



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

BZA APPLICATION FORM

Plan No: BZA-017124-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Heather Gannon Cherry - C/O Janet & Robert Gannon

PETITIONER'S ADDRESS : 107 Otis Street Cambridge, Ma 02141

LOCATION OF PROPERTY : 107 Otis St Cambridge, MA

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

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

We would like to add a deck to the 2nd floor. Balcony like deck x 16.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Janet M. Gannon
(Petitioner(s) / Owner)

Janet M Gannon
(Print Name)

Address :

107 Otis St
Cambridge MA 02141

Tel. No. :

617 668 5658

E-Mail Address :

heathergannon1@
comcast.net

Date :

5/15/19

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) ROBERT - JANET GANNON
(OWNER)

Address: 107 OTIS ST, CAMB., MA.

State that I/We own the property located at 107 OTIS ST, CAMB, MA.
which is the subject of this zoning application.

The record title of this property is in the name of ROBERT J. GANNON +
JANET M. GANNON TRUSTEES OF THE GANNON FAMILY TRUST

*Pursuant to a deed of duly recorded in the date 3-17-17, Middlesex South

County Registry of Deeds at Book 69017, Page 139; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

Janet M Gannon, Trustee
Robert J Gannon, Trustee

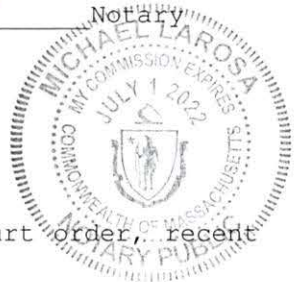
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name JANET M. GANNON and Robert GANNON personally appeared before me,
this 14th of MAY, 2019, and made oath that the above statement is true.

My commission expires July 1, 2022 (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 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:

Robert Gannon became paralyzed in November. We can not get him out of the house without assistance from an ambulance. We would like to add a deck to the 2nd floor to allow him to go outside for fresh air. This will be the only way for him to enjoy the outside.

- 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:
Narrow lot, preexisting building on it.

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

- 1) Substantial detriment to the public good for the following reasons:
Not detrimental to the public.

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

*** 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**DIMENSIONAL INFORMATION**

APPLICANT: Heather Cherry **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 107 Otis St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3190	3392	1507	(max.)
<u>LOT AREA:</u>		2049	0	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.55	1.55	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		670	670	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	2450	0	0	(min.)
	DEPTH	0	0	0	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	(min.)
	REAR	21.5	2.5	20	(min.)
	LEFT SIDE	0	0	7.5	(min.)
	RIGHT SIDE	11.0	3	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	30	30	35	(max.)
	LENGTH	0	0	0	
	WIDTH	0	0	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	30	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	3	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/A	N/A	(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.

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

Subareas

Code	Description	Gross Area	Living Area
FOP	Porch, Open	12	0
FUS	Upper Story, Finished	1,937	1,937
BAS	First Floor	1,253	1,253
UBM	Basement	1,253	0
Total:		4,455	3,190

1937 3190
1

Provide Feedback

Existing Roof

EXISTING HOUSE

DECK LEDGER
BOLTED TO EXISTING
HOUSE FRAMING 16" O.C.

Double 2x10 PT BOX 2x8 PT JOISTS 16" O.C.

4'x4' POST

RAILING HIGHT 42"

5/4 DECKING

EX

EX

EX

EX

EX

EX - VYNAL SIDING

6x6 PT POSTS

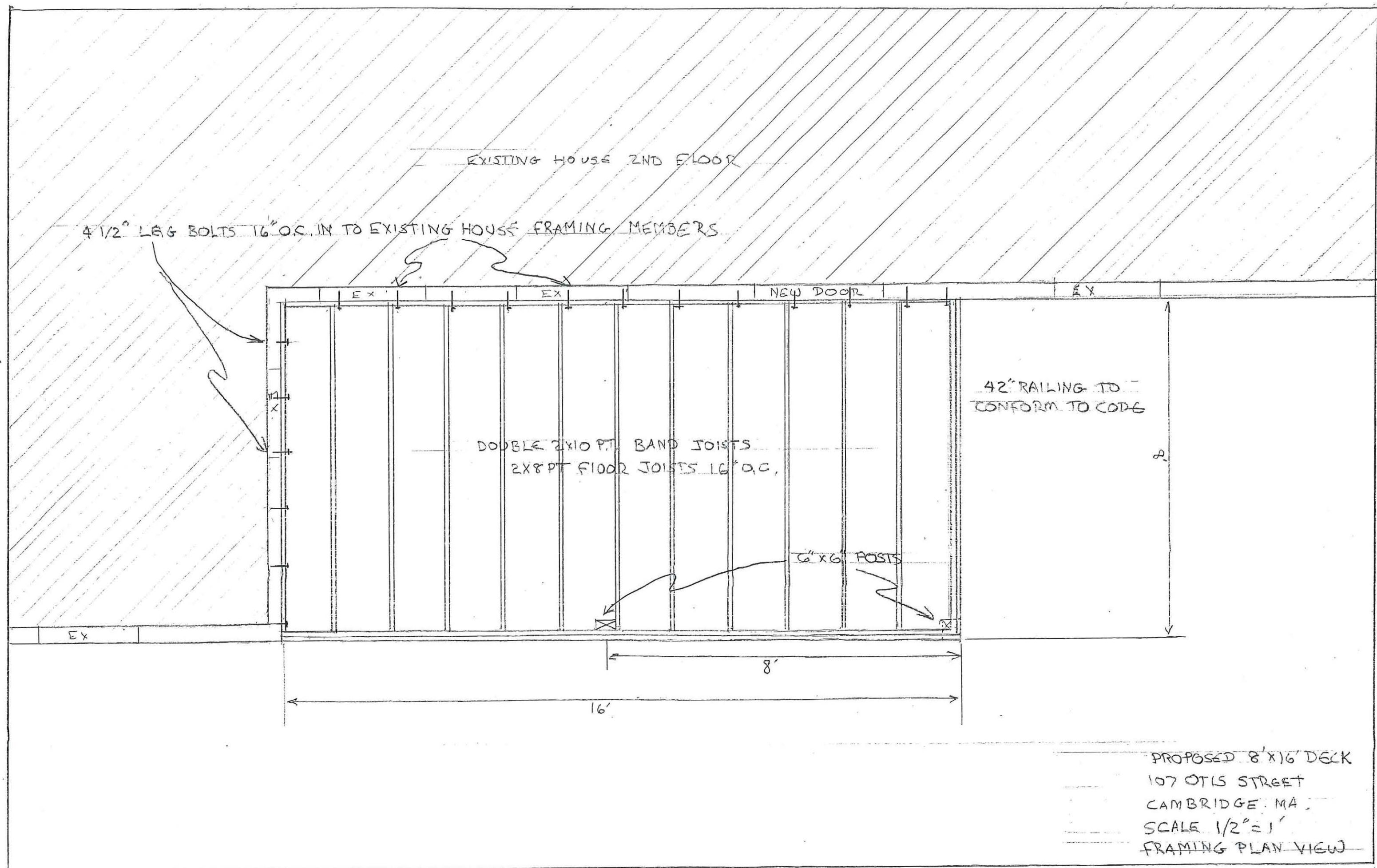
POSTS ATTACHED TO FOOTING WITH
SIMPSON TIE AND 8" ANCHOR BOLT

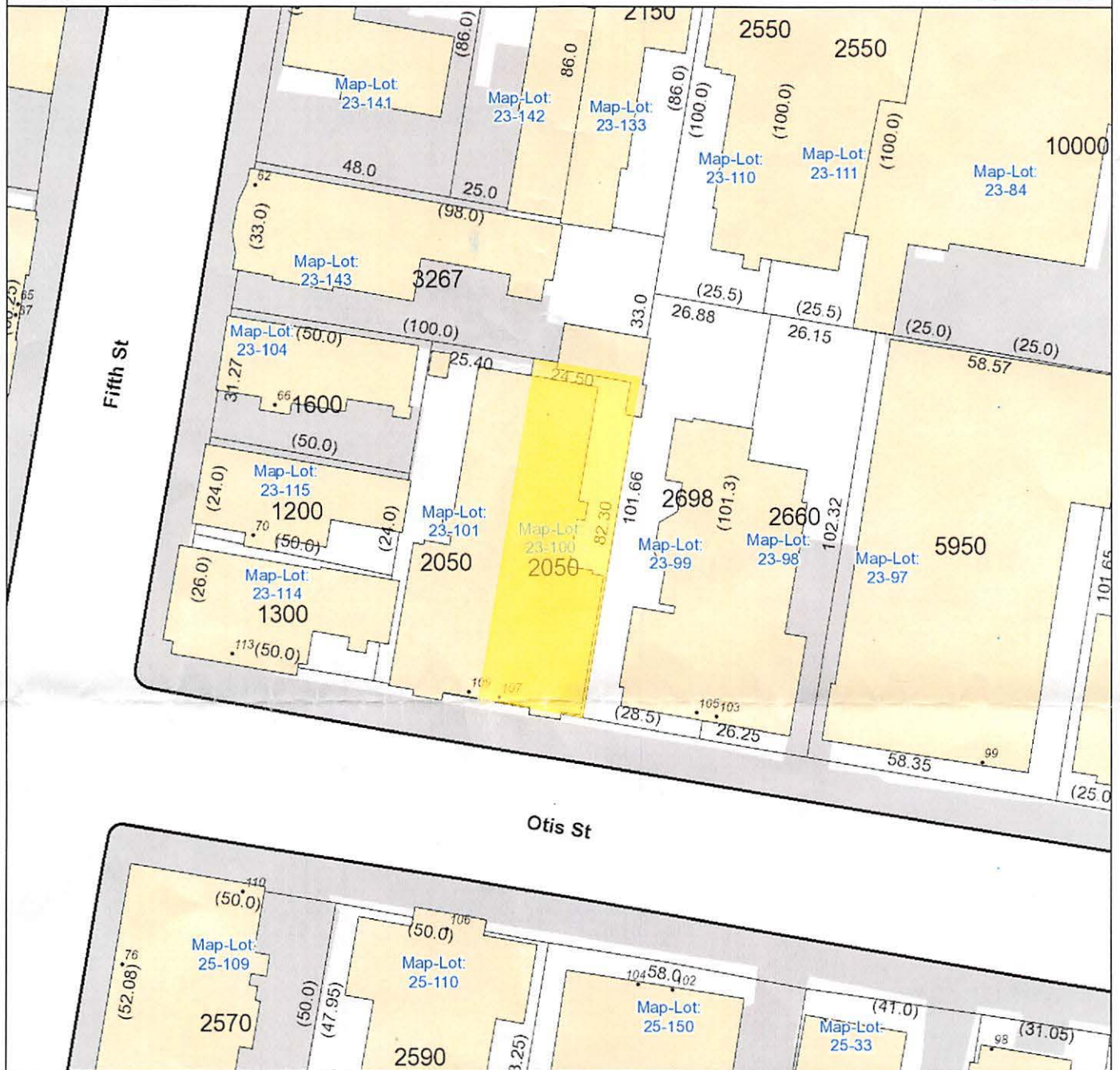
EXISTING PATIO BLOCK

12" DIA Concrete
FOOTINGS 8' O.C.

NOTE: CONFIRM ALL MEASUREMENTS IN FIELD

PROPOSED 8'x16' DECK
107 OTIS STREET
CAMBRIDGE MA
SCALE 3/8" = 1'
ELEVATION VIEW





City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



May 14, 2019

I, Rita McKim who owns and resides at 105 Otis St, Cambridge have no objections to a deck being built on the second level of 107 Otis St, Cambridge which would be visible from my yard.

Thank you

Rita McKim

PROG. 1000

1. The first order is for 1000 units of
product A. The second order is for 1000 units of
product B. The third order is for 1000 units of
product C. The fourth order is for 1000 units of
product D. The fifth order is for 1000 units of
product E. The sixth order is for 1000 units of
product F. The seventh order is for 1000 units of
product G. The eighth order is for 1000 units of
product H. The ninth order is for 1000 units of
product I. The tenth order is for 1000 units of
product J.

1000 units

1000 units

QUITCLAIM DEED

WE, **ROBERT J. GANNON** and **JANET M. GANNON**, a married couple
a of Cambridge, Middlesex County, Massachusetts

for consideration paid, and in full consideration of
LESS THAN ONE HUNDRED DOLLARS (\$100.00)

grant to

ROBERT J. GANNON and **JANET M. GANNON**, Trustees of the
GANNON FAMILY TRUST u/d/t
dated MARCH 10, 2017, as further described in a
Trustee's Certificate Pursuant to M.G.L. c. 184, s. 35 recorded herewith,
of 107 Otis Street, Cambridge, Middlesex County, Massachusetts

WITH QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated on the northerly side of Otis Street, in that part of said Cambridge called East Cambridge, bounded and described as follows, viz:-

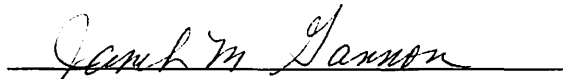
Beginning at a point on said Otis Street distant easterly from the east line of Fifth Street, one hundred feet at land formerly of J.C. Bullard; thence running westerly on said Otis Street, twenty-five feet more or less to a point directly opposite the centre of the partition wall dividing the premises hereby conveyed from the house standing westerly on the same; thence turning at a right angle and running northerly through the centre of said partition wall eighty-two feet more or less to land formerly of Hopkins; thence turning and running easterly Hopkins land twenty-five feet more or less to said Bullard land; thence turning at a right angle and running southerly on said Bullard's land eighty-two feet more or less to the point of beginning.

Being the same premises conveyed to the Grantors by deed dated April 21, 1983, recorded with said Deeds in Book 14979, Page 188.

Witness our hands and seals this 10th day of March, 2017.



Robert J. Gannon

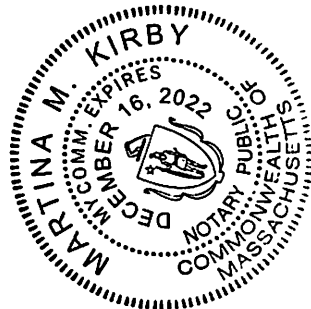


Janet M. Gannon

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this 10th day of March, 2017, before me, the undersigned notary public, personally appeared **Robert J. Gannon** and **Janet M. Gannon**, proved to me through satisfactory evidence of identification, which was (☒) personal knowledge (☐) MA Drivers Licenses, to be the persons whose names are 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: 12/16/2022



107 Old St.
Photos













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

2019 MAY 16 PM 2:47

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OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

Janet M Gannon
(Petitioner(s) / Owner)

Janet M Gannon
(Print Name)

Address :

107 Otis St
Cambridge MA 02141

Tel. No. :

617 661 5858

E-Mail Address :

heathergannon1@
comcast.net

Date :

5/15/19