



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2024 OCT 21 PM 12:36

617-349-6100

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 585557**

#### General Information

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

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

**PETITIONER:** <sup>TASKER</sup> <sup>ELLIS</sup> ~~Seth and Karen Tasker~~ C/O Paul Mahoney, Mahoney Architects

**PETITIONER'S ADDRESS:** 120 Chilton Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 120 Chilton St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Residence **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Additions/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

##### **SETBACK RELIEF:**

Relief is requested to build an addition behind the existing house which will extend, but not increase, the existing nonconforming set back at the right side of the property (as viewed from the street). The proposed addition will extend the existing right side set back of 7.1' by an additional 22'-6" (measured to the foundation) beyond the existing house.

Relief is also requested for the combined setback requirement. The existing combined side yard setback is 20'. The existing combined side yard setback is 15.6' and will remain 15.6'.

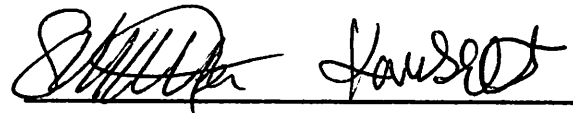
The existing structure is also nonconforming at the front yard setback. No work is proposed at this area and the structure will remain in its current location (15' required, existing porch is 12.1'). Windows within Setback.

##### **FLOOR AREA RELIEF:**

Relief is requested for the Ratio of Floor Area to Lot Area (required is 0.50). The existing ratio is 0.541 The proposed ratio will be 0.797.

#### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d & Sec. 8.22.2.c (Pre-Existing Nonconforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original  
Signature(s):


(Petitioner (s) / Owner)

Seth Tasker Karen Ellis  
(Print Name)

Address:

120 Chilton Street Cambridge MA 02139

Tel. No.

978-257-0807

E-Mail Address:

paul@mahoneyarchitects.com

Date: October 21, 2024**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Seth and Karen Tasker  
**Location:** 120 Chilton St., Cambridge, MA  
**Phone:** 978-257-0807

**Present Use/Occupancy:** Single Family Residence  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single Family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2706	3987	2500	(max.)
<u>LOT AREA:</u>		5000	5000	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		0.541	0.797	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5000	5000	2500	
<u>SIZE OF LOT:</u>	WIDTH	50'	50'	50'	
	DEPTH	100'	100'	100'	
<u>SETBACKS IN FEET:</u>	FRONT	12.1'	12.1'	15'	
	REAR	49.9'	35.0'	25'	
	LEFT SIDE	8.5'	8.5'	7.5'	
	RIGHT SIDE	7.1'	7.1'	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	29'-10" +/-	32'-1" +/-	35'	
	WIDTH	32'-0"	47'-0"	60'-0" max.	
	LENGTH	34'-0"	34'-0"	30'-0" max.	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		2658	2016.0	2000	
<u>NO. OF DWELLING UNITS:</u>		1	1	up to 2 units	
<u>NO. OF PARKING SPACES:</u>		2	2	no max.	
<u>NO. OF LOADING AREAS:</u>		none	none	none	

DISTANCE TO NEAREST BLDG. ON SAME LOT		0		0		
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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 on the lot other than the single family residence

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 - OWNERSHIP INFORMATION**

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

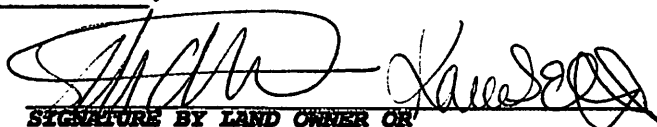
I/We Seth Tasker and Karen Ellis (formerly Karen McNamara)  
(OWNER)

Address: 120 Chilton Street, Cambridge, MA 02138

State that I/We own the property located at 120 Chilton Street,  
which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Seth Tasker and Karen McNamara

\*Pursuant to a deed of duly recorded in the date 08/14/2018, Middlesex South  
County Registry of Deeds at Book 71468, Page 0089; 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.***

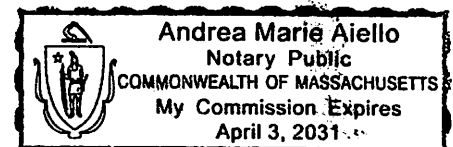
-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Seth Tasker, Karen Ellis personally appeared before me,  
this 10<sup>th</sup> of September, 2024, and made oath that the above statement is true.

Andrea Marie Aiello Notary

My commission expires April 3, 2031 (Notary Seal).

- 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 120 Chilton 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:**

The relief from setback requirements are such that the setback does not create a greater non conformity than the existing condition. The proposed alteration and enlargement is not substantially more detrimental to the neighborhood than the existing nonconforming structure.

**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 structure is a one family residence and will remain a one <sup>family</sup> ~~story~~ residence.

**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 structure is a one family residence and will remain a one <sup>family</sup> ~~story~~ residence.

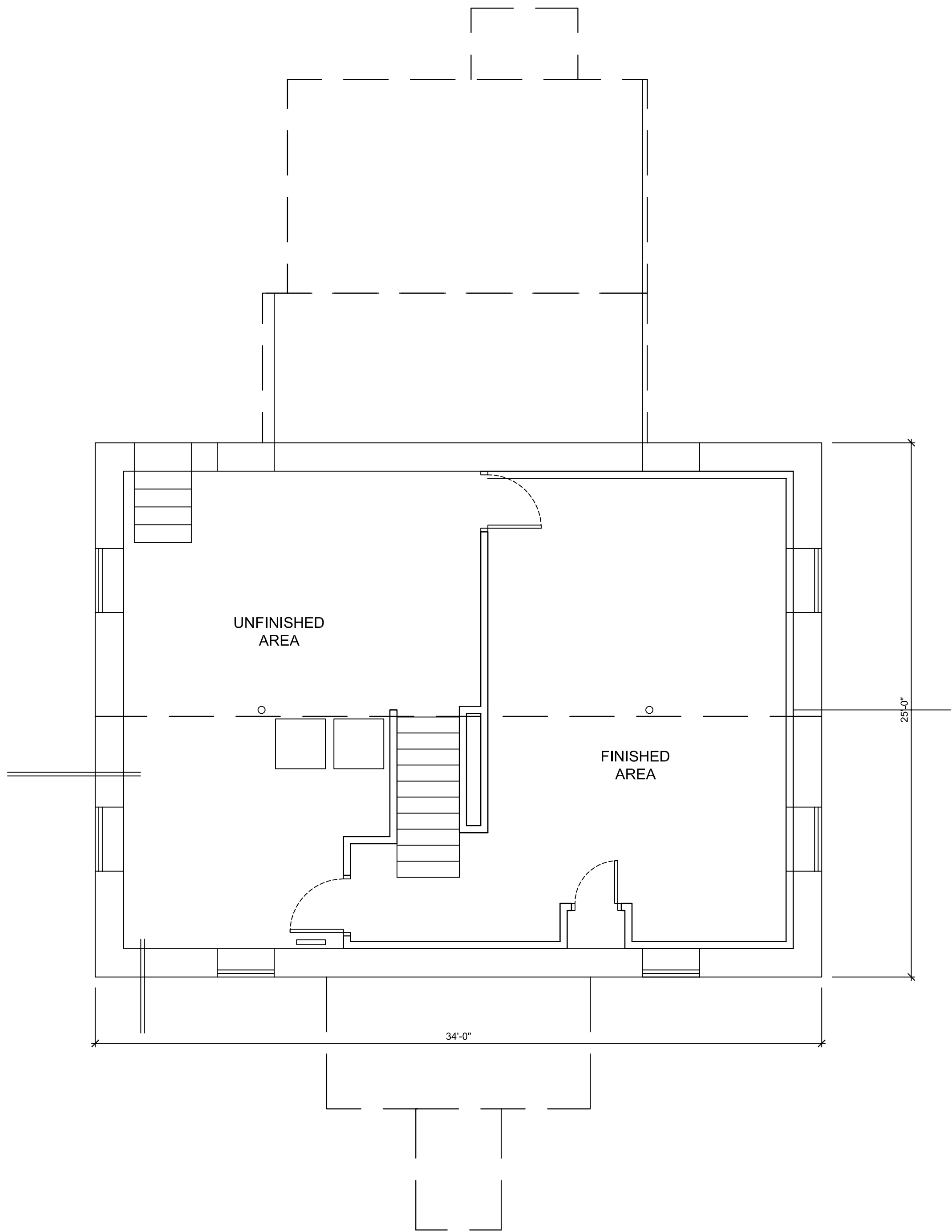
**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

The structure is a one family residence and will remain a one <sup>family</sup> ~~story~~ residence.

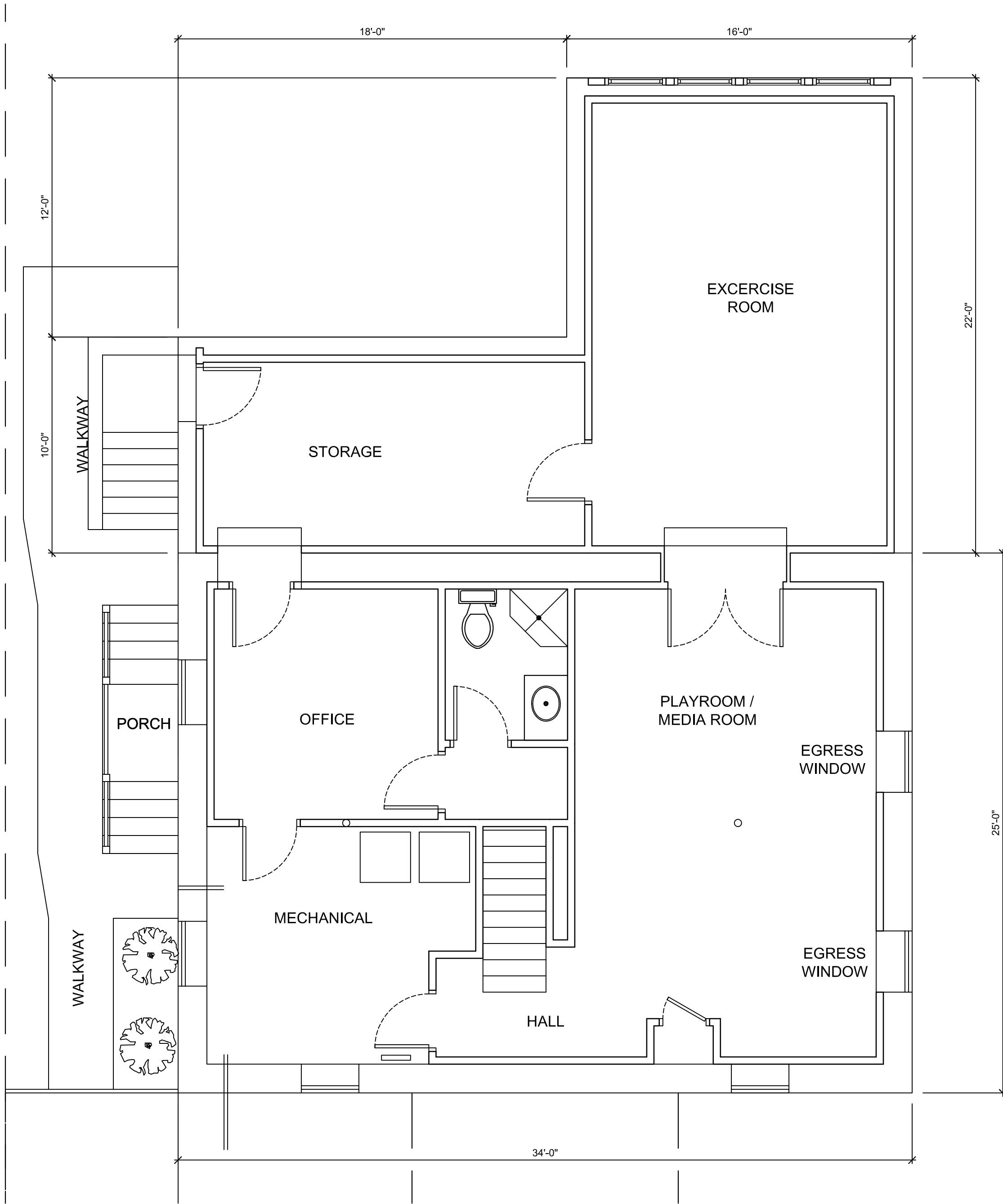
**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The structure is a one family residence and will remain a one <sup>family</sup> ~~story~~ residence. The proposed addition will maintain the general character and scale of the existing home.

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



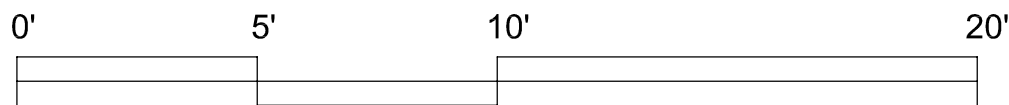
BASEMENT PLAN EXISTING

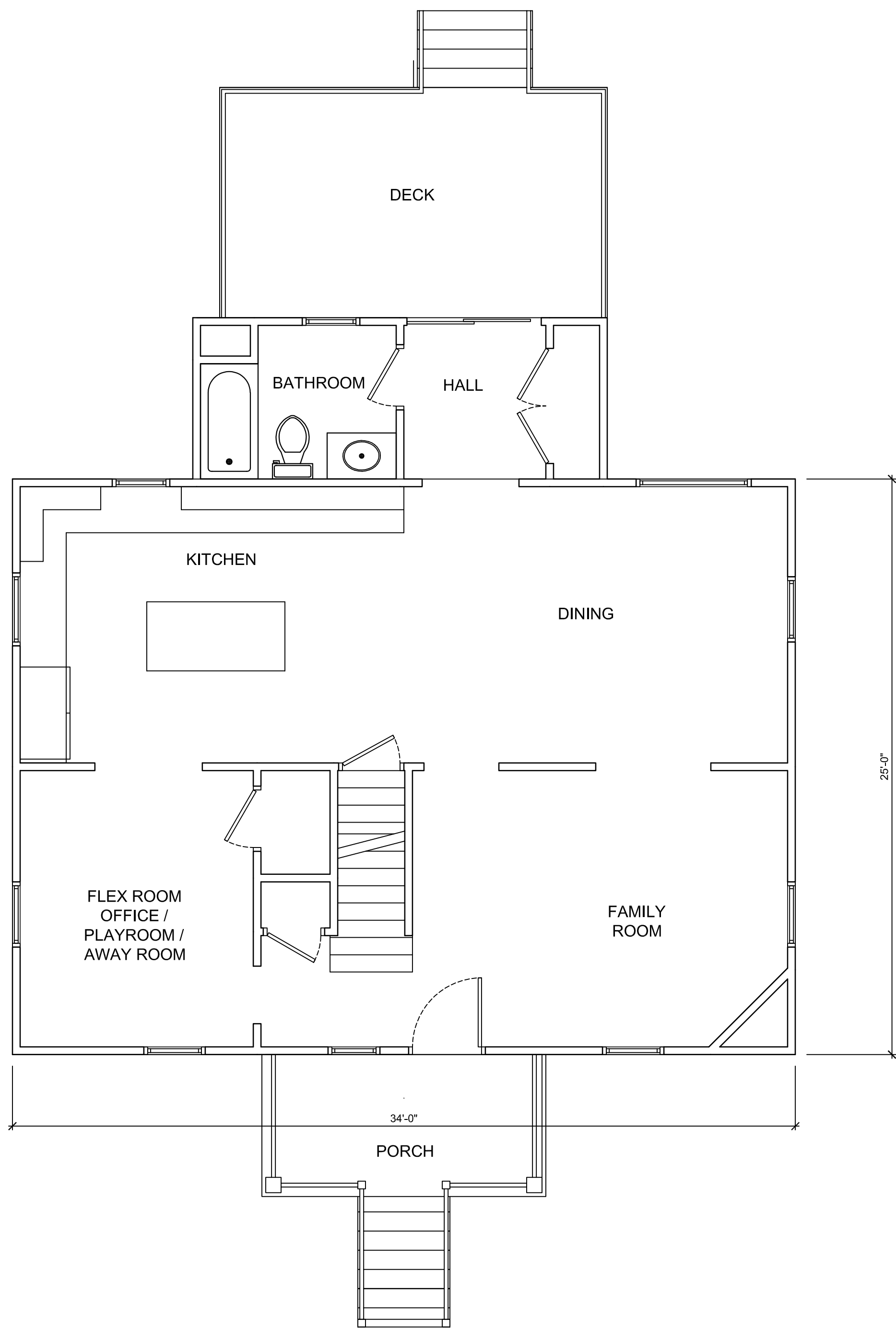


BASEMENT PLAN PROPOSED

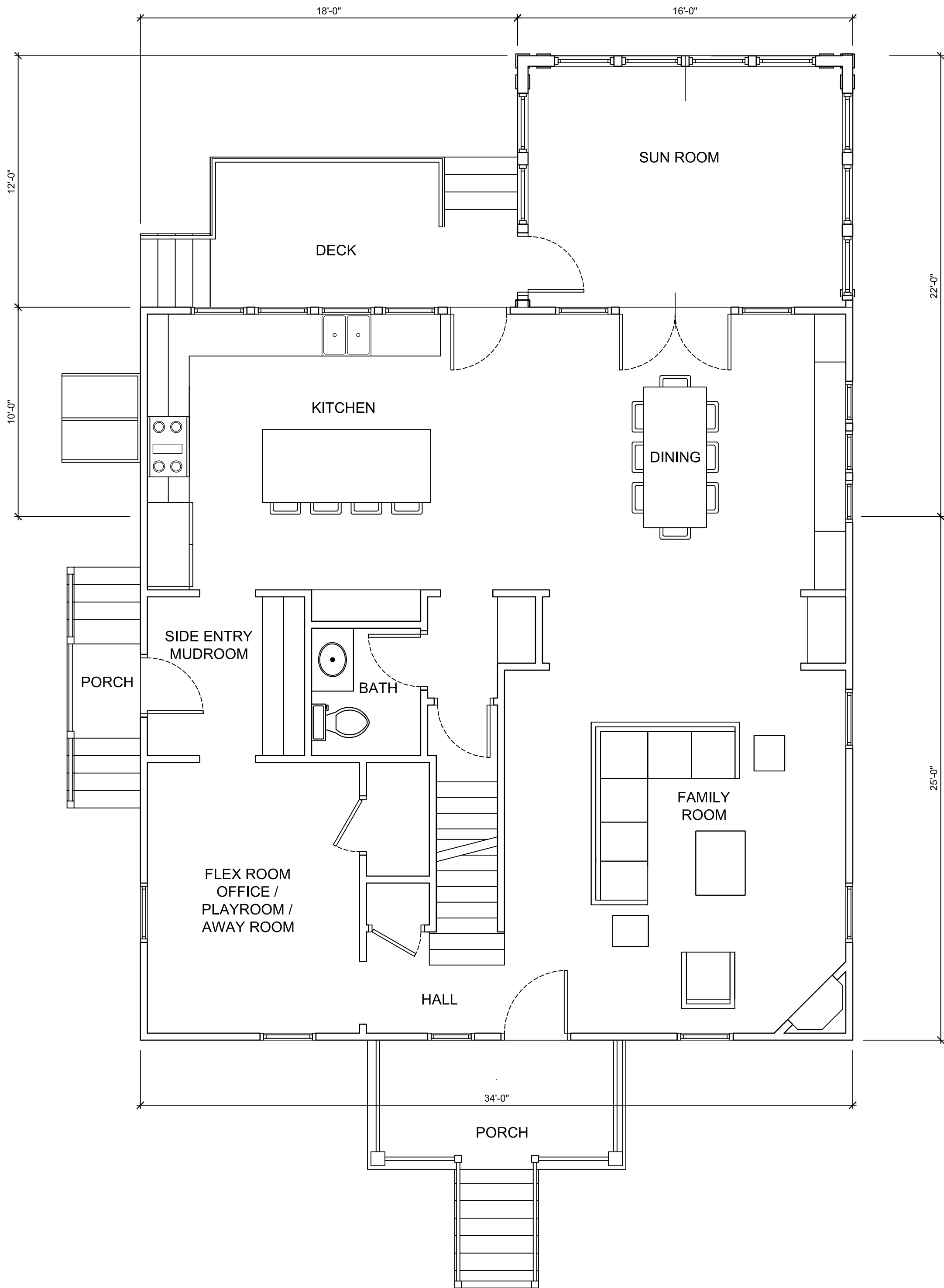
Tasker Residence  
Design Development

October 2, 2024





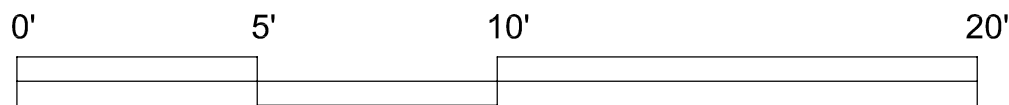
FIRST FLOOR PLAN EXISTING



FIRST FLOOR PLAN PROPOSED

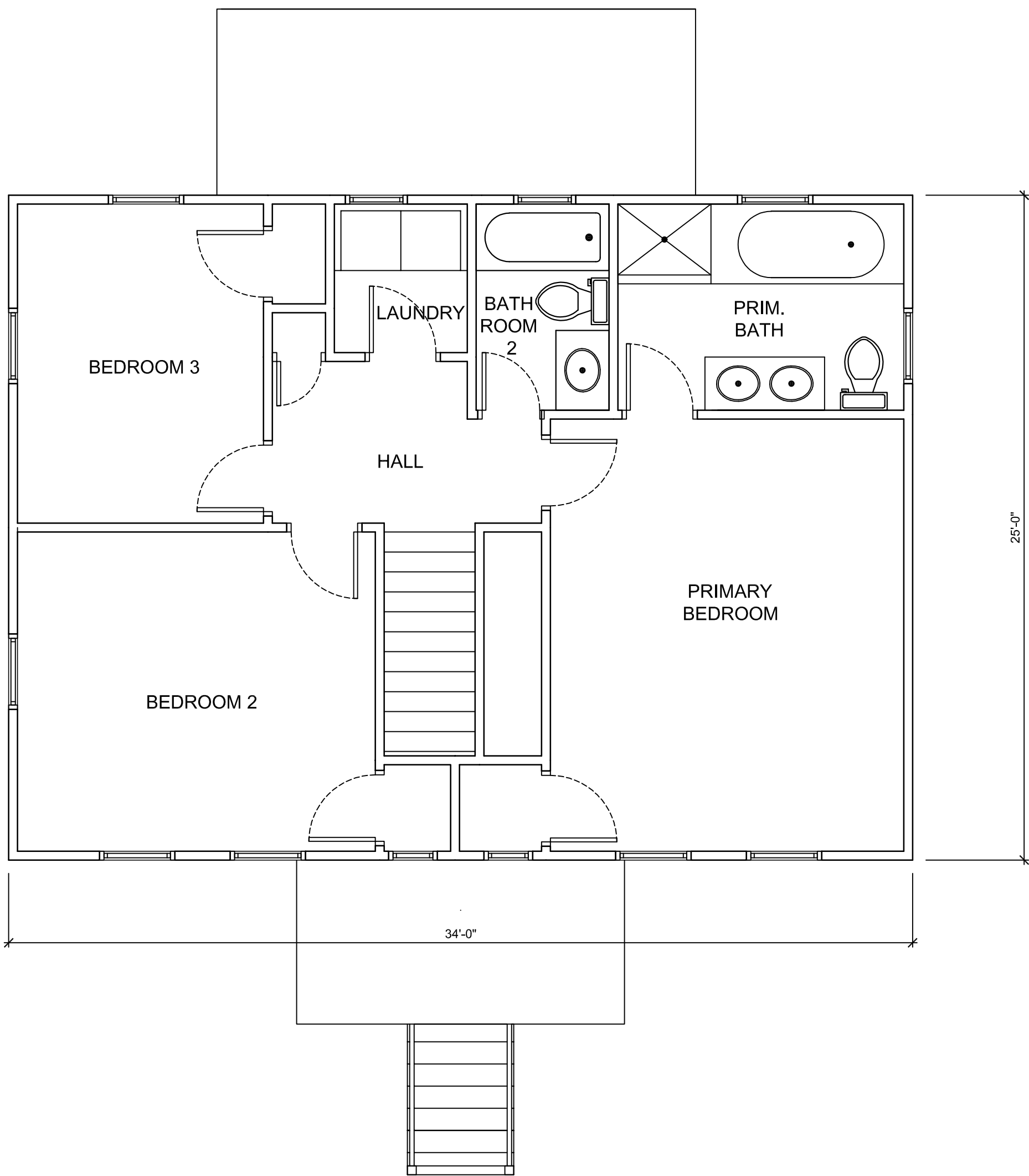
# Tasker Residence Design Development

October 2, 2024

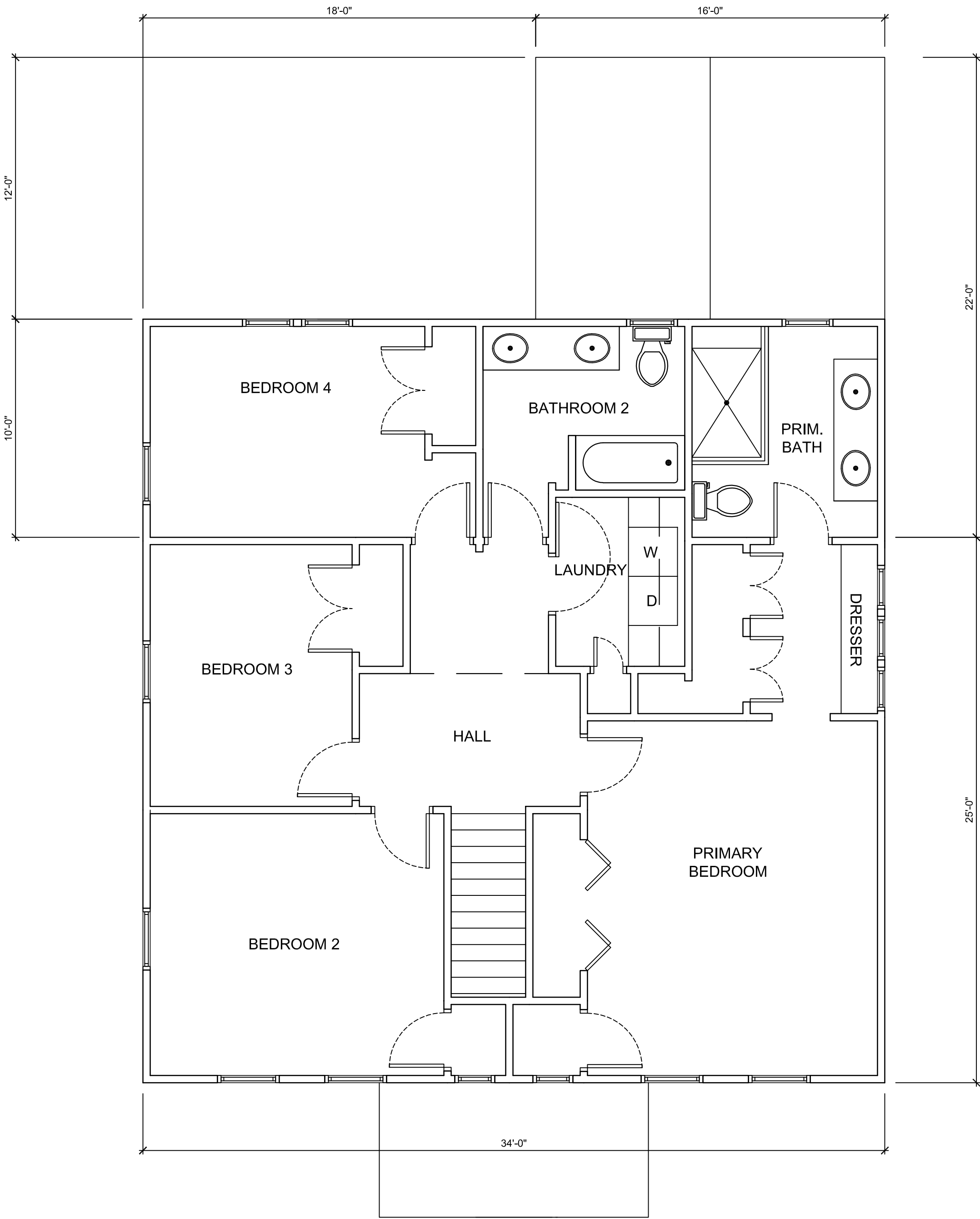


A2

Mahoney Architects  
Concord MA



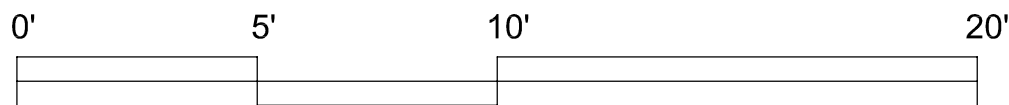
SECOND FLOOR PLAN EXISTING



SECOND FLOOR PLAN PROPOSED

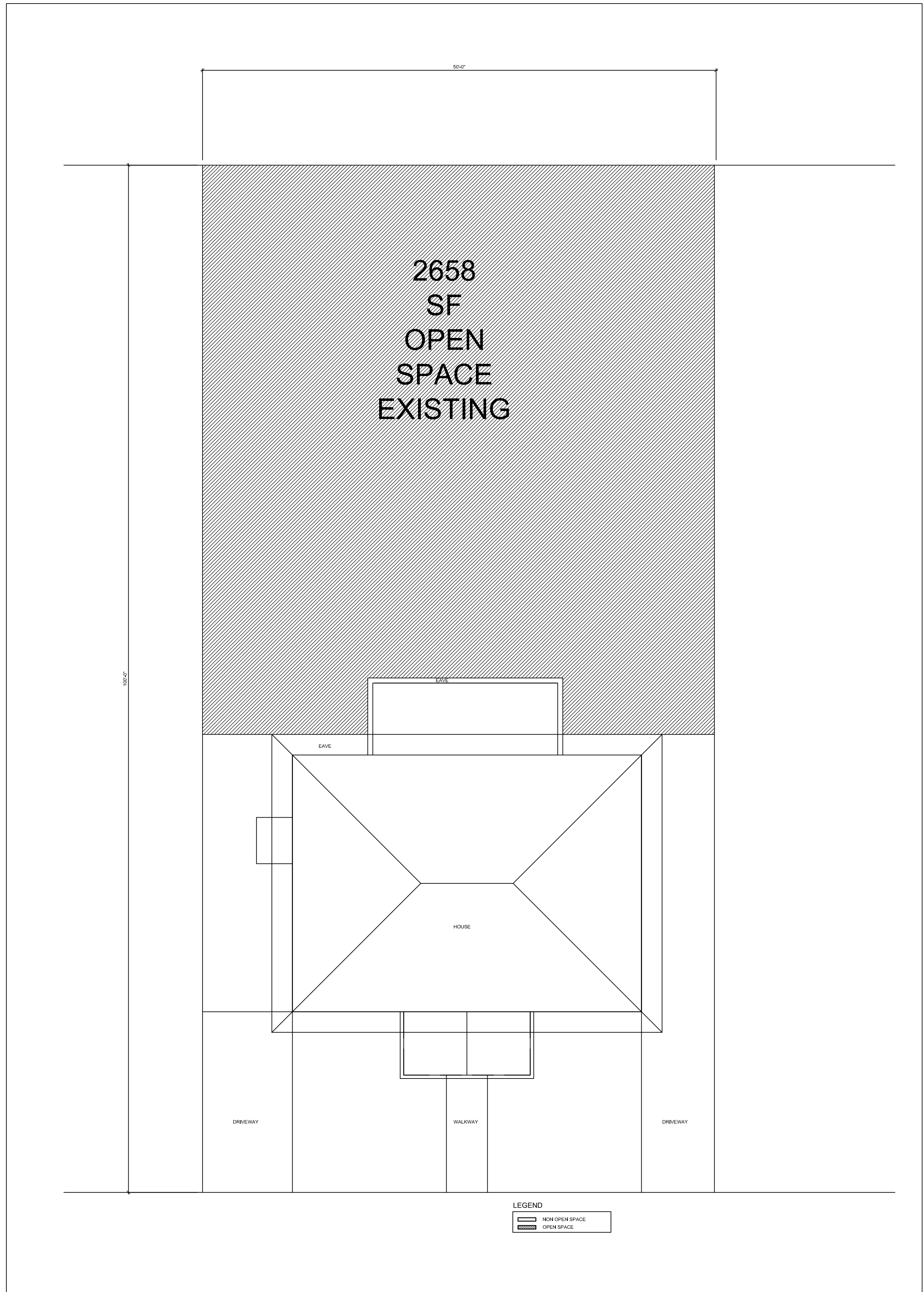
Tasker Residence  
Design Development

October 2, 2024

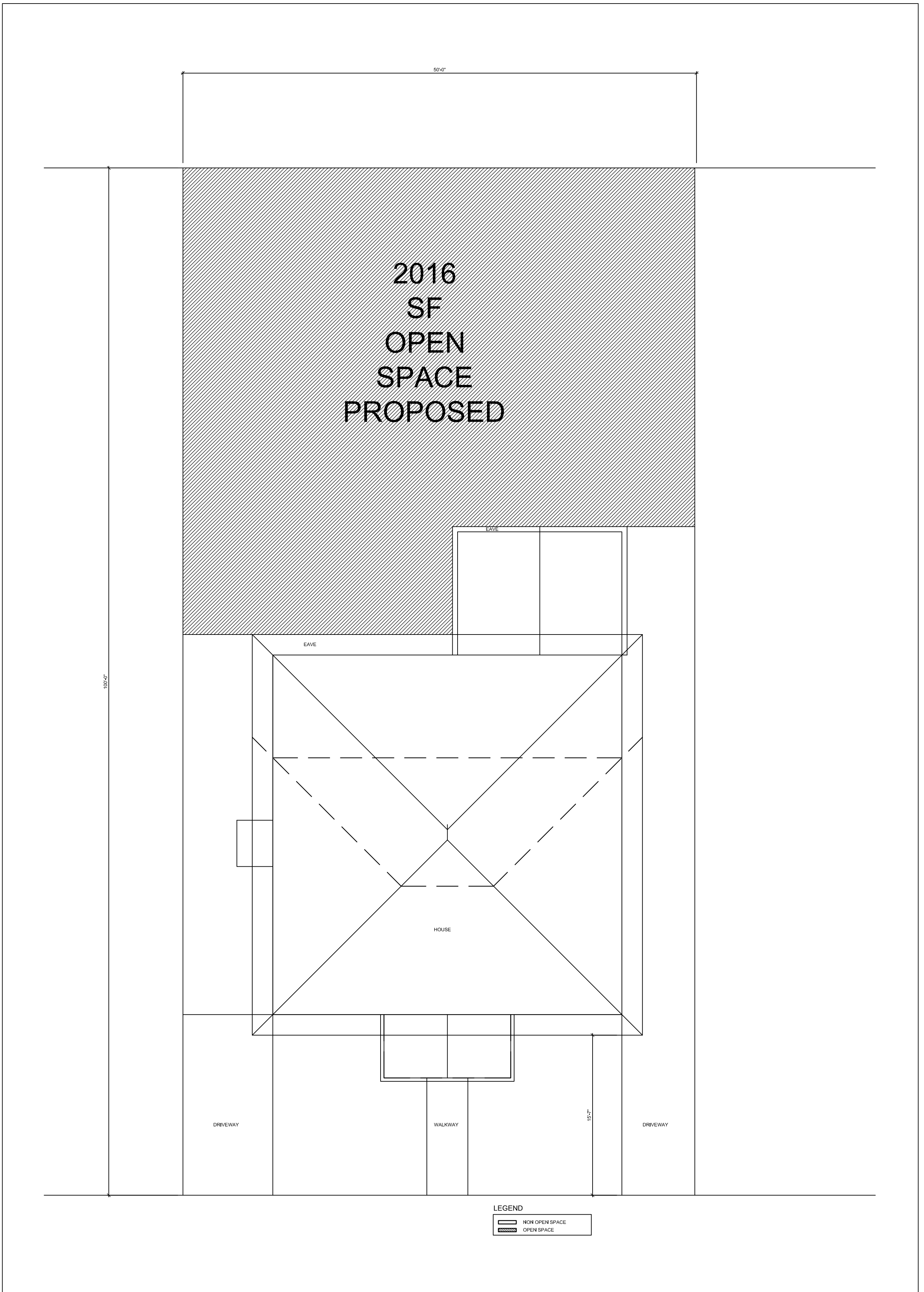


A3

Mahoney Architects  
Concord MA



EXISTING OPEN SPACE



PROPOSED OPEN SPACE

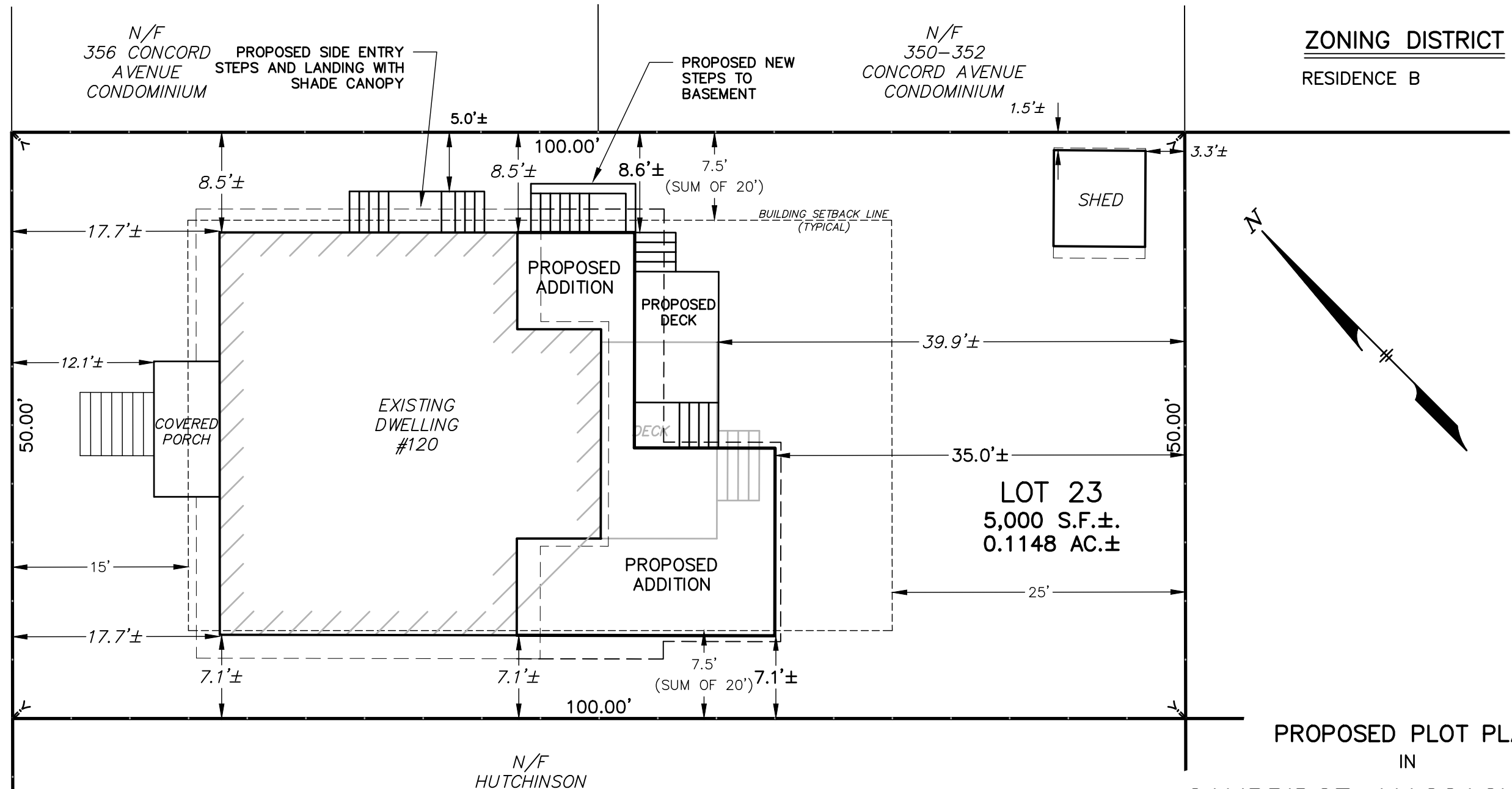
# Tasker Residence Design Development

OPEN SPACE DIAGRAMS  
October 2, 2024

A6

Mahoney Architects  
Concord MA

CHILTON STREET  
(PUBLIC - 40' WIDE)



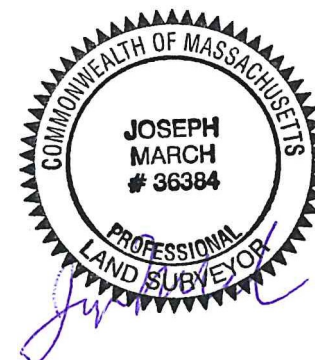
THE EXISTING DWELLING AND THE PROPOSED ADDITIONS ON THIS PROPERTY ARE LOCATED AS SHOWN AND ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0419 E DATED: JUNE 4, 2010.

10/3/24

DATE

Joseph March

REGISTERED PROFESSIONAL LAND SURVEYOR



FOR: TASKER  
SCALE: 1"=10' OCTOBER 2, 2024

STAMSKI AND McNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS  
ENGINEERING - PLANNING - SURVEYING

(7586.P.PPL.dwg) 120 Chilton Street SM-7586



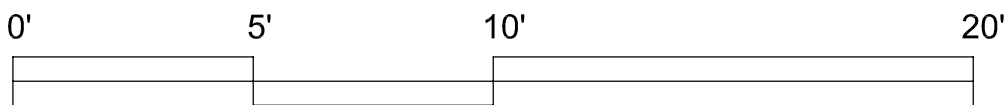
FRONT ELEVATION PROPOSED



REAR ELEVATION PROPOSED

Tasker Residence  
Design Development

October 2, 2024







LEFT ELEVATION PROPOSED



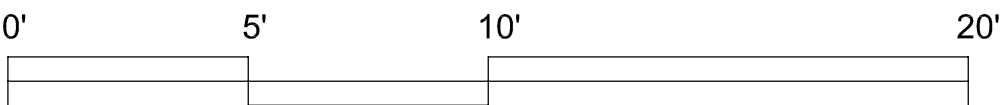
RIGHT ELEVATION PROPOSED

Tasker Residence  
Design Development

October 2, 2024

A5

Mahoney Architects  
Concord MA



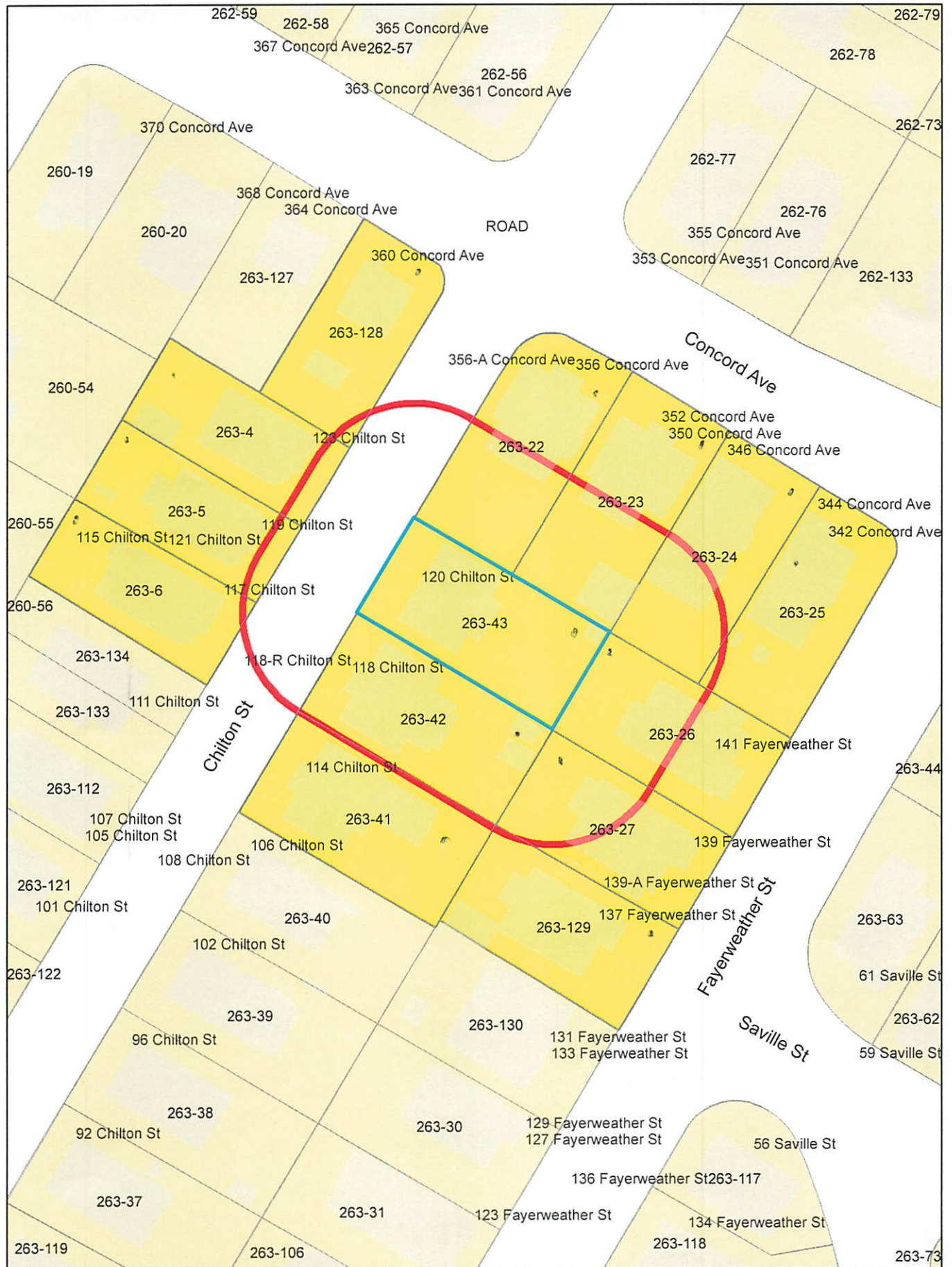








120 Chilton St





120 Chilton St

263-5  
RAMEY, HELEN T.  
121 CHILTON ST  
CAMBRIDGE, MA 02138

263-6  
FILENE, ROBERT J. & SUSAN R FILENE  
117 CHILTON ST  
CAMBRIDGE, MA 02138-6844

263-23  
AFSHAR, POUYA & NEDA MORIDPOUR  
352 CONCORD AVE  
CAMBRIDGE, MA 02140

263-22  
WATERS, DAVID B.  
356 CONCORD AVE  
CAMBRIDGE, MA 02138

263-26  
BEGEN LAUREN G  
141 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

263-27  
AHERN, KATHLEEN M.  
TRS THE KATHLEEN M. AHERN TR  
139A FAYERWEATHER ST  
CAMBRIDGE, MA 02138

263-42  
HUTCHINSON, GEORGE E., SR.,  
TR THE HUTCHINSON CHILTON TRUST  
118 CHILTON ST  
CAMBRIDGE, MA 02138

263-128  
DOWNES, MELVIN S. & JEAN L. DOWNES  
TRUSTEE OF DOWNES REALTY TRUST.  
360 CONCORD AVE  
CAMBRIDGE, MA 02138-1212

263-24  
ALACH, NANCY L. & MAURA PENSACK  
346-348 CONCORD AVE UNIT 1  
CAMBRIDGE, MA 02138

263-129  
CORBIN, AMELIA C.  
TRUSTEE OF AMELIA C. TRUST  
C/O JANET CARBIN & DIANE ADEBAYO  
21 REGENT RD  
MALDEN, MA 02148

263-25  
YIM MAN H R & HAN-YA A HSU  
342 CONCORD AVE  
CAMBRIDGE, MA 02138

263-41  
LEGARE, CHANTALE  
116 CHILTON ST  
CAMBRIDGE, MA 02138

Partner

263-43  
TASKER, SETH & KAREN MCNAMARA  
120 CHILTON ST  
CAMBRIDGE, MA 02138

Architect

MAHONEY ARCHITECT  
C/O PAUL MAHONEY, ARCHITECT  
P.O. BOX 446  
CONCORD, MA 01945

263-24  
SHACHTER, ELLEN & STEPHEN Y. STEPHANO  
346-348 CONCORD AVE UNIT 2  
CAMBRIDGE, MA 02138

263-23  
SAGARESE, SALVATORE M.  
CECILIA SUSSEK, TRS  
350-352 CONCORD AVE UNIT 350  
CAMBRIDGE, MA 02139

263-4  
CHRISTINE R. BAKER & DAVID A. BAKER  
365 CONCORD AVE  
CAMBRIDGE, MA 02138



# 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: Seth Tasker Date: ✓  
(Print)

Address: 120 Chilton St.

Case No. BZA-58555 7

Hearing Date: 11/21/24

Thank you,  
Bza Members



To: Board of Zoning Appeal for the City of Cambridge

RE: 120 Chilton Street, Case No. BZA-585557

I have reviewed the proposed addition to 120 Chilton Street and express my support for the petitioners' application for a special permit.

Name: MAURA PENSAC NANCY ALAHI  
Maura Pensac Nancy Alahi

Address: 346 CONCORD AVE CAMBRIDGE MA 02138

Date: Nov 8 2024



## **Pacheco, Maria**

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**From:** Lauren Begen <lgbegen@gmail.com>  
**Sent:** Monday, November 18, 2024 1:57 PM  
**To:** Pacheco, Maria  
**Cc:** Sean Murray  
**Subject:** 120 Chilton Street, Case No. BZA-585557

Dear Ms. Pacheco,

I am writing in support of the proposed addition to 120 Chilton Street (Case No BZA-585557). My husband Sean Murray (cc' here) and I live with our family at 141 Fayerweather Street and are direct abutters of this property. The applicants, Karen Ellis and Seth Tasker have been our neighbors for over three years now and have consistently been wonderful, respectful neighbors. We've leaned on them for many favors over the years and consider them exemplary neighbors and members of the local community. It is always a pleasure to see them at block parties, the playground and other local events. Our children especially love their halloween and holiday decorations that they diligently put out every year! All of this is to say that it is no surprise that their proposed addition takes great care to honor the scale and style of their neighbors and their homes. As rear abutters, we particularly appreciate that the portion of the proposed addition which extends beyond their current deck is a single story. We have no reservations about their plans and hope the Zoning Board will approve this project. We look forward to seeing it take shape. Please don't hesitate to reach out if you have any questions.

Sincerely,  
Lauren Begen | 617.470.8335  
Sean Murray | 973.715.8321



To: Board of Zoning Appeal for the City of Cambridge

RE: 120 Chilton Street, Case No. BZA-585557

I have reviewed the proposed addition to 120 Chilton Street and express my support for the petitioners' application for a special permit.

Name:

DAVID B. WATERS

Address:

356 CONCORD AVE, CAMBRIDGE

Date:

10/10/2024