



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 DEC 16 PM 2:57
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1145011

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Marc Schwartz and Jennifer Trieu C/O James J. Rafferty

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

LOCATION OF PROPERTY: 527 Green St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Parking/

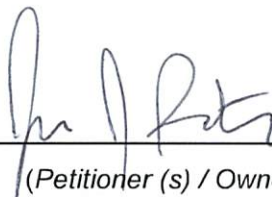
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks relief to allow parking space to be sited within the front setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000	Section: 6.44.1.c (Layout of Off-Street Parking Facilities).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner

(Print Name)

Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No.

617.492.4100

E-Mail Address:

jrafferty@adamsrafferty.com

Date: 12/10/24

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

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

Marc Schwartz and Jennifer Trieu
(Owner or Petitioner)

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

Location of Premises: 527 Green Street

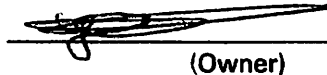
the record title standing in the name of Marc Schwartz and Jennifer Trieu

whose address is 527 Green Street, Cambridge, MA 02139
(Street) (City or Town) (State & Zip Code)

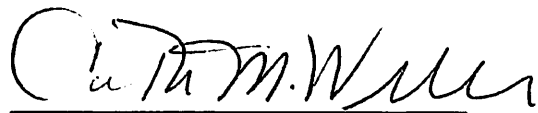
by a deed duly recorded in the Middlesex South County Registry of Deeds in

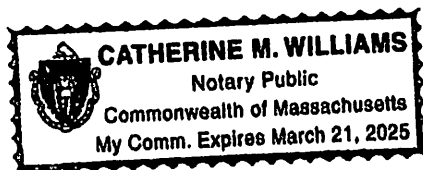
Book 83003 Page 325 or _____ Registry

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


(Owner)

On this December day of November, 2024, before me, the undersigned notary public,
personally appeared Jennifer Trieu proved to me through
satisfactory evidence of identification, which were _____, 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.


Notary Public



My commission expires:

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 the setback requirement of the ordinance would require an extensive reduction in the permeable open space on the site, negatively impacting drainage in the proximate area.

- 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 related to the size and shape of the lot and the footprint of the house. As a result, portions of the site cannot be calculated as private open space.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There will be no detriment to the public good as the result of the installation of a parking space located less than the required ten (10) feet from the sidewalk edge. Moreover, the area surrounding the parking space will be landscaped to mitigate its impact on the street scape.

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

Allowing for a parking space to be sited in the proposed location will not substantially derogate from the intent of the Zoning Ordinance.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Marc Schwartz and Jennifer Trieu
Location: 527 Green St., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Single Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: No Change

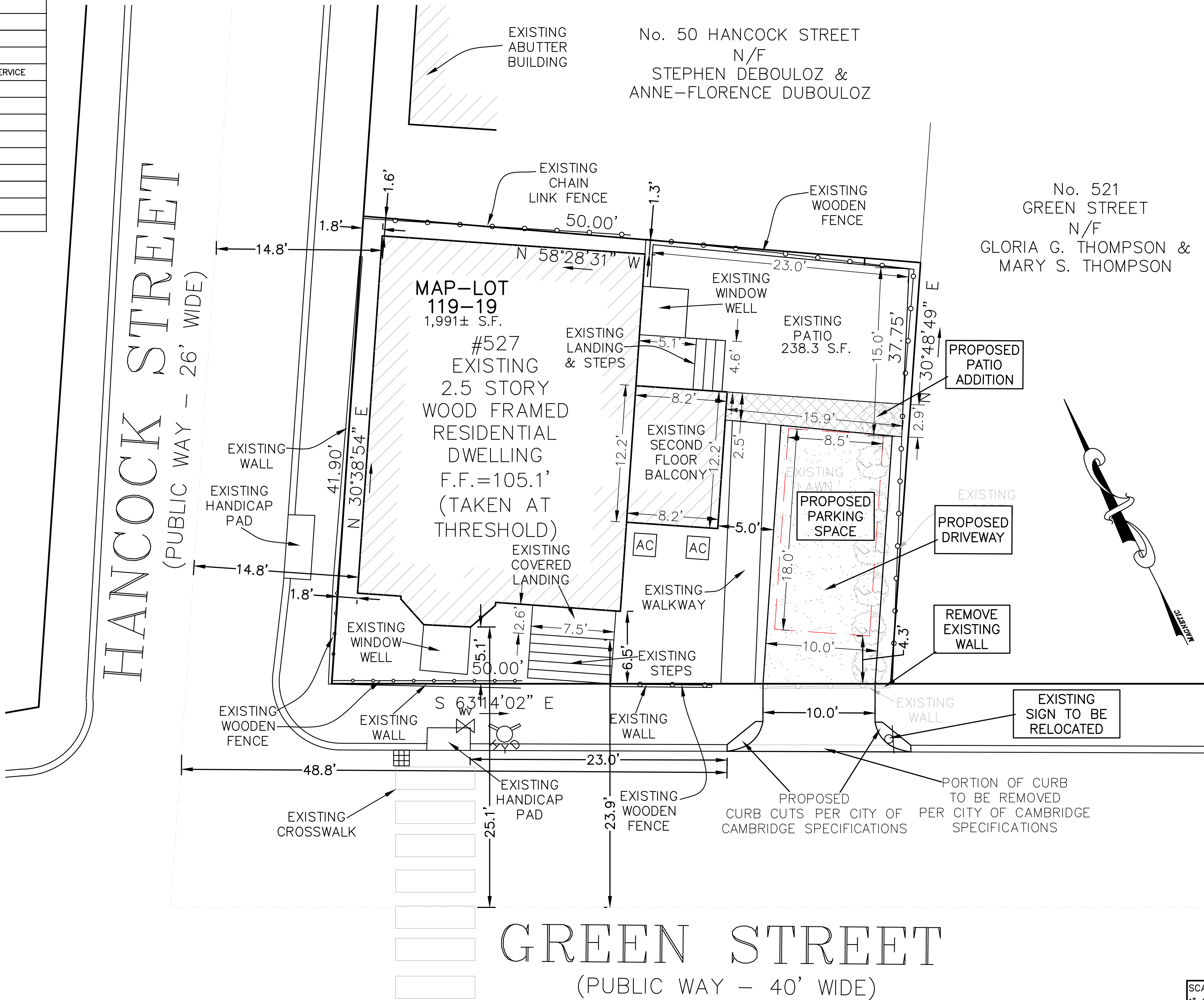
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,010 sf	no change	1,493 sf	(max.)
<u>LOT AREA:</u>		1,991 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.01	no change	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,991 sf	no change	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	50'	no change	50'	
	DEPTH	37.75'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	5.1'	no change	10'	
	REAR	1.3' (Hancock left)	no change	7'6"	
	LEFT SIDE	1.8' (Hancock Front)	no change	10'	
	RIGHT SIDE	23'	no change	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	+/- 35'	no change	35'	
	WIDTH	32'	no change	N/A	
	LENGTH	23'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		56	43.95	30	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		0	1	N/A	
<u>NO. OF LOADING AREAS:</u>		N/A	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	no change	N/A	

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

N/A

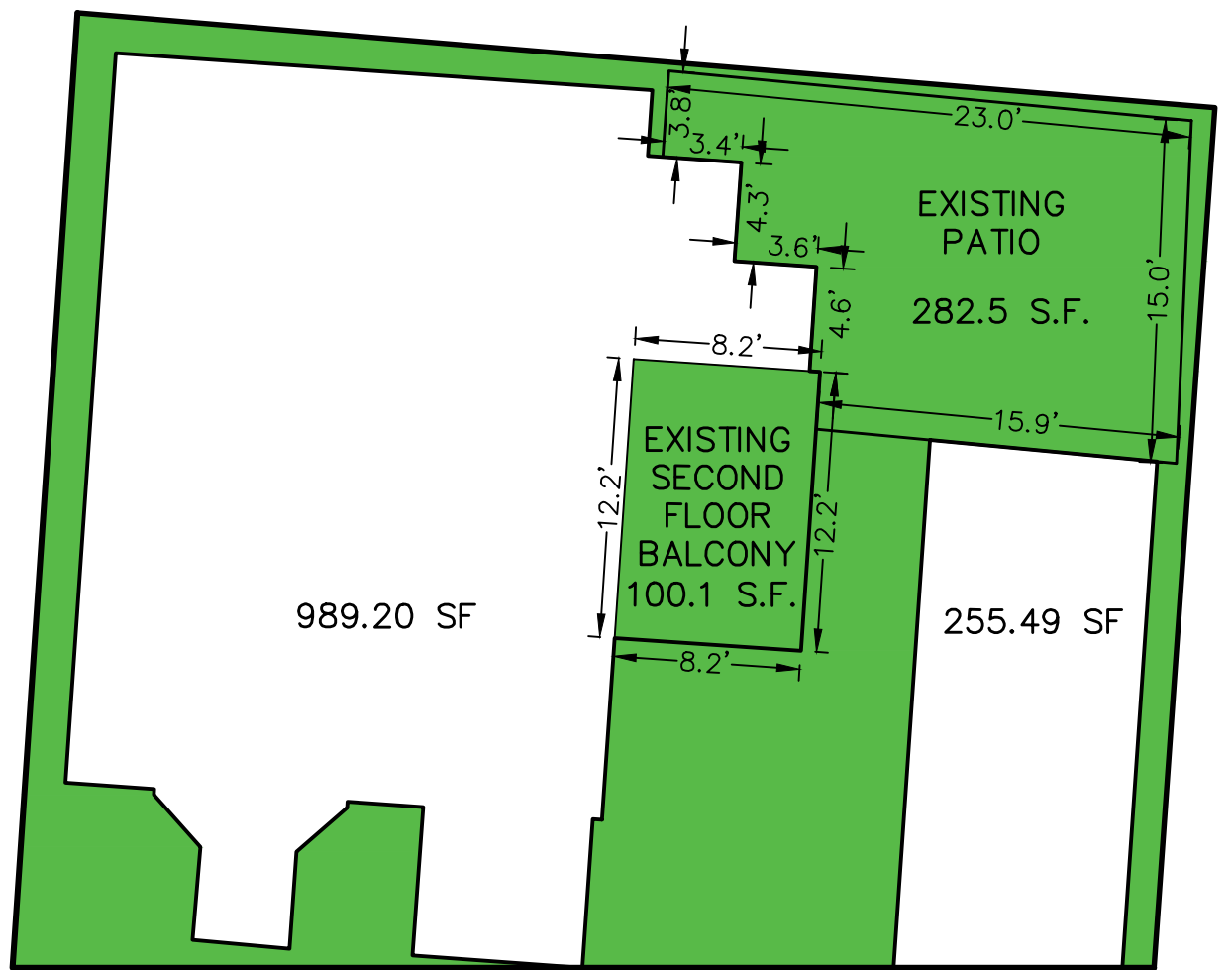
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
Δ	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
Δ	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE

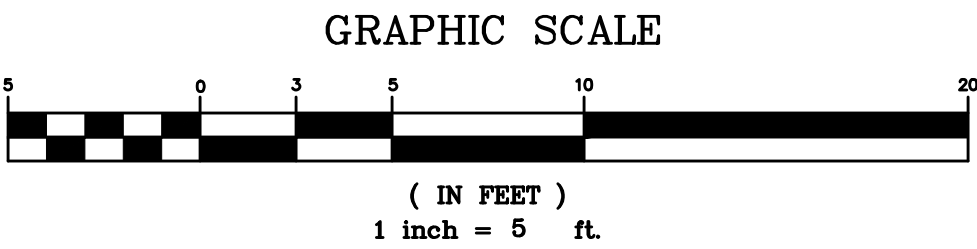


NOTES:

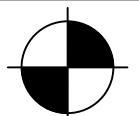
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8-28-2024.
2. DEED REFERENCE: BOOK 78569 PAGE 593, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE C-1



OPEN SPACE CALCULATION
LOT AREA=1,991± S.F.
OPEN SPACE =875.08 S.F.
(875.08 S.F./1991 SF)x100=43.95%
PRIVATE OPEN SPACE=
(SECOND FLOOR BALCONY + PATIO)=382.6 S.F (19.21%)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES; OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST
COPYRIGHT 2024 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY REPRODUCTION TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE IN VIOLATION AND UNLAWFUL.

SCALE					
1"=5'					
DATE					
10/21/2024	REV	DATE	REVISION		BY
SHEET	527 GREEN STREET CAMBRIDGE MASSACHUSETTS				
1					
PLAN NO.					
1 OF 1	PROPOSED PLOT PLAN OF LAND				
CLIENT:					
DRAWN BY	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, (SUITE 1) NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com				
OS					
CHKD BY					
PUN	SHEET NO. 1				
APPD BY					
PUN					

[illegible]

527 Green St.

Petitioner

192

120-64
49 HANCOCK ST 103 REALTY
49 HANCOCK ST - UNIT 103
CAMBRIDGE, MA 02139

120-64
GOLDFINGER, DAVID A.
49 HANCOCK ST UNIT 208
CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

120-64
DIBENEDETTO, CAMILLE
49 HANCOCK ST UNIT 205
CAMBRIDGE, MA 02139

120-64
BARTON, JESSICA
49 HANCOCK ST UNIT 209
CAMBRIDGE, MA 02139

119-19
TRIEU, JENNIFER MARC SCHWARTZ
527 GREEN ST
CAMBRIDGE, MA 02139

120-64
SILVAN, JUDITH L.
66 REED ST UNIT 1
CAMBRIDGE, MA 02140

120-64
LAROCHÉ, MARTIN J.
45 LARCH CIRCLE
BELMONT, MA 02478

120-88
MONNIER, ANTOINETTE &
RICHARD D. ANDERSON, JR.
539 GREEN ST
CAMBRIDGE, MA 02139

120-64
HARNEY, PATRICIA A. & JAMES M. ELLISON
21 COMMON STREET
BELMONT, MA 02178

120-64
GISTRAK, JENNIFER
19 ARLINGTON ST
NEWTON, MA 02458

120-64
LOURIE, MADELEINE
226 CHESTNUT ST UNIT 3
CAMBRIDGE, MA 02139

120-64
BENNETT, WILLIAM IRA
21 LEXINGTON AVE
SOMERVILLE, MA 02144

120-105
SPOSATO, ELIZABETH ANN
A LIFE ESTATE
344 HANCOCK ST
BRAINTREE, MA 02184

119-21
TOPALIAN, MARGUERITE &
CHARLES KALAJIAN,
TRS. OF THE TOPKAL REALTY TRUST
65A ZALEA RD
WALTHAM, MA 02452-7996

119-36
LIU, YAN & JING HUANG
TRUSTEES OF THE HUANG FAMILY TRUST
26 TOBLIN HILL DR
SHREWSBURY, MA 01545

119-36
ULISSEY, CATHERINE
516 GREEN UNIT 4D
CAMBRIDGE, MA 02139

119-36
RHODEN, BARRET J. &
TAMARA A. BRODERICK
516 GREEN ST UNIT 4B
CAMBRIDGE, MA 02139

119-36
PRASETYO, ADITYA
516 GREEN ST UNIT 2C
CAMBRIDGE, MA 02139

119-36
FEW, MARY REMIE
112 FRANKLIN ST APT 1
BROOKLINE, MA 02445

119-36
SUN, HUIHONG & ZHIPING YOU
516 GREEN ST UNIT 3C
CAMBRIDGE, MA 02139

119-36
SHRAUGER, VERNON
516 GREEN ST. UNIT. D
CAMBRIDGE, MA 02139

119-36
GANDHI, JAIPAL
45 WILDEWOOD DR
LYNNFIELD, MA 01940

119-98
ZHANG, JASON & HUI GAO
7 CUTTERS BLUFF
WESTON, MA 02493

119-36
LINDEN FIRST LLC
PO BOX 10669
RALEIGH, NC 27605

119-36
SHYNDRIAYEV, SERGEY &
GALINA SHYNDRIAYEV
516 GREEN ST UNIT 3A
CAMBRIDGE, MA 02139

119-36
SULKOWSKI, ADAM J.
516 GREEN ST UNIT 1C
CAMBRIDGE, MA 02139

119-36
ALEXANDROV, KIRIL, SAUL HOROWITZ
ET. AL. TRS C/O 516 GREEN ST CONCOMINIUM
ATTN: GO MANAGEMENT
2534 MASS AVE
CAMBRIDGE, MA 02140

119-36
FIRST CAMBRIDGE ACQUISITION, LLC &
CITY OF CAMBRIDGE TAX TITLE
220 BOYLSTON ST SUITE 307
CHESTNUT HILL, MA 02467

119-34
ZHAO, LIANG
526 GREEN ST UNIT 2
CAMBRIDGE, MA 02139

527 Green St.

292

120-64
ROBBINS MELISSA T
10 CONWAY ST
ROSLINDALE, MA 02131

120-26
MRG MELODY LLC
1051 BEACON ST UNIT 203
BROOKLINE, MA 02446

119-98
GANAPATHY, SOUMYA &
ARUN BALASUBRAMANIAM
5 SPRUCE ST UNIT 5
WINCHESTER, MA 01890

119-36
HAN, ZIFEI SHUANG YANG
480 MAIN ST APT 217
MALDEN, MA 02148

119-36
PERIANA CECILY J,
DOMINIC S. PERIANAYAGAM
MARC NIPUNA-PERIANA SAVIO TRS
516 GREEN ST
CAMBRIDGE, MA 02139

120-64
VIRGINIA CHILDS LMHC LLC
49 HANCOCK ST - UNIT 108
CAMBRIDGE, MA 02139

120-64
VIRGINIA CHILDS LMHC LLC
49 HANCOCK ST - UNIT 206
CAMBRIDGE, MA 02139

119-34
LI XIAO GUANG & HAoyu FENG
526 GREEN ST - UNIT 1
CAMBRIDGE, MA 02139

119-36
CHEN HONGDAN RUAN TIEMING
10 WOODS RD
BELMONT, MA 02478

119-36
MASSE, NICOLAS YVAN
512-516 GREEN ST UNIT 1D
CAMBRIDGE, MA 02139

119-98
KAVALCHUK VIKTORIYA
515 GREEN ST - UNIT 5
CAMBRIDGE, MA 02139

120-64
VESEY-MCGREW, PATRICIA
TRS GEORGE JAMES MCGREW TRS
85 PHILLIPS AVE
ROCKPORT, MA 01966

120-64
LOZYNIAK, SARA KEVIN GRINBERG
21 LEE ST - UNIT 7
CAMBRIDGE, MA 02139

119-18
GREENSPOT LLC
43 FINN ST
NORTHAMPTON, MA 01060

120-64
PEACHES 1965 LLC
49 HANCOCK ST - STE 207
CAMBRIDGE, MA 02139

119-20
HAMPTON, JOHN D. MEG E. RITHMIRE
50 HANCOCK ST
CAMBRIDGE, MA 02139

119-36
CHECHELNITSKY, MICHAEL
NATALYA Y BASSINA
TRS 62 PARKMAN ST - APT 3
BROOKLINE, MA 02446

120-64
KISTENBEGER, SCOTT &
LOUISE L. OLSON TRUSTEES
49 HANCOCK ST UNIT 300
CAMBRIDGE, MA 02139

119-98
PATKI, DHIREN
515 GREEN ST - UNIT 3
CAMBRIDGE, MA 02139

119-98
LE, VU HA MINH MICHAEL HART
515 GREEN ST - UNIT 4
CAMBRIDGE, MA 02139

119-98
LEUNG, MICHAEL VERONICA AI-TANG WANG
515 GREEN ST - UNIT 6
CAMBRIDGE, MA 02139

119-98
CROWE, MATTHEW STEPHEN &
LAUREN BURIANEK CROWE
515 GREEN ST - UNIT 2
CAMBRIDGE, MA 02139

120-107
KONING, REMBRAND &
SOPHIA BENDER-KONING
45A HANCOCK ST
CAMBRIDGE, MA 02139

Pacheco, Maria

From: Gwendolyn <jjameiblu@gmail.com>
Sent: Thursday, January 23, 2025 4:07 PM
To: Pacheco, Maria
Subject: Opposition to Case No: BZA-1145011

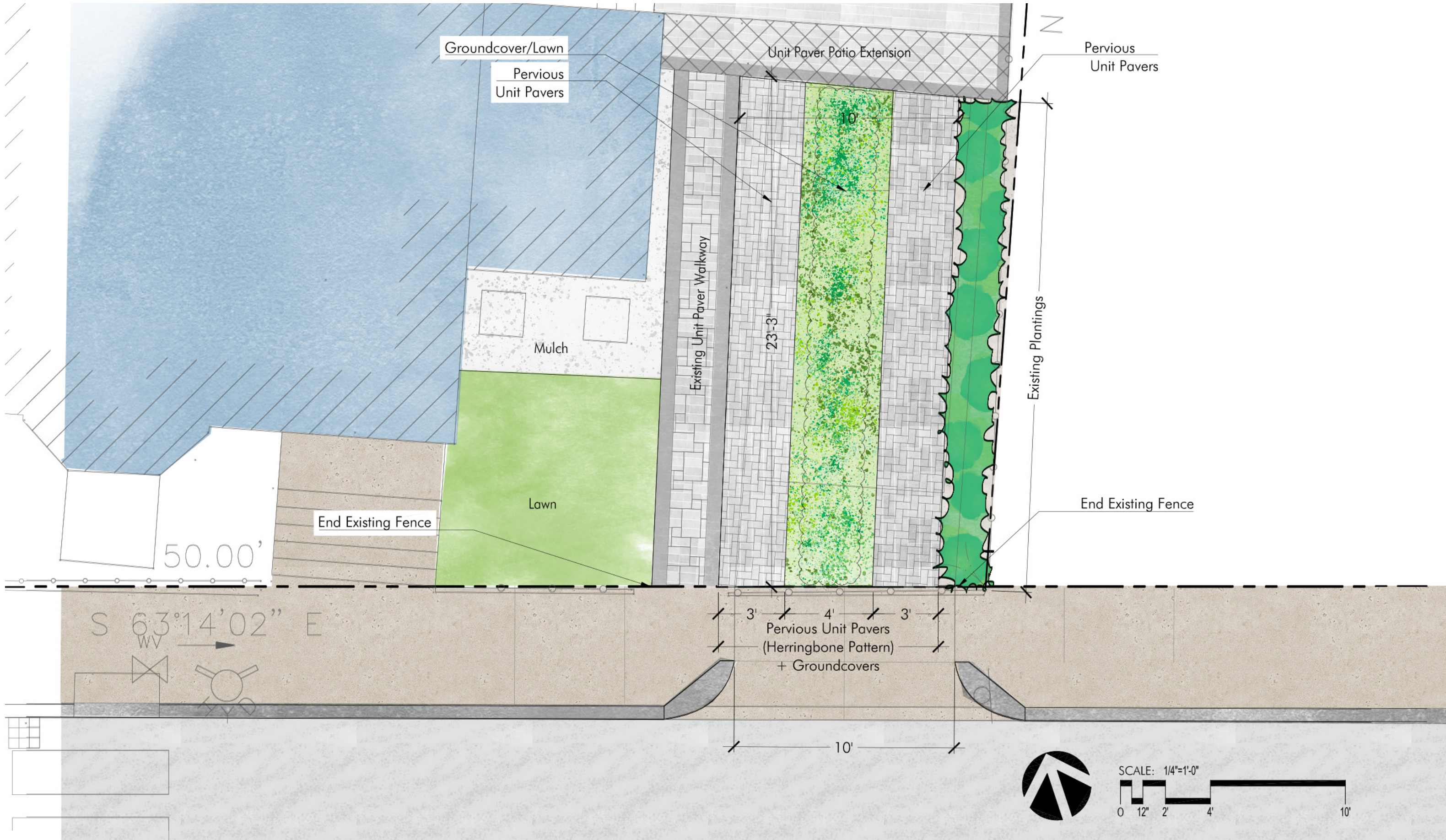
Dear Maria Pacheco,

I am writing on behalf of the residents of 521 Green St to express our opposition to the petition case BZA-1145011 to allow a parking space to be sited at 527 Greet Street.

We oppose this petition due to the off-street parking limitations that this driveway would impose near our home. We already consistently experience difficulties finding off-street parking near our home at night and during the weekends, and allowing 527 Green St to have a driveway would remove an available parking spot for us and other residents of Green Street to use. I understand the convenience of having a driveway would benefit the homeowners, however this action will only benefit one residence in our neighborhood and ultimately place more strain on the rest of the neighborhood residents who utilize off-street parking.

Please let me know if we can provide any further information in opposition to this petition.

All the best,
Residents of 521 Green Street





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: Patrick Conte Date: 1/14/25
(Print)

Address: 527 Green St.

Case No. BZA-1145011

Hearing Date: 1/30/25

Thank you,
Bza Members