

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: \_\_\_\_\_

Variance: ✓

Appeal: 2016 APR 29 AM 10:38  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: DAVID RANDY PEELER

PETITIONER'S ADDRESS: 15 BUCKINGHAM ST. CAMBRIDGE

LOCATION OF PROPERTY: 15 BUCKINGHAM ST

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: A-1

REASON FOR PETITION:

\_\_\_\_\_ Additions

\_\_\_\_\_ New Structure

\_\_\_\_\_ Change in Use/Occupancy

\_\_\_\_\_ Parking

\_\_\_\_\_ Conversion to Addi'l Dwelling Unit's

\_\_\_\_\_ Sign

\_\_\_\_\_ Dormer

\_\_\_\_\_ Subdivision

✓ Other: SIDE ENTRY ROOF

DESCRIPTION OF PETITIONER'S PROPOSAL:

CONSTRUCT A SMALL ROOF OVER THE SIDE  
ENTRY LANDING ATTACHED TO HOUSE AND ADDITIONAL  
SUPPORT BRACKET

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.31 Section TABLE 5-1

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

David Randy Peeler  
(Petitioner(s)/Owner)

DAVID RANDY PEELER  
(Print Name)

Address: 15 BUCKINGHAM ST.  
CAMBRIDGE, MA

Tel. No.: 617 227 0050

E-Mail Address: RPEELER@BERKSHIREPARTNERS.COM

Date: 4/26/2016

**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.

I/We David R. Peeler  
(OWNER)

Address: 15 Buckingham Street Cambridge MA 02138

State that I/We own the property located at 15 Buckingham Str., which is the subject of this zoning application.

The record title of this property is in the name of 15 Buckingham Street Realty Trust dated 8/31/2009

\*Pursuant to a deed of duly recorded in the date 9/30/09, Middlesex South County Registry of Deeds at Book 53613, Page 319; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

David R. Peeler, Trustee  
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 Suffolk

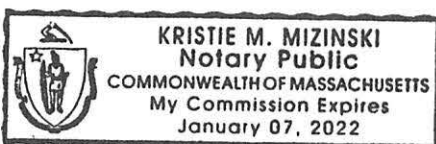
The above-name David R. Peeler personally appeared before me, this 4<sup>th</sup> of April, 2016, and made oath that the above statement is true.

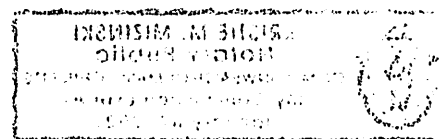
personally known to me

Kristie M. Mizinski Notary  
Kristie M. Mizinski

My commission expires January 7<sup>th</sup>, 2022 (Notary Seal).

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







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 SIDE ENTRY IS THE FUNCTIONAL MAIN ENTRY.  
EXISTING CONDITIONS LACK ANY PROTECTION  
FROM WEATHER.

- 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:

THE LACK OF WEATHER PROTECTION DURING  
THE WINTER MONTHS CREATES A SAFETY HAZARD  
AT THE STONE LANDING AT THE DOOR.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

THE BUILDING AND LOT ARE PRE-EXISTING, NONCONFORMING.  
ANY ALTERATION REQUIRES RELIEF. THE PROPOSED  
CHANGES DO NOT ALTER THE BUILDING FOOTPRINT.  
THE PROPOSED CHANGES ARE NOT A DETRIMENT TO  
THE PUBLIC GOOD AND WILL ENHANCE THE CHARACTER OF THE BUILDING.

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

THE RELIEF REQUEST IS MINIMAL. THE CHANGE REQUEST  
IS LESS THAN A 1% INCREASE IN TOTAL GROSS FLOOR AREA.

- \* 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

## DIMENSIONAL INFORMATION

APPLICANT: RANDY POZZOR PRESENT USE/OCCUPANCY: R-3 RESIDENCE-SINGLE FAMILY  
 LOCATION: 15 BUCKINGHAM ST CAMBRIDGE ZONE: A-1  
 PHONE: 617 227 0050 REQUESTED USE/OCCUPANCY: R-3 RESIDENCE

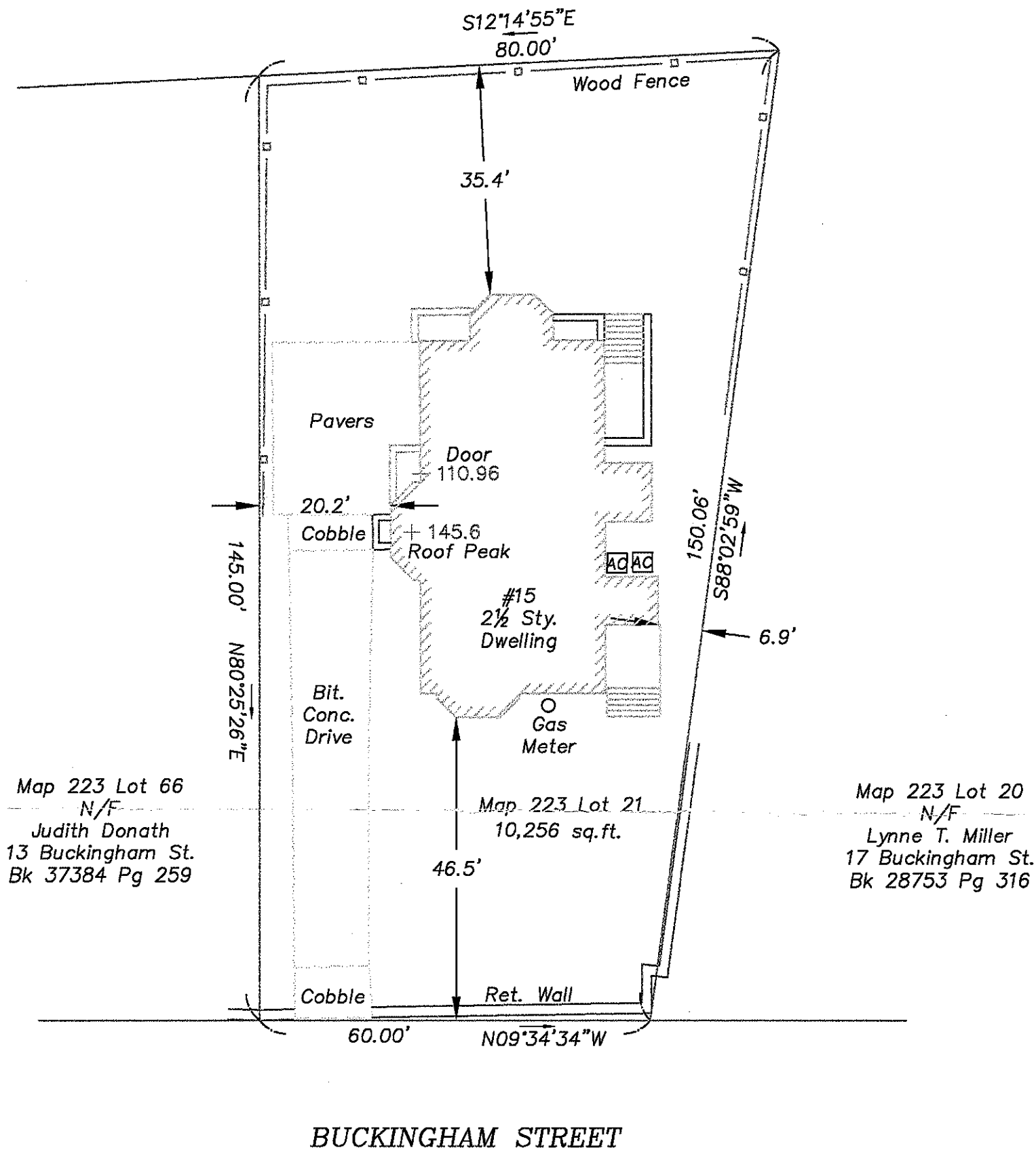
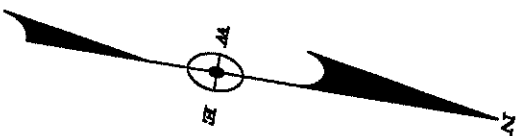
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>5128</u>	<u>5178</u>	<u>5128</u> (max.)
LOT AREA:	<u>10256</u>		(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.5</u>	<u>.5</u>	<u>.5</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>10256</u>	<u>10256</u>	<u>10256</u> (min.)
SIZE OF LOT:			
WIDTH	<u>70' (AVE)</u>		(min.)
DEPTH	<u>145'</u>		
Setbacks in Feet:			
FRONT	<u>46.5</u>	<u>46.5</u>	<u>25</u> (min.)
REAR	<u>35.4</u>	<u>35.4</u>	<u>25</u> (min.)
LEFT SIDE	<u>20.2</u>	<u>20.2</u>	<u>20</u> (min.)
RIGHT SIDE	<u>6.9</u>	<u>6.9</u>	<u>15</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>2 1/2 STORY</u>	<u>2 1/2 STORY</u>	<u>2 1/2 STORY</u> (max.)
LENGTH	<u>65'</u>	<u>65'</u>	<u>65'</u>
WIDTH	<u>40'</u>	<u>40'</u>	<u>40'</u>
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>.5</u>	<u>.5</u>	<u>.5</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>		(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.

ENTRY ROOF TO BE WOOD FRAME, COPPERCLAD ROOFING

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'.

Map 223 Lot 28  
N/F  
Joseph Sedlack  
66 Sparks St.  
Bk 61879 Pg 485

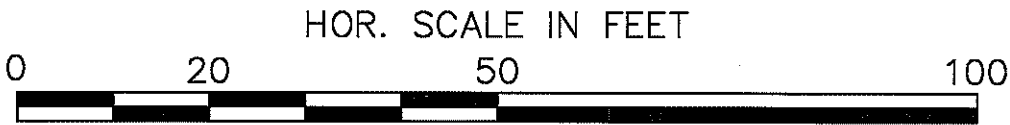


PLOT PLAN  
15 BUCKINGHAM STREET  
CAMBRIDGE, MA

- REFERENCES:
- 1) Deed Book 53613 Page 319
  - 2) Plan Book 289 Plan 33

Prepared By  
LeBlanc Survey Associates, Inc.  
161 Holten Street  
Danvers, MA 01923  
(978) 774-6012

March 4, 2016      Scale 1"=20'





Prepared By  
LeBlanc Survey Associates, Inc.  
161 Holten Street  
Danvers, MA 01923  
(978) 774-6012



PEELER ~ KELLOGG  
RESIDENCE  
15 BUCKINGHAM ST.  
CAMBRIDGE, MA

SIDE ENTRY &  
DOOR  
IMPROVEMENTS

DESIGN DEVELOPMENT  
PLANS

CONSTRUCTION  
PLANNING  
And PERMIT SET

DECEMBER 5<sup>TH</sup> 2015

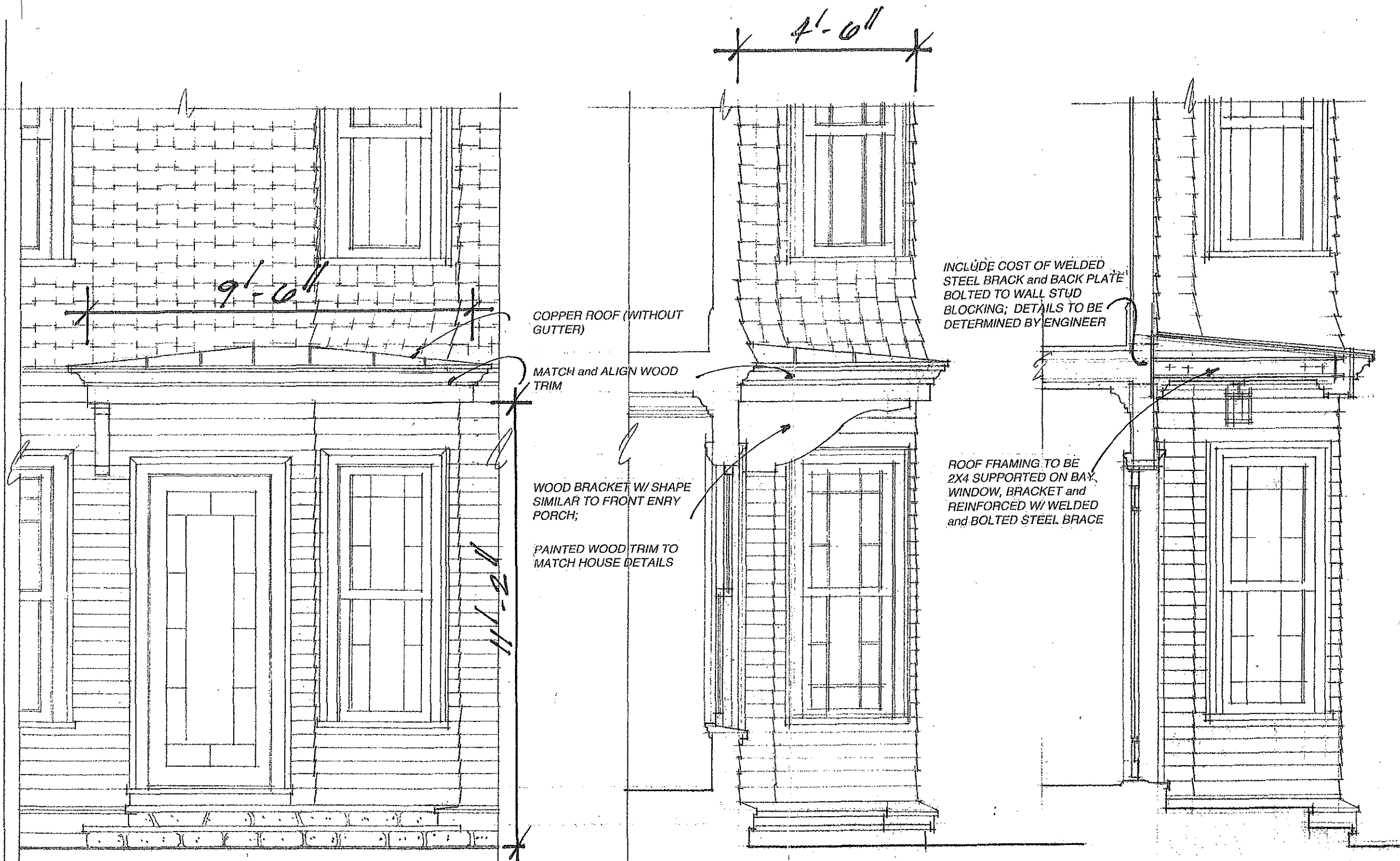
FEBRUARY 4<sup>TH</sup> 2016

SIDE ENTRY  
ELEVATIONS  
& SECTION



S&H CONSTRUCTION  
26 NEW STREET  
CAMBRIDGE, MA

RF BERNSTEIN ARCHITECT  
988 WASHINGTON STREET  
GLOUCESTER, MA 01930  
978-281-8609



15 SIDE ENTRY ELEVATION

3/8"=1'-0"

16 SIDE ENTRY ELEVATION

3/8"=1'-0"

17 SECTION  
THROUGH SIDE ENTRY

3/8"=1'-0"

A6



PEELER ~ KELLOGG  
RESIDENCE  
15 BUCKINGHAM ST.  
CAMBRIDGE, MA

SIDE ENTRY &  
DOOR  
IMPROVEMENTS

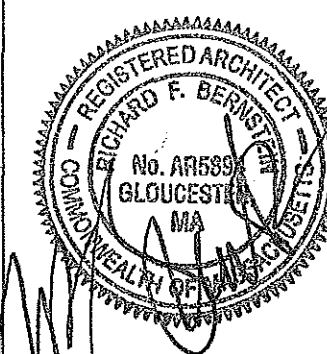
DESIGN DEVELOPMENT  
PLANS

CONSTRUCTION  
PLANNING  
And PERMIT SET

DECEMBER 5<sup>TH</sup> 2015

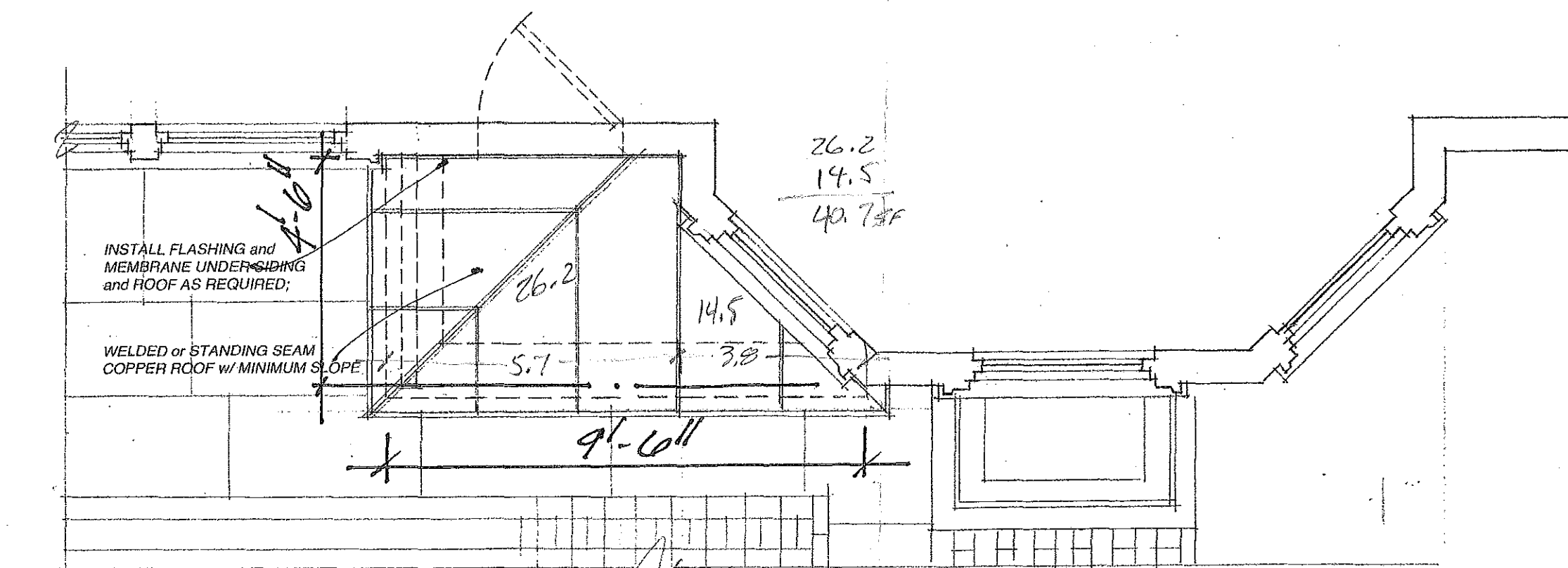
FEBRUARY 4<sup>TH</sup> 2016

SIDE ENTRY PLANS

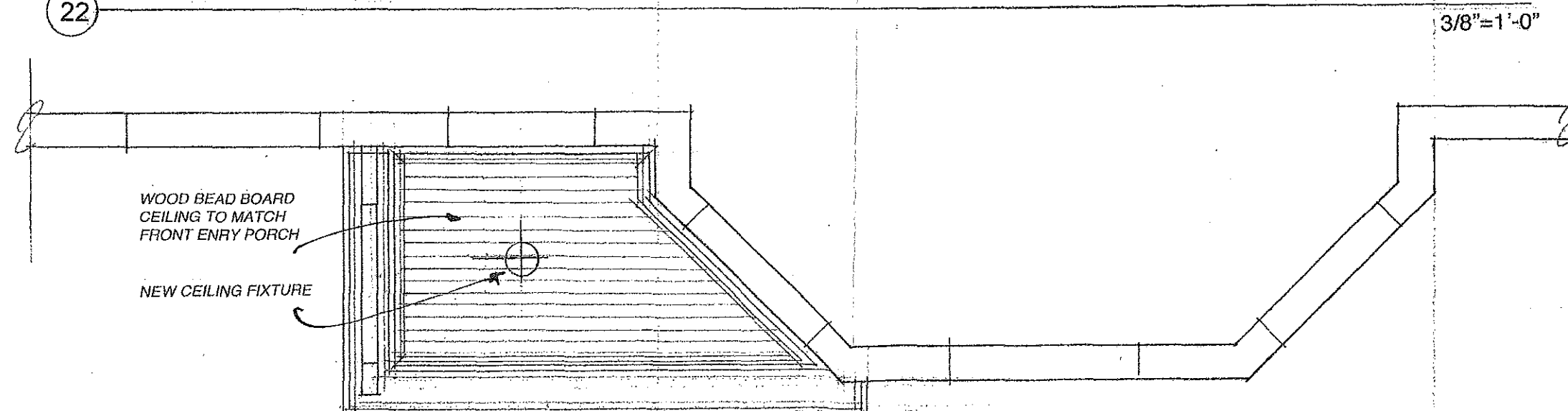


S&H CONSTRUCTION  
26 NEW STREET  
CAMBRIDGE, MA

RF BERNSTEIN ARCHITECT  
988 WASHINGTON STREET  
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978-281-8609



22 ROOF PLAN of SIDE ENTRY



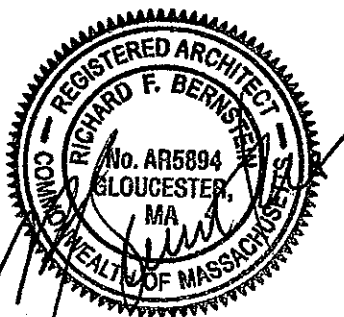
23 REFLECTED CEILING PLAN of SIDE ENTRY

3/8"=1'-0"

A7

PEELER ~ KELLOGG  
RESIDENCE  
15 BUCKINGHAM ST.  
CAMBRIDGE, MA

ZONING ANALYSIS  
PERMIT SET  
MARCH 9<sup>TH</sup> 2016



S&H CONSTRUCTION  
26 NEW STREET  
CAMBRIDGE, MA

RF BERNSTEIN ARCHITECT  
988 WASHINGTON STREET  
GLOUCESTER, MA 01930  
978-281-8609

A7.1

ZONING ANALYSIS ~ 15 BUCKINGHAM STREET

PROJECT:

PROPOSED OPEN 4'-6" x 9'-6" ROOF OVER EXISTING FIRST FLOOR  
LANDING AND STEP SUPPORTED ON EXISTING BAY AND BRACKET;  
NO INCREASE IN TOTAL FLOOR AREA PROPOSED;  
NO CHANGES TO PERCENTAGE OF USABLE OPEN SPACE  
PROPOSED;

USE: EXISTING SINGLE FAMILY RESIDENCE  
DISTRICT: A-1  
SITE AREA: 10,256 SF  
ALLOWABLE FAR: .5

SETBACK REQUIREMENTS:	SIDE: 15'/20'	FRONT: 25'	REAR: 25'
PROPOSED SETBACK:	20.2'	90' +/-	55' +/-

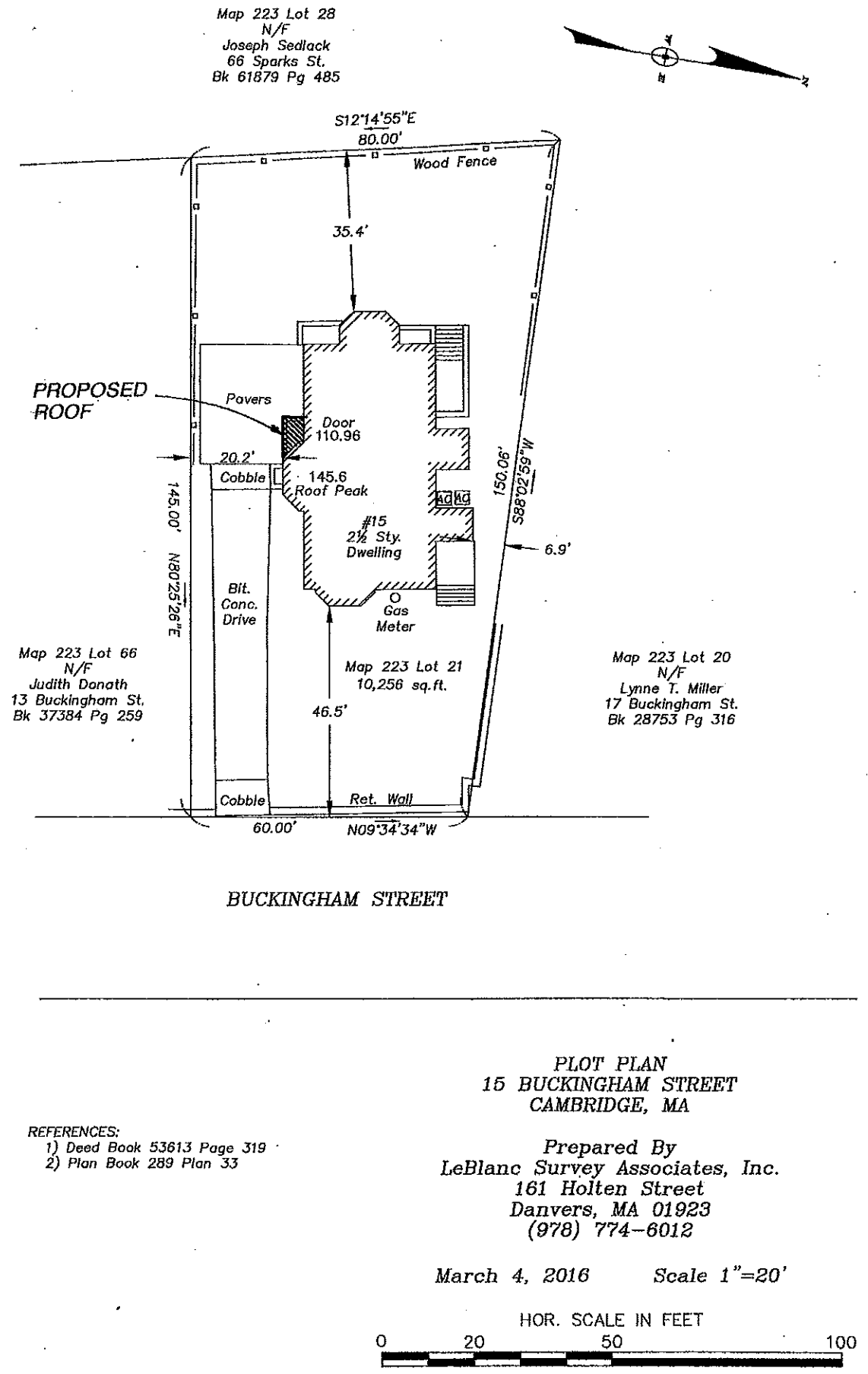
MAXIMUM ALLOWABLE FLOOR AREA: 5,128 SF

EXISTING FLOOR AREA:	BASEMENT: 826 SF
	FIRST FLOOR: 1,760 SF
	FRONT PORCH: 76 SF
	SECOND FLOOR: 1,583 SF
	ATTIC: 883 SF

TOTAL EXISTING FLOOR AREA: 5,128 SF

PROPOSED ADDITIONAL FLOOR AREA: 0 SF

TOTAL PROPOSED FLOOR AREA AFTER ROOF ADDITION: 5,128 SF

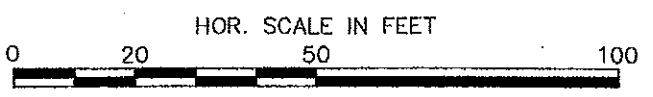


PLOT PLAN  
15 BUCKINGHAM STREET  
CAMBRIDGE, MA

REFERENCES:  
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March 4, 2016 Scale 1"=20'













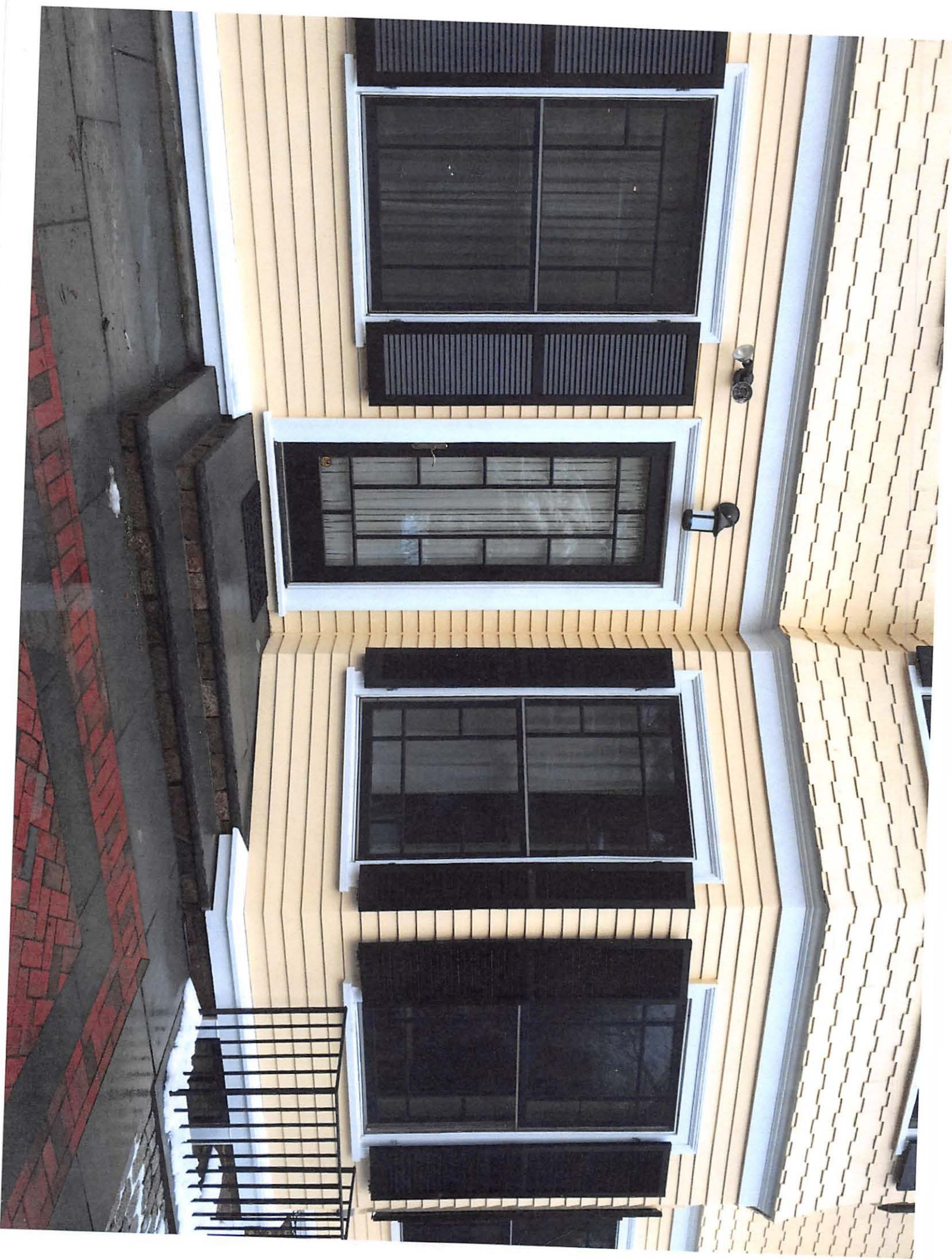




































## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 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., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 15 Buckingham 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 demo proposed.
- ☐ 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 5/5/2016

Received by Uploaded to Energov

Date 4

Relationship to project \_\_\_\_\_

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., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

<http://www.cambridgema.gov/Historic/demolitiondelay.html>



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: DAVE MADDEN Date: 5/5/16  
(Print)  
Address: 15 Buckingham St. Case No. BZA-010076-2016  
Hearing Date: 5/26/16

Thank you,  
Bza Members







Property Info  

**PID** 18882  
**Address** 15 BUCKINGHAM ST  
**Land Use** SNGL-FAM-RES  
**Land Area** 0.24 acres / 10267 sq ft  
**Living Area** 4380 sq ft

[Property Card](#)  
[Recent Comparable Sales](#)  
[Parcel Block Map \(PDF\)](#)

Name SICHKO, SAMUEL C. &  
DAVID R. PEELER TRU  
Address 15 BUCKINGHAM ST  
City CAMBRIDGE  
State MA  
Zip Code 02138







15 Buckingham st.

Petitioner

223-19  
MOORE VON MEHREN, JOAN,  
TR. OF JOAN MOORE VON MEHREN  
QUAL.PERS RES TR.  
68 SPARKS ST  
CAMBRIDGE, MA 02138

225-49  
COLANNINO, ROBERT J.  
ELANCA KOLB COLANNINO  
34 BUCKINGHAM ST  
CAMBRIDGE, MA 02138

DAVID RANDY PEELER  
15 BUCKINGHAM STREET  
CAAMBRIDGE, MA 02138

223-20  
MILLER, LYNNE T.  
17 BUCKINGHAM ST  
CAMBRIDGE, MA 02138

223-27  
BARRINGER, ELIZABETH PRATT &  
JOHN A. CLARK  
64 SPARKS ST  
CAMBRIDGE, MA 02138

S&H CONSTRUCTION  
C/O DAVE MADDEN  
26 NEW STREET  
CAMBRIDGE, MA 02138

223-66  
DONATH, JUDITH S.  
13 BUCKINGHAM ST  
CAMBRIDGE, MA 02138

226-65  
BEATRICE, ROY  
70 SPARKS ST  
CAMBRIDGE, MA 02138

225-47  
CONLIN, ELIZABETH  
48-48A BUCKINGHAM ST  
CAMBRIDGE, MA 02138

223-21  
SICHKO, SAMUEL C. & DAVID R. PEELER  
TR. OF 15 BUCKINGHAM STREET REALTY TR.  
15 BUCKINGHAM ST  
CAMBRIDGE, MA 02138

225-26  
THOMAS, MARK & KELAN THOMAS  
269 PROSPECT ST  
BELMONT, MA 02478

223-28  
SEDLACK, JOSEPH M.  
TR. OF 66 SPARKS ST. NOMINEE TR.  
P.O. BOX 11270  
JACKSON, WY 83002

226-5  
STRAUS, DONALD R. & CAROL L. GOSS  
19 BUCKINGHAM ST  
CAMBRIDGE, MA 02138

223-65  
BEALE, THOMAS W. LAURA L NASH  
11 BUCKINGHAM ST  
CAMBRIDGE, MA 02138