



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 DEC 16 PM 2:57  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 1145011

#### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

PETITIONER: Marc Schwartz and Jennifer Trieu C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 527 Green St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Parking/

#### DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks relief to allow parking space to be sited within the front setback.

#### SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000	Section: 6.44.1.c (Layout of Off-Street Parking Facilities).
Article: 10.000	Section: 10.30 (Variance).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: 12/10/24



**OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD**

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Marc Schwartz and Jennifer Trieu

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 527 Green Street

the record title standing in the name of Marc Schwartz and Jennifer Trieu

whose address is 527 Green Street, Cambridge, MA 02139  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 83003 Page 325 or \_\_\_\_\_ Registry

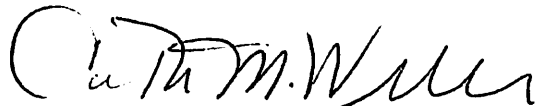
District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_



(Owner)

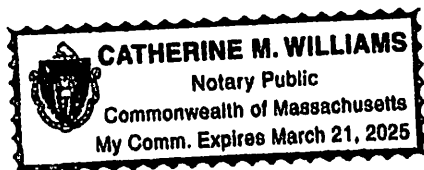
=====

On this December day of November, 2024, before me, the undersigned notary public, personally appeared Jennifer Trieu proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Notary Public

My commission expires:





## **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:

A literal enforcement of the setback requirement of the ordinance would require an extensive reduction in the permeable open space on the site, negatively impacting drainage in the proximate area.

- 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 hardship is related to the size and shape of the lot and the footprint of the house. As a result, portions of the site cannot be calculated as private open space.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There will be no detriment to the public good as the result of the installation of a parking space located less than the required ten (10) feet from the sidewalk edge. Moreover, the area surrounding the parking space will be landscaped to mitigate its impact on the street scape.

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

Allowing for a parking space to be sited in the proposed location will not substantially derogate from the intent of the Zoning Ordinance.

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



## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Marc Schwartz and Jennifer Trieu  
**Location:** 527 Green St., Cambridge, MA  
**Phone:** 617.492.4100

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,010 sf	no change	1,493 sf	(max.)
<u>LOT AREA:</u>		1,991 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.01	no change	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,991 sf	no change	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	50'	no change	50'	
	DEPTH	37.75'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	5.1'	no change	10'	
	REAR	1.3' (Hancock left)	no change	7'6"	
	LEFT SIDE	1.8' (Hancock Front)	no change	10'	
	RIGHT SIDE	23'	no change	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	+/- 35'	no change	35'	
	WIDTH	32'	no change	N/A	
	LENGTH	23'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		56	43.95	30	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		0	1	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

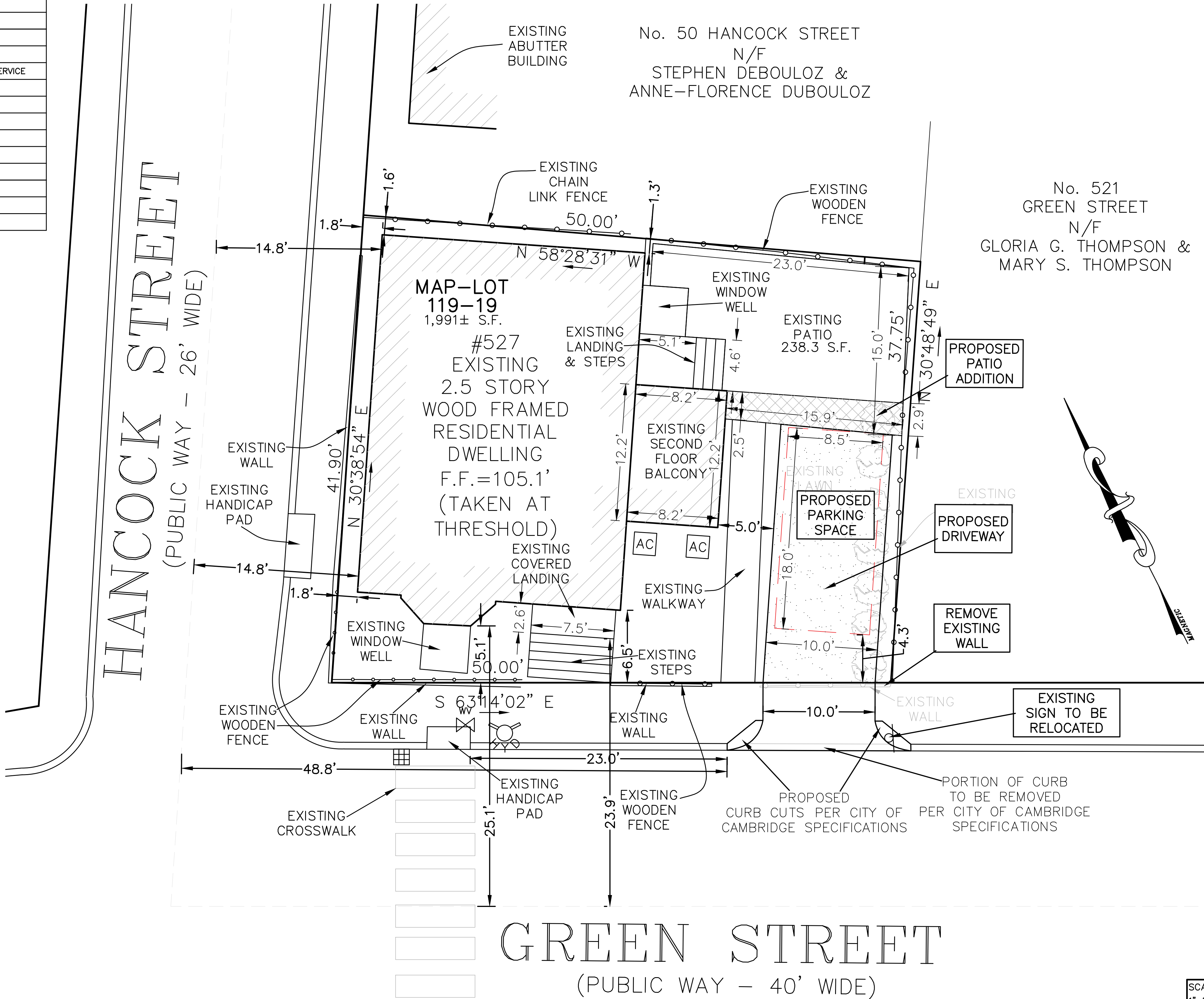
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

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'.

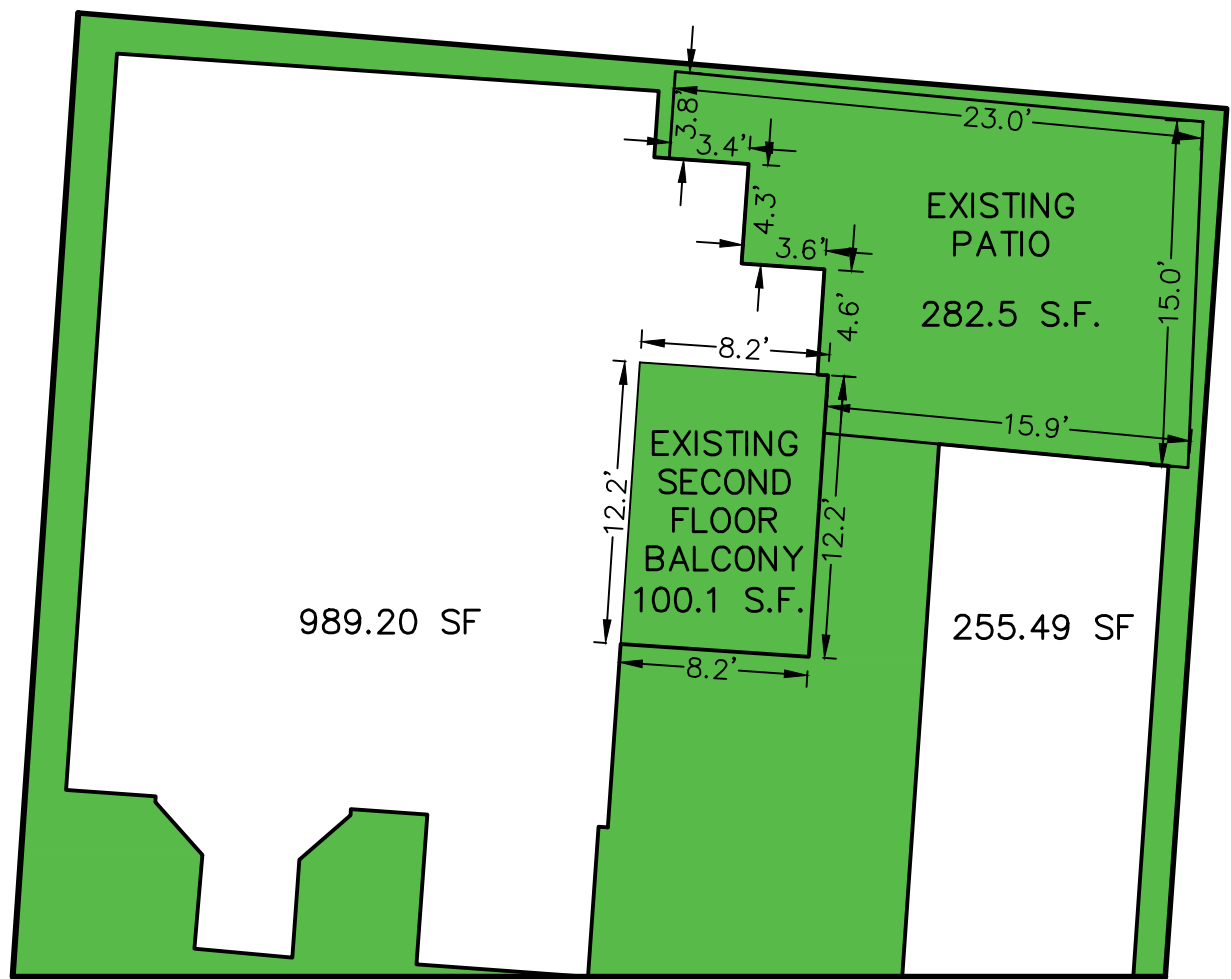


EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
Δ	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
Δ	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

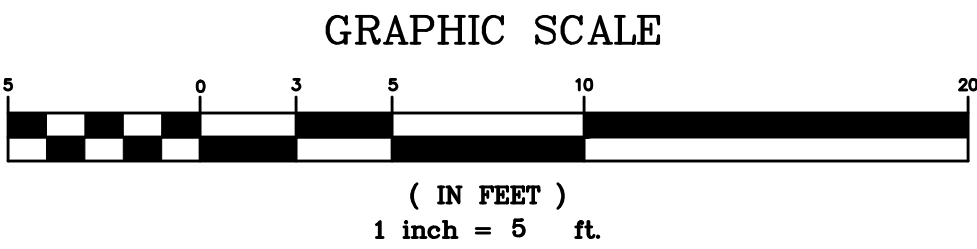


NOTES:


1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8-28-2024.
2. DEED REFERENCE: BOOK 78569 PAGE 593, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE C-1



OPEN SPACE CALCULATION  
LOT AREA=1,991± S.F.  
OPEN SPACE =875.08 S.F  
(875.08 S.F/1991 SF)x100=43.95%  
PRIVATE OPEN SPACE=  
(SECOND FLOOR BALCONY + PATIO)=382.6 S.F (19.21%)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.  
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST  
COPYRIGHT 2024 PETER NOLAN & ASSOCIATES LLC  
All Rights Reserved  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY REPRODUCTION TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE PENALIZED AS VIOLATION AND UNLAWFUL.

SCALE					
1"=5'					
DATE					
10/21/2024	REV	DATE	REVISION		BY
SHEET	527 GREEN STREET CAMBRIDGE MASSACHUSETTS				
1					
PLAN NO.					
1 OF 1	PROPOSED PLOT PLAN OF LAND				
CLIENT:					
DRAWN BY	 <b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com				
OS					
CHKD BY					
PUN	SHEET NO. <b>1</b>				
APPD BY					
PUN					







527 Green St.

Petitioner

192

120-64  
49 HANCOCK ST 103 REALTY  
49 HANCOCK ST - UNIT 103  
CAMBRIDGE, MA 02139

120-64  
GOLDFINGER, DAVID A.  
49 HANCOCK ST UNIT 208  
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE - SUITE 300  
CAMBRIDGE, MA 02139

120-64  
DIBENEDETTO, CAMILLE  
49 HANCOCK ST UNIT 205  
CAMBRIDGE, MA 02139

120-64  
BARTON, JESSICA  
49 HANCOCK ST UNIT 209  
CAMBRIDGE, MA 02139

119-19  
TRIEU, JENNIFER MARC SCHWARTZ  
527 GREEN ST  
CAMBRIDGE, MA 02139

120-64  
SILVAN, JUDITH L.  
66 REED ST UNIT 1  
CAMBRIDGE, MA 02140

120-64  
LAROCHÉ, MARTIN J.  
45 LARCH CIRCLE  
BELMONT, MA 02478

120-88  
MONNIER, ANTOINETTE &  
RICHARD D. ANDERSON, JR.  
539 GREEN ST  
CAMBRIDGE, MA 02139

120-64  
HARNEY, PATRICIA A. & JAMES M. ELLISON  
21 COMMON STREET  
BELMONT, MA 02178

120-64  
GISTRAK, JENNIFER  
19 ARLINGTON ST  
NEWTON, MA 02458

120-64  
LOURIE, MADELEINE  
226 CHESTNUT ST UNIT 3  
CAMBRIDGE, MA 02139

120-64  
BENNETT, WILLIAM IRA  
21 LEXINGTON AVE  
SOMERVILLE, MA 02144

120-105  
SPOSATO, ELIZABETH ANN  
A LIFE ESTATE  
344 HANCOCK ST  
BRAINTREE, MA 02184

119-21  
TOPALIAN, MARGUERITE &  
CHARLES KALAJIAN,  
TRS. OF THE TOPKAL REALTY TRUST  
65A ZALEA RD  
WALTHAM, MA 02452-7996

119-36  
LIU, YAN & JING HUANG  
TRUSTEES OF THE HUANG FAMILY TRUST  
26 TOBLIN HILL DR  
SHREWSBURY, MA 01545

119-36  
ULISSEY, CATHERINE  
516 GREEN UNIT 4D  
CAMBRIDGE, MA 02139

119-36  
RHODEN, BARRET J. &  
TAMARA A. BRODERICK  
516 GREEN ST UNIT 4B  
CAMBRIDGE, MA 02139

119-36  
PRASETYO, ADITYA  
516 GREEN ST UNIT 2C  
CAMBRIDGE, MA 02139

119-36  
FEW, MARY REMIE  
112 FRANKLIN ST APT 1  
BROOKLINE, MA 02445

119-36  
SUN, HUIHONG & ZHIPING YOU  
516 GREEN ST UNIT 3C  
CAMBRIDGE, MA 02139

119-36  
SHRAUGER, VERNON  
516 GREEN ST. UNIT. D  
CAMBRIDGE, MA 02139

119-36  
GANDHI, JAIPAL  
45 WILDEWOOD DR  
LYNNFIELD, MA 01940

119-98  
ZHANG, JASON & HUI GAO  
7 CUTTERS BLUFF  
WESTON, MA 02493

119-36  
LINDEN FIRST LLC  
PO BOX 10669  
RALEIGH, NC 27605

119-36  
SHYNDRIAYEV, SERGEY &  
GALINA SHYNDRIAYEV  
516 GREEN ST UNIT 3A  
CAMBRIDGE, MA 02139

119-36  
SULKOWSKI, ADAM J.  
516 GREEN ST UNIT 1C  
CAMBRIDGE, MA 02139

119-36  
ALEXANDROV, KIRIL, SAUL HOROWITZ  
ET. AL. TRS C/O 516 GREEN ST CONCOMINIUM  
ATTN: GO MANAGEMENT  
2534 MASS AVE  
CAMBRIDGE, MA 02140

119-36  
FIRST CAMBRIDGE ACQUISITION, LLC &  
CITY OF CAMBRIDGE TAX TITLE  
220 BOYLSTON ST SUITE 307  
CHESTNUT HILL, MA 02467

119-34  
ZHAO, LIANG  
526 GREEN ST UNIT 2  
CAMBRIDGE, MA 02139



527 Green St.

292

120-64  
ROBBINS MELISSA T  
10 CONWAY ST  
ROSLINDALE, MA 02131

120-26  
MRG MELODY LLC  
1051 BEACON ST UNIT 203  
BROOKLINE, MA 02446

119-98  
GANAPATHY, SOUMYA &  
ARUN BALASUBRAMANIAM  
5 SPRUCE ST UNIT 5  
WINCHESTER, MA 01890

119-36  
HAN, ZIFEI SHUANG YANG  
480 MAIN ST APT 217  
MALDEN, MA 02148

119-36  
PERIANA CECILY J,  
DOMINIC S. PERIANAYAGAM  
MARC NIPUNA-PERIANA SAVIO TRS  
516 GREEN ST  
CAMBRIDGE, MA 02139

120-64  
VIRGINIA CHILDS LMHC LLC  
49 HANCOCK ST - UNIT 108  
CAMBRIDGE, MA 02139

120-64  
VIRGINIA CHILDS LMHC LLC  
49 HANCOCK ST - UNIT 206  
CAMBRIDGE, MA 02139

119-34  
LI XIAO GUANG & HAoyu FENG  
526 GREEN ST - UNIT 1  
CAMBRIDGE, MA 02139

119-36  
CHEN HONGDAN RUAN TIEMING  
10 WOODS RD  
BELMONT, MA 02478

119-36  
MASSE, NICOLAS YVAN  
512-516 GREEN ST UNIT 1D  
CAMBRIDGE, MA 02139

119-98  
KAVALCHUK VIKTORIYA  
515 GREEN ST - UNIT 5  
CAMBRIDGE, MA 02139

120-64  
VESEY-MCGREW, PATRICIA  
TRS GEORGE JAMES MCGREW TRS  
85 PHILLIPS AVE  
ROCKPORT, MA 01966

120-64  
LOZYNIAK, SARA KEVIN GRINBERG  
21 LEE ST - UNIT 7  
CAMBRIDGE, MA 02139

119-18  
GREENSPOT LLC  
43 FINN ST  
NORTHAMPTON, MA 01060

120-64  
PEACHES 1965 LLC  
49 HANCOCK ST - STE 207  
CAMBRIDGE, MA 02139

119-20  
HAMPTON, JOHN D. MEG E. RITHMIRE  
50 HANCOCK ST  
CAMBRIDGE, MA 02139

119-36  
CHECHELNITSKY, MICHAEL  
NATALYA Y BASSINA  
TRS 62 PARKMAN ST - APT 3  
BROOKLINE, MA 02446

120-64  
KISTENBEGER, SCOTT &  
LOUISE L. OLSON TRUSTEES  
49 HANCOCK ST UNIT 300  
CAMBRIDGE, MA 02139

119-98  
PATKI, DHIREN  
515 GREEN ST - UNIT 3  
CAMBRIDGE, MA 02139

119-98  
LE, VU HA MINH MICHAEL HART  
515 GREEN ST - UNIT 4  
CAMBRIDGE, MA 02139

119-98  
LEUNG, MICHAEL VERONICA AI-TANG WANG  
515 GREEN ST - UNIT 6  
CAMBRIDGE, MA 02139

119-98  
CROWE, MATTHEW STEPHEN &  
LAUREN BURIANEK CROWE  
515 GREEN ST - UNIT 2  
CAMBRIDGE, MA 02139

120-107  
KONING, REMBRAND &  
SOPHIA BENDER-KONING  
45A HANCOCK ST  
CAMBRIDGE, MA 02139



## **Pacheco, Maria**

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**From:** Gwendolyn <jjameiblu@gmail.com>  
**Sent:** Thursday, January 23, 2025 4:07 PM  
**To:** Pacheco, Maria  
**Subject:** Opposition to Case No: BZA-1145011

Dear Maria Pacheco,

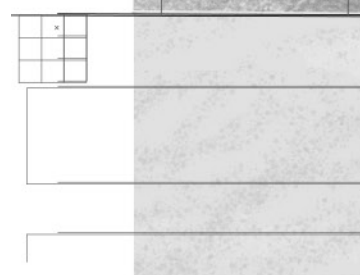
I am writing on behalf of the residents of 521 Green St to express our opposition to the petition case BZA-1145011 to allow a parking space to be sited at 527 Greet Street.

We oppose this petition due to the off-street parking limitations that this driveway would impose near our home. We already consistently experience difficulties finding off-street parking near our home at night and during the weekends, and allowing 527 Green St to have a driveway would remove an available parking spot for us and other residents of Green Street to use. I understand the convenience of having a driveway would benefit the homeowners, however this action will only benefit one residence in our neighborhood and ultimately place more strain on the rest of the neighborhood residents who utilize off-street parking.

Please let me know if we can provide any further information in opposition to this petition.

All the best,  
Residents of 521 Green Street









# 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: Patrick Conte Date: 1/14/25  
(Print)

Address: 527 Green St.

Case No. BZA-1145011

Hearing Date: 1/30/25

Thank you,  
Bza Members





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

2025 JAN 31 AM 9:59

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-1145011

Address: 527 Green St.

☐ Owner, ☐ Petitioner, or ☐ Representative:

James J. Rafferty, Esq.  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by  
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,  
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☒  
Representative further hereby waives the Petitioner's and/or Owner's right to a  
Decision by the Board of Zoning Appeal on the above referenced case within the time  
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of  
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the  
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.  
§1455(a), or any other relevant state or federal regulation or law.

Date:

1/30/25

Signature

James J. Rafferty



**ADAMS & RAFFERTY**  
ATTORNEYS AT LAW  
A Professional Association \*  
907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

**James J. Rafferty, P.C.**  
*jrafferty@adamsrafferty.com*

Telephone (617) 492-4100  
Fax (617) 492-3131

January 30, 2025

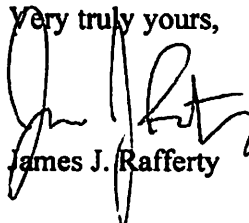
Jim Monteverde, Chair  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

**RE: 527 Green Street**  
**BZA Case No. 1145011**

Dear Mr. Monteverde:

Please accept this correspondence as a request to continue the hearing on the above-captioned matter to the next available date.

Thank you for your assistance in this matter.

Very truly yours,  
  
James J. Rafferty

JJR/pwc

Cc: Marc Schwartz  
Jennifer Trieu



## **Pacheco, Maria**

---

**From:** Lauren Burianek Crowe <laurenbcrowe@gmail.com>  
**Sent:** Monday, March 10, 2025 9:02 PM  
**To:** Pacheco, Maria  
**Subject:** Support for 527 Green St parking

Hello,

I'm writing in support of the parking variance at 527 Green St. Not only is the lot large enough to allow for the driveway, but it will not take away any on street parking (aside from the single spot the residents usually inhabit) and will prevent blockage of the fire hydrant from parking overcrowding.

As a parent, I understand how much easier daily life is with off street parking, and I fully support this variance.

Best,  
Lauren and Matt Crowe  
515 Green St.