



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

[617-349-6100](tel:617-349-6100)

BZA Application Form

BZA Number: 159954

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 50 gold star rd llc C/O Jon Landry Owner/contractor llc manager

PETITIONER'S ADDRESS: 46 Liberty St, north Andover, ma 01845

LOCATION OF PROPERTY: 50 Gold Star Rd , Cambridge, MA

TYPE OF OCCUPANCY: residential single family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/ /2nd floor deck and new openings in rear/

DESCRIPTION OF PETITIONER'S PROPOSAL:

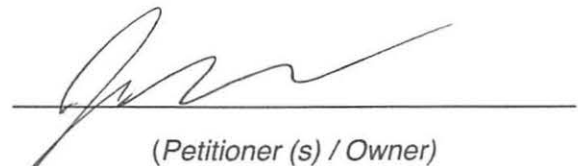
a single 15 ft shed dormer adds to FAR. build 2nd floor rear deck in the setback and add 3 door openings in rear setback, 3rd floor juiliette balcony

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.1 & 8.22.2.D (Non-Conforming Structure).

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

Original
Signature(s):


(Petitioner (s) / Owner)

Jon Landry
(Print Name)

Address:

Tel. No.

E-Mail Address:

46 Liberty St North Andover
8576152136
jon@jlandrydesignbuild.com

Date:

1/24/22

2022 JAN 27 AM 11:01
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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 jonathan landry
 (OWNER)
 Address: 46 liberty st north andover ma 01845

State that I/We own the property located at 50 gold star rd,
which is the subject of this zoning application.

The record title of this property is in the name of 50 gold star rd LLC

*Pursuant to a deed of duly recorded in the date 8/9/2021, Middlesex South
County Registry of Deeds at Book 78560, Page 306; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

~~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 State of texas
county of Harris

The above-name Jonathan Landry personally appeared before me,
this 12th of january, 2022, and made oath that the above statement is true.

My commission expires 1/11/25

Dan L. L...
Notary Public



DAVID LEE FLORES
—ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
NOTARY ID: 132861072
COMISSION EXP: JAN 11, 2025

- 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 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 50 Gold Star Rd., 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:
- dormer is within dimensional requirements there is 5 adjacent properties with dormers
- 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:
- it doesnt apply and there is 5 buildings with similar shed dormers within 300 ft
- 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:
- its residential
- 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:
- its a single family and a second floor deck wouldnt change
- 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:
- several adjacent buildings have dormers

***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: 50 gold star rd llc

Location: 50 Gold Star Rd., Cambridge, MA

Phone: [8576152136](tel:8576152136)

Present Use/Occupancy: residential single family

Zone: Residence B Zone

Requested Use/Occupancy: residential single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3423	3498	1137	(max.)
<u>LOT AREA:</u>		2275	2275	2500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.50	1.53	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2275	2275	2500	
<u>SIZE OF LOT:</u>	WIDTH	35	35	30	
	DEPTH	65	65	50	
<u>SETBACKS IN FEET:</u>	FRONT	10' 2"	10' 2"	10	
	REAR	22' 10"	22' 10"	25	
	LEFT SIDE	1.7	1' 7"	8'	
	RIGHT SIDE	8' 8"	9' 0"	8	
<u>SIZE OF BUILDING:</u>	HEIGHT	34' 9"	34' 9"	45	
	WIDTH	32	32'	25	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		15' 2"	15' 2"	15	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		na	na	na	

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.:

none

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'.

ZONING ANALYSIS

50 GOLD STAR RD. CAMBRIDGE MA 02140
ZONING DISTRICT: RESIDENCE B

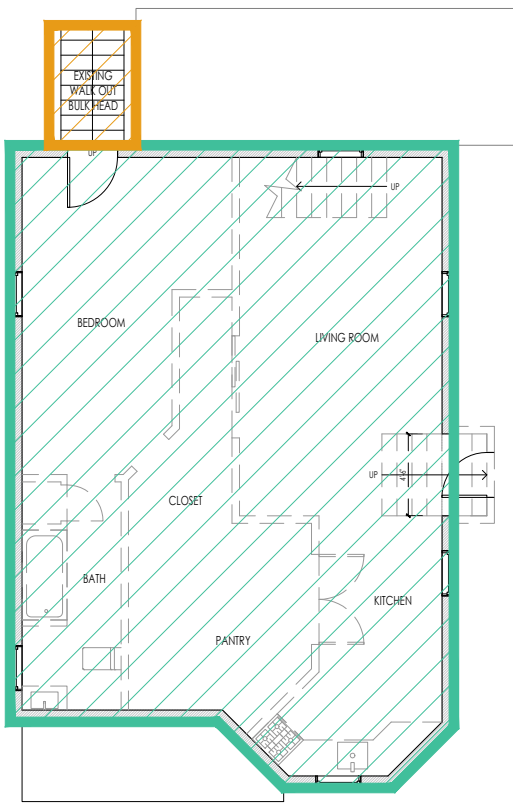
ZONING ITEM	REQUIRED	EXISTING	PROPOSED	RELIEF REQUIRED
MIN. LOT SIZE	2,500 SF	2,275 SF	NO CHANGE	COMPLIES
MAX. FAR	0.50	3,351 SF/2275 SF = 1.54	3,423 SF/2275 SF = 1.57	NON-CONFORMING
MIN. FRONT YARD SETBACK	15 FT	10'-2"	NO CHANGE	EXISTING NON-CONFORMING
MIN. SIDE YARD SETBACK	7.5 FT SUM TO 20	1'-8"	NO CHANGE	EXISTING NON-CONFORMING
MIN. REAR YARD SETBACK	25 FT	22'-10"	NO CHANGE	EXISTING NON-CONFORMING
MAX. HEIGHT	35 FT	34'-9"	NO CHANGE	COMPLIES

MAX. FAR = MAXIMUM ALLOWED RATIO OF GROSS FLOOR AREA ON A PARCEL DIVIDED BY THE TOTAL LAND AREA OF THE PARCEL

EXISTING PLANS:
3 BEDROOM
3 BATHROOM
TOTAL LOT AREA: 2,178 SF
PROPERTY TYPE: MULTI-FAMILY
YEAR BUILT: 1899
STYLE: OLD STYLE
EXTERIOR WALL: WOOD SIDING/ SHINGLE
ROOF SHAPE TYPE: GABLE

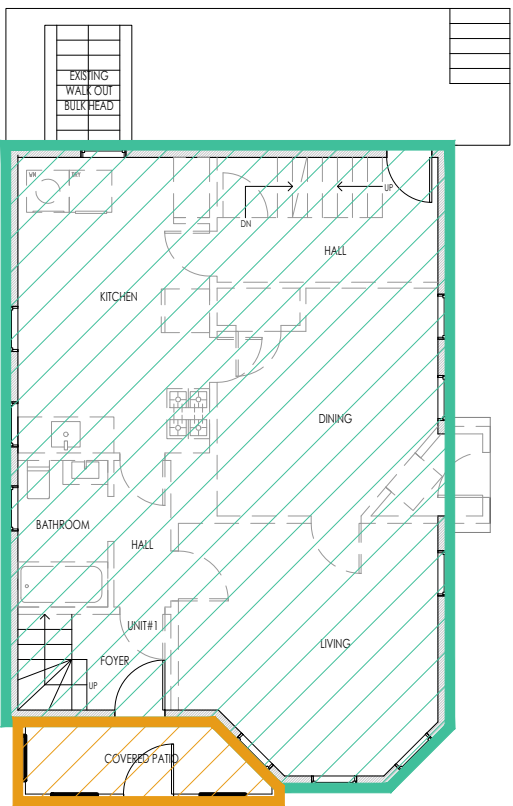
LIVING SQ.FT: 1,894 SF
GROSS SQ.FT: 3,351 SF
ZONING CODE: 1
ZONE DESC: RESIDENCE B
STATE USE DESCRIPTION: 2-FAMILY RESIDENCE

Area Schedule (Existing GFA per Building Code)		
Level	Area Typology	Area
Basement	Proposed GFA per Building Code	870 SF
Ground Floor	Proposed GFA per Building Code	895 SF
Second Floor	Proposed GFA per Building Code	826 SF
Attic	Proposed GFA per Building Code	726 SF
		3,317 SF



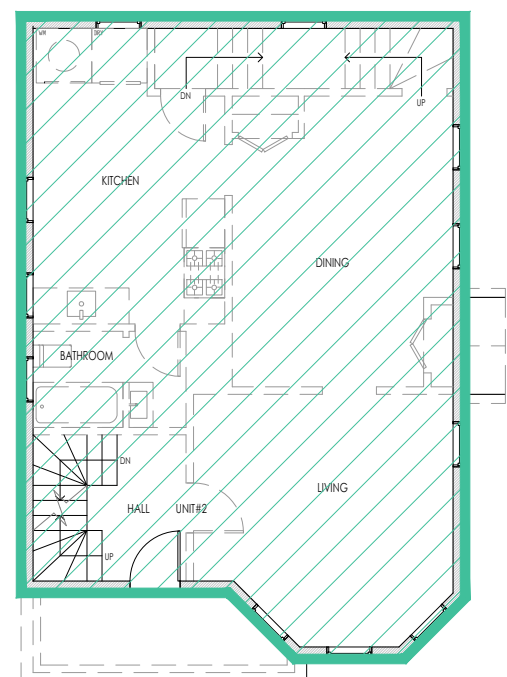
870 SF

1 EXISTING BASEMENT
3/32" = 1'-0"



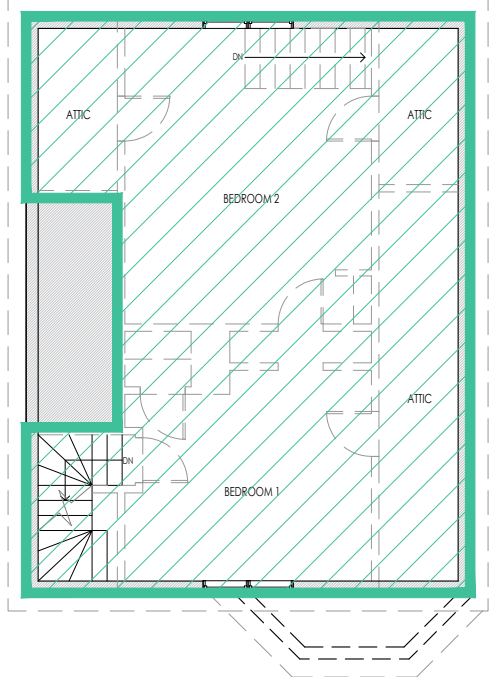
895 SF

2 EXISTING GROUND FLOOR PLAN
3/32" = 1'-0"



826SF

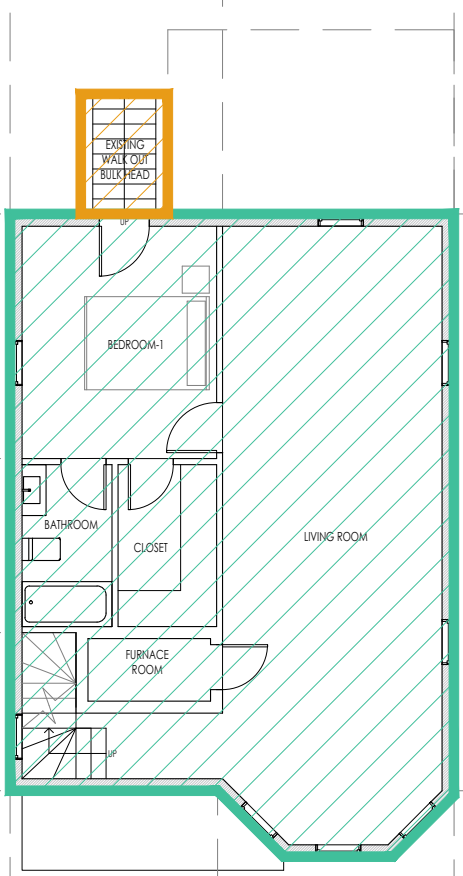
3 EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"



726SF

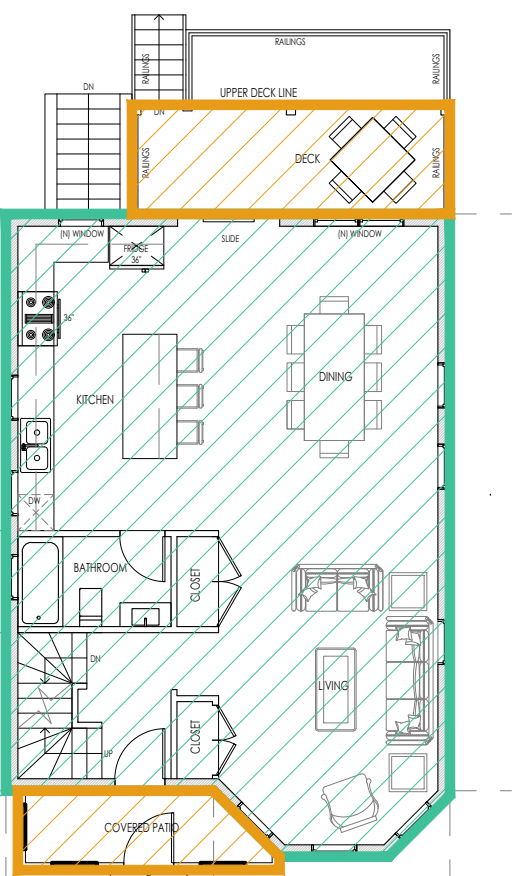
4 EXISTING THIRD FLOOR PLAN
3/32" = 1'-0"

Area Schedule (Proposed GFA per Building Code)		
Level	Area Typology	Area
Basement	Proposed GFA per Building Code	870 SF
Ground Floor	Proposed GFA per Building Code	1,001 SF
Second Floor	Proposed GFA per Building Code	826 SF
Attic	Proposed GFA per Building Code	726 SF
		3,423 SF



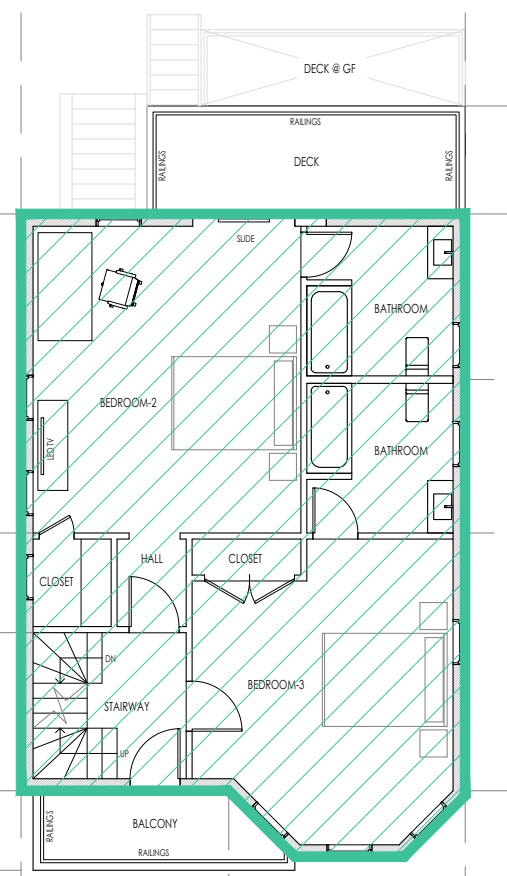
870 SF

1 PROPOSED BASEMENT
3/32" = 1'-0"



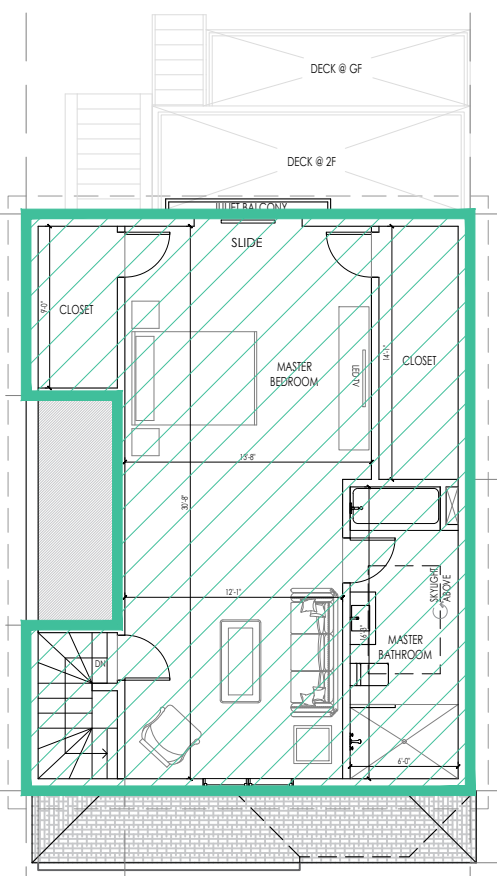
1,001 SF

2 PROPOSED GROUND FLOOR PLAN
3/32" = 1'-0"



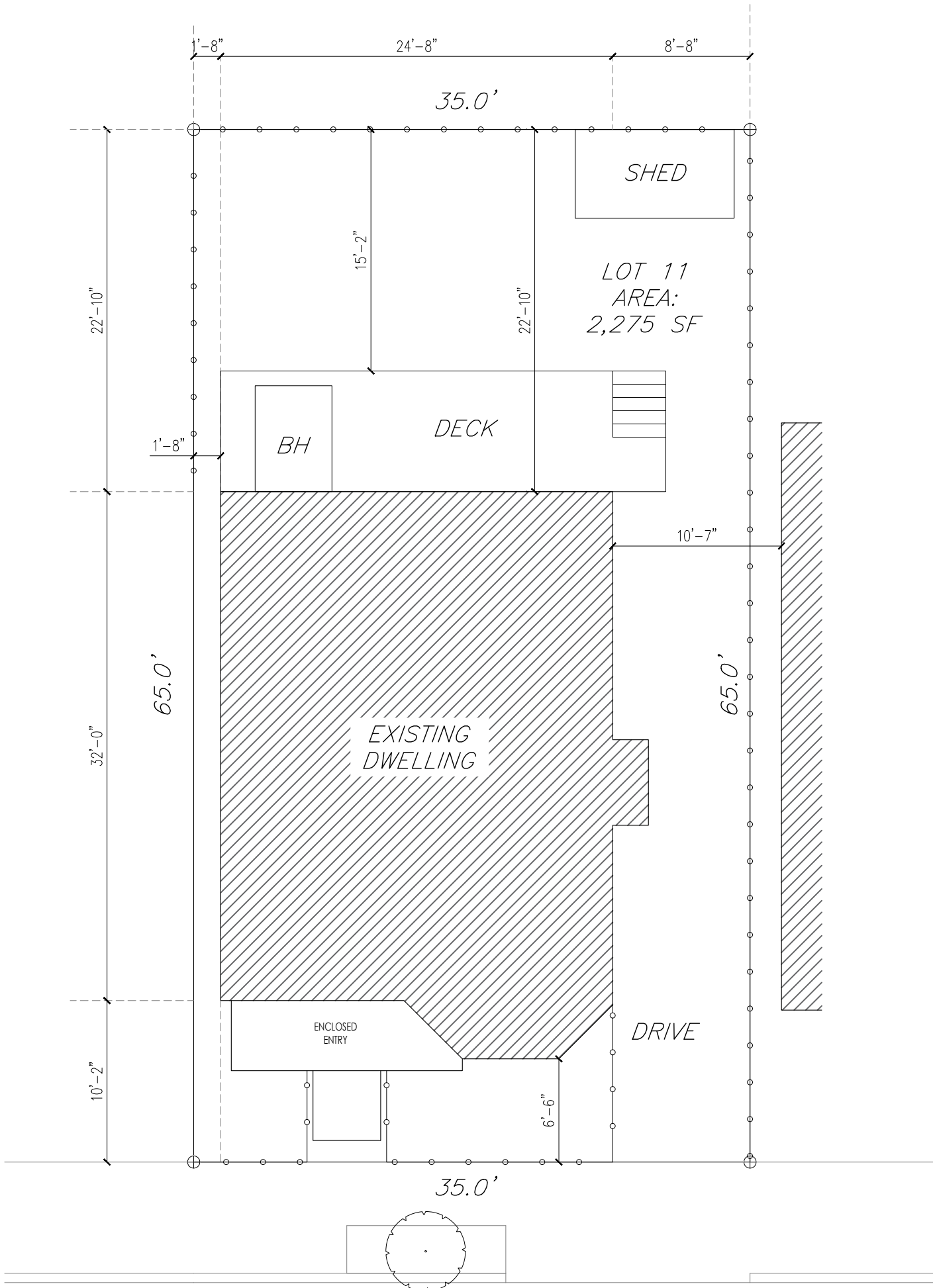
826SF

3 PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



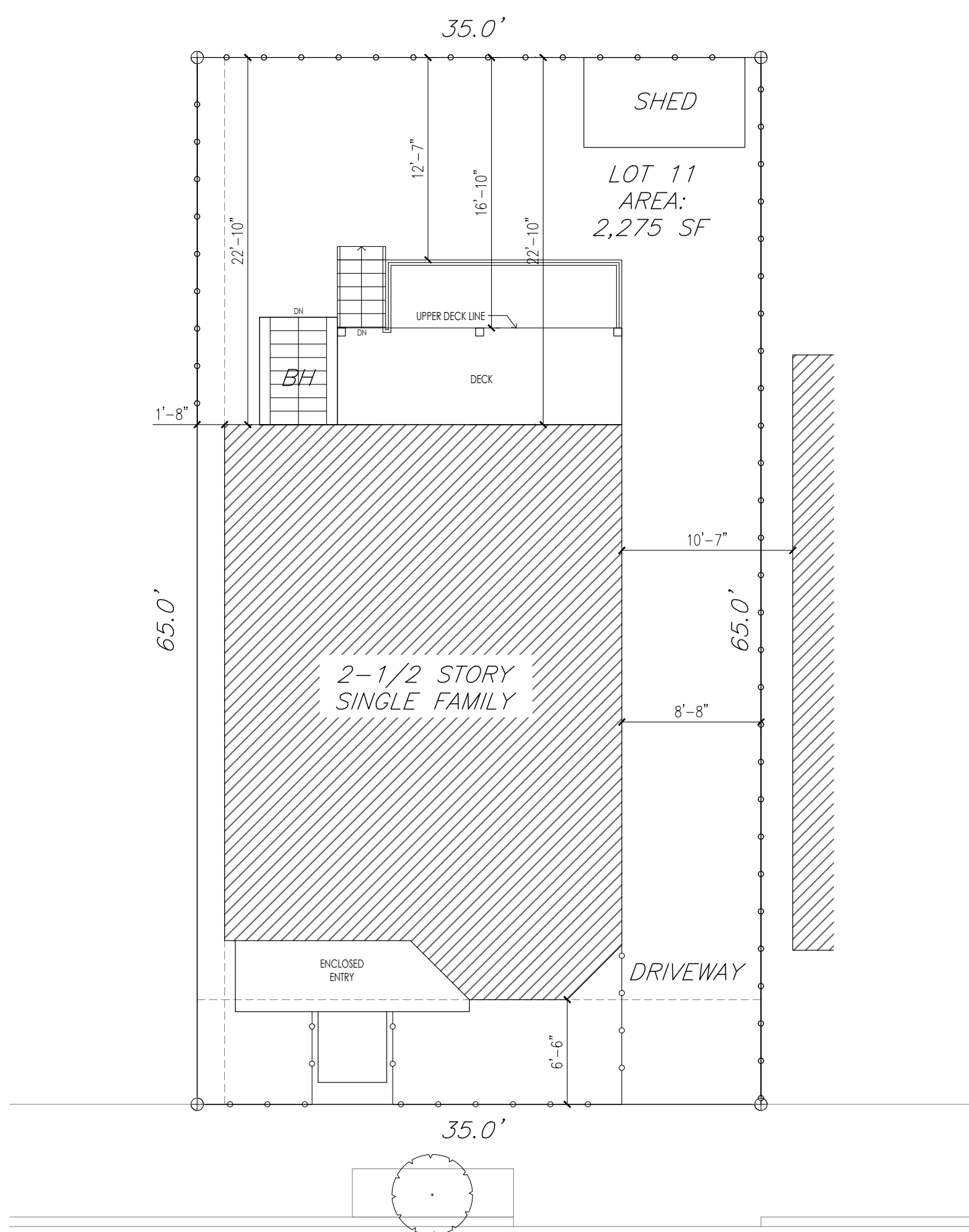
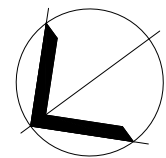
726SF

4 PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"



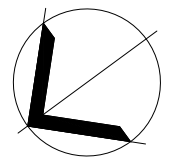
GOLD STAR RD

1 EXISTING SITE PLAN
1/8" = 1'-0"



GOLD STAR RD

2 PROPOSED SITE PLAN
1/8" = 1'-0"



KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

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ENGINEERING STAMP:

REMODEL OF A
2-1/2-STORY-SINGLE FAMILY

50 GOLD STAR RD
CAMBRIDGE MA 02140

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PROPOSAL			

CLIENT:

ENGINEER:

SITE: 50 GOLD STAR RD
CAMBRIDGE MA 02140

TITLE: SITE PLAN
ZONING ANALYSIS

SCALE AT A1: AS SHOWN	DATE: 09/22/21	DRAWN:	CHECKED:
PROJECT NO: ---	DRAWING NO: A-2	REVISION:	---



EFFICIENCY
ACCURACY
TECHNOLOGY

KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

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ENGINEERING STAMP:

REMODEL OF A 2-1/2-STORY-SINGLE FAMILY

50 GOLD STAR RD
CAMBRIDGE MA 02140

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PROPOSAL			

CLIENT:

ENGINEER:

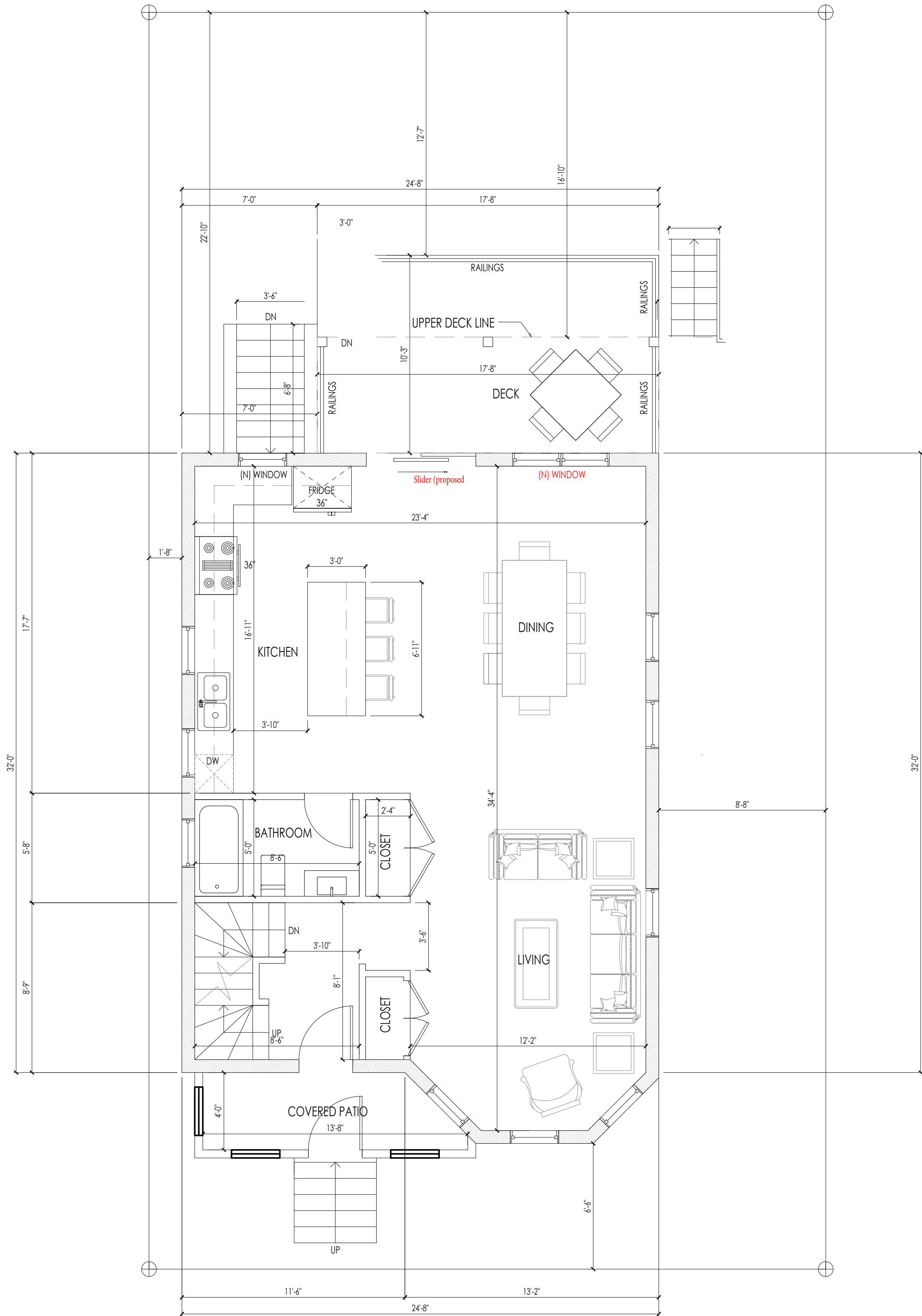
SITE:

50 GOLD STAR RD
CAMBRIDGE MA 02140

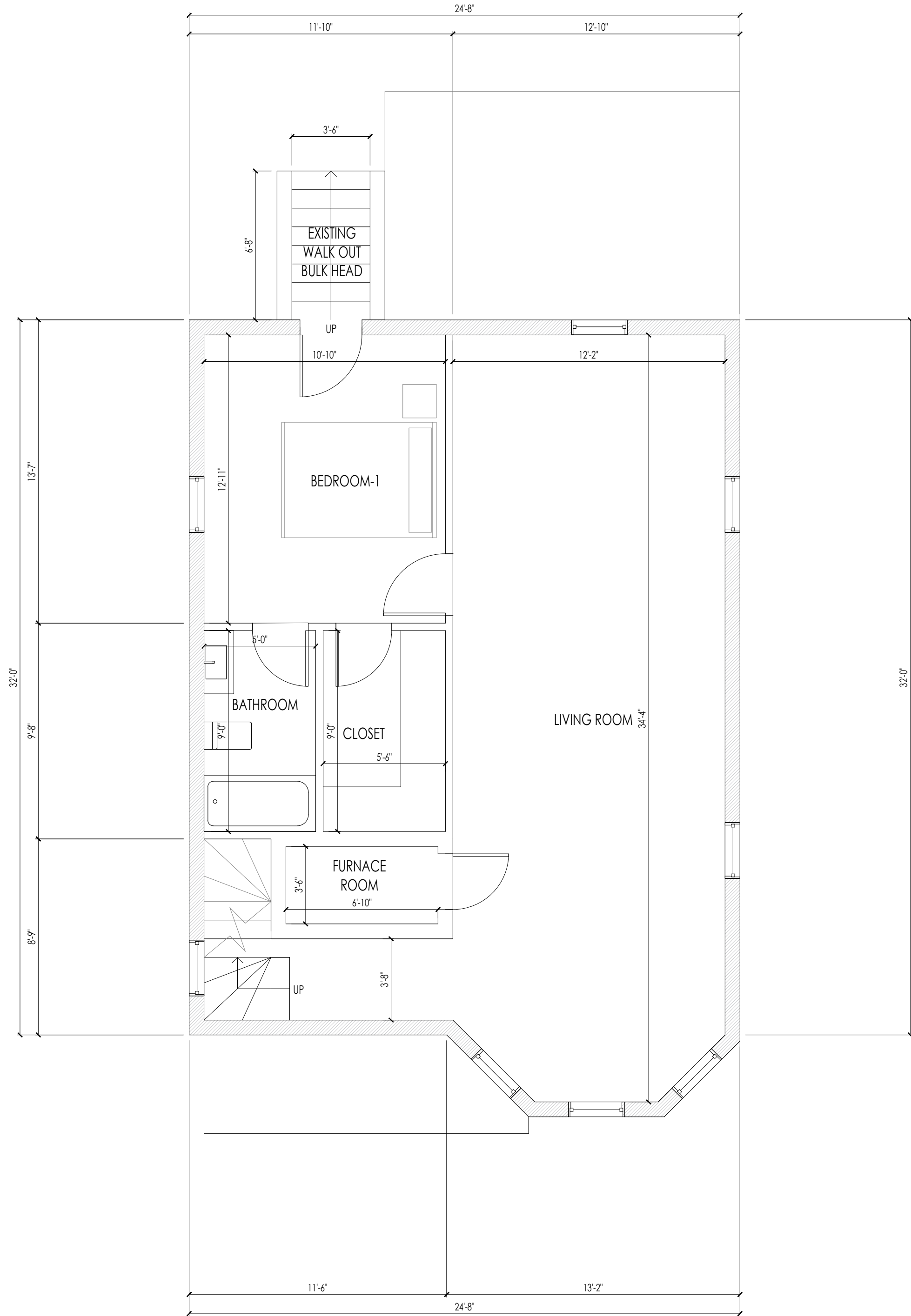
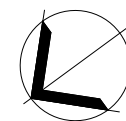
TITLE:

PROPOSED BASEMENT &
GROUND FLOOR PLAN

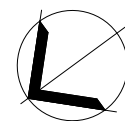
SCALE AT A1: AS SHOWN	DATE: 09/22/21	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: A-5	REVISION:	---



② (P) GROUND FLOOR PLAN
1/4" = 1'



① (E) BASEMENT
1/4" = 1'



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ENGINEERING STAMP:

REMODEL OF A
2-1/2-STORY-SINGLE FAMILY

50 GOLD STAR RD
CAMBRIDGE MA 02140

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PROPOSAL			

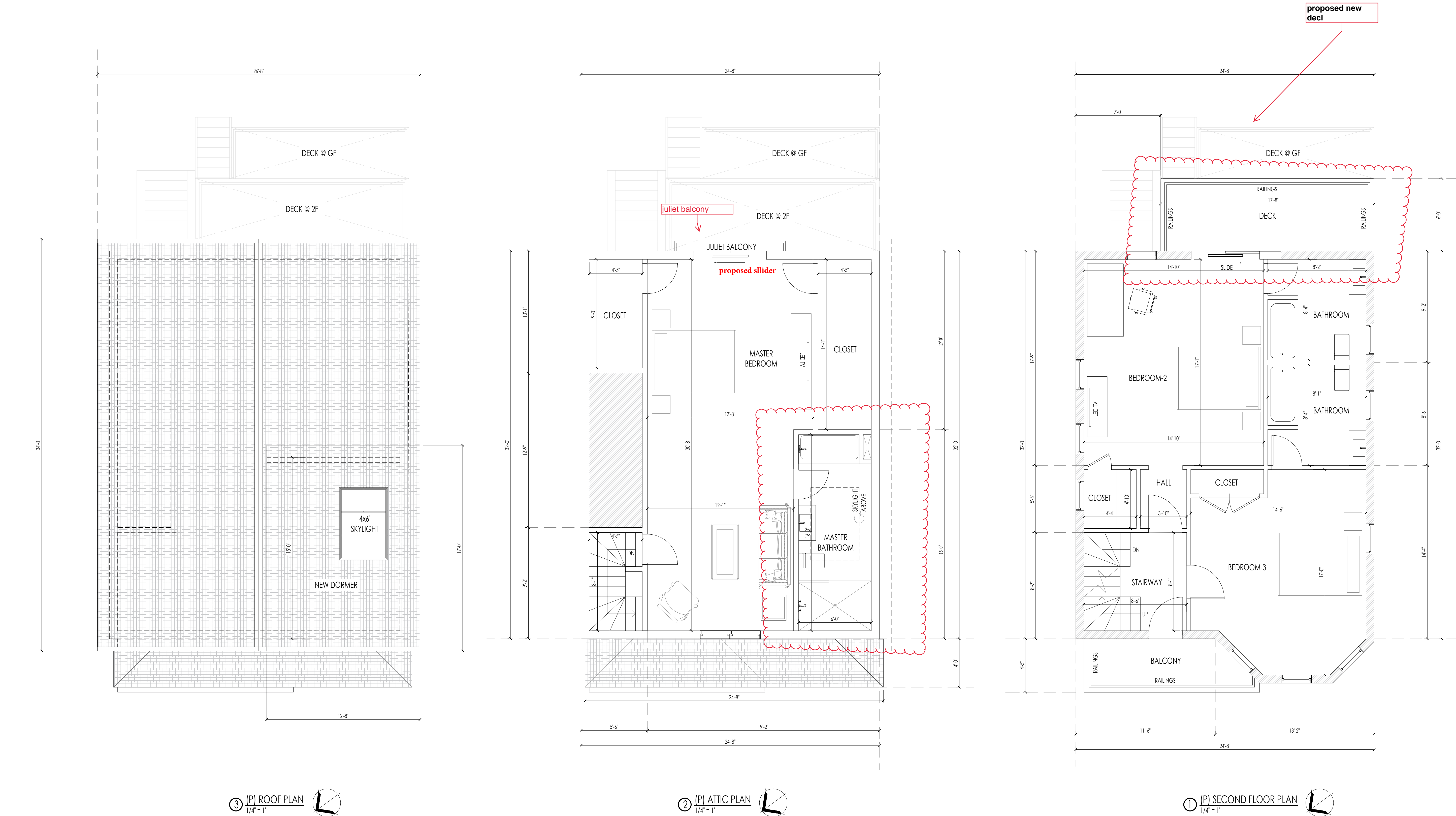
CLIENT:

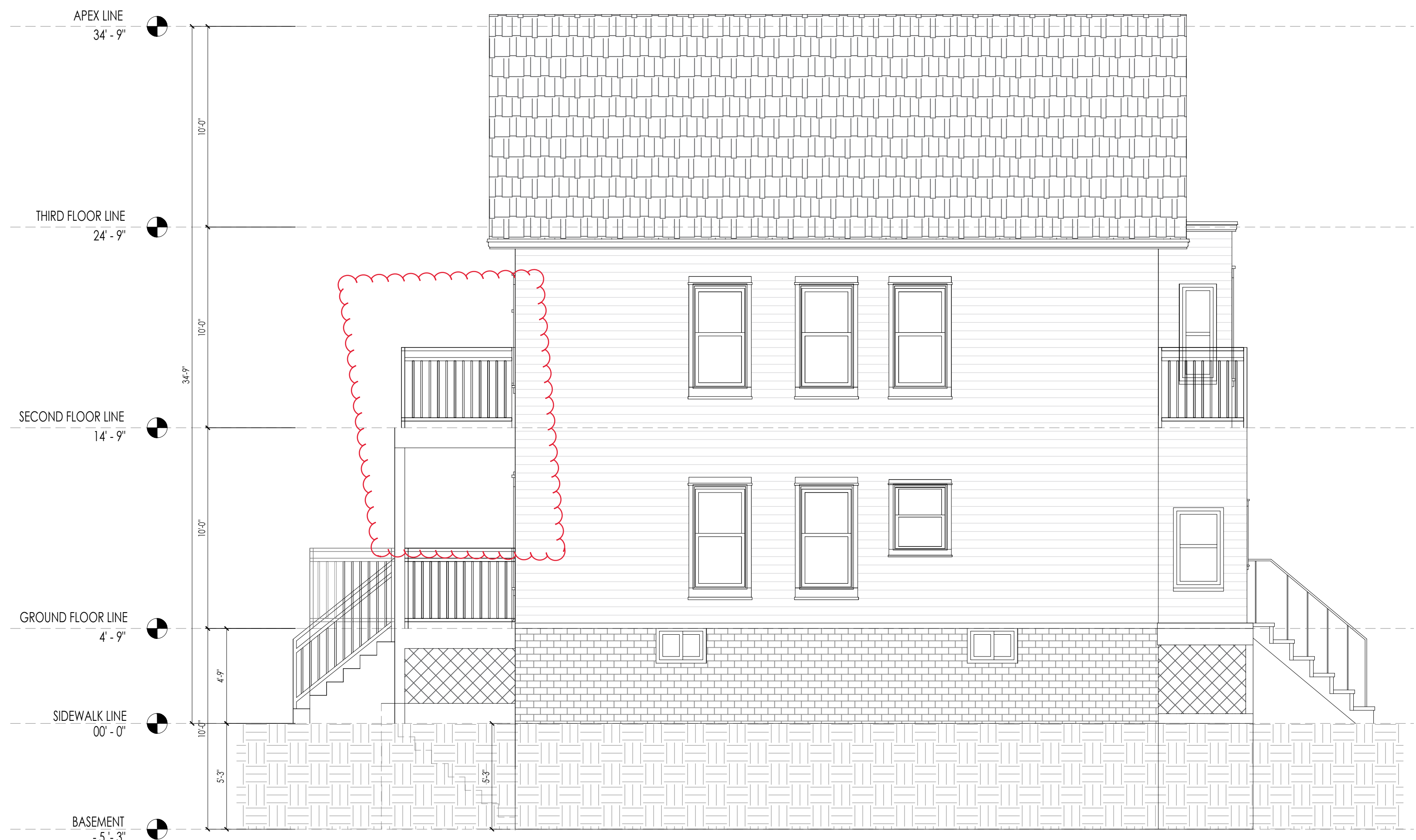
ENGINEER:

SITE:
50 GOLD STAR RD
CAMBRIDGE MA 02140

TITLE:
PROPOSED SECOND FLOOR,
ATTIC, & ROOF PLAN

SCALE AT ALL: AS SHOWN	DATE: 09/22/21	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: A-5.1	REVISION:	---

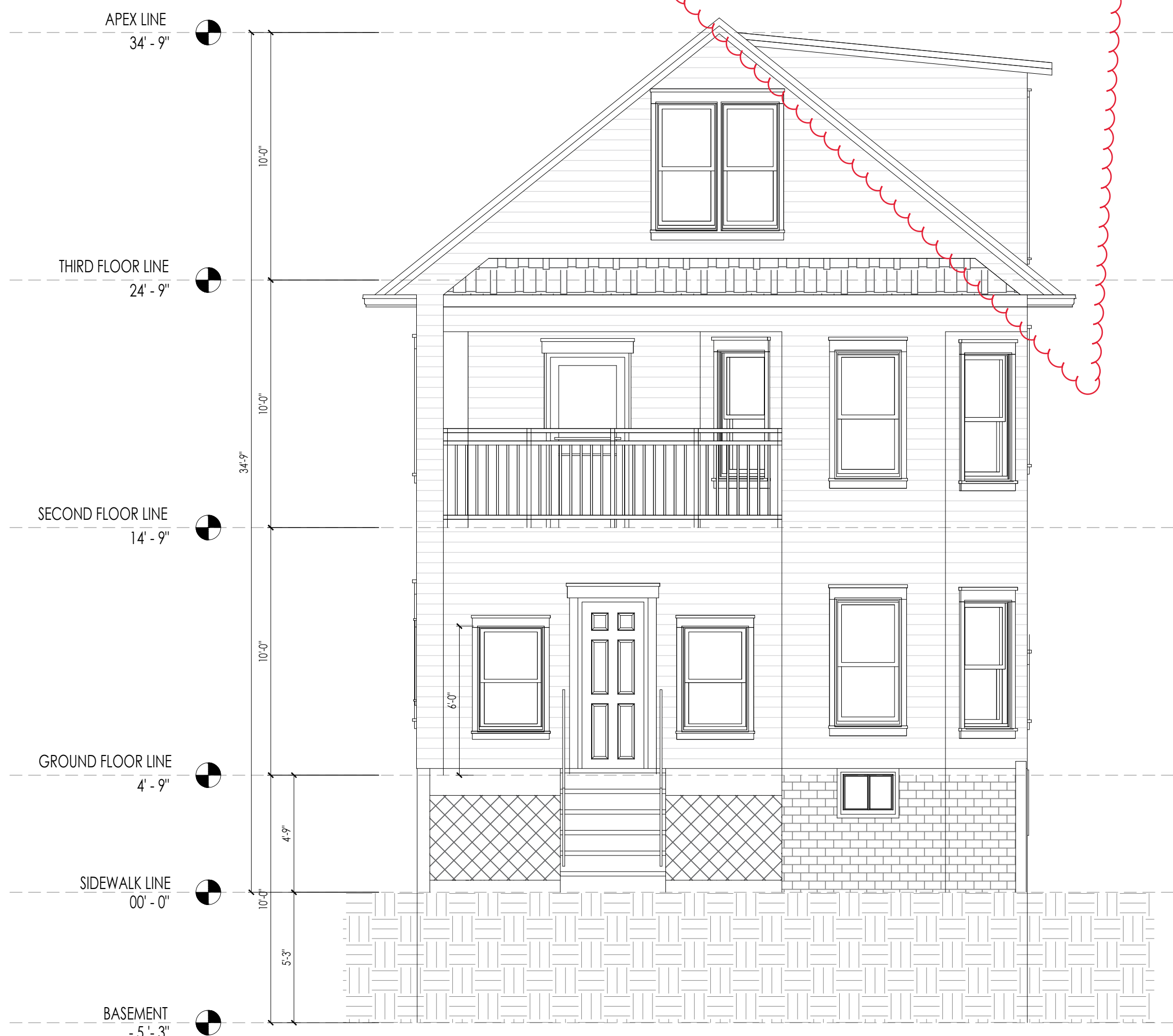




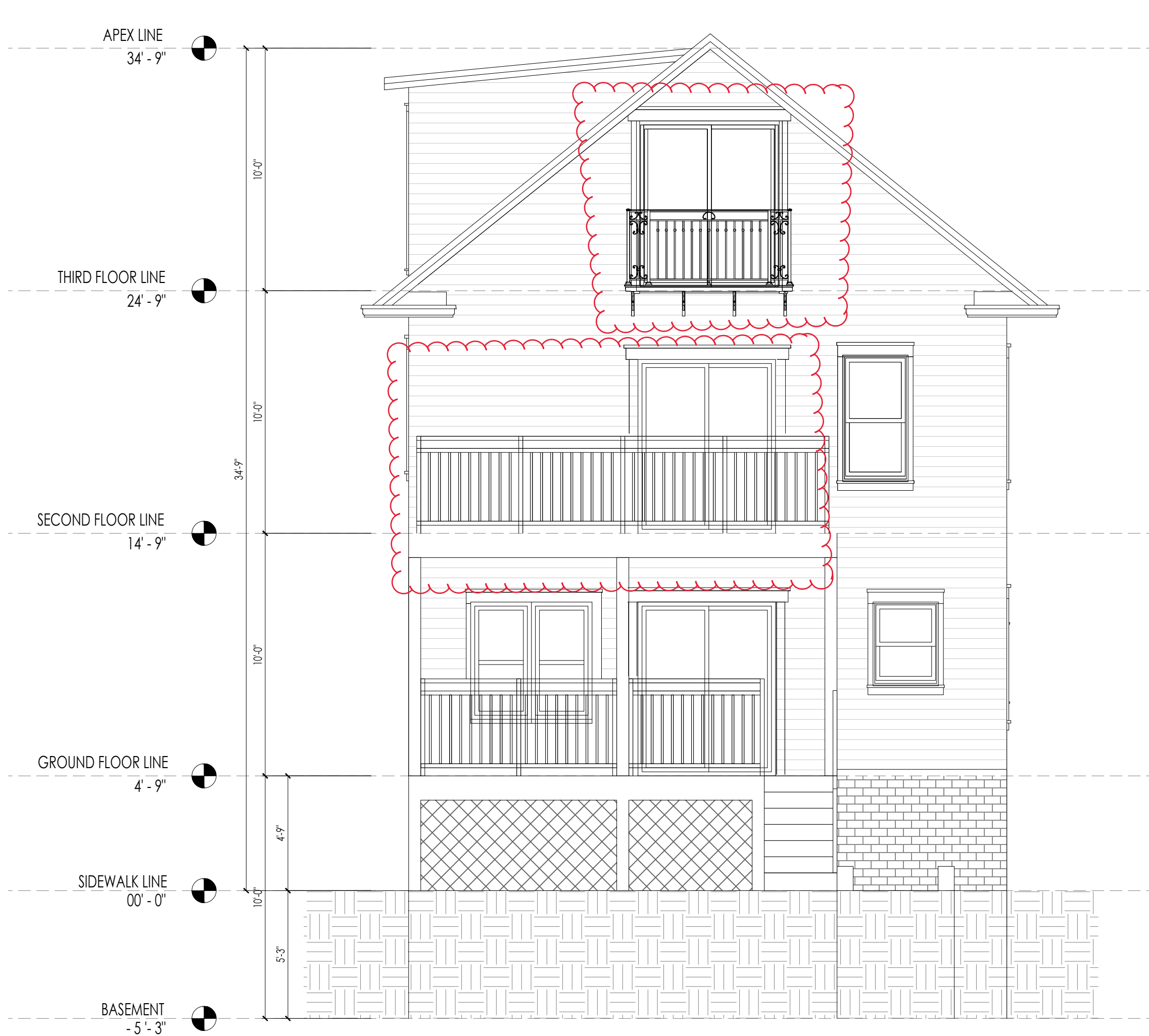
2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'



4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'



1 PROPOSED FRONT ELEVATION
1/4" = 1'



3 PROPOSED REAR ELEVATION
1/4" = 1'



KRONOS CO. 235 MARGINAL ST CHELSEA MA 02150

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ENGINEERING STAMP:

REMODEL OF A 2-1/2-STORY-SINGLE FAMILY

50 GOLD STAR RD
CAMBRIDGE MA 02140

C	---	---	---
B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PROPOSAL			

CLIENT:

ENGINEER:

SITE:	50 GOLD STAR RD CAMBRIDGE MA 02140
TITLE:	BUILDING ELEVATION
SCALE AT A:	AS SHOWN
DATE:	09/22/21
DRAWN:	---
CHECKED:	---
PROJECT NO:	A-6
DRAWING NO:	---
REVISION:	---



2 RIGHT SIDE EXTERIOR AXON VIEW



1 FRONT EXTERIOR AXON VIEW



4 LEFT SIDE EXTERIOR AXON VIEW



3 REAR EXTERIOR AXON VIEW



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ENGINEERING STAMP:

REMODEL OF A
2-1/2-STORY-SINGLE FAMILY

50 GOLD STAR RD
CAMBRIDGE MA 02140

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B	---	---	---
A	---	---	---
REV:	DESCRIPTION:	BY:	DATE:
STATUS: PROPOSAL			

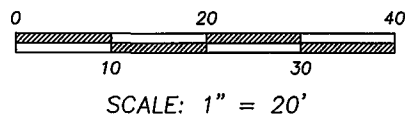
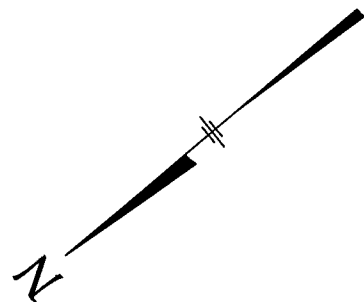
CLIENT:

ENGINEER:

SITE: 50 GOLD STAR RD
CAMBRIDGE MA 02140

TITLE: EXTERIOR AXON VIEWS

SCALE AT A1: AS SHOWN	DATE: 09/22/21	DRAWN:	CHECKED:
PROJECT NO:	DRAWING NO: A-7	REVISION:	---



CURRENT OWNER: 50 GOLD STAR ROAD, LLC

TITLE REFERENCE: BK 78560 PG 311

PLAN REFERENCE: PLAN BK 126 PLAN 33

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

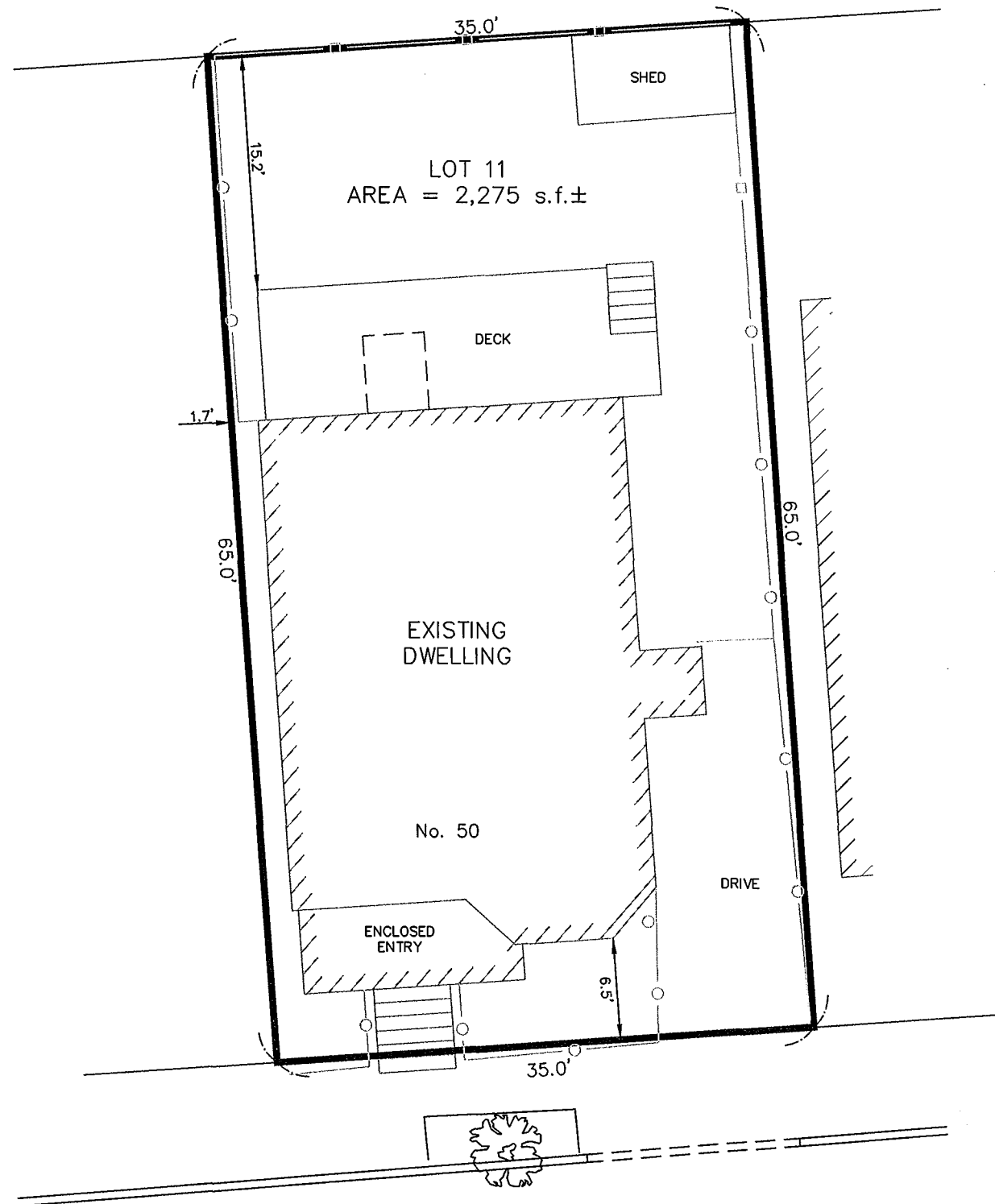
TO: 50 GOLD STAR ROAD, LLC

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 22, 2021
DATE OF PLAN: SEPTEMBER 23, 2021


RICHARD J. MEDE, JR. P.L.S.

09/23/2021
DATE:



GOLD STAR ROAD

CERTIFIED PLOT PLAN
50 GOLD STAR ROAD
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

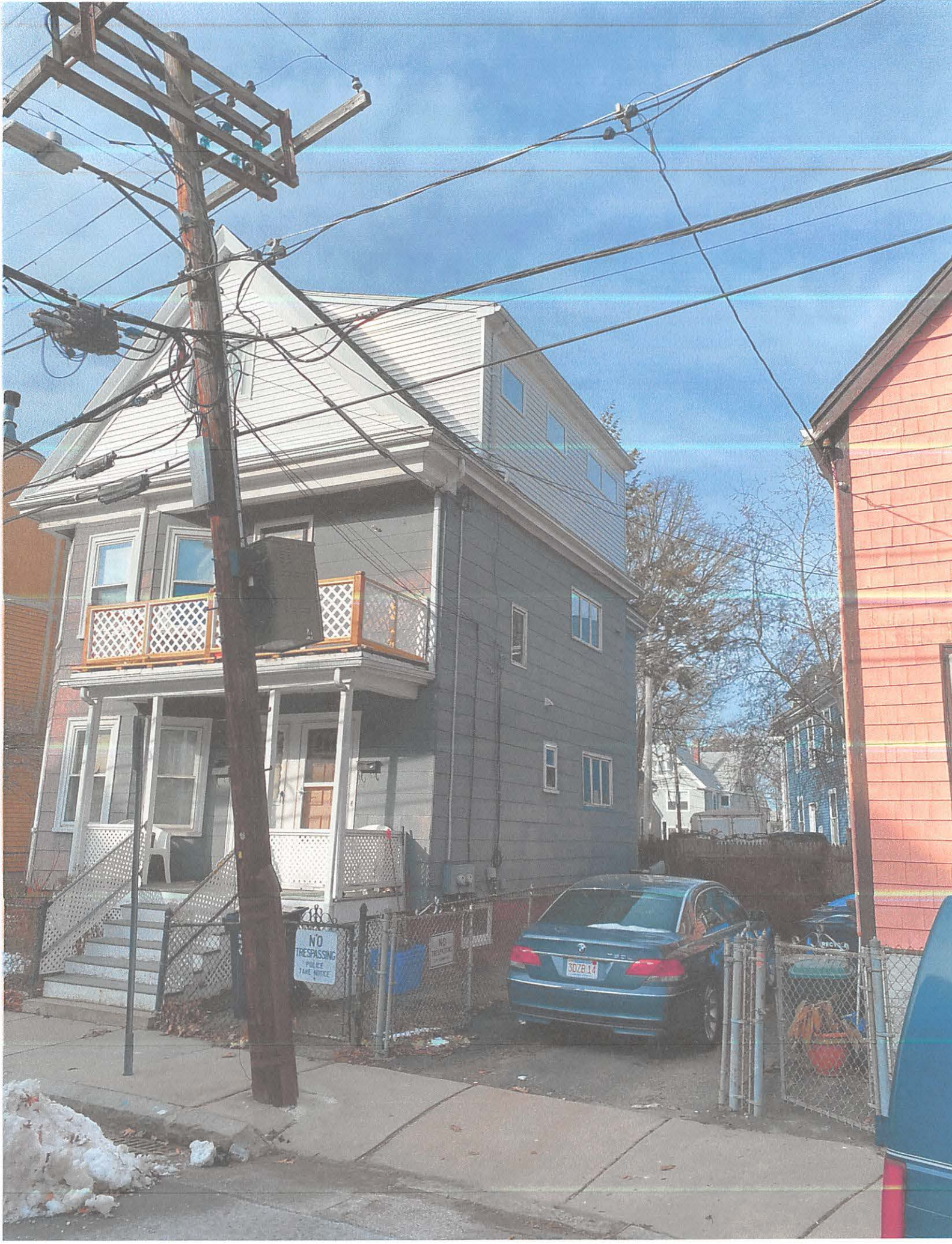
PAUL SMITH

DRAWN	CHECKED	FILE No.
CAV	RJM	21278

50 Gold Star Rd.

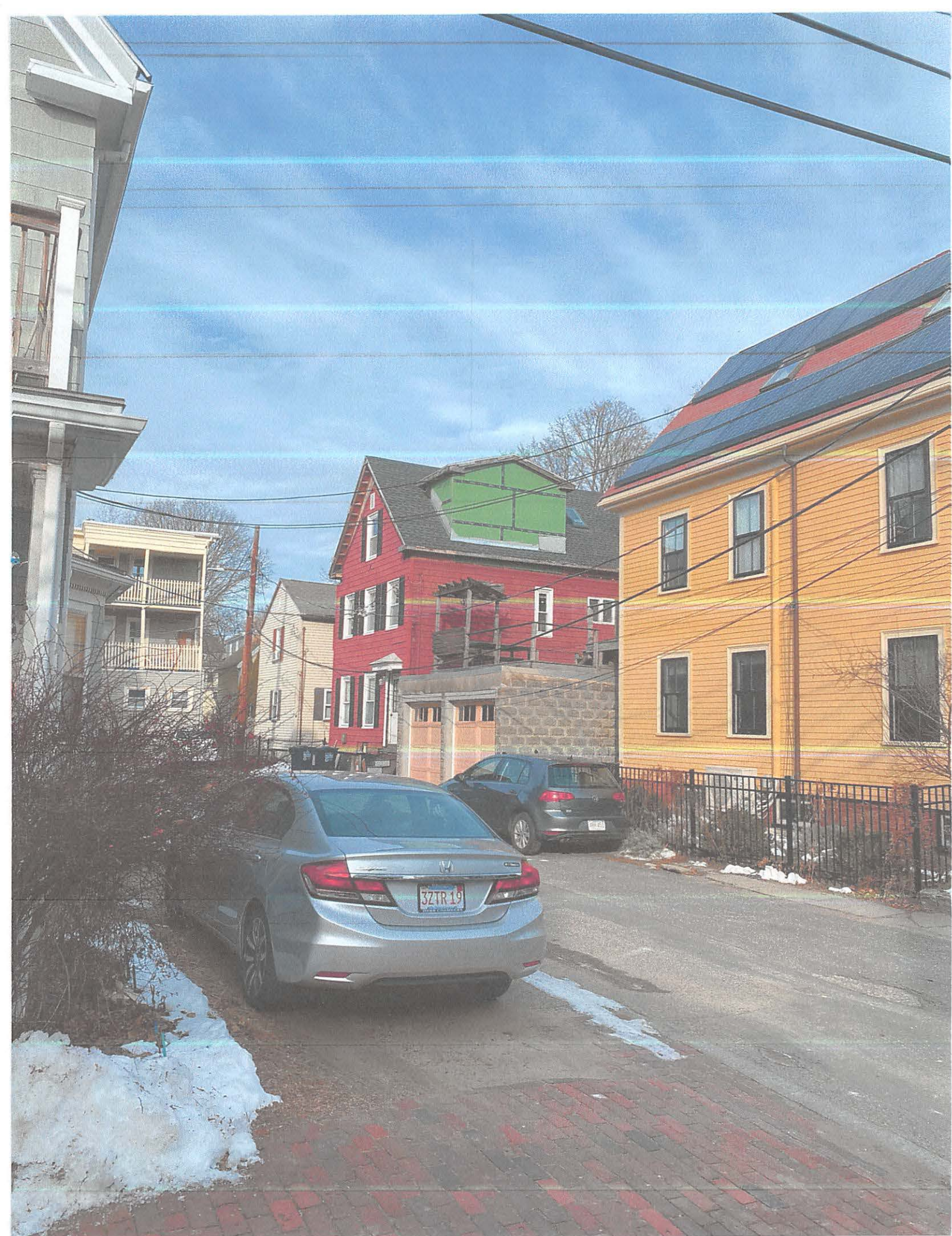


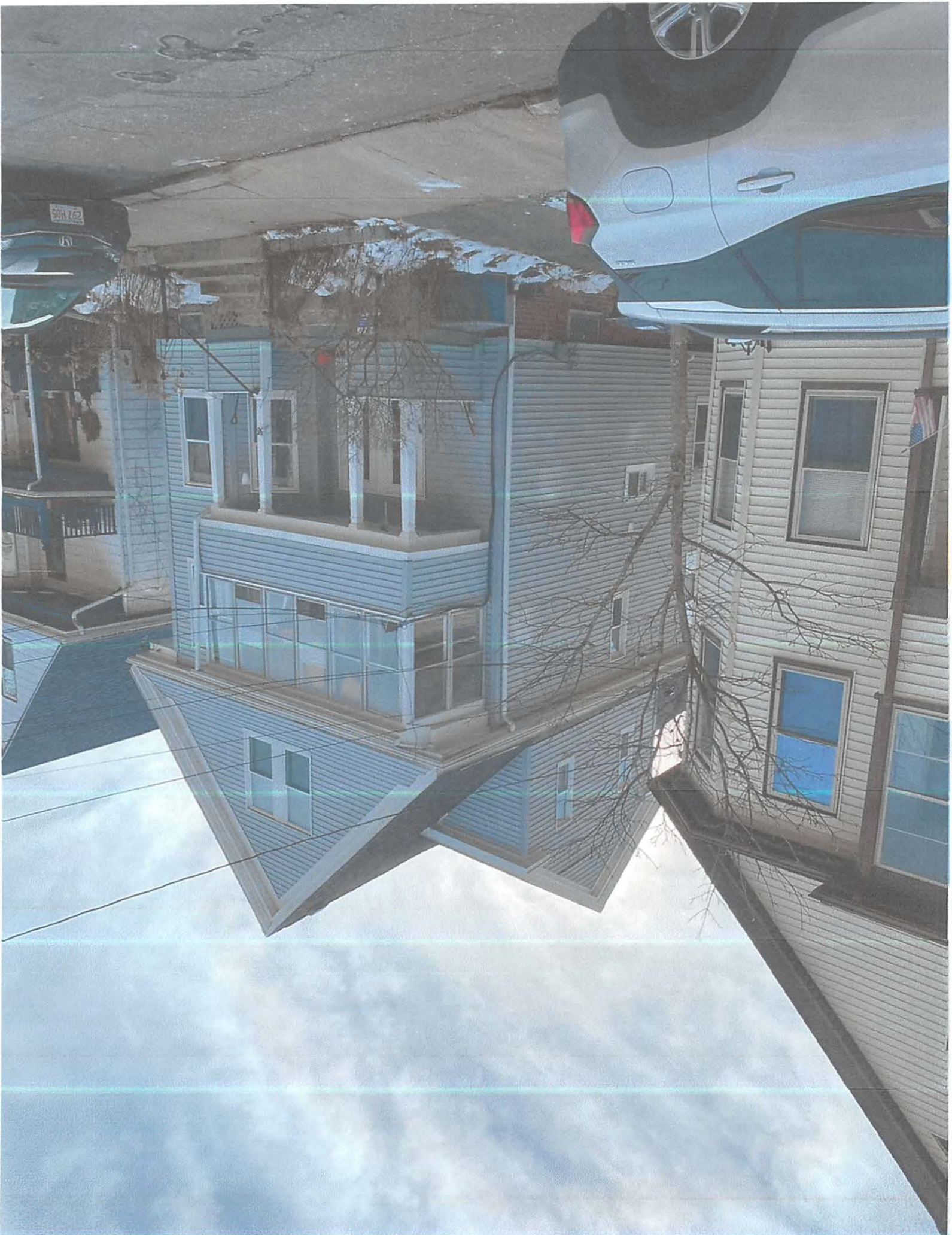




188
NO
TRESPASSING
POLICE
TAKE NOTICE

302B 14

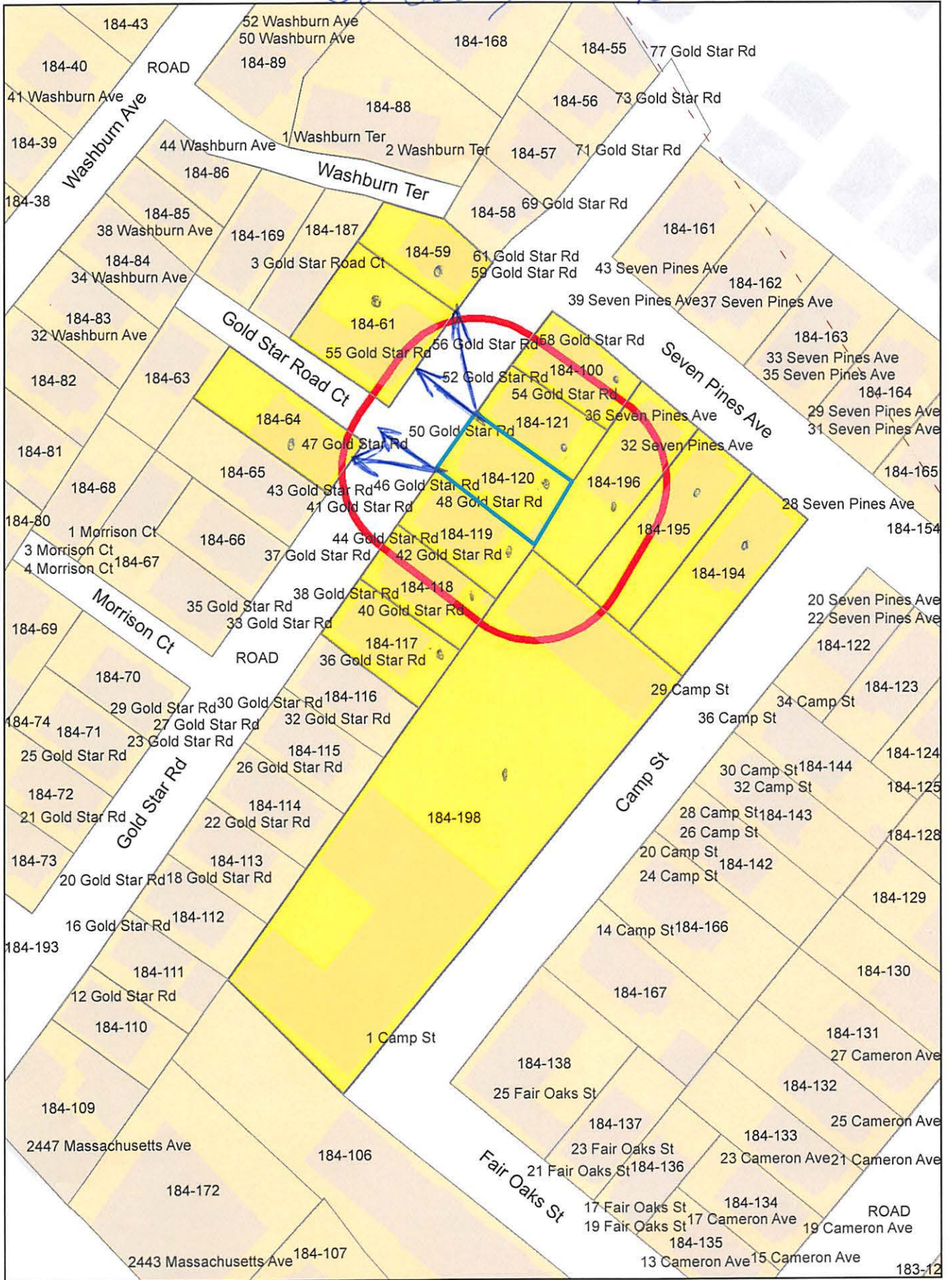








50 Gold Star Rd.



50 Gold Star Rd.

Petitioner
JONATHAN LANDRY
46 LIBERTY STREET
NORTH ANDOVER, MA 01845

184-61
HUBNER, WILLIAM R. & NOEL DANFORTH
55-56 GOLD STAR RD
CAMBRIDGE, MA 02140

184-59
MCCARTHY, ANN T.
61 GOLD STAR RD
CAMBRIDGE, MA 02140

184-117
MULLAN, SEAN & JOSEPHINE MULLAN
TRS, THE SEAN & JOSEPHINE MULLAN FAM TR
40 GOLD STAR RD
CAMBRIDGE, MA 02140

184-118
FERRERA, ANN E.
TR. OF FERRERA FAMILY REVOCABLE TRUST
42 GOLD STAR RD
CAMBRIDGE, MA 02140-1107

184-119
THOMPSON, AMY J.,
TR THOMPSON-GOLDS REALTY TRUST
57 JAY ST
CAMBRIDGE, MA 02139

184-196
SIFANTUS, JEAN-DOMINIQUE & JILL L. SIFANTUS
36 SEVEN PINES AVE., #1
CAMBRIDGE, MA 02140

184-194
ABBOTT, SANDRA C. & DONALD A. HEMWALL
28 SEVEN PINES AVE
CAMBRIDGE, MA 02140

184-196
MCILVAIN, VIRGINIA
36 SEVEN PINES AVE., #2
CAMBRIDGE, MA 02140

184-198
JUMBO CAPITAL MANAGEMENT, LLC
TRSUTEE, CAMP ST REALTY TRUST
1900 CROWNE COLONY DRIVE STE #405
QUINCY, MA 02169

184-121
KRAFT, PHILLIP LAWRENCE-PETER &
MIRIAM H. RUTTENBERG
54 GOLD STAR RD
CAMBRIDGE, MA 02140

184-195
WASHKEN, DEBORAH JEAN
TR. OF 32 SEVEN PINES NOMINEE TRUST.
32 SEVEN PINES AVE
CAMBRIDGE, MA 02140

184-196
BRODY, ANNA BETH
36 SEVEN PINES AVE., #3
CAMBRIDGE, MA 02140

184-100
LAMITIE STACY
TRS LAMITIE FAMILY REALTY TRUST
56 GOLD STAR RD
CAMBRIDGE, MA 02140

184-120
50 GOLD STAR ROAD LLC
46 LIBERTY ST
NORTH ANDOVER, MA 01845

184-64
JACOBY, VALERIE A.
47 GOLD STAR RD.
CAMBRIDGE, MA 02140