

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 77 Inman Street L.L.C.
(OWNER)

Address: 15 Westwood Road, Somerville MA 02143

State that I/We own the property located at 75-77 Inman Street,
which is the subject of this zoning application.

The record title of this property is in the name of 77 Inman Street L.L.C.

3/12/19
*Pursuant to a deed of duly recorded in the date 3/12/19, Middlesex South
County Registry of Deeds at Book 72323, Page 137; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Robert Purdy
**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 Robert Purdy personally appeared before me,
this 24 of Sept, 2019, and made oath that the above statement is true.

BA Notary

My commission expires April 24, 2020 (Notary Seal) . ADRIENNE BAILEY

 ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24, 2020

- 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 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 77 Inman St 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:
MGL Chapter 40a, Section 6 provides unique protections for existing non conforming one and two family structures provided the alteration does not increase the non-conforming nature of the existing structure. Chapter 6 also requires that the Special Permit Granting Authority of the local jurisdiction determine that the proposed alteration not be substantially more detrimental than the existing nonconforming use to the neighborhood. While Article 8 Section 8.22.2.c of the Cambridge Zoning Ordinance would require a variance for increases in the area or volume of more than 25% the specific protections offered to one and two family structures still apply. The proposed alterations and extensions at 77 Inman do not increase the non-conforming nature of the structure and are not more detrimental to the neighborhood.
- 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:
The proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.
- 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 driveway curb cut will remain it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same general location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed addition will conform to the dimensional requirements of the district.
- 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:
Open Space will be retained and meet the district requirements to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief. An "Historic" structure will be restored and preserved to the benefit of the neighborhood and larger district.
- 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 proposed addition, driveway and parking design are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood. The proposed addition and site planning will conform to the dimensional requirements of the district and have been reviewed and approved by the MCNCDC.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boyes-Watson Architects **PRESENT USE/OCCUPANCY:** 2 Family
LOCATION: 77 Inman St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,434</u>	<u>3,774</u>	<u>3,774</u>	(max.)
<u>LOT AREA:</u>	<u>5,038</u>	<u>No Change</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.48</u>	<u>.75</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,519</u>	<u>No Change</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>49.5'</u>	<u>No Change</u>	<u>50'</u>	(min.)
DEPTH	<u>102.5'</u>	<u>No Change</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>8.9'</u>	<u>No Change</u>	<u>10'</u>	(min.)
REAR	<u>46.7'</u>	<u>27.0'</u>	<u>20.6'</u>	(min.)
LEFT SIDE	<u>11.5'</u>	<u>7.5'</u>	<u>7.5' [(h+1)/7]</u>	(min.)
RIGHT SIDE	<u>11.4'</u>	<u>No Change</u>	<u>7.5' [(h+1)/7]</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>34.5'</u>	<u>No Change</u>	<u>35'</u>	(max.)
LENGTH	<u>46.5'</u>	<u>66.0'</u>	<u>n/a</u>	
WIDTH	<u>26.5'</u>	<u>30.7'</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>59% (3,000)</u>	<u>38% (1,900)</u>	<u>30% (1,512)</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>No Change</u>	<u>3</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>No Change</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.

THERE ARE NO OTHER OCCUPANCIES OR BUILDINGS ON THE LOT. THE ADDITION WILL BE WOOD FRAME OVER CONCRETE/MASONRY FOUNDATION TO MATCH THE EXISTING STRUCTURE

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'.



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

2019 SEP 24 PM 3:16
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-07A-18-001

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : 77 Inman Street LLC - C/O Robert Purdy

PETITIONER'S ADDRESS : 15 Westwood Road Somerville, Ma 02143

LOCATION OF PROPERTY : 77 Inman St Cambridge, MA

TYPE OF OCCUPANCY : One and Two Family Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner proposes an addition to an existing non-conforming Two Family Residence. A Special Permit is required by MGL Chapter 40a, Section 6. The proposed addition does not increase the nature of the existing non-conformity.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.3 (Excepted by MGL 40a, Section 6).
 Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : *Robert Purdy*
 (Petitioner(s) / Owner)

ROBERT PURDY
 (Print Name)

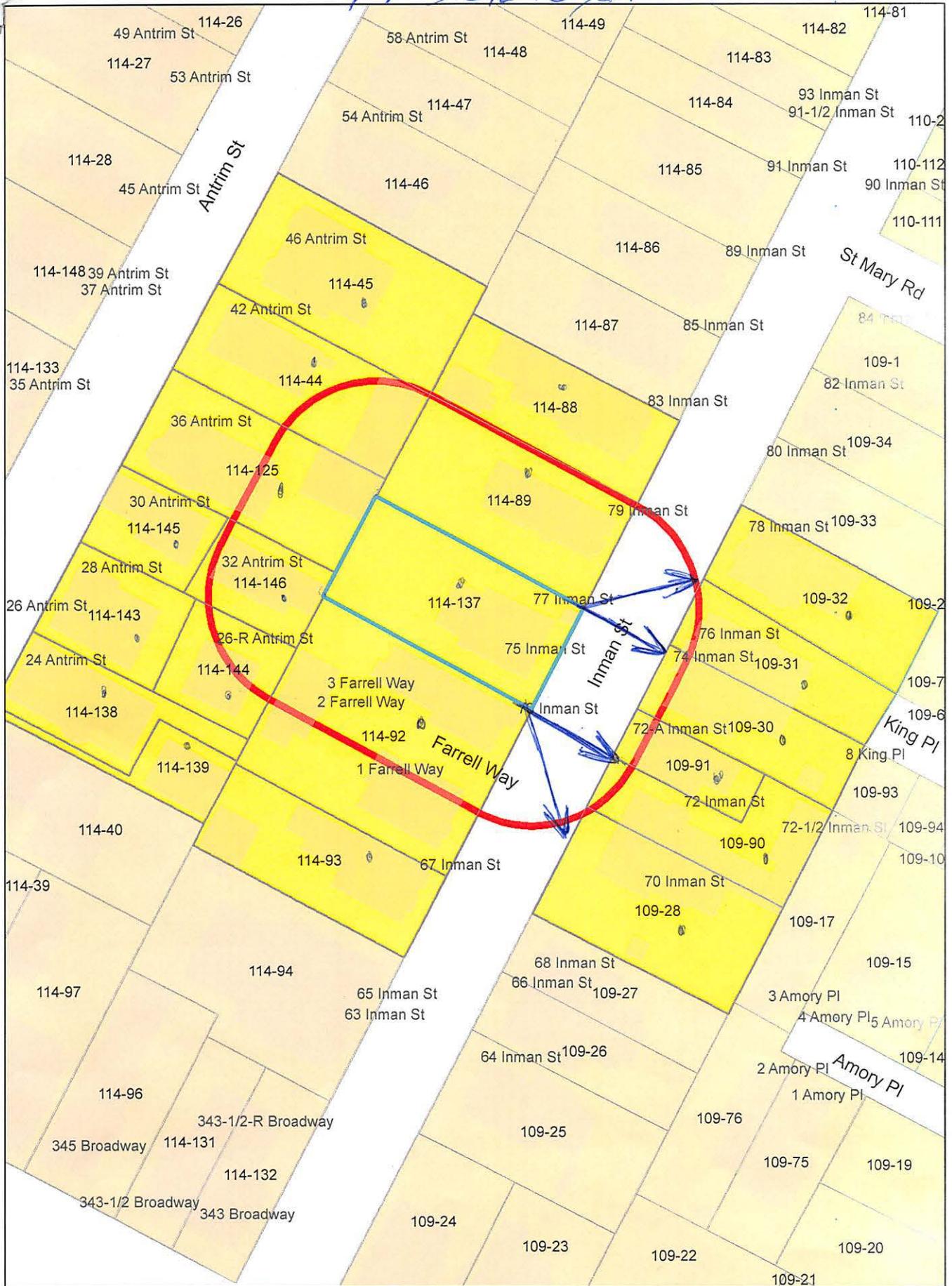
Address : 5 Greenough Park
J.P. MA. 02130

Tel. No. : 617-733-4425

E-Mail Address : PURDYCONSTRUCTION@yahoo.com

Date : _____

77 Inman St.



77 Inman St.

Petitioner
77 INMAN LLC
C/O ROBERT PURDY
15 WESTWOOD ROAD
SOMERVILLE, MA 02143

109-28
SCHWEITZER, SUSAN
70 INMAN ST
CAMBRIDGE, MA 02139

109-30
ALLEN, THOMAS C.
74 INMAN ST
CAMBRIDGE, MA 02139

109-32
FERRANTE, MARYBETH D.
78 INMAN ST
CAMBRIDGE, MA 02139

109-90
ARTLEY, JOSEPH S. & LINDA M. STEVENS
72-72.5 INMAN ST
CAMBRIDGE, MA 02139

BOYES-WATSON ARCHITECTS
C/O STEPHEN HISERODT
30 BOW STREET
SOMERVILLE, MA 02143

114-44
SAUZIER, MARIA C. & PETER J. MUSLINER
42 ANTRIM STREET
CAMBRIDGE, MA 02139

114-45
ROSENBERG, LAWRENCE E.
ROBERT STICKGOLD & DEBORAH L. KORN
48 ANTRIM ST
CAMBRIDGE, MA 02139

114-88
ALLEN, DEBORAH MYRRH
83 INMAN ST
CAMBRIDGE, MA 02139

114-89
COHEN, PRESTON SCOTT
77 PLEASANT ST
CAMBRIDGE, MA 02139

114-92
OLESEN, GEORGE F. & MAUREEN D. OLESEN
TRUSTEE OF OLESEN ONE FAMILY TR.
2 JOSEPH STREET
ANDOVER, MA 01810

114-92
ZHITONG ZHANG & ZHOU LIU
3 FARRELL ST UNIT #2
CAMBRIDGE, MA 02139

114-92
OLESEN, GEORGE F. JR
2 JOSEPH ST
ANDOVER, MA 01810

114-93
MESS, SUSAN D. & DYLAN MESS
67 INMAN ST
CAMBRIDGE, MA 02139

114-125
RUPERT, MARY JANE
36 ANTRIM ST. #1
CAMBRIDGE, MA 02139

114-125
WICHERS, CHRISTINE
38 CHANDLER ST. UNIT A
SOMERVILLE, MA 02144

114-125
NUNN, NATHAN & CARLEY TAYLOR
36 ANTRIM ST., UNIT #3
CAMBRIDGE, MA 02139

114-137
AARPROP, LLC.
90 WASHINGTON ST
NEWTON, MA 02458

114-138
TRS. OF THE BARTHOLOMEW SULLIVAN REVOCABLE
FAMILY TRUST
C/O CORNELIUS P. SULLIVAN
24 ANTRIM ST
CAMBRIDGE, MA 02139

114-139
BUCK, MICHAEL R. & DAWN M. DREVERS
24R ANTRIM ST
CAMBRIDGE, MA 02139

114-143
VALANT, VINCENT J. & JOHN ROBERT VALANT
26 ANTRIM ST #1
CAMBRIDGE, MA 02139

114-143
STANESA, MAXINE A.
28 ANTRIM ST. UNIT #2
CAMBRIDGE, MA 02139

114-144
BAUDOIN, PATRICIA & MADGE J. KAPLAN
26R ANTRIM ST
CAMBRIDGE, MA 02139

114-145
VAGLIANO, JASON
30 ANTRIM STREET
CAMBRIDGE, MA 02139

114-146
HUBBS, JED & SHANNON HUBBS
32 ANTRIM ST
CAMBRIDGE, MA 02139

114-92
OLESEN, GEORGE F. JR. & MAUREEN D. OLESEN
2 JOSEPH ST
ANDOVER, MA 01810

109-31
73109 LLC,
126 PROSPECT ST
CAMBRIDGE, MA 02139

109-91
RIVARD, DAVID & MICHAELA SULLIVAN
72-A INMAN ST.
CAMBRIDGE, MA 02139



No.	Description	Date

stamp

client
Client Name

title
SITE PHOTOS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS

thirty bow street
sommerville, ma
02143

architects@boyeswatson.com
phone: (617) 429-8300
fax: (617) 429-8301

job number 000

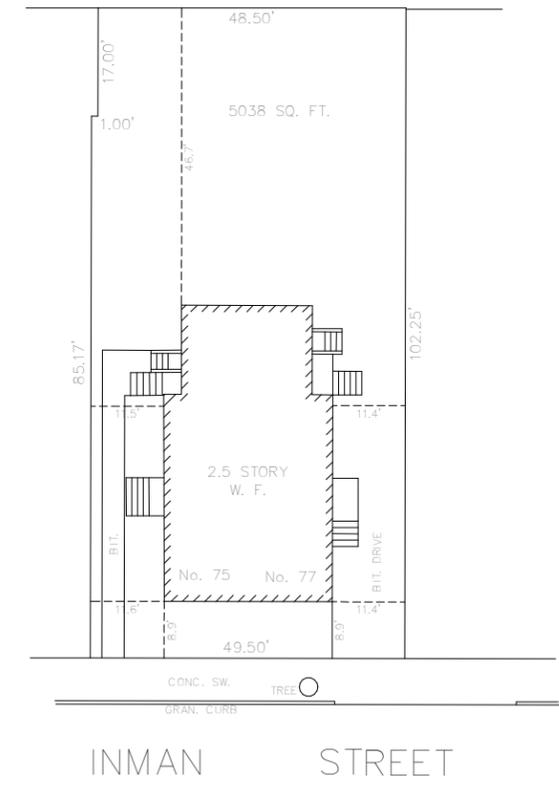
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date issued 07-16-19

BZA APPLICATION

A003

7/22/2019 10:40:45 PM



1 Site Survey
1" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
SITE SURVEY

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS

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job number 000

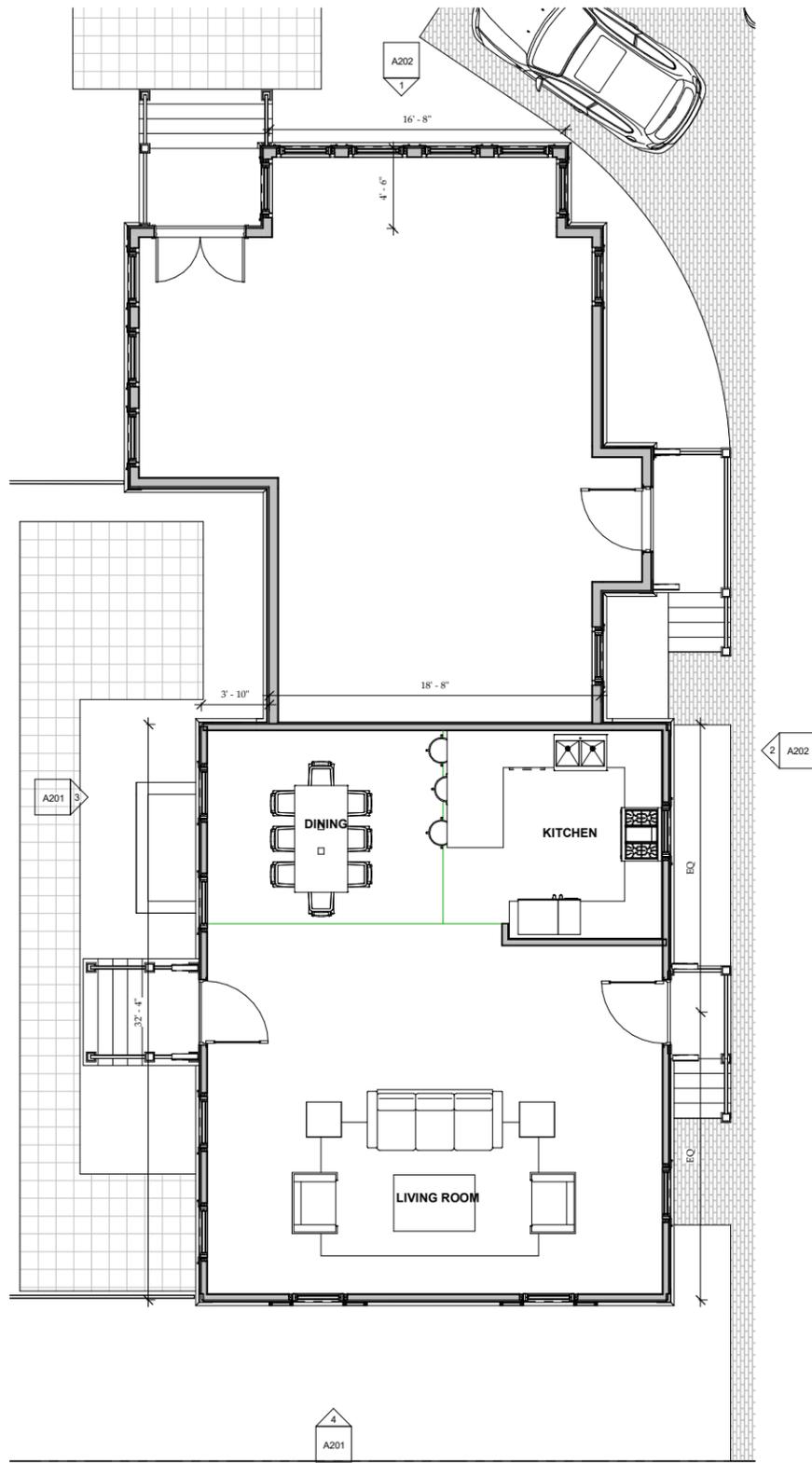
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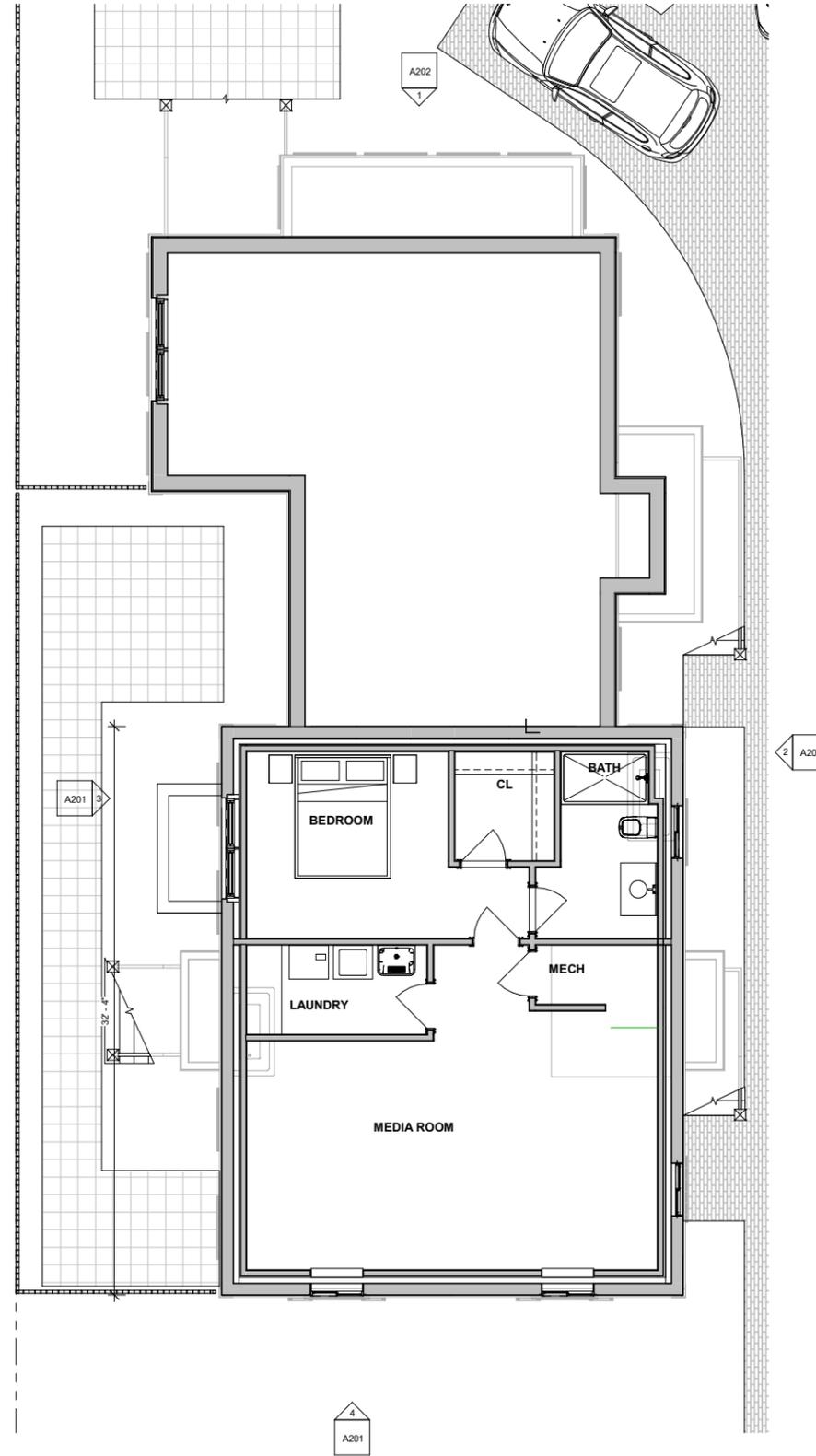
BZA APPLICATION

A013

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3 PROPOSED 1ST FLOOR
1/4" = 1'-0"



1 PROPOSED BASEMENT
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
FLOOR PLANS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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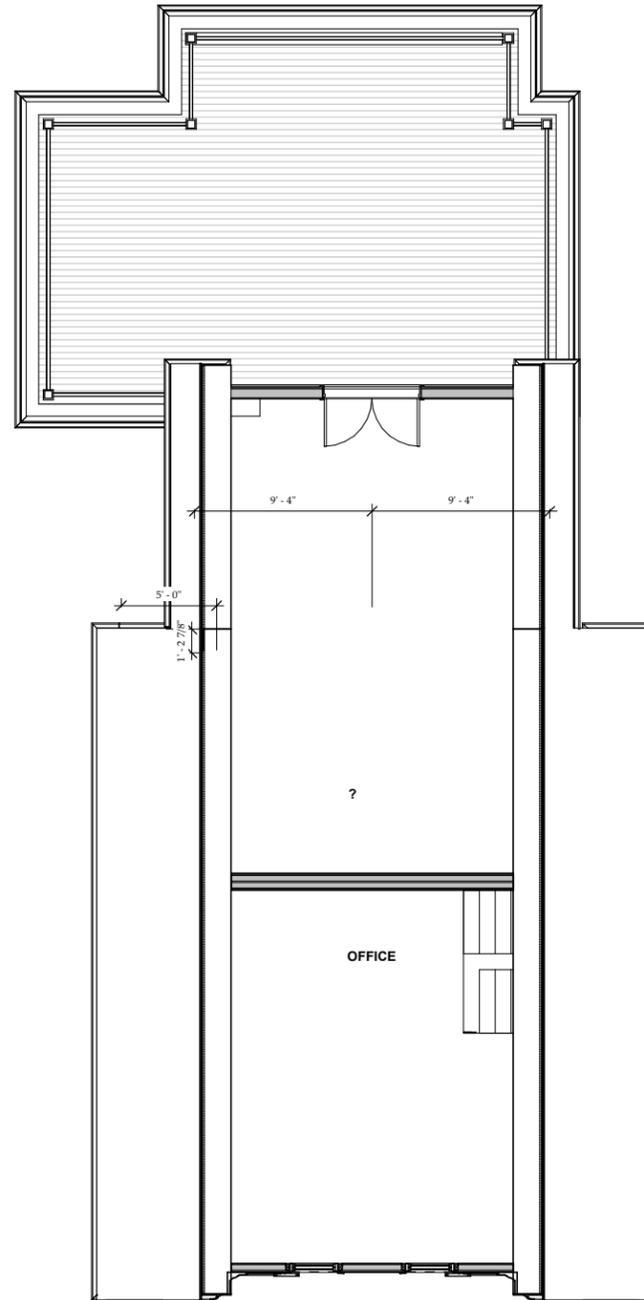
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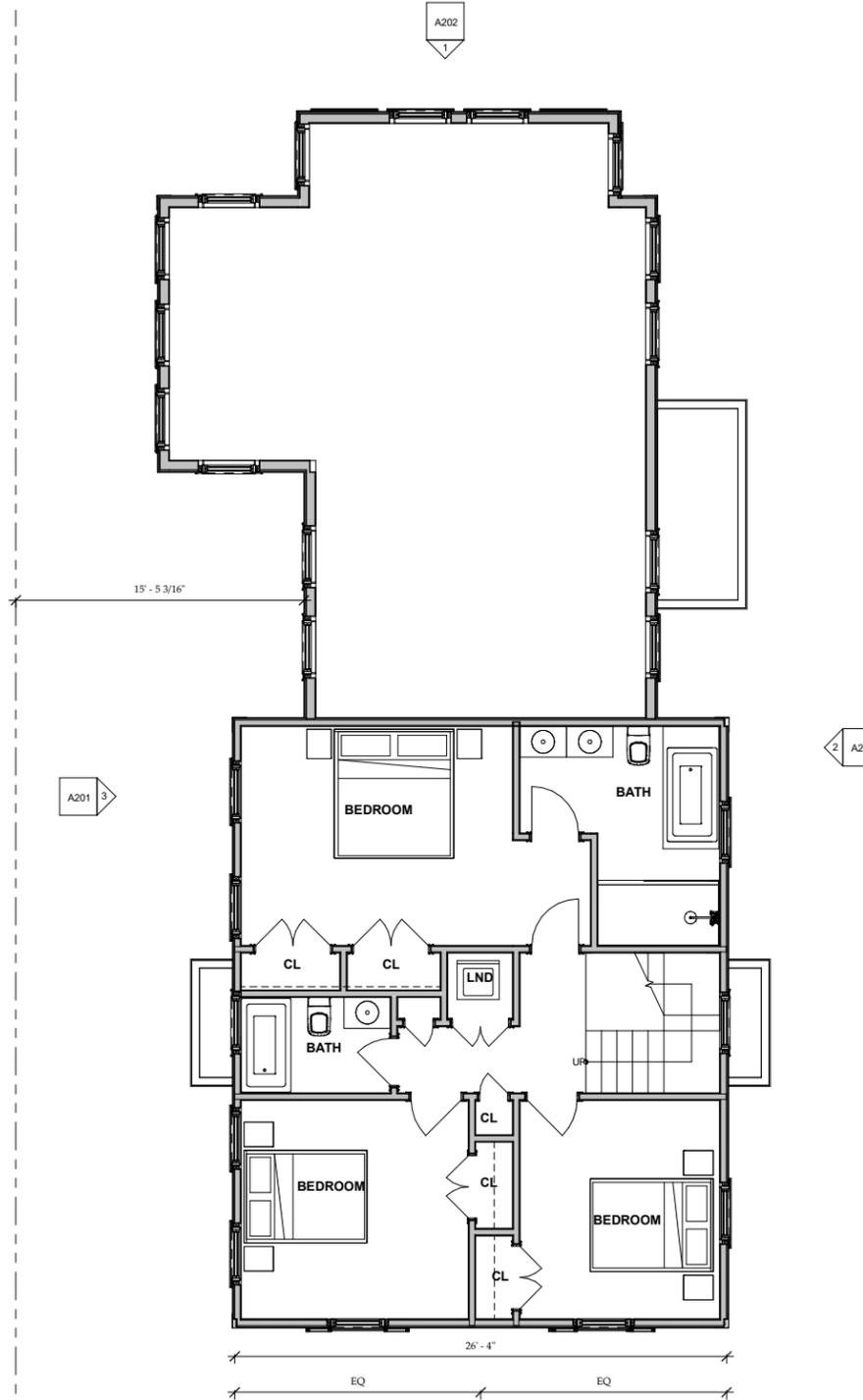
date issued 07-16-19

BZA APPLICATION

Sheet no.
A101



② PROPOSED 3RD FLOOR
1/4" = 1'-0"



① PROPOSED 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
FLOOR PLANS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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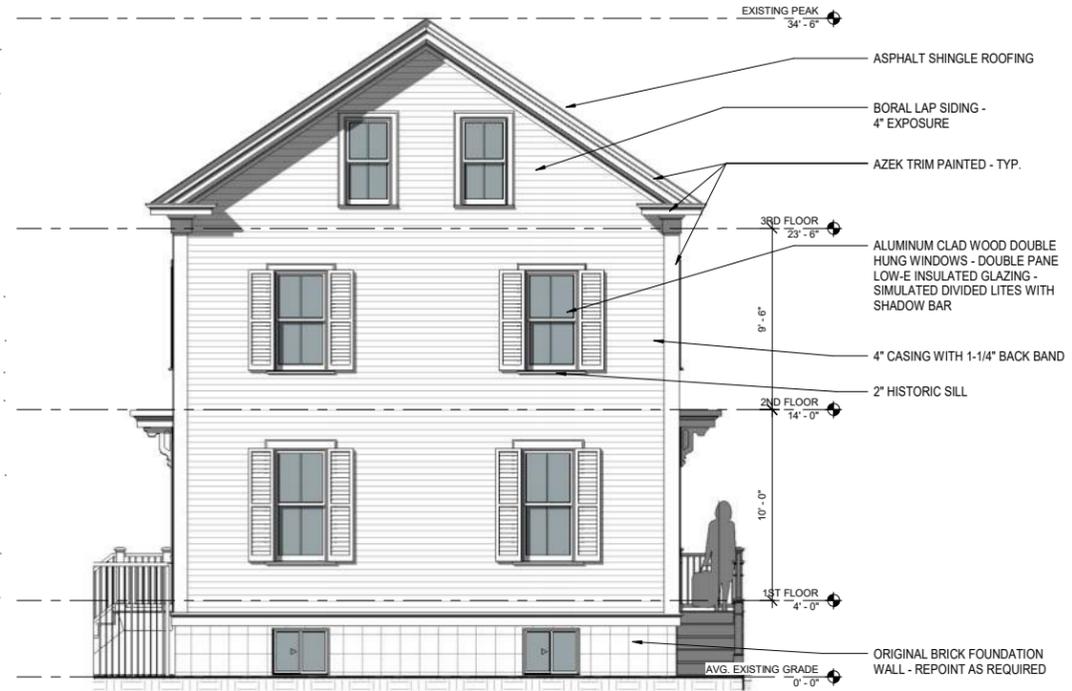
job number 000

scale 1/4" = 1'-0"

date issued 07-16-19

BZA APPLICATION

Sheet no.
A102



④ FRONT ELEVATION
1/4" = 1'-0"



③ LEFT SIDE ELEVATION- EXISTING RENOVATION
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
PROPOSED ELEVATIONS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma 02143

architect@boyeswatson.com
phone: 617-429-8200
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job number 000

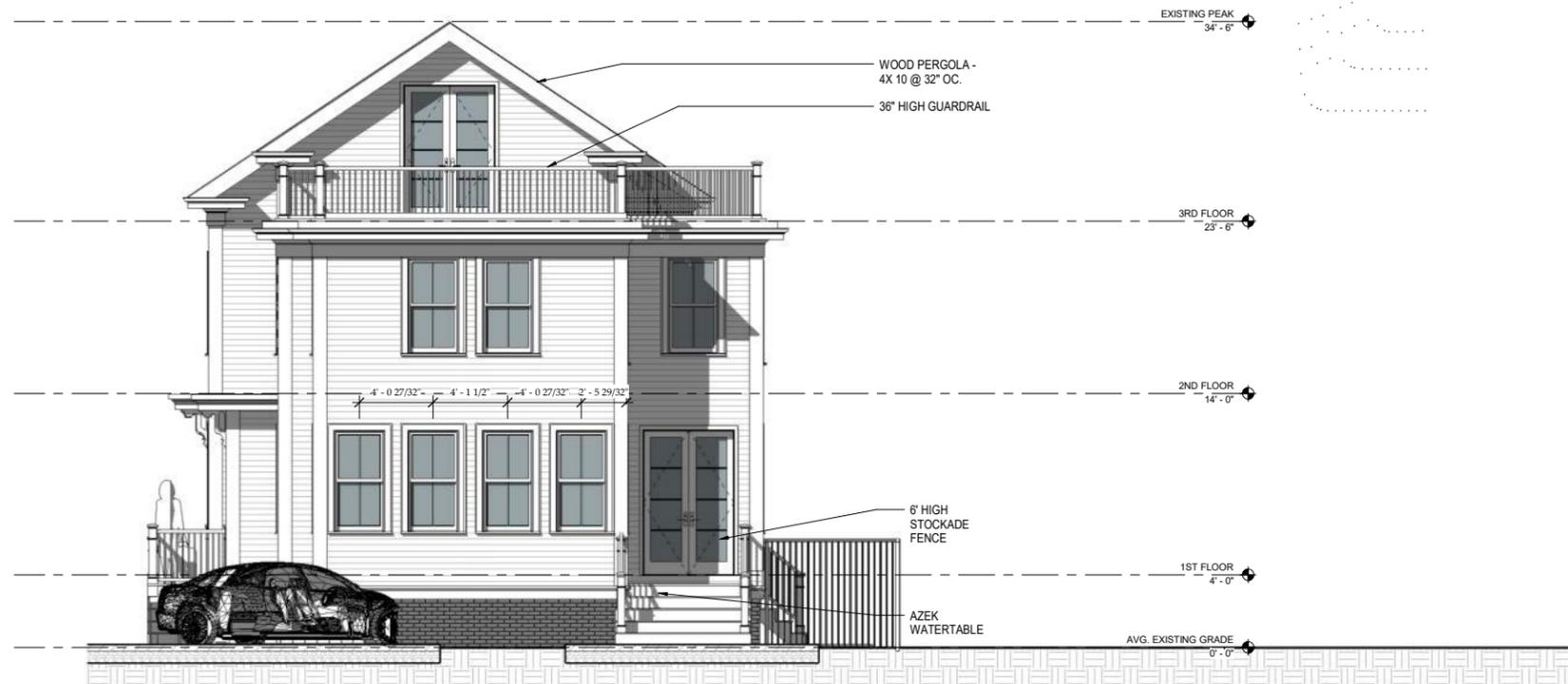
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date issued 07-16-19

BZA APPLICATION

Sheet no.
A201

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① REAR ELEVATION- EXISTING RENOVATION
1/4" = 1'-0"



② RIGHT SIDE ELEVATION- EXISTING RENOVATION
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
PROPOSED ELEVATIONS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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job number 000

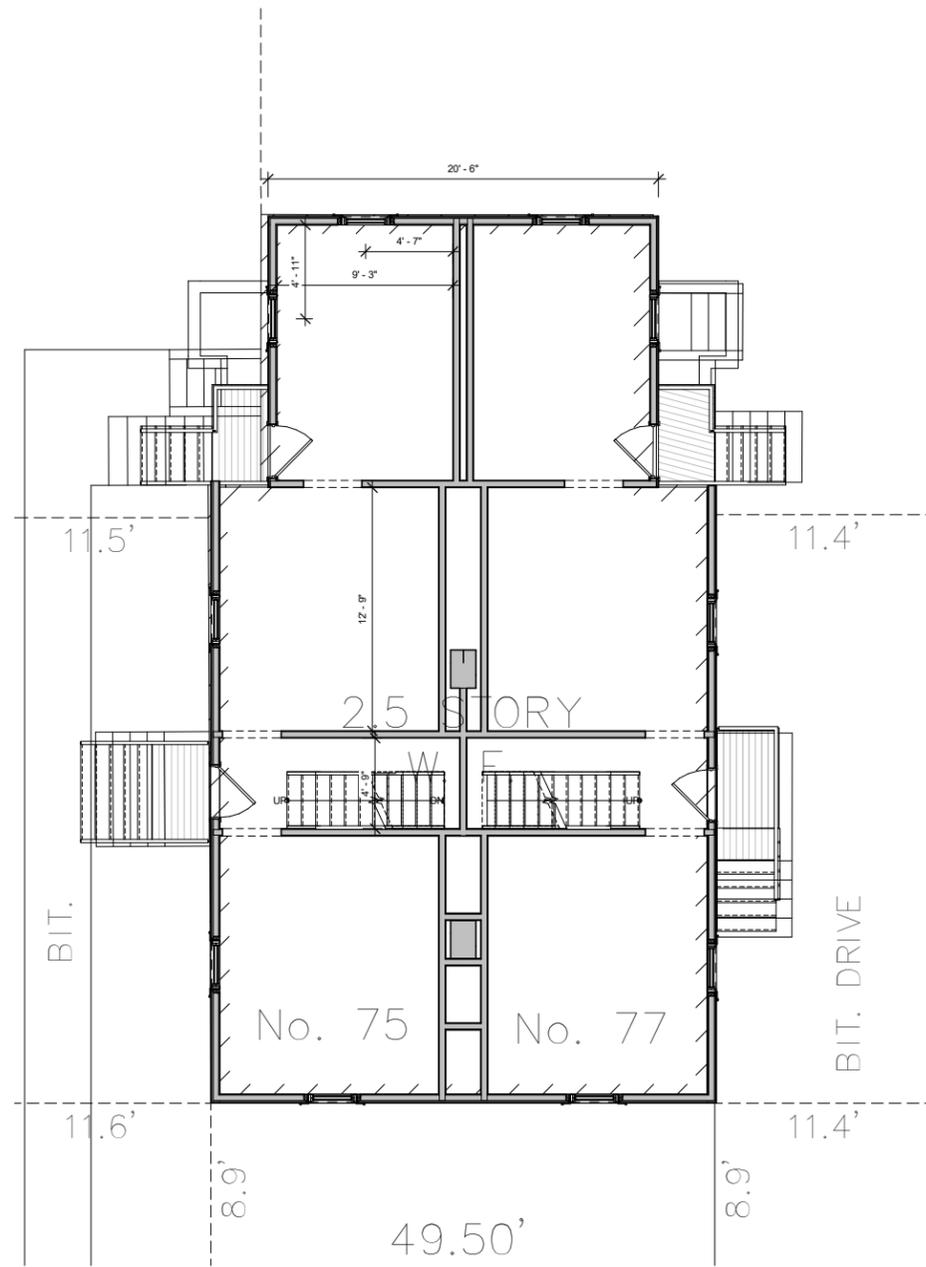
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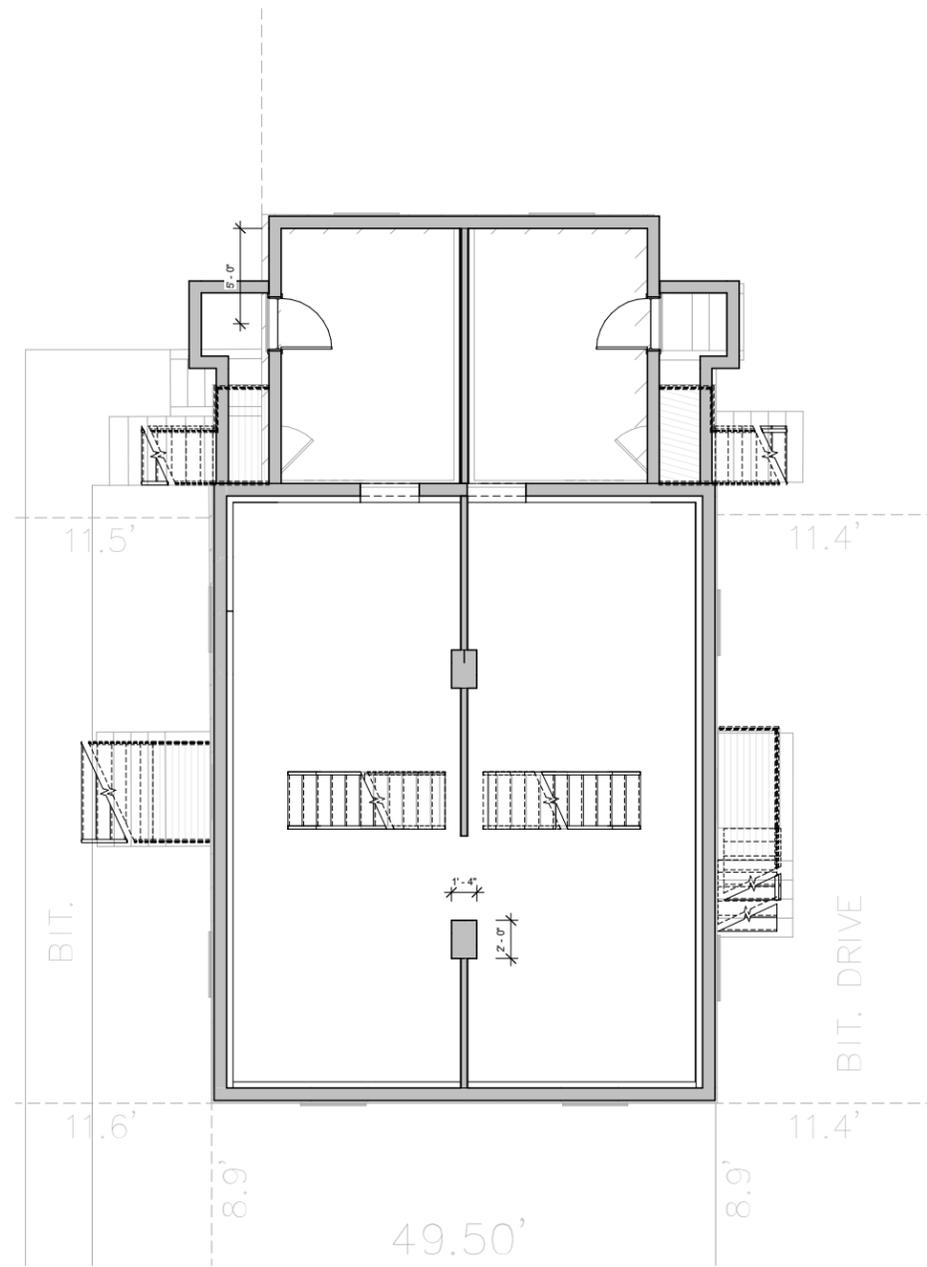
BZA APPLICATION

A202

7/22/2019 10:40:58 PM



② EXISTING 1ST FLOOR
1/4" = 1'-0"



① EXISTING BASEMENT
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
EXISTING FLOOR PLANS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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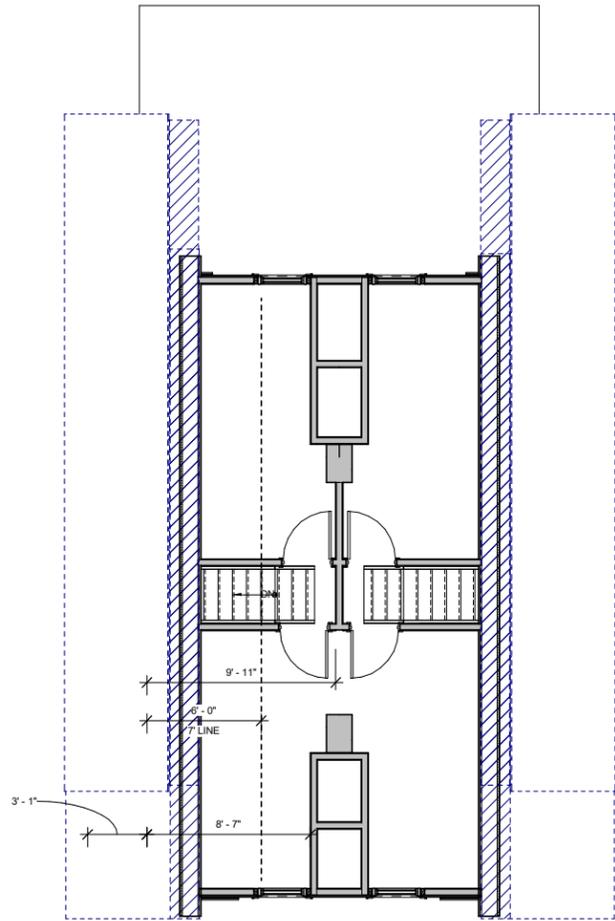
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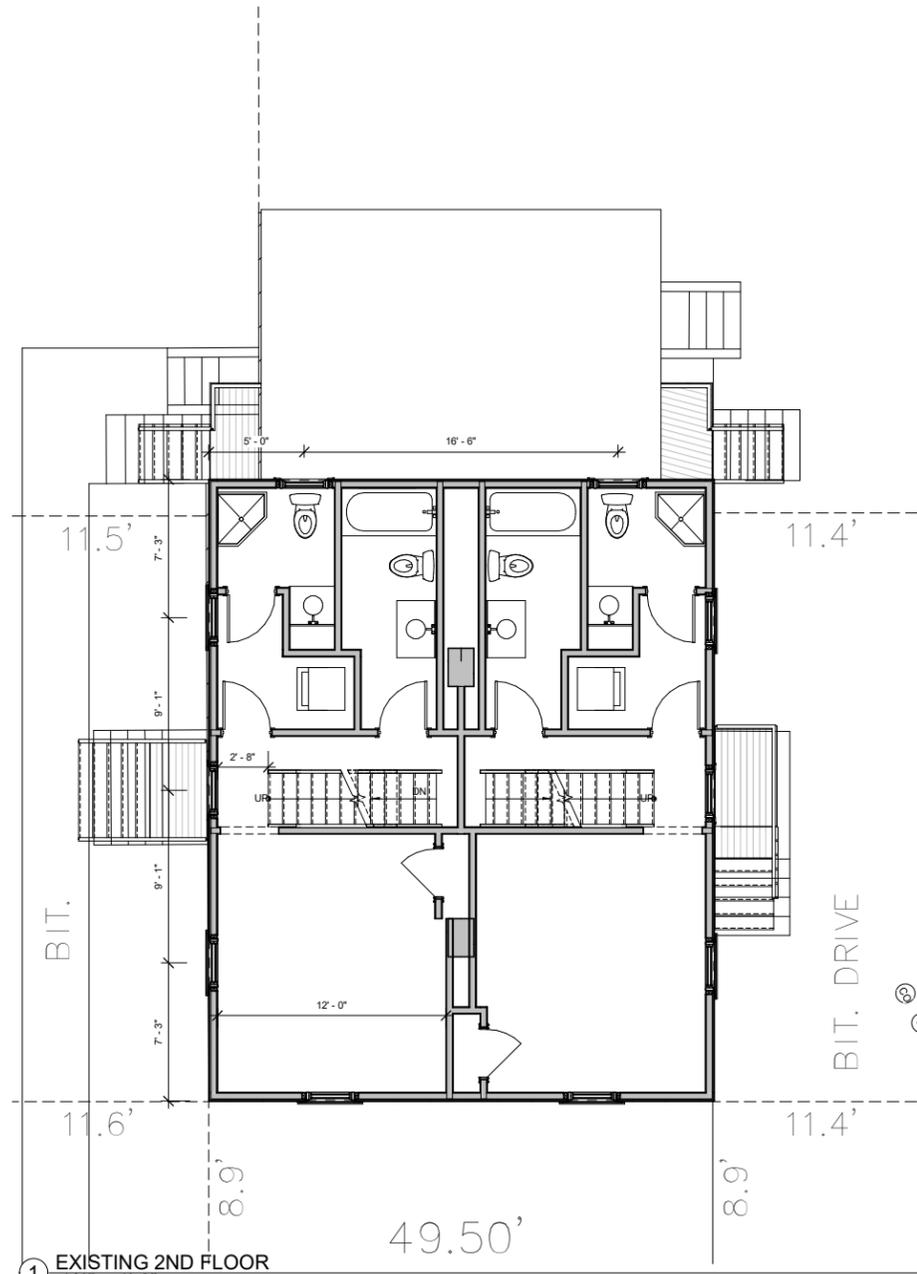
date issued 07-16-19

BZA APPLICATION

AX101



② EXISTING 3RD FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
EXISTING FLOOR PLANS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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scale 1/4" = 1'-0"

date issued 07-16-19

BZA APPLICATION

AX102



② EXISTING ELEVATION - RIGHT SIDE
1/4" = 1'-0"

① EXISTING FRONT ELEVATION
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
EXISTING ELEVATIONS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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job number 000

scale 1/4" = 1'-0"

date issued 07-16-19

BZA APPLICATION

AX103



① EXISTING ELEVATION - LEFT SIDE
1/4" = 1'-0"



② EXISTING REAR ELEVATION
1/4" = 1'-0"

No.	Description	Date

stamp

client
Client Name

title
EXISTING ELEVATIONS

project
75-77 INMAN ST

BOYES-WATSON ARCHITECTS



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job number 000

scale 1/4" = 1'-0"

date issued 07-16-19

BZA APPLICATION

AX104