



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN 21 PM 8:05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 159243

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Giovanni Berlanda-Scorza and Katia Bertoldi

PETITIONER'S ADDRESS: 7 Oakland Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 7 Oakland St., Cambridge, MA

TYPE OF OCCUPANCY: Residential Two-Family

ZONING DISTRICT: Residence C-1 / Business A Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes to construct a dormer on the 3rd Floor of the existing Two-Family Structure that encroaches on the front yard required setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.D (Non-Conforming structure).

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

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Giovanni Berlanda-Scorza Katia Bertoldi

(Petitioner (s) / Owner)

GIOVANNI BERLANDA SCORZA KATIA BERTOLDI

(Print Name)

Address:

7 OAKLAND ST CAMBRIDGE MA 02139

Tel. No.

857-445-3645

E-Mail Address:

giovanni.berlanda@gmail.com

Date: 1/13/2022

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 GIOVANNI BERLANDA-SCORZA/KATIA BERTOLDI
(OWNER)

Address: 7 OAKLAND ST. CAMBRIDGE MA 02139

State that I/We own the property located at 7 OAKLAND ST CAMBRIDGE,
which is the subject of this zoning application.

The record title of this property is in the name of GIOVANNI
BERLANDA-SCORZA / KATIA BERTOLDI

*Pursuant to a deed of duly recorded in the date 9/11/2014, Middlesex South
County Registry of Deeds at Book 64216, Page 35; or
Middlesex Registry District of Land Court, Certificate No. 138222
Book 64216 Page 35.

Giovanni Berlanda-Scorza
Katia Bertoldi
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

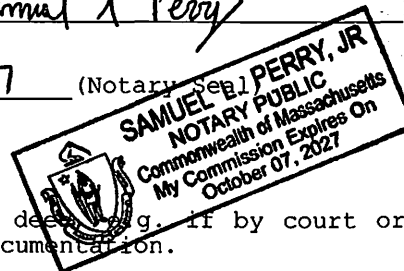
*Written evidence of Agent's standing to represent petitioner may be requested

Commonwealth of Massachusetts, County of Middlesex

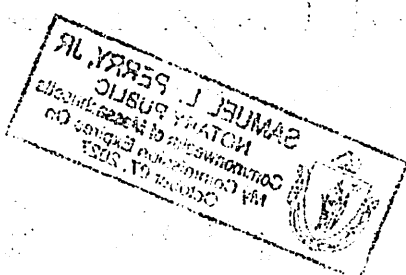
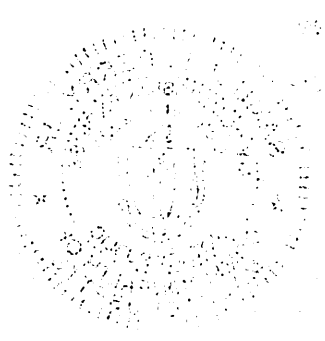
The above-name Giovanni Berlanda-Scorza/Katia Bertoldi personally appeared before me,
this 30th of March, 2021, and made oath that the above statement is true.

My commission expires October 7, 2027

(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 7 Oakland 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:

Section 8.22.2.d provides protections for existing non conforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. The proposed alterations and extensions at 7 Oakland increase the non-conforming nature of the residence in modest ways, the changes are not substantially 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 as it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed additions and fenestration changes are modest and occur in areas that have limited impact on adjacent uses. The changes proposed at 7 Oakland Street will not adversely affect the continued operation of adjacent uses.

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:

Areas dedicated to Open Space will remain intact 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.

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 alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the existing use and the other uses in the neighborhood. The proposed minor additions will not impair the integrity of the district or derogate from the intent of the ordinance.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Giovanni Berlanda-Scorza and Katia Bertoldi

Present Use/Occupancy: Residential Two-Family

Location: 7 Oakland St., Cambridge, MA

Zone: Residence C-1 / Business A Zone

Phone: 857-445-3645

Requested Use/Occupancy: Residential Two-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2066	2209	3205	(max.)
<u>LOT AREA:</u>		2319	2319	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.89	.95	1.38	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1160	1160	770	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	39.52	39.52	50	
	<u>DEPTH</u>	58.58	58.58	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	2.36	2.36	10	
	<u>REAR</u>	15.4	15.4	20	
	<u>LEFT SIDE</u>	11.1	11.1	7.5	
	<u>RIGHT SIDE</u>	3.2	3.2	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	34.25	34.25	35	
	<u>WIDTH</u>	43.4	43.4	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39.4	39.4	20.5	
<u>NO. OF DWELLING UNITS:</u>		2	2	3	
<u>NO. OF PARKING SPACES:</u>		1	1	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

n/a

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'.

7 Oakland Street

No.	Description	Date

client
Giovanni and Katia
Berlanda

<small>file</small> COVER SHEET	<small>project</small> 7 Oakland Street, CAMBRIDGE MA
------------------------------------	--

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

scale

date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-001



VIEW NORTH FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM OAKLAND STREET



VIEW SOUTH FROM OAKLAND STREET



AXON VIEW OF SITE FROM THE SOUTHEAST



VIEW SOUTH FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET

No.	Description	Date

Client
Giovanni and Katia Berlanda

Site

Project

SITE PHOTOS

7 Oakland Street, CAMBRIDGE MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

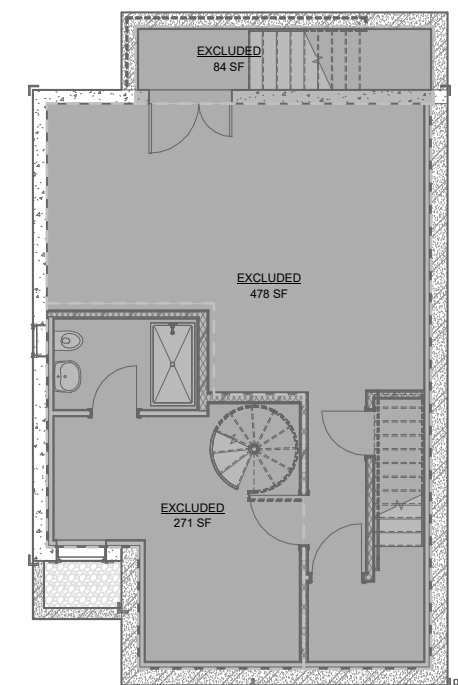
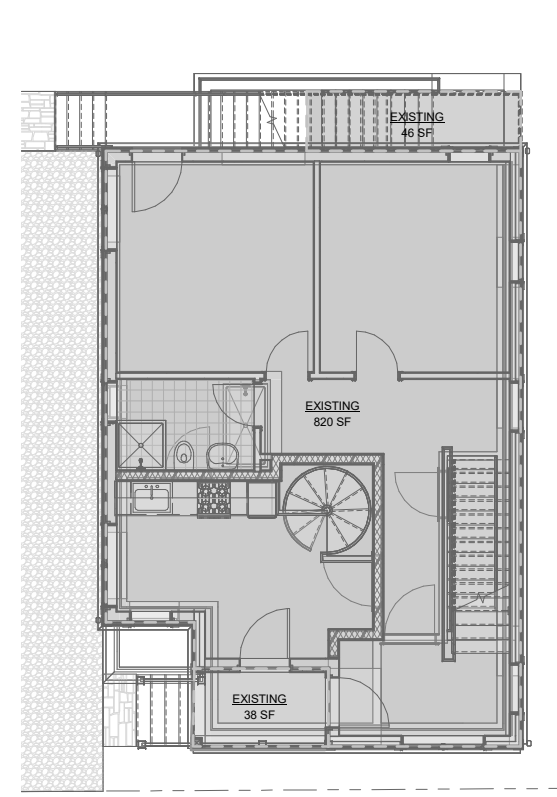
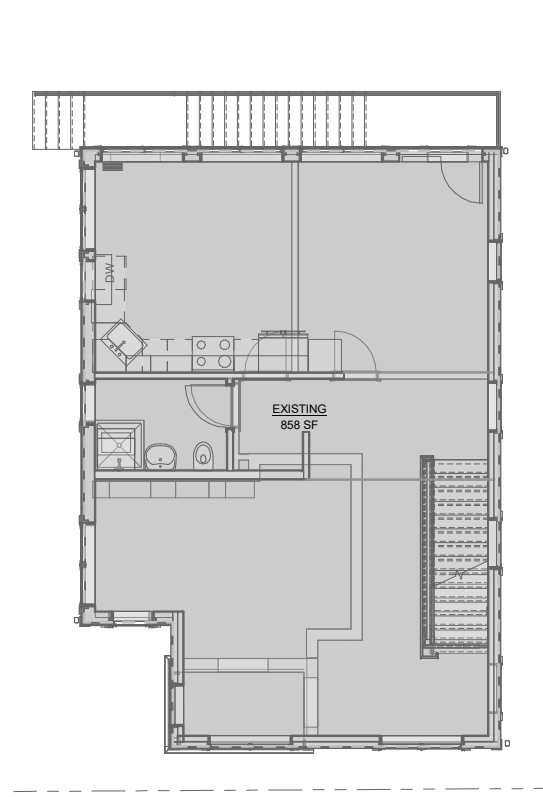
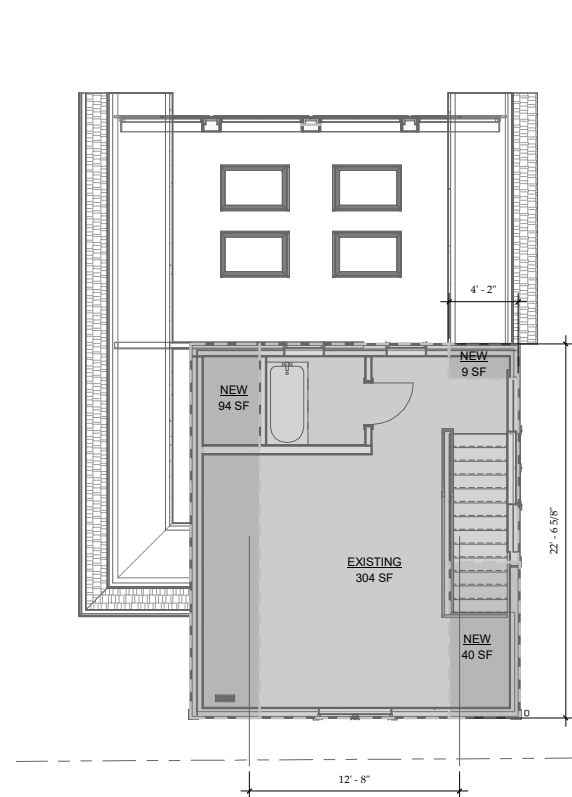
job number

scale

date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.



EXISTING BUILDING GFA		
Level	Name	Area
First Floor	EXISTING	38 SF
First Floor	EXISTING	820 SF
First Floor	EXISTING	46 SF
Second Floor	EXISTING	858 SF
Third Floor	EXISTING	304 SF
EXISTING		2066 SF
Third Floor	NEW	94 SF
Third Floor	NEW	9 SF
Third Floor	NEW	40 SF
NEW		143 SF
Grand total		2209 SF

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Giovanni and Katia
Berlanda

7 Oakland Street, Cambridge MA

a architects
oston MA

serodt@dharchs.com
7-824-0732

number

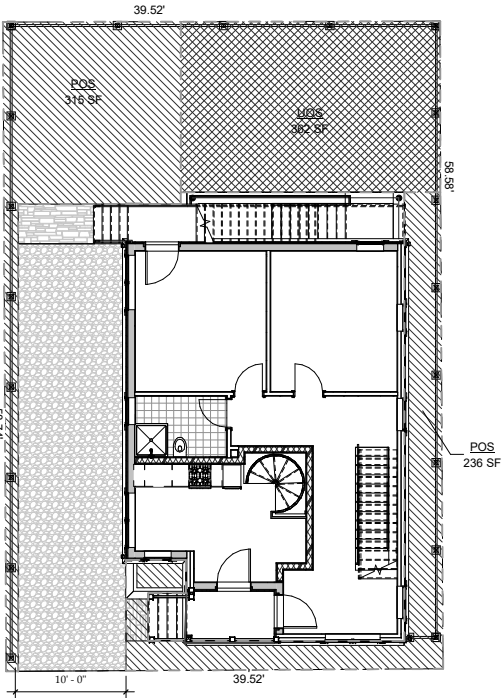
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01-08-22

ZA SPECIAL PERMIT

et no.

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1 Site Plan - Proposed Open Space
1/8" = 1'-0"

Open Space Calculations		
Zoning Area	Comments	Area
UPOS	PROPOSED	362 SF
POS	PROPOSED	315 SF
POS	PROPOSED	236 SF
Grand total		914 SF

DIMENSIONAL FORM				12/5/2021
LOCATION:	7 Oakland Street, Cambridge	ZONE:	RES C-1 & BA	
		PRESENT USE/OCCUPANCY:	TWO FAMILY	
		REQUESTED OCCUPANCY:	TWO FAMILY	
		EXISTING	PROPOSED	ORDINANCE
LOT SIZE:				
BA	1,466	1,466	5000	
C-1	853	853	5000	
Total	2,319	2,319	5000	
FLOOR AREA RATIO				
BA		NA	1.75	
C-1		NA	0.75	
TOTAL	0.89	0.95	1.38	
GROSS FLOOR AREA				
BA			2565.5	
C-1			639.75	
TOTAL	2,066.0	2,209.0	3205.25	
LOT AREA PER DWELLING UNIT	1,160	1,160	770.0	
NO. OF D.U.				
Base Zoning	2	2	3.0	
BA Zone (Res C2-B) - L.A. per D.U. = 600 S.F.				
C-1 Zone - L.A. per D.U. = 1500 S.F.				
SIZE OF LOT:				
WIDTH	39.52'	39.52'	50	
LENGTH	58.58'	58.58'	NA	
SIZE OF BLDG:				
BUILDING HEIGHT	34.25'	34.25'	35.0	
BUILDING LENGTH	43.4'	43.4'	NA	
BUILDING WIDTH	19.7'	19.7'	NA	
SETBACKS				
FRONT	2.36'	2.36'	10.0'	
REAR	15.4'	15.4'	20.0	
LEFT SIDE	11.1'	11.1'	7.5'	
RIGHT SIDE	3.2'	3.2'	7.5'	
DISTANCE BETWEEN STRUCTURES	NA	NA	H+H / 6	
PRIVATE OPEN SPACE				
USABLE OPEN SPACE (SF)	914.0	914.0	475.8	
PERCENTAGE LOT AREA	39.4%	39.4%	20.5%	
NO. OF PARKING SPACES:	1	1	2	

No.	Description	Date

client
Giovanni and Katia Berlanda

file
ZONING COMPLIANCE - OPEN SPACE AND DIM FORM

project
7 Oakland Street, CAMBRIDGE MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

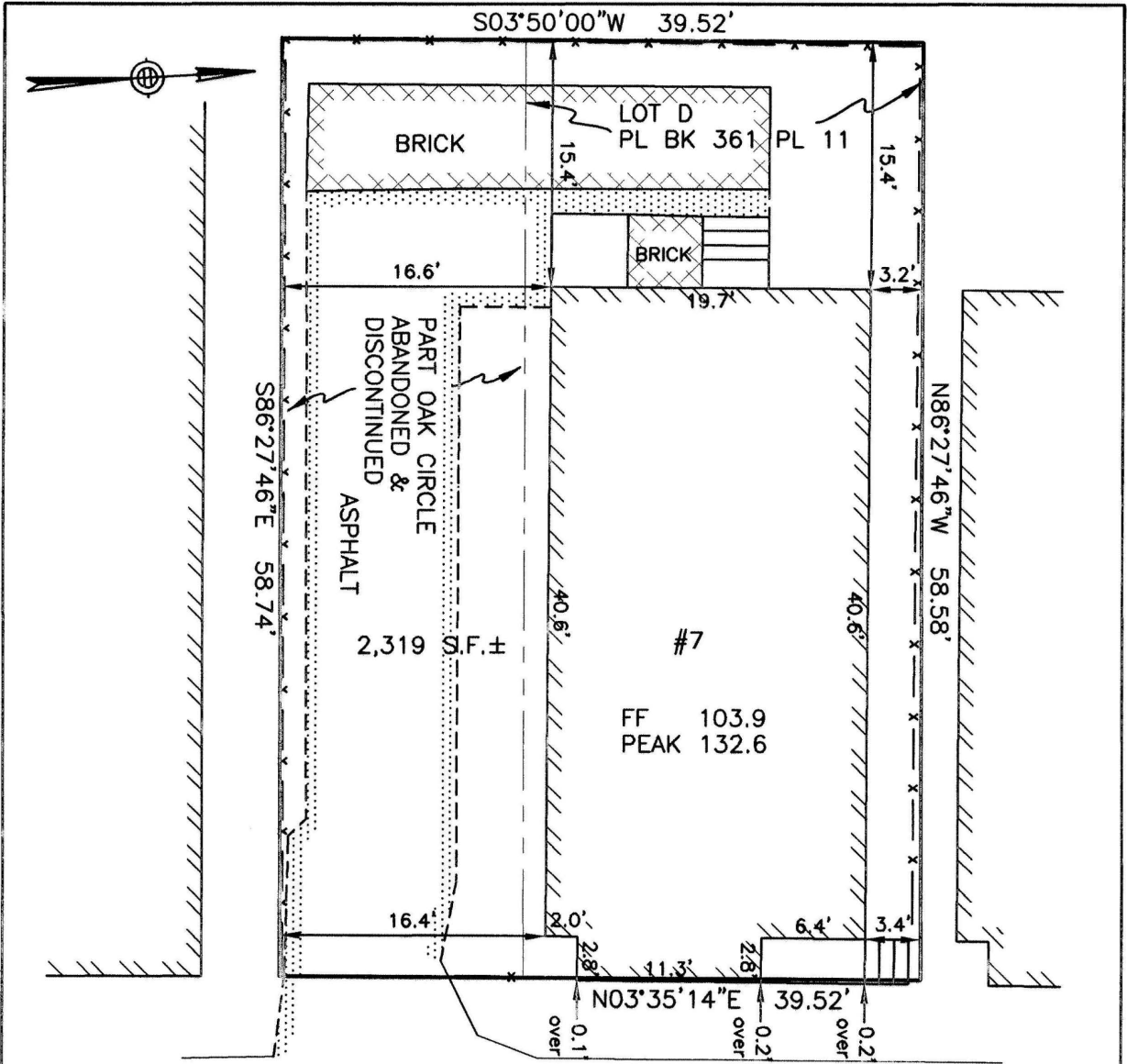
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date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-012



OAKLAND STREET

ESTABLISHED 1916
EMB
EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS
49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

DEED REFERENCE:
BK 13603 PG 643
BK 5274 PG 101
BK 5612 PG 273

PLAN REFERENCE:
PLAN BK 361 PLAN 11
L.C.C. 42897A
L.C.C. 16170A

PLAN OF LAND IN
CAMBRIDGE, MA

7 OAKLAND STREET
EXISTING CONDITIONS

SCALE: 1 IN.= 10 FT.
DATE: AUGUST 19, 2014
DRAWN: SM
CHECK: BB

PROJECT NO. 24483

No.	Description	Date

client
Giovanni and Katia
Berlanda

title
SURVEY
project
7 Oakland Street, CAMBRIDGE MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

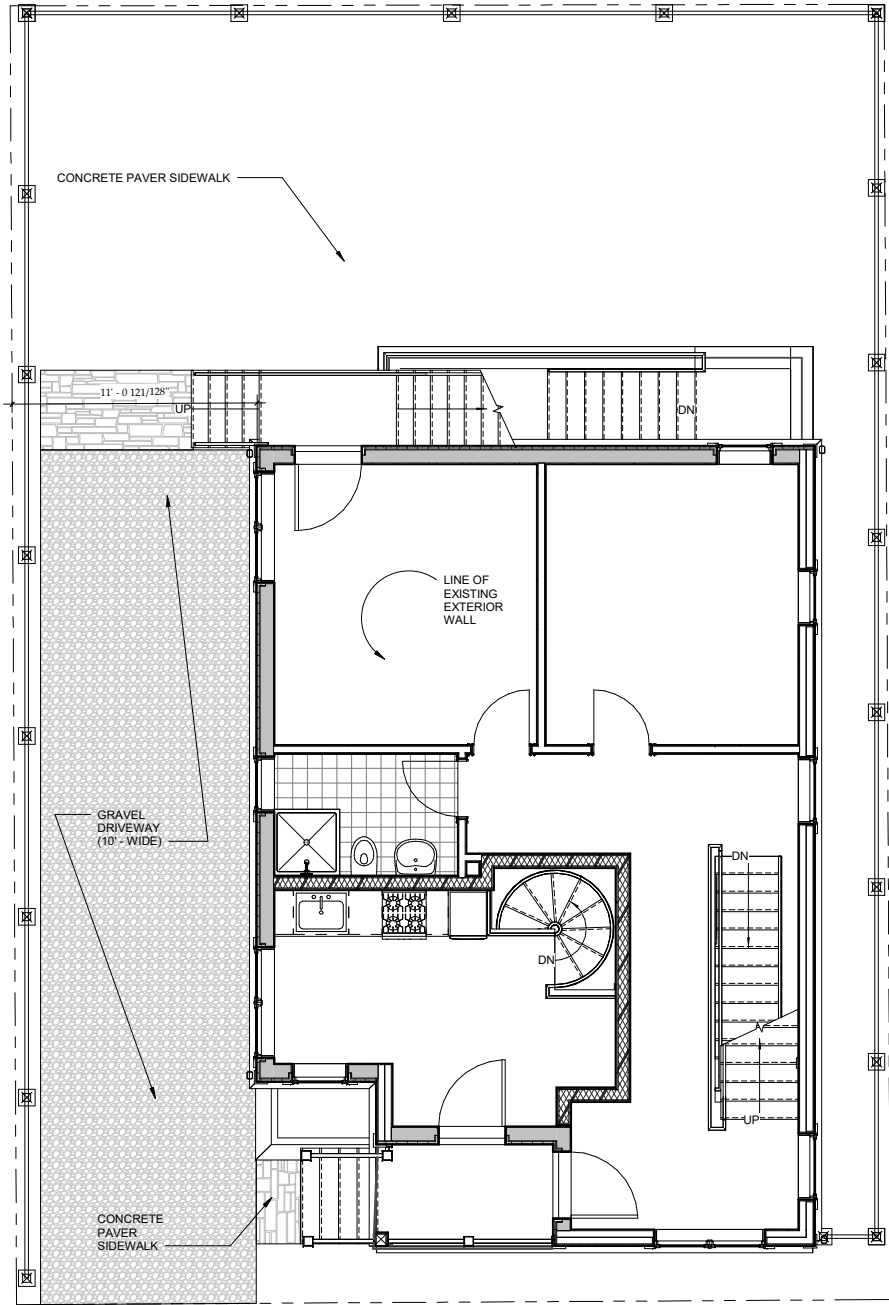
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date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

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1
A-022

Proposed Site Plan

1/4" = 1'-0"



No.	Description	Date

client
Giovanni and Katia
Berlanda

Architectural Site Plan

Project
7 Oakland Street, Cambridge MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

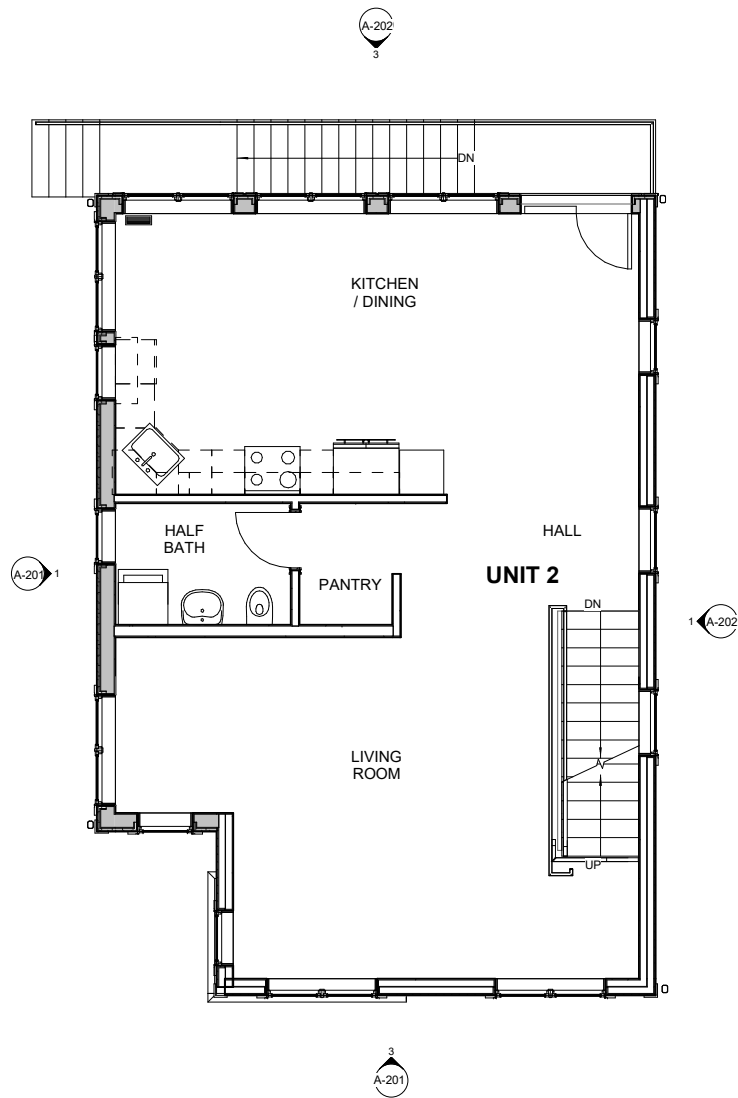
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date issued 01-08-22

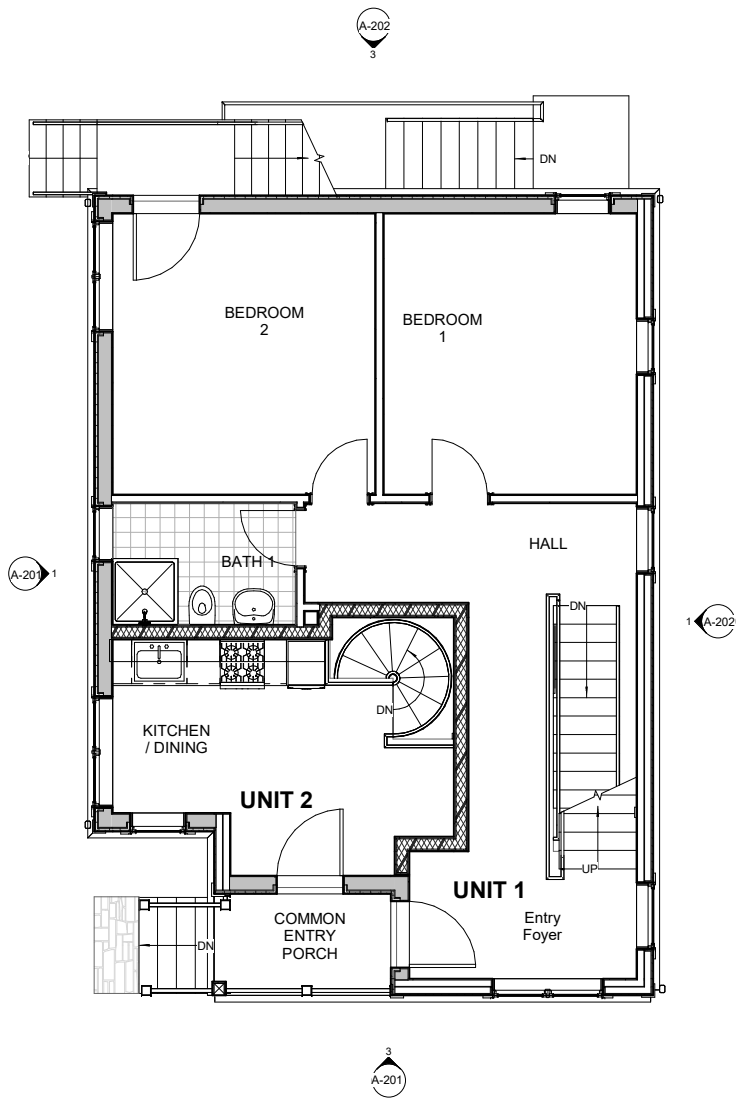
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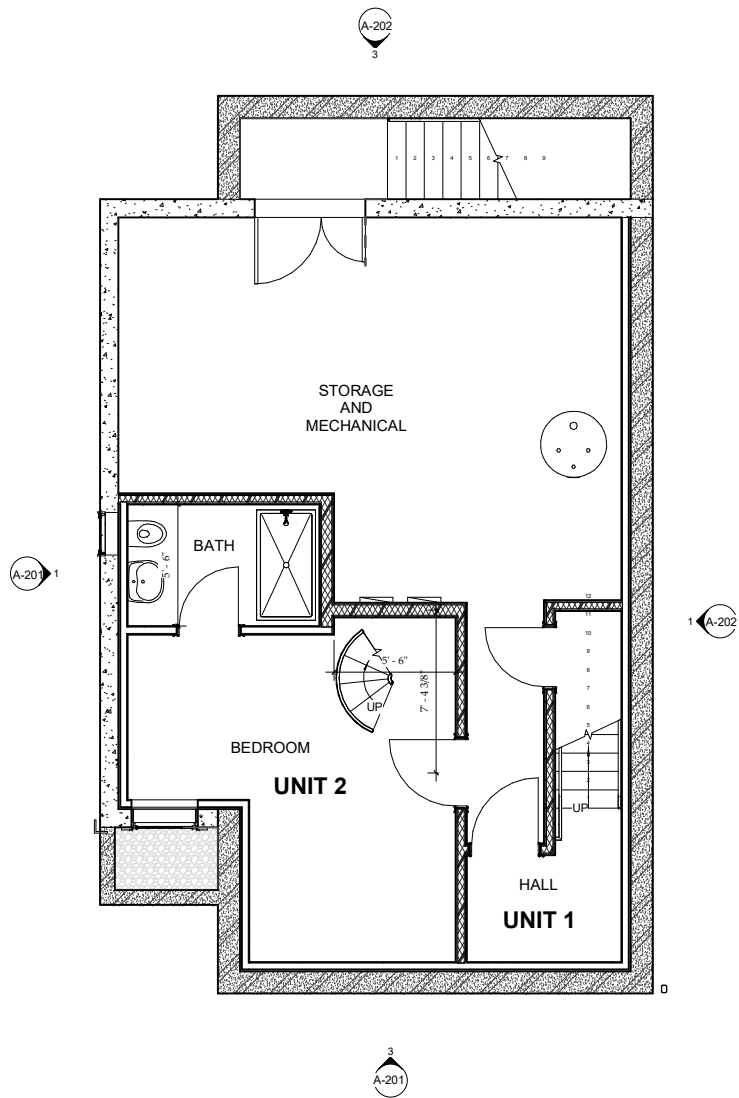
A-022



③ Second Floor
1/4" = 1'-0"



② First Floor
1/4" = 1'-0"



① Basement Floor
1/4" = 1'-0"

No.	Description	Date

client
Giovanni and Katia
Berlanda

EXISTING FLOOR PLANS

7 Oakland Street, CAMBRIDGE MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

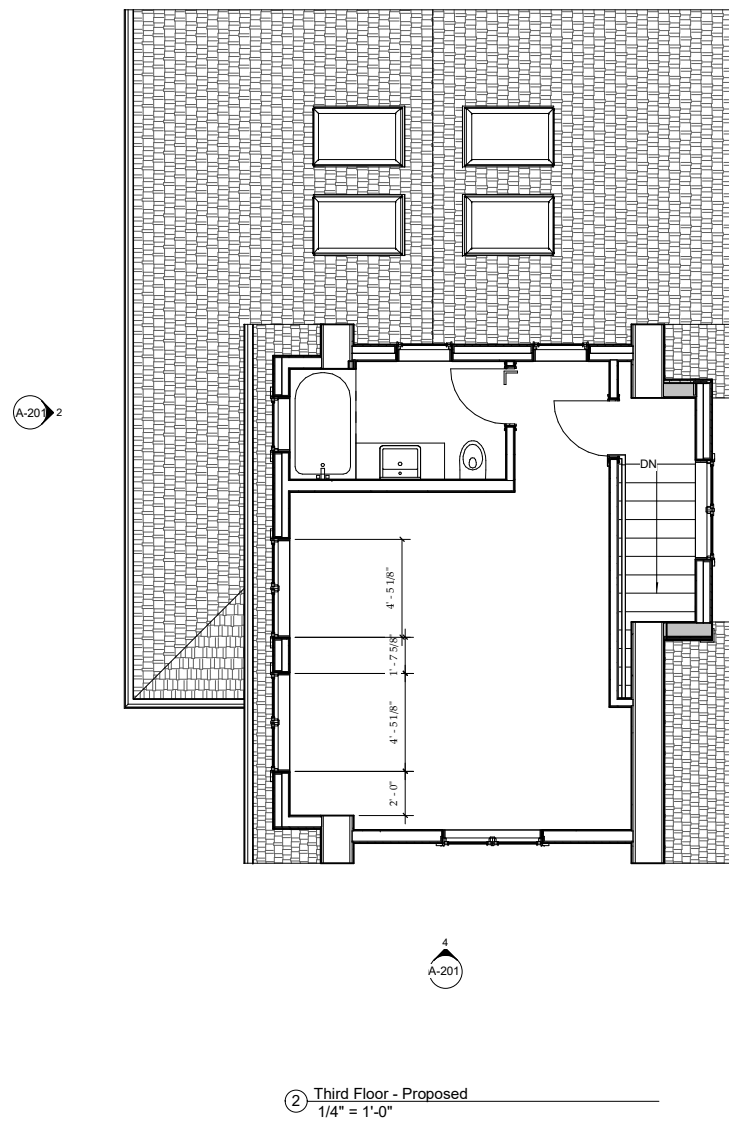
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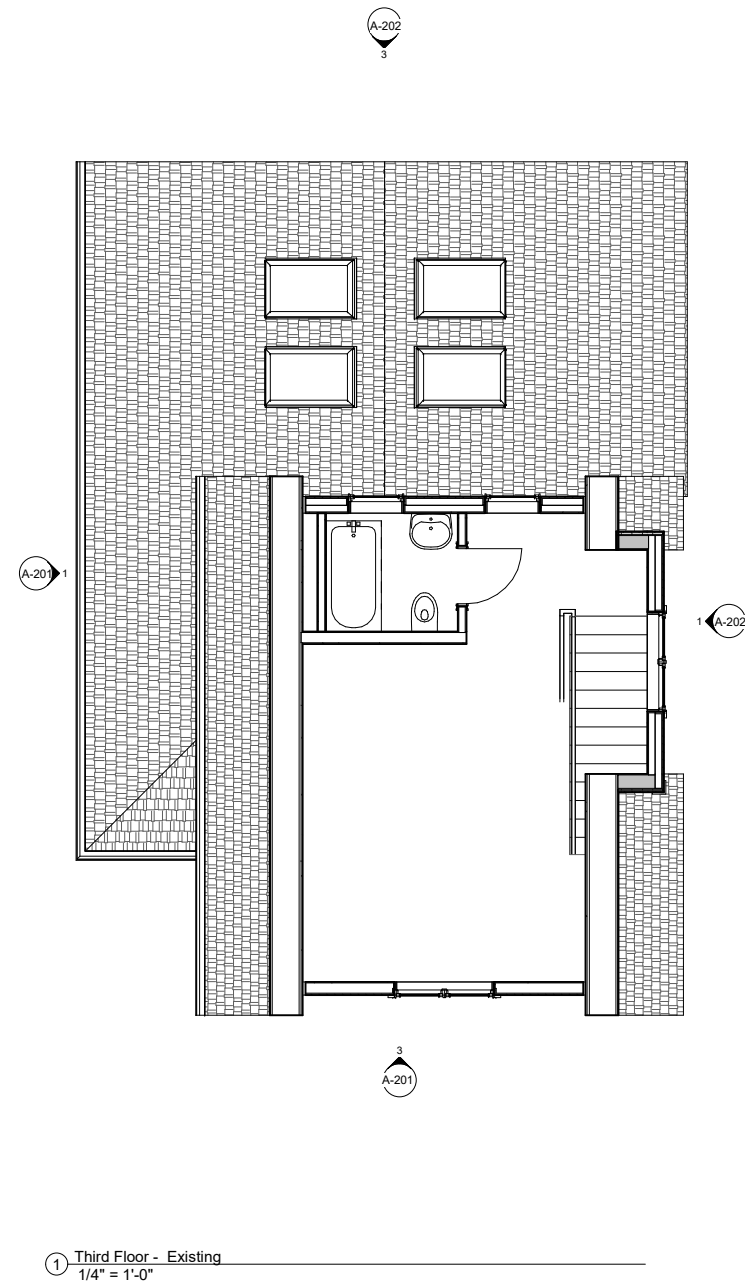
BZA SPECIAL PERMIT

Sheet no.

A-101



② Third Floor - Proposed
1/4" = 1'-0"



① Third Floor - Existing
1/4" = 1'-0"

[illegible]

client
Giovanni and Katia
Berlanda

THIRD FLOOR PLAN - PROPOSED AND EXISTING

7 Oakland Street, Cambridge MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

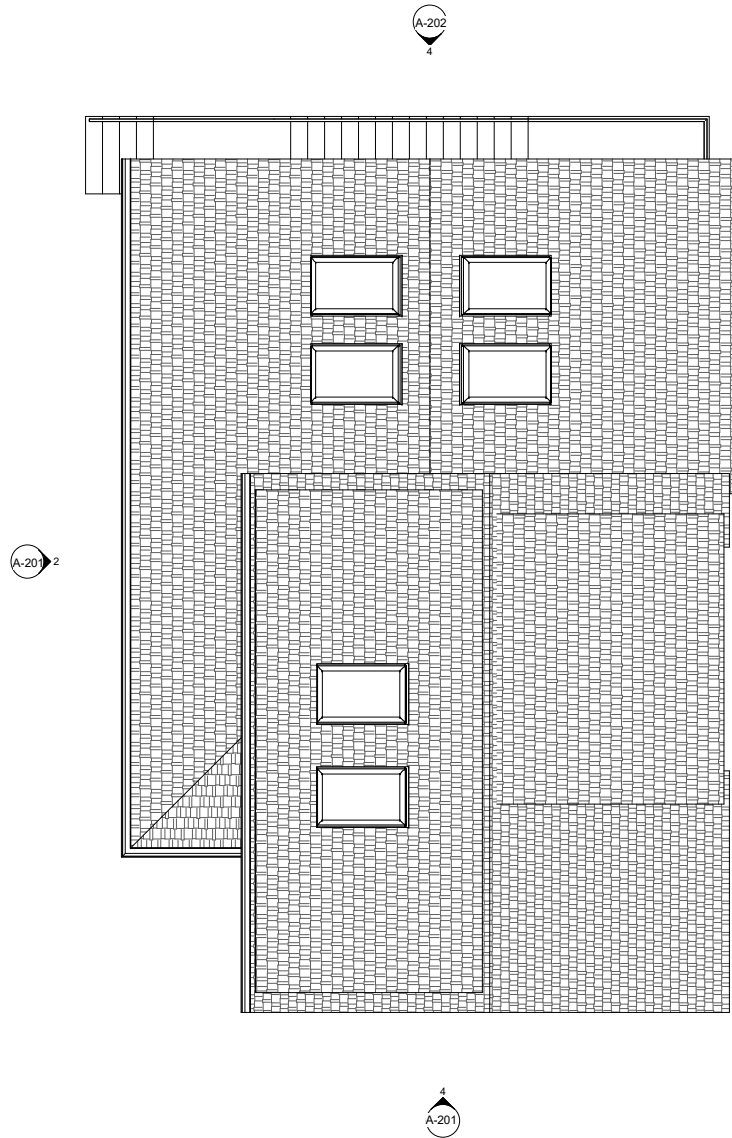
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date issued	01-08-22
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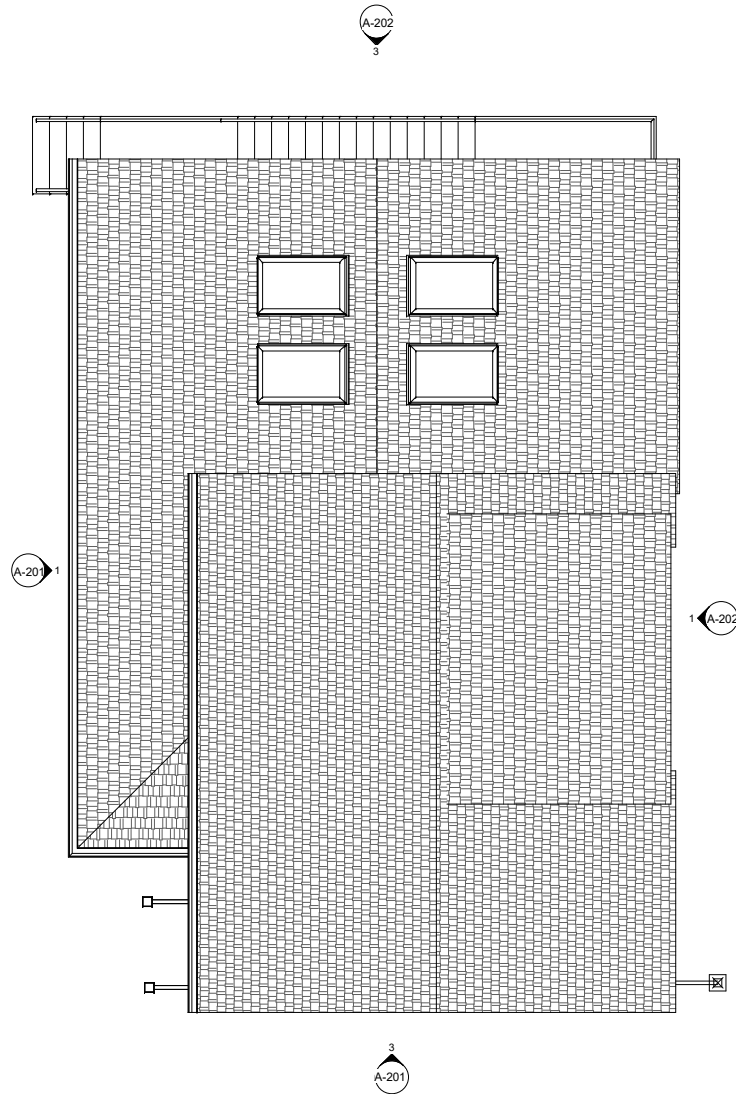
Sheet no.

A-102

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② PROPOSED ROOF PLAN
1/4" = 1'-0"



① EXISTING ROOF PLAN
1/4" = 1'-0"

No.	Description	Date

client
Giovanni and Katia
Berlanda

file
PROJECT
ROOF PLAN - EXISTING AND PROPOSED
7 Oakland Street, CAMBRIDGE MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

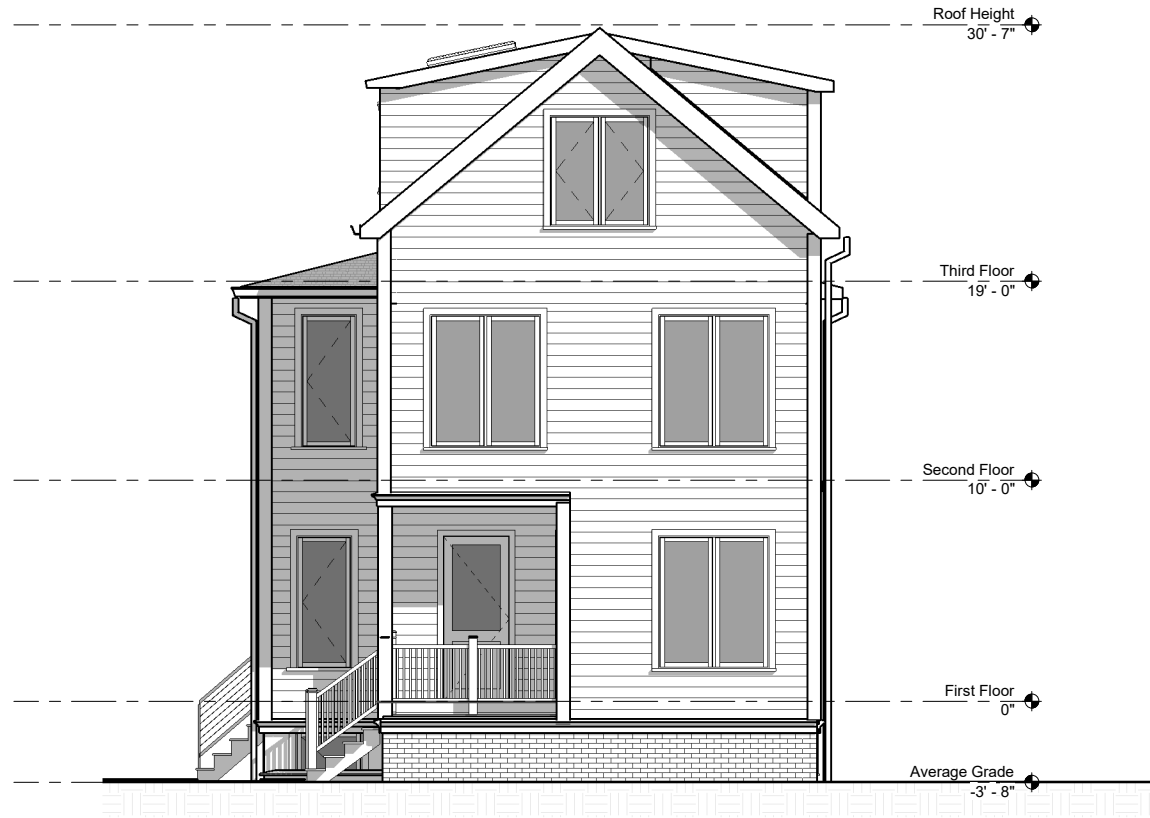
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date issued
01-08-22

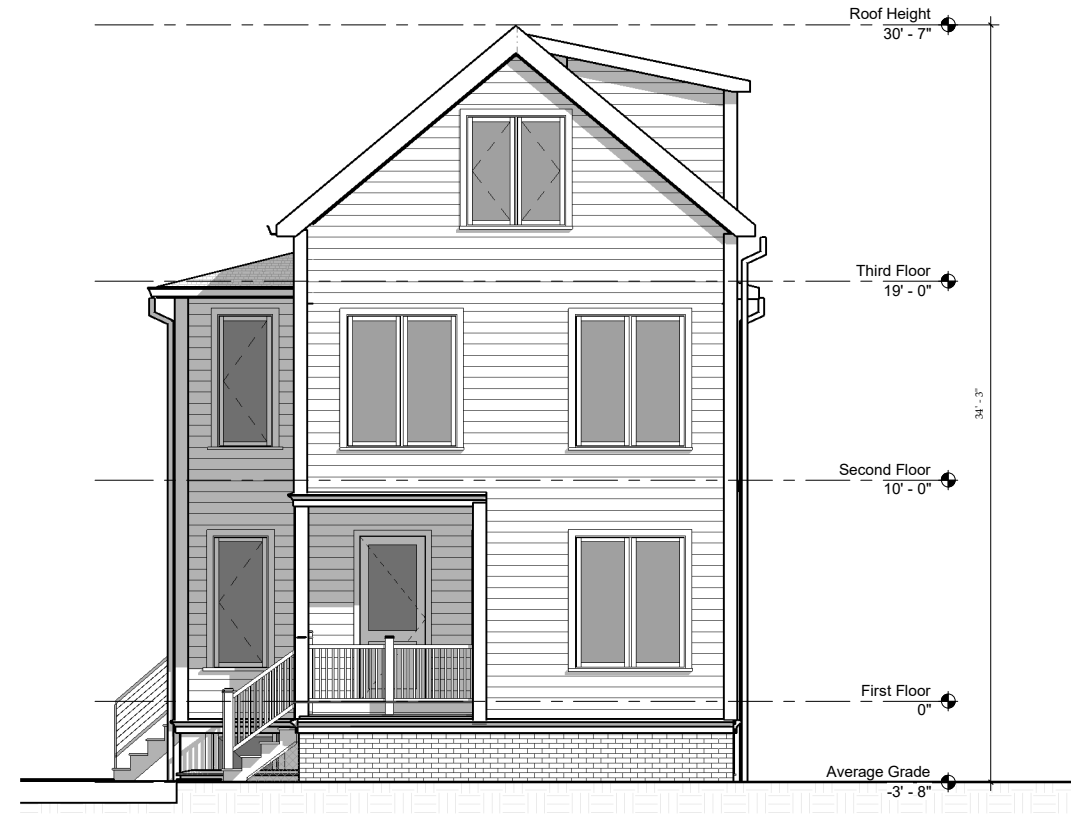
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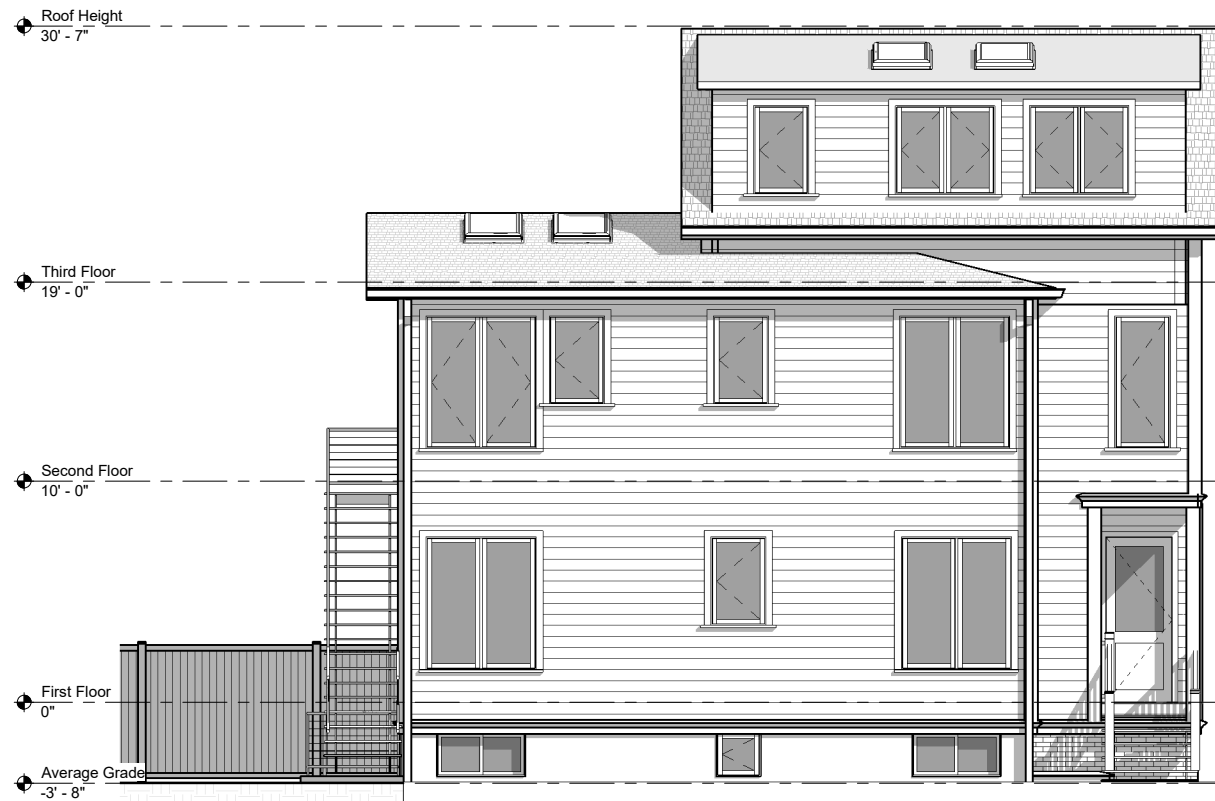
A-103



④ FRONT ELEVATION - PROPOSED
1/4" = 1'-0"



③ FRONT ELEVATION - EXISTING
1/4" = 1'-0"



② LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



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

No.	Description	Date

Client
Giovanni and Katia
Berlanda

File
EXTERIOR ELEVATIONS

Project
7 Oakland Street, CAMBRIDGE MA

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number

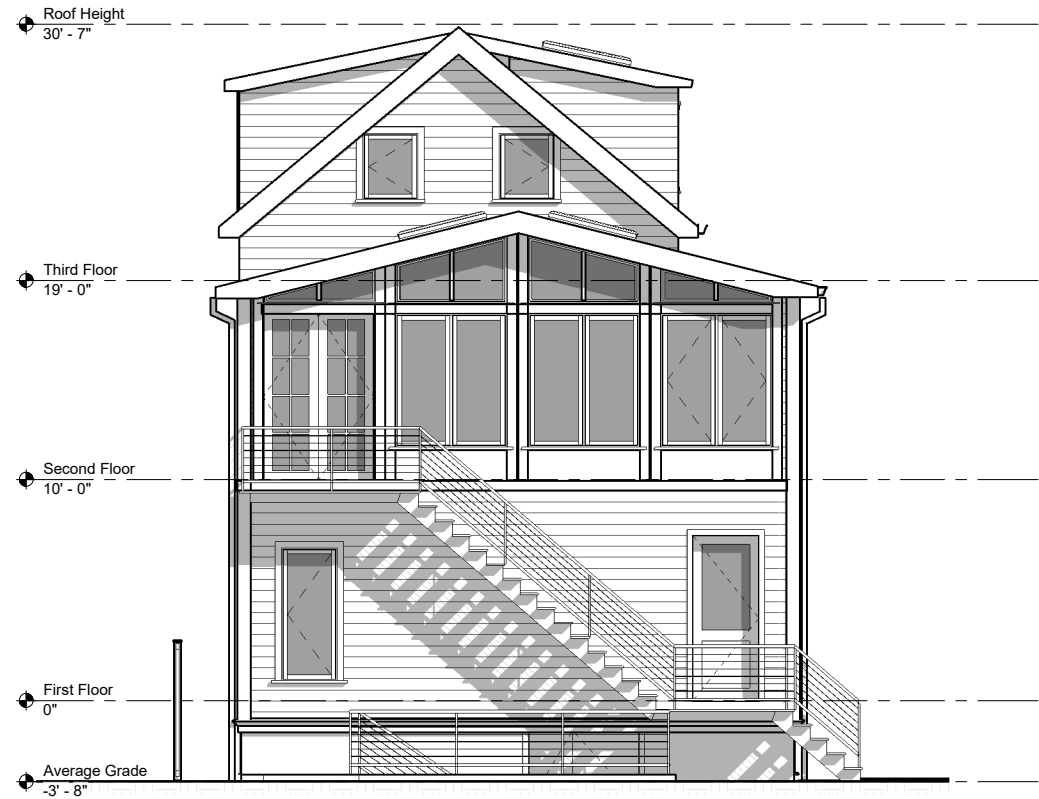
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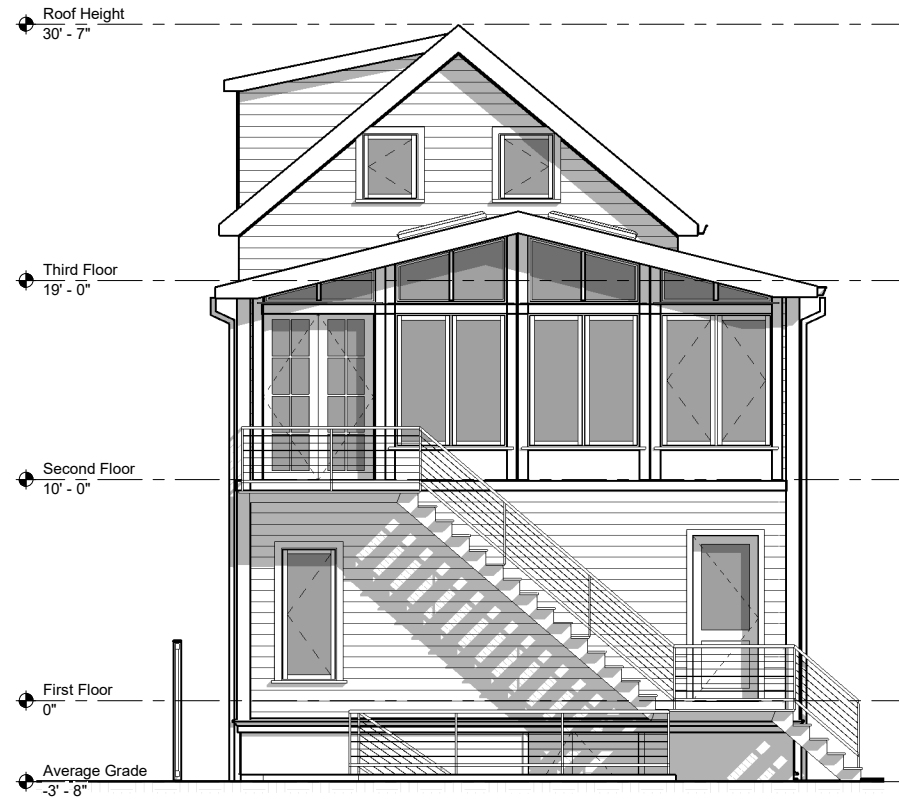
BZA SPECIAL PERMIT

Sheet no.

A-201



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



③ REAR ELEVATION - EXISTING
1/4" = 1'-0"



② RIGHT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



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

No.	Description	Date

Client
Giovanni and Katia
Berlanda

dh architects
Boston MA

shiserodt@dharchs.com
617-824-0732
job number

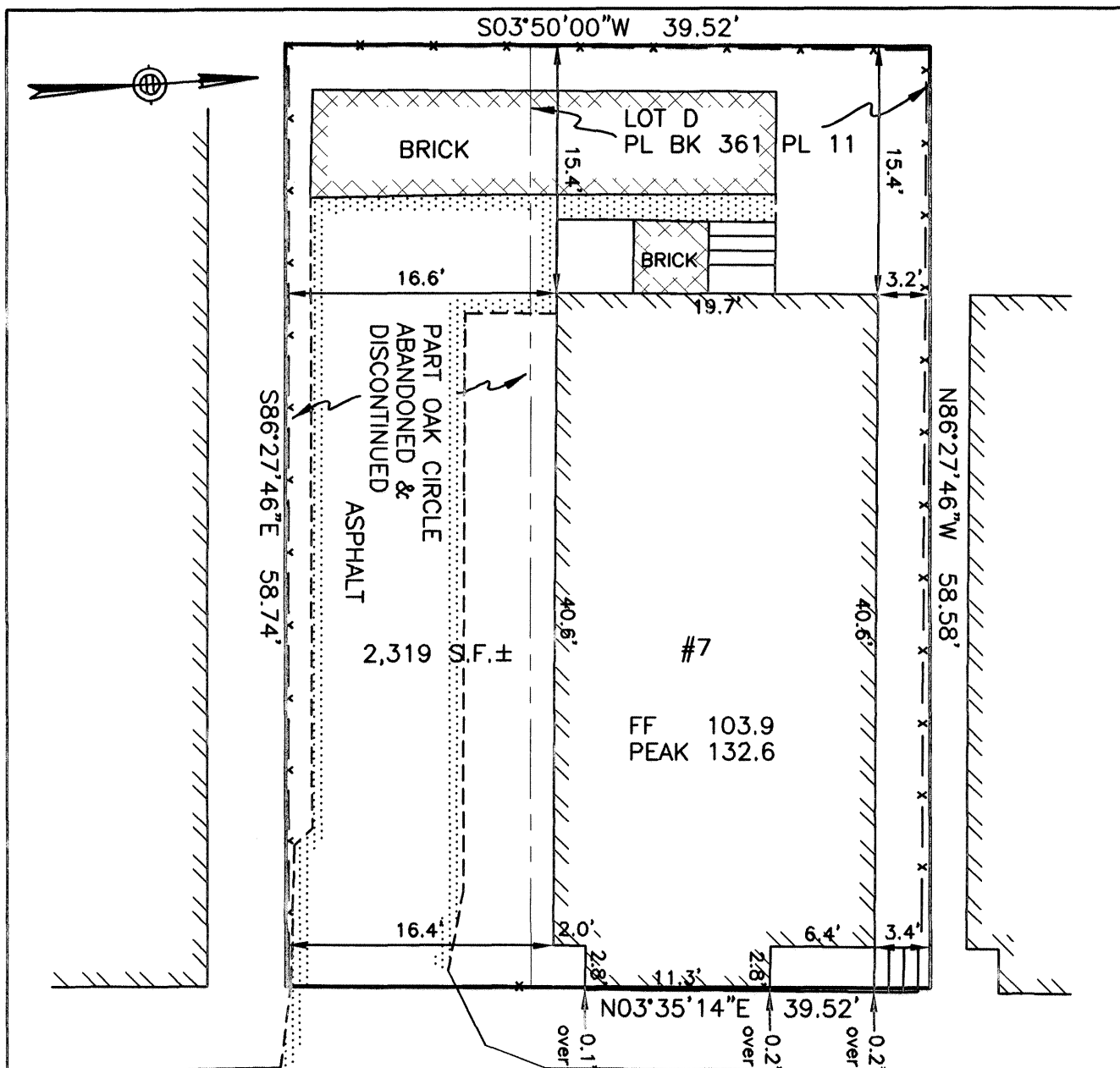
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date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-202

7 Oakland Street, CAMBRIDGE MA



OAKLAND STREET

ESTABLISHED 1916

EMTB

EVERETT M. BROOKS CO.
SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750
(617) 332-1578 FAX
info@everettbrooks.com

DEED REFERENCE:
BK 13603 PG 643
BK 5274 PG 101
BK 5612 PG 273

PLAN REFERENCE:
PLAN BK 361 PLAN 11
L.C.C. 42897A
L.C.C. 16170A

PLAN OF LAND IN CAMBRIDGE, MA

7 OAKLAND STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.

DATE: AUGUST 19, 2014

DRAWN: SM

CHECK: BB

PROJECT NO. 24483

Daniel J. Pallin, MD, MPH
52 Kinnaird St.
Cambridge, MA 02139
January 24, 2022

Attn:

Cambridge Board of Zoning Appeals

Re:

Special Permit Application by Giovanni Berlanda-Scorza and Katia Bertoldi

To Whom It May Concern:

I own the property at 9 Oak St, which abuts 7 Oakland St.

The owners of 7 Oakland St. are Giovanni Berlanda-Scorza and Katia Bertoldi. They have notified me that they are applying to the BZA to request a Special Permit so that they can add a dormer to their house.

I support this fully. Please grant their request.

Thank you,



Daniel Pallin

Andrew Moschetti
8 Oakland St, #2
Cambridge, Ma 02139
(617) 694-6405

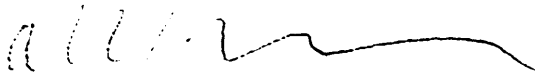
Attn: Cambridge Board of Zoning Appeals

Re: Special Permit Application by Giovanni Berlanda-Scorza and Katia Bertoldi

To Whom it May Concern,

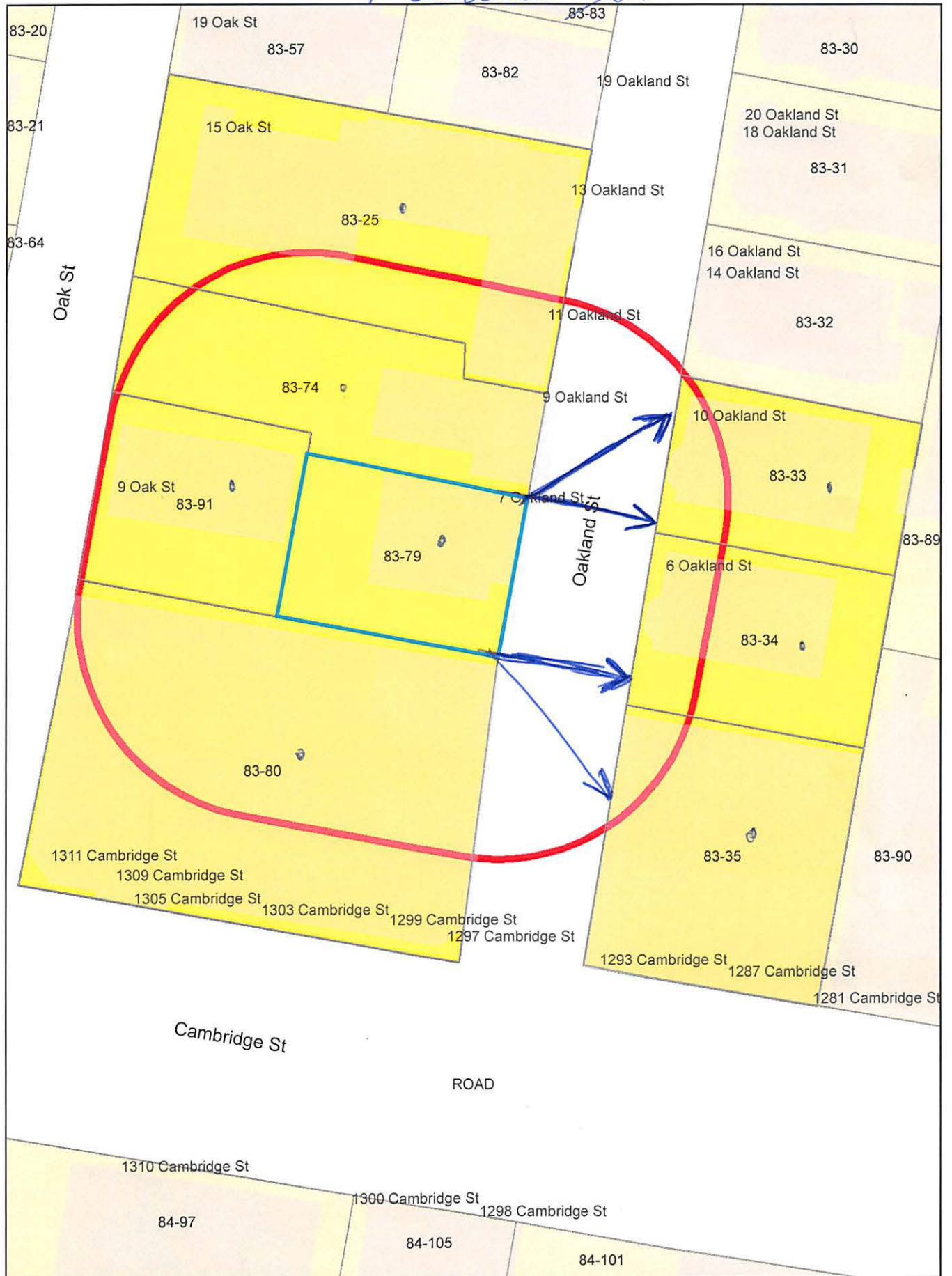
As owner of the condominium of 8 Oakland St. #2 I fully support Giovanni's application for a dormer. He has been an asset to the neighborhood, and I fully support his request.

Thanks,

A handwritten signature in black ink, appearing to read 'a/moschetti', followed by a long, horizontal, wavy line that extends to the right.

Andrew Moschetti

7 Oakland St.



7 Oakland St.

Petitioner

83-33
DIPIETRANTONIO, DOMENICO &
ANNA DIPIETRANTONIO, A LIFE ESTATE
12 OAKLAND ST
CAMBRIDGE, MA 02139

83-35
KKM2 LLC,
C/O PAULINE KO
21 BLUEBERRY LANE
LEXINGTON, MA 02420

STEPHEN HISERODT
499 LAGRANGE STREET
WEST ROXBURY, MA 02132

83-80
PIERCE HOLDINGS, LLC,
7-61ST ST. P.I
NEWBURY PORT, MA 01950

83-34
GOLD, TANYA & BRIAN E. CADE
6-8 OAKLAND ST., #1
CAMBRIDGE, MA 02139

83-34
MOSCHETTI, ANDREW
26 TIMBERNECK DR
READING, MA 01867

83-34
MCAULAY, JEFFREY L. & CHRISTINE ECKHARDT
6-8 OAKLAND ST., #3
CAMBRIDGE, MA 02139

83-25
GROLEAU, ANDREW & EMILY GIANETTA
11 OAKLAND ST
CAMBRIDGE, MA 02138

83-25
YI, BYUNGDOO ALEXANDER & KIWON SHIN
15 OAK ST
CAMBRIDGE, MA 02139

83-74
MASCIA, PATRICK M. & MOLLY E. WOLF
9 OAKLAND ST
CAMBRIDGE, MA 02139

83-91
PALLIN DANIEL & LAURA MUIR
TRS DANIEL PALLIN OF 2020 TR
52 KINNAIRD ST
CAMBRIDGE, MA 02139

83-79
BERLANDA-SCORZA, GIOVANNI &
KATIA BERTOLDI
7 OAKLAND ST
CAMBRIDGE, MA 02139

83-25
KELLY MATTHEW JOSEPH ANNA M KELLY
13 OAKLAND ST
CAMBRIDGE, MA 02139

Molly and Patrick Mascia
9 Oakland Street
Cambridge MA 02139
February 14th, 2022

Dear Cambridge Board of Zoning Appeal -

We are neighbors of Giovanni Berlanda-Scorza and Katia Bertoldi, at 7 Oakland Street. Our property directly abuts theirs on the south side. We would like to express strong support for their proposed dormer addition (BZA-159243).

Giovanni and Katia have been wonderful neighbors, and initiated contact to share their plans with us. Their dormer addition will increase the functional living space in their home. Their proposal is in-keeping with the neighborhood and does not negatively impact any neighbors. We have no concerns and fully support the project.

Please do not hesitate to contact us with questions.

Sincerely,
Molly and Patrick Mascia



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: STEPHEN HISEROIDT Date: 2/10/22
(Print)

Address: 7 Oakland St.

Case No. BZA-159243

Hearing Date: 2/24/22

Thank you,
Bza Members