



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 **1391 MAY -7 AM 11:33**

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 268777

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Mahmood Firouzbakht

PETITIONER'S ADDRESS: 7 Crescent Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 7 Fenno St., Cambridge, MA

TYPE OF OCCUPANCY: 2-family **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposed work includes the removal of the existing roof and construction of a new roof and dormers as shown on the submitted plans. The work also includes windows within a side setback.

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):

(Petitioner (s) / Owner)

Mahmood Firouzbakht

(Print Name)

Address: _____
 Tel. No. 617-671-5534
 E-Mail Address: mahmood.brp@gmail.com

Date: 5/3/24

CITY OF CAMBRIDGE

BOARD OF ZONING APPEALS

875 Massachusetts Avenue, Cambridge MA 02139

617-379-6700



INA Application Form

BEA Number 28877

General Information

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

Special Permit: _____
Variance: _____
Appeal: _____

PETITIONER: Manning Foundation

PETITIONER'S ADDRESS: 7 Crescent Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 1 Fern St., Cambridge, MA

TYPE OF OCCUPANCY: Religious
ZONING DISTRICT: Residential-C-1 Zone

REASON FOR PETITION:

(Additional Information)

DETAILED EXPLANATION OF PETITIONER'S PROPOSAL:

The proposed work includes the removal of the existing roof and construction of a new roof and dormers as shown on the submitted plans. The work also includes windows within a side setback.

SECTIONS OF ZONING ORDINANCE CITED:

- Article 10.000 Section 10.40 (Special Permit)
- Article 8.000 Section 8.22.2.b & 8.22.2.c (Non-Conforming Structure)
- Section 8.81 (Table of Dimensional Requirements)

Original
Signature(s)

(Petitioner(s) / Owner)

(Print Name)

Address:

Tel. No.:

E-Mail Address:

817-371-5534

manning.fdn@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 Mahmoud Firoozbakhsh
(OWNER)

Address: 7 Crescent Street, Cambridge, MA 02138

State that I/We own the property located at 5-7 Fenno Street, which is the subject of this zoning application.

The record title of this property is in the name of 5-7 Fenno Street LLC

*Pursuant to a deed of duly recorded in the date 8/31/16, Middlesex South County Registry of Deeds at Book 67937, Page 446; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

M. Firoozbakhsh

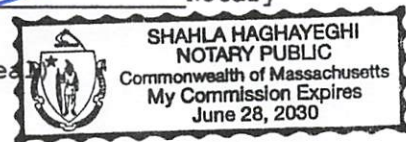
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Mahmoud Firoozbakhsh personally appeared before me, this 29th of April, 2024, and made oath that the above statement is true.

My commission expires 6/28/30 (Notary Seal) _____ Notary



- 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 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 7 Fenno 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:

The proposed work is in harmony with the general purpose and intent of the ordinance. The proposed work will improve the condition and appearance of the existing structure and is consistent with the general character, style, and scale of the neighborhood.

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 work will not substantially change the nature of the existing house and will not have a detrimental impact on traffic generated or patterns of access or egress. The proposed work will not cause congestion hazard or substantial change in the established neighborhood character as the proposed home is in line with both the use and scale and character of the existing 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 as permitted under the Ordinance will not be adversely affected by this application as the proposed work will not substantially change the character or use of the residential building and proposes to improve the quality and condition of the house for long-term sustainability.

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 proposed work shall not create nuisance or hazard to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or citizens of the City as the proposed work does not substantially change the nature or use of the existing house and will improve its current condition in ways stated herein.

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 work shall not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of the ordinance as the work proposed is consistent with the existing character and scale of the current house and surrounding homes.

FEA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria relating 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 2 Fenno St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Enforcement of this Ordinance can or will be met for the following reasons:

The proposed work will improve the condition and appearance of the existing structure and is consistent with the general character, style, and scale of the neighborhood.

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 work will not substantially change the nature of the existing house and will not have a detrimental impact on traffic generated or patterns of access or egress. The proposed work will not cause congestion, hazard, or substantial change in the established neighborhood character as the proposed form is in line with both the use and scale and character of the existing 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:

It will not be adversely affected by this application as the proposed work will not substantially change the character or use of the residential building and proposes to improve the quality and condition of the house for long-term sustainability.

D) The occupant of the proposed use or the citizens of the City for the following reasons:

The proposed work shall not create nuisance or hazard to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or citizens of the City as the proposed work does not substantially change the nature or use of the existing house and will improve its current condition in ways stated herein.

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

The proposed work shall not impair the integrity of the district or adjoining district or otherwise detract from the intent or purpose of the ordinance as the work proposed is consistent with the existing character and scale of the current house and surrounding houses.

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Mahmood Frouzbakht
Location: 7 Fenno St., Cambridge, MA
Phone: 617-671-5534

Present Use/Occupancy: 2-family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 1-family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2725		3024		2398	(max.)
<u>LOT AREA:</u>		3197		3197		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.85		.95		.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1598.5		3197		1500	
<u>SIZE OF LOT:</u>	WIDTH	40		40		50	
	DEPTH	80		80		0	
<u>SETBACKS IN FEET:</u>	FRONT	9.6		9.6		10	
	REAR	24.5		24.5		20	
	LEFT SIDE	8.8		8.8		7.5	
	RIGHT SIDE	6.7		6.7		7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	30.1		34.5		25	
	WIDTH	58.4		58.4		0	
	LENGTH	24.3		24.3		0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41.6		48.6		30	
<u>NO. OF DWELLING UNITS:</u>		2		1		2	
<u>NO. OF PARKING SPACES:</u>		1		1		0	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		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.:

none.

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'.

5 - 7 FENNO STREET

CAMBRIDGE, MA 02140

PREPARED FOR :

CAMBRIDGE BOARD OF ZONING APPEAL

PREPARED BY :

KELLY BOUCHER ARCHITECTURE
54 HARVARD STREET, BROOKLINE MA 02445
WWW.BOUCHERARCHITECTURE.COM

UPDATED ON : APRIL 25, 2024



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LOCATION	5-7 Fenno Street	Cambridge	05.01.2024
	EXISTING	REQUESTED	CZO REQ
ZONE	RES C-1	RES C-1	
LOT AREA	3197	3197	5000
FAR	0.85	0.95	0.75
GFA	2725	3024	2398
LOT AREA PER DU	1598.5	3197	1500
NO OF UNITS	2	1	2.0
SIZE OF LOT			
	W	40	50
	D	80	
SETBACKS			
	FRONT	9.6	10.0
	REAR	24.5	20.0
	LEFT SIDE (H+L/7)	8.8	7.5
	RIGHT SIDE (H+L/7)	6.7	7.5
SIZE OF BLDG			
	HEIGHT	30.1	35
	LENGTH	58.4	
	WIDTH		
RATIO OF USEABLE OPEN SPACE			
TOTAL OPEN SPACE	41.6%	48.6%	30.0%
TOTAL PRIVATE OPEN SPACE	24.1%	24.1%	15.0%
PARKING SPACES	0	0	0
LOADING AREA	0	0	0
DISTANCE TO NEAREST BLDG	n/a	n/a	10 or H+H/6

COVER

BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA



KBA
KELLY BOUCHER ARCHITECTURE
kelly@boucherarchitecture.com
phone: (617) 827-3027

Date
05.01.24

Drawing no.
B000

ZONING REQUEST SUMMARY

PROJECT DESCRIPTION:

WE PROPOSE TO CONVERT AN EXISTING NON-CONFORMING TWO FAMILY RESIDENTIAL WOOD FRAME STRUCTURE INTO A SINGLE FAMILY HOME. CHANGES INCLUDE REVISING EXTERIOR FENESTRATION IN NON-CONFORMING ELEVATION FOR SETBACK AND RAISING THE RIDGE + RECONFIGURING THE ROOF TO INCLUDE DORMERS EACH SIDE TO CREATE ADDITIONAL LIVING SPACE. THE NEW ROOF CONFIGURATION WILL MEET THE CZO HEIGHT REQUIREMENTS > 35'

EXISTING NONCONFORMITY:

FAR / LOT SIZE / SETBACKS / LOT WIDTH

ZONING REQUEST

SPECIAL PERMIT TO INCREASE NONCONFORMING FAR

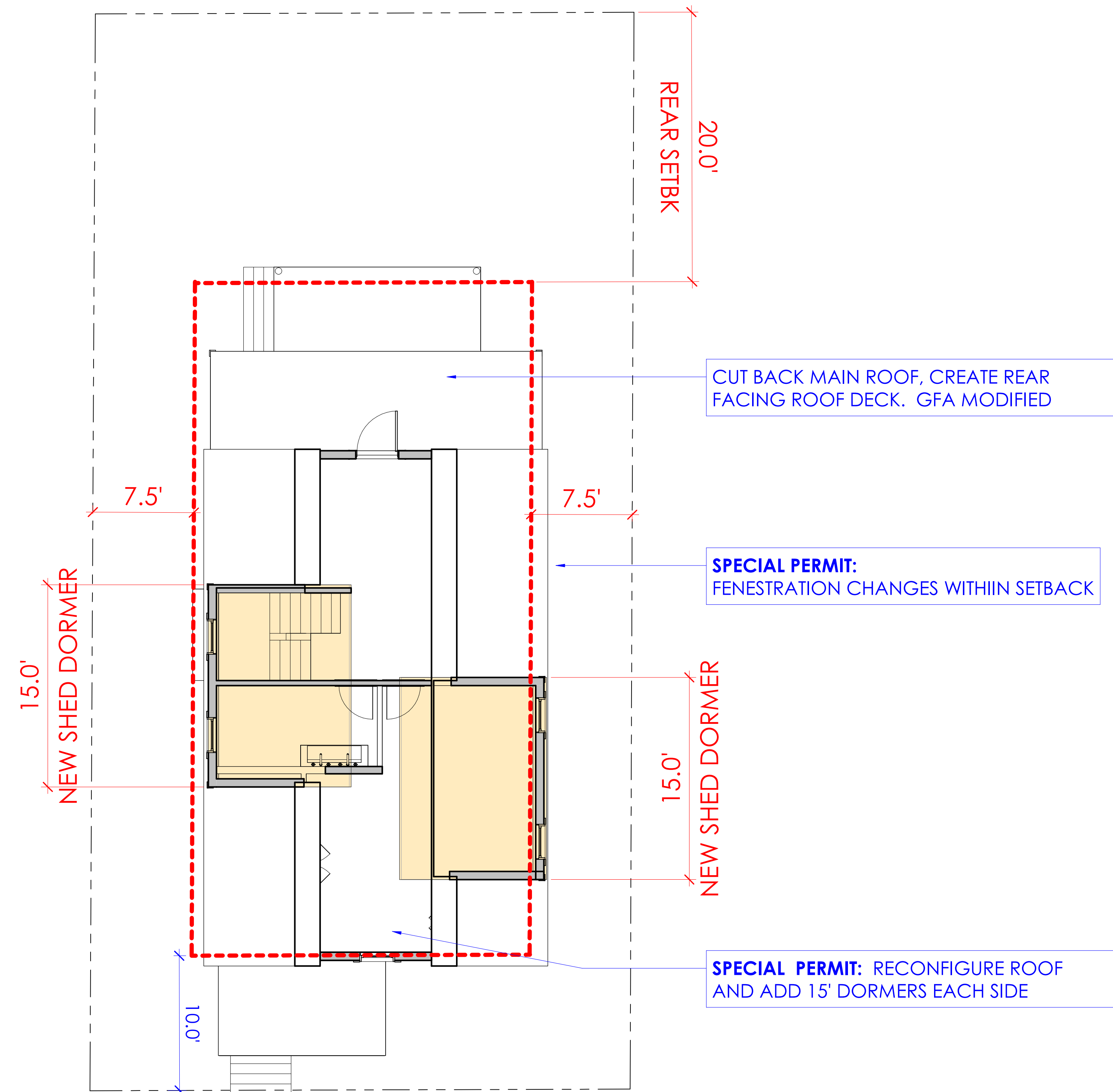
ALLOWABLE FAR:	0.75
EXISTING FAR:	0.91
PROPOSED FAR:	0.97 (+0.06)

2398 SF ALLOWED	
2909 SF EXISTING	
3106 SF PROPOSED	(+197 SF)

SPECIAL PERMIT TO CHANGE FENESTRATION WITHIN A NONCONFORMING SETBACK

- FRONT YARD + SIDE YARD SETBACKS ARE ALREADY NON-CONFORMING TO THE CZO. BY CHANGING OUR BUILDING HEIGHT, THE SETBACK FORMULA IS INCREASED.
- OUR BUILDING HEIGHT MEETS THE CZO REQUIREMENT
- OUR PROPOSED PROJECT IS COMPLIANT FOR OPEN SPACE

NO NEW CONFORMITIES ARE PROPOSED



ZONING DIAGRAM

3/16" = 1'-0"

5-7 FENNO STREET, CAMBRIDGE MA

ZONING SUMMARY

BZA PERMIT SUBMISSION SET - MAY 1, 2024



Date 05.01.24

Drawing no. B001



ASSESSOR'S MAP AND EXISTING PHOTOS

BZA PERMIT SUBMISSION SET - MAY 1, 2024

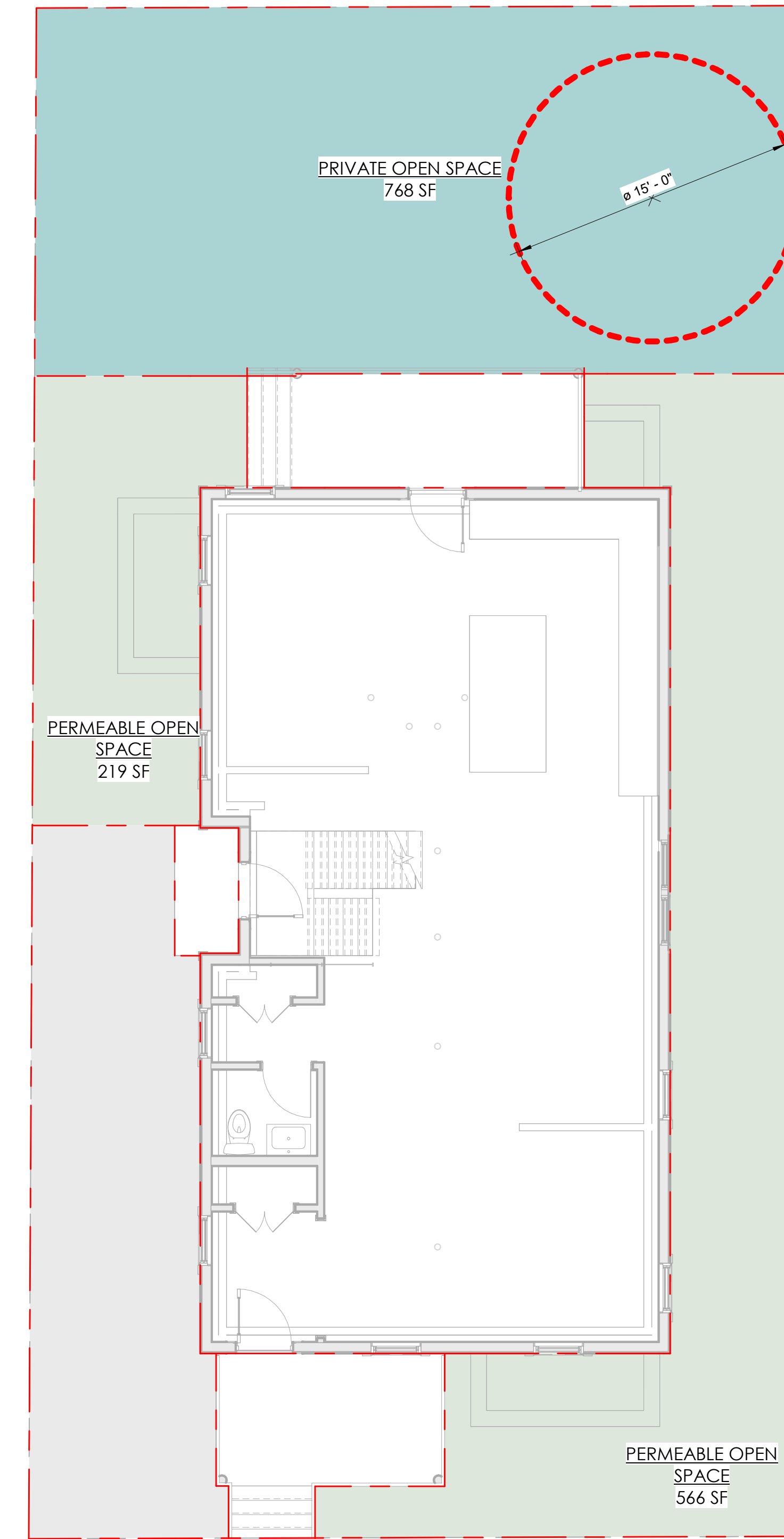
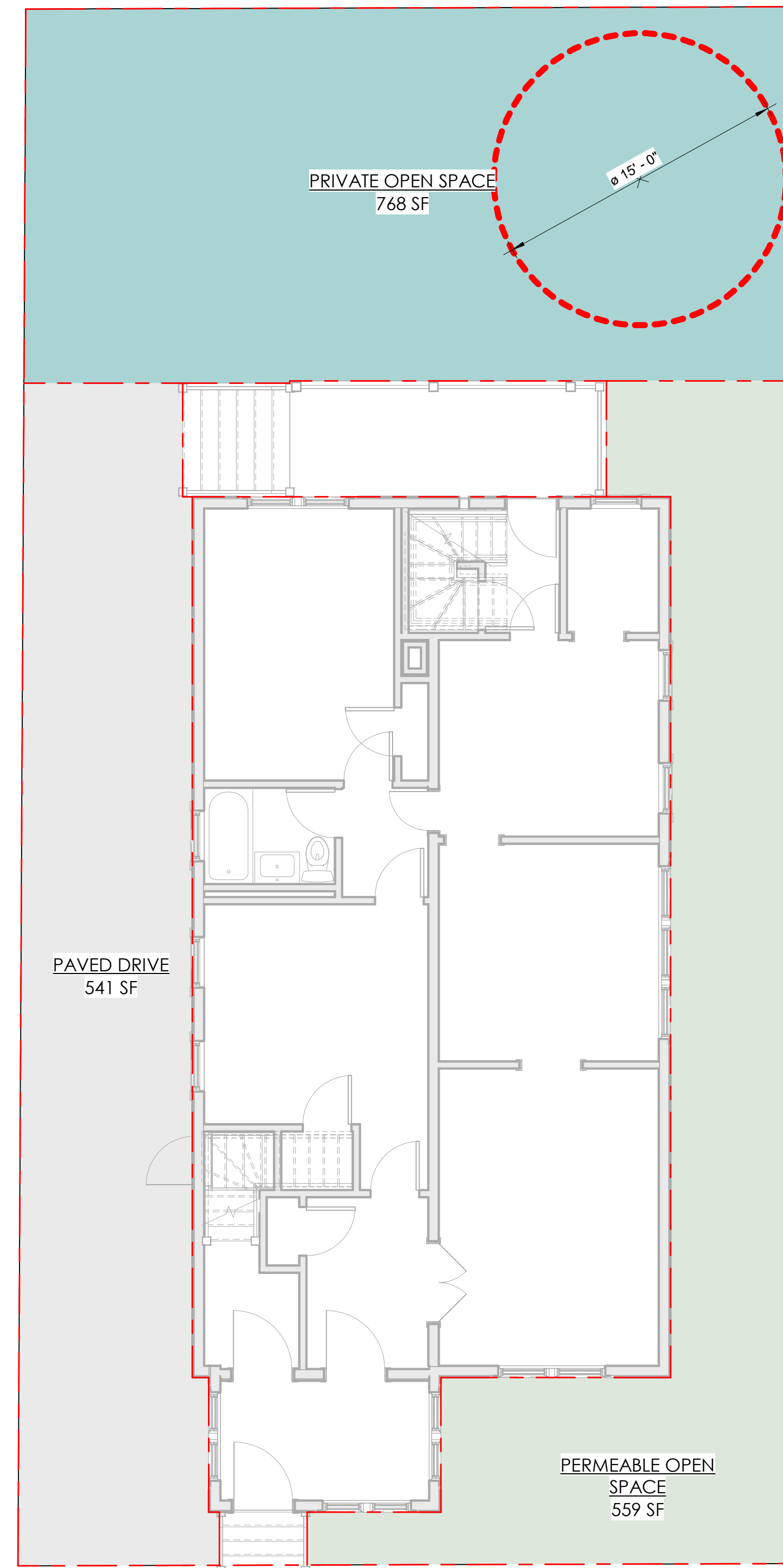
5-7 FENNO STREET, CAMBRIDGE MA



Date: 05.01.24
 Drawing no.: B003

EXISTING OPEN SPACE		
LOT AREA = 3197 SF	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	559 SF	17.5%
PRIVATE OPEN SPACE	768 SF	24.0%
TOTAL O.S.	1327 SF	41.5%

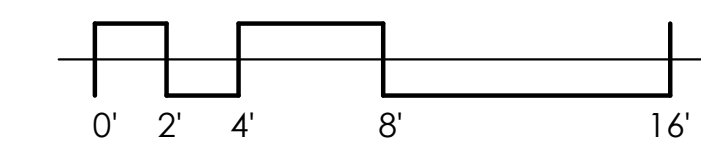
PROPOSED OPEN SPACE		
LOT AREA = 3197 SF	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	785 SF	24.5%
PRIVATE OPEN SPACE	768 SF	24.0%
TOTAL O.S.	1553 SF	48.6%



- OPEN SPACE**
- PAVED DRIVE
 - PERMEABLE OPEN SPACE
 - PRIVATE OPEN SPACE

1 OPEN SPACE DIAGRAM - EXISTING - BZA
3/16" = 1'-0"

2 OPEN SPACE DIAGRAM - PROPOSED - BZA
3/16" = 1'-0"



ZONING COMPLIANCE - OPEN SPACE

BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA



Date	05.01.24
Drawing no.	B010

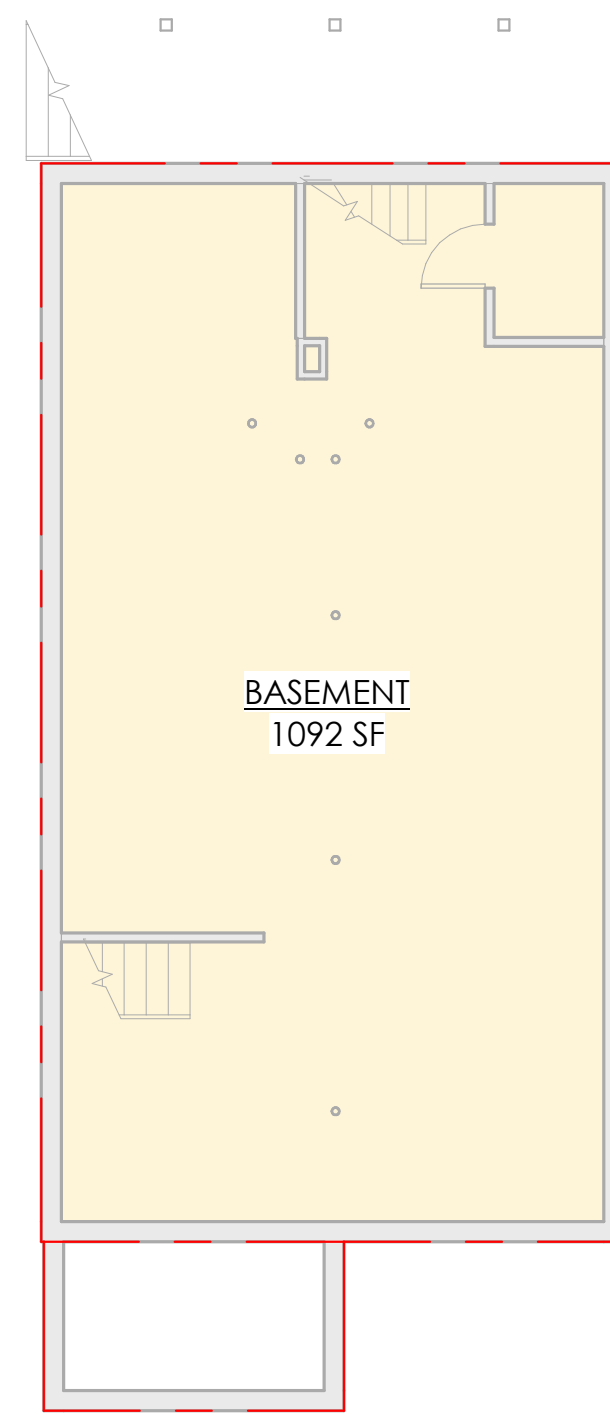
GFA EXISTING - BZA	
NAME	AREA
GFA	
1ST FLOOR	1192 SF
2ND FLOOR	1191 SF
3RD FLOOR	341 SF
PORCH	0 SF
2725 SF	

GFA EXISTING - BZA	
NAME	AREA
NON GFA	
BASEMENT	1092 SF
1092 SF	
TOTAL SF	3817 SF

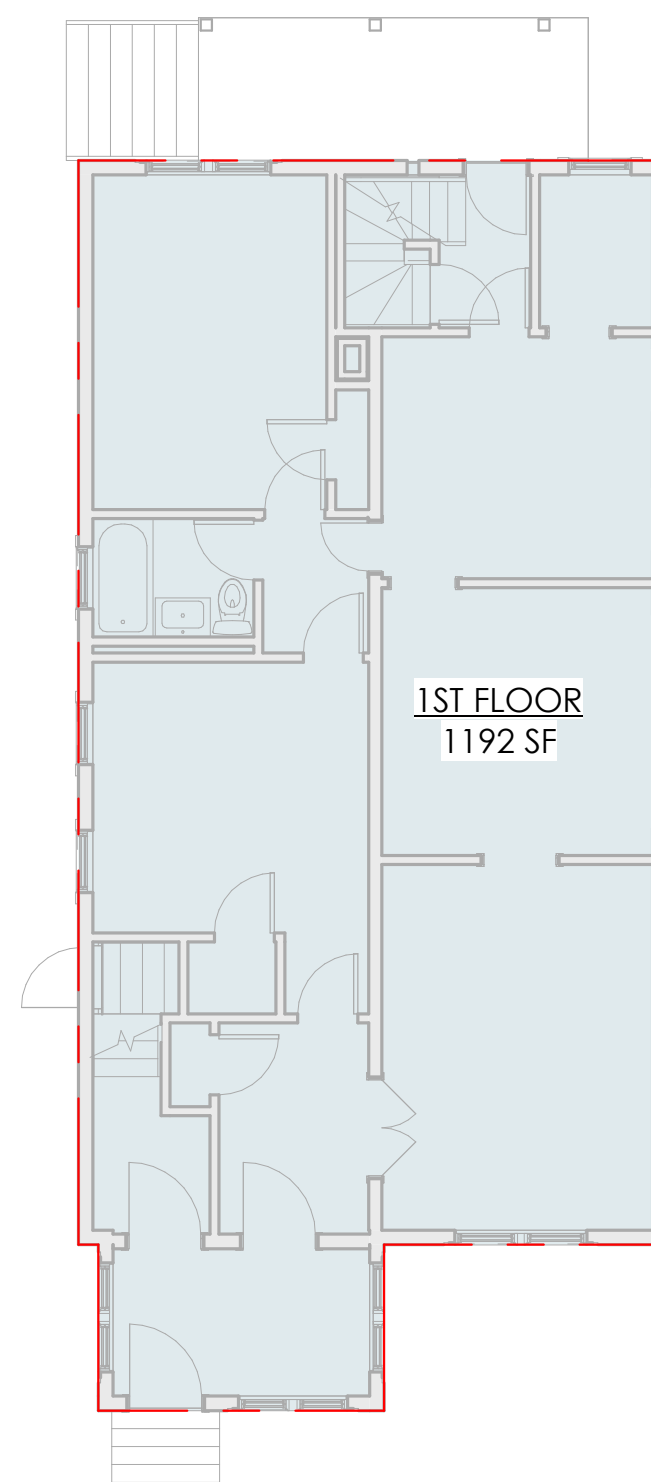
GFA PROPOSED - BZA	
NAME	AREA
GFA	
1ST FLOOR	1109 SF
2ND FLOOR	1192 SF
3RD FLOOR	723 SF
PORCH	0 SF
3024 SF	

GFA PROPOSED - BZA	
NAME	AREA
NON GFA	
BASEMENT	1079 SF
1079 SF	
TOTAL SF	4103 SF

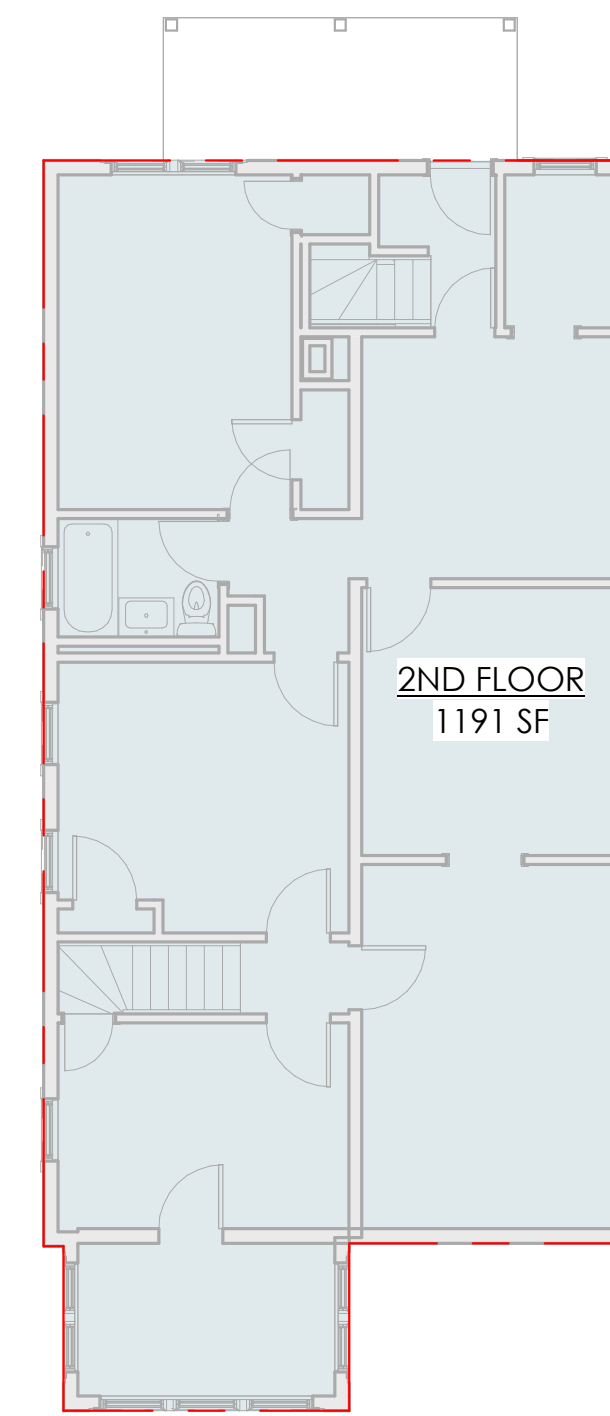
LOCATION	5-7 Fenno Street Cambridge		05.01.2024
	EXISTING	REQUESTED	CZO REQ
ZONE	RES C-1	RES C-1	
LOT AREA	3197	3197	5000
FAR	0.85	0.95	0.75
GFA	2725	3024	2398
LOT AREA PER DU	1598.5	3197	1500
NO OF UNITS	2	1	2.0
SIZE OF LOT			
	W	40	40
	D	80	80
SETBACKS			
	FRONT	9.6	9.6
	REAR	24.5	24.5
	LEFT SIDE (H+L/7)	8.8	8.8
	RIGHT SIDE (H+L/7)	6.7	6.7
SIZE OF BLDG			
	HEIGHT	30.1	34.5
	LENGTH	58.4	58.4
	WIDTH		
RATIO OF USEABLE OPEN SPACE			
TOTAL OPEN SPACE	41.6%	48.6%	30.0%
TOTAL PRIVATE OPEN SPACE	24.1%	24.1%	15.0%
PARKING SPACES	0	0	0
LOADING AREA	0	0	0
DISTANCE TO NEAREST BLDG	n/a	n/a	10 or H+H/6



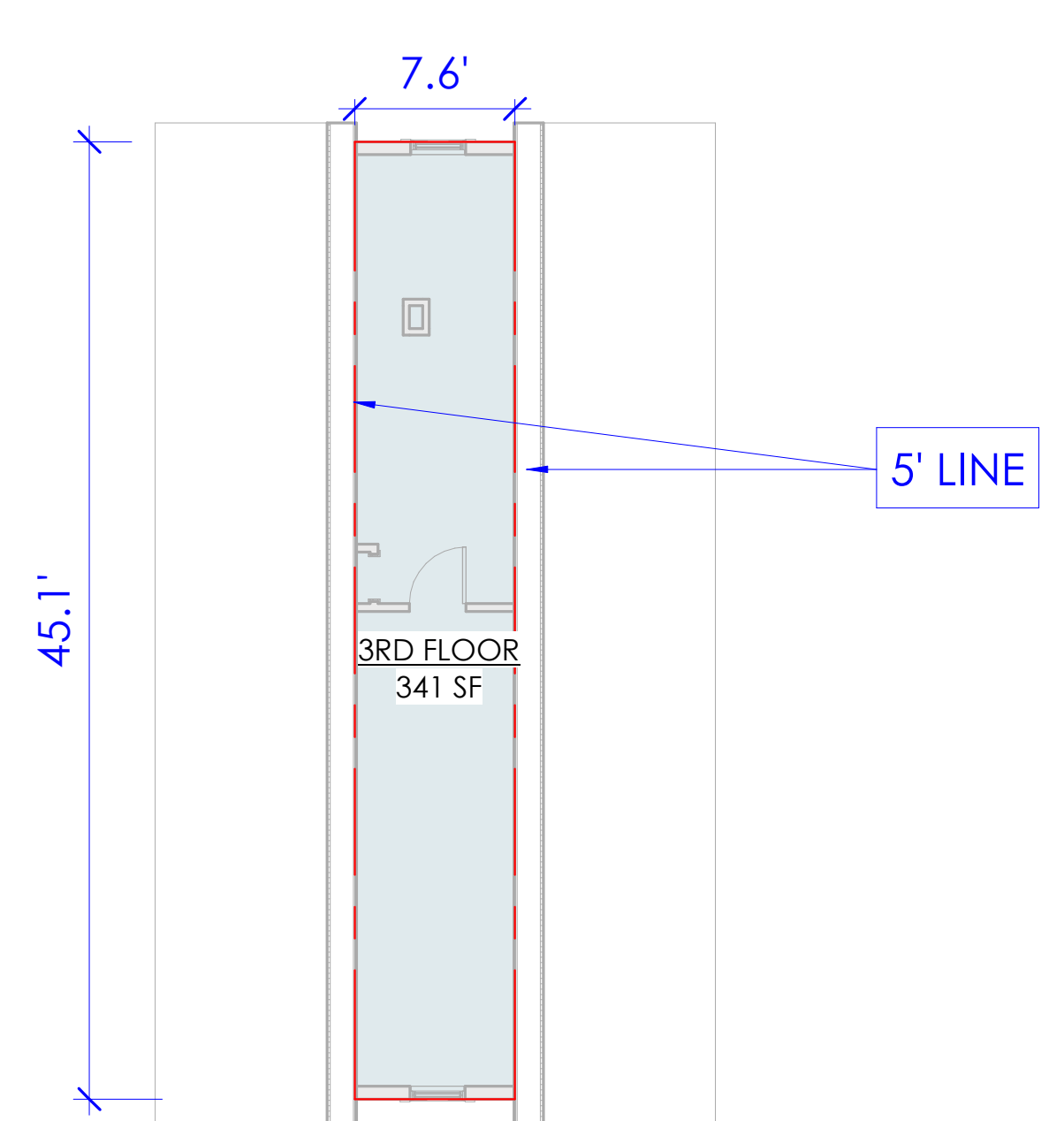
1 BASEMENT - EXISTING BZA
1/8" = 1'-0"



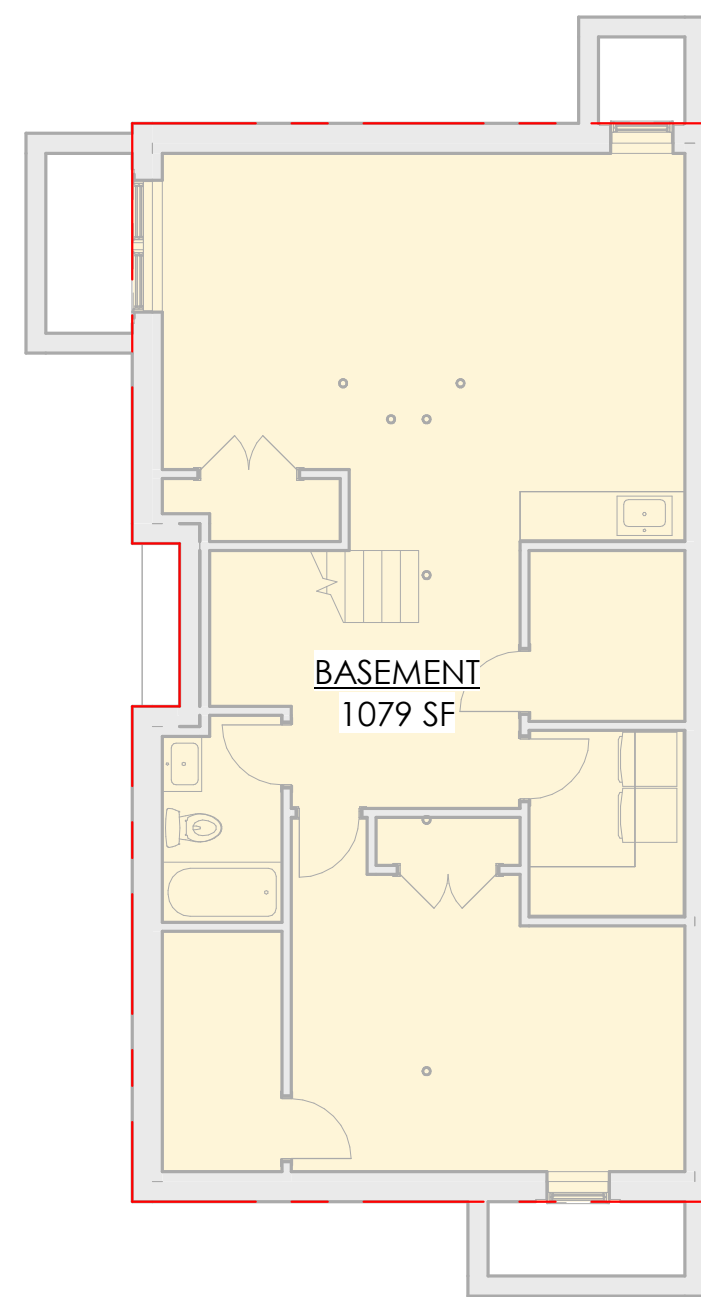
2 FIRST FLOOR - EXISTING BZA
1/8" = 1'-0"



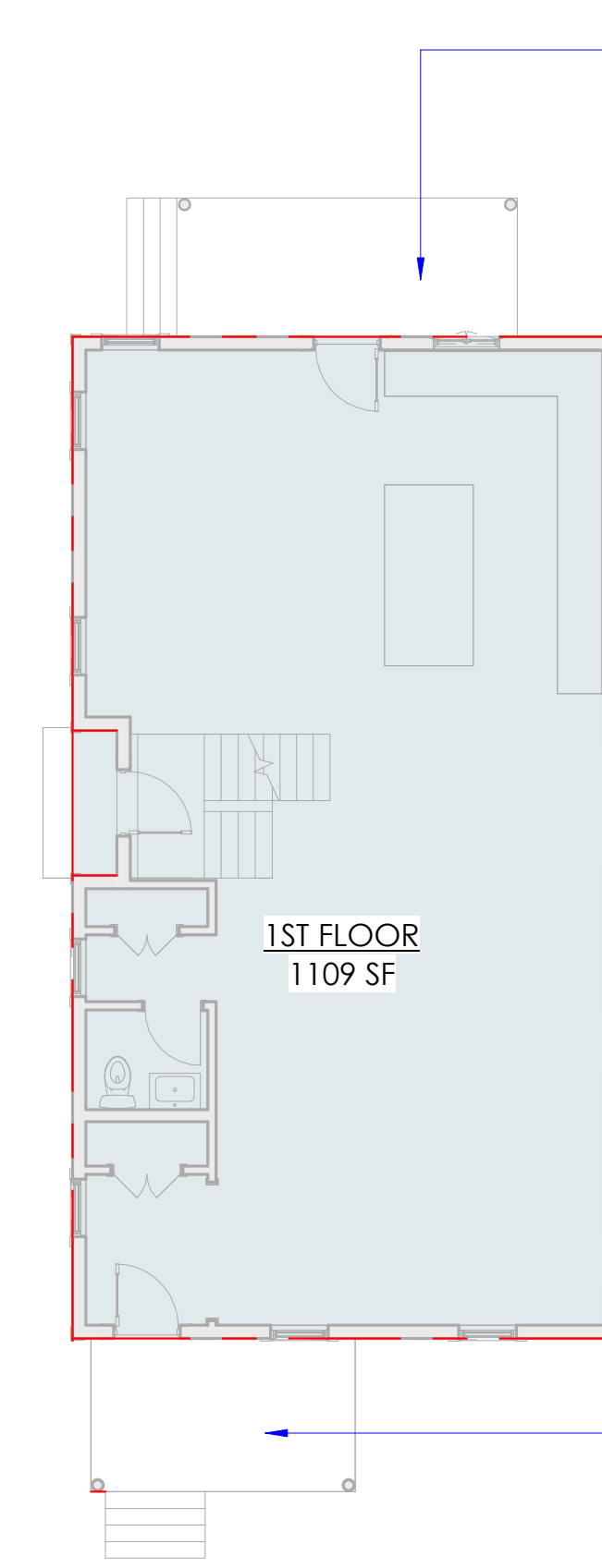
3 SECOND FLOOR - EXISTING BZA
1/8" = 1'-0"



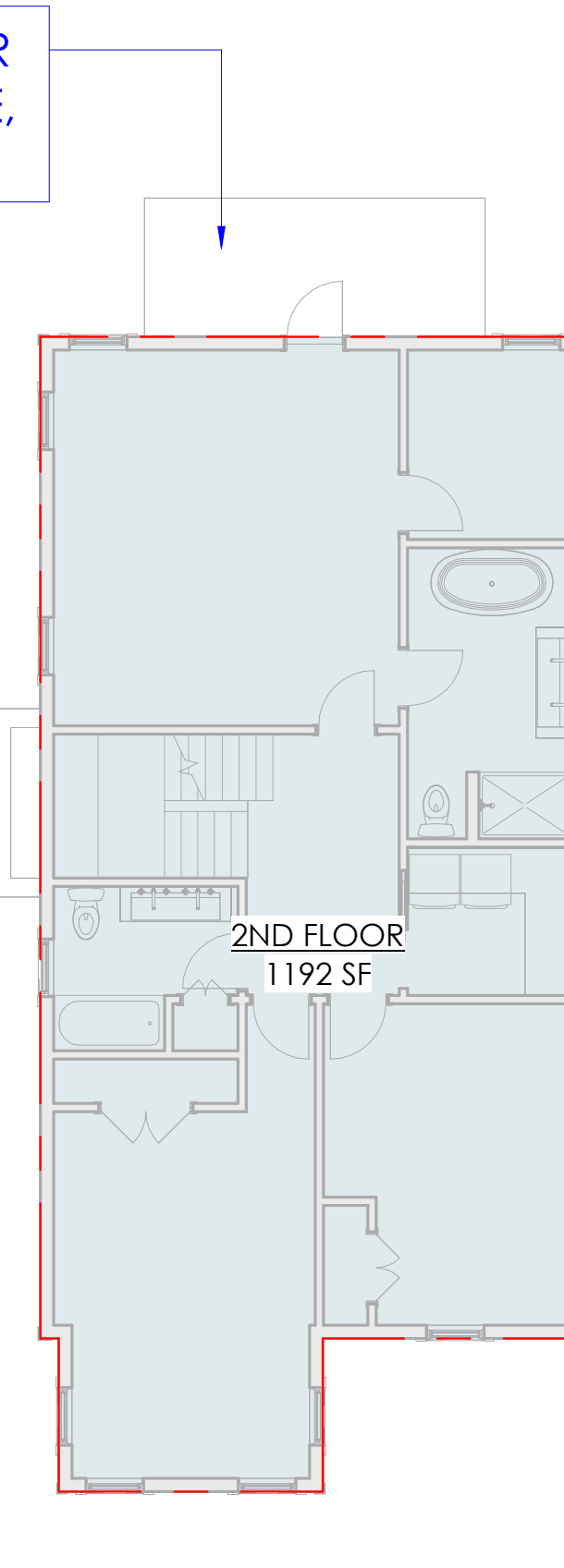
4 THIRD FLOOR - EXISTING BZA
1/8" = 1'-0"



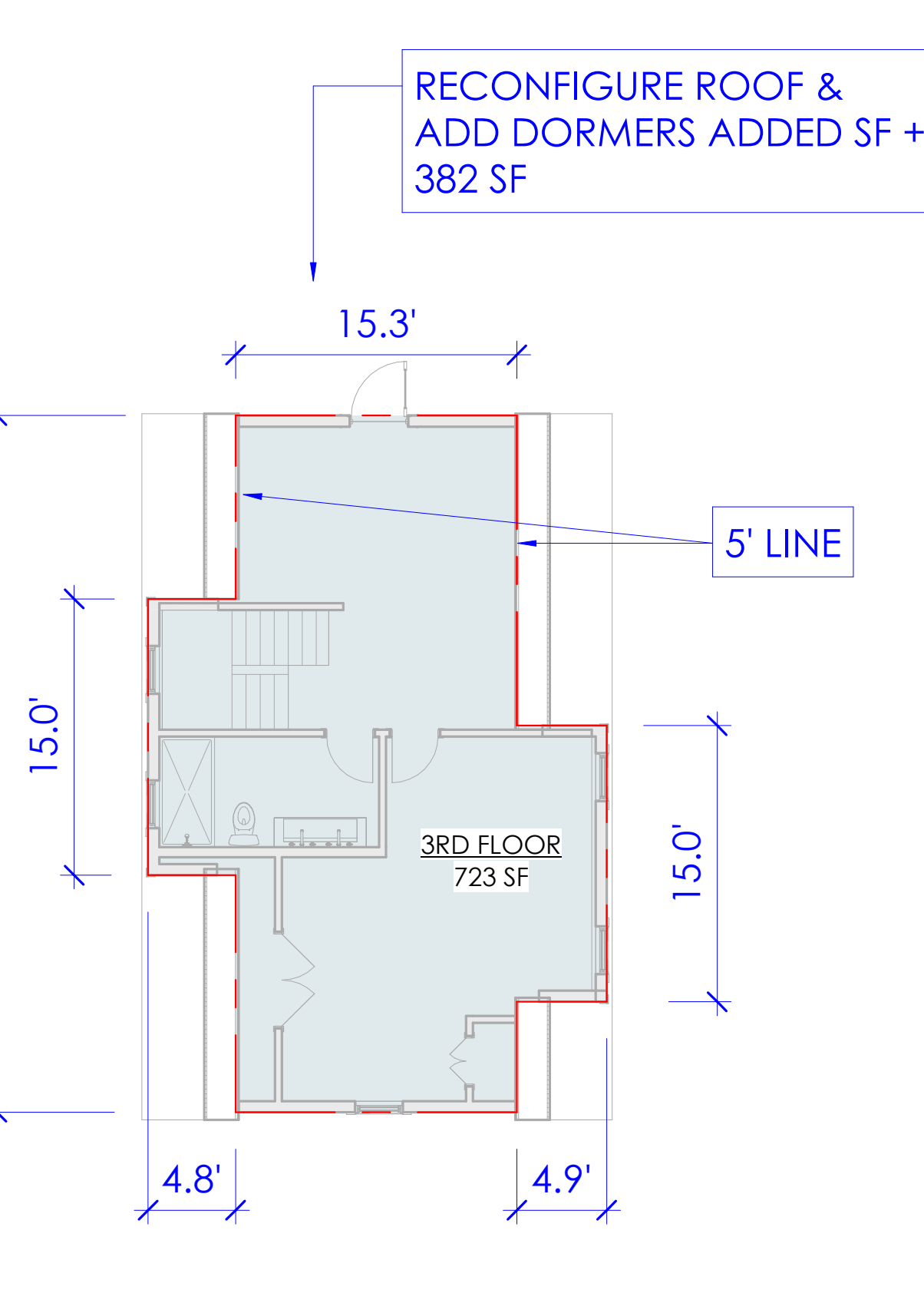
5 NEW BASEMENT BZA
1/8" = 1'-0"



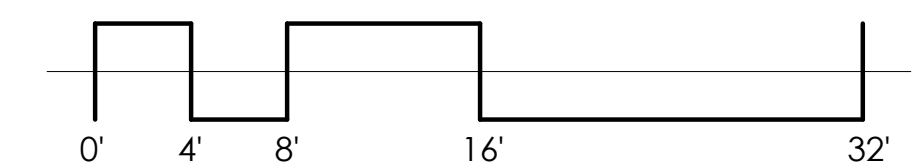
6 NEW FIRST FLOOR BZA
1/8" = 1'-0"



7 NEW SECOND FLOOR BZA
1/8" = 1'-0"



8 NEW THIRD FLOOR BZA
1/8" = 1'-0"



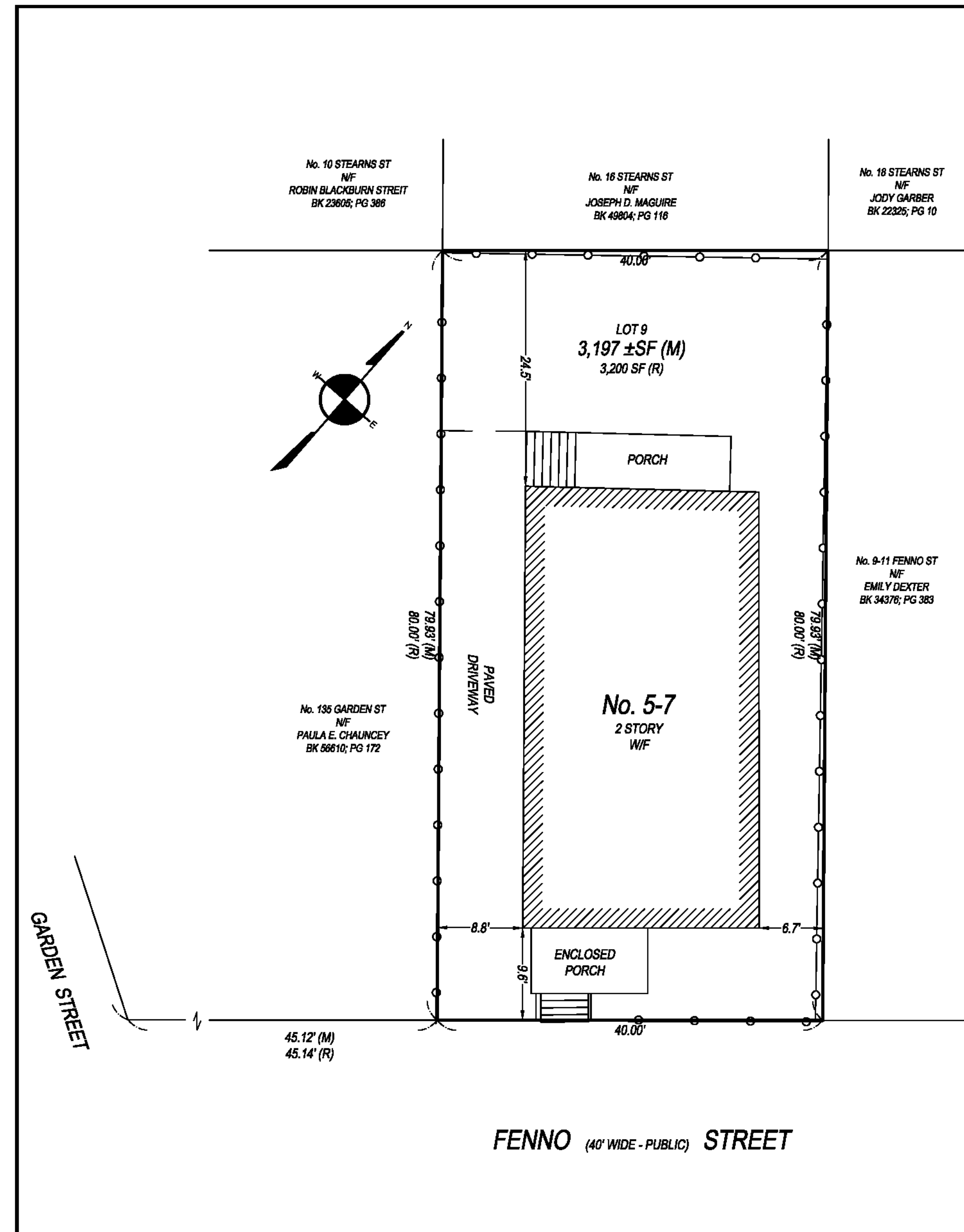
ZONING COMPLIANCE - GFA DIAGRAMS

BZA PERMIT SUBMISSION SET - MAY 1, 2024

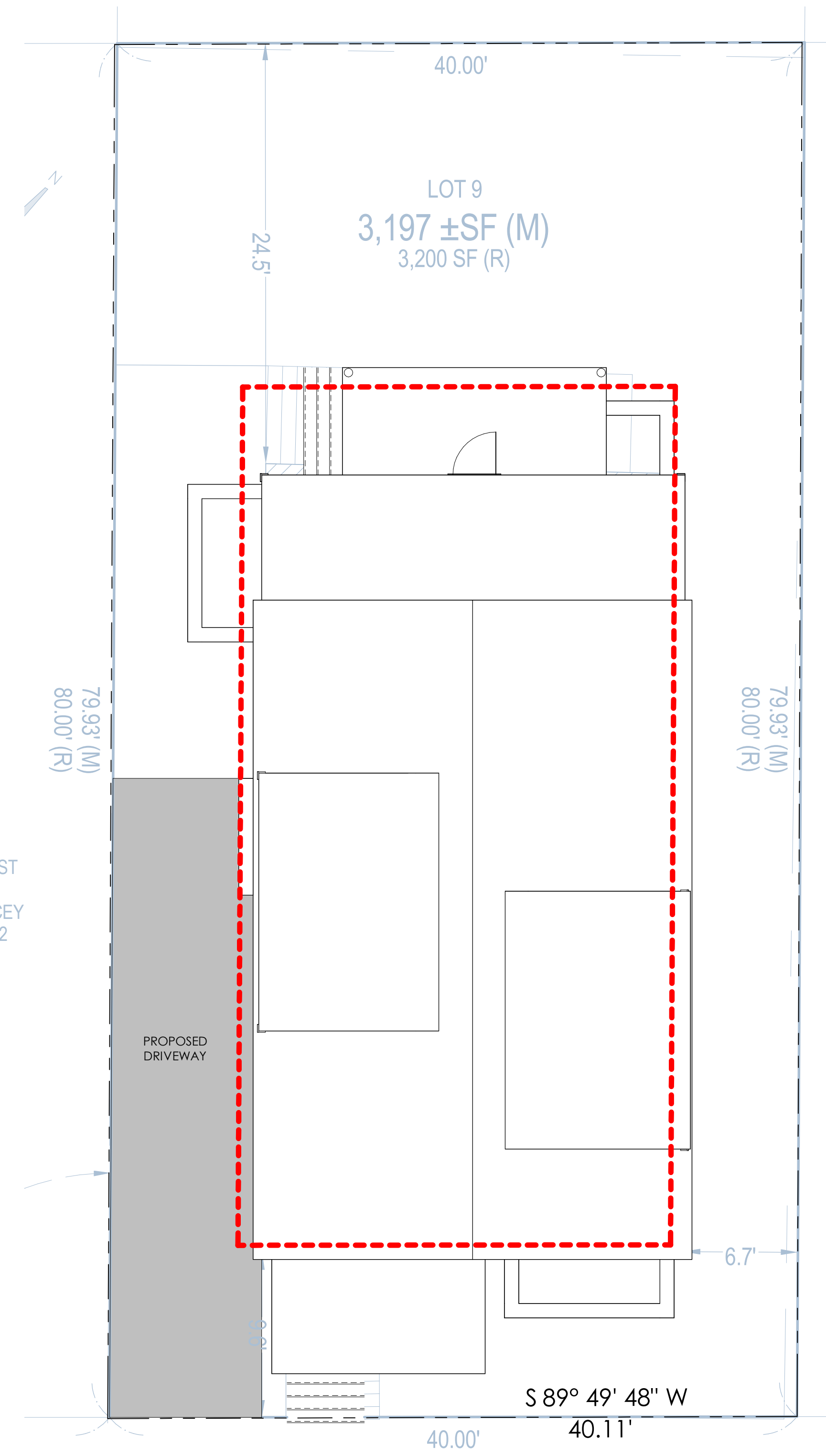
5-7 FENNO STREET, CAMBRIDGE MA



Date: 05.01.24
Drawing no.: B011



<p>I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF SEPTEMBER 1, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.</p> <p>ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN). COMMUNITY PANEL: #23017C0419E EFFECTIVE DATE: 06/04/2010</p>	<p>PREPARED FOR: MAHMOOD FIROUZBAKHT 216 BROADWAY CAMBRIDGE, MA 02139</p>	<p>CERTIFIED PLOT PLAN LOCATED AT 5-7 FENNO STREET CAMBRIDGE, MA</p>		
		<p>REFERENCES: DEED: BK 9298; PG 302 PLAN: PL BK 60; PL 5 STR-12-15</p>	<p>BOSTON SURVEY, INC. UNIT C-4 SHIPWAYS PLACE CHARLESTOWN, MA 02129 (617) 242-1313</p>	
<p>SCALE: 1 INCH = 10 FEET</p>	<p>GEORGE C. COLLINS, PLS</p>	<p>DATE: SEPTEMBER 6, 2016</p>	<p>JOB # 16-00379</p>	<p>FILE # 16-00379 - CPP.DWG</p>

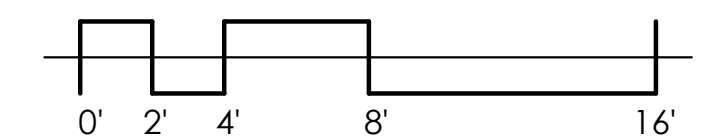


2 PROPOSED SITE PLAN - BZA
3/16" = 1'-0"

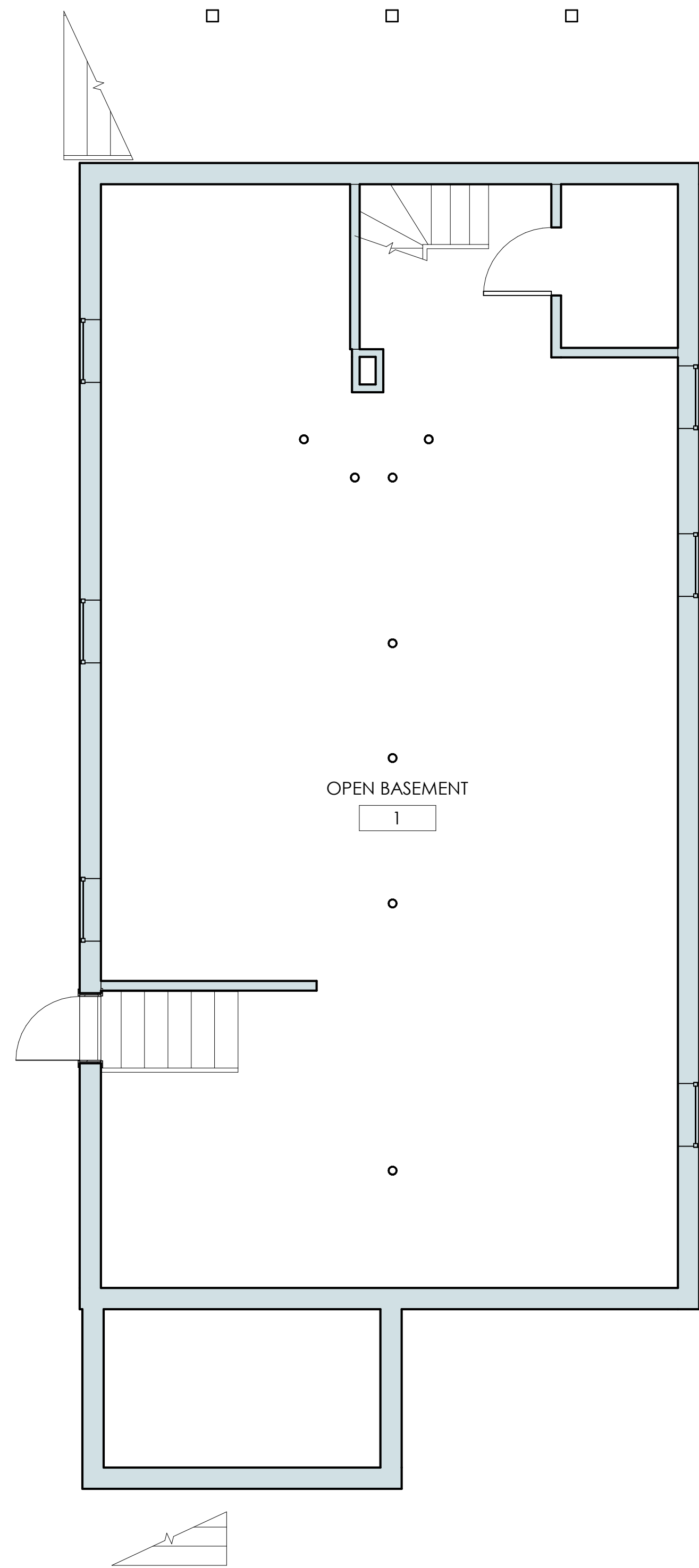
SITE PLANS

BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA

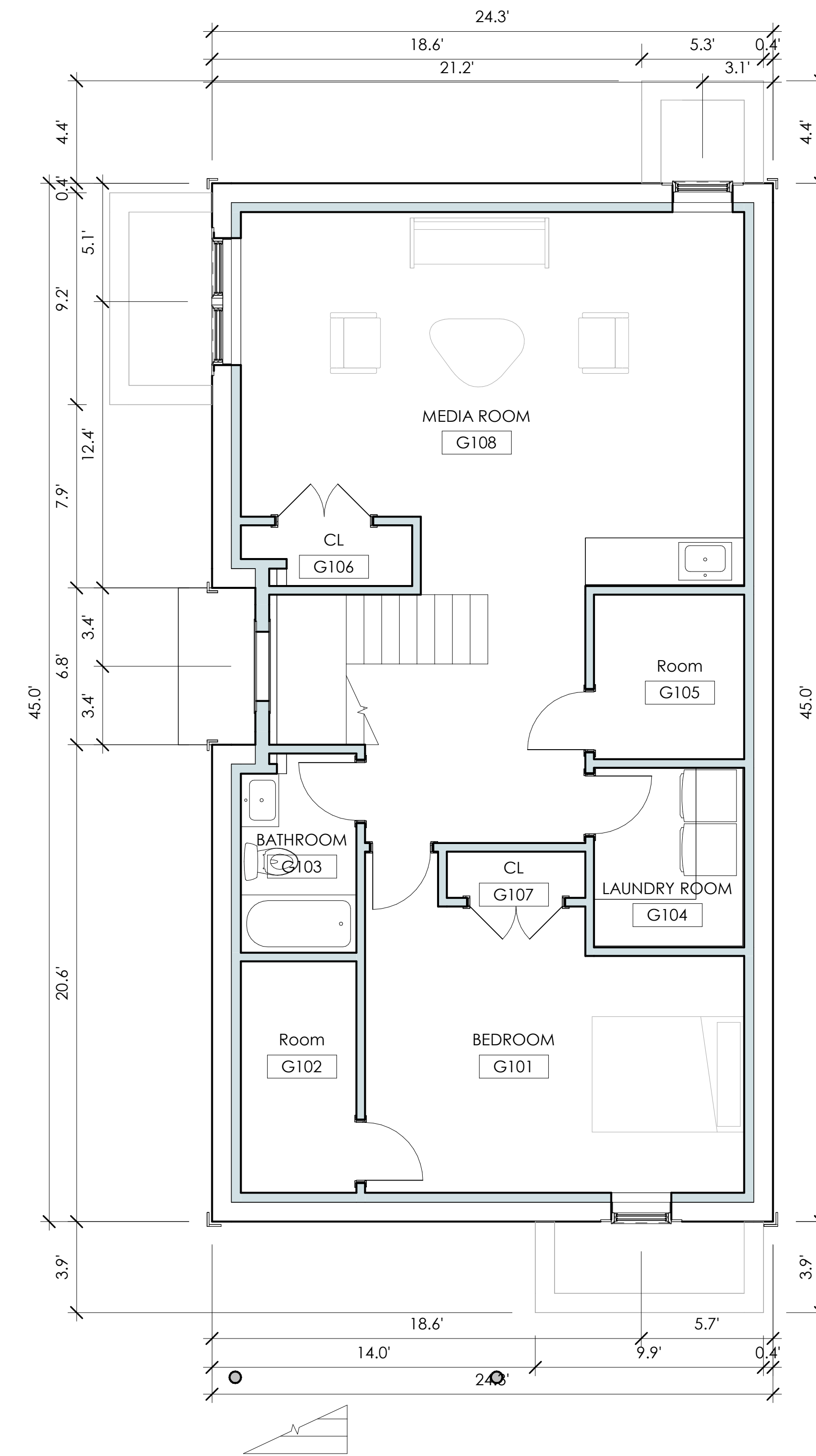


Date	05.01.24
Drawing no.	B020



EXISTING BMENT PLAN

1/4" = 1'-0"



PROPOSED BMENT PLAN

1/4" = 1'-0"

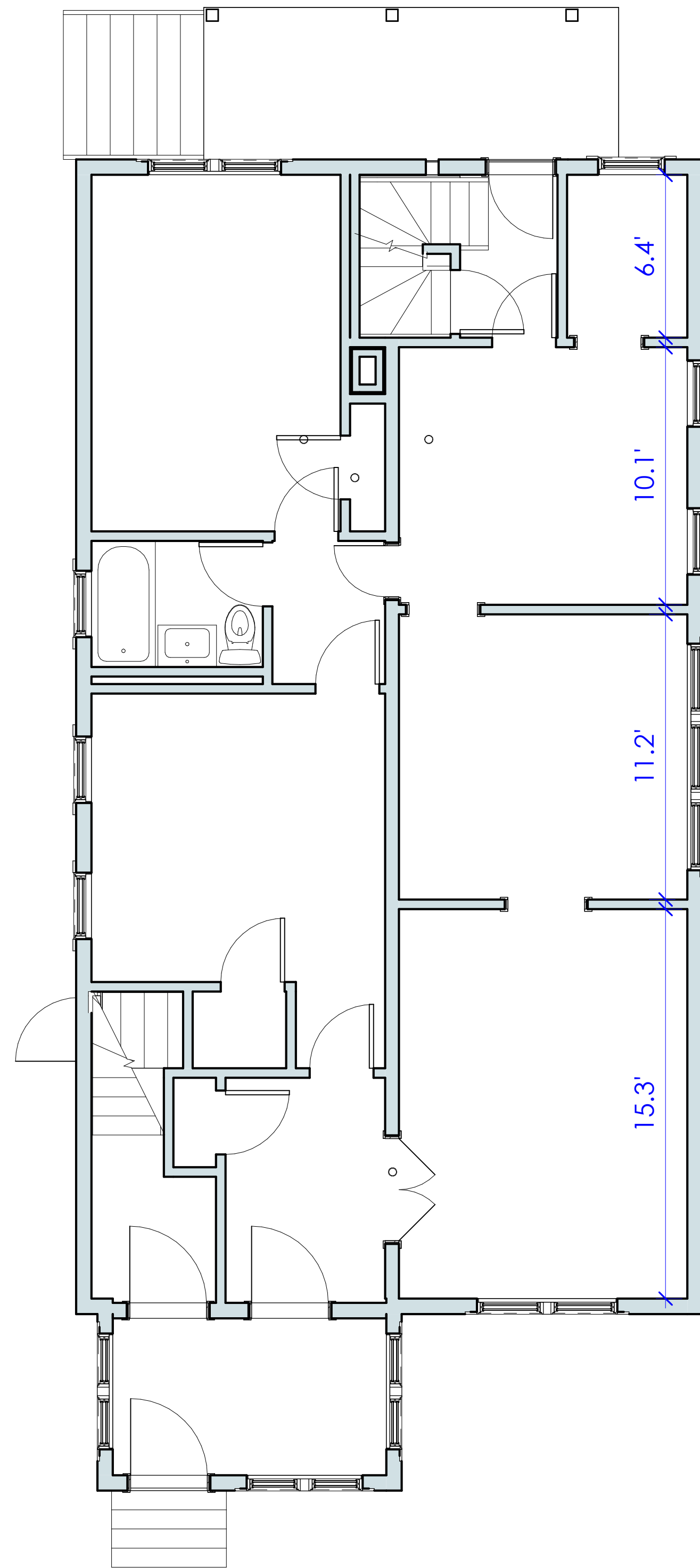
EXISTING AND PROPOSED BASEMENT PLANS
 BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA



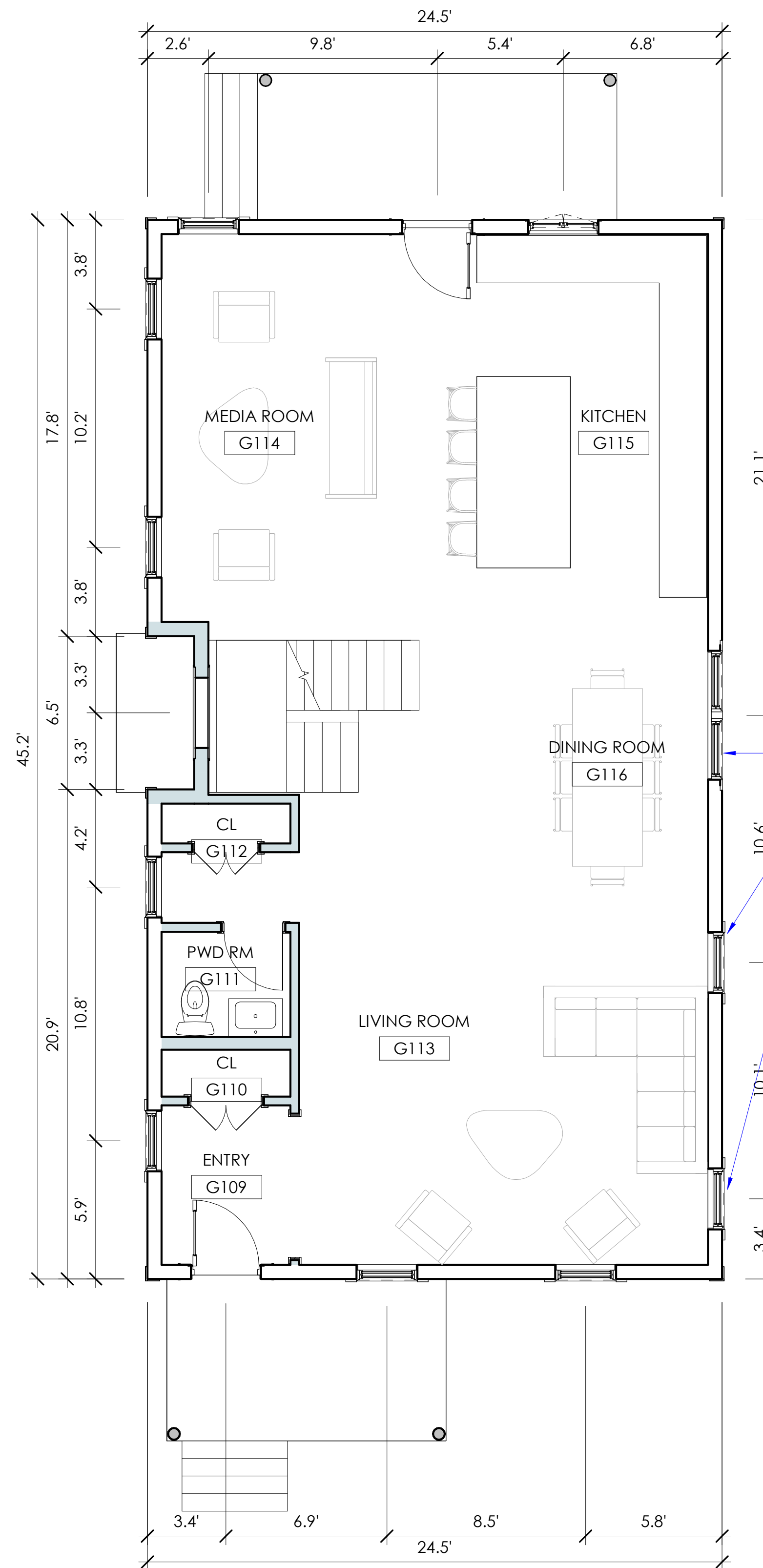
Date	05.01.24
Drawing no.	B100

5/1/2024 8:09:42 AM



EXISTING 1ST FL PLNA

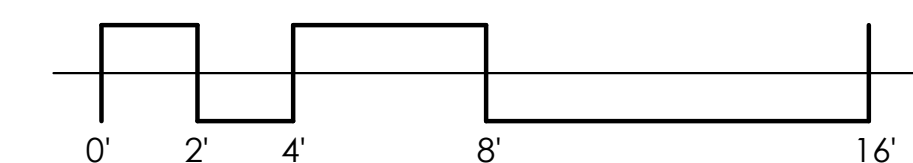
1/4" = 1'-0"



PROPOSED 1ST FL PLAN

1/4" = 1'-0"

SPECIAL PERMIT:
FENESTRATION CHANGES WITHIN
SIDE YARD SETBACK

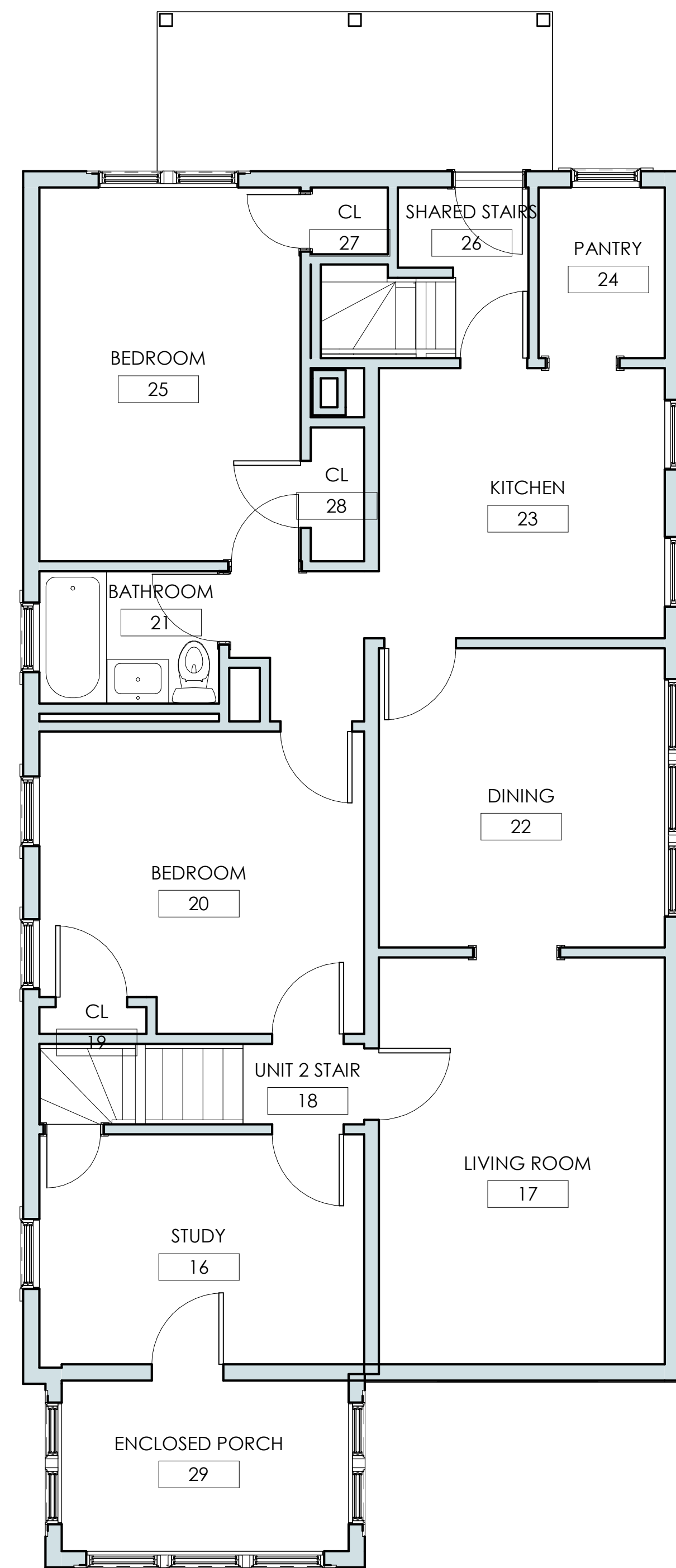


EXISTING AND PROPOSED FIRST FLOOR PLANS
BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA

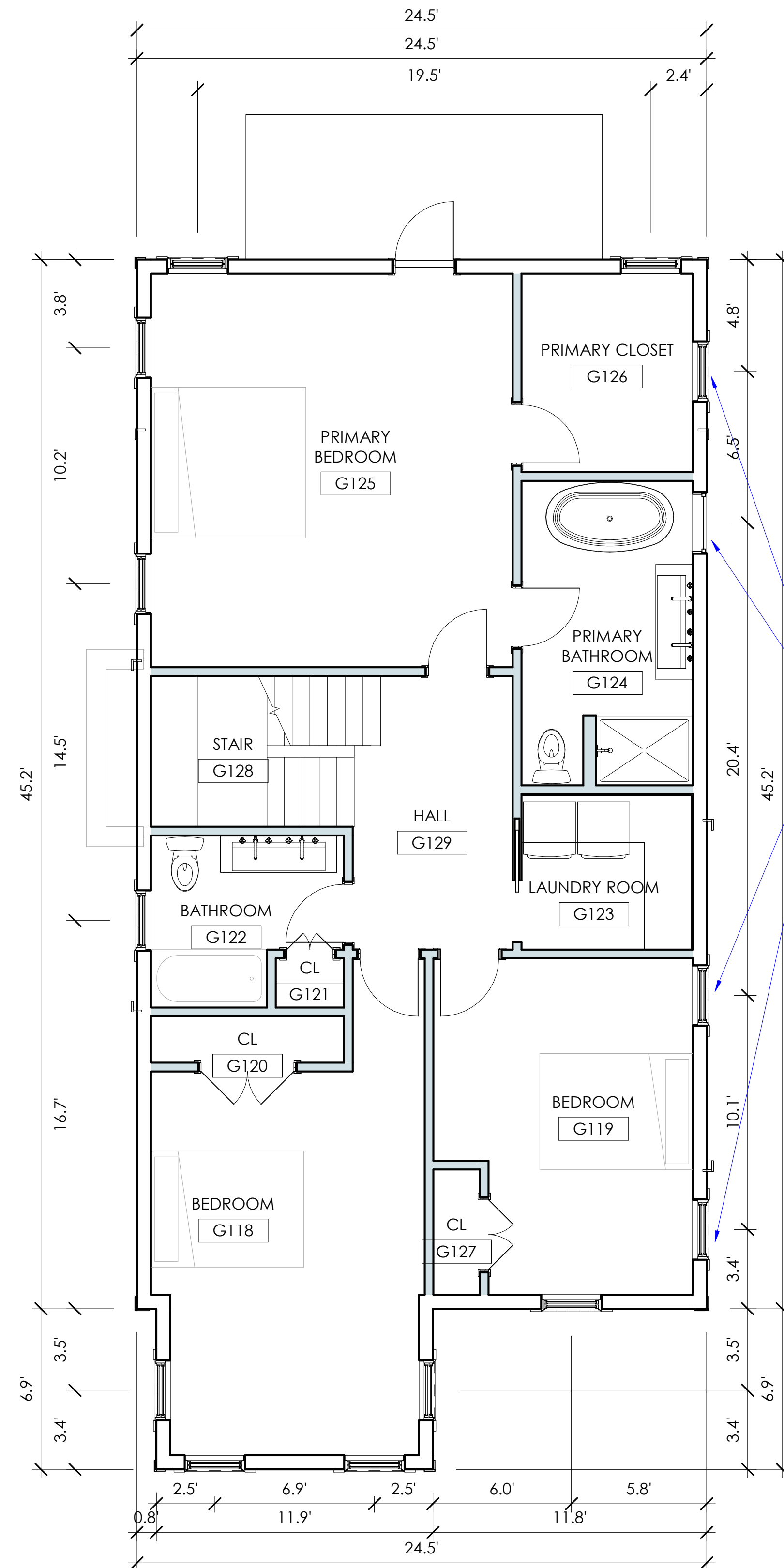


Date	05.01.24
Drawing no.	B101



EXISTING 2ND FL PLAN

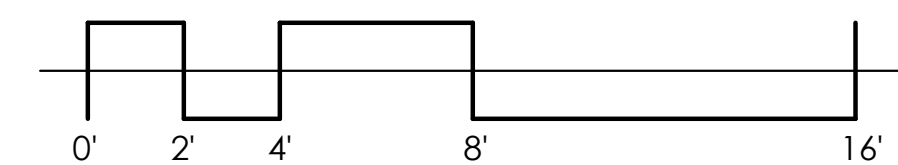
1/4" = 1'-0"



PROPOSED 2ND FL PLAN

1/4" = 1'-0"

SPECIAL PERMIT:
FENESTRATION CHANGES WITHIN
SIDE YARD SETBACK

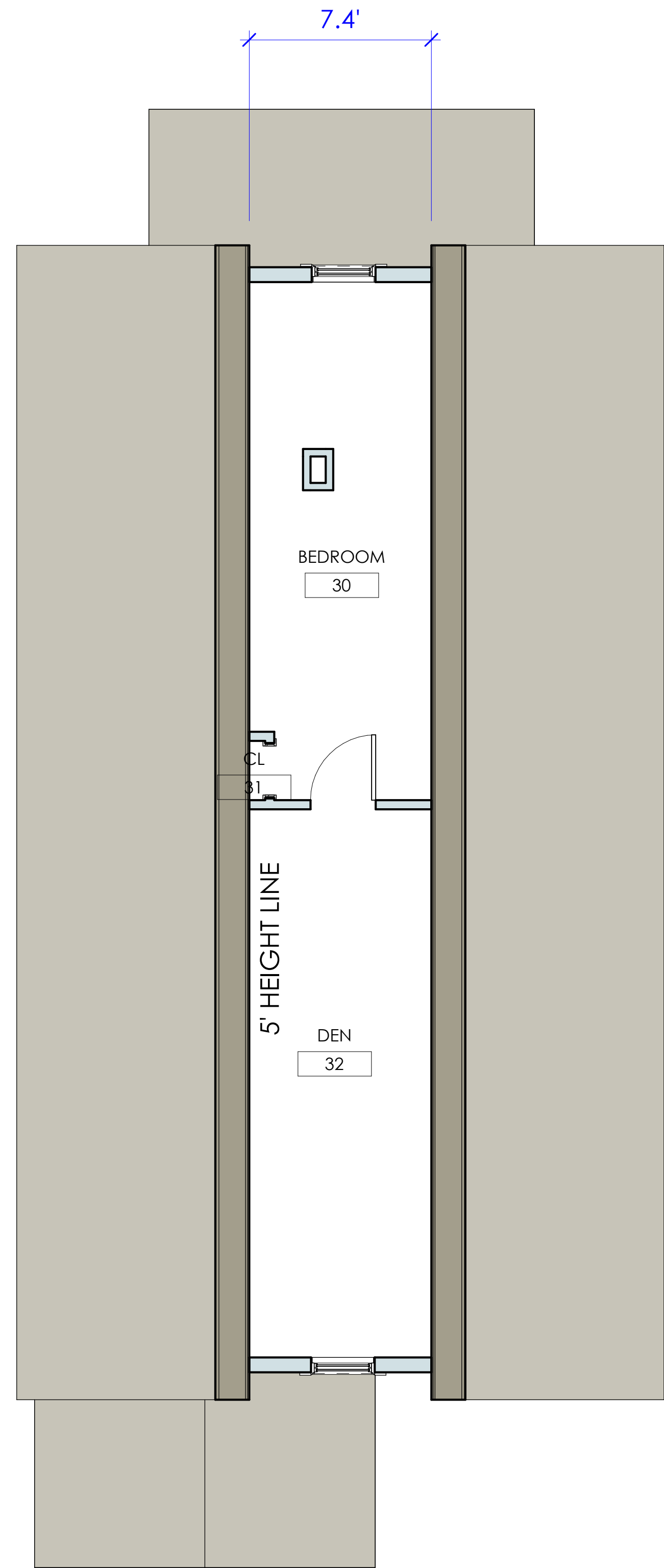


EXISTING AND PROPOSED SECOND FLOOR PLANS
BZA PERMIT SUBMISSION SET - MAY 1, 2024

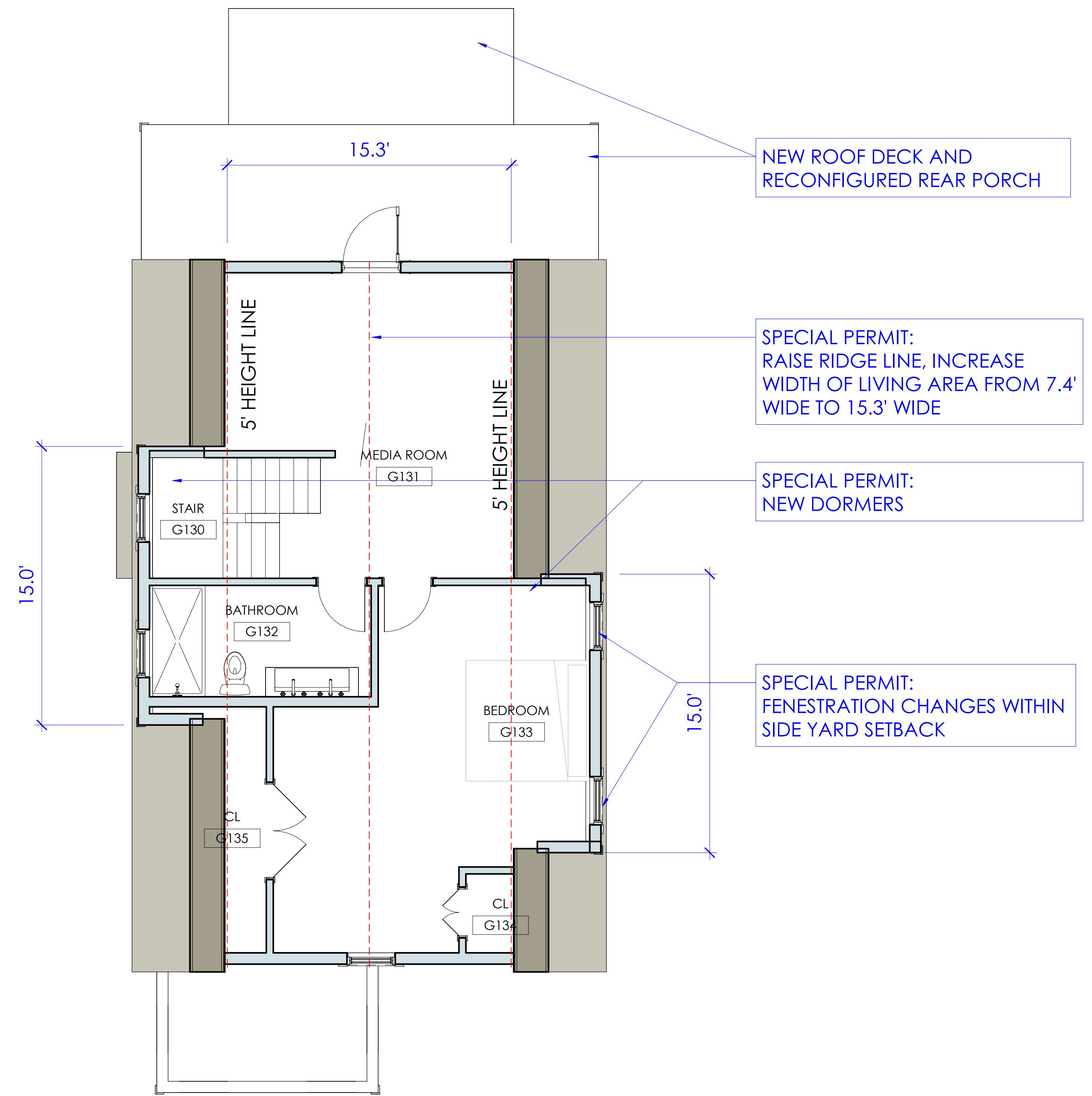
5-7 FENNO STREET, CAMBRIDGE MA



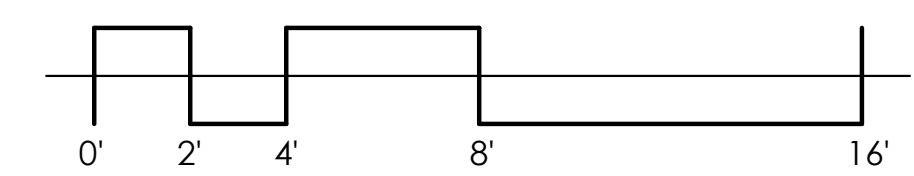
Date	05.01.24
Drawing no.	B102



1 EXSITING 3RD FL PLAN
1/4" = 1'-0"



2 PROPOSED 3RD FL PLAN
1/4" = 1'-0"



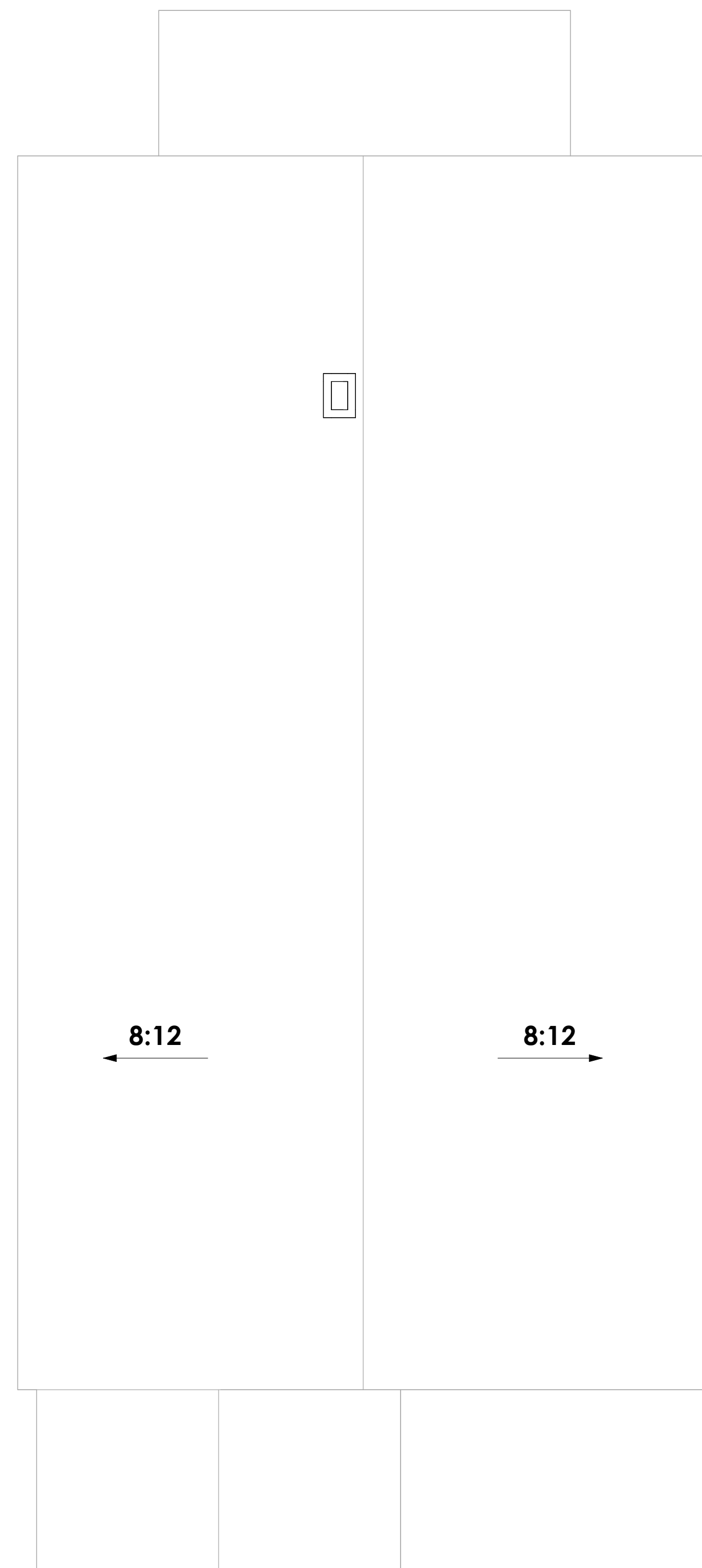
EXISTING AND PROPOSED THIRD FLOOR PLANS
BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA

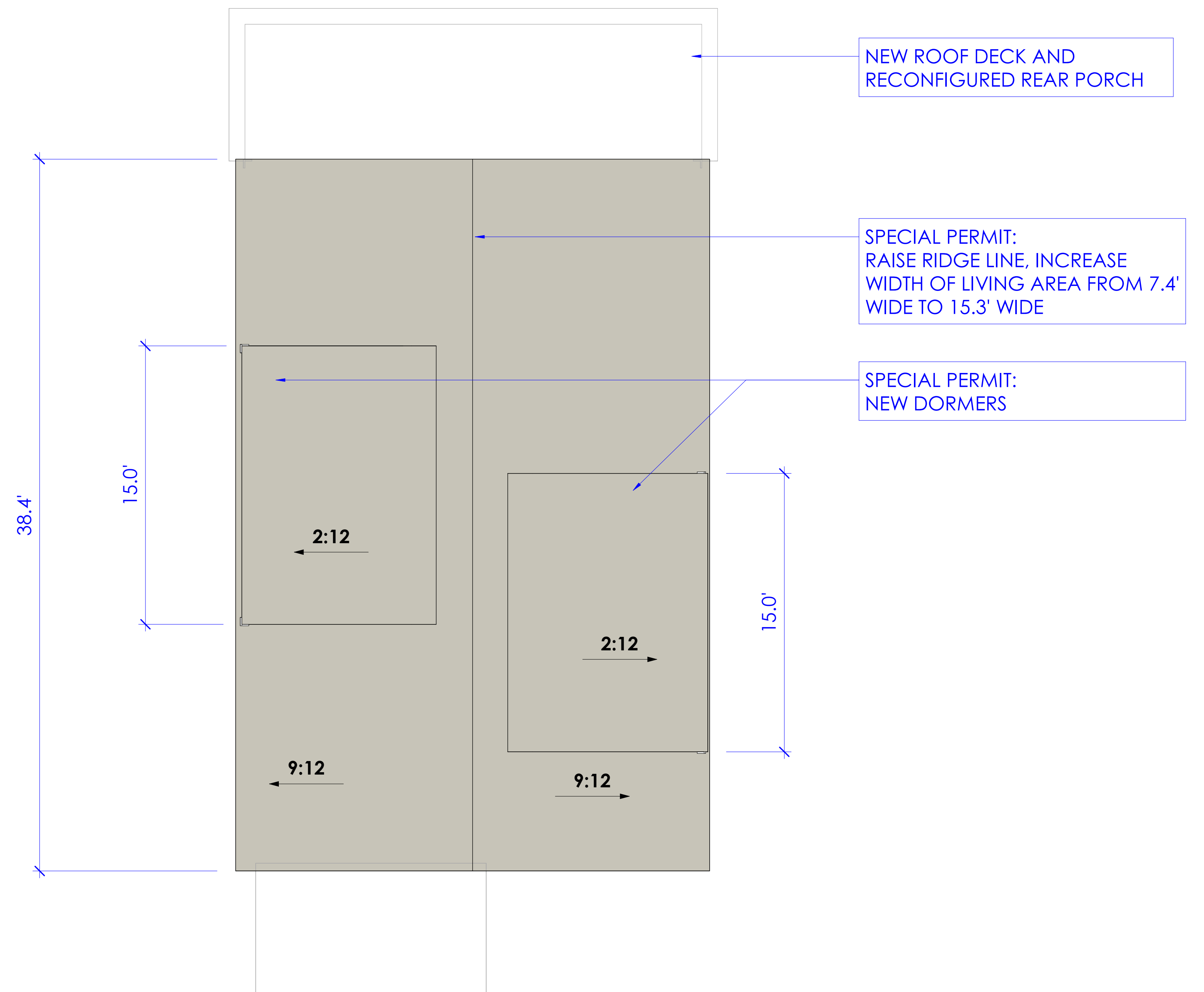


Date 05.01.24

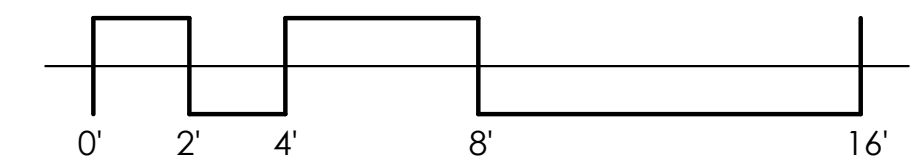
Drawing no. B103



2 EXISTING ROOF PLAN
1/4" = 1'-0"



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



EXISTING AND PROPOSED ROOF PLANS
BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA

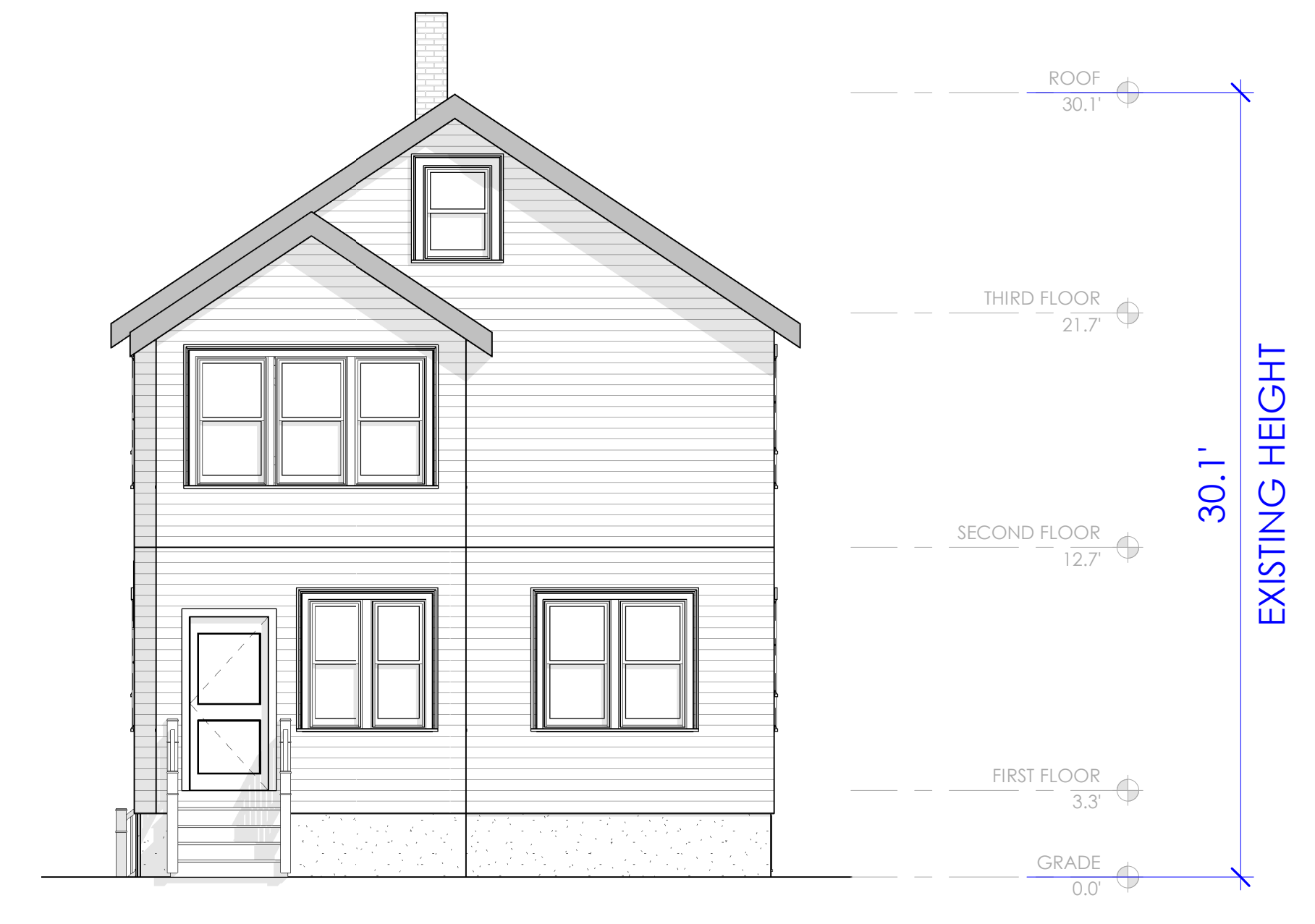


Date	05.01.24
Drawing no.	B104



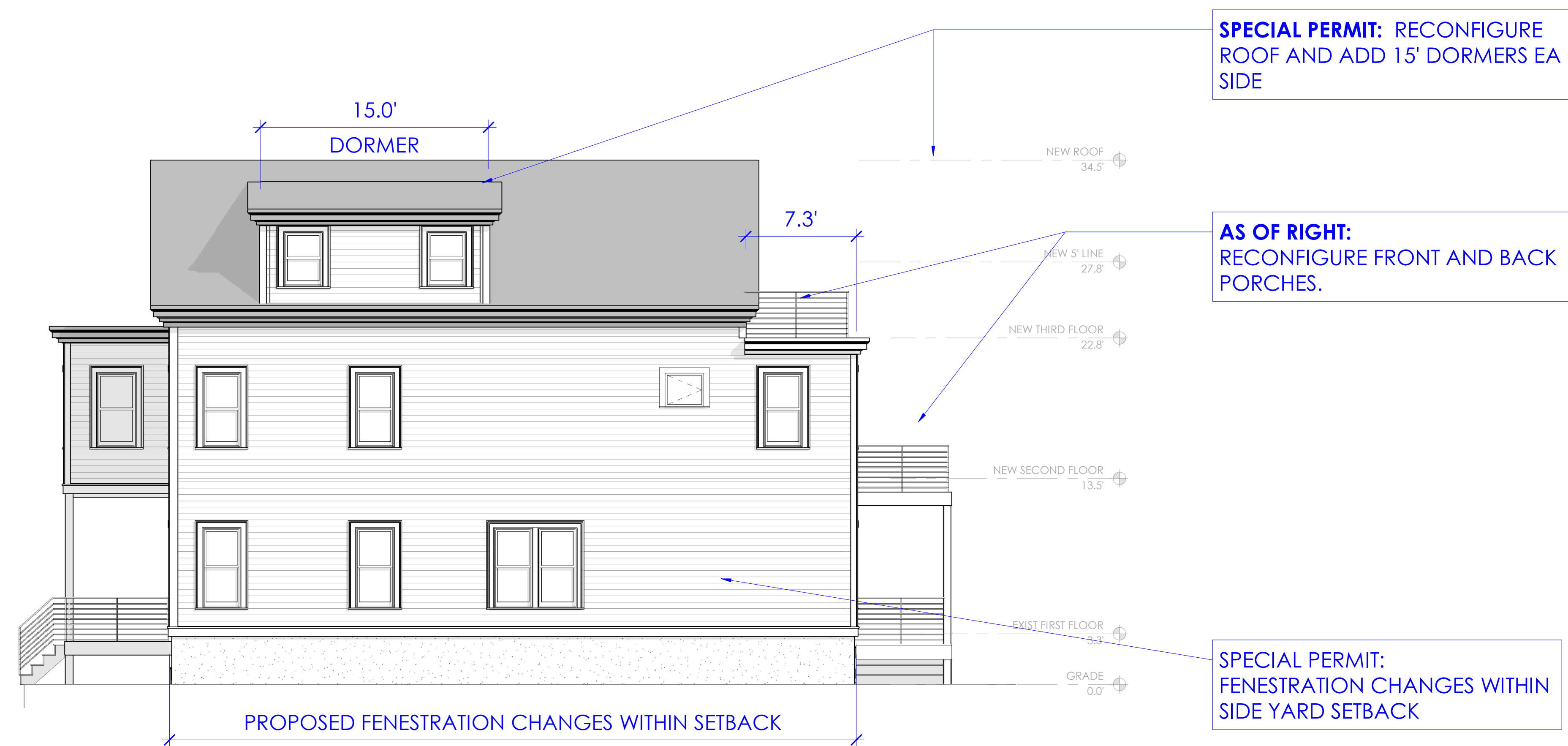
EXISTING RIGHT SIDE ELEV

3/16" = 1'-0"



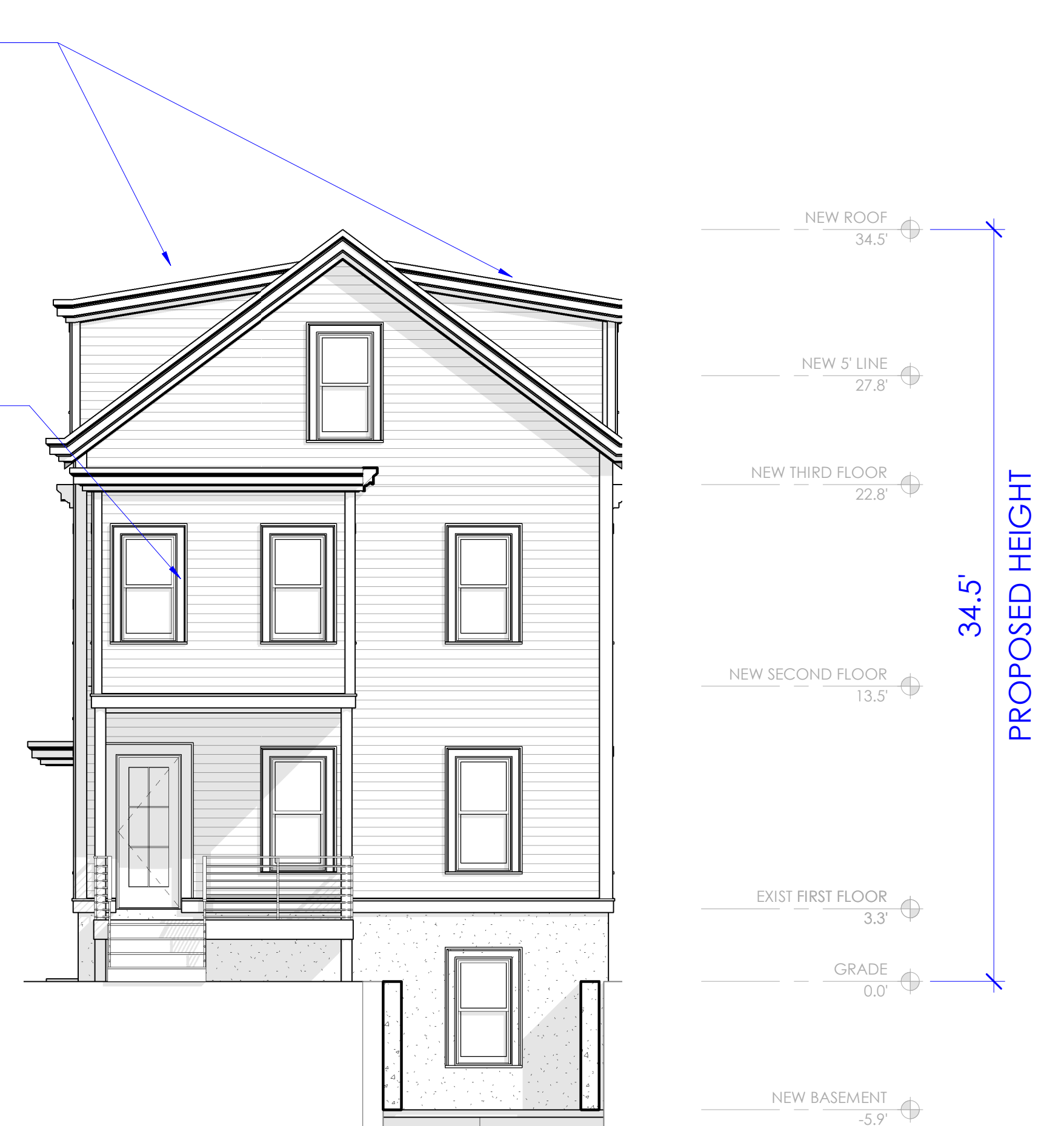
EXISTING FRONT ELEV

3/16" = 1'-0"



PROPOSED RIGHT SIDE ELEV

3/16" = 1'-0"

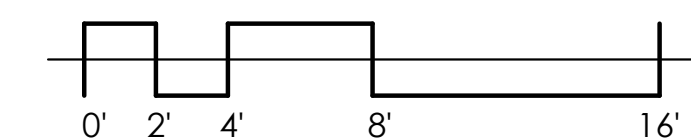


PROPOSED FRONT ELEV

3/16" = 1'-0"

EXISTING AND PROPOSED ELEVATIONS
BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA



KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitecture.com
phone: (617) 827-3027

Date 05.01.24

Drawing no. B200



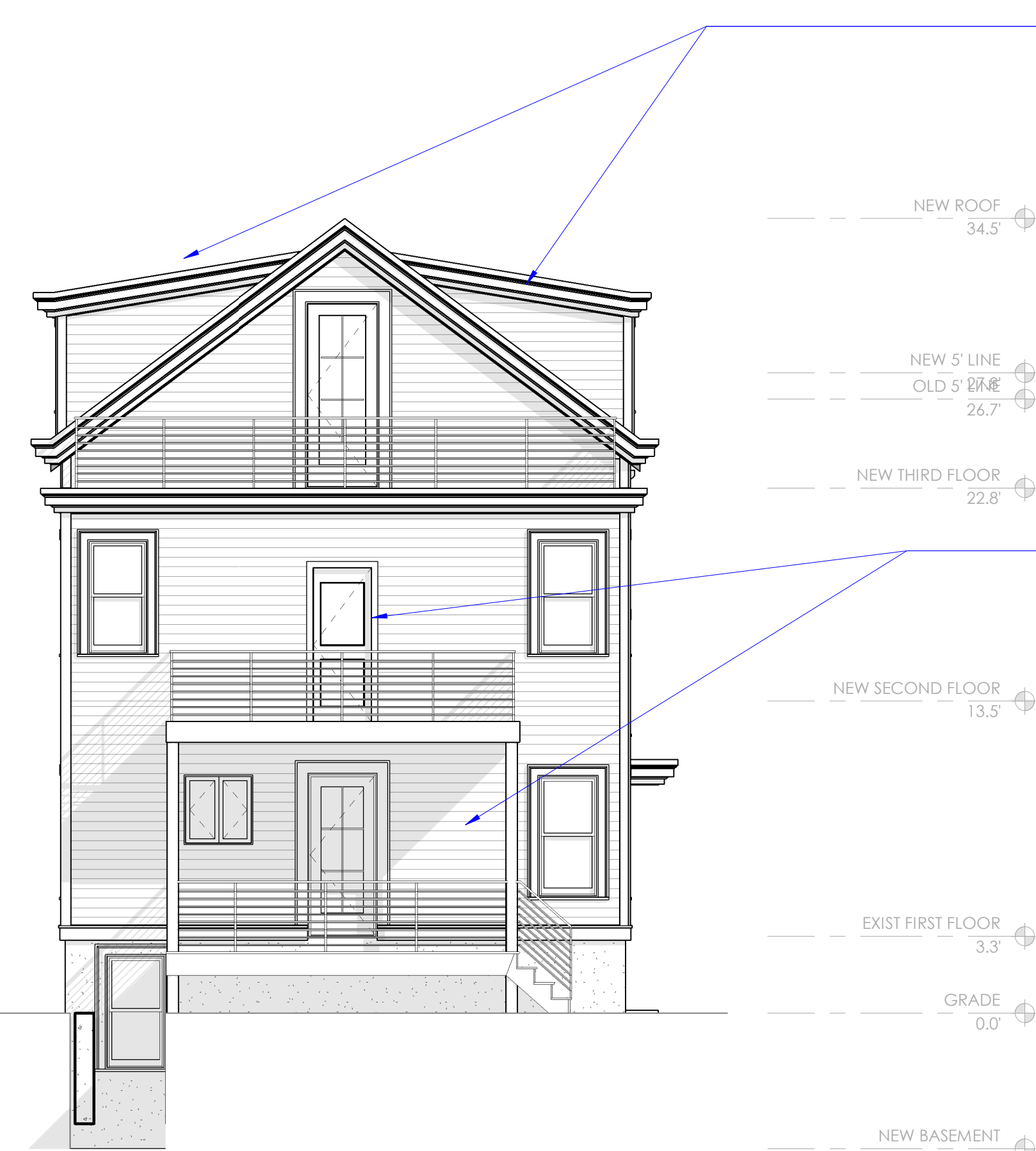
EXISTING REAR ELEV

3/16" = 1'-0"



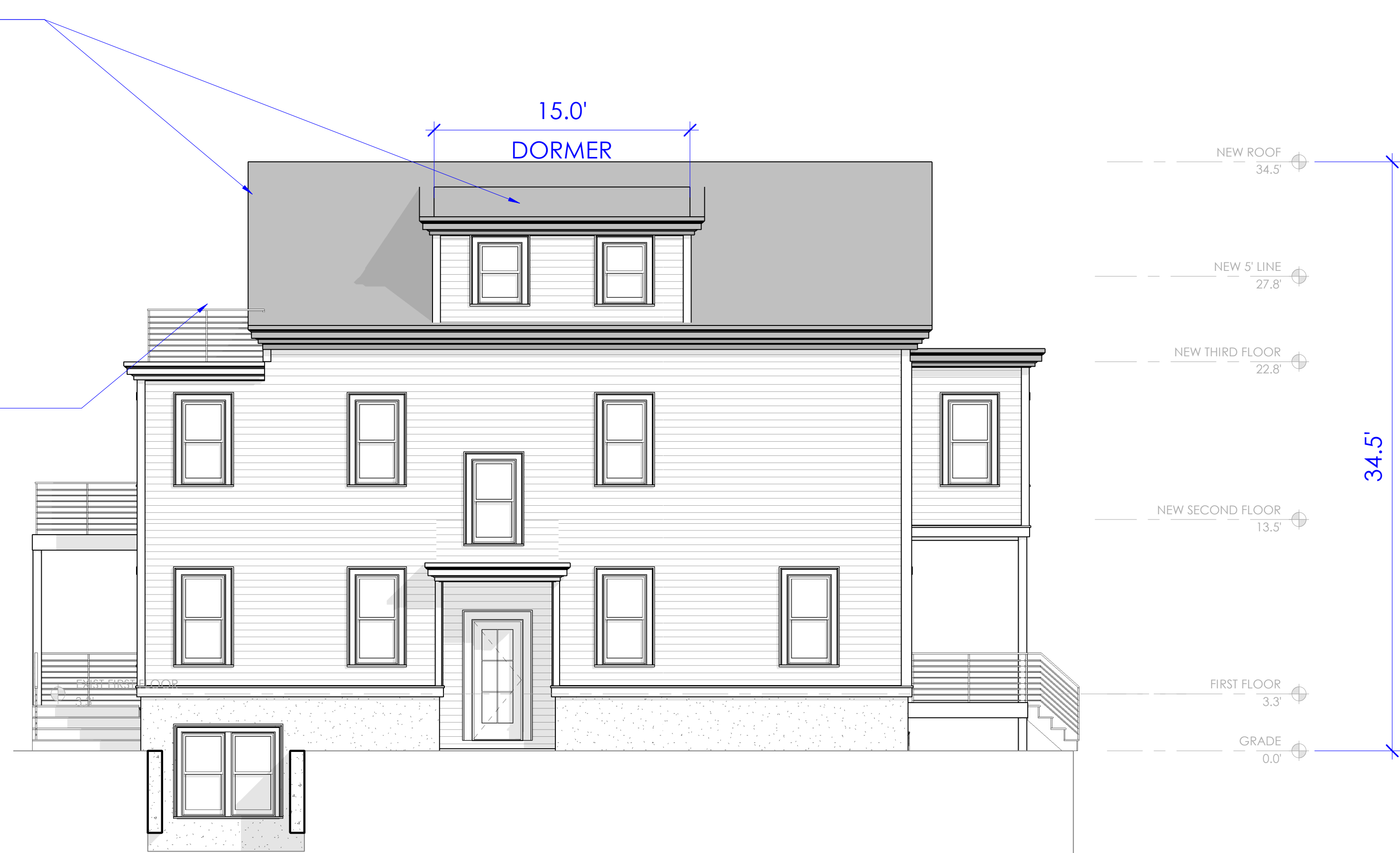
EXISTING LEFT SIDE ELEV

3/16" = 1'-0"



PROPOSED REAR ELEV

3/16" = 1'-0"



PROPOSED LEFT SIDE ELEV

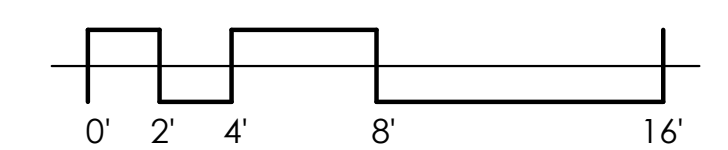
3/16" = 1'-0"

SPECIAL PERMIT: RECONFIGURE ROOF AND ADD 15' DORMERS EA SIDE

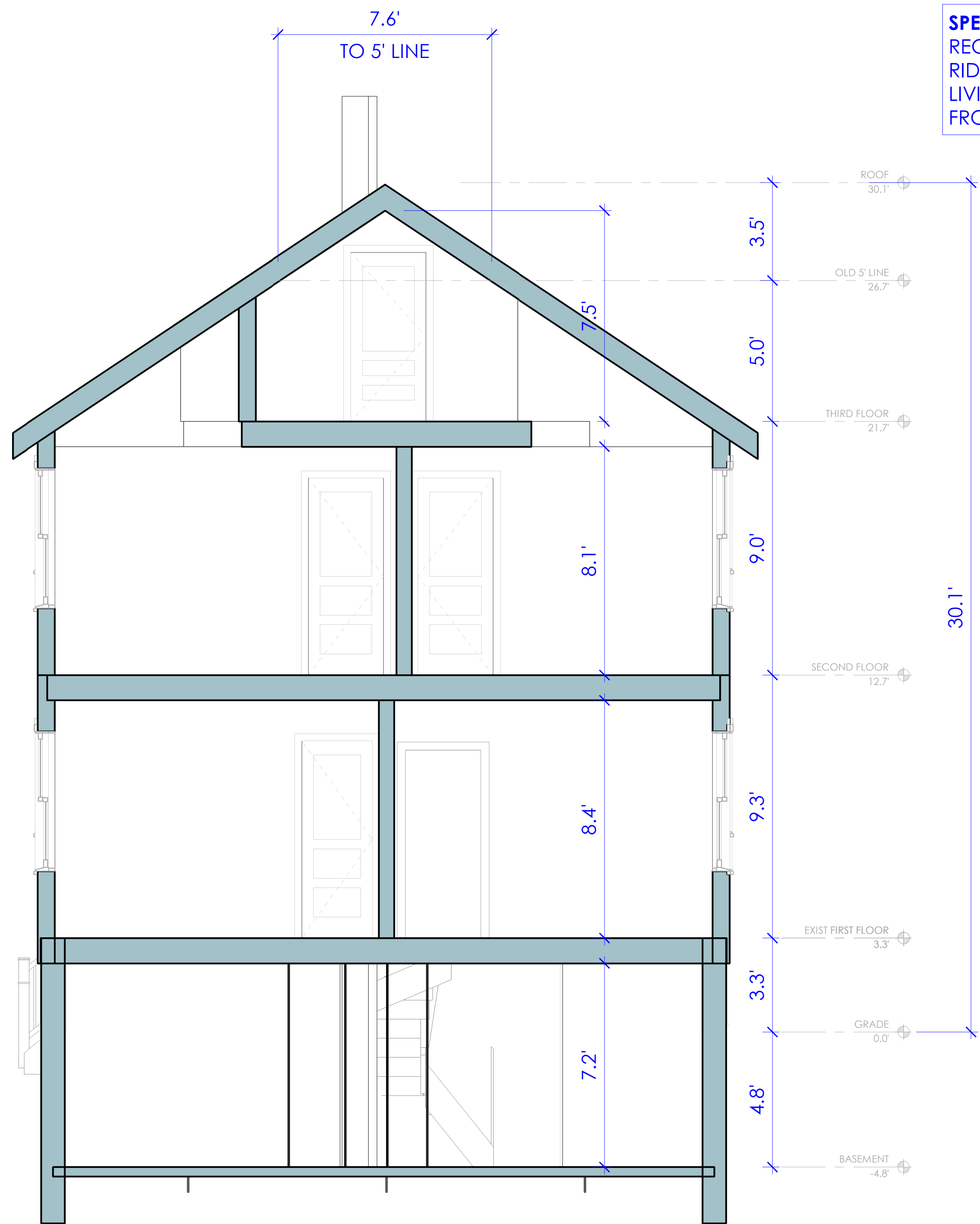
AS OF RIGHT: RECONFIGURE FRONT AND BACK PORCHES.

EXISTING AND PROPOSED ELEVATIONS
BZA PERMIT SUBMISSION SET - MAY 1, 2024

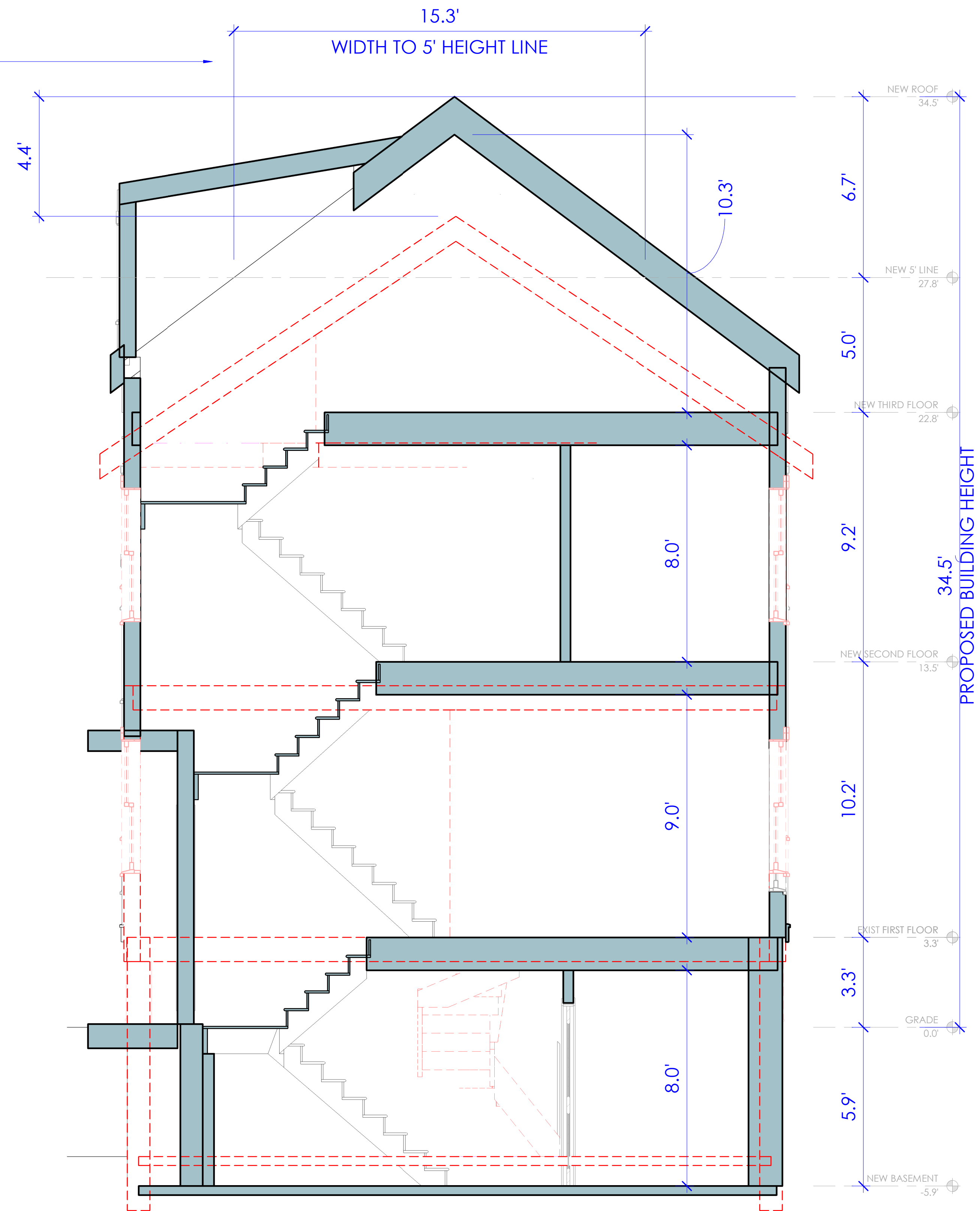
5-7 FENNO STREET, CAMBRIDGE MA



Date 05.01.24
Drawing no. B201



SPECIAL PERMIT:
 RECONFIGURE ROOF / RAISE
 RIDGE BY 4.4'.
 LIVING AREA WIDTH INCREASES
 FROM 7.6' WIDE TO 15.3' WIDE.



EXISTING BUILDING SECTION - BZA

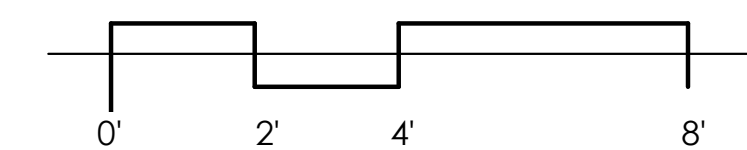
3/8" = 1'-0"

PROPOSED BUILDING SECTION - BZA

3/8" = 1'-0"

EXISTING AND PROPOSED SECTIONS
 BZA PERMIT SUBMISSION SET - MAY 1, 2024

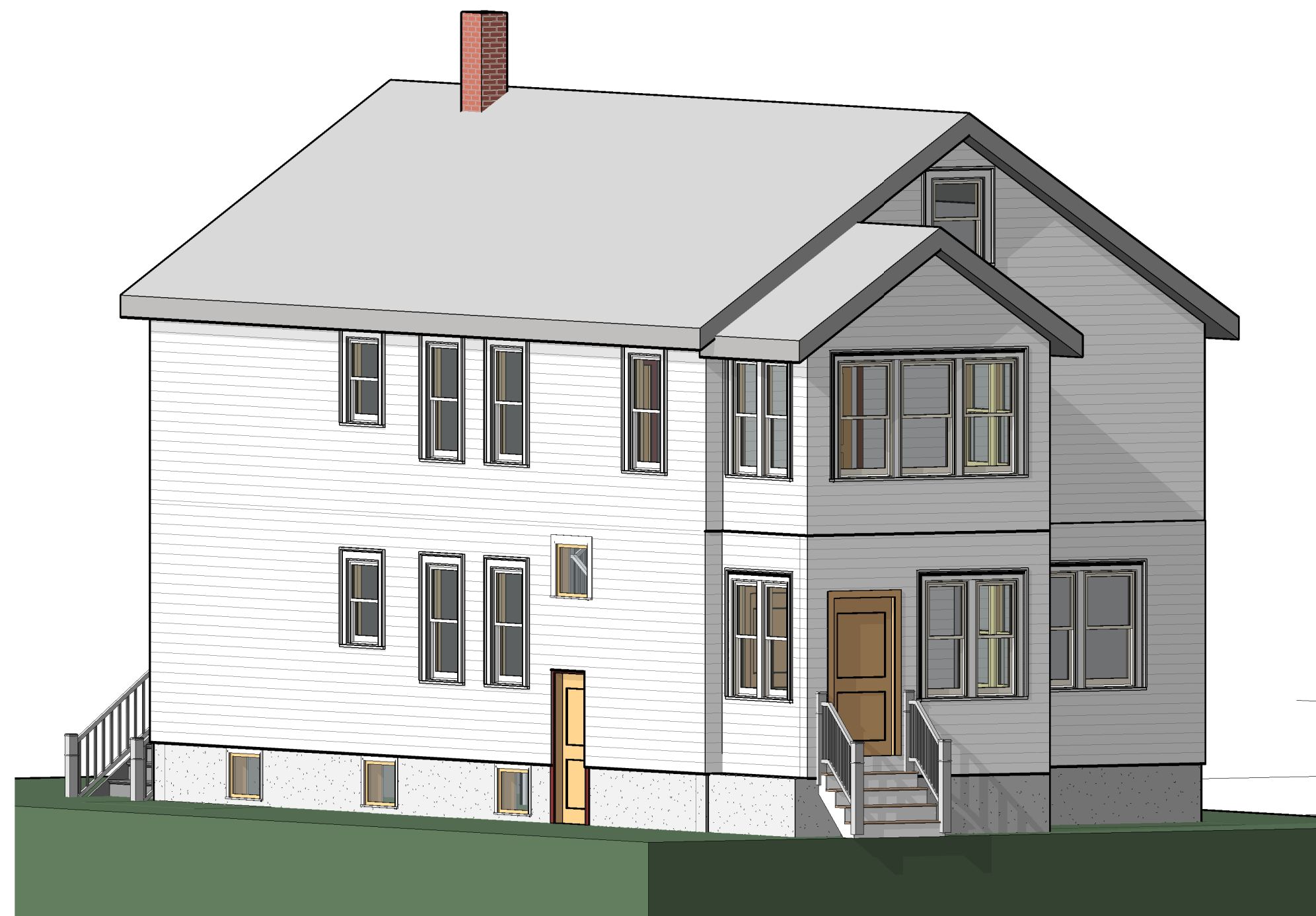
5-7 FENNO STREET, CAMBRIDGE MA



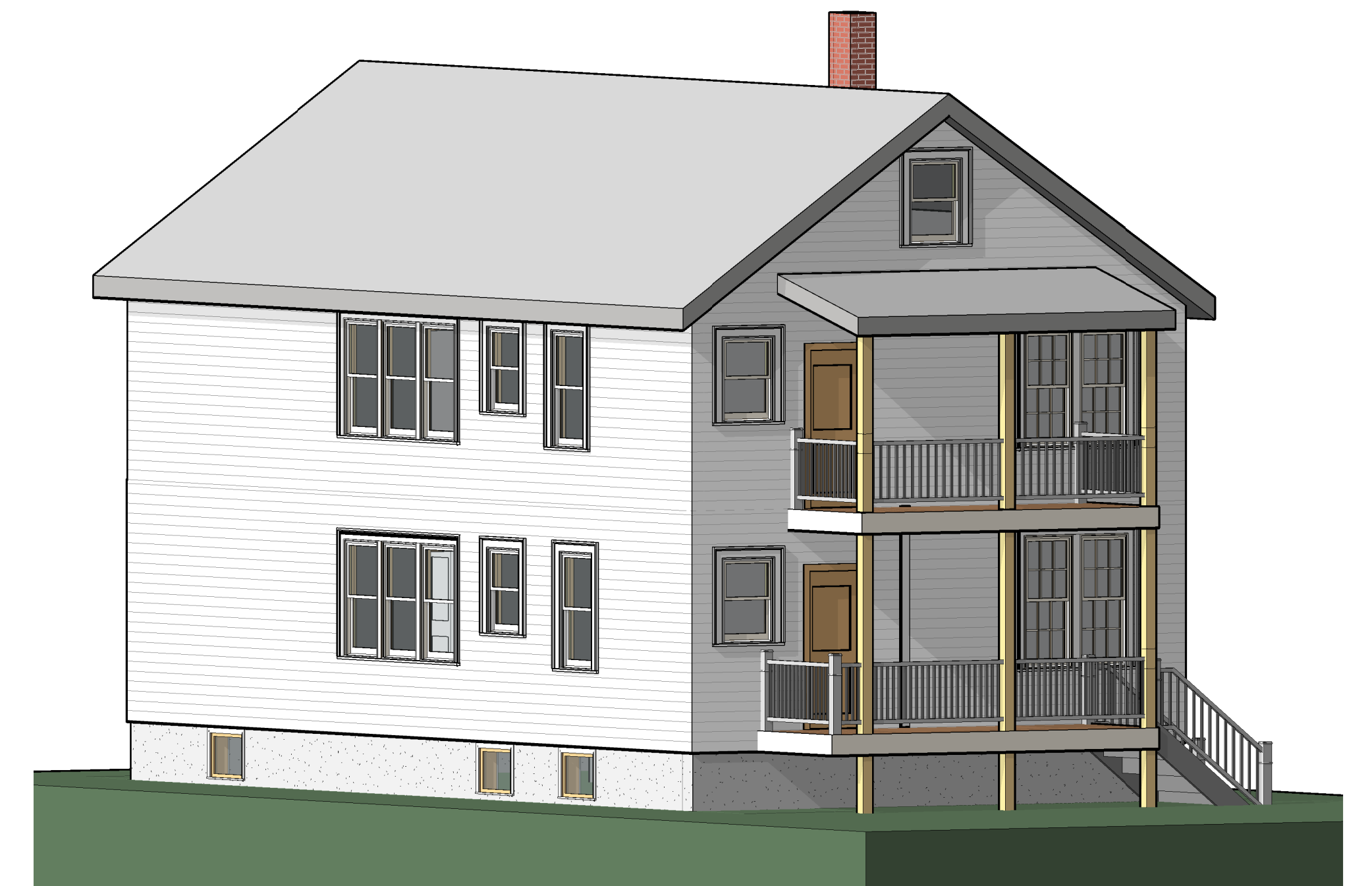
Date	05.01.24
Drawing no.	B300



2 EXISTING FRONT RIGHT VIEW



3 EXISTING FRONT LEFT VIEW



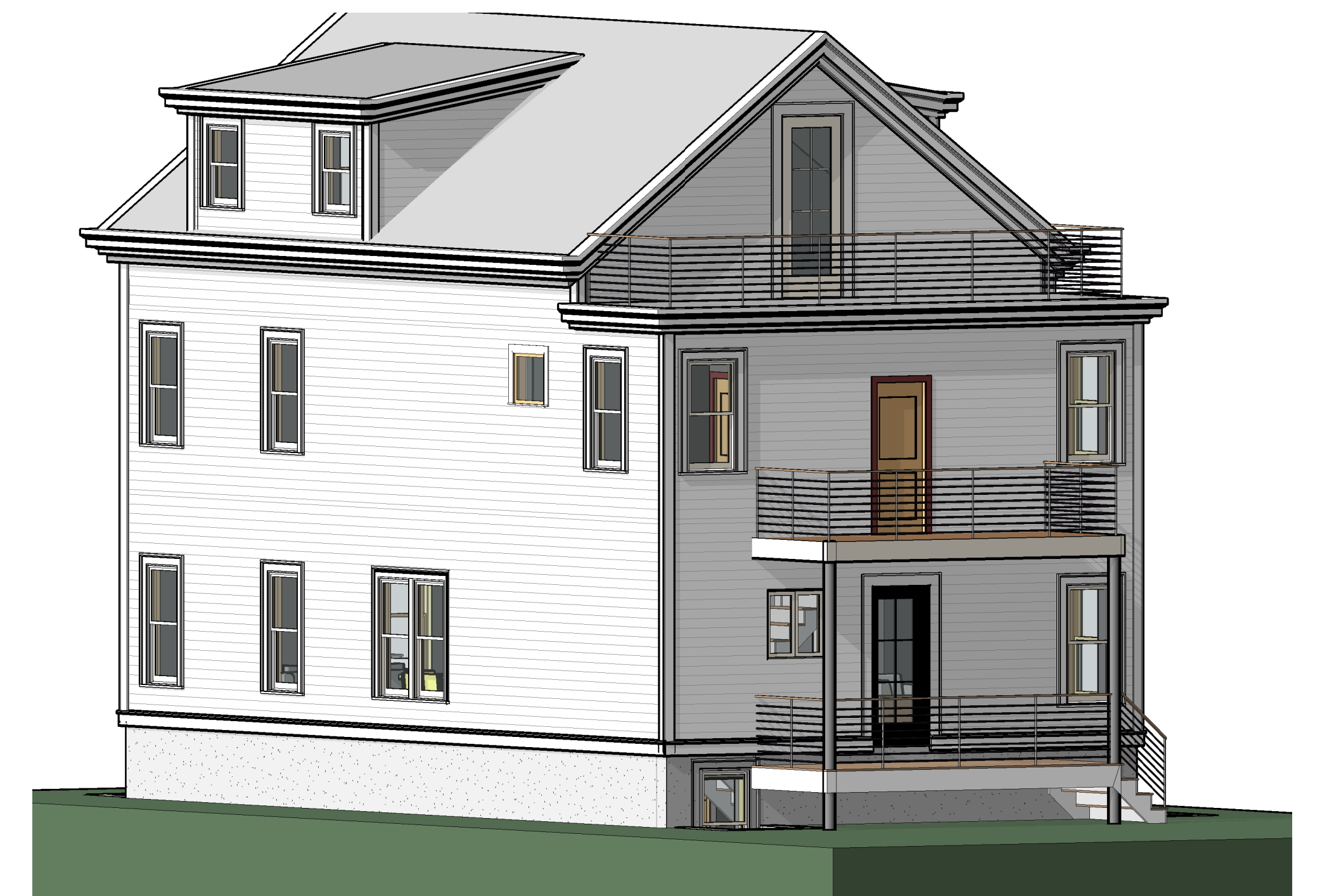
5 EXISTING REAR VIEW



1 PROPOSED FRONT RIGHT VIEW



4 PROPOSED FRONT LEFT VIEW



6 PROPOSED REAR VIEW

EXISTING AND PROPOSED 3D VIEWS

BZA PERMIT SUBMISSION SET - MAY 1, 2024

5-7 FENNO STREET, CAMBRIDGE MA

5/1/2024 8:10:05 AM



KBA
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitect.com
phone: (617) 827-3027

Date 05.01.24

Drawing no. B400

7 Fenno St.

228-6
BARTON, PAUL I.
131 GARDEN ST.
CAMBRIDGE, MA 02138-6720

228-8
FRISOLI, MAUREEN K.
14 FENNO ST.
CAMBRIDGE, MA 02138-6702

Retitioner

MAHMOOD FIROUZBAKHT
7 CRESCENT STREET
CAMBRIDGE, MA 02138

228-7
WOODY, BETTE & ALBERT HUERBY
381 WALDEN STREET
CAMBRIDGE, MA 02138

228-17
STREIT, ROBIN BLACKBURN &
ANDREW P. ECCLES
10 STEARN ST
CAMBRIDGE, MA 02138

228-20
KLEIN, ABRAM W. & DEBRA A. KLEIN, TRS.
20 STEARNS ST
CAMBRIDGE, MA 02138

228-27
5 FENNO ST LLC
216 BROADWAY
CAMBRIDGE, MA 02139

228-46
CHAUNCEY, PAULA E.
135 GARDEN ST
CAMBRIDGE, MA 02139

228-19
GARBER, JODY
18 STEARNS ST
CAMBRIDGE, MA 02138

228-26
DEXTER, EMILY & ARMOND M. COHEN
9-11 FENNO ST
CAMBRIDGE, MA 02138-6701

228-25
OSHERSON, SAMUEL D
TRS SAMUEL D OSHERSON REVOCABLE TR
14 NUBANUSIT RD
NELSON, NH 03457

228-53
FIELDS, EVAN J & LEYLA Y TARHA
2 STEARNS ST - UNIT 2
CAMBRIDGE, MA 02138

228-53
HARRIS, RUSSELL P.
4 STEARNS ST
CAMBRIDGE, MA 02138

228-18
MAGUIRE, JOSEPH D.
16 STEARNS ST
CAMBRIDGE, MA 02138

Pacheco, Maria

From: contact@dsamail.net
Sent: Friday, June 14, 2024 2:53 PM
To: Pacheco, Maria
Subject: comment on petition to ZBA

To the Zoning Board

Re Case No: BZA-268777, 7 Fenno Street

I am neutral to supportive of Mr. Firouzbakht's plans to upgrade his property at 7 Fenno Street. I have one concern that I would like to have read into the record.

In his letter, Mr. Firouzbakht indicates that he plans to raise the roof "slightly." My property abuts the back of 7 Fenno's, and my concern is that if his house is much taller, any new windows will look directly into my house, and vice versa. I have waited many years for my trees to grow tall enough to provide some privacy for my green roof and bedroom, so I am not thrilled at the thought that I will be dealing with this again, for more windows than before. In other words, I dearly hope that "slightly" means fewer than 12 inches.

Thank you for your time and attention to my concern,

Sincerely,



Dr. Dany Adams, 16 Stearns St

Pacheco, Maria

From: pchauncey@etrelc.com
Sent: Saturday, June 15, 2024 4:50 PM
To: Pacheco, Maria
Subject: Case No: BZA-268777

Dear Ms. Pacheco:

I am writing to convey my thoughts regarding the BZA application submitted for 7 Fenno Street, Cambridge, MA, 02138, which is the property immediately next door to my personal residence at 135 Garden Street, Cambridge, MA 02138.

While I am in favor of the petitioner's plan to turn what is currently a multi-apartment rental property into a single-family home, my overarching concern, based upon historical experience, runs to safety and consideration of neighbors.

The petitioner, Mahmood Firouzbakht, purchased the two-family property in 2016 and initially utilized it as an AirBnB. Following the change in regulations for AirBnB properties operating in Cambridge, Mr. Firouzbakht shifted the property to apartment rentals. My experience over the past eight years has given rise to safety concerns as events have occurred that posed both safety and legal issues. As an example, in the early years following purchase, property tenants used a tree in my yard to swing over to my [flat] roof and hold a party on same. I was traveling on business during this incident and, thankfully, a neighbor observed the activity and summoned the Cambridge police. The tree in question sustained material damage, requiring an arborist to save the tree. I invited Mr. Firouzbakht to share in the expense of the arborist (and roof clean-up) and he declined. During the shift from AirBnB use to multi-apartment use, workers pitched multiple bed mattresses from the property's third floor window, again posing safety issues. Thereafter, tenants filled trash bins to overflowing with food waste, drawing rats and raccoons to my property. Again, Mr. Firouzbakht was invited to share in the expense of pest remediation and declined. As tenants came and went, furniture was also discarded in the property's front yard and was removed only after the city was notified.

In conclusion, I am relieved to learn that Mr. Firouzbakht has decided to transform the property into a single-family home. My concern is that the project, which involves several complex actions such as raising the property's foundation, raising the height of existing floors, raising the roof line, and adding dormers, be built to code, using a licensed architect, and executed using a licensed contractor and subcontractors. Moreover, that every precaution be taken to protect the integrity of the neighboring properties during construction including the prompt removal of all construction debris as well as any food waste left behind by the construction team.

Within the context of the above experience, I invested considerable time (admittedly from a layman's perspective) reviewing the petitioner's proposed architectural plans, and present the following concerns:

1. The plans suggest that the project is a substantial renovation rather than the construction of a new house from the ground up. I wonder if this is actually possible given that the second and third floors (currently the attic) are being lifted to gain higher ceiling heights on the basement, first, and top floors. Does the project entail a new-from-the-ground-up house and, if so, what are the zoning concerns related to the non-conformance of the existing house (a subject on which I am familiar having undertaken a renovation on my own non-conforming property), which could be addressed with a new build?
2. There are several discrepancies between the tables on the BZA Application Form, the architectural cover sheet #B000, and a chart on architectural drawing B001, including existing and proposed FAR, existing and proposed GFA (gross floor area), and existing/proposed/maximum height (35' or 25'). These numbers should be confirmed so that all parties have an accurate assessment of the magnitude of the proposed changes. The existing structure is already non-conforming and the proposed design increases the non-conformity, which could negatively impact all neighbors.
3. The proposed plans show substantial window wells on the street and left (west) sides of the house that are entirely within the setback areas. I wish to confirm that these substantial window wells, as currently proposed, are consistent with BZA regulations.

4. As I understand the plans, the proposed dormers do not meet the requirements of the City of Cambridge BZA Design Guidelines for Roof Dormers 1996, which require that the exterior face of dormers should be set back at least 18" from the face of the walls below (page 5 figure 2).

5. Given 2.— 4., I am wondering whether the house is to be built as currently drawn in the plans. If the BZA approves the proposed plans, will it require that the above items be addressed and that the house be constructed as shown in the final approved drawings. And, if the applicant decides to make changes along the way, will the changes be subject to review by the BZA and shared with neighbors? Finally, once constructed, will the property be zoned as a single-family home that may not be used as a multi-apartment rental (I ask this only because there is a large, newly-constructed home on the corner of Fenno and Sherman (a short stroll from the petitioner's property) which remains on the market. Is there a possibility that the petitioner could revert to a multi-apartment rental situation, post-construction, if indeed the property does not sell in a timely manner?

6. Finally, my future concerns run to the following:

- a. Where will the HVAC condensers be located on the property? If they are located on the west side of the property, they will interfere with the quiet enjoyment of my backyard space.
- b. Will exterior lighting be Dark Skies compliant?
- c. Will the property's current drainage problems be corrected so that the house doesn't drain towards my house and yard?

Given the extent of my questions and concerns, I was hoping to attend the June 20th hearing. Unfortunately, I must travel for business and will be unable to attend. Please advise if there is further action required on my part ahead of the June 20th hearing or if I may answer any questions regarding the above. Additionally, if you would confirm receipt of my email, I would be grateful.

Thank you for your consideration of my concerns.

Sincerely,

Paula E. Chauncey

135 garden street

Cambridge, ma 02138

t: 617.818.5514

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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: Hector Don Santos Date: 03/31
(Print)

Address: 7 Fenno St.

Case No. BZA-268777

Hearing Date: 6/20/24

Thank you,
Bza Members