BOARD OF ZONE APPEAL

CITY OF CAMBRIDGE

BOARDS OF ZONING APPEAL

831 MASS AVENUE, CAMBRIDGE, MA.

617) 349-6100

The Board of Zoning Appeal will hold a Virtual Public Meeting, THURSDAY - OCTOBER 22, 2020. Members of the public can participate or view the meeting remotely using the Zoom Webinar link: <https://cambridgema.zoom.us/webinar/register/WN_zm1ysGjbTIGhv4Ajaj1bRw>

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-92796
198 BROADWAY Industry B Zone
KENDALL SQ. ENTITY, INC. - C/O CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS - DANIEL D. KLASNICK, ESQ.

Special Permit: Modify the existing mobile communications facility by removing 9 existing rooftop antennas and installing 9 new rooftop antennas. The 9 new antennas consisting of 6 antennas mounted on a side-by-side bracket attached to the existing mast pipe and 3 antennas on existing pipe mast on the roof of the building at a height to match the existing antennas. Remove 6 remote radio heads and install 6 remote radio heads with 3 large junction boxes to replace 3 small junction boxes mounted to existing pipe mounts on the rooftop.

Art. 4.000, Sec. 4.32.G.1 & Sec. 4.40 (Footnote 49) (Telecommunications Facility).
Art. 10.000, Sec. 10.40-10.46 (Special Permit). 6409A (Middle Class Tax Relief and Job Creation Act - a/k/a Spectrum Act)

6:15 P.M. CASE NO. BZA-90693
6 SHEPARD STREET Residence B Zone
NEW SHEPARD ST. CONDOMINIUM ASSOCIATION - C/O STEEDMAN BASS

Variance: To remove existing exterior rear stair structure and replace with new building code compliant stair structure to provide the building's required second means of egress. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

6:30 P.M. CASE NO. BZA-89631
58 HASKELL STREET Residence B Zone
ELISSA HOBERT & STEPHEN EDWARDS

Special Permit: Relocation of the kitchen window and reducing the size of a powder room window in an existing one family dwelling.

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-91563
22 LONGFELLOW ROAD Residence B Zone
WALTER J. POPPER & DOROTHY FLEET - C/O LAUREN HARDER

Special Permit: The petitioner proposes alterations to an existing non-conforming two-family residence requiring a Special Permit per MGL Chapter 40a, Section 6. The alterations include new egress window wells, partial enclosure of an existing non-conforming covered entry porch, construction of a new covered entry porch and reduction of existing non-conforming open space.

Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure). & Art. 10.000, Sec. 10.40 (Special Permit).

7:30 P.M. CASE NO. BZA-91577
104 NORMANDY AVENUE Residence B Zone
BILL & LAURIE FITTS - C/O PAULA HARWOOD
Variance: A change to an existing portico and addition of a small awning.
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

7:45 P.M. CASE NO. BZA-91768
70-7 KIRKLAND STREET Residence C-1 Zone
ROBERT RUTTENBERG - C/O M. GRADY RAGSDALE, III, RA
Variance: To expand existing deck within side yard setback. Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).

Special Permit: To enlarge kitchen window within setbacks. Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

8:00 P.M. CASE NO. BZA-91137
57 PLEASANT STREET Business A-3/Residence C Zone
57 PLEASANT STREET LLC - C/O RONALD BUCK
Special Permit: Volume of addition is 12%; Window opening changes in wall that is existing, non-conforming. 
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

8:15 P.M. CASE NO. BZA-90713
384 BROADWAY Residence C-1 Zone
JONATHAN WEISMAN - C/O DAVIDEVECCHI
Special Permit: To substitute the kitchen window that faces the backside of the house with 2 windows. 
Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements). & Art. 8.000, Sec. 8.22.2.C (Non-Conforming Structure).

CONTINUED CASES:

7:00 P.M. CASE: BZA-017315-2020
Original Hearing Date: 09/24/20

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.

7:00 P.M. CASE: BZA-017294-2020
Original Hearing Date: 07/09/20

36 MONTGOMERY STREET
KEITH HINZMAN
Variance: To construct (2) roof dormers to allow for stair and master suite, rebuild existing un-covered side deck with larger 3-panel sliding patio door, enclose existing front porch to allow for new coat closets, and create new exterior entry to basement with exterior steps and retaining wall.

7:00 P.M. CASE: BZA-017246-2020
Original Hearing Date: 02/27/20

17 CUSHING STREET
RICHARD VON TURKOVICH
Variance: To up-convert from a 4 family to a 5 family with the installation of an accessible basement apartment with insufficient parking.

7:00 P.M. CASE: BZA-017279-2020
Original Hearing Date: 07/30/20

370-372 WINDSOR STREET
JOSE COSTA
Variance: To legalize a second-floor deck which was built due to a misunderstanding regarding the scope of construction.

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.