



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 NOV 20 PM 3: 02

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 248652

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Douglas Arsham and Jennifer Effron

PETITIONER'S ADDRESS: 115 Inman Street , Cambridge, MA 02139

LOCATION OF PROPERTY: 115 Inman St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residential C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

roof deck within the setback, additional FAR due to doghouse dormer


SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

Douglas Arsham

(Print Name)

Address:

115 INMAN ST.

Tel. No.

617-447-4307

E-Mail Address:

douglasarsham88@gmail.com

Date: _____

BZA Application Form

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 1 DOUGLAS ARSHAM (OWNER)

Address: 115 WMAN ST

State that I/We own the property located at 115 WMAN ST, which is the subject of this zoning application.

The record title of this property is in the name of DOUGLAS ARSHAM + JENNIFER EFFRON

*Pursuant to a deed of duly recorded in the date 3/22/17, Middlesex South County Registry of Deeds at Book 69039, Page 556; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

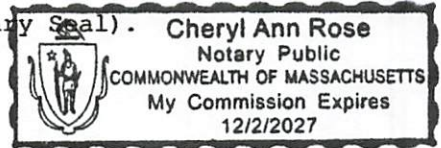
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

The above-name Douglas Arsham personally appeared before me, this 16th of November, 2023, and made oath that the above statement is true.

Cheryl Ann Rose Notary

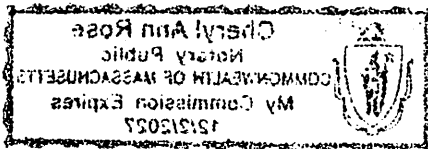
My commission expires 12/2/27 (Notary Seal).



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

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2023 NOV 16 P 12:50



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:

We would like to have some additional outdoor space, COVID has reinforced our desire to spend time outdoors.

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 underlying permitted zoning use of the building with the neighborhood will remain the same and will not adversely impact the district in any material way. Precedent has been set throughout the district for similar uses.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The roof deck encroaches over the side property line but does not impact the neighboring properties at all as it is not visible and there is precedent in the neighborhood for roof decks with dormers.

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

The roof deck does not impact any of the neighboring properties and there is precedent for this throughout the neighborhood.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

DIMENSIONAL INFORMATION

Applicant: Douglas Arsham and Jennifer Effron
Location: 115 Inman St., Cambridge, MA
Phone: 617-447-4307

Present Use/Occupancy: Residential
Zone: Residential C-1 Zone
Requested Use/Occupancy: Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2208		2248		N/A	(max.)
LOT AREA:		2736		N/A		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.807		.807		.75	
LOT AREA OF EACH DWELLING UNIT		2736		2736		1500	
SIZE OF LOT:	WIDTH	29		29		50	
	DEPTH	93		93		N/A	
SETBACKS IN FEET:	FRONT	20		20		H+L=4	
	REAR	20		20		H+L=4	
	LEFT SIDE	7.5		7.5		H+L=5	
	RIGHT SIDE	0		0		H+L=5	
SIZE OF BUILDING:	HEIGHT	33.9		SAME		35	
	WIDTH	n/a		n/a		n/a	
	LENGTH	n/a		n/a		n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		50%		50%		30%	
NO. OF DWELLING UNITS:		1		1		n/a	
NO. OF PARKING SPACES:		1		1		n/a	
NO. OF LOADING AREAS:		n/a		n/a		n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		n/a		n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

n/a

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'.

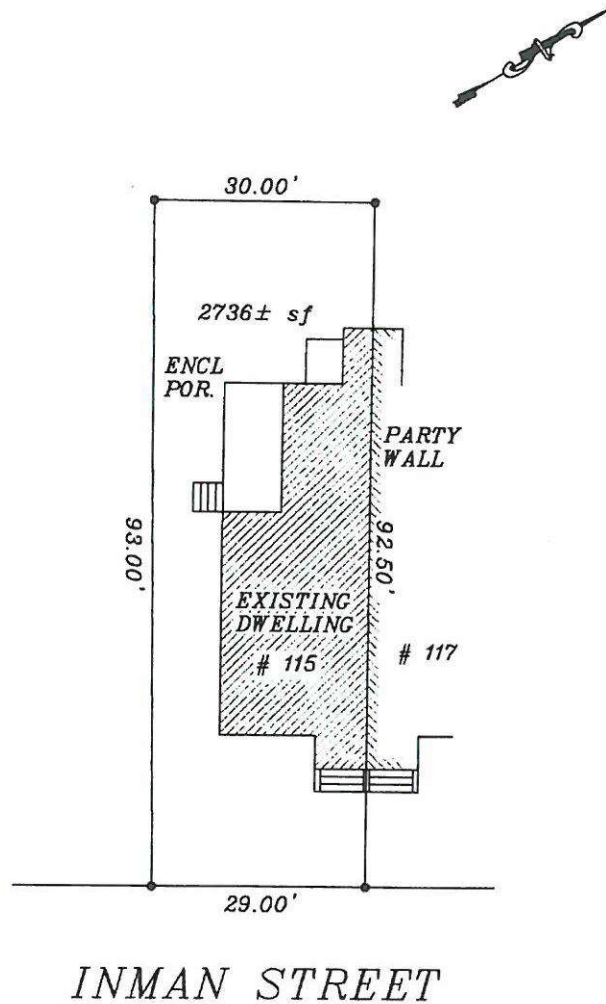
MORTGAGE INSPECTION PLAN

NORTHERN ASSOCIATES, INC.

68 PARK ST. 2ND FLOOR ANDOVER, MA 01810 TEL:(978) 837-3335 FAX:(978) 837-3336
MASSACHUSETTS

MORTGAGOR: JENNIFER EFFRON & DOUG ARSHAM
LOCATION: 115 INMAN ST
CITY, STATE: CAMBRIDGE, MA
DATE: 3/01/17

DEED REF. 11923/205
PLAN REF. ASSESSORS
SCALE: 1"=20'
JOB #: 217405



JOA
JAE

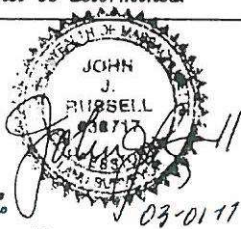
CERTIFIED TO: CAMBRIDGE SAVINGS BANK

Flood hazard zone has been determined by scale and is not necessarily accurate. Until definitive plans are issued by HUD and/or a vertical control survey is performed, precise elevations cannot be determined.

LOT CONFIGURATION IS BASED ON ASSESSOR'S INFORMATION AND MAY NOT BE EXACT

INSTRUMENT SURVEY RECOMMENDED

NOTE: This mortgage inspection was prepared specifically for mortgage purposes only and is not to be relied upon as a land or property line survey, used for recording, preparing deed descriptions, or construction. No corners were set. Building location and offsets are approximately located on ground and are shown specifically for zoning determination only and are not to be used to establish property lines. The matters shown hereon are based on client-furnished information and may be subject to further out-sides, takings, easements and rights of way, and other matters of record and prescriptive or other rights. Northern Associates, Inc. assumes no responsibility herein to land owner or occupant, accepts no responsibility for damages resulting from said reliance by anyone other than the said mortgagee and its assigns in connection with its proposed mortgage financing to said mortgagor.



I further state that in my professional opinion that the structures shown conform with the local zoning horizontal dimensional setback requirements at the time of construction or are exempt under provisions of M.G.L. CH. 40-A Sec. 7.

- 1. Property/House is not in Flood Hazard.
- 2. Property/House is in a Flood Hazard Area.
- 3. Information is insufficient to determine Flood Hazard.

Flood Hazard determined from latest Federal Flood

Insurance Rate Map Panel 25017C0576E

Date 06/04/10 Zone X-UNSHADED

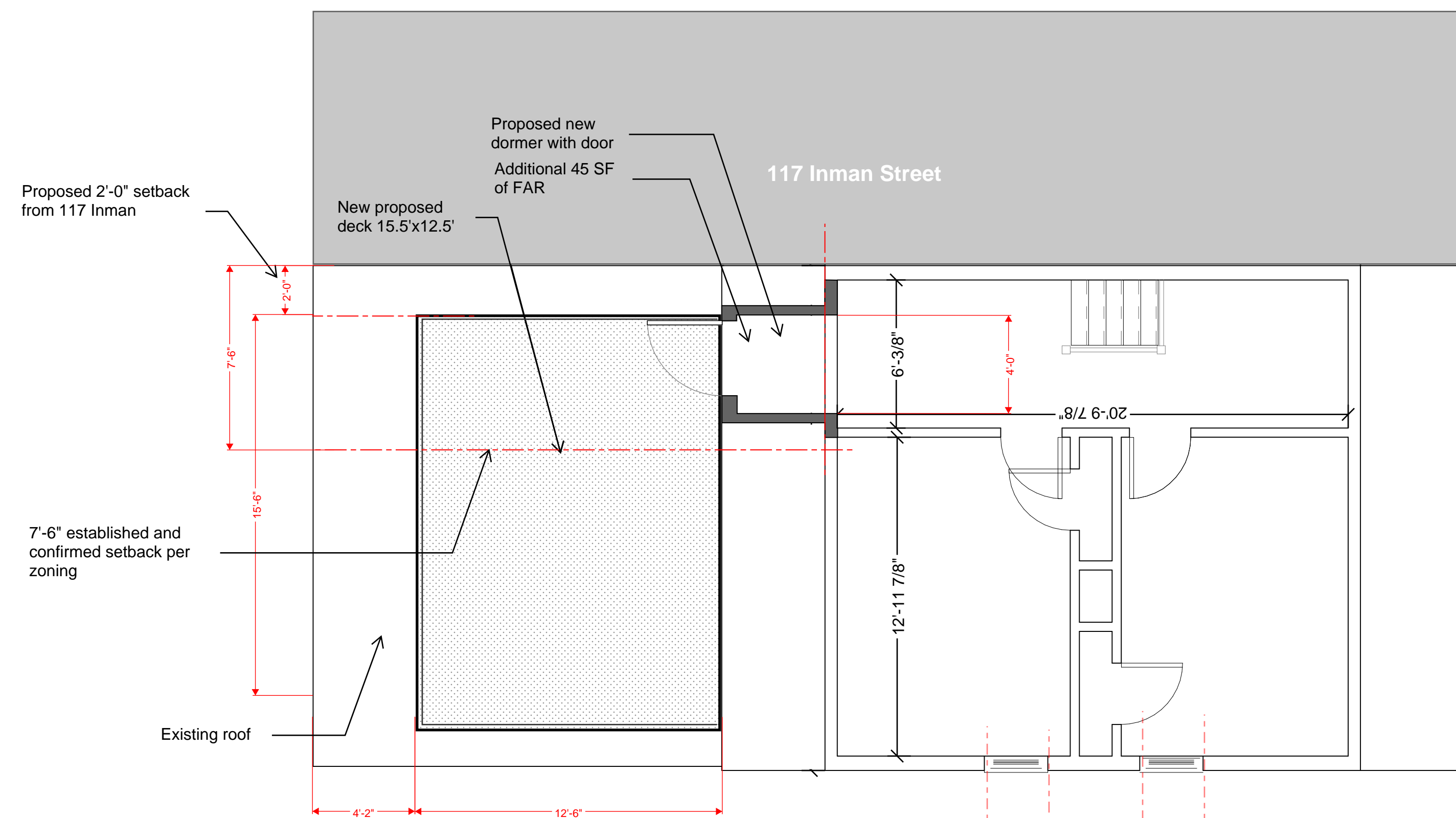
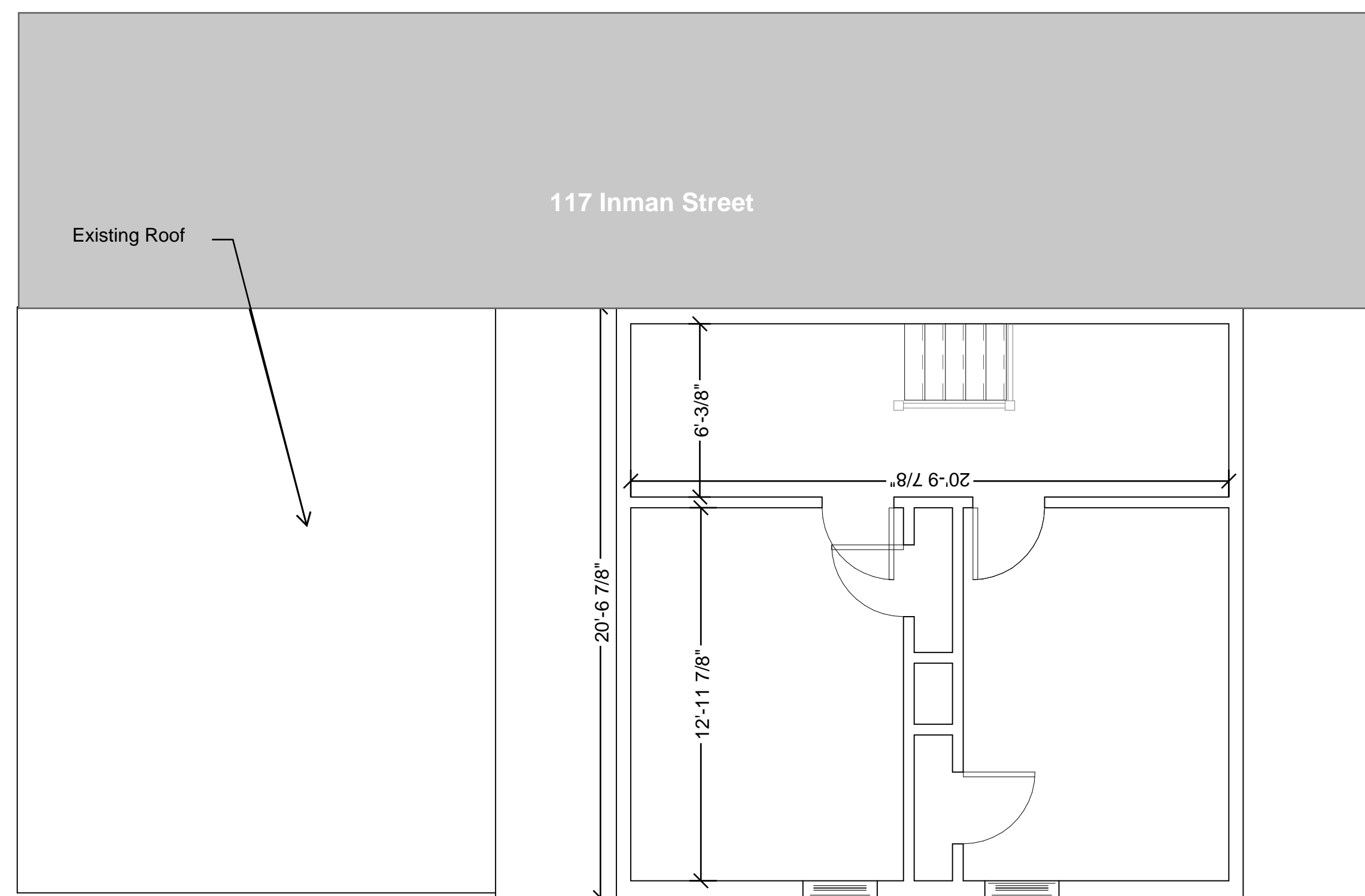
FJV DESIGN

Frank Valdes, AIA
valdes@frankvaldes.com
44 Walnut Street
Somerville, MA 02143
Tel: (617) 308-0719

OWNER:

Arsham Residence

115 Inman Street
Cambridge, MA
02139



④ EXISTING 3rd FLOOR PLAN AND ROOF
1/4" = 1'-0"

③ PROPOSED ROOF DECK
1/4" = 1'-0"



EXISTING SIDE ELEVATION
① (SOUTH)
1/4" = 1'-0"

PROPOSED SIDE ELEVATION
① (SOUTH)
1/4" = 1'-0"

Issue Description	Date
FINAL DESIGN DRAWINGS	4/26/17

Scale:
1/4" = 1'-0"

Drawn By: Author
Checked By: Checker

Exterior Elevations

115 Tuman St.



115 Tuman St.



October 15, 2021

Dear Commissioners,

I am writing to support Douglas Arsham's petition to build a roof deck with a dormer on his house at 115 Inman Street. I am the direct abutter at 113 Inman Street, Charlie Korn. I have reviewed the plans with my neighbor and I approve of them.

Thank you for your consideration.

Signed,

A handwritten signature in black ink, appearing to read 'Charlie Korn', written over a diagonal line that extends from the 'Signed,' text.

Charlie Korn

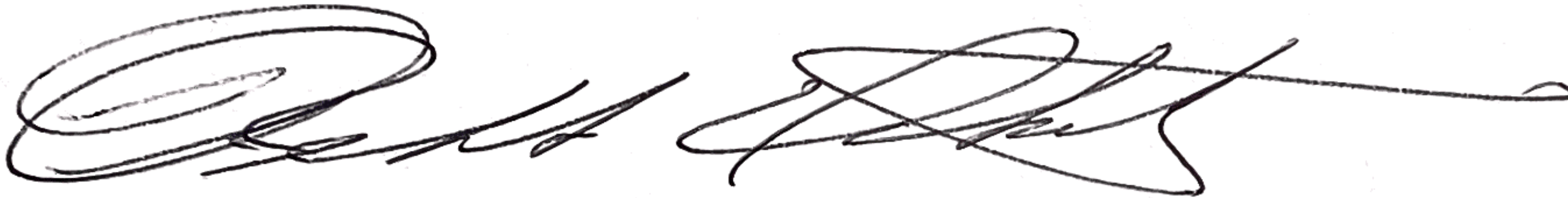
October 27, 2021

Dear Commissioners,

I am writing to support Douglas Arsham's petition to build a roof deck with a dormer on his house at 115 Inman Street. I am the direct abutter at 117 Inman Street, Bob Doherty. We share a party wall and I do not have concerns that the proposed roof deck for which the zoning relief is requested will interfere with my property. I have reviewed the plans with my neighbor and I approve of them.

Thank you for your consideration.

Signed,

A handwritten signature in black ink, appearing to read 'Bob Doherty', written in a cursive style.

Bob Doherty
117 Inman Street
Cambridge, MA 02139

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 9/8/2023 11:04:40 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
132057	DECISION		80642/85	08/29/2022	
Property-Street Address and/or Description					
115 INMAN ST					
Grantors					
ARSHAM DOUGLAS, EFFRON JENNIFER, CAMBRIDGE CITY					
Grantees					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					

f3



CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

2022 FEB 23 PM 4:10
RECEIVED BY THE CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

CASE NO: 151952

LOCATION: 115 Inman Street Residence C-1 Zone
Cambridge, MA

PETITIONER: Douglas Arsham & Jennifer Effron /

69039-556

PETITION: Variance: To build a roof deck and access dormer.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).

DATE OF PUBLIC NOTICE: December 23 & December 30, 2021



2022 00132057

DATE OF PUBLIC HEARING: January 6, 2022

Bk: 80642 Pg: 85 Doc: DECIS
Page: 1 of 3 08/29/2022 11:50 AM

MEMBERS OF THE BOARD:

CONSTANTINE ALEXANDER – CHAIR
BRENDAN SULLIVAN – VICE-CHAIR
ANDREA A. HICKEY
JIM MONTEVERDE
LAURA WERNICK

ASSOCIATE MEMBERS:

SLATER W. ANDERSON
ALISON HAMMER
JASON MARSHALL
MATINA WILLIAMS
WENDY LEISERSON

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout, and other characteristics as well as the surrounding district.

Case No: BZA-151952
Location: 115 Inman Street
Petitioner: Douglas Arsham and Jennifer Effron

On January 6, 2022, Petitioners Douglas Arsham and Jennifer Effron appeared before the Board of Zoning Appeal requesting a variance in order to build a roof deck and access dormer. The Petitioners requested relief from Article 5, Section 5.31 and Article 8, Section 8.22.3 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioners submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Arsham stated that the proposal was to build a third-floor roof deck with an access dormer, which needed FAR and setback relief. He stated that the FAR relief was required for the dormer's FAR and the setback relief was required because there was nowhere outside the setback in which to place the proposed construction. He stated that the setback invasion was due to the house being attached and that the neighbor in the house attached to his supported the proposal. He stated that the deck was needed for additional outdoor space, a need that had recently been exacerbated by Covid lockdowns.

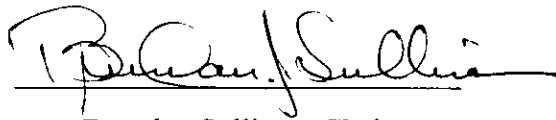
A neighbor spoke in support of the proposal. The Chair read letters in support of the proposal.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioners' submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship to the Petitioners, because it would preclude the Petitioners from access to a roof deck providing needed private outdoor space; that the Board find the hardship owed to the building being constructed prior to the enacting of the existing Ordinance and was encumbered by such; that the Board find that the residence had a zero-lot line condition on one side, where any construction in that area would require relief; that the Board find that desirable relief could be granted without substantial detriment to the public good; that the Board find that the proposed roof deck, though it would encroach on the side property line, would not impact the neighboring properties at all; that the Board find that there were other roof decks somewhat similar nature in the neighborhood, which created no adverse impacts on surrounding properties, as evidenced by the support given by the immediate abutter; that the Board find that desirable relief could be granted without substantial detriment to the public good, or nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that granting relief would allow the fair and reasonable use of the property by utilizing the currently unused roof area in a better way; that the Board find that, given the health conditions that society faced and the shift in societal norms, to be able to capture some outdoor space would have enormous health benefits to the occupants of the property.

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the condition that the work proceed in accordance with the documentation as presented in the supporting materials.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Sullivan, Monteverde, Alexander, Hickey, and Marshall). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the Petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Brendan Sullivan, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 2-23-22 by Maria J. Russo, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: August 25, 2022 Dario G. Haber City Clerk.



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **115 Inman Street**

OWNER: **Douglas Arsham and Jennifer Effron**
115 Inman Street
Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct rear roof deck accessed by third floor.

The Commission regarded the proposed design, including the deck/railing pulled back from the edge and the dormer being well below the roof ridgeline, as well thought out and appropriate.

The Certificate of Appropriateness issued on January 3, 2022 is still in effect.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6346 (Amendment)**

Date of Certificate: **November 7, 2023**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on November 7, 2023.

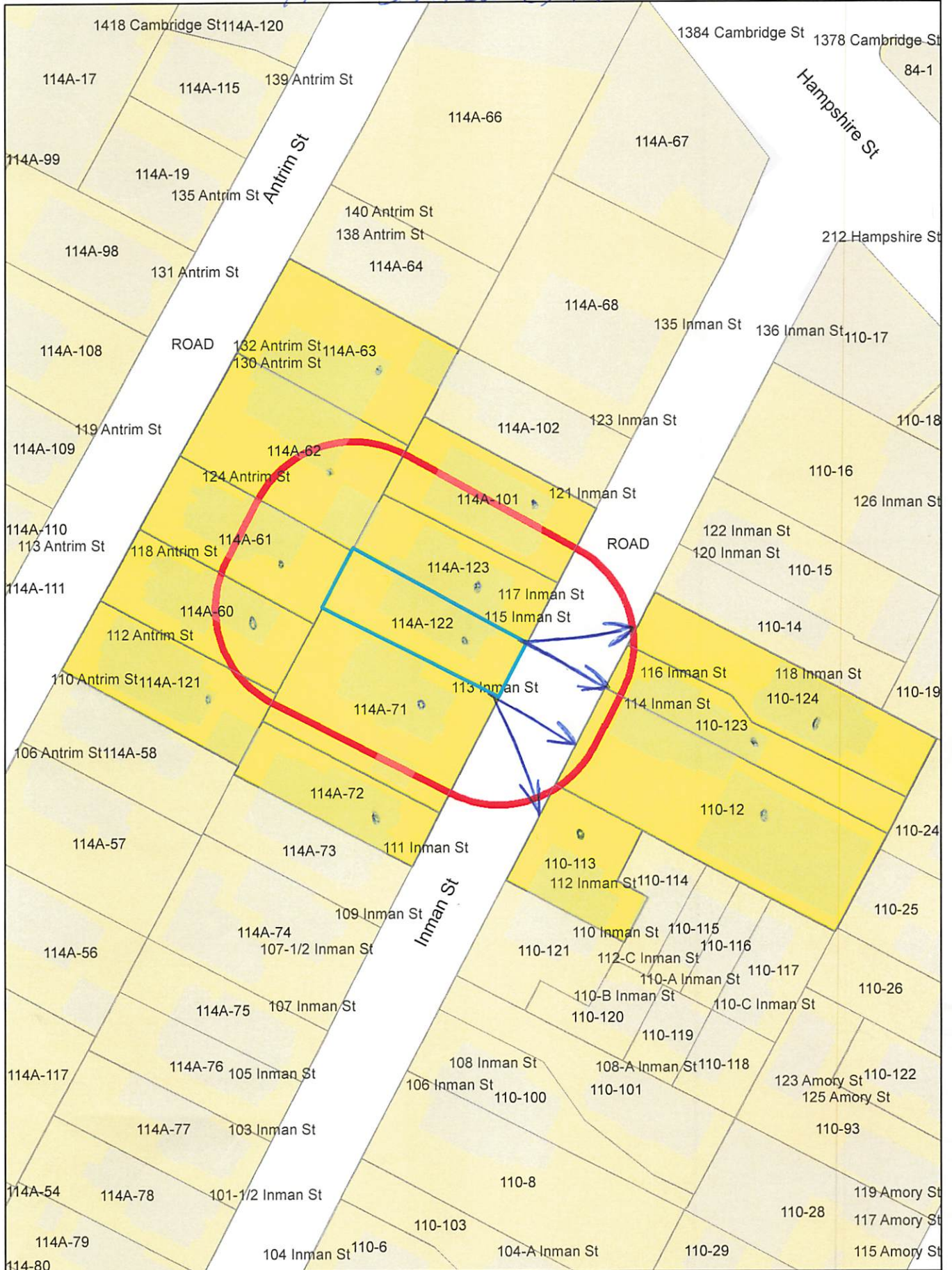
By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

115 Inman Street



115 Inman St.

Petitioner

110-113
ZARA, CATALIN & AMALIA C. ZARA
112 INMAN ST
CAMBRIDGE, MA 02139

114A-61
MOORE, RICHARD C. JR. & ELIZABETH M MOORE
TR. OF THE 124 ANTRIM STREET REALTY TRUST
124 ANTRIM ST
CAMBRIDGE, MA 02139-1102

114A-122
ARSHAM, DOUGLAS & JENNIFER A. EFFRON
115 INMAN ST
CAMBRIDGE, MA 02139

114A-72
JANES, STEPHANIE & KENNETH W. PERRY
111 1/2 INMAN ST - UNIT A
CAMBRIDGE, MA 02139

114A-62
JAFFE, JACOB D. & IRIS Z. JAFFE
130 ANTRIM ST
CAMBRIDGE, MA 02139

114A-123
DOHERTY, ROBERT J. & TERESA ANN DOHERTY
117 INMAN ST
CAMBRIDGE, MA 02139-1207

114A-121
CORDEIRO, DOROTHY A LIFE ESTATE
112 ANTRIM ST
CAMBRIDGE, MA 02139

114A-63
WILKINS, DAVID J. & MARY C. VELASQUEZ
132 ANTRIM ST - UNIT 1
CAMBRIDGE, MA 02139

114A-63
GOVIGNON, JACQUES P. & KATHARINA VON
HAMMERSTEIN
132 ANTRIM ST - UNIT 2
CAMBRIDGE, MA 02139

110-12
READ, NICHOLAS ANNE R. READ
114 INMAN ST UNIT 1
CAMBRIDGE, MA 02140

110-12
SU KAREN LIN
114 INMAN ST - UNIT 2
CAMBRIDGE, MA 02140

110-124
JFRET 118 INMAN STREET LLC
31 OVERLOOK DR
CHELMSFORD, MA 01824

110-12
FU, HELEN JOSHUA K. HARTSHORNE
114 INMAN ST UNIT 3
CAMBRIDGE, MA 02139

114A-71
KORN, CHARLES H. M. KAREN E.H. KORN
113 INMAN ST
CAMBRIDGE, MA 02139

110-123
CREIGHTTON, JAMES MICHELLE PROBERT
54 GLENWOOD HILL RD
BRUNSWICK, ME 04011

114A-60
SHAIKH, RASHID SHARON DEVOS, TRS
118 ANTRIM ST
CAMBRIDGE, MA

114A-72
CHAUDHRY, TARIK S & HALEY E AIKEN
111 1/2 INMAN ST - UNIT B
CAMBRIDGE, MA 02139

110-12
MAZUMDAR, CLAIRE THOMAS ROBERTS
114 INMAN ST, UNIT 4
CAMBRIDGE, MA 02139

114A-101
MEROAD INC
240 ELM ST
SOMERVILLE, MA 02144

114A-72
SCHEINER, DAVID M JESSICA J PERKINS TRS
111 1/2 INMAN ST - UNIT C
CAMBRIDGE, MA 02139

110-12
MCCULLOUGH, EILEEN TRS EILEEN
MCCULLOUGH REVOCABLE LIVING TR
114 INMAN ST UNIT 114
CAMBRIDGE, MA 02139