BZA APPLICATION FORM

GENERAL INFORMATION

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

2010 MAY 16 PM 1:36

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

PETITIONER: Chris Osborne

PETITIONER'S ADDRESS: 4 Newell St Cambridge MA 02140

LOCATION OF PROPERTY: 2 Newell St. " " "

TYPE OF OCCUPANCY: Two-family **ZONING DISTRICT:** C-1

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:

Addition to extend existing 1st floor deck

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section .31

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)

Chris Osborne
(Print Name)

Address: 4 Newell St
Cambridge MA 02140

Tel. No.: 617-547-1490

E-Mail Address: citylights2226@gmail.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 Chris G. Osborne and Tania Maxwell
(OWNER)

Address: 4 Newell St. Cambridge MA 02140

State that I/We own the property located at 2-4 Newell St.,

which is the subject of this zoning application.

The record title of this property is in the name of

Maxwell Tania & Christopher G. Osborne, Trustee of ~~the~~ Maxwell Osborne Nominee Trust

*Pursuant to a deed of duly recorded in the date 3/15/11, Middlesex South County Registry of Deeds at Book ~~[illegible]~~ 4695, Page 443; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Tania Maxwell

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 Tania Maxwell & Christopher G. Osborne, Trustees of the Maxwell Osborne Nominee Trust personally appeared before me, this 9 of May, 2018, and made oath that the above statement is true.

Linda A. Berkel Notary

My commission expires 8/9/2024 (Notary Seal).

LINDA A BERKEL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 9, 2024

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

LINDA A GERKEL
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
August 9, 2024

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:

Ordinance will not allow extension of 1st floor deck

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or to pograp hy of such lan d o r str uctur es and especia lly affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Ordinance will not allow extension of a deck due to spacing between the house and garage located on the same property. Both structures are less than 10' apart.

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

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

This is not a public way but a private back yard. Both structures are on the same property. The garage was built in 1949. From 1949 to 1986, there was a larger 1st floor porch of the same dimensions as the new proposed extension.

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

The two homes that abut us on either side have decks of similar or larger dimensions. Our proposed deck will be in keeping with the character and density o 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.**

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT : Select or enter **PRESENT USE/OCCUPANCY :** Two family

LOCATION : 2 Newell St Cambridge, MA 02138 **ZONE :** Residence C-1 Zone

PHONE : **REQUESTED USE/OCCUPANCY :** Two family

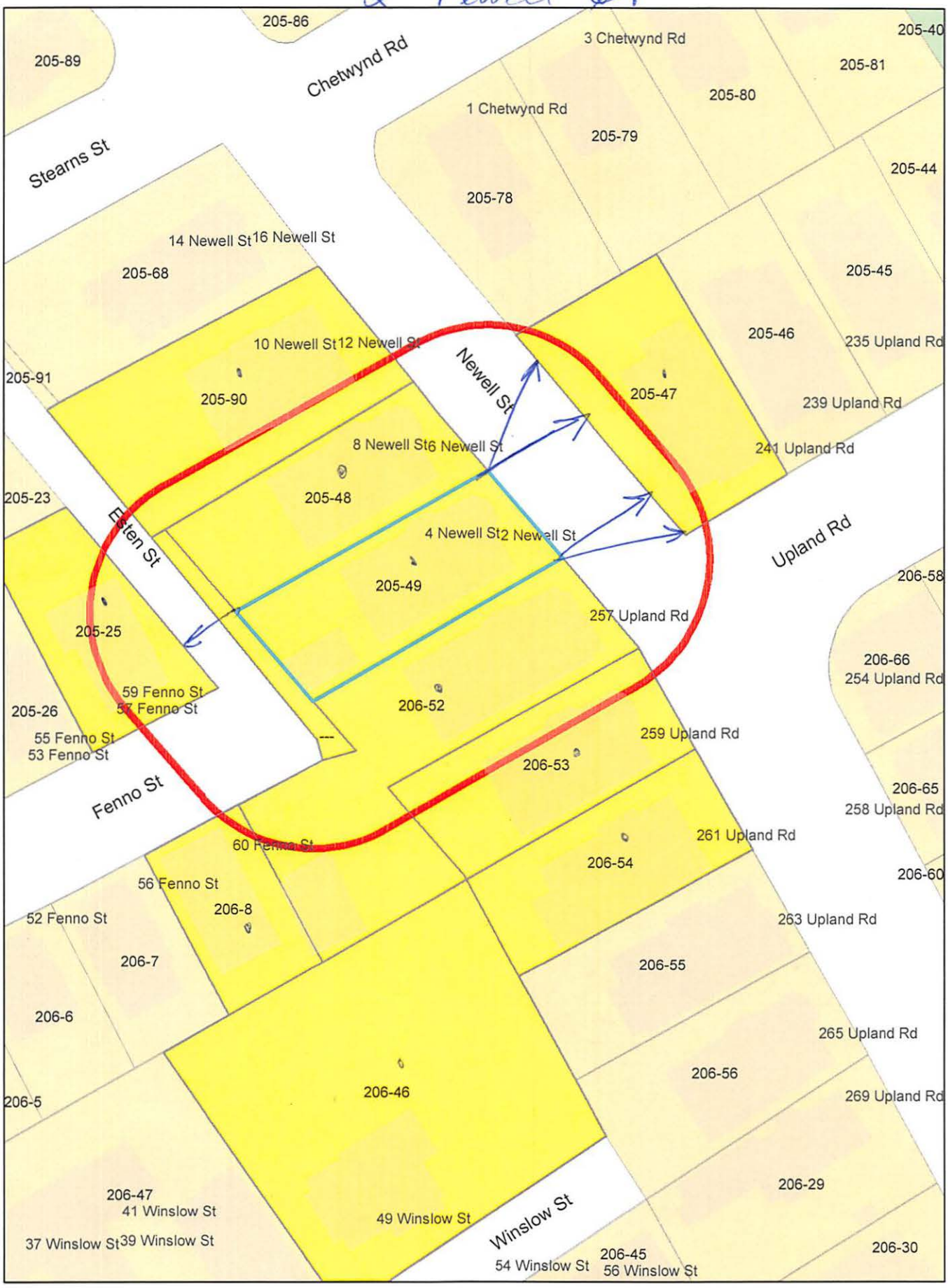
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS[1]	
TOTAL GROSS FLOOR AREA:		3712	3788	2862	(max.)
LOT AREA:		3783	3783	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:[2]		98%	100%	75%	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1360/2352	1436/2352	1500	(min.)
SIZE OF LOT:	WIDTH	39'	39'	50'	(min.)
	DEPTH	97'	97'	100'	
SETBACKS IN FEET:	FRONT	5'1"	5'1"	10'	(min.)
	REAR	28'3"	28'3"	20'	(min.)
	LEFT SIDE	7'6"	7'6"	7'6"	(min.)
	RIGHT SIDE	2'6"	2'6"	7'6"	(min.)
SIZE OF BLDG.:	HEIGHT	37'	37'	35'	(max.)
	LENGTH	50'	50'	N/A	
	WIDTH	26'	26'	50'	
RATIO OF USABLE OPEN SPACE TO LOT AREA:[3]		32%	32%	30%	(min.)
NO. OF DWELLING UNITS:		2	2	2	(max.)
NO. OF PARKING SPACES:		0	0	0	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		4'6"	4'6"	10'	(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.

The other building on the property is a garage which was built in 1949.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, S ECTION 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'.

2 Newell St.


205-86
205-89
Chetwynd Rd
3 Chetwynd Rd
205-40
205-81
205-80
1 Chetwynd Rd
205-79
205-44
Stearns St
205-78
14 Newell St
16 Newell St
205-68
205-45
205-46
235 Upland Rd
10 Newell St
12 Newell St
Newell St
205-91
205-90
205-47
239 Upland Rd
8 Newell St
6 Newell St
241 Upland Rd
205-23
205-48
Esten St
4 Newell St
2 Newell St
Upland Rd
205-49
206-58
257 Upland Rd
205-25
206-66
254 Upland Rd
59 Fenno St
57 Fenno St
205-26
206-52
55 Fenno St
53 Fenno St
259 Upland Rd
206-53
Fenno St
206-65
258 Upland Rd
261 Upland Rd
60 Fenno St
206-54
206-60
56 Fenno St
206-8
52 Fenno St
263 Upland Rd
206-7
206-55
206-6
265 Upland Rd
206-56
206-46
206-5
269 Upland Rd
206-29
206-47
41 Winslow St
49 Winslow St
Winslow St
37 Winslow St
39 Winslow St
206-45
54 Winslow St
56 Winslow St
206-30

2 Newell St.

Petitioner

CHRIS OSBORNE
4 NEWELL STREET
CAMBRIDGE, MA 02140

205-25
SHUMWAY, ANNE REVELLE
TR. OF ANNE REVELLE SHUMWAY QUALIFIED
PERSONAL RESIDENCE TRUST
57 FENNO ST
CAMBRIDGE, MA 02138

205-47
KANNER, ELLEN S.
241 UPLAND RD., #1
CAMBRIDGE, MA 02140

205-49
MAXWELL, TANIA & CHRISTOPHER G. OSBORNE
TRUSTEE OF THE MAXWELL OSBORNE NOM TR
4 NEWELL ST
CAMBRIDGE, MA 02140

205-90
BROWN, VINCENT A.& AJANTHA SUBRAMANIAN
10 NEWELL ST
CAMBRIDGE, MA 02138

206-8
CHESTER, NIA L.,
TRUSTEE THE NIA L. CHESTER REV TRUST
60 FENNO ST
CAMBRIDGE, MA 02138

206-46
SAVAGE, VIRGINIA B.
49 WINSLOW ST
CAMBRIDGE, MA 02138

206-52
STEVEN, PETER M. & ELIZABETH SEGAL
257 UPLAND RD
CAMBRIDGE, MA 02140

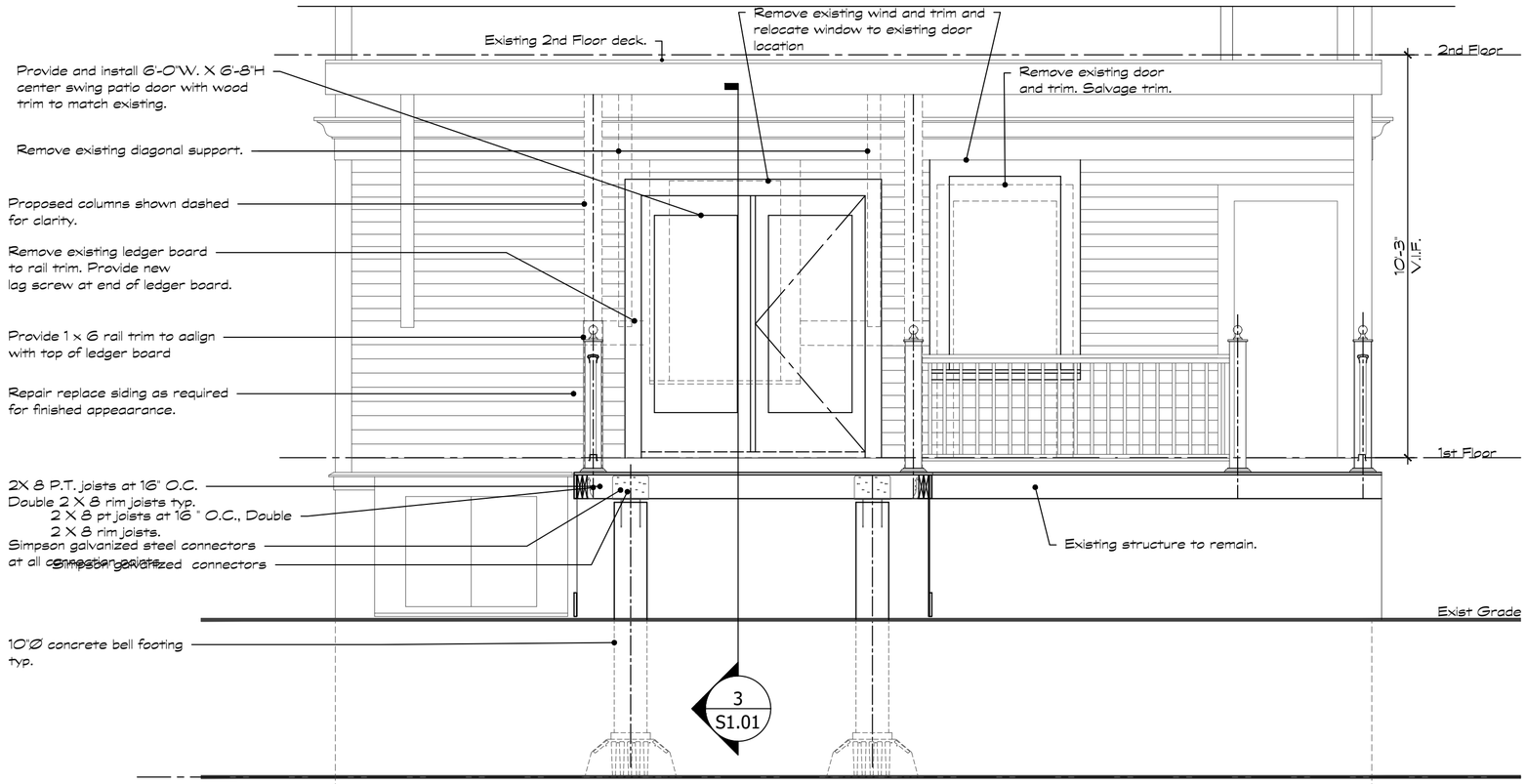
206-53
ENTINE, JEAN M.
259 UPLAND RD.
CAMBRIDGE, MA 02140

206-54
MALLOY, LEO L. MARIE F MALLOY
261 UPLAND RD
CAMBRIDGE, MA 02140

205-48
CANFIELD, KATHERINE
6-8 NEWELL ST, UNIT #6
CAMBRIDGE, MA 02140

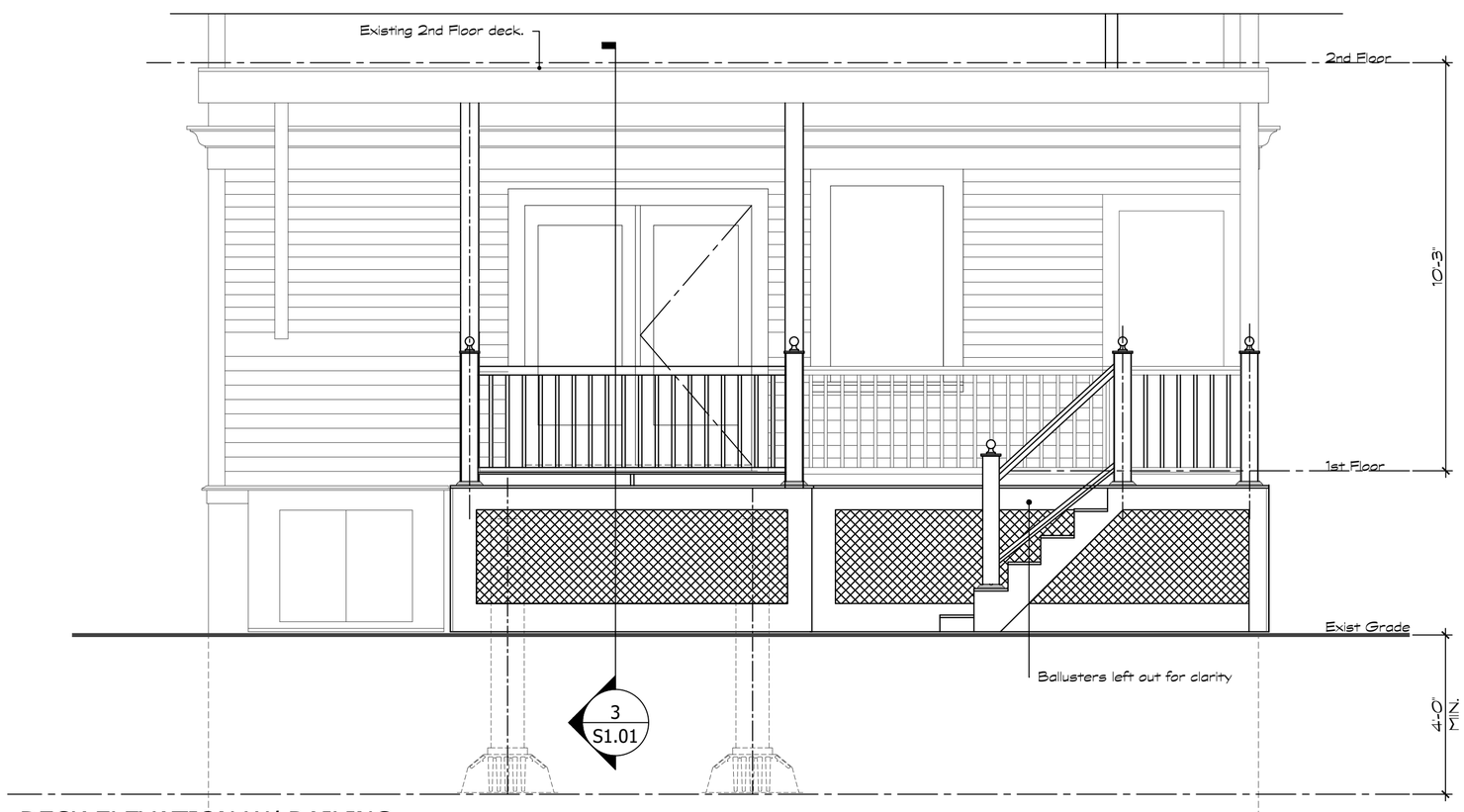
205-48
CREMONINI, ROBERTO & VICTORIA MILLS
6-8 NEWELL ST., UNIT #8
CAMBRIDGE, MA 02140

205-47
COHEN, DAYL A.
241 UPLAND RD., UNIT #2
CAMBRIDGE, MA 02140



1 DECK ELEVATION W/O RAILING

SCALE: 3/8"=1'-0"



2 DECK ELEVATION W/ RAILING

SCALE: 3/8"=1'-0"

phoenix architectural studio, llc
39 Starr Hill Road
Littleton, MA 01460-1651
617.512.2979
r.schreiber@verizon.net

Registration Stamp:

Consultants:

Drawing Title:
Proposed Rrear Deck Elevations

Project:
Deck Modifications - Osborne - Mawell Residence
2 Newell Street
Cambridge, MA 02138

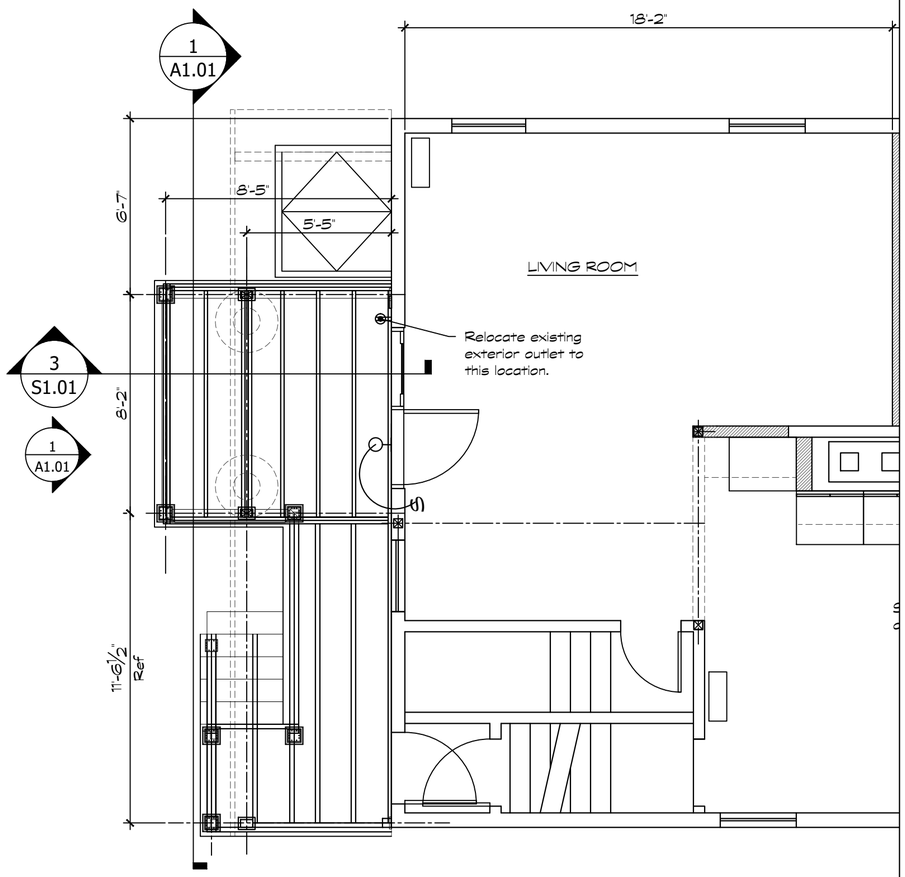
Revisions:

00.00.00	

05.05.18 Date:	R.W.S. Drawn by:
1002.18 Job number:	3/8" = 1'-0" Scale:

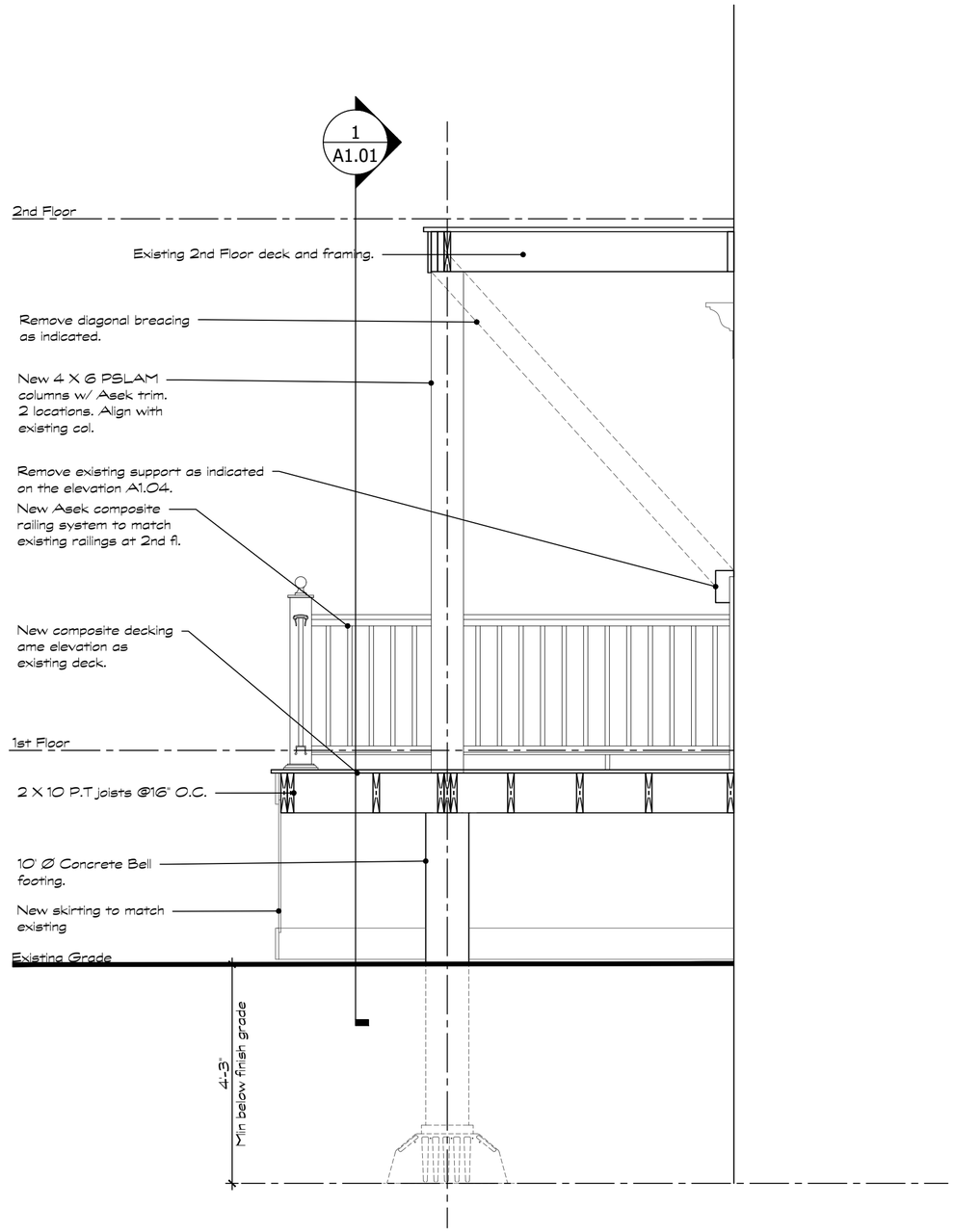
Variance Application
Drawing set:

Drawing number
A1.01



1 DECK PLAN AND STRUCTURE

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



NOTE: Use simpson hangers at all connections.

2 SECTION THRU NEW DECK

Scale: 1/2" = 1'-0"

phoenix architectural studio, llc

39 Starr Hill Road
Littleton, MA 01460-1651
617.512.2979
r.schreiber@verizon.net

Registration Stamp:

REGISTERED ARCHITECT
RICHARD W. SCHREIBER
No. 5419
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

Consultants:

Drawing Title:
Structural Plans and Sections

Project:
Renovation of Osborne/Maxwell Residence
2 Newell Street
Cambridge, MA 02138

Revisions:

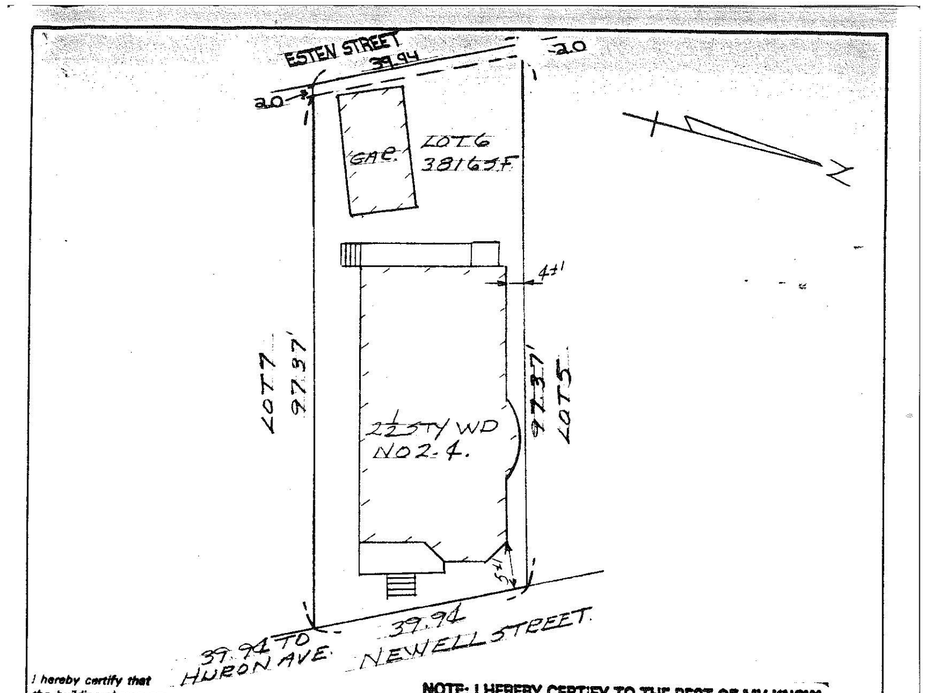
1	00.00.00

05.05.18	R.W.S.
Date:	Drawn by:
1002.18	3/8" = 1'-0"
Job number:	Scale:

Variance Application
Drawing set:

Drawing number

S1.01



I hereby certify that the building shown on this plan conformed to the zoning laws of the city of CAMBRIDGE. *when built*

NOTE! THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, HEDGES, OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. NOT TO BE RECORDED.

NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY 250186 0001B

MASS. EFFECTIVE JULY 5, 1982. **BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT-FEDERAL INSURANCE ADMINISTRATION**

MORTGAGE PLAN

ENGINEERING SINCE 1920

COMMONWEALTH OF MASSACHUSETTS
ALMADGE McNEELY
#22594
REGISTERED LAND SURVEYOR

PLAN OF PROPERTY IN
CAMBRIDGE MASS
OWNED BY
CHRISTOPHER OSBORNE - TANIA MAXWELL.

SCALE: 1" = 20 DATE: 2-27-1986

L.G. BRACKETT CO. INC.
WINCHESTER MASS.

COUNTY: MIDDLESEX.
PLAN: BK 104 PL 20

PLAN BY W.A. MASONESON
DATE: OF PLAN: MAY 16, 1897

I HEREBY CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

REG. LAND SURVEYOR

86-392.

phoenix architectural studio, llc

39 Starr Hill Road
Littleton, MA 01460-1651
617.512.2979
r.schreiber@verizon.net

Registration Stamp:

REGISTERED ARCHITECT
RICHARD W. SCHREIBER
No. 15419
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

Consultants:

Drawing Title:
PLOT PLAN

Project:
Deck Modification to Osborne - Maxwell Residence
2 Newell Street
Cambridge, MA 02138

Revisions:

A	00.00.00	

05.05.18 — Date:
R.W.S. — Drawn by:
1002.18 — Job number:
1" = 20' — Scale:
Variance Application — Drawing set:

Drawing number

X1.01

BLOCK 205

City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings	Water	10	Lot Number	100	Parcel size in Sq. Ft.
Lot Line	Sub-Parcel Line	205	Block Number	44.0LC	Land Court Dimension
Block Line	Easement	10 Cam	Street Number	65.0	Survey Dimensions
City Boundary	Railway	(125.0)	Deed Dimension		

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Records. For scale, detail 1:200 to 1:600 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been contributed using the City of Cambridge Geographic Information System (GIS). Parcels here not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.

N

0 15 30 60 Feet

1 inch = 37 feet

Parcel Block Map

205