

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Brian & Lauren Kiraly

PETITIONER'S ADDRESS: 5-7 Eustis Street 02140

LOCATION OF PROPERTY: Same - map 151 - Lot 101

TYPE OF OCCUPANCY: Two Family ZONING DISTRICT: C-1

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:

BUILD Dormer WEST elevation

ALTER AND ENLARGE DORMER EAST Elevation

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section Existing F.A.R., min lot, & min. lot/dwelling unit -
Article 5 Section 5.31 all non-
Article _____ Section _____ conforming

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)

Brian Kiraly Lauren Kiraly
(Print Name)

Address:

5 EUSTIS ST
CAMBRIDGE MA 02140

Tel. No.:

617-999-4732

E-Mail Address:

KIRALY 2006 @GMAIL.COM

Date:

13 Nov 2017

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 Brian Kiraly
(OWNER)

Address: 5 EUSTIS STREET, CAMBRIDGE MA 02140

State that I/We own the property located at 5 EUSTIS STREET,
which is the subject of this zoning application.

The record title of this property is in the name of Brian Kiraly

*Pursuant to a deed of duly recorded in the date 4/1/2008 Middlesex South
County Registry of Deeds at Book 50974, Page 180; 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 Brian A. Kiraly personally appeared before me,
this 7th of NOV., 2017, and made oath that the above statement is true.

August B. Kone Notary

My commission expires June 7, 2024 (Notary Seal).

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

RECEIVED - DEPARTMENT OF THE ARMY - WASHINGTON, D.C.

TO: THE SECRETARY OF THE ARMY
FROM: THE CHIEF OF THE ARMY
SUBJECT: [Illegible]

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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:

Presently, owners have sub-standard floor area for a growing family - their daughter + unexpected twin boys. This hardship would be alleviated with the construction of the proposed dormers, which will allow the family the needed elbow room to stay in Cambridge as their kids grow.

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:

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

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

Not looking to add living area out of whole cloth. Numerous other houses in immediate neighborhood of similar style have been granted this same relief.

* 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: peter james buildersPRESENT USE/OCCUPANCY: 2 FamilyLOCATION: 5-7 Eustis St Cambridge, MAZONE: Residence C-1 Zone

PHONE: _____

REQUESTED USE/OCCUPANCY: 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2474	2706	1840	(max.)
<u>LOT AREA:</u>	2453	2453	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.01	1.10	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1226	No Change	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	45	45	50	(min.)
DEPTH	52	52	?	
<u>SETBACKS IN FEET:</u>				
FRONT	9	9	10	(min.)
REAR	8	8	20	(min.)
LEFT SIDE	5.8	5.8	7.6	(min.)
RIGHT SIDE	19.6	19.6	7.6	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	35	35	35	(max.)
LENGTH	39	39	no change	
WIDTH	25.5	25.5	no change	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	32%	32%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	no change	n/a	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(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.

Type of construction is wood frame with wood clapboards to match existing so as to blend and uphold original character.

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

DIMENSIONAL INFORMATION

APPLICANT: Brian CAHILL KIRBY PRESENT USE/OCCUPANCY: Two Fam. Lvy
 LOCATION: 517 Eustis St ZONE: C-1
 PHONE: 617-999-4732 REQUESTED USE/OCCUPANCY: Two Fam. Lvy

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:	<u>2477</u>	<u>2706</u>	<u>1840</u>	(max.)
LOT AREA:	<u>2453</u>	<u>2</u>	<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	<u>1.01</u>	<u>1.10</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1226</u>	<u>No change</u>	<u>1,500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>45'</u>		<u>50</u>	(min.)
DEPTH	<u>52'</u>			
Setbacks in Feet:				
FRONT	<u>9'</u>	<u>No change</u>	<u>10</u>	(min.)
REAR	<u>8</u>	<u>No change</u>	<u>20</u>	(min.)
LEFT SIDE	<u>5' 8"</u>	<u>No change</u>	<u>7' 6"</u>	(min.)
RIGHT SIDE	<u>19' 6"</u>	<u>No change</u>	<u>7' 6"</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>35'</u>	<u>No change</u>	<u>35'</u>	(max.)
LENGTH	<u>39</u>			
WIDTH	<u>25.5'</u>			
RATIO OF USABLE OPEN SPACE TO LOT AREA:	<u>32%</u>	<u>No change</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>No change</u>		(max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>No change</u>	<u>2</u>	(min./max.)
NO. OF LOADING AREAS:	<u>0</u>	<u>No change</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>N/A</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.

Type of construction to used
Frame, cladding to match existing
so as to uphold original character

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
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BZA APPLICATION FORM

GENERAL INFORMATION

2017 NOV 15 PM 2:49
CAMBRIDGE, MASSACHUSETTS

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BUILD DORMER WEST elevation

ALTER AND ENLARGE DORMER EAST Elevation

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Article 5.0 Section Existing F.A.R., min lot, & min. lot/dwelling unit -
Article 5 Section 5.31 all non-conforming
Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

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(Petitioner(s)/Owner)

Brian Kiraly Lauren Kiraly
(Print Name)

Address:

5 EUSTIS ST
CAMBRIDGE MA 02140

Tel. No.:

617-999-4732

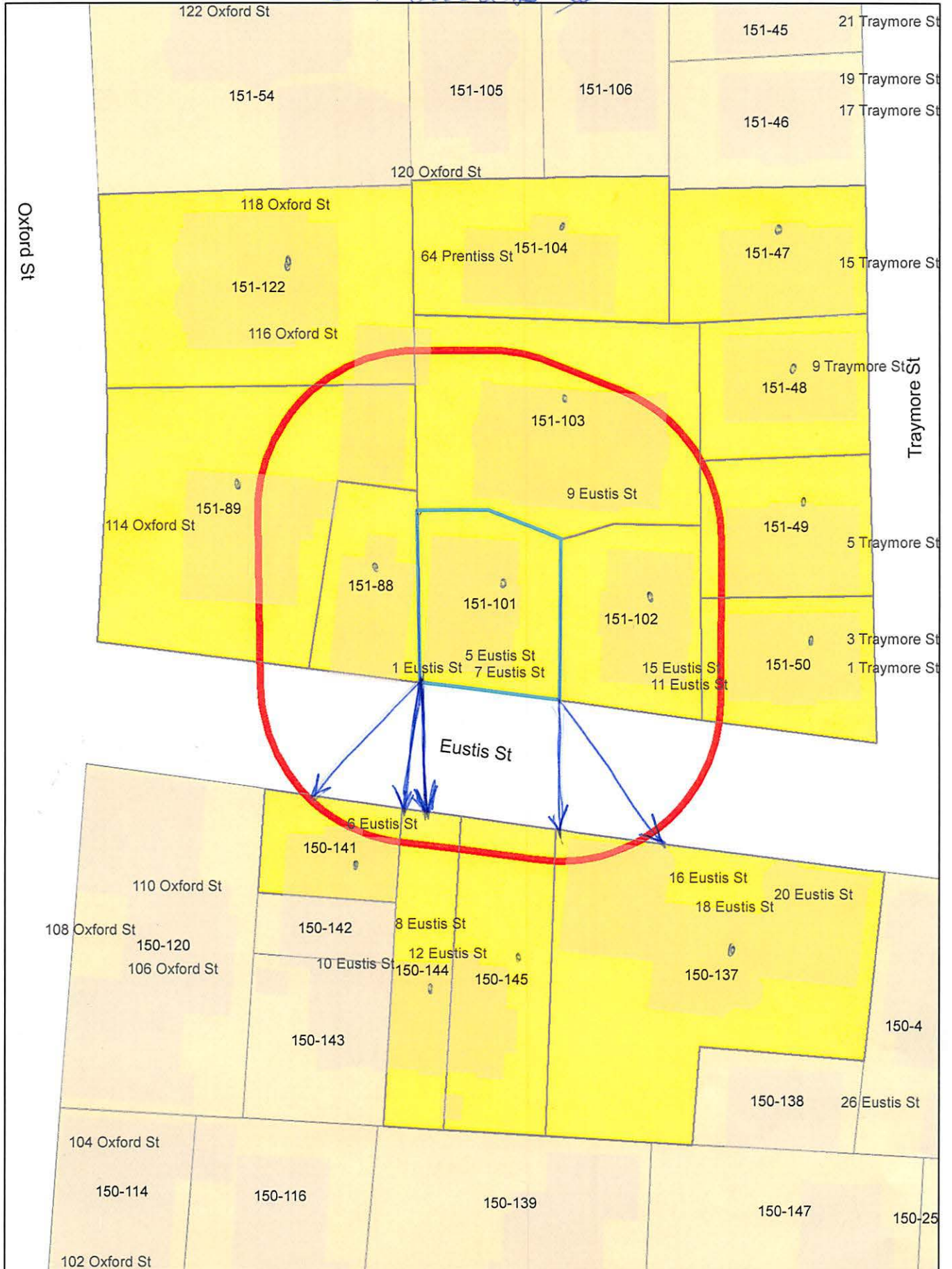
E-Mail Address:

KIRALY 2006 @GMAIL.COM

Date:

13 Nov 2017

5-7 Eustis St.



5-7 Eustis St.

Petitioners

150-137
BANKER, ROBERT TRUSTEE
C/O THE BANKER REAL ESTATE CO
14A ELIOT STREET
CAMBRIDGE, MA 02138

150-141
VANCE, ELIZABETH O'CONNOR &
JASON C. INNES
6 EUSTIS STREET
CAMBRIDGE, MA 02138

151-101
KIRALY, BRIAN A. & LAUREN H. KIRALY
5 EUSTIS ST
CAMBRIDGE, MA 02140

150-145
GILBOA, RAN
14 EUSTIS ST
CAMBRIDGE, MA 02140

151-47
SLOCUM, MARTHA
P.O. BOX 1352
VENICE, FL 34285

Builder
PETER JAMES BUILDER
C/O PETER JAMES
62 PRENTISS STREET #3
CAMBRIDGE, MA 02140

151-49
HOFMANN, NORBERT A. & ANITA K. WAGNER
5-7 TRAYMORE ST
CAMBRIDGE, MA 02140

151-88
SMITH, PETER A.,
TRUSTEE THE PETER A. SMITH REV TRUST
1 EUSTIS ST
CAMBRIDGE, MA 02140

151-89
GABRIELI, JOHN D. & SUSAN W. GABRIELI
114 OXFORD ST
CAMBRIDGE, MA 02138

151-48
AQUITANIA, LLC
17227 E. FONTANA WAY
FOUNTAIN HILLS, AZ 85268

151-101
SPERLING, STEFAN
5-7 EUSTIS ST., UNIT #7
CAMBRIDGE, MA 02140

151-102
BEAUCHER, STEVEN J. & JULIE A. RICHMOND
11-15 EUSTIS ST
CAMBRIDGE, MA 02140

151-103
MIRABILAS, LLC
C/O NCP MANAGEMENT COMPANY
PO BOX 590179
NEWTON, MA 02459

151-104
BLUMSACK, ERIC A. & DEBORAH L. MILLER
REHOV NAHUM LIFSCHITZ 15/34
BAKA JERUSALEM, - 93622

151-104
O'CONNELL, KAREN
64 PRENTISS STREET #2
CAMBRIDGE, MA 02140

151-104
GLADSTONE, MICHAEL
C/O MA, KEITH & PEI PEI MA
64 PRENTISS ST., #3
CAMBRIDGE, MA 02140

151-122
WALTHER, DANE S. & NOELLE LIVRERI
116 OXFORD ST
CAMBRIDGE, MA 02140

151-122
BAGEDONOW, MATTHEW &
CHRISTINE BAGEDONOW, TRS
118 OXFORD ST., #118
CAMBRIDGE, MA 02140

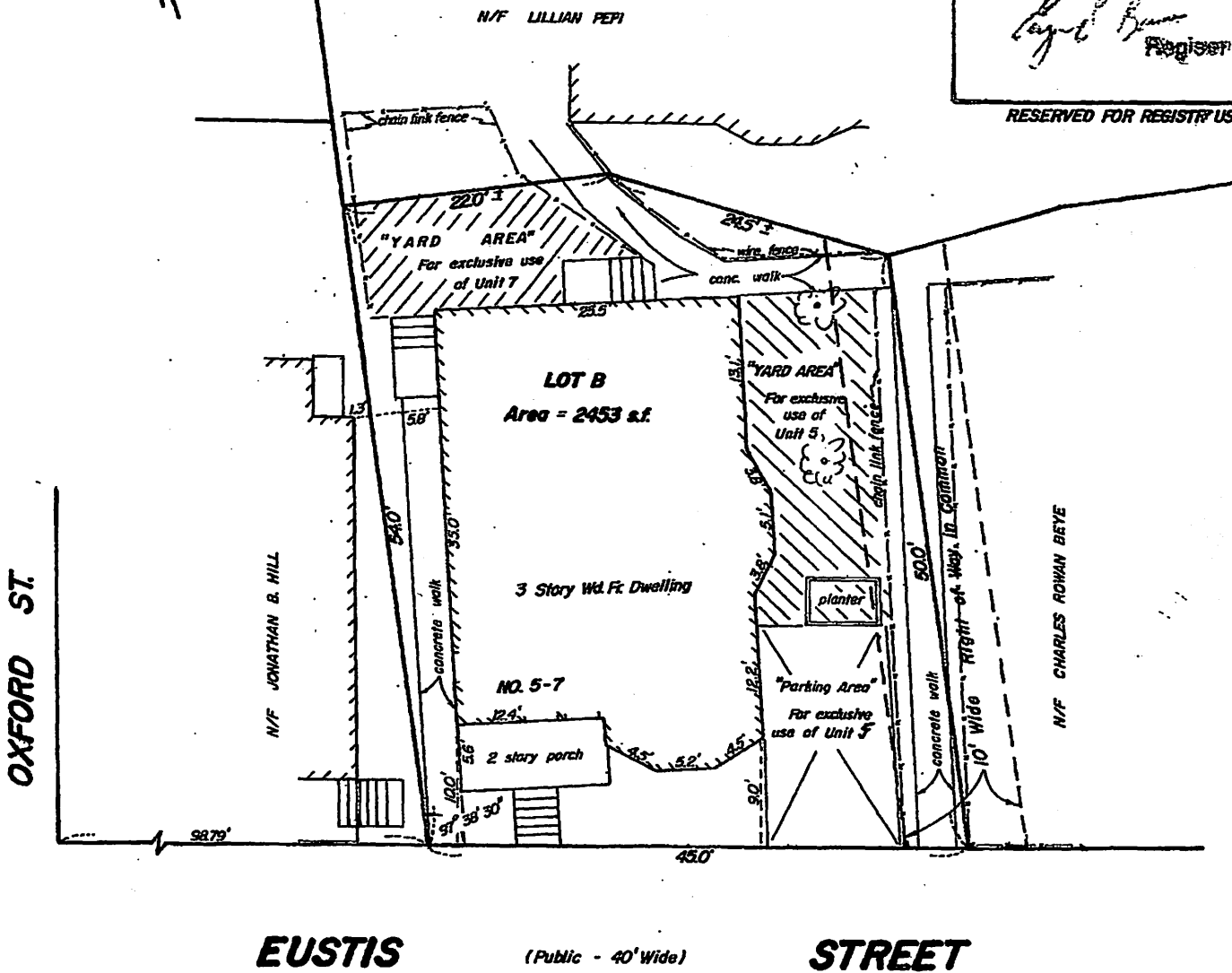
151-50
AUGUSTIN, VIOLA
1 TRAYMORE ST., #1
CAMBRIDGE, MA 02140

151-50
PECK, III, THEODORE A. & JESSICA A. BOYATT
1 TRAYMORE ST., #3
CAMBRIDGE, MA 02140

150-144
EAGLE, VERNON A. & VERNON EAGLE AS TR.
12 EUSTISS ST.
CAMBRIDGE, MA 02140

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 734-5-11-91
Rec'd. 9/12 to 91
at 1-44-2 Doc. No. 498
Rec'd. Bk. 21411 Page 414
Attest *Lloyd B. Mason*
Register

RESERVED FOR REGISTRY USE



PROPERTY REFERENCES:

Middlesex South Registry of Deeds
Book 18532, Pg. 513
Book 7297, Pg. 505
Land Court Eng. Dept.
L.C.C. 15960A (File Plan)

I certify that the parcel shown hereon does not lie within a special flood hazard area as indicated on the Flood Insurance Rate Maps for the City of Cambridge, Massachusetts, dated July 5, 1982.

I certify that the property lines shown are the lines dividing existing ownerships, and the lines of streets and ways shown are those of public or private streets or ways already established and that no new lines for the division of existing ownership or for new ways are shown.

I certify that this plan of 5-7 EUSTIS STREET CONDOMINIUM fully and accurately depicts the layout of the building dimensions, property lines and common areas to which it has access as built.

I further certify that this plan has been prepared in accordance with the rules and regulations of the Registers of Deeds of the Commonwealth of Massachusetts.

Wendell H. Mason



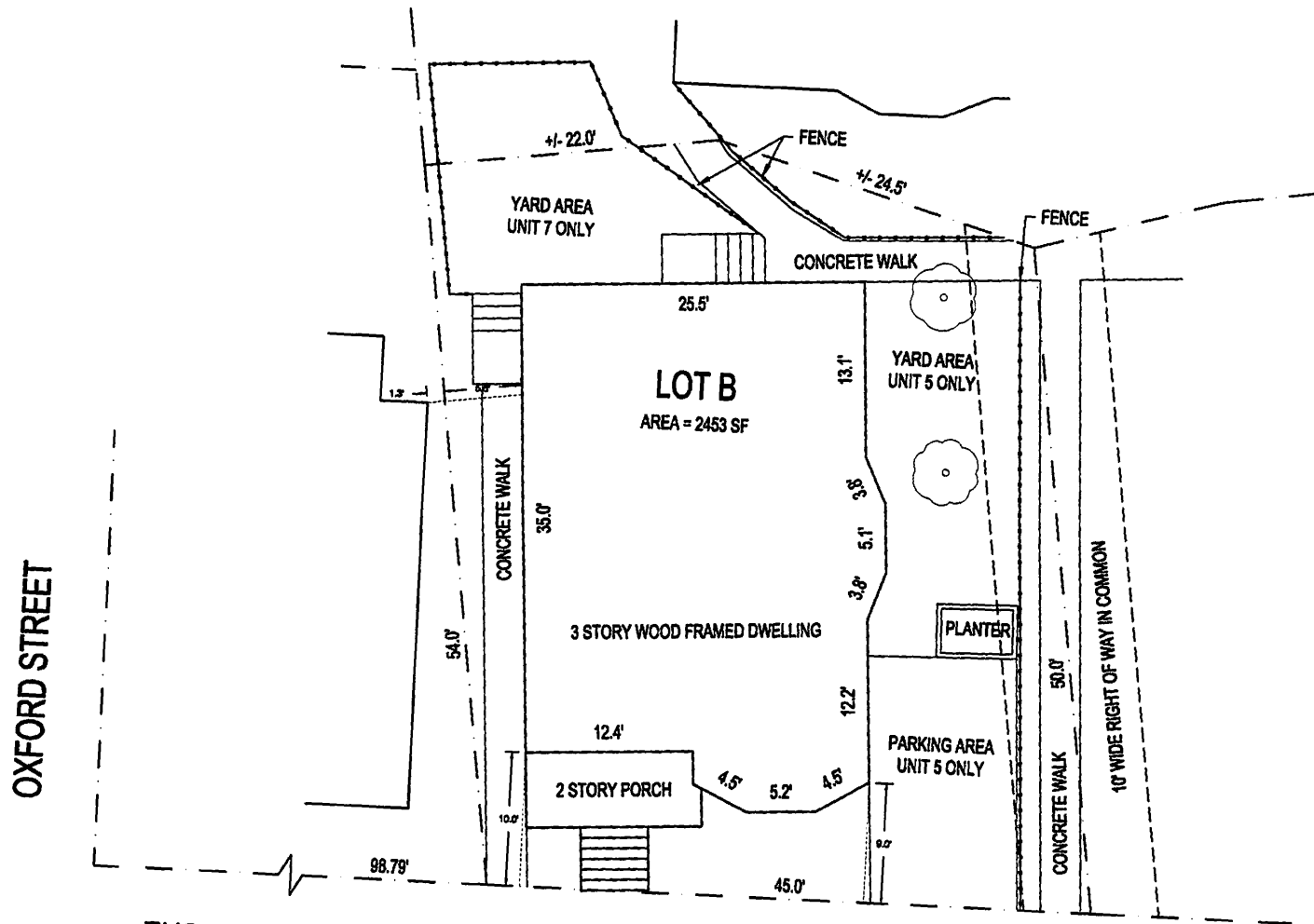
SITE PLAN
5-7 EUSTIS STREET CONDOMINIUM
CAMBRIDGE, MASS.

SCALE: 1" = 8'

AUG. 22, 1991

WENDELL H. MASON PROF. LAND SURVEYOR
122 ESSEX ST. BEVERLY, MA 01915





ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
Site Plan

Scale:
1/8" = 1'-0"

Sheet Size:
11 x 17

Sheet Number:
001

Date:
10/29/2017

Project Number:
1702

ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
Existing 3rd Floor Plan

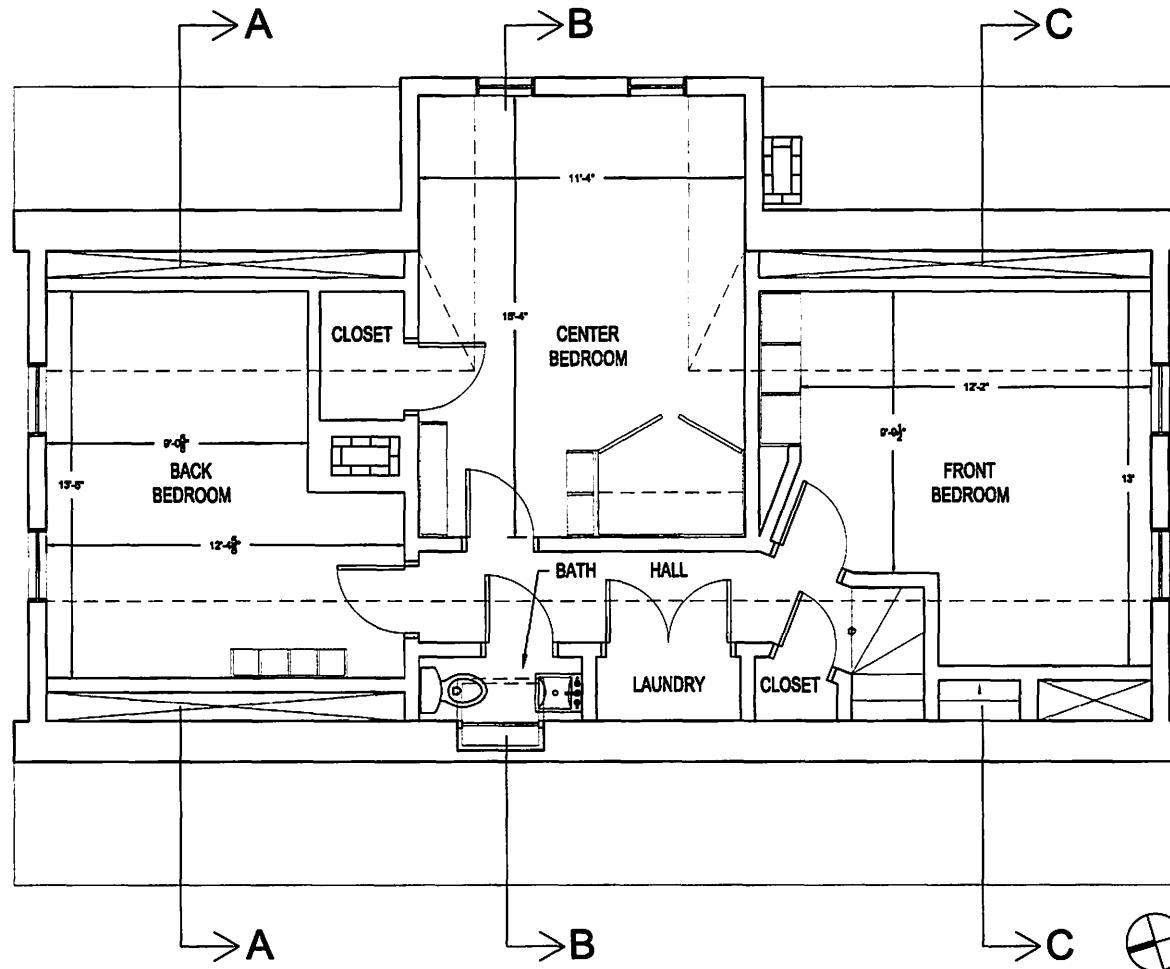
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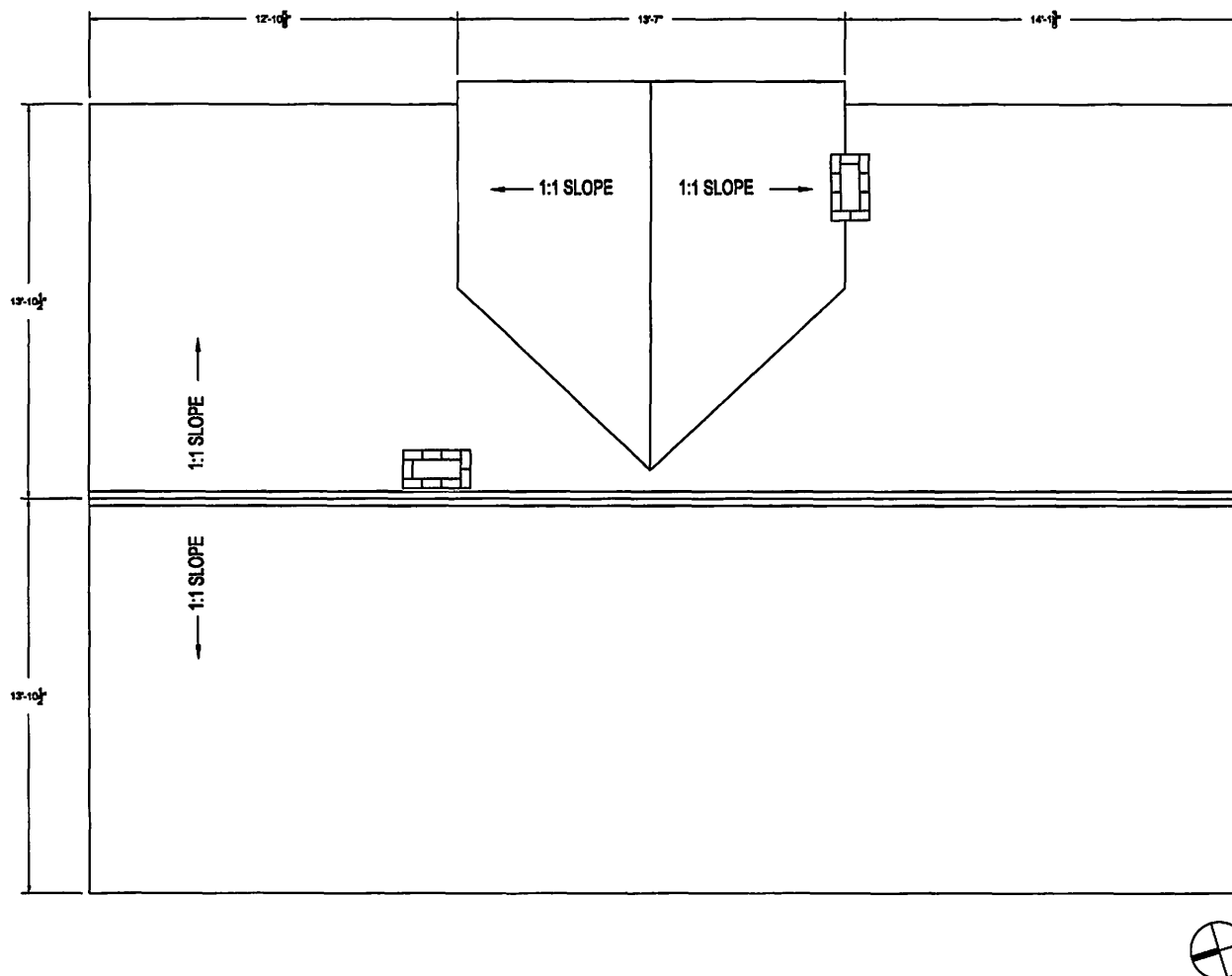
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Sheet Number:
002

Date:
10/29/2017

Project Number:
1702





ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
Existing Roof Plan

Scale: 1/4" = 1'-0"	Sheet Size: 11 x 17
Sheet Number: 003	Date: 10/29/2017
Project Number: 1702	



ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
Existing
South Elevation

Scale:
1/4" = 1'-0"

Sheet Size:
11 x 17

Sheet Number:
004

Date:
10/29/2017

Project Number:
1702



ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
Existing
East Elevation

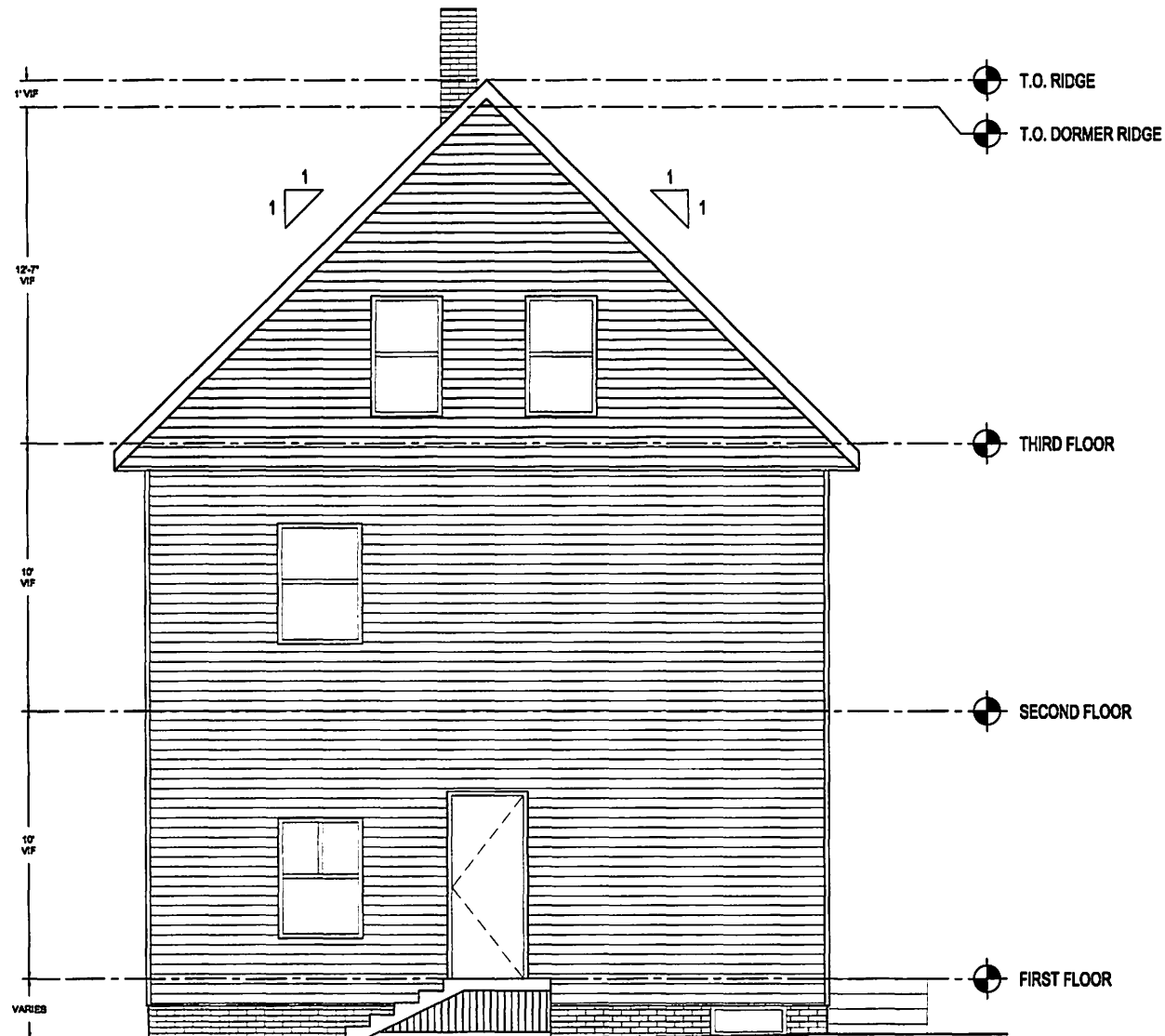
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Sheet Number:
005

Date:
10/29/2017

Project Number:
1702



ZAIDI / CHRISTO DESIGNS

Client:

Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

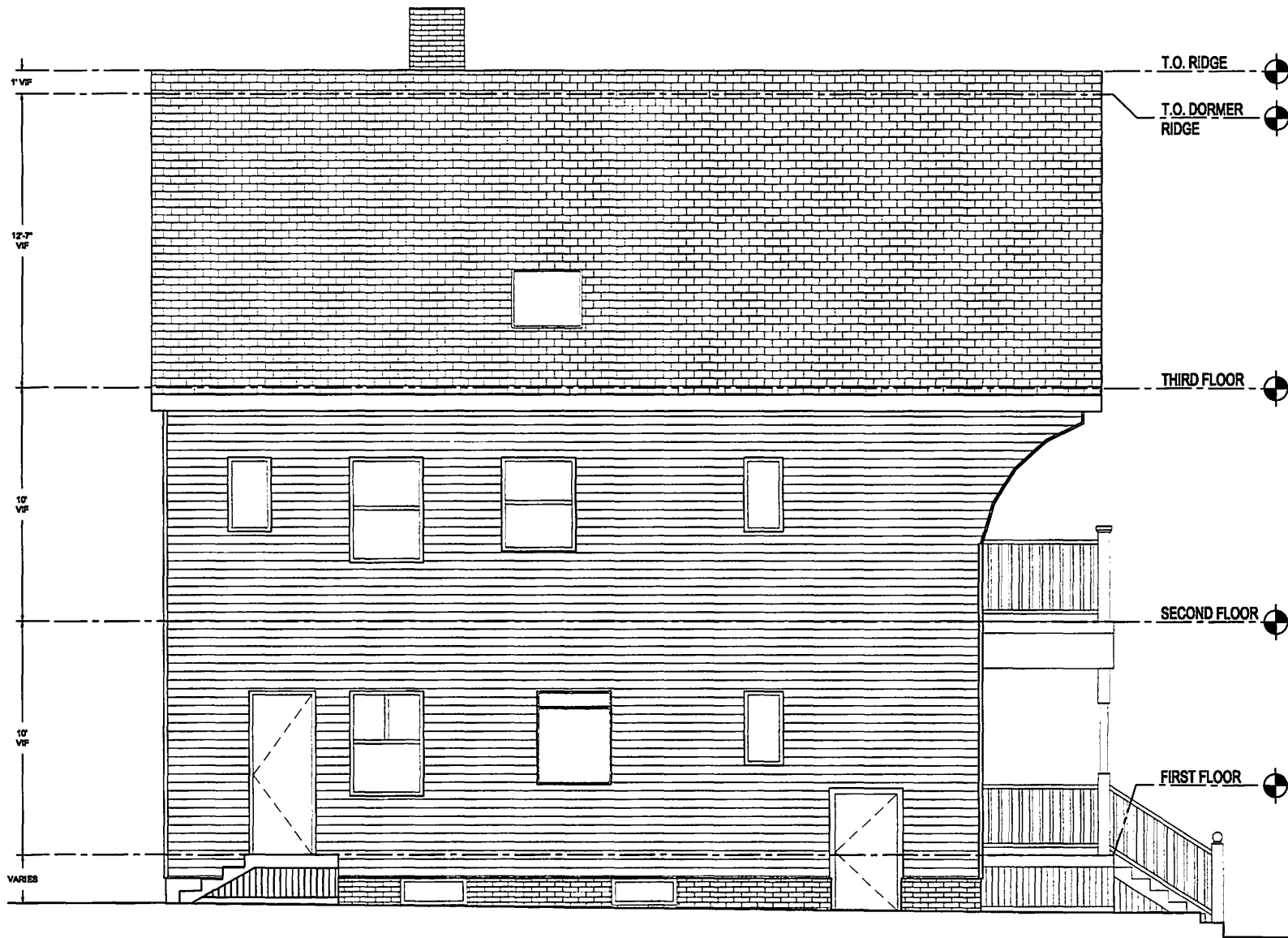
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Existing
North Elevation

Scale:
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Sheet Number:
006 Date:
10/29/2017

Project Number:
1702



ZAIDI / CHRISTO DESIGNS

Client:

Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

Sheet Title:

Existing
West Elevation

Scale:
1/4" = 1'-0"

Sheet Size:
11 x 17

Sheet Number:
007

Date:
10/29/2017

Project Number:
1702

ZAIDI / CHRISTO DESIGNS

Client:

Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

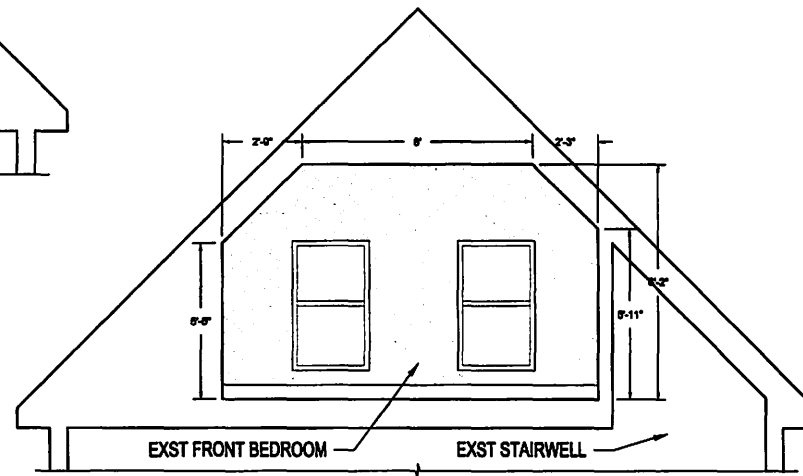
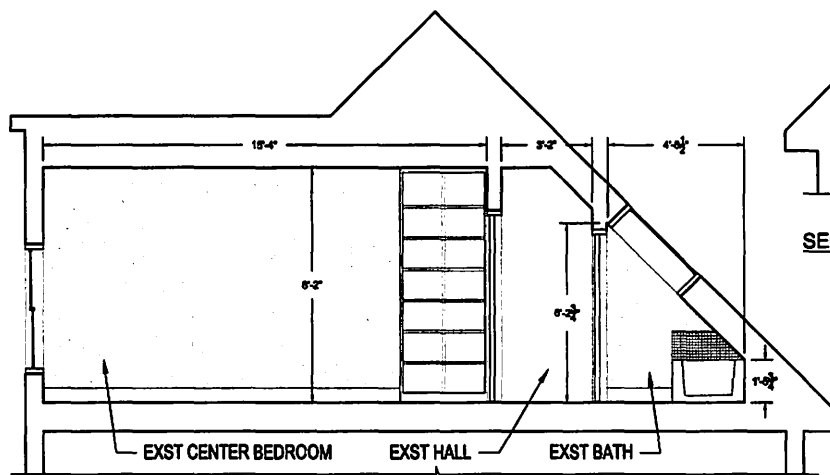
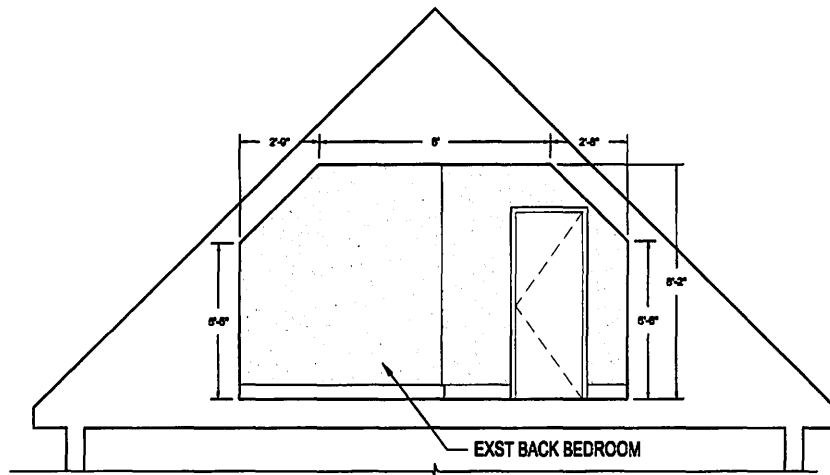
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Existing Sections

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008 Date:
10/29/2017

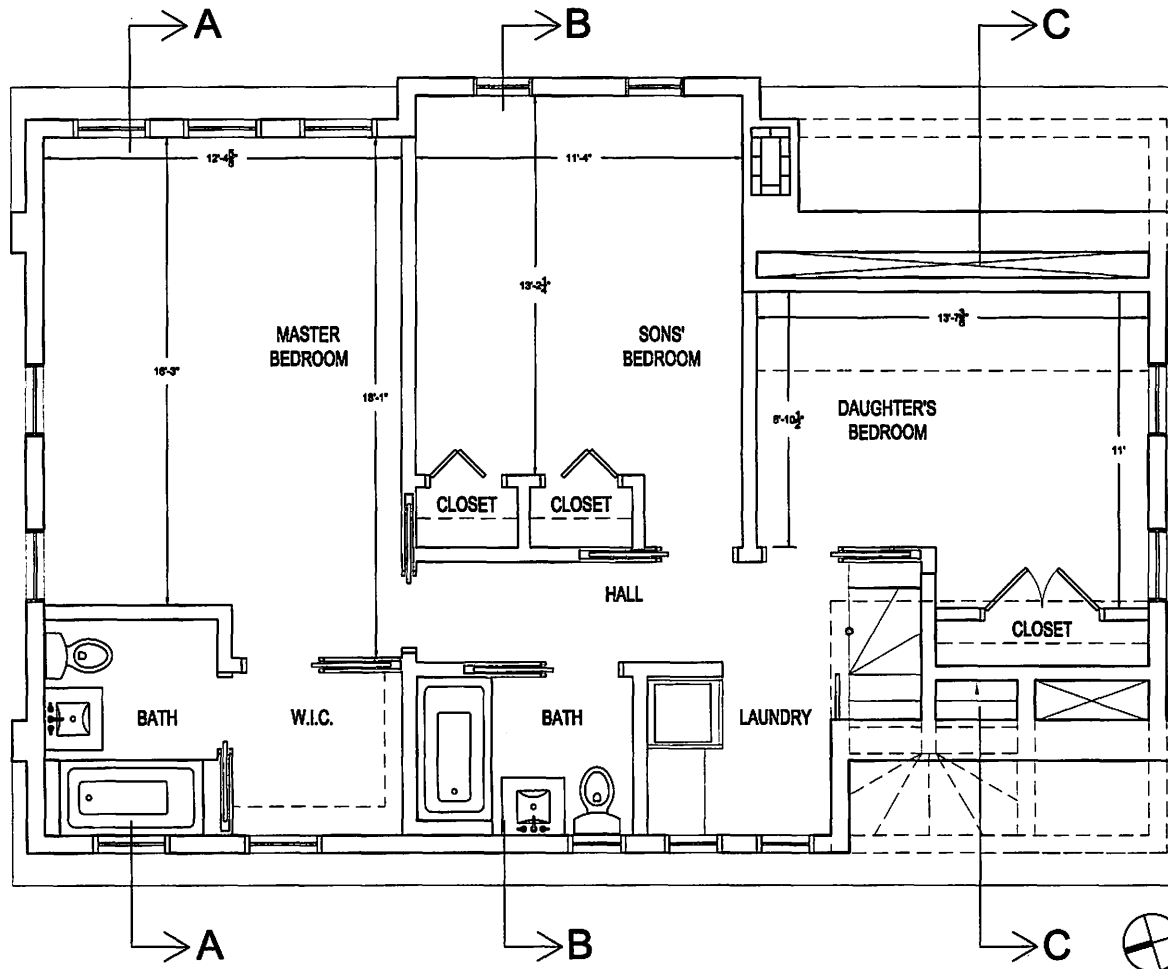
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ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA



Sheet Title:
Proposed 3rd Floor Plan

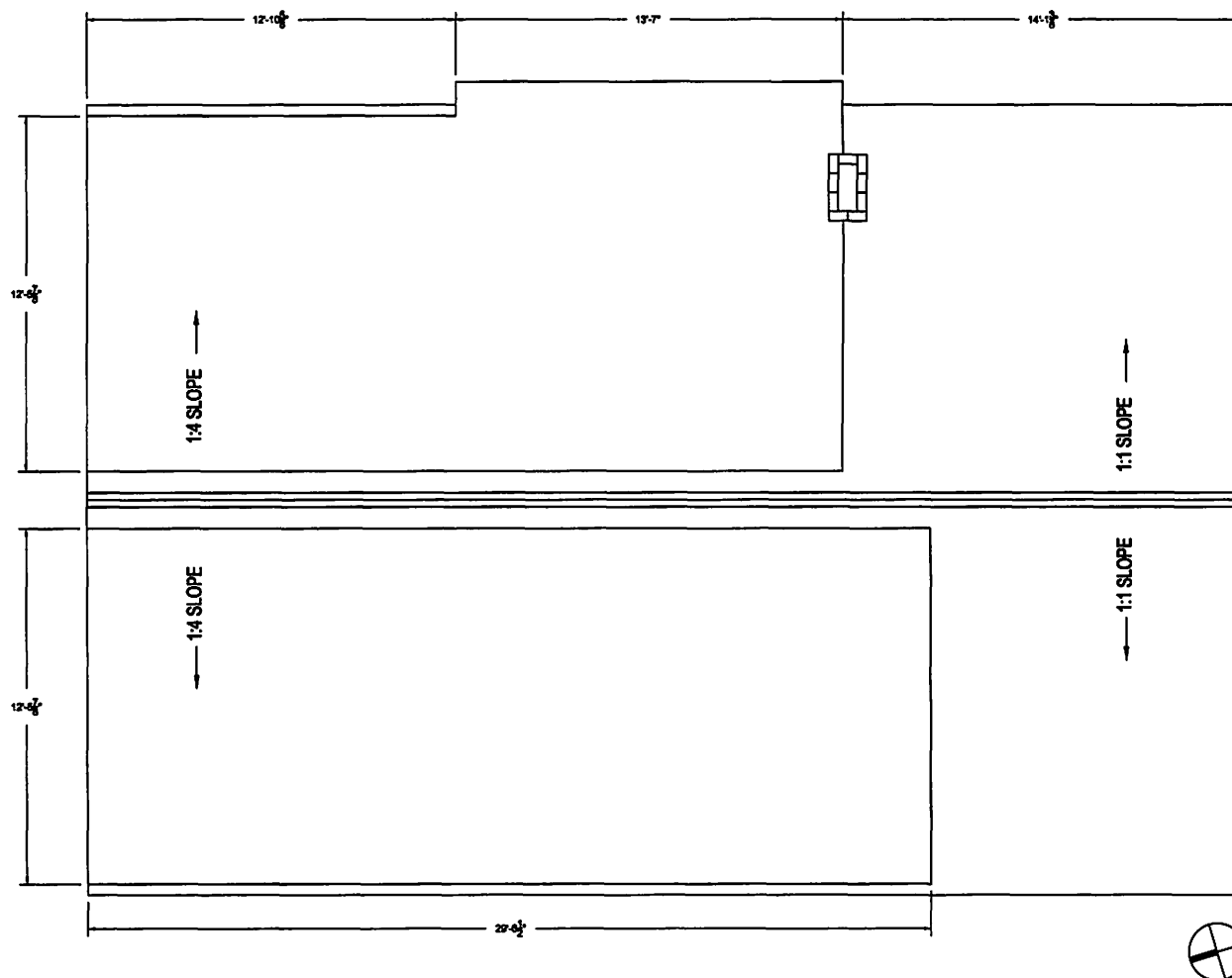
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Sheet Number:
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Date:
10/29/2017

Project Number:
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ZAIDI / CHRISTO DESIGNS

Client:

Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

Sheet Title:

Proposed Roof Plan

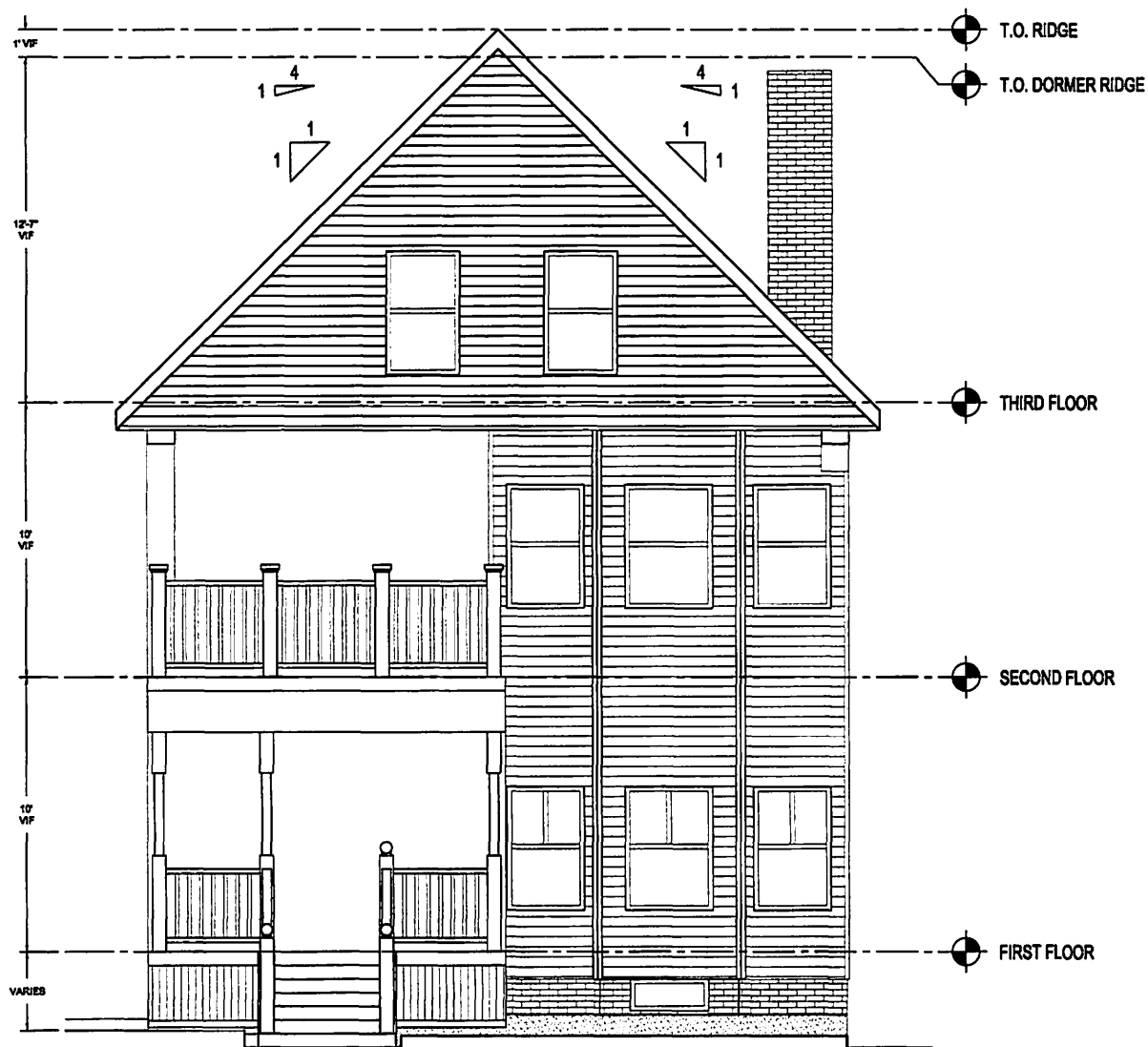
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Sheet Number:
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Date:
10/29/2017

Project Number:
1702



ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
Proposed
South Elevation

Scale:
1/4" = 1'-0"

Sheet Size:
11 x 17

Sheet Number:
011

Date:
10/29/2017

Project Number:
1702



ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA

Sheet Title:
**Proposed
East Elevation**

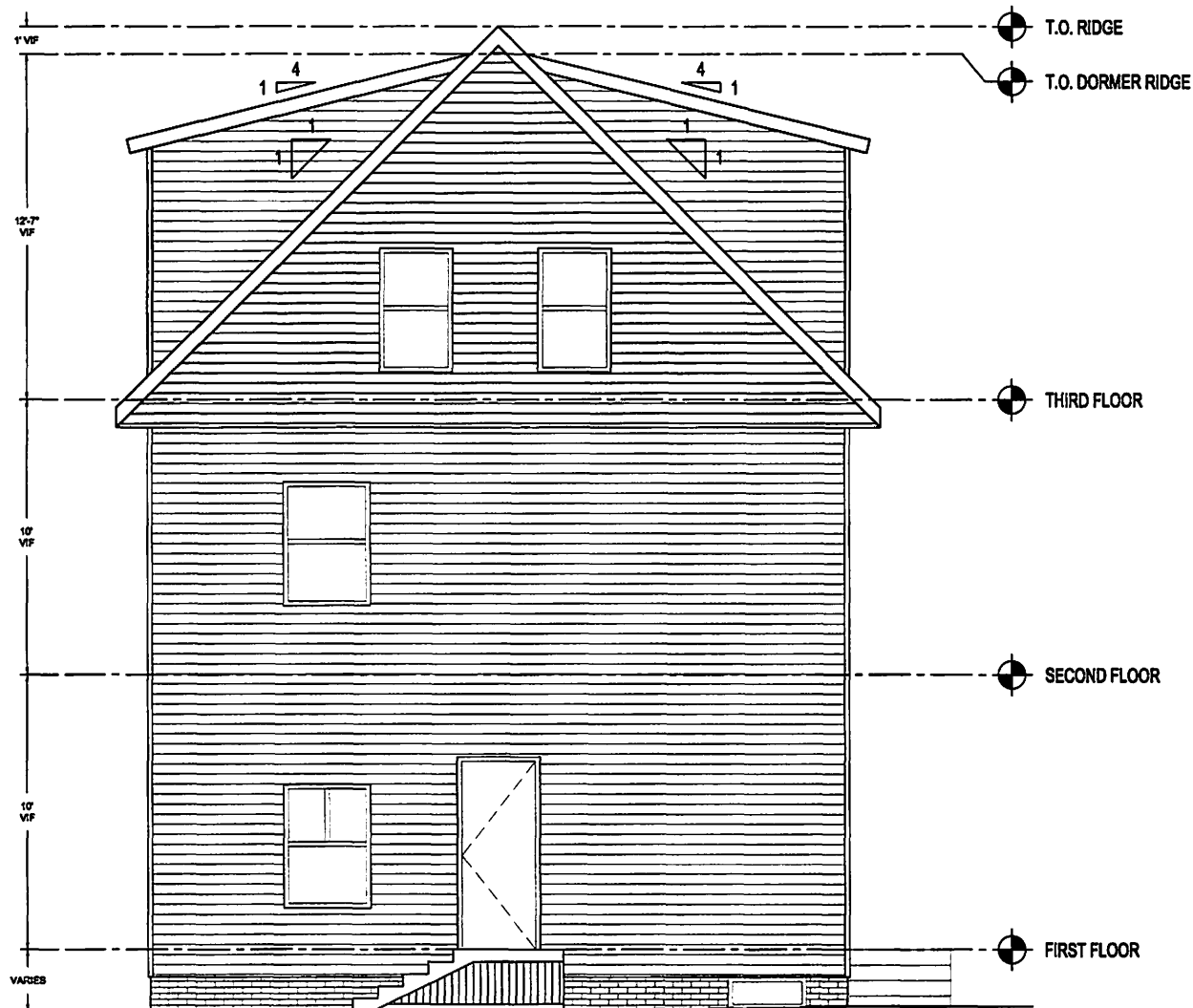
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Sheet Number:
012

Date:
10/29/2017

Project Number:
1702



ZAIDI / CHRISTO DESIGNS

Client:

Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

Sheet Title:

Proposed
North Elevation

Scale:
1/4" = 1'-0"

Sheet Size:
11 x 17

Sheet Number:
013

Date:
10/29/2017

Project Number:
1702

ZAIDI / CHRISTO DESIGNS

Client:

Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

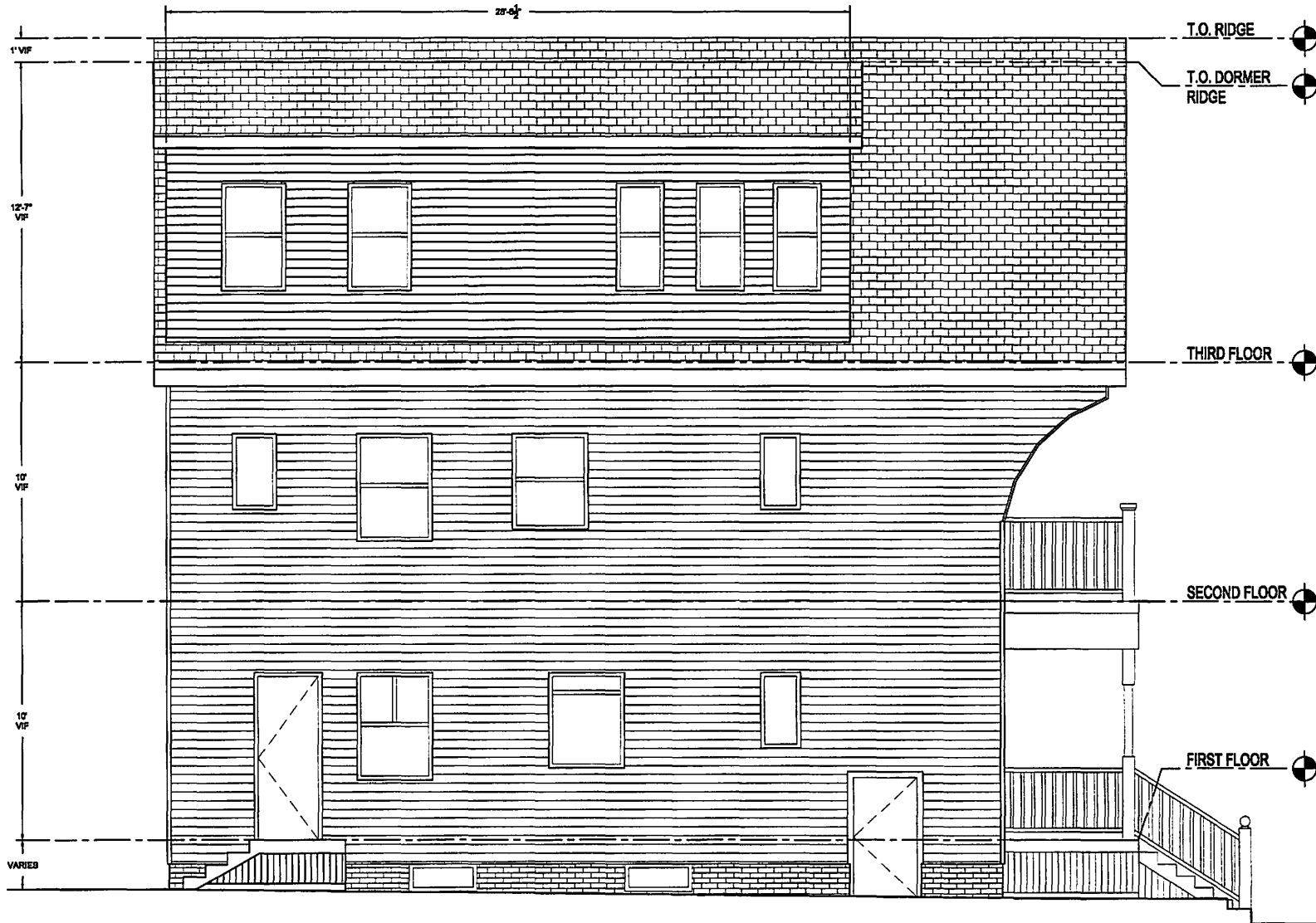
Sheet Title:

Proposed
West Elevation

Scale:
1/4" = 1'-0" Sheet Size:
11 x 17

Sheet Number:
014 Date:
10/29/2017

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ZAIDI / CHRISTO DESIGNS

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Lauren & Brian Kiraly

Project:

5 Eustis Street
Cambridge, MA

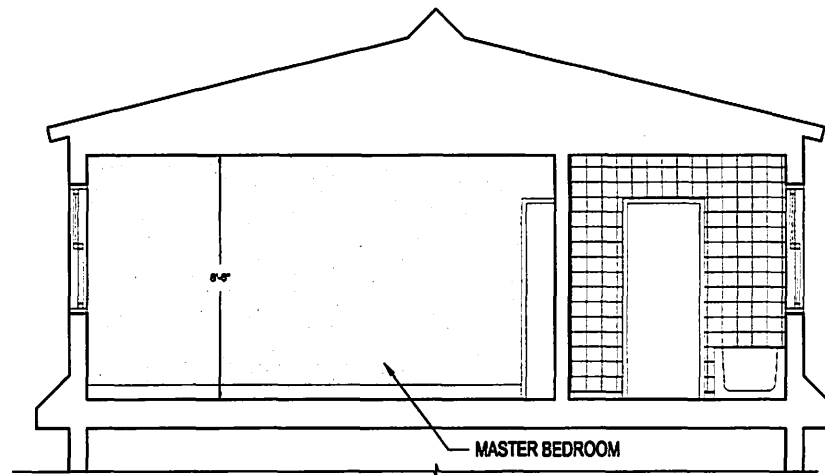
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Proposed Sections
A-A & B-B

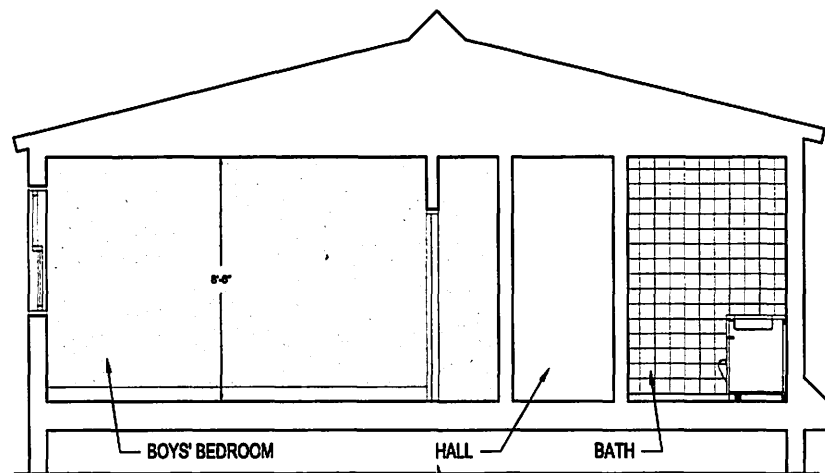
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11 x 17

Sheet Number:
015 Date:
10/29/2017

Project Number:
1702



SECTION A-A

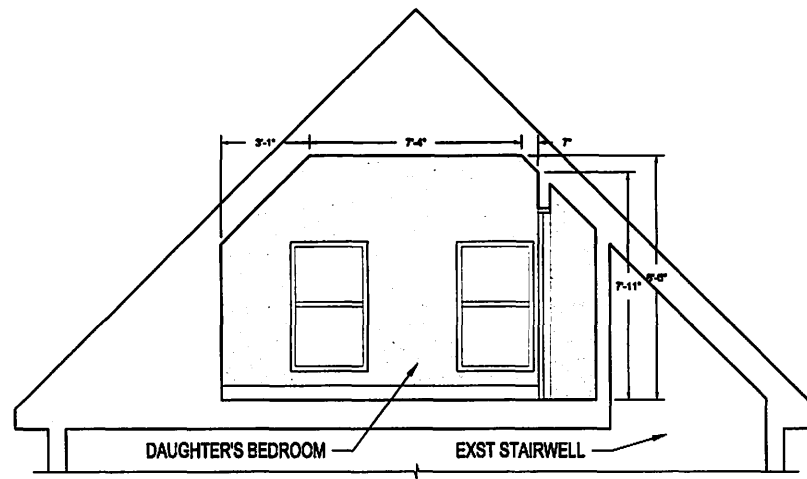


SECTION B-B

ZAIDI / CHRISTO DESIGNS

Client:
Lauren & Brian Kiraly

Project:
5 Eustis Street
Cambridge, MA



SECTION C-C

Sheet Title:
Proposed Section C-C

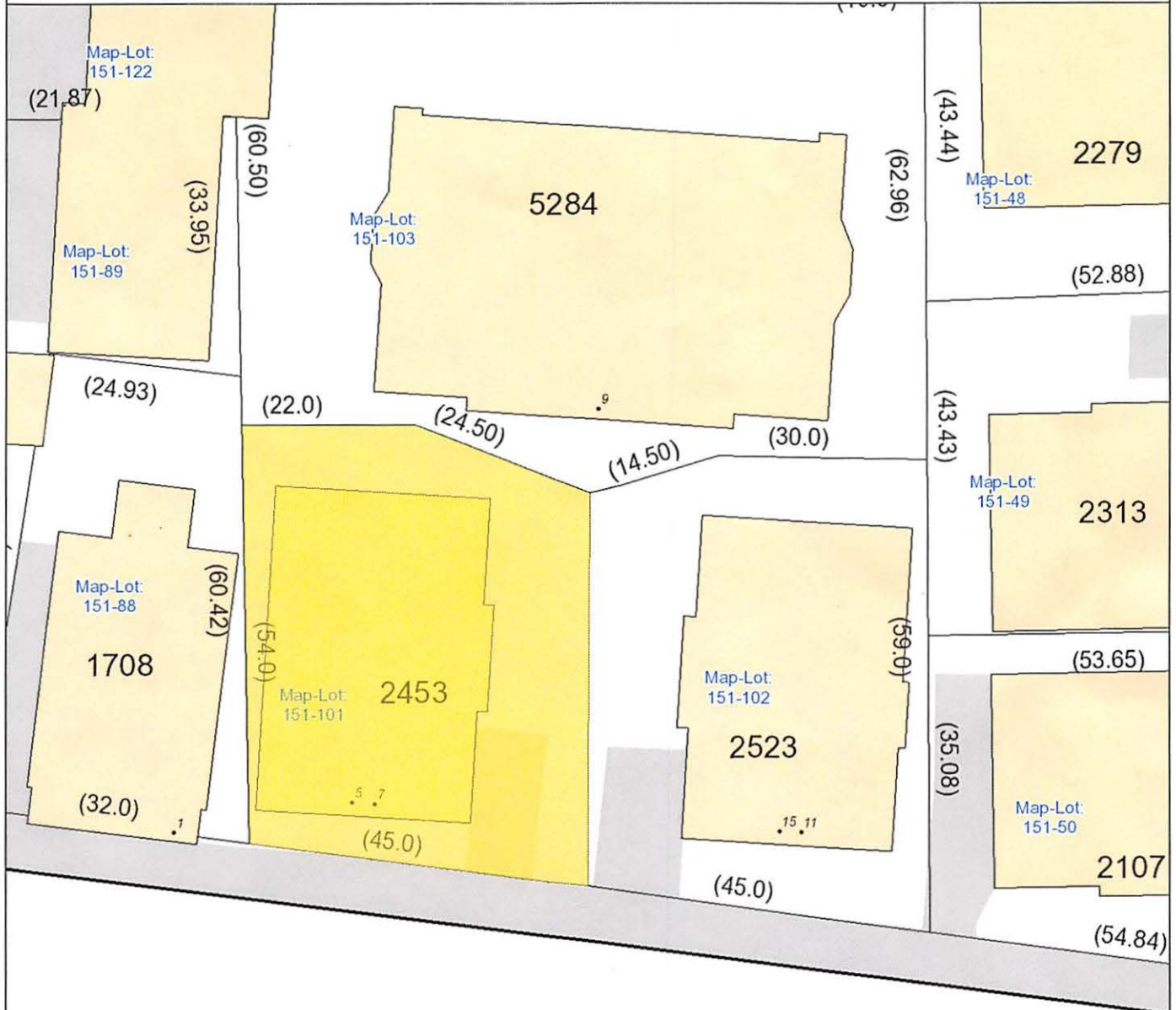
Scale:
1/4" = 1'-0"

Sheet Size:
11 x 17

Sheet Number:
016

Date:
10/29/2017

Project Number:
1702



City of Cambridge
Massachusetts

1" = 20 ft

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





