



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

BZA APPLICATION FORM

GENERAL INFORMATION

2018 AUG -1 PM 3: 32

Plan No: BZA-016979-2018
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : V Variance : _____ Appeal : _____

PETITIONER : Ottavio Siani

PETITIONER'S ADDRESS : 20 St. Paul St. Cambridge, MA 02139

LOCATION OF PROPERTY : 20 St. Paul St. 3 Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : _____

REASON FOR PETITION :

Other: Window Enlargement in setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Special Permit: To alter windows in a setback.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) : *[Signature]*
(Petitioner(s) / Owner)

 OTTAVIO SIANI
(Print Name)

Address : 20 ST PAUL ST #3
 CAMBRIDGE MA 02139

Tel. No. : 978.505.3632

E-Mail Address : OTTAVIO.SIANI@gmail.com

Date : _____

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 20 St. Paul 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 side of the condo that I am looking to enlarge the window on faces into a parking lot. I do not anticipate the enlargement of this window affecting the occupants of the apartment building across the parking lot.
- 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 to traffic patterns
- 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:
- 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:
- 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 window does not look into an adjacent building nor allow adjacent neighbors to look into my apartment as the only adjacent neighbors are separated by a large parking lot.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Ottavio Siani **PRESENT USE/OCCUPANCY:** 3 Family
LOCATION: 20 St. Paul St. 3 Cambridge, MA **ZONE:** _____
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 3 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>980</u>	<u>980</u>	<u>N/A</u>	(max.)
<u>LOT AREA:</u>	<u>2656</u>	<u>2656</u>	<u>N/A</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>3.69</u>	<u>3.69</u>	<u>N/A</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>885.33</u>	<u>885.33</u>	<u>N/A</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>41.8</u>	<u>41.8</u>	<u>N/A</u> (min.)
	DEPTH	<u>70.1</u>	<u>70.1</u>	<u>N/A</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>0</u>	<u>0</u>	<u>N/A</u> (min.)
	REAR	<u>21</u>	<u>21</u>	<u>N/A</u> (min.)
	LEFT SIDE	<u>8</u>	<u>8</u>	<u>N/A</u> (min.)
	RIGHT SIDE	<u>3</u>	<u>3</u>	<u>7'6"</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>38</u>	<u>38</u>	<u>N/A</u> (max.)
	LENGTH	<u>47.6</u>	<u>47.6</u>	<u>N/A</u>
	WIDTH	<u>30</u>	<u>30</u>	<u>N/A</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>3</u>	<u>N/A</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>1</u>	<u>1</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'.

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 OTTAVIO SIANI (OWNER)

Address: 20 ST PAUL ST. #3 CAMBRIDGE, MA 02139

State that I/We own the property located at 20 ST PAUL ST, CAMBRIDGE, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of OTTAVIO SIANI

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

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

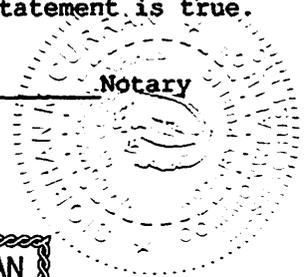
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

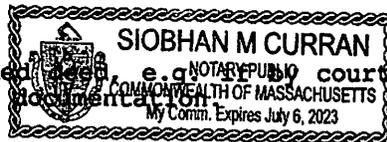
The above-name OTTAVIO SIANI personally appeared before me, this 3rd of August, 2018, and made oath that the above statement is true.

Siobhan M. Curran Notary

My commission expires July 6th 2023 (Notary Seal).



• If ownership is not shown in recorded deed, or inheritance, please include documentation e.g. NOTARY PUBLIC court order, recent My Comm. Expires July 6, 2023



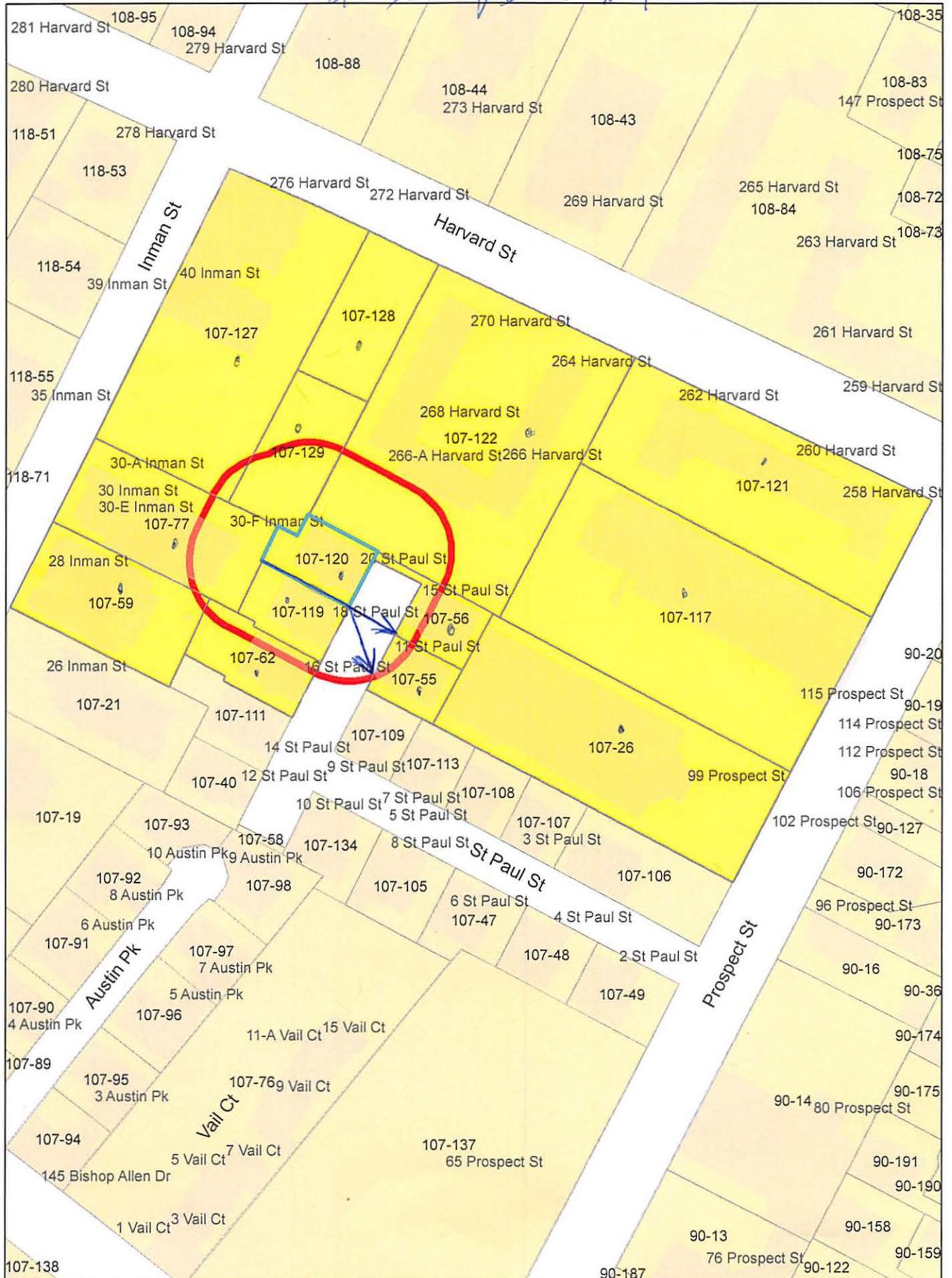
STATE OF MISSISSIPPI - DEPARTMENT OF REVENUE

To be certified by OWNER, signed before a notary and returned to the Secretary of the Board of Equalization.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Department of Revenue, at Jackson, Mississippi, this _____ day of _____, 19____.



20 St. Paul St. #3



20 St. Paul St. #3

Petitioner

107-26
CHRIST THE KING PRESBYTERIAN CHURCH &
BRAZILIAN PRESBYTERIAN CHURCH OF
CAMBRIDGE
130 PROSPECT ST., SUITE 202
CAMBRIDGE, MA 02139

107-55
HU, CHIEN CHEN
TRUSTEE OF CHIEN CHEN HU LIVING TRUST
80 OUTLOOK DR.
LEXINGTON, MA 02173

OTTAVIO SIANI
20 ST. PAUL STREET #3
CAMBRIDGE, MA 02139

107-59
HSU, BO-YEE
TR OF 28-1 & 28-2 INMAN ST TRUST
C/O HARVARD ST MGMT
126 PROSPECT ST
CAMBRIDGE, MA 02139

107-59
HSU, NIEN-HSI TR OF 28-2 INMAN ST TRUST C/O
HARVARD ST MGMT
126 PROSPECT ST
CAMBRIDGE, MA 02139

107-59
HSU, TSI-YUN
TR OF 28-3 INMAN ST TRUST C/O HARVARD ST MGMT
126 PROSPECT ST
CAMBRIDGE, MA 02139

107-59
HSU, NAI-CHENG TR OF 28-4 INMAN ST TR.
C/O HARVARD ST MGMT
126 PROSPECT ST
CAMBRIDGE, MA 02139

107-59
LIANG, QUO-HUA TR OF 28-5 INMAN ST TRUST
C/O HARVARD ST MGMT
126 PROSPECT ST
CAMBRIDGE, MA 02139

107-59
CHEN, ZHU-BIN TR OF 28-6 INMAN ST TRUST
C/O HARVARD ST MGMT
126 PROSPECT ST
CAMBRIDGE, MA 02139

107-62
CARR, ANNE G.
16 ST PAUL ST
CAMBRIDGE, MA 02139

107-77
JAIN, UTTAM K. u PHOEBE F. PUTNAM
393 BROADWAY #26
CAMBRIDGE, MA 02139

107-77
SCHORIN, MELVIN J.
30 INMAN ST., UNIT B
CAMBRIDGE, MA 02139

107-77
VIVERETTE, ALAN P.
30 INMAN ST., #C
CAMBRIDGE, MA 02139

107-77
COLLIER, PAUL R., III & STEFANIE A. BALANDIS
30D INMAN ST
CAMBRIDGE, MA 02139

107-77
NOBLETT, ROBERT M. & WENDY NOBLETT
30 INMAN ST. #E
CAMBRIDGE, MA 02139

107-77
FISTER, JULIUS C. III & LILIANA GHEORGHIU
30 INMAN ST., UNIT F
CAMBRIDGE, MA 02139

107-117
PROSPECT STREET REALTY CO.,LLC
36 GARDEN STREET
CAMBRIDGE, MA 02138

107-119
CHEN, SHING-HUEY,
TRUSTEE THE SHING-HUEY CHEN LIV TRUST
80 OUTLOOK DR
LEXINGTON, MA 02421

107-120
SKUCE, STEPHEN A. & RAYMOND T. SCHMIDT
20 ST. PAUL ST #1
CAMBRIDGE, MA 02139

107-120
SNIDER, FRANCES M.
20 ST. PAUL ST #2
CAMBRIDGE, MA 02139

107-120
SIANI, OTTAVIO & SERGIO F. SIANI
20 ST PAUL ST., #3
CAMBRIDGE, MA 02139

107-121
CLINTON APARTMENTS, INC.
C/O WINGATE MANAGEMENT CO., INC.
63 KENDRICK ST
NEEDHAM, MA 02494

107-122
PROSPECT APARTMENTS, INC.
C/O WINGATE MANAGEMENT CO., INC
63 KENDRICK ST
NEEDHAM, MA 02494

107-127
SYKES, ANNA KRISTA & JOSHUA M. FINKELSTE
276 HARVARD ST. UNIT# 276/1
CAMBRIDGE, MA 02139

107-127
MCNABB, SUSAN M.
276 HARVARD ST. UNIT#2
CAMBRIDGE, MA 02139

107-127
DANILOFF, NICK & RUTH DANILOFF,
TRS OF THE DANILOFF NOMINEE TRUST
276 HARVARD ST #3
CAMBRIDGE, MA 02139

107-127
BRIDGEMAN, BENJAMIN P.
276 HARVARD ST.,#4
CAMBRIDGE, MA 02139

107-127
WALSH, MAUREEN
276 HARVARD ST
CAMBRIDGE, MA 02139

107-127
MICHAELS, HARVEY G. & AMY S MICHAELS &
LAURA W. MICHAELS
276 HARVARD ST., #6
CAMBRIDGE, MA 02139

107-127
GROEGER, LAWRENCE C. &
MARGARITA R. GROEGER
276 HARVARD ST #7
CAMBRIDGE, MA 02139

20 St. Paul St #3

107-127
SHYU, AMY
276 HARVARD ST., #8
CAMBRIDGE, MA 02139

107-127
ASHIH, AARON & HEIDI ASHIH
40 INMAN ST. UNIT#40/1
CAMBRIDGE, MA 02139

107-127
REARDON, TIMOTHY F. & SUSAN REARDON
40 INMAN ST., UNIT# 40/2
CAMBRIDGE, MA 02139

107-127
VANDENABEELE, ROBERT N &
CATHERINE H. VANDENABEELE
40 INMAN ST., #40/3
CAMBRIDGE, MA 02139

107-127
MAJEWSKI, BRIGTTE M. & C/O ZHUANG,
QUNTAO & YICHEN ZHANG
40 INMAN ST. UNIT#40/4
CAMBRIDGE, MA 02139

107-127
SIEGEL, HUDIE BROOKE
40 INMAN ST., #5
CAMBRIDGE, MA 02139

107-127
AGRAWAL, HANS
40 INMAN ST., #40/6
CAMBRIDGE, MA 02139

107-127
BALLANTYNE, LUCINDA
40 INMAN ST., #40/7
CAMBRIDGE, MA 02139

107-127
MUKADDAM WAHEED &
MEREDITH JANE MUKADDAM
40 INMAN ST. #8
CAMBRIDGE, MA 02139

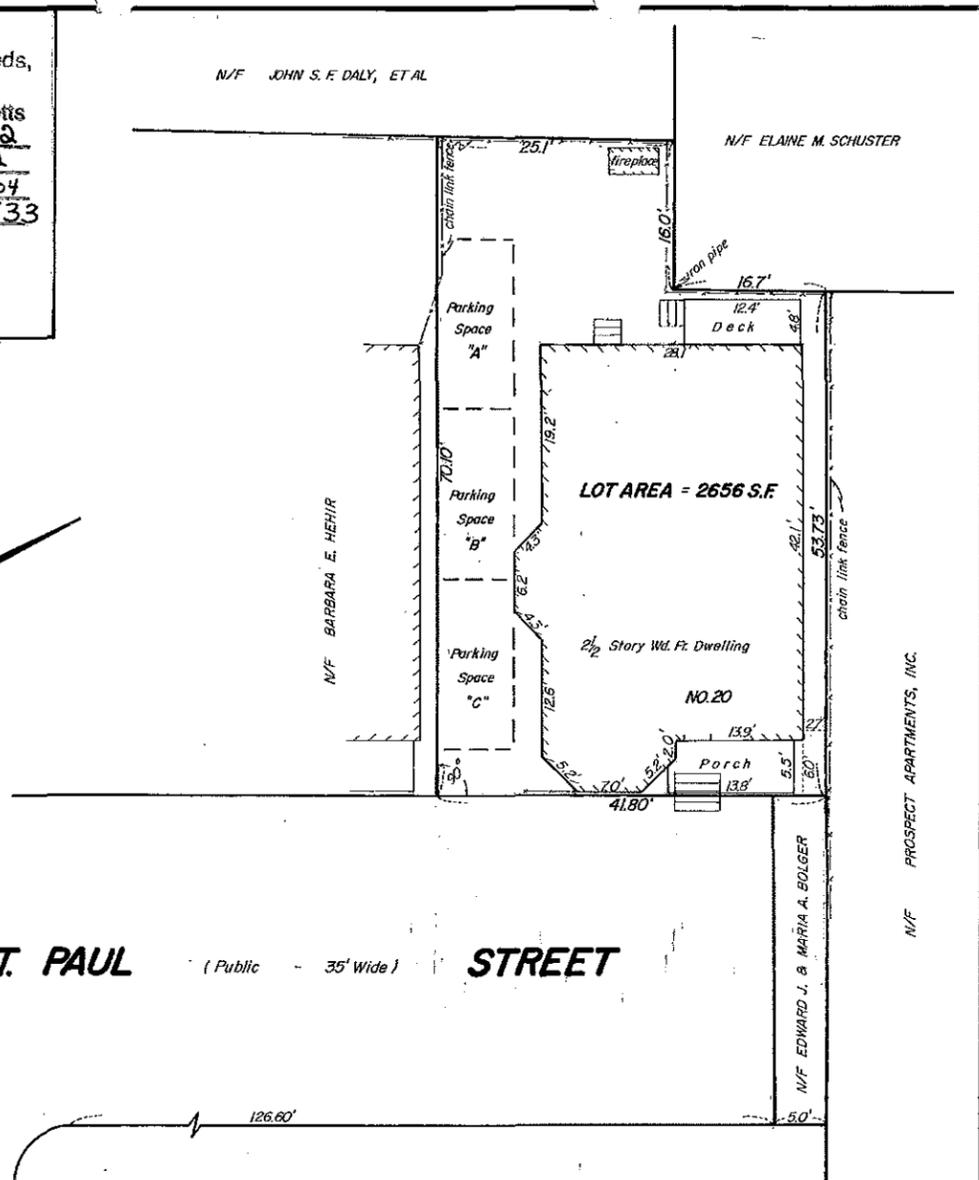
107-128
TKACZUK, RICHARD A.
TR. 281 HARVARD STREET REALTY TRUST
C/O THE BENTHARVARD CO.
281 HARVARD ST.
CAMBRIDGE, MA 02139

107-129
SCHUSTER, ELAINE M.
C/O WINGATE MANAGEMENT CO., INC.
63 KENDRICK ST
NEEDHAM, MA 02494

107-56
HU, CHIEN CHEN,
TRUSTEE THE CHIEN CHEN HU LIVING TRUST
C/O CYNTHIA CHEN
80 OUTLOOK DR.

Middlesex Registry of Deeds,
 Southern District
 Cambridge, Massachusetts
 Plan No. 256(12) of 19 92
 Rec'd 4-9 19 92
 at 2:10 p.m. Doc No. 504
 Rec'd, Bk 21927 Page 533
 Attest *[Signature]*
 Register

RESERVED FOR REGISTRY USE



ST. PAUL STREET (Public - 35' Wide)

PROPERTY REFERENCES:
 Middlesex South Registry of Deeds
 Book 16346, Pg 118
 Book 6015, End
 Plan Book 114, Plan 24

I certify that the parcel shown hereon does not lie within a special flood hazard area as indicated on the Flood Insurance Rate Maps for the City of Cambridge, Massachusetts, dated July 5, 1982.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of 20 ST. PAUL STREET CONDOMINIUM fully and accurately depicts the layout of the building dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Wendell H. Mason
Wendell H. Mason



SITE PLAN
 20 ST. PAUL STREET CONDOMINIUM
 CAMBRIDGE, MASS.

SCALE: 1" = 10' JULY 30, 1990

WENDELL H. MASON PROF. LAND SURVEYOR
 122 ESSEX ST. BEVERLY, MA 01915

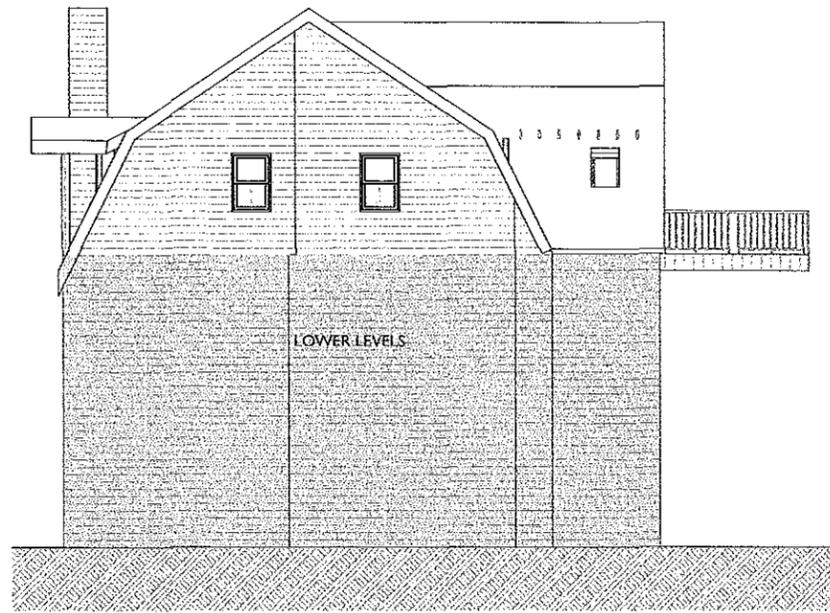




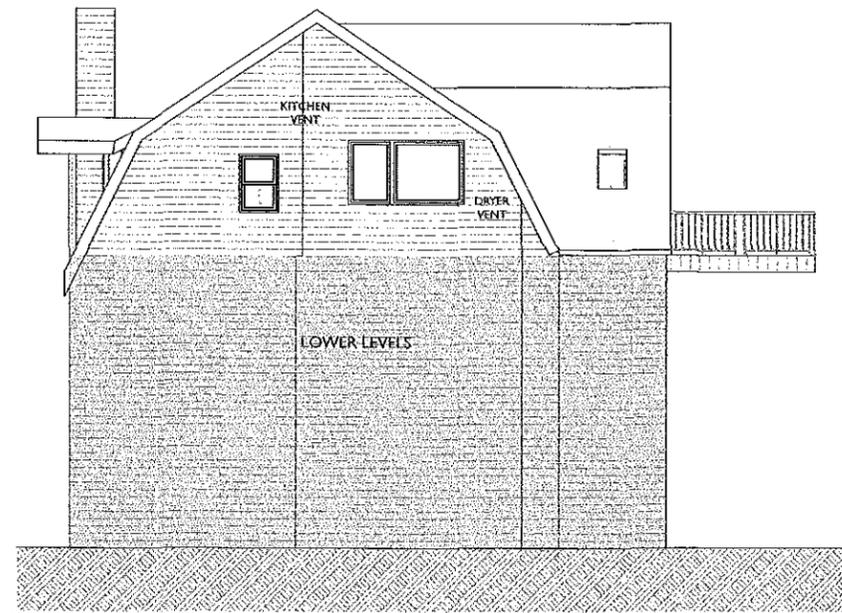
bang on design build
p: 207 465 6611
e: bmkoons@gmail.com
w: bangondesignbuild.com

SIANI

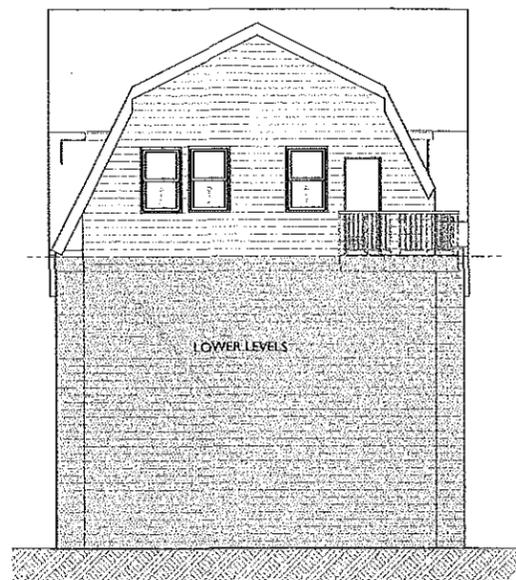
20 ST PAUL ST
CAMBRIDGE MA



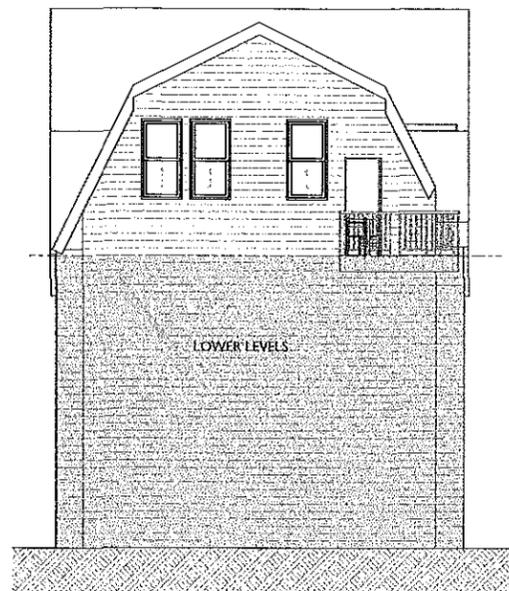
3
A4
NE ELEVATION: EXISTING
SCALE: 3/16" = 1'-0"



6
A4
NE ELEVATION: PROPOSED
SCALE: 3/16" = 1'-0"



2
A4
NW ELEVATION: EXISTING
SCALE: 3/16" = 1'-0"



7
A4
NW ELEVATION: PROPOSED
SCALE: 3/16" = 1'-0"

FIELD VERIFY ALL DIMENSIONS

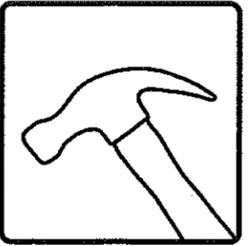
pricing: 12/03/17
revisions: 08/31/18

A4
ELEVATION

20 St. Paul St #3



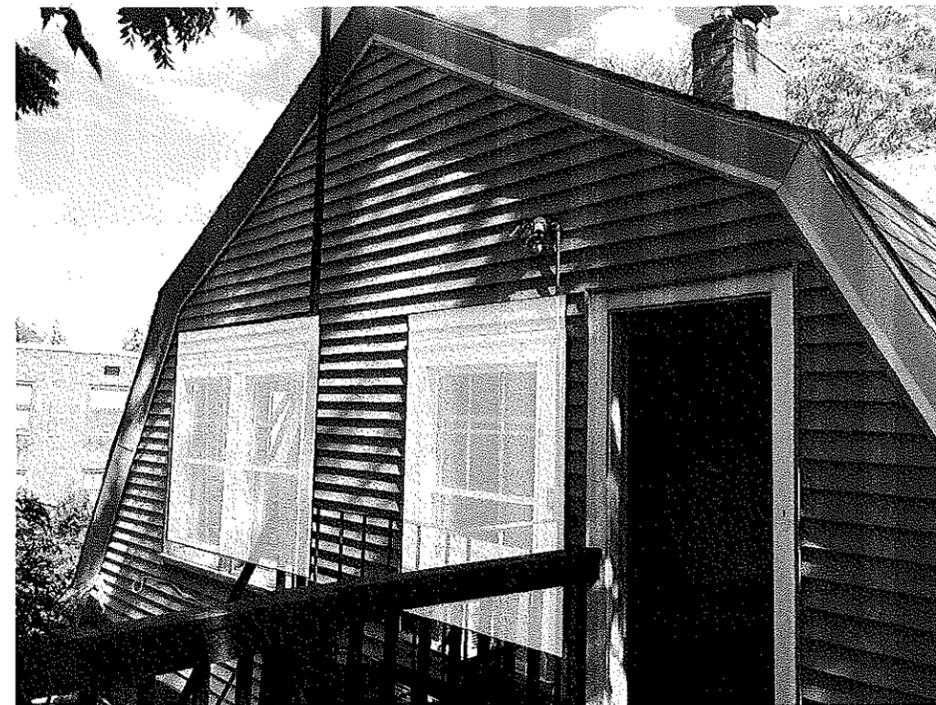
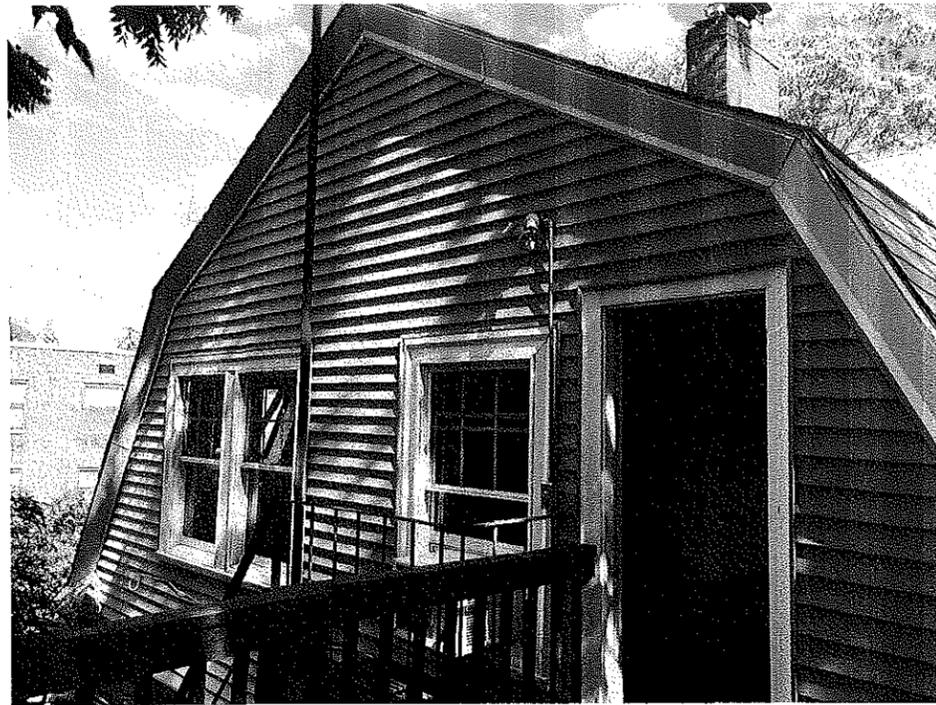




bang on design build
p: 207 465 6611
e: bmkons@gmail.com
w: bangondesignbuild.com

SIANI

20 ST PAUL ST
CAMBRIDGE MA



2
A6 NW WINDOWS: EXISTING

1
A6 NW WINDOWS: PROPOSED



4
A6 NE WINDOWS: EXISTING

3
A6 NE WINDOWS: PROPOSED

FIELD VERIFY ALL DIMENSIONS

pricing: 12/03/17
revisions: 08/31/18

A6
RENDER



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Nancy Goodwin, *Chair*, Tony Hsiao, *Vice Chair*
Lestra Litchfield, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 20 St. Paul Street

Applicant: Ottavio Siani

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Interior renovations. Replace door to rear deck to match existing design. Change windows in kitchen on north elevation after consultation with CHC staff.

ISD Plan# BLDM-016739-2018

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 5481 Date of Certificate: July 10, 2018

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on July 10, 2018.

By Nancy Goodwin/slb, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____.
Appeal has been filed ____ Date _____ City Clerk: _____



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 20 St. Paul Street #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
Window change approved by CHC staff administratively.
- 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 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 August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 16979-2018

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>

20 St Paul St. Condominium Trust

20 St. Paul St.

Cambridge MA 02139

We the trustees of 20 St. Paul St. condo trust give permission to unit #3 to remodel their apartment. This improvement includes a full kitchen remodel (new appliances, counters, cabinets), the opening of the kitchen space into their living area, a new window on the north side of the apartment in the kitchen, the opening of the ceiling in the living/kitchen area into the former attic space, new floors through out the apartment and a new entrance way for the two bedrooms. All work is to be completed within the next eight months.

Unit 1 Steven Skuce

Steven Skuce

6/20/18

Unit 2 Frances Snider

Frances Snider

6/20/18