

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

RECEIVED
MAY 11 2023

BZA Application Form

BZA Number: 216367

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Marilyn Ranker

PETITIONER'S ADDRESS: 42 Roberts Road, Cambridge, MA MA

LOCATION OF PROPERTY: 42 ROBERTS RD , Unit 3 , Cambridge, MA

TYPE OF OCCUPANCY: shed

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/replace existing shed with artist studio/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Demolishing existing shed and replacing with the same dimensional shed to be an art studio for unit 3 which creates and FAR issue and violates the front yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 4.000 Section: 4.21 (Accessory Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Marilyn Ranker
(Petitioner (s) / Owner)

MARILYN Ranker
(Print Name)

Address:

42 Roberts Rd #3

Tel. No.

617-233-9143

E-Mail Address:

marilynranker@yahoo.com

Date: 3/30/2023

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 MARILYN RANKEK
(OWNER)

Address: 42 ROBERTS ROAD #3 CAMBRIDGE, MA 02138

State that I/We own the property located at 42 ROBERTS ROAD, which is the subject of this zoning application.

The record title of this property is in the name of MARILYN RANKEK

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book _____, Page _____; or Middlesex Registry District of Land Court, Certificate No. _____
Book 39066 Page 33.

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

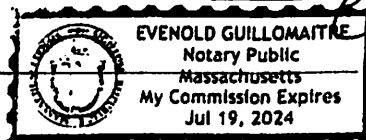
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name, Marilyn J. Rankek personally appeared before me, this 27th of March, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires



Notary Seal).

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

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:

existing shed on concrete block cannot be repaired. would be a financial hardship to owner

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:

no

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

artist studio has been approved by historical board

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

Sed has been deeded to unit #3 and is grandfathered

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Marilyn Ranker
Location: 42 ROBERTS RD., Unit 3, Cambridge, MA
Phone: 617-233-9143

Present Use/Occupancy: shed
Zone: Residence C-1 Zone
Requested Use/Occupancy: artist studio

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3526	3526	2850	(max.)
LOT AREA:		3799	3799	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.88	.88	.75	
LOT AREA OF EACH DWELLING UNIT		42.4 x 97.6	42.95 x 97.6 + 9.5 x 19.9	1500	
SIZE OF LOT:	WIDTH	36	n/A	50	
	DEPTH	100	n/a	n/a	
SETBACKS IN FEET:	FRONT	5.9"	5.9"	10	
	REAR	5.9	5.9	5	
	LEFT SIDE	26.7	26.7	5	
	RIGHT SIDE	6	6	5	
SIZE OF BUILDING:	HEIGHT	12	15	15	
	WIDTH	18.9	18.9	18.9	
	LENGTH	9.5	9.5	9.5	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		24.7%	24.7%	.30	
NO. OF DWELLING UNITS:		3	3	3	
NO. OF PARKING SPACES:		2	2	2	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	0	

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.:

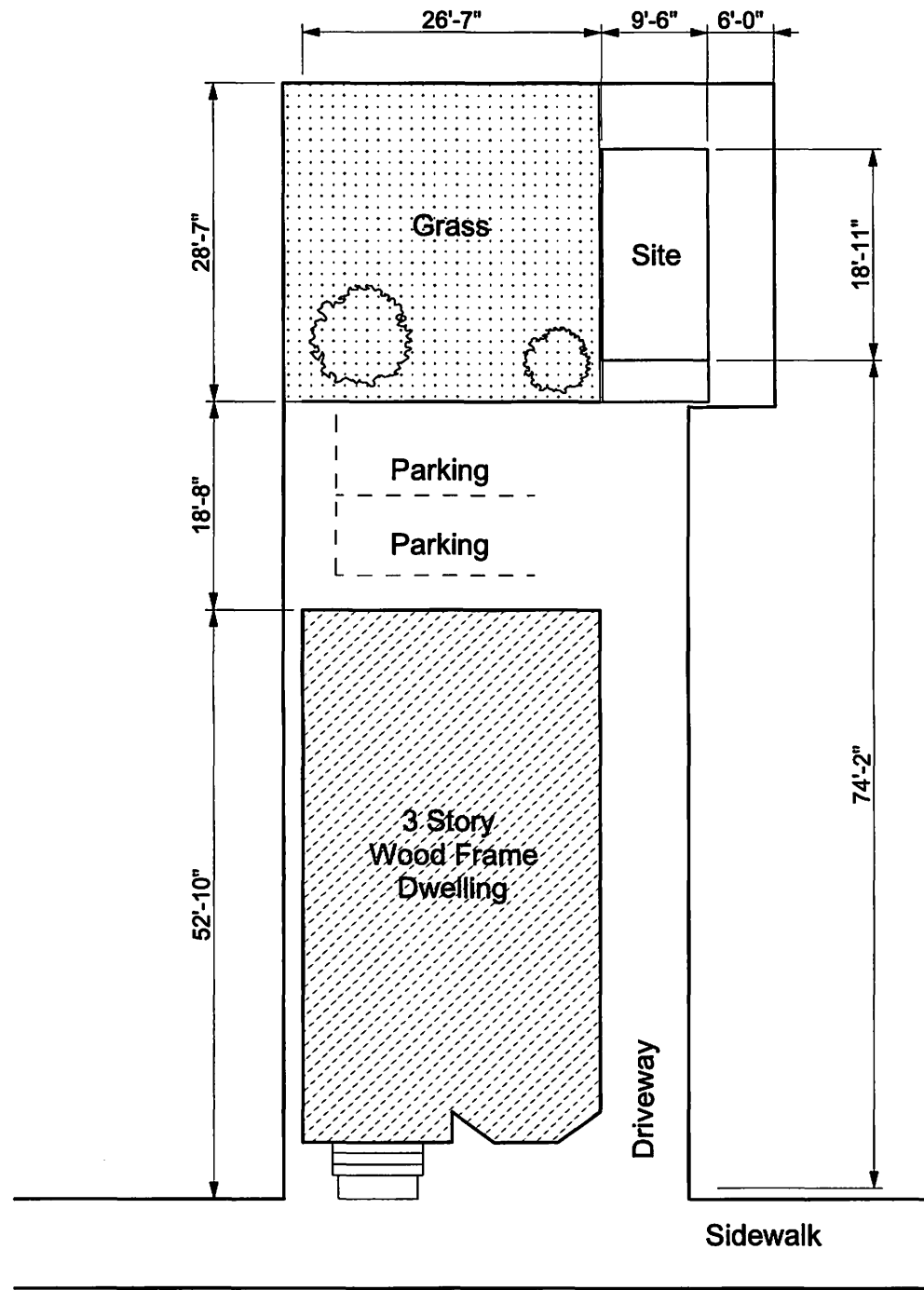
no other occupancies

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'.



Artist Studio

December 11th, 2022



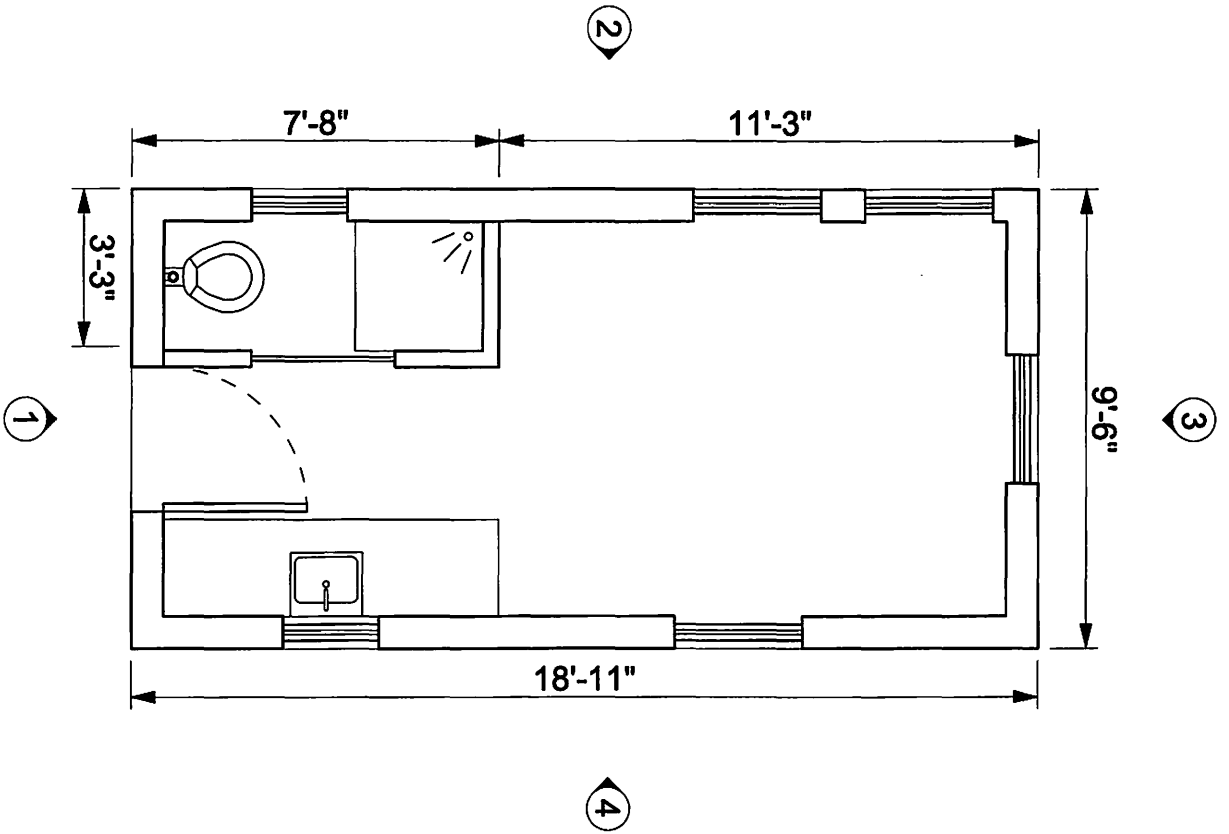
Site Plan

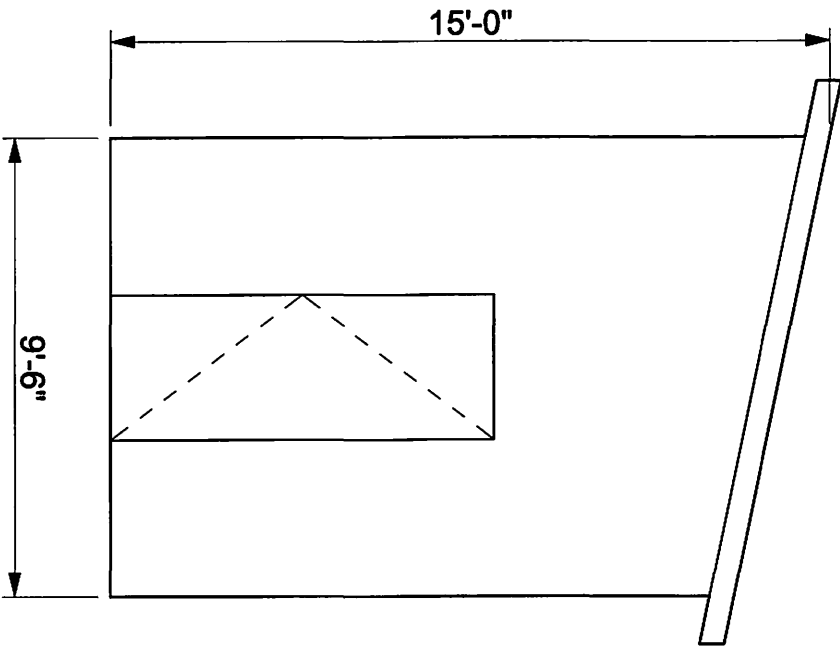
Scale: 1/16" = 1'

Roberts Rd.

Plan

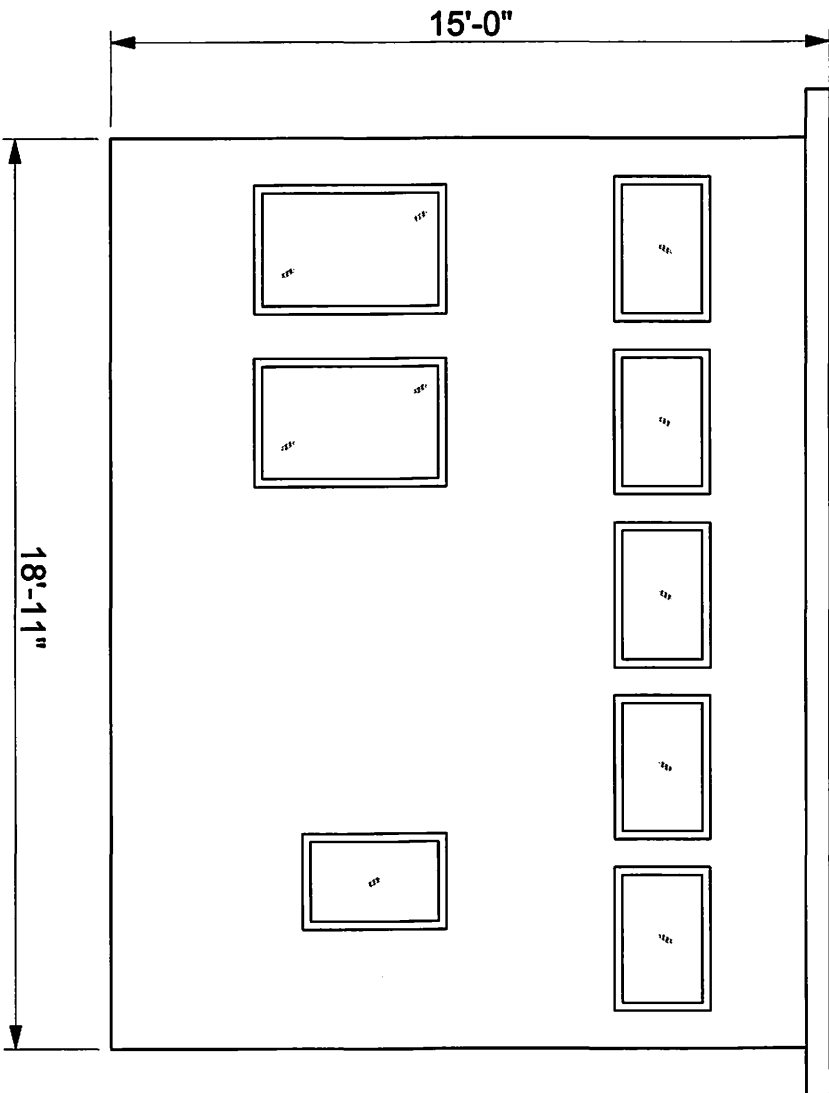
Scale: 1/4" = 1'





1 - Front Elevation

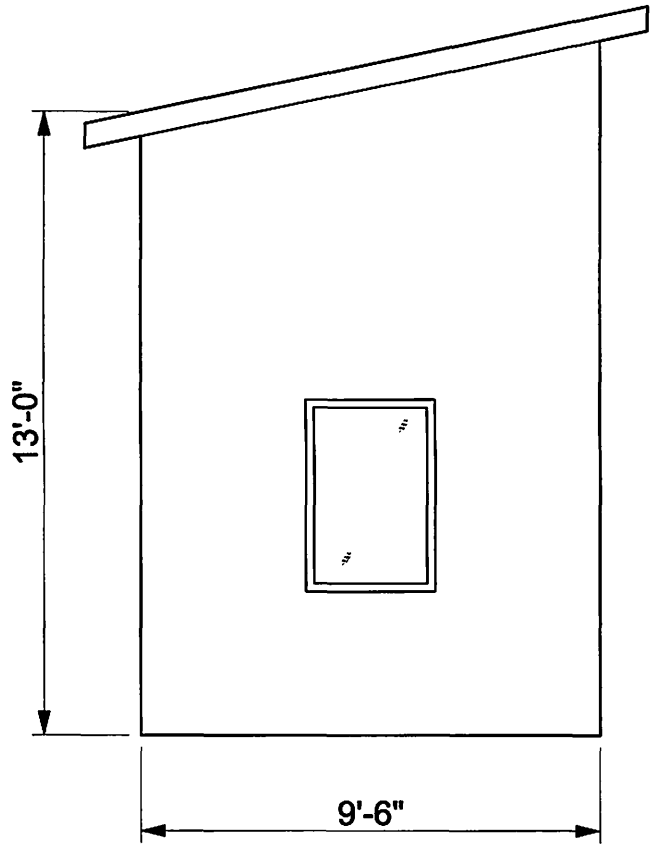
Scale: 1/4" = 1'



2 - Left Elevation

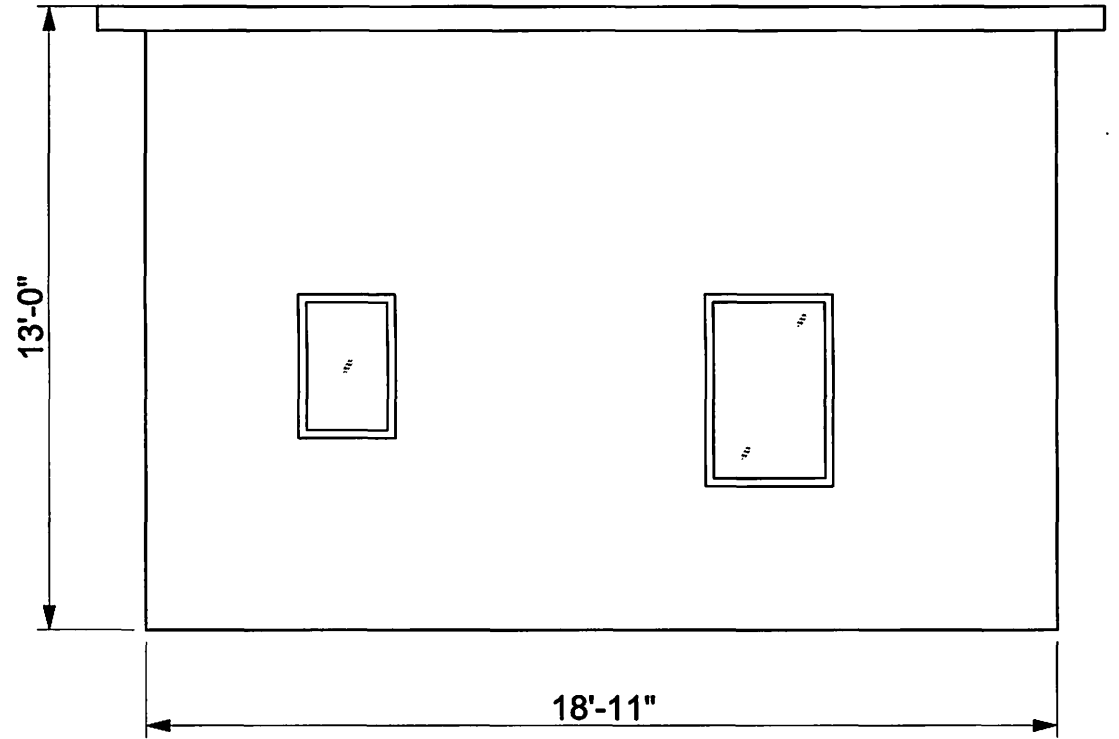
Scale: 1/4" = 1'





3 - Rear Elevation

Scale: 1/4" = 1'



4 - Right Elevation

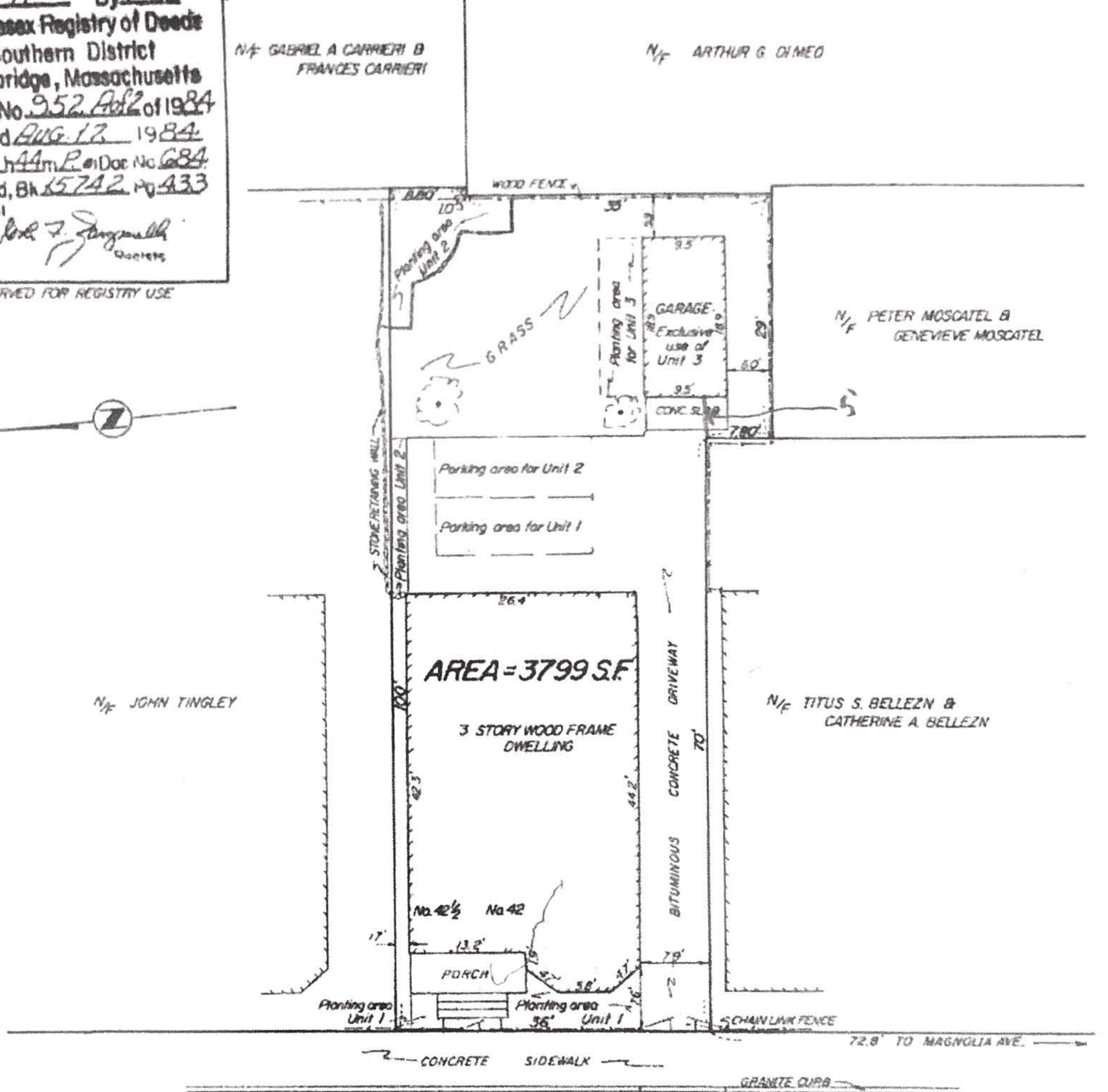
Scale: 1/4" = 1'

Fee 41- By E.V.K.
 Middlesex Registry of Deeds
 Southern District
 Cambridge, Massachusetts
 Plan No. 952 Part 2 of 1984
 Rec'd AUG 13 1984
 at 3:44 P.M. Doc No. 684
 Rec'd, Bk 15742 Pg 433
 Aff'd
 [Signature]

RESERVED FOR REGISTRY USE



952-1



ROBERTS (FORMERLY BALDWIN ST) (40' WIDE - PUBLIC) ROAD

PROPERTY REFERENCES:
 MIDDLESEX COUNTY REGISTRY OF DEEDS
 BOOK 15584, PAGE 54
 PLAN BOOK 316, PLAN 47

I CERTIFY THAT THE PARCEL SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INDICATED ON THE DEPT. OF M.U.D., F.T.A. FLOOD HAZARD BOUNDARY MAPS FOR THE CITY OF CAMBRIDGE, MA., COMMUNITY NO. 250186 0001B, DATED JULY 5, 1982.

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN OF NO 42-42 1/2 ROBERTS ROAD CONDOMINIUM FULLY AND ACCURATELY DEPICTS THE LAYOUT OF THE BUILDING, DIMENSIONS, PROPERTY LINES AND COMMON AREAS TO WHICH IT HAS ACCESS AS BUILT.

I FURTHER CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS AS AMENDED JANUARY 1, 1976.

[Signature: Wendell H. Mason]



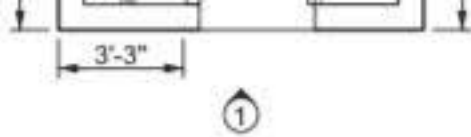
**PLAN OF LAND
 NO. 42-42 1/2 ROBERTS ROAD CONDOMINIUM
 CAMBRIDGE, MASS.**

SCALE: 1" = 10' AUGUST 8, 1984
 WENDELL H. MASON REG. LAND SURVEYOR
 122 ESSEX ST. BEVERLY, MA. 01915



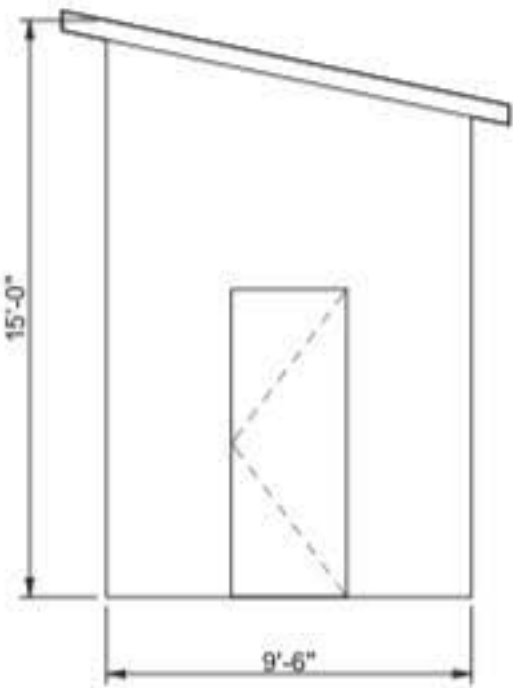
PLAN NUMBER 952 Part 2 of 1984
 RECORDED, BOOK 15742, PAGE 433

952 P



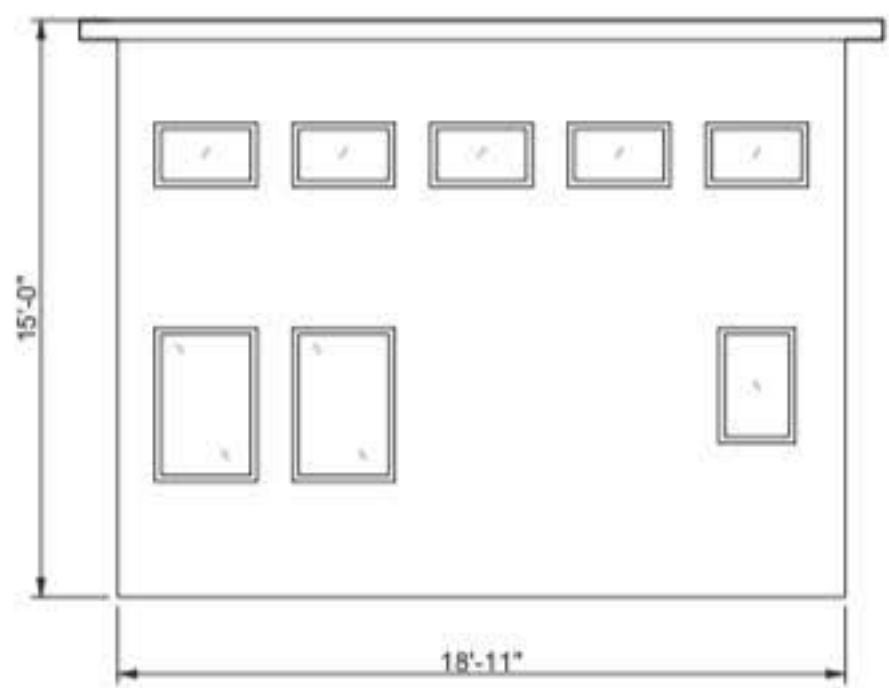
Plan

Scale: 1/4" = 1'



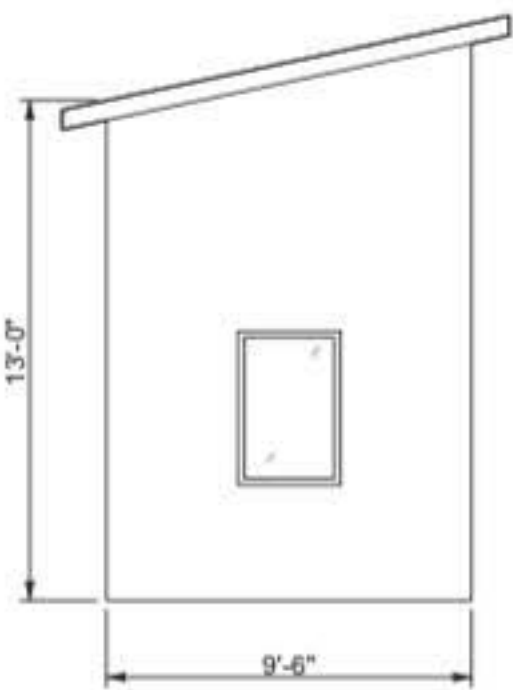
1 - Front Elevation

Scale: 1/4" = 1'



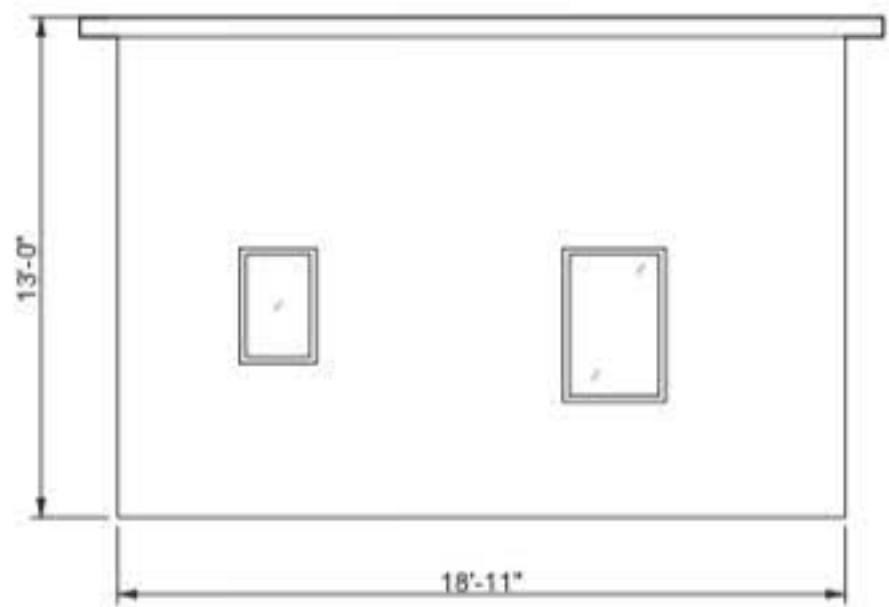
2 - Left Elevation

Scale: 1/4" = 1'



3 - Rear Elevation

Scale: 1/4" = 1'



4 - Right Elevation

Scale: 1/4" = 1'

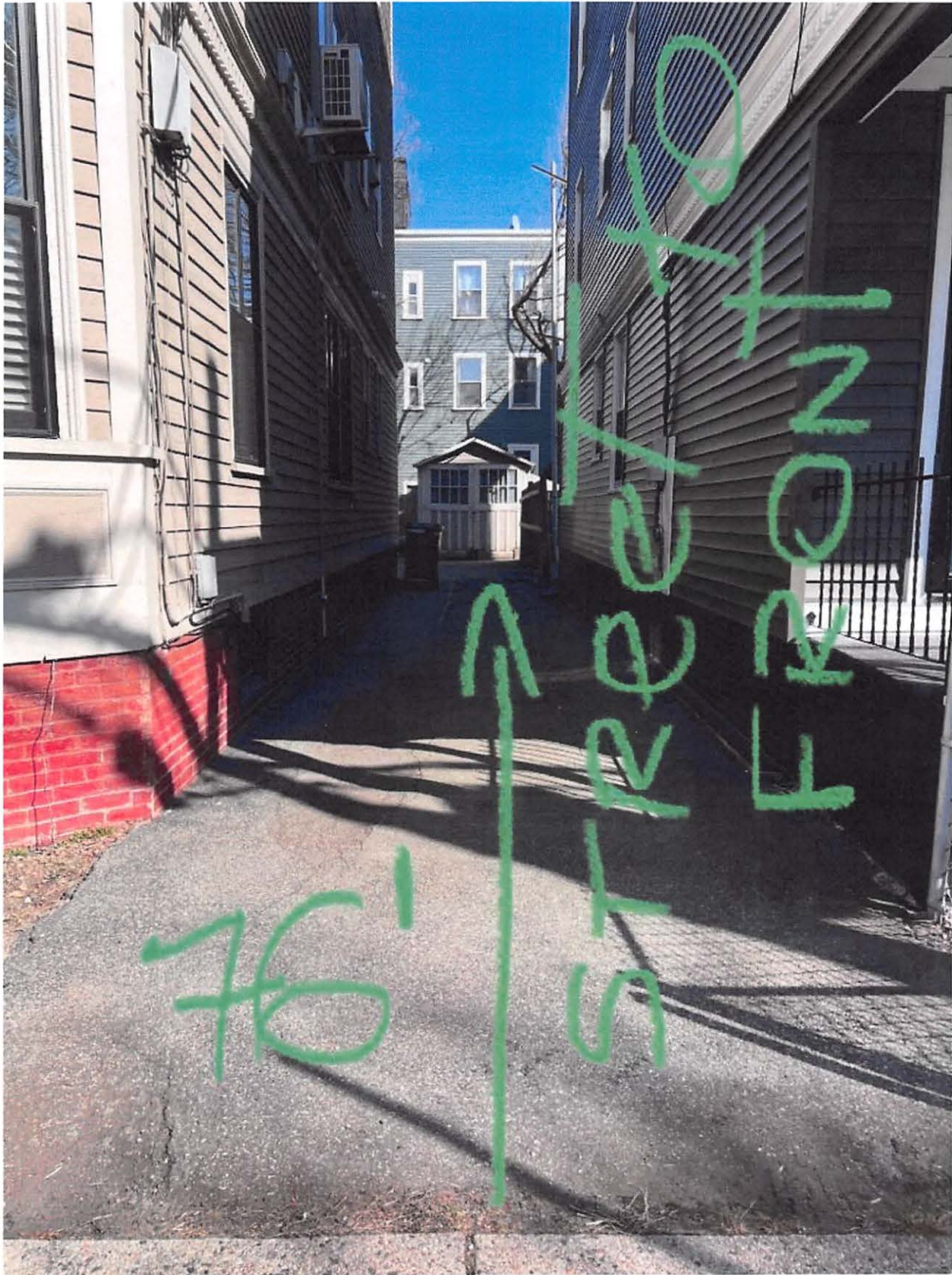


42 Roberts Rd









76'



10
12
10
12
10
12







Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **42 Roberts Road**

OWNER: **Marilyn Ranker**
 42 Roberts Road, #3
 Cambridge, MA 02138

The Mid Cambridge 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 construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Demolish garage and construct new structure for office/studio.

The Commission approved the proposal as submitted with the following recommendations.

- 1. Consider adding cornerboards to resolve how the edges of the siding meet at the corners.**
- 2. Add more articulation to the front entrance such as a window in the door or a transom. Consider adding an awning for protection from rain and snow.**
- 3. Add exterior architectural details that echo the detailing of the main residence.**
- 4. Consult with CHC staff on revised design.**

The plans and specifications that were submitted with the application, titled Artist Studio, Elevations, and Site Plan dated December 11, 2022, are incorporated into this certificate, which is non-binding on the applicant.

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 Chairman.

Case Number: **MC 6627**

Date of Certificate: **January 3, 2023**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on January 5, 2023.

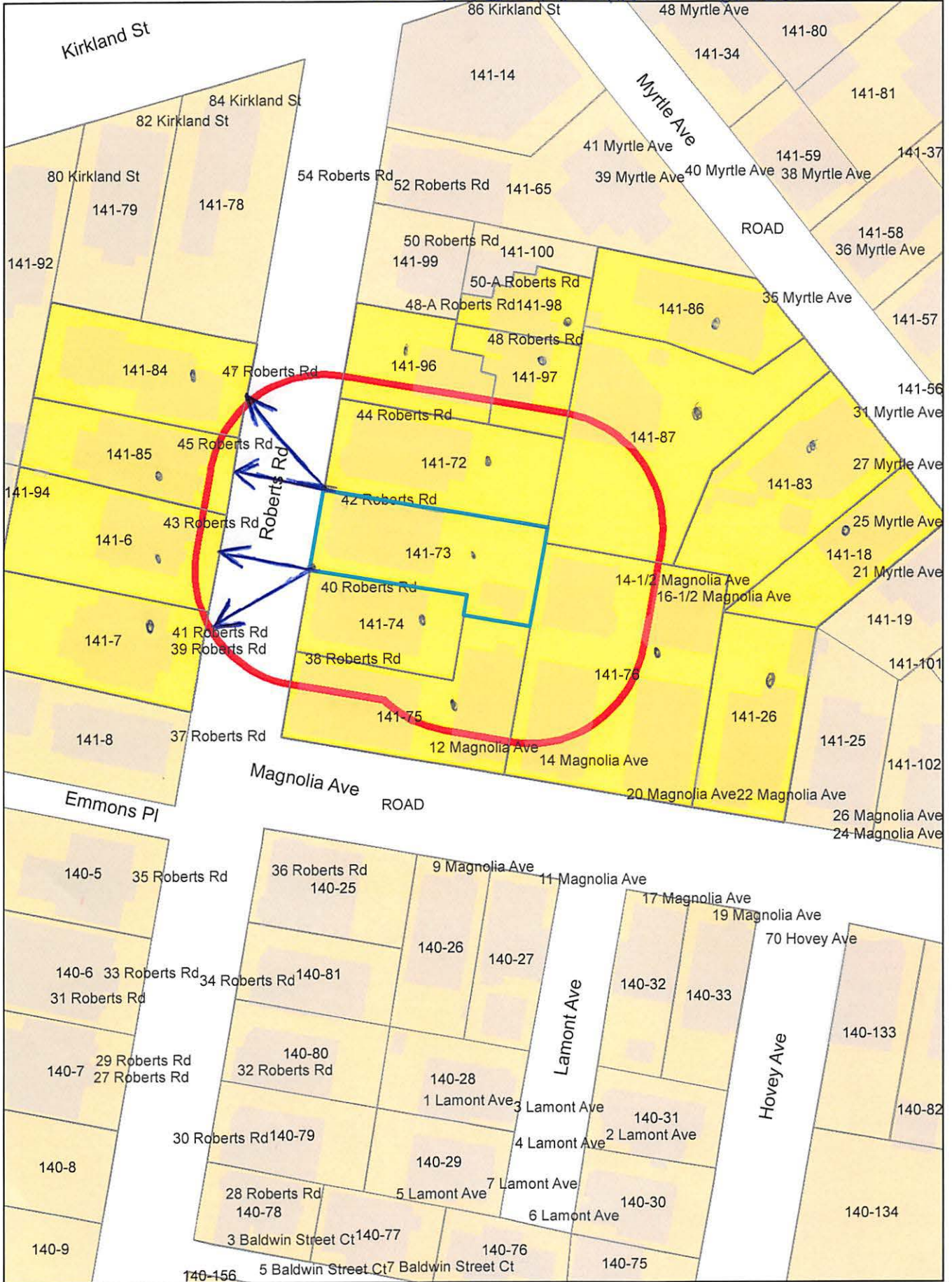
By Lestra Litchfield/aac, Chair

Twenty days have elapsed since the filing of this decision.

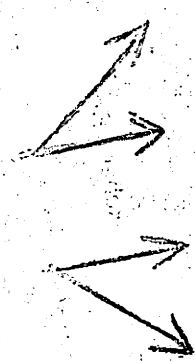
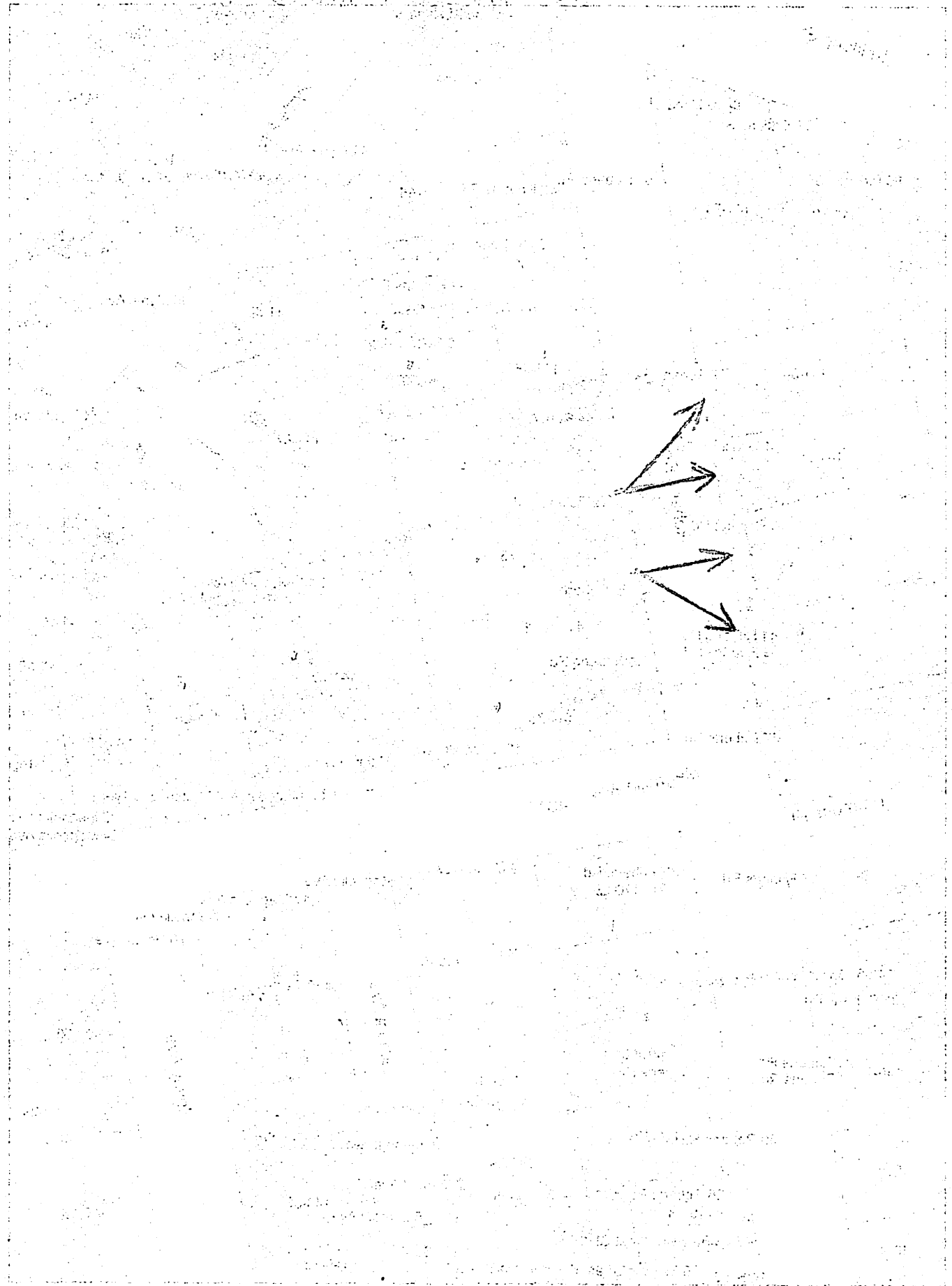
No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

42 Roberts Road - Unit 3



Handwritten title or header at the top of the page, possibly including a date or page number.



42 Roberts Rd #3

Petitioner

141-76
SANDLER, BENJAMIN & EMILY GRIFFIN
16 MAGNOLIA AVE., #2
CAMBRIDGE, MA 02139

141-76
BUSSEY, JOHN L. & SOPHIA ROVITTI
16 MAGNOLIA AVE., #3
CAMBRIDGE, MA 02138

141-73
RANKER, MARILYN
42 ROBERTS RD. UNIT#3
CAMBRIDGE, MA 02138

141-75
ROBERTS MAGNOLIA, LLC.
29 ROBERTS RD
MEDFORD, MA 02155

141-76
MATLACK, LAURA G.
16 MAGNOLIA AVE., UNIT #1
CAMBRIDGE, MA 02138

141-76
HUANG, HENNA
14 1/2 MAGNOLIA AVE
CAMBRIDGE, MA 02138

141-85
RANA, JOSEPHINE R. & ANGELINE RANA,
TRS. THE 45 ROBERTS ROAD REALTY TRUST
45 WARREN F ROBERTS ROAD
CAMBRIDGE, MA 02138

141-86
CARRIERI, BEVERLY, JOSEPH G. CARRIERI
BEATRICE O'CONNOR & KEVIN O'CONNOR
35 MYRTLE AVE
CAMBRIDGE, MA 02138-3218

141-6
ODONNELL, THOMAS L. P., JR. & ELKE U.
O'DONNELL C/O FANTIN & GORGE I CAP
43 ROBERTS RD
CAMBRIDGE, MA 02138

141-73
FOX, PAMELA CRAWFORD
42 ROBERTS RD. UNIT#1
CAMBRIDGE, MA 02138

141-96
TIN, DENNIS D. ALVIN H. TIN
32 WEST CUSHING ST
PROVIDENCE, RI 02906

141-73
KANG, MIKYUNG L.
106 SYCAMORE ST
BELMONT, MA 02478

141-87
SILVERMAN, STANLEY J. AND FREDERICK
SILBERMANN, TRS OF THE SYMPHONY REALTY
TRUST
33 MYRTLE AVE
CAMBRIDGE, MA 02138-3218

141-76
WANG, YIOU
14-16 1/2 MAGNOLIA AVE UNIT 14.5/3
CAMBRIDGE, MA 02138

141-83
EID, SAM T. & DIANE ABU-EID
31 MYRTLE AVE
CAMBRIDGE, MA 02138-3218

141-84
ROBERTS, JOHN C. & CARLA M. ROBERTS
47 ROBERTS RD
CAMBRIDGE, MA 02138

141-98
MERMELSTEIN, MICHAEL S.,
TR. OF 48-A ROBERTS ROAD REALTY TRUST,
48A ROBERTS RD.
CAMBRIDGE, MA 02138

141-72
MENON, RAJESH & MARIANNE MENON
P.O. 676322
RANCHO SANTA FE, CA 92067

141-72
TINGLEY, JOHN
44 ROBERTS RD., UNIT #3
CAMBRIDGE, MA 02139

141-76
HUAI, YALI
14-16 1/2 MAGNOLIA AVE #16/53
CAMBRIDGE, MA 02138

141-76
SCHOFIELD REBECCA M
35 MAGEE ST
CAMBRIDGE, MA 02139

141-74
SOFIA BU 2020 LLC
PERISTYLE PROPERTIES, LLC
C/O MELINA GEORGANTAS
29 CHESTER ST
WATERTOWN, MA 02472

141-97
PATEL UPESHKUMAR
48 ROBERTS RD
CAMBRIDGE, MA 02138

141-76
ROUGHAN, BRIAN KERRY MCDONALD
14-16 1/2 MAGNOLIA AVE #14/3
CAMBRIDGE, MA 02138

141-18
BELLE, DEBORAH E.,
TRS THE BELLE FAMILY REV TR
25 MYRTLE AVE
CAMBRIDGE, MA 02138

141-76
LEBENSON, CHERYL
TRS TRUST-2022 OF CAMBRIDGE
14 MAGNOLIA AVE
CAMBRIDGE, MA 02139

141-7
ANTONOPOULOS JOHN N &
ALYSSA ANTONOPOULO
39 ROBERTS RD
CAMBRIDGE, MA 02138

141-76
LING, HORACE C & VIVIAN T LING
2 AUTUMN CIR
HINGHAM, MA 02043

141-26
SHERWIN, RAY L..
TRS THE RAY L SHERWIN REVOCABLE TR
78 HARRINGTON RD
FRAMINGHAM, MA 01701

141-72
RIVADENEYRA, ALDO TUDELA &
ALEXANDRA S HALLOWELL
44 ROBERTS RD - UNIT 2
CAMBRIDGE, MA 02138

42 Roberts Rd #3

141-76

HUSAIN, MOIZ F & TASNEEM HUSAIN

16 1/2 MAGNOLIA AVE - UNIT 1

CAMBRIDGE, MA 02138

141-76

ROBERT ROSA, ALICE WOOD

CHARLES LUCE ET AL

14-16 1/2 MAGNOLIA AVE UNIT 14-2

CAMBRIDGE, MA 02138