



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

BZA APPLICATION FORM

Plan No: BZA-017221-2019

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Boehm Architecture - C/O Bill Boehm, Architect

PETITIONER'S ADDRESS : 561 Windsor Street, #A402 Somerville, MA 02143

LOCATION OF PROPERTY : 169 Spring St Cambridge, MA

TYPE OF OCCUPANCY : Residential, single ZONING DISTRICT : Residence C-1 Zone
Family

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Full renovation, raised roof and addition to existing non-conforming structure on small lot.

Relocate windows and doors in existing wall in setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :


 (Petitioner(s) / Owner)

BILL BOEHM
 (Print Name)

Address : 56 WINDSOR ST A402
SOMERVILLE MA

Tel. No. : 617 521 9082

E-Mail Address : bill@boehmarchitecture.com

Date : _____

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 Dana Sajdi _____
(OWNER)

Address: 169 Spring Street _____

State that I/We own the property located at 169 Spring Street _____,
which is the subject of this zoning application.

The record title of this property is in the name of Dana Sajdi _____

*Pursuant to a deed of duly recorded in the date 1/3/1876 _____, Middlesex South
County Registry of Deeds at Book 01416 _____, Page 143 _____; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Handwritten Signature]

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

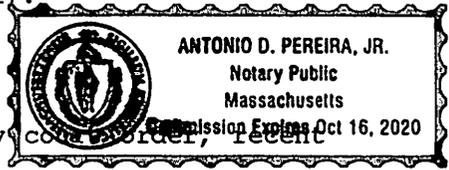
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex _____

The above-name Dana Sajdi _____ personally appeared before me,
this 21st of Nov., 2019, and made oath that the above statement is true.

[Handwritten Signature] _____ Notary

My commission expires 10/16/2020 (Notary Seal).



• If ownership is not shown in recorded deed, e.g. if by contract, gift, or inheritance, deed, or inheritance, please include documentation.

REPUBLICAN PARTY OF CALIFORNIA

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

Handwritten signature

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

... ..

ANTONIO J. PEREZ
Secretary
1234 Main St.
San Francisco, CA



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 home is old and in need of renovations. Existing stair is dangerously narrow and steep. Building new, code-compliant stair within existing structure would reduce livable area of already small home. Second floor has very low ceilings and reduced width of usable areas.

- 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:
Small lot does not permit minor addition as of right.

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

- 1) Substantial detriment to the public good for the following reasons:
No impact to neighbor's space or privacy, nor to the character of the neighborhood.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
Does no incur any detriment to neighborhood.

*** 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 169 Spring St Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:

RENOVATING HOME THAT IS NON-COMFORMING -
EXISTING WINDOWS IN BAD LOCATIONS.

- 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:

NO EXISTING OR PROPOSED DRIVEWAY.

- 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:

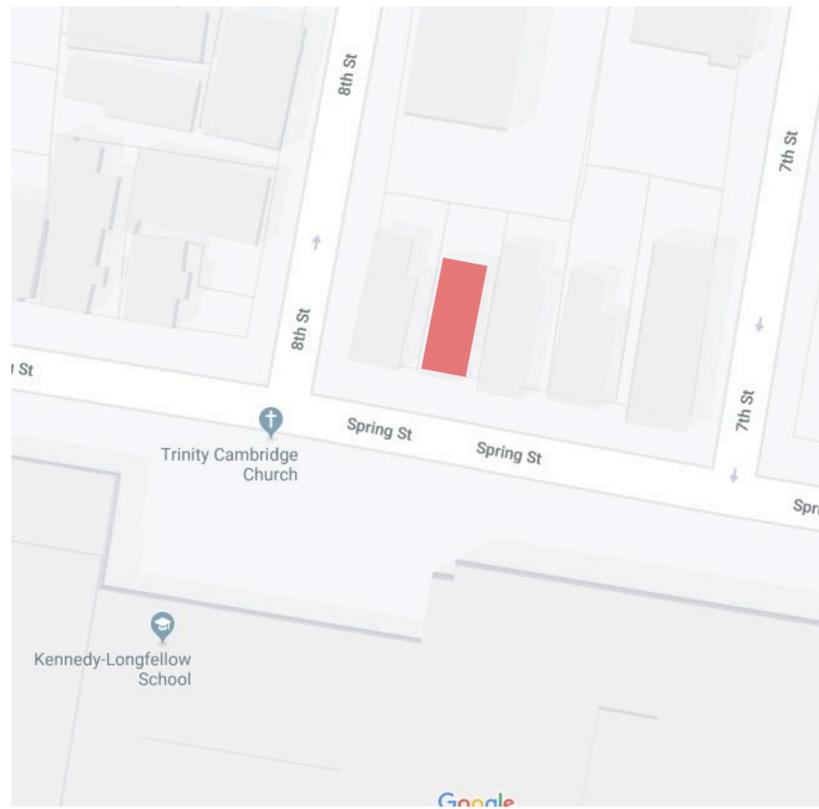
NO CHANGES TO EXISTING USE.

- 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:

NO CHANGE IN EXISTING USE.

- 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:

NO CHANGE TO EXISTING USE.



1 LOCUS MAP



2 MODEL VIEW



3 EXISTING VIEW

WINDOW SCHEDULE								
Number	Nominal Size		Sash Operation	Window Data		Model No.	Comments	
	Unit Width	Unit Height		Mfr				
W- 0.1	2'9"	1'6"	Awning	N/A	N/A	N/A	N/A	
W- 0.2	2'9"	1'6"	Awning	N/A	N/A	N/A	N/A	
W- 0.3	2'8"	1'6"	Awning	N/A	N/A	N/A	N/A	
W- 0.4	4'1"	4'0"	Custom	N/A	N/A	N/A	N/A	
W- 1.0	2'6"	4'0 1/2"	Custom	N/A	N/A	N/A	N/A	
W- 1.1	2'6"	4'8"	Custom	N/A	N/A	N/A	N/A	
W- 1.2	2'2 1/2"	4'8"	Custom	N/A	N/A	N/A	N/A	
W- 1.3	2'6 1/2"	4'8"	Custom	N/A	N/A	N/A	N/A	
W- 1.4	2'6 1/2"	4'8"	Custom	N/A	N/A	N/A	N/A	
W- 1.5	3'0"	7'11"	Custom	N/A	N/A	N/A	N/A	
W- 1.6	3'0 1/2"	5'0 1/2"	Custom	N/A	N/A	N/A	N/A	
W- 2.0	2'6"	4'0 1/2"	Custom	N/A	N/A	N/A	N/A	
W- 2.1	2'5 1/2"	4'0"	Custom	N/A	N/A	N/A	N/A	
W- 2.2	2'6"	4'6"	Custom	N/A	N/A	N/A	N/A	
W- 2.3	2'6 1/2"	5'0 1/2"	Custom	N/A	N/A	N/A	N/A	
W- 2.4	2'6 1/2"	5'0 1/2"	Custom	N/A	N/A	N/A	N/A	
W- 2.5	2'6"	3'0"	Casement	N/A	N/A	N/A	N/A	
W- 2.6	3'0"	5'0"	Casement	N/A	N/A	N/A	N/A	
W- 2.7	2'6"	5'0"	Fixed Glass	N/A	N/A	N/A	N/A	
W- 2.8	2'6"	3'6"	Fixed Glass	N/A	N/A	N/A	N/A	

DOOR SCHEDULE							
Number	Type	Nominal Size		Door Operation	Glass	Hardware	Comments
		Width	Height				
D-0.1		2'10"	6'8"	Swing Simple			N/A
D-0.3		2'6"	6'8"	Swing Simple			N/A
D-0.5		2'10"	6'8"	Swing Simple			N/A
D-1.0		2'10"	6'8"	Swing Simple			N/A
D-1.3		2'6"	5'8"	Swing Simple			N/A
D-2.1		2'6"	6'8"	Swing Simple			N/A
EXD-1.0		3'0"	6'9"	Swing Simple			N/A
EXD-1.2		6'0"	6'0"	Swing Bi-part			N/A

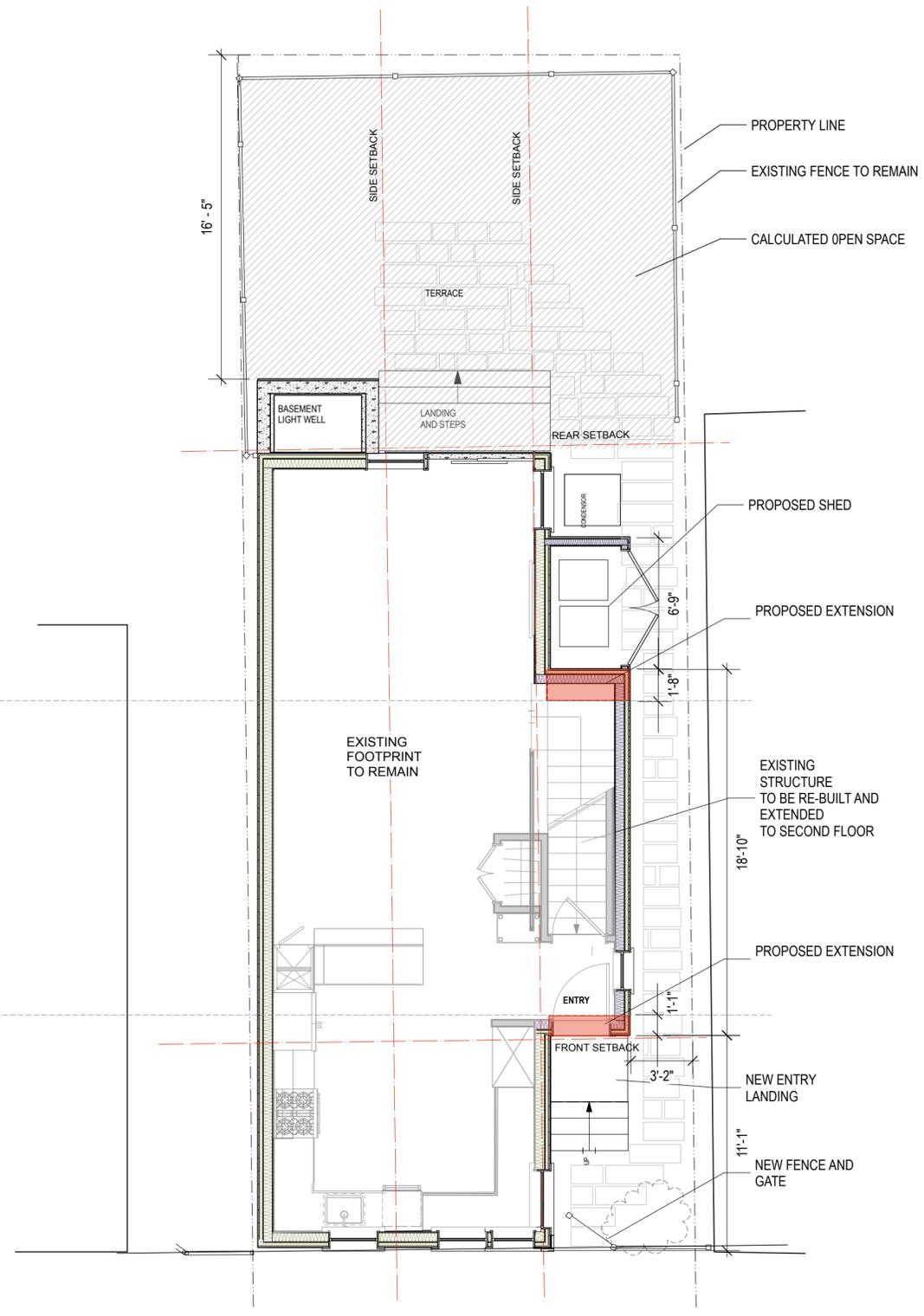
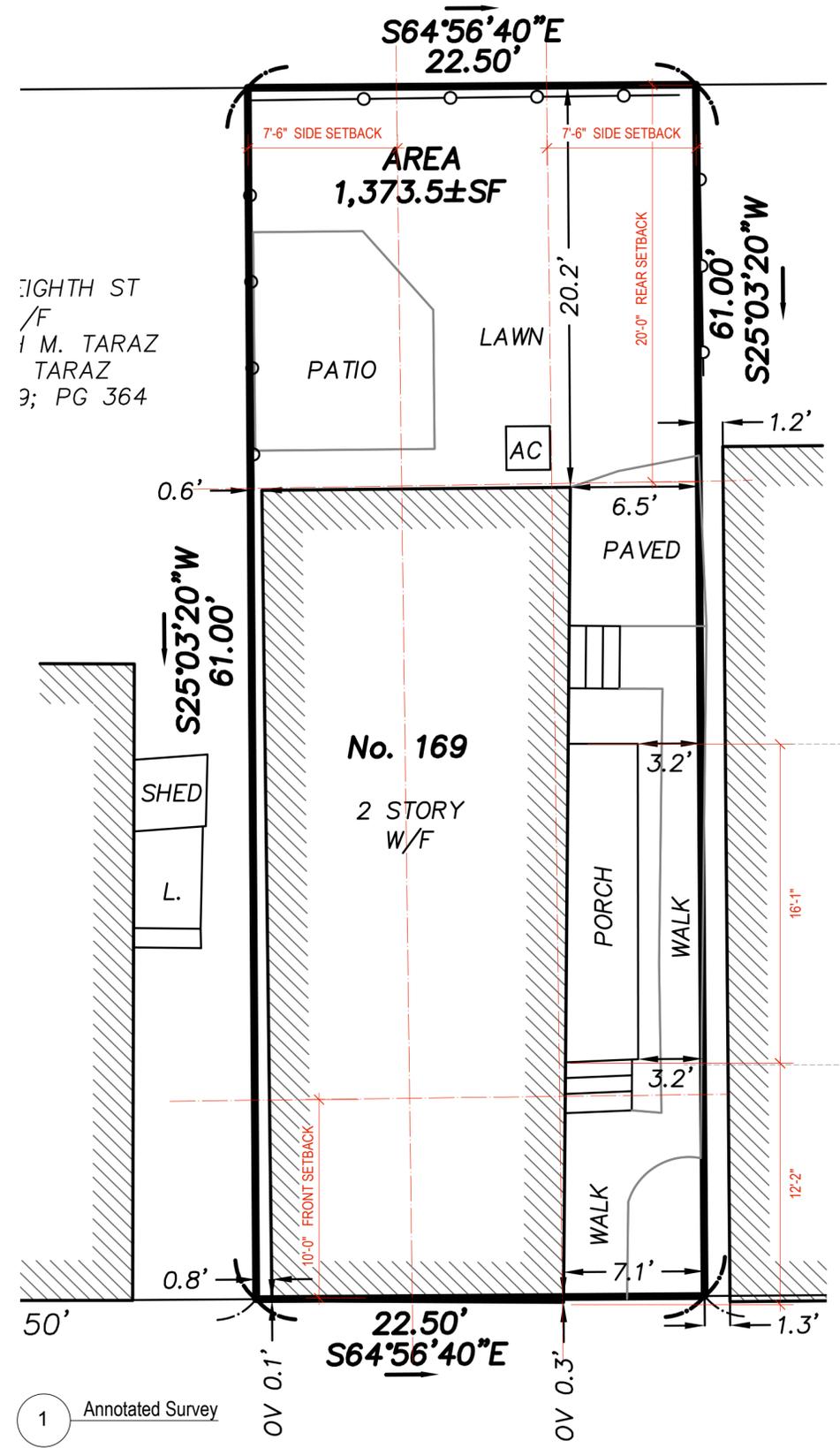
Number	Sheet Title
A0.0	Cover
A0.1	Zoning
A0.2	Existing/Demo Floor Plans
A0.3	Existing/Demo Exterior Elevations
A1.0	Proposed Basement & First Floor Plans
A1.1	Proposed Second & Roof Plans
A2.0	Proposed Exterior Elevations

REVISION #	DESCRIPTION	DATE
	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19

Sajdi/Bowley Residence
 Renovation
 169 Spring Street Cambridge, MA 02143

Cover
 PRINT DATE: 11.20.19
 SCALE: 3/16"=1'-0"

SHEET #
A0.0

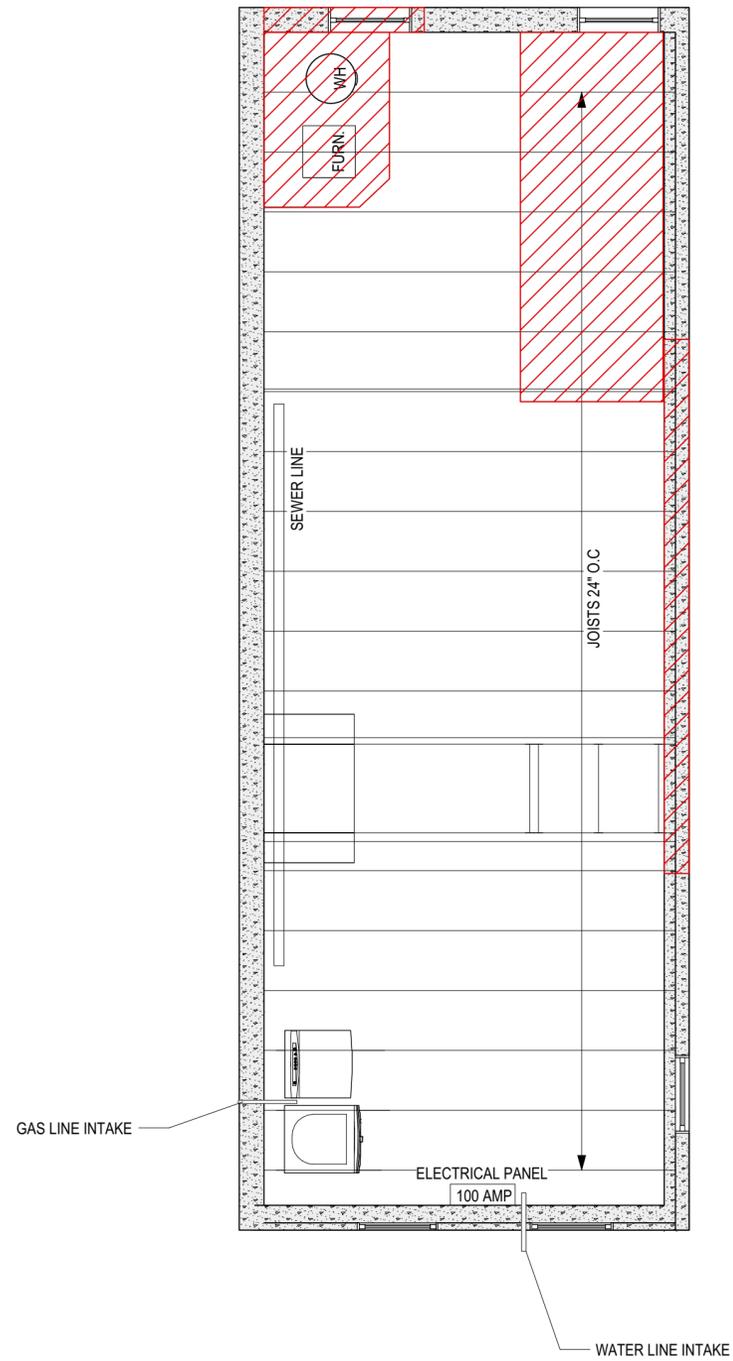


REVISION #	DESCRIPTION	DATE
	Zoning	11.20.19
	Design Development	11.6.19
	Schematic Design	08.28.19

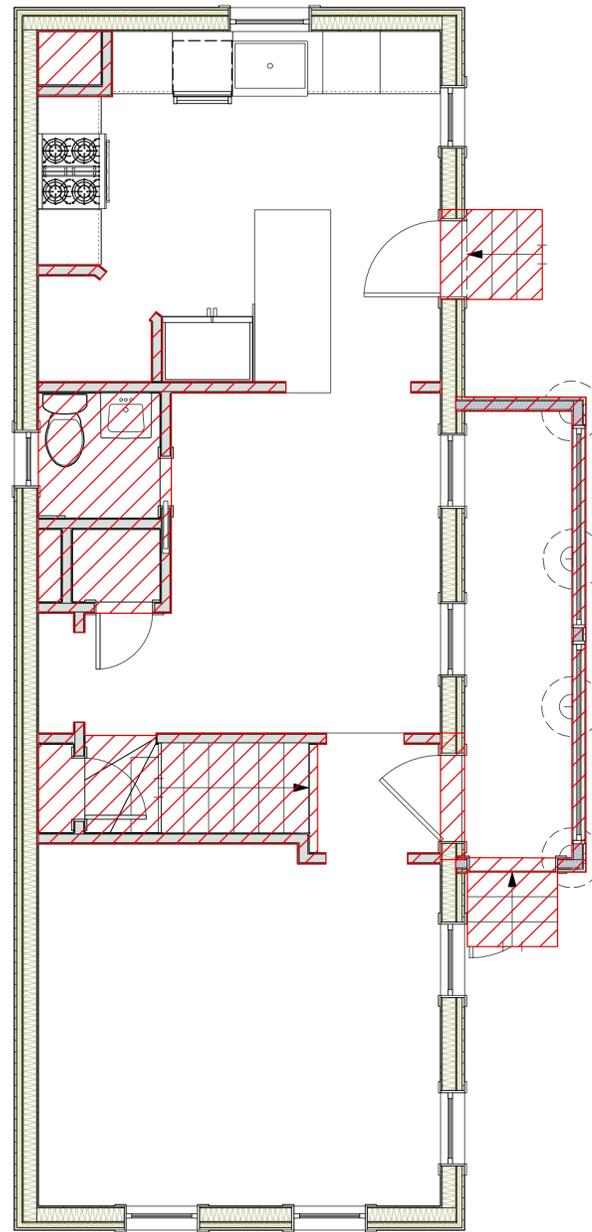
Sajdi/Bowley Residence
 Renovation
 169 Spring Street Cambridge, MA 02143

Survey/Site Plan
 PRINT DATE: 11.20.19
 SCALE: 3/16" = 1'-0"

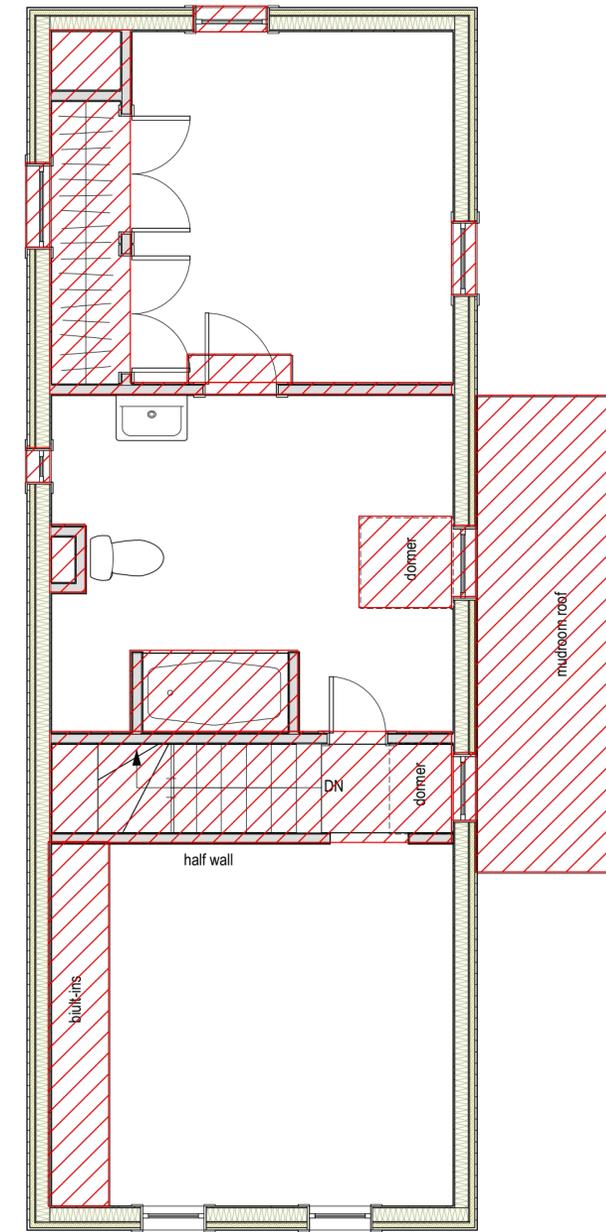
SHEET #:
A0.1



4 Existing/Demo Basement Plan



2 Existing/Demo First Floor Plan



3 Existing/Demo Third Floor Plan

 Demo

REVISION #	DESCRIPTION	DATE
	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19

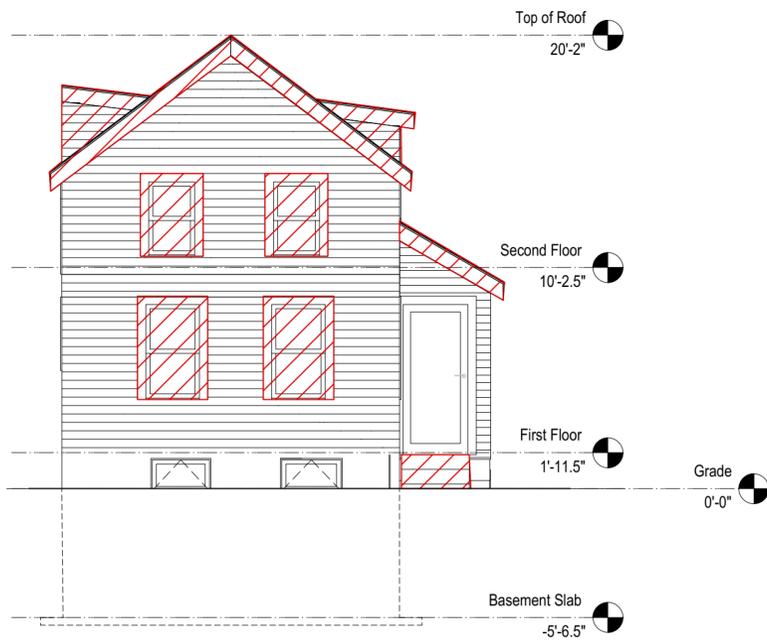
Sajdi/Bowley Residence
 Renovation
 169 Spring Street Cambridge, MA 02143

Existing/demo floor plans

PRINT DATE: 11.20.19
 SCALE: 1/4"=1'-0"

SHEET #:

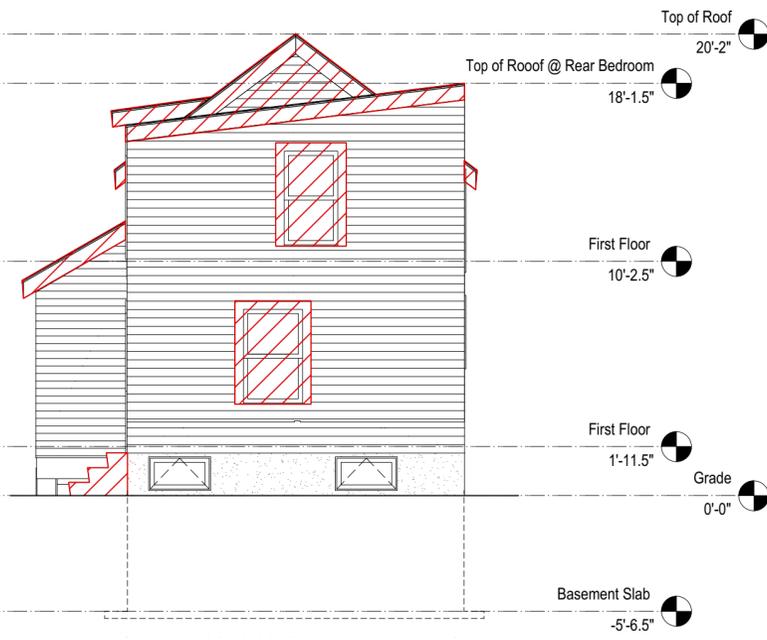
A0.2



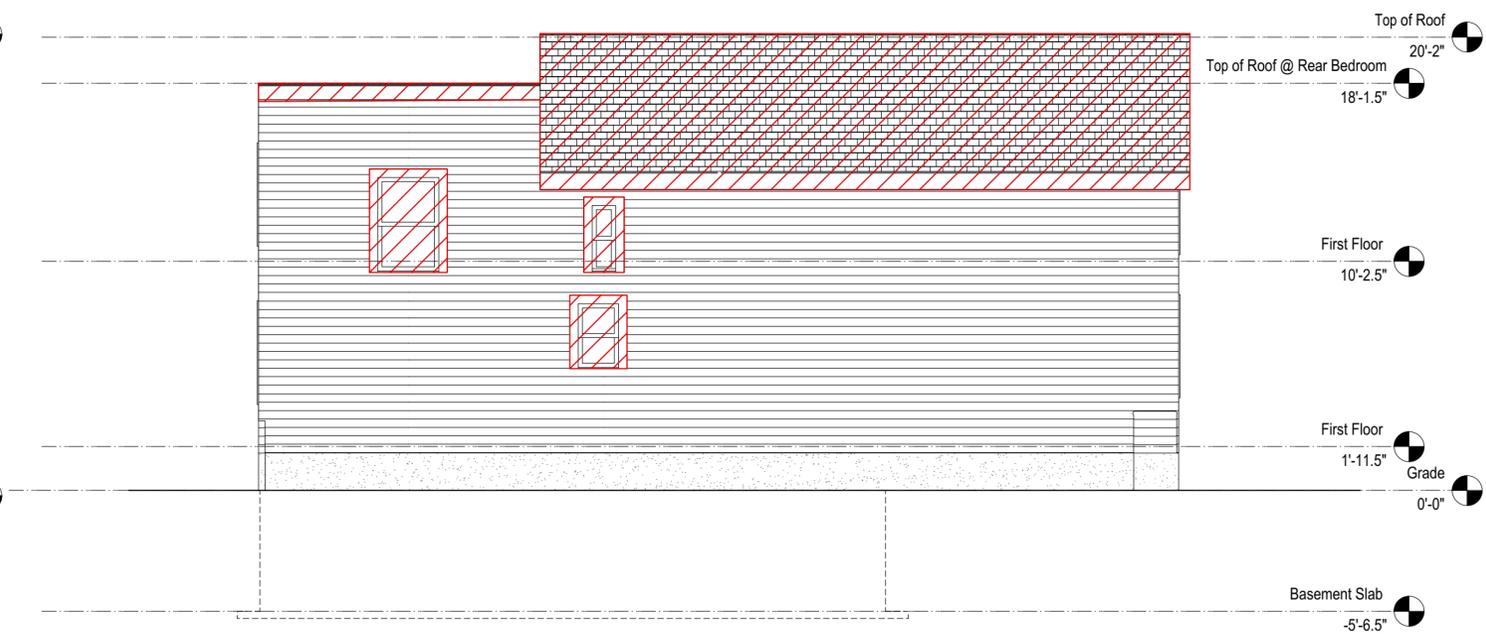
1 Existing/Demo North Elevation



2 Existing/Demo East Elevation



3 Existing/Demo South Elevation



4 Existing/Demo West Elevation



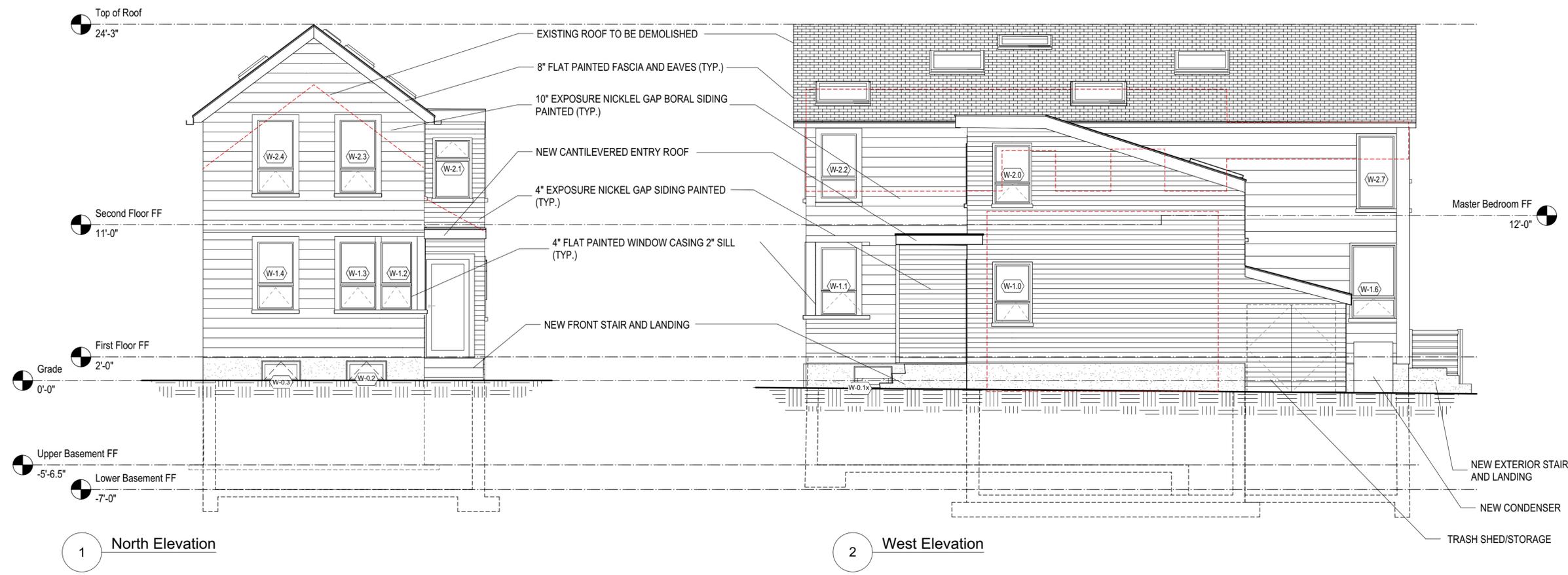
REVISION #	DESCRIPTION	DATE
	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19

Sajdi/Bowley Residence
Renovation
169 Spring Street Cambridge, MA 02143

Existing/demo exterior elevations

PRINT DATE: 11.20.19
SCALE: 3/16"=1'-0"

SHEET #
A0.3



REVISION #	DESCRIPTION	DATE
	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19

REVISION #	DESCRIPTION	DATE
	Zoning	11.20.19
	Historic	11.15.19
	Design Development	11.6.19
	Schematic Design	08.28.19

Sajdi/Bowley Residence
 Renovation
 169 Spring Street Cambridge, MA 02143

Exterior Elevations
 PRINT DATE: 11.20.19
 SCALE: 3/16" = 1'-0"

SHEET #
A2.0

SITE PLAN OF LAND

LOCATED AT
169 SPRING STREET
CAMBRIDGE, MA

DATE: NOVEMBER 22, 2019 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 4, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

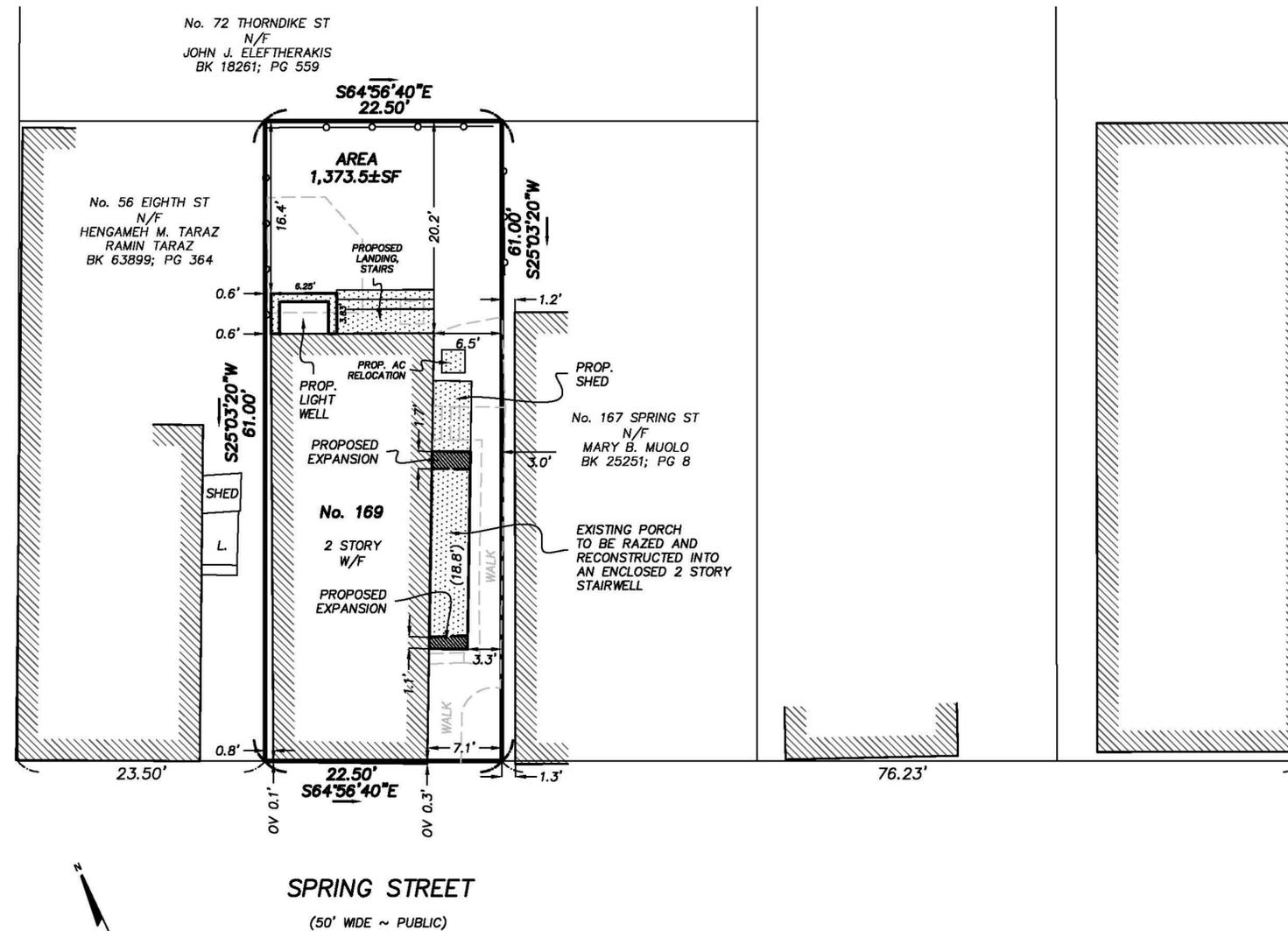
ZONE: X
 COMMUNITY PANEL: 25017C0577E
 EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
 BOEHM ARCHITECTURE
 535 ALBANY STREET, #3C
 BOSTON, MA 02118

REFERENCES:
 OWNER OF RECORD:
 DANA SAJDI
 169 SPRING STREET
 CAMBRIDGE, MA 02141

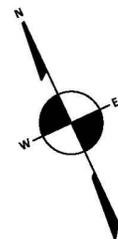
DEED: C. 251314
 LCC: 11266-A
 40780-A
 D. 1475552

NOTES:
 PARCEL ID: 33-23
 ZONING: C-1

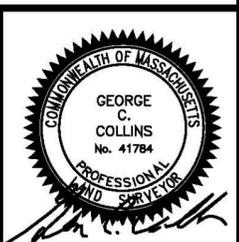


EIGHTH STREET
 (40' WIDE ~ PUBLIC)

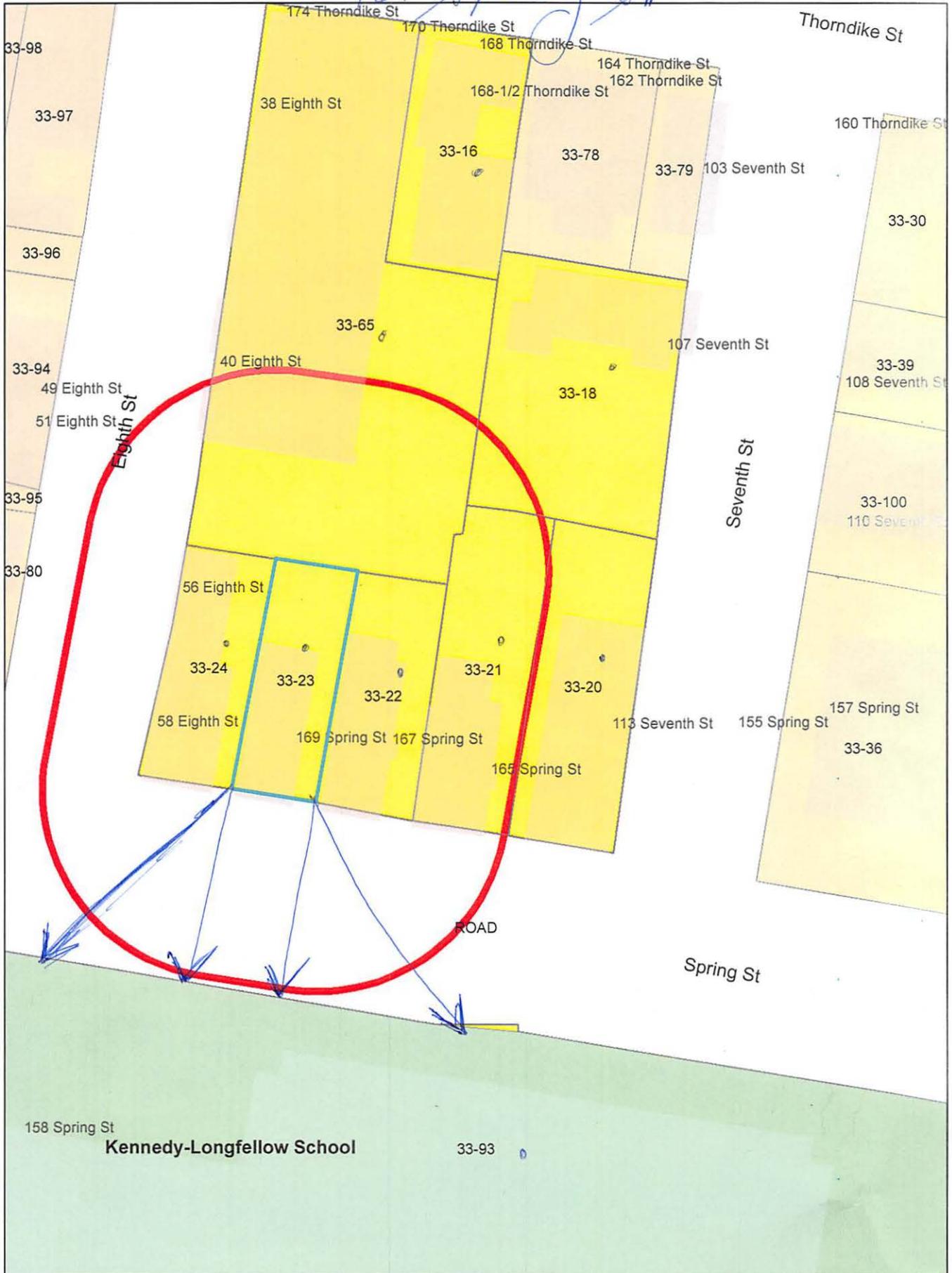
SEVENTH STREET
 (40' WIDE ~ PUBLIC)



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	11/22/19
JOB #	19-00589



169 Spring St.



169 Spring St.

Petitioner

33-20
CHENG, KAROLYN K.
113 SEVENTH ST., #1
CAMBRIDGE, MA 02141

33-20
KORN, JOSHUA & SARA KORN
113 SEVENTH ST., UNIT #2
CAMBRIDGE, MA 02141

BOEHM ARCHITECTURE
C/O BILL BOEHM, ARCHITECT
561 WINDSOR STREET #A402
SOMERVILLE, MA 02143

33-23
SAIDI, DANA
169 SPRING ST
CAMBRIDGE, MA 02141

33-24
TARAZ, HENGAMEH M. & RAMIN TARAZ
56 EIGHTH ST
CAMBRIDGE, MA 02141

33-65
ELEFThERAKIS, JOHN J.
C/O EIGHTH STREET REALTY TRUST
267 NORTH BEACON STREET
BRIGHTON, MA 02135-1542

33-93
CAMBRIDGE CITY OF KENNEDY SCHOOL
159 THORNDIKE ST
CAMBRIDGE, MA 02141

33-18
GILMAN, ARTHUR L.,
TRUSTEE ARTHUR L. GILMAN TRUST
107 SEVENTH ST
CAMBRIDGE, MA 02141

33-16
LOPEZ, GUSTAVO
170 THORNDIKE ST
CAMBRIDGE, MA 02141

33-22
MUOLO, MARY B., A LIFE ESTATE
167 SPRING ST
CAMBRIDGE, MA 02141-2037

33-21
PORROVECCHIO, WADE
165 SPRING ST
CAMBRIDGE, MA 02141

33-93
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOICITOR

33-93
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER



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

2019 NOV 27 AM 11:13

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017221-2019

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : v Variance : v Appeal :

PETITIONER : Boehm Architecture - C/O Bill Boehm, Architect

PETITIONER'S ADDRESS : 561 Windsor Street, #A402 Somerville, MA 02143

LOCATION OF PROPERTY : 169 Spring St Cambridge, MA

TYPE OF OCCUPANCY : Residential, single ZONING DISTRICT : Residence C-1 Zone
Family

REASON FOR PETITION :
Additions

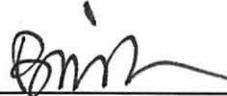
DESCRIPTION OF PETITIONER'S PROPOSAL :

Full renovation, raised roof and addition to existing non-conforming structure on small lot.

Relocate windows and doors in existing wall in setback.

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.3 (Non-Conforming Structure).
- Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 
 (Petitioner(s) / Owner)

BILL BOEHM
 (Print Name)

Address : 561 WINDSOR ST A402
SOMERVILLE MA

Tel. No. : 617 521 9082

E-Mail Address : bill@boehmarchitectural.com

Date : _____

01:11:11 13:11:11

01:11:11 13:11:11

01:11:11

01:11:11

01:11:11 13:11:11

01:11:11 13:11:11

01:11:11 13:11:11

01:11:11 13:11:11



SOUTHWEST



SOUTH (SPRING STREET)



SOUTHEAST



NORTHEAST



NORTH

169 SPRING STREET
PHOTOS OF EXISTING PROPERTY