

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JAN 23 AM 11:58
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 254009

General Information

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

Special Permit: _____

Variance: _____

Appeal: _____

PETITIONER: Amy Brigham C/O Richard Bernstein Architect

PETITIONER'S ADDRESS: 988 Washington Street, Gloucester, MA 01930

LOCATION OF PROPERTY: 9 Garfield St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Proposed enlargement of the existing basement bedroom window to conform to building code emergency egress requirement, replace existing rear yard patio door with new stair down to new stone patio, and remove existing 1st floor kitchen window.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Amy Brigham

(Petitioner (s) / Owner)

Amy Brigham

(Print Name)

Address: _____

Tel. No. _____

617-721-6227

E-Mail Address: _____

rfbarch@aol.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 WILFREDO CHIESA & AMY BRIGHAM
(OWNER)

Address: 9 GARFIELD ST. CAMBRIDGE MA 02138

State that I/We own the property located at 9 GARFIELD STREET 02138 which is the subject of this zoning application.

The record title of this property is in the name of WILFREDO CHIESA AND AMY BRIGHAM

*Pursuant to a deed of duly recorded in the date 12/30/1994 Middlesex South County Registry of Deeds at Book 25099, Page 472; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

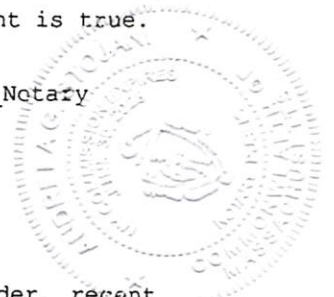
W. Wilfredo Chiesa & Amy Brigham
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name Wilfredo Chiesa & AMY BRIGHAM personally appeared before me, this 10th of January 2024 and made oath that the above statement is true.

ANDREEA G. STOJANI Notary
Notary Public, Commonwealth of Massachusetts
My commission expires June 30, 2028 (Notary Seal).



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



WALATC D'ASIRIQA
REPUBLIC OF THE PHILIPPINES
NATIONAL COUNCIL OF THE PHILIPPINES

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 9 Garfield 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:
- Alterations are limited to the existing structure and there will be no increase in non-conformance of the existing structure
- 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:
- There will be no change to patterns of access or egress
- 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:
- There will be no change to the use or operation of the property
- 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 is no change in use proposed
- 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 existing residential characteristics of the property will remain the same or be improved to the benefit of the neighborhood

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Amy Brigham
Location: 9 Garfield St., Cambridge, MA
Phone: 617-721-6227

Present Use/Occupancy: Single Family
Zone: Residence B Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2582 SF	2582 SF	1825 SF	(max.)
<u>LOT AREA:</u>		3651 SF	3651 SF	5000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.71	0.71	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3651 SF	3651 SF	2500 SF	
<u>SIZE OF LOT:</u>	WIDTH	25.0'/42.1'/47.1'	25.0'/42.1'/47.1'	50.0'	
	DEPTH	112.05'/46.0'	112.05'/46.0'	100.0'	
<u>SETBACKS IN FEET:</u>	FRONT	70.5'/3.5'	70.5'/3.5'	15.0'	
	REAR	12.5' +/-	12.5' +/-	25.0'	
	LEFT SIDE	5.5'	5.5'	7.5'/12.5'	
	RIGHT SIDE	10.6'/5.6'/9.6'	10.6'/5.6'/9.6'	7.5'/12.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.5'	34.5'	35.0'	
	WIDTH	24.0'/28.0'	24.0'/28.0'	60.0'	
	LENGTH	28.0'/32.0'	28.0'/32.0'	30.0'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		22%/2650 SF	22%/2650 SF	40%/730 SF	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		2	2	1	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	10.0'	

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.:

n/a

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'.

NEW 3'-4"x3'-4" (CLEAR)
AREAWAY w/ DRAIN TO
RE-CHARGING CHAMBER

APPROX. LOCATION
OF EXISTING
PROPERTY LINE

**PROPOSED ENLARGEMENT
OF EXISTING BASEMENT
WINDOW TO PROVIDE REQ'D
EMERGENCY EGRESS AS PER
BUILDING CODE**

NEW EMERGENCY EGRESS
WINDOW UNIT SIZE 35½"x35½"
(MFG. BY LEPAGE or MARVIN)

EXISTING BEDROOM
11'-0" x 12'-0"

EXISTING
BATHROOM

RENOVATE BATHROOM:
TILE FLOOR & WALLS,
FIXTURES, FAUCETS &
SHOWER VALVE

NEW STORAGE RM
w/ SHELF UNITS

EXISTING
STAIR TO
REMAIN

1½" x 9½" LVL
(ABOVE)

UP
LAST 3 STEPS
CONVERTED
TO WINDERS

18"x18"x12" FOOTINGS
w/ (2) #4 BARS EACH WAY

NEW PANTRY
CLOSET

EXISTING
MECHANICAL ROOM

BASEMENT AREA OF WORK:	106 SF
1 ST FLOOR AREA OF WORK:	62 SF
2 ND FLOOR AREA OF WORK:	136 SF
3 RD FLOOR AREA OF WORK:	110 SF
TOTAL AREA OF WORK:	414 SF
TOTAL AREA OF HOUSE:	2904 SF
PERCENTAGE OF HOUSE:	14.3%

EXISTING
LAUNDRY

NEW BASE CABINETS
& COUNTER w/ HANGING
ROD AND SHELF ABOVE

EXISTING STUDIO
8'-0" x 14'-0"

BASEMENT FLOOR PLAN

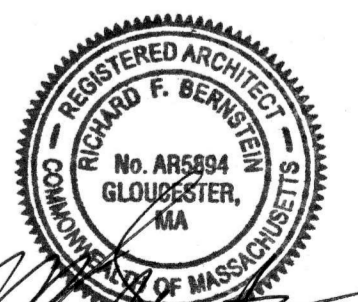
3/8"=1'-0"

9 GARFIELD ST
CAMBRIDGE, MA

PERMIT SET
11/10/2023

BZA~1
REVIEW PLAN
1/4/2024

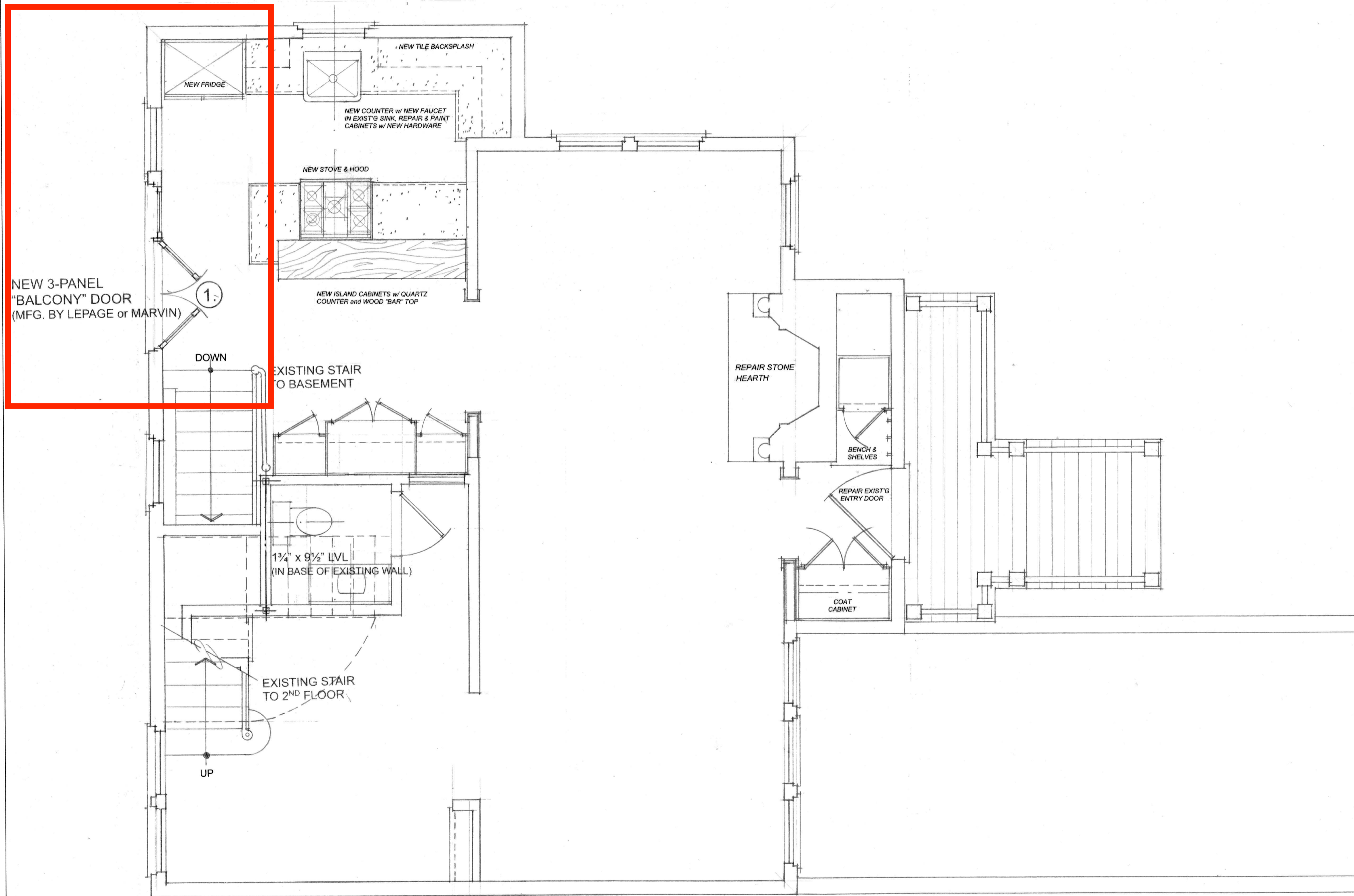
RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930



11/9/2023
A2

**PROPOSED ALTERATIONS
TO EXISTING 1ST FLOOR
PATIO DOOR and WINDOW**

9 GARFIELD ST
CAMBRIDGE, MA



PERMIT SET
11/10/2023

BZA~2
REVIEW PLAN
1/4/2024

1ST FLOOR PLAN

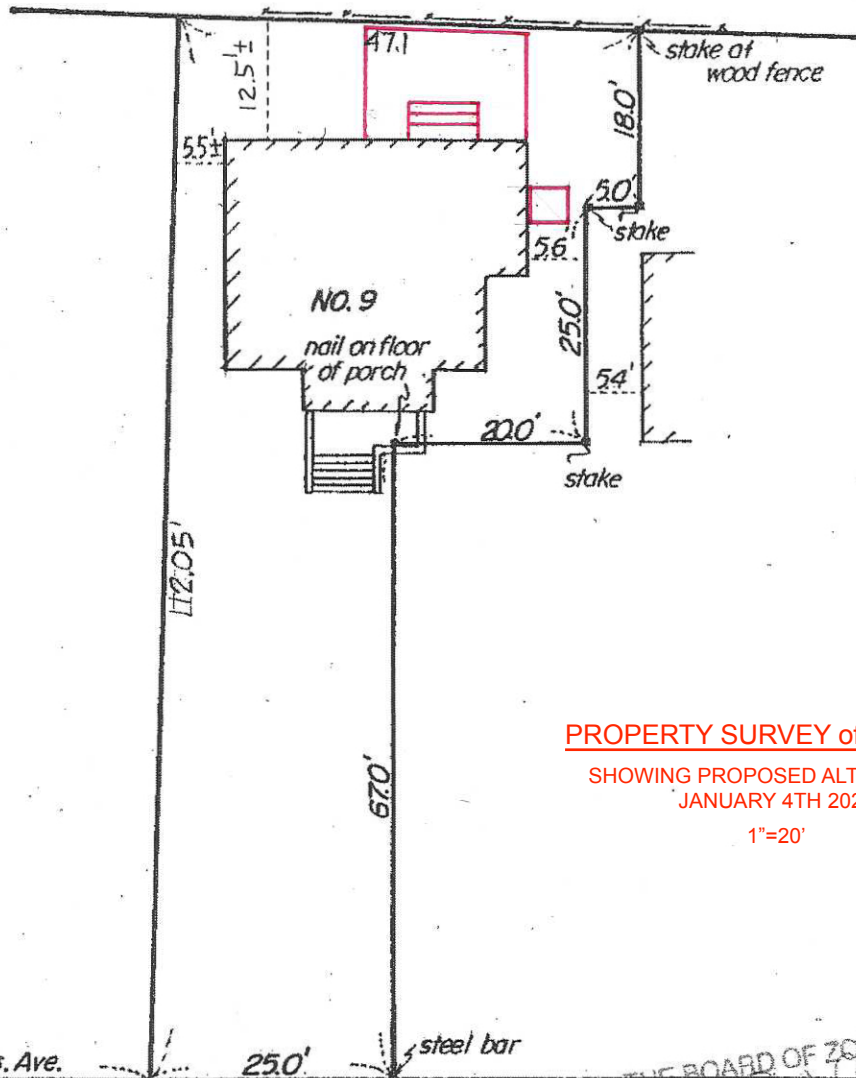
3/8"=1'-0"

RF BERNSTEIN ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930



Richard F. Bernstein
11/10/2023

A3



PROPERTY SURVEY of RECORD

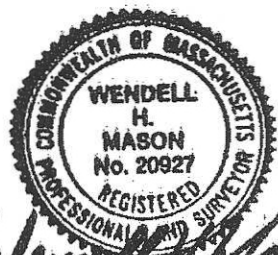
SHOWING PROPOSED ALTERATIONS
JANUARY 4TH 2024

1"=20'

← 106.0' to Mass. Ave.

SUBMITTED TO THE BOARD OF ZONING APPEAL
FOR CASE NO. 8403

GARFIELD ST.

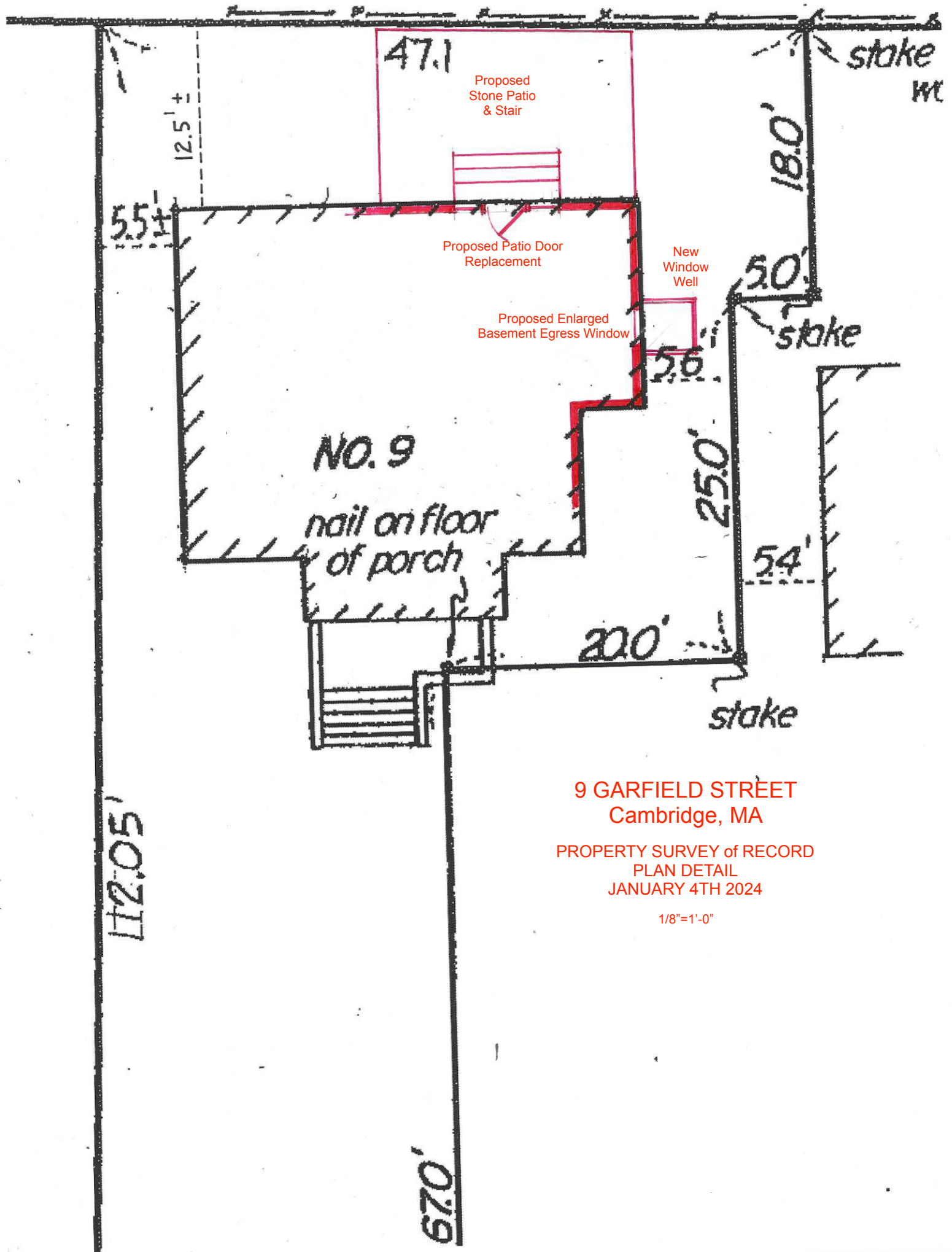


Wendell H. Mason
12/28/94

PROPERTY LINE LOCATION
9 GARFIELD ST.

CAMBRIDGE, MASS.

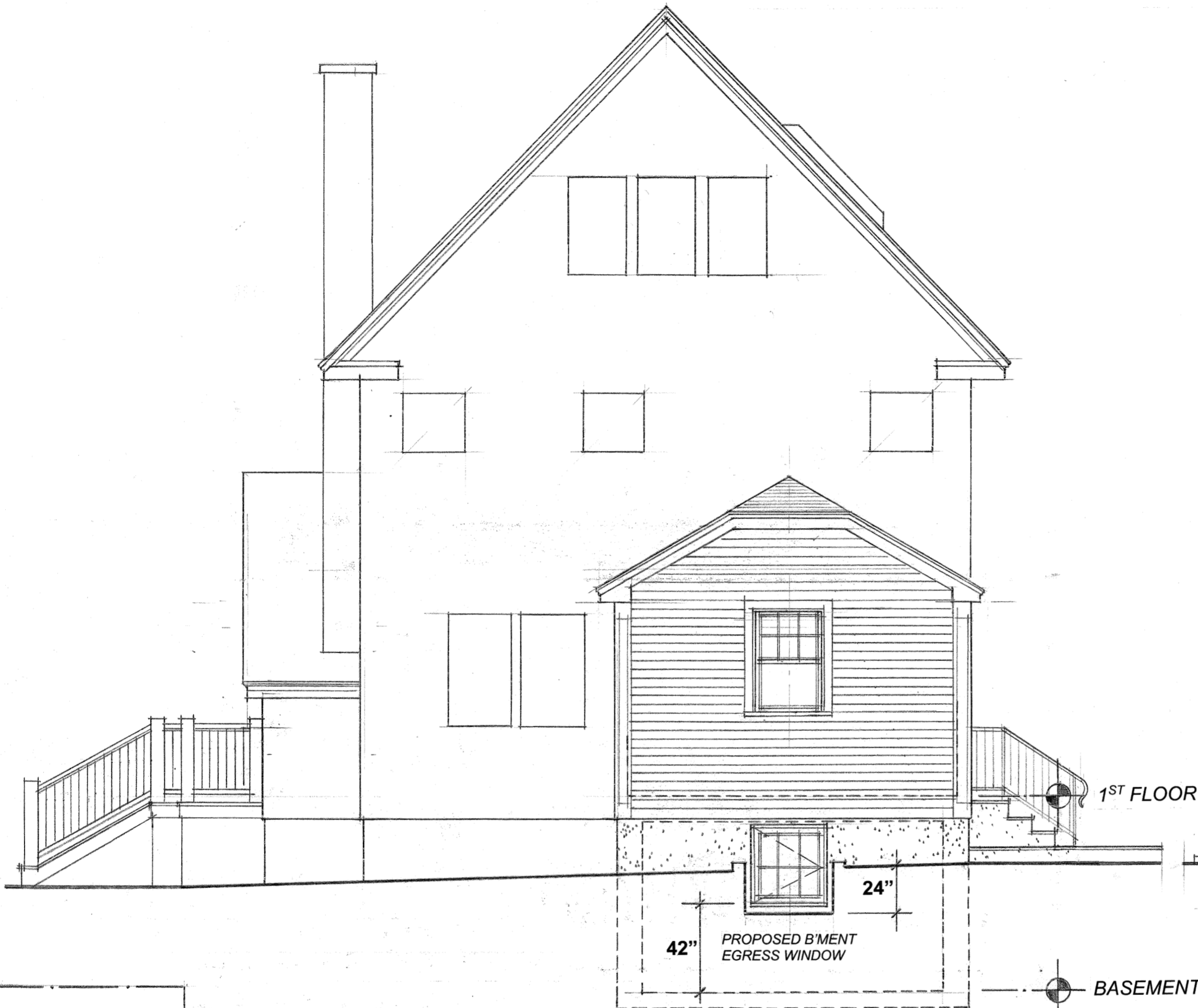
WENDELL H. MASON, P.E., P.L.S.
122 ESSEX ST., BEVERLY, MA 01915



9 GARFIELD STREET
Cambridge, MA

PROPERTY SURVEY of RECORD
PLAN DETAIL
JANUARY 4TH 2024

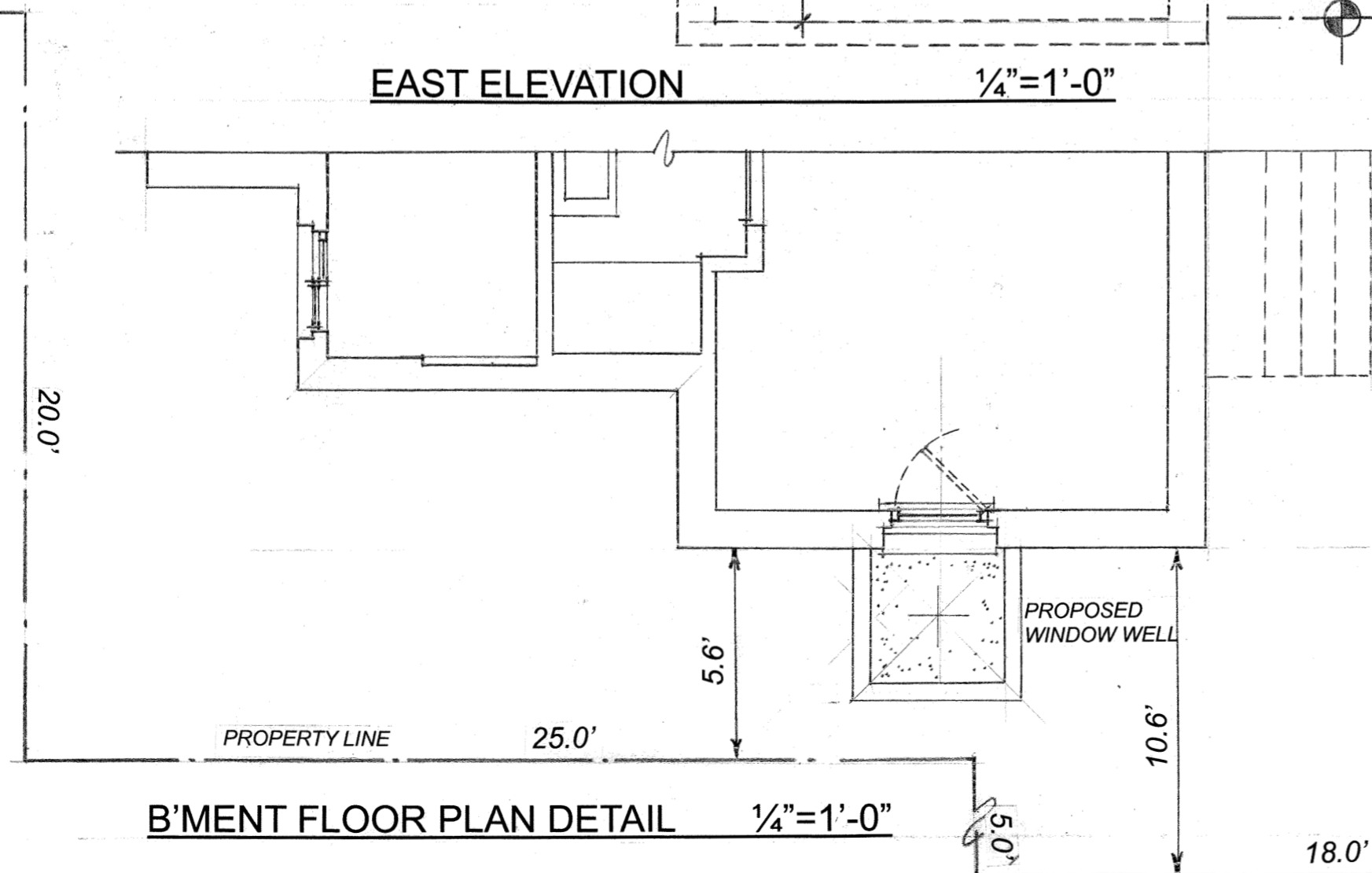
1/8"=1'-0"



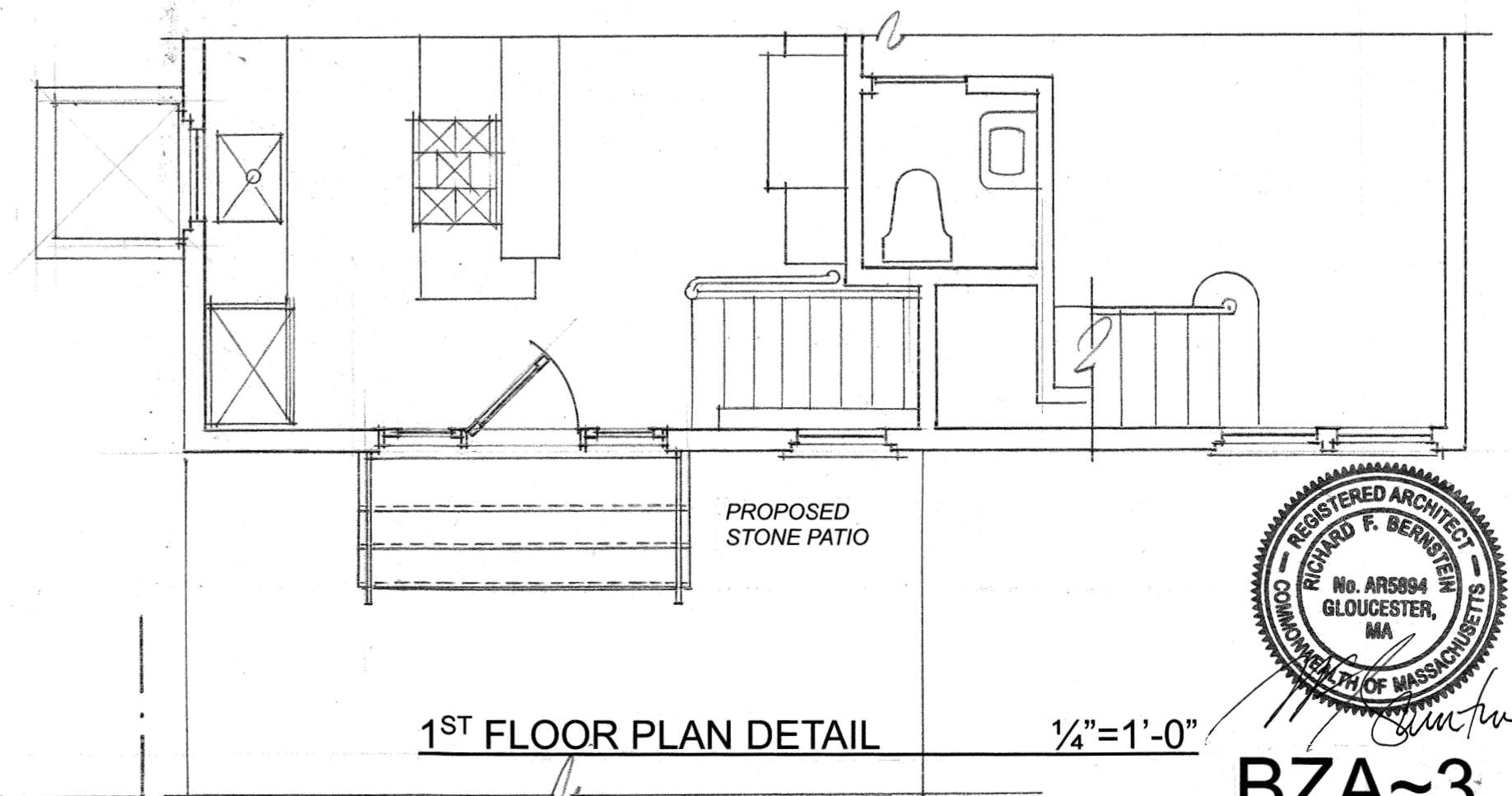
EAST ELEVATION 1/4"=1'-0"



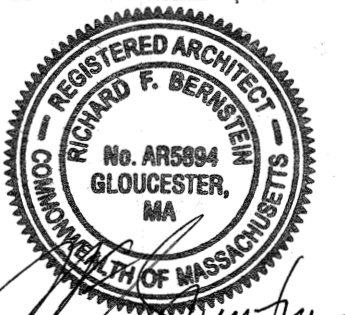
NORTH ELEVATION 1/4"=1'-0"



B'MENT FLOOR PLAN DETAIL 1/4"=1'-0"



1ST FLOOR PLAN DETAIL 1/4"=1'-0"



BZA~3



03.05.2023 10:27

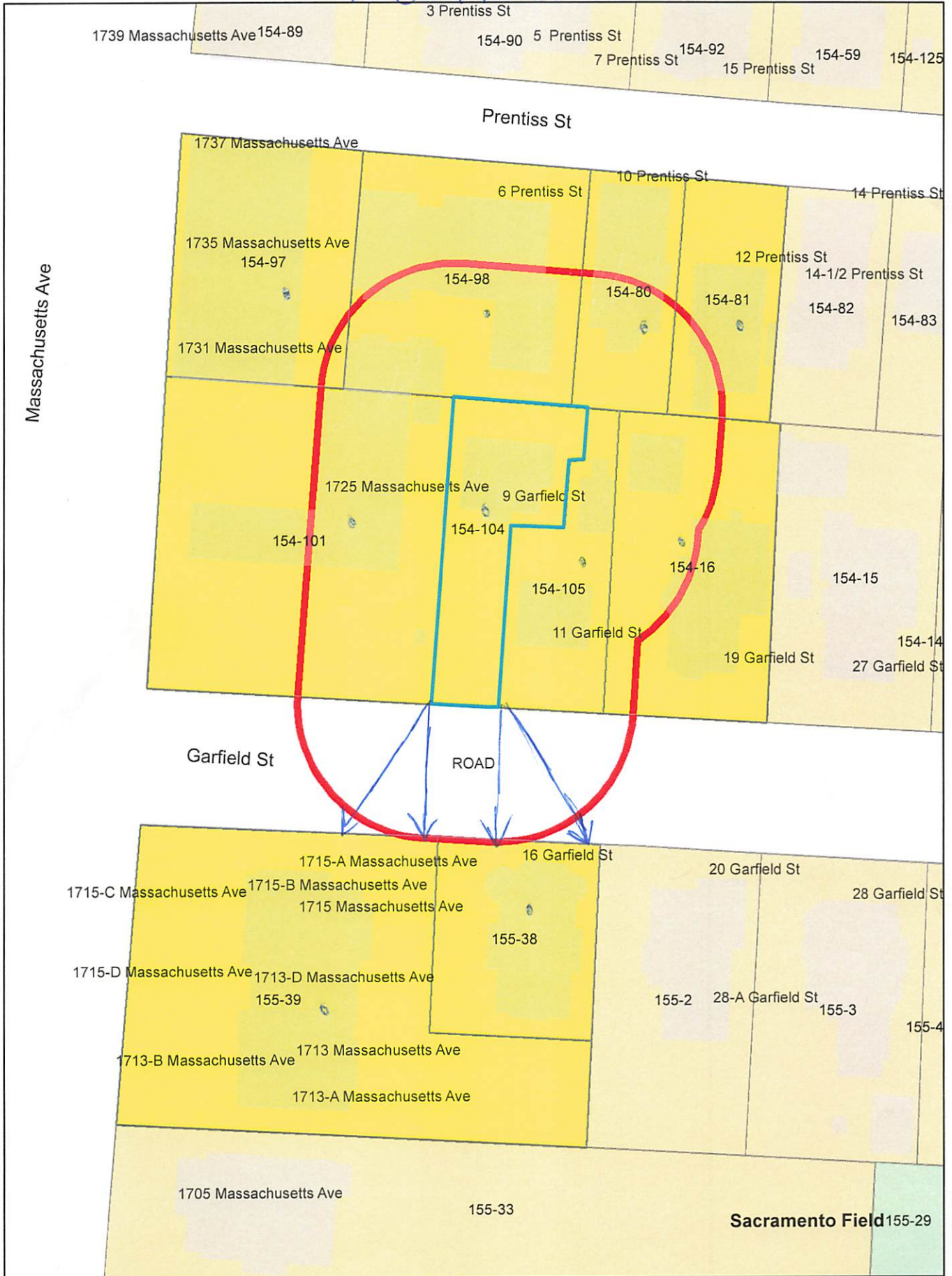




03.05.2023 10:29



9 Garfield St.



9 Garfield St

Petitioner

154-97
LONSDALE REALTY CORPORATION
P.O. BOX 2212, ROUTE 1
OGUNQUIT, ME 03907-2212

154-101
ELIE ON MASS. AVE., LLC
1725 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

154-104
CHIESA, WILFREDO & AMY BRIGHAM
9 GARFIELD ST
CAMBRIDGE, MA 02138

154-80
HOLTZMAN, DANIEL & ARLENE M. HOLTZMAN
10 PRENTISS ST
CAMBRIDGE, MA 02140

155-38
RAO BEGINNINGS, LLC
16 GARFIELD ST., #2
CAMBRIDGE, MA 02138

RICHARD BERNSTEIN, ARCHITECT
988 WASHINGTON STREET
GLOUCESTER, MA 01930

155-39
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

154-16
CECERE, EDWARD F. & DONNA C. CECERE
P.O. BOX 1611
WESTFORD, MA 01886

154-81
FEINLEIB, I. METTE, A LIFE ESTATE, &
JULIUS FEINLEIB AND I. METTE & ET-AL
12 PRENTISS ST
CAMBRIDGE, MA 02140

154-105
FARRELL, BRIAN
11 GARFIELD STREET
CAMBRIDGE, MA 02138

155-38
JUNG, SUSAN
16 GARFIELD ST., #3
CAMBRIDGE, MA 02138

154-98
6 PRENTISS STREET LLC
1904 WASHINGTON ST
BOSTON, MA 02118

155-38
OSBORNE, REGINA A
16 GARFIELD ST
CAMBRIDGE, MA 02138-1802