

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY 23 PM 4: 11

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 174035

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Eric Anton Verploegen and Virginia Spanoudaki

PETITIONER'S ADDRESS: 25 Hillside Avenue , Cambridge, MA 02140

LOCATION OF PROPERTY: 25 Hillside Ave , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: Residential / Two Family

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/Change existing deteriorated sunroom with one that is 43 SF larger/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To remove/replace sunroom and roof deck with guardrails. The sunroom will be enlarged with large windows and doors.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.d (Special Permit for enlargement of a non-conforming structure)

Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

(Petitioner (s) / Owner)

Virginia Spanoudaki Eric Verploegen
(Print Name)

Address:
Tel. No.

25 Hillside Ave, Unit 2, Cambridge MA 02140
6179475193

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 Eric Anton Verploegen and Virginia Spanoudaki
(OWNER)

Address: 25 Hillside Avenue, Unit 2, Cambridge, MA 02140

State that I/We own the property located at 25 Hillside Avenue, Unit 2, Cambridge, MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of Eric Anton Verploegen and Virginia Spanoudaki


*Pursuant to a deed of duly recorded in the date 10/24/2019, Middlesex South County Registry of Deeds at Book 73518, Page 492; or Middlesex Registry District of Land Court, Certificate No. 164664
Book 73518 Page 492.


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

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

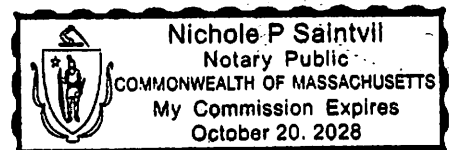
Commonwealth of Massachusetts, County of Middlesex

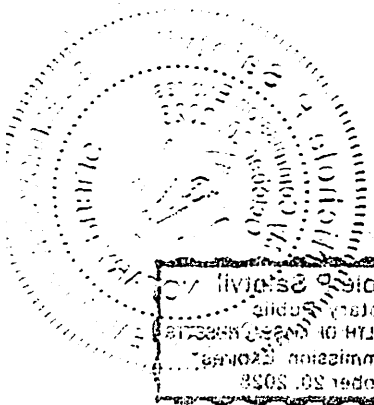
The above-name Eric Verploegen, & Virginia Spanoudaki personally appeared before me, this 25 of April, 2022, and made oath that the above statement is true.

 Notary

My commission expires October 20, 2028 (Notary Seal).

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





October 28, 1938
My Commission Expires
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC
Nicholas Saville, Jr.



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 25 Hillside Ave , Unit 2 , 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:

The request to replace and slightly enlarge a degrading sunroom at the top floor of 25 Hillside Ave, Unit 2, is in accordance with Article 8 (non-conformity), section 8.20 (non-conformance), paragraph 8.22.2.d of the Cambridge Zoning Ordinance that states that "if an alteration or addition to a lawful preexisting non-conforming single and two-family dwelling increases an existing dimensional nonconformity, but does not create any new dimensional nonconformities, the property owner is only required to obtain a special permit for the alteration or addition, and not a variance". The current sunroom is a legally established structure approved by a 1998 variance (case 7712) that is non-conformant in that it exceeds rear setback and FAR limits. The proposed replacement sunroom is larger by 43 sq.ft and increases the existing FAR non-conformity.

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:

The proposed structure does not result in any additional traffic generated (the sunroom is intended for the existing approved residential use) or patterns of access or egress (the proposed sunroom will have the same access/egress patterns as the existing one).

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:

The proposed use and the current use of the dwellings in 25 Hillside Ave (residential use - two family) is the same.

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:

The proposed work will not create any nuisance or hazards for the occupants or the citizens of Cambridge, but in fact will significantly increase both safety and quality of life for the occupants by replacing a degraded sunroom that has repeatedly resulted in leaks with a structurally sound sunroom that is waterproof, visually pleasant to the neighbors and conformant to the historic character of the neighborhood.

For other reasons, the proposed use would not impair the integrity of the district or adjoining district

E) or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The replacement of the existing sunroom with a new one will not change the intended use of the dwelling which is residential and therefore does not impair the integrity of the district in any way.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

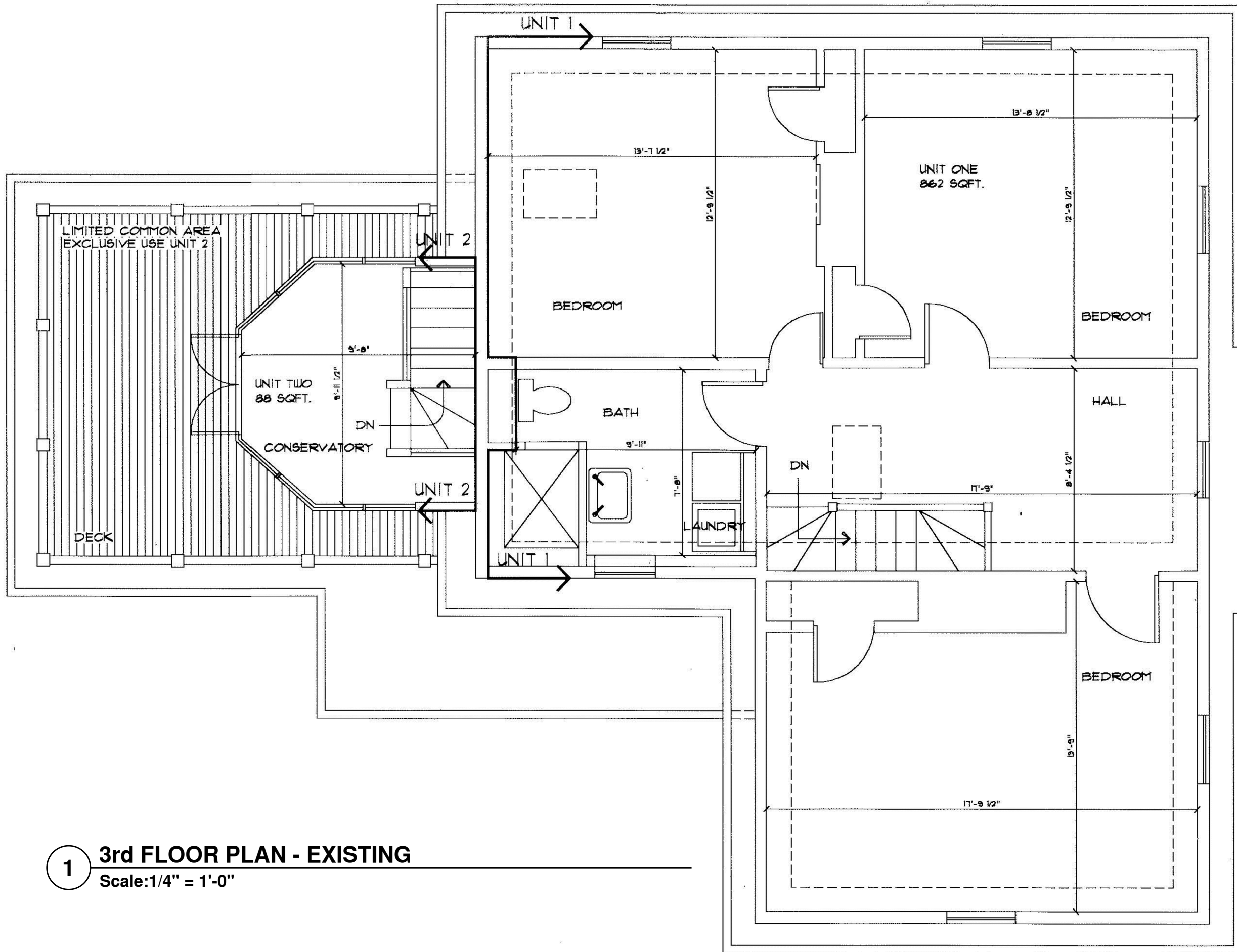
E-Mail Address: v.spanoudaki@gmail.com

Date: 05-18-2022**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Eric Anton Verploegen and Virginia Spanoudaki**Present Use/Occupancy:** Residential / Two Family**Location:** 25 Hillside Ave., Unit 2, Cambridge, MA**Zone:** Residence A-2 Zone**Phone:** 6179475193**Requested Use/Occupancy:** Residential / Two Family

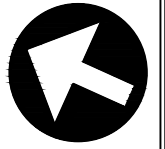
		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1247		1290		-	(max.)
<u>LOT AREA:</u>		6264		same		6000 min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.62		0.63		0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3132		same		4500 min	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	77.33		same		65 min	
	<u>DEPTH</u>	81		same		-	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	14 to covered porch		same		20	
	<u>REAR</u>	19.5		same		25	
	<u>LEFT SIDE</u>	10		same		10	
	<u>RIGHT SIDE</u>	30-6in		same		10	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	34-6in		same		35	
	<u>WIDTH</u>	57		same		-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.7		0.7		0.25 min	
<u>NO. OF DWELLING UNITS:</u>		2		same		allowable	
<u>NO. OF PARKING SPACES:</u>		0		same		none	
<u>NO. OF LOADING AREAS:</u>		0		same		none	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		20		same		20	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Wood frame construction, no other buildings on the same lot.
The front unit is occupied by different owners



I have reused the existing dwgs. done by James Freeman, Architect, in 1998. I have assumed that the dwgs. are substantially accurate. I have made slight alterations on the proposed dwgs. to indicate what the owners wish to modify in 2021. Paul Pressman, Architect MA Lic. #7432



Paul Pressman, Architect
 paulpressman1@gmail.com
 11/2/2021

25 Hillside Ave
 Cambridge, MA 02140

I certify that the plan fully and accurately depicts the layout, location, Unit number and dimensions of the Units as built.

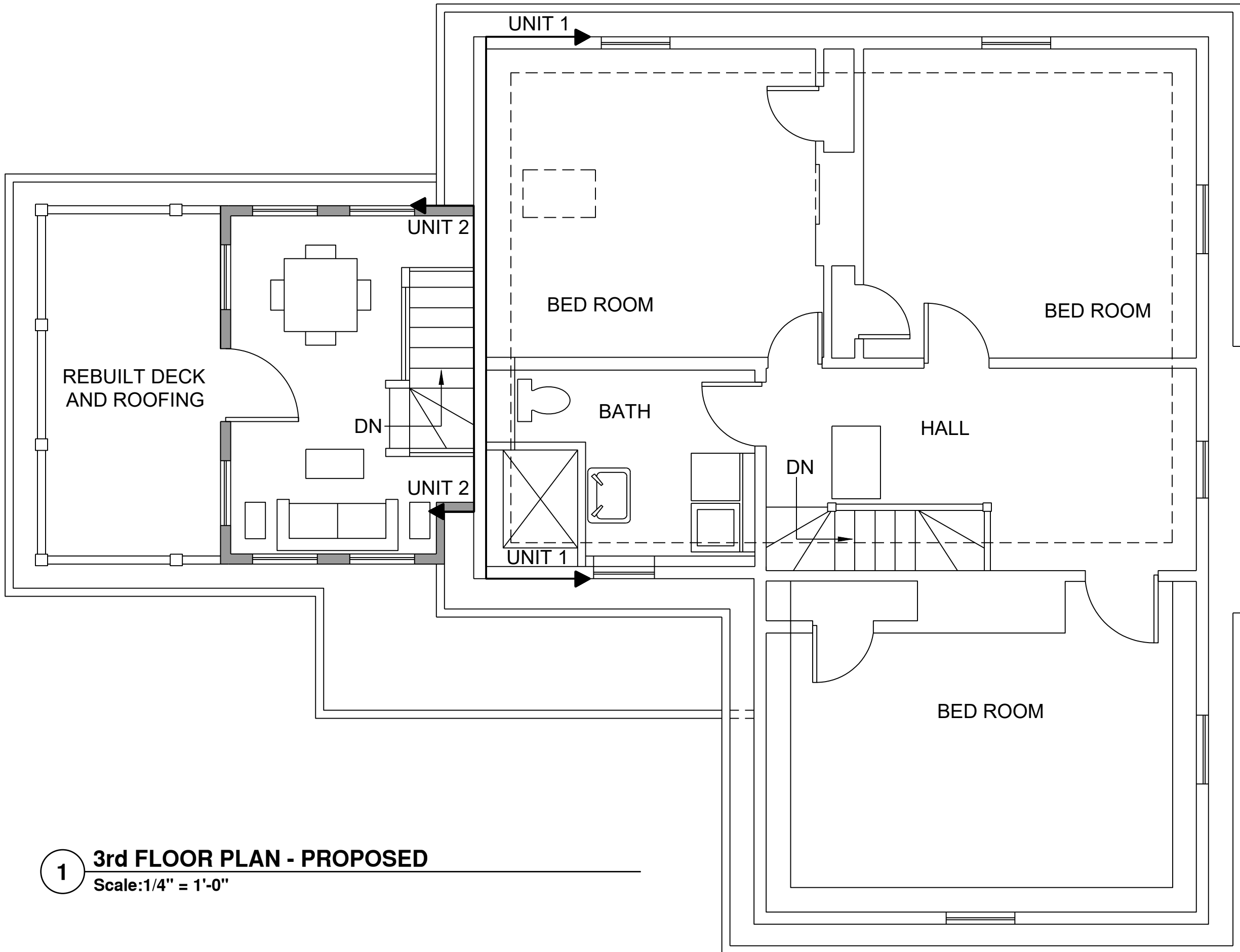
This plan has been prepared in accordance with the rules and regulations of the registers of deeds.

James W. Freeman, REGISTERED ARCHITECT, No. 1345, CAMBRIDGE, MASS., date: 11/2/2021

1 3rd FLOOR PLAN - EXISTING
 Scale: 1/4" = 1'-0"

Existing 3rd Floor Plan

EX.3



I have reused the existing dwgs. done by James Freeman, Architect, in 1998. I have assumed that the dwgs. are substantially accurate. I have made slight alterations on the proposed dwgs. to indicate what the owners wish to modify in 2021.
Paul Pressman, Architect
 MA Lic. #7432



Paul Pressman, Architect
 paulpressman1@gmail.com
 11/2/2021

25 Hillside Ave
 Cambridge, MA 02140

Proposed 3rd
 Floor Plan

A.3

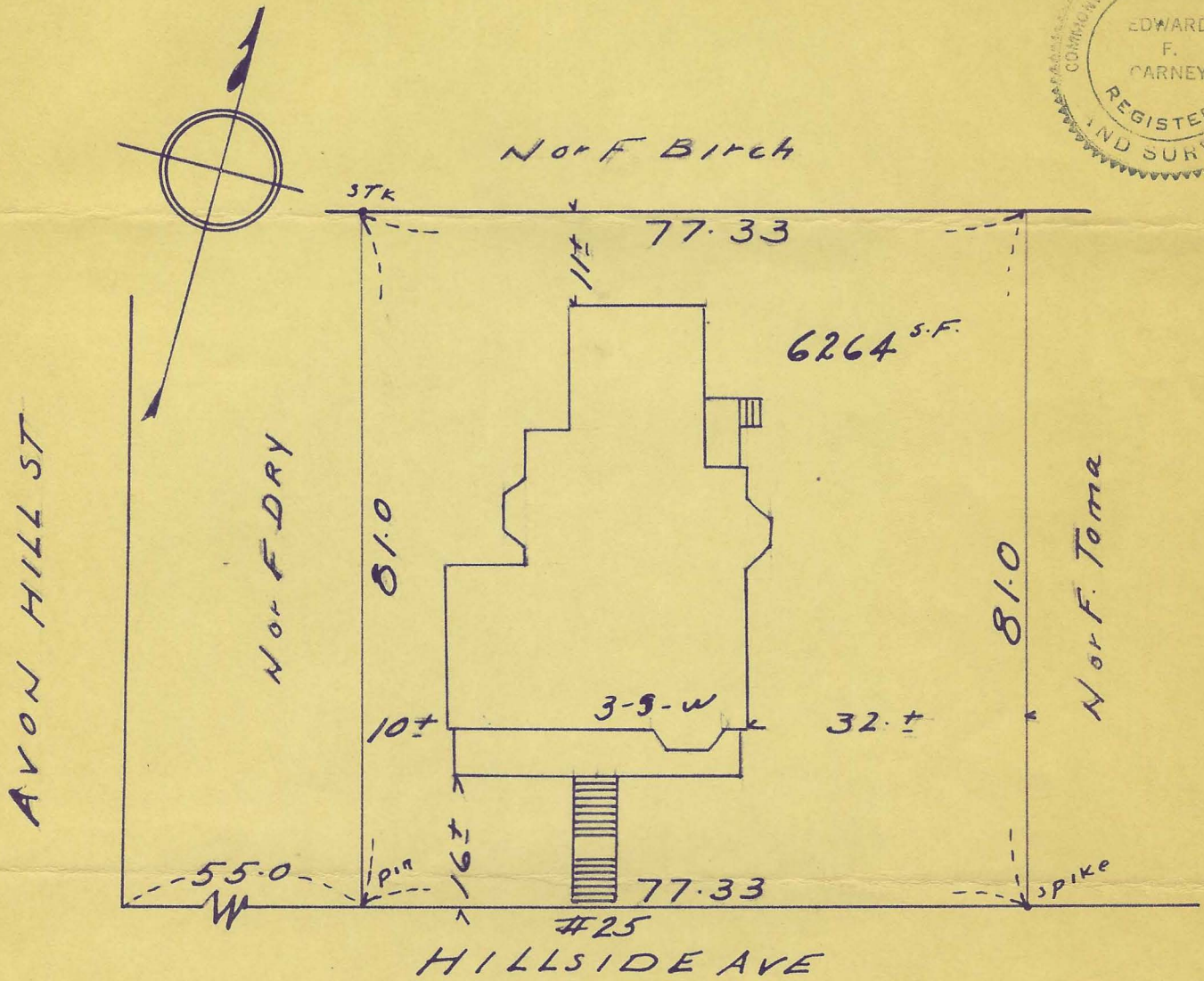
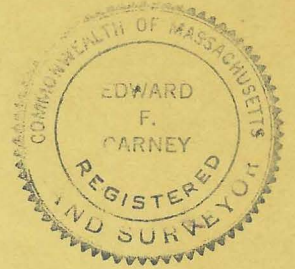
1 3rd FLOOR PLAN - PROPOSED
 Scale: 1/4" = 1'-0"



1221

LOCATION-25 HILLSIDE AVE, CAMBRIDGE
Scale 1" = 20'

Nov 22, 1961



I hereby certify that the building shown on this plan is approximately located on the ground as shown thereon and that it conformed to the zoning and building laws of the City of Cambridge when constructed and to restrictions on record.

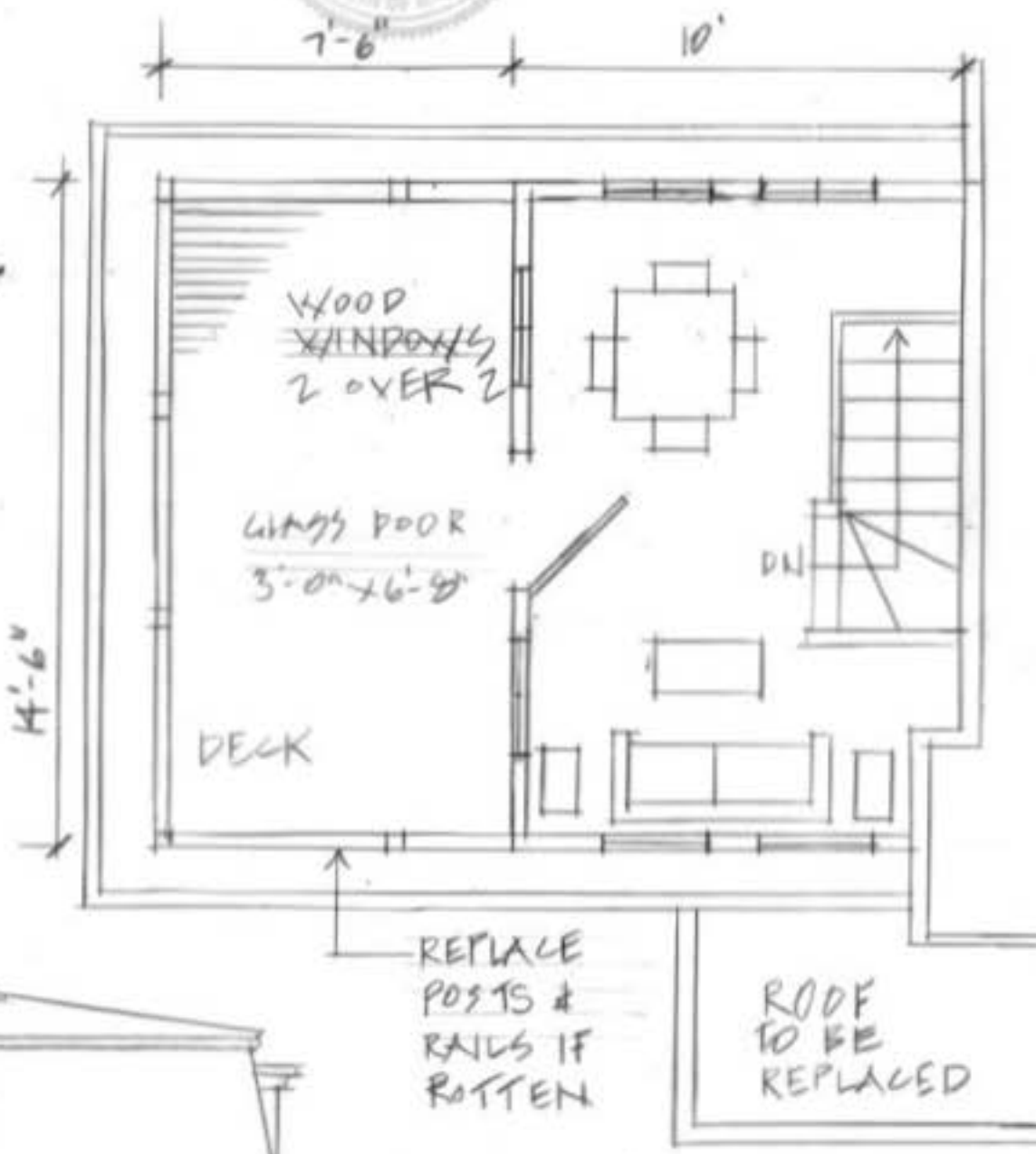
Edward F. Carney
Reg. Surveyor

This plan is not to be recorded.



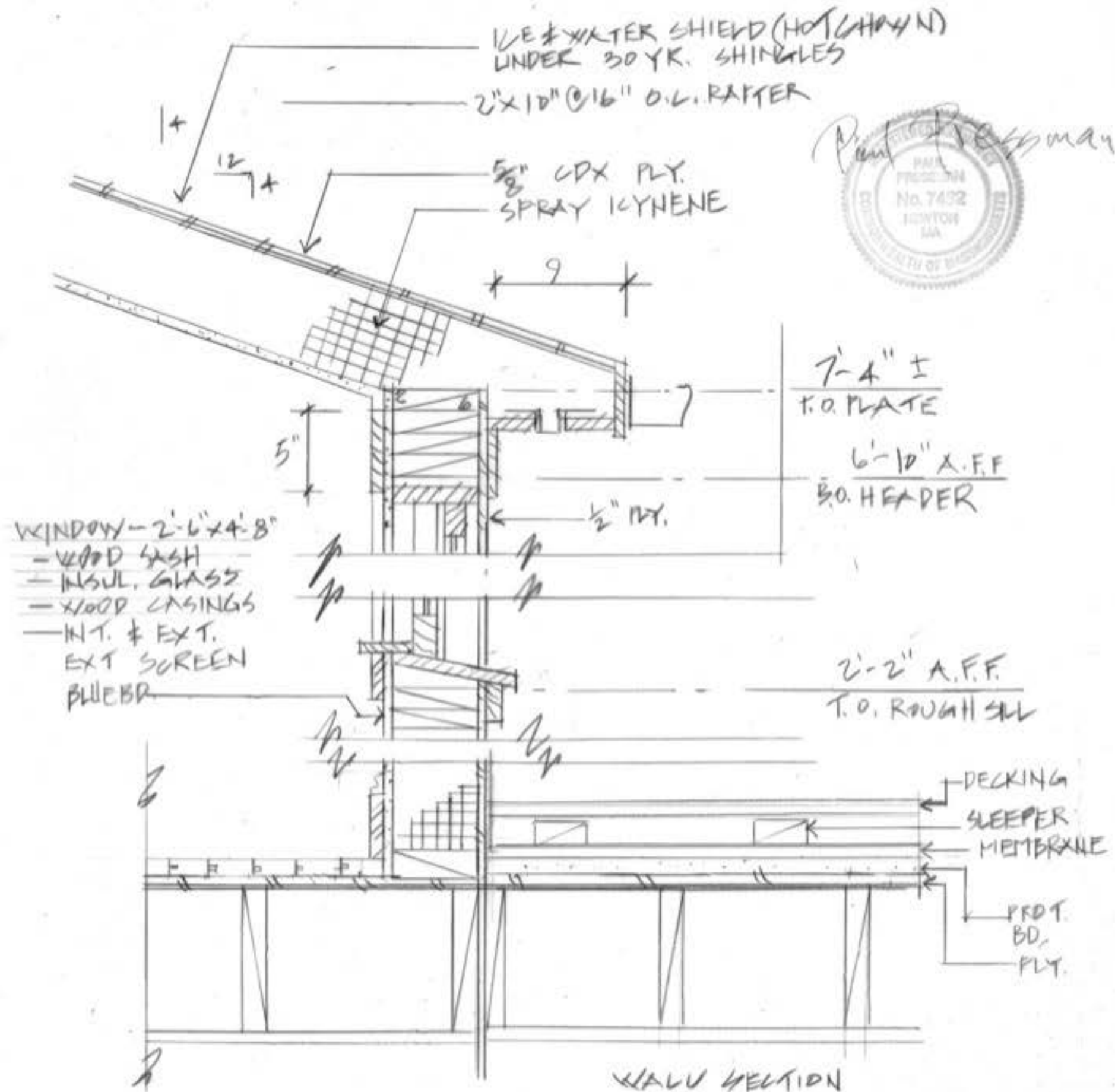
$\frac{1}{8}'' = 1'$
WEST
(EAST SIMILAR)

NEW CLAPBOARD SIDING &
NEW ASPH. SHINGLES
(OVER ICE & WATER
SHIELD) FLASHED INTO
EXIST. SLATES &
CLAPBOARD

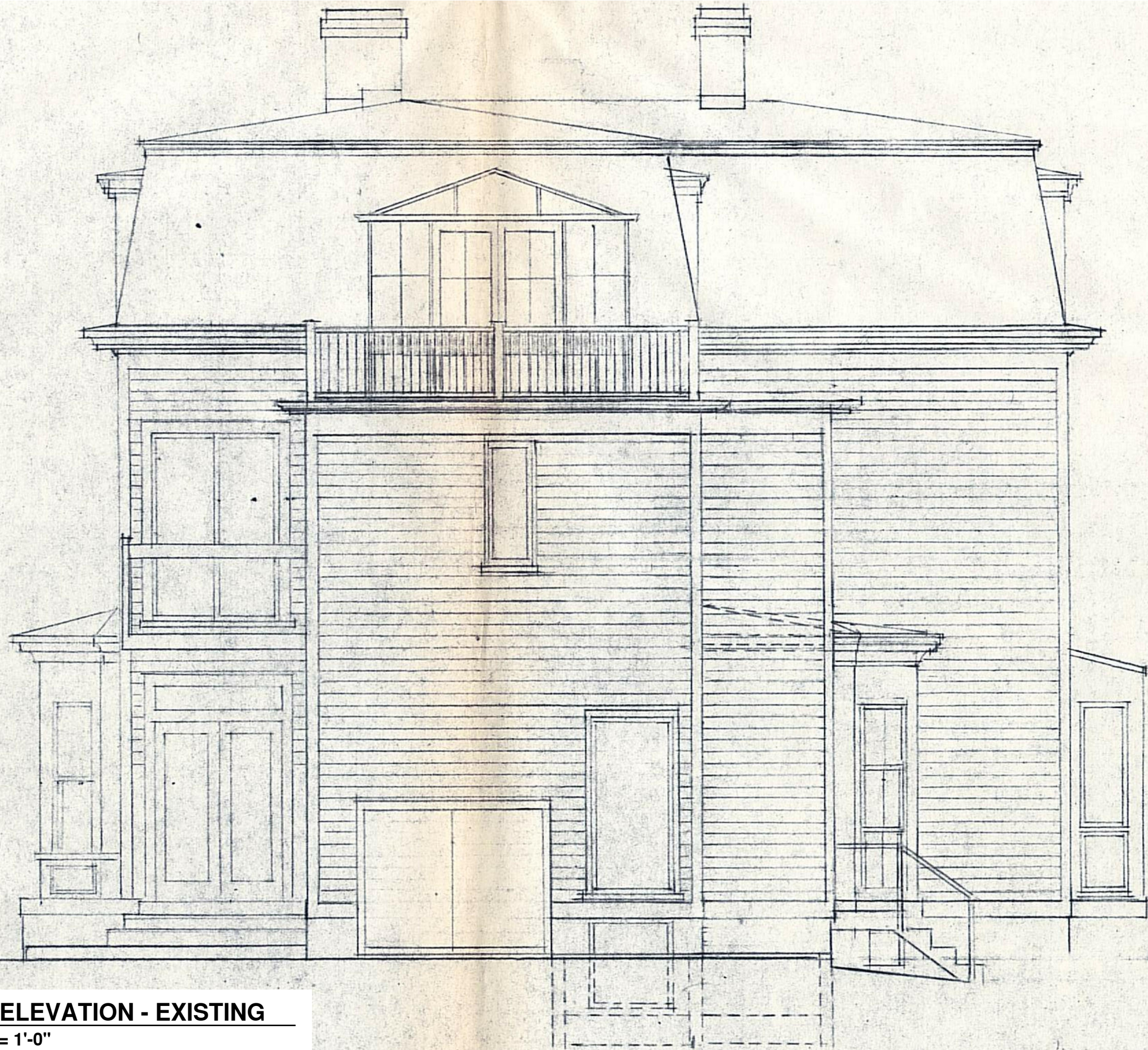


$\frac{1}{8}'' = 1'$
NORTH

3RD FL.
 $\frac{1}{4}'' = 1'$
3.21.22
25 HILLSIDE AVE,
CAMB., MA



WALL SECTION
3.21.22
1/2" = 1'-0"
25 HILLSIDE AVE., GAMB.



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Paul Pressman, Architect
paulpressman1@gmail.com
11/2/2021

25 Hillside Ave
Cambridge, MA 02140

Existing North Elevation

EX.6

1 NORTH ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



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**Paul Pressman, Architect
MA Lic. #7432**

Paul Pressman, Architect
paulpressman1@gmail.com
11/2/2021

25 Hillside Ave
Cambridge, MA 02140

Existing East Elevation

1 EAST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



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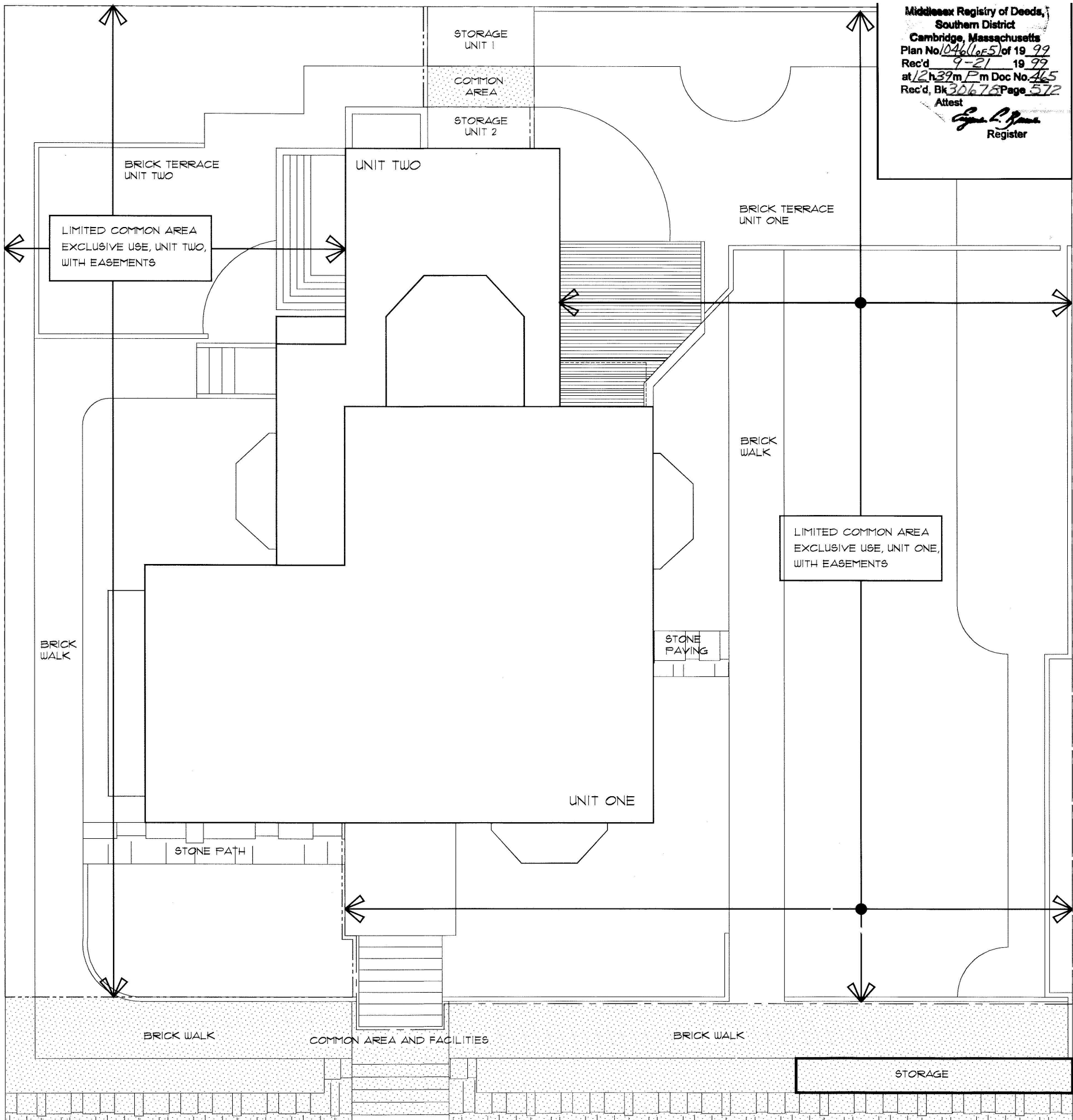
Paul Pressman, Architect
paulpressman1@gmail.com
11/2/2021

25 Hillside Ave
Cambridge, MA 02140

Existing West Elevation

1 WEST ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

EX.4



Drawing List

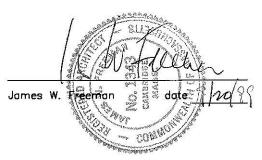
- EX-1 SITE PLAN
- EX-2 EXISTING 2ND FLOOR PLAN (NOT USED AT PRESENT)
- EX-3 EXISTING 3RD FLOOR PLAN
- EX-4 EXISTING WEST ELEVATION
- EX-5 EXISTING EAST ELEVATION
- EX-6 EXISTING NORTH ELEVATION
- A-1 PROPOSED SITE PLAN
- A-2 PROPOSED 2ND FLOOR PLAN (NOT USED AT PRESENT)
- A-3 PROPOSED 3RD FLOOR PLAN
- A-4 PROPOSED WEST ELEVATION
- A-5 PROPOSED EAST ELEVATION
- A-6 PROPOSED NORTH ELEVATION

KEY

COMMON AREA AND FACILITIES	
LIMITED COMMON AREA, EXCLUSIVE USE WITH EASEMENTS	
UNIT ONE	
UNIT TWO	

I certify that the plan fully and accurately depicts the layout, location, Unit number and dimensions of the Units as built.

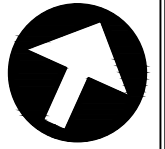
This plan has been prepared in conformance with the rules and regulations of the registers of deeds.



LOT AREA	6264 SQFT
TOTAL LIVING AREA, UNITS ONE & TWO	APPROX. 3893 SQFT
TOTAL LIVING AREA, UNITS ONE	APPROX. 2646 SQFT
TOTAL LIVING AREA, UNITS TWO	APPROX. 1247 SQFT
EXTERIOR COMMON AREAS AND FACILITIES	APPROX. 705 SQFT
LIMITED COMMON AREAS, EXCLUSIVE USE, WITH EASEMENTS	
UNIT ONE	APPROX. 2531 SQFT
UNIT TWO	APPROX. 1451 SQFT
TOTAL COMMON AREAS	APPROX. 4693 SQFT

1 SITE PLAN - EXISTING
Scale: 1/16" = 1'-0"

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Paul Pressman, Architect
MA Lic. #7432



Paul Pressman, Architect
paulpressman1@gmail.com
11/2/2021

25 Hillside Ave
Cambridge, MA 02140

Site Plan

EX. 1

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Paul Pressman, Architect
paulpressman1@gmail.com
11/2/2021

25 Hillside Ave
Cambridge, MA 02140

Proposed North Elevation

A.6



1 NORTH ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"





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Paul Pressman, Architect
 paulpressman1@gmail.com
 11/2/2021

25 Hillside Ave
 Cambridge, MA 02140

Proposed East Elevation

A.5



1 EAST ELEVATION - PROPOSED
 Scale: 1/4" = 1'-0"



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Paul Pressman, Architect
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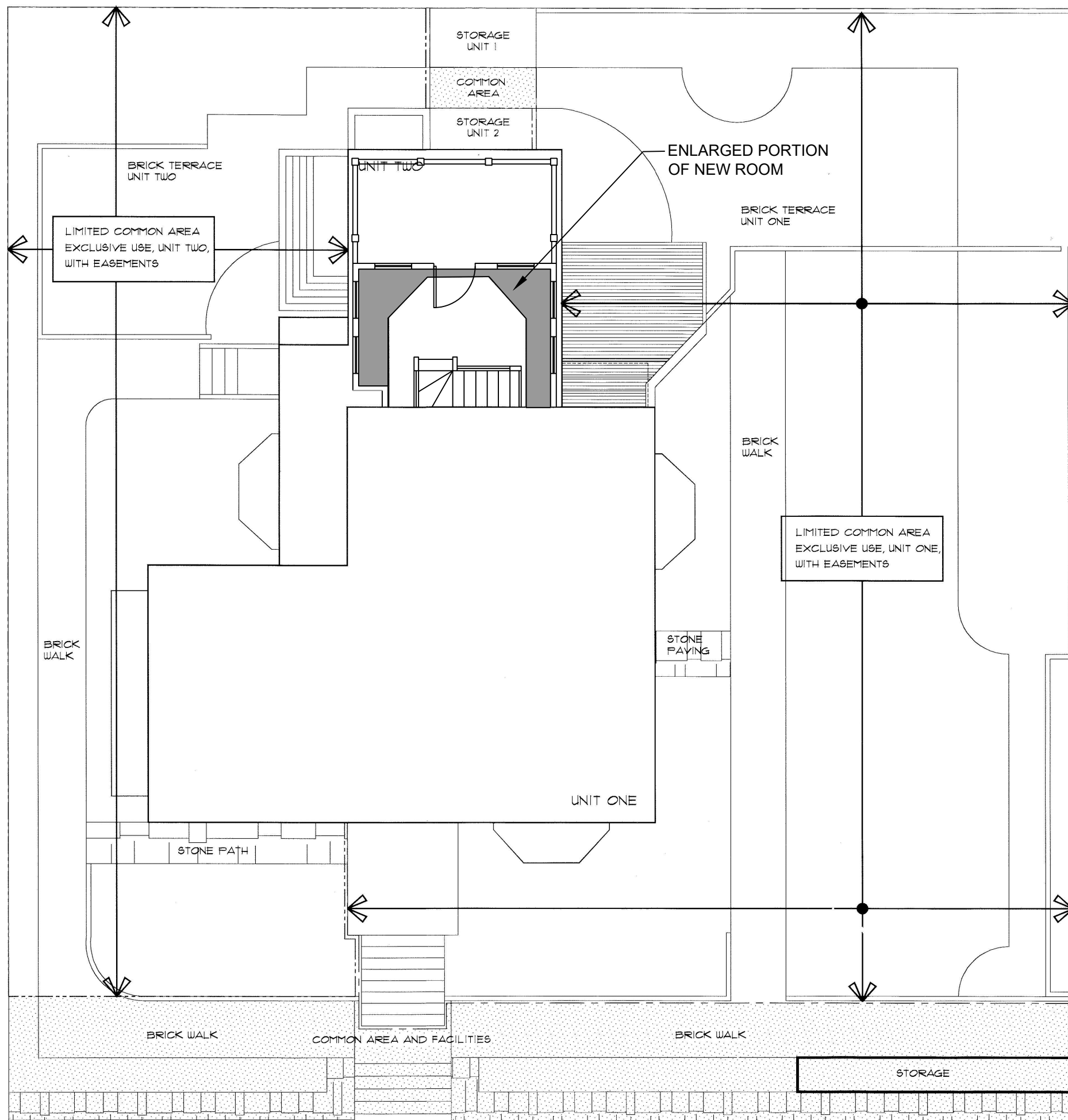
25 Hillside Ave
 Cambridge, MA 02140

Proposed West Elevation

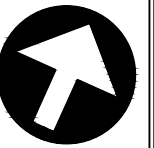
A.4

1 WEST ELEVATION - PROPOSED
 Scale: 1/4" = 1'-0"





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**Paul Pressman, Architect
 MA Lic. #7432**



Paul Pressman, Architect
 paulpressman1@gmail.com
 11/2/2021

LOT AREA	6264 SQFT
TOTAL LIVING AREA, UNITS ONE & TWO	APPROX. 3936 SQFT
TOTAL LIVING AREA, UNITS ONE	APPROX. 2646 SQFT
TOTAL LIVING AREA, UNITS TWO	APPROX. 1290 SQFT
EXTERIOR COMMON AREAS AND FACILITIES	APPROX. 705 SQFT
LIMITED COMMON AREAS, EXCLUSIVE USE WITH EASEMENTS UNIT ONE	APPROX. 2531 SQFT
UNIT TWO	APPROX. 1457 SQFT
TOTAL COMMON AREAS	APPROX. 4693 SQFT

25 Hillside Ave
 Cambridge, MA 02140



1 SITE PLAN - PROPOSED
 Scale: 1/16" = 1'-0"

Proposed Site Plan



On 3rd floor deck looking at sunroom from the northwest



On 3rd floor deck looking at sunroom from the north



On 3rd floor deck looking at sunroom from the NNW



On 3rd floor deck looking at sunroom from the NNW



On the ground looking at sunroom from the WSW



On the ground looking at sunroom from the northeast



On the ground looking at sunroom from the NNW



On the ground looking at sunroom from the WNW



Virginia Spanoudaki <v.spanoudaki@gmail.com>

Letter of support for the Zoning Board of Appeal

1 message

Heli Meltsner <hmeltsner@gmail.com>

Thu, Apr 28, 2022 at 2:38 PM

To: Virginia Spanoudaki <v.spanoudaki@gmail.com>

Virginia and Eric,

This is to express my support for your proposed third floor sun-room project. I am a directly abutting neighbor and can easily see the location from our windows and backyard. I understand that the existing structure is in urgent need of replacement due to rot and leaking. While I know the current design has not been finished, I approve of its proposed dimensions and believe you will work towards an acceptable solution.

Best,
Heli Meltsner
74 Avon Hill St.
Cambridge, MA 02140

Attn: Cambridge Board of Zoning Appeals

RE: Sunroom replacement at 25 Hillside Ave

We are writing this letter in support of our neighbors Eric Verploegen and Virginia Spanoudaki, owners of the rear unit of 25 Hillside Ave. Eric and Virginia are planning to replace their currently deteriorating sunroom on the 3rd floor of their property with a new one that is slightly enlarged towards the east and west sides of their property. In addition, they are planning to replace the failing rubber roof on the deck that the sunroom opens to, as well as the degraded deck and railings.

Eric and Virginia have notified us of their plans, provided a detailed written description as well as schematics of their proposed work and invited us to discuss with them any concerns that may arise.

We fully support the proposed work which will significantly improve living conditions in the unit while it preserves the neighborhood character.

Thank you,

Susan Farbstein
Mark Cornwall

Susan Farbstein

Mark Cornwall

Kate Cornwall

Kate Cornwall

Peter Cornwall

Peter Cornwall

25 Hillside Ave
Unit 1
Cambridge MA 02140

68 Avon Hill Street (33 Hillside Ave.)
Cambridge MA 02140-3631

TO: Cambridge Board of Zoning Appeals

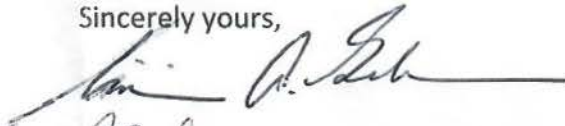
RE: Sunroom replacement at 25 Hillside Ave

We write to support our next-door neighbors Eric Verploegen and Virginia Spanoudaki, owners of the rear unit of 25 Hillside Ave. Eric and Virginia are planning to replace their currently deteriorating sunroom on the 3rd floor of their property with a new one that is slightly enlarged towards the east and west sides of their property. In addition, they are planning to replace the failing rubber roof on the deck that the sunroom opens to, as well as the degraded deck and railings.

Eric and Virginia have notified us of their plans, provided a detailed written description as well as schematics of their proposed work, and invited us to discuss with them any concerns that we might have. We think their plan is a good one that will only improve their property's value and make their sunroom and rear roof area more attractive.

We fully support the proposed work which will significantly improve living conditions in the unit while preserving the character of their home and enhancing that of the neighborhood as well.

Sincerely yours,



William and Barbara Graham

Pacheco, Maria

From: Edward Hoff <tedhoff1719@gmail.com>
Sent: Monday, May 2, 2022 12:56 PM
To: Pacheco, Maria
Cc: Kathleen O'Connell
Subject: Support for the proposed work at 25 Hillside Avenue, in the rear

Dear Cambridge Board of Zoning Appeals,

My name is Edward Hoff, and my wife, Kathleen O'Connell, and I live at 17 Hillside Avenue in Cambridge. We are writing this email in support of our neighbors Eric Verploegen and Virginia Spanoudaki, owners of the rear unit of 25 Hillside Avenue. Eric and Virginia are planning to replace their currently deteriorating sunroom on the 3rd floor of their property with a new one that is slightly enlarged towards the east and west sides of their property. In addition, they are planning to replace the failing rubber roof on the deck that the sunroom opens to, as well as the degraded deck and railings.

Eric and Virginia have notified us of their plans and invited us to discuss with them any concerns that may arise.

We fully support the proposed work which will significantly improve living conditions in the unit while also preserving the neighborhood character. Thank you.

Sincerely,
Edward Hoff and Kathleen O'Connell



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*
Levin Campbell, Heli Meltsner, *Members*
Art Bardige, Theresa Hamacher, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **25 Hillside Avenue**

OWNER: **Virginia Spanoudaki & Eric Verploegen**
25 Hillside Avenue
Cambridge, MA 02140

The Avon Hill Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the alterations described below is not incongruous to the historic aspects or architectural character of the building or district:

Replace third floor sunroom with new room.

Work is to be carried out as indicated on drawings by Paul Pressman, Architect, titled "25 Hillside Avenue," submitted November 2, 2021.

The proposal was approved with the condition that CHC staff can review and approve revisions.

The plans referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described herein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **AH-725**

Date of Certificate: **March 29, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on March 29, 2021.

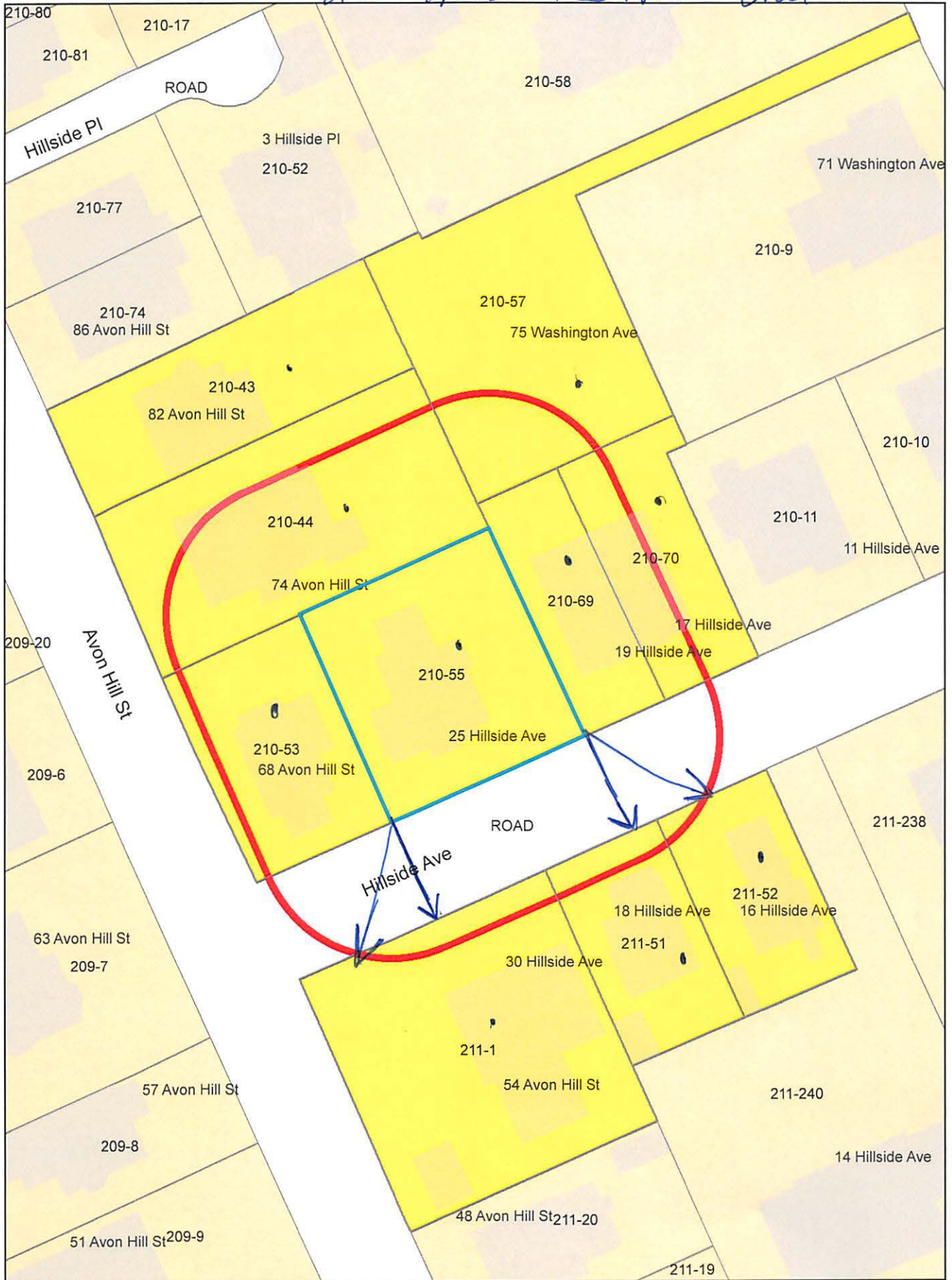
By Constantin von Wentzel /aac, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____ . Appeal has been filed _____ .

Date _____, City Clerk.

25 Hillside Ave - Unit 2



25 Hillside Ave
#2

Petitioners

211-52
GOLDENHEIM, PAUL D. &
ANNE J.C. GOLDENHEIM
16 HILLSIDE AVE
CAMBRIDGE, MA 02140-3616

211-51
PETERS, GREG
18 HILLSIDE AVE
CAMBRIDGE, MA 02138

210-55
VERPLOEGEN, ERIC
ANTON VIRGINIA SPANOUDAKI
25 HILLSIDE AVE UNIT 2
CAMBRIDGE, MA 02140

210-57-70
HOFF, EDWARD J. & KATHLEEN M. O'CONNELL
TRUSTEE OF 75 WASHINGTON AVE TRUST
17 HILLSIDE AVE
CAMBRIDGE, MA 02140-3615

210-69
HOFF, EDWARD J. & KATHLEEN M. O'CONNELL
19 HILLSIDE AVE
CAMBRIDGE, MA 02139

210-43
HURWITCH, JOHN E &
MARY BLUE MAGRUDER HURWITCH
82 AVON HILL STREET
CAMBRIDGE, MA 02140-3631

210-44
MELTSNER, MICHAEL & HELI MELTSNER
74 AVON HILL ST.
CAMBRIDGE, MA 02140-3631

211-1
SCHWARTZ, RICHARD S. & JACQUELINE OLDS
30 HILLSIDE AVE
CAMBRIDGE, MA 02140-3616

211-1
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