

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.

74 Oxford Street

I/We 74 Oxford Street, LLC
_____ (OWNER)

Address: 33 Church Street, Cambridge MA, 02238

State that I/We own the property located at 74 Oxford Street,
which is the subject of this zoning application.

The record title of this property is in the name of 74 Oxford Street, LLC

*Pursuant to a deed of duly recorded in the date 04/19/2018, Middlesex South
County Registry of Deeds at Book 70894, Page 12; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Handwritten 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 WILLIAM SENNE personally appeared before me,
this 15 of NOV, 2018, and made oath that the above statement is true.

[Handwritten Signature]

Notary

My commission expires 3-6-2020. (Notary S)



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

STATE OF MASSACHUSETTS

IN SENATE, January 10, 1906.

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE, MADE AT THE ANNUAL MEETING OF THE SENATE, HELD AT BOSTON, ON JANUARY 10, 1906.

ALBANY: ANDREWS & BURNHAM, PRINTERS, 1906.

MASSACHUSETTS

MASSACHUSETTS

MASSACHUSETTS



BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Boyes-Watson Architects **PRESENT USE/OCCUPANCY:** Multi-Family
LOCATION: 74 Oxford St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Multi-Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>8055</u>	<u>No Change</u>	<u>8055</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>8158</u>	<u>No Change</u>	<u>5000</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.98</u>	<u>No Change</u>	<u>.75</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1625</u>	<u>903</u>	<u>1500</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>	WIDTH	<u>96</u>	<u>No Change</u>	<u>50</u> (min.)
	DEPTH	<u>85</u>	<u>No Change</u>	<u>n/a</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>20.0</u>	<u>No Change</u>	<u>10</u> (min.)
	REAR	<u>15.2</u>	<u>No Change</u>	<u>10</u> (min.)
	LEFT SIDE	<u>25.5</u>	<u>No Change</u>	<u>(h+1)/5</u> (min.)
	RIGHT SIDE	<u>11.8</u>	<u>No Change</u>	<u>(h+1)/5</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>40.9</u>	<u>No Change</u>	<u>35</u> (max.)
	LENGTH	<u>52.8</u>	<u>No Change</u>	<u>n/a</u>
	WIDTH	<u>54.8</u>	<u>No Change</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>45.2%</u>	<u>No Change</u>	<u>30%</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>5</u>	<u>9</u>	<u>5</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>No Change</u>	<u>9</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>(min.)</u>

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

The existing building is a 3 Story, wood frame superstructure on a rubble and brick foundation. Proposed new construction will use the material palette as the existing construction.

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:

The provisions of the City of Cambridge Zoning Ordinance were created long after the existing structure was built rendering it non-conforming in multiple ways. Many of the existing structures in the area are non-conforming with respect either F.A.R. or Lot Area per Dwelling Unit or both. In addition, 74 Oxford and many of the other building buildings are eligible for review by the Historic Commission further limiting allowable alteration allowing the structure to adapt to changing needs. A literal enforcement of the provisions of the Ordinance would make the desirable renovation and restoration of the existing structure infeasible.

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:

Hardship is owing to the size, shape and age of the existing Structure. The cost of restoration, the demolition and/or reuse of outdated structural and fire-preventative construction methods, the limitations placed by both Historic Conformity and Zoning Non-Conformity combine to render the economic adaptation and reuse of the building unlikely at 74 Oxford Street. These difficulties do not exist on an empty lot where the Ordinance can be applied in a practical, versatile way. The existing building has operated as a 9 Unit apartment building in the Neighborhood for decades. Allowing it to remain a 9 Unit Building will not have negative impact on the District.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

74 Oxford has operated for years as Multi-Family Housing with 9 units, and 3 parking spaces. Many of the other buildings in the neighborhood have the same set of non-conforming characteristics. Allowing it to remain as such will have no detriment to the public good.

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

The relief requested adds no GFA, does not increase the building height and does not create any new setback violations. While it technically increases the number of "dwelling units" it does not increase the number Residential Units. Through changing definitions in the Zoning Ordinance, 74 Oxford is now loosely classified as 5 Dwelling Units and a Lodging house with 4 Lodging Rooms(A disallowed Use in C-1). The relief requested allows the continuation of the existing use in a compliant manner.

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

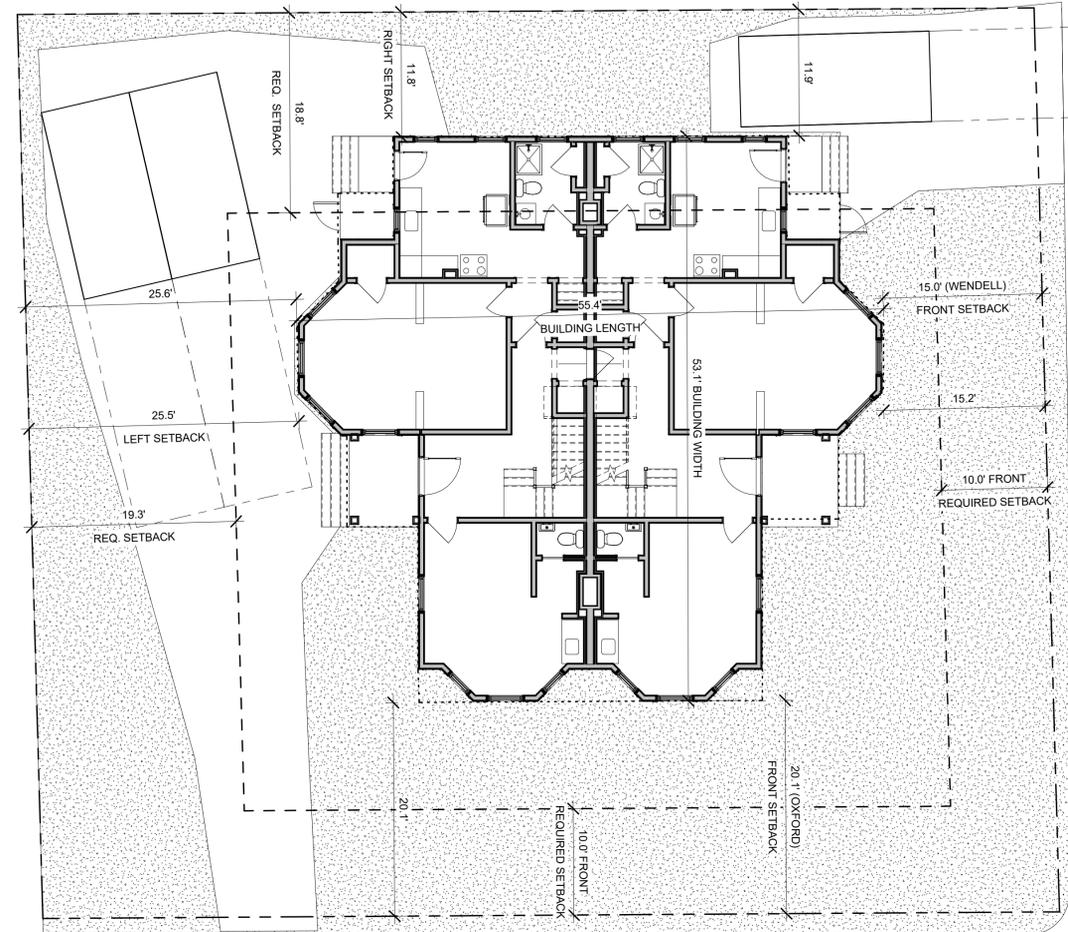
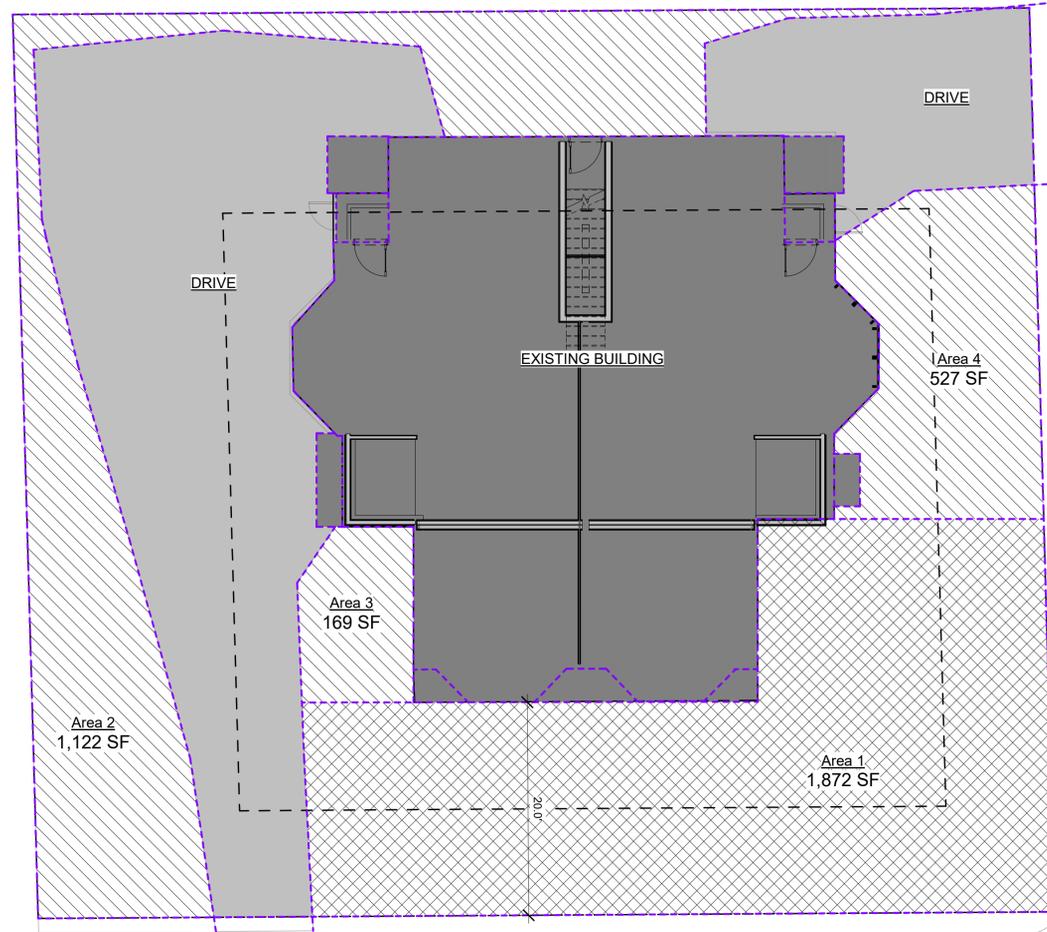
BZA APPLICATION FORM

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 74 Oxford 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:
Article 6 provides for relief from the required parking quantities in Section 5.35. The proposed project will not cause excessive congestion, endanger public safety or reduce the availability of parking in the area.
- 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 development will not create a congestion hazard or substantial change given that the driveway and curb cut will remain in their current location. The traffic generated by the proposed use will be equal to the current use. The proposed use is consistent with existing uses in the neighborhood.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
The driveway curb cuts will remain as they exist allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent uses.
- 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:
Existing Open Space will be retained to the benefit of the residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. The project is also in a region that is amply supported by multiple means of Mass Transit. There will be no hazard or nuisance created by the requested relief.
- 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 driveway and parking design is consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood.



1 EXISTING OPEN SPACE
1/8" = 1'-0"

EXIST. USABLE OPEN SPACE		% LOT AREA
Area 1	1,872 SF	22.9%

EXIST. PERMEABLE OPEN SPACE		% LOT AREA
Area 1	1,872 SF	45.2%
Area 2	1,122 SF	
Area 3	169 SF	
Area 4	527 SF	
3,690 SF		

EXIST. TOTAL OPEN SPACE		% LOT AREA
Area 1	1,872 SF	45.2%
Area 2	1,122 SF	
Area 3	169 SF	
Area 4	527 SF	
3,690 SF		

2 SITE PLAN - ZONING
1/8" = 1'-0"

DIMENSIONAL FORM

LOCATION: 74 OXFORD ST.
 ZONE: C-1
 PRESENT USE/OCCUPANCY: MULTI-FAMILY
 REQUESTED OCCUPANCY: MULTI-FAMILY

	EXISTING	PROPOSED	ORDINANCE	Complies?
LOT SIZE:	8,158	x	5000	Complies
GROSS FLOOR AREA:	8055	x	6,118	Existing Non-Conforming
FLOOR AREA RATIO:	0.98	x	.75	Complies
LOT AREA PER DWELLING UNIT	1,631	x	1,500	Complies
NO. OF D.U.	5	x	2	Complies
SIZE OF LOT:				
WIDTH	96'	x	50	Complies
LENGTH	85'	x	N/A	
FRONT BUILDING - SIZE:				
BUILDING HEIGHT	40.9	x	35	Complies
BUILDING LENGTH	55.4	x	N/A	
BUILDING WIDTH	53.1	x	N/A	
FRONT BUILDING - SETBACKS:				
FRONT (OXFORD)	20.0'	x	10'	Complies
FRONT (WENDELL)	15.0'	x	10'	Complies
LEFT SIDE	25.5'	x	(H+L)/5	Complies
RIGHT SIDE	11.8'	x	(H+L)/5	Existing Non-Conforming
DISTANCE BETWEEN STRUCTURES	N/A	x	10'	Complies
TOTAL OPEN SPACE	3690.0	x	3545.6	Complies
PERCENTAGE LOT AREA	45.2%	x	40%	Complies
PRIVATE OPEN SPACE	22.9%	x	20%	Complies
PERMEABLE OPEN SPACE	45.2%	x	20%	Complies
NO. OF PARKING SPACES:	3	x	3	Complies
NO. OF PARKING SPACES ON LOT:	3	x	3	Complies

LEFT SIDE SETBACK: $(40.9 + 53.1) / 5 = 18.8$
 RIGHT SIDE SETBACK: $(40.9 + 55.4) / 5 = 19.3$

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXIST. SITE PLAN & OPEN SPACE - ZONING COMPLIANCE
 project
74 OXFORD STREET



job number 19140

scale As indicated

date issued 10-12-18

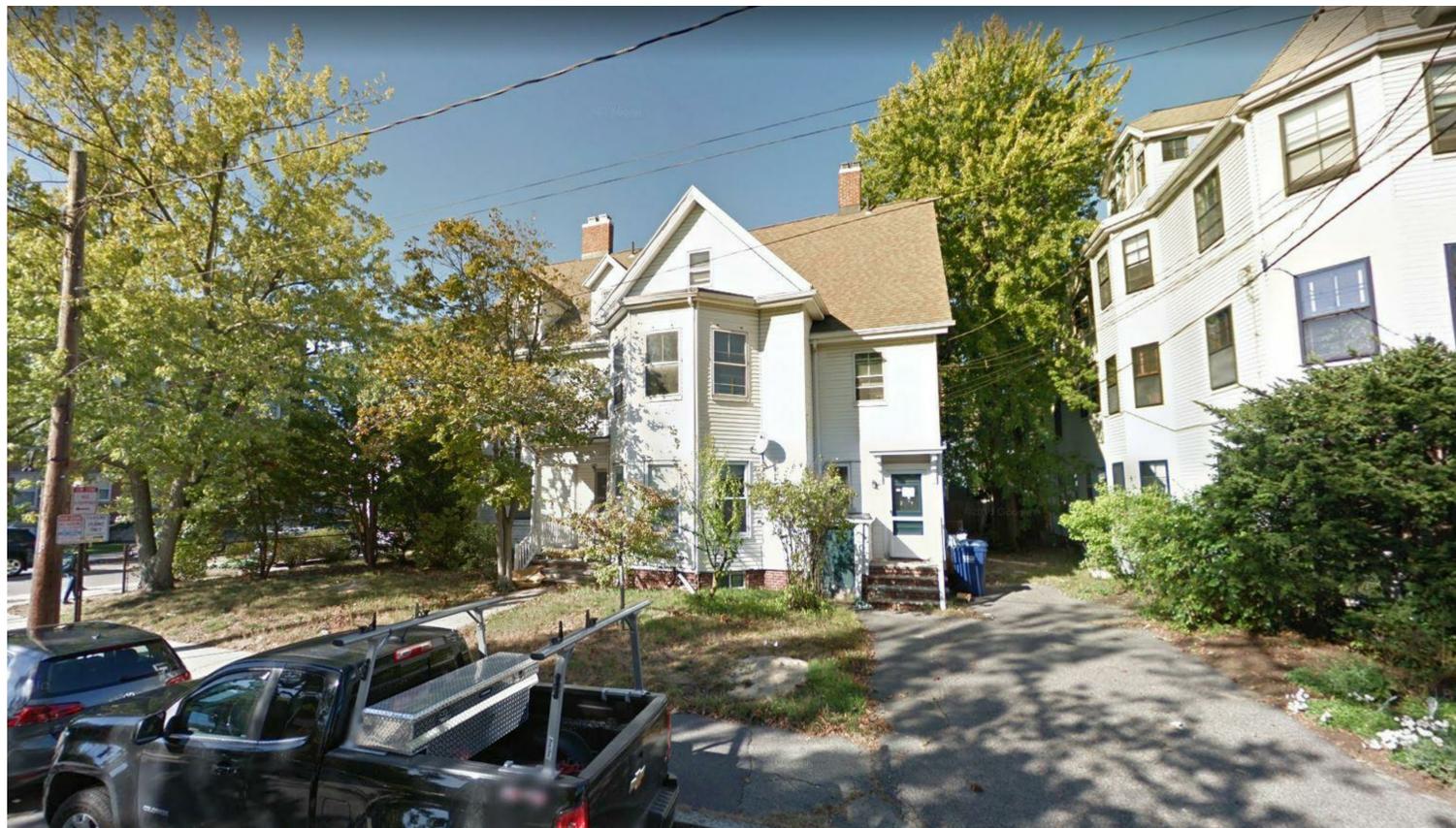
EXISTING

sheet no.

AX-001



VIEW FROM OXFORD ST.



VIEW FROM WENDELL ST.

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING PHOTOS

project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 629-8200
fax: (617) 629-8201

job number 19140

scale

date issued 10-12-18

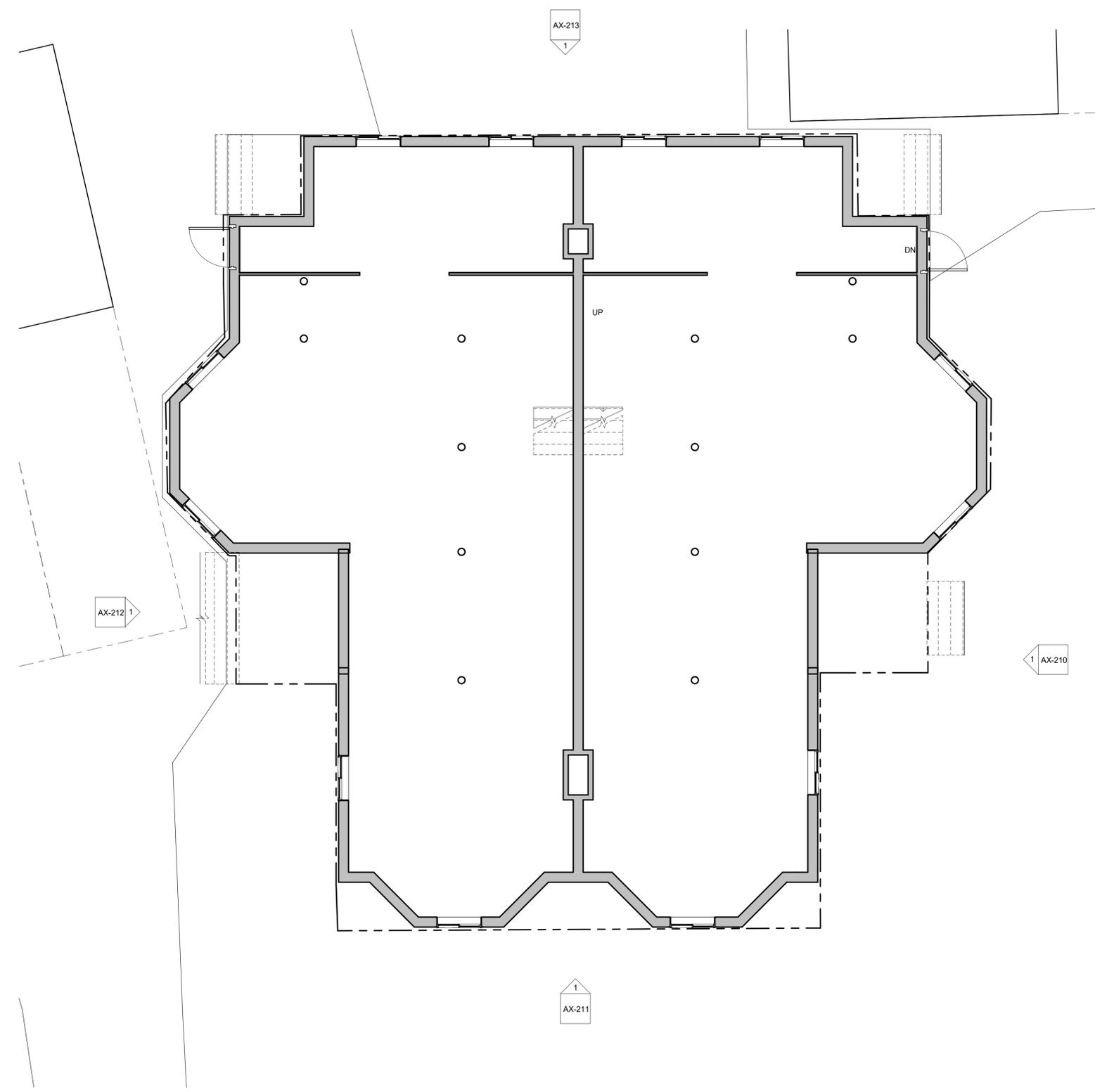
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sheet no.

AX-003

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1 BASEMENT
1/4" = 1'-0"



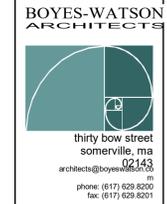
No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS

project
74 OXFORD STREET



job number 19140

scale 1/4" = 1'-0"

date issued 10-12-18

EXISTING

sheet no.

AX-101

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - FLOOR PLANS
project
74 OXFORD STREET



job number 19140

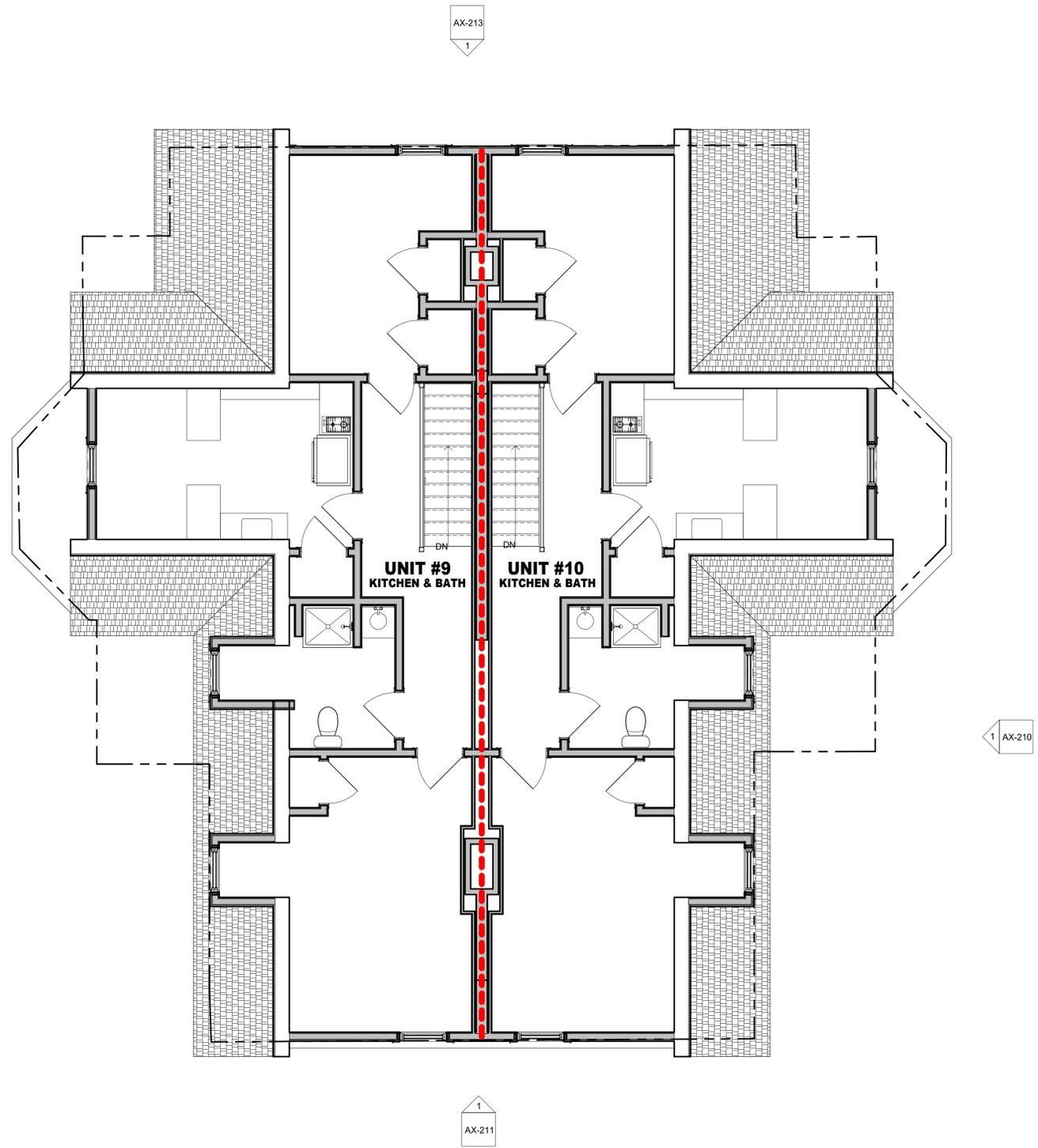
scale 1/4" = 1'-0"

date issued 10-12-18

EXISTING

sheet no.

AX-104



① 3RD FLOOR
1/4" = 1'-0"

10/12/2018 3:18:33 PM

No.	Description	Date

stamp

client
WILLIAM SENNE

title
EXISTING CONDITIONS - ELEVATIONS

project
74 OXFORD STREET



job number 19140

scale 1/4" = 1'-0"

date issued 10-12-18

EXISTING

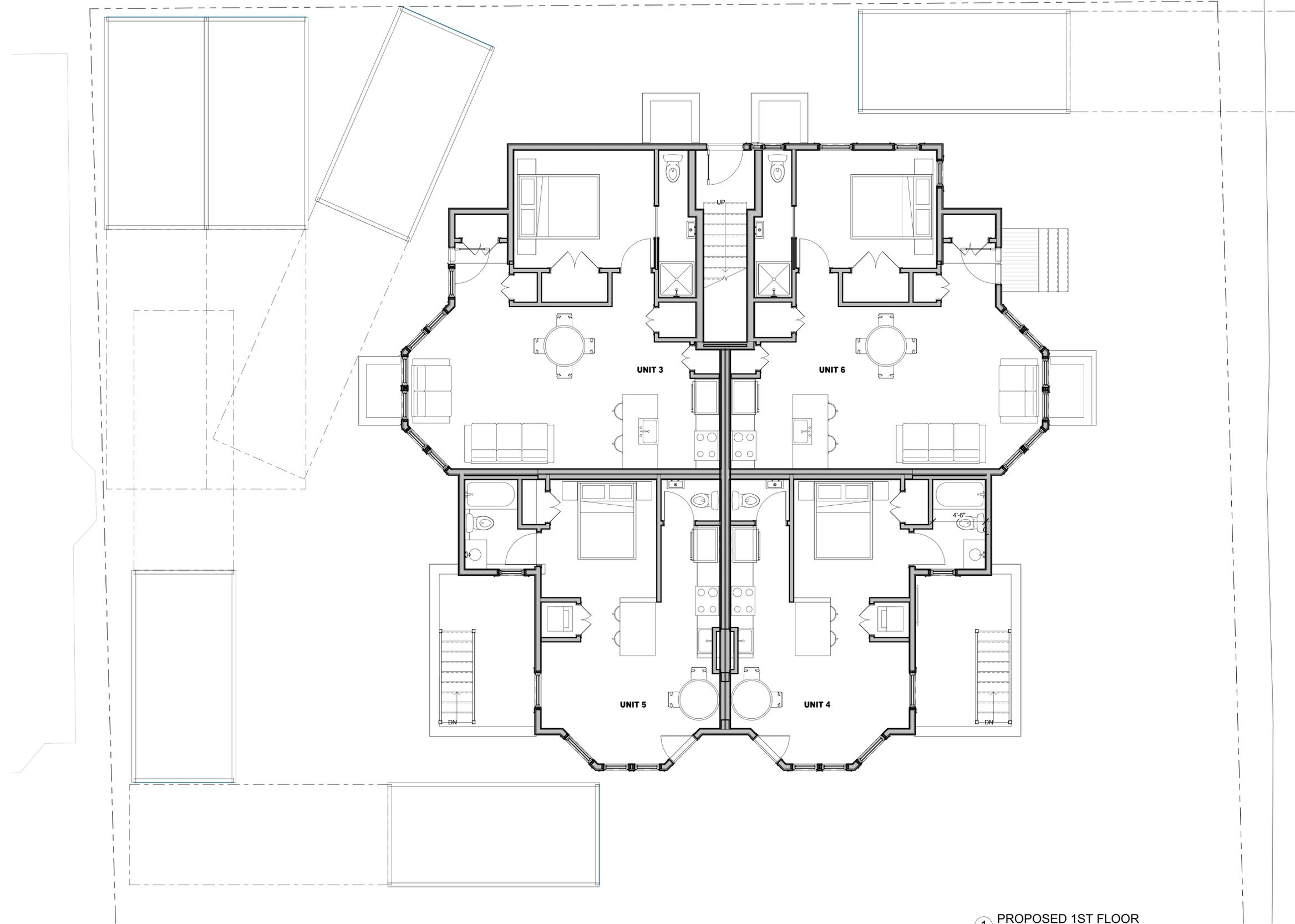
sheet no.

AX-210



① RIGHT SIDE ELEVATION
1/4" = 1'-0"

10/16/2018 3:58:18 PM



1 PROPOSED 1ST FLOOR
1/4" = 1'-0"

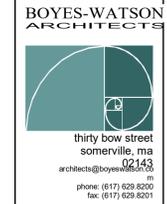
No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS

project
74 OXFORD STREET



job number 19140

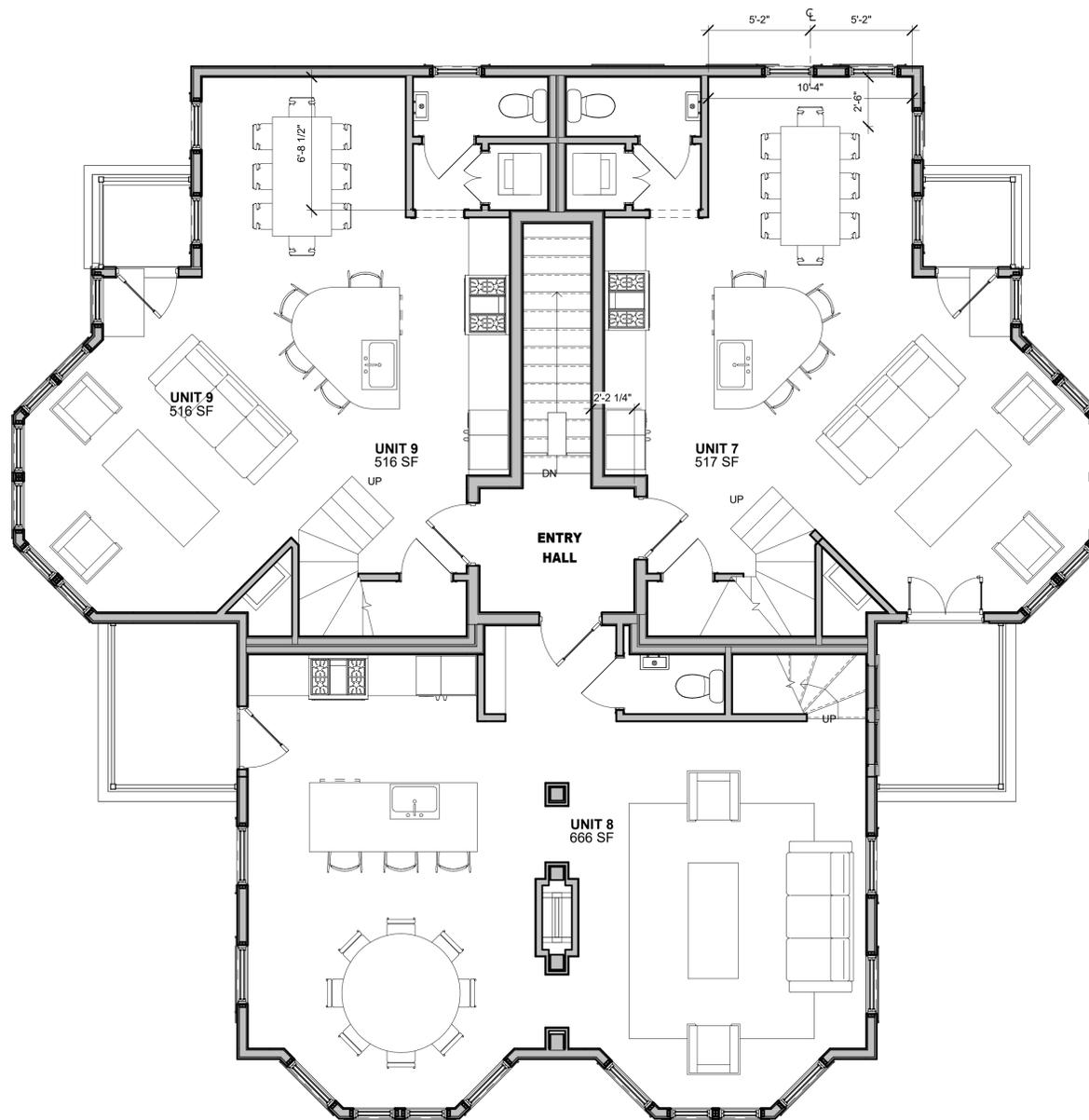
scale 1/4" = 1'-0"

date issued 04.03.18

SCHEMATIC

sheet no.
A-102

10/16/2018 3:58:20 PM



1 PROPOSED 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS
project
74 OXFORD STREET



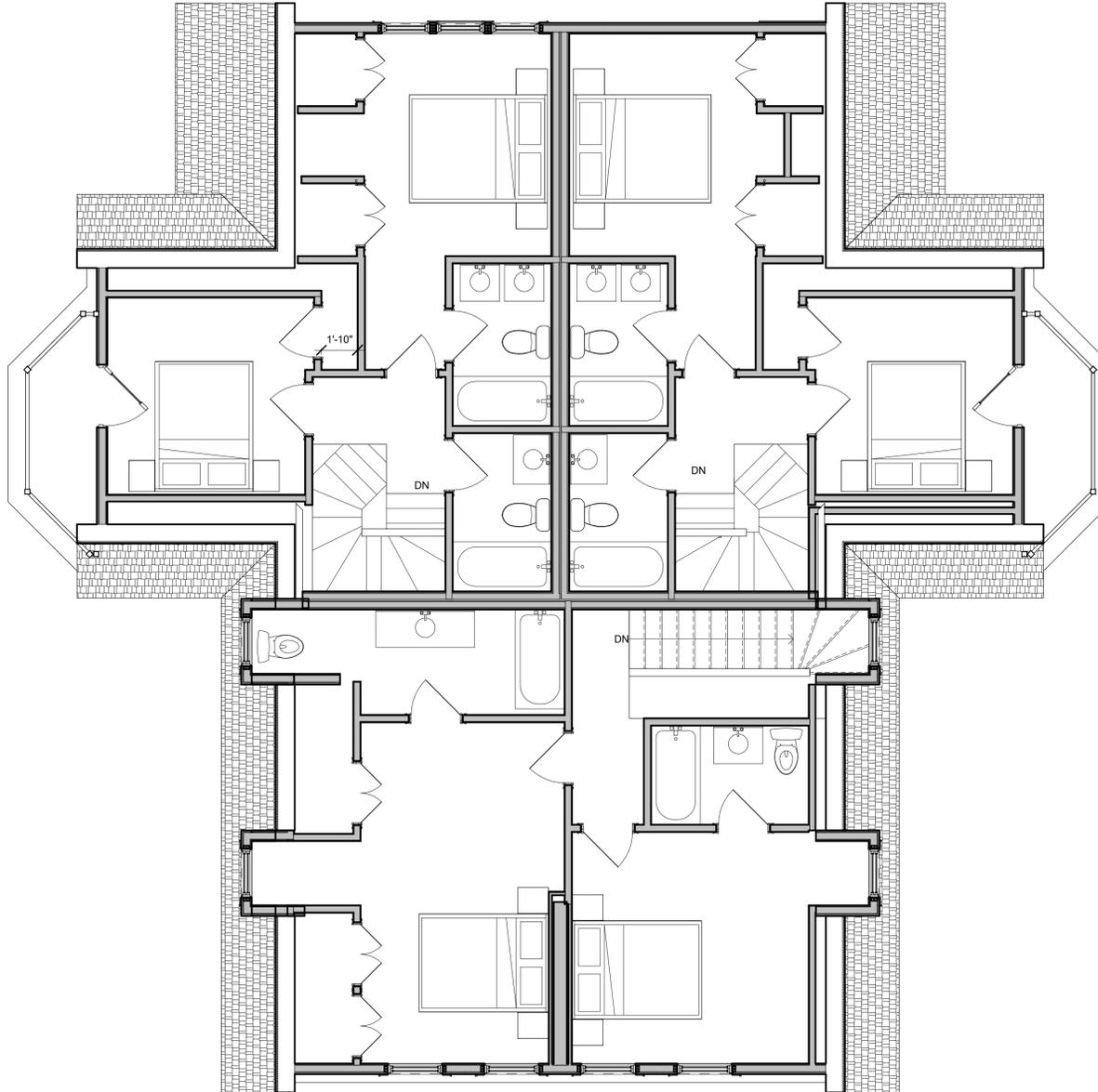
job number 19140

scale 1/4" = 1'-0"

date issued 04.03.18

SCHMATIC

sheet no.
A-103



1 PROPOSED 3RD FLOOR
 1/4" = 1'-0"

No.	Description	Date

stamp

client
 WILLIAM SENNE

title
PROPOSED FLOOR PLANS
 project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS

thirty bow street
 somerville, ma 02143
 architects@boyes-watson.com
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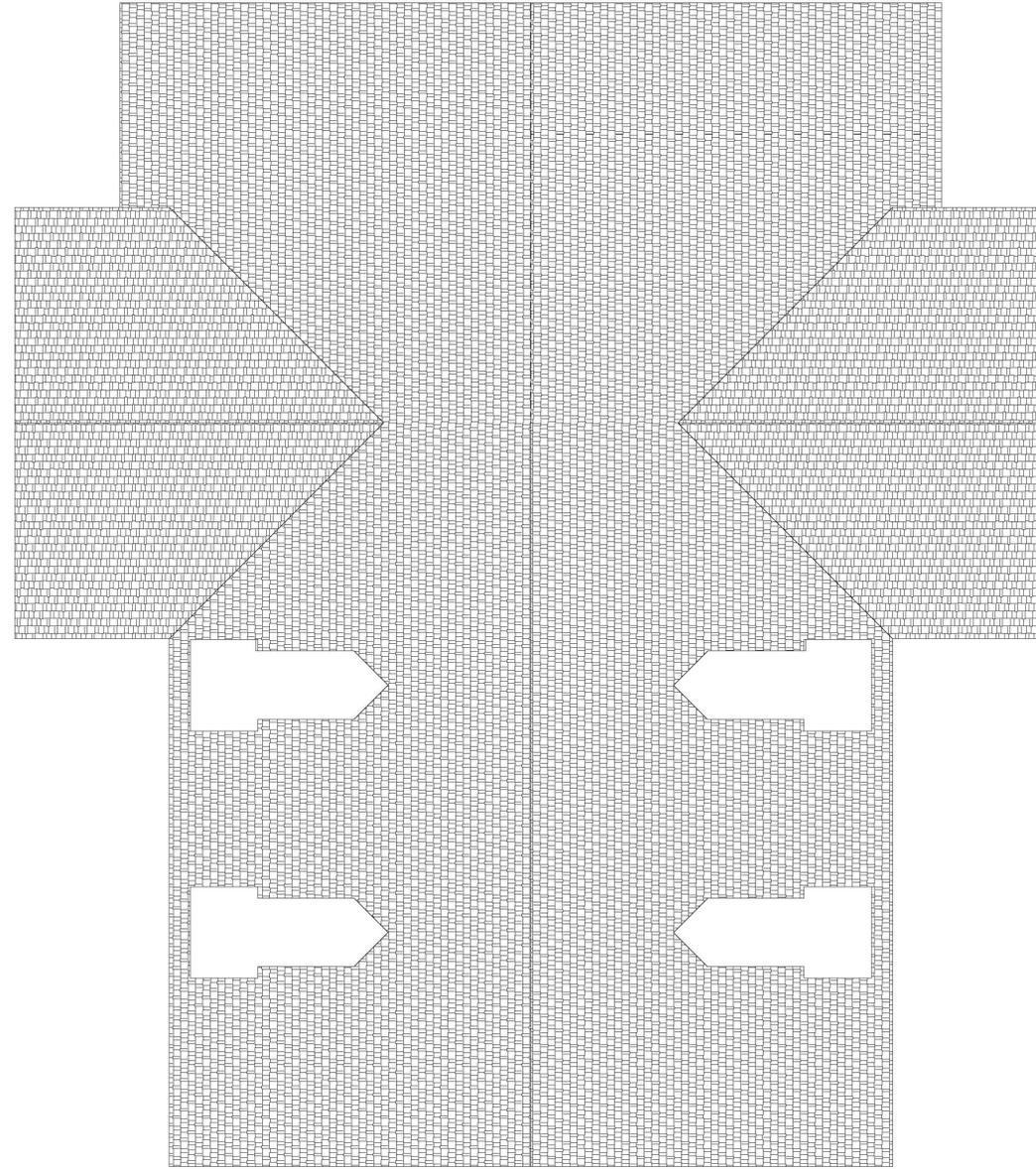
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date issued 04.03.18

SCHMATIC

sheet no.
A-104

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

No.	Description	Date

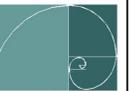
stamp

client
WILLIAM SENNE

title
PROPOSED FLOOR PLANS

project
74 OXFORD STREET

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 629.8200
fax: (617) 629.8201

job number 19140

scale 1/4" = 1'-0"

date issued 04.03.18

SCHEMATIC

sheet no.
A-105

REGISTRY OF DEEDS USE ONLY

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 28, 2016 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS

THE ELEVATIONS SHOWN ON THIS PLAN WERE DETERMINED FROM A GPS OBSERVATION AND CONVERTED TO THE CITY OF CAMBRIDGE VERTICAL DATUM.

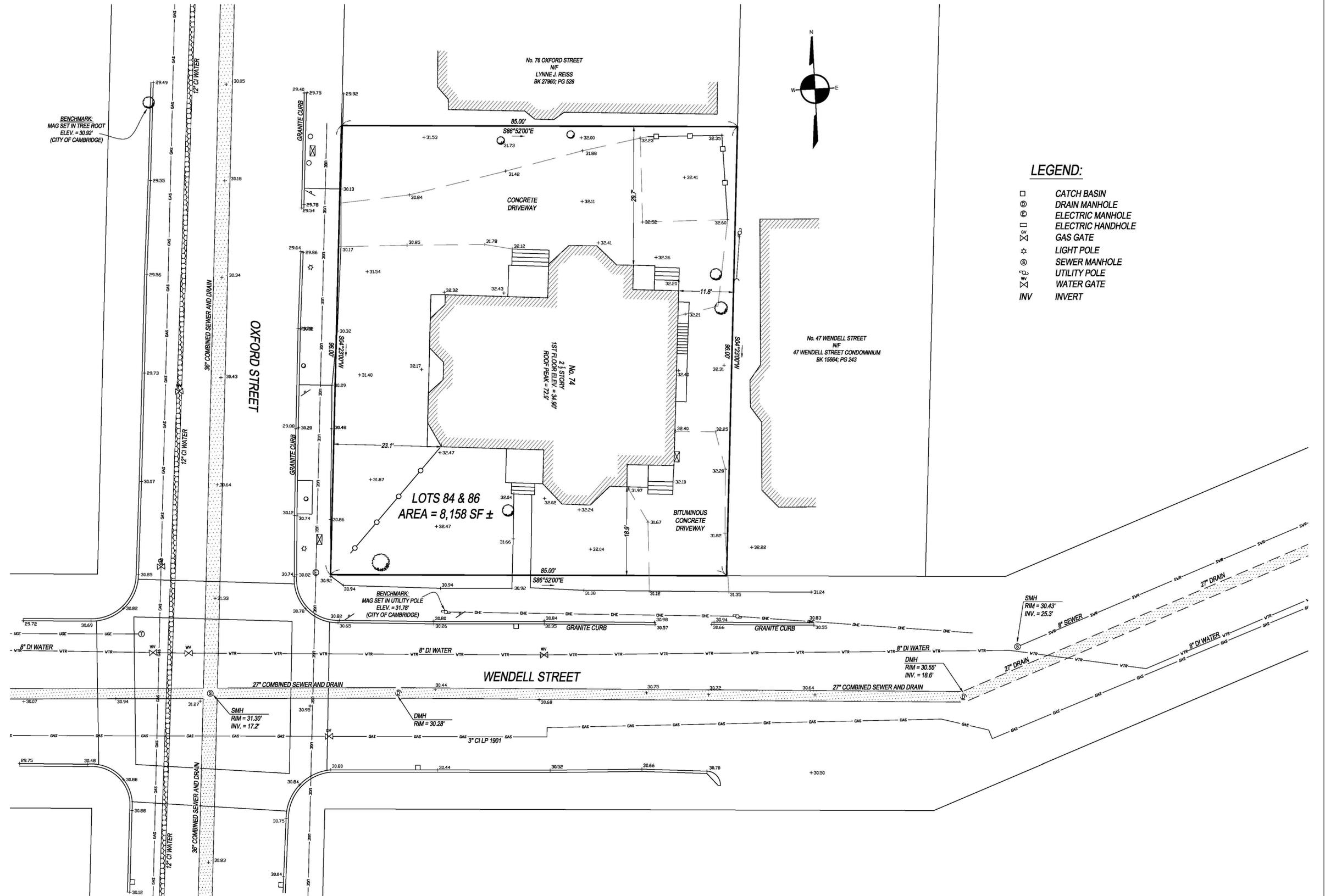
BENCHMARK
1) MAG SET IN UTILITY POLE;
ELEVATION = 31.78'

2) MAG SET IN TREE ROOT;
ELEVATION = 30.92'

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. THE DIG-SAFE CALL CENTER SHALL BE CONTACTED PRIOR TO ANY EXCAVATION.

ALL LAND SHOWN LIES WITHIN ZONE "X" UNSHADED, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON PANEL 0438E OF THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF CAMBRIDGE, COMMUNITY No. 250186, HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

THE LOT LINES SHOWN HEREON WERE DETERMINED FROM PLANS OF RECORD FILED AT THE SOUTH MIDDLESEX COUNTY REGISTRY OF DEEDS, AND OR THE RECORDS SECTION OF THE CITY OF CAMBRIDGE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION.



DRAFTSMAN: NPP/SAP REVIEWED BY: GCC

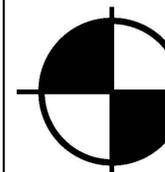
PREPARED 01/04/17

REFERENCES:
DEED: BK 55999; PG 107
PLAN: PL BK 59; PL 11-13
No. 733 OF 1984
STR-13-08

SITE PLAN

LOCATED AT
74 OXFORD STREET
CAMBRIDGE, MA

PREPARED FOR:
RALPH CARRIERI AND THOMAS FLANNERY
43 WENDELL STREET
CAMBRIDGE, MA 02141



BOSTON SURVEY, INC.
UNIT C-4 SHIPWAYS PLACE
CHARLESTOWN, MA, 02129
(617) 242-1313
www.bostonsurveyinc.com

SCALE: 1 INCH = 10 FEET



JOB # 16-00890

FILE # 16-00890 - 12/19/16

74 Oxford St.

Petitioner

149-1 / 150-80/ 156-11-12-37
LESLEY UNIVERSITY
29 EVERETT STREET
CAMBRIDGE, MA 02138

150-72
WOOD, GWENDOLYN F., A LIFE ESTATE,
LESLIE L. WOOD, JR. & DAVID A. WOOD
63 GORHAM ST
CAMBRIDGE, MA 02138

74 OXFORD STREET LLC
C/O WILLIAM SENNE
33 CHURCH STREET
CAMBRIDGE, MA 02138

150-76
REIFMAN, BEVERLY
47 WENDELL ST #2
CAMBRIDGE, MA 02138

150-76
JANKOWICH, ANDREW E. & DANIELLE G. JANKOWICH
47 WENDELL ST. UNIT#3
CAMBRIDGE, MA 02138

BOYES WATSON ARCHITECTS
C/O STEPHEN HISERODT
30 BOW STREET
SOMERVILLE, MA 02143

150-79
REISS, LYNNE J.
76 OXFORD ST
CAMBRIDGE, MA 02138

150-123
BARD, JOEL B. BETSY F. BARD
51 WENDELL ST
CAMBRIDGE, MA 02138

150-125
OXFORD DEVELOPMENT PARTNERS LLC
C/O 74 OXFORD STREET, LLC
33 CHURCH ST
CAMBRIDGE, MA 02138

149-65
HENDERSON, REBECCA M.
50 WENDELL ST
CAMBRIDGE, MA 02138

149-65
STILT, KRISTEN ANN
52 WENDELL ST
CAMBRIDGE, MA 02138

150-76
ENGELS, REINHARD & KAREN ENGELS
47 WENDELL ST., #1
CAMBRIDGE, MA 02138