

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.

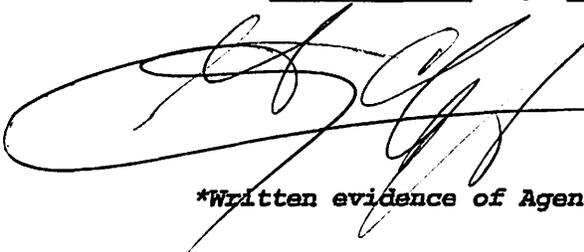
I/We ... C. Rieder and Gary Chafetz
(OWNER)

Address: 20 Farwell Place, Cambridge MA 02138

State that I/We own the property located at 18-20 Farwell Place, which is the subject of this zoning application.

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 ..., Middlesex South County Registry of Deeds at Book 66901, Page 420; or Middlesex Registry District of Land Court, Certificate No. ...
Book ... Page



C. Rieder

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

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

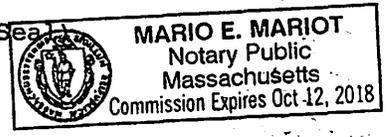
Commonwealth of Massachusetts, County of Middlesex

The above-name C. Rieder and Gary Chafetz personally appeared before me, this 29 of JULY, 2016, and made oath that the above statement is true.

Mariot

Notary

My commission expires OCT-12-2018 (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 18-20 Farwell Place (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:

1. The alterations do not result in a substantially different use, purpose, manner or extent than the existing use.(8.22.1)
2. The alteration is not substantially more detrimental to the neighborhood than the existing nonconformity (8.22.2)
3. Current occupancy as two-family will remain same with no increase in intensity of use. Changes only make the building safer and more habitable while not increasing the non-conformance of the existing building.

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:

1. No such change would result from the alterations
2. No additional occupancy will be caused, so no additional vehicular demand will be placed on the neighborhood.

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:

1. New basement egress doorway: no substantial change in use; existing unit entry door is adjacent.
2. New windows in dormer: windows will be facing the sky and rooftop of adjacent residence
3. New skylights: will be facing the sky and rooftops of adjacent structure.
4. The privacy of abutter will not be adversely affected by the modest dormer and skylights proposed.

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:

1. Same as C) above
2. As there will be no increase in intensity of the existing use, there will be no interruption of traffic flow.
3. The improvements will blend seamlessly with the character of other houses in immediate neighborhood

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:

1. New basement egress doorway:improved fire egress enhances safety to occupants to meet Building Code.
2. New windows in dormer: dormer is allowed by right under this ordinance; local historic district does not approve dormers without windows, therefore windows in dormer are necessary.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Gary S. Chafetz and C.Rieder PRESENT USE/OCCUPANCY: 2-family residence

LOCATION: 18-20 Farwell Place ZONE: C-2

PHONE: 617-413-8600 REQUESTED USE/OCCUPANCY: 2-family residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2181</u>	<u>2199</u>	<u>5390 (1.75 FAR)</u> (max.)
<u>LOT AREA:</u>	<u>3080</u>		<u>5000</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.70</u>	<u>0.71</u>	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1540</u>	<u>1540</u>	<u>600</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>38.5</u>		<u>50</u> (min.)
DEPTH	<u>80</u>		
<u>Setbacks in Feet:</u>			
FRONT	<u>21</u>	<u>21</u>	<u>19.1</u> (min.)
REAR	<u>21.1</u>	<u>21.1</u>	<u>20</u> (min.)
LEFT SIDE	<u>5.6</u>	<u>5.6</u>	<u>7.5</u> (min.)
RIGHT SIDE	<u>1.9</u>	<u>1.9</u>	<u>7.5</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>21.4</u>	<u>21.4</u>	<u>85</u> (max.)
LENGTH	<u>55.1</u>		
WIDTH	<u>28.5</u>		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³⁾</u>	<u>41%</u>	<u>41%</u>	<u>15%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>NA</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>NA</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)

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

1. aluminum- clad wood windows on by-right new 2nd -story wood-framed dormer(8.22.1.h.1)

2. concrete sub-grade area well

3. wood framed door

4. aluminum-clad wood operable skylights

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'.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____

Appeal: _____

2016 AUG -3 AM 11:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Gary S. Chafetz and C. Rieder

PETITIONER'S ADDRESS: 20 Farwell Place

LOCATION OF PROPERTY: 18-20 Farwell Place

TYPE OF OCCUPANCY: 2-family residence ZONING DISTRICT: C-2

REASON FOR PETITION:

- | | |
|--|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u> door, windows, skylights </u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

New door, windows and skylights on facades with nonconforming side yards

SECTIONS OF ZONING ORDINANCE CITED:

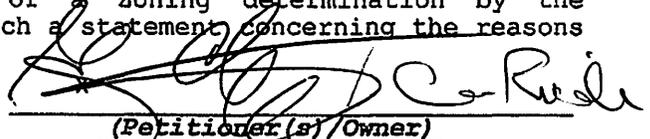
Article 8 Section 8.22.2 c.

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the
Inspectional Services Department must attach a statement concerning the reasons
for the appeal

Original Signature(s):



(Petitioner(s)/Owner)

x Gary S. Chafetz C. Rieder
(Print Name)

Address:

20 Farwell Place
 Cambridge MA 02138

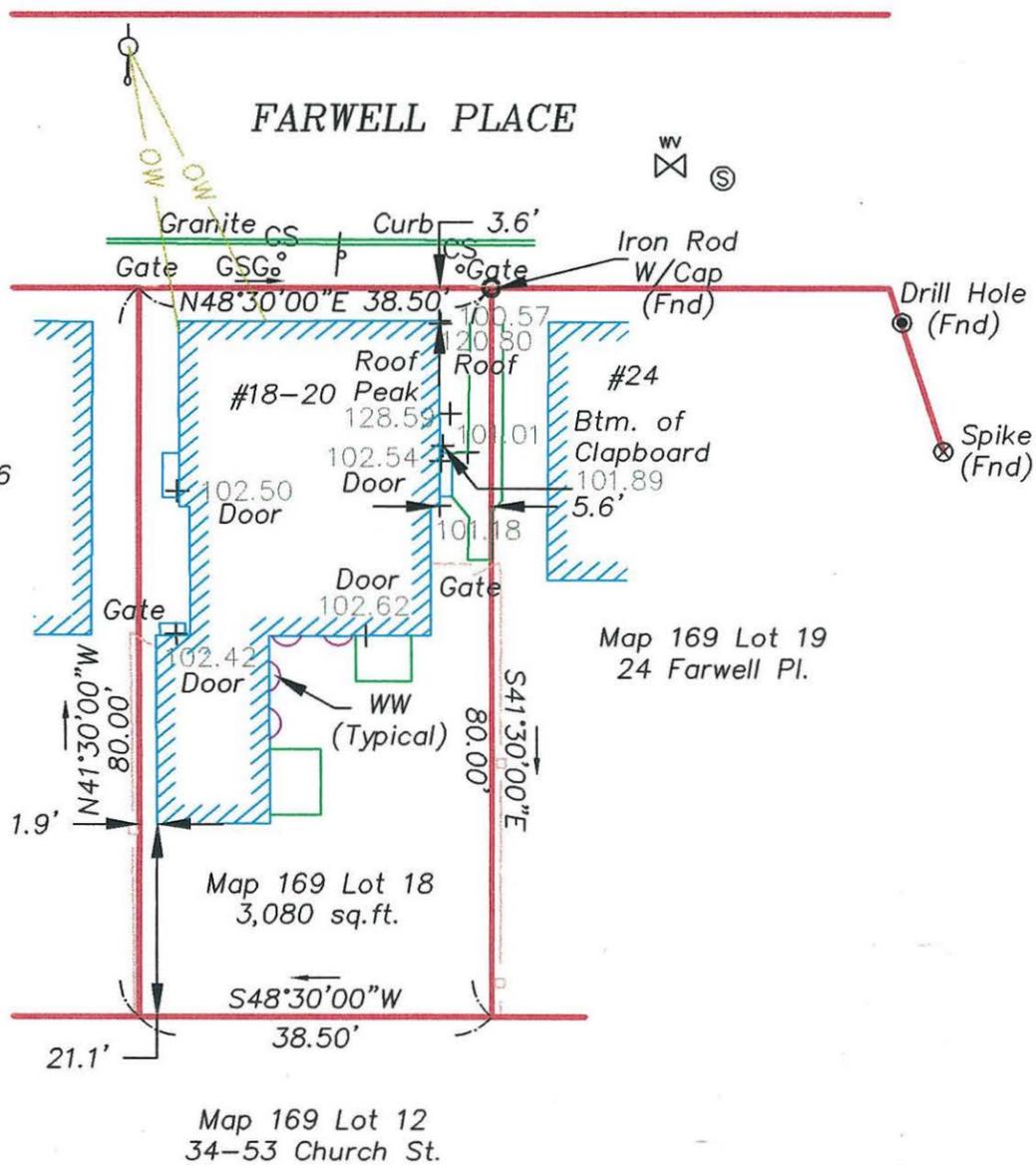
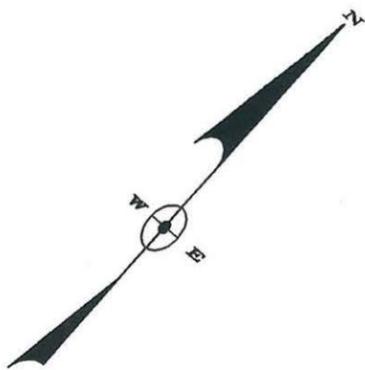
Tel. No.:

617-413-8600

E-Mail Address: garychafetz@comcast.net

Date:

x 8/1/16

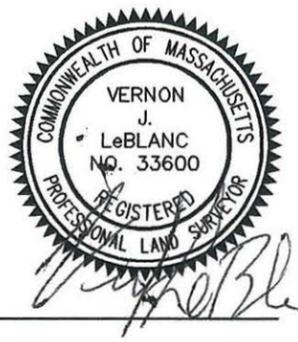


Map 169 Lot 17
16 Farwell Pl.

Map 169 Lot 19
24 Farwell Pl.

Map 169 Lot 18
3,080 sq. ft.

Map 169 Lot 12
34-53 Church St.



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

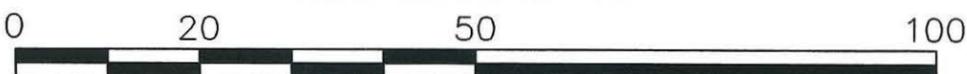
- PROPERTY LINE
- WOOD FENCE
- OVERHEAD WIRE

**PLOT PLAN
 18-20 FARWELL PLACE
 CAMBRIDGE, MASSACHUSETTS**

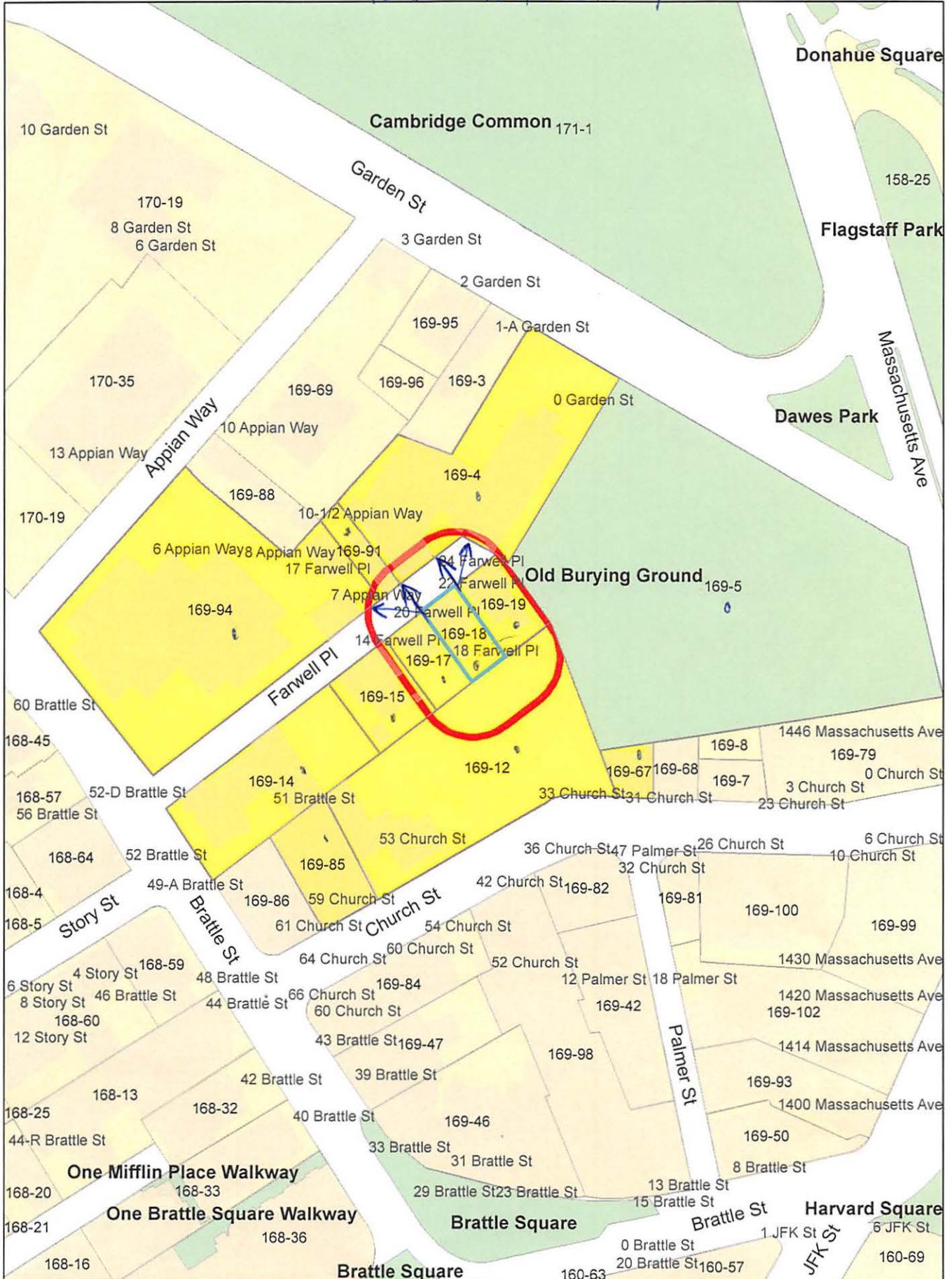
Prepared By
 LeBlanc Survey Associates, Inc.
 161 Holten Street
 Danvers, MA 01923
 (978) 774-6012

June 29, 2016 Scale: 1"=20'

HOR. SCALE IN FEET



18-20 Farwell Pl.



18-20 Farwell Pl.

Petitioner

169-4-91
CHRIST CHURCH OF CAMBRIDGE
C/O TREASURER
1 GARDEN STREET
CAMBRIDGE, MA 02138

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

GARY S. CHAFETZ & C. RIEDER
20 FARWELL PLACE
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

169-85
STOREY PROPERTIES LLC
C/O CHATHAM LIGHT REALTY
220 MASS AVE
ARLINGTON, MA 02474

TORREY ARCHITECTURE
C/O DAVID W. TORREY, ARCHITECT
75 KNEELAND STREET
BOSTON, MA 02111

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

169-19
HOLMES, OLIVE WESTPHAL &
DOWLEY & MULVENA PC, TRUSTEE
22 FARWELL PL
CAMBRIDGE, MA 02138

169-15
BARTHOLET, ELIZABETH
10 FARWELL PL
CAMBRIDGE, MA 02138

169-15
AARON, JANET
TR. OF THE 12 FAREWELL PLACE REALTY TRUST
12 FARWELL PL
CAMBRIDGE, MA 02138

169-17
MAGINN, ROBERT A., JR. LING CHAI, JENZABAR
101 HUNTINGTON AVE, SUITE 2205
BOSTON, MA 02199

169-18
PETERSON, DEANNE R. & GARY CHAFETZ
18-20 FARWELL PL
CAMBRIDGE, MA 02138

169-19
MOURA, JOSE M.F. & MARIA M. VELOSO
24 FARWELL PL., UNIT #3
CAMBRIDGE, MA 02138

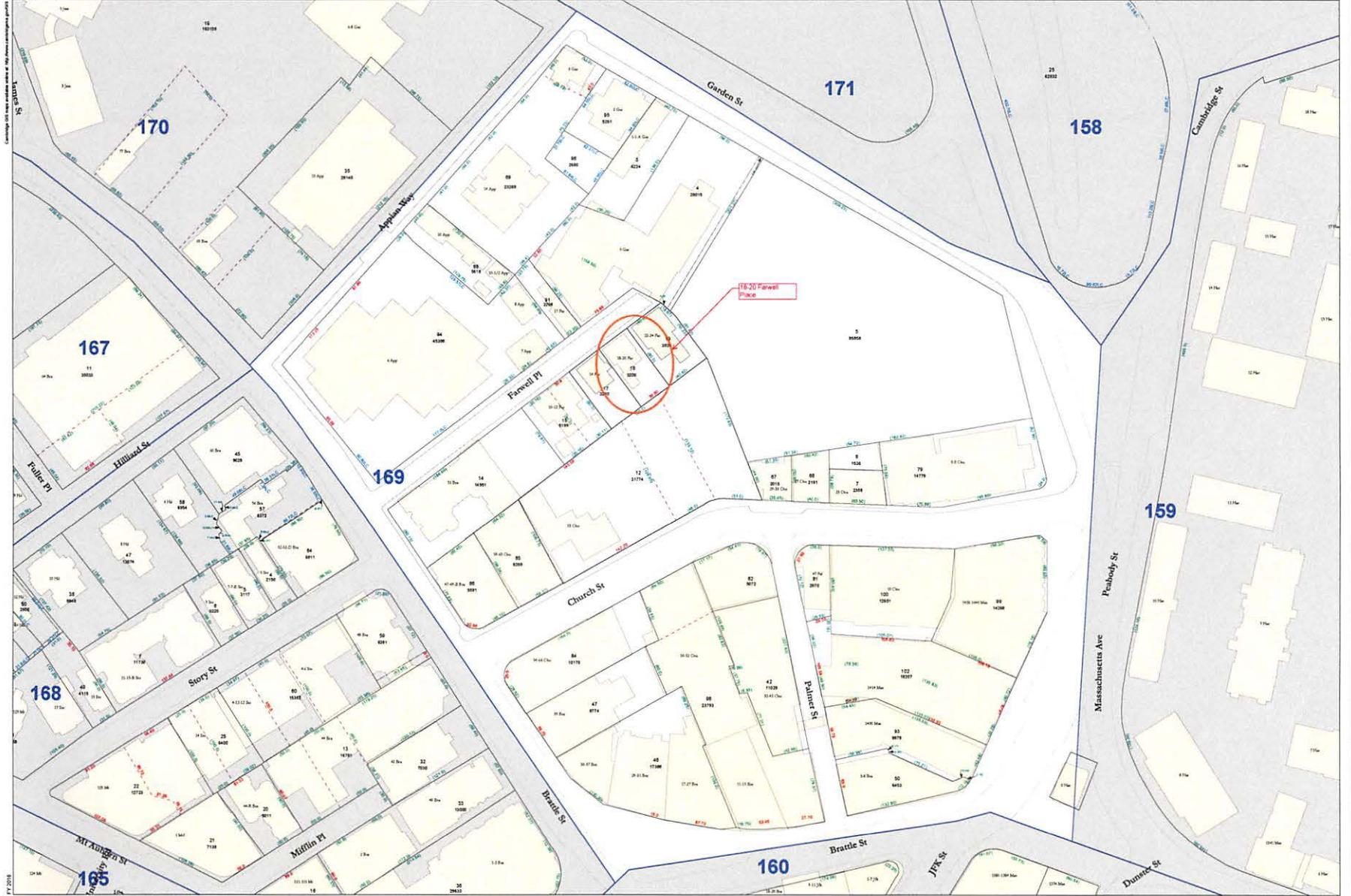
169-67
JANET A. CAHALY,
TRS. OF JAC CAMBRIDGE NOMINEE TRUST
P.O BX 380613
CAMBRIDGE, MA 02238

169-5
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER

169-5
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

169-19
EPISCOPAL SOCIETY IN CAMBRIDGE
TREAS. OFFICE
0 GARDEN ST.
CAMBRIDGE, MA 02138

BLOCK 169



City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

10 Lot Number 100 Parcel size in Sq. Ft.
 169 Block Number 44.0 LC Land Court Dimension
 10 Cam Street Number 65.0 Survey Dimensions
 (125.0) Deed Dimension

DISCLAIMER:
 All data presented on this map was compiled from existing Assessors' Tax Maps dated 10/1/2018 and updated by the City Assessor's Office and the Department of Public Works. Subsequent modifications have been completed using the City of Cambridge Geographic Information System (GIS). Errors have not been checked from survey and map is suitable for assessing purposes only.
 The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet
 1 inch = 43 feet



Parcel Block Map
169