



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017133-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Nathan & Rebecca Beach

PETITIONER'S ADDRESS : 41 Elmwood Street #1 Somerville, MA 02144

LOCATION OF PROPERTY : 58 Garfield St Cambridge, MA 02138

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions, Change in Use/Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :

To construct rear addition violating dimensional requirements. To rebuild garage violating side and rear lot line setbacks. To change from present use two-family residence status to single family residence status.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.21 (Accessory Uses).

Article 5.000 Section 5.31 (Table of Dimensional Requirements)

Original Signature(s) :

Nathan Beach & Rebecca Beach

(Petitioner(s) / Owner)

Nathan Beach & Rebecca Beach

(Print Name)

Address : 41 Elmwood St #1, Somerville, MA 02144

Tel. No. : 650-450-4290

E-Mail Address : ndbeach@gmail.com

Date : 10/3/2019

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 Nathan Dickerson Beach and Rebecca Ruth Beach
(OWNER)

Address: 41 Elmwood St #1 Somerville MA 02144

State that I/We own the property located at 58 Garfield Street,
which is the subject of this zoning application.

The record title of this property is in the name of Nathan Dickerson Beach and Rebecca Ruth Beach, Trustees of the Nathan and Rebecca Beach Family Trust

*Pursuant to a deed of duly recorded in the date 10/15/2018, Middlesex South County Registry of Deeds at Book 71743, Page 441; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Nathan Dickerson Beach, Trustee
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

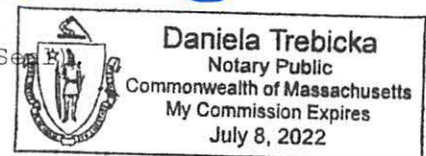
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of MA

The above-name Nathan D Beach personally appeared before me,
this 31st of may 2019, and made oath that the above statement is true.

Daniela Trebicka Notary

My commission expires July 8, 2022 (Notary Seal)



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

NOTARY PUBLIC STATE OF MASSACHUSETTS

My Commission Expires July 8, 2025

Notary Public State of Massachusetts

My Commission Expires July 8, 2025

Notary Public State of Massachusetts

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Notary Public State of Massachusetts

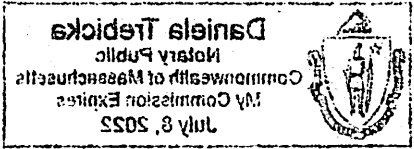
MA

Notary Public State of Massachusetts

MA

Notary Public State of Massachusetts

My Commission Expires July 8, 2025



BZA APPLICATION FORM**DIMENSIONAL INFORMATION**APPLICANT: Nathan & Rebecca BeachPRESENT USE/OCCUPANCY: two-family res.LOCATION: 58 Garfield St Cambridge, MA 02138ZONE: Residence B Zone

PHONE: _____

REQUESTED USE/OCCUPANCY: single family res.

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:		3858	4193	3060	(max.)
LOT AREA:		6600	6600	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.58	.64	.46	(max.)
LOT AREA FOR EACH DWELLING UNIT:		6600	6600	n/a	(min.)
SIZE OF LOT:	WIDTH	60'	60'	50'	(min.)
	DEPTH	110'	110'	100'	
SETBACKS IN FEET:	FRONT	11'	11'	10'	(min.)
	REAR	51.5'	51.5'	25'	(min.)
	LEFT SIDE	East 11'	East 11'	7.5'	(min.)
	RIGHT SIDE	West 10.6'	West 10.6'	7.5'	(min.)
SIZE OF BLDG.:	HEIGHT	as-built	no change	35'	(max.)
	LENGTH	47.1'	47.1'	-	
	WIDTH	38.3'	38.3'	-	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		43%	42%	40%	(min.)
NO. OF DWELLING UNITS:		2	1	1	(max.)
NO. OF PARKING SPACES:		2	2	-	(min./max)
NO. OF LOADING AREAS:		n/a	n/a	n/a	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		29'	22.8'	10'	(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.

Garage will improve rear setback by 2' and be rebuilt as wood frame in style that matches the main house.

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:

Existing back entrance location does not allow for functional passage from driveway and protection from weather. Additional square footage allows for mudroom adjacent to driveway and adequate bedroom space in 2nd and 3rd floors above.

- 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:

Existing gross floor area exceeds ordinance requirements. The proposed addition aligns with the existing rear wall as infill. Moving garage to meet 5' side setback would impede car access from driveway into garage.

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

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

Addition at back of house will not be visible from Garfield Street. Ample open space is maintained. Plan for garage and bike storage maintains existing entrance to easement leading to Sacramento Field.

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

Increase in square footage is minimal while maintaining open space. Addition renovation will fit in aesthetically with existing structure and surrounding neighborhood and will not be visible from Garfield Street.

^b
*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2019 JUN -5 AM 11:59

BZA APPLICATION FORM

GENERAL INFORMATION

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No. BZA-017133-2019

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Nathan Beach & Rebecca Beach

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Nathan Beach & Rebecca Beach

(Print Name)

Address : 41 Elmwood St #1

Somerville, MA 02144

Tel. No. : 650-450-4290

E-Mail Address : ndbeach@gmail.com

Date : 6/3/2019

GARFIELD STREET

OWNER OF RECORD

NATHAN & REBECCA BEACH, TRUSTEES OF THE
NATHAN AND REBECCA BEACH FAMILY TRUST
BOOK 71743 PAGE 441 M.S.R.D.

PLAN REFERENCES

LCC # 41575 A

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL P.L.S.

DATE _____

*PLOT PLAN
58 GARFIELD STREET
CAMBRIDGE, MASS.*

SCALE: 1" = 20' DECEMBER 7, 2018

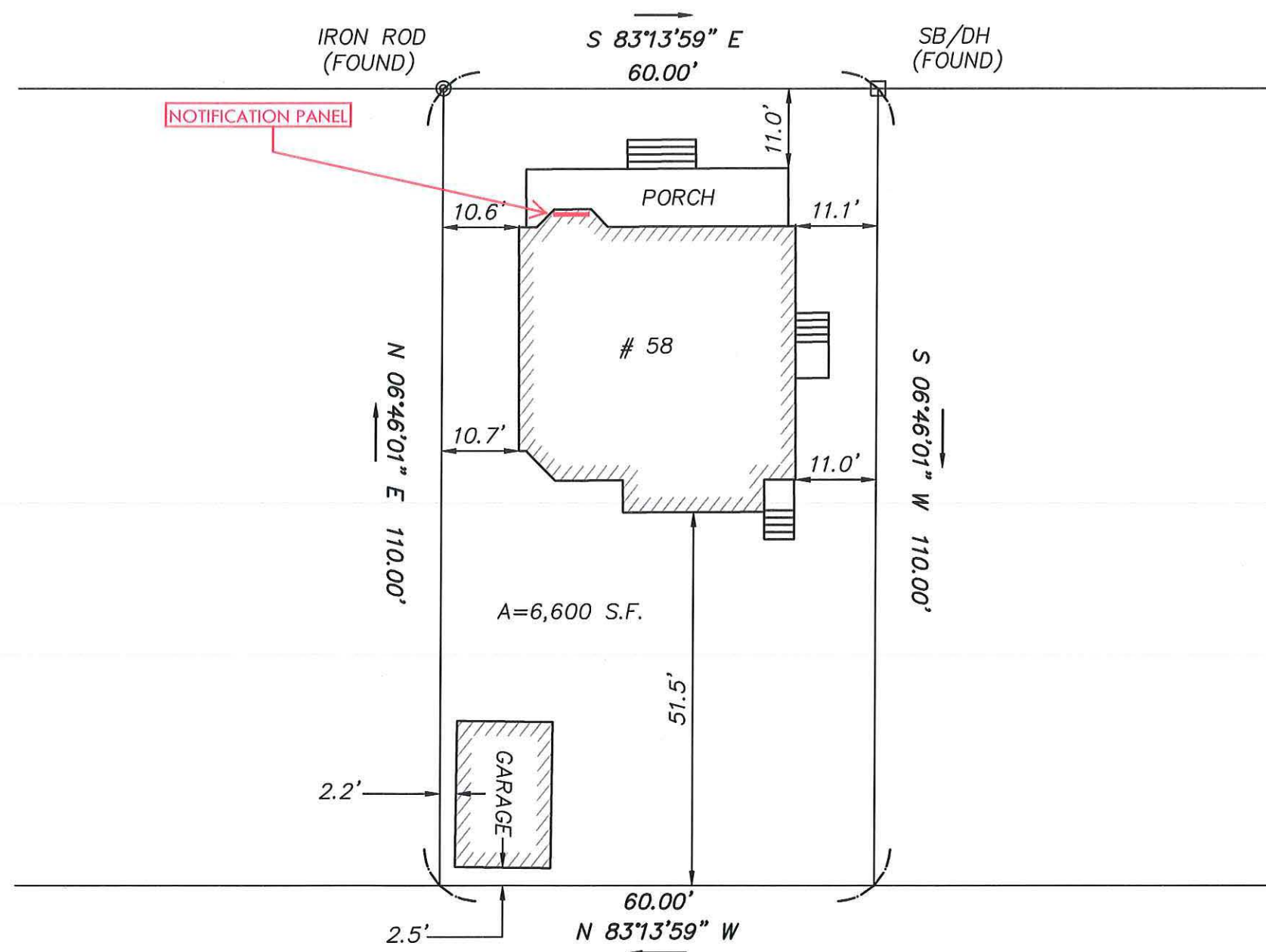
Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

(781) - 933 - 9012



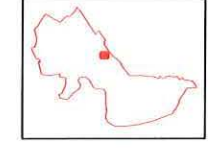
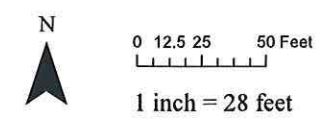


City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

10 Lot Number
155 Block Number
10 Cam Street Number
(125.0) Deed Dimension
100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER
All Real Property shown on this map was compiled from existing Assessors' Tax Maps dated 1990 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map
155



FRONT OF HOUSE FACING GARFIELD STREET



VIEW FROM GARFIELD STREET AT NORTH WEST CORNER



EXISTING EAST ELEVATION



BACK OF HOUSE - SOUTH ELEVATION



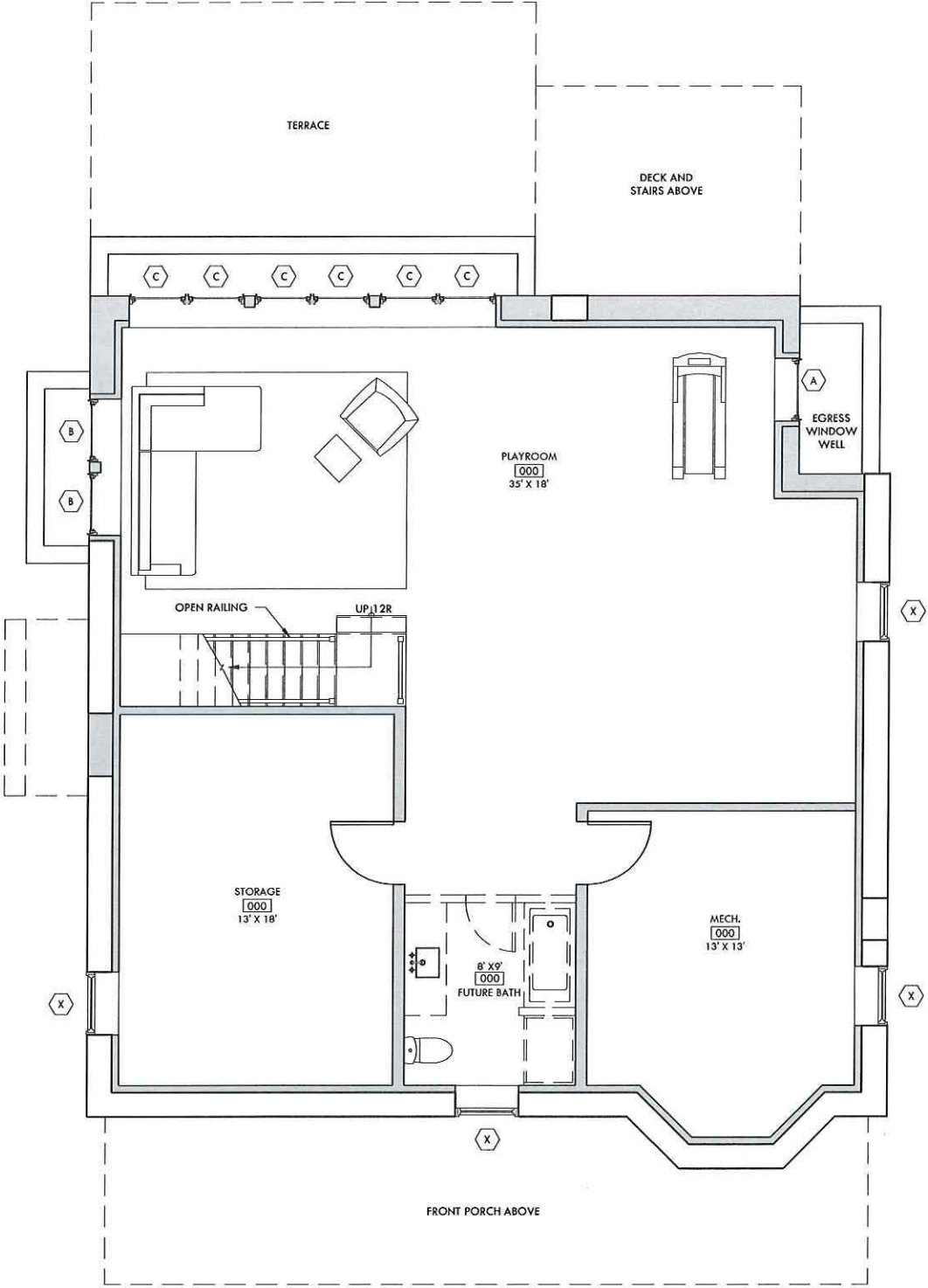
GARAGE - EXISTING EAST ELEVATION



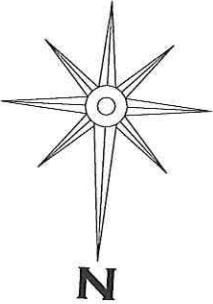
GARAGE - EXISTING NORTH ELEVATION

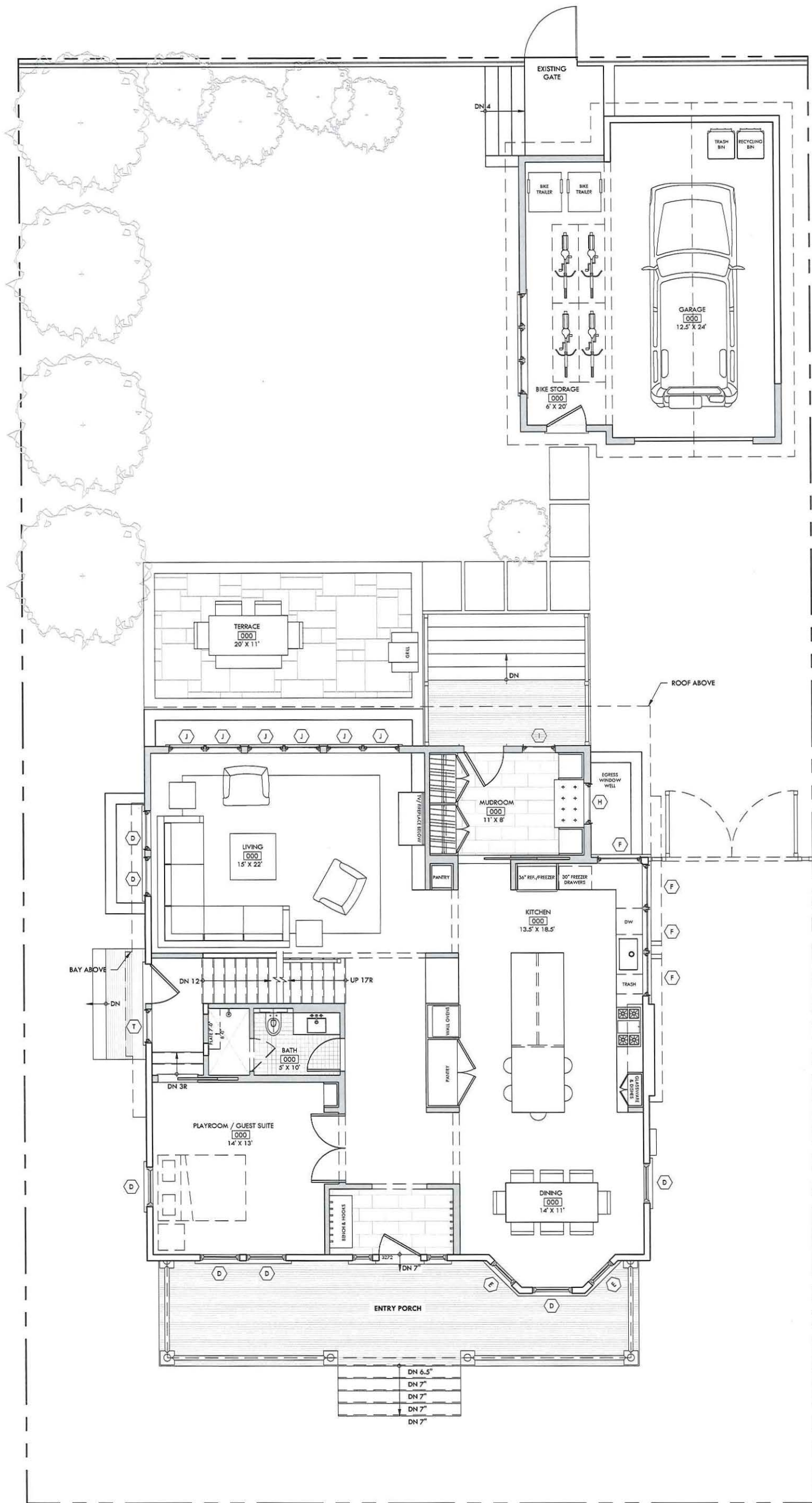
LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS

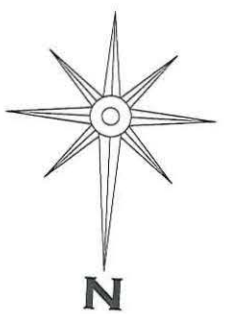


1 **PROPOSED BASEMENT**
1/8" = 1'-0"



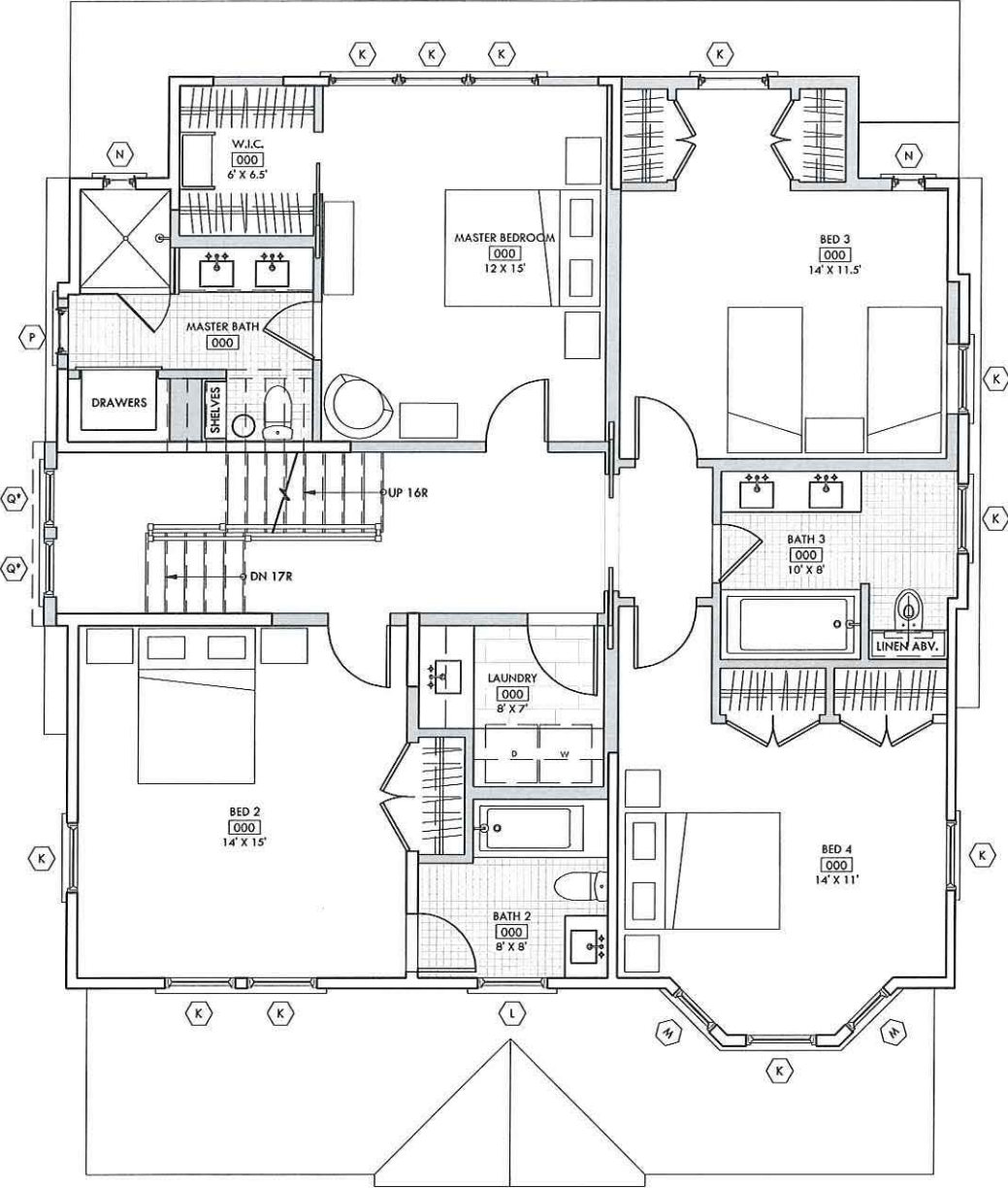


1 PROPOSED FIRST FLOOR
1/8" = 1'-0"

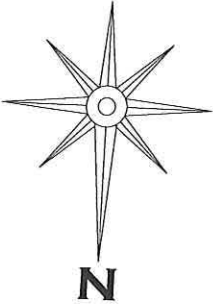


LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS

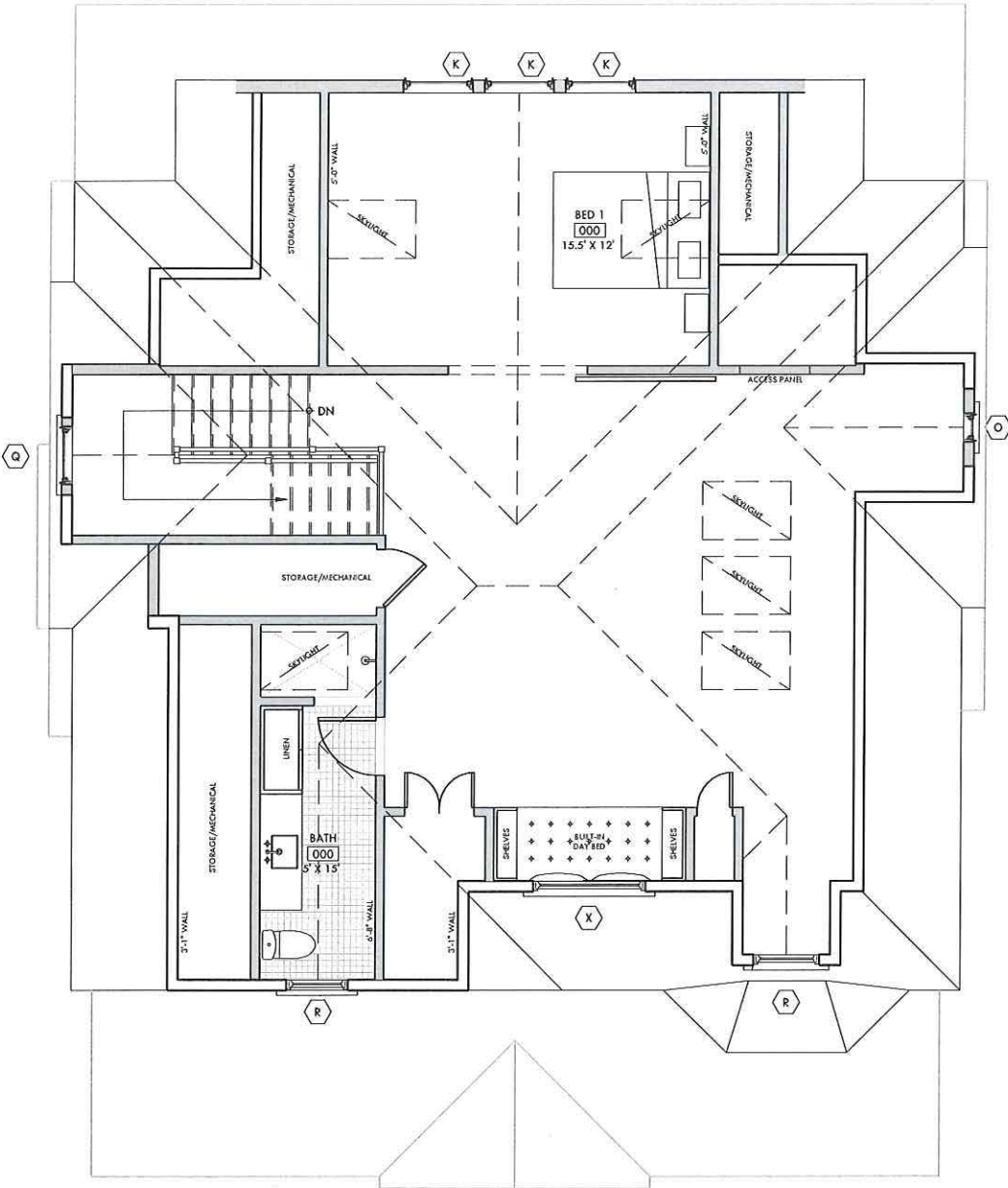


1 **PROPOSED SECOND FLOOR**
1/8" = 1'-0"

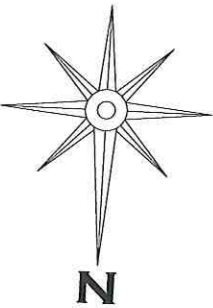


LEGEND

- EXISTING WALL TO REMAIN
- NEW WALLS



1 **PROPOSED THIRD FLOOR**
1/8" = 1'-0"





2 **PROPOSED WEST ELEVATION**
1/8" = 1'-0"



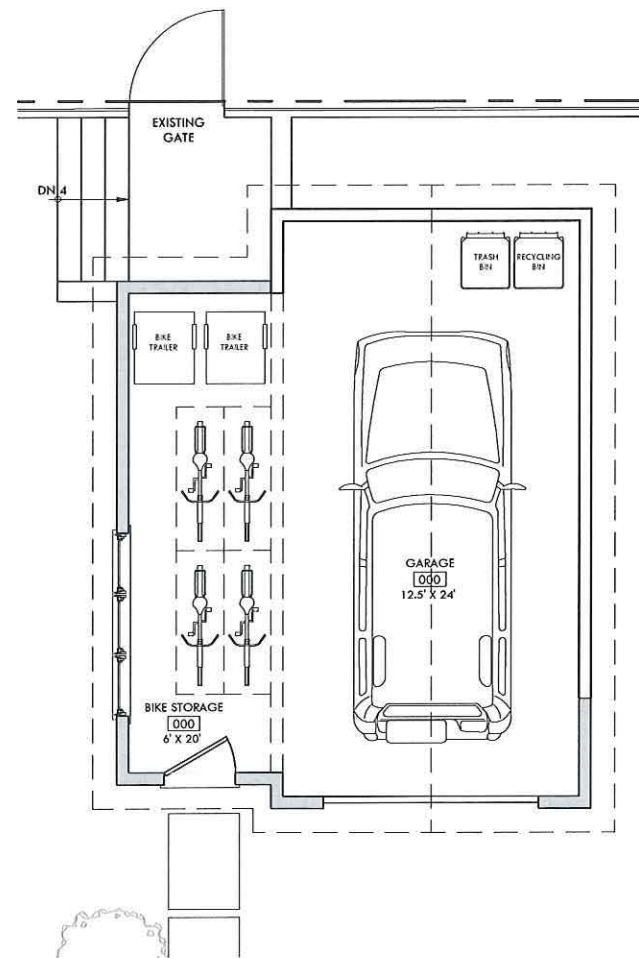
1 **PROPOSED NORTH ELEVATION**
1/8" = 1'-0"



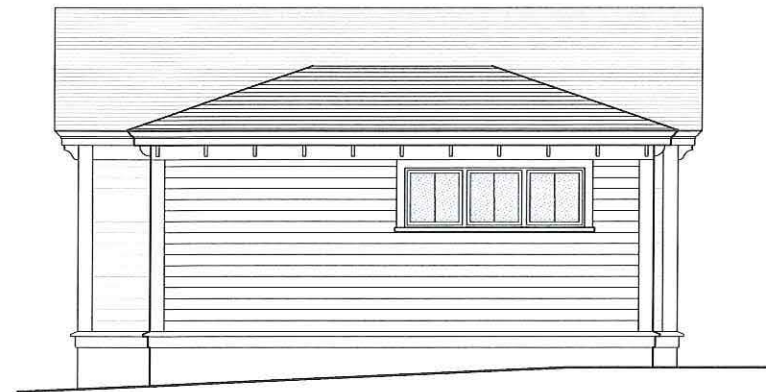
2 **PROPOSED EAST ELEVATION**
1/8" = 1'-0"



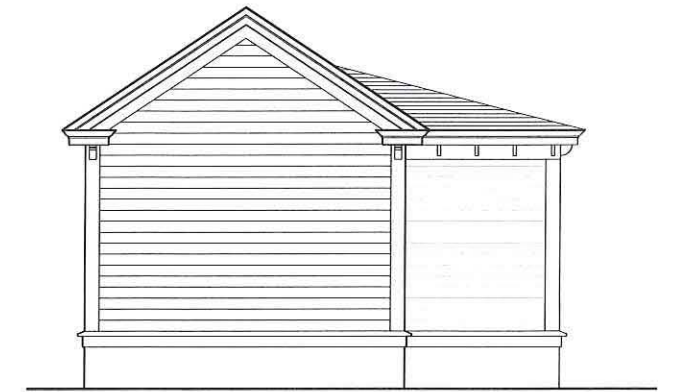
1 **PROPOSED SOUTH ELEVATION**
1/8" = 1'-0"



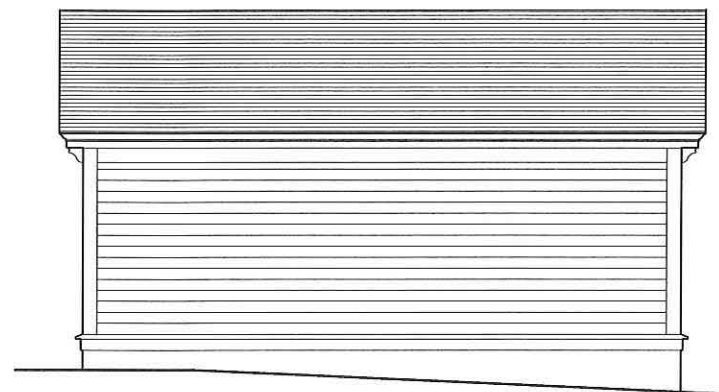
5 PROPOSED GARAGE PLAN
1/8" = 1'-0"



4 EAST
1/8" = 1'-0"



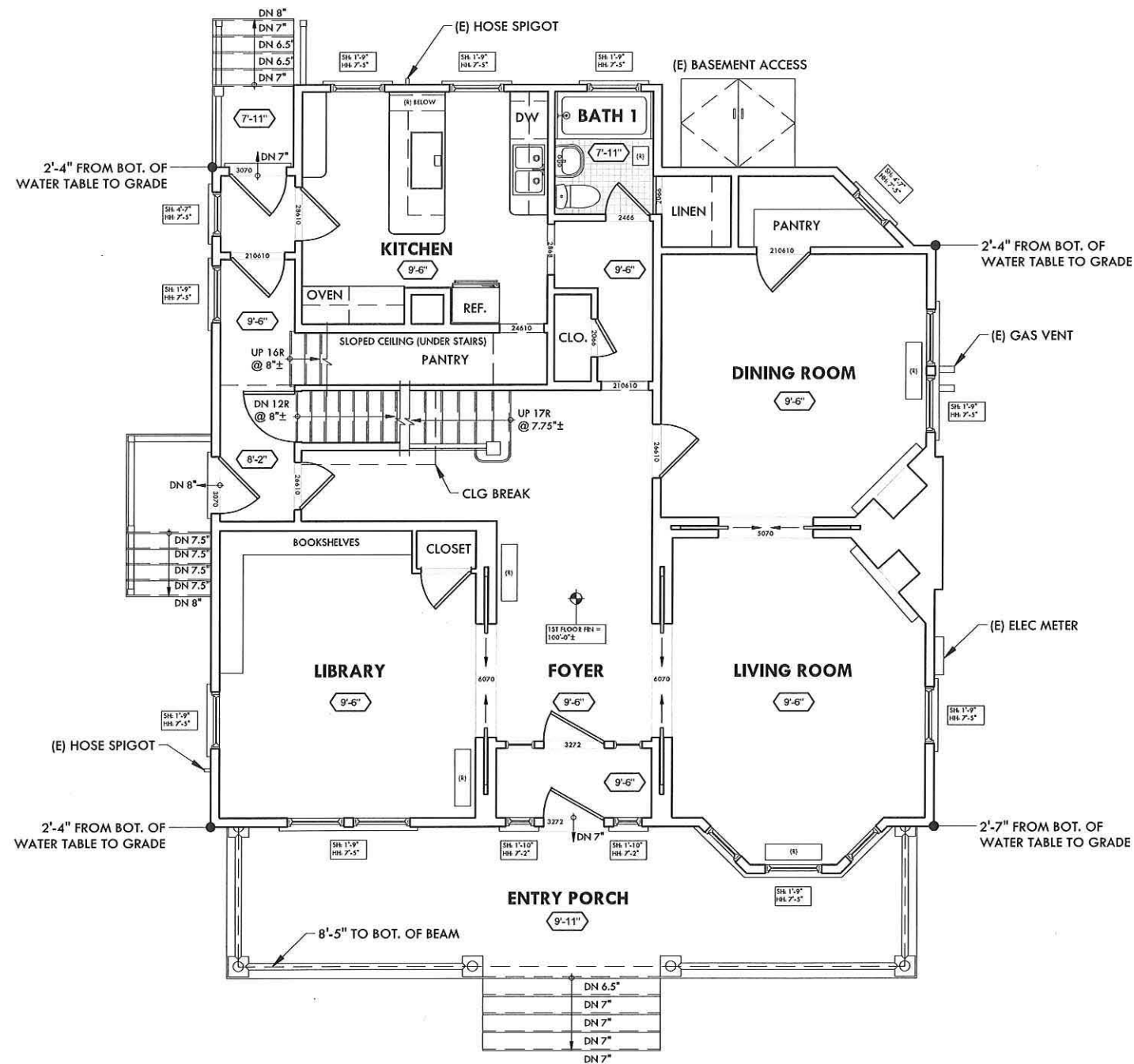
3 SOUTH
1/8" = 1'-0"



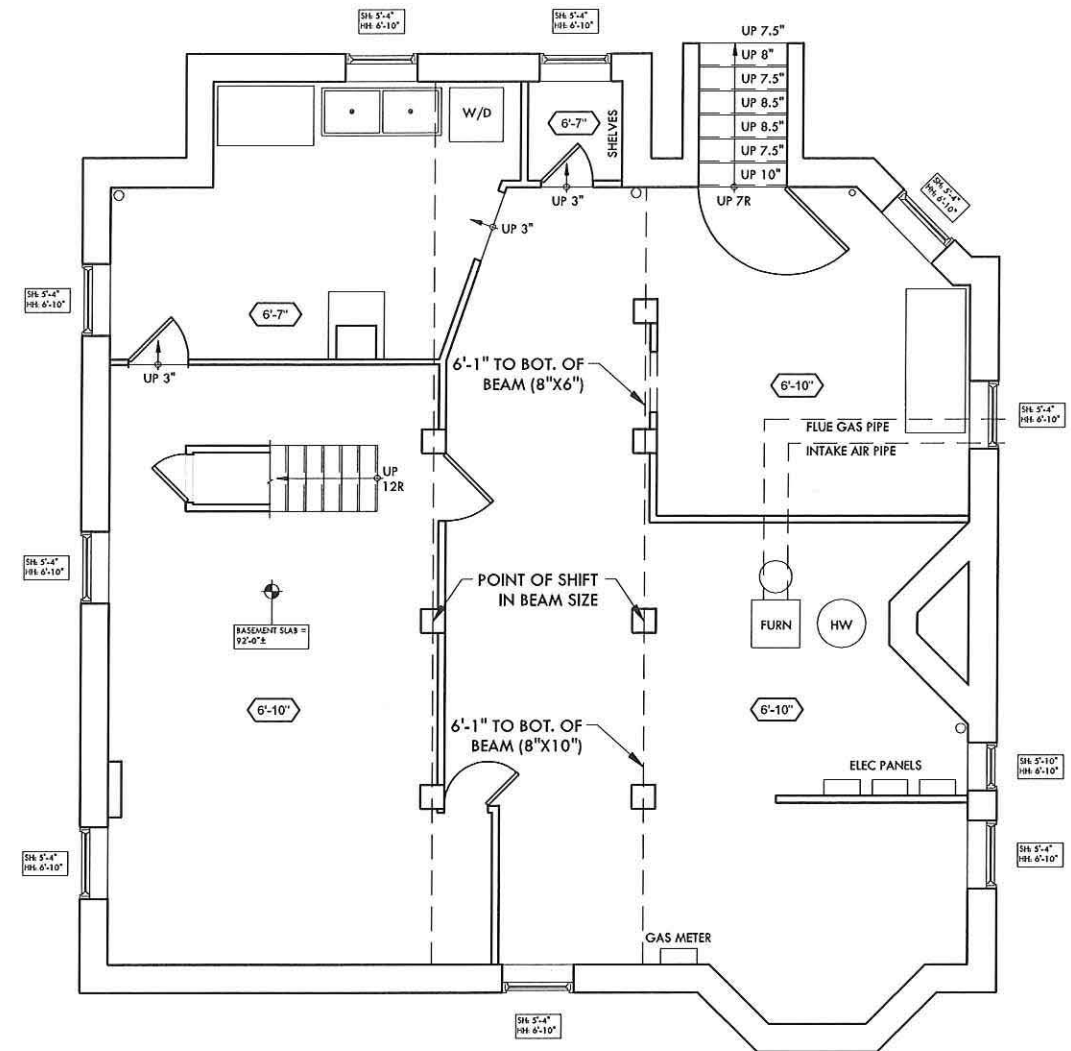
2 WEST
1/8" = 1'-0"



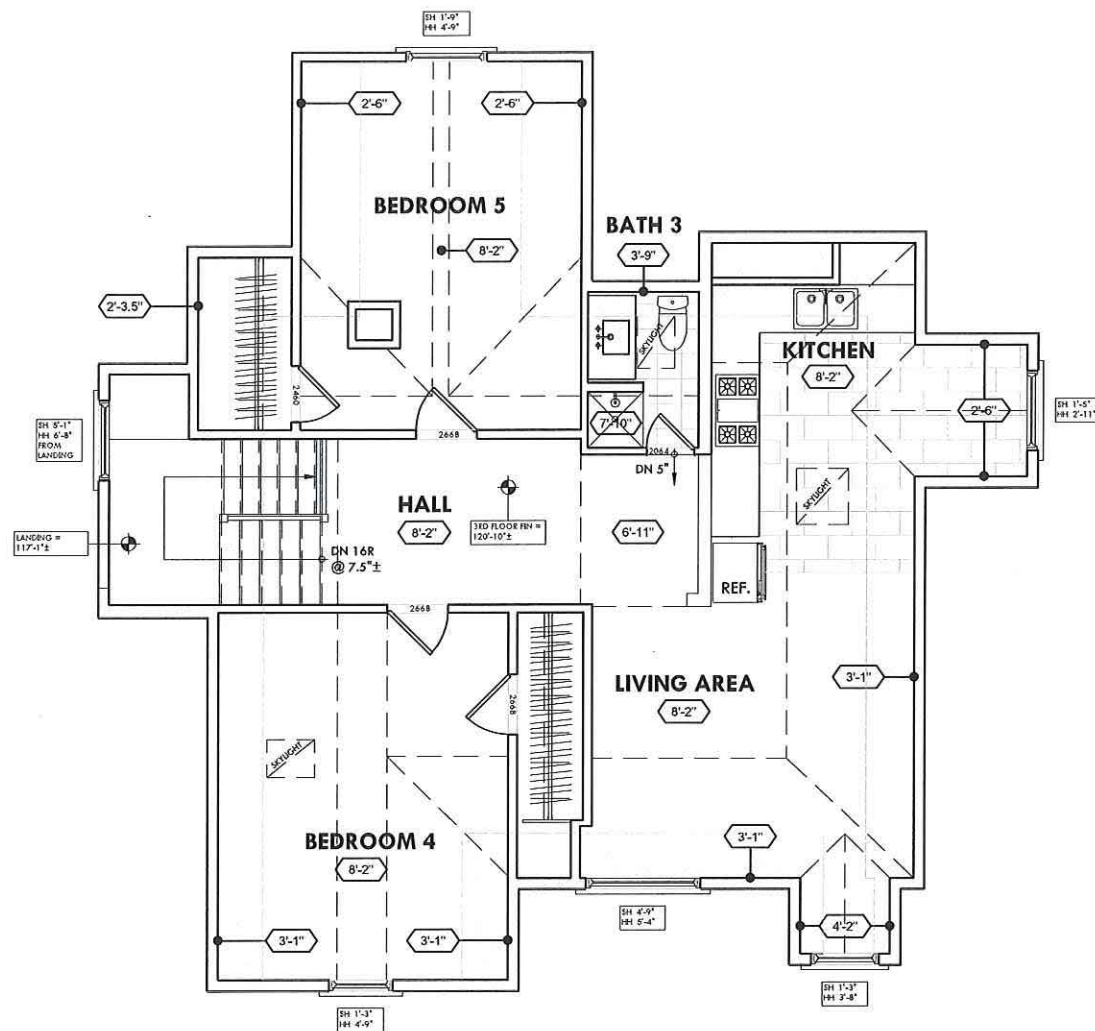
1 NORTH
1/8" = 1'-0"



2 **EXISTING FIRST FLOOR PLAN**
1/8" = 1'-0"



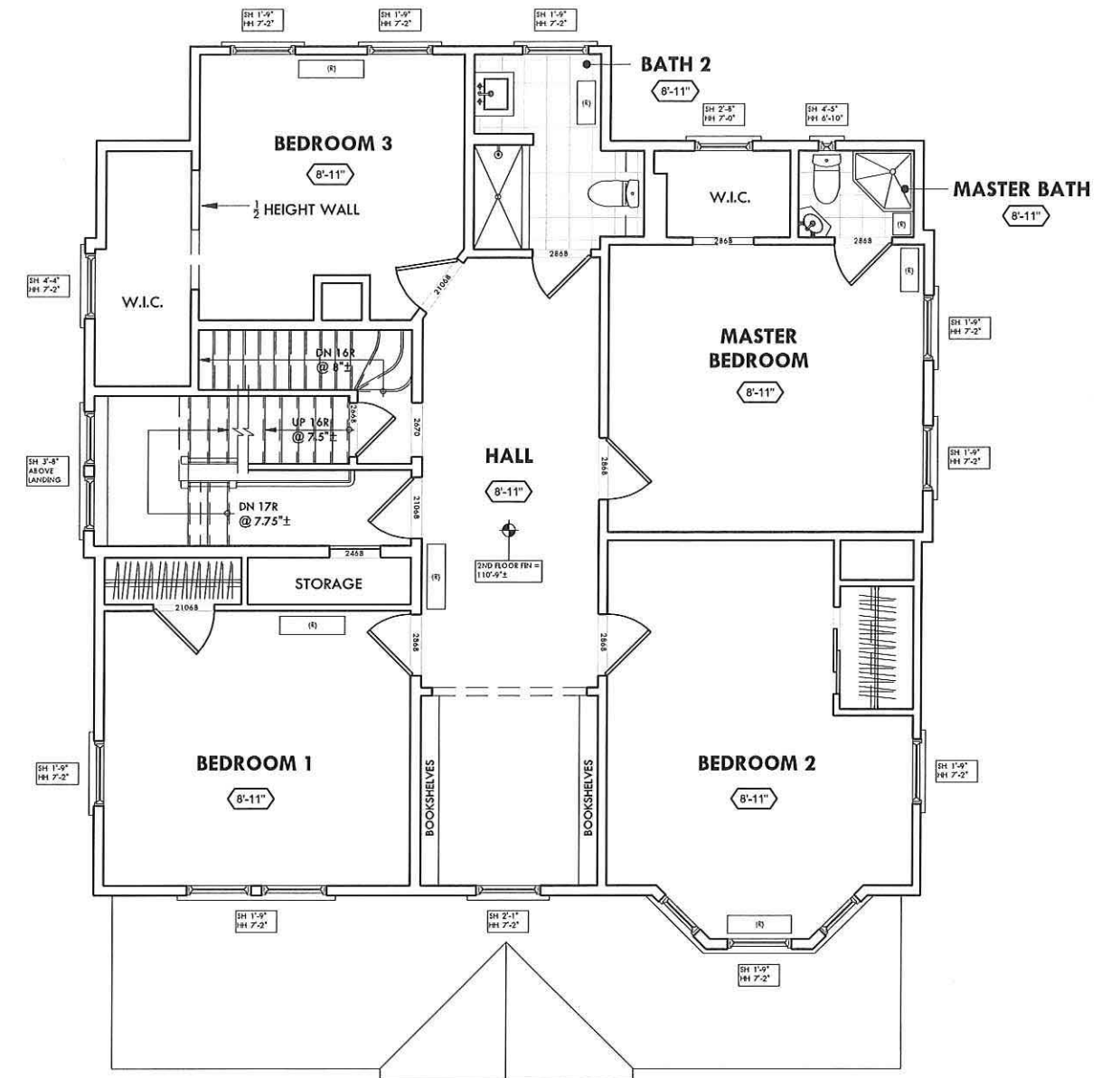
1 **EXISTING BASEMENT PLAN**
1/8" = 1'-0"



2

EXISTING THIRD FLOOR PLAN

1/8" = 1'-0"



1

EXISTING SECOND FLOOR PLAN

1/8" = 1'-0"



2 **EXISTING WEST ELEVATION**
1/8" = 1'-0"



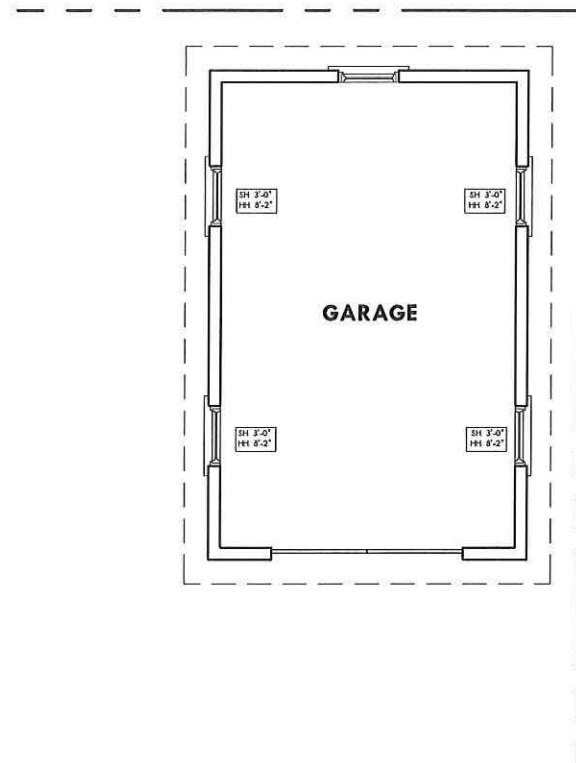
1 **EXISTING NORTH ELEVATION**
1/8" = 1'-0"



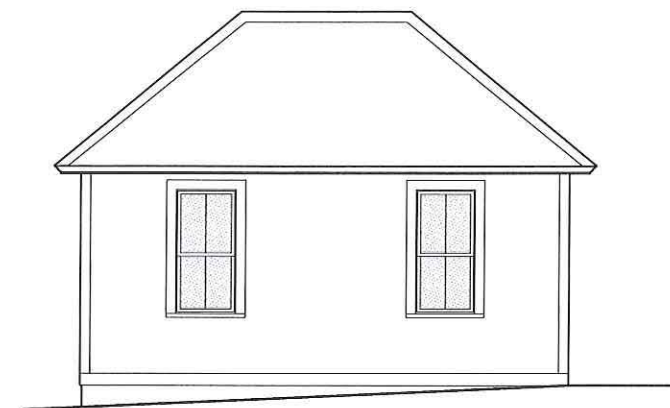
2 **EXISTING EAST ELEVATION**
 $\frac{1}{8}" = 1'-0"$



1 **EXISTING SOUTH ELEVATION**
 $\frac{1}{8}" = 1'-0"$



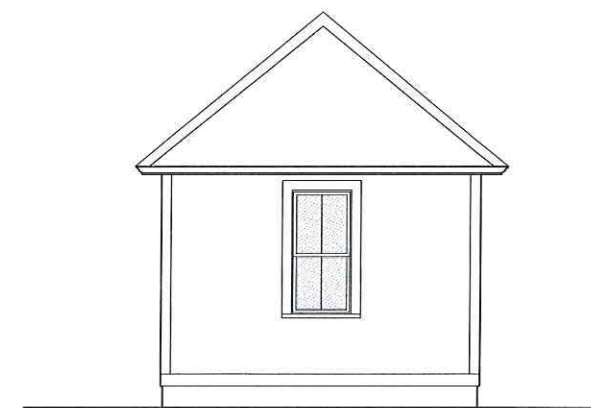
5 **EXISTING GARAGE PLAN**
1/8" = 1'-0"



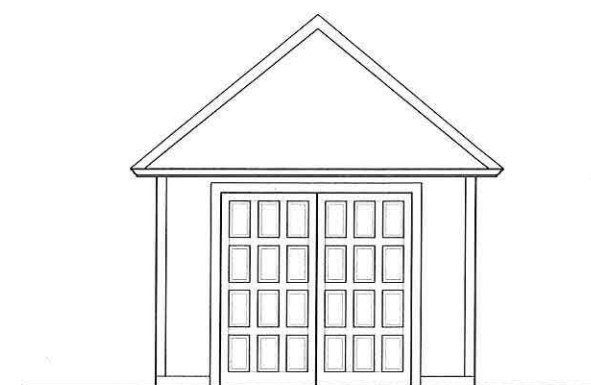
4 **EAST**
1/8" = 1'-0"



2 **WEST**
1/8" = 1'-0"



3 **SOUTH**
1/8" = 1'-0"



1 **NORTH**
1/8" = 1'-0"



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*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 58 Garfield 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)
- ☒ **X** 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.
No demolition permit application is anticipated.
- ☐ 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 June 18, 2019

Received by Uploaded to Energov

Date June 18, 2019

Relationship to project BZA 017133-2019

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.

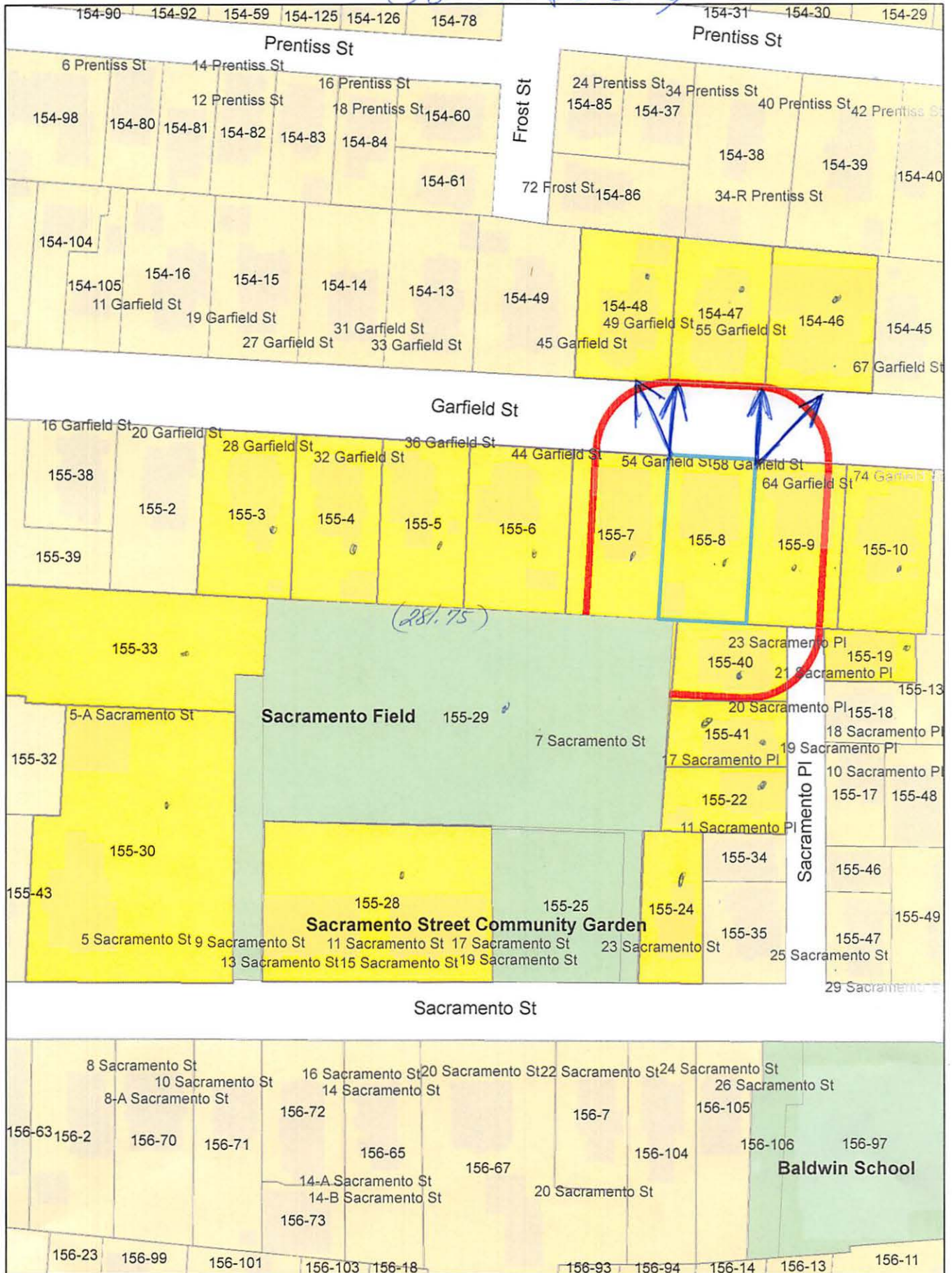
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

58 Garfield St.



58 Garfield St.

Petitioner

154-46
MURRAY, NEIL M. & GEORGIANNA C COLLINS
61 GARFIELD STREET
CAMBRIDGE, MA 02138

154-46
SCANTON, THOMAS A. JR
TR. OF SARAH SCANLON PRESENT INTEREST TR.
1010 MEMORIAL DR #16E
CAMBRIDGE, MA 02138

NATHAN & REBECCA BEACH
41 ELMWOOD STREET #1
SOMERVILLE, MA 02144

154-46
MURRAY, NEIL M. & GEORGIANNA C COLLINS
61 GARFIELD
CAMBRIDGE, MA 02138

154-46
HACKETT, MARIA CHRISTINA
61 GARFIELD ST., #5
CAMBRIDGE, MA 02139

154-46
RIS, ELISABETH E.
61 GARFIELD ST. #6
CAMBRIDGE, MA 02138

154-46
DIMARZIO, CHARLES A. AND SHEILA J. DIMARZIO
61 GARFIELD ST #7
CAMBRIDGE, MA 02138

154-46
VEVERBRANTS, RASMA
158 MOSLEY RD
FAIRPORT, NY 14450

154-46
MENAPACE, JEAN
205 4TH STREET
SAUSALITO, CA 94965

154-46
REDDI, RISHI P.
61 GARFIELD ST., #10
CAMBRIDGE, MA 02138

154-46
CALDINI, CAROLINIA S., PAOLO, & MARIA PIA
TRS. GARFIELD ST. INVEST.TRUST
61 GARFIELD ST.#11
CAMBRIDGE, MA 02138

154-46
ZARLI, ELMIRA & ASKAR TEMIRBEK
61 GARFIELD ST., #12
CAMBRIDGE, MA 02138

154-46
XU, LIANG & JIANWEI DONG
61 GARFIELD ST., #13
CAMBRIDGE, MA 02138

154-46
PENG, GANG & YING WEI
20 OAK ST
WELLESLEY, MA 02482

154-46
GROCHOWSKA, ELEANORE
61 GARFIELD ST #15
CAMBRIDGE, MA 02138

154-46
DETERS, THOMAS J.
61 GARFIELD ST., #16
CAMBRIDGE, MA 02138

154-47
CASSIM FAMILY LLC,
C/O WILLIAM CASSIM
12 MOORE ST
WILMINGTON, MA 01887

154-48
SULLIVAN, DIANE
49 GARFIELD ST
CAMBRIDGE, MA 02138

155-3
REDDI, REKHA P.,
TRUSTEE THE REDDI NOMINEE TRUST
14008 OUTLOOK STREET
OVERLAND PARK, KS 66223

155-4
MCNERNEY, ANDREW P. &
ELIZABETH MCNERNEY
32 GARFIELD ST
CAMBRIDGE, MA 02138

155-5
LEPORE, JILL M. & TIMOTHY R. LEEK
36 GARFIELD ST
CAMBRIDGE, MA 02138

155-6
WOODS, MARK & C. SUSAN WILLIAMS WOODS
44 GARFIELD STREET
CAMBRIDGE, MA 02138

155-7
HILLIS, WILLIAM
54 GARFIELD ST
CAMBRIDGE, MA 02138

155-8
THADDEUS, PATRICK & VALERIE THADDEUS
58 GARFIELD ST
CAMBRIDGE, MA 02138

155-9
WOLFENSOHN, SARA
64 GARFIELD ST
CAMBRIDGE, MA 02139

155-10
JASANOFF, JAY H. & SHEILA S. JASANOFF
TRS. JASANOFF FAMILY TRUST
74 GARFIELD ST
CAMBRIDGE, MA 02138

155-19
KLASS, PERRI E. & LAWRENCE WOLFF
22-24 SACRAMENTO PL.
CAMBRIDGE, MA 02138

155-22
ENOS, LYDIA V.
11 SACRAMENTO PL
CAMBRIDGE, MA 02138

155-24
HILTON, TAMATHA S. & WILLIAM HILTON
23 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-28
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

58 Garfield St.

155-29
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02139

155-30-33
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM #1000
1350 MASS AVE
CAMBRIDGE, MA 02138

154-46
DYER, RICHARD
61 GARFIELD ST.# 3
CAMBRIDGE, MA 02138

155-40
ST. CLAIR, PETER & CAROL SEPKOSKI
21-23 SACRAMENTO PL. UNIT #1
CAMBRIDGE, MA 02138

155-40
SCHINDLINGER, MICHAEL D. & PAUL ROZIN
21-23 SACRAMENTO PL. UNIT #2
CAMBRIDGE, MA 02138

155-41
PENNISTON, JOHN T. &
JOYCE K. PENNISTON TRUSTEES
17-19 SACRAMENTO PL
CAMBRIDGE, MA 02138

155-29
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

155-29
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR