



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

2019 FEB 26 AM 11:41
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-017080-2019

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Adam Shabselowitz

PETITIONER'S ADDRESS : 22 Harrington Road Cambridge, MA 02140

LOCATION OF PROPERTY : 22 Harrington Rd Cambridge, MA

TYPE OF OCCUPANCY : Single Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Requesting a Variance for a 1.5 story rear addition.

Requesting a Special Permit for a relocated 2nd-story window, right side.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

Original Signature(s) :


 (Petitioner(s) / Owner)

ADAM SHABSHELOWITZ
 (Print Name)

Address : 22 HARRINGTON RD
CAMBRIDGE, MA

Tel. No. : 508-341-4751

E-Mail Address : ADAM.SHABS@GMAIL.COM

Date : 2/25/19

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.

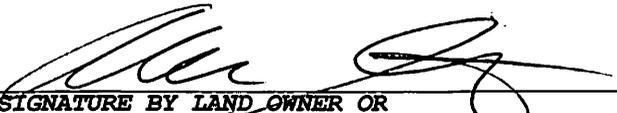
I/We Adam Shabshelewitz
(OWNER)

Address: 22 Harrington Road

State that I/We own the property located at 22 Harrington Road, Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of Adam Shabshelewitz

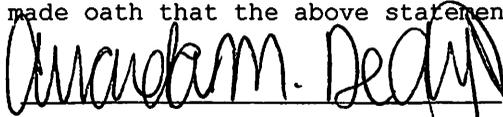
*Pursuant to a deed of duly recorded in the date 9/17/2015, Middlesex South County Registry of Deeds at Book 66088, Page 296; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

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

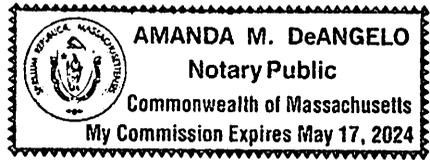
Commonwealth of Massachusetts, County of Middlesex

The above-name Adam Shabshelewitz personally appeared before me, this 14th of January 2019, and made oath that the above statement is true.


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.



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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:

Given the pre-existing very small nonconforming lot size, a literal enforcement of the provisions would make it impossible to accomodate a growing family with even a very modest addition to the existing living space. Without even a modest increase in living space to create a 2nd full bathroom, this family would be forced to move but they would be priced out of their existing neighborhood.

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 existing non-conforming lot predates the zoning code and is very small. The existing lot size, setbacks and FAR are all nonconforming, and not even a modest amount of additional living space can be added to the first or second floor without obtaining zoning relief.

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

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

The proposed 2nd floor addition will create NO new noise pollution, light pollution or reduction in open space. The proposed rear addition will not cast shadows on the adjacent lots, and will not reduce any existing available street parking. The proposed addition is very modest in size, it will maintain the scale and character of the existing structure and the neighborhood.

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

The proposed rear addition creates only a very modest increase to the existing nonconforming FAR, the building height will not change and will remain conforming, there will be no increase to either the existing footprint or the existing nonconforming setbacks.

*** 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 22 Harrington Rd 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 existing nonconformities will not be increased. ~~The~~ ^{NO} additional noncomforties will be created. No additional FAR will be added. The building envelope will not be enlarged.
- 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 work requiring a Special Permit is limited to the relocation of (1) second-story right side window. The proposed work does not impact traffic, property egress or access.
- 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 existing use, size, scale and character of the existing single family structure will not change. The existing lot remains unchanged.
- 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:
The proposed relocation of the existing second-story right side window will create no new noise, will create no loss of parking or loss of open space, will create no new noise pollution or air pollution, will create no new shadows on the adjacent properties or loss of privacy. The relocated window will have no impact on either the adjacent properties or the city as a whole.
- 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 work will have no impact on the scale of the house or the architectural character of the neighborhood.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: GCD Architects **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 22 Harrington Rd Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,402.0</u>	<u>1,551.0</u>	<u>1,062.5</u>	(max.)
<u>LOT AREA:</u>	<u>2,125.0</u>	<u>2,125.0</u>	<u>5,000.0</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.66</u>	<u>.73</u>	<u>.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,125.0</u>	<u>2,125.0</u>	<u>2,500.0</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>35'</u>	<u>No Change</u>	<u>50'</u>	(min.)
DEPTH	<u>NA</u>	<u>NA</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>3.6'</u>	<u>No Change</u>	<u>15.0'</u>	(min.)
REAR	<u>17.8'</u>	<u>No Change</u>	<u>25.0'</u>	(min.)
LEFT SIDE	<u>5.2'</u>	<u>No Change</u>	<u>7.5'</u>	(min.)
RIGHT SIDE	<u>9.03'</u>	<u>No Change</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>29'</u>	<u>No Change</u>	<u>35.0'</u>	(max.)
LENGTH	<u>NA</u>	<u>NA</u>	<u>NA</u>	
WIDTH	<u>NA</u>	<u>NA</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>.24</u>	<u>No Change</u>	<u>.20</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>NA</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</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.
Existing single family house is wood frame, the proposed addition would be wood frame.

- 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.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



FRONT VIEW FROM LEFT



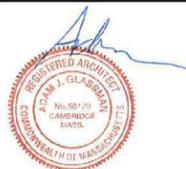
FRONT VIEW FROM RIGHT



REAR VIEW FROM LEFT



REAR VIEW FROM RIGHT



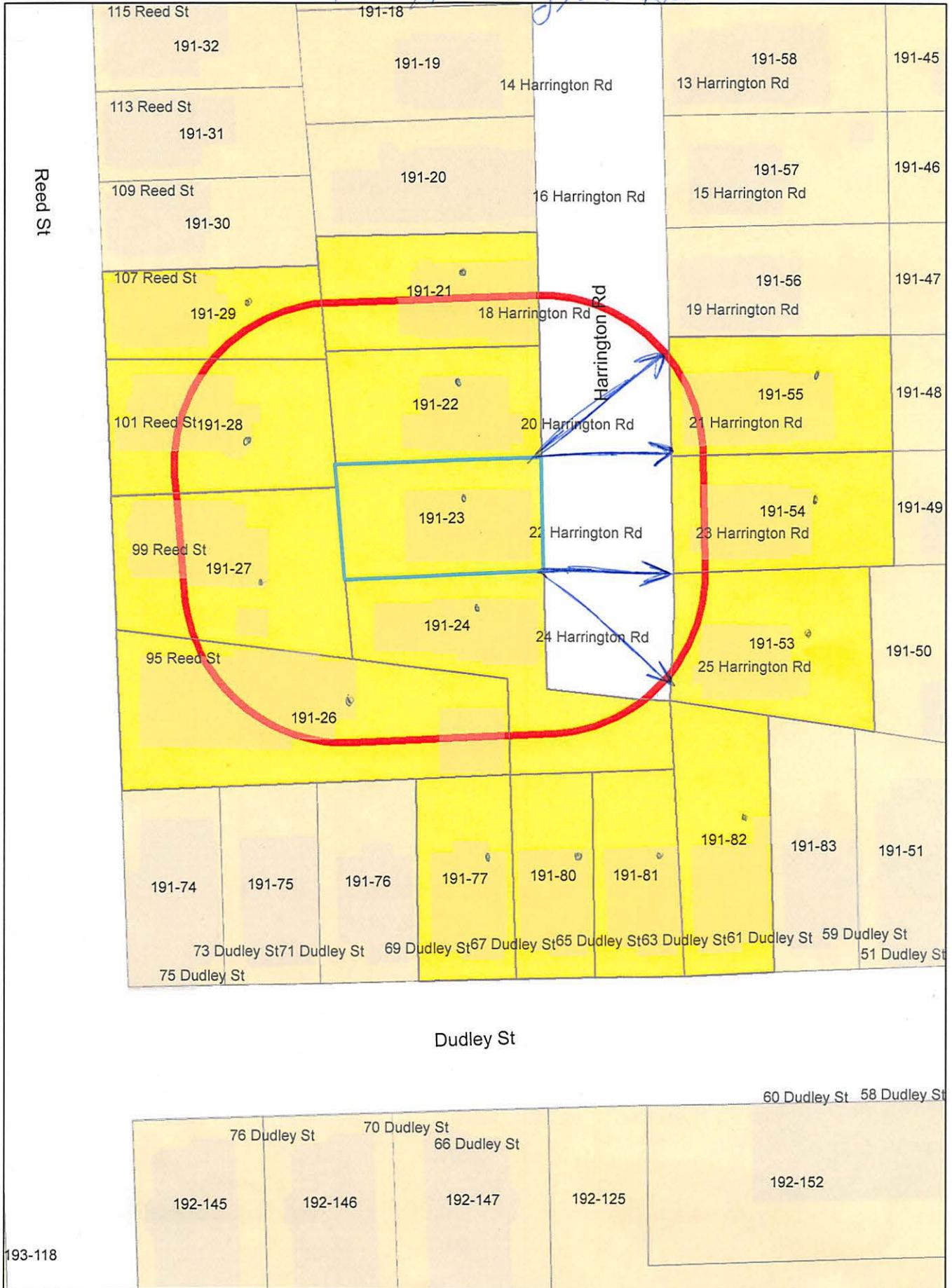
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

PROJECT:
22 Harrington Rd.
PROPOSED REAR ADDITION

TITLE:
PHOTOS

DRAWING:
0.1

22 Harrington Rd.



22 Harrington Rd.

Petitioner

191-21
JOHNSON, KENT S. & GILE BEYE TRUSTEE
18 HARRINGTON RD
CAMBRIDGE, MA 02140

191-22
PAFUMI, VINCENT F. & BARBARA J. WATTS
20 HARRINGTON RD.
CAMBRIDGE, MA 02140

191-23
SHABSHELOWITZ, ADAM
22 HARRINGTON RD
CAMBRIDGE, MA 02140

191-24
MURPHY, GAIL A. & DONNA FRASER
24 HARRINGTON ROAD
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND & JOSETTE GEORGES
95 REED STREET
CAMBRIDGE, MA 02140

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-28
BOLDUC, NORMA L. A LIFE ESTATE
101 REED ST
CAMBRIDGE, MA 02140

191-29
MELNICK, JEFFREY P. & RACHEL LEE RUBIN
107 REED ST
CAMBRIDGE, MA 02140

191-53
GRACE, WALTER J. JR. &
MARY GRACE A LIFE ESTATE
25 HARRINGTON RD
CAMBRIDGE, MA 02140

191-54
BHATTI, SAJID
1770 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

191-55
NAZARENO, EFREN K. & REMEDIOS NAZARENO
21 HARRINGTON RD
CAMBRIDGE, MA 02140

191-77
CASHDAN, JESSICA & FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140

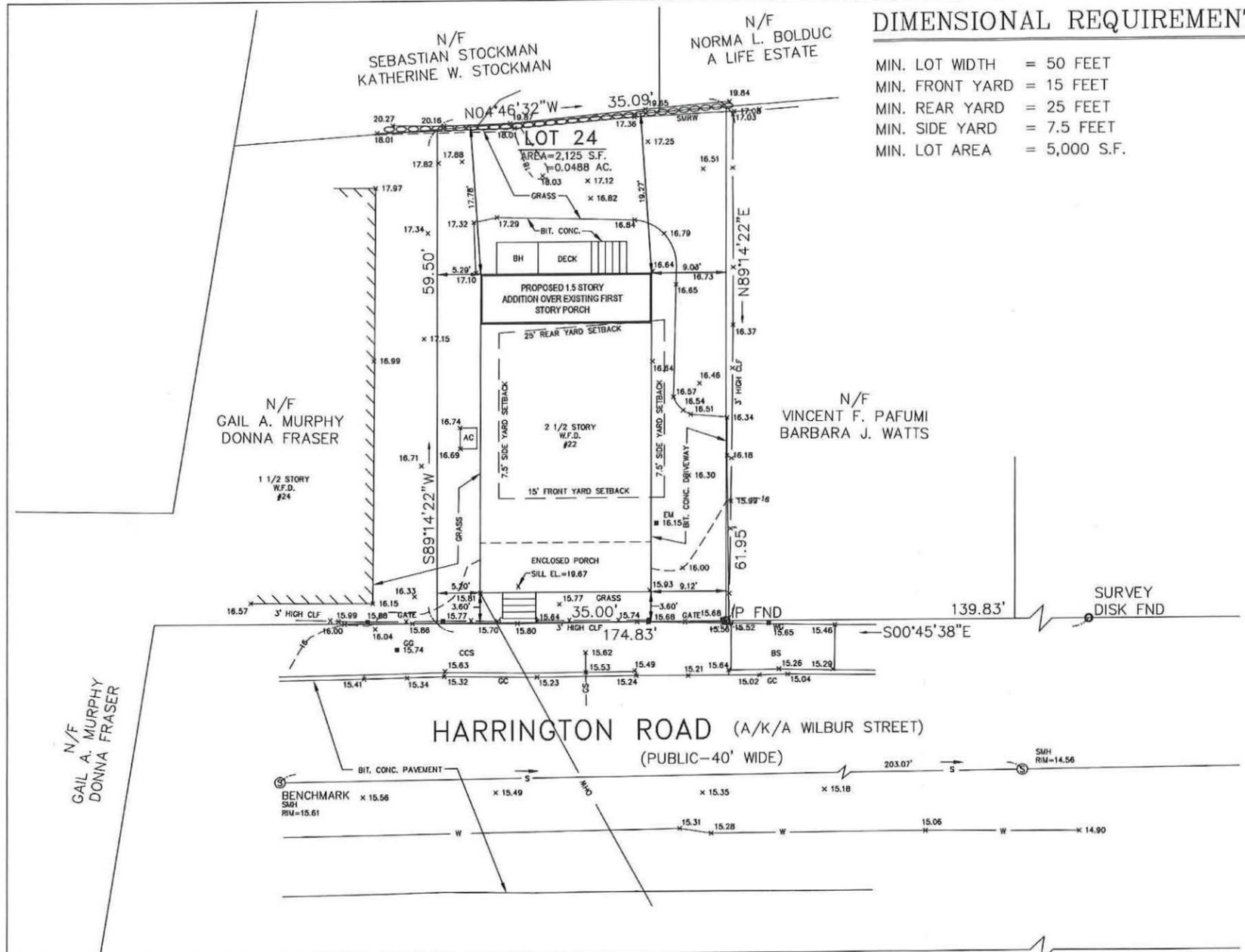
191-80
QUINCY, DONALD A. & JANE E. QUINCY
65 DUDLEY ST
CAMBRIDGE, MA 02140

191-81
SKOW, BRADFORD A. & DEANNA P. SKOW
63 DUDLEY ST
CAMBRIDGE, MA 02140

191-82
BOND, MARGARET A.
61 DUDLEY ST
CAMBRIDGE, MA 02140

GCD ARCHITECTS
C/O ADAM GLASSMAN
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

Y:\P14\DWG5\11603\ZBA\11603ZBA02.DWG 2/13/19



DIMENSIONAL REQUIREMENTS

- MIN. LOT WIDTH = 50 FEET
- MIN. FRONT YARD = 15 FEET
- MIN. REAR YARD = 25 FEET
- MIN. SIDE YARD = 7.5 FEET
- MIN. LOT AREA = 5,000 S.F.

NOTES:

1. SEE CITY OF CAMBRIDGE ASSESSORS MAP #191 LOT #23, BOOK #68088 PAGE #296 AND PLAN BOOK #7 PLAN #6 M.S.D.R.D. FOR SITE.
2. ZONE DISTRICT IS B (RESIDENCE B)
3. TOPOGRAPHIC DATUM BASE IS 1988 N.A.V.D. ESTABLISHED BY G.P.S.. BENCHMARK IS SEWER MANHOLE RIM LOCATED ON HARRINGTON RD ELEVATION=15.61
4. AVERAGE GRADE = 16.37' ARRIVED AT BY CALCULATING THE MEAN OF THE GRADES AT EACH BUILDING CORNER.
5. BUILDING HEIGHT = 29.0'

LEGEND

CCS	CEMENT CONCRETE SIDEWALK
BS	BRICK SIDEWALK
N/F	NOW OR FORMERLY
W.F.D.	WOOD FRAME DWELLING
BH	BULKHEAD
BIT. CONC.	BITUMINOUS CONCRETE
● GG	GAS GATE
● WG	WATER GATE
● EM	ELECTRICAL METER
X 16.12	SPOT ELEVATION
---16---	ELEVATION CONTOUR
—S—	SEWER PIPELINE
—W—	WATER PIPELINE
—GS—	GAS PIPELINE
—OHW—	OVERHEAD WIRES
—X—X—CLF	CHAIN LINK FENCE
SMRW	STONE AND MORTAR RETAINING WALL

PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS

PREPARED FOR
ADAM SHABSHELOWITZ
22 HARRINGTON ROAD
CAMBRIDGE, MASSACHUSETTS 02140

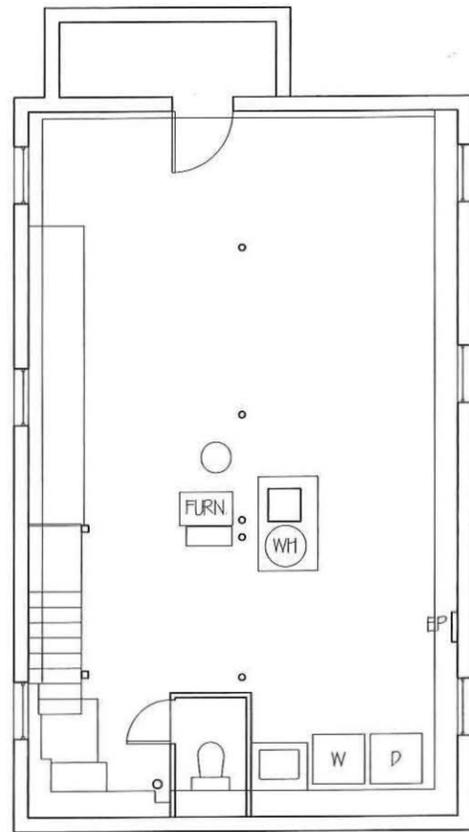
DATE: FEBRUARY 13, 2019

SCALE: 1"=10'



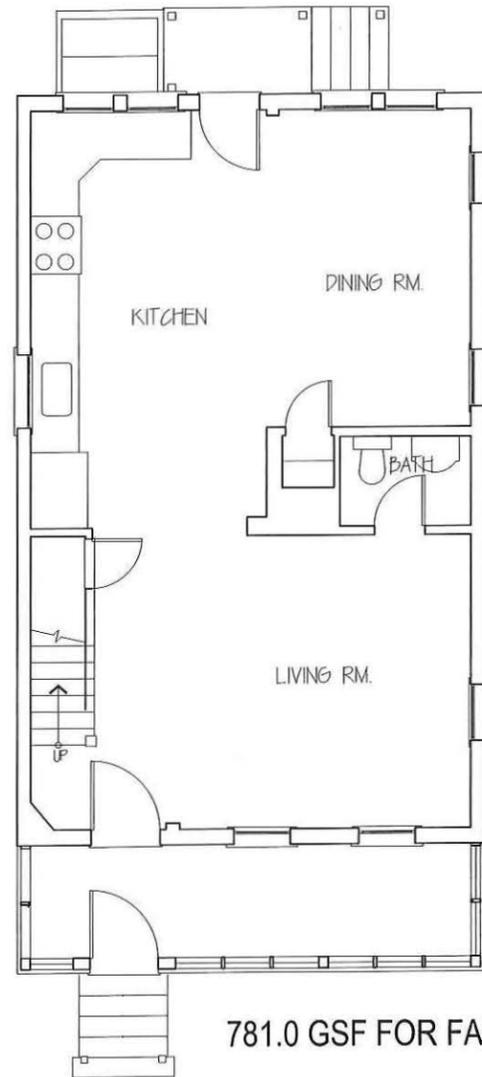
MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810
PHONE: (978) 475-3555 FAX: (978) 475-1448
EMAIL: MERRENG@AOL.COM

1,402.0 GSF / 2,125 SF LOT = .66
EXISTING FAR



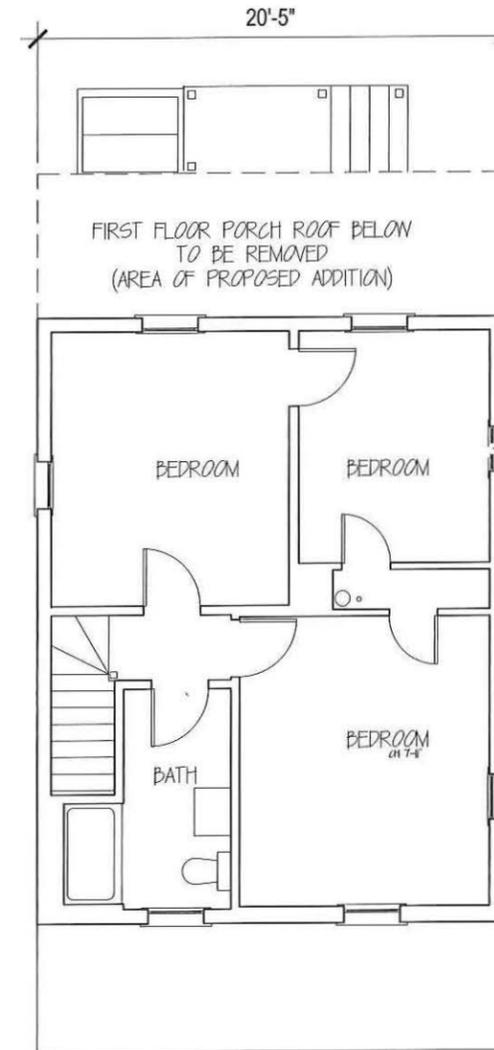
0.0 GSF FOR FAR

1 BASEMENT FLOOR PLAN
1/8"=1'-0"



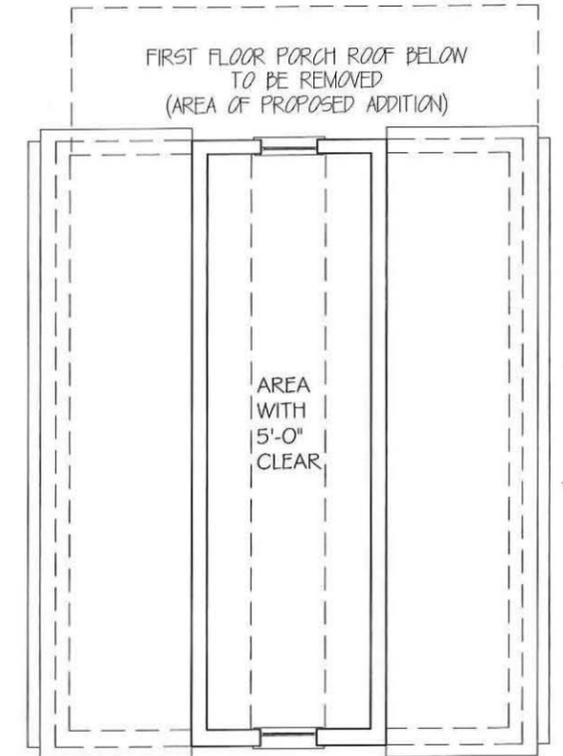
781.0 GSF FOR FAR

2 FIRST FLOOR PLAN
1/8"=1'-0"



539.0 GSF FOR FAR

3 SECOND FLOOR PLAN
1/8"=1'-0"



82.0 GSF FOR FAR
(ATTIC AREA WITH 5'-0" CLEAR OR MORE)

4 ATTIC FLOOR PLAN
1/8"=1'-0"



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**EXISTING
PLANS**

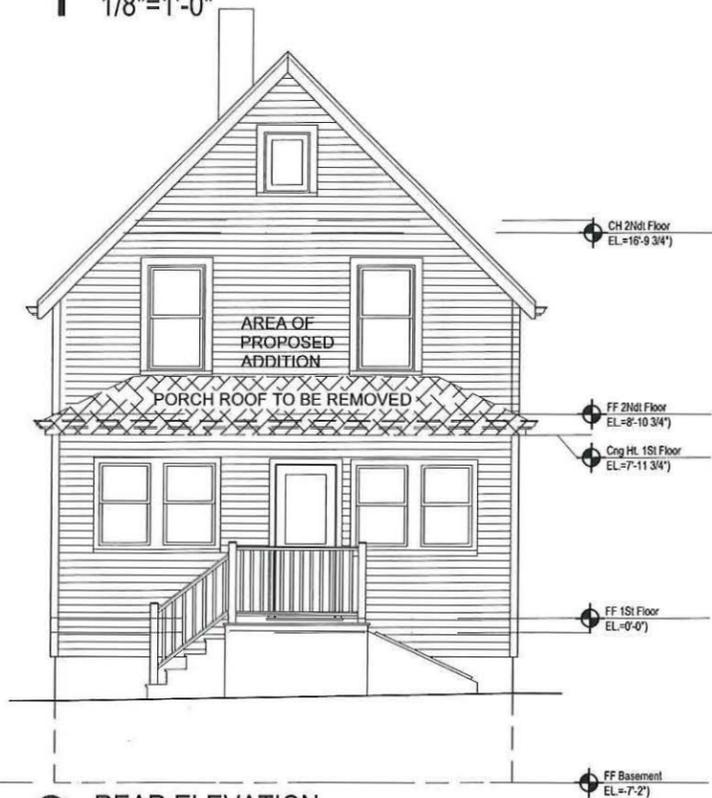
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D1.1



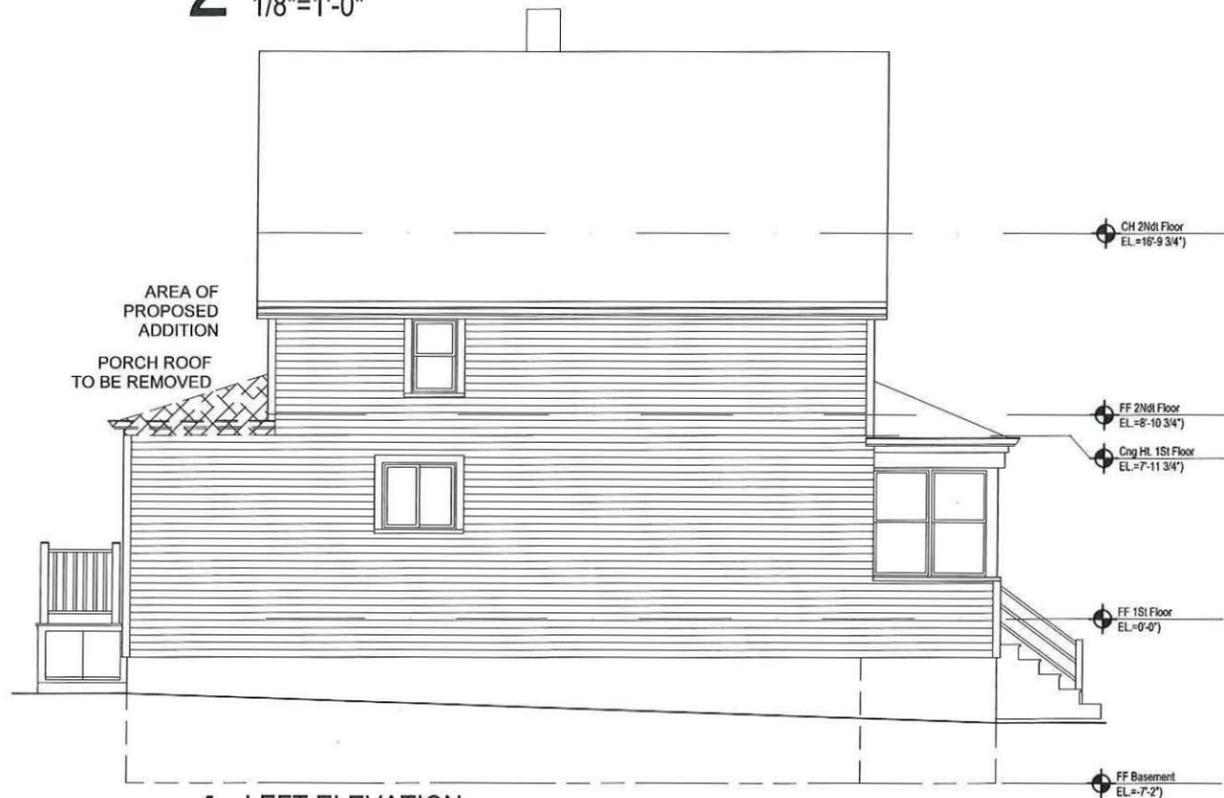
1 FRONT ELEVATION
1/8"=1'-0"



2 RIGHT ELEVATION
1/8"=1'-0"



3 REAR ELEVATION
1/8"=1'-0"



4 LEFT ELEVATION
1/8"=1'-0"



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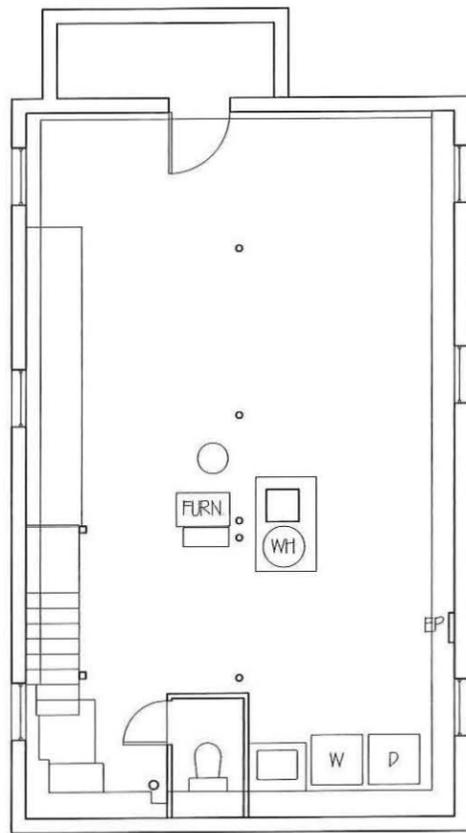
TITLE:

EXISTING
ELEVATIONS

DRAWING:

D2.1

1,551.0 GSF / 2,125 SF LOT = .73
PROPOSED FAR



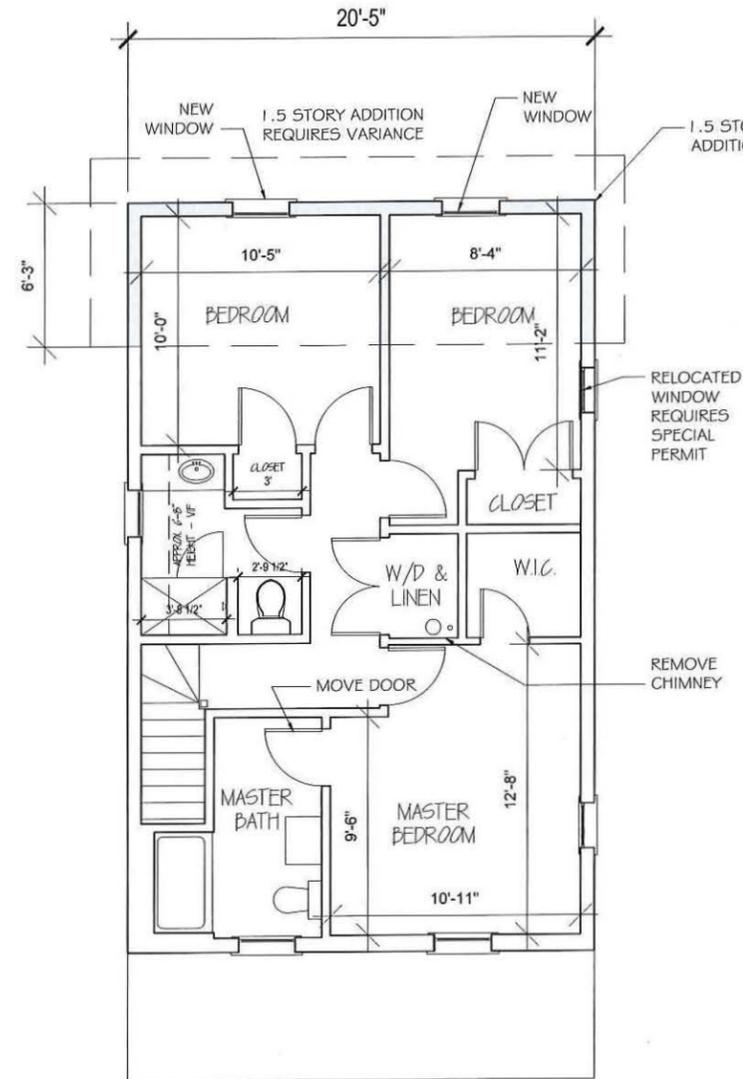
0.0 GSF FOR FAR

1 BASEMENT FLOOR PLAN
1/8"=1'-0"



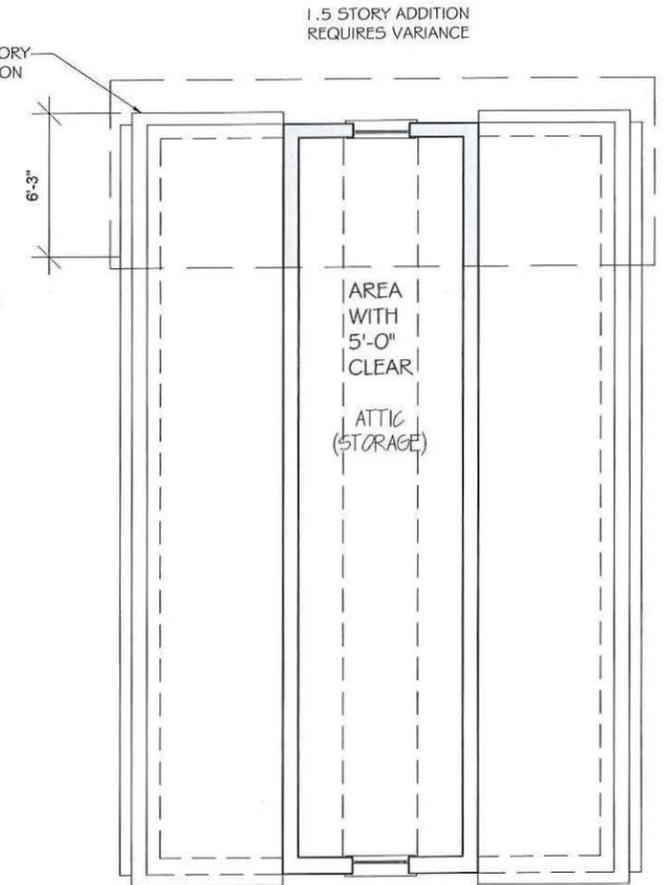
781.0 GSF FOR FAR

2 FIRST FLOOR PLAN
1/8"=1'-0"



667.0 GSF FOR FAR

3 SECOND FLOOR PLAN
1/8"=1'-0"



103.0 GSF FOR FAR
(ATTIC AREA WITH 5'-0" CLEAR OR MORE)

4 ATTIC FLOOR PLAN
1/8"=1'-0"

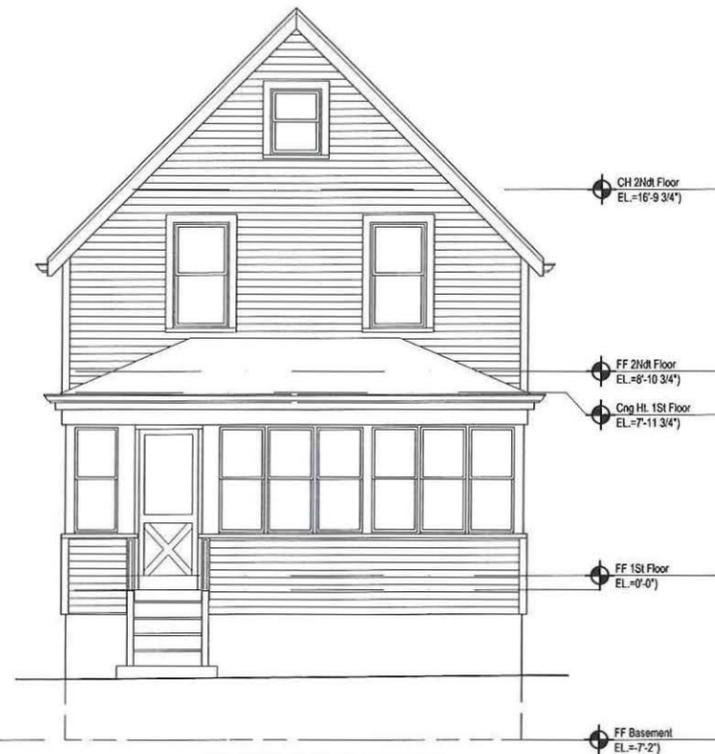


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TITLE:
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PLANS**

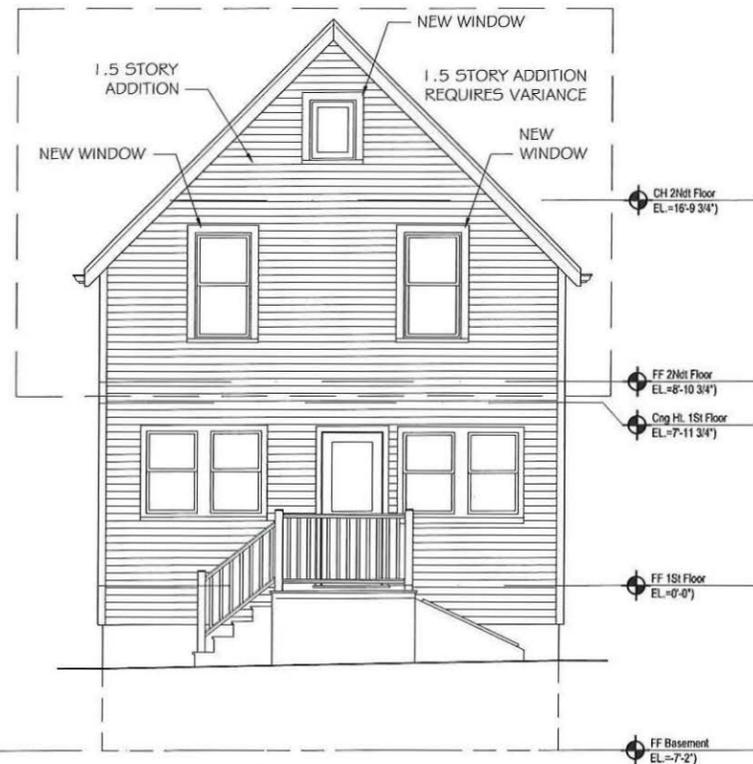
DRAWING:
A1.1



1 FRONT ELEVATION
1/8"=1'-0"



2 RIGHT ELEVATION
1/8"=1'-0"



3 REAR ELEVATION
1/8"=1'-0"



4 LEFT ELEVATION
1/8"=1'-0"



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TITLE:
**PROPOSED
ELEVATIONS**

DRAWING:
A2.1