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

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

**Plan No:** BZA-017039-2018

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

**Special Permit :** √ **Variance :** _____ **Appeal :** _____

**PETITIONER :** Bob Buckley

**PETITIONER'S ADDRESS :** 122 Auburn Street Cambridge, MA 02139

**LOCATION OF PROPERTY :** 122 Auburn St Cambridge, MA

**TYPE OF OCCUPANCY :** _____ **ZONING DISTRICT :** Residence B Zone

**REASON FOR PETITION :**

Other: Skylight Installation

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

As part of a bathroom remodel, the owners request adding 2 skylights on east side of house. This side of the house is non conforming and therefore the skylights will be within the setback. We request a special permit to allow the installation of these skylights.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 8.000 Section 8.22.2.c (Non=Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

**Original Signature(s) :** R S B

*(Petitioner(s) / Owner)*

Robert S. Buckley

**(Print Name)**

**Address :** 122 Auburn St
Cambridge, MA 02139

**Tel. No. :** 617-721-7947

**E-Mail Address :** bbuckleyma@comcast.net

**Date :** 1 NOV 2018

## OWNERSHIP CERTIFICATE

**Project Address:** 122 Auburn St **Application Date:** 11/1/18

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Bob Buckley

at the following address: 122 Auburn St Cambridge, MA

to apply for a special permit for: Install 2 skylights

on premises located at: 122 Auburn St

for which the record title stands in the name of: Bob Buckley

whose address is: 122 Auburn St Cambridge, MA

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 64109 Page: 319

*OR* Registry District of the Land Court, Certificate No.: Book: Page:

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

---

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Robert Buckley personally appeared before me,

on the month, day and year 10/30/2018 and made oath that the above statement is true.

Notary: Denise Marie Duffy

My Commission expires: 12/7/2023

DENISE MARIE DUFFY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 7, 2023

DENISE MARIE DUFFY
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 7, 2023

## 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 122 Auburn 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:

These skylights will be on the upper portion of the roof line and will barely be visible from the street and will have no view into neighbors property.

***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:

Skylights will have no impact on access or egress to neighborhood. Given how obscure they are, these will have no impact on the character of the neighborhood.

***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:

Skylights will have no impact on development of adjacent uses, given their location on roof line.

***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:

Skylights will be professionally installed and will pose no hazard.

***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:

As mentioned above, the location of the skylights and orientation of the houses makes the skylights difficult if not impossible to see. This will help maintain the character of the neighborhood.

## BZA APPLICATION FORM

## DIMENSIONAL INFORMATION

**APPLICANT:** Charlie Allen Restorations Inc. **PRESENT USE/OCCUPANCY:** Single Family

**LOCATION:** 122 Auburn St Cambridge, MA **ZONE:** Residence B Zone

**PHONE:** _____ **REQUESTED USE/OCCUPANCY:** Single Family

| | | *EXISTING CONDITIONS* | *REQUESTED CONDITIONS* | *ORDINANCE REQUIREMENTS* [1] | |
|---|---|---|---|---|---|
| TOTAL GROSS FLOOR AREA: | | 1674 | NC | 1312 | (max.) |
| LOT AREA: | | 2625 | NC | 5000 | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: [2] | | .64 | NC | .5 | (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | | 2625 | NC | 2500 | (min.) |
| SIZE OF LOT: | WIDTH | 35' | NC | 50' | (min.) |
| | DEPTH | 75' | NC | NA | |
| SETBACKS IN FEET: | FRONT | 6' | NC | 15 | (min.) |
| | REAR | 19' | NC | 25' | (min.) |
| | LEFT SIDE | 3' | NC | 7.5' | (min.) |
| | RIGHT SIDE | 9' | NC | 7.5' | (min.) |
| SIZE OF BLDG.: | HEIGHT | 26.5' | NC | 35' | (max.) |
| | LENGTH | 51' | NC | 51' | |
| | WIDTH | 22' | NC | 22' | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: [3] | | .18 | NC | .4 | (min.) |
| NO. OF DWELLING UNITS: | | 1 | NC | 1 | (max.) |
| NO. OF PARKING SPACES: | | 2 | NC | 2 | (min./max) |
| NO. OF LOADING AREAS: | | 0 | 0 | 0 | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT: | | N/A | N/A | n/A | (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.

A garage is on same lot, approximately 12' x 15'
Proposed construction is wood frame for roof. House is wood framed.

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'.

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

2018 NOV -5 PM 3:33

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

**BZA APPLICATION FORM**

**Plan No:** BZA-017039-2018

**GENERAL INFORMATION**

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Article 10.000 Section 10.40 (Special Permit).

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

Robert S. Buckley
**(Print Name)**

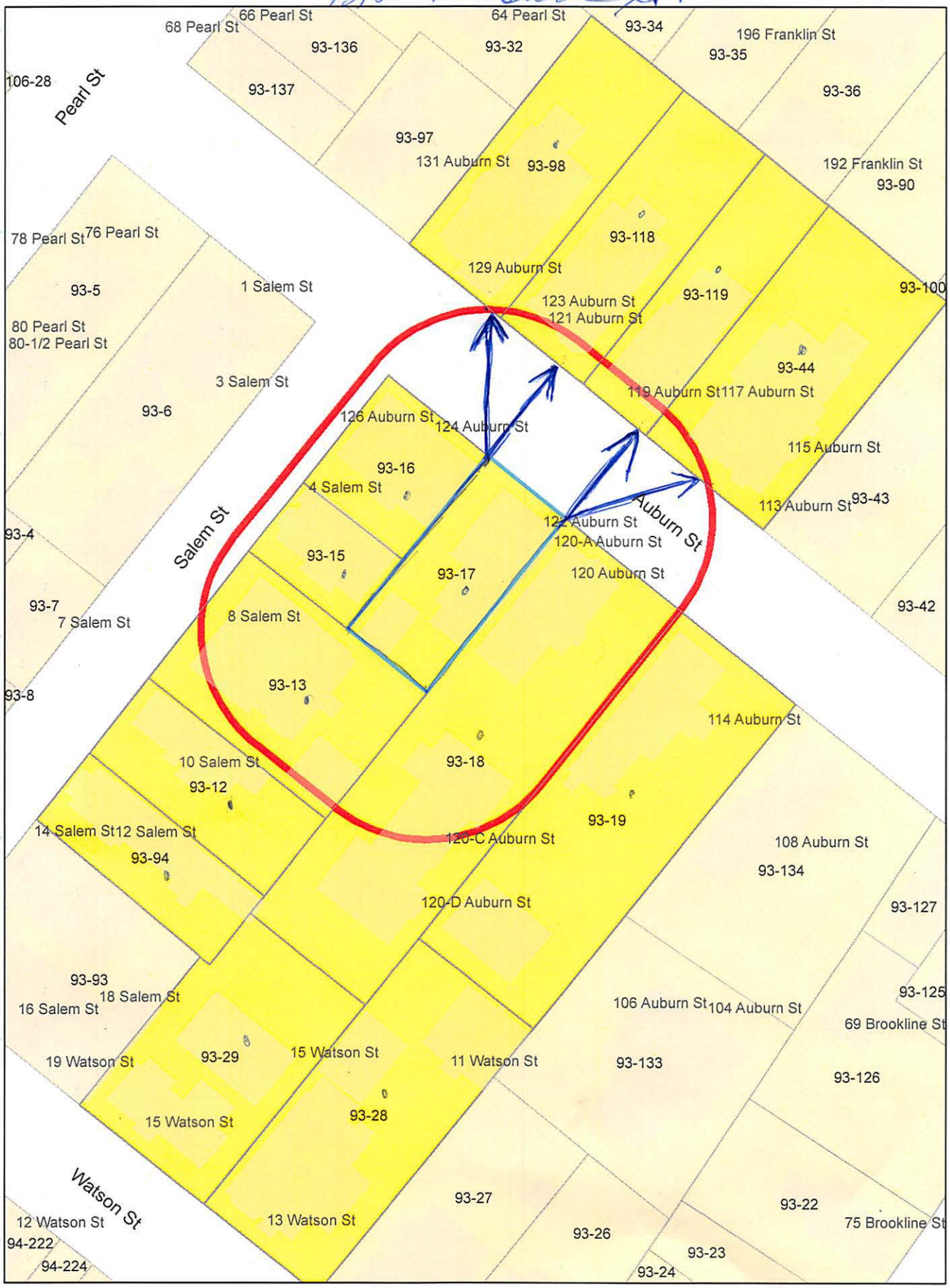
**Address :** 122 Auburn St
Cambridge MA 02139

**Tel. No. :** 617-721-7947

**E-Mail Address :** bbuckleyma@comcast.net

**Date :** 1 NOV 2018

132 Auburn St.



122 Auburn St.

Petitioner

93-12
SATER, GHALEB & NANCY SATER
8 SALEM STREET
CAMBRIDGE, MA 02139

93-13
SATER, GHALEB E. & NANCY K. SATER
6 SALEM STREET
CAMBRIDGE, MA 02139

93-17
BUCKLEY, ROBERT S.
122 AUBURN ST
CAMBRIDGE, MA 02139

93-15
BERKE, JOHN D.
4 SALEM ST
CAMBRIDGE, MA 02139

93-18
SHENFELD, DANIEL & STEPHANIE WISSIG
120 AUBURN ST., #1
CAMBRIDGE, MA 02139

93-18
ZAMIR, LEE
120 AUBURN ST.,UNIT #2
CAMBRIDGE, MA 02139

93-18
JACOBI, LAUREN ANNE
120 AUBURN ST., #3
CAMBRIDGE, MA 02139

93-18
MANCINO, KIMBERLY D. &
GROMOSLAW A. SMOLEN
120 AUBURN ST., #4
CAMBRIDGE, MA 02138

93-19
KARON, PATRA, MARCINE J. KARON &
PETER J. KARON EACH A LIFE ESTATE –
C/O KAREN KOSKO
114 AUBURN STREET
CAMBRIDGE, MA 02139

93-28
VAILLIANT, GEORGE R. & ELEANOR A.
TRS. OF VAILLIANT FAMILY LIVING TR.
11 WATSON ST
CAMBRIDGE, MA 02139

93-29
ABRAMSON, NATHAN
15 WATSON STREET
CAMBRIDGE, MA 02139

93-44
PAPALAMBROS, LARRY,
TR. OF THE LARRY PAPALAMBROS FAM. TR.
117 AUBURN ST
CAMBRIDGE, MA 02139

93-94
KATZ, GERALD H. & NICHOLE M. CIRILLO
12 SALEM ST
CAMBRIDGE, MA 02139

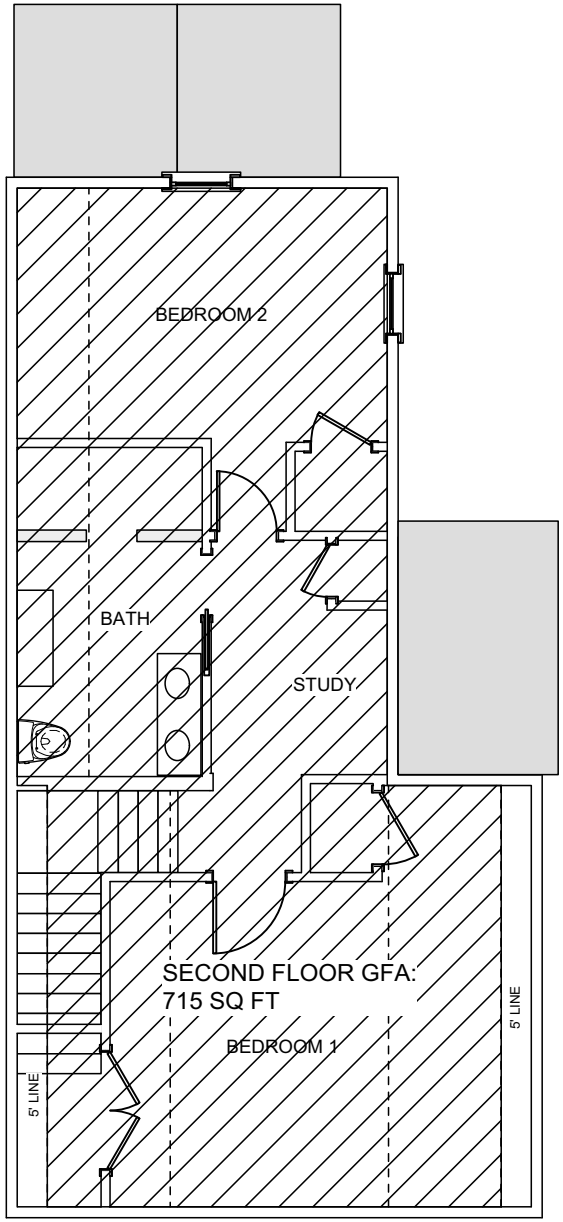
93-98
BURKHARDT, ELIZABETH & DAVIDSON HAMER
127 AUBURN STREET
CAMBRIDGE, MA 02139

93-118
121-123 AUBURN STREET, LLC
127 CHARLEMONT ST.
NEWTON HIGHLANDS, MA 02461

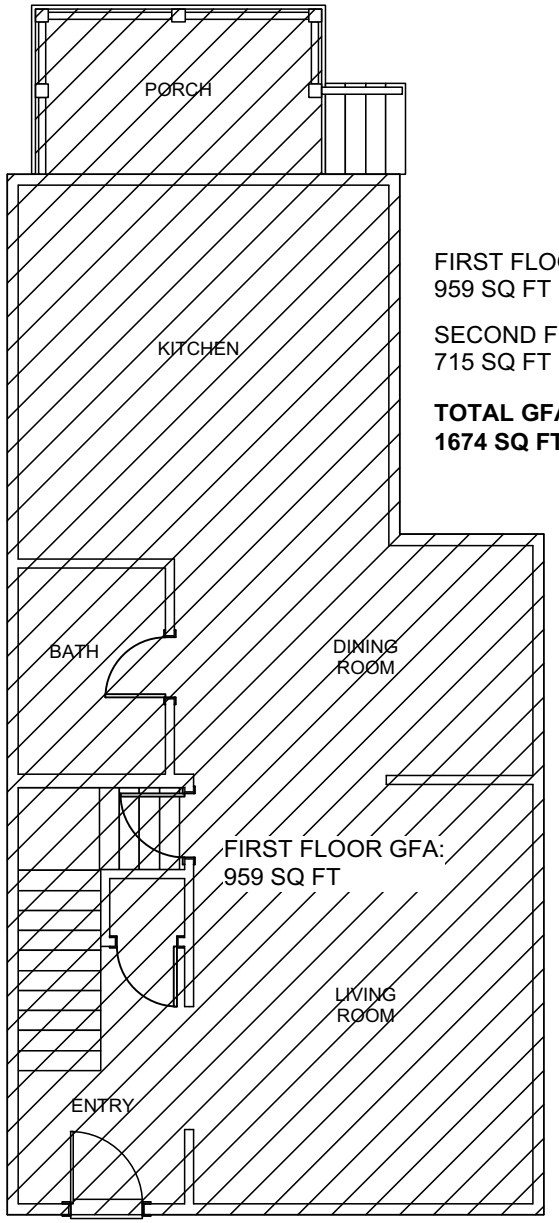
93-119
PHELAN, RON & YAN MASMIN MOHD ALI
119 AUBURN STREET
CAMBRIDGE, MA 02139

93-16
RAVINUTALA SIDDHARTH &
MARA E. MURRAY HORWITZ
124 -126 AUBURN ST 124
CAMBRIDGE, MA 02139

93-16
LEONARDO, WALTER J. &
SUSAN L. LEONARDO A LIFE ESTATE
126 AUBURN ST
CAMBRIDGE, MA 02139




EXISTING SECOND FLOOR PLAN
1/8" = 1'-0"




FIRST FLOOR GFA:
959 SQ FT

SECOND FLOOR GFA:
715 SQ FT

**TOTAL GFA:**
**1674 SQ FT**

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

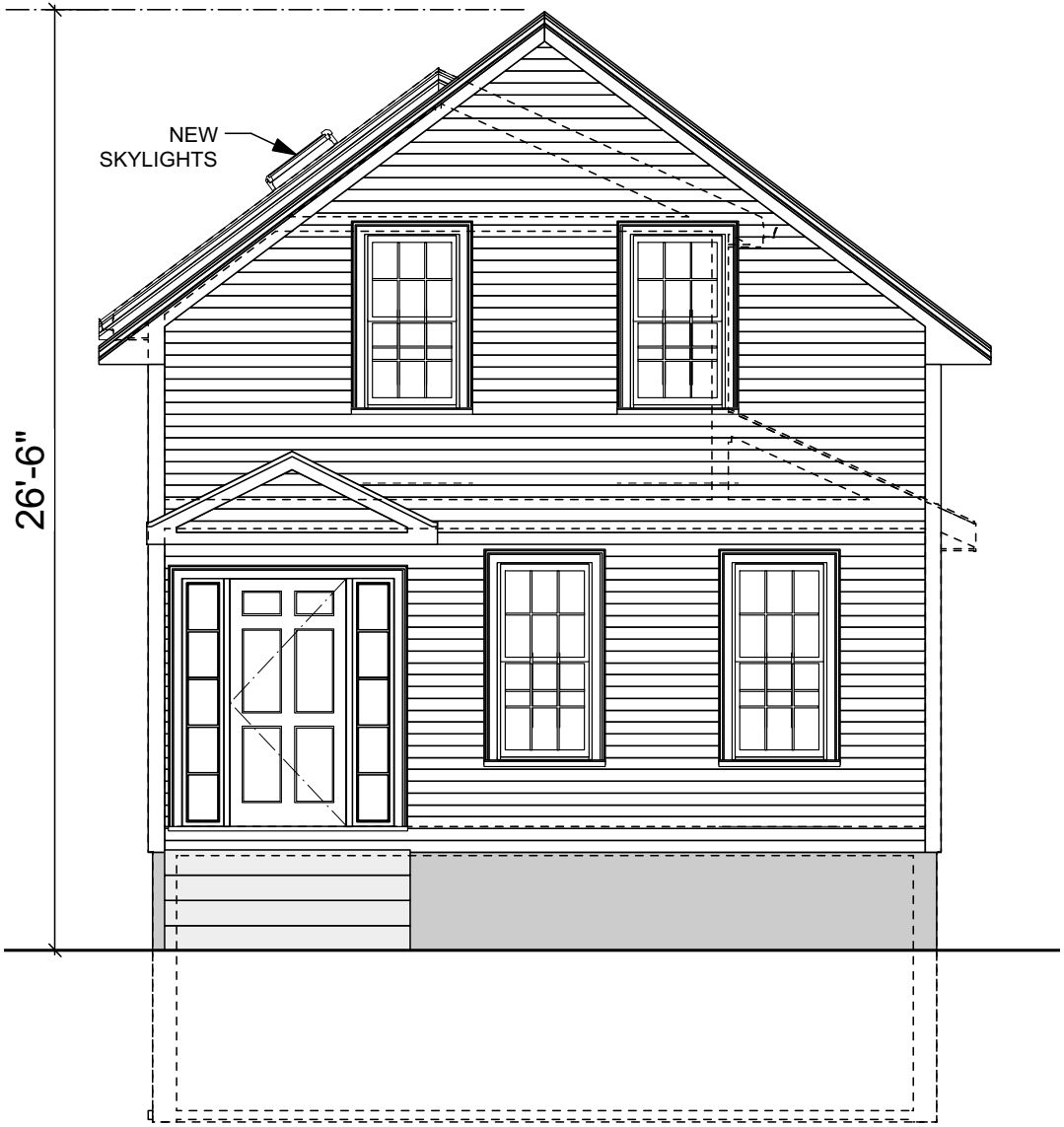
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DATE: 1 NOV 18
SCALE: VARIES
REVISIONS:
1 NOV 18

EXISTING
FIRST FLOOR PLAN
SECOND FLOOR PLAN

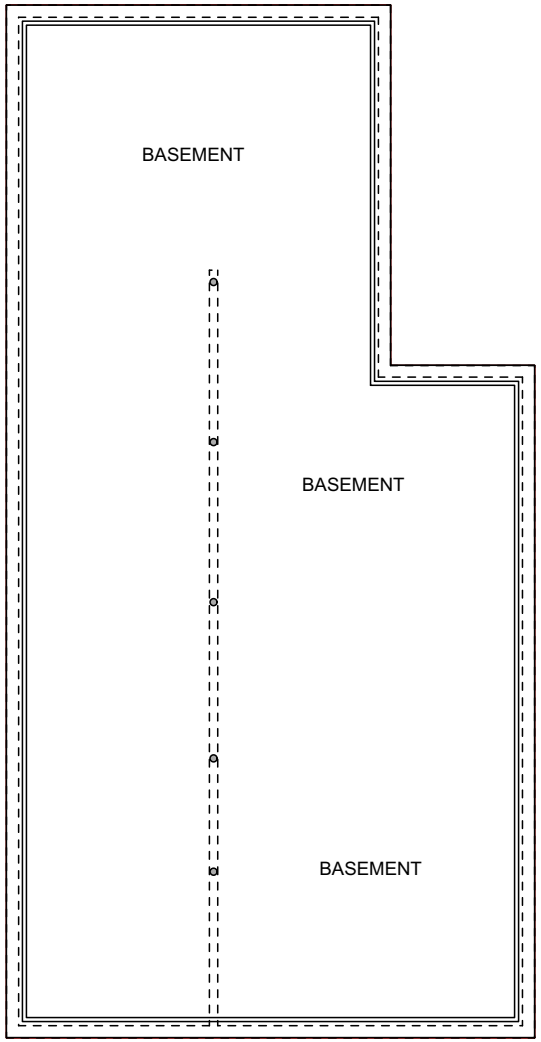
ALTERATIONS TO THE
BUCKLEY-DUFFY RESIDENCE
122 AUBURN STREET
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 448-5557
www.artleyarchitecture.com

X01




FRONT ELEVATION
3/16" = 1'-0"




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

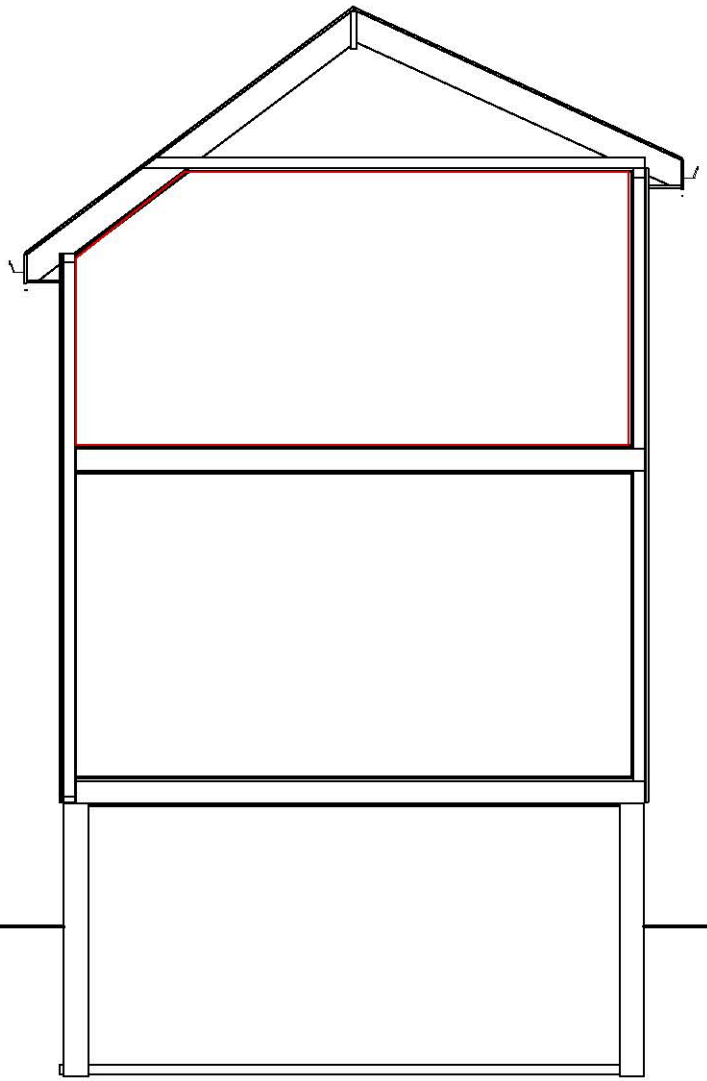
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SCALE: VARIES
REVISIONS:
1 NOV 18

EXISTING
BASEMENT PLAN
FRONT ELEVATION

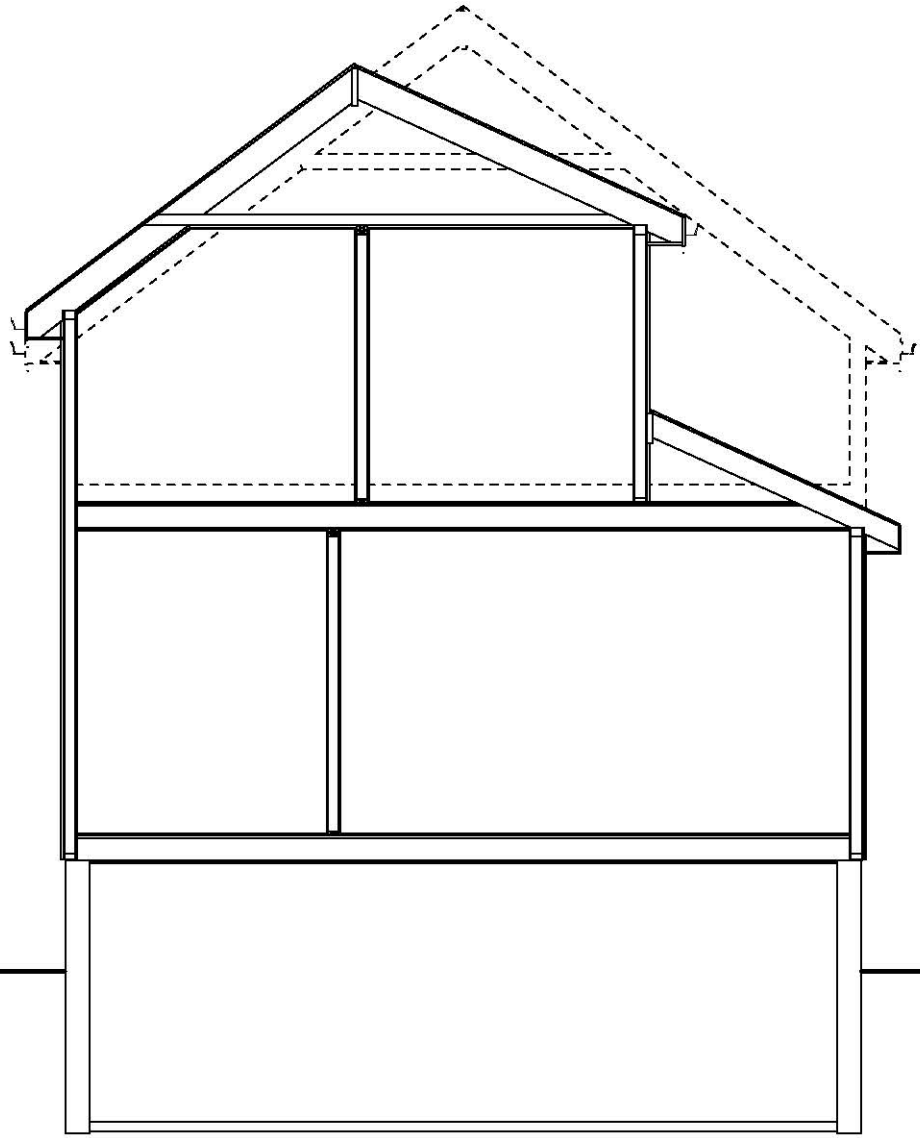
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X02



SECTION THRU REAR
3/16" = 1'-0"



SECTION THRU MIDDLE
3/16" = 1'-0"

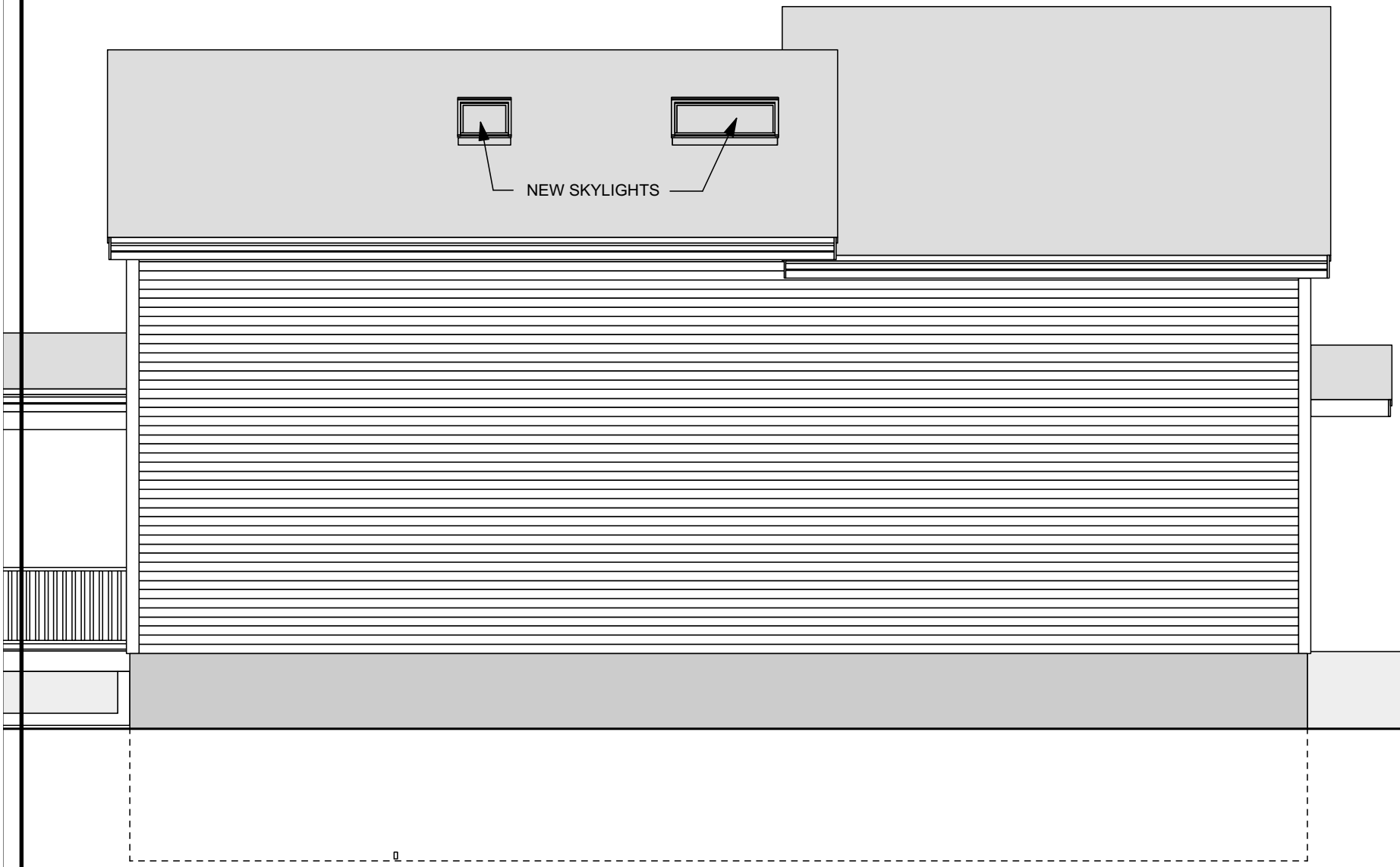
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REVISIONS:
1 NOV 18

EXISTING
SECTION THRU MIDDLE
SECTION THRU REAR

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X03




LEFT SIDE ELEVATION
3/16" = 1'-0"

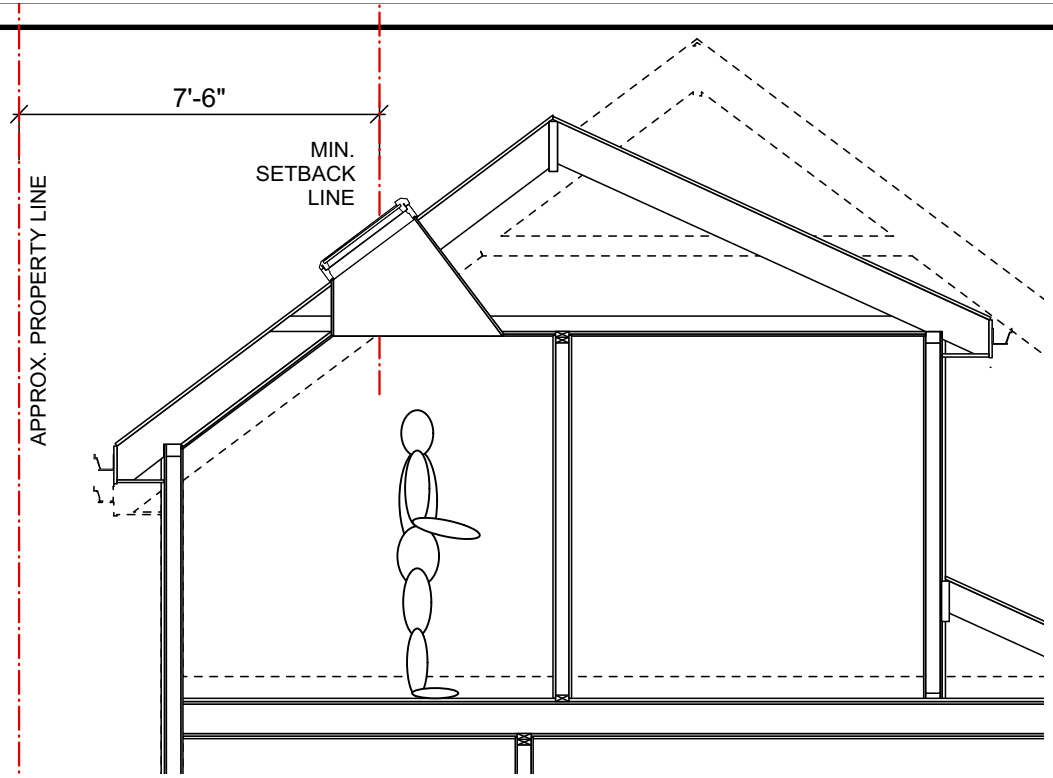
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LEFT SIDE ELEVATION

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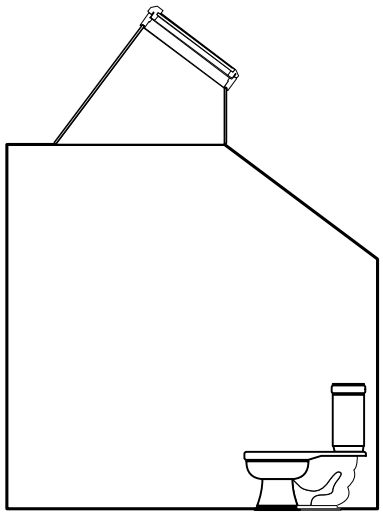
A01



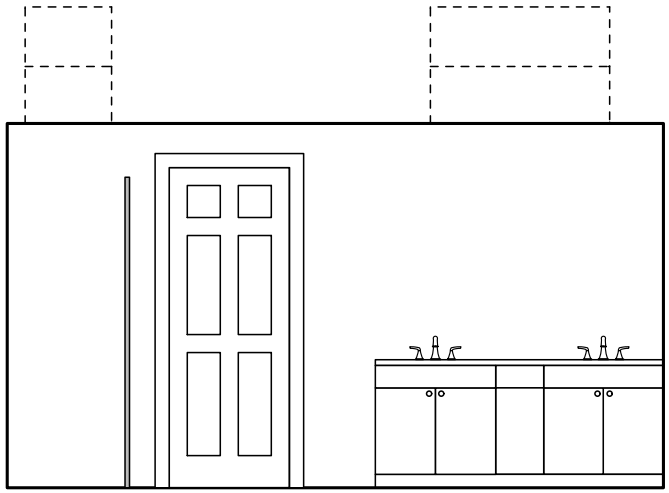

SECTION THRU BATH
1/4" = 1'-0"



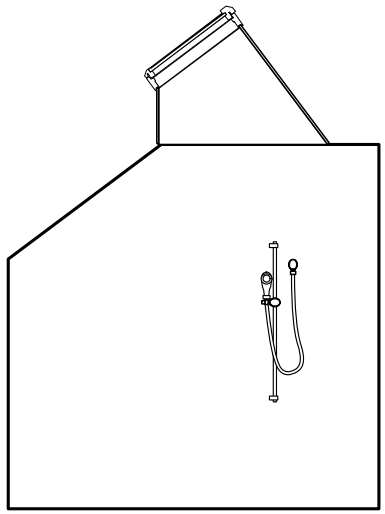
BATH EL C
1/4" = 1'-0"



BATH EL D
1/4" = 1'-0"



BATH EL A
1/4" = 1'-0"



BATH EL B
1/4" = 1'-0"

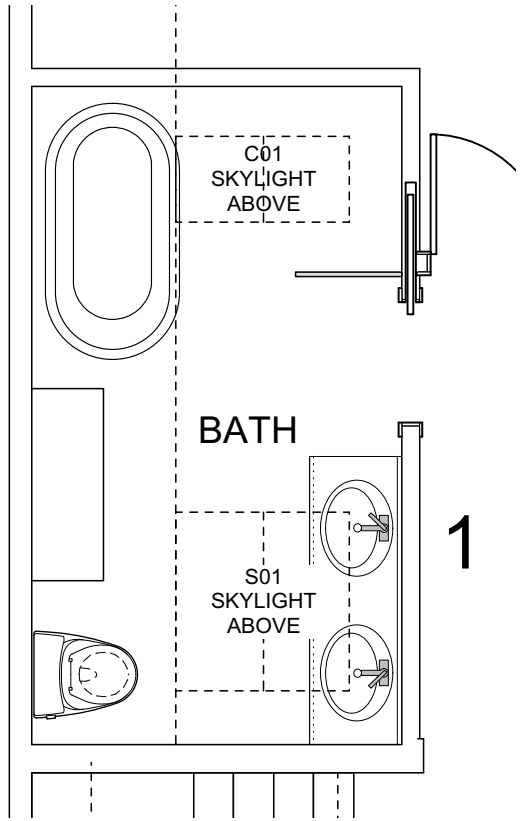
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REVISIONS:
1 NOV 18

SECOND FLOOR BATH
ELEVATIONS

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A02




SECOND FLOOR BATH PLAN
1/4" = 1'-0"

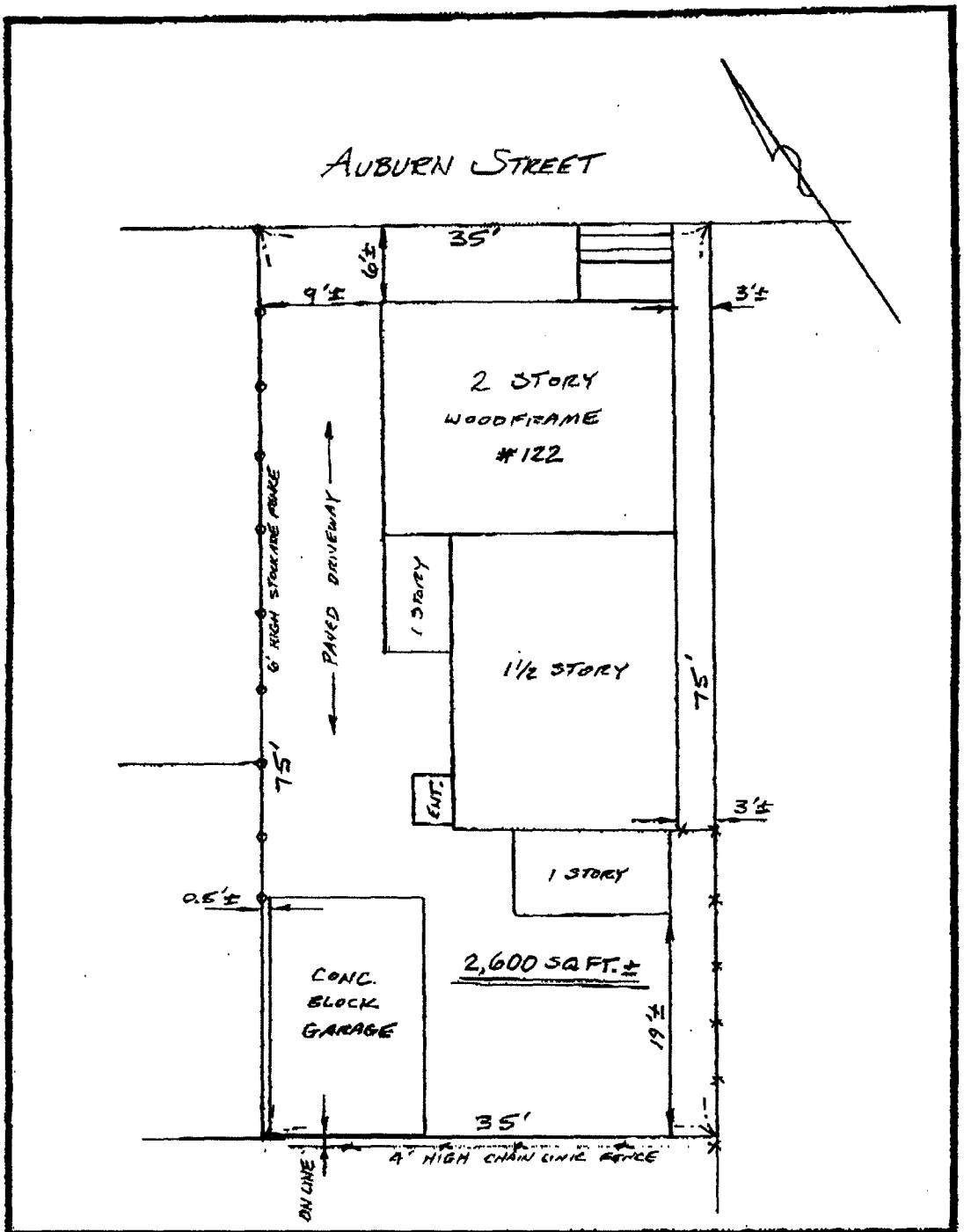
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SECOND FLOOR BATH
PLAN

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A03




I CERTIFY THAT I HAVE EXAMINED THE PREMISES AND THE BUILDINGS SHOWN DID( ) CONFORM TO THE DIMENSIONAL SETBACK REQUIREMENTS OF THE CITY OF CAMBRIDGE WHEN CONSTRUCTED.
I FURTHER CERTIFY THAT THIS PROPERTY IS (Not) LOCATED IN THE ESTABLISHED FLOOD HAZARD AREA. COMMUNITY= # PANEL NO. 250186 0003B DATED JULY 5 1982 * EXAMINATION OF THE RECORDS IS MADE ONLY SUBSEQUENT TO THE RECORDED DATE OF THE LATEST DEED AND DOES NOT INCLUDE VERIFYING THE ACCURACY OF THE DEED DESCRIPTION PREVIOUS TO ITS DATE OF RECORD.
THIS PLAN TO BE USED FOR MORTGAGE PURPOSES ONLY – NOT FOR BOUNDARY DETERMINATION.
ZONE C

Arthur A. Giancarlo
No. 17458

DESIGN STATE SURVEY, INC.
ENGINEERS AND SURVEYORS
305 MEDFORD STREET
SOMERVILLE, MA. 02145
TEL: (617) 776-3330

MORTGAGE INSPECTION PLAN

LOCATION: 122 AUBURN STREET
CAMBRIDGE, MA
DATE: JULY 9, 2003 SCALE: 1" = 10'
PLAN REFERENCE: BOOK 30676 - PAGE 590
BOOK 6332 - PAGE 452

JOB NUMBER: 2003-002


122 Adams St.
122
MALONE


122
332 PV9