



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

RECEIVED 10 FEB 01 10:11 AM

## BZA Application Form

**BZA Number: 249637**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Kevin and Amanda Pojasek C/O John Lodge

**PETITIONER'S ADDRESS:** John Lodge Architects, Cambridge, 02138

**LOCATION OF PROPERTY:** 36 Cogswell Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

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

New windows in a newly enclosed first floor porch within a rear yard setback and a new second floor deck with door and enlarged window in the rear facade, also within the rear yard setback.

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

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

Original  
Signature(s):

(Petitioner (s) / Owner)

John Lodge - Architect  
(Print Name)

Address:

54 Aberdeen Ave., Cambridge, MA

Tel. No.

617-308-3037

E-Mail Address:

john@johnlodgearchitects.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 Amanda Pojasek and Kevin Pojasek  
(OWNER)

Address: 36 Cogswell Avenue Cambridge, MA 02140

State that I/We own the property located at 36 Cogswell Ave Cambridge MA, 02140 which is the subject of this zoning application.

The record title of this property is in the name of Kevin and Amanda Pojasek

\*Pursuant to a deed of duly recorded in the date May 19 2008, Middlesex South County Registry of Deeds at Book 51191, Page 61; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Amanda Pojasek  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

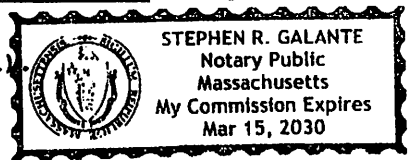
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name AMANDA + KEVIN POJASEK personally appeared before me, this 10 of NOVEMBER, 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.

**DIMENSIONAL INFORMATION**

**Applicant:** Kevin and Amanda Pojasek  
**Location:** 36 Cogswell Ave., Cambridge, MA  
**Phone:** 617-308-3037

**Present Use/Occupancy:** Residential  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Residential

		<b>Existing Conditions</b>	<b>Requested Conditions</b>	<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		1,569 SF	1,565 SF - 4 SF Less	1,120 SF	(max.)
<b>LOT AREA:</b>		2,239 SF	2,239 SF - No Change	5,000 SF	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		.700	.698	.5	
<b>LOT AREA OF EACH DWELLING UNIT</b>		2,239 SF	2,239 SF - No Change	2,500 SF	
<b>SIZE OF LOT:</b>	WIDTH	32.69'	32.69' - No Change	50'	
	DEPTH	70'	70' - No Change	100'	
<b>SETBACKS IN FEET:</b>	FRONT	15.9'	15.9' - No Change	15	
	REAR	8.8'	8.8' - No Change	25'	
	LEFT SIDE	0	0 - No Change	12.5'	
	RIGHT SIDE	10.7'	10.7' - No Change	7.5'	
<b>SIZE OF BUILDING:</b>	HEIGHT	24'-6"	24'-6" - No Change	35' Max	
	WIDTH	45.3'	45.3' - No Change	30'	
	LENGTH	22'-3"	22'-3" - No Change	35' Max	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		.58	.61	.40 Min	
<b>NO. OF DWELLING UNITS:</b>		1	1 - No Change	2 Max	
<b>NO. OF PARKING SPACES:</b>		1	1	1 per D.U.	
<b>NO. OF LOADING AREAS:</b>		NA	NA	NA	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		NA	NA	10	

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 is no other building on the lot

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'.

## **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 36 Cogswell Ave , 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 proposed new windows and door will not increase the footprint or the bulk of the existing residence and will not adversely effect any of the abutters.

**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:**

The proposed new windows and door will not change the existing traffic patterns to and from the lot. Given that all of the proposed changes are to the rear facade of the house, they will not substantially effect the character of the neighborhood.

**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:**

The continued operation of or the development of adjacent uses would not be adversely affected by the nature of the proposed use as all of the surrounding properties are residential and the proposed changes, which are all within the existing building envelope, are also residential in nature.

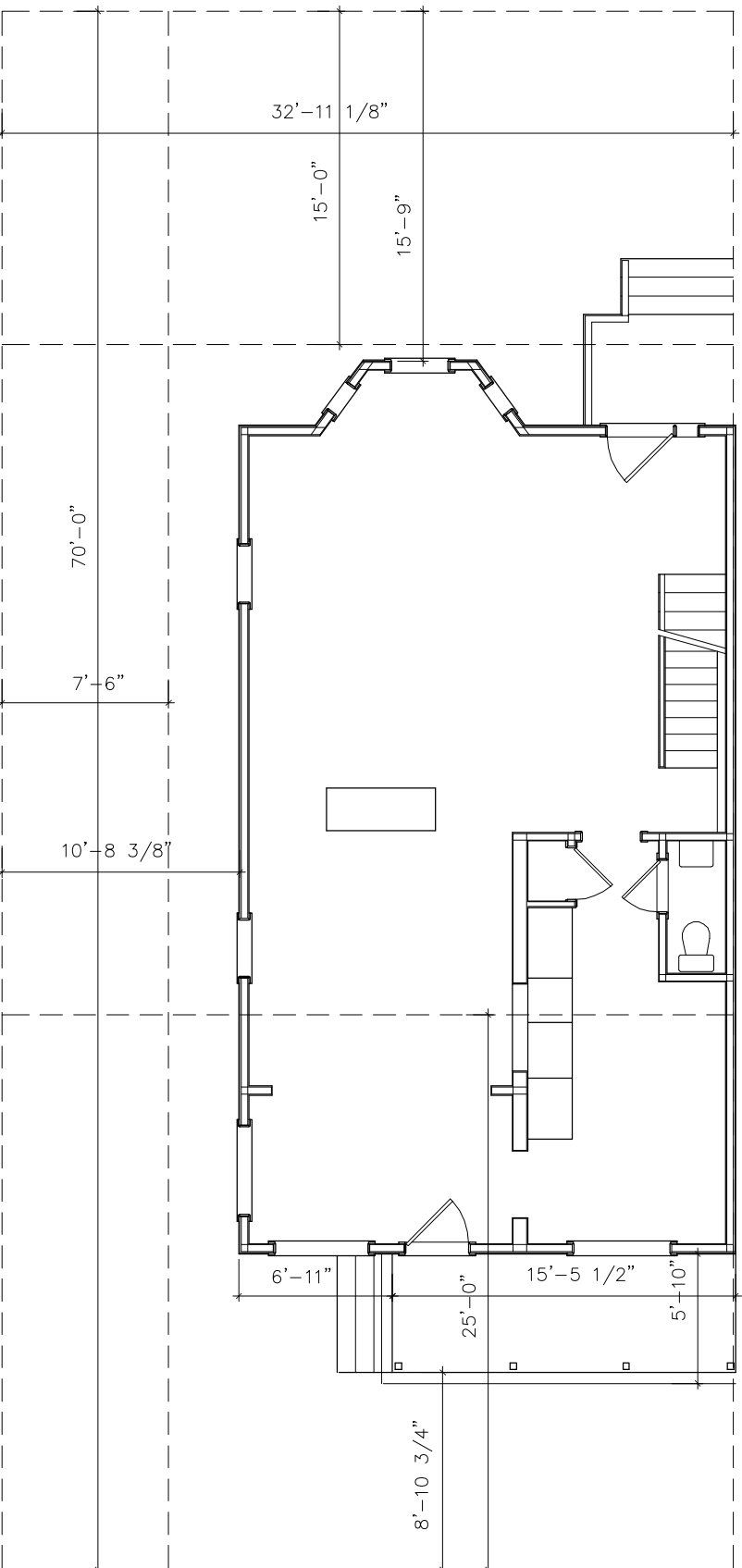
**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

There will be no nuisance or hazard to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the city because the proposed changes will update the existing residence without any changes to the size and shape of its existing envelope.

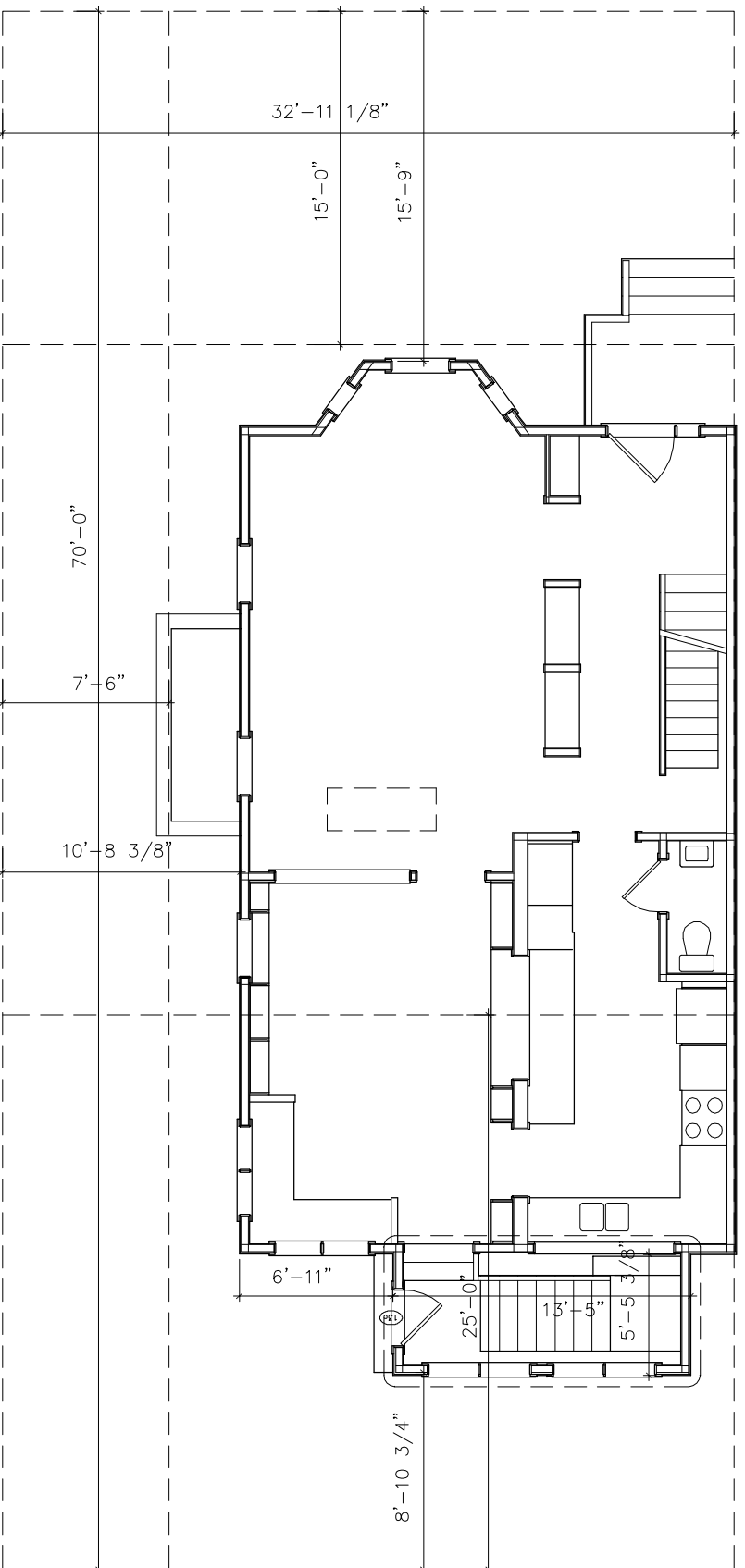
**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The proposed changes, which are designed to harmonize with its existing character, will upgrade the rear exterior of the existing house.

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



1 Existing First Floor Plan



2 Proposed First Floor Plan

Zoning Requirements

District	B
Max. FAR (j)	.5 / .35
Min. Lot Size	5000 S.F.
Min. Lot Area / D.U.	2500 S.F.
Min. Lot Width	50 Ft.
Min. Front Yard	15 Ft.
Min. Side Yard	7.5 Ft. / 12.5 Ft.
Min. Rear Yd. (c)	25 Ft. / 35 Ft.
Max. Hgt.	35 Ft.
Min. Open Space	40%
(j) .5 x 1st 5000 SF, 35' x Addl. SF	
(c) 25' under 100', Max. of 35' for Deeper Lots	

Total Lot Area	2,239 S.F.
Allowable FAR:	
.50 x 5,000 S.F.	1,120 S.F.
Exist. Open Space	1,320 S.F. (58.5%)

Exist. 1st Floor	834 S.F.
Exist. Rear Porch	75 S.F.
Exist. 2nd Floor	660 S.F.
Exist. Total GSF	1,569 S.F.

No. of Units	1 Units (No Change)
No. Parking Spaces	1 Space (No Change)
Proposed Open Space	1,373 S.F. (61%)
New 1st Floor	834 S.F. (No Change)
New Enclosed Porch	71 S.F. (4 S.F. Less)
New 2nd Floor	660 S.F. (No Change)
New 2nd Flr. Open Deck	53 S.F.
Proposed Total GSF	1,565 S.F. (4 S.F. Less)

Project No.: 2305.01  
Date: 11.09.23  
Scale: As Noted

Zoning Plans & Worksheet

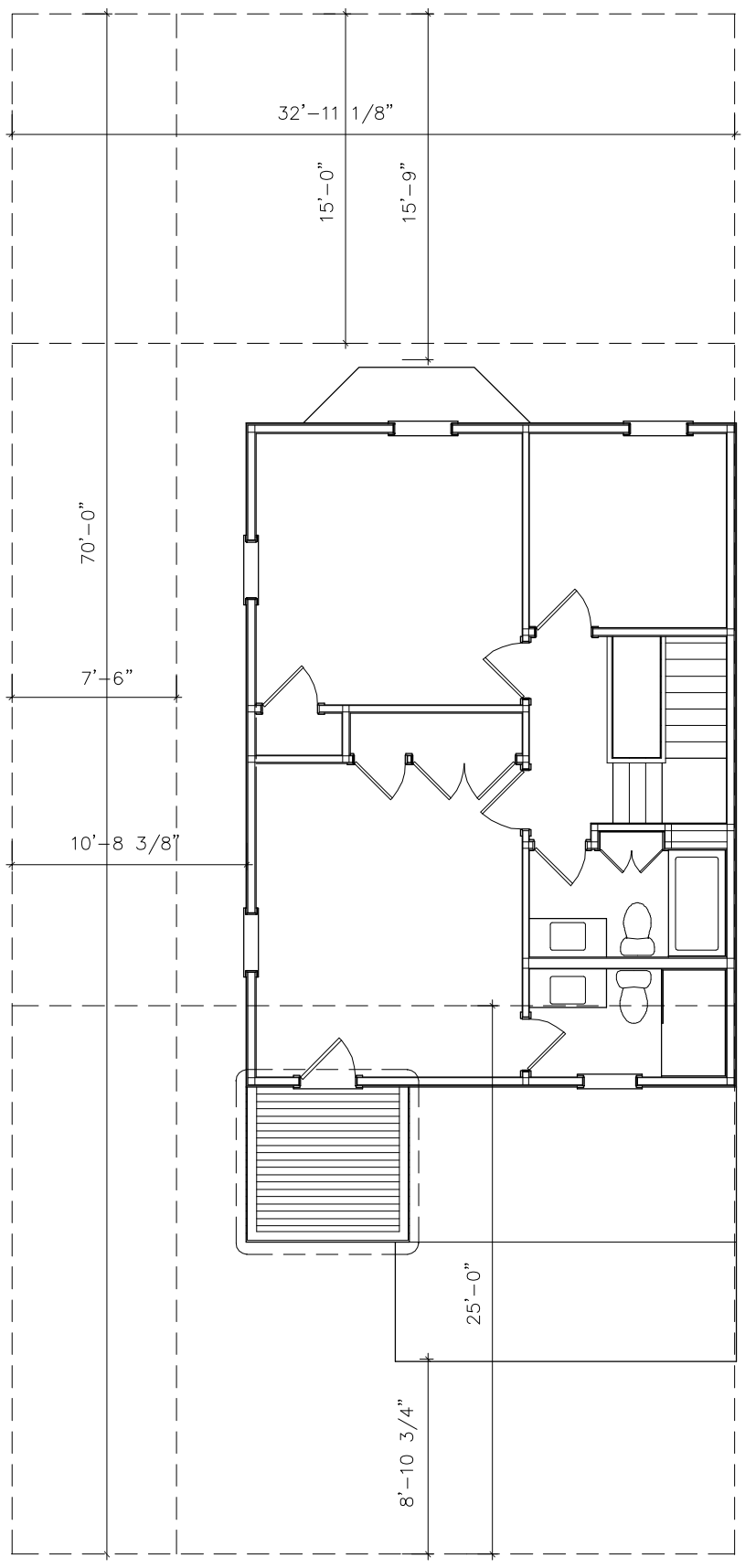
**John Lodge Architects**  
56 Aberdeen Ave. Cambridge, MA 02138  
T: 617.308.3037  
E: John@JohnLodgeArchitects.com

36 Cogswell Ave.  
Cambridge, MA

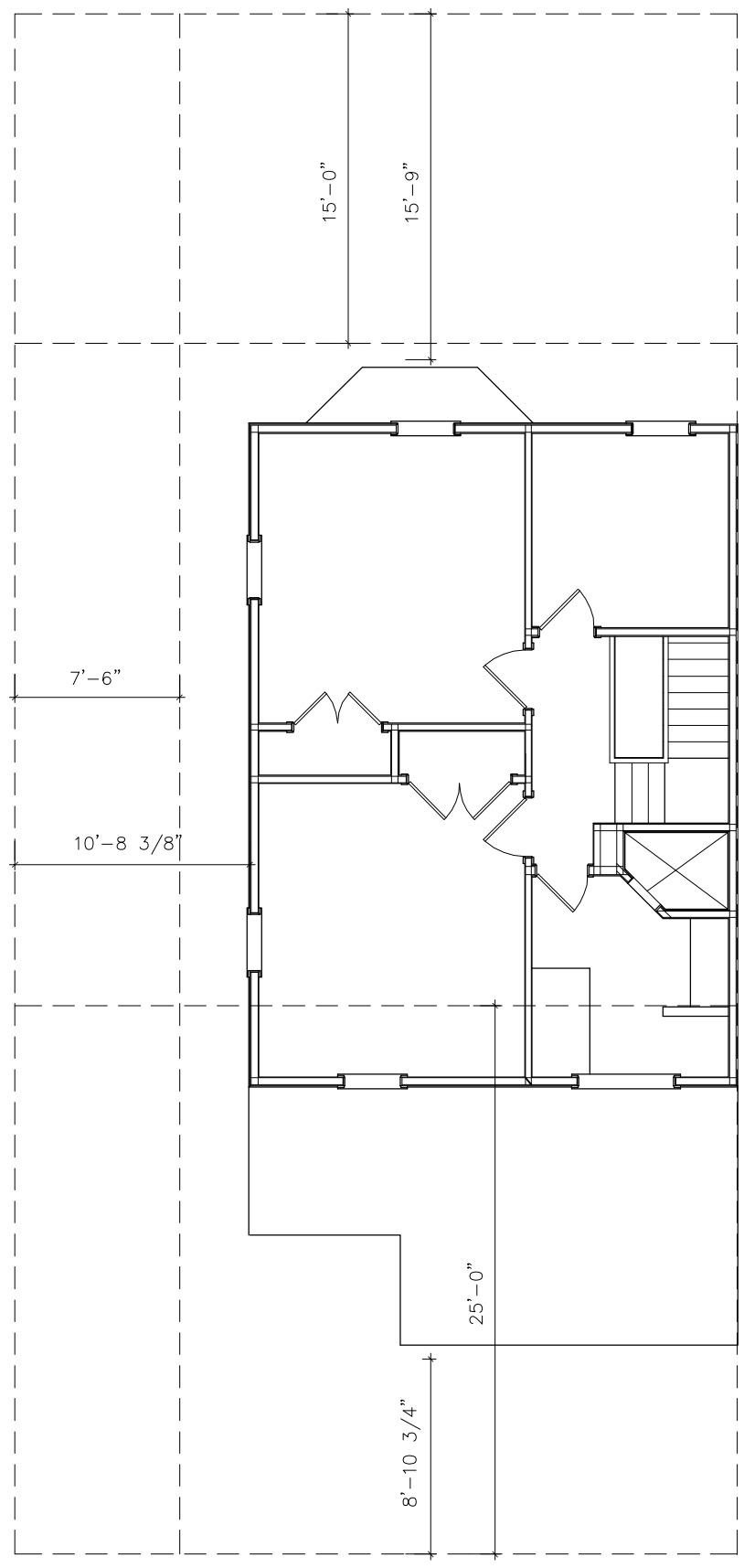
Z-2

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

**2 Proposed Second Floor Plan**



**1 Existing Second Floor Plan**



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

**Z-3**

36 Cogswell Ave.  
Cambridge, MA

No.	Date
1	
2	
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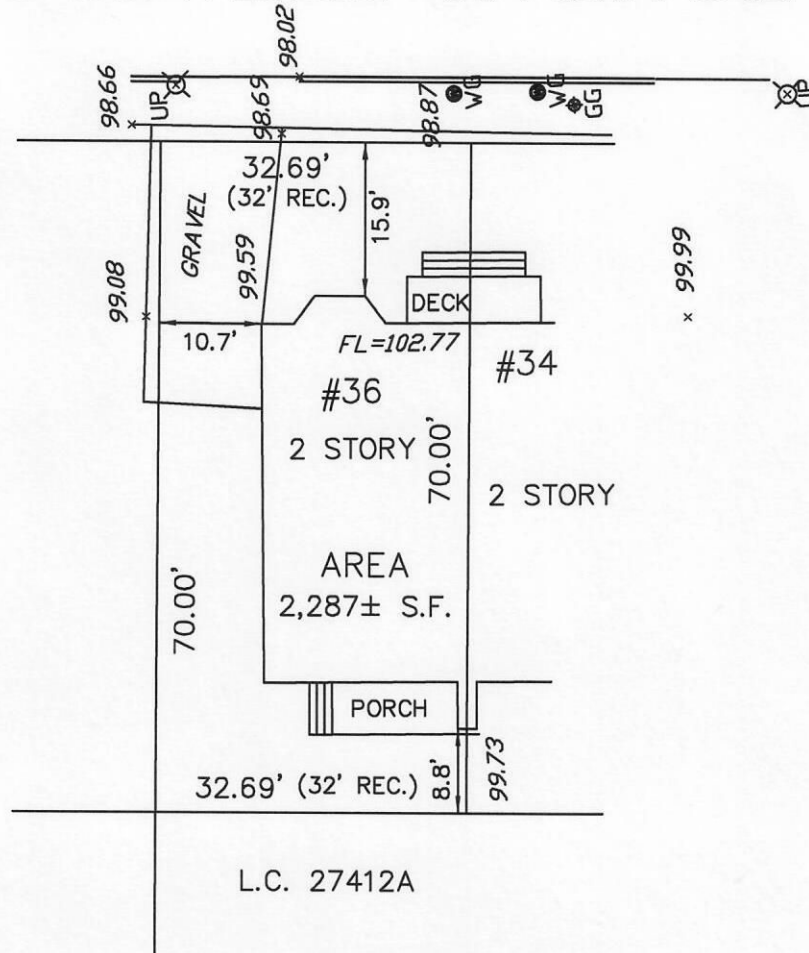
Project No.: 2305.01  
Date: 11.09.23  
Scale: As Noted

**Zoning Plans**

**John Lodge Architects**  
56 Aberdeen Ave. Cambridge, MA 02138  
T: 617.308.3037  
E: John@JohnLodgeArchitects.com



# COGSWELL AVENUE

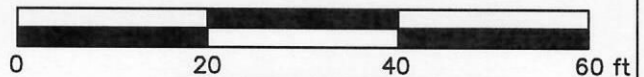


OWNER: KEVIN & AMANDA POJASEK

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

PROPOSED PLOT PLAN  
#36 COGSWELL AVENUE  
IN  
CAMBRIDGE, MA  
(MIDDLESEX COUNTY)

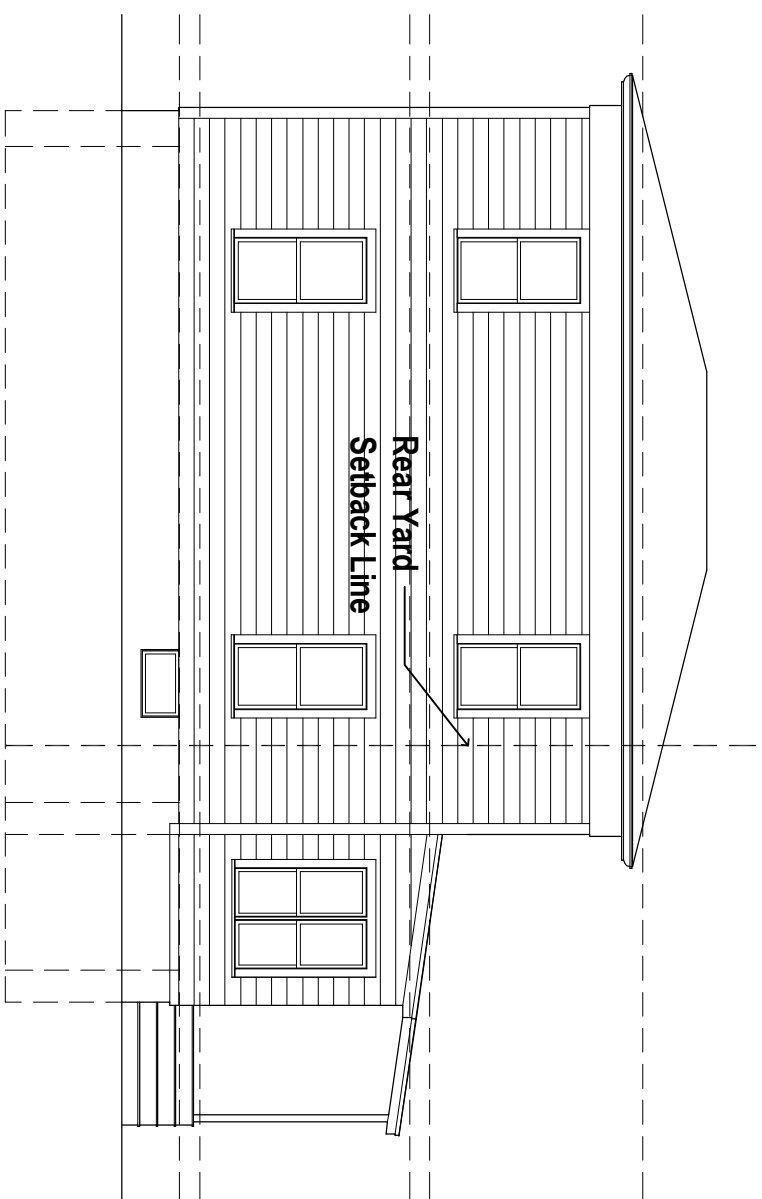
SCALE: 1" = 20'      DATE: 10/19/2023



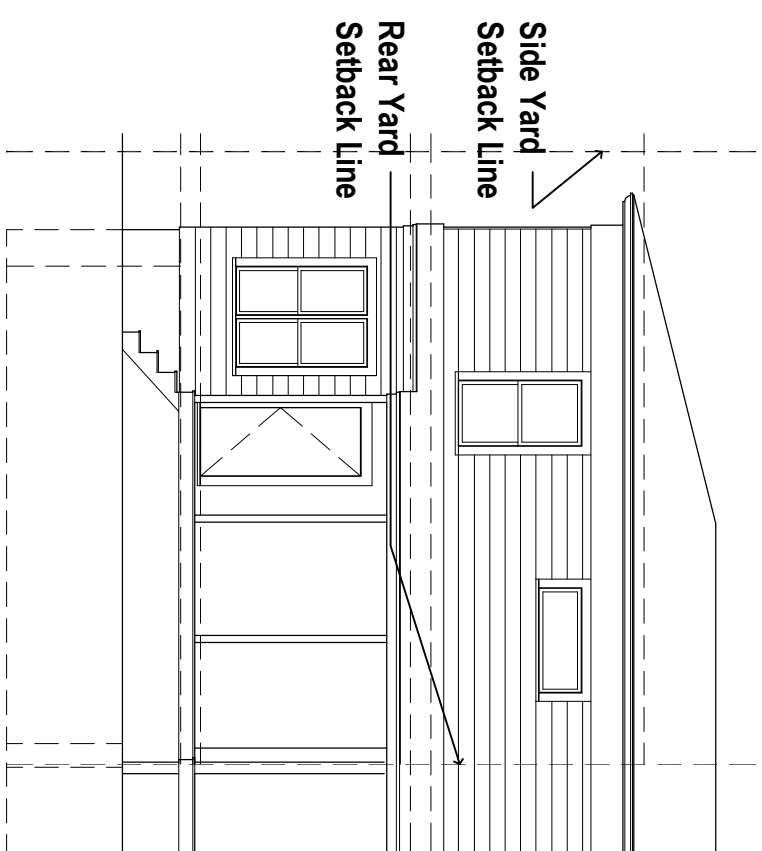
ROBER SURVEY  
1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
7356PP1.DWG

SCOTT LYNCH, PLS      DATE

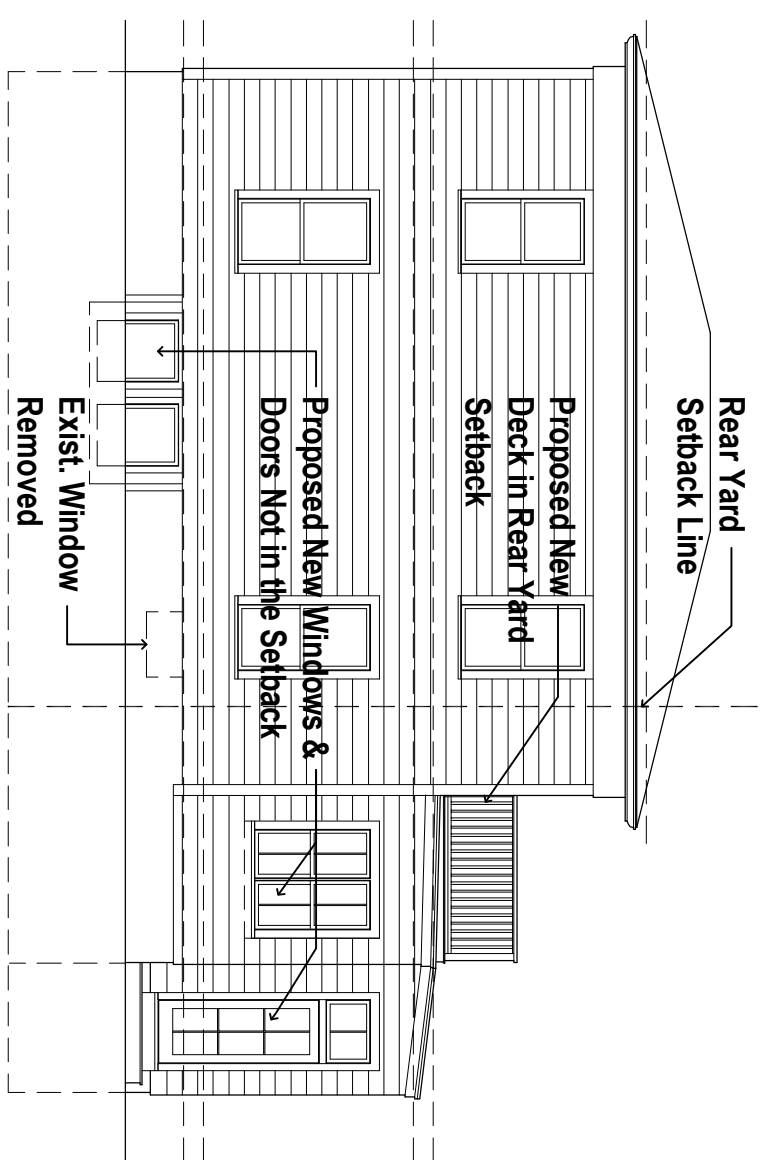
THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.



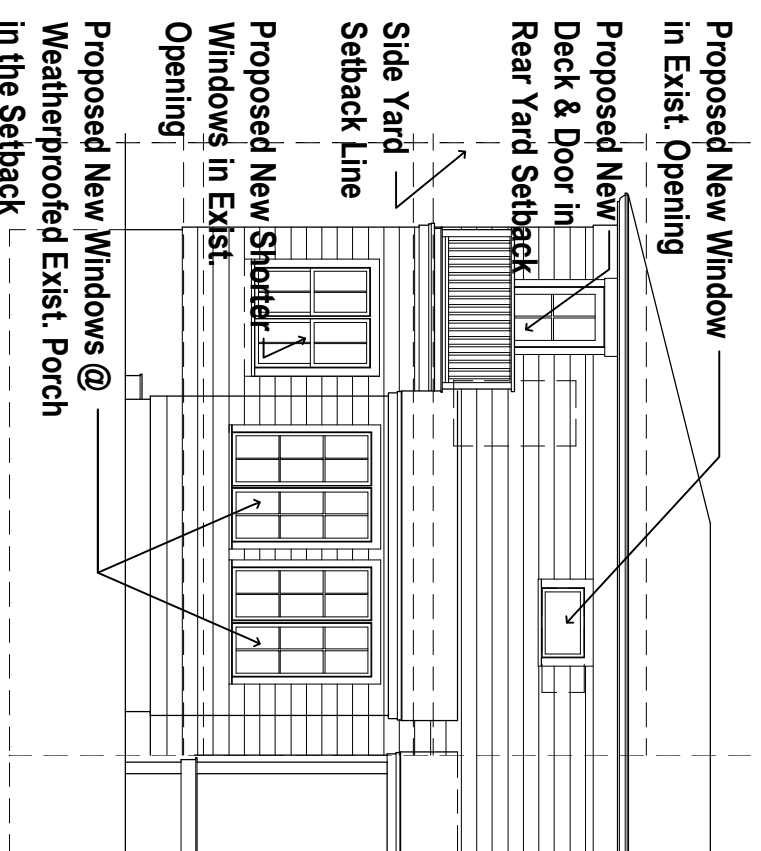
1 Existing Side Elevation



2 Existing Rear Elevation



3 Proposed Side Elevation



4 Proposed Rear Elevation

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

No.	Date
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Project No.: 2305.01  
Date: 11.09.23  
Scale: As Noted





Front Facade I



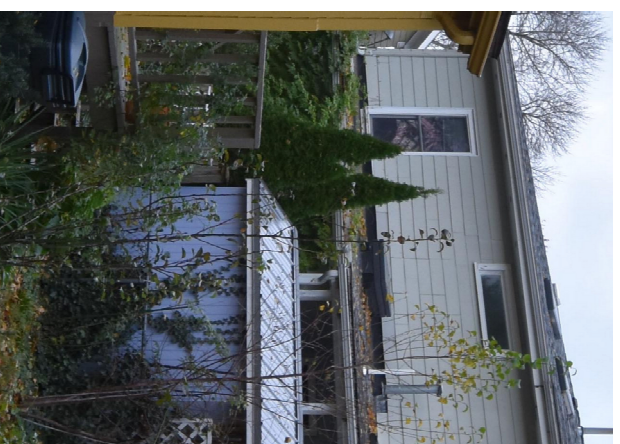
Front Facade II



Side Facade I



Rear Facade I



Rear Facade II

Project No.: 2305.01  
 Date: 11.09.23  
 Scale: As Noted

Revisions	
No.	Date
1	
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5	
6	

**Zoning - Site Images**

**John Lodge Architects**  
 56 Aberdeen Ave. Cambridge, MA 02138  
 T: 617.308.3037  
 E: John@JohnLodgeArchitects.com

**Z-1**

**36 Cogswell Ave.  
 Cambridge, MA**



36 Cogswell Ave

Petitioner

199-36  
DROGON, LLC,  
C/O MARTOCCHIA REALTORS  
633 TRAPELO ROAD #202  
WALTHAM, MA 02452

199-37  
SULLIVAN, CHARLES M.  
37 COGSWELL AVE  
CAMBRIDGE, MA 02140-2034

JOHN LODGE, ARCHITECT  
56 ABERDEEN AVENUE  
CAMBRIDGE, MA 02138

199-94  
SHAKMAN, KAREN & JONATHAN T. LEDLIE  
21 MEAD ST  
CAMBRIDGE, MA 02140-2038

199-184  
GALLAGHER, DEBORAH J.  
31 COGSWELL AVE  
CAMBRIDGE, MA 02140

199-81  
POJASEK, KEVIN & AMANDA POJASEK  
36 COGSWELL AVE  
CAMBRIDGE, MA 02140

199-110  
2232 COGSWELL AVE., LLC  
61 FAYETTE ST  
CAMBRIDGE, MA 02139

199-82  
LIEBERSON, DEBORAH R.  
34 COGSWELL AVE  
CAMBRIDGE, MA 02140-2001

199-51  
BREWITT, KRISTIN & THOMAS J. BREWITT  
38-40 COGSWELL AVENUE, UNIT #40  
CAMBRIDGE, MA 02140

199-111  
DOHERTY GARETH  
4 COGSWELL PL UNIT 4  
CAMBRIDGE, MA 02140

199-111  
ARMBRUSTER, MAX JULIA AVILA  
2 COGSWELL PL - UNIT 2  
CAMBRIDGE, MA 02140

199-51  
DREIER, ELIZABETH LOW  
TRS ELIZABETH LOW DREIER REV. LIVING TR  
38 COGSWELL AVE  
CAMBRIDGE, MA 02140

199-93  
GOODWIN, ELINOR C.,  
TRUSTEE THE ELINOR C. GOODWIN REV TRUST  
23 MEAD ST  
CAMBRIDGE, MA 02140

## **Pacheco, Maria**

---

**From:** Deborah Lieberson <deborahlieberson@gmail.com>  
**Sent:** Sunday, January 21, 2024 2:33 PM  
**To:** Pacheco, Maria  
**Subject:** Zoning Board Case #BZA-249637

To the Cambridge Zoning Board,  
I am the next door neighbor of Kevin and Amanda Pojasek who live at 36 Cogswell Ave. I recently reviewed the design plan for the planned renovations to their home and have no objections to the proposed plan.

Deborah Lieberson  
34 Cogswell Ave



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: \_\_\_\_\_

(Print)

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

Address: \_\_\_\_\_

Case No. \_\_\_\_\_

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

Thank you,  
Bza Members