

BZA APPLICATION FORM

GENERAL INFORMATION

BZA-017098-2019

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Suzanne Shaw

PETITIONER'S ADDRESS: 46 Clarendon Avenue

LOCATION OF PROPERTY: 46

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>exterior insulation during residing</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add up to 3 inches of ^{exterior} rigid foam insulation during residing
to improve energy efficiency as suggested in Cambridge
Net Zero Action Plan.

SECTIONS OF ZONING ORDINANCE CITED:

Article ~~22~~ Section ~~43.2~~

Article 5000 Section 5.31

Article 22 Section 43.2

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): SS
(Petitioner(s)/Owner)

Suzanne Shaw
(Print Name)

Address: 46 Clarendon Ave

Cambridge, MA 02140

Tel. No.: 617-803-8001

E-Mail Address: Suzanne.Shaw46@gmail.com

Date: 4/01/2019

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.

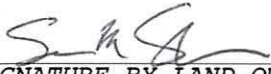
I/We Suzanne Shaw
(OWNER)

Address: 46 Clarendon Ave

State that I/We own the property located at 46 Clarendon Ave,
which is the subject of this zoning application.

The record title of this property is in the name of Suzanne M. Shaw
and Christopher G. Fagan

*Pursuant to a deed of duly recorded in the date 5/23/1997, Middlesex South
County Registry of Deeds at Book 27323, Page 21; 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.*

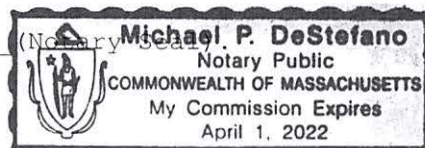
Commonwealth of Massachusetts, County of Middlesex

The above-name Suzanne Shaw personally appeared before me,
this 22nd of Feb, 2019, and made oath that the above statement is true.



Notary

My commission expires 4.1.2022



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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Suzanne Shaw PRESENT USE/OCCUPANCY: Residential

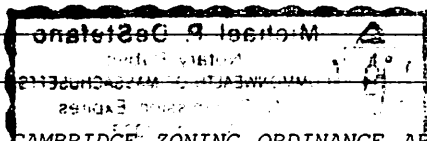
LOCATION: 46 Clarendon Ave. (aka 48) ZONE: B

PHONE: 617-803-8001 REQUESTED USE/OCCUPANCY: _____

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>2568</u>	<u>2568</u>	<u>5000</u> (max.)
LOT AREA:	<u>2720</u>		<u>5000</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.94</u>	<u>.94</u>	<u>.5</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:			_____ (min.)
SIZE OF LOT:			
WIDTH	<u>38</u>		<u>50</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>10.6</u>		_____ (min.)
REAR	<u>26.3</u>		_____ (min.)
LEFT SIDE	<u>8.6</u>		_____ (min.)
RIGHT SIDE	<u>6.9</u>		_____ (min.)
SIZE OF BLDG.:			
HEIGHT	<u>35</u>	<u>35</u>	_____ (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³			_____ (min.)
NO. OF DWELLING UNITS:	<u>1</u>		_____ (max.)
NO. OF PARKING SPACES:	<u>1</u>		_____ (min./max)
NO. OF LOADING AREAS:	<u>0</u>		_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</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.

NONE



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:

To contribute to public good, and consistent with Cambridge Net Zero Action Plan (4/29/15) I would like to increase energy efficiency of current house by adding up to 3" of exterior insulation during replacement of 60-70 year old aluminum siding. This is the only opportunity to do so during my ownership of property given lifetime of siding (have lived in home 21+ years and plan to live in home for several more decades).

- 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:

1892 house sits on a nonconforming lot (2720 SF v 5000 SF min today). As such, 2 sides of home have ^{existing} nonconforming setbacks (Front + rt side). After stripping existing layers of siding (aluminum, asphalt, clapboard), adding exterior insulation will have negligible impact on existing nonconforming setbacks.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

As stated above, intent of project is to contribute to public good by improving energy efficiency of existing structure. I believe this will have no impact on abutting property owner, and will, in fact, improve neighborhood quality by upgrading condition of property.

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

Relief is consistent with intent of article 22.43.2 - which promote addition of exterior insulation while minimizing impact on neighbors. It is also consistent with Cambridge Net Zero Action Plan.

- * 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

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 _____ (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:

- 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:

- 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:

- 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:

- 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:

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Suzanne Shaw **PRESENT USE/OCCUPANCY:** single family
LOCATION: 46 Clarendon Ave Cambridge, MA 02140 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** single family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2568	2568	na	(max.)
<u>LOT AREA:</u>		2720	2720	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		.94	.94	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		na	na	na	(min.)
<u>SIZE OF LOT:</u>	WIDTH	38'	38'	50'	(min.)
	DEPTH	71.85'	75.85'	na	
<u>SETBACKS IN FEET:</u>	FRONT	10.6'	10' 4"	na	(min.)
	REAR	26.3'	26' 2"	na	(min.)
	LEFT SIDE	8.6'	8' 3"	7' 2"	(min.)
	RIGHT SIDE	6.9'	6' 8"	7' 2"	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35	35	na	(max.)
	LENGTH	na	na	na	
	WIDTH	na	na	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		na	na	na	(min.)
<u>NO. OF DWELLING UNITS:</u>		na	na	na	(max.)
<u>NO. OF PARKING SPACES:</u>		1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		na	na	na	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		na	na	na	(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.

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

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Suzanne Shaw

PETITIONER'S ADDRESS: 46 Clarendon Avenue

LOCATION OF PROPERTY: 46

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: B

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>exterior insulation during residing</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add up to 3 inches of exterior rigid foam insulation during residing to improve energy efficiency as suggested in Cambridge Net Zero Action Plan.

SECTIONS OF ZONING ORDINANCE CITED:

Article 22 Section 43.2

Article 5000 Section 5.3

Article 22 Section 43.2

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):

SS

(Petitioner(s)/Owner)

Suzanne Shaw

(Print Name)

Address:

46 Clarendon Ave

Cambridge, MA 02140

Tel. No.:

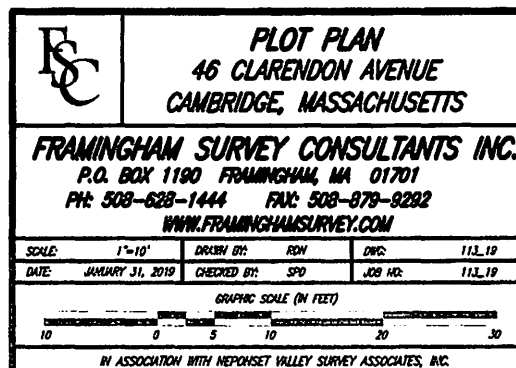
617-803-8001

E-Mail Address:

Suzanne.Shaw46@gmail.com

Date:

4/01/2019

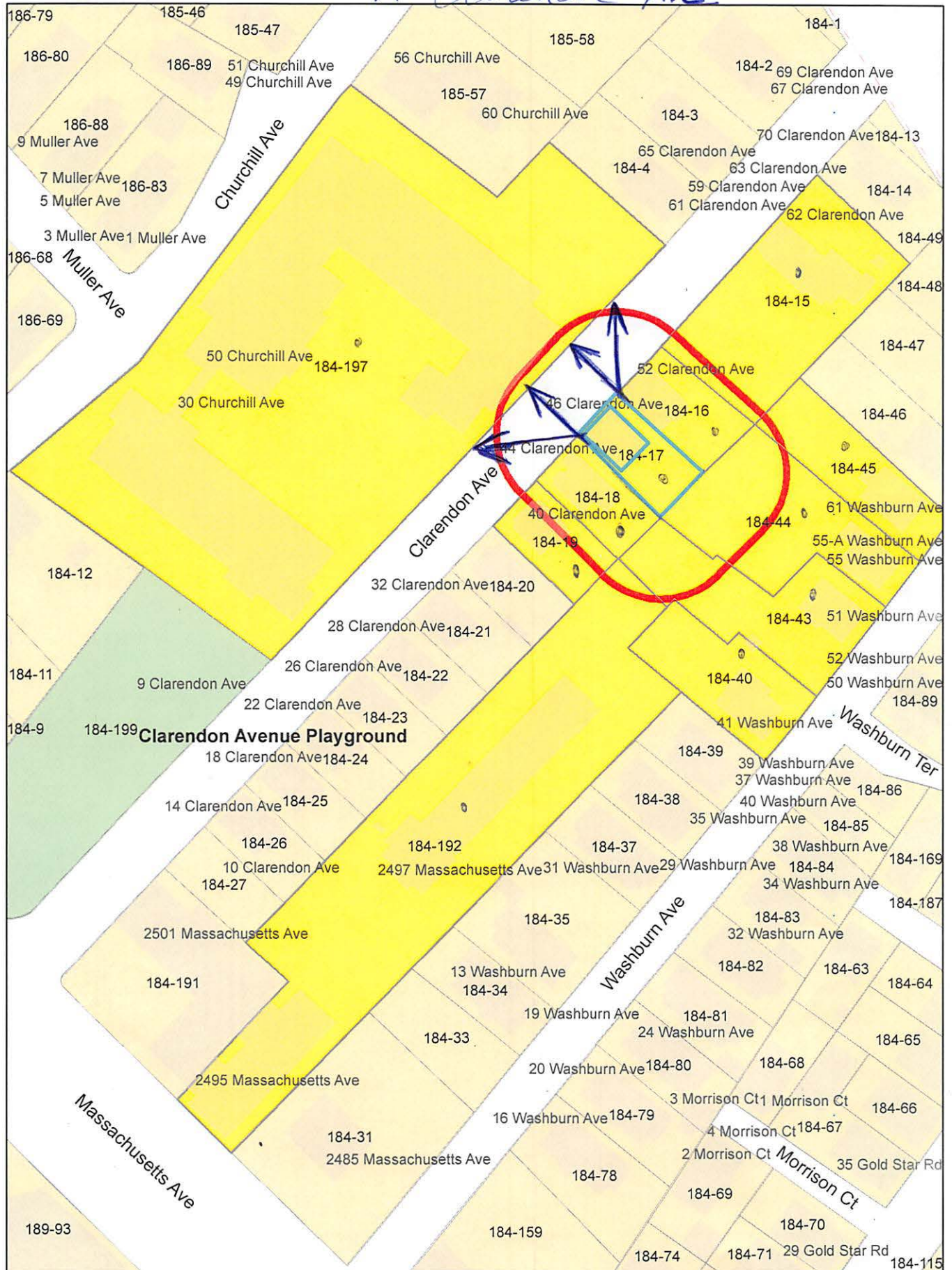


46 Clarendon Ave





46 Clarendon Ave



46 Clarendon Ave

Petitioner

184-15
SPLAINE, ESTHER A. & JOHN F. SPLAINE
62 CLARENDON AVE.
CAMBRIDGE, MA 02140

184-16
PEARCE, MIRANDA M. &
MATTHEW B. GOLDSTEIN
52 CLARENDON AVE
CAMBRIDGE, MA 02140

SUZANNE SHAW
46 CLARENDON AVENUE
CAMBRIDGE, MA 02140

184-18
BARRETT, CAROLANN C. &
DONNA M. THOMPSON
44 CLARENDON AVE
CAMBRIDGE, MA 02140

184-19
MURPHY, JOHN J & JOHN E LYMAN
40 CLARENDON AVE
CAMBRIDGE, MA 02140

184-40
LAMBERT, CRAIG A.
41 WASHBURN AVE #1
CAMBRIDGE, MA 02140

184-40
KELLY, JOHN G.
41 WASHBURN AVE #2
CAMBRIDGE, MA 02140

184-40
KENNY, MICHAEL W. & JEAN K. KENNY
30 SCHOOL ST #2
SOMERVILLE, MA 02143

184-43
BRATHWAITE, WILLIAM J.,
BARBARA E. BRATHWAITE
51 WASHBURN AVE
CAMBRIDGE, MA 02140

184-44
DANIELSON, ANTJE MF
55 WASHBURN AVE
CAMBRIDGE, MA 02140

184-45
BRATHWAITE, LEON A. & EVELYN BRATHWAITE
61 WASHBURN AVE
CAMBRIDGE, MA 02140

184-197
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

184-192
EVANS, STACEY
2495-2497 MASS AVE., UNIT A
CAMBRIDGE, MA 02140

184-192
KEBEDE, SHIFERAW M. & RIHANA I. ALI
2497 MASS AVE. UNIT#5
CAMBRIDGE, MA 02140

184-192
JAMANKA, AMBER SUMATHI
2495-2497 MASSACHUSETTS AVE., UNIT N
CAMBRIDGE, MA 02140

184-192
HARRIS, MARCELL & ANTONIA HARRIS
2495-2497 MASSACHUSETTS AVE., UNIT 8
CAMBRIDGE, MA 02140

184-192
MOLA, MESELU
2497 MASS AVE #L
CAMBRIDGE, MA 02140

184-192
TUMWINE, DEO F.
2497 MASSACHUSETTS AVE., UNIT K
CAMBRIDGE, MA 02140

184-192
WANGCHUK, TSETAN
2497 MASS AVE. #4
CAMBRIDGE, MA 02140

184-192
KWAN, JACKIE & JENNY KWAN
2495-2497 MASSACHUSETTS AVE., UNIT H
CAMBRIDGE, MA 02140

184-192
MITIKIE, MEZGEBU B. & ABEBAYE LEMA
2497 MASS AVE. #2
CAMBRIDGE, MA 02140

184-192
BURY, FRANTZ
2495-2497 MASSACHUSETTS AVE., UNIT F
CAMBRIDGE, MA 02140

184-192
HYATT, ANGELINE C.
2495 MASS AVE. UNIT#5
CAMBRIDGE, MA 02140

184-192
FEREJI, SUDDI A. & MOANA S. MOHAMMED
2495 MASS AVE. #4
CAMBRIDGE, MA 02140

184-192
JOSEPH, ARNOLD & JUDITH D. JOSEPH
2495-2497 MASSACHUSETTS AVE., UNIT C
CAMBRIDGE, MA 02140

184-192
BEYENE, MEKONNEN M. & FANAYE M. DESTA
2495-2497 MASSACHUSETTS AVE., UNIT B
CAMBRIDGE, MA 02140

184-17
FAGAN, CHRISTOPHER G. & SUZANNE M. SHAW
46 CLARENDON ST
CAMBRIDGE, MA 02140