

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB -3 PM 2: 21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 161338

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Philip Bard and Ana Bard C/O James J. Rafferty.

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 56 Norris St., Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

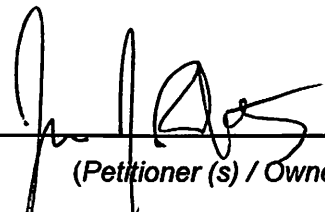
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioners seeks to construct single story rear addition and deck.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements),
Article: 8.000 Section: 8.22.2(d) (Non-Conforming Structure),
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address: 907 Massachusetts Avenue, Suite 300
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

Date: January 31, 2022

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Philip Bard and Ana Bard
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 56 Norris Street

the record title standing in the name of Philip P. Bard and Ana Bard

whose address is 56 Norris Street, Cambridge MA 02140
(Street) (City or Town) (State & Zip Code)

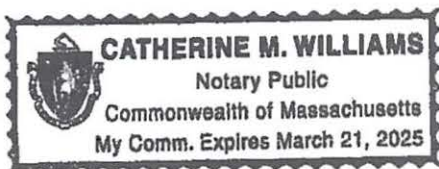
by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 31726 Page 512 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

[Signature]
(Owner)

On this 10th day of January, 2022, before me, the undersigned notary public, personally appeared Philip Bard proved to me through satisfactory evidence of identification, which were MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public

My commission expires: 3/21/2025

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 56 Norris St., Cambridge, MA (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:

Section 8.22.2(d) allows for the construction of the proposed addition upon the issuance of a Special Permit.

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:

The proposed addition will not alter traffic patterns.

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 adjacent uses are all similarly sized two family dwellings.

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 proposed single story rear addition will be constructed in accordance with all the requirements of the State Building Code.

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:

The intensity and use of this two family dwelling will not be materially altered as a result of the proposed addition. As a result, there will not be any detrimental effect upon the neighborhood.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Philip Bard and Ana Bard
Location: 56 Norris St., Cambridge, MA
Phone: 617.492.4100

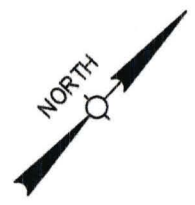
Present Use/Occupancy: Two Family
Zone: Residence B Zone
Requested Use/Occupancy: Two Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		2,464 sf	2,873 sf	1,750 sf	(max.)
LOT AREA:		3,500 sf	no change	5,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.7	0.82	0.5	
LOT AREA OF EACH DWELLING UNIT		1,750 sf	no change	5,000 sf	
SIZE OF LOT:	WIDTH	35'	no change	50'	
	DEPTH	100.09'	no change	N/A	
SETBACKS IN FEET:	FRONT	7.4'	no change	10'	
	REAR	51.7'	31.2'	25'	
	LEFT SIDE	6.2'	no change	7.5' (sum of 20')	
	RIGHT SIDE	5.5'	no change	7.5' (sum of 20')	
SIZE OF BUILDING:	HEIGHT	32.5'	33'	35'	
	WIDTH	N/A	N/A	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		67.2	52	40	
NO. OF DWELLING UNITS:		2	no change	1	
NO. OF PARKING SPACES:		0	no change	2	
NO. OF LOADING AREAS:		0	no change	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

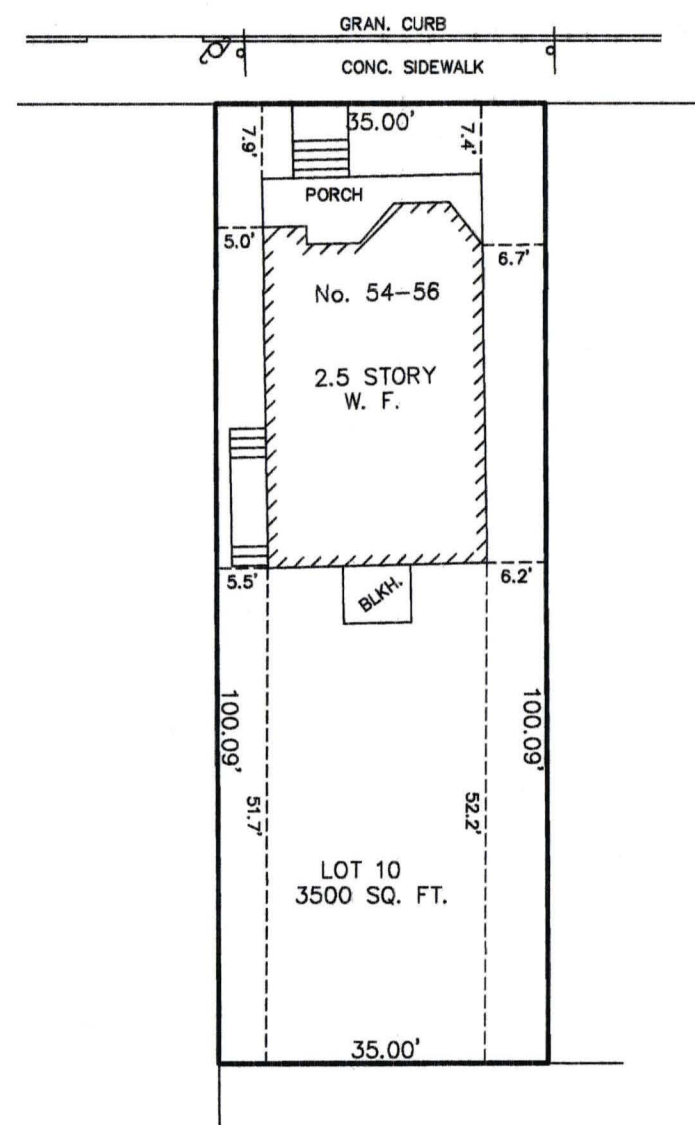
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

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'.



NORRIS STREET



Antoni Grognowicz



PLOT PLAN
54-56 NORRIS STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20' NOVEMBER 22, 2021

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386

GRAPHIC SCALE



BARD RENOVATION

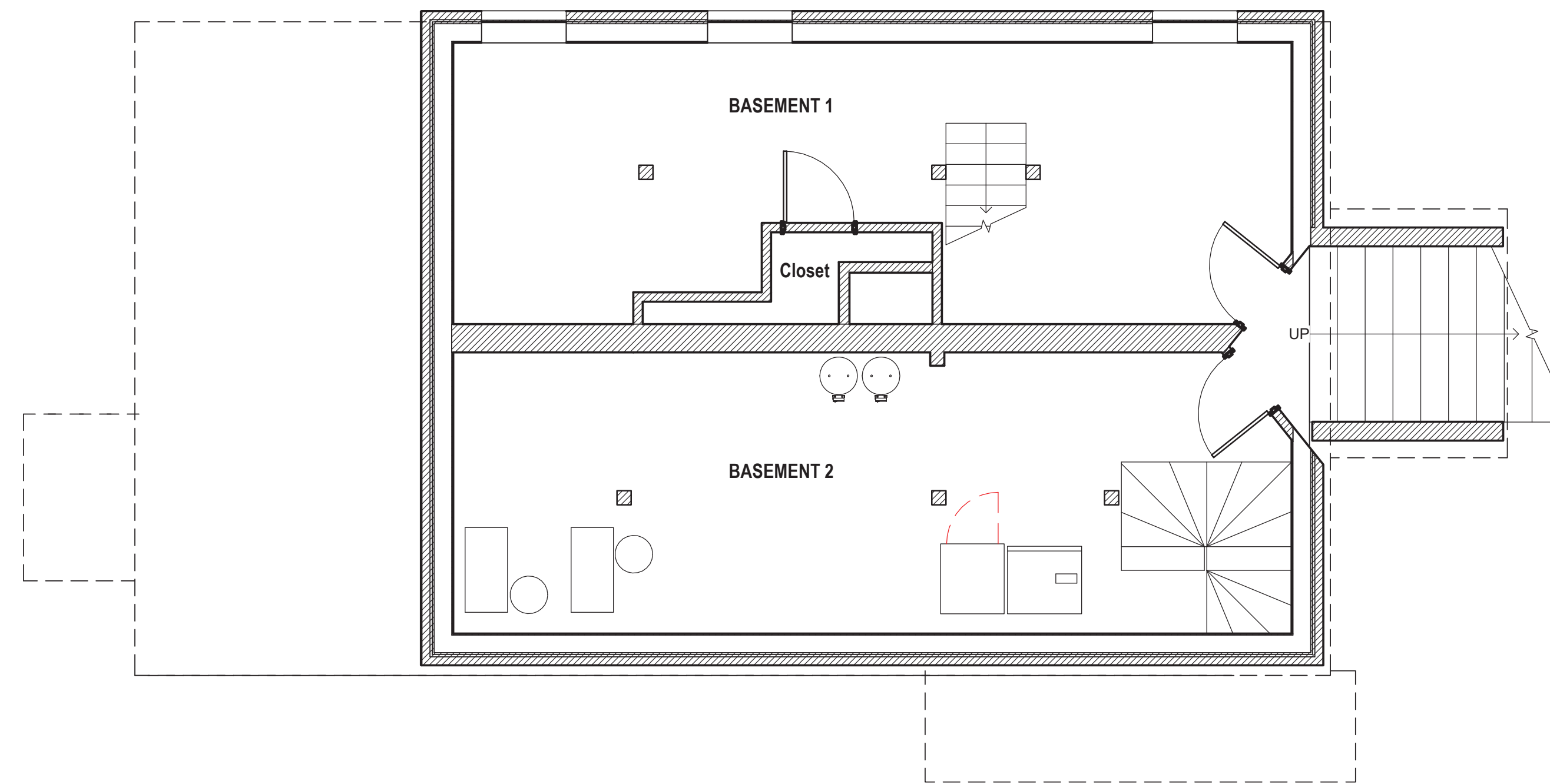
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

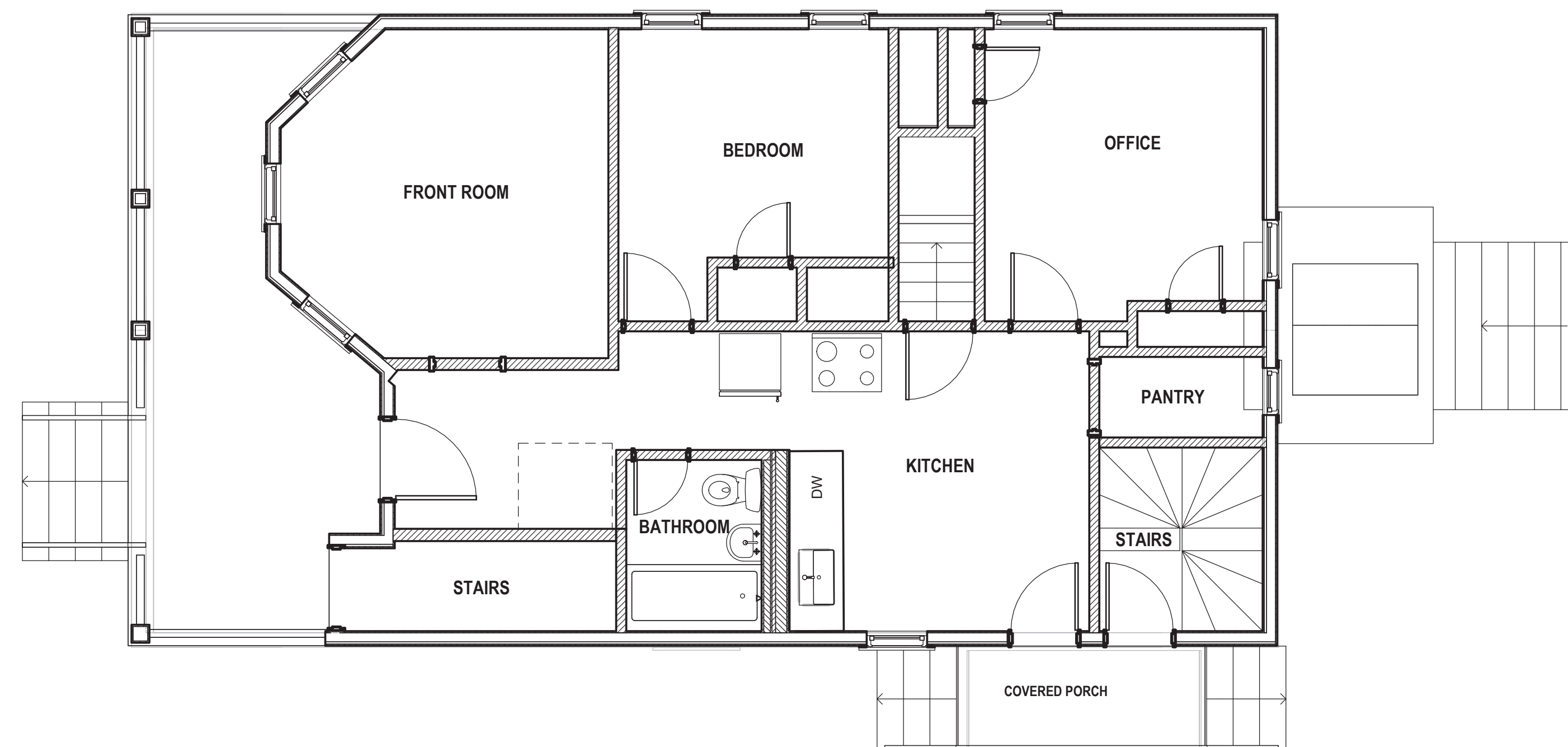
45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

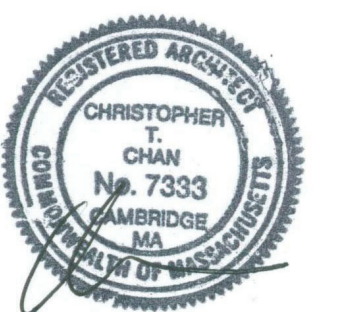
165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



① BASEMENT
1/4" = 1'-0"

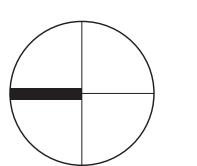


② FIRST
1/4" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:
01/13/22
SCALE:
1/4" = 1'-0"
PROJECT NO.:
0001



SHEET TITLE:
**EXISTING BASEMENT
& FIRST FLOOR PLAN**

SHEET NO.:

X1.0



② SOUTH
1/4" = 1'-0"



③ EAST
1/4" = 1'-0"



① NORTH
1/4" = 1'-0"



④ WEST
1/4" = 1'-0"

BARD RENOVATION

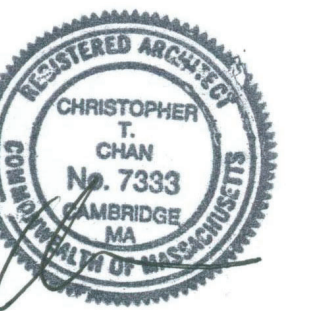
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



REV #	DATE	DESCRIPTION

DATE:
01/13/22
SCALE:
1/4" = 1'-0"
PROJECT NO.:
0001

SHEET TITLE:
**EXISTING
ELEVATIONS**

SHEET NO.:

X1.12

BARD RENOVATION

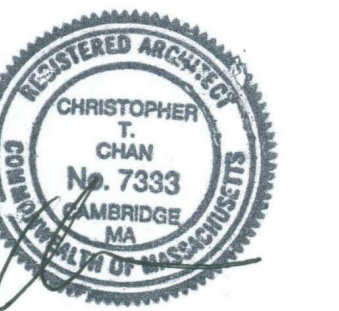
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

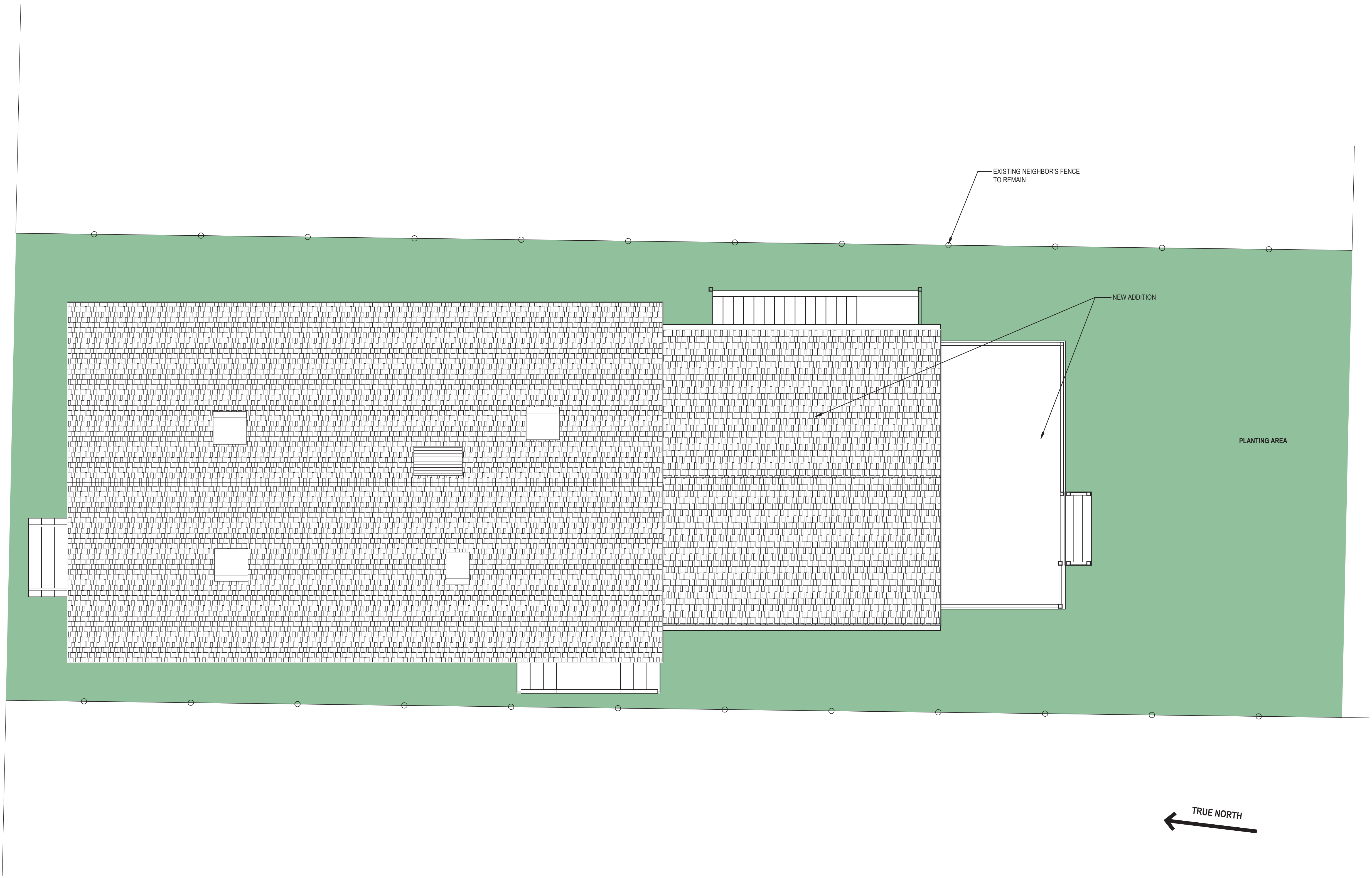


REV #	DATE	DESCRIPTION

DATE: 01/13/22	
SCALE: 1/4" = 1'-0"	
PROJECT NO.: 2112	

SHEET TITLE:
SITE PLAN

SHEET NO.:
A0.1



1 ARCHITECTURAL SITE PLAN
1/4" = 1'-0"

BARD RENOVATION

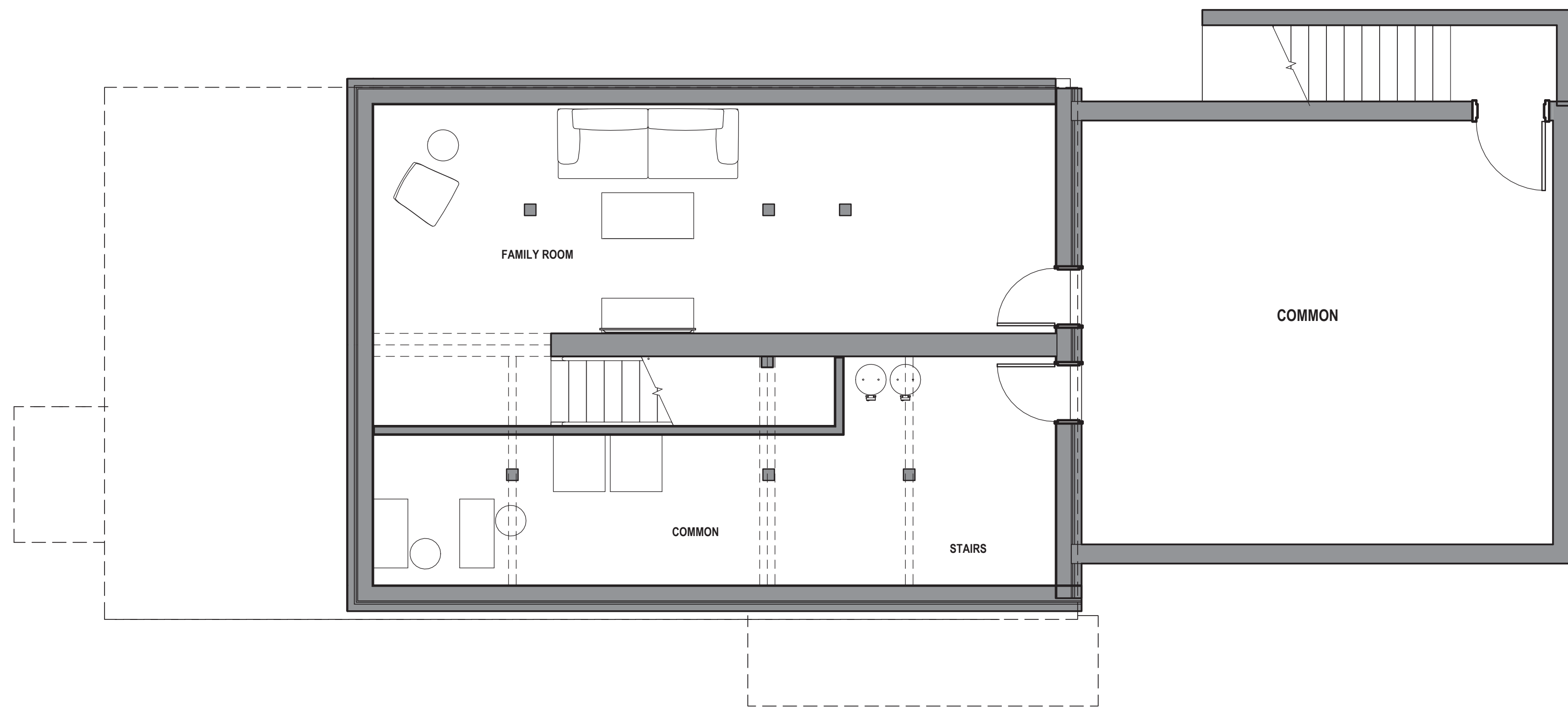
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

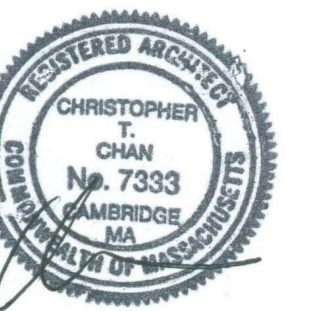
45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



① BASEMENT FLOOR PLAN
1/4" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:
01/13/22

SCALE:
1/4" = 1'-0"

PROJECT NO.:
2112

PROJECT NORTH

SHEET TITLE:
BASEMENT PLAN

SHEET NO.:
A1.0

BARD RENOVATION

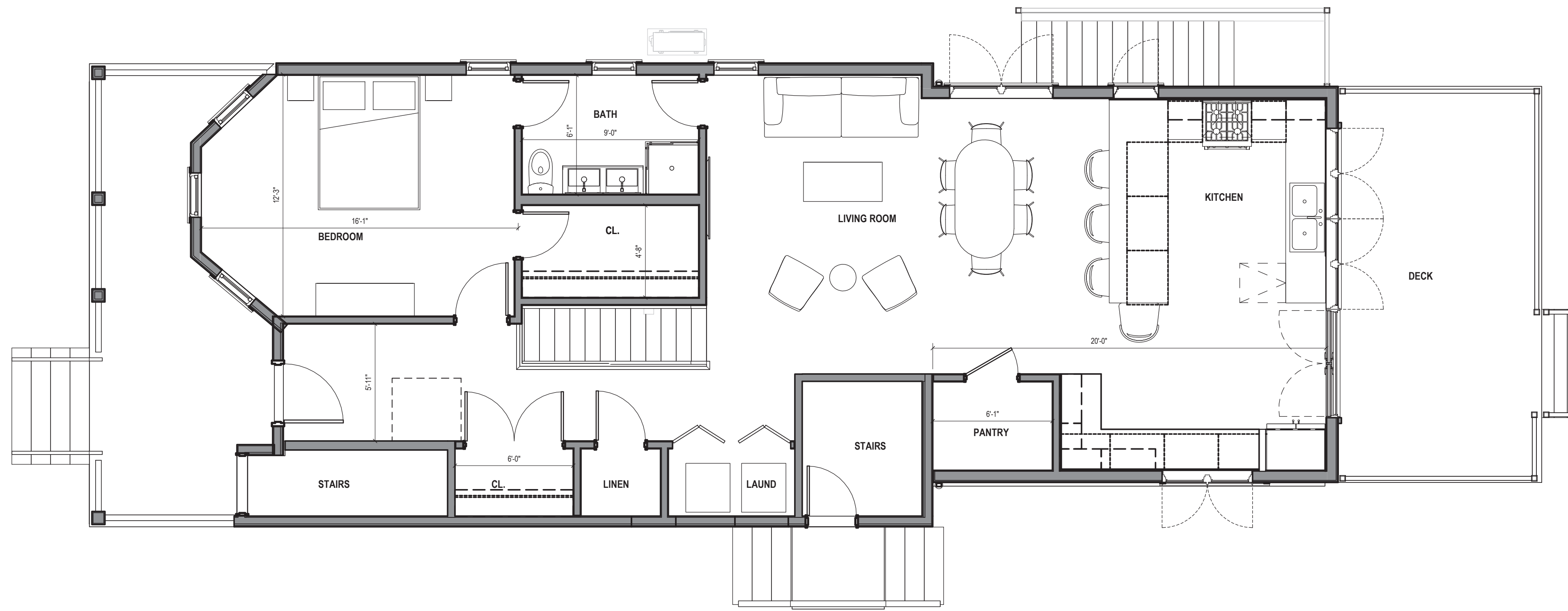
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

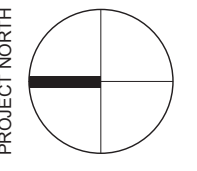


① FIRST FLOOR PLAN
1/4" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:
01/13/22
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2112



SHEET TITLE:
FIRST FLOOR PLAN

SHEET NO.:
A1.1

BARD RENOVATION

56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

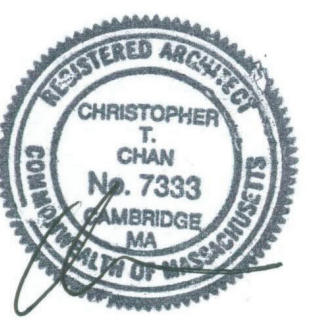
165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



① NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"



REV #	DATE	DESCRIPTION

DATE:
01/13/22
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2112

SHEET TITLE:
**NORTH & SOUTH
ELEVATIONS**

SHEET NO.:
A4.0



① EAST ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

BARD RENOVATION

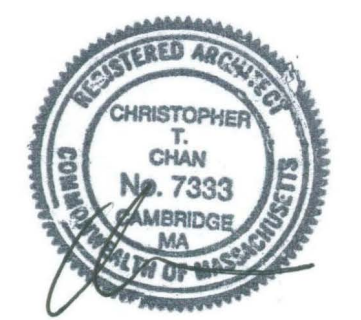
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



REV #	DATE	DESCRIPTION

DATE:
01/13/22
SCALE:
1/4" = 1'-0"
PROJECT NO.:
2112

**SHEET TITLE:
EAST & WEST
ELEVATIONS**

SHEET NO.:
A4.1

BARD RENOVATION

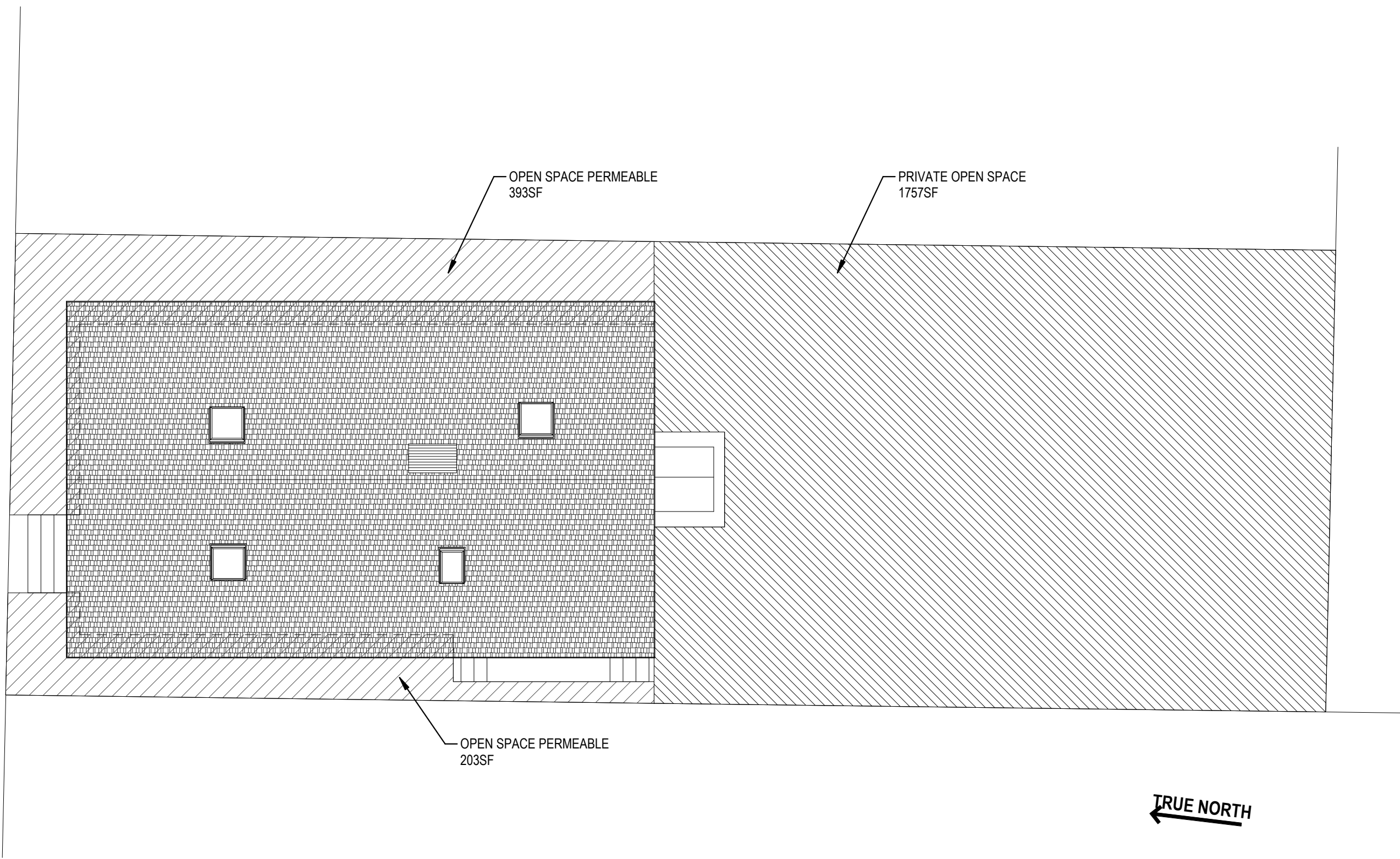
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

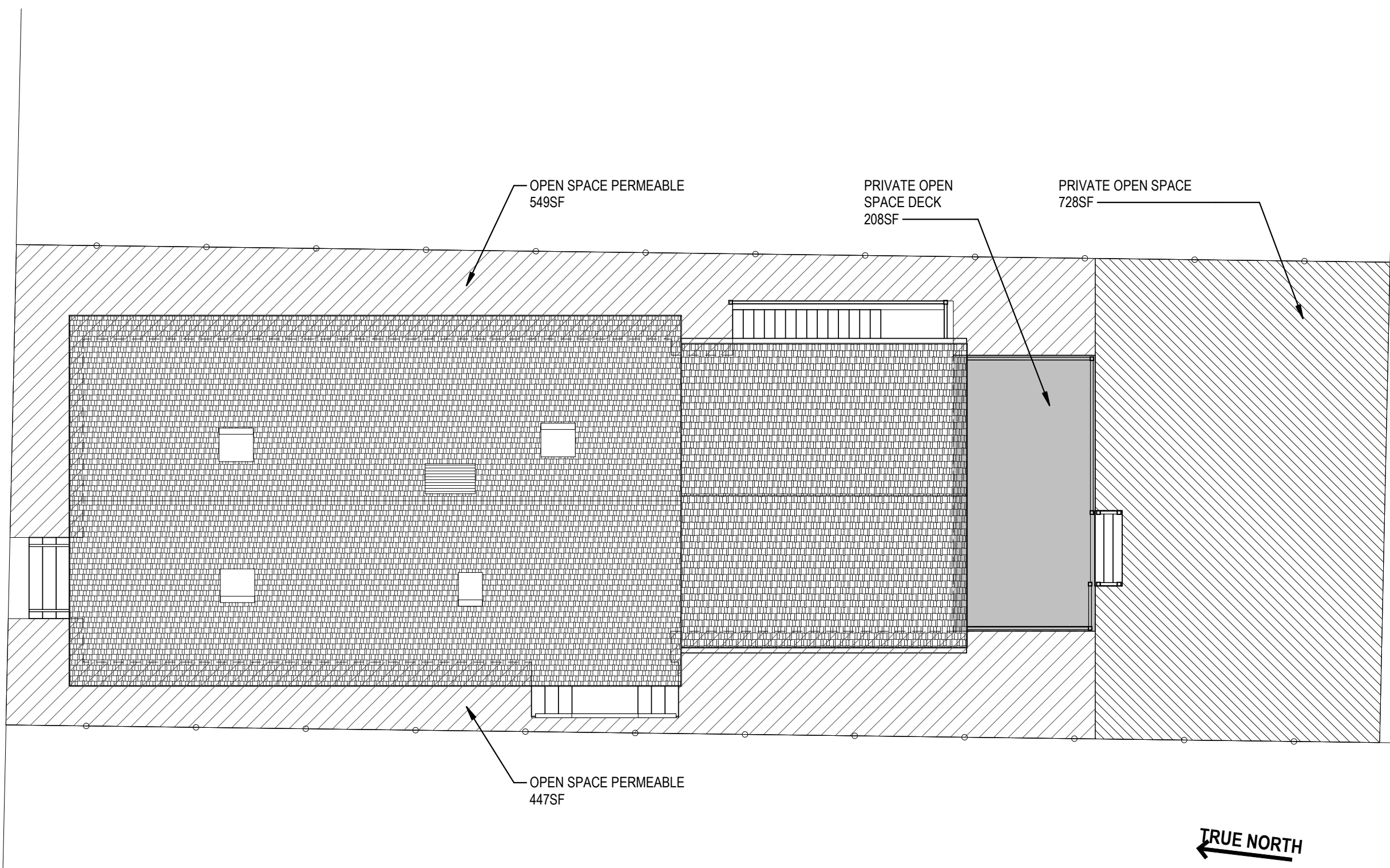
CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699

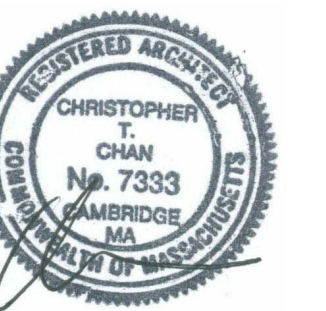


① EXISTING OPEN SPACE
1/8" = 1'-0"

LOT AREA	OPEN SPACE (40%)	PERMEABLE ONLY (50% MAX.)	PRIVATE OPEN SPACE (50% MIN.)
3,500	1,400	700	700
EXISTING			
	LEFT SIDE	PERMEABLE	PRIVATE
	RIGHT SIDE	393	DECK 0 0 25% MAX TOTAL
	TOTAL	203	YARD 1757 1757
		596	TOTAL 1757
	MAX./MIN.	700	596 50% MAX
	PERMEABLE ONLY	700	1757
	PRIVATE ONLY	700	
EXISTING TOTAL		2353 67.2%	
PROPOSED			
	LEFT SIDE	PERMEABLE	PRIVATE
	RIGHT SIDE	549	DECK 208 182 25% MAX TOTAL
	TOTAL	447	YARD 728 728
		996	TOTAL 910
	MAX./MIN.	700	910 50% MAX
	PERMEABLE ONLY	700	910
	PRIVATE ONLY	700	
EXISTING TOTAL		1820 52.0%	

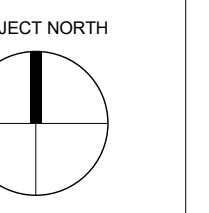


② PROPOSED OPEN SPACE
1/8" = 1'-0"



REV #	DATE	DESCRIPTION

DATE: 01/13/22
SCALE: 1/8" = 1'-0"
PROJECT NO.: 2112



**SHEET TITLE:
OPEN SPACE CALCS**

**SHEET NO.:
A4.2**



BARD RENOVATION

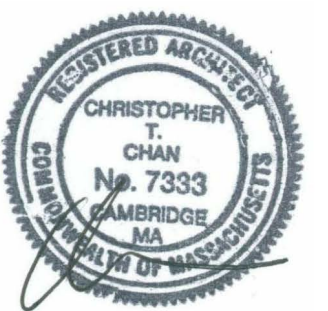
56 Norris St, Cambridge, MA 02140

ANA AND PHIL BARD

45 Cedar St, Cambridge, MA 02140

CHAN MOCK ARCHITECTS

165 AMORY STREET
CAMBRIDGE, MA 02139
T: 617-576-2508 F: 617-547-8699



REV #	DATE	DESCRIPTION

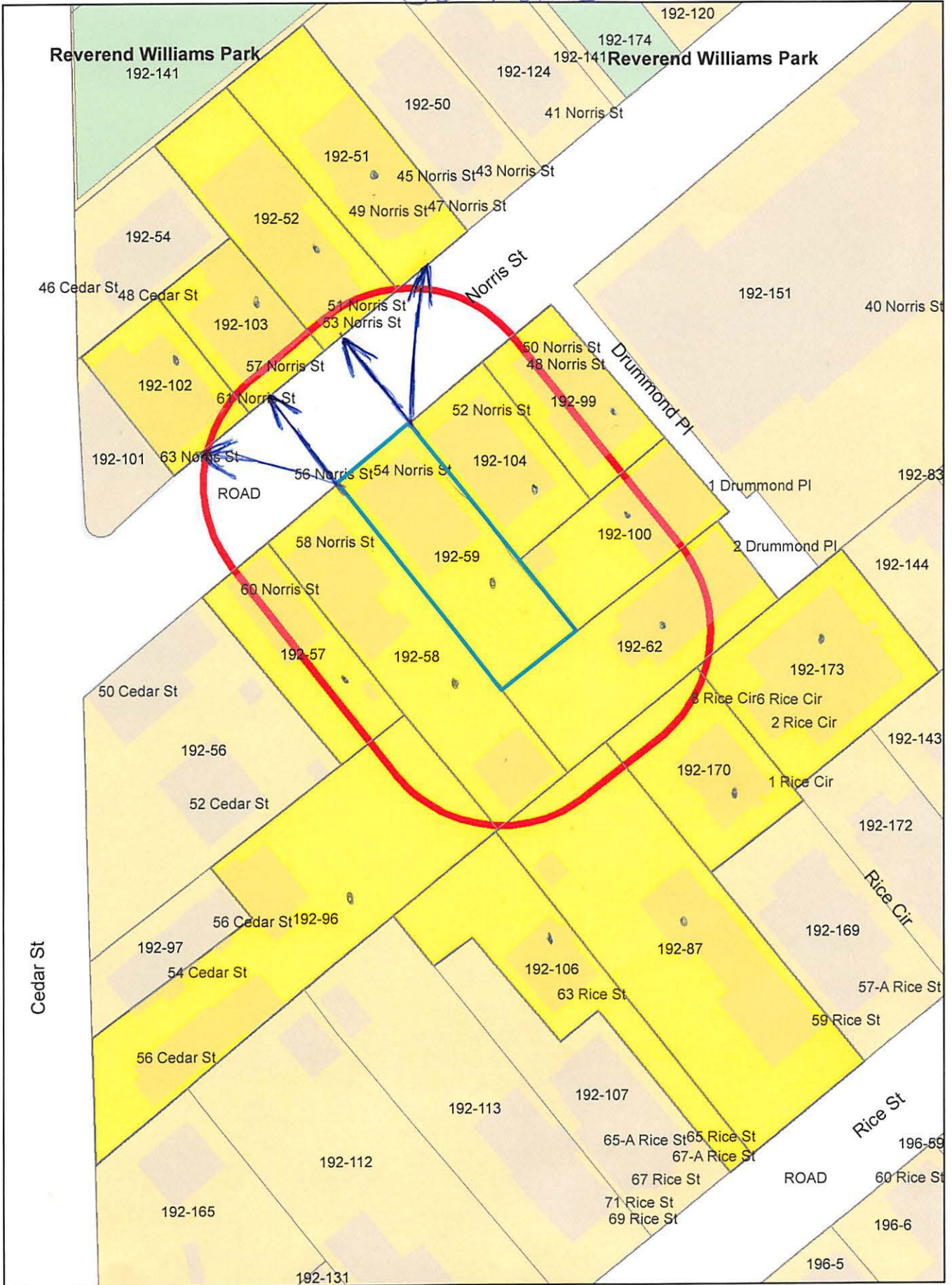
DATE:
02/03/22
SCALE:

PROJECT NO.:
2112

SHEET TITLE:
EXISTING CONDITION

SHEET NO.:
A4.3

56 Norris St.



56 Norris St.

Petitioner

192-106
GARVEY, TIMOTHY G. & LESLIE E. GARVEY
203 LAKEVIEW AVE
CAMBRIDGE, MA 02138

192-96
LACOURT FAMILY, LLC
30 COLLEGE AVE
SOMERVILLE, MA 02144

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

192-102
59-61 NORRIS ASSOCIATES, LLC
212 UPLAND RD
CAMBRIDGE, MA 02140

192-103
62 COLLEGE AVE TRUST, LLC
30 COLLEGE AVE
SOMERVILLE, MA 02144

192-59
BARD, PHILIP P. & ANA BARD
P.O. BOX 400703
CAMBRIDGE, MA 02140

192-173
ENGLESBERG, BARBARA J., TRUSTEE THE
BARBARA J. ENGLESBERG LIV TRUST
2 RICE CIR
CAMBRIDGE, MA 02140

192-87
GROVES, TIMOTHY W. & ELIZABETH M. GROVES
TRS, THE 59 RICE ST NOM REALTY TR
59 RICE ST
CAMBRIDGE, MA 02140

192-99
URBAN, ROBERT L.
KIRCHENSTRABE 78
81675 MUENCHEN
--

192-104
TSOMO, URGEN & SONAM WANGCHUCK
52 NORRIS ST
CAMBRIDGE, MA 02140-1850

192-170
O'CONNOR, DANIEL J. & CYNTHIA L. O'CONNOR
1 RICE CIR
CAMBRIDGE, MA 02140

192-62
AYERS, PAUL
558 ARLINGTON AVE
WESTFIELD, NJ 07090

192-52
FONG, JEANNE M.
53 NORRIS ST
CAMBRIDGE, MA 02140-1814

192-58
JUST, ROBIN LOUISE & MICHAEL FOREMAN-
FOWLER, TRUSTEES
58 NORRIS ST
CAMBRIDGE, MA 02140

192-51
PLOSKY, ERIC J.
47-49 NORRIS ST., UNIT #47/2
CAMBRIDGE, MA 02140

192-51
WEINSTEIN, DAVID & DAWN PETERS
47-49 NORRIS ST., UNIT #49
CAMBRIDGE, MA 02138

192-99
RIEDLMAYER ANDRAS J & CAROL L MUNROE TRS
MUNROE & RIEDLMAYER INVESTMENT TR
50 NORRIS ST
CAMBRIDGE, MA 02140

192-51
PLOSKY, ERIC
47-49 NORRIS ST UNIT #2
CAMBRIDGE, MA 02138

192-57
MACRI BENJAMIN & ALISE UPITIS
60 NORRIS ST
CAMBRIDGE, MA 02140

192-100
CASEY, ROBERTS P.
1 DRUMMOND PL
CAMBRIDGE, MA 02140