



**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 65 Washburn Ave 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:  
Section 8.22.2(c) of the Ordinance allows for conforming additions to nonconforming structures upon issuance of a Special Permit where, as in this case, the size of the structure will not increase by more than 25%.
- 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:  
There will not be any change in traffic patterns created by this conforming addition.
- 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:  
The adjacent residential uses will not be adversely affected by this extension since it will not change the character, nature or purpose of this single family dwelling.
- 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:  
The building will be renovated in accordance with all safety, health and building code requirements.
- 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 addition complies with the FAR requirements of the Residence B District and does not create any new setback violations.





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

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

Gaëlle Droneau and Emmanuel Joly

(Owner or Petitioner)

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

Location of Premises: 65 Washburn Avenue, Cambridge MA

the record title standing in the name of Gaëlle Droneau and Emmanuel Joly

whose address is 65 Washburn Avenue, Cambridge MA 02140  
(Street) (City or Town) (State & Zip Code)

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

Book 55348 Page 232 or \_\_\_\_\_ Registry

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

[Signature]  
(Owner)

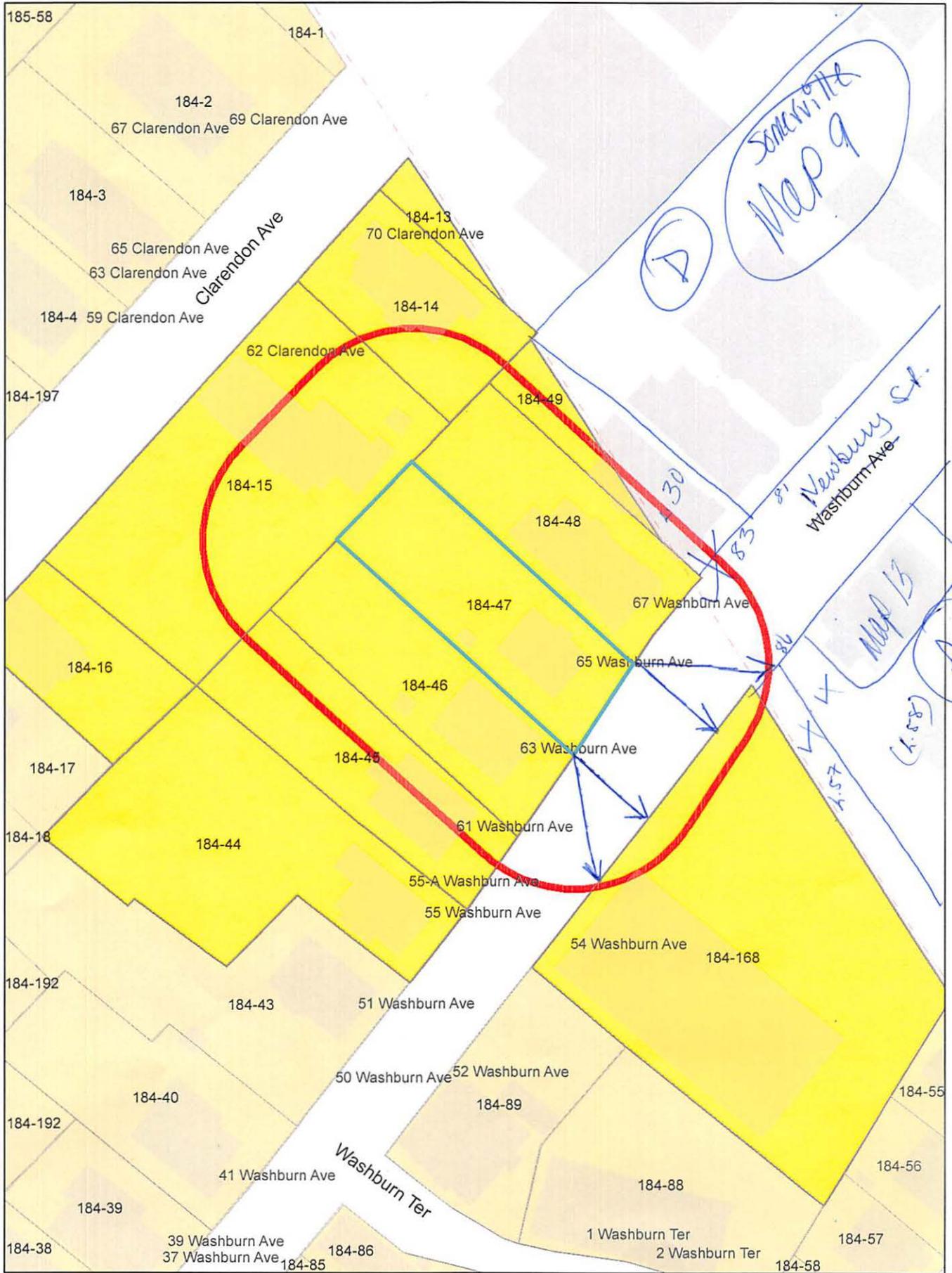
=====

On this 19<sup>th</sup> day of July, 2019, before me, the undersigned notary public, personally appeared Emmanuel Joly proved to me through satisfactory evidence of identification, which were MASSpost, 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.



[Signature]  
Notary Public

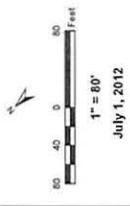
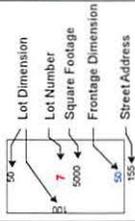
My commission expires: 11/09/2023



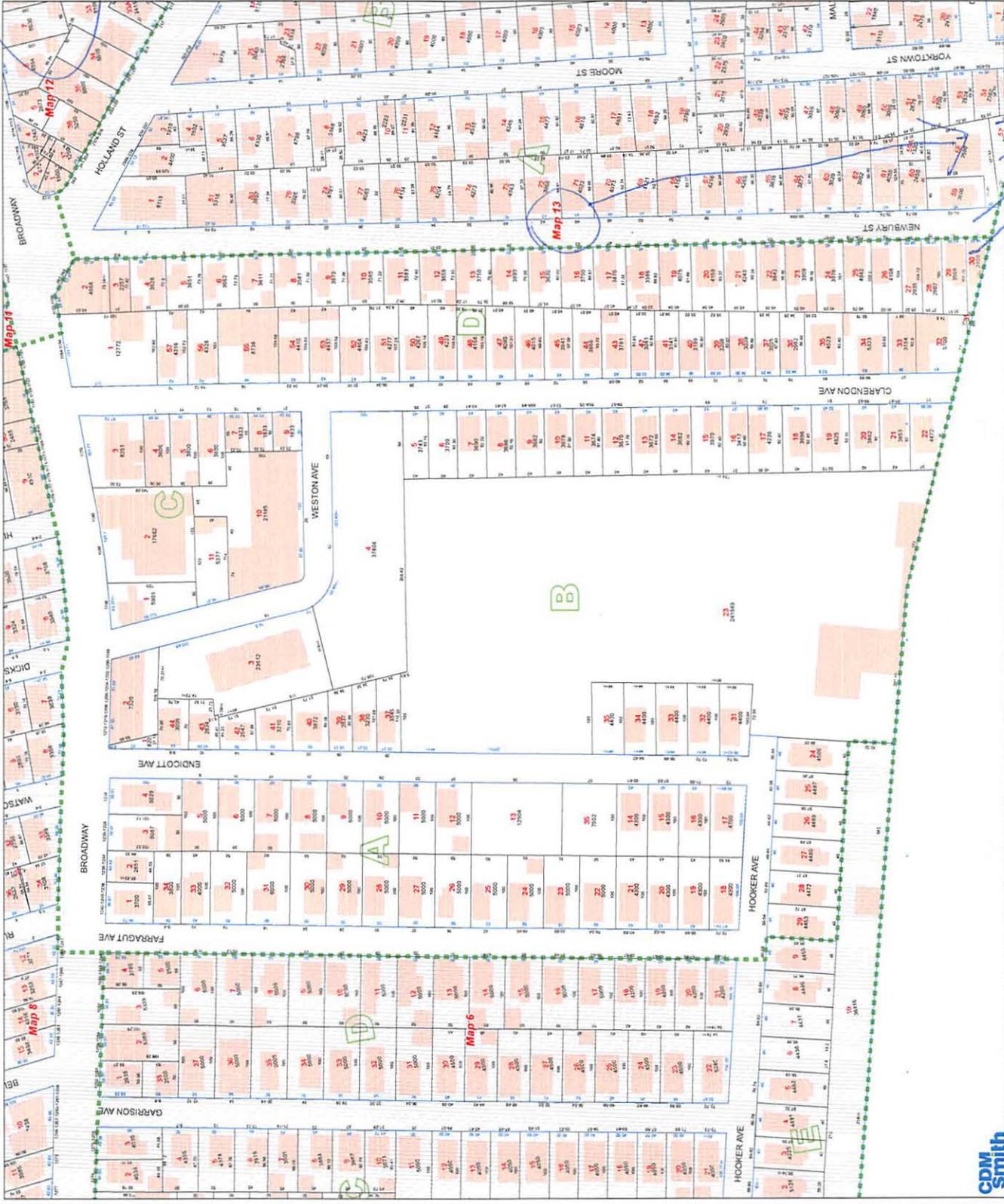
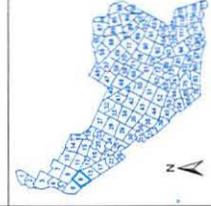


### Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Notes: Rights-of-way and building footprints were originally developed from Boston Edison by City of Somerville. Parcel data were originally developed from assessor maps by City of Somerville. The data represented on these maps indicate stations and detailed locations of utility lines. They are NOT survey data and should not be treated as such.



65 Washburn Ave

*Petitioner*  
JAMES J. RAFFERTY, ESQ.  
907 MASS AVENUE - Suite 300  
CAMBRIDGE, MA 02139

184-13  
CACCIOLA REALTY, LLC  
90 CLAREDON AVE  
SOMERVILLE, MA 02144

184-14  
RITTER, DAVID & LINDA RITTER  
70 CLAREDON AVE  
CAMBRIDGE, MA 02140

184-16  
PEARCE, MIRANDA M. &  
MATTHEW B. GOLDSTEIN  
52 CLAREDON AVE  
CAMBRIDGE, MA 02140

184-44  
DANIELSON, ANTJE MF  
55 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-45  
BRATHWAITE, LEON A. & EVELYN BRATHWAITE  
61 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-46  
TOFT, MONICA M.  
63 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-47  
BJORGAN, MARGARET & ROBIN BJORGAN  
C/O DRONEAU GAELE EMMANJUEL JOLY  
65 WASHBURN AVE  
CAMBRIDGE, MA 02140

184-48  
LOWER, MICHELLE K & CHARLES B. LOWER  
67 WASHBURN AVE #1  
CAMBRIDGE, MA 02140

184-48  
CAMDAN LLC  
3 GARDNER TER  
HINGHAM, MA 02043

184-48  
AUBURN, CHARLOTTE BURGESS  
67 WASHBURN AVE #3  
CAMBRIDGE, MA 02140

184-49 / 9-D-30  
LIU, DAVID  
33 PERSHING RD.  
JAMAICA PLAIN, MA 02130

184-168 /13-A-57  
WASHBURN AVENUE REALTY ASSOCIATED, LLC.  
C/O G. STEVEN KOKINOS  
3 BRANTWOOD RD  
ARLINGTON, MA 02476

184-15  
SPLAINE, ESTHER A. & JOHN F. SPLAINE  
62 CLAREDON AVE.  
CAMBRIDGE, MA 02140

SOMERVILLE PLANNING DEPARTMENT  
93 HIGHLAND AVENUE  
SOMERVILLE, MA 02143

13-A-58  
CATHERINE LENNON, TR.  
966 BROADWAY  
SOMERVILLE, MA 02144



### 83 NEWBURY ST

**Location** 83 NEWBURY ST

**Mblu** 9/ D/ 30/ /

*Handwritten:* means map Lot 184-49

**Acct#** 12373170

**Owner** LIU DAVID

**Assessment** \$1,110,100

**PID** 2930

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$805,400	\$304,700	\$1,110,100

**Owner of Record**

**Owner** LIU DAVID

**Sale Price** \$1,070,000

**Co-Owner**

**Certificate**

**Address** 33 PERSHING RD  
JAMAICA PLAIN, MA 02130

**Book & Page** 1462/ 58

**Sale Date** 10/31/2014

**Instrument** 1G

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LIU DAVID	\$1,070,000		1462/ 58	1G	10/31/2014
LEANDRO HELENA F	\$0				11/19/1980

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1920  
**Living Area:** 3,528  
**Replacement Cost:** \$915,188  
**Building Percent** 88  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$805,400

**Building Photo**

Building Attributes	
Field	Description
Style	3-Decker
Model	Residential
Grade:	Average
Stories:	3 Stories

**NEWBURY ST**

**Location** NEWBURY ST

**Mblu** 13/ A/ 57/ 1

*w/ Camb m. Lot 184-168*

**Acct#** 16550105

**Owner** WASHBURN AVENUE REALTY ASSOCIATES LLC

**Assessment** \$377,900

**PID** 72

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$6,000	\$371,900	\$377,900

**Owner of Record**

**Owner** WASHBURN AVENUE REALTY ASSOCIATES LLC **Sale Price** \$2,250,000  
**Co-Owner** C/O G STEVEN KOKINOS **Certificate**  
**Address** 3 BRANTWOOD RD **Book & Page** 1472892  
 ARLINGTON, MA 02476 **Sale Date** 05/16/2008  
**Instrument** 1G

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WASHBURN AVENUE REALTY ASSOCIATES LLC	\$2,250,000		1472892	1G	05/16/2008
54 WASHBURN LLC	\$1,400,000		1430111	1G	12/15/2006
POTTER WASHBURN LLC	\$1,200,000		1206785	1G	04/02/2002
POTTER MARGARET M	\$0				

**Building Information**

**Building 1 : Section 1**

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0  
**Building Percent Good:**  
**Replacement Cost Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Outbuildings



**86 NEWBURY ST**

**Location** 86 NEWBURY ST

**Mblu** 13/ A/ 58/ /

**Acct#** 04179161

**Owner** LENNON CATHERINE TRSTEE

**Assessment** \$1,636,100

**PID** 73

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$968,300	\$667,800	\$1,636,100

**Owner of Record**

**Owner** LENNON CATHERINE TRSTEE  
**Co-Owner** CL TRUST  
**Address** 966 BROADWAY  
 SOMERVILLE, MA 02144

**Sale Price** \$1,300,000  
**Certificate**  
**Book & Page** 1428609  
**Sale Date** 11/30/2006  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LENNON CATHERINE TRSTEE	\$1,300,000		1428609	00	11/30/2006
DELORENZO FELICIA M ESTATE OF	\$1		1427149	1H	11/13/2006
F M DELORENZO SCHOLARSHIP FDN	\$1		1177232	1F	07/16/2001
DELORENZO FELICIA TRUSTEE	\$1			A	10/06/1994
DELORENZO FELICIA	\$0				

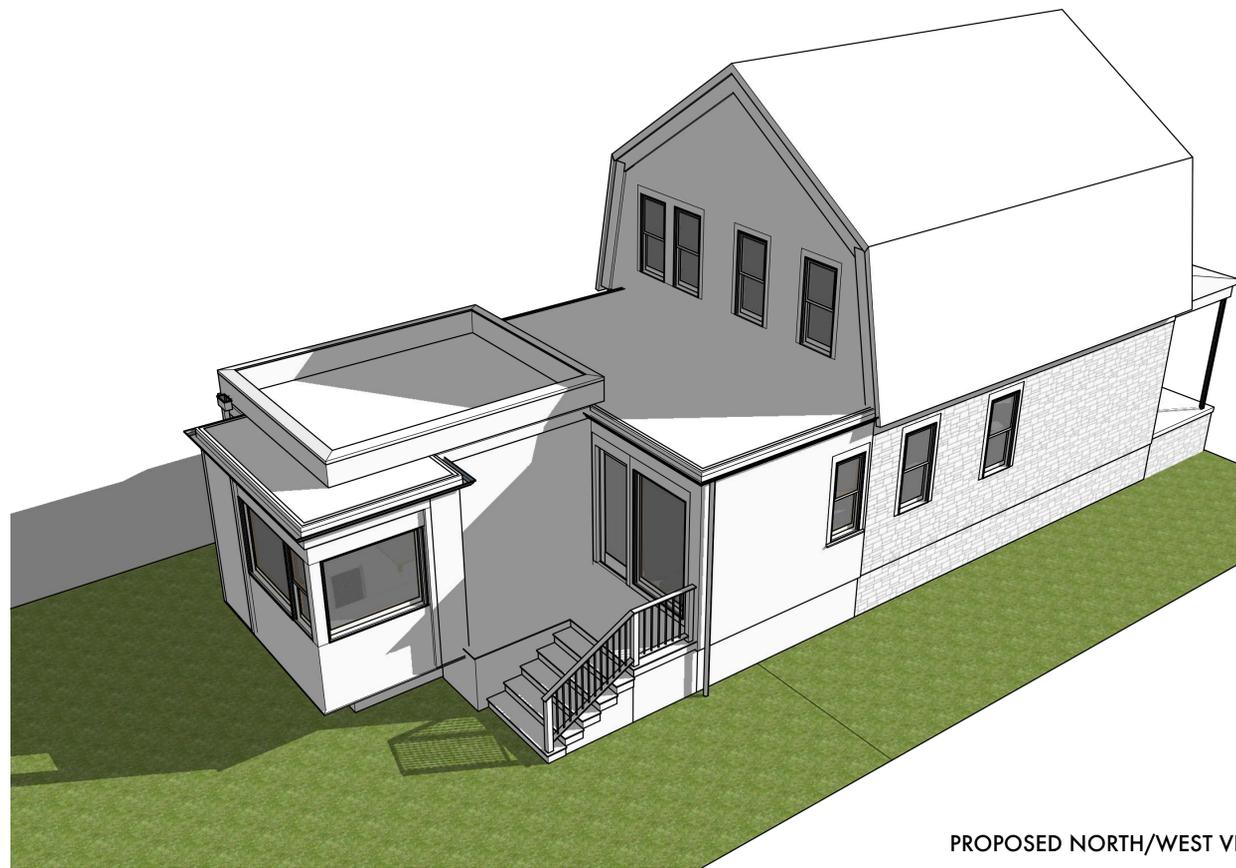
**Building Information**

**Building 1 : Section 1**

**Year Built:** 1970  
**Living Area:** 6,178  
**Replacement Cost:** \$1,262,898  
**Building Percent** 76  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$959,800

**Building Photo**

Building Attributes	
Field	Description
STYLE	Apartments



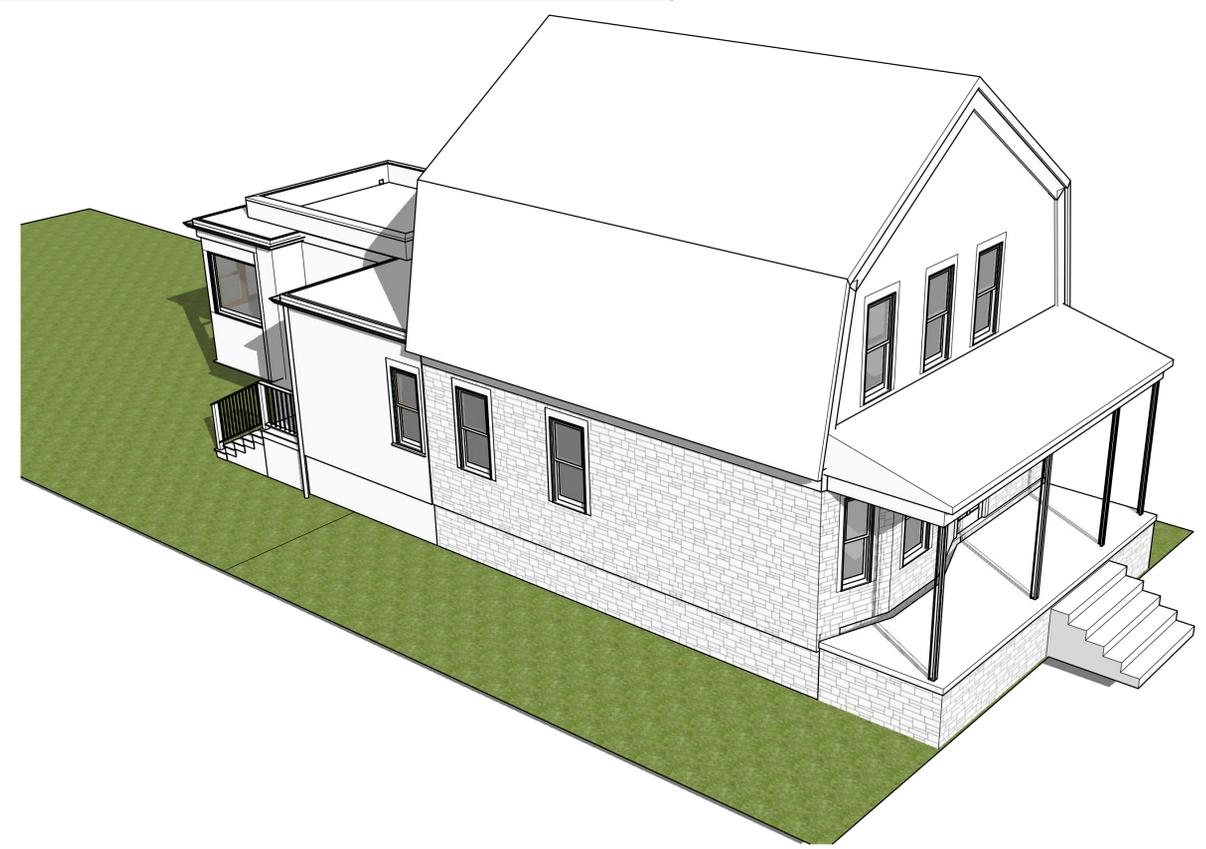
3

PROPOSED NORTH/WEST VIEW



2

PROPOSED NORTH/EAST VIEW



1

PROPOSED SOUTH/WEST VIEW

65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
NOT TO SCALE

DATE:  
6.17.19

PROPOSED PERSPECTIVES

A1.0

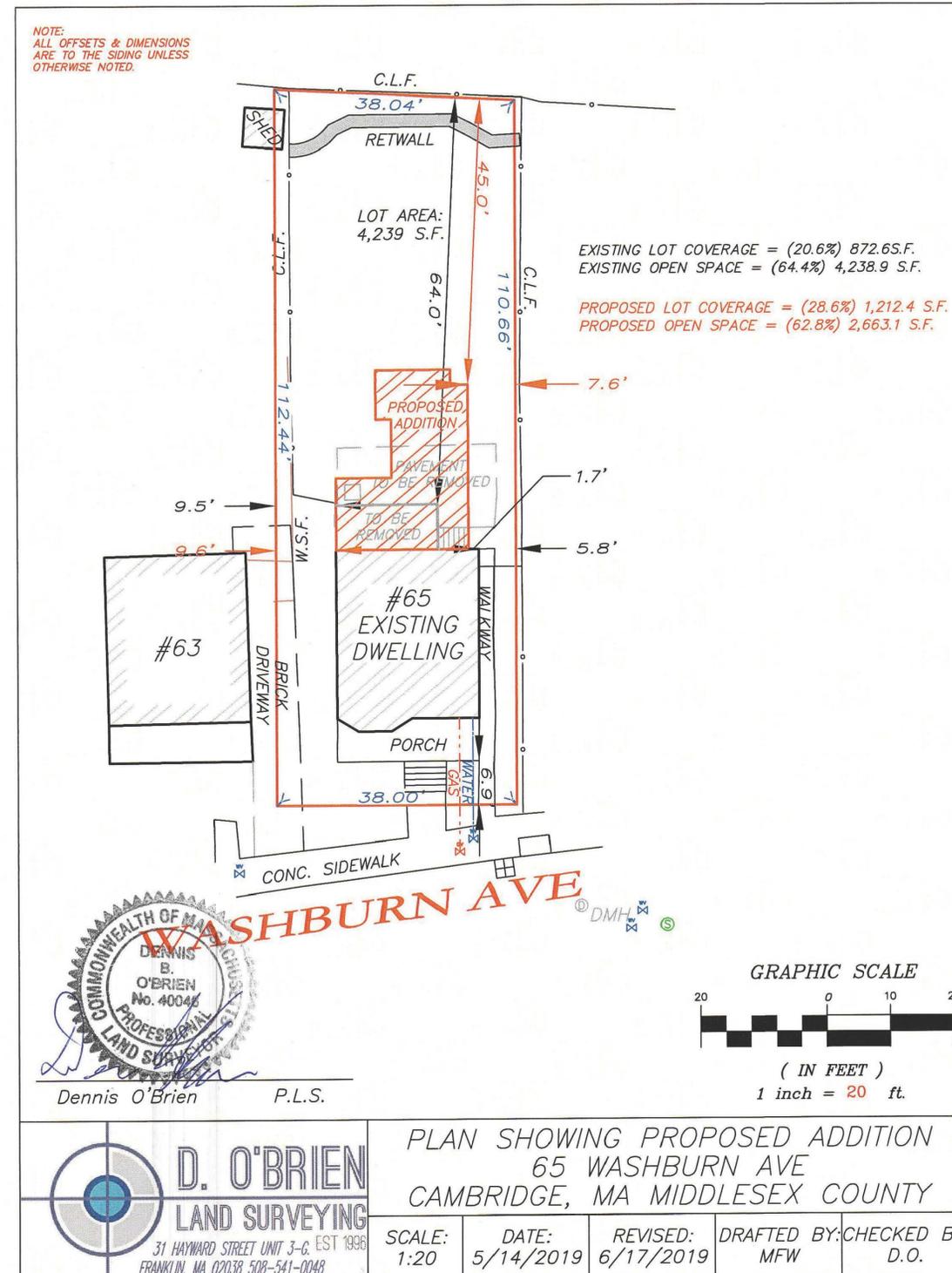
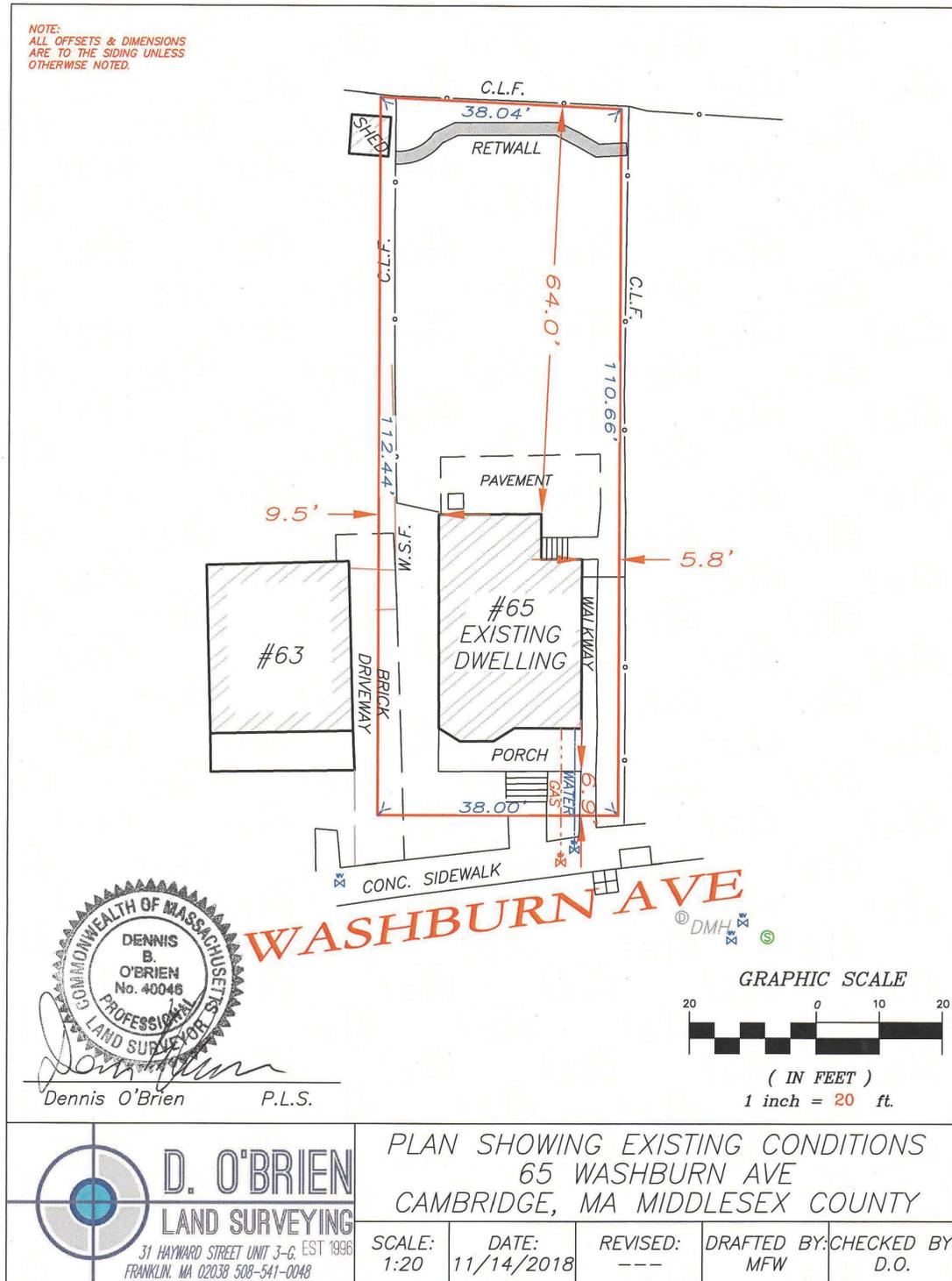
HP ROVINELLI ARCHITECTS  
4 BRATTLE ST No. 304  
CAMBRIDGE MA 02138

65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
AS NOTED  
DATE:  
6.17.19

EXISTING AND  
PROPOSED SITE PLANS

A1.1



2

EXISTING SITE PLAN

1

PROPOSED SITE PLAN

HP ROVINELLI ARCHITECTS  
4 BRATTLE ST No. 304  
CAMBRIDGE MA 02138

65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
NOT TO SCALE

DATE:  
6.17.19

EXISTING PHOTOS

A1.2



3



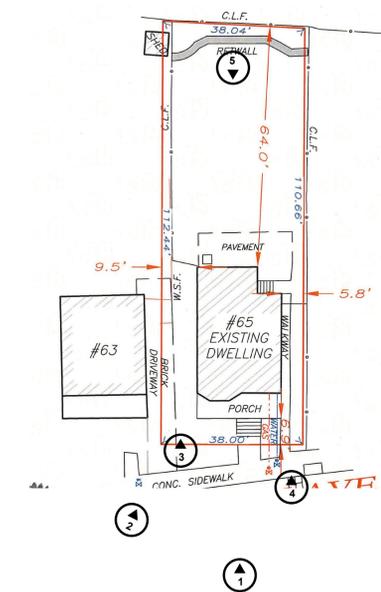
4



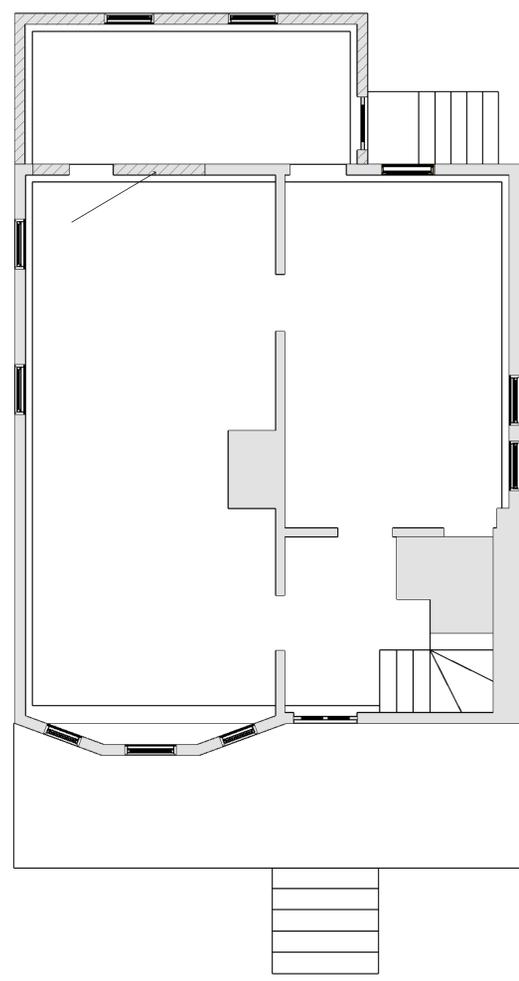
5



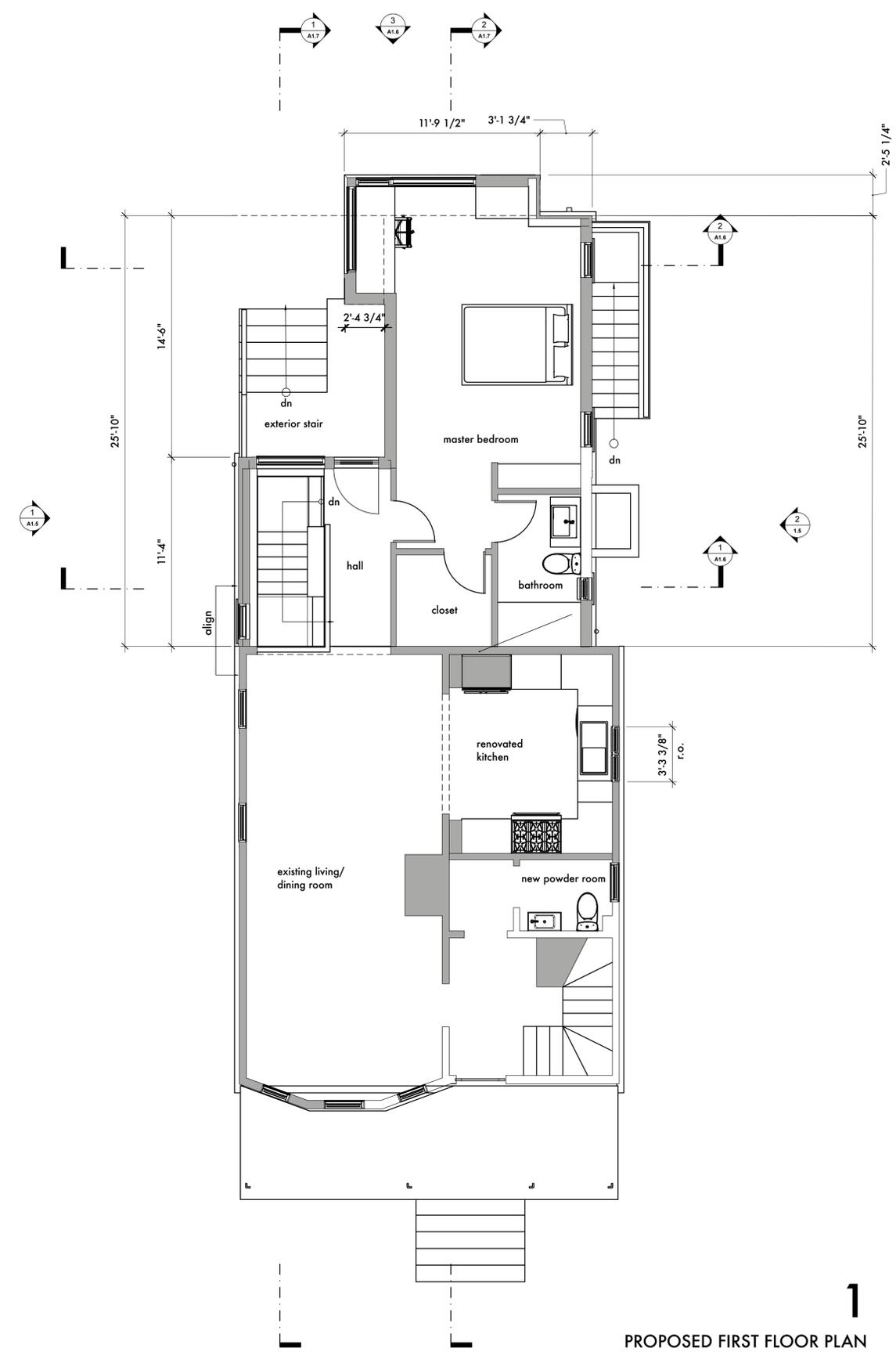
1



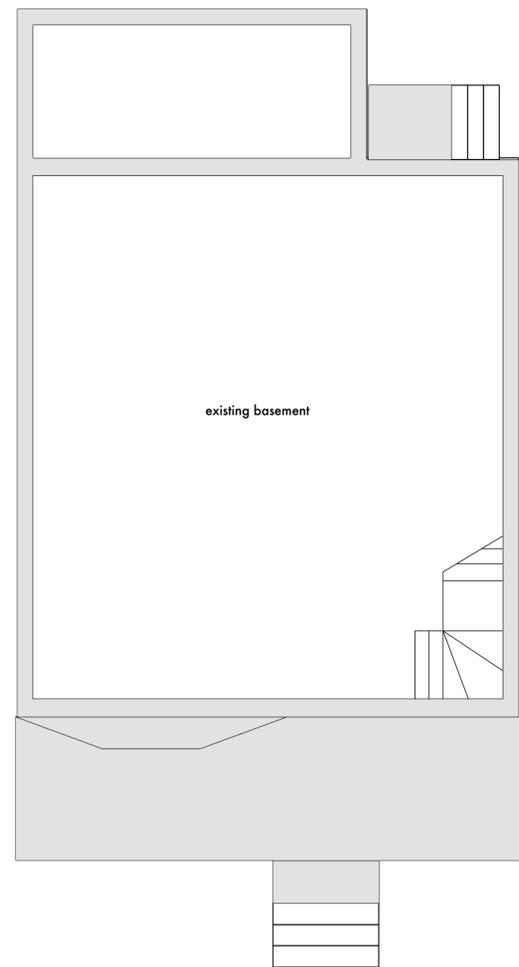
2



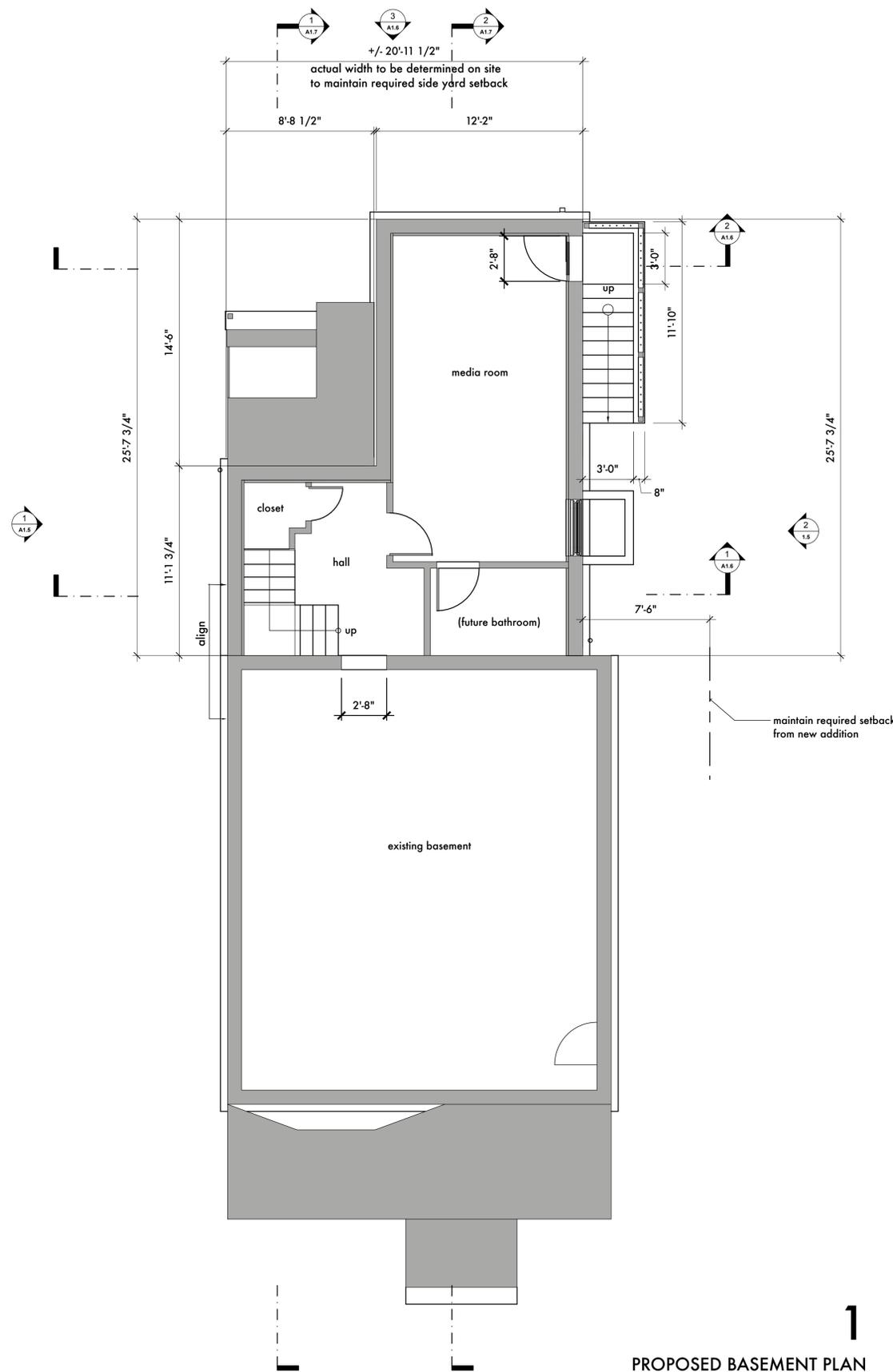
2  
EXISTING FIRST FLOOR PLAN



1  
PROPOSED FIRST FLOOR PLAN



2  
EXISTING BASEMENT PLAN



1  
PROPOSED BASEMENT PLAN

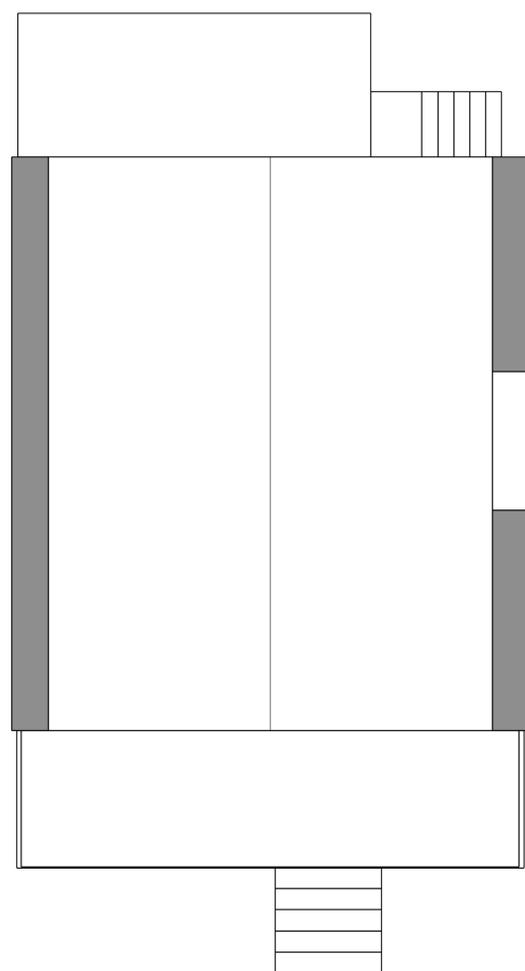
65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
1/4" = 1'-0"

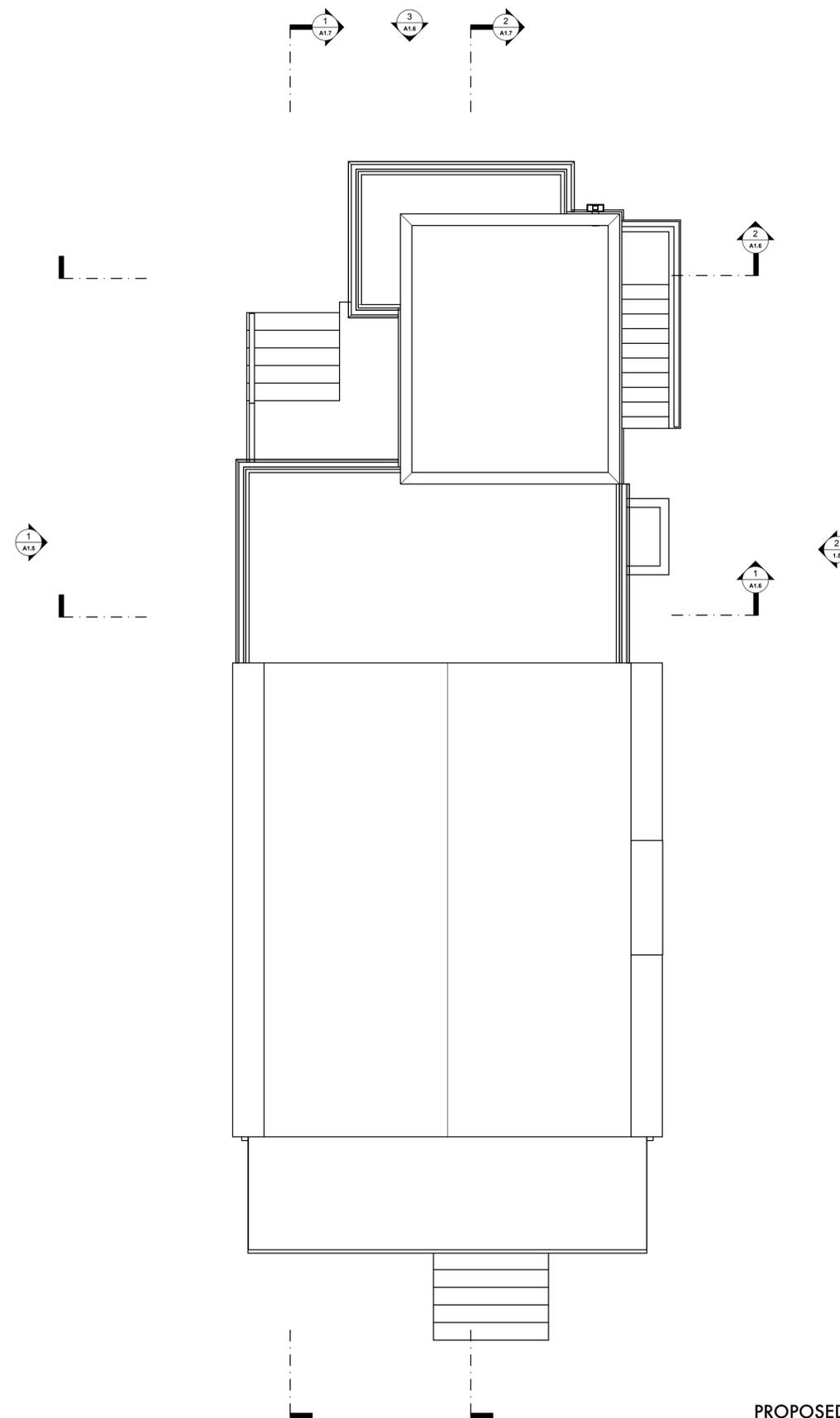
DATE:  
6.17.19

PROPOSED AND EXISTING  
AND ROOF PLANS

A1.5

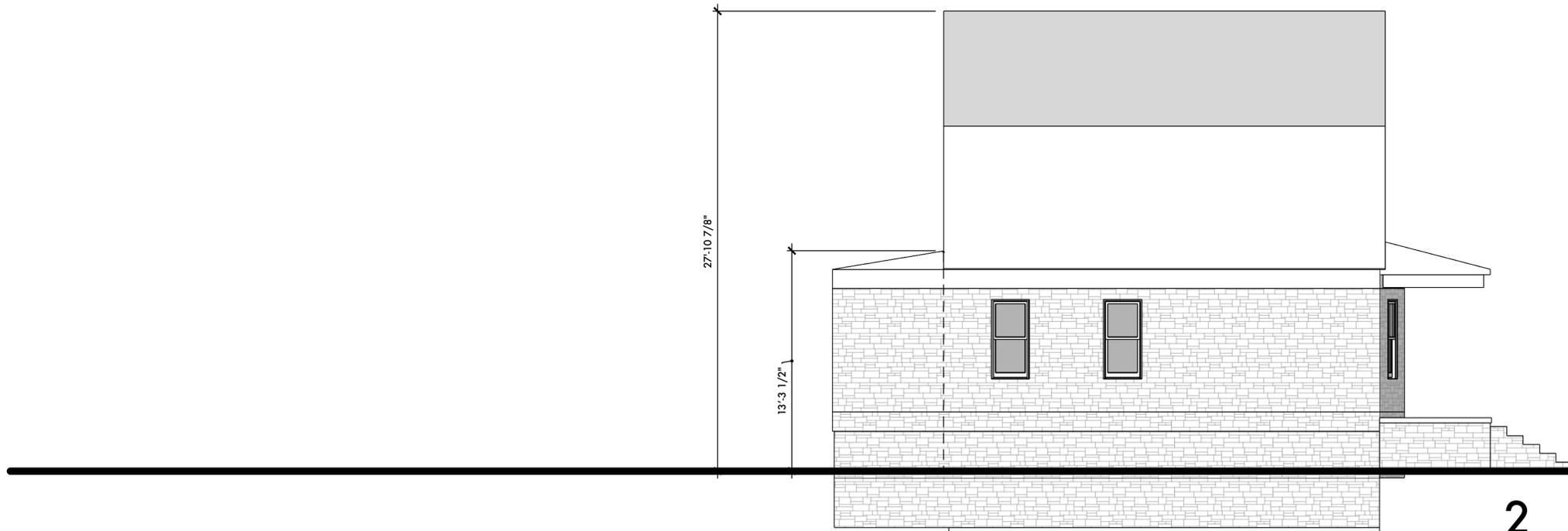


2  
EXISTING ROOF PLAN



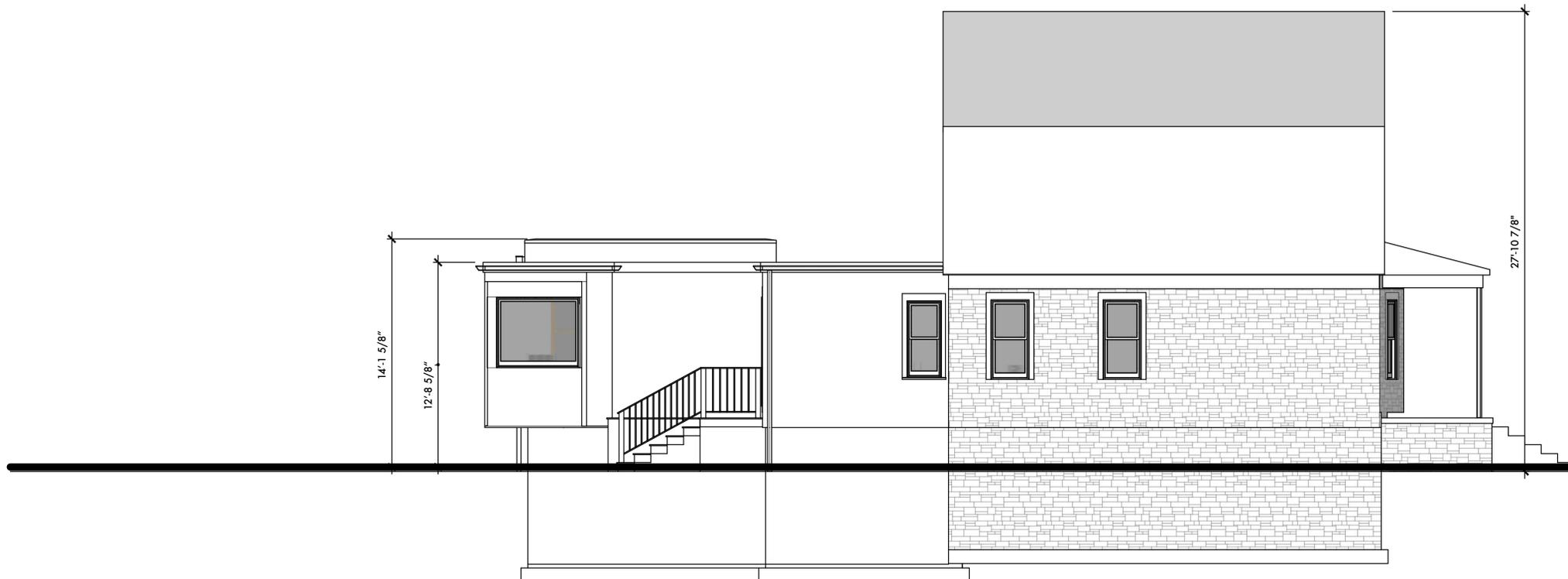
1  
PROPOSED ROOF PLAN

HP ROVINELLI ARCHITECTS  
4 BRATTLE ST No. 304  
CAMBRIDGE MA 02138



2

EXISTING WEST ELEVATION



1

PROPOSED WEST ELEVATION

65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
1/4" = 1'-0"

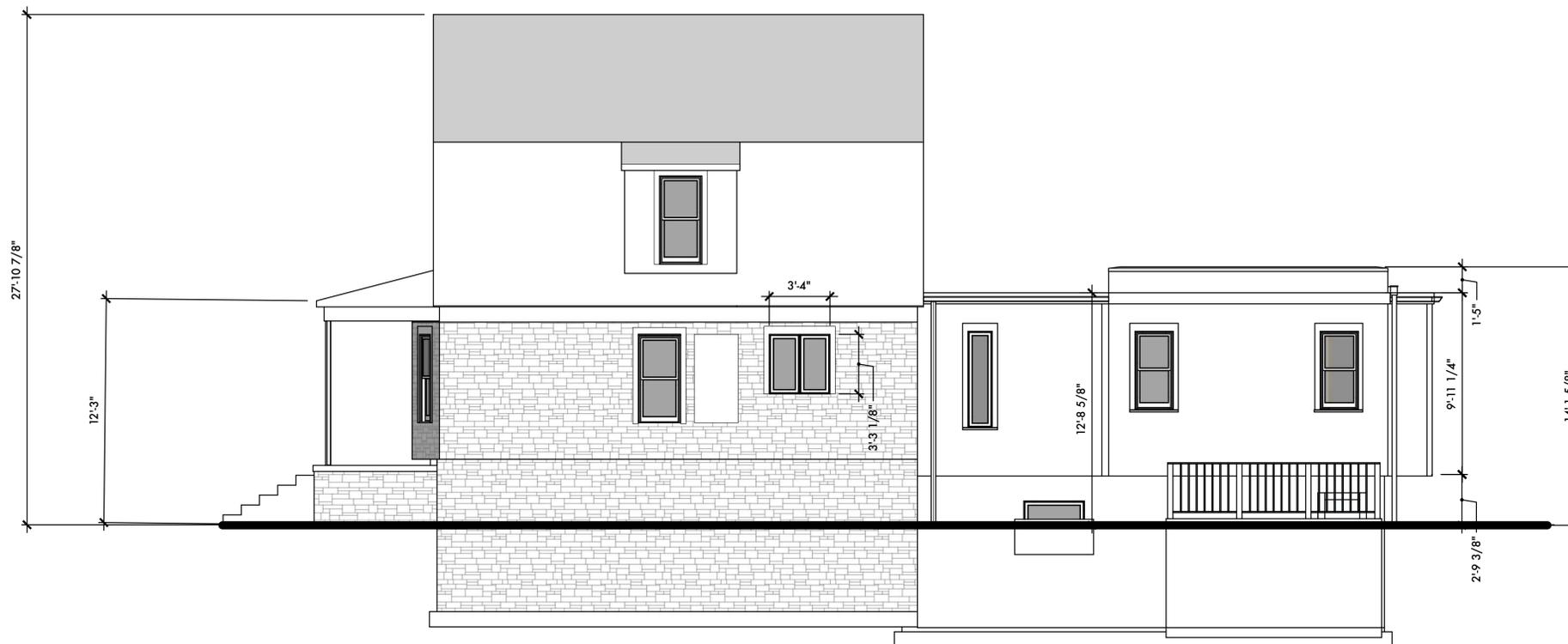
DATE:  
6.17.19

PROPOSED AND EXISTING  
WEST ELEVATIONS

A1.6



**2**  
EXISTING EAST ELEVATION



**1**  
PROPOSED EAST ELEVATION

new clad double hung window  
new aluminum gutters and downspouts

HP ROVINELLI ARCHITECTS  
4 BRATTLE ST No. 304  
CAMBRIDGE MA 02138

HP ROVINELLI ARCHITECTS

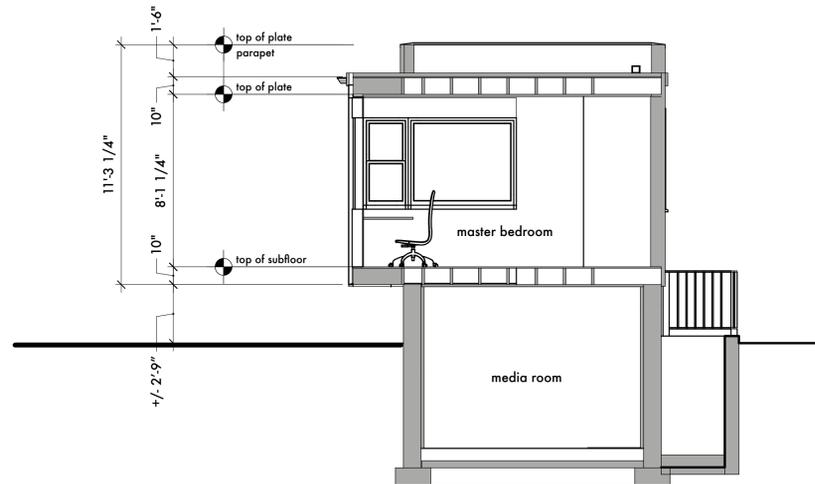
65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
1/4" = 1'-0"

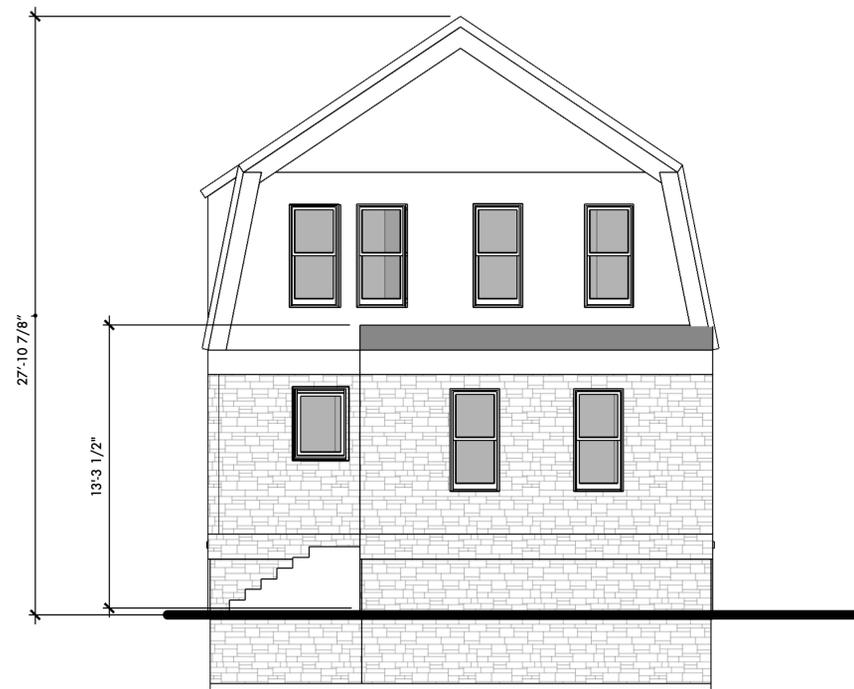
DATE:  
6.17.19

PROPOSED AND EXISTING  
EAST ELEVATIONS

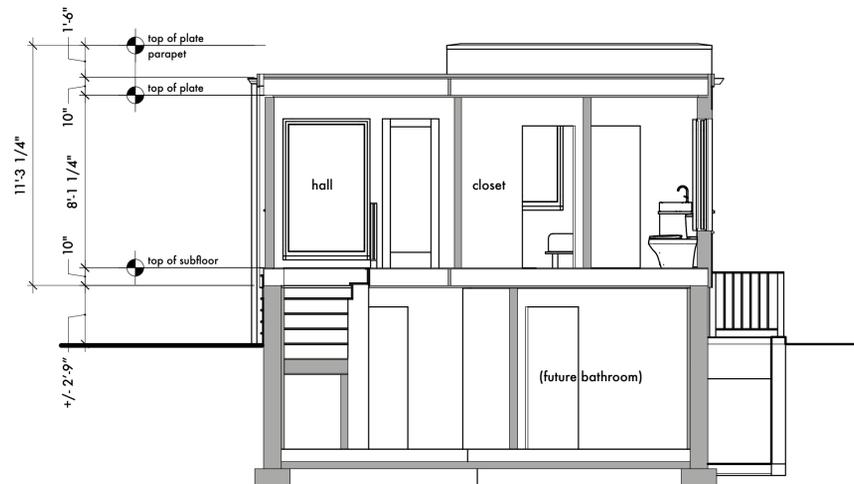
**A1.7**



**4**  
PROPOSED BUILDING SECTION B



**2**  
EXISTING NORTH ELEVATION

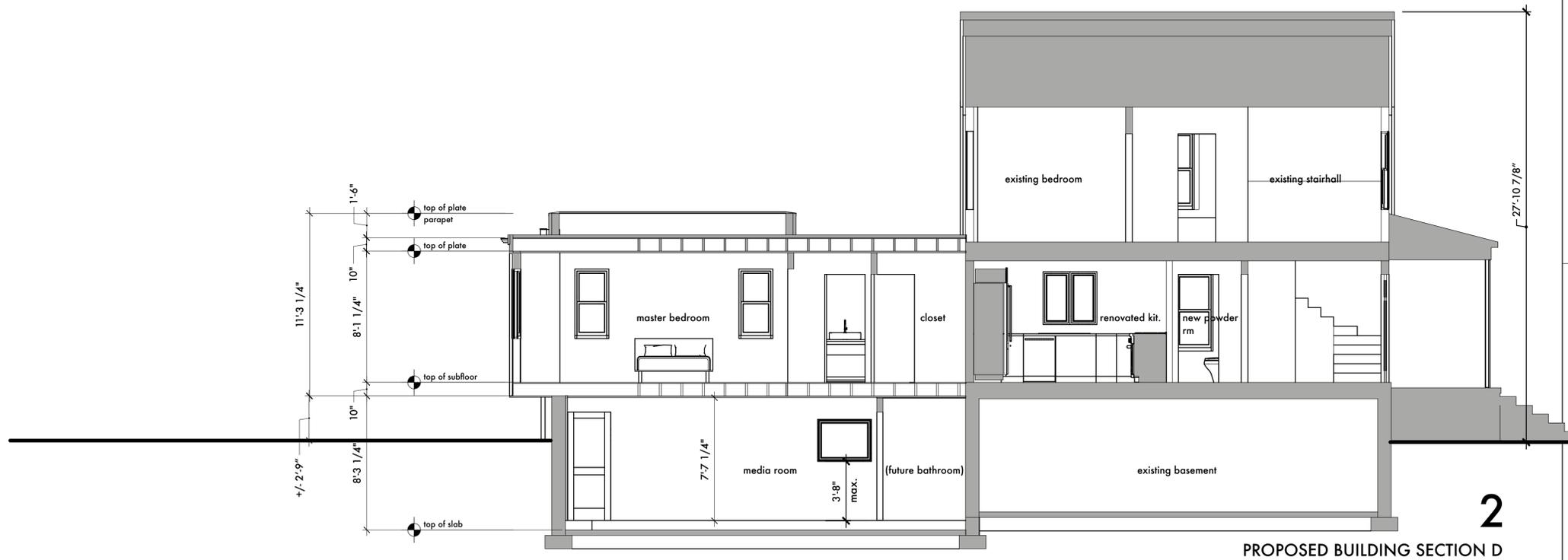


**3**  
PROPOSED BUILDING SECTION A

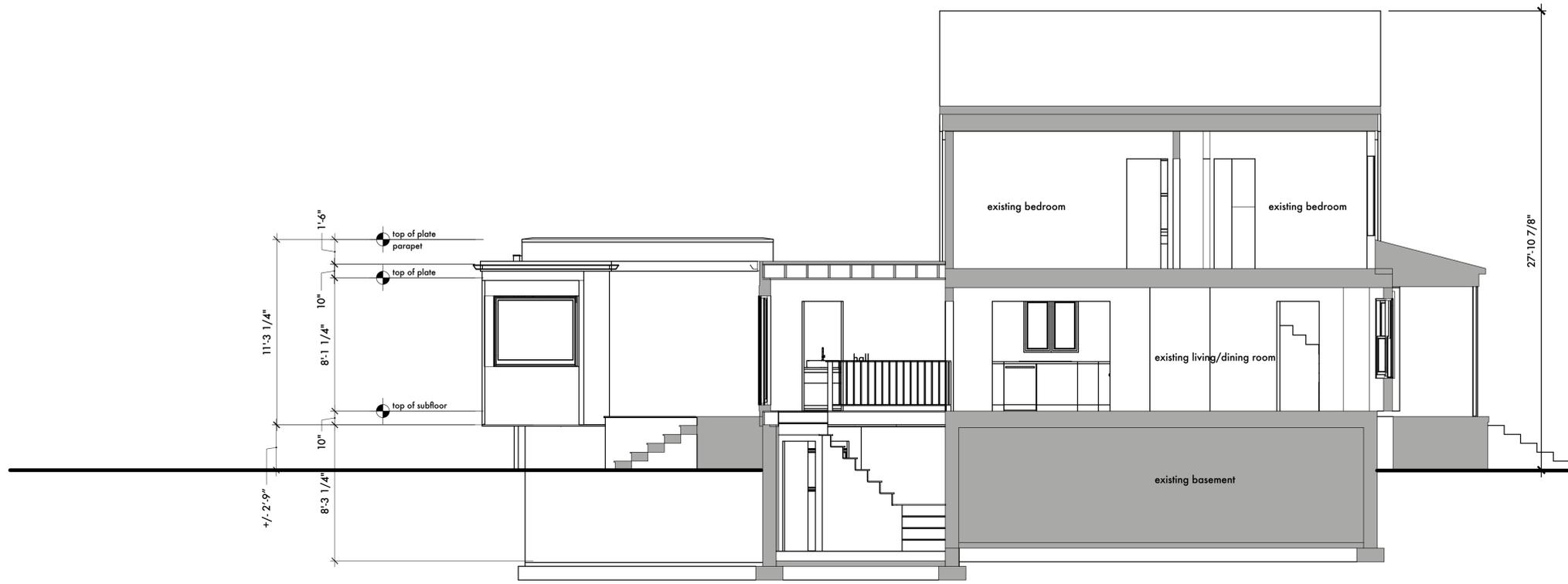


**3**  
PROPOSED NORTH ELEVATION

HP ROVINELLI ARCHITECTS  
4 BRATTLE ST No. 304  
CAMBRIDGE MA 02138



**2**  
PROPOSED BUILDING SECTION D



**1**  
PROPOSED BUILDING SECTION C

65 WASHBURN AVE, RESIDENCE  
CAMBRIDGE MA 02140

SCALE:  
1/4" = 1'-0"

DATE:  
6.17.19

PROPOSED BUILDING  
SECTIONS

**A1.9**