



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

BZA APPLICATION FORM

Plan No: BZA-015833-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Derick Snare

PETITIONER'S ADDRESS : 158 Central Street Somerville, MA 02145

LOCATION OF PROPERTY : 592 Huron Ave Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construction of decks at the back of the building, requiring FAR relief.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

DERICK SNARE

(Print Name)

Address :

158 CENTRAL STREET
SOMERVILLE, MA 02145

Tel. No. :

617 625-2935

E-Mail Address :

dsnare9935@aol.com

Date : _____

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 Adam and Karen Soroca

(OWNER)

Address: 592 Huron Avenue, Cambridge, MA 02138

State that I/We own the property located at 592 Huron Avenue, Cambridge Ma 02138,
which is the subject of this zoning application.

The record title of this property is in the name of Adam and Karen Soroca

*Pursuant to a deed of duly recorded in the date 11/4/2015, Middlesex South
County Registry of Deeds at Book 66337, Page 142; 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 ADAM & KAREN SOROCA personally appeared before me,
this 27th of July, 2016, and made oath that the above statement is true.

Letha A. Allen Notary

My commission expires 5/1/2020 (Notary Seal)

 **LETHA A. ALLEN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 1, 2020

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

INDIRECT

INDIRECT

INDIRECT

INDIRECT

INDIRECT

May 1, 2000
My Commission Expires
Commission of Education
History Public
LENA A. ARTEL



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:

We would like to add a deck on to the backside of our house. The result will be multi-purpose. We purchased the house two years ago and are in the process of renovating it in a manner that is consistent with its original style, and as an enhancement to the neighborhood. We propose to remove a shed and stair, as well as a portion of the metal fire escape. We will construct a deck on the 2nd floor that will capture the ladder from the 3rd floor fire escape, and we will introduce a spiral stair that allows for egress to the ground as well as convenient access to the yard. The first floor will have the same deck configuration since it is overshadowed by the 2nd floor deck, and this will also allow for improved access to the yard. The rear decks will match the design of the front decks.

The yard is going to be substantially upgraded with landscaping. It is a major reason for the purchase of this property, as a place where our young daughters can play, and we can all benefit from the fresh air, sun and shade, and quiet from the street. Current conditions do not allow for this sort of connection with the back yard.

- 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:

Many of the houses in our row along Huron Avenue have rear decks of varying sizes, so this addition will not be out of character with the neighborhood. Nor will it interfere with the privacy of our neighbors. The currently house configuration does not allow for us to make this connection to the back yard for both units, without exceeding FAR limitations.

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

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

The proposed decks will be on the back side of the house, out of public view and will cause no detriment to the public good. The proposed landscaping will enhance the front and sides of the house in public view.

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

We are undertaking a substantial renovation of this house. The deck is a way to give both units improved connection to the back yard, which will be enhanced with new landscaping. We believe this will contribute to the character and quality of the neighborhood, without derogating from the intent of the zoning ordinance.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Snare + Snare **PRESENT USE/OCCUPANCY:** 2-fam res
LOCATION: 592 Huron Ave Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2-fam res

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		4279	4408	3326	(max.)
<u>LOT AREA:</u>		6652	6652	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.64	.66	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		3326	3326	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	60	60	50	(min.)
	DEPTH	110.85	110.85	100	
<u>SETBACKS IN FEET:</u>	FRONT	17.4	17.4	15	(min.)
	REAR	32.7	29.7	27	(min.)
	LEFT SIDE	22.6	22.6	sum of 20	(min.)
	RIGHT SIDE	3.9	3.9	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	39.3	39.3	35	(max.)
	LENGTH	47.8	47.8	0	
	WIDTH	30.3	30.3	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		57.1	55.8	.40	(min.)
<u>NO. OF DWELLING UNITS:</u>		87.7	85.3	.50	(max.)
<u>NO. OF PARKING SPACES:</u>		3	3	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		12.3	12.3	0	(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.

18.3 x 20.2 cmu Garage with wood roof

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'.



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2018 MAR 14 PM 2:47
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-015833-2018

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DERICK SNARE

(Print Name)

Address :

158 CENTRAL STREET
SOMERVILLE MA 02145

Tel. No. :

617 625-2935

E-Mail Address :

dsnare9985@aol.com

Date : _____



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.

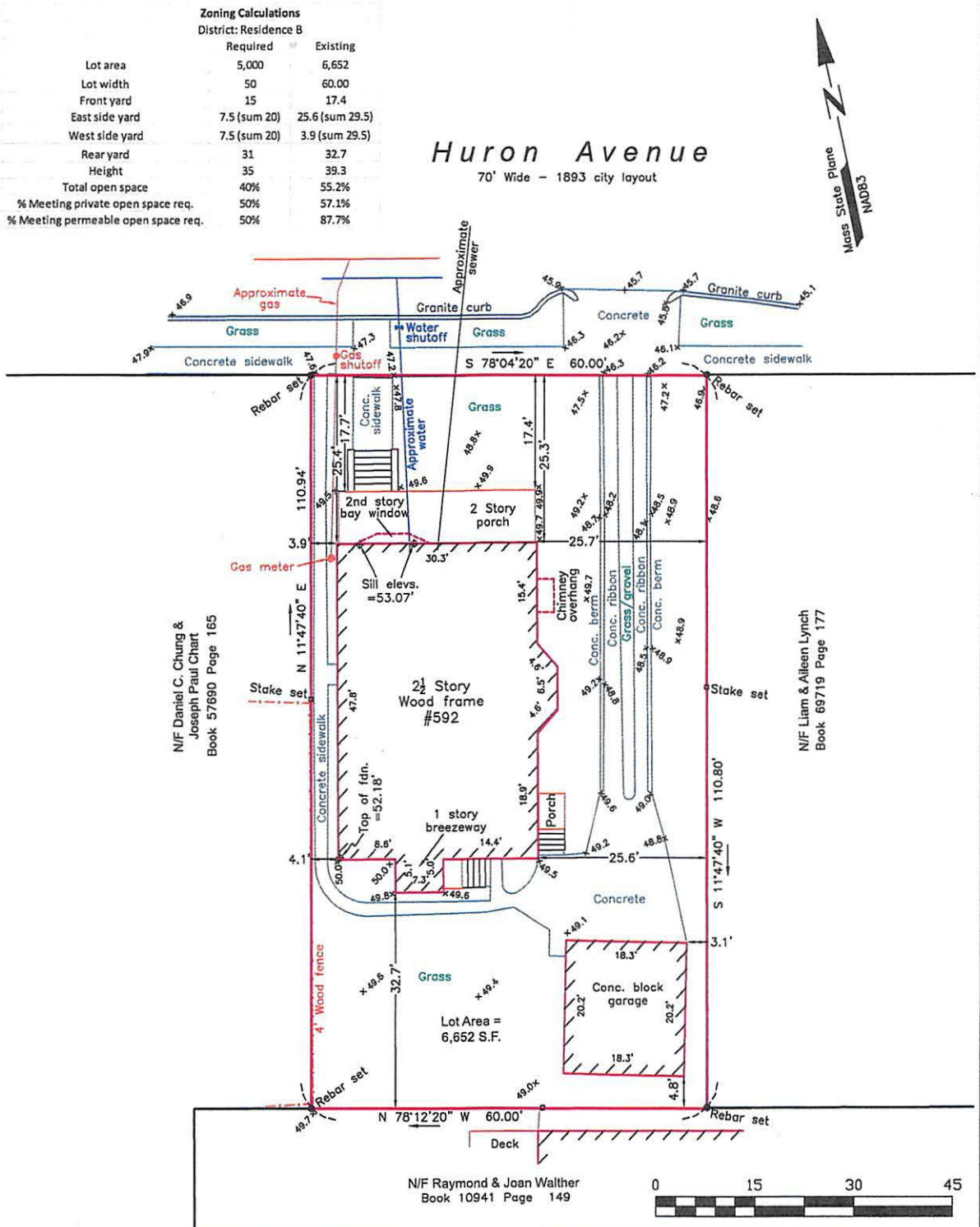
Name: Karen Soroca Date: 4/6/18
(Print)

Address: 592 Huron Ave

Case No. BZA-015833-2018

Hearing Date: 4/26/18

Thank you,
Bza Members



In my professional opinion, I certify to Karen and Adam Soroca and the City of Cambridge that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0419E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.

Existing Conditions Plan of Land
in

Cambridge, Massachusetts

Prepared For: Karen & Adam Soroca

Scale: 1" = 15'

Date: March 5, 2018

MALONEY GEOSPATIAL

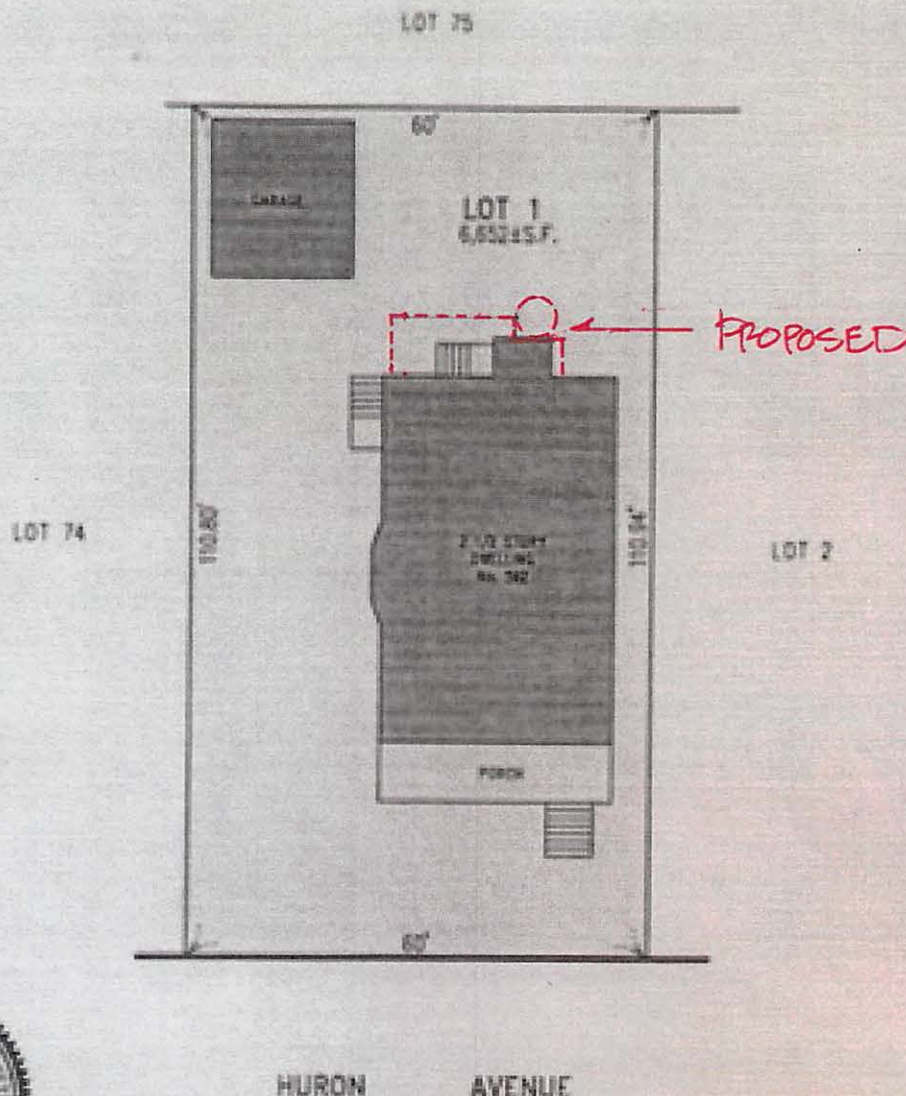
7 Walnut Road
Somerville, MA 02145

617-744-9002
maloneygeo.com

PROFESSIONAL LAND SURVEYOR

DATE: _____

Deed recorded at Middlesex Registry of Deeds, Bk 66337 Page 142
Property shown as Lot 1, Plan Book 96, Plan 6
Assessors Map 253, Lot 75
Zoning District: Residence B



John S. Lauretani

**MORTGAGE LENDER
USE ONLY**

plotplans.com

HOFFMAN & HOFFMAN, LLP

**DES LAURIERS
& ASSOCIATES, INC.**
450 FORTUNE BUILDING
BOSTON, MA 02107
(617) 522-6666 FAX (617) 522-6667

44 SCHOOL STREET
BOSTON, MA 02108
(617) 522-6666
(617) 522-6667 (FAX)

88 CONCORD ROAD
BOSTON, MA 02118
(617) 443-7668
(617) 443-0543 (FAX)

www.hoffmanlaw.com



MORTGAGE INSPECTION PLAN

ADDRESS: 392 HURON AVENUE, CAMBRIDGE, MA
LENDER: _____
ATTORNEY: HOFFMAN & HOFFMAN 22007
OWNER: CAROL BARNAS & ANDREA DOUKAS
APPLICANT: ADAM & KAREN BOROKA
DATE: 10/15/2012 SCALE: 1"=20' COUNTY: MIDDLESEX

UNREGISTERED LAND
DEED BOOK: 48513 PAGE: 214
PLAN BOOK: 98 PAGE: 6 LOT(S): 1
PLAN NUMBER: _____ OF _____

REGISTERED LAND CERTIFICATE OF TITLE
REGISTRATION BOOK: _____ PAGE: _____
PLAN NUMBER: _____ LOT(S): _____

THERE ARE NO DEEDS EASEMENTS IN THE ABOVE REFERENCED DEED OR ENCROACHMENTS WITH RESPECT TO DWELLING SITUATED ON THIS LOT EXCEPT AS STATED ON THE DEED OF RECORD SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BY-LAWS IN EFFECT WHEN CONSTRUCTED WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 90, CHAPTER 40A, SECTION 7.

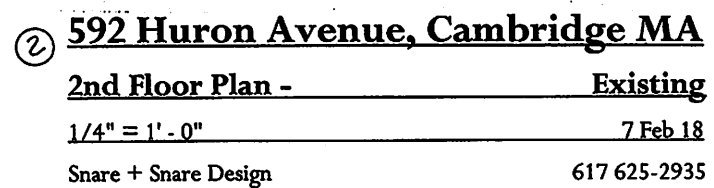
FLOOD HAZARD INFO.
FIRM: X DATED: 6/4/2010
COMMUNITY PANEL: 250186 0418C

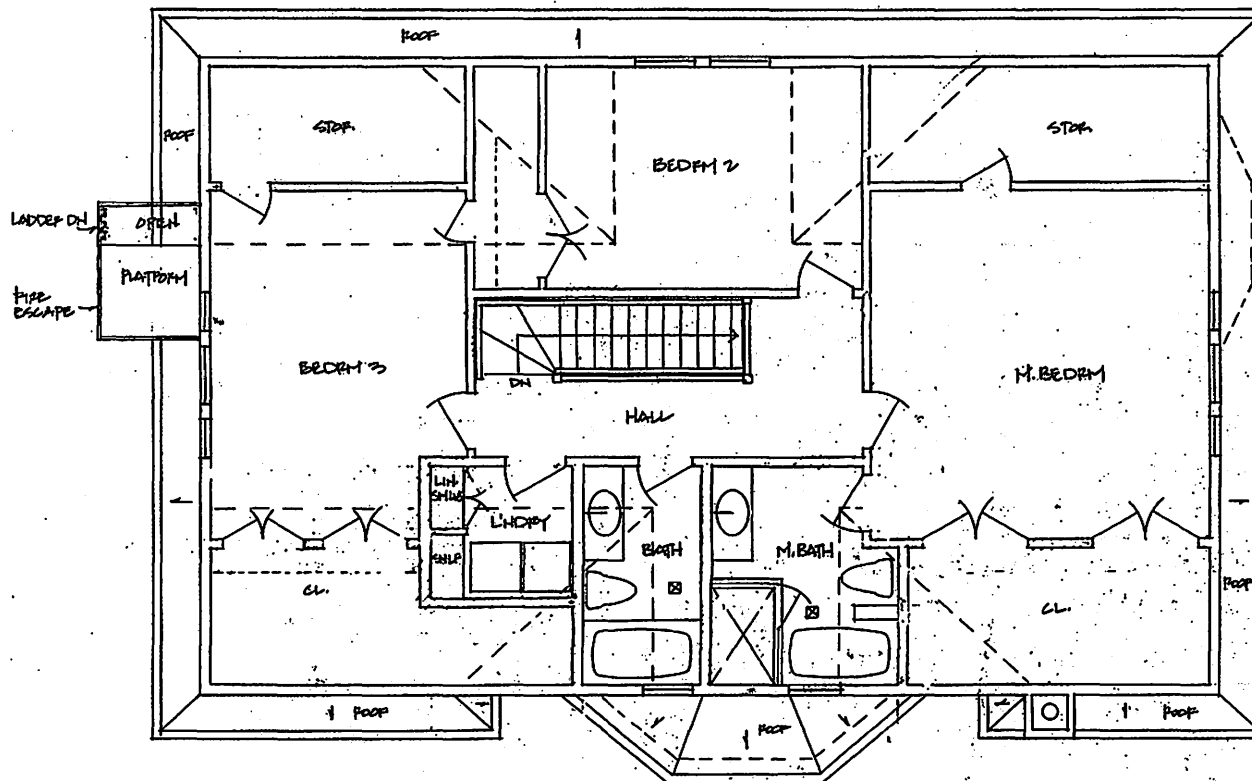
THE LOCATION OF THE DWELLING SHOWN DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE, EXCEPT AS MAY BE INDICATED.

ASSESSORS MAP: _____
BLOCK: _____ LOT: _____

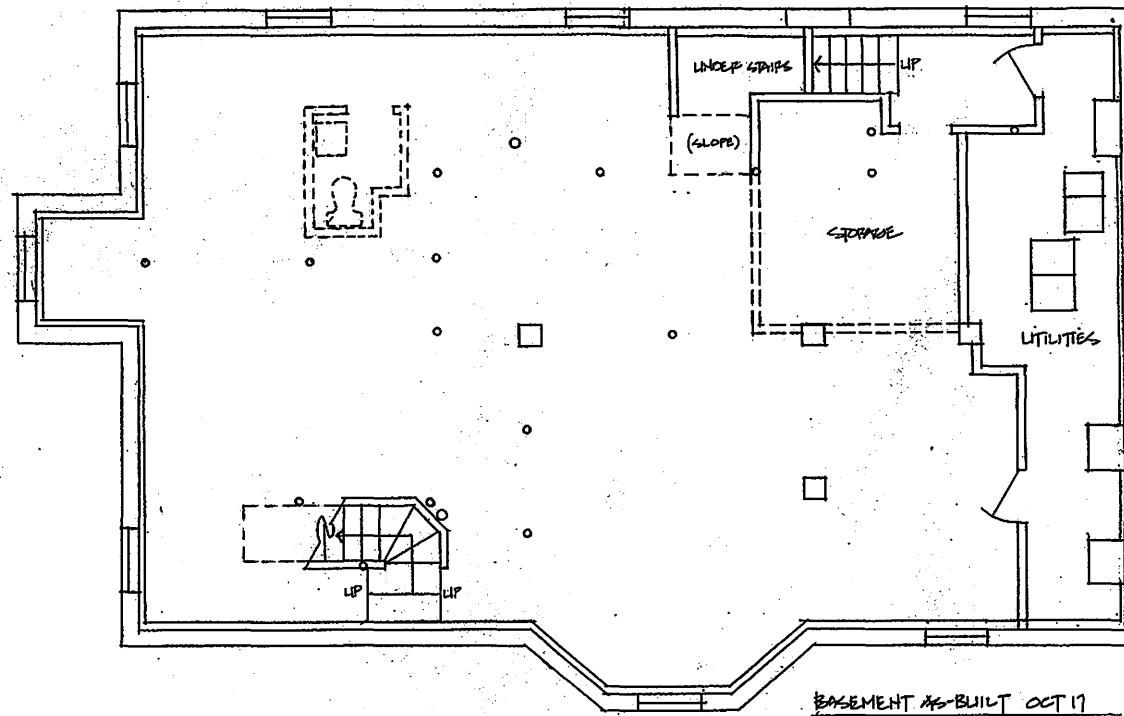
GENERAL NOTES: (1) THE DECLARATIONS MADE ABOVE ARE ON THE BASIS OF MY KNOWLEDGE, INFORMATION, AND BELIEF AS THE RESULT OF A MORTGAGE INSPECTION DATE SURVEY, NOT THE RESULT OF AN INSTRUMENT SURVEY MADE TO THE NORMAL STANDARD OF CARE OF REGISTERED LAND SURVEYORS PRACTICING IN MASSACHUSETTS. (2) DECLARATIONS ARE MADE TO THE ABOVE HAZARD ZONE ONLY AS OF THIS DATE. (3) THIS PLAN WAS NOT MADE FOR RECORDING PURPOSES, FOR USE IN PREPARING DEEDS.

① 592 Huron Avenue, Cambridge MA





③ **592 Huron Avenue, Cambridge MA**
3rd Floor Plan - **Existing / Proposed**
 1/4" = 1' - 0" 7 Feb 18
 Snare + Snare Design 617 625-2935



④ **592 Huron Avenue, Cambridge MA**

Basement Floor Plan - Existing

1/4" = 1' - 0"

7 Feb 18

Snare + Snare Design

617 625-2935



South Elevation



North Elevation

⑤ **592 Huron Avenue, Cambridge MA**

Elevations - Existing

1/4" = 1' - 0"

7 Feb 18 REV. 3.29.16

Snare + Snare Design

617 625-2935



East Elevation

⑥ **592 Huron Avenue, Cambridge MA**

Elevations - Existing

1/4" = 1' - 0" 7 Feb 18

Snare + Snare Design

617 625-2935



West Elevation

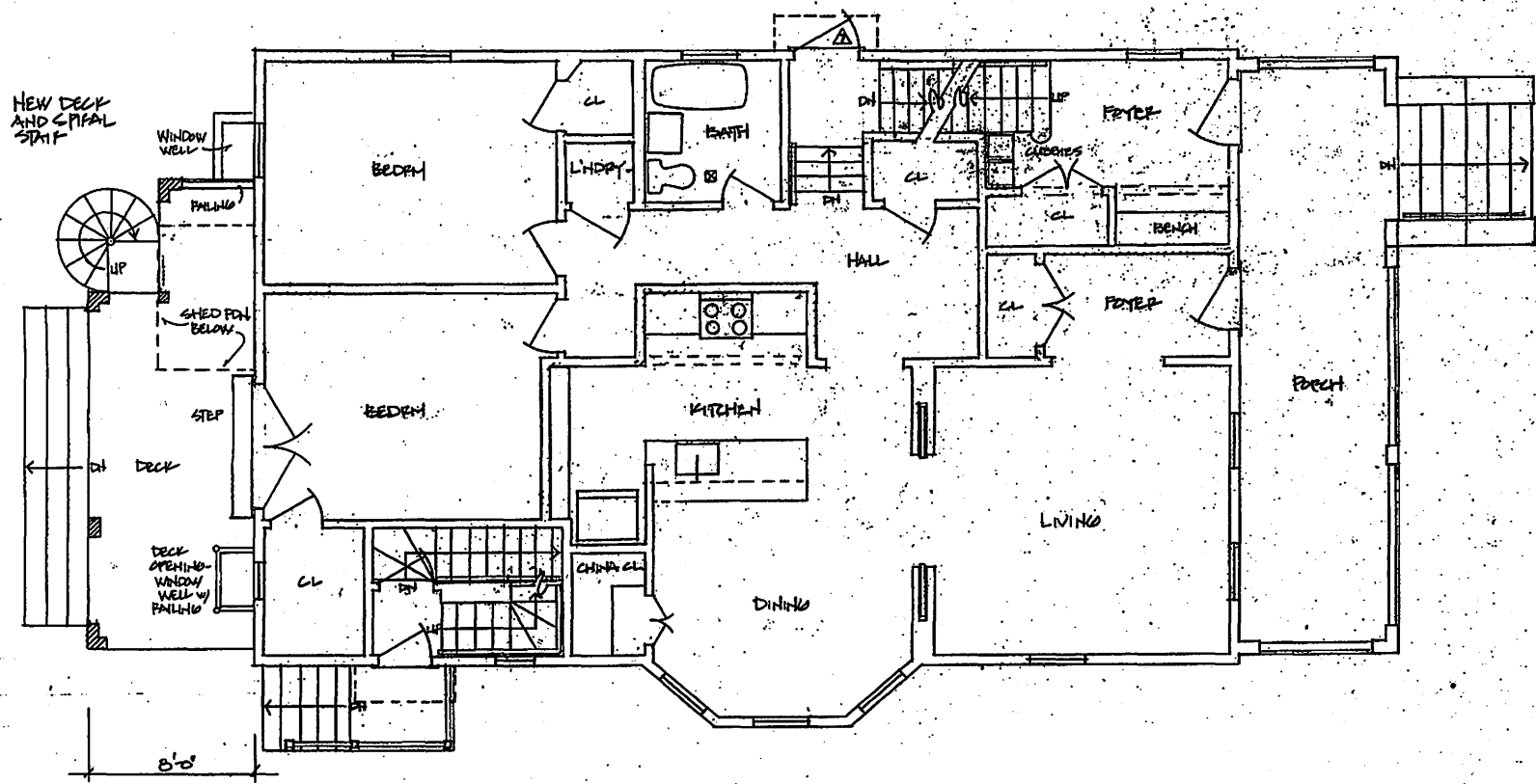
⑦ **592 Huron Avenue, Cambridge MA**

Elevations - Existing

1/4" = 1' - 0" 7 Feb 18

Snare + Snare Design

617 625-2935



⑤ **592 Huron Avenue, Cambridge MA**

1st Floor Plan -

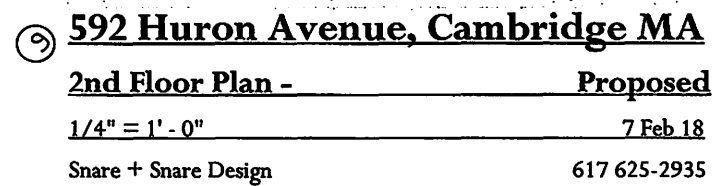
Proposed

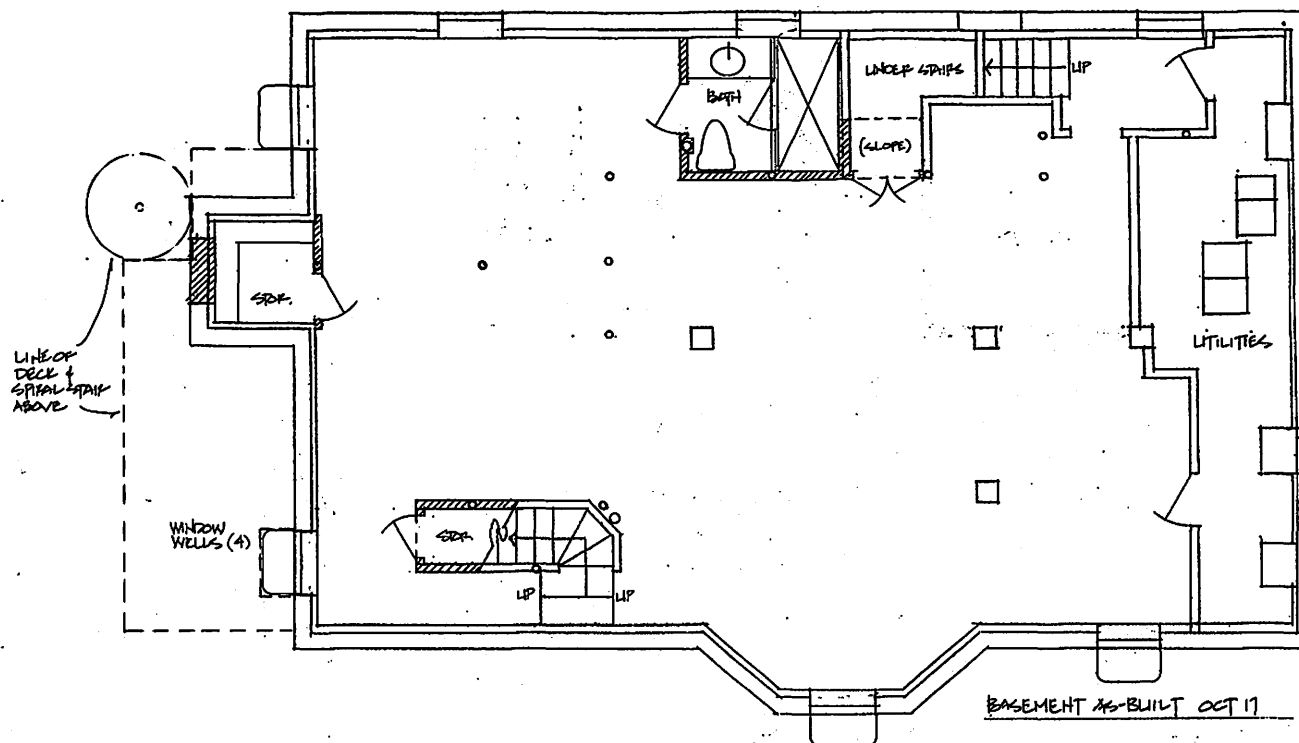
1/4" = 1' - 0"

7 Feb 18

Snare + Snare Design

617 625-2935





⑩ **592 Huron Avenue, Cambridge MA**

Basement Floor Plan - Proposed

1/4" = 1' - 0" 7 Feb 18

Snare + Snare Design

617 625-2935



South Elevation

NEW DECKS AND
SPIRAL STAIR -
MODIFIED FIRE ESCAPE



North Elevation

⑪ **592 Huron Avenue, Cambridge MA**

Elevations - Proposed

1/4" = 1' - 0"

7 Feb 18

Snare + Snare Design

617 625-2935



NEW DECKS AND
SPIRAL STAIR

East Elevation

⑫ 592 Huron Avenue, Cambridge MA

Elevations -

Proposed

1/4" = 1' - 0"

7 Feb 18

Snare + Snare Design

617 625-2935



West Elevation

NEW DECKS
AND SAFAL STAIR

13

592 Huron Avenue, Cambridge MA

Elevations -

Proposed

1/4" = 1' - 0"

7 Feb 18

Snare + Snare Design

617 625-2935



592 HURON





5952 Huron

588

592



592

594



592

594

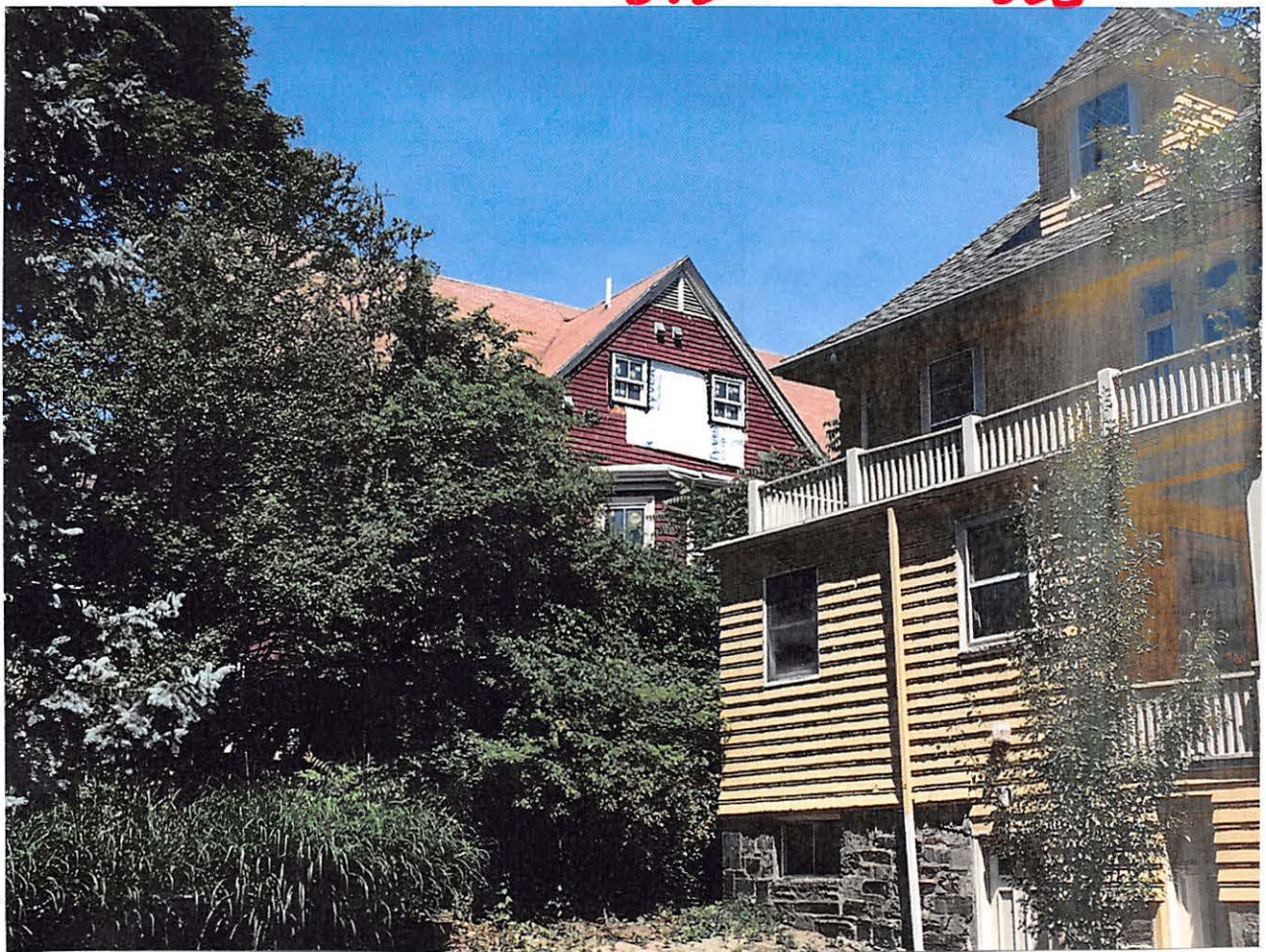
600

602/604



S92

S88



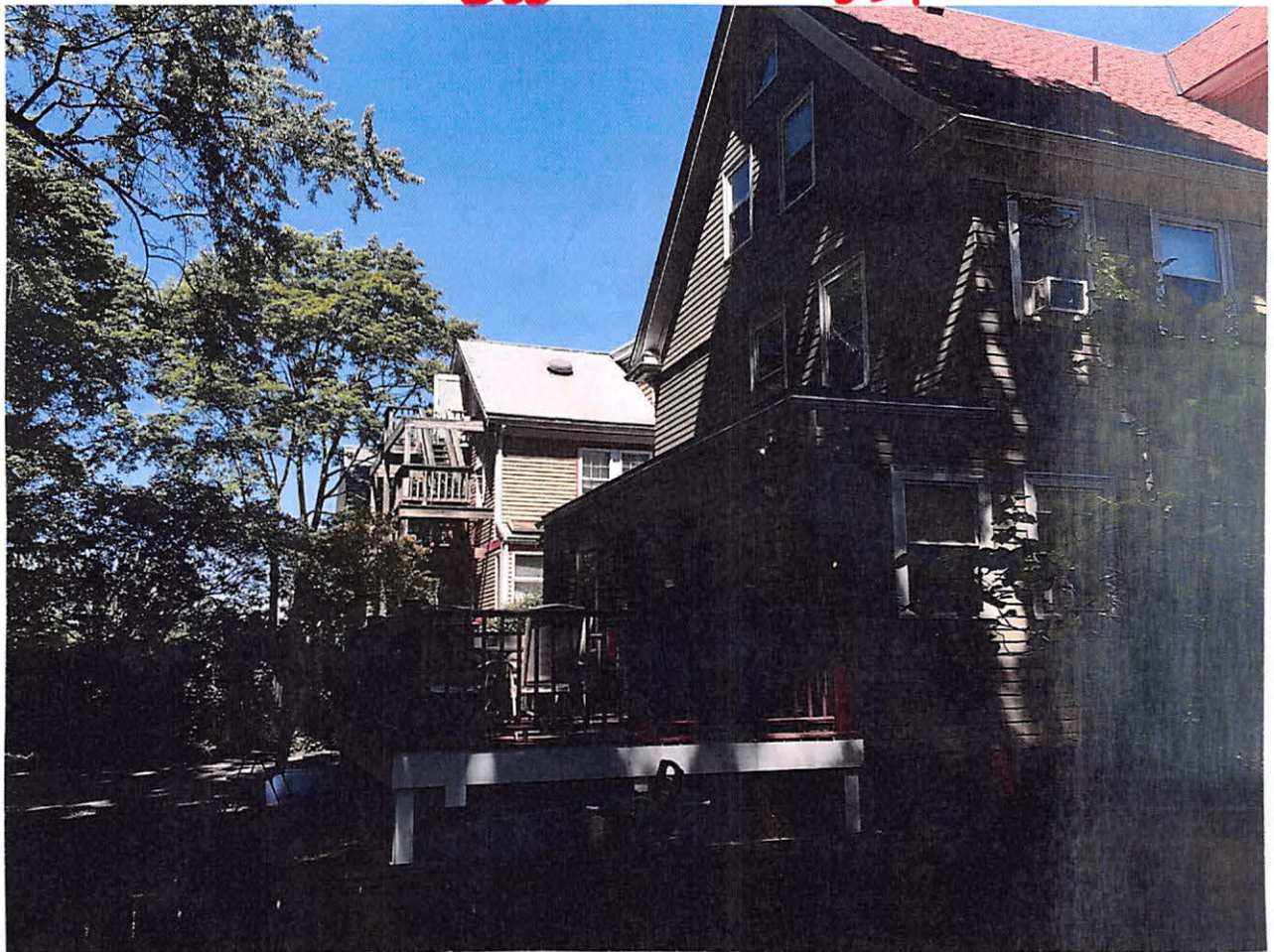
S88



600 594 592



600 594



592- BACKYARD



S92 - EXISTING / IN PROGRESS

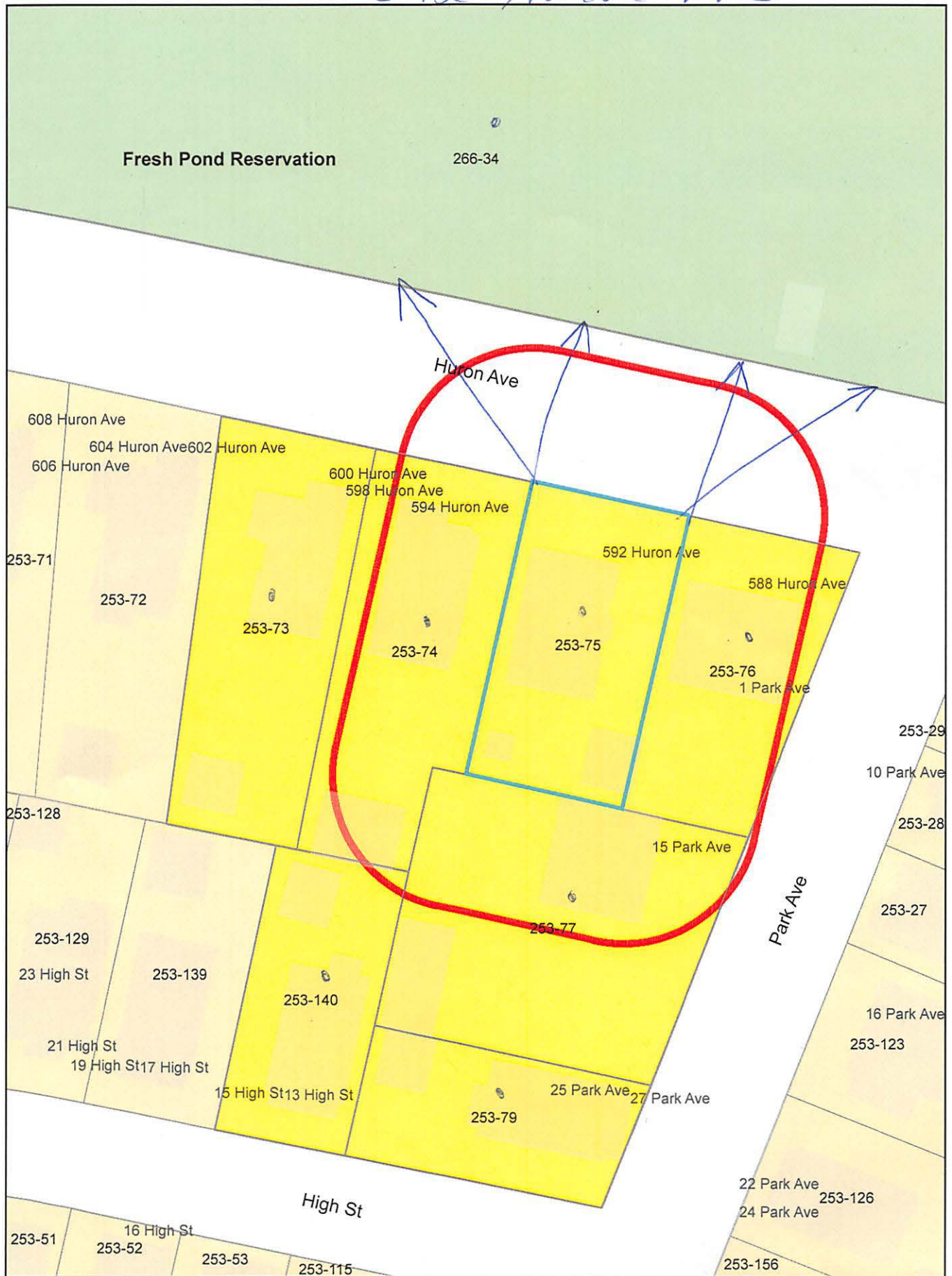


NOTE: S92 HAS SINCE BEEN
PAINTED BLUE - SEE ATTACHED.

592 Huron



592 Huron Ave



592 Huron Ave
Petitioner
DERICK SNARE
158 CENTRAL STREET
SOMERVILLE, MA 02145

253-74
CHUNG, DANIEL C. & JOSEPH PAUL CHART
594 HURON AVE
CAMBRIDGE, MA 02138

253-75
SOROCA, ADAM L. & KAREN A. SOROCA
127 FAYERWEATHER ST., #1
CAMBRIDGE, MA 02138

253-77
WALTHER, RAYMOND J. & JOAN T. WALTHER
15 PARK AVE
CAMBRIDGE, MA 02138

253-79
BARRY, RICHARD L. JR. TRUSTEE THE BARRY
PARK AVE. REALTY TRUST
25 PARK AVE
CAMBRIDGE, MA 02138

253-140
BRADNER, SCOTT O.
15 HIGH ST.
CAMBRIDGE, MA 02138

266-34
CAMBRIDGE CITY OF WATER DEPT
250 FRESH POND PKWY
CAMBRIDGE, MA 02138

266-34
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

266-34
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

253-73
ARAY, LEONARDI & TANYA JOHN
598-600 HURON AVE., UNIT #2
CAMBRIDGE, MA 02138

253-76
LYNCH, LIAM & AILEEN C. LYNCH
588 HURON AVE
CAMBRIDGE, MA 02138

253-73
FEUERSTEIN, JOYCE
598-600 HURON AVE., UNIT #1 & #3
CAMBRIDGE, MA 02138