



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

2016 MAY 13 AM 10:34

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-010241-2016

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Thomas Rose

PETITIONER'S ADDRESS : 114 Hamilton Street Cambridge, MA 02139

LOCATION OF PROPERTY : 457 Franklin St Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Reidence C-1 Zone


REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Lot and building is nonconforming. We are asking relief from side yard setbacks, gross floor area and useable open space requirements as listed in Table 5-1

SECTIONS OF ZONING ORDINANCE CITED :

- Article 5.000 Section 5.21.1 (Setbacks).
- Article 5.000 Section 5.31 (Table of Dimensional Requirements).
- Article 8.000 Section 8.22.1.A (Conforming Construction).

Original Signature(s) : 
 (Petitioner(s) / Owner)
THOMAS ROSE
 (Print Name)

Address : 114 HAMILTON ST
CAMBRIDGE 02139

Tel. No. : 617-596-5272

E-Mail Address : THOMAS@TROSEARC.COM.

Date : 5.13.16

OWNERSHIP CERTIFICATE

Project Address: 455-457 FRANKLIN ST **Application Date:** _____

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Thomas Rose
at the following address: 114 HAMILTON ST. Cambridge
to apply for a special permit for: ADDITION
on premises located at: 457 FRANKLIN ST
for which the record title stands in the name of: CHRISTOPHER + RUTH KIRCHWEY
whose address is: 457 FRANKLIN ST.

by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: _____ Page: _____
OR Registry District of the Land Court, 136667
Certificate No.: _____ Book: 813 Page: 117
MIDDLESEX SOUTH REGISTRY DISTRICT

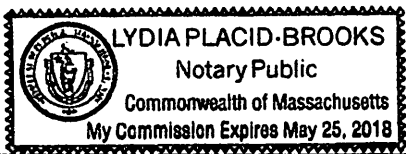
Ruth Kirchwey
Signature of Land Owner (If authorized Trustee, Officer, or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Ruth Kirchwey personally appeared before me,
on the month, day and year 4/11/2016 and made oath that the above statement is true.

Notary: _____
My Commission expires: 5/25/2018



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:

Proposed addition while modest will provide the living area and bedrooms needed to allow the owners to remain in there home and share with there immediate family. After extensive design studies we determined that any less and the numbers just won't work. The owners only option then would be to leave Cambridge.

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:

N/A

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

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

Current owners have been Cambridge residents for 40 years and have deep connections to the neighborhood and community. Proposed additon would allow the owner's to age in place, and enable a new generation of Kirchwey's to join the community.

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

Where we have exceeded the the dimensional requirements (other than side yard setbacks) it is minimal and only done to fit the program and to provide an appropriate architectural statement.

*** 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: Thomas Rose Architect **PRESENT USE/OCCUPANCY:** single family residential
LOCATION: 457 Franklin St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: **REQUESTED USE/OCCUPANCY:** single family residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1308	2721	2,708	(max.)
<u>LOT AREA:</u>	3610	3610	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.36	.75	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3610	3610	1500	(min.)
<u>SIZE OF LOT:</u> WIDTH	51.5'	51.5'	50'	(min.)
DEPTH	70.01'	70.01'	100'	
<u>SETBACKS IN FEET:</u> FRONT	5'	5'	10'	(min.)
REAR	31'	20.1'	20'	(min.)
LEFT SIDE	9.9'	8.1'	15.8'	(min.)
RIGHT SIDE	16.1'	11.9'	15.8'	(min.)
<u>SIZE OF BLDG.:</u> HEIGHT	28.8'	35'	35'	(max.)
LENGTH	34'	44'	44'	
WIDTH	25.1'	25.1'	17'	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	44	28.6	30	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>	1	2	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	C	C	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	NA	NA	NA	(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.

Existing building: two story heavy timber frame, additon to be three story conventional timber frame. Building form, exterior cladding and detail to be sympathetic to local context and traditions.

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'.





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

2016 MAY 23 PM 2:50
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-010241-2016

BZA APPLICATION FORM
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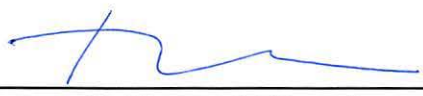
LOCATION OF PROPERTY : 457 Franklin St Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Reidence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
To construct a three story wood frame addition.

- SECTIONS OF ZONING ORDINANCE CITED :
- Article 5.000 Section 5.21.1 (Setbacks).
 - Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 - Article 8.000 Section 8.22.1.A (Conforming Construction).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Thomas Rose,
 (Print Name)

Address : 114 Hamilton St.
Cambs - MA 02139

Tel. No. : 617-596-5277

E-Mail Address : Thomas@trosear.com

Date : 5/23/16

Thomas M. Rose Architect

CITY OF CAMBRIDGE
OPTIONAL SERVICES

2016 MAY 23 A 9:31

May 20, 2016

Re: # BZA- 010241-2016
Variance Application
457 Franklin Street
Cambridge, MA.

Addendum to Application

Description of Project:

Residence is located on a quiet residential street in central Cambridge. The adjacent properties are turn of the century single family / two family free standing structures. The existing building is a modest two story timber framed structure dating from the early 19th century. The existing structure is to be renovated with new cladding and windows, new electric, mechanical and finish upgrades. The proposed three story wood frame addition has been designed to integrate with the existing structure, providing ground level living space, access to the rear garden and needed bedrooms and bathrooms above.

Page 5 B: HANDS IN P

Soil conditions and topography are typical of the area and do not appear to have an impact on the hardship. The existing structure however has value as a historical marker of the early neighborhood – unique elements of the exposed timber frame are worth preserving. Replacing the structure with new was not a desired option.

Off Street Parking:

The residence currently meets the standard one parking space minimum (Section 6.36). Our proposal extends the existing driveway so as to accommodate a second vehicle. Impact of additional parking space will have minimal impact on the physical environment and the historic resource of the lot. No trees will be removed and the extended drive is to be permeable gravel similar to existing.

Yours truly,



Thomas Rose

BZA APPLICATION FORM

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

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

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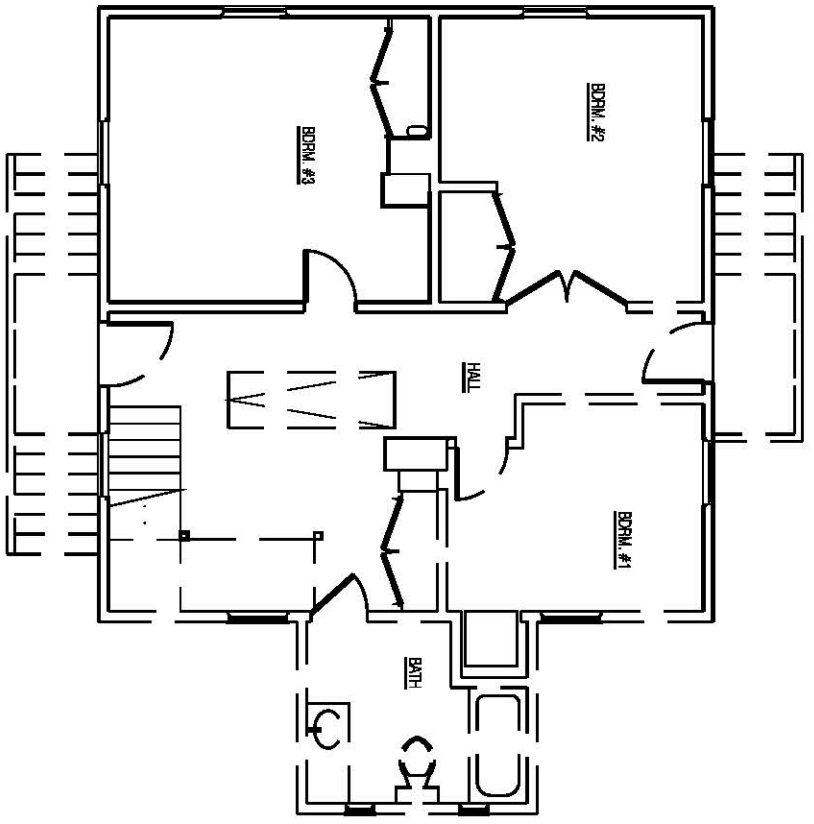
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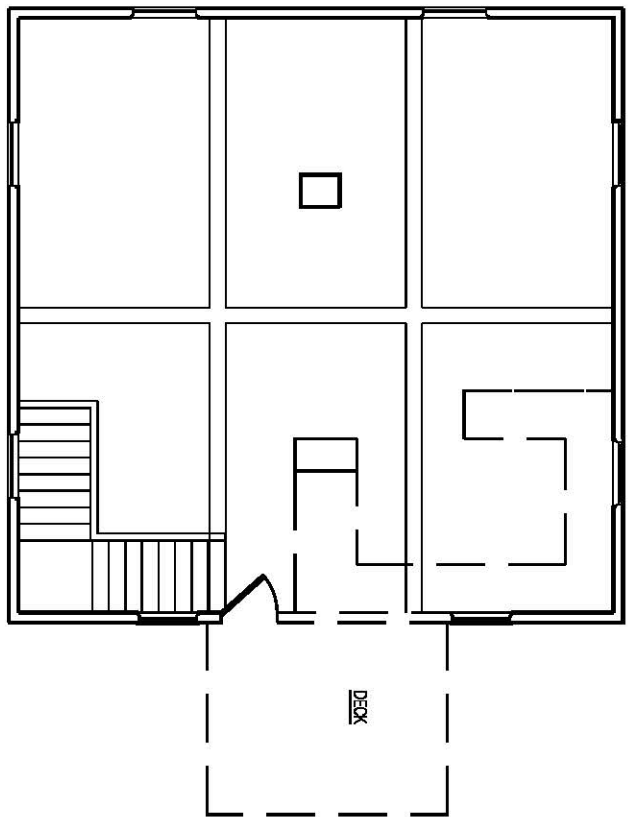






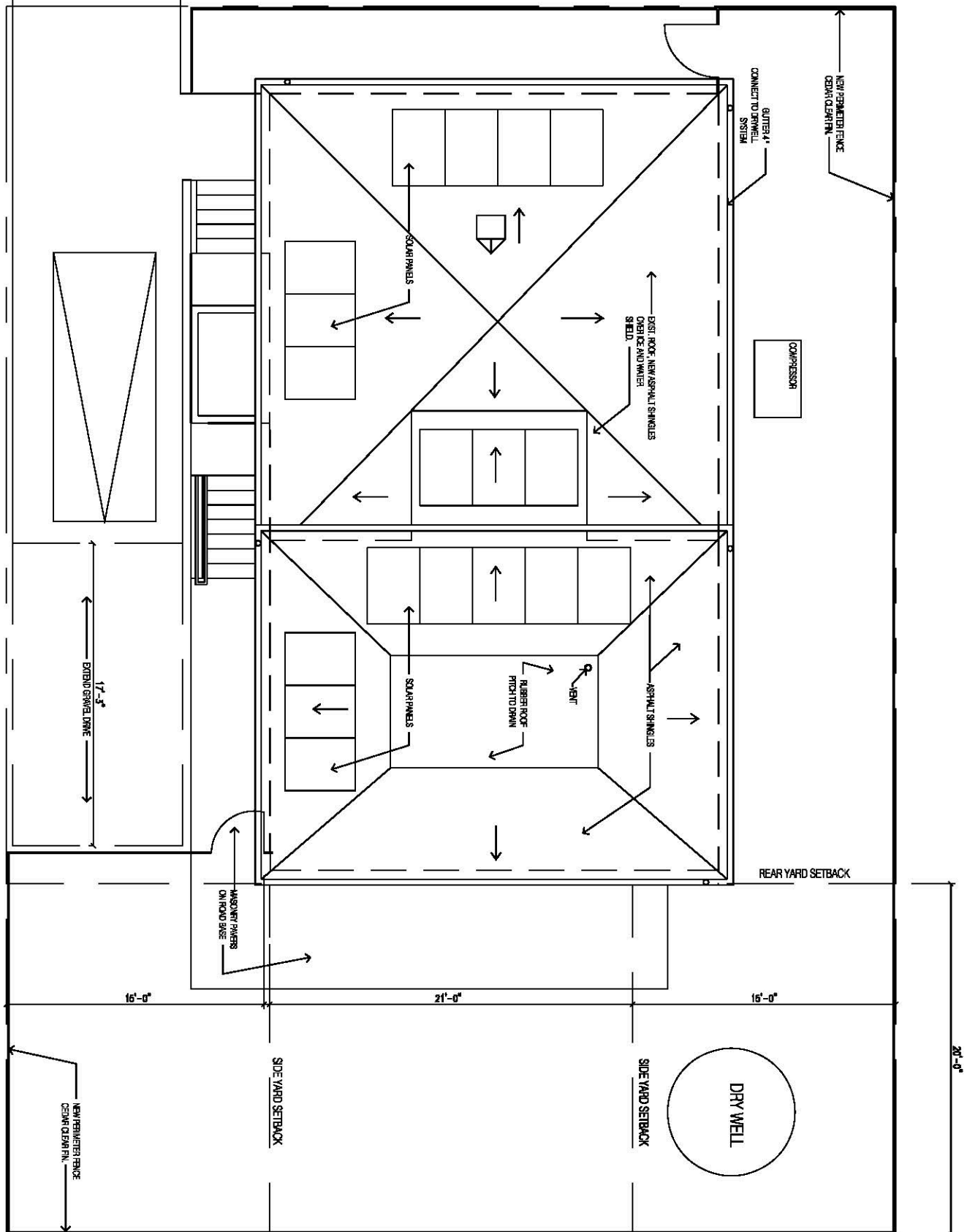
FIRST FLOOR DEMOLITION PLAN

1/8" = 1'-0"



2ND. FLOOR DEMOLITION PLAN

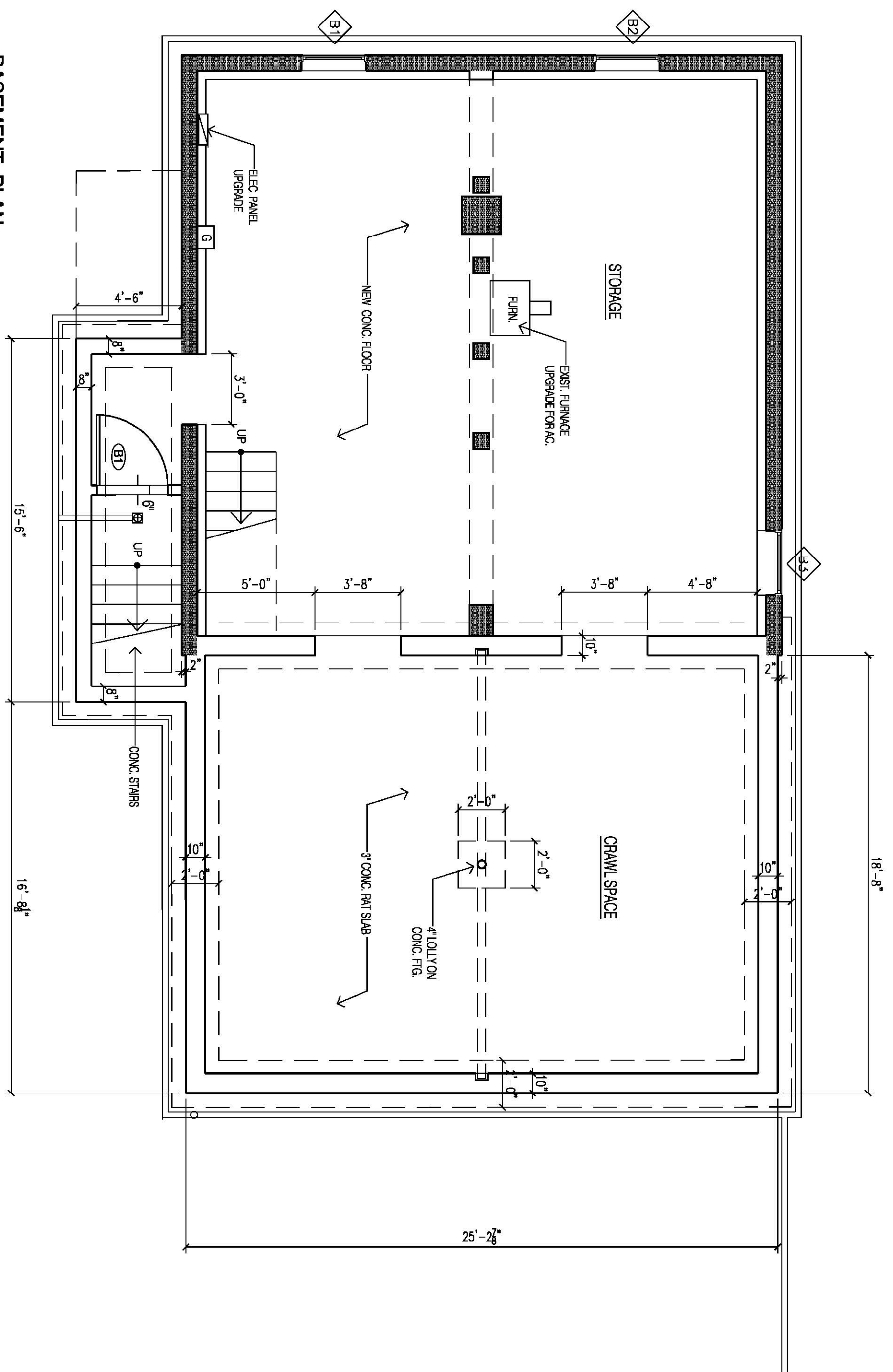
1/8" = 1'-0"



SITE PLAN
 1/8" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"

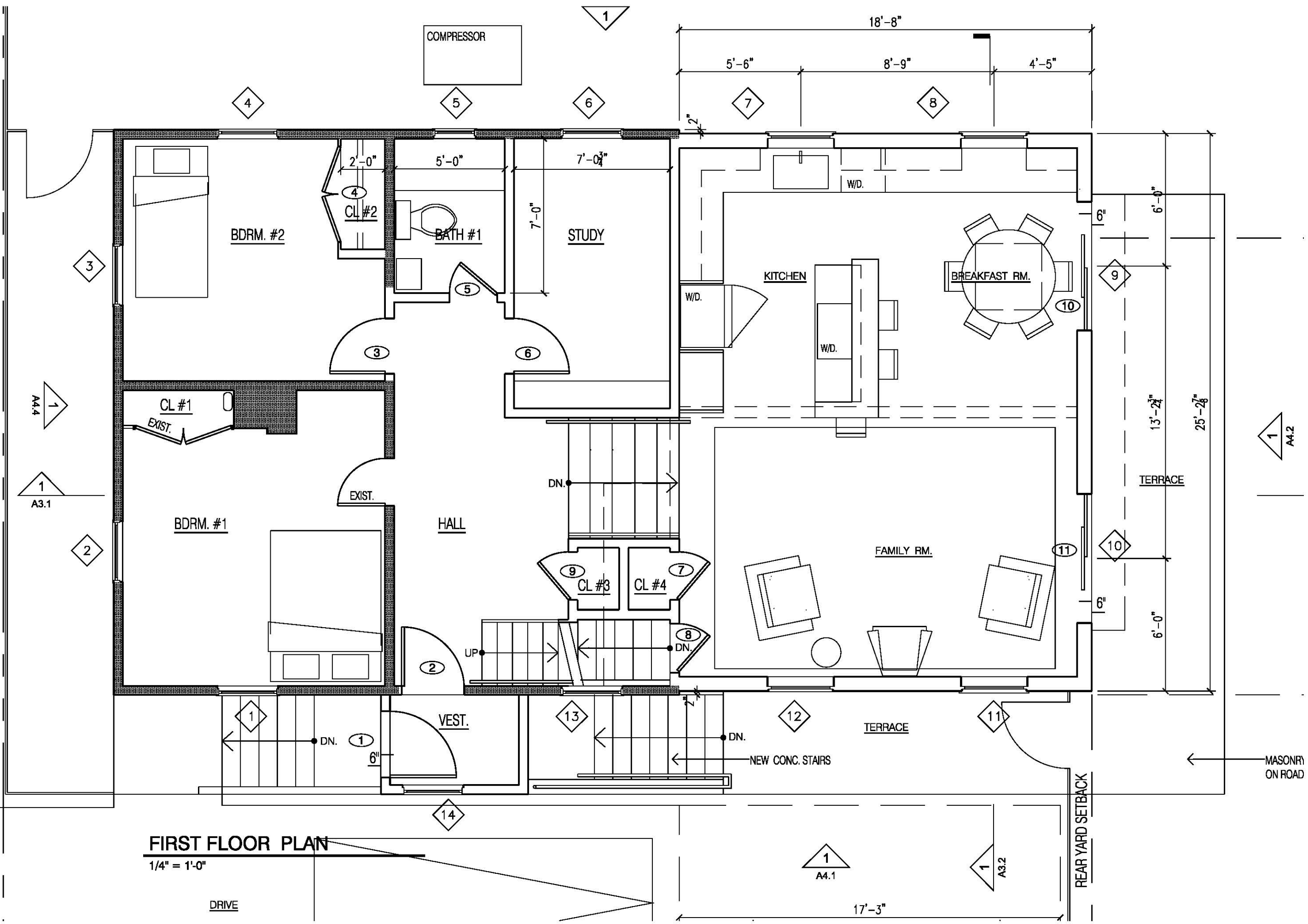


A1.1

Kirchwey Residence 457 Franklin Street, Cambridge Mass.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16



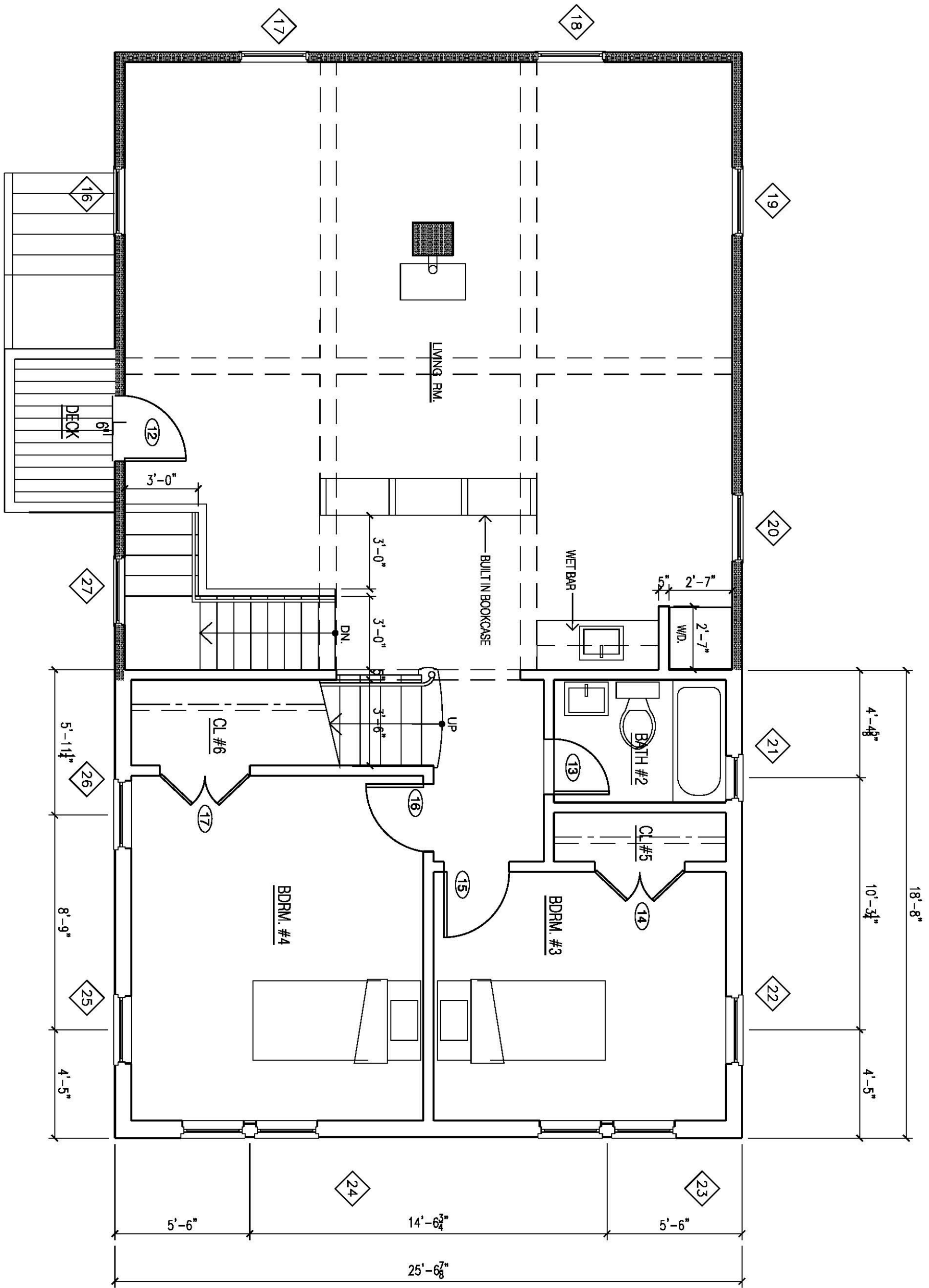
FIRST FLOOR PLAN

1/4" = 1'-0"

DRIVE

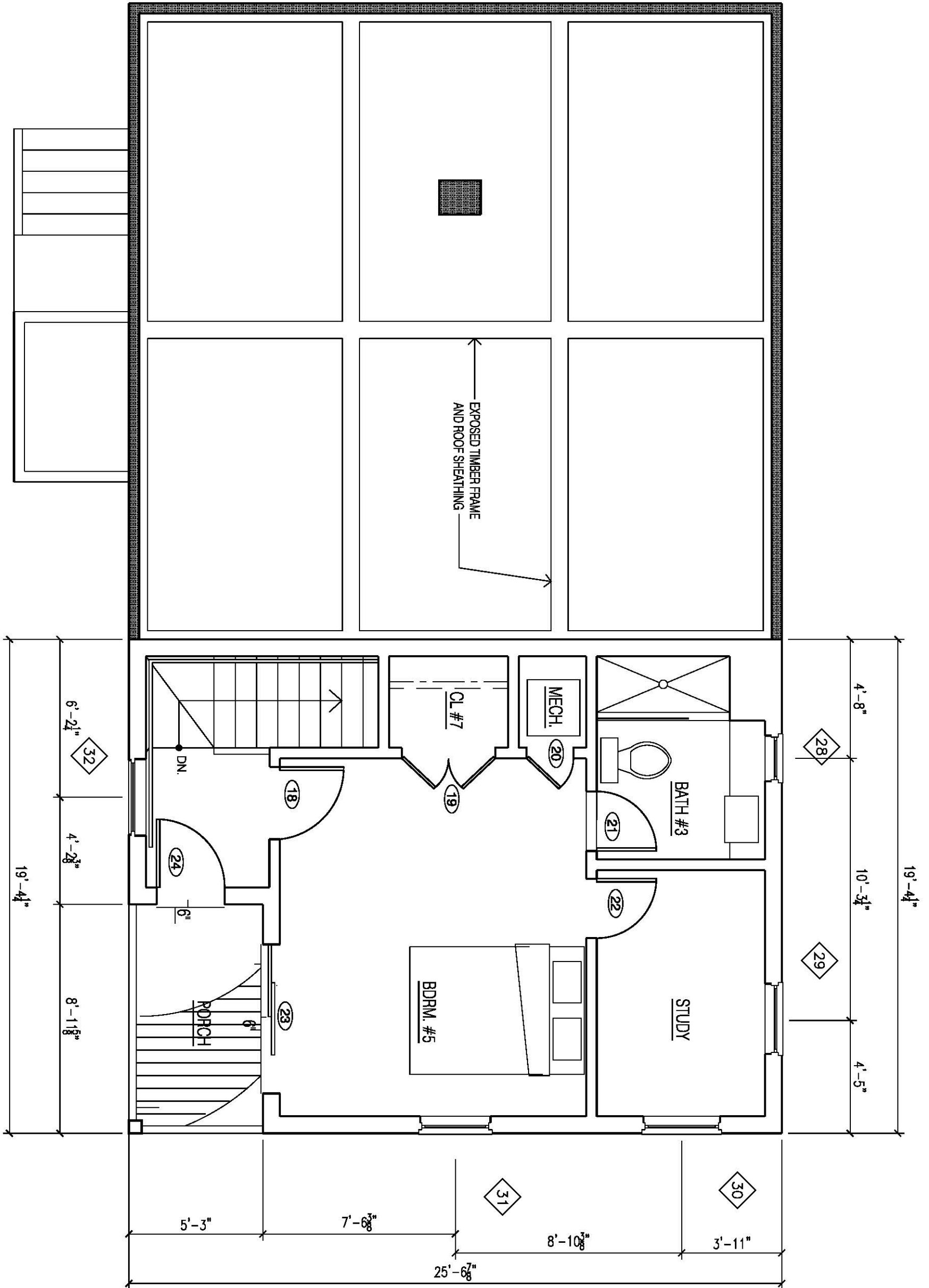
Kirchwey Residence 457 Franklin Street, Cambridge Mass.
 Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.
 ZONING 05-11-16

A1.2



2ND. FLOOR PLAN
 1/8" = 1'-0"

THIRD FLOOR PLAN
 1/4" = 1'-0"



GUTTER 4'
CONNECT TO DRYWELL
SYSTEM

REAR

EXIST. ROOF, NEW ASPHALT SHINGLES
OVER ICE AND WATER
SHIELD.

ASPHALT SHINGLES

VENT

RUBBER ROOF
PITCH TO DRAIN

SOLAR PANELS

SOLAR PANELS

MASONRY PAVERS
ON ROAD BASE

ROOF PLAN

1/4" = 1'-0"

Kirchwey Residence 457 Franklin Street, Cambridge Mass.

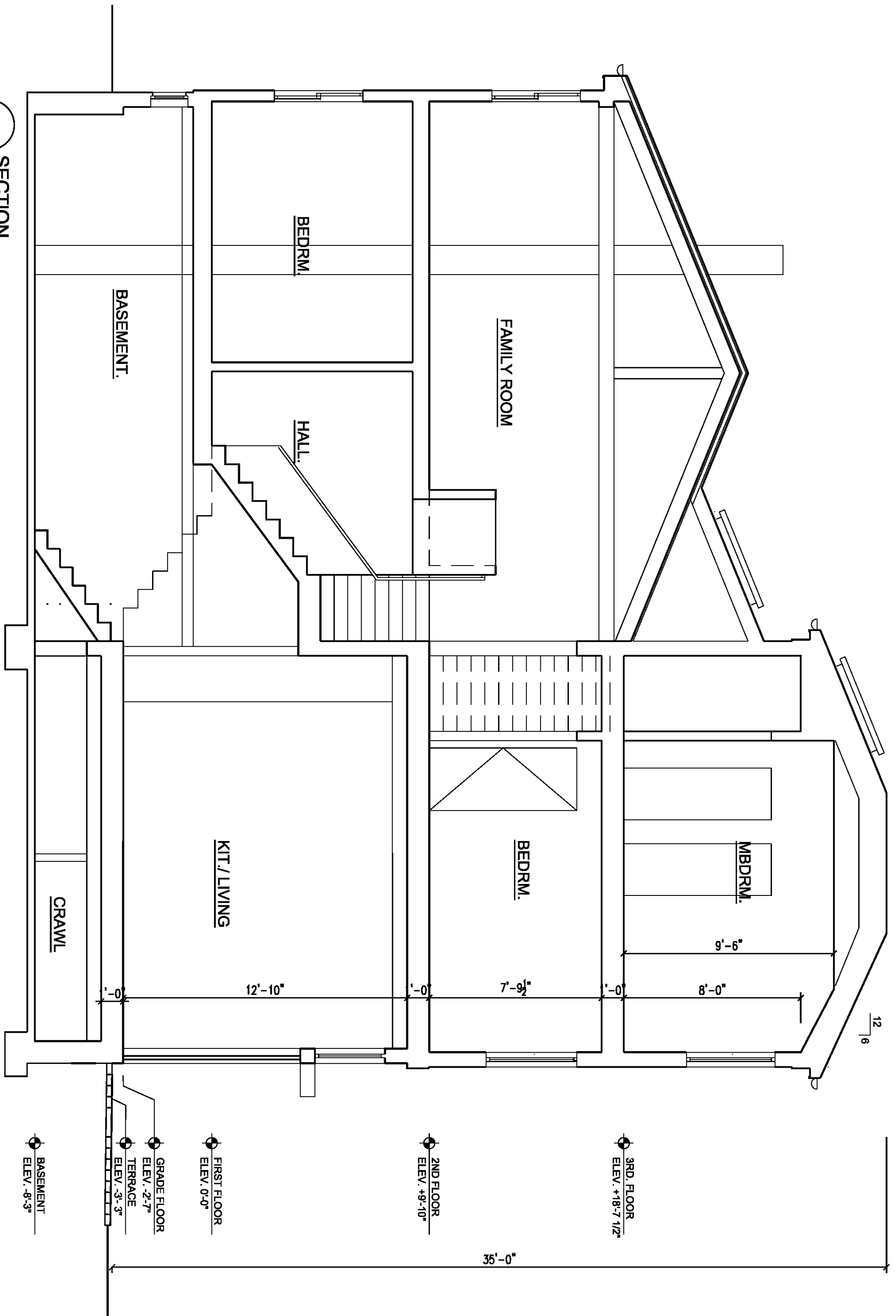
Thomas Rose Architect , 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16

A1.5

1

SECTION
1/4" = 1'-0"



A3.1

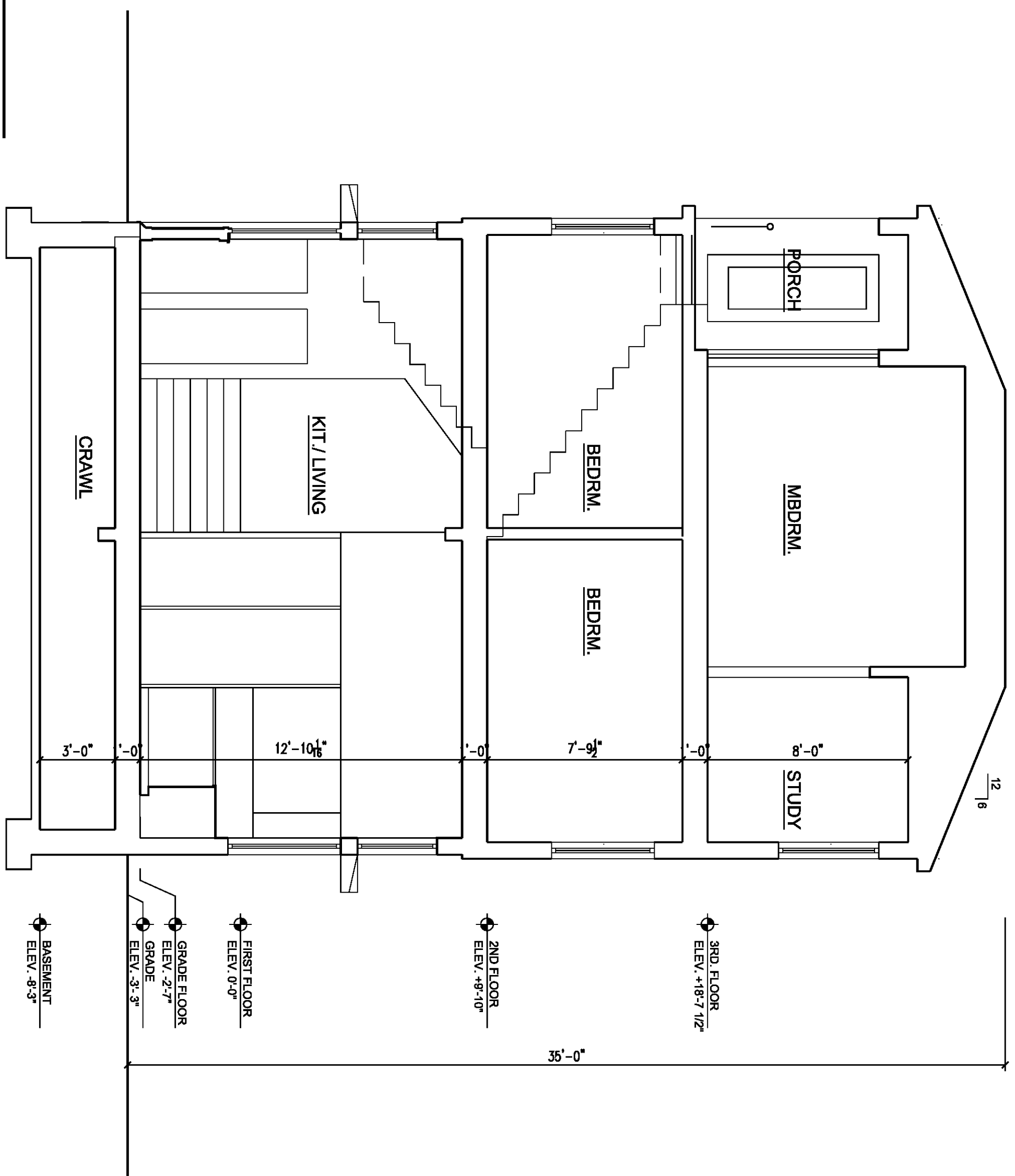
Kirchwey Residence 457 Franklin Street, Cambridge Mass.

Thomas Rose Architect , 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16

1

SECTION
1/4" = 1'-0"



A3.2

Kirchwey Residence 457 Franklin Street, Cambridge Mass.

Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16



Kirchwey Residence 457 Franklin Street, Cambridge Mass.

A4.1

Thomas Rose Architect , 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16

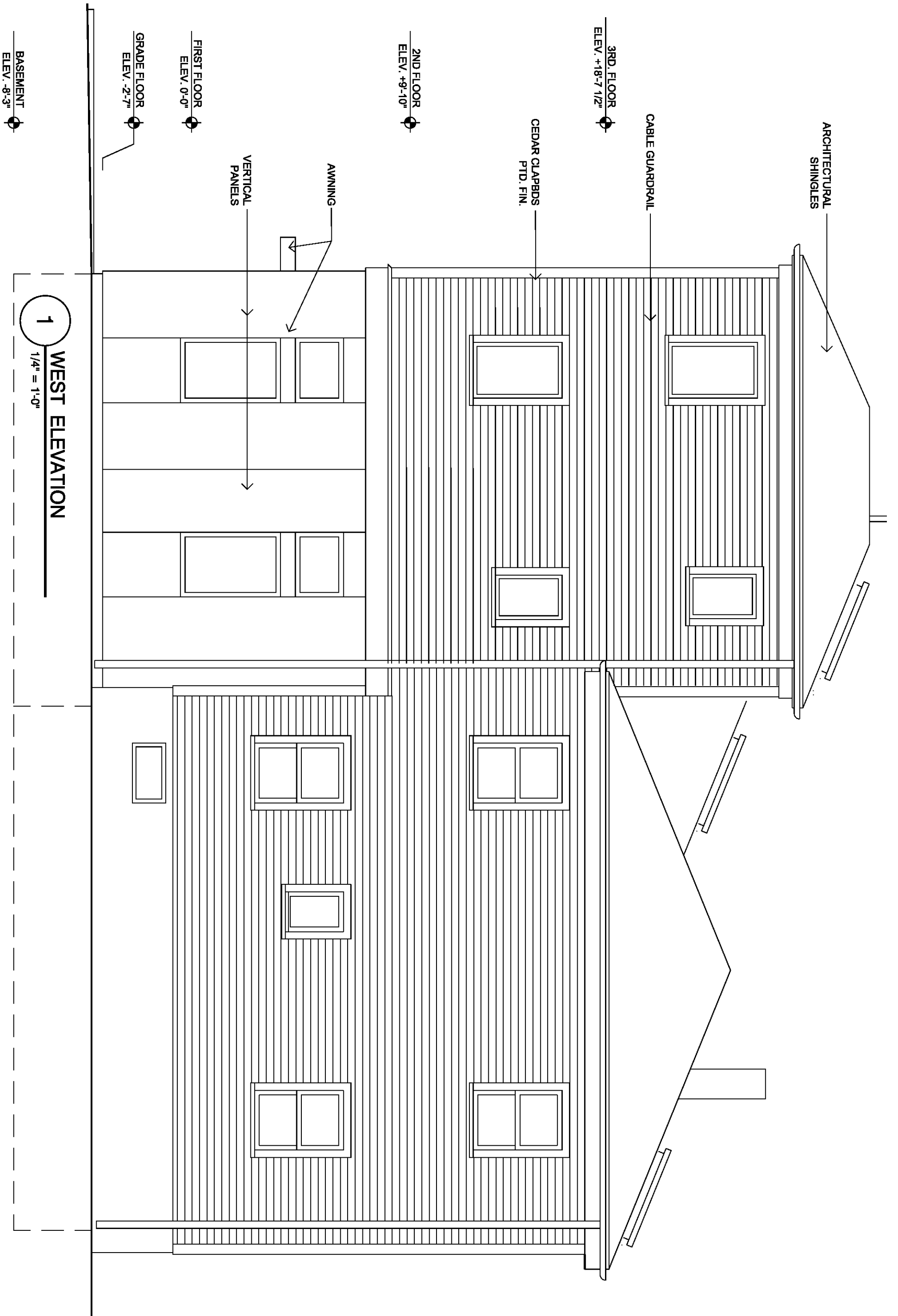


1 NORTH ELEVATION
1/4" = 1'-0"

Kirchwey Residence 457 Franklin Street, Cambridge Mass.
Thomas Rose Architect, 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16

A4.2

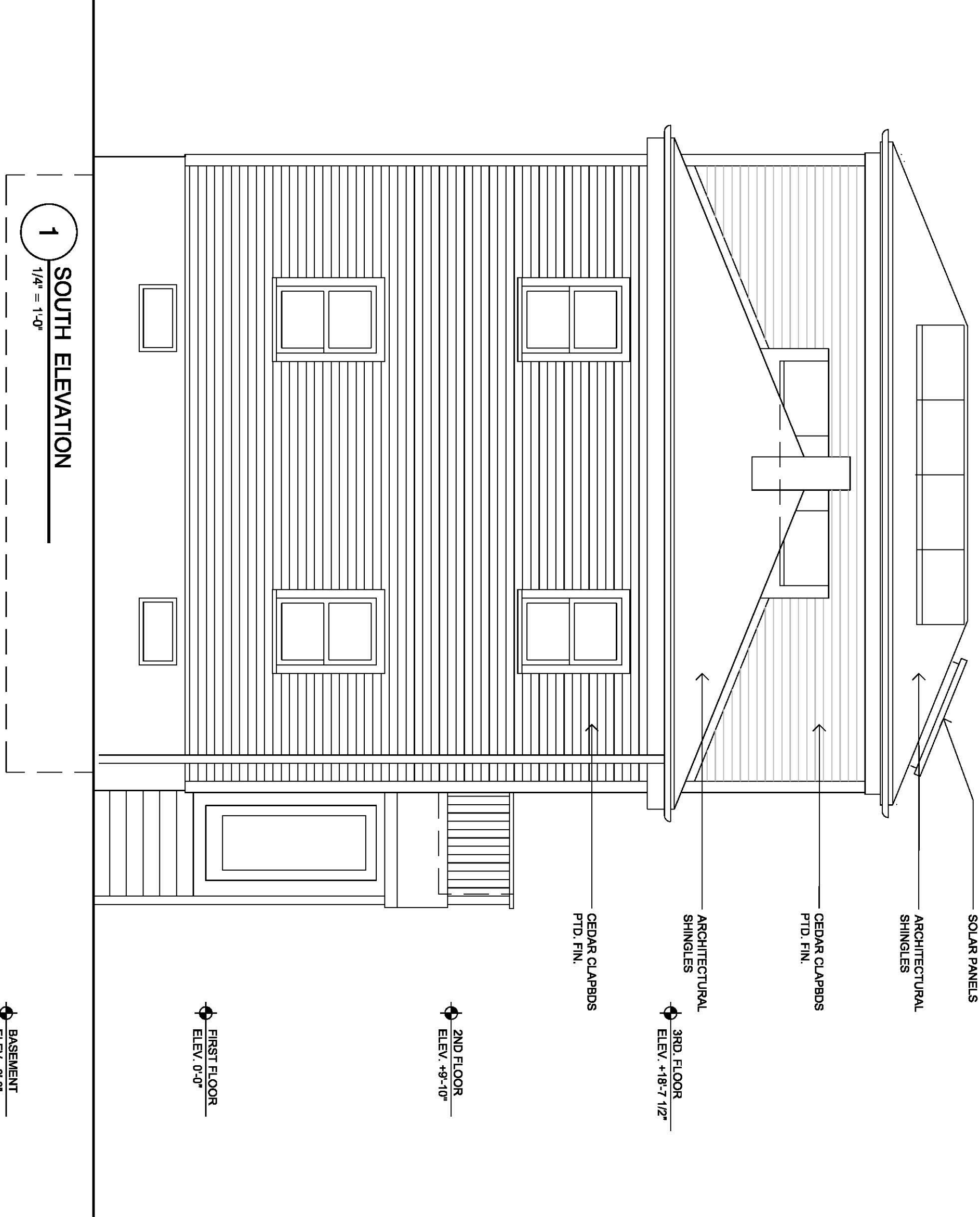


Kirchwey Residence 457 Franklin Street, Cambridge Mass.

A4.3

Thomas Rose Architect , 114 Hamilton Street, Cambridge MA.

ZONING 05-11-16



Kirchwey Residence 457 Franklin Street, Cambridge Mass.

Thomas Rose Architect , 114 Hamilton Street, Cambridge MA.

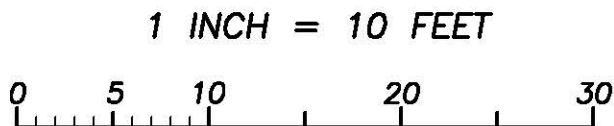
ZONING 05-11-16

A4.4

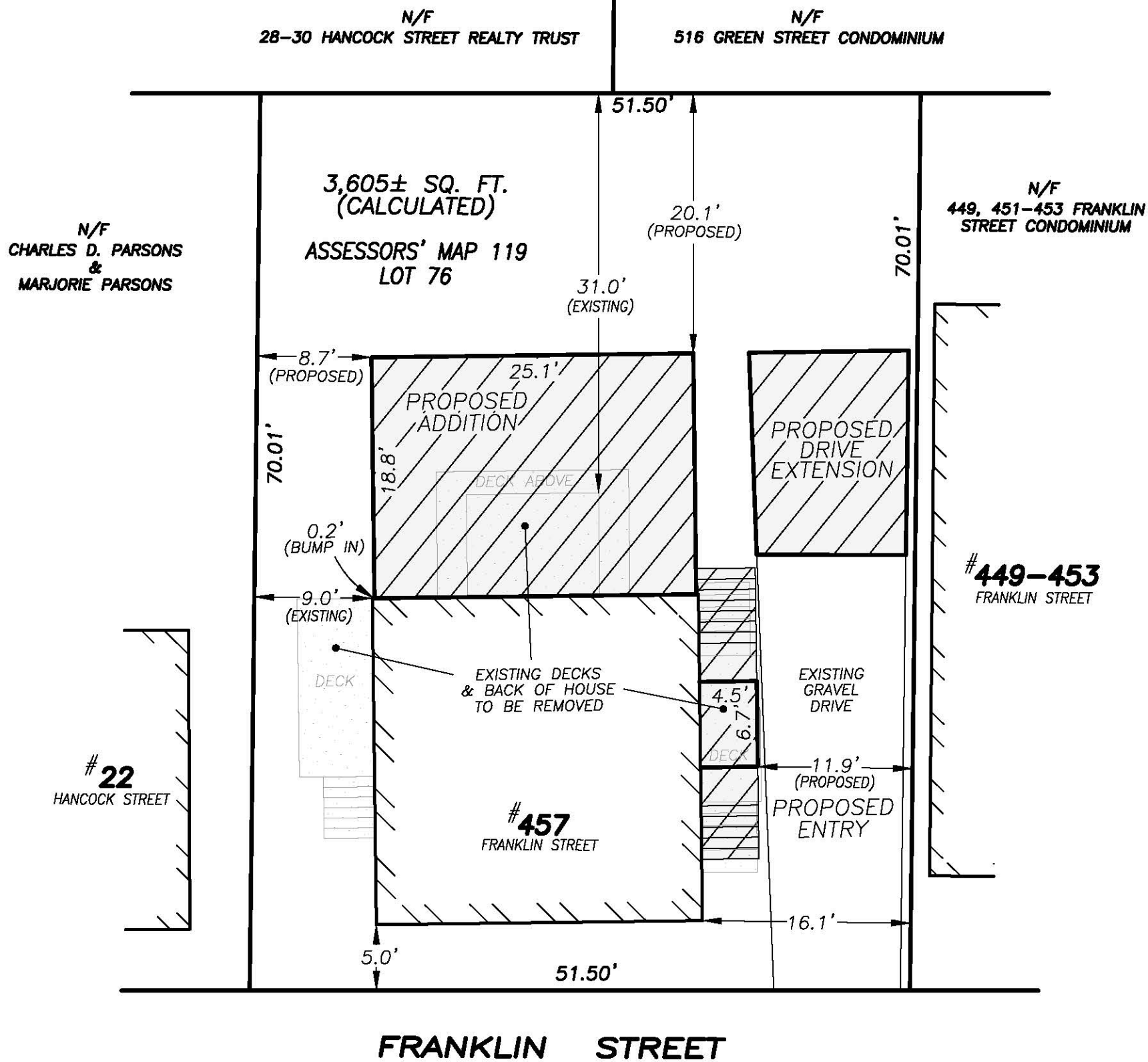
SITE PLAN
457 FRANKLIN STREET
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET MAY 11, 2016

SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773



OWNERS OF RECORD:
 CHRISTOPHER KIRCHWEY
 &
 RUTH KIRCHWEY
 BK.813 PG.117



- NOTES:**
- OFFSETS AS SHOWN ARE APPROXIMATE DUE TO LACK OF MONUMENTATION.
 - CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE CORRECT PLACEMENT OF THE PROPOSED ADDITION.

PLAN REFERENCE:
 - L.C. PLAN 22010^A

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF MAY 7, 2016 WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel



MAY 11, 2016

DATE

JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR