

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

BZA APPLICATION FORM Plan No: **GENERAL INFORMATION** The undersigned hereby petitions the Board of Zoning Appeal for the following: Variance: Special Permit: Appeal: Mulrooney a+d - C/O Shane Mulrooney **PETITIONER:** 51 Melcher Street Boston, MA 02210 PETITIONER'S ADDRESS: 50 Sparks St Cambridge, MA LOCATION OF PROPERTY: Residence A-2 Zone TYPE OF OCCUPANCY: ZONING DISTRICT: **REASON FOR PETITION:** Additions **DESCRIPTION OF PETITIONER'S PROPOSAL:** Home owner would like to create a mud room addition to their existing home. 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 impeed in the min front yard setback of 20' min. Their current home impeeds 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): (Petitioner(s) / Owner) Address: Tel. No.: E-Mail Address: Date: December 12, 2016



CITY OF DAMCHIDGE MASSACHUSETTS SOCRED OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02138 617 349-6100

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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 Billia W- /Dohs_(OWNER) |
| Address: 50 Sparks Street, Cambridge MA 0213 |
| State that I/We own the property located at, |
| which is the subject of this zoning application. |
| The record title of this property is in the name of <u>Matthew B. Hobbs</u> . |
| *Pursuant to a deed of duly recorded in the date $10/13/89$, Middlesex South County Registry of Deeds at Book $20/38$, Page 78 ; or |
| Middlesex Registry District of Land Court, Certificate No |
| Book |
| SIGNATURE BY LAND OWNER OR AGENT* |
| *Written evidence of Agent's standing to represent petitioner may be requested. |
| Commonwealth of Massachusetts, County of Meddlisig |
| The above-name $\frac{Cecilio W Hobbs}{Decouple}$ personally appeared before me, this $\frac{7}{2}$ of $\frac{1}{2}$, 2016, and made oath that the above statement is true. |
| ELAINE M. ARSENEAULT Notary Public Commonwealth of Massachusetts My Commission Expires M |

• 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. Cecilia W. Holds 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 Mathew 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 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 Midellesea The above-name Cecilib Wright Hobbs personally appeared before me, this 27th of octuber, 2016, and made oath that the above statement is true. Notary **BRYANT NESTICO** (Notary Seal) My commission expires Notary Public My Commission Expires

deed, or inheritance, please include documentation.

If ownership is not shown in recorded deed, e.g. if by court order, recent

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 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 of 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.

the 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 MIGH 40A, SECTION 10:

At Literal errormment of the provisions of this Ordinage would involve a rubsuichiab hardwing, timendial or cherwise, to the cocitioner or appullant for the following reasons:

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It is the intent of the project to provide a managed edition of the first floor, a according a 30sqfr makenom within the golesal restorion of the existing bailding bailding. All details will be intergeded into the existing sectioner to bland in.

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

na

na

(min.)

na

DISTANCE TO NEAREST BLDG.

ON SAME LOT:

^{1.} 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'.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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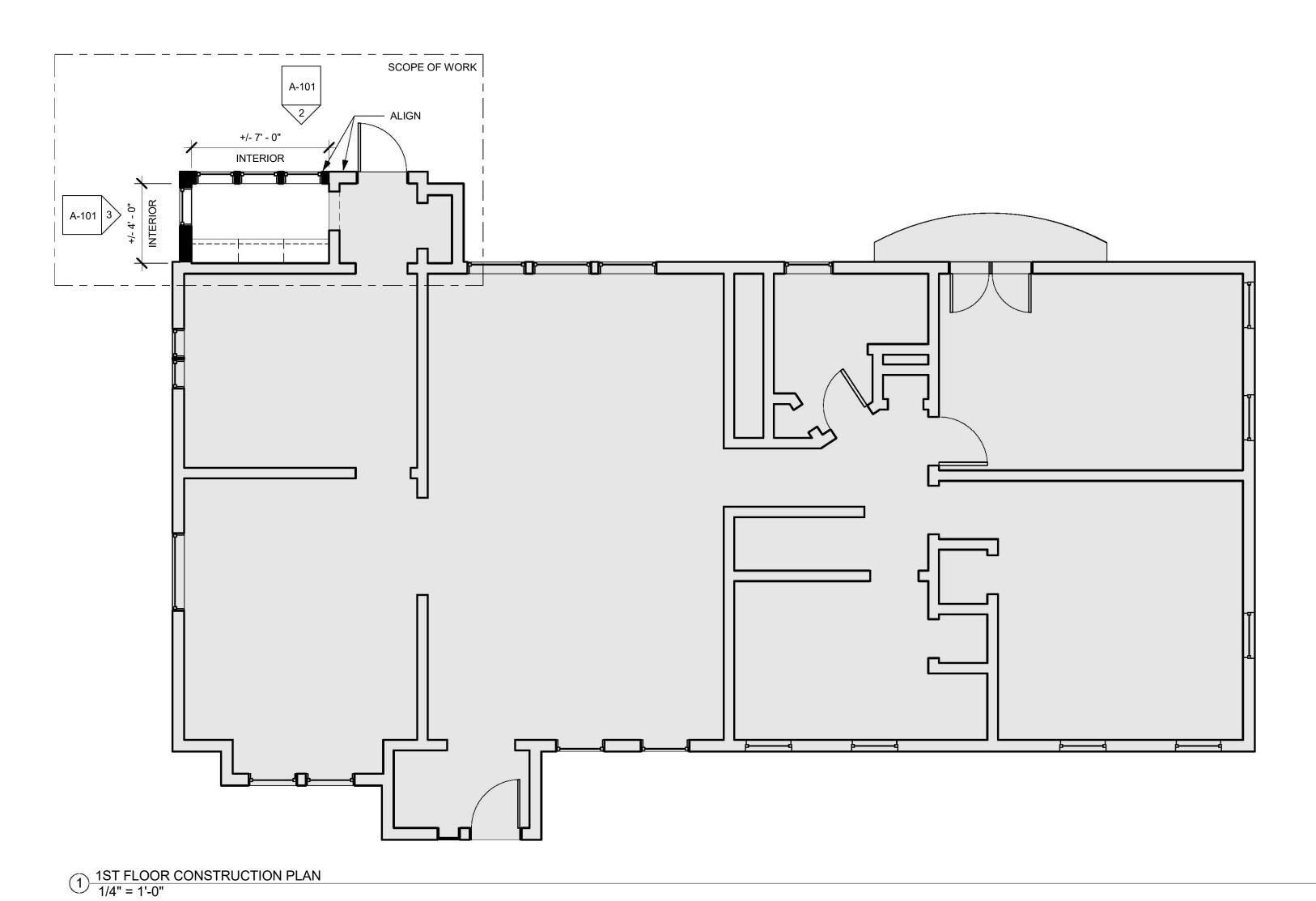
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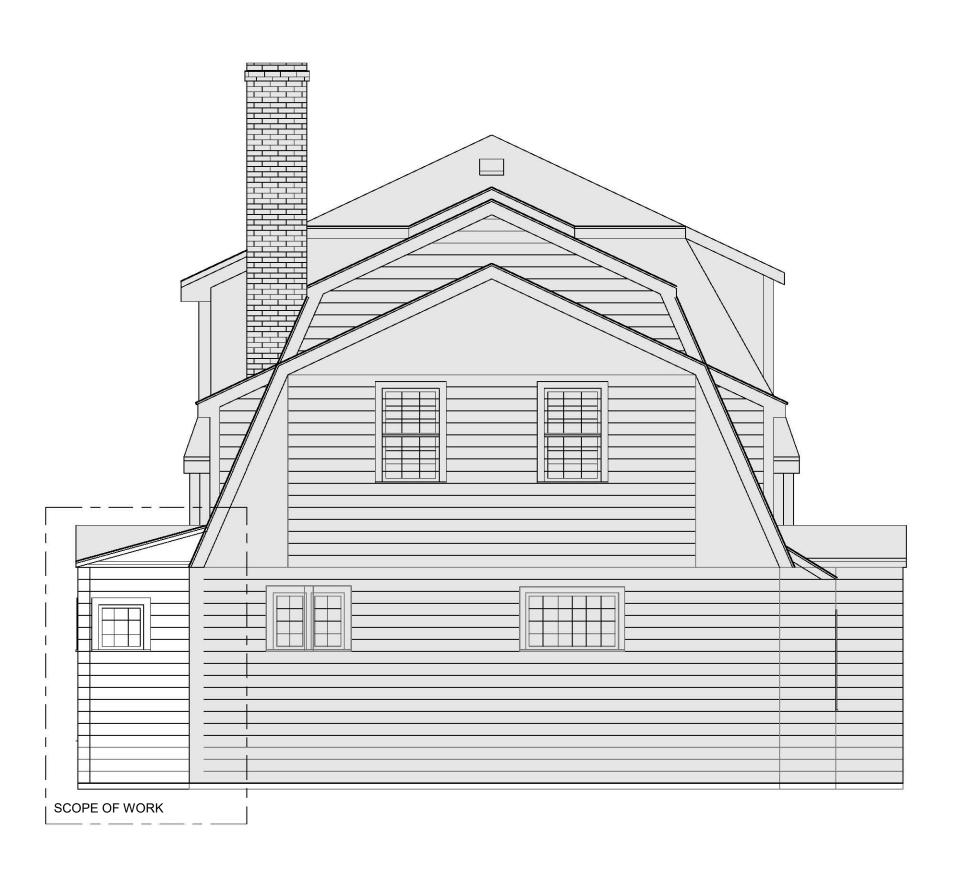
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2 NORTH ELEVATION
1/4" = 1'-0"







3 WEST ELEVATION
1/4" = 1'-0"



Hobbs Residence Mudroom addition

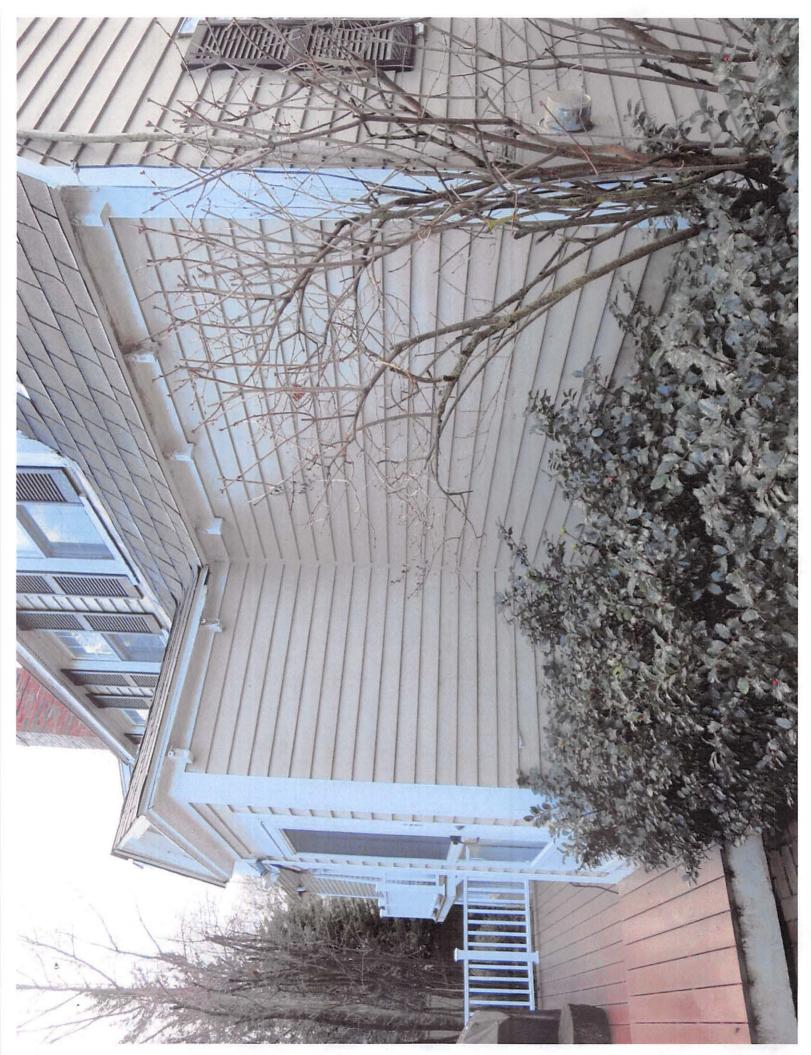
Celia Hobbs 50 Sparks Street Cambridge MA

CONSTRUCTION PLAN AND ELEVATIONS

A-101

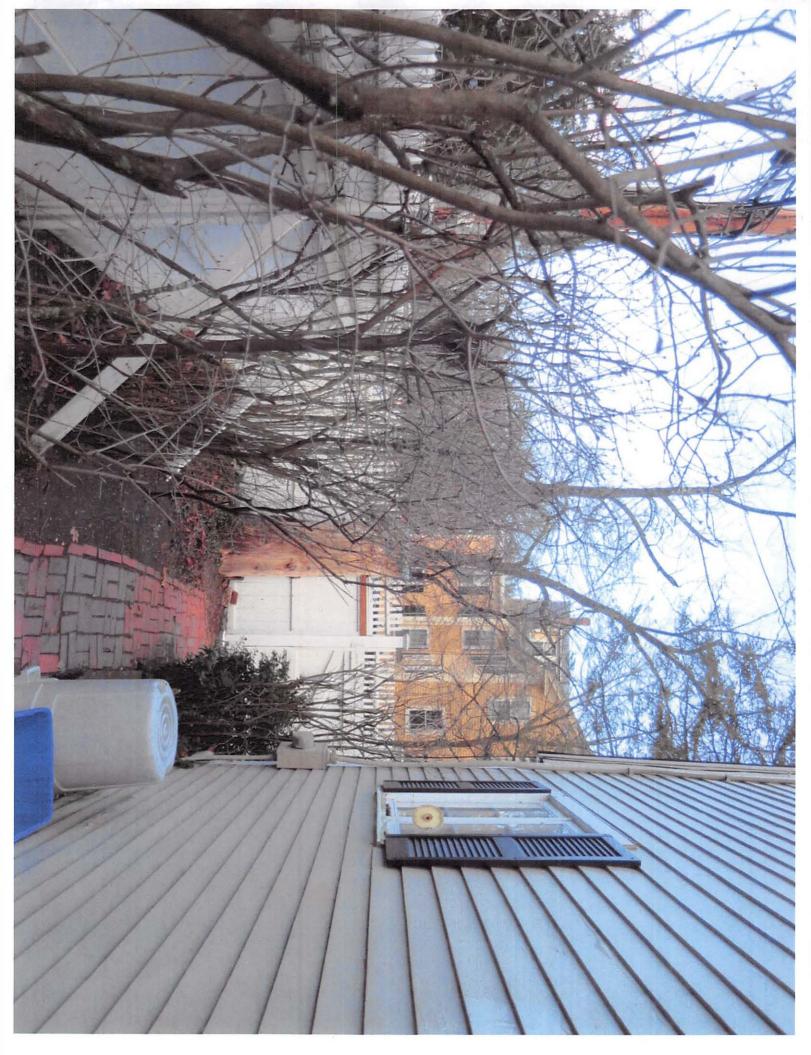
| Scale | 1/4" = 1'-0" |
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| PROJECT NUMBER | 16046 |
| DATE | 12.05.2016 |
| | SCHEMATIC DESIGN |

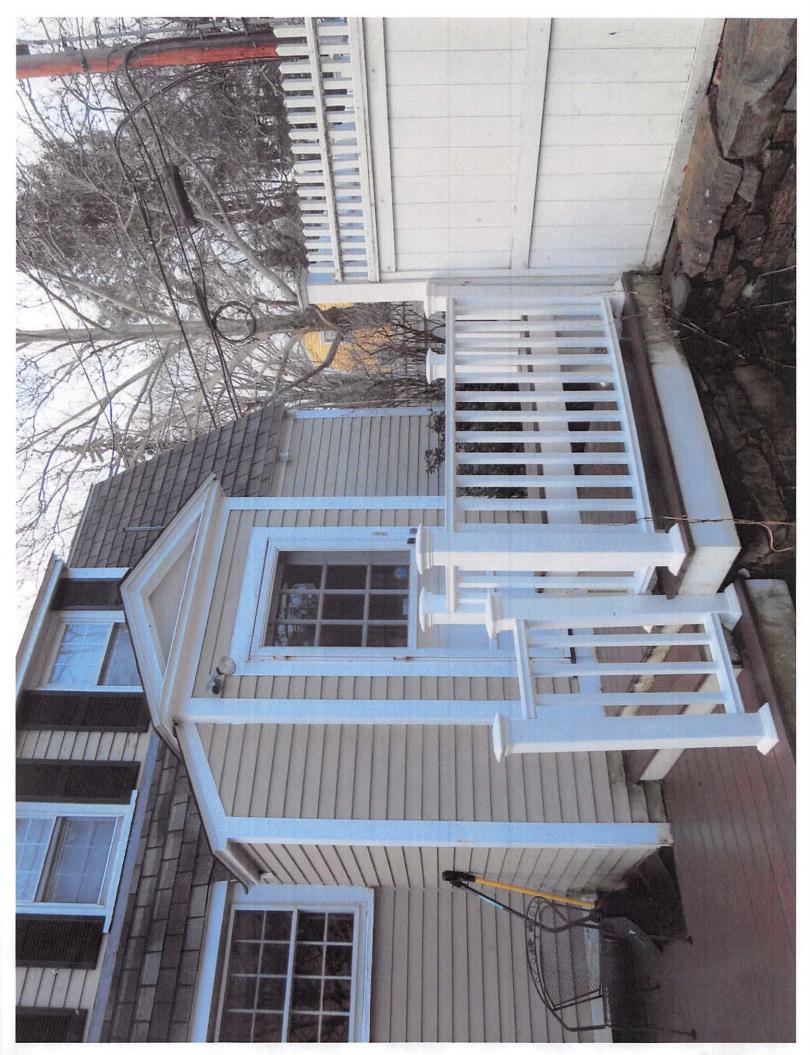




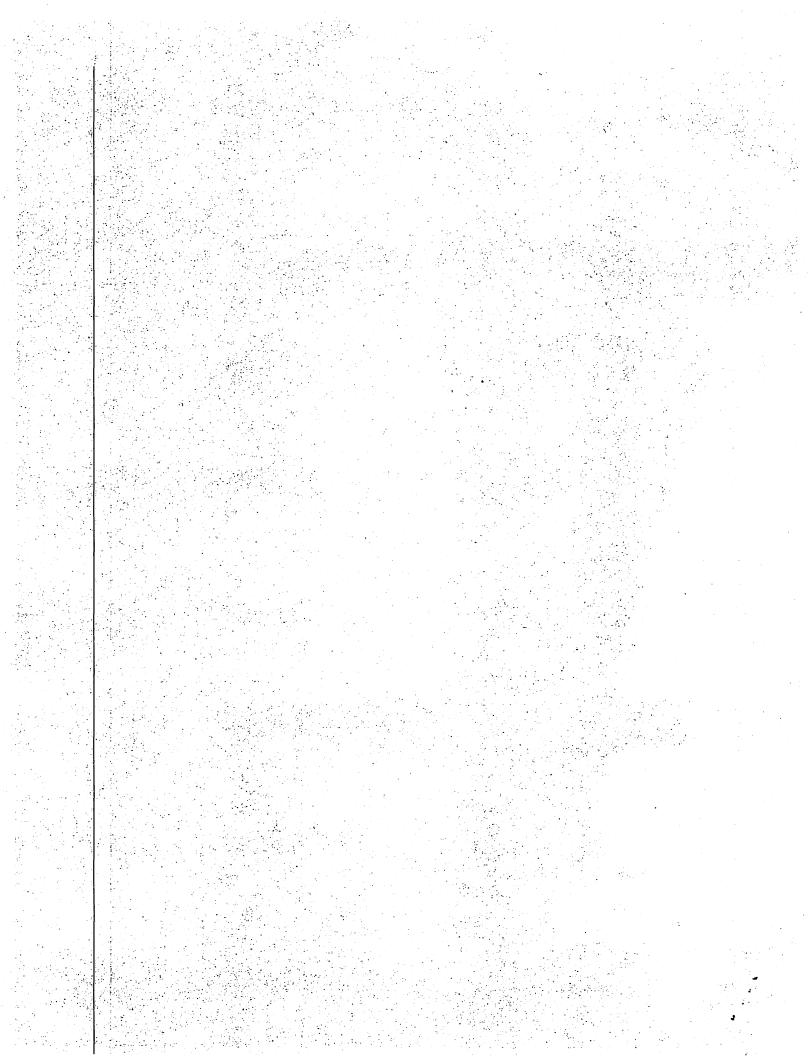


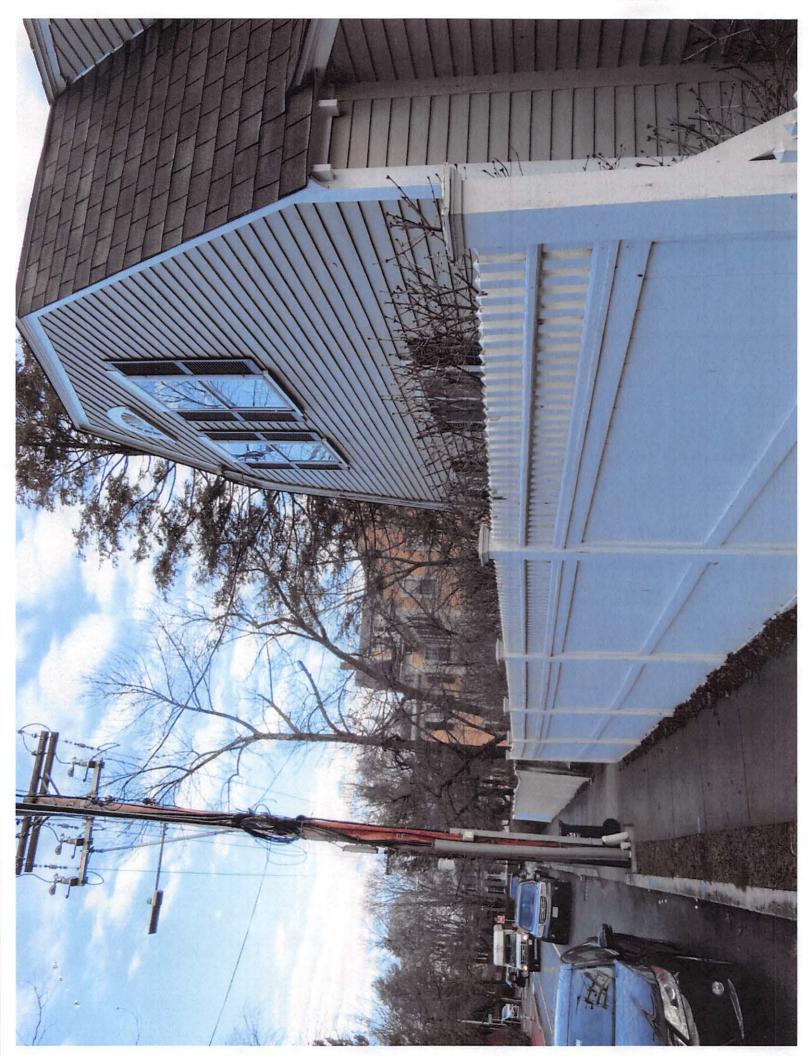


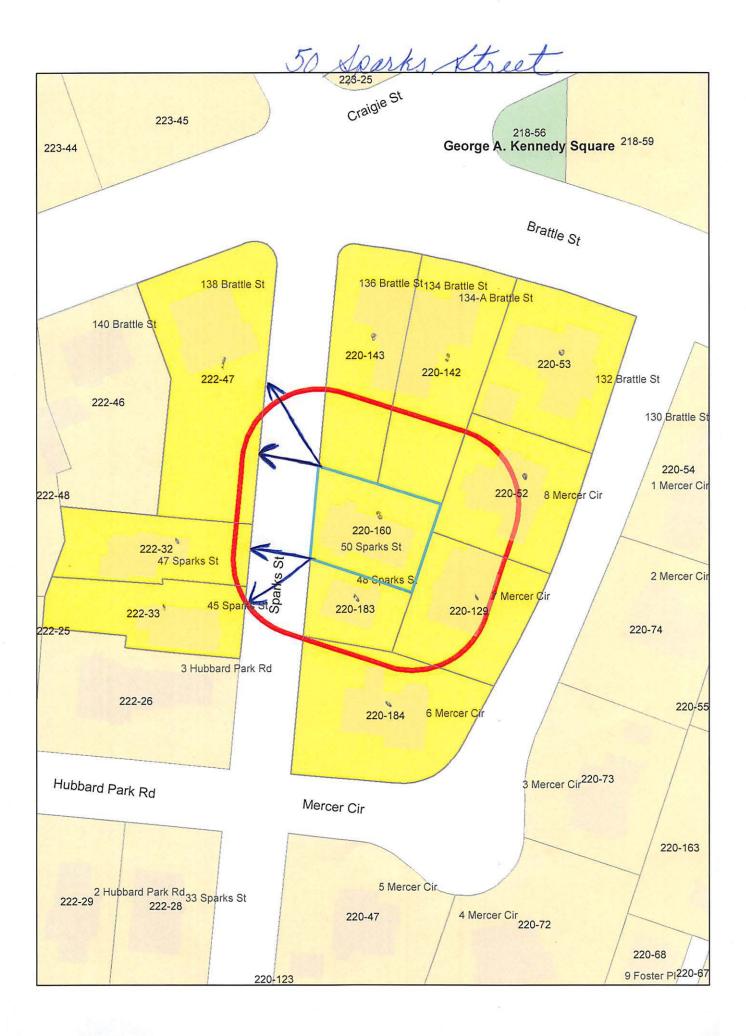












220-52 DWORSKY, ALAN J., TR. OF DWORSKY FAMILY REALTY TRUST 8 MERCER CIRCLE CAMBRIDGE, MA 02138

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

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

222-33 FRUG, GERALD 45 SPARKS ST CAMBRIDGE, MA 02138 220-53
BALBONI, PHILIP S. &
ELIZABETH C. HOUGHTELING
9 MERCER CIRLE
CAMBRIDGE, MA 02138

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

50 Sparks St

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

222-47 SMITH, SANDFORD D. & ELLAN CATES C/O KENEB, MICHAEL A. & JULIE A. KANEB 138 BRATTLE ST CAMBRIDGE, MA 02138 MULROONEY A+D C/O SHANE MULROONEY 51 MELCHER STREET BOSTON, MA 02210

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

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

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



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

1 SITE PLAN 3/16" = 1'-0"



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 S | treet | | |
|--|---|---|--|
| The above-referenced property is subject to the jurisdiction reason of the status referenced below: | of the Camb | oridge Historical Co | ommission (CHC) by |
| Old Cambridge Historic District Fort Washington Historic District | District nservation D vation Distric n: and various C as recorded) d therefore su equired by IS on of demoli for proposed ac property ar as listed on the attion, upon re | City Council Orders ubject to CHC revie D. (City Code, Ch. tion. work. nd the structure is le e National Register equest. | ew of any application 2.78, Article II). See ess than fifty years |
| The Board of Zoning Appeal advises applicants to complet Conservation District Commission reviews before appearing | | | ghborhood |
| If a line indicating possible jurisdiction is checked, the d Historical Commission to determine whether a hearing | | | e staff of the |
| CHC staff initialsSLB | Date _ | December 13, | 2016 |
| Received by Uploaded to Energov Relationship to project BZA 12199-2016 | Date _ | December 13, | 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