



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

BZA APPLICATION FORM

Plan No: BZA-017135-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Jeffrey Rosenblum & Jessica Kuh C/O Bhupesh Patel of Designtank Inc.

PETITIONER'S ADDRESS : 3 Bowdoin Street cambridge, ma 02138

LOCATION OF PROPERTY : 161 Raymond St 3 Cambridge, MA

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

REASON FOR PETITION :

Other: add 2 windows

DESCRIPTION OF PETITIONER'S PROPOSAL :

Existing Side Elevation is in the side yard setback. Proposed addition of two new windows on 3rd floor require a Special Permit.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) :

B. Patel, OWNER REP.
DESIGNTANK INC.

(Petitioner(s) / Owner)

BHUPESH PATEL

(Print Name)

Address :

3 BOWDOIN STREET

CAMBRIDGE, MA. 02138

Tel. No. :

617-953-7716

E-Mail Address :

BHUPESH@DESIGNTANK.ORG

Date :

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 JEFFREY ROSENBLUM & JESSICA KUH
(OWNER)

Address: 161 RAYMOND ST. #3 CAMBRIDGE, MA

State that I/We own the property located at 161 RAYMOND ST. #3 CAMBRIDGE, MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
JEFFREY ROSENBLUM & JESSICA KUH

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 63653, Page 87; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

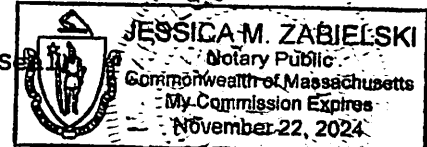
B. J. Patel AGENT / DESIGN TANK INC
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Bhupeshbhaj D. Patel personally appeared before me,
this 7th of June, 2019, and made oath that the above statement is true.

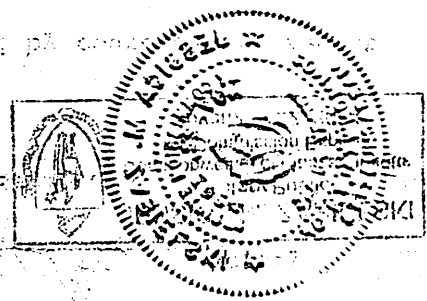
My commission expires 11-22-2024 (Notary Seal) Jessica Zabelski Notary



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

quest of information at a time when the document is
in the hands of the person who has the right to it

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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 161 Raymond St 3 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:
The addition of two windows on the side elevation do not create any more detrimental impact to sideyard setback nonconformity.
- 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:
no change will occur as a result of the additional 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:
The adjacent residential building has a 2 1/ story height. The proposed windows face the pitched roof of the adjacent residence.
- 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:
Two additinal windows have no adverse detriment to other condo owners or adjacent property occupants.
- 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 wndows are proposed to match the existing windows and abut an existing window to ensure the pattern language of the elevation is maintained.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: designtank inc **PRESENT USE/OCCUPANCY:** residential
LOCATION: 161 Raymond St 3 Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: 617-953-7716 **REQUESTED USE/OCCUPANCY:** residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3270</u>	<u>3270</u>	<u>3710</u>	(max.)
<u>LOT AREA:</u>		<u>4947</u>	<u>4947</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>66</u>	<u>66</u>	<u>75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1649</u>	<u>1649</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>50</u>	<u>50</u>	<u>50</u>	(min.)
	DEPTH	<u>97</u>	<u>97</u>	<u>100</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>15.9</u>	<u>15.9</u>	<u>16</u>	(min.)
	REAR	<u>33</u>	<u>33</u>	<u>20</u>	(min.)
	LEFT SIDE	<u>12.5</u>	<u>12.5</u>	<u>15</u>	(min.)
	RIGHT SIDE	<u>6.7</u>	<u>6.7</u>	<u>15</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>35</u>	<u>35</u>	<u>35</u>	(max.)
	LENGTH	<u>50</u>	<u>50</u>	<u>65</u>	
	WIDTH	<u>30.5</u>	<u>30.5</u>	<u>20</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>2322</u>	<u>2322</u>	<u>1484</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>3</u>	<u>3</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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.

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'.



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831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

GENERAL INFORMATION

2019 JUN 11 PM 12:18
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017135-2019

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Original Signature(s) :

Bhupesh Patel, OWNER REP. DESIGNTANK INC.

(Petitioner(s) / Owner)

BHUPESH PATEL

(Print Name)

Address :

3 BOWDOIN STREET

CAMBRIDGE, MA. 02138

Tel. No. :

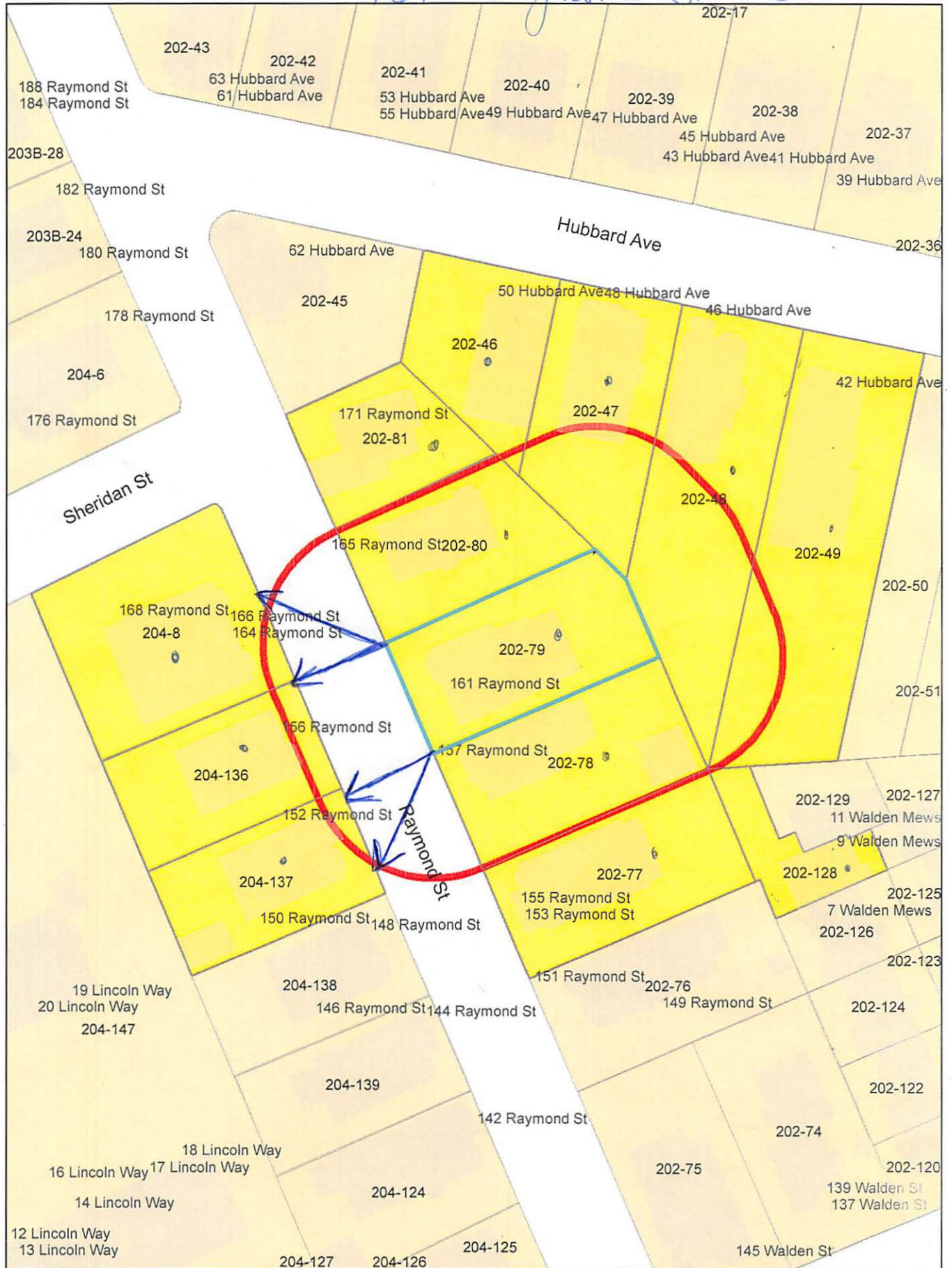
617-953-7716

E-Mail Address :

BHUPESH@DESIGNTANK.ORG

Date :

161 Raymond St. #3



161 Raymond St. #3

Petitioner

202-46
TOLMAN, CAROLYN B. & WARREN E. TOLMAN
30 STONELEIGH CIR
WATERTOWN, MA 02472

202-48
RIDDICK, JOSEPHINE J.
46 HUBBARD AVE, #2
CAMBRIDGE, MA 02140

DESIGNTANK INC.
C/O BHUPESH PATEL
3 BOWDOIN STREET
CAMBRIDGE, MA 02138

202-77
WECHSLER, NANCY
153-155 RAYMOND STREET
CAMBRIDGE, MA 02140

202-78
DAOUST, NORMAN
157 RAYMOND ST #1
CAMBRIDGE, MA 02140

202-79
KUH, JESSICA & JEFFREY ROSENBLUM
161 RAYMOND ST., #3
CAMBRIDGE, MA 02140

202-79
PALMER, TREK S. & DARA DUROST
161 RAYMOND ST., UNIT #1
CAMBRIDGE, MA 02139

202-79
COPENHAVER, TODD BANCROFT
161 RAYMOND ST., #2
CAMBRIDGE, MA 02140

202-78
BARON-EVANS, AMY & JOHN AVAULT,
TRUSTEES THE 157 RAYMOND NOM TRUST
157 RAYMOND ST., #2
CAMBRIDGE, MA 02140

202-80
BUTEENWIESER, STEPHEN &
CITY OF CAMBRIDGE TAX TITLE
165 RAYMOND ST
CAMBRIDGE, MA 02140

202-81
PHELPS, MONT A. & JENICA PHELPS
171 RAYMOND ST
CAMBRIDGE, MA 02140

202-128
POTTER, CHRISTOPHER L. & CRYSTAL A. KOMM
10 WALDEN MEWS
CAMBRIDGE, MA 02140

204-8
NICRON, LLC
50 HUNTERS RIDGE RD
CONCORD, MA 01742

204-8
HANSEN, RICHARD B., MYONG HUI HANSEN &
SARAH K. HANSEN
130 BRAEMOOR DR.
BONNY DOON, CA 95060

204-8
NICRON, LLC,
C/O RYAN HUNT
11 ELKINS STREET APT # 250
BOSTON, MA 02127

202-49
ROSAND, JONATHAN & JUDY POLACHECK
42 HUBBARD AVE
CAMBRIDGE, MA 02140

204-137
WILSON, BRYAN P. & SYLVIA E. WILSON,
TRS OF RAYMOND REALTY TRUST
28 MUZZEY STREET
LEXINGTON, MA 02173

202-47
48 HUBBARD AVENUE LLC
299 WALNUT ST
BROOKLINE, MA 02445

202-47
DE FLUMERI, ROBERT JR. & CLAUDIA HOFMANN
48-50 HUBBARD AVE., UNIT #50
CAMBRIDGE, MA 02140

204-136
HEATH, MELISSA & JOSHUA DOLBY
156-158 RAYMOND ST., #1
CAMBRIDGE, MA 02138

204-136
GIVON, LIOR
156 RAYMOND ST. UNIT#2
CAMBRIDGE, MA 02138



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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 161 Raymond Street, unit 3

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)
- ☒ 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 application is anticipated.
- ☐ 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 June 18, 2019

Received by Uploaded to Energov

Date June 18, 2019

Relationship to project BZA 017135-2019

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>

To Whom it May Concern:

We the owners of the properties abutting 161 Raymond St. support the special permit submission for unit #3 that pertains to the proposed added windows on the southeast exterior wall, and we have reviewed the drawings as they pertain to said windows.

Sincerely,

Signature: Rachel Harrington-Levey Printed name: Rachel Harrington-Levey
Date: 9/15/18 Address: 165 Raymond St. Cambridge MA 02140

Signature: Amy Baron-Evans Printed name: AMY BARON-EVANS
Date: 9/16/18 Address: 157 RAYMOND ST., UNIT 2, CAMBRIDGE, MA 02

Signature: R. DeFlumen Printed name: Robert DeFlumen
Date: 9/17/18 Address: 48-50 Hubbard Ave, Cambr. Age, MA 02140

Signature: S. Butenwieser Printed name: STEPHEN BUTENWIESER
Date: 9/17/18 Address: 165 RAYMOND ST, CAMBRIDGE, MA 02140

Signature: Norman Deoust Printed name: Norman Deoust
Date: 9/18/2018 Address: 157 Raymond St, Cambridge MA 02140

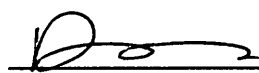
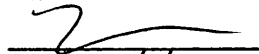

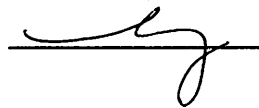
Signature: C. Hoffmann Printed name: Claudia Hoffmann
Date: 09/18/2018 Address: 48 Hubbard Ave

Signature: Josephine Riddick Printed name: Josephine Riddick
Date: 9/20/18 Address: 46 Hubbard Ave, Camb, Mass 02140

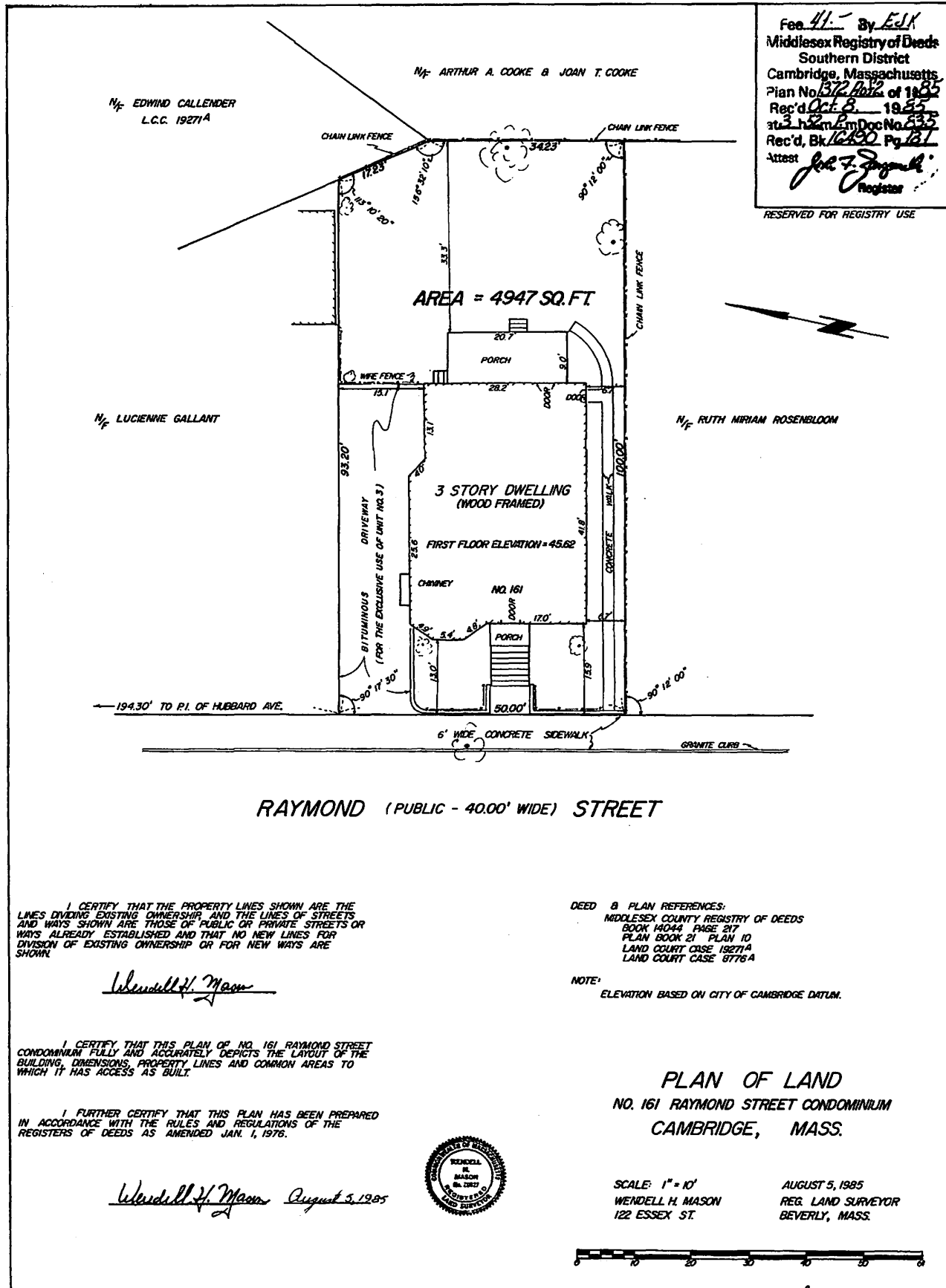
To Whom it May Concern:

We the owners of 161 Raymond St. support the special permit submission for unit #3 that pertains to the proposed added windows and we have reviewed the drawings as they pertain to said windows.

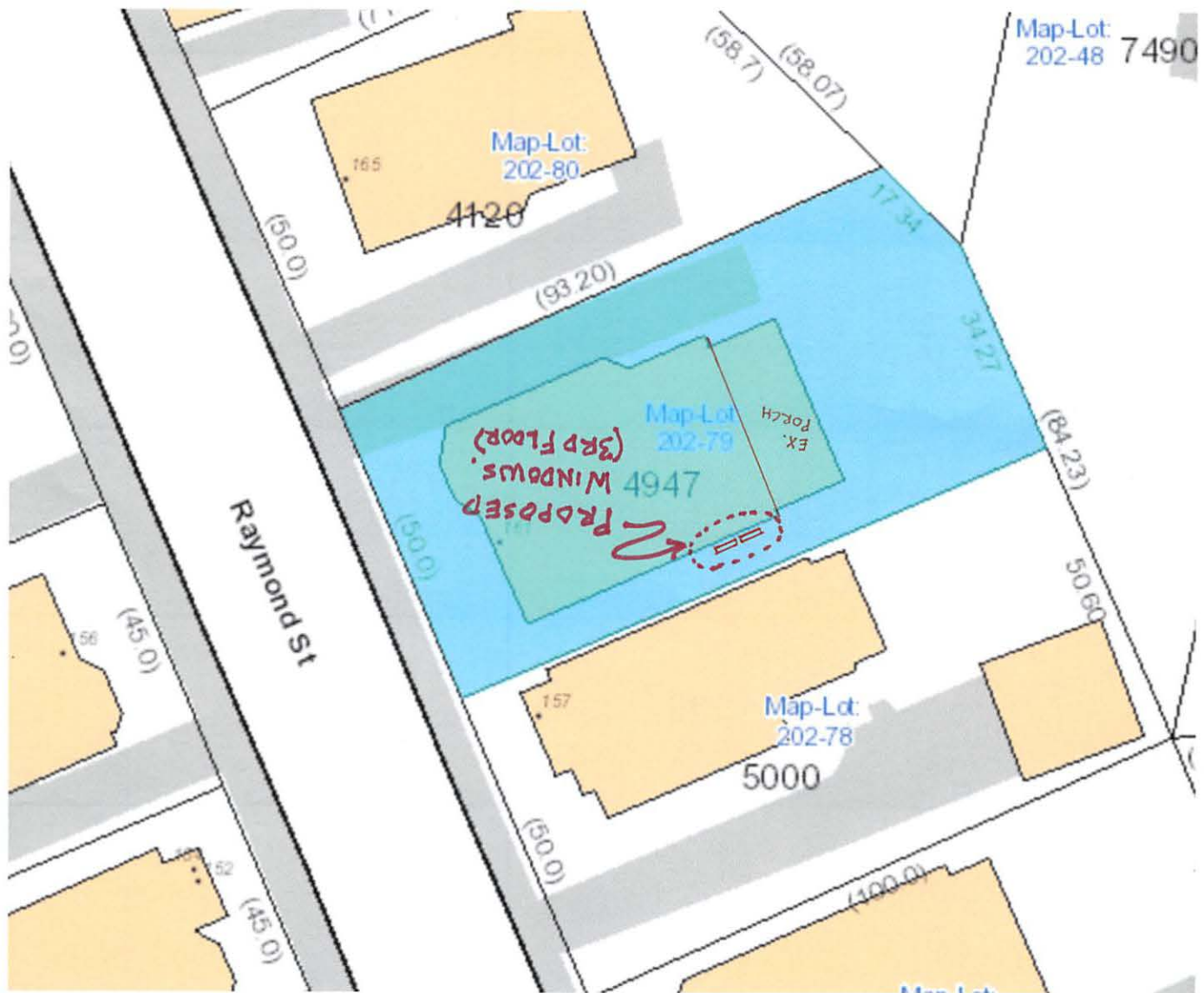
Sincerely,

	Dana Ducrest	Unit #1	Date: 9/4/18
	Trek Palmer	Unit #1	Date: 9/4/18
	Todd Copenhagen	Unit #2	Date: 8/31/18
	Margaret Authy	Unit #2	Date: 9/4/18

372-1

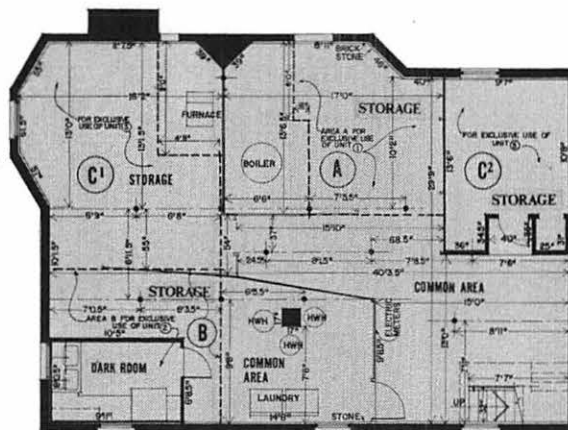


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161 RAYMOND ST. #3
NOT TO SCALE

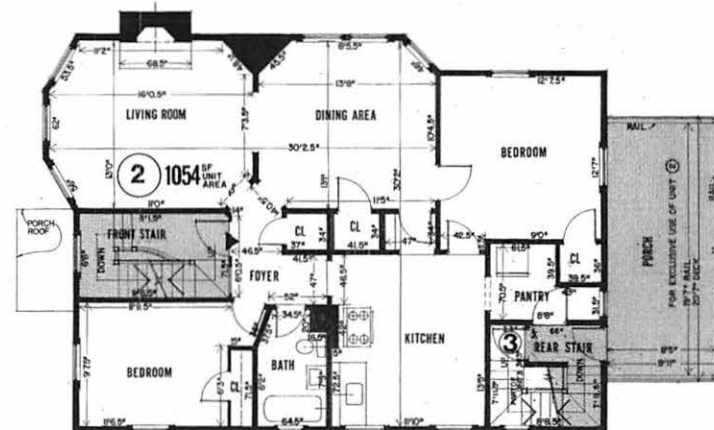


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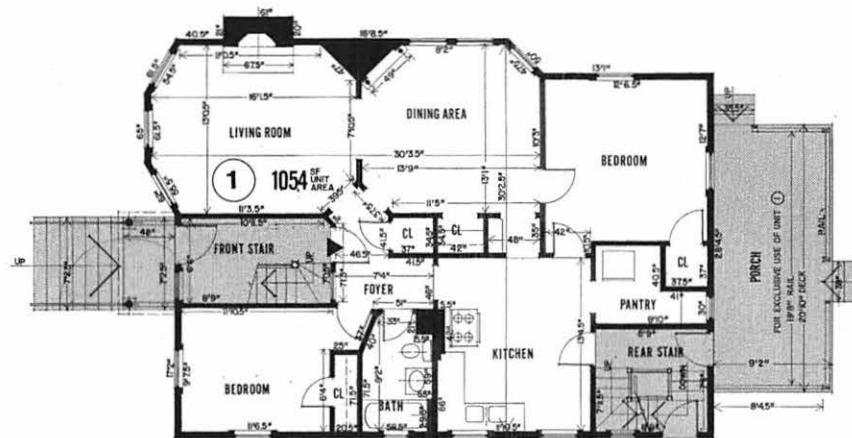
THE UNIVERSITY OF CHICAGO



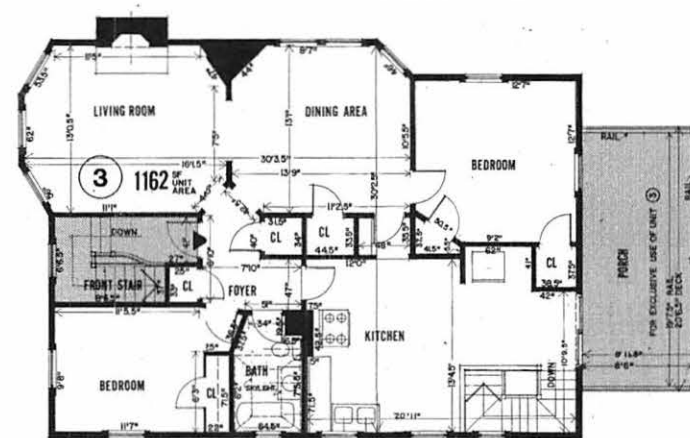
BASEMENT PLAN



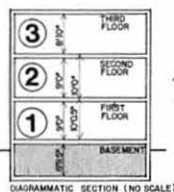
SECOND FLOOR PLAN



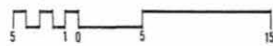
FIRST FLOOR PLAN



THIRD FLOOR PLAN



DIAGRAMMATIC SECTION (NO SCALE)



UNIT MAIN ENTRY COMMON AREA

PLAN NUMBER: 1372-2
RECORDING BOOK: 4330, PAGE 281

161 RAYMOND STREET CONDOMINIUM
161 Raymond Street, Cambridge, MA.

I certify that this plan has been prepared in conformity with the rules and regulations of the Registrar of Deeds of the Commonwealth of Massachusetts, and that the plan presented here fully and accurately depicts the layout, location, unit numbers and dimensions of the units as-built at the 161 Raymond Street Condominium.



FOR REGISTRY USE

COGGINS ASSOCIATES, INC.
200 HANCOCK STREET, SUITE 200
CAMBRIDGE, MA 02142
(617) 452-1111

DWG. NO. 1 OF 1

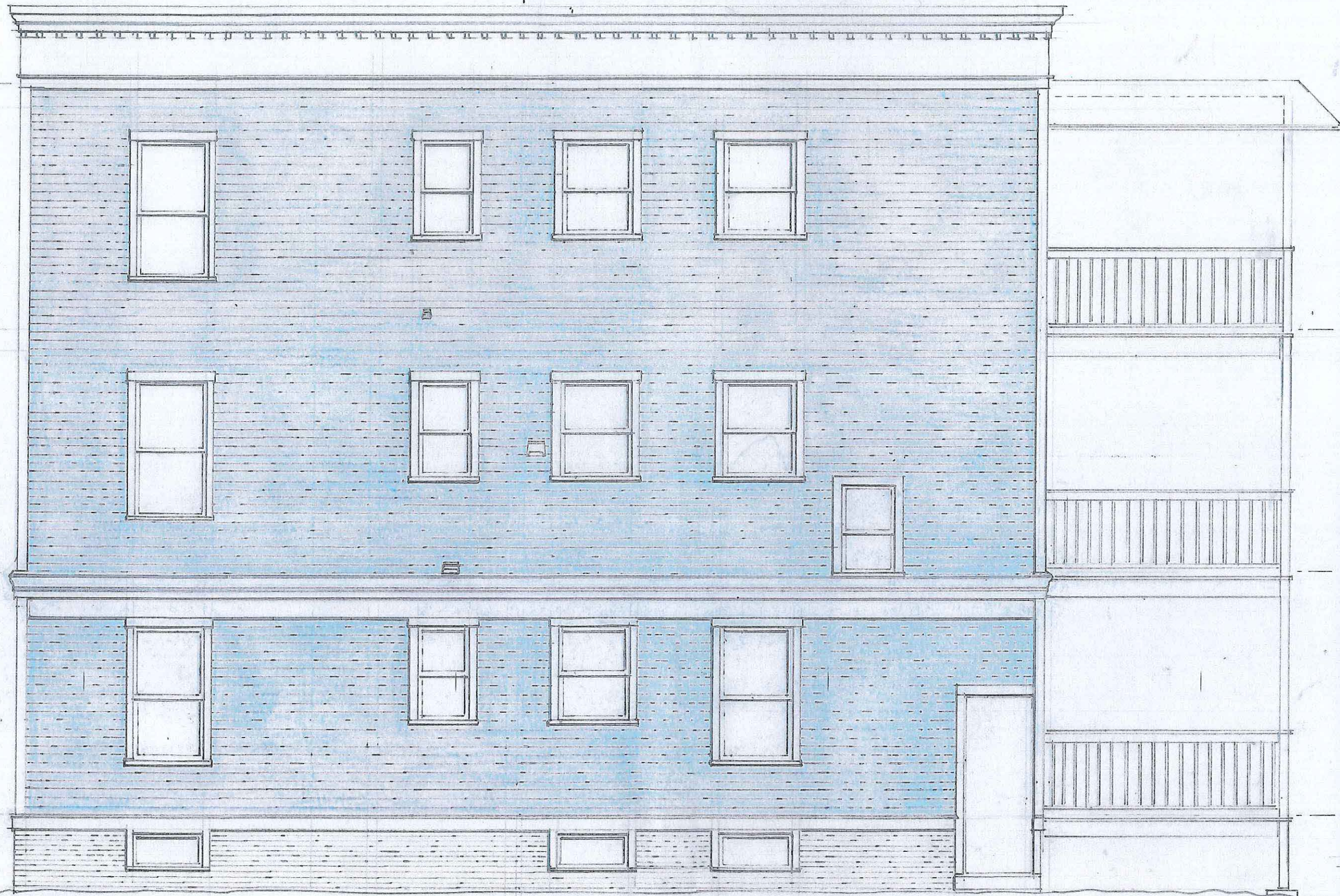
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1372-2

1372 B







EXISTING ELEVATION
161 RAYMOND STREET, APT #3

DATE 5-20-16

ELEVATION
EXISTING

