

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 135907

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Matthew and Timna Molberger

PETITIONER'S ADDRESS: 6 Verdun Street, Cambridge, Ma 02140

LOCATION OF PROPERTY: 6 Verdun St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Addition of a mud room next to the kitchen of approximately 36 sq. ft. gross floor area.

SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Timna Molberger
(Petitioner (s) / Owner)

Timna Molberger Matthew Molberger
(Print Name)

Address:

Tel. No. (617) 852-5659
E-Mail Address: mmolberger@yahoo.com

Date: _____

2021 AUG 10 AM 11:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Matthew and Timna Molberger

Present Use/Occupancy: Residential

Location: 6 Verdun Street

Zone: Residence B Zone

Phone: (617) 852-5659

Requested Use/Occupancy: Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1,583 (Based on Variance Application 7-28- 2017)	1,619	1,600	(max.)
<u>LOT AREA:</u>	3,200	No Change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.495 (Based on Variance Application 7-28- 2017)	0.506	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3,200	No Change	2,500	
<u>SIZE OF LOT:</u>				
WIDTH	40	No Change	50	
DEPTH	80	No Change	100	
<u>SETBACKS IN FEET:</u>				
FRONT	5	No Change	15	
REAR	3.4 (Right "Front")	No Change	Same as others on street	
LEFT SIDE	8	No Change	7.5	
RIGHT SIDE	0 (Garage)	No Change	12.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	21.6	No Change	35	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	55% (Based on Variance Application 7-28- 2017)	54%	40%	
<u>NO. OF DWELLING UNITS:</u>	1	No Change	2	
<u>NO. OF PARKING SPACES:</u>	1	No Change	1	
<u>NO. OF LOADING AREAS:</u>	0	No Change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	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.

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'.

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:

We are a family of 5 with 3 young kids, ages 4 to 9. All three are attending Cambridge public schools. The most used back door facing the garage opens to a narrow landing in a flight of stairs leading from the kitchen to the basement. It is both difficult and dangerous with 3 kids rushing in at the same time, especially on rainy and snowy days with their boots, coats, and backpacks. A small mud room addition of only 36 square feet can relieve this hardship condition.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is due to the undersized lot, the presence of a garage on the lot and the allocation of the garage which limits the amount of private open space.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The use of the property will not change.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The property has large areas of open space, although not 15' in both directions, and the sense of open space will not be materially affected by the addition of 36 square feet of gross floor area.

***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 - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Matthew and Timna Molberger
(OWNER)

Address: 6 Verdun St, Cambridge, MA 02140

State that I (We) own the property located at 6 Verdun St,
which is the subject of this zoning application.

The record title of this property is in the name of Matthew and Timna Molberger

*Pursuant to a deed of duly recorded in the date 10/30/2020, Middlesex South
County Registry of Deeds at Book 76035, Page 118; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

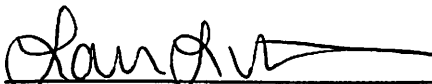


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

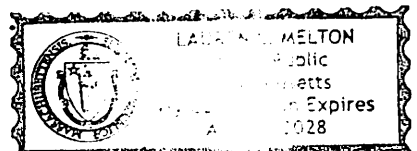
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

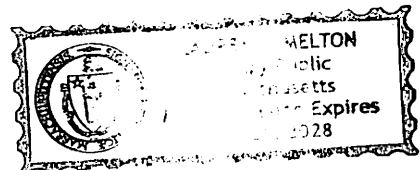
The above-name Matthew and Timna Molberger personally appeared before me,
this 24 of July, 2021, and made oath that the above statement is true.

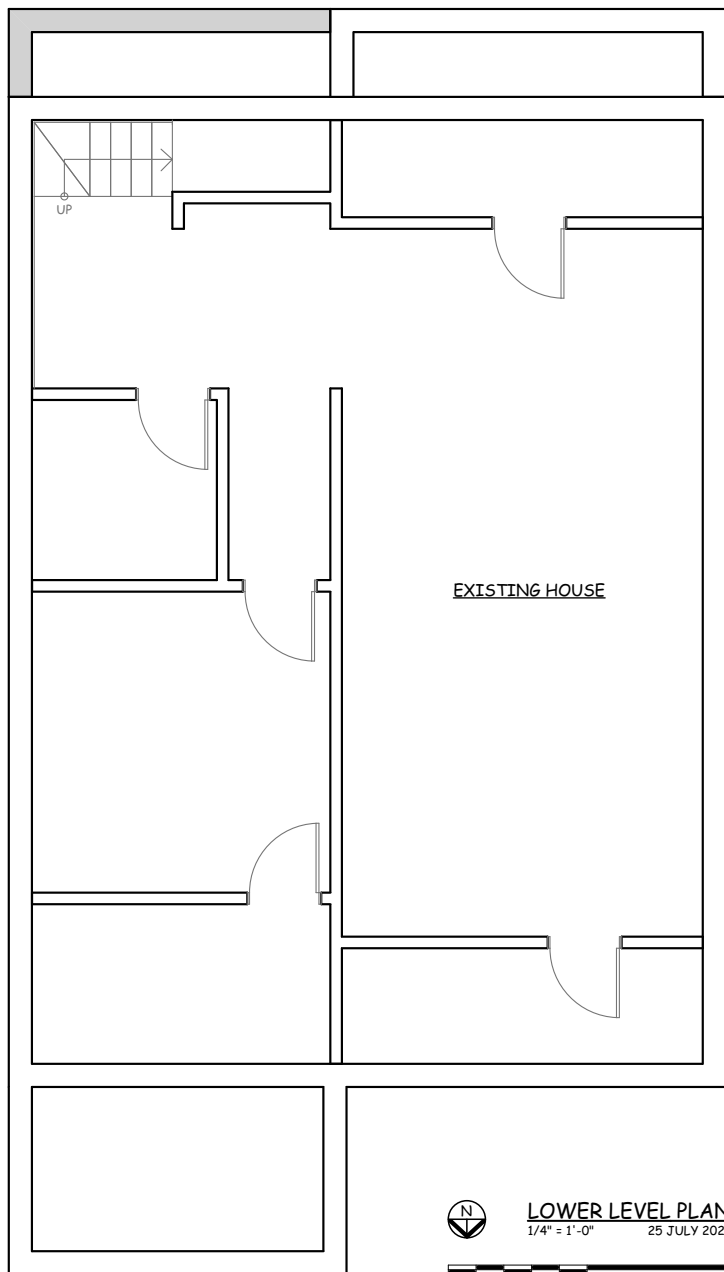
Lauren L. Melton  Notary


My commission expires April 20, 2028 (Notary Seal)



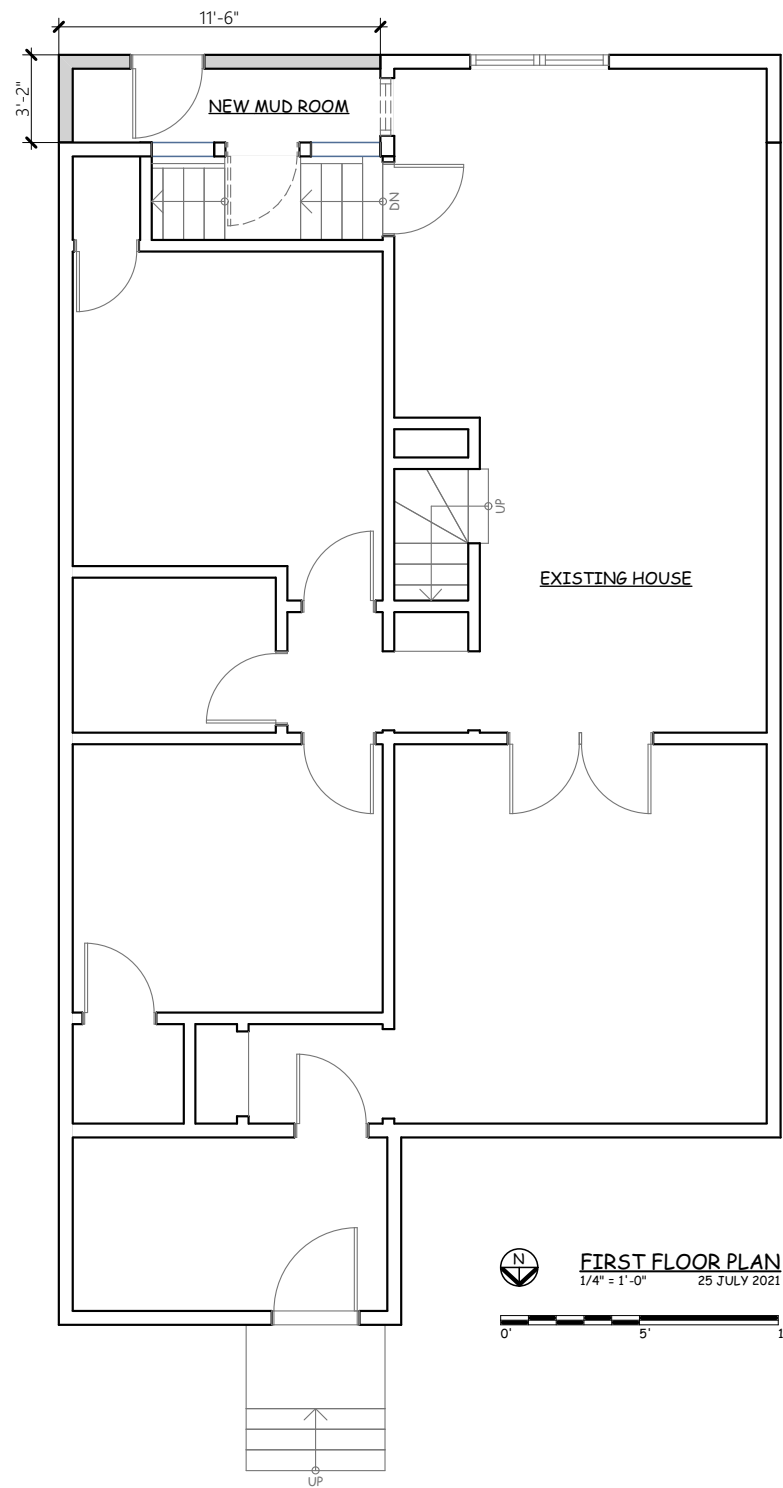
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.






 **LOWER LEVEL PLAN**
1/4" = 1'-0" 25 JULY 2021

0' 5' 10'



 **FIRST FLOOR PLAN**
1/4" = 1'-0" 25 JULY 2021

0' 5' 10'

AVR. GRADE = $\frac{99.8+99.8+99.1+99.1}{4}$ = 99.5

EL=121.1

EL=110.1

AVR. GRADE=99.5

21.6'

SKETCH SHOWING BUILDING HEIGHT
(NO SCALE)

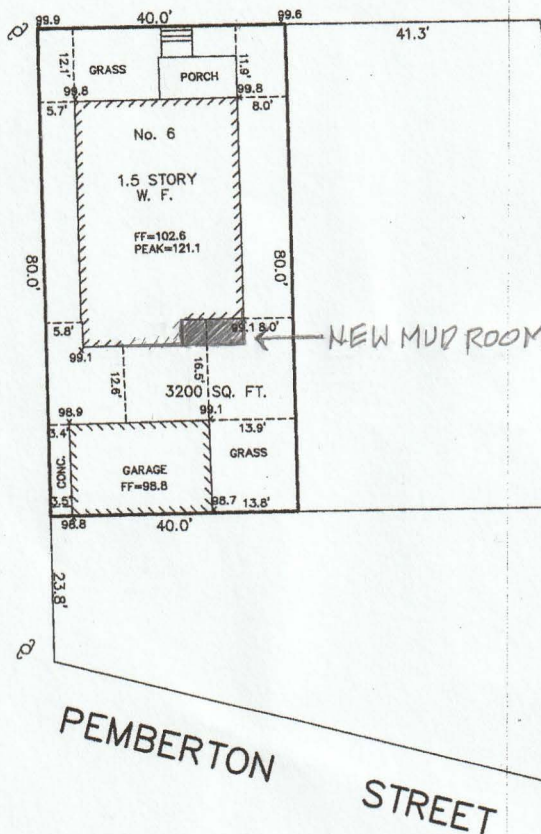


VERDUN STREET

VERDUN STREET

MIDDLESEX STREET

PEMBERTON STREET



Antoni Szerszunowicz



MODIFIED BY OWNER
TO REFLECT
EXISTING CONDITION
July 25, 2021

PLOT PLAN
6 VERDUN STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20'

MAY 16, 2017

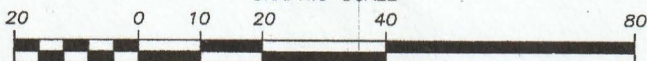
AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781) 344-2386

GRAPHIC SCALE





EXISTING HOUSE

NEW MUD ROOM

SOUTH ELEVATION
1/4" = 1'-0" 25 JULY 2021





SOUTH ELEVATION



ENTRANCE DOOR



STAIRS UP



STAIRS DOWN

Linda Morgenstern, Nora Cameron and Denis Hanson
2-4 Verdun Street
Cambridge, MA 02140

July 24, 2021

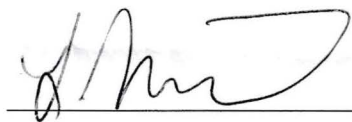
Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

Re: 6 Verdun Street Special Permit/Variance – Letter of Support

To Whom It May Concern:

We are writing in support of the special variance application to add a mud room to 6 Verdun Street, which is the adjacent property. We understand that the proposal is to square off the southeast corner of the existing structure by enclosing an area of approximately 11'6" x 3'2".

Best regards,



Linda Morgenstern Nora Cameron and Denis Hanson
2 Verdun Street 4 Verdun Street
Cambridge, MA 02140 Cambridge, MA 02140

2-4 Verdun ST
Unit A

Linda Morgenstern, Nora Cameron and Denis Hanson
2-4 Verdun Street
Cambridge, MA 02140

July 24, 2021

Board of Zoning Appeal
Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

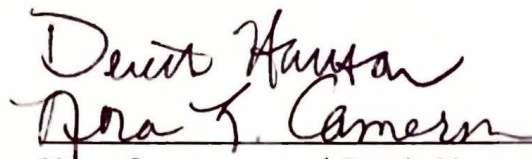
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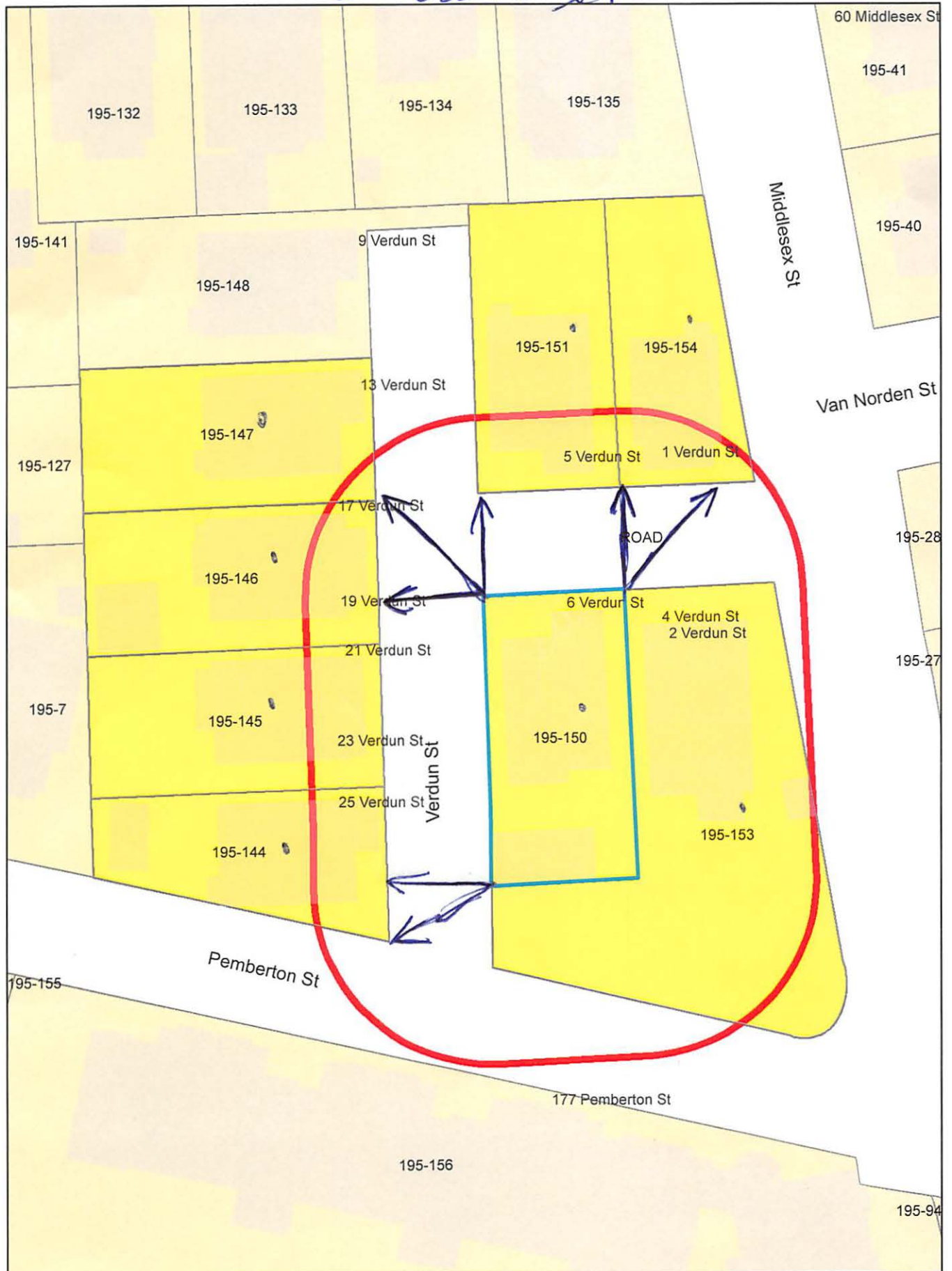
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Best regards,

Linda Morgenstern
2 Verdun Street
Cambridge, MA 02140


Nora Cameron and Denis Hanson
4 Verdun Street
Cambridge, MA 02140

6 Verdun St.



6 Verdun St.

195-146
LARSON, ERIC J.
19 VERDUN ST
CAMBRIDGE, MA 02140

195-147
STONE, JANOS & NICOLE C. STONE
13 VERDUN ST
CAMBRIDGE, MA 02138

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

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

195-151
OBRIEN, THOMAS
5 VERDUN ST
CAMBRIDGE, MA 02140-2519

195-154
SMITH AMY VESAL DINI
1 VERDUN ST
CAMBRIDGE, MA 02140

Petitioner

195-150
MOLBERGER MATTHEW &
TIMNA MOLBERGER
6 VERDUN ST
CAMBRIDGE, MA 02140

195-144
AYERS, PAUL C.
558 ARLINGTON AVENUE
WESTFIELD, NJ 07090

195-145
WOLFE, JOHN F. & ROBIN WOLFE
23 VERDUN ST
CAMBRIDGE, MA 02140-2519