

BZA APPLICATION FORM

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following: 2020 DEC - 7 PM 12: 08

Special Permit:  Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_ OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: PRITHVIRAJ ; KERRY TANWAR

PETITIONER'S ADDRESS: 56 CHURCHILL AVE, CAMBRIDGE, MA 02140

LOCATION OF PROPERTY: 56 CHURCHILL AVE

TYPE OF OCCUPANCY: CONDOMINIUM ZONING DISTRICT: \_\_\_\_\_

REASON FOR PETITION:

- |   |  |
|---|--|
| <input type="checkbox"/> Additions                                | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy                  | <input type="checkbox"/> Parking       |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's     | <input type="checkbox"/> Sign          |
| <input type="checkbox"/> Dormer                                   | <input type="checkbox"/> Subdivision   |
| <input checked="" type="checkbox"/> Other: <u>FINISH BASEMENT</u> |  |

DESCRIPTION OF PETITIONER'S PROPOSAL:

FINISH BASEMENT, 411 SF, USED AS A FAMILY ROOM,  
EXPAND IN EXISTING DWELLING, NO ADVERSE CONDITIONS TO ADJUTTERS

SECTIONS OF ZONING ORDINANCE CITED:

Article 2 Section 2-16

Article \_\_\_\_\_ Section \_\_\_\_\_

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): Kerry Tanwar Prithviraj Tanwar  
(Petitioner(s)/Owner)  
Kerry Tanwar ; PRITHVIRAJ TANWAR  
(Print Name)

Address: 56 Churchill Ave.  
Cambridge - MA 02140

Tel. No.: 617-803-7373

E-Mail Address: kerrytanwar@gmail.com

Date: 10/6/20

**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 PRITHVIRAJ TANWAR KERRY TANWAR  
(OWNER)

Address: 56 CHURCHILL AVE CAMBRIDGE, MA 02140

State that I/We own the property located at 56 CHURCHILL AVE, which is the subject of this zoning application.

The record title of this property is in the name of PRITHVIRAJ TANWAR  
KERRY TANWAR

\*Pursuant to a deed of duly recorded in the date 9-10-2015, Middlesex South County Registry of Deeds at Book 66053, Page 568; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Kerry Tanwar Prithvi Tanwar  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

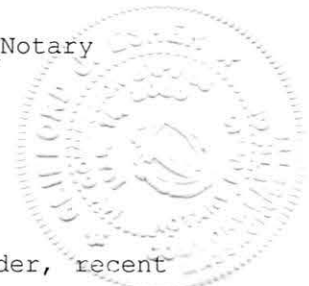
\*Written evidence of Agent's standing to represent petitioner may be requested.

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Commonwealth of Massachusetts, County of Suffolk

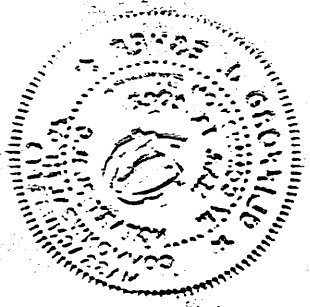
The above-name Kerry Tanwar and Prithvi Tanwar personally appeared before me, this 6<sup>th</sup> of October, 2020, and made oath that the above statement is true.

Cheryl F. Ed Notary

My commission expires 3/16/2023 (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

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 \_\_\_\_\_ (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:

NA

- 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: PRITHVIRAT KERRY TANWAR PRESENT USE/OCCUPANCY: CONDO

LOCATION: 56 CHURCHILL AVE ZONE: \_\_\_\_\_

PHONE: 617 803 7373 REQUESTED USE/OCCUPANCY: CONDO - EXTENDED LIVING SPACE

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1718</u>	_____	_____ (max.)
<u>LOT AREA:</u>	<u>FLOOR AREA 3676 3 UNITS</u>	_____	_____ (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	<u>9003 SF</u>	_____	_____ (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	_____	_____	_____ (min.)
<u>SIZE OF LOT:</u>			
WIDTH	_____	_____	_____ (min.)
DEPTH	_____	_____	_____ (min.)
<u>Setbacks in Feet:</u>			
FRONT	_____	_____	_____ (min.)
REAR	_____	_____	_____ (min.)
LEFT SIDE	_____	_____	_____ (min.)
RIGHT SIDE	_____	_____	_____ (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	_____	_____	_____ (max.)
LENGTH	_____	_____	_____ (min.)
WIDTH	_____	_____	_____ (min.)
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>	_____	_____	_____ (min.)
<u>NO. OF DWELLING UNITS:</u>	_____	_____	_____ (max.)
<u>NO. OF PARKING SPACES:</u>	_____	_____	_____ (min./max)
<u>NO. OF LOADING AREAS:</u>	_____	_____	_____ (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	_____	_____	_____ (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.

INTERIOR REGULATIONS

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'.

## **Churchill Square Condominium Trust**

January 6, 2020

Kerry and Prithvi Tanwar  
56 Churchill Avenue  
Cambridge, MA 02140

### **Re: Renovation Request - Basement Renovation Approval**

Dear Mr. and Mrs. Tanwar:

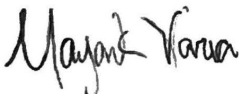
On behalf of the Trustees of Churchill Square Condominium Trust, we received your plans for the renovation of the basement of your home. Your request has been approved, based on the information submitted, with the conditions listed below:

1. All work must be completed in a quality manner;
2. All construction costs will be at the expense of the homeowner; and
3. Any future maintenance or improvements will be at the expense of the homeowner.

Please remember it is the homeowner's responsibility to secure Building Permits, Structural Approvals, Safety Inspections and any other approvals required by county or municipal authority.

If you have any questions please contact me at [-mvaria@mvaria.com](mailto:mvaria@mvaria.com).

Sincerely,



Mayank Varia  
Authorized Representative and Trustee  
Churchill Square Condominium Trust

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\* \* \* \* \*

(6:03 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Andrea A. Hickey, Matina Williams and  
Jason Marshall

CONSTANTINE ALEXANDER: With that by the way of  
background, I'm going to call Case Number 100817 -- 56  
Churchill Avenue. Anyone here wish to be heard on this  
matter?

[Pause]

Are they there? If someone's here on this matter,  
could you please identify yourself?

DAN WALSH: Can you hear me now? Dan Walsh?

CONSTANTINE ALEXANDER: Now I can hear you, yes.

DAN WALSH: Okay, good, thank you. Yes, my name  
is Dan Walsh. Good evening. I'm from Lux Renovations. We  
are looking for a lead from Article 2, Section 2.16 for FAR  
to extend living space for a growing family at 56 Churchill  
Ave.

CONSTANTINE ALEXANDER: Excuse me, sir.

DAN WALSH: Do we --

CONSTANTINE ALEXANDER: Excuse me.

1           DAN WALSH: Sure.

2           CONSTANTINE ALEXANDER: I want to stop you right  
3 here. The application -- this case started a while back --

4           DAN WALSH: Yeah.

5           CONSTANTINE ALEXANDER: -- and we continued the  
6 case because there was no notice posted, as required by our  
7 ordinance, and as every other person who was going to be  
8 heard that night complied with. We continued the case until  
9 tonight. I look at the file, there's nothing in it.

10           The dimensional form has not been completed. The  
11 supporting statements for a special permit have not been  
12 completed -- the lawyers wrote, "N/A" -- and since this is a  
13 condo, I don't see anything on file from the condo  
14 association supporting or opposing the proposed relief.

15           So based upon all this, I'm going to talk about  
16 continue this case again, and hopefully by the time we have  
17 it again, you or your client will put together a completed  
18 application and not what we have right now, which is a  
19 nonapplication.

20           If we continue the case for a month, do we have  
21 any room, Sisia?

22           What date is that, again?



1           SISIA DAGLIAN: A month would be March 25, yeah.

2           CONSTANTINE ALEXANDER: Okay. The Chair moves  
3 that we continue this case as a case -- well, first before I  
4 do that, so do you understand what I've just said and what  
5 has to be done?

6           DAN WALSH: No, I don't understand what needs to  
7 be done. I'll have to do some research on what needs to be  
8 completed with this.

9           CONSTANTINE ALEXANDER: Okay. You'll have to --  
10 you'll see in a second when I make my motion, you'll have to  
11 post a sign with a new hearing date in two weeks. So that  
12 gives you two weeks. If we do it to March 25, you've got  
13 two weeks to get up to speed -- well, you don't really have  
14 to be up to speed to post a sign, but will March 25 --

15           DAN WALSH: Can I just change the -- excuse me,  
16 can I just change the date on the existing sign, or do I  
17 need to pick up a new sign?

18           CONSTANTINE ALEXANDER: Yeah. I'm going to get to  
19 that, but yes, you can.

20           DAN WALSH: Okay, okay.

21           CONSTANTINE ALEXANDER: That's -- you don't have  
22 to get a new sign, that is correct. So -- and March 25,

1 that's acceptable for you too?

2 DAN WALSH: Yes.

3 CONSTANTINE ALEXANDER: Okay. The Chair moves  
4 that this case be continued until 6:00 p.m. on March 25,  
5 subject to the:

6 One, that the petitioner sign a waiver of time for  
7 decision. And that has been done in connection with the  
8 prior continued, so that has been taken care of.

9 Two, that a new sign must be posted and maintained  
10 for the 14 days required by our ordinance. And by "new" it  
11 is entirely sufficient you take the current sign and use a  
12 magic marker and change the date and -- you don't even have  
13 to change the time, I think it's 6:00 now -- so change it so  
14 that it corresponds to the new date and time.

15 And again, that has to be maintained for the 14  
16 days required by our ordinance.

17 And lastly, to the extent there are any new or  
18 modified plans, you're going to change what's in our files  
19 now, those changes must be in our files no later than 5:00  
20 p.m. on the Monday before March 25.

21 One other thing, sir, this is a condominium. We  
22 need a document in our files that shows that the condominium

1 supports or opposes -- one way or another we need a  
2 communication from the condo association, presumably from  
3 the Trustees with regard to this matter. And again, that  
4 must be in our files no later than 5:00 p.m. on the Monday  
5 before March 25.

6 Are any other questions I can answer for you right  
7 now, since there seems to be a little bit of confusion about  
8 what has to be done and how this process works?

9 DAN WALSH: I'm going to have to do research on  
10 it. I'm not aware of it. I've only done the appeals in  
11 Boston, and this is how I've performed with them before. So  
12 if this is a little different, I'm going to have to do some  
13 research on how it's done.

14 CONSTANTINE ALEXANDER: Well, if you have some  
15 questions, reach out to the Inspectional Services  
16 Department, and there will be folks there who can try to  
17 help --

18 DAN WALSH: I appreciate that, thank you.

19 CONSTANTINE ALEXANDER: Okay. Seems to me there  
20 was something else I was going to mention, but it's escaped  
21 me. All right. I think we're all set. We're going to take  
22 a vote. Brendan?

1           BRENDAN SULLIVAN: Brendan Sullivan yes to the  
2 continuance.

3           CONSTANTINE ALEXANDER: Matina?

4           MATINA WILLIAMS: Matina Williams yes to the  
5 continuance.

6           CONSTANTINE ALEXANDER: Andrea?

7           ANDREA HICKEY: Andrea Hickey yes to the  
8 continuance.

9           CONSTANTINE ALEXANDER: Jason?

10          JASON MARSHALL: Jason Marshall yes to the  
11 continuance.

12          CONSTANTINE ALEXANDER: And the Chair votes yes to  
13 the continuance as well.

14                   [All vote YES]

15           So this case is continued until 6:00 p.m. on March  
16 25, subject to compliance with the conditions that I've  
17 previously enumerated.

18                   [CASE CONTINUED]

19          BRENDAN SULLIVAN: Mr. Chairman, this is Brendan  
20 Sullivan. Dan, are you still there?

21          CONSTANTINE ALEXANDER: Hello?

22          BRENDAN SULLIVAN: Dan, are you still there? He's

1 off. Okay. Yeah, that's --

2 CONSTANTINE ALEXANDER: All right. We'll move on  
3 to our next case.

4 The Chair will call --

5 DAN WALSH: Sir, I am still here. I just -- I  
6 just -- I don't know if you can hear me?

7 BRENDAN SULLIVAN: Oh, I'm sorry. Dan, you are  
8 still there? Okay.

9 DAN WALSH: I am still here, I'm sorry.

10 BRENDAN SULLIVAN: This is Brendan Sullivan. If  
11 you go on the city website --

12 DAN WALSH: Okay.

13 BRENDAN SULLIVAN: Cambridge Mass -- link onto,  
14 "Inspectional Services," there will be a link then there to  
15 the Board of Zoning Appeal. And it'll also highlight  
16 tonight's meeting, continued cases. If you click onto that,  
17 there will be your file there, public record. You may want  
18 to download that unless you have a file in front of you, the  
19 completed file.

20 You will see that there are two forms there that  
21 Mr. Alexander referenced. One is the dimensional form which  
22 needs to be filled out, and the other one would be the

1 supporting statements as to basically why we should grant  
2 you the relief being requested. So it's those two forms  
3 that are ostensibly blank that need to be filled in.

4 So if you download, you will see those two pages  
5 that need to be filled in, if that's a little bit more of an  
6 explanation as to what's going on.

7 DAN WALSH: I appreciate that info. Thank you  
8 very much.

9 BRENDAN SULLIVAN: Great.

10 CONSTANTINE ALEXANDER: And one other thing, I  
11 just want to alert you to the fact that if we should grant  
12 the zoning relief that you're seeking, it doesn't  
13 automatically mean that you can proceed with the project;  
14 you're going to have to go back to the Inspectional Services  
15 Department.

16 Because I think there are some issues -- not  
17 zoning issues -- you're going to have to work out with them.  
18 You might as well start having a dialogue, I suggest, before  
19 March 25, but I'll leave that up to you.

20 DAN WALSH: All right, thank you.

21 CONSTANTINE ALEXANDER: Thank you. Now, at last  
22 we'll move on to the next case.

## **Pacheco, Maria**

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**From:** Megan Kemp <kemp@adamdashlaw.com>  
**Sent:** Monday, March 22, 2021 10:51 AM  
**To:** Pacheco, Maria  
**Cc:** Kerry Tanwar; Prithvi Tanwar  
**Subject:** FW: BZA Continuance Request for 56 Churchill Avenue (BZA 100817)

Hi Maria,

I received a message from my clients that you could not find a copy of the request for the continuance for this matter. Please see the below e-mail from last week. If you need any other information from me or for me to attend the hearing this week in person to make the request, please let me know.

Best,

Megan M. Kemp, Esq.  
Adam Dash & Associates  
48 Grove Street, Suite 304  
Davis Square  
Somerville, MA 02144  
Tel: (617) 625-7334  
Fax: (617) 625-9452

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**From:** Megan Kemp  
**Sent:** Friday, March 19, 2021 9:36 AM  
**To:** mpacheco@cambridgema.gov  
**Subject:** BZA Continuance Request for 56 Churchill Avenue (BZA 100817)

Hi Maria,

I am writing to request a continuance for the Special Permit hearing scheduled for 3/25/2021 with respect to the above property. I was just recently hired by the property owner to take over this file, and we have a new architect currently drafting a new set of plans in order to amend the application that was filed by the previous contractor. However, the plans will not be ready in time for me to amend the application before next week's hearing. I would appreciate the board's willingness to continue the hearing for 1 more month so that the new architect and myself can get the application properly amended before it is back before the board.

If you need any other information from me or for me to attend to request the continuance in person next week, please let me know.

Your assistance and cooperation in this matter are greatly appreciated.

Sincerely,

Megan M. Kemp, Esq.

Adam Dash & Associates  
48 Grove Street, Suite 304  
Davis Square  
Somerville, MA 02144  
Tel: (617) 625-7334  
Fax: (617) 625-9452

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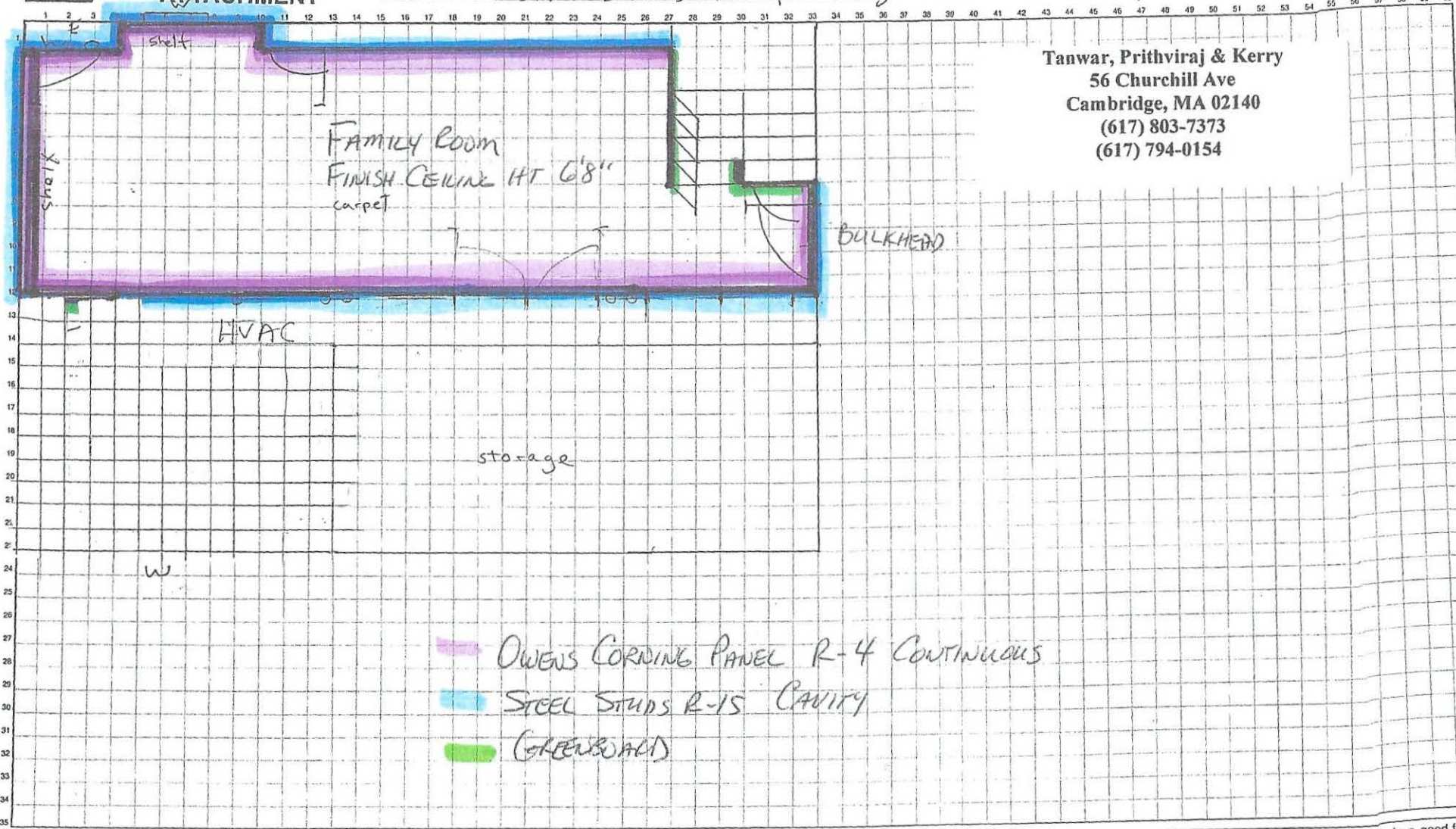




**CONTRACT  
SKETCH  
ATTACHMENT**

Customer Name Prithviraj Tanwar, Kerry L. Tanwar  
Contract Date 11-23-2019  
Customer Phone 617-803-7373 KerryTanwar@gmail.com

Customer Signature Kerry Tanwar & Prithviraj  
Sales Representative Signature [Signature]  
Contract Price \$59,290



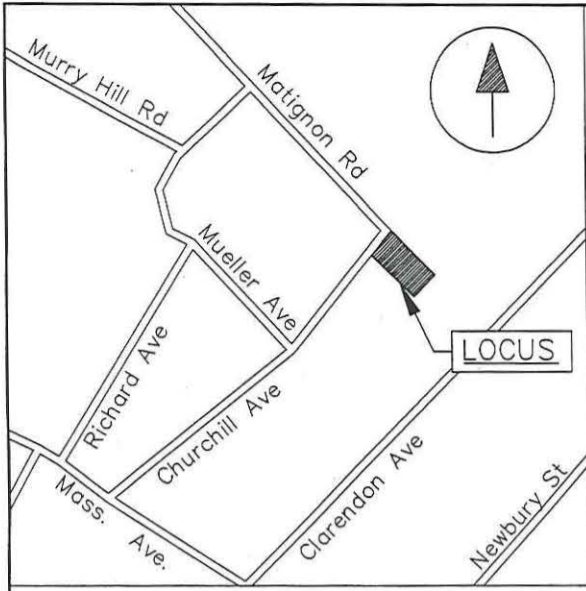
**Tanwar, Prithviraj & Kerry**  
56 Churchill Ave  
Cambridge, MA 02140  
(617) 803-7373  
(617) 794-0154

- OWENS CORNING PANEL R-4 CONTINUOUS
- STEEL STUDS R-15 CAVITY
- (GREENBOARD)

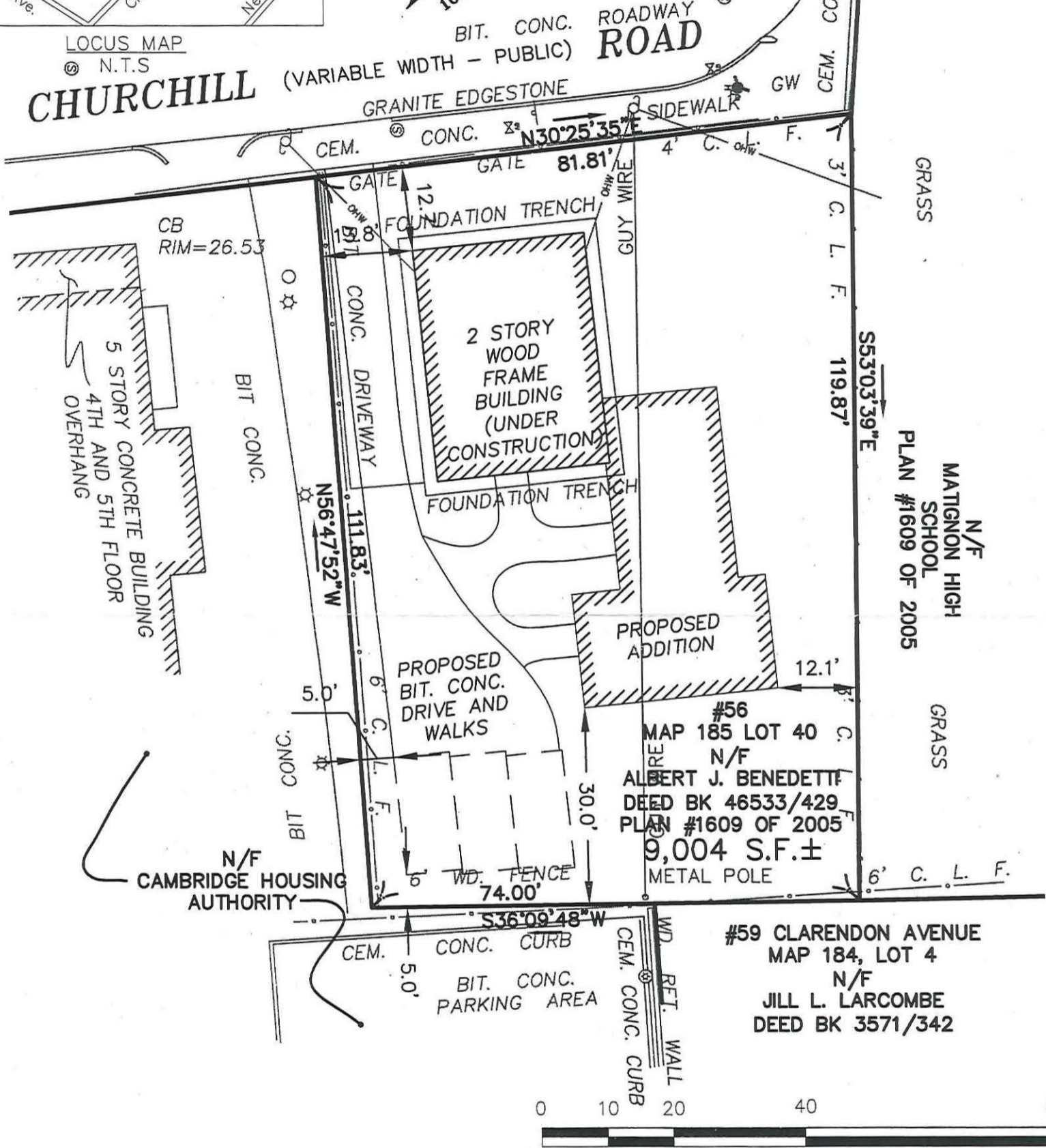
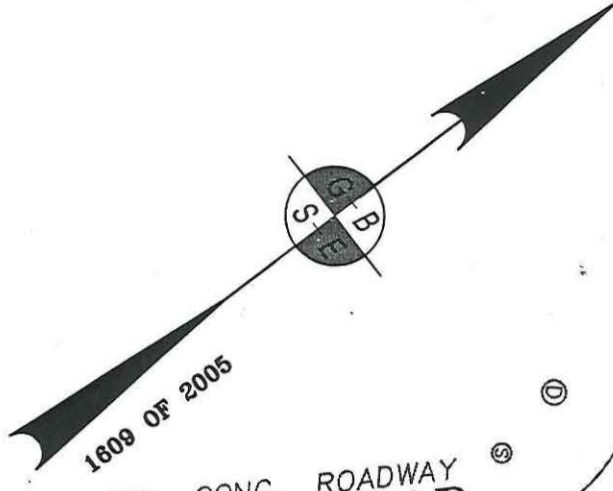
**NOTES:**  
\_\_\_\_\_  
\_\_\_\_\_

\*Each box equals one foot unless otherwise noted. This sketch is a good faith representation of the work to be done, it is understood that all dimensions derived from this sketch are approximate, and that all locations of outlets, light fixtures, plugs, jacks and/or switches are subject to change if necessary.





LOCUS MAP  
 N.T.S.  
**CHURCHILL**



**NOTES**

1. 3 PROPOSED PARKING SPACES ARE 8.5'x18.0'.

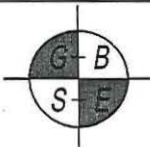
**LOT OPEN SPACE**

3,760 S.F. (OPEN SPACE) / 9,004 S.F. (LOT) = 41.8%



PLAN OF PROPOSED CONSTRUCTION  
 56 CHURCHILL ROAD  
 CAMBRIDGE, MASSACHUSETTS  
 (MIDDLESEX SOUTH DISTRICT)

PREPARED FOR  
 ALBERT BENEDETTI  
 P.O. BOX 307  
 WALPOLE, MA 02081



**GREATER BOSTON SURVEYING AND ENGINEERING**  
 19 FREDITH ROAD  
 WEYMOUTH, MA 02189  
 (781) 331-6128

18 FAIRVIEW ROAD  
 CANTON, MA 02021  
 (781) 562-0009

CALC: PJT

CHECKED: DGM

DATE: JUNE 29, 2006

SCALE: 1" = 20'

56 Churchill Ave

Retention

184-4  
LARCOMBE, JILL LOUISE  
61 CLARENDON AVE.  
CAMBRIDGE, MA 02140

184-3  
JUDSON, NICHOLAS M. & AMANDA JOY JUDSON  
63-35 CLARENDON AVE  
CAMBRIDGE, MA 02140

185-57  
TANWAR, PRITHVIRAJ & KERRY L. TANWAR  
56 CHURCHILL AVE 56  
CAMBRIDGE, MA 02140

184-197  
CAMBRIDGE HOUSING AUTHORITY  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

185-47  
LEONARDOS, NICHOLAS &  
RENEE ANN CHANDONNET  
2-4 FATHER MATIGNON ROAD  
CAMBRIDGE, MA 02140

DAN WALSH  
60 SHAWMUT ROAD  
CANTON, MA 02021

184-2  
KANTOR, FREDERICK D.  
EVELYN Z. KANTOR-LUGO  
69 CLARENDON AVE  
CAMBRIDGE, MA 02140

185-58  
ARCHDIOCESE CENTRAL HIGH SCHOOL INC.  
2121 COMMONWEALTH AVENUE  
BRIGHTON, MA 02135

185-57  
VARIA, MAYANK H.  
58 CHURCHILL AVE  
CAMBRIDGE, MA 02140

186-89  
WU, SHU-PEI & YUAN CHEN  
49-51 CHURCHILL AVE  
CAMBRIDGE, MA 02141

185-57  
ZHANG, SUIHUA  
60 CHURCHILL AVE  
CAMBRIDGE, MA 02140

184-12  
BOBALJIK, JONATHAN D. & SUSANNE  
WURMBRAND  
20-22 CHURCHILL AVE #22  
CAMBRIDGE, MA 02140

184-12  
KAFTAN, COLLEEN TRUSTEE COLLEN KAFTAN  
206 REVOCABLE TR.  
CITY OF CAMBRIDGE TAX TILE  
20-22 CHURCHILL AVE UNIT 20  
CAMBRIDGE, MA 02140

184-1  
91 CLAREDON DEVELOPMENT LLC,  
540 MAIN ST. SUITE 2  
WINCHESTER, MA 01890

184-199  
CAMBRIDGE CITY OF RECREATION DEPT.  
57 INMAN ST  
CAMBRIDGE, MA 02139

184-499  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

184-199  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER

9-B-22  
91 CLARENON DEVELOPMENT LLC  
C/O EDWARD CUTTING  
31 WILLOWDALE ROAD  
WINCHESTER, MA 01890

9-B-21  
ADAM HEATH  
FRANCES LITTELL  
87 CLARENDON AVE  
SOMERVILLE, MA 02144

9-B-20  
DELIO & REBECCA SUSI  
85 CLARENDON AVENUE  
SOMERVILLE, MA 02144

9-B-19  
MICHAEL J. GRIGGS &  
IVANA HRGA  
81 CLARENDON AVENUE  
SOMERVILLE, MA 02144

9-B-18  
KENNETH & MELANIE THOMPSON,  
TR. OF 79 CLARENDON AVE REALTY TR.  
360 LOWELL STREET  
LEXINGTON, MA 02420

9-B-23 & 9-B-48  
ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC.  
2121 COMMONWEALTH AVENUE  
BRIGHTON, MA 02135

9-B-24  
JING TENG  
34 HOOKER AVENUE #1  
SOMERVILLE, MA 02144

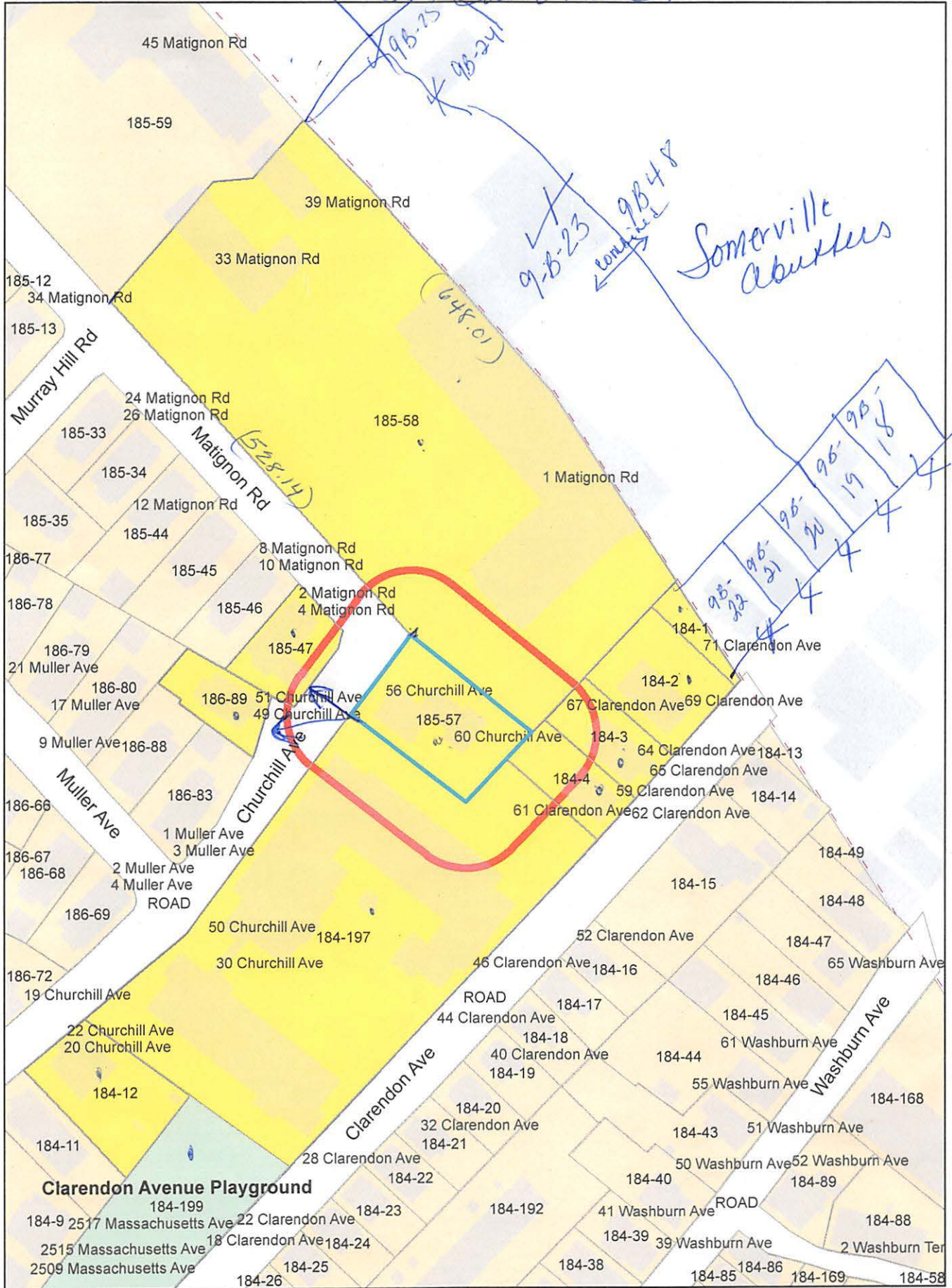
9-B-24-2  
ANEEL P. & METTE SHENKER  
935 TIMOTHY LANE  
MENLO PARK, CA 94025

9-B-24-3  
NANCY HUNTINGFORD  
36 HOOKER AVENUE #3  
SOMERVILLE, MA 02144

9-B-25  
PAMELA TSAKIRIDIS,  
KATERINA LIBRIZZO &  
LISA TAMMARO, TR.  
11 KENSINGTON AVENUE  
WOBURN, MA 01801

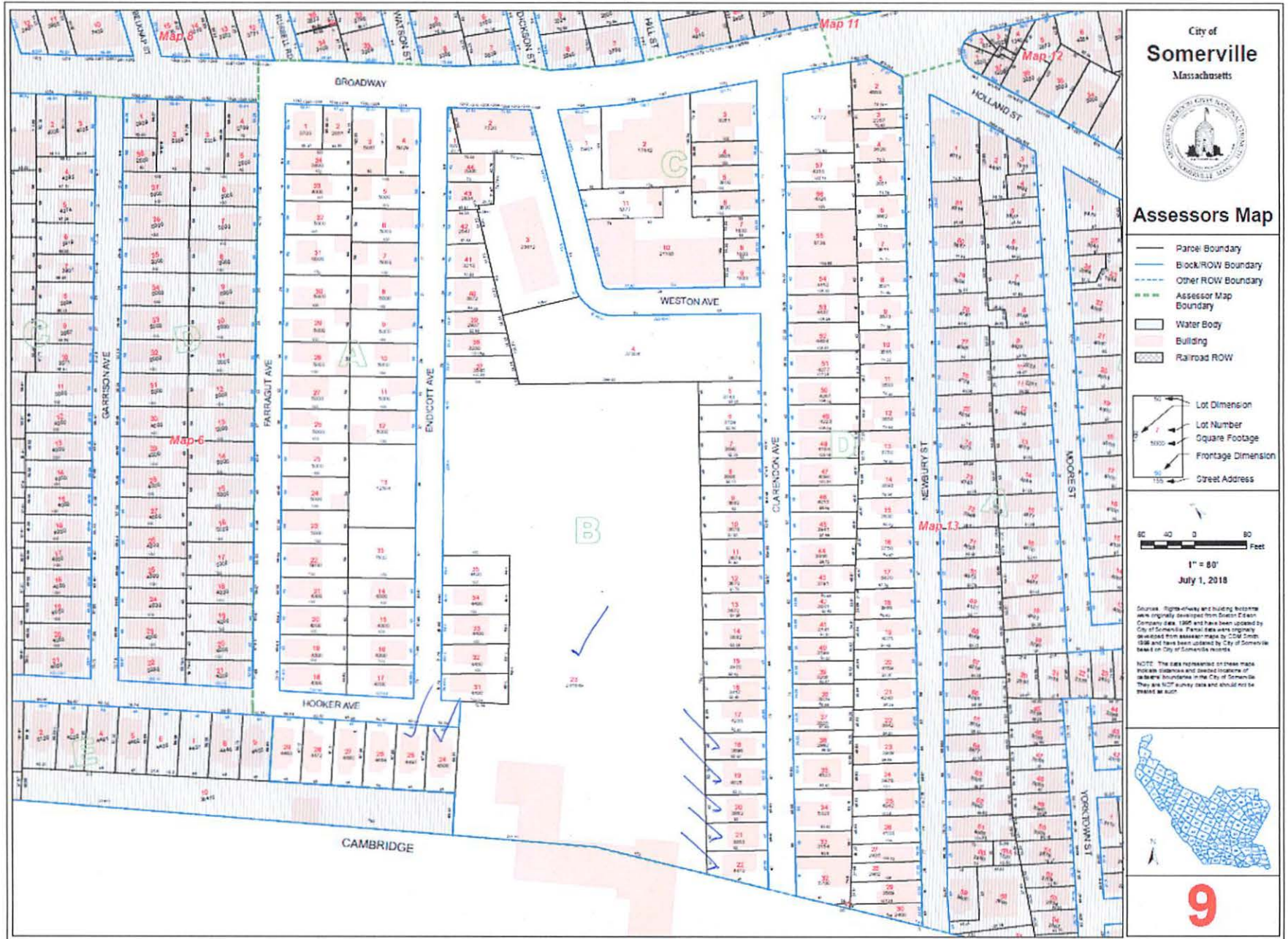


56 Churchill Rd.





# Somerville Map



**91 CLARENDON AVE**

Location 91 CLARENDON AVE Mblu 9/ B/ 22/ /  
 Acct# 13455095 Owner 91 CLARENDON DEVELOPMENT LLC  
 Assessment \$905,100 PID 2878  
 Building Count 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$439,500	\$465,600	\$905,100

**Owner of Record**

Owner 91 CLARENDON DEVELOPMENT LLC Sale Price \$1,125,000  
 Co-Owner EDWARD CUTTING Certificate  
 Address 31 WILLOWDALE RD Book & Page 70494/ 322  
 WINCHESTER, MA 01890 Sale Date 01/10/2018  
 Instrument 10

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
91 CLARENDON DEVELOPMENT LLC	\$1,125,000		70494/ 322	10	01/10/2018
JUDSON AMANDA J & NICHOLAS M & OLIVIA P	\$915,000		63915/ 209	00	07/15/2014
FODERA MARIA P & SUSI DELIO ET AL	\$10		58504/ 354	1F	02/17/2012
SUSI DELIO ET AL	\$10		46798/ 269	1H	01/10/2006
SUSI AMELIA B	\$1		35082/ 587	1J	03/20/2002

**Building Information**

**Building 1 : Section 1**

Year Built: 1920  
 Living Area: 2,352  
 Replacement Cost: \$815,442  
 Building Percent Good: 38  
 Replacement Cost  
 Less Depreciation: \$233,900

**Building Photo**

Building Attributes

**87 CLARENDON AVE**

Location 87 CLARENDON AVE

Mblu 9/ B/ 21/ /

Acct# 16549020

Owner HEATH ADAM

Assessment \$990,600

PID 2877

Building Count 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$412,500	\$578,100	\$990,600

**Owner of Record**

Owner	HEATH ADAM	Sale Price	\$375,000
Co-Owner	LITTELL FRANCES	Certificate	
Address	87 CLARENDON AVE	Book & Page	33109/ 509
	SOMERVILLE, MA 02144	Sale Date	06/22/2001
		Instrument	1A

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HEATH ADAM	\$375,000		33109/ 509	1A	06/22/2001
LITTELL WALTER D	\$249,000		21451/ 534	00	10/01/1991
JOHN SNELL	\$0				

**Building Information**

**Building 1 : Section 1**

Year Built: 1927  
 Living Area: 3,058  
 Replacement Cost: \$528,875  
 Building Percent Good: 78  
 Replacement Cost  
 Less Depreciation: \$412,500

**Building Photo**

Building Attributes	
Field	Description
Style	2-Decker
Model	Residential

**85 CLARENDON AVE**

Location 85 CLARENDON AVE

Mblu 9/ B/ 20/ 1

Acct# 02057190

Owner SUSI DELIO B & REBECCA M

Assessment \$1,036,900

PID 2876

Building Count 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$458,300	\$578,600	\$1,036,900

**Owner of Record**

Owner SUSI DELIO B & REBECCA M  
 Co-Owner  
 Address 85 CLARENDON AVE  
 SOMERVILLE, MA 02144

Sale Price \$1  
 Certificate  
 Book & Page 61056/ 11  
 Sale Date 01/28/2013  
 Instrument 1F

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUSI DELIO B & REBECCA M	\$1		61056/ 11	1F	01/28/2013
SUSI DELIO B	\$370,000		33842/ 170	00	10/17/2001
BOLIS MICHAEL A JR	\$17,500		11271/ 441		01/19/1966

**Building Information**

**Building 1 : Section 1**

Year Built: 1926  
 Living Area: 3,130  
 Replacement Cost: \$587,588  
 Building Percent Good: 78  
 Replacement Cost  
 Less Depreciation: \$458,300

**Building Photo**

Building Attributes	
Field	Description
Style	2-Decker
Model	Residential



**81 CLARENDON AVE**

**Location** 81 CLARENDON AVE

**Mblu** 9/ B/ 19/ /

**Acct#** 03155130

**Owner** GRIGGS J MICHAEL & IVANA HRGA

**Assessment** \$1,094,200

**PID** 2875

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$479,600	\$614,600	\$1,094,200

**Owner of Record**

**Owner** GRIGGS J MICHAEL & IVANA HRGA  
**Co-Owner**  
**Address** 81 CLARENDON AVE  
 SOMERVILLE, MA 02144

**Sale Price** \$485,000  
**Certificate**  
**Book & Page** 40305/ 367  
**Sale Date** 08/04/2003  
**Instrument** 10

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRIGGS J MICHAEL & IVANA HRGA	\$485,000		40305/ 367	10	08/04/2003
PHELAN JAMES A & DEMPSEY ANNE	\$195,000		26666/ 001	00	09/13/1996
TAI-CHUN PAN	\$190,000		18761/ 275	00	12/16/1987
COX	\$0				

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1905  
**Living Area:** 3,472  
**Replacement Cost:** \$684,719  
**Building Percent Good:** 69  
**Replacement Cost Less Depreciation:** \$472,500

**Building Photo**

Building Attributes	
Field	Description

**79 CLARENDON AVE**

**Location** 79 CLARENDON AVE

**Mblu** 9/ B/ 18/ /

**Acct#** 20668070

**Owner** THOMPSON KENETH & MELANIE TRUSTEES

**Assessment** \$1,478,100

**PID** 2874

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$906,700	\$571,400	\$1,478,100

**Owner of Record**

<b>Owner</b>	THOMPSON KENETH & MELANIE TRUSTEES	<b>Sale Price</b>	\$1
<b>Co-Owner</b>	79 CLARENDON AVE RLTY TRUST	<b>Certificate</b>	
<b>Address</b>	360 LOWELL ST LEXINGTON, MA 02420	<b>Book &amp; Page</b>	68375/ 113
		<b>Sale Date</b>	11/09/2016
		<b>Instrument</b>	1F

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THOMPSON KENETH & MELANIE TRUSTEES	\$1		68375/ 113	1F	11/09/2016
THOMPSON JR KENNETH S	\$1		53478/ 504	1F	08/31/2009
TRUST CLARENDON AVE REALTY	\$1		31165/ 250	1A	02/25/2000
THOMPSON KENNETH S & MAY A	\$0		10285/ 039		01/19/1963

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1915  
**Living Area:** 3,633  
**Replacement Cost:** \$1,162,373  
**Building Percent Good:** 78  
**Replacement Cost**  
**Less Depreciation:** \$906,700

**Building Photo**

Building Attributes	
Field	Description

**ENDICOTT AVE**

**Location** ENDICOTT AVE

**Mblu** 9/ B/ 23/ /

**Acct#** 99734060

**Owner** ARCHDIOCESAN CENTRAL  
HIGH SCHOOLS INC

**Assessment** \$16,340,000

**PID** 14653

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$4,032,800	\$12,307,200	\$16,340,000

**Owner of Record**

**Owner** ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC  
**Co-Owner**  
**Address** 2121 COMMONWEALTH AVE  
BRIGHTON, MA 02135

**Sale Price** \$99  
**Certificate**  
**Book & Page** 46517/ 099  
**Sale Date** 11/21/2005  
**Instrument** 1F

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC	\$99		46517/ 099	1F	11/21/2005
ROMAN CATHOLIC ARCHBISHOP	\$0				

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1948  
**Living Area:** 59,506  
**Replacement Cost:** \$12,987,496  
**Building Percent Good:** 30  
**Replacement Cost**  
**Less Depreciation:** \$3,896,200

**Building Photo**

Building Attributes	
Field	Description
STYLE	School/College
MODEL	Commercial

**34 HOOKER AVE #1**

Location 34 HOOKER AVE #1 Mblu 9/ B/ 24/ 1/  
 Acct# 20061790 Owner TENG JING  
 Assessment \$572,000 PID 105636

Building Count 1 Assessing District

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$572,000	\$0	\$572,000

**Owner of Record**

Owner TENG JING Sale Price \$405,000  
 Co-Owner Certificate  
 Address 34 HOOKER AVE #1 Book & Page 62709/ 129  
 SOMERVILLE, MA 02144 Sale Date 09/30/2013  
 Instrument 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TENG JING	\$405,000		62709/ 129	00	09/30/2013
BARISH MICHAEL LEE	\$367,000		42970/ 525	00	06/03/2004
MAHER JAMES M	\$625,000		39107/ 314	1P	05/08/2003

**Building Information**

**Building 1 : Section 1**

Year Built: 1910  
 Living Area: 1,050  
 Replacement Cost: \$595,846  
 Building Percent Good: 96  
 Replacement Cost  
 Less Depreciation: \$572,000

**Building Photo**

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo

**36 HOOKER AVE #2**

Location 36 HOOKER AVE #2

Mblu 9/ B/ 24/ 2/

Acct# 20061800

Owner SHENKER ANEEL P & METTE

Assessment \$579,200

PID 105637

Building Count 1

Assessing District

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$579,200	\$0	\$579,200

**Owner of Record**

Owner SHENKER ANEEL P & METTE  
 Co-Owner  
 Address 935 TIMOTHY LN  
 MENLO PARK, CA 94025

Sale Price \$372,000  
 Certificate  
 Book & Page 43134/ 089  
 Sale Date 06/24/2004  
 Instrument 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHENKER ANEEL P & METTE	\$372,000		43134/ 089	00	06/24/2004
MAHER JAMES M	\$625,000		39107/ 314	1P	05/08/2003

**Building Information**

**Building 1 : Section 1**

Year Built: 1910  
 Living Area: 1,011  
 Replacement Cost: \$622,748  
 Building Percent Good: 93  
 Replacement Cost  
 Less Depreciation: \$579,200

**Building Photo**

Building Attributes	
Field	Description
STYLE	Three decker
MODEL	Res Condo
Stories:	1

**36 HOOKER AVE #3**

Location 36 HOOKER AVE #3

Mblu 9/ B/ 24/ 3/

Acct# 20061810

Owner HUNTINGFORD NANCY

Assessment \$622,700

PID 105638

Building Count 1

Assessing District

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$622,700	\$0	\$622,700

**Owner of Record**

Owner HUNTINGFORD NANCY  
 Co-Owner  
 Address 36 HOOKER AVE #3  
 SOMERVILLE, MA 02144

Sale Price \$375,000  
 Certificate  
 Book & Page 57537/ 107  
 Sale Date 09/28/2011  
 Instrument 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUNTINGFORD NANCY	\$375,000		57537/ 107	00	09/28/2011
KOCHANSKY LAURA J	\$367,500		49580/ 260	00	06/08/2007
MAHER JAMES M	\$625,000		39107/ 314	1P	05/08/2003
HANLEY MARY L	\$1		39107/ 312	1F	05/08/2003

**Building Information**

**Building 1 : Section 1**

Year Built: 1910  
 Living Area: 1,156  
 Replacement Cost: \$669,571  
 Building Percent Good: 93  
 Replacement Cost  
 Less Depreciation: \$622,700

**Building Photo**

Building Attributes	
Field	Description
STYLE	Three decker

**40 HOOKER AVE**

**Location** 40 HOOKER AVE

**Mblu** 9/ B/ 25/ /

**Acct#** 13446185

**Owner** TSAKIRIDIS PAMELA

**Assessment** \$891,800

**PID** 2880

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$286,000	\$605,800	\$891,800

**Owner of Record**

<b>Owner</b> TSAKIRIDIS PAMELA	<b>Sale Price</b> \$1
<b>Co-Owner</b> LIBRIZZO KATERINA & TAMMARO LISA TRUSTEE	<b>Certificate</b>
<b>Address</b> 11 KENSINGTON AVE	<b>Book &amp; Page</b> 51819/ 145
WOBURN, MA 01801	<b>Sale Date</b> 10/23/2008
	<b>Instrument</b> 1F

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TSAKIRIDIS PAMELA	\$1		51819/ 145	1F	10/23/2008
TSAKIRIDIS PAMELA	\$1		21863/ 040	1F	03/23/1992
TSAKARIDIS PAMELA TRUSTEE	\$0		17955/ 592	F	03/20/1987
PAMELA TSAKIRDIS	\$0				

**Building Information**

**Building 1 : Section 1**

**Year Built:** 1910  
**Living Area:** 2,112  
**Replacement Cost:** \$391,822  
**Building Percent Good:** 73  
**Replacement Cost**  
**Less Depreciation:** \$286,000

**Building Photo**

Building Attributes	
Field	Description
Style	2-Decker



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: David W. W. W. W. Date: 1-13-21  
(Print)

Address: 56 Churchill Ave

Case No. BZA-100817

Hearing Date: 1/14/21

Thank you,  
Bza Members



56 Church St Front



Front







Back

56 Churchill Ave Bsmt.





Bsmat



Bsmnt.





Bsmt.

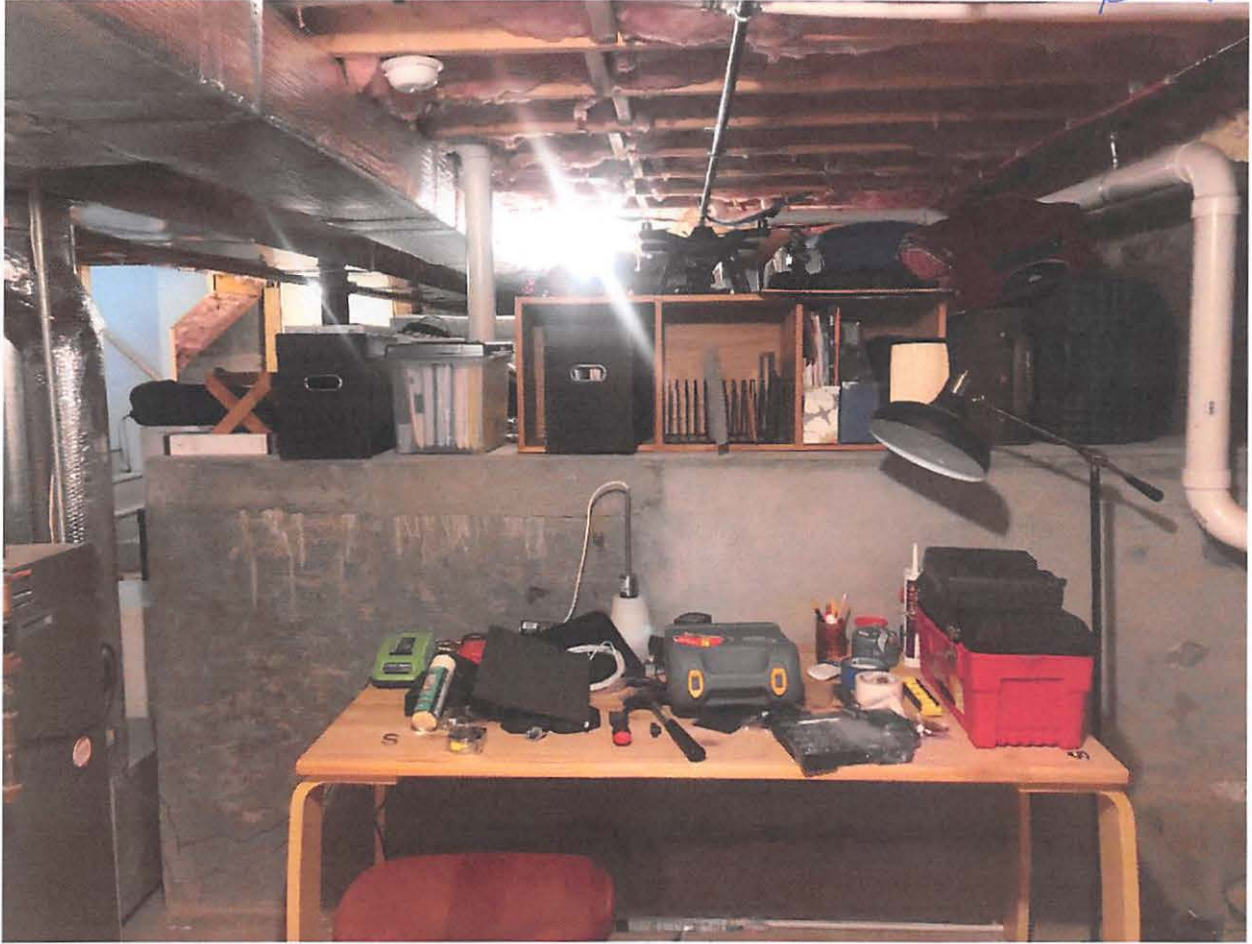


Bsmc





*band*





# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2021 JAN 13 PM 2:11

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-100817

Address: 56 Churchill Avenue

Owner,  Petitioner, or  Representative: Kerry Janwar / Prithviraj Janwar  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 1/13/21

Kerry Janwar  
Signature

1 \* \* \* \* \*

2 (8:04 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,  
4 Andrea A. Hickey, Jim Monteverde, and  
5 Jason Marshall

6 CONSTANTINE ALEXANDER: The Chair will now call  
7 Case Number 100817 -- 56 Churchill Avenue. Anyone here  
8 wishing to be heard on this matter? No one wishes to be  
9 heard? And because -- the reason for that is that the  
10 petitioner has not posted the sign that's required by the  
11 zoning ordinance.

12 So we are unable to continue, to hear this case  
13 tonight. We have to continue it to a future date, in which  
14 the petitioner does satisfy the signage requirements of our  
15 ordinance.

16 Sisia, do you have any requests from the  
17 petitioner as to when they would like to vote?

18 SISIA DAGLIAN: Not that I'm aware of, no.

19 CONSTANTINE ALEXANDER: Okay. There's nothing in  
20 the file. All right, what's the next available date?

21 SISIA DAGLIAN: February 25.

22 CONSTANTINE ALEXANDER: February 25, do we have

1 room on our agenda?

2 SISIA DAGLIAN: We have nothing else on that date,  
3 correct.

4 CONSTANTINE ALEXANDER: Okay. The Chair moves  
5 that we continue this case as a case not heard until 6:00  
6 p.m. on February 25, subject to the following conditions:

7 1. That the petitioner sign a waiver of time for  
8 decisions. The petitioner has already done that, because  
9 they were advised by the Building Department that we're not  
10 going to hear the case tonight, for the reasons I just  
11 disciplined. So that has to be satisfied.

12 2. A new sign has to be posted and maintained for  
13 the 14 days before February 25, as required by our  
14 ordinance, in which the petitioner did not do with respect  
15 to tonight's hearing.

16 And last, to the extent that the petitioner has  
17 new, revised plans, specifications, drawings, they must be  
18 in our file no later than 5:00 p.m. on the Monday before  
19 February 25. That's to enable the members of this Board and  
20 the citizens of the city time to review those and to reflect  
21 upon them to see if they have any comments or problems.

22 Vote? Brendan?

1                   BRENDAN SULLIVAN: [Brendan Sullivan], yes to the  
2 continuance.

3                   JIM MONTEVERDE: And [Jim Monteverde], yes for the  
4 continuance.

5                   ANDREA HICKEY: [Andrea Hickey], yes in favor of  
6 the continuance.

7                   JASON MARSHALL: [Jason Marshall], yes.

8                   CONSTANTINE ALEXANDER: And the Chair votes yes as  
9 well, so the case is continued until February 25.

10                   [All vote YES]

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## Pacheco, Maria

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**From:** Kerry Tanwar <kerrytanwar@gmail.com>  
**Sent:** Wednesday, March 3, 2021 10:23 PM  
**To:** Pacheco, Maria  
**Subject:** BZA-100817 56 Churchill Avenue

Hello Maria,

Could you please change the account associated with our case BZA-100817 for 56 Churchill Avenue to my viewpoint account? I have an existing account in viewpoint linked to this email: [kerrytanwar@gmail.com](mailto:kerrytanwar@gmail.com).

My contact info is:  
Kerry Tanwar  
617-803-7373  
56 Churchill Avenue  
Cambridge, MA 02140

Please let me know if you need any other information.

Thank you,  
Kerry