



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-013282-2017

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Derick Snare

PETITIONER'S ADDRESS : 158 Central Street Somerville, Ma 02145

LOCATION OF PROPERTY : 132-134 Banks St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To construct dormers and landing.

Special Permit: To replace an existing door and window with a sliding door.

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).

Original Signature(s) :

(Petitioner(s) / Owner)

DERICK SNARE

(Print Name)

Address :

158 CENTRAL ST.
SOMERVILLE 02145

Tel. No. :

617 625-2935

E-Mail Address :

dsnare 9985 cabl .com

Date : _____

[Handwritten signature]

[Handwritten signature]

100-2800-1000
100-2800-1000
100-2800-1000
100-2800-1000

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).


I/We Hongbo Jiang
(OWNER)

Address: 350 Third street, unit 915

State that I/We own the property located at 134 Banks street which is the subject of this zoning application.

The record title of this property is in the name of Hongbo Jiang

*Pursuant to a deed of duly recorded in the date 01/12/2017, Middlesex South County Registry of Deeds at Book 68750, Page 316; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

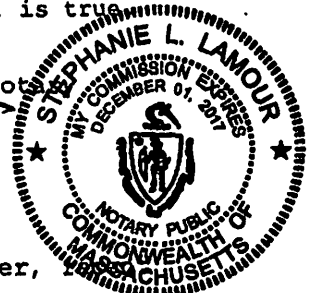

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name HONGBO JIANG personally appeared before me, this 11th of MAY, 2017, and made oath that the above statement is true.

My commission expires 12/01/2017 (Notary Seal).



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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT : Snare + Snare PRESENT USE/OCCUPANCY : 1 family
LOCATION : 132-134 Banks St Cambridge, MA ZONE : Residence C-1 Zone
PHONE : _____ REQUESTED USE/OCCUPANCY : 1 family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1079	1157	675	(max.)
<u>LOT AREA:</u>		900	900	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.19	1.28	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		900	900	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45	45	50	(min.)
	DEPTH	40	40	?	
<u>SETBACKS IN FEET:</u>	FRONT	.2	.2	10	(min.)
	REAR	16.2	16.2	20	(min.)
	LEFT SIDE	n/a	n/a	7'-6"	(min.)
	RIGHT SIDE	.8 to 1	.8 to 1	7'-6"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32'-8"	32'-8"	35	(max.)
	LENGTH	19'-4"	19'-4"	?	
	WIDTH	23'-6"	23'-6"	?	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.37	.37	.30	(min.)
<u>NO. OF DWELLING UNITS:</u>		.35	.35	.30	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	n/a	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(min.)

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.

Wood frame to match existing.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- 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:

Living space is very small, and use could be made of the attic.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or to 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:

n/a

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Substantial detriment to the public good for the following reasons:
A new stoop is required to match the width of the proposed slider - not visible to public.
The proposed dormer in front is in keeping with neighboring buildings.
The proposed dormer at rear is visible to few neighbors and is semi-obsured by existing trees, and in keeping with the neighborhood.
- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
This is one of the smallest houses in the area and improvements will be in keeping with the style of the house and surrounding houses.

***** 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 132-134 Banks 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:
The proposed sliding door is replacing an existing door and window.
- 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:
n/a
- 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:
no change
- D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
The proposed slider will bring more light and a feeling of space connected to the yard which is one of the best features of the house.
- 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:
No change in use.



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2017 MAY 16 AM 10:29

BZA APPLICATION FORM

Plan No: BZA-013282-2017

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(Petitioner(s) / Owner)

DERICK SNARE

(Print Name)

Address :

158 CENTRAL ST.

SOMERVILLE 02145

Tel. No. :

617 625-2935

E-Mail Address :

dsnare9985@aol.com

Date : _____

2000-2001

2000-2001

2000-2001

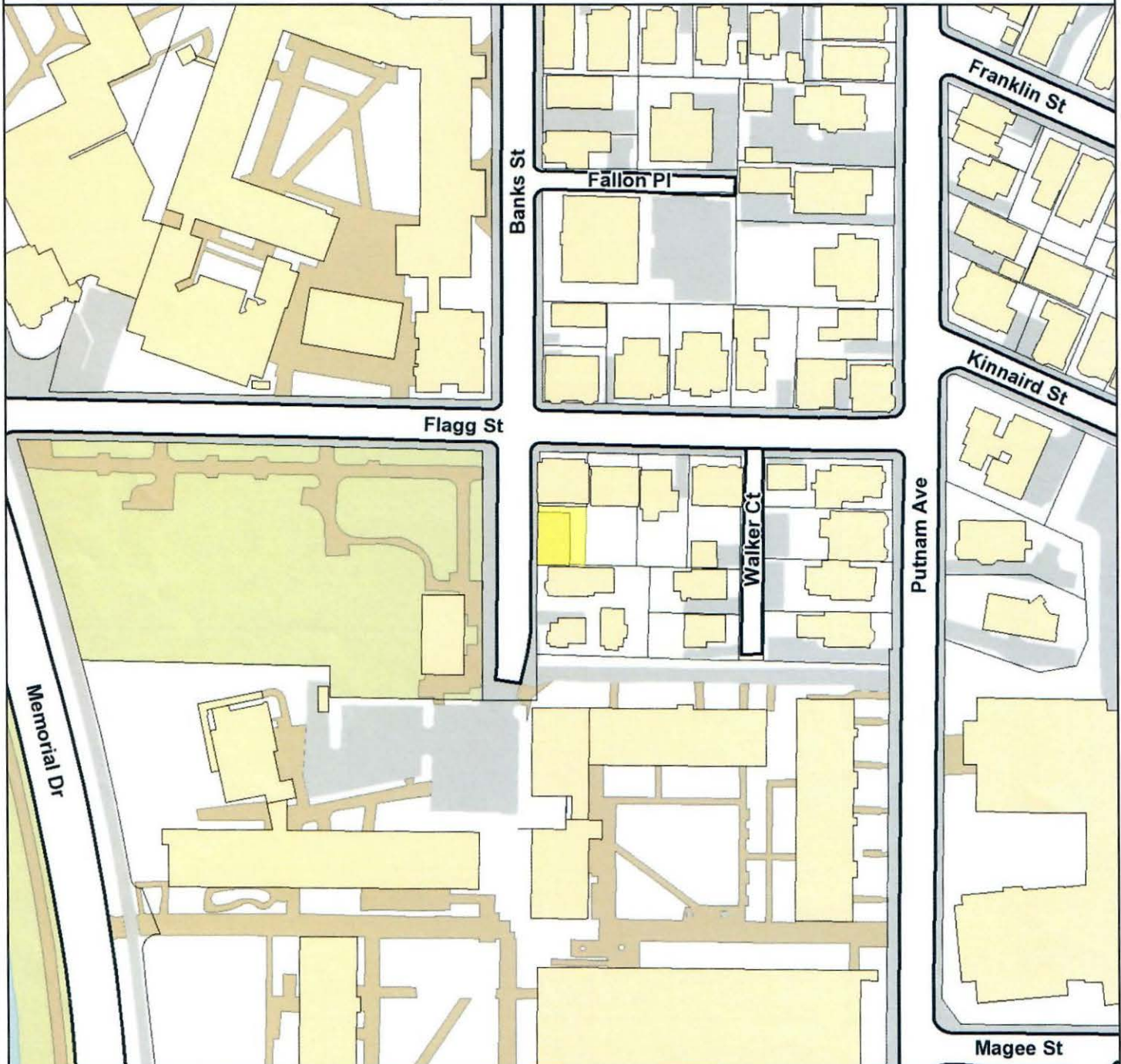
2000-2001
2000-2001
2000-2001
2000-2001

132+134

City of Cambridge

Property Map for 132 BANKS ST.

September 29, 2016



City of Cambridge
Massachusetts

1" = 117 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



Banks St

1800
Map-Lot
130-85
(45.0)

132

1800
Map-Lot
130-84
(45.0)

134

Map-Lot
130-86
3600

Map-Lot
130-87
3600

Map-Lot
130-88
3600

Map-Lot
130-83
6300
(90.0)

Map-Lot
130-89
2450
(70.0)

Map-Lot
130-90

132

134

BANKS ST.



BANKS ST.

134

132



134 BANKS ST



134
BANKS ST.



26-28
FLAGG ST



132-134
BANKS
ST.



134

BANKS ST.

136

140

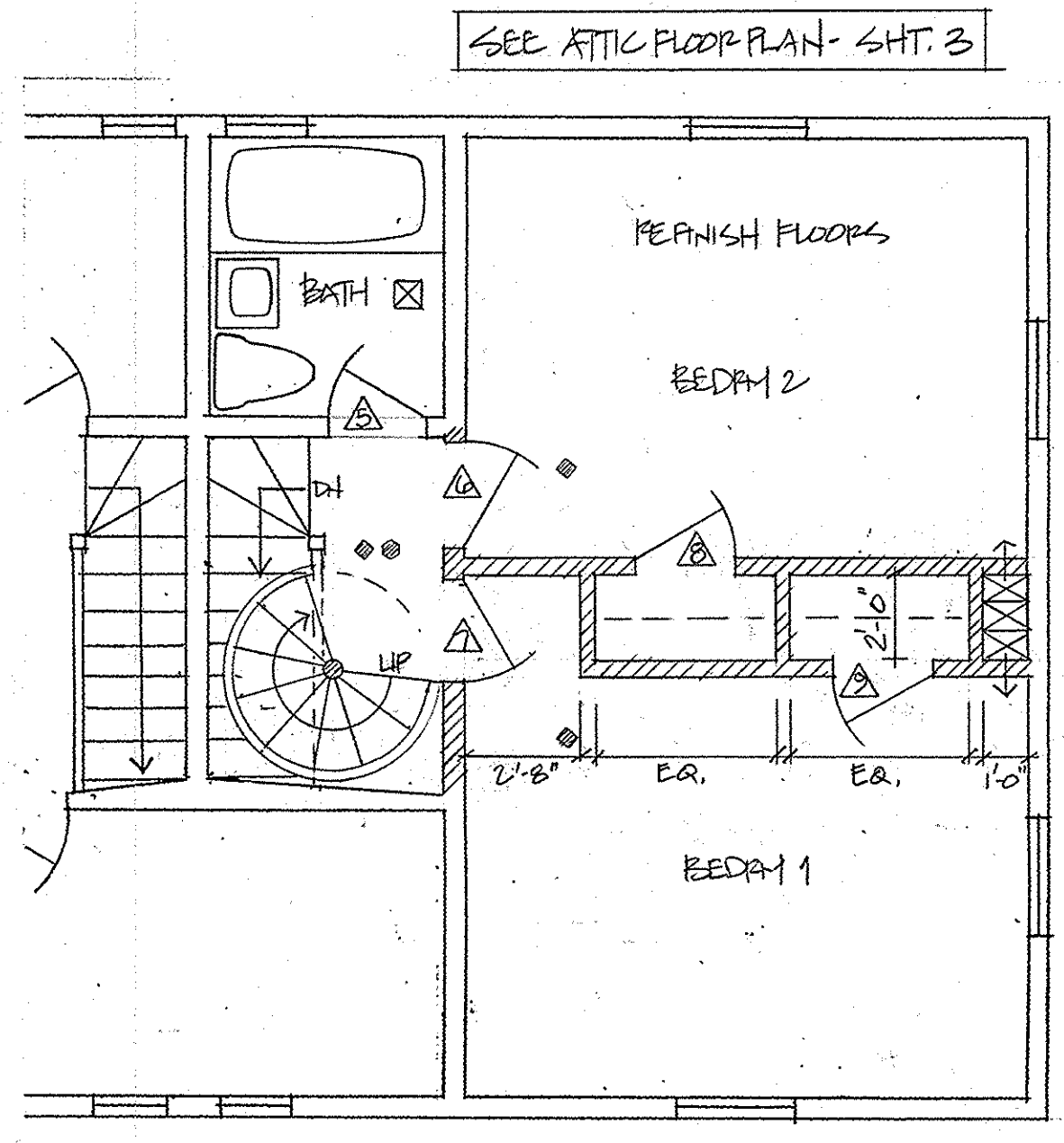


All work is to be done in compliance with the IBC 2009 in conjunction with the 8th edition of the Massachusetts amendments, including IEBC per classification of Work - Alterations - Level 2, for Use Group R - 3.

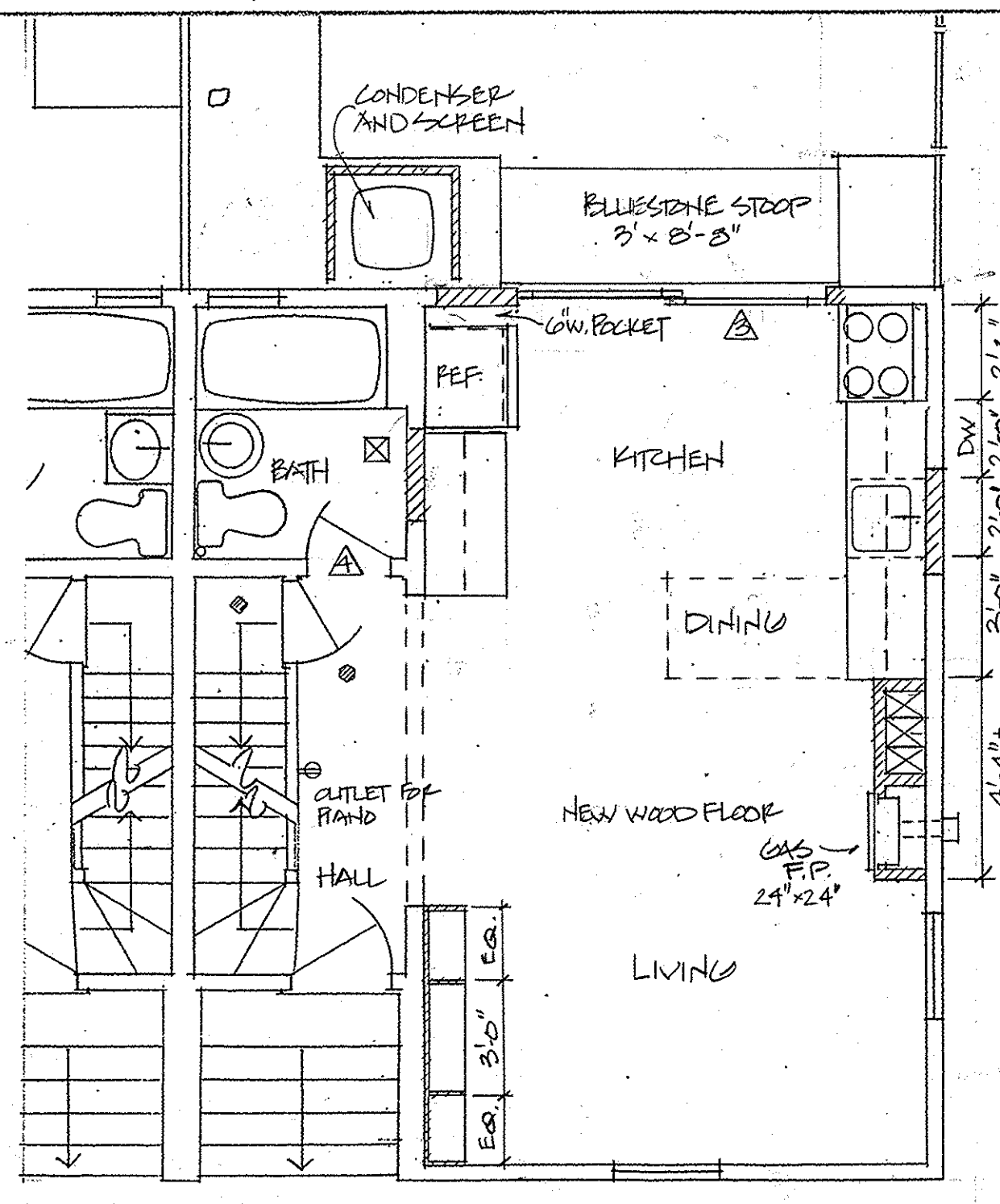
134 Banks Street **Cambridge MA**

Floor Plans -	Existing and Proposed
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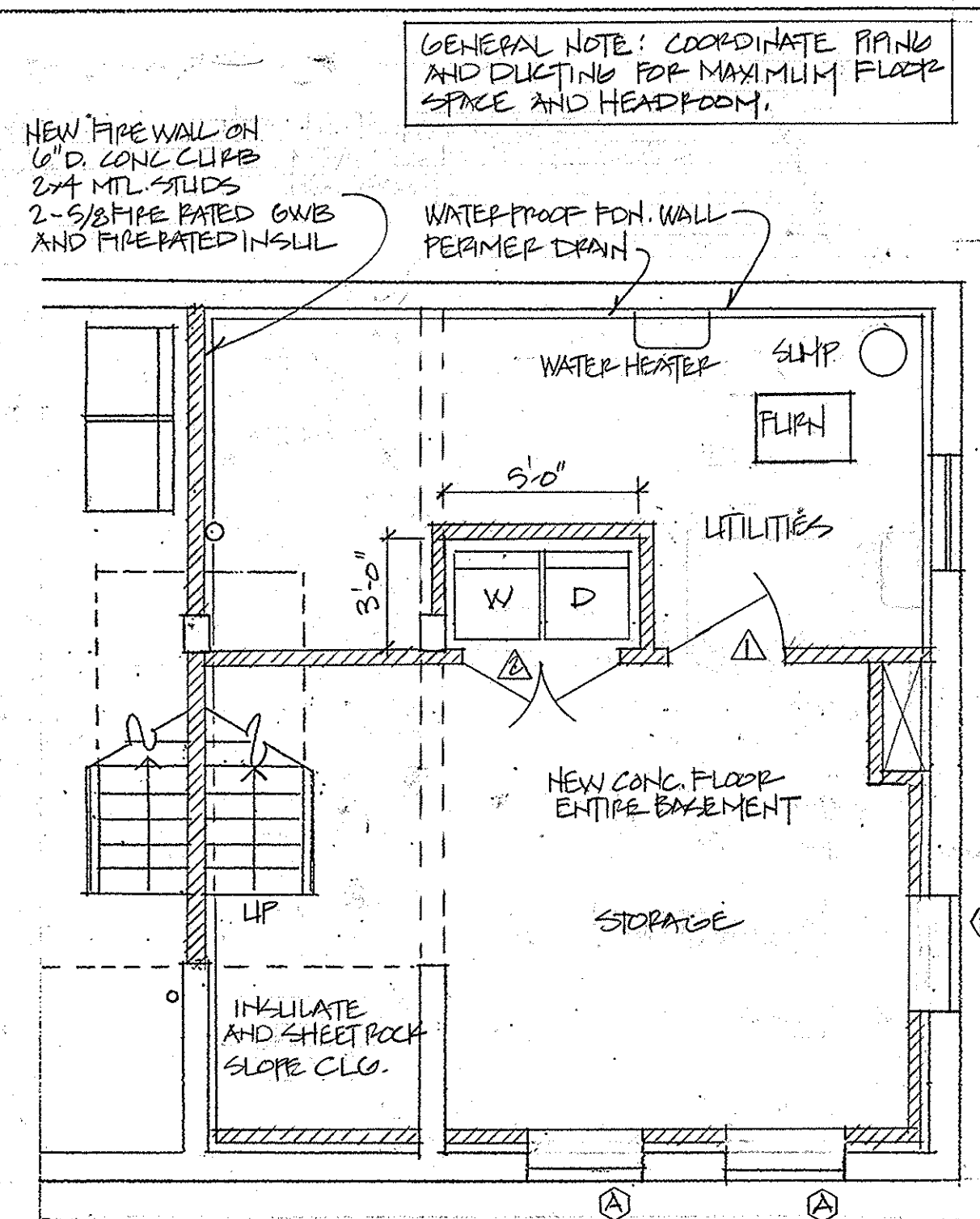
1/4" = 1' - 0"	Snare + Snare Design	617 625-2935	3.14.2017
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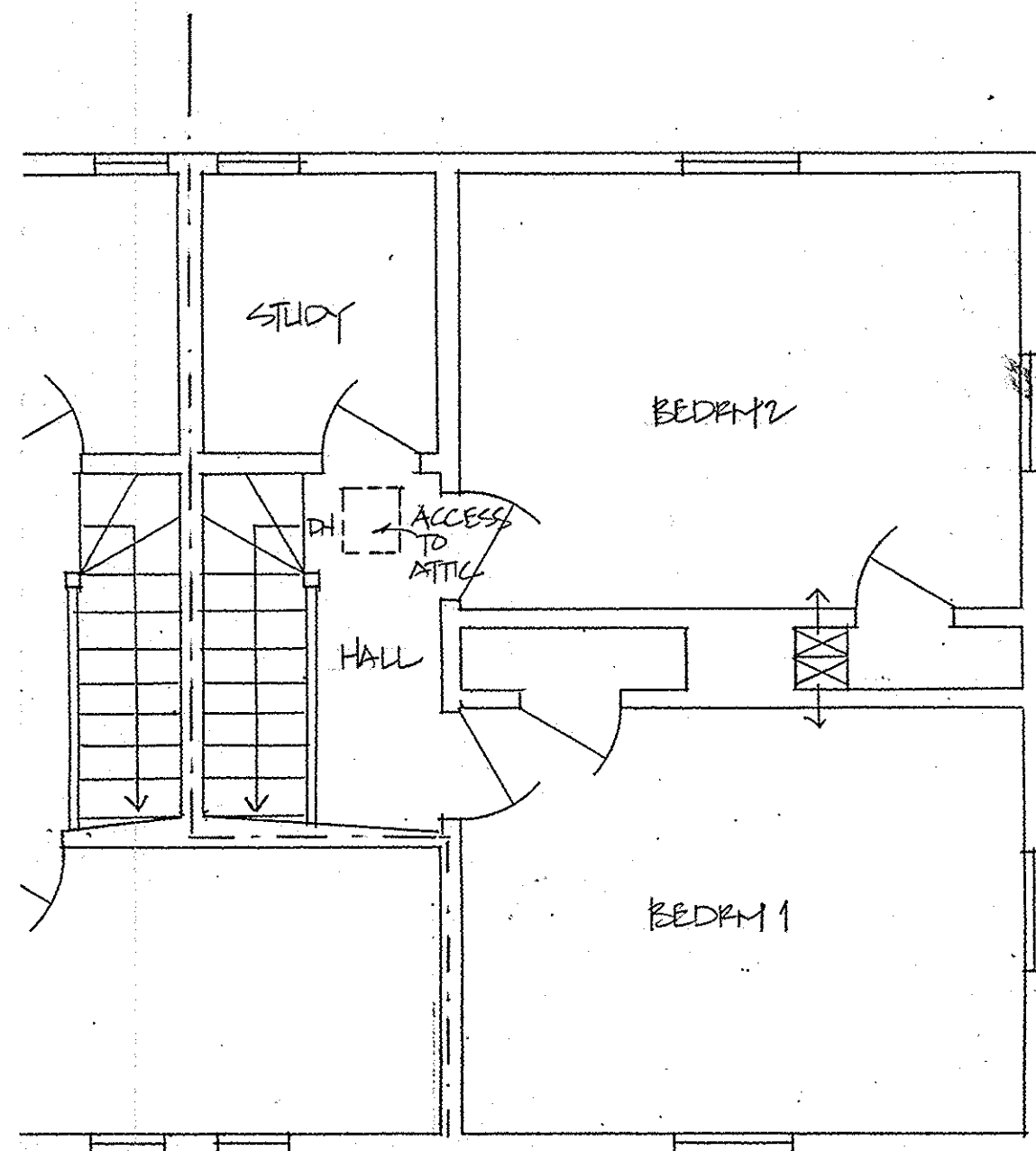
Second Floor Plan



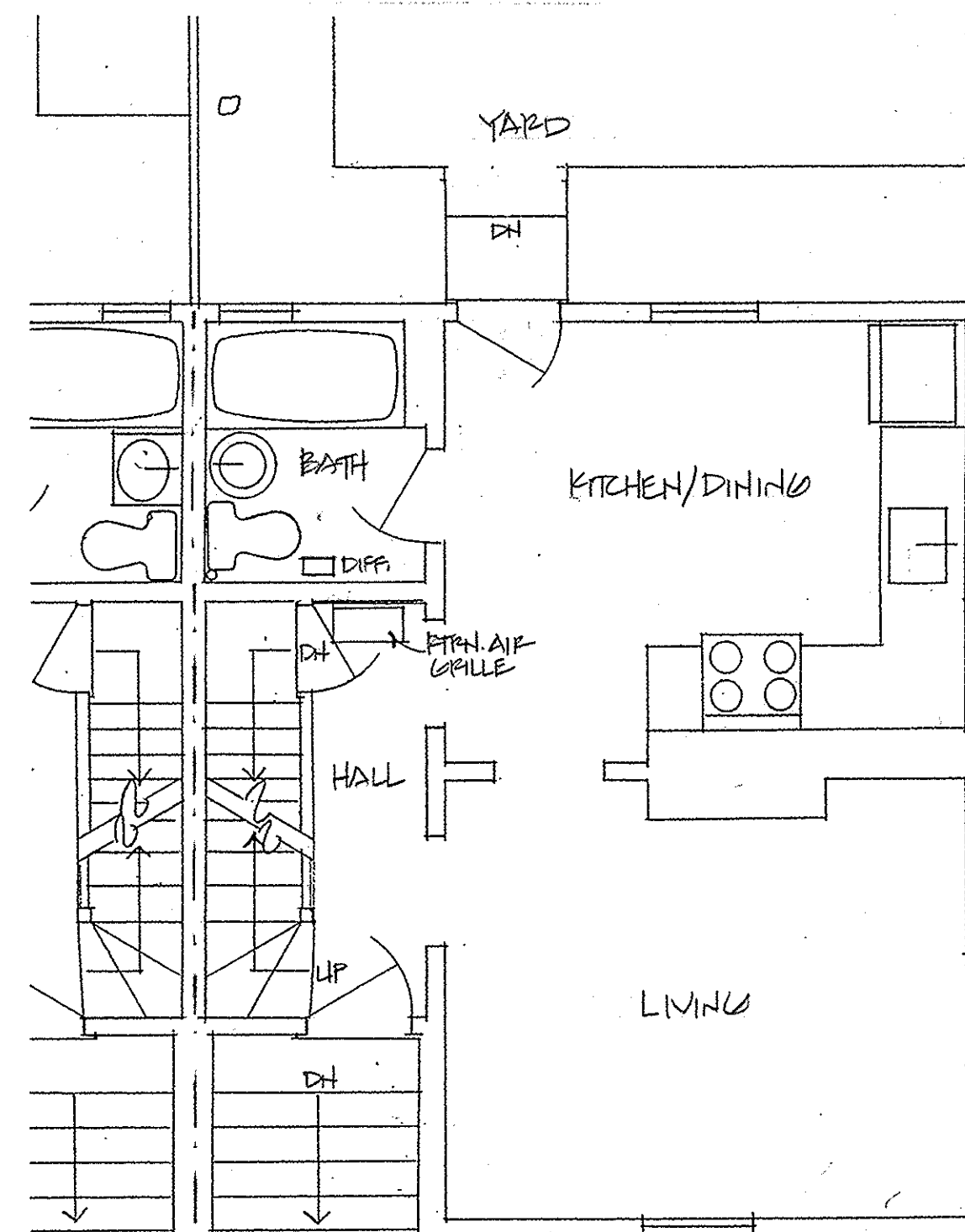
First Floor Plan



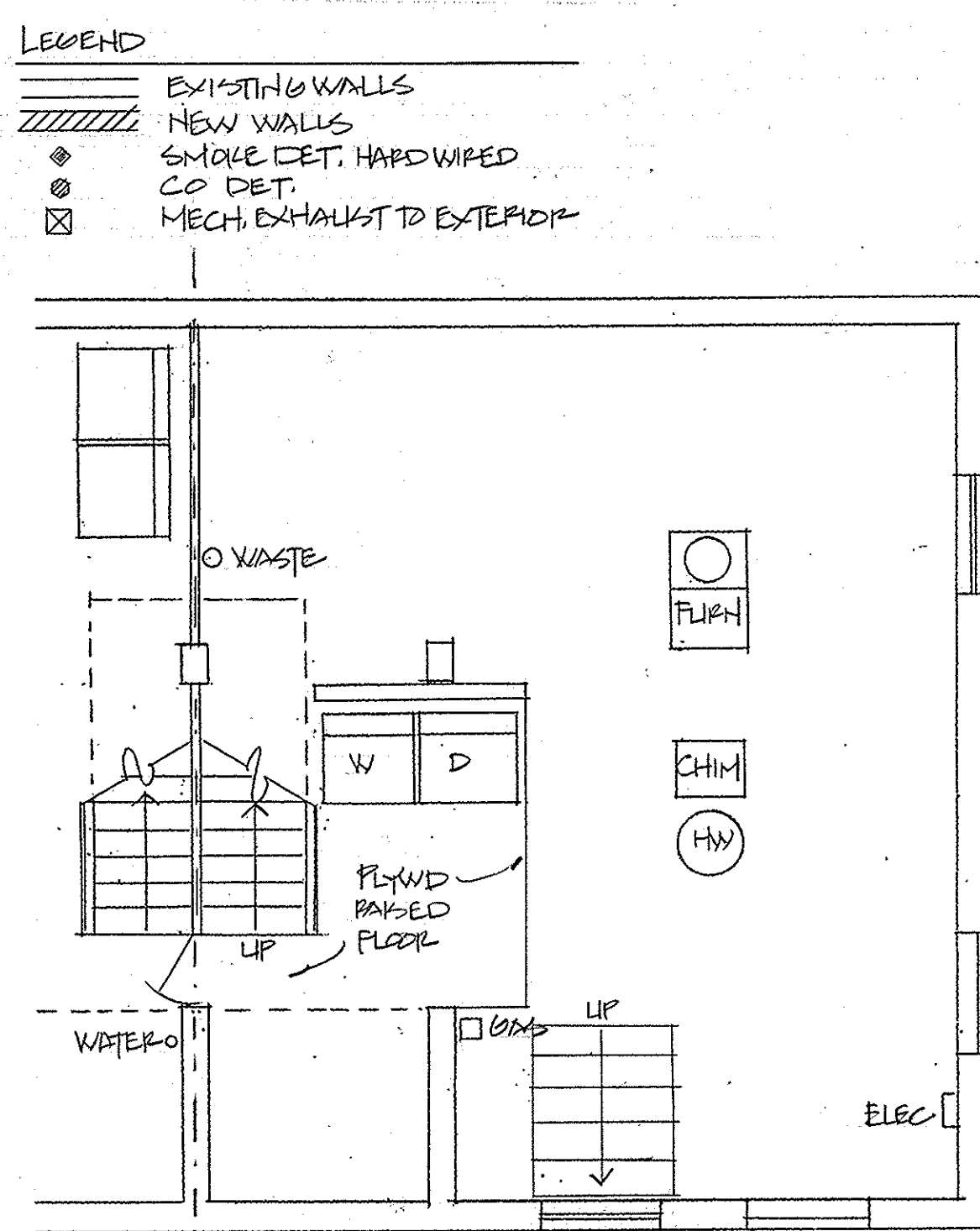
Basement Floor Plan



Second Floor Plan



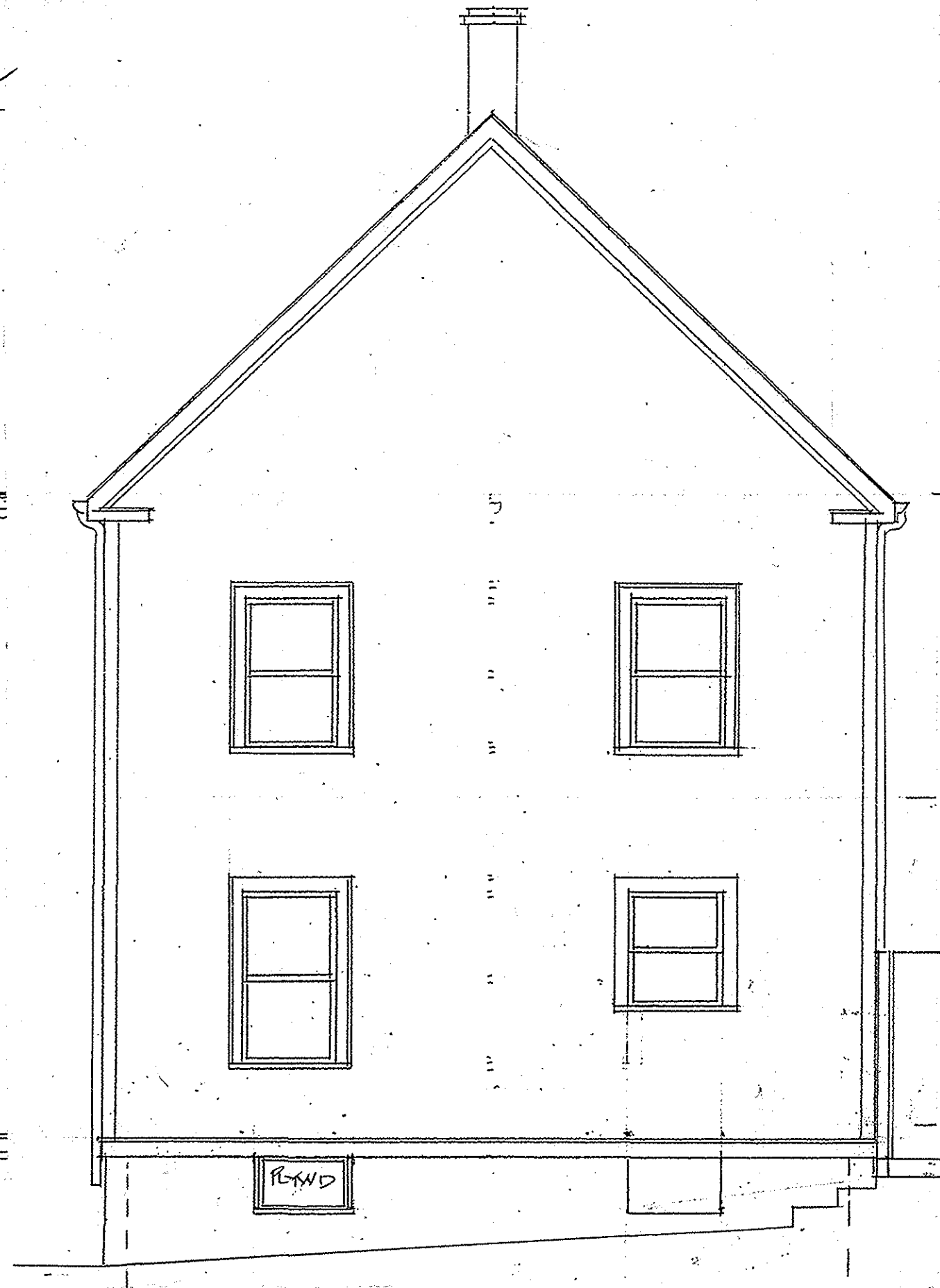
First Floor Plan



Basement Floor Plan



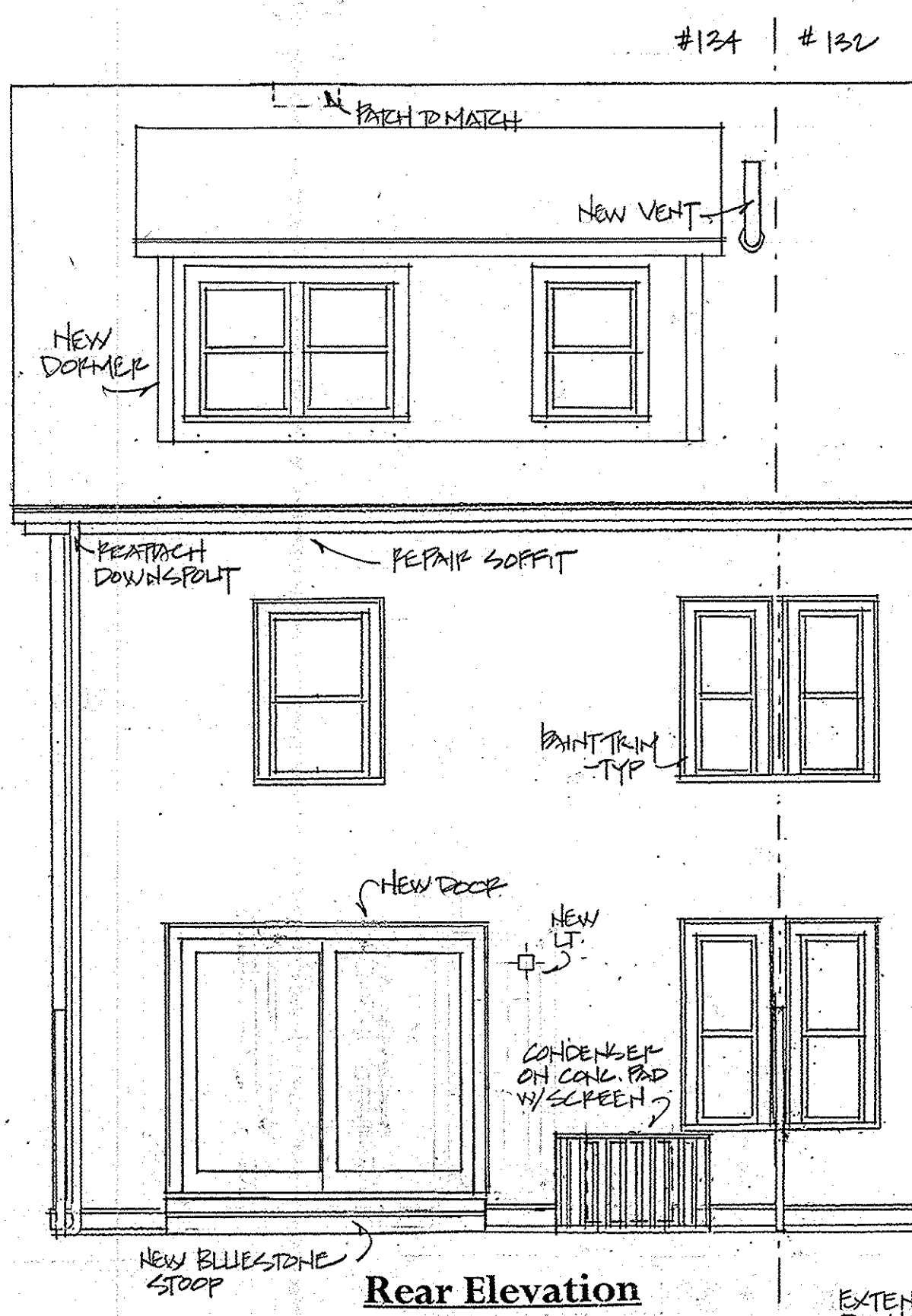
Rear Elevation



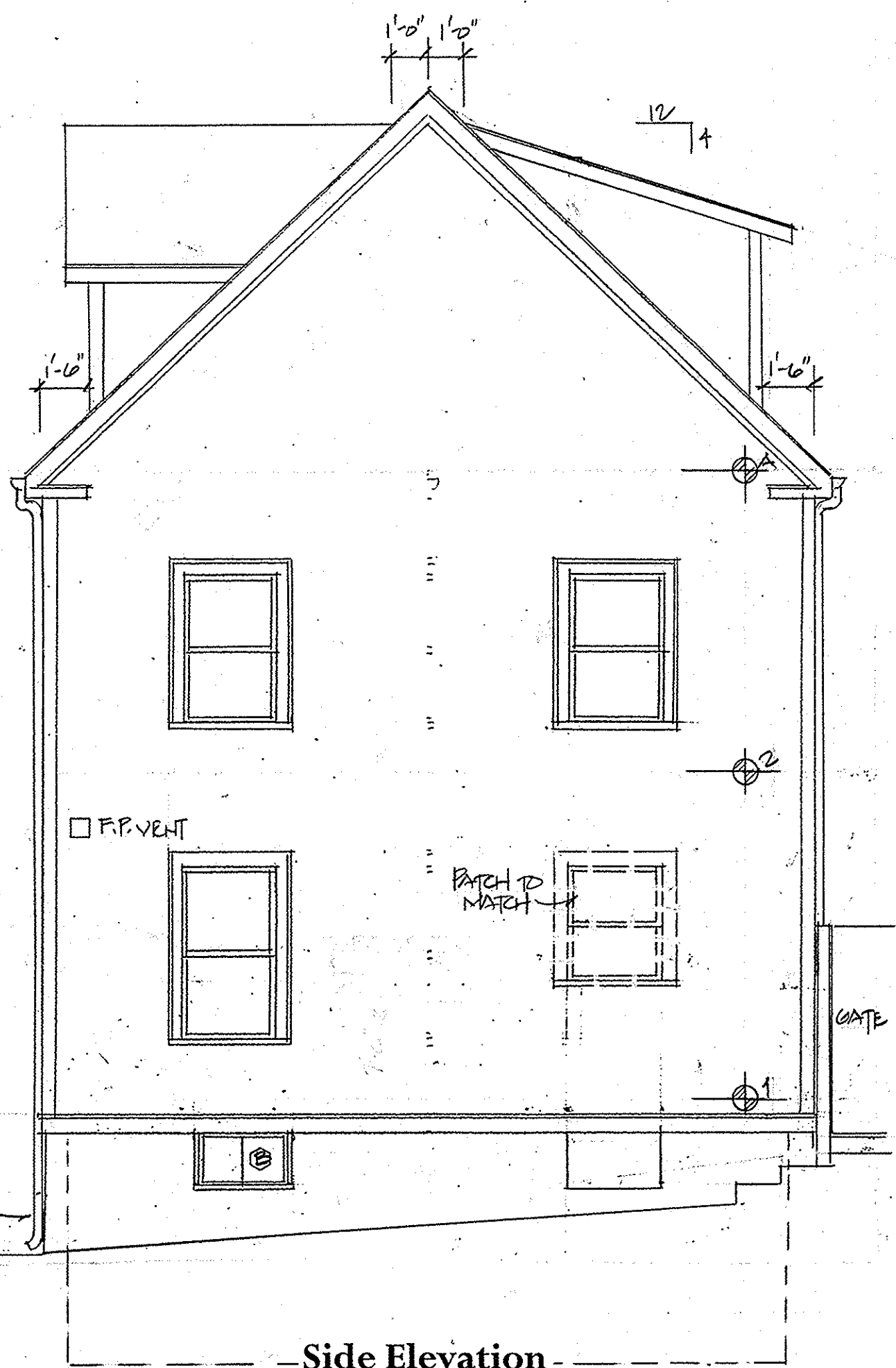
Side Elevation



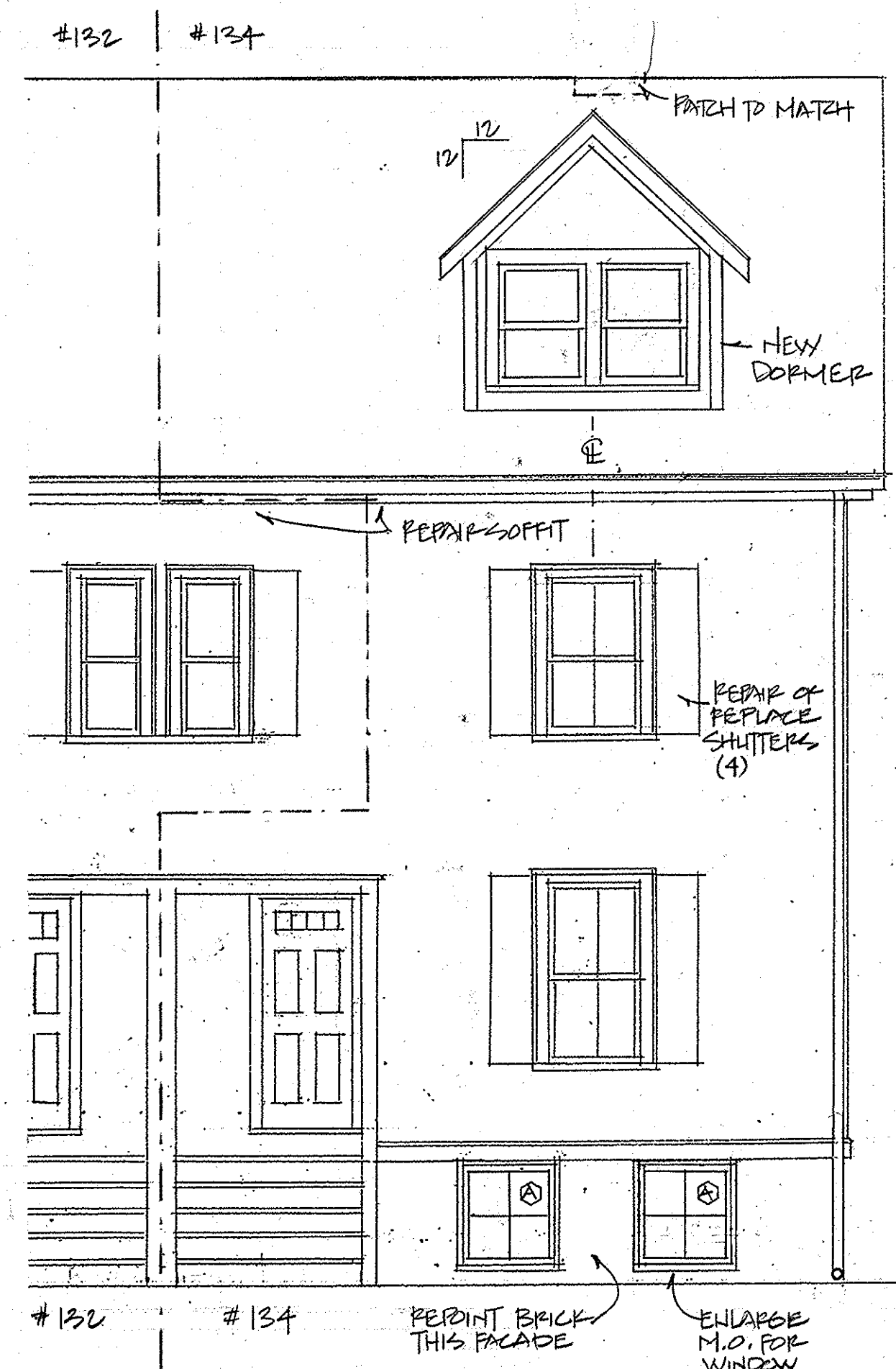
Front Elevation



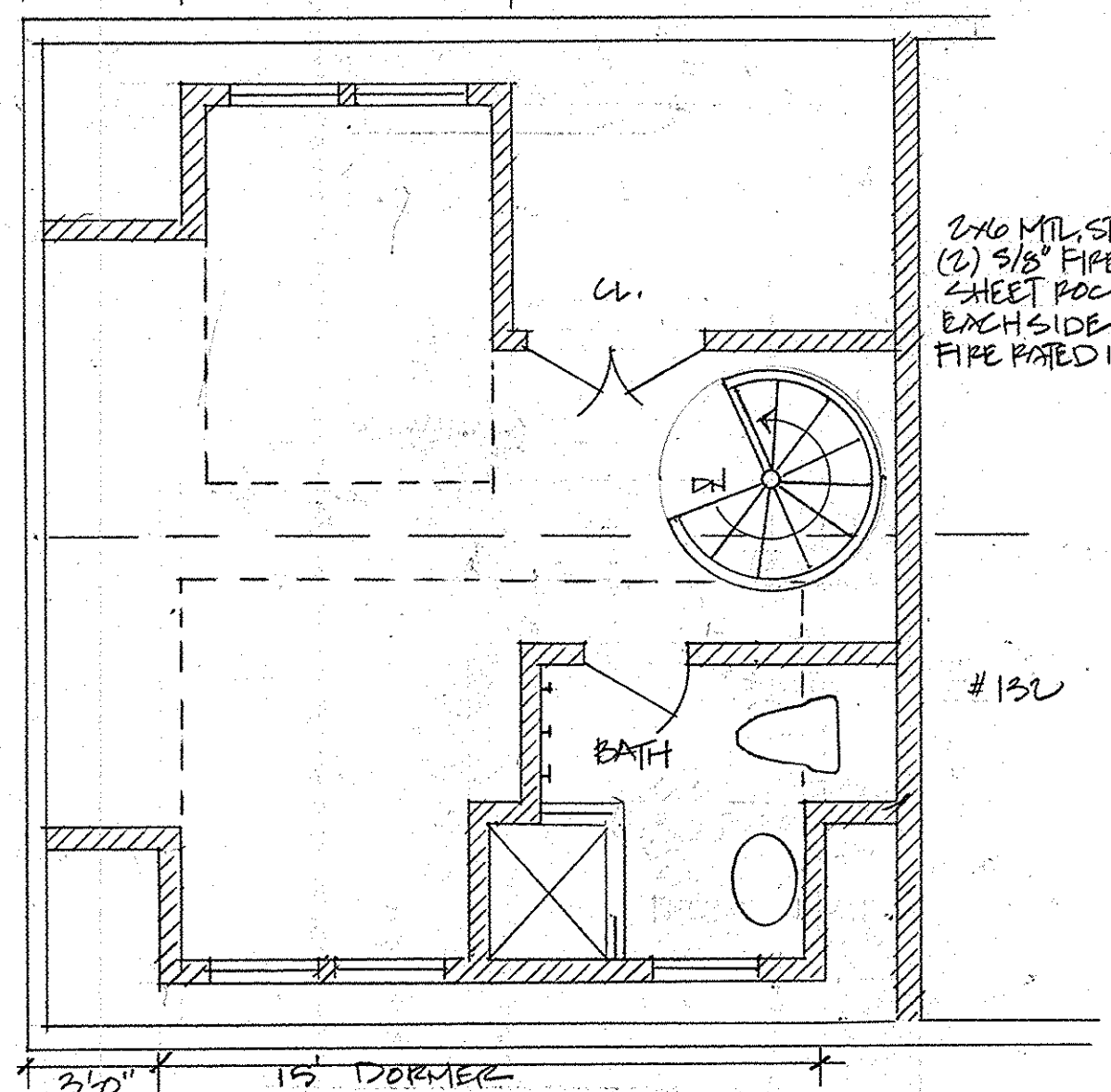
Rear Elevation



Side Elevation



Front Elevation



Attic Floor Plan

DOOR SCHEDULE		
1	3'-0" x 6'-8"	2-PANEL WD.
2	PR. 2'-0" x 6'-8"	2-PANEL LOUVER, WD.
3	7'-11/4" x 6'-10 7/8"	ANDERSON FWB 806 11L
4	RELSE EXISTING	
5	EXISTING	
6	RELSE EXISTING	
7	"	
8	"	
9	"	

WINDOW SCHEDULE		
A	3'-0" W x 3'-0" H. 4 LITES INSULATED HARVEY VINYL OR EQ.	
	HINGES AT TOP W/ CEILING CATCH W/ SCREEN	
B	2'-9" W x 1'-9" H. 2 LITES INSULATED HARVEY VINYL OR EQ.	
	AWNING W/ SCREEN	



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 132-134 Banks Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demolition permit anticipated.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date May 10, 2017

Received by Uploaded to Energov

Date May 10, 2017

Relationship to project BZA 13282-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

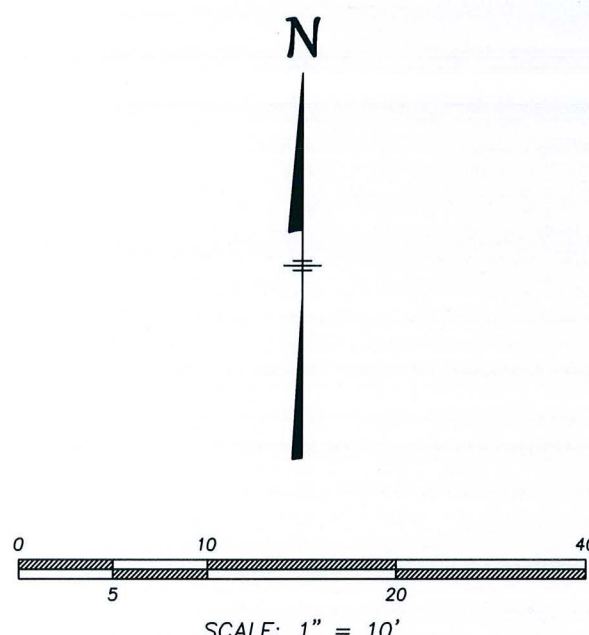
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



CURRENT OWNER: FREEMAN P. DICKS - 132 BANKS STREET
HONGBO JIANG - 134 BANKS STREET

TITLE REFERENCE: BOOK 68750 PAGE 316 - 134 BANKS STREET

PLAN REFERENCE: END OF BOOK 1280
PLAN BOOK 8180 PLAN 98

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

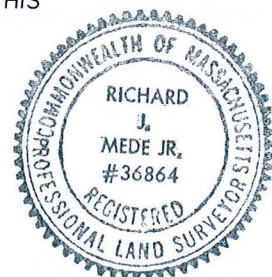
TO: DERICK SNARE

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

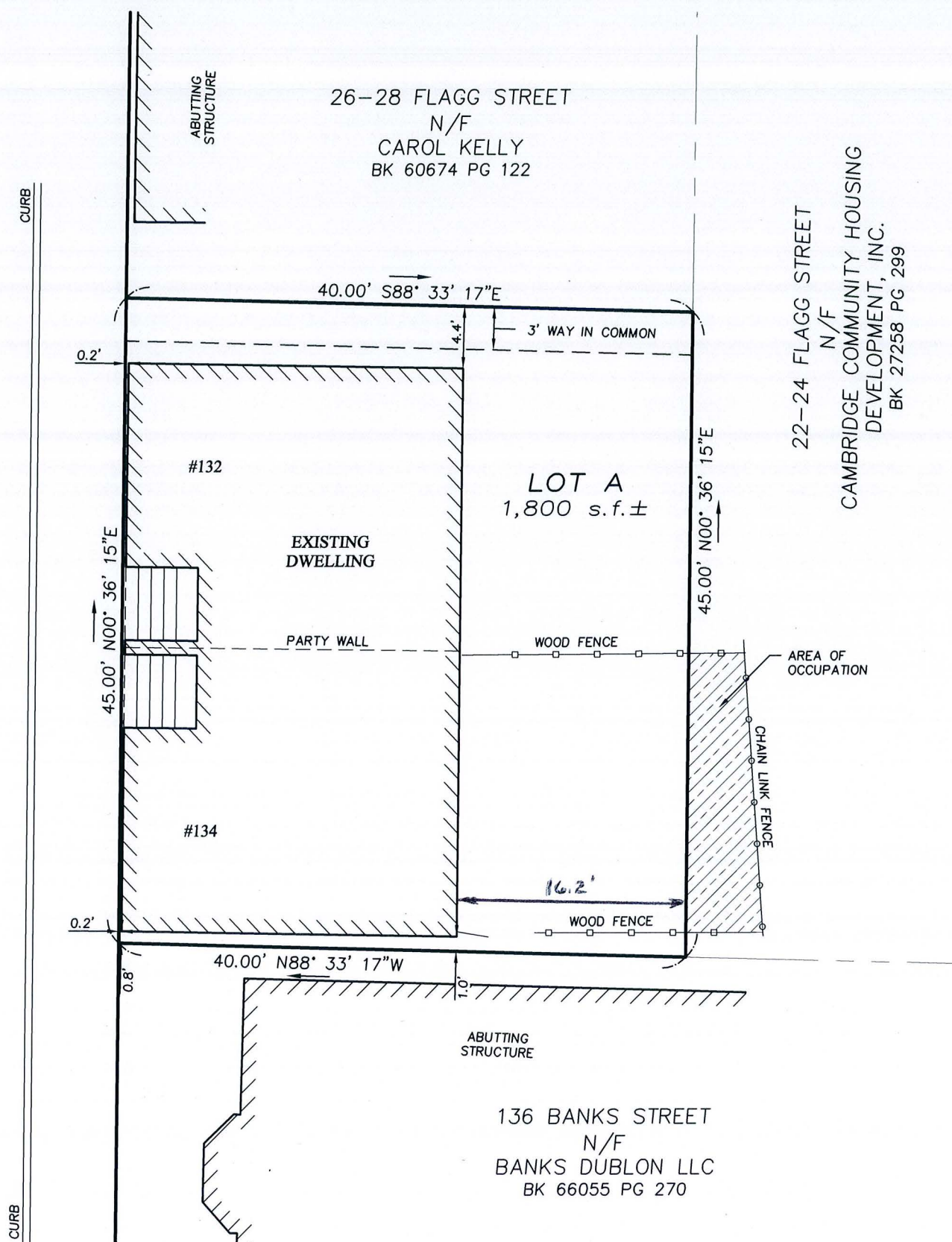
THE FIELD WORK WAS COMPLETED ON: MAY 5, 2017
DATE OF PLAN: MAY 8, 2017


RICHARD J. MEDE, JR. P.L.S.

05/08/2017
DATE:



BANKS STREET
(PUBLIC - 40' WIDE)



**PLOT PLAN
OF LAND**
134 BANKS STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED BY:

PREPARED FOR:
DERICK SNARE

DRAWN	CHECKED	FILE No.
KKG	RJM	19748