



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

2016 JUN -6 PM 3:19  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010464-2016

GENERAL INFORMATION

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

Special Permit :   ✓   Variance :   ✓   Appeal :           

PETITIONER :   Curl Simitis Architecture & Design Inc. - C/O Matthew Simitis  

PETITIONER'S ADDRESS :   533 Main Street, Suite 6 Melrose, MA 02176  

LOCATION OF PROPERTY :   46 Parker St Cambridge, MA  

TYPE OF OCCUPANCY :   Single family dwelling   ZONING DISTRICT :   Residence A-2 Zone  

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add living area in excess of F.A.R. regulations. Create new accessory apartment from existing basement space. Create new dormers, including one that does not meet with design guidelines. Create new window locations within side setback, maintaining current square footage of glazing area.

SECTIONS OF ZONING ORDINANCE CITED :

- Article   5.000   Section   5.31   (Table of Dimensional Requirements).
- Article   4.000   Section   4.22   (Accessory Apartment).
- Article   8.000   Section   8.22.1.D   (Re-Location of Windows).

Original Signature(s) :   *[Signature]*    
 (Petitioner(s) / Owner)

  Matthew Simitis    
 (Print Name)

Address :   533 Main St. Suite 6    
  Melrose, MA 02176  

Tel. No. :   781.620.2736  

E-Mail Address :   msimitis@cs-ad.com  

Date :   6/6/2016

**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 Melissa Maldonado  
(OWNER)

Address: 46 Parker St. Cambridge MA 02138

State that I/We own the property located at 46 Parker St. Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Erick Garcia and Melissa Maldonado

\*Pursuant to a deed of duly recorded in the date 7/22/2014, Middlesex South County Registry of Deeds at Book 63955, Page 424; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

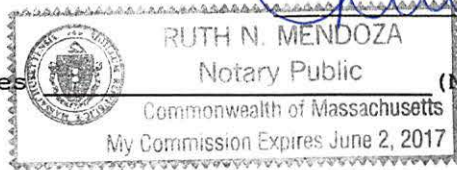
[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Melissa Maldonado personally appeared before me, this 6 of June, 2016, and made oath that the above statement is true.

[Signature] Notary

My commission expires \_\_\_\_\_  
 (Notary Seal).

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

SECRET

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**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:

Existing construction in the areas of proposed work is of substandard construction and is in poor condition. It is compliant with neither the current building or energy code and is in need of significant repair in places. The existing stair configuration and roof construction does not allow for safe passage, with headroom that is well below code-compliant levels.

**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 F.A.R. hardship is specific to the property and not the surrounding district as a result of substandard lot width and area largely due to the sloping side lot line shared with the adjacent Institutional use and playspace. The dormer hardship is specific to the property as it results from existing construction that does not provide adequate headroom between the attic level stair and the existing roof framing. Additionally, the existing stair is directed toward the corner of the house preventing the dormer from being placed more centrally on the roof.

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

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

The proposed work should not result in substantial detriment to the public good because the design attempts to normalize or improve upon existing conditions without noticeably altering the existing footprint. Also, the design attempts to place areas of proposed relief at locations that would minimally impact the surrounding parcels.

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

The proposed work follows the Ordinance as closely as possible. Relief is requested only where necessary and is proposed in order to help the structure meet the Ordinance intent of respecting and benefiting the surrounding neighborhood.

**\* 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 46 Parker 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 accessory apartment satisfies the requirements of the new Barrett Ordinance (#1379), with the exception of 1 of, where it meets the requirements of the previous Section 4.22 language. The proposed basement apartment meets with the intent of the Ordinance to make good use of existing space within the structure and to relieve housing pressures. New proposed windows in the side setback will maintain existing square footage of glazing and are simply relocated to coordinate with interior renovations
- 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:
- Traffic generated by the new accessory apartment should be minimal off street parking already exists. New window locations should not alter traffic access or egress. As a result, impacts to the neighborhood character should be minimal.
- 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 accessory apartment is consistent with the current and allowed uses for the property and surrounding properties. As with the surrounding properties, the new residential dwelling should not impact the adjacent Institutional use. New windows provide no change to adjacent uses from that of the existing conditions.
- D) Nuisance or hazard would not be created to the detriment of the health and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The proposed accessory apartment will be constructed to current building codes with no detriment created to the occupant. Citizens of the City should be minimally impacted by the new dwelling unit as parking can be provided onsite and the only visual change will be below grade stairs to access the unit with a railing above. New window locations improve interior health safety, and welfare conditions for the occupant, but should not impact Citizens of the City.
- 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 accessory apartment should not impair the integrity of the district due to its extension of an existing use that is already consistent with the surrounding area. The proposed unit should result in minimal visual changes to the area, and satisfies the stated goals of Section 4.22. Proposed new window locations improve on existing conditions of the home where window replacements and alterations over years have created a haphazard appearance. The new window locations improve upon the current integrity of the home within the district, and as a result, do not derogate from the intent of the Ordinance.

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** Curl Simitis architecture + design                      **PRESENT USE/OCCUPANCY:** Single family  
**LOCATION:** 46 Parker St Cambridge, MA                      **ZONE:** Residence A-2 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Single family w/accessory apt.

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2828.9</u>	<u>3053.6</u>	<u>-</u>	(max.)
<u>LOT AREA:</u>	<u>4886</u>	<u>No Change</u>	<u>6000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>.579</u>	<u>.625</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4886</u>	<u>2443</u>	<u>4500</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>48.06</u>	<u>No Change</u>	<u>65</u>	(min.)
<u>DEPTH</u>	<u>101.0</u>	<u>No Change</u>	<u>-</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>7.9</u>	<u>7.9</u>	<u>20</u>	(min.)
<u>REAR</u>	<u>41.0</u>	<u>40.8</u>	<u>25</u>	(min.)
<u>LEFT SIDE</u>	<u>2.0 sum 24.1</u>	<u>No Change</u>	<u>7.5 sum 15</u>	(min.)
<u>RIGHT SIDE</u>	<u>22.1 sum 24.1</u>	<u>19.7 sum 21.7</u>	<u>7.5 sum 15</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>34.8</u>	<u>No Change</u>	<u>35</u>	(max.)
<u>LENGTH</u>	<u>50.8</u>	<u>51.1</u>	<u>-</u>	
<u>WIDTH</u>	<u>24.2</u>	<u>No Change</u>	<u>-</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>58.2</u>	<u>54.0</u>	<u>50</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>2</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>-</u>	<u>-</u>	<u>-</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>12.2</u>	<u>10.4</u>	<u>10</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.

Existing 50.1 SF accessory shed to be replaced with 60 SF shed. All new construction to be wood frame.

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'.



1 North Elevation  
1/4" = 1'-0"

**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts

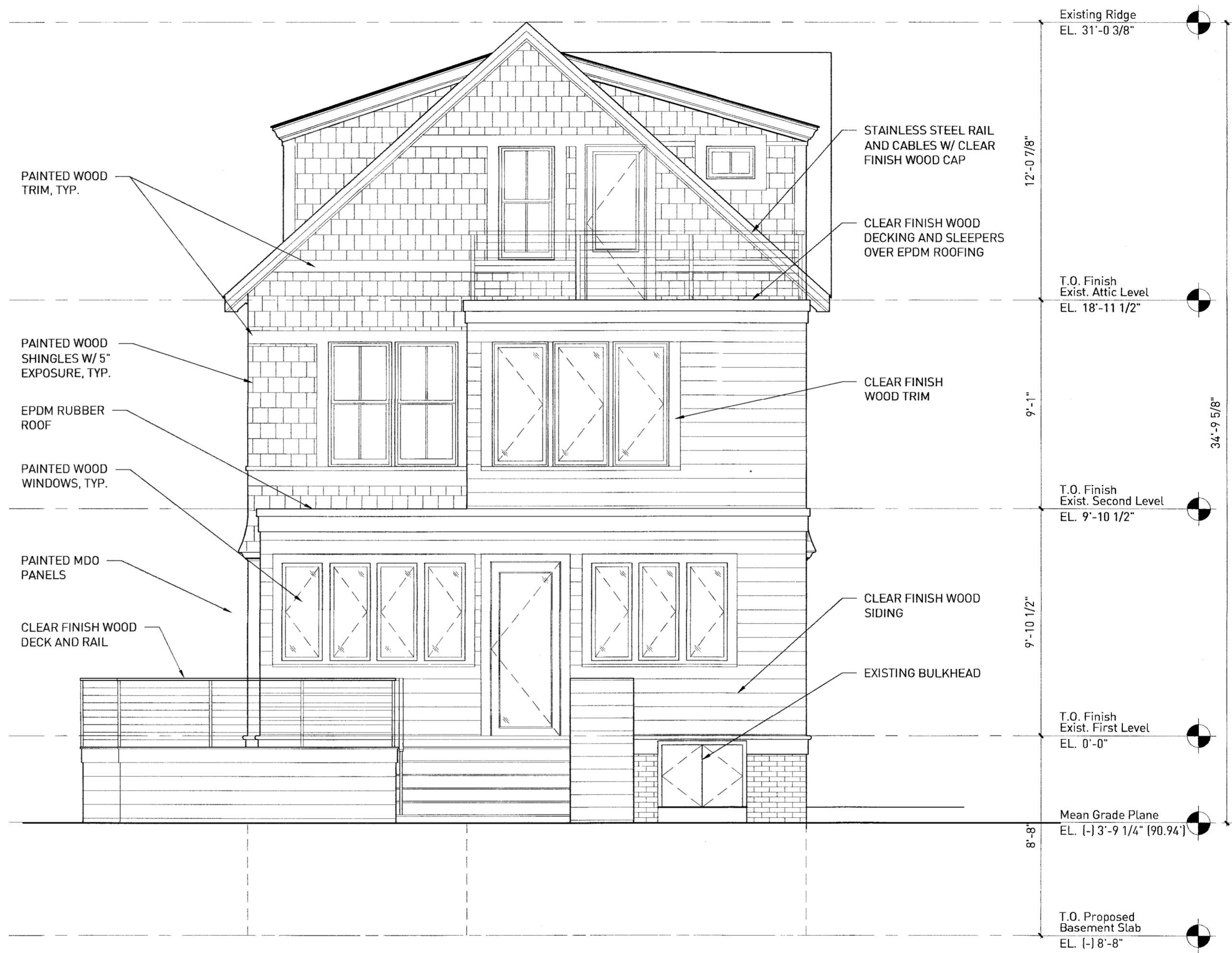
**CURL SIMITIS** ARCHITECTURE + DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

BOARD OF ZONING APPEAL

31 May 2016 1/4" = 1'-0"

North  
Elevation

**A2.2**



1 East Elevation  
1/4" = 1'-0"

# GARCIA

Residence

46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE + DESIGN  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

BOARD OF ZONING APPEALS

31 May 2016 1/4" = 1'-0"

East  
Elevation





1 South Elevation  
1/4" = 1'-0"

**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE + DESIGN, INC.  
533 Main Street, Suite 6  
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781-620-2736

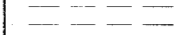
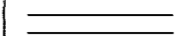
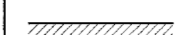
BOARD OF ZONING APPEAL

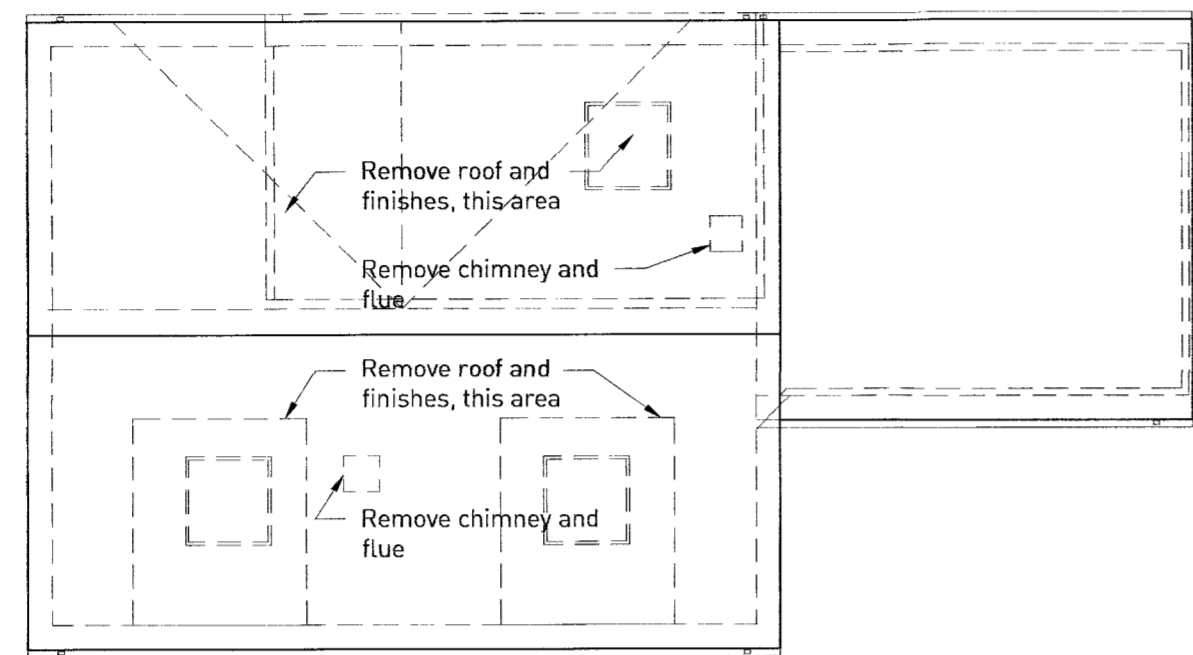
31 May 2016 1/4" = 1'-0"

South Elevation

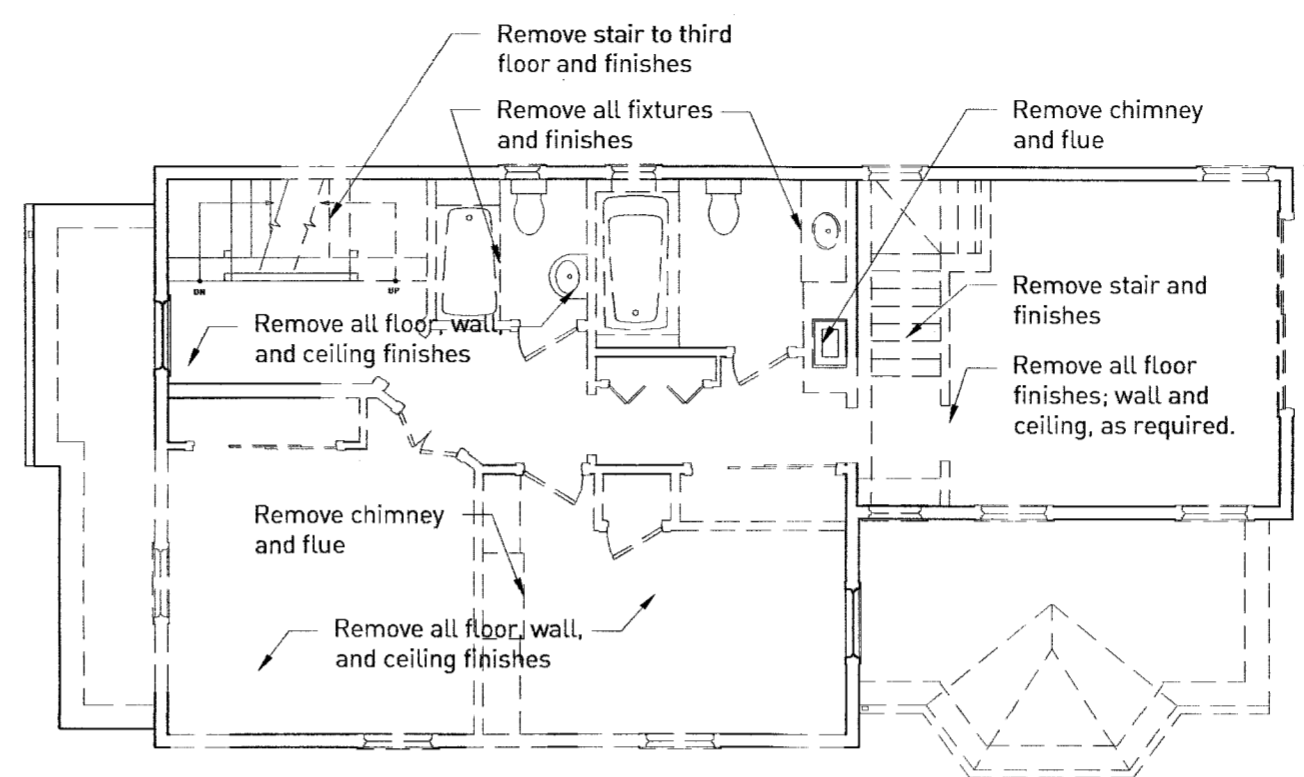
**A2.4**

**NOTES**

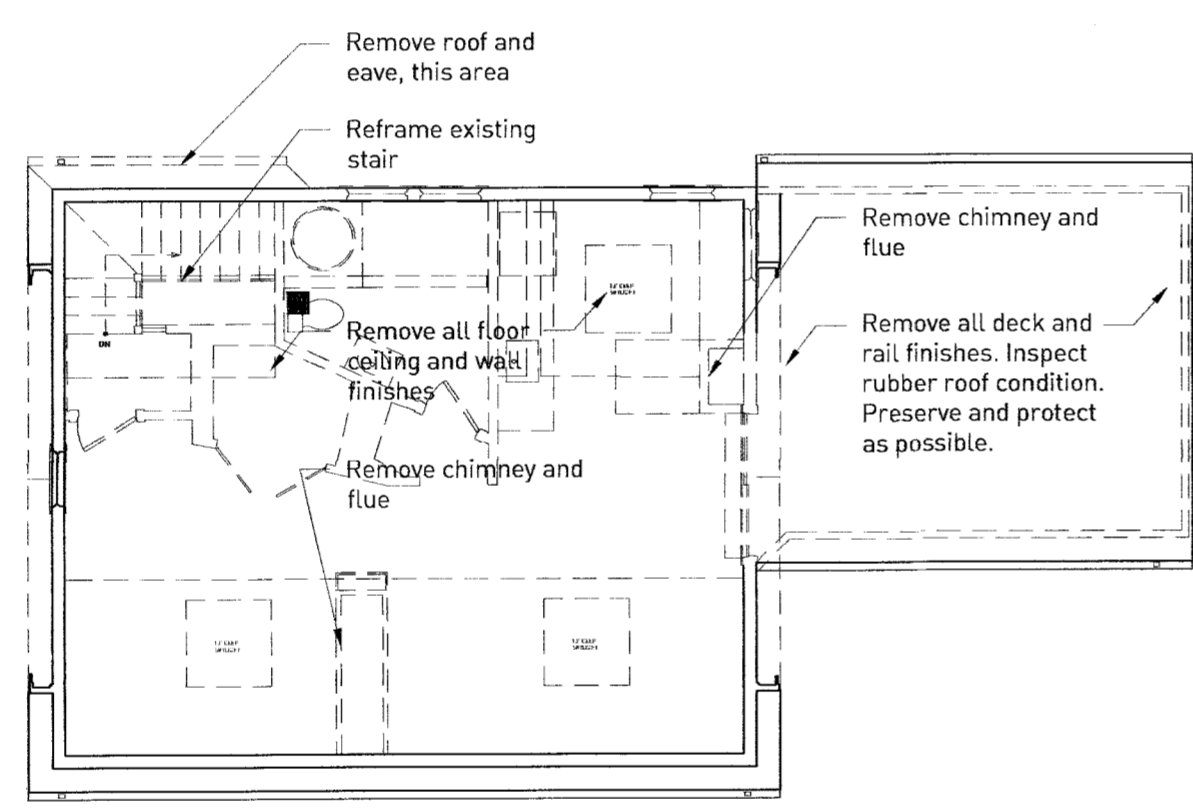
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION



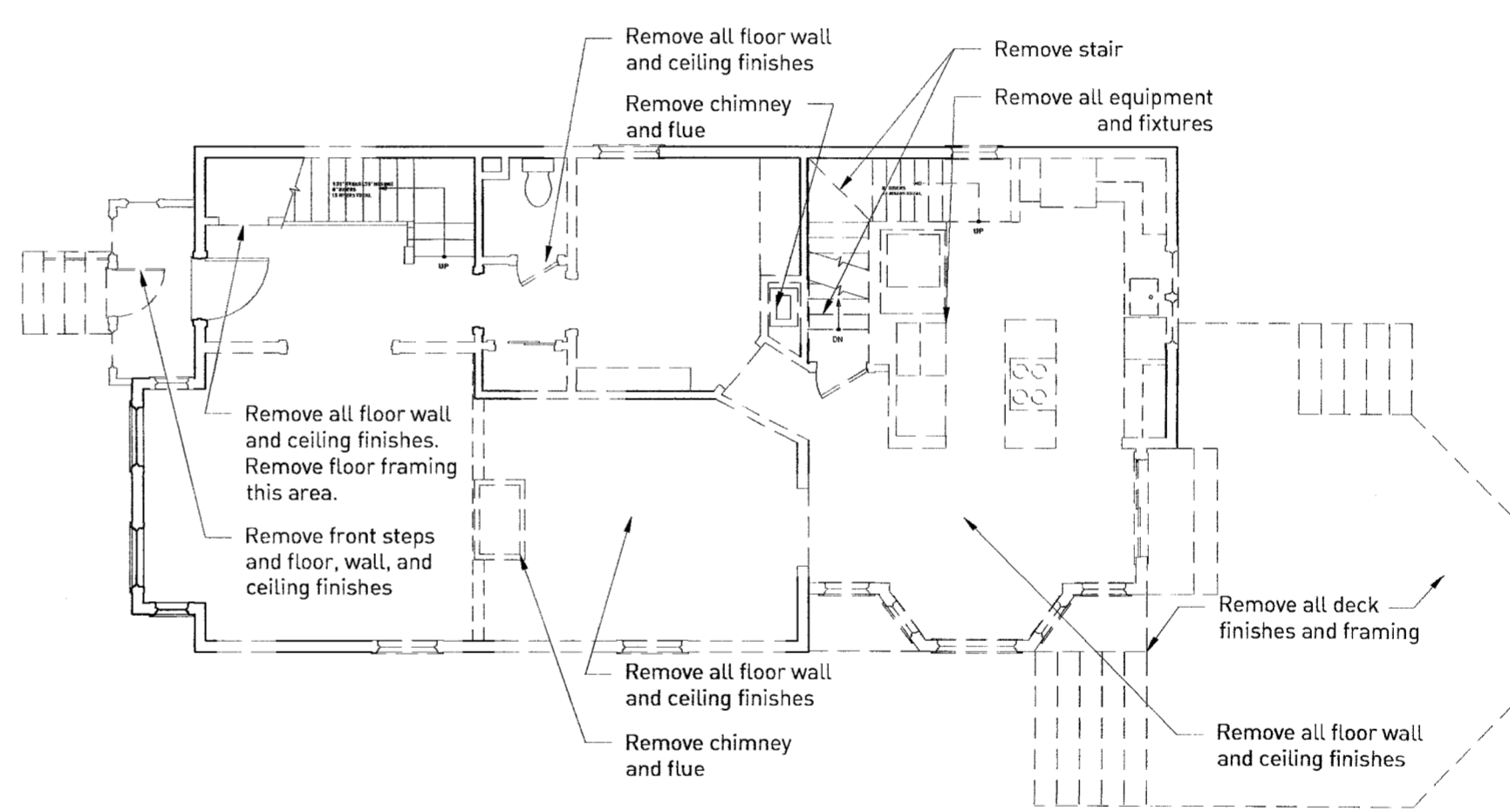
5 Roof Demolition Plan



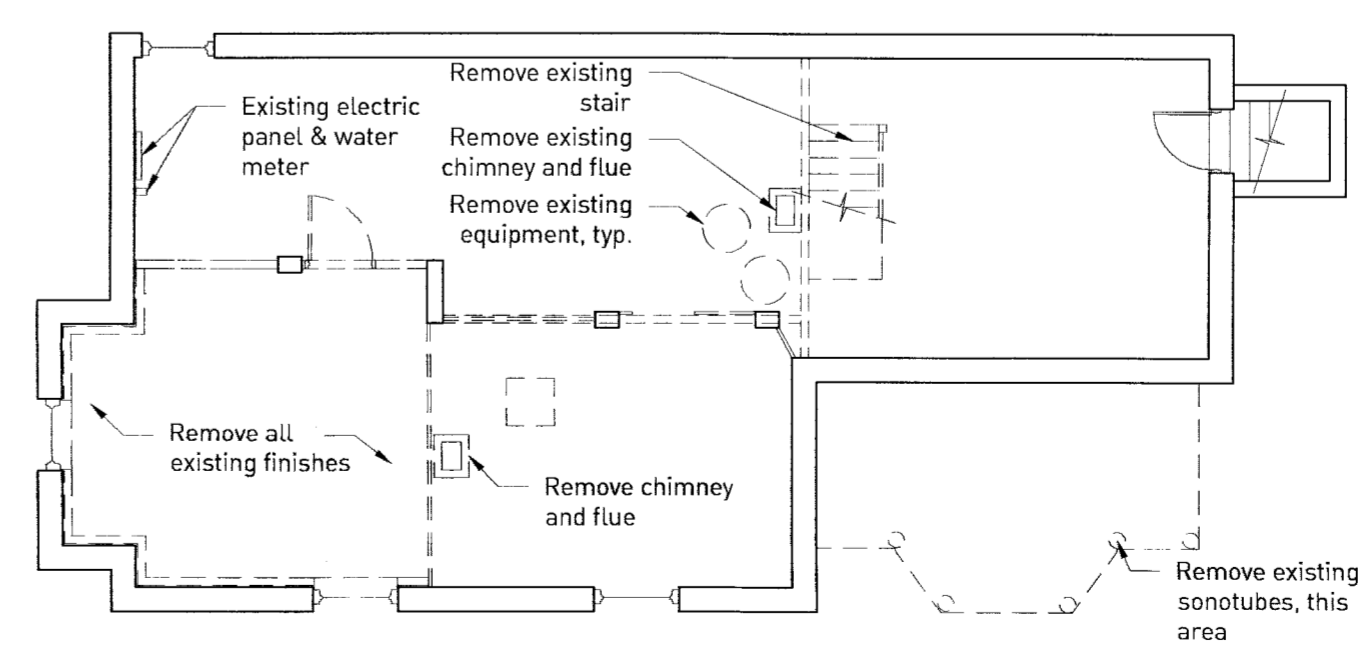
3 Second Level Demolition Plan



4 Third Level Demolition Plan



2 First Level Demolition Plan



1 Basement Demolition Plan

**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE + DESIGN, INC.  
533 Main Street, Suite 6  
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781-620-2736

BOARD OF ZONING APPEAL

31 May 2016 1/8" = 1'-0"

Demolition  
Plans

**AD1.1**



1 West Elevation  
1/4" = 1'-0"

# GARCIA

Residence

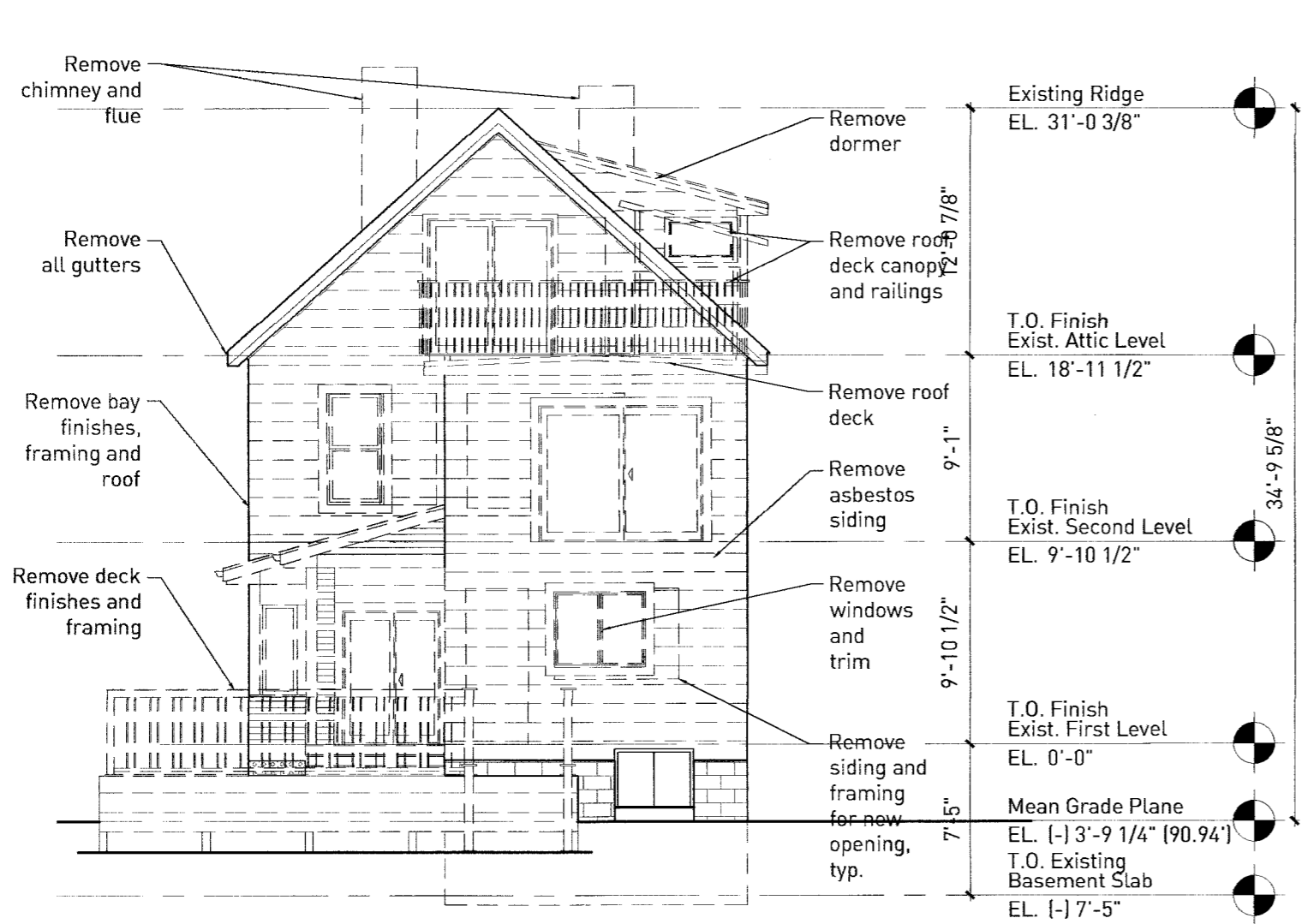
46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE + DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

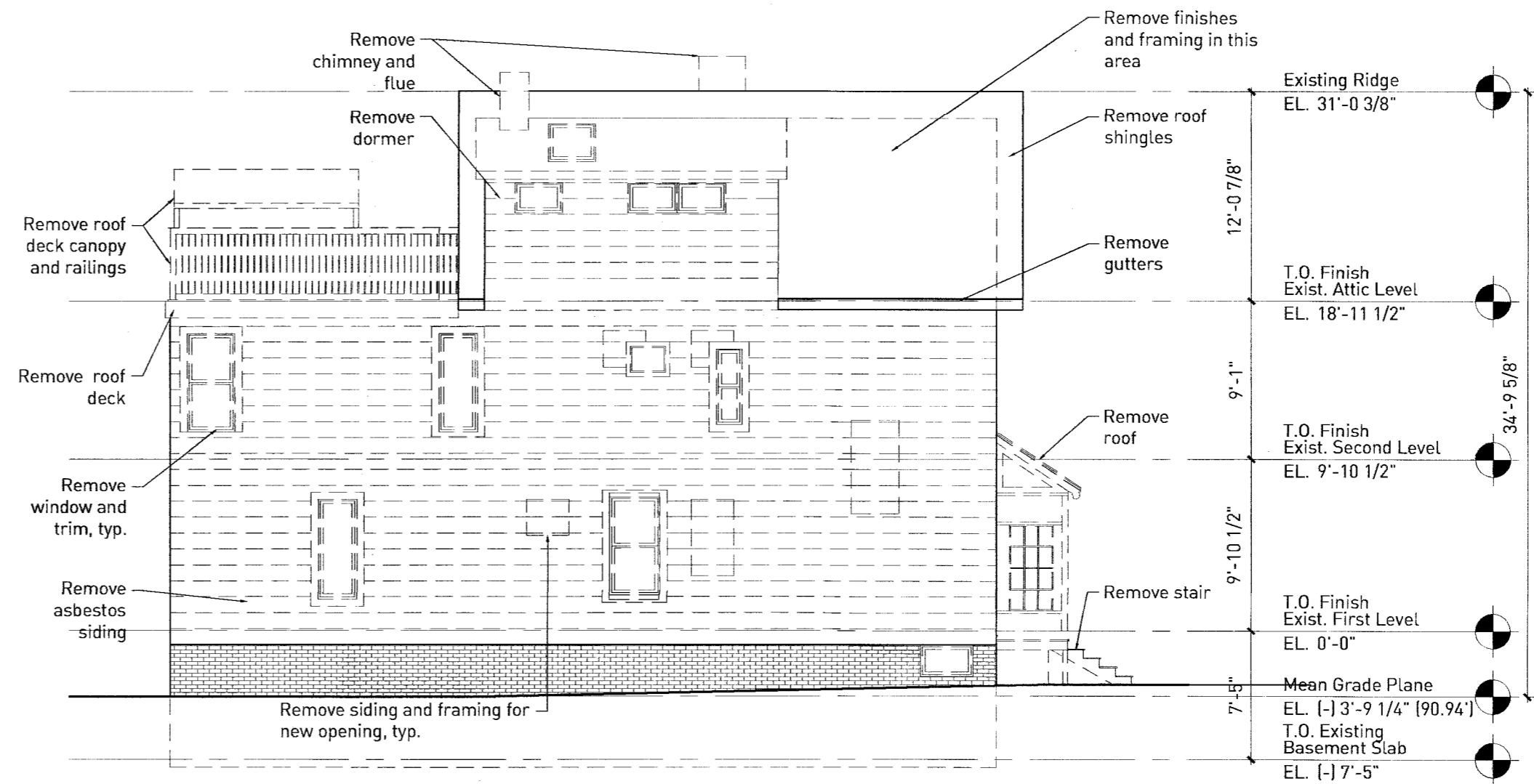
BOARD OF ZONING APPEAL

31 May 2016 1/4" = 1'-0"

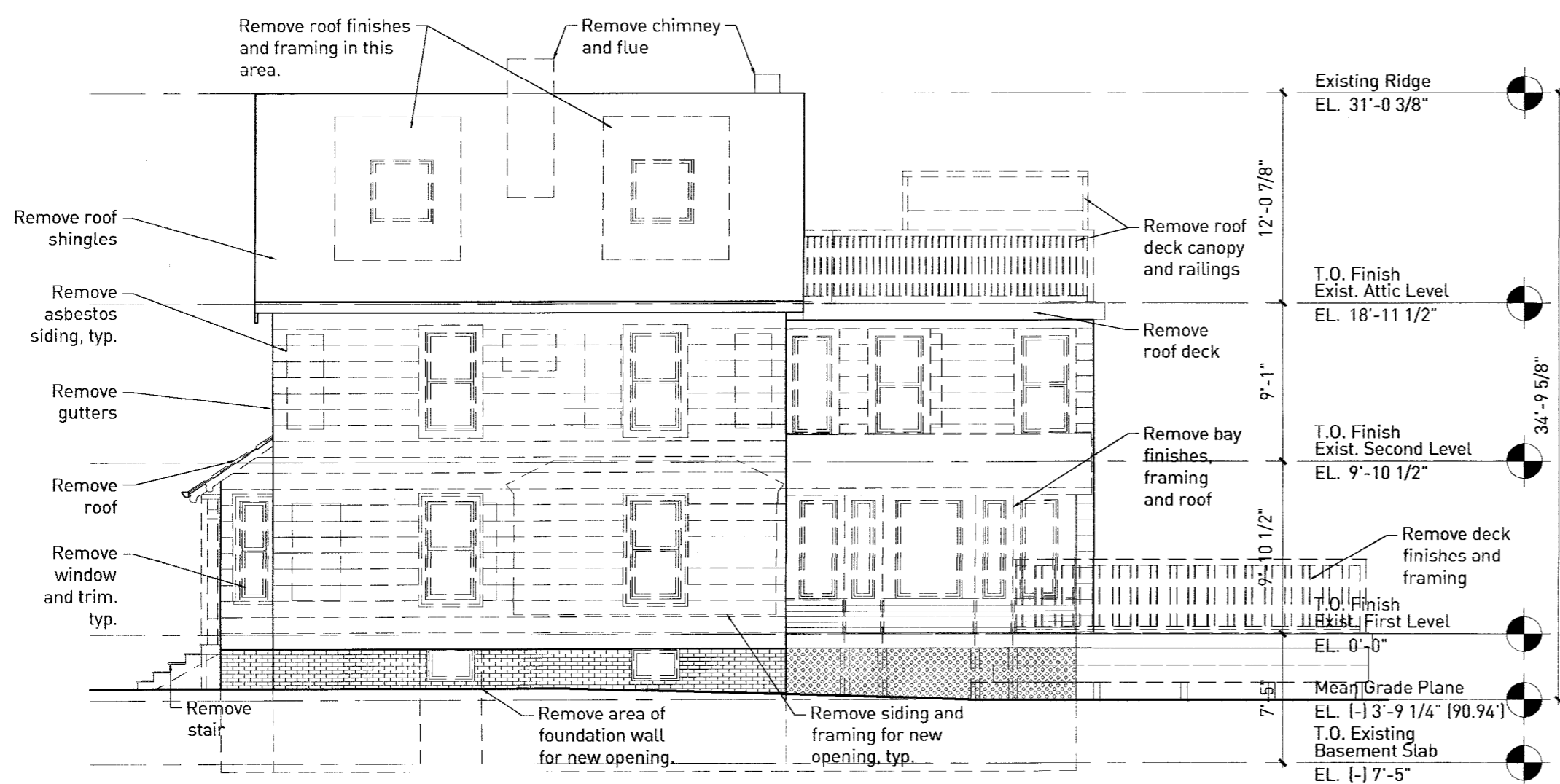
West  
Elevation



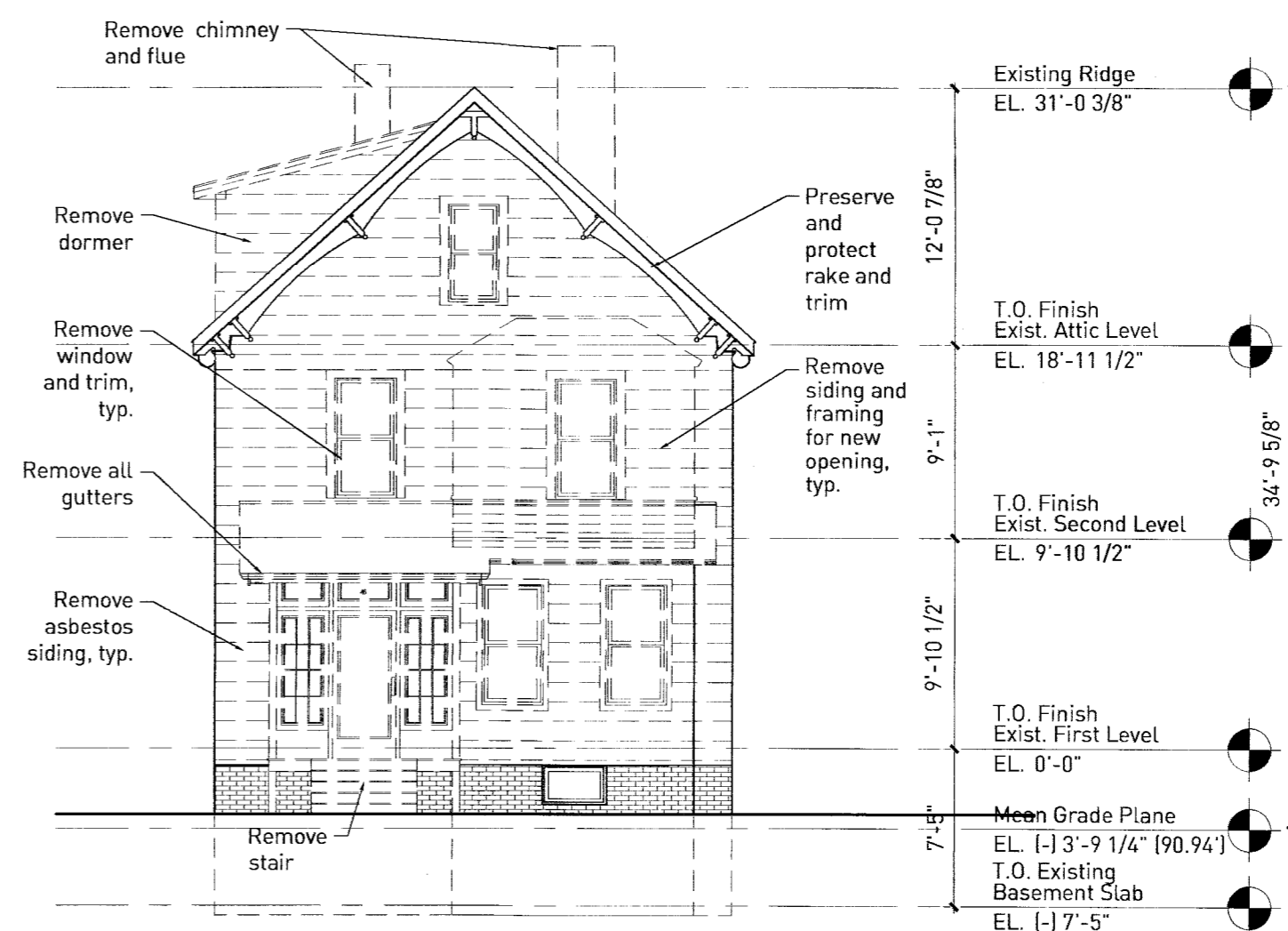
3 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



4 South Elevation  
1/8" = 1'-0"



1 West Elevation  
1/8" = 1'-0"

# GARCIA Residence

46 Parker Street  
Cambridge, Massachusetts

CURL SIMITIS ARCHITECTURE + DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

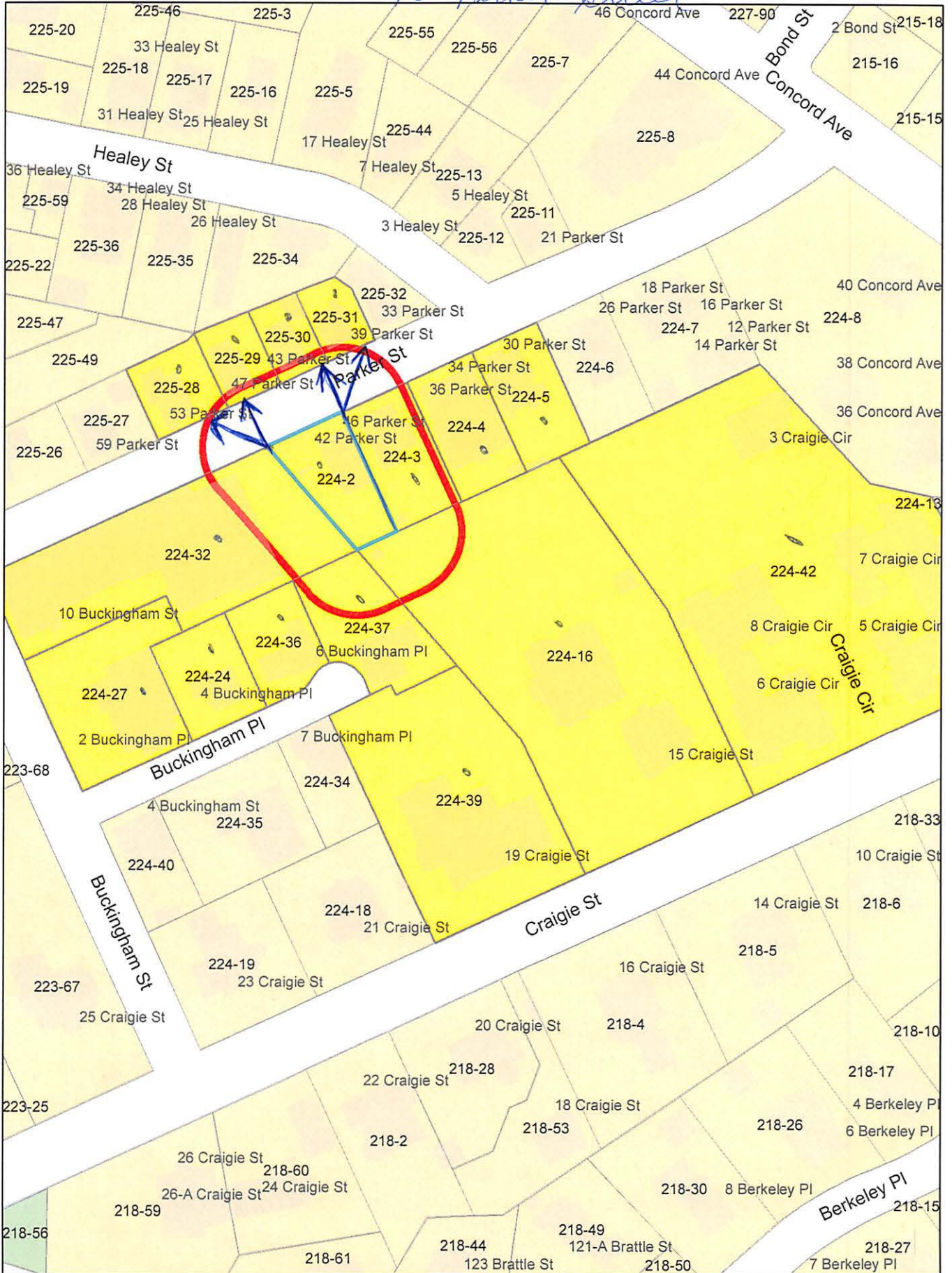
BOARD OF ZONING APPEAL

31 May 2016 1/8" = 1'-0"

Demolition  
Elevations

AD2.1

46 Parker street



46 Parker St.

Petitioner

225-30  
PODURGIEL, BERNARD J. &  
WANDA JANE ROGERS  
43 PARKER ST  
CAMBRIDGE, MA 02138

225-28  
BATOR, CHRISTOPHER F. & COLLEEN HOVEY  
53 PARKER ST  
CAMBRIDGE, MA 02138

CURL SIMITIS ARCHITECTURE & DESIGN INC.  
C/O MATTHEW SIMITIS  
533 MAIN STREET – SUITE 6  
MELROSE, MA 02176

224-4  
MAHER, MARGARET M.  
68 REDLANDS ROAD  
WEST ROXBURY, MA 02132

224-4  
FRANKENBERRY, EDWARD  
34 PARKER ST. UNIT #4  
CAMBRIDGE, MA 02138

224-4  
CHRISTOPHER, MARIA L.  
38 PARKER STREET, UNIT #12  
CAMBRIDGE, MA 02138

224-4  
DEVORE, B. IRVEN & NANCY S. DEVORE  
33 HURLBUT STREET  
CAMBRIDGE, MA 02138

224-4  
JUREWICZ, NINA M.  
C/O NICOLE G. IRWIN  
36 PARKER ST., UNIT #8  
CAMBRIDGE, MA 02138

225-31  
CURTIS, NANCY & JEANET E.S. CURTIS  
39 PARKER ST.  
CAMBRIDGE, MA 02138

224-24-16-27-32-36-37-39  
BUCKINGHAM BROWNE AND NICHOLS SCHOOL  
80 GERRYS LANDING ROAD  
CAMBRIDGE, MA 02138

224-4  
HAMILTON, JOHN DAVID  
32 PARKER ST., #2  
CAMBRIDGE, MA 02138

224-2  
GARCIA, ERICK ALEJANDRO &  
MELISSA MEY MALDONADO  
46 PARKER ST  
CAMBRIDGE, MA 02138

224-42  
ROTHROB HOLDINGS, LLC  
907 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

225-29  
GRUBBS, MARK J. & BYRON E. WOODMAN, JR.  
TRS. OF THE VAUGHAN T. CATE TRUST  
47 PARKER ST  
CAMBRIDGE, MA 02138

224-4  
O'REILLY, EILIS J. & MICHAEL R. BOOTH  
32-38 PARKER ST., UNIT 1  
CAMBRIDGE, MA 02138

224-5  
WARD, JANIE V.  
30 PARKER ST.  
CAMBRIDGE, MA 02138

224-4  
ROBINSON, CHARLES N., III  
32-38 PARKER ST., UNIT #9  
CAMBRIDGE, MA 02138

224-4  
SULLIVAN, JOSEPH M.  
38 PARKER ST., UNIT #11  
CAMBRIDGE, MA 02138

224-3  
VACCARO, JOHN G  
TRUSTEE OF PARKER REALTY TRUST.  
975 MEMORIAL DR. UNIT#203  
CAMBRIDGE, MA 02138

224-4  
MARQUETTE, SCARLET J.  
32-38 PARKER ST. UNIT#5  
CAMBRIDGE, MA 02138

224-4  
LUDWIG, RUTH E.  
36 PARKER ST. UNIT#7  
CAMBRIDGE, MA 02139

224-4  
DAY, JOEL J.  
32-38 PARKER ST. UNIT #10  
CAMBRIDGE, MA 02139



# 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 46 Parker 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 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 Sub Date 6/14/2016

Received by uploaded Date "  
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>





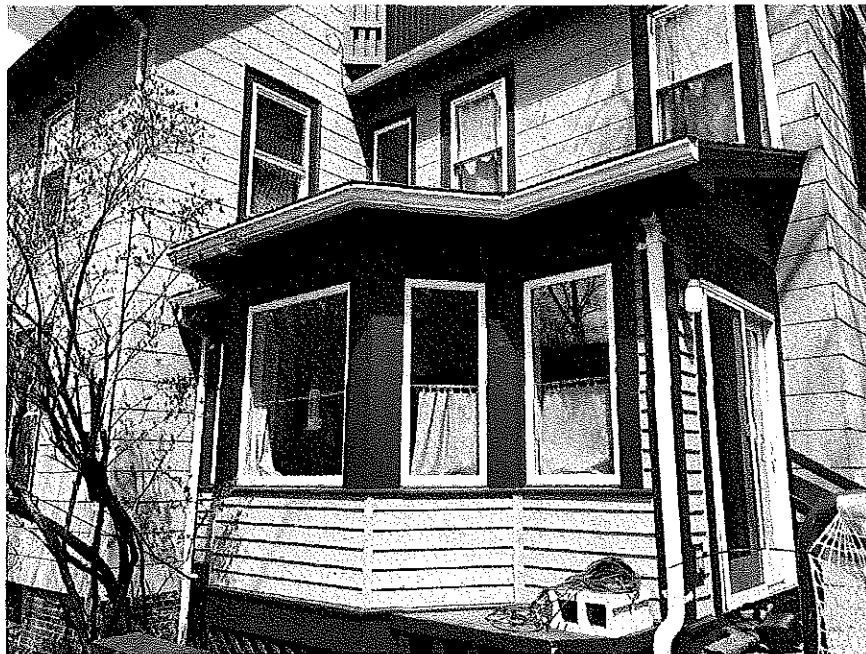
PROPERTY LOOKING SOUTH FROM PARKER STREET



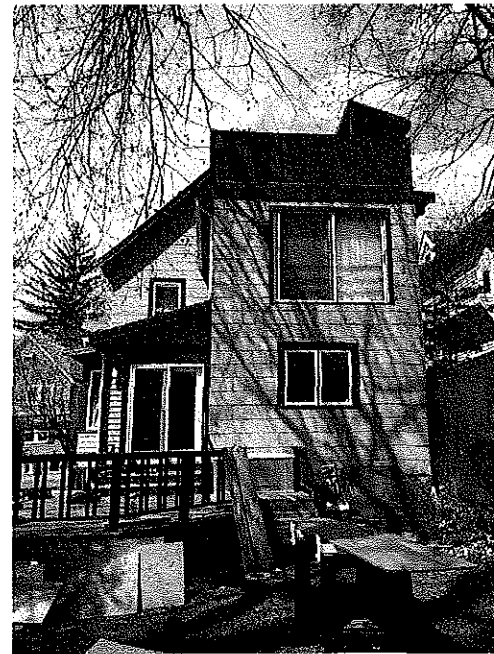
PROPERTY LOOKING EAST FROM PARKER STREET



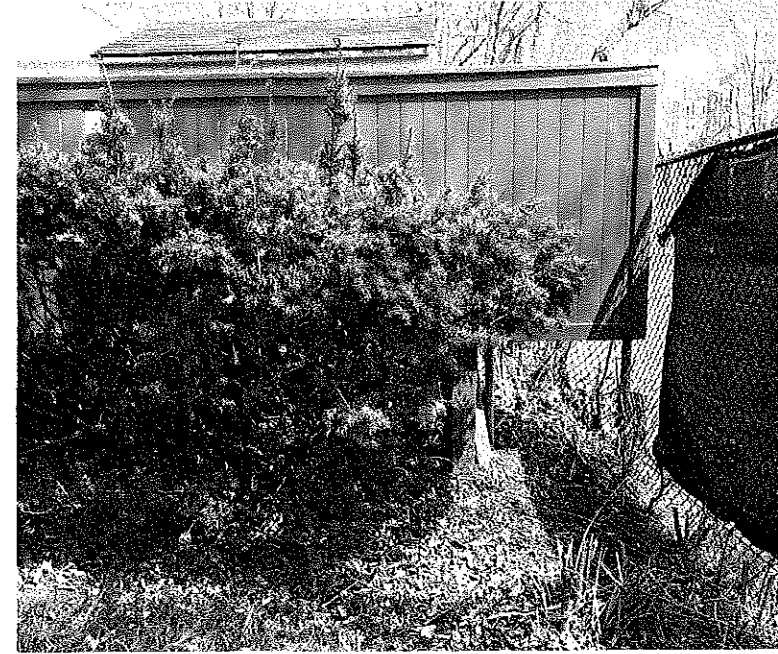
DECK AND SIDE/REAR YARD



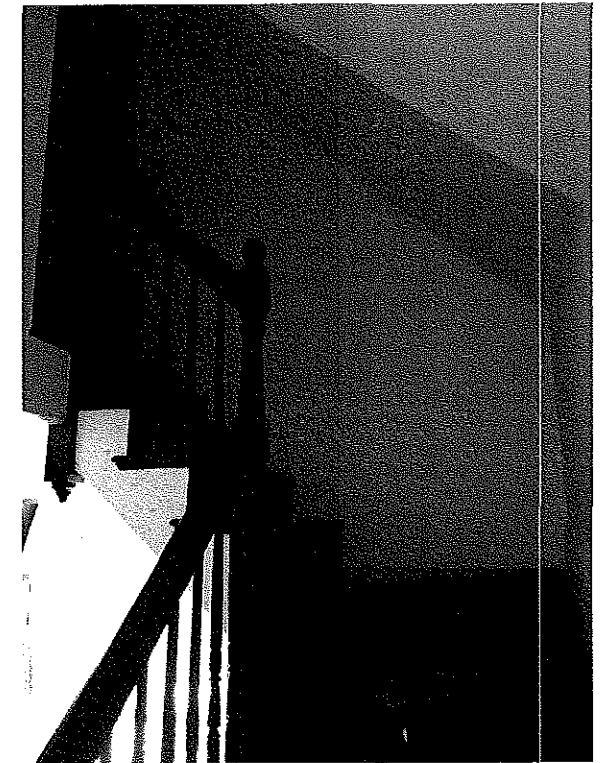
KITCHEN BAY



REAR ELEVATION & SIDE FENCE



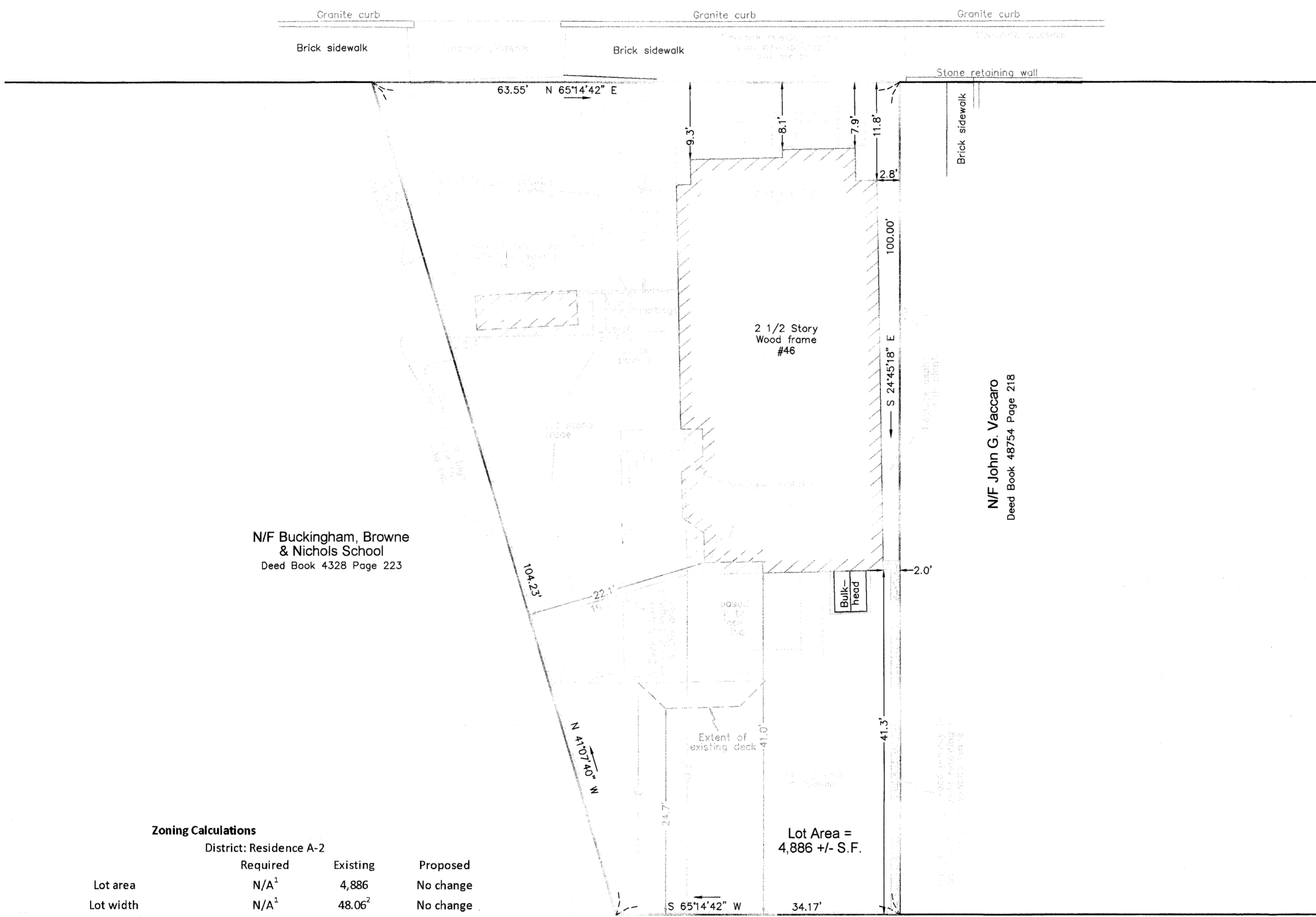
SIDE FENCE @ REAR PROPERTY LINE



ATTIC STAIR @ FRONT WALL

# Parker Street

40' Wide - 1891 City layout



N/F Buckingham, Browne & Nichols School  
Deed Book 4328 Page 223

N/F John G. Vaccaro  
Deed Book 48754 Page 218

Lot Area = 4,886 +/- S.F.

N/F Buckingham, Browne & Nichols School  
Deed Book 17107 Page 316

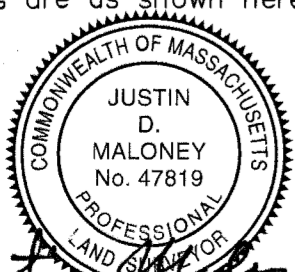
**Zoning Calculations**

District: Residence A-2

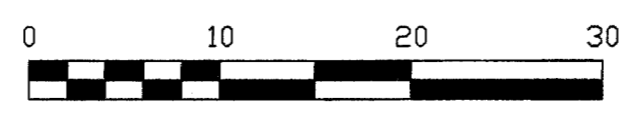
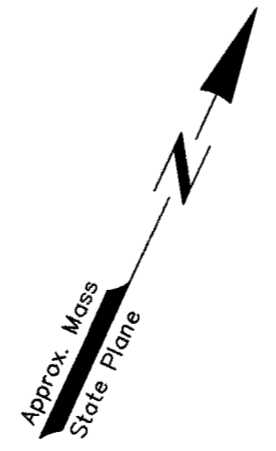
	Required	Existing	Proposed
Lot area	N/A <sup>1</sup>	4,886	No change
Lot width	N/A <sup>1</sup>	48.06 <sup>2</sup>	No change
Front yard	20	7.9	7.6
Left side yard	7.5 (sum 15) <sup>3</sup>	2.0 (sum 24.1)	No change
Right side yard (house)	7.5 (sum 15) <sup>3</sup>	22.1 (sum 24.1)	19.7 (sum 21.7)
Right side yard (deck)	7.5 (sum 15) <sup>3</sup>	9.2 (sum 11.2)	No change
Rear yard (house)	25	41.0	40.8
Rear yard (deck)	25	24.7	27.8
Height	35	34.8	No change
Total open space	50%	58.2%	54.0%
% Meeting private open space req.	50%	60.4%	64.3%
% Meeting permeable open space req.	50%	88.7%	75.3%

1. Lot recorded in 1874  
2. Average of front and rear lot width  
3. Based on 30% of lot width, see § 5.21.1

In my professional opinion, I certify to Melissa Maldonado, Erick Garcia, and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR  
DATE: 5/27/2016



**Proposed Plan of Land**  
in  
**Cambridge, Massachusetts**  
Prepared For: *Melissa Maldonado & Erick Garcia*

Scale: 1" = 10'      Date: May 27, 2016

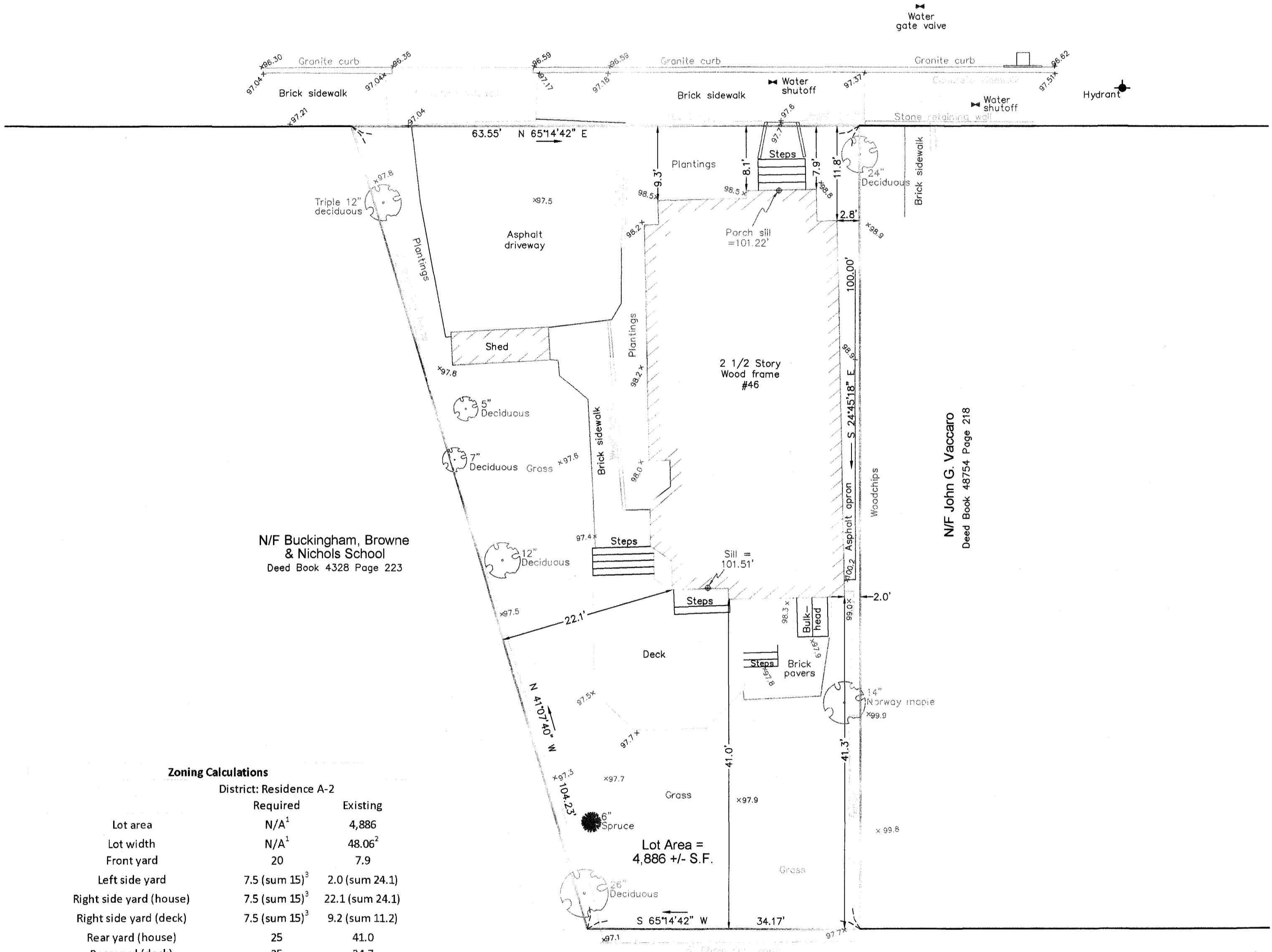


7 Walnut Road      617-744-9002  
Somerville, MA 02145      maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 63955 Page 424  
Property shown as Lot 7, Plan Book 24, Plan 14  
Assessors Map 224, Lot 2  
Zoning District: Residence A-2

# Parker Street

40' Wide - 1891 City layout



N/F Buckingham, Browne & Nichols School  
Deed Book 4328 Page 223

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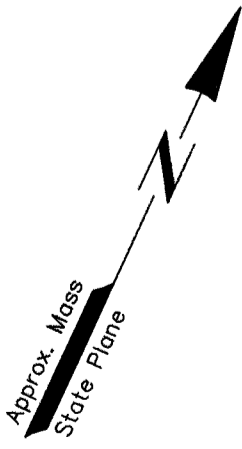
N/F Buckingham, Browne & Nichols School  
Deed Book 17107 Page 316

### Zoning Calculations

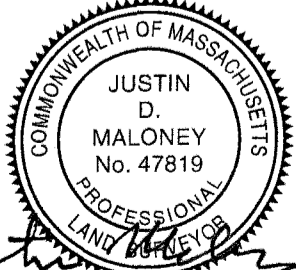
District: Residence A-2

	Required	Existing
Lot area	N/A <sup>1</sup>	4,886
Lot width	N/A <sup>1</sup>	48.06 <sup>2</sup>
Front yard	20	7.9
Left side yard	7.5 (sum 15) <sup>3</sup>	2.0 (sum 24.1)
Right side yard (house)	7.5 (sum 15) <sup>3</sup>	22.1 (sum 24.1)
Right side yard (deck)	7.5 (sum 15) <sup>3</sup>	9.2 (sum 11.2)
Rear yard (house)	25	41.0
Rear yard (deck)	25	24.7
Height	35	34.8
Total open space	50%	58.2%
% Meeting private open space req.	50%	60.4%
% Meeting permeable open space req.	50%	88.7%

1. Lot recorded in 1874  
2. Average of front and rear lot width  
3. Based on 30% of lot width, see § 5.21.1



In my professional opinion, I certify to Melissa Maldonado, Erick Garcia, and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR  
DATE: 5/27/2016


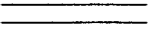
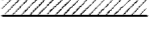
**Existing Conditions Plan of Land**  
in  
**Cambridge, Massachusetts**  
Prepared For: Melissa Maldonado  
& Erick Garcia

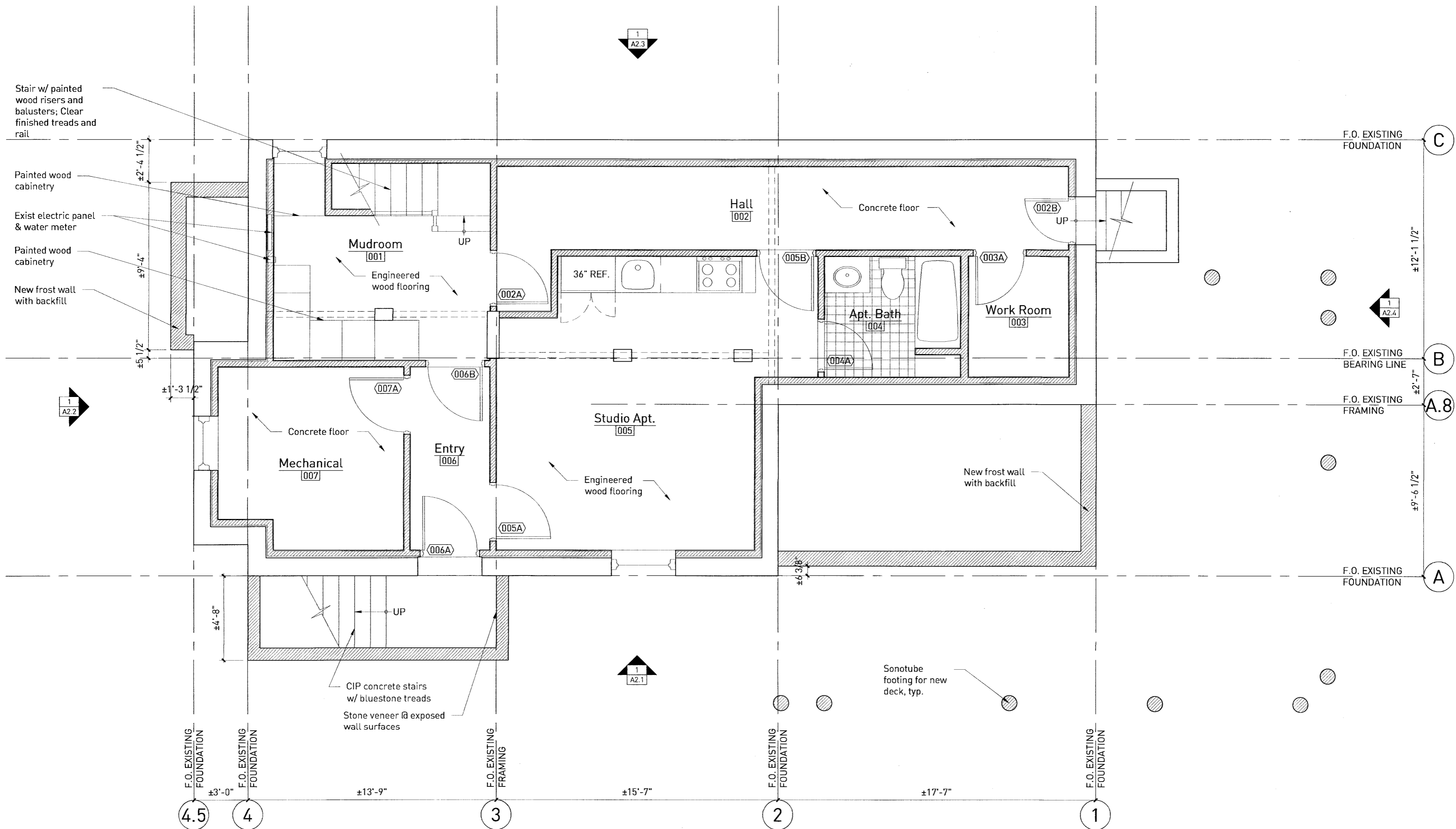
Scale: 1" = 10' Date: July 23, 2015

**MALONEY GEOSPATIAL**

7 Walnut Road  
Somerville, MA 02145  
617-744-9002  
maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Bk 63955 Page 424  
Property shown as Lot 7, Plan Book 24, Plan 14  
Assessors Map 224, Lot 2  
Zoning District: Residence A-2

NOTES	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION



# GARCIA Residence

46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS ARCHITECTURE + P**  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

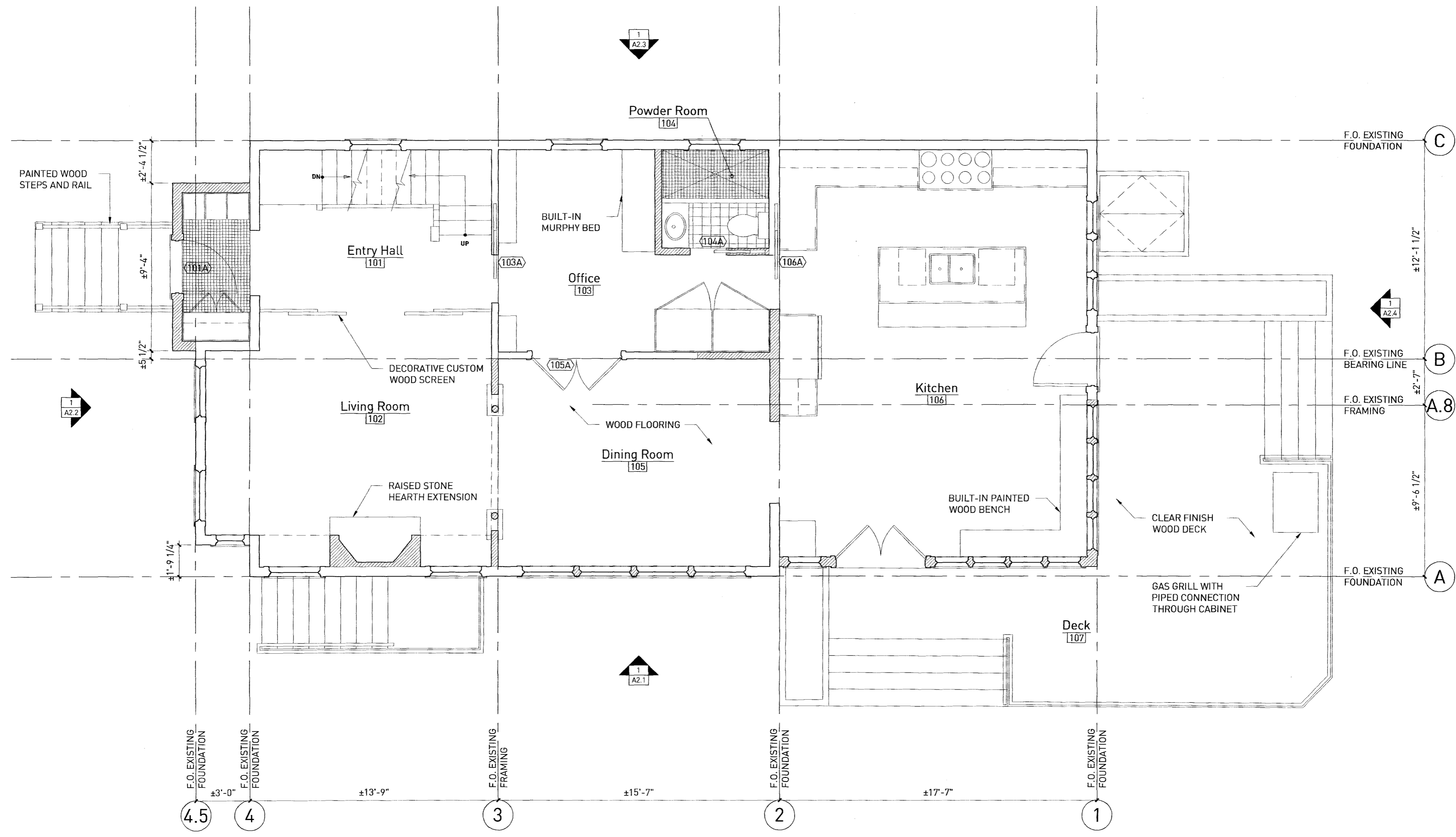
BOARD OF ZONING APP

31 May 2016 1/4" =

Basement  
Level  
Plan

**A1.0**

- NOTES**
- EXISTING WALL TO BE REMOVED
  - EXISTING WALL TO REMAIN
  - ▨ NEW CONSTRUCTION



**GARCIA**  
 Residence  
 46 Parker Street  
 Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE + DESIGN  
 533 Main Street, Suite 6  
 Melrose, Massachusetts 02176  
 781-620-2736

BOARD OF ZONING APPEALS

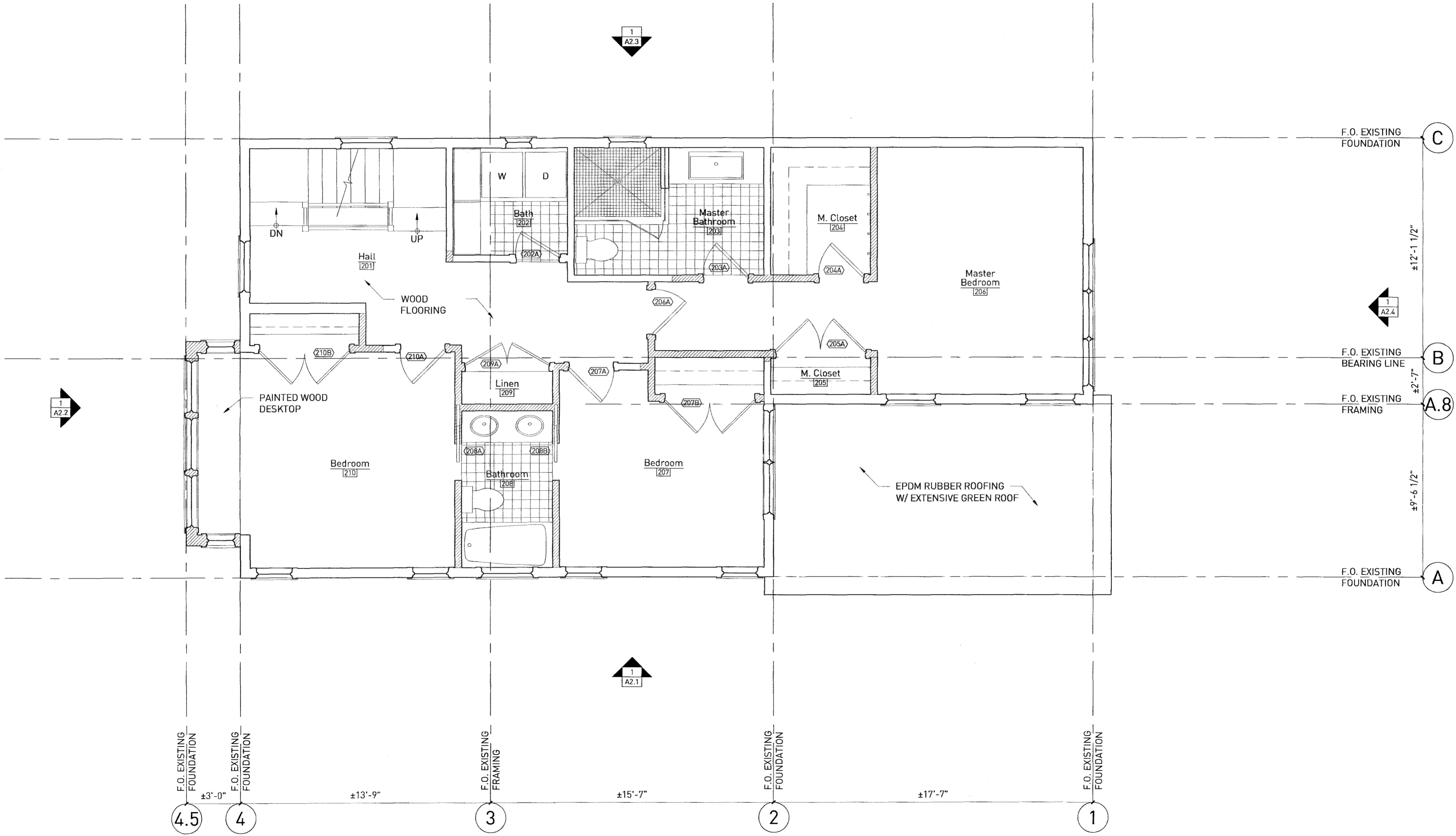
31 May 2016 1/4" = 1'-0"

First  
 Level  
 Plan

**A1.1**

**NOTES**

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- /// NEW CONSTRUCTION



**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts


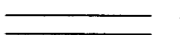

**CURL SIMITIS** ARCHITECTURE + DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

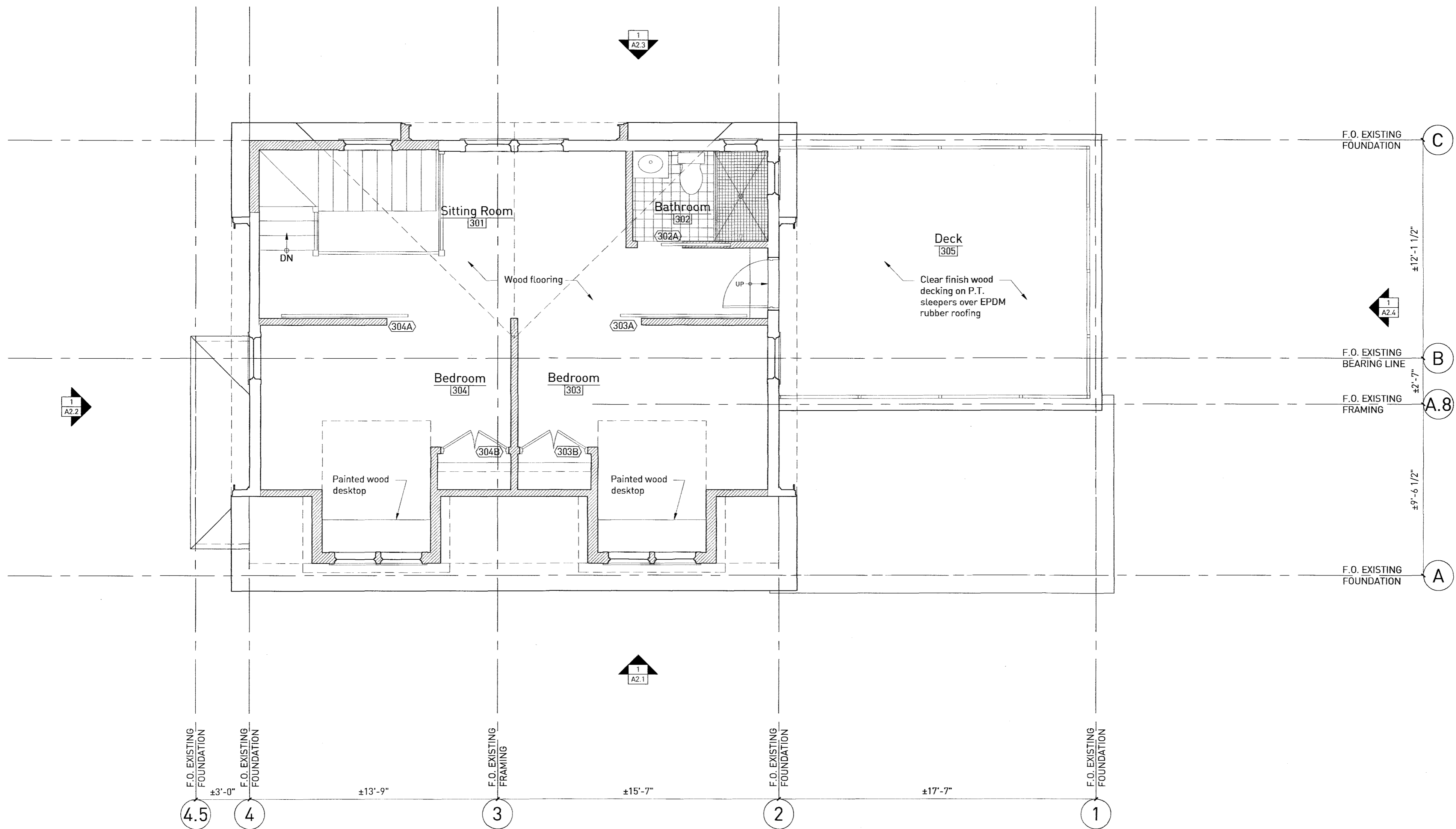
BOARD OF ZONING APPEAL

31 May 2016 1/4" = 1'-0"

Second  
Level  
Plan

**A1.2**

NOTES	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW CONSTRUCTION



**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts

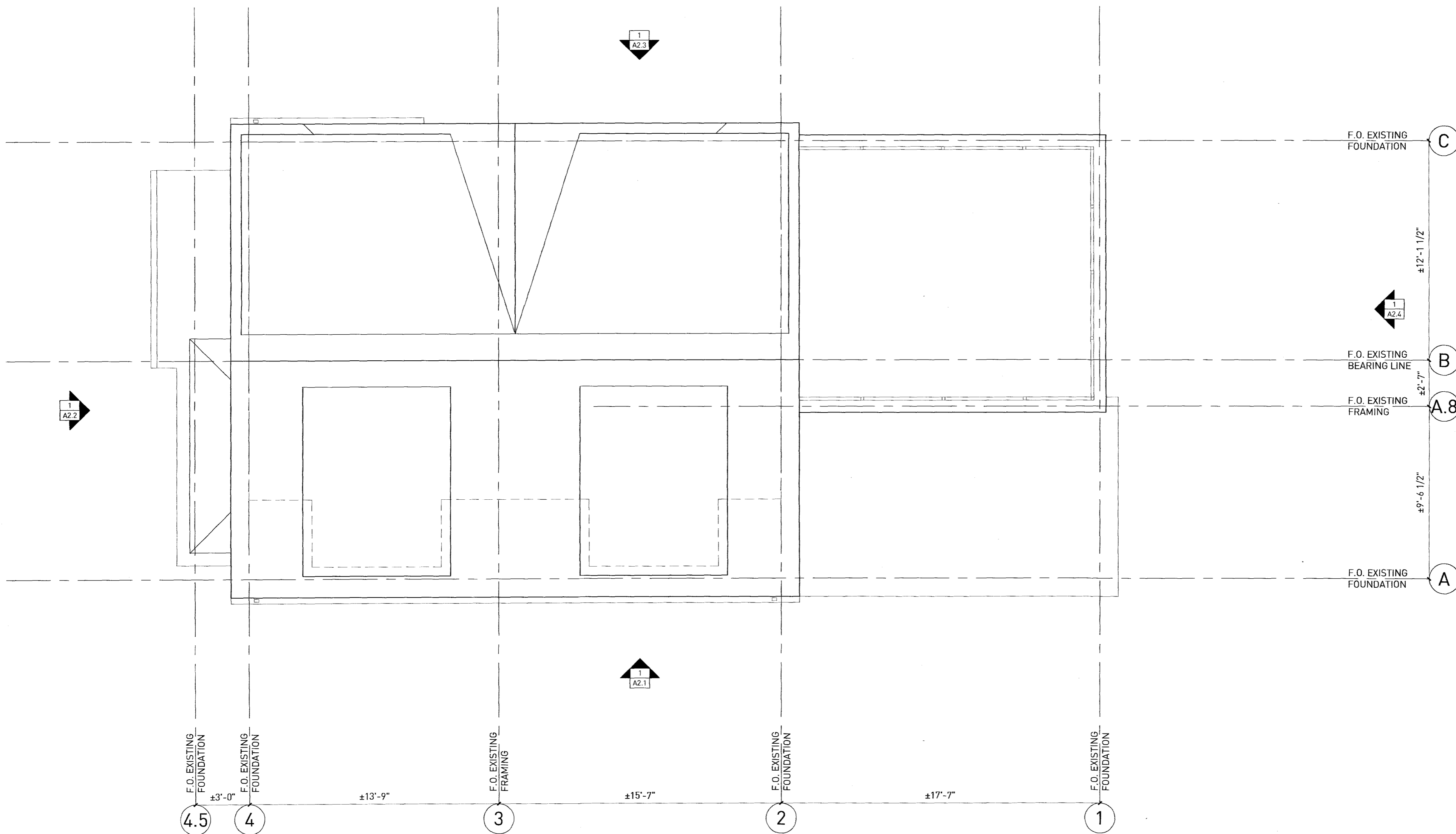
**CURL SIMITIS** ARCHITECTURE + DESIGN  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

BOARD OF ZONING APPEALS

31 May 2016 1/4" = 1'

Attic  
Level  
Plan

**A1.3**



**GARCIA**  
 Residence  
 46 Parker Street  
 Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE + DESIGN, INC.  
 533 Main Street, Suite 6  
 Melrose, Massachusetts 02176  
 781-620-2736

BOARD OF ZONING APPEAL

31 May 2016 1/4" = 1'-0"

Roof  
 Plan

**A1.4**