



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

BZA APPLICATION FORM

Plan No: BZA-017281-2020

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Christopher and Melissa Kimball - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 23 Buckingham St Cambridge, MA

TYPE OF OCCUPANCY : ZONING DISTRICT : Residence A-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners seeks to expand portion of kitchen within the required setback. New wall will be located within the required setback and will contain windows.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

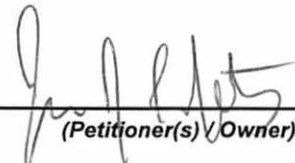
Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure/Windows).

Article 10.000 Section 10.30 (Variance).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :


(Petitioner(s)/Owner)

James J. Rafferty

(Print Name)

Address : 907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 16, 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:

A literal enforcement of the setback requirements of the Ordinance would prevent the petitioner from constructing any addition to the existing kitchen.

- 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 directly related to the irregular shape of the lot and the layout of the existing structure.

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

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

Even after the addition is constructed, the structure will continue to conform to the height, open space and floor area ratio requirements of the Residence A-1 Zoning District.

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

The nature and intensity of the use of this single family structure will not change by the proposed addition.

- * 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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 23 Buckingham St Cambridge, MA
(location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Article 8.22.2(c) permits the creation of windows on non-conforming walls when, as in this case, there are no further violations of the dimensional requirements of Article 5.000.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- There will not be any change in traffic patterns as a result of adding windows.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- Adjacent uses will not be affected since the use of the property as a single family dwelling will not be changed by the introduction of windows on the wall of the new addition.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- Adding windows will benefit the health, safety, and welfare of the occupants of this dwelling.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed windows will not change the use of the property and are consistent with the residential uses in the district.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: James Rafferty, Esq. **PRESENT USE/OCCUPANCY:** single family
LOCATION: 23 Buckingham St Cambridge, MA **ZONE:** Residence A-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,032	3,156	3,387	(max.)
<u>LOT AREA:</u>		6,774 sf	no change	8,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.45	.47	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		6,774 sf	no change	6,000 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	55'	no change	80'	(min.)
	DEPTH	160'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	46.2'	no change	25'	(min.)
	REAR	7.2-54.4'	no change	40'	(min.)
	LEFT SIDE	13.1'	no change	15'	(min.)
	RIGHT SIDE	8.7'	no change	15'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	34.8'	no change	35'	(max.)
	LENGTH	N/A	no change	N/A	
	WIDTH	N/A	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		72%	70%	50%	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	no change	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	no change	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		N/A	N/A	N/A	(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'.



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

2020 MAR 16 PM 3:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017281-2020

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James J. Rafferty

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Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : March 16, 2020

CITY OF CAMBRIDGE

Massachusetts
BOARD OF ZONING APPEAL
831 Mass Avenue, Cambridge, MA.
617) 349-6100

April 15, 2020

James J. Rafferty, Esq.
907 Mass Avenue – Suite 300
Cambridge, MA 02139

RE: 23 Buckingham Street – BZA-017281-2020

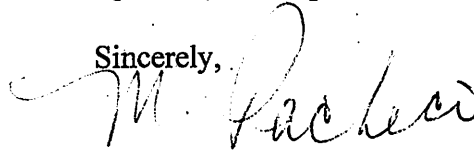
Dear Mr. Rafferty,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

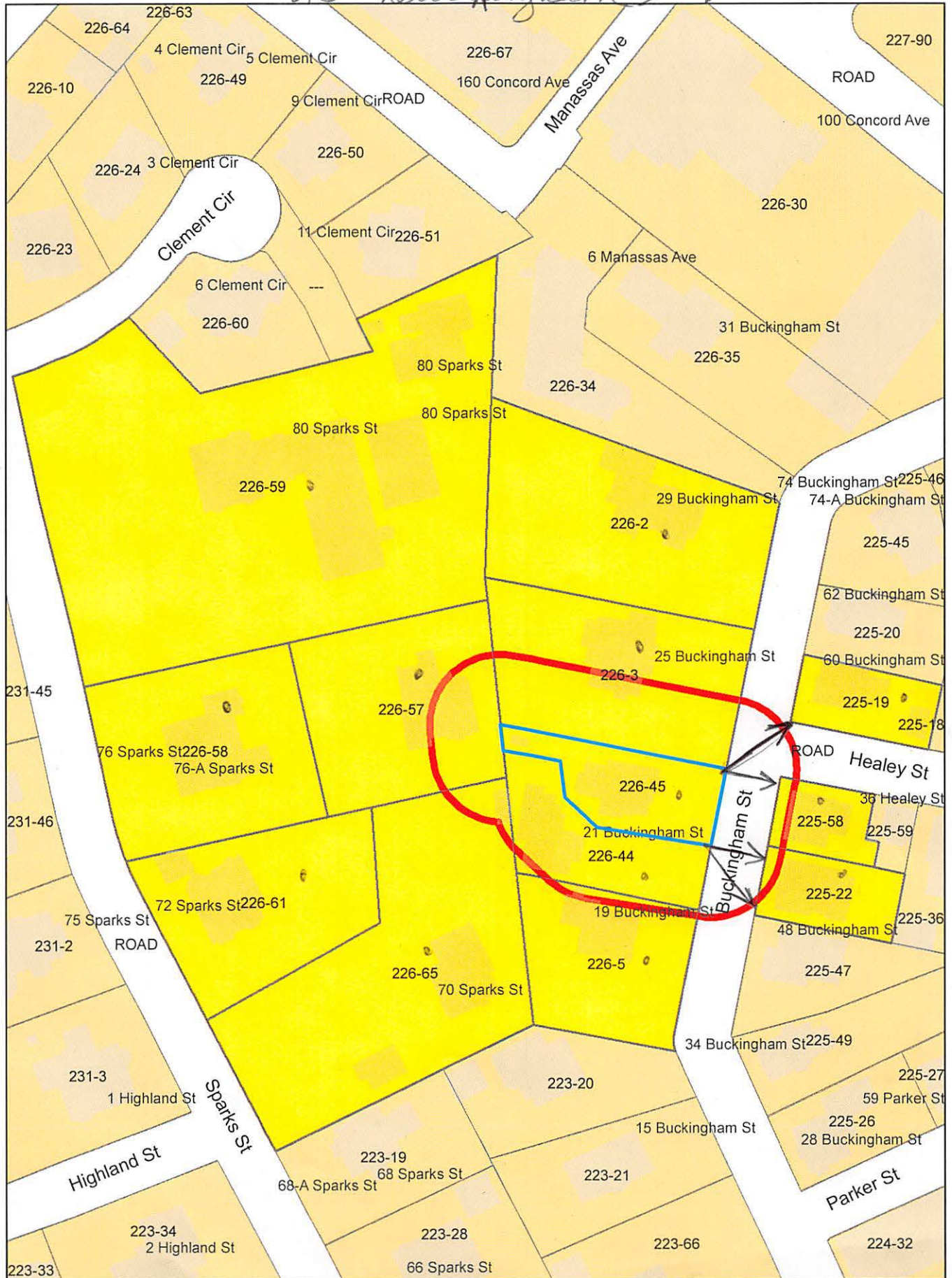
Thank you for your patience and understanding during this unprecedented time.

Sincerely,



Maria Pacheco
Administrative Assistant

23 Buckingham St.



23 Buckingham St.

Petitioner

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

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

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE - SUITE 300
CAMBRIDGE, MA 02139

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

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

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

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,
TRUSTEE THE NOAH FELDMAN 2015 REV TR
72 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
C/O JOHN CASSELL
8 ELLERY ST
CAMBRIDGE, MA 02138

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



~~PROPOSED~~ LANDING

-EXISTING PATIO

PROPOSED
BAY ADDITION

N/F
JOHN R. & PAULA N.
MACOMBER

#25
EXISTING
2.25 STOR
WOOD

LOT AREA
6774± Sq. Feet
0.16 Acres

DRILL HOLE HELD

BRICK SIDEWALK

BUCKINGHAM STREET

COMMONWEALTH OF MASSACHUSETTS
MICHAEL P. CLANCY
NO. 49921
REGISTERED
PROFESSIONAL LAND SURVEYOR

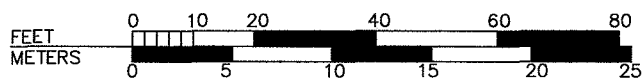
PLOT PLAN
FOR
23 BUCKINGHAM STREET
IN
CAMBRIDGE, MA.

SCALE: 1"=20' OCTOBER 25, 2019

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

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



PAUL WORTHINGTON ♦ DESIGN & RESTORATION INC.
88 BOYLSTON ST. BROOKLINE, MASSACHUSETTS 02445
☎ 617 713 0663 fax 617 713 0465 e-mail pworth53@verizon.net

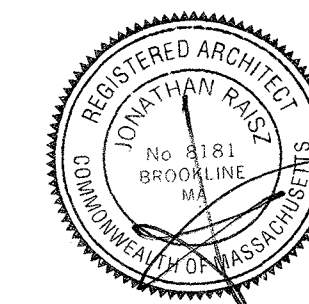
KITCHEN BAY ADDITION

CHRIS KIMBALL & MELISSA BALDINO
23 BUCKINGHAM ST.
CAMBRIDGE, MA 02138

SHEET 1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

10/31/19



General Description & Notes

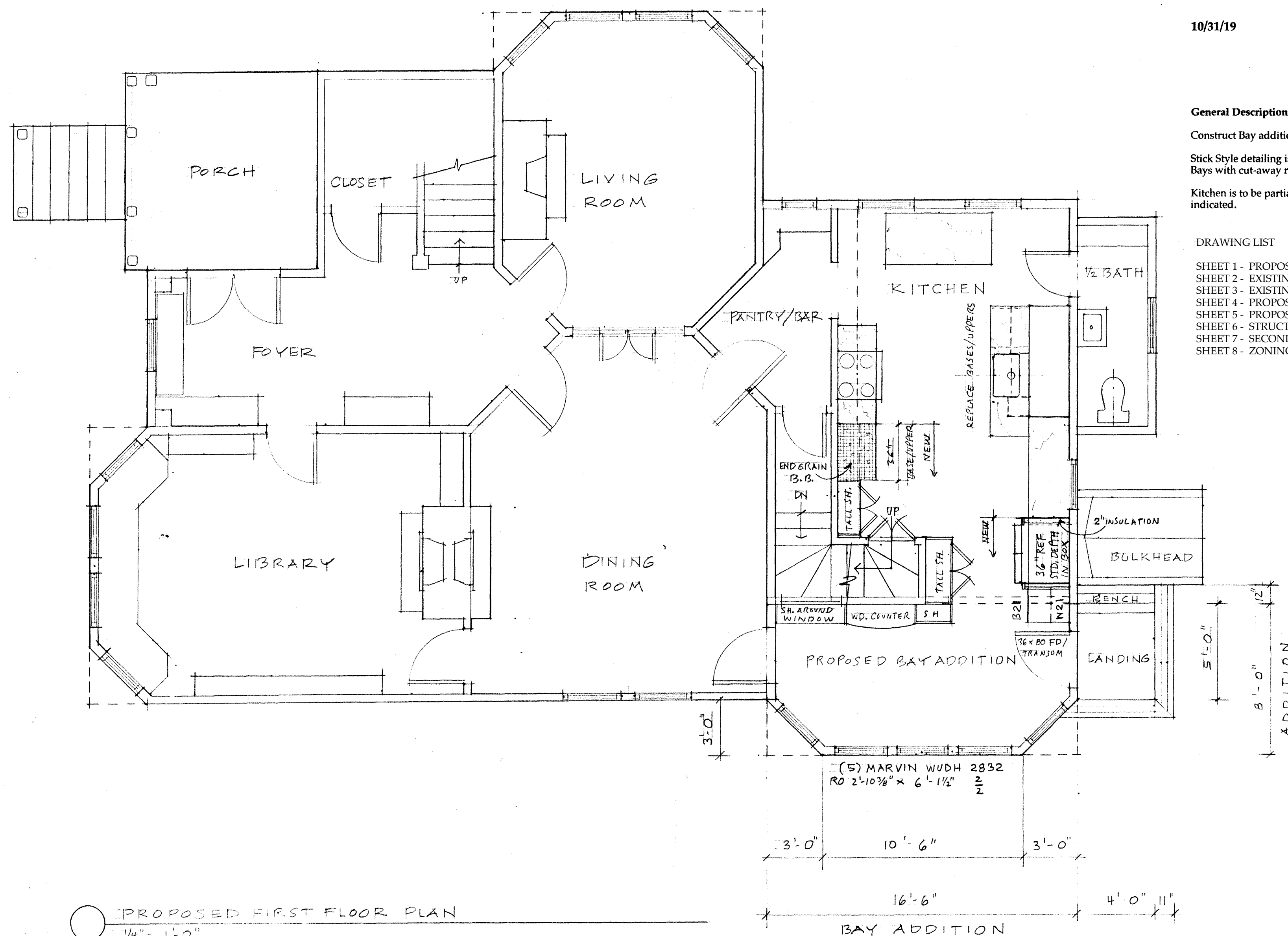
Construct Bay addition on North Elevation.

Stick Style detailing is to match existing Living Room and Library Bays with cut-away roof and corner brackets.

Kitchen is to be partially renovated with new cabinets where indicated.

DRAWING LIST

- SHEET 1 - PROPOSED FIRST FLOOR PLAN
- SHEET 2 - EXISTING NORTH ELEVATION
- SHEET 3 - EXISTING REAR / WEST ELEVATION
- SHEET 4 - PROPOSED NORTH ELEVATION
- SHEET 5 - PROPOSED REAR / WEST ELEVATION
- SHEET 6 - STRUCTURAL PLANS
- SHEET 7 - SECOND AND THIRD FLOOR PLANS
- SHEET 8 - ZONING ANALYSIS



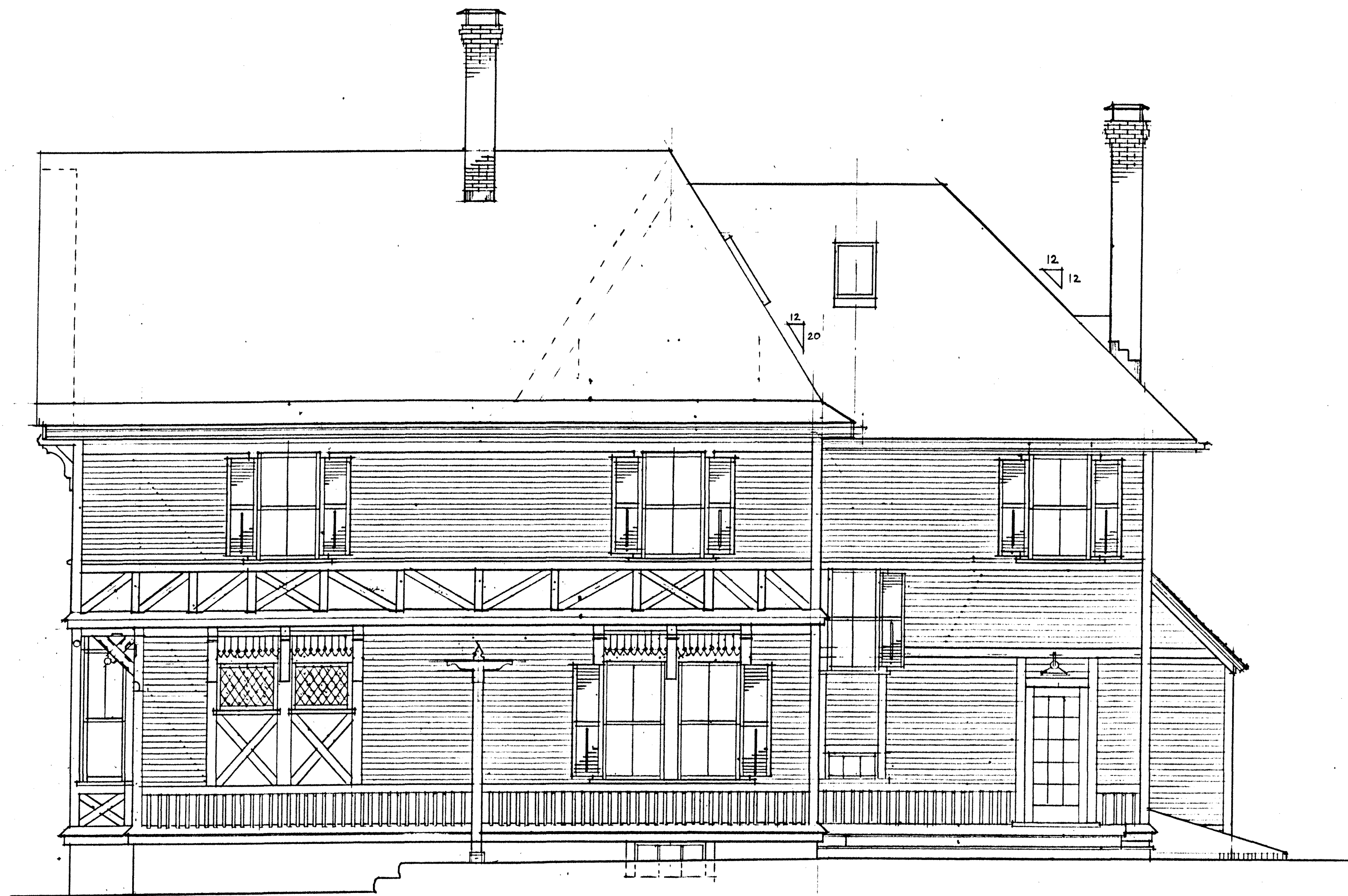
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KITCHEN BAY ADDITION

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SHEET 2
EXISTING NORTH SIDE ELEVATION

1/4" = 1'-0"

10/31/19



EXISTING NORTH SIDE ELEVATION
1/4" = 1'-0"

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SHEET 3
EXISTING REAR ELEVATION

1/4" = 1'-0"

10/31/19



○ EXISTING REAR ELEVATION
1/4" = 1'-0"

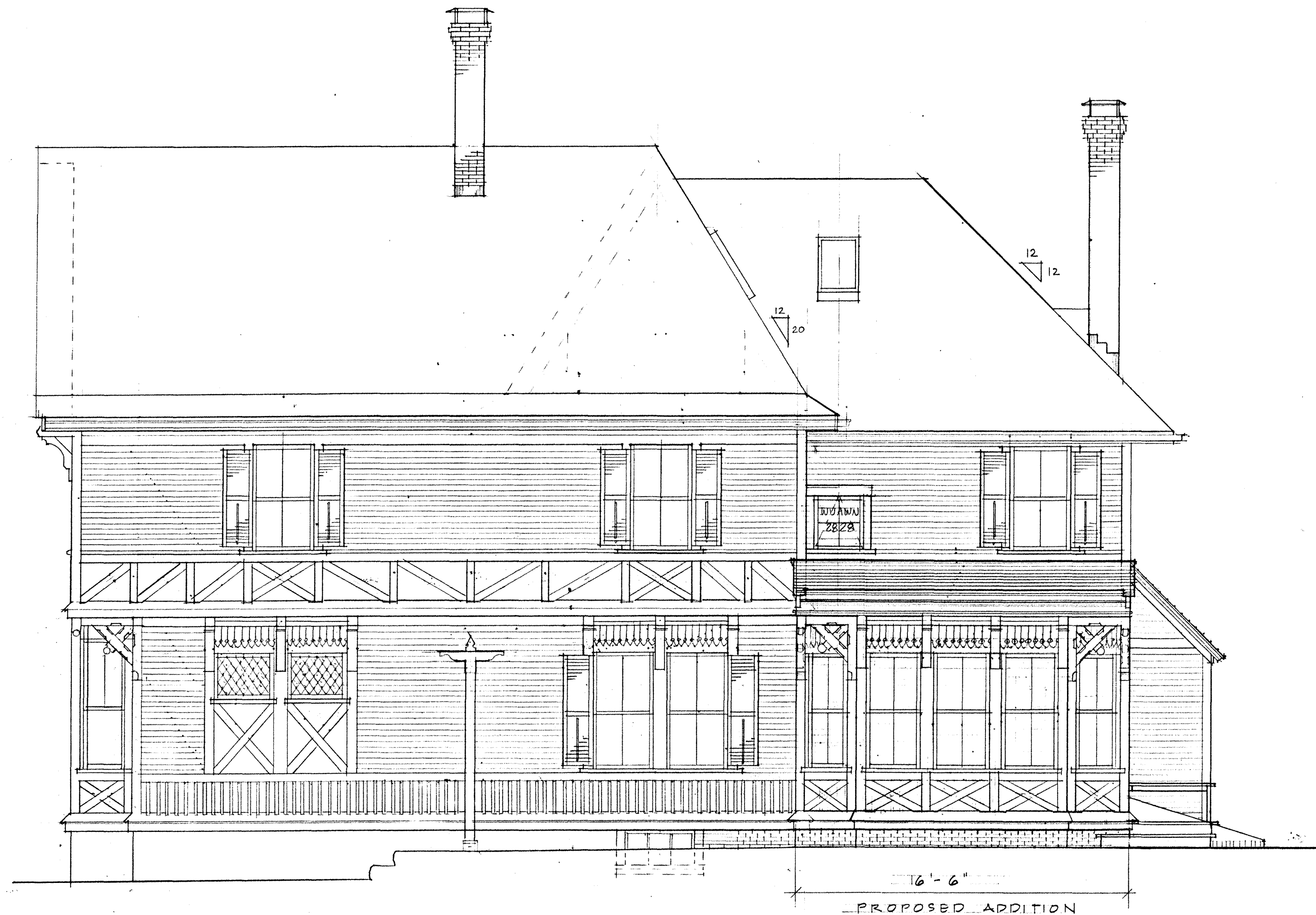
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SHEET 4
PROPOSED NORTH ELEVATION

1/4" = 1'-0"

10/31/19



○ PROPOSED NORTH SIDE ELEVATION
1/4" = 1'-0"

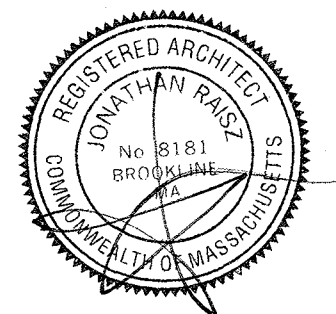
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SHEET 5
PROPOSED REAR ELEVATION

1/4" = 1'-0"

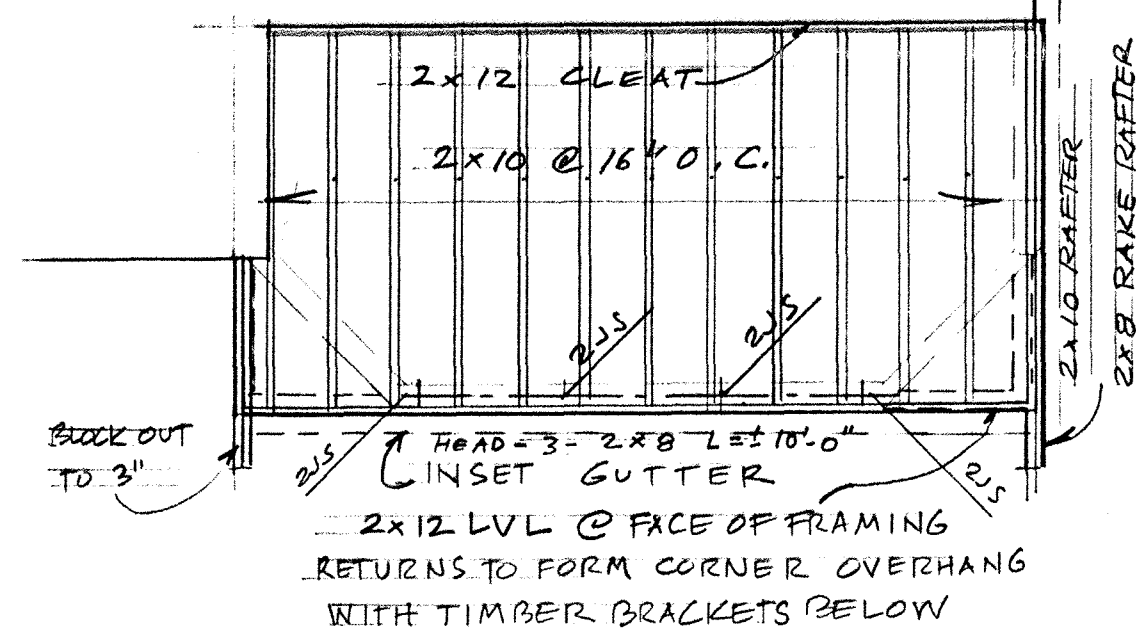
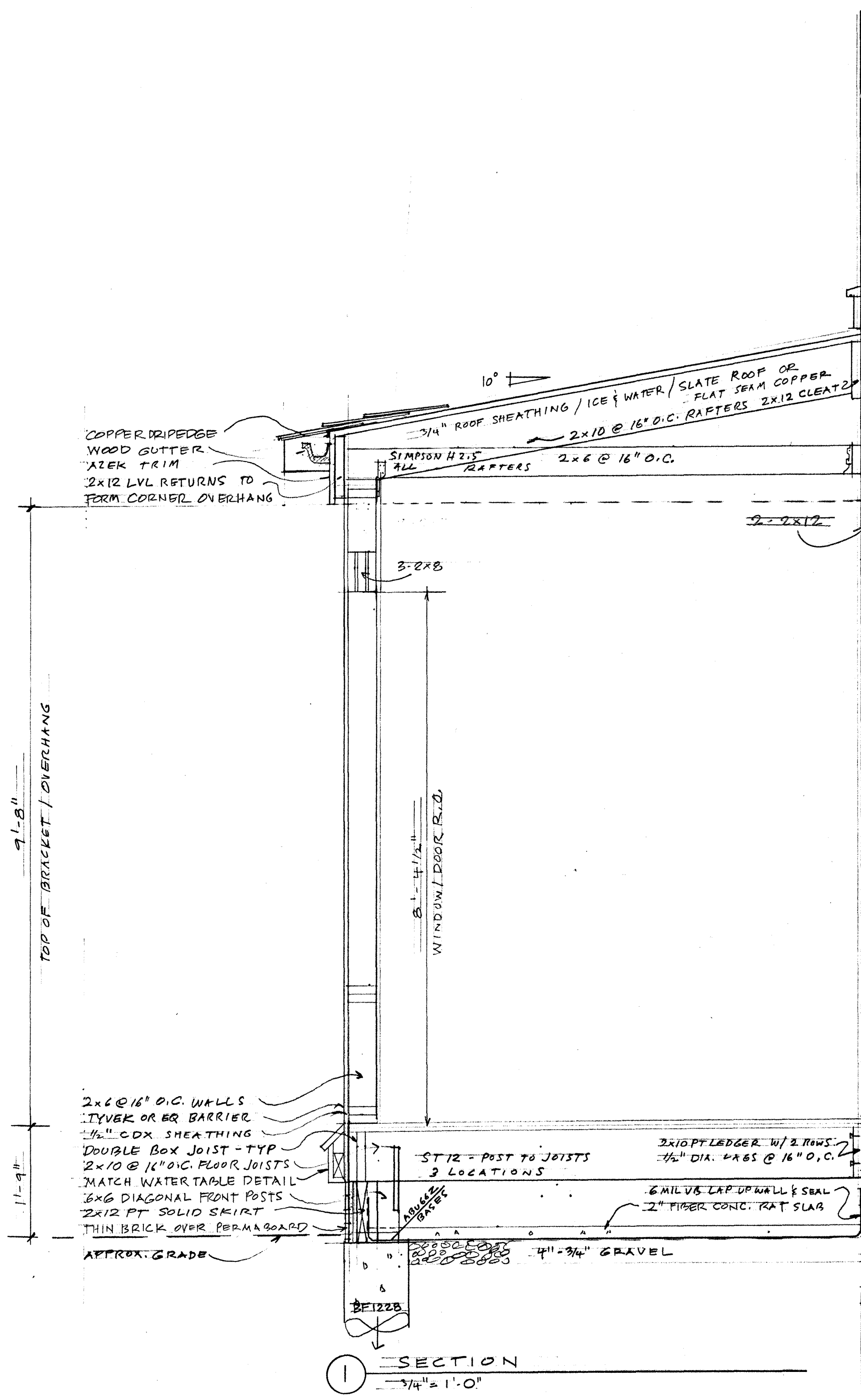
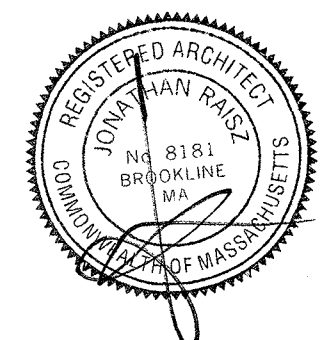
10/31/19



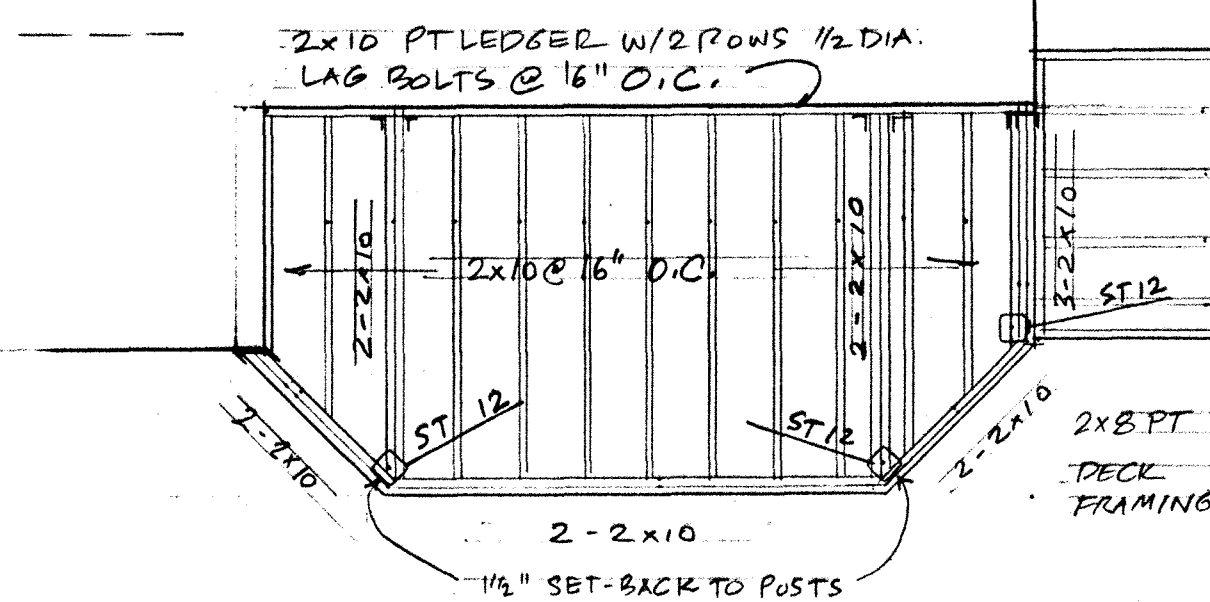
○ PROPOSED REAR ELEVATION
1/4" = 1'-0"

CHRIS KIMBALL & MELISSA BALDINO
23 BUCKINGHAM ST.
CAMBRIDGE, MA 02138

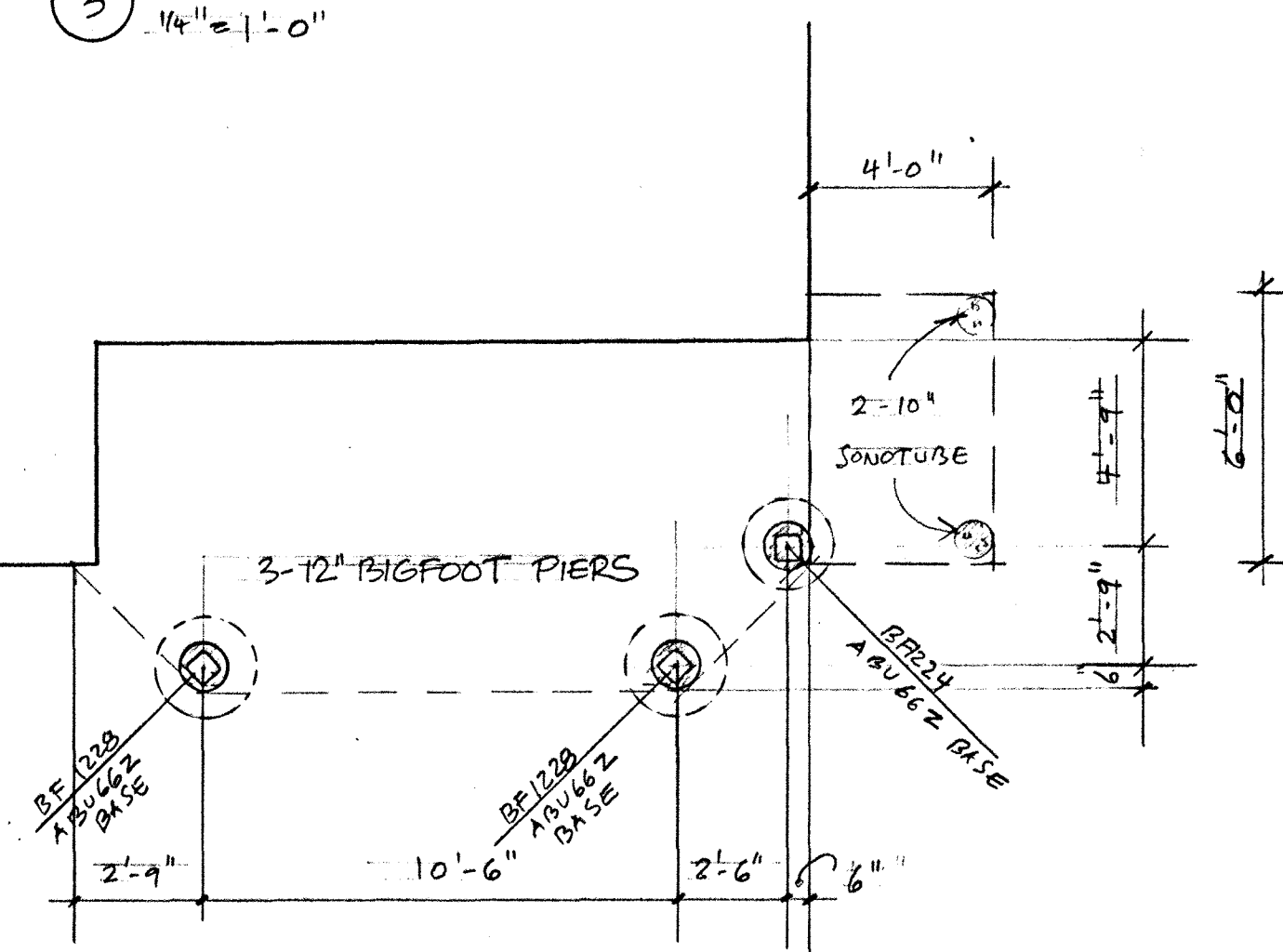
10/31/19



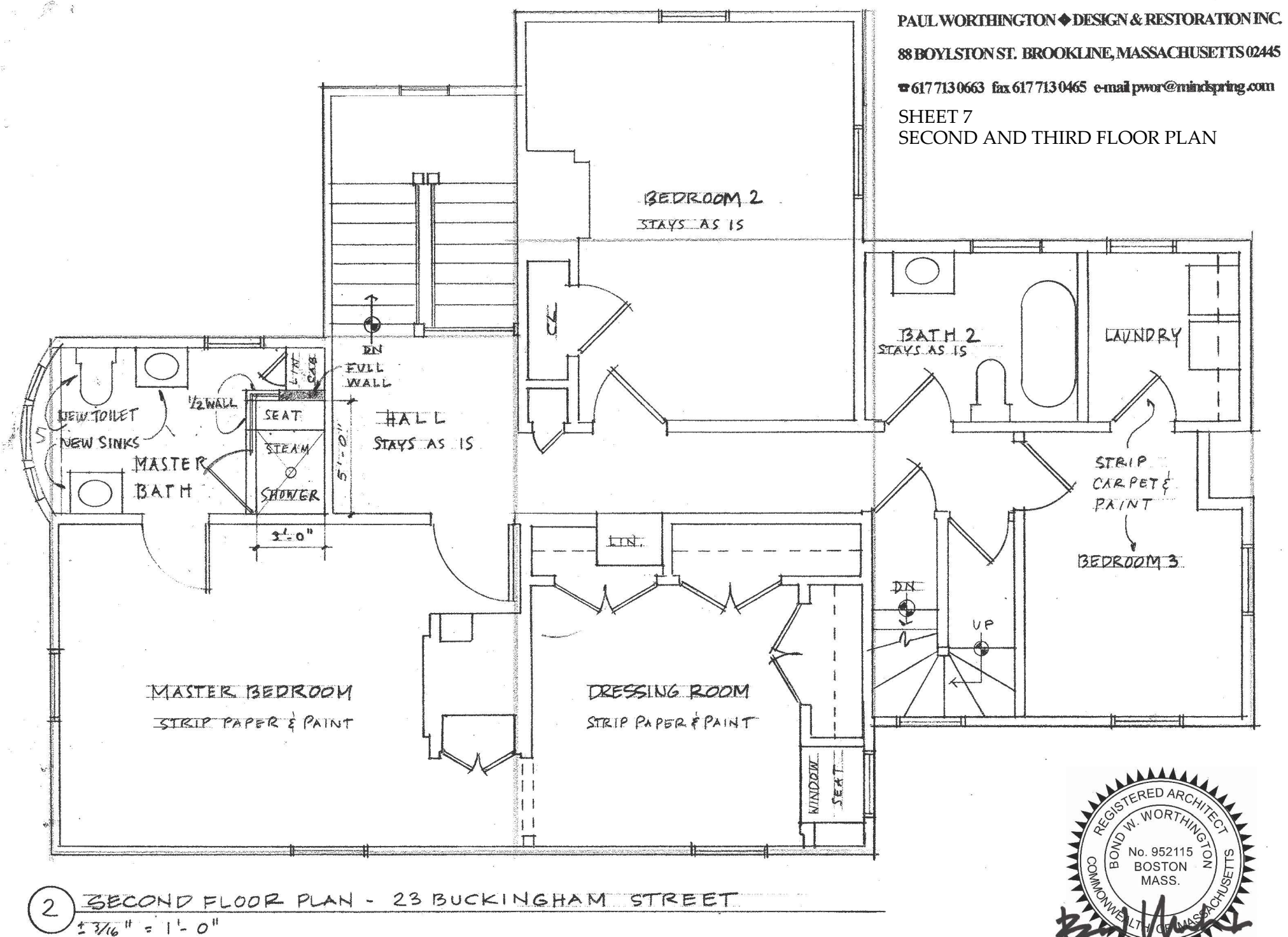
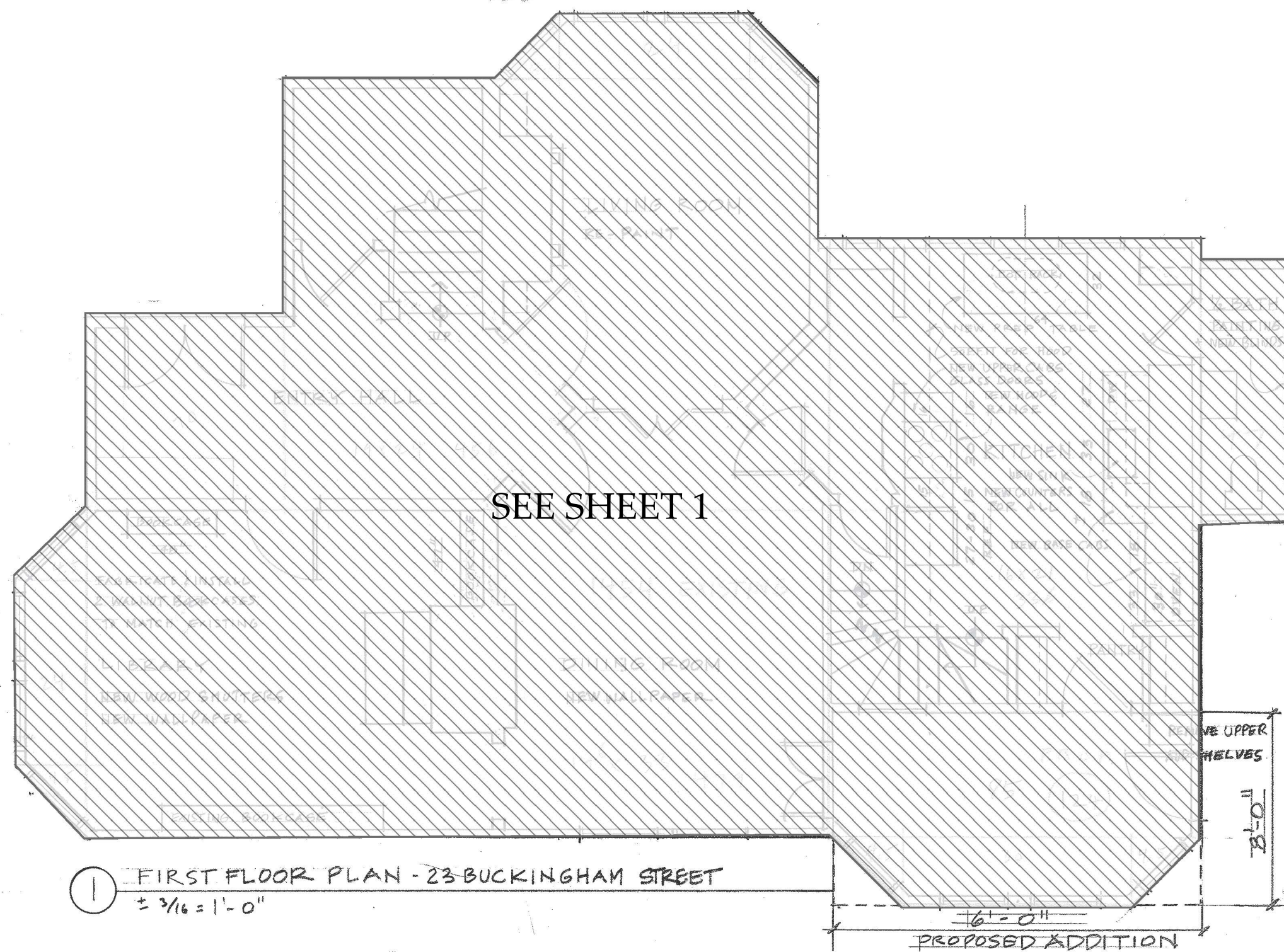
2 ROOF FRAMING PLAN
1/4" = 1'-0"



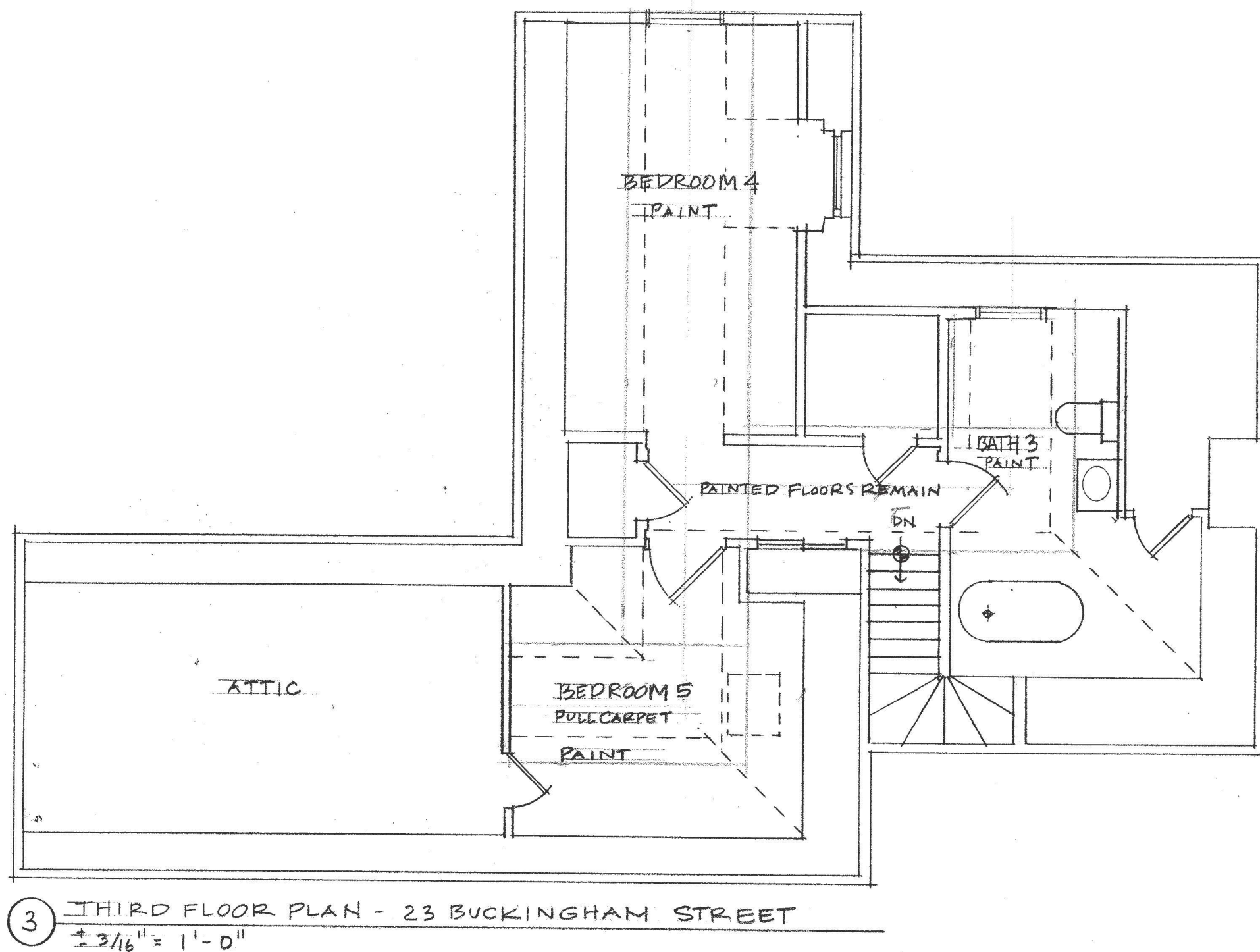
3 FLOOR FRAMING PLAN
1/4" = 1'-0"

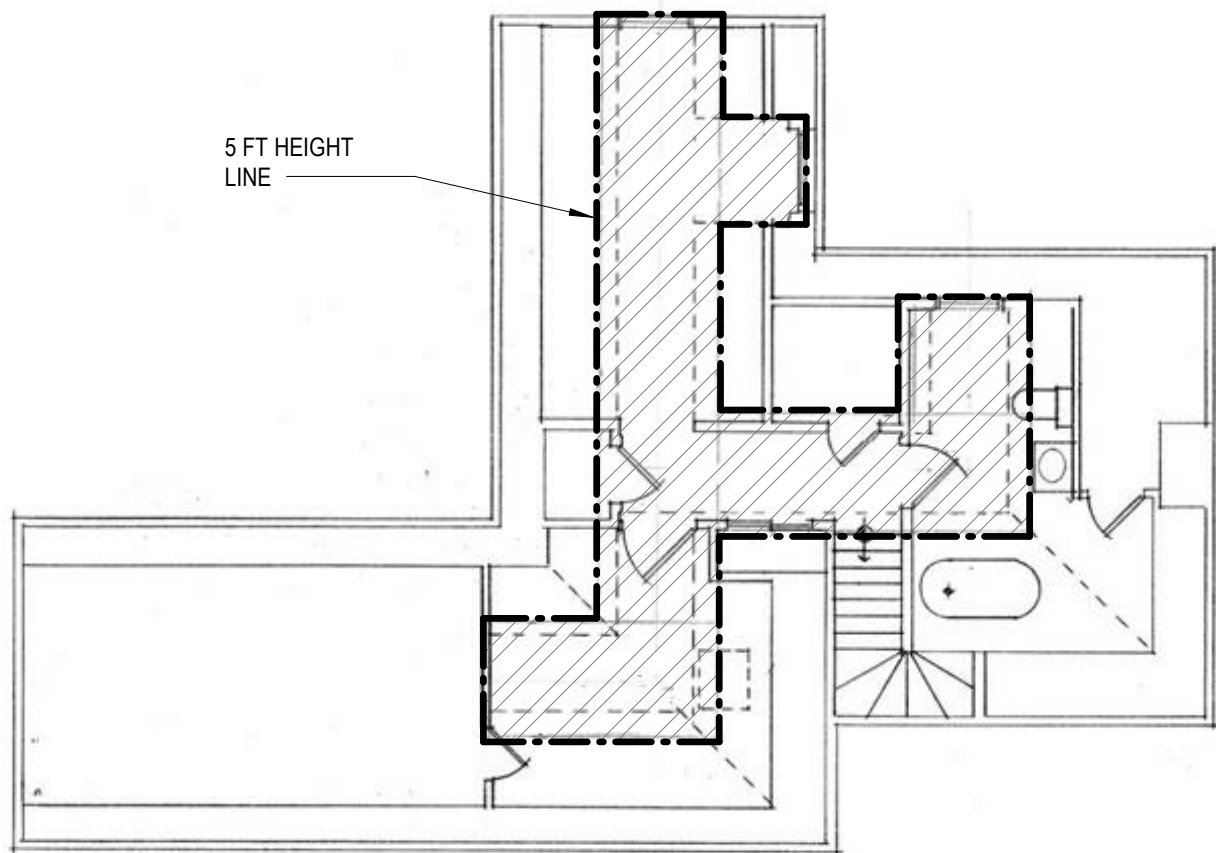


4 FOOTING PLAN
-1/4" = 1'-0"



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☎ 617 713 0663 fax 617 713 0465 e-mail pwor@mindspring.com
SHEET 7
SECOND AND THIRD FLOOR PLAN

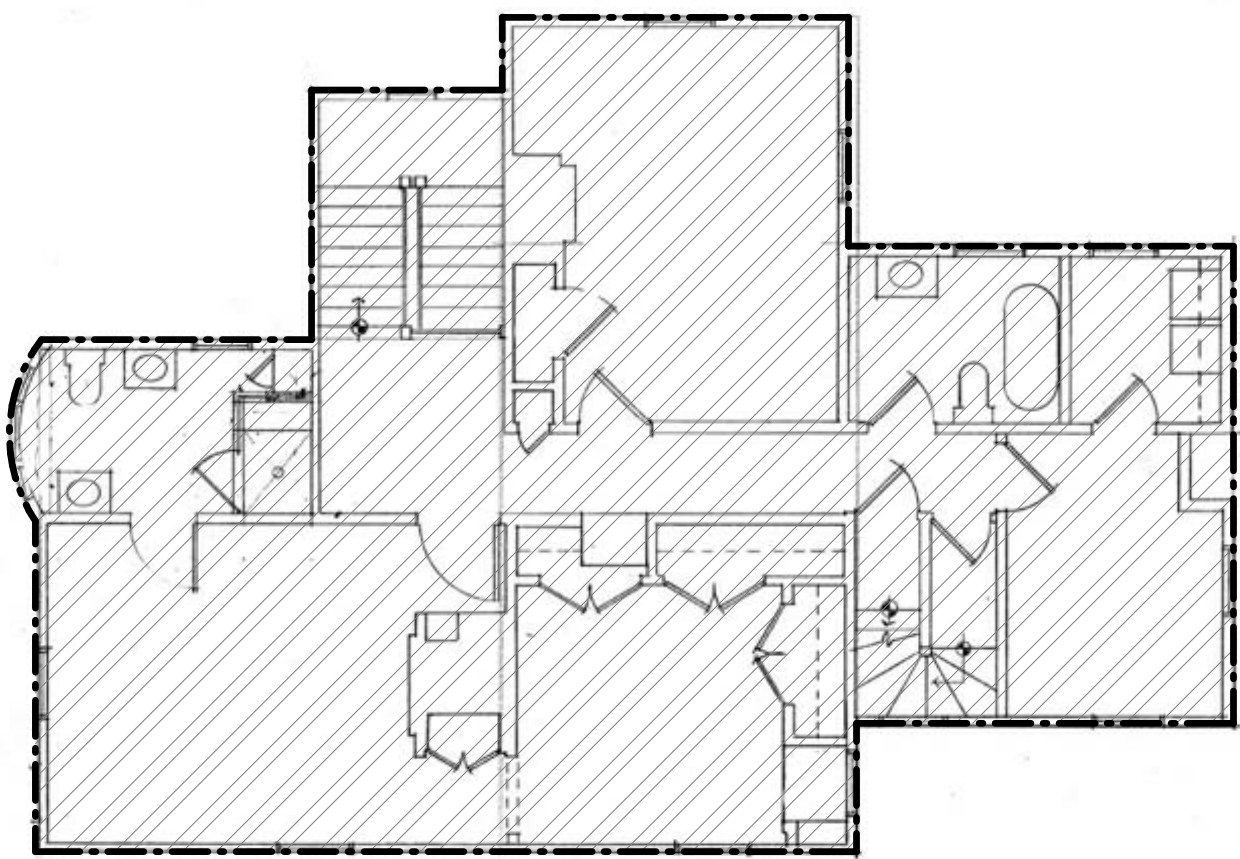




THIRD FLOOR

1/8" = 1' - 0"

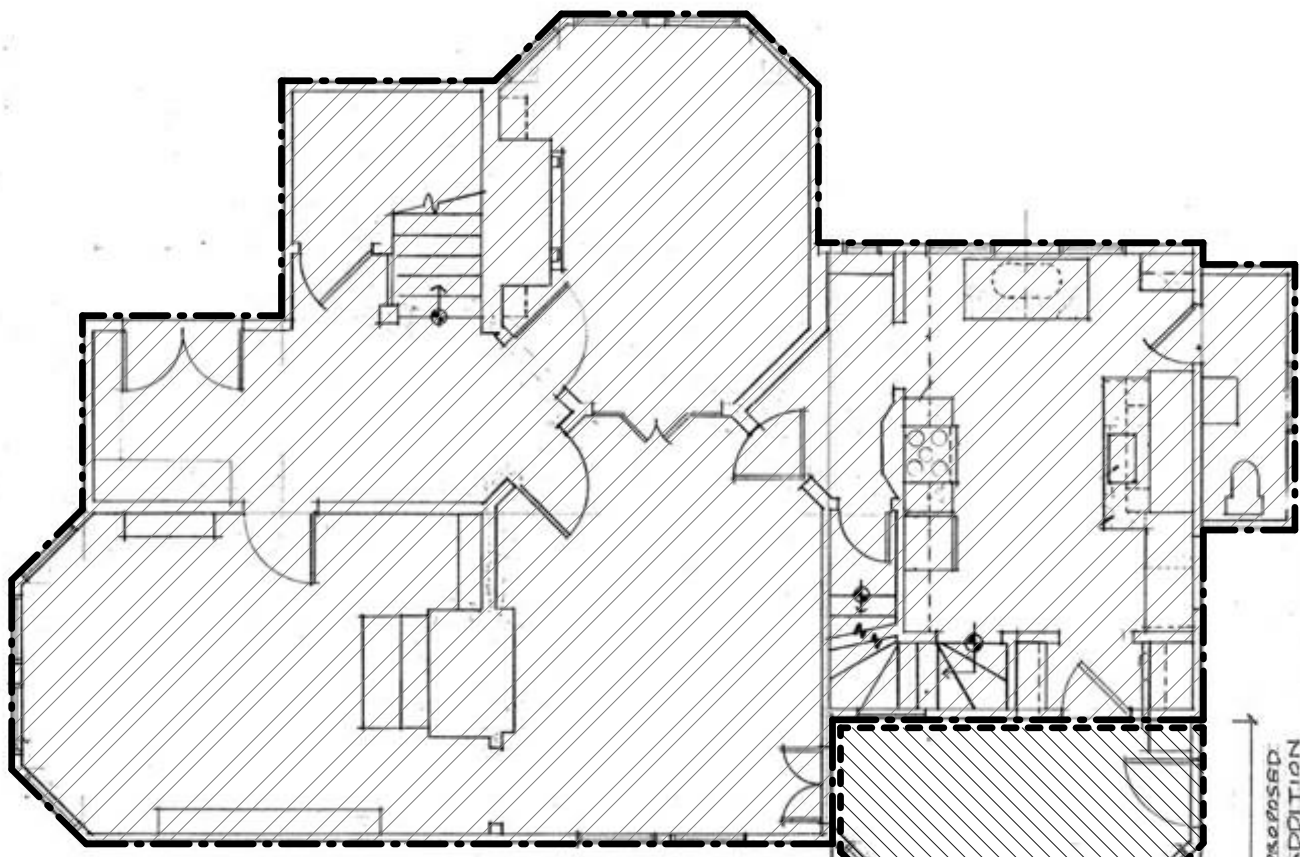
EXISTING
290 SF



SECOND FLOOR

1/8" = 1' - 0"

EXISTING
1324 SF



FIRST FLOOR

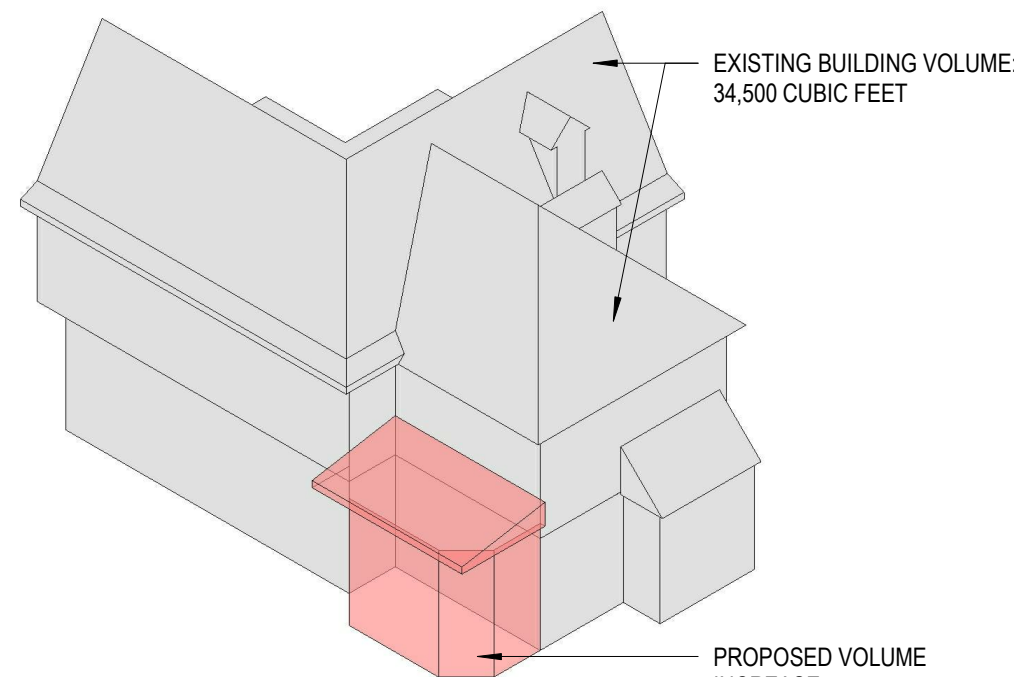
1/8" = 1' - 0"

EXISTING
1318 SF
PROPOSED
+ 124 SF



BUILDING HEIGHT

1/8" = 1' - 0"



VOLUME CALCULATION

EXISTING BUILDING VOLUME:
34,500 CUBIC FEET
EXISTING VOLUME: 34,500 CUBIC FEET
PROPOSED VOLUME INCREASE:
1600 CUBIC FEET
PROPOSED VOLUME: 36,100 CUBIC FEET

PROPOSED % INCREASE: 4.6 %
(<10% OF EXISTING VOLUME)

ZONING DIMENSIONAL ANALYSIS					PROJECT AREAS	
Zoning District : A-1		Map / Lot : 226-45				
	CZO 5.31 Table 5-1	Actual				
Min. Lot Size	8,000 SF	6,774 SF				
Min. Lot per D.U.	6,000 FT	6,774 FT				
Min. Lot Width	80 FT	55.0 FT				
	Existing	Allowable	Proposed	Ordinance Reference		
FAR	.45	0.5	0.47	5.31 Table 5.1		
GFA	3,032 SF	3,387 SF	3,156 SF	5.31 Table 5.1		
# of Dwelling Units	1	1	NO CHANGE	5.31 Table 5.1		
Front Yard Setback	46.2 FT	25 FT	NO CHANGE	5.31 Table 5.1		
Side Yard Setback-North	13.1 FT	15 FT	NO CHANGE	5.31 Table 5.1		
Side Yard Setback-South	8.7 FT	15 FT	NO CHANGE	5.31 Table 5.1		
Rear Yard Setback-West	7.2 FT & 54.4 FT	40 FT 25 FT + 15 FT	NO CHANGE	5.31 Table 5.1 FOOTNOTE (C)		
Maximum Height	34.8 FT	35 FT	NO CHANGE	5.31 Table 5.1		
Private Open Space (sf)	4,880 SF	3,372 SF	4,756 SF	5.31 Table 5.1		
Min. Ratio Private Open Space	72%	50%	70%	5.31 Table 5.1		
Off Street Accessory Parking	0	1 per DU =1	NO CHANGE	Table 6.31.1.a		
					EXISTING	
					BASMENT GFA=	1244 SF EXCLUDED
					FIRST FLOOR GFA=	1318 SF
					SECOND FLR GFA=	1324 SF
					THIRD FLOOR GFA=	290 SF
					EXISTING SHED GFA=	100 SF
					TOTAL GFA=	3032 SF
					PROPOSED	
					BASMENT GFA=	1244 SF EXCLUDED
					FIRST FLOOR GFA=	1442 SF
					SECOND FLR GFA=	1324 SF
					THIRD FLOOR GFA=	290 SF
					EXISTING SHED GFA=	100 SF
					TOTAL GFA=	3156 SF

PAUL WORTHINGTON ♦DESIGN & RESTORATION INC.

88 BOYLSTON ST. BROOKLINE, MASSACHUSETTS 02445

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KITCHEN BAY ADDITION

CHRIS KIMBALL & MELISSA BALDINO

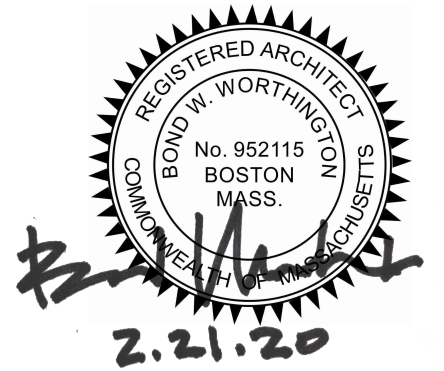
23 BUCKINGHAM ST.

CAMBRIDGE, MA 02138

SHEET 7
ZONING ANALYSIS

Scale: AS NOTED

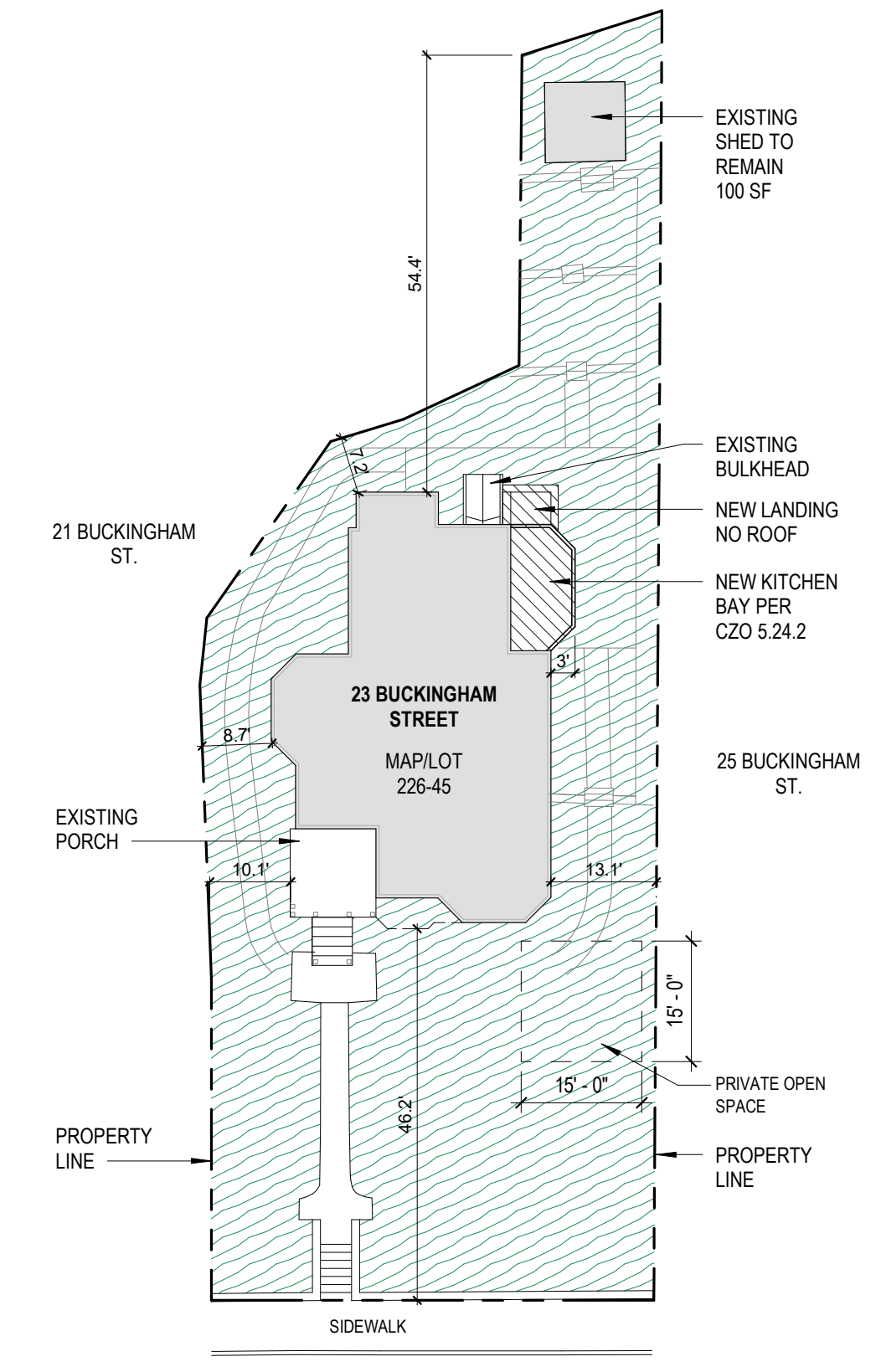
2/21/20



SCOPE OF WORK: Construct Bay Addition on North Elevation

Stick Style detailing is to match existing Living Room and Library Bays with cut-away roof and corner brackets

Kitchen is to be partially renovated with new cabinets where indicated



ARCH SITE PLAN

1" = 20'-0"

OPEN SPACE
4,756 SF

