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

BZA APPLICATION FORM

Plan No: BZA-014621-2017

GENERAL INFORMATION

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

Special Permit : √ **Variance :** √ **Appeal :** _____

PETITIONER : John Lodge Architects - C/O John Lodge, Architect

PETITIONER'S ADDRESS : 56 aberdeen ave. cambridge, ma 02138

LOCATION OF PROPERTY : 25 Glenwood Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

We are seeking relief from two provisions of the zoning ordinance. First, we are asking to add 42 square feet to the property in the form of a new dormer. The allowable FAR in the district is .5, the current FAR is .78 so the house is already non-conforming. We are also seeking relief from the 35 foot height limit. In order to create a gable facade on the dormer, we need to place the ridge roughly 12" above the allowable height.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.28.21 (Gross Floor Area).

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

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

John E. Lodge
(Print Name)

Address : 56 Aberdeen Ave.
Cambridge, MA 02138

Tel. No. : 617-308-3037

E-Mail Address : John@JohnLodgeArchitects.com

Date : Oct. 11, 2017

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 Ross Berbeco + Kristin Canavan
(OWNER)

Address: 25 Glenwood Ave Cambridge, MA

State that I/We own the property located at 25 Glenwood Ave,

which is the subject of this zoning application.

The record title of this property is in the name of Ross Berbeco + Kristin Canavan

*Pursuant to a deed of duly recorded in the date 7/13/09, Middlesex South County Registry of Deeds at Book 53187, Page 560; 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 SUFFOLK

The above-name Ross Berbeco + Kristin Canavan personally appeared before me, this 23rd of June, 2017, and made oath that the above statement is true.

Notary

My commission expires Feb. 13, 2020

BONNIE A. BAINES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 13, 2020

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

BONNIE A. BAINES
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 13, 2020

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:

The current layout of the condominium at 23-25 Glenwood includes two bedrooms on the third floor, a laundry and a room which is too small to meet the building code definition of a bedroom. There is a third bedroom on the second floor. The family which owns the property includes a couple and three children, needs to move an elderly parent into the condominium. This will only be possible if the bedroom area on the third floor is expanded.

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:

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

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

The proposed dormer addition, which will add 42 gross square feet to the property, is set well back from the street. It will violate the sideyard setback by 2'-2" and the height limit by 12", but it will be set back from the existing facade and the existing roofline. The facing facade of adjacent house, which is separated from the property by a driveway, is approximately 18 feet away. The proposed dormer will be on the south facade and will minimally increase the shadows cast.

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

While the proposed addition will increase the mass of the building, the renovated house will not exceed the massing of many of the surrounding buildings. In addition, it will not make any of the non-conformities at grade level in terms of open space, parking, etc. any worse.

* **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 25 Glenwood Ave Cambridge, MA 02139 (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:

Granting a special permit to locate three new windows within the sideyard setback will not cause a hardship because these windows are located such that they will not have a detrimental effect on the abutters.

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:

These new windows will not increase the traffic in the neighborhood. They will also nt change the character of the neighborhood as they will refence the existing windows.

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:

These new windows will be separated from the abutters by enough space that they will have a minimal impact on any privacy concerns.

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:

These windows will increase the health and safety of the occupants as they will be sized and located to be egress windows.

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:

The proposed residential use is not a change from the curnet use and the district is currently predominantly residential as well.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: John Lodge Architects **PRESENT USE/OCCUPANCY:** Residential

LOCATION: 25 Glenwood Ave Cambridge, MA 02139 **ZONE:** Residence B Zone

PHONE: **REQUESTED USE/OCCUPANCY:** Residential

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		3893	3935	2500	(max.)
LOT AREA:		5000	5000	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.78	.79	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		2500	2500	2500	(min.)
SIZE OF LOT:	WIDTH	50	50	50	(min.)
	DEPTH	100	100	100	
SETBACKS IN FEET:	FRONT	9.2	9.2	10	(min.)
	REAR	20.8	20.8	25	(min.)
	LEFT SIDE	3.7	5.39	7.5	(min.)
	RIGHT SIDE	14.2	14.2	12.5	(min.)
SIZE OF BLDG.:	HEIGHT	39	39	35	(max.)
	LENGTH	70	70	65	
	WIDTH	32.1	32.1	30	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		.28	.28	.40	(min.)
NO. OF DWELLING UNITS:		.47	.47	.40	(max.)
NO. OF PARKING SPACES:		2	2	2	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		7.58	7.58	10	(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.

There is a wood accessory shed on the property. The proposed addition is to be a wood-framed gable dormer.

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'.

Jim Harrison Photography *23 Glenwood Ave. Cambridge MA 02139 phone 617-901-3876*

To Whom It May Concern, 8/24/17

I am the downstairs neighbor of Kristin Canavan and Ross Berbeco who live at 25 Glenwood Ave. I understand that they are hoping to renovate their home to accommodate the changing needs of their growing family. This letter is to offer my strongest support for the renovations they are proposing to the property we share at 23-25 Glenwood Ave Cambridge.

Kristen and Ross are precisely the type of people that the City of Cambridge needs to encourage to remain in our city, a city I have lived in for the last 32 years. I believe that the work they are proposing not only conforms to the character of the neighborhood but will be done with the utmost attention to detail and concerns for the structural integrity of our property.

I sincerely hope the board will grant them the variance they are seeking and kelp keep them in the neighborhood for the long run.

Sincerely yours,

Jim Harrison

Jim Harrison
23 Glenwood Ave
Cambridge MA 02139

24- 26 Glenwood Ave
Cambridge, MA 02139
August 6, 2017

To the Members of the Cambridge Zoning Board of Appeals:

We are neighbors of Ross Berbeco and Kristin Canavan who live at 25 Glenwood Ave. We understand that they are hoping to renovate their house to accommodate the changing needs of their growing family. We feel that the proposed renovations complement the current style of the house and are in character with the neighborhood. We hope the board will grant them the variance they are seeking and help keep them in the neighborhood for the long term.

Sincerely,

Paul Lyons and Mary Ellen Galante
Owners of 24-26 Glenwood Ave

8/6/17

To the Members of the Cambridge Zoning Board of Appeals:

We are neighbors of Ross Berbeco and Kristin Canavan who live at 25 Glenwood Ave. We understand that they are hoping to renovate their house to accommodate the changing needs of their growing family. We feel that the proposed renovations complement the current style of the house and are in character with the neighborhood. We hope the board will grant them the variance they are seeking and help keep them in the neighborhood for the long term.

Sincerely,

Ron Wyman

29 Glenwood Ave.
Cambridge, MA

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: John Ledge (Print) **Date:** 10/10/17

Address: 25 Glenwood Ave.

Case No. BZA-014621-2017

Hearing Date: 11/9/17

Thank you,
Bza Members

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

Jurisdiction Advice

To the Owner of Property at 25 Glenwood 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)
_X_ 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 October 19, 2017

Received by Uploaded to Energov Date October 19, 2017
Relationship to project BZA 14621-2017

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.**

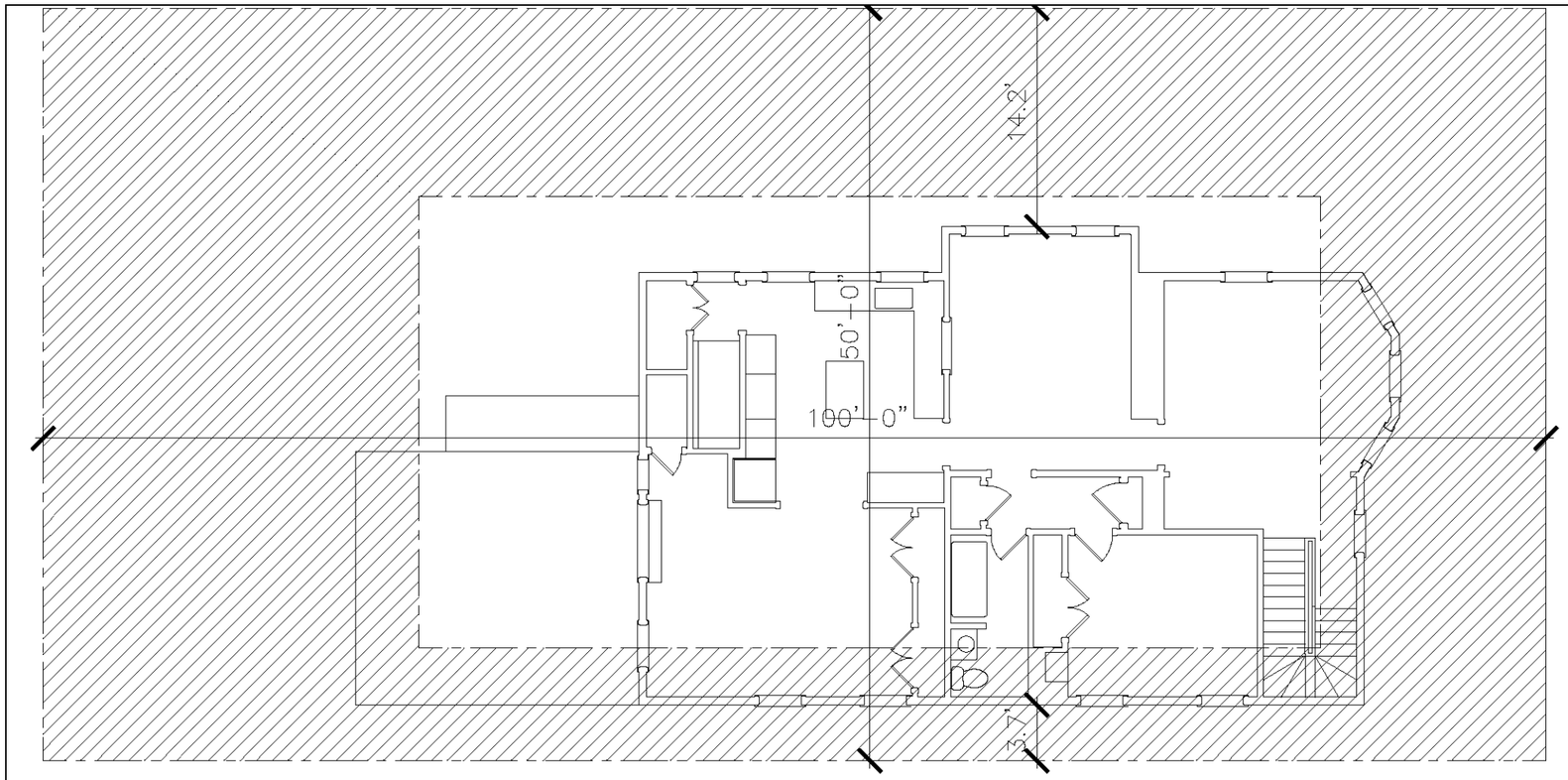
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

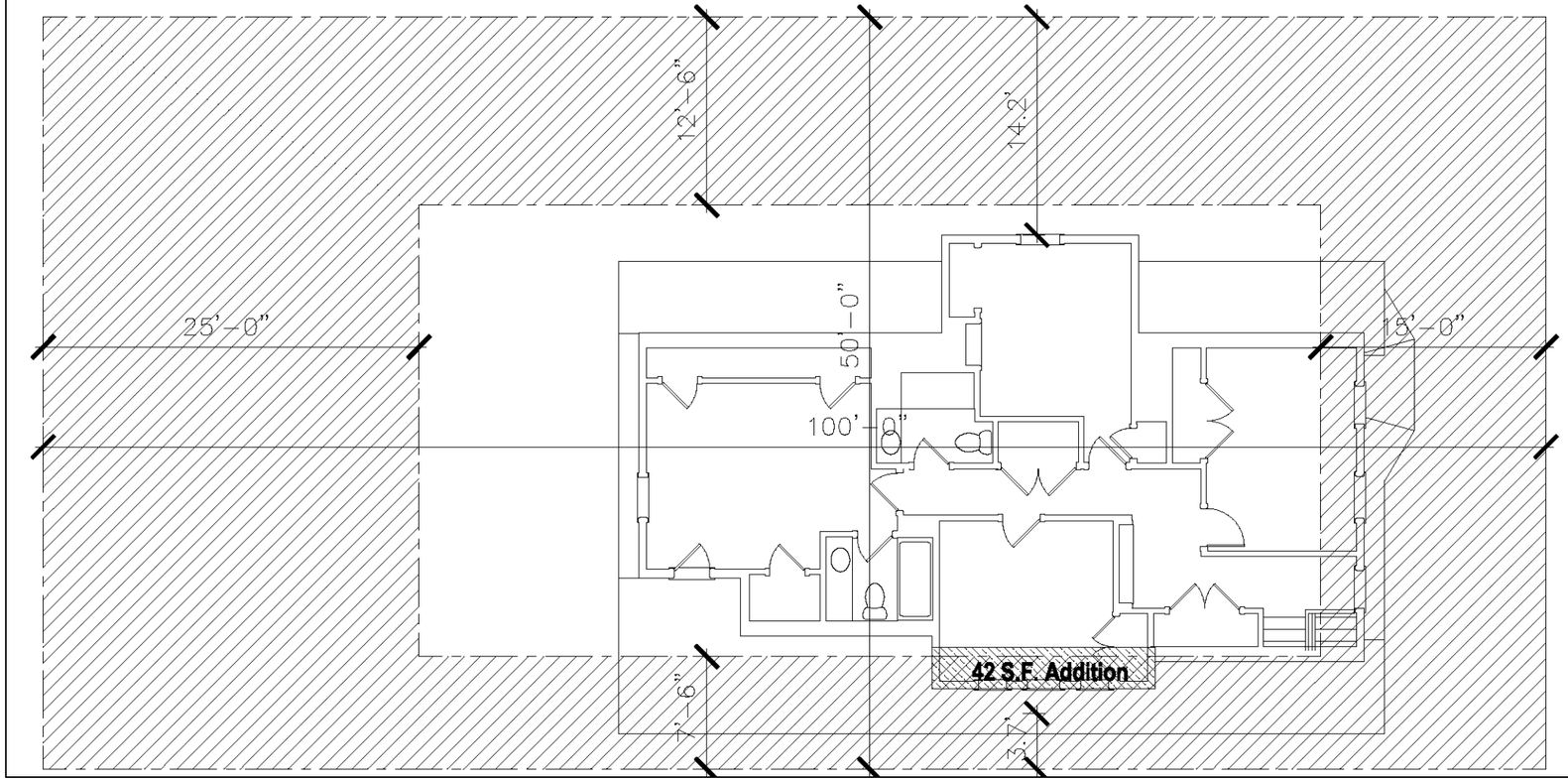
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that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





Zoning Requirements		
District	B	
Max. FAR (j)	.5 / .35	
Min. Lot Size	5000 S.F.	
Min. Lot Area / D.U.	2500 S.F.	
Min. Lot Width	50 Ft.	
Min. Front Yard	15 Ft.	
Min. Side Yard	7.5 Ft. / 12.5 Ft.	
Min. Rear Yd. (c)	25 Ft. / 35 Ft.	
Max. Hgt.	35 Ft.	
Min. Open Space	40%	
(j) .5 x 1st 5000 SF, 35. x Addl. SF		
(c) 25' under 100', Max. of 35' for Deeper Lots		

	Existing	Proposed
Total Lot Area	5,000 S.F.	No Change
Unit 1	1,600 S.F.	No Change
Unit 2	2,293 S.F.	2,335 S.F. (42 S.F. Addition)
Gross Square Footage	3,893 S.F.	3,935 S.F. (42 S.F. Addition)
FAR	.78	.79
Exist. Open Space	-	No Change
Exist. Mean Hgt.	39'-0"	No Change
No. of Parking Spaces	1 Space / Unit	No Change

Required Variances		
Over Allowable FAR	5.28.21 / 5.31	51 S.F. Addition
Over Allowable Hgt.	5.31	12" Over 35' Hgt. Limit

Required Special Permit		
Windows in Setback	8.22.2 D	3 Windows within Sideyard Setback

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

Zoning Plans

Project No.: 1701.01
Date: 09.12.17
Scale: 1" = 10'-0"

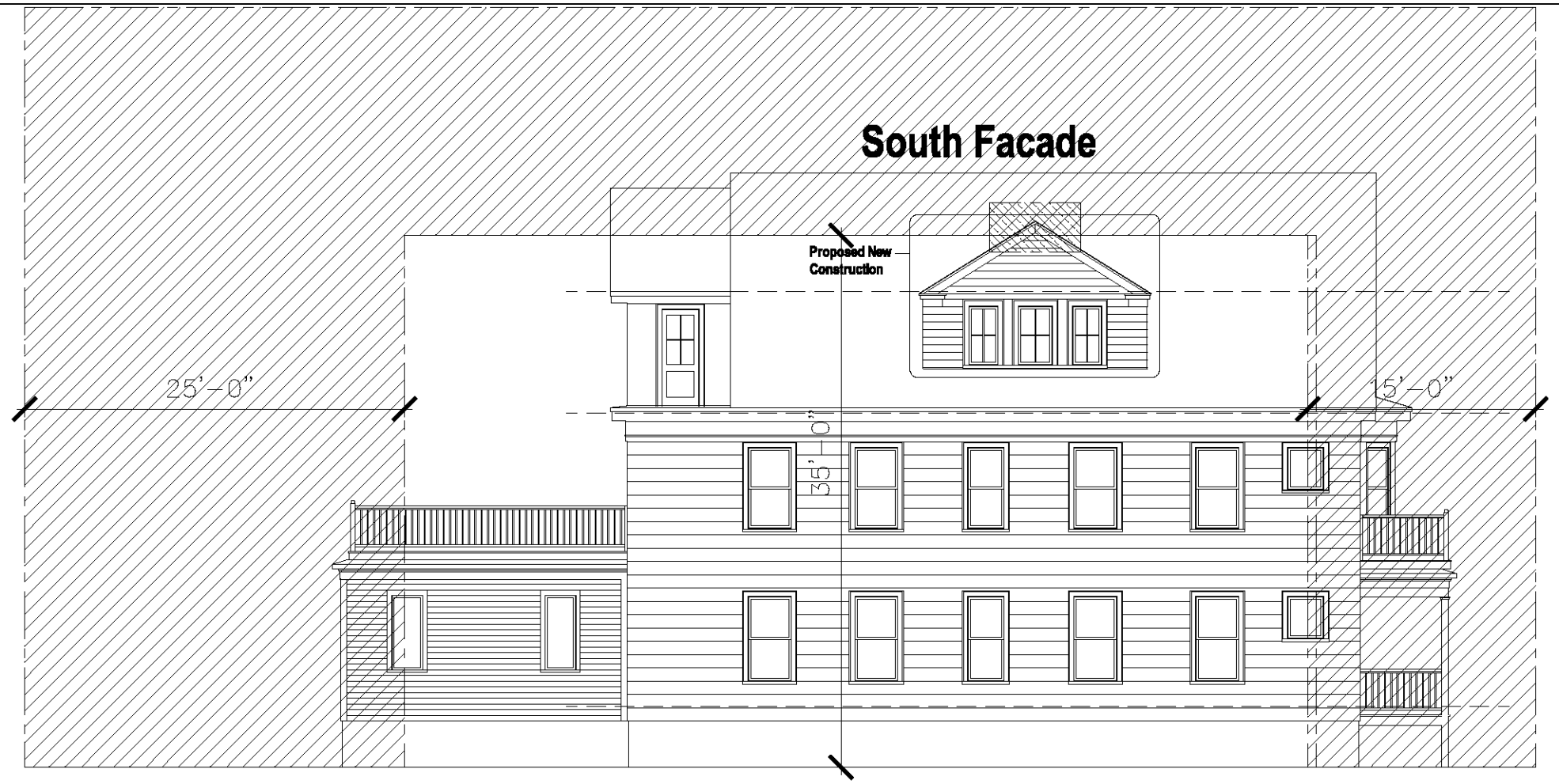
Revisions

No.	Date
1	
2	
3	
4	
5	
6	

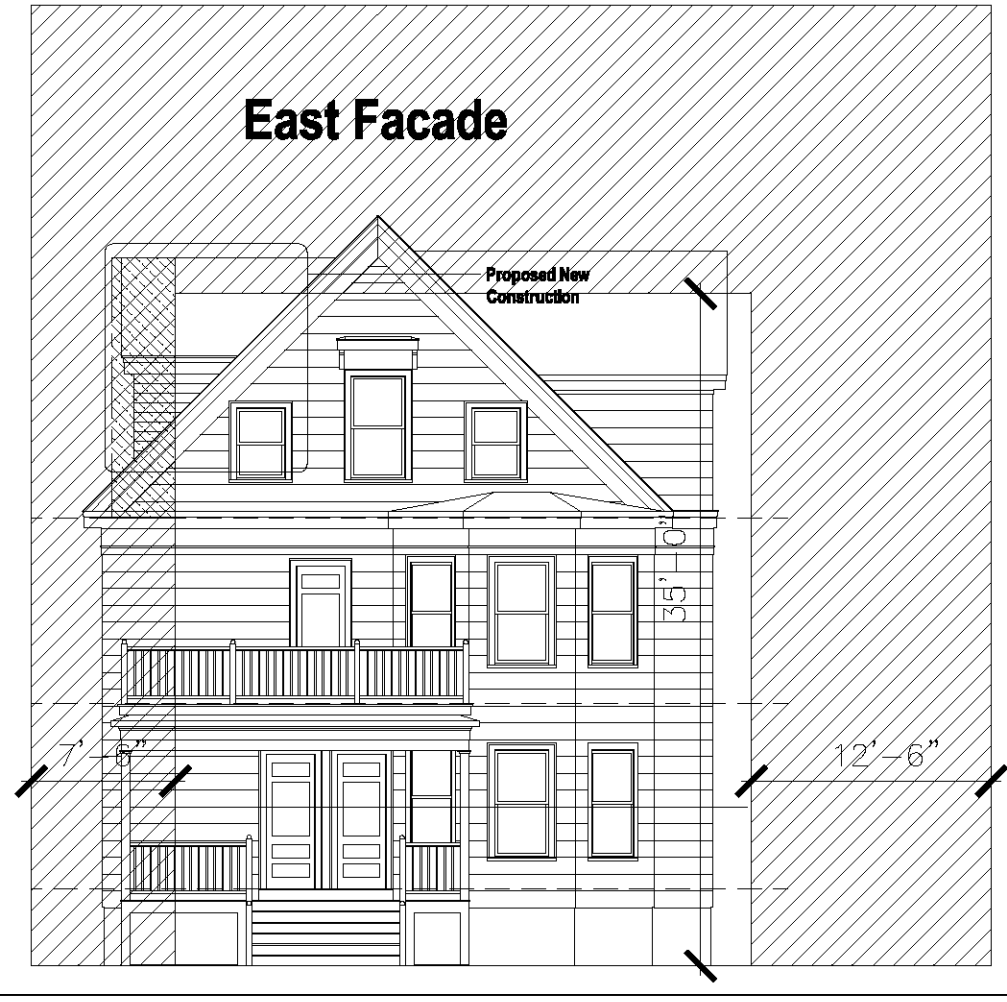
25 GlenwoodAve.
Cambridge, MA

Z-1

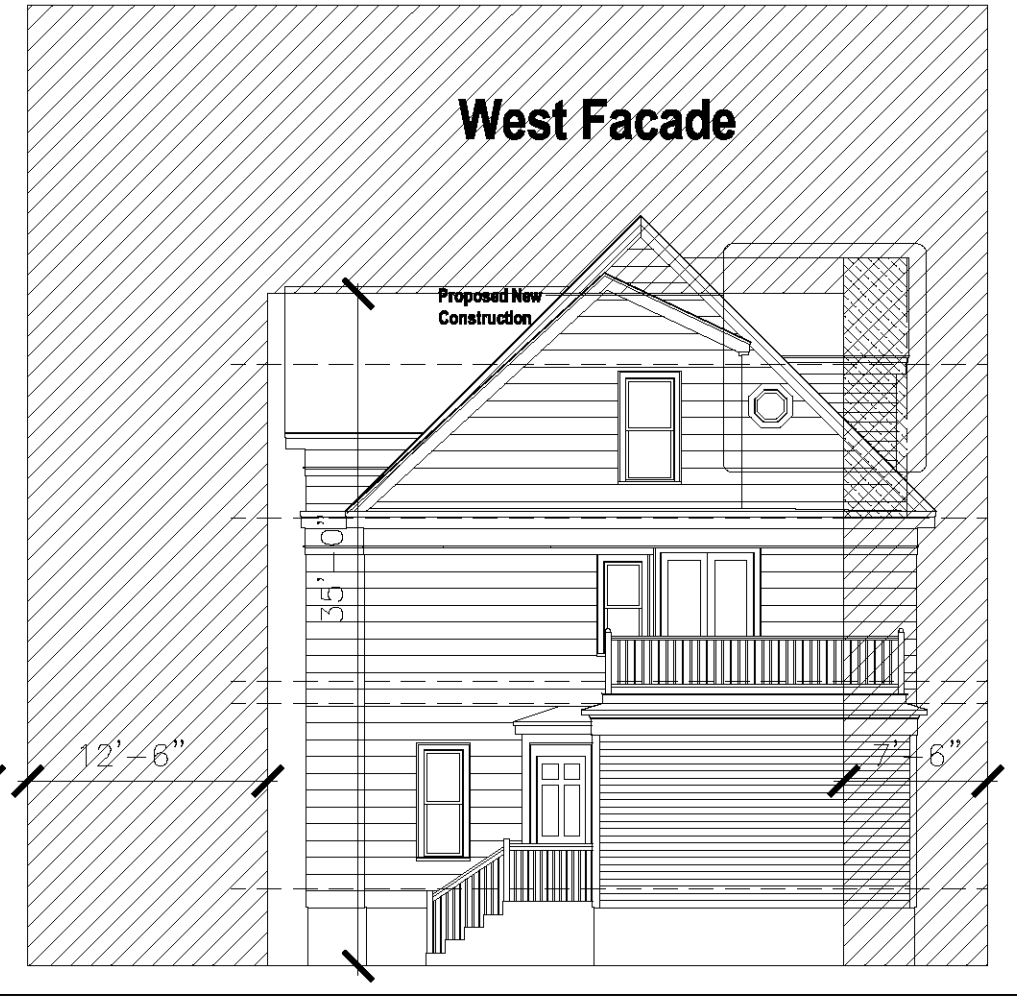
South Facade



East Facade



West Facade



John Lodge Architects
56 Aberdeen Ave.
Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

Zoning Elevations

Project No.: 1701.01
Date: 09.12.17
Scale: 1" = 10'-0"

Revisions

No.	Date
1	
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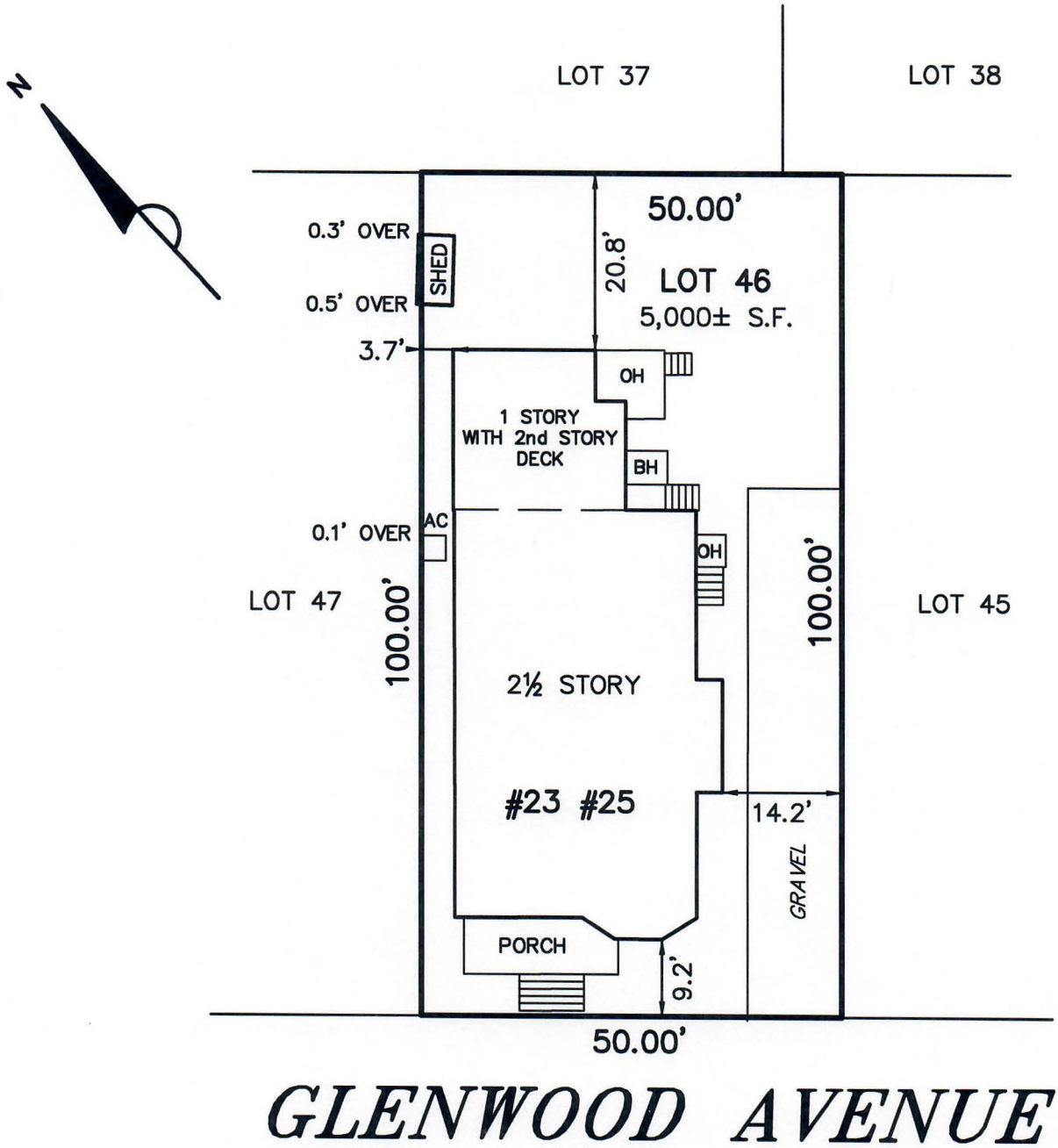
25 GlenwoodAve.
Cambridge, MA

Z-2



OWNER:
23–25 GLENWOOD AVENUE CONDOMINIUM

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

CLIFFORD E. ROBER, PLS **DATE**

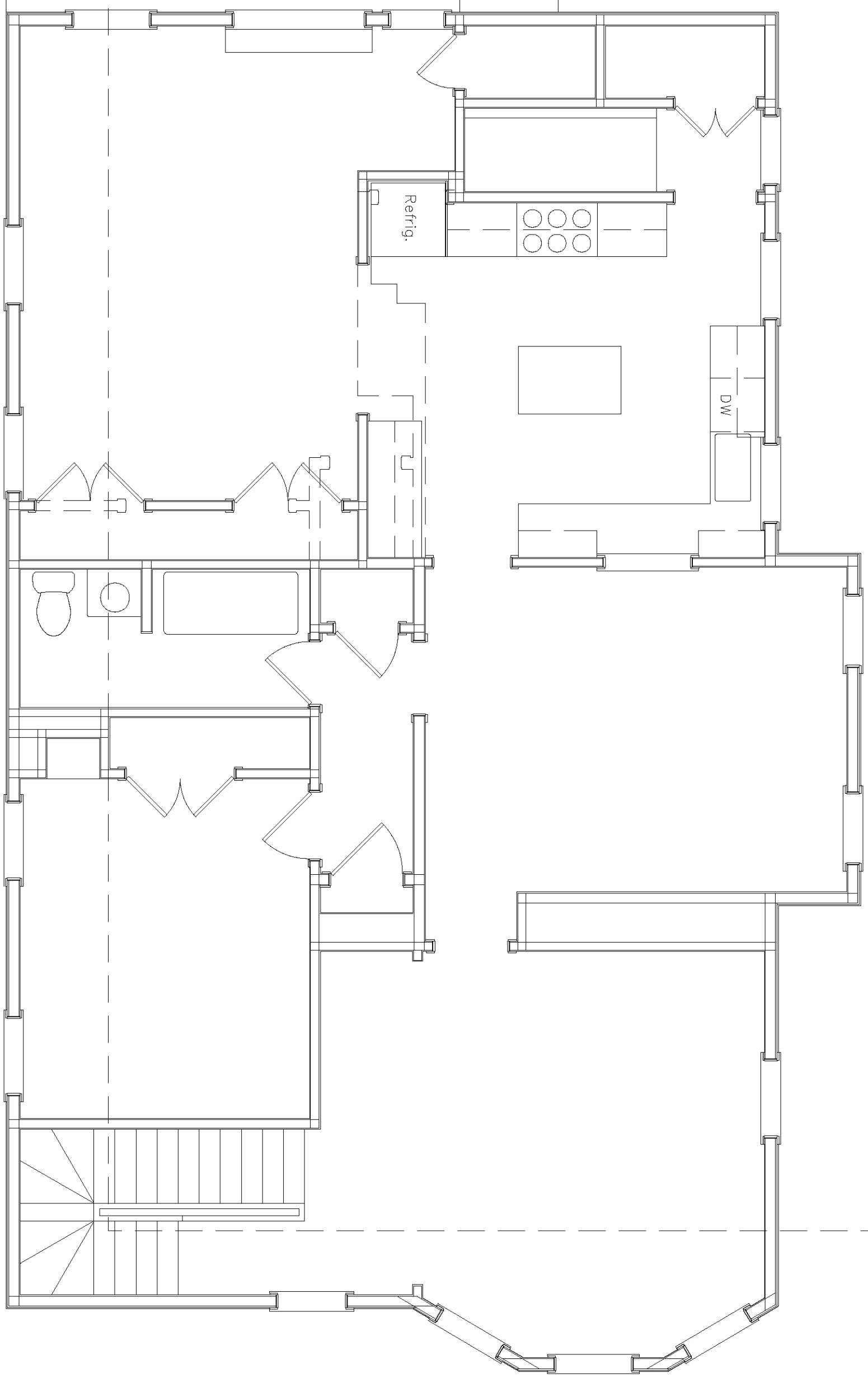
THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN
#23–25 GLENWOOD AVENUE
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

SCALE: 1"= 20' **DATE: 7/27/2017**

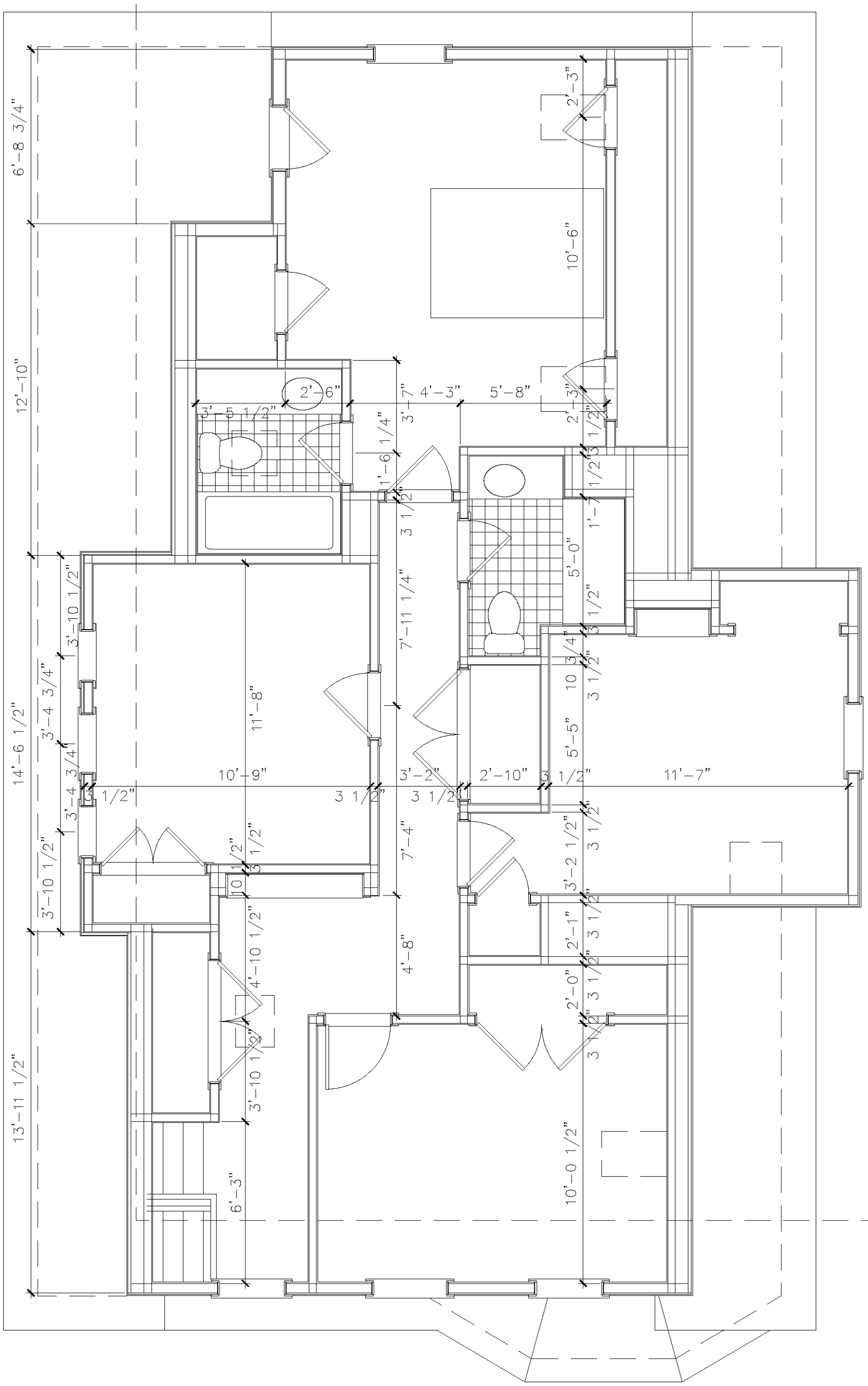
0 20 40 60 ft

ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648–5533
5257PP1.DWG



A-1	**25 GlenwoodAve.** **Cambridge, MA**	6	5	4	3	2	1	No.	Revisions	Project No.: 1701.01 Date: 09.12.17 Scale: ¼" = 1'-0"	**Second Floor Plan**
								Date			

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



A-2

25 GlenwoodAve.
Cambridge, MA

Revisions		
No.	Date	
1		
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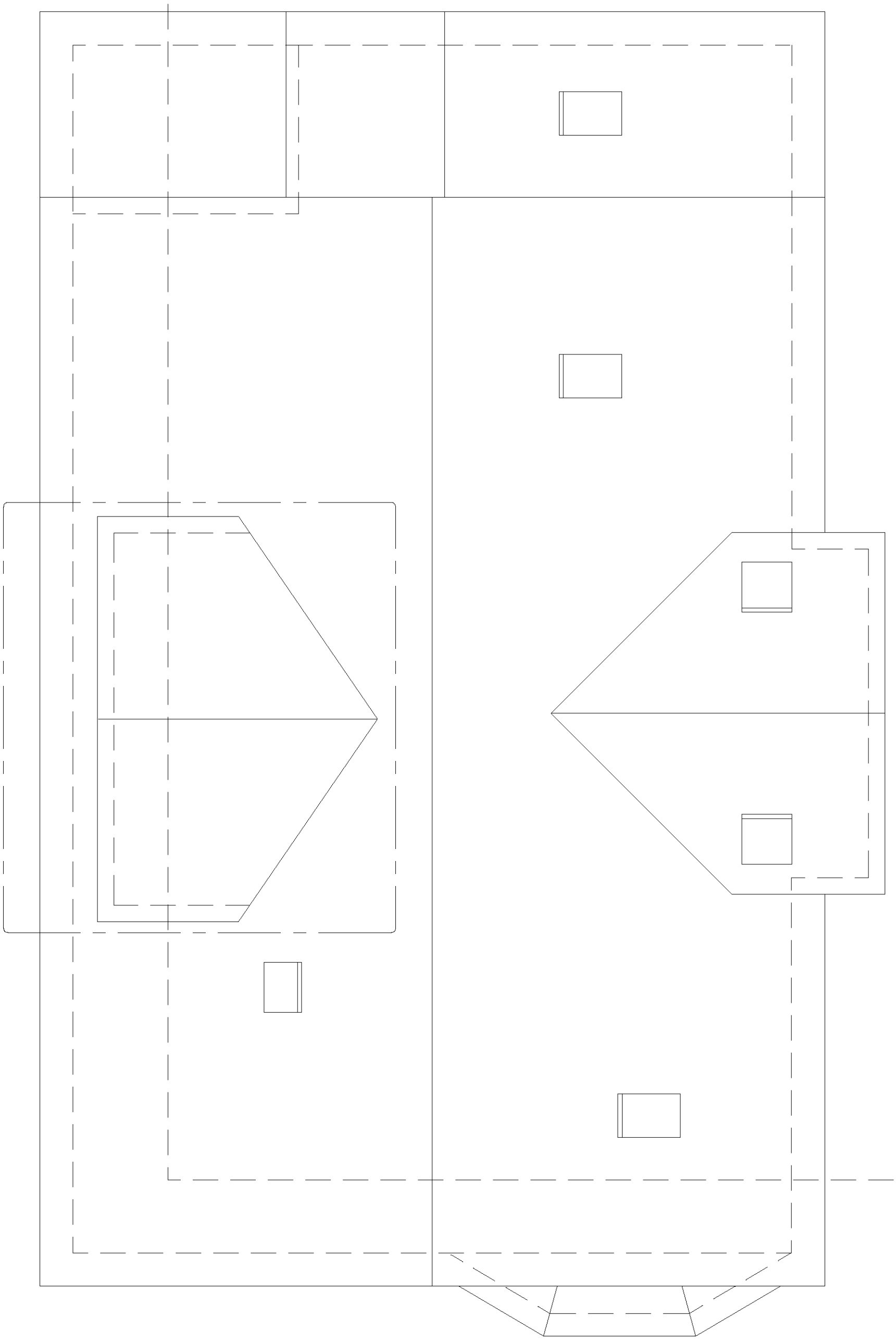
6		

Project No.: 1701.01
Date: 09.12.17
Scale: ¼" = 1'-0"

Third Floor Plan

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



A-3	**25 GlenwoodAve. Cambridge, MA**	6	5	4	3	2	1	No.	Revisions	Project No.: 1701.01 Date: 09.12.17 Scale: ¼" = 1'-0"	**Roof Plan**
								Date			

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
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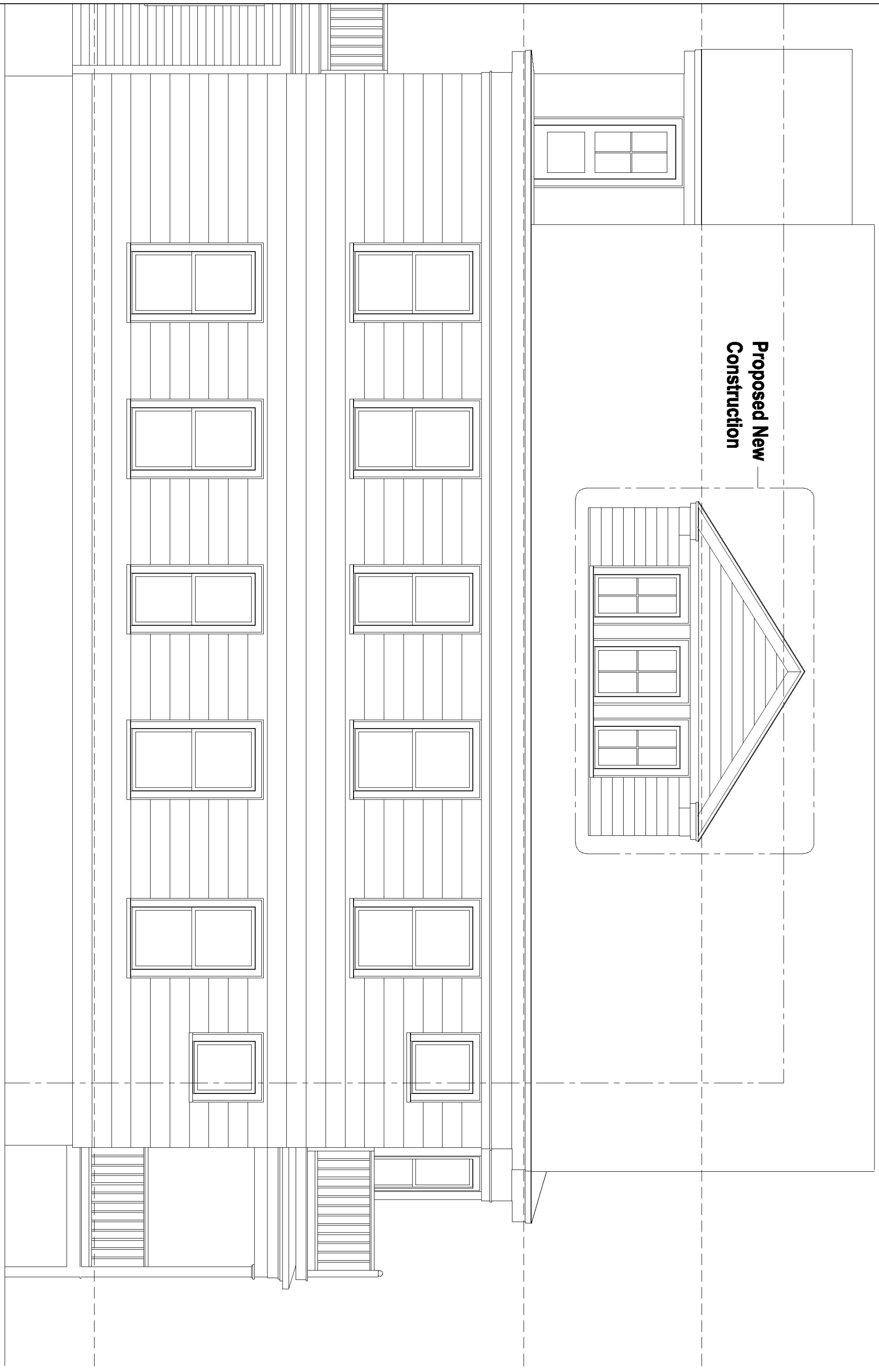
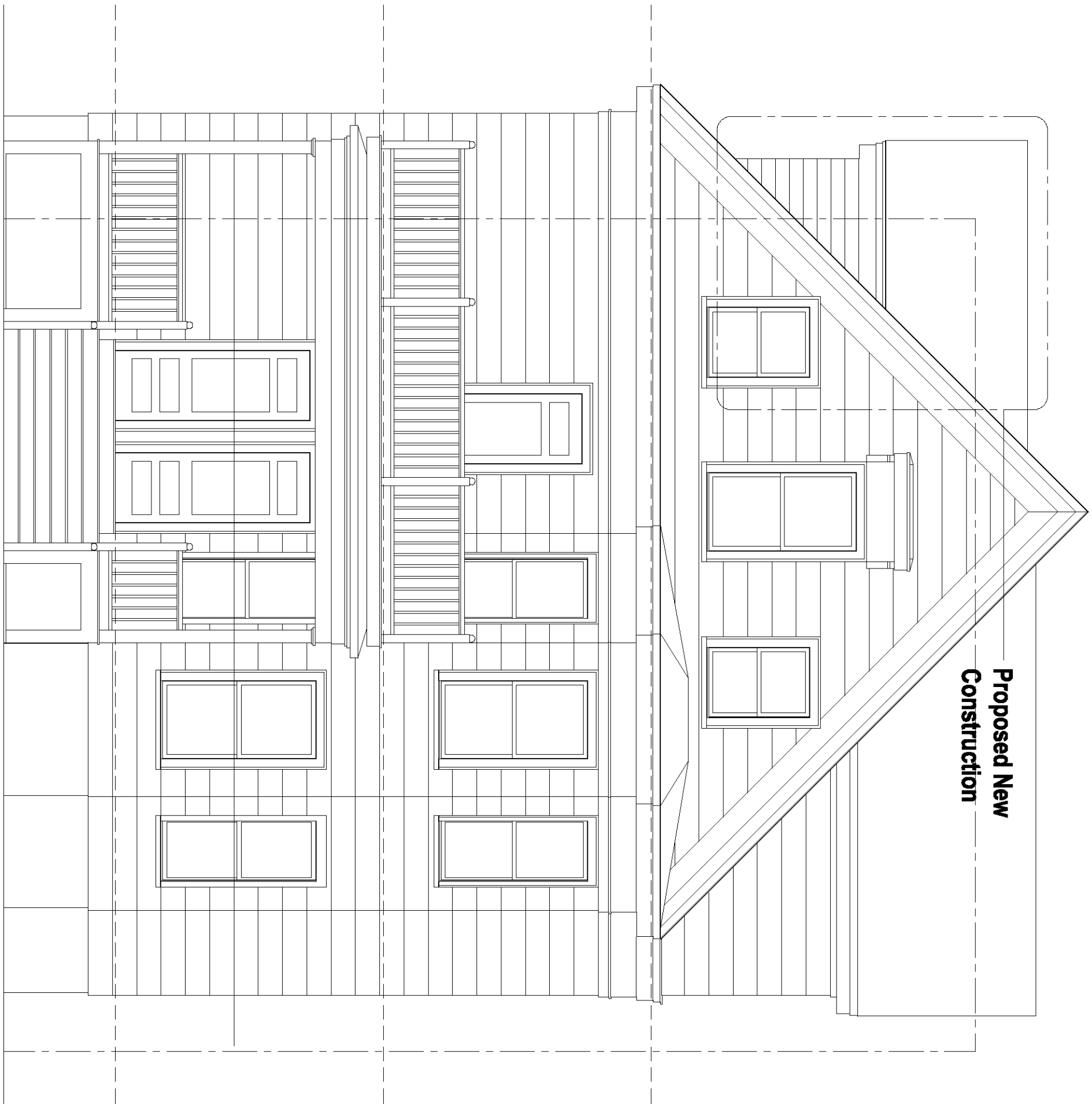


A-4	**25 GlenwoodAve.** **Cambridge, MA**	6	5	4	3	2	1	No.	Revisions	Project No.: 1701.01 Date: 09.12.17 Scale: ¼" = 1'-0"	**South Elevation**
								Date			

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



A-5	**25 GlenwoodAve.** **Cambridge, MA**	Revisions	No.	Date	Project No.: 1701.01 Date: 09.12.17 Scale: ¼" = 1'-0"	**East Elevation**	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com				
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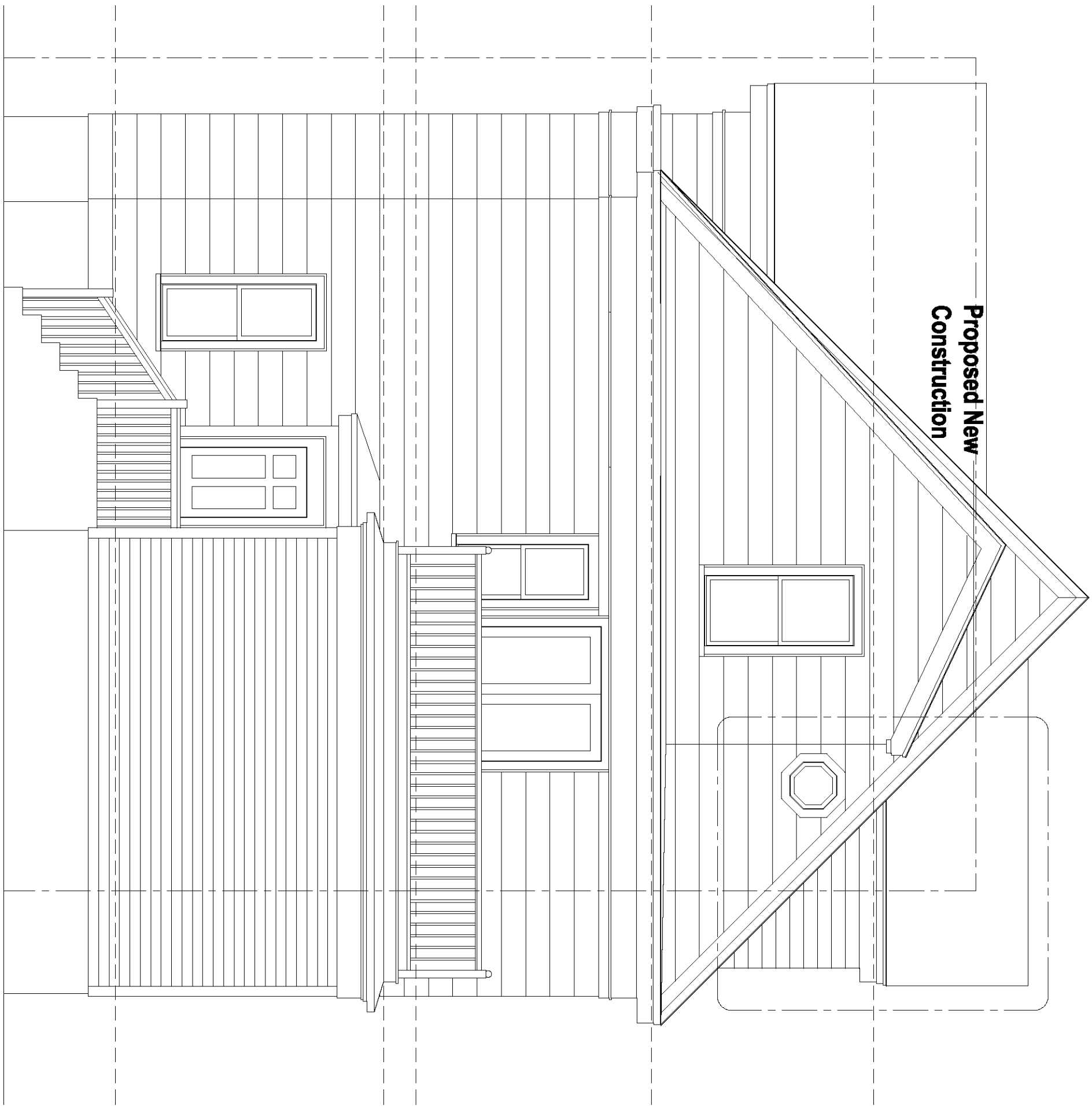
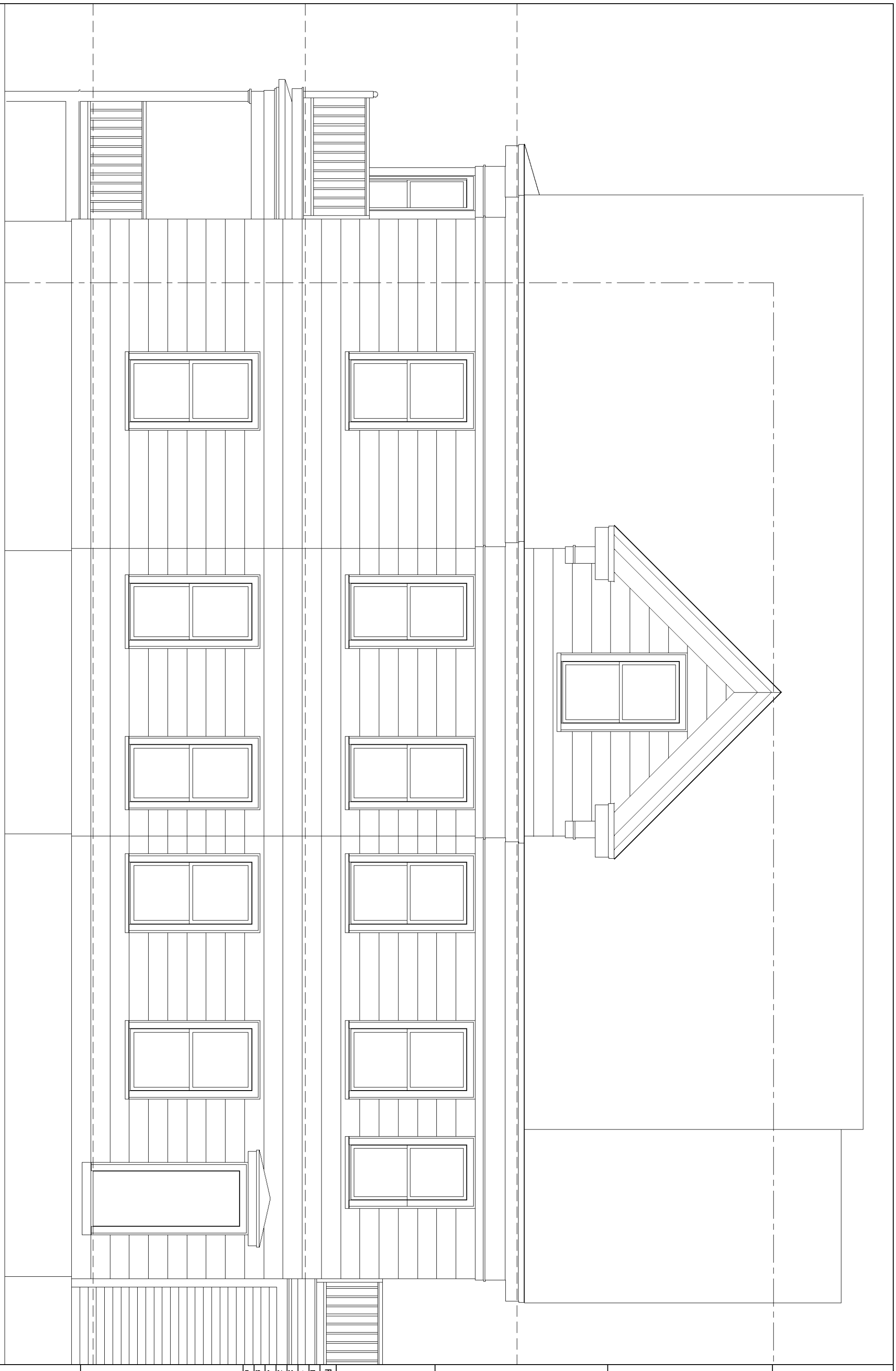


A-6	**25 GlenwoodAve.** **Cambridge, MA**	Revisions	No.	Date	1	2	3	4	5	6	Project No.: 1701.01 Date: 09.12.17 Scale: ¼" = 1'-0"

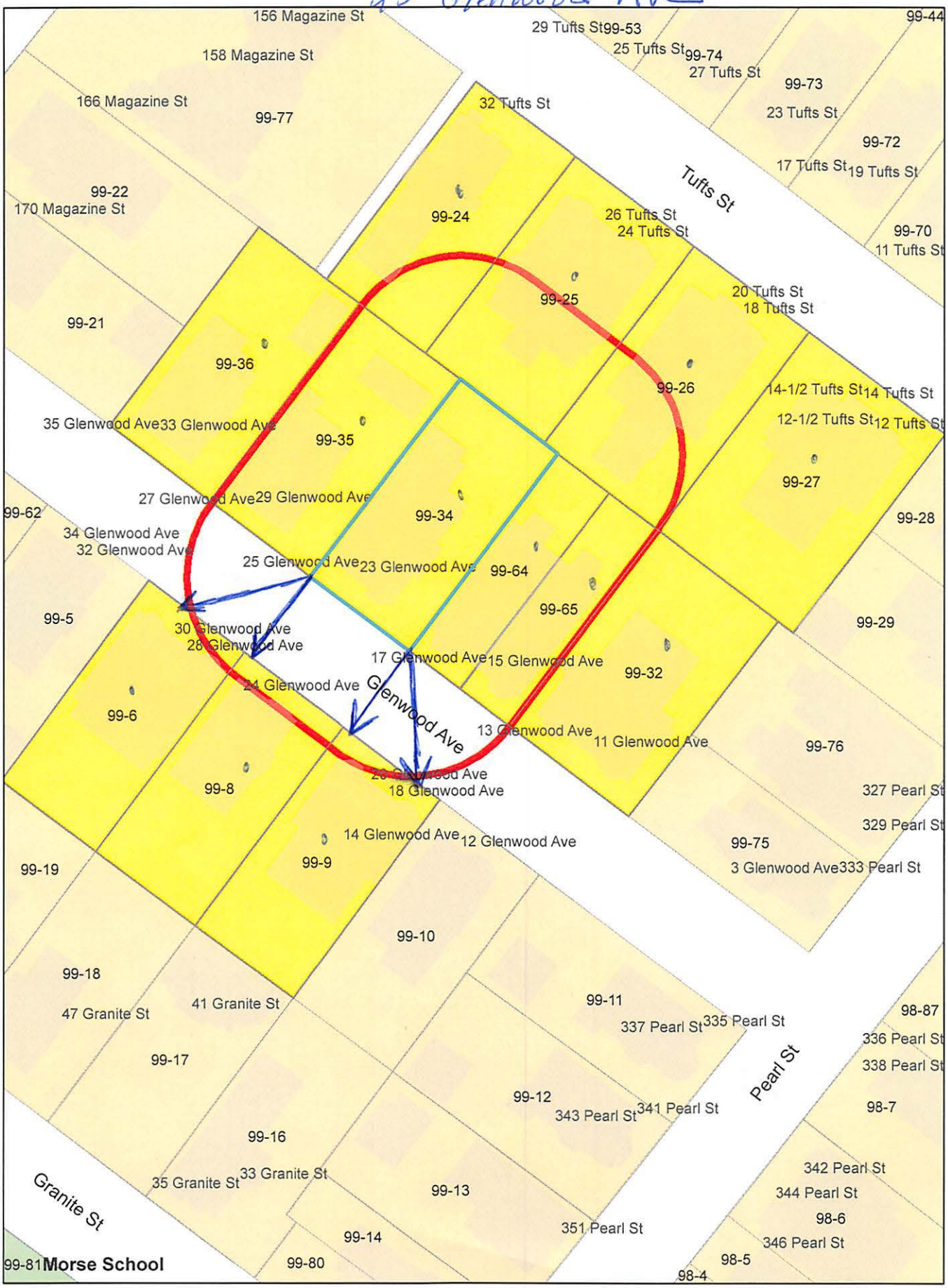
West Elevation

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



A-7	**25 GlenwoodAve.** **Cambridge, MA**	Revisions No. Date 1 2 3 4 5 6	Project No.: 1701.01 Date: 09.12.17 Scale: ¼" = 1'-0"	**North Elevation**	**John Lodge Architects** 56 Aberdeen Ave. Cambridge, MA 02138 T: 617.308.3037 E: John@JohnLodgeArchitects.com	

25 Glenwood Ave



25 Glenwood Ave

Petitioner

99-6
DAVIE, KAREN M. & CHI-FONG WANG
28 GLENWOOD AVE., #28/1
CAMBRIDGE, MA 02139

99-6
JORDAN, GREGORY ERIC &
SOPHIA KIM MCKINLEY
28 GLENWOOD AVE., #28/2
CAMBRIDGE, MA 02139

JOHN LODGE, ARCHITECTS
C/O JOHN LODG, ARCHITECT
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

99-6
HICKLER, SARAH A.
30 GLENWOOD AVE., #30/1
CAMBRIDGE, MA 02139

99-6
NAMDEV, RITU PRADYUMNA &
PRADYUMNA KUMAR NAMDEV
30 GLENWOOD AVE., #30/2
CAMBRIDGE, MA 02139

99-6
ANATHAN, JULIE K.
30 GLENWOOD AVE. APT#3
CAMBRIDGE, MA 02139

99-8
LYONS, PAUL E & MARY E.GALANTE
26 GLENWOOD AVE
CAMBRIDGE, MA 02139

99-9
SHEN, KAIROS
20 GLENWOOD AVE., UNIT #18/1
CAMBRIDGE, MA 02139

99-9
SHEN, KAIROS
20 GLENWOOD AVE - UNIT 18/2
CAMBRIDGE, MA 02139

99-9
TOBIN, THERESA A.
20 GLENWOOD AVE., UNIT #1
CAMBRIDGE, MA 02139

99-9
FARUQI, MAHMOOD & NAGEEN FARUQI
18 BRANWOOD DR
DIX HILLS, NY 11746

99-24
LINDSTROM, FREDERICK H. &
CATHERINE J. LINDSTROM - LIFE ESTATE
122 STONY BROOK RD
BELMONT, MA 02478

99-25
TARABAY, ALFRED Y.
24 TUFTS ST.
CAMBRIDGE, MA 02139

99-26
MANUELIAN, JOHN V.,
TR. OF MANUELIAN REALTY TRUST
20 TUFTS ST
CAMBRIDGE, MA 02139

99-27
MCEVOY, JOSEPH F., JR.
C/O STEPHEN MCEVOY
15 DAY SCHOOL LANE
BELMONT, MA 02478

99-32
LEYVA, HOWARD, ANA T. LEYVA
LEYVA CARLOS O. & MIRTA R. LEYVA,
75 CLARENDON ST
MALDEN, MA 02148

99-34
HARRISON, JIM
23-25 GLENWOOD AVE., #23
CAMBRIDGE, MA 02139

99-34
CANAVAN, KRISTIN M. & ROSS I. BERBECO
25 GLENWOOD AVE. UNIT
CAMBRIDGE, MA 02139

99-35
WYMAN, LOUIS
27 GLENWOOD AVE
CAMBRIDGE, MA 02139

99-36
THOMPSON, BENJAMIN &
DENISE H. THOMPSON
33 GLENWOOD AVE.
CAMBRIDGE, MA 02139

99-64
OREILLY, EUGENE K.
21 GLENWOOD AVE.
CAMBRIDGE, MA 02139

99-65
GREEN, PAMELA S.
15 GLENWOOD AVE., UNIT #1
CAMBRIDGE, MA 02139

99-65
AUSTIN, MANILA S.
17 GLENWOOD AVE, UNIT #2
CAMBRIDGE, MA 02139

99-6
WILSON, KIMBERLEY
28-30 GLENWOOD AVE., #28/3
CAMBRIDGE, MA 02139

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

2017 OCT 12 PM 3:07
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-014621-2017

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal : ____

PETITIONER : John Lodge Architects - C/O John Lodge, Architect

PETITIONER'S ADDRESS : 56 aberdeen ave. cambridge, ma 02138

LOCATION OF PROPERTY : 25 Glenwood Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : ____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

We are seeking relief from two provisions of the zoning ordinance. First, we are asking to add 42 square feet to the property in the form of a new dormer. The allowable FAR in the district is .5, the current FAR is .78 so the house is already non-conforming. We are also seeking relief from the 35 foot height limit. In order to create a gable facade on the dormer, we need to place the ridge roughly 12" above the allowable height.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.28.21 (Gross Floor Area).

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

Original Signature(s) : [signature]
(Petitioner(s) / Owner)

John E. Lodge
(Print Name)

Address : 56 Aberdeen Ave.
Cambridge, MA 02138

Tel. No. : 617-308-3037

E-Mail Address : John@JohnLodgeArchitects.com

Date : Oct. 11, 2017