BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: ALEKSANDRS ZOSULS

PETITIONER'S ADDRESS: 124 PLEASANT STREET

LOCATION OF PROPERTY: 124 PLEASANT STREET

TYPE OF OCCUPANCY: RESIDENCE ZONING DISTRICT: C

REASON FOR PETITION:

_____ Additions

_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

X Dormer

_____ Other: _____

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

ONE DORMER ON THE EAST SIDE AND TWO SMALL DORMERS ON THE WEST SIDE OF THE THIRD FLOOR & ONE EGRESS SIZED WINDOW ON THE SOUTH SIDE THE THIRD FLOOR TO REPLACE A SMALLER WINDOW

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.24.4 & TABLE 5-1 (SETBACKS)

Article 5 Section 5.28 & TABLE 5-1 (FAR)

Article 5 Section 5.31

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)

Aleksandrs Zosuls
(Print Name)

Address: 124 PLEASANT STREET
CAMBRIDGE, MA. 02139

Tel. No.: _____

E-Mail Address: _____

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 ZOSULS, ALEKSANDRS
(OWNER)

Address: 124 PLEASANT STREET

State that I/We own the property located at 124 PLEASANT STREET, which is the subject of this zoning application.

The record title of this property is in the name of ZOSULS, ALEKSANDRS

*Pursuant to a deed of duly recorded in the date 12/20/2005, Middlesex South County Registry of Deeds at Book 46696, Page 40; or Middlesex Registry District of Land Court, Certificate No. _____ Book 46696 Page 40.

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 Suffolk

The above-name Aleksandrs Zosuls personally appeared before me, this 1 of November 2017, and made oath that the above statement is true.

My commission expires Nov. 12, 2021 (Notary Seal)

ALAN ROZENTSVAYG
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 12, 2021

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

(ATTACHMENT B - PAGE 3)

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:

Because of the existing size of the lot is small compared to the required lot size, this has created a low allowable FAR that is nonconforming. In addition 450 sq. ft. of the building FAR is calculate by unheated porch space, a fairly excessive amount. Since both of these porches are also used as rear entrances it makes a needed bedroom addition on the east side (the yard side) almost impossible. In addition the building is located almost adjacent to the street and thus within the required setback. The applicants are in need of an additional bedroom because of an expanding family and the only logical expansion space is to dormer the third floor a small amount of 101.5 sq. ft., with two dormers on the Pleasant Street side and one on the opposite side. In addition two egress windows are to be added on the north and south sides of the building.

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 rearsons:

The hardships for this property are due to the small size of the lot which creates a low FAR, the house's proximity to the street which makes it nonconforming, a small width which makes the third floor have a low ceiling and the existing layout of the rear porches which makes adding the needed space difficult except as dormers, the two dormers on the Pleasant St. front which will be within the front yard setback.

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

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

There will be an increase in the floor area of the house by only 101.5 sq. ft. and the addition of only one bedroom for the future child, neither of which will be a detriment to the neighborhood. Additionally there will be no increase in the allowable number of cars. The shading impact of the dormers will affect no other houses and the appearance will have negligible effect on the street frontage (the applicants have reviewed it with Charlie Sullivan even though he has no authority in this area).

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

The purpose of the zoning ordinance is to maintain the character of various neighborhoods. Granting this variance for several dormers will not change the functional character of the residence and therefore should maintain the quality and desired residential character of the neighborhood. Adding the dormers will actually make it a more livable space as a residence, especially for the present owners.

* **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: ALEKSANDRS ZOSULS **PRESENT USE/OCCUPANCY:** RES.

LOCATION: 124 PLEASANT STREET **ZONE:** C

PHONE: 617-501-1429 **REQUESTED USE/OCCUPANCY:** RES.

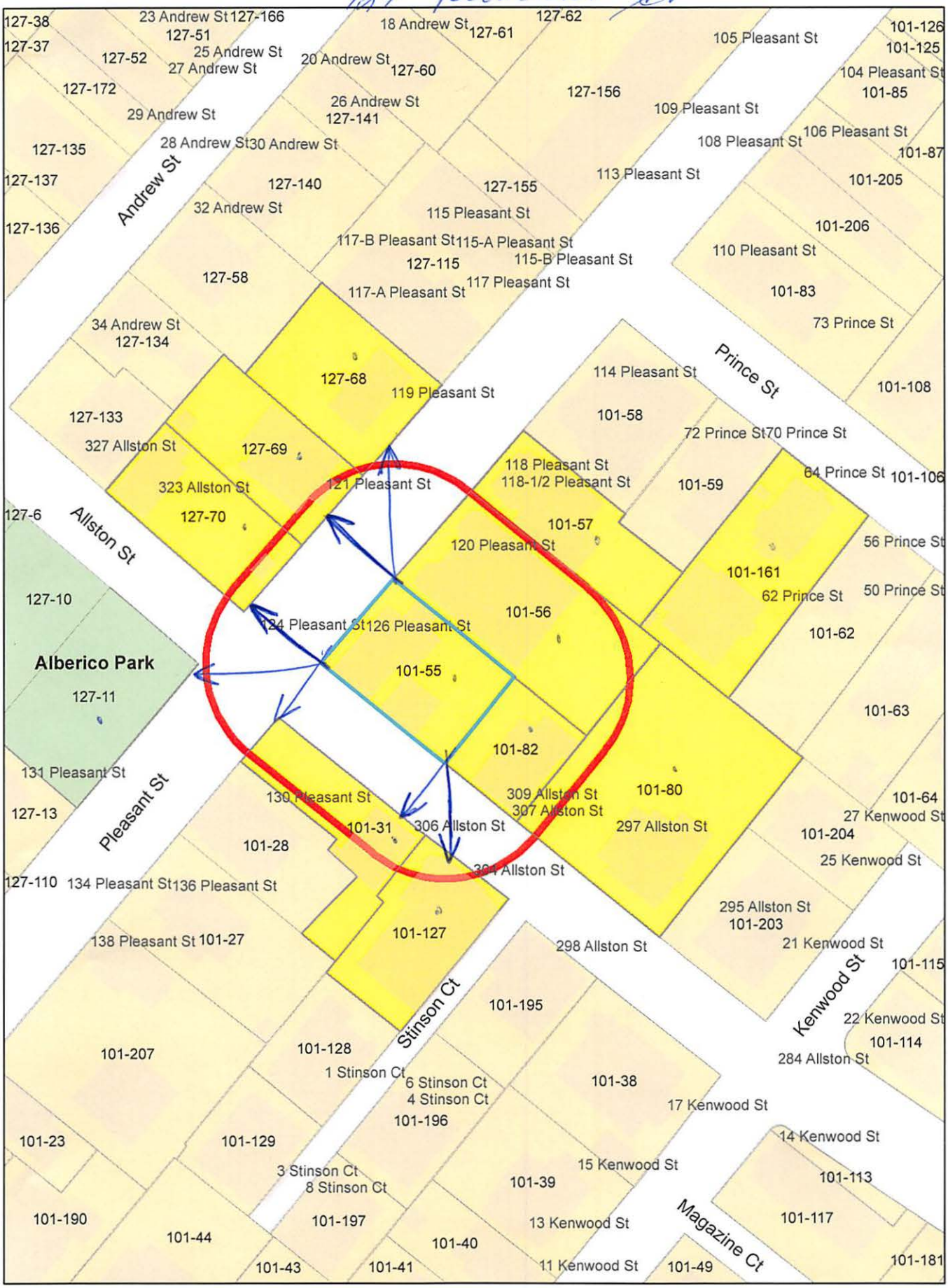
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		2086.5	2188.0	2040	(max.)
LOT AREA:		3409			(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		.614	.644	.60	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1700	1700	1800	(min.)
SIZE OF LOT:	WIDTH	50		50	(min.)
	DEPTH	69.15			
Setbacks in Feet:	FRONT PLEASANT	5.2	5.2	10'-0"	(min.)
	~~REAR~~ ALSTON	2.2	2.2	10'-0"	(min.)
	LEFT SIDE	0	0	8'-2"	(min.)
	RIGHT SIDE	35'-0"	35'-0"	11'-3½	(min.)
SIZE OF BLDG.:	HEIGHT	32'-0"	32'-0"	35'-0"	(max.)
	LENGTH	47'-0"	47'-0"		
	WIDTH	25'-0"	25'-0"		
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		.40	.40	36%	(min.)
NO. OF DWELLING UNITS:		2	2	1	(max.)
NO. OF PARKING SPACES:		2	2	2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		NA	NA	NA	(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.

EXISTING BLDG. IS WOOD FRAME AND THE PROPOSED DORMERS ARE WOOD FRAME

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'.*

124 Pleasant St.



124 Pleasant St.

101-31
FERGUSON, MARY L.
306 ALLSTON ST
CAMBRIDGE, MA 02139

101-56
PROSPER, IPHETA
120 1/2 PLEASANT ST. UNIT #4
CAMBRIDGE, MA 02139

Petitioner

101-55
ZOSULS, ALEKSANDRS
124 PLEASANT ST
CAMBRIDGE, MA 02139

101-56
MACGIBBON, JOHN A
120 PLEASANT ST., UNIT #2
CAMBRIDGE, MA 02139

101-56
JOSEPH, RODRIGUE M. & AMENIE E. JOSEPH
120 1/2 PLEASANT ST
CAMBRIDGE, MA 02139

RICHARD BROWN ARCHITECTS
C/O RICHARD BROWN
50 HILLCREST AVE
LEXINGTON, MA 02420

101-56
JULMEUS, JOSIANE & LISANA JOSEPH
120 PLEASANT ST., UNIT #5
CAMBRIDGE, MA 02139

101-56
FLAMAND, TONY & YAEL RUBINSTEIN
120 PLEASANT ST., #6
CAMBRIDGE, MA 02139

101-80
CULLEN, WILLIAM M.
297 ALLSTON ST
CAMBRIDGE, MA 02139

101-82
MANFREDI, LOUIS J. & JOANNE M. CARROLL
307 ALLSTON ST
CAMBRIDGE, MA 02139

127-11
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE,
CITY MANAGER

127-11
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

127-69
GREENIDGE, DENISE GAUL & MICHELE GAUL
121 PLEASANT ST
CAMBRIDGE, MA 02139

127-70
DOBAK, KAREN
323 ALLSTON ST
CAMBRIDGE, MA 02139

101-57
MASCAR, LLC,
22 PINE POINT ROAD
NORWALK, CT 06853

101-57
GUI, DAN Y. & JAY X. LIN
118 PLEASANT ST. B
CAMBRIDGE, MA 02139

101-57
RADA, ALEXANDRA
118 PLEASANT ST., #C
CAMBRIDGE, MA 02139

101-127
MONTGOMERY, MOLLY J. &
MANJULA SUBRAMANI
C/O WEI, SHUAN & LI YUE
304 ALLSTON ST. UNIT #1
CAMBRIDGE, MA 02139

101-127
LEE, WEI-CHUNG & JENNIFER FORTIN
304 ALLSTON ST., UNIT #6
CAMBRIDGE, MA 02139

101-127
LUKASIAK, TOMASZ & MARIA SAINO
304 ALLSTON ST., #5
CAMBRIDGE, MA 02139

101-127
304 ALLSTON ST PROPERTIES LLC
131 PLEASANT ST
CAMBRIDGE, MA 02139

101-127
FEDEROWICZ, STEPHEN, MARY FEDEROWICZ &
CATHERINE FEDEROWICZ
304 ALLSTON ST., #3
CAMBRIDGE, MA 02139

101-127
WEINROBE, ZOE R.
304 ALLSTON ST, #2
CAMBRIDGE, MA 02139

101-161
SORIERO, JULIA A.& MARSHA H. FLORIO,
TRS THE SORIERO-FLORIO REV LIV TRUST
62-64 PRINCE ST
CAMBRIDGE, MA 02139

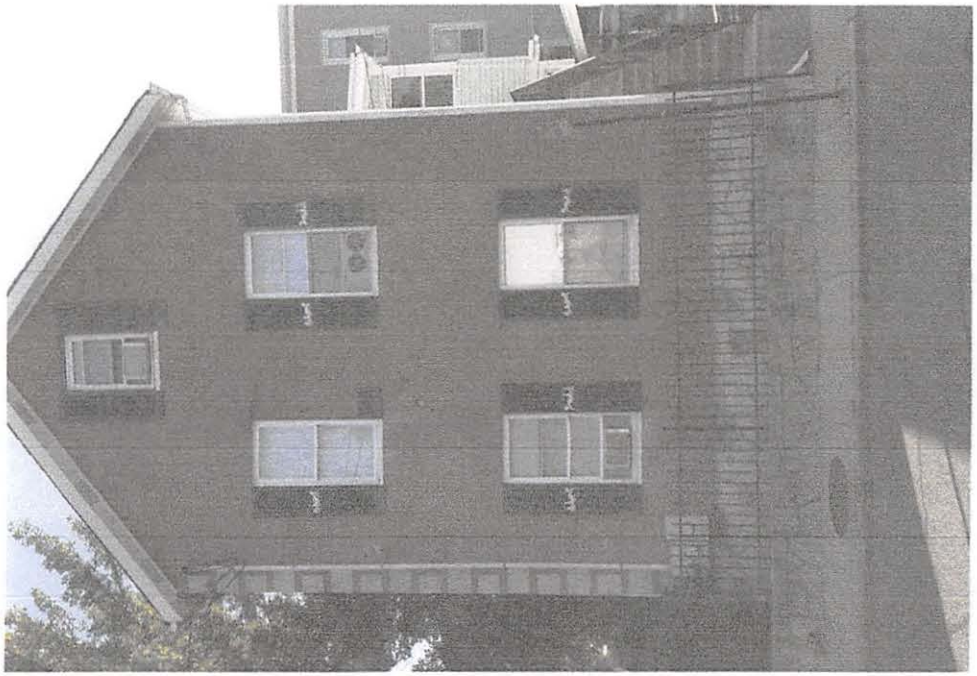
101-161
REAVIS, MARY CATHERINE
64 PRINCE ST
CAMBRIDGE, MA 02139

101-56
YOUNG, MARY
C/O SINNOTT, ROBERT W. &
120 PLEASANT ST 1
CAMBRIDGE, MA 02139

127-68
PICKETT, MATTHEW D. & ANNE I. BANDES
119 PLEASANT ST
CAMBRIDGE, MA 02139

124 pleasant St.

FRONT ON PLEASANT ST.



STRAIGHT VIEW FROM ALSTON ST

ANGLE VIEW FROM ALSTON

CLOSE ANGLE VIEW FROM ALSTON

BZA APPLICATION FORM

GENERAL INFORMATION

2017 NOV 16 AM 11:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: _____ Variance: X Appeal: _____

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_____ Change in Use/Occupancy

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X Dormer

_____ Other: _____

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_____ Parking

_____ Sign

_____ Subdivision

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Article 5 Section 5.31

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Applicants for a **Special Permit** must complete Pages 1-4 and 6
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Original Signature(s): _____
(Petitioner(s)/Owner)

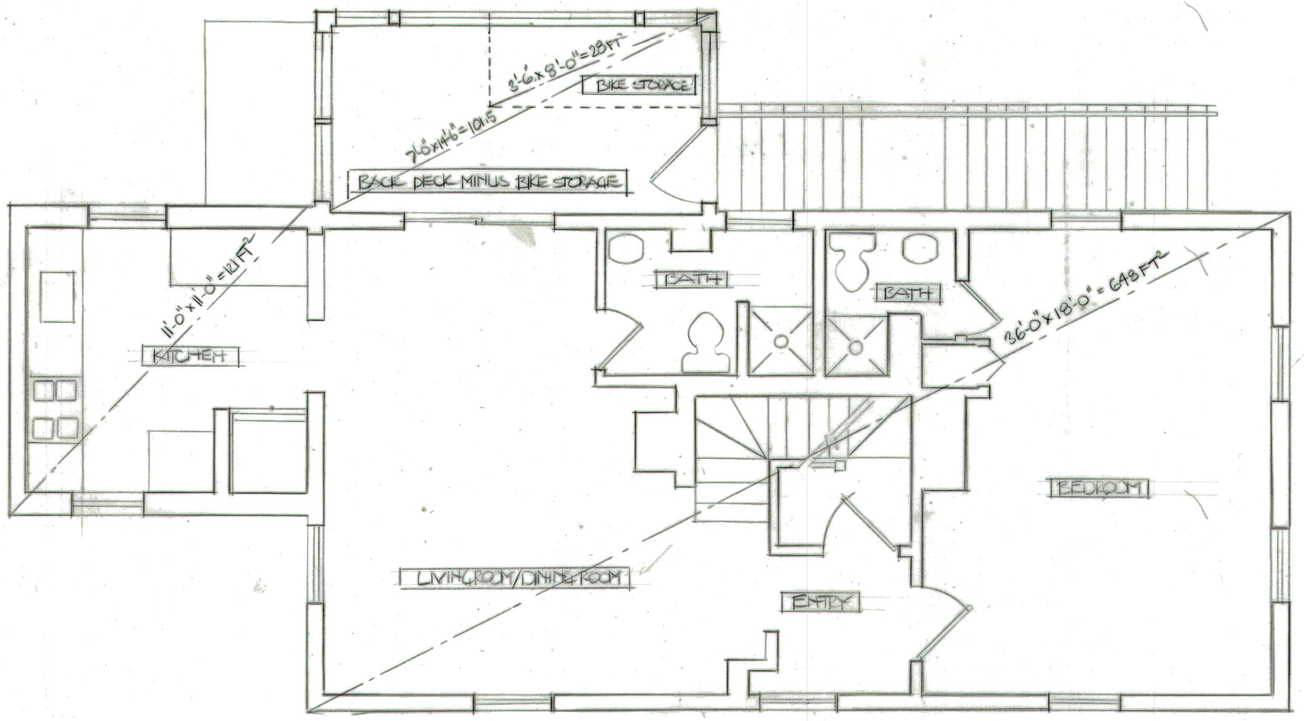
Aleksandrs Zosuls
(Print Name)

Address: 124 PLEASANT STREET
CAMBRIDGE, MA. 02139

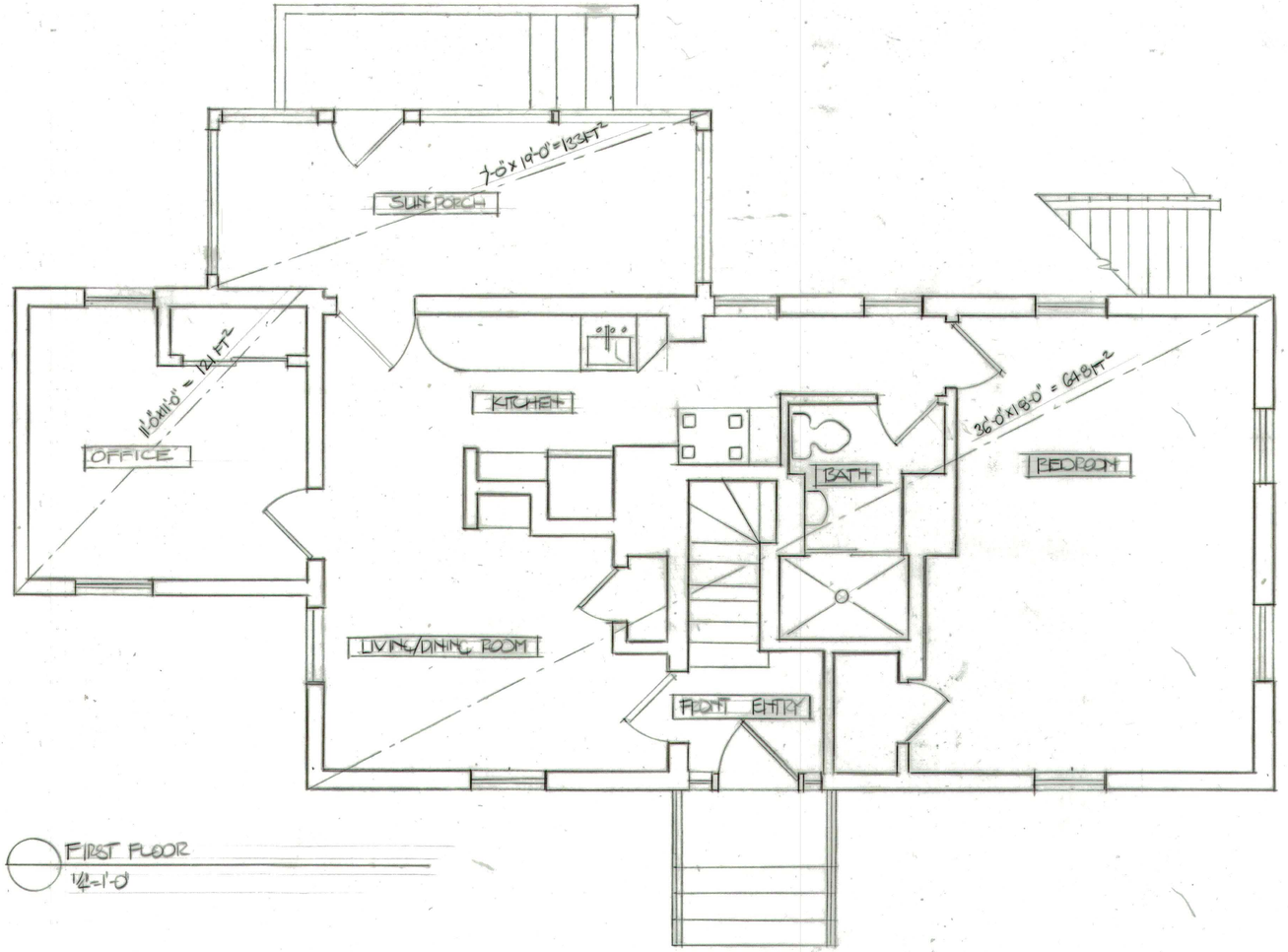
Tel. No.: _____

E-Mail Address: _____

Date: _____



SECOND FLOOR
1/4"=1'-0"



FIRST FLOOR
1/4"=1'-0"

FIRST FLOOR AREA

133 FT²
121 FT²
648 FT²
902 FT²

902 FT²

SECOND FLOOR AREA

101.5 FT²
121 FT²
648 FT²
(28) FT² (BIKE STORAGE
842.5FT²

842.5 FT²

THIRD FLOOR AREA

342 FT²

342 FT²
2086.5 FT²

TOTAL LOT AREA = 3400
FAR = 3400 (.6) = 2040 < 2086

THEREFORE LOT IS NONCONFORMING BY FAR.
" " " " " SETBACKS

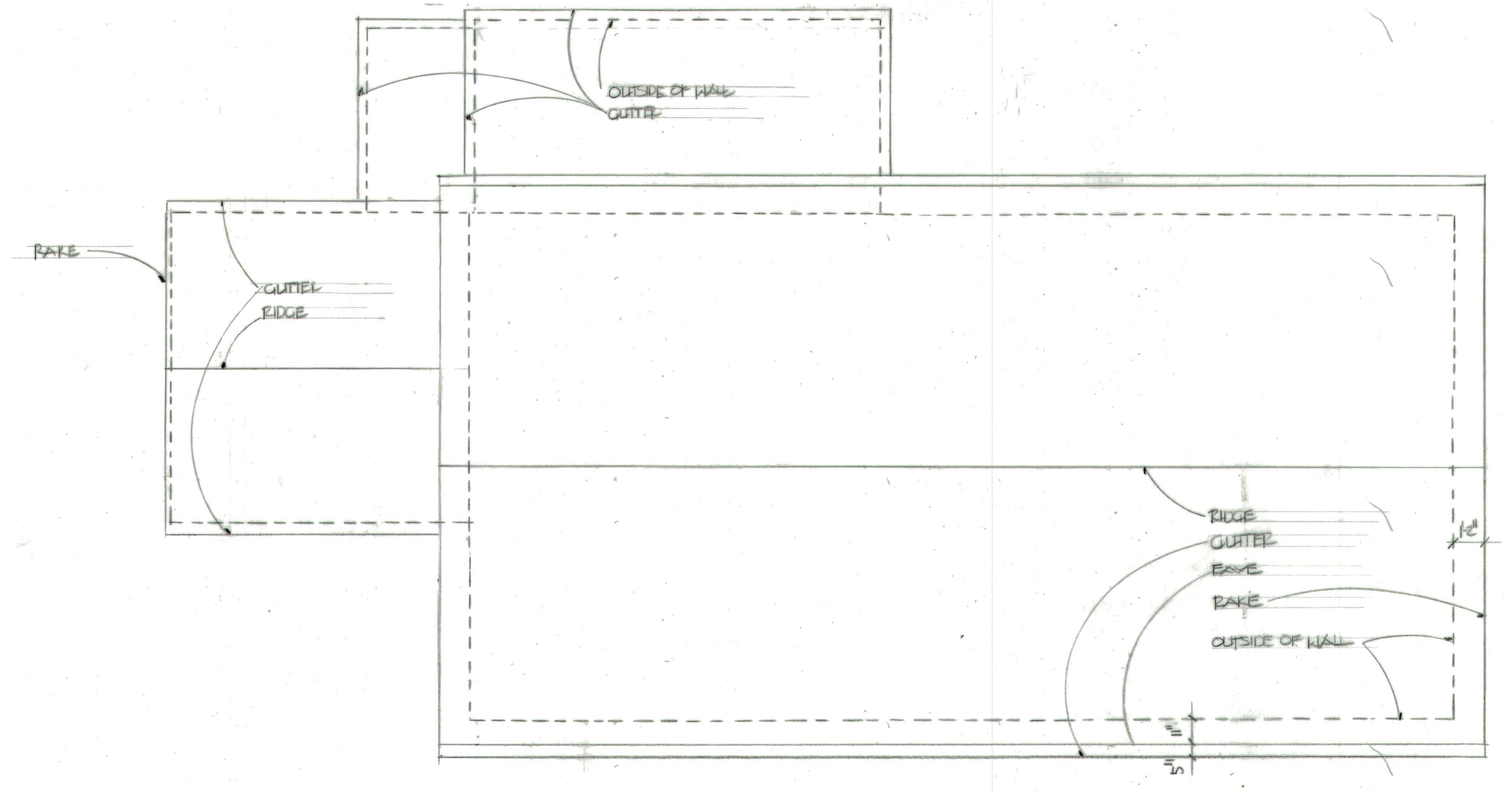
ZOSULS RESIDENCE
124 PLEASANT STREET
CAMBRIDGE, MA

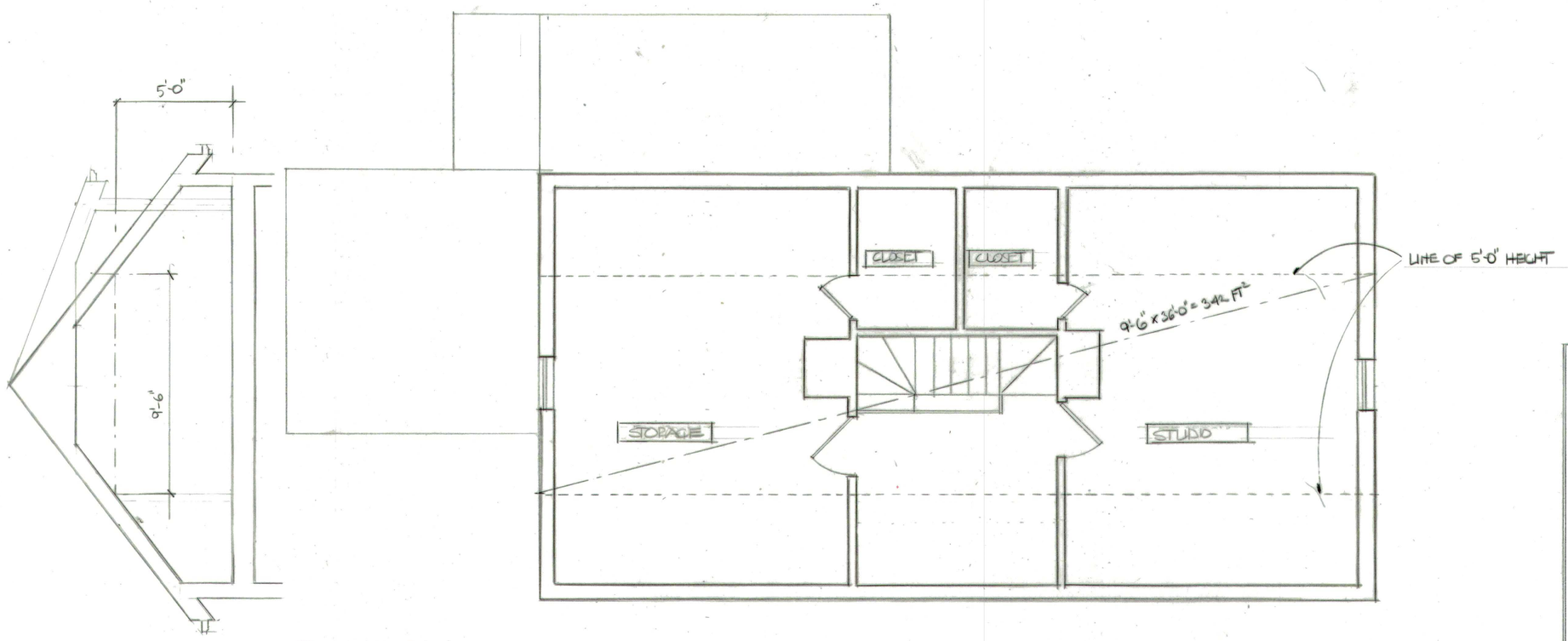
RICHARD BROWN ARCHITECTS
50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403

richardbrownarchitects.com

9/12/17

EXISTING FIRST & SECOND FLOOR A-3





EXISTING THIRD FLOOR
1/4"=1'-0

ZOSULS RESIDENCE
124 PLEASANT STREET
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LEXINGTON, MA 02420
(617) 515-7403

richardbrownarchitects.com

9/30/16
9/12/17

EXISTING THIRD FL & ROOF PLAN A-4

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

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9/26/10
9/12/17

EXISTING EAST ELEVATION A-2

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

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

ZOSULS RESIDENCE
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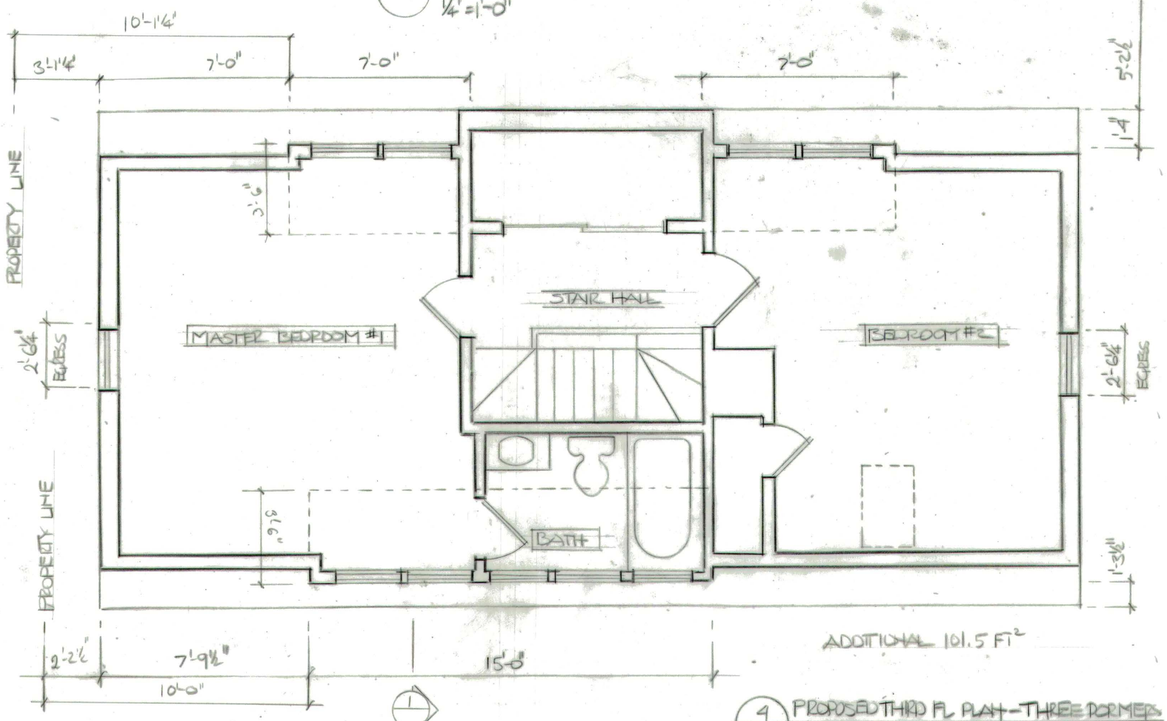
richardbrownarchitects.com

9/26/16
4/12/17

EXISTING WEST & SOUTH EL. A-1

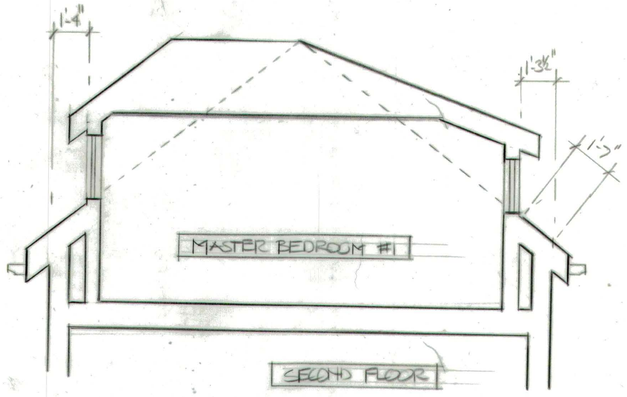
3 PROPOSED WEST ELEVATION
1/4" = 1'-0"

2 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



ADDITIONAL 101.5 FT²

4 PROPOSED THIRD FL PLAN - THREE DORMERS
1/4" = 1'-0"



1 SECTION @ DORMERS
1/4" = 1'-0"

3'-6" x 7'-0" = 24.5 FT² (2) = 49 FT²
3'-6" x 15'-0" = 52.5 FT² 52.5
101.5 FT² ADDITIONAL SPACE

EXISTING FL. AREA = 2086.5 FAR = .614
REQUIRED FL. AREA = 2040.0 FAR = .600
ADDITIONAL AREA = 101.5
PROPOSED FL AREA = 2188.0 FAR = .644

ZOSULS RESIDENCE
124 PLEASANT STREET
CAMBRIDGE, MA

RICHARD BROWN ARCHITECTS
50 HILLCREST AVENUE
LEXINGTON, MA 02420
(617) 515-7403

richardbrownarchitects.com

9/12/17

PROPOSED DORMER PLAN & EL. A-6

PROPOSED WEST ELEVATION
1/4" = 1'-0"

ZOSULS RESIDENCE
124 PLEASANT STREET
CAMBRIDGE, MA

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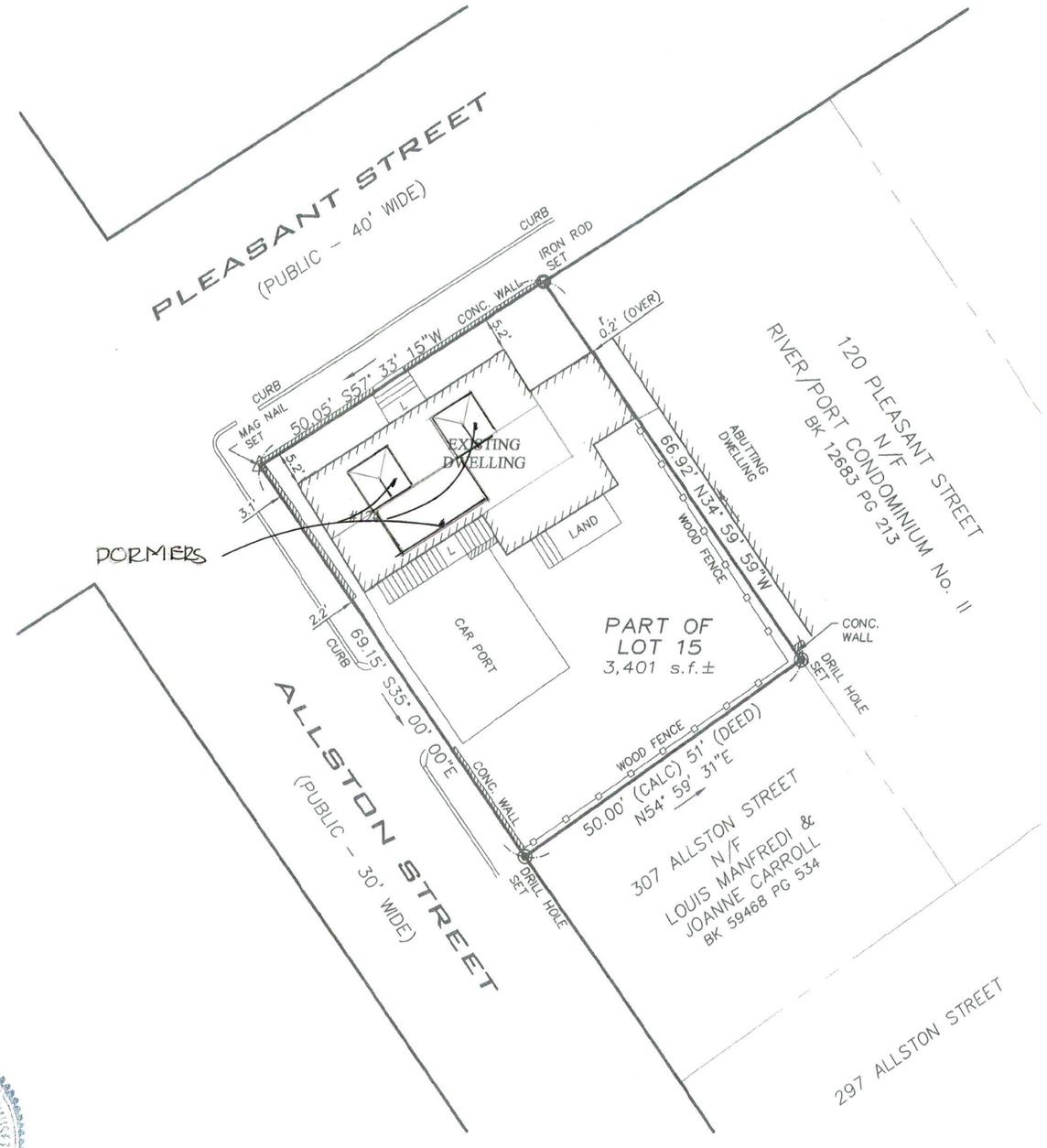
9/12/17

PROPOSED WEST & SOUTH EL. A-5

SCALE: 1" = 20'



CURRENT ZONE: RESIDENCE C

CURRENT OWNER: ALEKSANDRS ZOSULS

TITLE REFERENCE: BOOK 46696 PAGE 40

PLAN REFERENCE: PLAN BOOK 42 PLAN 10
PLAN No. 707 OF 1974
PLAN No 655 OF 2003

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: ALEKSANDRS ZOSULS

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 11, 2017
DATE OF PLAN: MAY 12, 2017

05/12/2017

RICHARD J. MEDE, JR. P.L.S. DATE:

COMMONWEALTH OF MASSACHUSETTS
RICHARD J. MEDE JR. #36864
REGISTERED PROFESSIONAL LAND SURVEYOR

PLOT PLAN OF LAND
124 PLEASANT STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

ALEKSANDRS ZOSULS

DRAWN	CHECKED	FILE No.
KKG	RJM	19707