



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-012199-2016

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2017 JAN -3 PM 1:01

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Mulrooney a+d - C/O Shane Mulrooney

PETITIONER'S ADDRESS : 51 Melcher Street Boston, MA 02210

LOCATION OF PROPERTY : 50 Sparks St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Home owner would like to create a mud room addition to their existing home. Addition is designed in the existing architectural style of their current home and within the general overall footprint of their layout. The location in which their mudroom is design adjacent to their existing entry would impeded in the min front yard setback of 20' min. Their current home impeded in this setback and is between 4'-6" to 11' from the property line to their current home making it hard to comply with the 20' setback requirement. Additional the addition of 30sft to their existing home would take them from a 50% FAR to a 51% FAR.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.30 (Table of Dimensional Requirements).

Original Signature(s) :

Cecilia Wergant Hobbs
(Petitioner(s) / Owner)

Cecilia Wergant Hobbs
(Print Name)

Address :

50 Sparks Street
Cambridge MA 02138

Tel. No. :

617-372-6171

E-Mail Address :

ceciliahobbs@gmail.com

Date :

December 12, 2016

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 Cecilia W. Hobbs
(OWNER)

Address: 50 Sparks Street, Cambridge MA 02138

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

The record title of this property is in the name of Matthew B. Hobbs and Cecilia W. Hobbs.

*Pursuant to a deed of duly recorded in the date 10/13/89, Middlesex South County Registry of Deeds at Book 20138, Page 78; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Cecilia W. Hobbs
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 Cecilia W. Hobbs personally appeared before me, this 7 of Dec, 2016, and made oath that the above statement is true.



ELAINE M. ARSENEAULT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 1, 2017

Elaine M. Arseneault Notary

10/1/2017 (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 - OWNERSHIP INFORMATION

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

I/We Cecilia W. Hobbs
(OWNER)

Address: 50 Sparks Street, Cambridge, MA 02138

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Cecilia Wright Hobbs
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 Cecilia Wright Hobbs personally appeared before me, this 27th of October, 2016, and made oath that the above statement is true.

[Signature] Notary

My commission expires 5/25/2023 (Notary Seal)



BRYANT NESTICO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 25, 2023

- 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 building is within the min front yard set back. Existing conditions of the residence does not allow mudroom to be placed on oposite side of entry as it would require removal of serveral windows and existing deck area.

- 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 addition is planned to be within the general overall rectrangular footpring in between the front of the residence and the front of the entry mump out. Architecturally we are intergrating the design into the existing conditions. existing shape of the property and location of the residence do not allow for this addition any where else on the site.

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

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

It is the intent of the project to provide a minimal addition ot the first floor to accomdiate a 30sqft mudroom within the general footprint of the existing building. All details will be intergrated into the existing residence to blend in.

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

the intent is to comply to the ordinance and is in keeping with the intent as we are intergrating this into an area we believe will not visually affect the building or impeed on any neighboring properties.

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

SEA 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 REG. 40A, SECTION 10:

A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the applicant or applicant's family for the following reasons:

Existing building is within the rear front yard set back. Existing conditions of the site do not allow for the proposed use to be placed on opposite side of entry as it would require a move of several windows and exterior door area.

B) The hardship is owing to the following circumstances related to the site: condition, shape or topography of such land or structures and especially adjoining such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The addition is planned to be within the general overall rectangular footprint in between the front of the residence and the front of the entry walkway. Accordingly, we are integrating the design into the existing conditions, existing shape of the property and location of the residence do not allow for this addition any where else on the site.

DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:
It is the intent of the Ordinance to provide a minimum setback of the front yard. A variance is requested within the general footprint of the existing building. All details will be integrated into the existing residence to blend in.

2) Relief may be granted without multiplying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
The intent is to comply to the Ordinance and as in keeping with the intent as we are requesting the front yard setback will not visually affect the building or impact on any neighboring properties.

3) 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: Mulrooney a+d PRESENT USE/OCCUPANCY: _____
 LOCATION: 50 Sparks St Cambridge, MA ZONE: Residence A-2 Zone
 PHONE: _____ REQUESTED USE/OCCUPANCY: _____

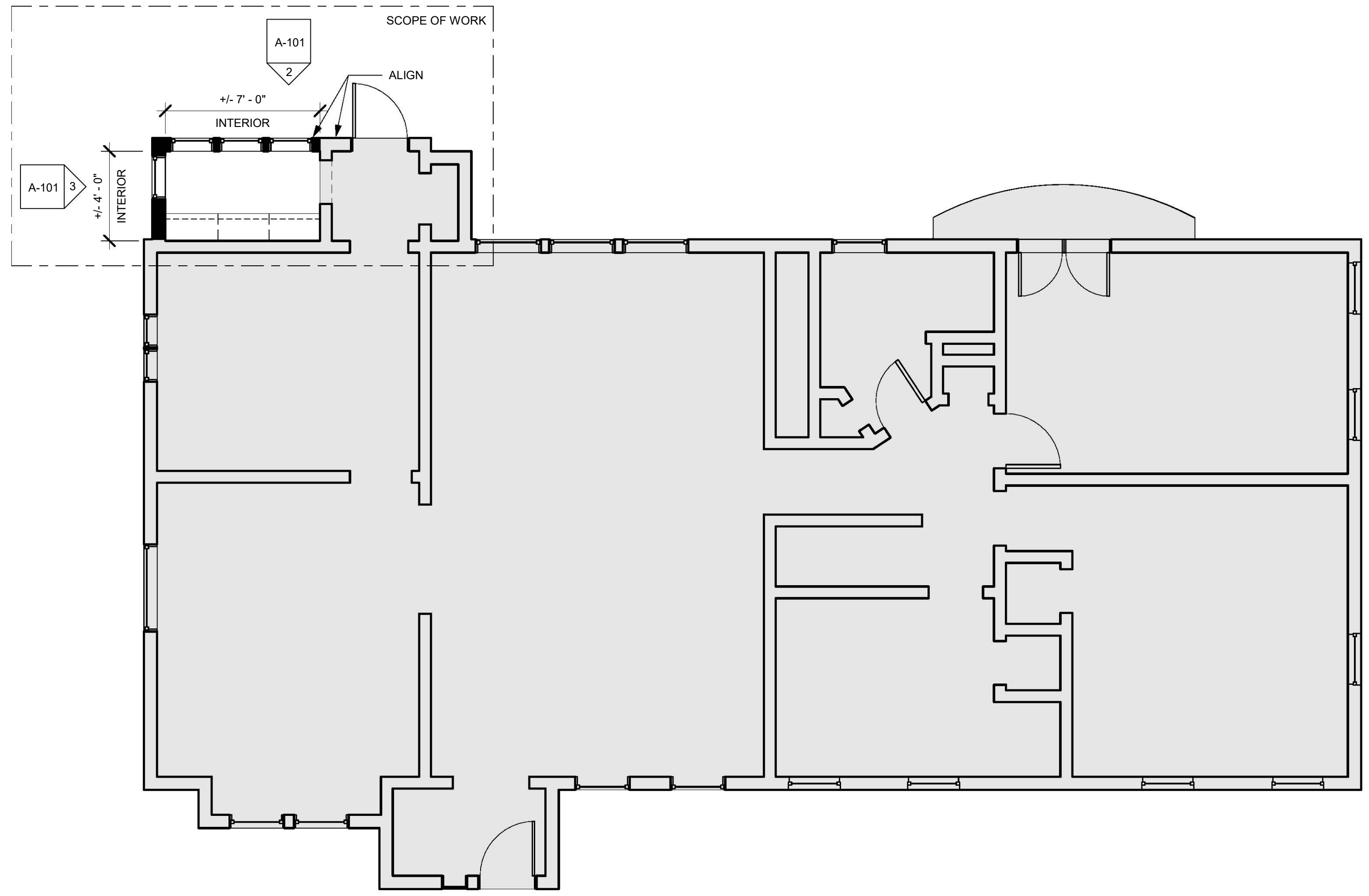
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2452	2482	2452	(max.)
<u>LOT AREA:</u>	4858	4858	4500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	50%	51%	50%	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	4858	4858	4500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	63.68	63.68	65	(min.)
DEPTH	85.60	85.60	69	
<u>SETBACKS IN FEET:</u>				
FRONT	1'-6" to 11'-0"	11'-3"	20'	(min.)
REAR	14'	14'	25'	(min.)
LEFT SIDE	16'-6"	16'-6"	10 to sum of 25'	(min.)
RIGHT SIDE	10'	10'	10 to sum of 25'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	29	29	35	(max.)
LENGTH	55'-9"	55'-9"	40' Max	
WIDTH	34'-4"	34'-4"	42' Max	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	62%	62%	50	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	3	9	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	na	na	na	(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.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



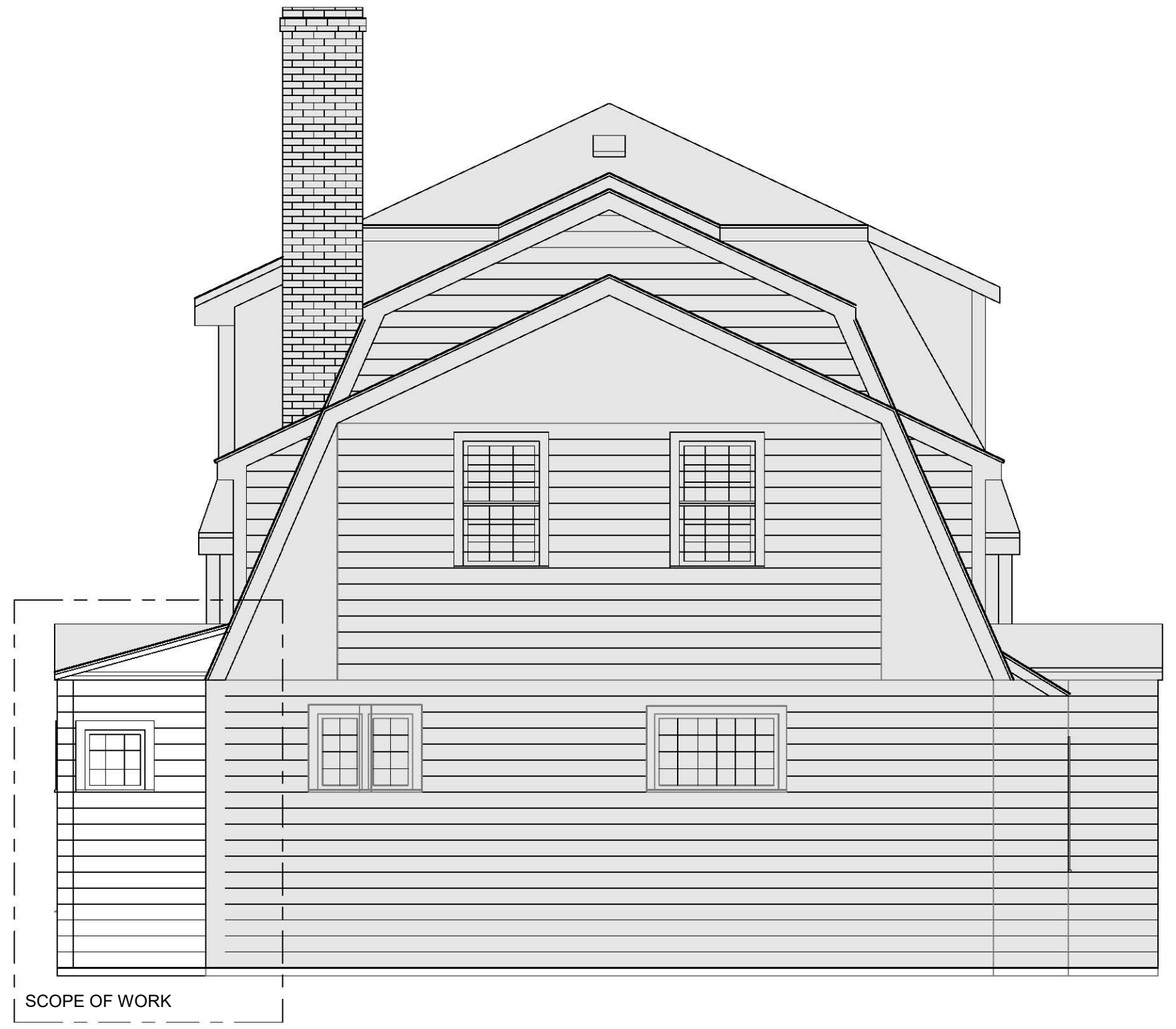
Mulrooney Architecture and Design, LLC
 51 Mather Street
 Boston, MA 02210
 o 617.520.4950
 hello@mulrooneyAD.com



① 1ST FLOOR CONSTRUCTION PLAN
 1/4" = 1'-0"



② NORTH ELEVATION
 1/4" = 1'-0"



③ WEST ELEVATION
 1/4" = 1'-0"

Hobbs Residence
 Mudroom addition

Celia Hobbs
 50 Sparks Street
 Cambridge MA

CONSTRUCTION PLAN AND ELEVATIONS

A-101

Scale	1/4" = 1'-0"
PROJECT NUMBER	16046
DATE	12.05.2016

SCHEMATIC DESIGN

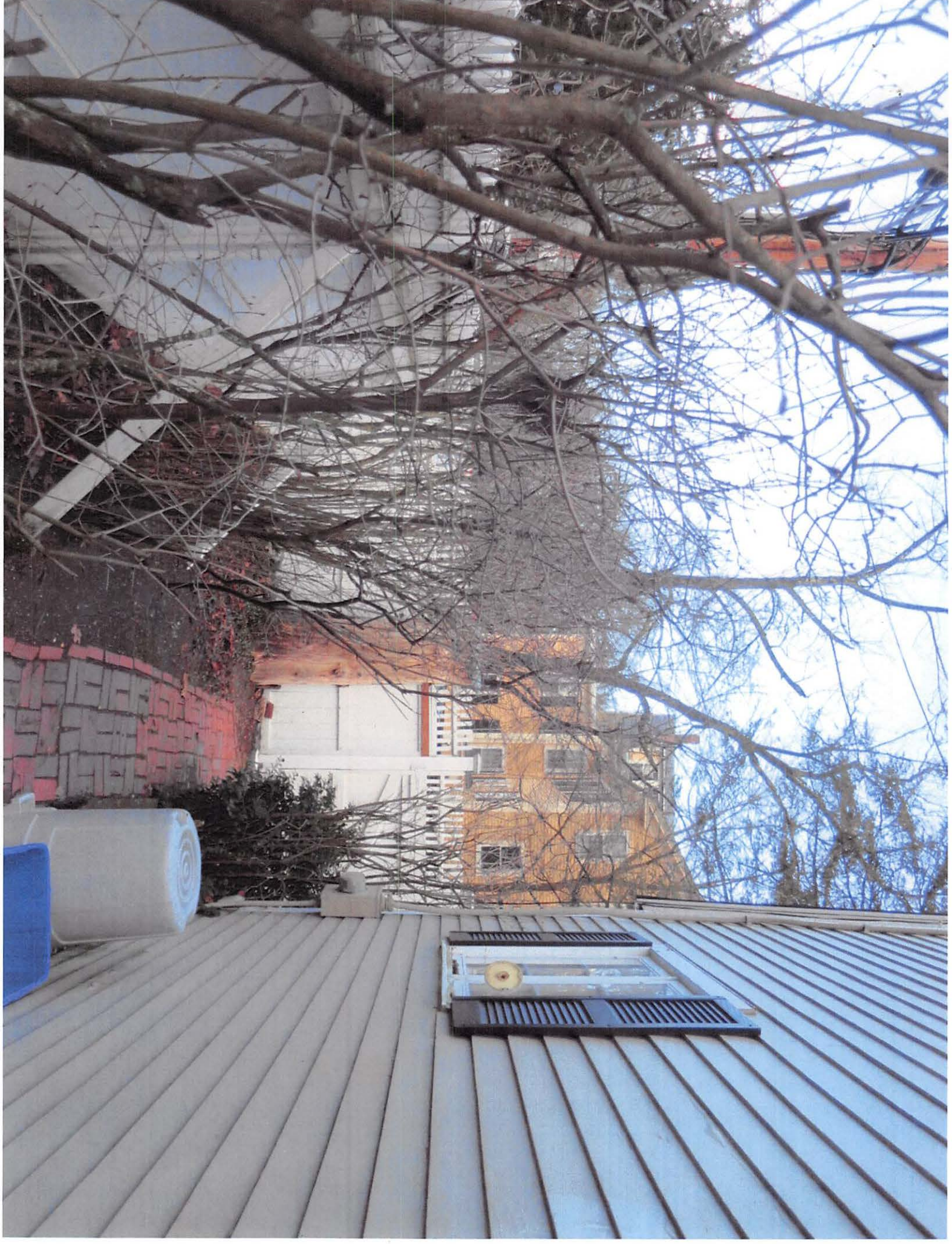
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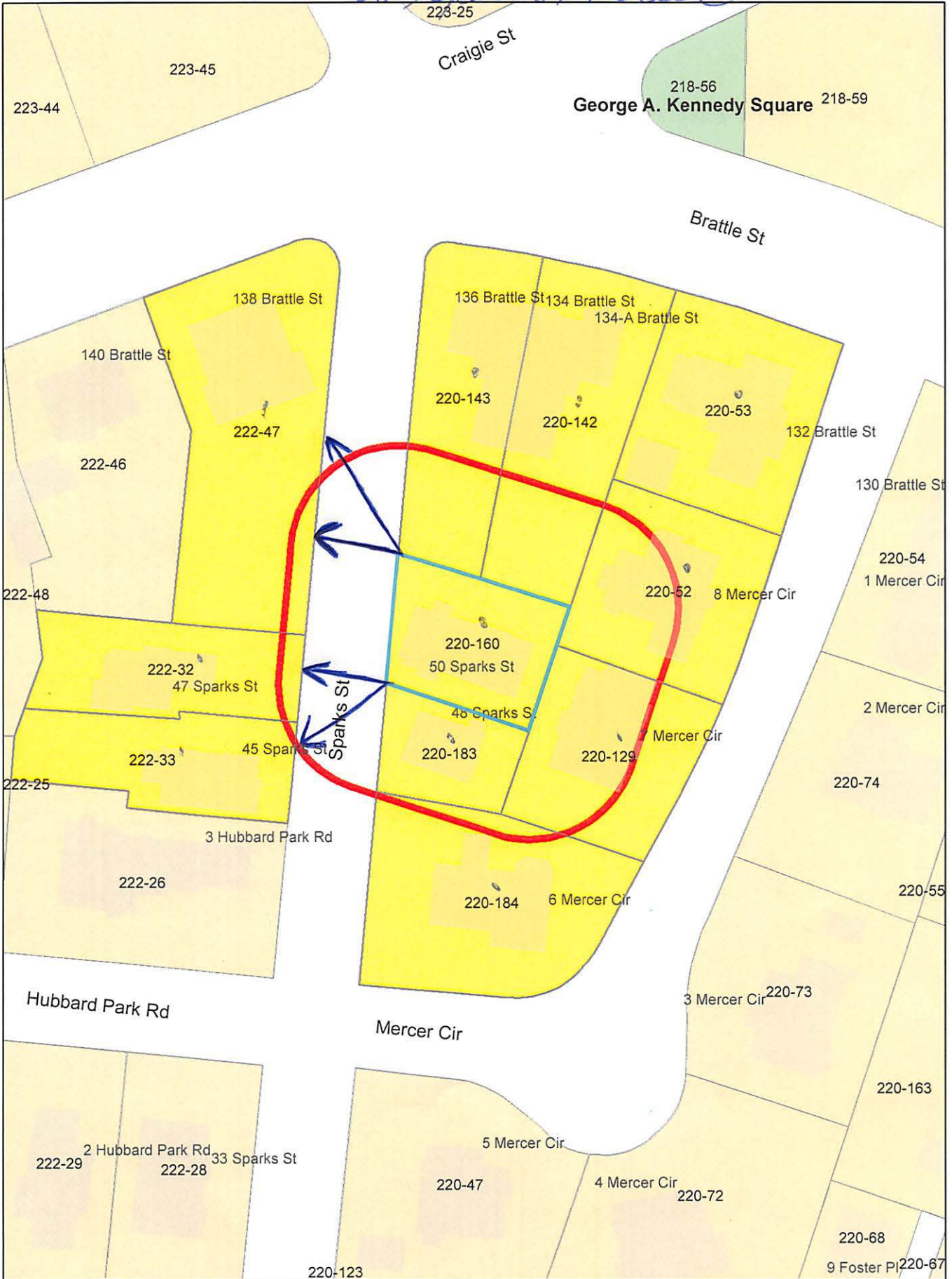








50 Sparks Street



50 Sparks St. Petitioner

220-52
DWORSKY, ALAN J.,
TR. OF DWORSKY FAMILY REALTY TRUST
8 MERCER CIRCLE
CAMBRIDGE, MA 02138

220-53
BALBONI, PHILIP S. &
ELIZABETH C. HOUGHTLING
9 MERCER CIRCLE
CAMBRIDGE, MA 02138

MULROONEY A+D
C/O SHANE MULROONEY
51 MELCHER STREET
BOSTON, MA 02210

220-142
TEUNISSEN, ERNST J. &
PETRONELLA C.M. TEUNISSEN-KOOLLOOS
134 BRATTLE ST
CAMBRIDGE, MA 02138

220-143
KNOOP, CARIN I,
TRUSTEE THE CARIN I. KNOOP REV TRS.
136 BRATTLE ST
CAMBRIDGE, MA 02138

220-160
HOBBS, MATTHEW B. & CECILIA W. HOBBS
50 SPARKS ST.
CAMBRIDGE, MA 02138

220-183
WEBBER, JEREMY & ASIA WEBBER
36 BIRCH HILL ROAD
NEWTON, MA 02465

220-184
PORTER, FRANK B., JR.
6 MERCER CIR
CAMBRIDGE, MA 02138

222-32
SHAVELL, CATHERINE E.
47 SPARKS STREET
CAMBRIDGE, MA 02138

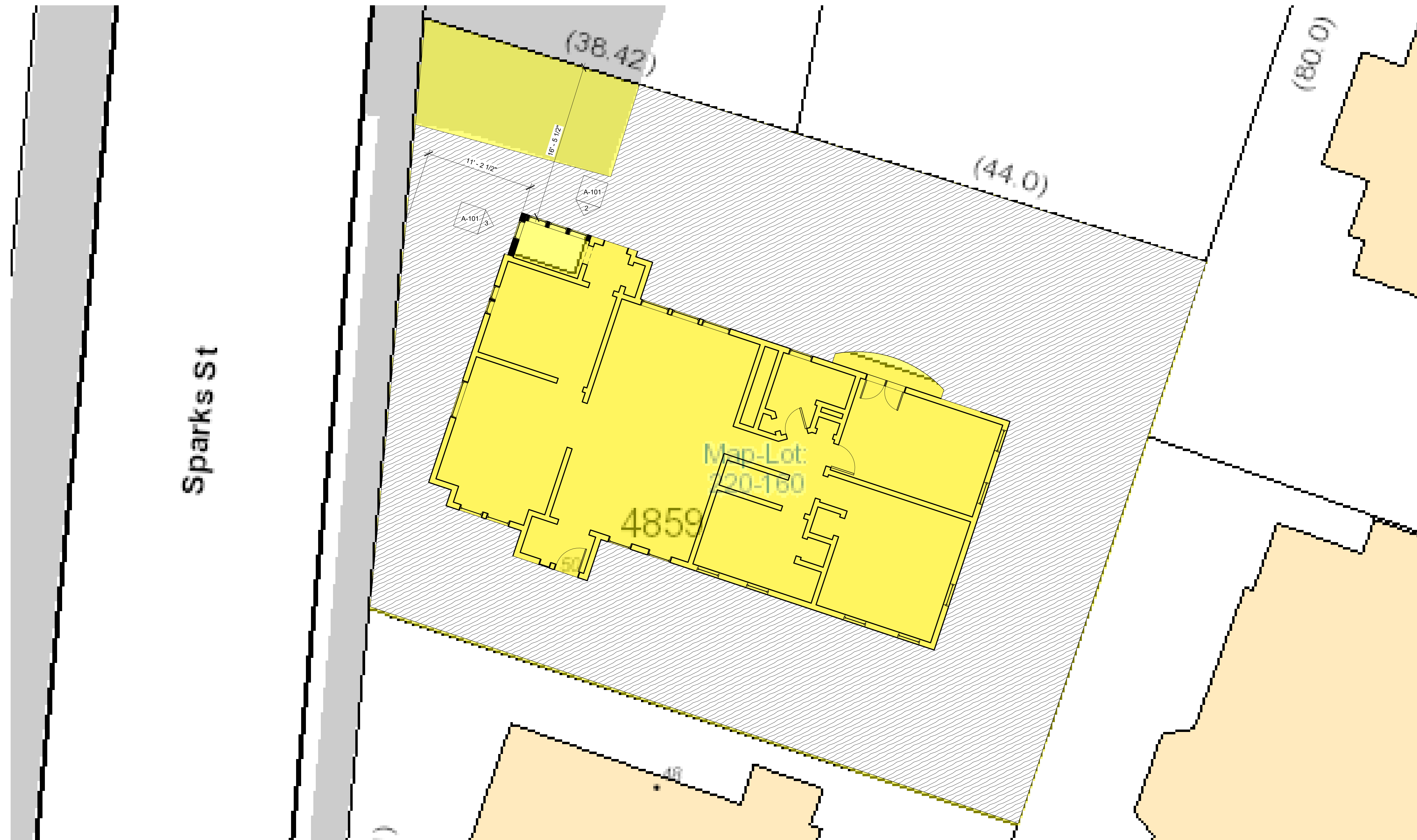
222-33
FRUG, GERALD
45 SPARKS ST
CAMBRIDGE, MA 02138

222-47
SMITH, SANDFORD D. & ELLAN CATES
C/O KENEB, MICHAEL A. & JULIE A. KANEB
138 BRATTLE ST
CAMBRIDGE, MA 02138

220-129
BERMAN, SETH P. & MANDY LEE BERMAN
7 MERCER CIR
CAMBRIDGE, MA 02138



Mulrooney Architecture and Design, LLC
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o 617.520.4950
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1 SITE PLAN
3/16" = 1'-0"

Hobbs Residence Mudroom addition

Celia Hobbs
50 Sparks Street
Cambridge MA

SITE PLAN

A-002

Scale	3/16" = 1'-0"
PROJECT NUMBER	16046
DATE	09.23.2016

SCHEMATIC DESIGN



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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 50 Sparks Street

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 anticipated for proposed work.
- 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 December 13, 2016

Received by Uploaded to Energov

Date December 13, 2016

Relationship to project BZA 12199-2016

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>