



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

BZA APPLICATION FORM

Plan No: BZA-015720-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Timothy Bass & Stephanie Tournas

PETITIONER'S ADDRESS : 36 Middlesex Street Cambridge, MA 02140

LOCATION OF PROPERTY : 36 Middlesex St Cambridge, MA

TYPE OF OCCUPANCY : 2 Family or detached housing ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

To construct an addition to the existing non-conforming house.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) : *Stephanie Tournas Timothy Bass*
 (Petitioner(s) / Owner)

Stephanie Tournas Timothy Bass
 (Print Name)

Address : 36 Middlesex St.
Cambridge, MA 02140

Tel. No. : 617-868-6306

E-Mail Address : bassstournas@comcast.net

Date : Feb 27 2018

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.

Timothy Perkins Bass and Stephanie Joanne Tournas

I/We _____
(OWNER)

Address: 36 Middlesex Street, Cambridge, MA 02140

State that I/We own the property located at 36 Middlesex Street, Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Timothy P. Bass and Stephanie J. Tournas, husband and wife as tenants by the entirety

*Pursuant to a deed of duly recorded in the date 08/18/2003, Middlesex South County Registry of Deeds at Book 40509, Page 348; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Stephanie Tournas Timothy Bass
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

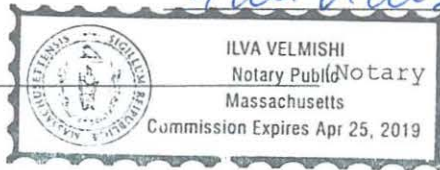
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name TIMOTHY BASS and STEPHANIE TOURNAS personally appeared before me, this 17th of October, 2017, and made oath that the above statement is true.

Ilva Velushi 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.

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:

The Owners wish to add a 1st Floor bedroom for infirm parents who have difficulty climbing stairs.

- 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 dwelling is on a corner between Middlesex Street (public) and Wilson Avenue (private). It is the sole structure on its side of the private way. Corner lots normally require two front setbacks in Zone B. An exception to this requirement is that the "dwelling need not be set back more than the average of the setbacks of the buildings...on the lots adjacent thereto..." Since there is no other structure on its side of Wilson Avenue to set a standard the dwelling might logically expand up to the 10 foot minimum limit, similar to dwellings on the other side of Wilson Avenue.

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

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

1. The addition creates no spatial impact on neighbors or the public.
2. It creates no greater shadow on public or private space.
3. No circulation or traffic problems are created.

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

The addition does not diminish light or air for the owners, their neighbors, or the public. It does not create overcrowding or eliminate trees. It is a rational use of space on the North side of the building.

*** 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: William M. Simmers, Architect **PRESENT USE/OCCUPANCY:** Single Fam.Res

LOCATION: 36 Middlesex St Cambridge, MA **ZONE:** Residence B Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Fam Res

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,110</u>	<u>2,347</u>	<u>2,244</u>	(max.)
<u>LOT AREA:</u>	<u>4,478</u>	<u>4,478</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>0.471</u>	<u>0.524</u>	<u>0.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4,478</u>	<u>4,478</u>	<u>5,000</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>50</u>	<u>50</u>	(min.)
	DEPTH	<u>90</u>	<u>90</u>	<u>90</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>11.5</u>	<u>11.5</u>	(min.)
	REAR	<u>34.4</u>	<u>34.4</u>	(min.)
	LEFT SIDE	<u>16.7</u>	<u>10.1</u>	(min.)
	RIGHT SIDE	<u>6.4</u>	<u>6.4</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>35.2</u>	<u>35.2</u>	(max.)
	LENGTH	<u>43.8</u>	<u>43.8</u>	N/A
	WIDTH	<u>26.1</u>	<u>33.0</u>	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0.29</u>	<u>0.29</u>	<u>0.2</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<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.

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'.



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2018 MAR -7 AM 11:53
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Plan No: BZA-015720-2018

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 (Petitioner(s) / Owner)

Stephanie Tournas Timothy Bass
 (Print Name)

Address : 36 Middlesex St.
Cambridge, MA 02140

Tel. No. : 617-868-6306

E-Mail Address : bassstournas@comcast.net

Date : Feb 27 2018

EXISTING HOUSE - 36 Middlesex St.



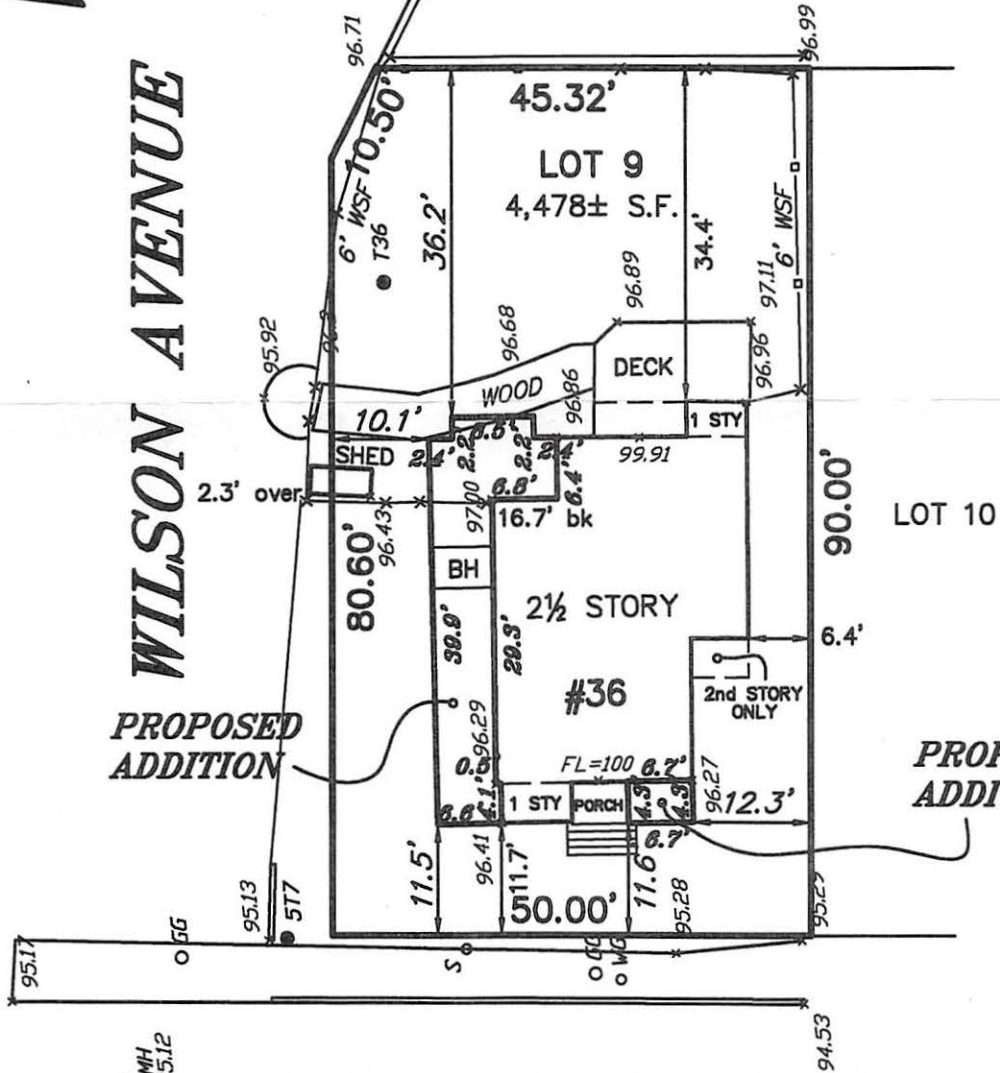
PROPOSED HOUSE





WILSON AVENUE

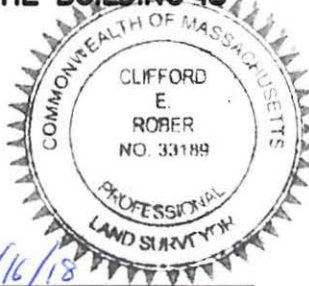
LOT 1



MIDDLESEX STREET

**OWNER:
TIMOTHY BASS & STEPHANIE TOURNAS**

**I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.**



Clifford E. Rober
CLIFFORD E. ROBER, PLS **DATE**

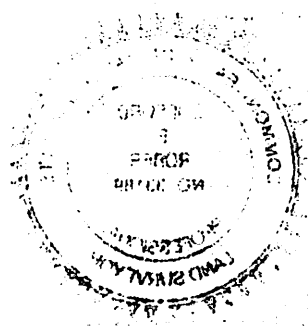
**THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.**

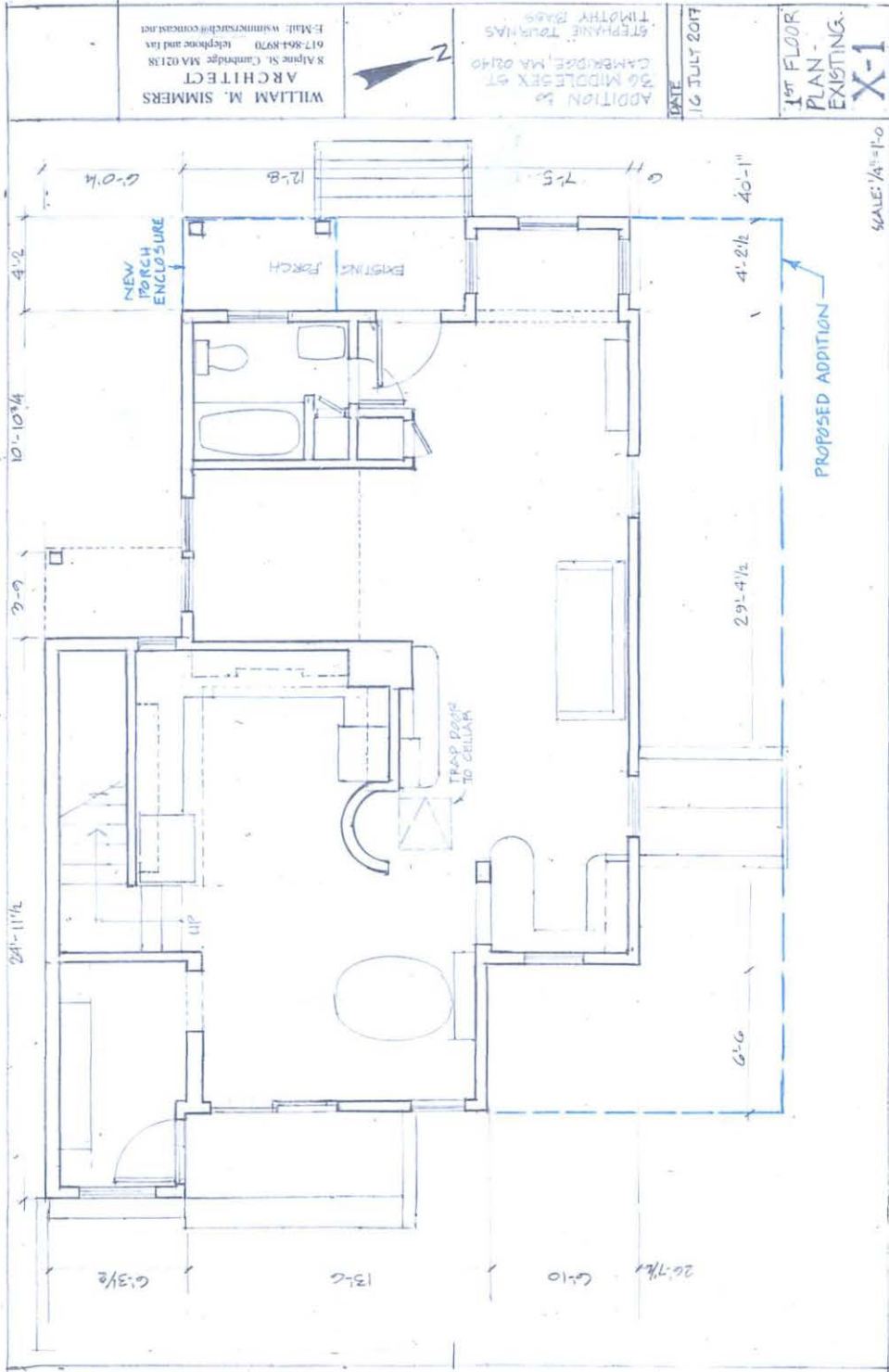
**PROPOSED PLOT PLAN
#36 MIDDLESEX STREET
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)**

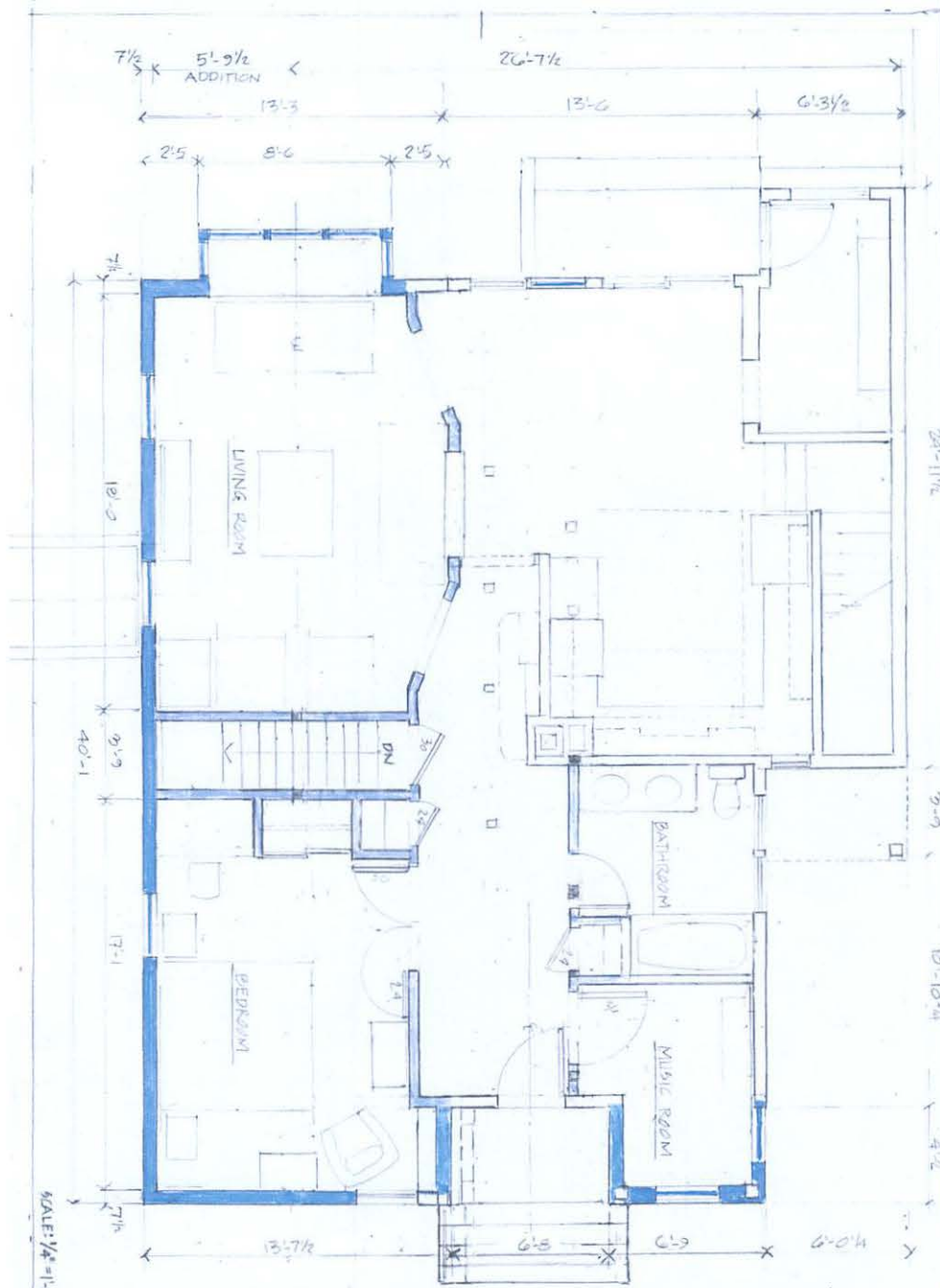
SCALE: 1" = 20' DATE: 2/16/2018



ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
5436PP1.DWG







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

A-1

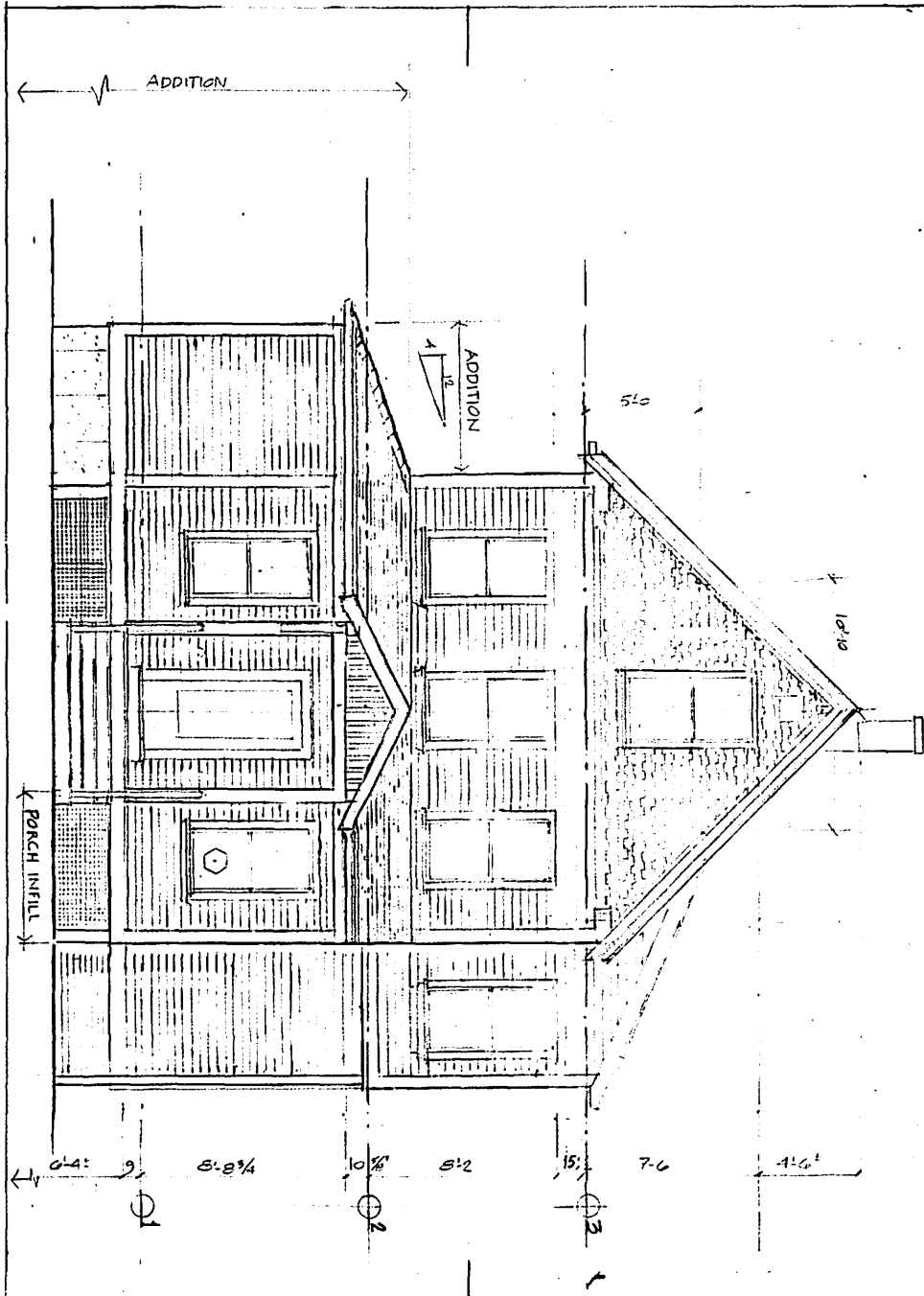
1st FLOOR
PLAN

DATE
16 JULY 2017

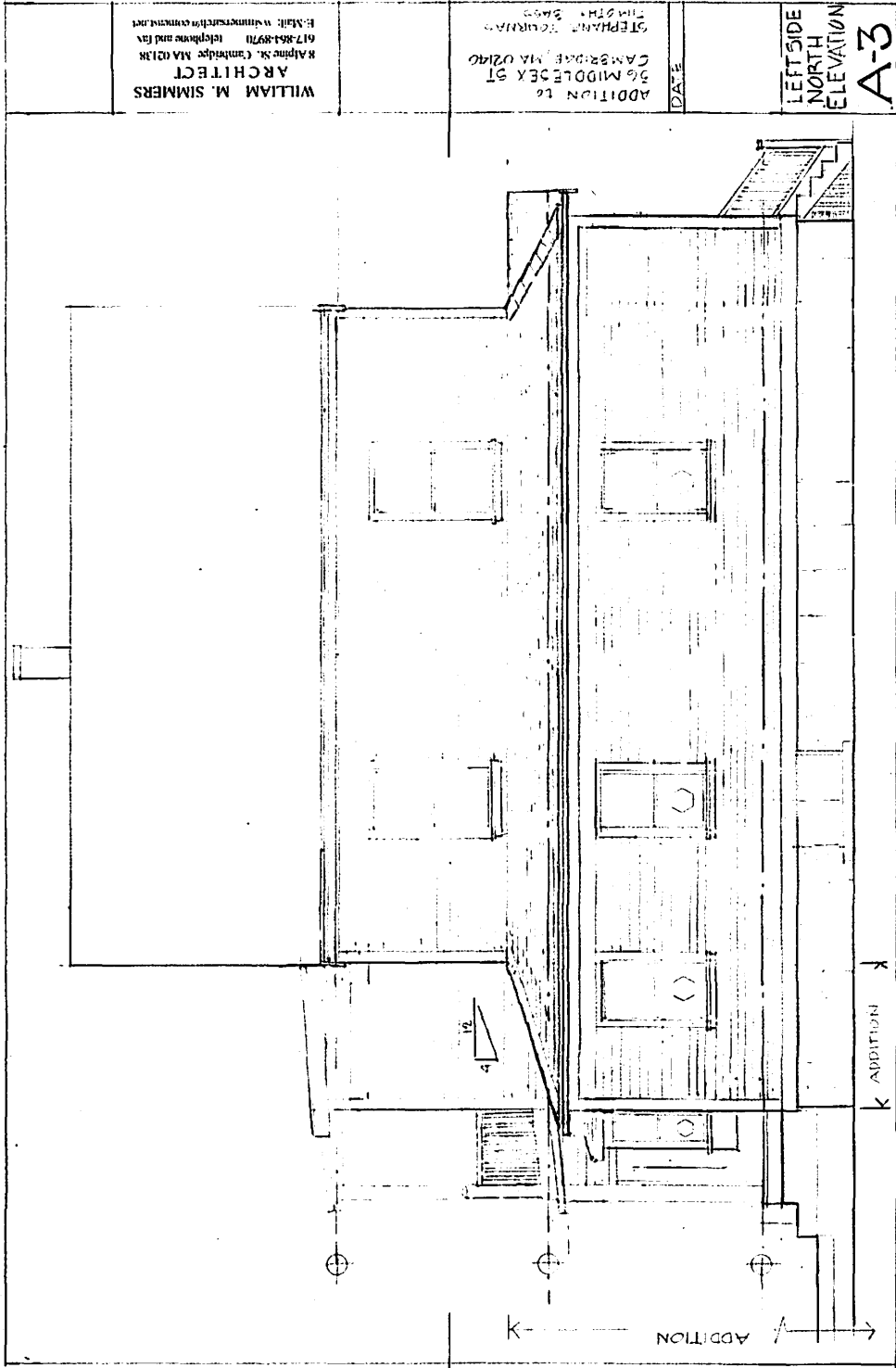
ADDITION to
36 MIDDLESEX ST.
CAMBRIDGE, MA 02140
STEPHANIE TOURNAS
TIMOTHY BASS

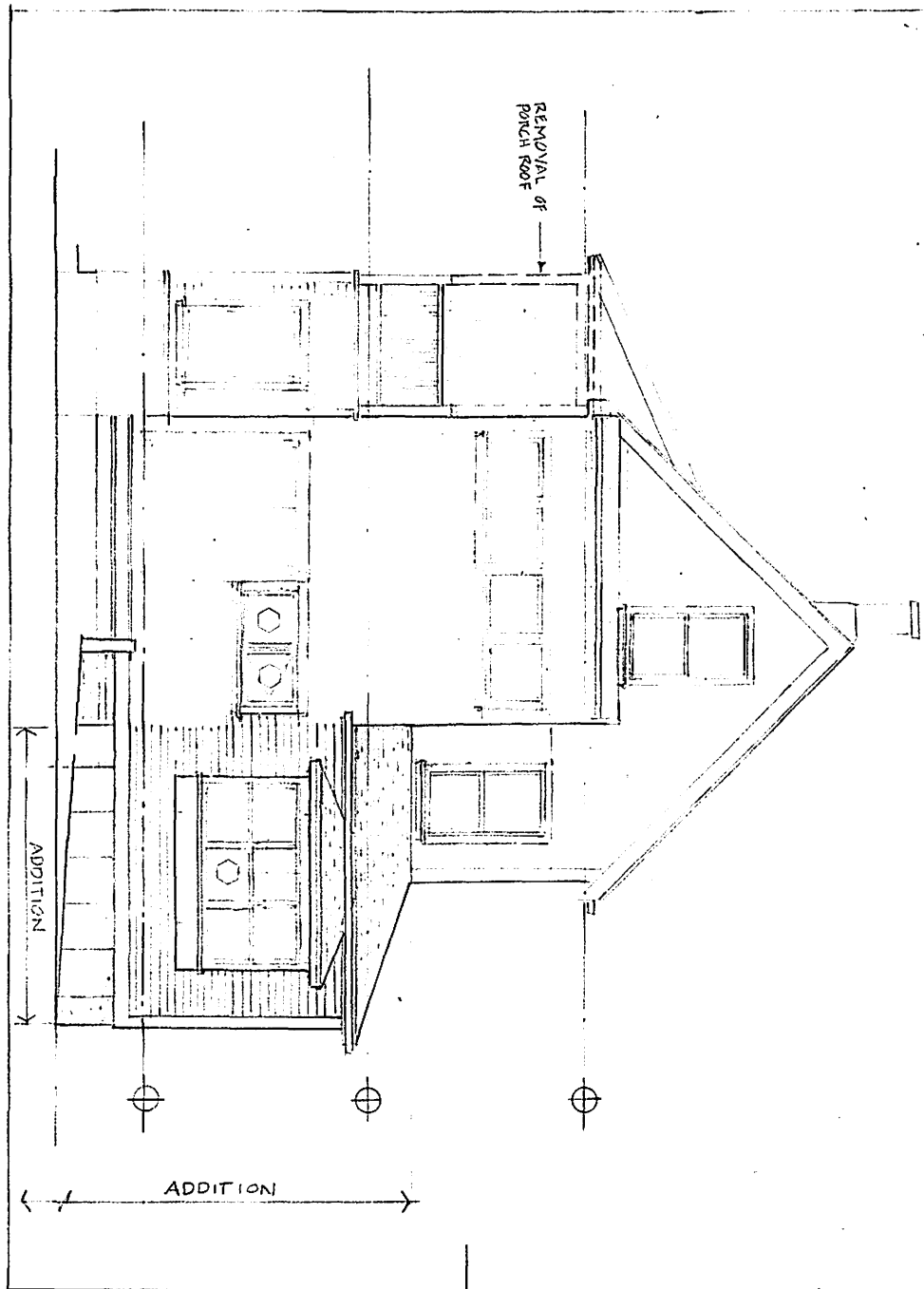


WILLIAM M. SIMMERS
ARCHITECT
8 Alpine St. Cambridge MA 02138
617-864-8970 telephone and fax
E-Mail: wsimmersarch@comcast.net

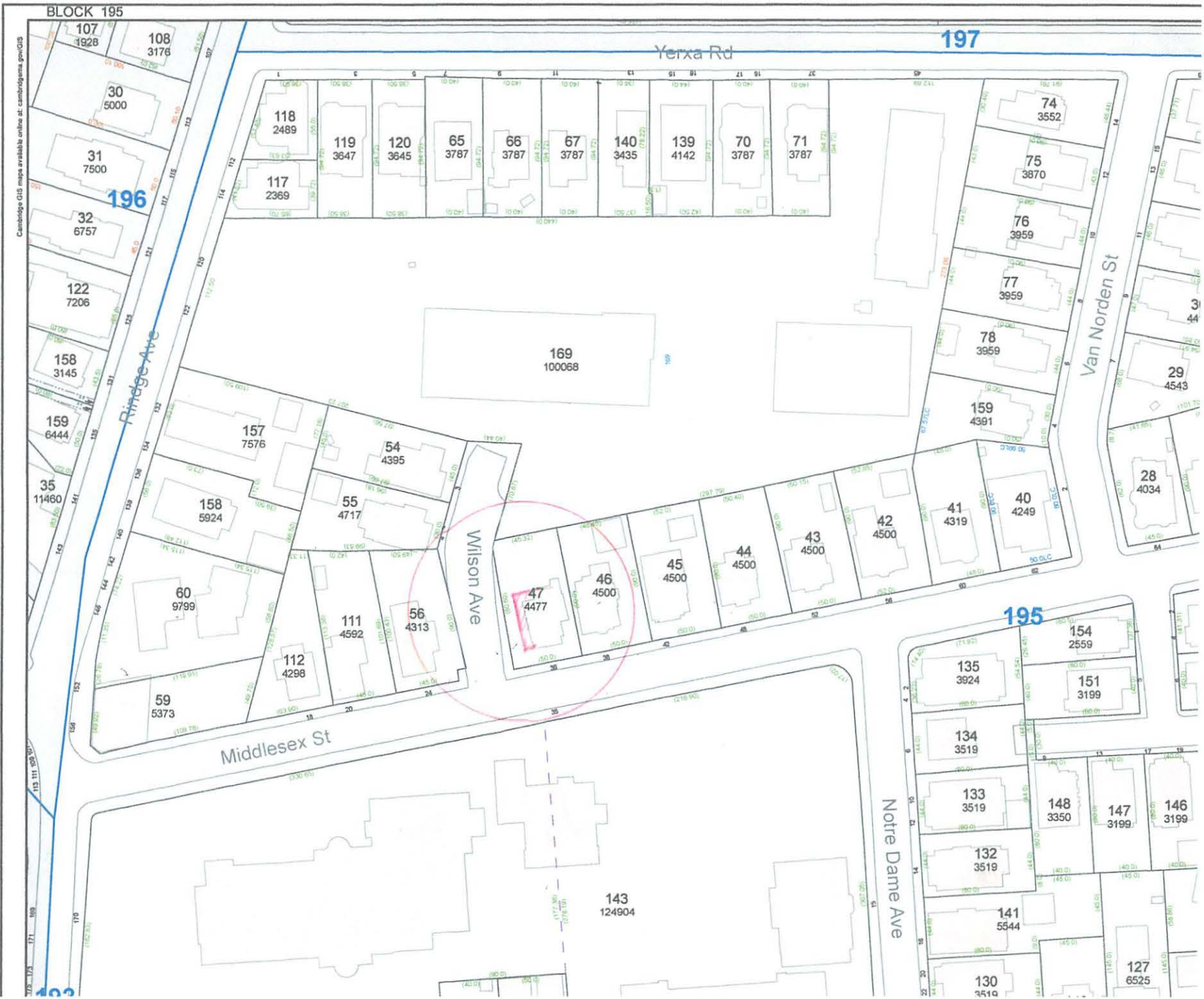


<p>A-2</p> <p>FRONT/WEST ELEVATION SCALE: 1/4"=1'-0"</p>	<p>DATE</p>	<p>ADDITION to 36 MIDDLESEX ST. CAMBRIDGE, MA 02140</p> <p>STEPHANIE TOURNAS TIMOTHY BASS</p>	<p>WILLIAM M. SIMMERS ARCHITECT</p> <p>8 Alpine St. Cambridge MA 02138 617-864-8970 telephone and fax E-Mail: wsimmersarch@comcast.net</p>	
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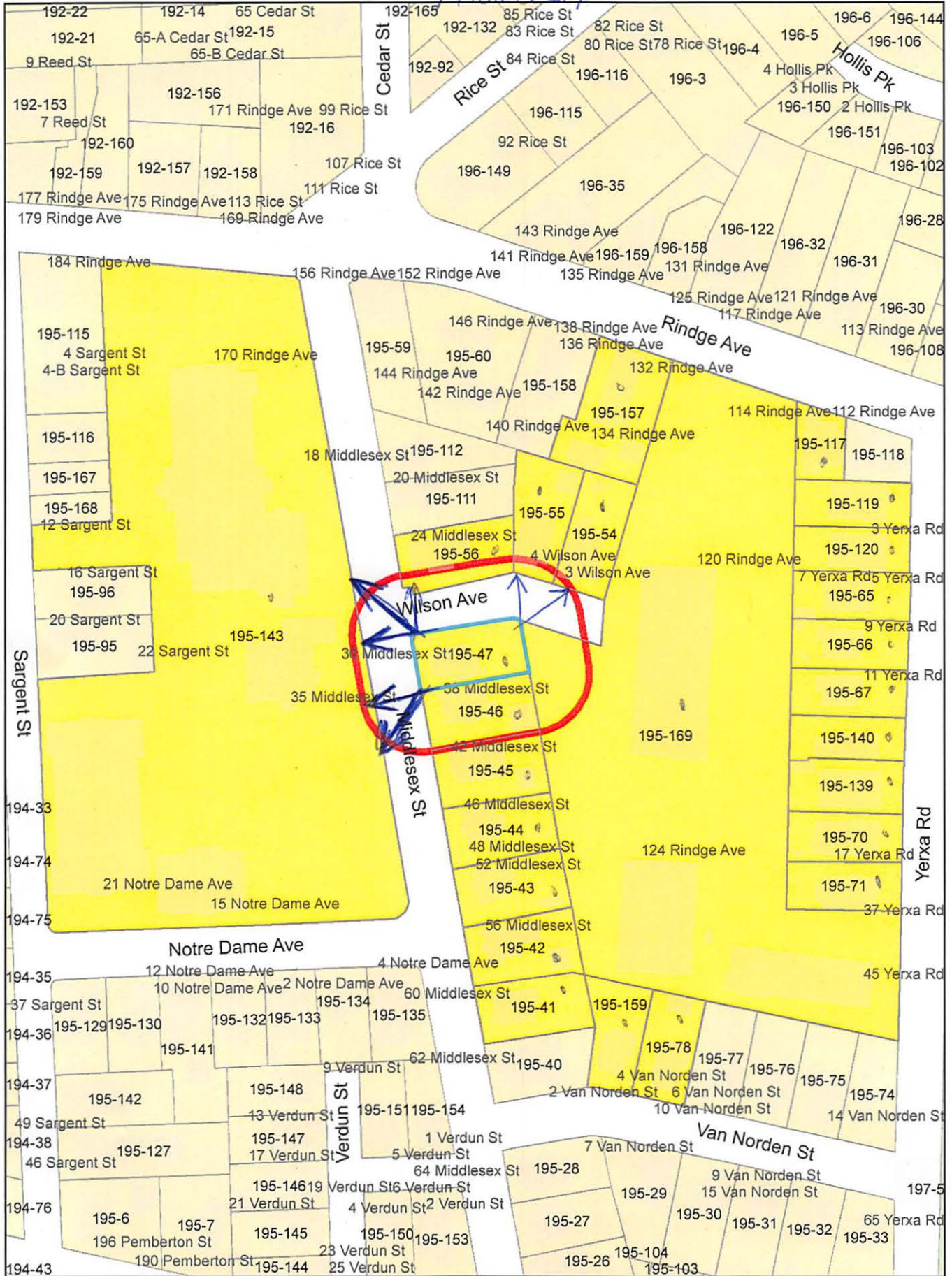


<p style="writing-mode: vertical-rl; transform: rotate(180deg);">A-4</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">EAST/REAR ELEVATION</p>	<p>LATE</p> <p>ADDITION to 36 MIDDLESEX ST CAMBRIDGE, MA 02140</p> <p>STEPHANE TOURNAS TIMOTHY BASS</p>	<p>WILLIAM M. SIMMERS ARCHITECT</p> <p>8 Alpine St. Cambridge MA 02138 617-864-8970 telephone and fax E-Mail: wsimmersarch@comcast.net</p>	
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Cambridge GIS maps available online at: cambridgema.gov/GIS

36 Middlesex St.



36 Middlesex St.

Petitioner

195-41
SCALFATI, JULIE M.
60 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-42
NELSON, RICHARD M. JR., & ANN HEWITT
56 MIDDLESEX ST.
CAMBRIDGE, MA 02140

195-47
BASS, TIMOTHY P. & STEPHANIE J. TOURNAS
36 MIDDLESEX ST
CAMBRIDGE, MA 02138

195-44
SANTA CLARA LLC
C/O CASTRO, CESAR & ELIZABETH LOVE
7 PERKINS AVE
READING, MA 01867

195-45
LADD, WILLIAM M. & ROBYN T. CHURCHILL
42 MIDDLESEX
CAMBRIDGE, MA 02140

195-46
DEANE, ERIC R. & KATHRYN L. DEANE
38 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-43
TANUR, MARCIA, DR., &
VICTORIA GURFOLINO
52 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-55
O'SULLIVAN, MARY E.
4 WILSON AVE
CAMBRIDGE, MA 02140

195-56
LAWRENCE, LESLIE
24 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-65
YOUNGER, JEAN E
7 YERXA ROAD
CAMBRIDGE, MA 02140

195-66
NELSON, DEREK S. & EMMA F. LESLIE
9 YERXA RD
CAMBRIDGE, MA 02140

195-67
PERKINS, GEORGE H. & MARY H. CARPENTER
11 YERXA RD
CAMBRIDGE, MA 02140

195-71
COLEMAN, SARAH M. & NAZMY ABASKHAROUN
37 YERXA RD., #1
CAMBRIDGE, MA 02140

195-71
HOWES, STEVEN & KATJA PUDELKO
37 YERXA RD., #2 & #3
CAMBRIDGE, MA 02140

195-54
18 COTTAGE AVENUE LLC,
C/O JONES, CARLA ORLANDA PEREIRA
3 WILSON AVE. UNIT 2
CAMBRIDGE, MA 02140

195-78
STEIN, TOBY H. & BARBARA H. STEIN
6 VAN NORDEN ST.
CAMBRIDGE, MA 02140

195-117
TRAVERS, JAMES J. & LORRAINE TRAVERS
TRS. THE 2013 TRAVERS FAMILY TRUST
114 RINDGE AVE
CAMBRIDGE, MA 02140

195-119
SGUEGLIA, JOHN AMY SGUEGLIA
3 YERXA RD. UNIT 1
CAMBRIDGE, MA 02140

195-119
KANG, JIM & KATHERINE THORNE
3 YERXA RD., #2
CAMBRIDGE, MA 02140

195-119
HALE, ROBERT
3 YERXA RD 3
CAMBRIDGE, MA 02139

195-120
DEVER, JOCELYN G.,
TR. OF DEVER REALTY TRUST
5 YERXA RD.
CAMBRIDGE, MA 02140

195-169
BOS APT 1., LLC
C/O MARVIN F. POER & COMPANY
3520 PIEDMONT ROAD NE, #410
ATLANTA, GA 30305

195-139
LEE, CAROLE A.
TRUSTEE LEE FAMILY TRUST
15 YERXA RD
CAMBRIDGE, MA 02140

195-140
CARLSON, SUZANNE S.,
TRUSTEE OF 13 YERXA RD NOMINEE TR.
13 YERXA RD
CAMBRIDGE, MA 02140

195-143
VINEYARD CHRISTIAN FELLOWSHIP
OF CAMBRIDGE
15 NOTRE DAME AVENUE
CAMBRIDGE, MA 02140

195-159
BOUCHER, NORMAN R.,
TR OF THE N.R.B. REALTY TRUST
2 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-70
HAZLETT, NANCY E.
17-18 YERXA RD., #1
CAMBRIDGE, MA 02140

195-70
ITURRALDE, ROBERTO WILLIAM &
AISLYN CANGIALOSE
17-18 YERXA RD., #3
CAMBRIDGE, MA 02140

195-70
ADLER, FIONA R.
17-18 YERXA RD., #2
CAMBRIDGE, MA 02140

195-157
DAVIES, BRAIN F. & PATRICIA E. DAVIES
132 RINDGE AVE., #130
CAMBRIDGE, MA 02141

36 Middlesex St.

195-157

DUNYAK, JAMES P. & ALISON STERN-DUNYAK
130-134 RINDGE AVE. 134
CAMBRIDGE, MA 02139

195-157

ENRIQUEZ, JOHN M. & C/O KUBAT, RONY &
MICHELLE STEWART
132 RINDGE AVE. UNIT UNIT #132
CAMBRIDGE, MA 02140

195-54

BLAKE, PETER R. & MEIGHAN A.F. MCCREA
3 WILSON AVE. UNIT 1
CAMBRIDGE, MA 02140



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: WILLIAM M. SIMMERS Date: 4/6/2018
(Print)

Address: 36 Middlesex St

Case No. BZA-015720-2018

Hearing Date: 4-26-18

Thank you,
Bza Members



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 36 Middlesex 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)
- Structures 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 demolition 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 SLB

Date March 12, 2018

Received by Uploaded to Energov

Date March 12, 2018

Relationship to project BZA 15720-2018

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>