BZA APPLICATION FORM GENERAL INFORMATION

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

Special Permit: Variance:	Appeal:
PETITIONER: CHRISTOPHER K	KIMBALL
PETITIONER'S ADDRESS: 23 BUCK	CINGHAM ST.
LOCATION OF PROPERTY: SAME	
TYPE OF OCCUPANCY: R3	ZONING DISTRICT: A
REASON FOR PETITION:	
Additions	New Structure
Change in Use/Occupancy	Parking
Conversion to Addi'l Dwell:	ing Unit's Sign
Dormer	Subdivision
V Other: RETROACTIVE AP	PROVAL FOR REBUILD ON NON-CONFORMING
DESCRIPTION OF PETITIONER'S PROPOSAL:	
mit. We proceeded with rebuild but with a steeper roof oved the roof and rebuilt at a slightly lower pitch than the non-conforming we were not allowed to rebuild it. We r	fline to shed snow. When an abutter complained we immediately he original. We subsequently were informed that since the shed
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rmit. We proceeded with rebuild but with a steeper roof oved the roof and rebuilt at a slightly lower pitch than the non-conforming we were not allowed to rebuild it. We reserved to the sections of the sections of the section of th	fline to shed snow. When an abutter complained we immediately he original. We subsequently were informed that since the shed now petition for retroactive approval. Thank-You
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CHRISTOPHEIL KIMBALL
23 BUCKINGHAM ST.
SANE
R3

RETROACTIVE AFTROVIL FOR REBUILD ON NON-CONFORMINGSIED

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214 - 2 SELINGE LOU KOREZZOLA BOILDINE

BZA APPLICATION FORM GENERAL INFORMATION

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

Appeal:

Special Permit:

TITIONER'S AD	DRESS. C5		6 HAM ST		
CATION OF PRO	PERTY: SA	ME			
PE OF OCCUPAN	CY: R3		ZONING DISTRICT:	X-1	
ASON FOR PETI	TION:				
Ad	ditions			New Struct	ure
Ch	ange in Use/Occ	cupancy		Parking	
Co	nversion to Add	ii'l Dwellin	g Unit's	Sign	
Do	rmer			Subdivisio	n
V 00	her: RETROACT	TIVE KPPR	DVAL FOR REBI	UILD OF NON-	CONFORMI
SCRIPTION OF	PETITIONER'S PR	ROPOSAL:			
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the roof and rebui conforming we we CTIONS OF ZON	lt at a slightly lower ere not allowed to rel	pitch than the obuild it. We nov	original. We subsequen v petition for retroactiv	tly were informed t re approval. Thank-	hat since the You
che roof and rebuit conforming we we CTIONS OF ZON ticle 4	It at a slightly lower the not allowed to relating ORDINANCE Constitution of the section of the	pitch than the obuild it. We nov	original. We subsequen	tly were informed t re approval. Thank-	hat since the You
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23 BUCKINGHAM ST
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retroactive approval the regular of non-contornings hed.

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214-5'SETBACK FOR ACCEPTING BULLDING

BZA APPLICATION FORM GENERAL INFORMATION

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

ETITIONER	CHUSTOP	HEIC IC	MISAUC			+
PETITIONER	s ADDRESS: 23	3 Buck	INGHAM	ST		
OCATION O	PROPERTY:	SAME				
TYPE OF OC	CUPANCY: R3	S	ZONING DISTRI	CT: A-	1	
REASON FOR	PETITION:					
	_ Additions			New 5	structure	
	Change in Use/	Occupancy		Parki	ng	
-	Conversion to	Addi'l Dwelling	Unit's	Sign		
	Dormer			Subdi	raision	
	Other: RETAO A	CTIVE APPRI	VAL FAIL REE	sullo of N	ON -CONFE	RMINE
PECETETA	N OF PETITIONER'S	PROPOSAL:				
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SIM SIGHT BACK POR ACCESSORY BOILDING

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 KIMBAU
Address: 23 BUCKINGHAM ST CAMBRIDGE
State that I/We own the property located at 23 BUCKING HAM ST. CAMBRIDGE
which is the subject of this zoning application.
The record title of this property is in the same of CHRISTOPHER PRIMBAL
*Pursuant to a deed of duly recorded in the date, Middlesex South
County Registry of Deeds at Book 63096 , Page 296 BOOK 6846 P6 476-477
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 Middle Sex
The above-name Christopher Kimbay personally appeared before me,
this 16 of Dec., 2019, and made oay that the above statement is true.
My commission expires 10 01 2021 (Notary Seal).

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



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THE SCENE OF HAMPING AMERICANS

CHARRENHER & RIMBARL

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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:

 THERE IS NO OFF-STREET PARKING, DRIVEWAY OR GARAGE

 AT THE PROPERTY SO THE SHED IS THE ONLY LOCATION FOR STORKEE 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 reaffsons:

IT IS A SMAN 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.

(ATTACHMENT B - PAGE 5)

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: CHRIS			ESENT USE/OCCUPAN	NCY: R3	
LOCATION: 23	LISSA BAL		ZONE:	A 1	
DOCATION	BUCKIN	GHKM 3	ZONE:		
PHONE: 617 64	06819	REQUESTED USE/	OCCUPANCY:	१३	
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹	
TOTAL GROSS FLOOR	AREA: HOUSE	2880	2980	3383 (r	max.)
LOT AREA:		6766		(min.)
RATIO OF GROSS FL TO LOT AREA: ²	OOR AREA	0.42	0,44	0,50	max.)
LOT AREA FOR EACH	DWELLING UNIT:	6766		(1	min.)
SIZE OF LOT:	WIDTH	<u> 55</u>		(min.)
	DEPTH	160.33			
Setbacks in	FRONT	140		m)	nin.)
Feet:	REAR	2.5		(r	min.)
SHED	LEFT SIDE	4.0		(1	min.)
	RIGHT SIDE	4,6		(r	min.)
SIZE OF BLDG.:	HEIGHT	11'-0"		(1	max.)
SHED	LENGTH	101-0"			
	WIDTH	101-00			
RATIO OF USABLE O	PEN SPACE			1.	min.)
NO. OF DWELLING U	NTTS.	}			max.)
NO. OF PARKING SP.				(min./	
NO. OF LOADING AR					min.)
DISTANCE TO NEARE		45'		(r	nin.)
Describe where ap on same lot, and steel, etc.	plicable, other d type of cons	occupancies on truction propose	same lot, the siz ed, e.g.; wood f	e of adjacent buil rame, concrete, b	dings rick,

^{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

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

PETITIONER'S ADDRESS: 23 BUCKING H	m ST
LOCATION OF PROPERTY: SAME	
	G DISTRICT: A-1
REASON FOR PETITION:	
Additions	New Structure
Change in Use/Occupancy	Parking
Conversion to Addi'l Dwelling Unit	
Dormer	Subdivision
V Other: RETROACTIVE APPROVAL	FOR REBUILD OF NON-CONFORMINGS
	TOTAL THE BOTTO OF MON-CONTORMING.
DESCRIPTION OF PETITIONER'S PROPOSAL:	
nsions. When inquiring about a building permit, we were told that mit. We proceeded with rebuild but with a steeper roofline to she wed the roof and rebuilt at a slightly lower pitch than the original. on-conforming we were not allowed to rebuild it. We now petition SECTIONS OF ZONING ORDINANCE CITED:	t since the shed was under 120 SF it would not required snow. When an abutter complained we immediated We subsequently were informed that since the shed in for retroactive approval. Thank-You
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Article 4 Section 214-5'SET BAG	t since the shed was under 120 SF it would not required snow. When an abutter complained we immediately We subsequently were informed that since the shed in for retroactive approval. Thank-You
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Article Section Applicants for a Variance must complete Pages I Applicants for a Special Permit must complete Pages I Applicants for a Special Permit must attach a for the appeal Original Signature(s):	t since the shed was under 120 SF it would not required snow. When an abutter complained we immediately We subsequently were informed that since the shed in for retroactive approval. Thank-You K FOR KUSSONY BUILDING The statement congruing the reasons (Petitioner(s)/Owner)
Article Section Applicants for a Variance must complete Pages I Applicants for a Special Permit must complete Pages I Applicants for an Appeal to the BZA of Inspectional Services Department must attach a for the appeal Original Signature(s):	t since the shed was under 120 SF it would not required snow. When an abutter complained we immediatel We subsequently were informed that since the shed in for retroactive approval. Thank-You K FOR ACCESSORY BUILDING Bages 1-4 and 6 a Zoning determination by the statement constraining the reasons (Petitioner (s) / Owner) KRISTOPHER KIMBALL (Print Name) BUCKINGHAM STREET
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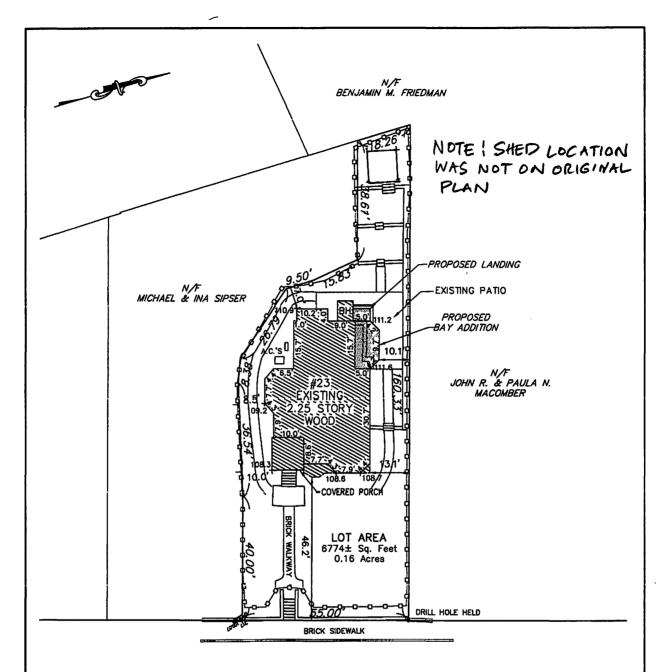
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SS BUCKING HAM, ST.

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214-5 SETBACK FOR ACCESSORY GULLOINIS



BUCKINGHAM STREET

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



PLOT PLAN 23 BUCKINGHAM STREET

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:

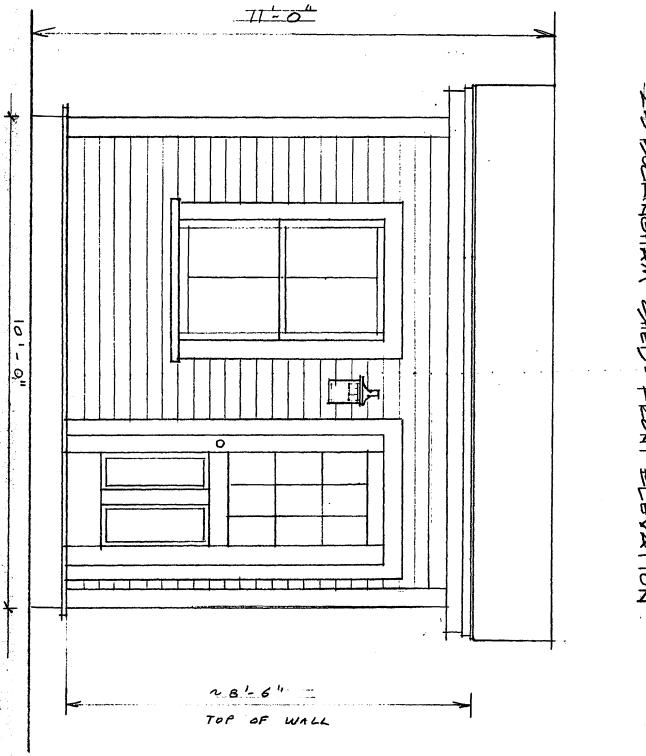
MIDDLESEX COUNTY REGISTRY OF DEEDS END OF BOOK 4527
4. ASSESSORS PARCEL ID: 226-46

SCALE: 1"=20' OCTOBER 25, 2019

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

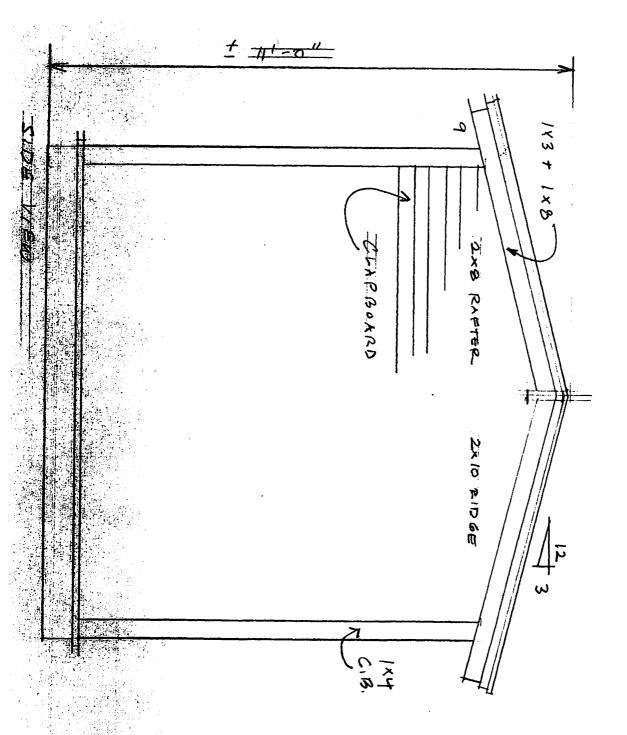


Project : Rebuild Existing Shed	Front Elevation $1/2$ " = 1'-0" $10/30/19$
Location: 23 Buckingham St	Paul Worthington PESIGN & RESTORATION
City / Town: Cambridge, MA	88 BOYLSTON STREET
Client: Chris Kimball & Melissa Baldino.	BROOKLINE, MA. 02445 = 617 713 0663

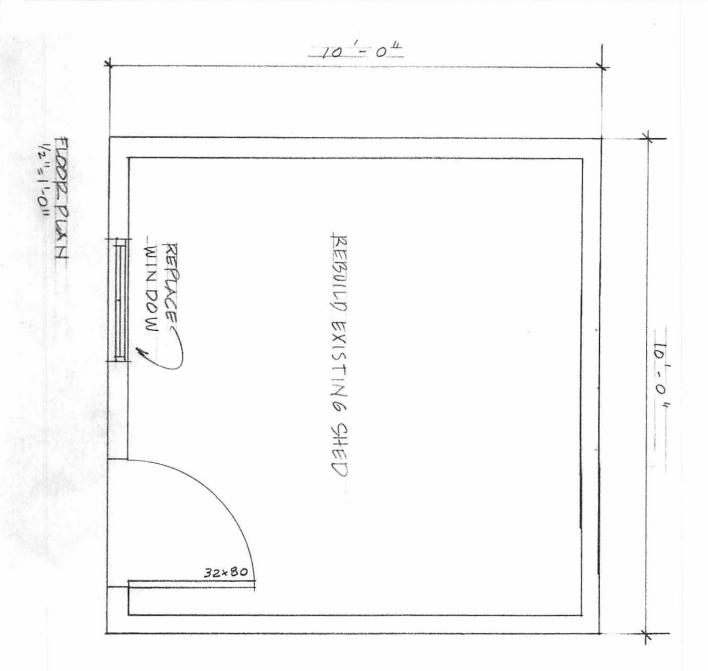


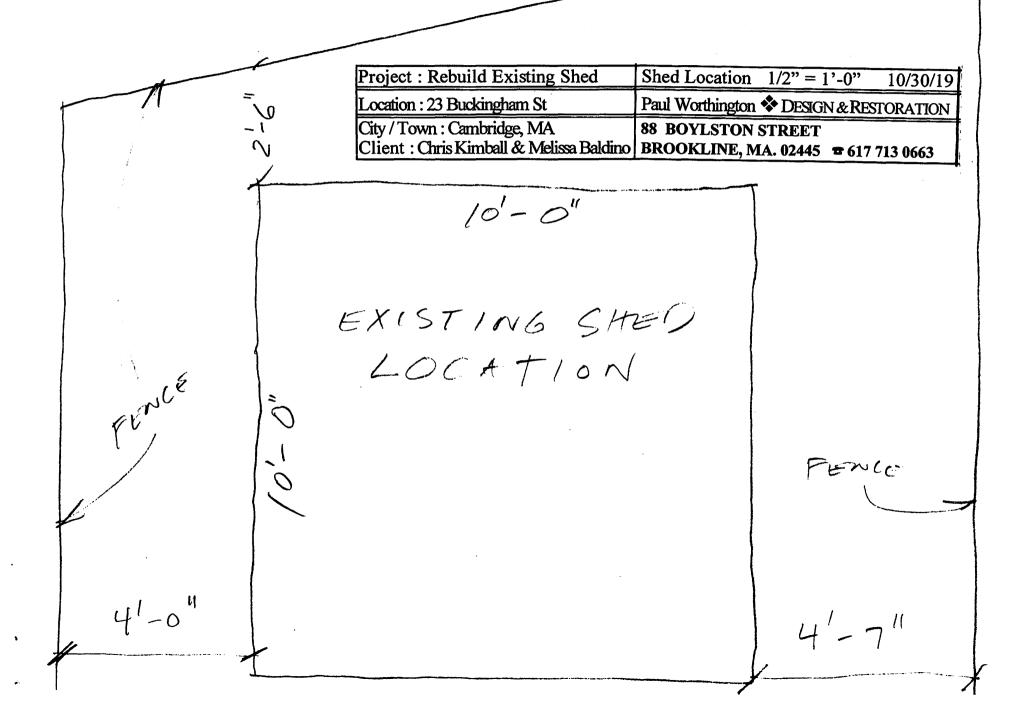
196 BOXINGHAM OMED - FRONT BLEVATION

Project : Rebuild Existing Shed	Side Elevation 1/2" = 1'-0" 10/30/19
Location: 23 Buckingham St	Paul Worthington PESIGN & 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 Client : Chris Kimball & Melissa Baldino .	88 BOYLSTON STREET BROOKLINE, MA. 02445







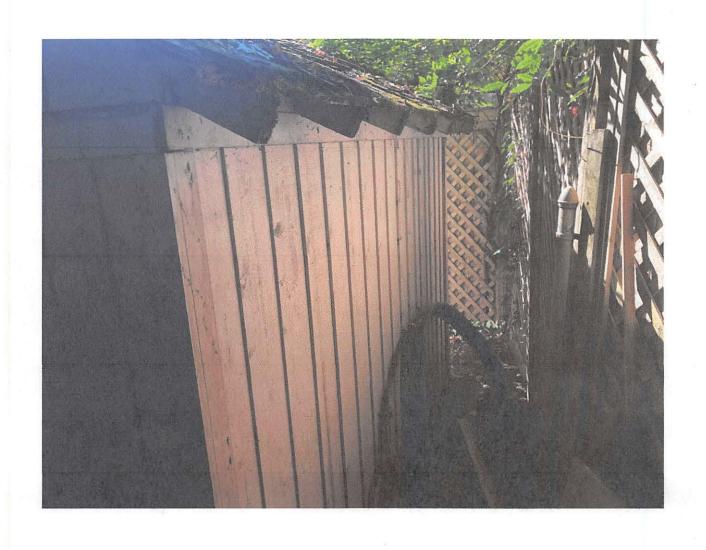
Existing Shad

#23 Buckryhm Stras



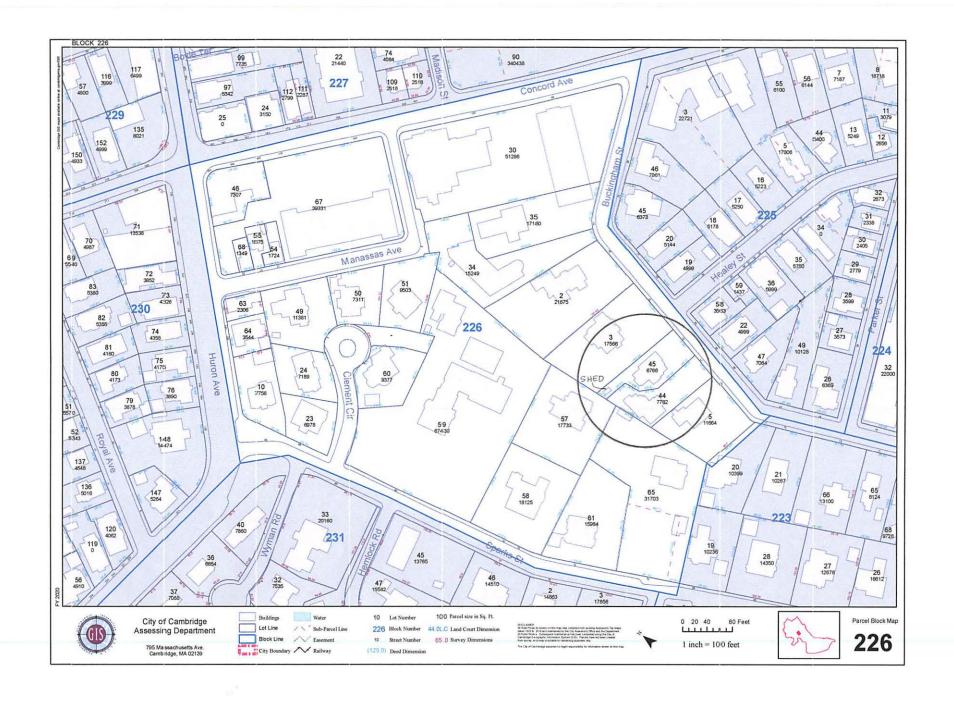
NGWShzel 10X10 Lower Rock

#23 Buckeyhm



Exiting Rent Shad

23 Buckinghm Str1225.



3 Buskingham St 226-63 226-64 Manassas Ave 4 Clement Cir 5 Clement Cir 226-67 227-90 100 Concord Ave Concord Ave 226-49 160 Concord Ave 226-10 9 Clement Cir 88 Sparks St 226-50 226-24 3 Clement Cir ClementCir 226-30 96 Concord Ave 11 Clement Cir226-51 226-23 6 Manassas Ave 6 Clement Cir ---226-60 31 Buckingham St 226-35 80 Sparks St 226-34 80 Sparks St 80 Sparks St 225-3 80 Buckingham S 74 Buckingham St 226-59 29 Buckingham St 74-A Buckingham St225-46 226-2 225-45 62 Buckingham St 225-3 225-20 25 Buckingham St 60 Buckingham St33 Healey St 231-45 225-18 225-19 226-57 225-17 31 Healey St 76 Sparks St226-58 ROAD Healey St 76-A Sparks St 226-45 36 Healey St 34 Healey St 231-46 225-58 225-59 32 Healey St 21 Buckingham S 226-44 225-36 225-22 226-61 75 Sparks St 72 Sparks St 48 Buckingham St 225-35 231-2 ROAD 226-5 b 226-65 225-47 70 Sparks S 34 Buckingham St 225-49 225-28 225-27 231-3 223-20 1 Highland St 59 Parker St 15 Buckingham St 225-26 Highland St 28 Buckingham St Parker St 223-19 68 Sparks St 223-21 2 Highland St 224-32 223-34 66 Sparks St223-28 8 Highland St 223-66 10 Buckingham St 13 Buckingham St 224-27 223-33 67 Sparks St 65 Sparks St 223-1053 64 Sparks St 223-27 223-65 223-54 223-58223-57 223-68 223-55

23 Buckispan St.

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