BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ **Variance:** ✓ **Appeal:** _____

PETITIONER: Christopher Tipper and Shona Simkin

PETITIONER'S ADDRESS: 6 Thingvalla Ave Cambridge MA 02138

LOCATION OF PROPERTY: 6 Thingvalla Ave Cambridge MA 02138

TYPE OF OCCUPANCY: Residence **ZONING DISTRICT:** B

REASON FOR PETITION:

✓ Additions

_____ Change in Use/Occupancy

_____ Conversion to Addi'l Dwelling Unit's

_____ Dormer

_____ Other: _____

_____ New Structure

_____ Parking

_____ Sign

_____ Subdivision

DESCRIPTION OF PETITIONER'S PROPOSAL:

Build a 2 story addition, 22' x 24', off rear of house

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section ~~8.22.3~~ 5.31

Article 8 Section 8.22.3

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

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

Christopher Tipper Shona Simkin
(Print Name)

Address: 6 Thingvalla Ave
Cambridge MA 02138

Tel. No.: 617-921-9814

E-Mail Address: christopher.tipper@gmail.com

Date: October 11, 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 Christopher Tipper and Shona Simkin
(OWNER)

Address: 6 Thingvalla Ave Cambridge MA 02138

State that I/We own the property located at 6 Thingvalla Ave Cambridge MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Christopher H. Tipper and Shona K. Simkin

*Pursuant to a deed of duly recorded in the date 10/29/2009, Middlesex South County Registry of Deeds at Book 53750, Page 220; 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 Middle Sex

The above-name Christopher Tipper and Shona Simkin personally appeared before me, this 12th of October, 2016, and made oath that the above statement is true.

_____ Notary

My commission expires 2/25/22 Notary Seal

JACQUELINE CARLY WATTIMO
Notary Public
Massachusetts
Commission Expires Feb 25, 2022

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

6 Thingvalla Street, Cambridge

BZA Application, Supporting Statement for a Variance.

A) The existing Queen Anne house is from the 1800s, built before any Zoning Variances existed. The original house is small, having an original footprint of 710 Square feet. A very insubstantial and now decayed sunroom was later added. The owners would like to remove the existing sunroom put on a modestly sized addition. By today's standards this would be considered a modest sized family house, at 2.304 square feet. The lot size is very generous, and the owners are serious gardeners wanting to keep as much open space and trees as possible. Compared to all the neighbors on this street, their house, even with the addition, has a higher than average FAR and large yard. To not be able to put on this addition and make a more appropriately sized 3-bedroom house would be a hardship. They would not want to spend additional money on restoring the house if it was locked into its existing size, merely due to the fact that the house was built closer to the lot line than what is allowed today.

B) The shape of the lot in relation to the structures on it has created this problem. If the house had originally been built a few feet away from it side yard set back, it would be totally conforming. Moving the house over 4' is hard financially feasible. In the era when neighborhoods are fighting "tear downs" that get replaced by developers who max out every dimensional inch, this is a situation where allowing a modest addition in the back will help maintain a sweet Queen Anne house that has an appropriate scale and character that every neighborhood in Cambridge loves. With its front entrance, porch and relationship to the sidewalk, it is what defines an urban neighborhood.

C) There will be no substantial detriment to the public good because this will be a small construction project, the house will eventually be fixed up which will help the neighborhood, it will keep the scale of the neighborhood in tack, it will preserve large trees, and it will allow a family which is committed to the neighborhood living in Cambridge.

D) The new addition will totally conform to all required dimensional requirements of the Cambridge Zoning Ordinance. Allowing this addition will be a good example of working within the intent of the Ordinance for scale, massing, density, parking and reasonable set backs for privacy. The open space well exceeds what is the minimum and large trees do not have to be disrupted.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Christopher Tipper and Shana Simkin **PRESENT USE/OCCUPANCY:** Single Family

LOCATION: 6 Thingvalla Ave Cambridge MA 02138 **ZONE:** Res B

PHONE: 617 921 9814 **REQUESTED USE/OCCUPANCY:** Single Family

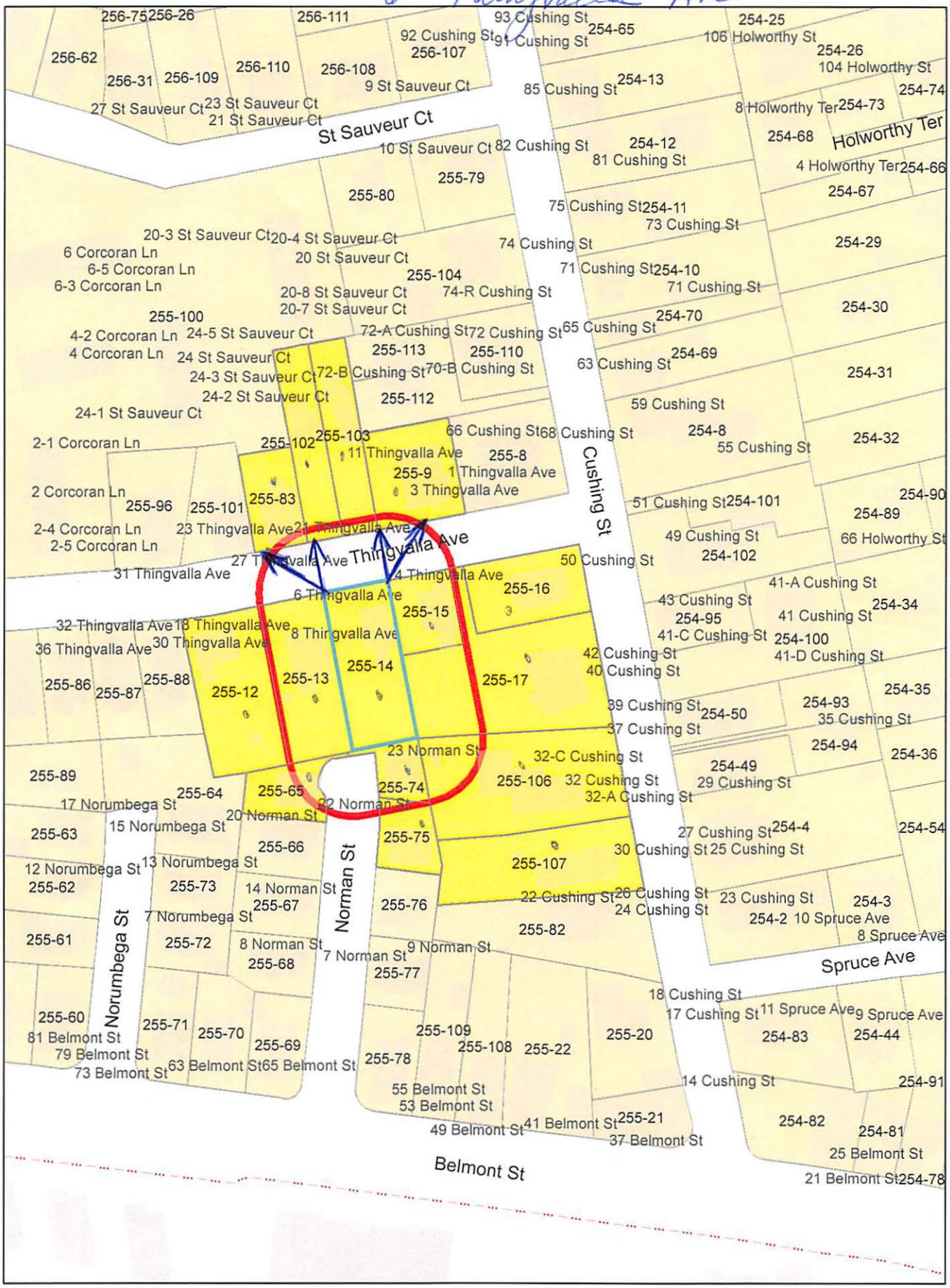
		EXISTING CONDITIONS	*REQUESTED CONDITIONS*	*ORDINANCE REQUIREMENTS*[1]	
TOTAL GROSS FLOOR AREA:		1450	2304	2946	(max.)
LOT AREA:		6276		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		.23	.36	.46	(max.)
LOT AREA FOR EACH DWELLING UNIT:		6276	6276	2500	(min.)
SIZE OF LOT:	WIDTH	50		50	(min.)
	DEPTH	125.52			
Setbacks in Feet:	FRONT	17	17	15	(min.)
	REAR	74.3	54	31	(min.)
	LEFT SIDE	2.6	2.6	7.5	(min.)
	RIGHT SIDE	22.9	18.9	7.5	(min.)
SIZE OF BLDG.:	HEIGHT	32	31	35	(max.)
	LENGTH	45	42		
	WIDTH	20	24		
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3])		68%	63%	40%	(min.)
NO. OF DWELLING UNITS:		1	1		(max.)
NO. OF PARKING SPACES:		2	2		(min./max)
NO. OF LOADING AREAS:		–	–		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		–	–		(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.

Proposed traditional wood frame construction to match existing.

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'.*

6 Thingvalla Ave



6 Thingvalla Ave Petitioner

255-107
CRAWFORD, DANIEL K.
30 CUSHING ST., #B
CAMBRIDGE, MA 02138

255-107
CRUSCO, KAREN M.
30 CUSHING ST., UNIT #2
CAMBRIDGE, MA 02138

255-14
TIPPER, CHRISTOPHER H. & SHONA K. SIMKIN
6 THINGVALLA AVE
CAMBRIDGE, MA 02138

255-9
GRIMSTED, PATRICIA KENNEDY &
JENNIFER SEA GRIMSTED
39 WALKER ST
CAMBRIDGE, MA 02138

255-12
WALKER, BILLIE & ROSE WALKER
24 THINGVALLA AVE
CAMBRIDGE, MA 02138

255-13
FEROLITO, KAREN M.
31 EDWARD RD
WATERTOWN, MA 02472

255-107
YOUNG, CARLTON G.
30 CUSHING ST. UNIT#1
CAMBRIDGE, MA 02139

255-15
SCHUB, CLAIRE E.
4 THINGVALLA AVENUE
CAMBRIDGE, MA 02138

255-16
LEE, GORDON J. & SUSAN M. FISHER
50 CUSHING STREET
CAMBRIDGE, MA 02138

255-17
FARIS, ROBERT M. & HEATHER B. CROCKER
105 GARFIELD ST
WATERTOWN, MA 02472

255-65
MCLAUGHLIN, JOHN F. & CAROLYN A. MCLAUGHLIN
22 NORMAN ST
CAMBRIDGE, MA 02138

255-74
MANGION, JUDY R.
23 NORMAN ST
CAMBRIDGE, MA 02139

255-75
KALTHOFER, DORIS
19 NORMAN ST
CAMBRIDGE, MA 02138

255-83
TAYLOR, JUDITH
21-23 THINGVALLA AVE
CAMBRIDGE, MA 02138

255-102
MORSE, ALEXANDER
15 THINGVALLA AVE
CAMBRIDGE, MA 02138

255-103
DELANEY, SEAN F. & INGRID H. NOWAK-DELANEY
11 THINGVALLA AVE.
CAMBRIDGE, MA 02138

255-106
HOFMANN, ANTON J. & TRUDI T. HOFMANN
58570 350TH STREET
HASTINGS, IA 51540

255-106
COHEN, AVA-ROBIN
32 CUSHING ST., UNIT B
CAMBRIDGE, MA 02138

255-106
IRVING, BRUCE A. & DEBORAH K. IRVING
32 CUSHING ST., UNIT C
CAMBRIDGE, MA 02138

ZONING SUMMARY
6 Thingvalla Avenue

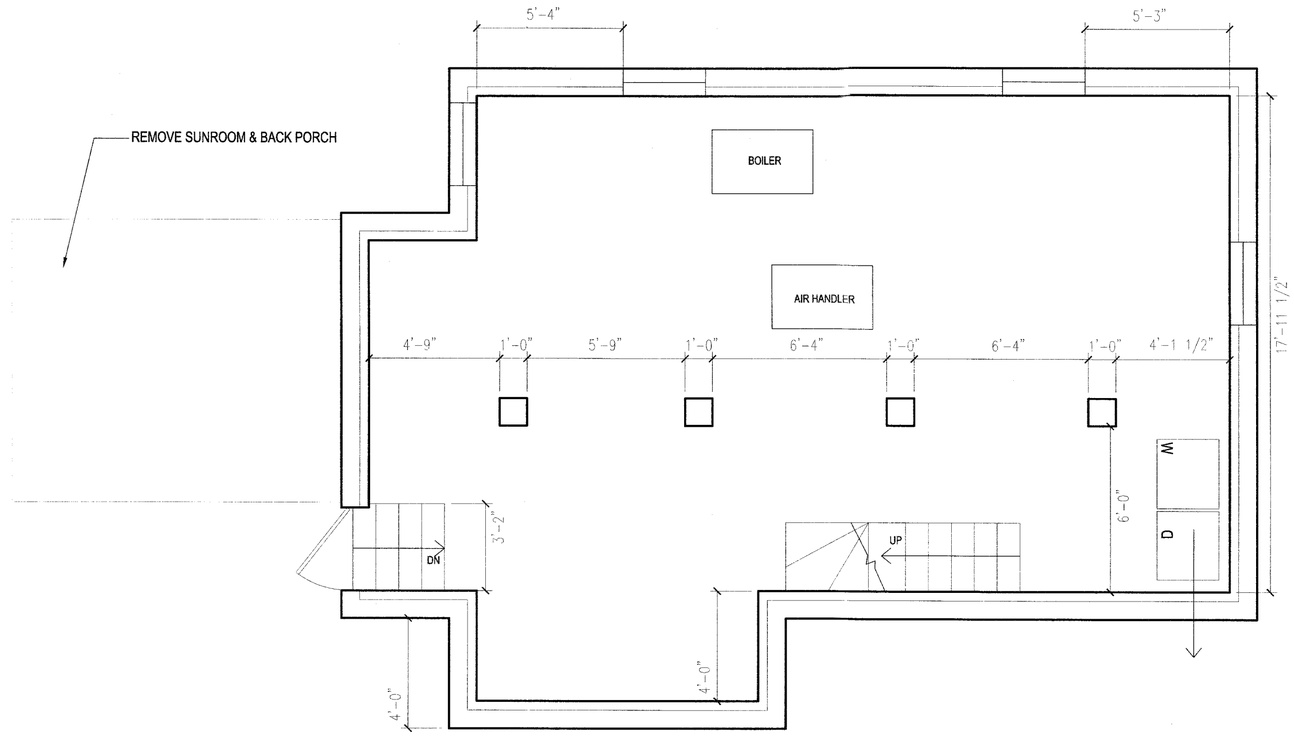
Lot Size is 6,276 SF Square Feet

EXISTING

Basement	0 SF
First floor	815 SF
Second floor	635 SF
Third Floor	0 SF
Existing Total	1,450 SF
Existing FAR	.23

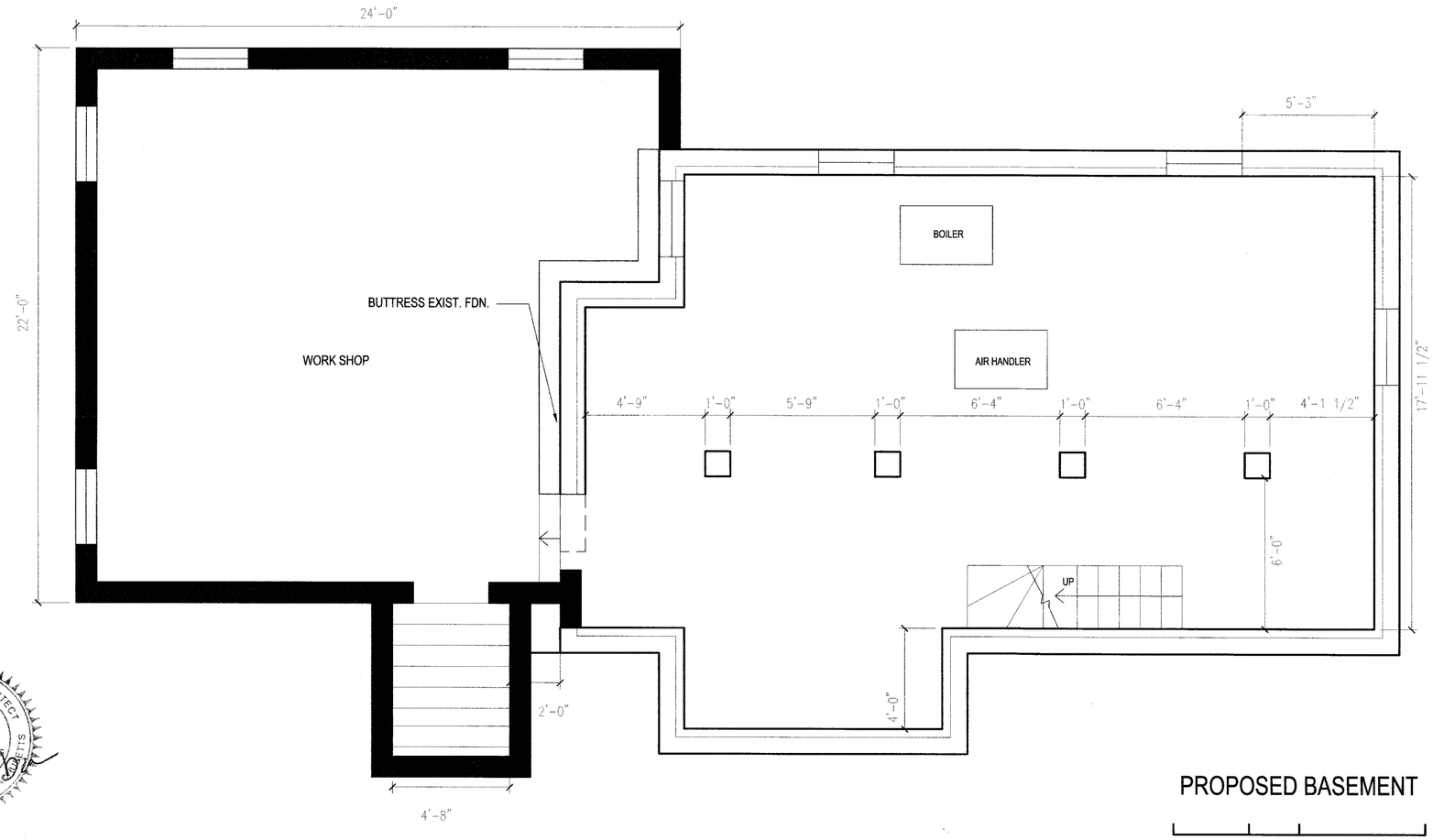
PROPOSED

Basement	0 SF
First Floor	1,156 SF
Second Floor	1,148 SF
Total Additions	854 SF
Total Proposed	2,304 SF
Proposed FAR	.36



EXISTING BASEMENT 0 SF

0 3' 5' 10'



PROPOSED BASEMENT 0 SF

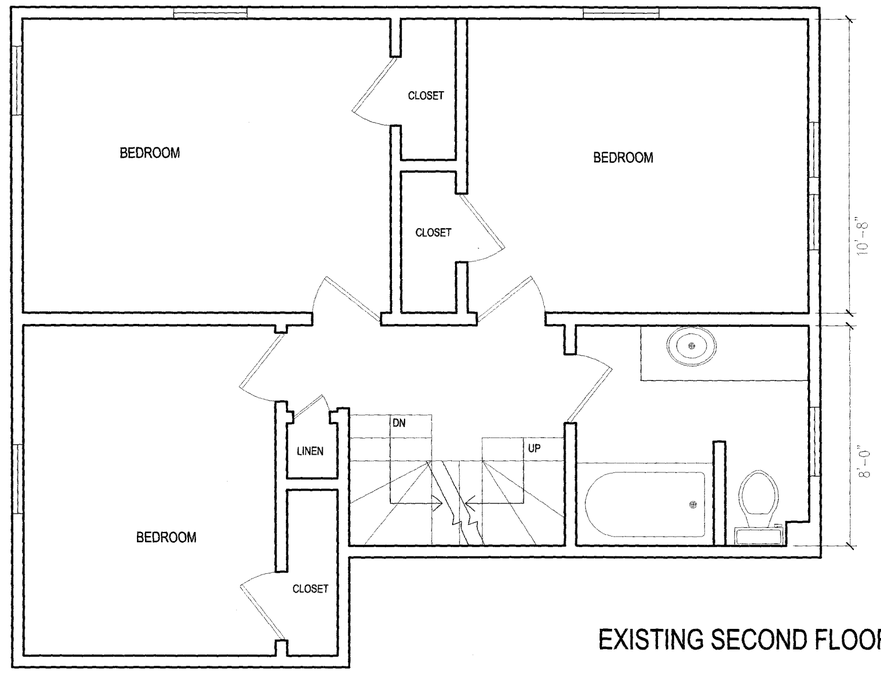
0 3' 5' 10'

REGISTERED ARCHITECT
LYNN C. OSBORN
No. 5517
BROOKLINE, MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

OSBORN STUDIO +
22 EMERSON STREET, BROOKLINE, MA 02445
617-734-3113 FAX: 617-734-3115

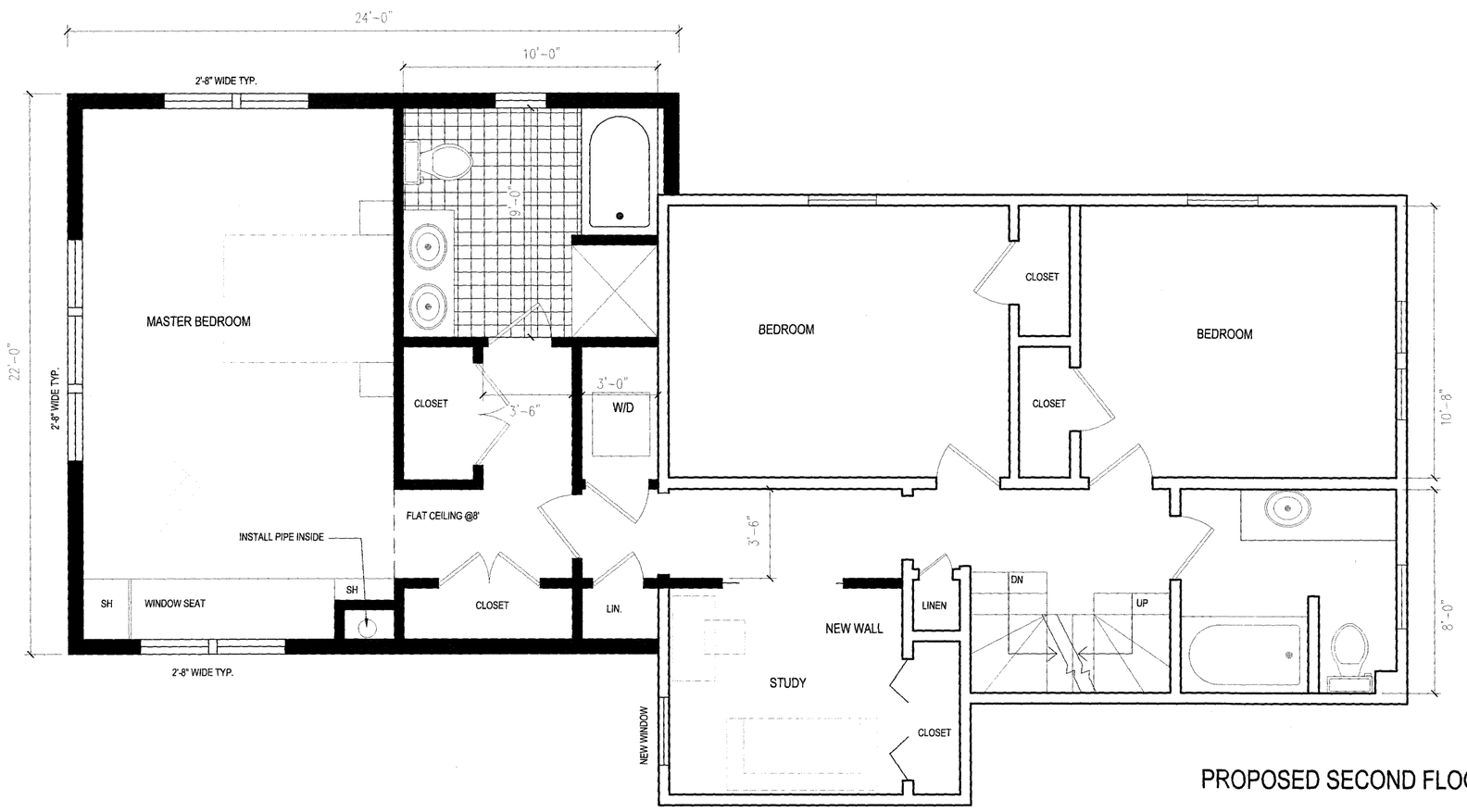
6 THINGVALLA AVE
CAMBRIDGE, MA

FLOOR PLANS	
Project number	
Date	08/12/2016
Drawn by	
Checked by	
A1	
Scale	1/4" = 1'-0"



EXISTING SECOND FLOOR 635 SF

0 3' 5' 10'



PROPOSED SECOND FLOOR 1,148 SF

0 3' 5' 10'

OSBORN STUDIO +
22 EMERSON STREET, BROOKLINE, MA 02445
617-734-3113 FAX: 617-734-3115

6 THINGVALLA AVE
CAMBRIDGE, MA

EXISTING FLOOR PLANS	
Project number	
Date	08/12/2016
Drawn by	
Checked by	
A3	
Scale	1/4" = 1'-0"

BZA APPLICATION FORM

GENERAL INFORMATION

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

2016 OCT 17 PM 3:22
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: Christopher Tipper and Shona Simkin

PETITIONER'S ADDRESS: 6 Thingvalla Ave Cambridge MA 02138

LOCATION OF PROPERTY: 6 Thingvalla Ave Cambridge MA 02138

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REASON FOR PETITION:

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

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SECTIONS OF ZONING ORDINANCE CITED:

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Article _____ Section _____

Article _____ Section _____

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Applicants for a **Special Permit** must complete Pages 1-4 and 6
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Original Signature(s): _____
(Petitioner(s)/Owner)

Christopher Tipper Shona Simkin
(Print Name)

Address: 6 Thingvalla Ave
Cambridge MA 02138

Tel. No.: 617 921 9814

E-Mail Address: christopher.tipper@gmail.com

Date: October 11, 2016

6 THINGVALLA -FRONT

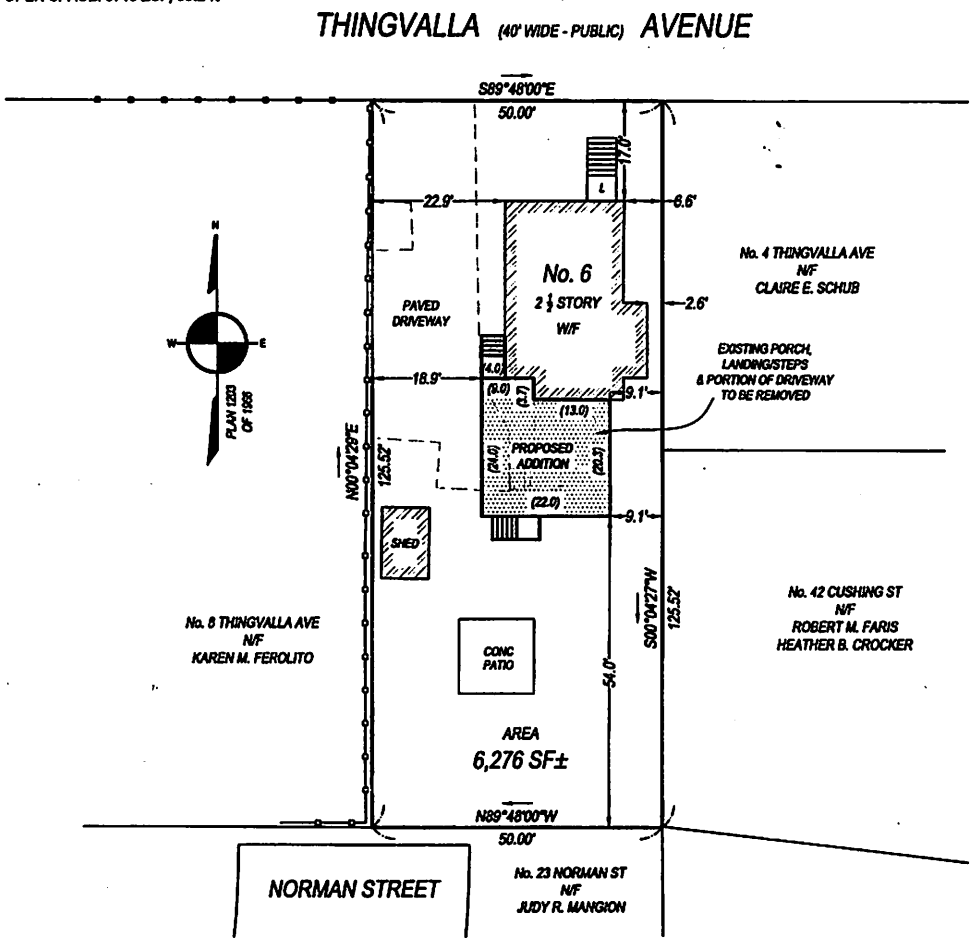
6 THINGVALLA REAR

6 THINGVALLA SIDE

6 THINGVALLA SIDE

6 THINGVALLA - REAR/SIDE

NOTES:
PROPOSED OPEN SPACE: 3716 ±SF; 59.2 %



REFERENCES:
DEED: BK 53750; PG 220
PLAN: #1203 OF 1966
#1362 OF 1941

COMMONWEALTH OF MASSACHUSETTS
GEORGE C. COLLINS
No. 41784
PROFESSIONAL LAND SURVEYOR

FIELD BOOK	PAGE	INSP. BY	DRAFT. BY	CHECKED BY
M18	78	MP	CJB/RAP	GCC

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON JUNE 10, 2013 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN).
MAP NO. 25017C0419E
EFFECTIVE DATE: JUNE 4, 2010

PREPARED FOR:
SHONA SIMKIN
6 THINGVALLA AVENUE
CAMBRIDGE, MA 02138

NOTES:
PARCEL ID: 255-14

CERTIFIED PLOT PLAN

LOCATED AT

6 THINGVALLA AVENUE
CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET DATE: SEPTEMBER 9, 2016

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617)242-1313

JOB #07-00455 FILE #07-00455 - CPP - R1.DWG


Thingvalla Ave
Norman St
Cushing St
254
6
2-2-1 Cor
2-2-2 Cor
2-2-3 Cor
2-2-5 Cor
118.02LC
87.32LC
96
5311
31-33 Thi
101
3783
25-27 Thi
83
3000
21-23 Thi
102
4116
103
4118
9
5152
1-3-A Thi
66-68 Cus
8
6000
92
3501
42-44 Thi
38-40 Thi
86
3515
34-36 Thi
87
3525
30-32 Thi
88
3535
18 Thi
12
7536
8 Thi
13
6276
6 Thi
14
6276
15
2922
4 Thi
50 Cus
16
4770
17
12105
40-42 Cus
89
3975
20 Nor
64
7681
16-18 Nor
63
3125
12-14 Nor
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3221
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11-13 Nor
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2869
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2544
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66
2925
12-14 Nor
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8-10 Nor
65.0LC
23 Nor
74
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17-19 Nor
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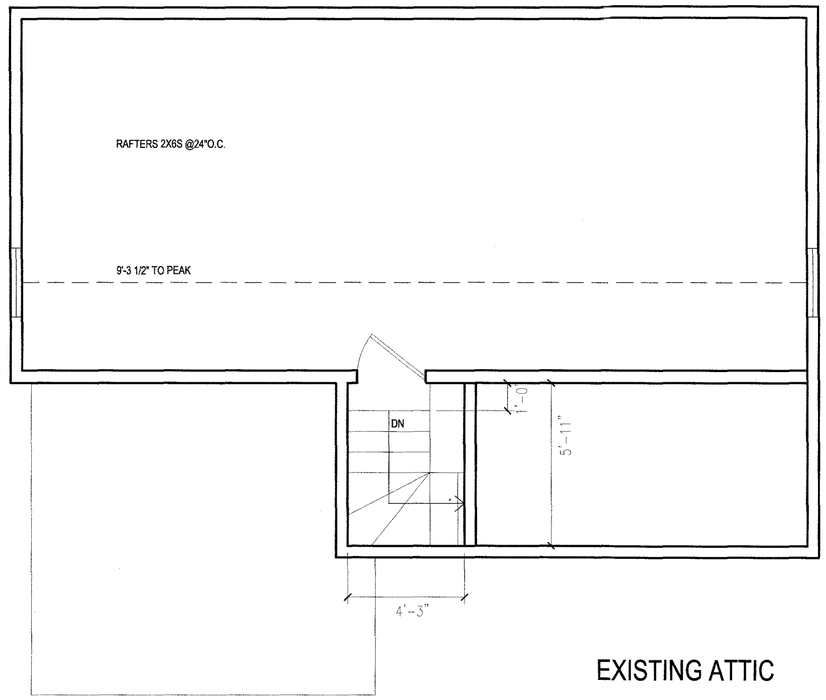
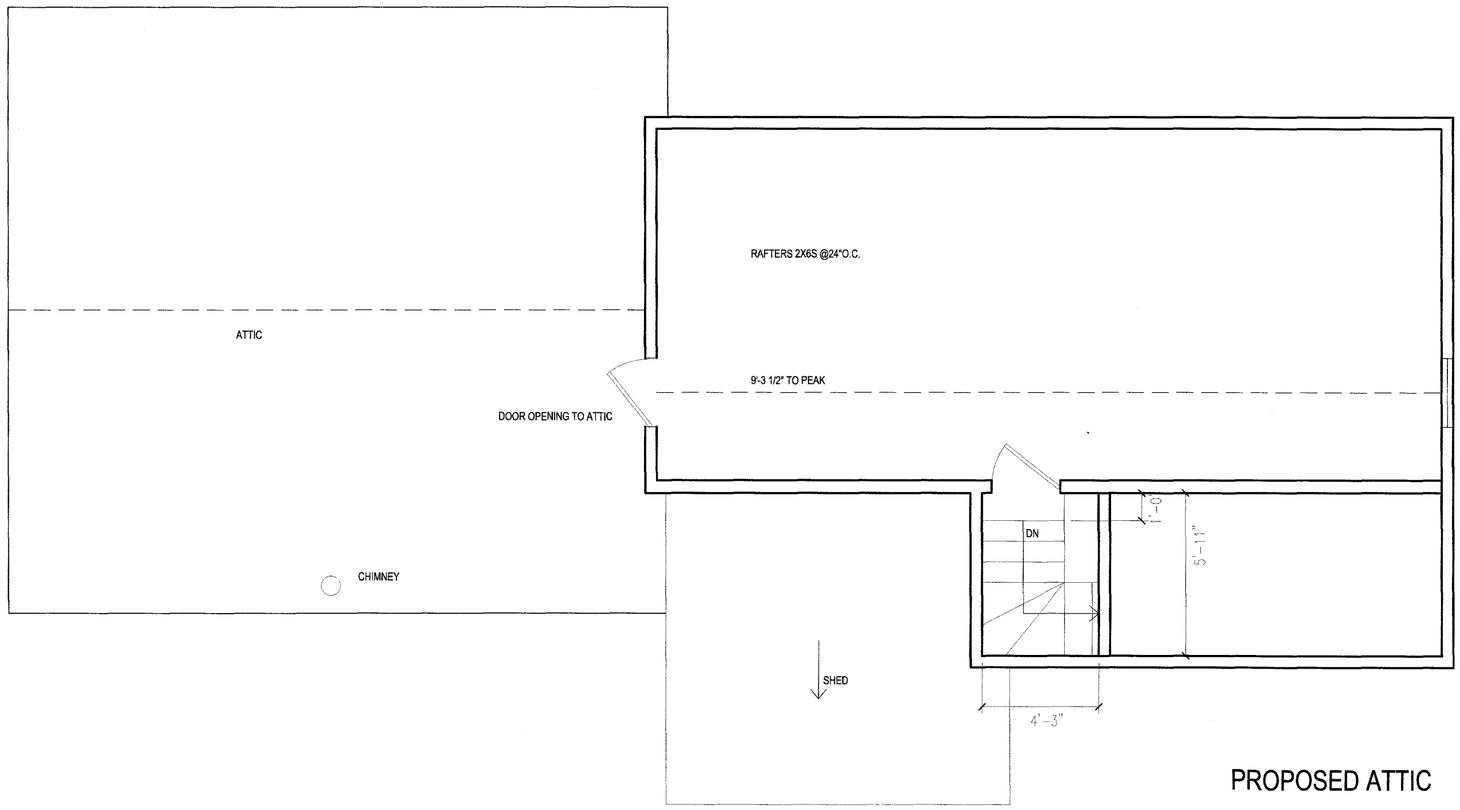


EXISTING ATTIC

0 3' 5' 10'



PROPOSED ATTIC

0 3' 5' 10'

OSBORN STUDIO +
22 EMERSON STREET, BROOKLINE, MA 02445
617-734-3113 FAX: 617-734-3115

6 THINGVALLA AVE
CAMBRIDGE, MA

EXISTING FLOOR PLANS	
Project number	
Date	08/12/2016
Drawn by	
Checked by	
A4	
Scale	1/4" = 1'-0"

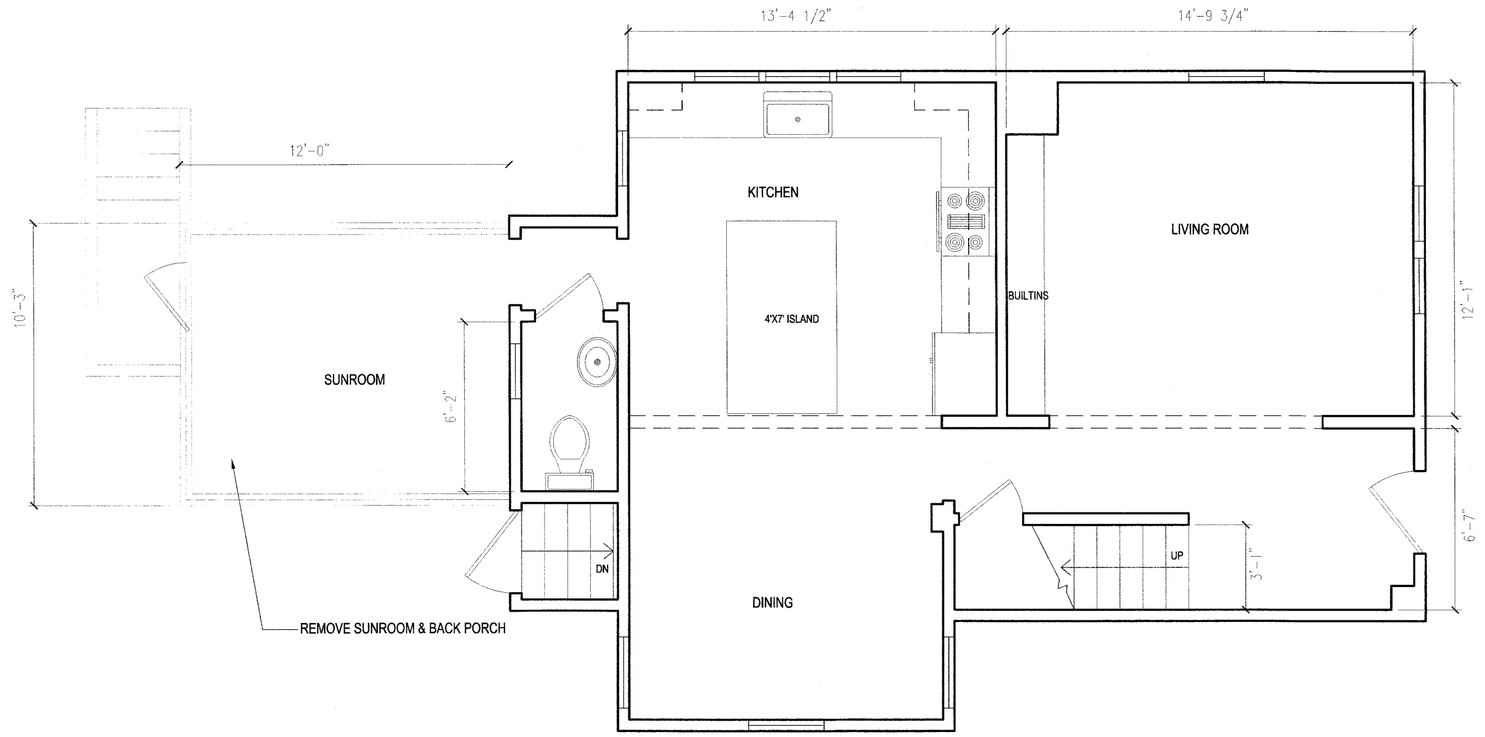
SIDE/EAST ELEVATION

SIDE/WEST ELEVATION

OSBORN STUDIO +
22 EMERSON STREET, BROOKLINE, MA 02445
617-734-3113 FAX: 617-734-3115

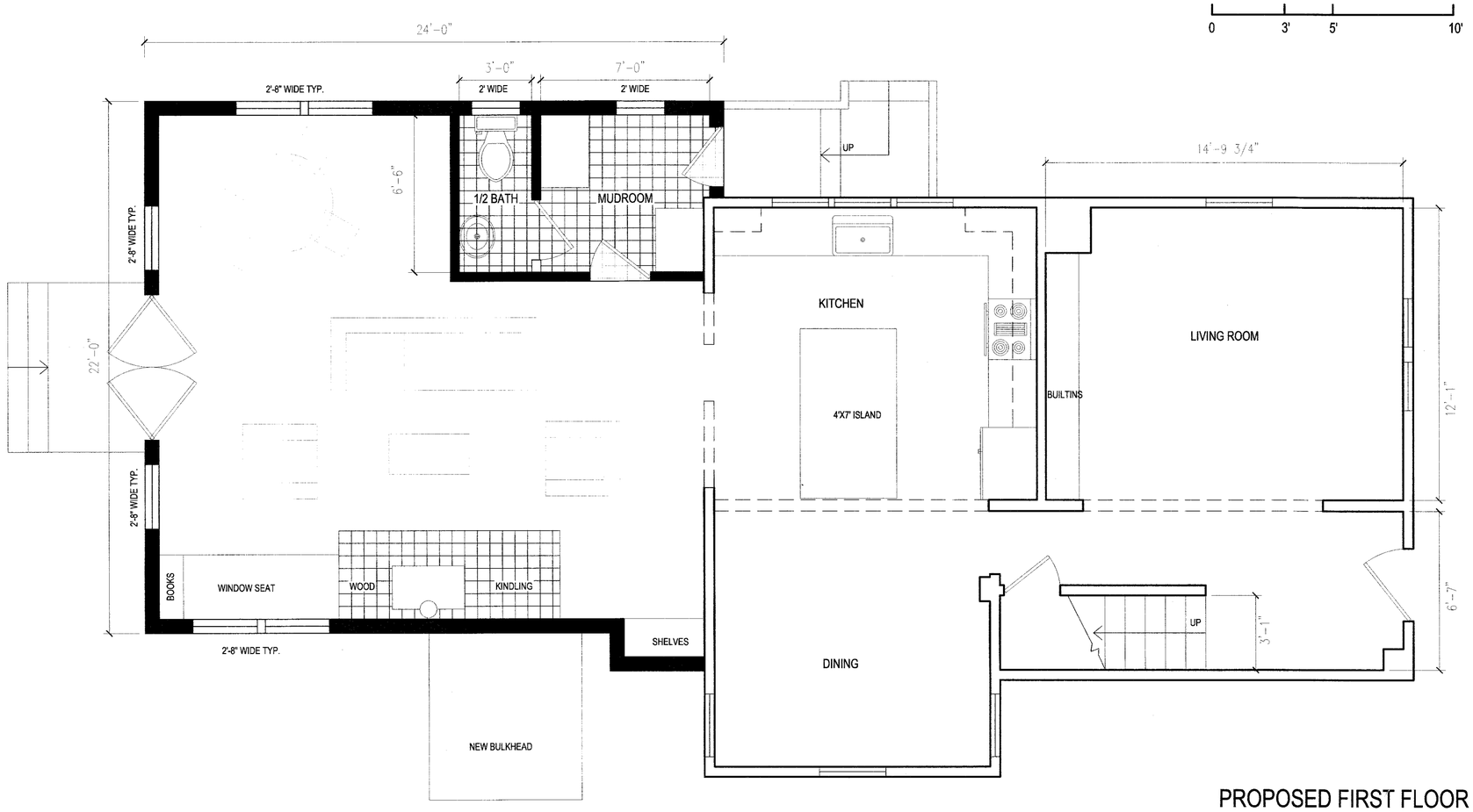
6 THINGVALLA AVE
CAMBRIDGE, MA

ELEVATIONS	
Project number	
Date	08/12/2016
Drawn by	
Checked by	
A6	
Scale	3/16" = 1'-0"



EXISTING FIRST FLOOR 815 SF

0 3' 5' 10'



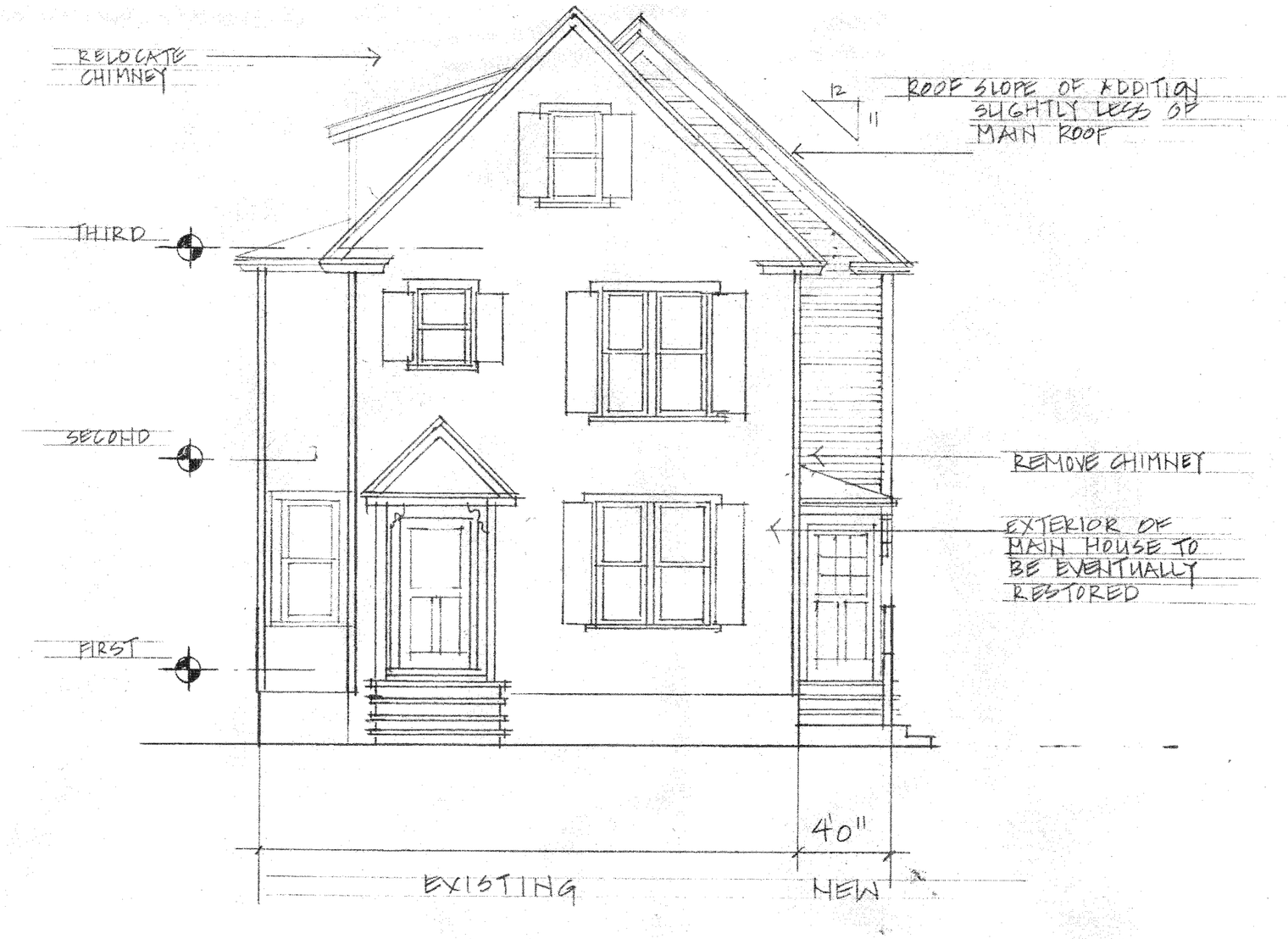
PROPOSED FIRST FLOOR 1,156 SF

0 3' 5' 10'

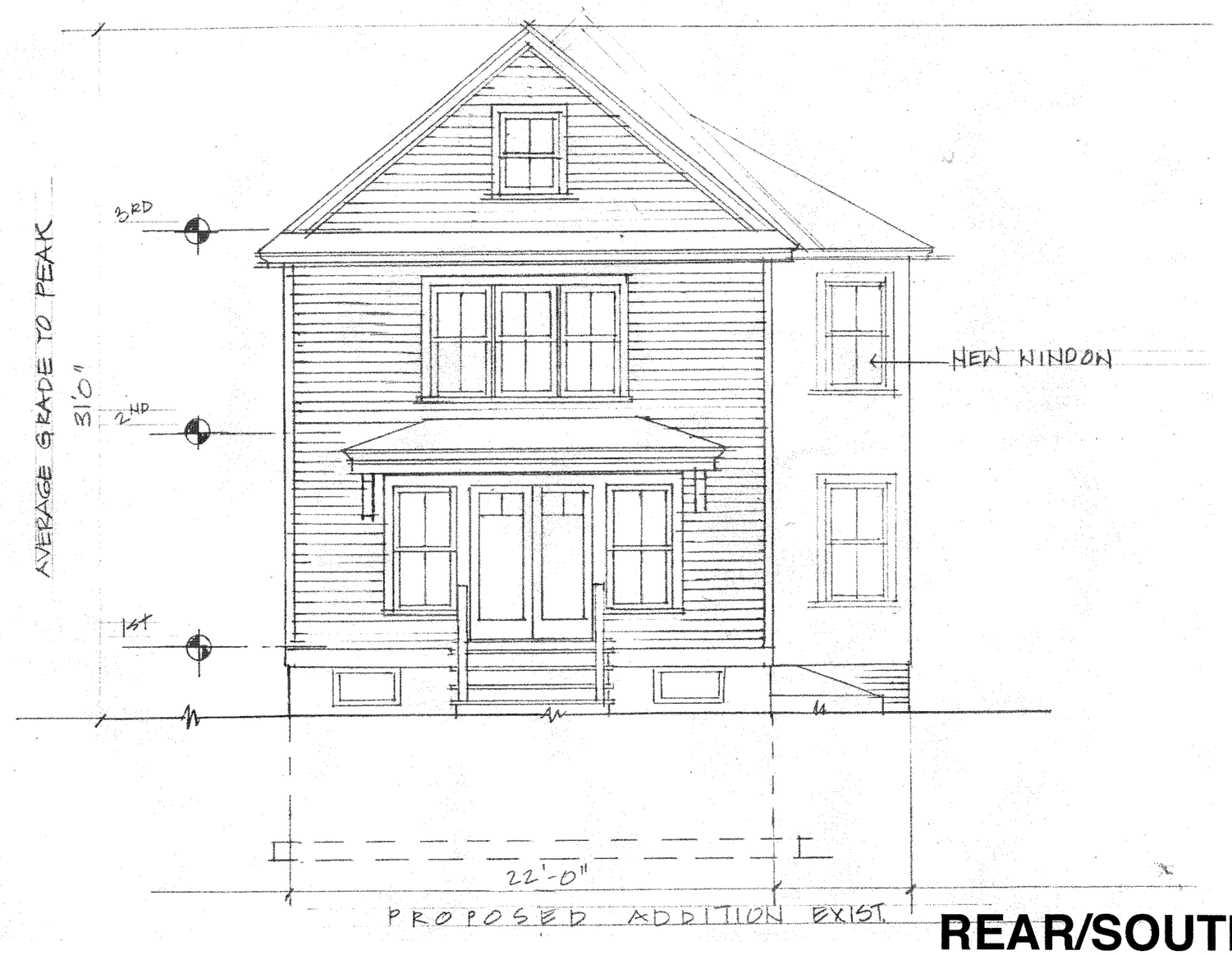
OSBORN STUDIO +
22 EMERSON STREET, BROOKLINE, MA 02445
617-734-3113 FAX:617-734-3115

6 THINGVALLA AVE
CAMBRIDGE, MA

EXISTING FLOOR PLANS	
Project number	
Date	08/12/2016
Drawn by	
Checked by	
A2	
Scale	1/4" = 1'-0"



FRONT/NORTH ELEVATION



REAR/SOUTH ELEVATION

OSBORN STUDIO +
22 EMERSON STREET, BROOKLINE, MA 02445
617-734-3113 FAX: 617-734-3115

6 THINGVALLA AVE
CAMBRIDGE, MA

ELEVATIONS	
Project number	
Date	08/12/2016
Drawn by	
Checked by	
A5	
Scale	3/16" = 1'-0"