



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 10 PM 4:36

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 161743

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Yuval Ben-Dov C/O Adam Dash & Associates

**PETITIONER'S ADDRESS:** 48 Grove Street, Somerville, MA 02144

**LOCATION OF PROPERTY:** 77 Prentiss St., Cambridge, MA

**TYPE OF OCCUPANCY:** 2 family residence                      **ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

/Additions/ /Applicant seeks a Special Permit for windows and doors and relocated exterior stair case that will be in a pre-existing non-conforming setback as a result of enclosing existing rear porches./

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Applicant seeks to enclose 2 existing rear porches which currently sit within the rear setback, as a result the exterior stairs will shift further into the pre-existing non-conforming setback and the Applicant will add windows and doors that will be within the setback for which Applicant is requesting a Special Permit for the alteration/enlargement to the pre-existing non-conforming structure.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

Yuval Ben-Dov C/O Adam Dash & Associates

(Print Name)

Address:

48 Grove Street, Suite 304, Somerville, MA 02144

Tel. No.

617-625-7373

E-Mail Address:

dash@adamdashlaw.com

**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 Yuval Ben-Dov (OWNER)

Address: 77 Prentiss Street, Cambridge, MA

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

The record title of this property is in the name of Yuval Ben-Dov and Noah Bechor Ben-Dov

\*Pursuant to a deed of duly recorded in the date 8/17/2009, Middlesex South County Registry of Deeds at Book 53394, Page 206; or Middlesex Registry District of Land Court, Certificate No. N/A Book N/A Page N/A.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

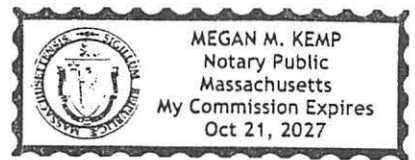
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Yuval Ben-Dov personally appeared before me, this 3<sup>rd</sup> of February 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 10/21/2022 (Notary Seal).



- 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 Prentiss 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:

Applicant seeks minimal relief to make the existing space more usable for his family in a way that is not substantially more detrimental than the existing non-conforming structure. The proposed rear porch enclosure will have a minimal affect on direct abutters and will not be noticeable from the street.

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 enclosure of the rear porches will not generate any additional traffic nor cause any congestion hazard. The proposal will allow this residential property to have more usable space for offices and living area for growing families working from home in keeping with the character of the neighborhood.

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

The proposed enclosure for the porches will not have adverse affect on adjacent uses or development or operation of additional residential structures in the neighborhood as it seeks to keep in character with the neighborhood adding functional space for the building without adding any additional FAR.

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:

Enclosing the space will provide additional useable residential space for the family and will likely result in a reduction of any noise or commotion that might have been heard or observed by neighbors and would not create any nuisance or hazard to the citizens of the city.

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

The applicant is seeking minimal relief necessary in order to create additional useable space within a pre-existing non-conforming structure without adding any new non-conforming dimensions and seeks relief only for the placement of windows and doors within the pre-existing non-conforming rear setback and a small increase in the non-conforming rear setback for the purposes of the egress stairs which will have minimal impact on the neighborhood and does not impair the integrity of the district or derogate from the intent or purpose of this ordinance.

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Yuval Ben-Dov

**Present Use/Occupancy:** 2 family residence

**Location:** 77 Prentiss St., Cambridge, MA

**Zone:** Residence C-1 Zone

**Phone:** 617-625-7373

**Requested Use/Occupancy:** 2 family residence

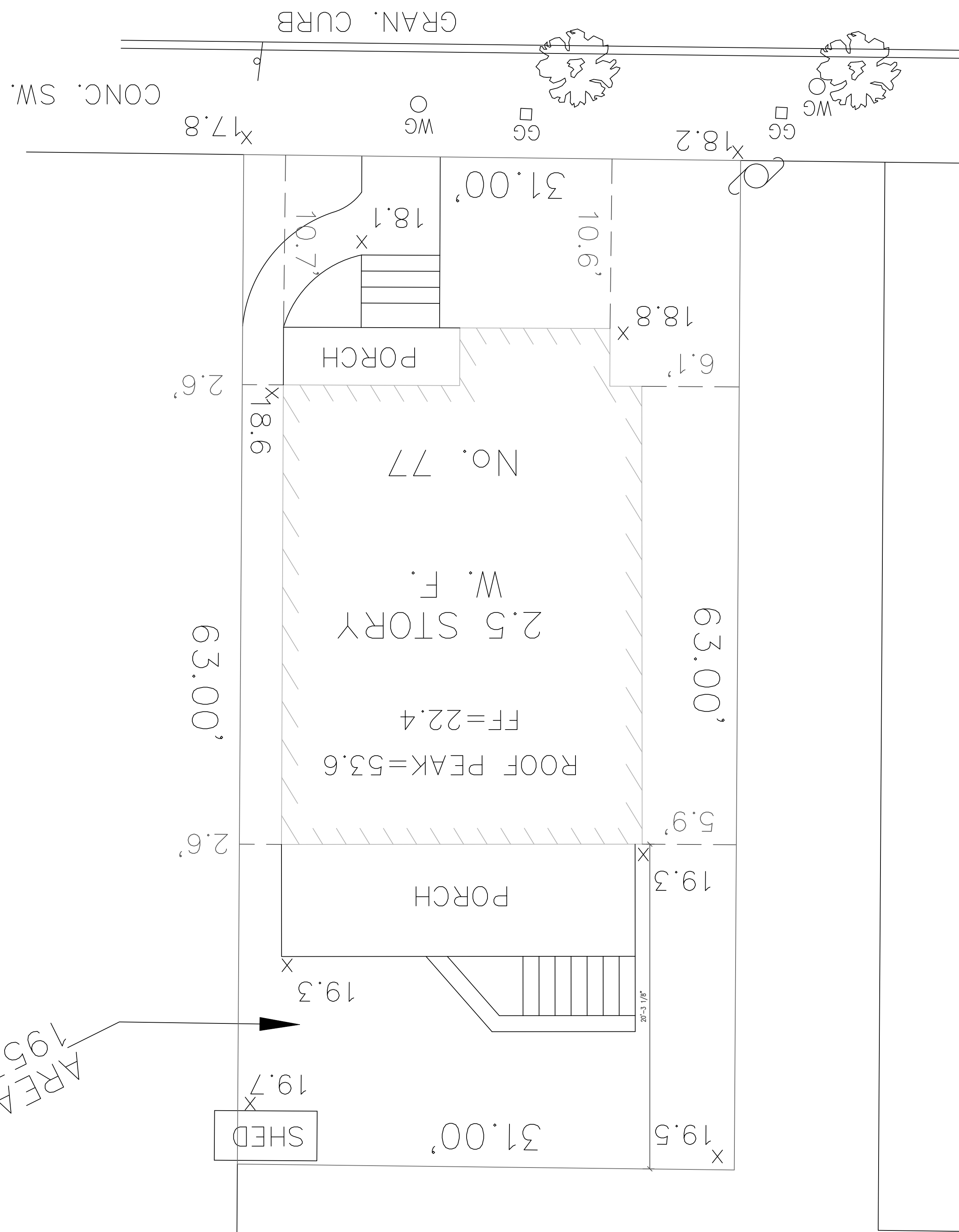
		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2024		2024		1464	(max.)
<u>LOT AREA:</u>		1953		1953		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.04		1.04		0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1012		1012		1500	
<u>SIZE OF LOT:</u>	WIDTH	31		31		50	
	DEPTH	63		63		100	
<u>SETBACKS IN FEET:</u>	FRONT	10.6		10.6		10	
	REAR	13.3		10.3		20	
	LEFT SIDE	5.9		5.9		7.6 sum 20	
	RIGHT SIDE	2.6		2.6		7.6 sum 20	
<u>SIZE OF BUILDING:</u>	HEIGHT	35		35		35	
	WIDTH	40		40		NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.34		0.34		0.3	
<u>NO. OF DWELLING UNITS:</u>		2		2		1	
<u>NO. OF PARKING SPACES:</u>		0		0		2	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA		NA		NA	

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.:

Lot consists only of this 2.5 story wood frame structure and a small shed

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'.

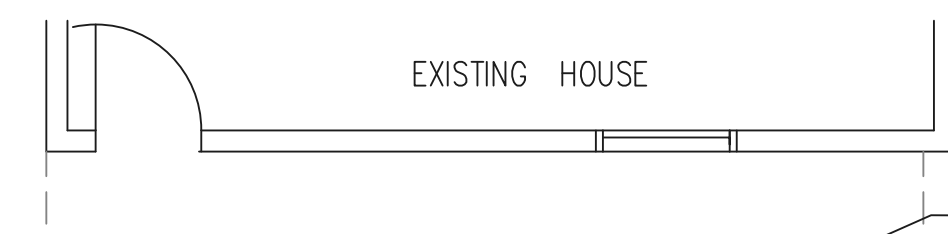




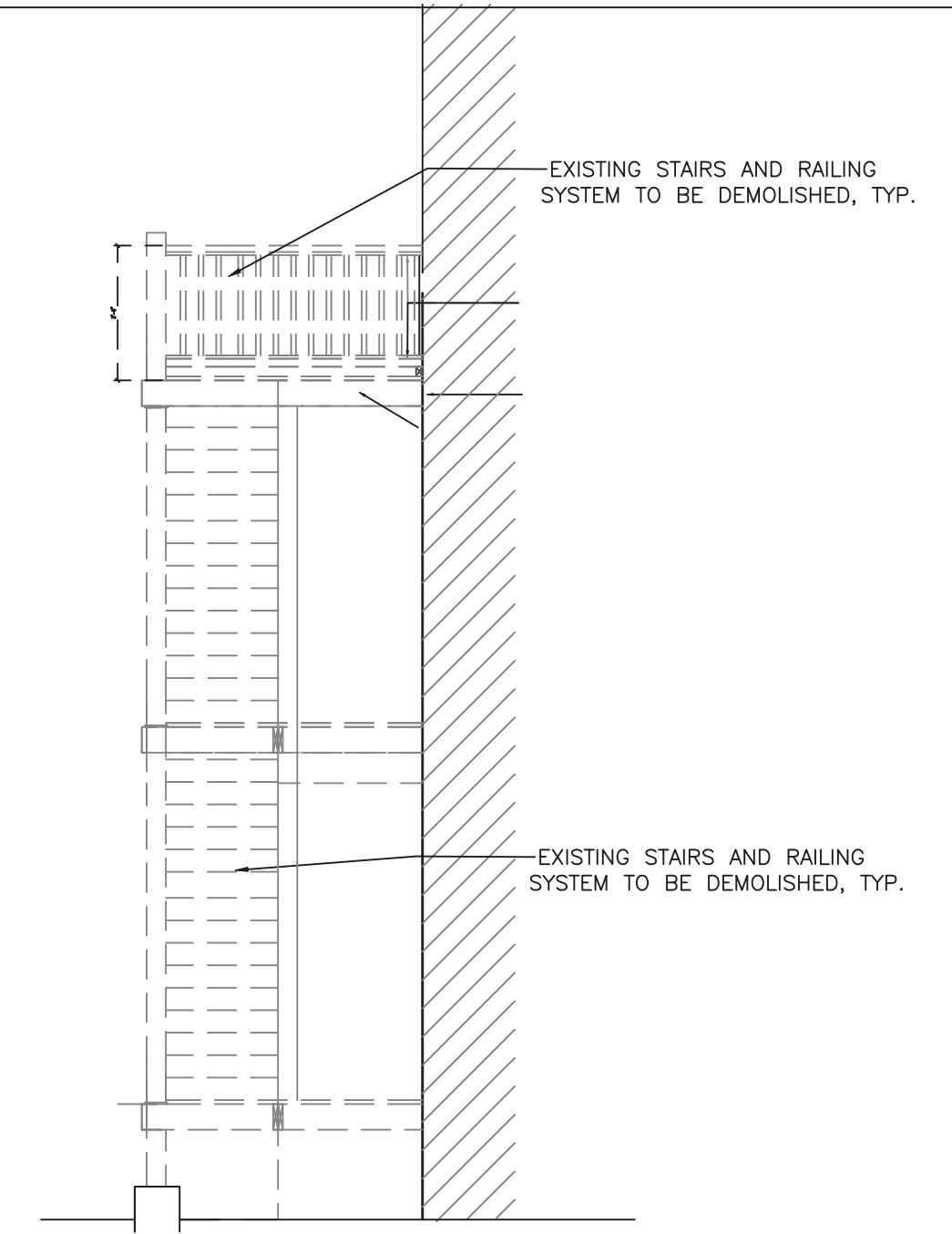
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1/4"=1'-0"



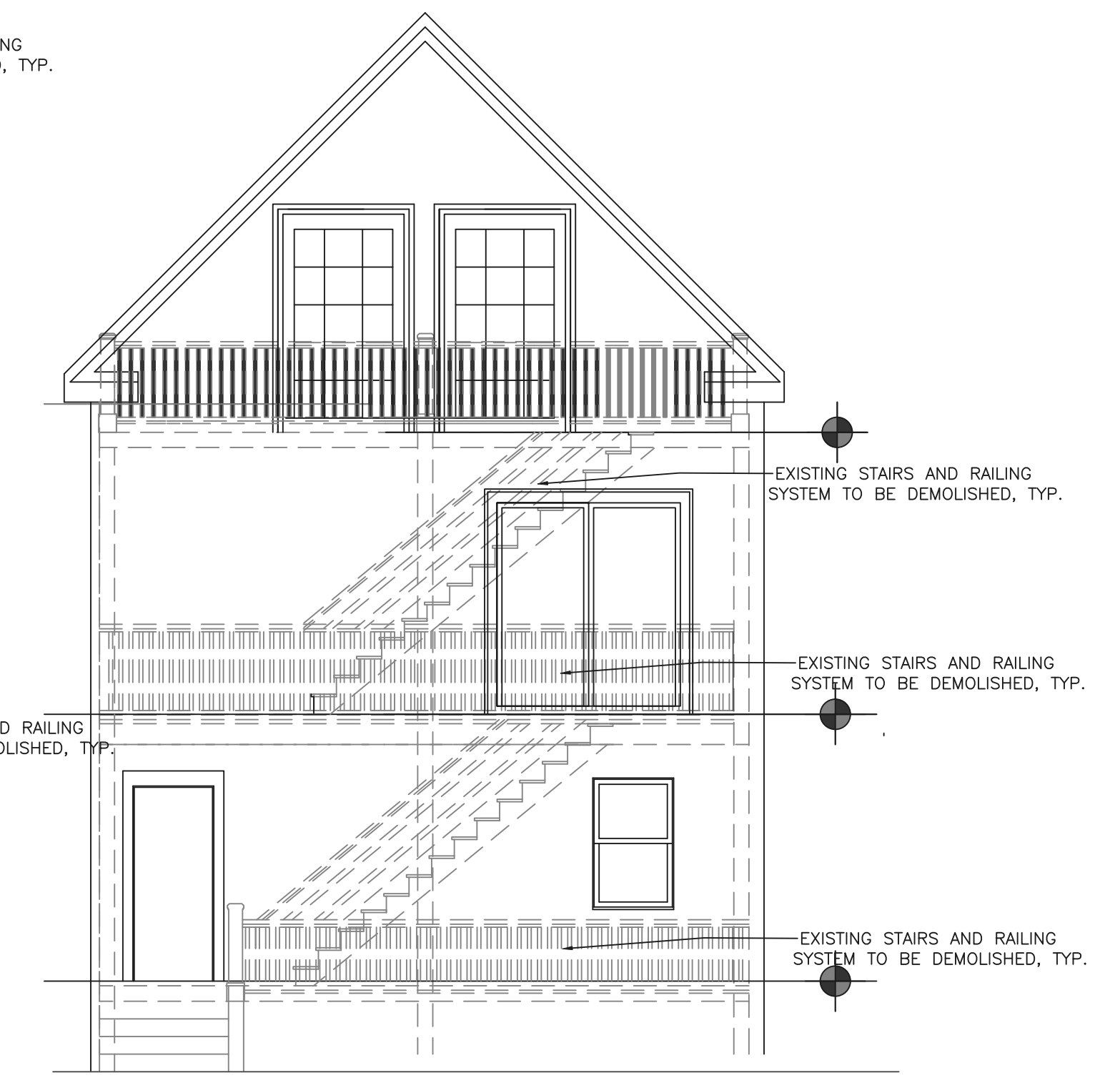
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EXISTING FIRST LEVEL  
1/4"=1'-0"

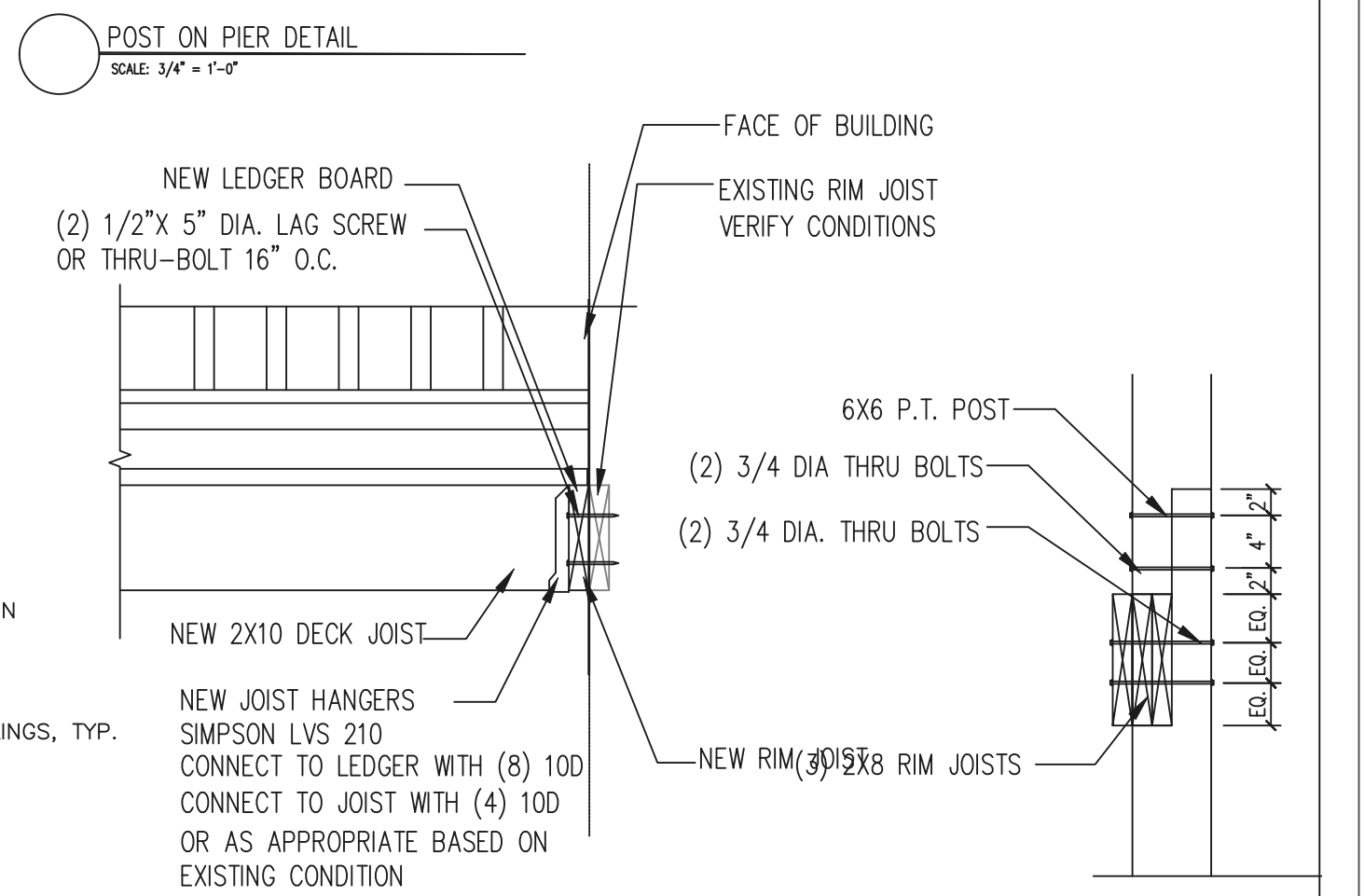
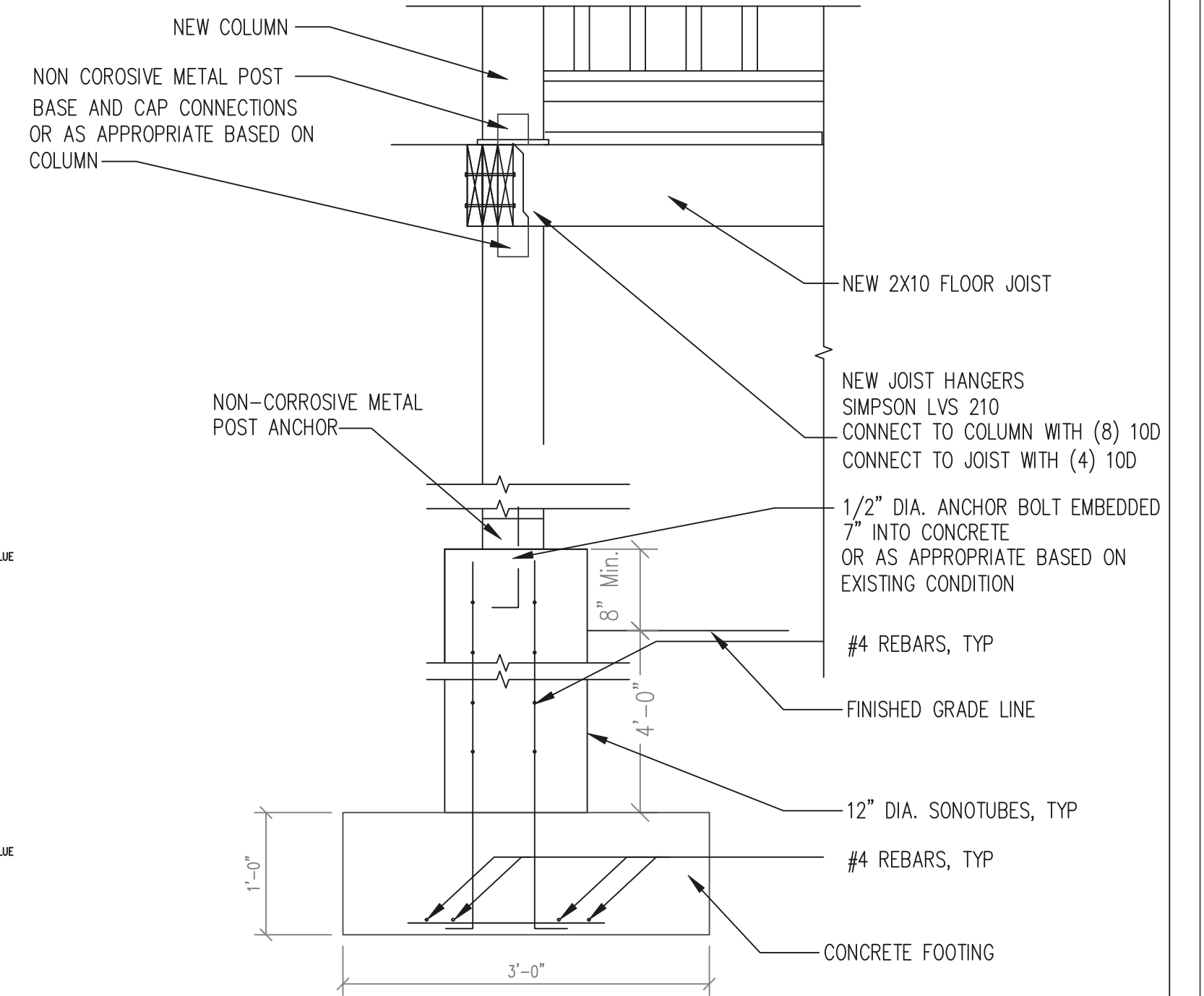
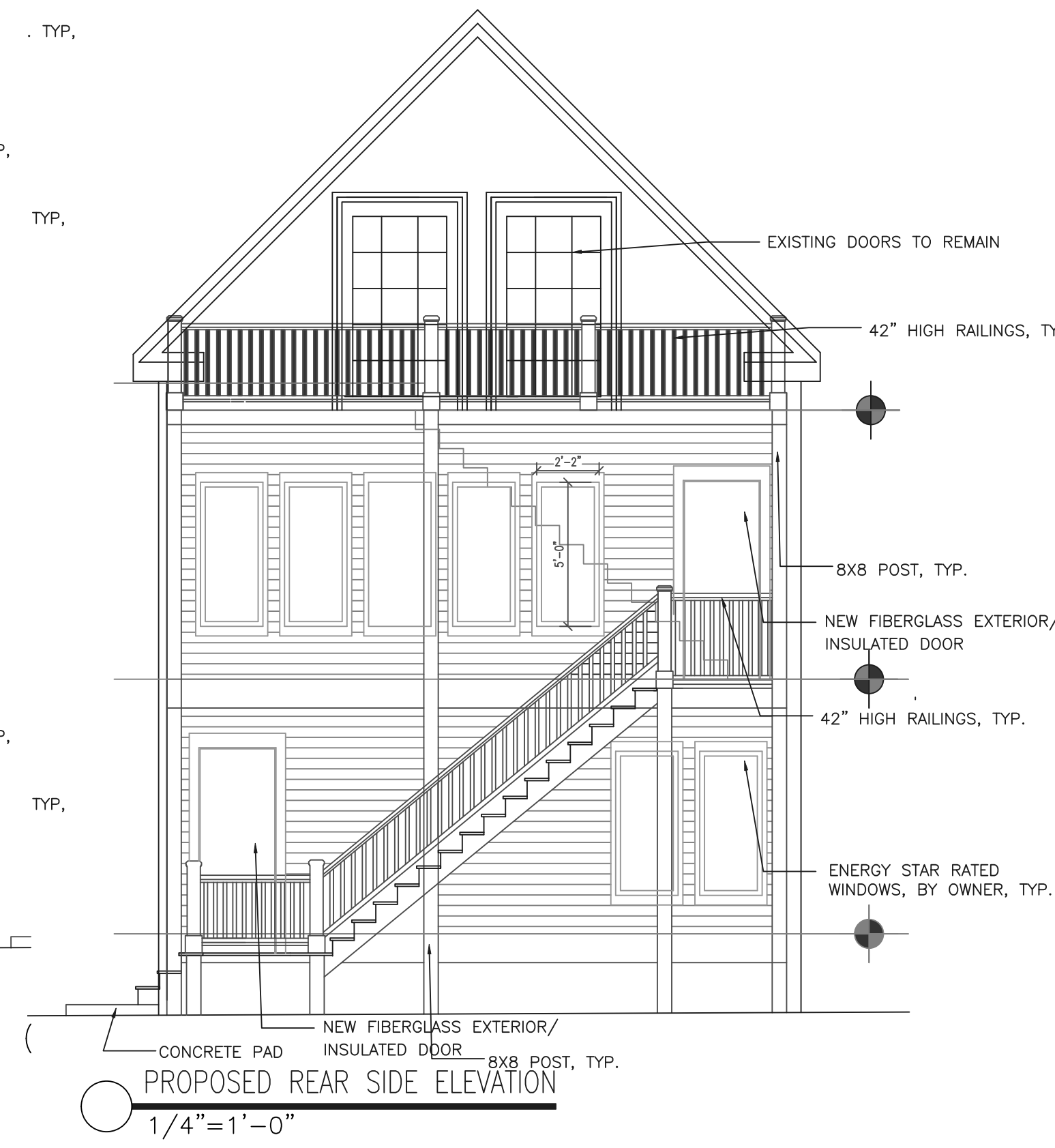
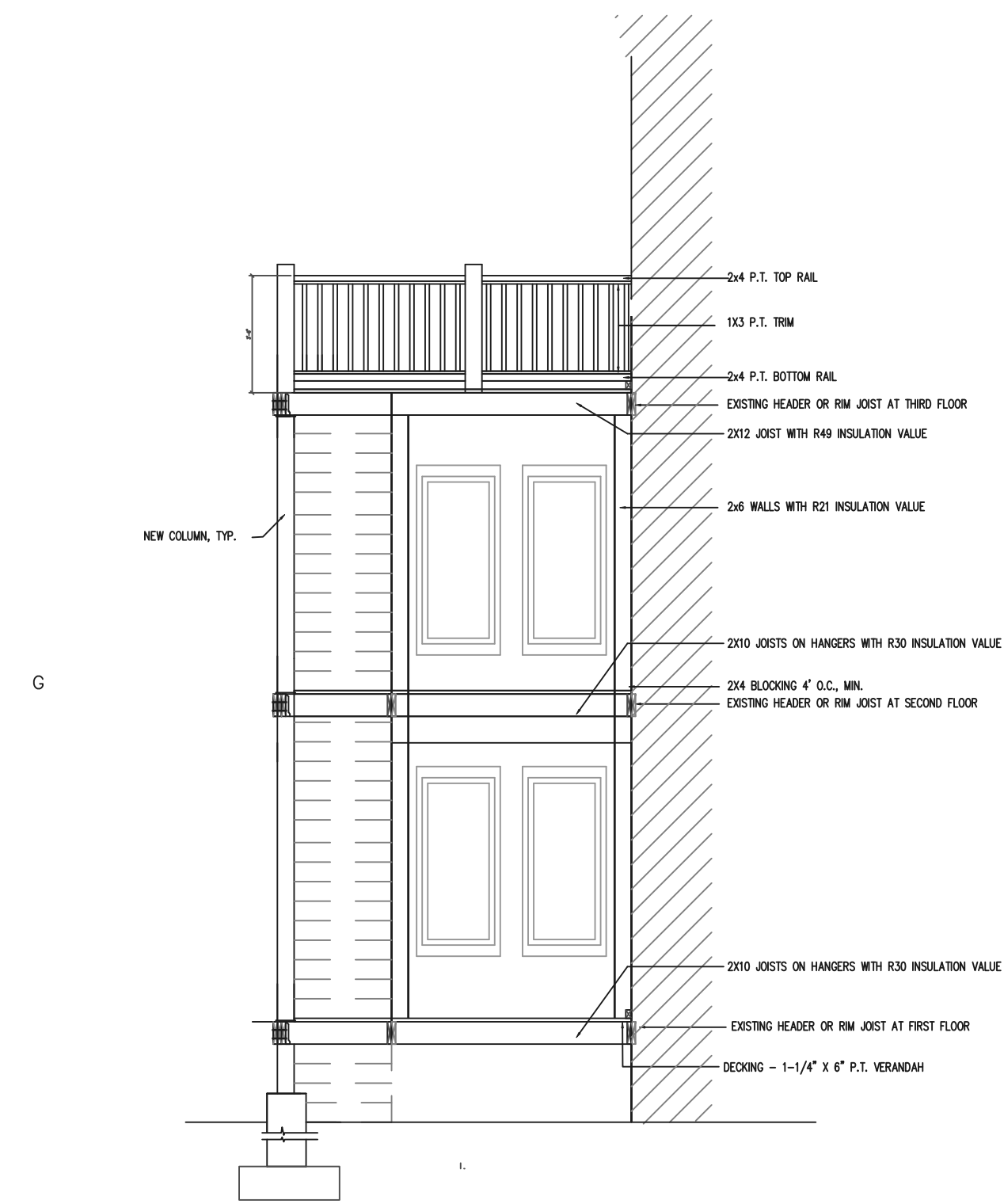
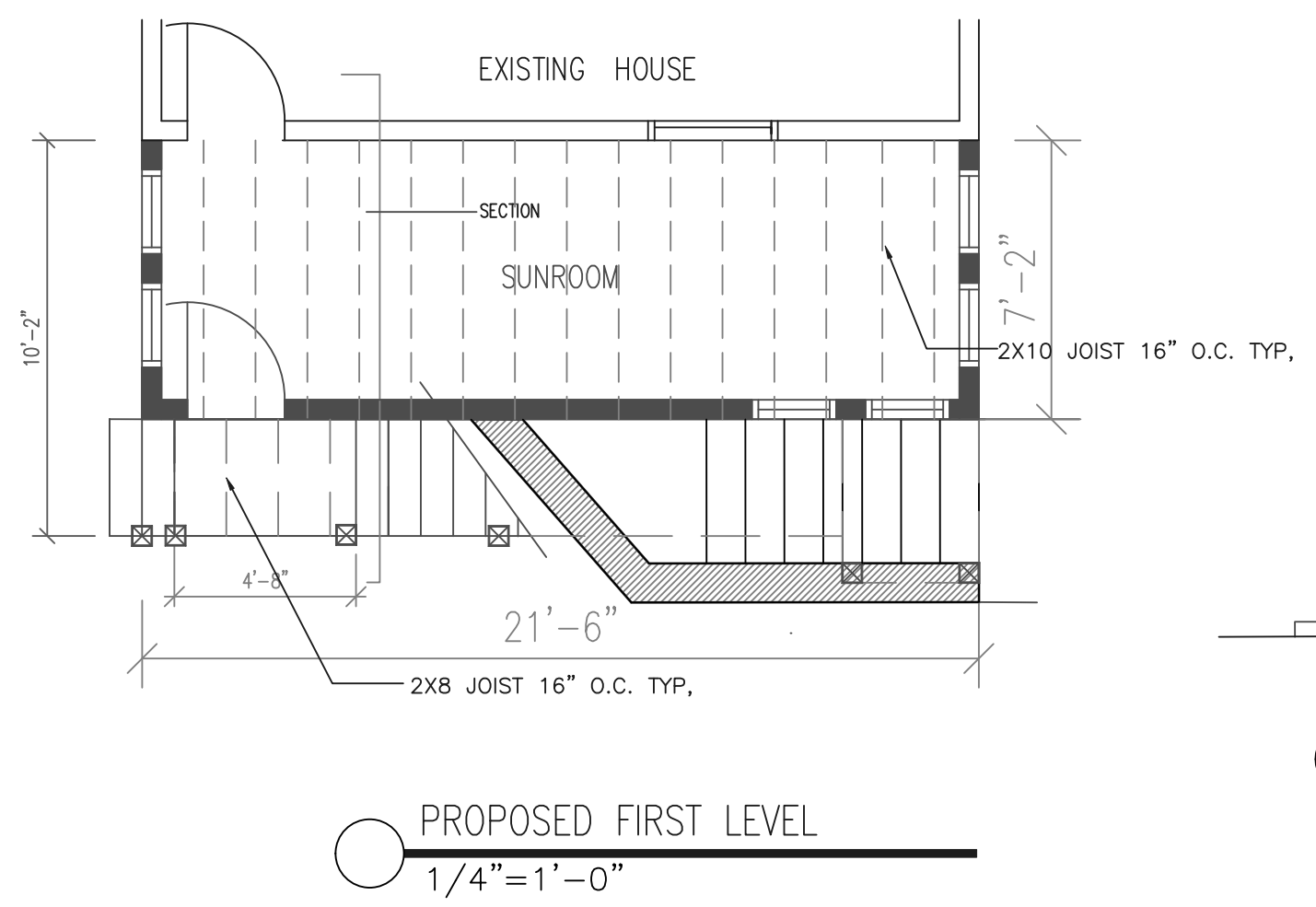
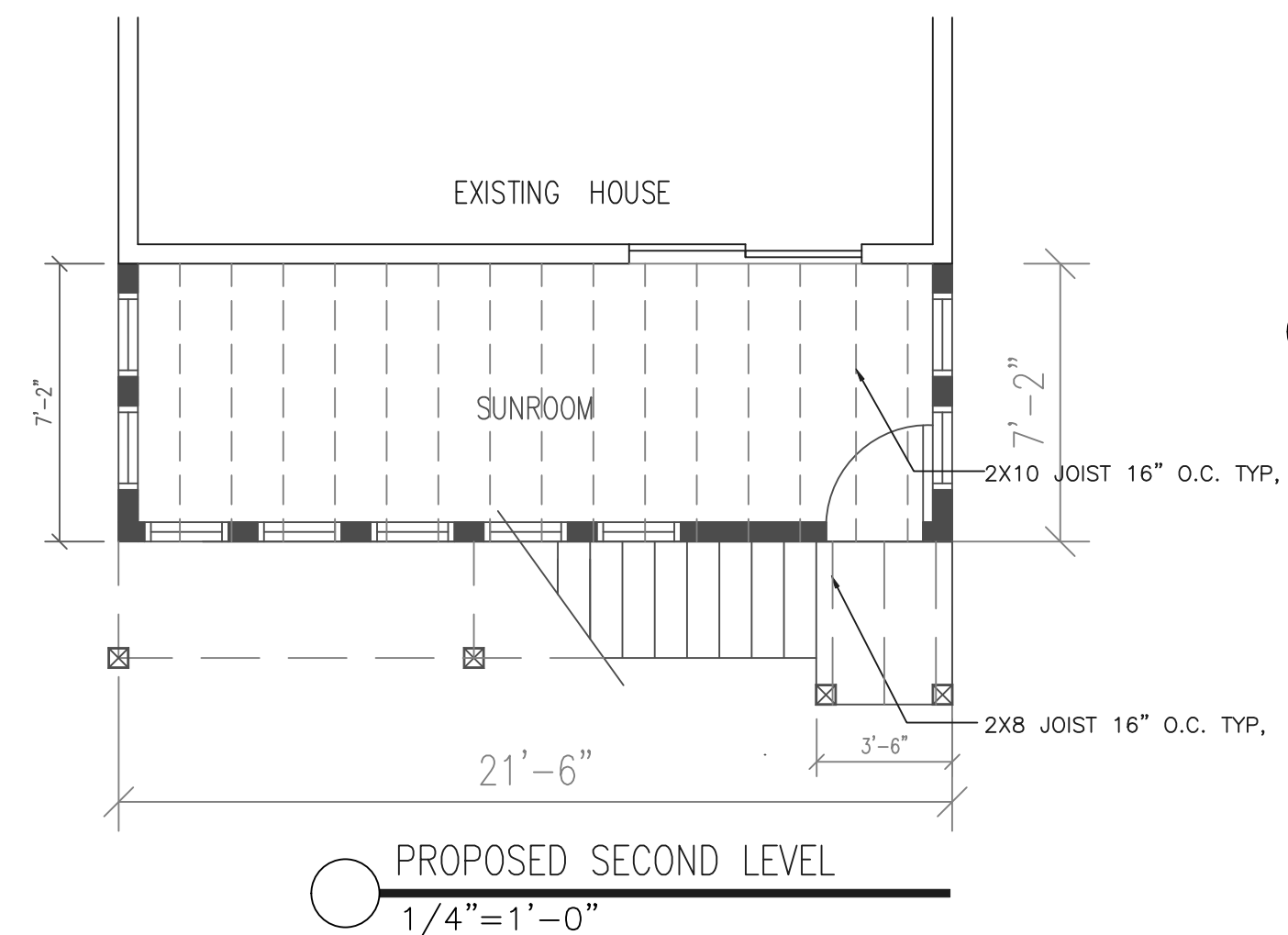
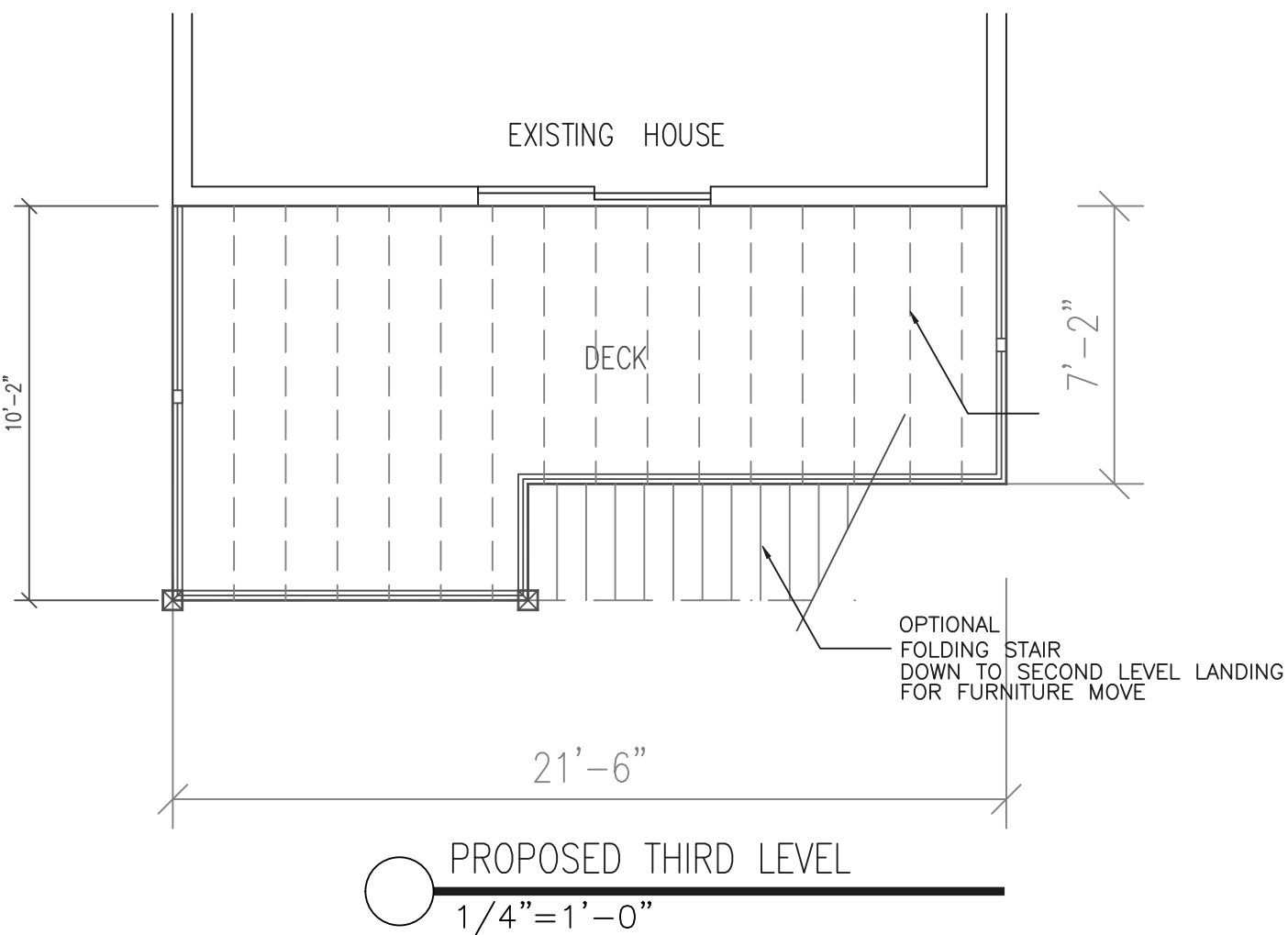
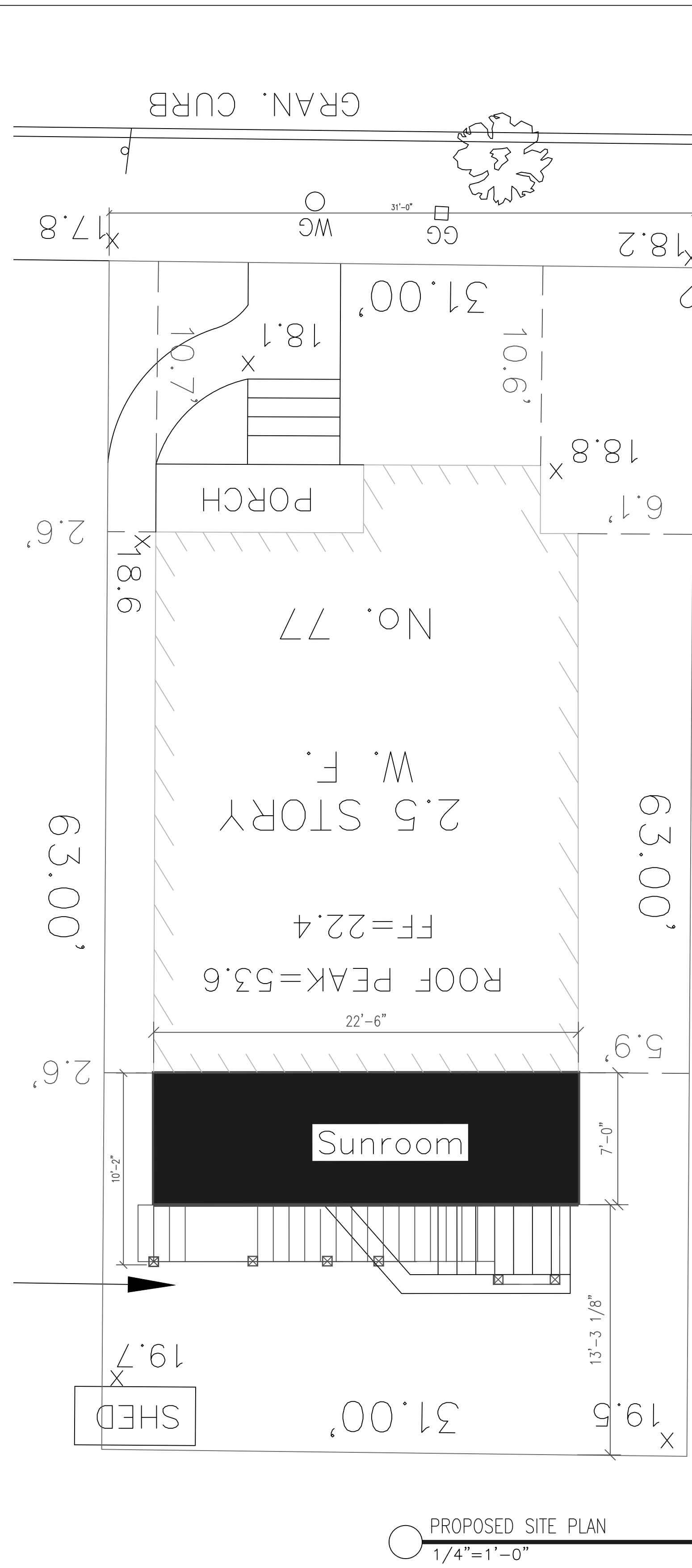


EXISTING SECTION  
1/4"=1'-0"



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

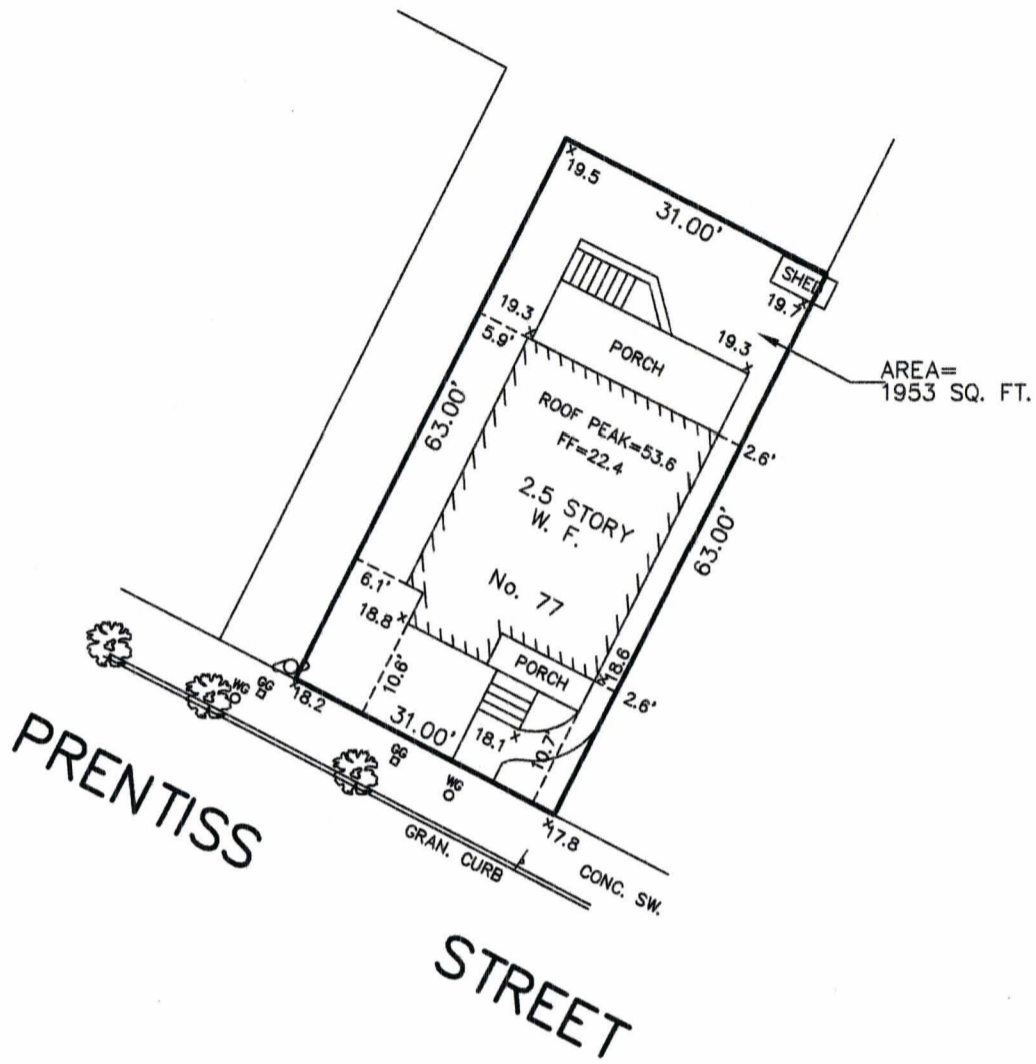
<p>GENERAL NOTES:</p> <p>EXISTING CONDITIONS SHOULD BE VERIFIED AFTER DEMOLITION. ARCHITECT IS NOT RESPONSIBLE FOR AREAS THAT WERE NOT SURVEYED OR NOT ACCESSIBLE. ANY CONDITIONS DIFFERENT FROM WHAT IS SHOWN IN THE DRAWINGS TO BE REPORTED TO ARCHITECT.</p>	<p>DESIGN FIRM:</p>	<p>PROJECT NAME AND ADDRESS:</p> <p>77 PRENTISS STREET SUNROOM ADDITION</p>	<p>DATE</p>	<p>REVISION</p>	<p>BY</p>	<p>PROFESSIONAL STAMP:</p>	<p>DRAWING INFORMATION:</p>	
							<p>77 PRENTISS STREET CAMBRIDGE, MA</p>	<p>DRAWN BY: DJ</p> <p>CHECKED BY: FM</p> <p>DATE: 08-19-21</p> <p>CAD FILE NAME:</p>



**NOTE:**  
THIS PLAN HAS BEEN PREPARED TO MEET PROFESSIONAL STANDARDS. THE DIMENSIONS ARE APPROXIMATE AND NEED TO BE FIELD VERIFIED BY CONTRACTOR.  
THIS PLANS IS BEING DRAFTED FOR OCCUPANCY PERMIT  
CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK. CONTRACTOR TO ALERT ARCHITECT ABOUT ANY DISCREPANCIES BEFORE COMMENCING WORK.  
ALL WORK TO CONFORM WITH STATE BUILDING CODE.  
CONTRACTOR TO REVIEW ARCHITECTURAL AND ENGINEERING DRAWINGS. ALERT ARCHITECT OF ANY CONFLICTS BEFORE STARTING WORK..

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							<b>DRAWN BY:</b> DJ <b>CHECKED BY:</b> FM <b>DATE:</b> 08-19-21 <b>CAD FILE NAME:</b>	<b>SCALE:</b> AS NOTED <b>PROJECT NO.:</b> 0001 <b>DRAWING NO.:</b> A-2





*Antoni Szerszunowicz*



**PLOT PLAN**  
77 PRENTISS STREET  
**CAMBRIDGE, MASS.**

SCALE : 1" = 20'

APRIL 9, 2021

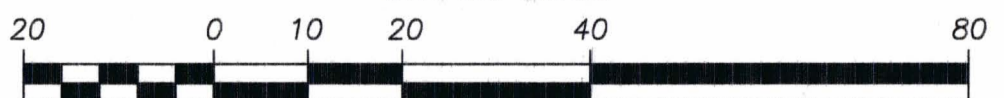
**AGH ENGINEERING**

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE







**TOW-ZONE**  
**NO PARKING**  
STREET CLEANING  
8AM TO 2PM  
THIRD MONDAY  
EACH MONTH  
APRIL 1ST TO DEC. 31ST  
EXCEPT HOLIDAYS

**PARKING**  
BY  
**PERMIT**  
**ONLY**  
EXCEPT SUNDAYS  
CITY OF CAMBRIDGE





73



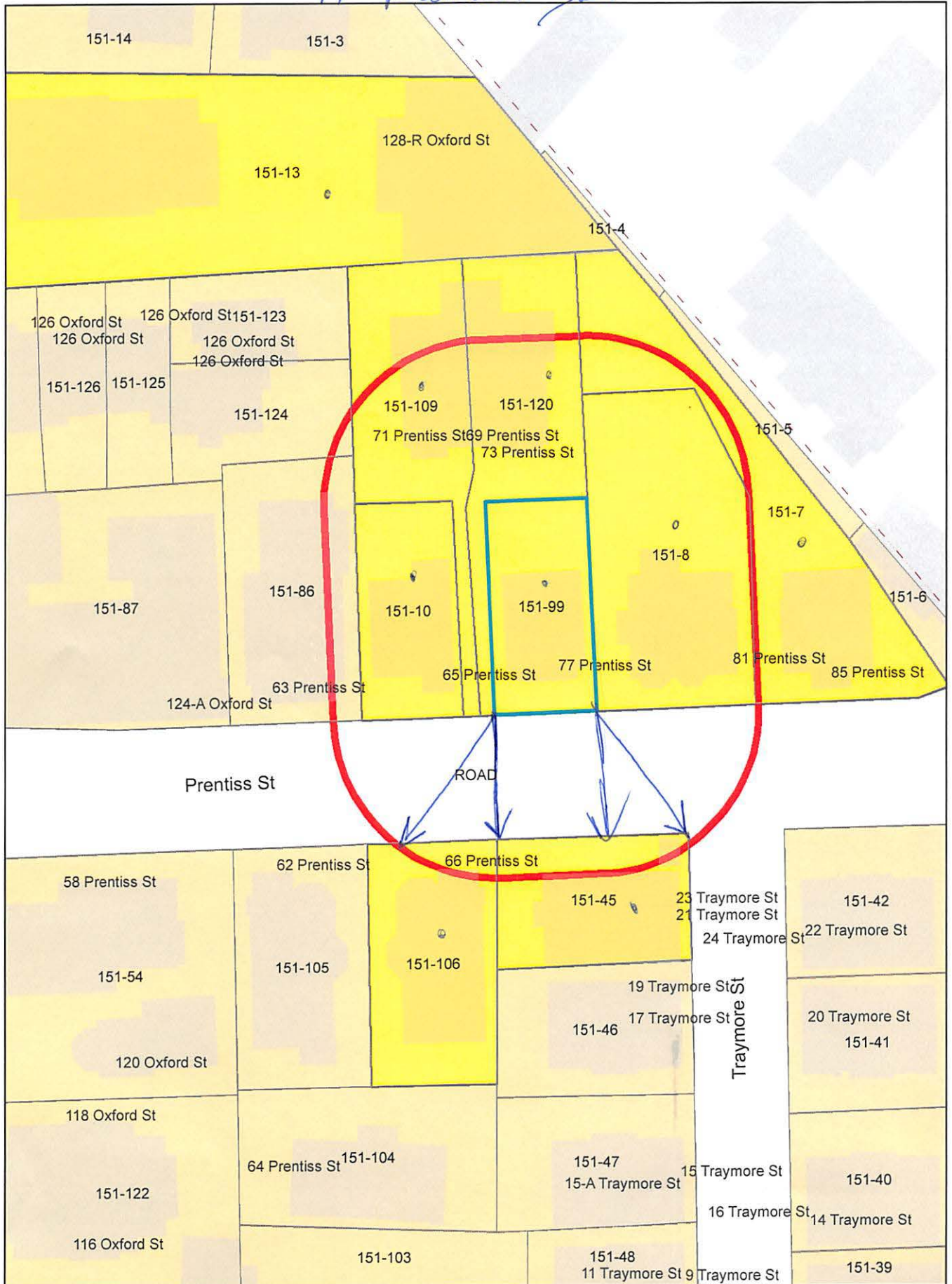








77 Prentiss St.





77 Prentiss St.

Petitioner

151-10  
CONNOLLY, COLIN & NATHALIE ROY  
65 PRENTISS ST  
CAMBRIDGE, MA 02140

151-13  
KIRBY, PETER S.,  
TRUSTEE THE 128 OXFORD ST NOMINEE TRUST  
128 OXFORD ST., #1  
CAMBRIDGE, MA 02138

ADAM DASH & ASSOCIATES  
C/O ADAM DASH  
48 GROVE STREET  
SOMERVILLE, MA 02144

151-8  
MICHEL, ROGER L. JR. & ANN MARIE MICHEL  
81 PRENTISS STREET  
CAMBRIDGE, MA 02140-2240

151-13  
STRAUS, PATRICIA  
128 OXFORD ST #4  
CAMBRIDGE, MA 02140

151-99  
BEN-DOV, YUVAL & NOAH BECHOR BEN-DOV  
77 PRENTISS ST  
CAMBRIDGE, MA 02140

151-109  
SNIDER, ADA PARK  
69 PRENTISS ST  
CAMBRIDGE, MA 02140-2240

151-120  
JOHNSON, ROBERT H. & NANCY T JOHNSON  
73 PRENTISS ST  
CAMBRIDGE, MA 02140-2240

151-13  
KIRBY, PETER  
128 OXFORD ST #2  
CAMBRIDGE, MA 02138

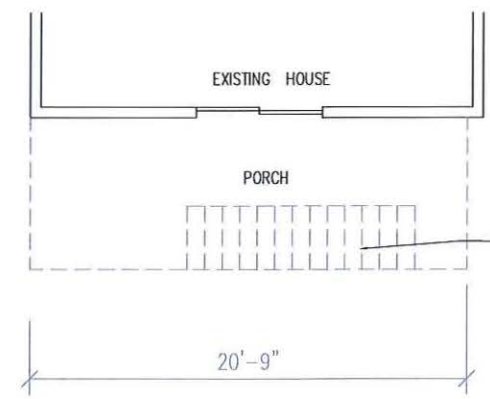
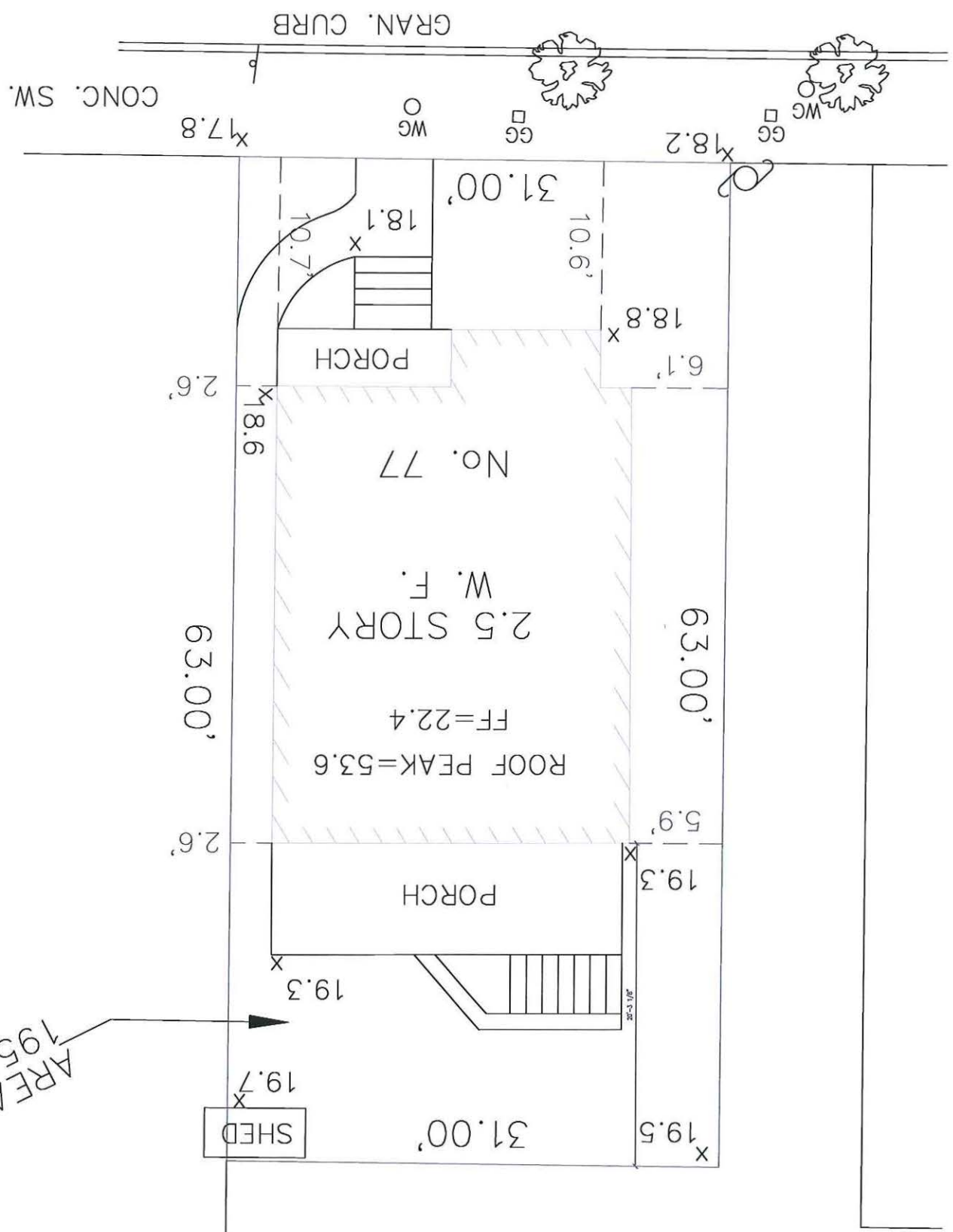
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SCHWARTZ, SARAH E. & KASEY J. RUSSELL  
66 PRENTISS ST., #2  
CAMBRIDGE, MA 02139

151-106  
BRISTOL, PETER H. & MELISSA A. LOTFY  
66 PRENTISS ST., #3  
CAMBRIDGE, MA 02140

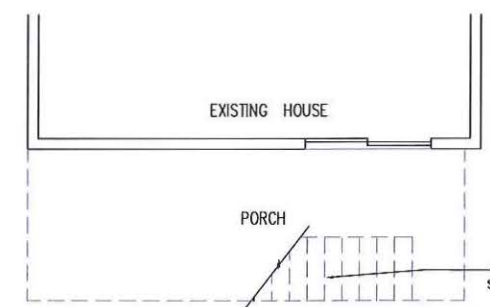
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BABBAGE, GILLIE R.  
66 PRENTISS ST., #1  
CAMBRIDGE, MA 02140

151-7  
COLBOURN R CHRISTOPHER  
85 PRENTISS ST  
CAMBRIDGE, MA 02140

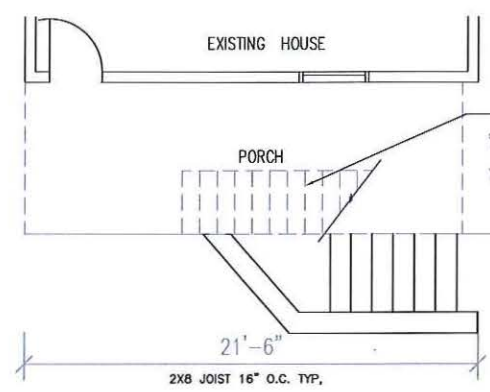
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MCCARTHY, ROBERT P. & JOHANNA MCCARTHY  
21 TRAYMORE ST  
CAMBRIDGE, MA 02140



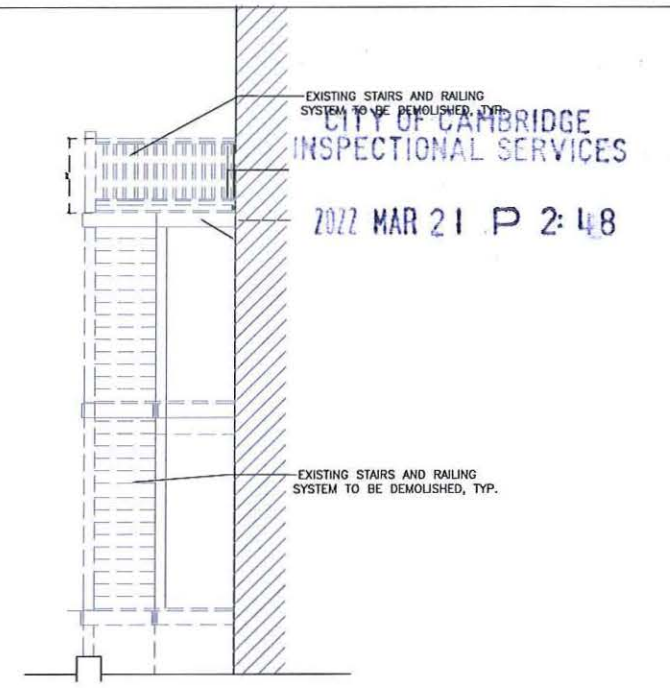
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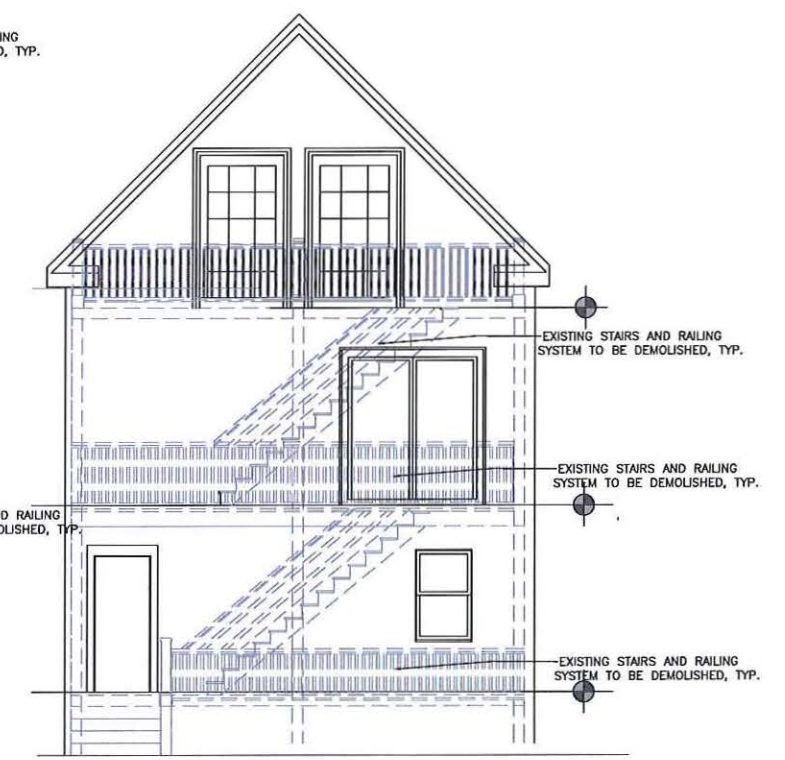
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EXISTING FIRST LEVEL  
1/4"=1'-0"



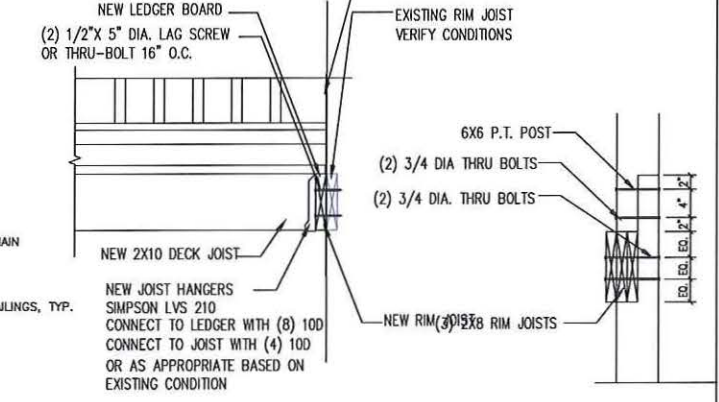
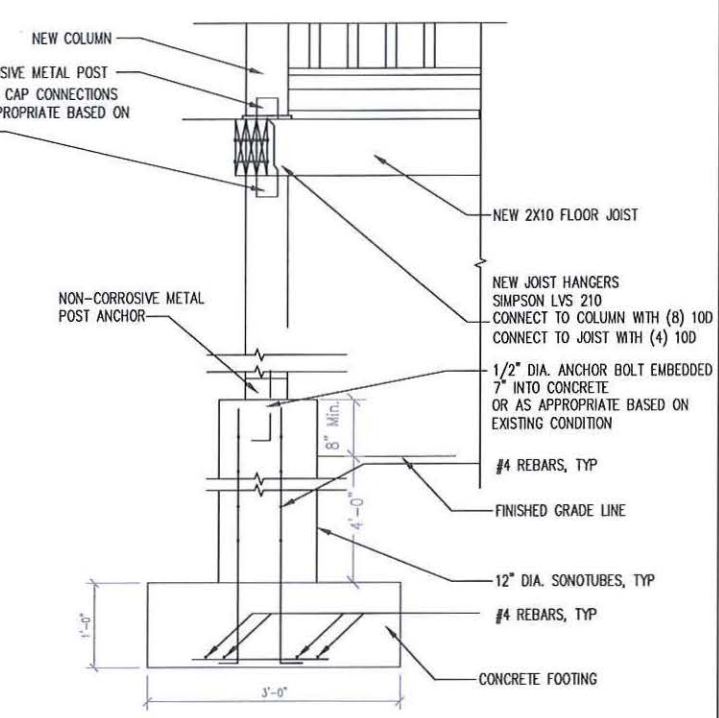
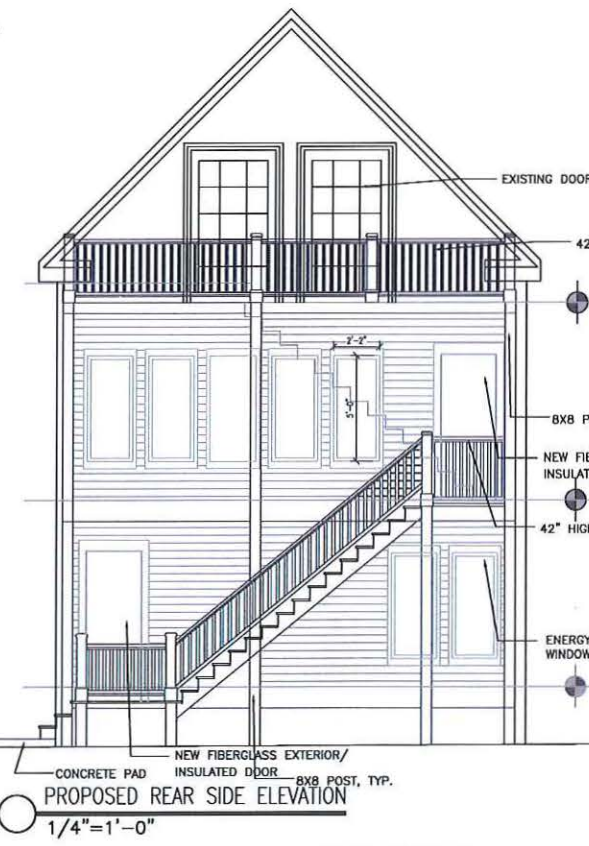
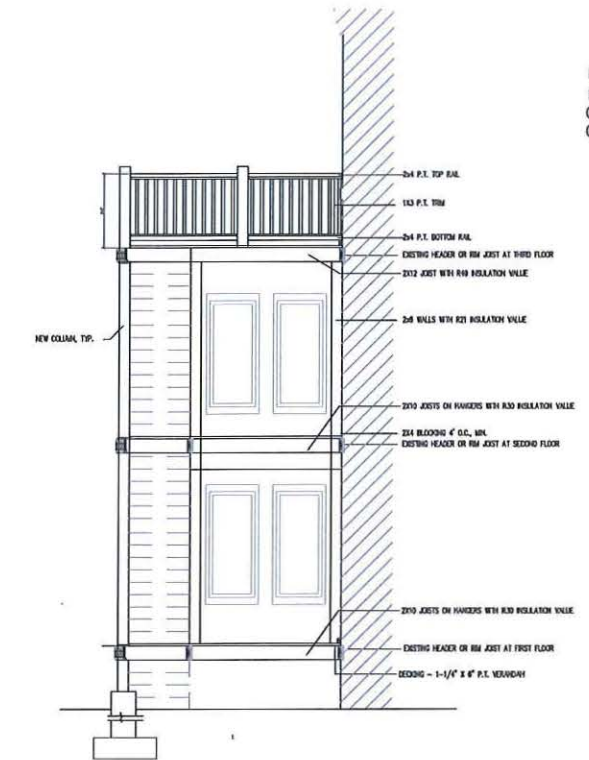
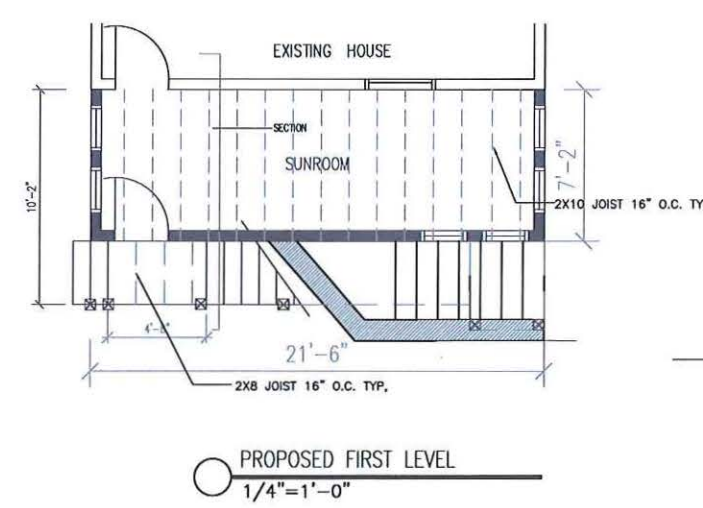
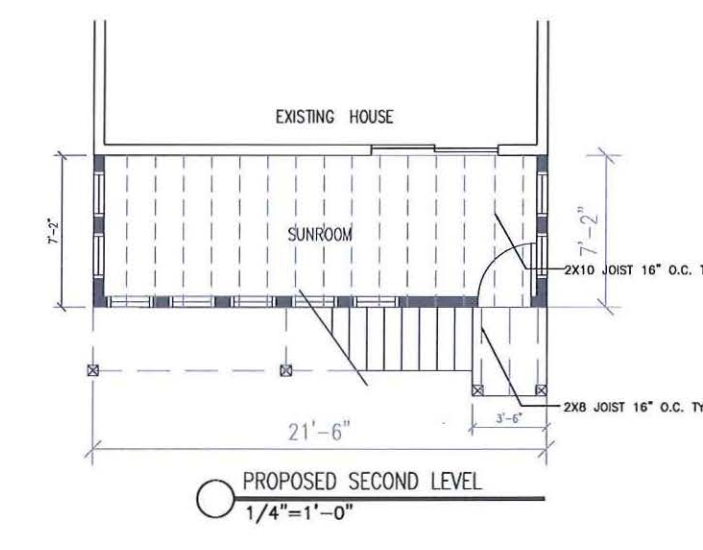
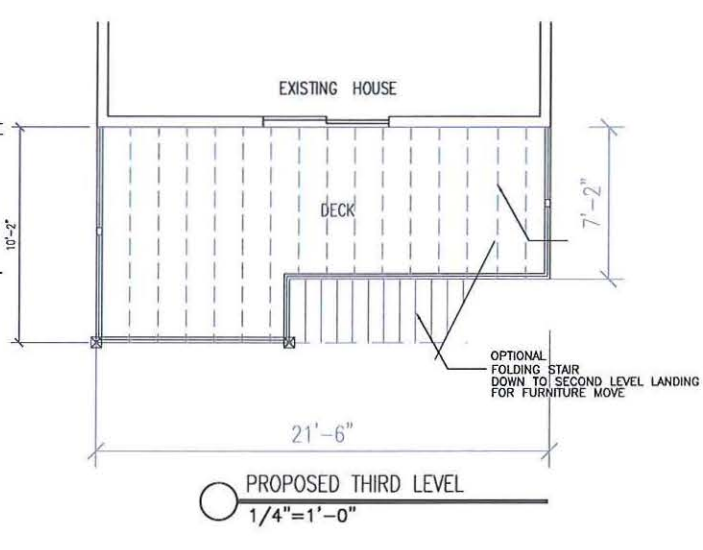
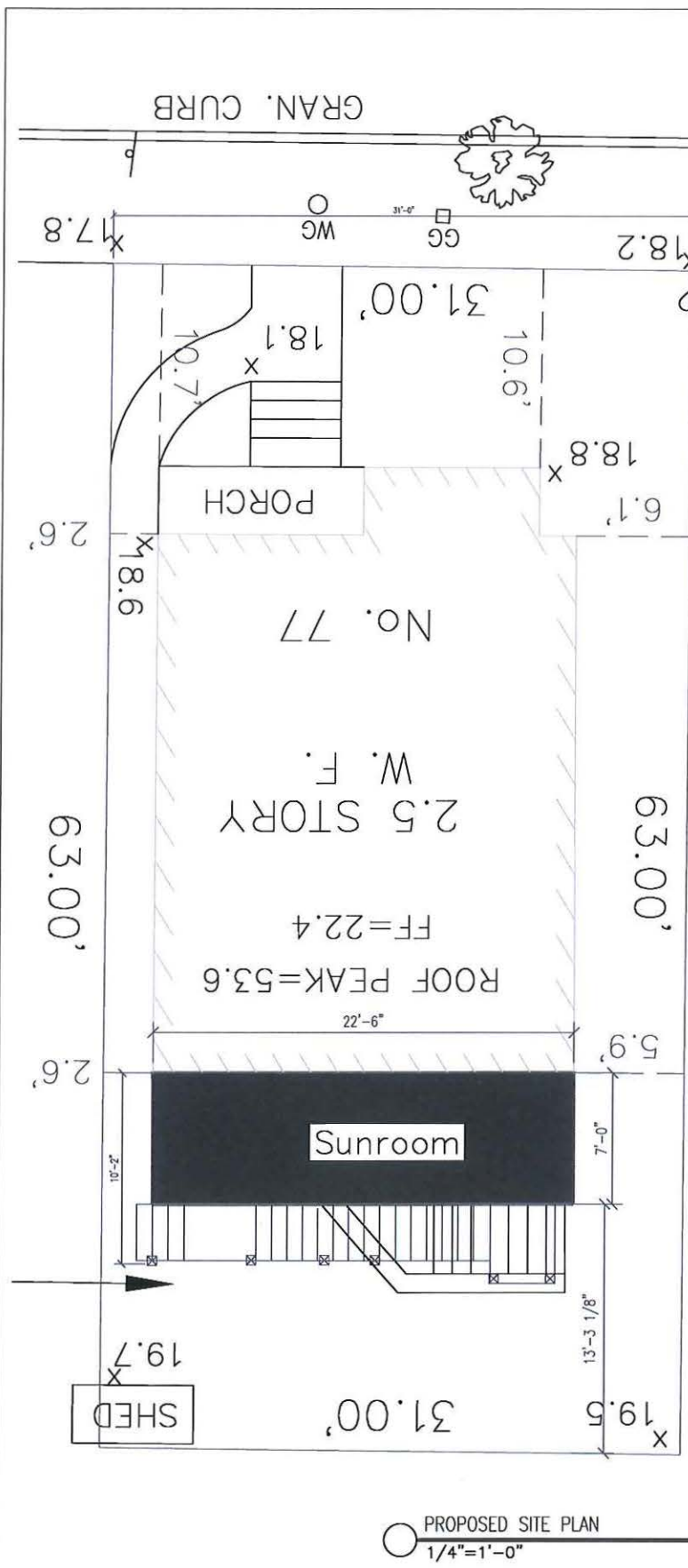
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EXISTING REAR ELEVATION  
1/4"=1'-0"

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							<b>DRAWING TITLE:</b> EXISTING CONDITIONS	<b>SCALE:</b> AS NOTED

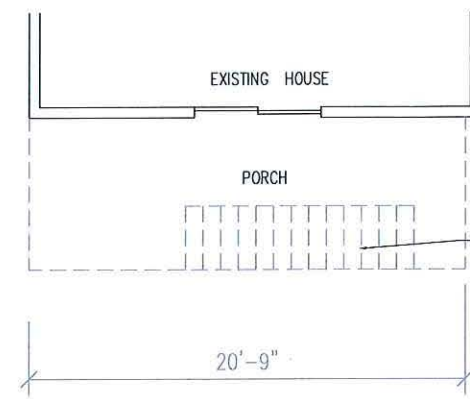
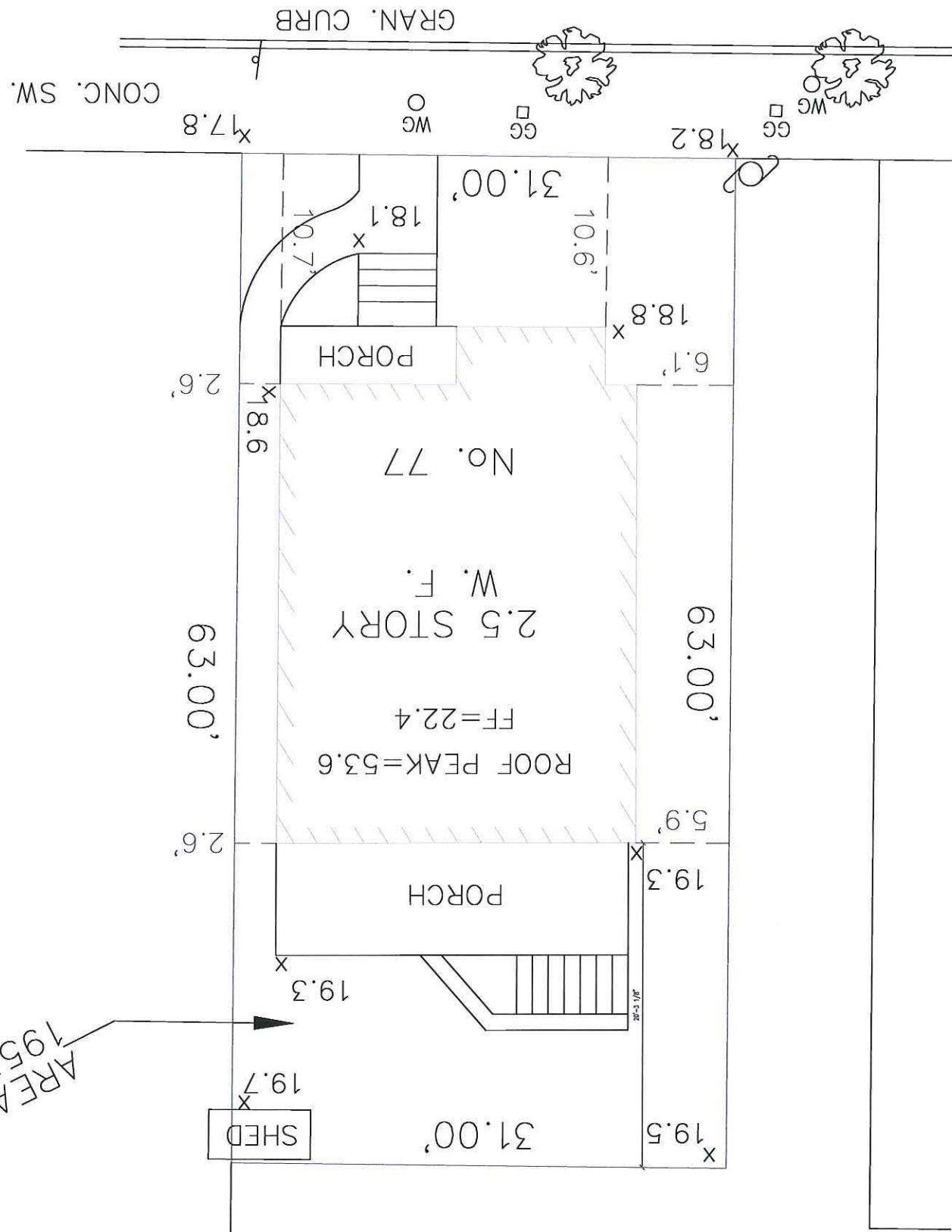




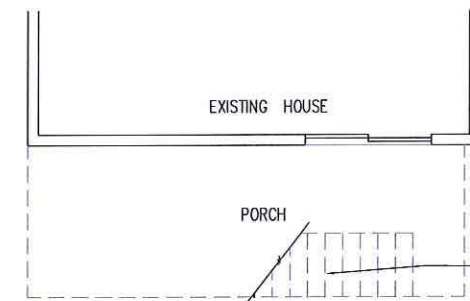
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					DATE: 08-19-21 DRAWING NO.: <b>A-2</b>	
					CAD FILE NAME:	

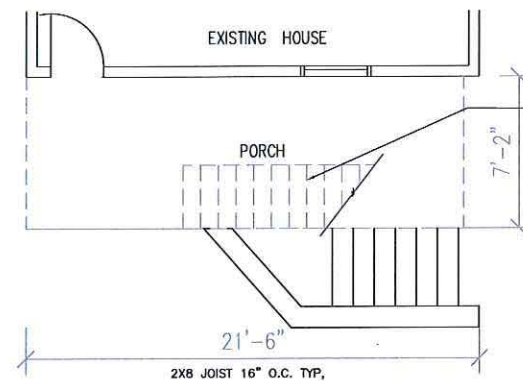




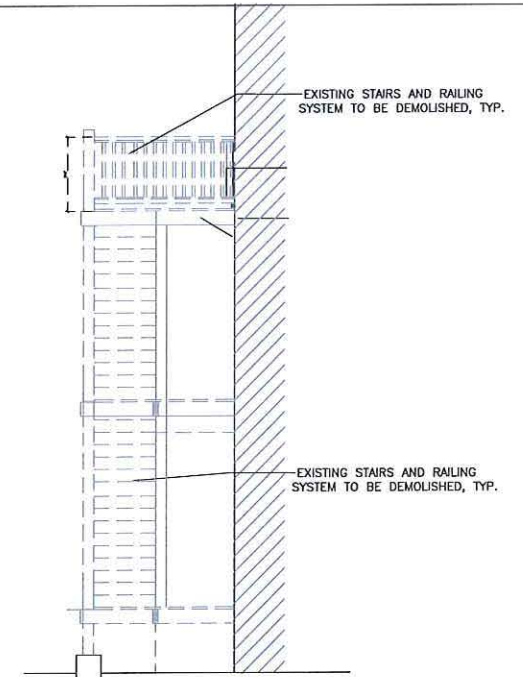
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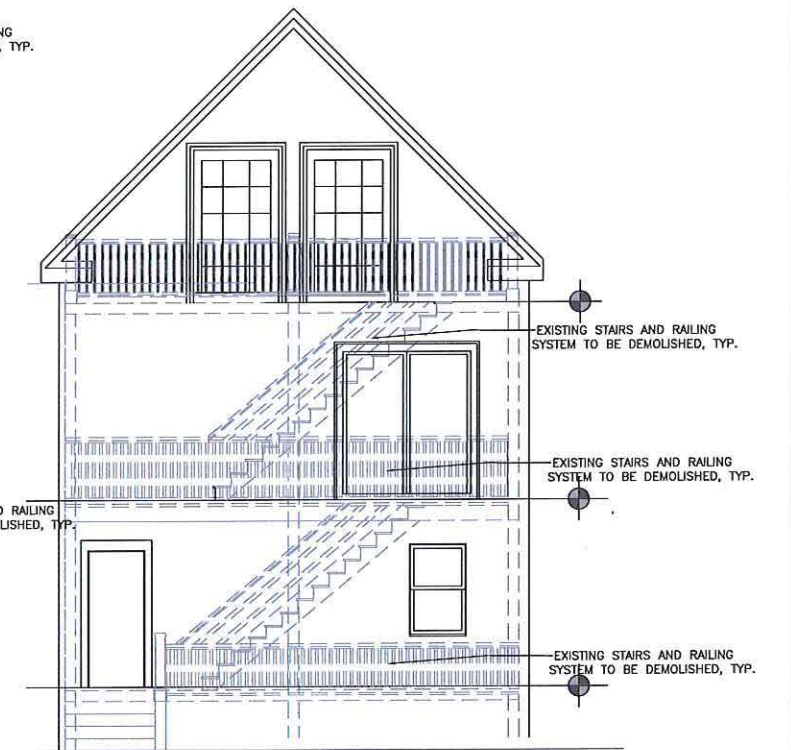
EXISTING SECOND LEVEL  
1/4"=1'-0"



EXISTING FIRST LEVEL  
1/4"=1'-0"



EXISTING SECTION  
1/4"=1'-0"



EXISTING REAR ELEVATION  
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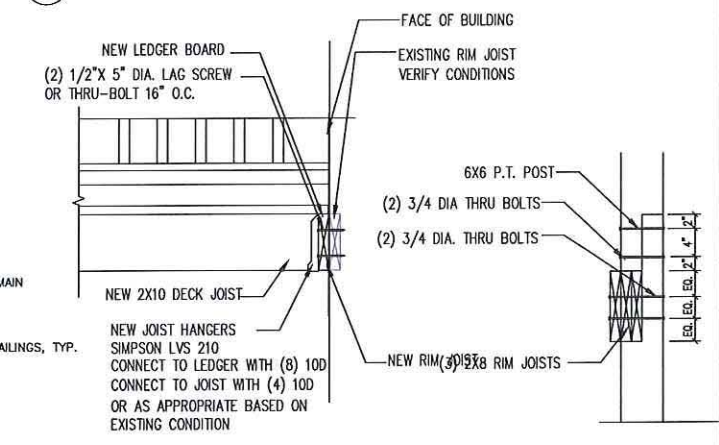
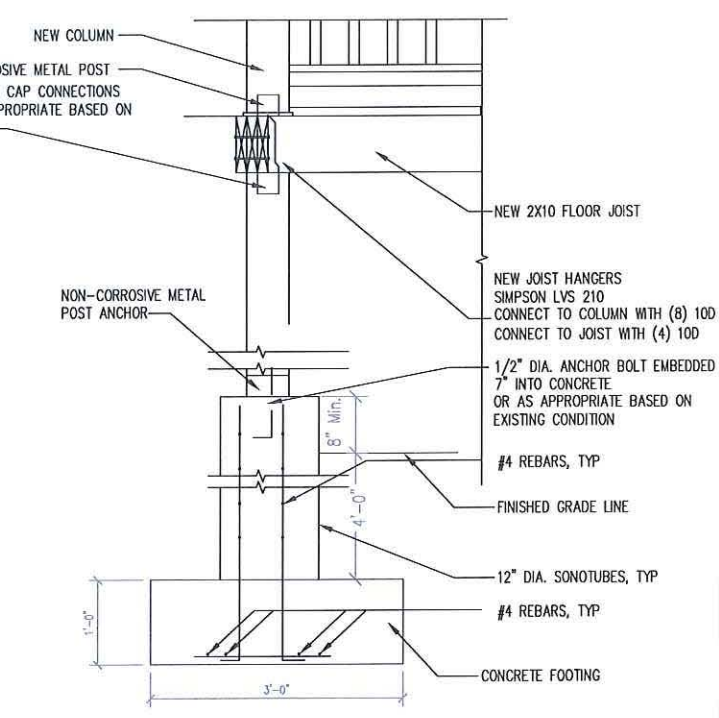
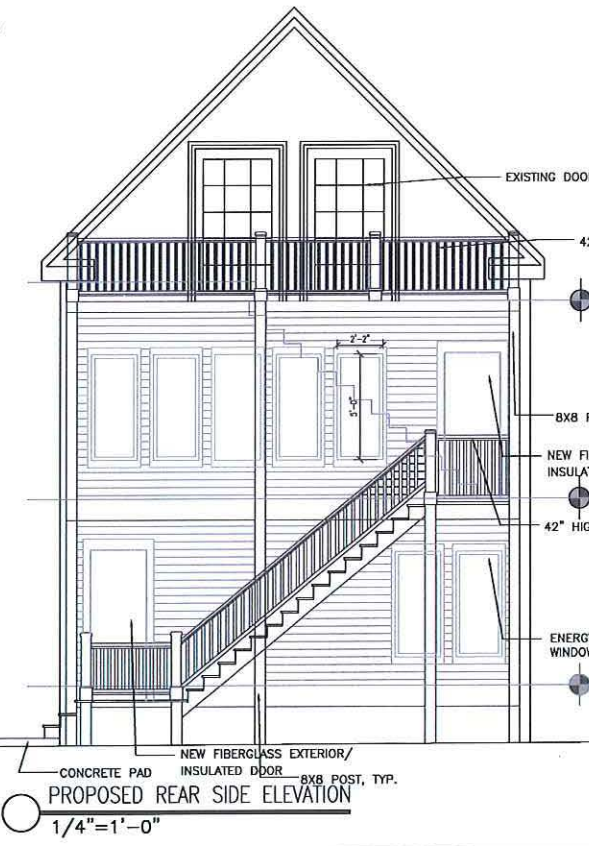
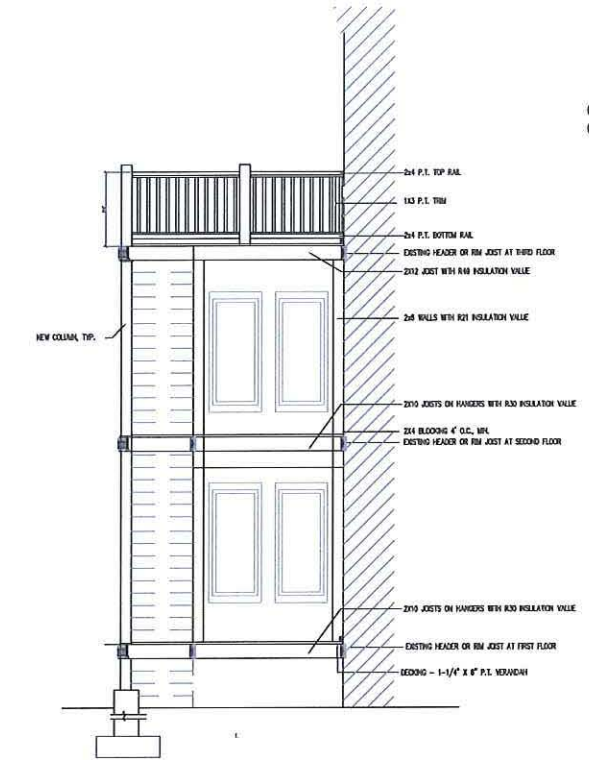
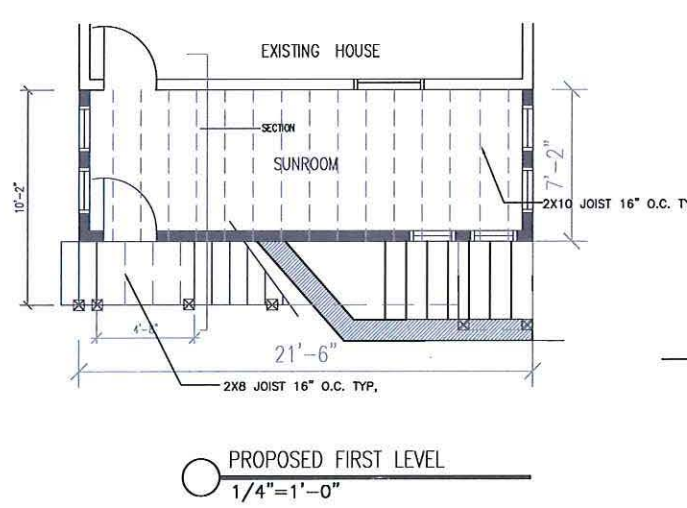
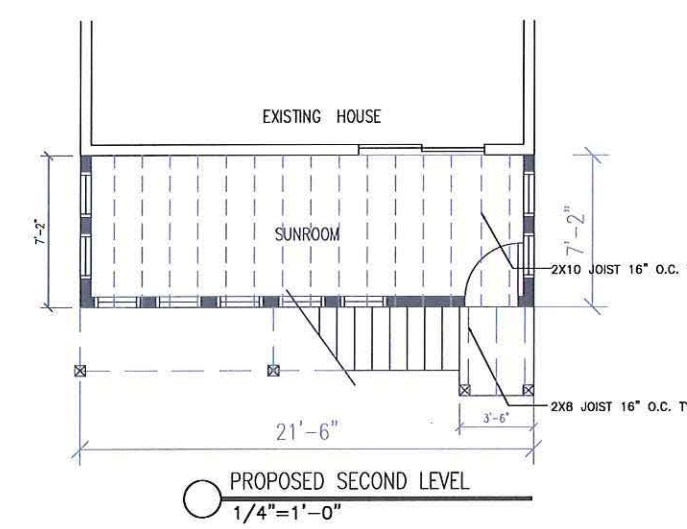
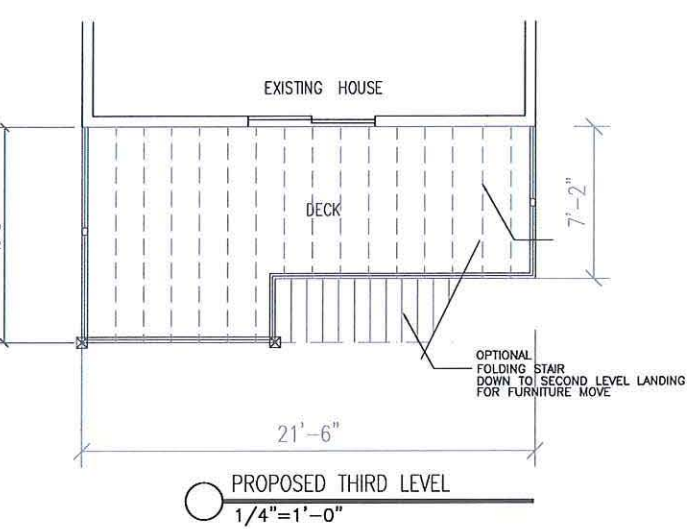
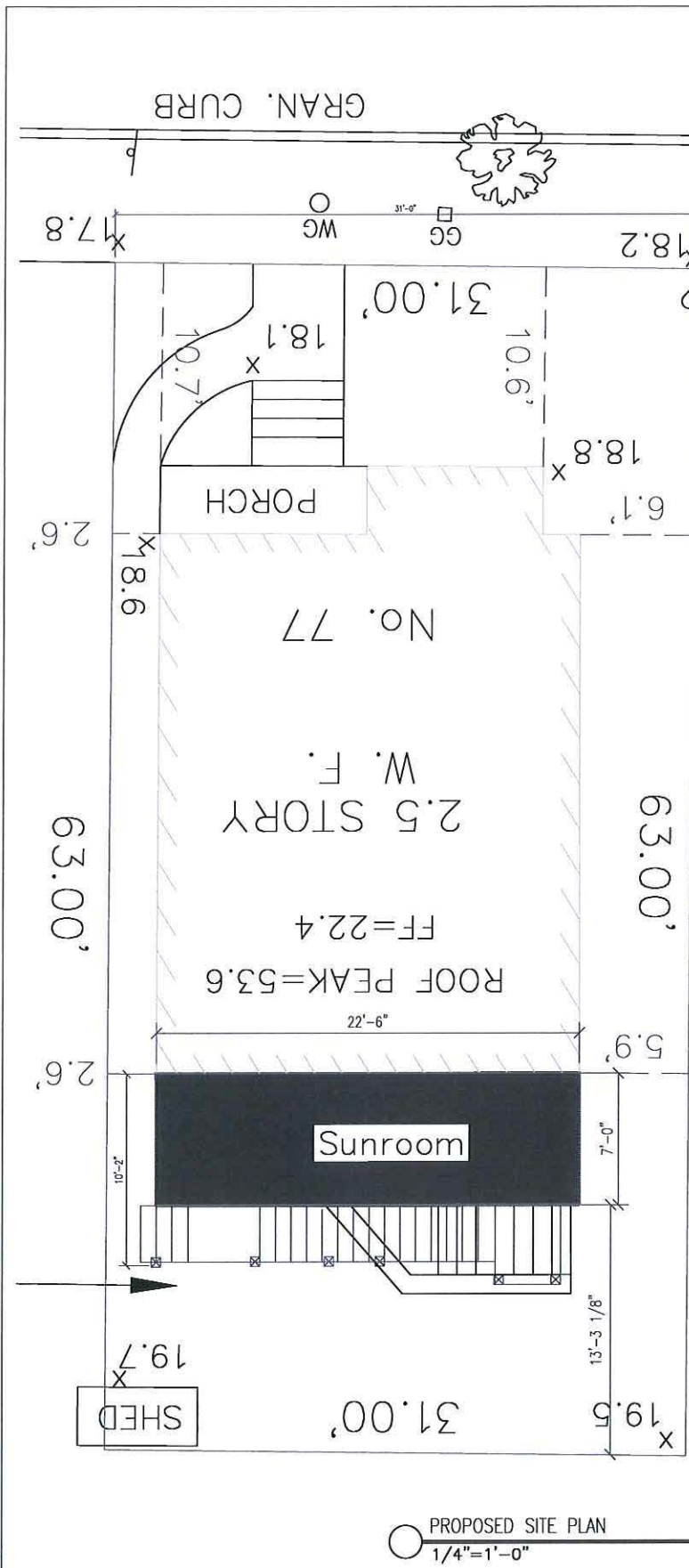
PROJECT NAME AND ADDRESS:  
**77 PRENTISS STREET  
SUNROOM ADDITION**

DATE	REVISION	BY



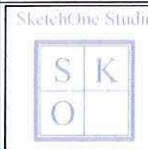

DRAWING INFORMATION:	
77 PRENTISS STREET CAMBRIDGE, MA	DRAWN BY: DJ SCALE: AS NOTED
EXISTING CONDITIONS	CHECKED BY: FM PROJECT NO: 0001
	DATE: 08-19-21 DRAWING NO:
	CAD FILE NAME: <b>A-1</b>



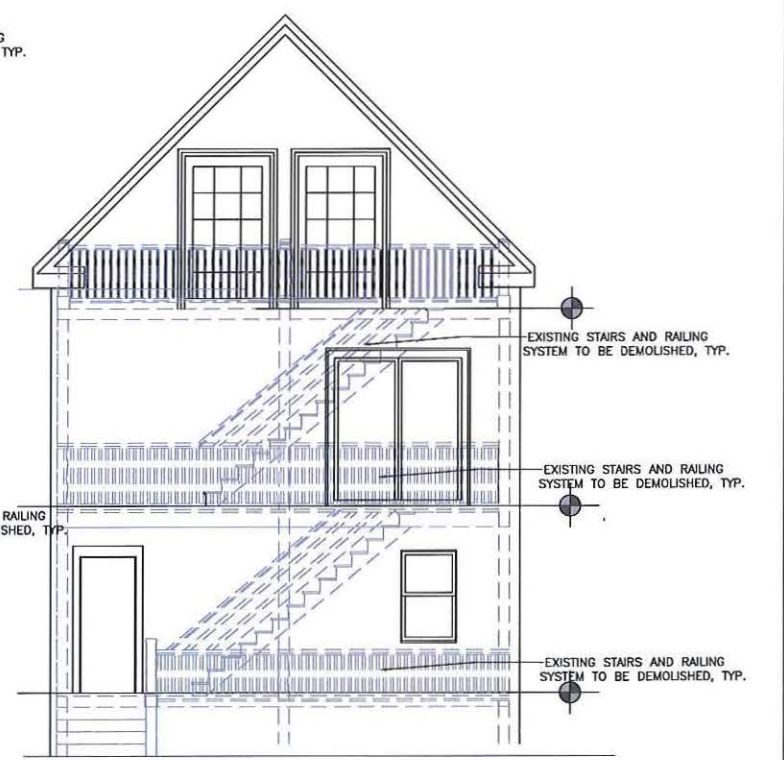
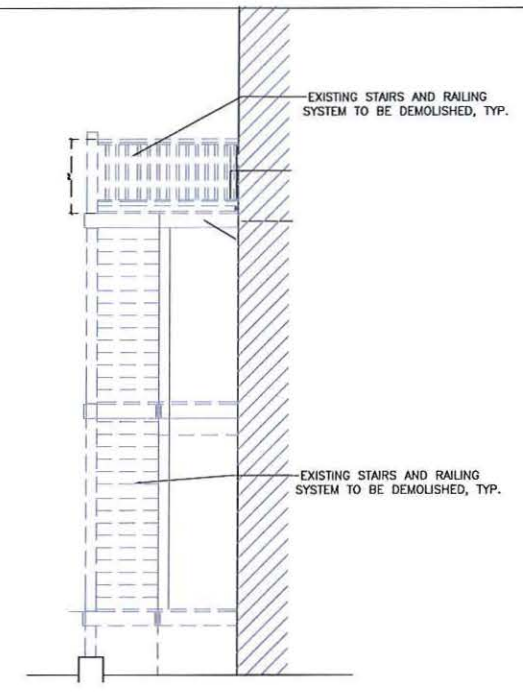
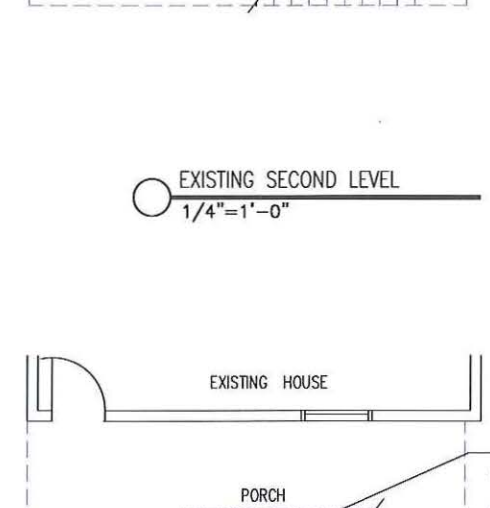
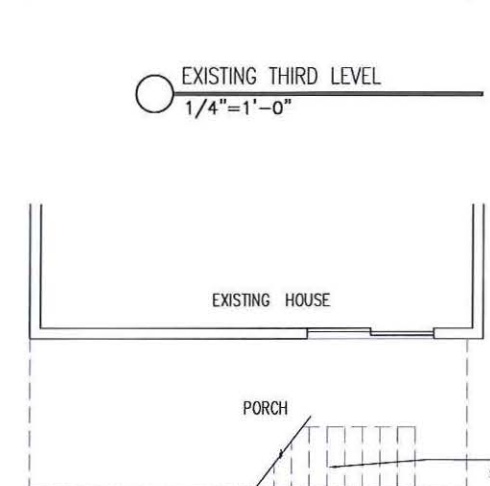
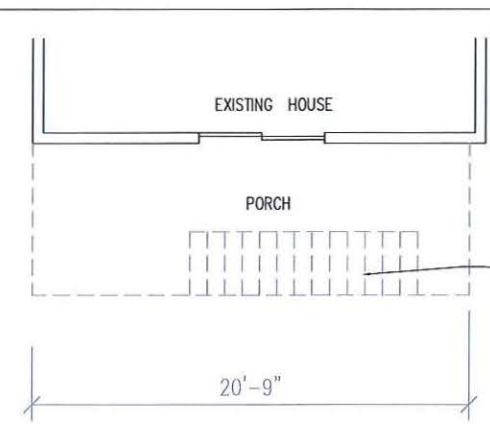
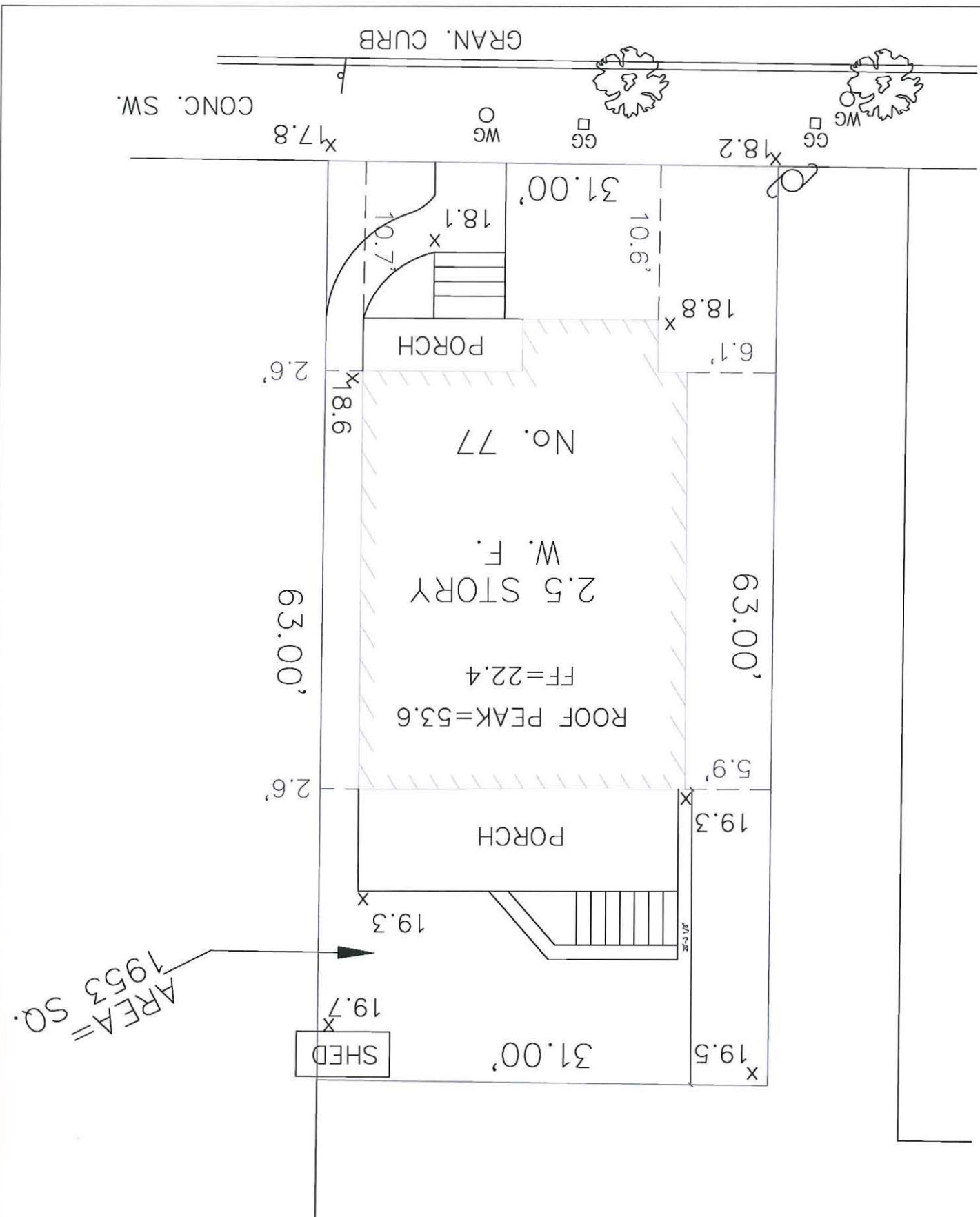




**POST-BEAM CONNECTION DETAIL**  
SCALE: 3/4" = 1'-0"

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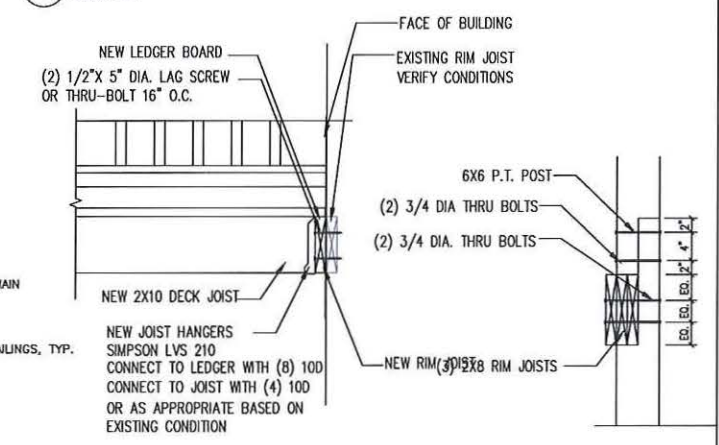
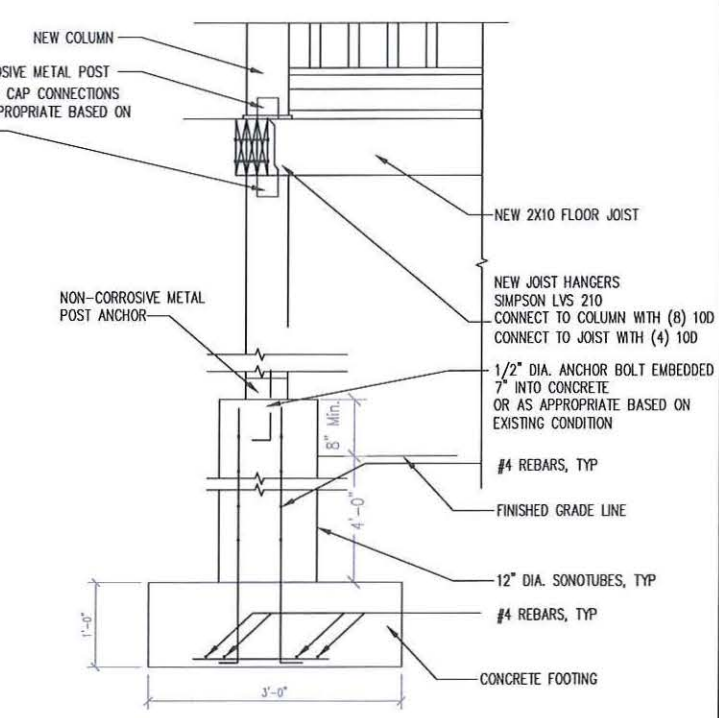
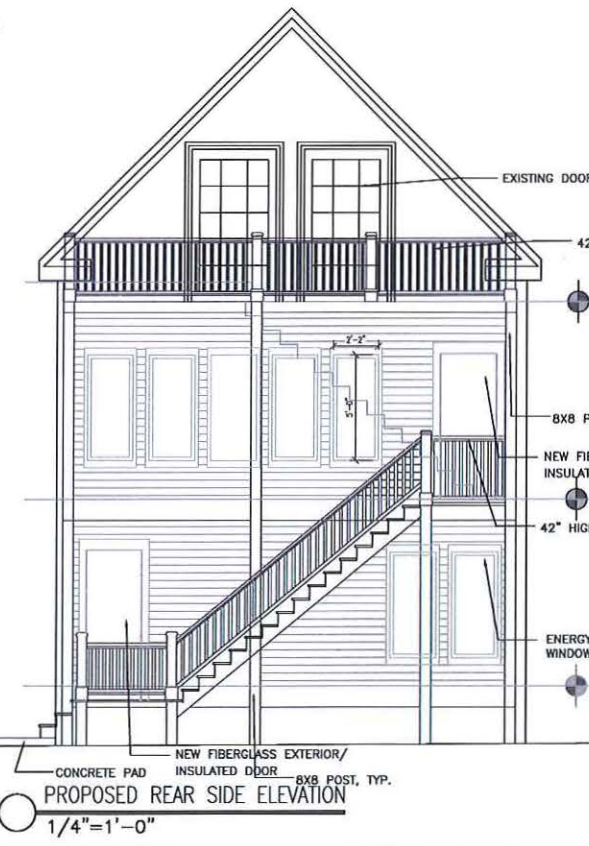
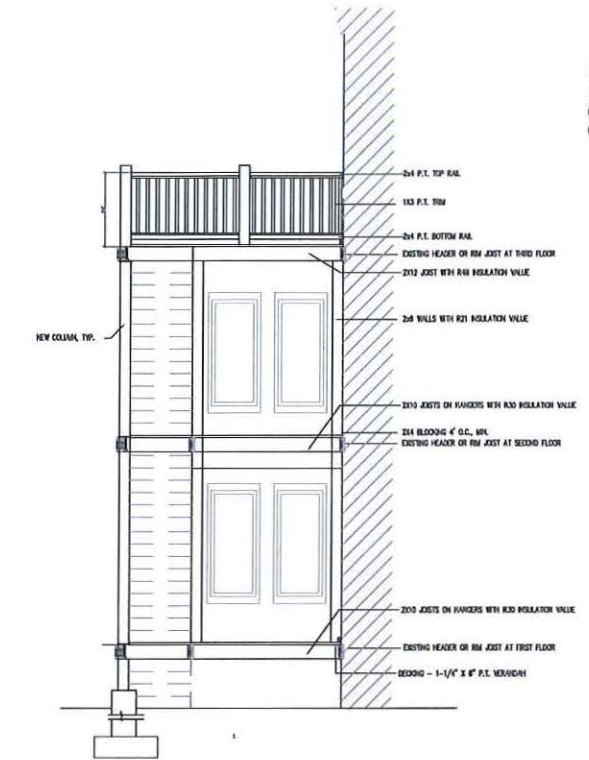
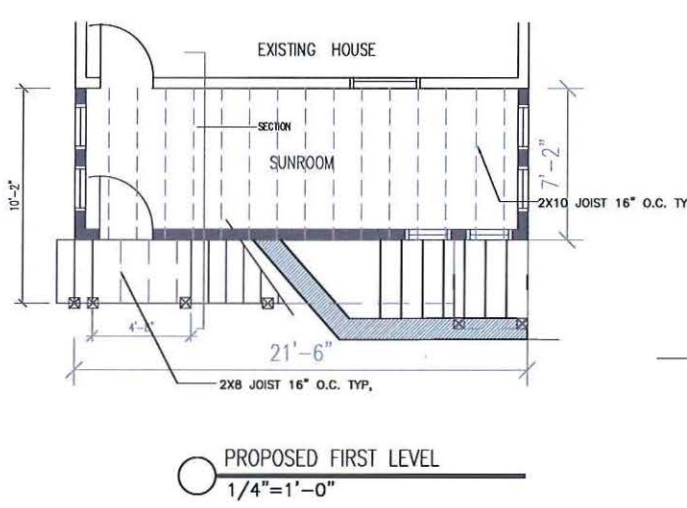
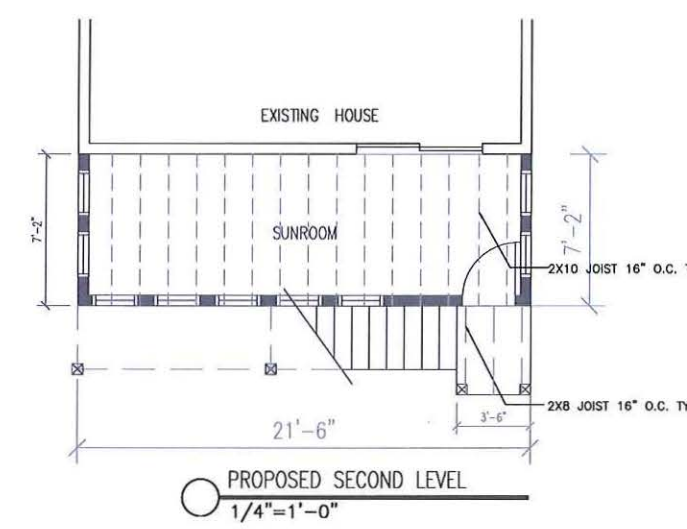
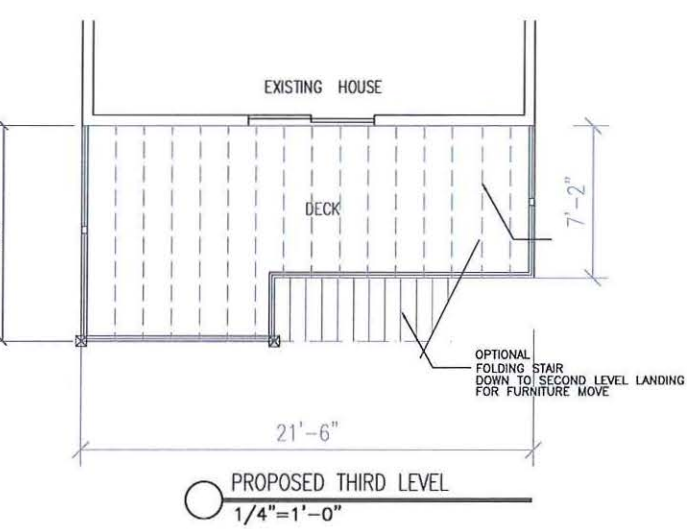
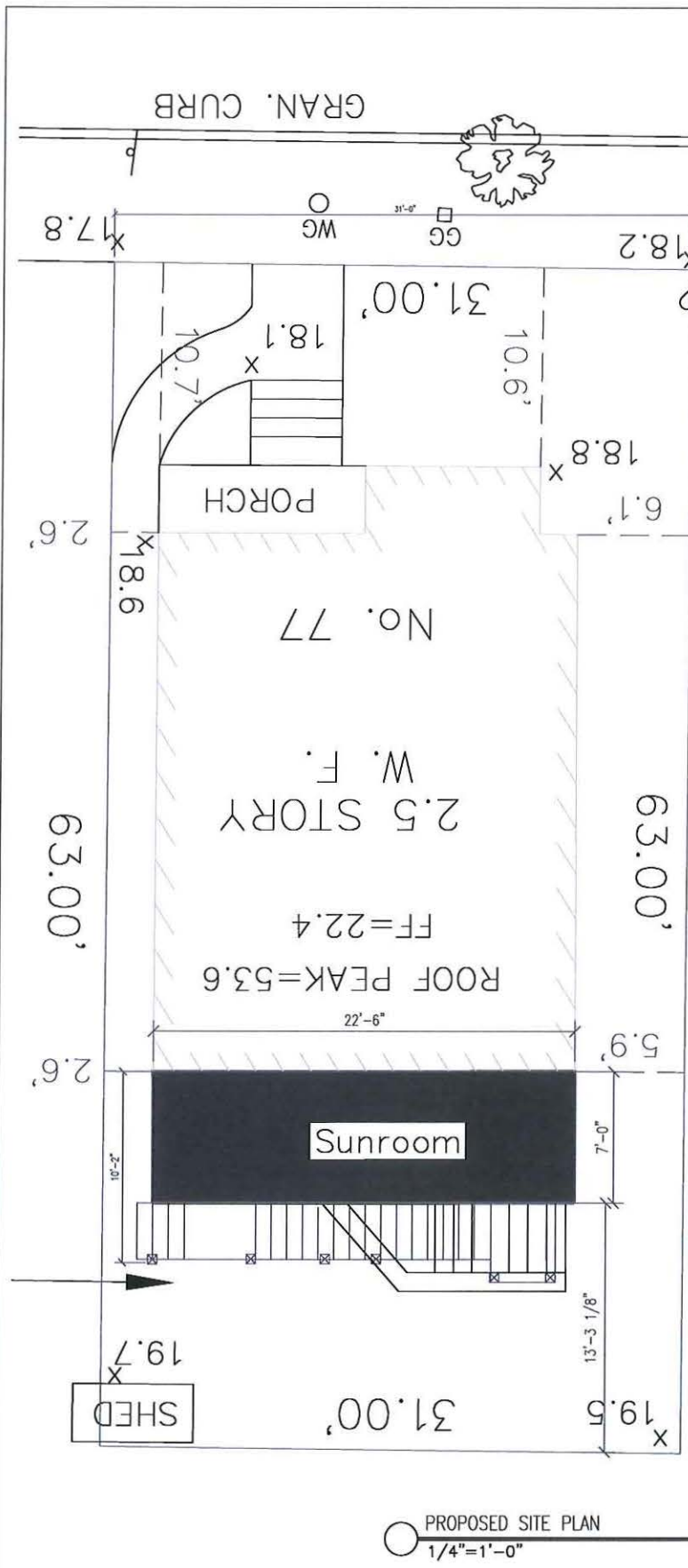
<p><b>GENERAL NOTES:</b></p> <p>EXISTING CONDITIONS SHOULD BE VERIFIED AFTER DEMOLITION. ARCHITECT IS NOT RESPONSIBLE FOR AREAS THAT WERE NOT SURVEYED OR NOT ACCESSIBLE. ANY CONDITIONS DIFFERENT FROM WHAT IS SHOWN IN THE DRAWINGS TO BE REPORTED TO ARCHITECT.</p>	<p><b>DESIGN FIRM:</b></p> 	<p><b>PROJECT NAME AND ADDRESS:</b></p> <p>77 PRENTISS STREET SUNROOM ADDITION</p>	<p><b>DATE</b></p> <p><b>REVISION</b></p> <p><b>BY</b></p>	<p><b>PROFESSIONAL STAMP:</b></p> 	<p><b>DRAWING INFORMATION:</b></p> <p>77 PRENTISS STREET CAMBRIDGE, MA</p> <p>DRAWING TITLE: SUNROOM/DECK</p> <p>DRAWN BY: DJ CHECKED BY: FM DATE: 08-19-21 SCALE: AS NOTED PROJECT NO: 0001 DRAWING NO.: CAD FILE NAME: A-2</p>
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<p><b>GENERAL NOTES:</b></p> <p>EXISTING CONDITIONS SHOULD BE VERIFIED AFTER DEMOLITION. ARCHITECT IS NOT RESPONSIBLE FOR AREAS THAT WERE NOT SURVEYED OR NOT ACCESSIBLE. ANY CONDITIONS DIFFERENT FROM WHAT IS SHOWN IN THE DRAWINGS TO BE REPORTED TO ARCHITECT.</p>	<p><b>DESIGN FIRM:</b></p> 	<p><b>PROJECT NAME AND ADDRESS:</b></p> <p>77 PRENTISS STREET SUNROOM ADDITION</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION	BY																<p><b>PROFESSIONAL STAMP:</b></p> 	<p><b>DRAWING INFORMATION:</b></p> <table border="1"> <tr> <td><b>77 PRENTISS STREET CAMBRIDGE, MA</b></td> <td>DRAWN BY: DJ</td> <td>SCALE: AS NOTED</td> </tr> <tr> <td></td> <td>CHECKED BY: FM</td> <td>PROJECT NO: 0001</td> </tr> <tr> <td></td> <td>DATE: 08-19-21</td> <td>DRAWING NO:</td> </tr> <tr> <td></td> <td>CAD FILE NAME:</td> <td><b>A-1</b></td> </tr> </table>	<b>77 PRENTISS STREET CAMBRIDGE, MA</b>	DRAWN BY: DJ	SCALE: AS NOTED		CHECKED BY: FM	PROJECT NO: 0001		DATE: 08-19-21	DRAWING NO:		CAD FILE NAME:	<b>A-1</b>
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							<b>77 PRENTISS STREET CAMBRIDGE, MA</b>	<b>SUNROOM/DECK</b>



**Pacheco, Maria**

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**From:** Ada Park Snider <larela2012@gmail.com>  
**Sent:** Friday, March 11, 2022 9:44 AM  
**To:** Pacheco, Maria  
**Subject:** Case No: BZA-161743

Hello Maria -

I am writing to support the petition BZA-161743 to enclose 2 existing rear porches at 77 Prentiss St. put forward by Yuval Ben-Dov - C/o Adam Dash & Associates. My home, #69 Prentiss St is directly behind the Ben-Dov house.

Thank you for relaying my support to the Zoning Board.

Ada Park Snider

Ada Park Snider

[larela2012@gmail.com](mailto:larela2012@gmail.com)

617-947-6936

69 Prentiss St, Cambridge, MA 02140





# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Yuval Ben-Dov Date: 3/4/22  
(Print)

Address: 77 Prentiss St.

Case No. BZA-161743

Hearing Date: 3/24/22

Thank you,  
Bza Members