



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

BZA APPLICATION FORM

Plan No: BZA-017263-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : GCD Architects - C/O Adam Glassman

PETITIONER'S ADDRESS : 2 Worthington St Cambridge, MA 02138

LOCATION OF PROPERTY : 56 Maple Ave Cambridge, MA 02139

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: New Steps to First Floor Rear Porch

DESCRIPTION OF PETITIONER'S PROPOSAL :

Zoning relief is requested to construct 5 steps up to an existing rear porch per left side setback and proximity under 10'-0" to detached accessory building.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.13 (Separation of Buildings).

Original Signature(s) :

Emil Jacob

(Petitioner(s) / Owner)

Emil Jacob

(Print Name)

Address :

56 Maple Ave, Cambridge MA, 02139

Tel. No. :

617-605-0100

E-Mail Address :

emiljacob@yahoo.com

Date :

2/12/2020

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 Emil Jacob

(OWNER)

Address: 56 Maple Ave Unit 1 Cambridge MA

State that I/We own the property located at 56 Maple Ave. Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of Emil Jacob

*Pursuant to a deed of duly recorded in the date 6/22/2018, Middlesex South
County Registry of Deeds at Book 71199, Page 135; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.




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

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

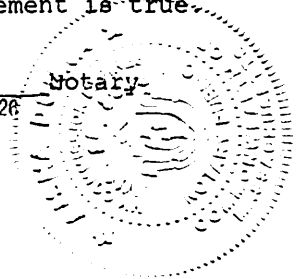
Commonwealth of Massachusetts, County of Middlesex

The above-name Emil Jacob personally appeared before me,
this 12 of FEB, 20 20, and made oath that the above statement is true.

My commission expires  (Notary Seal).



ATISHA DONNA
Notary Public
Commonwealth of Massachusetts
My Commission Expires Aug. 28, 2026



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

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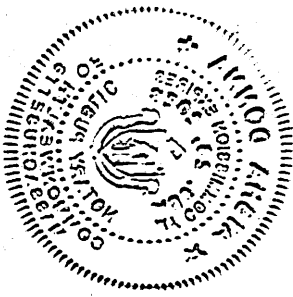
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BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

In order to build 5 steps to create a safe and functional connection from the existing Unit 1 rear porch for Unit 1 to the driveway the entire 3 story porch would need to be removed and rebuilt outside of the setback and 10' away from the existing carriage house.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The lot is small and narrow and predates the zoning code. Even the smallest modification to the exterior envelope would require zoning relief.

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

- 1) Substantial detriment to the public good for the following reasons:
The proposed 5 steps have no impact whatsoever on traffic patterns, would cast no shadows on adjacent lots and would create no noise pollution. The proposed steps are not in view of the street, they blend with the existing architecture of the structure and the neighborhood. There would be no loss of useable open space or off street parking.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
The proposed steps will have zero impact visually or in any other way on the abutting properties or the neighborhood.

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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: GCD Architects **PRESENT USE/OCCUPANCY:** 3 Family

LOCATION: 56 Maple Ave Cambridge, MA 02139 **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** 3 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		5,160.0	5,160.0	2,400.0	(max.)
<u>LOT AREA:</u>		3,200.0	3,200.0	3,200.0	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.61	1.61	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1,065.0	1,065.0	1,500.0	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40.0'	40.0'	50.0'	(min.)
	DEPTH	80.0'	80.0'	NA	
<u>SETBACKS IN FEET:</u>	FRONT	29.7'	no change	10.0'	(min.)
	REAR	18.2'	no change	20.0'	(min.)
	LEFT SIDE	1.8'	no change	7.5'	(min.)
	RIGHT SIDE	2.8'	no change	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	37.0'	no change	35.0'	(max.)
	LENGTH	54.0'	no change	NA	
	WIDTH	34.5'	no change	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		17%	no change	15%	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	no change	3	(max.)
<u>NO. OF PARKING SPACES:</u>		2	no change	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		0	no change	10.0'	(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.

Existing primary and secondary structures are wood frame. The proposed spaces would be constructed out of wood.

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'.



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2020 FEB 13 PM 3:12
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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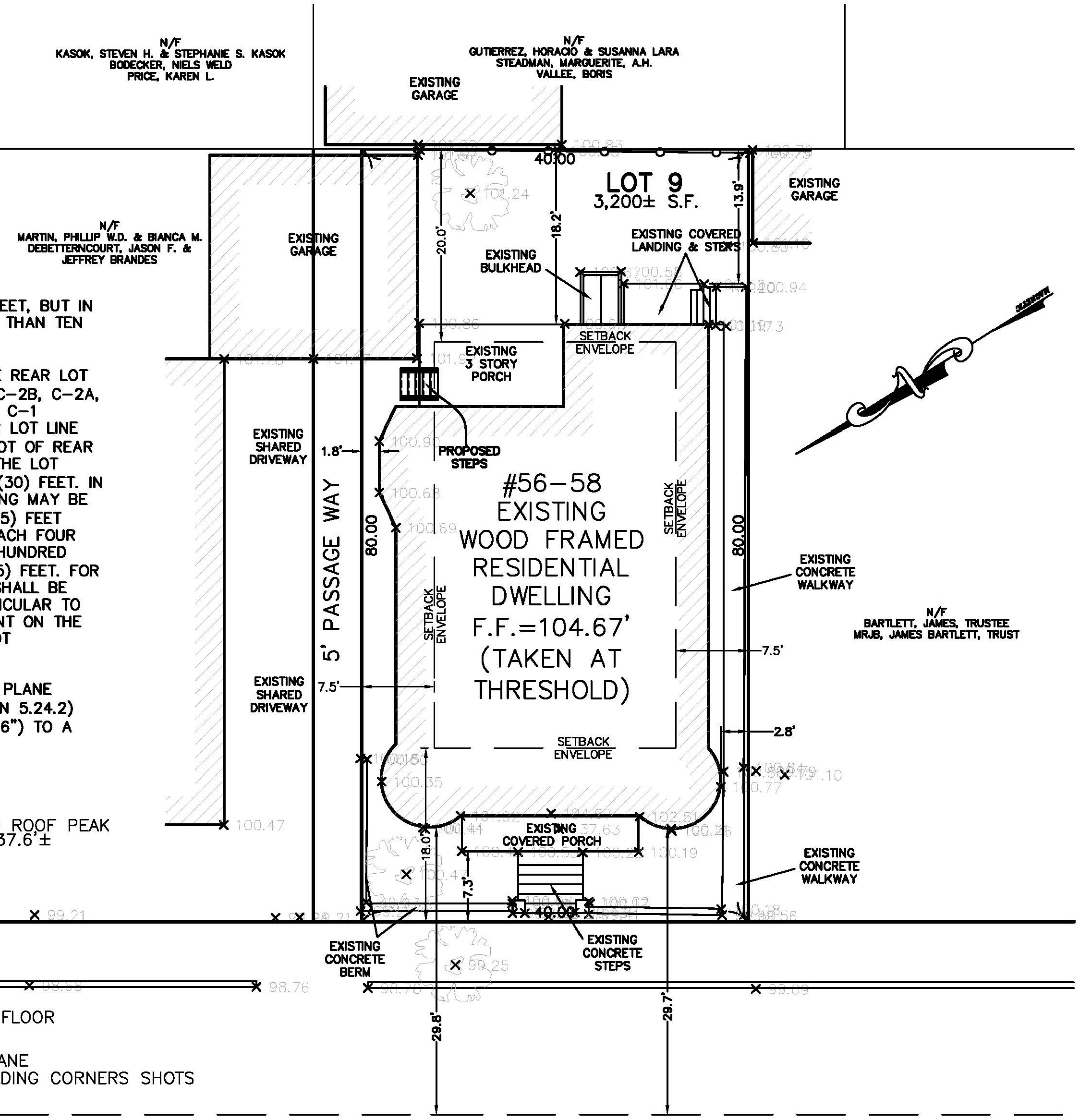
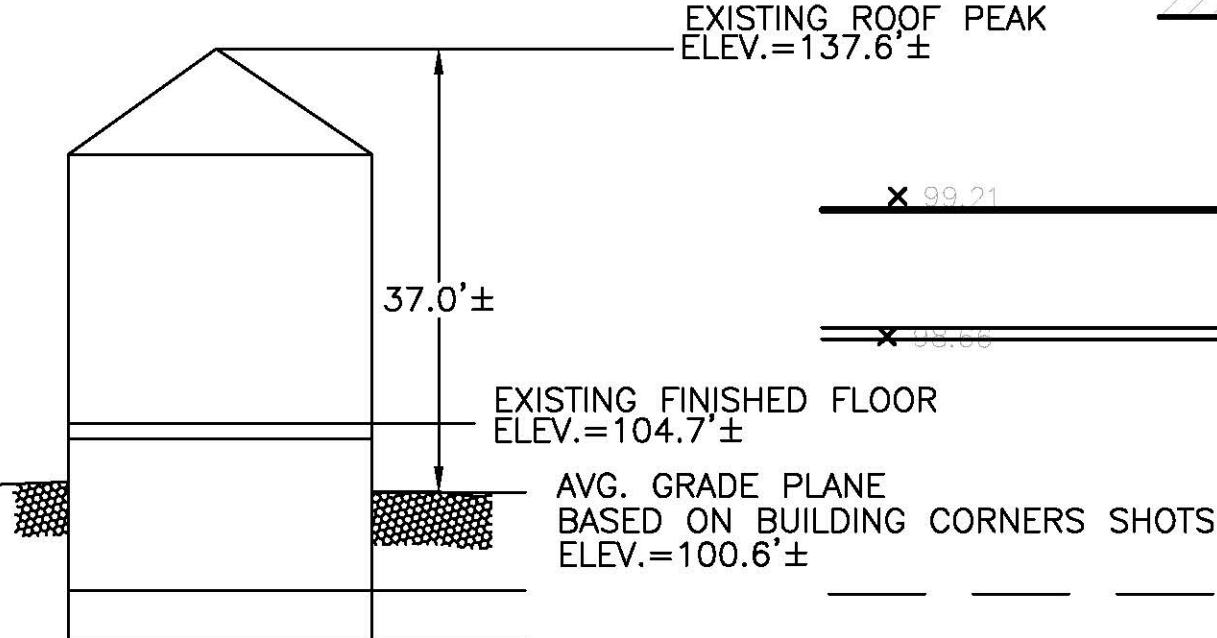
EXISTING LEGEND	
	SEWER LINE
⊙	SEWER MANHOLE
	WATER LINE
	GAS LINE
⊕	UTILITY POLE
⊕	GAS VALVE
—E—	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
—205—	CONTOUR LINE (MJR)
—195—	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

** ZONING BYLAW FOOTNOTES **

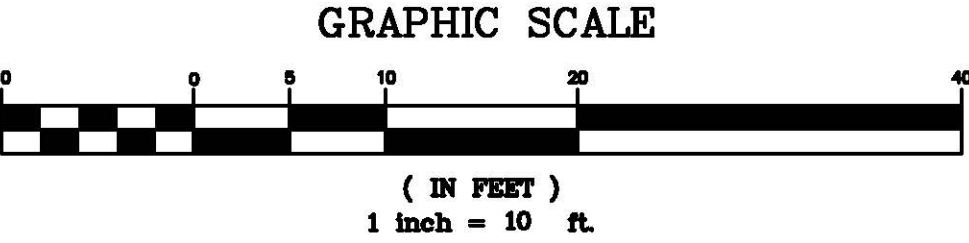
* = MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

** = IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN RESIDENCE C-2, C-2B, C-2A, C-3, C-3A, C-3B DISTRICTS. IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET. IN RESIDENCE A-1, A-2, AND B DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY-FIVE (25) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS ONE HUNDRED (100) FEET, UP TO A MAXIMUM OF THIRTY-FIVE (35) FEET. FOR PURPOSES OF THIS FOOTNOTE C, THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTENDING TO THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE.

*** = IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.



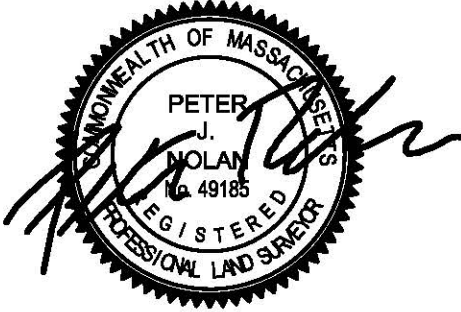
MAPLE AVENUE
(PUBLIC WAY-40' WIDE)




NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/7/2019.
2. DEED REFERENCE: BOOK 16646, PAGE 174
PLAN REFERENCE: PLAN BOOK 157, PLAN 34
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
9. ZONING DISTRICT: RESIDENCE C-1

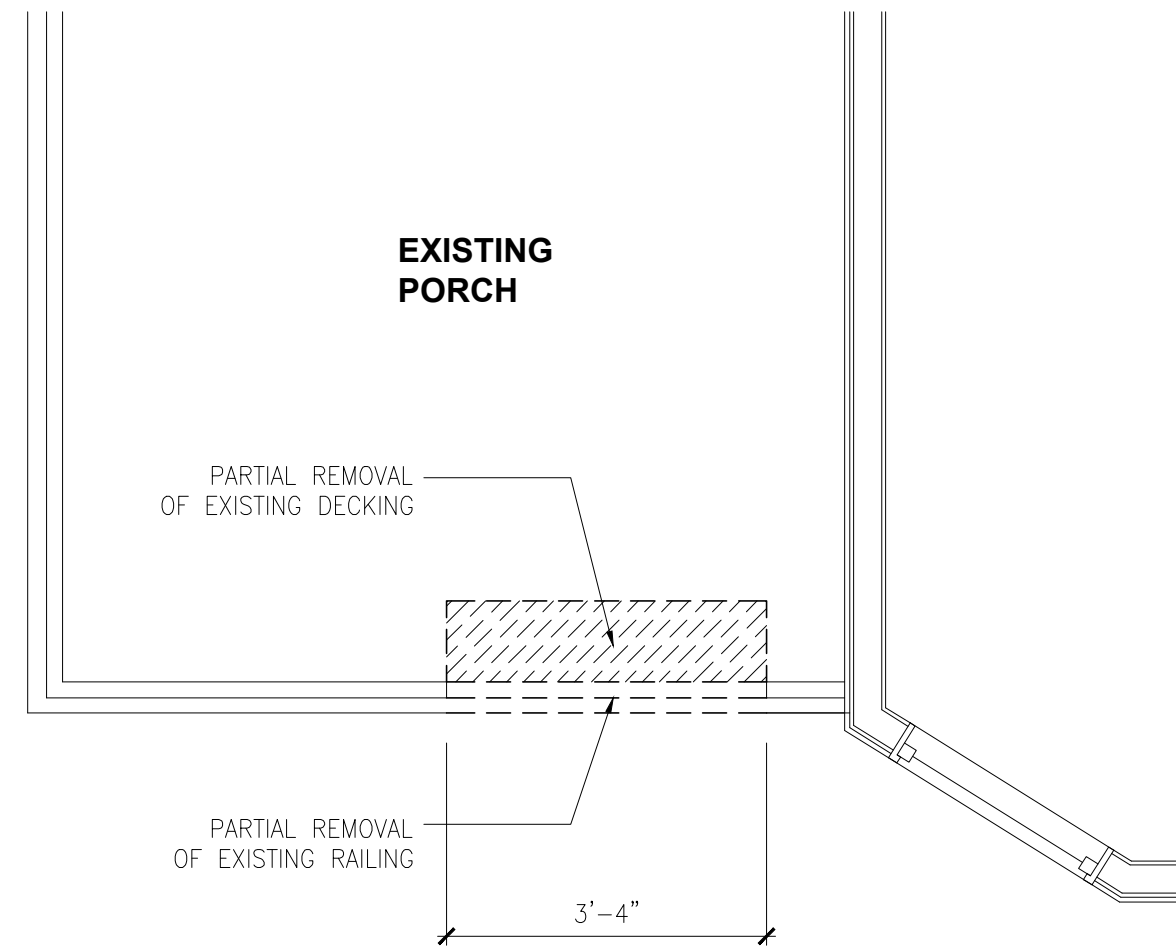
ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	3,200± S.F.	3,200± S.F.
MIN. AREA PER DWELLING UNIT	1,500 S.F.	1,067± S.F.	1,067± S.F.
MIN. YARD FRONT *	18.0'	29.7'	29.7'
SIDE (RIGHT) ***	7.5'	2.8'	2.8'
SIDE (LEFT) ***	7.5'	1.8'	1.8'
REAR **	20'	18.2'	18.2'
MAX. BLDG. HEIGHT	35'	37.0'±	37.0'±
MIN. OPEN SPACE	30%	44.0%	44.0%
MIN. LOT WIDTH	50'	40.0'	40.0'
MAX. F.A.R.	0.75	-	-



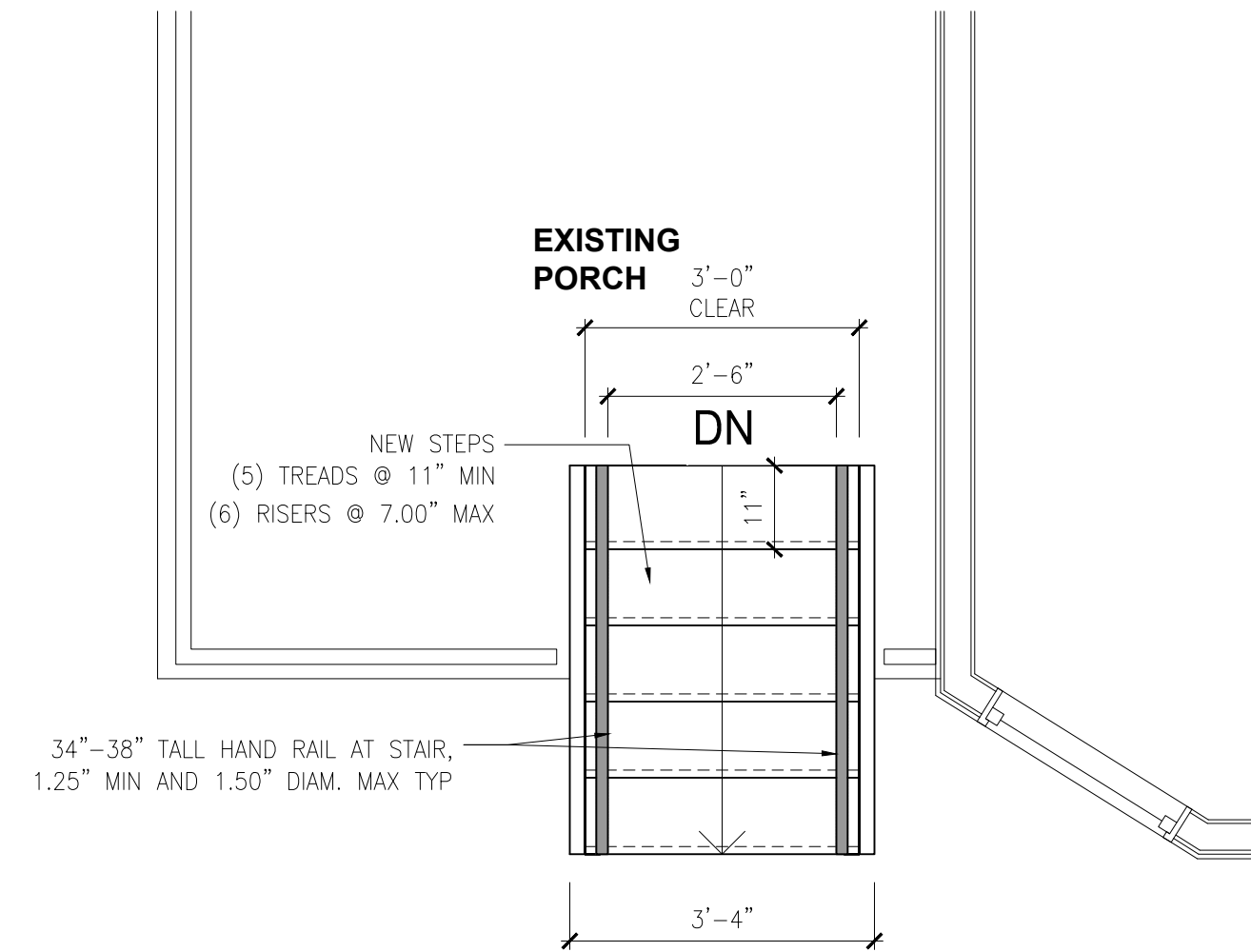
PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
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All Rights Reserved
NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC. ANY VIOLATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE SUBJECT TO PENALTY AND DAMAGES.

SCALE 1"=10'			
DATE 12/9/2019	REV	DATE	REVISION
SHEET 1	56-58 MAPLE AVENUE CAMBRIDGE MASSACHUSETTS		
PLAN NO. 1 OF 1			
CLIENT:	PLOT PLAN OF LAND		
DRAWN BY KK			
CHKD BY P.J.N.			
APPD BY P.J.N.	 PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		

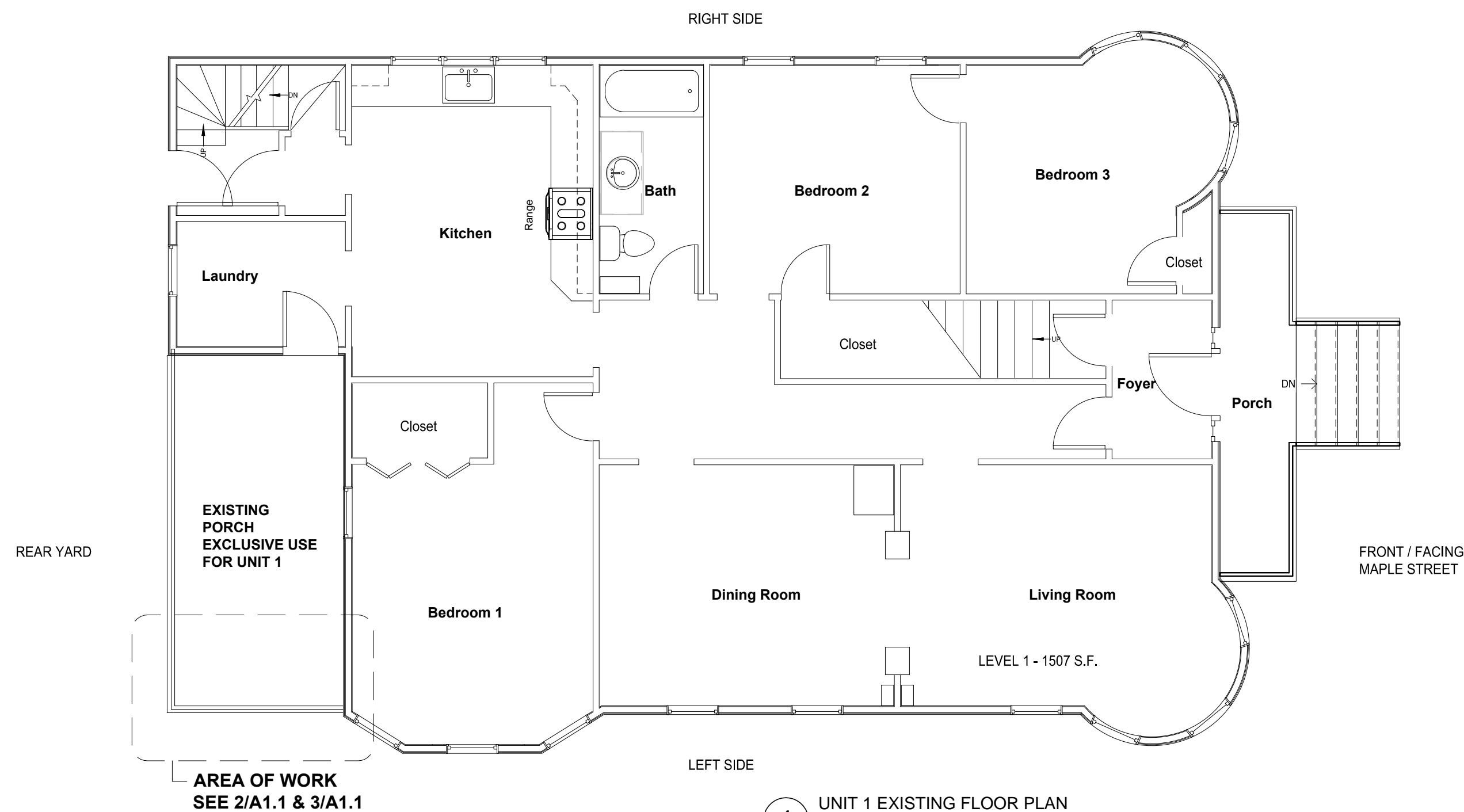
SHEET NO.
1



2 EXISTING DEMO PLAN FOR WORK AREA
SCALE: 1/2" = 1'-0"



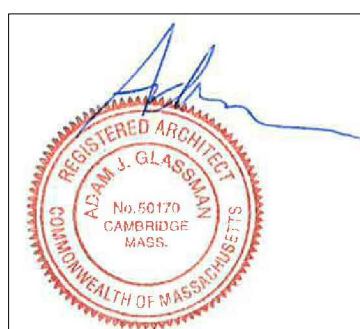
3 PROPOSED PLAN FOR WORK AREA
SCALE: 1/2" = 1'-0"



1 UNIT 1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



VIEW FROM FRONT LEFT



ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com

DATE:
12-17-2019

PROJECT:
56 MAPLE STREET UNIT 1
PROPOSED REAR STEPS TO EXISTING PORCH

TITLE:
PROPOSED PLANS

SCALE:
AS NOTED

DRAWING:
A1.1



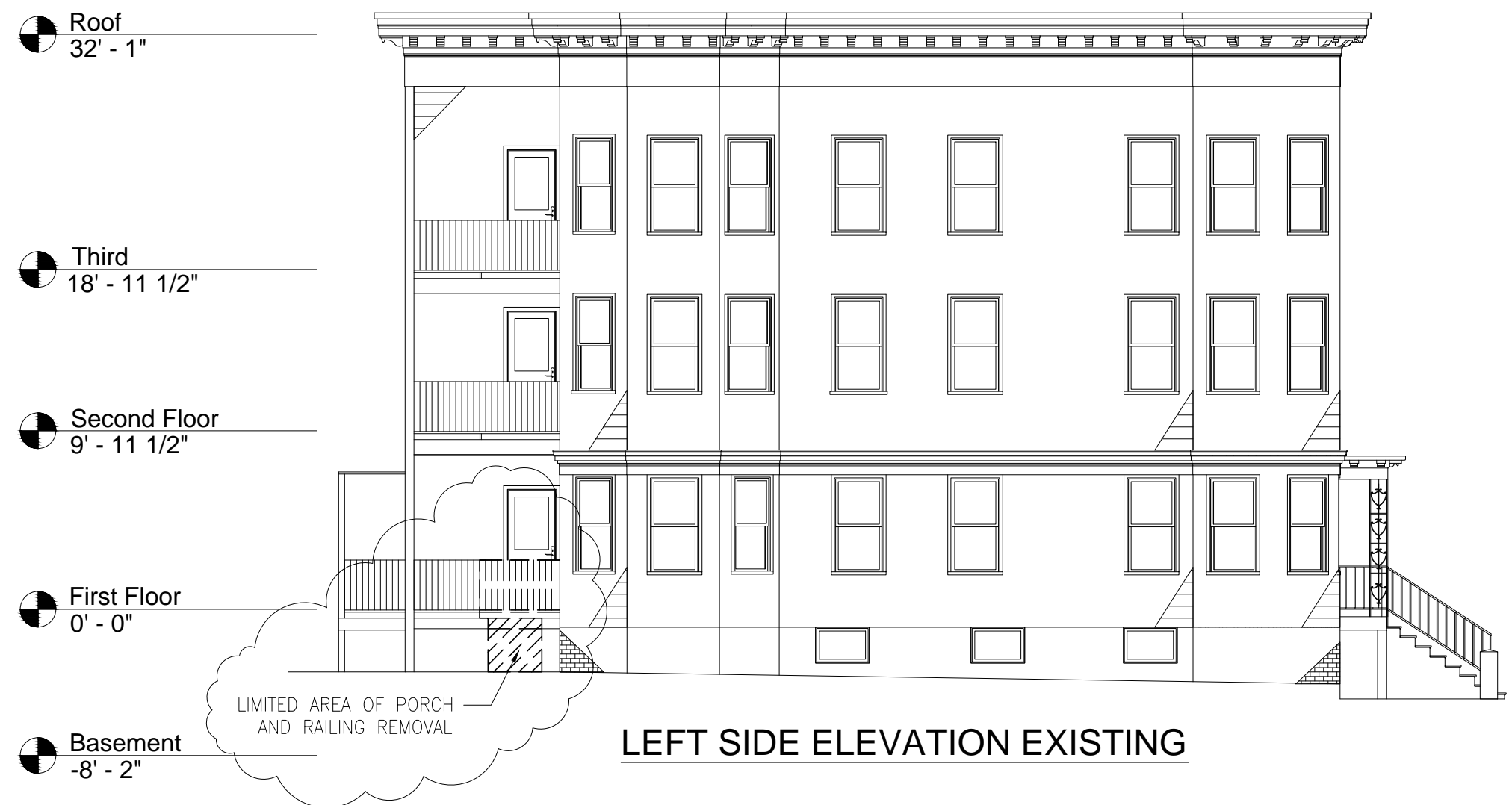
PHOTO OF EXISTING ILLEGAL STEPS
TO BE REMOVED AND REBUILT PER CODE



LEFT SIDE ELEVATION PROPOSED



FRONT ELEVATION - EXISTING
NOT IN SCOPE



LEFT SIDE ELEVATION EXISTING

1 UNIT 1 EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



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12-17-2019

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56 MAPLE STREET UNIT 1
PROPOSED REAR STEPS TO EXISTING PORCH

TITLE:
PROPOSED
ELEVATIONS

SCALE:
AS NOTED

DRAWING:
A2.1