



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN -5 PM 12: 26

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 206313

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Mary B. Elston C/O Matthew J. Simitis, AIA

PETITIONER'S ADDRESS: 158 Mount Auburn St. #2, Cambridge, MA 02138

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

TYPE OF OCCUPANCY: Single Family Residence

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Removal of existing rear single story mudroom and porch, and replacement with two story addition. New window locations at addition and existing walls. New front entry door in existing location.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Matthew Simitis

(Print Name)

Simitis Architecture Studio

Address:

158 Mt. Auburn #2 Cambridge MA 02138

Tel. No.

617-771-6946

E-Mail Address:

msimitis@simitis.studio

Date:

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 Mary Elston
(OWNER)

Address: 56 Stearns Street, Cambridge, MA

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

The record title of this property is in the name of Mary Elston

*Pursuant to a deed of duly recorded in the date 6/27/2014, Middlesex South County Registry of Deeds at Book 63824, Page 506; 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 MARY ELSTON personally appeared before me, this 19 of June, 2022, and made oath that the above statement is true.


Notary

My commission expires 05/25/2023 (Notary Seal)



STEPHEN R. GALANTE
Notary Public
Massachusetts
Commission Expires May 25, 2023

- 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 56 Stearns 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:

Although the existing building is non-conforming due to setbacks, the renovation/addition does not extend beyond these non-conforming dimensions in keeping with the character of the existing building.

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:

No changes in traffic will be generated. The existing front door location will remain in place and a door to the backyard will be relocated. No changes to occupancy will occur.

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:

No changes in use or occupancy are proposed. The character of proposed construction is in keeping with the surrounding properties.

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:

No hazards are being introduced within the design of the renovation/addition to either the homeowners at 56 Stearns Street or the adjacent occupants of any other residential structures because the use and intent is remaining the same.

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 proposed use is staying the same and would not impair the integrity of the district.

***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: Mary B. Elston
Location: 56 Stearns St., Cambridge, MA
Phone: 617-771-6946

Present Use/Occupancy: Single Family Residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: No Change

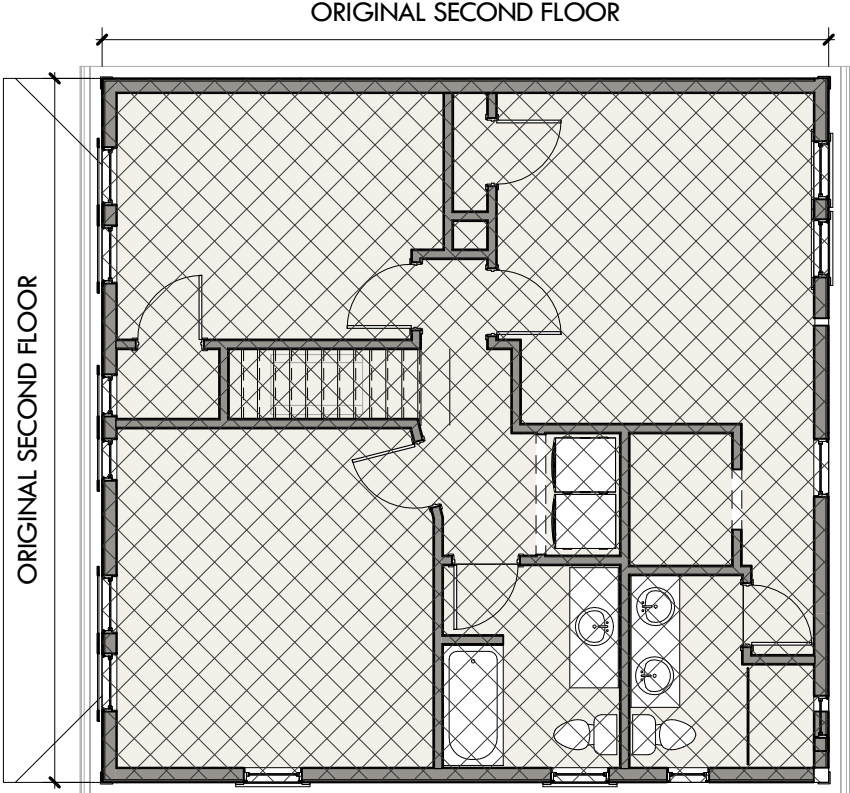
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1982	2151	2160	(max.)
<u>LOT AREA:</u>		2880	No Change	1500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.69	.74	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2880	No Change	1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	36'	No Change	50'	
	<u>DEPTH</u>	80'	No Change	100'	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	1.5'	No Change	>10'	
	<u>REAR</u>	38.2'	35.8'	>20'	
	<u>LEFT SIDE</u>	1.3'	No Change	>7.5'	
	<u>RIGHT SIDE</u>	4.9'	No Change	>7.5'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	24.75'	No Change	35'	
	<u>WIDTH</u>	39.8'	42'	-	
	<u>LENGTH</u>	32.4'	No Change	-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		38.5% Private (8.9% additional Permeable)	42.1% Private (8.4% additional Permeable)	30%	
<u>NO. OF DWELLING UNITS:</u>		1	No Change	-	
<u>NO. OF PARKING SPACES:</u>		0	No Change	1 / d.u.	
<u>NO. OF LOADING AREAS:</u>		0	No Change	-	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

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.:

No other occupancies exist on the same lot. The renovation to the existing single family home is in keeping with the scale and context of the existing building and neighborhood buildings. Adjacent buildings to the left and right of the single family home extend beyond where the proposed addition at the rear of the building exists. The proposed new construction is wood frame, wood siding, with a concrete crawl space below.

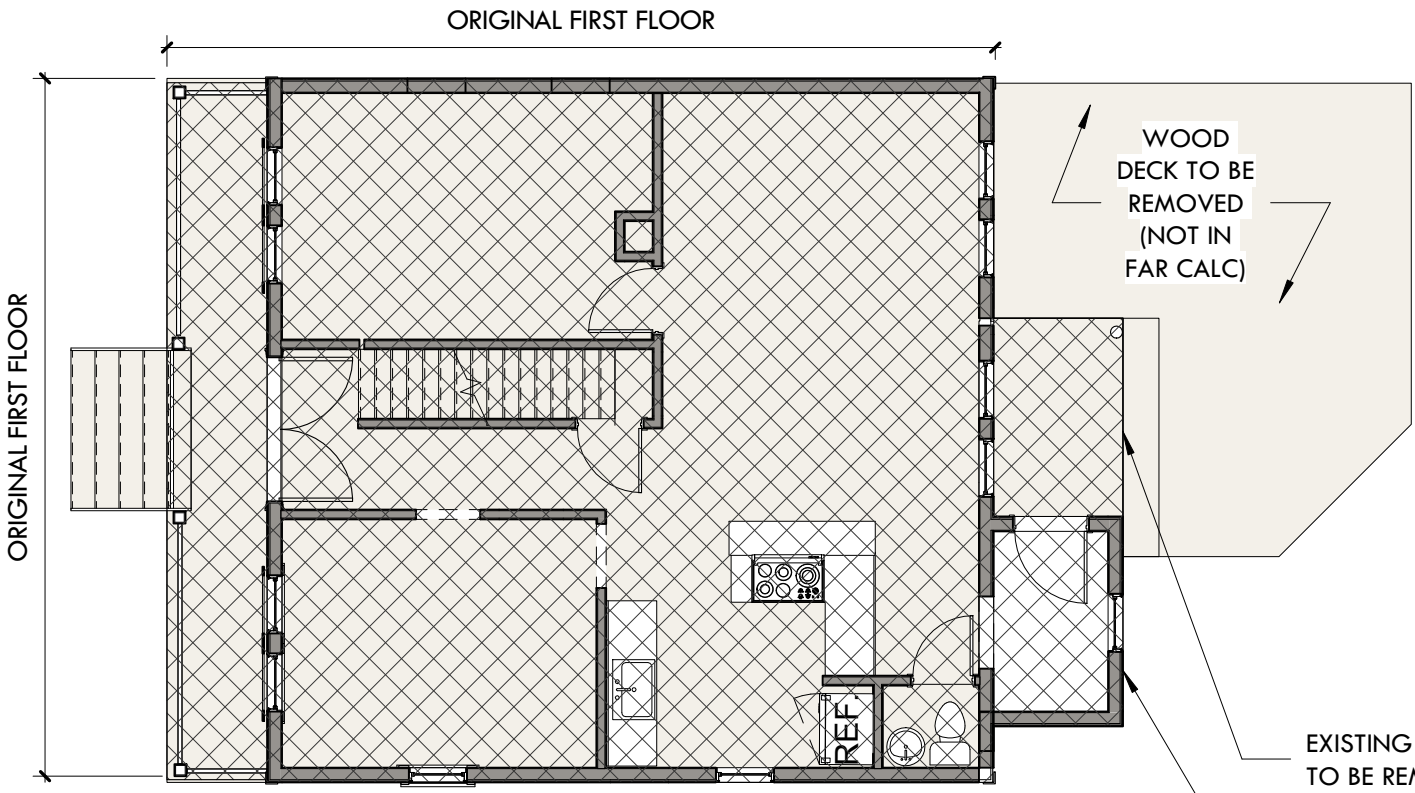
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

EXISTING



4

EXISTING SECOND FLOOR

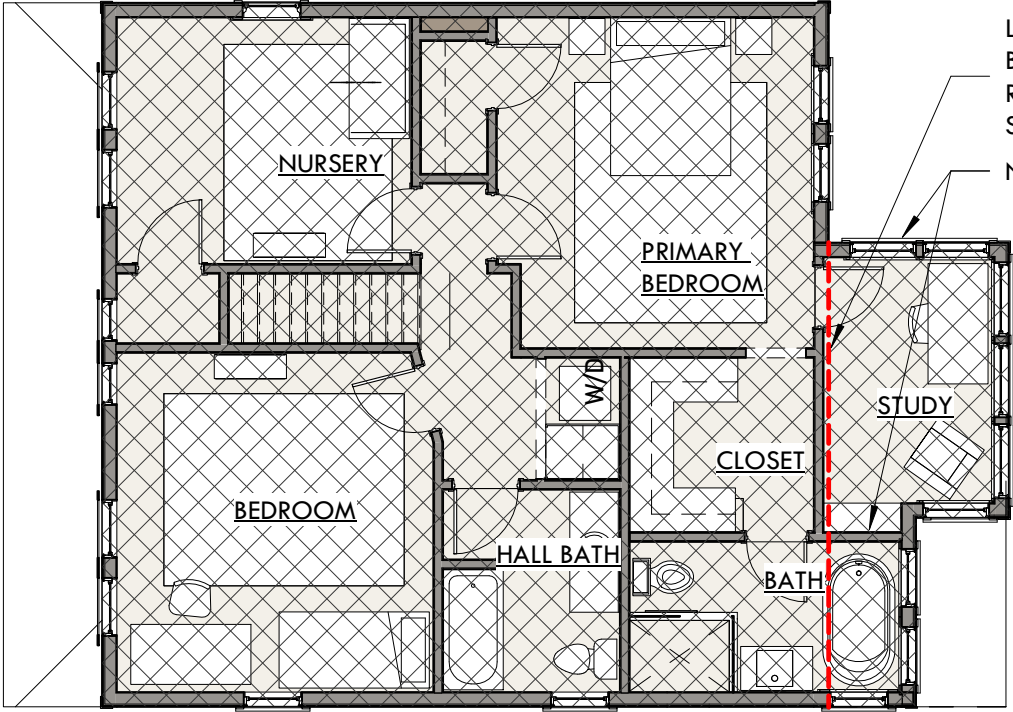


2

EXISTING FIRST FLOOR

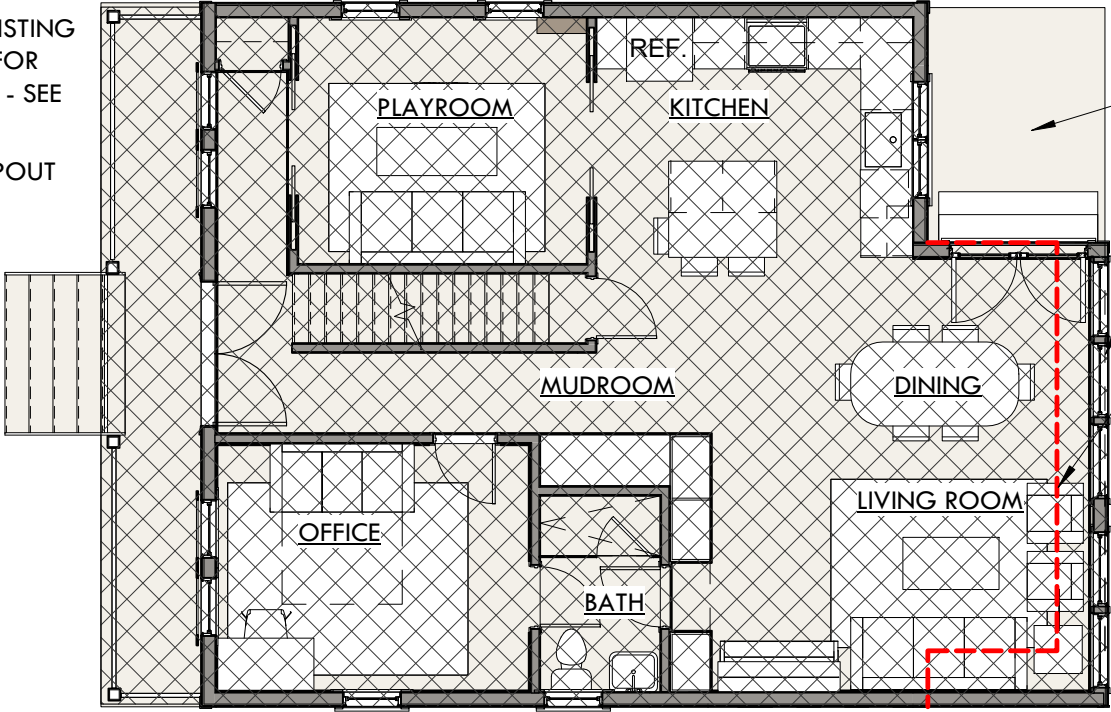
25% CALCULATION	
ORIGINAL 1ST FLOOR -	885 SF
ORIGINAL 2ND FLOOR -	885 SF
ORIGINAL TOTAL -	1,770 SF
ORIGINAL + 25% =	2,212.5 SF
PROPOSED = 1,151 + 1,000 =	2,151 SF
FAR CALCULATIONS	
EXISTING 1ST FLOOR -	1,097 SF
PROPOSED 1ST FLOOR -	1,151 SF (+54 SF)
EXISTING 2ND FLOOR -	885
PROPOSED 2ND FLOOR -	1,000 SF (+115SF)
TOTAL -	1,151 + 1,000 = 2,151 SF
ALLOWABLE FAR = .75*2,880 =	2,160 SF

PROPOSED



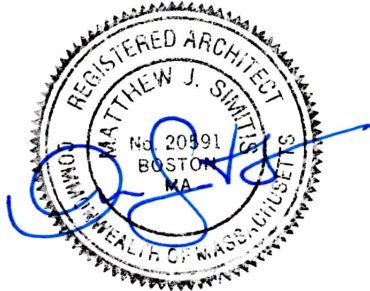
3

PROPOSED SECOND FLOOR



1

PROPOSED FIRST FLOOR



SIMITIS Architecture Studio
158 Mount Auburn St Suite 2
Cambridge, MA 02138
617 771-6946

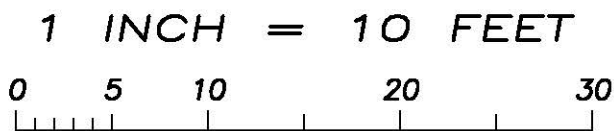
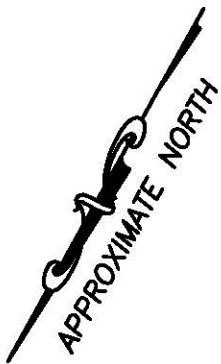
Godoy Elston Residence

56 Stearns Street
Cambridge, MA

FLOOR PLANS

SP-2

1/8" = 1'-0"
19 DEC 2022



PROPOSED SITE PLAN
56 STEARNS STREET
CAMBRIDGE, MASSACHUSETTS
1 INCH = 10 FEET NOVEMBER 1, 2022

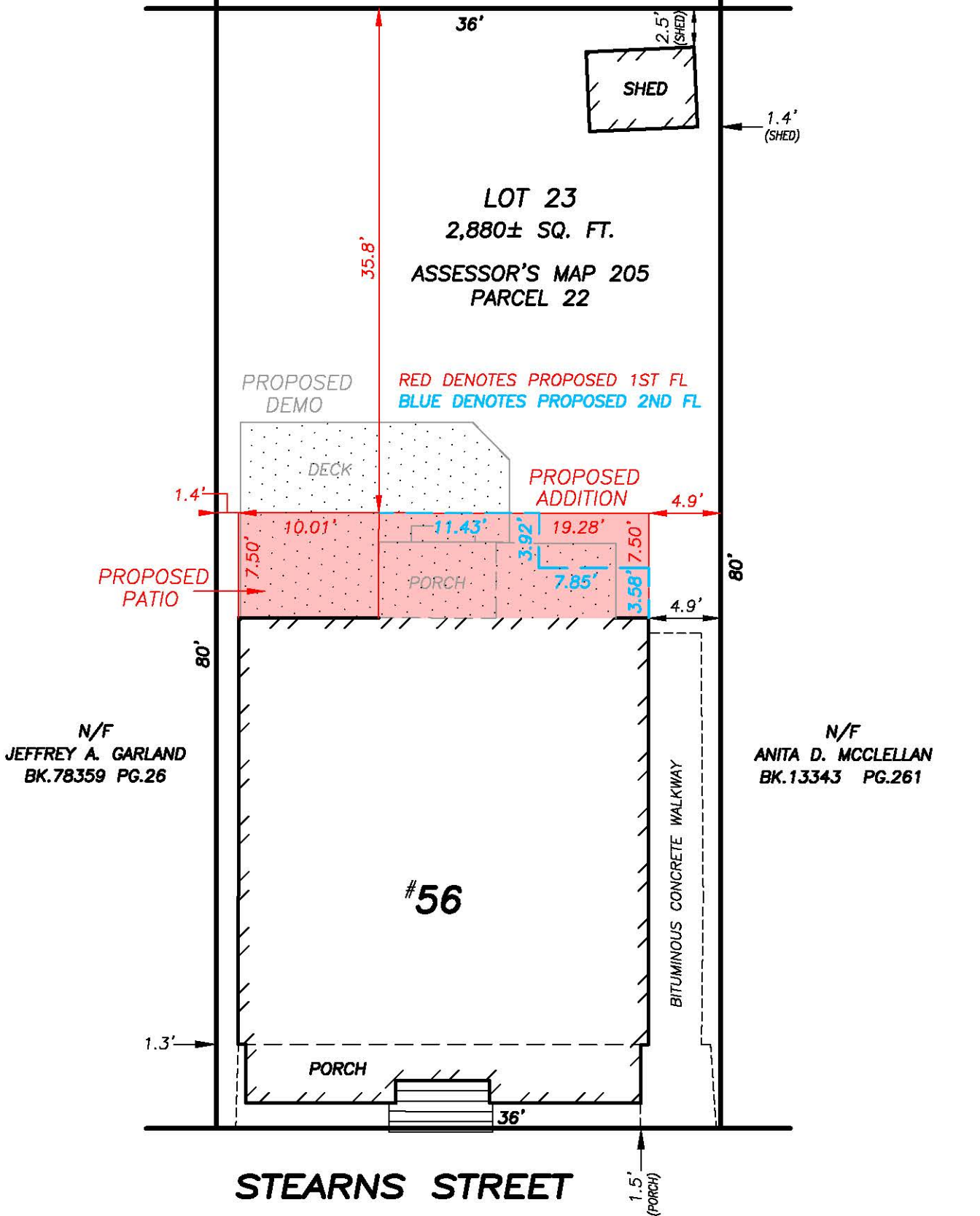
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

OWNER OF RECORD:
MARY B. ELSTON
BK.63824 PG.506

N/F
ROBERT J. KNYCH
&
ROBIN ANN KNYCH
BK.26568 PG.23


N/F
STEPHEN I. GALLANT
&
JULIA E. TODD
BK.19464 PG.339

N/F
MEGAN L. DEMOTT-QUIGLEY
&
DAVID V. QUIGLEY
BK.50797 PG.388



PLAN REFERENCE:
- PLAN BOOK 68, PLAN 4

I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN
HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF
MARCH 16, 2022, WITH THE USE OF A TOPCON TOTAL STATION.


JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

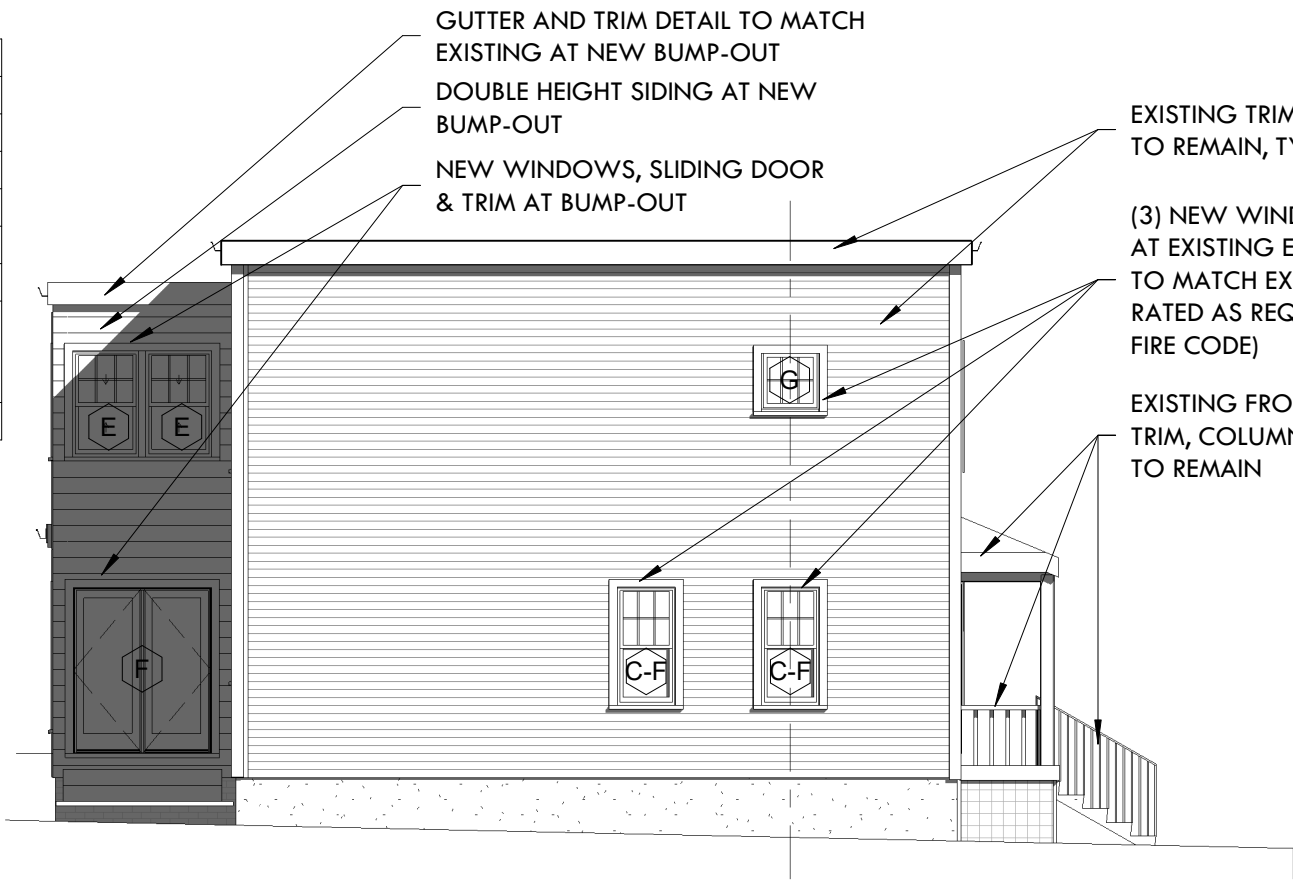


NOVEMBER 1, 2022
DATE:

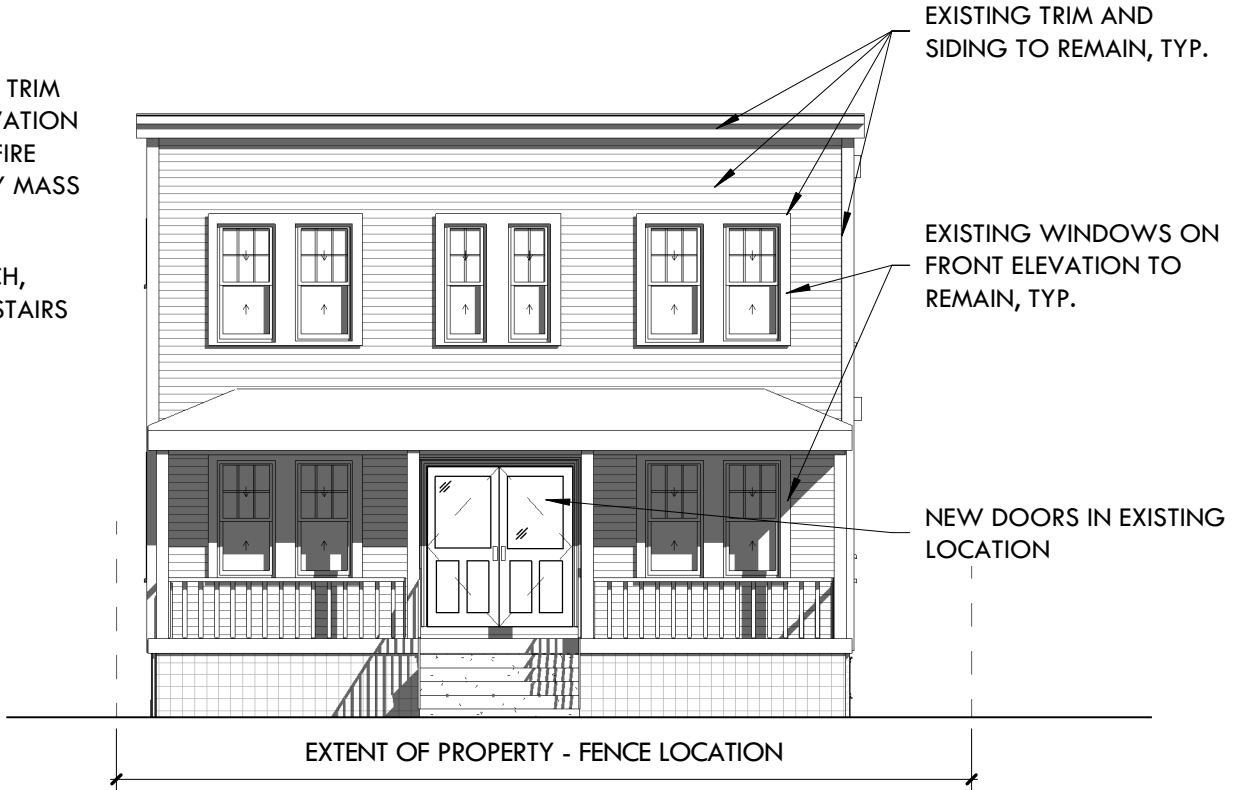
NEW WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	NOTES	NO.
A	2' - 5"	3' - 11"		3
B	3' - 1"	4' - 5"		3
C	2' - 5"	4' - 11"		3
C-F	2' - 5"	4' - 11"	FIXED, FIRE RATED	2
D	3' - 1"	5' - 11"		5
E	2' - 9"	4' - 5"		3
F	5' - 9"	6' - 11"	Double Active/Inactive In-Swing Door	1
G	2' - 5"	2' - 5"	FIXED, FIRE RATED	1

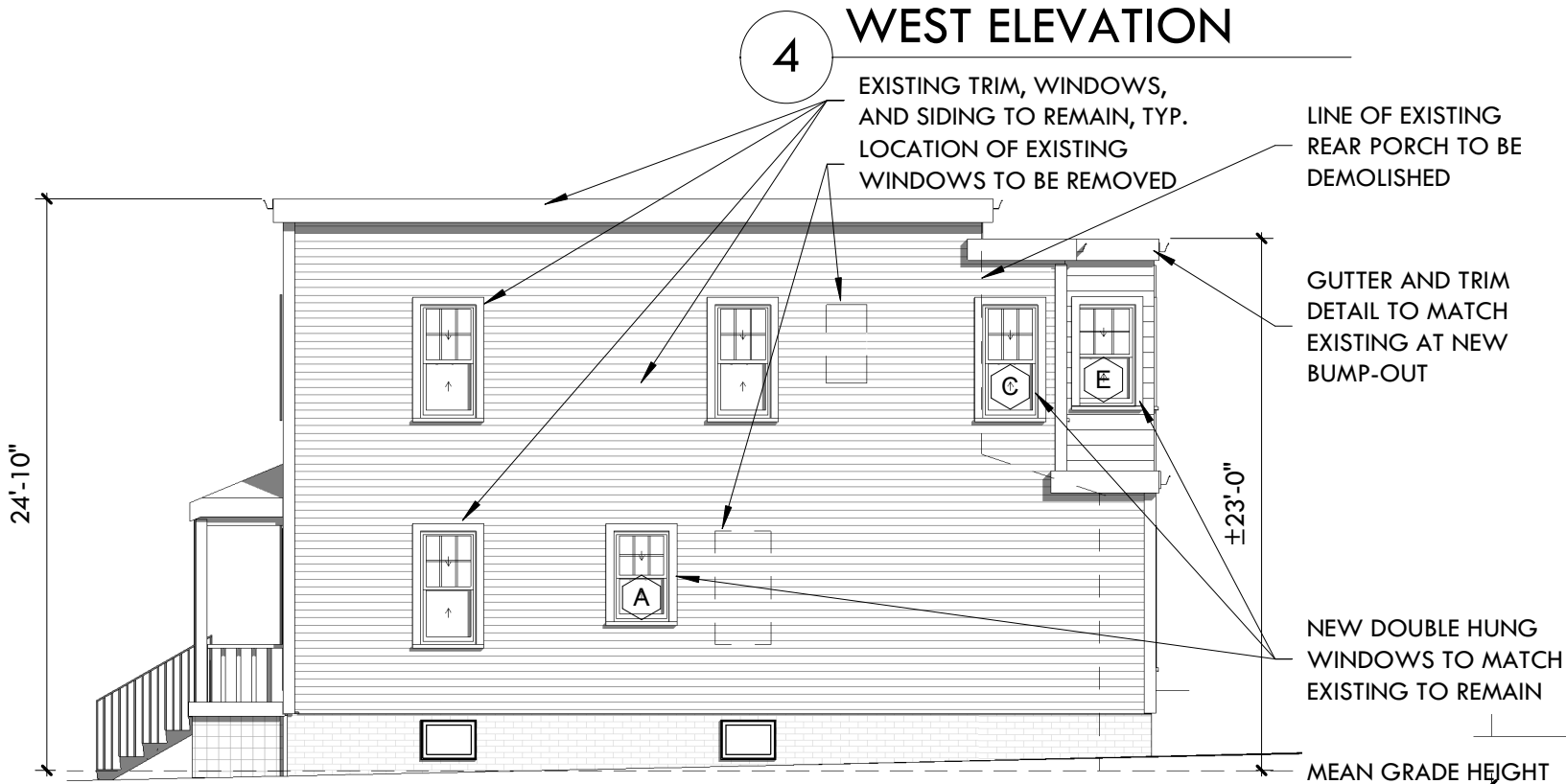
NOTE: ALL NEW WINDOWS TO BE WOOD-CLAD



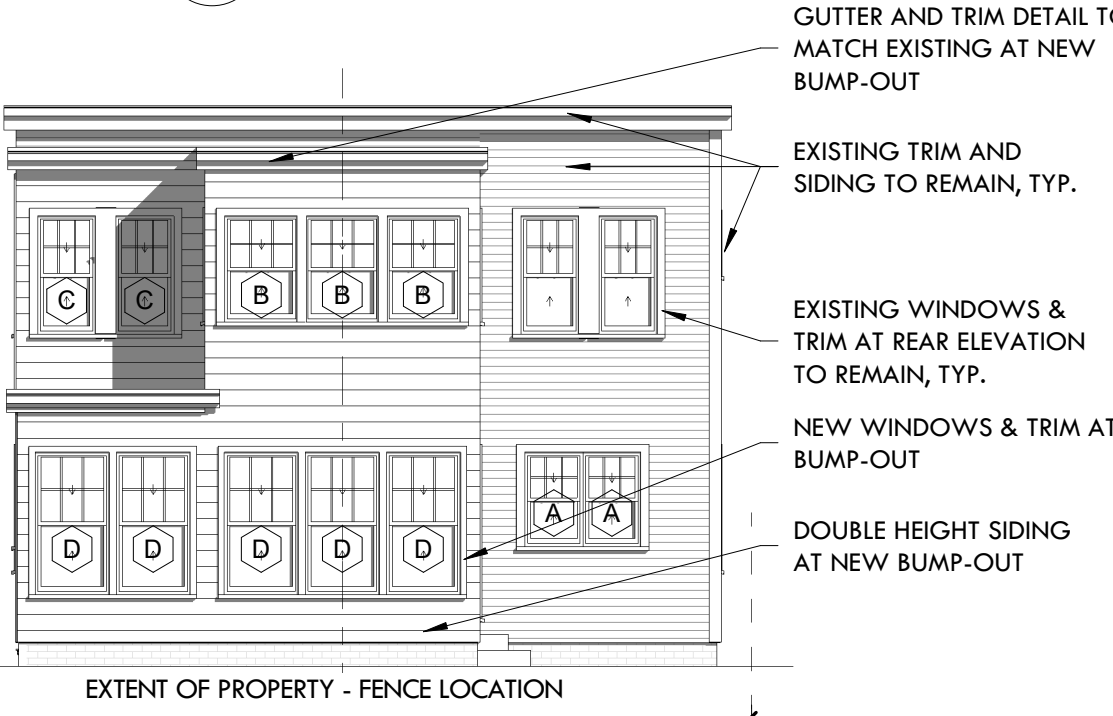
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



SIMITIS Architecture Studio
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617 771-6946

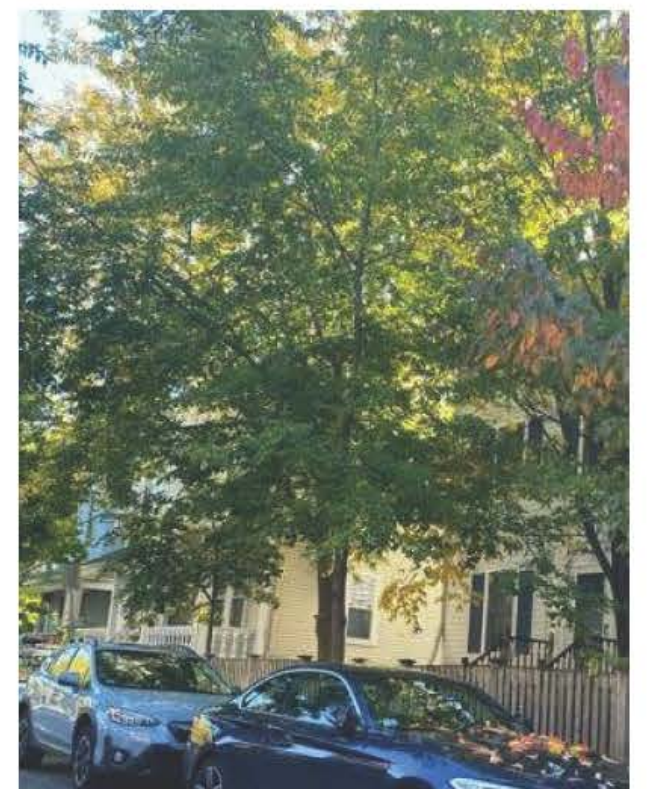
Godoy Elston Residence

56 Stearns Street
Cambridge, MA

EXTERIOR ELEVATIONS

SP-3

1/8" = 1'-0"
19 DEC 2022



SIMITIS Architecture Studio
158 Mount Auburn St Suite 2
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617 771-6946

Godoy Elston Residence

56 Stearns Street
Cambridge, MA

EXISTING CONDITIONS

SP-4

19 DEC 2022



City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
205 Block Number
10 Cam Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 10/20 to 2021 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 15 30 60 Feet
1 inch = 37 feet



Parcel Block Map
205



SIMITIS Architecture Studio
158 Mount Auburn St Suite 2
Cambridge, MA 02138
617 771-6946

Godoy Elston Residence

56 Stearns Street
Cambridge, MA

ASSESSORS GIS MAP

SP-1

19 DEC 2022

56 Stearns St.

Petitioner

205-10
FRANKENHEIM, ROBERT M.
51 STEARNS ST.
CAMBRIDGE, MA 02138

205-22
ELSTON, MARY B.
4686 DODGEWOOD RD.
RIVERDALE, NY 10471

SIMITIS ARCHITECTURE STUDIO
C/O MATTHEW J. SIMITIS, AIA
158 MT. AUBURN STREET #2
CAMBRIDGE, MA 02138

205-29
HARRIS, SUSAN P. & THOMAS C. HARRIS, JR.
43 FENNO STREET
CAMBRIDGE, MA 02138-6701

205-9
BARDIGE, STEPHEN & KATHLEEN
55 STEARNS ST
CAMBRIDGE, MA 02138-6726

205-20
MITCHELL, ADAM & MING-CHUN AILEEN HSU
48 STEARNS ST
CAMBRIDGE, MA 02138-6727

205-21
MCCLELLAN, ANITA DEIDAMIA
50 STEARNS ST
CAMBRIDGE, MA 02138-6727

205-26
KNYCH, ROBERT J. & ROBIN ANN KNYCH
53 FENNO ST
CAMBRIDGE, MA 02138-6717

205-28
DEMOTT-QUIGLEY, MEGAN L. &
DAVID V. QUIGLEY
45 FENNO ST
CAMBRIDGE, MA 02138

205-25
SHUMWAY, ERIC R.
TR. OF THE ERIC R. SHUMWAY FAMILY TR
57 BEECH GLEN ST
ROXBURY, MA 02119

205-23
GARLAND JEFFREY A
58-60 STEARNS ST
CAMBRIDGE, MA 02138

205-27
GALLANT, STEPHEN I. & JULIA E. TODD
49 FENNO ST.
CAMBRIDGE, MA 02138-6701