

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_ Variance:   x   Appeal: \_\_\_\_\_

PETITIONER: Just A Start Corporation for JAS Consolidated Properties LLC

PETITIONER'S ADDRESS: 1035 Cambridge St. #12, Cambridge, MA 02141

LOCATION OF PROPERTY: 55 Norfolk Street

TYPE OF OCCUPANCY: Office ZONING DISTRICT: Bus. A [ other portion of lot is Res. B]

REASON FOR PETITION:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Additions                 | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy              | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer                               | <input type="checkbox"/> Subdivision   |
| <input type="checkbox"/> Other: _____                         |  |

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

This proposal is to add an approximately 350 sq. ft. addition to a small office building on the site of affordable rental housing, to provide office space for delivering services and informational programs to residents and Just A Start clients and community members. This addition will be to the back of the current office space, and will comply with all applicable site, building, and program accessibility requirements.

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article   5   Section   5.13, distance between buildings
- Article   5   Section   5.27.2, 5.31 Table 5-1 and 5.33 Table 5-3, allowable square footage
- Article   5   Section \_\_\_\_\_

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)

\_\_\_\_\_  
(Print Name)

Address: c/o Just A Start  
1035 Cambridge St. #12, Cambridge, MA 02141

Tel. No.: 617-918-7512

E-Mail Address: laurencurry@justastart.org

Date: \_\_\_\_\_

BZA APPLICATION FORM  
DIMENSIONAL INFORMATION

APPLICANT: Just A Start Corporation PRESENT USE/OCCUPANCY: Office

LOCATION: 55 Norfolk Street ZONE: Bus. A [another part of lot is Res. B]

PHONE: 617-918-7512 Lauren Curry REQUESTED USE/OCCUPANCY: Office

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
<u>TOTAL GROSS FLOOR AREA:</u>	11,525 res. + 535 office	11,525 res. + 920 office	4,593 sq.ft. (max.)
<u>LOT AREA:</u>	8,197 sq. ft.		5000 sq. ft. (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>	1.47	1.51	0.56 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,025 sq.ft.	unchanged	approx. 1,650 (min.)
<u>SIZE OF LOT:</u>			
<u>WIDTH</u>	83.2 ft		50 ft. (min.)
<u>DEPTH</u>	93 ft. in Bus A; 121 ft. in Res. B		
<u>Setbacks in</u> <u>Feet:</u>			
<u>FRONT</u>	0 ft. [Bus. A]	0 ft.	0 ft. [Bus. A] (min.)
<u>REAR</u>	52.5 ft. [Bus A]	26 ft.	20 ft. (min.)
<u>LEFT SIDE</u>	0.8 ft. [Bus. A]	0.8 ft.	0 ft. [Bus. A] (min.)
<u>RIGHT SIDE</u>	9.8 ft. [Res. B]	unchanged	(min.)
<u>SIZE OF BLDG.:</u>			
<u>HEIGHT</u>	14 ft. [Bus. A]	20 ft.	35 ft. (max.)
<u>LENGTH</u>	38.0 ft.	64.1 ft.	n/a
<u>WIDTH</u>	15.1 ft.	15.1 ft.	n/a
<u>RATIO OF USABLE OPEN SPACE</u> in Bus. A <u>TO LOT AREA:</u> <sup>3</sup>	approx. 918 sq.ft./1503	approx. 533 sq.ft./1503	0 sq. ft./ 0%
in Res. B	1,380 sq. ft./ none 15x15	unchanged	2,678 sq. ft./ 40% (min.)
<u>NO. OF DWELLING UNITS:</u> in Res. B	8	8	existing/no change (max.)
<u>NO. OF PARKING SPACES:</u> for Bus. A	0	0	0* (min./max)
<u>NO. OF LOADING AREAS:</u> for Bus. A	0	0	0** (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	±7 ft.	±7 ft.	11.3 ft. (min.)

\* exempt from parking - Art. 6.32.1, \*\* exempt from loading - Art. 6.83, also exempt from bicycle parking - Art. 6.103.2(b)

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.

The office bldg. for which this approximately 385 sq. ft. addition is planned is on the same lot as an 8 unit brick masonry building, with a 2,440 sq. ft. footprint, which is in the Res. B district. Parking on the site is in the Res. B area and is for residential use.

A shared walkway serves the two buildings. The addition will be one story, wood-frame construction, with a partially pitched roof, on a concrete slab.

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'.

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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 provisions would make it impossible for Just A Start to utilize this building effectively for delivery of needed services for its residents and other program participants.

JAS acquired this building as part of its acquisition and redevelopment of 59 Norfolk Street as affordable housing. Although the building is centrally located to a number of JAS rental properties, its small size and lack of accessible entry and bathroom have made it impossible to use it consistently for training and meeting or office space for JAS training or resident services programs. Having this building largely vacant over most of our ownership has been a hardship.

Relief allowing more space, private offices, and handicap accessibility to the whole building would eliminate that hardship, and create space for services for low and moderate income people in this centrally located structure.

- 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:

This site is unique in being within two different zoning districts and having two existing buildings with different uses, built very close to each other, in those separate zoning districts before current zoning requirements came into effect. 59 Norfolk Street was built in 1886, as a number of residence hotels were built in that area of Central Square.

The 55 Norfolk structure was built in 1928. It has seen a variety of uses, and also spent periods vacant. To make effective use of it as office and/or program space requires expansion of the space and HC accessibility.

Those changes would be allowed if it were on a lot solely within the Bus. A area. The hardship is in not being able to make changes that would be appropriate and allowable in the Bus. A area, if it were not a divided lot.

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

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

The changes to this office are away from the street behind the existing structure, and will have minimal visual impact.

The active use of this building that would be possible with its expansion would serve both residents of property and many other local residents participating in the Just A Start programs which would have offices there.

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

This small addition will allow more active pedestrian-friendly use, and greater accessibility for people with disabilities, and will meet the specific goal of the Central Square Action plan, for active street front uses in the Square's Business districts.

- \* If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.