

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUN 24 PM 1:40

CITY OF CAMBRIDGE  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 271436

### General Information

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

Special Permit:   X                        Variance:                                 Appeal:           

**PETITIONER:** Tem Bendapudi C/O Christopher F. Brown, Massachusetts Registered Architect

**PETITIONER'S ADDRESS:** 17 Perry Street, Cambridge, Massachusetts 02139

**LOCATION OF PROPERTY:** 17 Perry St., Cambridge, MA

**TYPE OF OCCUPANCY:** Residence

**ZONING DISTRICT:** Residence C Zone

**REASON FOR PETITION:**

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

Relief to install a below-grade areaway window well within the property's existing side setback. Proposed design enlarges an existing basement window, and adds a below-grade areaway well to achieve egress/escape requirements per code

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

Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000            Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).  
Article: 10.000          Section: 10.40 (Special Permit).

Original  
Signature(s):

P.K. Beni

(Petitioner (s) / Owner)

PAVAN BENDAPUDI

(Print Name)

Address:  
Tel. No.

17 PERRY ST. UNIT 1 CAMBRIDGE, MA 02139

E-Mail Address: tem.bendapudi@gmail.com

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

**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 PAVAN BENDAPUDI ON BEHALF OF PRANOT BENDAPUDI  
(OWNER)

Address: 17 PERRY ST, UNIT 1, CAMBRIDGE, MA 02139

State that I/We own the property located at 17 PERRY ST, UNIT 1, CAMBRIDGE, MA  
which is the subject of this zoning application. 02139

The record title of this property is in the name of PRANOT BENDAPUDI

\*Pursuant to a deed of duly recorded in the date 9/18/2020, Middlesex South County Registry of Deeds at Book 75658, Page 532; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

P.K. B.  
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 Pavan Kasi Bendapudi personally appeared before me, this 11 of June, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires April 12 2030 (Notary Seal). ALEXANDRA DIAS  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires April 12, 2030

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

UNITED STATES GOVERNMENT - DEPARTMENT OF JUSTICE

INVESTIGATION OF THE ACTS OF VIOLENCE AND OBSTRUCTION OF JUSTICE  
COMMITTED BY THE ORGANIZATION OF AFRICAN STATE PEOPLE (O.A.S.P.)

MEMORANDUM FOR THE DIRECTOR, FBI

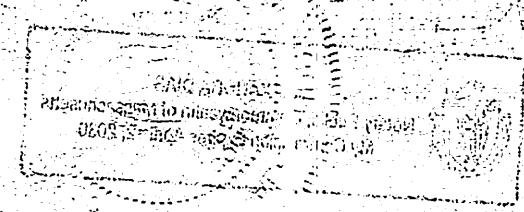
FROM: SAC, NEW YORK (100-100000)

SUBJECT: O.A.S.P.; MURKIN; RACIAL MATTERS; CIVIL RIGHTS

RE: New York report of [redacted] dated [redacted]

100-100000-1000

100-100000-1000



DEPT. OF JUSTICE

## 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 17 Perry 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:**

Areaway window well is entirely below grade, does not obscure existing views, nor occupy above-grade space.

**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:**

not applicable

**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:**

Areaway window well would be used for emergency egress only.

**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:**

Areaway window well would improve safety, providing an additional emergency egress means.

**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:**

Precedent for proposed already established in neighborhood. Neighboring properties incorporate similar below-grade areaway window wells.

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Tem Bendapudi  
**Location:** 17 Perry St., Cambridge, MA  
**Phone:** 617-513-2422

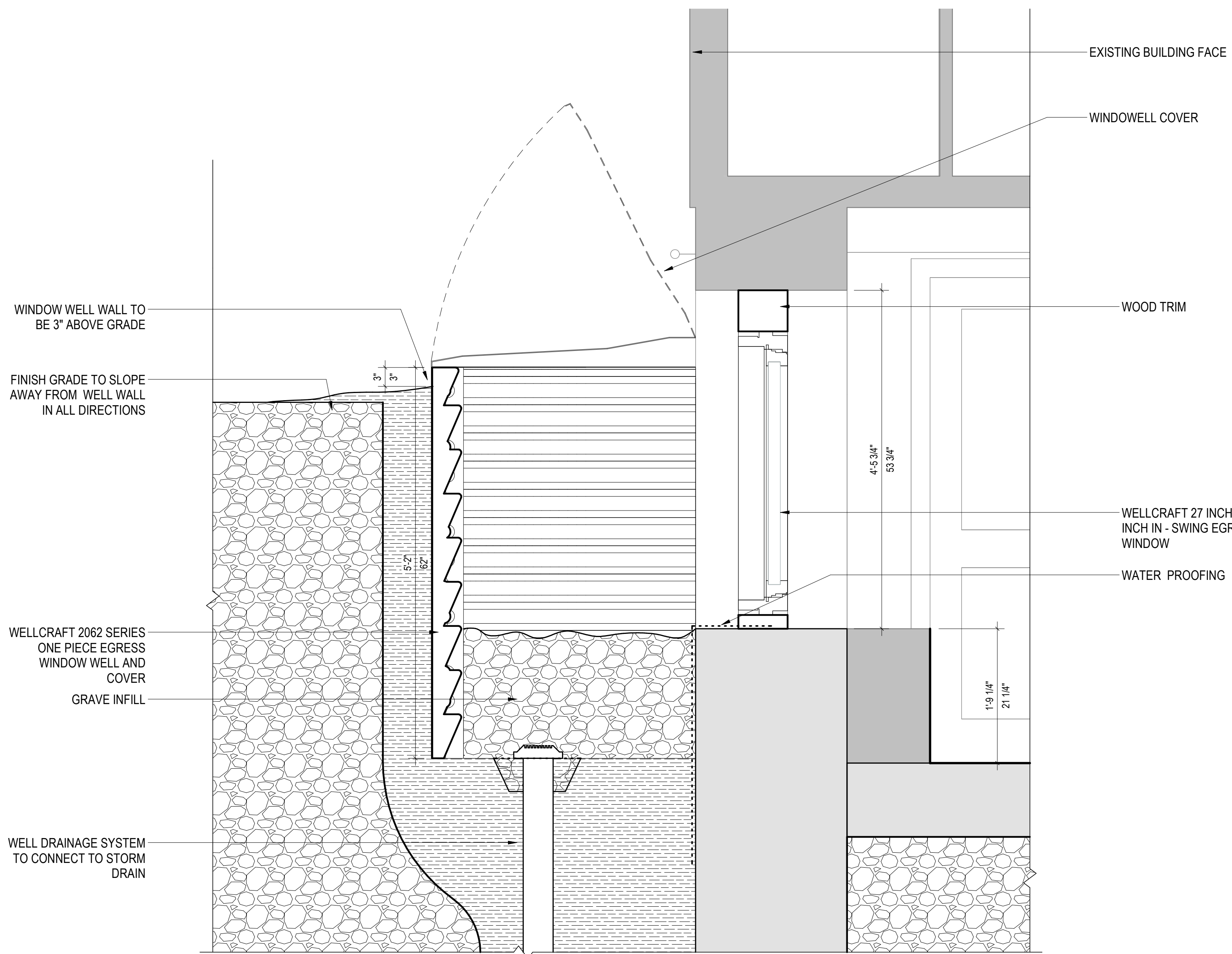
**Present Use/Occupancy:** Residence  
**Zone:** Residence C Zone  
**Requested Use/Occupancy:** Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		n.a.	n.a.	unknown	(max.)
<u>LOT AREA:</u>		6,770 +/-	5.5 sf	5,000 minimum sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		n.a.	n.a.	not applicable	
<u>LOT AREA OF EACH DWELLING UNIT</u>		n.a.	n.a.	not applicable	
<u>SIZE OF LOT:</u>	WIDTH	50	50	not applicable	
	DEPTH	135	135	not applicable	
<u>SETBACKS IN FEET:</u>	FRONT	not applicable	not applicable	not applicable	
	REAR	not applicable	not applicable	not applicable	
	LEFT SIDE	non conforming	3.5	5	
	RIGHT SIDE	not applicable	not applicable	not applicable	
<u>SIZE OF BUILDING:</u>	HEIGHT	23.5 to peak	not applicable	30	
	WIDTH	not applicable	not applicable	not applicable	
	LENGTH	not applicable	not applicable	not applicable	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		non conforming, pre-1986	add 0.01 percent lot coverage (entirely below grade)	36 % with exceptions for non-conforming properties	
<u>NO. OF DWELLING UNITS:</u>		not applicable	not applicable	multi unit zoned	
<u>NO. OF PARKING SPACES:</u>		not applicable	not applicable	not applicable	
<u>NO. OF LOADING AREAS:</u>		not applicable	not applicable	not applicable	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		not applicable	not applicable	not applicable	

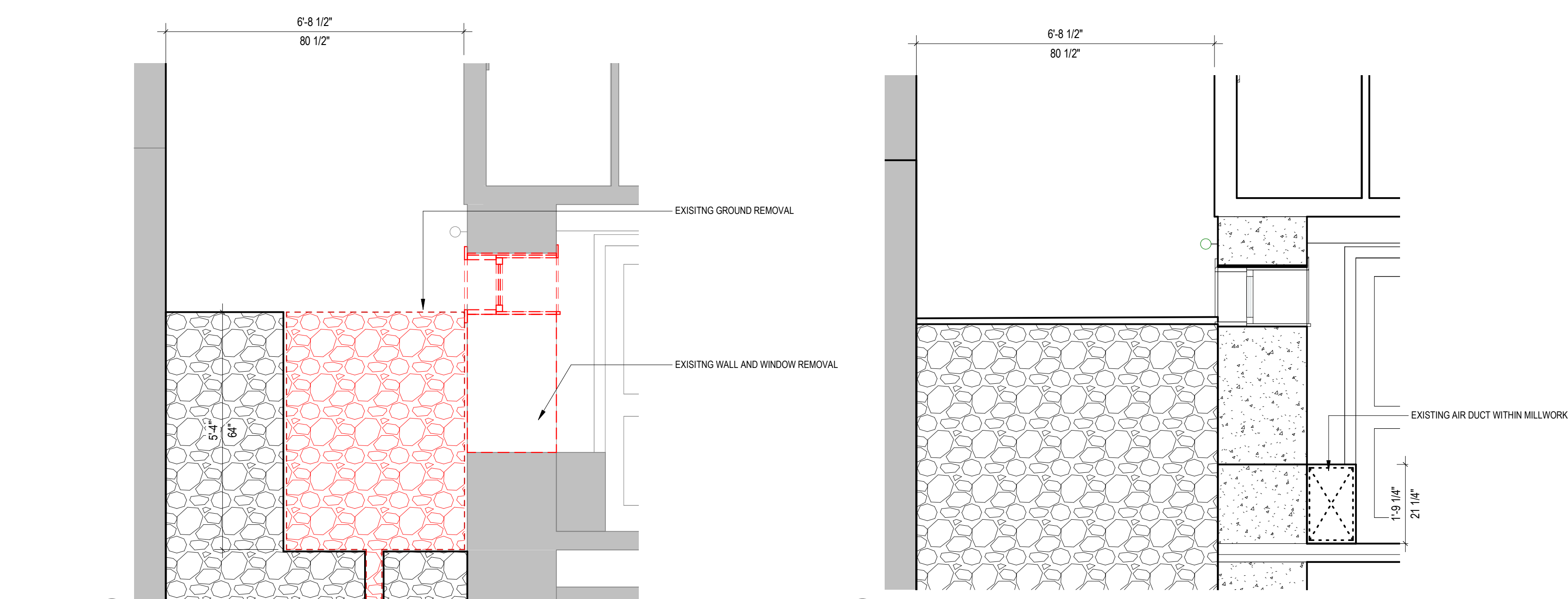
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

not applicable

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'.

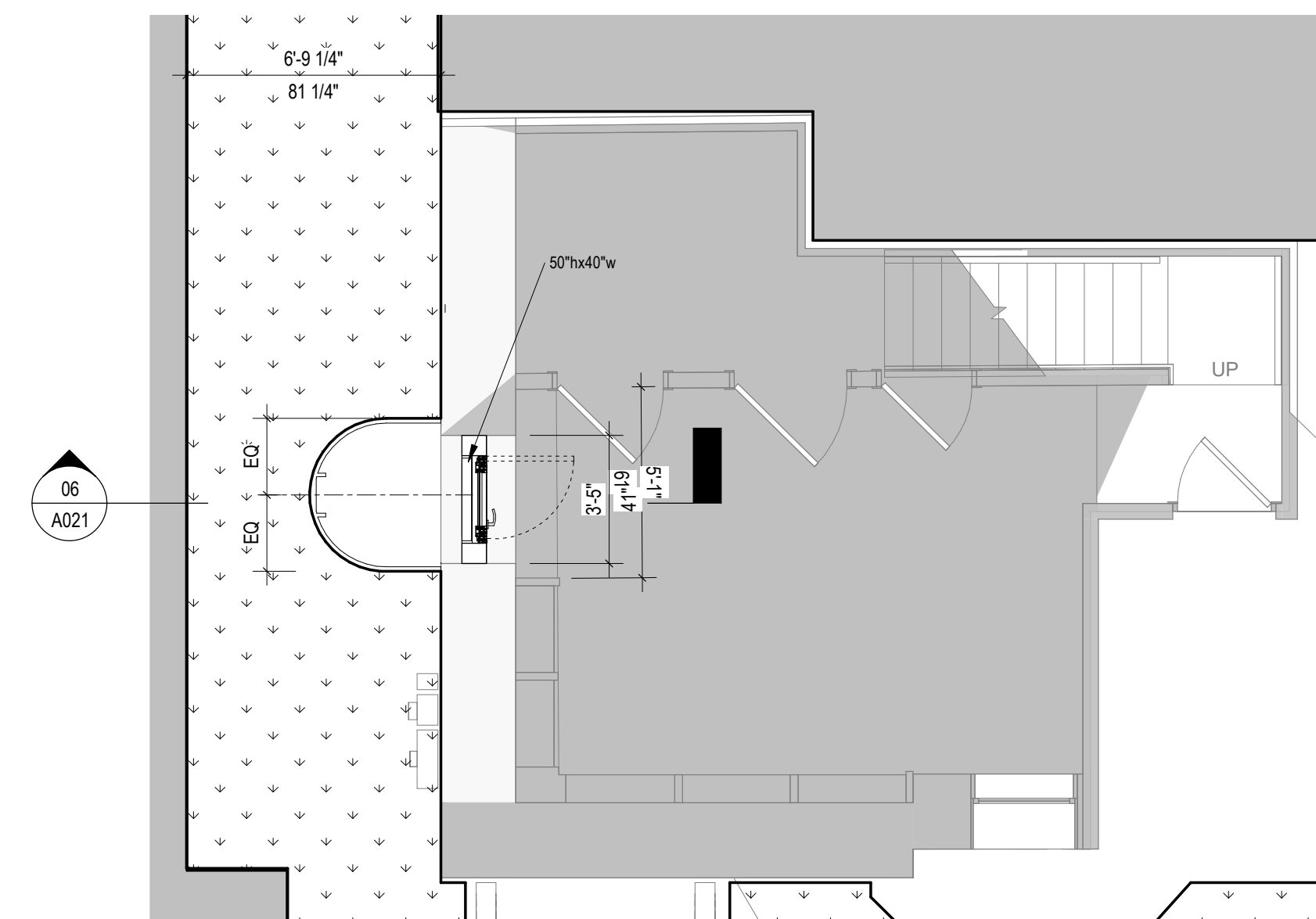


06 Section - New  
1" = 1'-0"

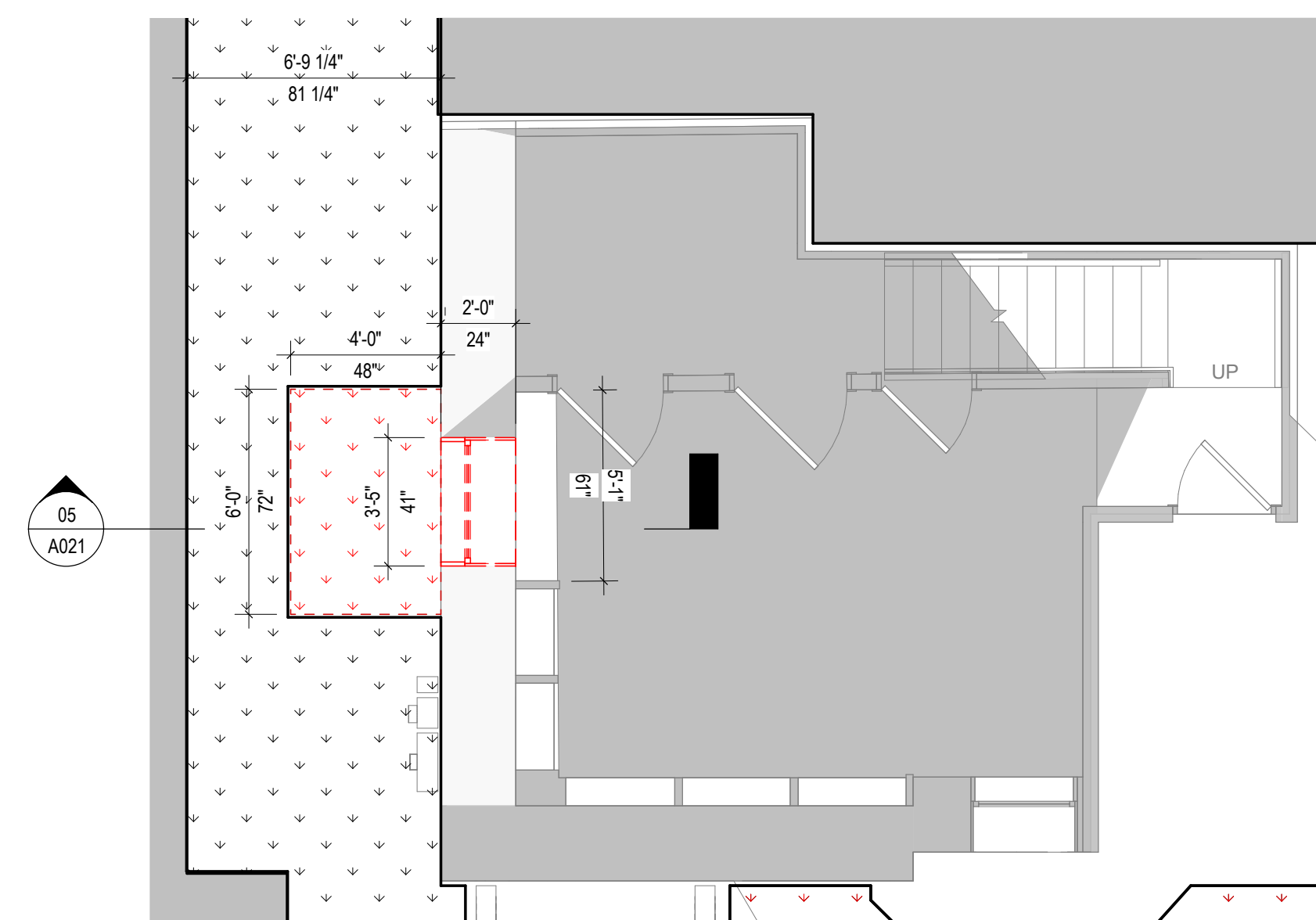


05 Section - Demo  
1/2" = 1'-0"

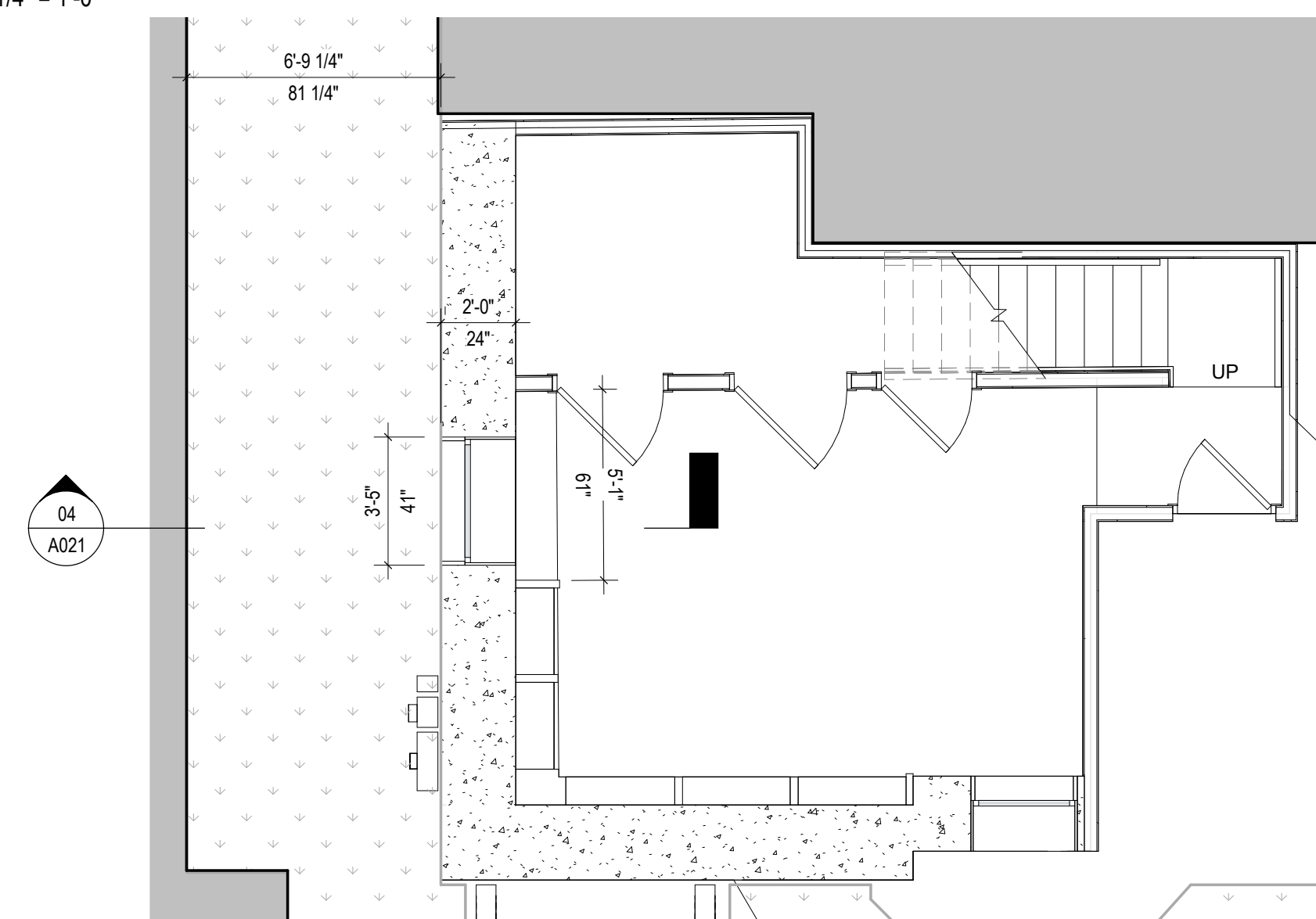
04 Section - Existing  
1/2" = 1'-0"



03 New - Basement Plan  
1/4" = 1'-0"



02 Demo - Basement Plan  
1/4" = 1'-0"



01 Existing - Basement Plan  
1/4" = 1'-0"

**Not For Construction**

WARNING: Joe The Architect, Inc. all drawings and written material herein constitute the original and established work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards. © 2019 - all rights reserved.

consultant / contractor information:

stamp:



revision	revision description	date
1	PERMIT	12/23/2021

project title:  
17 Perry Window Well

17 Perry Street  
Cambridge, MA 02139

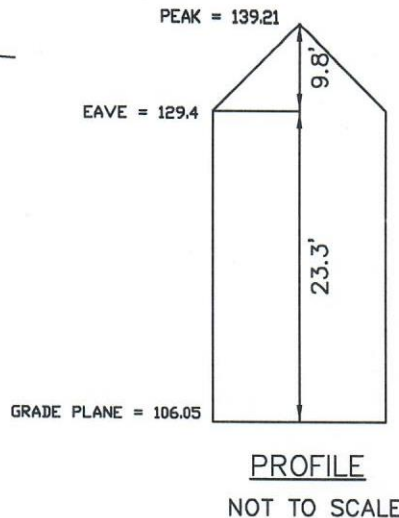
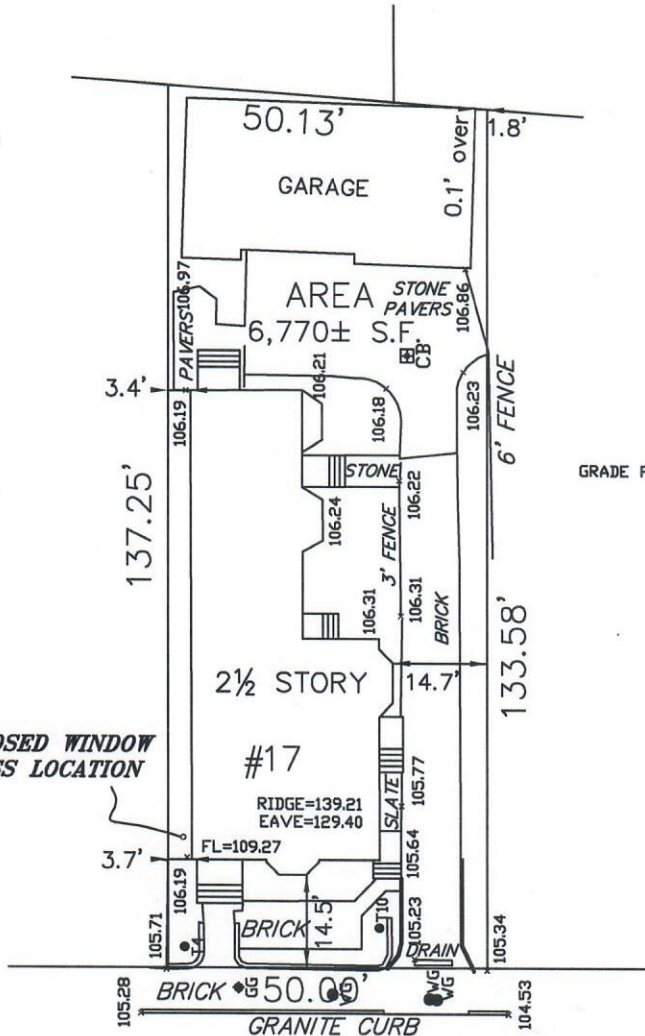
client information:  
Tem Bendapudi

17 Perry Street

**J<sup>t</sup>A**  
**JOE THE ARCHITECT**  
343 Medford Street, Suite 4C Somerville, MA 02145  
t: +1(617) 764-3593 e: askjoe@joethearchitect.com  
www.joethearchitect.com

drawing title  
**Existing Site Conditions  
& Demolition Plan**

project number	drawing scale	approver
526	As indicated	Approver
drawing number	revision	revision
A021		1



# PERRY STREET

OWNER: 17 PERRY STREET CONDOMINIUM

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



*Scott Lynch*  
 SCOTT LYNCH, PLS                      DATE

THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

PROPOSED PLOT PLAN  
 #17 PERRY STREET  
 IN  
**CAMBRIDGE, MA**  
 (MIDDLESEX COUNTY)

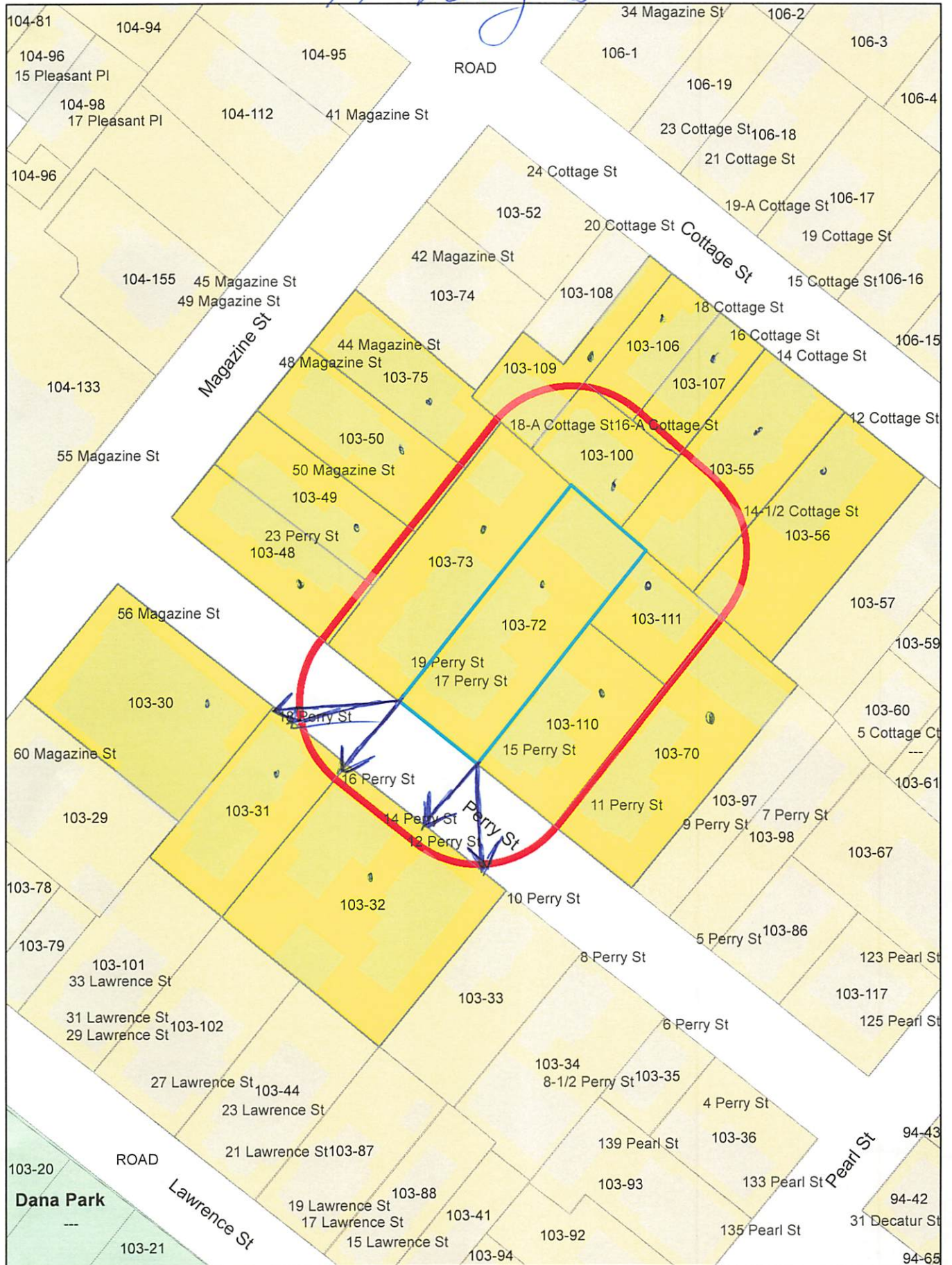
SCALE: 1" = 30'      DATE: 3/29/2024

**ROBER SURVEY**  
 1072A MASSACHUSETTS AVENUE  
 ARLINGTON, MA 02476  
 (781) 648-5533  
 7444PP1.DWG





17 Perry St.



17 Perry St.

Petitioner

103-48  
BECKER, JILL S.  
23 PERRY ST  
CAMBRIDGE, MA 02139

103-111  
KAUFMAN, JAMES A. AND ANNA SWAN  
13 PERRY ST  
CAMBRIDGE, MA 02139

JOE THE ARCHITECT  
C/O CHRISTOPHER F. BROWN, ARCHITECT  
343 MEDFORD STREET  
SOMERVILLE, MA 02145

103-106  
MAXSON, CHARLES & CHERYL JAFFE  
18 COTTAGE STREET  
CAMBRIDGE, MA 02139-3904

103-110  
GREEN, ALEXANDER R. &  
IRIS MONICA VARGAS  
15 PERRY ST  
CAMBRIDGE, MA 02139

103-72  
BENDAPUDI PRANUT  
17 PERRY ST - UNIT 17-1  
CAMBRIDGE, MA 02139

103-56  
BABALAS, EMANUEL AND DEBRA A. BABALAS  
354 PAYSON ROAD  
BELMONT, MA 02478-3402

103-73  
DIIANNI, DENISE  
19 PERRY ST  
CAMBRIDGE, MA 02139-3911

103-30  
CHRISTIAN MISSION PENTECOSTAL  
TABERNACLE OF CAMBRIDGE, INC  
77 COLUMBIA ST.  
CAMBRIDGE, MA 02139

103-32  
FRISHMAN, ANDREW &  
LEIGH ANNE NEEDLEMAN, TRS  
14 PERRY ST  
CAMBRIDGE, MA 02139

103-32  
BROWNE, FELIX O.  
12 PERRY ST UNIT 1  
CAMBRIDGE, MA 02139

103-55  
WEI, JESSE & NANCY WEI  
18 ROCKINGHAM ST  
CAMBRIDGE, MA 02139

103-55  
BRUNER, ERIC & CATHERINE SWEENEY  
14 1/2 COTTAGE ST  
CAMBRIDGE, MA 02139

103-72  
ANDERS, GEORGE M.  
17 PERRY ST - UNIT 3  
CAMBRIDGE, MA 02139

103-72  
HABER, EDWARD F. & JAMIE LOGAN  
271 DEAN RD  
BROOKLINE, MA 02445

103-75  
ROSS, DANIEL A. & JEANNE W. ROSS  
44 MAGAZINE ST UNIT 1  
CAMBRIDGE, MA 02139

103-75  
SHERMAN, ROBERT D. & EMILY B. CHANG  
44 MAGAZINE ST UNIT 3  
CAMBRIDGE, MA 02139

103-50  
BOUROUIBA, LYDIA  
48 MAGAZINE ST - UNIT 48/5  
CAMBRIDGE, MA 02139

103-50  
GRAMS, RYAN K. & KIMBERLYN C. GRAMS  
48 MAGAZINE ST - UNIT 48/4  
CAMBRIDGE, MA 02139

103-50  
GRAMS, RYAN & KIMBERLYN GRAMS  
48 MAGAZINE ST - UNIT 48/2  
CAMBRIDGE, MA 02139

103-50  
DANA, WILLIAM BRIAN & SARA C. DANA  
48 MAGAZINE ST - UNIT 48/1  
CAMBRIDGE, MA 02139

103-75  
ROSS, DANIEL ALAN JEANNE W. ROSS  
44 MAGAZINE ST UNIT 2  
CAMBRIDGE, MA 02139

103-49  
YUAN, JOSH J. JOY J. YUAN  
1640 SAND KEY ESTATES CT  
CLAREWATER, FL 33767

103-31  
SBRACCIA MARIETTA M.,  
TR. OF THE MARIETTA M. SBRACCIA 2018 TR  
18 PERRY ST  
CAMBRIDGE, MA 02139

103-50  
YOON, MIN JUNG  
129 SPRING ST UNIT 1  
CAMBRIDGE, MA 02141

103-55  
MARKS, ZOE E. & ERICA CHENOWETH  
14 COTTAGE ST UNIT 3  
CAMBRIDGE, MA 02139

103-32  
LEE, ALICE I.  
12 PERRY ST UNIT 4  
CAMBRIDGE, MA 02139

103-55  
MURRAY PAMELA JANE HORWITZ  
CHRISTOPHER MAX  
14 COTTAGE ST - UNIT 14-2  
CAMBRIDGE, MA 02139

103-100  
CHRISTIE GLORIA J & ROBERT E CHRISTIE  
16A COTTAGE ST  
CAMBRIDGE, MA 02139

103-32  
MONOSSON, DEBORAH J.  
TRS DEBORAH J MONOSSON TR  
16 PERRY ST  
CAMBRIDGE, MA 02139

17 Perry St.

103-109  
HRVATIN, SINISA & JULIE MARIE CURTI  
20A COTTAGE ST  
CAMBRIDGE, MA 02139

103-107  
GREEN, TRAVIS M PETER GADFORT  
16 COTTAGE ST  
CAMBRIDGE, MA 02141

103-32  
HANUMARA, R CHOUDARY TRS &  
NEVAN HANUMAR THE R. CHOUDARY  
HANUMARA REVOCABLE TR  
12 PERRY ST  
CAMBRIDGE, MA 02139

103-70  
BERG, JEFFREY T. & SHARY PAGE BERG  
11 PERRY ST  
CAMBRIDGE, MA 02139-3911