



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

2019 FEB 14 PM 3:37

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017072-2019

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : 68 Sparks Street, LLC - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 68 Sparks St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence A-1 Zone

REASON FOR PETITION :

Additions

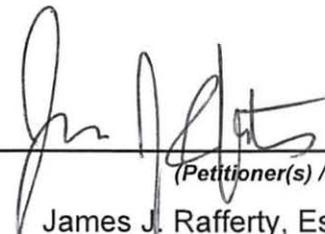
DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to enclose first floor side porch at rear of structure and enlarge elevator shaft, previously approved in BZA Case No. 016737-2018, by less than 8 sf.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31</u> (Table of Dimensional Requirements).
Article <u>8.000</u>	Section <u>8.22.3</u> (Non-Conforming Structure).
Article <u>10.000</u>	Section <u>10.30</u> (Variance).

Original Signature(s) :



 (Petitioner(s) / Owner)
 James J. Rafferty, Esq.

 (Print Name)

Address : 907 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : February 11, 2019

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 hte Ordinance would prevent the petitioner from constructing any additional gross floor area on the newly constructed foundation.

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 directly related to the eroded rear foundation. Once renovation work commenced, it was discovered that the foundation of the rear addition needed to be replaced. Given the necessity of having to construct the new foundation, the petitioner is desirous of expanding the kitchen to include that area.

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

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

The enclosure of the rear left deck will have a limited impact on the neighboring property since it abuts their garage and will only result in an increase in gross floor area of 222 sf.

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

The use of the property as a two family dwelling will not be changed as a result of the variance being sought.

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

68 Sparks St.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

223-19
MOORE VON MEHREN, JOAN, TRUSTEE OF JOAN
MOORE VON MEHREN QUAL.PERS RES TR.
68 SPARKS ST
CAMBRIDGE, MA 02138

223-20
MILLER, LYNNE T.
17 BUCKINGHAM ST
CAMBRIDGE, MA 02138

223-27
BARRINGER, ELIZABETH PRATT & JOHN A. CLARK
64 SPARKS ST
CAMBRIDGE, MA 02138

223-28
FISHER, JOSEPH,
TRUSTEE THE SPARKS TRUST
PO BOX 11270
JACKSON, WY 83002

223-34
WOODS, AMY
2 HIGHLAND ST
CAMBRIDGE, MA 02138

223-66
DONATH, JUDITH S.
13 BUCKINGHAM ST
CAMBRIDGE, MA 02138

226-5
STRAUS, DONALD R. & CAROL L. GOSS
19 BUCKINGHAM ST
CAMBRIDGE, MA 02138

226-44
SIPSER, MICHAEL & INA SIPSER
21 BUCKINGHAM ST
CAMBRIDGE, MA 02138

226-57
FRIEDMAN, BENJAMIN M. &
BARBARA C. FRIEDMAN
74 SPARKS ST
CAMBRIDGE, MA 02138

226-61
FELDMAN, NOAH,
TRUSTEE THE NOAH FELDMAN 2015 REV TR
72 SPARKS ST
CAMBRIDGE, MA 02138

226-65
BEATRICE, ROY
70 SPARKS ST
CAMBRIDGE, MA 02138

231-3
HIGGINS, ROBERT F.
1 HIGHLAND STREET
CAMBRIDGE, MA 02138

223-1053
TAGIURI, CONSUELO & RENATO TAGIURI,
TRS. 67 SPARKS STREET REALTY TRUST
67 SPARKS STREET
CAMBRIDGE, MA 02138

223-21
SICHKO, SAMUEL C. & DAVID R. PEELER
TRU 15 BUCKINGHAM STREET REALTY TRUST
15 BUCKINGHAM ST
CAMBRIDGE, MA 02138

68 SPARKS STREET

CAMBRIDGE, MA



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

REVISIONS	
NO.	DATE

REVISION NOTES	

CONSULTANTS	
	Consultant Name
	Consultant Address

PROJECT ARCHITECT	DRAWN BY
NANCY DINGMAN	Drawn By
DATE	PROJECT JOB NUMBER
1-27-19	1802

NO.	DATE	ISSUE NOTE

FRONT ELEVATION
 REAR ELEVATION

A2-1



PROPOSED RIGHT SIDE ELEVATION

68 SPARKS STREET

CAMBRIDGE, MA

REVISIONS

NO.	DATE	REVISION NOTES

CONSULTANTS
 Consultant Name
 Consultant Address

PROJECT ARCHITECT NANCY DINGMAN	DRAWN BY Drawn By
DATE 1-27-19	PROJECT JOB NUMBER 1802

NO. DATE ISSUE NOTE

NO.	DATE	ISSUE NOTE

RIGHT SIDE ELEVATION

A2-2

68 SPARKS STREET

CAMBRIDGE, MA



PROPOSED LEFT SIDE ELEVATION

REVISIONS		
NO.	DATE	REVISION NOTES

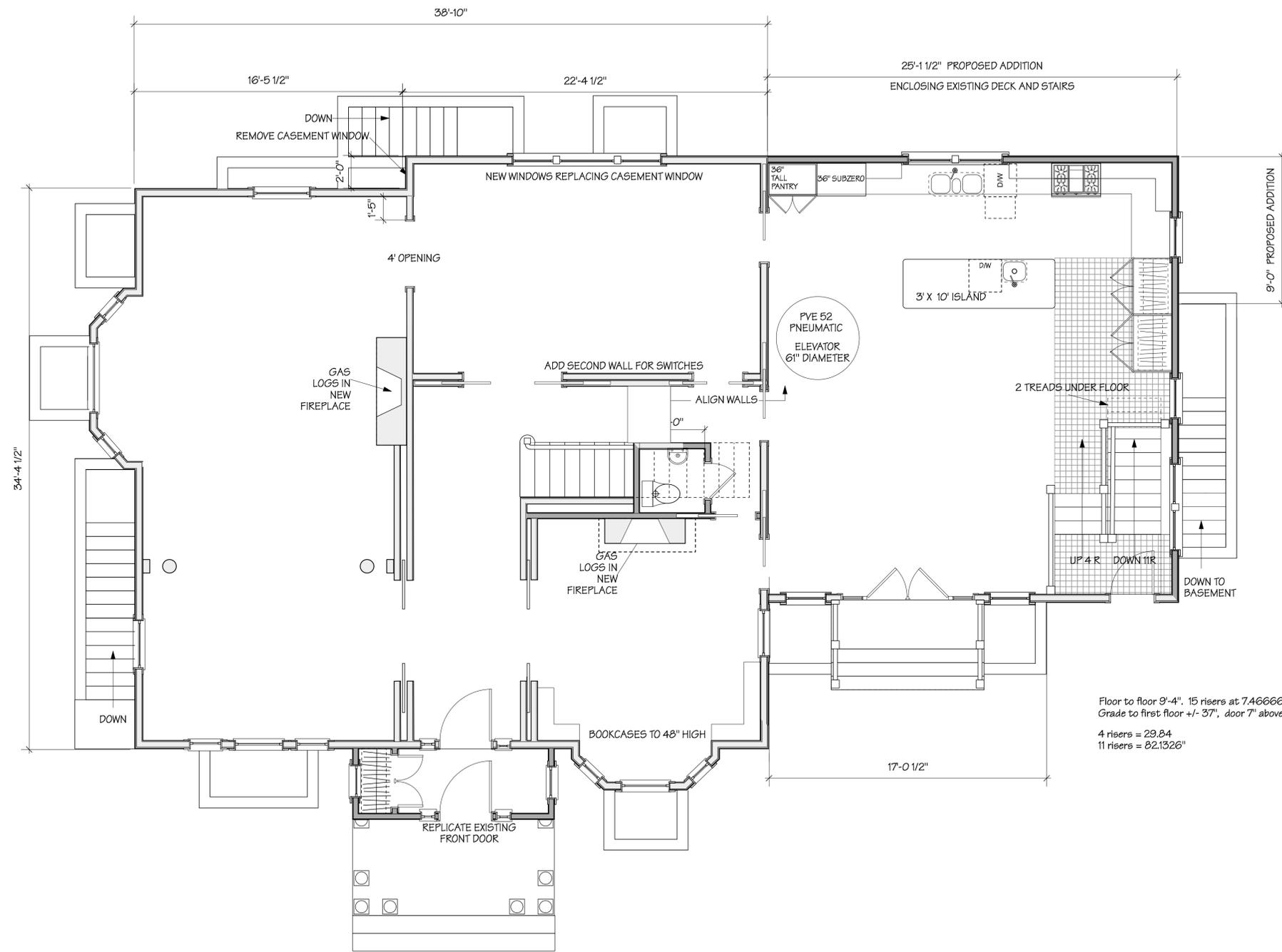
CONSULTANTS	
Consultant Name	
Consultant Address	

PROJECT ARCHITECT	DRAWN BY
NANCY DINGMAN	Drawn By
DATE	PROJECT JOB NUMBER
1-27-19	1802

NO.	DATE	ISSUE NOTE

LEFT SIDE ELEVATION

A2-3



Floor to floor 9'-4". 15 risers at 7.46666"
Grade to first floor +/- .37", door 7" above grade. Door is 30" below first floor. (4 risers)
4 risers = 29.84
11 risers = 82.1326"

PROPOSED FIRST FLOOR PLAN

68 SPARKS STREET

CAMBRIDGE, MA

REVISIONS		
NO.	DATE	REVISION NOTES

CONSULTANTS	
Consultant Name	Consultant Address

PROJECT ARCHITECT	DRAWN BY
NANCY DINGMAN	Drawn By
DATE	PROJECT JOB NUMBER
1-27-2019	1802

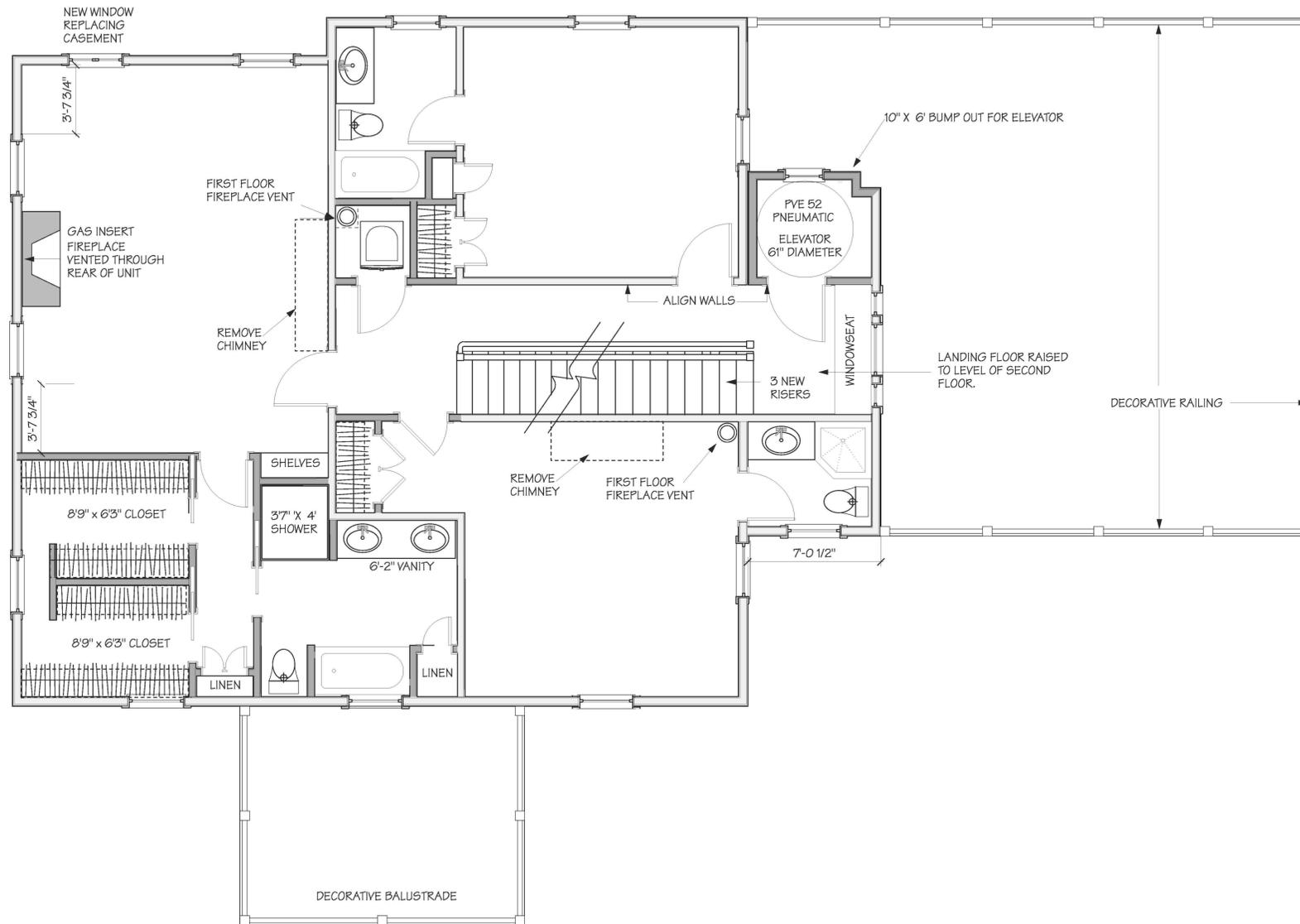
NO.	DATE	ISSUE NOTE

FIRST FLOOR PLAN

A1-1

68 SPARKS STREET

CAMBRIDGE, MA



PROPOSED SECOND FLOOR PLAN

REVISIONS	
NO.	DATE

CONSULTANTS	

PROJECT ARCHITECT	DRAWN BY
NANCY DINGMAN	
DATE	PROJECT JOB NUMBER
1-27-2019	1802

NO.	DATE	ISSUE NOTE

SECOND FLOOR PLAN

A1-2

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Joan von Mehren
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 68 Sparks Street

the record title standing in the name of Joan Moore Von Mehren Qualified Personal Residence Trust

whose address is 68 Sparks Street CAMBRIDGE MA 02138
(Street) (City or Town) (State & Zip Code)

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

Book 50922 Page 157 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Joan B. von Mehren
(Owner) JOAN VON MEHREN

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On this 2nd day of May, 2018, before me, the undersigned notary public, personally appeared Joan von Mehren proved to me through satisfactory evidence of identification, which were personal recognizance, 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.

John J. Petrowsky
Notary Public JOHN J. PETROWSKY
My commission expires: 10/10/19