



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 AUG -8 PM 2: 55

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 235875

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

PETITIONER: Kate and Gerald Chertavian and Valerie Smallwood

PETITIONER'S ADDRESS: 109 Marlborough St, Boston, MA 02116

LOCATION OF PROPERTY: 124 Brattle St, Cambridge, MA

TYPE OF OCCUPANCY: single family ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

The project proposes construction of a 6.5' x 6.5' rear entry 'connector' between main house and garage and removal of existing rear entry with roof and steps.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 10.000 Section: 10.30 (Variance).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

KATE CHERTAVIAN

(Print Name)

Address:  
Tel. No.

109 MARLBOROUGH ST 02116  
BOSTON  
617-230-5260

**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 KATE AND GERALD CHERTAVIAN AND VALERIE SMALLWOOD  
(OWNER)

Address: 109 MARLBOROUGH ST BOSTON MA 02116

State that I/We own the property located at 124 BRATTLE ST, CAMBRIDGE 02138 which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
KATE AND GERALD CHERTAVIAN AND VALERIE SMALLWOOD

\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Kate Chertavian  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

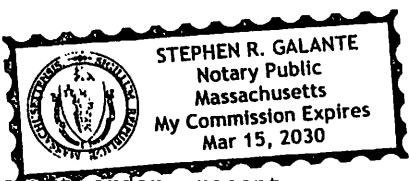
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name KATE CHERTAVIAN personally appeared before me, this 13 of JULY, 2023, and made oath that the above statement is true.

[Signature]  
Notary

My commission expires 03/15/2030 (Notary Seal)



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

**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:

One of the owners of the property will require assistance using the stairs. Simple walking distance from the Front Door to the Garage is more than 220 feet. Existing rear Entry is unenclosed and would require an exterior chair lift that is not reliable. Creating an alternative entry into the Garage is prohibitive due to a 3 foot drop in grade.

- 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:

Existing Garage is attached to the Main House but facing in the opposite direction. Additionally, this Garage is also attached to the Garage on the adjacent property, preventing the creation of any shorter passage between two structures

- 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 proposed Connector is a 6.5' x 6.5' single story structure, just large enough to allow maneuvering the wheelchair, tucked in between Main House and the Garage and does not extend further than the face of the Garage. The Connector will not create an increase in occupancy or an increase in traffic

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

The Connector would not encroach on the setback any further than the existing Garage and would be mostly hidden behind it. Because of the removal of the existing Rear entry, the new Connector will only add 28sf to the Gross Area of the property.

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

E-Mail Address: kate@katecfineart.com

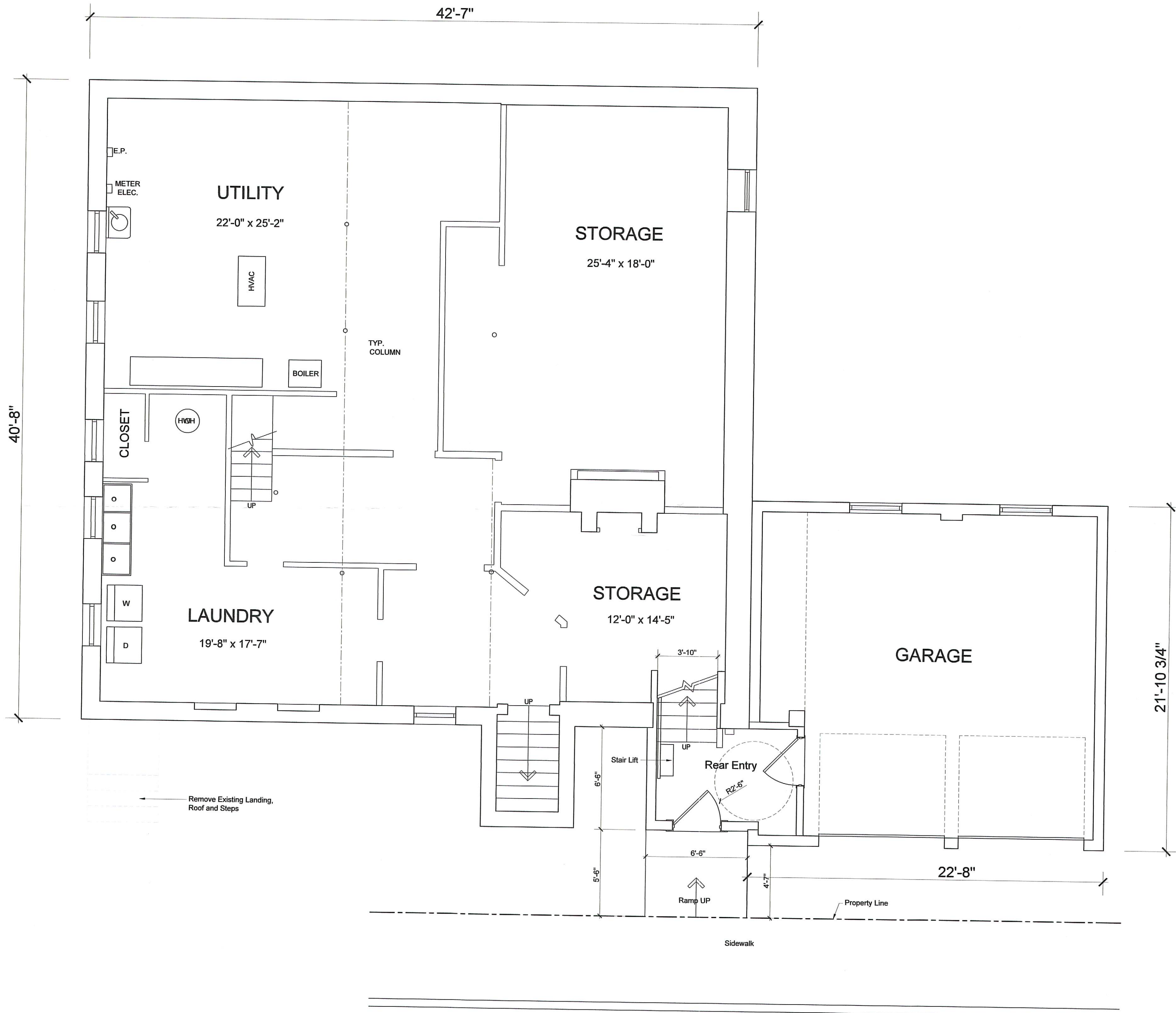
Date: \_\_\_\_\_

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Kate and Gerald Chertavian and Valerie SmallwoodPresent Use/Occupancy: single family**Location:** 124 Brattle St., Cambridge, MAZone: Residence A-2 Zone**Phone:** 617-230-5260Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4201 sf	4229 sf	3856 sf	(max.)
<u>LOT AREA:</u>		7712 sf	no change	6000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.5448	0.5484	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		6000 sf	no change	4500 sf	
<u>SIZE OF LOT:</u>	WIDTH	90.0' +/-	no change	50.0'	
	DEPTH	na	no change	na	
<u>SETBACKS IN FEET:</u>	FRONT	16.4'/12.2'/4.6'	no change	20.0'	
	REAR	na	no change	na	
	LEFT SIDE	38.2'	no change	15'	
	RIGHT SIDE	22.9'/0'	no change	10' (sum of 25')	
<u>SIZE OF BUILDING:</u>	HEIGHT	32.0' +/-	no change	35.0'	
	WIDTH	na	no change	na	
	LENGTH	na	no change	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		53.9%	53.6%	50%	
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	
<u>NO. OF PARKING SPACES:</u>		2	no change	1	
<u>NO. OF LOADING AREAS:</u>		na	na	na	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		na	na	na	

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.:

The property contains single family building and attached garage. No other occupancies. Project proposes 6.5' x 6.5' single story structure with concrete foundation, wood framing, clapboard siding and metal roof.



Date	Revision / Issue
X	X.

Notes

Project Title  
**PRIVATE RESIDENCE**  
 124 Brattle Street  
 Cambridge, MA

Drawing Title  
**Proposed Entry @  
 Street Level, Garage  
 and Basement**

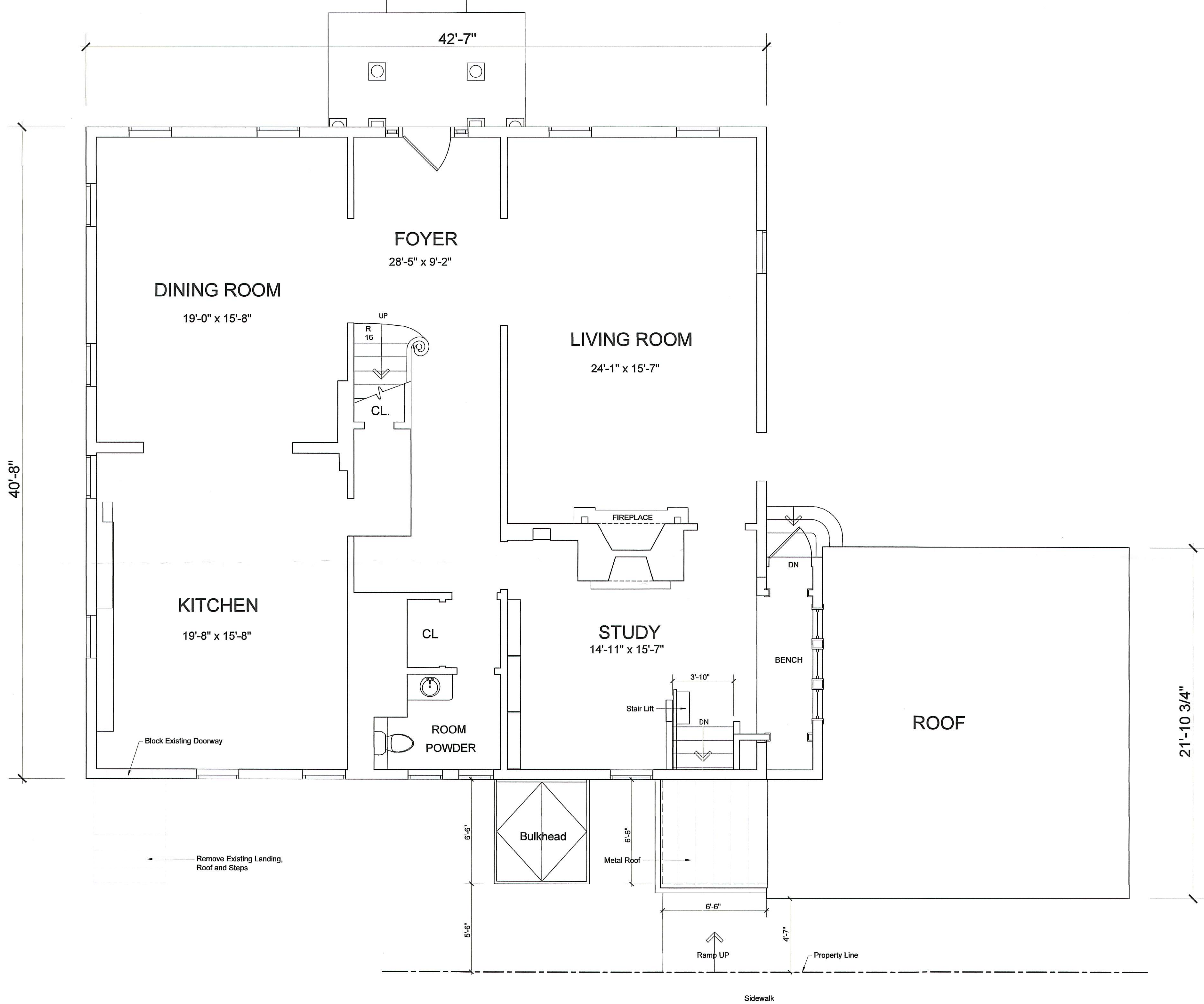
Seal

**architecture sv**  
 ARCHITECTURE DESIGN PLANNING  
 36 Highgate Rd, Framingham, MA 01701  
 Tel. (617) 277-7617  
 Fax. (617) 277-8621  
 architect@alexnet.com

Project	2307
Date	31 July 2023
Scale	AS NOTED

Sheet  
**A1**

1 Proposed Entry @ Street Level, Garage and Basement



Date	Revision / Issue
X	X.

Notes

Project Title  
**PRIVATE RESIDENCE**  
 124 Brattle Street  
 Cambridge, MA

Drawing Title  
**Proposed First Floor  
 Stair and Roof**

Seal

**architecture sv**  
 ARCHITECTURE DESIGN PLANNING  
 36 Highgate Rd, Framingham, MA 01701  
 Tel. (617) 277-7617  
 Fax. (617) 277-8621  
 architect@alexnet.com

Project	2307
Date	31 July 2023
Scale	AS NOTED

Sheet  
**A2**



1 Proposed Brown Street Elevation ( Rear )

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

Date	Revision / Issue
X	X.

Notes

Project Title  
**PRIVATE RESIDENCE**  
 124 Brattle Street  
 Cambridge, MA

Drawing Title  
**Proposed Brown Street Elevation**

Seal

**architecture sv**  
 ARCHITECTURE DESIGN PLANNING  
 36 Highgate Rd, Framingham, MA 01701  
 Tel. (617) 277-7617  
 Fax. (617) 277-8621  
 architex@alexnet.com

Project	2307
Date	31 July 2023
Scale	AS NOTED

Sheet  
**A3**



1 Proposed Brattle Street Elevation ( Side )

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

Date	Revision / Issue
X	X.

Notes

Project Title  
**PRIVATE RESIDENCE**  
 124 Brattle Street  
 Cambridge, MA

Drawing Title  
**Proposed Brown Street  
 Elevation &  
 Plan @ Entry**

Seal

**architecture sv**  
 ARCHITECTURE DESIGN PLANNING  
 36 Highgate Rd, Framingham, MA 01701  
 Tel. (617) 277-7617  
 Fax. (617) 277-8621  
 architect@alexnet.com

Project	2307
Date	31 July 2023
Scale	AS NOTED

Sheet  
**A4**



NOTES

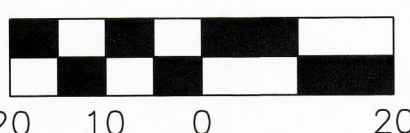
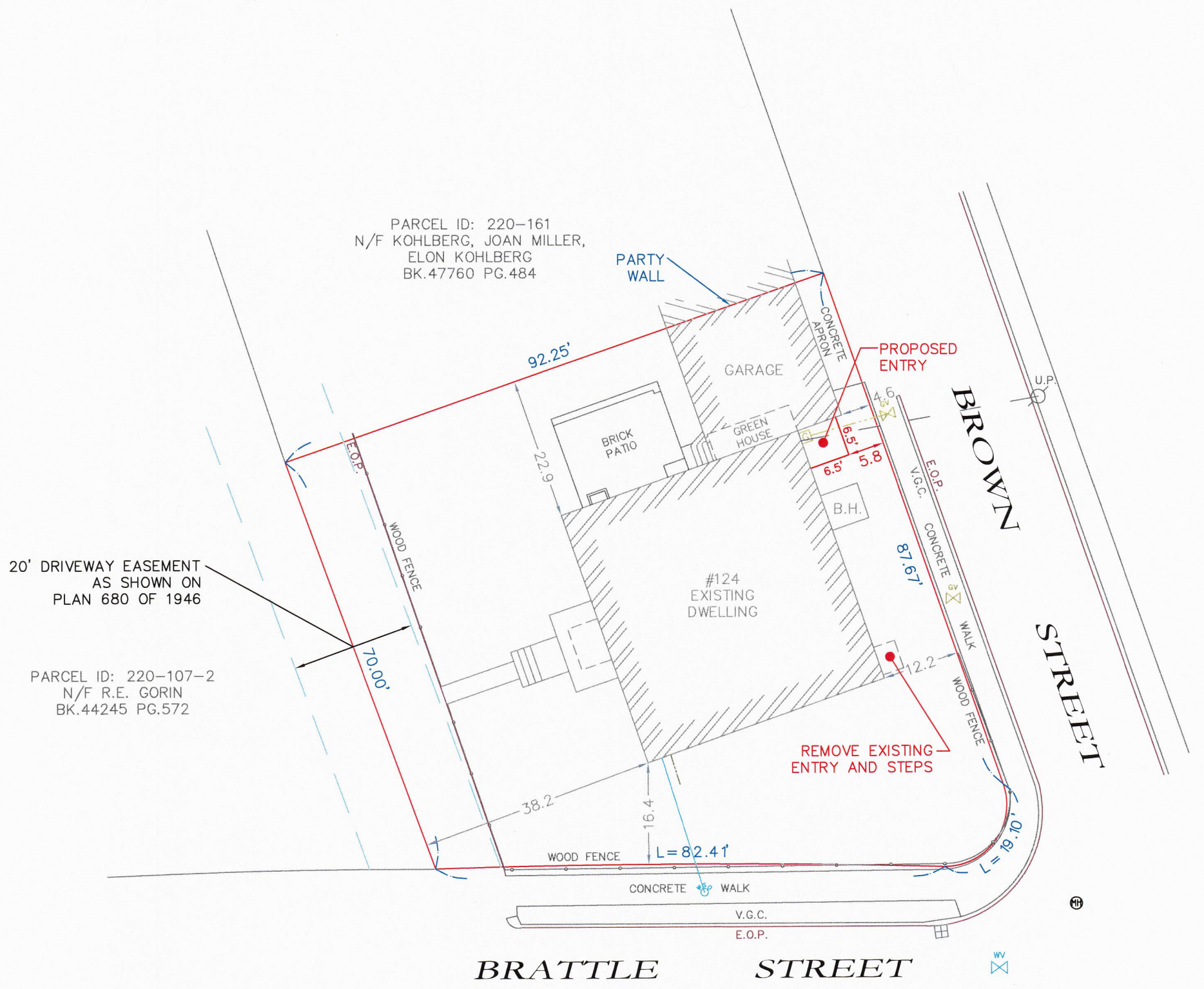
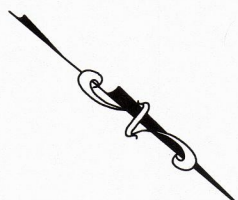
1. ALL DIMENSIONS TO STRUCTURES ARE TO SIDING UNLESS OTHERWISE NOTED.
2. THE PROPOSED STRUCTURE SHOWN WAS TAKEN FROM PLANS PROVIDED BY DON FOOTE CONTRACTING DATED 06/07/2023.
3. THE LOCATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THIS PLAN IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, RECORD PLANS, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

LOT AREA: 7,712 SF

ZONE - RES. A-2  
 MAXIMUM FAR = .5  
 MINIMUM AREA = 6,000 SF  
 MINIMUM LOT WIDTH = 65'  
 FRONT SETBACK = 20'  
 SIDE SETBACK = 10'(SUM OF 25')  
 REAR SETBACK = 25'

LEGEND

- PROPERTY LINE
- ABUTTERS
- EDGE OF PAVEMENT
- GRANITE CURB
- SEWER
- WATER
- GAS
- WATER VALVE
- WATER SHUT OFF
- GAS VALVE
- GAS METER
- UTILITY POLE
- MANHOLE
- CATCH BASIN



DEED REFERENCE, BK: 81063 PG: 514  
 PLAN REFERENCE, PLAN #, 680 OF 1946

Dennis O'Brien P.L.S.

**D. O'BRIEN**  
 LAND SURVEYING  
 EST 1996  
 480 WEST CENTRAL ST.  
 FRANKLIN, MA 02038 508-541-0048

**PROPOSED ADDITION PLAN**  
 124 BRATTLE STREET  
 CAMBRIDGE, MA MIDDLESEX COUNTY

SCALE: 1:20'	DATE: 6/16/2023	REVISED: 7/20/23	DRAWN BY: J.A.A.	CHECKED BY: D.O.
-----------------	--------------------	---------------------	---------------------	---------------------



**BLOCK 220**



FY 2023



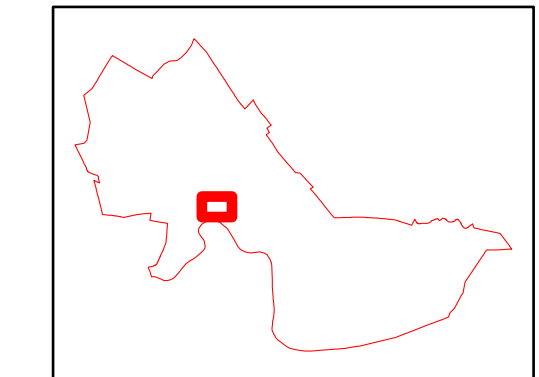
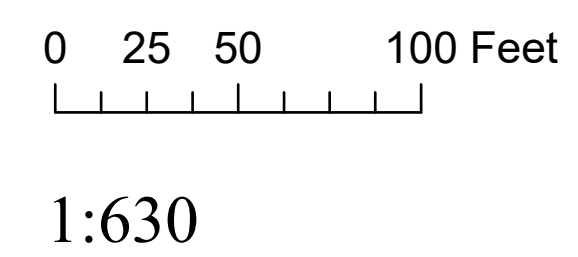
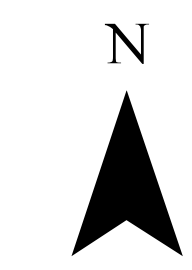
**City of Cambridge  
Assessing Department**

795 Massachusetts Ave.  
Cambridge, MA 02139

- Buildings
- Water
- Lot Line
- Sub-Parcel Line
- Block Line
- Easement
- City Boundary
- Railway

- 10 Lot Number
- 220 Block Number
- 10 Cam Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions

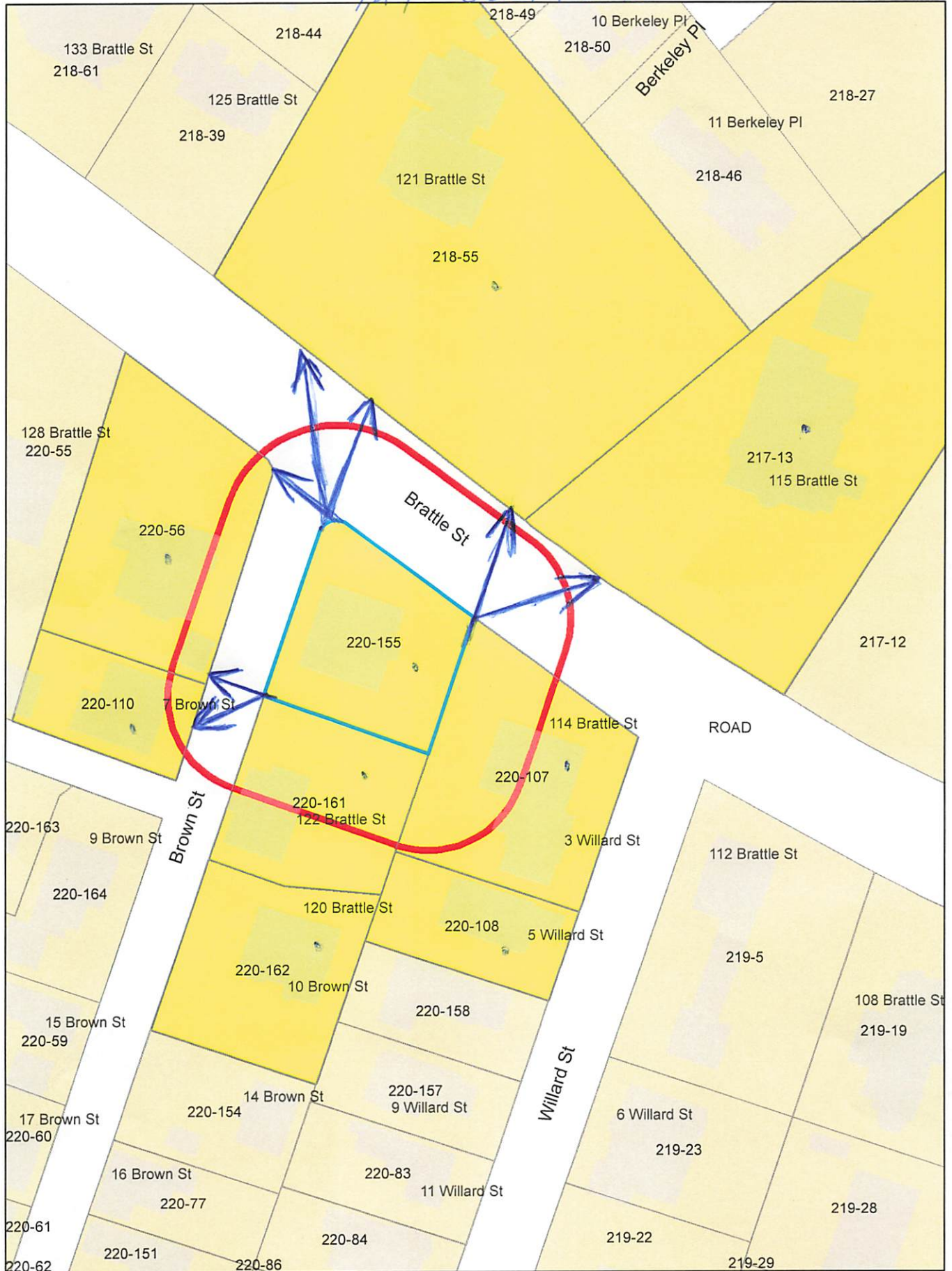
DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2022 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from surveys, and maps are suitable for assessing purposes only.  
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map

**220**

124 Brattle St.



124 Brattle St.

Peabody

217-13  
SORENSEN, CHARLOTTE R. &  
RALPH Z. SORENSON TRUSTEE  
603 SPRUCE STREET  
BOULDER, CO 80302

220-107  
R.E. GORIN  
114 BRATTLE STREET, UNIT #1  
CAMBRIDGE, MA 02138

220-155  
CHERTAVIAN GERALD & KATE CHERTAVIAN  
VALERIE SMALLWOOD  
124 BRATTLE ST  
CAMBRIDGE, MA 02138

217-13  
LINCOLN INSTITUTE OF LAND POLICY, INC.  
C/O DENNIS W. ROBINSON, VP FINANCE  
113 BRATTLE STREET  
CAMBRIDGE, MA 02138

218-55  
KOERNER, JOSEPH L. &  
MARGARET KOSTER KOERNER  
121 BRATTLE ST  
CAMBRIDGE, MA 02138

220-56  
BERGER, ADAM L..  
TRUSTEE OF THE BROWN & BRATTLE R.T.  
126 BRATTLE ST  
CAMBRIDGE, MA 02138

220-107  
R.E. GORIN  
114 BRATTLE STREET, UNIT 1  
CAMBRIDGE, MA 02138

220-108  
PORTER, DEBORAH Z.  
5 WILLARD ST.  
CAMBRIDGE, MA 02138-4836

220-110  
DALEY, GEORGE Q. & AMY C. EDMONDSON  
7 BROWN ST  
CAMBRIDGE, MA 02138

220-162  
SHACHOY CHRISTOPHER M.  
120 BRATTLE ST  
CAMBRIDGE, MA 02138

220-161  
KOHLBERG, JOAN MILLER, ELON KOHLBERG &  
122 BRATTLE STREET  
CAMBRIDGE, MA 02139