

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Michael Driscoll

PETITIONER'S ADDRESS: 9 Orchard Crossing, Andover, MA 01810

LOCATION OF PROPERTY: 6 Verdun Street, Cambridge, MA 02140

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

REASON FOR PETITION:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Additions | <input type="checkbox"/> New Structure |
| <input type="checkbox"/> Change in Use/Occupancy | <input type="checkbox"/> Parking |
| <input type="checkbox"/> Conversion to Addi'l Dwelling Unit's | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Dormer | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Other: _____ | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

To add an eating area in the kitchen area of 44 square feet which will decrease _____ the required private open space.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.22.1 Section Definition of Private Open Space

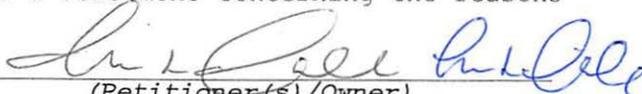
Article 5.31 Section Table of Dimensional Requirements

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)

(Print Name)

Address: 9 Orchard Crossing

Andover, MA 01810

Tel. No.: 978-479-5987

E-Mail Address: mld1972us@hotmail.com

Date: 7-27-17

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.

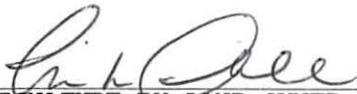
I/We 6 Verdun Street LLC / Michael Driscoll
(OWNER)

Address: 9 Orchard Crossing, Andover, MA 01810

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

The record title of this property is in the name of 6 Verdun Street LLC

*Pursuant to a deed of duly recorded in the date May 1, 2017, Middlesex South County Registry of Deeds at Book 69221, Page 216; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.



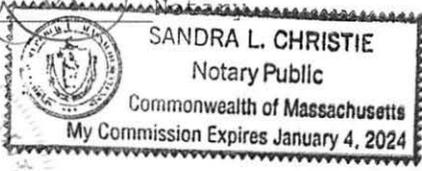
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Michael L. Driscoll personally appeared before me, this 27 of July, 2017, and made oath that the above statement is true.

My commission expires Jan. 4, 2024 (Notary Seal)



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

1.0

1000



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:

The house and lot are very small (see dimensional table above) and by adding only 27 square feet to the interior of the house which contains 1,566 the house will become able to more easily accommodate a family of 4 or 5.

- 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 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 that is 15' x 15'.

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

- 1)** Substantial detriment to the public good for the following reasons:

The use of the property will not change.

- 2)** 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 27 square feet of floor area.

- *** 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: Michael Driscoll PRESENT USE/OCCUPANCY: Single family residence

LOCATION: 6 Verdun Street, Cambridge, MA ZONE: Residence B

PHONE: 978-479-5987 REQUESTED USE/OCCUPANCY: Single Family: no change

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>1,566 sq. ft.</u>	<u>1,583 sq. ft.</u>	<u>1,600 sq. ft.</u> (max.)
LOT AREA:	<u>3,200 sq. ft.</u>		<u>5,000 sq. ft.</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.49</u>	<u>.495</u>	<u>.5</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>3,200 sq. ft.</u>	<u>no change</u>	<u>2,500 sq. ft.</u> (min.)
SIZE OF LOT:			
WIDTH	<u>40'</u>		<u>50'</u> (min.)
DEPTH	<u>80'</u>		<u>100'</u>
Setbacks in Feet:			
FRONT	<u>5'</u>	<u>no change</u>	<u>15'</u> (min.)
Right Side, Garage	<u>0.0'</u>	<u>no change</u>	<u>12.5'</u> (min.)
LEFT SIDE	<u>8.0'</u>	<u>no change</u>	<u>7.5'</u> (min.)
Right "front":	<u>3.4'</u>	<u>no change</u>	<u>same as others</u> <u>on the street</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>21.6'</u>	<u>no change</u>	<u>35'</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>56%</u>	<u>55%</u>	<u>40%</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>no change</u>	<u>2</u> (max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>no change</u>	<u>1</u> (min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>no change</u>	<u>0</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n.a.</u>	<u>n.a.</u>	<u>n.a.</u> (min.)

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

There is a wood frame garage on the lot.

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

GENERAL INFORMATION

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Special Permit: _____ Variance: X

Appeal: 2017 JUL 28 AM 9:51

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Michael Driscoll

PETITIONER'S ADDRESS: 9 Orchard Crossing, Andover, MA 01810

LOCATION OF PROPERTY: 6 Verdun Street, Cambridge, MA 02140

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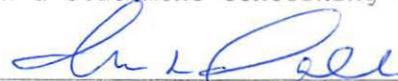
Article 5.22.1 Section Definition of Private Open Space

Article 5.31 Section Table of Dimensional Requirements

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Original Signature(s):


(Petitioner(s)/Owner)

(Print Name)

Address: 9 Orchard Crossing

Andover, MA 01810

Tel. No.: 978-479-5987

E-Mail Address: mld1972us@hotmail.com

Date: 7-27-17



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Kyle Sheffield, *Alternate*

Jurisdiction Advice

To the Owner of Property at 6 Verdun Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
 - Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
 - Avon Hill Neighborhood Conservation District
 - Half Crown – Marsh Neighborhood Conservation District
 - Harvard Square Conservation District
 - Mid Cambridge Neighborhood Conservation District
 - Designated Landmark
 - Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - Preservation Restriction or Easement (as recorded)
 - Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition. A demolition permit application is not anticipated for this kitchen addition.**
 - No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date August 16, 2017

Received by Uploaded to Energov

Date August 16, 2017

Relationship to project BZA 14026-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

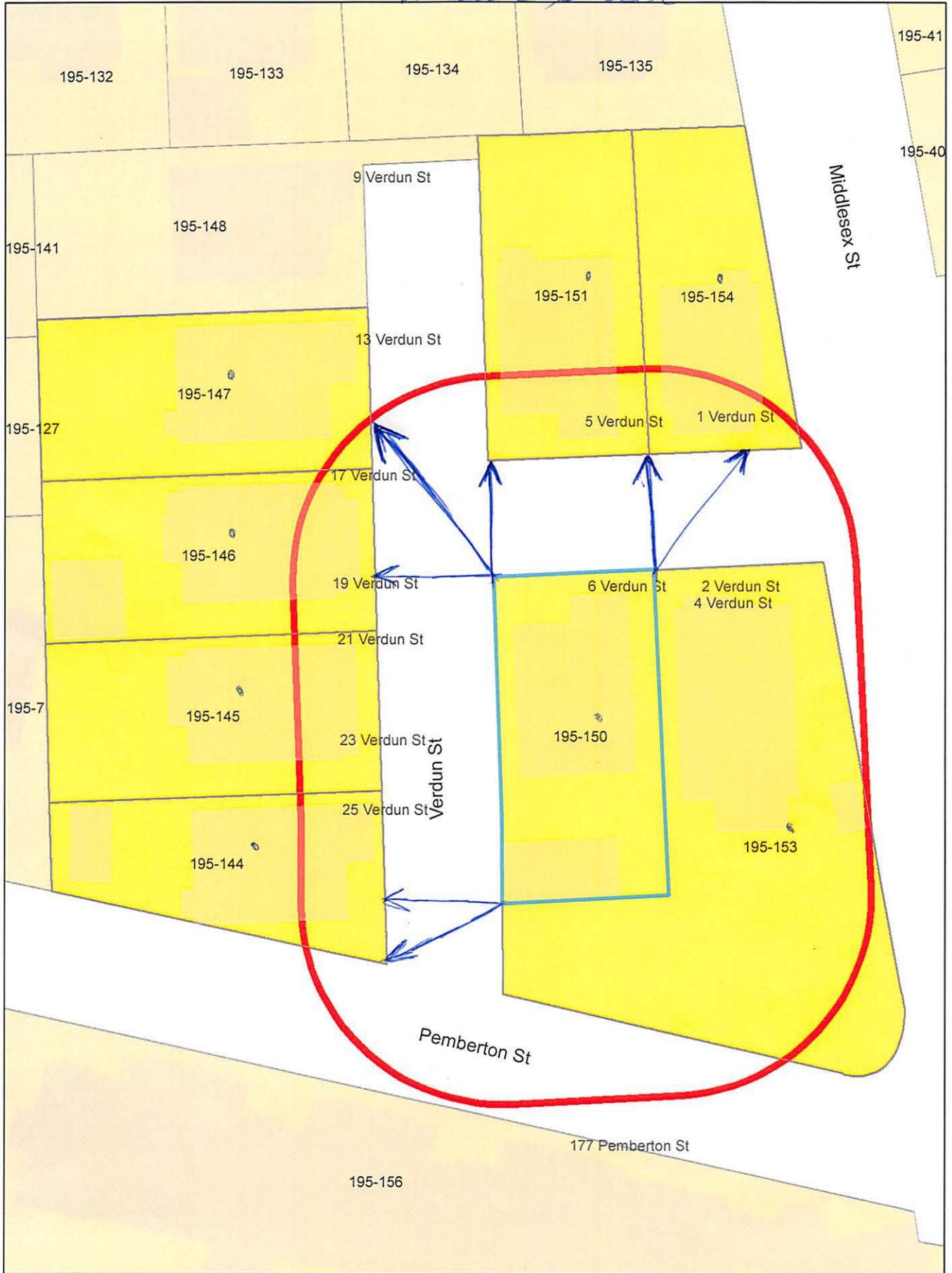
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

6 Verdun Street



6 Verdun St.

Petitioner

195-144
AYERS, PAUL C.
2 DRUMMOND PLACE #61
CAMBRIDGE, MA 02140

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

MICHAEL DRISCOLL
9 ORCHARD CROSSING
ANDOVER, MA 01810

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

195-150
BUTLER, LUCILLE E., A LIFE ESTATE
C/O JOAN B. GRAHAM
1100 UNIVERSITY PKWY LOT #11
SARASOTA, FL 34234

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

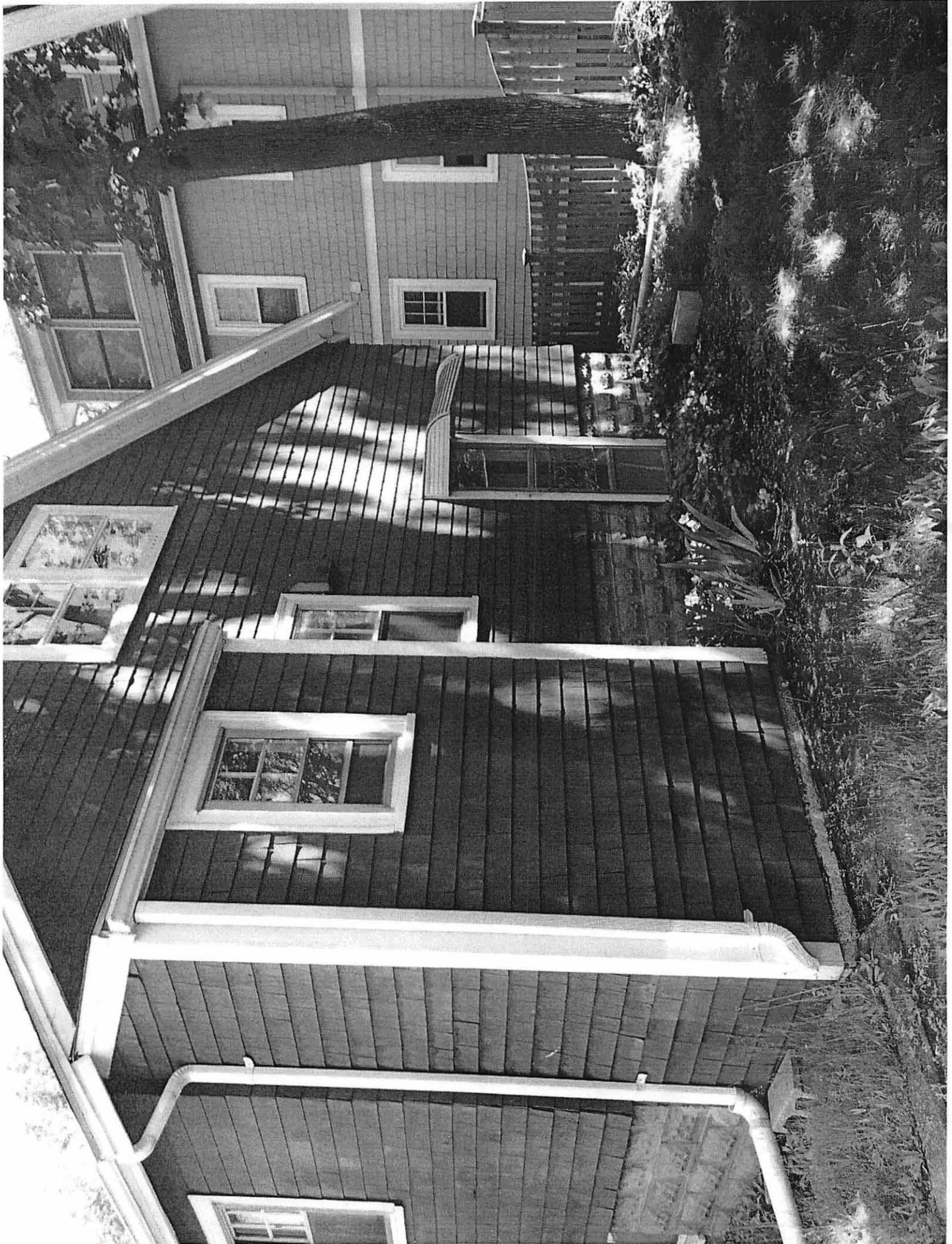
195-153
MORGENSTERN, LINDA M. &
JOSEPH M. SCHWARTZ
2-4 VERDUN ST., #A
CAMBRIDGE, MA 02140

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

195-154
BRERETON, JOHN C & CINTHIA L. GANNETT
449 GLENRIDGE RD
STRATFORD, CT 06614

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







SIDE ELEVATION

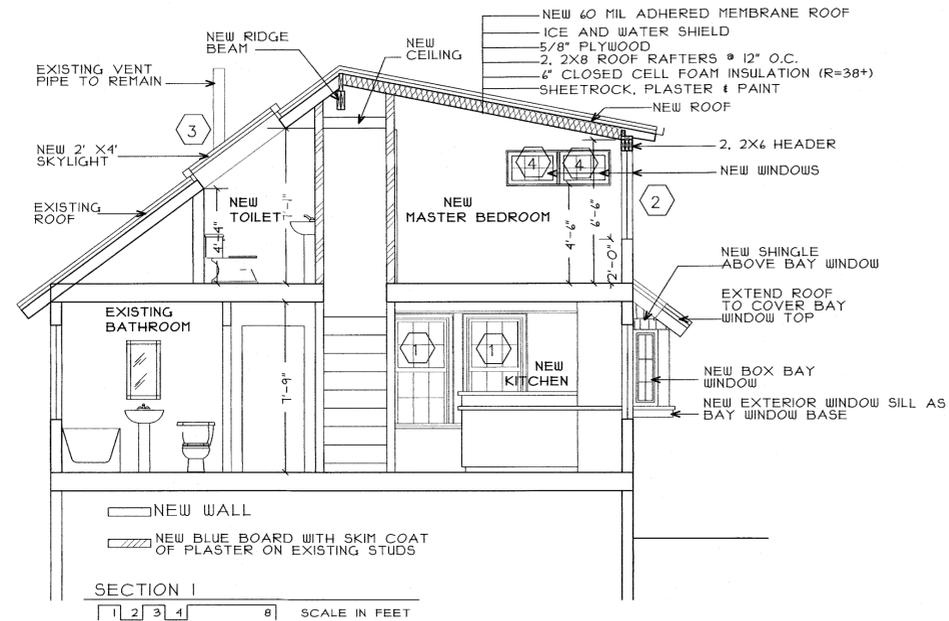
1 2 3 4 8 SCALE IN FEET

WINDOW & VENT SCHEDULE						
SYM	MAKE	CATALOG#	RO SIZE	QTY	DESCRIPTION	LOCATION/ REMARKS
①	MARVIN	WUDH2426	2'-10 1/2" X 5'-2 9/16"	2	*WINDOWS MAY HAVE SASH BARS TO MATCH EXISTING.	KITCHEN
①a	MARVIN	WUDH1626	2'-0 1/2" X 5'-2 9/16"	1	*WINDOWS MAY HAVE SASH BARS TO MATCH EXISTING.	KITCHEN
②	MARVIN	WUDH2420	2'-8 1/2" X 4' 2 9/16"	4	*WINDOWS MAY HAVE SASH BARS TO MATCH EXISTING.	NEW BEDROOM
③	VELUX	VS-CO6	1'-9" X 3'-9"	2	MANUAL FRESH AIR SKY LIGHT	BATHROOMS
④	MARVIN	CUAWIN2820	1'-11 3/8" X 2'-4 1/2"	2	*WINDOWS MAY HAVE SASH BARS TO MATCH EXISTING.	NEW BEDROOM
⑤	MARVIN	WUCA1640	1'-1 5/8" X 3'-5 1/8"	2	*90-BAY ULTIMATE CASEMENT *WINDOWS MAY HAVE SASH BARS TO MATCH EXISTING.	KITCHEN
		WUCA4040	3'-1 5/8" X 3'-5 1/8"	1	*WINDOWS MAY HAVE SASH BARS TO MATCH EXISTING.	



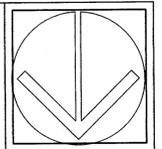
BACK ELEVATION

1 2 3 4 8 SCALE IN FEET

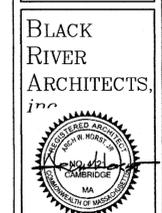


SECTION I

1 2 3 4 8 SCALE IN FEET



6 VERDUN HOUSE
6 VERDUN STREET
CAMBRIDGE, MA 02140



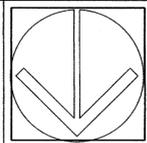
1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007



Title
ELEVATIONS
SECTION
Scale
AS NOTED
Job No.
052017.0
Drawing File
VER 17 04 A .AEC
Drawn By
DN
Checked By
AH
Date
06.14.17

PERMIT SET

A102



6 VERDUN HOUSE
6 VERDUN STREET
CAMBRIDGE, MA 02140

BLACK RIVER ARCHITECTS, inc.



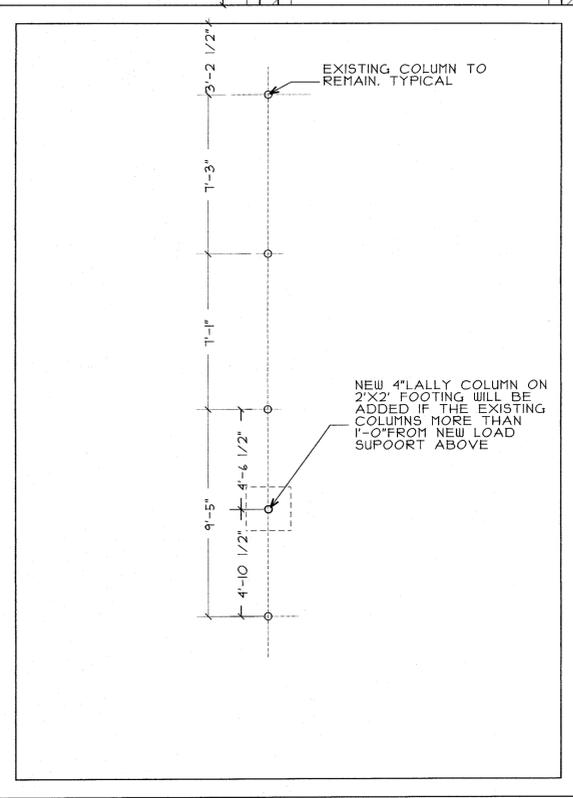
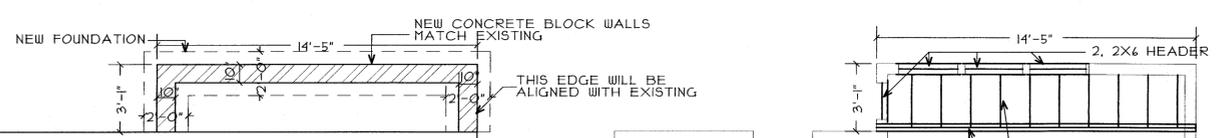
1640 Mass. Ave.
Cambridge, MA 02138
(617) 661-3007



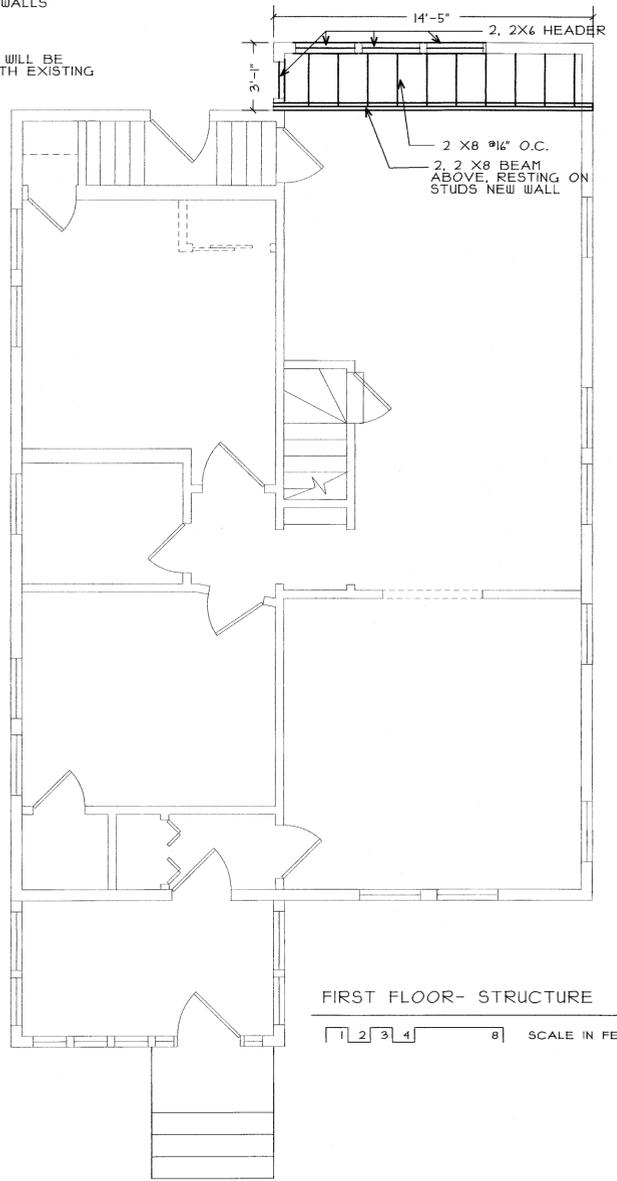
Title
STRUCTURE PLANS

Scale
AS NOTED
Job No.
052017.0
Drawing File
VER 17 04 A .AEC
Drawn By
DN
Checked By
AH
Date
06.14.17

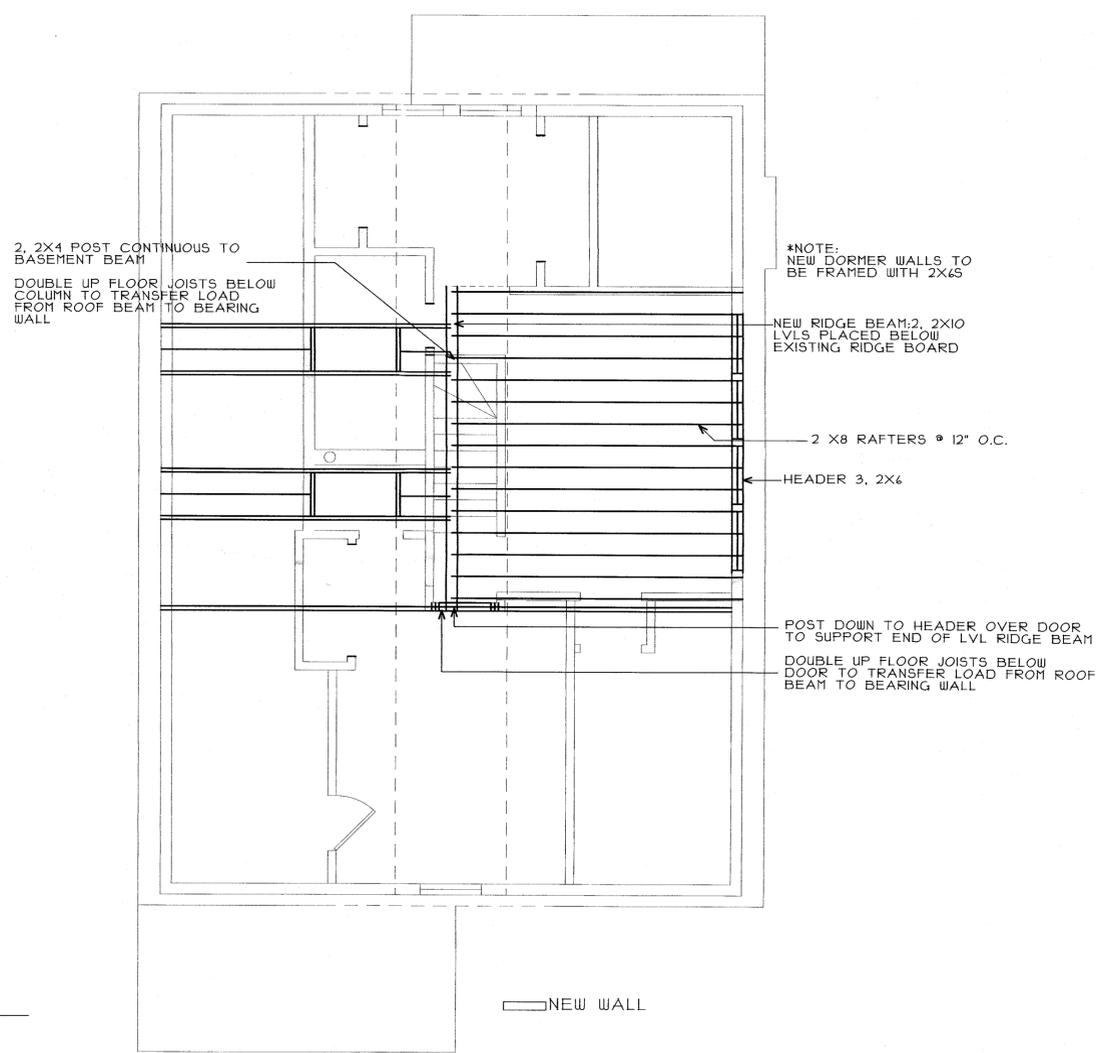
S101



FOUNDATION PLAN
NEW WALL
SCALE IN FEET



FIRST FLOOR- STRUCTURE
NEW WALL
SCALE IN FEET



ROOF FRAMING PLAN
NEW WALL
SCALE IN FEET

PERMIT SET