

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 provisions of this Ordinance would preclude the petitioner from constructing rear porches on the dwelling that will allow the upstairs unit to enjoy needed outdoor space and enjoy fresh air during temperate weather.

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 location of the existing building on the lot.

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

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

Adding rear porches to this dwelling will not create any detriment to the public good since many of the surrounding structures have these amenities.

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 character of this two-family dwelling will not be changed as a result of addition of decks.

*** 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: Nirvana **PRESENT USE/OCCUPANCY:** two family
LOCATION: 25 Hubbard Ave Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** two family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3,087</u>	<u>3,236</u>	<u>3,750</u>	(max.)	
<u>LOT AREA:</u>	<u>5,000</u>	<u>no change</u>	<u>5,000</u>	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.617</u>	<u>.647</u>	<u>.75</u>	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,500</u>	<u>no change</u>	<u>1,500</u>	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	<u>50</u>	<u>no change</u>	<u>50</u>	(min.)
	DEPTH	<u>100</u>	<u>no change</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>16.3</u>	<u>no change</u>	<u>10</u>	(min.)
	REAR	<u>20.3</u>	<u>no change</u>	<u>20</u>	(min.)
	LEFT SIDE	<u>8.5</u>	<u>no change</u>	<u>14'</u>	(min.)
	RIGHT SIDE	<u>10.7</u>	<u>no change</u>	<u>14'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>35</u>	<u>no change</u>	<u>35</u>	(max.)
	LENGTH	<u>63.4</u>	<u>no change</u>	<u>N/A</u>	
	WIDTH	<u>30.8</u>	<u>no change</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>approx 30%</u>	<u>no change</u>	<u>30%</u>	(min.)	
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>no change</u>	<u>3</u>	(max.)	
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>no change</u>	<u>2</u>	(min./max)	
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</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'.



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139

617 349-6100

2018 SEP 17 PM 3:20
 OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017021-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Stephen A. Postal & Megan M. Postal - C/O James J. Rafferty, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 25 Hubbard Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
Petitioner seeks to construct decks within sideyard setback.

SECTIONS OF ZONING ORDINANCE CITED :

- | | |
|-----------------------|--|
| Article <u>5.000</u> | Section <u>5.31</u> (Table of Dimensional Requirements). |
| Article <u>8.000</u> | Section <u>8.22.3</u> (Nonconforming Structure). |
| Article <u>10.000</u> | Section <u>10.30</u> (Variance). |

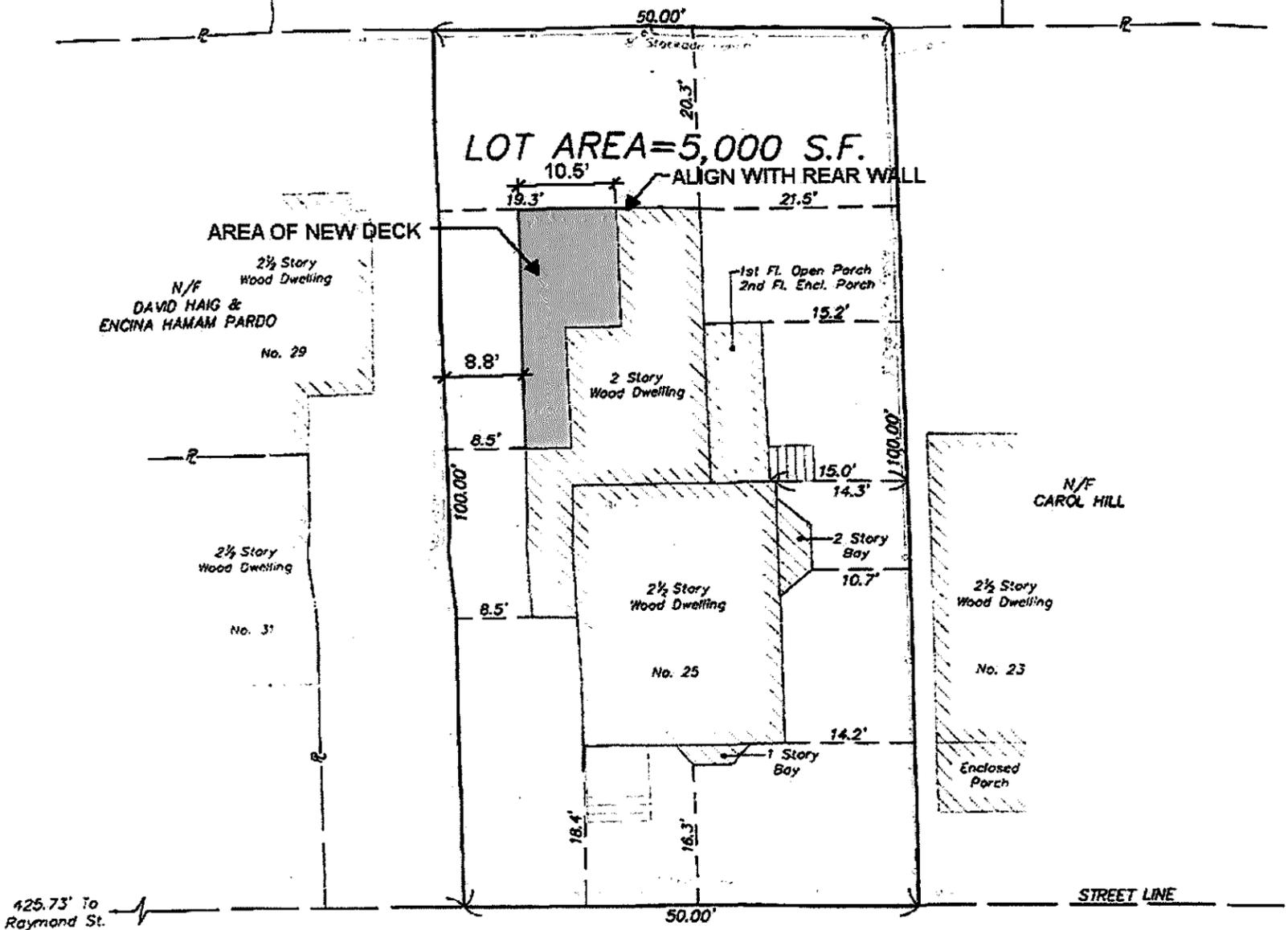
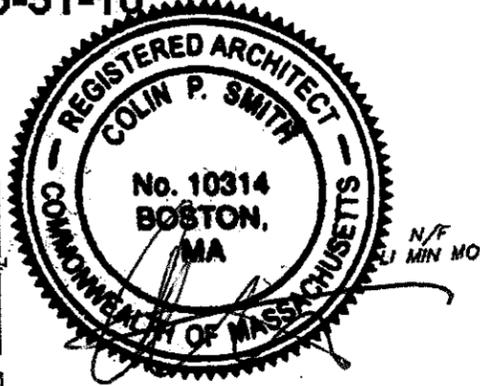
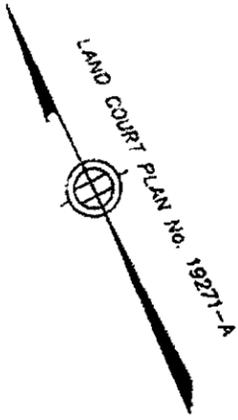
Original Signature(s) : 
 (Petitioner(s) / Owner)
James J. Rafferty
 (Print Name)

Address : 675 Massachusetts Avenue
Cambridge, MA 02139
 Tel. No. : (617) 492-4100
 E-Mail Address : jrafferty@adamsrafferty.com

Date : September 17, 2018

O'N ^{0'1}
Civil I

Colin Smith Architecture, Inc.
05-31-18



HUBBARD (Public-40' Wide) AVENUE

TITLE REFERENCES:

Owner: Stephan A. Postal &
Owner: Megan M. Postal
Deed Ref.: Book 50336, Page 172
Plan Ref.: Plan Bk. 21, Plan 10

ASSESSOR'S MAP 202-LOT 34

PLOT PLAN OF LAND

IN

CAMBRIDGE

25 HUBBARD AVENUE

SCALE: 1"=10' DECEMBER 3, 2007

PREPARED FOR
STEPHAN A. POSTAL &
MEGAN M. POSTAL

ZONING DISTRICT: C1-RESIDENCE MULTIFAMILY

DIMENSIONAL REQUIREMENTS

FAR	0.75
LOT AREA	1,500 SF/DU
FRONT SETBACK	14'
SIDE SETBACK	18'
REAR SETBACK	20'
BLDG. HEIGHT	35'

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN LIES WITHIN A MINIMUM FLOOD HAZARD AREA DESIGNATED AS ZONE "C", AS SHOWN ON FLOOD INSURANCE RATE MAPS PREPARED FOR THE CITY OF CAMBRIDGE, MASSACHUSETTS, COMMUNITY PANEL NUMBER 250186 0001 B, REVISED JULY 5, 1982.

I ALSO HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE GROUND IN NOVEMBER 2007 AND THAT THE BUILDINGS DEPICTED HEREON ARE IN THE LOCATIONS AS SHOWN.

12.3.07
DATE

Stephan A. Postal
SIGNATURE



25 Hubbard Ave



25 Hubbard Ave

Petitioner

202-32
FRITH, JOYCE M. A LIFE ESTATE
19 HUBBARD AVE
CAMBRIDGE, MA 02140

202-33
HILL, CAROL
23 HUBBARD AVE
CAMBRIDGE, MA 02140

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

202-36
BATTLE, GLORIA E. & PORTIA ANN BATTLE
37 HUBBARD AVE.
CAMBRIDGE, MA 02140

202-51
RICHMAN, ANDREW S. & THALIA WHEATLEY
36 HUBBARD AVE
CAMBRIDGE, MA 02140

202-56
GHADAR, MARGARET,
TRUSTEE OF C/O RENZI BULGER GROUP LLC
P.O. BOX 750057
ARLINGTON, MA 02475

202-20
LIPSHAW, JEFFREY M. & ALENES S. FRANKLIN
154 RICHDALE AVE
CAMBRIDGE, MA 02139

202-21
MO, LI MIN
148 RICHDALE AVE., #1
CAMBRIDGE, MA 02140

202-21
MCHAFFEY, DAVID K & VANGER, RACHEL J.
148 RICHDALE AVE., #3
CAMBRIDGE, MA 02140

202-135
FINNEGAN, GREGORY A
31 HUBBARD AVE.
CAMBRIDGE, MA 02140

202-20
TREVER, JOHN & LIN KAN TREVER
156 RICHDALE AVE 1
CAMBRIDGE, MA 02140

202-20
SCHUBERT, RICHARD W. &
VICTORIA F. SCHUBERT
156 RICHDALE AVE., #2
CAMBRIDGE, MA 02139

202-111
ARTHUR, CHRISTINE E.,
TRUSTEE REALTY TRUST
34 HUBBARD AVE
CAMBRIDGE, MA 02140

202-112
HORNSTEIN, CATHERINE B.
30 HUBBARD AVE
CAMBRIDGE, MA 02139

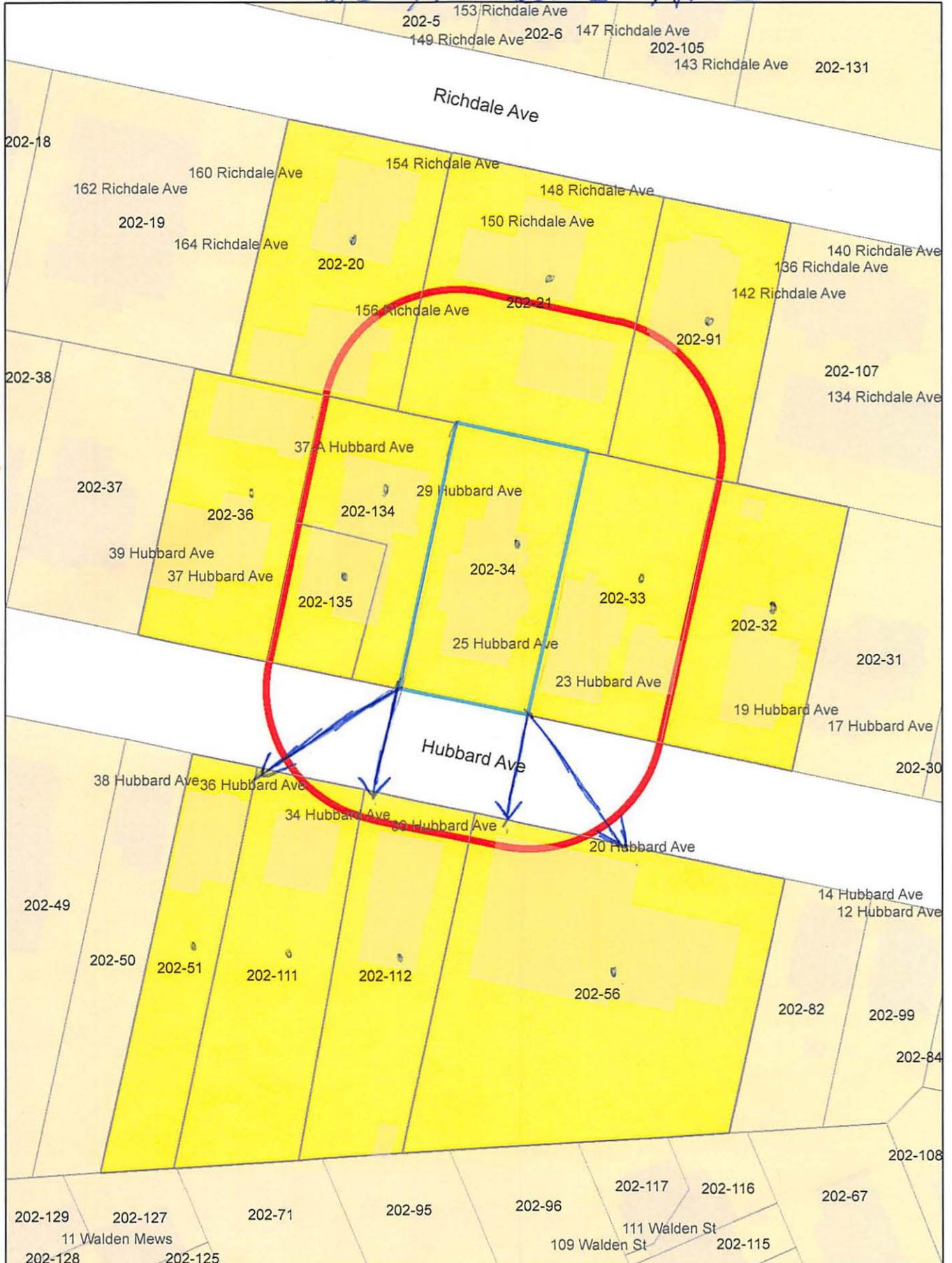
202-134
HAIG, DAVID & ENEIDA HAMAM PARDO
29 HUBBARD AVE
CAMBRIDGE, MA 02140

202-21
MO, LISAN
148 RICHDALE AVE., #2
CAMBRIDGE, MA 02140

202-34
POSTAL, STEPHEN A. & MEGAN M. POSTAL
25 HUBBARD AVE
CAMBRIDGE, MA 02140

202-91
VAN VOORHIS, TROY A. &
ELISA C. VAN COORHIS
142 RICHDALE AVENUE
CAMBRIDGE, MA 02140

25 Hubbard Ave





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 25 Hubbard Avenue

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application anticipated.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB Date September 27, 2018

Received by Uploaded to Energov Date September 27, 2018
Relationship to project BZA 17021-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>