

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Rachel Knipe & Jon Arnason

PETITIONER'S ADDRESS: 7 Fayette Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 7 Fayette Street, Cambridge, MA 02139

TYPE OF OCCUPANCY: 2 Family ZONING DISTRICT: C-1

REASON FOR PETITION:

- | | |
|---|--|
| <input type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Other: <u>Covered Porch Extension</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rebuild front porches, remove second floor porch enclosures, install new columns,
install new railing, install new front steps, connect porches and roof to adjacent bay.
Proposed work similar to neighboring house.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5-31, T 5.1, 1 - FAR

Article 5 Section 5-31, T 5.1, 5 - Front Yard

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
Applicants for a Special Permit must complete Pages 1-4 and 6
Applicants for an Appeal to the BZA of a Zoning determination by the
Inspectional Services Department must attach a statement concerning the reasons
for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)
Rachel Knipe & Jon Arnason
(Print Name)

Address: 7 Fayette Street, Cambridge

Tel. No.: 347-523-3206

E-Mail Address: jonearnason@gmail.com

Date: 12/18/17

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 Rachel Knipe & Jon Arnason
(OWNER)

Address: 7 Fayette Street, Cambridge, MA 02139

State that I/We own the property located at 7 Fayette Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of _____
Rachel Knipe & Jon Arnason

*Pursuant to a deed of duly recorded in the date 7/31/15, Middlesex South County Registry of Deeds at Book 65842, Page 49; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

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

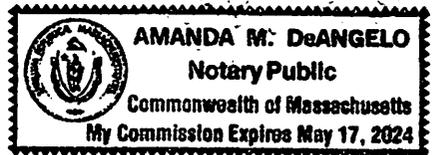
Commonwealth of Massachusetts, County of Middlesex

The above-name Rachel Knipe & Jon Arnason personally appeared before me, this 19th of December 2017, and made oath that the above statement is true.

Amanda M. DeAngelo Notary

My commission expires MAY 17, 2024 (Notary Seal).

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



REPORT

1950



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:

Literal enforcement of Zoning Ordinance prevents the owners to fully utilize the space available within existing structure.

- 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:

Original porch layout prevents owners to fully utilize available space and creates difficulties in waterproofing porch structure.

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

- 1) Substantial detriment to the public good for the following reasons:

Proposed construction is fully within adjacent projecting building elements and will not affect visibility of neighboring properties. Proposed construction will create usable exterior space for the occupants and would aesthetically enhance the appearance of the property from the street.

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

Proposed increase in Gross Floor Area is 8sf per floor or less than 0.5% of existing GFA and can be classified as 'de minimis' change.

- * 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: Rachel Knipe & Jon Arnason PRESENT USE/OCCUPANCY: 2-Family

LOCATION: 7 Fayette Street, Cambridge, MA ZONE: C-1 Residential

PHONE: 347-523-3206 REQUESTED USE/OCCUPANCY: 2-Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>3,302sf</u>	<u>3,318sf</u>	<u>1,732sf</u>	(max.)
<u>LOT AREA:</u>		<u>2,310sf</u>		<u>5,000sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		<u>1.429</u>	<u>1.436</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>1,155sf</u>	<u>1,155sf</u>	<u>1,500sf</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>35'</u>		<u>50'</u>	(min.)
	DEPTH				
<u>Setbacks in Feet:</u>	FRONT	<u>6' +/-</u>	<u>6' +/-</u>	<u>15'</u>	(min.)
	REAR	<u>14' +/-</u>	<u>14' +/-</u>	<u>15'</u>	(min.)
	LEFT SIDE	<u>1' +/-</u>	<u>1' +/-</u>	<u>14.5'</u>	(min.)
	RIGHT SIDE	<u>5' +/-</u>	<u>5' +/-</u>	<u>14.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>34' +/-</u>	<u>34' +/-</u>	<u>35'</u>	(max.)
	LENGTH	<u>39'</u>			
	WIDTH	<u>27'</u>			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>		<u>0</u>	<u>0</u>	<u>30%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>1</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</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>		(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.

Proposed work includes installing concrete footings and wood frame porches.

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
GENERAL INFORMATION

BZA-015306-2017

The undersigned hereby petitions the Board of Zoning Appeal for the following: RECEIVED DEC 21 AM 11:02

Special Permit: _____ Variance: X Appeal: _____
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Rachel Knipe & Jon Arnason

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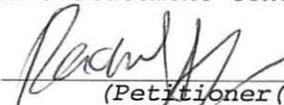
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Original Signature(s): 
(Petitioner(s)/Owner)
Rachel Knipe & Jon Arnason
(Print Name)

Address: 7 Fayette Street, Cambridge

Tel. No.: 347-523-3206

E-Mail Address: jonearnason@gmail.com

Date: 12/18/17



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 7 Fayette Street

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
Requires Mid Cambridge review. Consult Historical staff for further information.
 - 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 January 9, 2018

Received by Uploaded to Energov Date January 9, 2018

Relationship to project BZA 15306-2017

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>

7 Fayette St.

Petitioner

113-2
HERRON, JOHN, JR. & JULIA L. MOORE
6 MAPLE AVE
CAMBRIDGE, MA 02139

113-13
SHAO, GAO-WEN & MICHAEL LIEBSON
9 FAYETTE ST
CAMBRIDGE, MA 02139

113-14
KNIPE, RACHEL & JON ARNASON
7 FAYETTE ST
CAMBRIDGE, MA 02139

113-15
CAREY, MICHAEL A., MAUREEN S. CAREY,
HELEN M. SNIVELY, JAKE STEWART &
NANCY WALSH
1 FAYETTE PARK
CAMBRIDGE, MA 02139

113-17
CLAUDE BROWN LLC,
C/O CAPSTONE COMMUNITIES LLC,
P.O BOX 610083
NEWTON HIGHLANDS, MA 02461

113-18
HILTON, CONSTANCE M.
2 FAYETTE PK
CAMBRIDGE, MA 02139

113-68
BLUM, HOWARD LEE
11 FAYETTE ST
CAMBRIDGE, MA 02139

113-83
DAVIES, SUSAN & RICHARD W. TALKOV
8 1/2 MAPLE AVE.
CAMBRIDGE, MA 02139

114-130
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

114-140
COSGROVE, BRIAN & FRANCES COSGROVE
10 FAYETTE ST
CAMBRIDGE, MA 02139

113-19
YEE, MARCUS K. & CHRISTINA R. CHAN
5 FAYETTE ST., #1
CAMBRIDGE, MA 02139

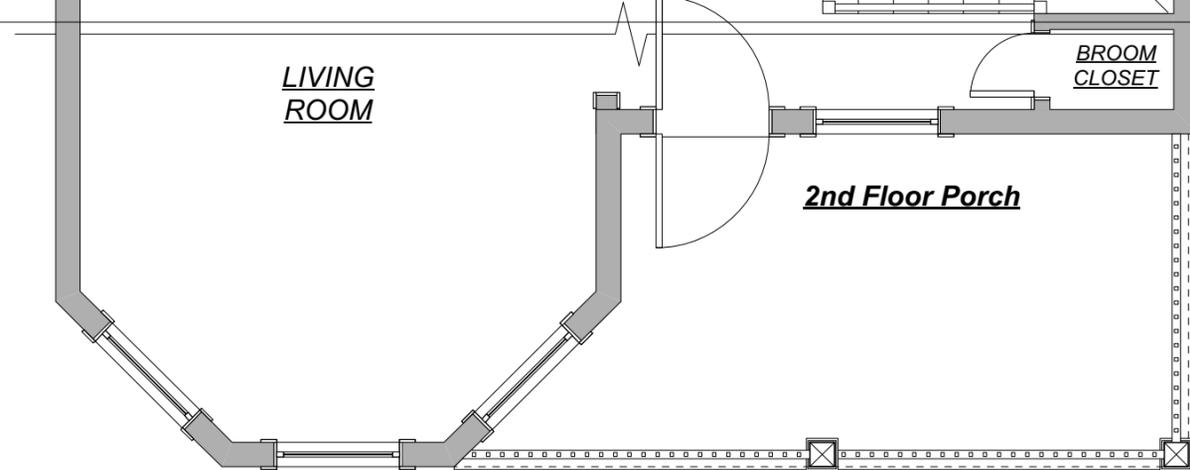
113-19
SCHNEIDER, JEFFREY C. & NHI-HA T. TRINH
5 FAYETTE ST., #2
CAMBRIDGE, MA 02139

114-30
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

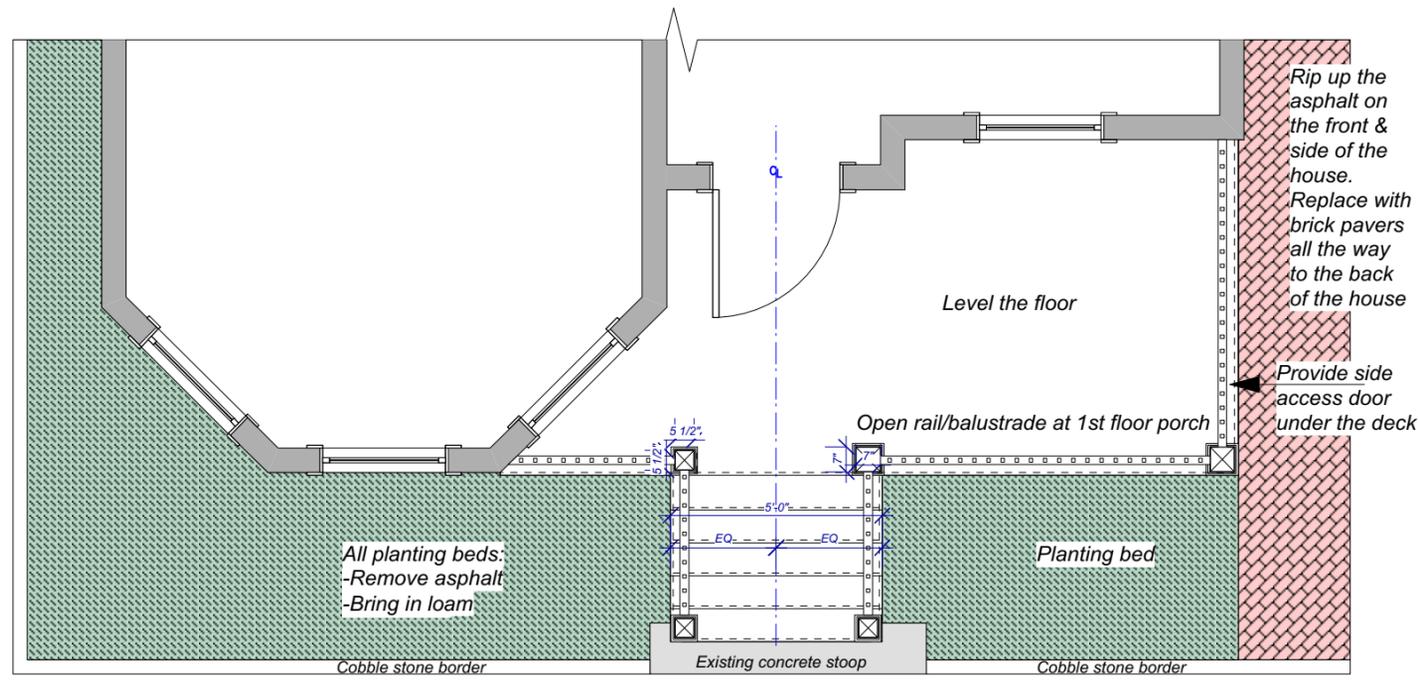
114-30
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



○ 7 Fayette St, Cambridge -Front Elevation
Scale: 1/4" = 1'-0"



○ 7 Fayette St, Cambridge -2nd Floor Porch
Scale: 1/4" = 1'-0"



○ 7 Fayette St, Cambridge -1st Floor Porch
Scale: 1/4" = 1'-0"

Designer:
Marta Kruszelnicka

Builder:
Don Foote Contracting
781-438-2995
www.donfoote.com

Project:
Knipe/Arnason Residence
7 Fayette St
Cambridge, MA

Drawing Title:

Dates:
3/31/2017 Measuring
4/xx/2017 SD

Scale:
1/4" = 1'-0"
or as noted

Drawing #:
A1.1
12-19-2017

MORTGAGE INSPECTION PLAN

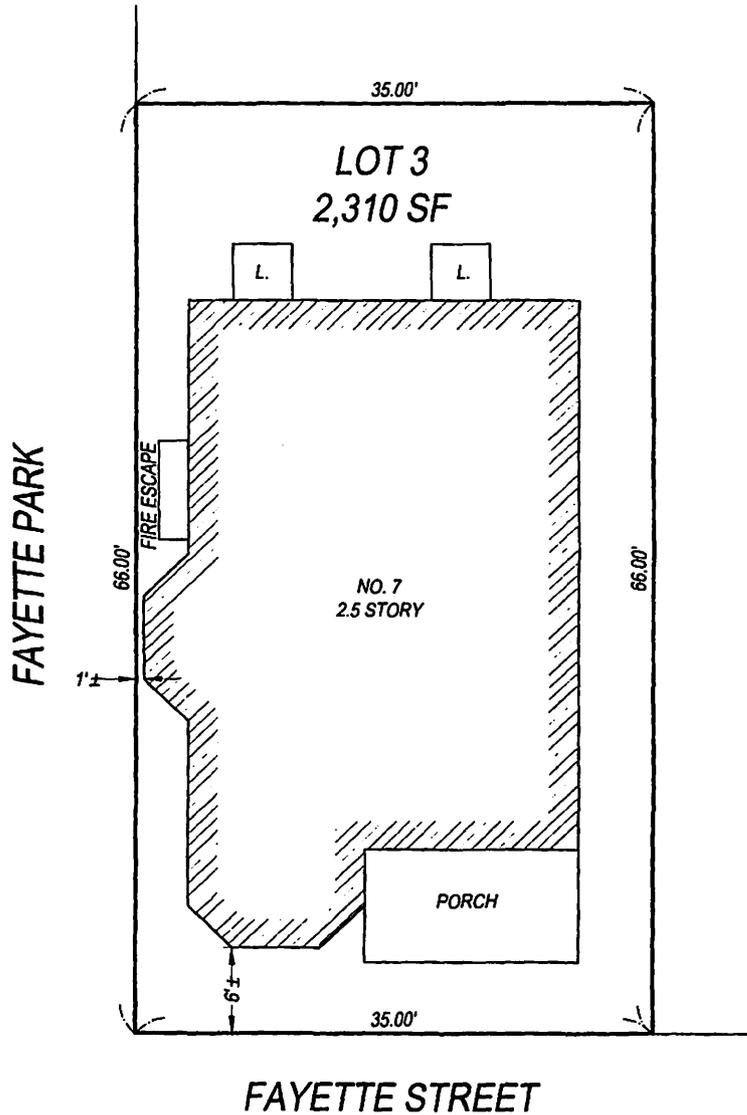
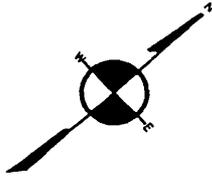
15-06000

LOCATION: 7 FAYETTE STREET
 CITY, STATE: CAMBRIDGE, MA
 APPLICANT: ARNASON & KNIPE
 CERTIFIED TO: LEADER BANK, N.A.
 SCALE: 1 INCH TO 10 FEET
 DATE: JUNE 24, 2015



BOSTON
SURVEY, INC.

P.O. BOX 290220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1816
 WWW.BOSTONSURVEYINC.COM



FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: **X**
 COMMUNITY PANEL No. **25DZ1C0051E**
 EFFECTIVE DATE: **7-17-2012**

REFERENCES

DEED: BK 10901; PG 47
 PLAN: PL BK 98; PL 8

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that there are no encroachments of major improvements either way across property lines except as shown and noted hereon.

NOTE: This is not a boundary or title insurance survey. This plan was prepared in accordance to procedural and technical standards for Mortgage Loan Inspections as adopted by the Massachusetts Board of Registration of professional engineers and Land Surveyors, 250 CMR 6.05, and use for any other purpose is prohibited. This plan is not to be used for recording, preparing deed descriptions, or construction.

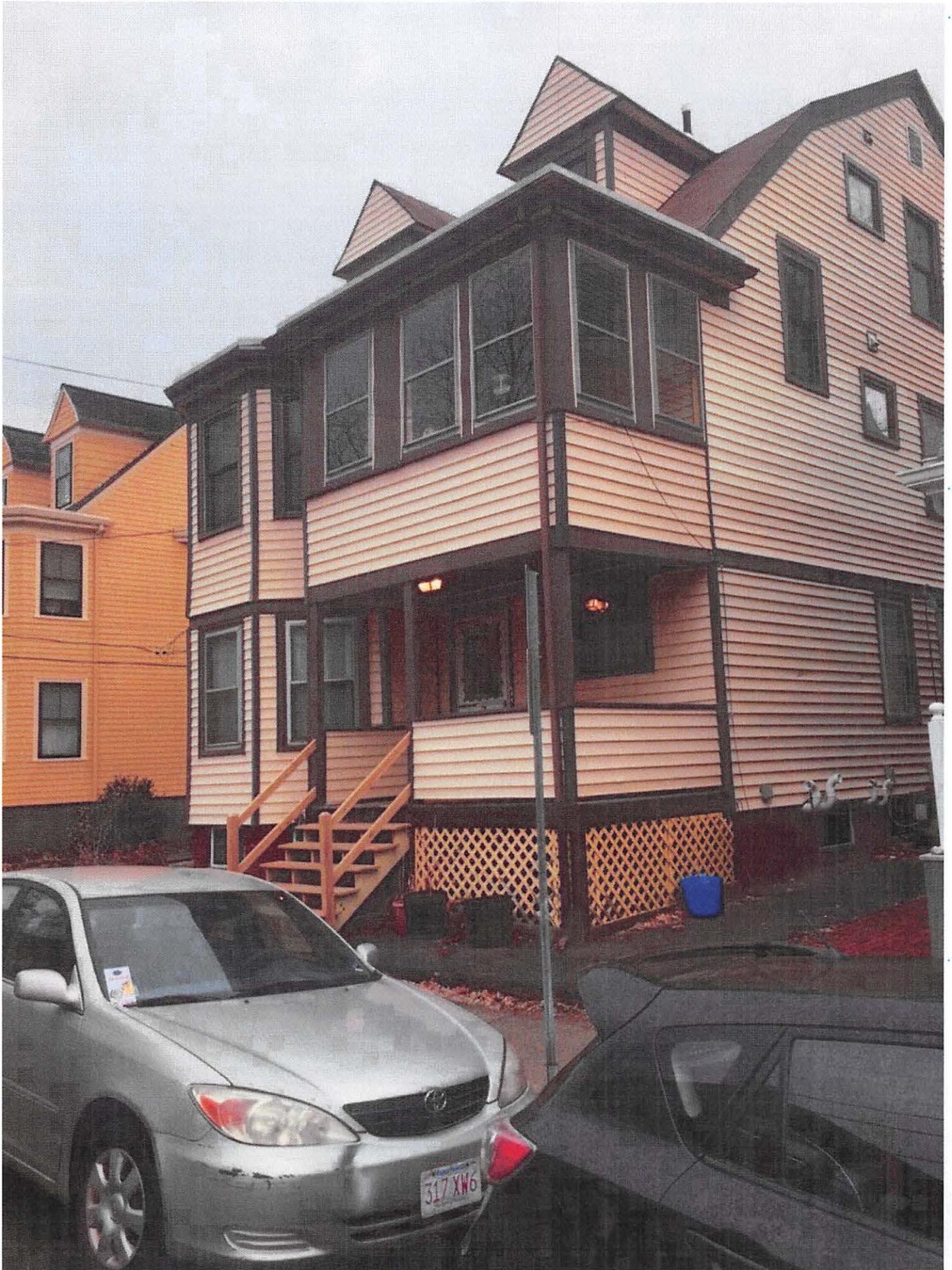


George C. Collins, PLS

7 Fayette St.

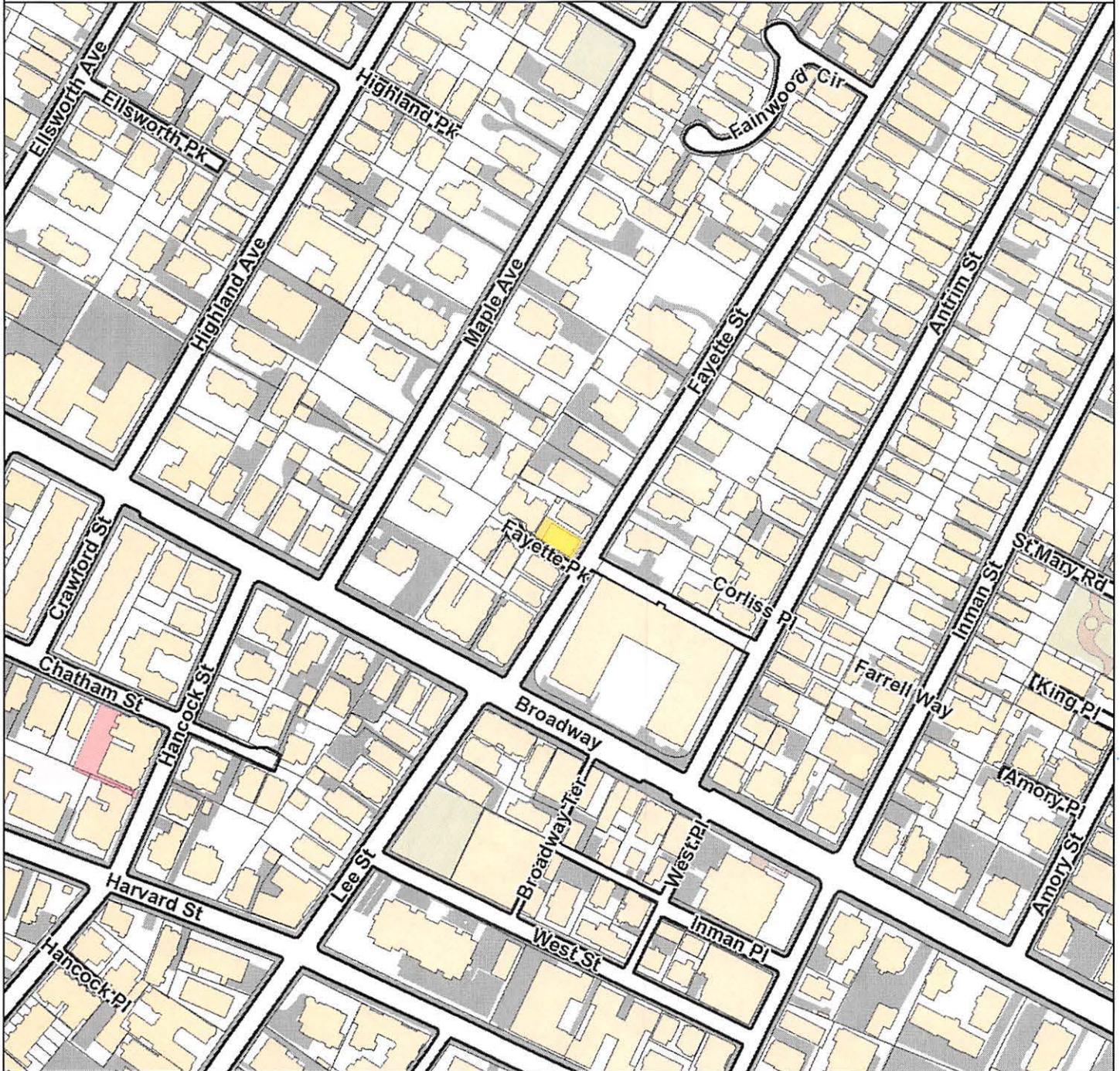












City of Cambridge
Massachusetts

1" = 217 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

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



