

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Campbell Ellsworth, as Architect for Owner: 28 Grove Rd Realty Trust

PETITIONER'S ADDRESS: 267 Norfolk St. Cambridge, MA 02139

LOCATION OF PROPERTY: 27 Madison Ave. Cambridge, MA 02140

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: Residence B

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

1. Build an addition which is more than 10%, but less than 25%, of the original non-conforming house before the recent permitted work. Requires Special Permit.

2. Reduction of open space, currently occupied by an exterior deck. Requires variance.

3. Superinsulate all walls, increasing the depth of the wall outward, some of which are within a required setback. Requires Variance.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 31

Article 8 Section 22.2.c

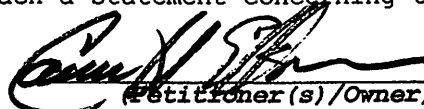
Article 5 Section 21.1

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):



(Petitioner(s)/Owner)

Campbell Ellsworth

(Print Name)

Address: 267 Norfolk St. Cambridge, MA 02139

Tel. No.: 617 799 4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 5/7/2017

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 28 GROVE ROAD REALTY TRUST / JOHN SAVILONIS
(OWNER)

Address: 197B EAST CENTRAL ST NATICK MA 01760

State that I/We own the property located at 27 MADISON AVE,
which is the subject of this zoning application.

The record title of this property is in the name of _____
28 Grove Road Realty Trust / John Savilonis

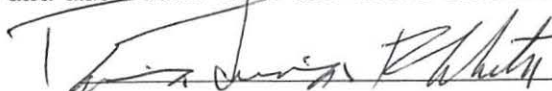
*Pursuant to a deed of duly recorded in the date 1/17/2017, Middlesex South
County Registry of Deeds at Book 68763, Page 180; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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

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

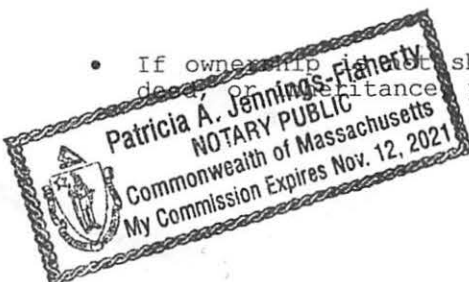
Commonwealth of Massachusetts, County of Middlesex

The above-name John Savilonis personally appeared before me,
this 5th of May, 2017, and made oath that the above statement is true.

 Notary

My commission expires 11-12-2021. (Notary Seal).

- If ownership is shown in recorded deed, e.g. if by court order, recent deed, or quitclaim please include documentation.



BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT : ELLSWORTH ASSOCIATES, INC. **PRESENT USE/OCCUPANCY :** 1F
LOCATION : 27 Madison Ave Cambridge, MA **ZONE :** Residence B Zone
PHONE : 6177994462 **REQUESTED USE/OCCUPANCY :** 1F

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1671	1826	2000	(max.)
<u>LOT AREA:</u>		4000	4000	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.418	.457	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		4000	4000	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40	40	50	(min.)
	DEPTH	100	100	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	6.1'	5.93'	15.0'	(min.)
	REAR	0	0	25'	(min.)
	LEFT SIDE	3.2'	3.03'	7.5'	(min.)
	RIGHT SIDE	11.0'	10.10'	10.0	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	26.2'	28'	35'	(max.)
	LENGTH	37' 3"	37' 7"	N/A	
	WIDTH	25' 9"	26' 1"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0%	18.1%	20%	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		29' 10"	29' 8"	10'	(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.

Lot contains additional structure at rear, which is used for a studio and a 2 bay garage.

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'.

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:

Project Summary:

The property at 27 Madison Avenue consists of a non-conforming lot (with respect to lot size and lot width) of 4,000 SF with an existing non-conforming single family structure on it. The lot also contains a structure at the rear which has been used as a studio and a two bay garage. This property is in the B zone, and thus allows a maximum of 1 unit (2,500 SF lot/D.U.). The Owner is performing a Deep Energy Retrofit of the house, and will create a Zero Energy Home. The Owner currently has an as-of-right building permit for the renovation of the existing house, with a modest addition of less than 10% of the house GFA. This permit also includes a complete replacement of the foundation. For the purpose of this application, it is the pre-permitted house which represents the "Existing Conditions" as part of the request sought is a special permit for an addition greater than 10% of the original GFA.

The proposed structure will require two reasonable variances, as follows:

1. Setback Variance: To extend further into the 7'6" required setback on the left side of the building. The Owner is creating a highly energy efficient home. To achieve this, he will add approximately 2" of exterior insulation to the entire envelope of the house. This will make a non-conforming left side setback (currently at 3.2') more non-conforming (at 3.03'). While the CZO, Article 22, section 43.2 allows for the addition of up to 4" of additional insulation to achieve greater energy efficiency it does not allow that to happen if the resulting setback is less than 7'2". Therefore, the Owner needs a variance to add that additional 2" of exterior insulation, as the resulting setback will be 3.03'. This is a reasonable request given that the energy efficiency of the house will be greatly increased and given that the overall GFA or usable interior space will not be increased.
2. Open Space Variance: While the open space especially usable open space is being greatly increased, the combined Open Space for the entire project is less than required for a lot of this size, and a variance is requested for relief from this requirement.

Variance 1: A literal enforcement of the ordinance would not allow construction within the left side setback. But as the addition of 2 more inches of insulation will allow for the creation of a significantly more energy efficient home without increasing any additional GFA, this request is reasonable.

Variance 2: A literal enforcement of the ordinance would not allow for the open space to be configured as it is proposed. However, the existing open space is only 12.9% (which includes no usable open space) which is being increase to 29.6%, a dramatic increase. Relief from the Ordinance requirement given the narrow dimensions of the lot and the configuration of the structures on the lot is reasonable.

- 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:

In each case, the hardship is owing to the configuration of the structures on the lot, and the size and shape of the lot.

Variance 1: The lot, at 40' wide, does not meet the Ordinance requirement of 50' in width. Thus the narrow dimensions of the lot, and the placement of the house and driveway, create the existing non-conformity.

Variance 2: The configuration of the buildings on this narrow lot create the Open Space non-conformity. The Owner, in the rehabilitation of this property's greatly increasing the combined open space getting significantly closer to the Ordinance requirement of 40%.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Granting relief will not be a detriment to the public good. To the contrary, the creation of a new well built living unit adds positively to the Cambridge housing stock. And the creation of a net zero residential structure achieves the goals of the City well in advance of their 2022 goal for 1-3 unit residential construction.

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

The granting of relief will neither nullify nor derogate from the intent or purpose of the Ordinance.

Generally, the Zoning Ordinance in Article 1.30 PURPOSE, defines its mission. The proposed structure achieves many goals of the ordinance including, "...to provide adequate light and air...including the conservation of natural resources...".

For these Variance requests, the intent of the Ordinance will be respected as these modest requests positively affect the habitants living in the structure.

In both a general and specific sense the proposed requests neither nullify nor derogate from the intent or purpose of the Ordinance.

- * 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 27 Madison Ave 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:

Project Summary:

The property at 27 Madison Avenue consists of a non-conforming lot (with respect to lot size and lot width) of 4,000 SF with an existing non-conforming single family structure on it. The lot also contains a structure at the rear which has been used as a studio and a two bay garage. This property is in the B zone, and thus allows a maximum of 1 unit (2,500 SF lot/D.U.). The Owner is performing a Deep Energy Retrofit of the house, and will create a Zero Energy Home. The Owner currently has an as-of-right building permit for the renovation of the existing house, with a modest addition of less than 10% of the house GFA. This permit also includes a complete replacement of the foundation. For the purpose of this application, it is the pre-permitted house which represents the "Existing Conditions" as part of the request sought is a special permit for an addition greater than 10% of the original GFA.

The Appellant and Owner of 27 Madison Avenue wishes to obtain one Special Permit, as follows:

1. Special permit: Addition of more than 10% (and less than 25%) to a non-conforming structure.

A) Requirements of the Ordinance can or will be met for the following reasons:

- The existing house at 27 Madison Ave. has 1,267 SF of GFA. The owner wishes to increase this to 1,422 SF. This represents an increase of 12.23% to an existing non-conforming structure, and requires a special permit.
- Please note that even with this increase and when added to the existing studio space in the rear structure, the GFA equals 1,826 SF, which is still less than the allowable GFA for the lot.

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:

This work will not affect patterns of access or egress or cause any additional congestion.

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:

The proposed modifications do not affect the use or future development of any adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health/safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There will be no creation of any nuisance or hazard.

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:

The proposed modifications will not impair the integrity of the district or adjoining district, or derogate from the intent and purpose of the Ordinance.

**BZA APPLICATION FORM
SUPPORTING STATEMENTS FOR A VARIANCE
ADDRESS: 27 Madison Avenue, Cambridge, MA**

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:

Project Summary:

The property at 27 Madison Avenue consists of a non-conforming lot (with respect to lot size and lot width) of 4,000 SF with an existing, non-conforming single family structure on it. The lot also contains a structure at the rear which has been used as a studio and a two bay garage. This property is in the B zone, and thus allows a maximum of 1 unit (2,500 SF lot/D.U.). The Owner is performing a Deep Energy Retrofit of the house, and will create a Zero Energy Home. The Owner currently has an as-of-right building permit for the renovation of the existing house, with a modest addition of less than 10% of the house GFA. This permit also includes a complete replacement of the foundation. For the purpose of this application, it is the pre-permitted house which represents the "Existing Conditions" as part of the request sought is a special permit for an addition greater than 10% of the original GFA.

The proposed structure will require two reasonable variances, as follows:

1. Setback Variance: To extend further into the 7'6" required setback on the left side of the building. The Owner is creating a highly energy efficient home. To achieve this, he will add approximately 2" of exterior insulation to the entire envelope of the house. This will make a non-conforming left side setback (currently at 3.2') more non-conforming (at 3.03'). While the CZO, Article 22, section 43.2 allows for the addition of up to 4" of additional insulation to achieve greater energy efficiency, it does not allow that to happen if the resulting setback is less than 7'2". Therefore, the Owner needs a variance to add that additional 2" of exterior insulation, as the resulting setback will be 3.03'. This is a reasonable request given that the energy efficiency of the house will be greatly increased, and given that the overall GFA or usable interior space will not be increased.
2. Open Space Variance: While the open space, especially usable open space, is being greatly increased, the combined Open Space for the entire project is less than required for a lot of this size, and a variance is requested for relief from this requirement.

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:

Variance 1: A literal enforcement of the ordinance would not allow construction within the left side setback. But as the addition of 2 more inches of insulation will allow for the creation of a significantly more energy efficient home, without increasing any additional GFA, this request is reasonable.

Variance 2: A literal enforcement of the ordinance would not allow for the open space to be configured as it is proposed. However, the existing open space is only 12.9% (which includes no

usable open space) which is being increase to 29.6%, a dramatic increase. Relief from the Ordinance requirement, given the narrow dimensions of the lot and the configuration of the structures on the lot, is reasonable.

- 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:**

In each case, the hardship is owing to the configuration of the structures on the lot, and the size and shape of the lot.

Variance 1: The lot, at 40' wide, does not meet the Ordinance requirement of 50' in width. Thus the narrow dimensions of the lot, and the placement of the house and driveway, create the existing non-conformity.

Variance 2: The configuration of the buildings on this narrow lot create the Open Space non-conformity. The Owner, in the rehabilitation of this property, is greatly increasing the combined open space, getting significantly closer to the Ordinance requirement of 40%.

DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

Granting relief will not be a detriment to the public good. To the contrary, the creation of a new, well-built living unit adds positively to the Cambridge housing stock. And the creation of a net zero residential structure achieves the goals of the City well in advance of their 2022 goal for 1-3 unit residential construction.

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

The granting of relief will neither nullify nor derogate from the intent or purpose of the Ordinance.

Generally, the Zoning Ordinance, in Article 1.30 PURPOSE, defines its mission. The proposed structure achieves many goals of the ordinance including, "...to provide adequate light and air...including the conservation of natural resources...".

For these Variance requests, the intent of the Ordinance will be respected, as these modest requests positively affect the habitants living in the structure.

In both a general and specific sense, the proposed requests neither nullify nor derogate from the intent or purpose of the Ordinance.

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 146-148 Pearl Street would not be a detriment to the public interest because:

Project Summary:

Project Summary:

The property at 27 Madison Avenue consists of a non-conforming lot (with respect to lot size and lot width) of 4,000 SF with an existing, non-conforming single family structure on it. The lot also contains a structure at the rear which has been used as a studio and a two bay garage. This property is in the B zone, and thus allows a maximum of 1 unit (2,500 SF lot/D.U.). The Owner is performing a Deep Energy Retrofit of the house, and will create a Zero Energy Home. The Owner currently has an as-of-right building permit for the renovation of the existing house, with a modest addition of less than 10% of the house GFA. This permit also includes a complete replacement of the foundation. For the purpose of this application, it is the pre-permitted house which represents the "Existing Conditions" as part of the request sought is a special permit for an addition greater than 10% of the original GFA.

The Appellant and Owner of 27 Madison Avenue wishes to obtain one Special Permit, as follows:

1. **Special permit:** Addition of more than 10% (and less than 25%) to a non-conforming structure.

A) Requirements of the Ordinance can or will be met for the following reasons:

- The existing house at 27 Madison Ave. has 1,267 SF of GFA. The owner wishes to increase this to 1,422 SF. This represents an increase of 12.23% to an existing non-conforming structure, and requires a special permit.
- Please note that, even with this increase, and when added to the existing studio space in the rear structure, the GFA equals 1,826 SF, which is still less than the allowable GFA for the lot.

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:

This work will not affect patterns of access or egress or cause any additional congestion.

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:

The proposed modifications do not affect the use or future development of any adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There will be no creation of any nuisance or hazard.

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:

The proposed modifications will not impair the integrity of the district or adjoining district, or derogate from the intent and purpose of the Ordinance.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Campbell Ellsworth, as Architect for Owner: 28 Grove Rd Realty Trust

PETITIONER'S ADDRESS: 267 Norfolk St. Cambridge, MA 02139

LOCATION OF PROPERTY: 27 Madison Ave. Cambridge, MA 02140

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: Residence B

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

1. Build an addition which is more than 10%, but less than 25%, of the original non-conforming house before the recent permitted work. Requires Special Permit.
2. Reduction of open space, currently occupied by an exterior deck. Requires variance.
3. Superinsulate all walls, increasing the depth of the wall outward, some of which are within a required setback. Requires Variance.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 31
Article 8 Section 22.2.c
Article 5 Section 21.1

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):


(Petitioner(s)/Owner)

Campbell Ellsworth

(Print Name)

Address: 267 Norfolk St. Cambridge, MA 02139

Tel. No.: 617 799 4462

E-Mail Address: campbell@ellsworth-associates.com

Date: 5/7/2017



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

2017 MAY 15 AM 11:28

BZA APPLICATION FORM

Plan No: BZA-013300-2017

GENERAL INFORMATION

Amended

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Owner: 28 Grove Road Realty Trust - C/O Campbell H. Ellsworth, Architect

PETITIONER'S ADDRESS : 267 Norfolk Street Cambridge, MA 02139

LOCATION OF PROPERTY : 27 Madison Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Build an addition violating open space and to add additional exterior insulation within the setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

Campbell H. Ellsworth
(Petitioner(s) / Owner)

CAMPBELL H. ELLSWORTH
(Print Name)

Address : 267 Norfolk St.

CAMBRIDGE, MA 02139

Tel. No. : 617 799-4462

E-Mail Address : CAMPBELL@ELLSWORTH-ASSOCIATES.COM

Date : _____



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 27 Madison Avenue

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 for scope of work described.
- ☐ 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 11, 2017

Received by Uploaded to Energov

Date May 11, 2017

Relationship to project BZA 13300-2017

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>

27 Madison Ave.		
ZONE: Residence B		
Single Family Home		
with Existing 2-car garage w/375 SF of finished living area		

PROJECT NARRATIVE

Complete renovation and Deep Energy Retrofit (DER) of the single-family home at 27 Madison Ave.

The wood-frame structure will be temporarily lifted from the existing foundation. The foundation will be removed and disposed of properly and a new insulated footing and foundation installed approximately 1' deeper, as allowed per "Barrett Petition". The wood-frame structure will then be re-set in the same location and elevation.

As-of-right additions (in the drawings) are already approved and permitted that expand the 1st floor into part of the area under the existing front porch, expand the 2nd floor as drawn and expand and relocate the south facing dormer on the 2nd floor. The basement will be fully finished and expanded as indicated with an egress window where indicated.

All sidewalls to be enlarged with 2" exterior rigid insulation and all roof surfaces to be enlarged with 4" exterior rigid insulation, allowed as per CZO 22.43.2. (except for existing Art Studio [to be insulated from within] and Garage spaces [no insulation] exteriors to remain as-is)

Relief is sought from the Usable Open Space requirement. The existing nonconformity will be improved significantly, but will still fall short of the requirement

A Special Permit is sought for a small addition at the rear of the home as drawn, resulting in an increase of 12.22% of GFA (10% max, as of right) and a Special Permit is sought for Permeable Open Space that is less than the 20% required, minimum.



Item	Existing	Proposed	Required	Notes
Lot size	4000 SF	no change	5000 SF	
GFA	1671	1826	2000 max	
FAR	0.418	0.457	0.5	
Side Setback	3.2'(L), 11.0'(R)	no change	7'-5"	
Front Setback	6.1'	no change	10'	Pursuant to Section 5.31.3(b) "Setback Exceptions"
Rear Setback	0.0'	no change	25'	
Building Height	26.2'	28.0'	35'	Including exterior insulation thickness.
Frontage	40'	no change	50'	
Parking	2	2	1 per D.U.	

Square footage calcs (GFA)

Item	Existing	Proposed	% Increase	Notes
Bldg 1. (House)				
Basement	663	854		Excluded from GFA calc.
1st fl	798	861		
2nd fl	469	561	-	
SUBTOTALS:	1267	1422	12.23%	(10% MAX, As-of-right) Proposed addition to existing house is over the allowable 10% increase to non-conforming structures, BUT the total GFA on the lot is under the allowable as determined by the lot size and FAR.

Bldg 2. (Art Studio)

Art Studio	404	404		
SUBTOTALS:	404	404	0.00%	No Change
GFA TOTALS	1671	1826		(Includes Art Studio, excludes Basement)

OPEN SPACE CALCULATION

TOTAL LOT AREA-	1000 SF					
	REQUIRED		EXISTING		PROPOSED	
	SF	%	SF	%	SF	%
USABLE OPEN SPACE (MIN.)	800	20%	-	0%	724	18.10%
PERMEABLE OPEN SPACE	800	20%	515	12.90%	460	11.50%
TOTAL OPEN SPACE	1600	40%	515	12.90%	1184	29.60%

GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

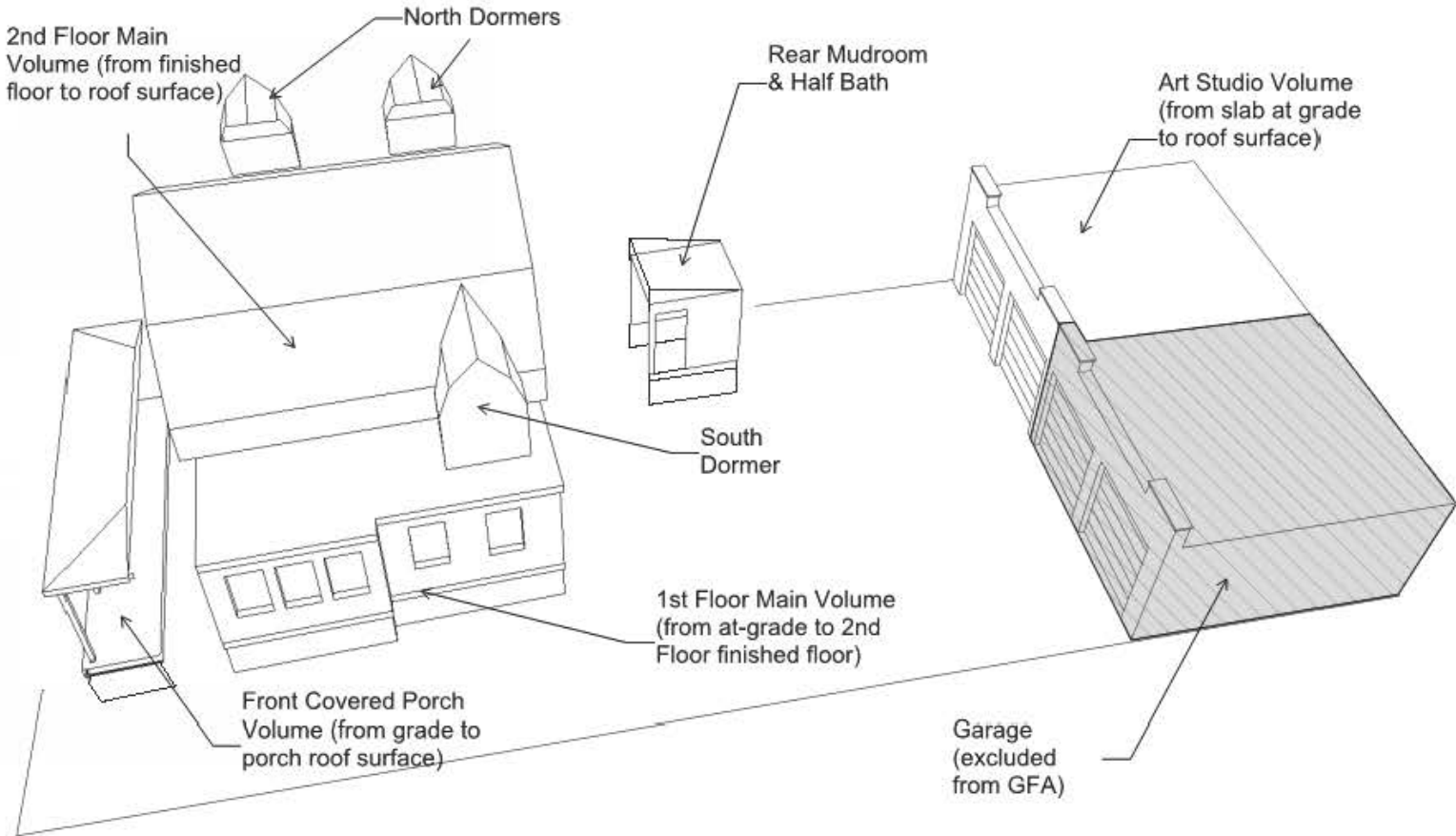
REV: 5/4/17

PERMIT SET

Project: Renovation
27 Madison Ave.
Cambridge, MA 02140

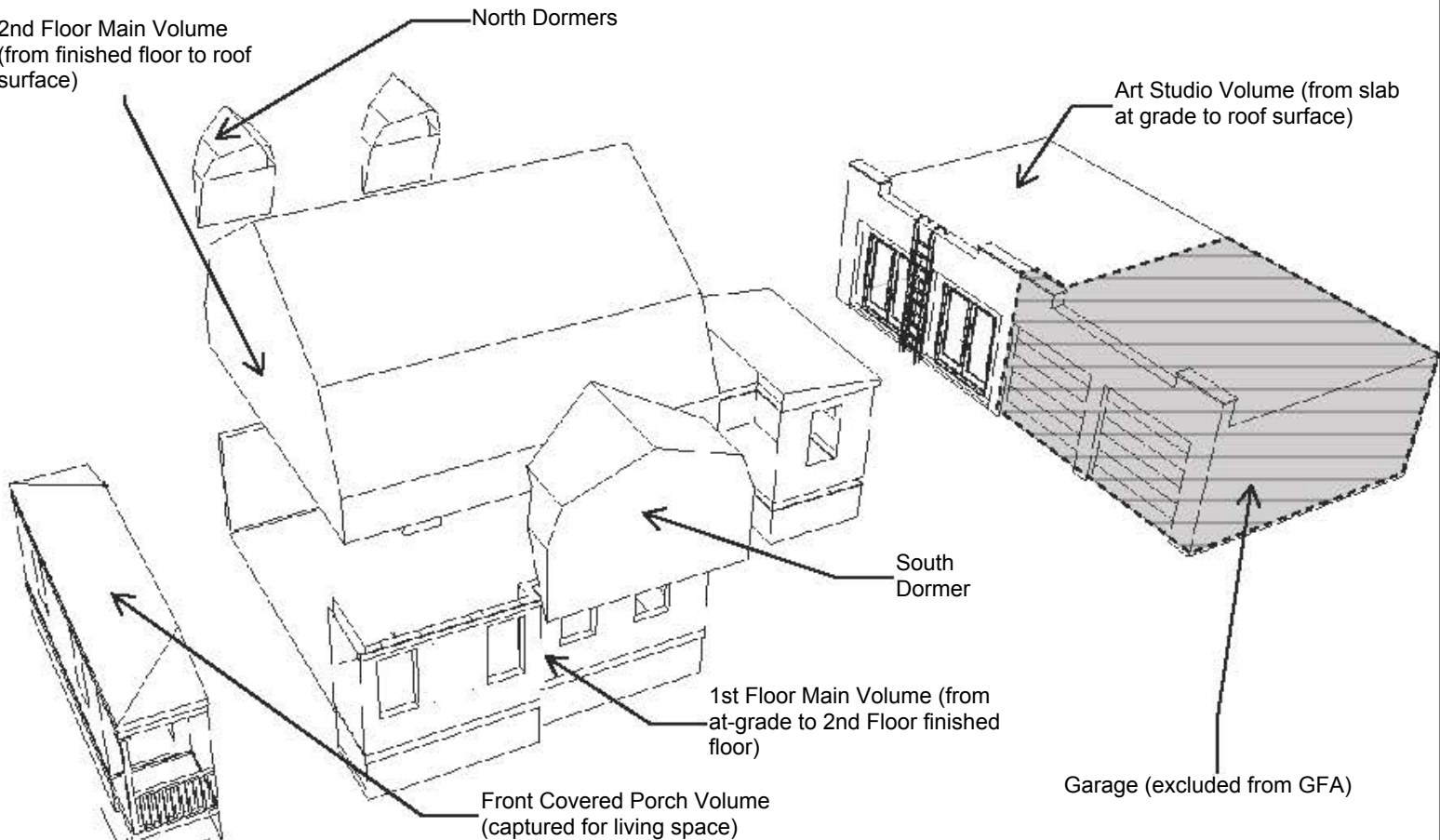
Zoning Analysis
Z 1.1

Volume calcs Existing (includes basement volume above grade)	
Bldg 1. (House)	
Item	Volume (cu. Ft.)
1st Floor Main Volume from grade	7532
Rear Mudroom & 1/2 bath from grade	636
Front Covered Porch from grade	1609
2nd Floor Main Volume	5089
North (2) dormers	154
South (1) dormer	77
Totals:	15097
Bldg 2. (Art Studio)	
Art Studio	4040
Totals:	4040



EXISTING

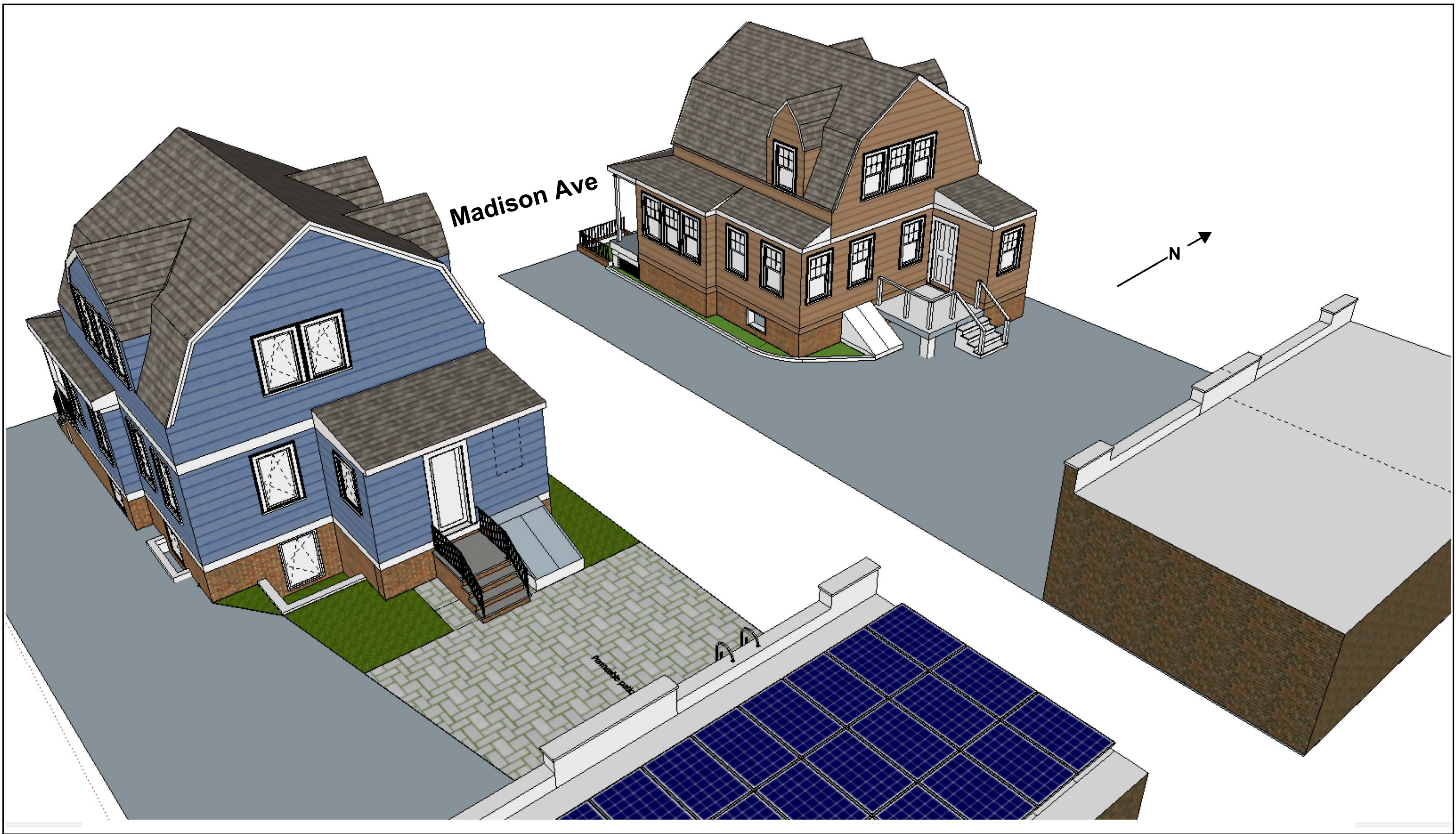
Volume calcs Proposed (includes basement volume above grade)	
Bldg 1. (House)	
Item	Volume (cu. Ft.)
1st Floor Main Volume from grade	7532
Rear Mudroom & 1/2 bath from grade	1424
New Front Mudroom/Vestibule from grade	1609
2nd Floor Main Volume	6243
North (2) dormers	154
South (1) dormer	144
Totals	17106
Percentage increase in volume:	13.307%
Bldg 2. (Art Studio)	
Art Studio	4040
Totals:	4040
Percentage increase in volume:	0.00%



PROPOSED



GOOD ENERGY CONSTRUCTION INC. 197 B East Central St. Natick, MA 01760	Not to Scale REV: 4/18/17 PERMIT SET	Project: Renovation 27 Madison Ave. Cambridge, MA 02140	Perspective Southwest P 1.1
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GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Not to Scale

REV: 5/4/17

PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

Perspective Southeast

P 1.2



Existing covered porch

Existing HVAC condenser

Existing open deck

Bituminous concrete (NOT included in Open Space)

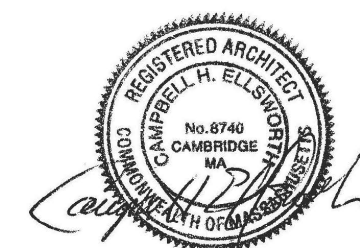
Permeable Op Sp
516 sf

Impermeable Driveway
1,798 sf

Existing area drain

Existing Art Studio

Existing Garage Parking



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/8" = 1'

REV: 5/49/17

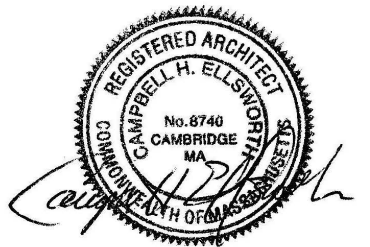
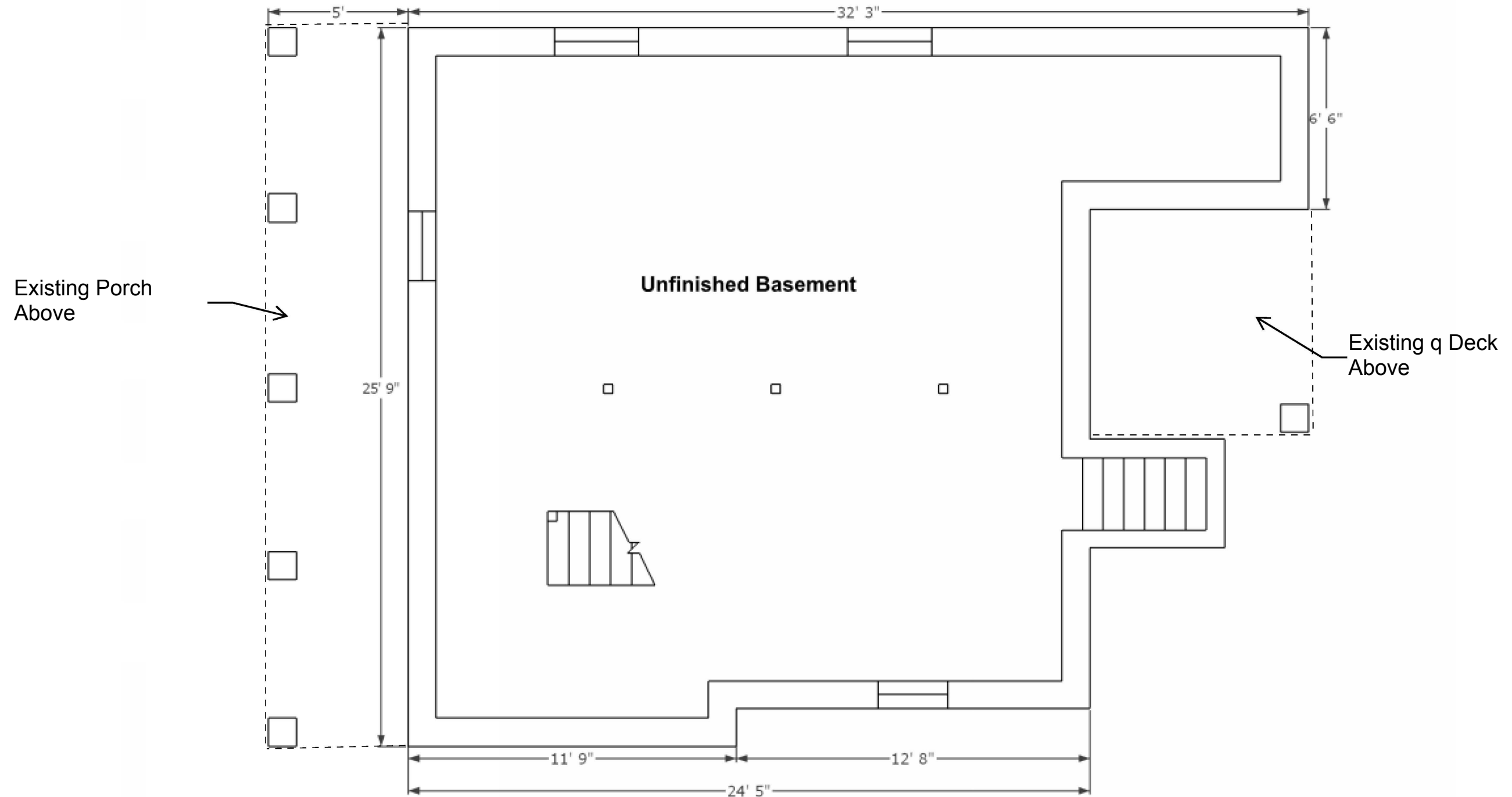
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Site Existing

EX 1.1



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 3/4/17

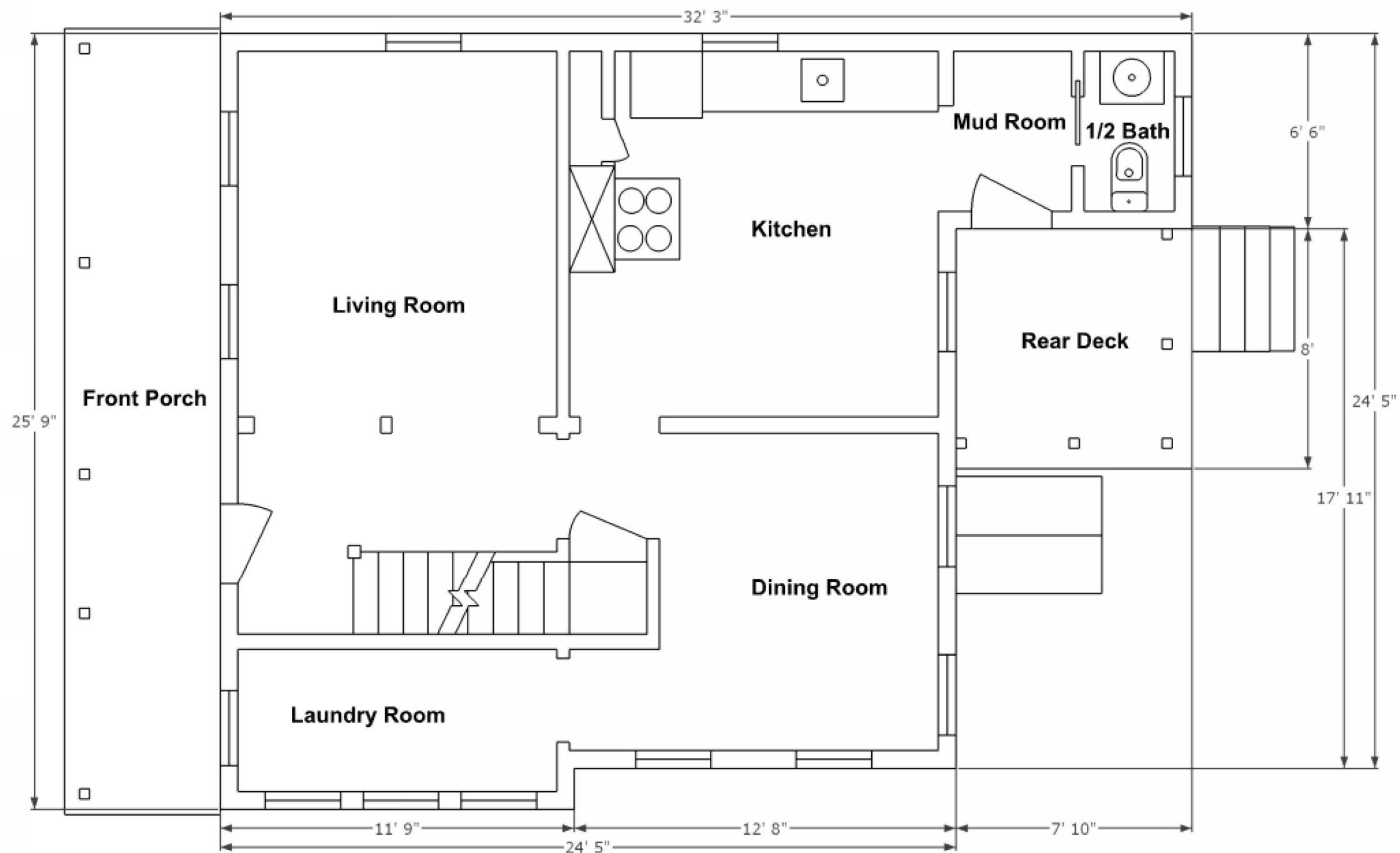
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Basement Existing

EX 1.2

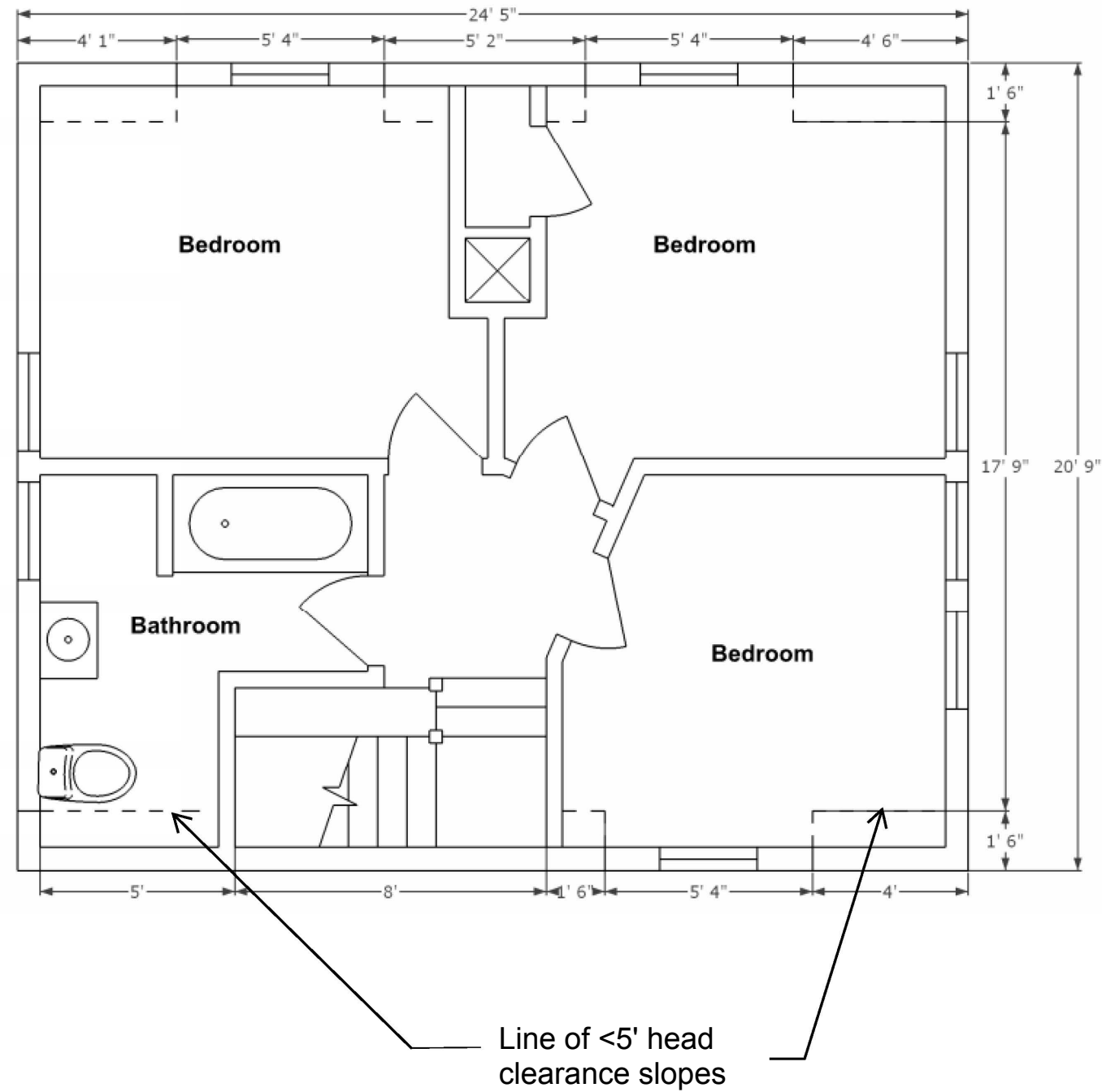


REV: 8/49/77

PERMIT SET

**27 Madison Ave.
Cambridge, MA 02140**

EX 1.3



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

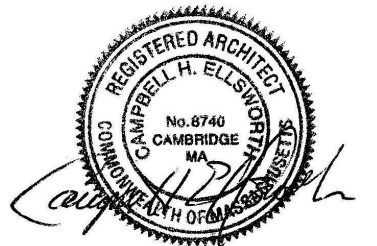
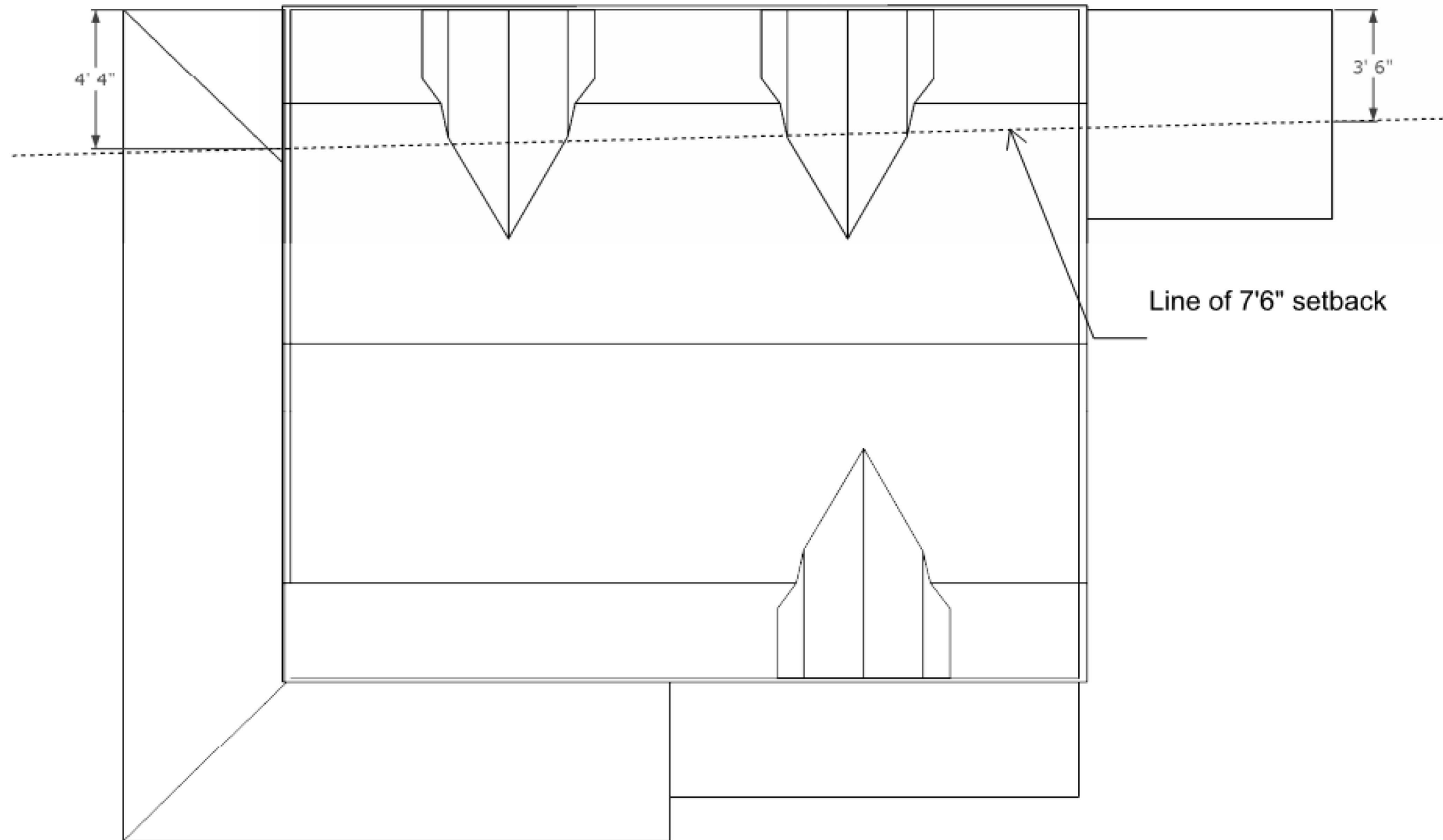
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

2nd Floor Existing

EX 1.4



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 8/4/9/17

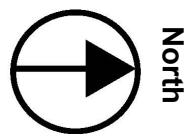
PERMIT SET

Project: Renovation

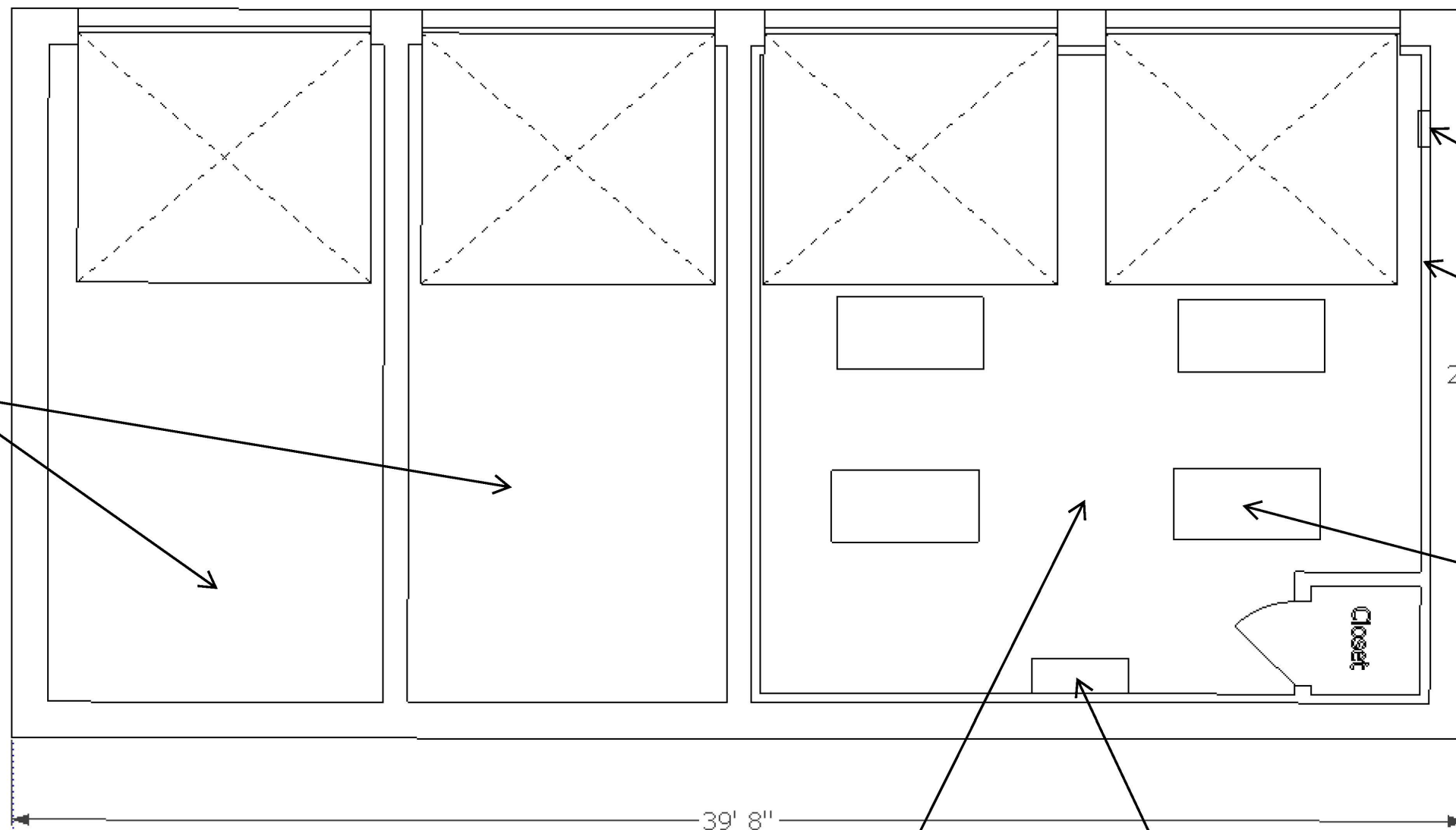
27 Madison Ave.
Cambridge, MA 02140

Roof Existing

EX 1.5



Existing Garage
parking (2)



Existing 404 SF Art
Studio

Existing electric
heating unit

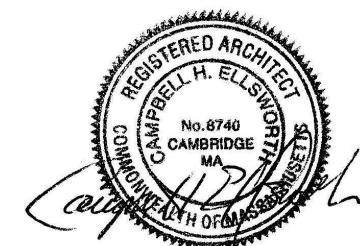
Existing lighting in
acoustic ceiling grid

Existing sub panel

Existing finished,
wood paneled walls

20' 4 3/16"

39' 8"



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/10/17

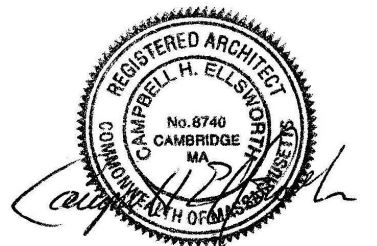
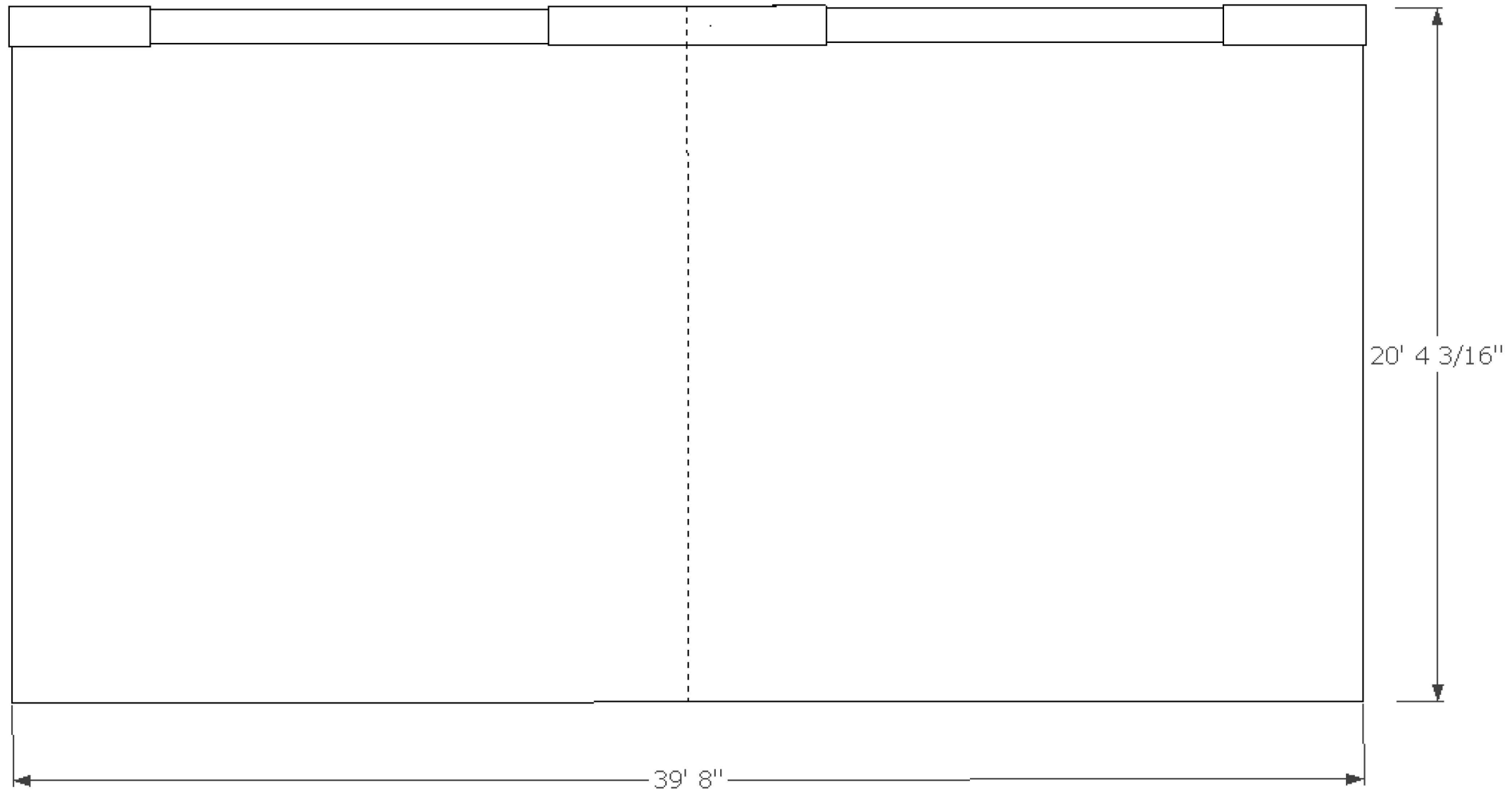
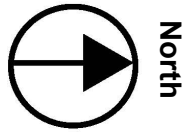
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Studio/Garage Plan Existing

EX 1.6



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/19/17

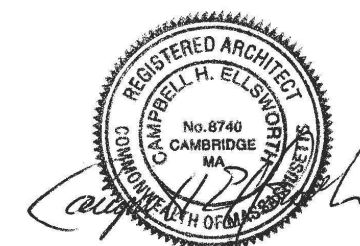
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Studio/Garage Roof Existing

EX 1.7



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV 5/11/17

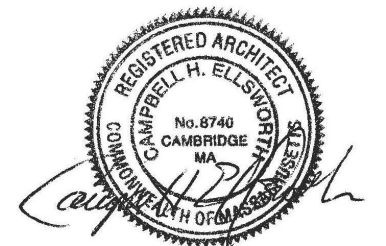
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

West Elev Existing (facade)

EX 1.8



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/18/17

PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

East Elev Existing (rear)

EX 1.9



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 4/18/17

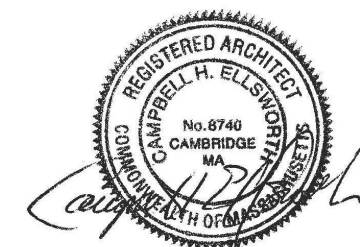
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

South Elev Existing (right)

EX 1.10



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/15/17

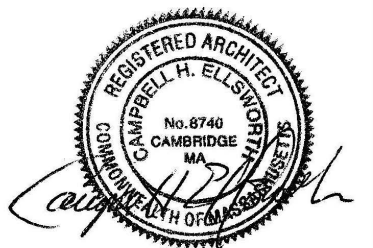
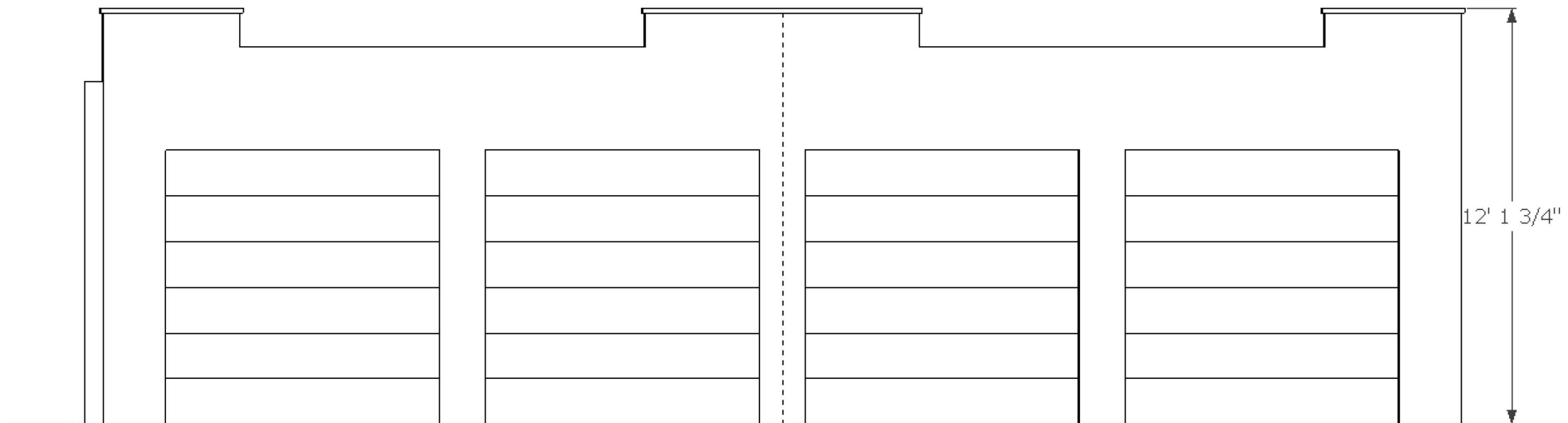
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

North Elev Existing (left)

EX 1.11



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/18/17

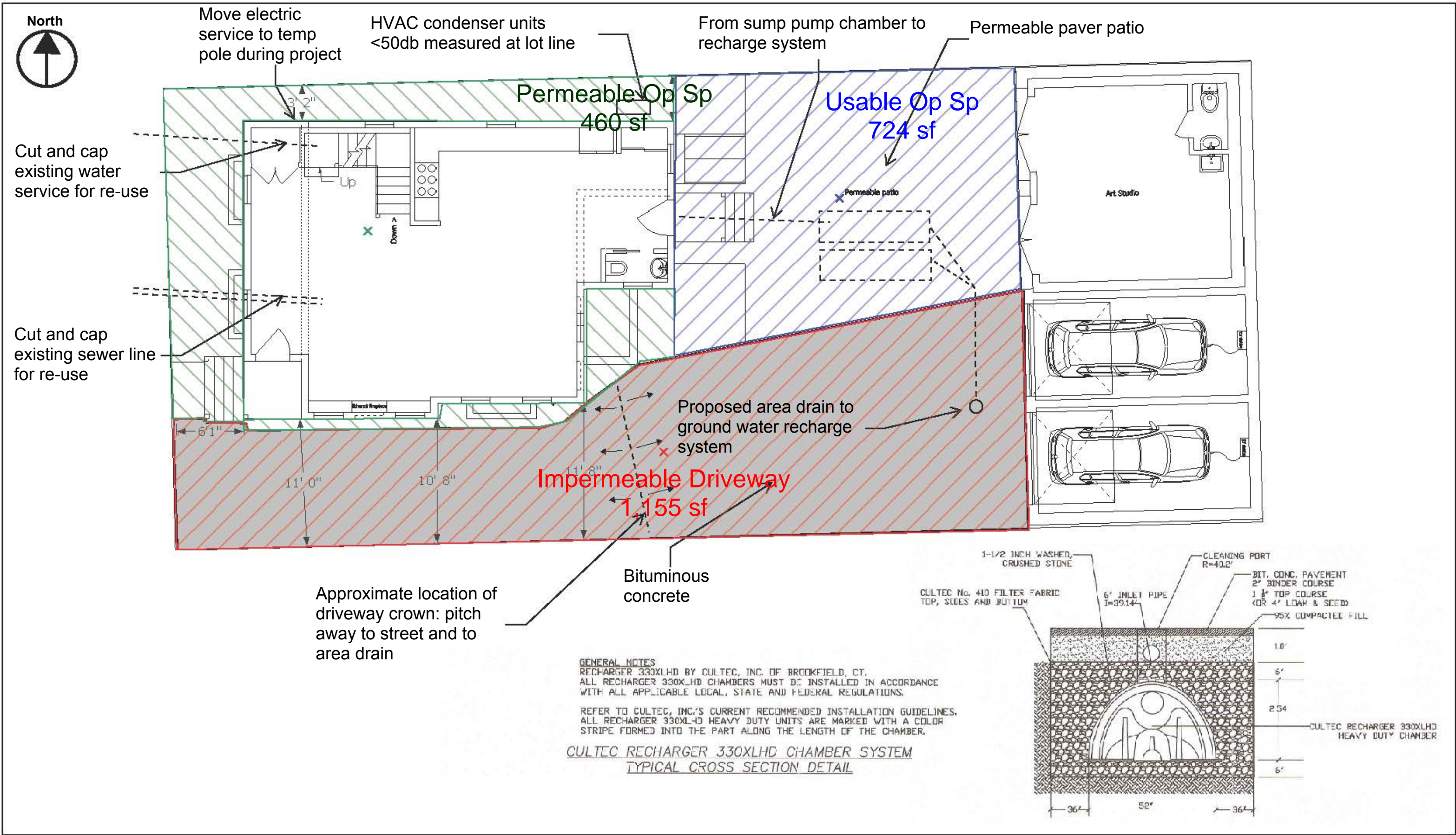
PERMIT SET

Project: Renovation

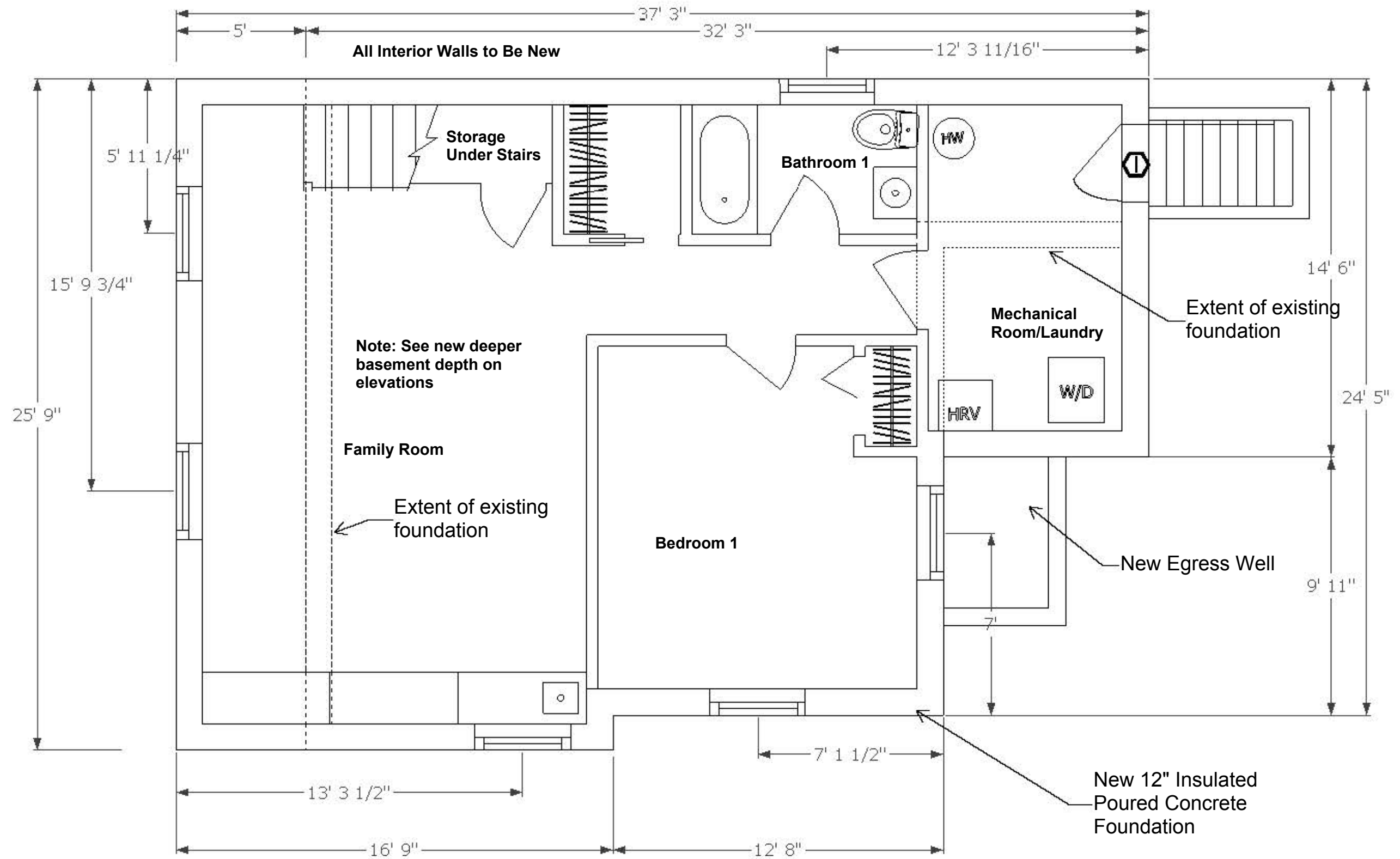
27 Madison Ave.
Cambridge, MA 02140

Studio/Garage Elev Existing

EX 1.12



GOOD ENERGY CONSTRUCTION INC. 197 B East Central St. Natick, MA 01760	Scale: 1/8" = 1' REV: 5/4/17	PERMIT SET	Project: Renovation	Site Proposed
			27 Madison Ave. Cambridge, MA 02140	A 1.1



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

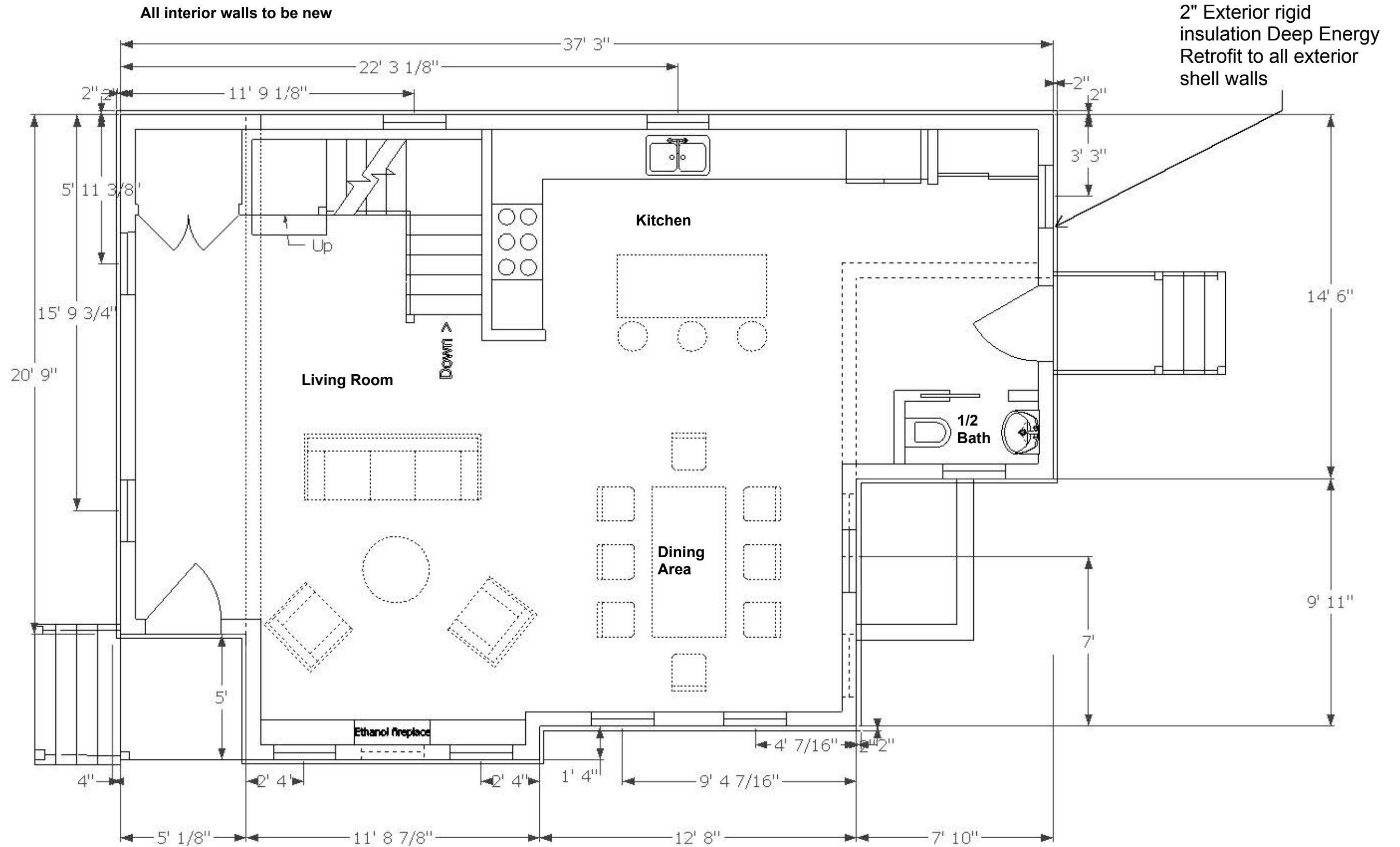
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Basement Proposed

A 1.2



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

1st Floor Proposed

A 1.3

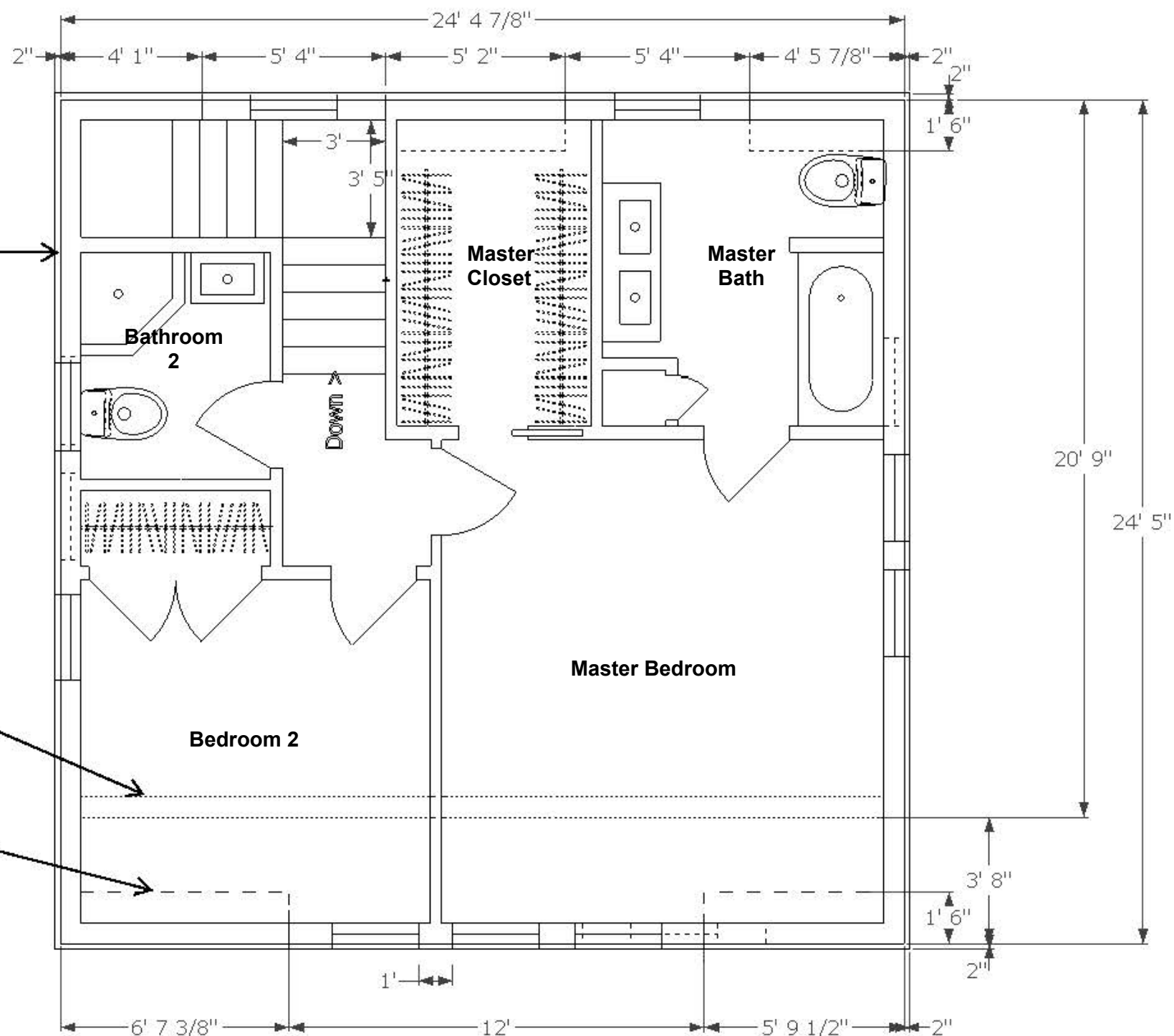


All interior walls to be new

2" exterior rigid
"R Zip" panel
insulation: Deep
Energy Retrofit
to all sidewalls

Extent of existing
2nd floor knee
wall/roof

Lines of <5' head
clearance



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

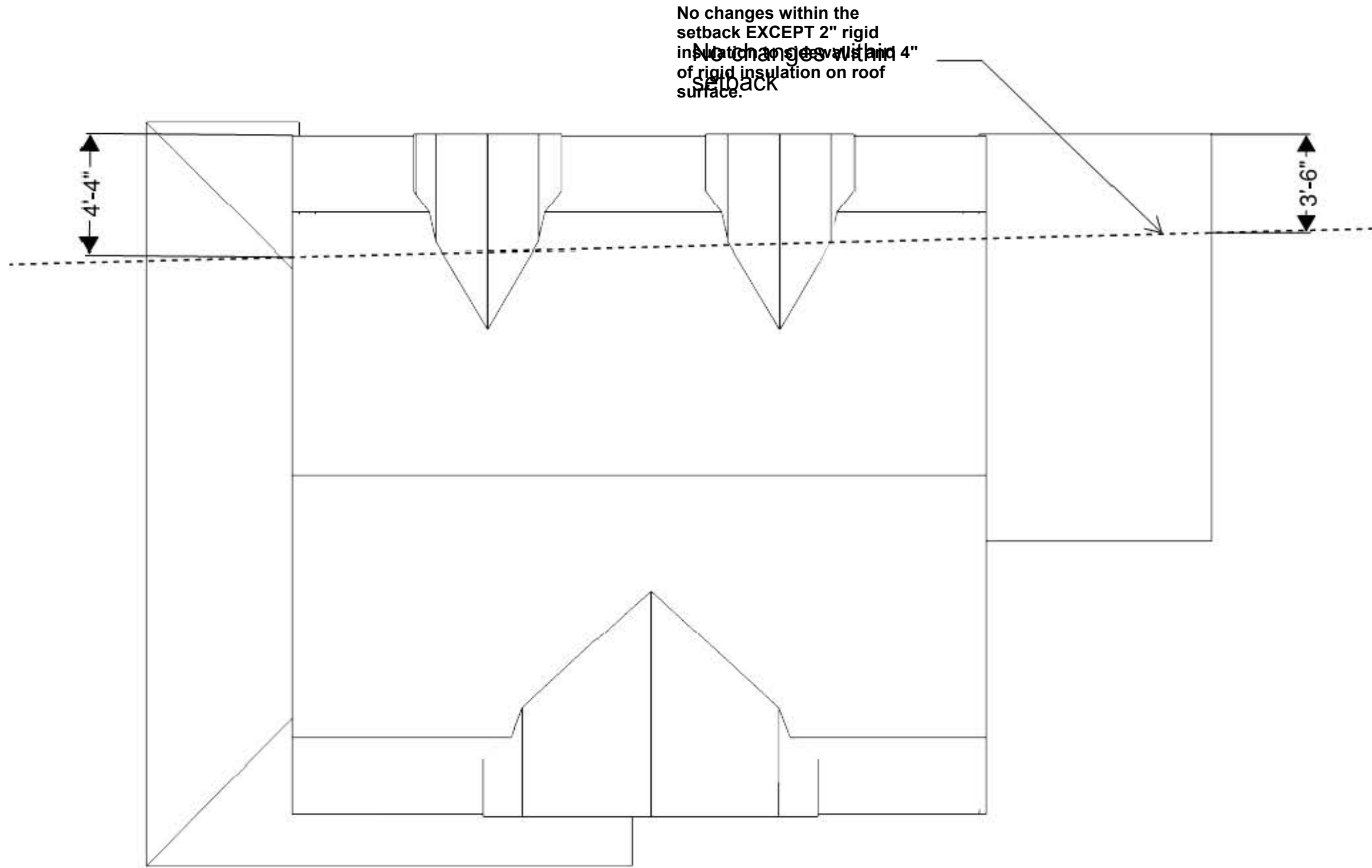
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

2nd Floor Proposed

A 1.4



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

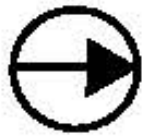
PERMIT SET

Project: Renovation

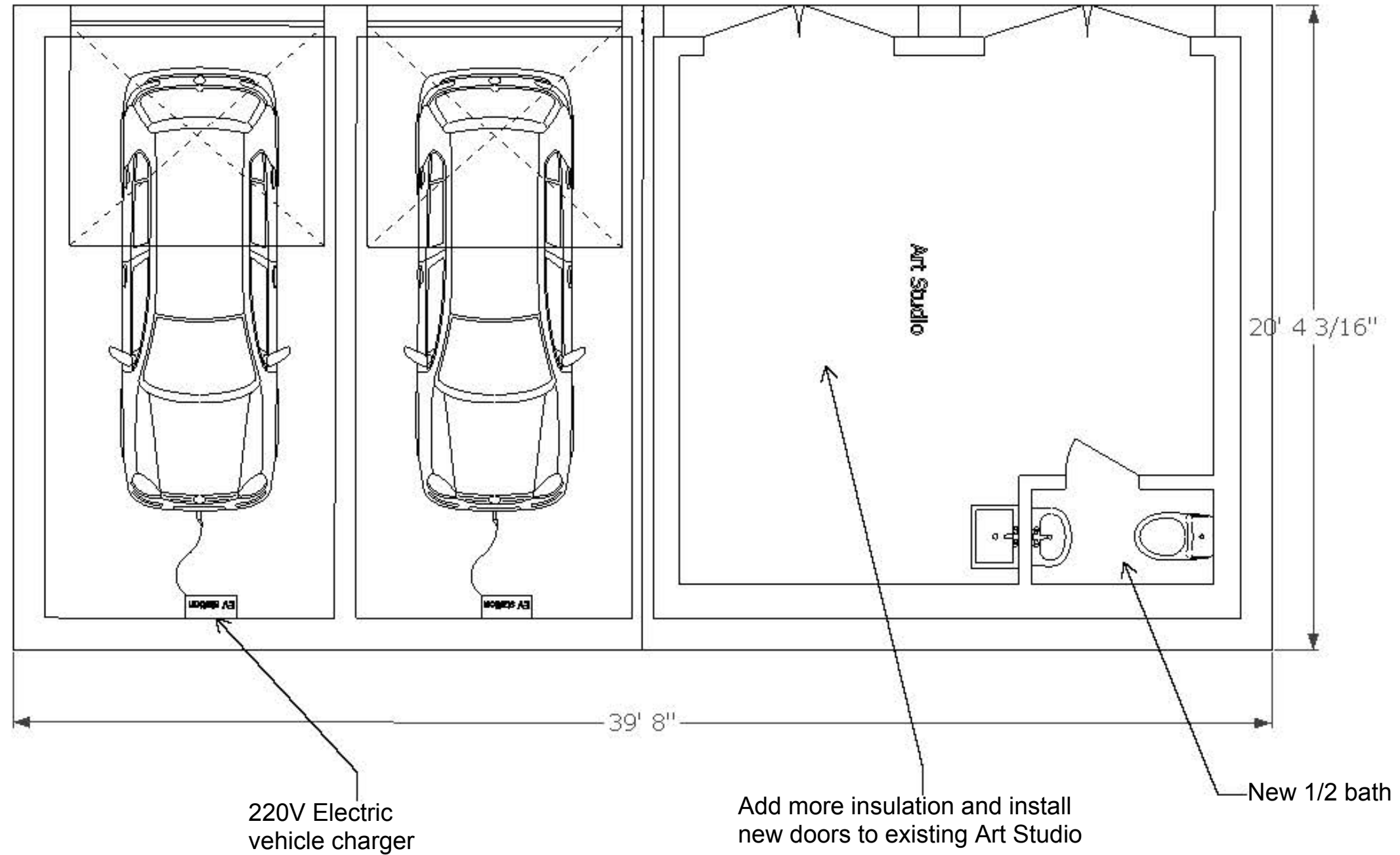
27 Madison Ave.
Cambridge, MA 02140

Roof Proposed

A 1.5



North



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/14/17

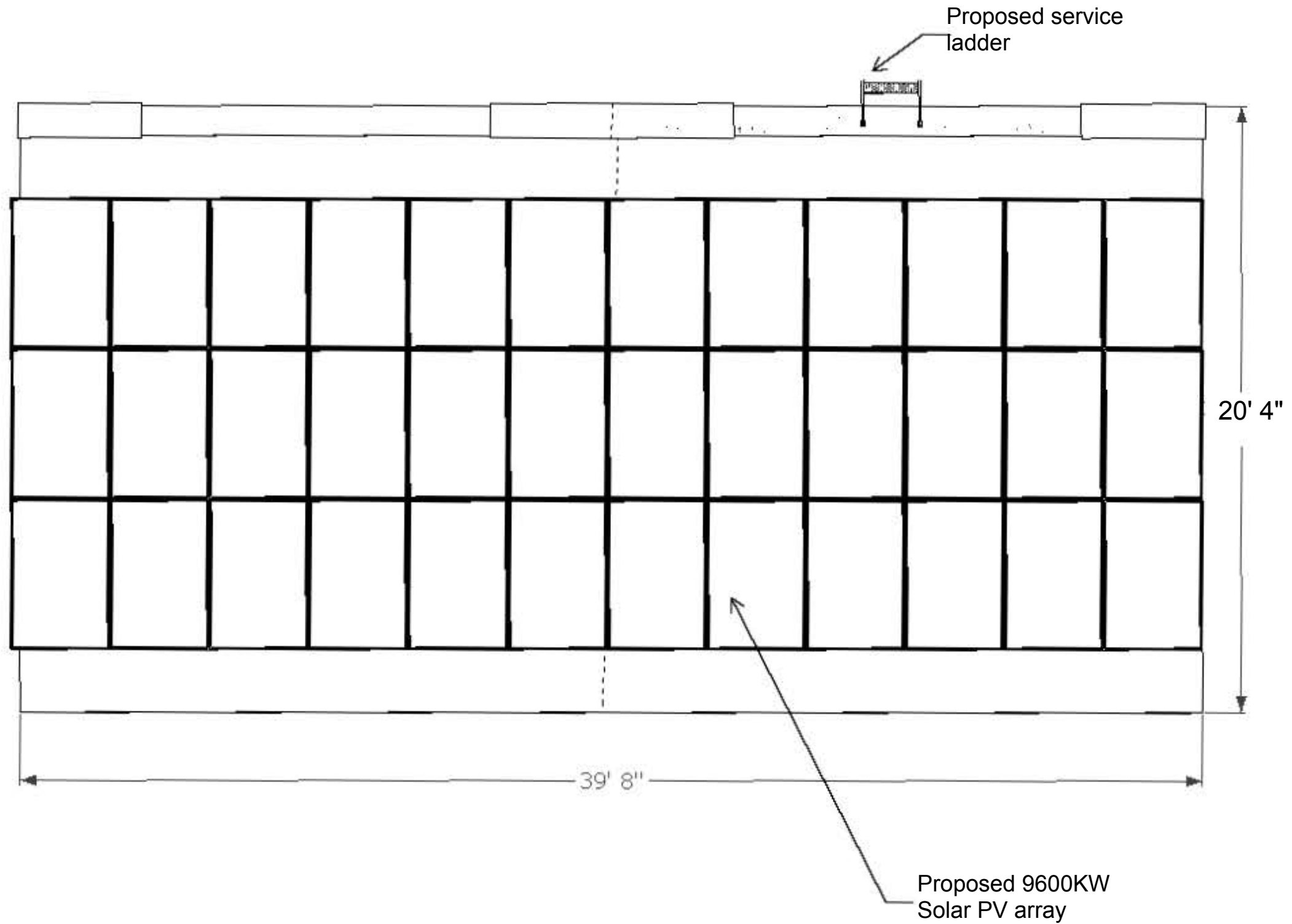
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Studio/Garage Proposed

A 1.6



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 8/4/17

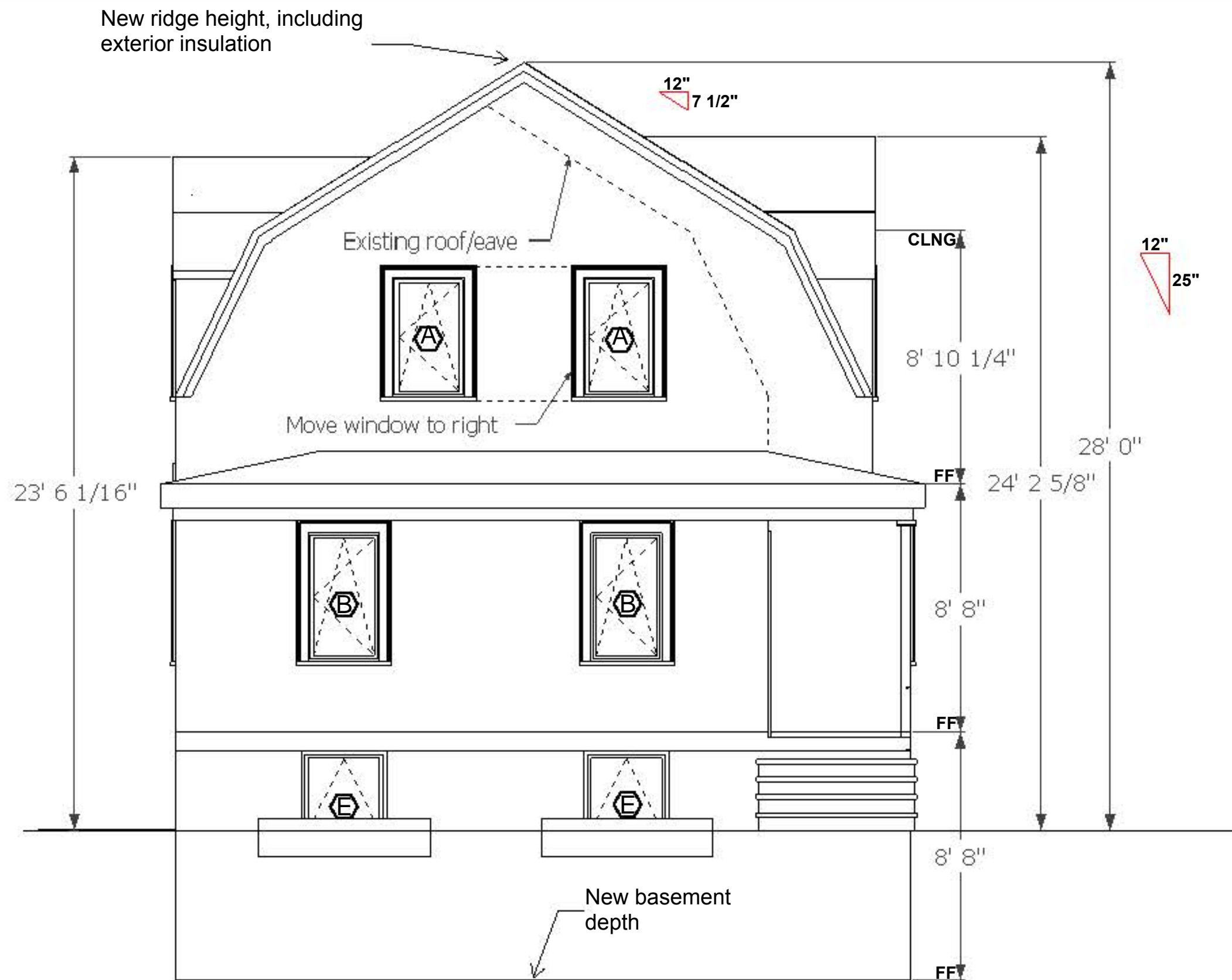
PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Studio/Garage Roof Proposed

A 1.7



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 6/4/17

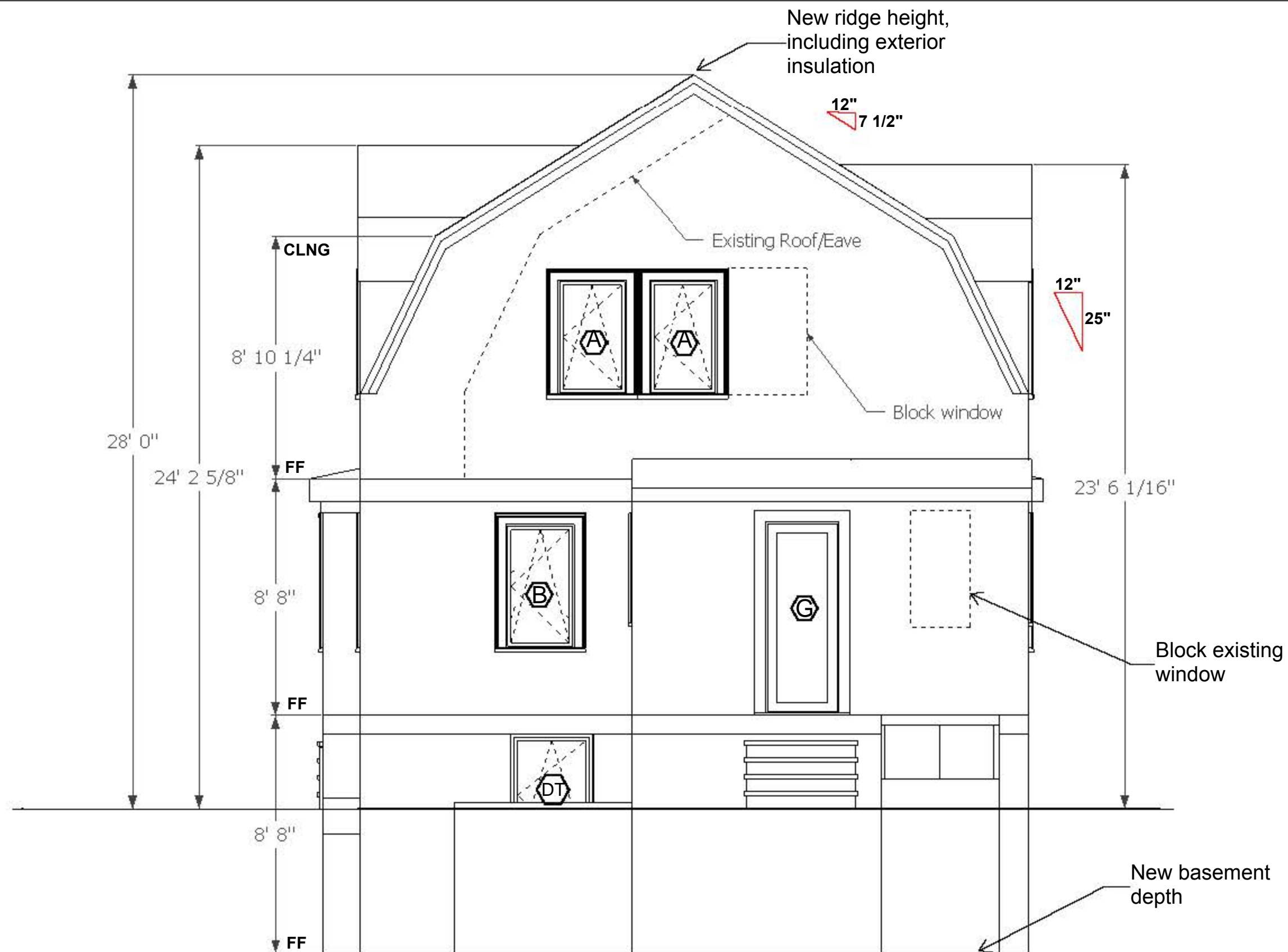
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

West Elev Proposed (facade)

A 1.8



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5.4/17

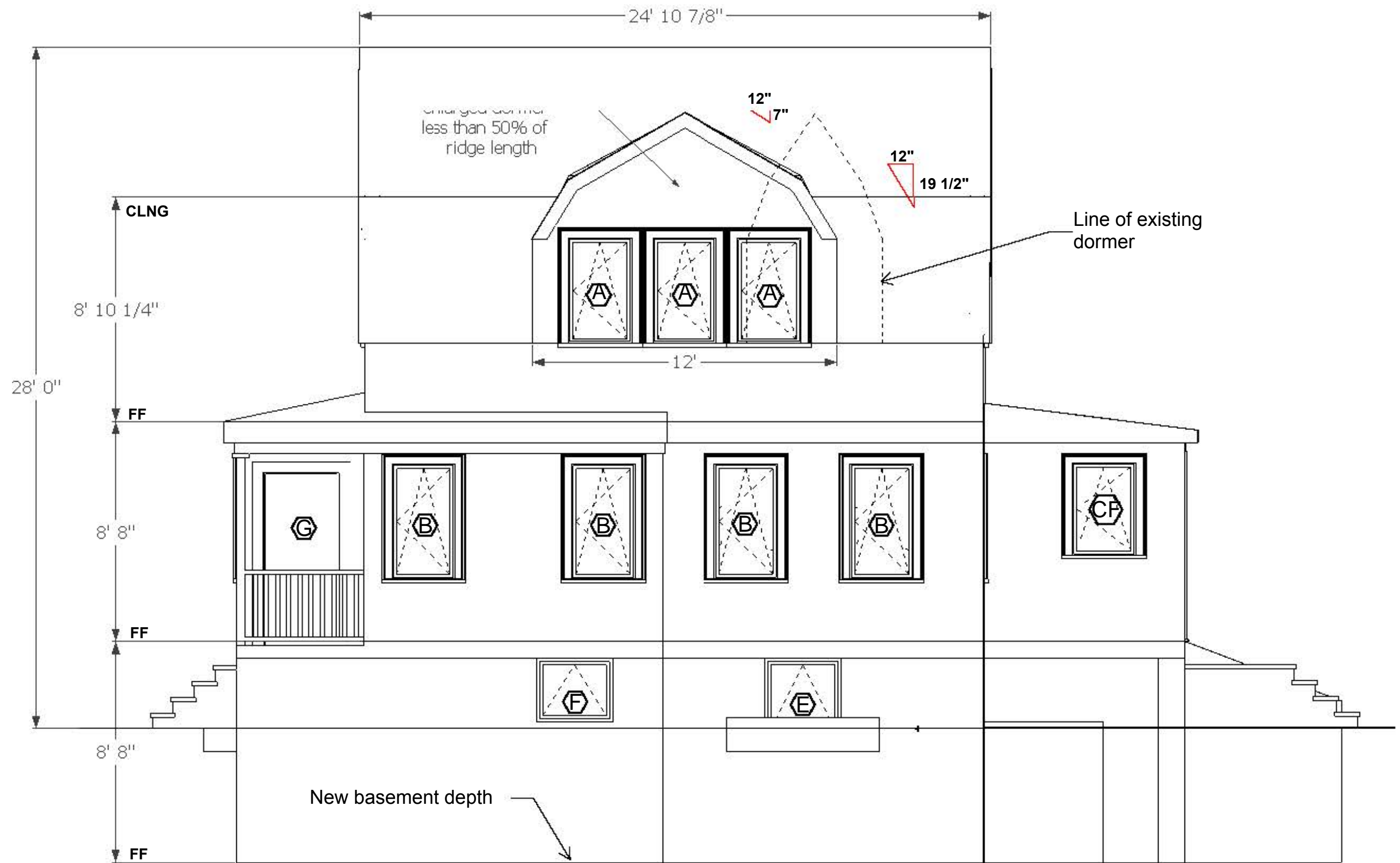
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

East Elev Proposed (rear)

A 1.9



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5.4/17

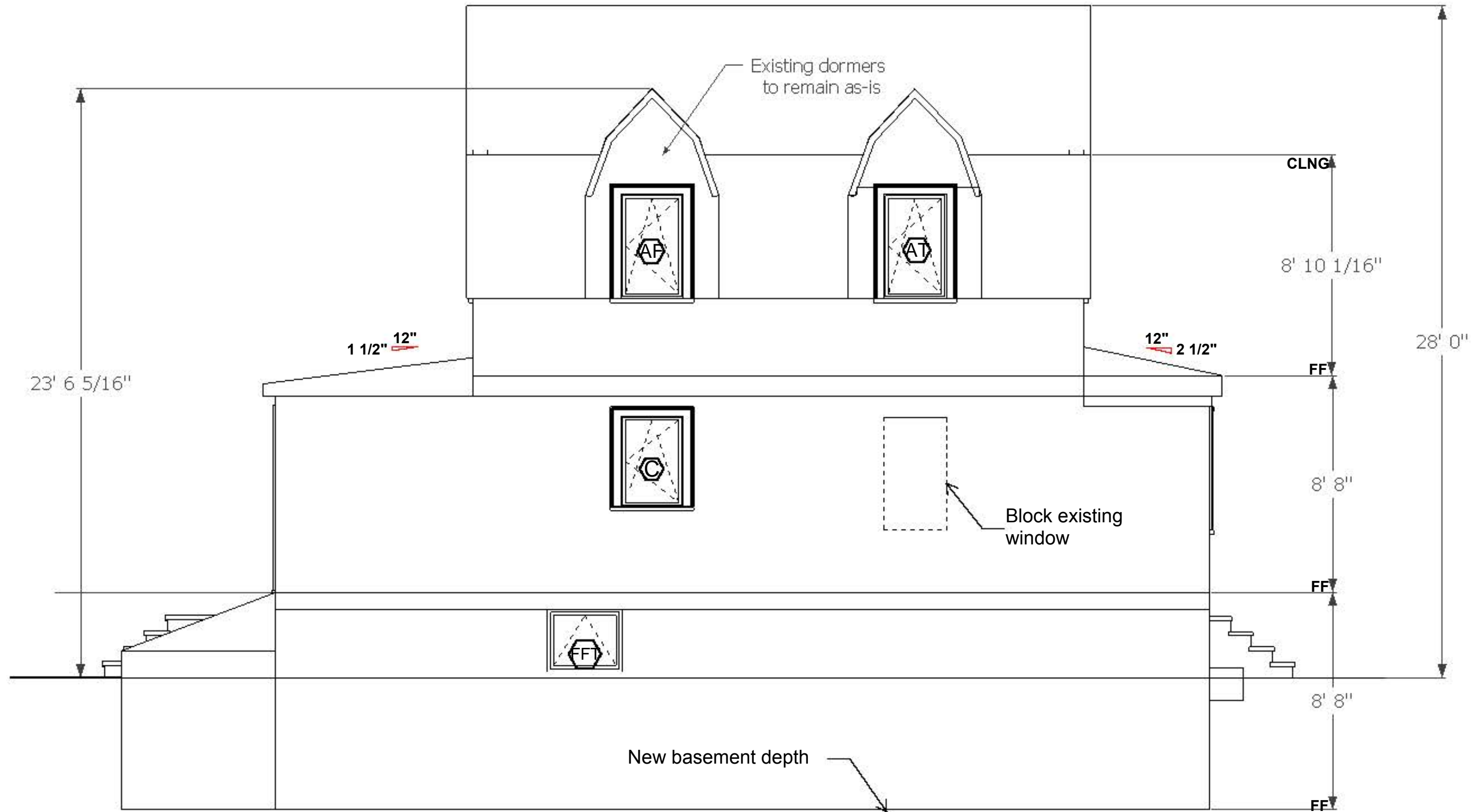
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

South Elev Proposed (right)

A 1.10



GOOD ENERGY CONSTRUCTION INC.
 197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

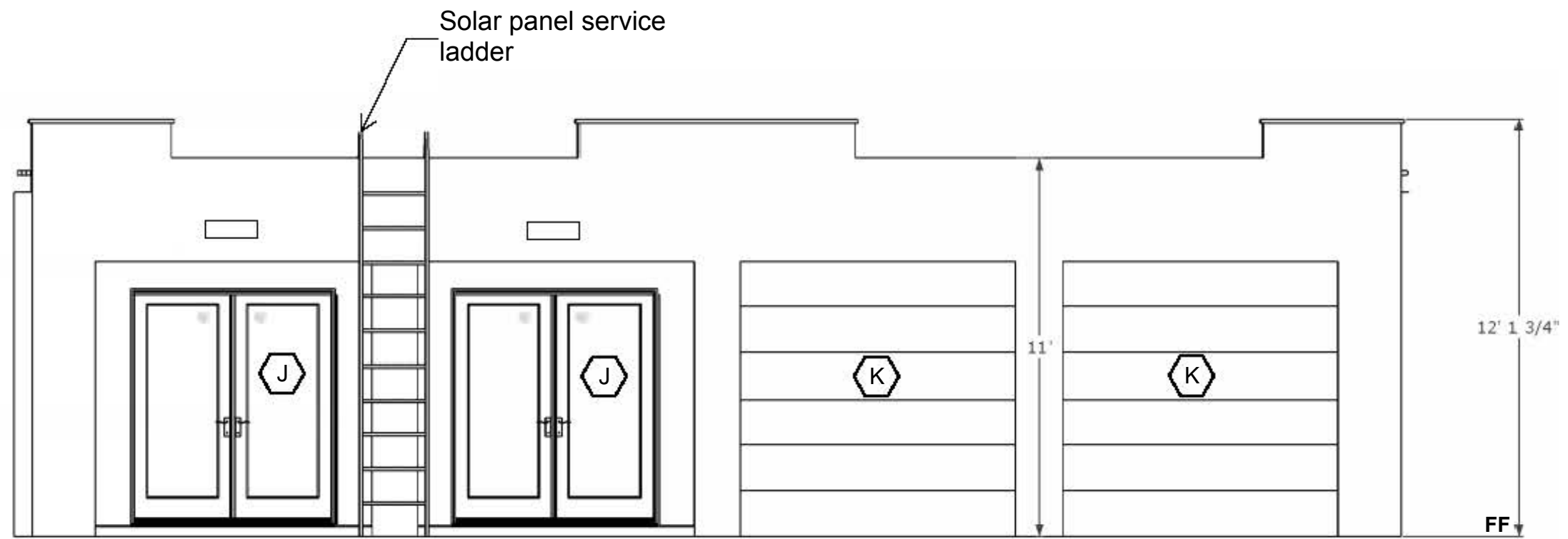
PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

North Elev Proposed (left)

A 1.11



GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 4/46/17

PERMIT SET

Project: Renovation

27 Madison Ave.
 Cambridge, MA 02140

Studio/Garage Elev Proposed

A 1.12

WINDOW/ EXTERIOR DOOR SCHEDULE						
WINDOWS						
Plan Mark	Quantity	RO	Type	In-swing	Glass	Notes
A	7	30" x 52"	Tilt-Turn	RH	Standard	
AF	1	30" x 52"	Tilt-Turn	RH	Frosted	Master bath
AT	1	30" x 52"	Tilt-Turn	RH	Tempered	Stair well
B	7	32" x 56"	Tilt-Turn	RH	Standard	
C	1	32" x 45-1/2"	Tilt-Turn	RH	Standard	
CF	1	32" x 45-1/2"	Tilt-Turn	RH	Standard	
DT	1	36" x 56"	Tilt-Turn	RH	Tempered	Basement Egress
E	3	36" X 36"	Tilt-Turn	RH	Standard	Basement
F	1	36" X 30"	Tilt-Only	NA	Standard	Basement
FFT	1	36" X 30"	Tilt-Only	NA	Frosted/Tempered	Basement Bath
EXTERIOR DOORS						
Plan Mark	Quantity	RO	Type	In-swing	Glass	Notes
G	2	38" X 82"	Full view	LH	Tempered full view	
I	1	38" X 82"	Flush slab	LH	No glass	(see mech room exit)
J	2	74" X 82"	Full view French	LH	Tempered full view	
K	2	96" x 96"	Roll-up	LH	No glass	w/automatic open

GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

Window/Doors Proposed

A 1.13

DEEP ENERGY RETROFIT SCHEMATIC DETAIL

Lap and seal a fully-adhered transition membrane from the existing roof sheathing to wall air control layer; if the roof air control layer is a fully-adhered membrane, it must overlap and seal onto the transition membrane, as shown; (ACS)

Extend roof insulating sheathing to cover the top edge of the wall insulating sheathing (TCS, VCS)

Extend new roof sheathing to cover eave (WCS)

Install ice and water control membrane under roof underlayment as required by code (WCS)

Extend roof underlayment to edge of roof sheathing overlapping metal drip edge (WCS)

Extend wall insulating sheathing - up to underside of roof insulating sheathing (TCS, VCS)



Cavities filled to capacity with densepack cellulose: R3.5 / inch

Install filler piece to provide substrate for control layers and backing for roof cavity insulation

air control layer

water control layer

water control layer

Gray tone indicates existing components

GOOD ENERGY CONSTRUCTION INC.
197 B East Central St. Natick, MA 01760

Scale: 1/4" = 1'

REV: 5/4/17

PERMIT SET

Project: Renovation

27 Madison Ave.
Cambridge, MA 02140

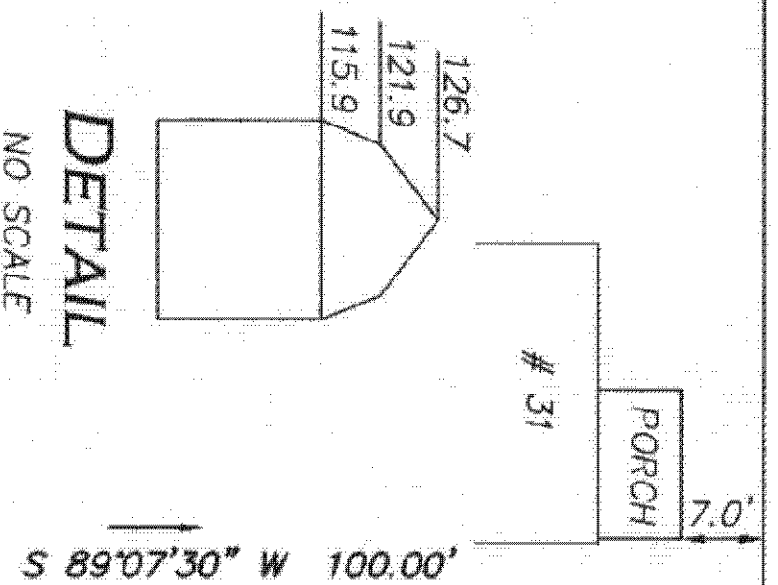
Wall/Roof Section Proposed

A 1.14

MADISON AVENUE

N $00^{\circ}52'30''$ W
40.00'

263.55' TO CORNER
OF COLUMBUS AVENUE

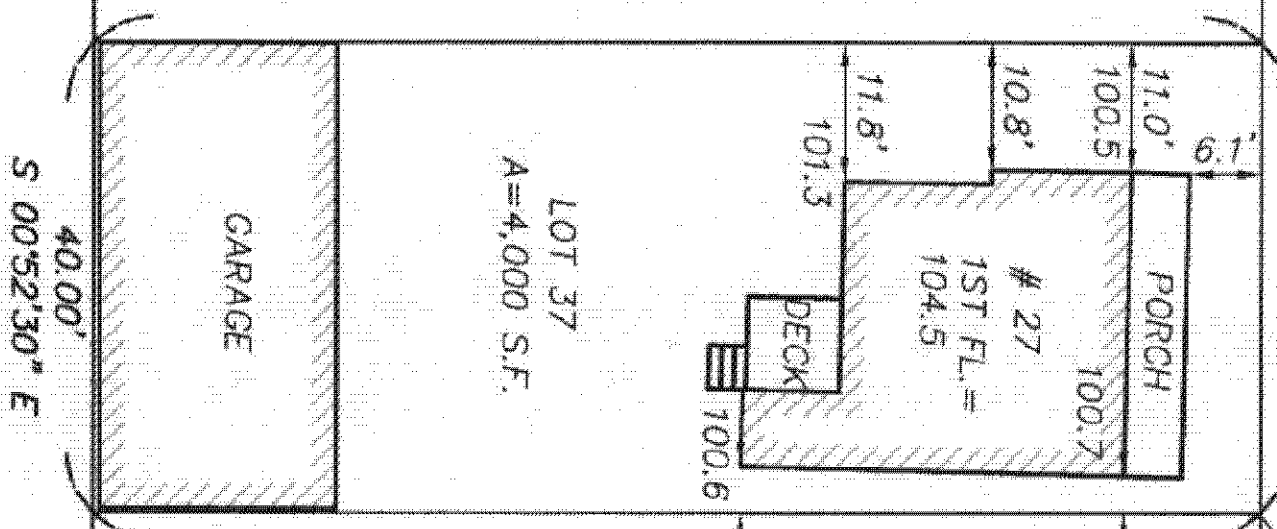


DETAIL

NO SCALE

S $89^{\circ}07'30''$ W 100.00'

LOT 37
A=4,000 S.F.



N $89^{\circ}07'30''$ E 100.00'

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL FIELD SURVEY.



2-24-17

EDWARD

FARRELL P.L.S.

DATE

REVISED: FEBRUARY 24, 2017

OWNER OF RECORD

J. SOMKATH ALI, NOORUNISA ALI
& ASIF ALI

BOOK 63032 PAGE 37 M.S.R.D.

PLAN REFERENCES

PLAN BOOK 22 PLAN 14
PLAN # 290 OF 2013

SCALE: 1" = 20' DECEMBER 26, 2016

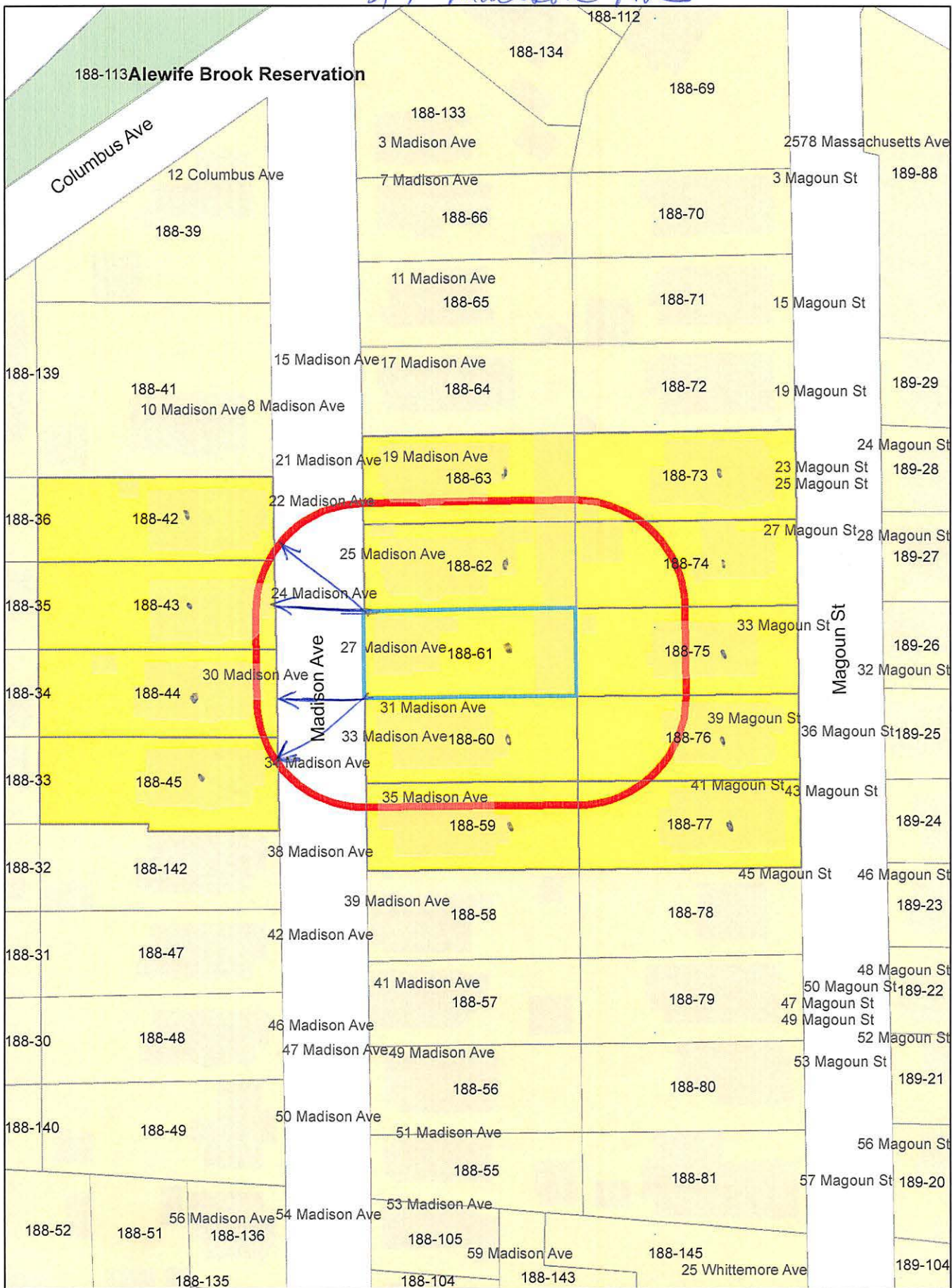
Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
(781)-933-9012

27 Madison Ave



27 Madison Ave

Petitioner

188-43
NAVIKONIS, JOSHUA M.
24 MADISON AVE. #1
CAMBRIDGE, MA 02140

188-43
MOGUL, SHYRA
24 MADISON AVENUE, UNIT # 3
CAMBRIDGE, MA 02140

CAMPBELL ELLSWORTH, ARCHITECT
267 NORFOLK STREET
CAMBRIDGE, MA 02139

188-42
LYDON, KATHERINE R. A LIFE ESTATE
22 MADISON AVE
CAMBRIDGE, MA 02140

188-44
FALANGA, JOSEPH & BEVERLY A. A LIFE ESTATE
FALANGA, DAVID, STEPHEN & ROSA
32 MADISON AVE
CAMBRIDGE, MA 02140

188-59
DESROSIER, LEO A. &
THERESA I. DESROSIER LIFE ESTATE
P.O. BOX 410072
CAMBRIDGE, MA 02140

188-60
SPELLMAN, PATRICK J.
31 MADISON AVE
CAMBRIDGE, MA 02140

188-61
ALI, J. SOWKATH & NOORUNISA ALI & ASIF ALI
27 MADISON AVE
CAMBRIDGE, MA 02140

188-62
FLYNN, E. THOMAS
25 MADISON AVE
CAMBRIDGE, MA 02140

188-63
HUANG, HAIYAO & JAMES L. WALDROP, III
21 MADISON AVE. UNIT #1
CAMBRIDGE, MA 02140

188-63
BECHARD, JOHN E.
19 MADISON AVE., UNIT #2
CAMBRIDGE, MA 02140

188-63
LEE, JAMES
9 ABBY ROAD
BRAINTREE, MA 02184

188-73
CHO, SANG C. & EUN MI CHO
756 BOYLSTON ST.
NEWTON, MA 02461

188-74
DORAN, DANIEL F. & LOUISE C DORAN
C/O PHAN, MARY ANH
27 MAGOUN ST
CAMBRIDGE, MA 02140

188-75
RULF, DAPHNE
33 MAGOUN ST
CAMBRIDGE, MA 02140

188-76
RCG MAGOUN LLC
17 IVALOO ST. SUITE 100
SOMERVILLE, MA 02143

188-77
CARNEY, RITA
41 MAGOUN ST
CAMBRIDGE, MA 02140

188-45
MARTIN, DIANE & RONALD C. MOULTON
36 MADISON AVE. UNIT #1
CAMBRIDGE, MA 02140

188-45
EVANS, KEIR S. & SUSAN C. EVANS
34 MADISON AVE., #3
CAMBRIDGE, MA 02140

188-45
STEENHUIS, AMANDA & QUINTEN STEENHUIS
36 MADISON AVE., UNIT #2
CAMBRIDGE, MA 02140

188-43
KREFETZ, BENJAMIN I.
24 MADISON AVENUE, UNIT #2
CAMBRIDGE, MA 02140

87 Madison Ave











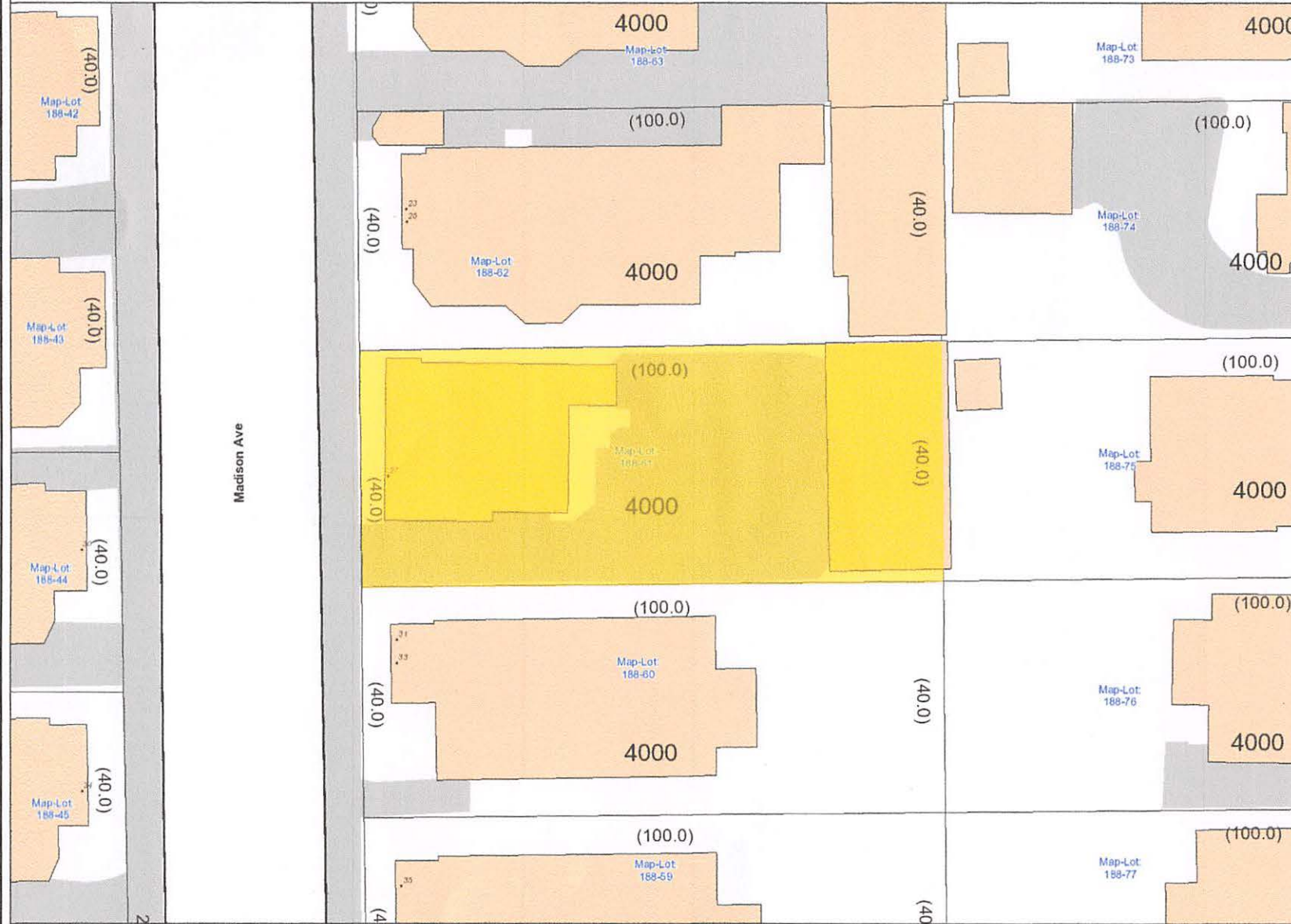




City of Cambridge

27 MADISON AVENUE, CAMBRIDGE

February 23, 2017



LEGEND

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



City of Cambridge
Massachusetts

1" = 16 ft

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