

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

**BZA Number: 116810**

### General Information

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

Special Permit: \_\_\_\_\_

Variance: X

Appeal: \_\_\_\_\_

**PETITIONER:** Joseph Ronchetti C/O Adam Glassman, R.A. / GCD Architects

**PETITIONER'S ADDRESS:** 2 Worthington Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 68 Middlesex St., Unit 2, Cambridge, MA

**TYPE OF OCCUPANCY:** Residential 102

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/New Structure/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Removal and Reconstruction of An Existing Accessory Garage Structure

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).

Original  
Signature(s):

Adam J. Glassman, R.A.

(Petitioner (s) / Owner)

Adam J. Glassman, R.A.

(Print Name)

Address:

Tel. No.

16174128450

E-Mail Address:

ajglassman@hotmail.com

Date: 04 / 21 / 2021

**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 Joseph Ronchetti  
(OWNER)

Address: 68 Middlesex St Cambridge MA

State that I/We own the property located at 68 Middlesex St Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Joseph Ronchetti

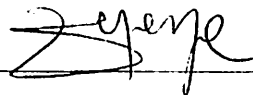
\*Pursuant to a deed of duly recorded in the date 9/07/2012, Middlesex South County Registry of Deeds at Book 59954, Page 58; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

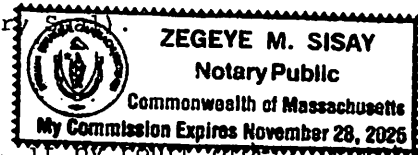
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name JOSEPH Ronchetti personally appeared before me, this 9<sup>th</sup> of April, 2021, and made oath that the above statement is true.

  
Notary

My commission expires November 28, 2025 (Notary Seal)



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

**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:  
The petitioners own a 1920's era single car concrete block garage. The garage is too small for functional use with a modern vehicle and the original cmu walls, slab and concrete roof are in need of structural repairs. The building has also become an eyesore for the community. A literal enforcement would prevent the owner from removing the existing garage structure and building a new, yet modest single car replacement garage which is functional for parking a modern sized vehicle and a much improved aesthetic fit for the community.
- 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 house, garage and lot pre-date the zoning code and are existing-nonconforming with regard to some of the required set backs and max allowable FAR. A new functional single car garage cannot be built to replace the existing outdated garage without requiring zoning relief per existing nonconforming FAR and relief per the required accessory side yard setback on the right side.
- C)** **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Substantial detriment to the public good for the following reasons:  
The dormers meet the intent and most of the specifications for the preferred dormer guidelines.  
The proposed garage will not create any new noise pollution, light pollution, new shadows on abutting properties, or eliminate any off street parking or privacy for abutters. The proposed garage will replace an existing eyesore which is no longer functional and is past its useful life with an attractive and functional and modest replacement. The proposed garage will blend into the existing neighborhood, is tastefully detailed to match the existing cedar shingle house, and is supported by all of Mr. Ronchetti's abutters. The proposed design is modest in size and the height is conforming per accessory structure requirements.
  - 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:  
The proposed garage will bring several existing zoning nonconformities into compliance, these are the proposed 5'-0" rear setback and 10'-0" min separation proximity to the main house required for accessory garage structures. The right side set back for the accessory structure will remain nonconforming but it will be improved. Because the work includes the removal of an existing garden shed the existing non-conforming FAR will actually be reduced from .58 to .55 (.50 is the max allowable). Additionally, Mr. Ronchetti allows several neighbors to use the back yard as a community garden which will be both preserved and enhanced.
- \*** 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:** Joseph Ronchetti

**Present Use/Occupancy:** Residential 102

**Location:** 2 Worthington Street

**Zone:** Residence B Zone

**Phone:** 16174128450

**Requested Use/Occupancy:** Residential 102

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	2,356.0 GSF	2,221.0 GSF	2,025.00 GSF	(max.)
<b><u>LOT AREA:</u></b>	4,050.00	No Change	5,000.0	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.58	.55	.50	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	2,025.0	No Change	2,250.0	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	45.0	No Change	50.0	
DEPTH	90.0	No Change	NA	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	Garage 55.0'	Garage 60.0'	Garage 15.0'	
REAR	Garage 2.08'	Garage 5'-0"	Garage 5'-0"	
LEFT SIDE	Garage 33.33'	Garage 28.66'	Garage 5'-0"	
RIGHT SIDE	Garage .66'	Garage 1.16'	Garage 5'-0"	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	Garage 11.0'	Garage 15.0'	Garage 15.0'	
WIDTH	Garage 32.5'	25.0'	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	1,160.0 SF WITH MIN 15'X15'	1,000.0 SF WITH MIN 15'X15'	810.0 SF WITH MIN 15'X15'	
<b><u>NO. OF DWELLING UNITS:</u></b>	2	No Change	NA	
<b><u>NO. OF PARKING SPACES:</u></b>	2 (1 CAR GARAGE AND 1 CAR DRIVEWAY)	2 (1 CAR GARAGE AND 1 CAR DRIVEWAY)	2	
<b><u>NO. OF LOADING AREAS:</u></b>	NA	NA	NA	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	5.25'	10.0'	10.0'	

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.

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 STREET VIEW



EXISTING GARAGE



EXISTING REAR GARDEN



EXISTING REAR GARDEN



EXISTING GARAGE



EXISTING REAR GARDEN

PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

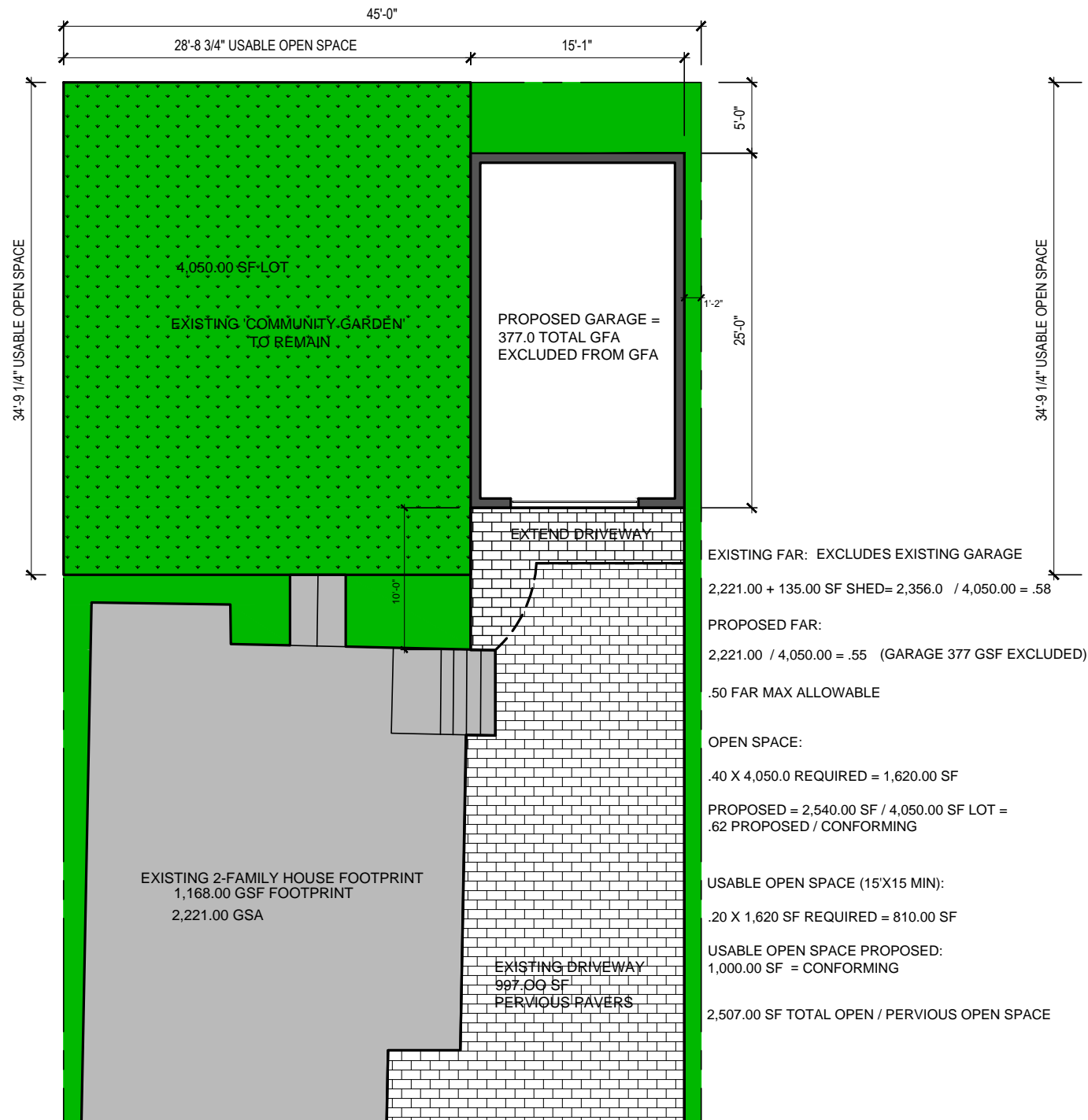
EXISTING BUILDING PHOTOS

Job No.: A160.00  
Date: 15 APRIL 2021

Drawing No. :  
**C1**

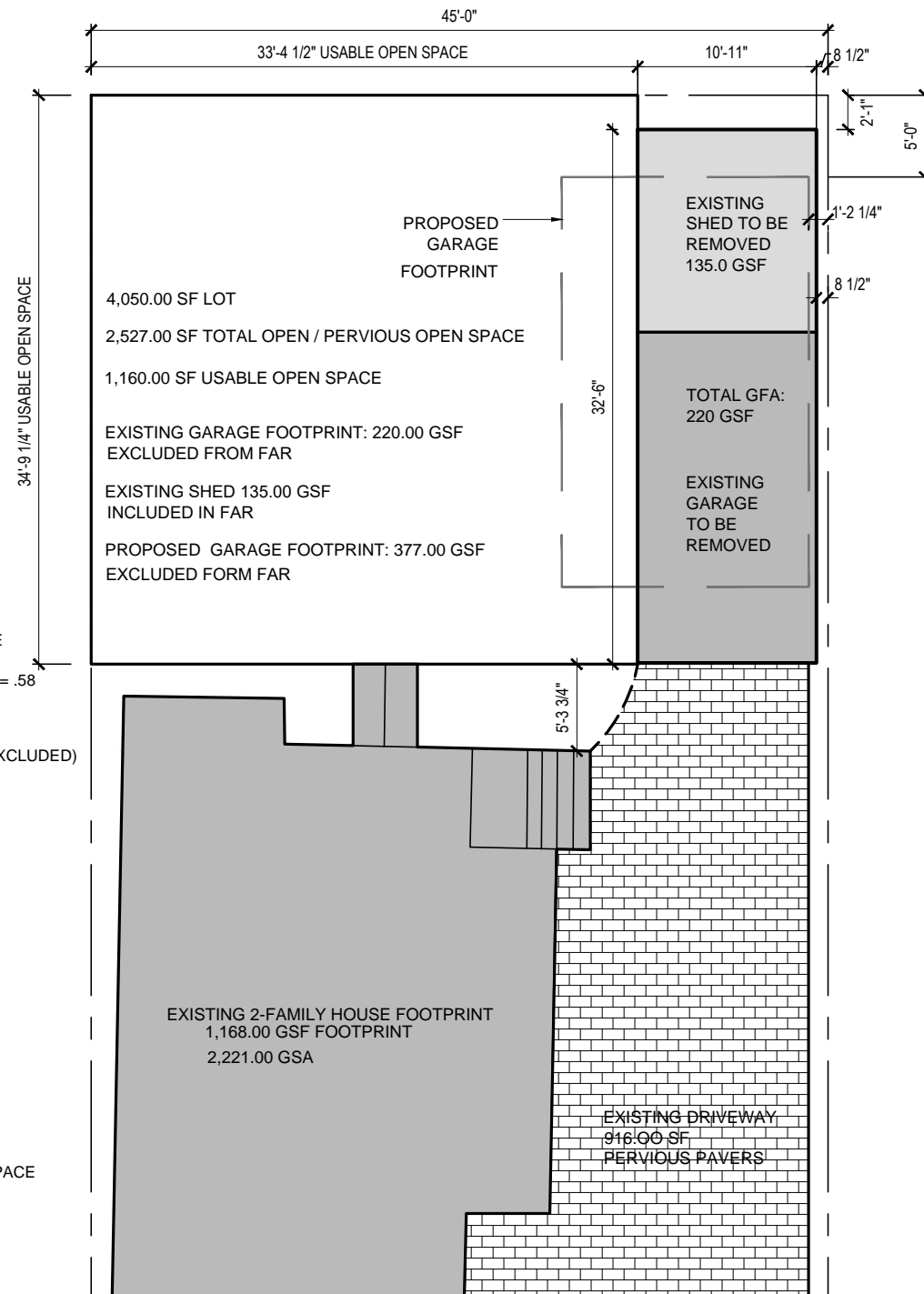
ARCHITECT:  
**GCD ARCHITECTS**  
2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450  
ajglassman@hotmail.com  
www.glassmanchungdesign.com





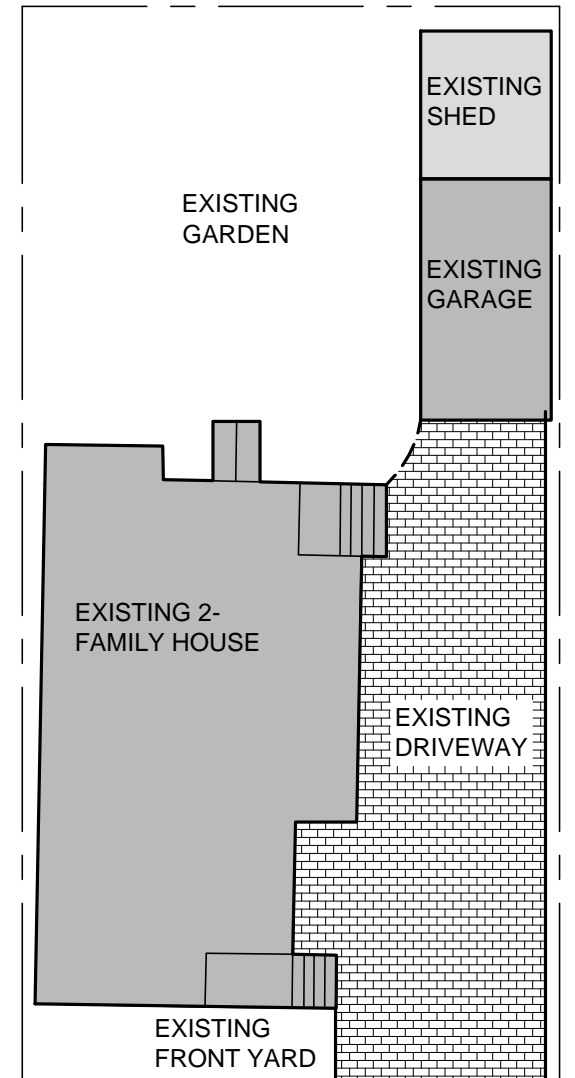
PROPOSED SITE PLAN

SCALE:  $\frac{3}{32}$ " = 1'-0"



EXISTING SITE PLAN

SCALE:  $\frac{3}{32}$ " = 1'-0"



EXISTING SITE KEY PLAN

SCALE:  $\frac{1}{16}$ " = 1'-0"

5.25.41 Exemption for Residential Parking Spaces. Notwithstanding the provisions of Section 5.25.2 above, the following structured parking located above ground, accessory to a residential use, shall not be calculated as part of the Gross Floor Area on the lot:  
 (1) One parking space located within a townhouse unit or a one, two or three family dwelling.  
 (2) A freestanding parking structure containing no more than one parking space per dwelling unit up to a maximum of three parking spaces on a lot containing a one, two or three family dwelling.  
 (3) One parking space per dwelling unit, up to a maximum of fifteen (15) spaces, for multifamily dwellings.

PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

## EXISTING AND PROPOSED PRIVATE OPEN SPACE FAR CALCS

Scale:  $\frac{3}{32}$ " = 1'-0"

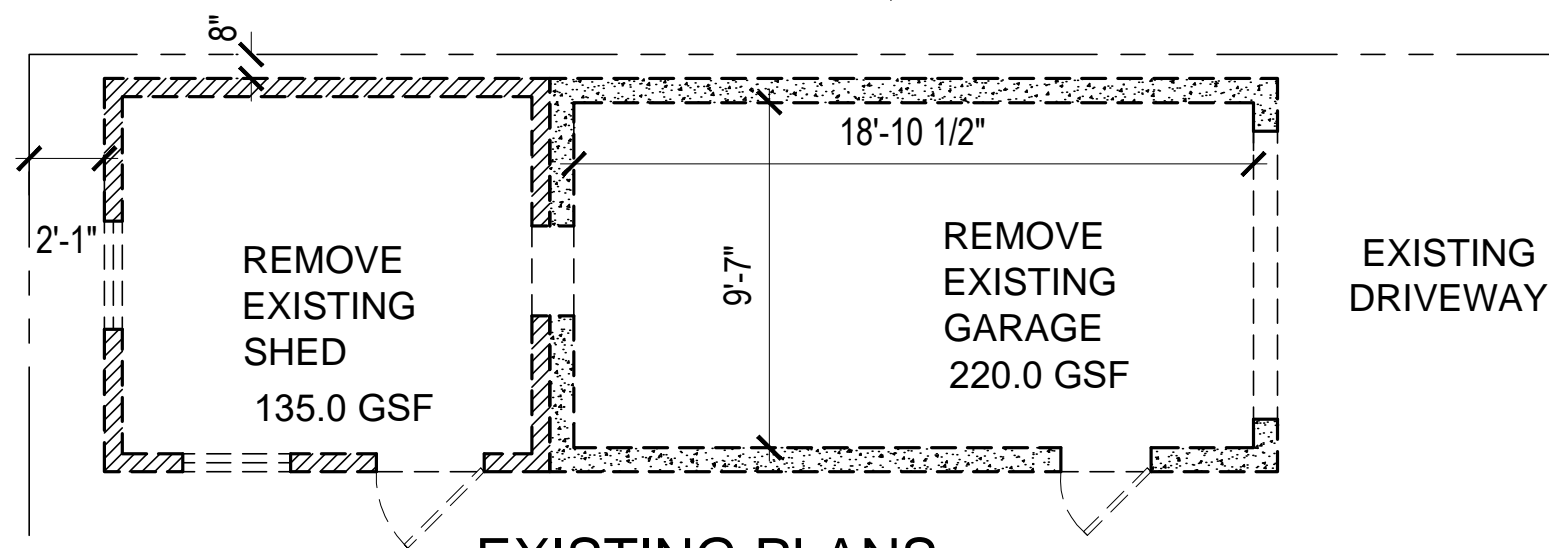
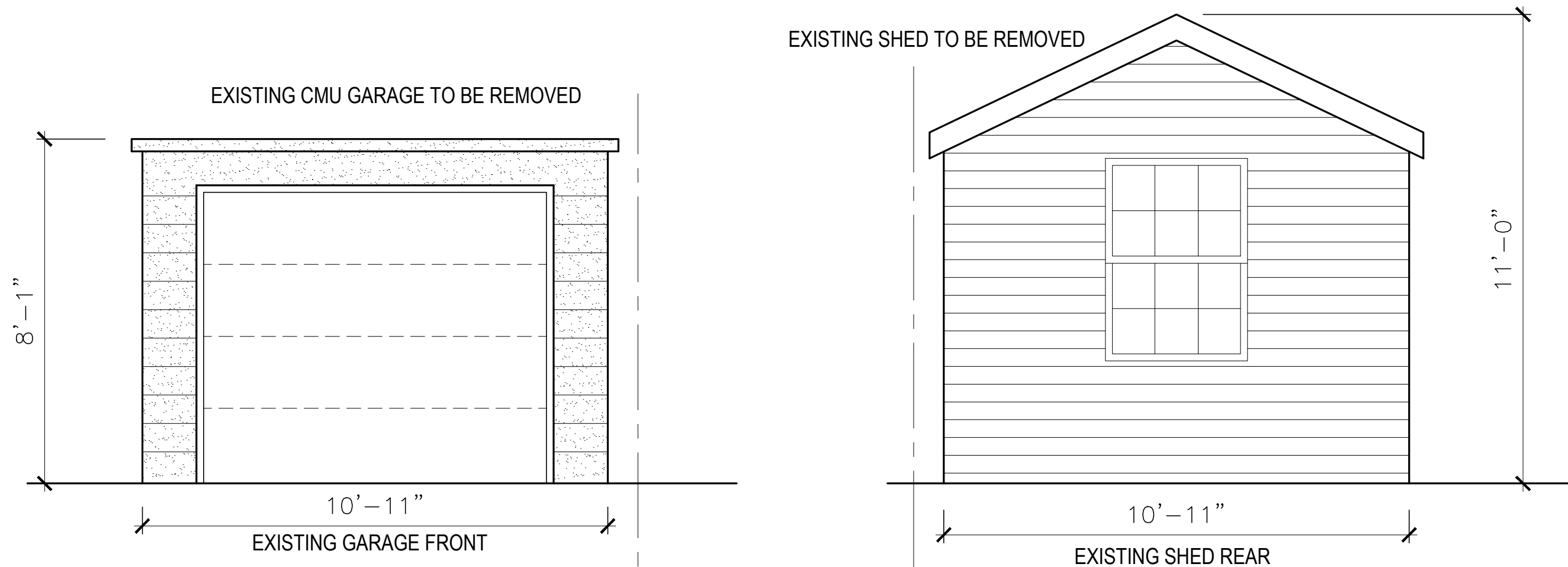
Job No.: A160.00

Date: 15 January 2021

Drawing No. :

L.1

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



EXISTING PLANS

PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

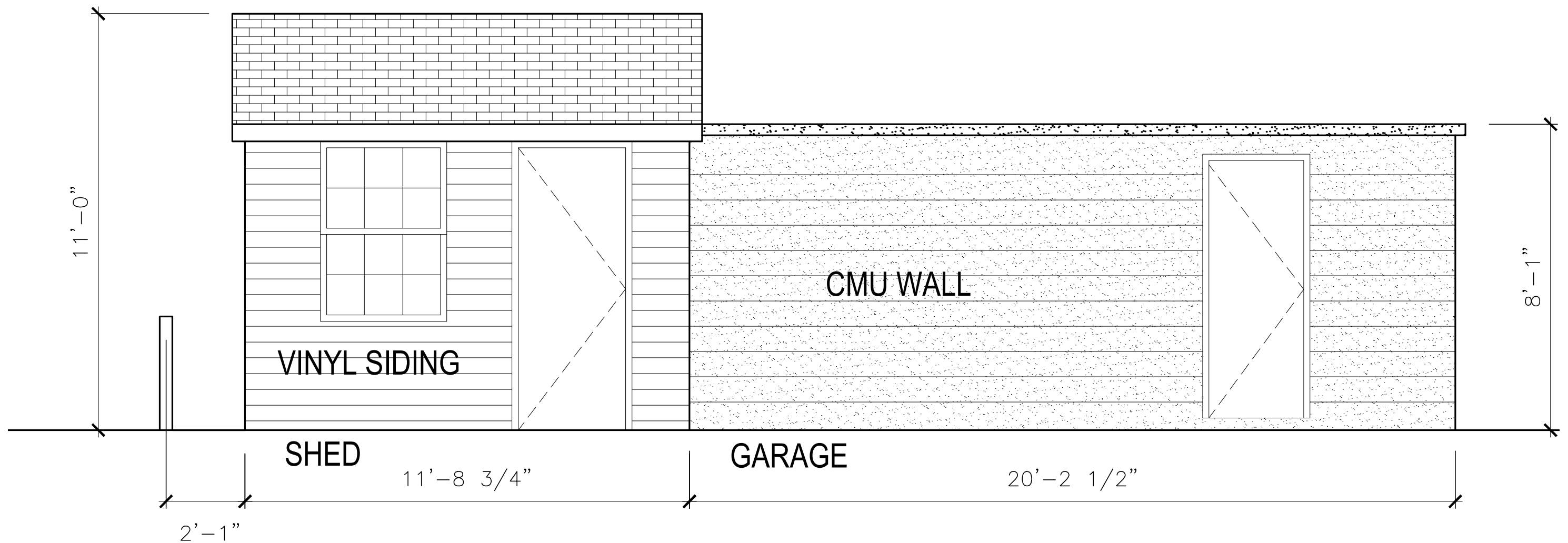
## EXISTING PLANS AND ELEVATIONS

Plans Scale:  $\frac{3}{16}" = 1'-0"$   
Elevations Scale:  $\frac{3}{8}" = 1'-0"$   
Job No.: A160.00  
Date: 15 APRIL 2021

Drawing No. :

**D2.1**

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EXISTING GARAGE AND SHED LEFT SIDE

ALL TO BE REMOVED

PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

## EXISTING ELEVATIONS

Scale:  $\frac{3}{8}" = 1'-0"$

Job No.: A160.00

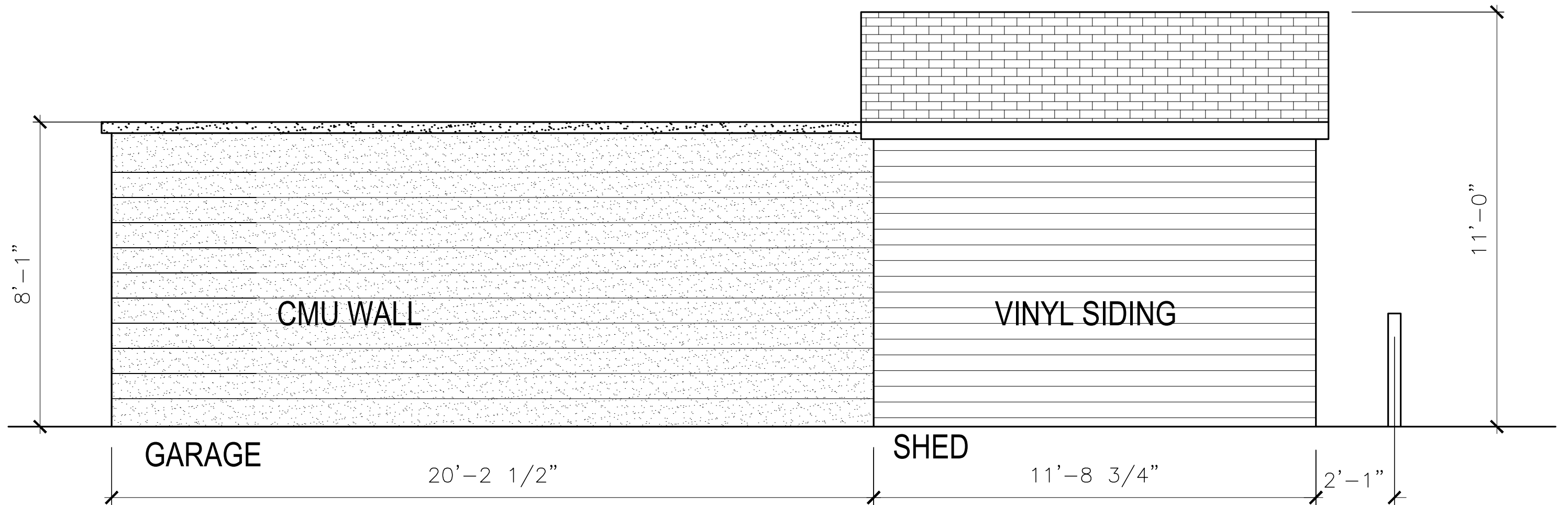
Date: 15 APRIL 2021

Drawing No. :

# D2.2

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EXISTING GARAGE AND SHED TO BE REMOVED

RIGHT SIDE ELEVATION

PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

## EXISTING ELEVATIONS

Scale:  $\frac{3}{8}" = 1'-0"$

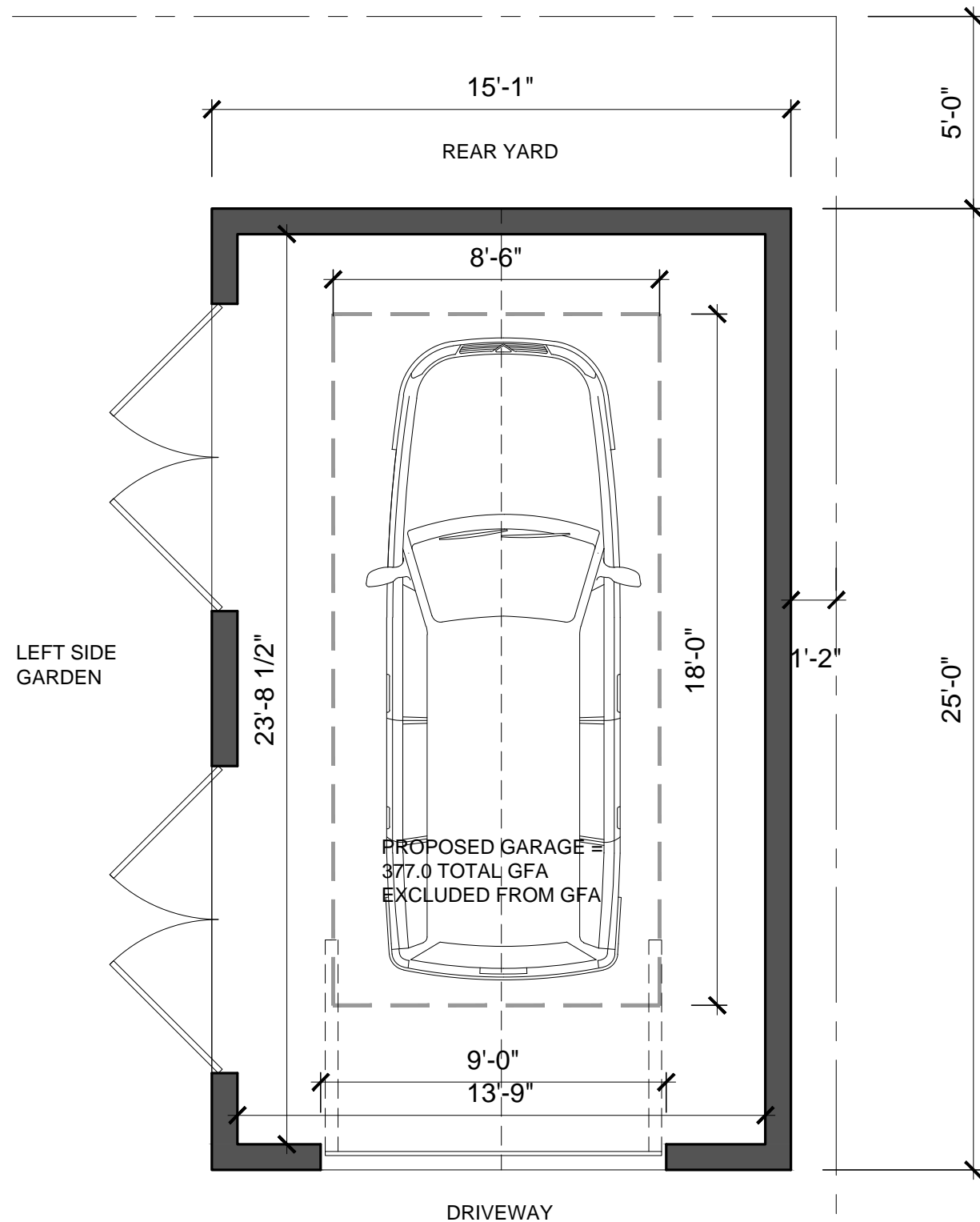
Job No.: A160.00

Date: 15 April 2021

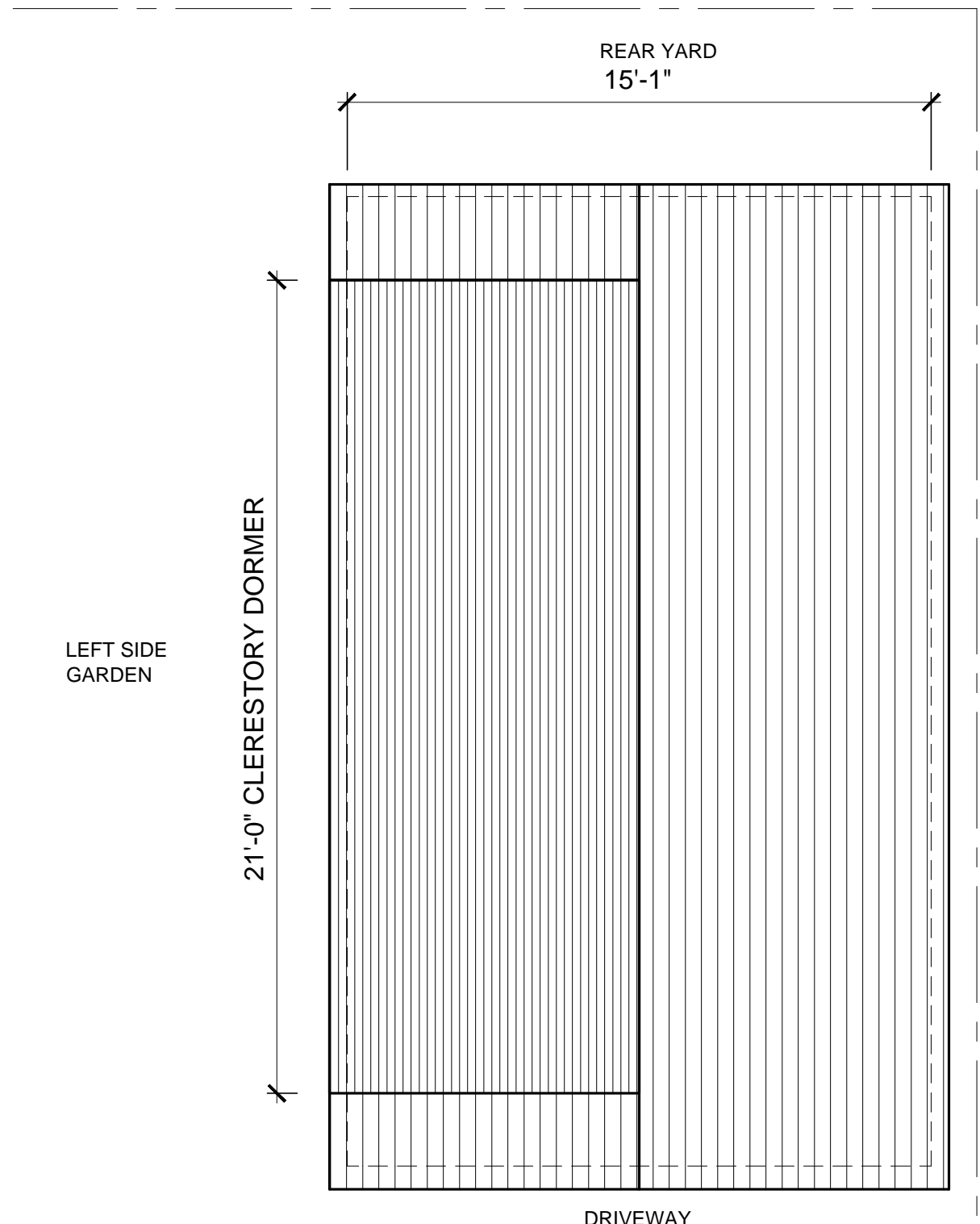
Drawing No. :

# D2.3

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PROPOSED GARAGE FLOOR PLAN



PROPOSED GARAGE ROOF PLAN

PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

## PROPOSED PLANS

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

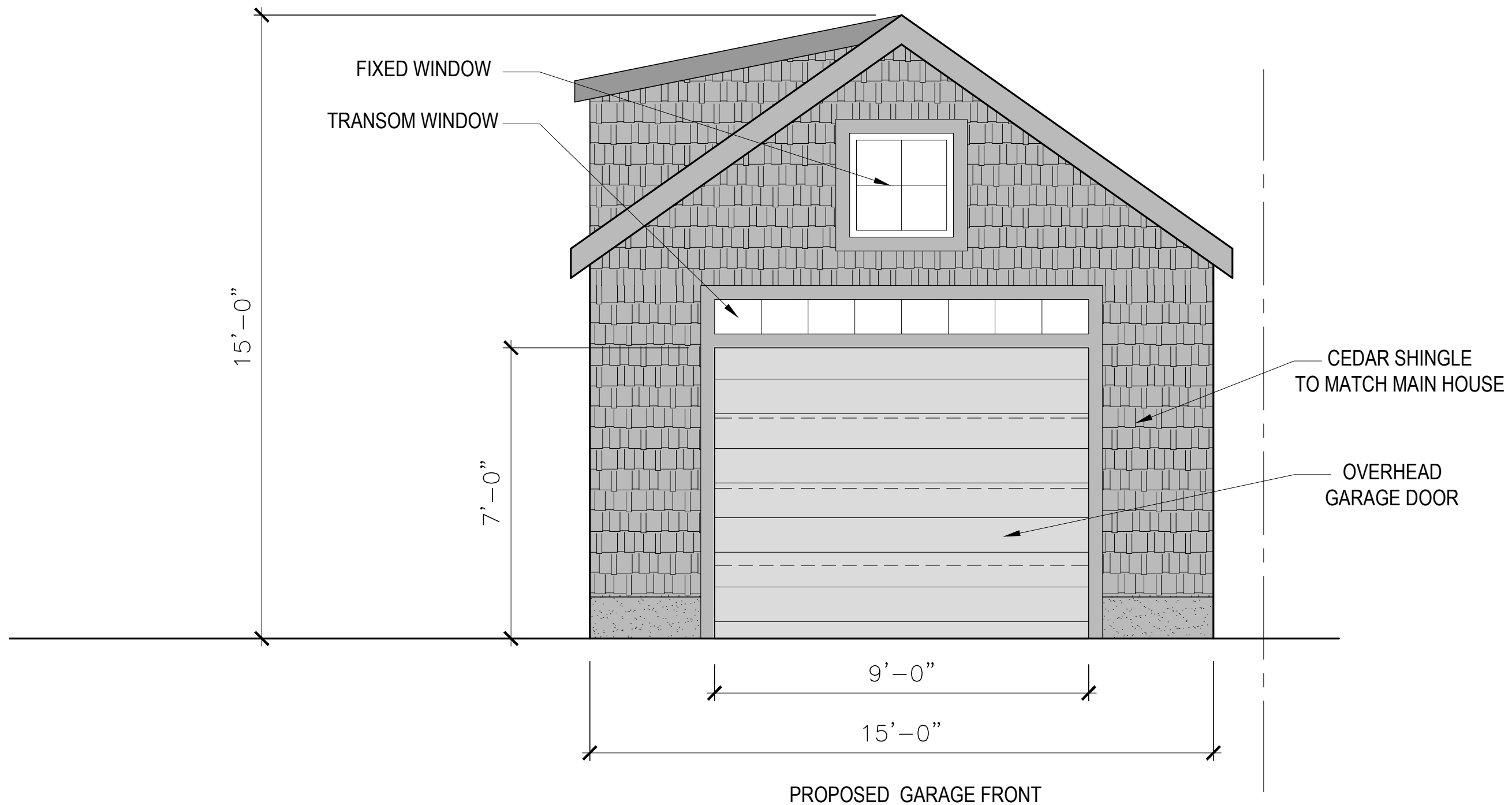
Job No.: A160.00

Date: 15 APRIL 2021

Drawing No. :

# A1.1

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ajglassman@hotmail.com  
www.glassmanchungdesign.com



PROJECT:  
NEW GARAGE 68  
MIDDLESEX ST  
CAMBRIDGE, MA

## PROPOSED ELEVATIONS

Scale:  $\frac{3}{8}" = 1'-0"$

Job No.: A160.00

Date: 15 APRIL 2021

Drawing No. :

# A2.1

ARCHITECT:  
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Cambridge, MA 02138  
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PROJECT:

## PROPOSED ELEVATIONS

Scale:  $\frac{3}{8}" = 1'-0"$

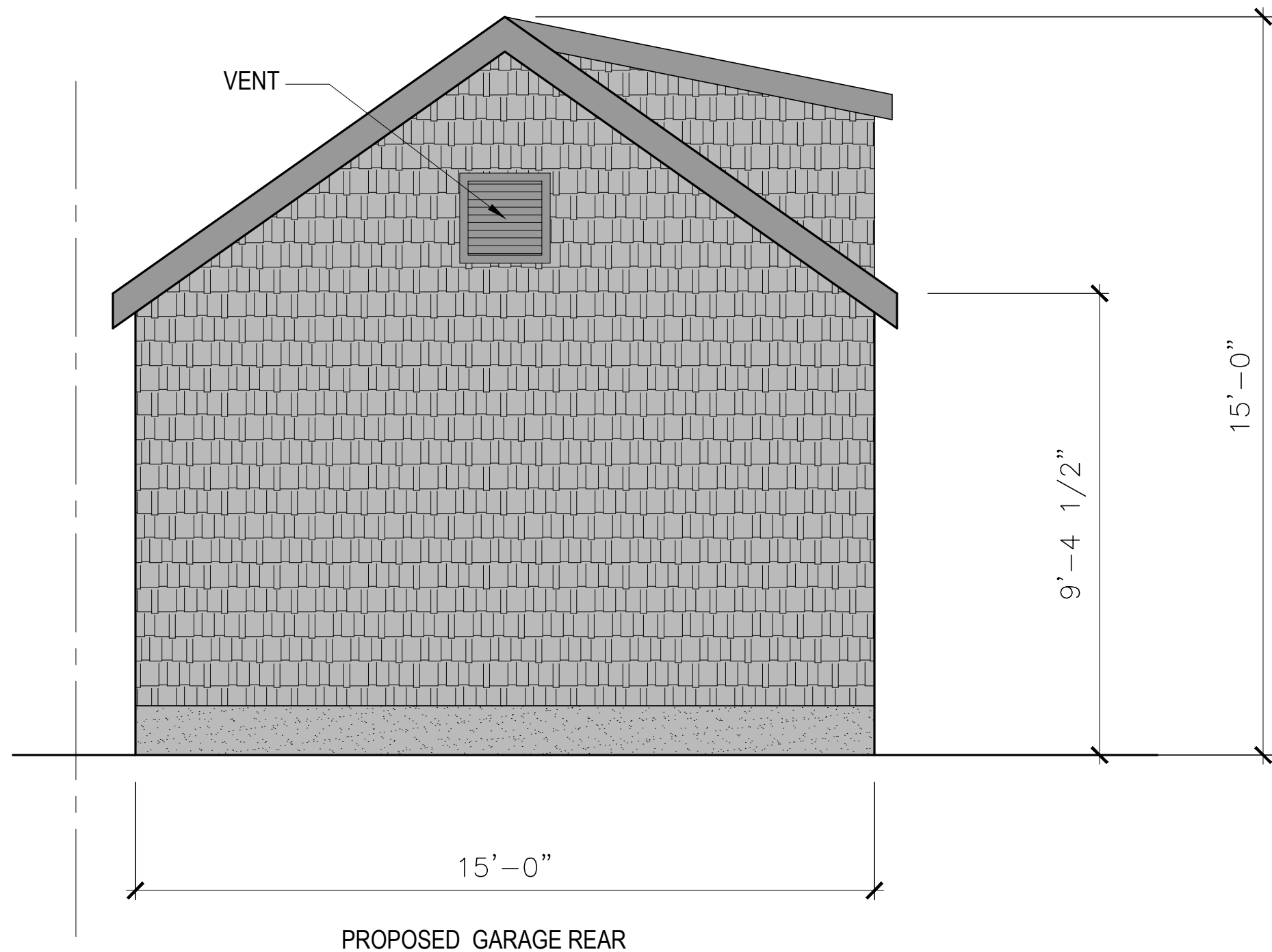
Job No.: A160.00

Date: 15 APRIL 2021

Drawing No. :

# A2.2

ARCHITECT:  
**GCD ARCHITECTS**  
2 Worthington St  
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PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

## PROPOSED ELEVATIONS

Scale:  $\frac{3}{8}" = 1'-0"$

Job No.: A160.00

Date: 15 APRIL 2021

Drawing No. :

# A2.3

ARCHITECT:  
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PROJECT:  
NEW GARAGE  
68 MIDDLESEX ST  
CAMBRIDGE, MA

PROPOSED ELEVATIONS

Scale:  $\frac{3}{8}" = 1'-0"$   
Job No.: A160.00  
Date: 15 APRIL 2021

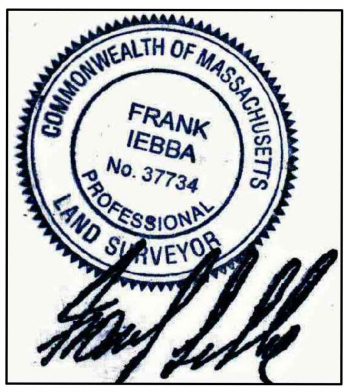
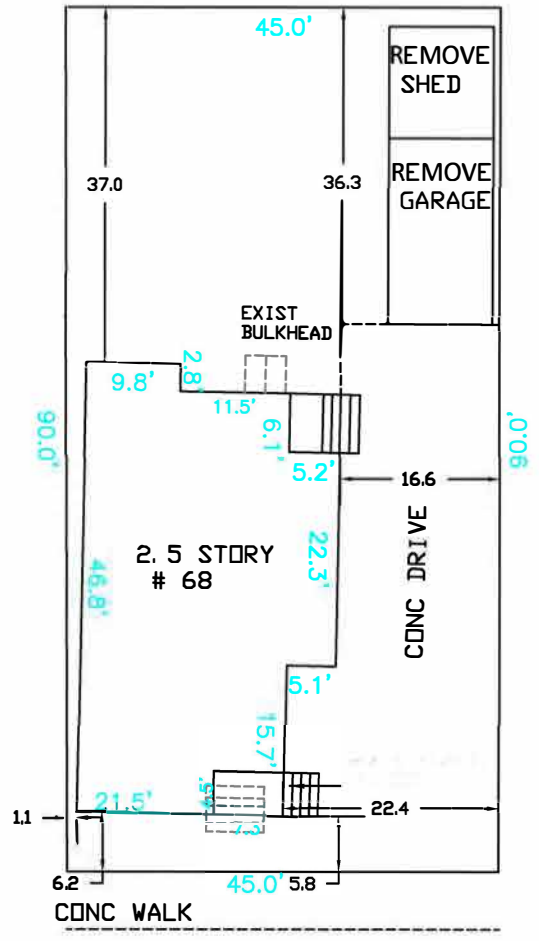
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**A2.4**

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



EXISTING CONDITIONS  
68 MIDDLESEX STREET  
CAMBRIDGE, MA.  
SCALE: 1 IN = 20 FT  
OCT 5, 2014

AVERAGE GRADE 100.1  
FIRST FLOOR 103.5  
ROOF RIDGE 32.6



MIDDLESEX ST

ESSEX ENG. & SURVEY  
PO BOX 620622 NEWTON LOWER FALLS  
MA. 02462-0622  
617-797-7342  
FRANK.IEBBA@GMAIL.COM



68 Middlesex St. Petitioner

195-25  
HOWARD, JEFFREY & LUCILLE F. HOWARD  
A LIFE ESTATE  
90 MIDDLESEX ST  
CAMBRIDGE, MA 02140

195-26  
RONCHETTI, JOSEPH C.  
68 MIDDLESEX ST  
CAMBRIDGE, MA 02140

GCD ARCHITECTS  
C/O ADAM J. GLASSMAN, R.A.  
2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138

195-103  
MCGAFFIGAN, WILLIAM A.  
CLAIRE A MCGAFFIGAN  
160 PEMBERTON ST  
CAMBRIDGE, MA 02140-2509

195-27  
COUGHLIN, JAMES MICHAEL  
66 MIDDLESEX STREET  
CAMBRIDGE, MA 02140-2525

195-29  
GIACOBBE, CHRISTINA E.  
7 VAN NORDEN ST  
CAMBRIDGE, MA 02140

195-104  
KAY-GOODMAN, BRADLEY &  
JENNIFER KAY-GOODMAN  
164 PEMBERTON ST  
CAMBRIDGE, MA 02140

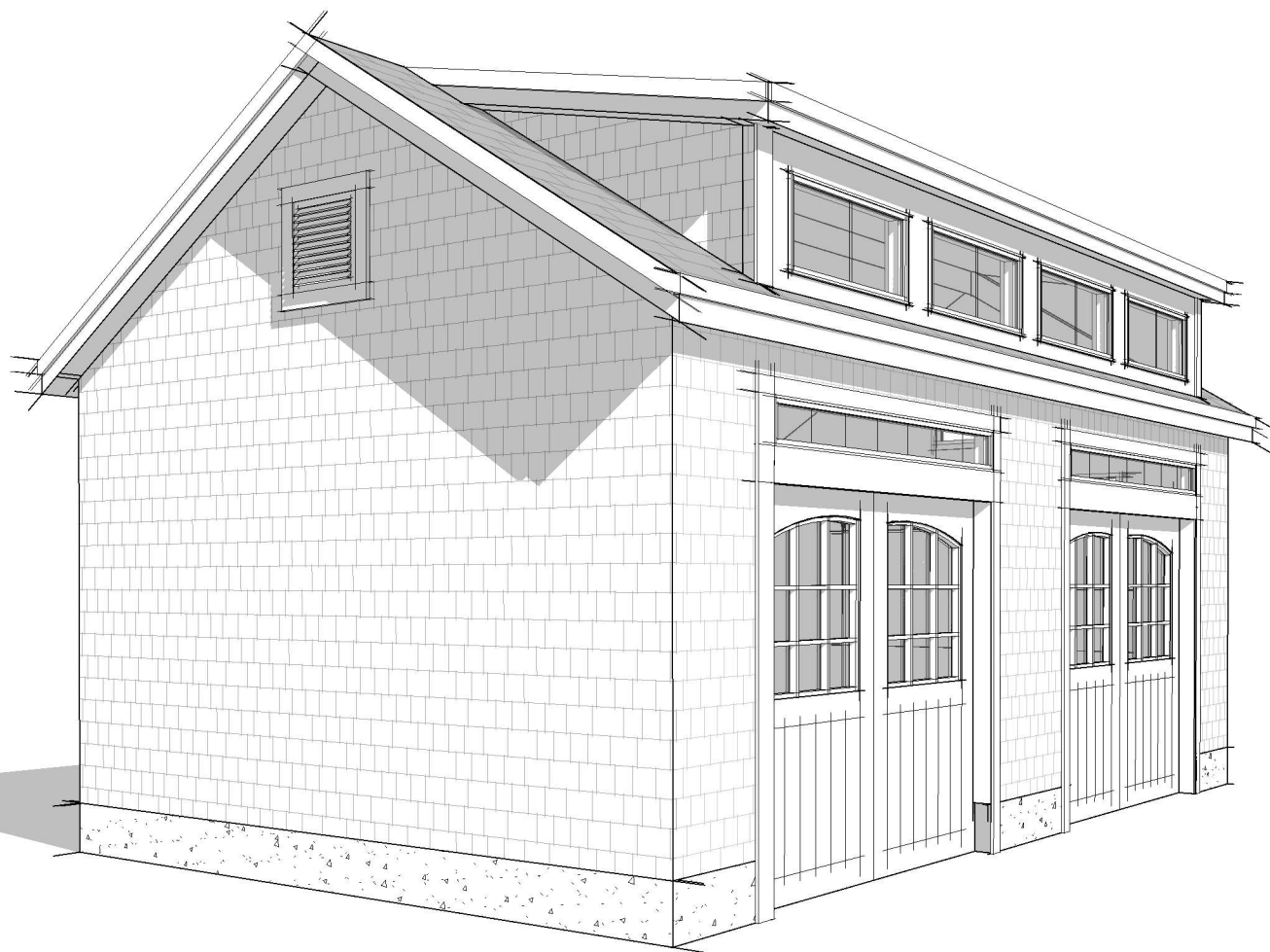
195-153  
HANSON, DENIS W. & NORA L. CAMERON  
2-4 VERDUN ST #B  
CAMBRIDGE, MA 02140

195-153  
MORGENSTERN, LINDA M. &  
JOSEPH M. SCHWARTZ  
2-4 VERDUN ST., #A  
CAMBRIDGE, MA 02140

195-28  
64 MIDDLESEX STREET LLC  
ONE WALNUT ST., SUITE 3  
BOSTON, MA 02108

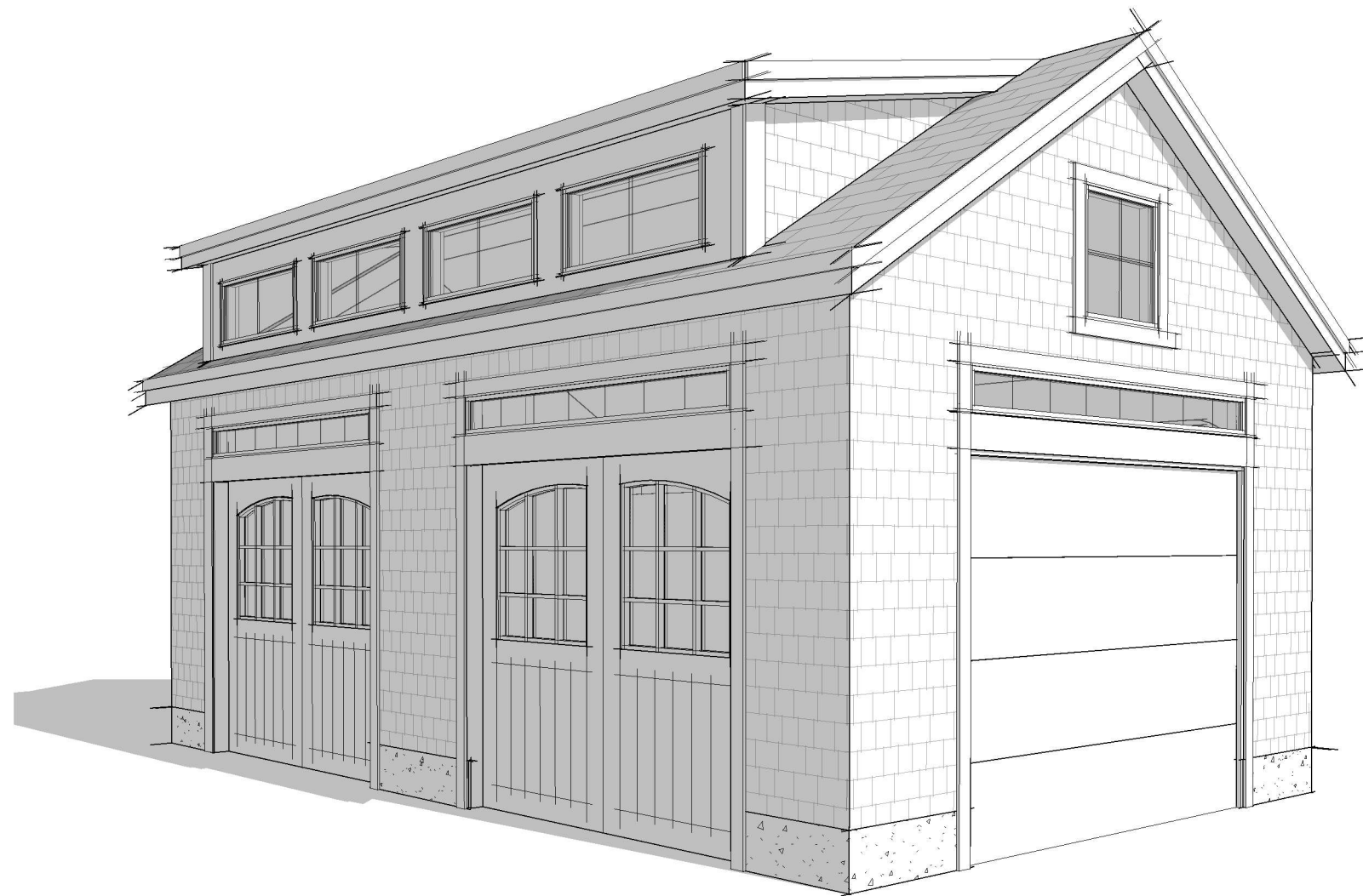
195-30  
MARGOLIS, DEAN  
9 VAN NORDEN ST.  
CAMBRIDGE, MA 02140





2

VIEW OF BACK & LEFT SIDE



1

VIEW OF FRONT & LEFT SIDE

ARCHITECT

**GCD ARCHITECTS**

2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138  
617-412-8450  
www.glassmanchungdesign.com

DATE

26 APRIL 2021

PROJECT

**68 MIDDLESEX STREET**

**PROPOSED GARAGE**

TITLE

**PERSPECTIVE  
RENDERINGS**

SCALE

AS NOTED

DRAWING

**R1**

GCD ARCHITECTS

## **Pacheco, Maria**

---

**From:** Jeffrey Howard <jhoward02140@gmail.com>  
**Sent:** Monday, May 24, 2021 4:50 PM  
**To:** Pacheco, Maria  
**Subject:** Rebuilding of garage structure at 68 Middlesex St., North Cambridge.

Sir, My wife and I live next door to Mr. Ronchetti at 90 Middlesex St. and we want you and all members of the Board of Zoning Appeal to know that we have no objection to Mr. Ronchetti's plan to demolish the existing garage and rebuilt a much more useful structure for his family. I see it as an improvement to the neighborhood, both in utility and esthetics. I have known Mr. Ronchetti for several decades and I know him to be a very good neighbor who is reasonable, practicable and always wants to complete things correctly. We are in full support and urge you to approve this project ! Thank you, Jeffrey & Lucille Howard, 90 Middlesex St. 617 492-8428 C. 617 771-8622



# 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: Adam Glassman Date: 5/7/21  
(Print)

Address: 68 Middlesex St.

Case No. BZA - 116810

Hearing Date: 5/27/21

Thank you,  
Bza Members