

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: V Appeal: _____

PETITIONER: MICHAEL & KARLENE SALGUERO

PETITIONER'S ADDRESS: 56 PARK AVE.

LOCATION OF PROPERTY: 55 PARK AVE.

TYPE OF OCCUPANCY: RESIDENTIAL ZONING DISTRICT: B

REASON FOR PETITION:

<u>V</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

_____ ADDITION TO THE SOUTH SIDE OF THE HOUSE

_____ ADDITION ON THE BACK PORCH FILLING
IN THE SPACE UNDER A SECOND FLOOR ROOM

SECTIONS OF ZONING ORDINANCE CITED:

Article 5. Section 31 RESIDENTIAL DISTRICTS DIMENSIONAL

Article _____ Section _____ REQUIREMENTS.

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Perry King Neubauer
(Petitioner(s)/Owner)

PERRY KING NEUBAUER
(Print Name)

Address: 108 HOLWORTHY ST.

CAMBRIDGE 02138

Tel. No.: 617 234 4434

E-Mail Address: PERRYKNEUBAUER@GMAIL.COM

Date: _____

MIKE & KARLENE TO GET NOTARIZED

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 MICHAEL AND KARLENE SALGUERO
(OWNER)

Address: 56 PARK AVE CAMBRIDGE, MA 02139

State that I/We own the property located at 55-57 PARK AVE CAMBRIDGE which is the subject of this zoning application.

The record title of this property is in the name of _____

*Pursuant to a deed of duly recorded in the date 11/03/2017, Middlesex South County Registry of Deeds at Book 70203, Page 527; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

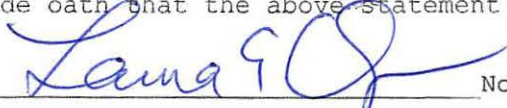

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

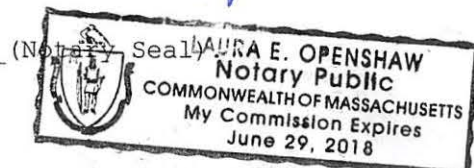
ARCHITECT COMMISSIONED BY OWNER

Commonwealth of Massachusetts, County of Middlesex

The above-name Michael Salguero personally appeared before me, this 23rd of April, 2018, and made oath that the above statement is true.


Notary

My commission expires 6/29/18



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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: SALGUERO PRESENT USE/OCCUPANCY: RESIDENTIALLOCATION: 55 PARK AVE 02138 ZONE: BPHONE: _____ REQUESTED USE/OCCUPANCY: RESIDENTIAL

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR AREA:	4,025 SF	4,342 SF	3,044 SF (max.)
LOT AREA:	6,556 SF		5,000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	0.61	0.66	0.50/35 (max.)
LOT AREA FOR EACH DWELLING UNIT:	6,556 SF	6,556 SF	2500/4000 (min.)
SIZE OF LOT:			
WIDTH	74 FT.		50 FT. (min.)
DEPTH			
Setbacks in Feet:			
FRONT	10.4 FT	10.4 FT	15.0 FT (min.)
REAR	26 FT	26 FT	25 FT. (min.)
LEFT SIDE	90 FT ±	90 FT ±	15 FT. (min.)
RIGHT SIDE	6.5 FT	6.5 FT	7.5 FT. (min.)
SIZE OF BLDG.:			
HEIGHT	31 FT.	31 FT.	35 FT. (max.)
LENGTH	57.2 FT	57.2 FT	
WIDTH	24.9 FT.	30.9 FT	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³⁾	4962 ÷ 6556 = 0.75	4710 ÷ 6550 = 71%	40% (min.)
NO. OF DWELLING UNITS:	2	1	2 (max.)
NO. OF PARKING SPACES:	1		(min./max)
NO. OF LOADING AREAS:	0		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:			(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.

NO OTHER OCCUPANCIES ON SAME LOT.

WOOD FRAME CONSTRUCTION.

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'.

SALGUERO ZONING APPLICATION

Attachment B, Page 56

- A) Literal enforcement:** The additional area under the porch (which is intended as a mud room) would impose hardship because a family with three children would track in mud and other substances directly to the house. The removal of the proposed extension on the south side would impose a hardship because the two floors would lose their two-story space which serves to unify the two floor plates and reduce the amount of natural light penetrating the façade.
- B) Hardship is not** caused by soil conditions , topography or existing structures. The hardship is caused by the fact that the house was built in the 1920s, long before there was a Zoning Ordinance in Cambridge. The house is nonconforming because the side and front yards were built in a different era when setbacks were not established.
- C) Desirable relief** may be granted without either:
- 1) Substantial detriment to the public good because the public would barely notice the addition for the mud room. On the other hand, the extension on the south side would be aesthetically more pleasing than the long boring existing facade. In addition, this addition would increase the property values of surrounding properties (a rising tide raises all boats).
 - 2) Relief may be granted without nullifying...because the proposed additions would be well within the Ordinance were it not for the property lines and setbacks established in the 1920s.

BZA APPLICATION FORM

GENERAL INFORMATION

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2018 MAY -1 AM 11:30
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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PETITIONER'S ADDRESS: 56 PARK AVE.

LOCATION OF PROPERTY: 55 PARK AVE.

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Perry King Neubauer
(Petitioner(s)/owner)

PERRY KING NEUBAUER
(Print Name)

Address: 108 HOLWORTHY ST.
CAMBRIDGE 02138

Tel. No.: 617 234 4434

E-Mail Address: PERRYKNEUBAUER@GMAIL.COM

Date: _____



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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 55 Park Avenue

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)
- ☒ Structures 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.
- ☐ 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 May 10, 2018

Received by Uploaded to Energov

Date May 10, 2018

Relationship to project BZA 16243-2018

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.

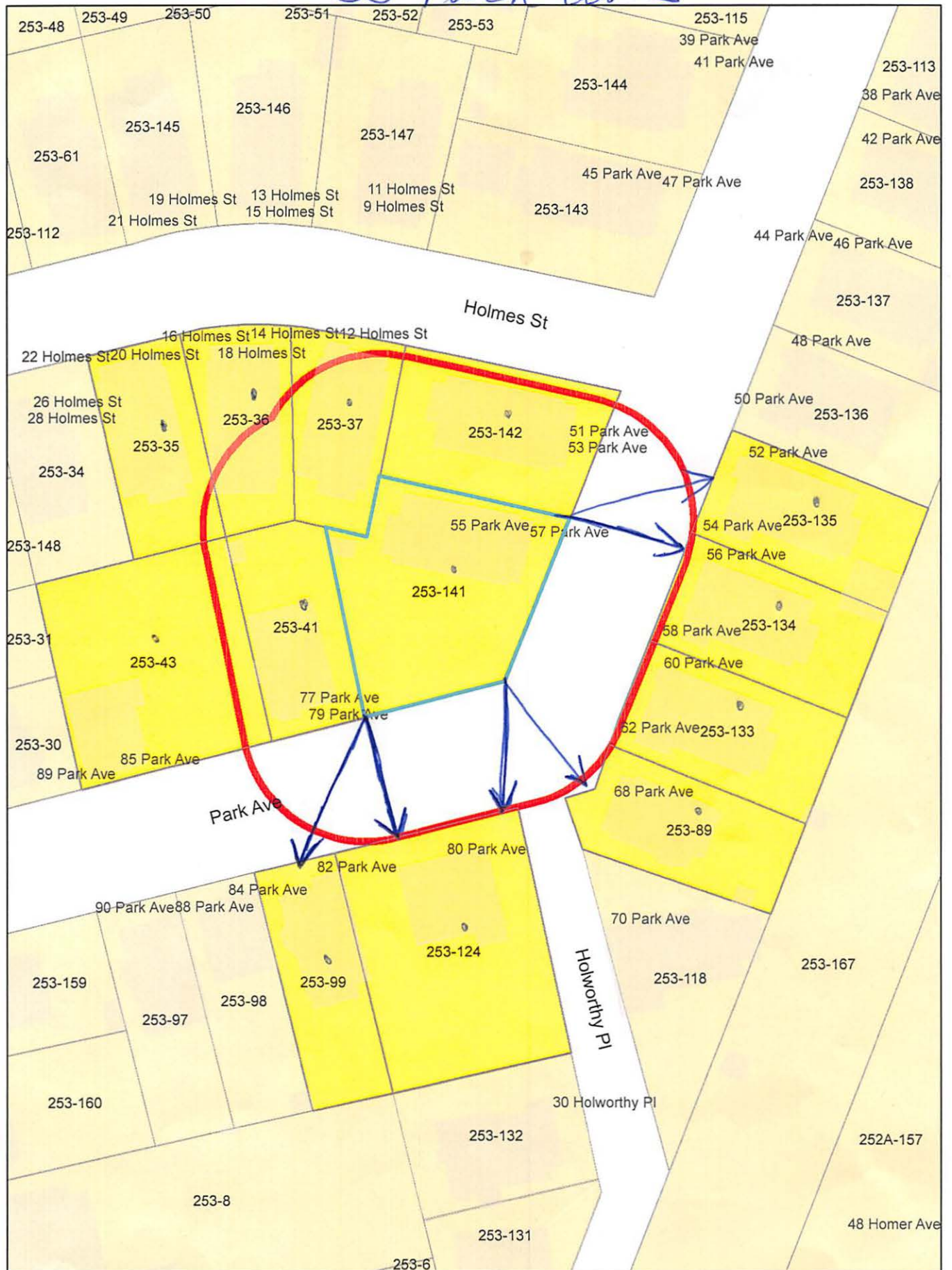
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

55 Park Ave



55 Park Ave

Petitioner

253-35
CALIORO, VIRGINIA L.,
TR. OF THE CALIORO REALTY TRUST
22 HOLMES ST
CAMBRIDGE, MA 02138

253-36
CATERINA, THOMAS L., MICHAEL D. CATERINA &
JOSEPH M. CATERINA
18 HOLMES ST
CAMBRIDGE, MA 02138

PERRY KING NEUBAUER
108 HOLWORTHY STREET
CAMBRIDGE, MA 02138

253-43
LOBACHEVA, YULIYA
85 PARK AVE
CAMBRIDGE, MA 02141

253-89
KUMAR, RAMESH &
NATASHA KUMAR WARIKOO
68 PARK AVE
CAMBRIDGE, MA 02138

MICHAEL & KARLENE SALGUERO
56 PARK AVENUE
CAMBRIDGE, MA 02138

253-124
IANELLI, JOSEPH J. & NINA ROSE IANELLI
80 PARK AVE
CAMBRIDGE, MA 02138

253-133
PIZZUTO, THOMAS M., EDWARD A. PIZZUTO &
STEPHEN P. PIZZUTO
60 PARK AVE
CAMBRIDGE, MA 02138

253-134
TOLLES, CHRISTOPHER & VICTORIA TOLLES
56 PARK AVE
CAMBRIDGE, MA 02138

253-135
SULLIVAN, MARK J.
54 PARK AVE,
CAMBRIDGE, MA 02138

253-141
STEPHENS, MAUREEN T.
55-57 PARK AVE
CAMBRIDGE, MA 02138

253-142
JOYCE, THOMAS J. P.
53 PARK AVE
CAMBRIDGE, MA 02138

253-41
CREEDON, PAUL A. & PAIGE A. CLUNIE
77-79 PARK AVE., #1
CAMBRIDGE, MA 02141

253-41
HALLAREN, ROSEMARY G.
77-79 PARK AVE. UNIT#3
CAMBRIDGE, MA 02138

253-41
ONISHUK, ELIZABETH B.
77-79 PARK AVE. UNIT#2
CAMBRIDGE, MA 02138

253-37
KATZ, LAURENCE & KELLY KATZ
14 HOLMES ST.
CAMBRIDGE, MA 02138

253-99
IANELLI, JOSEPH J. & NINA R. IANELLI TRUSTEE
80 PARK AVE
CAMBRIDGE, MA 02138

Rebecca Pond
82 Park Ave
Cambridge, MA 02138
617-777-3697
rebeccapond@gmail.com

April 25, 2018

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Sir or Madam:

I write to express my support of Mike and Karlene Salguero's plans to build an addition to their property at 55-57 Park Ave in Cambridge. I live across the street at 82 Park Avenue. Mike and Karlene have shared their plans with me and I fully support the plan. Please feel free to contact me with any questions.

Sincerely,

Rebecca Pond

Paul Creedon
77 Park Ave
Cambridge, MA 02138
774-217-8626
pacreedon@gmail.com

April 23, 2018

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

Dear Board of Zoning Appeal,

I write in full support of Mike and Karlene Salguero's application to build an addition to their property at 55-57 Park Ave in Cambridge. My wife and I live adjacent to the property at 77 Park Ave. We have had an opportunity to review plans for the proposed addition and see no reason to object to their application for appeal.

Sincerely,

Paul Creedon

Chris and Tory Tolles
56-58 Park Ave
Cambridge, MA 02138
908-377-6515
christolles@gmail.com

Monday, April 23, 2018

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

To Whom It May Concern:

As homeowners in West Cambridge and neighbors-to-be of Mike and Karlene Salguero, we'd like to voice our support for their application to modify their property at 55-57 Park Ave in Cambridge. We will be across the street neighbors to the Salgueros and believe their proposed addition, plans for which we have seen in detail, raises no concern or grounds for objection. Thank you for your attention in this matter, and feel free to reach out if you have any questions.

Best regards,

A handwritten signature in black ink that reads "Chris Tolles". The signature is stylized, with the first name "Chris" written in a cursive-like font and the last name "Tolles" in a more upright, blocky style. There is a small mark at the end of the signature.

Chris Tolles



50 Park
Ave

810E
91E910-129
2018



50 Park
Ave

812
97-0110-129



PROJECT NO. 25448

ay Ter

252A

Holworthy Pl

66 Hom

153
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