

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 Whitney Van Praagh (OWNER)

Address: 95 Antrim St, Cambridge MA 02139

State that I/We own the property located at 66 Antrim St, Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Whitney Van Praagh

*Pursuant to a deed of duly recorded in the date 06/24/2016 Middlesex South County Registry of Deeds at Book 67488, Page 359; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

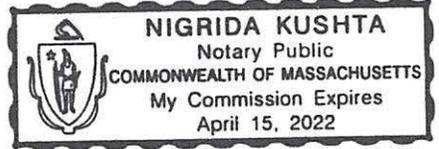
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Whitney Van Praagh personally appeared before me, this 2nd of August, 2017, and made oath that the above statement is true.

Nigrida Kushta Notary

My commission expires 04/15/2022 (Notary Seal).



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



APR 11 1933
 Mr. Commissioner of
 the Commonwealth of Massachusetts
 State House
 BOSTON
 MASSACHUSETTS
 COMMONWEALTH OF MASSACHUSETTS
 BOSTON
 MASSACHUSETTS
 APR 11 1933

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:

The existing dwelling was purchased with an expectation per Public Records that it would be possible to add 313 SF to existing residence before exceeding allowable FAR. Existing area per field-measurements is 247 SF greater than public records, and thus it is only possible to add 66 SF before exceeding allowable FAR. Proposed renovation adds 286 SF which would Not exceed FAR using Pulic-Record Building-Area, but per field measurements this building wide renovation (which adds a bedroom and bathroom for growing family) is 219.5 SF over allowable FAR.

- 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 dwelling is on a non-conforming parcel in a neighborhood where many parcels are non-conforming in lot size and dimension and are therefore also non conforming in FAR. The existing 2-family has not been properly renovated for decades and needs substantial upgrades including replacement of all windows, new roof, foundation repair, plumbing repair, mold mitigation, and removal of some knob and tube electric.

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

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

The proposed architectural details and building scale are in keeping with the neighborhood fabric. Applicant has lived on this street for 15 years, are invested in the community, and would like to renovate building to allow them to remain.

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

The proposed renovation maintains the existing property as a 2-family, maintains the existing off-street parking, and does not further violate any front, side or rear yard 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 66 Antrim 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:
The existing dwelling is on a non-conforming parcel in a neighborhood where many parcels are non-conforming. Special Permit is required in order to: relocate one window, add three windows, and enlarge basement windows on the side of building where existing setback is 3.8'. (Ordinance requires 7.5'.) Existing side setback is not being altered. Neighbors have been consulted and have no objection.
- 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:
N/A
- 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:
N/A
- 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:
N/A
- 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:

66 ANTRIM BZA Permit Set: INDEX OF DRAWINGS

(Rev 3 of Previously-Approved BZA 014016-2017)

- CERTIFIED SURVEY: EXISTING-CONDITIONS
- PROPOSED SITE PLAN
- E 1.1 EXISTING-CONDITION PLANS
- E 2.1 EXISTING-CONDITION ELEVATIONS
- A 1.0 PROPOSED BASEMENT
- A 1.1 PROPOSED FIRST-FLOOR
- A 1.2 PROPOSED SECOND-FLOOR
- A 1.3 PROPOSED THIRD-FLOOR
- A 1.4 PROPOSED ROOF
- A 2.1 PROPOSED DORMER / ROOF: X-SECTION A-A
- A 2.2 PROPOSED FRONT AND REAR ELEVATIONS
- A 2.3 PROPOSED SW SIDE ELEVATION
- A 2.4 PROPOSED NE SIDE ELEVATION

(Revisions have been made in order to resolve Appeal filed by neighbor and to respond to BZA.
Current Rev 3 Proposal is 70 SF Less than previously-approved variance.)

Site Location:

66 Antrim St
Cambridge, MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim Street

BZA-Approved
Permit Set: 10/30/17

Rev 1: 03/22/18

Rev 2: 05/22/18

Rev 3: 06/12/18

ACVP DesignMA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

PLAN OF LAND

LOCATED AT
66 ANTRIM STREET
CAMBRIDGE, MA

PREPARED FOR:
ALEX VAN PRAAGH

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET
 GOUCESTER, MA 01930
 617 899-0703
 WWW.MASSACHUSETTSSURVEY.COM

93 INMAN ST
 N/F
 GOLDENSON

91 INMAN ST
 N/F
 SELVARATNAM



68-70 ANTRIM ST
 N/F
 68-70 ANTRIM STREET CONDOMINIUM

62 ANTRIM ST
 N/F
 122712 LLC

CHAIN LINK FENCE ONLINE

34.33'

3,446+/-SF

GARAGE

34.2

90°41'25"

CHAIN LINK FENCE ONLINE

100.12'

NO. 66
 2.5 STORY

BUILDING HEIGHT
 1ST FL. TO
 ROOF PEAK : 30.8'

CHAIN LINK FENCE 0.3' THIS SIDE OF P.L.

100.53'

7.7

PORCH

3.8

7.9

14.6

LAND COURT
 DISK FOUND

182.25'

34.33'

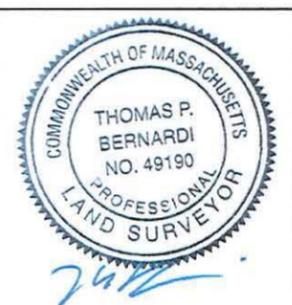
BRICK SIDEWALK

GRANITE CURB

REFERENCES

DEED: 67488, PAGE 359
 PLAN: PLAN BOOK 58, PLAN 9

ANTRIM (PUBLIC 40' WIDE) STREET



CERTIFICATION

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF OCTOBER 3 AND OCTOBER 6, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: OCTOBER 12, 2016

ZONING

RES. C-1

MIN. SETBACK REQUIREMENTS:
 FRONT: 10.0'
 SIDE: 7.5'
 REAR: 20.0'

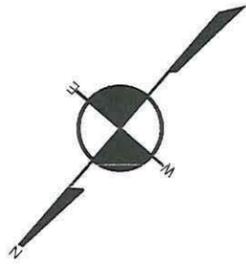
PROPOSED SITE PLAN

LOCATED AT
66 ANTRIM STREET
CAMBRIDGE, MA

PREPARED BY:
ALEX VAN PRAAGH

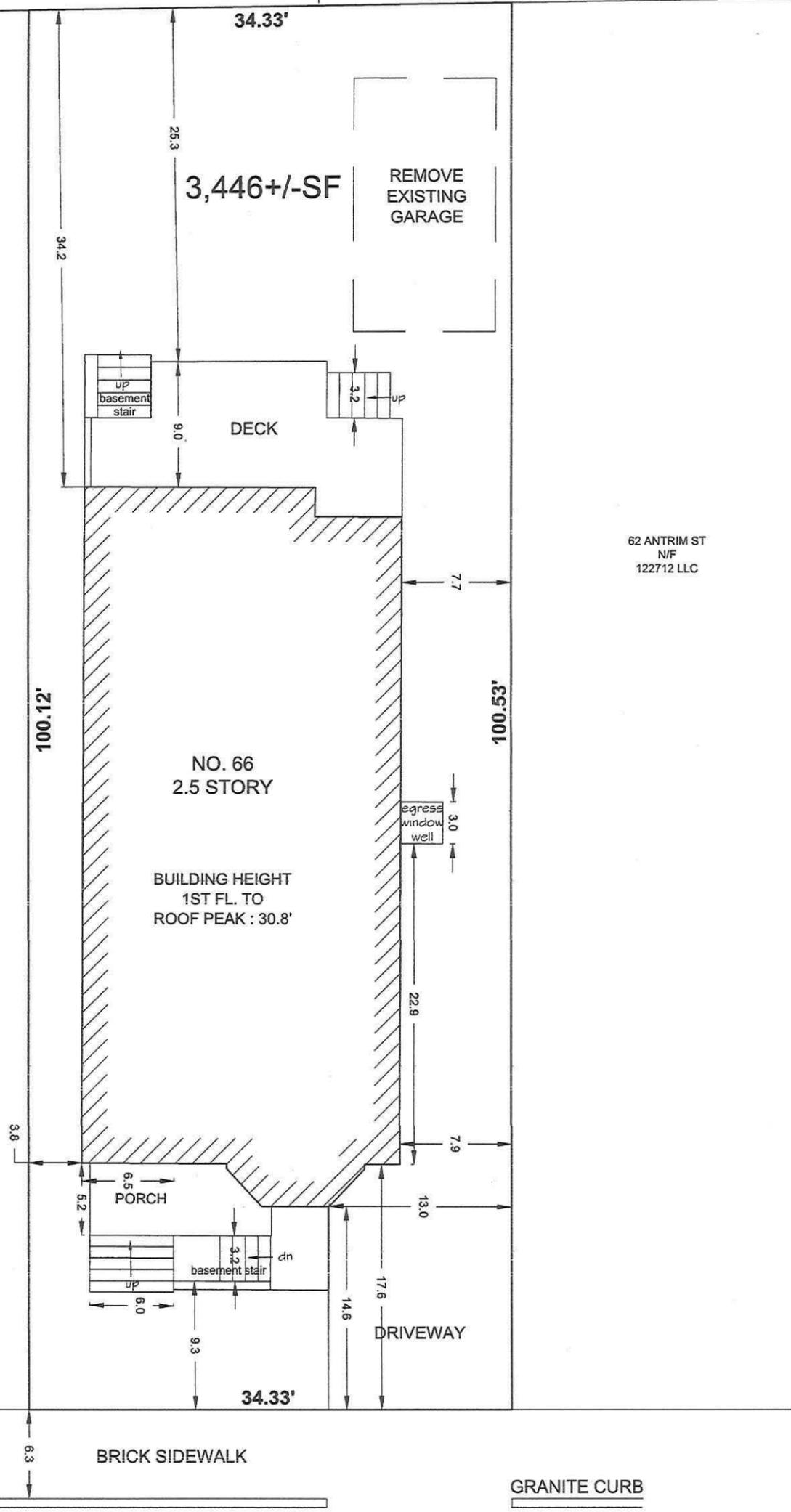
93 INMAN ST
 N/F
 GOLDENSON

91 INMAN ST
 N/F
 SELVARATNAM



68-70 ANTRIM ST
 N/F
 68-70 ANTRIM STREET CONDOMINIUM

62 ANTRIM ST
 N/F
 122712 LLC



LAND COURT
 DISK FOUND

182.25'

BRICK SIDEWALK

GRANITE CURB

REFERENCES

DEED: 67488, PAGE 359
 PLAN: PLAN BOOK 58, PLAN 9

ANTRIM (PUBLIC 40' WIDE) STREET

Site Location:
66 Antrim St
Cambridge, MA 02139

Client:
Alex Van Praagh

Contact:

Date:
June 12, 2018

Scale:
As Noted

LEGEND:

66 Antrim Street

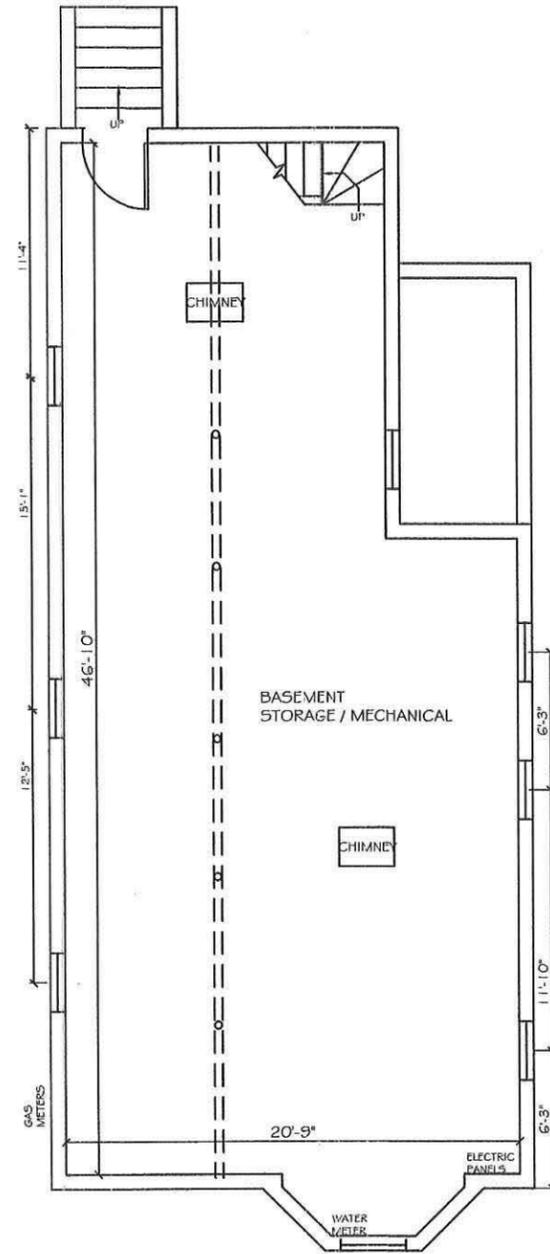
BZA-Approved
Permit Set 10/30/17

Rev 1: 03/22/18
Rev 2: 05/22/18
Rev 3: 06/12/18

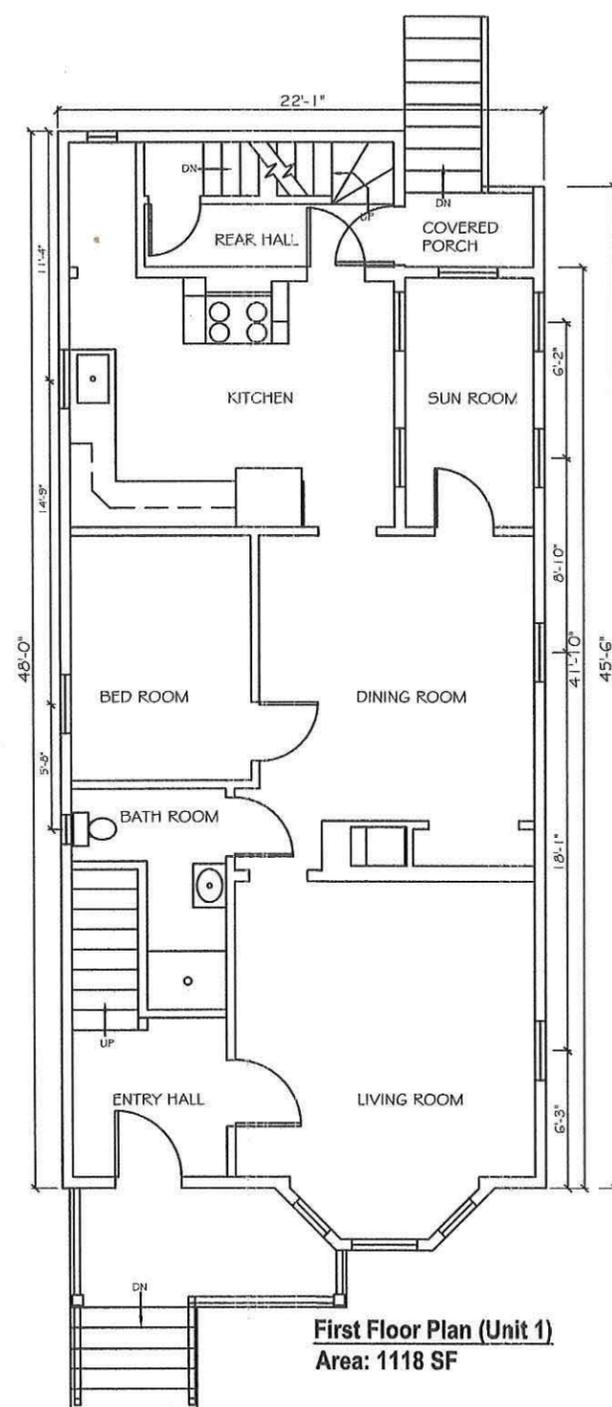
ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

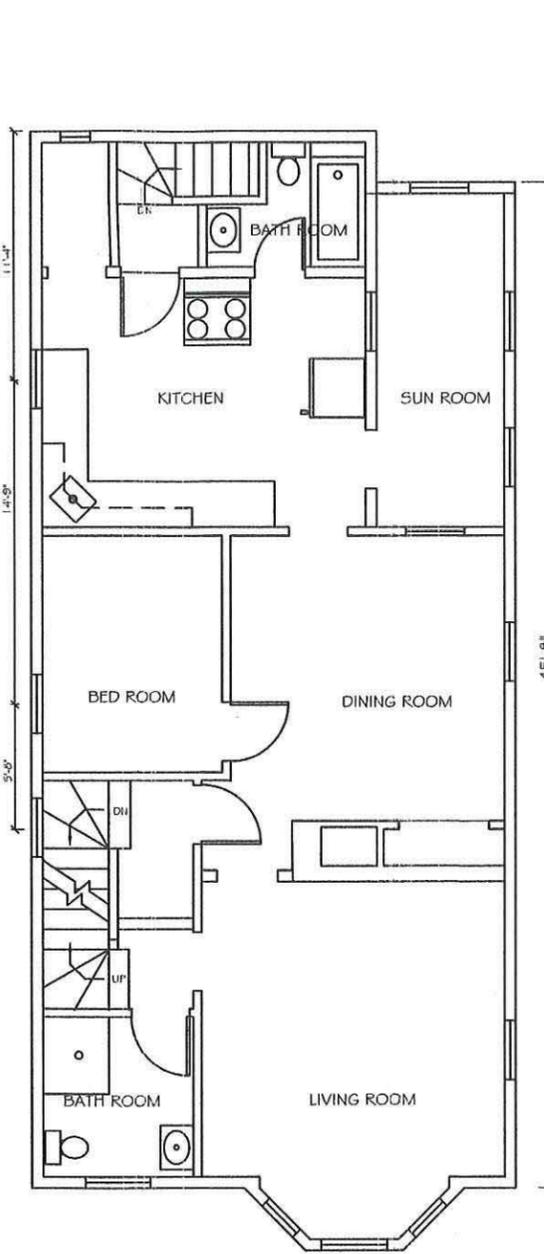
Page Number:



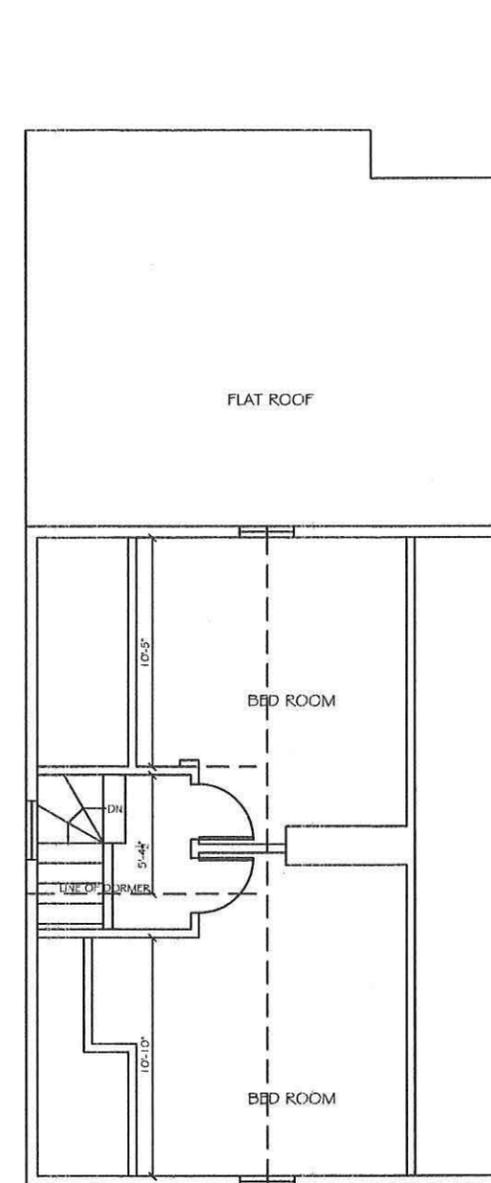
**Basement Plan:
Mechanical / Storage**



**First Floor Plan (Unit 1)
Area: 1118 SF**

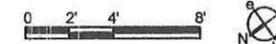


**Second Floor Plan (Unit 2)
Area: 1061 SF**



**THIRD Floor Plan (Unit 2)
Area: 339 SF**

TOTAL EXISTING BUILDING AREA = 2518 SF
NOTE: PUBLIC RECORDS LIST BUILDING AREA AS 2271 SF
Allowable Building Area = 2584.5 SF (.75 FAR x 3446 SF Lot)



PROJECT: **66 Antrim Street**

DRAWING: **Existing-Condition Elevations**

SCALE: **1/8" = 1'-0"**

Page Number:

E2.1

Site Location:
66 Antrim St
Cambridge, MA 02139

Client:
Alex Van Praagh

Contact:

Date:
June 12, 2018

Scale:
As Noted

LEGEND:

66 Antrim Street

BZA-Approved
Permit Set 10/30/17

Rev 1: 03/22/18
Rev 2: 05/22/18
Rev 3: 06/12/18



ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

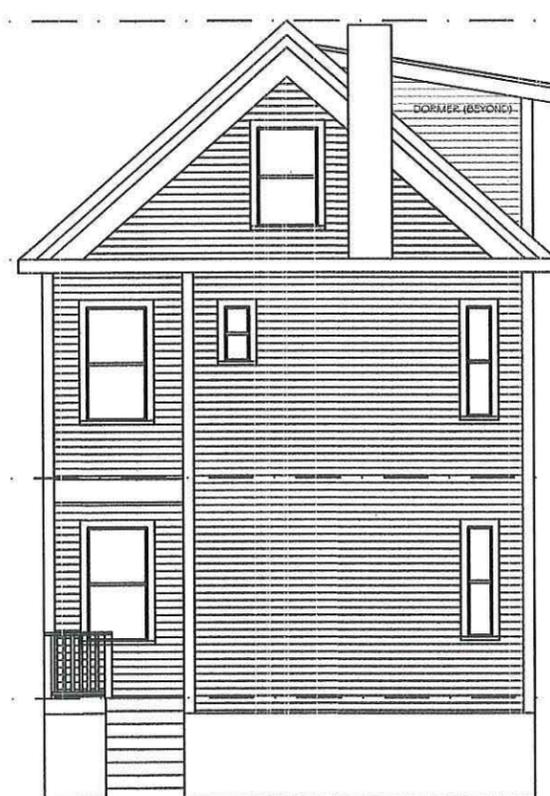
E2.1



FRONT, North-West Elevation



SIDE, South-West Elevation



REAR, South-East Elevation



SIDE, North-East Elevation



PROJECT: **66 Antrim**

DRAWING: **Proposed Basement Plan**

SCALE: **3/16" = 1'-0"**

Page Number:

A1.0

Site Location:
66 Antrim St
Cambridge MA 02139

Client:
Alex Van Praagh

Contact:

Date:
June 12, 2018

Scale:
As Noted

LEGEND:

66 Antrim

BZA-Approved
Permit Set 10/30/17,

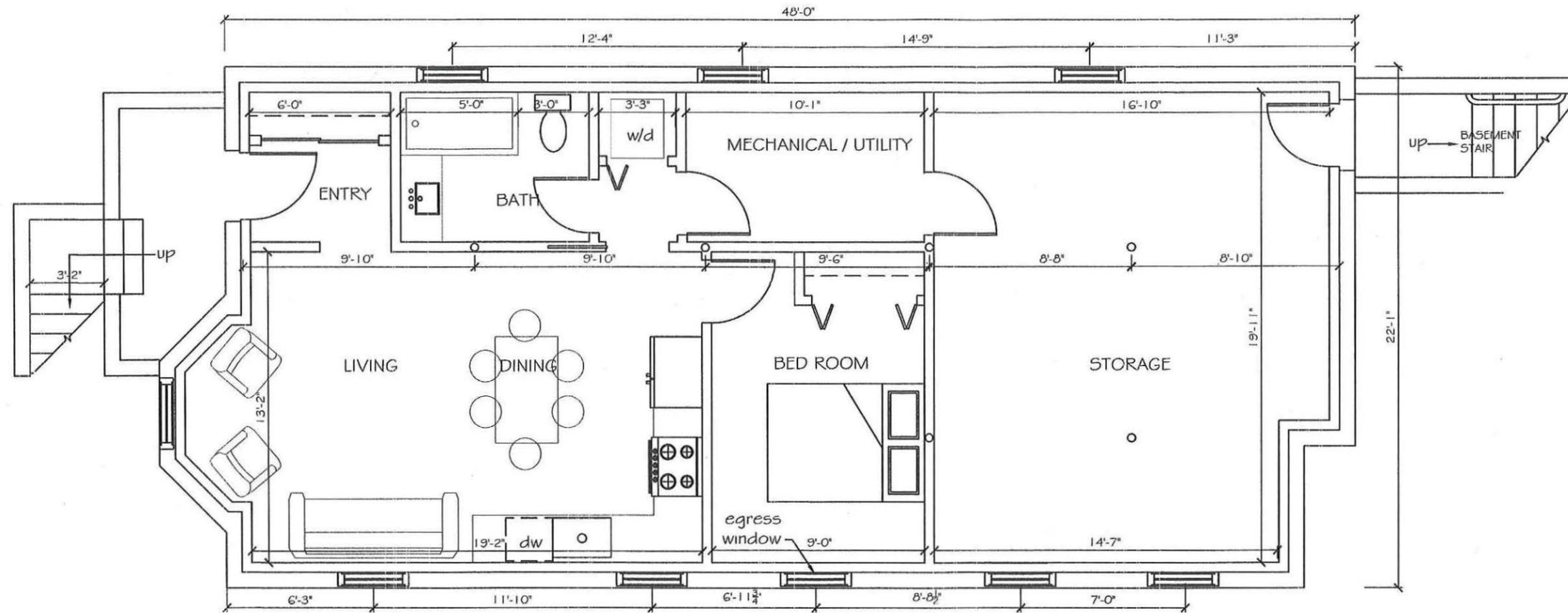
Rev 1: 03/22/18
Rev 2: 05/22/18
Rev 3: 06/12/18

ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

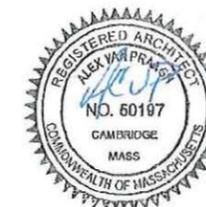
Page Number:

A1.0



Proposed BASEMENT Plan

Total Area: N/A



PROJECT: **66 Antrim**

DRAWING: **Proposed First-Floor Plan**

SCALE: **3/16" = 1'-0"**

Page Number:

A1.1

Site Location:

66 Antrim St
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim

BZA-Approved
Permit Set 10/30/17

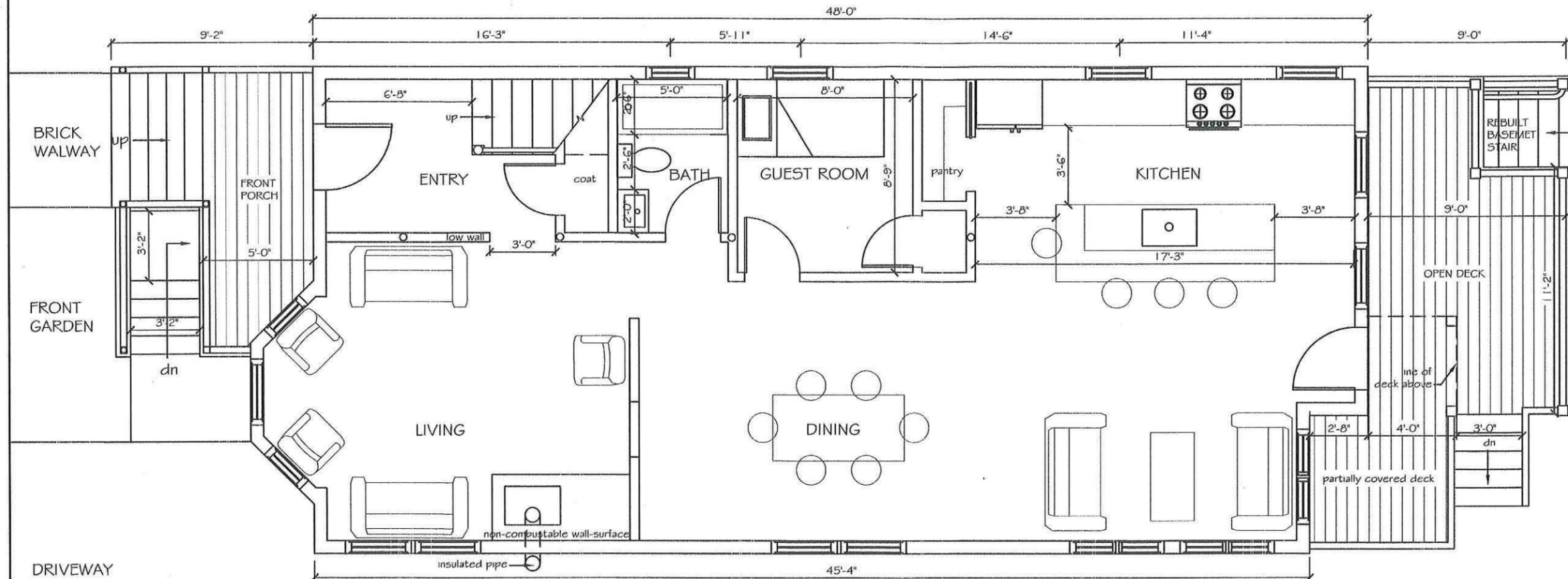
Rev 1: 03/22/18

Rev 2: 05/22/18

Rev 3: 06/12/18

Page Number:

A1.1



Proposed 1st-Floor Area-Total = 1150 SF

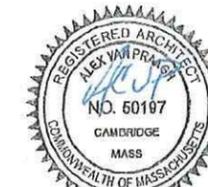
AREA SUMMARY:

Proposed Building-Area Total = 2804 SF (includes a total of 220 SF covered exterior space)

Allowable Building-Area-Total = 2584.5 SF (.75 FAR x 3446 SF Lot)

Existing Building = 2518 SF per measurements or 2271 SF per Public Records; Proposed Reno Adds 286 SF

Proposed Building is 219.5 SF over using measurements of existing, but is 27.5 SF under using Public Records of existing



ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Site Location:
66 Antrim St
Cambridge MA 02139

Client:
Alex Van Praagh

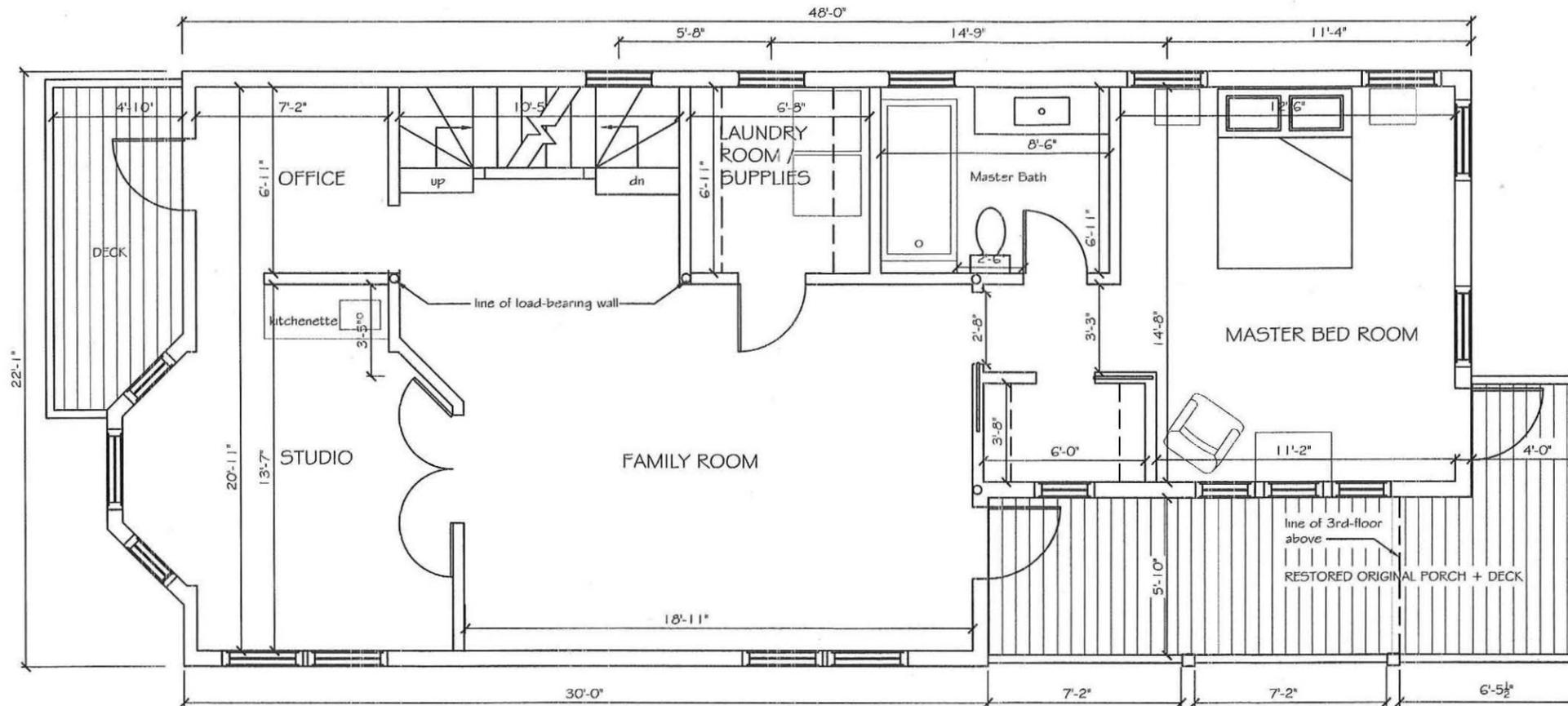
Contact:

Date:
June 12, 2018

Scale:
As Noted

LEGEND:

66 Antrim St



Proposed 2nd-Floor Area-Total = 1051 SF



AREA SUMMARY:

Proposed Building-Area Total = 2804 SF (includes a total of 220 SF covered exterior space)

Allowable Building-Area-Total = 2584.5 SF (.75 FAR x 3446 SF Lot)

Existing Building = 2518 SF per measurements or 2271 SF per Public Records; Proposed Reno Adds 286 SF

Proposed Building is 219.5 SF over using measurements of existing, but is 27.5 SF under using Public Records of existing

BZA-Approved
Permit Set 10/30/17

Rev 1: 03/22/18
Rev 2: 05/22/18
Rev 3: 06/12/18

ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

Site Location:

66 Antrim St
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

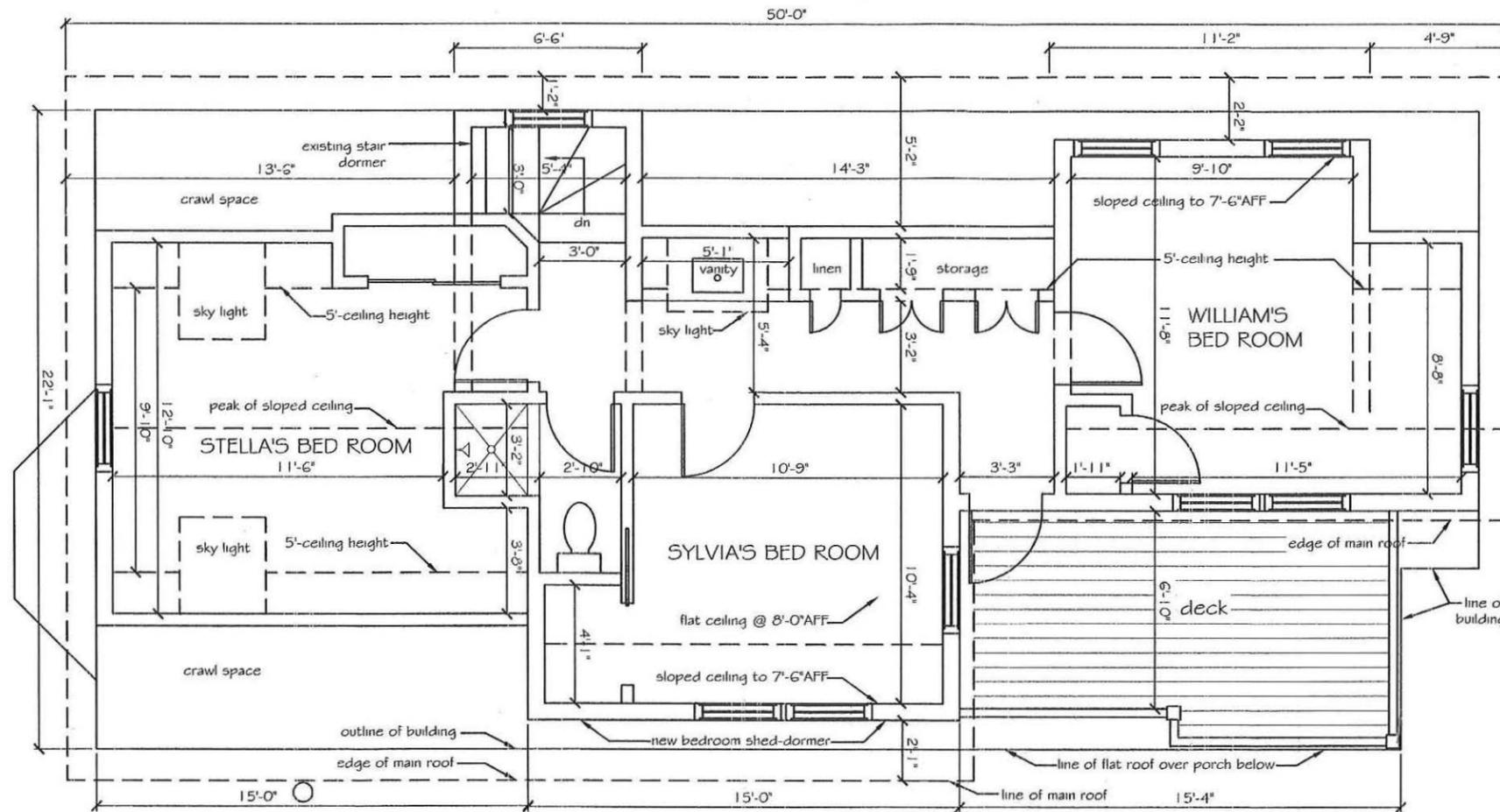
June 12, 2018

Scale:

As Noted

LEGEND:

66 Antrim St



Proposed 3rd-Floor Area-Total = 603 SF



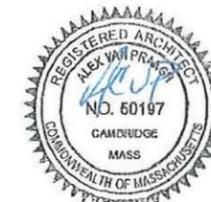
AREA SUMMARY:

Proposed Building-Area Total = 2804 SF (includes a total of 220 SF covered exterior space)

Allowable Building-Area-Total = 2584.5 SF (.75 FAR x 3446 SF Lot)

Existing Building = 2518 SF per measurements or 2271 SF per Public Records; Proposed Reno Adds 286 SF

Proposed Building is 219.5 SF over using measurements of existing, but is 27.5 SF under using Public Records of existing



ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

PROJECT: **66 Antrim St**

DRAWING: **Proposed Roof Plan**

SCALE: **13/16" = 1'-0"**

Page Number:

A1.4

Site Location:

66 Antrim St
Cambridge MA 02139

Client:

Alex Van Praagh

Contact:

Date:

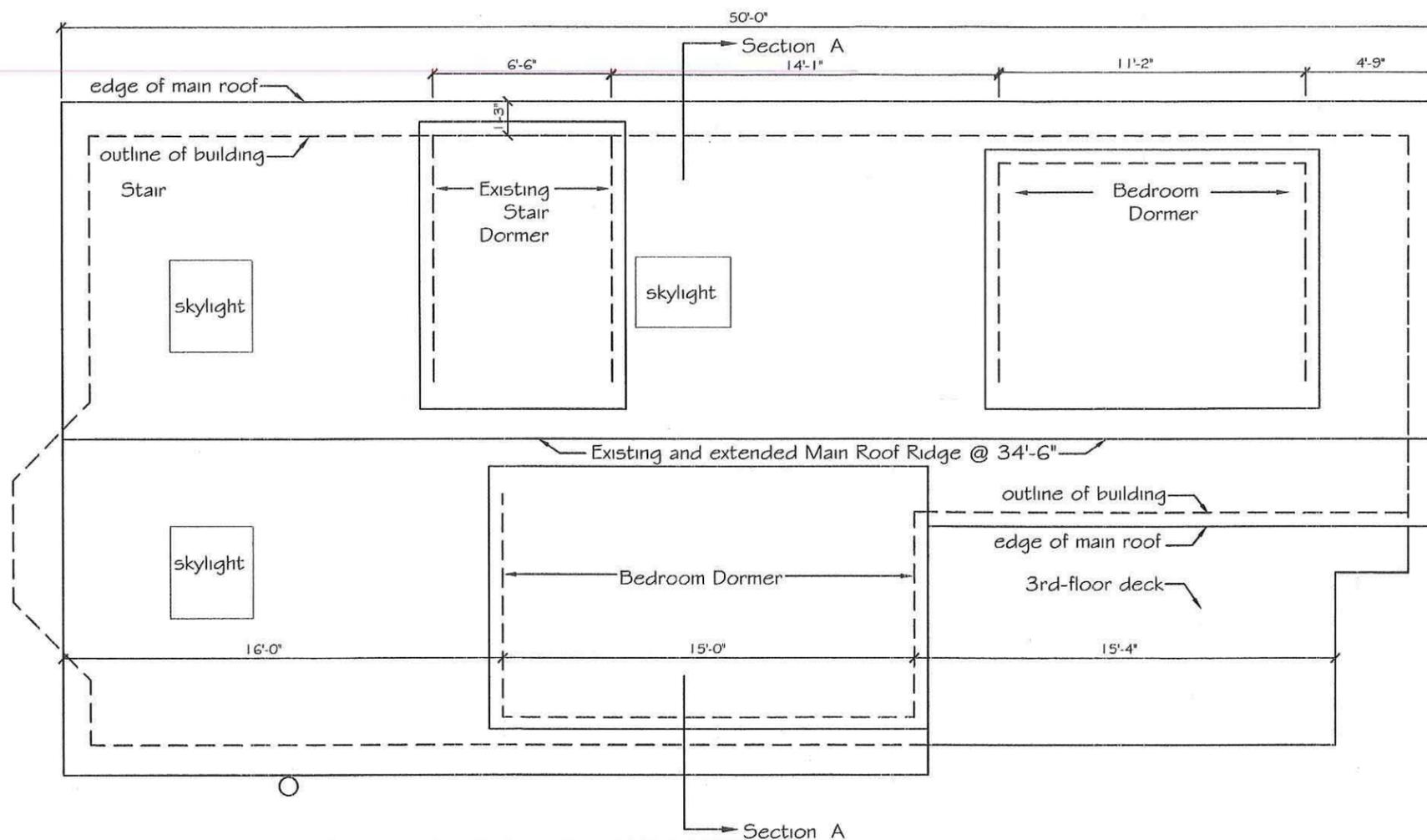
June 12, 2018

Scale:

As Noted

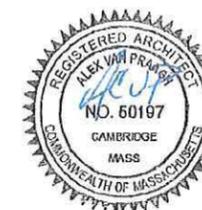
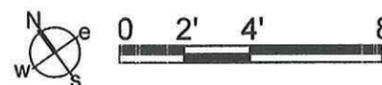
LEGEND:

66 Antrim St



Proposed Roof Plan

Total Area: N/A



BZA-Approved
Permit Set 10/30/17

Rev-1: 03/22/18
Rev-2: 05/22/18
Rev 3: 06/12/18

ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

A1.4

Site Location:
66 Antrim St
Cambridge MA 02139

Client:
Alex Van Praagh

Contact:

Date:
June 12, 2018

Scale:
As Noted

66 Antrim St

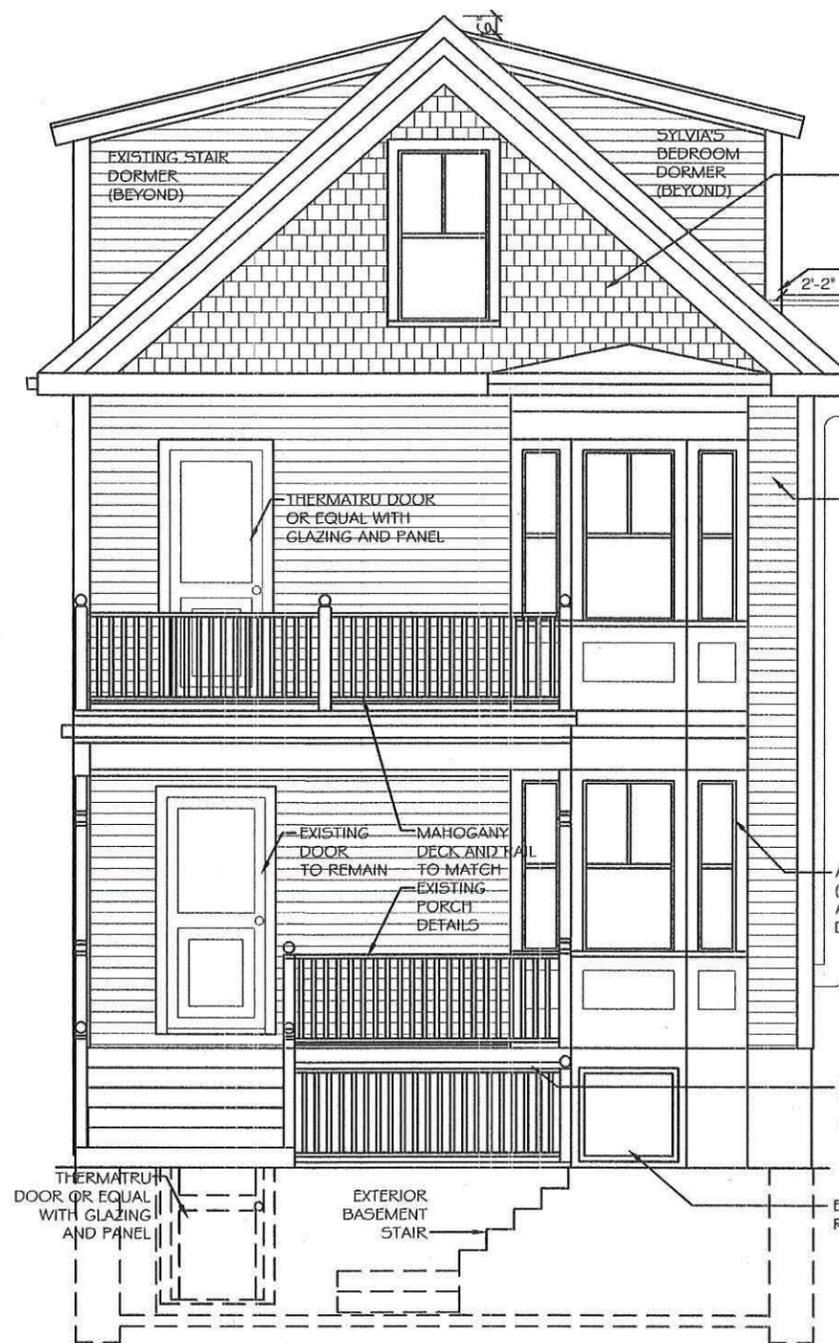
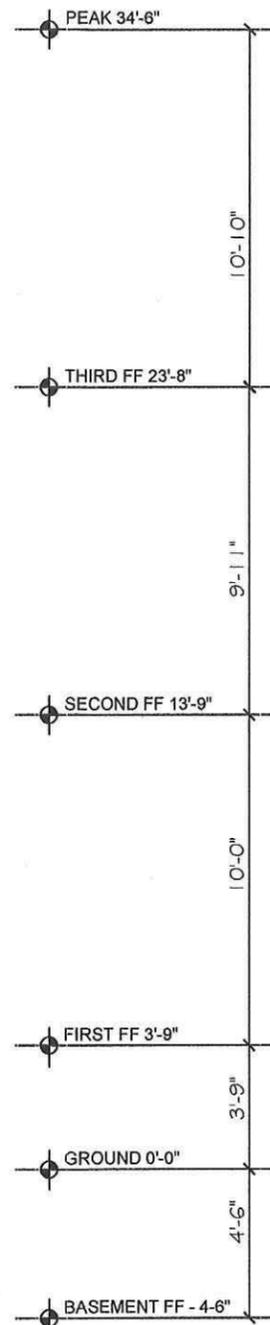
BZA-Approved
Permit Set 10/30/17

Rev 1: 03/22/18
Rev 2: 05/22/18
Rev 3: 06/12/18

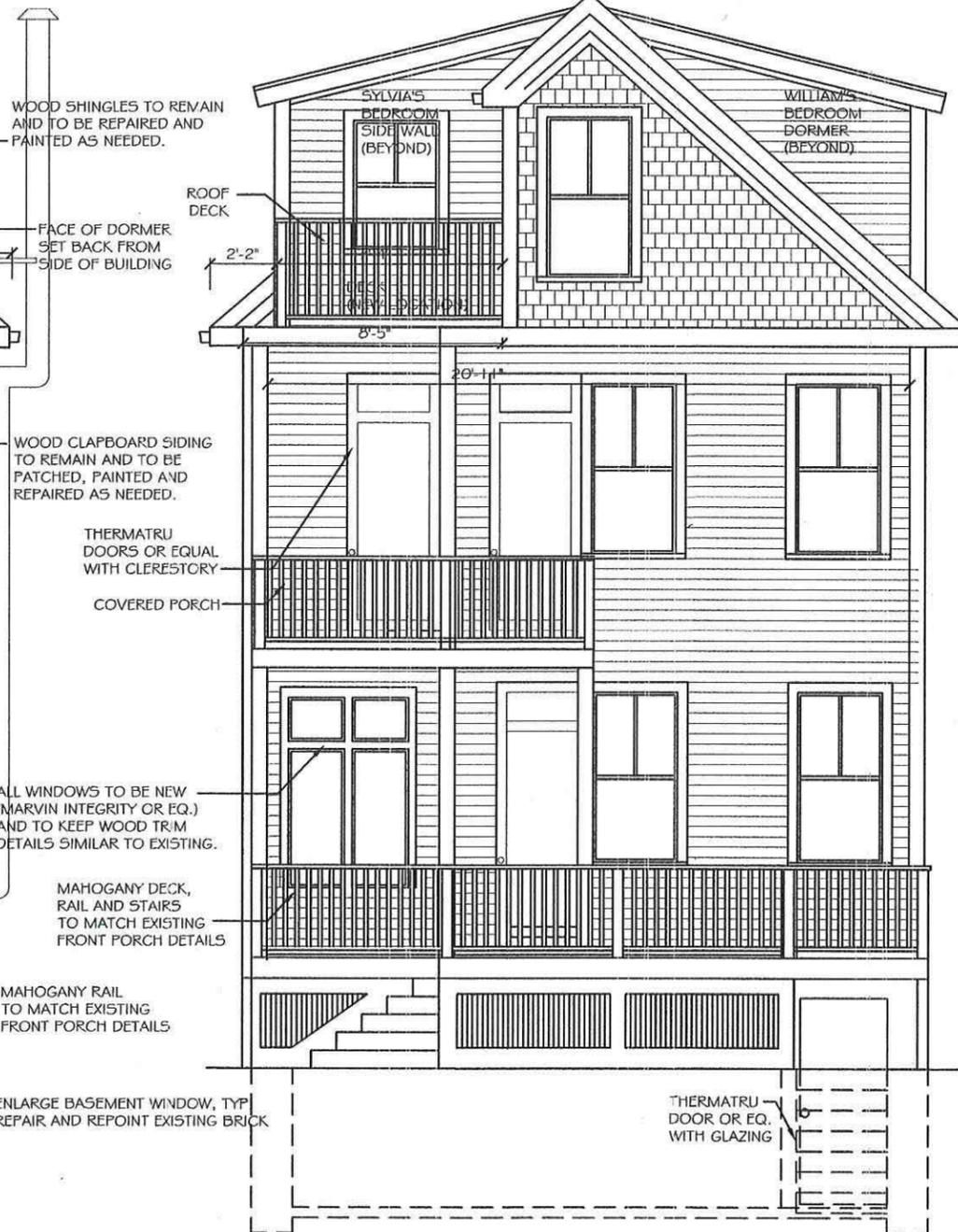
ACVP Design

MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

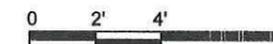
Page Number:



FRONT, North-West Elevation



REAR, South-East Elevation



EXISTING STAIR DORMER (BEYOND)
SYLVIA'S BEDROOM DORMER (BEYOND)
WOOD SHINGLES TO REMAIN AND TO BE REPAIRED AND PAINTED AS NEEDED.
FACE OF DORMER SET BACK FROM SIDE OF BUILDING 2'-2"
ROOF DECK 2'-2"
SYLVIA'S BEDROOM SIDEWALL (BEYOND)
WILLIAM'S BEDROOM DORMER (BEYOND)
THERMATRU DOOR OR EQUAL WITH GLAZING AND PANEL
WOOD CLAPBOARD SIDING TO REMAIN AND TO BE PATCHED, PAINTED AND REPAIRED AS NEEDED.
THERMATRU DOORS OR EQUAL WITH CLERESTORY
COVERED PORCH
EXISTING MAHOGANY DOOR TO REMAIN TO MATCH EXISTING PORCH DETAILS
MAHOGANY DECK AND RAIL TO MATCH EXISTING FRONT PORCH DETAILS
MAHOGANY RAIL TO MATCH EXISTING FRONT PORCH DETAILS
ALL WINDOWS TO BE NEW (MARVIN INTEGRITY OR EQ.) AND TO KEEP WOOD TRIM DETAILS SIMILAR TO EXISTING.
MAHOGANY DECK, RAIL AND STAIRS TO MATCH EXISTING FRONT PORCH DETAILS
MAHOGANY RAIL TO MATCH EXISTING FRONT PORCH DETAILS
ENLARGE BASEMENT WINDOW, TYPE REPAIR AND REPOINT EXISTING BRICK
THERMATRU DOOR OR EQ. WITH GLAZING

PROJECT: **66 Antrim**

DRAWING: **Proposed NE-Side Elevation**

SCALE: **3/16" = 1'-0"**

Page Number:

A2.4

Site Location:
66 Antrim St
Cambridge MA 02139

Client:
Alex Van Praagh

Contact:

Date:
June 12, 2018

Scale:
As Noted

66 Antrim St

BZA-Approved
Permit Set 10/30/17

Rev 1: 03/22/18
Rev 2: 05/22/18
Rev 3: 06/12/18

ACVP Design

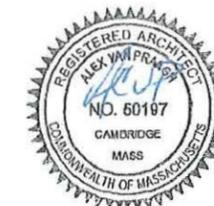
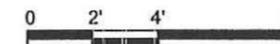
MA Registered Architect # 50197
phone 617.959.1158
alexvanpraagh@yahoo.com

Page Number:

A2.4

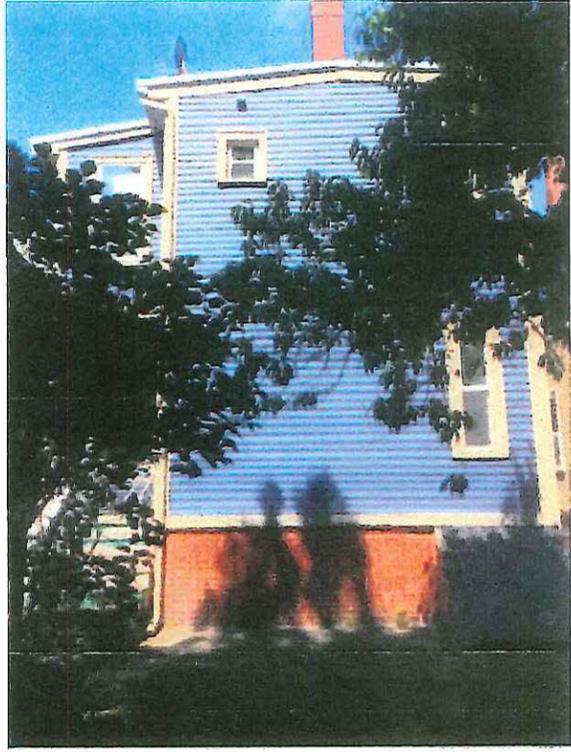


SIDE, North-East Elevation

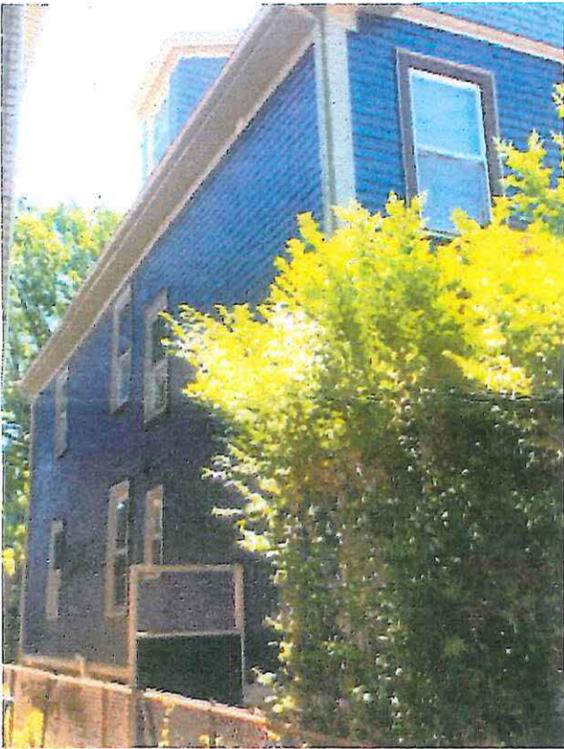




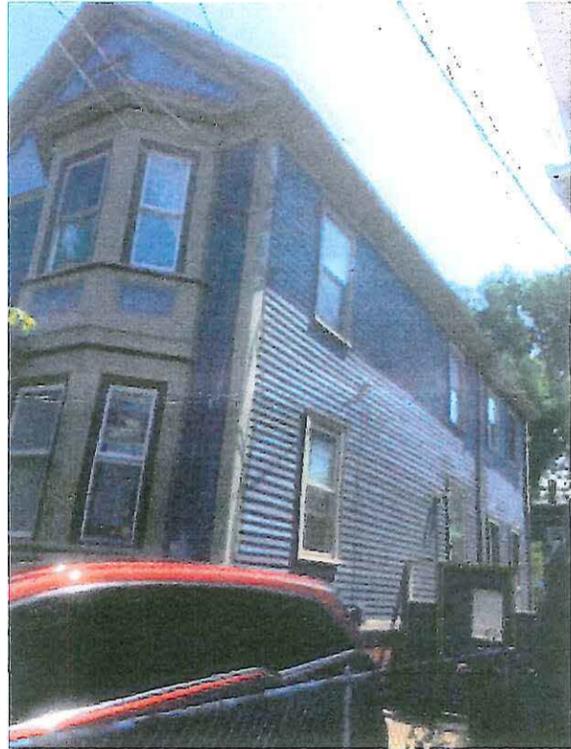
Front



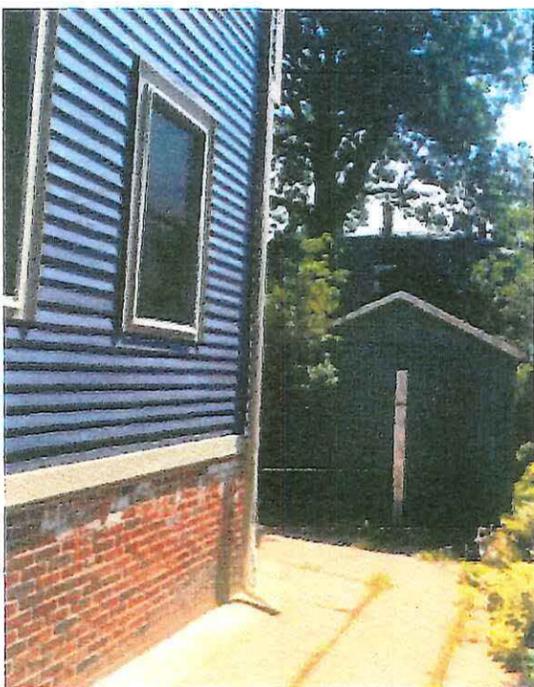
Rear



North East Side with Dormer



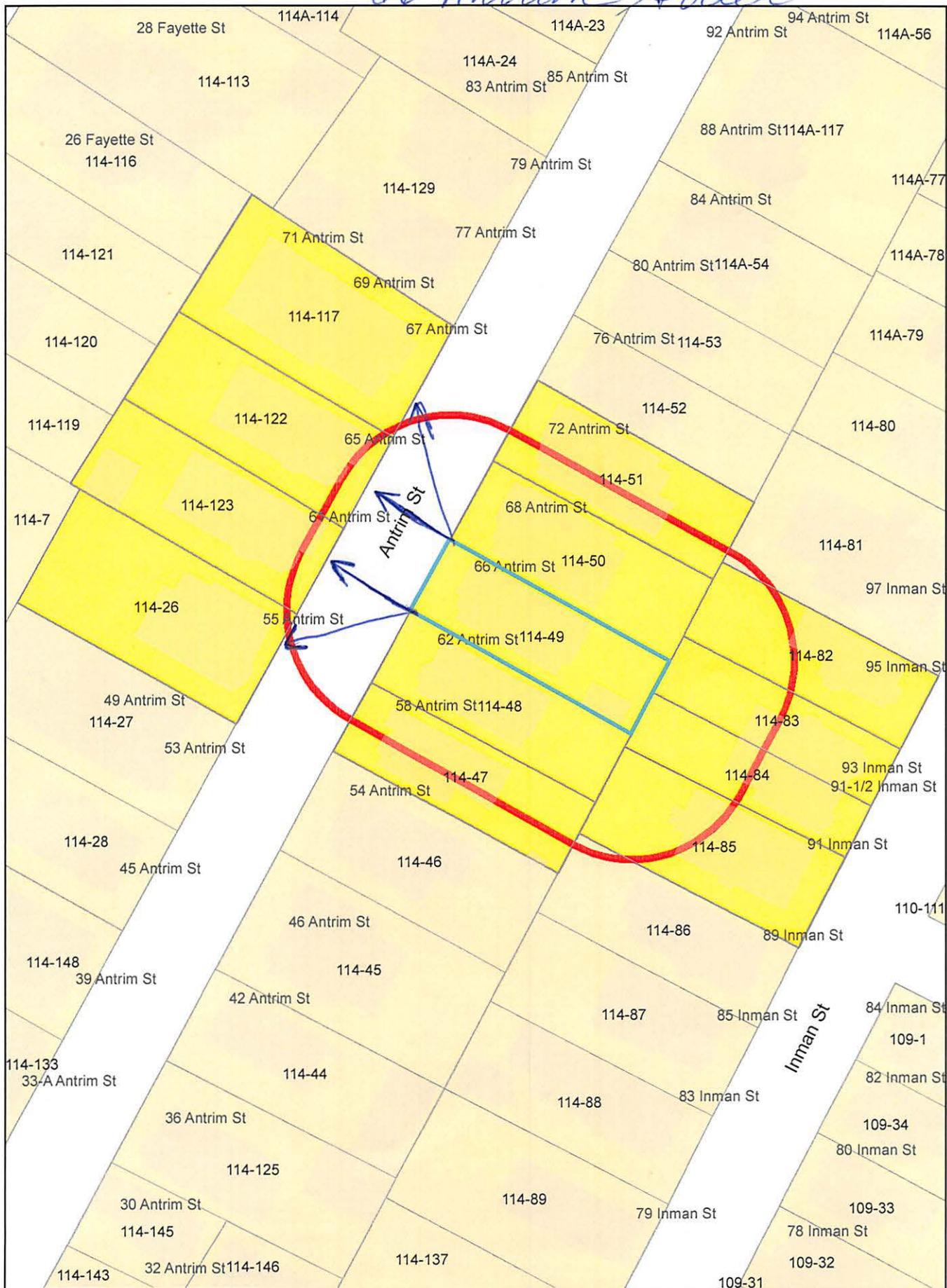
South West Side



Driveway and Metal Garage

**Photographs of 66 Antrim St.,
Cambridge MA 02139**

66 Antrim Street



66 Antrim St.

Petitioner

114-26
PERKINS, JEFFREY H.
55 ANTRIM ST
CAMBRIDGE, MA 02139

114-47
PETERSON, SCOTT P. ,
TR. OF THE ELLEN PETERSON IRREVOCABLE TR.
58 ANTRIM ST
CAMBRIDGE, MA 02139

114-49
PRAAGH, WHITNEY VAN
66 ANTRIM ST
CAMBRIDGE, MA 02139

114-49
ROBERTS, JUSTINE E. & ERIC S. KEPPELER
C/O PRAAGH, WHITNEY VAN
66 ANTRIM STREET
CAMBRIDGE, MA 02139

114-50
JOSELOW, AMELIA LAMB
68 ANTRIM ST., #1
CAMBRIDGE, MA 02139

114-50
CLOVER, JOHN R., JR. & KATHERINE M. CLOVER
70 ANTRIM ST. UNIT #2
CAMBRIDGE, MA 02139

114-82
MORSE, ELAINE SHIRLEY
95 INMAN STREET
CAMBRIDGE, MA 02139

114-83
GOLDENSON, JEFFREY DOUGLAS &
NATALIE RUTH DEAN
93 INMAN ST.
CAMBRIDGE, MA 02139

114-84
THORN, DANIEL L. & JENNIFER M. DIXON
91 1/2 INMAN ST
CAMBRIDGE, MA 02139

114-85
NG, THIN N. & CHARLOTTE N. NG
91 INMAN ST
CAMBRIDGE, MA 02139

114-117
PAULY, ANN
67 ANTRIM ST.
CAMBRIDGE, MA 02139

114-117
BEST, BARBARA A. & JAIME E. SERPAS
69 ANTRIM ST.
CAMBRIDGE, MA 02139

114-117
ROSALES, RODOLFO R. &
SILVIA HUERTA ROSALES
71 ANTRIM ST
CAMBRIDGE, MA 02139

114-122
BRETHOLTZ, PHYLLIS A.
65 ANTRIM ST.
CAMBRIDGE, MA 02139

114-123
SPYROPOULOS, EVAGELOS &
SPYROPOULOS, ELEFThERIA, TRUSTEES
THE SPYROPOULOS REALTY TRUST
7 PONDVIEW RD.
ARLINGTON, MA 02474

114-51
JUDITH A. DEPONTBRIAND &
JOHN E. MARTIN JR.
74 ANTRIM ST., #1
CAMBRIDGE, MA 02139

114-51
SHOLL, LYNETTE MARIE & SAMIR ALI BUKHARI
72-74 ANTRIM ST., UNIT #2
CAMBRIDGE, MA 02139

114-51
PALMA, JAMES
74 ANTRIM ST., UNIT #3
CAMBRIDGE, MA 02139

114-48
122712, LLC
126 PROSPECT ST.
CAMBRIDGE, MA 02139