

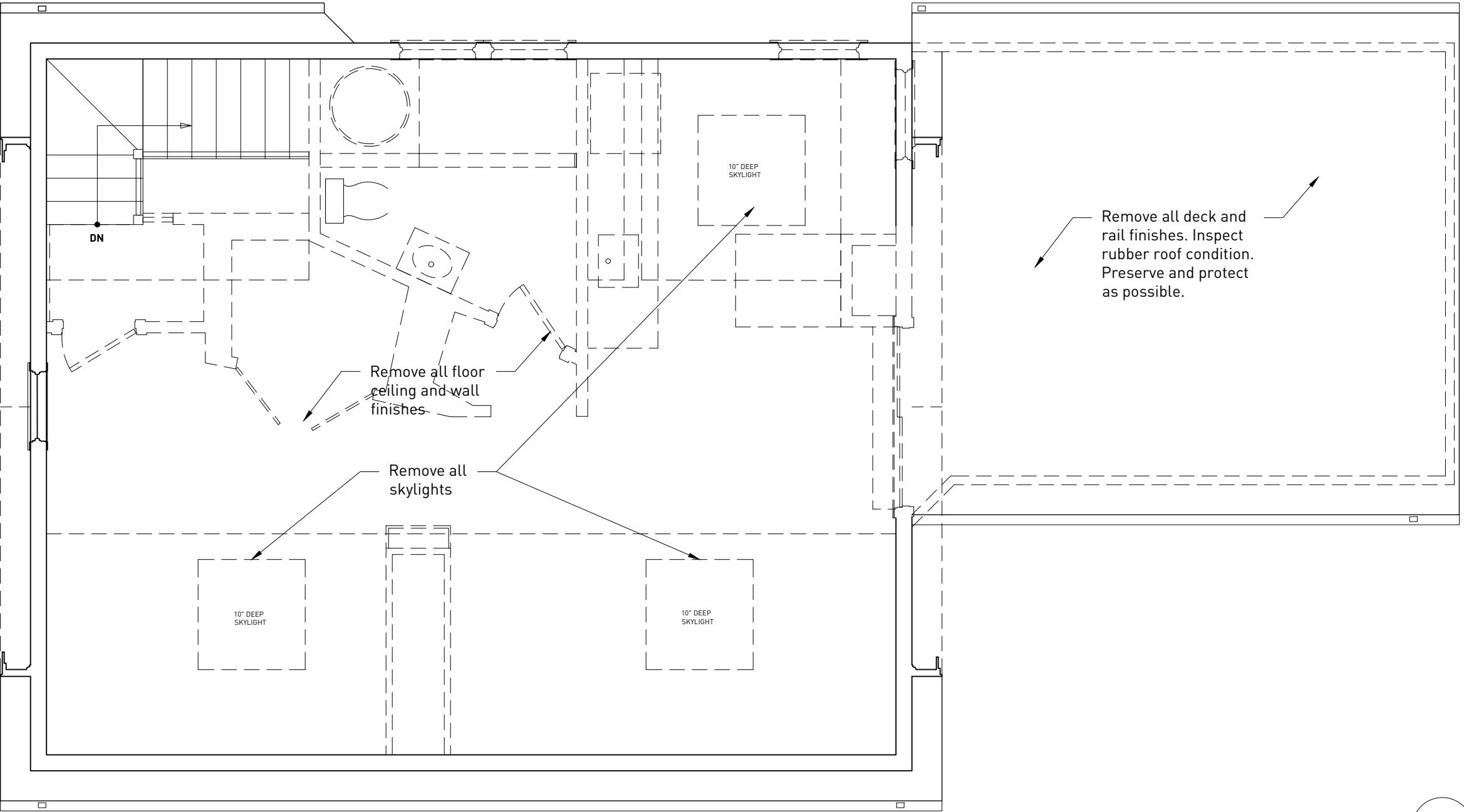
**NOTES**

--- EXISTING WALL TO BE REMOVED

— EXISTING WALL TO REMAIN

/// NEW CONSTRUCTION

5 Roof Demolition Plan



4 Third Level Demolition Plan



**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts

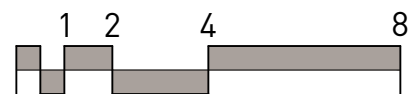
**CURL SIMITIS** ARCHITECTURE • DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736



BOARD OF ZONING APPEAL

18 October 2019 1/4" = 1'-0"

Demolition  
Plans

**AD1.1**

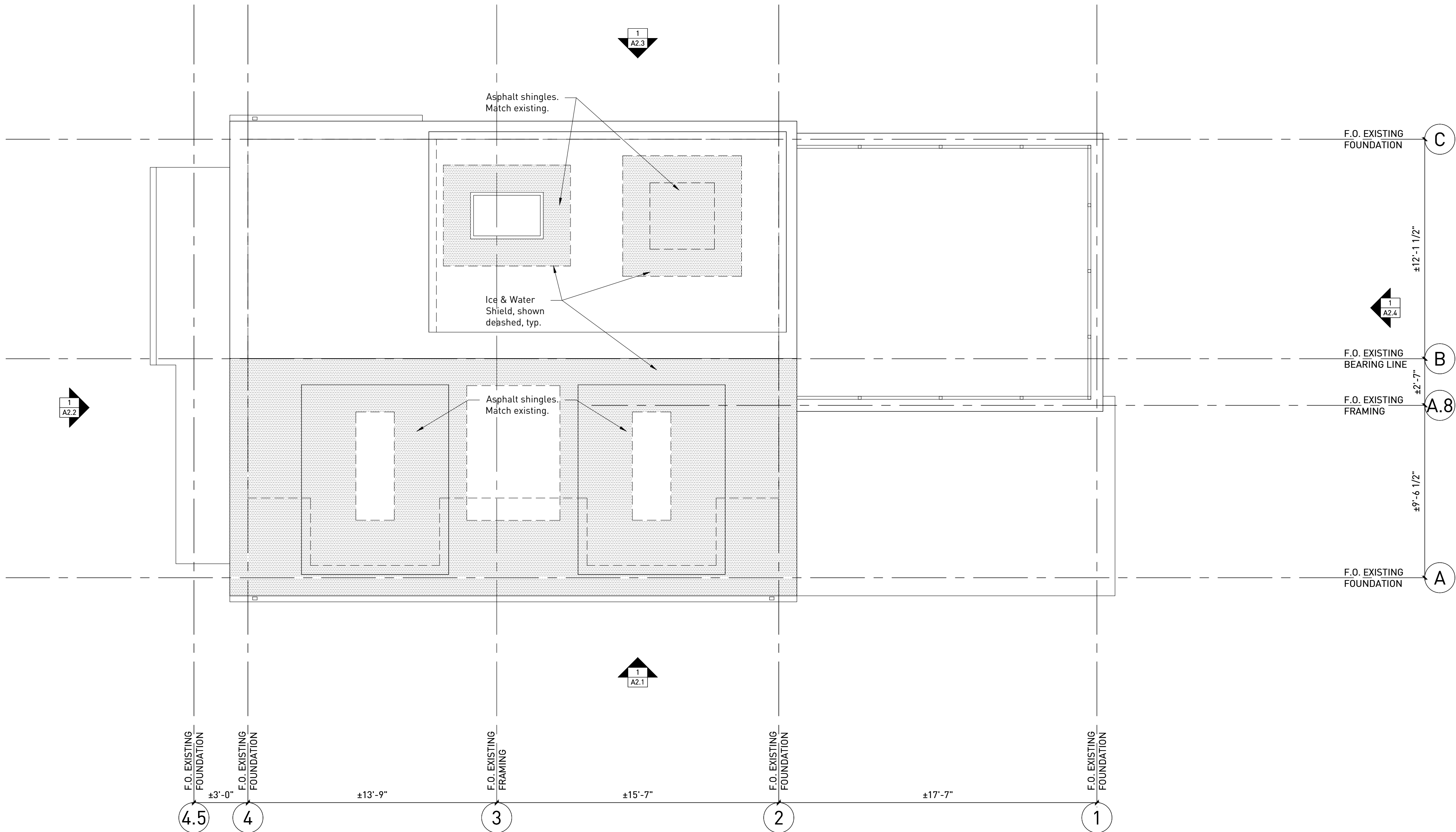


 EXISTING WALL TO BE REMOVED  
 EXISTING WALL TO REMAIN  
 NEW CONSTRUCTION

201509.00

533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

## A1.3



**GARCIA**  
Residence  
46 Parker Street  
Cambridge, Massachusetts

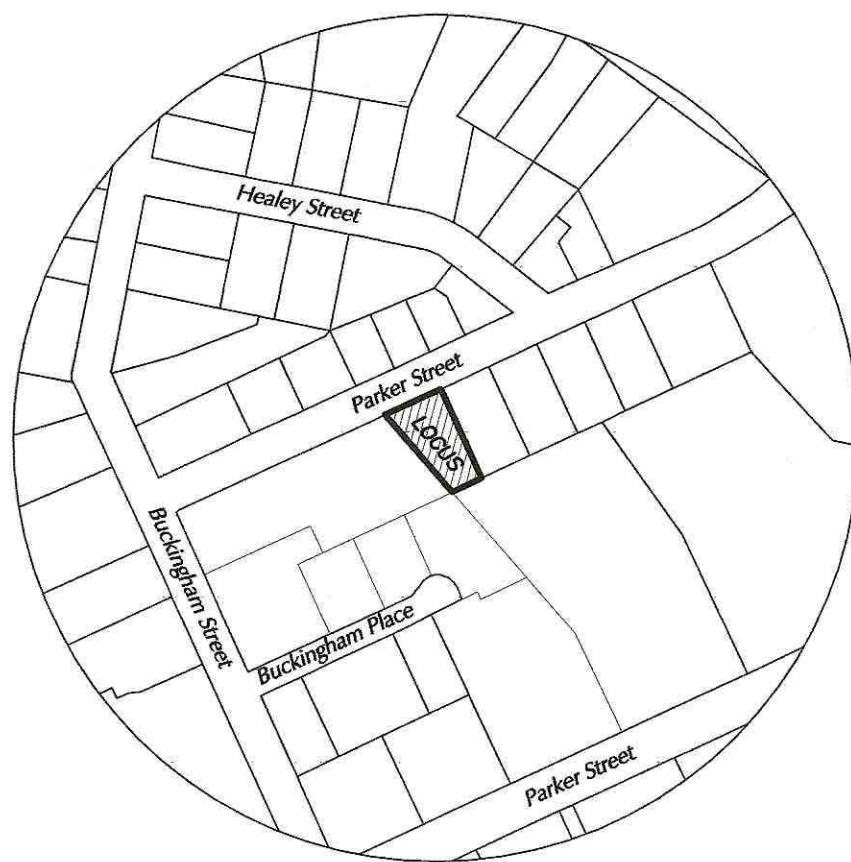
**CURL SIMITIS** ARCHITECTURE • DESIGN, INC.  
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781-620-2736

BOARD OF ZONING APPEAL

18 October 2019 1/4" = 1'-0"

Roof  
Plan





VICINITY MAP  
NTS

NOTES:

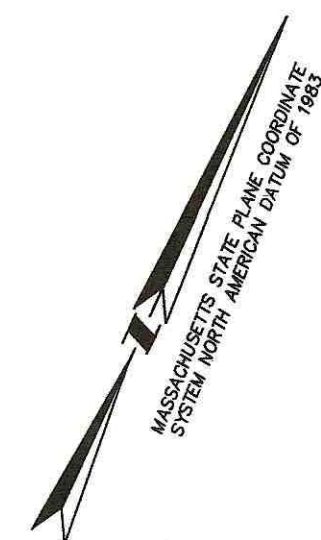
1. THIS PLAN IS REFERENCED HORIZONTALLY TO THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO THE CITY OF CAMBRIDGE DATUM BY RTK GPS OBSERVATIONS TAKEN ON MAY 23, 2016.
2. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED ON JANUARY 29, 2018.
3. THE SUBJECT LAND AS SHOWN LIES PARTIALLY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% CHANCE FLOOD PLAIN, AS INDICATED ON PANEL 419 FOR THE CITY OF CAMBRIDGE, COMMUNITY NO. 250186, HAVING AN EFFECTIVE DATE OF JULY 4, 2010.
4. PROPERTY LINES SHOWN HEREON WERE DETERMINED FROM PLANS PROVIDED BY THE BUCKINGHAM, BROWNE AND NICHOLS SCHOOL, PLANS ON RECORD AT THE MIDDLESEX SOUTH REGISTRY OF DEEDS AND PLANS FROM THE CITY OF CAMBRIDGE - ENGINEERING DEPARTMENT.
5. THE CURRENT RECORD OWNER IS ERICK ALEJANDRO GARCIA AND MELISSA MEY MALDONADO. FOR LOCUS DEED, SEE BOOK 63955 PAGE 424 RECORDED AT THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY NOT SHOW OR REVEAL ANY FACTS THAT WOULD BE DISCLOSED BY ONE.

PLAN REFERENCES:

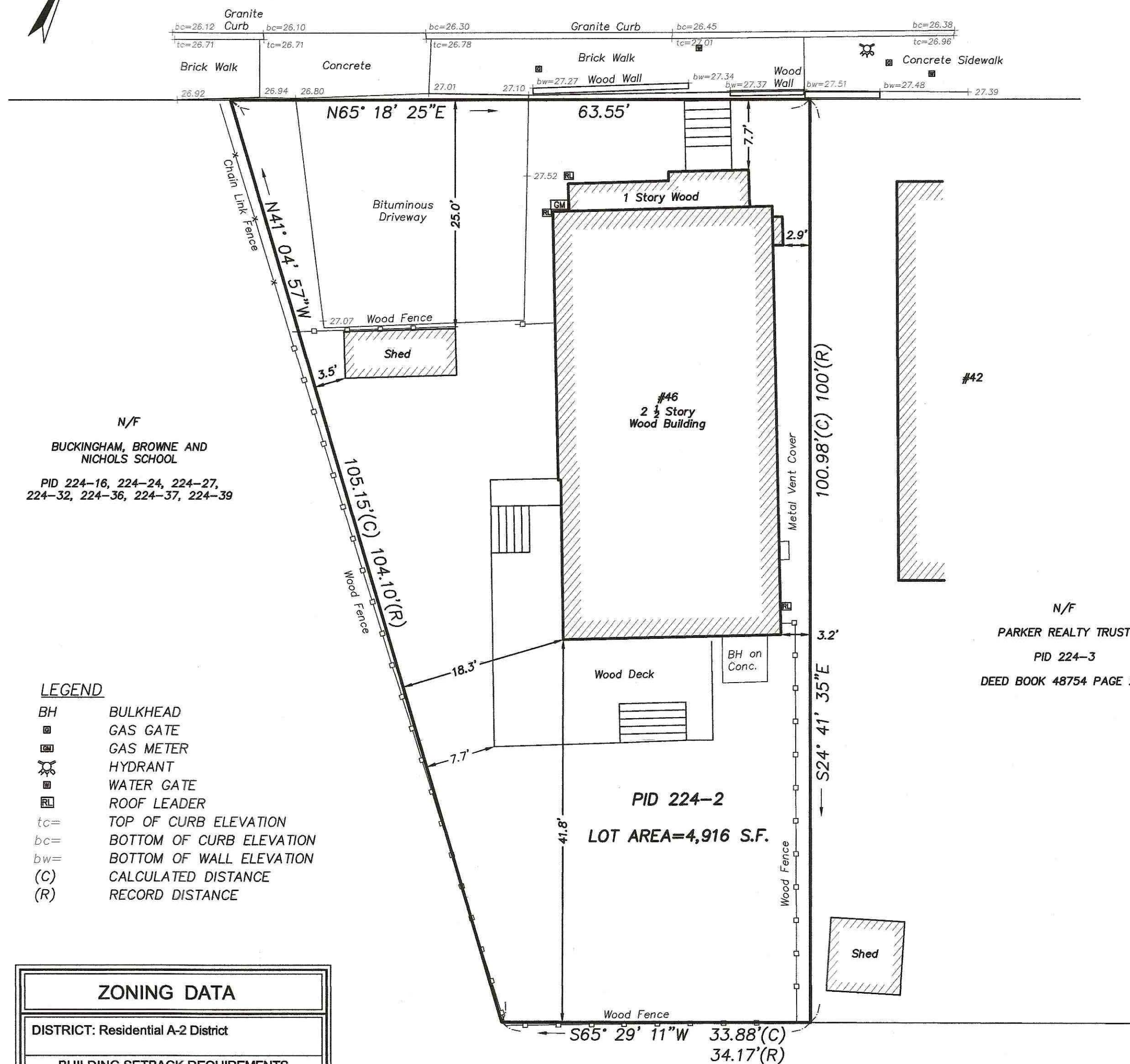
UNRECORDED:  
-PLAN OF LAND BY R.E. CAMERON AND ASSOCIATES ENTITLED "TOPOGRAPHIC PLAN OF LAND, BUCKINGHAM, BROWNE, AND NICHOLS LOWER SCHOOL, CAMBRIDGE, MASSACHUSETTS" DATED AUGUST 5, 1999

MIDDLESEX SOUTH REGISTRY OF DEEDS:  
-DEED BOOK 2486 END  
-DEED BOOK 4508 END  
-PLAN BOOK 24 PLAN 14B  
-PLAN BOOK 63 PLAN 7  
-PLAN BOOK 78 PLAN 2  
-PLAN BOOK 147 PLAN 31  
-PLAN 1206 OF 1978  
-PLAN 43 OF 1985

CITY OF CAMBRIDGE:  
-FIELD BOOK 25 PAGE 90  
-FIELD BOOK 42 PAGE 92  
-FIELD BOOK 83 PAGE 90  
-FIELD BOOK 90 PAGE 73  
-FIELD BOOK 124 PAGE 26, 28  
-FIELD BOOK 155 PAGE 9  
-FIELD BOOK 160 PAGE 79



PARKER (Public ~ 40' Wide) STREET



LEGEND

BH	BULKHEAD
□	GAS GATE
□	GAS METER
⊕	HYDRANT
□	WATER GATE
□	ROOF LEADER
tc=	TOP OF CURB ELEVATION
bc=	BOTTOM OF CURB ELEVATION
bw=	BOTTOM OF WALL ELEVATION
(C)	CALCULATED DISTANCE
(R)	RECORD DISTANCE

ZONING DATA

DISTRICT: Residential A-2 District

BUILDING SETBACK REQUIREMENTS  
FRONT: 20 feet  
SIDE: 10 feet  
REAR: 25 feet

MAX. BLDG. HEIGHT: 35 feet  
MIN. LOT SIZE: 6,000 s.f.

N/F  
BUCKINGHAM, BROWNE AND  
NICHOLS SCHOOL

PID 224-16, 224-24, 224-27,  
224-32, 224-36, 224-37, 224-39

N/F  
PARKER REALTY TRUST  
PID 224-3  
DEED BOOK 48754 PAGE 218



1 inch = 10 feet

samiotes

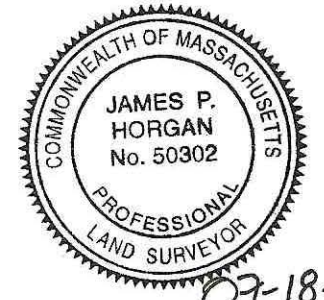
Samiotes Consultants Inc.  
Civil Engineers + Land Surveyors

20 A Street  
Framingham, MA 01701

T 508.877.6688  
F 508.877.8349

www.samiotes.com

46 PARKER STREET  
CAMBRIDGE, MASSACHUSETTS  
MIDDLESEX COUNTY



JAMES P. HORGAN - P.L.S. No. 50302  
REGISTERED PROFESSIONAL  
LAND SURVEYOR FOR  
SAMIOTES CONSULTANTS, INC.

REVISION

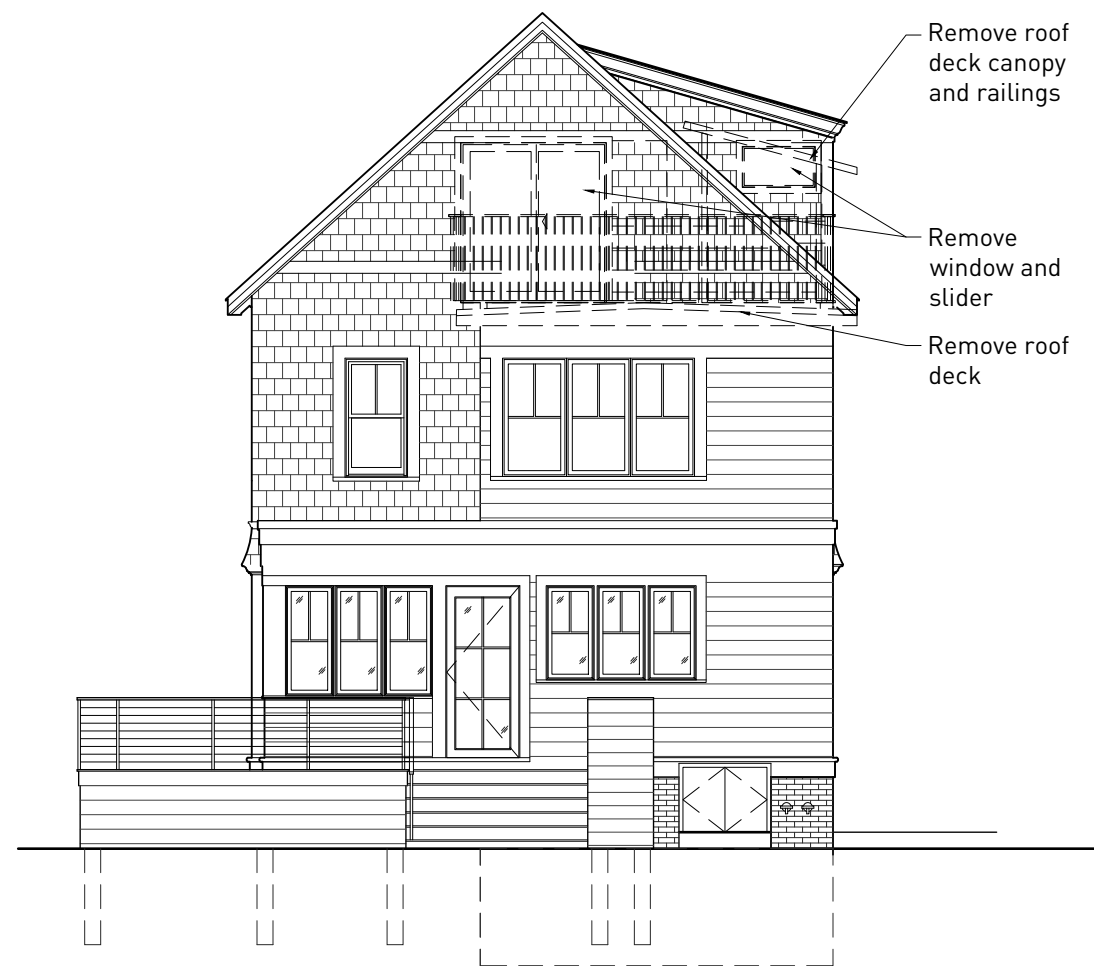

CERTIFIED  
PLOT PLAN

JOB # 17219.00  
DATE: 07.18.18  
SCALE: 1"=10'  
DRAWN BY: SJD/JPH  
REVIEWED BY: JPH

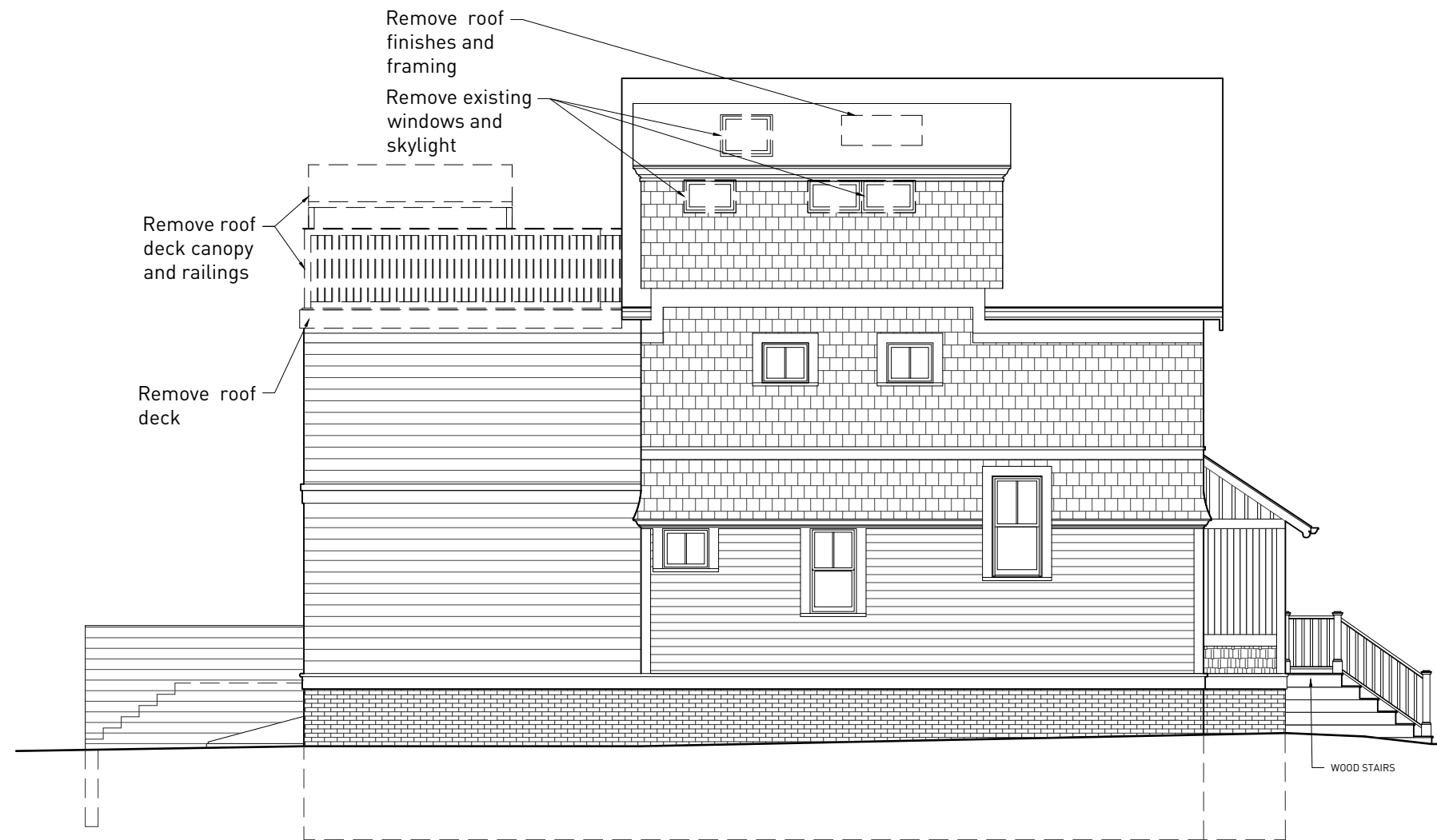
CPP

FILE:17219.00 46 PARKER STREET WS.DWG

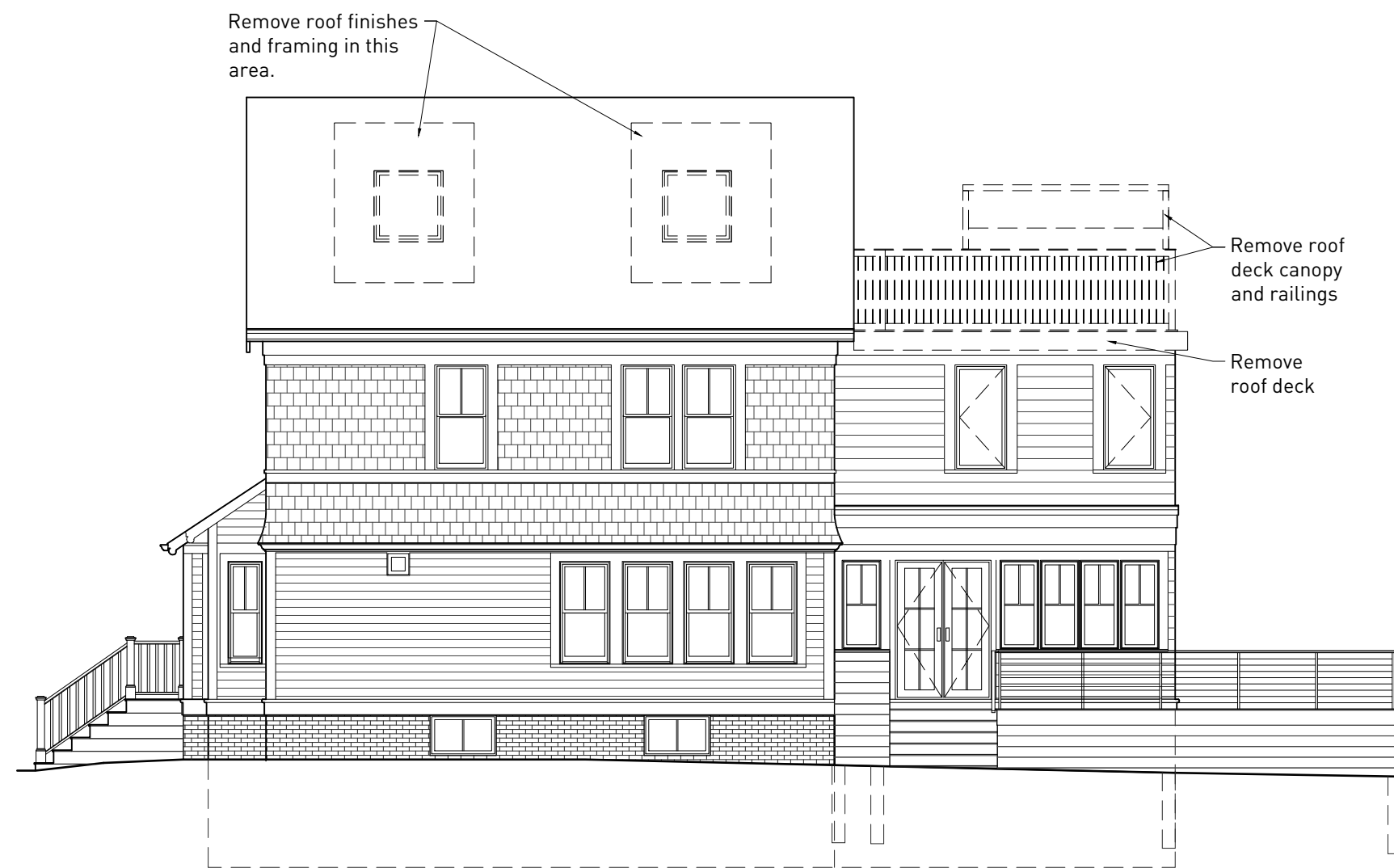




3 East Elevation  
1/8" = 1'-0"



2 North Elevation  
1/8" = 1'-0"



4 South Elevation  
1/8" = 1'-0"



1 West Elevation  
1/8" = 1'-0"



# GARCIA

Residence

201509.00

46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE • DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

BOARD OF ZONING APPEAL

18 October 2019 1/8" = 1'-0"

Demolition  
Elevations



1 South Elevation  
1/4" = 1'-0"

# GARCIA Residence

201509.00

46 Parker Street  
Cambridge, Massachusetts

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533 Main Street, Suite 6  
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781-620-2736

BOARD OF ZONING APPEAL

18 October 2019 1/4" = 1'-0"

South  
Elevation



1 West Elevation  
1/4" = 1'-0"

# GARCIA

Residence

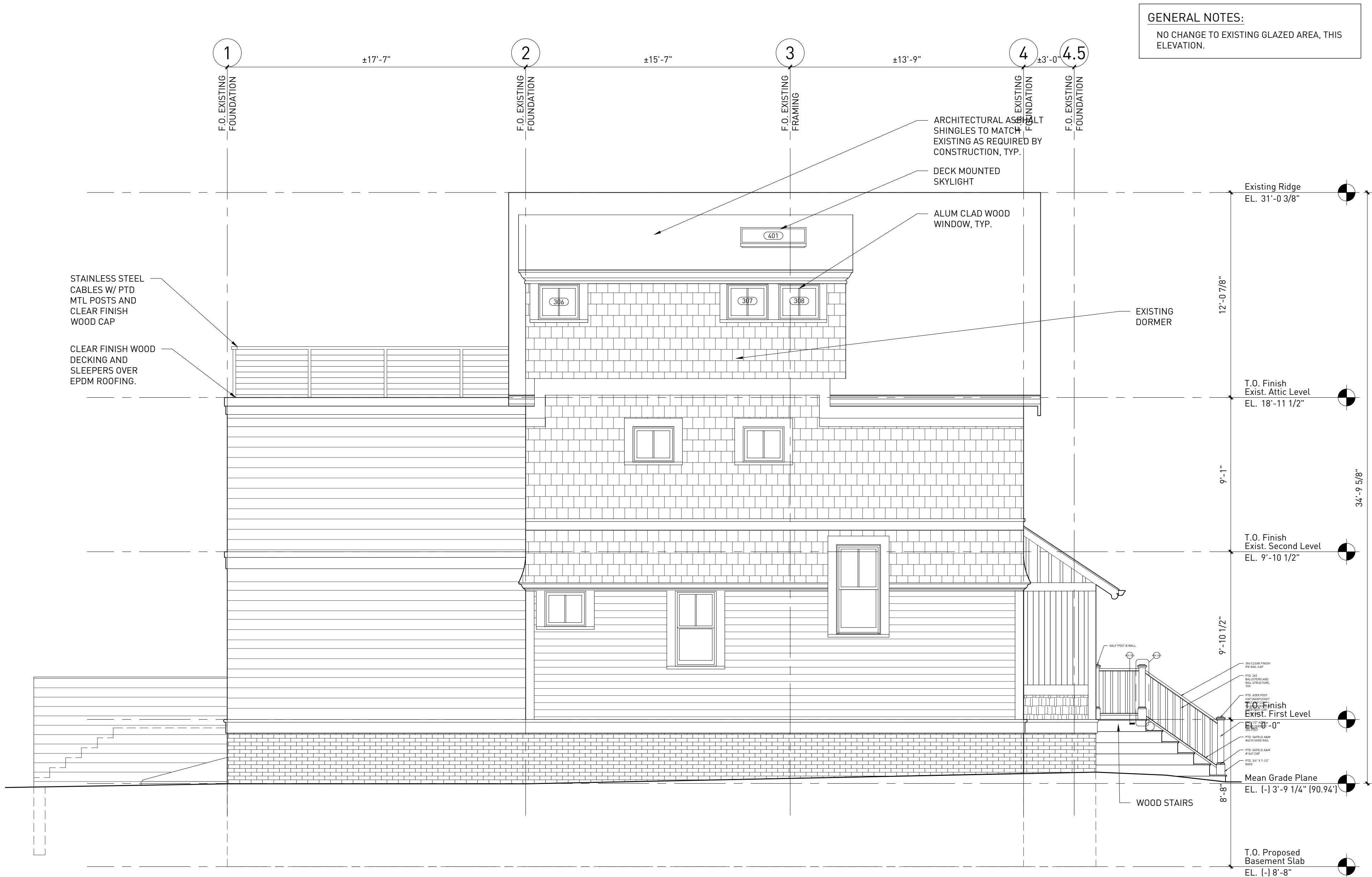
46 Parker Street  
Cambridge, Massachusetts

**CURL SIMITIS** ARCHITECTURE • DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

BOARD OF ZONING APPEAL

18 October 2019 1/4" = 1'-0"

West  
Elevation



GENERAL NOTES:

NO CHANGE TO EXISTING GLAZED AREA, THIS ELEVATION.

GARCIA  
Residence

201509.00

46 Parker Street  
Cambridge, Massachusetts

CURL SIMITIS ARCHITECTURE • DESIGN, INC.

533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

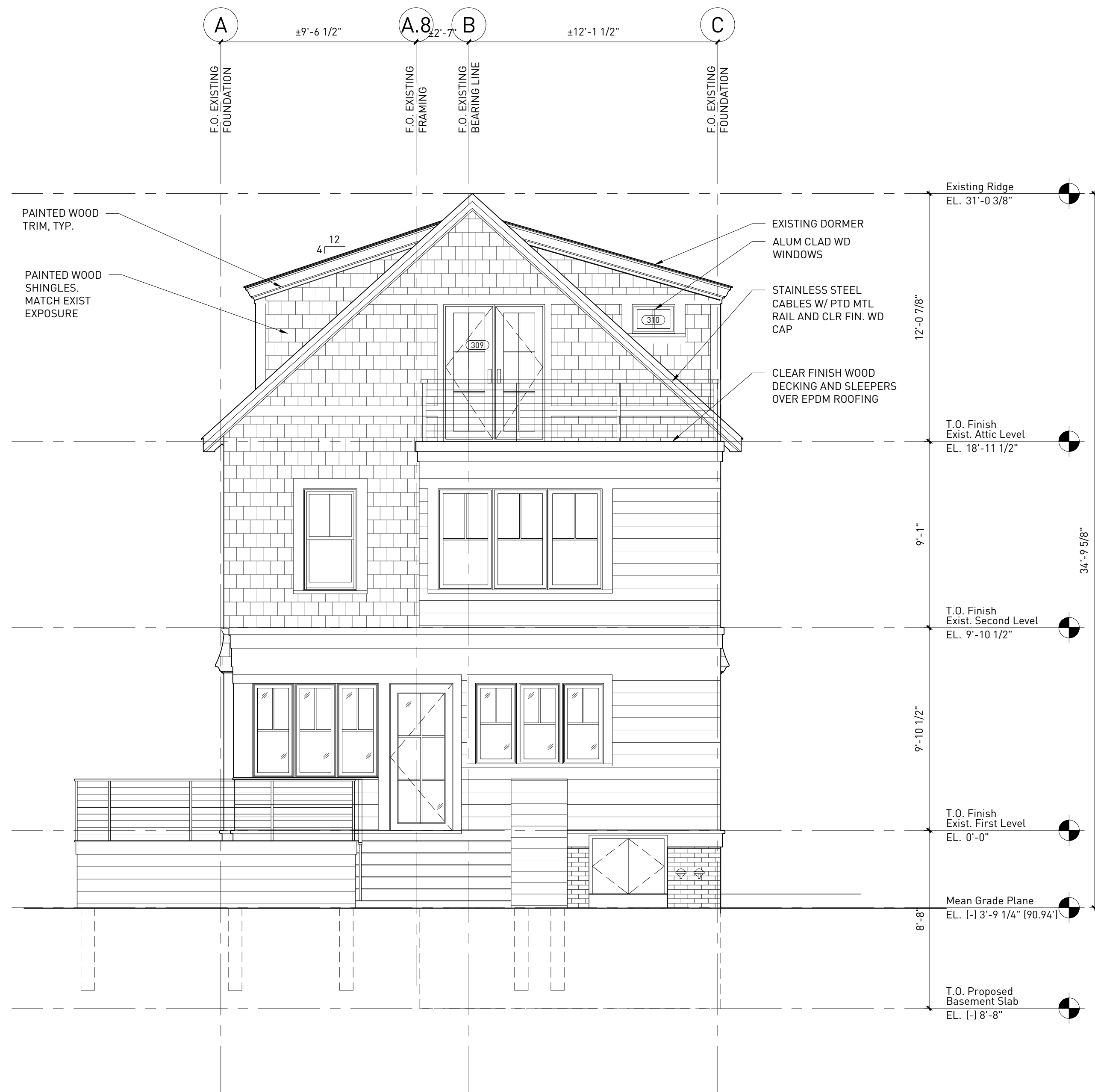
BOARD OF ZONING APPEAL

18 October 2019 1/4" = 1'-0"

North  
Elevation

A2.3





1 East Elevation  
1/4" = 1'-0"

GARCIA  
Residence

46 Parker Street  
Cambridge, Massachusetts

CURL SIMITIS ARCHITECTURE • DESIGN, INC.  
533 Main Street, Suite 6  
Melrose, Massachusetts 02176  
781-620-2736

BOARD OF ZONING APPEAL

18 October 2019 1/4" = 1'-0"

East  
Elevation

A2.4





PROPERTY LOOKING SOUTH FROM PARKER STREET



PROPERTY LOOKING EAST FROM PARKER STREET




VIEW OF SKYLIGHTS TO BE REMOVED AND REPLACED BY DORMERS



PROPERTY LOOKING WEST FROM PARKER STREET

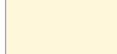
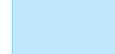





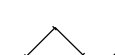






**City of Cambridge  
Assessing Department**


795 Massachusetts Ave.  
Cambridge, MA 02139

	Buildings		Water
	Lot Line		Sub-Parcel Line
	Block Line		Easement
	City Boundary		Railway

10	Lot Number	100	Parcel size in Sq. Ft.
224	Block Number	44.0LC	Land Court Dimension
10 Cam	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

DISCLAIMER:  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

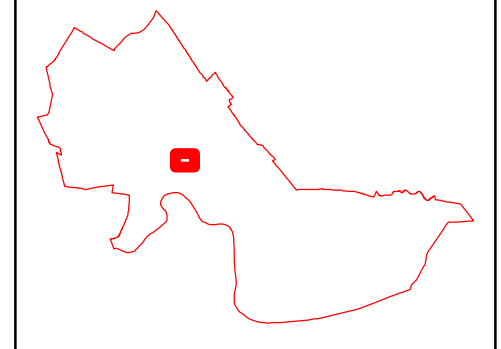
The City of Cambridge assumes no legal responsibility for information shown on this map.



N

0 15 30 60 Feet

1 inch = 33 feet

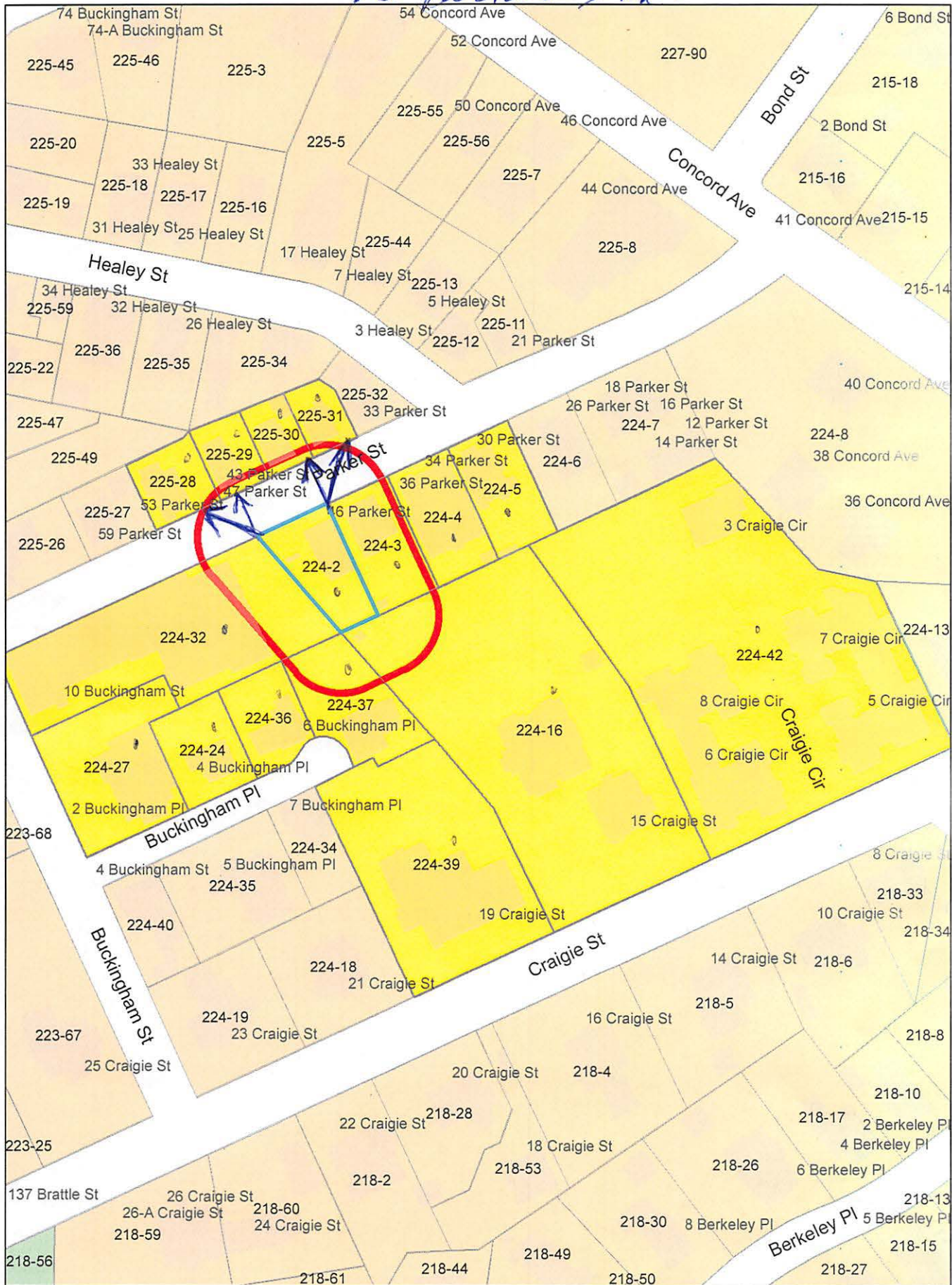


Parcel Block Map

# 224



46 Parker St.



46 Parker St.

Petitioner

224-2  
GARCIA, ERICK ALEJANDRO &  
MELISSA MEY MALDONADO  
46 PARKER ST  
CAMBRIDGE, MA 02138

224-3  
VACCARO, JOHN G.  
TRUSTEE OF PARKER REALTY TRUST.  
975 MEMORIAL DR. UNIT#203  
CAMBRIDGE, MA 02138

CURL SIMITIS ARCHITECTURE & DESIGN INC.  
C/O MATTHEW SIMITIS  
533 MAIN STREET - SUITE 6  
MELROSE, MA 02176

224-4  
MAHER, MARGARET M.  
68 REDLANDS ROAD  
WEST ROXBURY, MA 02132

224-4  
FRANKENBERRY, EDWARD  
34 PARKER ST. UNIT #4  
CAMBRIDGE, MA 02138

224-4  
MARQUETTE, SCARLET J.  
32-38 PARKER ST. UNIT#5  
CAMBRIDGE, MA 02138

224-4  
DAY, JOEL J. & CHRISTINE S. DAY  
32-38 PARKER ST UNIT #10  
CAMBRIDGE, MA 02138

224-4  
CHRISTOPHER, MARIA L.  
38 PARKER STREET, UNIT #12  
CAMBRIDGE, MA 02138

224-4  
HAMILTON, JOHN DAVID  
32 PARKER ST., #2  
CAMBRIDGE, MA 02138

224-4  
DEVORE, B. IRVEN & NANCY S. DEVORE  
33 HURLBUT STREET  
CAMBRIDGE, MA 02138

224-4  
LUDWIG, RUTH E.  
36 PARKER ST. UNIT#7  
CAMBRIDGE, MA 02138

224-4  
IRWIN, NICOLE G  
36 PARKER ST., UNIT #8  
CAMBRIDGE, MA 02138

224-4  
ROBINSON, CHARLES N., III  
32-38 PARKER ST., UNIT #9  
CAMBRIDGE, MA 02138

224-4  
SULLIVAN, JOSEPH M.  
38 PARKER ST., UNIT #11  
CAMBRIDGE, MA 02138

224-5  
WARD, JANIE V.  
30 PARKER ST.  
CAMBRIDGE, MA 02138

224-16-24-27-32-36-37-39  
BUCKINGHAM BROWNE AND NICHOLS SCHOOL  
80 GERRYS LANDING ROAD  
CAMBRIDGE, MA 02138

224-42  
ROTHROB HOLDINGS, LLC  
907 MASSACHUSETTS AVE.  
CAMBRIDGE, MA 02139

225-28  
BATOR, CHRISTOPHER F. & COLLEEN HOVEY  
53 PARKER ST  
CAMBRIDGE, MA 02138

225-29  
GRUBBS, MARK J. & BYRON E. WOODMAN, JR.  
TRS. OF THE VAUGHAN T. CATE TRUST  
47 PARKER ST  
CAMBRIDGE, MA 02138

225-30  
PODURGIEL, BERNARD J. &  
WANDA JANE ROGERS  
43 PARKER ST  
CAMBRIDGE, MA 02138

225-31  
CURTIS, NANCY,  
TRUSTEE THE CURTIS FAMILY TRUST  
39 PARKER ST  
CAMBRIDGE, MA 02138

224-4  
XU, KE & QIUPING CHEN  
6 OLD COUNTRY RD., #28  
SUDBURY, MA 01776





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

2019 OCT 23 PM 2: 59

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017201-2019

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Curl Simitis Architecture & Design Inc. - C/O Matthew Simitis

PETITIONER'S ADDRESS : 533 Main Street, Suite 6 Melrose, MA 02176

LOCATION OF PROPERTY : 46 Parker St Cambridge, MA 02138

TYPE OF OCCUPANCY : Single Family Residence ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add living area in excess of F.A.R. regulations, through the addition of two new dormers.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

Matthew Simitis

(Print Name)

Curl Simitis A+D

Address :

533 Main St. #6

Melrose, MA 02176

Tel. No. :

781-620-2736

E-Mail Address :

MSimitis@cs-ad.com

Date :

10/22/2019



**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Curl Simitis architecture + design **PRESENT USE/OCCUPANCY:** Single Family Dwelling

**LOCATION:** 46 Parker St Cambridge, MA 02138 **ZONE:** Residence A-2 Zone

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** No Change

	<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	2928.1	2981.0	-	(max.)
<b><u>LOT AREA:</u></b>	4886	No Change	6000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>	.599	.610	.5	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>	4886	No Change	4500	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	48.06	65	(min.)
	DEPTH	101.0	-	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	7.9	20	(min.)
	REAR	40.8	25	(min.)
	LEFT SIDE	2.0 sum 24.1	7.5 sum 15	(min.)
	RIGHT SIDE	19.7 sum 21.7	7.5 sum 15	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	34.8	35	(max.)
	LENGTH	51.1	-	
	WIDTH	24.2	-	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	54.0	No Change	50	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>	1	No Change	1	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>	2	No Change	1	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>	-	-	-	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>	10.4	No Change	10	(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.

Existing 60 SF detached shed.

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  
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2019 OCT 23 PM 2:59

BZA APPLICATION FORM

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PETITIONER'S ADDRESS : 533 Main Street, Suite 6 Melrose, MA 02176

LOCATION OF PROPERTY : 46 Parker St Cambridge, MA 02138

TYPE OF OCCUPANCY : Single Family Residence ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add living area in excess of F.A.R. regulations, through the addition of two new dormers.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

Matthew Simitis

(Print Name)

Address :

Curl Simitis A+D

533 Main St. #6

Melrose, MA 02176

Tel. No. :

781. 620. 2736

E-Mail Address :

MSimitis@CS-ad.com

Date : \_\_\_\_\_

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Curl Simitis architecture + design **PRESENT USE/OCCUPANCY:** Single Family Dwelling

**LOCATION:** 46 Parker St Cambridge, MA 02138 **ZONE:** Residence A-2 Zone

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** No Change

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	2928.1	2981.0	-	(max.)
<u>LOT AREA:</u>	4886	No Change	6000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	.599	.610	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4886	No Change	4500	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	48.06'	No Change	65	(min.)
<u>DEPTH</u>	101.0	No Change	-	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	7.9	No Change	20	(min.)
<u>REAR</u>	40.8	No Change	25	(min.)
<u>LEFT SIDE</u>	2.0 sum 24.1	No Change	7.5 sum 15	(min.)
<u>RIGHT SIDE</u>	19.7 sum 21.7	No Change	7.5 sum 15	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	34.8	No Change	35	(max.)
<u>LENGTH</u>	51.1	No Change	-	
<u>WIDTH</u>	24.2	No Change	-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	54.0	No Change	50	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	No Change	1	(max.)
<u>NO. OF PARKING SPACES:</u>	2	No Change	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	-	-	-	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	10.4	No Change	10	(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.

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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 - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MELISSA MALDONADO & ERICK GARCIA  
(OWNER)

Address: 46 PARKER ST, CAMBRIDGE MA 02138

State that I/We own the property located at 46 PARKER ST, CAMB. MA 02138  
which is the subject of this zoning application.

The record title of this property is in the name of ERICK GARCIA  
MELISSA MALDONADO

\*Pursuant to a deed of duly recorded in the date 7/22/14, Middlesex South  
County Registry of Deeds at Book 63955, Page 424; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

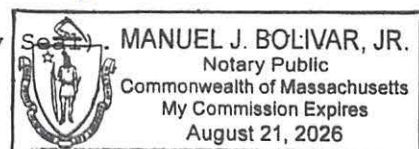
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Melissa Maldonado personally appeared before me,  
this 22nd of October, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires 8/21/26 (Notary



- 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:

Current attic space is finished but substandard and awkward for use because of headroom issues. The proposed dormer additions would allow for more comfortable habitation.

- 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 F.A.R. hardship is specific to the property and not the surrounding district as a result of substandard lot width and area largely due to the sloping side lot line shared with the adjacent Institutional use and playspace.

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

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

The proposed work requires no footprint change from existing conditions, and has minimal visible change overall. Additionally, the proposed dormer design reflects the stylistic conventions of the surrounding homes.

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

The requested relief works within the intent of the Zoning Ordinance, in that the proposed work would serve to improve the character and value of the home and surrounding areas, with minimal impacts to neighbors and immediate vicinity.

- \*** 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 46 Parker St Cambridge, MA 02138  
(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:
- 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:
- 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:
- 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:
- 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:



**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Curl Simitis architecture + design

**PRESENT USE/OCCUPANCY:** Single Family Dwelling

**LOCATION:** 46 Parker St Cambridge, MA 02138

**ZONE:** Residence A-2 Zone

**PHONE:** \_\_\_\_\_

**REQUESTED USE/OCCUPANCY:** \_\_\_\_\_

No Change

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		2928.1	2981.0	-	(max.)
<u>LOT AREA:</u>		4886	No Change	6000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		.599	.610	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		4886	No Change	4500	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	48.06	No Change	65	(min.)
	<u>DEPTH</u>	101.0	No Change	-	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7.9	No Change	20	(min.)
	<u>REAR</u>	40.8	No Change	25	(min.)
	<u>LEFT SIDE</u>	2.0 sum 24.1	No Change	7.5 sum 15	(min.)
	<u>RIGHT SIDE</u>	19.7 sum 21.7	No Change	7.5 sum 15	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	34.8	No Change	35	(max.)
	<u>LENGTH</u>	51.1	No Change	-	
	<u>WIDTH</u>	24.2	No Change	-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		54.0	No Change	50	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	No Change	1	(max.)
<u>NO. OF PARKING SPACES:</u>		2	No Change	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		-	-	-	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		10.4	No Change	10	(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.

Existing 60 SF detached shed.

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'.