



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 JAN 23 AM 9:24

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1148878

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Gary Chafetz and C.Rieder C/O David W. Torrey, AIA, architect

PETITIONER'S ADDRESS: 18 Farwell Place, Cambridge, MA 02138

LOCATION OF PROPERTY: 18-20 FARWELL PLACE

TYPE OF OCCUPANCY: 2 family residence

ZONING DISTRICT: Residence C-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New posts and roof over the main entrance are within side yard because this is a side-entry 19th century house, and the main entry is not facing the street (where steps may extend to lot line).

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):

(Petitioner (s) / Owner)

DAVID W. TORREY for Rieder/chafetz

(Print Name)

Address:
Tel. No.

Torrey Architecture
75 Kennelam St, Boston
MA 02111
617-227-1477 ext 111

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 Gary Chafetz
(OWNER)
Address: 18 Farwell Place, Cambridge MA 02138

State that I/We own the property located at 18 Farwell Place, Cambridge MA
which is the subject of this zoning application. 02138

The record title of this property is in the name of
C. Rieder and Gary Chafetz

*Pursuant to a deed of duly recorded in the date 1981, Middlesex South
County Registry of Deeds at Book 66901, Page 420; 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 GARY CHAFETZ personally appeared before me,
this 31 of DECEMBER 2024, and made oath that the above statement is true.

 Notary

My commission expires JUNE 19, 2031 (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 20 Farwell Pl , 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:

The main entry of this historical house is on the side, is in disrepair and requires a small roof for safety.

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:

Proposed roof over entrance mirrors abutter's main entrance and has been approved as Appropriate by the Cambridge Historical Commission.

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:

Adjacent residential use already shares street access walk with this property and already has its own roofed side entry.

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:

Side entry is approx 20 ft back from sidewalk.

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 roof over a front entry is the neighborhood and city-wide norm. It should be allowed in this case.

***If you have any questions as to whether you can establish all of the applicable legal**

E-Mail Address: david@torreyarchitecture.com

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Gary Chafetz and C.Rieder
Location: 20 Farwell Pl., Cambridge, MA
Phone: 617-227-1477 ext 111

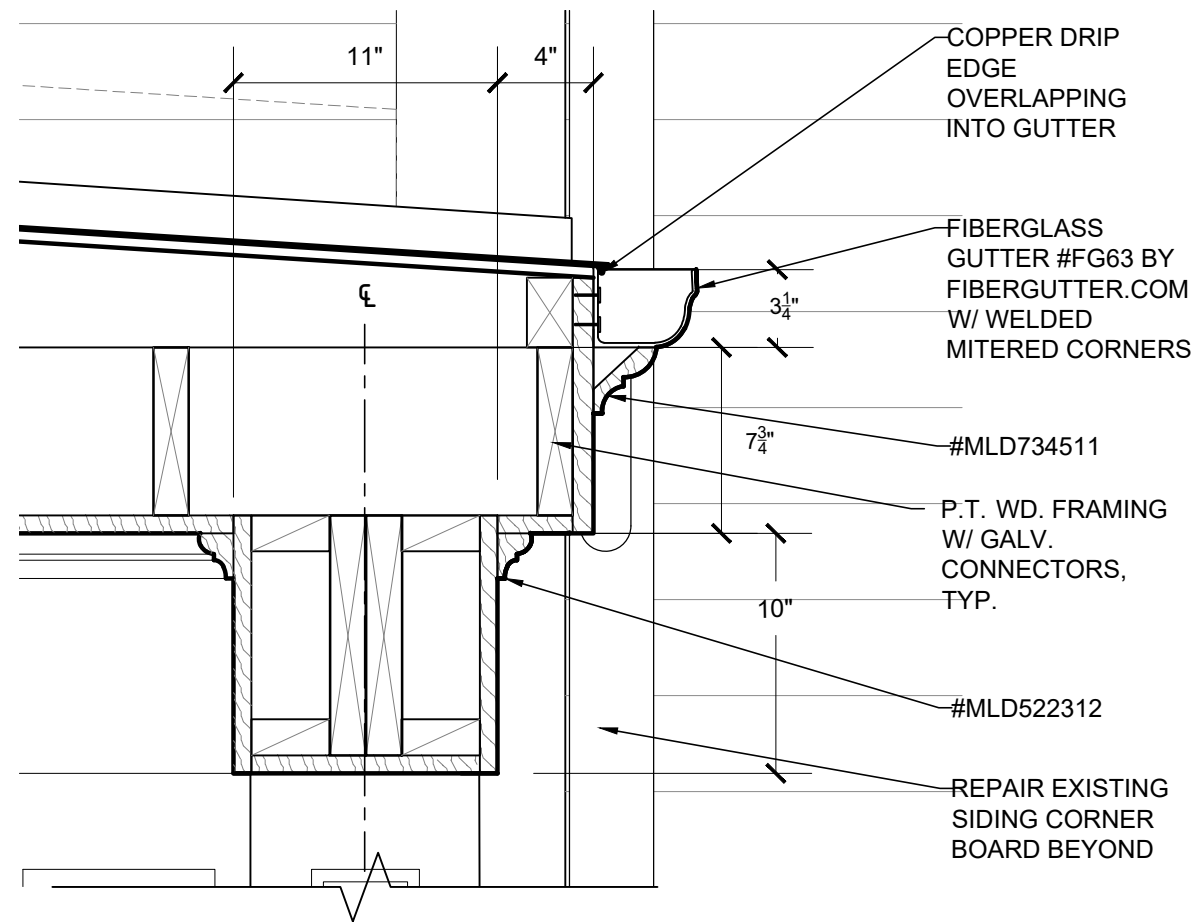
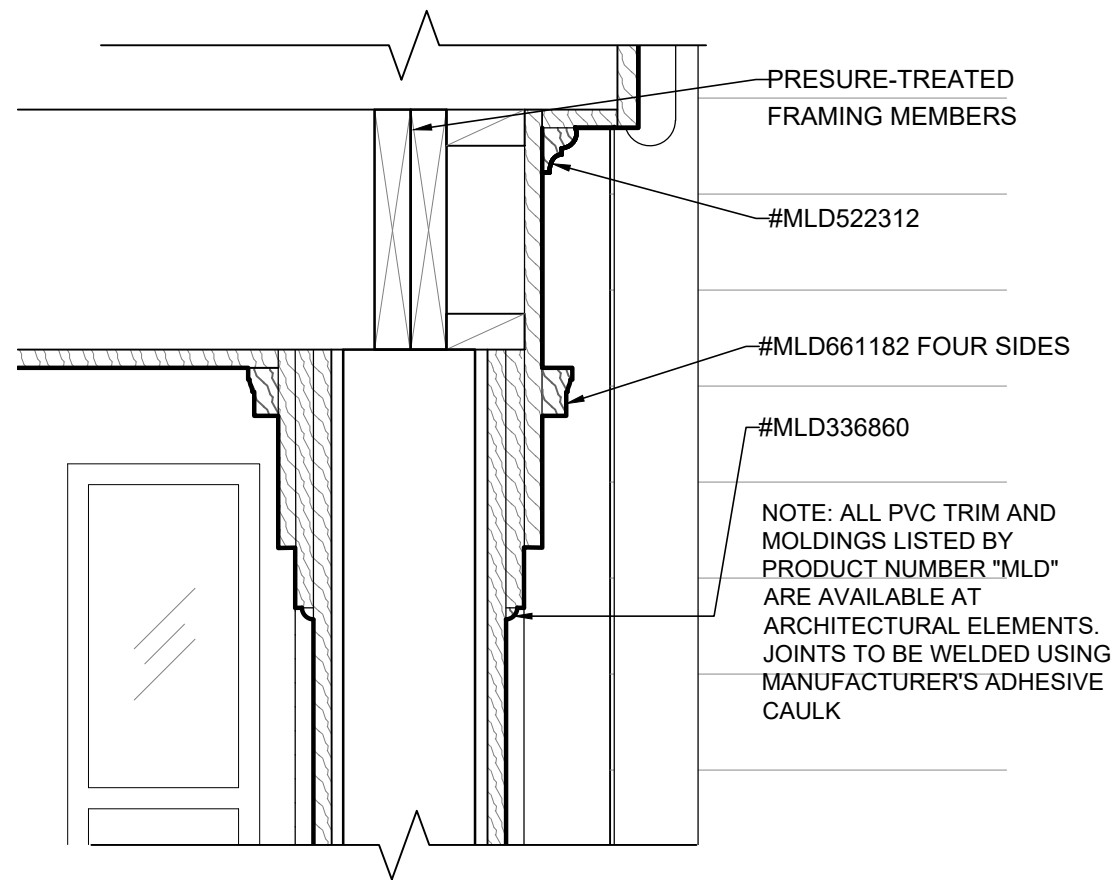
Present Use/Occupancy: 2 family residence
Zone: Residence C-2 Zone
Requested Use/Occupancy: 2 family residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2168	2180	5390	(max.)
<u>LOT AREA:</u>		3080	3080	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.7	0.7	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1541	1541	600	
<u>SIZE OF LOT:</u>	WIDTH	38.5	38.5	50	
	DEPTH	80	80	na	
<u>SETBACKS IN FEET:</u>	FRONT	17.5	17.5	14	
	REAR	21.1	21.1	19	
	LEFT SIDE	2.9	2.9	15.3	
	RIGHT SIDE	1.9	2.14	15.3	
<u>SIZE OF BUILDING:</u>	HEIGHT	21.5	21.5	85	
	WIDTH	55	55	na	
	LENGTH	28.5	28.5	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.42	0.42	0.15	
<u>NO. OF DWELLING UNITS:</u>		2	2	na	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<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.:

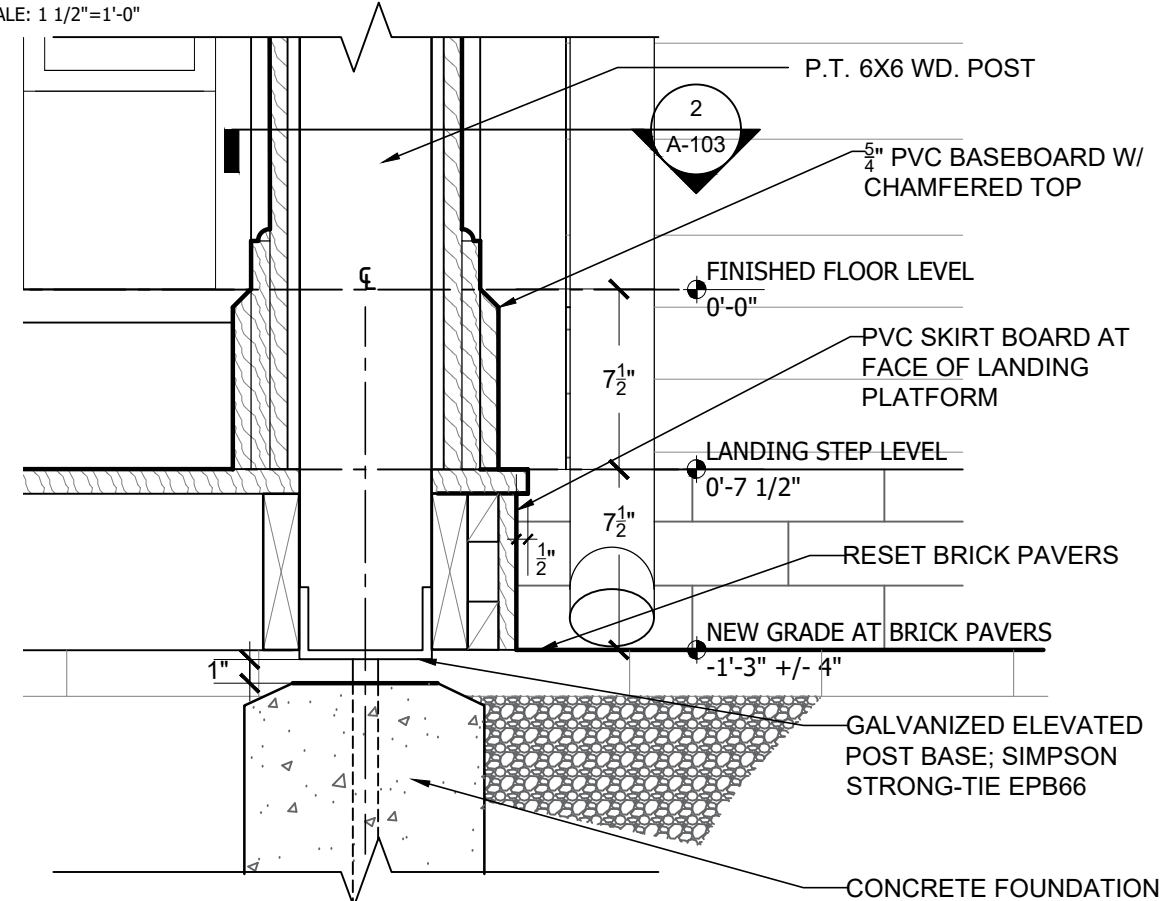
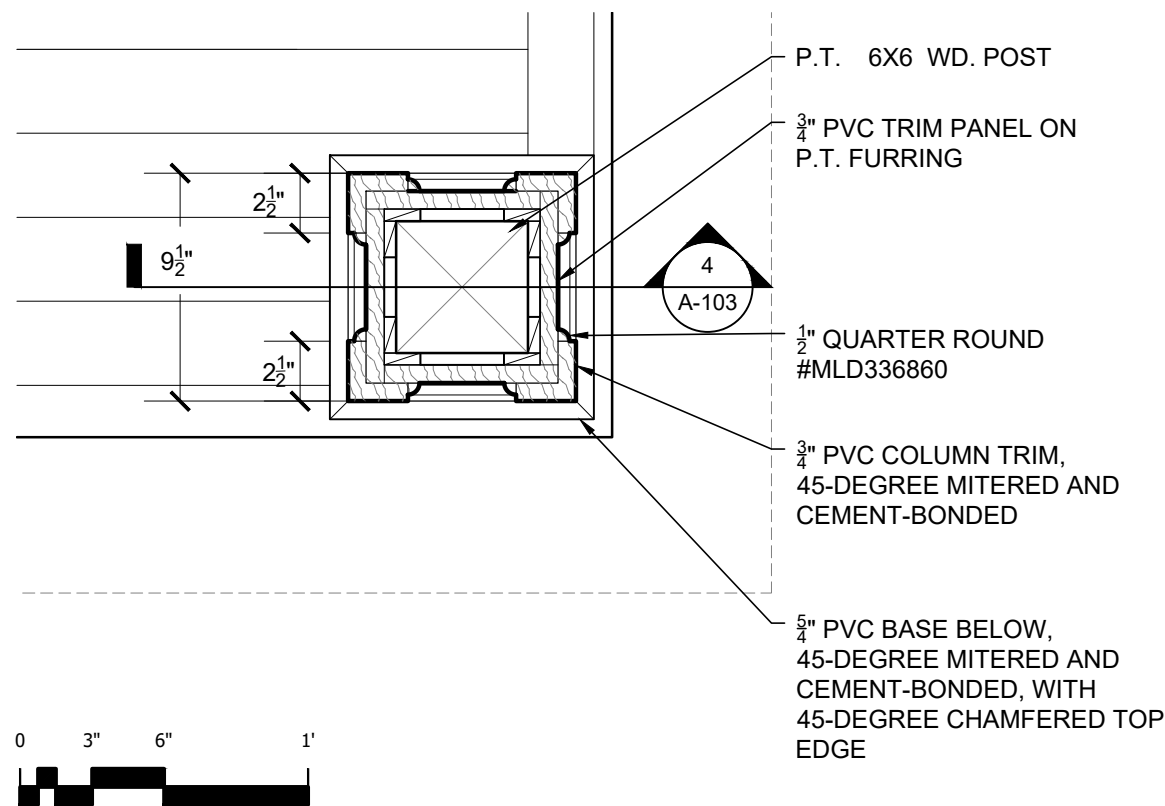
no other occupancies; addition will be wood framed

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



1 SECTION DETAIL @ COLUMN CAPITAL
SCALE: 1 1/2"=1'-0"

3 SECTION DETAIL @ ROOF BEAM
SCALE: 1 1/2"=1'-0"



2 PLAN DETAIL @ COLUMN
SCALE: 1 1/2"=1'-0"

4 SECTION DETAIL @ COLUMN BASE
SCALE: 1 1/2"=1'-0"

No.	Description	Date
	CD SET	08/20

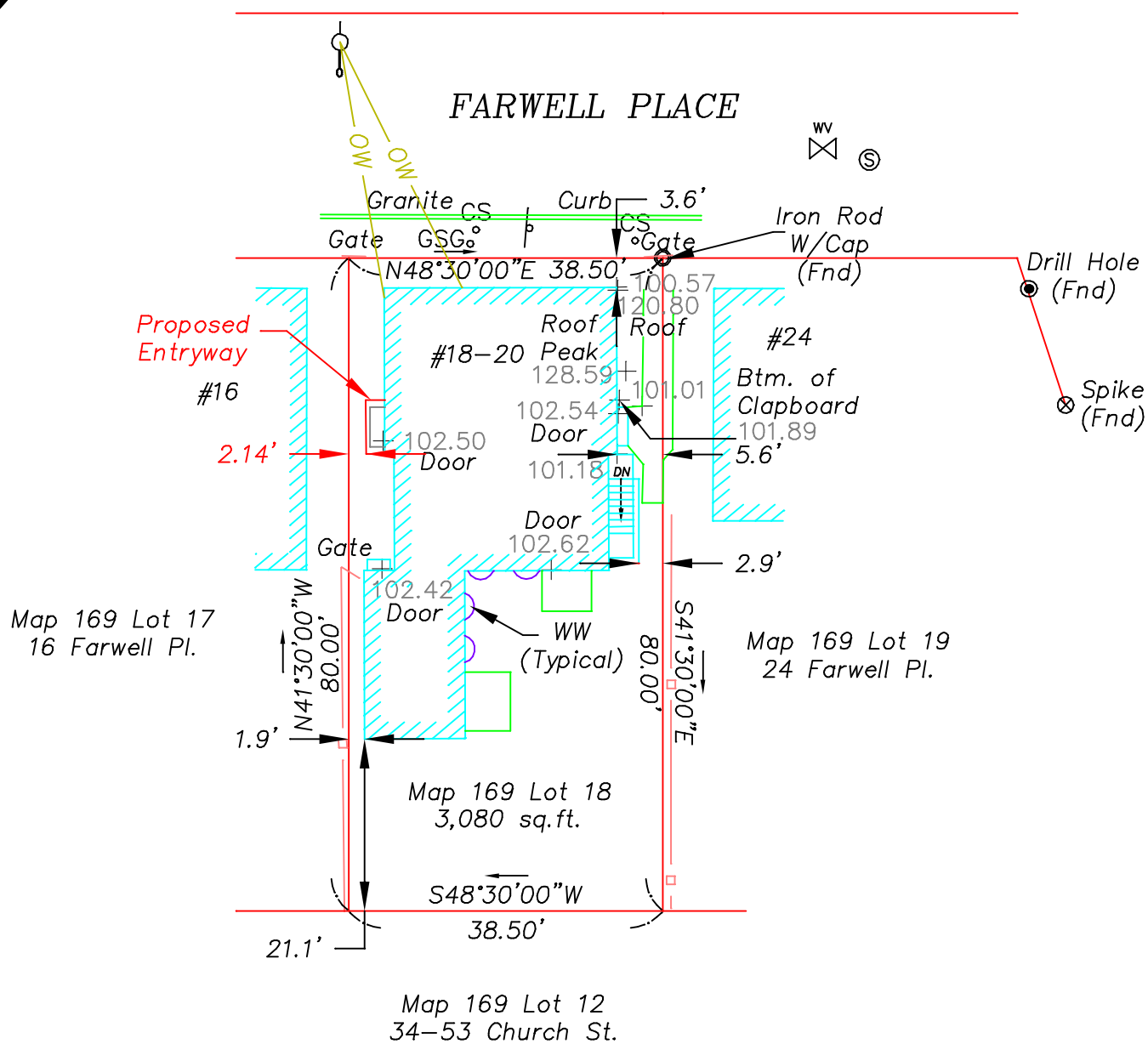
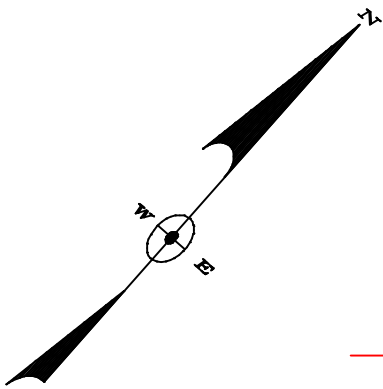
18-20 FARWELL PLACE
CAMBRIDGE, MA

DETAILS

Project number	1613
Date	08-20-24
Drawn by	KN
Checked by	DT

A-103

Scale AS NOTED



ZONING DISTRICT - C-2

REFERENCES:
1) Deed Book 66901 Page 420
2) Plan #1346A of 1981

LEGEND	
	WATER GATE
	CURB STOP
	SEWER MANHOLE
	GAS SERVICE GATE
	WINDOW WELL
	UTILITY POLE W/LIGHT
	SIGN
	DRILL HOLE
	NAIL/SPIKE
	IRON PIPE OR ROD

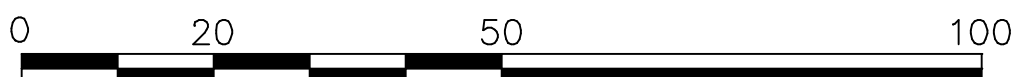
	PROPERTY LINE
	WOOD FENCE
	OVERHEAD WIRE

PROPOSED PLOT PLAN
18-20 FARWELL PLACE
CAMBRIDGE, MASSACHUSETTS

Prepared By
LeBlanc Survey Associates, Inc.
161 Holten Street
Danvers, MA 01923
(978) 774-6012

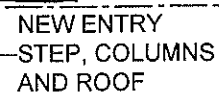
August 21, 2024 Scale: 1"=20'

HOR. SCALE IN FEET





3 NORTH ELEVATION (FARWELL PLACE)
SCALE: 1/4"=1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

FARWELL PLACE

TORREY
ARCHITECTURE

75 Kneeland Street
Boston, MA 02111
617-227-1477
www.lorreyarchitecture.com

[illegible]

18-20 FARWELL PLACE
CAMBRIDGE, MA

NEW ENTRY

Project number	1613
----------------	------

Date 01-28-24 04-12-24


Drawn by

Checked by DT

Scale AS NOTED

75 Kneeland Street
Boston, MA 02111
617-227-1477
www.torreyarchitecture.com

RESET EXISTING BRICK
PAVERS FOR 7 1/2"
RISERS, SLOPE TO
DRAIN



MATCH STILES AND
RAILS OF DOOR

TEMPERED
GLASS

FRONT ELEVATION (WEST)

SCALE: 1/2" = 1'-0"

- NEW SIDELIGHTS W/
- INSULATING GLASS

NEW STILE AND RAIL
DOOR 1 3/4" TH TO
MATCH EXISTING
(STORM DOOR
NOT SHOWN)

NEW
COLUMNS:

NEW 1 1/2"
MAHOGANY DOOR
SILL

3A STORM DOOR ELEVATION
SCALE: 1/2"=1'-0"

3 FRONT ELEVATION (WEST)
SCALE: 1/2"=1'-0"

3/4" QUARTER-ROUND
PERIMETER TRIM AT
CEILING

- 1x4 T&G BEADBOARD
CEILING

SURFACE MOUNTED
FIXTURE

WD TRIMMED
BEAM

A hand-drawn sketch of a building facade. The central feature is a large, multi-paned window with a grid of vertical and horizontal lines. Above the window is a diamond-shaped sign with the text "Pav. 102" written inside. The building's roofline is visible at the top, and the base of the building is shown with two small, square, recessed areas on either side of the central window. The drawing is done in a simple, sketchy style with black outlines and some color shading.

2
A-102

— 1x4 MAHOGANY
DECKING PTD. W/
EASED EDGE NOSING
BOARD

EX DOOR CENTERLINE

1 FLOOR PLAN
SCALE: 1/2"=1'-0"

[illegible]

18-20 FARWELL PLACE
CAMBRIDGE, MA

FLOOR PLAN, ELEVATIONS

Project number	1613
----------------	------

Date 01-28-24

Drawn by DM/DM

Checked by DT

A-101



EXISTING
DETERIORATED
AND
UNPROTECTED
MAIN ENTRY DOOR

18

18 FARWELL PLACE
VIEW FROM
SIDEWALK

EXISTING
DETERIORATED
AND
UNPROTECTED
MAIN ENTRY DOOR

18

18 FARWELL PLACE
VIEW FROM
SIDEWALK





18

EXISTING
DETERIORATED
AND
UNPROTECTED
MAIN ENTRY DOOR

18 FARWELL PLACE
VIEW FROM
SIDEWALK

This is a detailed street map of a neighborhood in Cambridge, Massachusetts. The map shows a grid of streets and property lots. A red circle highlights a specific area in the center, and blue arrows indicate a path through this area. The map includes labels for various streets, landmarks, and property addresses.

Streets:

- Garden St
- Appian Way
- Farwell Pl
- Church St
- Brattle St
- Palmer St
- Story St

Landmarks:

- Cambridge Common
- Dawes Park
- Old Burying Ground

Property Addresses:

- 170-19
- 170-35
- 169-95
- 169-96
- 169-3
- 169-69
- 169-88
- 169-91
- 169-94
- 169-15
- 169-12
- 169-14
- 169-85
- 169-86
- 169-87
- 169-88
- 169-89
- 169-90
- 169-91
- 169-92
- 169-93
- 169-94
- 169-95
- 169-96
- 169-97
- 169-98
- 169-99

18-20 Farwell place

Petitioner

169-4-191
CHRIST CHURCH OF CAMBRIDGE
C/O TREASURER
1 GARDEN STREET
CAMBRIDGE, MA 02138-3631

169-67
JANET A. CAHALY,
TRS. OF JAC CAMBRIDGE NOMINEE TRUST
P.O BOX 590-104
NEWTON CENTER, MA 02459

DAVID W. TORREY, AIA
75 KNEELAND STREET - 3RD FL
BOSTON, MA 02111

169-15
KELLY, RYAN P.B.,
TR. THE 12 FARWELL PLACE REALTY TR
12 FARWELL PL UNIT 2
CAMBRIDGE, MA 02138

169-85
59 CHURCH STREET, LLC
C/O BULFINCH
116 HUNTINGTON AVE UNIT 600
BOSTON, MA 02116

169-18
RIEDER, C. & GARY CHAFETZ
18-20 FARWELL PL
CAMBRIDGE, MA 02138

169-12
PRESIDENT & FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER, ROOM 1017
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

169-14-94
PRESIDENT & FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138-3895

169-19
1A-24 FARWELL PLACE LLC
6645 WOODWELL ST
PITTSBURGH, PA 15217

169-5
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

169-5
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

169-5
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

169-19
3-24 FARWELL PLACE LLC
6645 WOODWELL ST
PITTSBURGH, PA 15217

169-15
BARTHOLET, ELIZABETH
TRS THE ELIZABETH BARTHOLET TR
10 FARWELL PL - UNIT 1
CAMBRIDGE, MA 02138

169-19
2-22 FARWELL PLACE LLC
6645 WOODWELL ST
PITTSBURGH, PA 15217

169-17
MAGINN, ROBERT A., JR.
LING CHAI, JENZABAR
101 HUNTINGTON AVE
BOSTON, MA 02199

Pacheco, Maria

From: Natola, Stephen
Sent: Monday, February 24, 2025 8:14 AM
To: Pacheco, Maria
Subject: FW: Support Letter to BZA for New Entrance facing 16 Farwell Place

From: Jose Moura <moura@andrew.cmu.edu>
Sent: Saturday, February 22, 2025 3:00 PM
To: Natola, Stephen <snatola@cambridgema.gov>
Cc: Manuela Veloso <manuelaxveloso@gmail.com>; gary chafetz <garychafetz@comcast.net>
Subject: Support Letter to BZA for New Entrance facing 16 Farwell Place

SUBJECT: 18-20 FARWELL PLACE Special Permit

CASE NO. [BZA-1148878](#) Special Permit: To construct new posts and roof over the main entrance that are within side yard setbacks.

To whom it may concern:

We are submitting this letter as a neighbor of the applicants living at 18-20 Farwell Place. We have no objections to the entrance posts and small roof proposed over their main entry door. We agree with the Cambridge Historic Commission that this design is appropriate for the house and can see no reason to deny these homeowners a roof over their heads as they enter and exit their home.

Thank you.

Sincerely,

Jose' M F Moura and Manuela Veloso

22-24 Farwell Place
Cambridge MA 02138

Pacheco, Maria

From: Natola, Stephen
Sent: Monday, February 24, 2025 8:14 AM
To: Pacheco, Maria
Subject: FW: subject: 18-20 Farwell Place

From: Robert Maginn <bmaginn@gmail.com>
Sent: Saturday, February 22, 2025 11:17 PM
To: Natola, Stephen <snatola@cambridgema.gov>; gary chafetz <garychafetz@comcast.net>; Sheila Hyland <shehyland20@gmail.com>
Subject: subject: 18-20 Farwell Place

SUBJECT: 18-20 FARWELL PLACE Special Permit

CASE NO. [BZA-1148878](#) Special Permit: To construct new posts and roof over the main entrance that are within side yard setbacks.

To whom it may concern:

We are submitting this letter as a neighbor of the applicants living at 18-20 Farwell Place. We have no objections to the entrance posts and small roof proposed over their main entry door. We agree with the Cambridge Historic Commission that this design is appropriate for the house and can see no reason to deny these homeowners a roof over their heads as they enter and exit their home.

Thank you.

Sincerely,

Bob Maginn

Bob Maginn
14-16 Farwell Place



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:

GARY CHAMBERLAIN

(Print)

Date:

6 FEB 25

Address:

18-20 Farwell Pl.

Case No.

BZA-1148878

Hearing Date:

2/27/25

Thank you,
Bza Members