The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY - SEPTEMBER 24, 2020. Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/webinar/register/WN_zm1ysGjbTlGhvj4Aja1bRw>
Or join by phone: Dial +1 929 436 2866 or +1 301 715 8592 - Webinar ID: 980 8328 7208

6:00 P.M. CASE NO. BZA-017317-2020
42 MAPLE AVENUE
STEPHEN WOLFBERG - C/O DOUGLAS OKUN, ARCHITECT
Variance: To enlarge stair platform formerly approved in a prior variance BZA-017249-2020 on 01.31.2020.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Art. 10.000, Sec. 10.30 (Variance).

6:15 P.M. CASE NO. BZA-017319-2020
113 INMAN STREET
CHARLES & KAREN KORN - C/O ALEX VAN PRAAGH, ARCHITECT
Variance: To install a guard rail along exterior stair well @ 7.5' from side-yard property line.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Special Permit: To install windows in the setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

6:30 P.M. CASE NO. BZA-017315-2020
11 LOPEZ STREET
MACIEJ GADAMSKI - C/O SARAH L. RHATIGAN, ESQ.
Variance: To construct additions squaring-off front of the existing structure and adding third floor, extend rear deck within side setback, add retaining walls with guardrails within front setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure). & Art. 10.000, Sec. 10.30 (Variance).

6:45 P.M. CASE NO. BZA-017301-2020
25 STANDISH STREET
THOMAS CARTER & CHRISTINE ROGERS - C/O AMY MUNSAT, AMY MUNSAT DESIGN
Special Permit: To renovate and finish a portion of the basement and exempt it from GFA. The renovation includes a new interior stair for direct and safe access from the first floor unit to newly finished basement spaces and two (2) existing windowsills will be modified to provide access to new single window well for emergency egress. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.2.C (Alteration to Non-Conforming Structure). & Art. 10.000, Sec. 10.40 (Special Permit).
7:30 P.M. CASE NO. BZA-017318-2020
11 MAGNOLIA AVENUE
EILEEN M. D’ENTREMONT
Residence C-1 Zone

Variance: To add two dormers to the third floor within the setbacks. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Special Permit: Install new windows within the setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

7:45 P.M. CASE NO. BZA-017307-2020
362 BROADWAY
BAKER POND LLC - C/O DUNCAN MacARTHUR
Business A-1 Zone

Variance: To amend the variance previously granted under BZA-017108-2019. We need to move the recessed dormer on the east elevation out to align with the outside wall to accommodate the stairs. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements), Art. 10.000, Sec. 10.30 (Variance).

Special Permit: To add windows within the setback. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

8:00 P.M. CASE NO. BZA-017316-2020
466 PUTNAM AVENUE
466 PUTNAM AVENUE LLC - C/O DANIEL P. ANDERSON, ANDERSON PORTER DESIGN INC.
Residence C Zone

Special Permit: Rear conforming addition to an existing non-conforming 2 family structure with increase in GFA greater than 10%. Changes to openings in left side yard with overall reduction in the side yard non-conformity.

Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure). Art. 10.000, Sec. 10.40 (Special Permit).

8:15 P.M. CASE NO. BZA-017324-2020
1105 MASS AVENUE
1105 MASS AVE CONDOMINIUM - C/O ADAM F. BRAILLARD, ESQ. FOR STARRY INC.
Business B Zone

Special Permit: The Applicant proposes to modify its existing wireless facility currently operating on the rooftop of the Building by adding twenty (20) small-scale antennas in four (4) locations on the penthouse of the Building. The average dimension of the proposed antennas in approximately 12-inches, with four (4) antennas measure no greater than 24-inches in diameter. The Applicant also proposes to install one (1) equipment cabinet that will be mounted to the base of the penthouse. The Applicant’s Proposed Facility will not exceed the height of the existing penthouse on the Building, and all visible antennas and supporting equipment associated with the Applicant’s Proposed Facility will be painted to match the Building and the penthouse thereon. The Applicant’s proposal complies with Section 6409 of the Spectrum Act as the collocation of the antennas is not a substantial change to the existing base station. Art. 10.000, Sec. 10.40-10.46 (Special Permit).
Art. 4.000, Sec. 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunication Facility). 6409A Middle Class Tax Relief Act-Spectrum Act

TO VIEW BZA CASE APPLICATIONS, PLANS & SUBMISSIONS, GO TO:<https://www.cambridgema.gov/inspection/zoning.aspx> at top of page, click “Calendar” > Click hearing date > Click “Board of Zoning Appeal Agenda.” Any information filed after the agenda has been posted can be viewed at the Inspectional Services Department located at 831 Mass Avenue, Cambridge by appointment only. Copies of this petition are also on file in the office of the City Clerk, City Hall, Cambridge, MA. Interested persons may provide comments to the Board of Zoning Appeal by participating virtually during the hearing and/or may provide written comments for the Board’s consideration by mailing or delivering them to the attention of the Secretary, Board of Zoning Appeal, 831 Mass Avenue, 02139 or by emailing them to mpacheco@cambridgema.gov. Comments must be submitted prior to the Hearing and include the Case Number.

Continued cases are not re-advertised but are posted on the office board at the City Clerk’s Office in City Hall & on the same BZA Web Page 48 hours prior to hearing.