



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 OCT 22 AM 11:32

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 287510

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Elliot Ranger

PETITIONER'S ADDRESS: 94 Fayerweather St., Cambridge, MA 02138

LOCATION OF PROPERTY: 94 Fayerweather St., Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Dwelling

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To replace our existing, non-conforming 2nd story porch with a 2-story enclosed addition. We are requesting to extend the porch to the edge of the house on the driveway side and overhang on the second story by two feet over the existing structure footprint.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)

Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure)

Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

Elliot Ranger

(Petitioner (s) / Owner)

Elliot Ranger

(Print Name)

Address:
Tel. No.

617-999-0472
6179990472

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 Elliot Ranger and Kathyr Ranger
(OWNER)

Address: 94 Fayerweather St. (Cambridge, MA)

State that I/We own the property located at 94 Fayerweather St., which is the subject of this zoning application.

The record title of this property is in the name of _____
Elliot Ranger and Kathyr Ranger

*Pursuant to a deed of duly recorded in the date 10/8/2021, Middlesex South County Registry of Deeds at Book 78875, Page 238; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

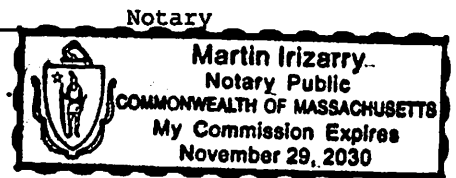
Elliot Ranger
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name ELLIOT RANGER personally appeared before me, this 13 of August 2024, and made oath that the above statement is true.

My commission expires 11.29.2030 (Notary Seal).



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

November 29, 2020
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
Notary Public
Martin Fitzgery



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 94 Fayerweather St. (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 property existed prior to the ordinance being established and the pre-existing lot dimensions would not meet the required minimums for the district. The proposed plans will meet all the requirements of section 8.22.2D. We are requesting BZA grant a special permit for the alteration or enlargement of a preexisting dimensionally nonconforming detached two-family dwelling. The plan will not change the use and the enlargement or alteration of the preexisting dimensional nonconformity does not create a new dimensional nonconformity. The proposed plan is not substantially more detrimental than the existing nonconformity structure to the neighborhood and consistent with the dimensional nonconformities that other properties adjacent and in the district benefit from.

B) Traffic generated or patterns of access or egress would not cause a congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed project, being in the rear of the property, will not have any impact on public traffic generated or patterns of access or egress. Additionally, the proposed project is architecturally designed to blend in with the character of the neighborhood and surrounding properties.

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:

Continued operation of or development of adjacent uses would not be adversely affected by the proposed project. The dimensional nonconformity is not substantially different from the nonconformities shared by other adjacent properties. The fence on the ground level, neighboring garage, and trees provides separation and additional privacy to 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:

Nuisance or hazard would not be caused or created due to the placement of the proposed plans in the rear of the property. It will have minimal impact on the public and adjacent properties. All the construction will be performed in compliance with established building codes and permitting.

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 plans will not have any impact on the integrity of the district or adjoining districts. The existing nonconformances of this property and of adjacent properties are already established throughout the neighborhood. The proposed plans will not change the use and will not create a health or safety hazard. It is consistent with the intent of the ordinance, specifically with section 8.22.2D of the ordinance. Lastly, the renovation of the existing structure will improve the value of this property and the neighborhood.

Date: 10/20/2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Elliot Ranger
Location: 94 Fayerweather St., Cambridge, MA
Phone: 6179990472

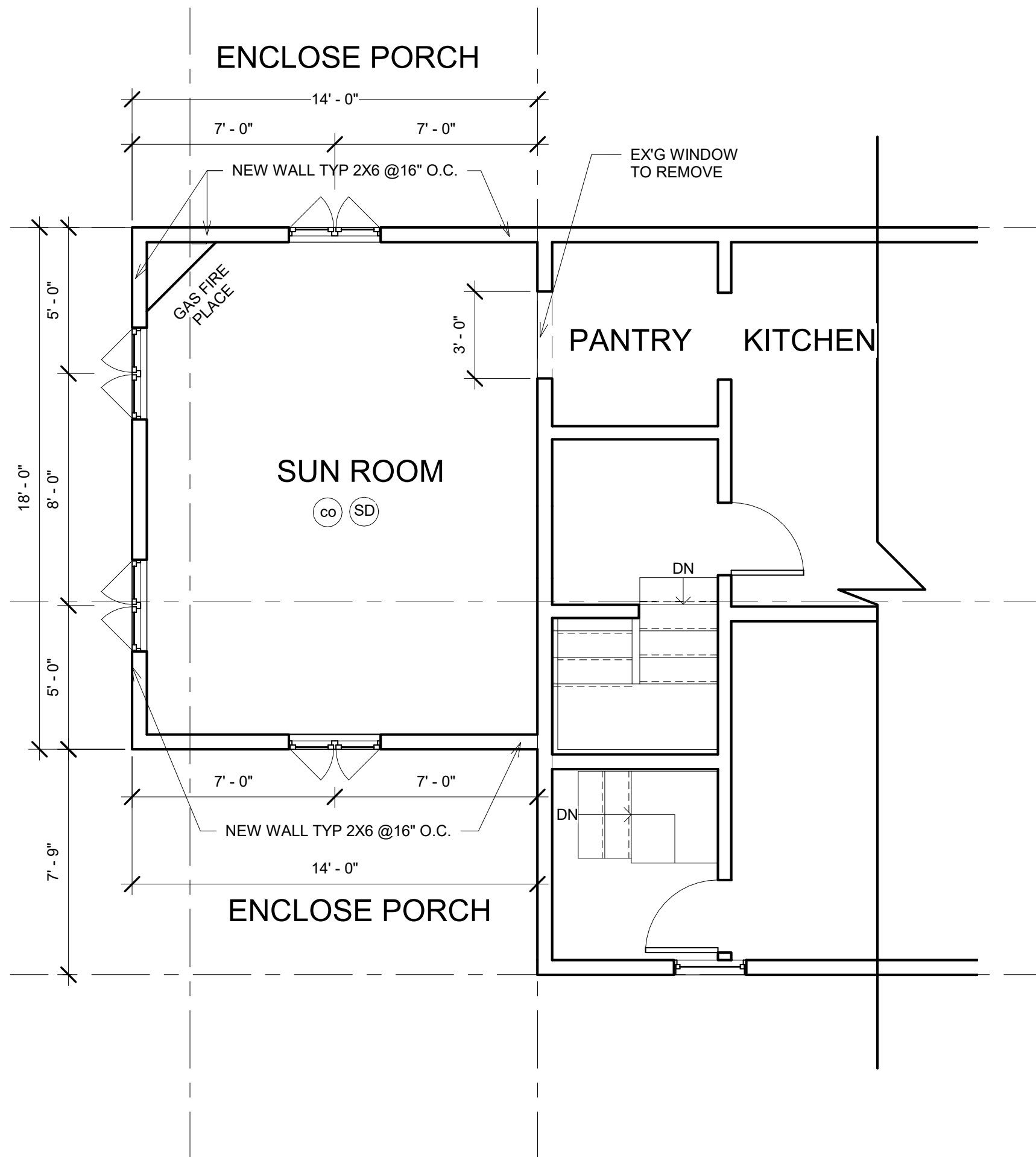
Present Use/Occupancy: Two-Family Dwelling
Zone: Residence B Zone
Requested Use/Occupancy: Two-Family Dwelling

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2813		3221		1900	(max.)
<u>LOT AREA:</u>		3801		3801		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.74		.87		.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1900		1900		2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	49.00		49.00		50	
	<u>DEPTH</u>	77.58		77.58		100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10.8		10.8		15	
	<u>REAR</u>	11.1		9.1		25	
	<u>LEFT SIDE</u>	3		3		7.5' sum 20	
	<u>RIGHT SIDE</u>	16.5		16.5		7.5' sum 20	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	34		34		35	
	<u>WIDTH</u>	59		61		41	
	<u>LENGTH</u>	25		25		25	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		41.6%		40.2%		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		2		2		0	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		0	

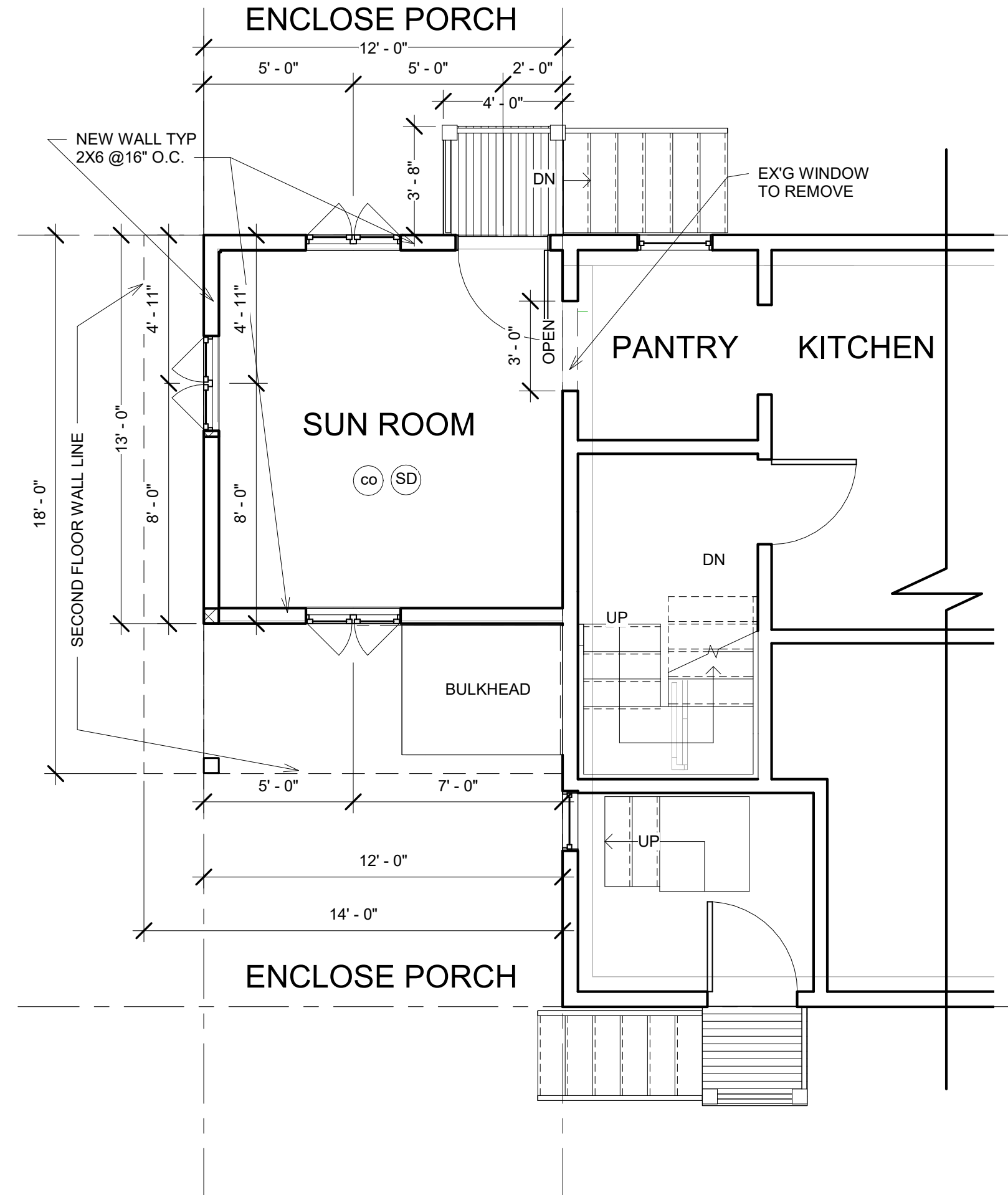
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

There are no other buildings 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.



② Second Floor Plan
1/4" = 1'-0"



① First Floor Plan
1/4" = 1'-0"

ENCLOSED REAR PORCH

Owner: ELLIOT RANGER

94 FAYERWEATHER STREET
CAMBRIDGE MA

Consultant:
Address
Address
Phone
Fax
e-mail



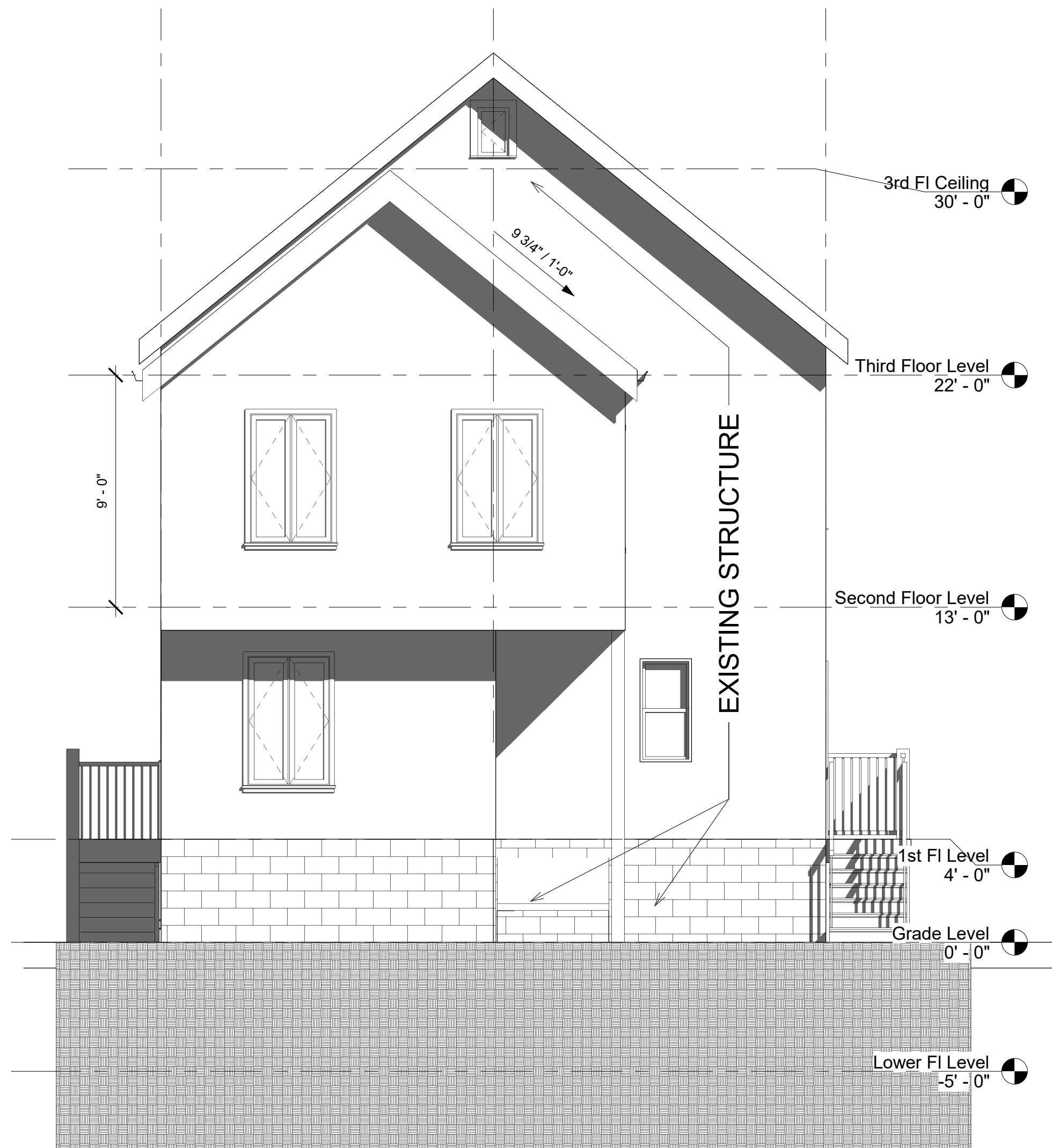
Architectural Design
www.anzzadesign.com
375 High st # 2 Medford, MA 02155
Pho: 617-3724291

Proposed First & Second
Floor Plan

Project number	Project Number
Date	3-7-2024
Drawn by	Anzza Design
Checked by	AN

A102

Scale 1/4" = 1'-0"



② Rear Elevation
1/4" = 1'-0"



① -3D- 1
1/2" = 1'-0"



③ -3D- 2
1/2" = 1'-0"

ENCLOSED REAR PORCH

Owner: ELLIOT RANGER

94 FAYERWEATHER STREET
CAMBRIDGE MA

Consultant:
Address
Address
Phone
Fax
e-mail



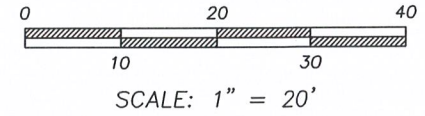
Architectural Design
www.anzzadesign.com
375 High st # 2 Medford, MA 02155
Pho: 617-3724291

Proposed 3D View

Project number	Project Number
Date	3-7-2024
Drawn by	ANZZA DESIGN
Checked by	AN
A103	
Scale	As indicated

ZONE: RES B

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	15	10.8	10.8
SIDE YARD	7.5 SUM 20	3.0 SUM 19.5	3 SUM 19.5
REAR YARD	25	11.1	9.1
MAX RATIO FLOOR AREA TO LOT AREA	0.5	0.74	0.87
MIN RATIO PRIVATE OPEN SPACE TO LOT AREA	40%	41.6%	40.2%



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: KATHYR B & ELLIOT R RANGER

TITLE REFERENCE: BK 78875 PG 238

PLAN REFERENCE: PLAN BK 119 PLAN 21

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: KATHYR B & ELLIOT R RANGER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MARCH 22, 2024

DATE OF PLAN: MARCH 25, 2024

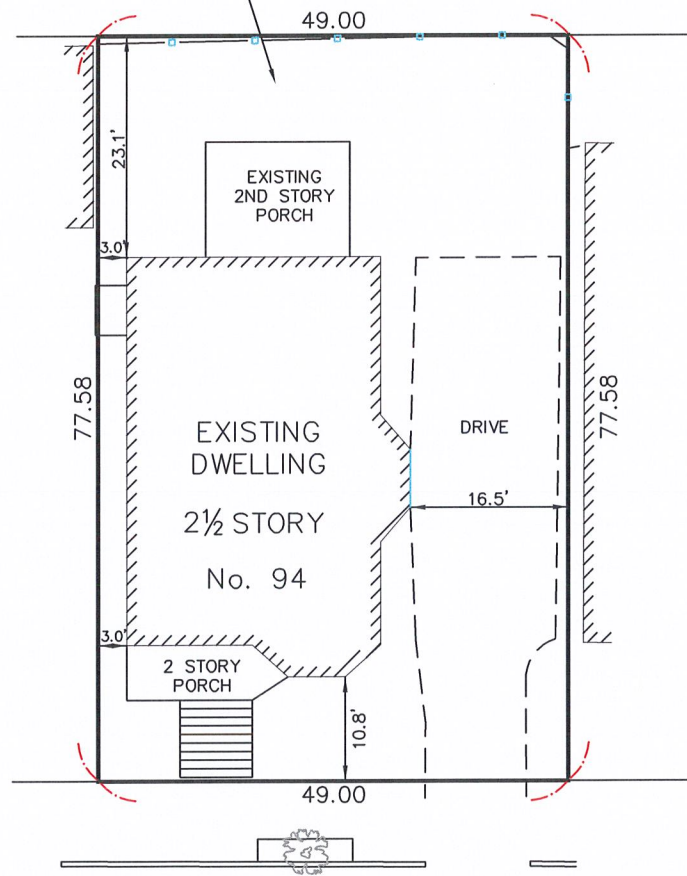
DATE OF PLAN: APRIL 20, 2024 (REVISIONS)

RICHARD J. MEDE, JR. P.L.S.

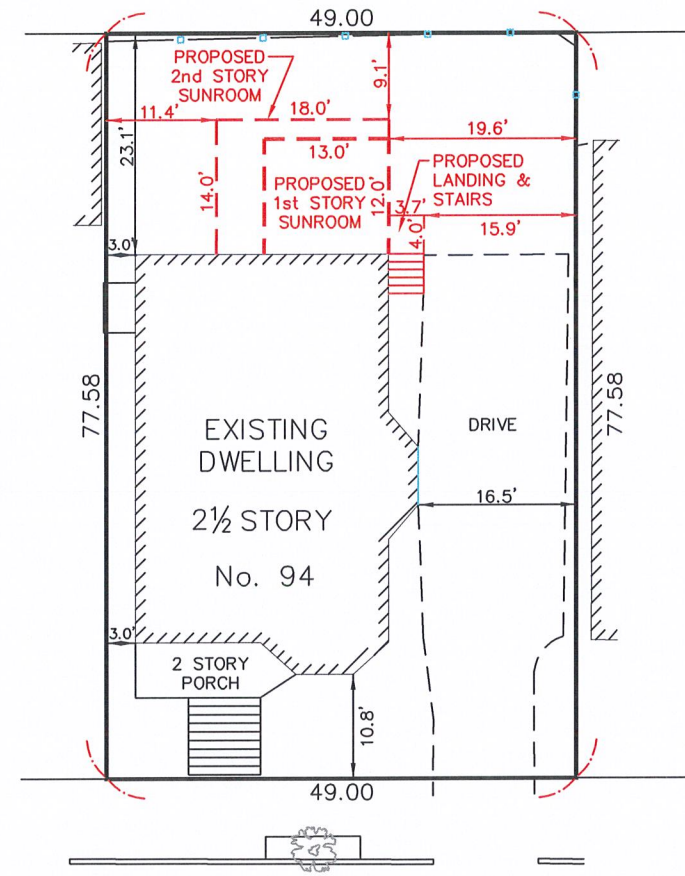
04/20/2024
DATE:



LOT 9
AREA = 3,801.4 s.f.±



FAYERWEATHER STREET



FAYERWEATHER STREET

CERTIFIED PLOT PLAN
92 FAYERWEATHER ST
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

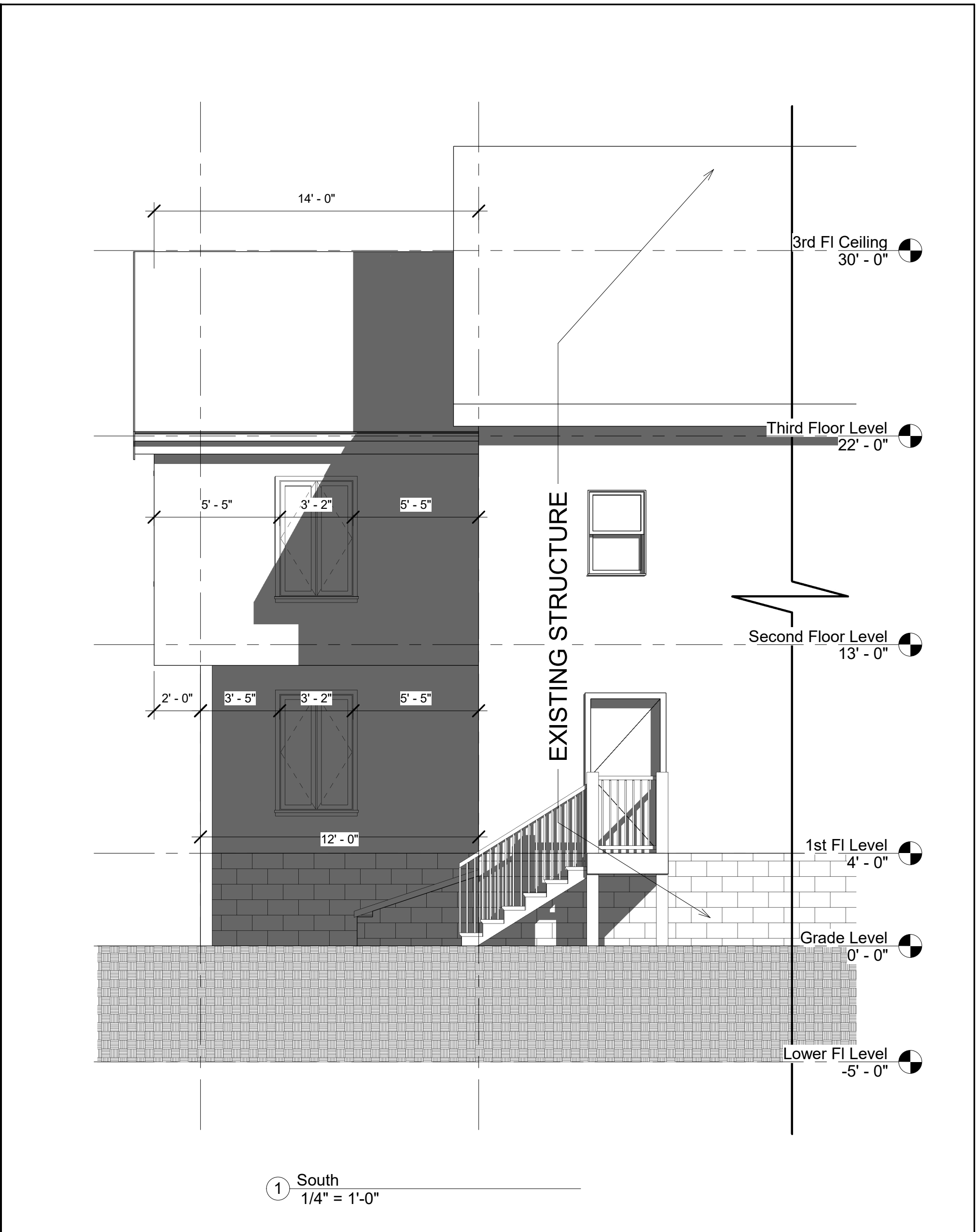
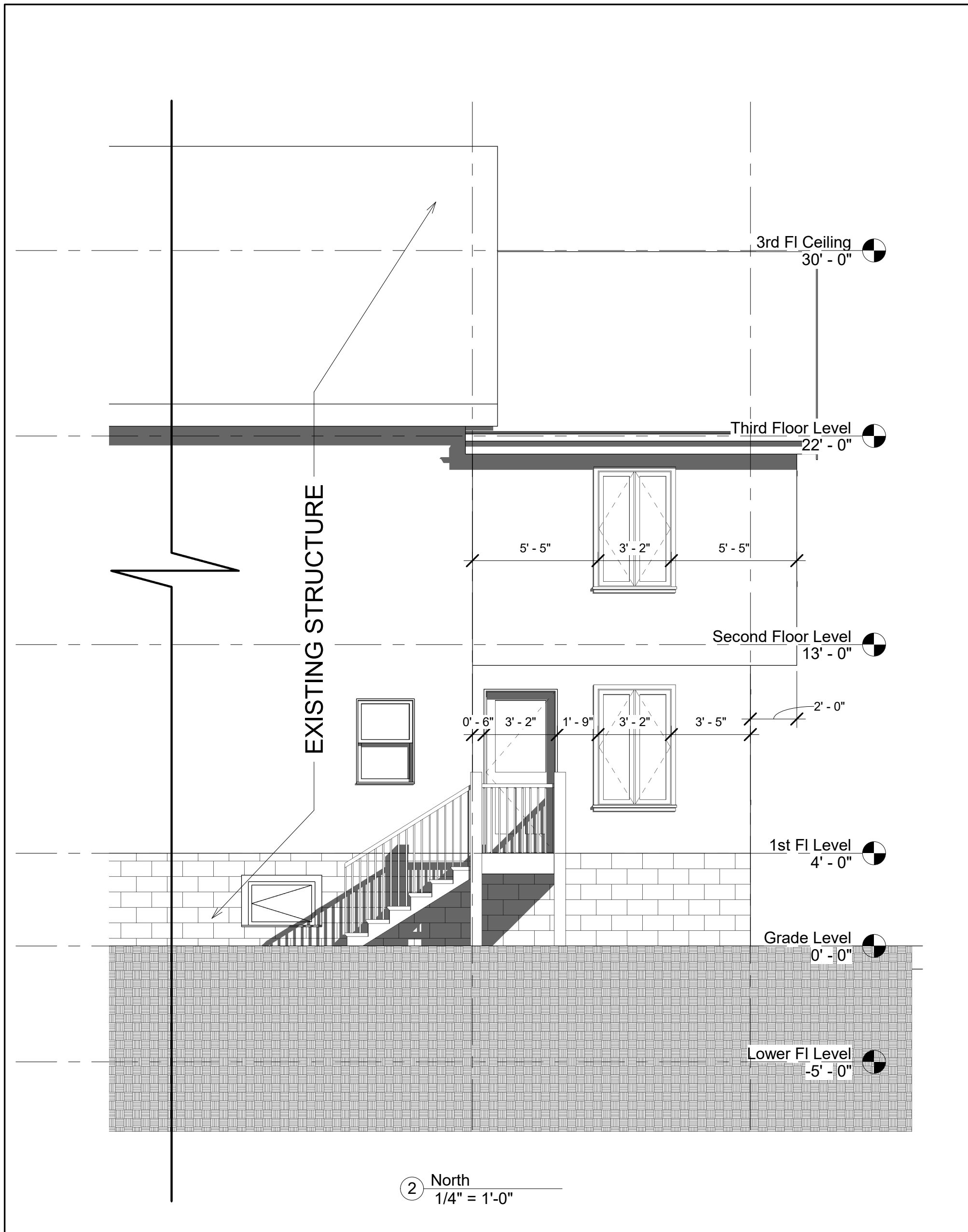
PREPARED BY:



PREPARED FOR:

ELLIOT RANGER

DRAWN CAV	CHECKED RJM	FILE No. 22216
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ENCLOSED REAR PORCH

Owner: ELLIOT RANGER
 94 FAYERWEATHER STREET
 CAMBRIDGE MA

Consultant:
 Address
 Address
 Phone
 Fax
 e-mail

ANZZA
 Architectural Design
 www.anzzadesign.com
 375 High st # 2 Medford, MA 02155
 Pho: 617-3724291

Elevations	
Project number	Project Number
Date	3-7-2024
Drawn by	ANZZA DESIGN
Checked by	AN
A104	
Scale	1/4" = 1'-0"





To: Cambridge Zoning Appeals Board,

I have reviewed the proposed two-story addition plans Elliot and Kathyr Ranger at 94 Fayerweather St. have created, and I would like to express my support for the sought after variance.

Thank you for your time and consideration.

Resident/Owner: Howard Saxner

Address: 93 FAYERWEATHER ST. CAMBRIDGE

Date: 8/17

To: Cambridge Zoning Appeals Board,

I have reviewed the proposed two-story addition plans Elliot and Kathyr Ranger at 94 Fayerweather St. have created, and I would like to express my support for the sought after variance.

Thank you for your time and consideration.

Resident/Owner: Elizabeth C. Peters

Address: 93 Fayerweather Street

Date: 17 August 2024

To: Cambridge Zoning Appeals Board,

I have reviewed the proposed two-story addition plans Elliot and Kathy Ranger at 94 Fayerweather St. have created, and I would like to express my support for the sought after variance.

Thank you for your time and consideration.

Resident/Owner: VERONICA LEBER
Veronica Leber

Address: 92 FAYERWEATHER ST #3.
CAMBRIDGE MA.

Date: 8/17/24

To: Cambridge Zoning Appeals Board,

I have reviewed the proposed two-story addition plans Elliot and Kathy Ranger at 94 Fayerweather St. have created, and I would like to express my support for the sought after variance.

Thank you for your time and consideration.

Resident/Owner: Sharyn Bahn

Address: 92 Fayerweather St #2

Date: 8/17/24

To: Cambridge Zoning Appeals Board,

I have reviewed the proposed two-story addition plans Elliot and Kathy Ranger at 94 Fayerweather St. have created, and I would like to express my support for the sought after variance.

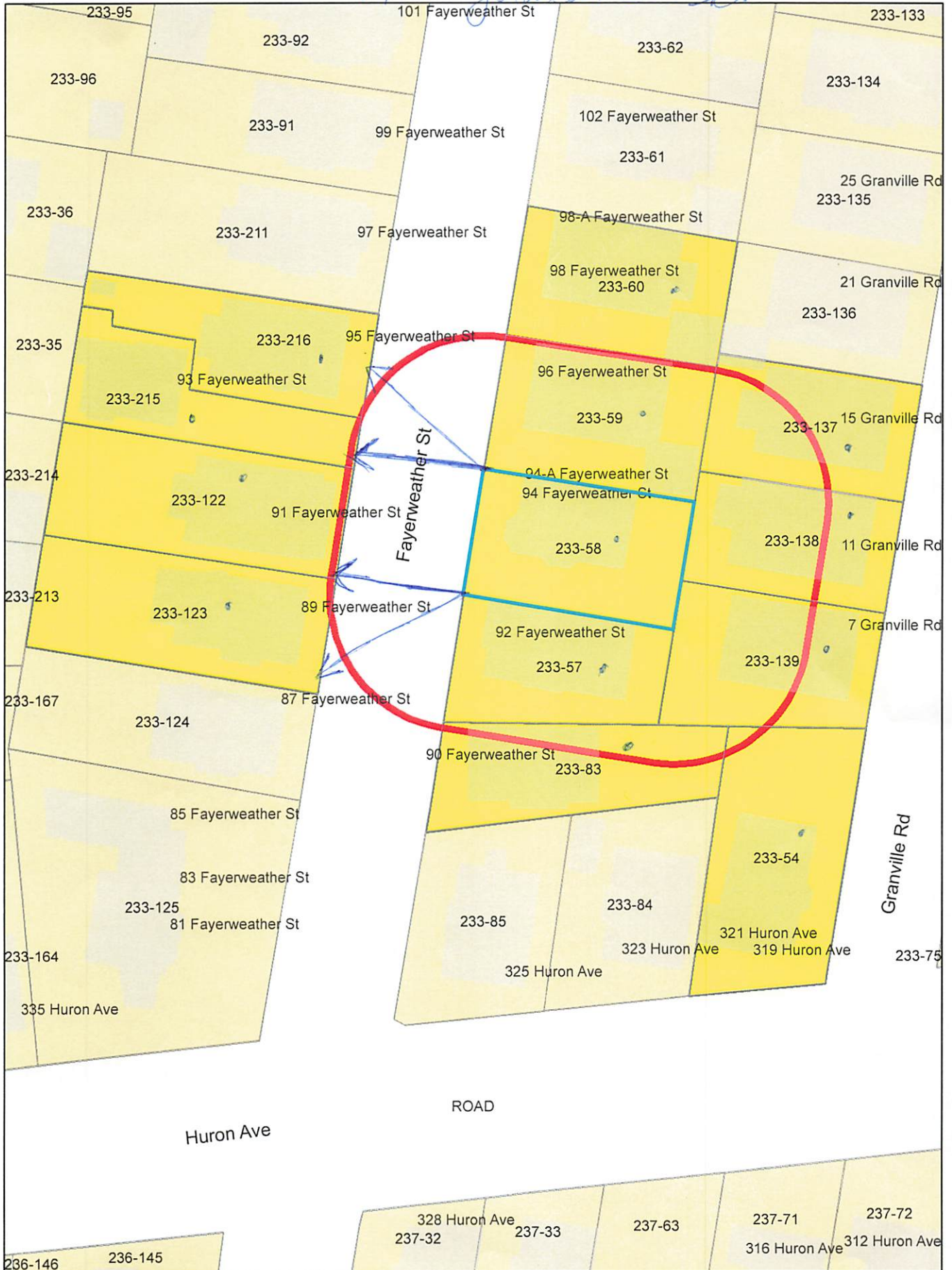
Thank you for your time and consideration.

Resident/Owner: Mable J Coner

Address: 95 Fayerweather Street #2

Date: 8-17-24

94 Fayerweather St.



94 Fayerweather St.

Petitioner

233-59
NASSER, MAHNAZ &
HESSEIN R. SADEGHPAUR
96 FAYERWEATHER ST UNIT 1
CAMBRIDGE, MA 02138

233-139
CLOAD, SHARON T.
7-9 GRANVILLE RD UNIT 1
CAMBRIDGE, MA 02138

233-58
RANGER KATHYR B & ELLIOT R RANGER
94 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-54
ROBERTS, KATHERINE D. , JOHN & ALISON
TRS THE KATHERINE D. ROBERTS TRUST
321 HURON AVE
CAMBRIDGE, MA 02138

233-83
PROBST, CYNTHIA A. &
SUSAN RUTH PEARCE TRUSTEES
90 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-123
BRELIS, MATTHEW & MORGAN BAKER
89 FAYERWEATHER ST.
CAMBRIDGE, MA 02138

233-57
LEGER, VERONICA
95 FAYERWEATHER ST UNIT 3
CAMBRIDGE, MA 02139

233-57
BAHN, SHARYN,
TR. Of THE SHARYN BAHN 2017 REV TRUST
92 FAYERWEATHER ST UNIT 2
CAMBRIDGE, MA 02139

233-216
JAS HOMEOWNERSHIP LLC
C/O SISSAY, BINIYAM M.
25 CHALK ST UNIT 1
CAMBRIDGE, MA 02139

233-138
VOIRET, MARTINE
11 GRANVILLE RD UNIT 2
CAMBRIDGE, MA 02138

233-138
SCHMITT, SCOTT, KARINA KU & MAT YUEN KU
11-13 GRANVILLE RD. UNIT#1
CAMBRIDGE, MA 02138

233-59
TOMASSY GIULIO SRUBEK
96 FAYERWEATHER ST UNIT 3
CAMBRIDGE, MA 02138

233-122
SCHNUTH MATTHEW R DRABON NADJA
91 FAYERWEATHER ST - UNIT 2
CAMBRIDGE, MA 02138

233-60
BREEN, F. STEPHEN SUSAN D. BREEN, TRS
98 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-57
FAIR WEATHER PROPERTIES LLC
18 FERNWAY
WINCHESTER, MA 01890

233-137
KELLY LAND TRUST INC
48 BRIGHT RD
BELMONT, MA 02478

233-122
CAMPO, JOHN W JR & ELIZABETH G CAMPO
91 FAYERWEATHER ST - UNIT 1
CAMBRIDGE, MA 02138

233-59
ZHANG ZHOUPENG & YONGMEI ZHANG
30 PHILIP DR
PRINCETON, NJ 08540

233-216
CONEY, CHARLES, SR. MABLE J. CONEY
95 FAYERWEATHER ST UNIT 2
CAMBRIDGE, MA 02138

233-138
OLIVET, HANNAH B
TRS THE HANNAH B OLIVET REVOCABLE TR
11 GRANVILLE RD - UNIT 3
CAMBRIDGE, MA 02138

233-139
FISHER, MEREDITH
7-9 GRANVILLE RD - UNIT 2
CAMBRIDGE, MA 02138

233-215
SAXNER, HOWARD R.
TRS THE HOWARD R. SAXNER TR
93 FAYERWEATHER ST
CAMBRIDGE, MA 02138

233-139
CLOAD, SHARON
7-9 GRANVILLE RD - UNIT 3
CAMBRIDGE, MA 02138

233-122
CAMPO, JOHN W JR
TRS 91 FAYERWEATHER REALTY TR
91 FAYERWEATHER ST - UNIT 3
CAMBRIDGE, MA 02138

233-216
JAS HOMEOWNERSHIP LLC
1035 CAMBRIDGE ST STE 12
CAMBRIDGE, MA 02141