



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 AUG 23 AM 10:05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

Amended

General Information

BZA Number: 280971

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Antonio Barros C/O contract

PETITIONER'S ADDRESS: 60 rice st , Cambridge , Ma 02140

LOCATION OF PROPERTY: 60 Rice St , Cambridge, MA

TYPE OF OCCUPANCY: Detached Garage

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To convert existing accessory structure into an accessory dwelling unit and relocate and enlarge window within the yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 4.000 Section: 4.22 (Accessory Apartment).
- Article: 8.000 Section: 8.22.2.c (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Antonio Barros
(Petitioner (s) / Owner)

ANTONIO C. BARROS
(Print Name)

Address:

No. 6172815650
 E-Mail Address: zpb@comcast.net

Updated 8/23

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Antonio Barros
Location: 60 Rice St., Cambridge, MA
Phone: 6172815650

Present Use/Occupancy: Detached Garage
Zone: Residence B Zone
Requested Use/Occupancy: Accessory Apartment

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		800	800	N/A	(max.)
<u>LOT AREA:</u>		7500	7500	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		750	551	551	
<u>LOT AREA OF EACH DWELLING UNIT</u>		750	551	551	
<u>SIZE OF LOT:</u>	WIDTH	49.93	49.93	50	
	DEPTH	150	150	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	40	40	15	
	REAR	0	.0	5	
	LEFT SIDE	3.9	3.9	5	
	RIGHT SIDE	4.5	4.5	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	12	12	15	
	WIDTH	19	19	N/A	
	LENGTH	39.7	39.7	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39x30	1.5	1.5	
<u>NO. OF DWELLING UNITS:</u>		1	1 + Accessory	N/A	
<u>NO. OF PARKING SPACES:</u>		4	4	4	
<u>NO. OF LOADING AREAS:</u>		.0	.0	.0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		30	.0	.0	

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.:

that's a existing 4 bay car garage been converte in a play room

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.



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

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2024 JUL 31 PM 2: 04

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 280971

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Antonio Barros C/O contract

PETITIONER'S ADDRESS: 60 rice st , Cambridge , Ma 02140

LOCATION OF PROPERTY: 60 Rice St , Cambridge, MA

TYPE OF OCCUPANCY: Accessory structure garage **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Move an existing window 1.5 feet to the right to be center with the sink

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SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.21 (Special Classification Rules).

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

Article: 10.000 Section: 10.30 (Variance).

Article 5.000 Sec. 5.31 (Table of Dimensional Req.)

Original
Signature(s):

Antonio Barros
(Petitioner (s) / Owner)

ANTONIO BARROS
(Print Name)

Address: _____

Tel. No. 6172815650

E-Mail Address: zpb@comcast.net

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 Ana R. Zambrano Lopez and Antonio C. Barros
(OWNER)

Address: 60 Rice St Cambridge MA 02140

State that I/We own the property located at 60 Rice St. Cambridge MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of Ana R. Zambrano and Antonio C. Barros.

*Pursuant to a deed of duly recorded in the date Dec. 5, 1997, Middlesex South County Registry of Deeds at Book 27951, Page 350; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

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

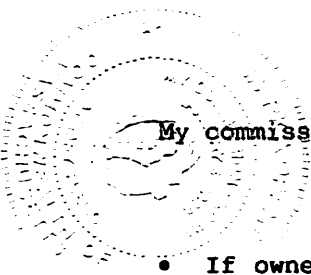
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Antonio C. Barros personally appeared before me, this 12th of July, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires 1-6-2028 (Notary Seal).



MARK A. ORENT
Notary Public, Commonwealth of Massachusetts
My Commission Expires January 6, 2028

Essex County

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

THE UNIVERSITY OF CHICAGO

TO THE PRESIDENT OF THE UNIVERSITY OF CHICAGO

FROM THE FACULTY OF THE DIVISION OF THE PHYSICAL SCIENCES

RESOLUTION OF THE FACULTY OF THE DIVISION OF THE PHYSICAL SCIENCES

ADOPTED BY THE FACULTY OF THE DIVISION OF THE PHYSICAL SCIENCES

ON THE 15TH DAY OF MARCH 1954

AT THE MEETING OF THE FACULTY OF THE DIVISION OF THE PHYSICAL SCIENCES

HELD AT CHICAGO, ILLINOIS

IN THE CHICAGO CONFERENCE CENTER

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

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CHICAGO, ILLINOIS

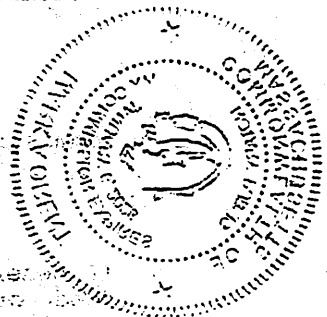
CHICAGO, ILLINOIS

CHICAGO, ILLINOIS

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CHICAGO, ILLINOIS

CHICAGO, ILLINOIS



BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Antonio Barros
Location: 60 Rice St., Cambridge, MA
Phone: 6172815650

Present Use/Occupancy: Accessory structure garage
Zone: Residence B Zone
Requested Use/Occupancy: accessory structure playroom

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		754	551	551	(max.)
<u>LOT AREA:</u>		754	551	551	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		7.500	551	551	
<u>LOT AREA OF EACH DWELLING UNIT</u>		7.500	551	551	
<u>SIZE OF LOT:</u>	WIDTH	49.93	29	29	
	DEPTH	150.25	19	19	
<u>SETBACKS IN FEET:</u>	FRONT	40	1.5	1.5	
	REAR	.0	.0	.0	
	LEFT SIDE	3.6	.0	.0	
	RIGHT SIDE	4.5	.0	.0	
<u>SIZE OF BUILDING:</u>	HEIGHT	10	10	10	
	WIDTH	19	19	19	
	LENGTH	39	29	29	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39x30	1.5	1.5	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		4	4	4	
<u>NO. OF LOADING AREAS:</u>		.0	.0	.0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		30	.0	.0	

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.:

that's a existing 4 bay car garage been converte in a play room

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 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:**

ALL MODIFICATIONS PROPOSED BY THE OWNER ARE BEING REQUESTED FOR THE REASON THAT THE SPACE IS NOT BEING USED AS A GARAGE.
THEREFORE, MODIFICATIONS ARE NECESSARY TO MAKE THE PLACE HABITABLE WHILE MAINTAINING THE EXISTING 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:**

IT WILL NOT BE POSSIBLE TO CONVERT THE GARAGE INTO A PLAYROOM WITHOUT MAKING THE NECESSARY MODIFICATIONS SUCH AS;
WINDOW, INSULATION AND HEATING SYSTEM.
THERE IS NO PROPOSAL IN THIS PROJECT TO CHANGE THE OCCUPANCY.

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

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

THE PROJECT IS LOCATED WITHIN THE PROPERTY AND IS NOT WITHIN VISUAL REACH OF PEDESTRIANS.

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

NO STRUCTURAL CHANGES ARE BEING MADE SUCH AS CHANGING THE COLOR OF THE BUILDING, DEMOLITION, OR ADDITION

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

AC/heat/electric

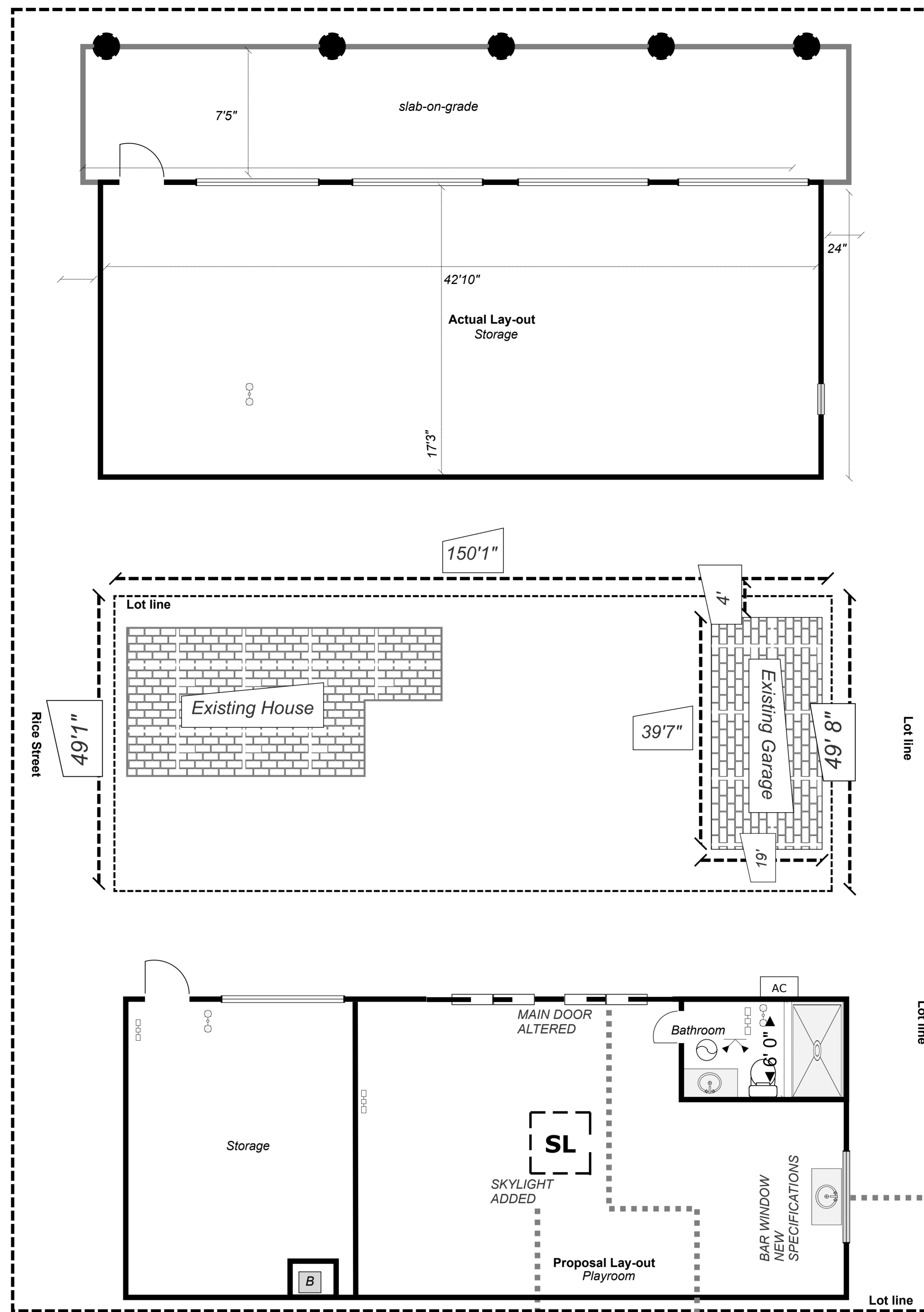
	SMOKE DETECTOR Alarm Sensor Type Ionization
	AC / HEAT MINI SPLIT 9,000 BTU / (.75 Ton) 16.5 SEER / 18.5 SEER2 - S1 SERIES - 208/230V Single Zone Ductless Mini-Split Heat Pump System
	ELECTRICAL OUTLET 5V/4.8A USB Outlet, Upgraded Electrical Wall Outlet With Dual High-Speed USB Ports, Duplex 15A Tamper Resistant USB Outlets Receptacle, Overcurrent Protection, ETL Listed, White
	ELECTRICAL SWITCH Decorator Wall Light Switch, Single Pole Or 3-Way, 15A 120/277V, On/Off Rocker Paddle Interrupter, Wallplate Included, UL Listed
	WATER HEATER RHEEM Electric Tankless Water Heater: Indoor, 36,000 W, 8 gpm Max. Flow Rate, 18.25 in Overall Ht
	recessed led light
	Electrical panel

doors/windows/skylight

	MAIN DOOR ALTERED 72" by 80" Swing door alteration to slide door 72" by 80" slide door also instead front window add another Slide door 72" by 80"
	SKYLIGHT ADDED vinyl frame w/foam-filled insulation frame, triple glazed, argon fill, FSZ K-5-00001-00001 U-Factor U.S./I-P 0.22 Metric/SI 1.26 Solar Heat Gain Coefficient 0.26 the skylight meets the energy efficiency requirements outlined in the IECC for your climate zone. Cambridge, MA, falls under Climate Zone 5 according to the IECC. Skylights have appropriate U-factor and Solar Heat Gain Coefficient (SHGC) ratings to meet energy efficiency standards. Proper flashing and waterproofing around the skylight been installed to prevent water infiltration following manufacturer instructions and ensure compliance with local building codes. Properly insulate around the skylight been installed to prevent heat loss or gain, in accordance with IECC requirements. seal around the skylight been installed to gaps to minimize air leakage, in compliance with IECC requirements for building envelope tightness.
	BAR WINDOW ALTERED Convert existing window 32" W by 48" H to a new window 48" W by 36" H
	BATHROOM DOOR specification size 30x80 right hand
	STORAGE DOOR "pre existing" specification size
	MAIN WINDOW REMOVED series desert sand vinyl specification height 47.5 width 59.5 u-factor

wall/floor/ceiling

w a i l	STORAGE specification plaster moist resistance type X 5/8 R-Value 13
	BATHROOM specification plaster moist resistance ceramic R-Value 13
	PLAYROOM specification plaster moist resistance R-Value 13
f l o o r	BAR specification plaster moist resistance R-Value 13
	STORAGE "pre existing" specification
	BATHROOM specification ceramic
c e i l i n g	PLAYROOM specification vinyl
	BAR specification
	STORAGE "pre existing" specification plaster moist resistance R-Value 13
	BATHROOM specification plaster moist resistance R-Value 13
	PLAYROOM specification plaster moist resistance R-Value 13
	BAR specification plaster moist resistance R-Value 13



Proposed project

Proposal for the conversion of my detached garage into a functional playroom. With a deep understanding of my desire to transform the space into an area where my family can engage in recreational activities, I have carefully outlined the steps, considerations, and estimated costs involved in this project.

Project Overview:
The objective of this proposal is to create a safe, stimulating, and versatile playroom that meets my family's specific requirements. By re purposing my existing detached garage, we aim to maximize the available space and enhance its functionality while ensuring a seamless integration with my home's overall aesthetic.

plumber

	BATHROOM TOILET 10in,12in
	VANITY WITH SINK 24.5 IN. W X 18.6 IN D
	STANDING SHOWER 32 IN. X 32 IN. X 74 IN.
	FAN
	BAR COUNTER TOP WITH SINK



doors/windows/skylight

	MAIN DOOR ALTERED 72" by 80" Swing door alteration to slide door 72" by 80" slide door also instead front window add another Slide door 72" by 80"
	SKYLIGHT ADDED vinyl frame w/foam-filled insulation frame, triple glazed, argon fill, FSZ K-5-00001-00001 U-Factor U.S./I-P 0.22 Metric/SI 1.26 Solar Heat Gain Coefficient 0.26 the skylight meets the energy efficiency requirements outlined in the IECC for your climate zone. Cambridge, MA, falls under Climate Zone 5 according to the IECC. Skylights have appropriate U-factor and Solar Heat Gain Coefficient (SHGC) ratings to meet energy efficiency standards. Proper flashing and waterproofing around the skylight been installed to prevent water infiltration following manufacturer instructions and ensure compliance with local building codes. Properly insulate around the skylight been installed to prevent heat loss or gain, in accordance with IECC requirements. seal around the skylight been installed to gaps to minimize air leakage, in compliance with IECC requirements for building envelope tightness.
	BAR WINDOW ALTERED Convert existing window 32" W by 48" H to a new window 48" W by 36" H

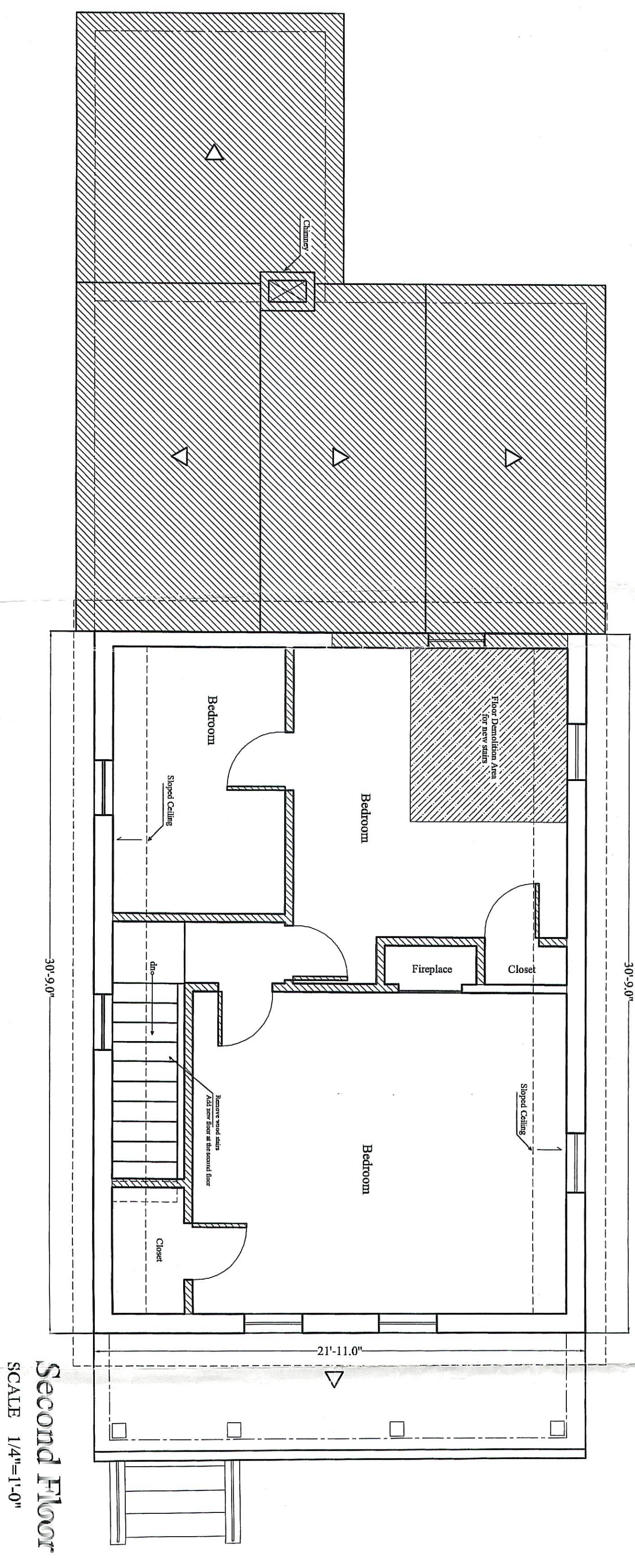
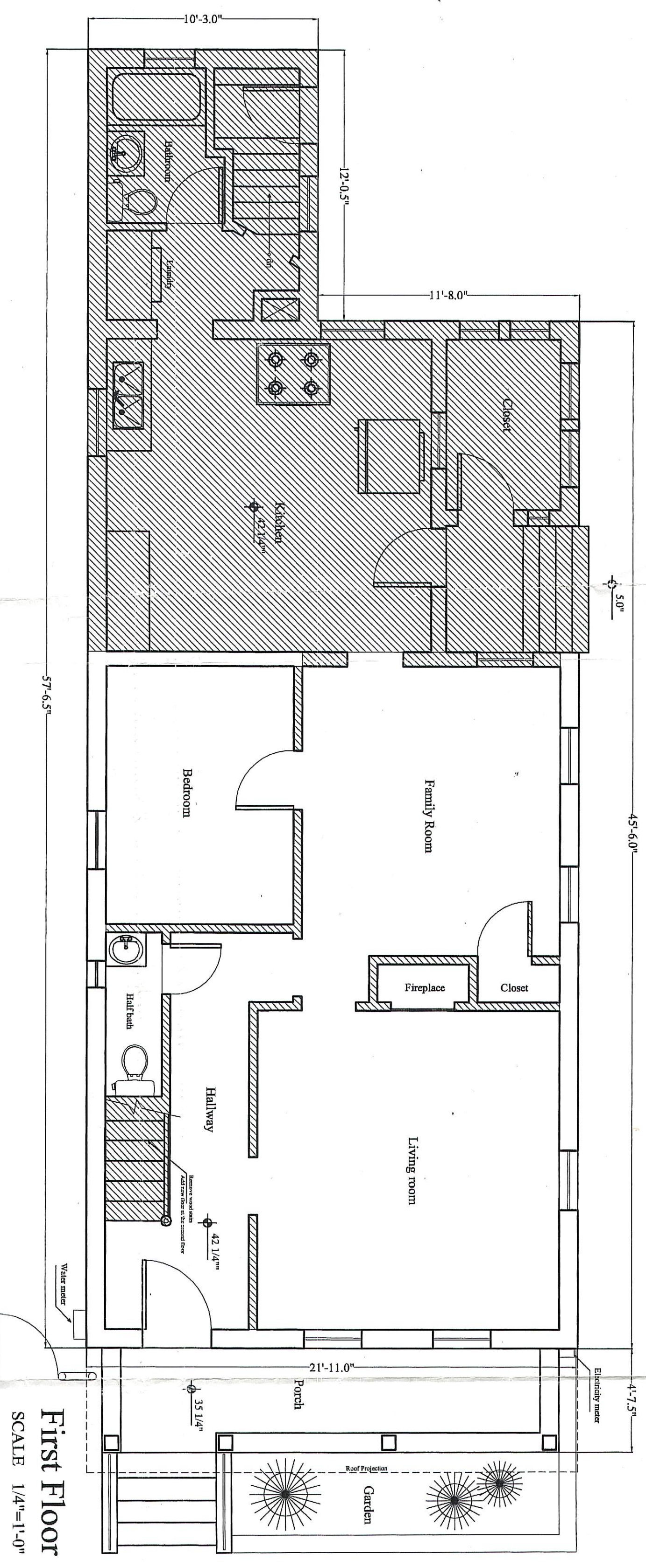
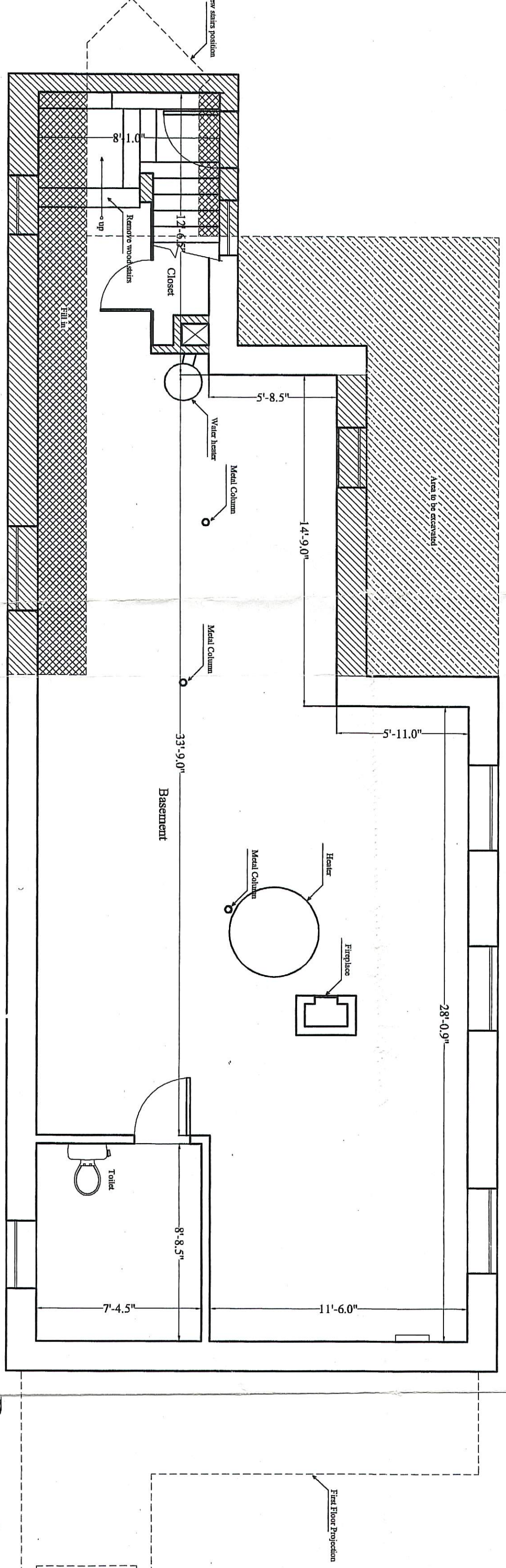
FAKRO
DXF SKYLIGHT
Vinyl frame w/foam-filled insulation frame, triple glazed, Argon fill, FSZ-K-5-00001-00001
Cadre en vinyle avec/isolant rempli de mousse, triple vitrage, remplies à l'argon, FSZ-K-5-00001-00001

ENERGY PERFORMANCE RATINGS/EVALUATION DES ENERGETIQUES	
U - Factor/Valeur-U (U.S./I-P)	0.22
(Metric/SI)	1.26
Solar Heat Gain Coefficient	0.26
Coefficient de gain chaleur solaire	
ADDITIONAL PERFORMANCE RATINGS	
EVALUATION SUPPLEMENTAIRE DES PROPRIETES	
Visible Transmittance/ Transmission Visible	0.35
Condensation Resistance/ La résistance à la condensation	70

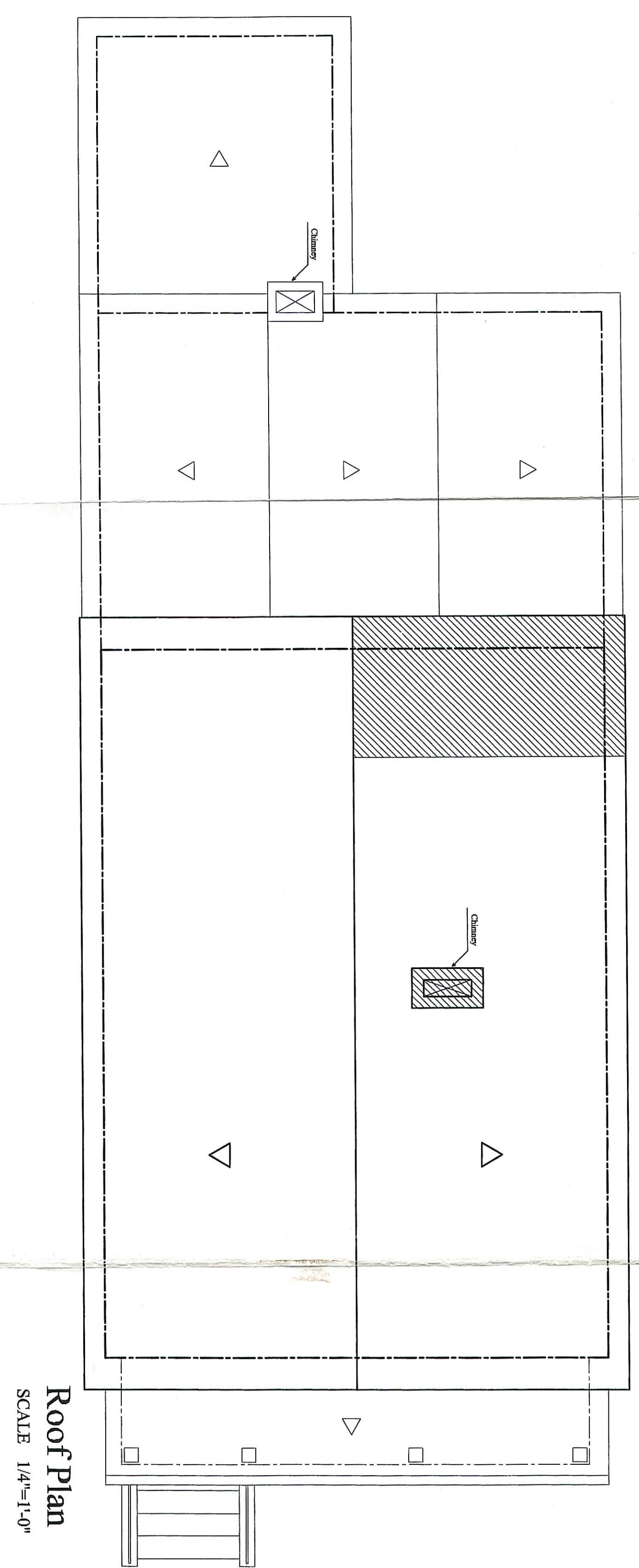
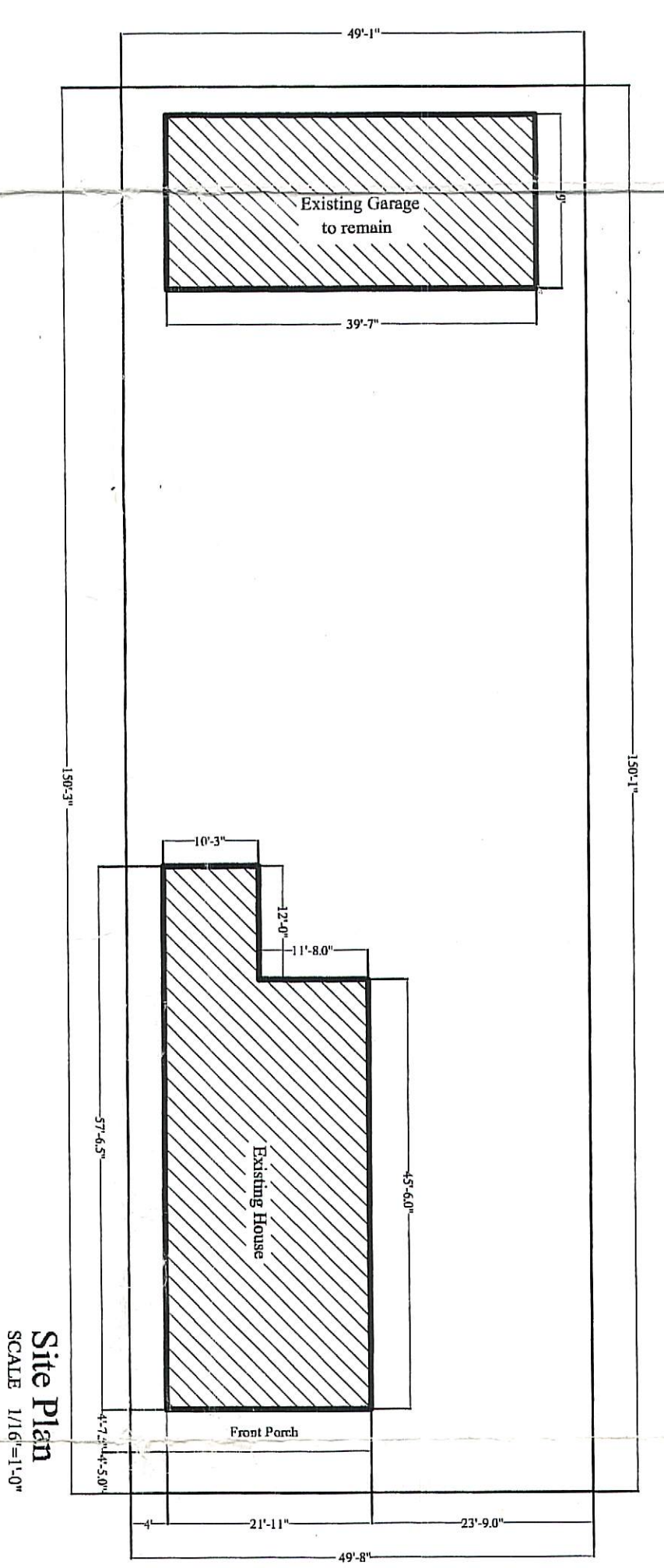
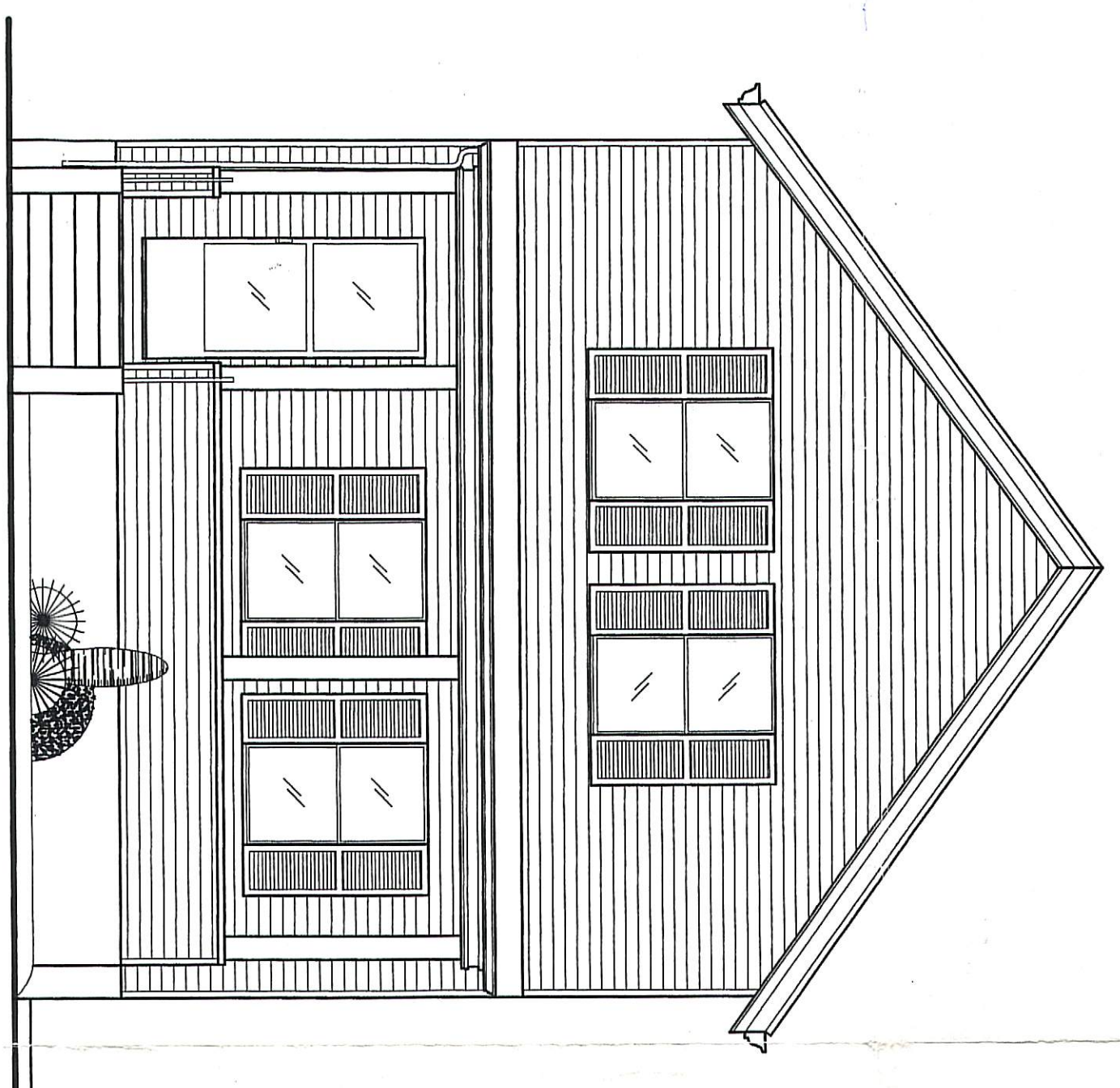
Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

Le fabricant convient que ces cotes respectent les procédures applicables du NFRC en vue de déterminer le rendement de l'ensemble du produit. Les cotes du NFRC sont déterminées selon une série de conditions environnementales établies et une taille de produit spécifique. Le NFRC ne recommande aucun produit et ne garantit pas le recours à un produit particulier en vue d'une utilisation déterminée. Veuillez consulter les documents d'information du fabricant afin d'obtenir d'autres renseignements sur le rendement du produit en question.
www.nfrc.org





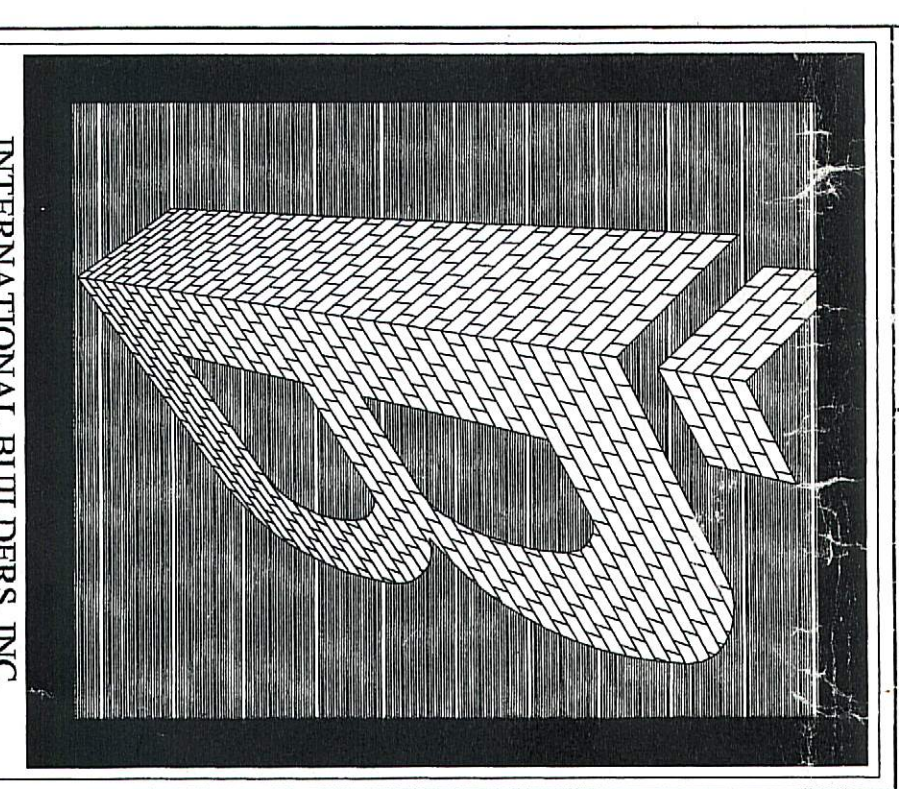
- KEY**
- Indicates Wall Demolition / Removal
 - Indicates Floor Demolition / Removal
 - Hidden Objects
 - Area to be excavated
 - Fill in



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

No.	DATE	REVISION

THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT AND SITE. ANY REUSE, REPRODUCTION, AND REPLICATION THEREOF IS EXPRESSLY FORBIDDEN. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF INTERNATIONAL BUILDERS, INC. AND WILL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT OR AS OTHERWISE DIRECTED BY THE ARCHITECT.



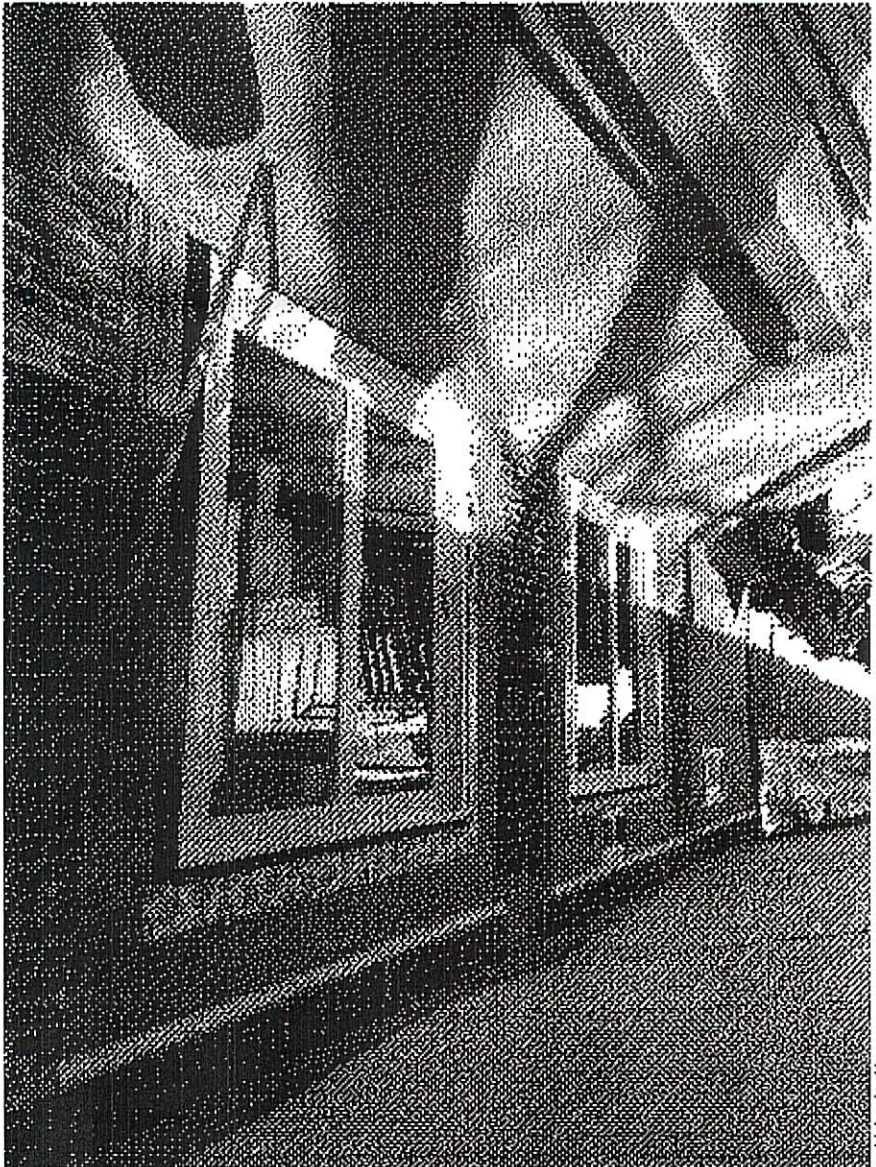
INTERNATIONAL BUILDERS, INC.
CONSTRUCTION & DESIGN
581 Boylston St., Suite 202 Boston, MA 02116
(800) 945-2979 • Office: (617) 859-7423 • Fax: (617) 859-0555

PROJECT:
EXISTING RESIDENTIAL BUILDING
Barros & Zambrano Residence
Address: 60 Rice St., Cambridge, MA

DRAWING TITLE:
EXISTING CONDITIONS AND PROPOSED DEMOLITION:
Basement
First Floor
Second Floor
Roof
Front Elevation
Site Plan

SCALE:

	<p>MAIN DOOR ALTERED 72" by 80" swing door aluminum to slide door 72" by 80" slide door also raised feet window add another slide door 72" by 80"</p>
	<p>SKYLIGHT ADDED 4" x 36" skylight vinyl frame with aluminum insulation frame, triple glazed, argon fill, PSZ K-5-00001-00001 U-Factor: 0.22 SHGC: 0.60 Solar Heat Gain Coefficient: 0.26 The skylight meets the energy efficiency requirements outlined in the ICCS for low climate zone. Compliance is maintained under Climate Zone 5 according to the ICCS. Skylights have programmable Low-E and Solar Heat Gain Coefficient (SHGC) ratings to meet energy efficiency standards. Proper flashing and waterproofing around the skylight prevent water infiltration allowing proper flashing and waterproofing around the skylight prevent heat loss or gain, in accordance with ICCS requirements. Local building codes Proper flashing and waterproofing around the skylight prevent water infiltration allowing proper flashing and waterproofing around the skylight prevent heat loss or gain, in accordance with ICCS requirements. Local building codes</p>
	<p>BAR WINDOW ALTERED Convert existing window 37" W by 48" H to a new window 48" W by 36" H</p>

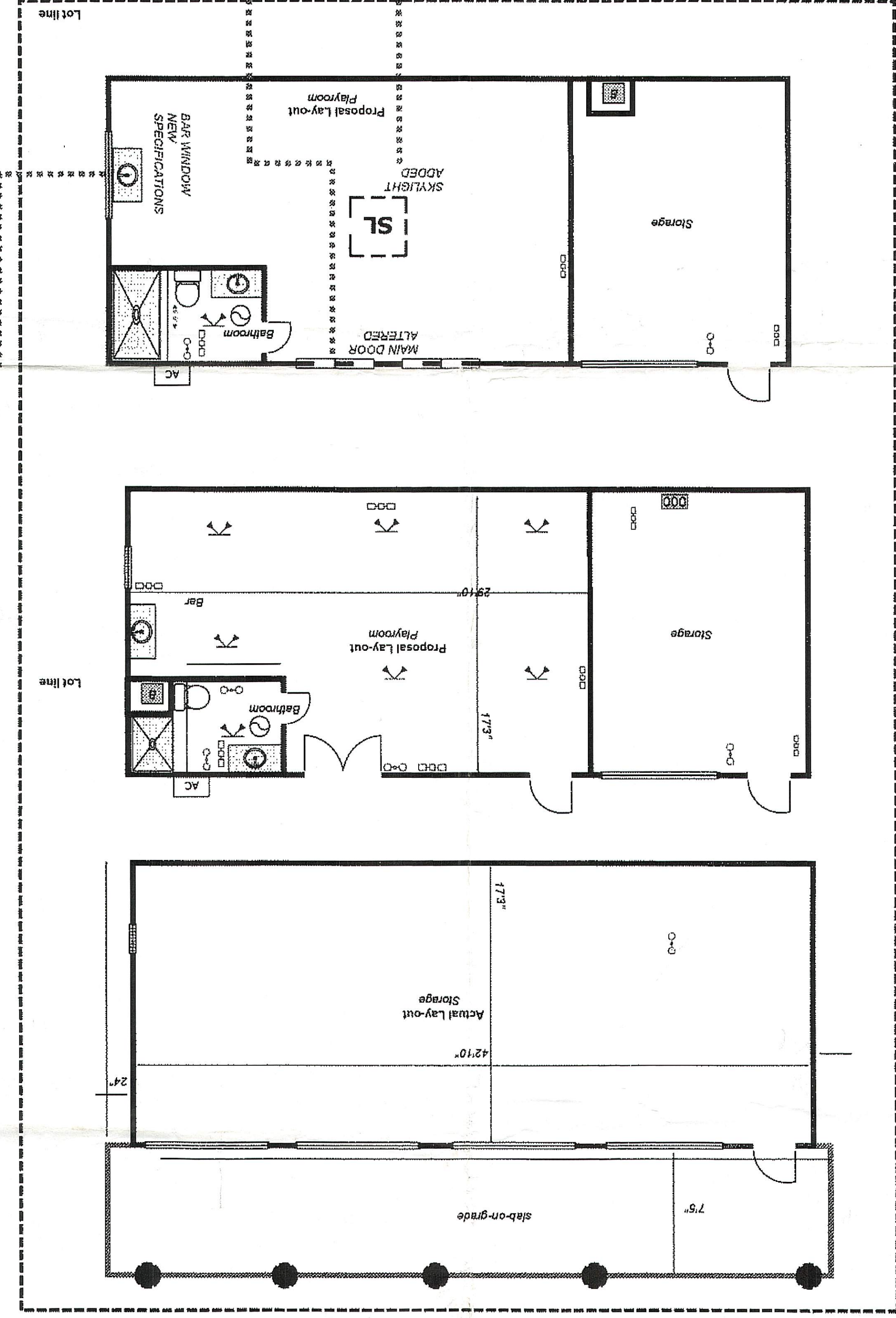
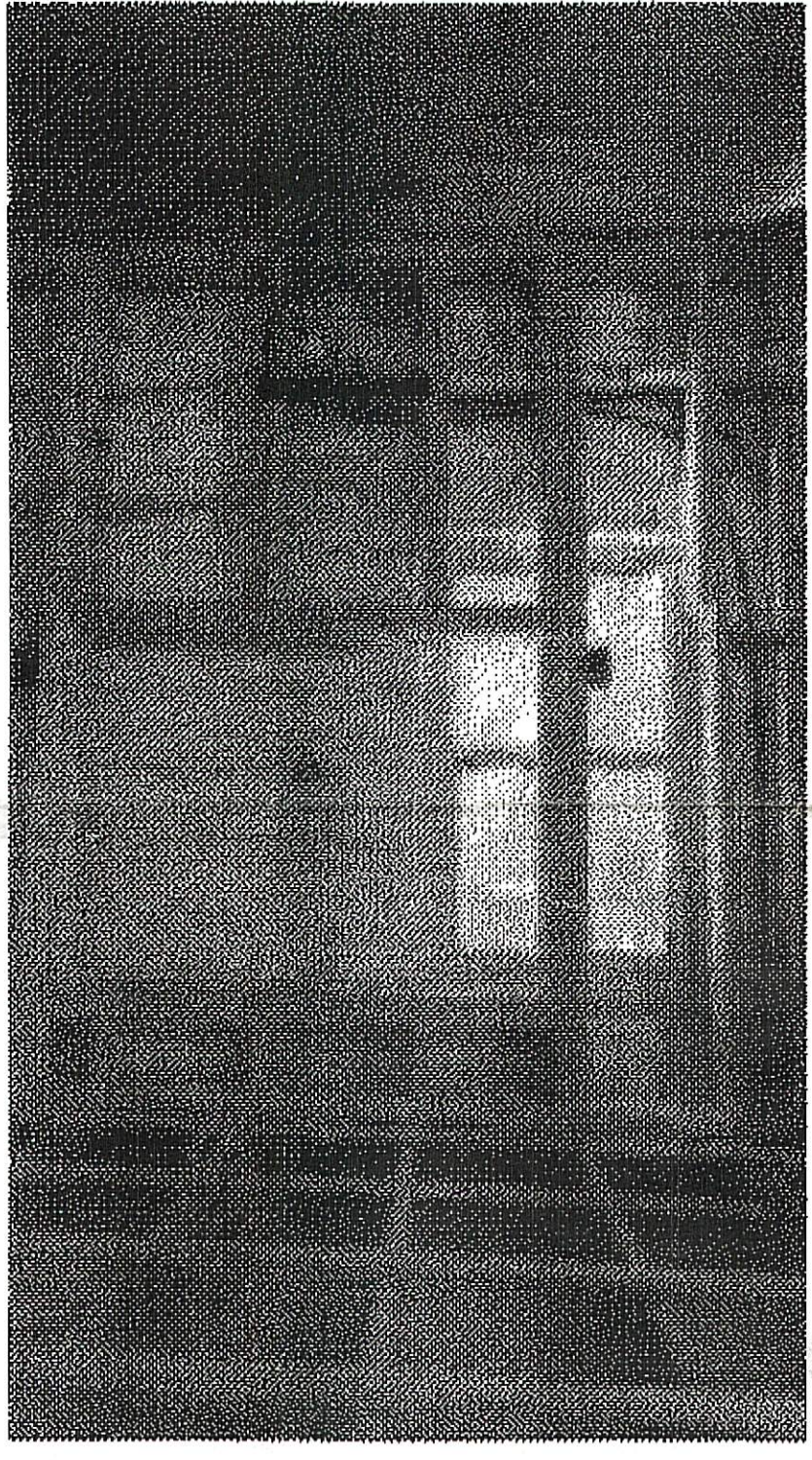


FAKRO DFE SKYLIGHT

PERFORMANCE REQUIREMENT VALUE	FAKRO PERFORMANCE VALUE
U-Factor	0.22
SHGC	0.26
U-Factor	0.35
SHGC	0.70

FAKRO has a long history of providing high quality skylights for residential and commercial applications. Our skylights are designed to provide maximum natural light while minimizing heat loss and heat gain. FAKRO skylights are available in a variety of sizes and materials to meet your specific needs.

WALL/FLOOR/CEILING	<p>STORAGE DOOR Pre-existing Right hand</p> <p>BATHROOM DOOR Pre-existing Right hand</p>
doors/windows/skylight	<p>MAIN DOOR ALTERED 72" by 80" swing door aluminum to slide door 72" by 80" slide door also raised feet window add another slide door 72" by 80"</p>



	<p>plumber</p> <p>BATHROOM TOILET 100x120" VANITY WITH SINK 24.5 IN W X 18 IN D STANDING SHOWER 32 IN X 32 IN X 7.5 IN FAN</p>
	<p>COUNTER TOP WITH SINK BAR</p>

Proposed project

The objective of this proposal is to create a safe, inviting, and versatile playroom that meets my family's specific requirements. By repurposing my existing detached garage, we aim to maximize the available space and enhance its functionality while ensuring a seamless integration with my home's overall aesthetic.

Project Overview:
With a deep understanding of my desire to transform the space into an area where my family can engage in recreational activities, I have carefully outlined the steps, considerations, and estimated costs involved in this project.

doors/windows/skylight	<p>MAIN DOOR ALTERED 72" by 80" swing door aluminum to slide door 72" by 80" slide door also raised feet window add another slide door 72" by 80"</p>
WALL/FLOOR/CEILING	<p>STORAGE DOOR Pre-existing Right hand</p> <p>BATHROOM DOOR Pre-existing Right hand</p>

AC/heat/electric	<p>AC HEAT MINI SPLIT 9000 BTU 17.5 TONS 18.5 SEER / 18.5 SEER - 51 SERIES PAC020 Single Zone Ductless Mini-Split Heat Pump System</p>
AC	<p>ELECTRICAL SWITCH Decora Wall Light Switch, Single Pole CP 3-Way, 15A 120/277V ON/OFF Fischer Electric Fisher Single Pole Switch, Single Pole CP 3-Way, 15A 120/277V ON/OFF</p>
WATER HEAT	<p>WATER HEATER Tankless Water Heater Indoo, 35,000 W, 5 gpm Max Flow Rate, 18.25 in Overall Ht</p>
RECESSED LIGHT	<p>RECESSED LIGHT</p>
SPRINKLER PANEL	<p>SPRINKLER PANEL</p>

60 Rice St. BZA - 280971



BZA Application Form

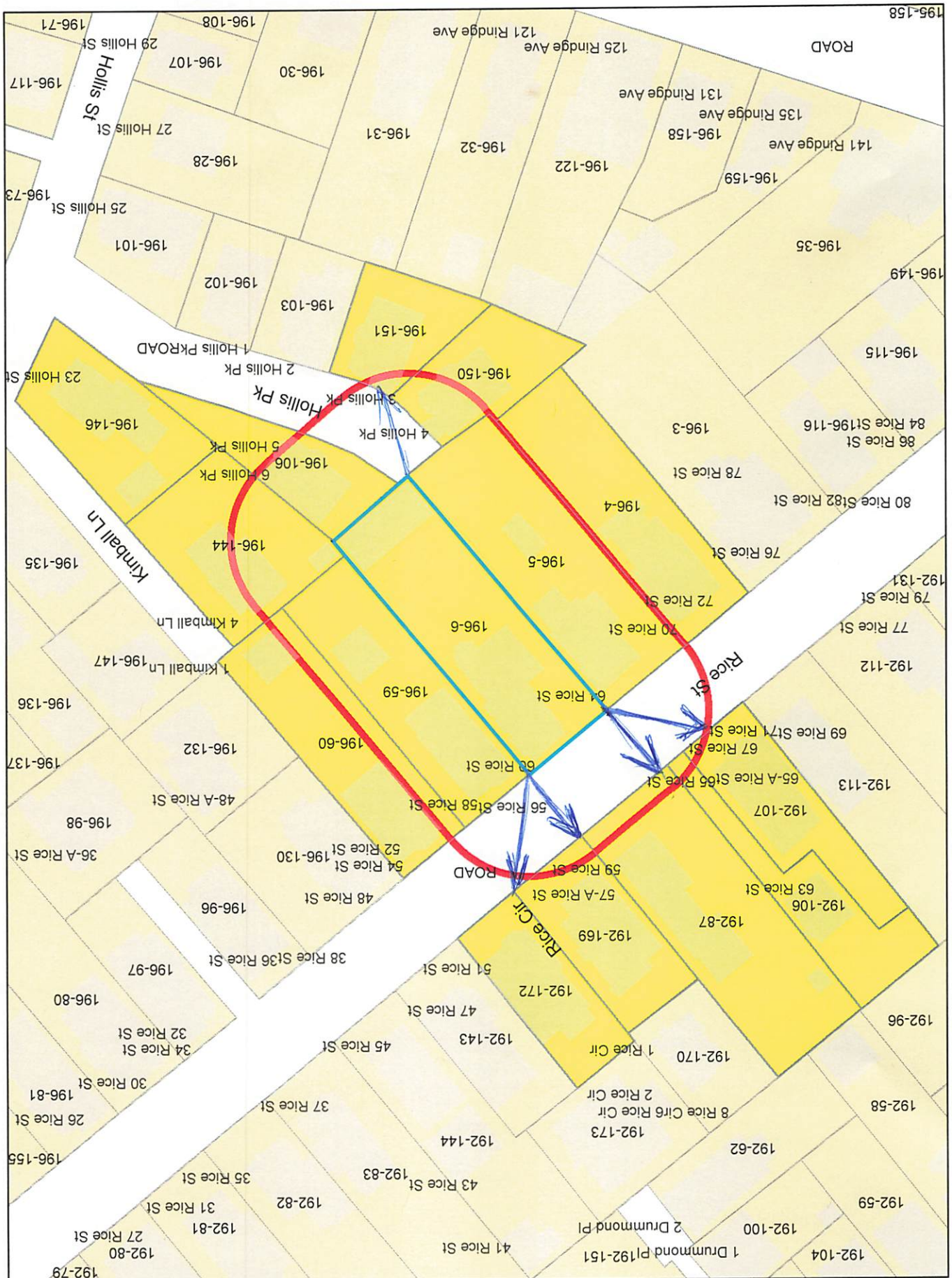
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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 60 Rice 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:
move a existing window add skylight
- 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:
Premises will be used by the current owners, no additional entry points for cars will be built at the property.
- 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:
Existing room will be used by current owners for recreational purposes.
Window being moved is not visible from street or adjacent properties.
- 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:
The window being centered is only visible from within the property which is fenced in.
The skylight is only visible from above.
- 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:
All proposed changes are inside the current property not visible from the street, not touching adjacent properties.
Widht and Hight of the building will remain the same.

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



60 Rice St.

Petitioner

196-146
WIGGINS, MICHAEL W. & GAIL LEMILY
23 HOLLIS ST.
CAMBRIDGE, MA 02140-1847

192-107
ZIDE, LENARD B.,
TR. OF ARONI REALTY TRUST
C/O THE BANKER REAL ESTATE CO
14A ELIOT STREET
CAMBRIDGE, MA 02138

196-6
BARROS, ANTONIO C & ANA R. ZAMBRANO
60 RICE ST
CAMBRIDGE, MA 02140

192-169
PACELLI, PAMELA &
ROBERT M. COOPER, JR, TRUSTEES,
57-57 RICE ST UNIT 2
CAMBRIDGE, MA 02140

196-144
KELLY, HEATHER
4 KIMBALL LN
CAMBRIDGE, MA 02140

196-5
GARSKOVAS, ROBERT P. &
HARRIET E. C. GARSKOVAS
64 RICE ST
CAMBRIDGE, MA 02140

192-87
GROVES, TIMOTHY W. & ELIZABETH M.
GROVES TRS, THE 59 RICE ST NOM REALTY TR
59 RICE ST
CAMBRIDGE, MA 02140

192-172
CHEN, CHUAN & YITAO ZHANG
410 TRAPELO RD APT 1
BELMONT, MA 02478-1420

192-106
GARVEY, TIMOTHY G. & LESLIE E. GARVEY
203 LAKEVIEW AVE
CAMBRIDGE, MA 02138

196-106
LARKIN, CELINE M.
C/O INFANTE PROPERTY MANAGEMENT
392 UNION AVE
FRAMINGHAM, MA 01702

196-59
NORTON, JILL R.
58 RICE ST.
CAMBRIDGE, MA 02140-1819

196-60
LUDOVICO, REBECCA G. &
VINICIUS LUDOVICO
52-54 RICE ST UNIT 54
CAMBRIDGE, MA 02140

196-4
TIDWELL, NATASHIA
70-72 RICE ST. UNIT 70
CAMBRIDGE, MA 02140

196-150
PECCHIO, PAMELA GREGORY B. FRALISH
4 HOLLIS PARK
CAMBRIDGE, MA 02140

196-151
DOW, FREDRICK H. SHIRLEY MARK, TRS
3 HOLLIS PK
CAMBRIDGE, MA 02140

192-169
ELTON CATHERINE
57 RICE ST - UNIT 1
CAMBRIDGE, MA 02140

196-4
TIDWELL, NATASHIA
70 RICE ST
CAMBRIDGE, MA 02140

196-60
VHONG, STEPHEN KIRAN GAJWANI, TRS
52 RICE ST
CAMBRIDGE, MA 02140