



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

2019 FEB 15 AM 10:39

BZA APPLICATION FORM

Plan No: BZA-017071-2019
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : EvB Design - C/O Edrick VanBeuzekom, AIA

PETITIONER'S ADDRESS : 1310 Broadway Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 18 Middlesex St Cambridge, MA 02140

TYPE OF OCCUPANCY : Single Family Residence ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :


We propose to construct a 2 story addition which will extend the front of the house which is nonconforming to the front yard setback. The proposed addition will also increase the FAR to a small increase above the allowed maximum of .5, increasing from .47 to .51.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.20 (Non-Conforming Structure).

Original Signature(s) :


(Petitioner(s) / Owner)

Edrick vanBeuzekom
(Print Name)

Address :

EvB Design
1310 Broadway suite 200
Somerville, MA 02144

Tel. No. :

617-623-2222

E-Mail Address :

edrick@evbdesign.com

Date : 2/14/19

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 David Clemens and Tawnya Lewis
(OWNER)

Address: 18 Middlesex St., Cambridge MA

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

The record title of this property is in the name of _____

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

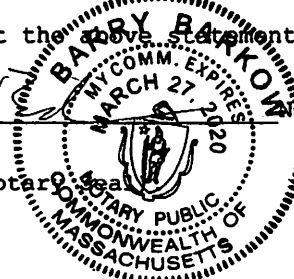
David Clemens
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name DAVID CLEMENS personally appeared before me,
this 1ST of DEC., 2018, and made oath that the above statement is true.

My commission expires 3-27-2020 (Notary Seal)



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

NOTARY PUBLIC - MASSACHUSETTS - Notary Seal - 2020

It is hereby certified that the foregoing is a true and correct copy of the original as shown to the undersigned.

Witness my hand and seal this 1st day of March, 2020.

Notary Public for the State of Massachusetts

My Commission Expires on 03/01/2021

Notary Seal - 2020

Notary Seal - 2020

Notary Seal - 2020

Notary Seal - 2020

Notary Seal - 2020

Notary Seal - 2020

Notary Seal - 2020

Notary Seal - 2020



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 proposed addition will provide additional floor area in the living room and family room that are currently too small for family gatherings. A literal enforcement of the provisions of the Ordinance would involve substantial hardship as the current room sizes are untenable for a family of 4 with large extended families.

- 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 hardship is owing to the odd nearly triangular shape of the lot as well as the pre-existing location of the house close to the street which is in alignment with neighboring houses.

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

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

Desirable relief may be granted without substantial detriment to the public good because the proposed addition does not encroach any closer to the street than the current house, and is consistent with other houses along the same side of Middlesex St. The increase in FAR is only slightly more than the allowable FAR and results from a logical form for the addition.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the addition is consistent with the established street edge and the overall size of the house is consistent with the district requirements.

- * 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: EvB Design **PRESENT USE/OCCUPANCY:** Single family Residence

LOCATION: 18 Middlesex St Cambridge, MA 02140 **ZONE:** Residence B Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** no change

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1966</u>	<u>2146</u>	<u>2088</u>	(max.)
<u>LOT AREA:</u>		<u>4176</u>	<u>4176</u>	<u>4176</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>0.47</u>	<u>0.51</u>	<u>0.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>4176</u>	<u>no change</u>	<u>no change</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>Varies</u>	<u>no change</u>	<u>no change</u>	(min.)
	DEPTH	<u>128.57'</u>	<u>no change</u>	<u>no change</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>10'</u>	<u>10'</u>	<u>15'</u>	(min.)
	REAR	<u>67.4'</u>	<u>no change</u>	<u>25'</u>	(min.)
	LEFT SIDE	<u>9.6'</u>	<u>no change</u>	<u>12'6"</u>	(min.)
	RIGHT SIDE	<u>5.7'</u>	<u>no change</u>	<u>6" (sum of 20')</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>33'10"</u>	<u>no change</u>	<u>35'</u>	(max.)
	LENGTH	<u>36'3"</u>	<u>no change</u>	<u>NA</u>	
	WIDTH	<u>26'6"</u>	<u>no change</u>	<u>NA</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>40.5%</u>	<u>no change</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>no change</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>no change</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>NA</u>	<u>NA</u>	<u>NA</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.

Proposed addition will be wood frame construction with fiber cement siding to match existing house.

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'.

David Clemens and Tawnya Lewis Residence

18 Middlesex Street
Cambridge, MA 02140

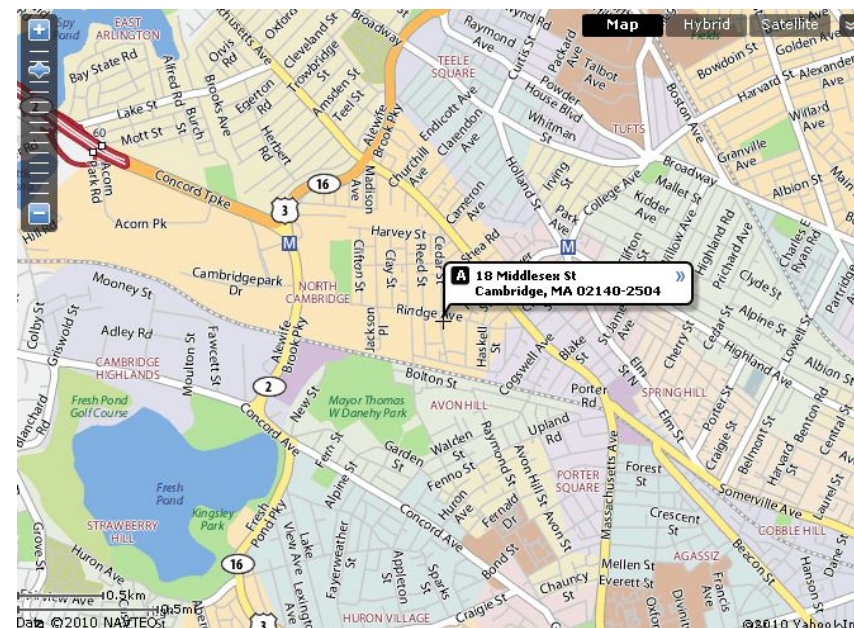
ISSUE DATE: January 22, 2019

For Zoning Review

Architect:

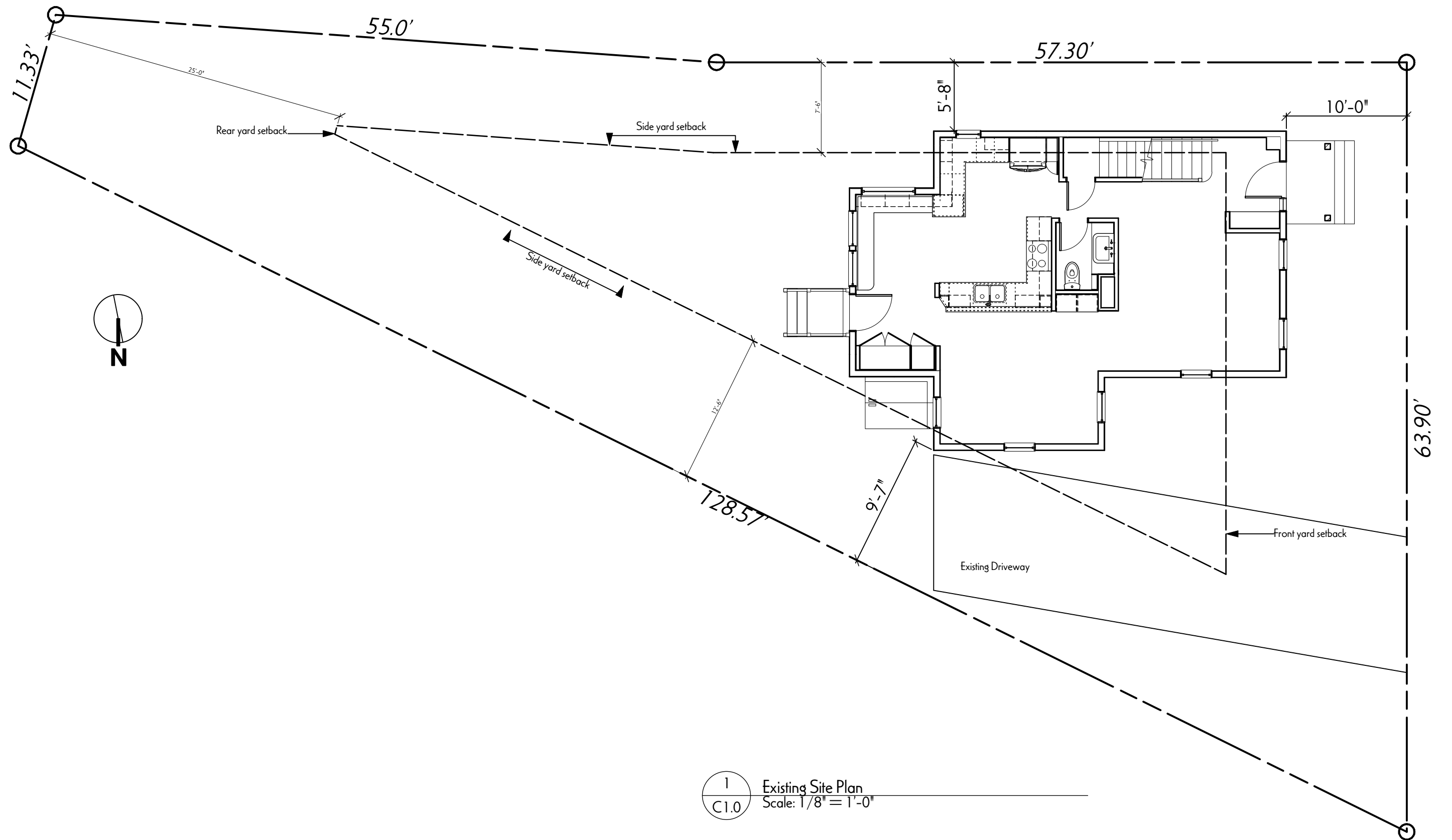
EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway
Suite 200
Somerville, MA 02144
Tel: 617-623-2222



List Of Drawings:

- Cover Sheet
- C1.0 Site Plan
- A1.0 Proposed Basement Plan
- A1.1 Proposed 1st Floor Plan
- A1.2 Proposed 2nd Floor Plan
- A2.1 Proposed Front Elevation + Existing
- A2.1 Proposed Left Side Elevation + Existing
- A3.0 Proposed Section + Existing
- X1.0 Existing Basement Plan
- X1.1 Existing 1st Floor Plan
- X1.2 Existing 2nd Floor Plan
- X1.3 Existing Attic Floor Plan
- X2.1 Existing Front & Left Side Elevation
- X2.2 Existing Rear & Right Side Elevation



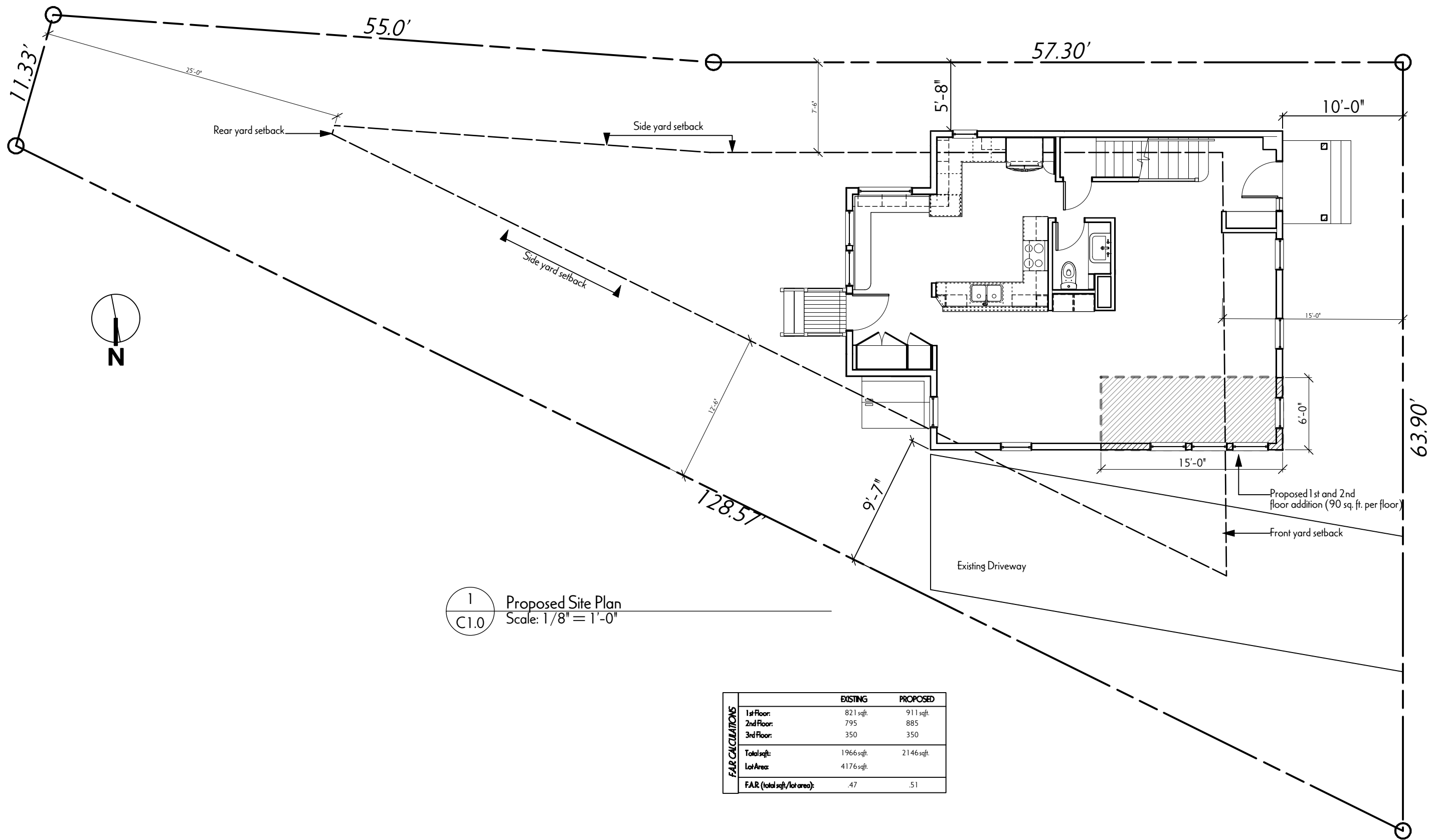
1 Existing Site Plan
C1.0 Scale: 1/8" = 1'-0"

Clemens-Lewis Residence
18 Middlesex Street
Cambridge, MA 02140

EvB Design
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Somerville, MA 02144

Date:
01/22/19

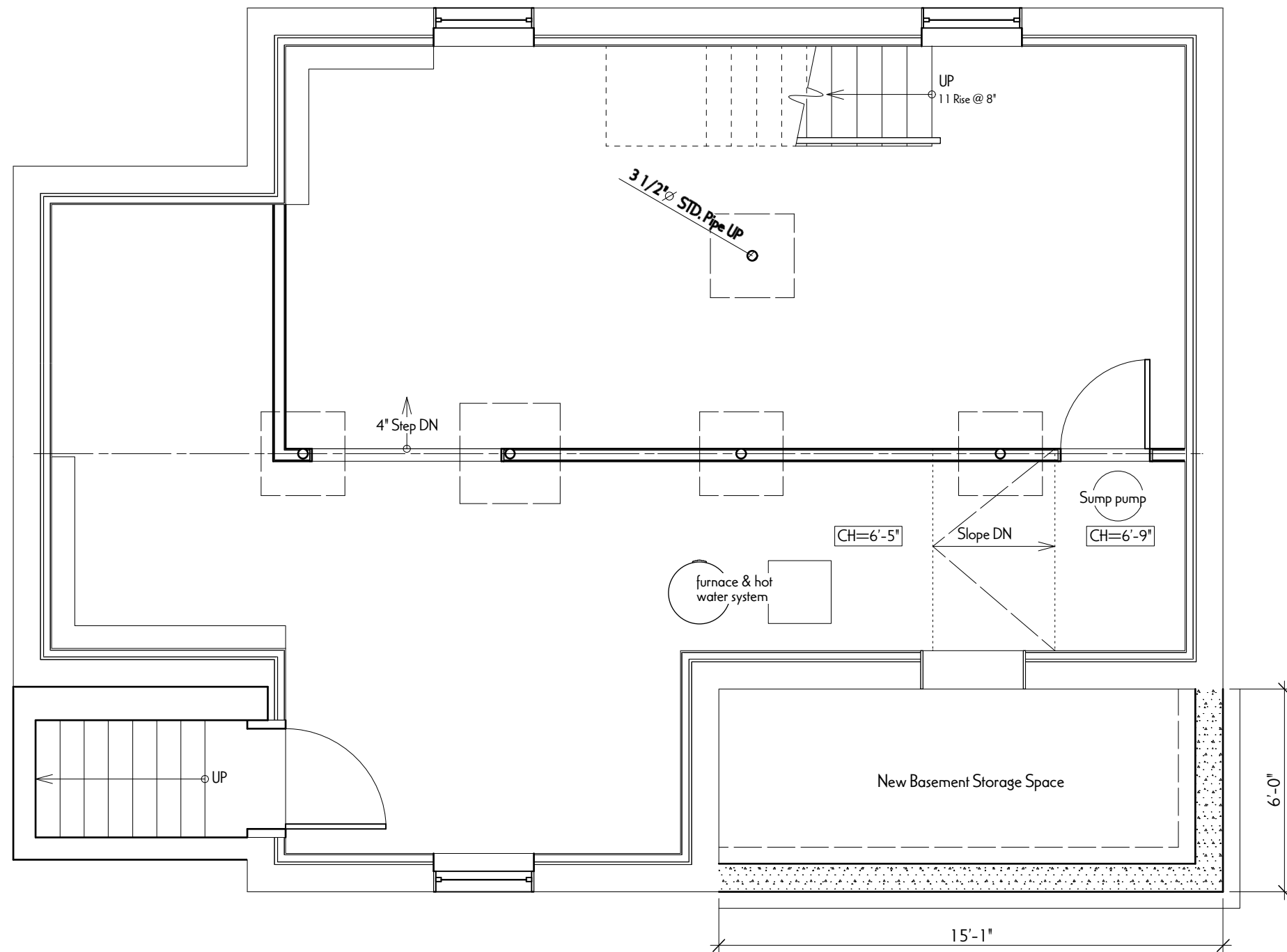
C1.0



1
C1.0 Proposed Site Plan
Scale: 1/8" = 1'-0"

FAR CALCULATIONS	EXISTING	PROPOSED
	1st Floor:	821 sqft.
	2nd Floor:	795
	3rd Floor:	350
	Total sqft:	1966 sqft.
	Lot Area:	4176 sqft.
	F.A.R. (total sqft./lot area):	.47
		.51

Clemens-Lewis Residence 18 Middlesex Street Cambridge, MA 02140	EvB Design 	Date:	C1.1
		01/22/19	
1310 Broadway Suite 200 Somerville, MA 02144			



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A1.0

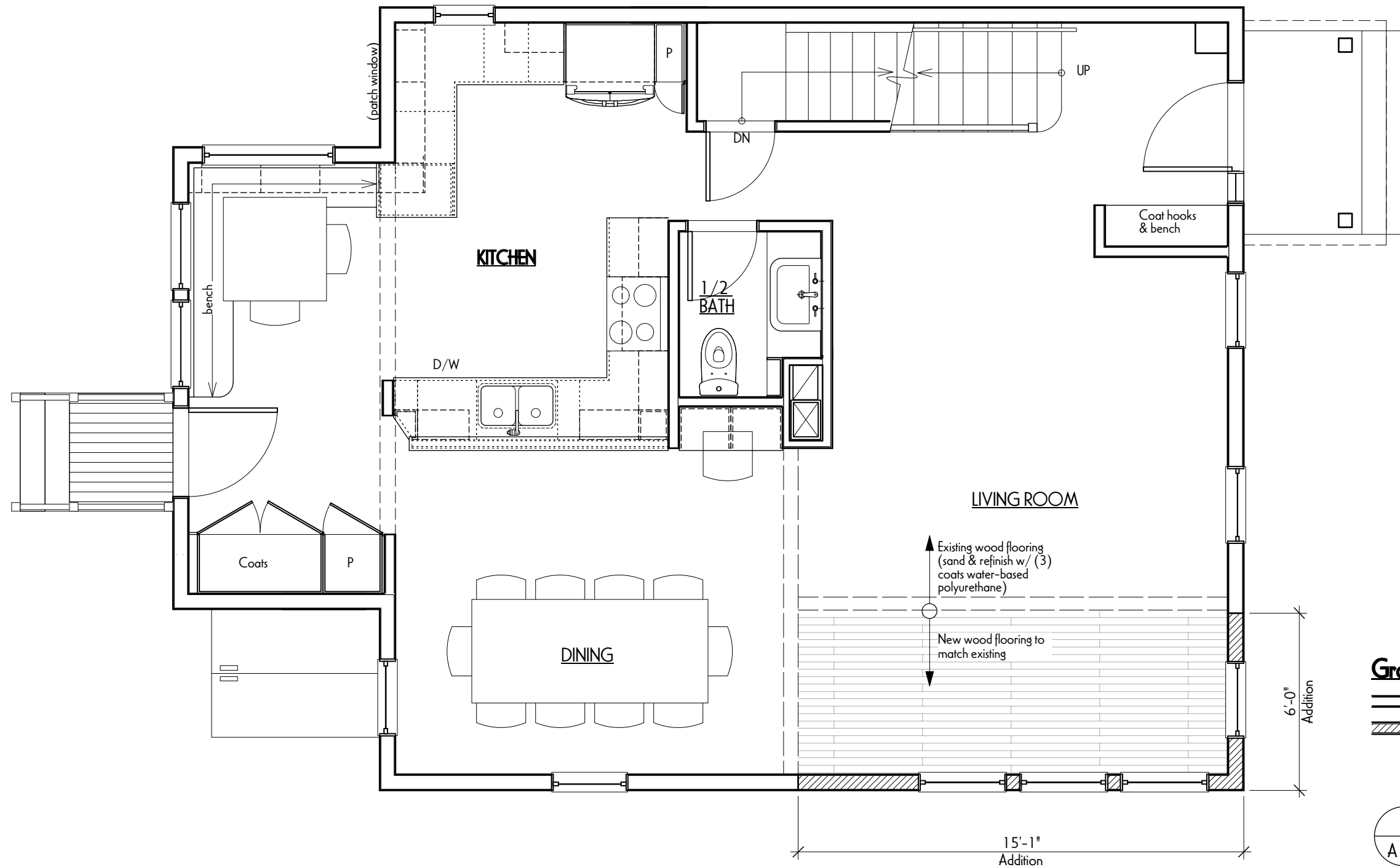
Proposed Basement Floor Plan
Scale: 1/4" = 1'-0"

Clemens-Lewis Residence
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Date:
01/22/19

A1.0



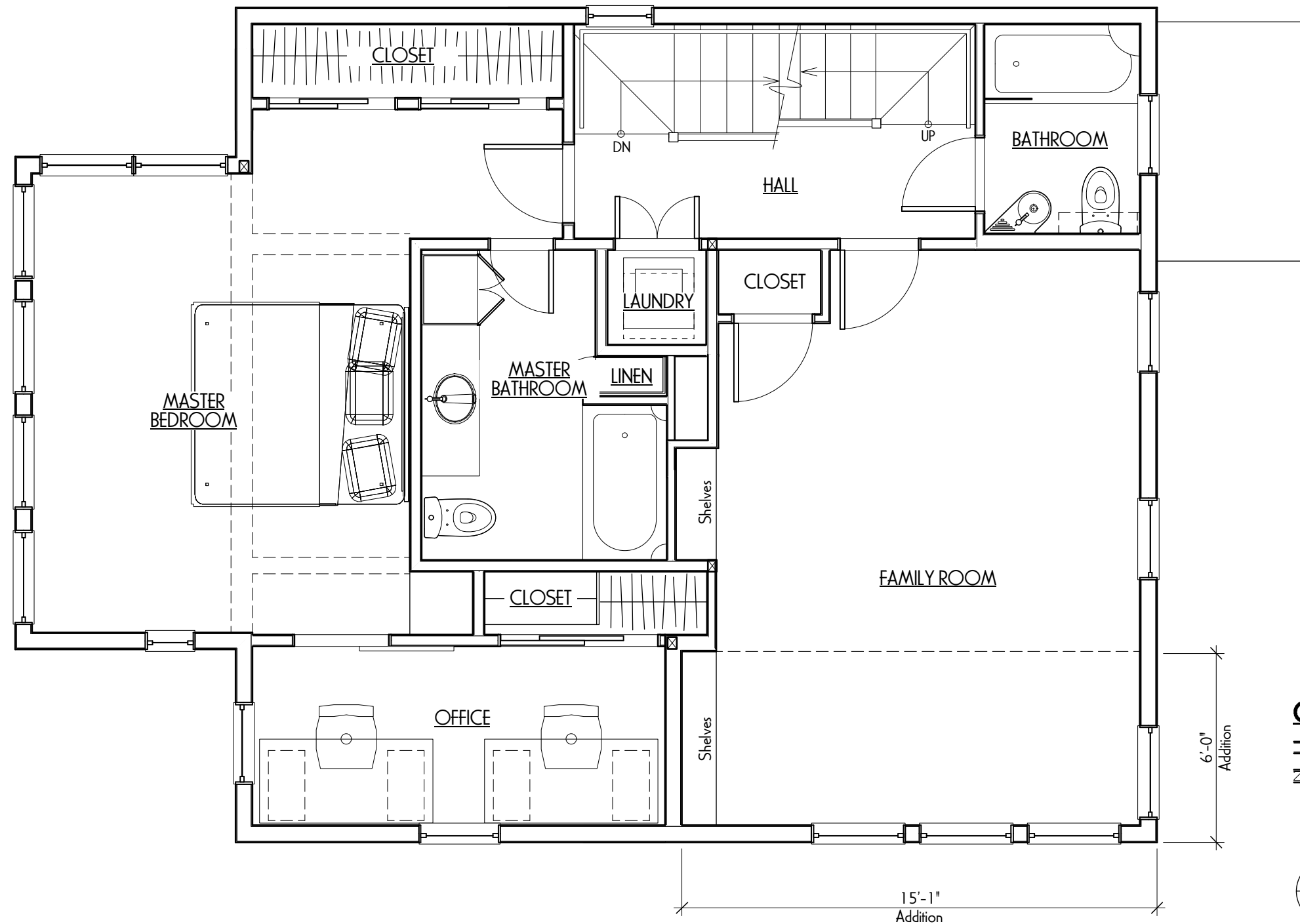
Graphic Key:

— Existing wall to remain

— New wall,

1
A1.1

Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"

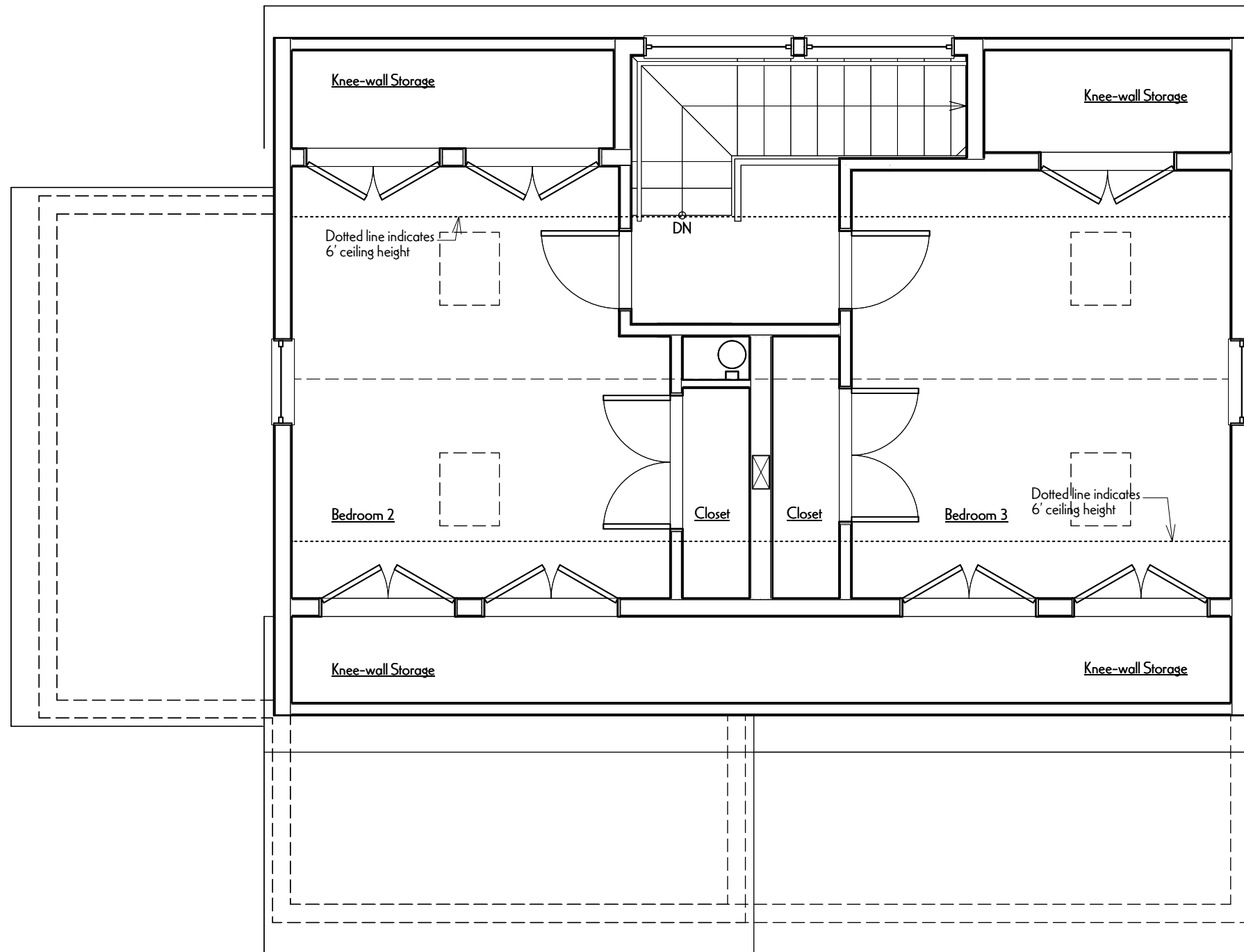


Clemens-Lewis Residence
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Cambridge, MA 02140

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Somerville, MA 02144

Date:
01/22/19

A1.2



1
A1.3

 Proposed Attic Floor Plan
 Scale: 1/4" = 1'-0"

Clemens-Lewis Residence
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A1.3



1 Existing Front Elevation
X2.0 Scale: 3/16" = 1'-0"



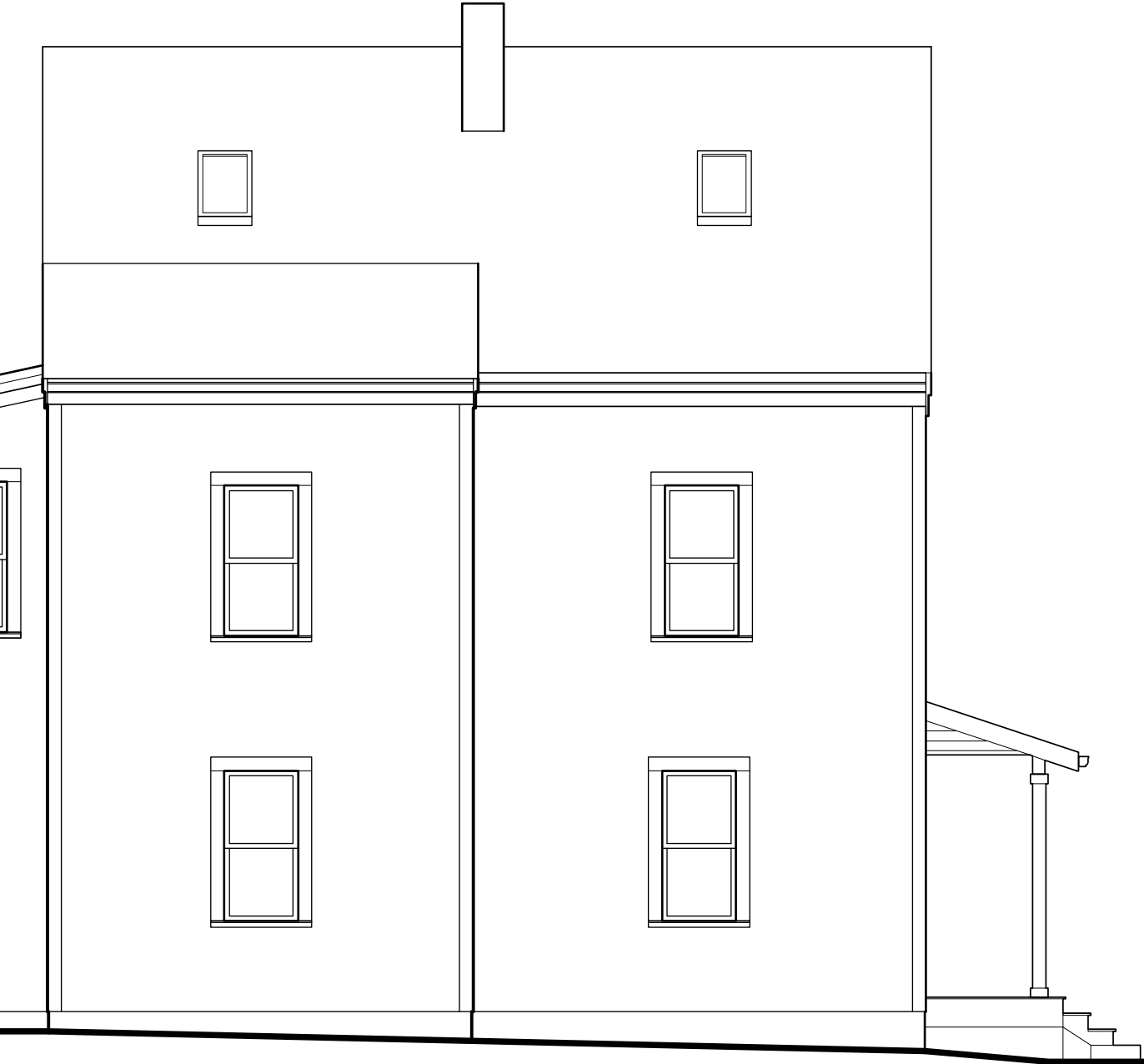
1 Proposed Front Elevation
A2.0 Scale: 3/16" = 1'-0"

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A2.1



2
X2.0

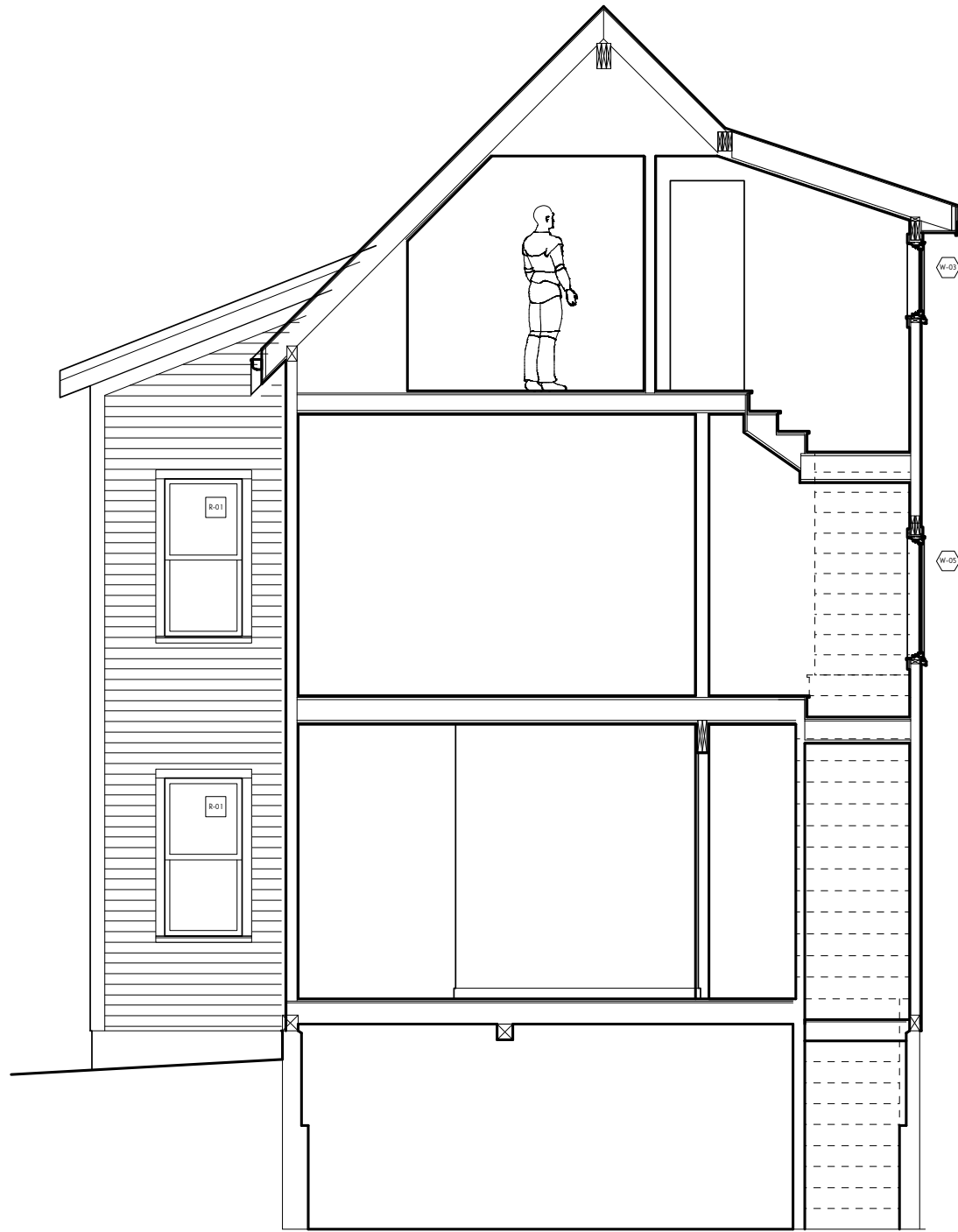
Existing Left Elevation
Scale: 3/16" = 1'-0"



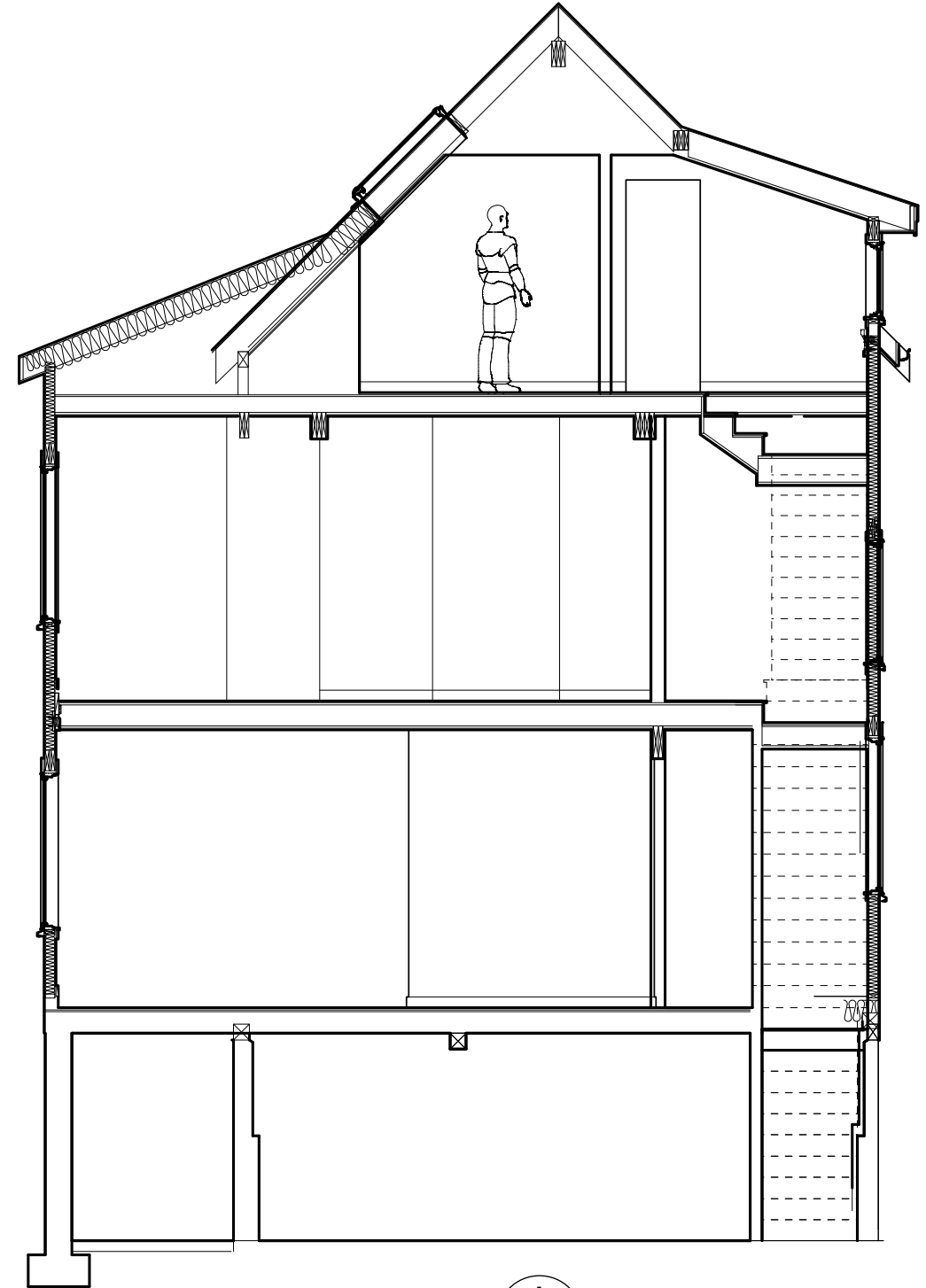
2
A2.0

Proposed Left Elevation
Scale: 3/16" = 1'-0"

Clemens-Lewis Residence 18 Middlesex Street Cambridge, MA 02140	<div>EvB Design</div> <div>1310 Broadway Suite 200 Somerville, MA 02144</div>	Date:	A2.2
		01/22/19	



1
A2.0 Existing Section
Scale: 3/16" = 1'-0"



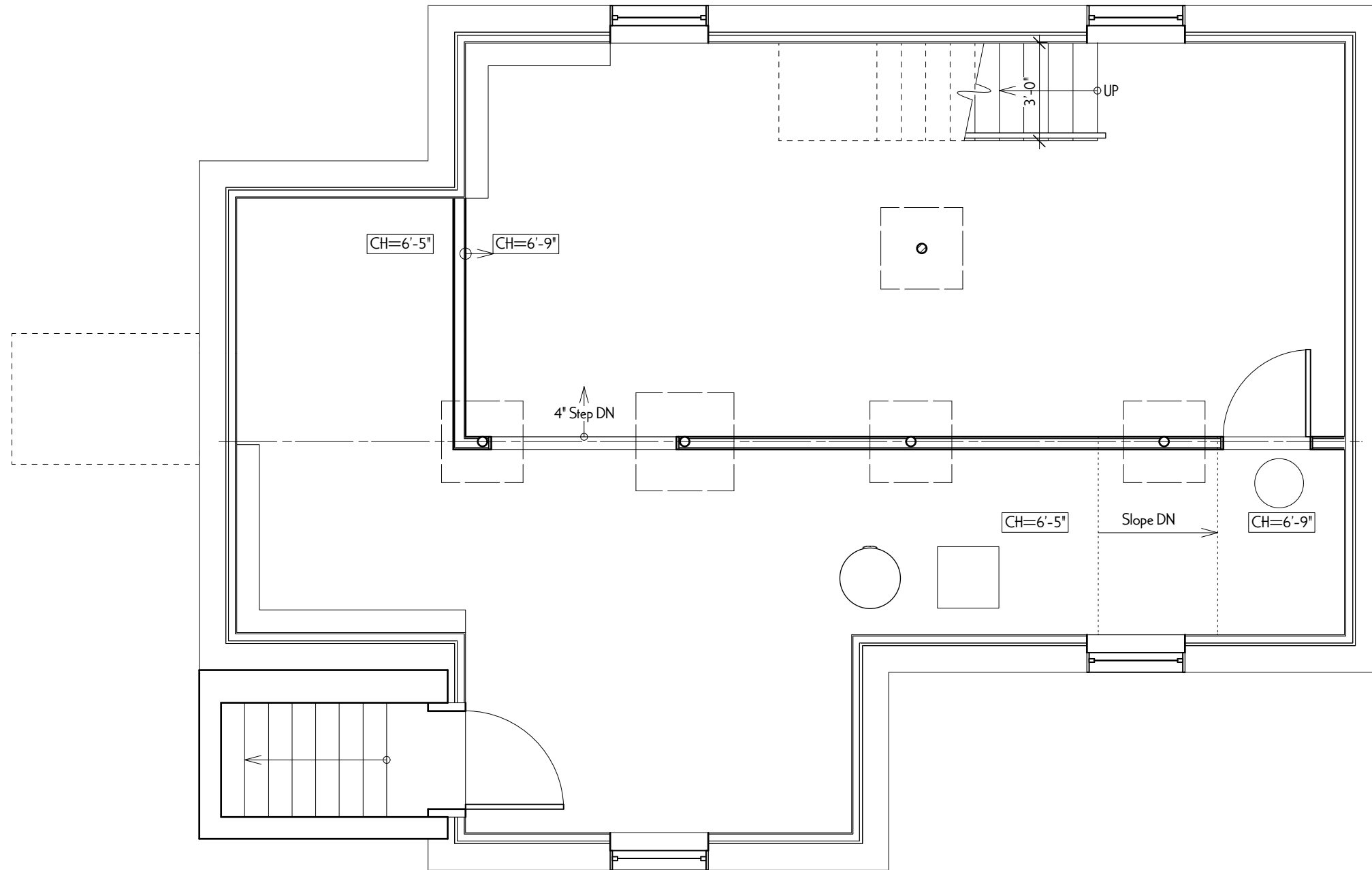
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A2.0 Proposed Section
Scale: 3/16" = 1'-0"

Clemens-Lewis Residence
18 Middlesex Street
Cambridge, MA 02140

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Date:
01/22/19

A3.1



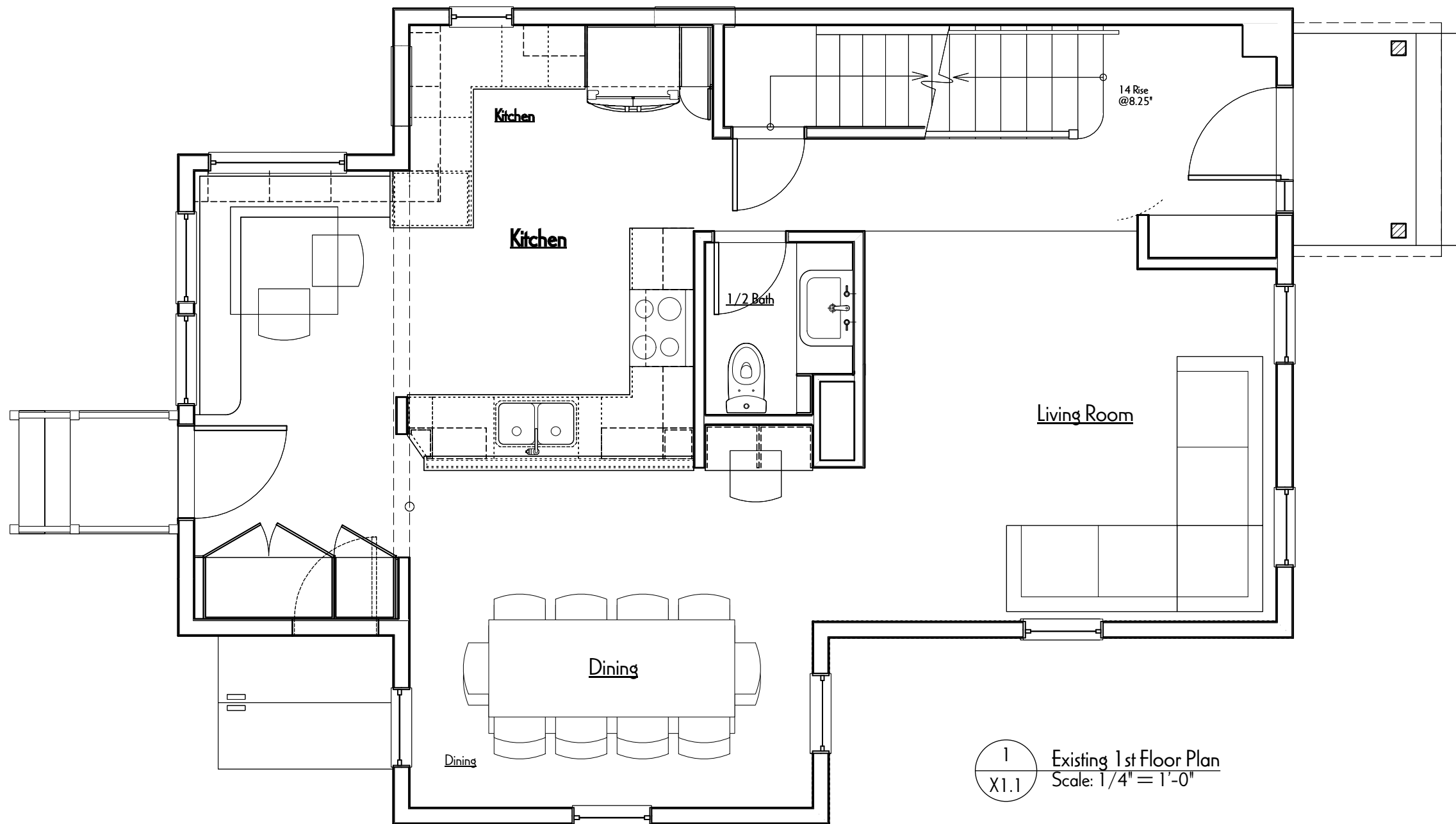
1
X1.1 Existing Basement Floor Plan
Scale: 1/4" = 1'-0"

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18 Middlesex Street
Cambridge, MA 02140

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X1.0

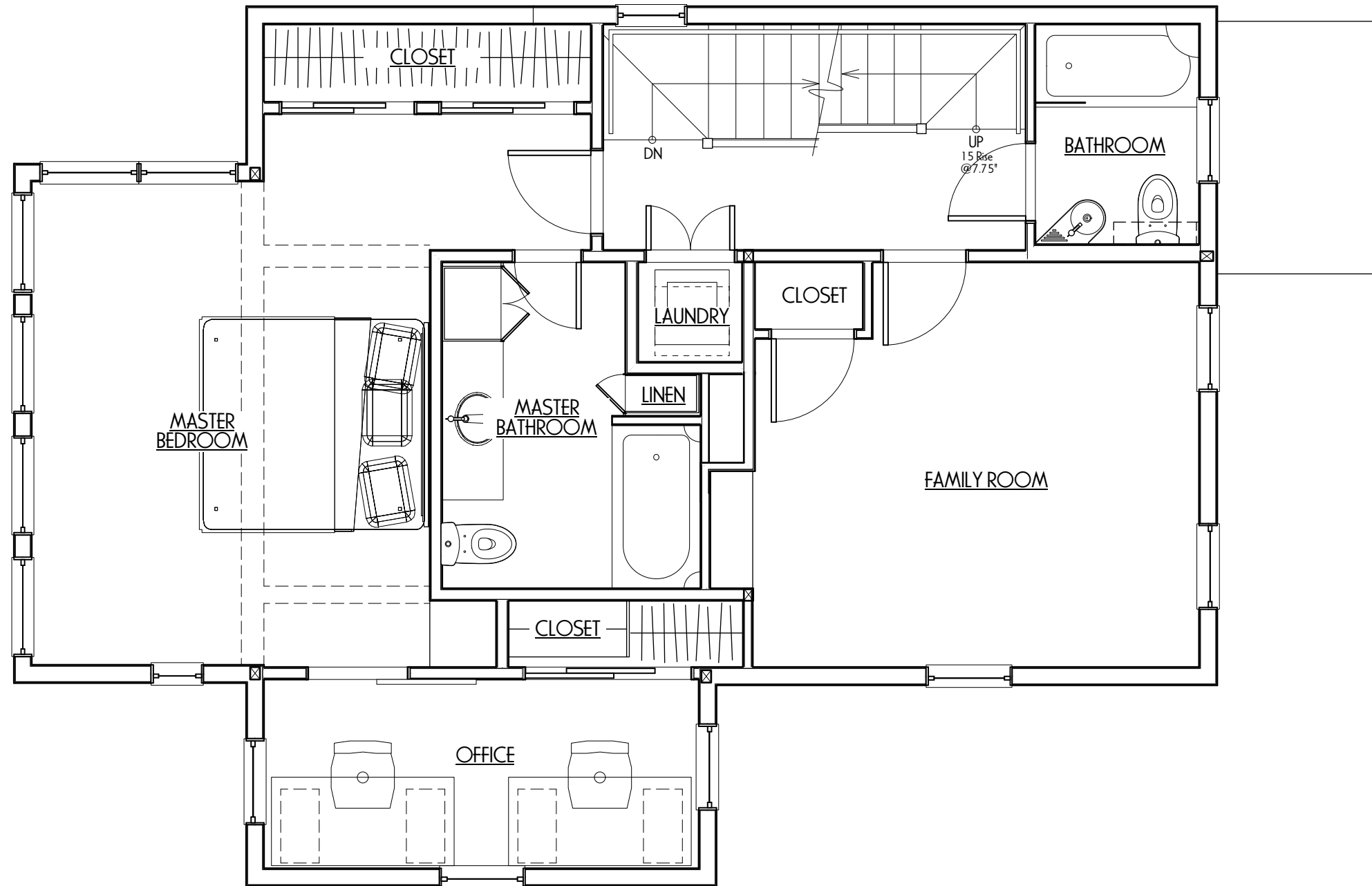


1 Existing 1st Floor Plan
X1.1 Scale: 1/4" = 1'-0"

Clemens-Lewis Residence
18 Middlesex Street
Cambridge, MA 02140

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Date:	X1.1
01/22/19	



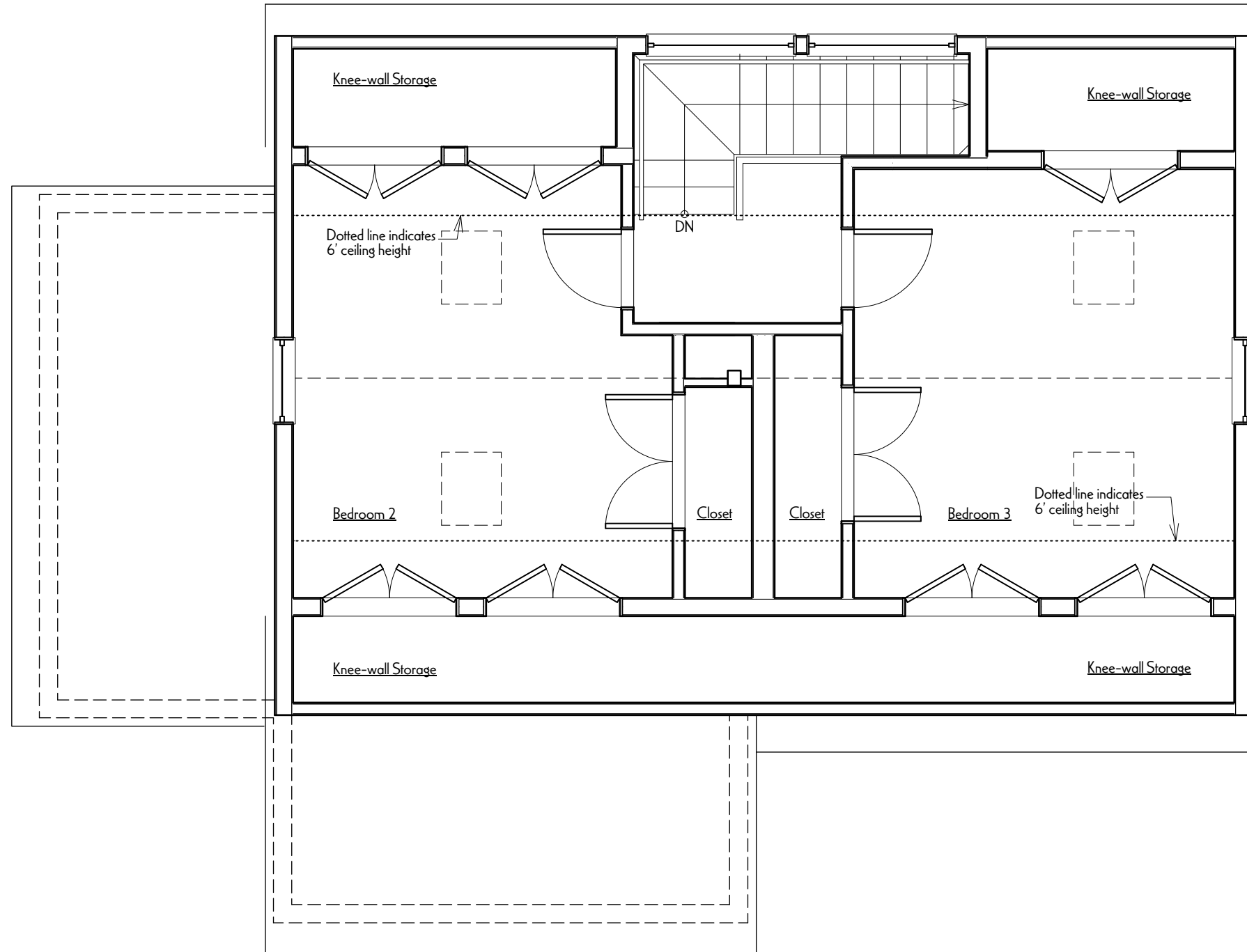
1 Existing 2nd Floor Plan
X1.2 Scale: 1/4" = 1'-0"

Clemens-Lewis Residence
18 Middlesex Street
Cambridge, MA 02140

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Somerville, MA 02144

Date:
01/22/19

X1.2



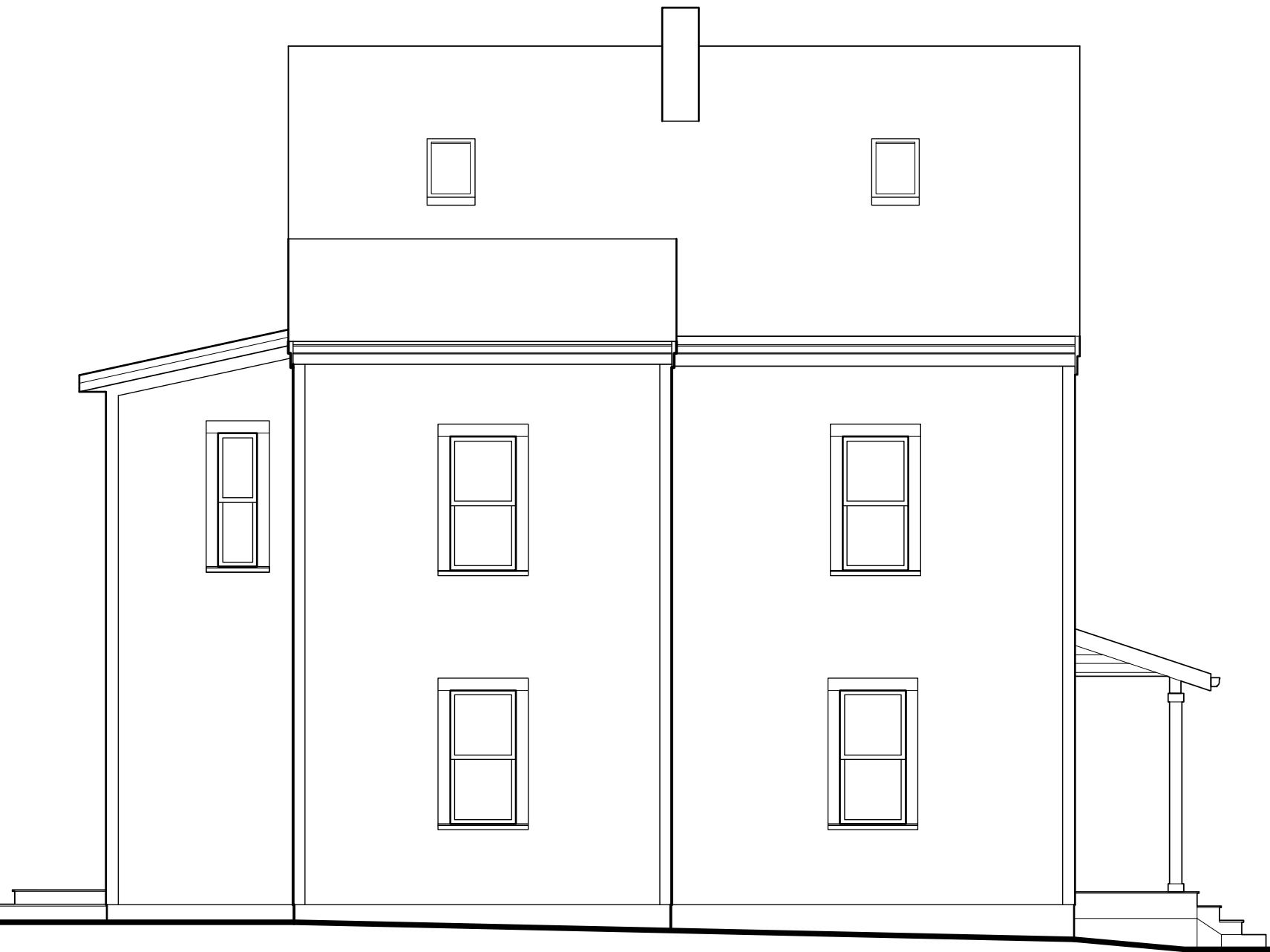
1 Existing 3rd Floor Plan
X1.3 Scale: 1/4" = 1'-0"

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Cambridge, MA 02140

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Date:
01/22/19

X1.3



2
X2.1

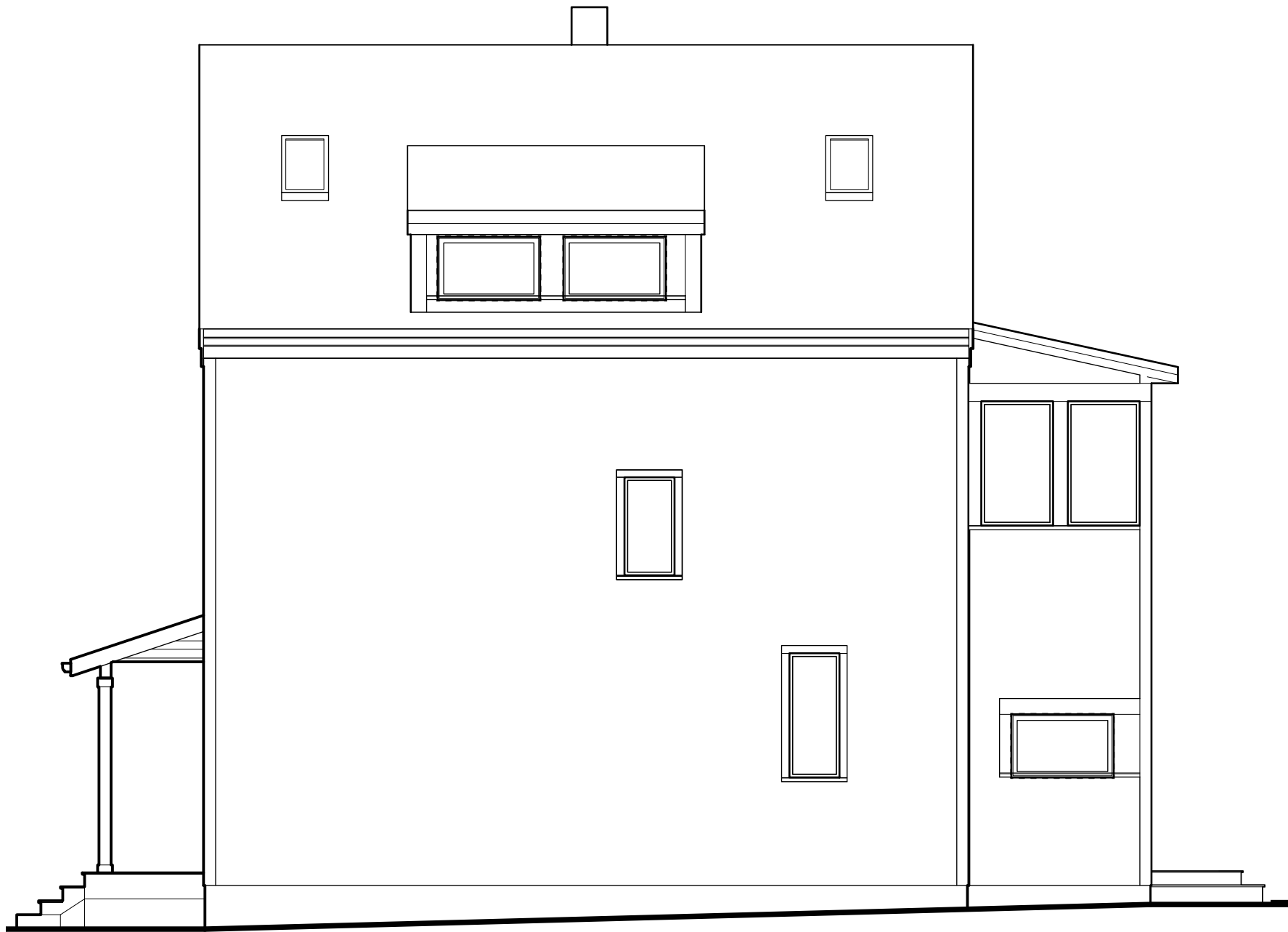
Existing Left Elevation
Scale: 3/16" = 1'-0"



1
X2.1

Existing Front Elevation
Scale: 3/16" = 1'-0"

Clemens-Lewis Residence 18 Middlesex Street Cambridge, MA 02140	EvB Design 	Date:	X2.1
		01/22/19	



2 Existing Right Elevation
Scale: 3/16" = 1'-0"



1 Existing Rear Elevation
Scale: 3/16" = 1'-0"

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18 Middlesex Street
Cambridge, MA 02140

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Date:
01/22/19

X2.2

RINDGE AVE.

n/f Kathleen McCarthy, et al

Lot Area = 4176 s.f.

n/f Susan H. Sullivan

n/f Leslie Lawrence

MIDDLESEX (Public - 40' Wide) ST.

Property References:

Middlesex So. Reg. of Deeds
Bk. 31345, Pg. 152
Bk. 30839, Pg. 548
Plan Bk. 63, Plan II
Plan Bk. 156, Plan 38

Scale: 1" = 20'
Date: Oct. 15, 2010

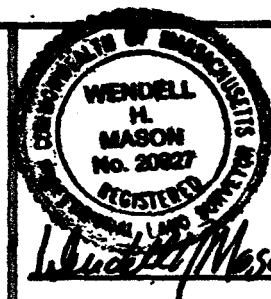
PLOT PLAN
18 MIDDLESEX ST.
CAMBRIDGE, MA

Wendell H. Mason

Professional Engineer & Land Surveyor

122 Essex Street Beverly, Massachusetts 01915

Tel. (978) 922-5686



18 Middlesex St.





