I. BOARD OF ZONING APPEAL

City of Cambridge
Massachusetts
BOARD OF ZONING APPEAL,
831 MASS AVENUE, CAMBRIDGE, MA.
617) 349-6100

The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY - OCTOBER 8, 2020. Members of the public can participate or view the meeting remotely using the Zoom Webinar link: 
https://cambridgema.zoom.us/webinar/register/WN_zm1ysGjbTIGhv4Aja1bRw
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-91575
6 MANASSAS AVENUE Residence A-2 Zone
ROMAN CATHOLIC ARCHBISHOP OF BOSTON - C/O JAMES J. RAFFERTY, ESQ.
Special Permit: To convert use of existing institutional structure from religious housing (convent) to primary school.
Art. 4.000, Sec. 4.56.C.2 (Table of Institutional Use Regulations). Art 10.000, Sec. 10.40 (Special Permit).

6:15 P.M. CASE NO. BZA-017321-2020
25 SPINELLI PLACE Industry B-2 Zone/AOD-1
SUSAN I. SLOANE - C/O JAMES J. RAFFERTY, ESQ.
Variance: Petitioner seeks to construct exterior egress stairs located within the required setback.
Art. 5.000, Sec. 5.34 (Table of Dimensional Requirements). Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

Special Permit: Petitioner seeks to install windows and doors on nonconforming walls. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).
Art. 10.000, Sec. 10.40 (Special Permit).

6:30 P.M. CASE NO. BZA-017323-2020
49 WHITTEMORE AVENUE Residence B Zone
ERIC WU - C/O JAMES J. RAFFERTY, ESQ.
Variance: To remove existing roof with dormers and replace with a new roof with dormer. To replace existing rear deck with a new two story deck and addition.
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).

Special Permit: To install windows on non-conforming wall. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).
Art. 10.000, Sec. 10.40 (Special Permit).

6:45 P.M. CASE NO. BZA-90382
20 UNION STREET                    Residence C-1 Zone

DORIAN THOMPSON - C/O EDRICK VANBEUZEKOM, ARCHITECT
Special Permit: To relocate and add window openings on all 4 facades of the existing structure.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Art. 8.000, sec. 8.22.2.C (Non-Conforming Structure).

7:30 P.M. CASE NO. BZA-017322-2020
17-19 CUSHING STREET                    Residence
B/Business A-1 Zone
RICHARD VON TURKOVICH - C/O MICHAEL WIGGINS, Esq.
Variance: To add an additional unit in the basement and obtain permission for less open space per dwelling unit.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). Sec. 5.26 (Conversion). Art. 4.000, Sec. 4.31.G (Multifamily).

Special Permit: To reduce the number of parking spaces to 4 and also to park within the side yard setback.
Art. 6.000, Sec. 6.35 (Reduction of Parking). & Sec. 6.44.1.B (Parking within the Setbacks).

7:45 P.M. CASE NO. BZA-017325-2020
25 EIGHTH STREET                     Residence C-1 Zone
CAMBRIDGE HOUSING AUTHORITY - C/O MICHAEL J. JOHNSTON, EXECUTIVE DIRECTOR
Comprehensive Permit: Truman Apartments is a 59-unit apartment building providing housing for low-income seniors and people with disabilities. The Cambridge Housing Authority plans to renovate the property to extend the life of building systems (including the roof and facade) and to expand community spaces for residents by making an addition to the building. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Sec. 5.22.1 (Private Open Space). Art. 6.000, Sec. 6.36 (Off Street Parking). & Sec. 6.44.1.A (Parking Space Within 10' of Window).
Art. 4.000, Sec. 4.21.H (Distance Between Buildings).

8:00 P.M. CASE NO. BZA-017308-2020
119 REED STREET                     Residence B Zone
MARGARET LONG
Special Permit: To change and slightly relocate three windows on the north side. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

8:15 P.M. CASE NO. BZA-90053
135 WESTERN AVENUE                Business C-1 Zone
BLUEPOWER LLC - C/O STEVE DAYS
Special Permit: To seek approval for the enlargement of a nonconforming structure over 10% but less than 25% and windows/skylights in the setback.
Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).
CONTINUED CASES:

The following case will be heard:
7:00 P.M. CASE: BZA-017283-2020
Original Hearing Date: 08/27/20

20 UNION STREET
DORIAN THOMPSON - C/O EDRICK VANBEUZEKOM, AIA
Variance: To rebuild roof, to construct dormer, to build a 2nd story to the existing one-story portion of the building, and to build a new mudroom entry at the front entrance.

7:00 P.M. CASE: BZA-017274-2020
Original Hearing Date: 04/30/20
Re-Advertised for 07/23/20

66 HURLEY STREET
66 HURLEY STREET, LLC - C/O LAUREN HARDER
Variance: For setback, building height and GFA to allow for the addition of a roof access penthouse, roof deck on the primary structure and a roof deck over the garage.

Special Permit: To exempt basement level floor area in the calculation of Gross Floor Area.

7:00 P.M. CASE: BZA-017267-2020
Original Hearing Date: 04/30/20
Re-Advertised for 7/23/20

32 HIGHLAND STREET
AMOS THIRD CORNER LLC
C/O SARAH LIKE RHATIGAN, ESQ.
Variance: Renovation and addition to a pre-existing non-conforming single-family structure resulting in an encroachment into a front yard setback and an increase in Gross Floor Area of more than 25%.

7:00 P.M. CASE: BZA-017259-2020
Original Hearing Date: 04/30/20
Re-Advertised for 7/23/20

23 MYRTLE AVENUE
HONEYCOMB DESIGN & BUILD, LLC - C/O ANN FULLERTON
Variance: To construct an addition to the second and third floor within the existing building footprint.

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.