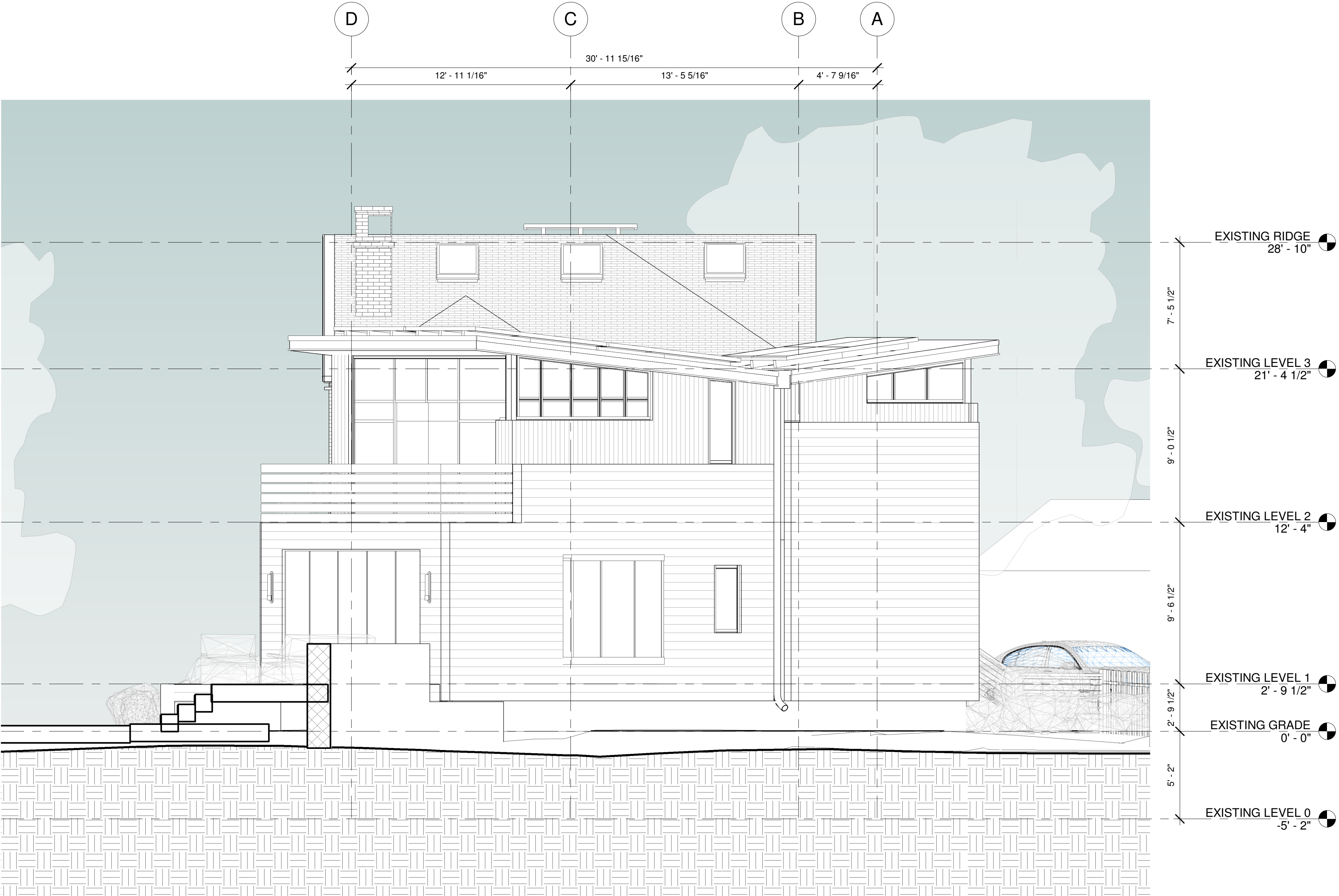
Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-104

Scale As indicated



① BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED ESAT ELEVATION
1/4" = 1'-0"



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ELEVATION EAST

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

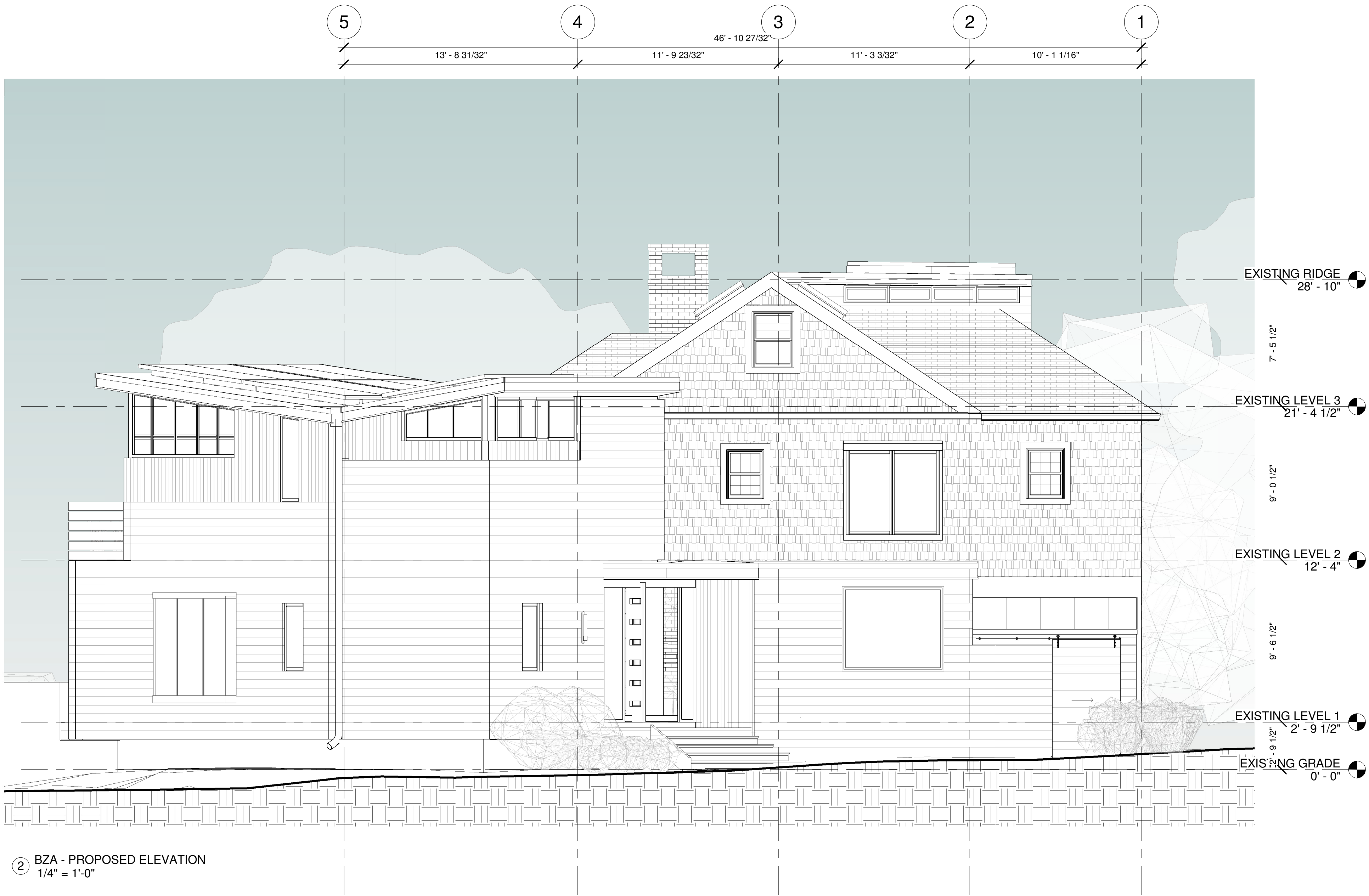
Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-200

Scale As indicated



① BZA - EXISTING NORTH ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED ELEVATION
1/4" = 1'-0"



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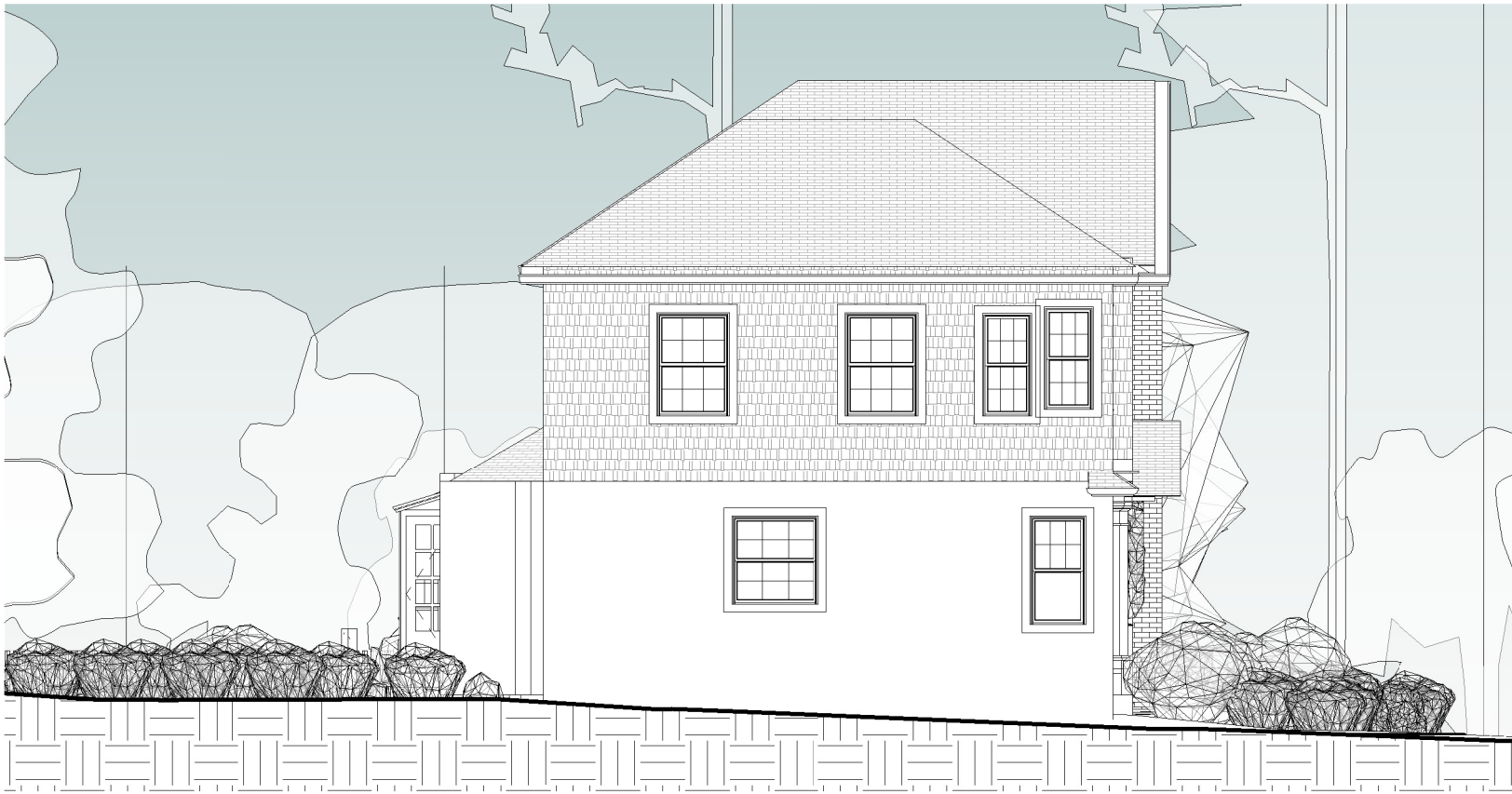
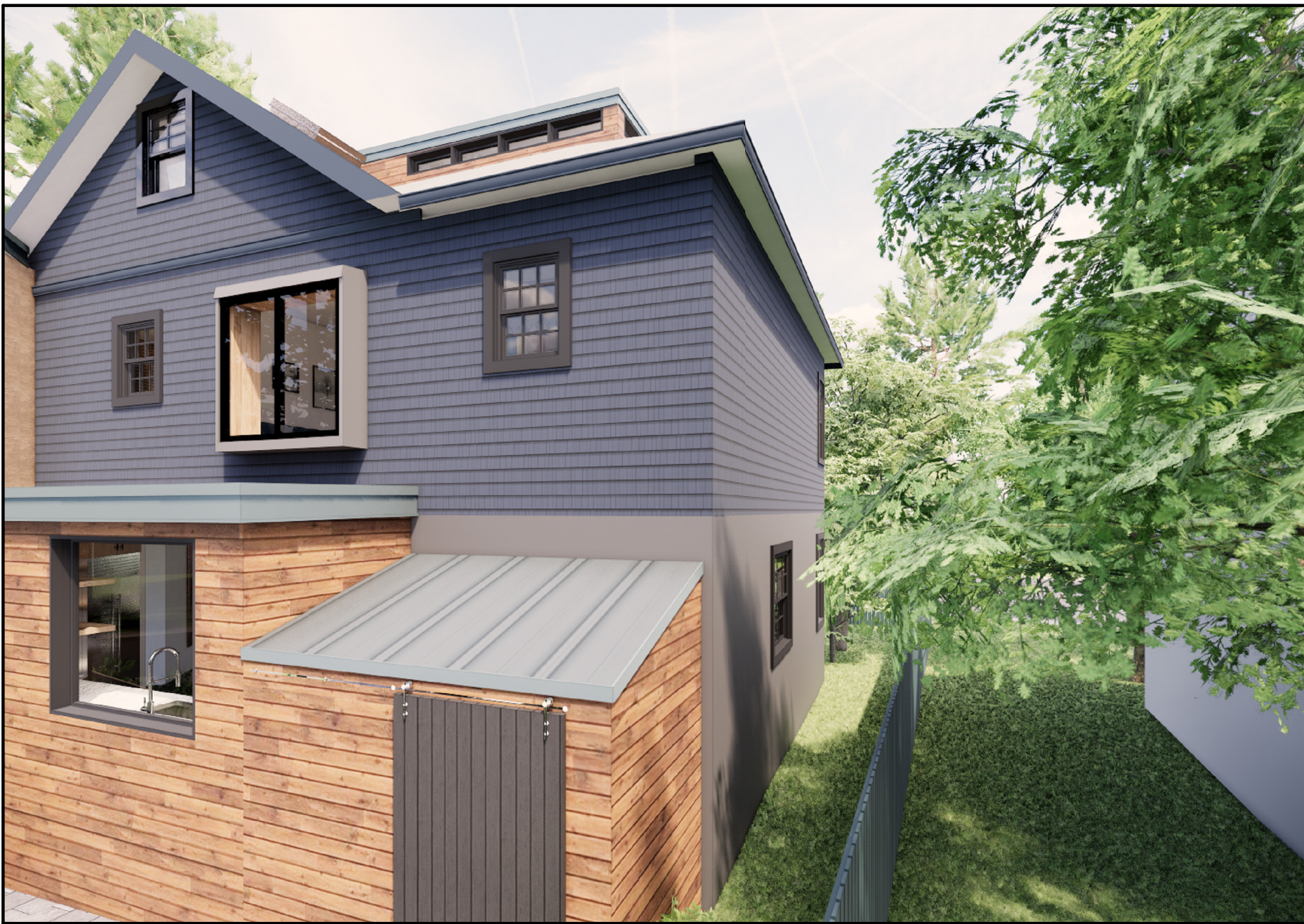
ELEVATION NORTH

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

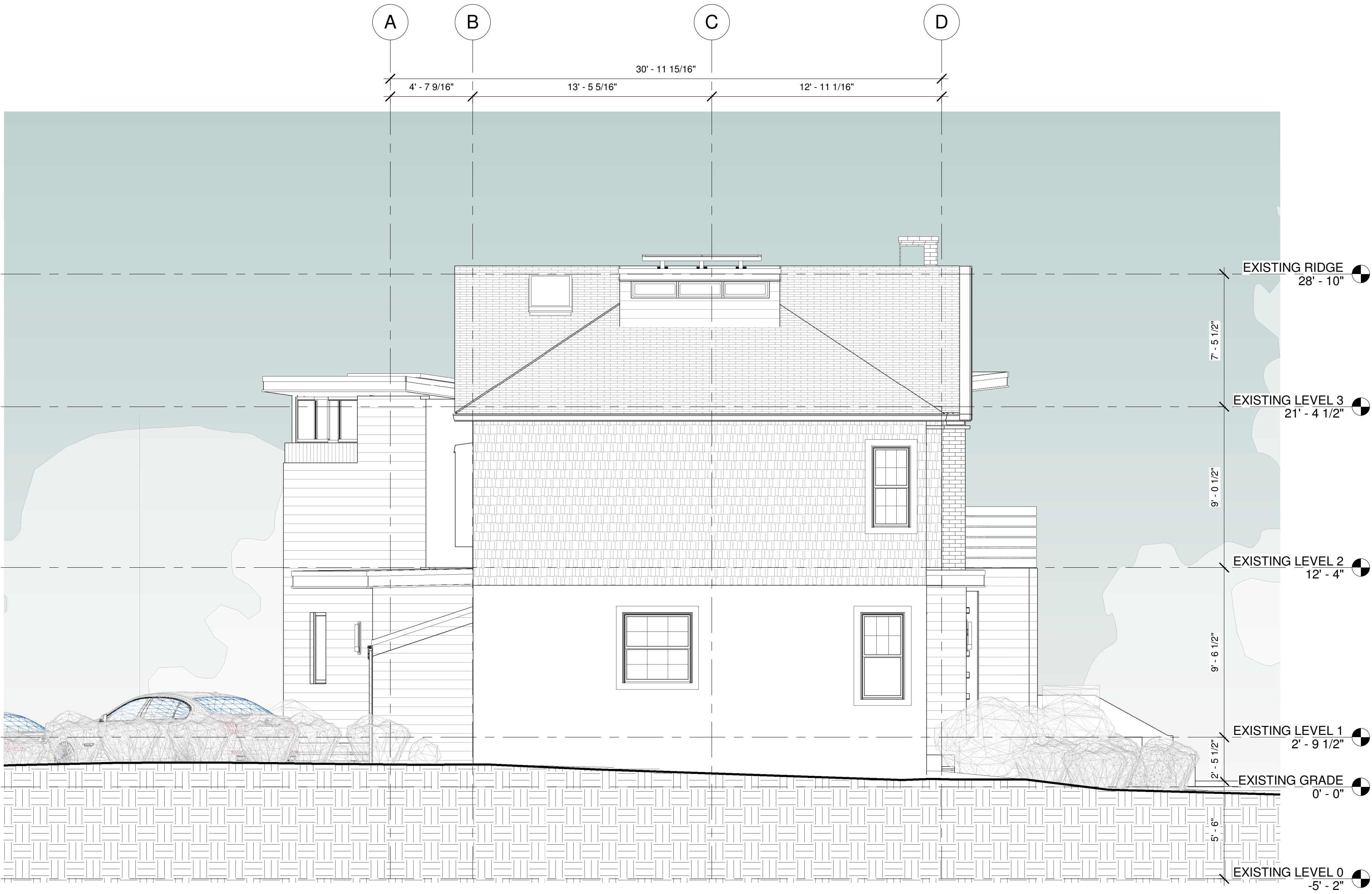
Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-201

Scale As indicated



① BZA - EXISTING WEST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED WEST ELEVATION
1/4" = 1'-0"



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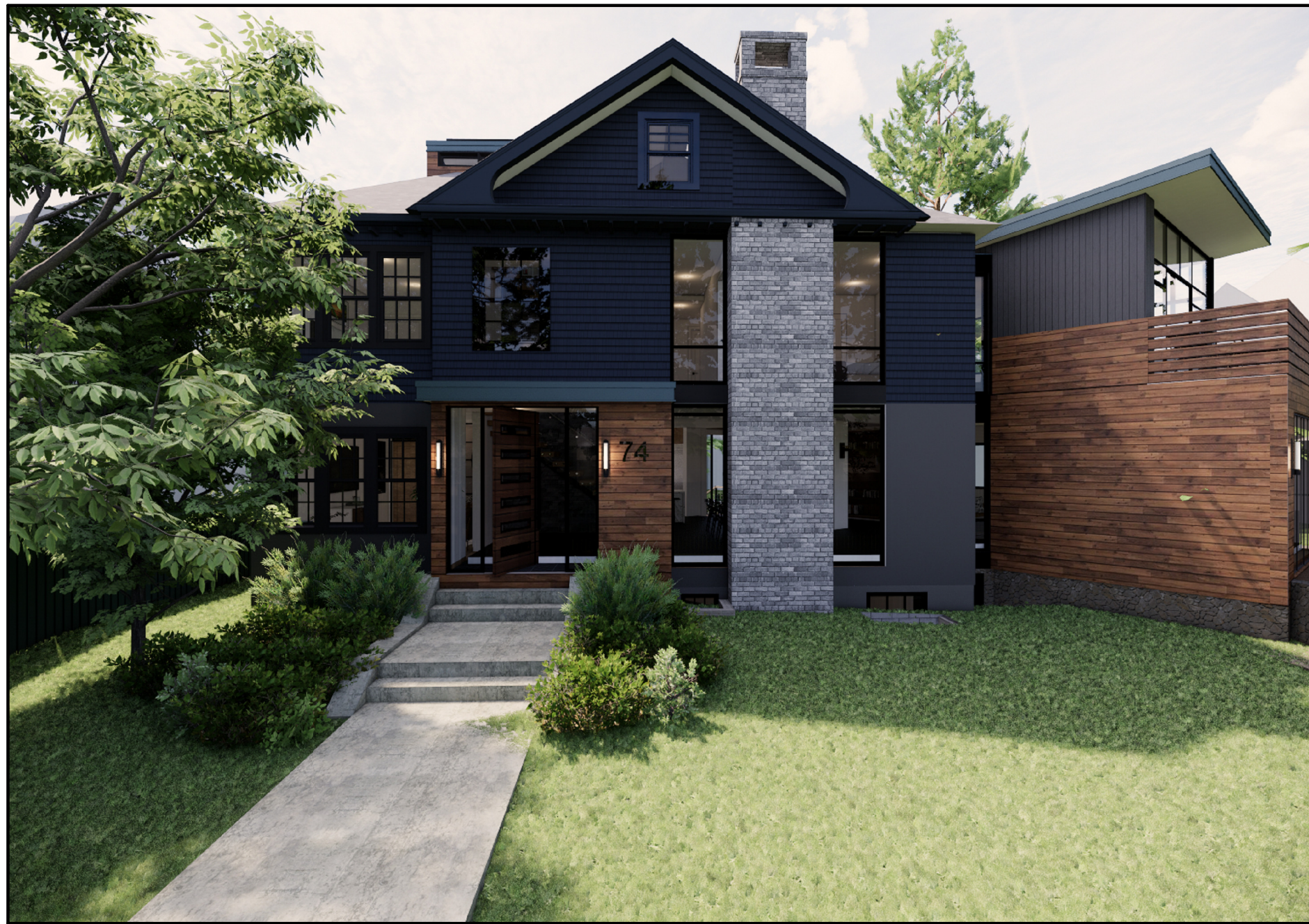
ELEVATION WEST

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

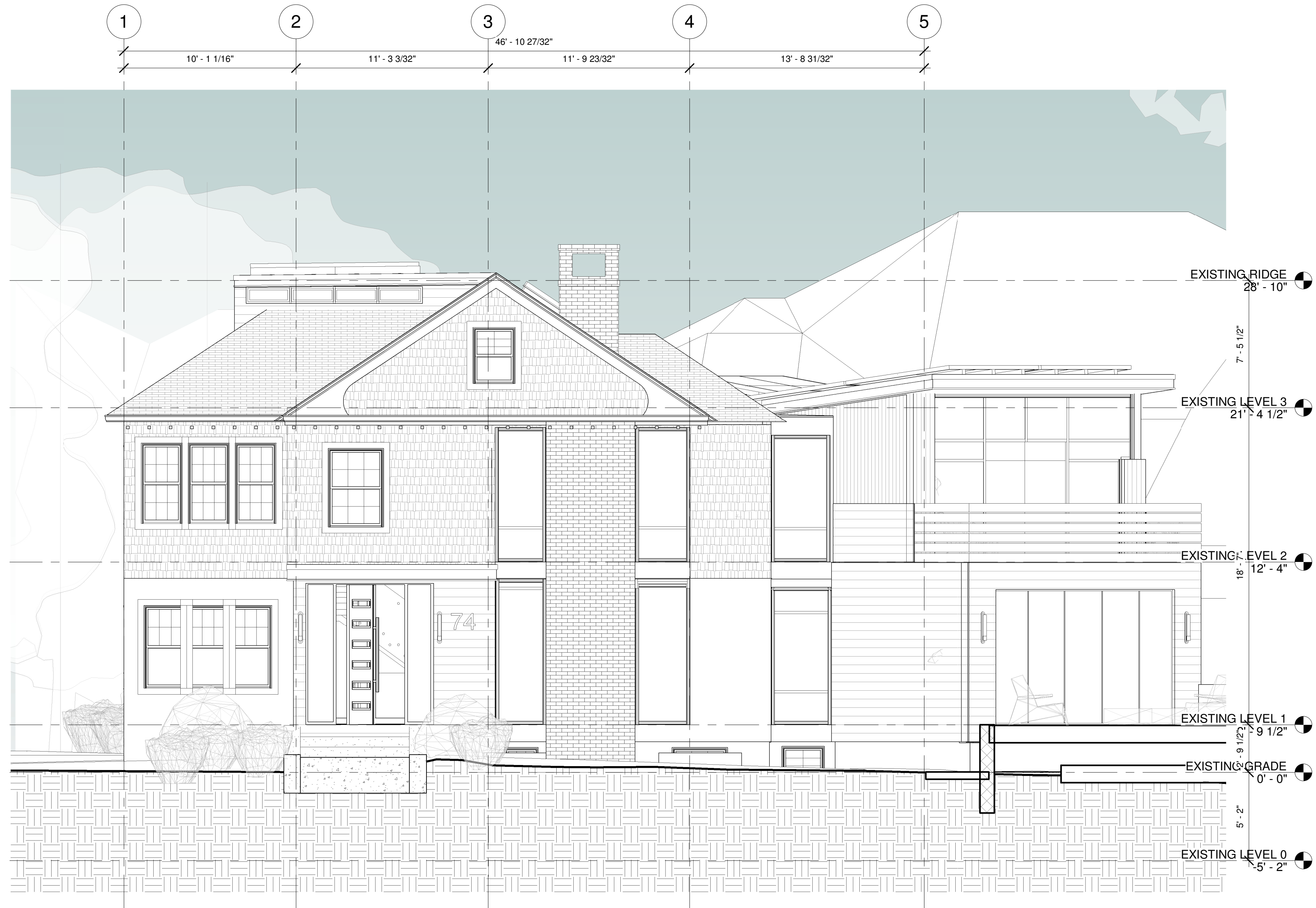
Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-202

Scale As indicated



① BZA - EXISTING SOUTH ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

ELEVATION SOUTH

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-203

Scale As indicated

END OF PRESENTATION

74 LARCH RD EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE VIDEO RENDER

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker
BZA-300	
Scale	

EXTERIOR PHOTOS



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REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL PERSPECTIVES

NADIA & SHAHID AZIM

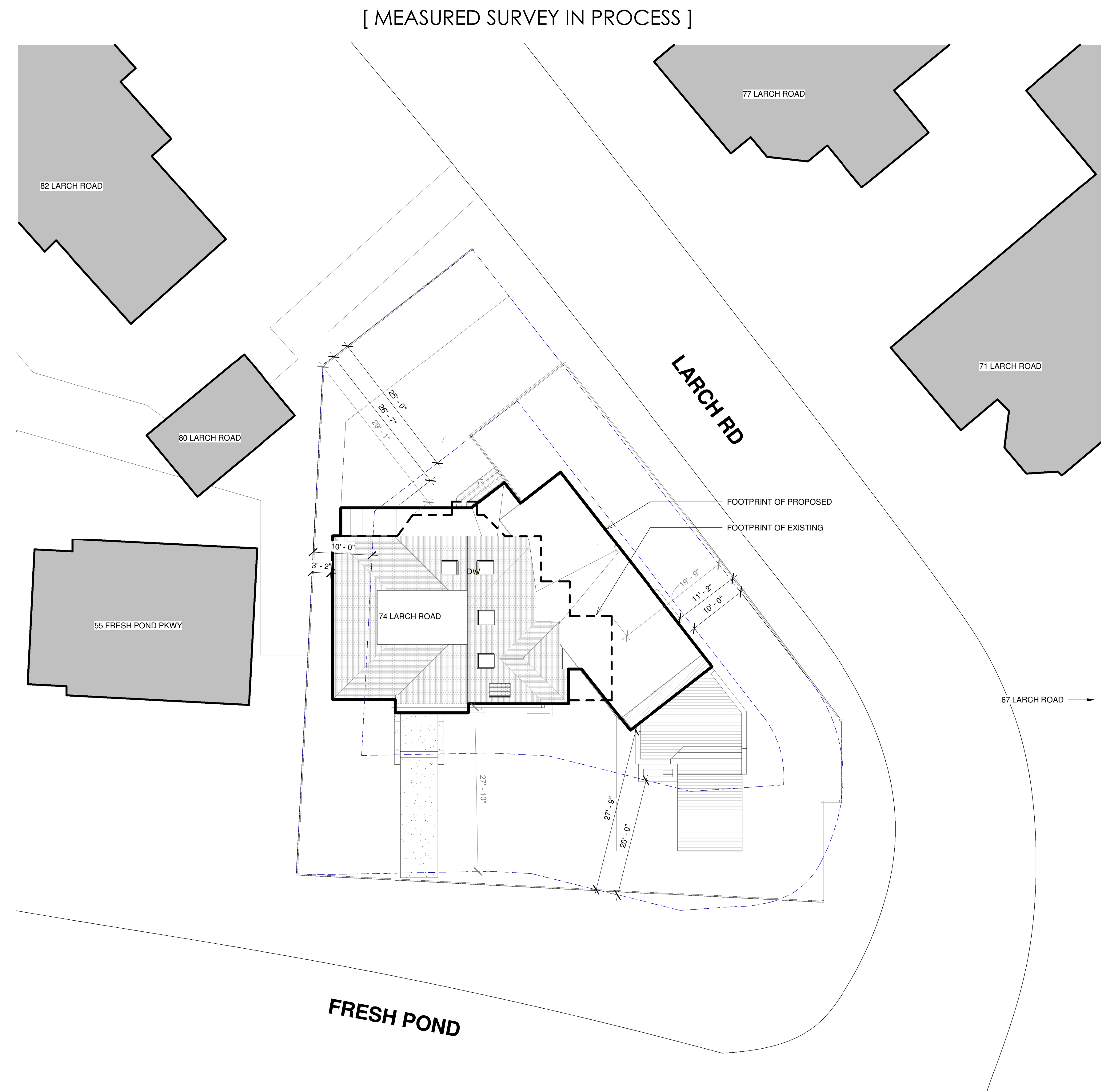
AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	Project Number
Date	10/19/20
Drawn by	Author
Checked by	Checker

BZA-301

Scale



① SITE SURVEY - PLACEHOLDER
1" = 10'-0"



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SITE SURVEY

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA PERMITTING
Project number	20-06-074
Date	10/20/20
Drawn by	Author
Checked by	Checker

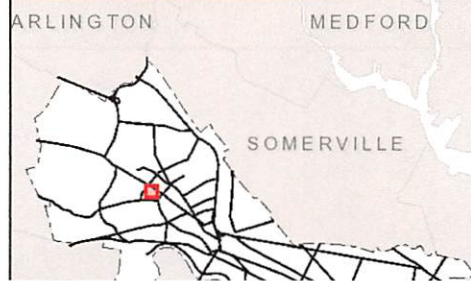
SURV
Scale 1" = 10'-0"



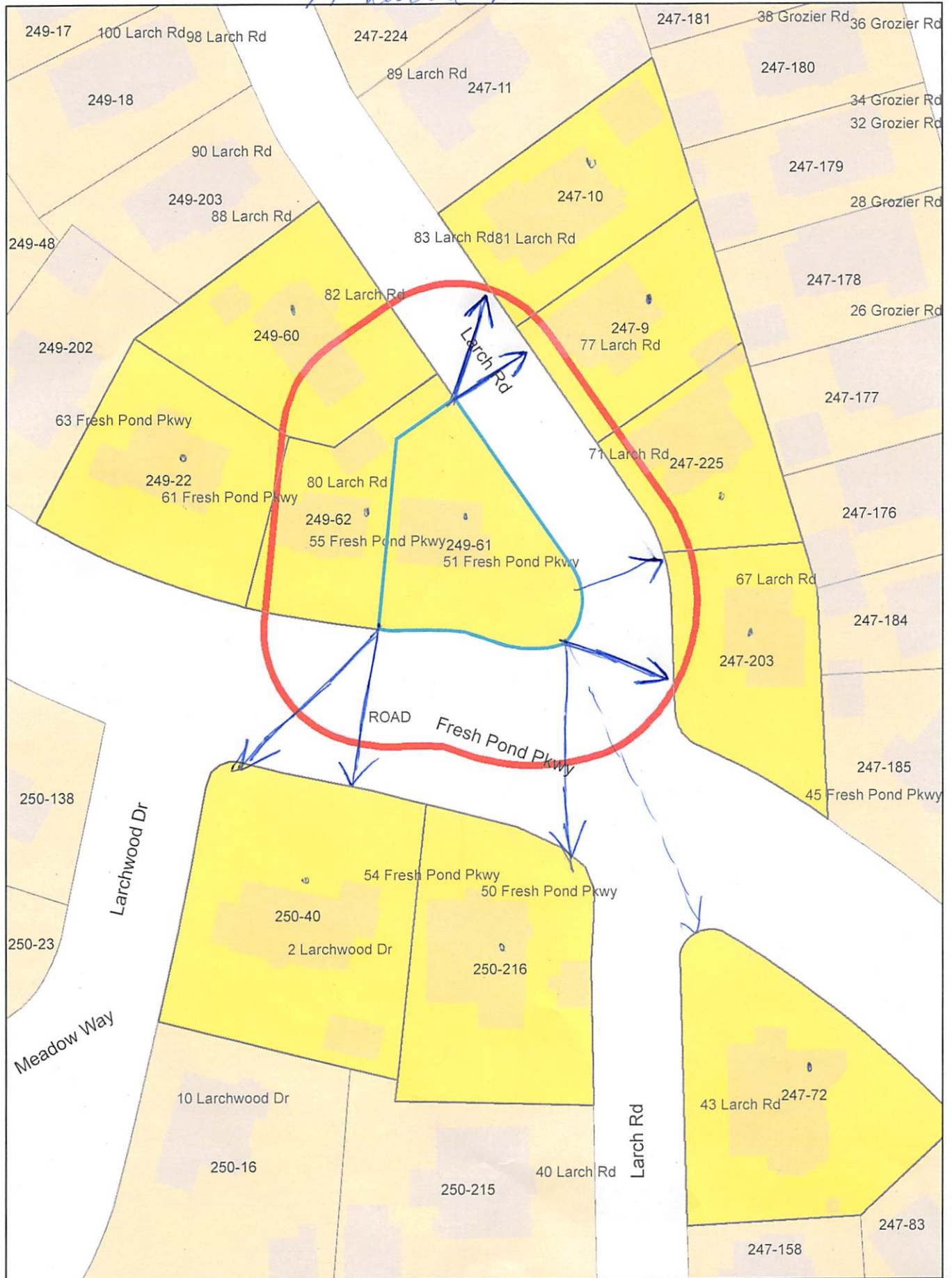
City of Cambridge
Massachusetts

$$1'' = 35 \text{ ft}$$


- Adresse
- Rail
-  Building Footprints
-  Parcels
- Paved Surfaces
 -  Paved Roads
 -  Bridges
 -  Unpaved Roads
 -  Unpaved Parking
 -  Sidewalks
 -  Driveways
 -  Alleys



74 Larch Rd.



74 Larch Rd.

247-9
RILEY, JOHN V. & MARGARET E. GADON
77 LARCH RD
CAMBRIDGE, MA 02138

247-72
SATO, VICKI L. & LEWIS C. CANTLEY, JR.
43 LARCH RD
CAMBRIDGE, MA 02138-4603

Petitioner
PAGE & POWELL, P.C.
C/O SHIPPEN L. PAGE, ESQ.
174 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

249-22
SCHNEIDER, MICHAEL R. & JEAN C. KELLEY
61 FRESH POND PKWY
CAMBRIDGE, MA 02138

249-61
AZIM, SHAHID & NADIA AZIM
74 LARCH RD
CAMBRIDGE, MA 02138

249-62
KHEIRANDISH, ELAHEH & HORMOZ GOODARZY
80 LARCH RD
CAMBRIDGE, MA 02138

247-10
CLEARY, KATHLEEN O.,
TRUSTEE OF CAMBRIDGE NOMINEE TRUST
83 LARCH RD.
CAMBRIDGE, MA 02138

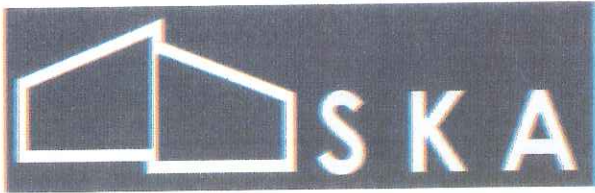
247-203
MORGAN, ALISON E.
67 LARCH RD
CAMBRIDGE, MA 02138

247-225
KEGAN, ROBERT G. & BARBARA H. WOLF
71 LARCH RD
CAMBRIDGE, MA 02138

250-216
DE VALPINE, JEAN E. & SYLVIA F. DE VALPINE
50 FRESH POND PKWY
CAMBRIDGE, MA 02138-3342

249-60
HABBAL, FAWWAZ
82 LARCH RD
CAMBRIDGE, MA 02138

250-40
WEIR, GORDON C. & SUSAN B. WEIR
2 LARCHWOOD DRIVE
CAMBRIDGE, MA 02138-4618



SAM KACHMAR ARCHITECTS

357 Huron Ave. Cambridge, MA 02138
617.821.2690 | mike@kachmardesign.com

07 December 2020

RE: Case No. BZA-97200-2020
74 Larch Road – Cambridge, MA
Dimensional Table- submission update

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2020 DEC - 7 P 4: 35

Members of the Board,

Following our original submission, the petitioner would like to amend the proposal to account for the findings of the formal survey which accurately places the house in relation to the property lines and setbacks. The previous site data was slightly out of scale and more diagrammatic.

The result of this adjustment affects our plan primarily on the Larch Road - side setback where 10 feet is permitted by right and we are at 7 feet instead of the 11 feet previously shown. This means we are 3 feet over the setback in an existing nonconforming structure. The owner has shared this information along with a revised site plan with neighbors and we do not believe this will be a detriment to the neighborhood. As an existing non-conforming single family residence it is our understanding that this would be considered a de minimis increase to the non-conformity.

This is reflected in the updated drawings, submitted for this hearing. Thank you for your consideration.

Best regards,

Michael Voosen Fields
Project Manager



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 97200

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Shahid Azim and Nadia Azim C/O Shippen L. Page, Esq., Page & Powell, P.C.

PETITIONER'S ADDRESS: 174 Lakeview Avenue, MA, Cambridge 02138

LOCATION OF PROPERTY: 74 Larch Rd., Cambridge, MA

TYPE OF OCCUPANCY: Single family residence **ZONING DISTRICT:** Residence A-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

This pre-existing non-conforming residential dwelling was built in 1913. The applicants propose to add an addition to the dwelling which would add 1353 square feet of living space, thereby increasing the FAR from .32 to .56 where .5 is allowed. This is a couple with 2 young children and the addition will allow them to live more comfortably and reflect the needs of a modern family.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2 (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

Shipp Page

(Petitioner(s) / Owner)

SHIPPEN L. PAGE

(Print Name)

Address:

Tel. No. 617-967-0318
E-Mail Address: shippen@shippenpage.com

10/29/20

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 SHAHID AZIM & NADIA AZIM
(OWNER)

Address: 74 LARCH ROAD, CAMBRIDGE MA 02138

State that I/We own the property located at 74 LARCH RD., which is the subject of this zoning application.

The record title of this property is in the name of SHAHID AZIM & NADIA AZIM, H/W, TENANTS BY THE ENTIRETY

*Pursuant to a deed of duly recorded in the date 8/13/15, Middlesex South County Registry of Deeds at Book 65906, Page 184; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____


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

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

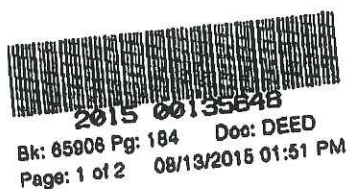
Commonwealth of Massachusetts, County of Middlesex

The above-name Shahid Azim & Nadia Azim personally appeared before me, this 22 of Oct., 2020, and made oath that the above statement is true.


Notary

My commission expires 7/1/2027 (Notary Seal).

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



2p
DB-2

Quitclaim Deed

We, LINDA EASTLEY and WAYNE BRANDON INGERSOLL, husband and wife, of Cambridge, Middlesex County, Massachusetts,

for consideration paid and in full consideration of ONE MILLION TWO HUNDRED FIFTY THOUSAND and 00/100 (\$1,250,000.00) Dollars,

grant to SHAHID AZIM AND NADIA AZIM, as husband and wife, tenants by the entirety, of 74 Larch Road Cambridge, Middlesex County, Massachusetts,

with Quitclaim Covenants

A certain parcel of land, with the buildings thereon, known and numbered as 51 Fresh Pond Parkway in Cambridge, Middlesex County, Massachusetts, being shown as Lot A on a plan of premises in Cambridge, Massachusetts, surveyed for R.C. Grovestein, being a relotting of plan dated November 1920 by W.A. Mason & Son, Surveyors, dated February 1921, and recorded with the Middlesex South District Deeds, Book of Plans 293, Plan 17, and bounded and described as follows

EASTERLY	by Larch Road, ninety-one and 14/100 (91.14) feet;
NORTHWESTERLY	by Lot B on said plan, twenty-seven and 03/100 (27.03) feet;
WESTERLY	again by Lot B, eighty-three and 43/100 (83.43) feet;
SOUTHERLY	by Fresh Pond Parkway in two courses, twenty and 15/100 (20.15) feet and thirty-seven and 21/100 (37.21) feet respectively; and
SOUTHERLY and SOUTHEASTERLY	by the corner of Fresh Pond Parkway and Larch Road on a curved line, fifty-one and 85/100 (51.85) feet; and

Containing, according to said plan, 5764 square feet.

Being the same premises conveyed to the grantor by deed of Patricia T. Brougham dated June 14, 1999 and recorded with the Middlesex County Registry of Deeds in Book 30305, Page 149.

Grantors hereby release any rights or claims of homestead in the property. Grantors do hereby under oath depose and hereby declare under the pains and penalties of perjury that no other person is entitled to protection under Massachusetts General Laws Chapter 188.

[SIGNATURES ON THE FOLLOWING PAGE]

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 08/13/2015 01:51 PM
Str# 228479 07434 Doc# 00135648
Fee: \$5,700.00 Cons: \$1,250,000.00

Property Address: 74 Larch Road, Cambridge, MA 02138

Witness our hand and seal this 22nd day of July, 2015.


Linda Eastley

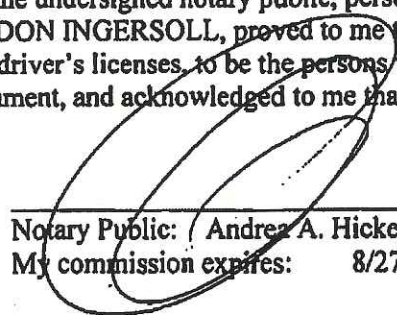

Wayne Brandon Ingersoll

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

On this 22nd day of July, 2015, before me, the undersigned notary public, personally appeared LINDA EASTLEY and WAYNE BRANDON INGERSOLL, proved to me through satisfactory evidence of identification, which were driver's licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.




Notary Public: Andrea A. Hickey
My commission expires: 8/27/15

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 74 Larch Rd., 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:

This is a proposed addition to a single family residence that was built in 1913 and acquired by the applicants in 2015. The structure is pre-existing and non conforming because the lot is undersized by 237 square feet and the left side yard setback is 3'2" where 10' are required. The scope of the work will increase the FAR from an existing .32 to a proposed .56 thus exceeding the allowed FAR by .056. The use will continue to be as a single family residence by this family with two young children. Modernizing the dwelling to modern standards will benefit the neighborhood and will not be to the detriment of the public interest.

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:

Because the use of the dwelling will continue to be as a single family residence, there will be no change in the extent of traffic generated or in the patterns of access or egress. As such, there will be no congestion hazard, or substantial change in the established neighborhood character.

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:

Because the use of the dwelling will continue to be as a single family residence, the continued operation of or the development of adjacent uses, which are all single family residences, will not be adversely affected

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 addition to this 1913 single family residence will be an improvement to the neighborhood and will not create a nuisance or hazard to the detriment of the health, safety and/or welfare of the occupant of the proposed use or to the citizens of Cambridge

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:

As stated previously, this is an upgrade to a 1913 single family dwelling that advances the interest of the City in having a strong stock of residential dwellings and thus this proposal would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance

AZIM RESIDENCE

NADIA & SHAHID AZIM

74 LARCH ROAD,
CAMBRIDGE, MA 02138

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2020 DEC -7 P 4:35

BZA Submission - rev

12/07/20



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357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

NADIA & SHAHID AZIM

PROJECT SCOPE:

THE AZIM RESIDENCE LOCATED AT 74 LARCH ROAD CAMBRIDGE CONSIST OF A RENOVATION AND ADDITION TO THE LOWER LEVEL, FIRST LEVEL KITCHEN, DINING AND LIVING ROOM; SECOND FLOOR MASTER BEDROOM AND MASTER BATH AND CREATING AN ACCESS TO THE THIRD FLOOR.

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

ROOME AND GUARRACINO



BZA SHEET LIST			
Sheet Number	Sheet Name	Drawn By	Current Revision
BZA-000	COVER	SKA	
BZA-001	EXISTING SITE AXON	SKA	
BZA-002	PROPOSED SITE AXON	SKA	
BZA-003	FRESH POND STREETSCAPE	SKA	
BZA-004	LARCH STREETSCAPE	SKA	
BZA-005	ASSESORS PLAN	SKA	
BZA-006	SOLAR STUDY	SKA	
BZA-007	EXISTING SITE PLAN	SKA	
BZA-008	PROPOSED SITE PLAN	SKA	
BZA-100	LEVEL 0	SKA	
BZA-101	LEVEL 1	SKA	
BZA-102	LEVEL 2	SKA	
BZA-103	LEVEL 3	SKA	

BZA SHEET LIST			
Sheet Number	Sheet Name	Drawn By	Current Revision
BZA-104	ROOF PLAN	SKA	
BZA-200	ELEVATION EAST	SKA	
BZA-201	ELEVATION NORTH	SKA	
BZA-202	ELEVATION WEST	SKA	
BZA-203	ELEVATION SOUTH	SKA	
BZA-300	QR CODE VIDEO RENDER	SKA	
BZA-301	ADDITIONAL PHOTOS	SKA	
SURV	CERTIFIED PLOT PLAN	MES	

EXISTING SITE AXON



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STRUCTURAL ENGINEER:

EXISTING SITE AXON

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

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BZA-001

Scale

PROPOSED SITE AXON



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PROPOSED SITE AXON

NADIA & SHAHID AZIM

AZIM RESIDENCE

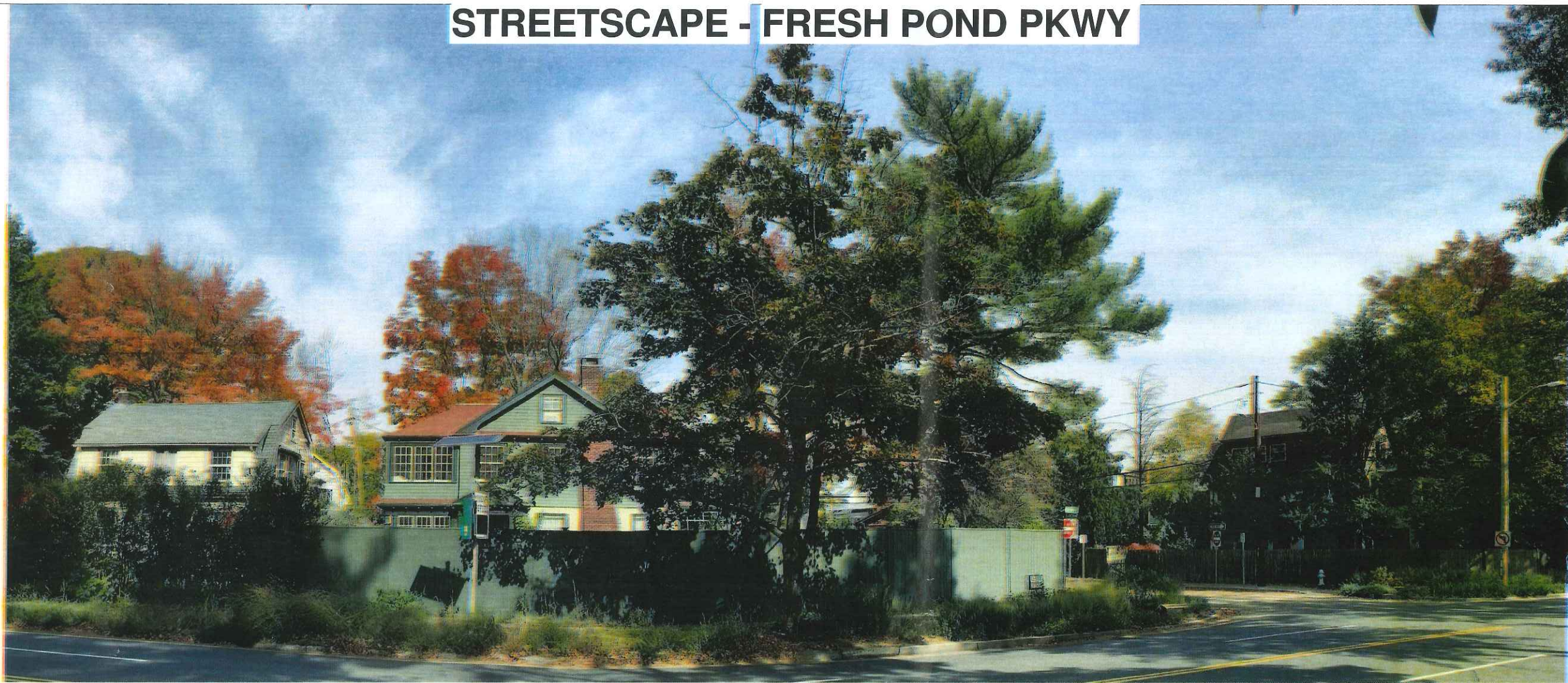
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MA 02138

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Project number: 20-06-074
Date: 12/07/20
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BZA-002

Scale

STREETSCAPE - FRESH POND PKWY



① BZA - PROPOSED STREETSCAPE - FRESH POND PKWY
3/16" = 1'-0"

FRESH POND STREETSCAPE

NADIA & SHAHID AZIM

AZIM RESIDENCE

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BZA-003

Scale 3/16" = 1'-0"

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STREETSCAPE - LARCH RD



1 BZA- STREETSCAPE - LARCH RD
1/4" = 1'-0"



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STRUCTURAL ENGINEER:

LARCH STREETSCAPE

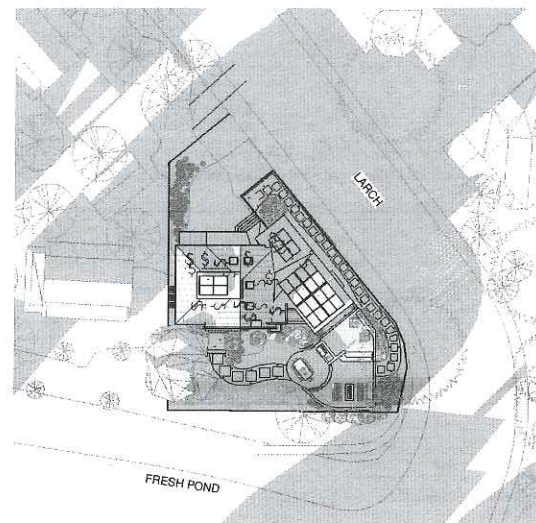
NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status BZA Submission - rev
Project number 20-06-074
Date 12/07/20
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Checked by SKA

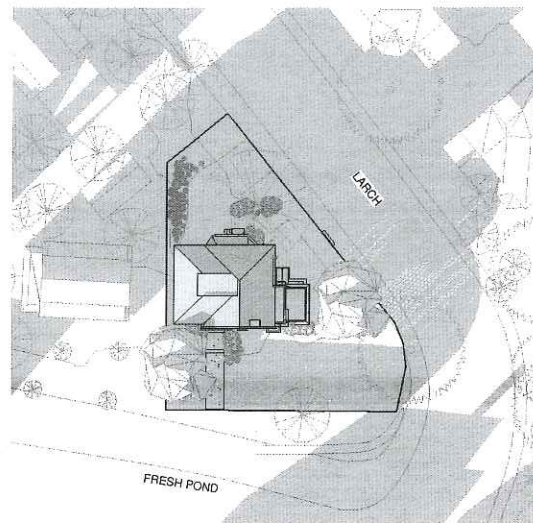
BZA-004

Scale As indicated

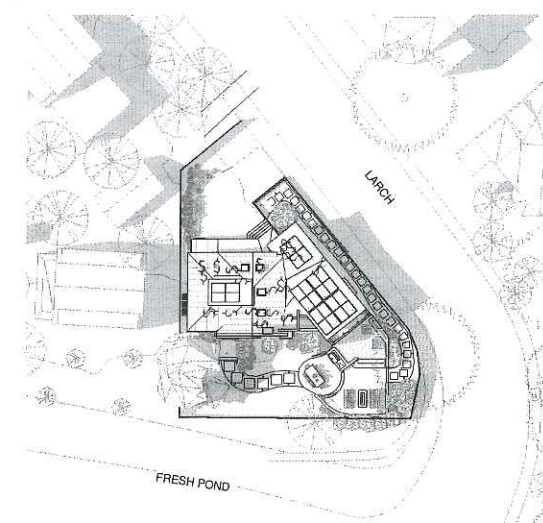
AFTERNOON - 3PM



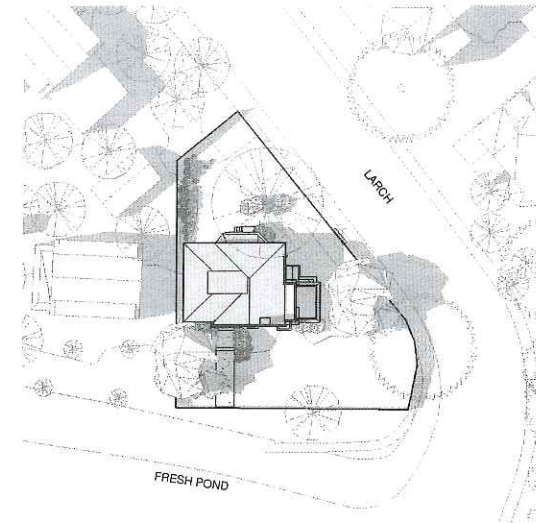
① BZA- PROPOSED SITE PLAN - WINTER 3PM
1" = 30'-0"



② BZA- EXISTING SITE PLAN - WINTER 3PM
1" = 30'-0"

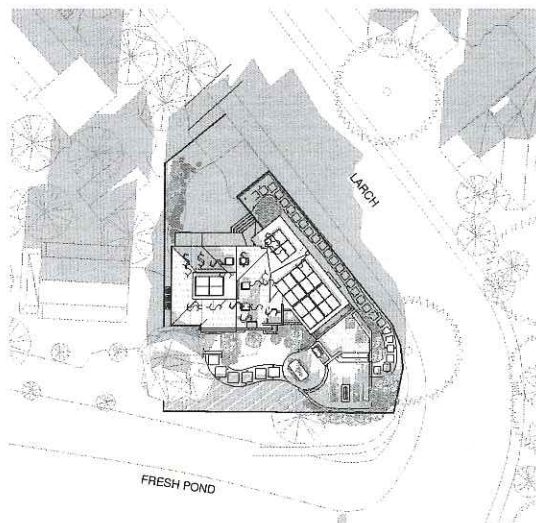


⑦ BZA- PROPOSED SITE PLAN - SUMMER 3PM
1" = 30'-0"



⑧ BZA- EXISTING SITE PLAN - SUMMER 3PM
1" = 30'-0"

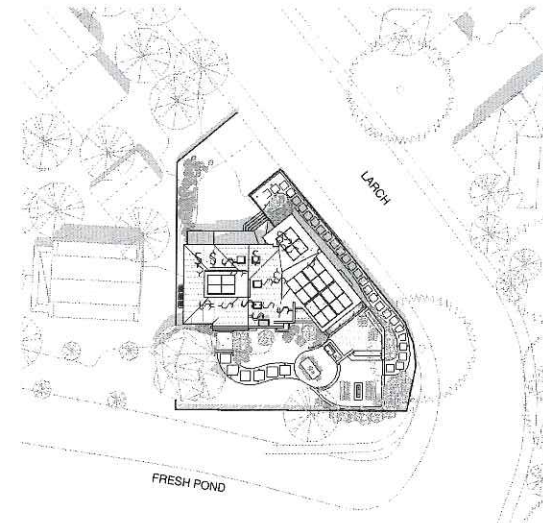
NOON - 12PM



⑤ BZA- PROPOSED SITE PLAN - WINTER 12PM
1" = 30'-0"



⑥ BZA- EXISTING SITE PLAN - WINTER 12PM
1" = 30'-0"

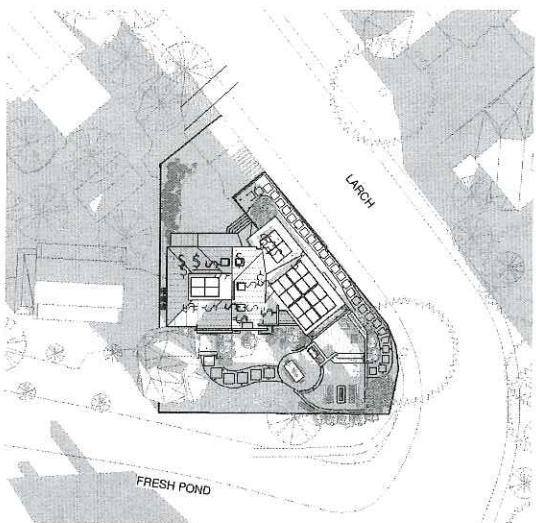


⑨ BZA- PROPOSED SITE PLAN - SUMMER 12PM
1" = 30'-0"

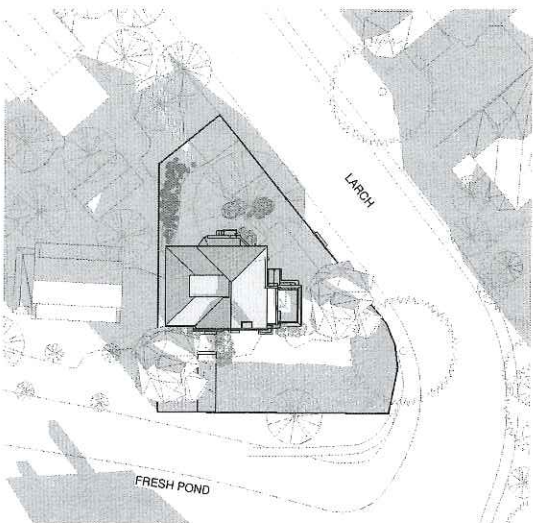


⑩ BZA- EXISTING SITE PLAN - SUMMER 12PM
1" = 30'-0"

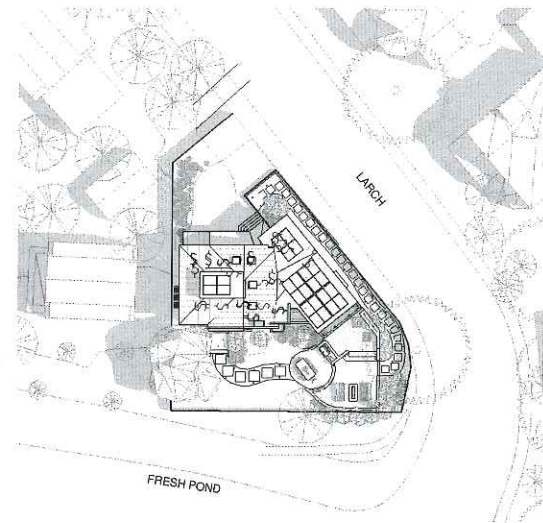
MORNING - 9AM



④ BZA- PROPOSED SITE PLAN - WINTER 9AM
1" = 30'-0"



③ BZA- EXISTING SITE PLAN - WINTER 9AM
1" = 30'-0"



⑪ BZA- PROPOSED SITE PLAN - SUMMER 9AM
1" = 30'-0"



⑫ BZA- EXISTING SITE PLAN - SUMMER 9AM
1" = 30'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

NADIA & SHAHID AZIM

AZIM RESIDENCE

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BZA-006
Scale 1" = 30'-0"

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EXISTING SITE PLAN



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NADIA & SHAHID AZIM

AZIM RESIDENCE

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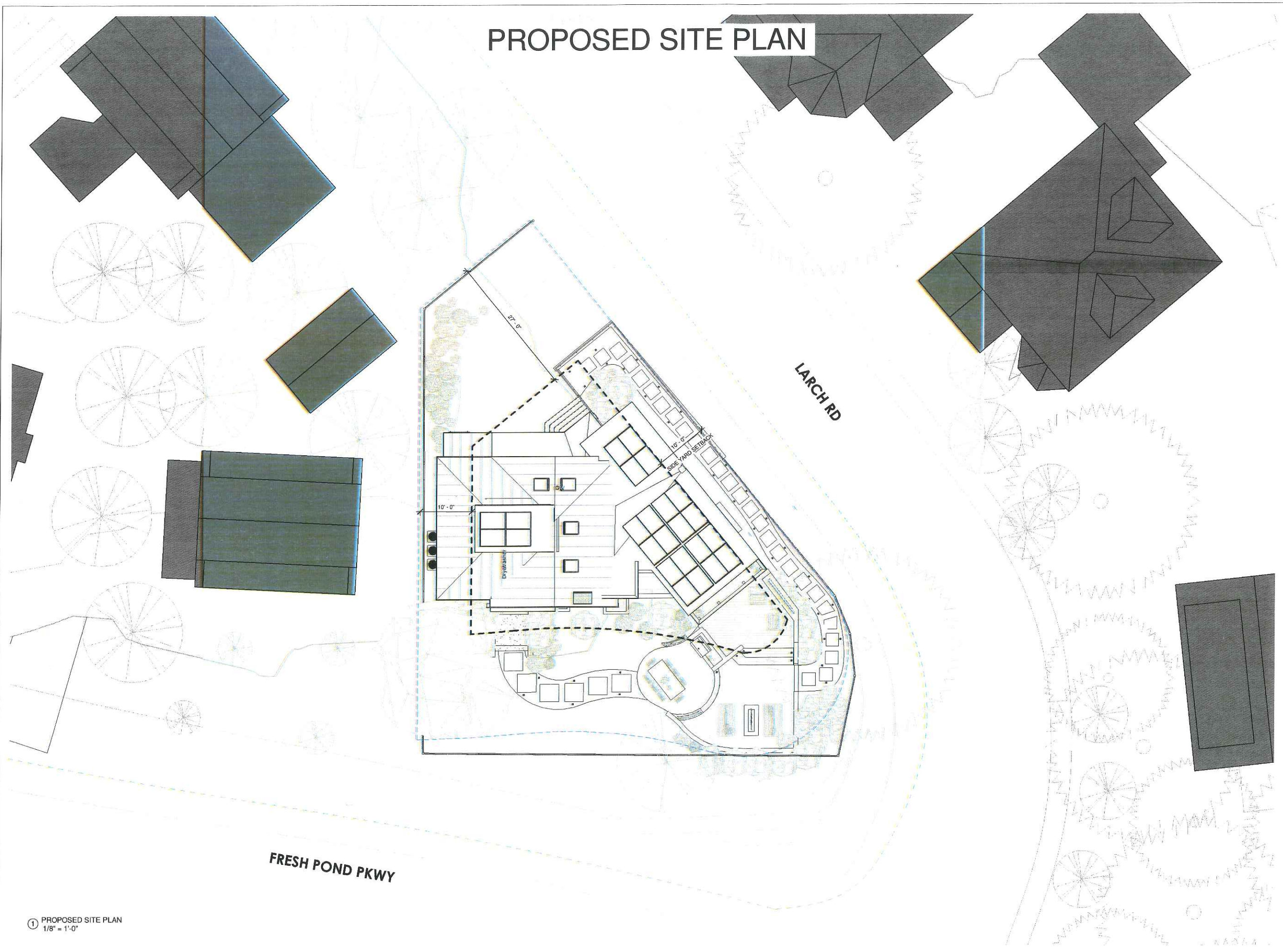
Project Status BZA Submission - rev
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BZA-007

Scale 1/8" = 1'-0"

① EXISTING SITE PLAN
1/8" = 1'-0"

PROPOSED SITE PLAN



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STRUCTURAL ENGINEER:

PROPOSED SITE PLAN

NADIA & SHAHID AZIM

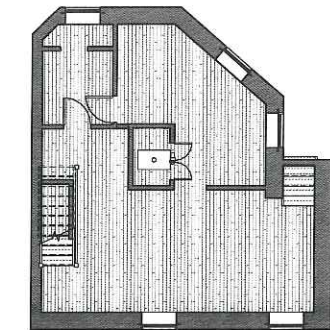
AZIM RESIDENCE

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MA 02138

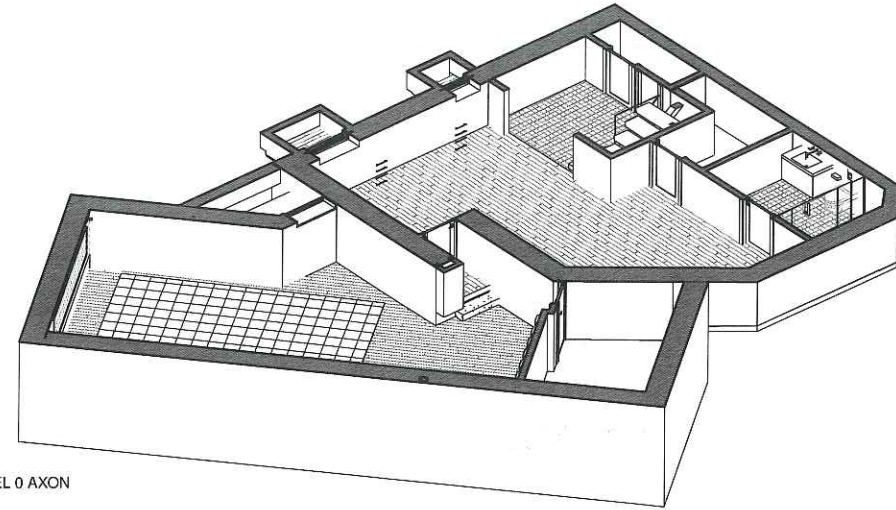
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BZA-008

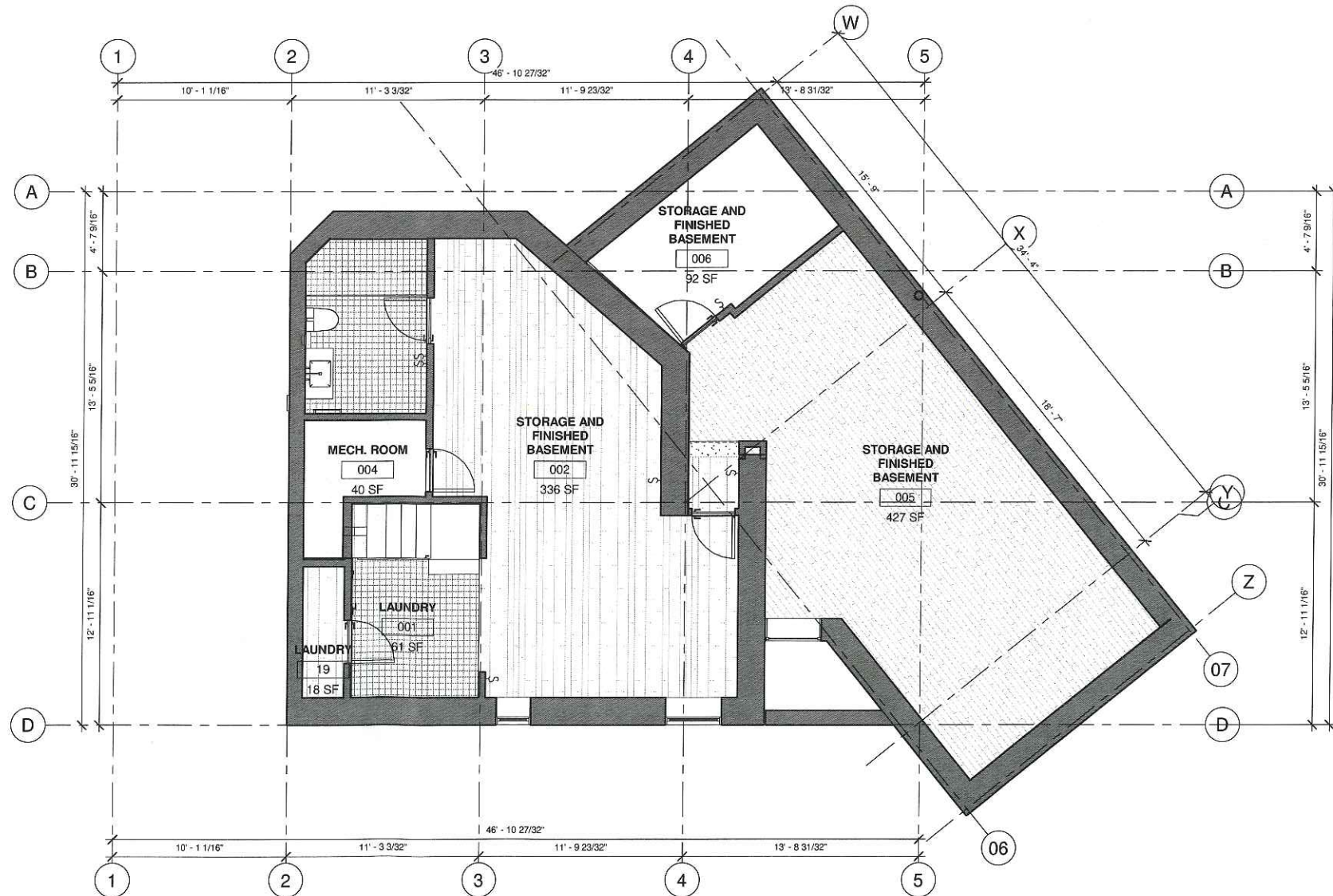
Scale 1/8" = 1'-0"



② BZA - EXISTING LEVEL 0
1/8" = 1'-0"



① BZA - LEVEL 0 AXON



③ BZA - PROPOSED LEVEL 0
1/4" = 1'-0"



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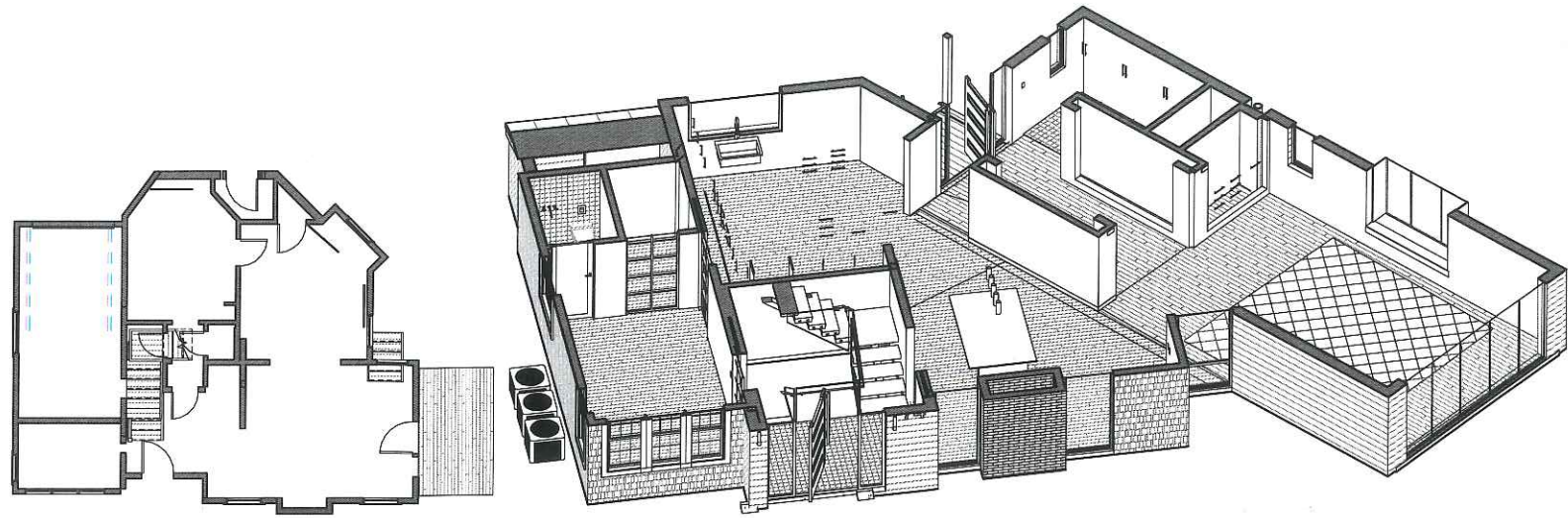
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BZA-100

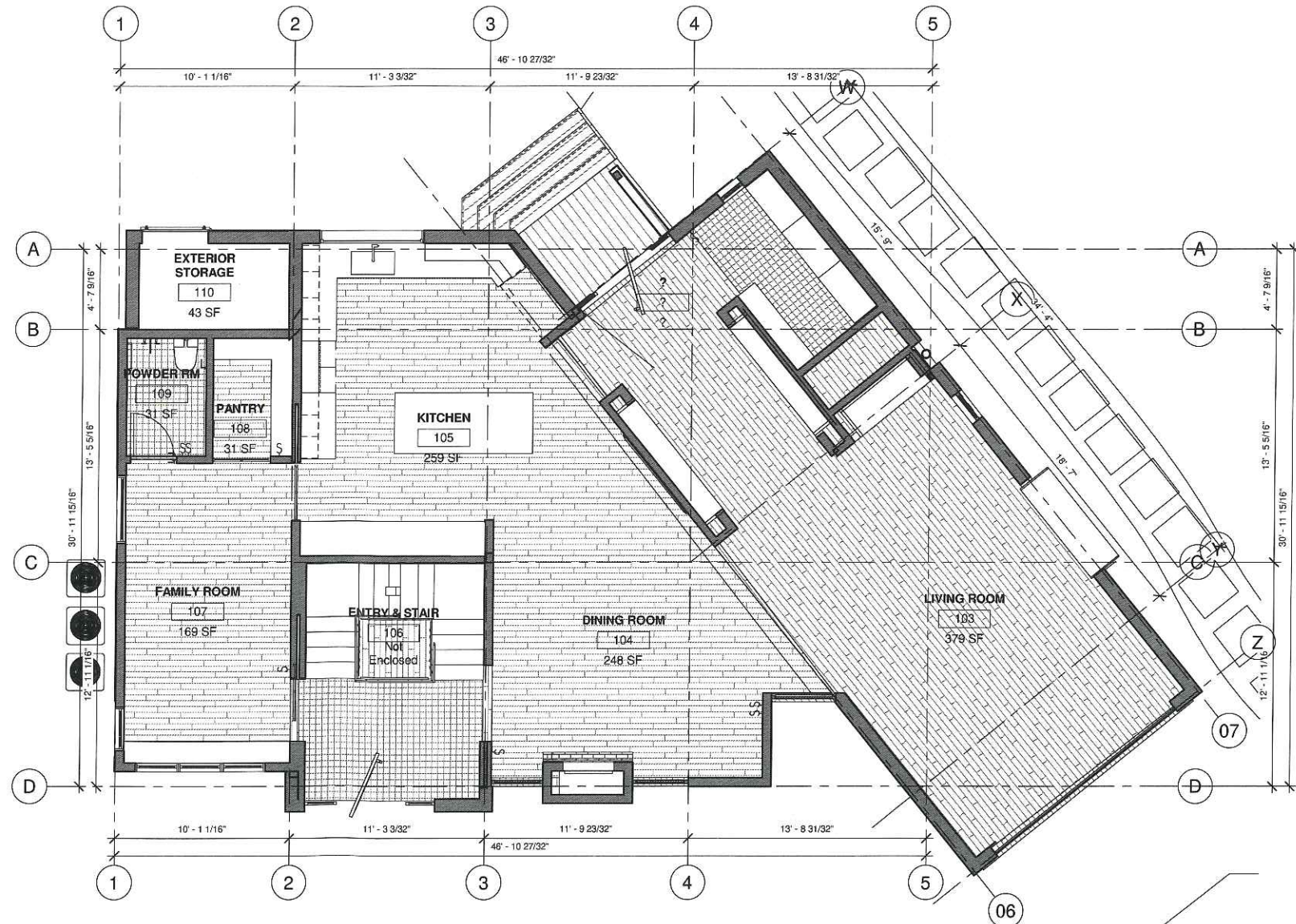
Scale As indicated

12/7/2020 4:09:45 PM



② BZA - EXISTING LEVEL 1 PLAN
1/8" = 1'-0"

① BZA - LEVEL 1 AXON



③ BZA - PROPOSED LEVEL 1
1/4" = 1'-0"



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LEVEL 1

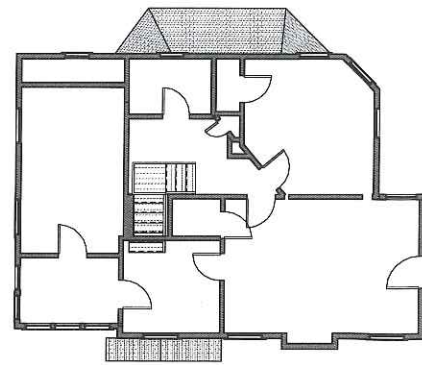
NADIA & SHAHID AZIM

AZIM RESIDENCE

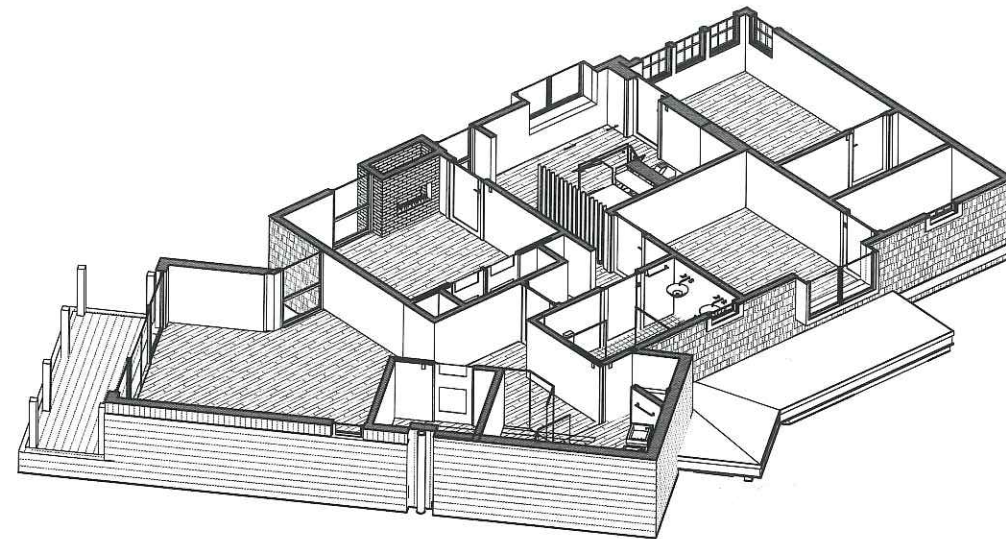
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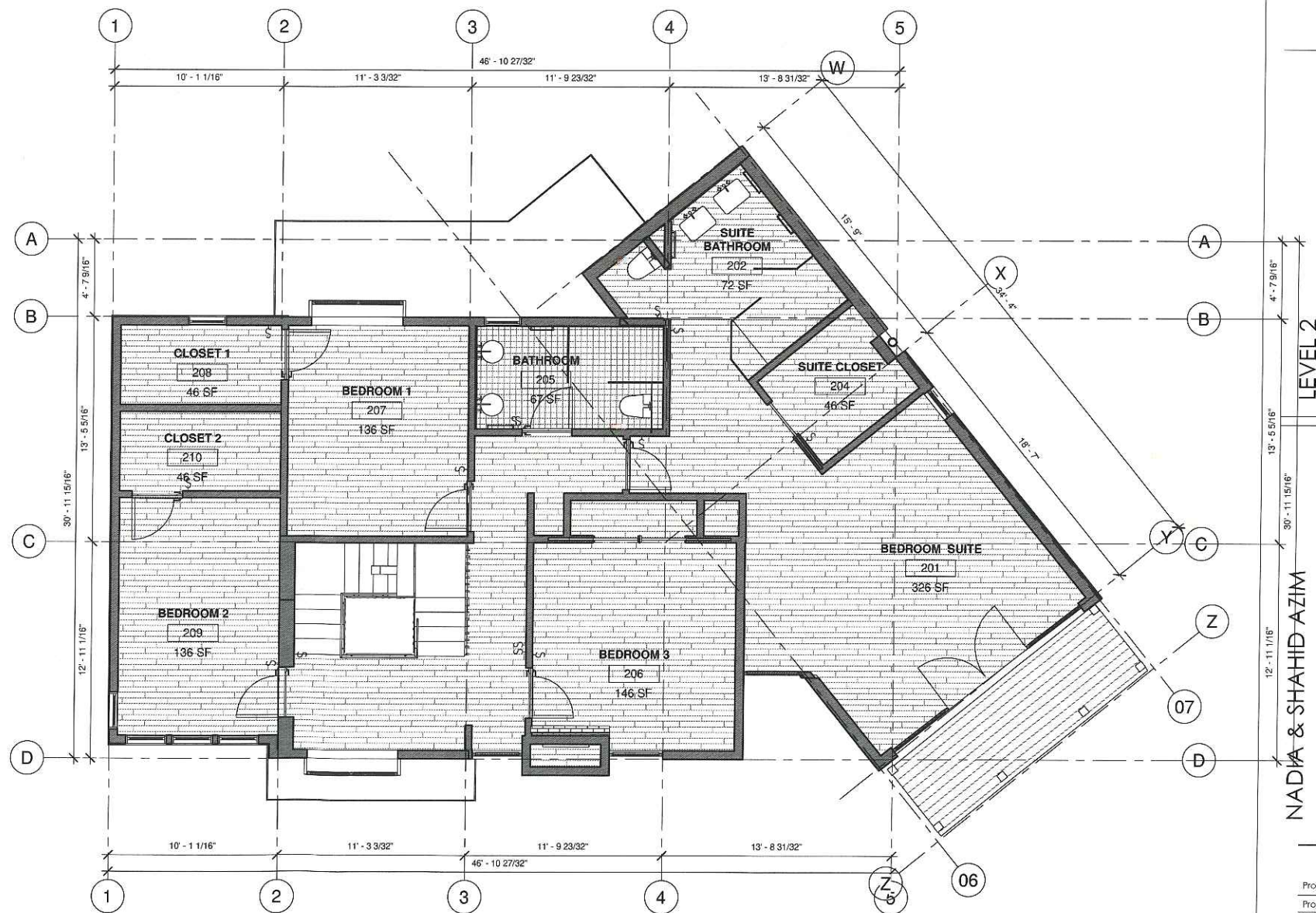
BZA-101
Scale As indicated



② BZA - EXISTING LEVEL 2 PLAN
1/8" = 1'-0"



① BZA - LEVEL 2 AXON



③ BZA - PROPOSED LEVEL 2 PLAN
1/4" = 1'-0"



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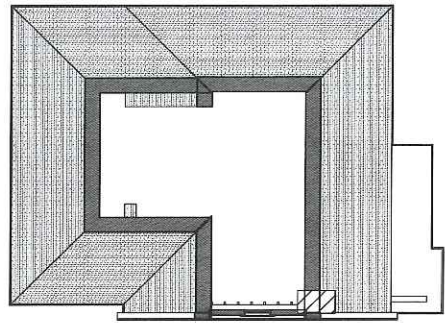
AZIM RESIDENCE

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MA 02138

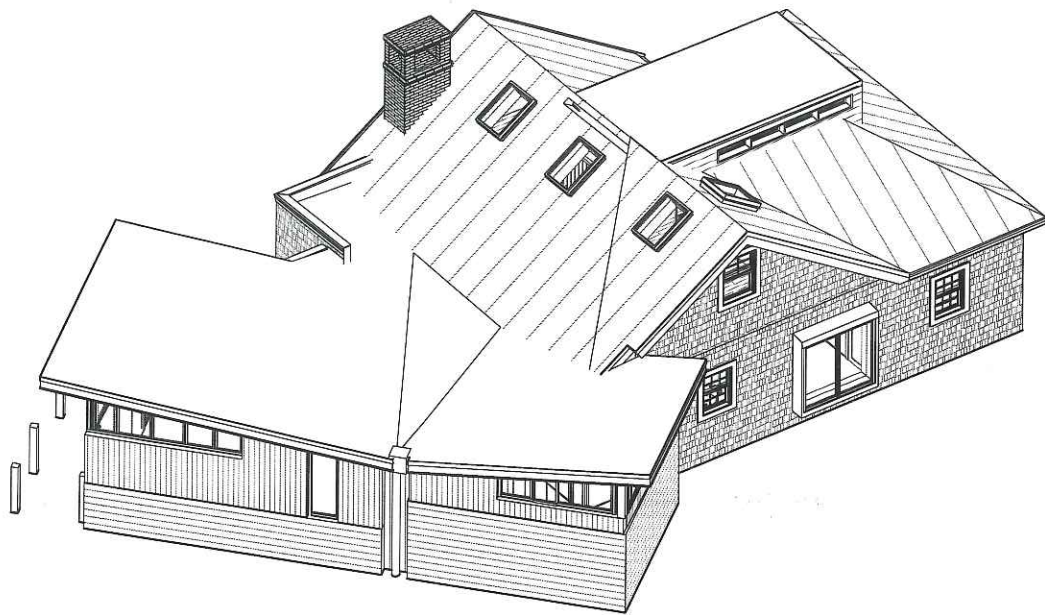
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BZA-102

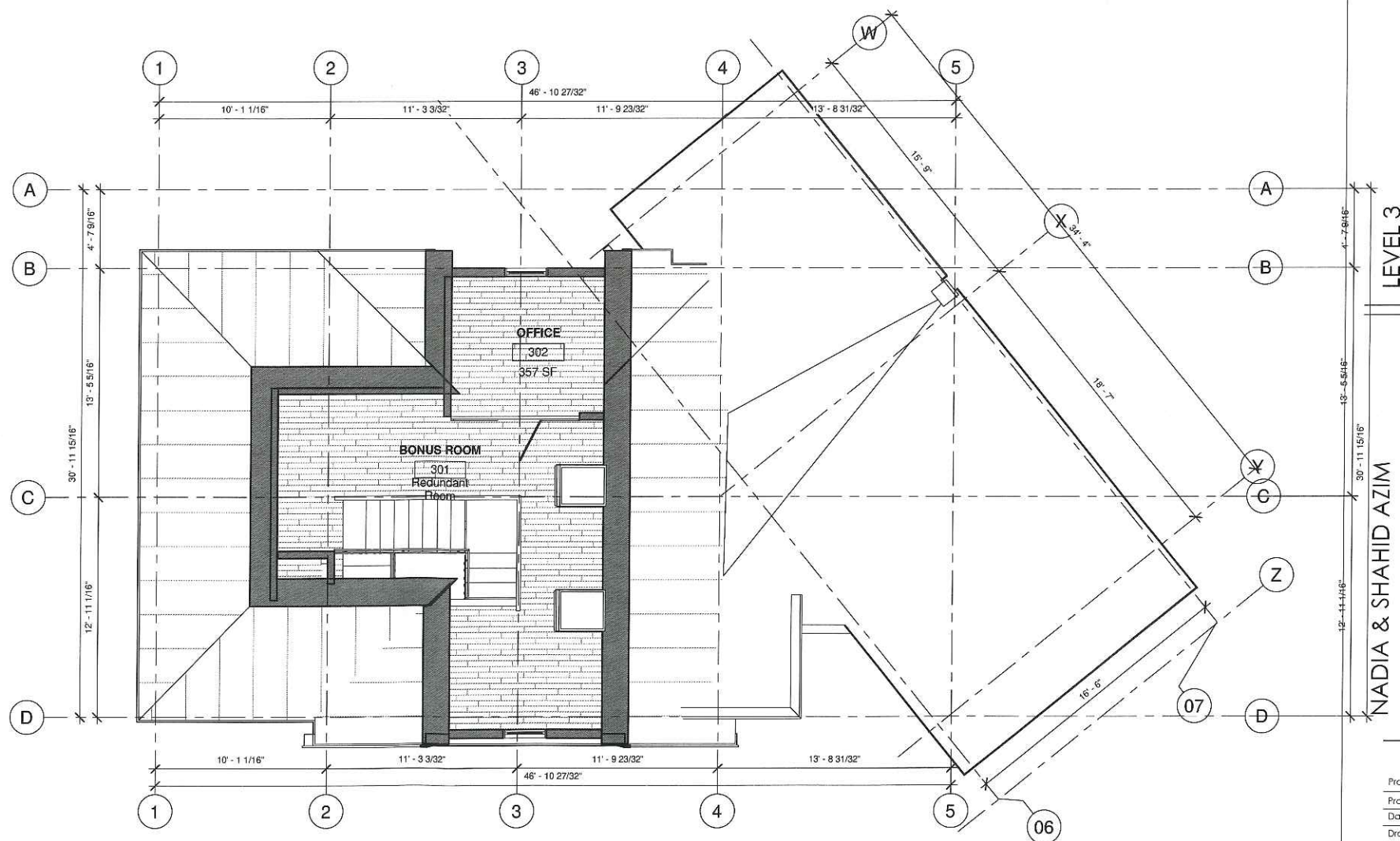
Scale As indicated



② BZA - EXISTING LEVEL 3
1/8" = 1'-0"



① BZA - LEVEL 3 AXON



③ BZA - PROPOSED LEVEL 3
1/4" = 1'-0"



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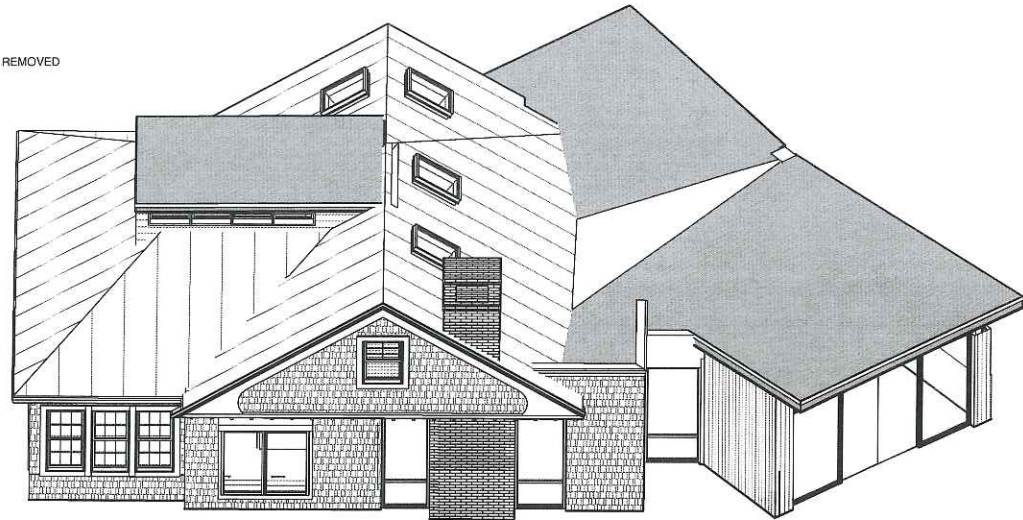
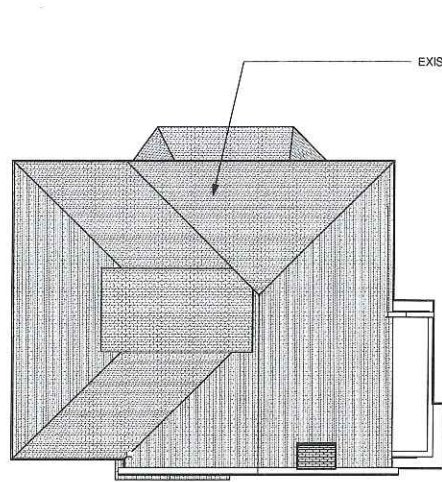
BZA-103
Scale As indicated



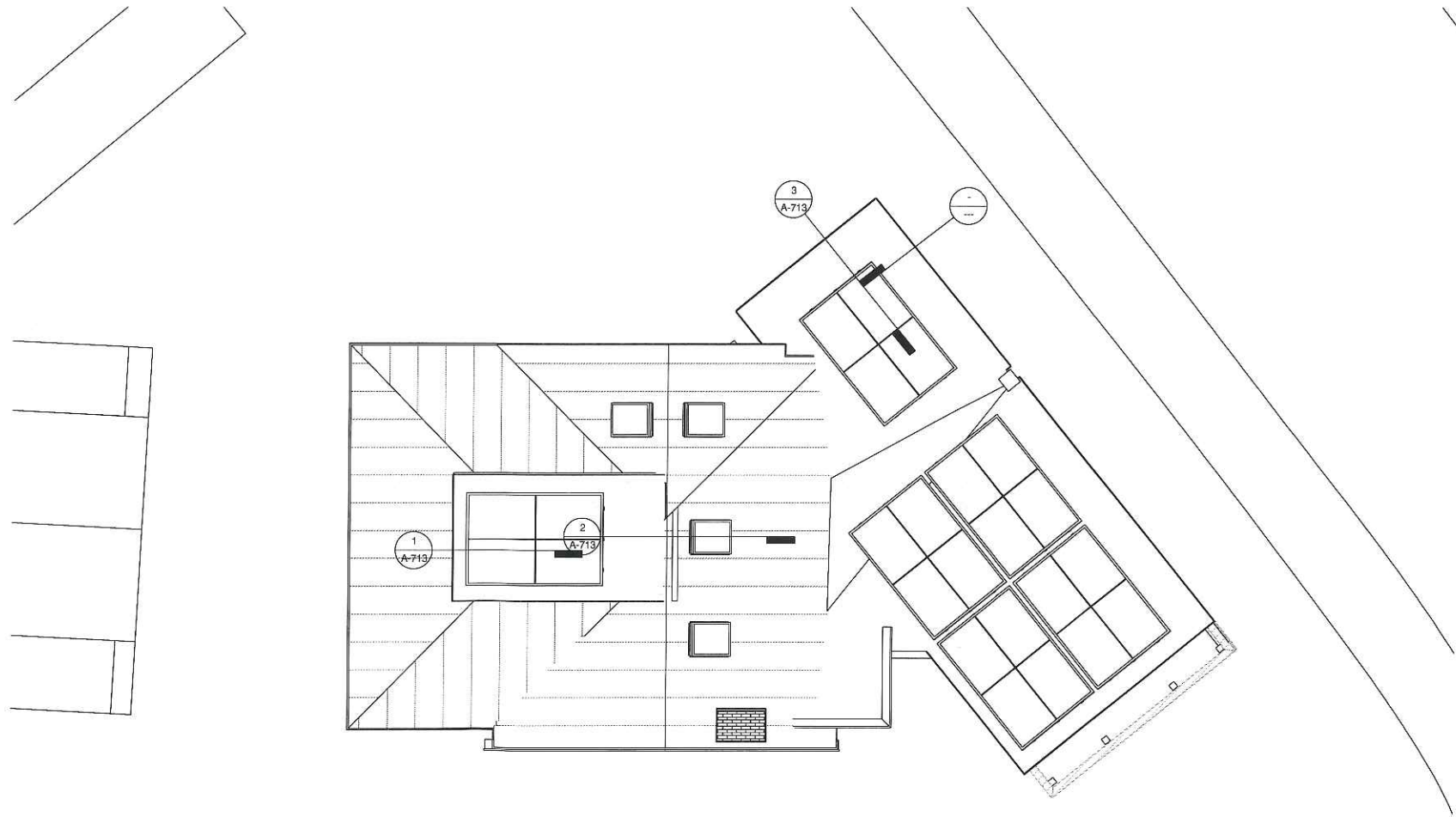
① BZA - EXISTING RIDGE
1/8" = 1'-0"



② BZA - PROPOSED RIDGE
3/16" = 1'-0"



③ BZA - AXON - LEVEL 3



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ROOF PLAN

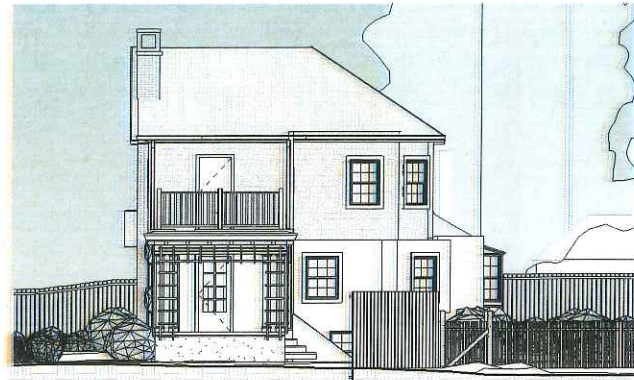
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AZIM RESIDENCE

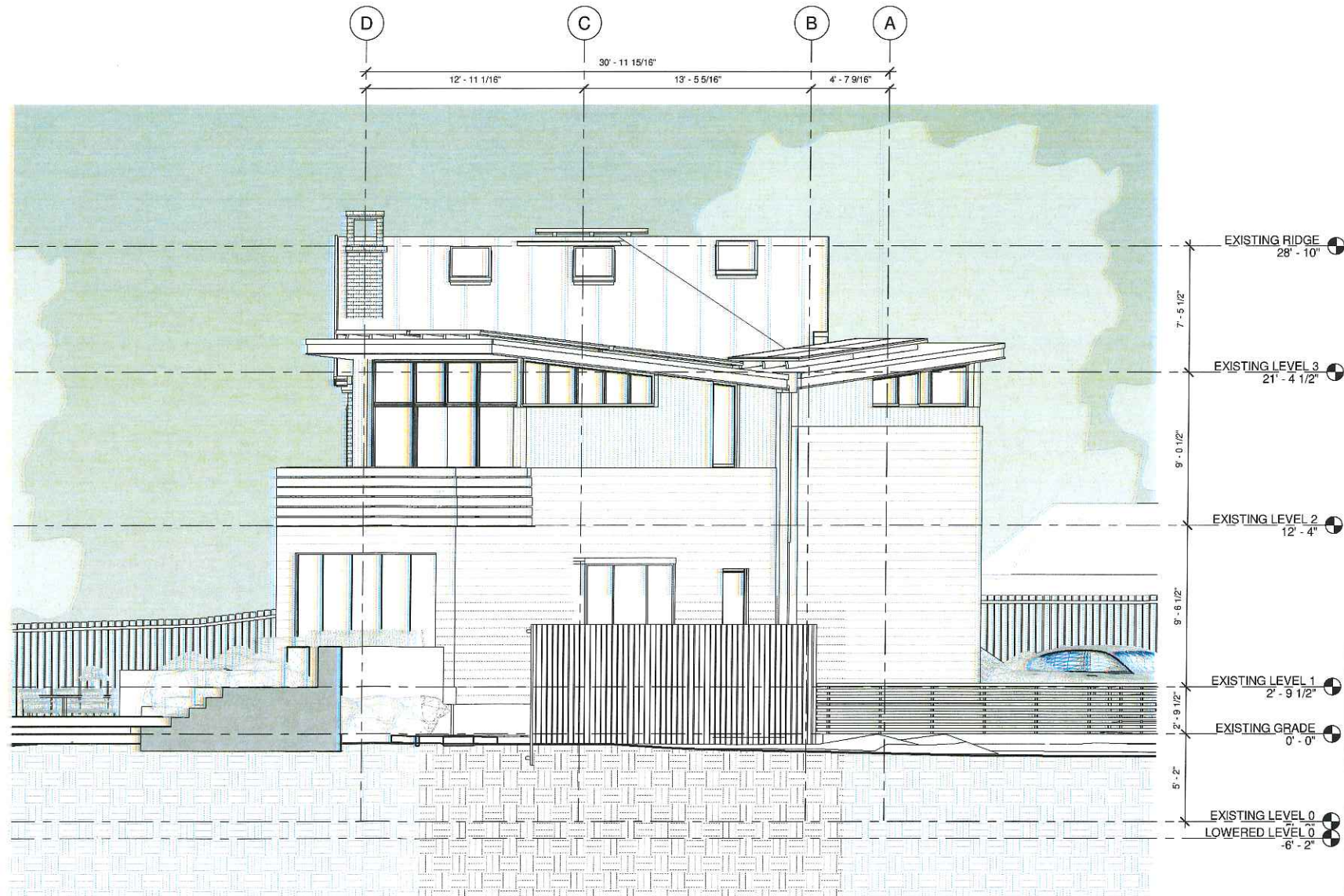
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BZA-104
Scale As indicated



① BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED ESAT ELEVATION
1/4" = 1'-0"



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ELEVATION EAST

NADIA & SHAHID AZIM

AZIM RESIDENCE

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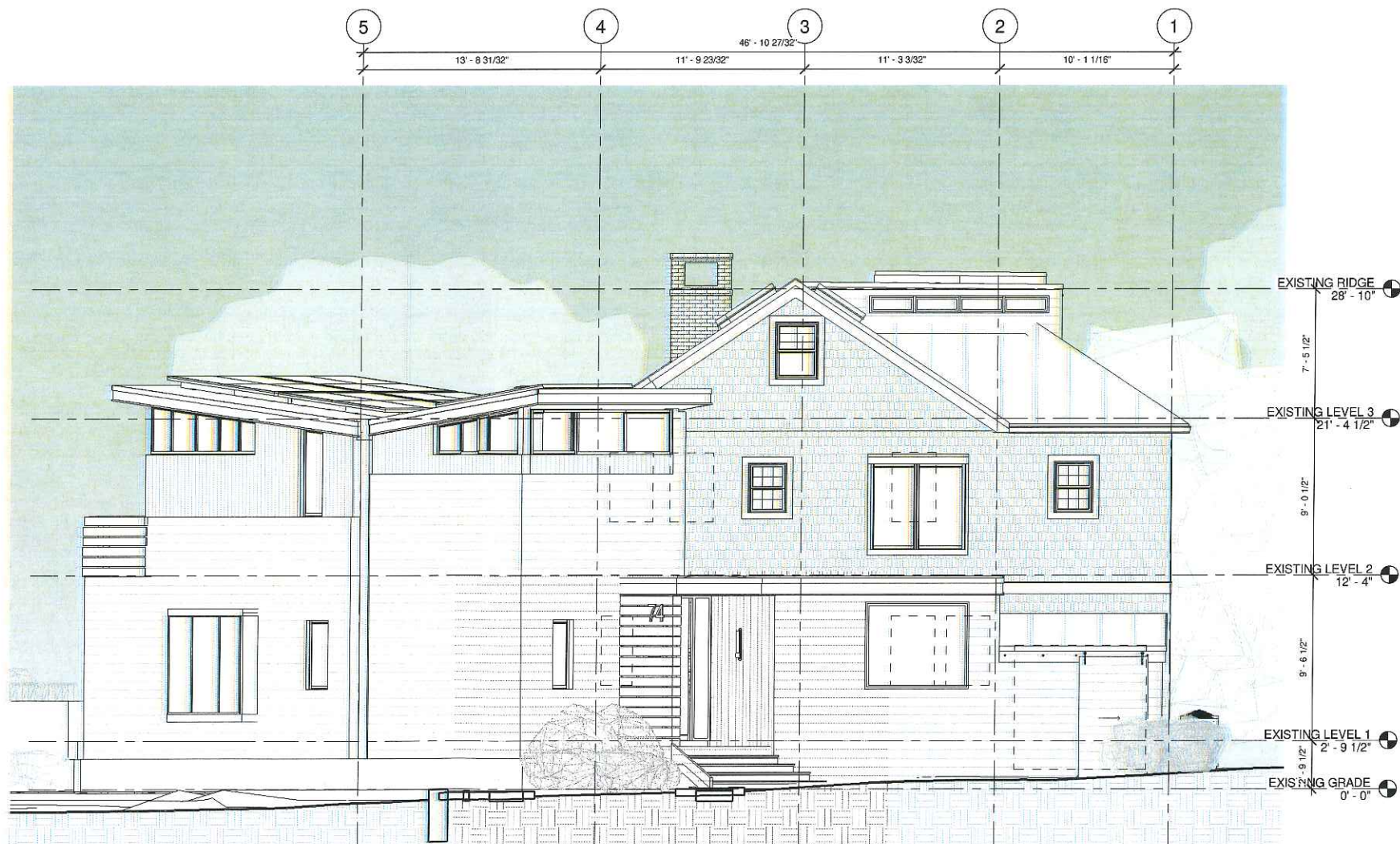
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Project number 20-06-074
Date 12/07/20
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BZA-200

Scale As indicated



① BZA - EXISTING NORTH ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED ELEVATION
1/4" = 1'-0"



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ELEVATION NORTH

NADIA & SHAHID AZIM

AZIM RESIDENCE

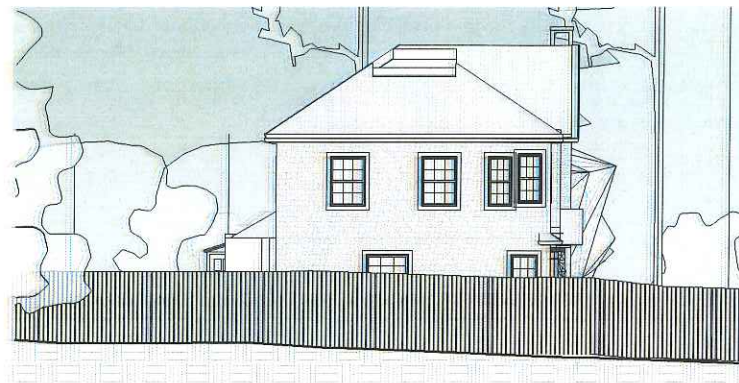
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Project number 20-06-074
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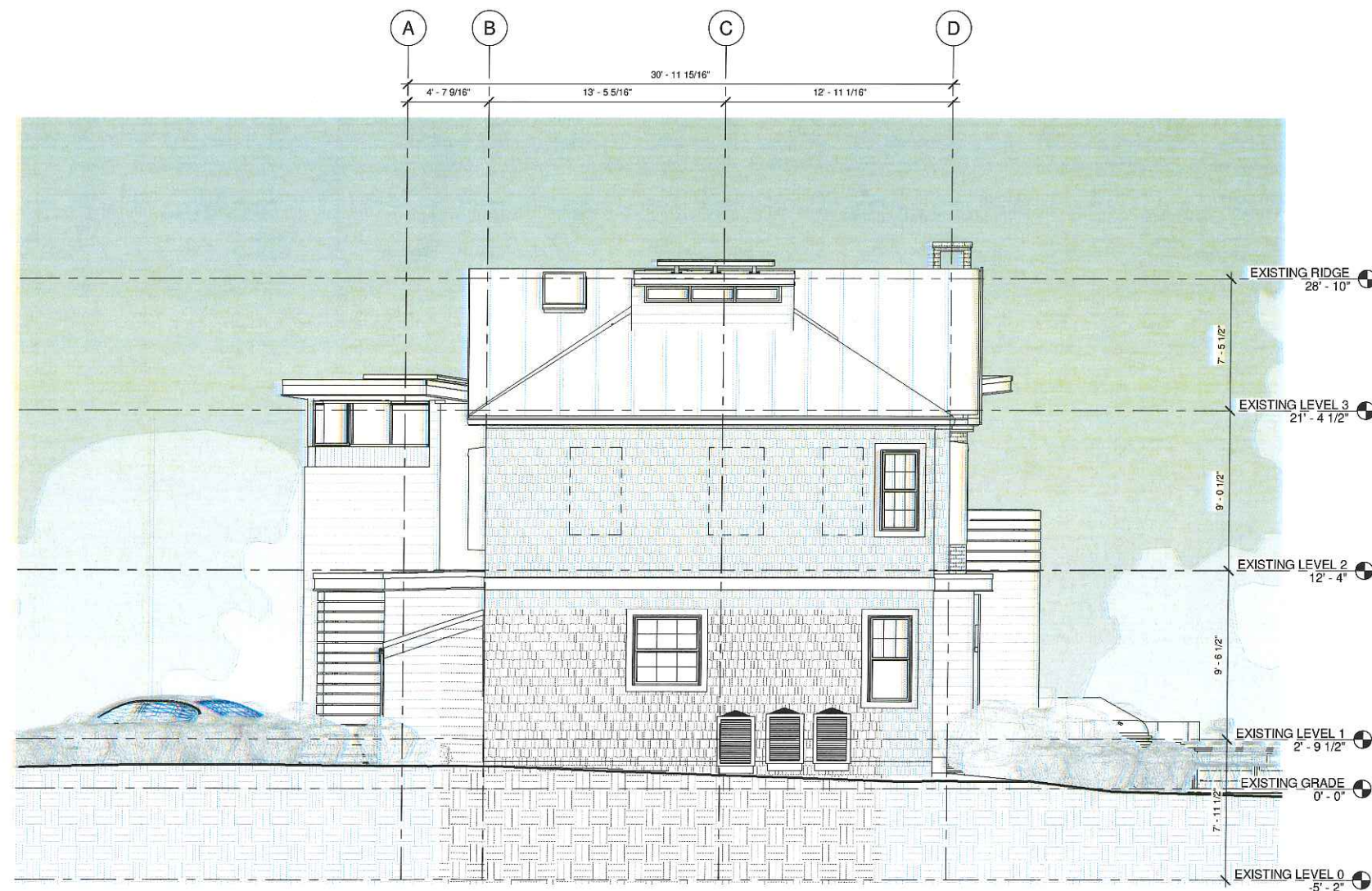
BZA-201

Scale As indicated

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① BZA - EXISTING WEST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED WEST ELEVATION
1/4" = 1'-0"



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ELEVATION WEST

NADIA & SHAHID AZIM

AZIM RESIDENCE

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MA 02138

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BZA-202

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① BZA - EXISTING SOUTH ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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**NOT FOR
CONSTRUCTION**

ELEVATION SOUTH

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA Submission - rev
Project number	20-06-074
Date	12/07/20
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BZA-203
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END OF PRESENTATION

74 LARCH RD EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE VIDEO RENDER

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

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BZA-300

Scale

EXTERIOR PHOTOS



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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL PHOTOS

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status BZA Submission - rev
Project number 20-06-074
Date 12/07/20
Drawn by Author
Checked by Checker

BZA-301

Scale

Pacheco, Maria

From: Hormoz Goodarzy <goodarzyha@mac.com>
Sent: Tuesday, December 1, 2020 4:40 PM
To: Pacheco, Maria
Cc: Hormoz Goodarzy
Subject: Ref. Nadia Azim / Shahid Azim, BZA Application 74 Larch Rd, Cambridge, MA 02138

To Whom It May Concern:

Our names are Hormoz Goodarzy and Elaheh Kheirandish, and we live at 80 Larch Road Cambridge 02138. We are writing to support our neighbors, Azim's in their application for a special permit for their home at 74 Larch Rd. We are their immediate neighbors. We appreciate the thoughtfulness that Azim's have put into the planning process and the time they took to reach out to us about it. As a suggestion and any recommendations that your good offices may have in relocating an electric power post that sits in our court yard and is feeding 74 and 82 Larch electric supply. If there is going to be more electricity brought to the project it would be best if the post is relocated to the street and out of our property. Currently the bean has a slight lean.

Best regards

Goodarzy
80 Larch Road
Cambridge MA 02138
617 642 4196

Case no. BZA- 97200
kathleen cleary - response
83 Larch Road Cambridge

1. This is a proposed addition to a single family residence that was built in 1913 and acquired by the applicants in 2015. The structure is pre-existing and non conforming because the lot is undersized by 237 square feet and the left side yard setback is 3'2" where 10' are required. The scope of the work will increase the FAR from an existing .32 to a proposed .56 thus exceeding the allowed FAR by .056. The use will continue to be as a single family residence by this family with two young children. Modernizing the dwelling to modern standards will benefit the neighborhood and will not be to the detriment of the public interest.

- The lot is NOT undersized. It has been there for 107 years. The proposed addition/modernization is TOO BIG. The scale of proposed increases the FAR almost double, exceeding the allowance as seen on Site Survey Plans.
- Do plans include the 700 sq ft finished basement existing? (per Cambridge Property Database). Seems like a false impression of the existing size of house.

2. 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 :

- We need to see a Landscape plan. What trees are staying, coming down. This will affect the noise level from a heavily used Fresh Pond Parkway.
- The pollution that is emitted from cars and the amount of traffic without trees will affect our street and all its residents.

3. Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons

- Currently the intersection of Larch Road and Fresh Pond Parkway is a hazard with the new telephone pole and plantings done in the last few years. There is blind spot that getting out has caused an accident with a neighbor.

- Fresh Pond Parkway has become more increasingly hazardous especially during bad weather- what and how will exterior and interior lighting affect those driving at night? Drivers now take a left off of Fresh Pond Parkway to the other side of Larch and it becomes a bottleneck now, concerned about how lighting will play into this.
- **Larch Road is a one way street** with a VERY active playground as well as a dense neighborhood. Where will they park, will they be coming down Larch Road or coming off Fresh Pond. Safety for the residents and children on the street is of the utmost importance.
- How will this be handled during construction.

4. 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: As stated previously, this is an upgrade to a 1913 single family dwelling that advances the interest of the City in having a strong stock of residential dwellings and thus this proposal would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this Ordinance

- Although a very nice design, I am not 100% confident that it and aligns with the integrity of the Fresh Pond Parkway district.

5. How long will construction last? What will be the construction schedule?



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: Nadia Azim Date: 11/25/20
(Print)

Address: 74 Lauch Rd.

Case No. BZA - 97200

Hearing Date: 12/10/20

Thank you,
Bza Members

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 3:27 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 74 Larch Road, Petition of Shahid and Nadia Azim, Case NO. 97200
Attachments: Letter to the BZA re 74 Larch Road, 1.4.2021.pdf

From: Shippen Page <shippen@shippenpage.com>
Sent: Monday, January 4, 2021 12:46 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Shahid Azim <azims@me.com>; Nadia Azim <nadia.azim1@gmail.com>; Mike Fields <mike@kachmardesign.com>
Subject: 74 Larch Road, Petition of Shahid and Nadia Azim, Case NO. 97200

Hi Maria: Please include the attached letter to the Board in the file for Thursday's hearing.

Thanks very much and Happy New Year.

Shippen

Shippen L. Page, Esq.
Page & Powell, P.C.
174 Lake View Avenue
Cambridge, MA 02138
office: 617-661-6843
fax: 617-864-0309
cell: 617-967-0318

PAGE & POWELL

Attorneys at Law

SHIPPEN L. PAGE, ESQ.
ALEXANDER F. POWELL, ESQ.*

*Also admitted in New York

January 4, 2021

Board of Zoning Appeal
City of Cambridge
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139
Attention: Maria Pacheco, Zoning Administrator
By email only: mpacheco@cambridgema.gov

RE: 74 Larch Road, BZA File No. 97200

Dear Board of Zoning Appeal:

I represent the petitioners, Shahid and Nadia Azim. As the board will recall, this matter was continued on December 10, 2020 in response to concerns voiced by neighbors that the proposed addition would encroach into the side yard setback on the Larch Road side of the property. In response to these concerns, the architects have redesigned this element which is now in conformity with the side yard setback requirements and have also eliminated the rear trash shed which encroached into the rear yard setback. By narrowing the addition 3 feet and by extending it 8 feet, the FAR has increased from .32 to .53 where .5 is allowed as of right.

I wish to anticipate any concerns the board may have about the creation of this additional nonconformity. It is our position that this application still fits within the special permit category under the language of *Bellalta v. Zoning Board of Appeals of Brookline* (481 Mass. 372, 2019). In that case, the court held that the permitting authority (here the Inspectional Services Department) must "identify the particular respect to respects in which the existing structure does not conform to the requirements of the present by-law and then determine whether the proposed alteration or addition would intensify the existing nonconformities *or result in additional ones*." (Emphasis added) 'If the answer to that question is in the negative the applicant will be with entitled' to a permit to proceed with the proposed alteration." (citations omitted). "Only if the answer to that question is in the affirmative will there be any occasion for consideration of the additional question', that

Board of Zoning Appeal
January 4, 2021, page 2

is, whether the proposed modification would be substantially more detrimental to the neighborhood." (at 10-11).

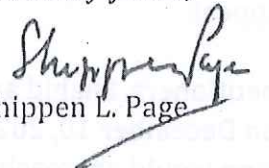
In the present case, the proposed resulting additional square footage will increase the FAR to .53 where .5 is allowed. I submit that under the reasoning of the *Bellalta* case, this additional and modest nonconformity must be determined under the substantial detriment standard for a special permit.

Moreover, after further discussions with the neighbors, they are now in support of the revised plan and I understand will speak at the January 7 hearing.

Thank you for your consideration.

With kind regards,

Sincerely yours,


Shippen L. Page

Daglian, Sisia

From: Kegan, Robert <robert_kegan@gse.harvard.edu>
Sent: Friday, January 1, 2021 2:00 PM
To: Daglian, Sisia
Subject: 74 Larch road special permit: case # BZA 97200

mpacheco@cambridgema.gov

Subject: 74 Larch road special permit: case # BZA 97200

Dear Ms. Pacheco,

In regard to the above special permit request I'd like to submit the following for the ZBA's consideration:

1. We are the owners of the home directly across the street from the petitioners, at 71 Larch Rd. We hold our neighbors, the Azim family at 74 Larch Rd., in high regard, and more generally believe that neighbors should be able to do what they want so long as it does not significantly detract from the experience or property value of abutters. We have lived at 71 Larch Rd. for more than 45 years and have never raised an official concern about any of the many reconstruction requests on which we've had an opportunity to give comment.
2. I have had more opportunity to review the plans [case # BZA 97200] since the initial hearing and I regret that I do need to register my concern. Petitioners plan to erect a two-story, windowless monolith smack in front of our house, and even closer to the street than permitted. I am concerned this will create a feeling of being "walled in," not merely for us, but for any future buyer of our home, thus reducing the value of our property.
3. On this same date, Jan. 1, 2021, I have also made these concerns known to the Azims via email.
4. I request that the permit not be granted in this form and that our good neighbors reconsider their reconstruction plans.

Sincerely,
Robert Kegan
Homeowner, 71 Larch Rd.

Robert G. Kegan, Ph.D.
William and Miriam Meehan Research Professor of Adult Learning and Professional Development
Harvard Graduate School of Education

Chief Knowledge Officer, Minds at Work, LLC

Chief Knowledge Officer, The Developmental Edge, LLC

One Mifflin Place, Suite 401
Cambridge, MA 02138

617-699-7679

Robert G. Kegan, Ph.D.
William and Miriam Meehan Research Professor of Adult Learning and Professional Development
Harvard Graduate School of Education

Chief Knowledge Officer, Minds at Work, LLC

Chief Knowledge Officer, The Developmental Edge, LLC

One Mifflin Place, Suite 401
Cambridge, MA 02138

617-699-7679

DeAngelo, James

From: Pacheco, Maria
Sent: Monday, January 4, 2021 1:09 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: 74 Larch road special permit: case # BZA 97200
Attachments: special permit letter

From: Margaret Gadon <mgadon@gmail.com>
Sent: Friday, January 1, 2021 9:04 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 74 Larch road special permit: case # BZA 97200

Dear Ms Pacheco:
Please see attached comments regarding the proposed special permit.

Thank you very much and Happy New Year.

Regards,

Margaret Gadon and John Riley

77 Larch Road
Cambridge MA 02138
December 31, 2020

Dear Board of Appeals:

We are submitting this letter in response to the request for a Special Permit for 74 Larch Road. This case was previously case # BZA 9720. We request that the Special Permit for both a non-conforming setback of less than 10 feet along Larch Road and the addition to the non-conforming lot be denied.

We have lived at our current residence since 2013. Although the road has a variety of styles of housing, the houses on the final third of the street were all built in the early twentieth century and have appropriate set backs. The owners of 74 Larch Rd are planning a mid-century modern-styled addition as part of their overall re-design of their home. In their presentation, a key element of the project is an addition, which would abut Larch Rd, and infringed on the zoning-required setback of 10 feet. The outside wall, closest to the street and to our home, will be a two-story vertical surface clad with unpainted wood for most of its height. From the drawings we have been given, the wall's construction and proximity to the street will be the appearance of a monolith, imposing and fortress-like in appearance. The section of this wall closest to our home will have no windows on the first story and only small windows along the roofline on the second story. (There are windows further down the wall as it continues on Larch Road, but from our perspective, the 25 +foot high wall will be windowless.) Imagine living on Church Street across the street from the brick wall of the now defunct Harvard cinema. This appears to us as hostile, not all neighborly, which is quite out of keeping with the rest of the neighborhood. The addition will greatly alter the streetscape and present a fortress like structure to the passerby.

In addition, two large sugar maples will need to be removed to complete the addition. Currently there is a moratorium on removing any healthy trees in Cambridge to preserve the tree canopy.

Regarding the structure itself, although the addition does fall just above the allowed FAR, it will lead to a house that is 75% the size of the current residence. This is too large for the space from an aesthetic perspective. Our understanding is that a Special Permit for a nonconforming lot is intended to help it be more conforming. This proposed addition does the reverse; it adds to the nonconforming nature of this lot.

Daglian, Sisia

From: Pacheco, Maria
Sent: Monday, January 4, 2021 12:48 PM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Response to BZA-97200

From: Alison Morgan <amoorecamb@gmail.com>
Sent: Monday, January 4, 2021 6:11 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Response to BZA-97200

To the Board of Zoning Appeal,

I am writing to you regarding the proposed addition to the current residence at 74 Larch Road, BZA-97200. My name is Alison Morgan. I am an abutter and live at 67 Larch Road directly across the street. I have lived in my home for 27 years. I was not able to attend the last meeting but I was represented by my son Colin Morgan. As my son stated, I was not informed of the initial proposed addition/extension by the home owners prior to the last meeting. Since that time I have checked on the current meeting date posted on their fence and I am aware that an appeal is scheduled for 1/7/2021. I also received an email on 1/3/2021 regarding changes made to the original plan. However this does not give me enough time to review the plan and seek the professional advice regarding how this would affect my property. I am not an architect or a lawyer. I am a physician working at a hospital in Boston where I am on the front lines daily dealing with the Coronavirus pandemic. As a result my first priority is patient care. I therefore have little free time to spend on issues such as this proposed extension which is not urgent and seems superfluous. I am forced however to pay attention to this issue since it impacts my life in many ways. The following points therefore are of concern to me:

The owners have justified this addition/extension to their house by stating that a larger house is necessary in order to accommodate their family of 4. This is of concern since the size of the house is quite generous and ample.

This rationale therefore rings hollow to me. I feel that I can make this statement since I have been in the house on several occasions, the prior owners are good friends. It was a family of 5. They did an extensive addition to the basement with an au pair suite and a home theater.

The size of the house and the variance sought to extend the house beyond the current property lines is also not acceptable. The claustrophobic feeling and the impact on light and sound that a house of this size and design would impart is inevitable. The word monolithic has been used by some to describe the size and design. I therefore will need to have an architect review the plans and advise me regarding all these issues.

The disruption to the neighbourhood, the noise and dust pollution, the parking problems, possible rodent infestation and the protracted length of time which such a large extension to the home will require is not acceptable and is particularly inappropriate at this time when we are in the throes of a pandemic. This will surely impact in many ways on my job performance and on my other neighbours as well.

The effect on the traffic flow on Fresh Pond Parkway and Larch Road should be considered. There are many accidents that have occurred on the portion of road that is directly in front of the house.

The late notice of the proposed changes to the original plan is also of concern since this was already brought to the homeowners attention and seems to have been disregarded again. Four days before the meeting on 1/7/2021 is not acceptable.

The architectural style of the proposed addition is also not compatible with the other houses in the neighbourhood. No attempt seems to have been made to be part of the surroundings or incorporate some of the elements or the ambiance of the neighbourhood. I will be most affected since I will have to face this structure head on, on a daily basis.

I hope that the homeowners at 74 Larch Road take into account the environment and their neighbors concerns. No man is an island.

I thank the Board of Zoning Appeal for giving me the opportunity and platform to voice my concerns and ask the Board to consider them when making their decision.

I apologize in advance for any grammatical errors or any errors I have made in the interpretation of the current zoning laws.

Thank You,

Sincerely, Alison Morgan

67 Larch Road cambridge Ma 02138.

DeAngelo, James

From: Pacheco, Maria
Sent: Wednesday, January 6, 2021 3:21 PM
To: DeAngelo, James
Subject: Fw: 74 Larch Road, your former # BZA 97200, my opposition to proposal

Jim, This case is also for tomorrow night...

From: gailcald <gailcald@aol.com>
Sent: Wednesday, January 6, 2021 1:03 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 74 Larch Road, your former # BZA 97200, my opposition to proposal

Dear Maria Pacheco,

I am writing to oppose the proposal for a new addition and special permit for the property at 74 Larch Road, three houses away within view of my house. I wrote a letter before the extended meeting in December, which went on until past midnight. I own the house at 89 Larch Road and have lived here 20 years. Because I tried in my first letter to address the neighborhood's character and architectural integrity, I was accused by the chair of handwringing, so — no handwringing this time. Just full opposition.

The architect and legal team took pictures of the block after my description of the neighborhood's village character. They photographed every newer house on the block (all of which were built in and around 1970, after the Russell School was turned into the Larch Road Park and several lots with two family contemporaries). They left out all the older houses. Their evidence was skewed.

I understand these residents want to build out their house and are seeking the appropriate permits to do so. But they are proposing increasing their living space by an amount that changes to FAR from .32 to .56, exceeding the legal limit and resulting in a monolithic fortress that's utterly out of keeping with the zoning laws. Their plans, which had not been changed by the deadline of 5 pm Monday, show an imposing wall by the sidewalk that violates the setback by 7 or more feet. They contended at the December meeting that all the neighbors had been contacted and some had voiced positive support. My research after that meeting resulted in finding the opposite: Opposition from all four neighbors across the street, plus myself (I am not an abutter, but next door to Kate Cleary) and the neighbors at 82 Larch.

They also want to take down large healthy trees, which are part of the canopy by Fresh Pond Parkway. Cambridge has an ordinance prohibiting the taking down of healthy trees.

Please pay attention to the zoning laws our city put in place. This proposal is wrong, for the neighborhood and for the site on which the current house sits.

Respectfully,

Sandra Gail Caldwell
89 Larch Rd
Cambridge, Ma 02138

617 838 1388

DeAngelo, James

From: Pacheco, Maria
Sent: Thursday, January 7, 2021 9:21 AM
To: DeAngelo, James
Cc: Daglian, Sisia
Subject: Fw: Your former #BZA-97200 74 Larch Road -OPPOSITION

Jimmy, please print and scan for tonight's meeting.

Sisia, This neighbor is saying that she didn't see any changes on the website, I'm wondering if the new plans made it to the website. You may want to email her the plans...

Maria

From: kate cleary <kateocleary@gmail.com>
Sent: Wednesday, January 6, 2021 1:54 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Your former #BZA-97200 74 Larch Road -OPPOSITION

Dear Maria,

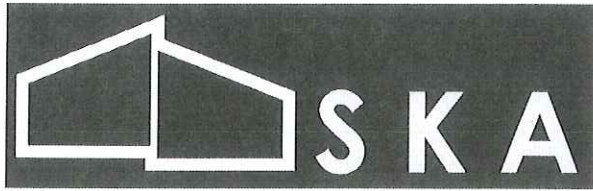
I was one of the three neighbors that spoke on Dec.10th in opposition to the proposed addition to 74 Larch Road. I went on the website yesterday to see what changes were made to the original plan based on that meeting (ie setbacks, etc) to my surprise I do not see that anything has changed. I know that the deadline was Monday at 5pm to submit those plans. I did find out that my neighbor who was on that call as well received something from homeowner, I did not, which is unsettling because Mr. Shippen Page had noted they had reached out to all of us on the December call, which is not true.

While the proposed addition has been architecturally designed, and is very nice and beautiful, I am not confident that it is appropriate for this specific lot. Whether one speaks in 'zoning or real estate law terms' of a non-conforming dwelling, the bottom line is **what is proposed , is too big for the lot**. As I noted in my last letter, the existing home has been there for over 100 years. The major component of the addition is on the Larch Road side and is one of the examples of the scale and the fact it infringes on the required 10' setback. Approving an addition this size (almost 50%-75% bigger if I am not mistaken) would be setting a precedent that is ok to build something disproportionate to the lot size.

During that meeting the architects presented pictures of my house and many others on Larch Road taken that day, noting that there are several styles, ranging from traditional to contemporary. While that is true, and what I had a hard time conveying at 12:15am was that each those homes stayed within the footprint of the existing structure and or had an appropriate scale to the lot size.

And most importantly, where is the landscape plan that several of us had mentioned wanting to see? As noted on the City's website, the tree protection ordinance has been extended, therefore it is my concern big maples 100+ years are intended to be taken down. Those trees are imperative, they block noise from the heavy traffic on Fresh Pond Parkway, they provide protection from fumes etc from cars, they provide privacy, the list can go on. The City clearly has a strong feeling on this and it is a critical point with this whole case as well.

In summation, I strongly oppose the addition and the special permit for non conforming set-back for 74 Larch Road.



SAM KACHMAR ARCHITECTS

357 Huron Ave. Cambridge, MA 02138
617.821.2690 | mike@kachmardesign.com

04 January 2021

RE: Case No. BZA-97200-2020
74 Larch Road – Cambridge, MA
Dimensional Table- submission update

Members of the Board,

During the December 10th BZA hearing, the petition for 74 Larch Road was continued until January 7th to address concerns from neighbors and the board. Enclosed is an updated dimensional table and revised drawings to be presented at the upcoming meeting.

The following changes were made in discussion with the community.

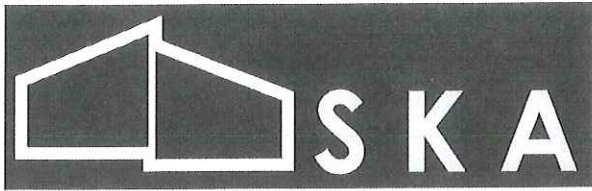
- Removed the exterior storage so that we do not exceed the rear yard setback
- Moved and narrowed the addition so that it remains behind the 10' sideyard setback to the east.
- Added 2 windows on the Larch Road elevation to further articulate the lengthened façade and bring in more light.
- Reduced the proposed FAR from 0.56 to 0.53

Apart from the existing non-conforming setback on the western side, the only relief the petitioner is seeking is the de minimis 0.03 overage in the allowable FAR to accommodate the clients growing family.

This is reflected in the updated drawings submitted for this hearing. Thank you for your consideration.

Best regards,

Michael Voosen Fields
Project Manager



SAM KACHMAR ARCHITECTS

357 Huron Ave. Cambridge, MA 02138
617.821.2690 | mike@kachmardesign.com

04 January 2021

RE: Case No. BZA-97200-2020
74 Larch Road – Cambridge, MA
Dimensional Table- submission update

Members of the Board,

During the December 10th BZA hearing, the petition for 74 Larch Road was continued until January 7th to address concerns from neighbors and the board. Enclosed is an updated dimensional table and revised drawings to be presented at the upcoming meeting.

The following changes were made in discussion with the community.

- Removed the exterior storage so that we do not exceed the rear yard setback
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This is reflected in the updated drawings submitted for this hearing. Thank you for your consideration.

Best regards,

Michael Voosen Fields
Project Manager

357 Huron Ave. Cambridge, MA 02138 | kachmardesign.com
617.821.2690 | mike@kachmardesign.com
774.482.0054 | matt@kachmardesign.com

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Shahid Azim and Nadia Azim**Present Use/Occupancy:** Single family residence**Location:** 174 Lakeview Avenue**Zone:** Residence A-2 Zone**Phone:** 617-967-0318**Requested Use/Occupancy:** Single family residence

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1848	3059	2882	(max.)
<u>LOT AREA:</u>	5763	5763	6000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.32	0.53	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	5763	5763	4500	
<u>SIZE OF LOT:</u>				
WIDTH	89.5	89.5	65	
DEPTH	107'4"	107'4"	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	24'6"	20'8"	20'	
REAR	29'6"	27'1"	27'0"	
LEFT SIDE	4'2"	4'2"	10'	
RIGHT SIDE	15'9"	10'0"	10'	
<u>SIZE OF BUILDING:</u>				
HEIGHT	29'4"	29'4"	35'	
WIDTH	33'16"	42'2"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	70%	56%	50%	
<u>NO. OF DWELLING UNITS:</u>	1	1	2	
<u>NO. OF PARKING SPACES:</u>	3	3	3	
<u>NO. OF LOADING AREAS:</u>	0	0	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'.

AZIM RESIDENCE

NADIA & SHAHID AZIM

74 LARCH ROAD,
CAMBRIDGE, MA 02138

BZA Submission - rev

01/07/2021



ARCHITECT:



© 2020 SAM KACHMAR ARCHITECTS

SAM KACHMAR

ARCHITECTS

(p)978-270-8441

kachmardesign.com

357 HURON AVE.

CAMBRIDGE MA, 02138

CLIENTS:

NADIA & SHAHID AZIM

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:

ROOME AND GUARRACINO



PROJECT SCOPE:

THE AZIM RESIDENCE LOCATED AT 74 LARCH ROAD CAMBRIDGE CONSIST OF A RENOVATION AND ADDITION TO THE LOWER LEVEL, FIRST LEVEL KITCHEN, DINING AND LIVING ROOM; SECOND FLOOR MASTER BEDROOM AND MASTER BATH AND CREATING AN ACCESS TO THE THIRD FLOOR.

BZA SHEET LIST			
Sheet Number	Sheet Name	Drawn By	Current Revision
BZA-000	COVER	SKA	
BZA-001	EXISTING SITE AXON	SKA	
BZA-002	PROPOSED SITE AXON	SKA	
BZA-003	FRESH POND STREETSCAPE	SKA	
BZA-004	LARCH STREETSCAPE	SKA	
BZA-005	ASSESORS PLAN	SKA	
BZA-006	SOLAR STUDY	SKA	
BZA-007	EXISTING SITE PLAN	SKA	
BZA-008	PROPOSED SITE PLAN	SKA	
BZA-100	LEVEL 0	SKA	
BZA-101	LEVEL 1	SKA	
BZA-102	LEVEL 2	SKA	
BZA-103	LEVEL 3	SKA	

BZA SHEET LIST			
Sheet Number	Sheet Name	Drawn By	Current Revision
BZA-104	ROOF PLAN	SKA	
BZA-200	ELEVATION EAST	SKA	
BZA-201	ELEVATION NORTH	SKA	
BZA-202	ELEVATION WEST	SKA	
BZA-203	ELEVATION SOUTH	SKA	
BZA-300	QR CODE VIDEO RENDER	SKA	
BZA-301	ADDITIONAL PHOTOS	SKA	
BZA-302	Larch Road Context	Designer	
SURV	CERTIFIED PLOT PLAN	MES	

2020 DEC 25 P 3:11
CITY OF CAMBRIDGE
SPECIAL SERVICES
2021 Jan 4

EXISTING SITE AXON



SAM KACHMAR ARCHITECTS
© 2020 SAM KACHMAR ARCHITECTS
(P) 978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:
**NOT FOR
CONSTRUCTION**

EXISTING SITE AXON

NADIA & SHAHID AZIM
AZIM RESIDENCE
74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status BZA Submission - rev
Project number 20-06-074
Date 01/07/2021
Drawn by Author
Checked by Checker

BZA-001
Scale

PROPOSED SITE AXON



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PROPOSED SITE AXON

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA Submission - rev
Project number	20-06-074
Date	01/07/2021
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BZA-002
Scale:

STREETSCAPE - FRESH POND PKWY



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FRESH POND STREETSCAPE

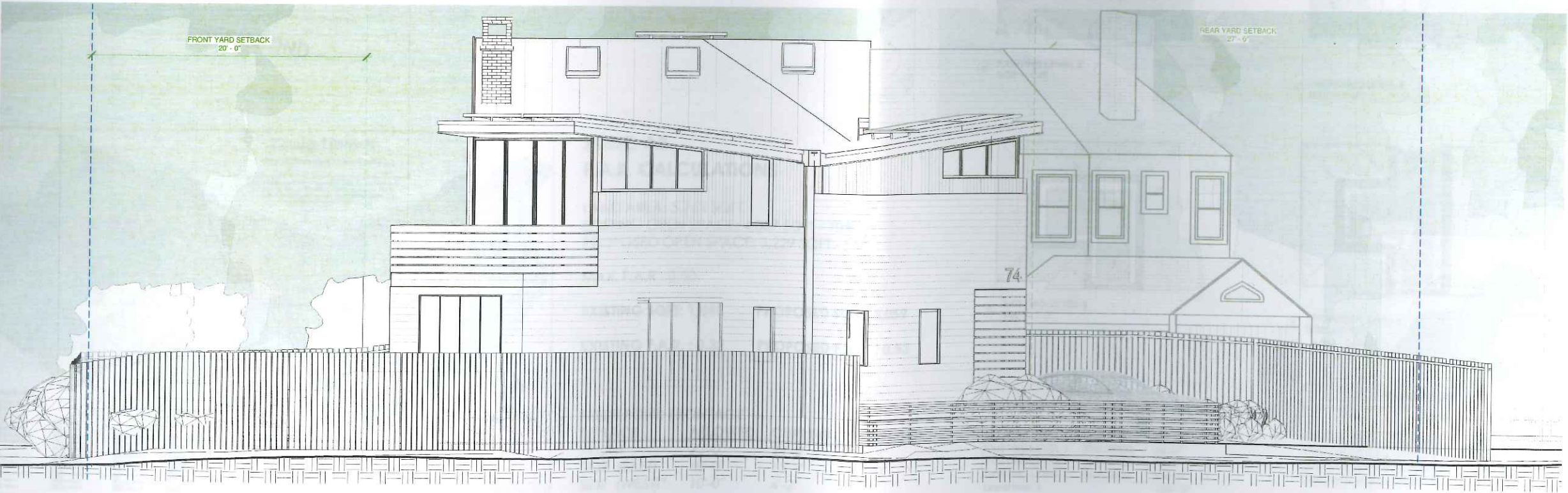
NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
MA 02138

Project Status	BZA Submission - rev
Project number	20-06-074
Date	01/07/2021
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BZA-003	
Scale	3/16" = 1'-0"

STREETSCAPE - LARCH RD



1 BZA- STREETSCAPE - LARCH RD
1/4" = 1'-0"



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LARCH STREETSCAPE

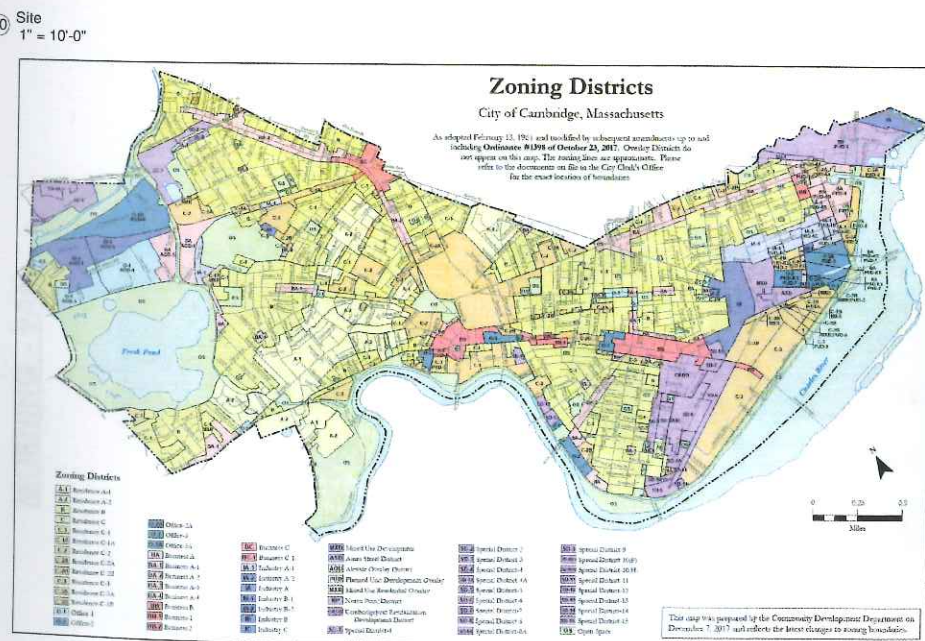
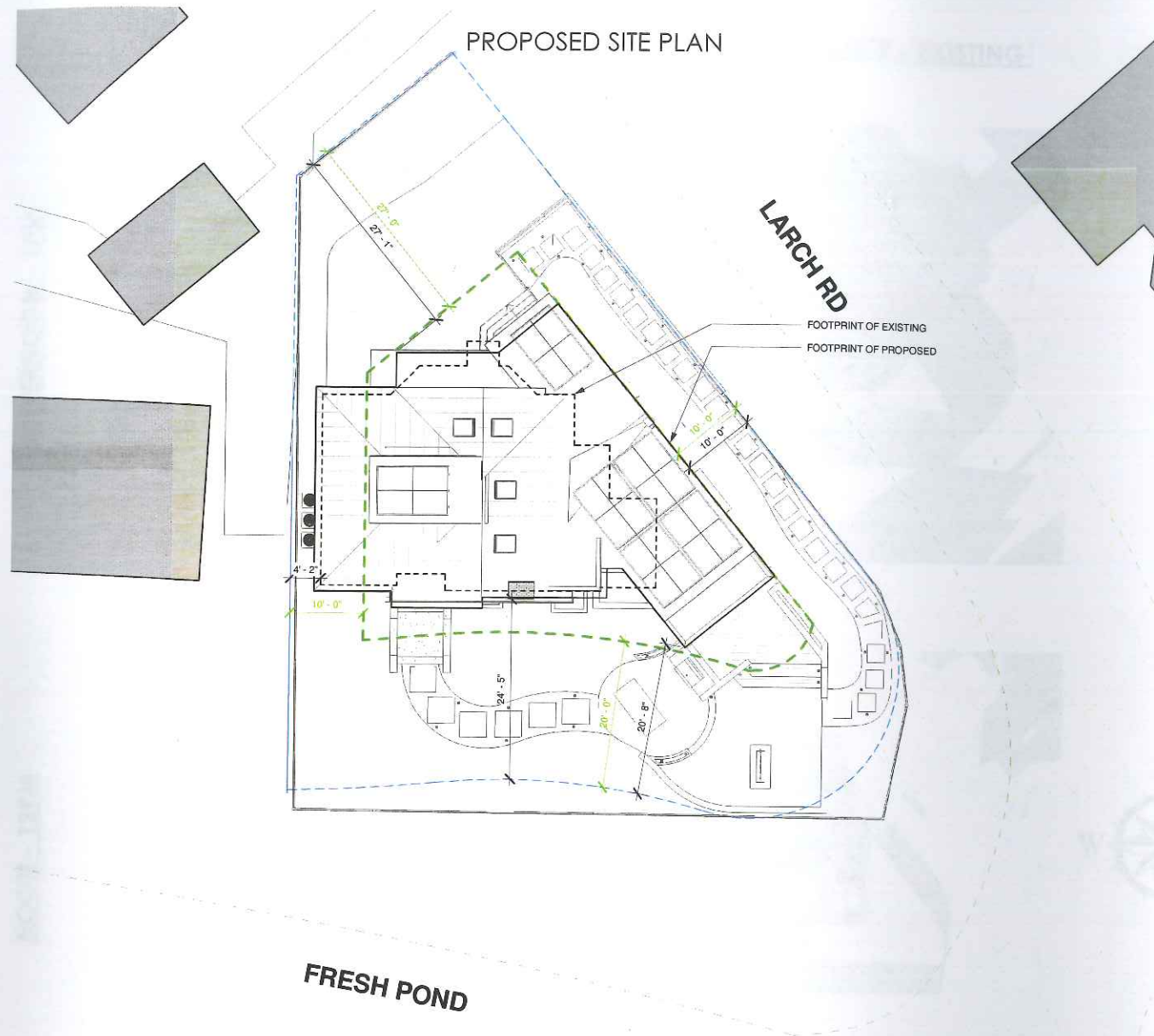
NADIA & SHAHID AZIM

AZIM RESIDENCE

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MA 02138

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Project number 20-06-074
Date 01/07/2021
Drawn by SKA
Checked by SKA

BZA-004
Scale As indicated



ZONE: A2 F.A.R. CALCULATIONS

LAND AREA: 5,763 SQFT
EXISTING OPEN SPACE: 4,057 SQFT - 70%
PROPOSED OPEN SPACE: 3,229 SQFT - 56%

MAX. F.A.R. : 0.50

EXISTING SQFT: 1,848 PROPOSED SQFT: 3,059

EXISTING F.A.R. : 0.32 PROPOSED F.A.R. : 0.53

FRESH POND FRONTAGE

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT	20'-0"	24'-6"	20'-8"
SIDE (EAST)	10'-0"	15'-9"	10'-0"
SIDE (WEST)*	10'-0"	4'-2"	4'-2"
REAR	27'-0"	29'-6"	27'-1"



EXISTING AREA		
Level	Name	Area
EXISTING LEVEL 1	BUILDING	905 SF
EXISTING LEVEL 1	COVERED	88 SF
EXISTING LEVEL 1	COVERED	18 SF
EXISTING LEVEL 2	BUILDING	836 SF
Grand total:		1847 SF



PROPOSED AREA		
Level	Name	Area
EXISTING LEVEL 1	BUILDING	1500 SF
EXISTING LEVEL 1	COVERED	44 SF
EXISTING LEVEL 2	BUILDING	1325 SF
EXISTING LEVEL 3	BUILDING	190 SF
		3059 SF



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ASSESORS PLAN

NADIA & SHAHID AZIM

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BZA-005

Scale As indicated

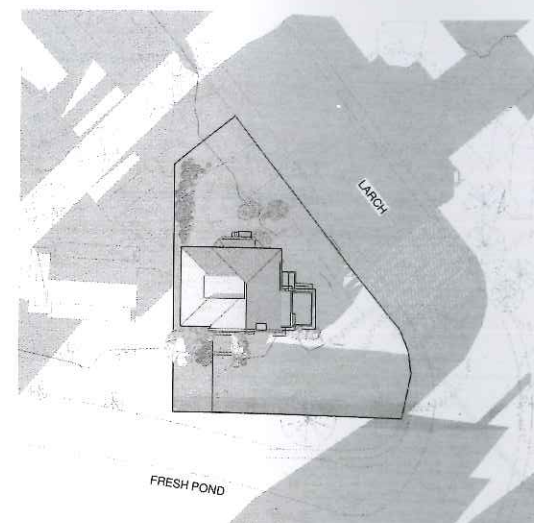
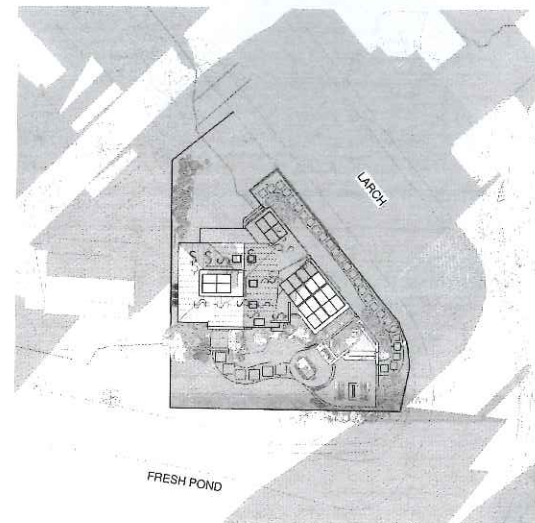
WINTER SOLSTICE - PROPOSED

WINTER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

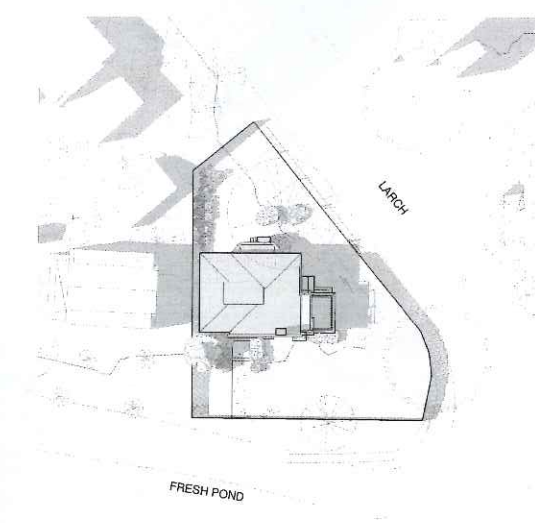
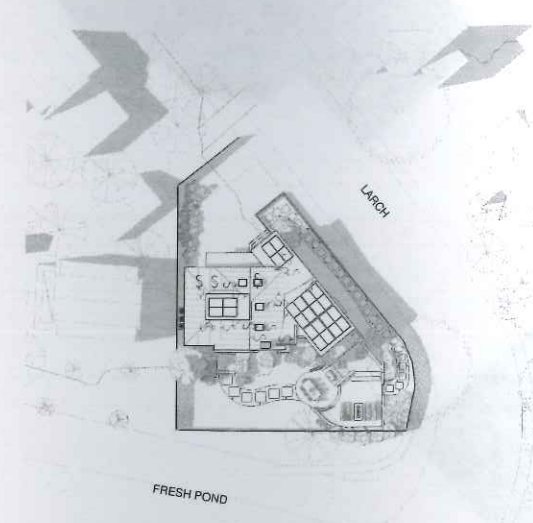
SUMMER SOLSTICE - EXISTING

AFTERNOON - 3PM



1 BZA- PROPOSED SITE PLAN - WINTER 3PM
1" = 30'-0"

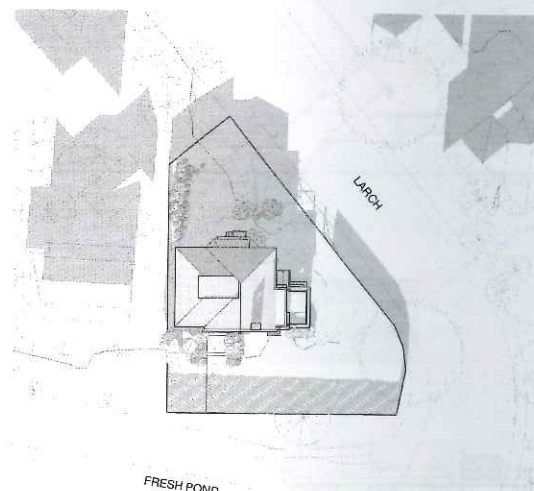
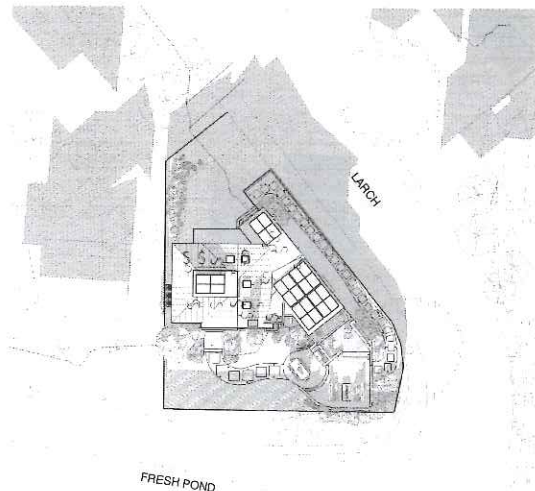
2 BZA- EXISTING SITE PLAN - WINTER 3PM
1" = 30'-0"



7 BZA- PROPOSED SITE PLAN - SUMMER 3PM
1" = 30'-0"

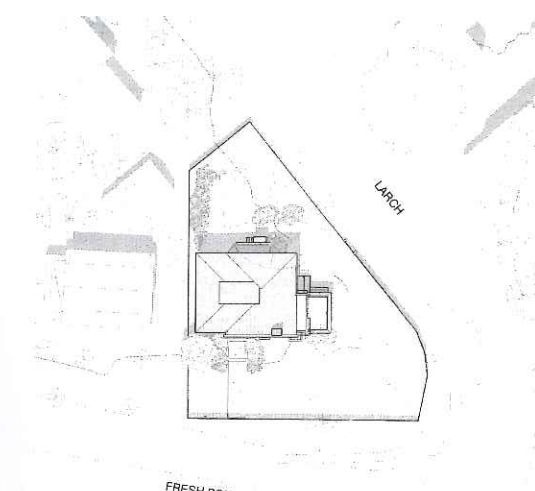
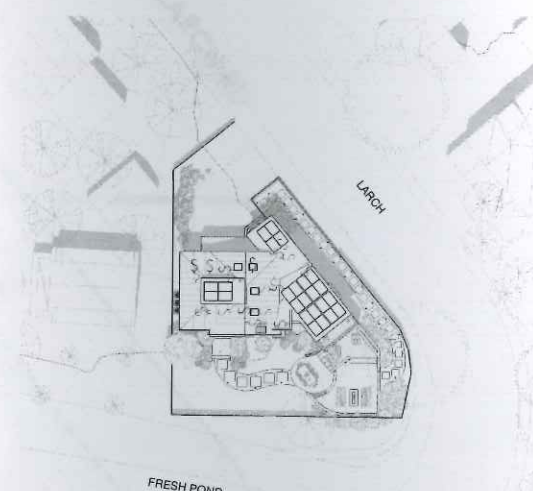
8 BZA- EXISTING SITE PLAN - SUMMER 3PM
1" = 30'-0"

NOON - 12PM



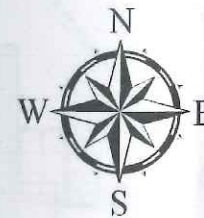
5 BZA- PROPOSED SITE PLAN - WINTER 12PM
1" = 30'-0"

6 BZA- EXISTING SITE PLAN - WINTER 12PM
1" = 30'-0"

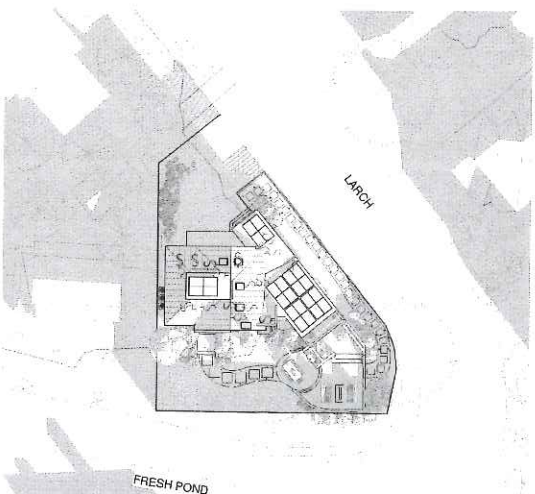


9 BZA- PROPOSED SITE PLAN - SUMMER 12PM
1" = 30'-0"

10 BZA- EXISTING SITE PLAN - SUMMER 12PM
1" = 30'-0"

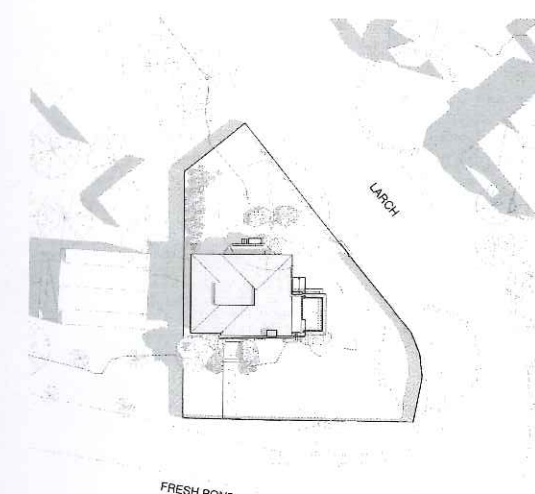
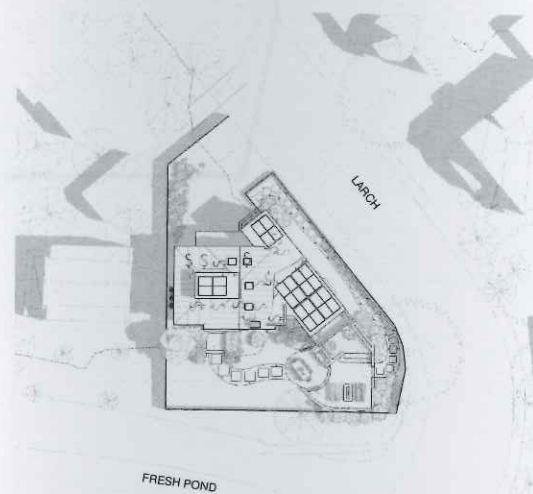


MORNING - 9AM



4 BZA- PROPOSED SITE PLAN - WINTER 9AM
1" = 30'-0"

3 BZA- EXISTING SITE PLAN - WINTER 9AM
1" = 30'-0"



11 BZA- PROPOSED SITE PLAN - SUMMER 9AM
1" = 30'-0"

12 BZA- EXISTING SITE PLAN - SUMMER 9AM
1" = 30'-0"



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SOLAR STUDY

NADIA & SHAHID AZIM

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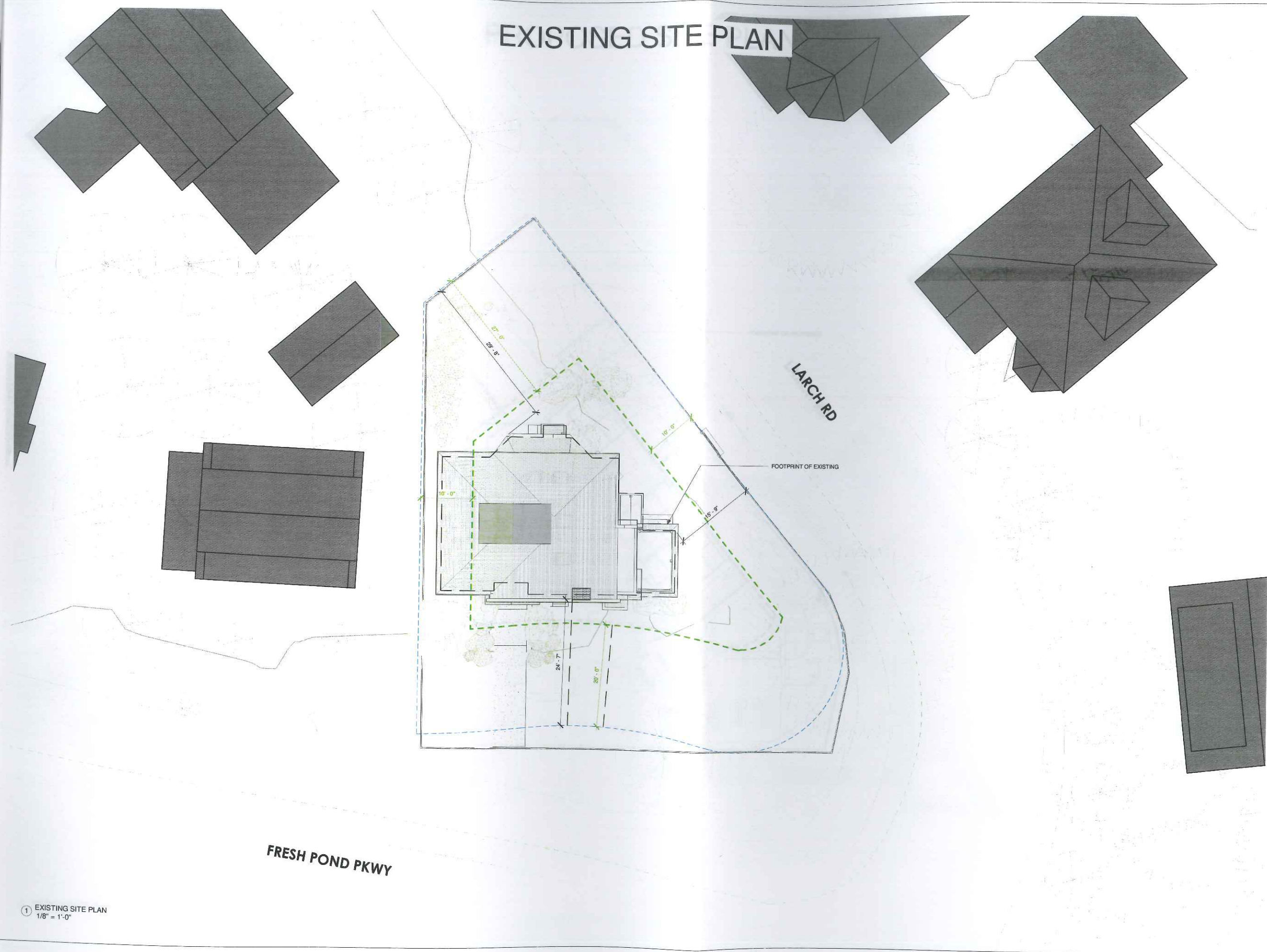
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BZA-006

Scale 1" = 30'-0"

EXISTING SITE PLAN



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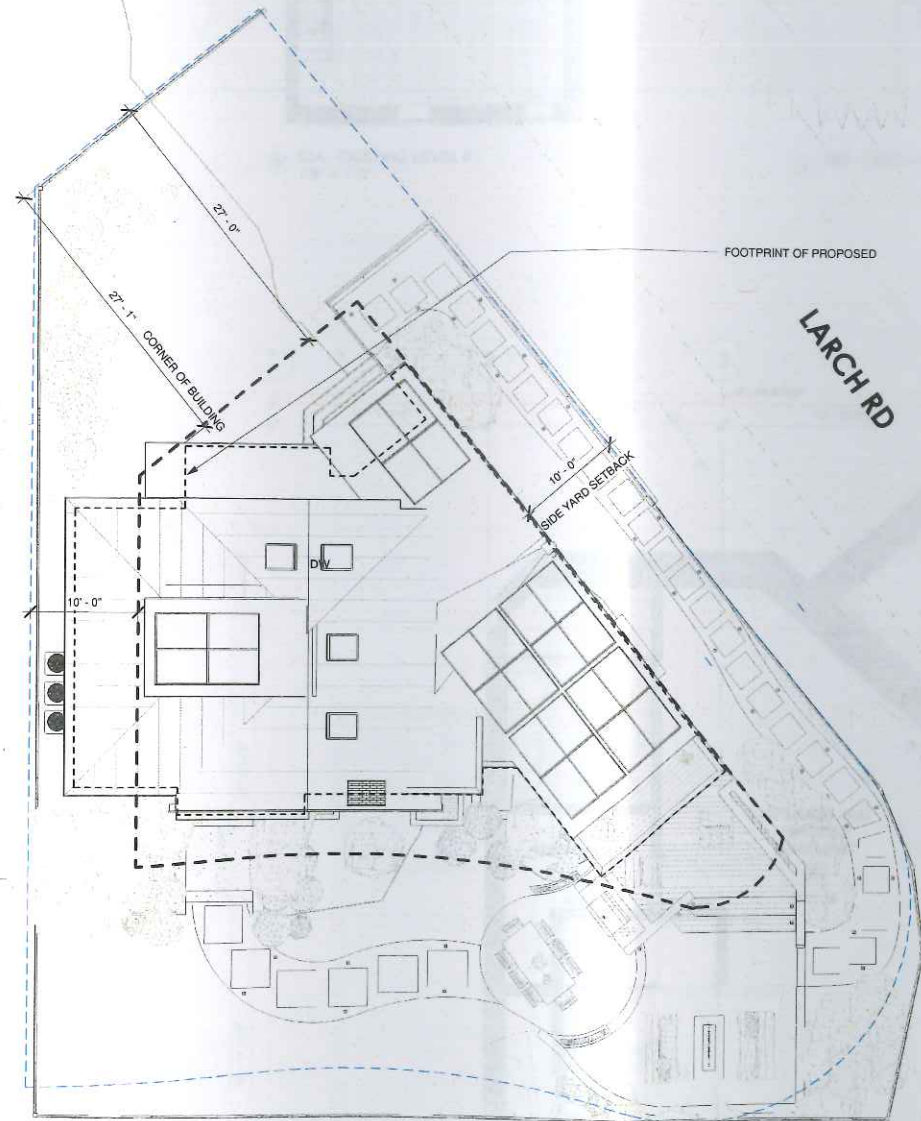
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EXISTING SITE PLAN

NADIA & SHAHID AZIM
AZIM RESIDENCE
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Project Status	BZA Submission - rev
Project number	20-06-074
Date	01/07/2021
Drawn by	Author
Checked by	Checker
BZA-007	
Scale	1/8" = 1'-0"

PROPOSED SITE PLAN



FRESH POND PKWY

LARCH RD

1 PROPOSED SITE PLAN
1/8" = 1'-0"



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PROPOSED SITE PLAN

NADIA & SHAHID AZIM

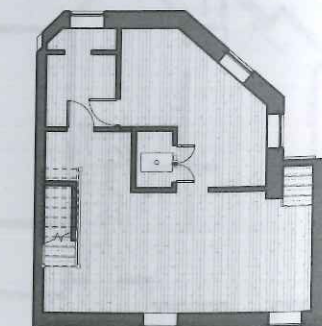
AZIM RESIDENCE

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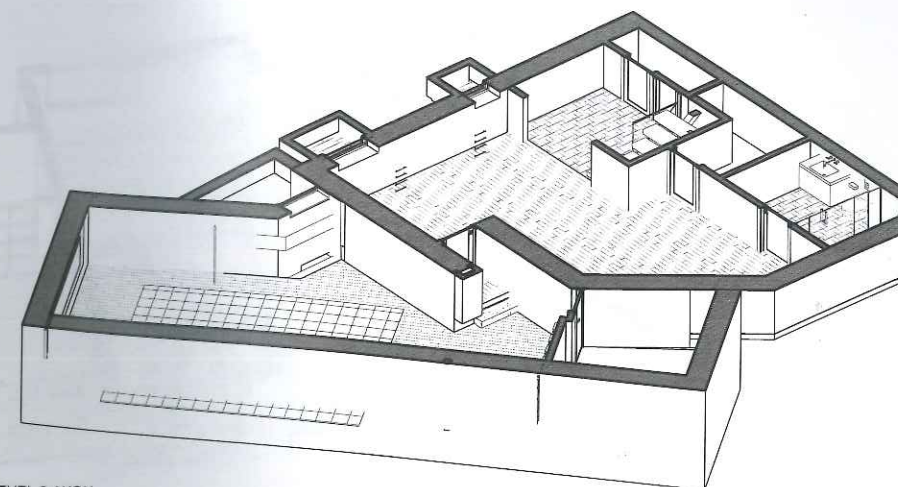
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BZA-008

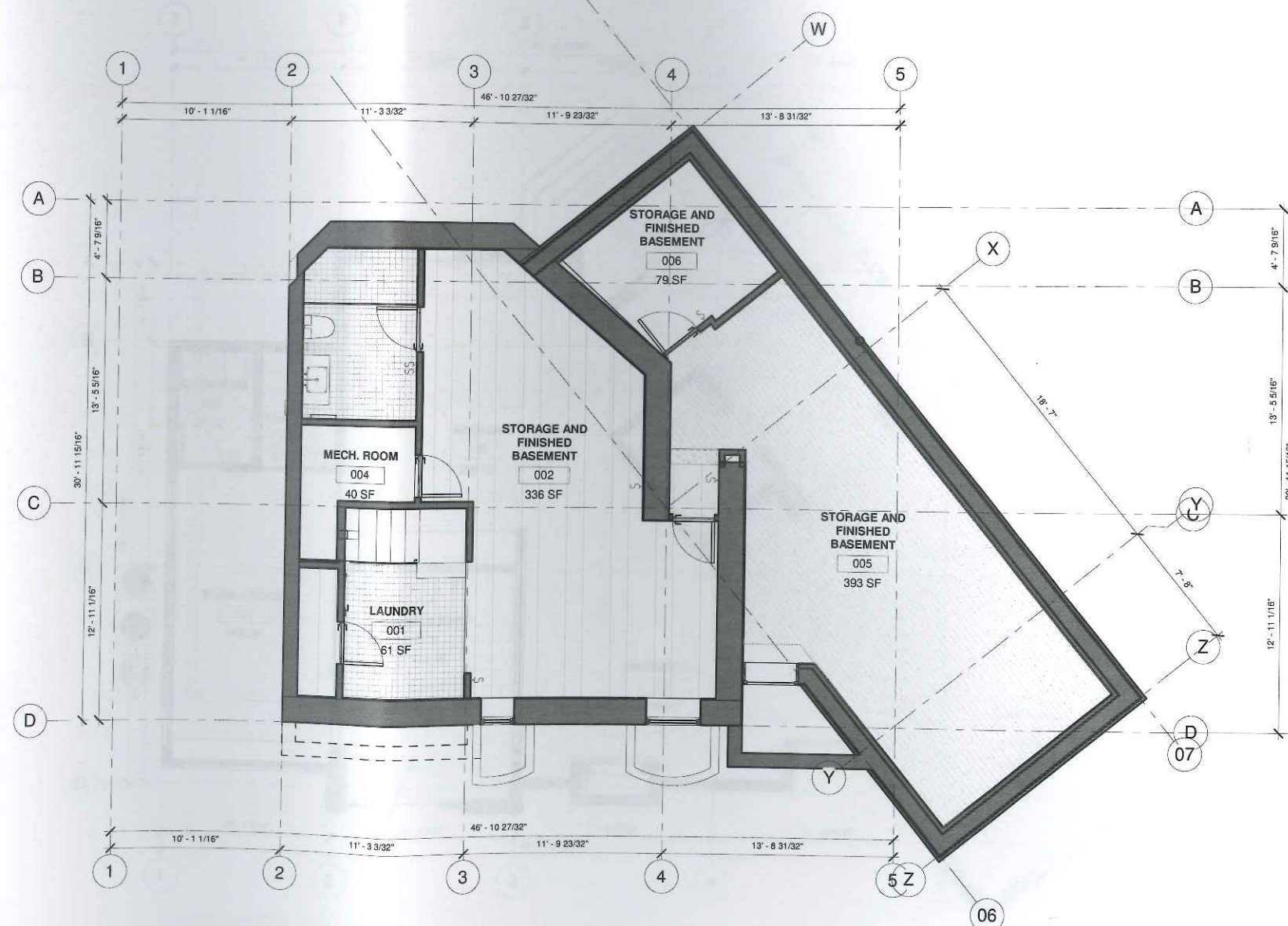
Scale 1/8" = 1'-0"



② BZA - EXISTING LEVEL 0
1/8" = 1'-0"



① BZA - LEVEL 0 AXON



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LEVEL 0

NADIA & SHAHID AZIM

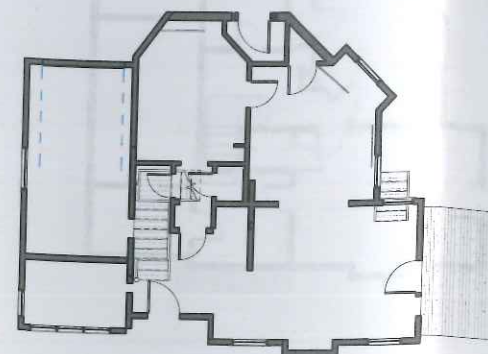
AZIM RESIDENCE

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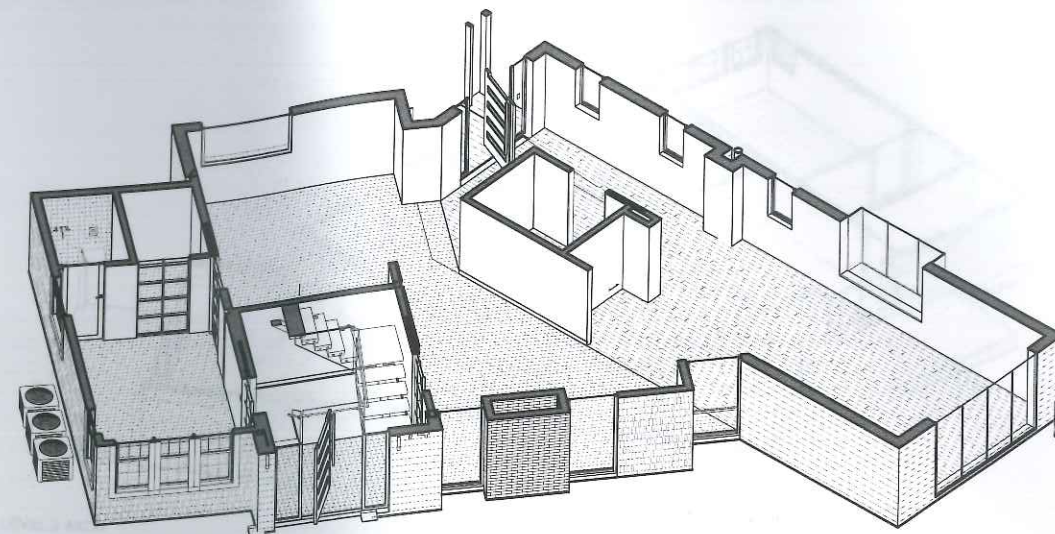
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BZA-100

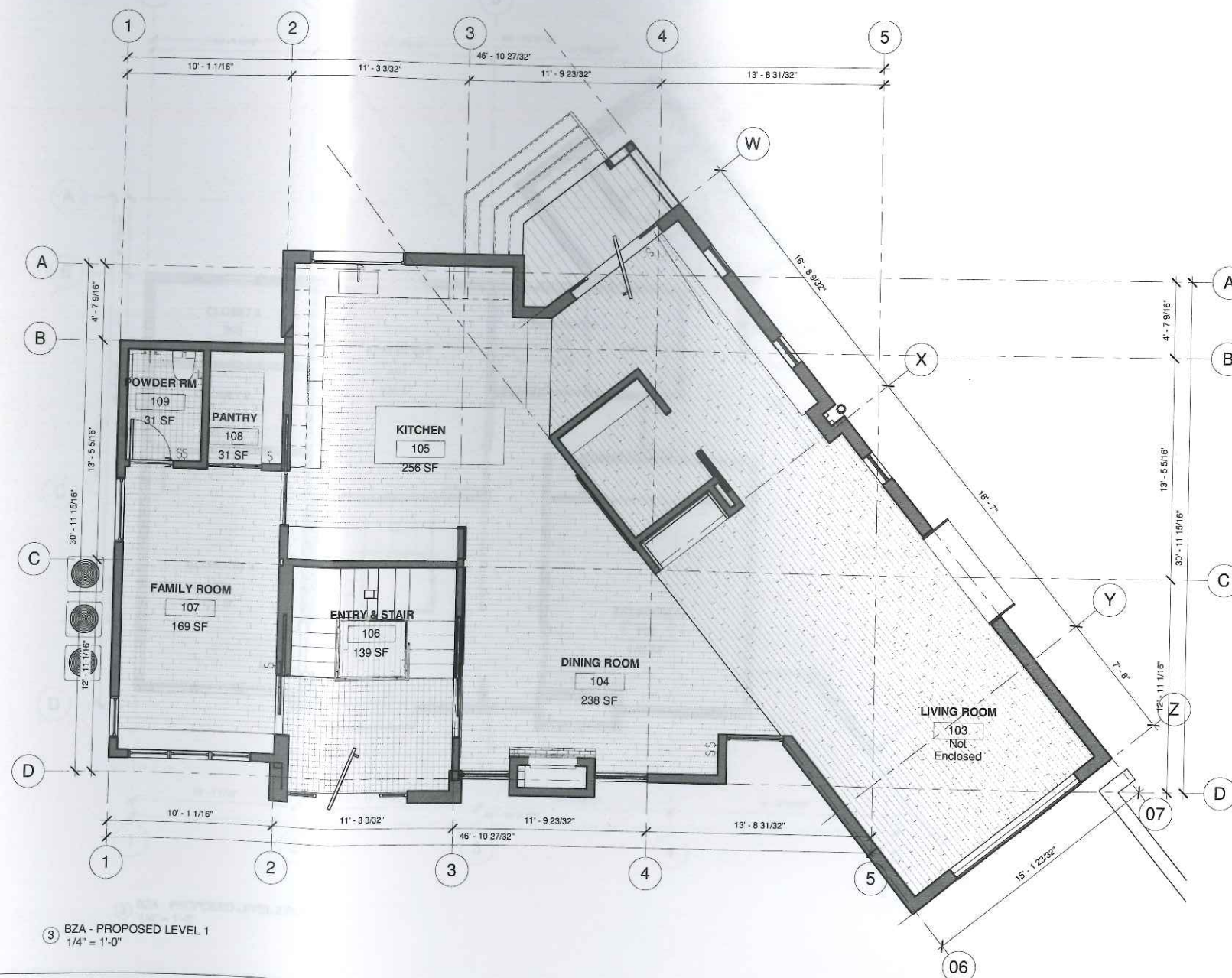
Scale As indicated



② BZA - EXISTING LEVEL 1 PLAN
1/8" = 1'-0"



① BZA - LEVEL 1 AXON



③ BZA - PROPOSED LEVEL 1
1/4" = 1'-0"



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LEVEL 1

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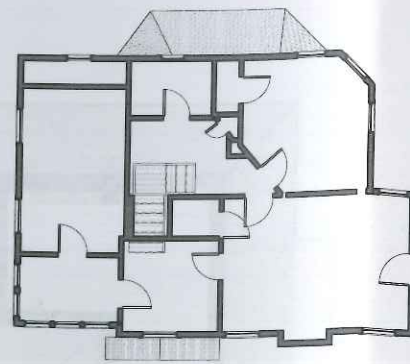
AZIM RESIDENCE

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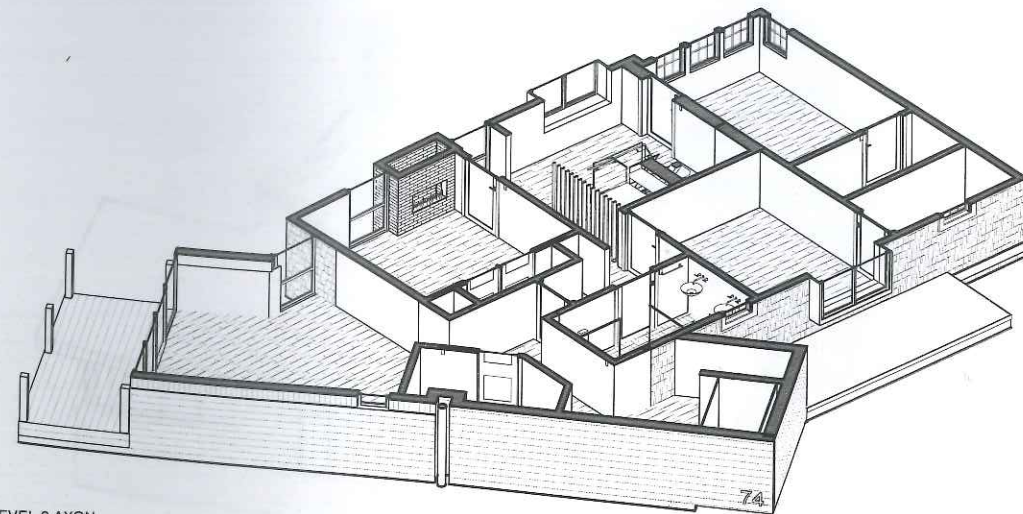
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Project number: 20-06-074
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BZA-101

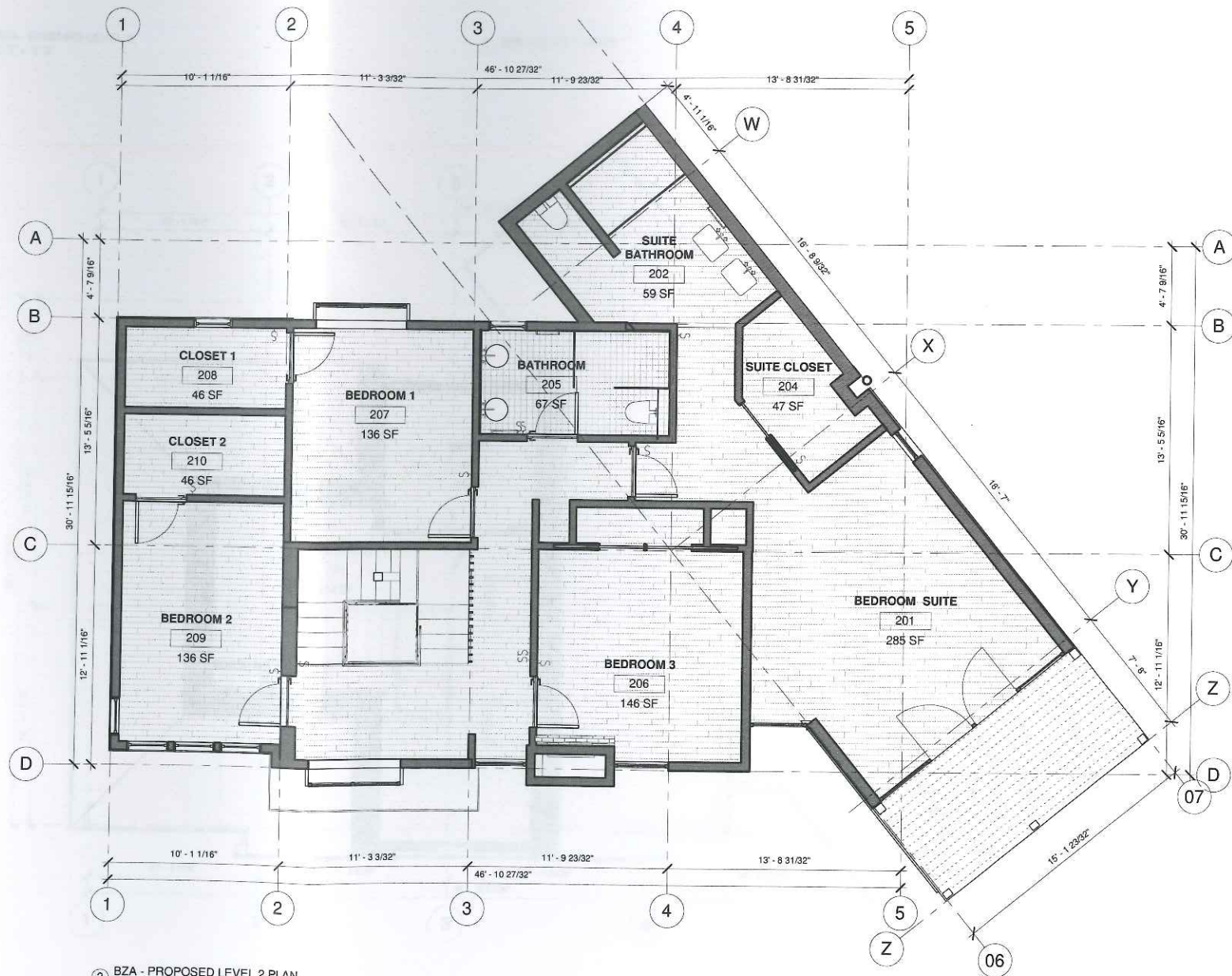
Scale: As indicated



2 BZA - EXISTING LEVEL 2 PLAN
1/8" = 1'-0"



1 BZA - LEVEL 2 AXON



3 BZA - PROPOSED LEVEL 2 PLAN
1/4" = 1'-0"



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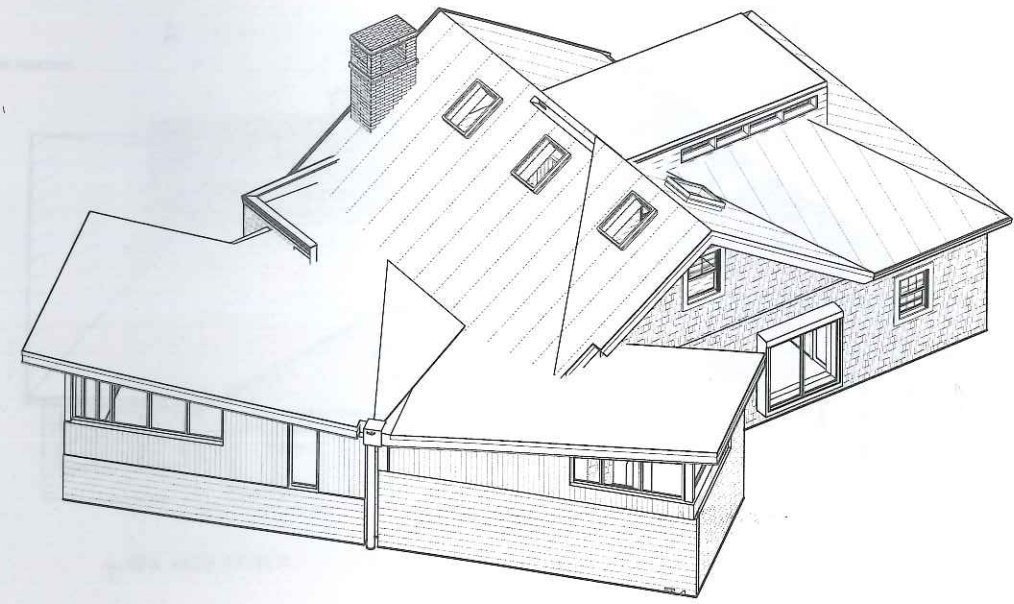
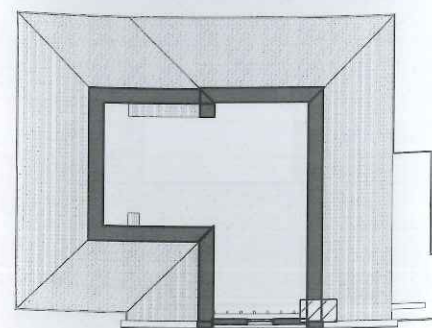
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LEVEL 2

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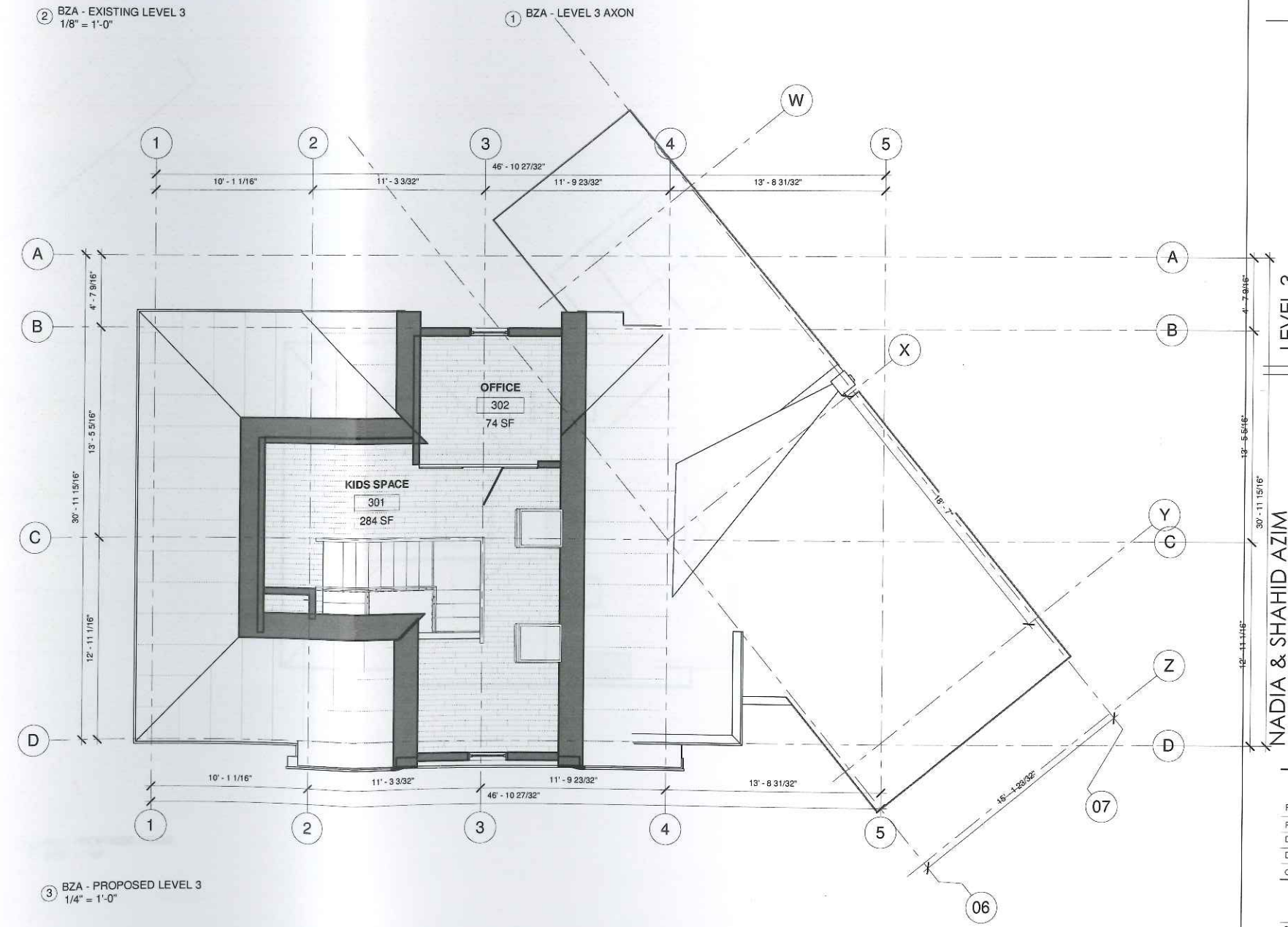
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Project number 20-06-074
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BZA-102
Scale As indicated



② BZA - EXISTING LEVEL 3
1/8" = 1'-0"

① BZA - LEVEL 3 AXON



③ BZA - PROPOSED LEVEL 3
1/4" = 1'-0"



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LEVEL 3

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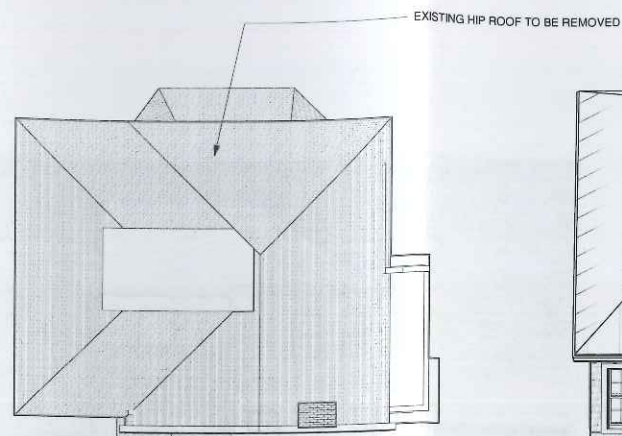
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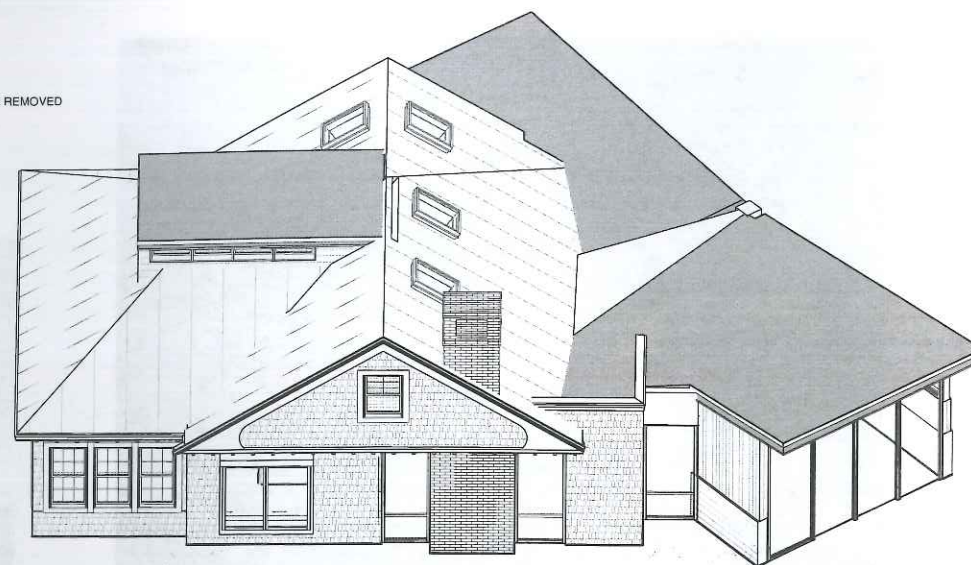
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BZA-103

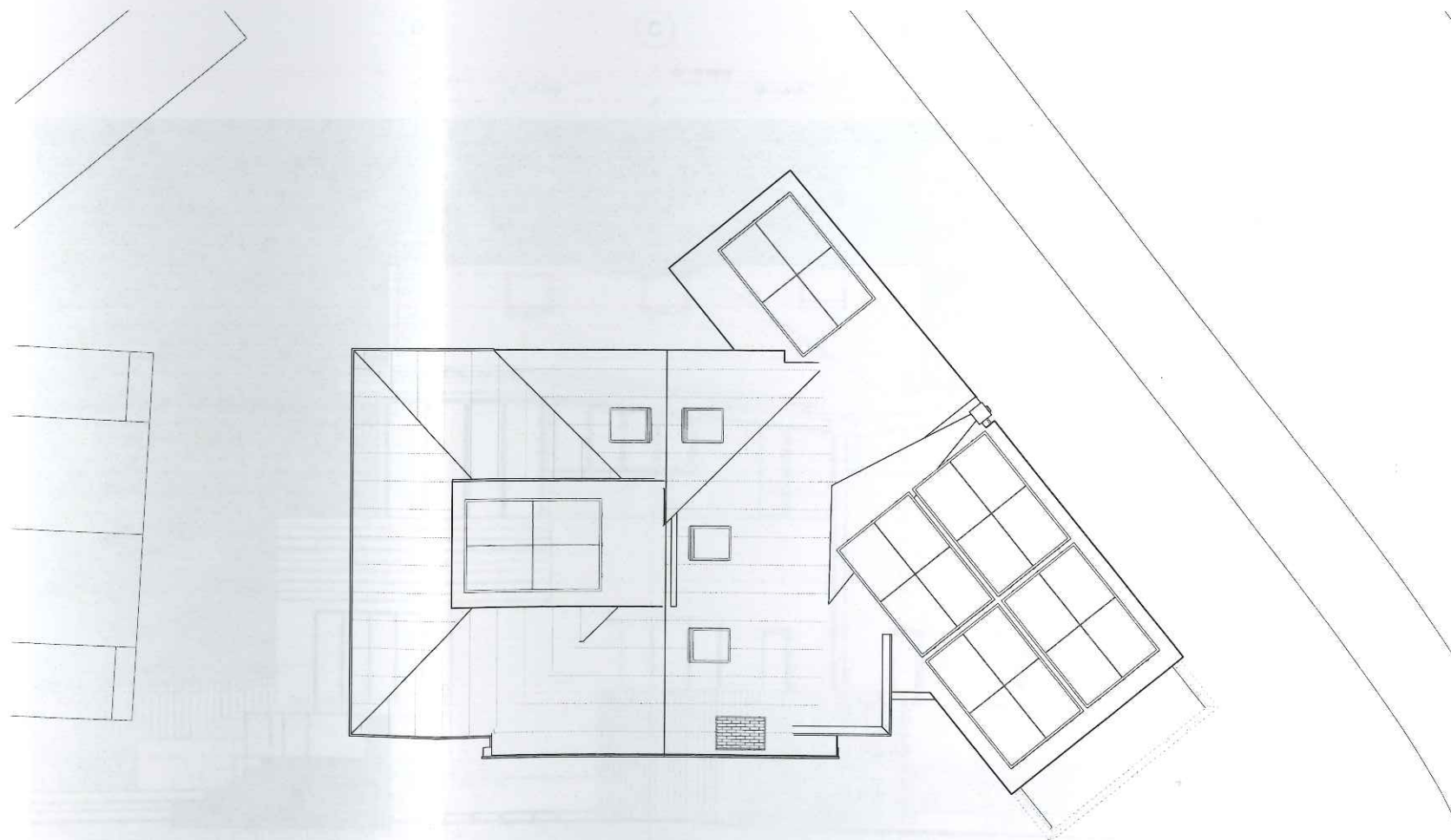
Scale As indicated



① BZA - EXISTING RIDGE
1/8" = 1'-0"



③ BZA - AXON - LEVEL 3



② BZA - PROPOSED RIDGE
3/16" = 1'-0"



SKA

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ROOF PLAN

NADIA & SHAHID AZIM

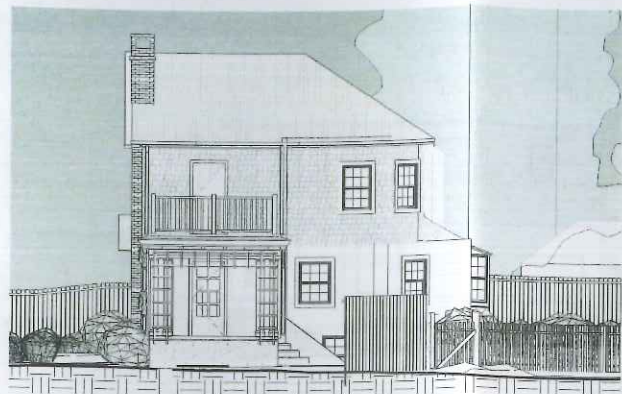
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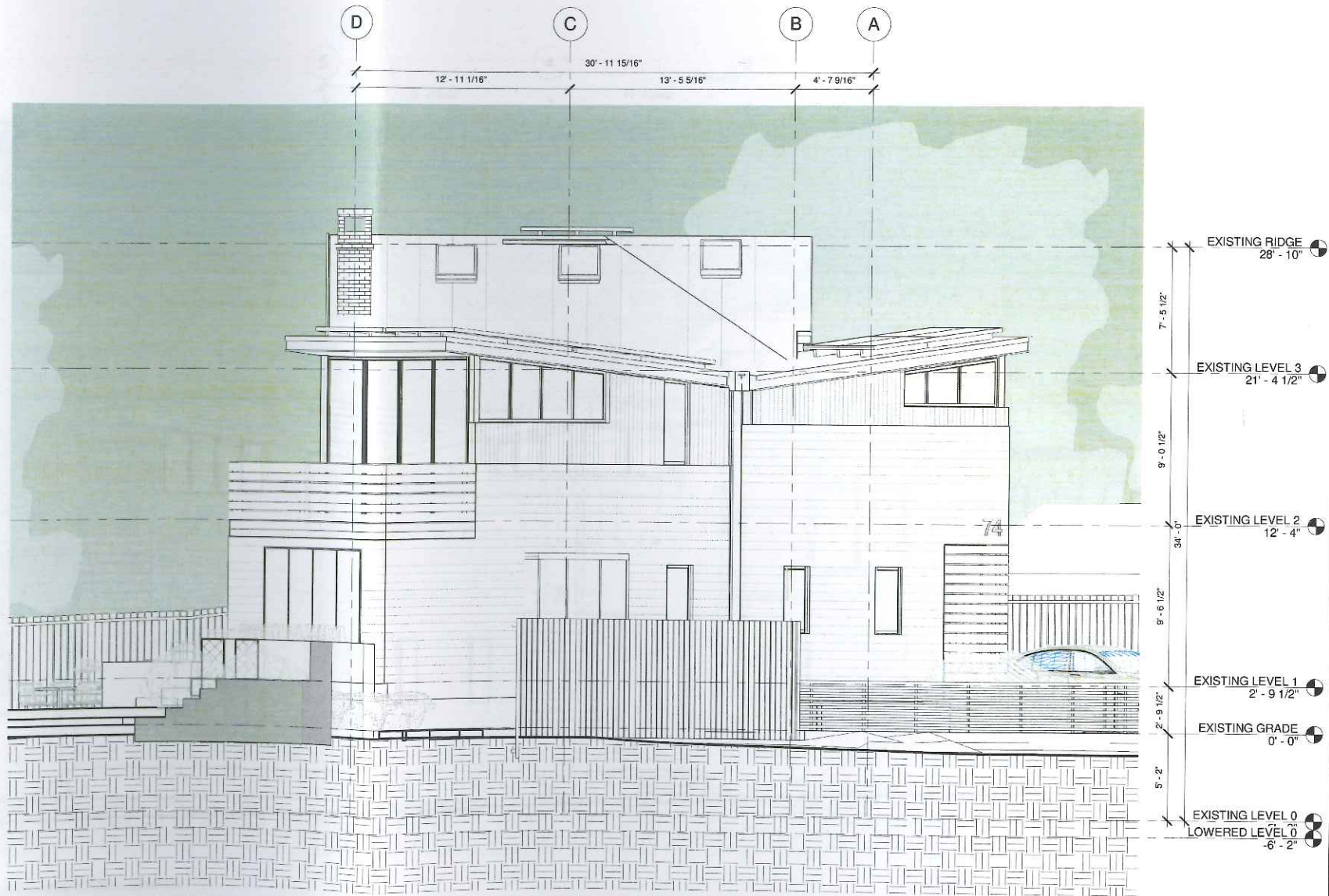
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BZA-104

Scale As indicated



① BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED EAST ELEVATION
1/4" = 1'-0"



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ELEVATION EAST

NADIA & SHAHID AZIM

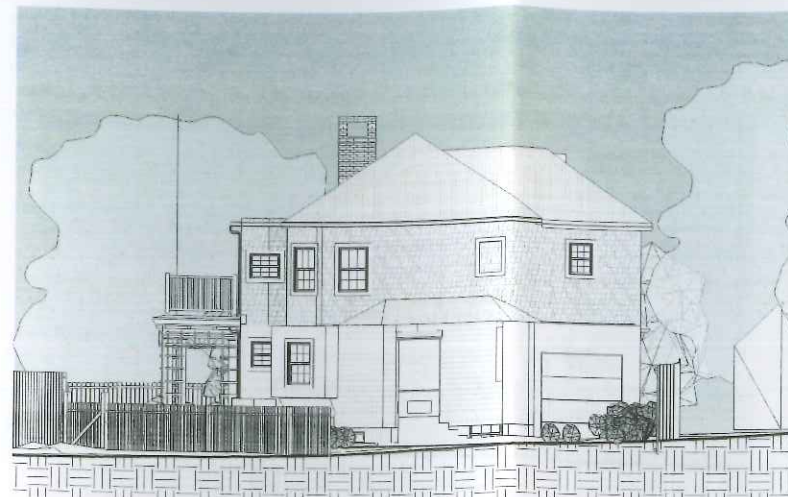
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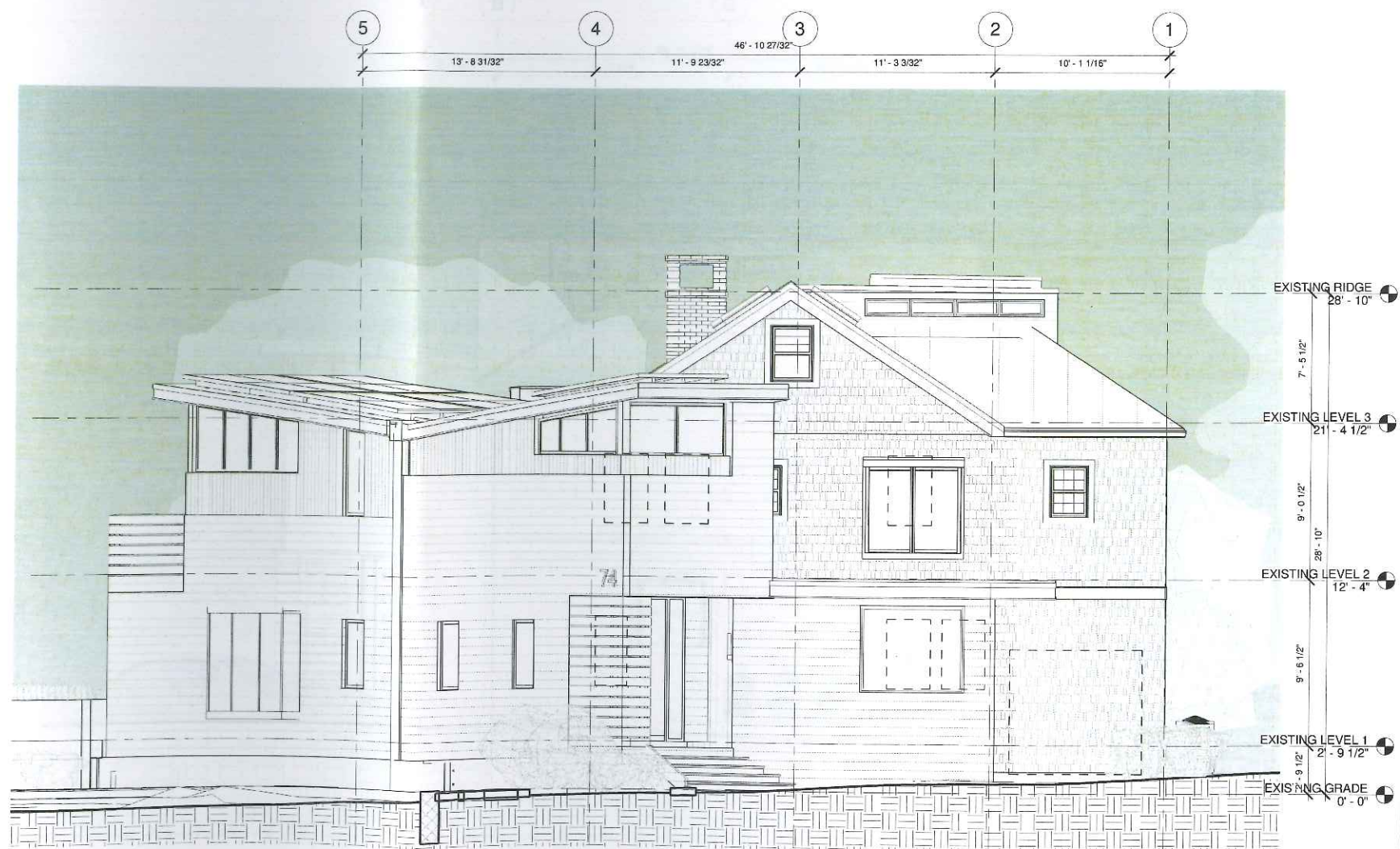
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BZA-200

Scale As indicated



① BZA - EXISTING NORTH ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED ELEVATION
1/4" = 1'-0"



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ELEVATION NORTH

NADIA & SHAHID AZIM

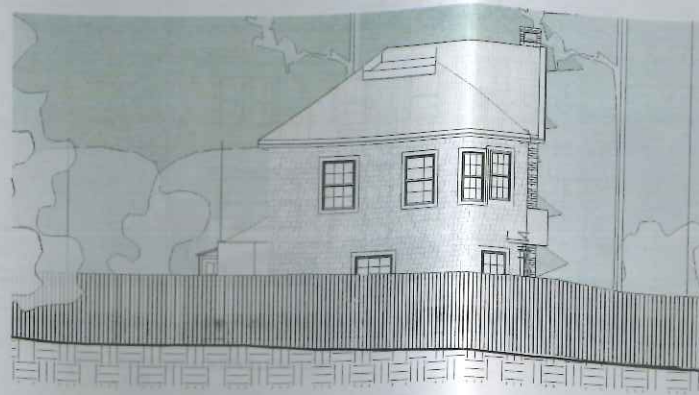
AZIM RESIDENCE

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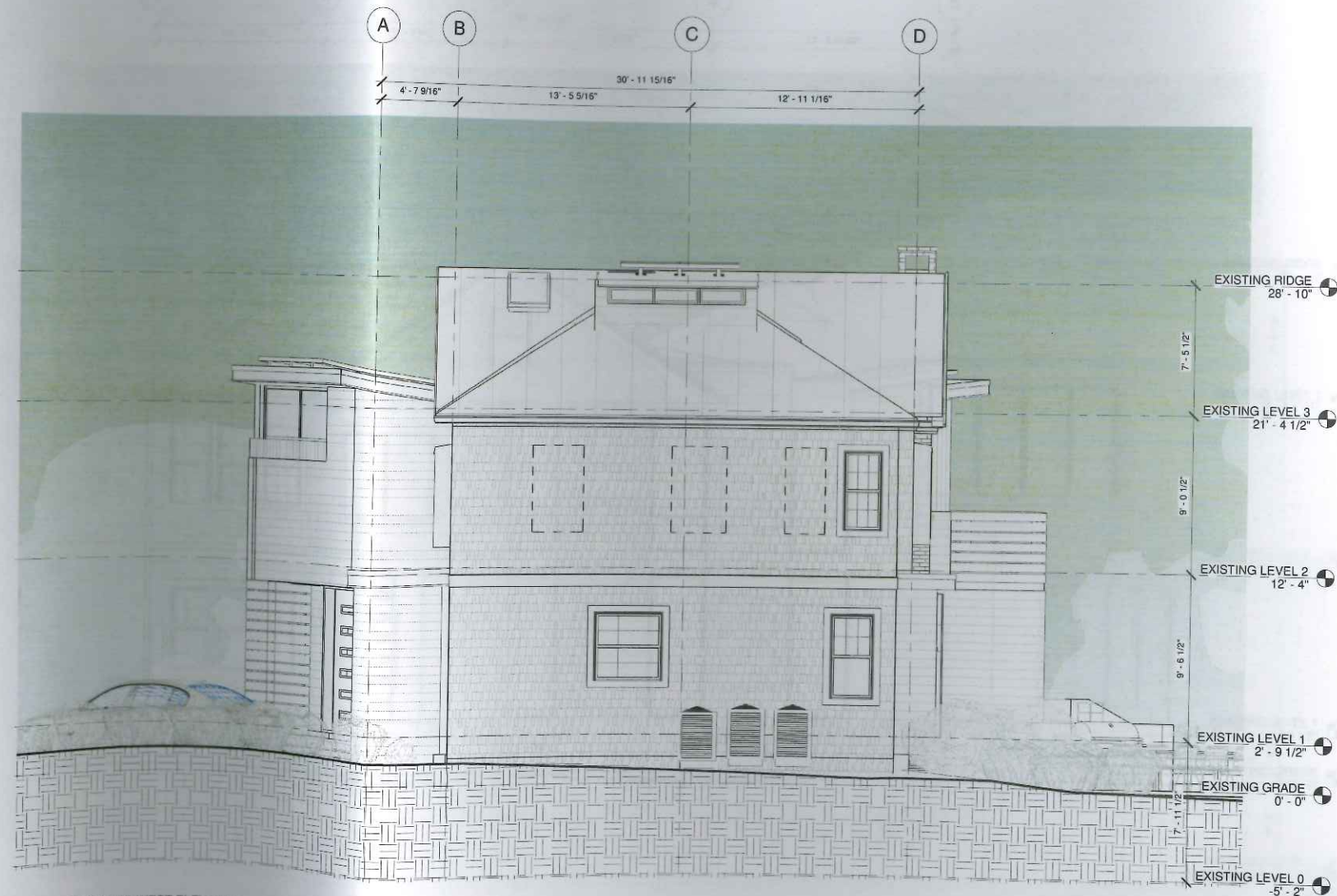
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BZA-201

Scale As indicated



① BZA - EXISTING WEST ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED WEST ELEVATION
1/4" = 1'-0"



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ELEVATION WEST

NADIA & SHAHID AZIM

AZIM RESIDENCE

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BZA-202

Scale As indicated



① BZA - EXISTING SOUTH ELEVATION
1/8" = 1'-0"



② BZA - PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



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ELEVATION SOUTH

NADIA & SHAHID AZIM

AZIM RESIDENCE

74 LARCH ROAD, CAMBRIDGE,
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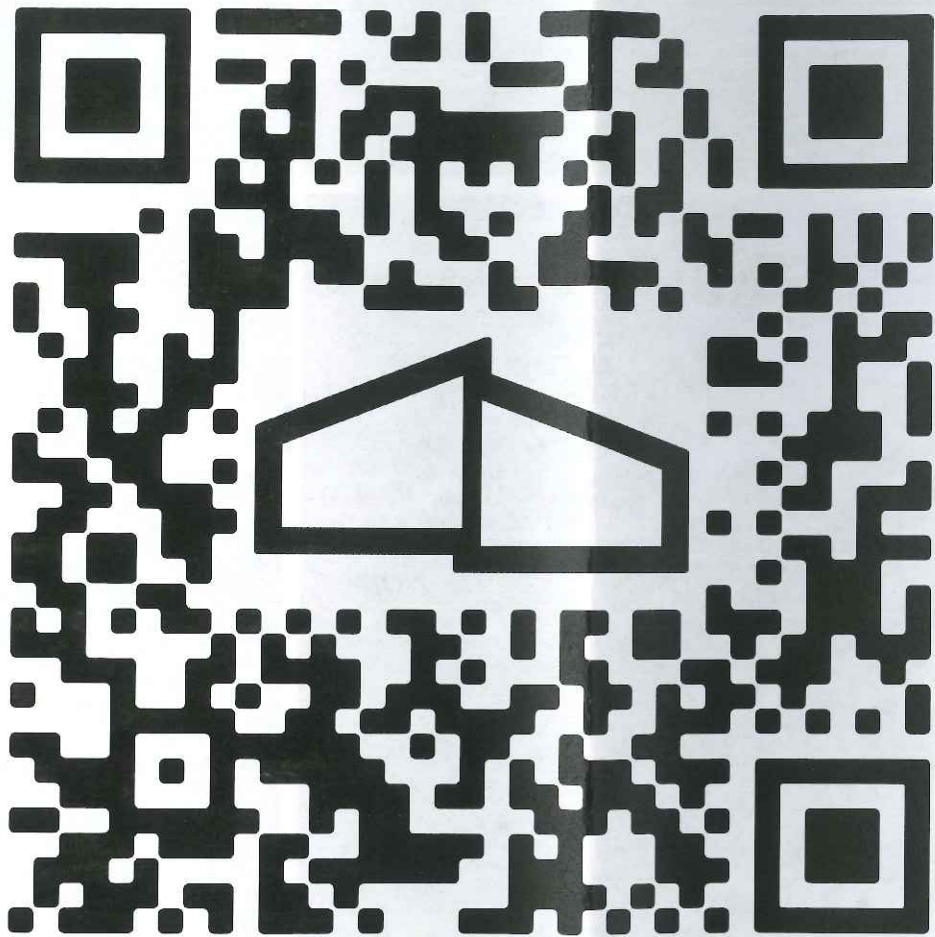
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BZA-203

Scale As indicated

END OF PRESENTATION

74 LARCH RD EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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QR CODE VIDEO RENDER

NADIA & SHAHID AZIM

AZIM RESIDENCE

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BZA-300

Scale

EXTERIOR PHOTOS



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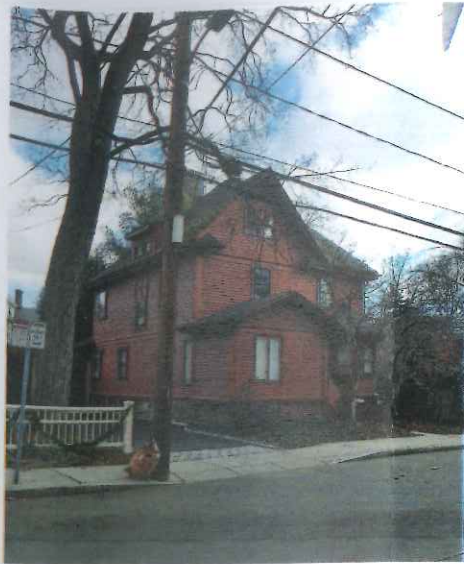
ADDITIONAL PHOTOS

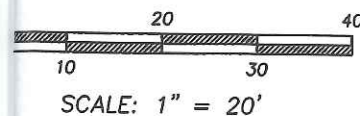
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AZIM RESIDENCE

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BZA-301	
Scale	





T OWNER: SHAHID & NADIA AZIM
REFERENCE: BK 65906 PG 184
REFERENCE: BK 293 PLAN 17

AN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A
ATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF
IG PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY
NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR
PTIVE.

OR'S CERTIFICATION:

DIA AZIM

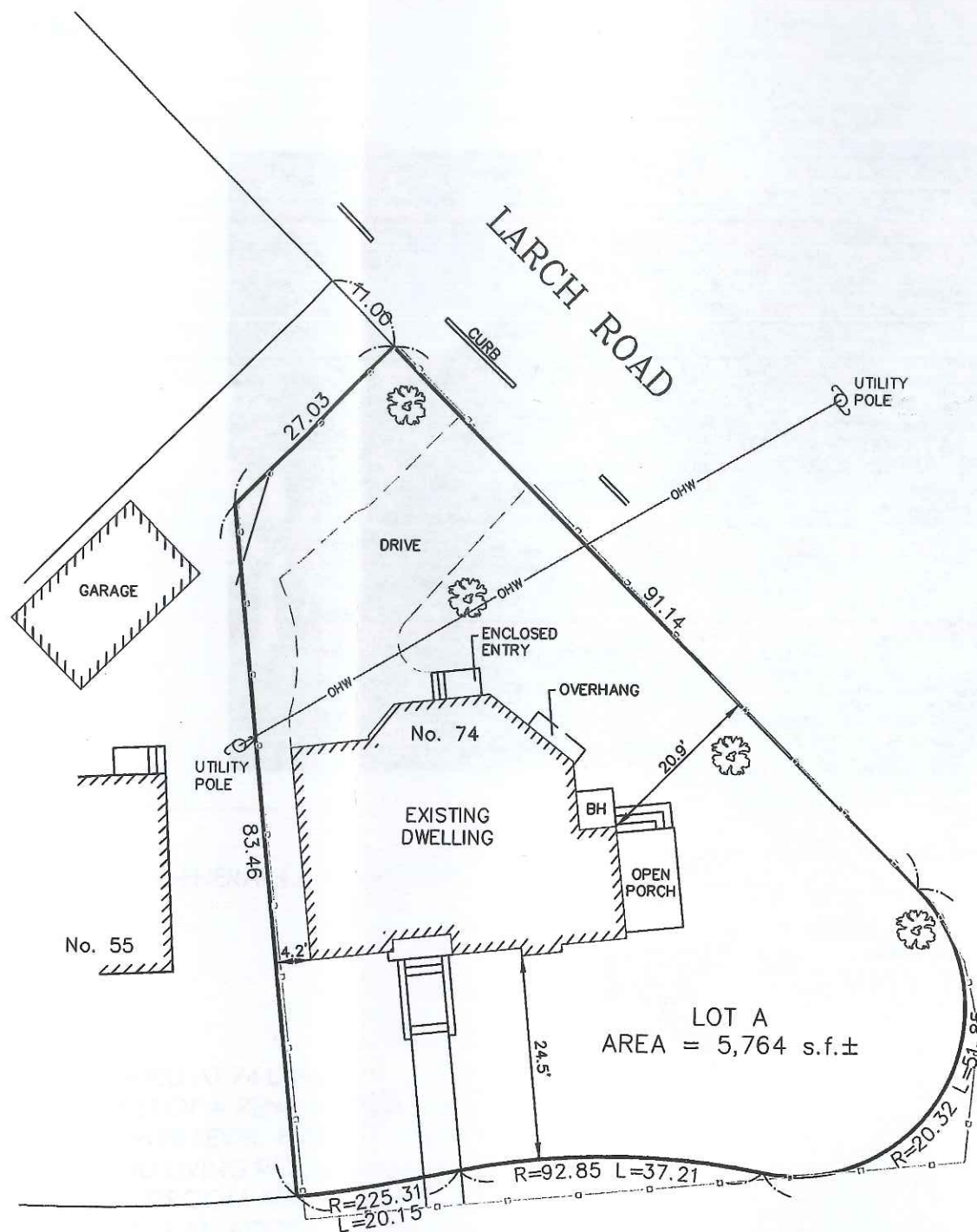
Y THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE
I ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND
ORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND
OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE
INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE
PLAN.

D WORK WAS COMPLETED ON: OCTOBER 22, 2020
F PLAN: OCTOBER 24, 2020

J. MEDE, JR. P.L.S.

DATE:

10/24/2020



FRESH POND PARKWAY

CERTIFIED PLOT PLAN
74 LARCH ROAD
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:



ANGELO B. VENEZIANO ASSOCIATES
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PREPARED FOR:

NADIA AZIM

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