



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

**BZA APPLICATION FORM**

**Plan No:** BZA-017181-2019

## GENERAL INFORMATION

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

**Special Permit :** ✓

**Variance :**

**Appeal :**

**PETITIONER:** 77 Inman Street LLC - C/O Robert Purdy

**PETITIONER'S ADDRESS :** 15 Westwood Road Somerville, Ma 02143

**LOCATION OF PROPERTY:** 77 Inman St Cambridge, MA

**TYPE OF OCCUPANCY:** One and Two Family  
Residential

**ZONING DISTRICT :** Residence C-1 Zone

REASON FOR PETITION :

## Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

The petitioner proposes an addition to an existing non-conforming Two Family Residence. A Special Permit is required by MGL Chapter 40a, Section 6. The proposed addition does not increase the nature of the existing non-conformity.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000                      Section 5.31 (Table of Dimensional Requirements).

Article 8.000                      Section 8.22.3 (Excepted by MGL 40a, Section 6).

Article 10.000                      Section 10.40 (Special Permit).

**Original Signature(s) :**

Robert Bundy  
(Petitioner(s) / Owner)

**(Petitioner(s) / Owner)**

ROBERT PROBY  
(Print Name)

**(Print Name)**

**Address :**

5 GREENOUGH PARK  
J.P. MA. 02130

**Tel. No. :**

617-733. 4425

**E-Mail Address :**

S: PURDYCONSTRUCTION@yahoo.com

Date : \_\_\_\_\_

**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

***To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.***

I/We 77 Inman Street L.L.C.  

(OWNER)

Address: 15 Westwood Road, Somerville MA 02143

State that I/We own the property located at 75-77 Inman Street,  
which is the subject of this zoning application.

The record title of this property is in the name of 77 Inman Street L.L.C.

3/12/19

\*Pursuant to a deed of duly recorded in the date 3/12/19, Middlesex South  
County Registry of Deeds at Book 72323, Page 137; 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 Robert Purdy personally appeared before me,  
this 24 of Sept, 2019, and made oath that the above statement is true.

SA Notary

My commission expires April 24, 2020 (Notary Seal) • ADRIENNE BAILEY



Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 24, 2020

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

## **BZA APPLICATION FORM**

### **SUPPORTING STATEMENT FOR A 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 77 Inman St Cambridge, MA (location) would not be a detriment to the public interest because:

**A)** Requirements of the Ordinance can or will be met for the following reasons:

MGL Chapter 40a, Section 6 provides unique protections for existing non conforming one and two family structures provided the alteration does not increase the non-conforming nature of the existing structure. Chapter 6 also requires that the Special Permit Granting Authority of the local jurisdiction determine that the proposed alteration not be substantially more detrimental than the existing nonconforming use to the neighborhood. While Article 8 Section 8.22.2.c of the Cambridge Zoning Ordinance would require a variance for increases in the area or volume of more than 25% the specific protections offered to one and two family structures still apply. The proposed alterations and extensions at 77 Inman do not increase the non-conforming nature of the structure and are not more detrimental to the neighborhood.

**B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

**C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The driveway curb cut will remain it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same general location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed addition will conform to the dimensional requirements of the district.

**D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Open Space will be retained and meet the district requirements to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief. An "Historic" structure will be restored and preserved to the benefit of the neighborhood and larger district.

**E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed addition, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood. The proposed addition and site planning will conform to the dimensional requirements of the district and have been reviewed and approved by the MCNCDC.

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

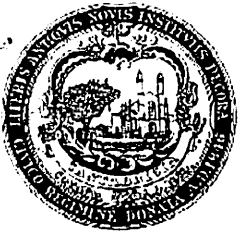
**APPLICANT:** Boyes-Watson Architects      **PRESENT USE/OCCUPANCY:** 2 Family  
**LOCATION:** 77 Inman St Cambridge, MA      **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** 2 Family

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	<u>2,434</u>	<u>3,774</u>	<u>3,774</u>	(max.)
<b><u>LOT AREA:</u></b>	<u>5,038</u>	<u>No Change</u>	<u>5,000</u>	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	<u>.48</u>	<u>.75</u>	<u>.75</u>	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	<u>2,519</u>	<u>No Change</u>	<u>1,500</u>	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	<u>49.5'</u>	<u>No Change</u>	<u>50'</u> (min.)
	<b>DEPTH</b>	<u>102.5'</u>	<u>No Change</u>	<u>n/a</u>
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	<u>8.9'</u>	<u>No Change</u>	<u>10'</u> (min.)
	<b>REAR</b>	<u>46.7'</u>	<u>27.0'</u>	<u>20.6'</u> (min.)
	<b>LEFT SIDE</b>	<u>11.5'</u>	<u>7.5'</u>	<u>7.5' [(h+1)/7]</u> (min.)
	<b>RIGHT SIDE</b>	<u>11.4'</u>	<u>No Change</u>	<u>7.5' [(h+1)/7]</u> (min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	<u>34.5'</u>	<u>No Change</u>	<u>35'</u> (max.)
	<b>LENGTH</b>	<u>46.5'</u>	<u>66.0'</u>	<u>n/a</u>
	<b>WIDTH</b>	<u>26.5'</u>	<u>30.7'</u>	<u>n/a</u>
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	<u>59% (3,000)</u>	<u>38% (1,900)</u>	<u>30% (1,512)</u>	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	<u>2</u>	<u>No Change</u>	<u>3</u>	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	<u>1</u>	<u>No Change</u>	<u>1</u>	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

THERE ARE NO OTHER OCCUPANCIES OR BUILDINGS ON THE LOT. THE ADDITION WILL BE WOOD FRAME OVER CONCRETE/MASONRY FOUNDATION TO MATCH THE EXISTING STRUCTURE

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

2019 SEP 24 PM 3:16  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-07748

BZA APPLICATION FORM

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Special Permit :   v   Variance :            Appeal :           

PETITIONER : 77 Inman Street LLC - C/O Robert Purdy

PETITIONER'S ADDRESS : 15 Westwood Road Somerville, Ma 02143

LOCATION OF PROPERTY : 77 Inman St Cambridge, MA

TYPE OF OCCUPANCY : One and Two Family ZONING DISTRICT : Residence C-1 Zone  
Residential

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

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A Special Permit is required by MGL Chapter 40a, Section 6. The proposed addition does  
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Article 8.000 Section 8.22.3 (Excepted by MGL 40a, Section 6).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

Robert Purdy  
(Petitioner(s) / Owner)

ROBERT PURDY  
(Print Name)

Address : 5 Greenough Park

J.P. MA. 02130

Tel. No. : 617-733-4425

E-Mail Address : PURDYCONSTRUCTION@yahoo.com

Date :





77 Inman St.

Petitioner

109-28  
SCHWEITZER, SUSAN  
70 INMAN ST  
CAMBRIDGE, MA 02139

109-30  
ALLEN, THOMAS C.  
74 INMAN ST  
CAMBRIDGE, MA 02139

77 INMAN LLC  
C/O ROBERT PURDY  
15 WESTWOOD ROAD  
SOMERVILLE, MA 02143

109-32  
FERRANTE, MARYBETH D.  
78 INMAN ST  
CAMBRIDGE, MA 02139

109-90  
ARTLEY, JOSEPH S. & LINDA M. STEVENS  
72-72.5 INMAN ST  
CAMBRIDGE, MA 02139

BOYES-WATSON ARCHITECTS  
C/O STEPHEN HISERODT  
30 BOW STREET  
SOMERVILLE, MA 02143

114-44  
SAUZIER, MARIA C. & PETER J. MUSLINER  
42 ANTRIM STREET  
CAMBRIDGE, MA 02139

114-45  
ROSENBERG, LAWRENCE E.  
ROBERT STICKGOLD & DEBORAH L. KORN  
48 ANTRIM ST  
CAMBRIDGE, MA 02139

114-88  
ALLEN, DEBORAH MYRRH  
83 INMAN ST  
CAMBRIDGE, MA 02139

114-89  
COHEN, PRESTON SCOTT  
77 PLEASANT ST  
CAMBRIDGE, MA 02139

114-92  
OLESEN, GEORGE F. & MAUREEN D. OLESEN  
TRUSTEE OF OLESEN ONE FAMILY TR.  
2 JOSEPH STREET  
ANDOVER, MA 01810

114-92  
ZHITONG ZHANG & ZHOU LIU  
3 FARRELL ST UNIT #2  
CAMBRIDGE, MA 02139

114-92  
OLESEN, GEORGE F. JR  
2 JOSEPH ST  
ANDOVER, MA 01810

114-93  
MESS, SUSAN D. & DYLAN MESS  
67 INMAN ST  
CAMBRIDGE, MA 02139

114-125  
RUPERT, MARY JANE  
36 ANTRIM ST. #1  
CAMBRIDGE, MA 02139

114-125  
WICHES, CHRISTINE  
38 CHANDLER ST. UNIT A  
SOMERVILLE, MA 02144

114-125  
NUNN, NATHAN & CARLEY TAYLOR  
36 ANTRIM ST., UNIT #3  
CAMBRIDGE, MA 02139

114-137  
AARPROP, LLC.  
90 WASHINGTON ST  
NEWTON, MA 02458

114-138  
TRS. OF THE BARTHOLOMEW SULLIVAN REVOCABLE  
FAMILY TRUST  
C/O CORNELIUS P. SULLIVAN  
24 ANTRIM ST  
CAMBRIDGE, MA 02139

114-139  
BUCK, MICHAEL R. & DAWN M. DREVERS  
24R ANTRIM ST  
CAMBRIDGE, MA 02139

114-143  
VALANT, VINCENT J. & JOHN ROBERT VALANT  
26 ANTRIM ST #1  
CAMBRIDGE, MA 02139

114-143  
STANESA, MAXINE A.  
28 ANTRIM ST. UNIT #2  
CAMBRIDGE, MA 02139

114-144  
BAUDOIN, PATRICIA & MADGE J. KAPLAN  
26R ANTRIM ST  
CAMBRIDGE, MA 02139

114-145  
VAGLIANO, JASON  
30 ANTRIM STREET  
CAMBRIDGE, MA 02139

114-146  
HUBBS, JED & SHANNON HUBBS  
32 ANTRIM ST  
CAMBRIDGE, MA 02139

114-92  
OLESEN, GEORGE F. JR. & MAUREEN D. OLESEN  
2 JOSEPH ST  
ANDOVER, MA 01810

109-31  
73109 LLC,  
126 PROSPECT ST  
CAMBRIDGE, MA 02139

109-91  
RIVARD, DAVID & MICHAELA SULLIVAN  
72-A INMAN ST.  
CAMBRIDGE, MA 02139



# 75-77 INMAN STREET

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stamp

client  
Client Name

life	COVER
project	75-77 INMAN ST

**BOYES-WATSON  
ARCHITECTS**



thirty bow street  
sommerville, ma 02143

architects@boyes-watson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number 000

scale

date issued 07-16-19

BZA APPLICATION

Sheet no.  
**A000**



stamp

client  
Client Name

## ASSESSORS PLOT PLAN

75-77 INMAN ST

BOYES-WATSON  
ARCHITECTS

thirty bow street  
somerville, ma  
02143  
architects@boyerswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number 000

scale

date issued	07-16-19
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BZA APPLICATION

A001



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client

Client Name

SITE PHOTOS

75-77 INMAN ST

**BOYES-WATSON  
ARCHITECTS**



thirty bow street  
somerville, ma  
02143  
architects@boyeswatts.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number 000

scale

date issued 07-16-19

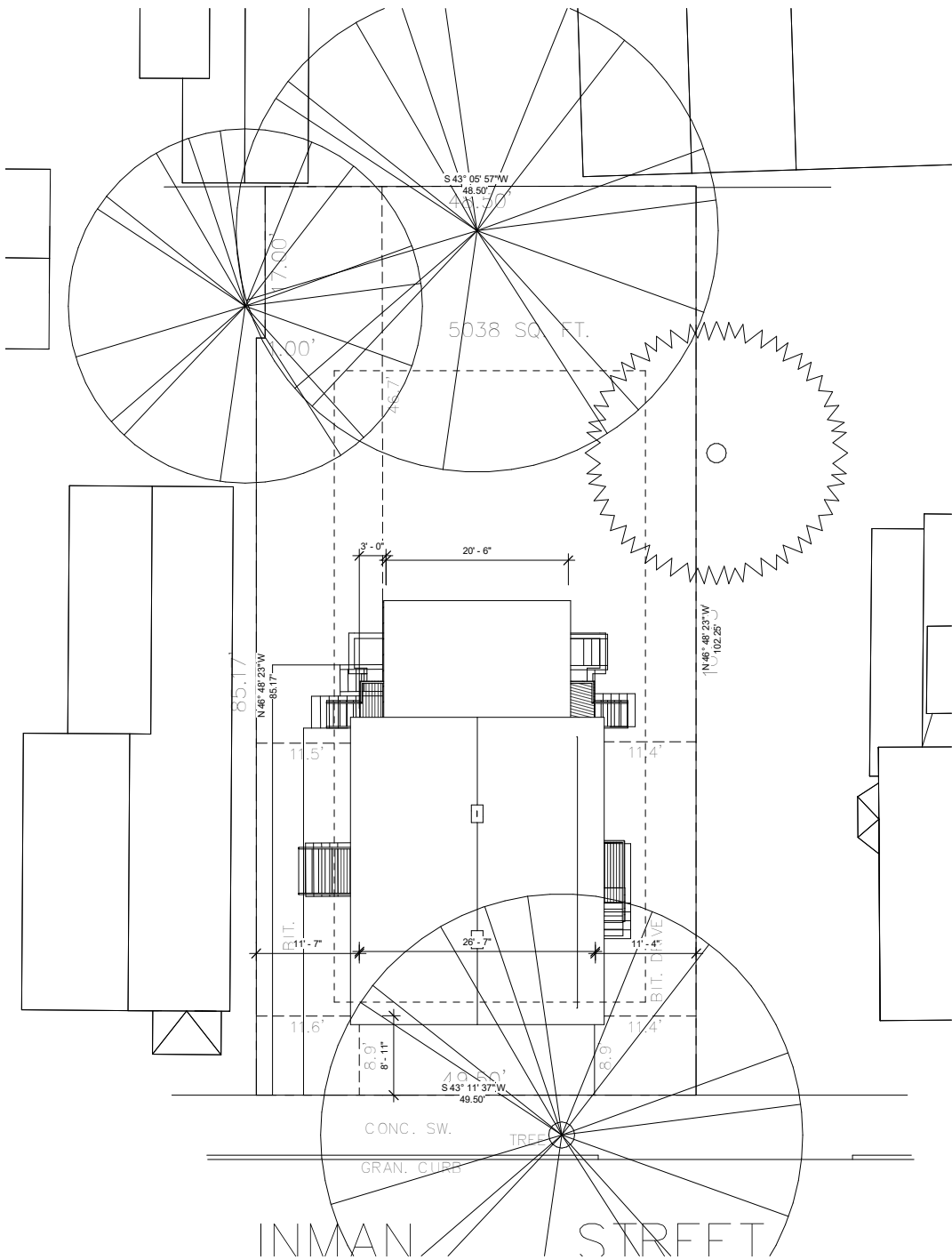
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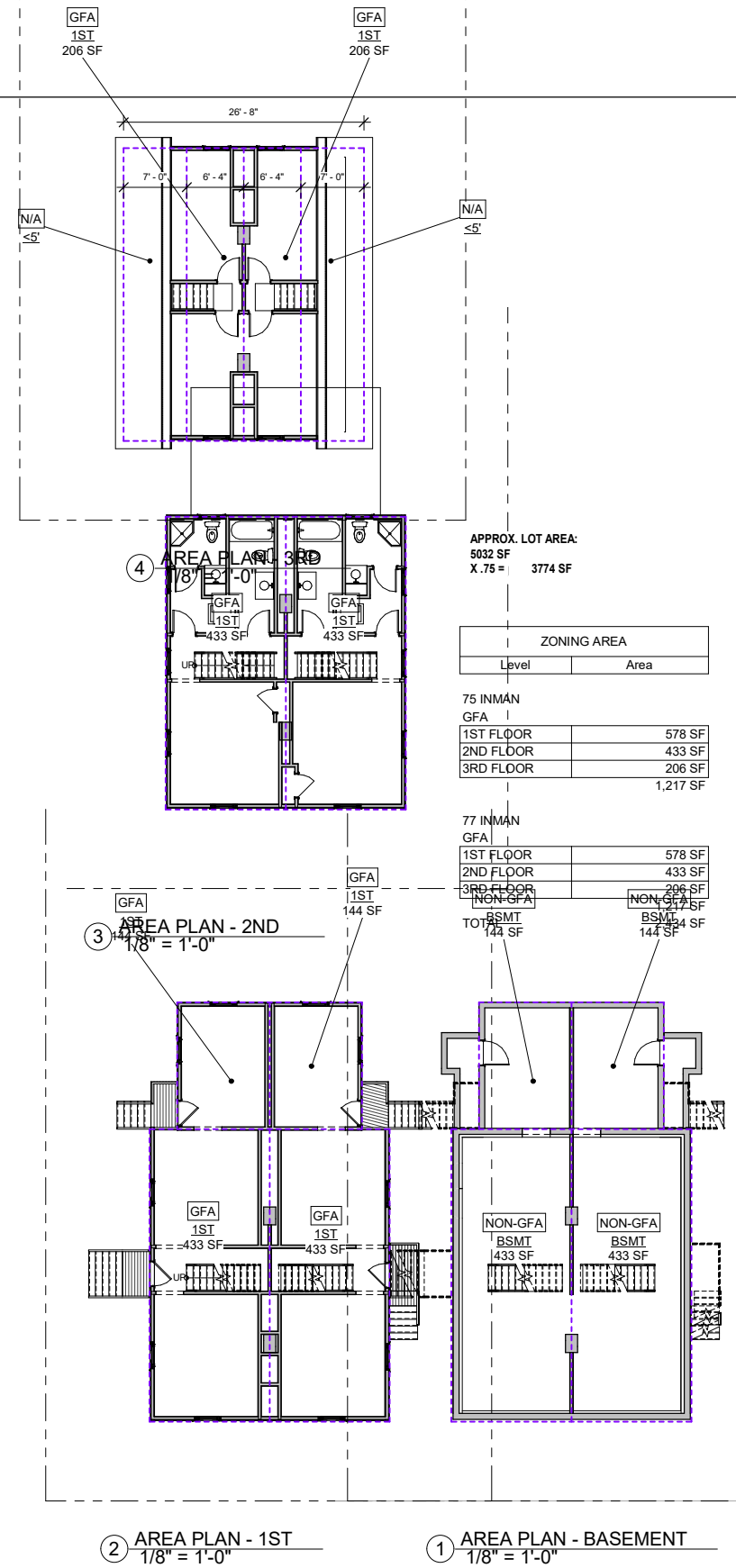




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⑤ EXISTING SITE PLAN / SURVEY  
1/8" = 1'-0"



② AREA PLAN - 1ST  
1/8" = 1'-0"

① AREA PLAN - BASEMENT  
1/8" = 1'-0"

No.	Description	Date

stamp

client  
Client Name

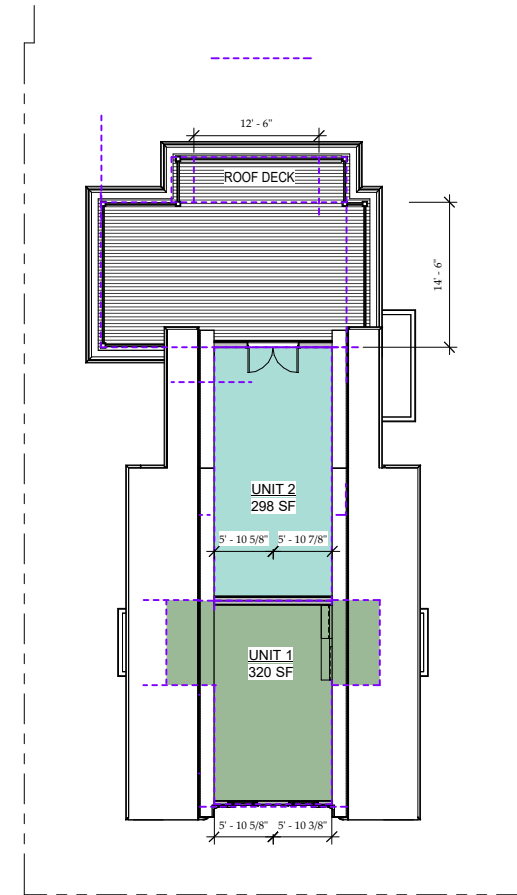
EXISTING SITE PLAN AND SURVEY  
75-77 INMAN ST

BOYES-WATSON  
ARCHITECTS  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
phone: (617) 629-8200  
fax: (617) 629-8201

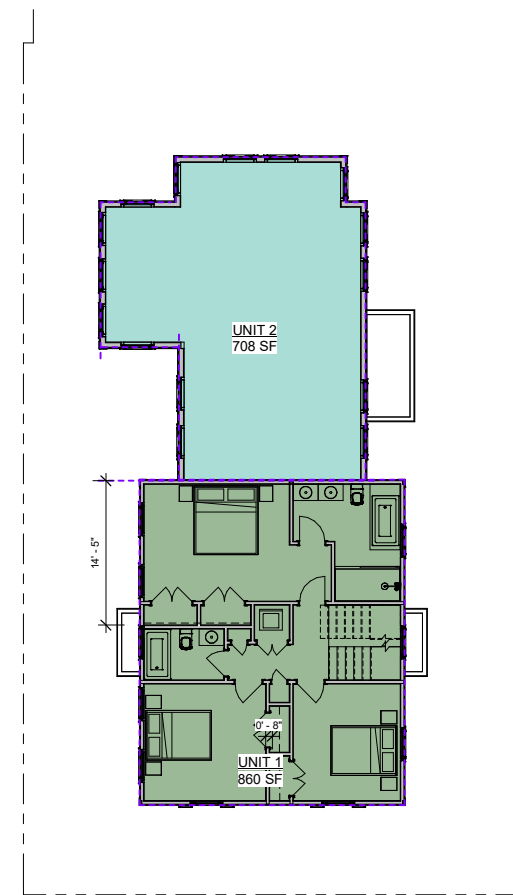
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BZA APPLICATION

Sheet no.  
A011

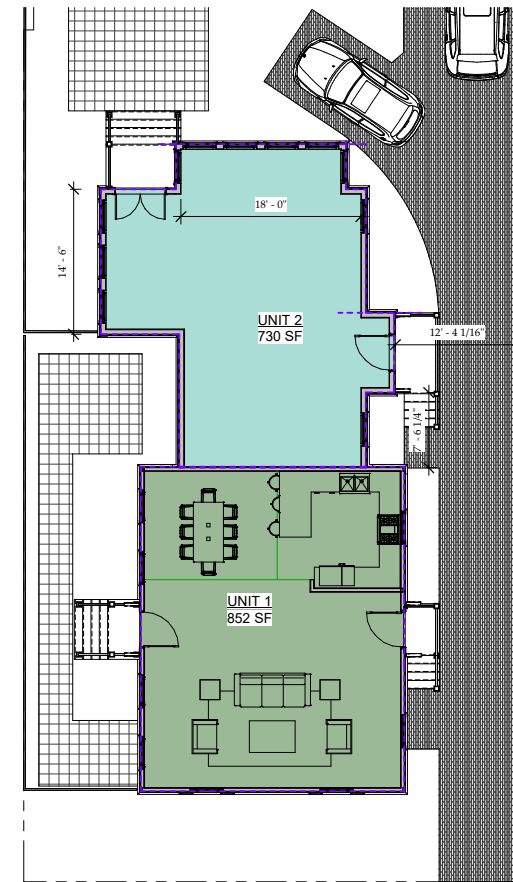




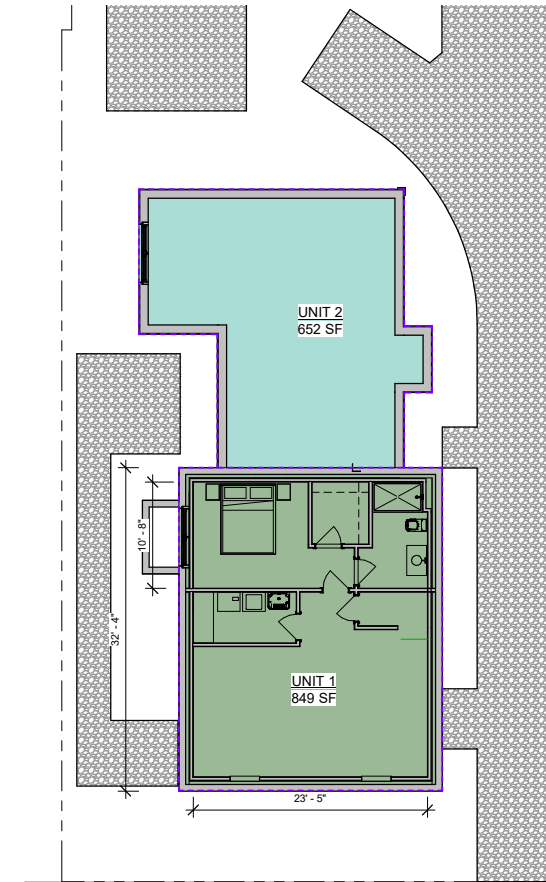
④ 3RD FLOOR  
1/8" = 1'-0"



③ 2ND FLOOR  
 $\frac{1}{8}'' = 1'-0''$



② 1ST FLOOR  
1/8" = 1'-0"



① BASEMENT  
1/8" = 1'-0"

LOT AREA	5032
F.A.R.	.75
ALLOWABLE FLOOR AREA	3,774 S.F.

UNIT AREA DATA	
Level	Area

UNIT 1	
1ST FLOOR	852 SF
2ND FLOOR	860 SF
3RD FLOOR	320 SF
	2,032 SF

UNIT 2	
1ST FLOOR	730 SF
2ND FLOOR	708 SF
3RD FLOOR	298 SF
	1,736 SF
	3,769 SF

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stamp

client

Client Name

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PROPOSED AREA CALCULATIONS

75-77 INMAN ST



job number	000
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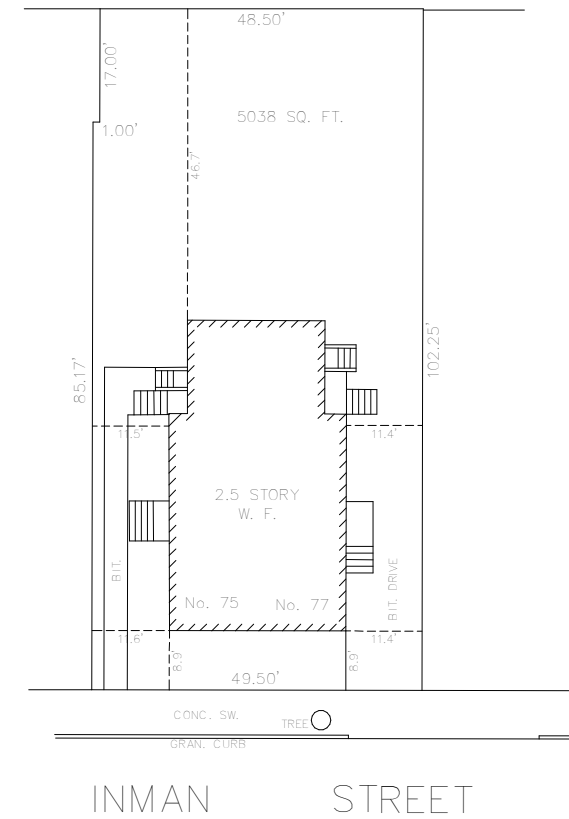
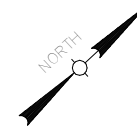
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date issued 07-16-19

BZA APPLICATION

Sheet no.

A012



① Site Survey  
1" = 1'-0"

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stamp

client

## SITE SURVEY

75-77 INMAN ST

BOYES-WATSON  
ARCHITECTS

thirty bow street  
somerville, ma  
02143

architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number	000
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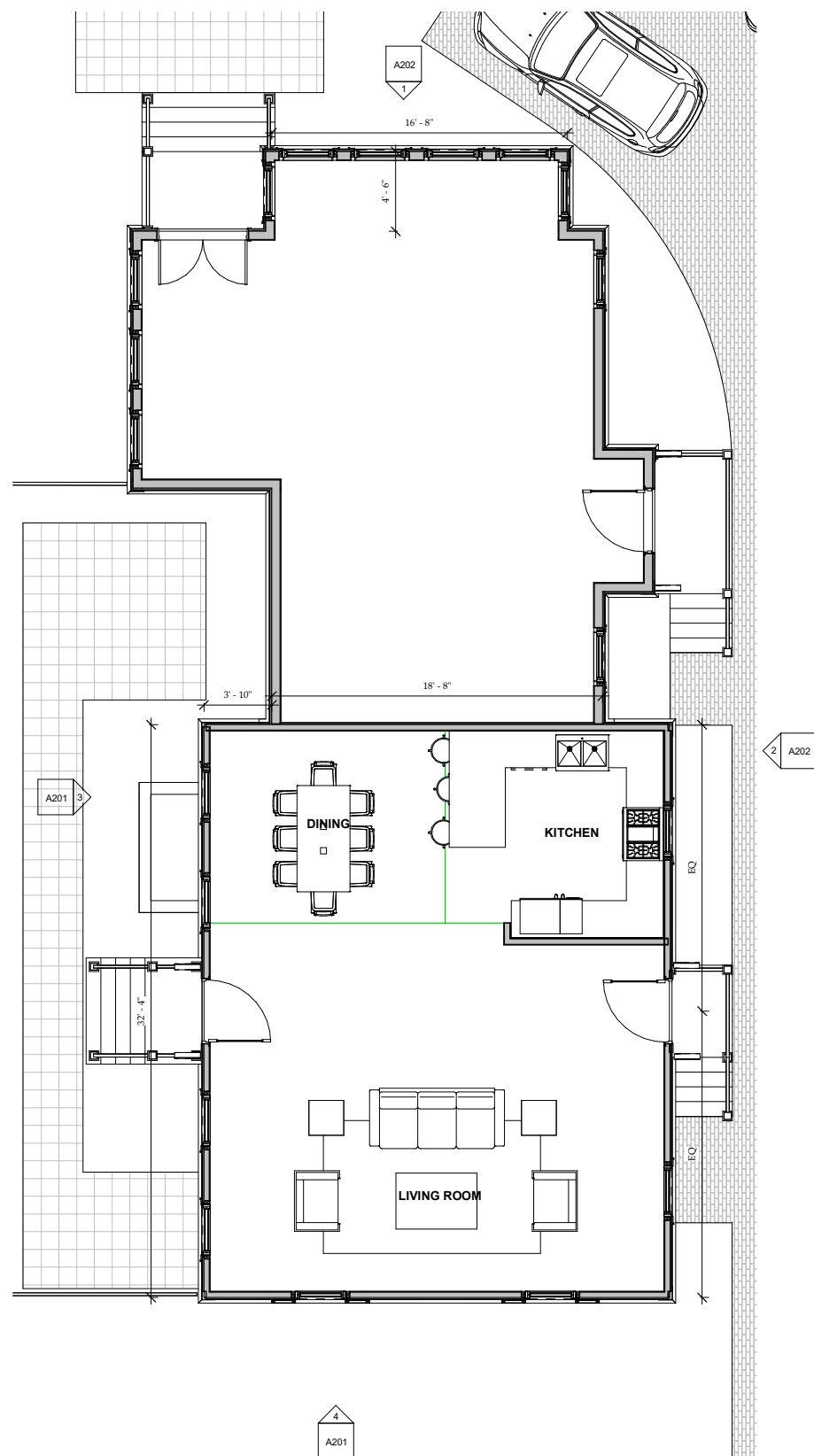
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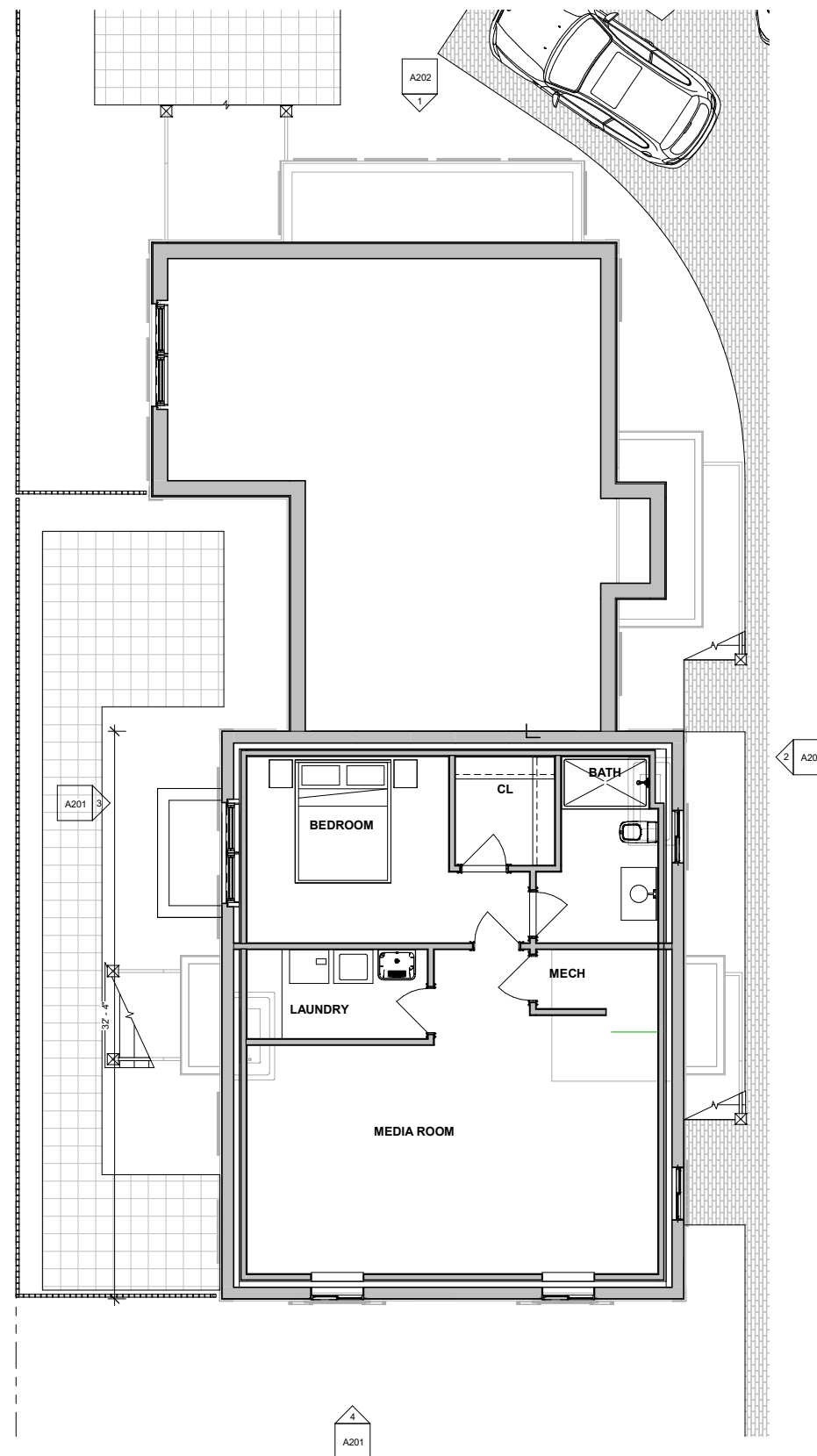
BZA APPLICATION

A013





③ PROPOSED 1ST FLOOR  
 $\frac{1}{4}'' = 1'-0''$



① PROPOSED BASEMENT  
1/4" = 1'-0"

[illegible]

stamp

client

Client Name

## FLOOR PLANS

75-77 INMAN ST

BOYES WATSON



thirty bow street  
somerville, ma 02143

architects@boyeswatson.com  
phone: (617) 629.8200

job number	000
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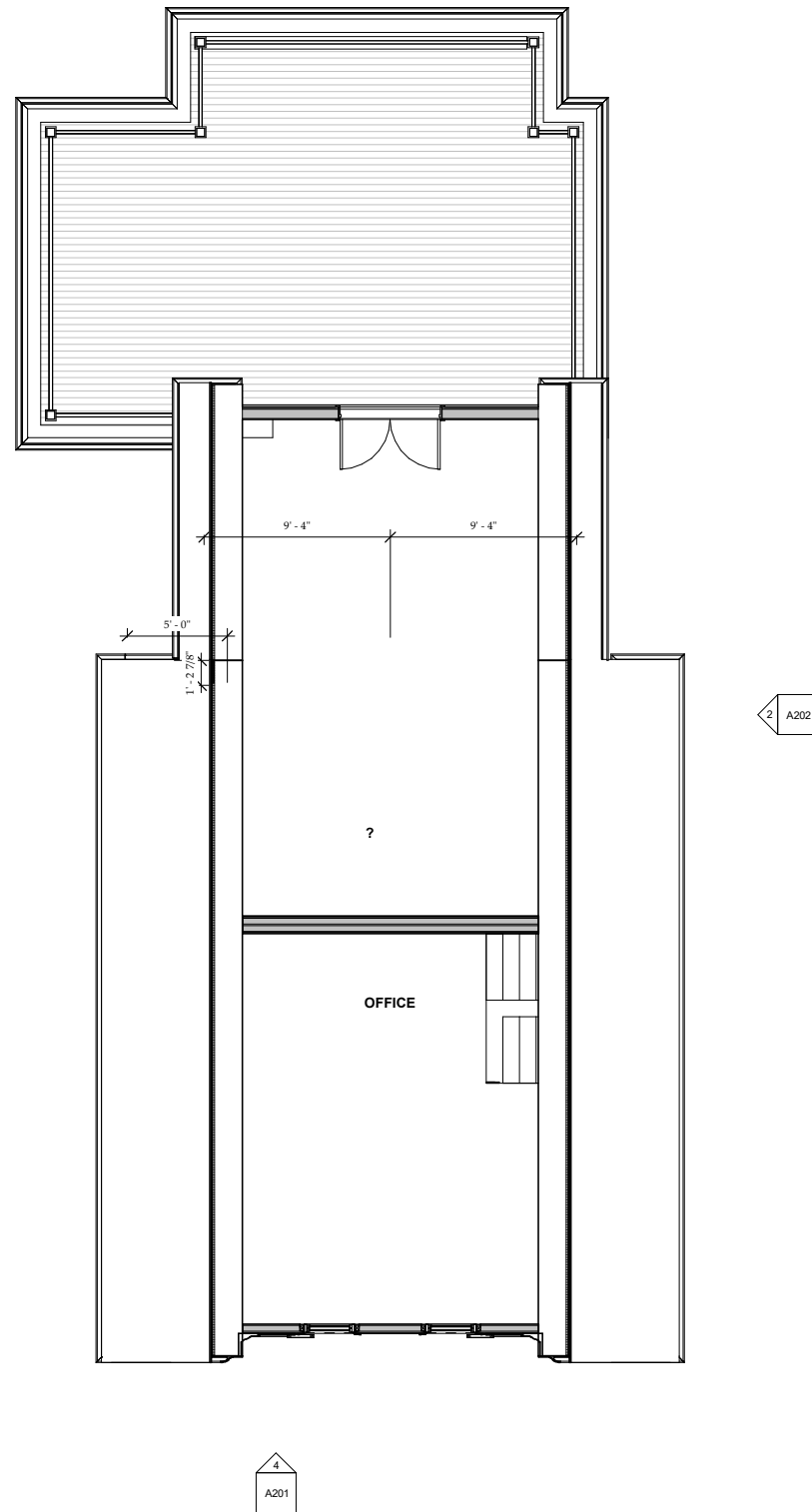
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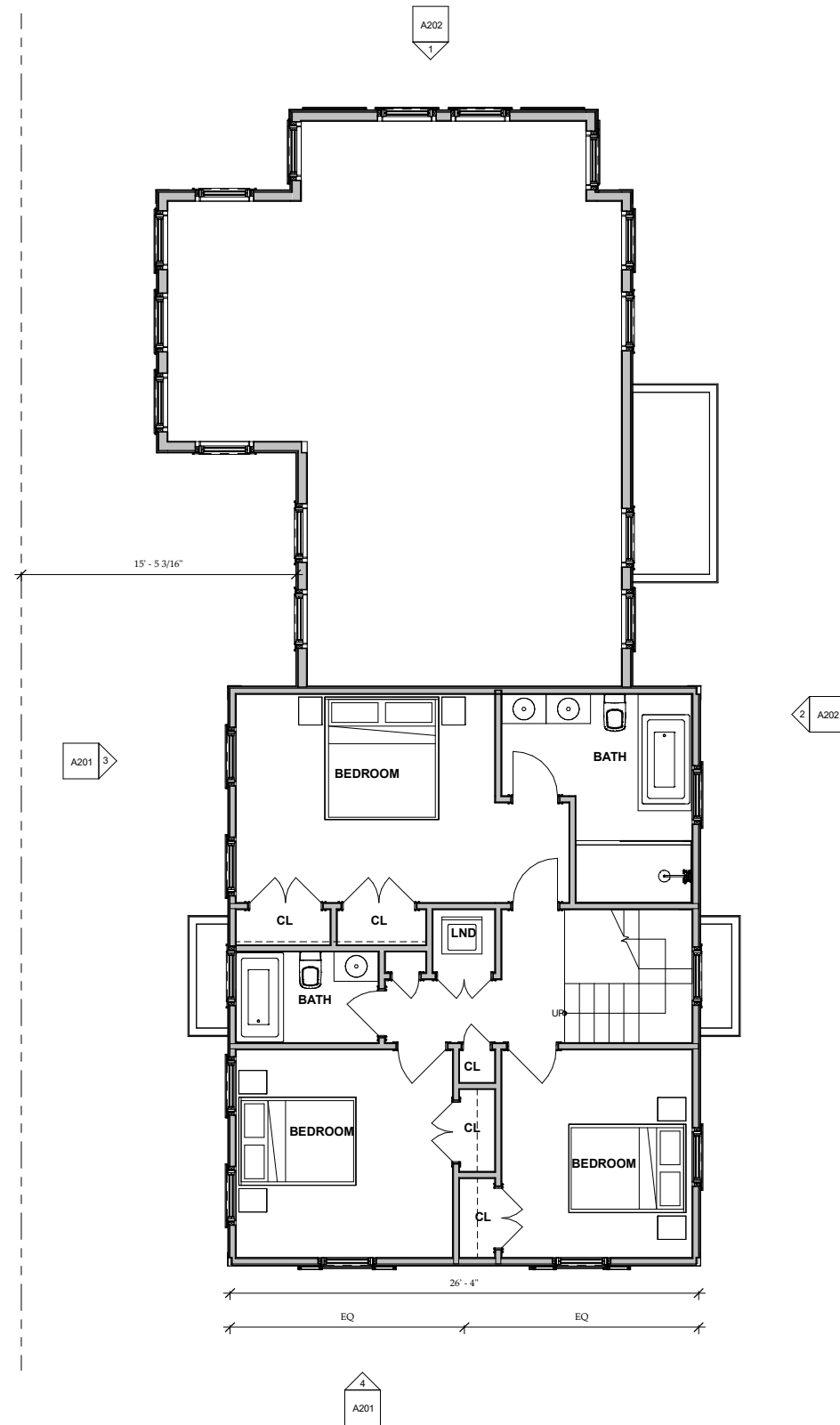
BZA APPLICATION

Sheet no.

A101



② PROPOSED 3RD FLOOR  
 $\frac{1}{4}'' = 1'-0''$



① PROPOSED 2ND FLOOR  
1/4" = 1'-0"

[illegible]

stamp

client  
Client Name

file	FLOOR PLANS
project	75-77 INMAN ST

**BOYES-WATSON  
ARCHITECTS**



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somerville, ma 02143

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scale 1/4" = 1'-0"

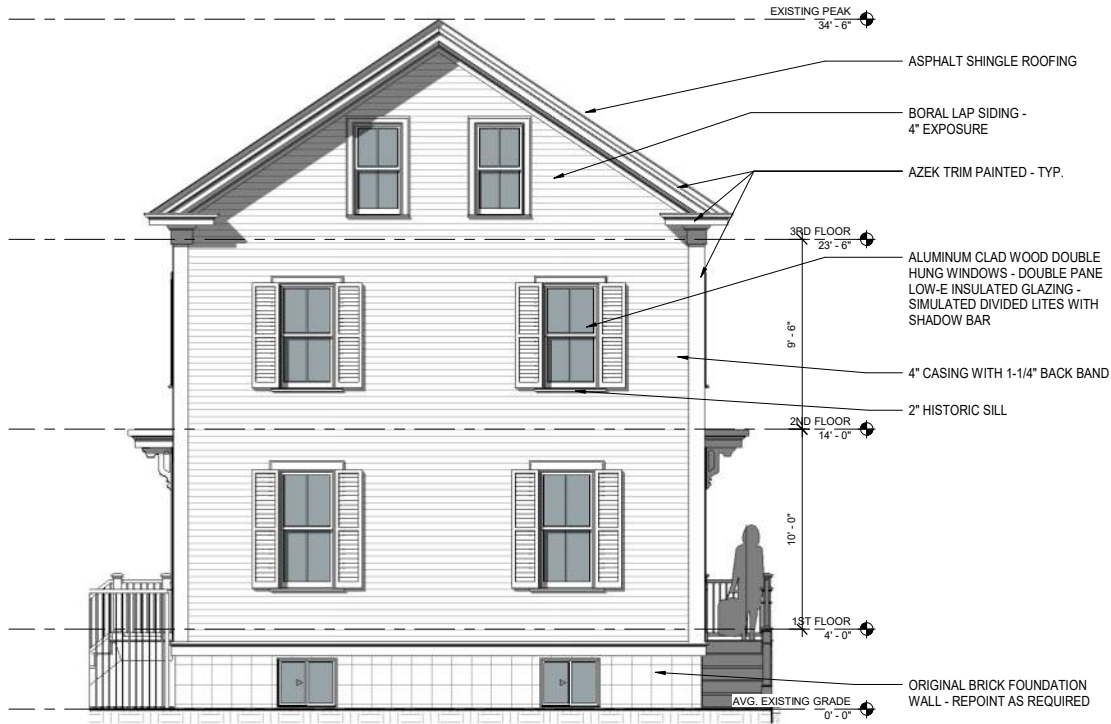
date issued 07-16-19

BZA APPLICATION

Sheet no.  
**A102**



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④ FRONT ELEVATION  
1/4" = 1'-0"



③ LEFT SIDE ELEVATION- EXISTING RENOVATION  
1/4" = 1'-0"

No.	Description	Date

stamp

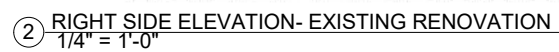
client  
Client Name

PROPOSED ELEVATIONS  
75-77 INMAN ST

BOYES-WATSON  
ARCHITECTS  
thirty bow street  
somerville, ma 02143  
architects@boyeswatson.com  
phone: (617) 629-8200  
fax: (617) 629-8201

job number 000  
scale 1/4" = 1'-0"  
date issued 07-16-19  
BZA APPLICATION

Sheet no.  
A201



A202

[illegible]

stamp

client

Client Name

STREETSCAPE EVALUATION

75-77 INMAN ST

BOYES-WATSON  
ARCHITECTS

thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
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fax: (617) 629.8201

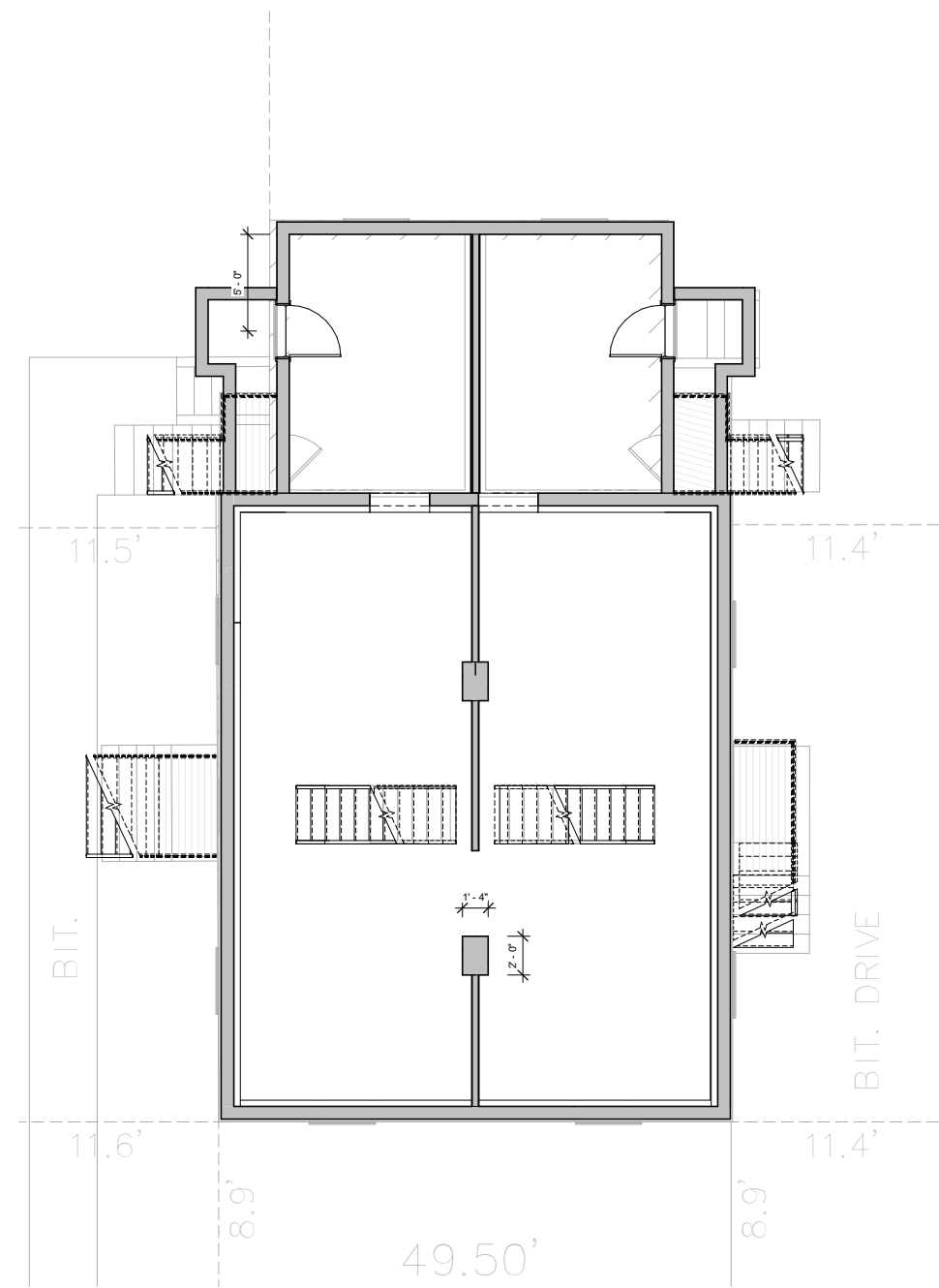
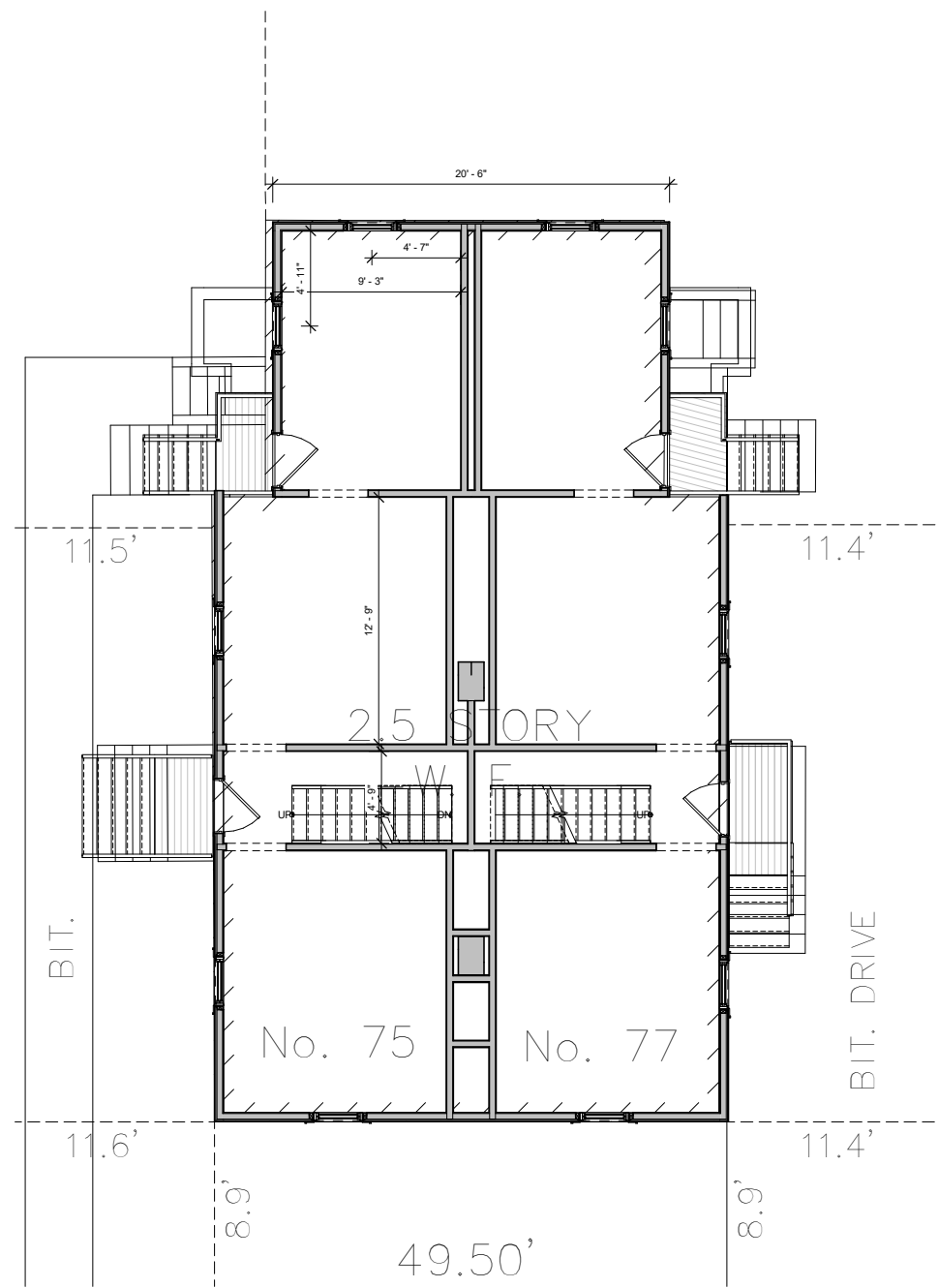
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date issued 07-16-19

BZA APPLICATION

A203

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client  
Client Name

## EXISTING FLOOR PLANS

75-77 INMAN ST



job number	000
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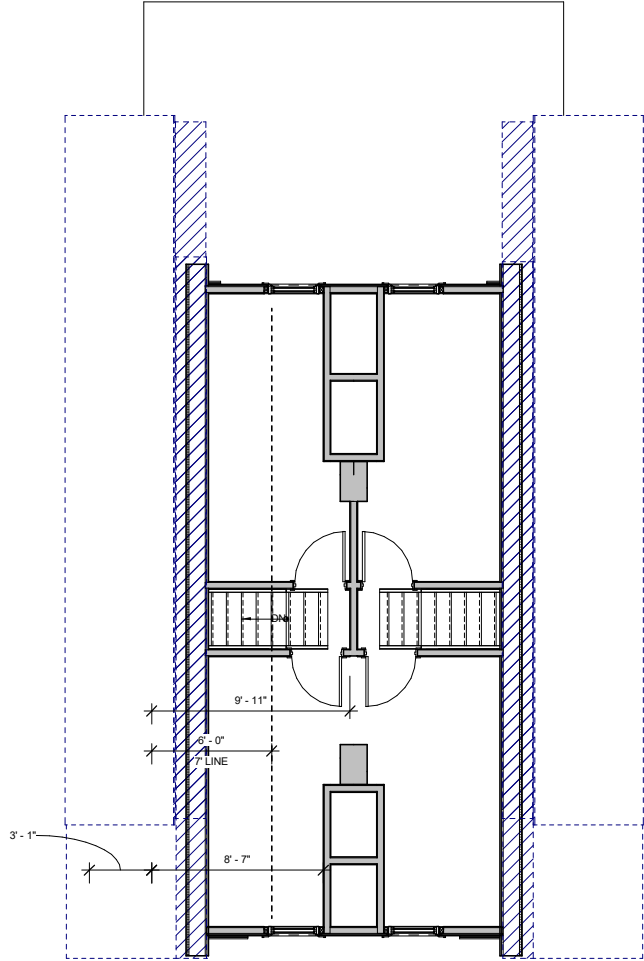
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date issued 07-16-19

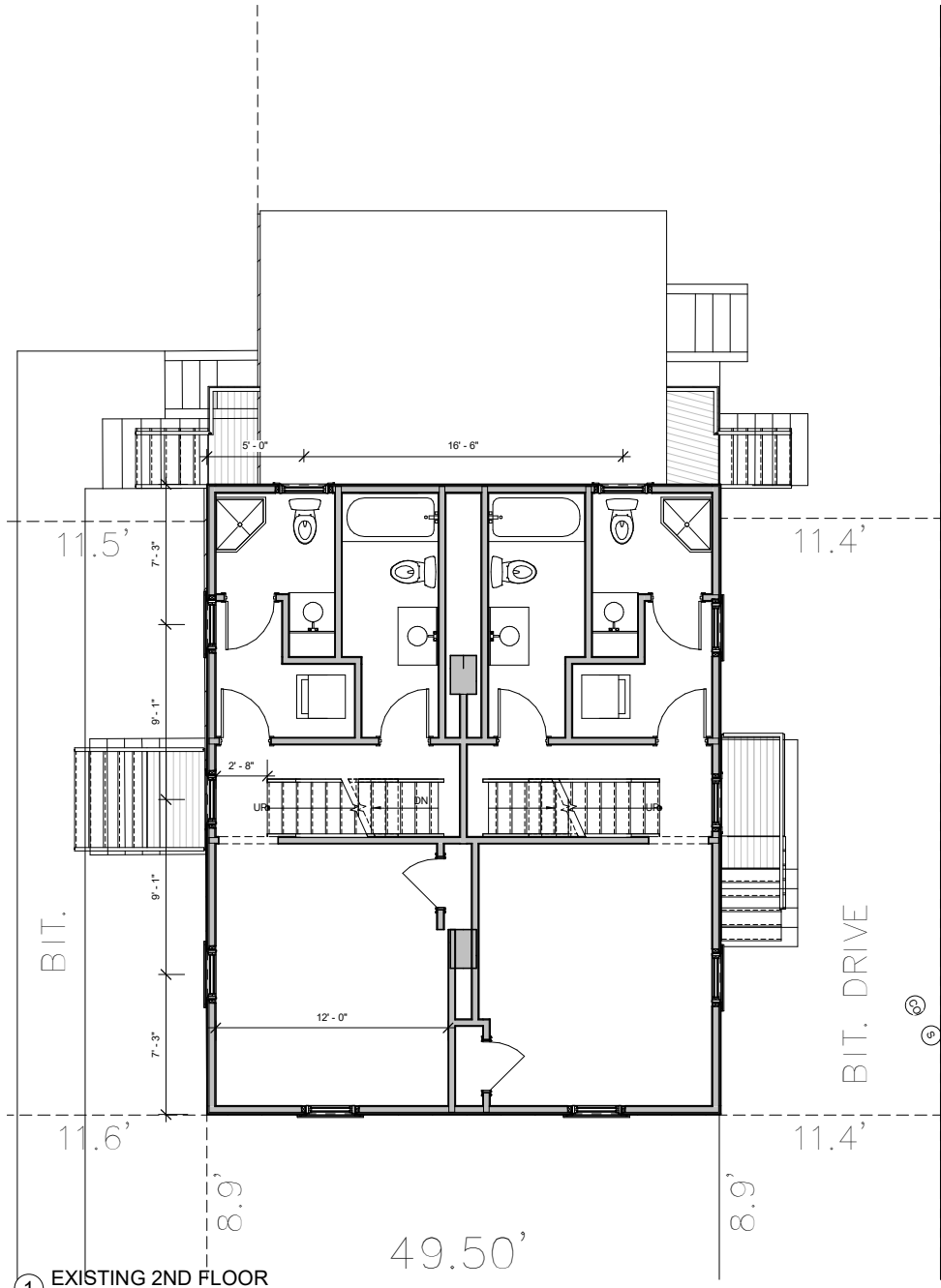
BZA APPLICATION

AX101

7/22/2019 10:40:59 PM



② EXISTING 3RD FLOOR  
1/4" = 1'-0"



① EXISTING 2ND FLOOR  
1/4" = 1'-0"

No.	Description	Date

stamp

client  
Client Name

title  
EXISTING FLOOR PLANS  
Project  
75-77 INMAN ST

BOYES-WATSON  
ARCHITECTS



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job number 000

scale 1/4" = 1'-0"

date issued 07-16-19

BZA APPLICATION

AX102





7/22/2019 10:41:04 PM



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



② EXISTING REAR ELEVATION  
1/4" = 1'-0"

No.	Description	Date	


stamp

client  
Client Name

title  
EXISTING ELEVATIONS

project  
75-77 INMAN ST

BOYES-WATSON  
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scale 1/4" = 1'-0"

date issued 07-16-19

BZA APPLICATION

AX104