

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: MARK TIBBETTS

PETITIONER'S ADDRESS: 81 GRISWOLD STREET CAMBRIDGE MA 02138

LOCATION OF PROPERTY: 81 GRISWOLD STREET CAMBRIDGE MA 02138

TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: R-B

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

To BUILD AN ADDITION ONTO THE REAR OF MY SINGLE FAMILY RESIDENCE


SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.3 TABLE 5-1

Article _____ Section _____

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)
MARK E TIBBETTS
(Print Name)

Address: 81 GRISWOLD STREET
CAMBRIDGE MA 02138

Tel. No.: 617-413-2272

E-Mail Address: MARK.TIBBETTS@BBH.COM

Date: 04/12/2016

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 MARK TIBBETTS (OWNER)

Address: 81 GRISWOLD ST. CAMBRIDGE MA 02138

State that I/We own the property located at 81 GRISWOLD STREET, which is the subject of this zoning application.

The record title of this property is in the name of MARK E TIBBETTS

*Pursuant to a deed of duly recorded in the date 10/23/2003, Middlesex South County Registry of Deeds at Book 1276, Page 26; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Mark E Tibbets

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

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

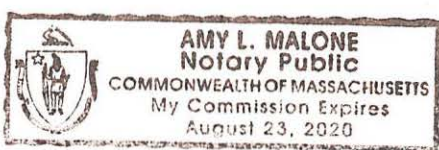
Commonwealth of Massachusetts, County of Suffolk

The above-name Mark Tibbets personally appeared before me, this 7 of 4, 2016, and made oath that the above statement is true.

Amy J. Malone Notary

My commission expires 8.23.2020 (Notary Seal).

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



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:

Section 5.3 Table 5-1 requires an R-B side yard setback sum of 20'-0". The pre-existing condition does not meet this total side yard requirement. The existing side yard sum totals 15'-6". The pre-existing condition does not meet the minimum side yard requirement of 7'-6" on one side of the lot per Section 5.3 Table 5-1. The proposed addition will meet the required minimum of 7'-6" from the side yard lot line and the total side yards of the addition will total 17'-6". We request relief from this applicable provision since the undersized total side yard is a pre-existing condition

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 pre-existing condition is owing to the shape of the land which does not meet the R-B minimum of 50' in width. The lot is 40' in width. This pre-existing condition presents a hardship in meeting the requirement.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed addition is less than the allowable floor area ratio building height requirement, and rear and front yard requirements for the primary structure. The addition is not visible from the street so that its existence will not contribute to the appearance that the houses are any closer together than they currently are or impact the neighborhood in any adverse way.

The proposed exterior modifications are sympathetically designed with the appropriate scaled elements and materials to match the existing house and further reinforce the aesthetic qualities of the district.

The proposed massing is such that no part of the addition is larger than the original house to preserve the passage of light and air. The proposed addition is no closer to the side lot line than the existing structure or deck.

The addition does not encroach or infringe on any neighboring residential properties, nor would it serve to create a situation where any neighbor's quality of life, property value, or peaceful coexistence would be negatively affected.

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

We request relief since the undersized lot width and side yard setback sum is a pre-existing condition .

- * **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: Mark Tibbetts PRESENT USE/OCCUPANCY: Single Family Residence
 LOCATION: 81 Griswold St Cambridge, MA 02138 ZONE: Residence B Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family Residence

	<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>	1152	784	2690	(max.)
<u>LOT AREA:</u>	5545	0	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	0.21	0.35	0.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	na	na	na	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	40.0	0	50.0	(min.)
DEPTH	69.8	60.6	25.0	
<u>SETBACKS IN FEET:</u>				
FRONT	29.8	24.8	15.0	(min.)
REAR	69.8	60.6	35.0	(min.)
LEFT SIDE	6.4	7.6	7.5	(min.)
RIGHT SIDE	9.0	10.1	7.5	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	24.10	24.10	35.0	(max.)
LENGTH	24.5	20.0	0	
WIDTH	24.5	22.3	0	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	74.2%	68.8%	40.0%	(min.)
<u>NO. OF DWELLING UNITS:</u>	0	0	0	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	0	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	0	0	0	(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.

N/A

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Town of Cambridge
Zoning Board of Appeal
831 Mass Ave,
Cambridge, MA 02138

April 11, 2016

Dear Members of the Board,

We request this application for relief from the Zoning Ordinance be accepted by the Zoning Board of Appeal for our property located at: 81 Griswold Street in Cambridge MA.

We request relief from meeting the Zoning Ordinance side yard setback sum to construct an addition to our Single Family Home. A literal enforcement of the provisions of this Ordinance would involve a substantial hardship for the following reasons:

- Section 5.3, Table 5-1 requires an R-B side yard setback sum of 20'-0". The pre-existing condition does not meet this total side yard requirement. The existing side yard sum totals 15'-6".
- The pre-existing condition does not meet the minimum side yard requirement of 7'-6" on one side of the lot per Section 5.3, Table 5-1. The proposed addition will meet the required minimum of 7'-6" from the side yard lot line; and the total side yards of the addition will total 17'-6".
- We request relief from this applicable provision since the undersized total side yard is a pre-existing condition.

- All other conditions of the bylaws are met as follows:
 - The proposed addition is less than the allowable Floor Area Ratio, building height requirement, and rear and front yard requirements for the primary structure. The addition is not visible from the street so that its existence will not contribute to the appearance that the houses are any closer together than they already are, or impact the neighborhood in any adverse visual way.
 - The proposed exterior modifications are sympathetically designed with appropriately scaled elements and materials to match the existing house and further reinforce the aesthetic qualities of the district.
 - The proposed massing is such that no part of the addition is larger than the original house to preserve the passage of light and air. The proposed addition is no closer to the side lot line than the existing structure or deck.
 - The addition does not encroach or infringe on any neighboring residential properties, nor would it serve to create a situation where any neighbor's quality of life, property value, or peaceful co-existence would be negatively affected.

Drawings in support of the requested Variance are attached hereto. We appreciate your time in reviewing this request.

Respectfully submitted,

Mark and Christine Tibbetts
81 Griswold Street
Cambridge, MA 02138

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Mark Tibbets PRESENT USE/OCCUPANCY: Single Family
 LOCATION: 81 Griswold St. ZONE: R-B
 PHONE: 617 772 6655 REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1152</u>	<u>784</u>	<u>2690</u> (max.)
<u>LOT AREA:</u>	<u>5545</u>		<u>5000</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.21</u>	<u>0.35</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>-</u>	<u>-</u>	<u>-</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>40</u>		<u>50</u> (min.)
DEPTH			
<u>Setbacks in Feet:</u>			
FRONT	<u>29.8</u>	<u>24.8</u>	<u>15</u> (min.)
REAR	<u>69.8</u>	<u>60.6</u>	<u>35</u> (min.)
LEFT SIDE	<u>6.4 (sum 15.4)</u>	<u>7.6 (sum 17.7)</u>	<u>7.5 (sum²⁰)</u> (min.)
RIGHT SIDE	<u>9.0 (sum 15.4)</u>	<u>10.1 (sum 17.7)</u>	<u>7.5 (sum²⁰)</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>24.10</u>	<u>24.10</u>	<u>35</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>74.2%</u>	<u>68.8%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>-</u>		
			(max.)
<u>NO. OF PARKING SPACES:</u>	<u>-</u>		
			(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>-</u>		
			(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>-</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.

NA

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

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Special Permit: _____ Variance: X Appeal: _____

PETITIONER: MARK TIBBETTS

PETITIONER'S ADDRESS: 81 GRISWOLD STREET CAMBRIDGE MA 02138

LOCATION OF PROPERTY: 81 GRISWOLD STREET CAMBRIDGE MA 02138

TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: R-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:

To BUILD AN ADDITION ONTO THE REAR OF MY SINGLE FAMILY RESIDENCE

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.3 TABLE 5-1

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5
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Original Signature(s): Mark E Tibbets
(Petitioner(s)/Owner)

MARK E TIBBETTS
(Print Name)

Address: 81 GRISWOLD STREET
CAMBRIDGE MA 02138

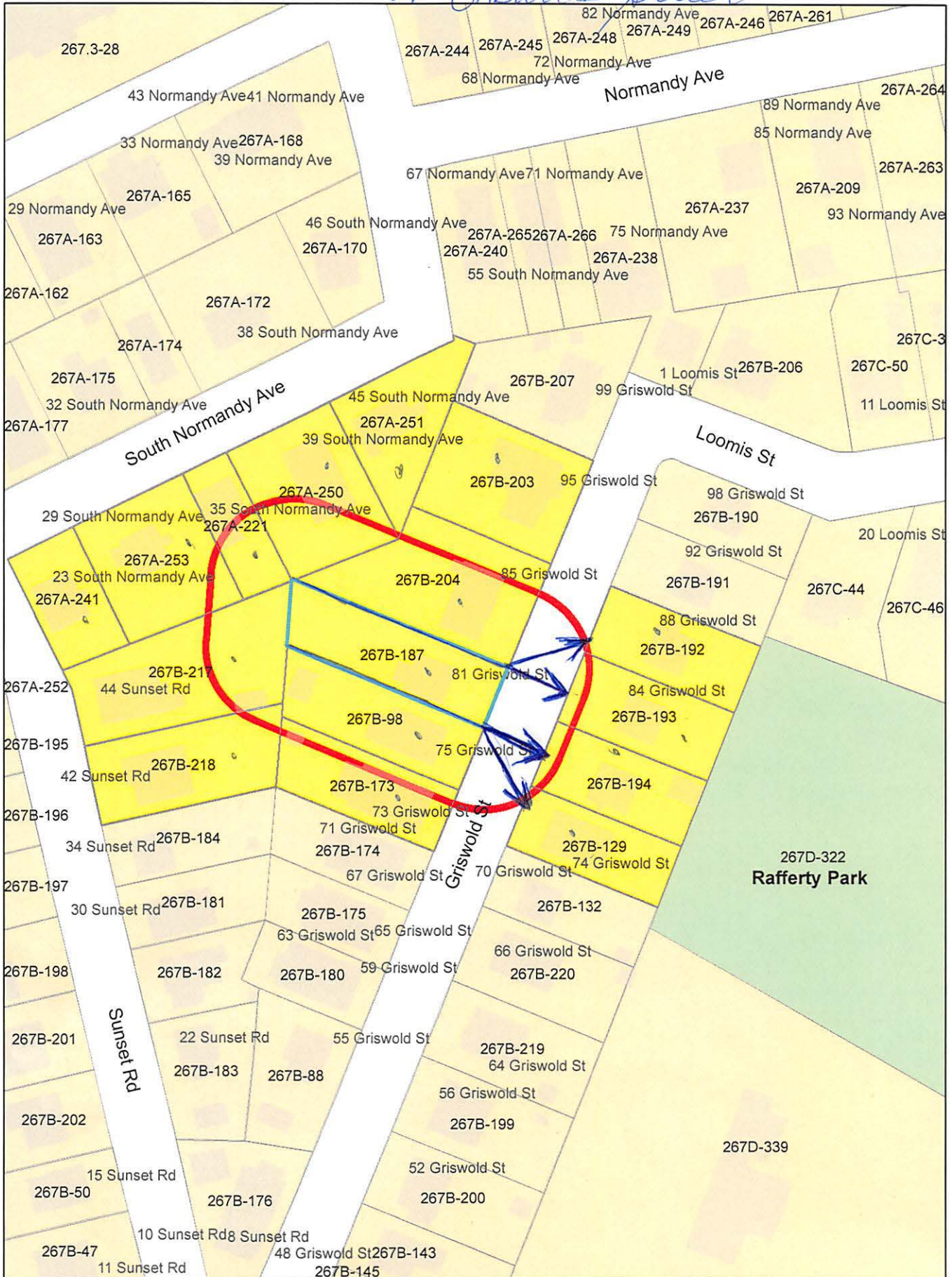
Tel. No.: 617-413-2272

E-Mail Address: MARK.TIBBETTS@BBH.COM

Date: 04/12/2016

2016 APR 13 PM 2:08
OFFICE OF THE CLERK
CAMBRIDGE, MASSACHUSETTS

81 Griswold Street



81 Griswold St.

Petitioner

267B-193
CORTIZAS, ANTHONY P., JR.
84 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-203
HOLIAN, JOHN, JR. &
ANNE HOLIAN, LIFE ESTATES
95 GRISWOLD STREET
CAMBRIDGE, MA 02138

267B-187
TIBBETTS, MARK E.
81 GRISWOLD ST
CAMBRIDGE, MA 02139

267B-204
NEVILLE, JOHN T.
85 GRISWOLD STREET
CAMBRIDGE, MA 02138

267B-217
KOYANIS, ARISTOS & ALICIA M. VOLPICELLI
44 SUNSET RD
CAMBRIDGE, MA 02138

267A-241
HARRIS, KALOPE
23 SO NORMANDY AVE
CAMBRIDGE, MA 02138

267A-250
SULLIVAN, JOHN BRISTON MILDRED G SULLIVAN
39 SOUTH NORMANDY AVE
CAMBRIDGE, MA 02138

267B-218
CARLSON, NANCY B. & THOMAS R. CORWIN
42 SUNSET RD
CAMBRIDGE, MA 02138

267B-173
TENNIS, JOHN W. & ANN M. TENNIS
71 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-192
ROSA, LOUIS C.
88 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-194
IANNOTTI, MICHAEL
80 GRISWOLD ST
CAMBRIDGE, MA 02138

267A-253
MELZER, TODD A. & INES F. VALENZUELA
29 SOUTH NORMANDY AVE
CAMBRIDGE, MA 02138

267B-98
REILLY, PATRICK M. & MARISA REILLY
75 GRISWOLD ST
CAMBRIDGE, MA 02138

267B-129
RAFFERTY, JAMES V.
74 GRISWOLD ST
CAMBRIDGE, MA 02138

267A-251
WEINSTEIN, DAVID & DAWN PETERS
45 SOUTH NORMANDY AVE
CAMBRIDGE, MA 02138

267A-221
MCDONALD, MATTHEW RICHARD
35 SO. NORMANDY AVE
CAMBRIDGE, MA 02138

BZA APPLICATION FORM

CHECK LIST

PROPERTY LOCATION: 81 GRISWOLD STREET DATE: 01/11/2016
PETITIONER OR REPRESENTATIVE: MARK E TIBBETTS
ADDRESS & PHONE: 81 GRISWOLD STREET CAMBRIDGE MA 02138 (617)413-2272
BLOCK: 267B LOT: 187

PLEASE CHECK THAT YOU HAVE INCLUDED THE FOLLOWING WITH YOUR APPLICATION. APPLICATIONS WILL NOT BE ACCEPTED FOR PROCESSING & SCHEDULING UNLESS ALL REQUIRED DOCUMENTS ARE PROVIDED.

PLEASE INCLUDE THIS CHECKLIST WITH YOUR APPLICATION. ALL DOCUMENTS ARE TO BE TYPED OR WRITTEN LEGIBLY.

<u>DOCUMENTS</u>	<u>REQUIRED</u>	<u>ENCLOSED</u>
Application Form	_____	✓
3 Forms with Original Signatures	_____	_____
Supporting Statements - Scanned & 1 set to Zoning	_____	✓
Application Fee (You will receive invoice online)	_____	✓
Assessor's GIS "Block Map" (Available on line or At Engineering Dept. - 147 Hampshire Street)	_____	✓
Dimensional Form - Refer to Cambridge Zoning Ordinance - Scanned & 1 set to Zoning (Subject to further review by Zoning Specialist)	_____	✓
Ownership Certificate, Notarized - Scanned & 1 set to Zoning	_____	✓
Floor Plans - Scanned & 1 set to Zoning	_____	✓
Elevations - Scanned & 1 set to Zoning	_____	✓
Certified Plot Plan - Scanned & 1 set to Zoning (By Registered Land Surveyor)	_____	✓
Photographs of Property - Scanned & 1 set to Zoning	_____	✓
Parking Plan (if relevant to your application) Scanned & 1 set to Zoning	_____	N/A
<u>FOR SUBDIVISION ALSO INCLUDE:</u> Scanned & 1 set to Zoning		
Proposed Deeds	_____	N/A
Evidence of Separate Utilities **	_____	N/A
Proposed Subdivision Plan	_____	N/A

Petitioners are advised to refer to Attachment A (Procedures for applying to the Board of Zoning Appeal) & consult zoning staff for review.
It is advisable for the Petitioner to discuss the petition with the abutters as listed in the Zoning BZA Case file.

* For Special Permits under Art. 4.32.G.1 (Communication Towers and Antennas), include a photo simulation.

** Can be submitted after subdivision has been approved.

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TYPE OF OCCUPANCY: SINGLE FAMILY ZONING DISTRICT: R-B

REASON FOR PETITION:

- | | |
|---|---------------------|
| <input checked="" type="checkbox"/> Additions | _____ New Structure |
| _____ Change in Use/Occupancy | _____ Parking |
| _____ Conversion to Addi'l Dwelling Unit's | _____ Sign |
| _____ Dormer | _____ Subdivision |
| _____ Other: _____ | |

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TO BUILD AN ADDITION ONTO THE REAR OF MY SINGLE FAMILY RESIDENCE

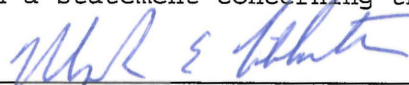
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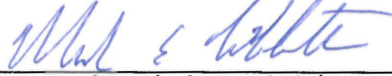
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831 Mass Ave,
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April 11, 2016

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Drawings in support of the requested Variance are attached hereto. We appreciate your time in reviewing this request.

Respectfully submitted,

Mark and Christine Tibbetts
81 Griswold Street
Cambridge, MA 02138

BELMONT



City of Cambridge
Massachusetts

1" = 410 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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



BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Mark Tibbetts PRESENT USE/OCCUPANCY: Single Family
 LOCATION: 81 Griswold St. ZONE: R-B
 PHONE: 617 772 6685 REQUESTED USE/OCCUPANCY: Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1152</u>	<u>784</u>	<u>2690</u> (max.)
<u>LOT AREA:</u>	<u>5545</u>		<u>5000</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.21</u>	<u>0.35</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>-</u>	<u>-</u>	<u>-</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>40</u>		<u>50</u> (min.)
DEPTH			
<u>Setbacks in Feet:</u>			
FRONT	<u>29.8</u>	<u>24.8</u>	<u>15</u> (min.)
REAR	<u>69.8</u>	<u>60.6</u>	<u>35</u> (min.)
LEFT SIDE	<u>6.4 (sum 15.4)</u>	<u>7.6 (sum 17.7)</u>	<u>7.5 (sum²⁰)</u> (min.)
RIGHT SIDE	<u>9.0 (sum 15.4)</u>	<u>10.1 (sum 17.7)</u>	<u>7.5 (sum²⁰)</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>24.10</u>	<u>24.10</u>	<u>35</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>74.2%</u>	<u>68.8%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>-</u>		
<u>NO. OF PARKING SPACES:</u>	<u>-</u>		
<u>NO. OF LOADING AREAS:</u>	<u>-</u>		
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>-</u>		

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.

NA

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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MARK TIBBETTS (OWNER)

Address: 81 GRISWOLD ST CAMBRIDGE MA 02138

State that I/We own the property located at 81 GRISWOLD STREET, which is the subject of this zoning application.

The record title of this property is in the name of MARK E TIBBETTS

*Pursuant to a deed of duly recorded in the date 10/23/2003, Middlesex South County Registry of Deeds at Book 1276, Page 26; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Mark E Tibbets

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

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

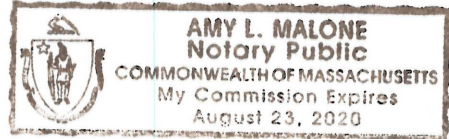
Commonwealth of Massachusetts, County of Suffolk

The above-name Mark Tibbets personally appeared before me, this 7 of 4, 2016, and made oath that the above statement is true.

Amy J. Malone Notary

My commission expires 8.23.2020 (Notary Seal).

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



Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 4/7/2016 1:30:17 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
1296773	DEED		01276/26	10/23/2003	400000.00
Property-Street Address and/or Description					
81 GRISWOLD ST LOT A					
Grantors					
TIBBETTS JOYCE-ELLEN					
Grantees					
TIBBETTS MARK E					
References-Book/Pg Description Recorded Year					
Registered Land Certificate(s)-Cert# Book/Pg					
218145 01220/195, 229176 01276/26					



1296773

Page 1 of 3

JOYCE-ELLEN TIBBETTS, of Cambridge Middlesex County, Massachusetts

for consideration paid, and in full consideration of FOUR HUNDRED THOUSAND (\$400,000.00) DOLLARS

grant to MARK E. TIBBETTS, of 81 Griswold Street, Cambridge, Middlesex County, Massachusetts

with *quitclaim covenants*

That certain parcel of land situate in Cambridge in the Count of Middlesex and Commonwealth of Massachusetts, described as follows:

- SOUTHEASTERLY by Griswold Street, forty feet;
- SOUTHWESTERLY by land now or formerly of Robert B. Bellamy, one hundred thirty-two and 35/100 feet;
- WESTERLY by land now or formerly of the National Investment & Development Company, forty-one and 94/100 feet; and
- NORTHEASTERLY by other land now or formerly of said Bellamy, one hundred forty-four and 94/100 feet.

Said parcel is shown as lot A on said plan, (Plan No. 14229C).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a coy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 329, Page 301, with Certificate 49196.

So much of the above described land as by implication of law is included within the limits of the streets, as shown on said plan, is subject to the rights of all persons lawfully entitled thereto to and over the same, and there is appurtenant to said lot the right to use the street upon which same abuts in common with others entitled thereto.

The above described land is subject to sewer and water pipe easements as set forth in two takings by the City of Cambridge both dated March 18, 1924, duly recorded in Book 4714, Page 304, and to sewer assessments by said City of

81 Griswold Street, Cambridge, MA

Cambridge as set forth in an instrument dated May 26, 1925, duly recorded in Book 2850, Page 201.

The above described land is subject to a Taking in fee by the City of Cambridge for Acceptance and laying out Griswold Street, Document 231431, to an Order for setting edgestones in said Street, Document 232606 and to an Order for constructing sidewalk on said Street, Document 232607.

For my title see Certificate of Title No. 218145, registered with said Registry District at Book 1220, Page 195.


WITNESS my hand and seal this 22nd day of October, 2003.

10/23/03 4:37PM
000000 #0638
b2

FEE \$1824.00
CASH 1824.00

CAMBRIDGE
DEEDS REGIS
MIDDLE SOUTH

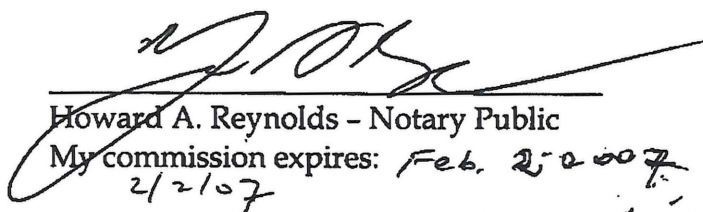
Cancelled


Joyce-ElLEN Tibbetts

COMMONWEALTH OF MASSACHUSETTS

October 22, 2003

Then personally appeared the above named JOYCE-ELLEN TIBBETTS and acknowledged the foregoing to be her free act and deed, before me,


Howard A. Reynolds - Notary Public

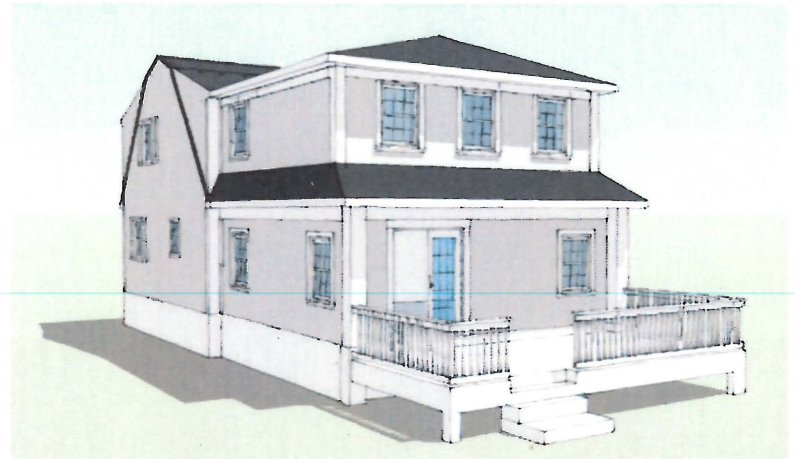
My commission expires: Feb. 2, 2007
2/2/07

TIBBETTS HOUSE

Single Family Residence

Request for Variance

***See attached Plot Plan**



81 GRISWOLD STEET
Cambridge, MA 02138

APRIL 11, 2016

DRAWING LIST

DRAWING LIST	
G0.00	PLOT PLAN
A2.01	FIRST & SECOND FLOOR PLANS
A3.00	EXTERIOR ELEVATIONS
A3.01	EXTERIOR ELEVATIONS





Zoning District: Residential (B)
Assessors Map 267B, Lot 187
Land Area 5545 sqft

Min. Frontage-Lot Width: 50'
Setbacks: Front: 15'-0"
Side: 7'-6" (SUM OF 20)
Rear: 25'-0"
Maximum Building Height: 35'-0"

Existing Gross Living Area: 1152 sqft
SQFT of proposed Addition: 784 sqft
(+403 sqft basement)
Total= 1936 sqft



F.A.R.:
0.5 for the first 5000 sqft of lot area
0.35 for the additional 545 sqft of lot area.
F.A.R. allowable = 2690 sqft
F.A.R. allowable of addition: 1538 sqft

Key to Materials





	EARTH
	CONCRETE
	ROUGH WOOD FRAMING
	INSULATION

Detail Reference System

Section Detail

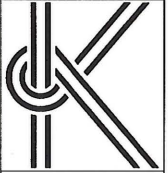
	SECTION SYMBOL
	SHEET SECTION DRAWN ON

Elevations

	ELEVATION MARK
	SHEET SECTION DRAWN ON
	ELEVATION MARK
	SHEET SECTION DRAWN ON

NOTES:

1. OUTSIDE DIMENSIONS ARE FROM FACE OF FOUNDATION
2. 4" CONCRETE SLAB TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS
- 3.



KERI MURRAY ARCHITECTURE

617-840-3707
keri@kerimurray.com
Sharon, MA

NOT FOR CONSTRUCTION

ISSUED FOR VARIANCE

Tibbetts House

81 GRISWOLD STREET
CAMBRIDGE, MA 02138

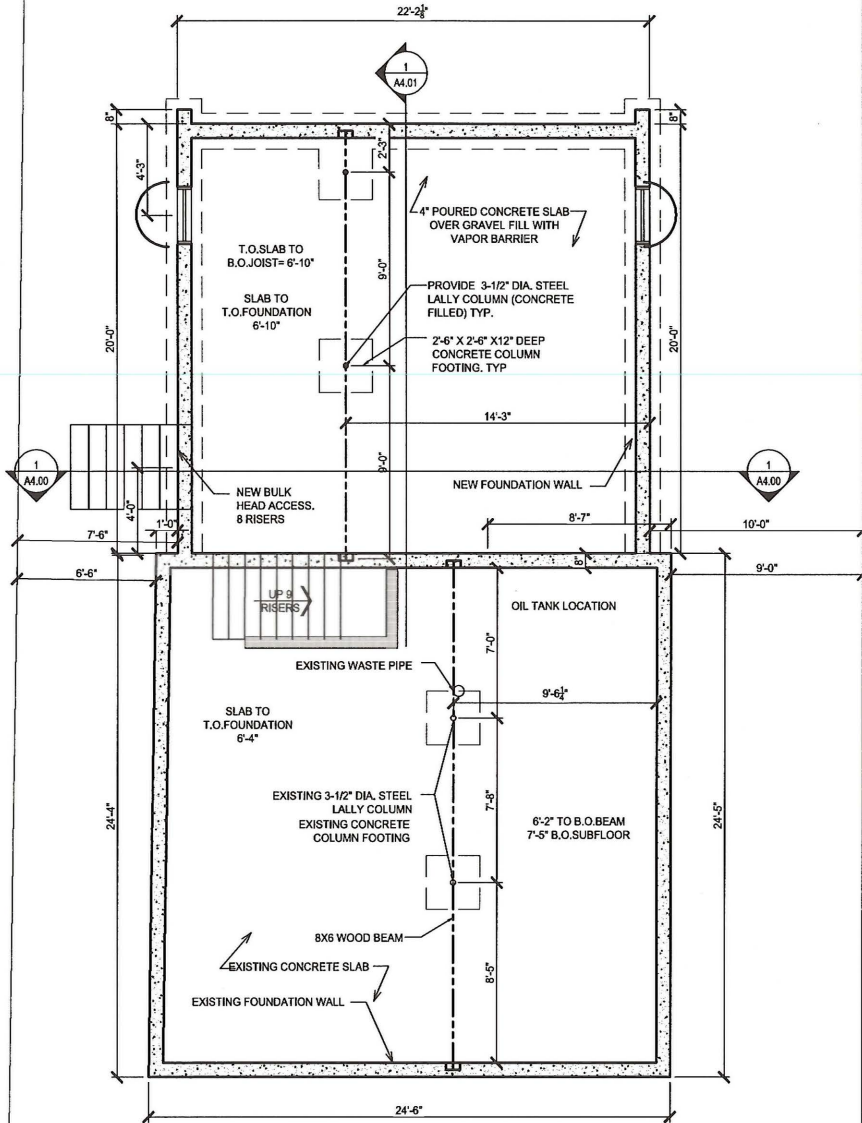


DATE: APRIL, 2016
SCALE: 1/4" = 1'-0"

FOUNDATION PLAN

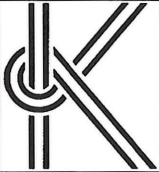
A2.00

H_
G_
F_
E_
D_
C_
B_
A_



FOUNDATION PLAN
SCALE: 1/4"=1'-0"

1 2 3 4 5 6 7 8 9



KERI MURRAY ARCHITECTURE

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keri@kerimurray.com
Sharon, MA

NOT FOR CONSTRUCTION

ISSUED FOR VARIANCE

Tibbetts House

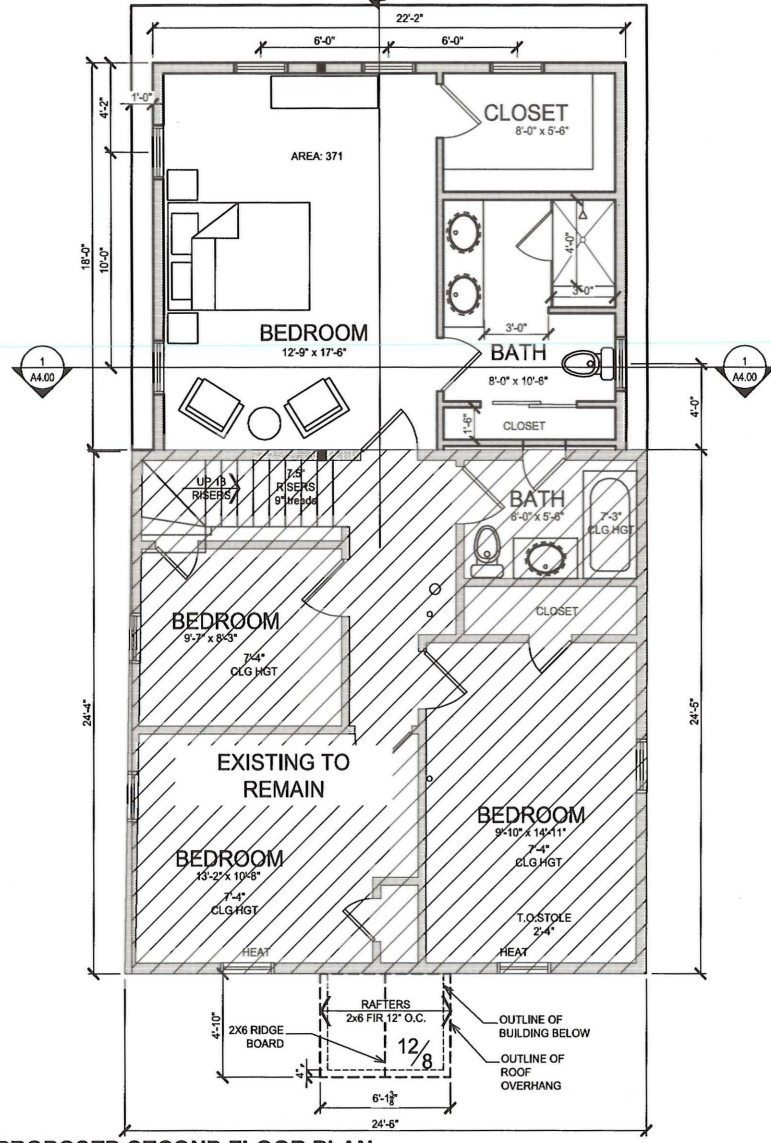
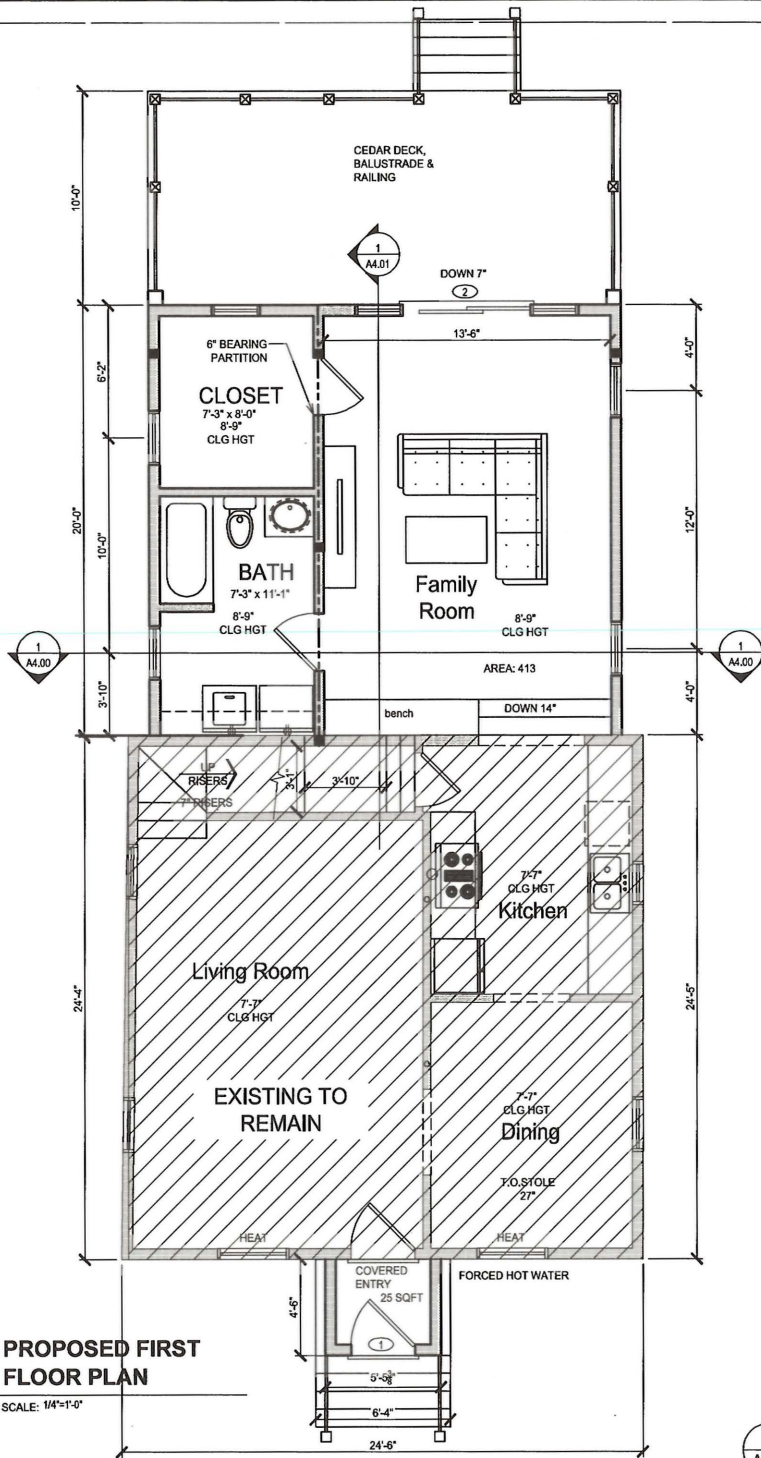
81 GRISWOLD STREET
CAMBRIDGE, MA 02138

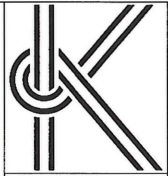


DATE: APRIL, 2016
SCALE: 1/4" = 1'-0"

FLOOR PLANS

A2.01





KERI MURRAY
ARCHITECTURE

617-840-3707
keri@kerimurray.com
Sharon, MA

ISSUED FOR VARIANCE

Tibbets
House

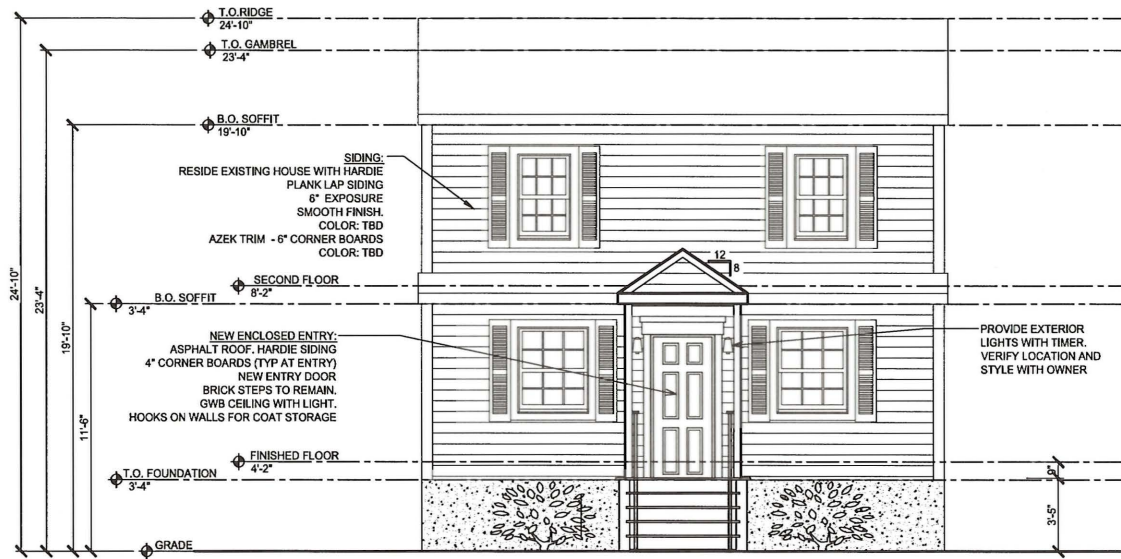
81 GRISWOLD
STREET
CAMBRIDGE, MA 02138

**NOT FOR
CONSTRUCTION**

DATE: APRIL, 2016
SCALE: 1/4" = 1'-0"

EXTERIOR
ELEVATIONS

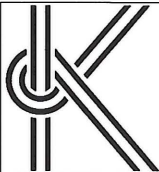
A3.00



2 EAST
A3.00 SCALE: 1/4"=1'-0"



1 SOUTH
A3.00 SCALE: 1/4"=1'-0"



KERI MURRAY ARCHITECTURE

617-840-3707
keri@kerimurray.com
Sharon, MA

ISSUED FOR VARIANCE

Tibbetts House

81 GRISWOLD STREET
CAMBRIDGE, MA 02138

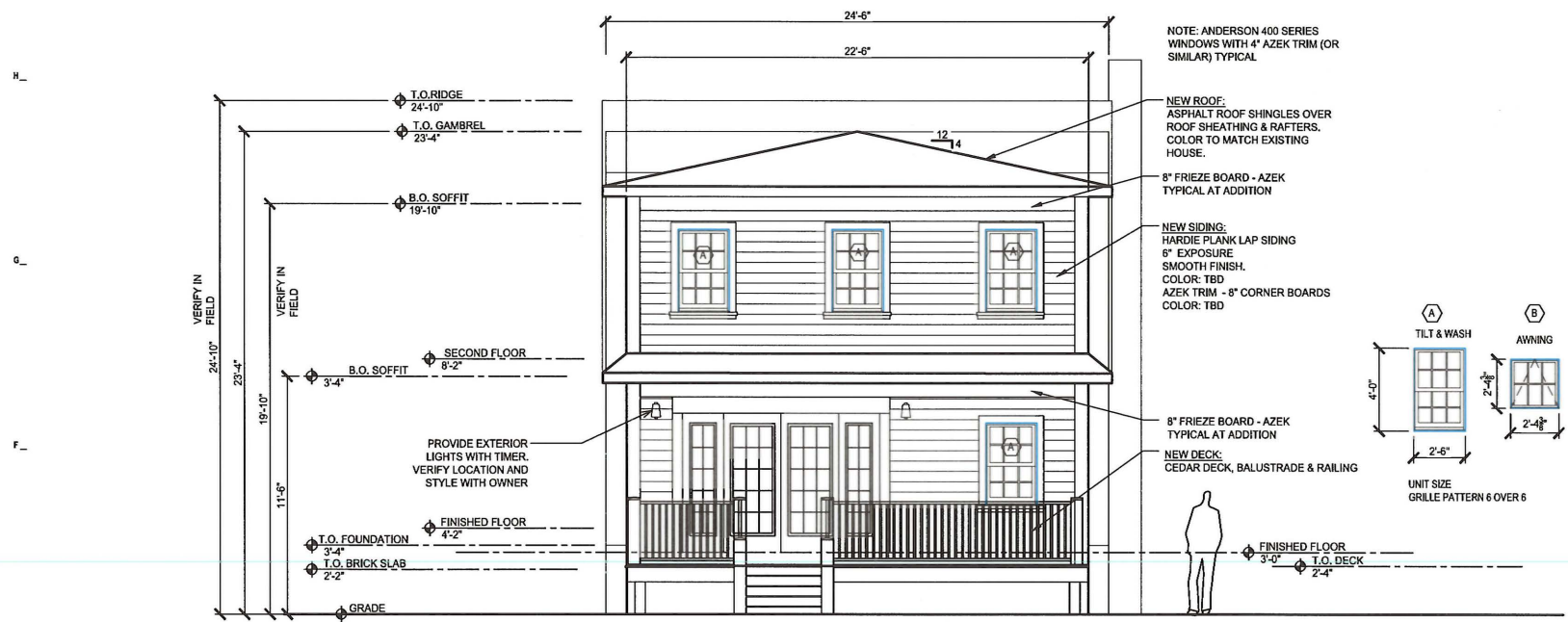
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DATE: APRIL, 2016

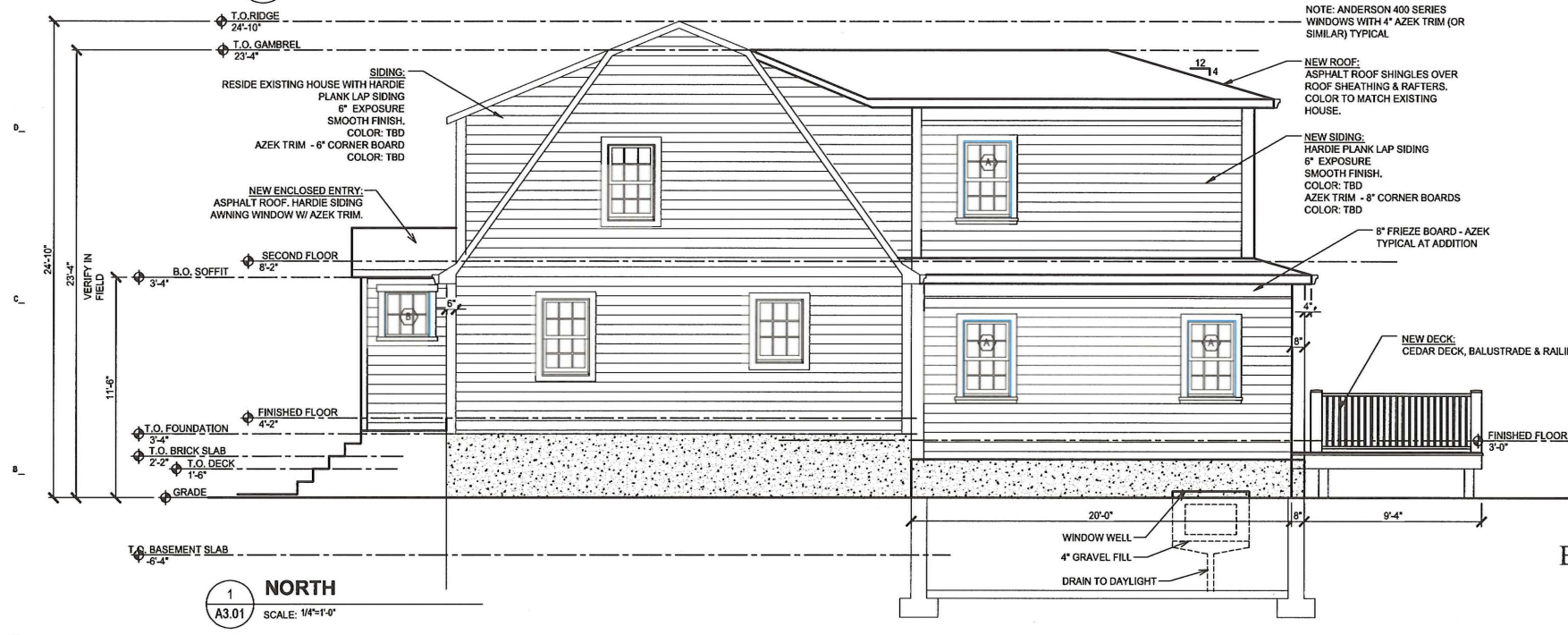
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EXTERIOR ELEVATIONS

A3.01

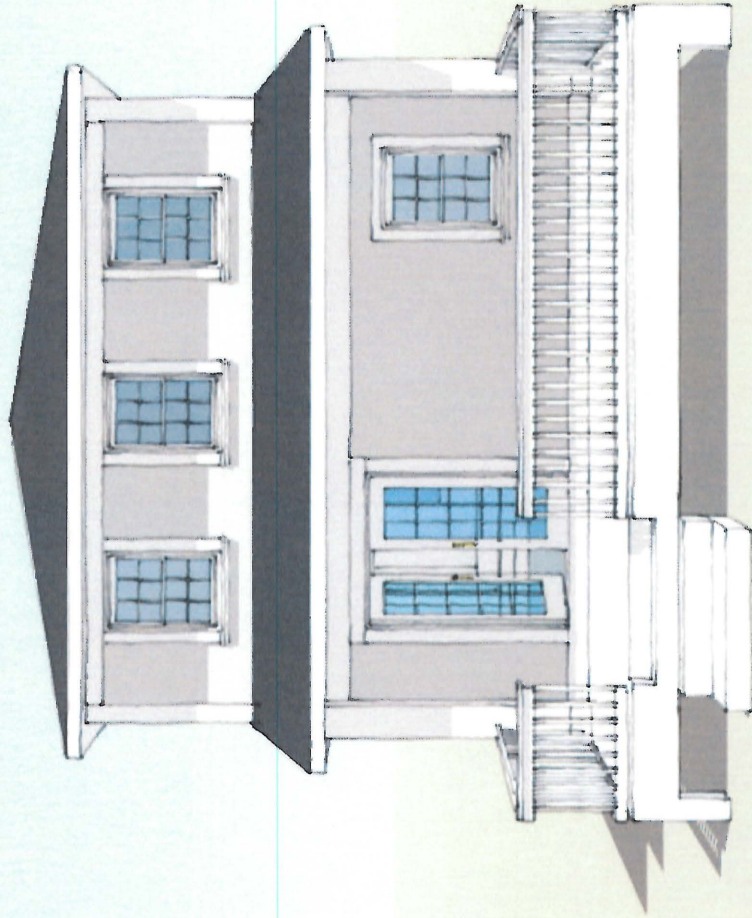


2 WEST
A3.01 SCALE: 1/4"=1'-0"



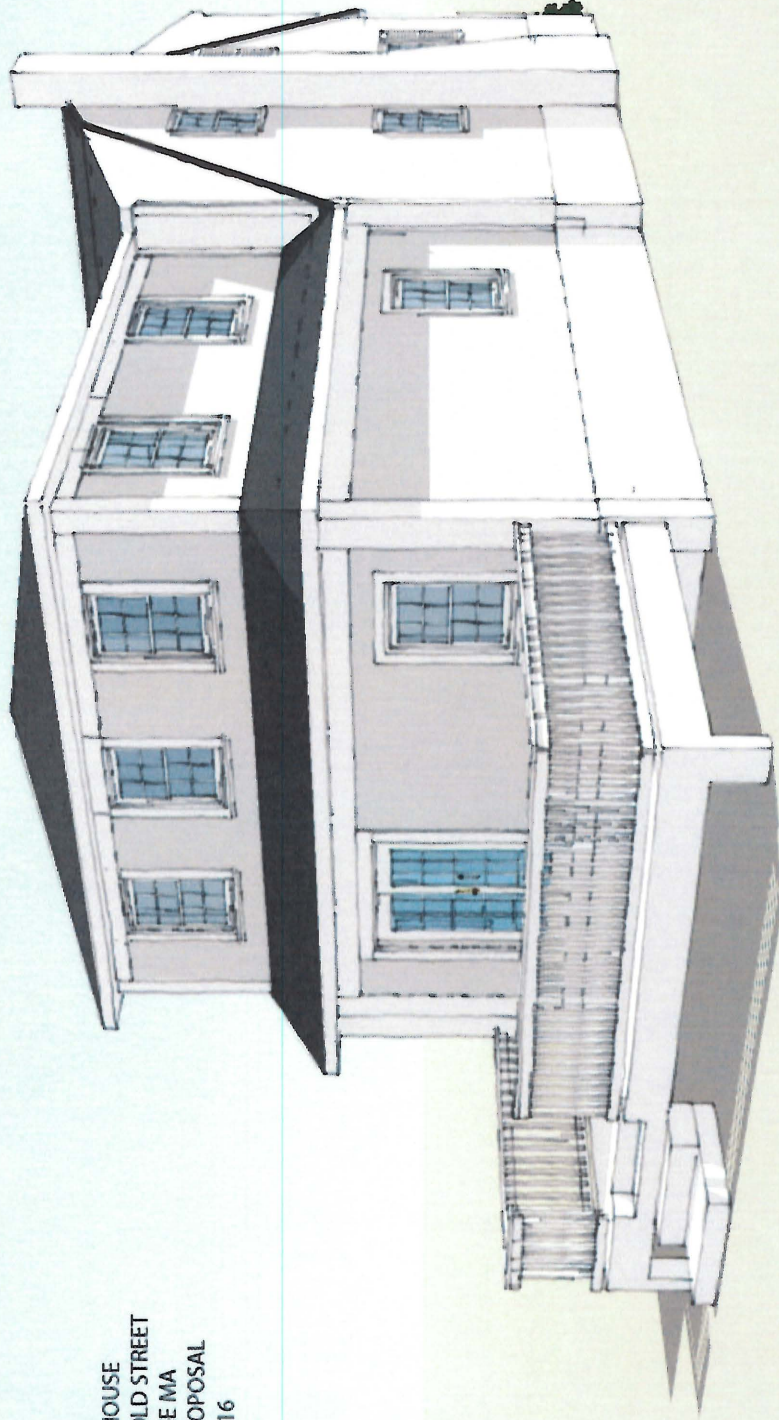
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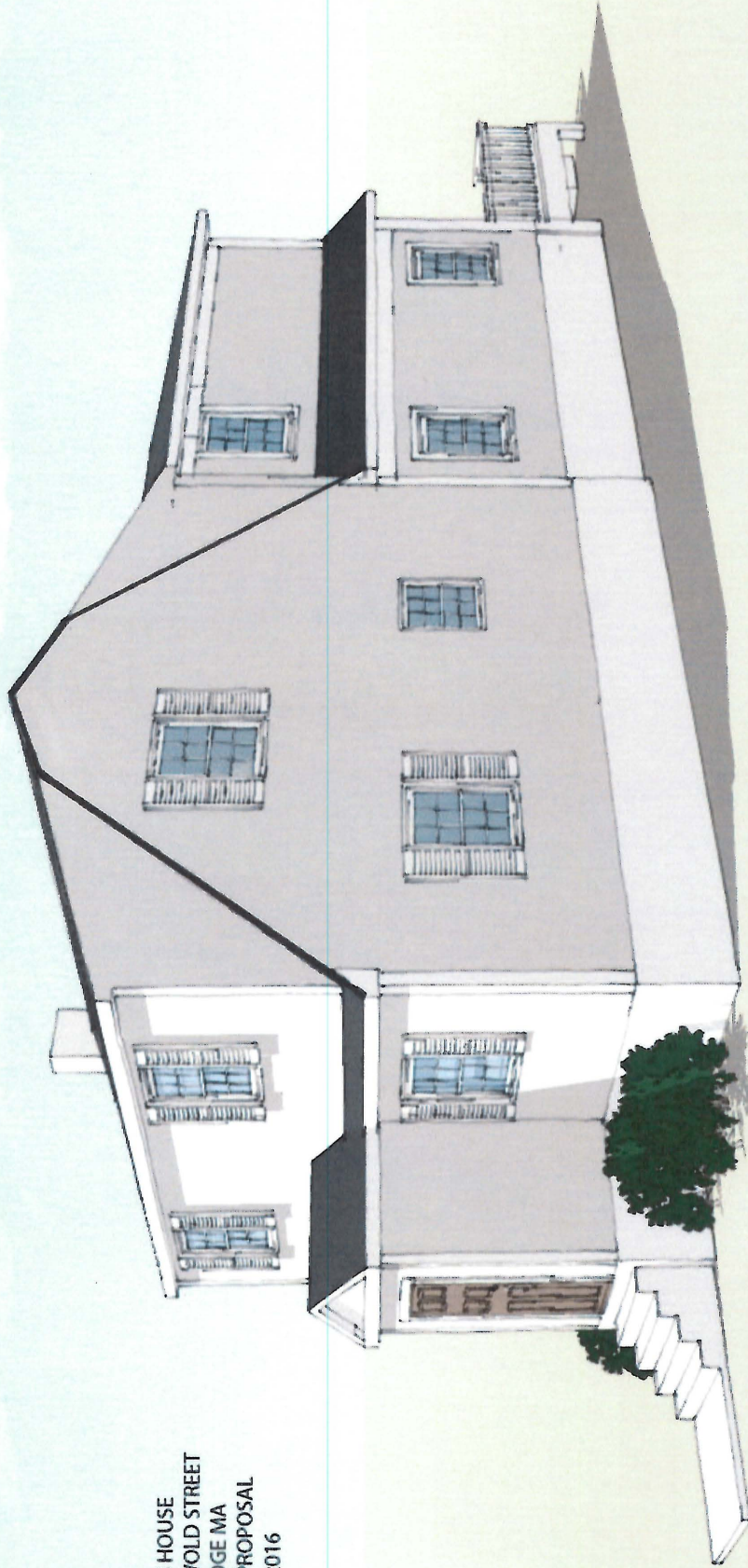
TIBBETTS HOUSE
81 GRISWOLD STREET
CAMBRIDGE MA
DESIGN PROPOSAL
MARCH 2016



KJ RUMBER

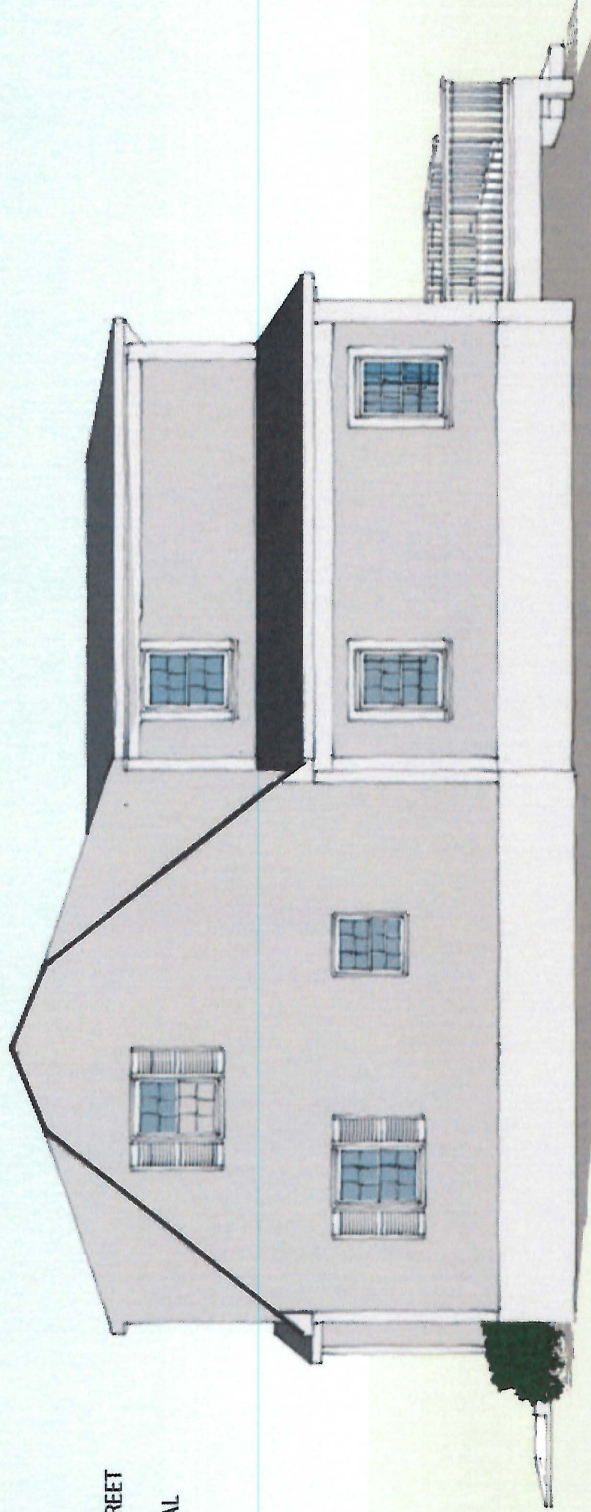
TIBBETTS HOUSE
81 GRISWOLD STREET
CAMBRIDGE MA
DESIGN PROPOSAL
MARCH 2016





BETTS HOUSE
GRISWOLD STREET
AMBRIDGE MA
SIGN PROPOSAL
ARCH 2016

BBETTS HOUSE
1 GRISWOLD STREET
AMBRIDGE MA
ESIGN PROPOSAL
MARCH 2016

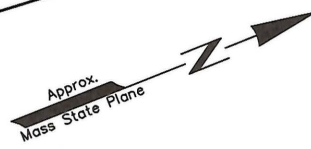
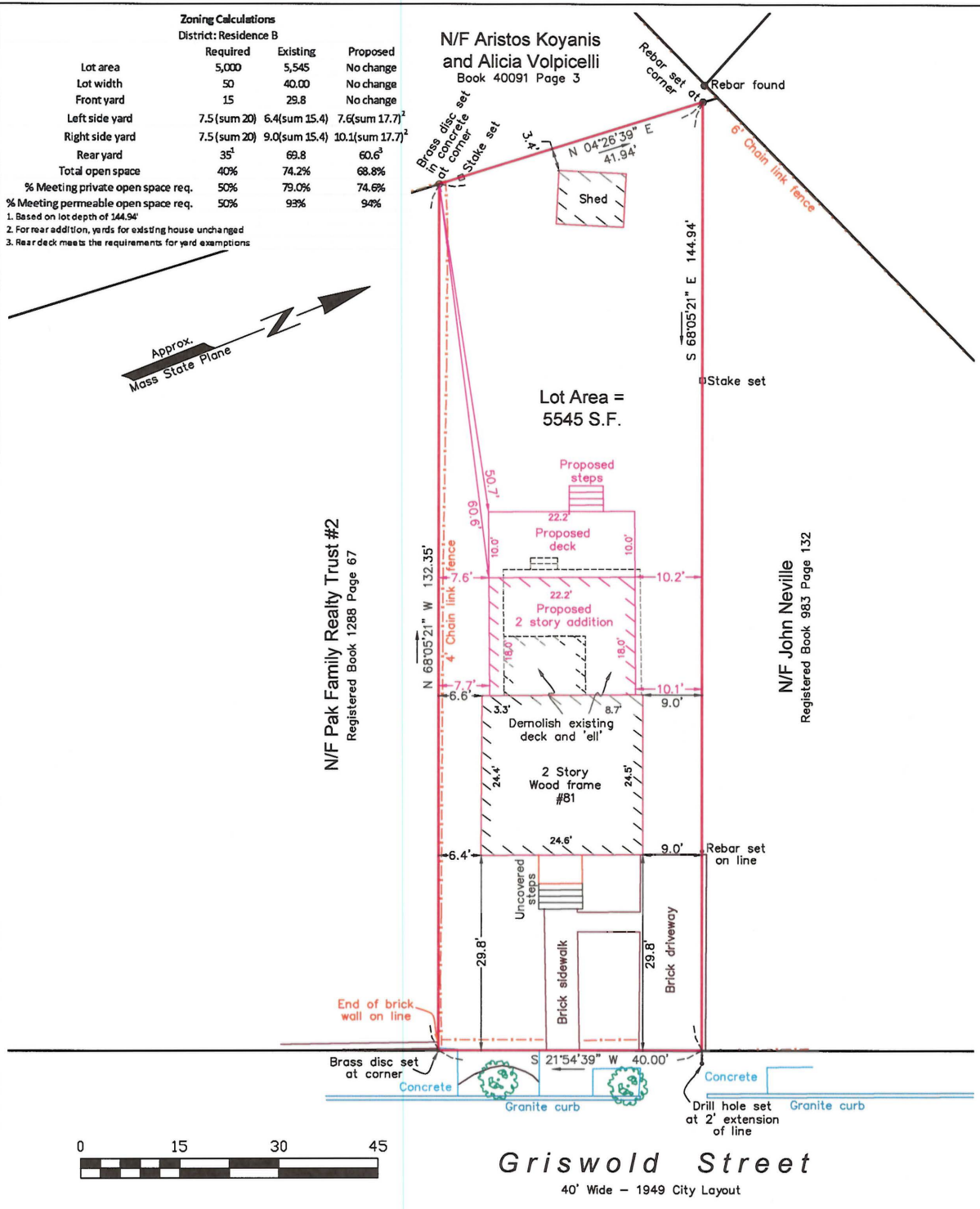


Zoning Calculations
District: Residence B

	Required	Existing	Proposed
Lot area	5,000	5,545	No change
Lot width	50	40.00	No change
Front yard	15	29.8	No change
Left side yard	7.5 (sum 20)	6.4 (sum 15.4)	7.6 (sum 17.7) ¹
Right side yard	7.5 (sum 20)	9.0 (sum 15.4)	10.1 (sum 17.7) ²
Rear yard	35 ¹	69.8	60.6 ³
Total open space	40%	74.2%	68.8%
% Meeting private open space req.	50%	79.0%	74.6%
% Meeting permeable open space req.	50%	93%	94%

1. Based on lot depth of 144.94'
2. For rear addition, yards for existing house unchanged
3. Rear deck meets the requirements for yard exemptions

N/F Aristos Koyanis
and Alicia Volpicelli
Book 40091 Page 3



Griswold Street
40' Wide - 1949 City Layout

In my professional opinion, I certify to Mark Tibbetts 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.

Proposed Plan of Land
in
Cambridge, Massachusetts
Prepared For: Mark Tibbetts

Scale: 1" = 15' Date: April 5, 2016



PROFESSIONAL LAND SURVEYOR
DATE: 4/5/2016



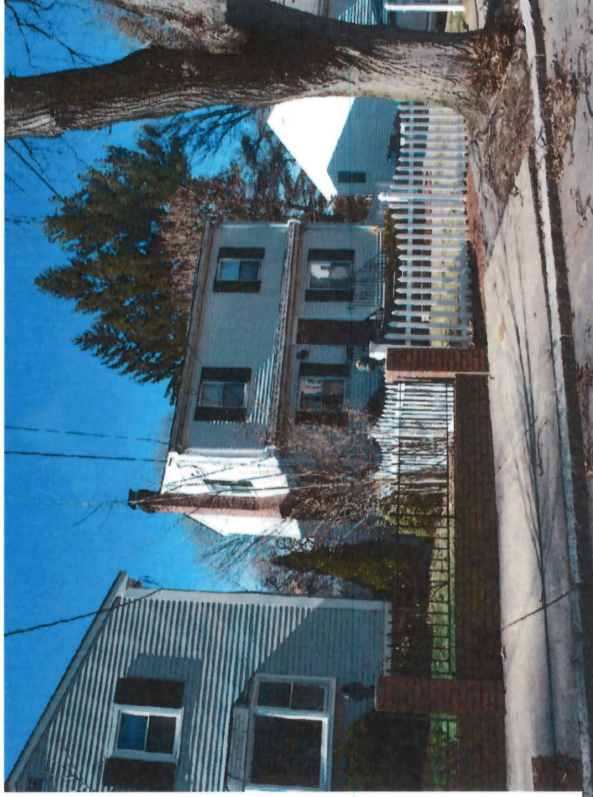
7 Walnut Road 617-744-9002
Somerville, MA 02145 maloneygeo.com

Deed recorded at Middlesex Registry of Deeds, Registered Book 1276 Page 26
Property shown as Lot A on Land Court Plan 14429C
Assessors Map 267B, Lot 187
Zoning District: Residence B

1 USE
D STREET
MA

R VARIANCE

HS OF EXISTING PROPERTY



KERI MURRAY ARC