

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: Appeal: _____

PETITIONER: CHRISTOPHER KIMBALL

PETITIONER'S ADDRESS: 23 BUCKINGHAM ST.

LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: R3 ZONING DISTRICT: A1

REASON FOR PETITION:

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

Other: RETROACTIVE APPROVAL FOR REBUILD ON NON-CONFORMING SHED

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioners rebuilt a severely deteriorated non-conforming shed at the rear of the property to the same 10'X10' dimensions. When inquiring about a building permit, we were told that since the shed was under 120 SF it would not require a permit. We proceeded with rebuild but with a steeper roofline to shed snow. When an abutter complained we immediately removed the roof and rebuilt at a slightly lower pitch than the original. We subsequently were informed that since the shed was non-conforming we were not allowed to rebuild it. We now petition for retroactive approval. Thank-You


SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 21h - 5' SETBACK FOR ACCESSORY BUILDING

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)

CHRISTOPHER KIMBALL
(Print Name)

Address: 23 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

Tel. No.: 617 365 1690

E-Mail Address: CHRIS@177MILKSTREET.COM

Date: 12/16/19

CHRISTOPHER KIMBANG
23 BUCKINGHAM ST.

ZKMB

1A

R3

RETROACTIVE APPROVAL FOR REBUND ON NON-COMPLIANCE

51N-2, RETROACTIVE FOR COMPLIANCE

4

BZA APPLICATION FORM

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LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: R3 ZONING DISTRICT: A-1

REASON FOR PETITION:

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

Other: RETROACTIVE APPROVAL FOR REBUILD OF NON-CONFORMING SHED.

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SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 214-5' SET BACK FOR ACCESSORY BUILDING

Article _____ Section _____

Article _____ Section _____

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Original Signature(s):


(Petitioner(s) / Owner)

CHRISTOPHER KIMBALL
(Print Name)

Address:

23 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

Tel. No.:

617 365 1690

E-Mail Address:

CHRIS@177MILKSTREET.COM

Date:

12/16/19

CHRISTOPHER KIMBLE

33 ROCKING HAWK ST.

24MB

RS

1-A

RELATIVE WITHIN A 1/2 MILE OF NON-CONFORMING ZONE.

✓

STP-2 SET BACK FOR ACCESSORY BUILDING

✓

BZA APPLICATION FORM

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TYPE OF OCCUPANCY: R3 ZONING DISTRICT: A-1

REASON FOR PETITION:

- | | |
|---|--|
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Article 4 Section 21h 5' SET BACK FOR ACCESSORY BUILDING
Article _____ Section _____
Article _____ Section _____

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(Petitioner(s)/Owner)

CHRISTOPHER KIMBALL
(Print Name)

Address: 23 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

Tel. No.: 617 365 1690

E-Mail Address: CHRIS@177MILKSTREET.COM

Date: 12/16/19

333 TOWERS
33 BUNNICK ST
2 YRS

R3
A-1

REMOVED FROM RECORD BY NON-COMPLIANCE

SIN 2121 FACT FOR ACCORDING

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.

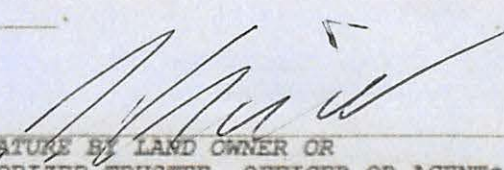
I/We CHRISTOPHER KIMBALL
(OWNER)

Address: 23 BUCKINGHAM ST CAMBRIDGE

State that I/We own the property located at 23 BUCKINGHAM ST, CAMBRIDGE which is the subject of this zoning application.

The record title of this property is in the name of CHRISTOPHER P KIMBALL

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 63996, Page 296; BOOK 6846 PG 476-477
Middlesex Registry District of Land Court, Certificate No. PLAN BOOK 4527
Book _____ Page _____


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

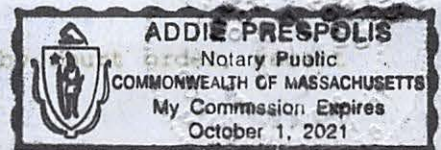
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher Kimball personally appeared before me, this 16 of Dec, 2019, and made oath that the above statement is true.

Addie Prespolis Notary
My commission expires 10/01/2021 (Notary Seal).

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



OFFICE OF THE ATTORNEY GENERAL

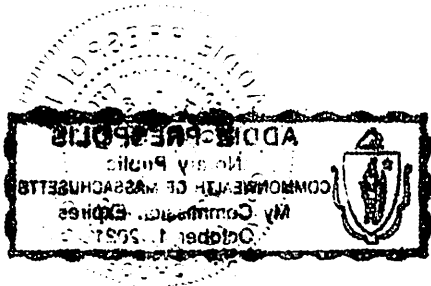
STATE OF MASSACHUSETTS

COMMONWEALTH OF MASSACHUSETTS

OFFICE OF THE ATTORNEY GENERAL

STATE OF MASSACHUSETTS
COMMONWEALTH OF MASSACHUSETTS

1908



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:

THERE IS NO OFF-STREET PARKING, DRIVEWAY OR GARAGE AT THE PROPERTY SO THE SHED IS THE ONLY LOCATION FOR STORAGE OF OUTDOOR ITEMS.

- 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:

IT IS A SMALL SHED WITH ALMOST NO EFFECT ON THE ZONING DISTRICT.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

THE SHED WAS REBUILT IN THE LOCATION WHERE IT STOOD FOR 25 YEARS. IT IS SURROUNDED BY A HIGH FENCE SO IT IS NOT PROMINENTLY VISIBLE.

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

THE SHED IS WITHIN A FOOT OF BEING COMPLIANT ON THE SIDES. IT IS UNDER 120 SF AND TYPICALLY EXEMPT FROM PERMITTING.

- * 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: CHRISTOPHER KIMBALL PRESENT USE/OCCUPANCY: R3
MELISSA BALDINO
 LOCATION: 23 BUCKINGHAM ST. ZONE: A1
 PHONE: 617 640 6819 REQUESTED USE/OCCUPANCY: R3

| | <u>EXISTING</u> <u>CONDITIONS</u> | <u>REQUESTED</u> <u>CONDITIONS</u> | <u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹ | |
|---|--------------------------------------|---------------------------------------|--|------------|
| TOTAL GROSS FLOOR AREA: <u>HOUSE</u> | <u>2880</u> | <u>2980</u> | <u>3383</u> | (max.) |
| LOT AREA: | <u>6766</u> | | | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: ² | <u>0.42</u> | <u>0.44</u> | <u>0.50</u> | (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | <u>6766</u> | | | (min.) |
| SIZE OF LOT: | | | | |
| WIDTH | <u>55</u> | | | (min.) |
| DEPTH | <u>160.33</u> | | | |
| Setbacks in Feet: | | | | |
| FRONT | <u>140</u> | | | (min.) |
| REAR | <u>2.5</u> | | | (min.) |
| LEFT SIDE | <u>4.0</u> | | | (min.) |
| RIGHT SIDE | <u>4.6</u> | | | (min.) |
| SIZE OF BLDG.: | | | | |
| HEIGHT | <u>11'-0"</u> | | | (max.) |
| LENGTH | <u>10'-0"</u> | | | |
| WIDTH | <u>10'-0"</u> | | | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: ³ | | | | (min.) |
| NO. OF DWELLING UNITS: | <u>1</u> | | | (max.) |
| NO. OF PARKING SPACES: | | | | (min./max) |
| NO. OF LOADING AREAS: | | | | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT: | <u>45'</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'.

BZA APPLICATION FORM

GENERAL INFORMATION

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2019 DEC 18 PM 1:21

Special Permit: _____ Variance:

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: CHRISTOPHER KIMBALL

PETITIONER'S ADDRESS: 23 BUCKINGHAM ST

LOCATION OF PROPERTY: SAME

TYPE OF OCCUPANCY: R3 ZONING DISTRICT: A-1

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Article _____ Section _____

Article _____ Section _____

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Original Signature(s):


(Petitioner(s) / Owner)

CHRISTOPHER KIMBALL
(Print Name)

Address:

23 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

Tel. No.:

617 365 1690

E-Mail Address:

CHRIS@177MILKSTREET.COM

Date:

12/16/19

12:00 PM

CHRISTOPHER J. BROWN

23 ROCKING HAWK ST

24MB

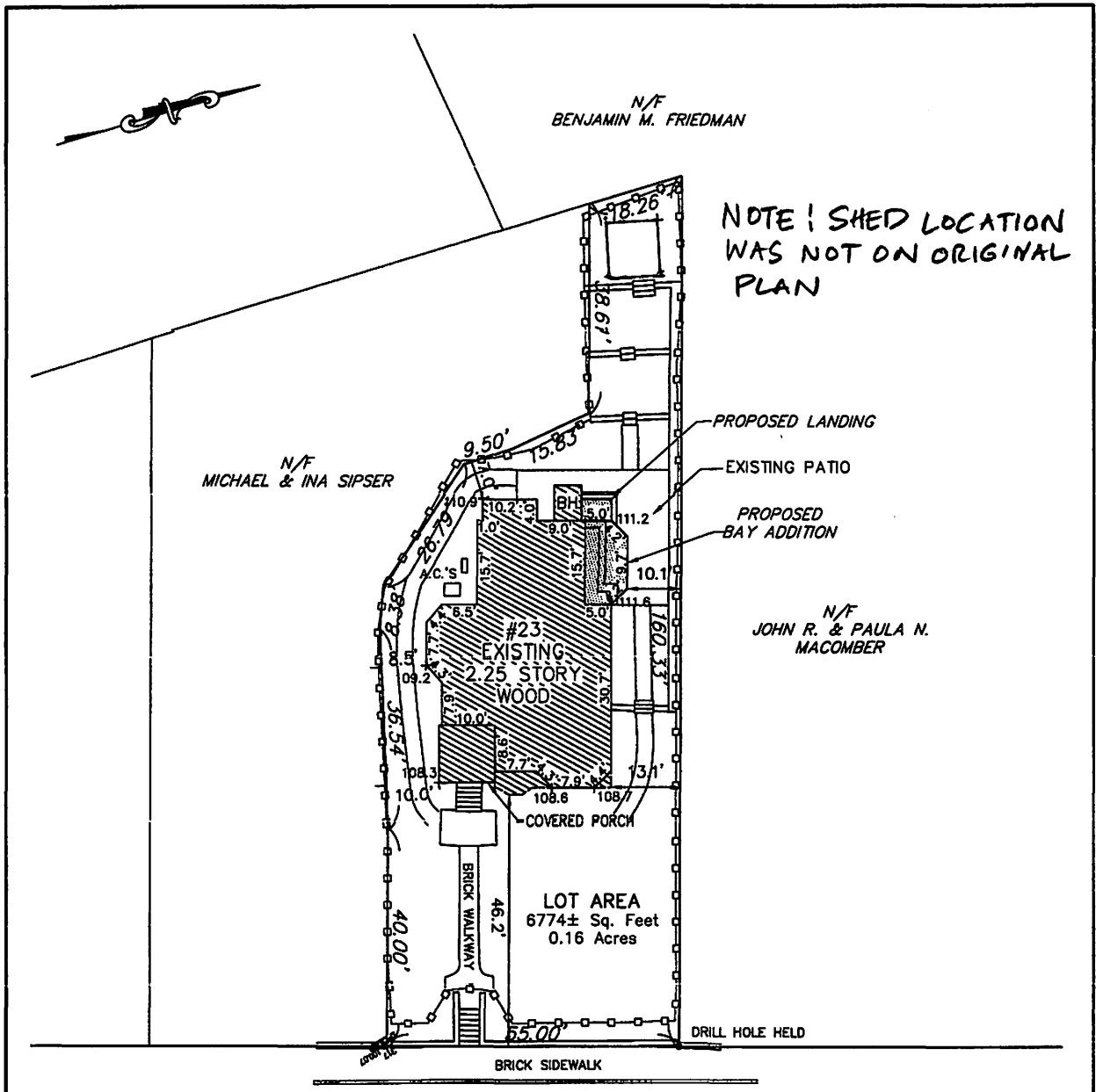
RS

A-1

Relative within 500 feet of non-commissioned staff.

STP - 2. Get back for necessary business

2



BUCKINGHAM STREET

PREPARED FOR:
CHRISTOPHER P. KIMBALL
23 BUCKINGHAM STREET
CAMBRIDGE, MA. 02138



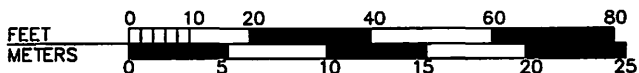
PLOT PLAN
FOR
23 BUCKINGHAM STREET
IN
CAMBRIDGE, MA.

NOTES:

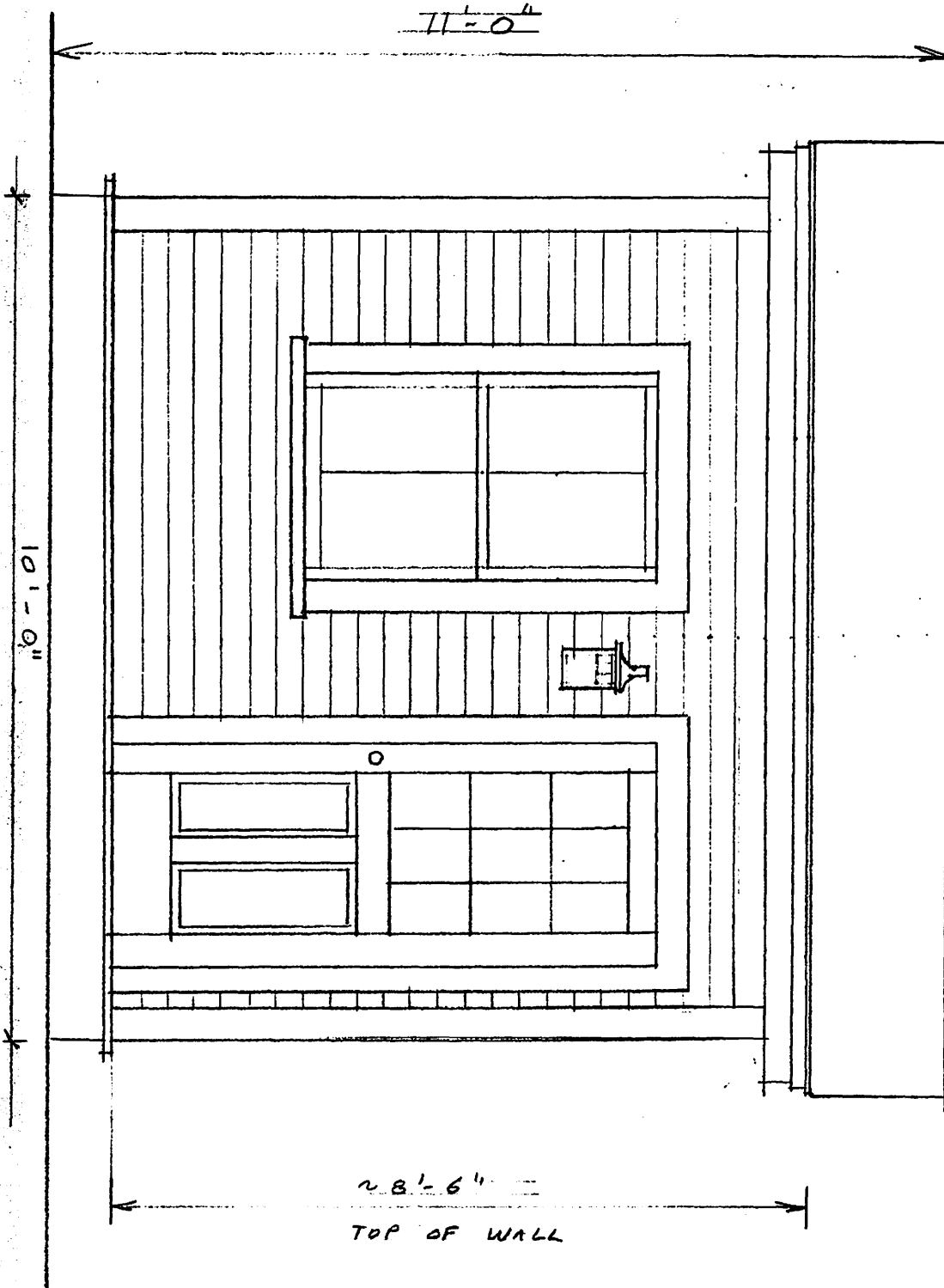
1. ZONING CLASSIFICATION - A-1
2. LOCUS DEED:
MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 63096 PAGE 296
MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 6846 PAGE 476 & 477
3. PLAN REFERENCES:
MIDDLESEX COUNTY REGISTRY OF DEEDS END OF BOOK 4527
4. ASSESSORS PARCEL ID: 226-46

SCALE: 1"=20' OCTOBER 25, 2019

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

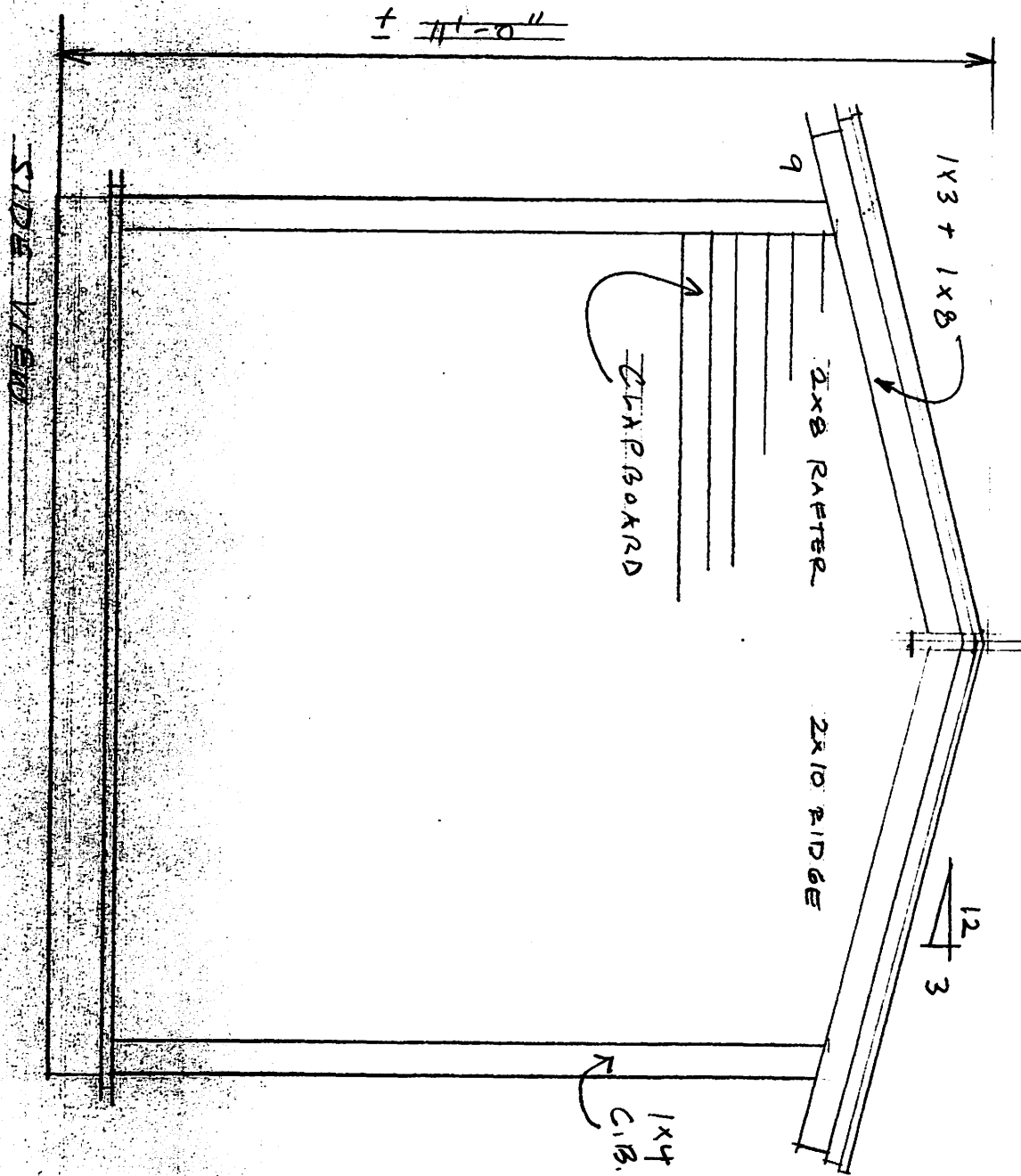


| | |
|--|---|
| Project : Rebuild Existing Shed | Front Elevation 1/2" = 1'-0" 10/30/19 |
| Location : 23 Buckingham St | Paul Worthington ❖ DESIGN & RESTORATION |
| City / Town : Cambridge, MA | 88 BOYLSTON STREET |
| Client : Chris Kimball & Melissa Baldino . | BROOKLINE, MA. 02445 ☎ 617 713 0663 |



23 BUCKINGHAM SHED - FRONT ELEVATION

| | |
|--|---|
| Project : Rebuild Existing Shed | Side Elevation 1/2" = 1'-0" 10/30/19 |
| Location : 23 Buckingham St | Paul Worthington ❖ DESIGN & RESTORATION |
| City / Town : Cambridge, MA | 88 BOYLSTON STREET |
| Client : Chris Kimball & Melissa Baldino . | BROOKLINE, MA. 02445 ☎ 617 713 0663 |

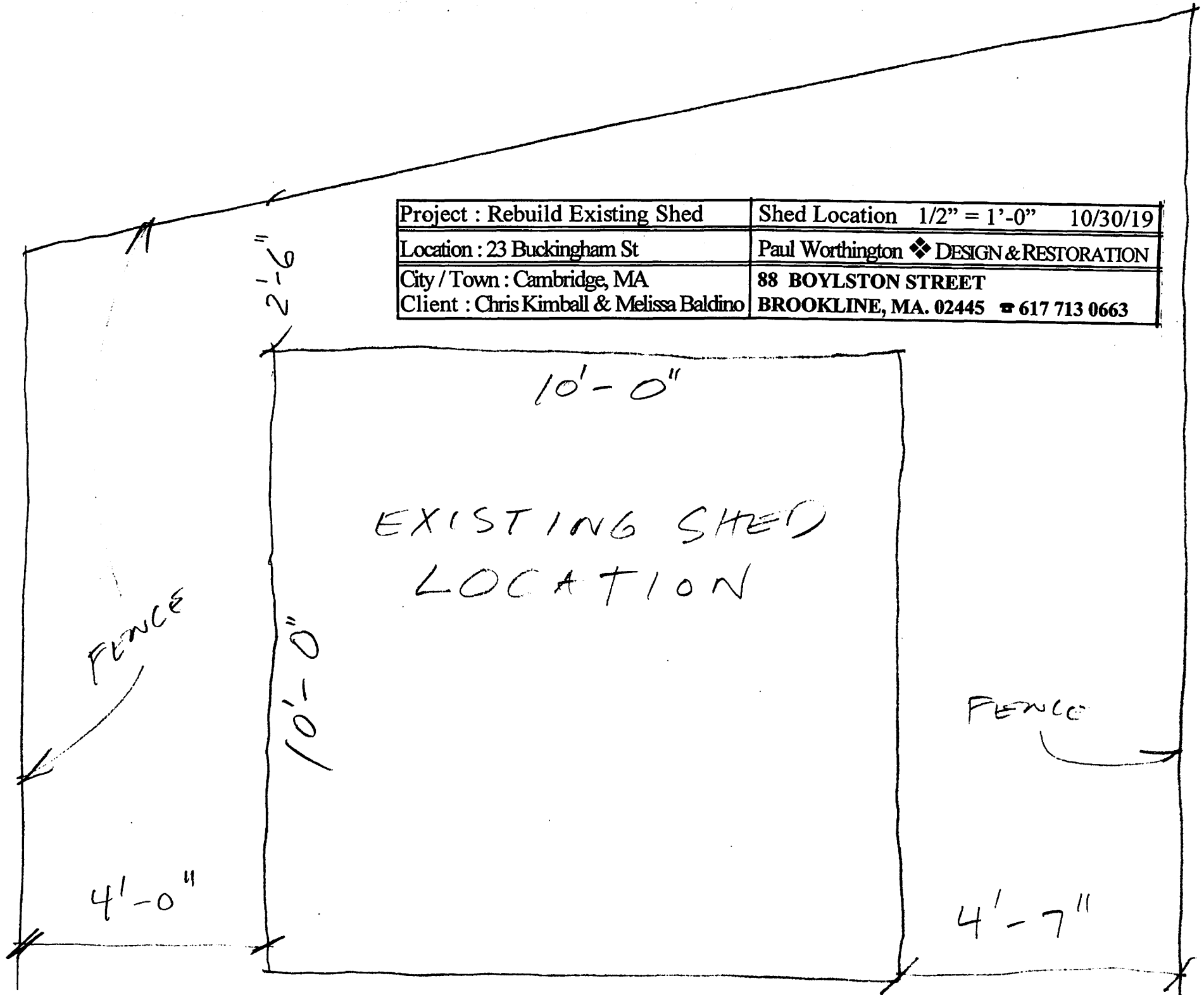


| | |
|--|---|
| Project : Rebuild Existing Shed | Floor Plan 1/2" = 1'-0" 10/30/19 |
| Location : 23 Buckingham St | Paul Worthington ❖ DESIGN & RESTORATION |
| City / Town : Cambridge, MA | 88 BOYLSTON STREET |
| Client : Chris Kimball & Melissa Baldino . | BROOKLINE, MA. 02445 ☎ 617 713 0663 |

FLOOR PLAN
1/2" = 1'-0"



| | |
|--|---|
| Project : Rebuild Existing Shed | Shed Location 1/2" = 1'-0" 10/30/19 |
| Location : 23 Buckingham St | Paul Worthington ❖ DESIGN & RESTORATION |
| City / Town : Cambridge, MA | 88 BOYLSTON STREET |
| Client : Chris Kimball & Melissa Baldino | BROOKLINE, MA. 02445 ☐ 617 713 0663 |



10'-0"

EXISTING SHED
LOCATION

2'-6"

10'-0"

FENCE

4'-0"

FENCE

4'-7"



EXISTING SHED
10X10

#23 Bucklyn Street



NEW Shed
10X10

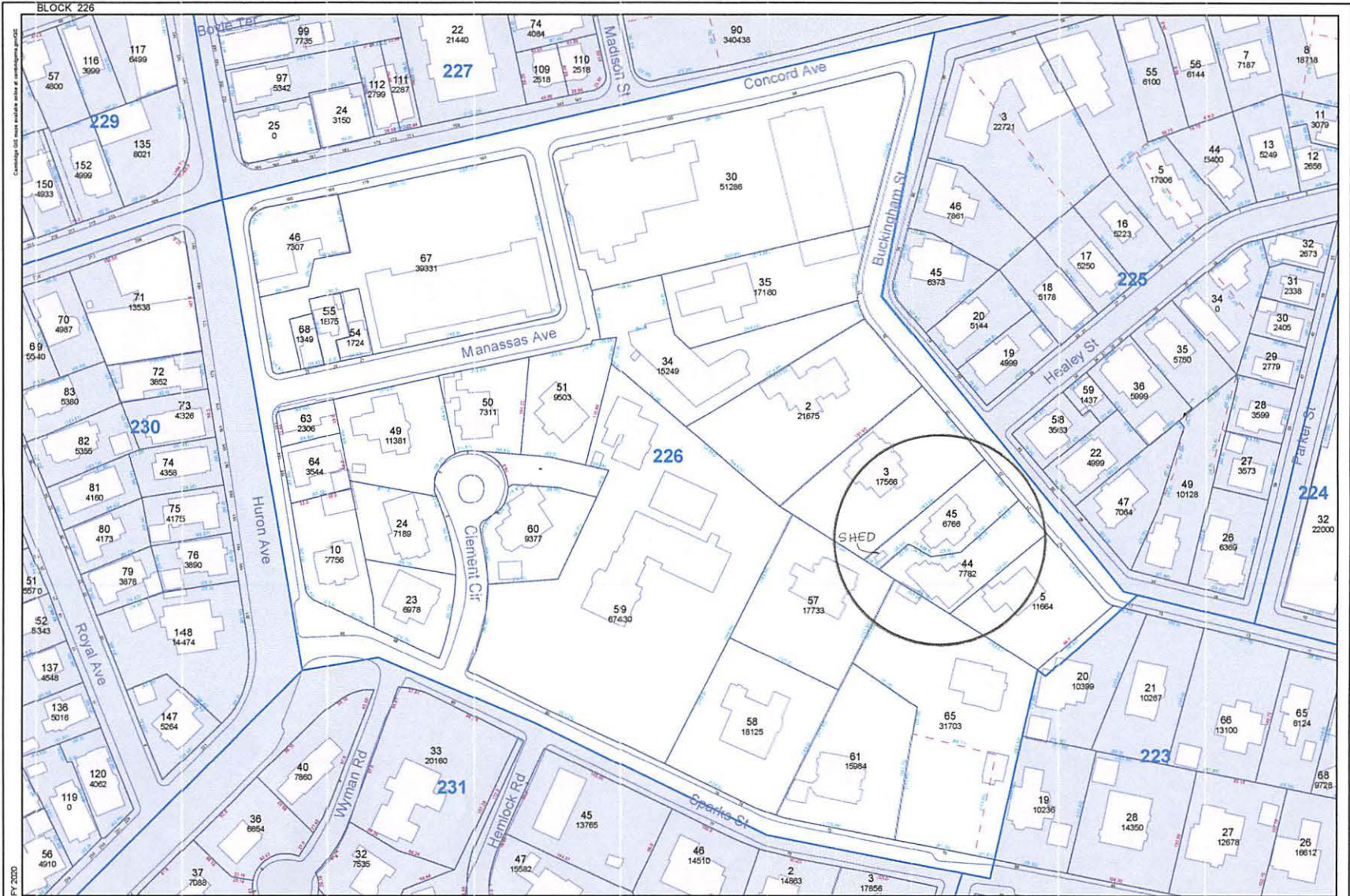
Lowman Rock

#23 Buckleywa



EXITING REAR SHED

23 BuckinghM STREET



Cambridge GIS Data Analysis & Landscaping, Inc.

FY 2020



**City of Cambridge
Assessing Department**

795 Massachusetts Ave
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 226** Block Number
- 10 Street Number
- (125.0) Deed Dimension
- 100 Parcel size in Sq. Ft.
- 44 **01.C** Land Court Dimension
- 65.0 Survey Dimensions

DISCLAIMER:
All data shown on this map was compiled from existing Assessors' Tax Maps
dated 10/1/2019 and maintained by the City Assessor's Office and the Department
of Public Works. It is not intended to be used for legal purposes. The City of
Cambridge is not responsible for any errors or omissions on this map. No
warranty, in whole or in part, is made by the City of Cambridge for any
use of this map for purposes other than those intended.

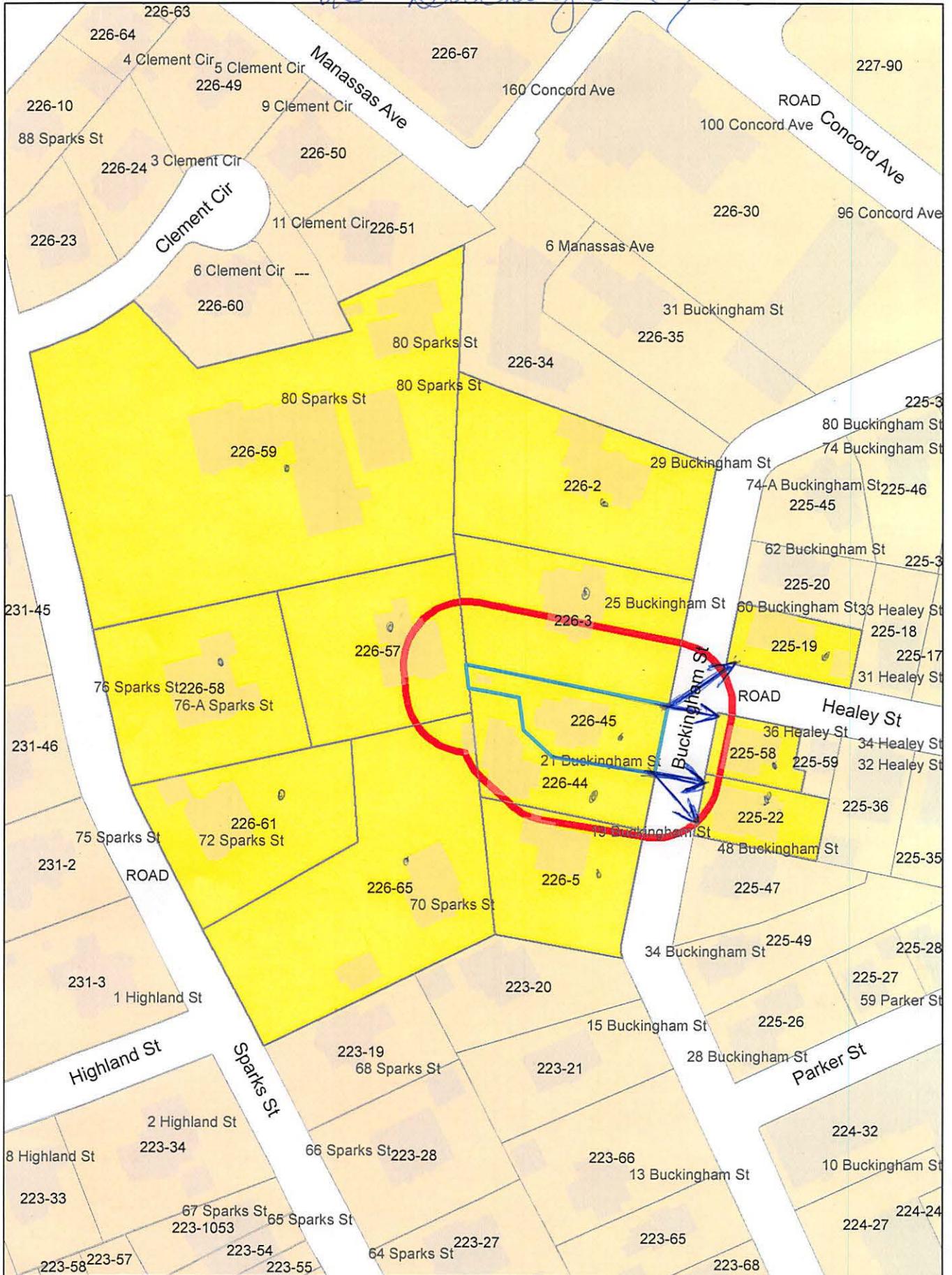


0 20 40 80 Feet
1 inch = 100 feet



Parcel Block Map
226

23 Buckingham St.



23 Buckingham St.

Petitioner

225-22
VLOCK, DANIEL R. & JOYCE E. VLOCK
50 BUCKINGHAM ST
CAMBRIDGE, MA 02138

225-58
SUTTON, MATTHEW F. & VICTORIA C. SUTTON
54 BUCKINGHAM ST.
CAMBRIDGE, MA 02138-2228

CHRISTOPHER KIMBALL
23 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

226-3
MACOMBER, JOHN R. & PAULA N. MACOMBER
25 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

225-19
WHITNEY, CAROLINE H.B., ET AL.
TR. CAROLINE H. B. WHITNEY 2010 TRUST
60 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2229

226-44
SIPSER, MICHAEL & INA SIPSER
21 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

226-45
KIMBALL, CHRISTOPHER,
TR. THE CHRISTOPHER P. KIMBALL REV TR.
23 BUCKINGHAM ST
CAMBRIDGE, MA 02138

226-59
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

226-61
FELDMAN, NOAH,
TR. THE NOAH FELDMAN 2015 REV TR
72 SPARKS ST
CAMBRIDGE, MA 02138

226-65
MASON, GEOFFREY M.,
TRUSTEE THE 70 SPARKS ST NOM TRUST
70 SPARKS ST
CAMBRIDGE, MA 02138

226-5
STRAUS, DONALD R. & CAROL L. GOSS
19 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

226-57
FRIEDMAN, BENJAMIN M. &
BARBARA C. FRIEDMAN
74 SPARKS ST
CAMBRIDGE, MA 02138

226-58
76 SPARKS STREET, LLC
76 SPARKS ST
CAMBRIDGE, MA 02138

226-2
SINGER, MAUREEN WHITLEY
29 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219