



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

BZA APPLICATION FORM

Plan No: BZA-010292-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Derick Snare

PETITIONER'S ADDRESS : 158 Central Street Somerville, MA 02145

LOCATION OF PROPERTY : 79 Kirkland St Cambridge, MA

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

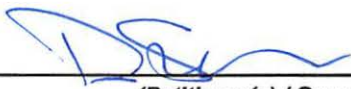
DESCRIPTION OF PETITIONER'S PROPOSAL :

The property is currently 100s.f. over the FAR and we are proposing to add 163s.f. to the attic space.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :


(Petitioner(s) / Owner)

DERICK SNARE
(Print Name)

Address : 158 CENTRAL STREET
SOMERVILLE, MA 02145

Tel. No. : 617 625-2935

E-Mail Address : dsnare9985@aol.com

Date : _____

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.

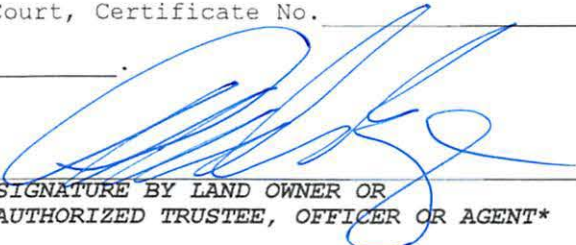
I/We Anna Eckert Byrne, Trustee
(OWNER)

Address: 79 Kirkland Street, Cambridge MA

State that I/We own the property located at 79 Kirkland St,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Kirkland Street Realty Trust

*Pursuant to a deed of duly recorded in the date 1/18/2013, Middlesex South
County Registry of Deeds at Book 61311, Page 43; 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 Anna Eckert Byrne personally appeared before me,
this 12th of May, 2016, and made oath that the above statement is true.


My commission expires October 21, 2022 (Notary Seal).

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





BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Snare + Snare **PRESENT USE/OCCUPANCY:** 3-fam res
LOCATION: 79 Kirkland St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 3-fam res

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		4431	4594	4330.5	(max.)
<u>LOT AREA:</u>		5774	5774	5774	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.76	.79	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1925	1925	1500	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	49.35	49.35	50	(min.)
	<u>DEPTH</u>	116.96	116.96	100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	23.2	23.2	10	(min.)
	<u>REAR</u>	41.8	41.8	24	(min.)
	<u>LEFT SIDE</u>	9.75	9.75	7.5	(min.)
	<u>RIGHT SIDE</u>	5.8	5.8	7.5	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	32.25	35	35	(max.)
	<u>LENGTH</u>	57	57	0	
	<u>WIDTH</u>	33.25	33,25	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.185	.185	.30	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	3	3	(max.)
<u>NO. OF PARKING SPACES:</u>		4	4	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		-	-	-	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</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.

Garage 22' x 26'

Proposed 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'.

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:

We are looking to convert the attic space in to a bedroom and bathroom, as the neighbors around us in similar houses have already done. We currently only have one small bathroom, and since we anticipate my wife's parents moving in with us as their health is declining, not having a second bathroom would make it very difficult to offer them proper care.

We have been in the neighborhood for many years and having to move in the current economy would be a huge financial burden and expose us to a great deal of uncertainty around housing, and the education of our son.

- 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 houses around us have already converted their attic space by adding dormers, so this variance would fit the existing character of the neighborhood. We are not changing the footprint of the house and the planned changes would either be not noticeable or not visible from the street, and minimally visible by our immediate neighbors.

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

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

The variance won't change the character or use of the house nor will it increase the need for any on-street parking or increase traffic or congestion. There should be no detrimental impact to the public good.

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

The variance only allows an increase of the family-friendliness of the property itself, but doesn't derogate the intent of the Ordinance in maintaining the existing character of the 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.**



TOW ZONE
NO
PARKING
→

Welchert
Realtors
617-864-5400
Multi-Family

TOW ZONE
NO PARKING
←

TOW ZONE
NO PARKING
←

PARKING
PERMIT
ONLY
←

Information gathered by sight, not confirmed by official documentation

Roof deck

No headroom in Attic

Attic Converted Full Gable Entire Roof Raised and Dormered

Proposed

Attic converted

81 Kirkland

79 Kirkland

77 Kirkland

75 Kirkland

Kirkland St

78 Kirkland

Poss Attic conversion and side Bump out

Attic Converted with Dormer(s)

80 Kirkland

82 Kirkland

Attic Converted with Dormer(s)

Attic Converted ? with Dormer(s)

84 Kirkland

Kirkland Cleaners

Roberts Rd

Roberts Rd

Holden St

Holden St

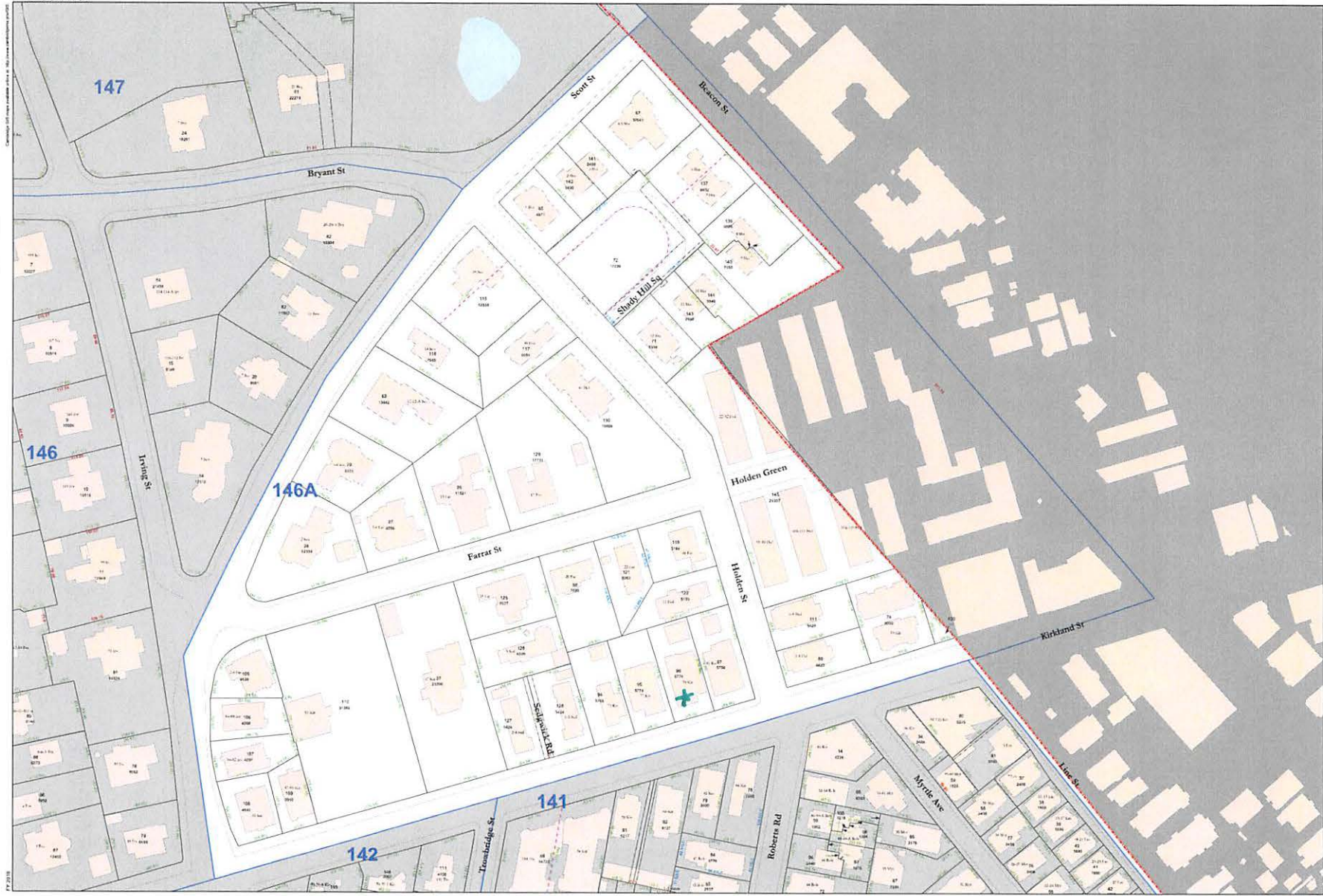
Sedgewick Rd

Trowbridge St

Kirkland St



BLOCK 146A



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
146A Block Number
10 Cam Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0 Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All data presented on this map was obtained from existing Assessors Tax Map
of 1975, 1978, 1982 and was verified by the City Assessors Office and the Department
of Public Works. No liability is assumed for errors or omissions. The City of
Cambridge, Massachusetts, is not responsible for any errors or omissions.
From aerials, all maps are available for assessment purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 20 40 80 Feet
1 inch = 46 feet



Parcel Block Map
146A





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2016 MAY 19 PM 12:57

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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E-Mail Address :

dsnare9985@aol.com

Date : _____



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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 79 Kirkland Street:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

☐ Old Cambridge Historic District

☐ Fort Washington Historic District

(M.G.L. Ch. 40C, City Code §2.78.050)

☐ Avon Hill Neighborhood Conservation District

☐ Half Crown – Marsh Neighborhood Conservation District

☐ Harvard Square Conservation District

☐ Mid Cambridge Neighborhood Conservation District

☐ Designated Landmark

☐ Property is being studied for designation:

(City Code, Ch. 2.78., Article III, and various City Council Orders)

☐ Preservation Restriction or Easement (as recorded)

☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**

No demo permit anticipated.

☐ 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 SRM

Date 5/25/16

Received by uploaded to Saenger

Date 16

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., 2nd Fl.
Cambridge, MA 02139

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

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



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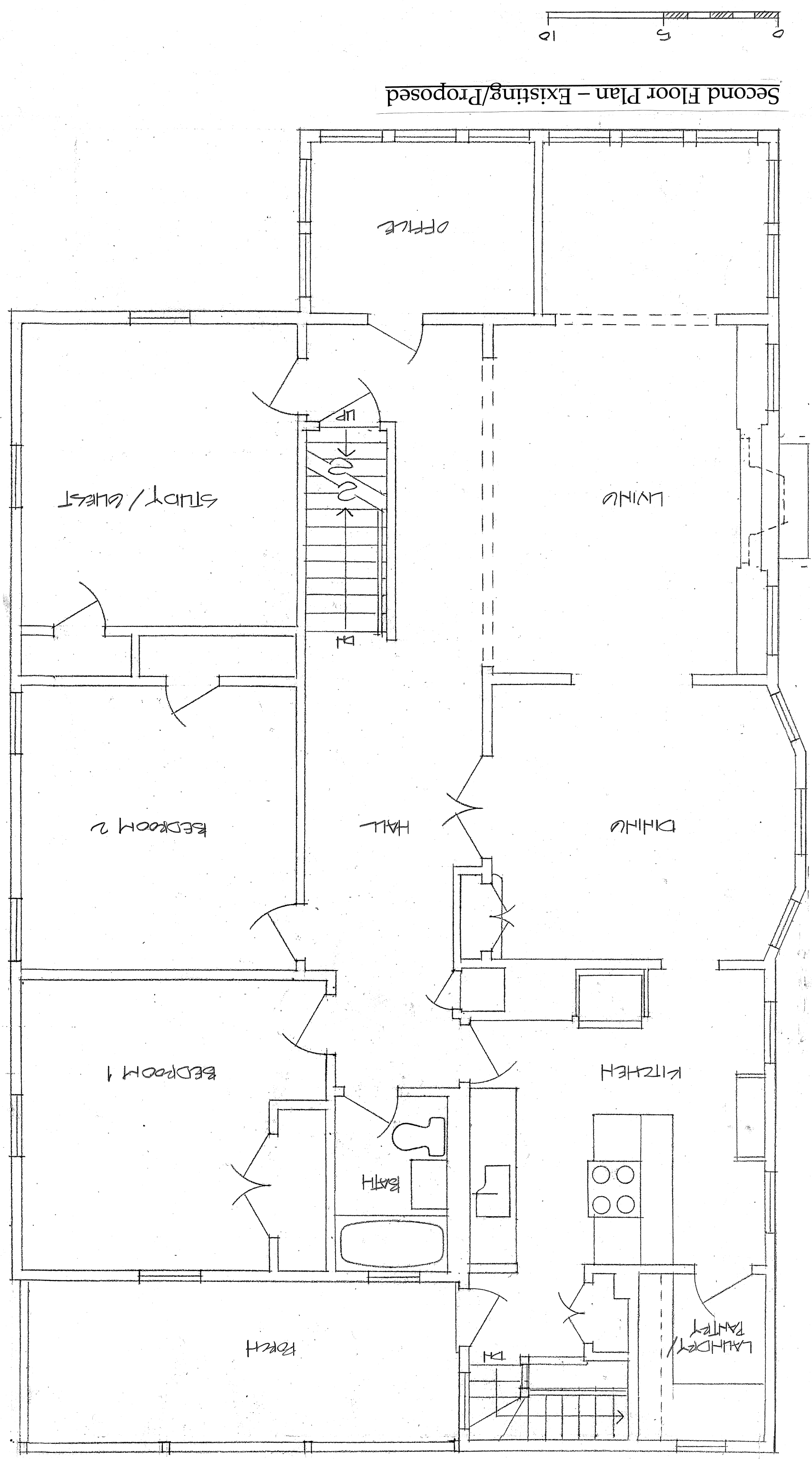
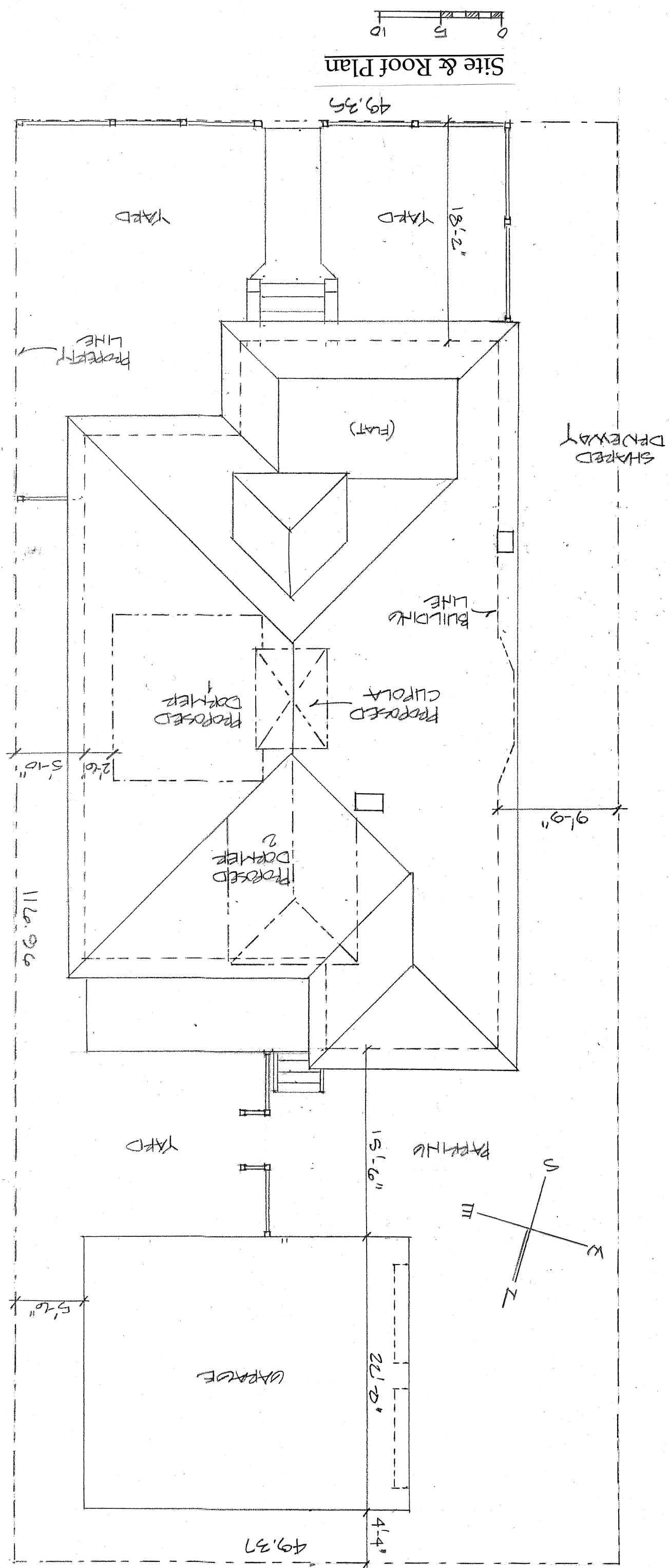
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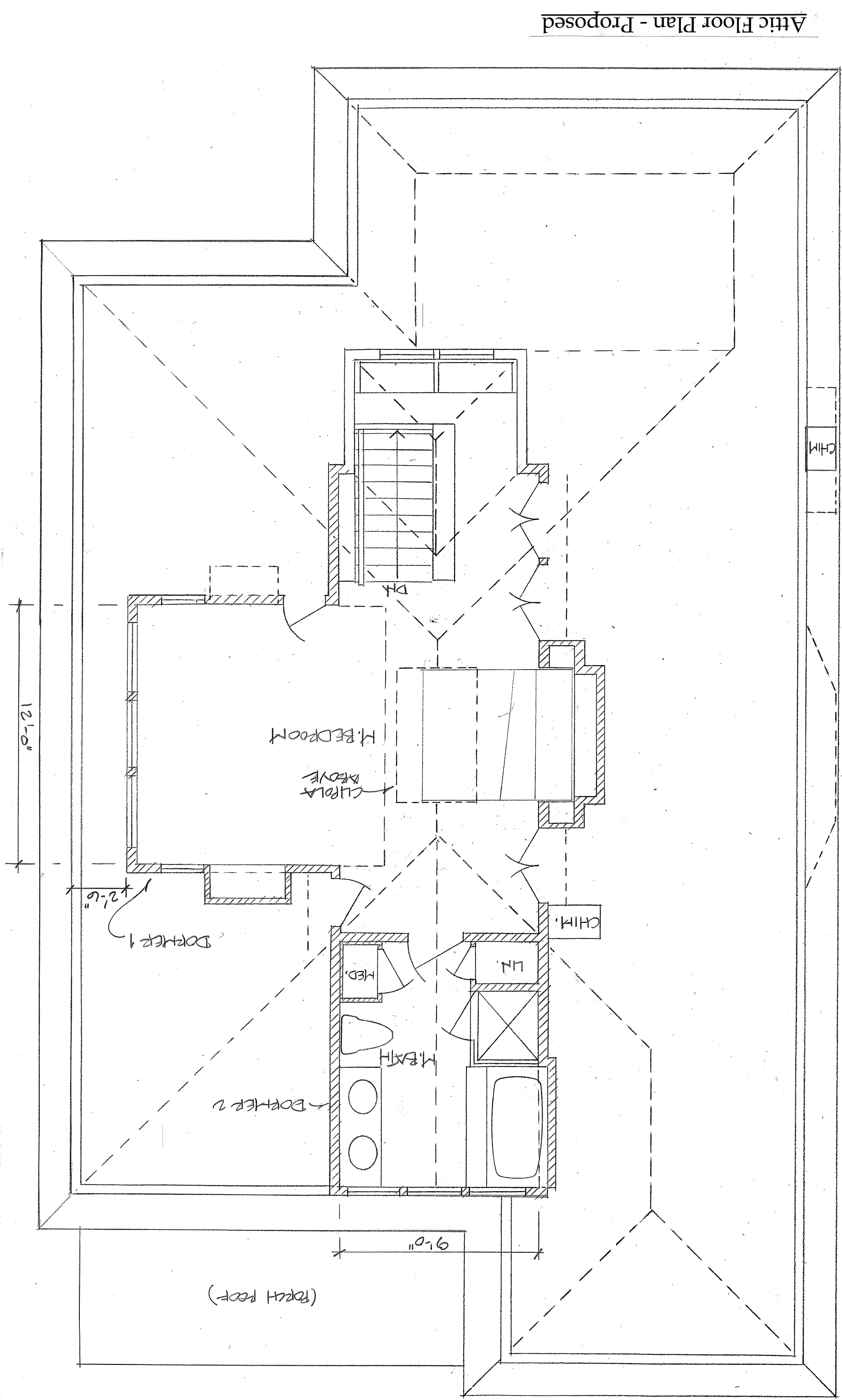
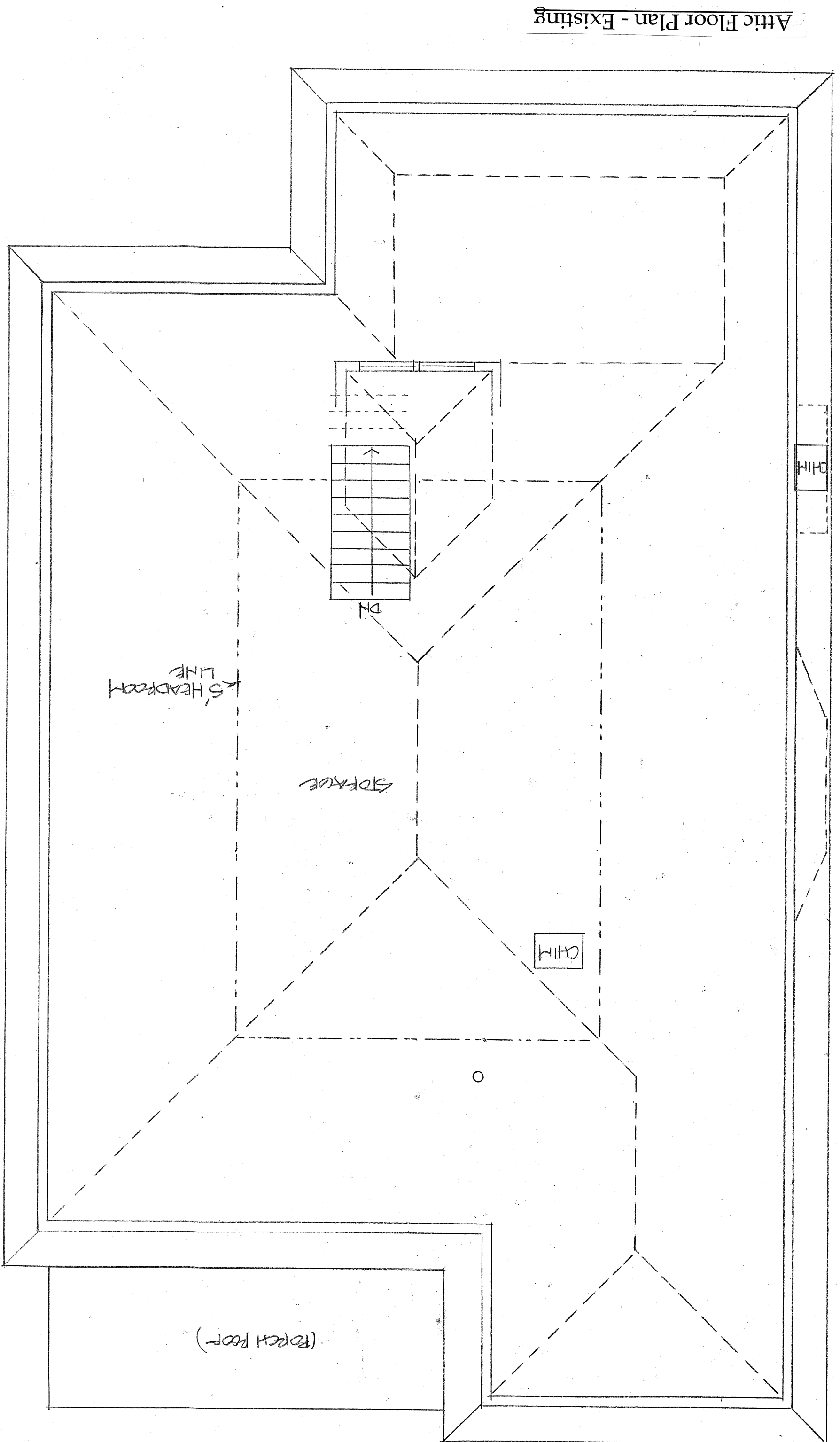
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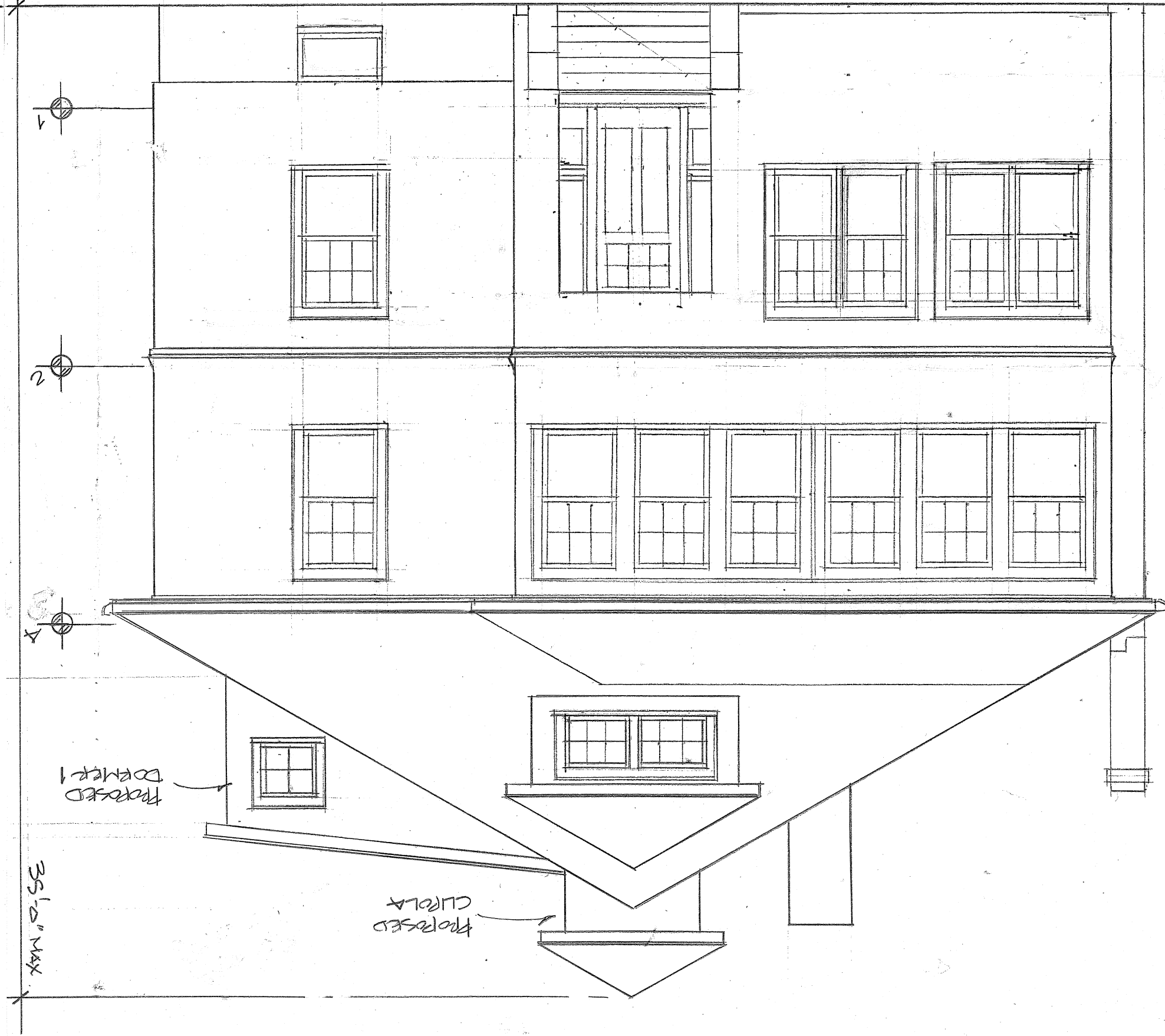
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South Elevation



West Elevation





North Elevation



East Elevation







