



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

BZA APPLICATION FORM

Plan No: BZA-015324-2017

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Juan Carlos Serna

PETITIONER'S ADDRESS : 29 Fairmont Ave Cambridge, MA 02139

LOCATION OF PROPERTY : 29 Fairmont Ave Cambridge, MA

TYPE OF OCCUPANCY : c-1 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Special permit is needed to add to existing non-conforming house and increase basement living space height without adding to GFA; variances are needed for a new, non-conforming parking space.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 2.000 Section (Definition of Gross Floor Area #16).
- Article 6.000 Section 6.44 (Layout of Off-Street Parking Facilities).
- Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :

Juan Carlos Serna
 (Petitioner(s) / Owner)

 Juan Carlos Serna
 (Print Name)

Address : 29 Fairmont Ave

Tel. No. : 617-87-1473

E-Mail Address : JSERNA@jmail.com

Date : 1/10/17

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 Juan Carlos Serna
(OWNER)

Address: 29 Fairmont Ave Cambridge, MA 02139

State that I/We own the property located at 25 Fairmont Ave,
which is the subject of this zoning application.

The record title of this property is in the name of 29 FAIRMONT LLC

*Pursuant to a deed of duly recorded in the date 28 APRIL 2017, Middlesex South
County Registry of Deeds at Book 69203, Page 179; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

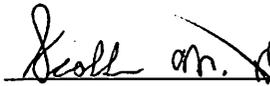


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

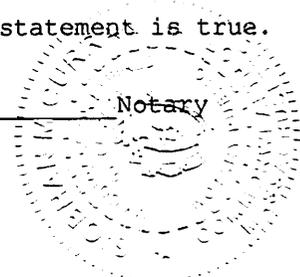
Commonwealth of Massachusetts, County of Middlesex

The above-name Juan Carlos Serna personally appeared before me,
this 22 of December, 2017, and made oath that the above statement is true.



Notary

My commission expires July 6th 2023 (Notary Seal).



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

CONFIDENTIAL - SECURITY INFORMATION

of information has been a serious matter. It is requested that you advise the Bureau of any developments.

CONFIDENTIAL - SECURITY INFORMATION

By Agreement of

CONFIDENTIAL

of records in the file of the subject, and it is requested that you advise the Bureau of any developments.

CONFIDENTIAL - SECURITY INFORMATION

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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:

- Increasing the width of the driveway by 5" to meet the minimum width of 10' is impossible/cost prohibitive. There is no way to increase the space between 29 and 25 Fairmont Ave. short of major structural work to relocate the entire 2-story exterior wall and foundation.
- Removing and boarding up windows to comply with the setback requirements of 6.44.1 would be a detriment to the living spaces and bedrooms that those windows serve, in some cases making the spaces unusable as currently occupied.
- The street is very narrow and poses risk of damage to cars parked on the street and for passengers exiting the vehicle on the street-side.
- Elderly parents risk injury, particularly in inclement weather, having to traverse uneven* city sidewalks from an on-street parking space, or walking from the parking lot on the neighboring property. Having an off-street parking spot immediately adjacent to an entry would help reduce that risk.
- Loading and unloading three small children from an on-street parking spot can be dangerous with oncoming traffic on a very narrow street.
- Unloading groceries and other household supplies from an on-street parking spot can often require multiple trips over uneven sidewalks posing risk of injury, especially in the winter months.

*Cracks, frost-heave, tree roots, tree-pits in disrepair, cobbles in disrepair, etc.

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 location of the existing buildings/foundations are slightly too close and cannot be moved.
- Interior layout of the existing buildings necessitates the windows as currently located.
- Narrow street (see notes above)
- Uneven sidewalks (see notes above)

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

- The proposed driveway will allow the owner to purchase/use an electric vehicle by creating a parking space in proximity to a private source of power/charging station. An electric car is quieter, produces no toxic exhaust fumes, and does not use combustible fuels. Replacing a gas-powered car with an electrically powered vehicle is a net benefit to the public good and a positive precedent for others to follow.
- Allowing the creation and use of this driveway for off-street parking would remove a car from the pool of already overburdened on-street parking spaces.

2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

- While a driveway is required to be 10' wide, a parking space is only required to be 8.5' wide [6.42]; as this is a single parking space and not a driveway leading to more parking, the definition between "driveway" and "parking space" is debatable in this case; since the proposed parking space provides 9'7", which is more than is required by a single parking space, the intent of the Ordinance is being met.

- Does not result in a substantial detriment to the public good (see above).

- It would benefit the public good (see above)

- Having an off-street parking space adjacent to an entry into the household would provide for a safer daily routine for the young children, elderly parents, and the family as a whole (see above).

- The existing means of egress from the basement unit at 25 Fairmont will be demolished, and rebuilt inside the unit connecting the existing egress stair; while the existing means of egress is "existing non-conforming," the new means of egress inside the building will be built up to current code standards.

*** 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

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 29 Fairmont Ave 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:
- a. Basement height increase
 - i. The use occupying the basement is within the character of the neighborhood and district, being a multifamily house. The basement height increase will merely allow the family to fully occupy their house in a more comfortable, and safe, manner.
 - b. Addition
 - i. The proposed addition meets all dimensional requirements of Table 5-1, as shown in the drawings.
 - ii. 8.22.2[c] indicates that the BZA may grant a special permit for the alteration or enlargement of a nonconforming structure provided that:
 - 1. It is not an alteration or enlargement of a non-conforming use [the proposed is an enlargement and alteration, but of a conforming use.]
 - 2. The enlargement or alteration is not in further violation of the dimensional requirements of Article 5 [it is not; see drawings for full analysis and explanation]
 - 3. The enlargement or alteration is not in further violation of the off street parking and loading requirements of Article 6 [it is not; see drawings for full analysis and explanation]
 - 4. The enlargement or alteration may not increase in area or volume by more than 25% since it first began to be non-conforming [it does not; see drawings for full analysis and explanation]
 - iii. The proposed addition is in the character of the neighborhood and district, choosing to use the additional FAR allowed by Special Permit for a family kitchen addition, rather than a change of use, additional unit, or other density-increasing action. The owner has recently renovated the rear yards of both 25/29/31 Fairmont, some of which was an eyesore to the neighbors, and this addition respects that renovation and the owner's long-term plans of staying in the neighborhood. The owner's desire is to create a home more conducive to family life with 3 kids, and to remain in the neighborhood [all three kids are in CPS] and continue to positively contribute to the improvement of 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:
- a. Basement height increase
 - i. Since the height increase only adds additional height area to the existing living space, but does not increase the number of units, it will not add additional occupants to the house. Without additional occupants or an additional unit, there will not be a need for additional parking.
 - ii. Existing patterns of egress from the basement will be modified by the proposed addition, but only in that the exit will be moved about 10' further to the rear of the lot. The exit from the basement will be the same exit door as the new at-grade entrance of the house.
- 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:

a. Basement height increase

i. The proposed height increase only affects existing living space, and does not change the use or number of units or occupants. Like this property, all adjacent uses are also multifamily residential, and are not affected by the owner of this property merely having more headroom in the basement space.

b. Addition

i. The proposed addition does not change the use or the number of units or occupants, keeping in line with surrounding multifamily residential units.

ii. The addition's layout, as proposed, attempts to minimize impact on neighboring residents, by keeping the addition attached to the existing buildings. The addition could have been a separate structure in the rear yard, which would have blocked views and added to the density of built space in the rear yards. Instead, this proposal tucks the addition efficiently up to the existing house, keeping it virtually invisible to side neighbors, and preserving open views/air for all surrounding neighbors.

iii. The addition complies with all setbacks and area/height limitations, per Section 5-1 of the Zoning Ordinance, which ensures that adjacent properties will not be adversely affected by the location and volume of the addition.

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:

a. Basement height increase

i. The proposed height increase only affects existing living space, and does not change the use or number of units or occupants, meaning no additional nuisances would be created by additional tenants or density in the area.

ii. For the occupant of the space, the increased basement ceiling height allows a code-compliant living space, which is much more preferable for the Owner, as the parent of three small children.

b. Addition

i. The proposed addition does not change the use or the number of units or occupants.

ii. Building the addition will likely necessitate other building code updates, which will only serve to make the whole building safer for occupants as well as neighboring buildings.

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:

a. Basement height increase

i. The proposed height increase is a straightforward use of the GFA exception to allow a family greater and safer use of their existing basement, without adding occupants or parking, and is therefore in the character and spirit of the exception.

b. Addition

i. The proposed addition sensitively and carefully adds to the existing house - within all required setbacks and other dimensional provisions of the Zoning Ordinance - to allow a family greater use of their house by adding a kitchen and mudroom. Without changing use, adding occupants, blocking views, increasing the need for parking, the addition is within the spirit and character of the neighborhood.

ii. Per 8.22.2, the addition fully complies with allowable enlargements to non-conforming structures.

iii. Architecturally, the proposed addition uses the same size windows as on the existing building, and will replace the siding on the entire rear volume of the house [29/31 Fairmont] to ensure the addition is neatly and thoughtfully integrated into the existing house. Inspired by the proportions and alignments present in the immediately adjacent properties, the addition is sensitive to the neighborhood context, both materially and compositionally.

iv. The owner has recently renovated the rear yards of both 25/29/31 Fairmont, some of which was an eyesore to the neighbors, and this addition respects that renovation and the owner's long term plans of staying in the neighborhood. The owner's desire is to create a home more conducive to family life with 3 kids, and to remain in the neighborhood [all three kids are in CPS] and continue to positively contribute to the improvement of the neighborhood.



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2018 JAN 11 PM 12:02
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 BZA-015324-2017
 Plan No:

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Original Signature(s) :

Juan Carlos Serna
 (Petitioner(s) / Owner)

 Juan Carlos Serna
 (Print Name)

Address : 29 Fairmont Ave

Tel. No. : 617-877-1473

E-Mail Address : JSERNA@j2mail.com

Date : 1/10/18



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 29 Fairmont 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 CHC review.
- 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: _____

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 January 9, 2018

Received by Uploaded to Energov

Date January 9, 2018

Relationship to project BZA 15324-2017

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.

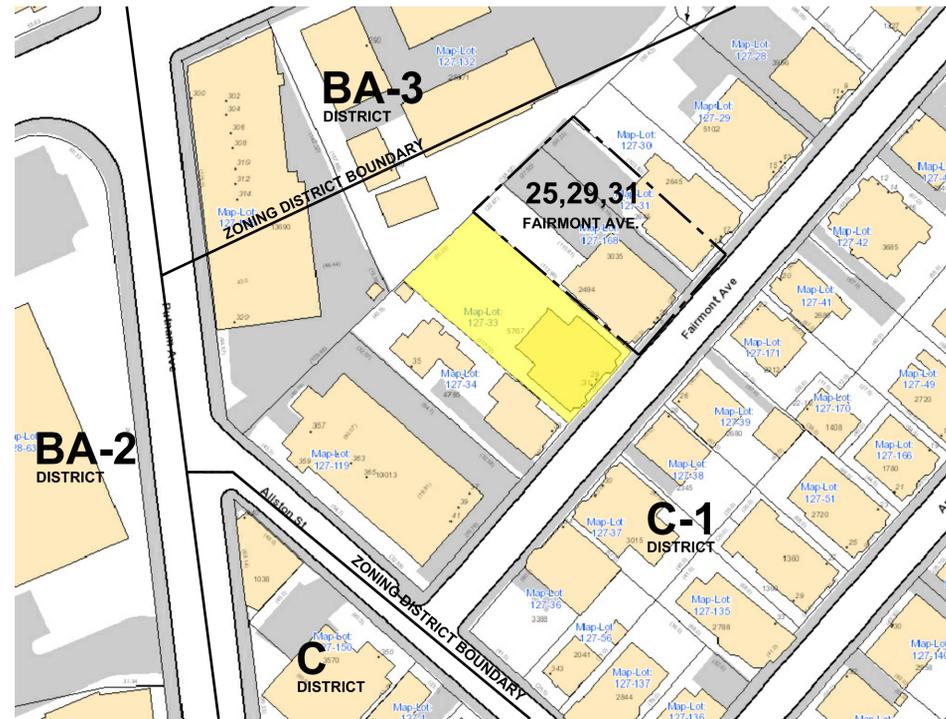
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

25/29/31 FAIRMONT AVE BZA APPLICATION



SITE CONTEXT & ABUTTERS
BASED ON CITY OF CAMBRIDGE GIS DATA

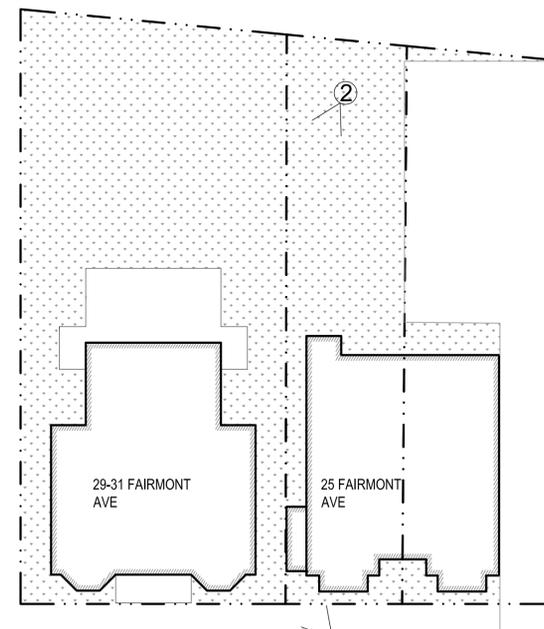


ZONING MAP	127-33
LAND AREA	4126
PARCEL ID	9918
DISTRICT	C-1
SUBDISTRICTS	NONE
OVERLAYS	NONE



SITE PHOTOS

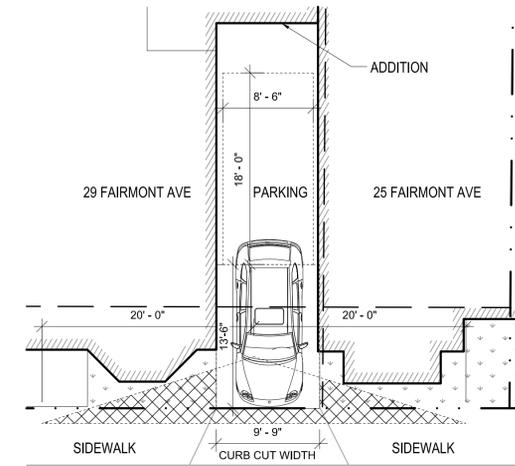
SEE SITE PLAN FOR APPROX. VIEW LOCATIONS



SITE PLAN: EXISTING

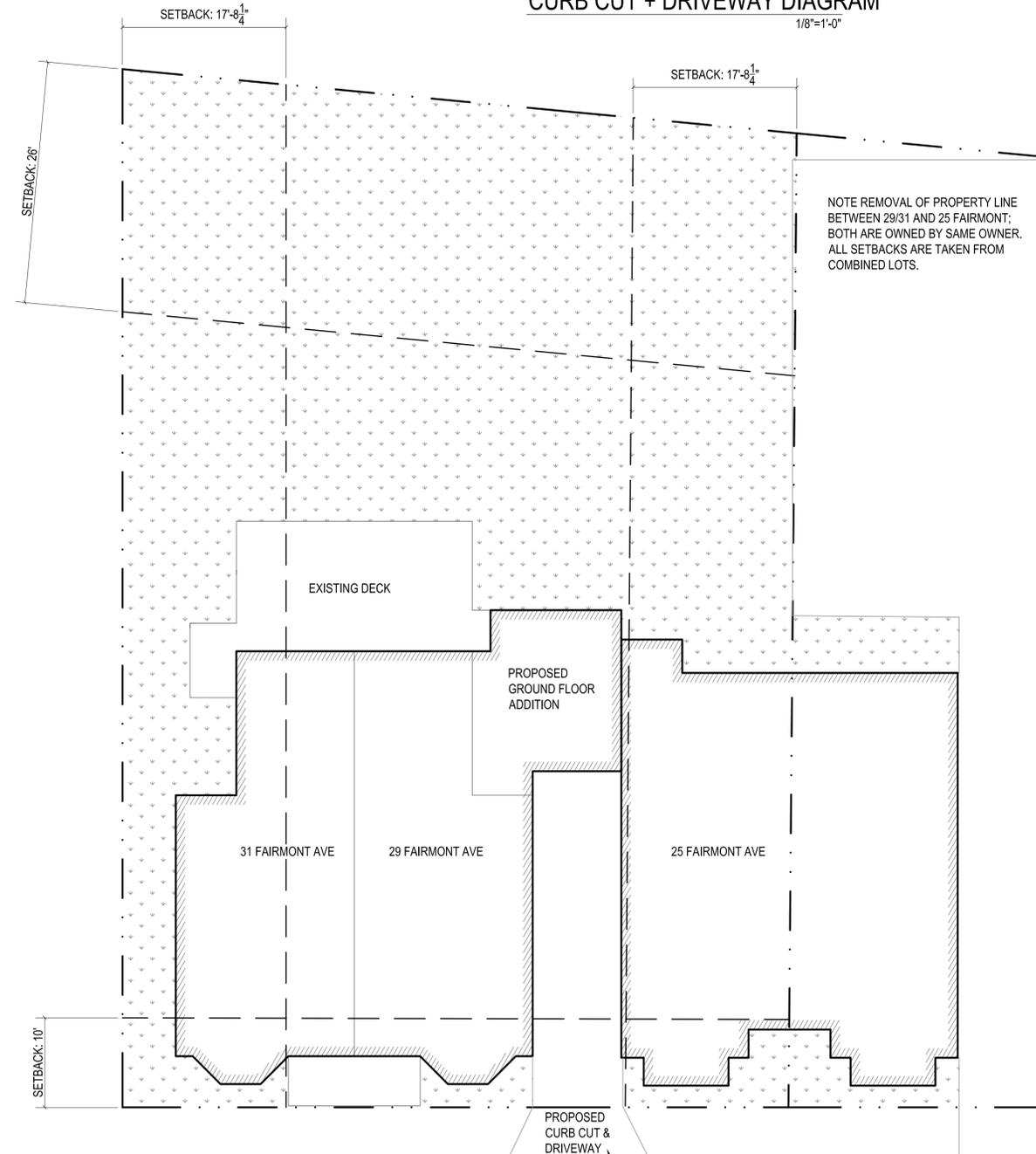
BASED ON CITY OF CAMBRIDGE GIS DATA

1/16"=1'-0"



CURB CUT + DRIVEWAY DIAGRAM

1/8"=1'-0"



SITE PLAN: PROPOSED

BASED ON CITY OF CAMBRIDGE GIS DATA

1/8"=1'-0"



25/29/31 FAIRMONT AVE

29 FAIRMONT AVE
CAMBRIDGE, MA 02139

PROJECT

JUAN CARLOS SERNA

29 FAIRMONT AVE
CAMBRIDGE, MA 02139

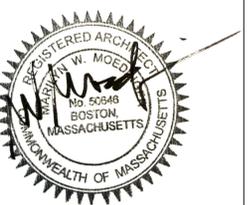
OWNER

RUNCIBLE STUDIOS

MARILYN W. MOEDINGER, AIA, LEED AP
CAMBRIDGE, MA
617-939-9888
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

STRUCTURAL



20 DEC 2017 BZA APPLICATION

SCALE
AS NOTED

BUILDING, SITE,
CONTEXT, & GENERAL
INFORMATION

A 0.0

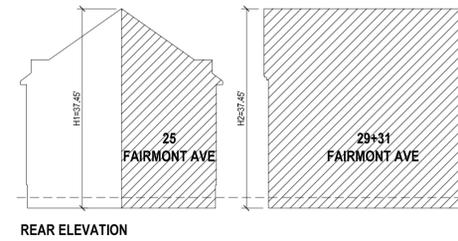
PROJECT STATS

	25 FAIRMONT	29+31 FAIRMONT	COMBO
BUILDING HEIGHT	37.45	37.45	37.45
BUILDING LENGTH, EXISTING			
FRONT	18.42	38.58	N/A
RIGHT SIDE	47.93	46.58	N/A
LEFT SIDE	47.93	46.58	N/A
REAR	18.42	38.58	N/A
BUILDING LENGTH, PROPOSED			
FRONT	18.42	38.58	66.59
RIGHT SIDE	47.93	46.58	51
LEFT SIDE	47.93	46.58	51
REAR	18.42	38.58	66.59
LAND AREA	2494	5767	8261
LOT DEPTH [MAX]	112	107	112
FOOTPRINT EXISTING	856	1522	2378
FOOTPRINT PROPOSED	N/A	N/A	2665
OPEN SPACE, PRIVATE, EXISTING			
AS A PERCENTAGE	65.68%	73.61%	71.21%
OPEN SPACE, PRIVATE, PROPOSED			
AS A PERCENTAGE	65.68%	73.61%	67.74%

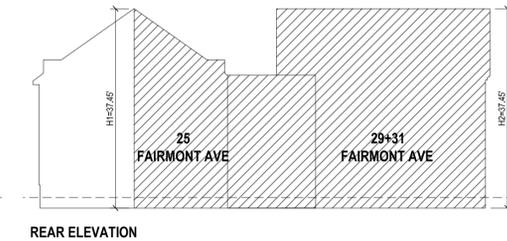
GFA + VOLUME: EXISTING, ADDITIONS, AND PROPOSED TOTALS

	25 FAIRMONT	29+31 FAIRMONT	COMBO
GROSS FLOOR AREA EXISTING			
FIRST FLOOR	856	1522	2378
SECOND FLOOR	845	1084	1929
THIRD FLOOR	344	806	1150
GROSS FLOOR AREA PROPOSED ADDITION			
FIRST FLOOR	0	287	287
SECOND FLOOR	0	337	337
THIRD FLOOR	0	0	0
GROSS FLOOR AREA PROPOSED TOTALS			
FIRST FLOOR	856	1809	2665
SECOND FLOOR	845	1421	2266
THIRD FLOOR	344	806	1150
GROSS FLOOR AREA ALLOWED, PER FAR			
	1871	4325	6196
BUILDING VOLUME, EXISTING			
	18405	30708	49113
BUILDING VOLUME, PROPOSED			
	18405	36324	54729

MAX. HEIGHT DIAGRAMS EXISTING



MAX. HEIGHT DIAGRAMS PROPOSED



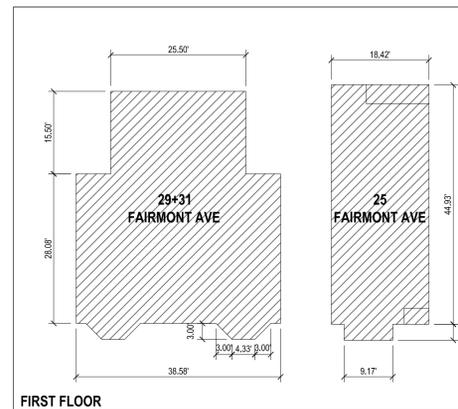
ZONING ANALYSIS

	25 FAIRMONT		29/31 FAIRMONT		25/29/31 FAIRMONT		DOES THE PROPOSED CONFORM?		
	TABLE 5-1	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL, EXISTING	ACTUAL, PROPOSED	
FAR	0.75	0.75	0.82	0.75	0.59	0.75	0.66	0.74	YES
MIN LOT AREA	5000	5000	2494	5000	5767	5000	8261	8261	YES
MIN LOT AREA FOR EA DWELLING	1500	1500	831.33	1500	1922.33	1500	1376.83	1376.83	NO [BUT NOT ADDING A UNIT]
MIN LOT WIDTH	50	22	50	50	50	50	72	72	YES
MIN FRONT YARD SETBACK	[H+L]/4	[H+L]/6 = [37.45+18.42]/6 = 9.3' [CAN USE INCREASED DENOMINATOR PER 5.24.4; CAN'T BE LESS THAN 10' FROM STREET LINE] [FORMULA YIELDS 9.3' FROM CL OF STREET; USE	VARIES; MIN 36'	[H+L]/4 = [37.45+38.58]/4 = 19' [CAN'T BE LESS THAN 10' FROM STREET LINE; FORMULA YIELDS 19' FROM CL OF STREET; USE 10' FROM STREET LINE]	VARIES; MIN 36'	[H+L]/4 = [37.45+66.59]/4 = 26' [CAN'T BE LESS THAN 10' FROM STREET LINE; FORMULA YIELDS 26' FROM CL OF STREET; USE 10' FROM STREET LINE]	VARIES; MIN 36'	VARIES; MIN 36'	NO, BUT EXISTING NON-CONFORMING CONDITION
MIN RIGHT SIDE YARD SETBACK	[H+L]/5	[H+L]/7 = [37.45+47.93]/7 = 12.2' [CAN USE INCREASED DENOMINATOR PER 5.24.4, AS LONG AS RESULT IS GREATER THAN 76']	VARIES; MIN 0'	[H+L]/5 = [37.45+46.58]/5 = 16.8'	VARIES; MIN 58'	[H+L]/5 = [37.45+51]/5 = 17.69'	VARIES; MIN 0'	VARIES; MIN 0'	NO, BUT EXISTING NON-CONFORMING CONDITION, AND ADDITION DOES NOT ADD TO NON-CONFORMITY
MIN LEFT SIDE YARD SETBACK	[H+L]/5	SAME AS RIGHT	VARIES; MIN 0'	SAME AS RIGHT	VARIES; MIN 58'	SAME AS RIGHT	VARIES; MIN 58'	VARIES; MIN 58'	NO, BUT EXISTING NON-CONFORMING CONDITION, AND ADDITION DOES NOT ADD TO NON-
MIN REAR YARD SETBACK	[H+L]/4	[H+L]/4 = [37.45+18.42]/4 = 13.96'	APPROX 55'	[H+L]/4 = [37.45+38.58]/4 = 19'	APPROX 60'	[H+L]/4 = [37.45+66.59]/4 = 26'	APPROX 60'	APPROX 60'	YES
MAX HEIGHT	35	35	37.45	35	37.45	35	37.45	37.45	NO, BUT EXISTING NON-CONFORMING CONDITION, AND ADDITION DOES NOT ADD TO NON-
MIN OPEN SPACE RATIO	30%	30%	65.68%	30%	73.61%	30%	71.21%	67.74%	YES
PARKING [PER 6.36.1]	1 PER D.U.	3	3	3	0	6	3	4	NO, BUT MOVES THE PROPERTY TOWARD CONFORMI

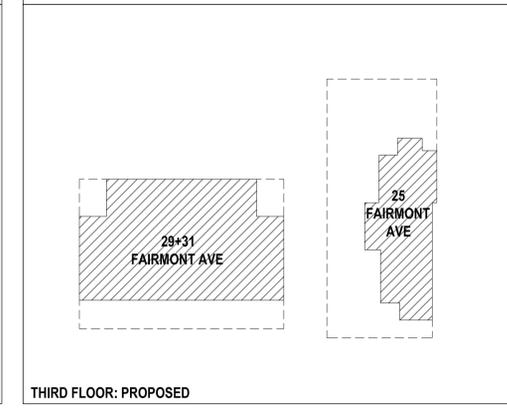
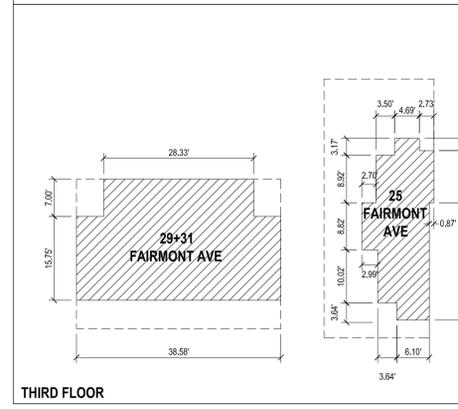
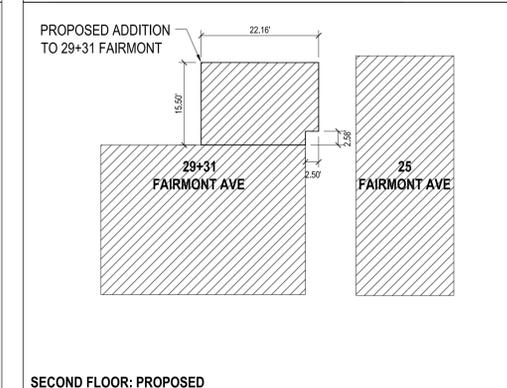
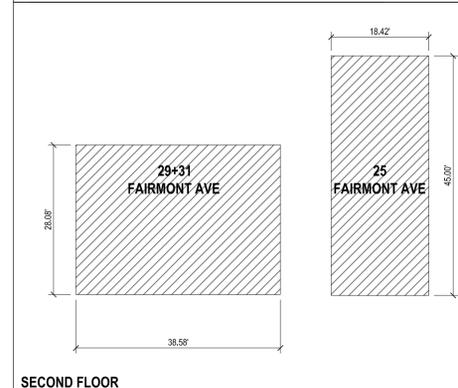
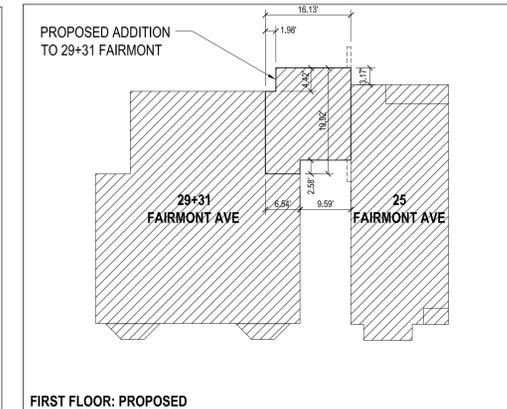
ARTICLE 8 GFA AND VOLUME ANALYSIS

TOTAL ALLOWABLE ADDITIONAL GFA = 625 SF AND 5625 CuFt, per the following analysis:	
1 Combined lots; difference between total allowable GFA and existing GFA, pre addition:	739
2 Above value in terms of volume [assumes 9' ceiling]:	6651
3 Per 8.22.1.c, GFA of a non-conforming structure can be increased by 25% with special permit if:	25% increase = 1364 SF [EXISTING GFA x 0.25 = 5457 x 0.25 = 1364 SF]
1. the addition conforms to dimensional requirements	yes
2. the addition conforms to area requirements	1364 SF must be reduced to 739 SF to stay within dimensional req'ts
3. you subtract any GFA added since the lot became non-conforming	Must subtract -114 per additions since lot became non-conforming
TOTAL	625
4 Per 8.22.1.c, volume of a non-conforming structure can be increased by 25% with special permit if:	25% increase = 12,278 CuFT [EXISTING VOLUME x 0.25 = 49,113 x 0.25 = 12,278 CuFT]
1. the addition conforms to volume req'ts	volume at the allowable GFA [625] would be 5625 CuFt, which is less than 12,278

GROSS FLOOR AREA DIAGRAMS & DIMENSIONS: EXISTING



GROSS FLOOR AREA DIAGRAMS & DIMENSIONS: PROPOSED



25/29/31 FAIRMONT AVE

29 FAIRMONT AVE
CAMBRIDGE, MA 02139

PROJECT

JUAN CARLOS SERNA

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OWNER

RUNCIBLE STUDIOS

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617-939-9888
MARILYN@RUNCIBLESTUDIOS.COM

ARCHITECT

STRUCTURAL

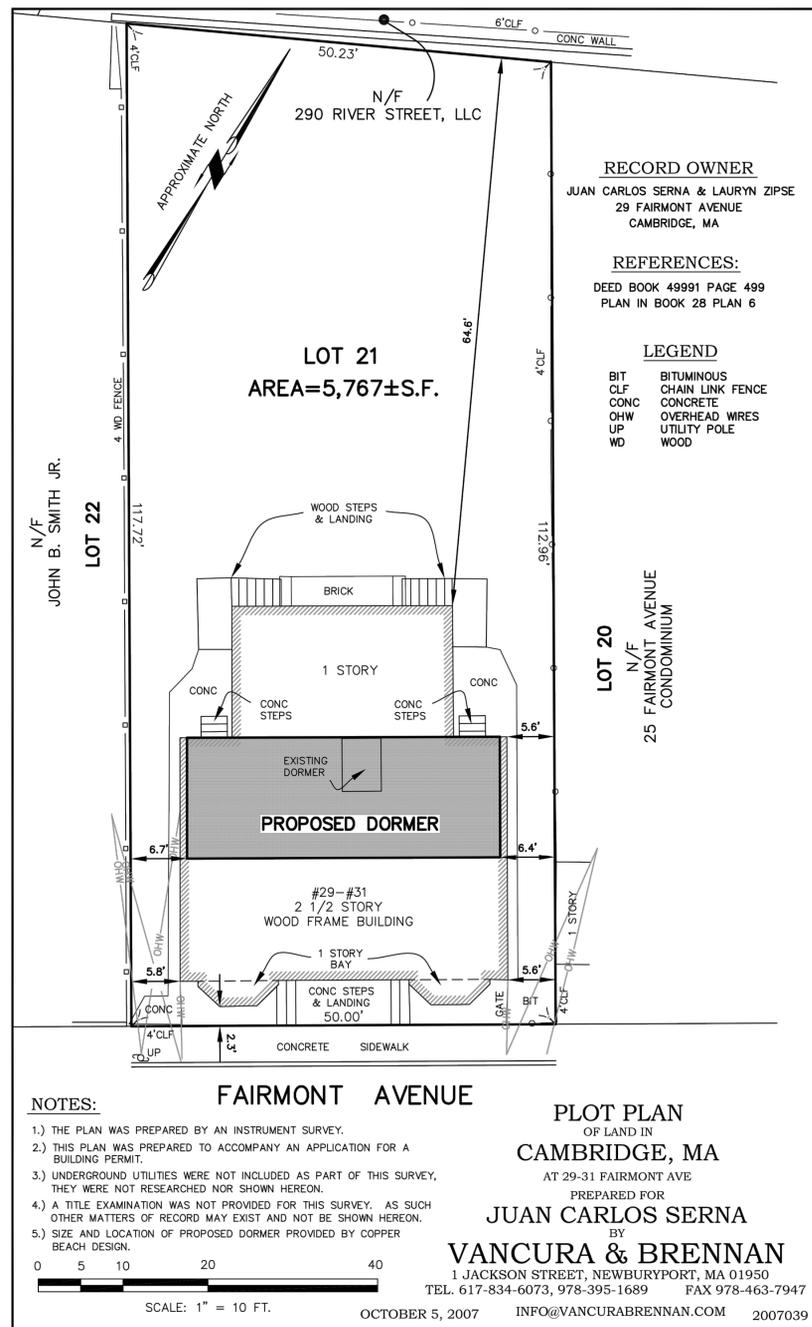


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SCALE
AS NOTED

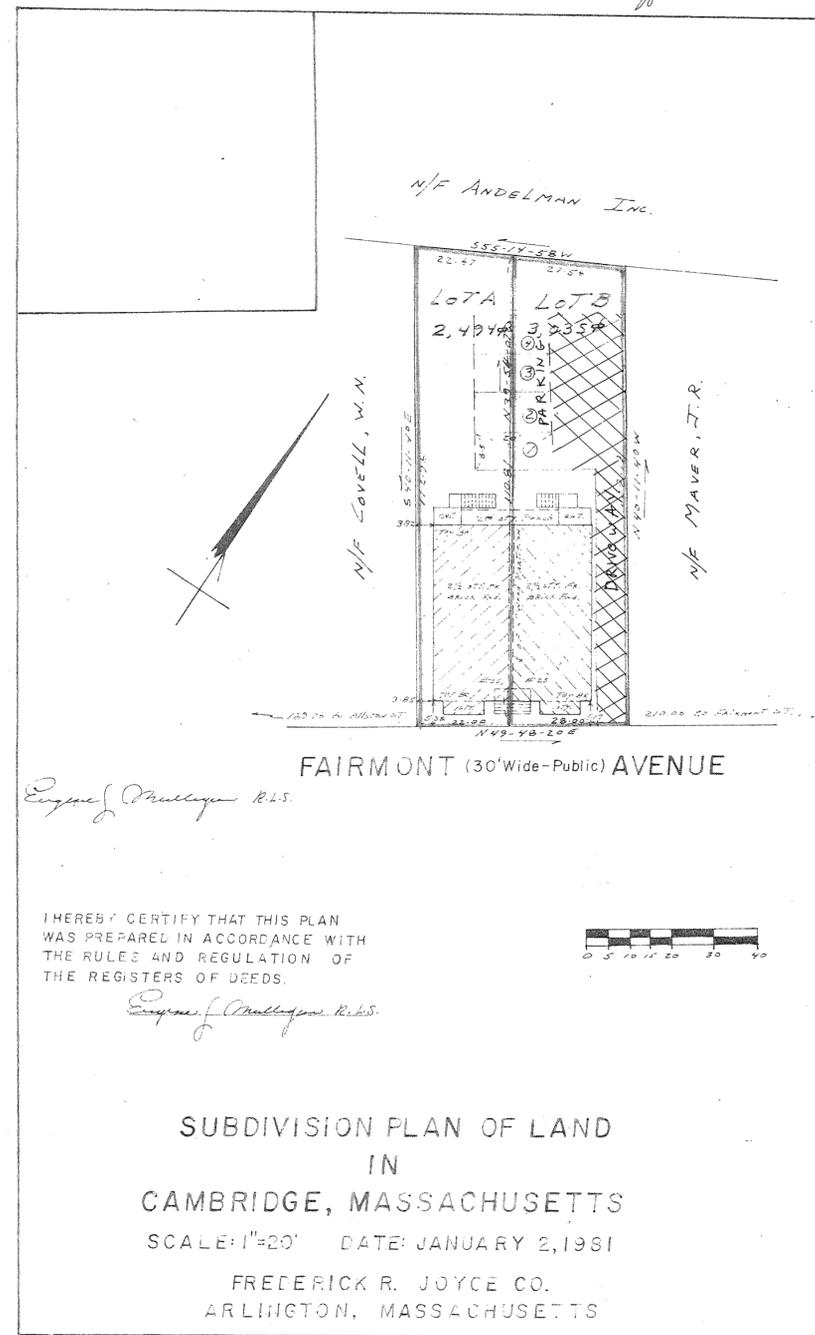
ZONING CALCULATIONS & COMPLIANCE ANALYSIS

A 0.1



29-31 FAIRMONT AVE. PLOT PLAN
AS NOTED

Note: "Proposed Dormer" was constructed in 2008.



23-25 FAIRMONT AVE. PLOT PLAN
AS NOTED

25/29/31 FAIRMONT AVE

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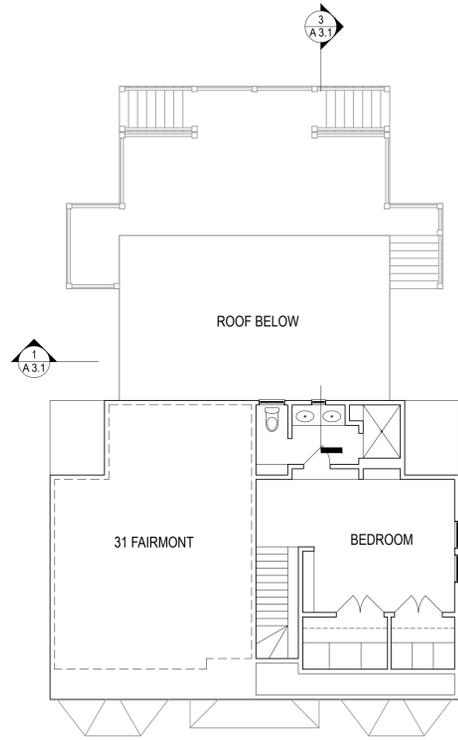


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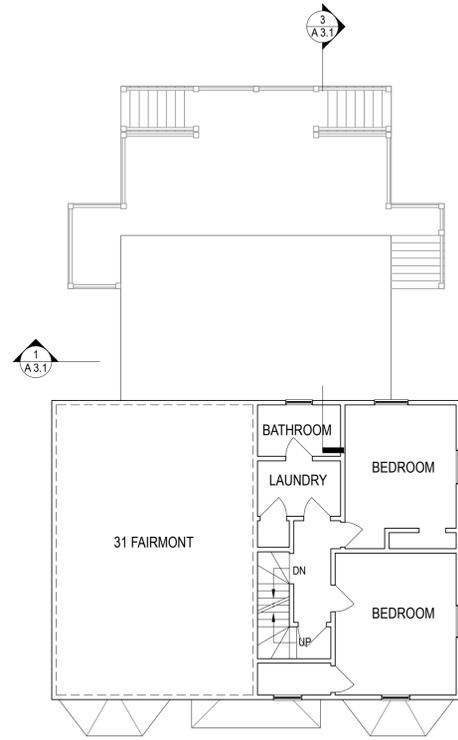
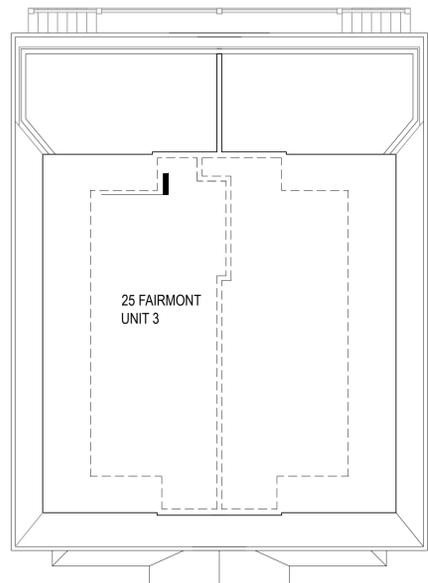
SCALE
AS NOTED

PLOT PLANS

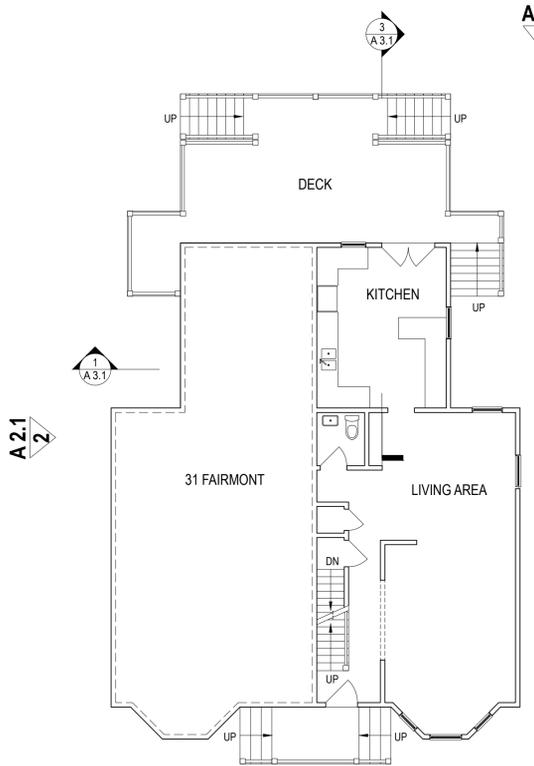
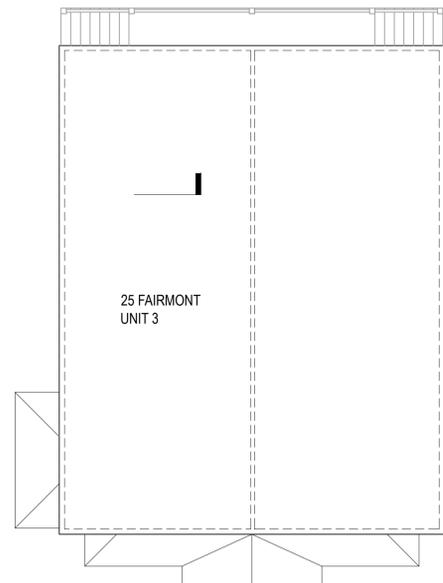
A 0.2



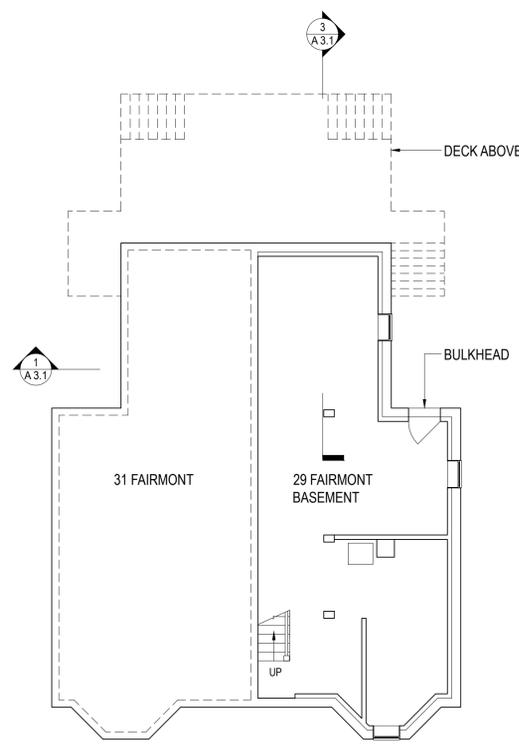
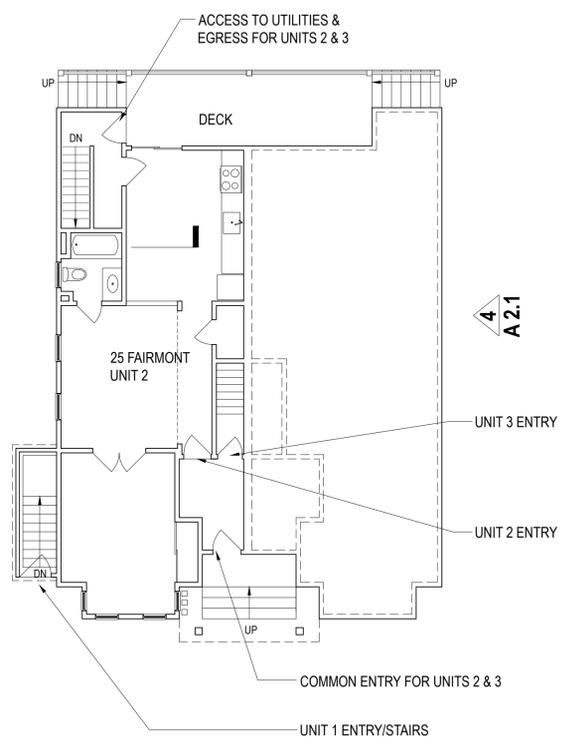
3 THIRD FLOOR PLAN
EXISTING 1/8"=1'-0"



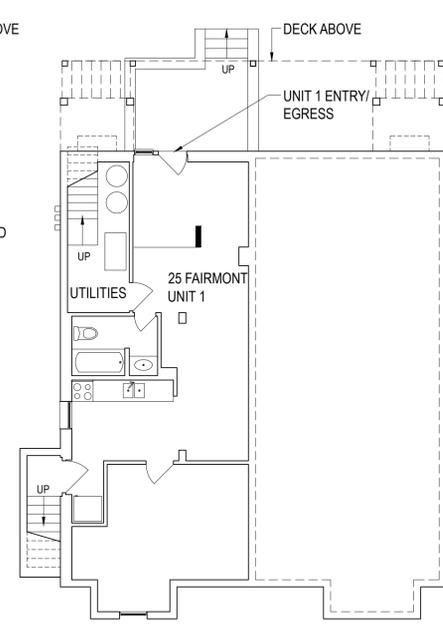
2 SECOND FLOOR PLAN
EXISTING 1/8"=1'-0"



1 GROUND FLOOR PLAN
EXISTING 1/8"=1'-0"



B BASEMENT PLAN
EXISTING 1/8"=1'-0"



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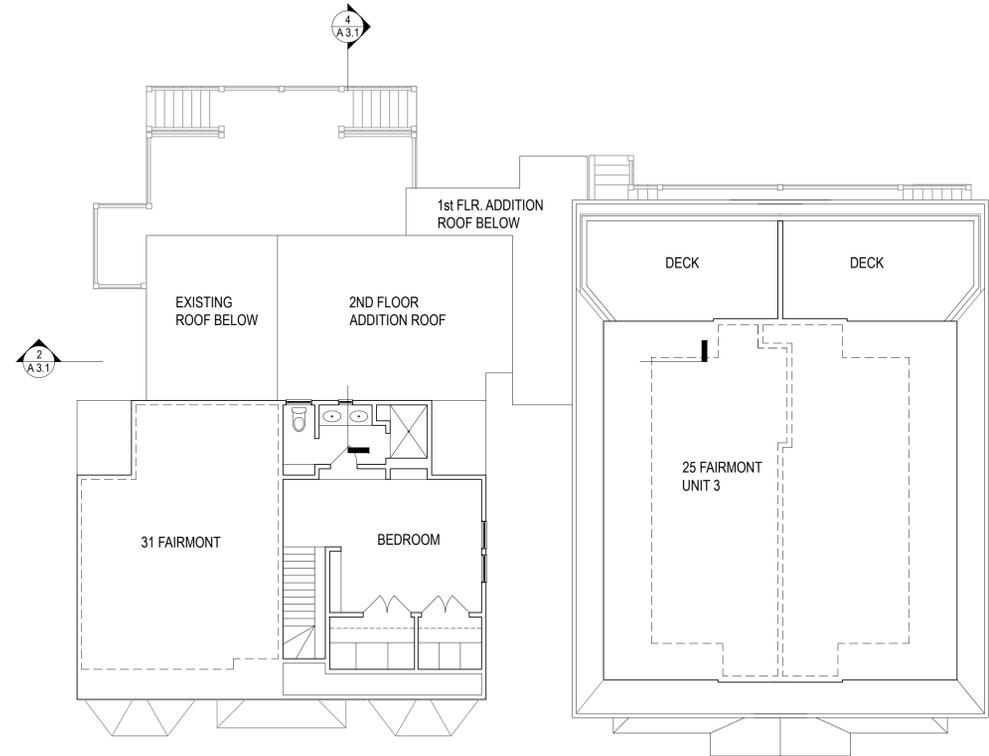


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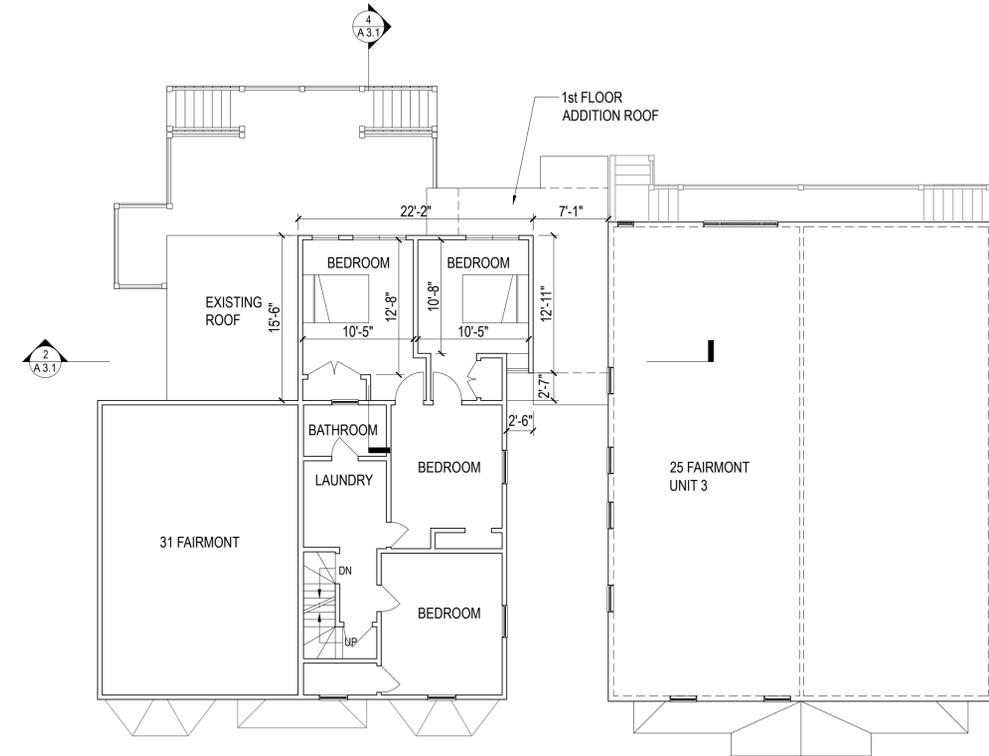
SCALE AS NOTED

EXISTING PLANS

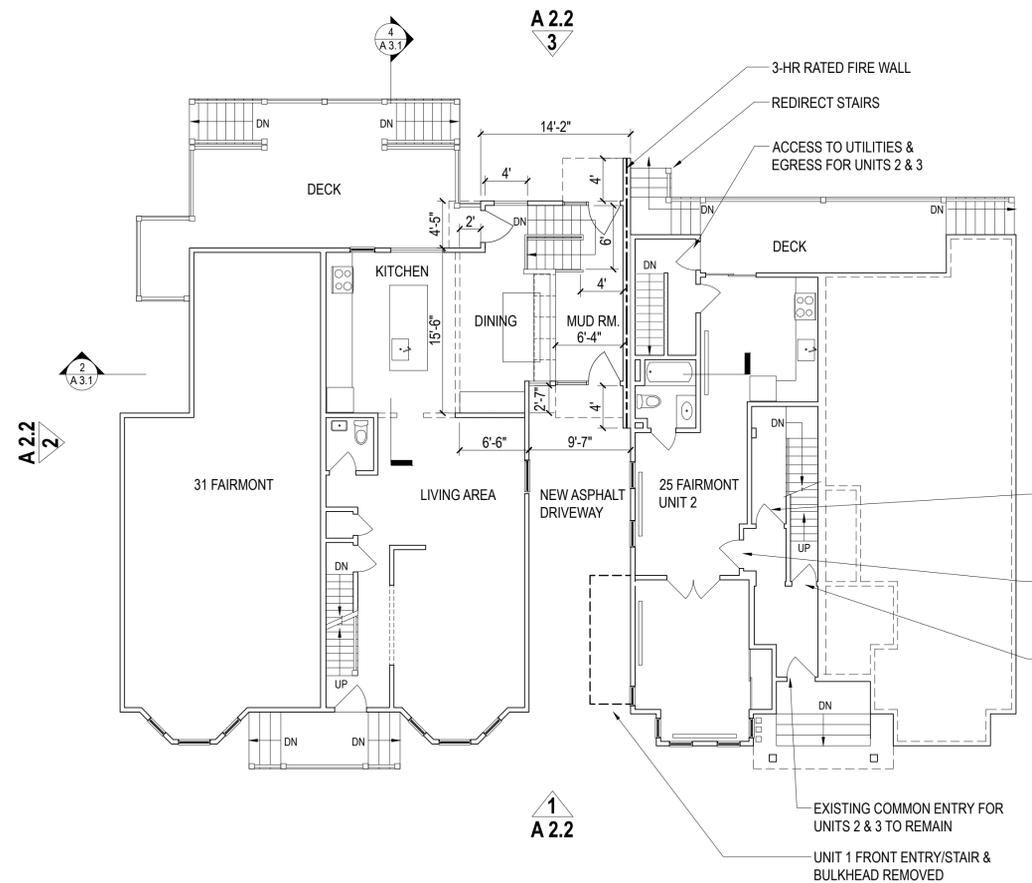
A 1.0



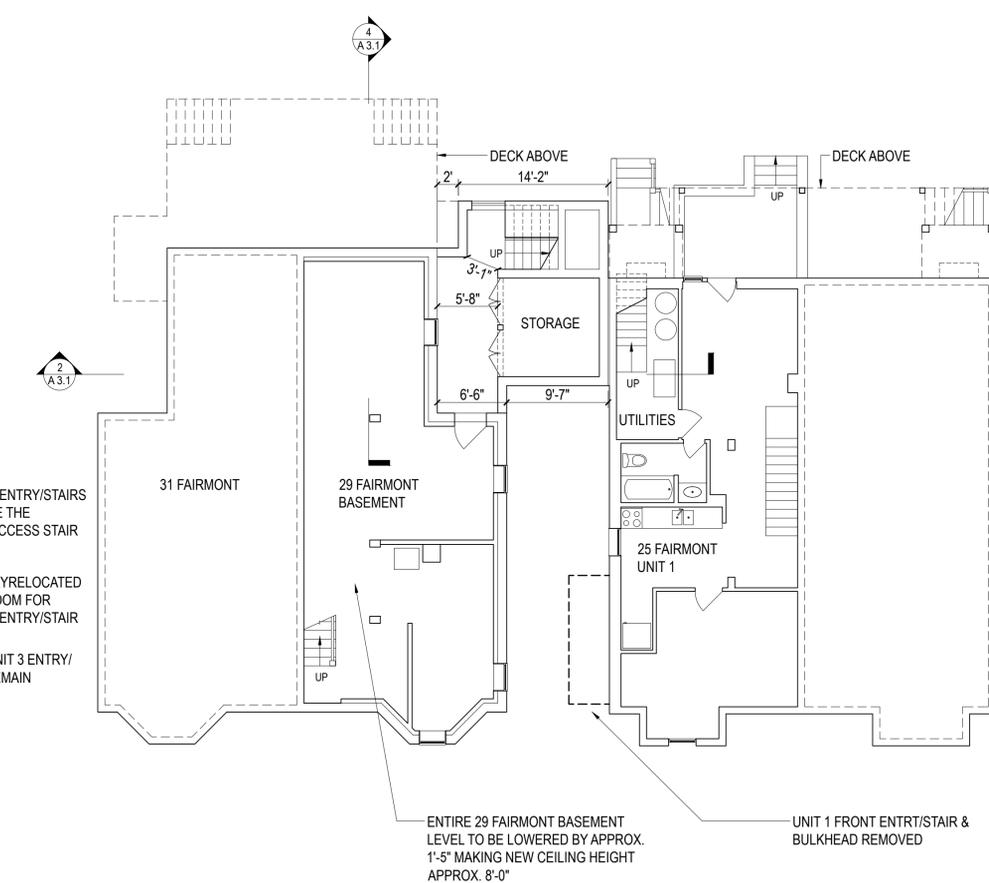
3 THIRD FLOOR PLAN
PROPOSED 1/8"=1'-0"



2 SECOND FLOOR PLAN
PROPOSED 1/8"=1'-0"



1 GROUND FLOOR PLAN
PROPOSED 1/8"=1'-0"



B BASEMENT PLAN
PROPOSED 1/8"=1'-0"

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SCALE AS NOTED

PROPOSED PLANS

A 1.1

**25/29/31 FAIRMONT
AVE**

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JUAN CARLOS SERNA

29 FAIRMONT AVE
CAMBRIDGE, MA 02139

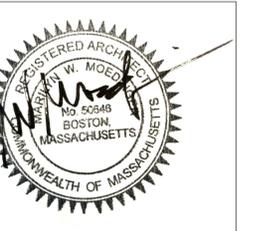
OWNER

**RUNCIBLE
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ARCHITECT

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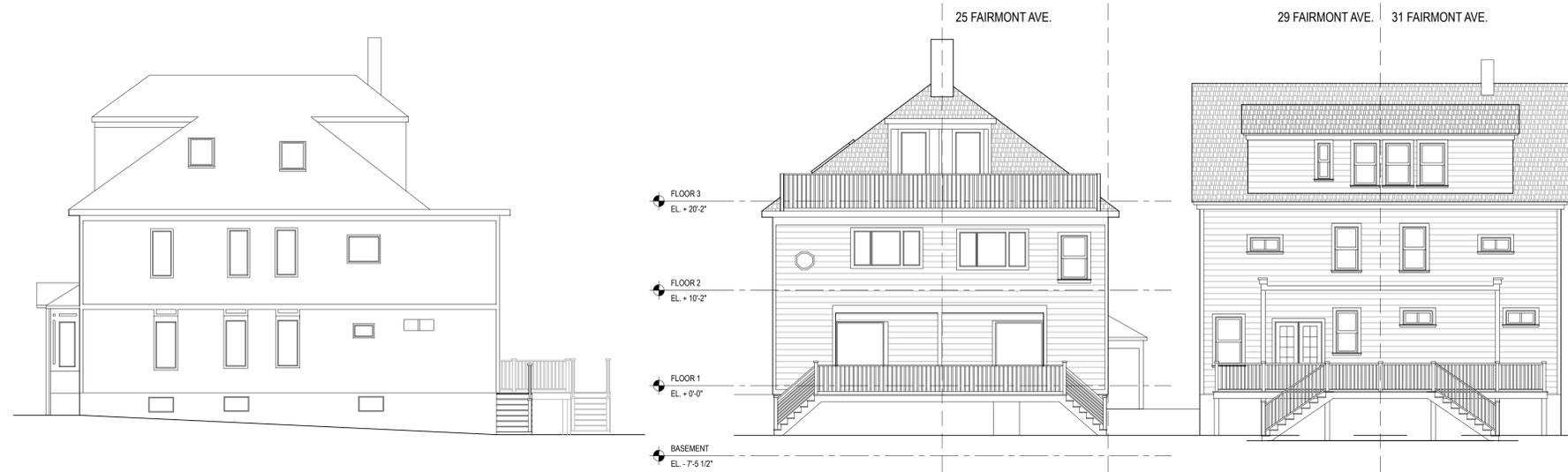


20 DEC 2017 BZA APPLICATION

AS NOTED
SCALE

EXISTING ELEVATIONS

A 2.1



4 EXISTING RIGHT SIDE ELEVATION
1/8"=1'-0"

3 EXISTING REAR ELEVATION
1/8"=1'-0"



2 EXISTING LEFT SIDE ELEVATION
1/8"=1'-0"

1 EXISTING FRONT ELEVATION
1/8"=1'-0"

**25/29/31 FAIRMONT
AVE**

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**RUNCIBLE
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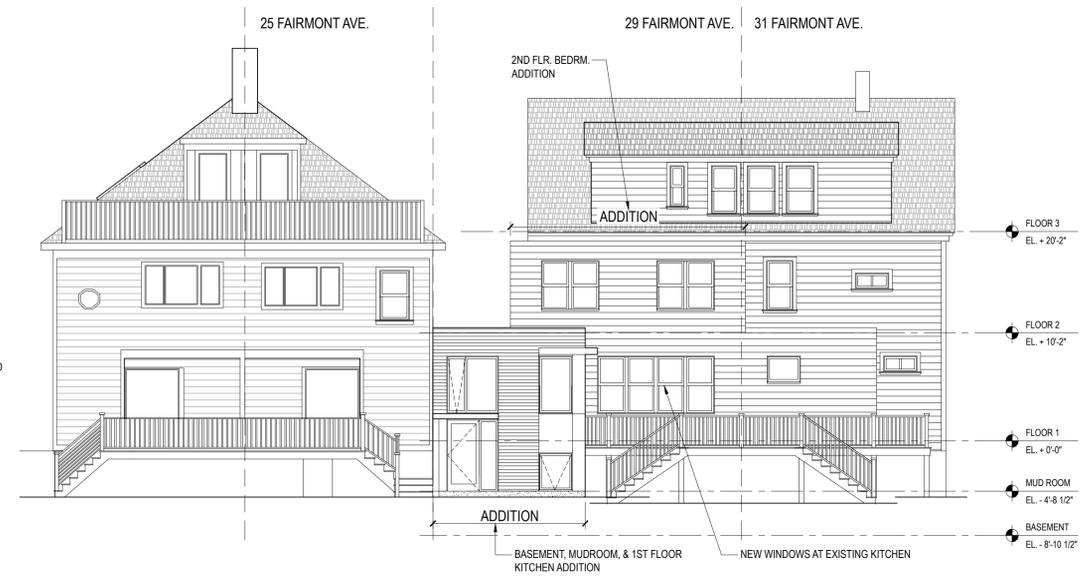
MARILYN W. MOEDINGER, AIA, LEED AP
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STRUCTURAL



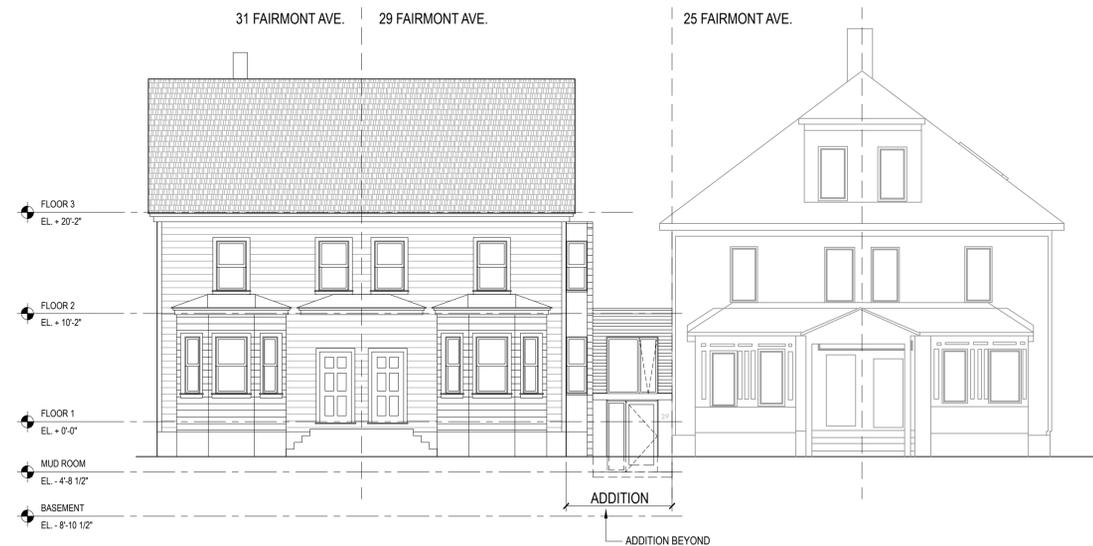
4 PROPOSED RIGHT SIDE ELEVATION
1/8"=1'-0"



3 PROPOSED REAR ELEVATION
1/8"=1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/8"=1'-0"



1 PROPOSED FRONT ELEVATION
1/8"=1'-0"



20 DEC 2017 BZAAPPLICATION

AS NOTED
SCALE

PROPOSED
ELEVATIONS

A 2.2

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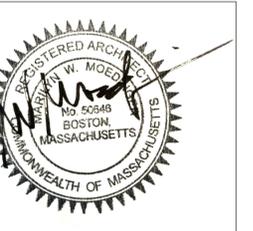
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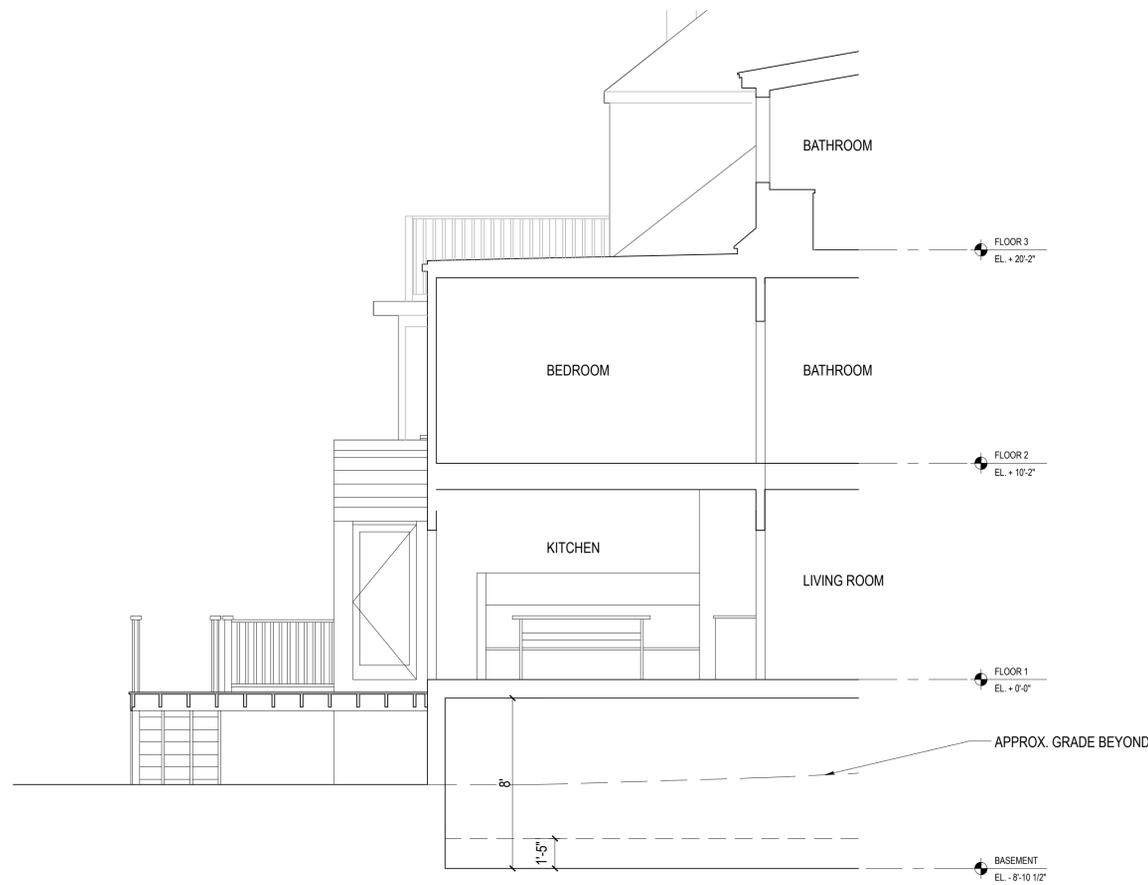


20 DEC 2017 BZA APPLICATION

AS NOTED
SCALE

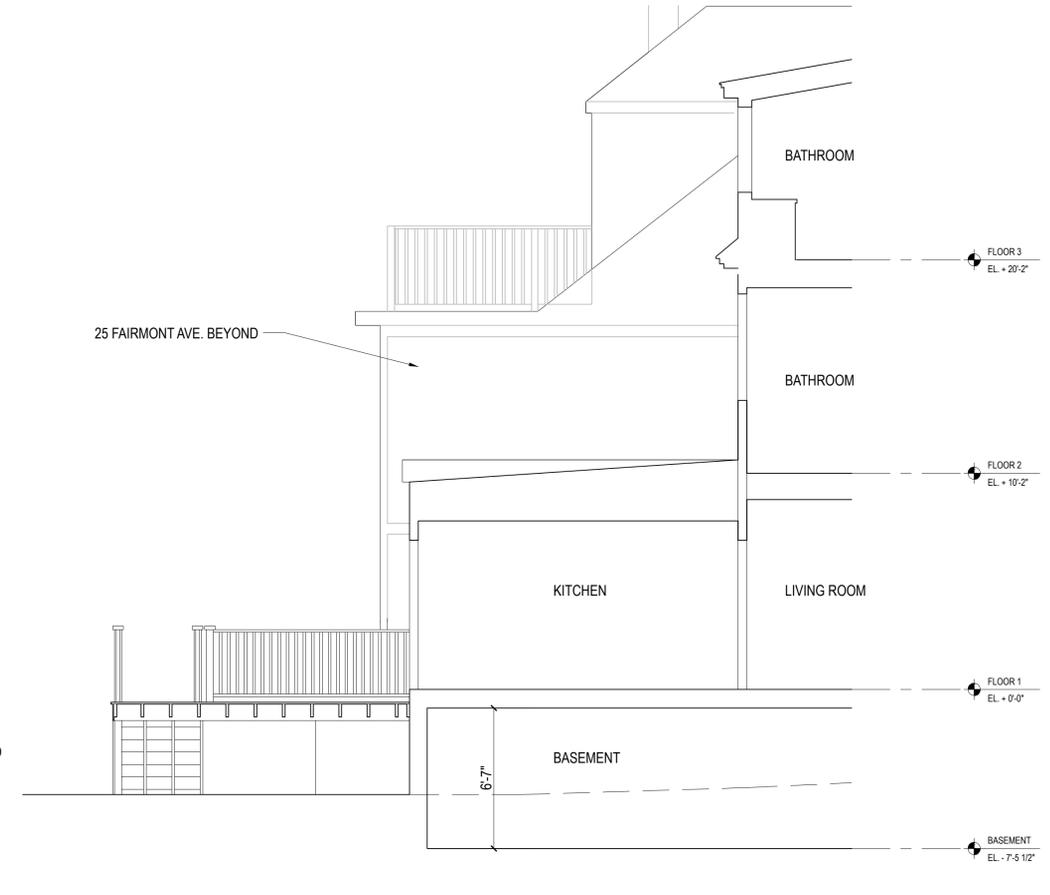
SECTIONS

A 3.1



4 PROPOSED SECTION

1/4"=1'-0"



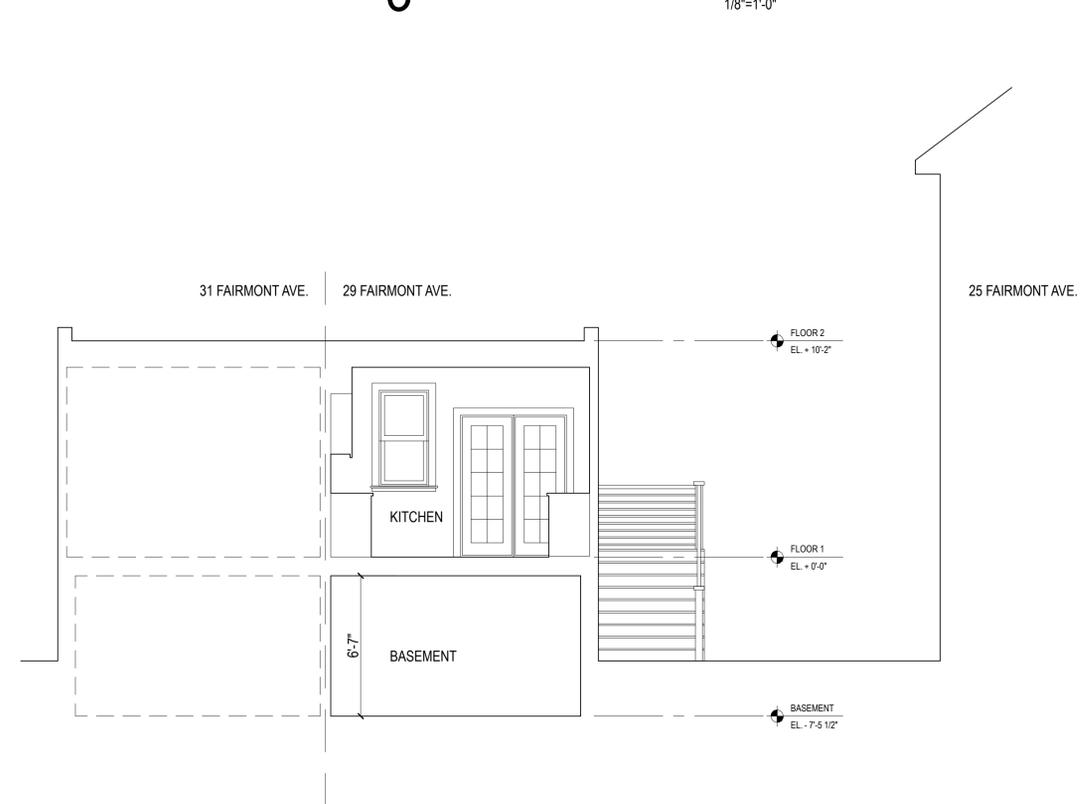
3 EXISTING SECTION

1/8"=1'-0"



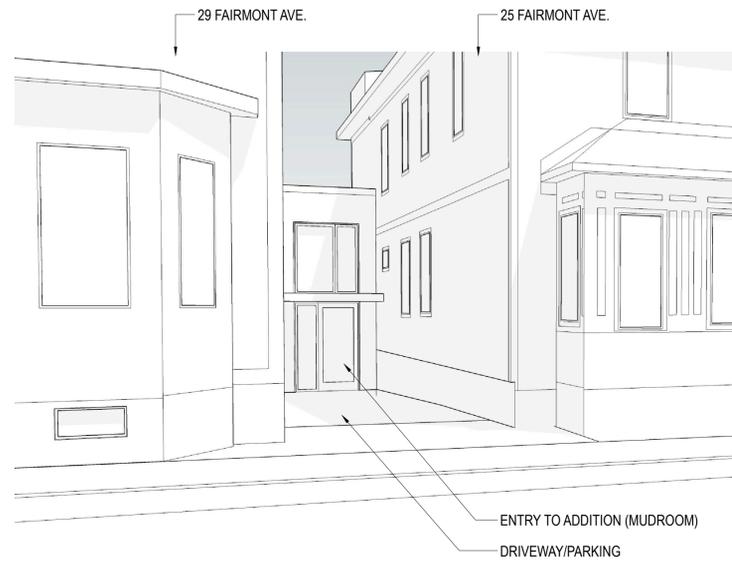
2 PROPOSED SECTION

1/4"=1'-0"



1 EXISTING SECTION

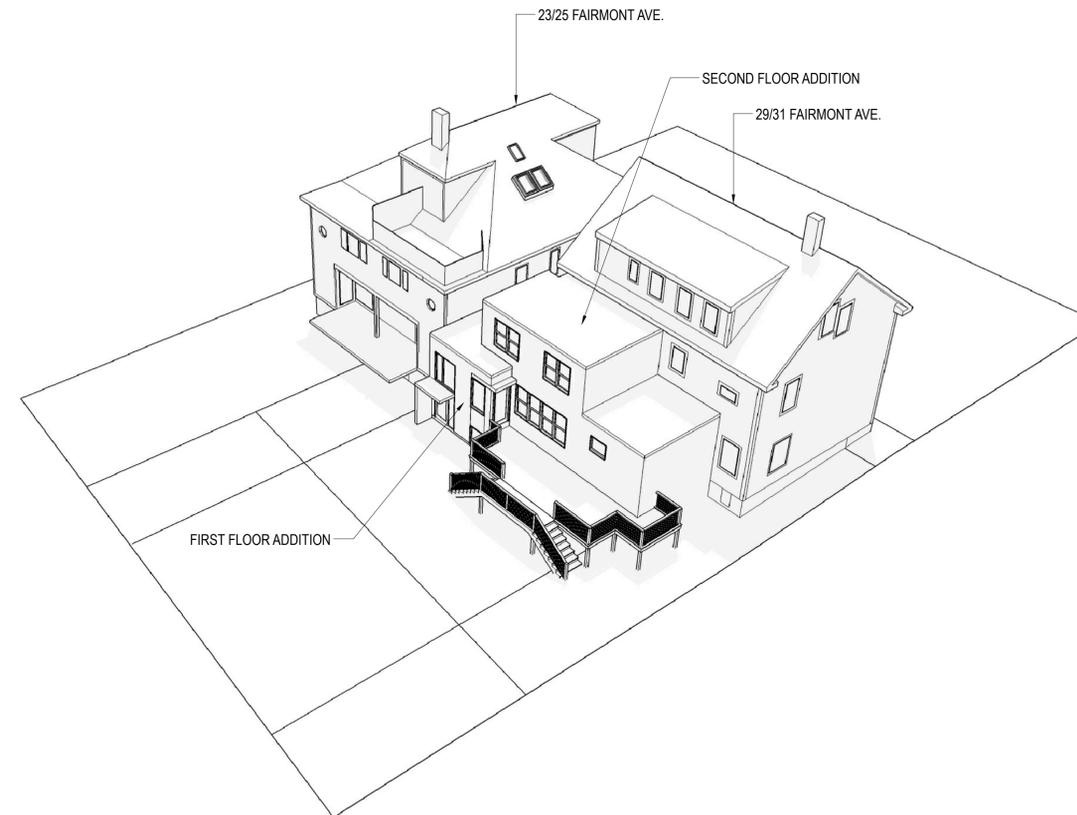
1/4"=1'-0"



3 VIEW FROM FAIRMONT AVE
NTS



2 VIEW FROM REAR YARD
NTS



1 AERIAL VIEW OF PROPOSAL
NTS

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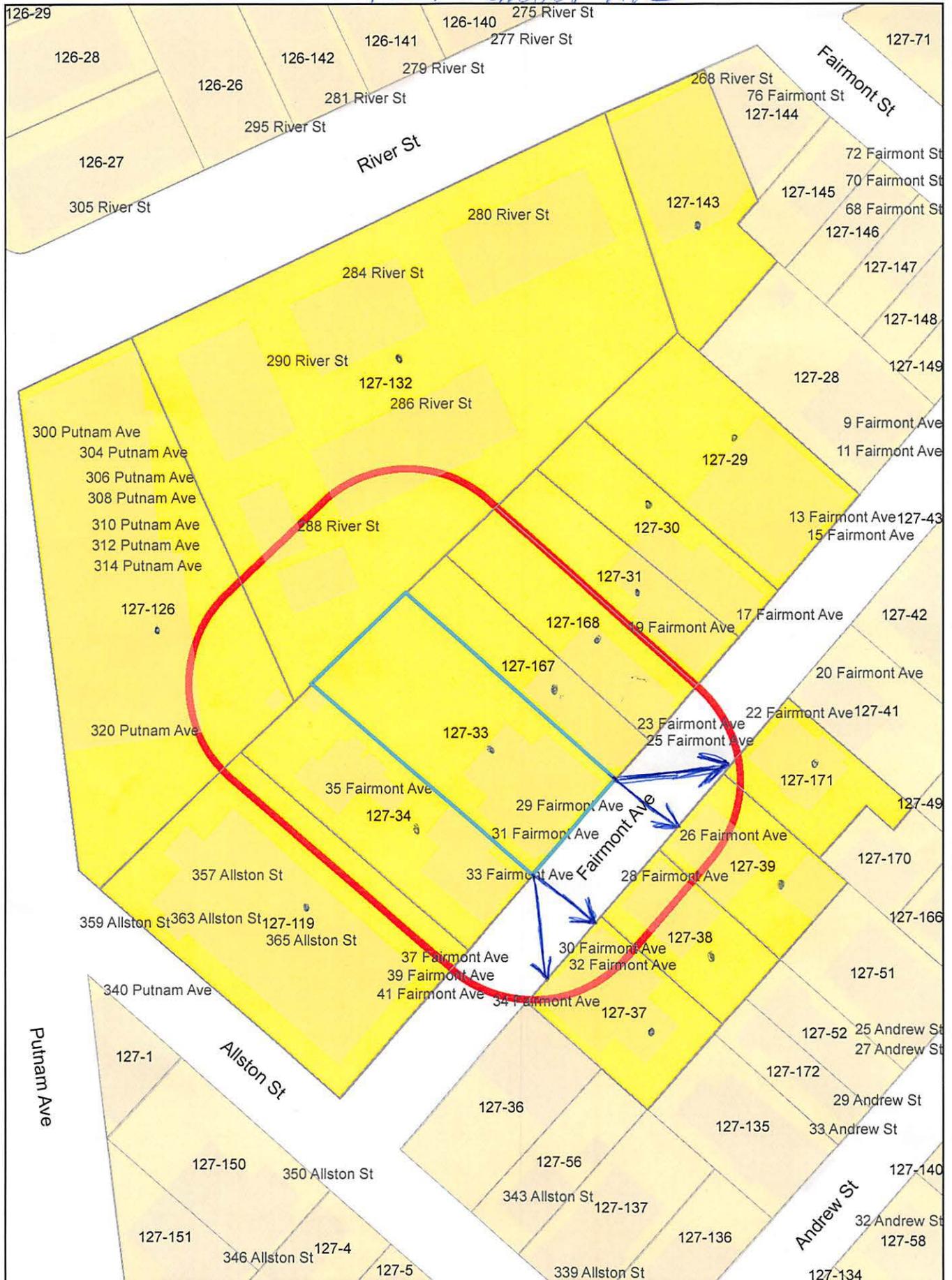
20 DEC 2017 BZA APPLICATION

SCALE
AS NOTED

3D VIEWS

A4.1

29 Fairmont Ave



29 Fairmont Ave Petitioner

127-30
DRISCOLL, MARY C.
C/O TSOKOS, CHRISTOS G. & EMMA A. LUBIN
17 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-34
SLAVICK, JASON & TAMAR B. SCHAPIRO
35 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-33
SERNA, JUAN CARLOS & LAURYN ZIPSE
29 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-38
DROST, RICHARD W.
28 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-39
FRYMIRE, ROGER DOYLE
C/O FAIRMONT AVENUE PROPERTIES LLC
22 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-119
BIOTECH REALTY INVESTORS LLC,
24 FAIRMONT ST
CAMBRIDGE, MA 02139

127-126
300 PUTNAM AVE., LLC
24 FAIRMONT ST
CAMBRIDGE, MA 02139

127-167
SERNA, JUAN CARLOS
25 FAIRMONT AVE., #2
CAMBRIDGE, MA 02139

127-37
CANINA, FRANCIS & LAURA SCHWARTZ CANINA
99 HEATH ST.
SOMERVILLE, MA 02145

127-167
HOWITT, ANDREW WILSON
25 FAIRMONT AVE., #3
CAMBRIDGE, MA 02139

127-168
PIATTI, FRANCIS E.
23 FAIRMONT AVE., #1
CAMBRIDGE, MA 02139

127-168
LYNCH, STEPHEN J.
23 FAIRMONT AVE. #2
CAMBRIDGE, MA 02139

127-171
FAIRMONT AVENUE PROPERTIES, LLC
22 FAIRMONT AVE
CAMBRIDGE, MA 02139

127-31
HUCKABEE, JERALD A. & JANET C. HUCKABEE
19 FAIRMONT AVE., UNIT A
CAMBRIDGE, MA 02139

127-31
BAGELMAN, NISSA
19 FAIRMONT AVE., #B
CAMBRIDGE, MA 02139

127-31
MORSE, ANDREW
19 FAIRMONT AVE., #C
CAMBRIDGE, MA 02139

127-143
SABINO, VALENTINA & PIETRO COTTON
268 RIVER ST., #1
CAMBRIDGE, MA 02139

127-143
FORD, ETHAN
268 RIVER ST., UNIT #6
CAMBRIDGE, MA 02139

127-143
139 WEST STREET LLC
65 RESERVOIR RD
QUINCY, MA 02170

127-143
HUANG YONGSHENG, LAN WEI
268 RIVER ST., #4
CAMBRIDGE, MA 02139

127-143
LEIGH, CAROLYN
268 RIVER ST., UNIT #3
CAMBRIDGE, MA 02139

127-143
LEUNG, SZECHUN
99 CHESTNUT HILL AVE., #204
BRIGHTON, MA 02135

127-132
CIMENSER, AYLIN & HEMANT SHARAD BOKIL
222 7TH STREET, UNIT #203
SANTA MONICA, CA 90402

127-132
LONG, KAI
290 RIVER ST., UNIT #290/3
CAMBRIDGE, MA 02139

127-132
LIU, JOAN S.
284 RIVER ST., #284/3
CAMBRIDGE, MA 02139

127-132
ZEWDE, MELAKU K. & RACHEL T. ZEWE
280 RIVER ST., UNIT #280/4
CAMBRIDGE, MA 02139

127-132
ROTHFELD, EMMA K.
280 RIVER ST., UNIT #3
CAMBRIDGE, MA 02139

127-132
ONORATO, JOSEPH MASSIMO &
BIK-YIN MIRANDA LP
280 RIVER ST., UNIT 280/2
CAMBRIDGE, MA 02139

127-132
DURAND, KEVIN & DAVID F. DESLAURIERS
284 RIVER ST., #284/1
CAMBRIDGE, MA 02139

127-132
DESLAURIERS, DAVID FERON
284 RIVER ST., #284/2
CAMBRIDGE, MA 02139

29 Fairmont Ave

127-132
ROOZBEHANI, MARDAVIJ HAMILTON
114 COMMONWEALTH AVE #4
BOSTON, MA 02116

127-132
FAN, FRANK & MYRA TOLENTINO FAN
3752 CAMINITO CIELO DEL MAR
SAN DIEGO, CA 92130

127-132
CHIN, TONY N.
288 RIVER ST. UNIT#288/2
CAMBRIDGE, MA 02139

127-132
ZHAO, BO
288 RIVER ST. UNIT#288/1
CAMBRIDGE, MA 02139

127-132
VAZQUEZ RODRIGUEZ, ADIARI I.
286 RIVER ST. UNIT#4
CAMBRIDGE, MA 02139

127-132
BHATNAGAR, MUKUL & SUDHA BHATNAGAR
286 RIVER ST. UNIT#5
CAMBRIDGE, MA 02139

127-132
YASHAR, DAVID
PO BOX 2766
WOBURN, MA 01888

127-132
LEE, ANDREW
286 RIVER ST #2
CAMBRIDGE, MA 02139

127-132
FILYURIN, YAN
286 RIVER ST #3
CAMBRIDGE, MA 02139

127-29
STEIMAN, JONATHAN & HANNAH STEIMAN
13-15 FAIRMONT AVE., #13/1
CAMBRIDGE, MA 02139

127-29
VOLKOV, DARKO
13-15 FAIRMONT AVE., #15-2
CAMBRIDGE, MA 02139

127-29
UMANS, BENJAMIN JASON UMANS &
SUSAN UMANS
13-15 FAIRMONT AVE., #15/1
CAMBRIDGE, MA 02139

127-29
STEIMAN, JONATHAN & HANNAH STEIMAN
13-15 FAIRMONT AVE., #13/1
CAMBRIDGE, MA 02139

127-143
MICHAEL GREHAN
65 RESERVOIR RD
QUINCY, MA 02170

127-34
S7 LLC,
118 KINNAIRD STREET. #3
CAMBRIDGE, MA 02139