



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

BZA APPLICATION FORM

Plan No: BZA-015541-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Allan & Janet Green

PETITIONER'S ADDRESS : 19 Francis Avenue Cambridge, MA 02138

LOCATION OF PROPERTY : 19 Francis Ave Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Remove and reconfigure existing rear covered porch, revise fenestration on conforming elevations.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Enlargement of Nonconforming Structures).

Original Signature(s) : *Janet Green*
 (Petitioner(s) / Owner)
JANET GREEN
 (Print Name)

Address : 19 Francis Ave
Cambridge MA 02138

Tel. No. : 617 699-6568

E-Mail Address : janet@jgreen50.com

Date : 2-1-2018

BZA APPLICATION FORM - OWNERSHIP INFORMATION

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

I/We Janet + Allan Green
(OWNER)

Address: 19 Francis Ave

State that I/We own the property located at 19 Francis Ave., which is the subject of this zoning application.

The record title of this property is in the name of Allan + Janet Green

*Pursuant to a deed of duly recorded in the date 8.10.93, Middlesex South County Registry of Deeds at Book 23519, Page 105; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Janet Green
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 JANET GREEN personally appeared before me, this 16 of JAN, 20 18, and made oath that the above statement is true.

Kelly Joyce Speakman Notary
My commission expires _____ (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 VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Existing porch was constructed by an unknown (to us) tenant 25+ years ago. Shoddy construction and inconvenient access left it unused except for storage since then. Some of the porch connections to the house have recently caused damage to the house. The existing low slanted roof interferes with western light late afternoon and evening. The new plan has a higher flat roof and does not include screens or windows. The additional Sq footage will enable a new entrance to the porch that doesn't pass through the laundry room.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The house predates the ordinance, and the porch in question is located on a conforming elevation of the house and is not located in any setbacks. The preexisting non-conformity of the house prevents the reconfiguration of the stoop, which is a diminimus change to the structure.

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

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

The proposed porch is consistent with other conditions in the neighborhood, and is of a size suitable for accessing the rear garden. It will replace a porch of similar kind that already exists at the house. The changes allow for increased amenity to the struture and provide better access to the existing green space.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
the relief is minor in nature, specific to this structure.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: boyes-watson architects **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 19 Francis Ave Cambridge, MA **ZONE:** Residence A-2 Zone
PHONE: 617.629.8200 x210 **REQUESTED USE/OCCUPANCY:** Unchanged

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	6551	6632	5499	(max.)	
<u>LOT AREA:</u>	10998	unchanged	6000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.60	unchanged	0.50	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	10998	unchanged	4500	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	78.24'	65'	(min.)	
	DEPTH	139.81'	n/a		
<u>SETBACKS IN FEET:</u>	FRONT	21.6'	20'	(min.)	
	REAR	43.3'	40.8'	(min.)	
	LEFT SIDE	31.6'	unchanged	10 sum 25	(min.)
	RIGHT SIDE	5.7'	unchanged	10 sum 25	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	41'+/-	35'	(max.)	
	LENGTH	75'	77.4'	n/a	
	WIDTH	40.7'	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	62%	60%	25%	(min.)	
<u>NO. OF DWELLING UNITS:</u>	1	UNCHANGED	2	(max.)	
<u>NO. OF PARKING SPACES:</u>	2	unchanged	1	(min./max)	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	N/A	N/A	(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.
single family wood frame 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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2018 FEB -5 PM 12: 39
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Janet Green
 (Petitioner(s) / Owner)

JANET GREEN
 (Print Name)

Address :

19 Francis Ave
Cambridge MA 02138

Tel. No. :

617 699 6568

E-Mail Address :

janet@jgreen50.com

Date :

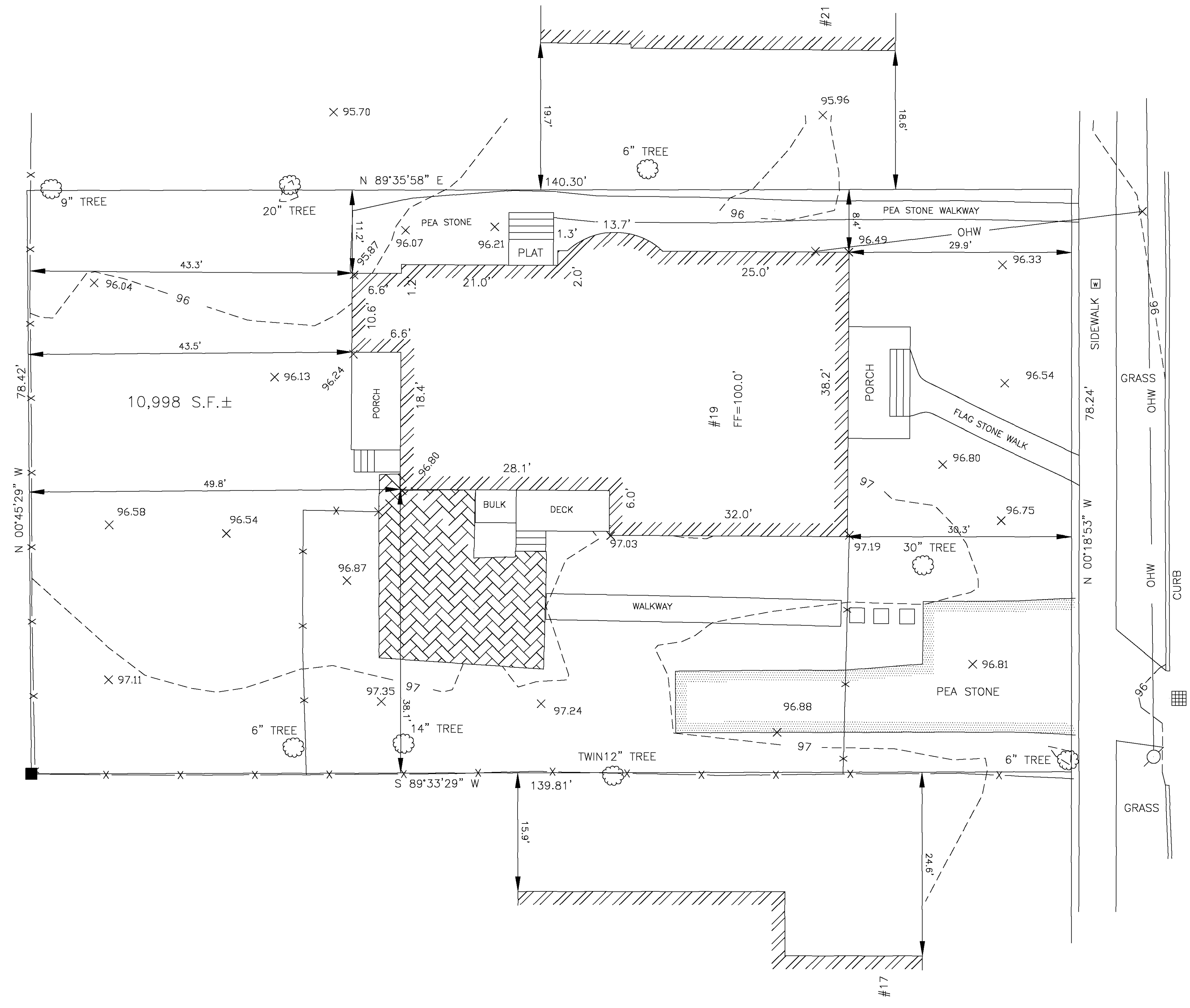
2-1-2018



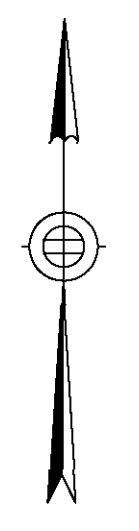




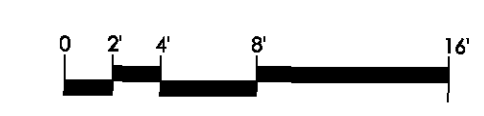
SCALE 1 IN. = 10 FT
 MARCH 16, 1999



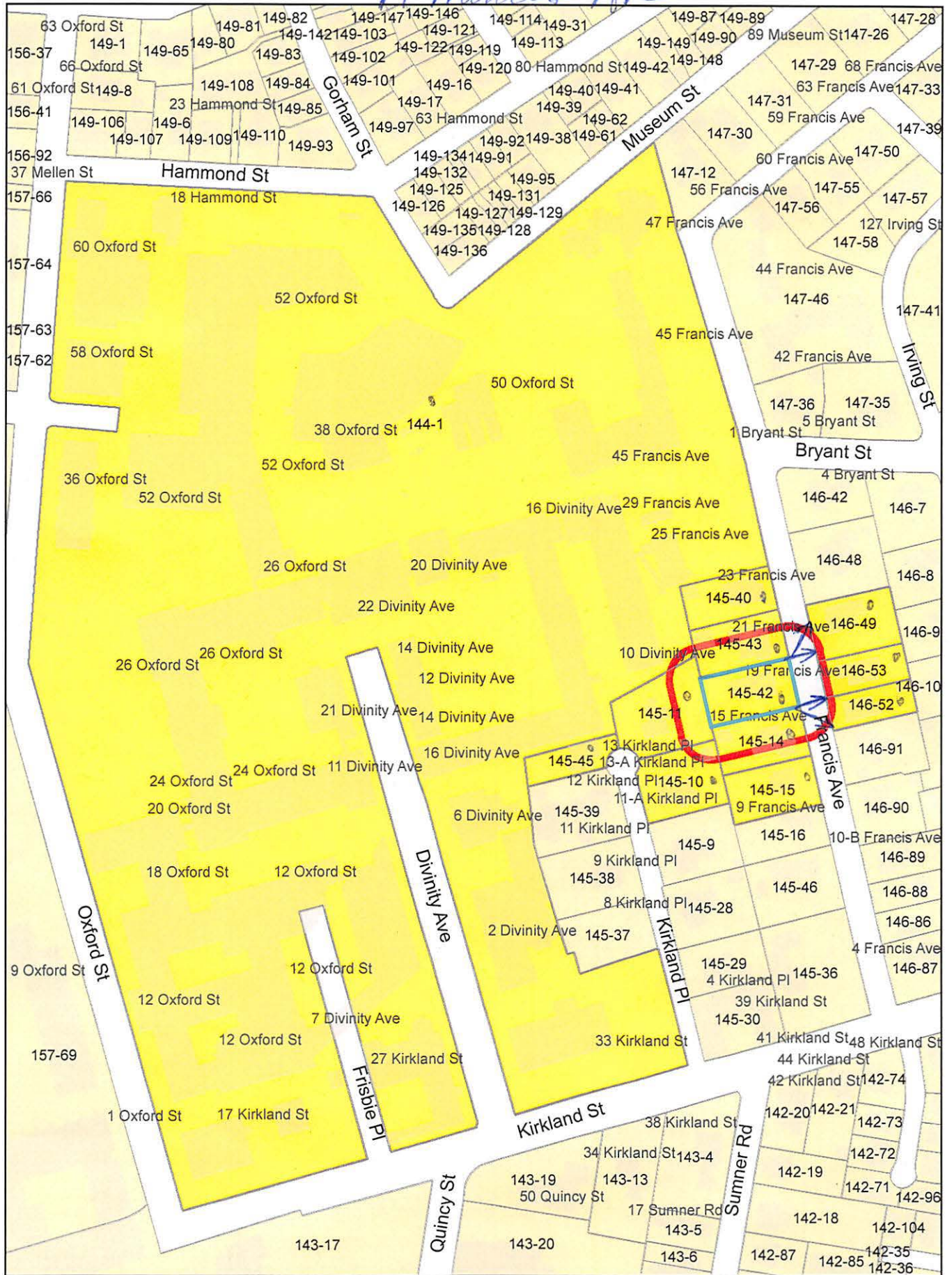
- LEGEND**
- UTILITY POLE
 - WATER GATE
 - HYDRANT
 - GAS GATE
 - CATCH BASIN
 - 71.4 X SPOT ELEVATION
 - - -71- - - EXISTING CONTOUR
 - X FENCE
 - STONEWALL
 - TREE



FRANCIS AVE



19 Francis Ave



19 Francis Ave

Petitioner

144-1
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

145-10
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

145-42
GREEN, ALLAN M. & JANET OHLE GREEN
19 FRANCIS AVE
CAMBRIDGE, MA 02138

145-14
CAFASSO, MARTIN
TRUSTEE OF 17 FRANCIS AVENUE NOMINEE TR.
98 HAMMOND ST
CAMBRIDGE, MA 02138

145-15
LIAO, CHI CHI & CHARLES H. HSU,
TRUSTEES THE CHARLES H. HSU REV TRUST
11 FRANCIS AVE
CAMBRIDGE, MA 02138

BOYES-WATSON ARCHITECTS
C/O KELLY SPEAKMAN
30 BOW STREET
SOMERVILLE, MA 02143

145-40
VAN BEVER, DEREK & ELLEN VAN BEVER
23 FRANCIS AVE
CAMBRIDGE, MA 02138

145-43
SMITH, DAVID A. & NANCY H. SMITH
21 FRANCIS AVE
CAMBRIDGE, MA 02138

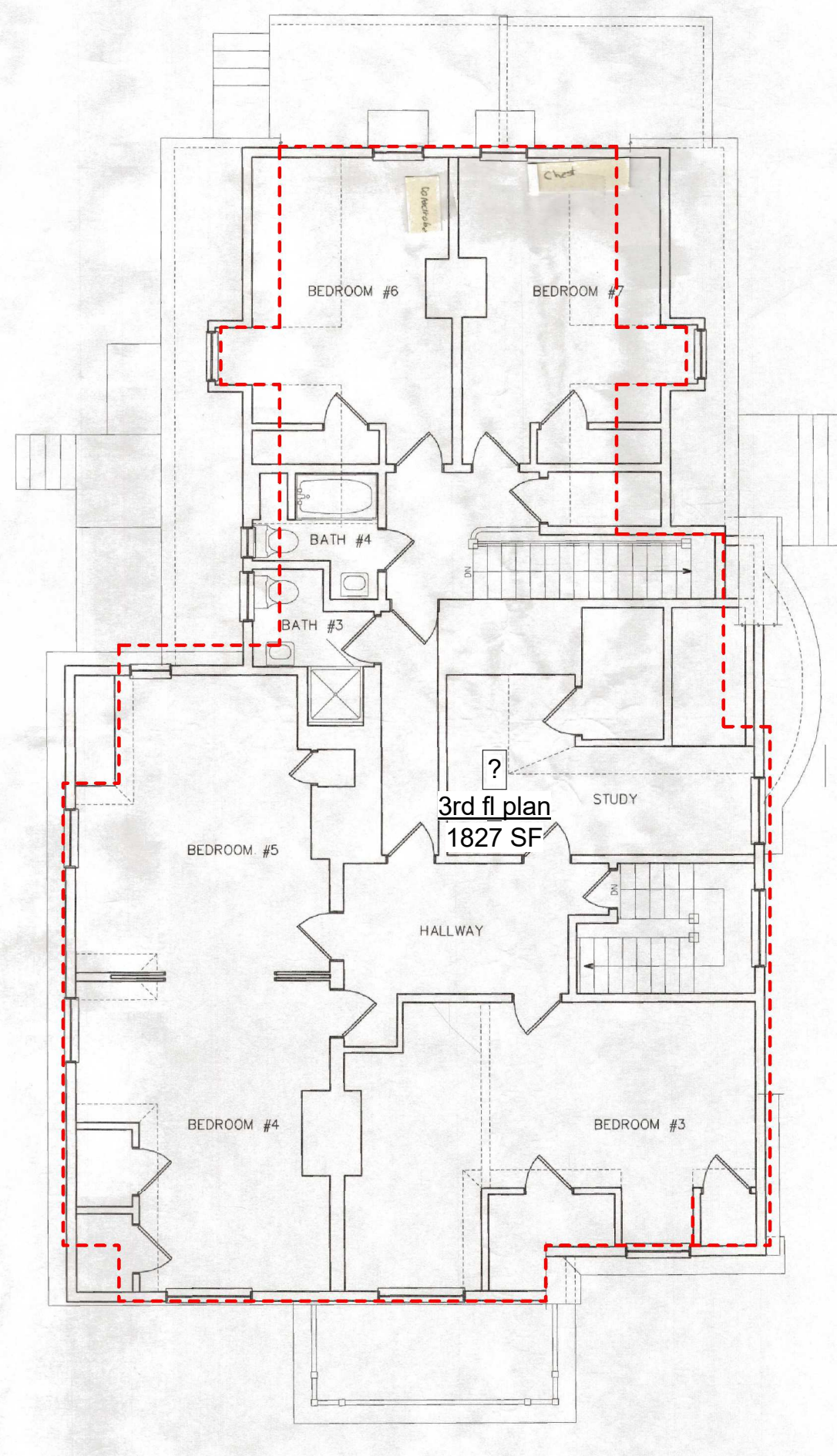
145-45
BLOOMFIELD, CAROLINE, A LIFE ESTATE
4310 GREAT MEADOW RD
DEDHAM, MA 02026

146-49
COIT, STEPHEN E.
24 FRANCIS AVE.
CAMBRIDGE, MA 02138

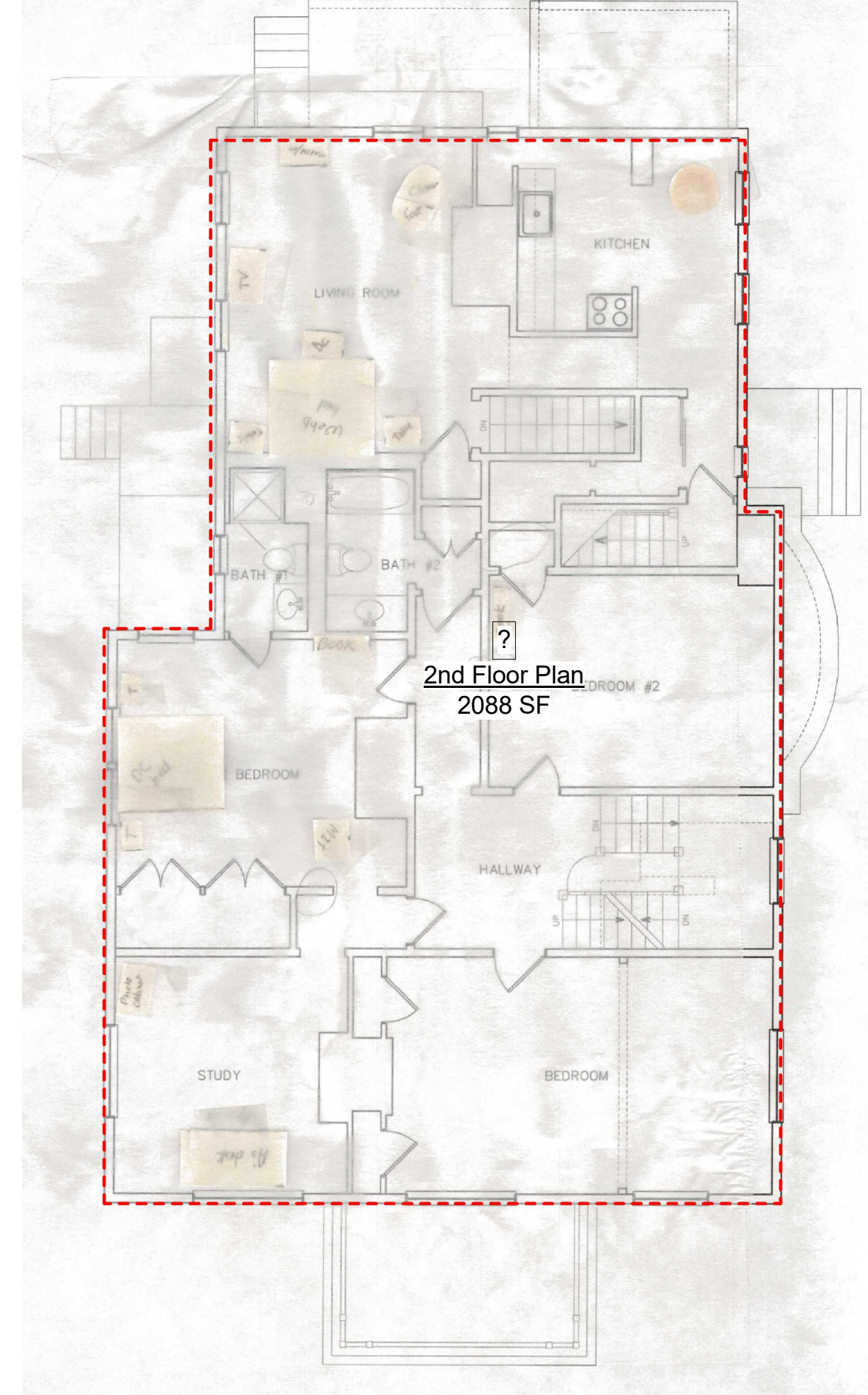
146-52
MARGHERIO, LYNN
18 FRANCIS AVE
CAMBRIDGE, MA 02138

146-53
MYERS, SAMUEL S. & KELSEY D. WIRTH
22 FRANCIS AVE
CAMBRIDGE, MA 02138

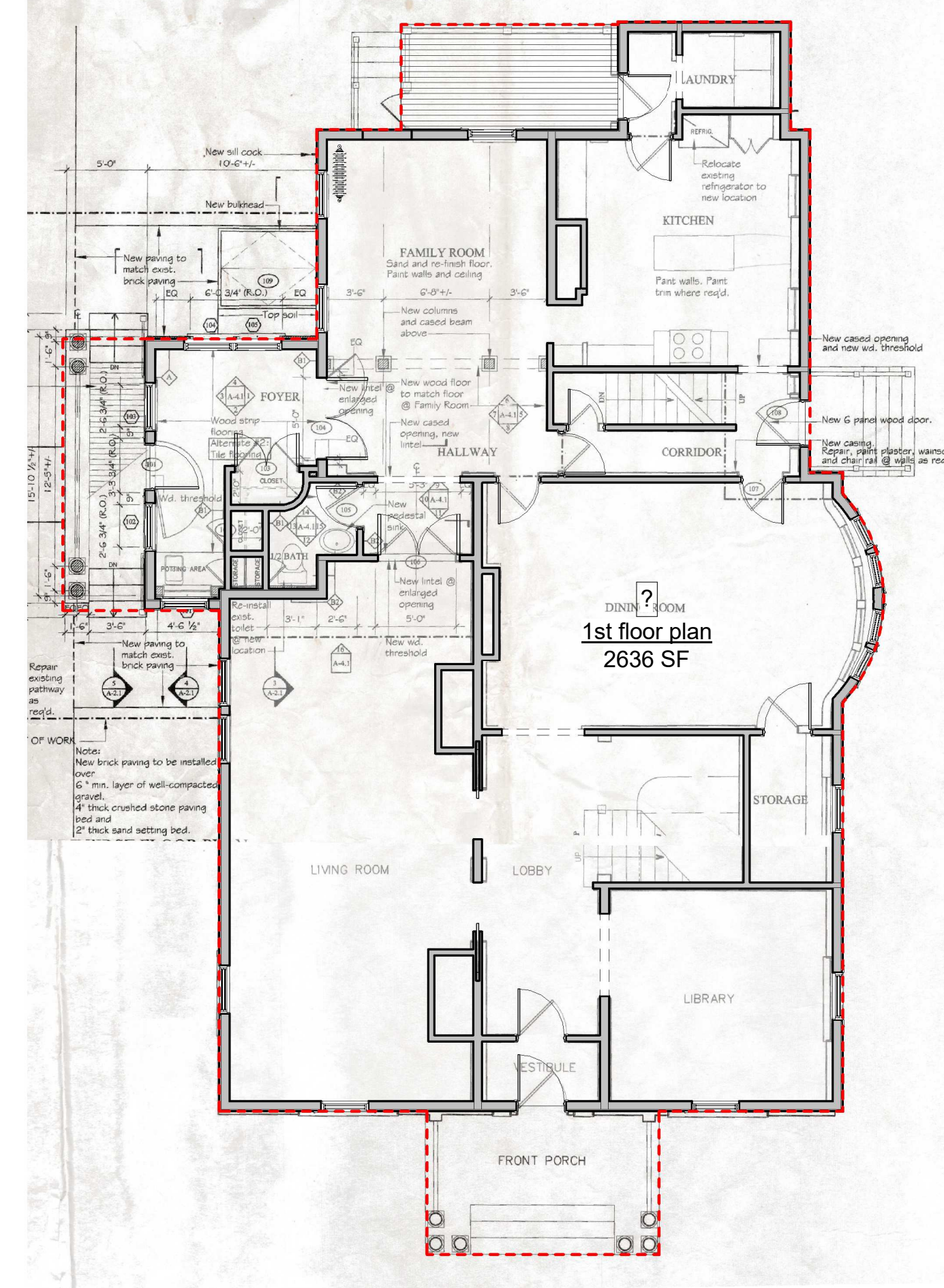
145-11
PAULSSON, JOHAN & CELESTE N. PETERSON
14 KIRKLAND PL
CAMBRIDGE, MA 02138



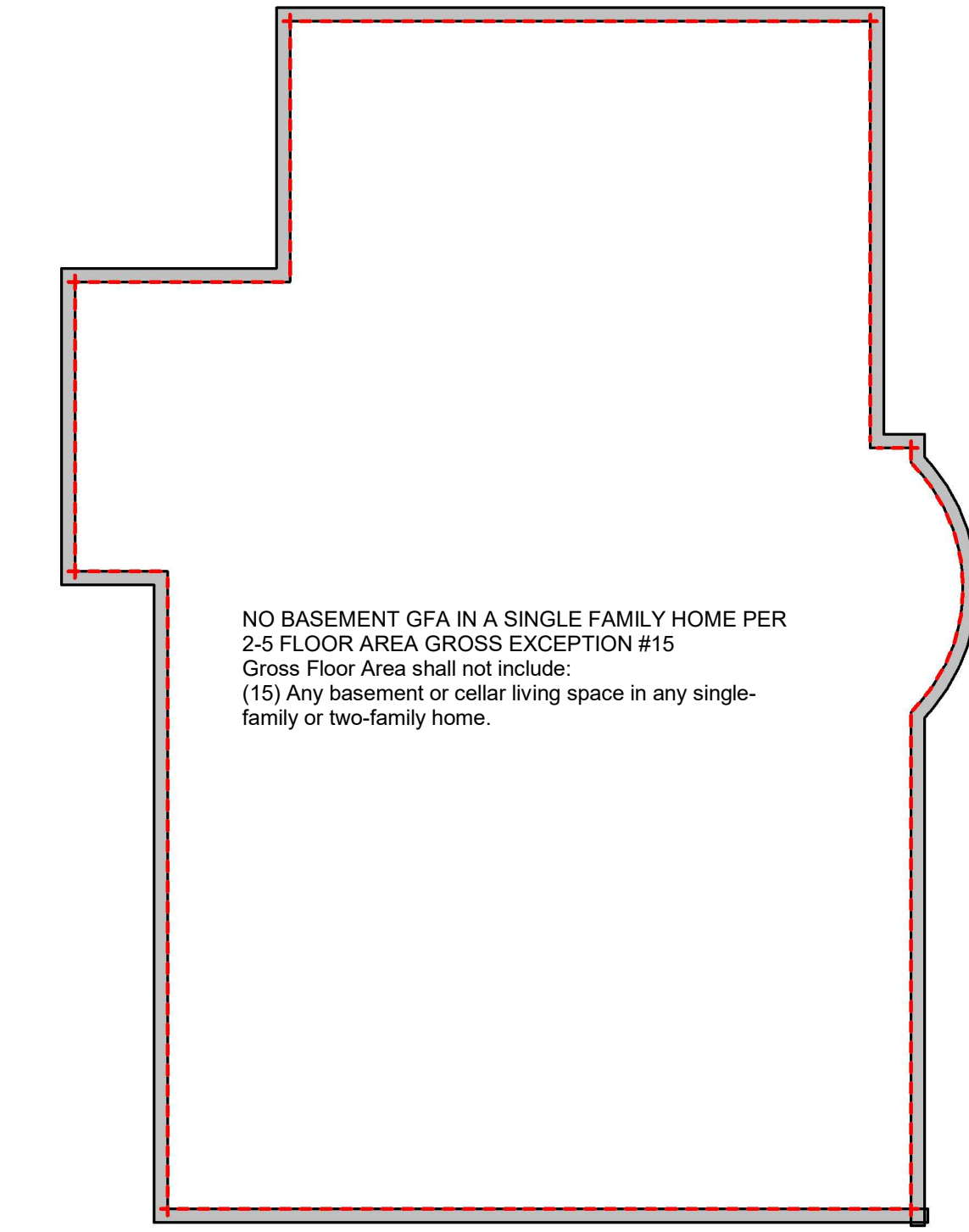
④ THIRD FLOOR PLAN
1/8" = 1'-0"



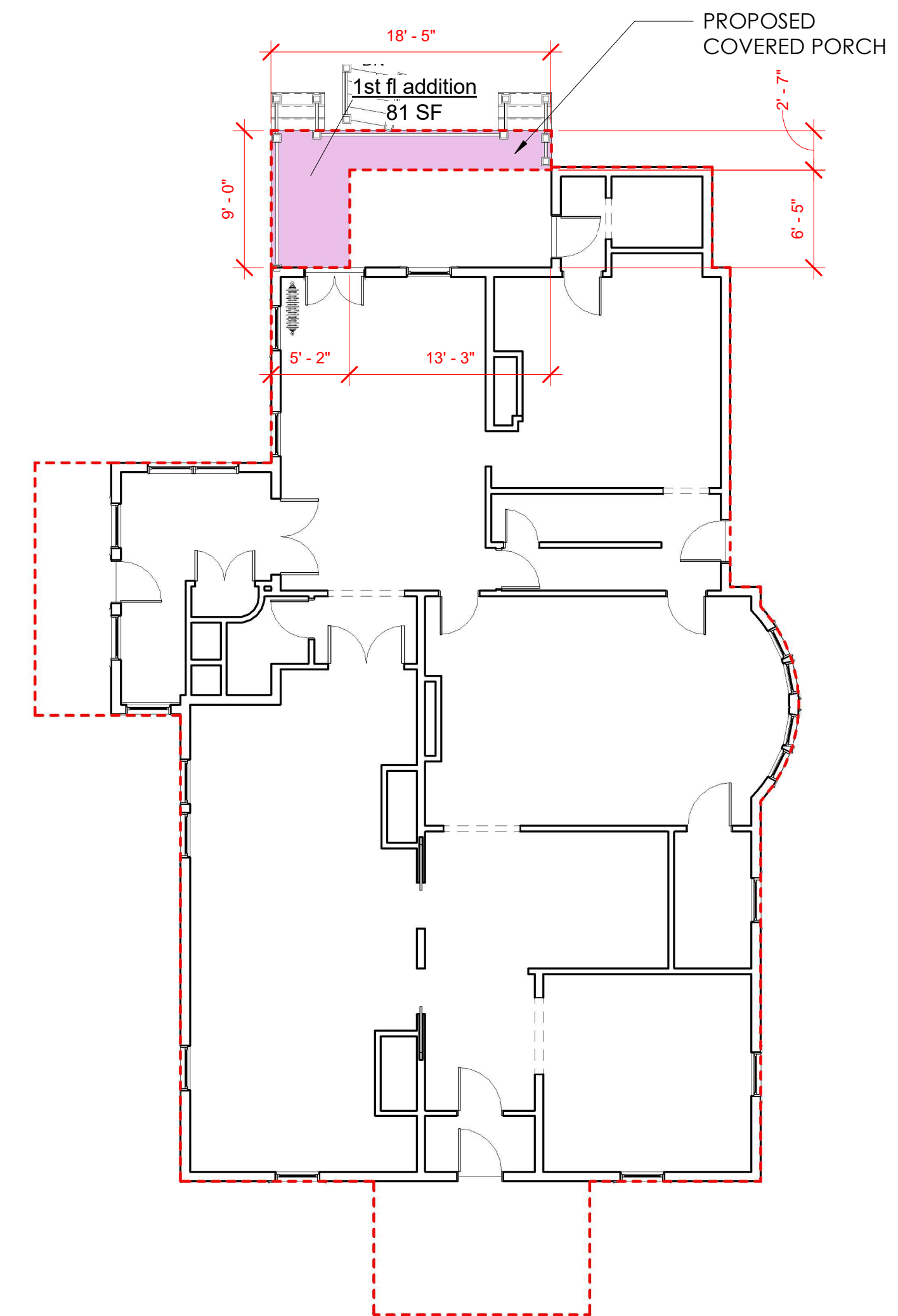
③ SECOND FLOOR
1/8" = 1'-0"



② FIRST FLOOR
1/8" = 1'-0"



① BASEMENT
1/8" = 1'-0"



⑤ FIRST FLOOR
1/8" = 1'-0"

AS BUILT GFA	
Name	Area
1st floor plan	2636 SF
2nd Floor Plan	2088 SF
3rd fl plan	1827 SF
TOTAL EXIST. GFA	6551 SF

PROPOSED GFA	
Name	Area
1st fl addition	81 SF
ADDTL PROPOSED GFA	81 SF
TOTAL GFA = 6651 + 81 = 6732 SF	

No.	Description	Date

stamp

client
ALLAN & JANET GREEN

title
EXISTING AREA DIAGRAM

project
19 FRANCIS AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS

thirty bow street
somer ville, ma
02143
architects@boyeswatson.com
phone: (617) 828-8200
fax: (617) 828-8201

job number 00000

scale 1/8" = 1'-0"

date issued 01.19.2018

BZA SUBMISSION SET

Sheet no.
A010

No.	Description	Date

stamp

client
ALLAN & JANET
GREEN

title ZONING - EXISTING AND PROPOSED OPEN SPACE PLANS
 project 19 FRANCIS AVENUE, CAMBRIDGE MA



job number 00000

scale 1/8" = 1'-0"

date issued 01.19.2018

BZA SUBMISSION SET

Sheet no.
A011

SITE AREA
RES A-2 10,962 SF

EXISTING AREA
 PERMEABLE ONLY 780 SF 7%
 PRIVATE 6,784 SF 62%
 TOTAL OPEN SPACE 7,564 SF 69%

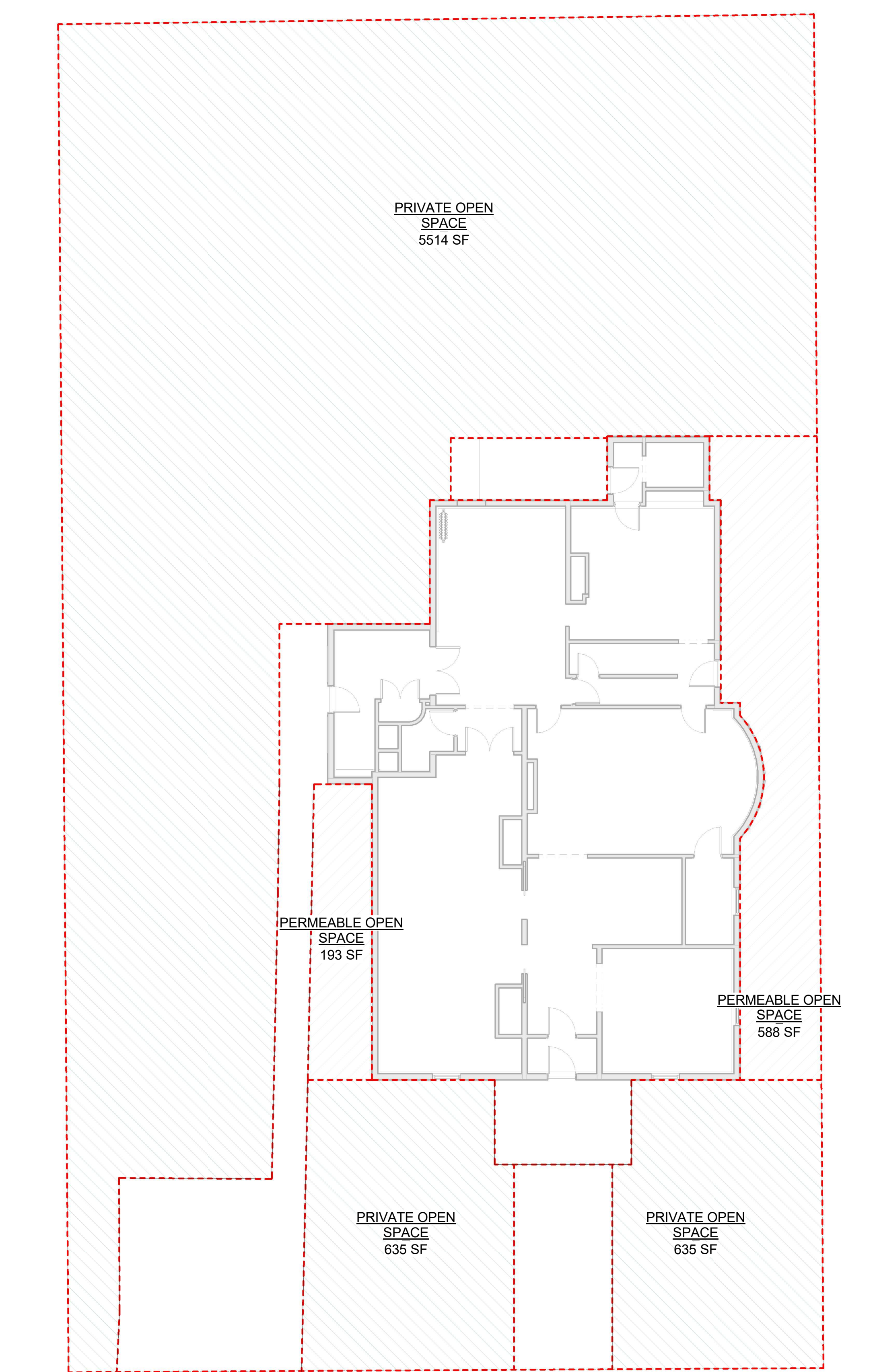
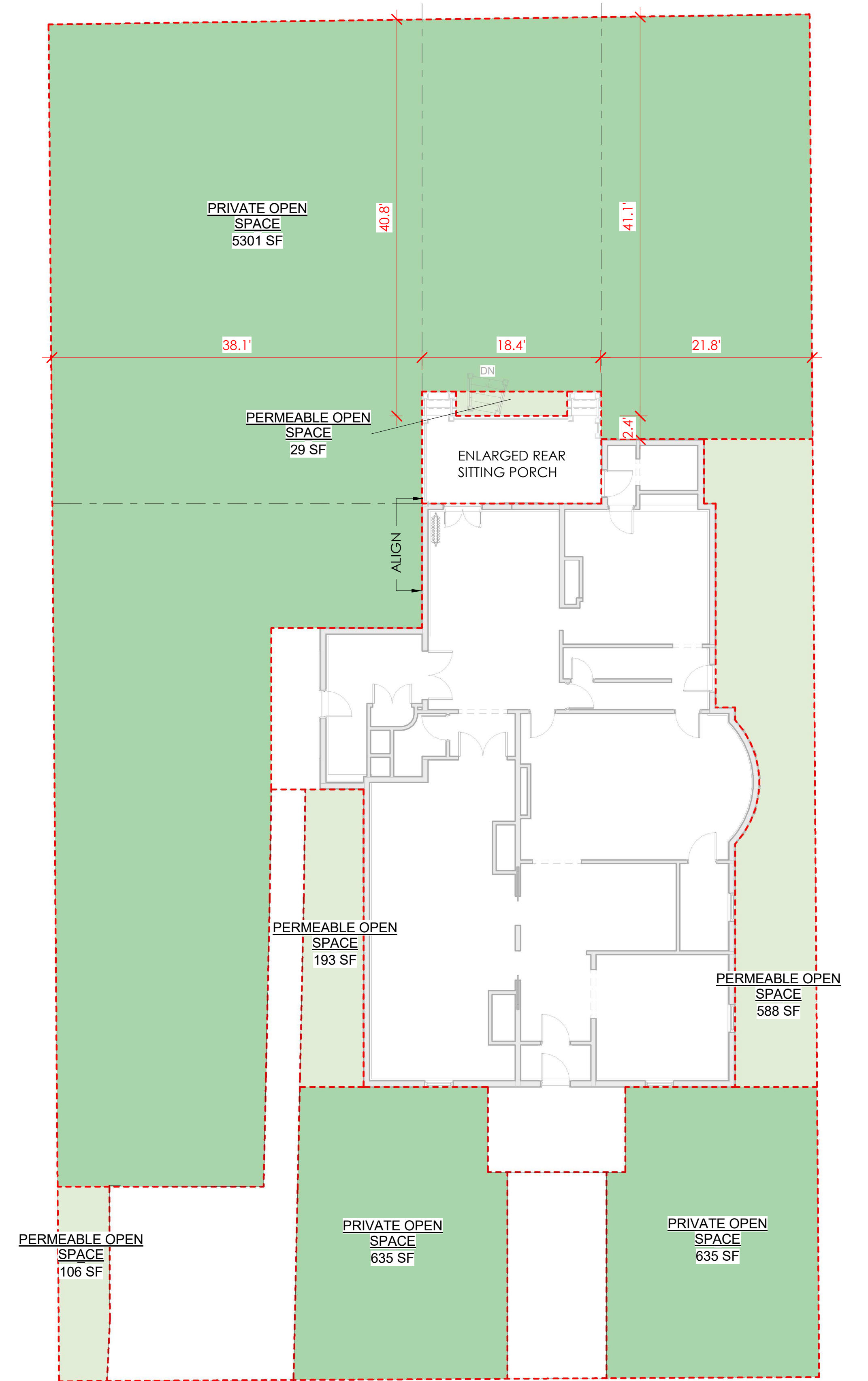
PROPOSED AREA
 PERMEABLE ONLY 915 SF 8%
 PRIVATE 6,571 SF 60%
 TOTAL OPEN SPACE 7,486 SF 68%

OPEN SPACE - EXISTING	
OPEN SPACE TYPE	AREA
PERMEABLE OPEN SPACE	0 SF
PERMEABLE OPEN SPACE	193 SF
PERMEABLE OPEN SPACE	588 SF
PERMEABLE OPEN SPACE	780 SF

PRIVATE OPEN SPACE	1270 SF
PRIVATE OPEN SPACE	5514 SF
PRIVATE OPEN SPACE	6784 SF
OPEN SPACE TOTAL	7564 SF

OPEN SPACE - PROPOSED	
Name	Area
PERMEABLE OPEN SPACE	Not Placed
PERMEABLE OPEN SPACE	Not Placed
PERMEABLE OPEN SPACE	Not Placed
PERMEABLE OPEN SPACE	29 SF
PERMEABLE OPEN SPACE	106 SF
PERMEABLE OPEN SPACE	193 SF
PERMEABLE OPEN SPACE	588 SF
PERMEABLE OPEN SPACE	915 SF

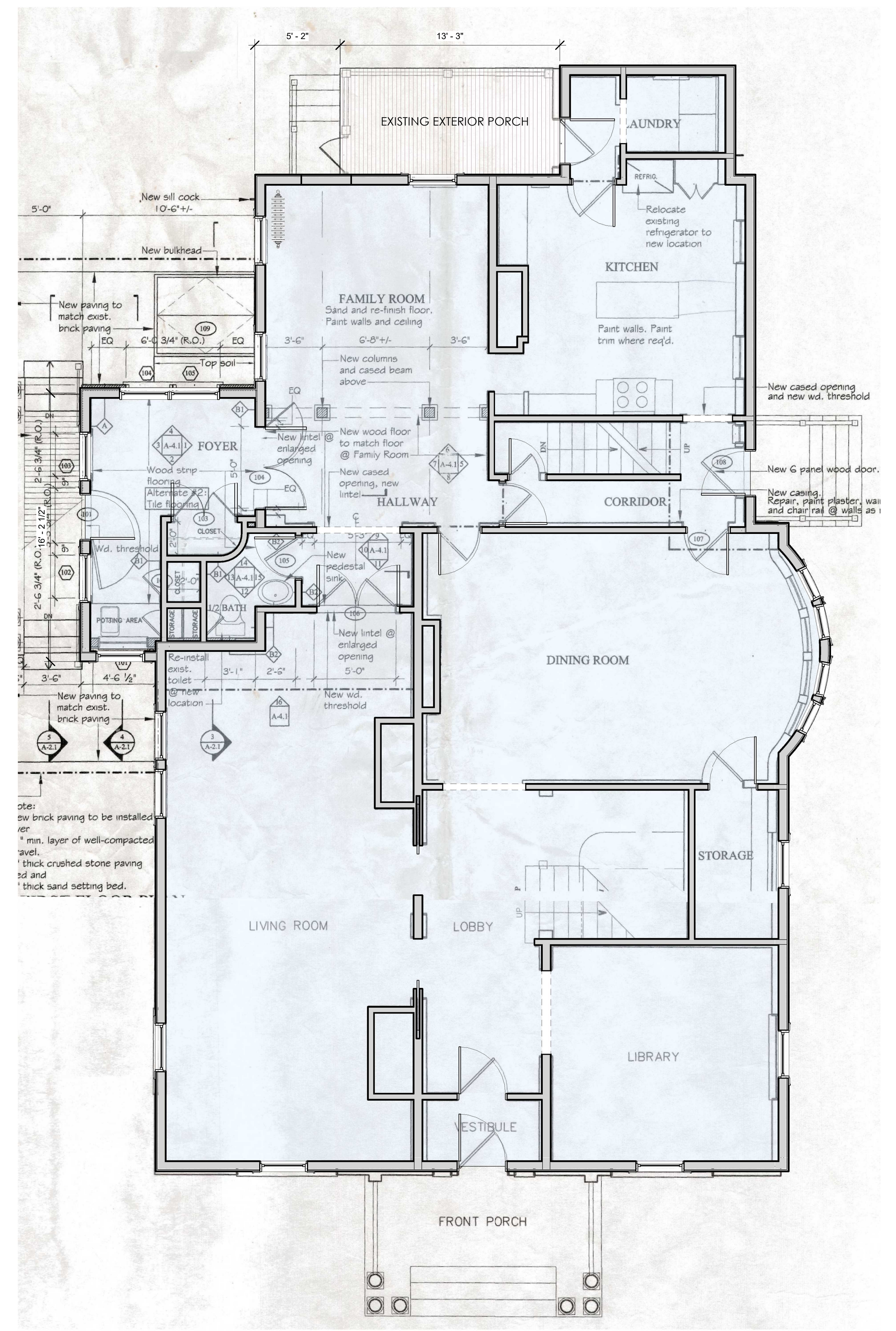
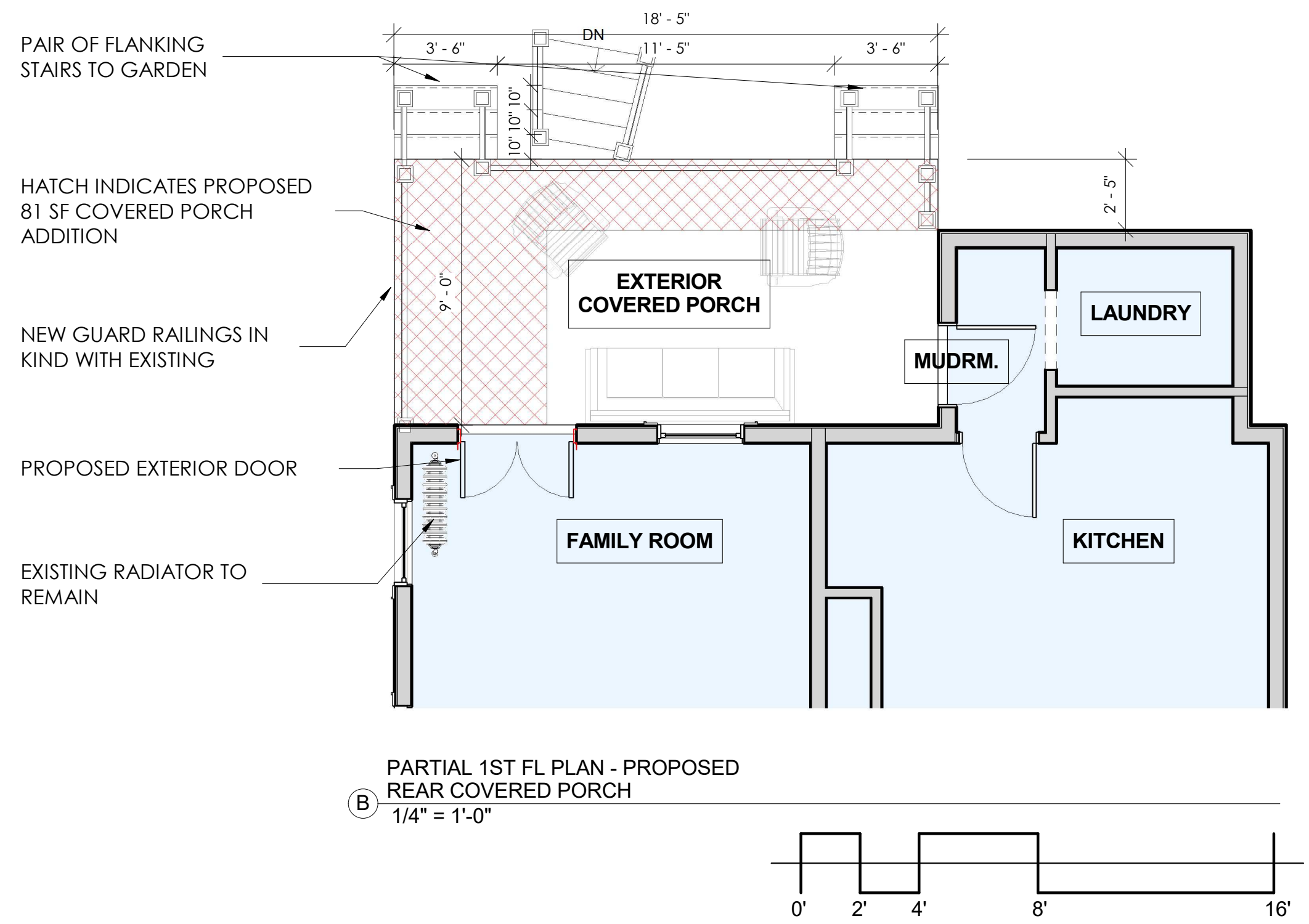
PRIVATE OPEN SPACE	Not Enclosed
PRIVATE OPEN SPACE	Not Placed
PRIVATE OPEN SPACE	635 SF
PRIVATE OPEN SPACE	635 SF
PRIVATE OPEN SPACE	5301 SF
PRIVATE OPEN SPACE	6571 SF
OPEN SPACE TOTAL	7486 SF



① OPEN SPACE AREA PLAN - PROPOSED
1/8" = 1'-0"

② OPEN SPACE AREA PLAN - EXISTING
1/8" = 1'-0"

1/22/2018 9:13:53 AM



1 FIRST FLOOR
1/4" = 1'-0"

No.	Description	Date


stamp

client
ALLAN & JANET GREEN

title
PROPOSED ENLARGED REAR COVERED PORCH

project
19 FRANCIS AVENUE, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma
02143
architects@boyeswatson.com
phone: (617) 628-8200
fax: (617) 628-8201

job number 00000

scale 1/4" = 1'-0"

date issued 01.19.2018

BZA SUBMISSION SET

Sheet no.
A101



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

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

Jurisdiction Advice

To the Owner of Property at 19 Francis Avenue

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

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

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

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

CHC staff initials SLB

Date February 2, 2018

Received by Uploaded to Energov

Date February 2, 2018

Relationship to project BZA 15541-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

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

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

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

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

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

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

July 2003

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