

Date:

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

BZA APPLICATION FORM

Plan No:

BZA-017230-2019

GENERAL INFORMATION

	Board of Zoning Appeal for the following:			
Special Permit:	Variance : Appeal :			
PETITIONER: Siobhan C. Re	ardon & Robert P. Reardon - C/O James J. Rafferty, Esq.			
PETITIONER'S ADDRESS : 907	Massachusetts Avenue Cambridge, MA 02139			
LOCATION OF PROPERTY: 16	Norris St Cambridge, MA			
TYPE OF OCCUPANCY:	ZONING DISTRICT: Residence B Zone			
REASON FOR PETITION:				
Additions				
DESCRIPTION OF PETITIONER'S PRO	POSAL:			
Variance: Petitioners seek to construct two story rear addition and a dormer on the left and right side. Work will also include removal of enclosed second story front porch and replacement with an unroofed deck. Special Permit: Petitioners seek to construct windows on non-conforming wall.				
SECTIONS OF ZONING ORDINANCE				
Article 5.000 Sect	ion 5.31 (Table of Dimensional Requirements).			
Article 8.000 Sect	ion 8.22.3 (Non-Conforming Structure).			
Article 8.000 Sect	ion 8.22.2.C (Non-Conforming Structure).			
Article 10.000 Sect	ion 10.30 (Variance).			
Article 10.000 Sect	ion 10.40 (Special Permit).			
	Original Signature(s): Petitioner(s) / Owner) James J. Rafferty, Esq. (Print Name)			
	Address: 907 Massachusetts Avenue, Suite 300			
	7441000			
	Cambridge, MA 02139			
	Tel. No. : (617) 492-4100			
	E-Mail Address : jrafferty@adamsrafferty.com			
Date: December 5, 2019				

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

		don and Robert P. I	Reardon	
Address: <u>c/o James</u>	J. Rafferty 907 N	Massachusetts Ave	nue, Cam	bridge MA 02139
Location of Premise	es: <u>16 Norris S</u>	Street		
the record title stan Trustees of The Reardo	_			
whose address is _	16 Norris Street.	Cambridge MA		
	(Street)	(City or Town)		(State & Zip Code)
Book28169 District of Land Cou	_	Bo	_	·
	======	=======================================	=	
On this <u>11</u> day of N personally appeare evidence of identifi person whose nam acknowledged to m	d <u>MASS Drivero</u> cation, which we e is signed on the	<u>L.f.enec.S.lob.ng.f</u> ere <u>малжичеиs</u> () e preceding or atta	oved form	le through satisfactory , to be the ument, and
				2/01/2025

CATHERINE M. WILLIA

Notary Public

Commonwealth of Mass

Yo Comm. Expires March / 1/2015

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:
 - A literal enforcement of the Ordinance would prevent the petitioner from reorganizing the living area of the existing dwelling units and providing improved circulation and egress.
- 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:

 The hardship is directly related to the age and condition of the existing

The hardship is directly related to the age and condition of the existing structure and its placement on the lot.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:
 - The proposed modifications conform to the height, open space, and rear yard setback requirements. The proposed dormers comply with the dormer guidelines and will allow for air and light to accommodate a bedroom and bathroom on the third floor.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
 - The character, nature, and use of the structure as a two family dwelling will not change. Moreover, the proposed increase in gross floor area is less than 200 feet.
- 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

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 16 Norris 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:

 Article 8.22.2(c) permits the creation of windows on non-conforming walls when,
 - Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- 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:

There will not be any change in traffic patterns as a result of adding 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:
 Adjacent uses will not be affected since the use of the property as a two family
 - Adjacent uses will not be affected since the use of the property as a two family will not be changed.
- 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:
 - Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- 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 windows will not change the use of the property and are consistent with the residential uses in the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: James Rafferty, Esq. PRESENT USE/OCCUPANCY: Two Family

LOCATION: 16 Norris St Cambridge, MA ZONE: Residence B Zone

PHONE: REQUESTED USE/OCCUPANCY: Two Family **EXISTING** REQUESTED **ORDINANCE CONDITIONS CONDITIONS** REQUIREMENTS 3.498 sf 3,282 sf 2,754 sf TOTAL GROSS FLOOR AREA: (max.) 5,728 sf 5,000 sf no change LOT AREA: (min.) RATIO OF GROSS FLOOR AREA .57 .61 .5/.35 (max.) TO LOT AREA: 2,864 sf no change 2,500 sf LOT AREA FOR EACH DWELLING UNIT: (min. : SIZE OF LOT: 40.66' no change 50' (min. WIDTH 140.92 N/A no change DEPTH 10.8' no change 15' SETBACKS IN FEET: FRONT (min.) 73' 68.81 35' (min.) REAR 6.31 7'6" (sum 20') LEFT SIDE no change (min.) 8.5 7'6" (sum 20') no change RIGHT SIDE (min.) 32.3 no change 35' SIZE OF BLDG.: HEIGHT (max.) N/A N/A N/A LENGTH. N/A N/A N/A WIDTH 42 41 40 (min.) RATIO OF USABLE OPEN SPACE TO LOT AREA: 2 2 no change NO. OF DWELLING UNITS: (max.) 2 no change 2 (min./max) NO. OF PARKING SPACES: N/A N/A N/A NO. OF LOADING AREAS: (min.) N/A N/A N/A DISTANCE TO NEAREST BLDG. (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.

ON SAME LOT:

^{1.} SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

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 2019 DEC 11 AM 11: 25 617 349-6100

BZA APPLICATION FORM

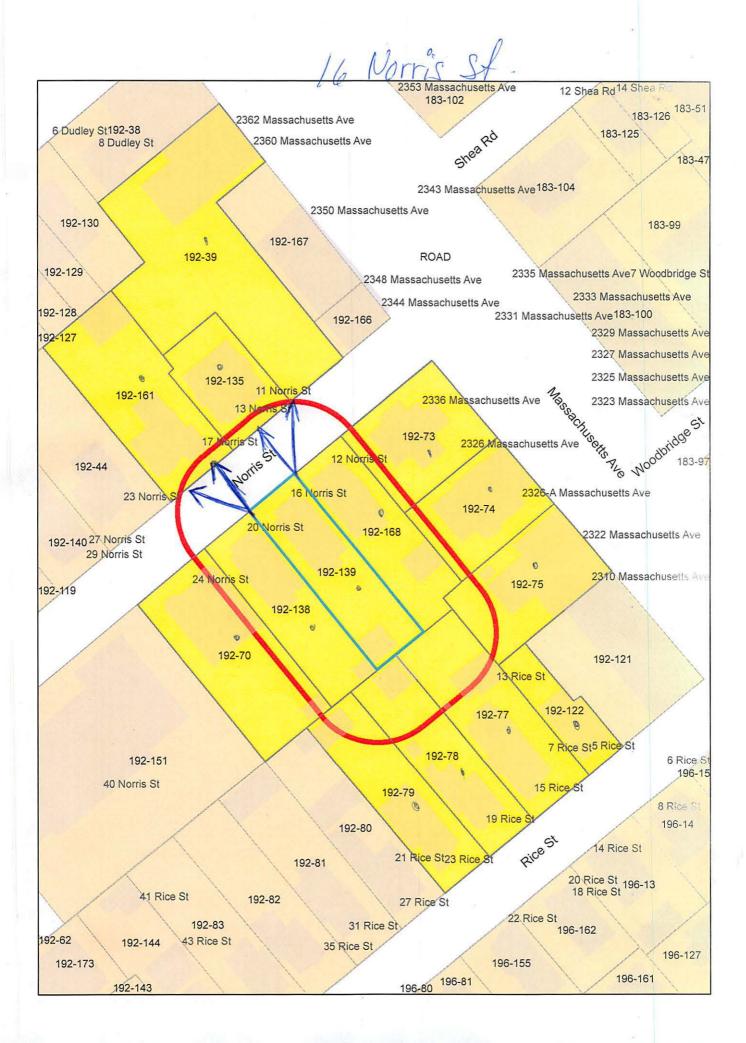
OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

Plan No:

BZA-017230-2019

GENERAL INFORMATION

Special Permit:	Ne Board of Zoning Appeal for the Variance :	Appeal:		
PETITIONER: Siobhan C. R	Reardon & Robert P. Reard	don - C/O James J. Rafferty, Esq.		
PETITIONER'S ADDRESS: 907 Massachusetts Avenue Cambridge, MA 02139				
LOCATION OF PROPERTY: 16	Norris St Cambridge, MA			
TYPE OF OCCUPANCY:	2	ZONING DISTRICT: Residence B Zone		
REASON FOR PETITION:				
Additions	3			
DESCRIPTION OF PETITIONER'S PI	ROPOSAL:			
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	Address :	907 Massachusetts Avenue, Suite 300		
		Cambridge, MA 02139		
	Tel. No. :	(617) 492-4100		
	E-Mail Addre	irafferty@adamsrafferty.com		
Date: December 5, 2019				



16 Norris

192-77 EVERETT, NICHOLAS READE & SARAH J. SOLOMON 15 RICE ST., #2 CAMBRIDGE, MA 02140

192-79 DEAN, AMANDA 23 RICE ST CAMBRIDGE, MA 02140

192-75
ASSOCIATION NOTRE DAME DE CAMBRIDGE INC
2322 MASS AVE
CAMBRIDGE, MA 02140-1813

192-161 KIM, JIN HEE, TRUSTEE THE YOUNG CHOL KIM IRREV TRUST 17 NORRIS ST CAMBRIDGE, MA 02140

192-77 BRIDWELL, SANDRA D., TRUSTEE THE SANDRA D. BRIDWELL 15 RICE ST., #1 CAMBRIDGE, MA 02140

192-138 LIVNY, JONATHAN & AYALA ABRAMOVICI LIVNY 20 NORRIS ST., UNIT #2 CAMBRIDGE, MA 02140

192-77 COOK, LISA D. 13 RICE ST., UNIT#4 CAMBRIDGE, MA 02140 192-73 HUMAN SERVICES RESEARCH INSTITUTE 2336 MASSACHUSETTS AVE CAMBRIDGE, MA 02140

192-39 NORTH CAMBRIDGE COOPERATIVE BANK 2360 MASS AVE CAMBRIDGE, MA 02140-1893

192-77 POSNER, EMMA C. 15 RICE ST., #3 CAMBRIDGE, MA 02140

192-168 SKEHAN, MARION T. & MAUREEN NEIL TRUSTEES, THE MARION T. SKEHAN REV TR 12 NORRIS ST CAMBRIDGE, MA 02140

192-78 FAVREAU, LOUIS, JR, A LIFE ESTATE 19 RICE ST CAMBRIDGE, MA 02140-1816

192-139 RESIDENT 16 NORRIS STREET CAMBRIDGE, MA 02140 CAMBRIDGE, MA 02139

JAMES J. RAFFERTY, ESQ.

907 MASS AVENUE - SUITE 300

192-74 SCAFFIDI, DIANN L. & STEPHEN P. SCAFFIDI 1445 HILLDALE TRUST 17 ST. LOUIS AVE GLOUCESTER, MA 01930

192-135 CARRA, LOIS, DAN P. BERTKO 13 NORRIS ST CAMBRIDGE, MA 02140-1814

192-70
HOLMES, CHARLES R., JR &
CHRISTOPHER M. KEPPELMAN,
TRS OF THE 24 NORRIS STREET REAL ESTATE TR.
14 ALBAN ST
DORCHESTER, MA 02124

192-122 WILLIAM G RAVANIS TR. OF W G R REALTY TRUST 163 BISHOPS FOREST DRIVE WALTHAM , MA 02452

192-138 ROS, IRINA 20 NORRIS ST #1 CAMBRIDGE, MA 02138



NORRIS STREET ELEVATION

PREPARED BY:

ARCHITECT

SURVEYOR

PETER QUINN ARCHITECTS LLC ANTONI SZERSZUNOWICZ

259 ELM ST, STE 301 SOMERVILLE, MA 02144 PH (617) 354 3989 P.O. BOX 567 MILTON, MA 02186 PH (617) 686 5057

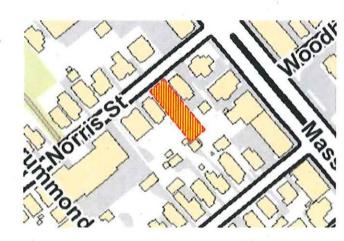
ZBA APPLICATION ADDITION AND RENOVATION

16 NORRIS ST, CAMBRIDGE, MA 02140

F DRAWINGS	ZBA APPL 05 SEP 2019	ZBA APPL UPDATES 27 NOV 2019
RAL.		
TITLE SHEET	×	X
EXISTING PLOT PLAN	. X	X
ZONING ANALYSIS	X	X
ZONING ANALYSIS	X	X
ZONING ANALYSIS	Х	X
-	RAL TITLE SHEET EXISTING PLOT PLAN ZONING ANALYSIS ZONING ANALYSIS	## Control Con

ARC	HITECTURAL		
A-0	ARCHITECTURAL SITE PLAN	Х	X
A-1	BASEMENT FLOOR PLAN	X	X
A-2	FIRST FLOOR PLAN	X	X
A-3	SECOND & THIRD FLOOR PLAN	X	X
A-4	ELEVATIONS (FRONT AND REAR)	Х	X
A-5	ELEVATIONS (LEFT AND RIGHT)	X	X
EC1 EXISTING FLOOR PLANS			X
EC2 EXISTING ELEVATIONS			X
EC3	EXISTING PHOTOS		X

REVISED / ADDED



LOCUS PLAN



PETER QUINN ARCHITECTS LL 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989



CONSULTA

ADDITION AND RENOVATION

16 Norris Street, Cambridge, MA 02140

PREPARED FOR

ROBERT REARDON

73 VAN NESS RD BELMONT, MA 02478

DRAWING TITLE

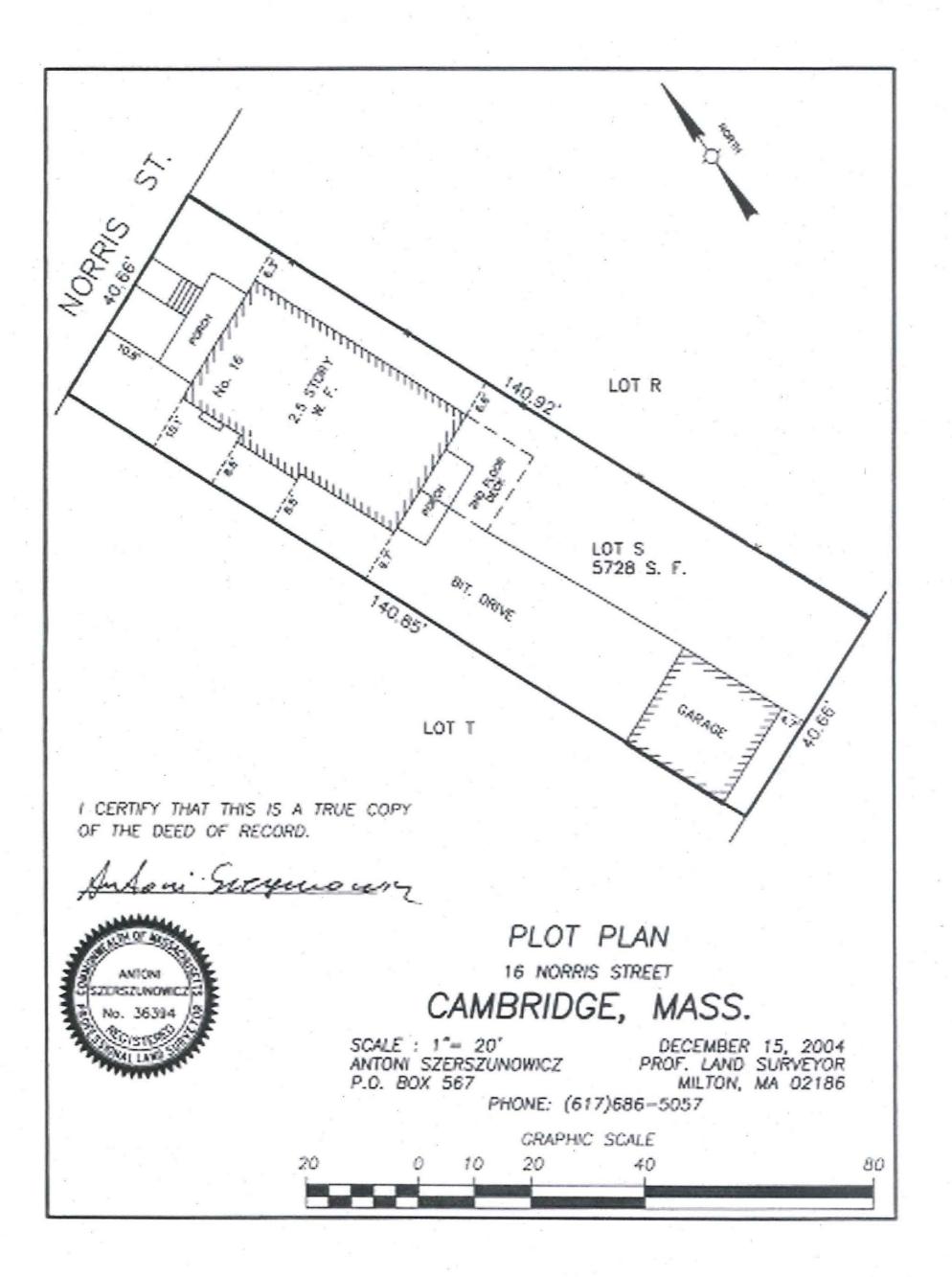
TITLE SHEET

SCALE AS NOTED

REVISION	DATE
UPDATED SET	03 DEC 2019
PERMIT SET	30 OCT 2019
DRAWN BY	REVIEWED BY

SHEET

T-1



16 NORRIS ST - Proposed alteration and addition to existing 2-family building.

Res. B zoning district.

	EXIS	ring	PROPOSED	REQUIRED / ALLOWED	
Gross Floor Area	±3,282-GSF		3,498-GSF	(5,000 x 0.5) + (728 x 0.35) = 2,754-GSF (max.)	Requires Relief
Lot Area	5,728-SF		No Change	5,000-SF	Complies
Gross Floor Area Ratio (FAR)	0.57		0.61	2,754-SF / 5,728-SF = 0.48 (see Gross Floor Area)	Requires Relief
Lot Area for Each Dwelling Unit	2,864-SF	***************************************	No Change	2,500-SF	Complies
Lot Size	Width	40.66'	No Change	50' min.	Existing non- conformity
	Depth	140.92'	No Change	N/A	N/A
Setbacks in Feet (See Z1.1)	Front- Norris St	10.8'	No Change	15'	Existing non conformity
	Rear	73'	68.8'	25' + 40.92'/4 = 35.23' but no case more than 35' any case	Complies
	Side – Left	6.3'	No Change	7'6" (sum of 20')	Existing non- conformity
	Side – Right	8.5'	No Change	7'6" (sum of 20')	Complies
Building Size	Height	±32.3'	No Change	35' (max.)	Complies
Building Separation	N/A		WA	N/A	N/A
Private Open Space % of Lot Area	1,556-SF private open space + 881-SF permeable open space=2,437-SF total (42%)		1;499-SF private open space + 902-SF permeable open space=2;401-SF total (41%)	40% lot =2,292-SF min Private Open Space	Complies
Area and % of req'd POS'			1,499-SF at grade + 0-SF at roof = 1,499-SF (26%) (353-SF POS surplus)	20% lot (half of 40%) POS =1,146-SF min 10% lot (half of 20%) at grade = 573-SF min	Complies
Area and % of req'd with width < 15.0' (Permeable)	881-SF permeable open space provided (15%)		902-SF permeable open space provided (15%)	20% lot (half of 40%) <15'x15'= 1,146-SF max Permeable toward calculation. (1,146-SF - 353-SF POS surplus = 793-SF Permeable required.)	Complies
No. of Dwelling Units	12		No Change	(5,728/2,500) = 2 units (max.)	Complies
Car Parking Spaces	2	***************************************	No Change	1/dwelling unit = 2	Complies
Bicycle Parking Spaces	0		No Change	0	Complies



SEAL (NIO ARCHITECTURE)

CONSULTAN

ADDITION AND RENOVATION

16 Norris Street, Cambridge, MA 02140

PREPARED FOR
ROBERT REARDON

73 VAN NESS RD BELMONT, MA 02478

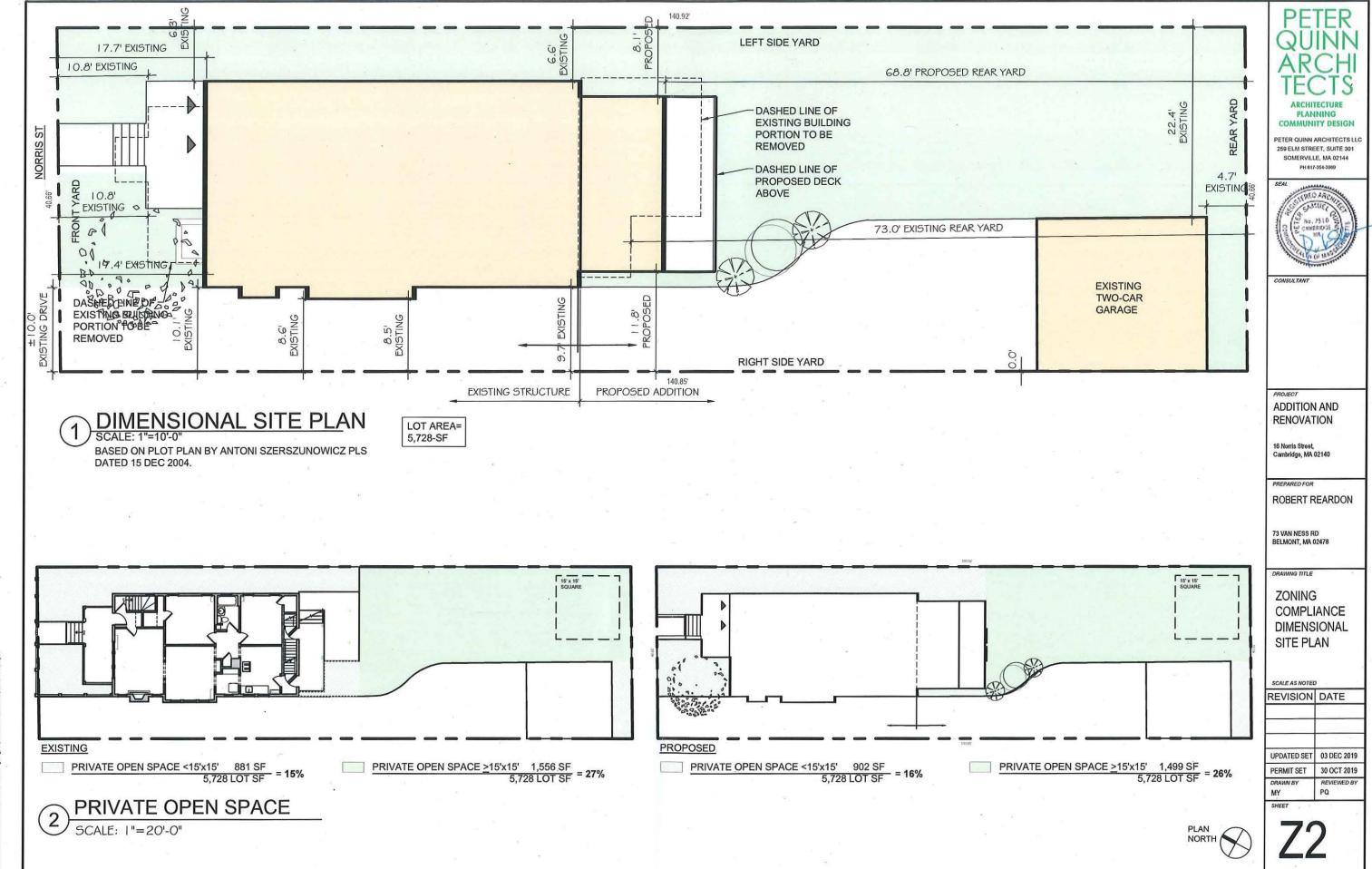
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ZONING COMPLIANCE DIMENSIONAL TABLE

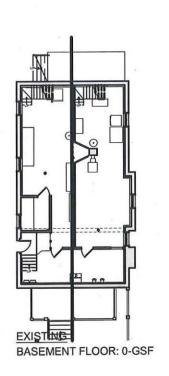
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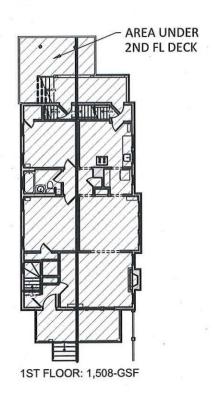
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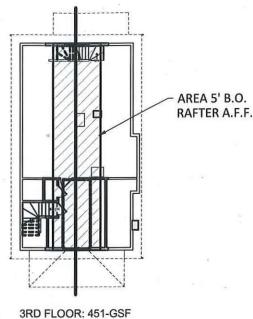
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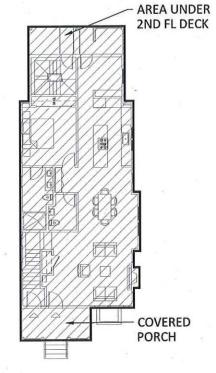


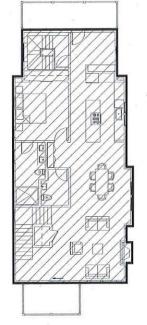
2ND FLOOR: 1,323-GSF

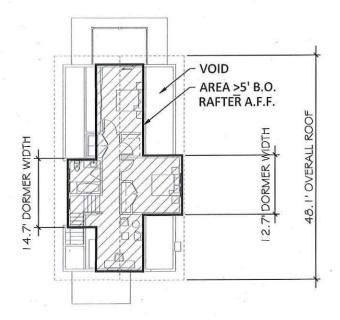












PROPOSED BASEMENT FLOOR: 0-GSF

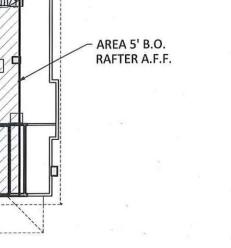
1ST FLOOR: 1,541-GSF

2ND FLOOR: 1,310-GSF

3RD FLOOR: -647-GSF

GROSS SQUARE FOOTAGE

FLOOR	EXISTING	PROPOSED
3RD FL	451	647
2ND FL	1323	1310
1ST FL	1508	1541
BASEMENT	0	0
TOTAL	3282	3498



PLANNING

SOMERVILLE, MA 02144



CONSULTANT

ADDITION AND RENOVATION

16 Norris Street, Cambridge, MA 02140

PREPARED FOR

ROBERT REARDON

73 VAN NESS RD BELMONT, MA 02478

DRAWING TITLE

ZONING COMPLIANCE **GROSS FLOOR AREA**

SCALE AS NOTED

SCALE AS HOTED		
REVISION	DATE	
UPDATED SET	03 DEC 2019	
PERMIT SET	30 OCT 2019	
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	UPDATED SET PERMIT SET DRAWN BY	

SCALE: | "=20'-0"



PLANNING COMMUNITY DESIGN

PETER QUAN ARCHITECTS LLG 259 ELM STREET, SUITE 301 SQMERVILLE, MA 02144 P11617-354-3008

ADDITION AND RENOVATION

16 Novis Street, Cambridge, MA 02140

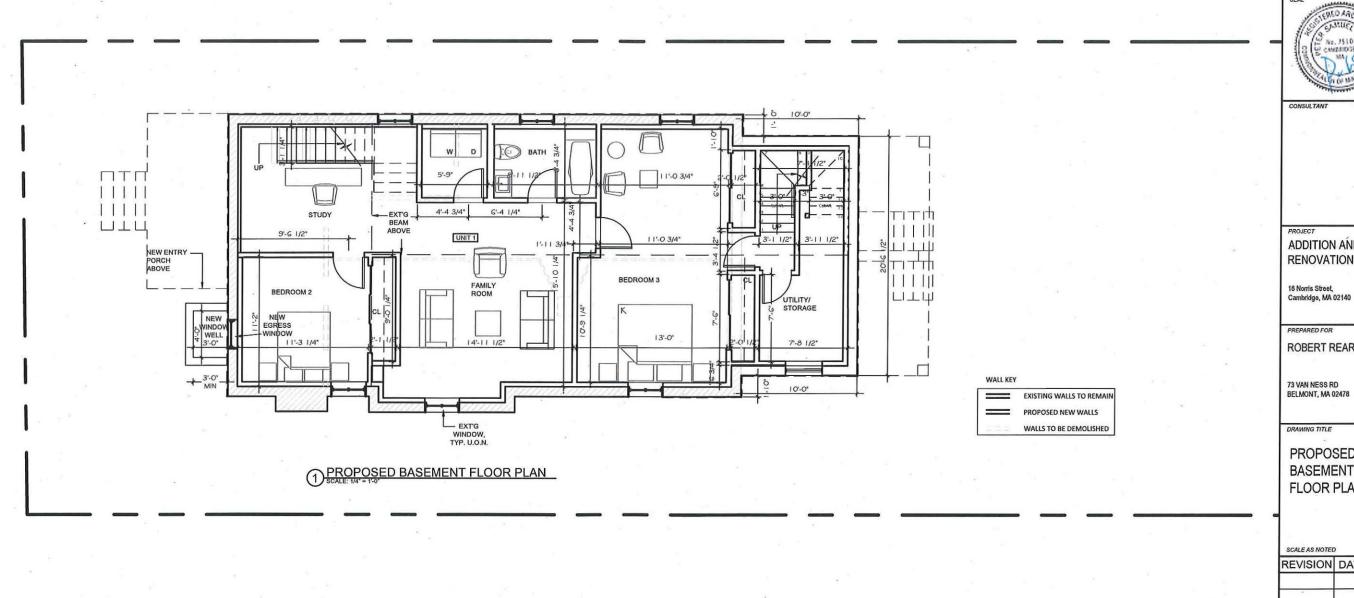
PREPARED FOR

ROBERT REARDON

73 VAN NESS RD BELMONT, MA 02478

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ARCHITECTURE PLANNING

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144

COMMUNITY DESIGN



ADDITION AND RENOVATION

ROBERT REARDON

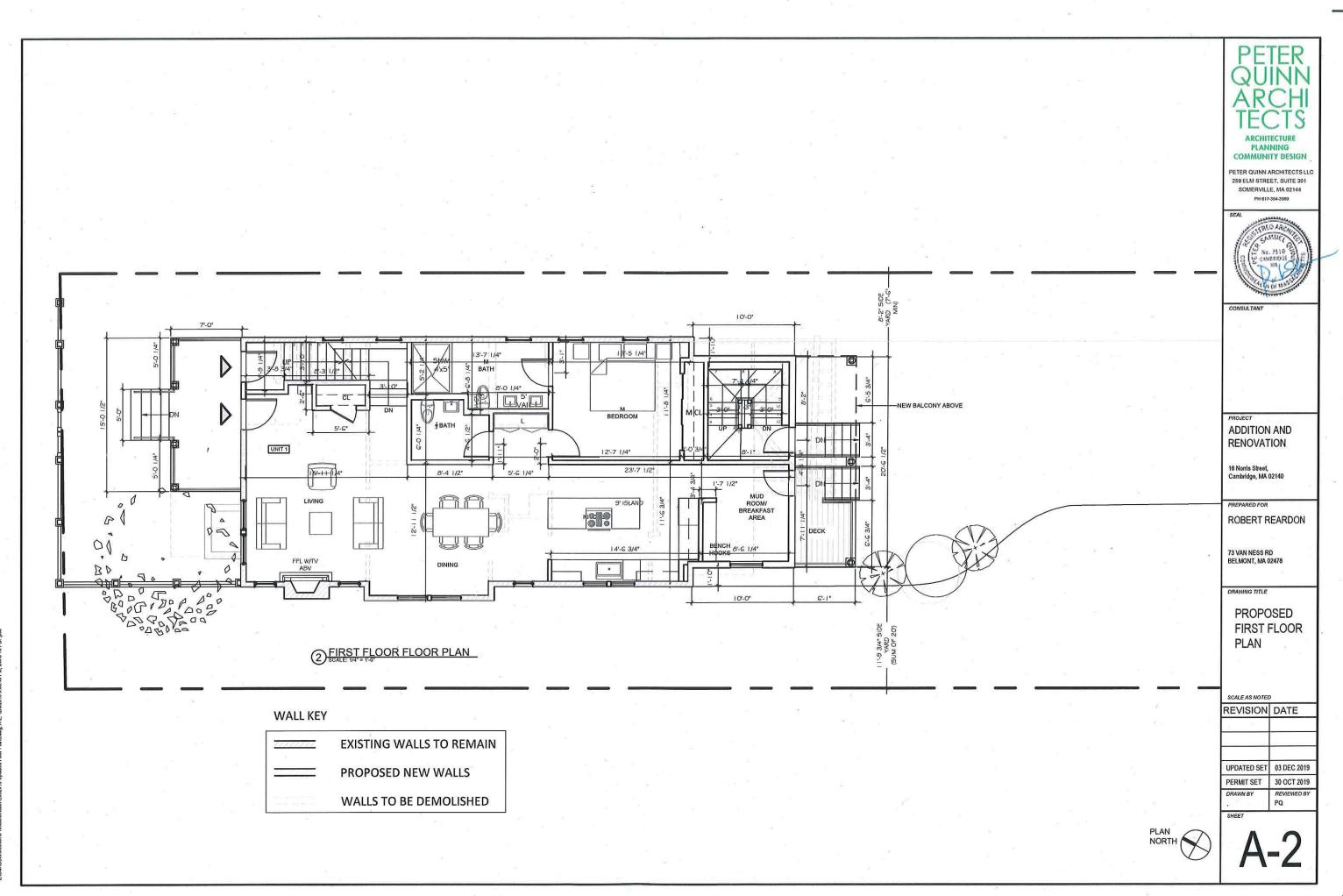
73 VAN NESS RD BELMONT, MA 02478

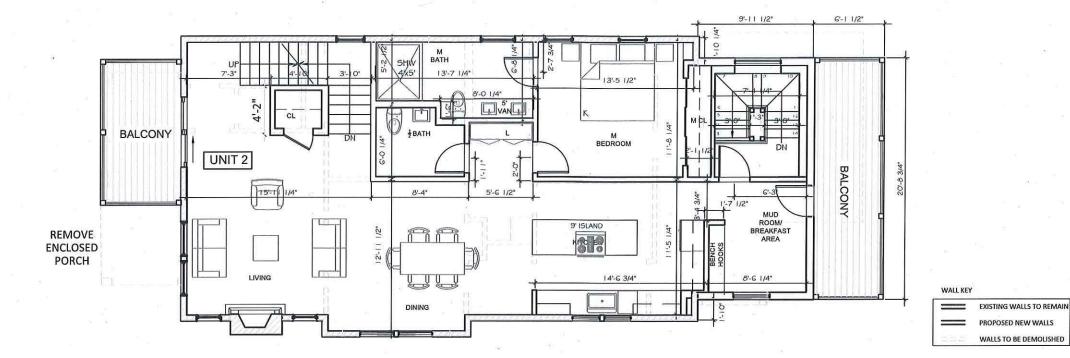
PROPOSED BASEMENT FLOOR PLAN

REVISION DATE UPDATED SET 03 DEC 2019

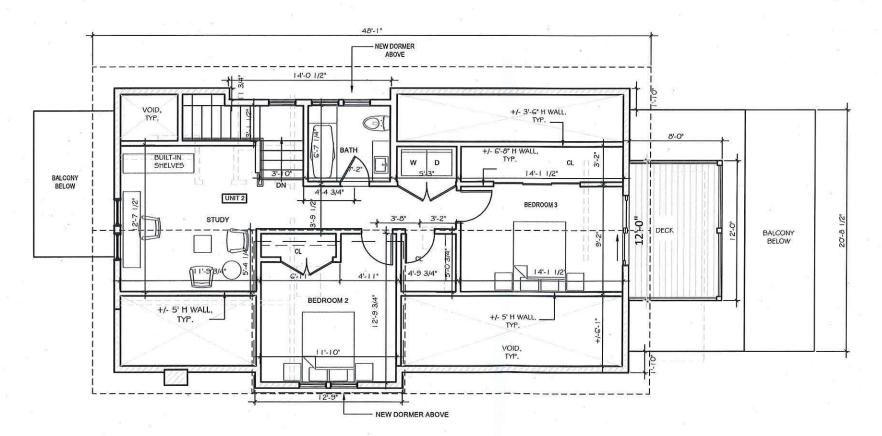
PERMIT SET 30 OCT 2019

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PROPOSED SECOND FLOOR PLAN



2 PROPOSED THIRD FLOOR PLAN

PLANNING

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3989

WALLS TO BE DEMOLISHED

ADDITION AND RENOVATION

16 Norris Street, Cambridge, MA 02140

PREPARED FOR ROBERT REARDON

73 VAN NESS RD BELMONT, MA 02478

DRAWING TITLE

PROPOSED SECOND AND THIRD FLOOR **PLAN**

SCALE AS NOTED

F	REVISION	DATE
-		
	UPDATED SET	03 DEC 2019
	PERMIT SET	30 OCT 2019
	DRAWN BY	REVIEWED BY PQ

PLAN NORTH



2 PROPOSED REAR ELEVATION



PROPOSED FRONT (NORRIS STREET) ELEVATION
SCALE: 1/8" = 1'-0"

PETER QUINN ARCHI TECTS

> PLANNING COMMUNITY DESIGN

PETER GUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 DOMONYLLE, MA 02144

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CONSULTAN

ADDITION AND RENOVATION

16 Norns Street, Cambridge, MA 02143

REPARED FOR

16 NORRIS STREET

CONMING TO

PROPOSED ELEVATIONS (FRONT AND REAR)

SCALE AS NOTED

REVISION DATE

ZEA APPL 09 SEP 2019
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QUINN ARCHI TECTS

PLANNING COMMUNITY DESIG

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SCMERVILLE, MA 02114

COVERT TAY

ADDITION AND RENOVATION

16 Norms Street, Combridge, MA 02143

PRECIMATE CO

16 NORRIS STREET

CRAWING DITLE

PROPOSED ELEVATIONS (LEFT AND RIGHT SIDE)

SCALE AS NOTED

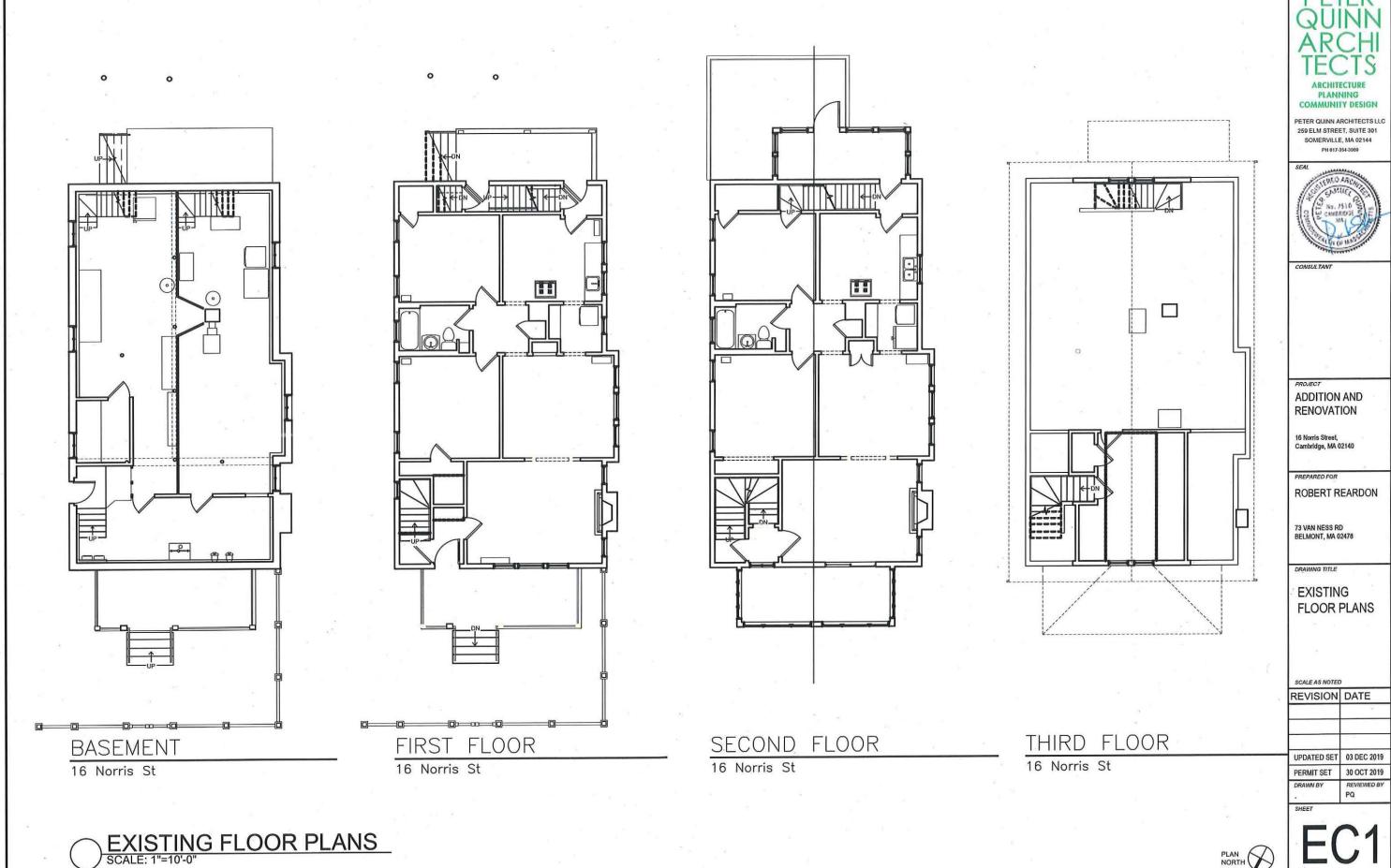
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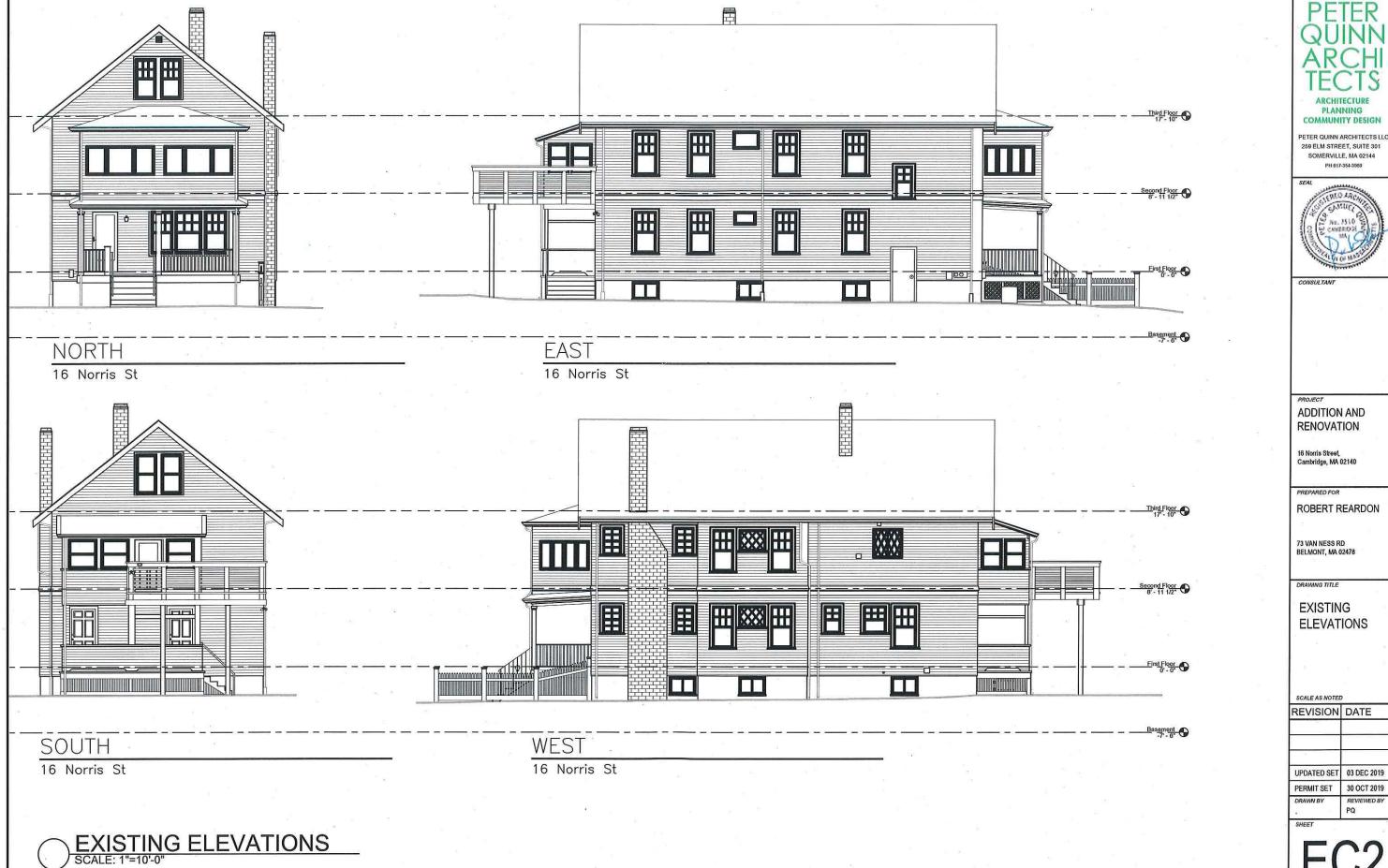
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UPDATES
ZBA APPL 09 SEP 2019
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PLANNING

PETER QUINN ARCHITECTS LLC 259 ELM STREET, SUITE 301 SOMERVILLE, MA 02144 PH 617-354-3069

ADDITION AND RENOVATION

16 Norris Street, Cambridge, MA 02140

ROBERT REARDON

73 VAN NESS RD BELMONT, MA 02478

DRAWING TITLE

EXISTING STREET VIEW

SCALE AS NOTED

REVISION	DATE
8	
E	N
UPDATED SET	03 DEC 2019
PERMIT SET	30 OCT 2019
DRAWN BY	REVIEWED BY

