

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*

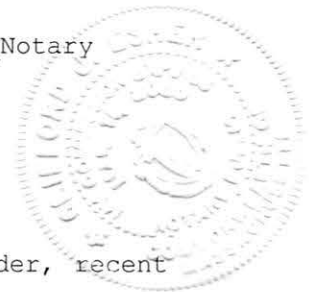
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

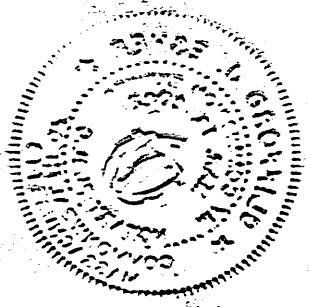
The above-name Kerry Tanwar and Prithvi Tanwar personally appeared before me, this 6th of October, 2020, and made oath that the above statement is true.

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 REQUIREMENTS¹</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:²</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:³</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:

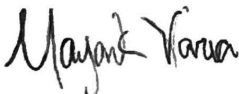
On behalf of the Trustees of Churchill Square Condominium Trust, we received your plans for the renovation of the basement of your home. Your request has been approved, based on the information submitted, with the conditions listed below:

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

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

This communication is intended only for the use of the individual or entity named as the addressee. It may contain information that is privileged and/or confidential. If you are not the intended recipient, any dissemination, copying or disclosure of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately at (617) 625-7373 or via return Internet e-mail and delete this communication without making any copies.

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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GENERAL NOTES:

- COORDINATE AND BE RESPONSIBLE FOR THE PROTECTION OF PERSONS AND PROPERTY FOR THE DURATION OF CONSTRUCTION AS REQUIRED BY AGENCIES AND AUTHORITIES HAVING JURISDICTION.
- DO NOT DAMAGE BUILDING ELEMENTS AND IMPROVEMENTS INDICATED TO REMAIN.
- DO NOT INTERRUPT UTILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER.
- REMOVE SALVAGE AND DEBRIS FROM THE SITE AS IT ACCUMULATES. DO NOT STORE, SELL, BURN OR OTHERWISE DISPOSE OF THE DEBRIS ON THE SITE. KEEP ALL PAVEMENTS AND AREAS ADJACENT TO AND LEADING FROM THE SITE CLEAN AND FREE OF MUD, DIRT, AND DEBRIS AT ALL TIMES. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
- SORT DEBRIS FOR RECYCLING TO THE EXTENT POSSIBLE. REMOVE OR ARRANGE FOR THE TRANSPORT OF SORTED MATERIALS SCHEDULED TO BE RECYCLED TO APPROPRIATE OFF-SITE FACILITIES EQUIPPED FOR THE RECYCLING OF SPECIFIC MATERIALS. PROVIDE CONTAINERIZED DUMPSTERS FOR THE SORTING OF DEMO WASTES.
- CEASE OPERATIONS IF PUBLIC SAFETY OR REMAINING STRUCTURES ARE ENDANGERED. PERFORM TEMPORARILY CORRECTIVE MEASURES UNTIL OPERATIONS CAN BE CONTINUED PROPERLY.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO FACE OF GWB UNLESS SPECIFICALLY NOTED OTHERWISE. DO NOT SCALE DRAWINGS.
- CONTRACTOR TO COORDINATE THE LOCATION OF ELECTRICAL OUTLETS TO MEET CODE. CONTRACTOR TO UPGRADE ELECTRICAL PANEL AS NEEDED TO ACCOMMODATE NEW ADDITION.
- PAINT AND/OR STAIN ALL EXTERIOR SIDING, DOORS, WINDOWS, AND TRIM AND INTERIOR SURFACES PER OWNERS DIRECTION.
- ALL PLUMBING AND LIGHTING FIXTURES TO BE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR.
- CONTRACTOR TO INSTALL AND COORDINATE ALL HVAC EXTENSIONS AND RENOVATIONS INTO NEW SPACE AS REQUIRED.

GENERAL CONDITIONS

- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON FRAMING PLANS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- DESIGN IS DERIVED FROM ASSUMED FIELD CONDITIONS. ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON OUR DOCUMENTS AND WHAT IS FOUND IN THE FIELD MAY CHANGE THE STRUCTURAL DESIGN, AND MUST IMMEDIATELY BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ARCHITECT IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

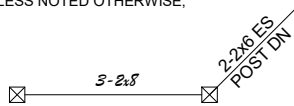
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557, METHOD D.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
- PROVIDE METAL OR PVC SLEEVES IN THE FOUNDATION WALLS FOR SEWER, GAS, ELECTRIC, AND WATER LINES, AS REQUIRED.

ICYNENE

CONTRACTOR TO SPRAY APPLY ICYNENE INSULATION FORMULA, APPLIED TO A THICKNESS ADEQUATE TO ACHIEVE SPECIFIED R VALUES. ALL FOUNDATION SILL PLATES AND FLOOR / WALL JUNCTION PLATES TO BE CAULKED TO AVOID AIR LEAKAGE. ALL ROUGH OPENINGS FOR EXTERIOR DOORS AND WINDOWS TO BE SIZED TO FURNISH A MINIMUM 1/2" SPACE AROUND THE PERIMETER OF FRAME TO PERMIT INSTALLATION OF FOAM INSULATION. ALL JOINTS BETWEEN EXTERIOR FRAMING MEMBERS TO BE CAULKED TO AVOID AIR LEAKAGE. CEILING VAPOR BARRIER TO BE CAULKED AND STAPLED TO THE TOP PLATES OF INTERIOR PARTITIONS AND TO THE LOWER TOP PLATES OF EXTERIOR WALLS. ROOF ASSEMBLY TO BE NON-VENTED (NO SOFFIT OR RIDGE VENTS) PER MFGR SPECS FOR ICYNENE INSULATION SYSTEM. BUILDING TO BE MECHANICALLY VENTED. ALL VERTICAL WIRING FOR ELECTRIC, CABLE, TELEPHONE, SECURITY, ETC. SHALL BE SECURED TO THE INSIDE OF STUDS EVERY 3'-0" AND 1 1/2" FROM THE GWB SURFACE FOR ALL RUNS. CEILING OUTLETS SHALL BE INSTALLED USING VAPOR BARRIER PANS/ BOXES WHICH ARE CAULKED WITH ACOUSTICAL CAULKING MATERIAL PRIOR TO THE INSTALLATION OF THE ATTIC INSULATION.

ROUGH CARPENTRY

- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - AITC 100.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSI (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER.
- WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM Fb = 3080 PSI, E = 2,000,000 PSI, AND Fv = 285 PSI. LVL BEAMS SHALL BE "VERSALAM" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR.
- WOOD "I" BEAMS SHALL BE "BCI" BY BOISE CASCADE. NO SUBSTITUTIONS WILL BE ACCEPTED, UNLESS THE ENGINEER SPECIFICALLY APPROVES ANOTHER PRODUCT SUBMITTED BY THE CONTRACTOR. MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
- PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE, AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK WHEN SUPPORTS ARE SPACED AT 16" CENTERS. FOR 24" CENTERS, SHEATHING SHALL BE 5/8" THICK, AND SHALL BE TONGUE AND GROOVE OR ALIGNED WITH METAL H CLIPS BETWEEN RAFTERS. WALL SHEATHING SHALL BE 1/2" THICK.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED. BEAM ENDS IN CONCRETE BEAM POCKETS SHALL BE WRAPPED IN A SELF-ADHERING RUBBER MEMBRANE.
- JOIST AND BEAM HANGERS SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS.
- UNLESS DETAILED OR SPECIFIED OTHERWISE, PROVIDE AT LEAST TWO JACK STUDS BENEATH ENDS OF 2X12, LVL, AND PARALLAM HEADERS AND BEAMS. WHERE POSTS ARE CALLED OUT AS MULTIPLE 2XS, SUCH AS 2-2X6, 3-2X6, 4-2X6, ETC., ONE 2X SHALL BE POSITIONED AS A KING STUD AND THE BALANCE SHALL BE JACK STUDS.
- FOR WOOD JOIST SPANS UP TO 14 FEET, PROVIDE A SINGLE ROW OF FULL DEPTH BLOCKING BETWEEN JOISTS AT MIDSPAN. FOR SPANS EXCEEDING 14 FEET, PROVIDE TWO ROWS OF FULL DEPTH BLOCKING BETWEEN JOISTS AT THIRD POINTS OF THE SPAN.
- GABLE-END WALL STUDS IN CATHEDRAL, PARTIAL CATHEDRAL, OR HIGH CEILING SPACES SHALL SPAN UNINTERRUPTED FROM THE FLOOR PLATE TO THE UNDERSIDE OF THE ROOF RAFTERS. THEY SHOULD NOT BE INTERRUPTED BY ANY HORIZONTAL PLATES OR BEAMS, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- MEMBERS WITHIN BUILT-UP BEAMS, WHETHER MADE OF SAWN OR ENGINEERED LUMBER, SHALL ONLY BE SPLICED OVER SUPPORTS.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- UNLESS ANOTHER CONNECTOR IS CALLED OUT, PROVIDE ONE SIMPSON A34 FRAMING ANCHOR AT EACH RAFTER/RIDGE BEAM INTERSECTION, AND TWO WHEN RAFTERS ARE DOUBLED OR TRIPLED (ONE EACH SIDE).
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUTS AND BORE HOLES IN FRAMING LUMBER. IN GIRDERS, BEAMS, OR JOISTS, CUTS AND BORE HOLES SHALL NOT BE DEEPER THAN 1/5 THE MEMBER DEPTH NOR MORE THAN 2" IN DIAMETER, AND SHALL NOT BE LOCATED NEARER TO THE END OF THE SPAN THAN THREE TIMES THE MEMBER DEPTH NOR WITHIN THE CENTER THIRD OF THE SPAN UNLESS REINFORCED TO MEET STRESS CALCULATIONS.
- AT WOOD POSTS LANDING ON FLOOR DECK, PROVIDE SOLID VERTICAL WOOD BLOCKING WITHIN DECK SANDWICH TO LINK UPPER POST WITH LOWER SUPPORT. BLOCKING TO MATCH UPPER POST SIZE.
- SET LVL BEAMS THAT FRAME FLUSH WITH DIMENSIONED LUMBER JOISTS 3/8" BELOW THE TOP OF JOISTS TO ALLOW FOR JOIST SHRINKAGE. WHERE BEARING WALLS OR POSTS LAND ON THESE BEAMS, INFILL GAP WITH 3/8" PLYWOOD FOR SOLID BEARING.
- RAFTERS TO BE CONNECTED TO HIP AND VALLEY MEMBERS WITH A MINIMUM OF 6-16d EQSP (UNLESS NOTED OTHERWISE ON PLAN).
- ALL RAFTERS TO LVL RIDGE CONNECTIONS TO BE MADE WITH A MINIMUM OF 6-16d TOENAILS EQSP AND A SINGLE A34 SIMPSON ANGLE WHERE INDICATED ON PLAN.
- VALLEYS AND HIPS TO BE CONNECTED TO SUPPORTING ELEMENTS WITH A MIN OF 8-16d, UNLESS NOTED OTHERWISE ON PLAN.
- ROOF SHEATHING TO EXTEND FULLY UNDER OVER FRAMED AREAS.
- POST IDENTIFICATION AT HEADERS AS FOLLOWS:
POST DN (AT END OF SPAN) - UNLESS NOTED OTHERWISE, PROVIDE SINGLE JACK STUD & SINGLE KING STUD, IF THREE OR MORE STUDS ARE CALLED OUT, ONE OF THEM IS A KING STUD AND THE BALANCE ARE JACK STUDS.
POST UP & DN - SOLID VERTICAL BLOCKING THRU FLOOR REQUIRED
- HEADERS ARE AS FOLLOWS UNLESS NOTED OTHERWISE,



- ALL 2X6S USED AS RAFTERS, BEAMS, JOISTS TO BE STRUCTURAL #1 OR #2 NOT STD GRADE.
- ALL CONNECTING ELEMENTS, JOIST HANGERS, CAP PLATES, ETC BY SIMPSON.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS:

FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.

- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5".
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40, WELDED WIRE FABRIC - ASTM A185.
- NON-SHRINK GROUT SHALL BE "EMBECO 153" BY MASTER BUILDERS, "SONOGROUT" BY SONNEBORN BUILDING PRODUCTS, "FIVE STAR GROUT" BY U.S. GROUT CORPORATION, OR EQUAL AS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT A CONCRETE MIX DESIGN TO THE OWNER FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE FIRST PLACEMENT.
- INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PROVIDE QUALITY CONTROL, MATERIALS, AND WORKMANSHIP FULLY INSURING THAT THIS WORK WILL CONFORM TO THE CONTRACT REQUIREMENTS.

BZA SUBMISSION APRIL 13, 2021

EXISTING FINISHED BASEMENT REMODEL (ADD BATH & DEN, LOWER FLOOR)

DRAWING LIST

- A1 COVER SHEET
- A2 EXISTING BASEMENT PLANS
- A3 PROPOSED BASEMENT LAYOUT

DOOR SCHEDULE

KEY	SIZE	DISCRIPTION(PROFILES TO BE SELECTED BY OWNER)
①	3'-0" X 6'-8"V	INSULATED FIBERGLASS EXTERIOR DOOR(NO WINDOW)
②	5'-0" X 6'-8"V	INTERIOR/EXTERIOR INSULATED DOOR/WEATHER
③	2'-6" X 6'-8"	INTERIOR PANEL DOOR AS SELECTED BY OWNER
④	2'-2" X 6'-8"	INTERIOR PANEL DOOR AS SELECTED BY OWNER
⑤	2'-6" X 6'-8"	INTERIOR PANEL DOOR AS SELECTED BY OWNER
⑥	5'-6" X 6'-8"	INTERIOR ACCESS PANEL CUSTOM INSULATED
⑦	3'-6" X 3'-6"	INTERIOR ACCESS PANEL CUSTOM INSULATED

SYMBOL LEGEND

- WALL TO BE DEMOLISHED
- ===== EXISTING WALL TO REMAIN
- ===== NEW WALL
- ② A12 SECTION
- ⑤ DOOR TAG
- Ⓑ WINDOW TAG
- RECESSED CAN LIGHT AS SELECTED BY OWNER
- WALL MOUNTED SCONCES AS SELECTED BY OWNER
- ⊙ CEILING MOUNTED LIGHT AS SELECTED BY OWNER

CAMBRIDGE ZONING: RES-B

ZONING CALCULATIONS : UNCHANGED GROSS - INCREASED FAR		
EXISTING	GROSS: HABITABLE NON-HABITABLE FAR	5871 SQFT 3892 SQFT 1979 SQFT .432
PROPOSED	GROSS: HABITABLE NON-HABITABLE FAR	5871 SQFT 4206 SQFT 1665 SQFT .467

INITIAL ZONING CALCULATIONS BASED ON AS-BUILT CITY DRAWINGS
DATED 12/20/2007

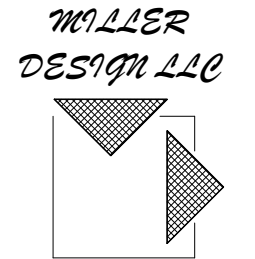
BASEMENT CALCULATIONS	
REFINISHED AREA:	378 SQFT
GLAZING:	9.5 SQFT = 2.5% GLAZING PER 303.1 EXCEPTION 1 & 2 PROVIDED
VENT:	4.75 SQFT = 1.25% VENTILATION PER 303.1 EXCEPTION 1 PROVIDED

ENERGY AUDIT:

COMPLIANCE DETERMINED BY MASSACHUSETTS STRETCH ENERGY CODE (IECC 2009 W/ MASSACHUSETTS AMENDMENTS 780 CMR 115.11).

PRESCRIPTIVE OPTION FOR RESIDENTIAL ADDITION (401.3):

- RENOVATION TO COMPLY WITH ENERGY STAR QUALIFIED HOMES THERMAL BYPASS INSPECTION CHECKLIST. INSULATION VALUES AS FOLLOWS: R38 ROOF R-VALUE, R20 WALL R-VALUE, R30 FLOOR R-VALUE, R10 CRAWL SPACE WALL R-VALUE.
- RENOVATION TO COMPLY WITH ENERGY STAR PROGRAM REQUIREMENTS FOR RESIDENTIAL WINDOWS, DOORS, AND SKYLIGHTS - VERSION 5.0. ALL NEW WINDOW GLAZING W/ .30 U FACTOR.
- HEATING / COOLING DUCTS TO BE SEALED AND TESTED TO MEET REQUIREMENTS OF 401.3.



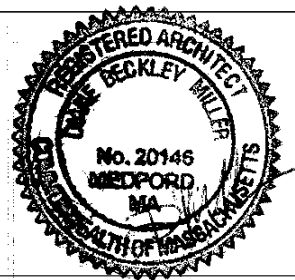
80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:

04/08/21 SCHEMATIC DESIGN

04/13/21 BZA SUBMISSION



TANWAR RESIDENCE
56 CHURCH AVENUE
CAMBRIDGE, MA

COVER SHEET

Sheet Number:

A1

SAW CUT SLAB AND REMOVE FILL TO LOWER NEW FLOOR 1'-0". SEE LAYOUT DRAWINGS FOR NEW SLAB AND CURB DETAIL

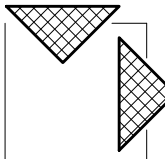
DRILL TEST HOLES IN EXISTING SLAB TO CHECK FOR POSSIBLE LEDGE DEPTH

EXISTING FOOTINGS TO BE DEMOLISHED AS REQUIRED TO BE LOWERED TO NEW SLAB LEVELS

EXISTING LALLY COLUMNS TO BE DEMOLISHED AS REQUIRED TO BE EXTENDED TO NEW SLAB LEVEL - SHORE AND BRACE BEAM AS REQUIRED

SAW CUT SLAB AS REQUIRED FOR NEW LIFT STATION FOR NEW BATHROOM (IN NEW CLOSET)

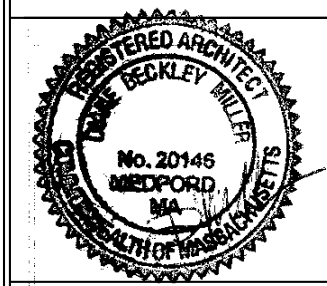
MILLER DESIGN LLC



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:
4/08/21 SCHEMATIC DESIGN

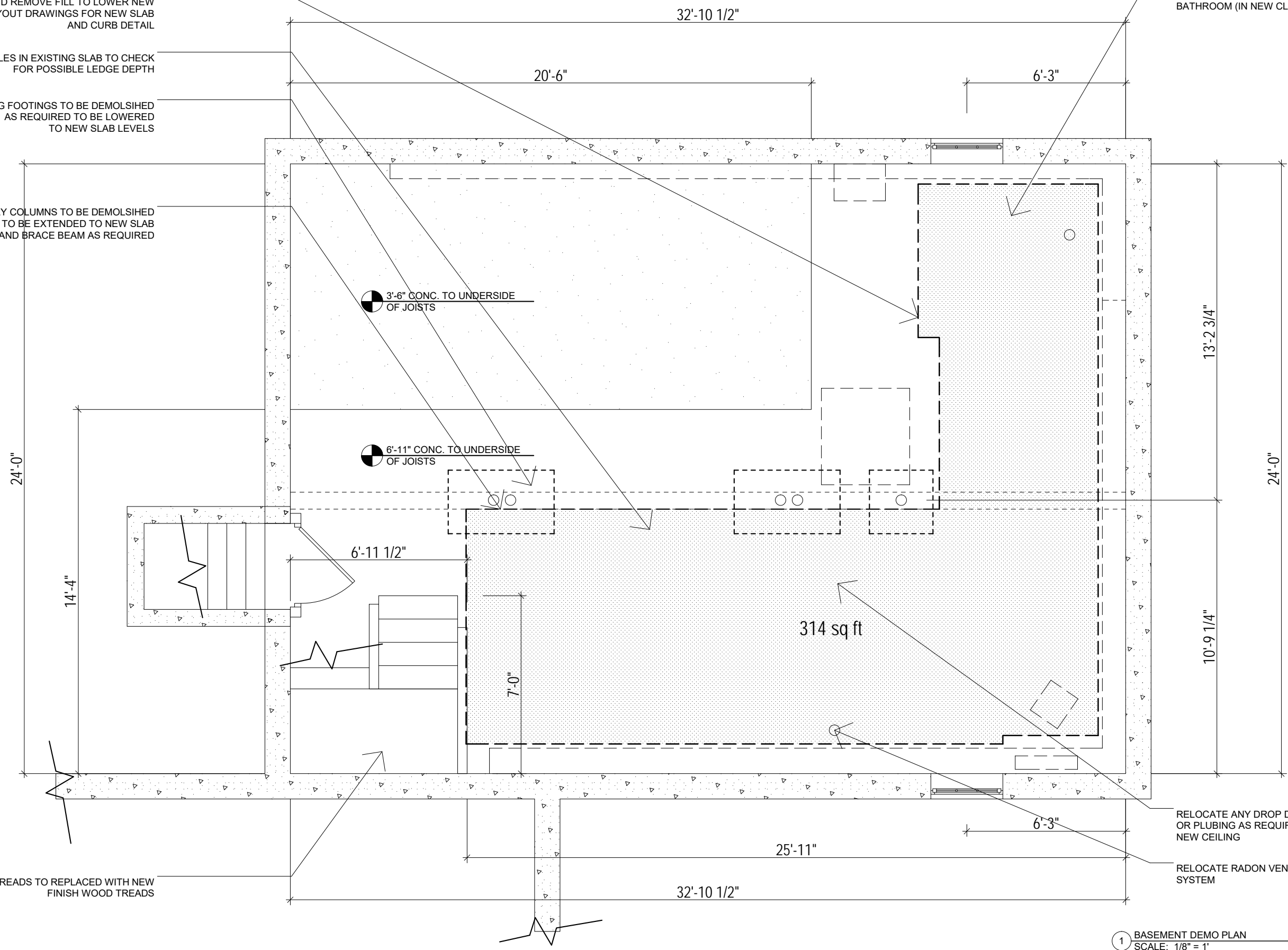


TANWAR RESIDENCE
56 CHURCH AVENUE
CAMBRIDGE, MA

FLOOR PLANS

Sheet Number:

A2



1 BASEMENT DEMO PLAN
SCALE: 1/8" = 1'

RELOCATE ANY DROP DOWN VENTS OR PLUBING AS REQUIRED FOR NEW CEILING

RELOCATE RADON VENT SYSTEM

EXISTING STAIR TREADS TO BE REPLACED WITH NEW FINISH WOOD TREADS

NOTE:
UNLESS OTHERWISE NOTED
ALL RECESSED LIGHTS ARE
TO BE LED TYPE ON DIMMER
SWITCHES

NOTE 2:
PAINT ALL INTERIOR AND
EXTERIOR FINISHES AS
REQUIRED & SELECTED BY
OWNER

NOTE 3:
ALL INTERIOR TRIM/BASE
PROFILES TO BE SELECTED
BY OWNER. AZEK OR SIM.
EXTERIOR TRIM.

NOTE 4:
REVIEW HVAC & HEATING
OPTIONS WITH OWNER
PRIOR TO CONSTRUCTION.

BATHROOM 1:
SHOWER, VANITY, TOILET, LIGHTING AS
SHOWN, PANASONIC (OAE) MECHANICAL
VENT PER CODE WITH INTEGRAL HEAT
OPTION. EXTEND NEW MACHANICAL
SYSTEMS AS REREQUIRED
BLOCKING FOR TOWEL BARS AND TOILET
PAPER HOLDERS (REVIEW W/OWNER)
TILE FLOOR (TO BE SELECTED BY OWNER)
3-6" WIDE VANITY WITH RECESSED MIRROR
1 BASIN (TO BE SELECTED BY OWNER)
3'-5"X2'-10" TILE SHOWER (W/PLATFORM
FOR DRAINAGE AS REQUIRED)
INCLUDE 1'X1' NICHE IN TOILET WALL
WALL MOUNTED TOILET TO BE SELECTED
MRGWB OR PLASTER CEILING;
ALL PLUMBING TO LIFT STATION UNDER SINK

**MILLER
DESIGN LLC**



80 CLARK STREET
BELMONT, MA 02478
TEL: 617.993.3157

ALL NEW WINDOW AND DOOR TRIM TO MATCH EXISTING HOUSE
TRIM AND DETAILING

NEW 4" MTL LOLLY COLUMN 11 GUAGE
WITH 4"X8" MTL PLATES (FULL BEARING)
WITH 30" X 30" X 12" DEEP CONC. FOOTING,
TYPICAL FOR (3) - VIF ALL DIMS W/W6X6 MESH

REFINISHED/REPAIRED
HARDWOOD STAIRS:
W/ MATCHING HARDWOOD
RAILINGS PER CODE
STYLE AND FINISH TO BE SELECTED
FIELD VERIFY EXISTING FRAMING
IS UNDAMAGED AND MEETS CODE
(NOTIFY ARCHITECT IF POSTS ARE REQUIRED
PRIOR TO FINAL WALL DEMO AT STAIRS)

NEW WALLS W/ 2X3 STUDS W/CLOSED
CELL ICENYNE INSULATION.
PT BOTTOM PLATE W/SILL SEALER
USE 1/2" BLUE BOARD W/PLASTER
HELD 4" ABOVE CONCRETE FLOOR.
USE 6" PVC BASE BOARD W/TRIM CAP
PROVIDE PURPLE BOARD BACKER BEHIND
BASEBOARD
UNFINISHED DRYWALL ON
OPEN STORAGE SIDES OF WALL

BASEMENT FLOOR ASSEMBLY:
TOP OF SLAB TO ALIGN 1'-1" BELOW
EXISTING BASEMENT FLOOR
(SO NOT UNDERMINE EXISTING FOOTING)
DRY-CORE FLOORING SYSTEM
MYLAR PERDO FLOOR (TRAFFIC MASTER)
4" CONCRETE SLAB W/ 6X6
W1.4 X W1.4 REBAR
MIN 10 MIL. POLYETHYLENE VAPOR BARRIER
2" THICK R-10 RIGID INSULATION
MIN 4" COMPACTED GRAVEL FILL

8'-11" CONC. TO UNDERSIDE
OF JOISTS


8'-0" NEW FLOOR
TO CEILING

PROVIDE POWER AND DATA
FOR NEW TV LOCATION
(CAT 6 CONNECTION)
REVIEW MOUNTING OPTIONS
FOR BLOCKING WITH OWNER

FURR OUT WALL AT WASTE LINE AS REQUIRED TO CONCEAL
WASTE LINE. REVIEW OPTION FOR RECESSED PLASTER NICHE
FOR TV W/OWNER (SIZE AS REQUIRED)

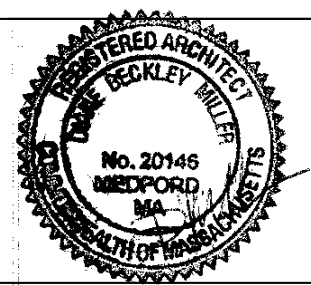
ADDITIONAL
LIVABLE AREA
314 sq ft

1 BASEMENT LAYOUT PLAN
SCALE: 1/8" = 1'



Architect:
Miller Design LLC
80 Clark Street
Belmont MA 02478
617-993-3157

Date: Issued for:
4/08/21 SCHEMATIC DESIGN



TANWAR RESIDENCE
56 CHURCH AVENUE
CAMBRIDGE, MA

FLOOR PLANS

Sheet
Number:

A3

BZA APPLICATION FORM (Amended) CITY OF CAMBRIDGE
SUPPORTING STATEMENT FOR A SPECIAL PERMIT INSPECTIONAL SERVICES

2021 MAY 10 P 4:51

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 56 Churchill Avenue Unit 56 (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:

The requirements of the ordinance cannot be met without a Special Permit because the existing structure is part of a townhouse development allowed by special permit and would be otherwise non-conforming. The planned finishing of the basement will result in a modest 314 sq. ft. increase to the FAR which would be exempt from the FAR calculation if this were a single family residence under subsection 15. As a townhouse, it is considered other and requires a special permit under subsection 16.

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:

There will be no increase in traffic as a result of the modest change to the basement and said change will not create a substantial change in the established neighborhood character as it will allow for more useable space within the unit and efficient use of space for a growing family and future owners in an existing residential neighborhood.

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:

The continued operation of or development of adjacent uses will not be adversely affected as the changes will all be internal to the Petitioners unit and will not have any impact externally to the neighboring condo owners or neighborhood as a whole.

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:

The modest floor area increase in the basement will not create a nuisance or hazard and will not be detrimental to the healthy, safety, and/or welfare of the occupant or citizens of the district as it will allow more useable space for a growing family and future owners creating more space within the unit without any impact external from the unit.

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:

Granting this special permit will not result in a derogation from the intent or purpose of the ordinance as it will be exempting space that would otherwise be exempt by the Ordinance for a single family residence, but for the fact that this single family residence is part of a townhouse development, of which the condo trustees have submitted a letter in support. This will have no external impact on the neighbors or neighborhood and will, instead provide more efficient useable space for the current and future owners.

BZA APPLICATION FORM (Amended)

DIMENSIONAL INFORMATION

APPLICANT: Pritviraj & Kerry Tanwar c/o Megan M. Kemp, Esq. PRESENT USE/OCCUPANCY: Single Family
 LOCATION: 56 Churchill Avenue, Unit 56, Cambridge, MA ZONE: Residence B
 PHONE: 617-625-7334 REQUESTED USE/OCCUPANCY: Single Family (no change) 4: 51

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>5871</u>	<u>5871</u>	<u>4500</u> (max.)
<u>LOT AREA:</u>	<u>9004</u>		<u>5000</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	<u>.432</u>	<u>.467</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3001</u>	<u>3001</u>	<u>2500</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>81.81</u>		<u>50</u> (min.)
DEPTH			
<u>Setbacks in Feet:</u>			
FRONT	<u>12.7</u>	<u>no change</u>	<u>15</u> (min.)
REAR	<u>30</u>	<u>no change</u>	<u>25</u> (min.)
LEFT SIDE	<u>12.1</u>	<u>no change</u>	<u>7.6 (sum 20)</u> (min.)
RIGHT SIDE	<u>13.8</u>	<u>no change</u>	<u>7.6 (sum 20)</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>2 story</u>	<u>no change</u>	<u>45</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>	<u>unknown</u>	<u>no change</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>3</u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>3</u>	<u>3</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>none</u>	<u>none</u>	<u>none</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>0</u>	<u>0</u>	<u>0</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.

Townhouses were approved by Special Permit by prior owner. All construction under this permit will be wholly within Unit 56 and will not alter any exterior or lot dimensions.

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'.

* * * * *

(6:04 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde, Laura
Wernick

CONSTANTINE ALEXANDER: So the first continued
case I'm going to call is Case Number 100 817 -- 56
Churchill Avenue. Anyone here wishing to be heard on this
matter?

SISIA DAGLIAN: They're not here.

CONSTANTINE ALEXANDER: Nobody's on?

SISIA DAGLIAN: They're not here?

CONSTANTINE ALEXANDER: Okay, we -- this case is
going to be further continued, or there is a request to be
further continued, to be precise. We received a letter from
the new Council for the petitioner, and she wrote, "I am
writing to request a continuance for the special permit
hearing for tonight's hearing."

She was Councillor Morgan Kemp -- K-e-m-p -- just
recently hired by the property owner, and is a new architect
as well. They're asking I think for a month. Do we have
room a month from now, Sisia?

1 SISIA DAGLIAN: Well, we could do -- the earliest
2 we have is May 13.

3 CONSTANTINE ALEXANDER: May 13?

4 SISIA DAGLIAN: Mm-hm.

5 CONSTANTINE ALEXANDER: Okay. All right. The
6 Chair moves that we continue this case as a case heard until
7 6:30? 6:30 p.m. on May 13, subject to the following
8 conditions:

9 One, that the petitioner sign a waiver of time for
10 decision, and that was done with regard to the prior
11 continuance. That condition has been satisfied.

12 Two, that a new posting sign -- or if possible a
13 modified posting sign disclosing the new date, May 13 and
14 the new time 6:30 -- and that sign must be maintained for
15 the 14 days prior to the hearing in May.

16 And lastly, to the extent there are new or revised
17 plans, drawings, legal memoranda or the like, they must be
18 in our files, in the city's files, no later than 5:00 p.m.
19 on the Monday before the May hearing date.

20 Brendan, how do you vote on this motion to
21 continue?

22 BRENDAN SULLIVAN: Brendan Sullivan yes to

1 continuing.

2 CONSTANTINE ALEXANDER: Jim?

3 JIM MONTEVERDE: Jim Monteverde yes to continuing.

4 CONSTANTINE ALEXANDER: Laura?

5 LAURA WERNICK: Laura Wernick yes to continuing.

6 CONSTANTINE ALEXANDER: And Andrea?

7 ANDREA HICKEY: Andrea Hickey yes to continuing.

8 CONSTANTINE ALEXANDER: Okay. And I vote yes as
9 well, this case is continued.

10 But I am going to ask Sisia to contact the
11 petitioner and/or this Council. This is the second
12 continuance on this case and we have a policy of not
13 continuing cases more than twice. So they better be ready
14 the next time around, because unless there are extraordinary
15 circumstances, there will be no more continuances for this
16 case.

17 Okay, moving onto the next case.

18

19

20

21

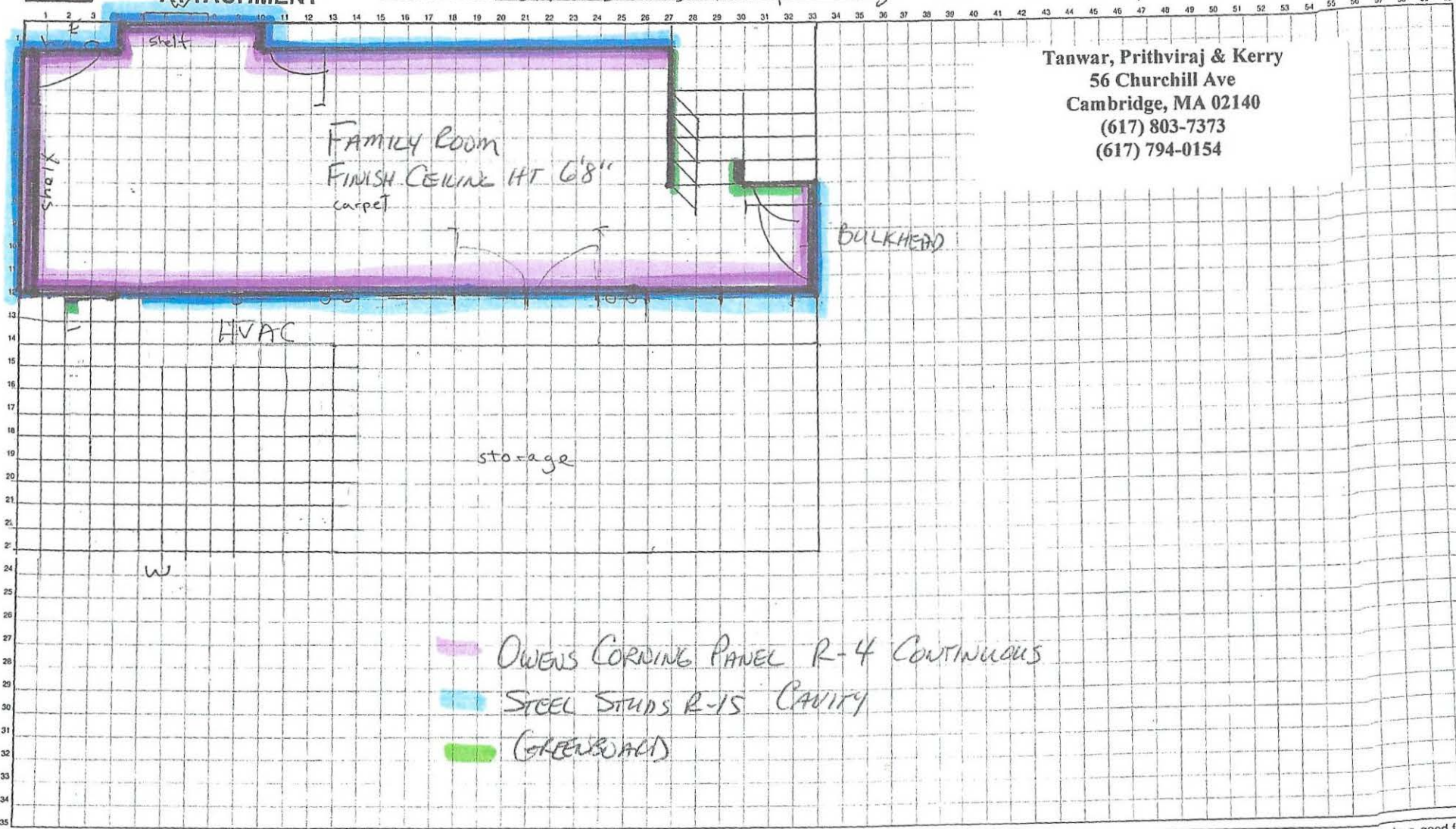
22



**CONTRACT
SKETCH
ATTACHMENT**

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

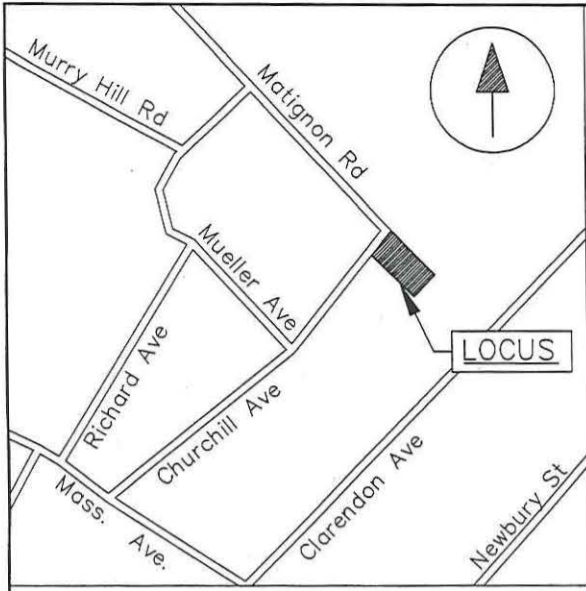
Customer Signature Kerry Tanwar & R
Sales Representative Signature [Signature]
Contract Price \$59,290



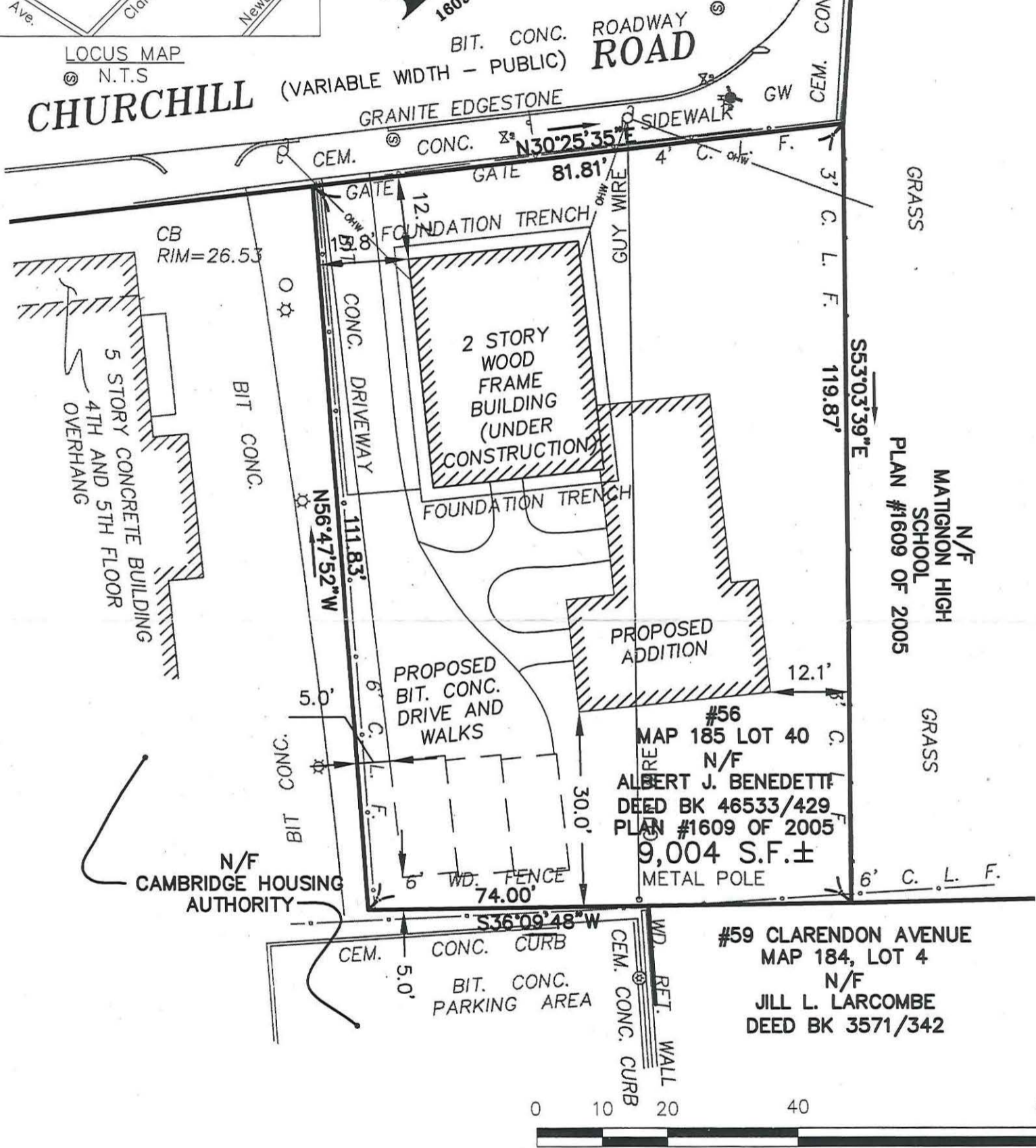
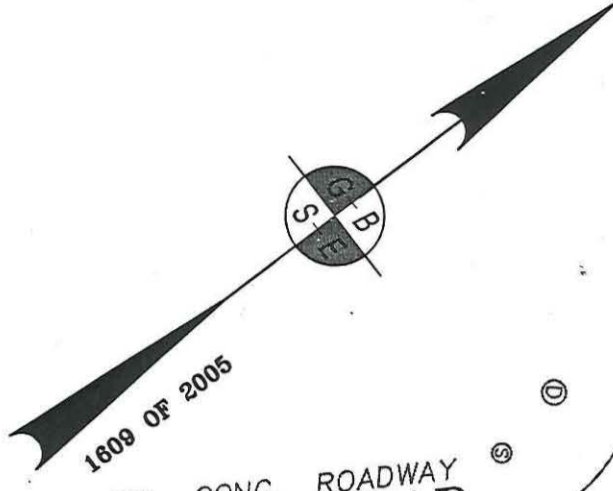
Tanwar, Prithviraj & Kerry
56 Churchill Ave
Cambridge, MA 02140
(617) 803-7373
(617) 794-0154

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

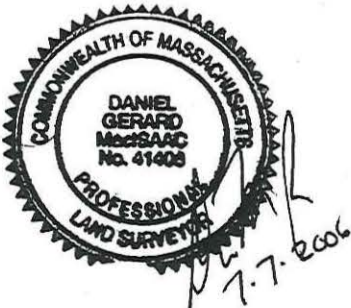


NOTES

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

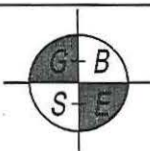
LOT OPEN SPACE

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 COLLEEN 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

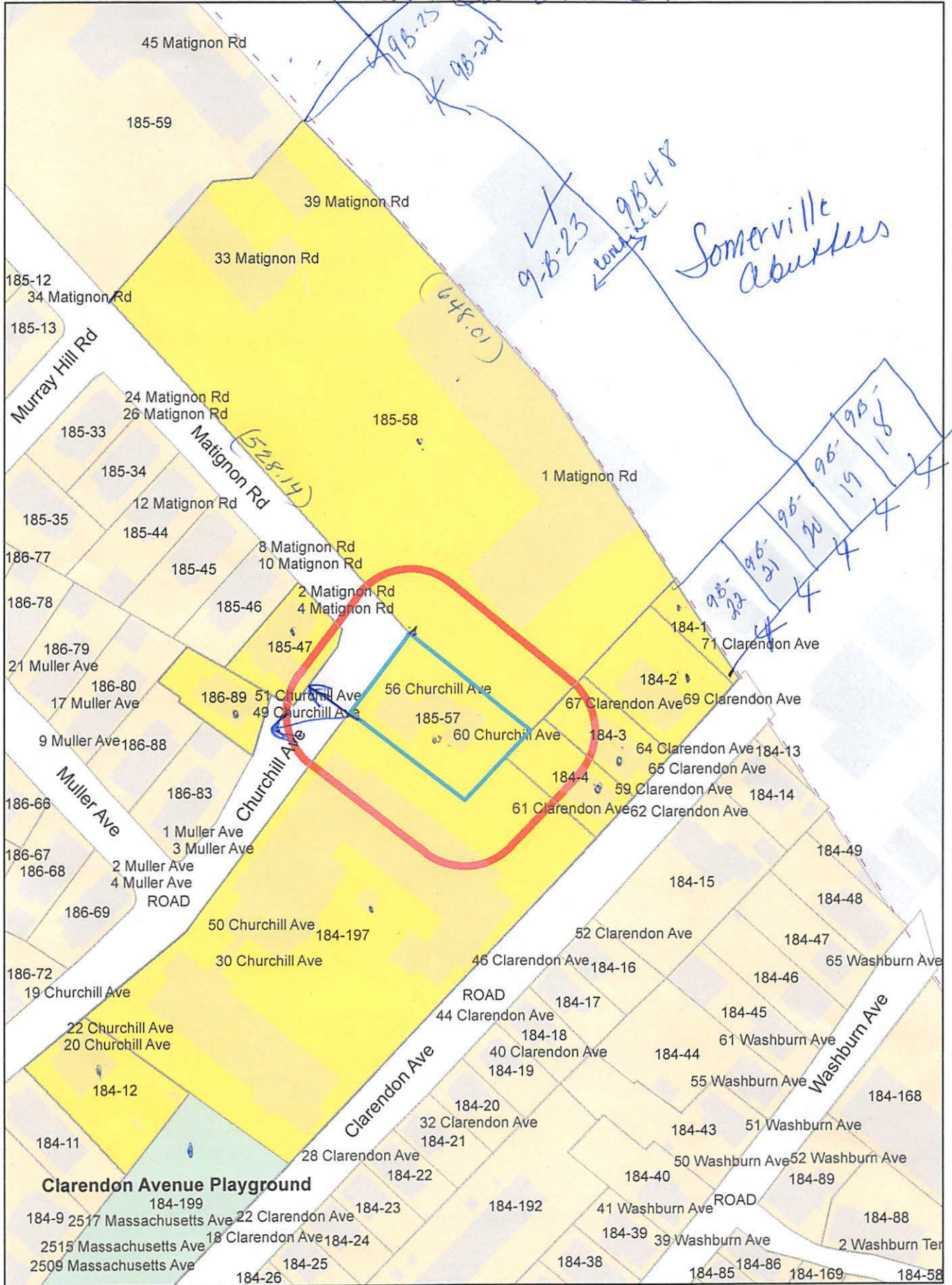
9-B-24
JING TENG
34 HOOKER AVENUE #1
SOMERVILLE, MA 02144

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 Abutters

98-23

98-48

98-22
98-21
98-19
98-18

(528.14)

(648.01)

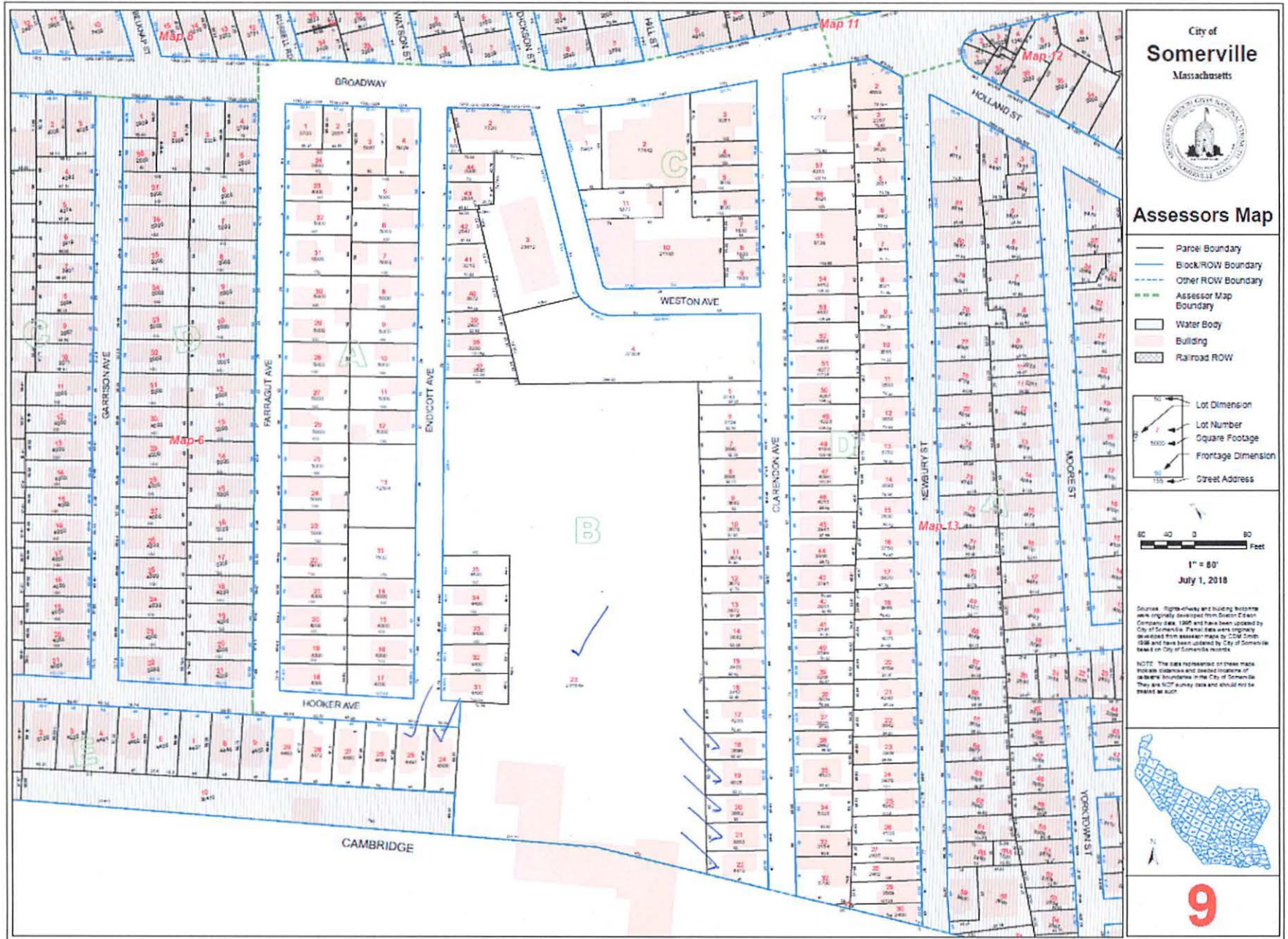
Clarendon Avenue Playground

184-9 2517 Massachusetts Ave
2515 Massachusetts Ave
2509 Massachusetts Ave

ROAD

ROAD

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/ /

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

Owner	THOMPSON KENETH & MELANIE TRUSTEES	Sale Price	\$1
Co-Owner	79 CLARENDON AVE RLTY TRUST	Certificate	
Address	360 LOWELL ST LEXINGTON, MA 02420	Book & Page	68375/ 113
		Sale Date	11/09/2016
		Instrument	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	Sale Price	\$99
Co-Owner		Certificate	
Address	2121 COMMONWEALTH AVE BRIGHTON, MA 02135	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 Sale Price \$375,000
 Co-Owner Certificate
 Address 36 HOOKER AVE #3 Book & Page 57537/ 107
 SOMERVILLE, MA 02144 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

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



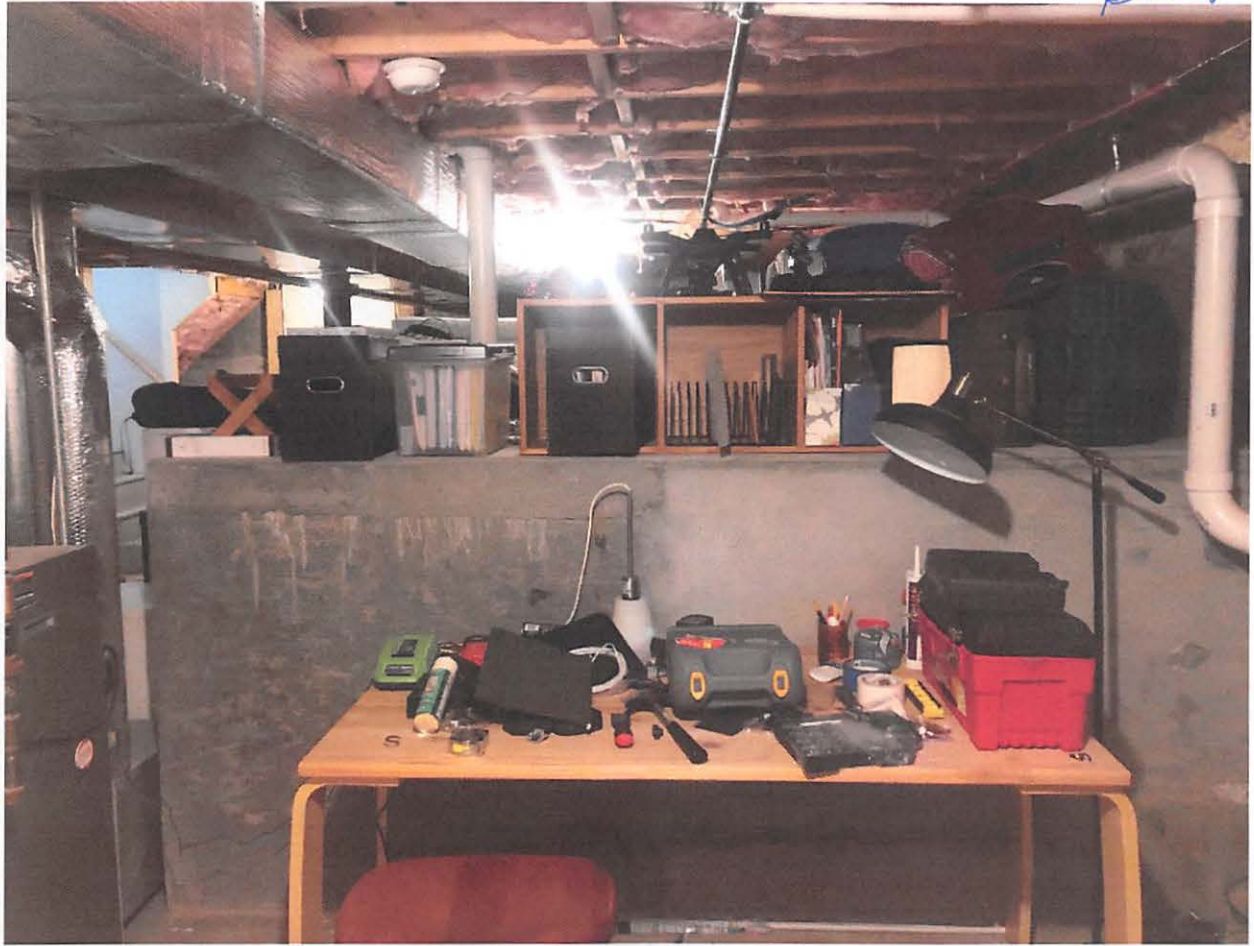
Bsmt.



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

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.

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