

BZA APPLICATION FORM

GENERAL INFORMATION

2019 NOV -1 AM 10:31
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: Variance: Appeal:
PETITIONER: Laura Nash and Tom Phelan
PETITIONER'S ADDRESS: 11 Buckingham Street, Cambridge
LOCATION OF PROPERTY: 11 Buckingham Street, Cambridge
TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: A-1

REASON FOR PETITION:

- Additions New Structure
- Change in Use/Occupancy Parking
- Conversion to Addi'l Dwelling Unit's Sign
- Dormer Subdivision
- Other: _____

DESCRIPTION OF PETITIONER'S PROPOSAL:

FOR SPECIAL PERMIT: OWNER WISHES TO CONSTRUCT A 13'-3" LONG SHED DORMER AT THE SOUTH FACADE AT THE SECOND FLOOR, RESTORING A DORMER PREVIOUSLY REMOVED.

FOR VARIANCE: OWNER WISHES TO CONSTRUCT A SINGLE-CAR GARAGE

SECTIONS OF ZONING ORDINANCE CITED:

Article B Section B.22.2.C CHANGES TO A NON-CONFORMING SIGNAGE
Article 5 Section 5.21.1 LOT WIDTH
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

Ken Tingre
at any public
exp 3/29/24


Original Signature(s):

Laura L. Nash
(Petitioner(s)/Owner)

LAURA L. NASH
(Print Name)

Address:

11 BUCKINGHAM STREET
CAMBRIDGE, MA 02138

Tel. No.:

617. 354. 5699

E-Mail Address:

LAURA.NASH11@GMAIL.COM

Date: 10.30.19

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 Thomas W. Beale and Laura L. Nash
(OWNER)

Address: 11 Buckingham St, Cambridge, MA 02138

State that I/We own the property located at 11 Buckingham St, which is the subject of this zoning application.

The record title of this property is in the name of Thomas W. Beale and Laura L. Nash

*Pursuant to a deed of duly recorded in the date 8/29/1977, Middlesex South County Registry of Deeds at Book 13272, Page 539; or Middlesex Registry District of Land Court, Certificate No. 60341163 Book 13272 Page 539.

Laura L. Nash
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

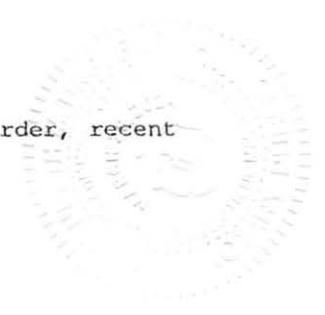
Commonwealth of Massachusetts, County of Middlesex

The above-name Laura Nash personally appeared before me, this 31 of October, 2019, and made oath that the above statement is true.

[Signature] Notary Ken Tingler

My commission expires 3/29/24 (Notary Seal).

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





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 Owners have lived in their house for 42 years and for the entire time there have had the benefit of a small single car garage. In embarking on an appropriately sized kitchen and bedroom expansion at the rear of the house, and because their 1930 metal garage is succumbing to rust and disintegration, they would like to rebuild a garage of identical footprint, but need its location to be in compliance with the Ordinance rule of a 10' distance between it and the primary structure. So, they are requesting permission to build a compliant new garage building of identical footprint. The Owners have depended on their garage for not only car storage in harsh winters, but for bicycles, car needs, the lawn mower, tools, and all the commonplace things that are most easily stored outside the house. A literal enforcement of the Ordinance would serve to deny modest convenience to long-time, civic-minded engaged citizens at just the moment when it is likely that they will be spending more and more time at home.

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 width of the lot at 11 Buckingham Street is 58' in a district that requires 80'. This is likely because, in 1919, the Owners of number 13 Buckingham to the north, a considerably larger, grander, and elevated house, lopped off their land and the south appendage of their house and moved them south to be a new elementary school. That lopped off site is the land under number 11, which was converted into a single family house, probably around 1925. Our Ordinance, because it recognizes that residents need to store cars, bikes, and tools outside of the house, rightly and wisely does not include single car garages as part of a property's floor area. The lot area at this property is more than the district required minimum. Many Cambridge properties that meet neither lot width nor area minimums for the districts in which they're located enjoy the benefits of dry, safe storage that a garage provides. Indeed, 11 Buckingham has had that practical storage for 89 years and the Owners are simply asking that this unusually narrow but area-endowed lot be deemed sufficient to continue to accommodate a small garage.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

A single car garage has existed at 11 Buckingham Street since 1930. The proposed new garage is sited 14' back from the location of the existing garage. The new location is adjacent to the existing garage belonging to the neighboring property to the south, number 9 Buckingham Street. The Owners feel that the increased distance from the street and the proximity of the two garages is beneficial to the public.

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

Since a garage on the property is an established use for 89 years, granted relief, contrary to nullifying or substantially derogating from the purpose of the Ordinance, would simply enhance the safety of the occupants of the house, decrease visibility from the street to the public, and keep unchanged the everyday and modest storage abilities of the Owners.

- * **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

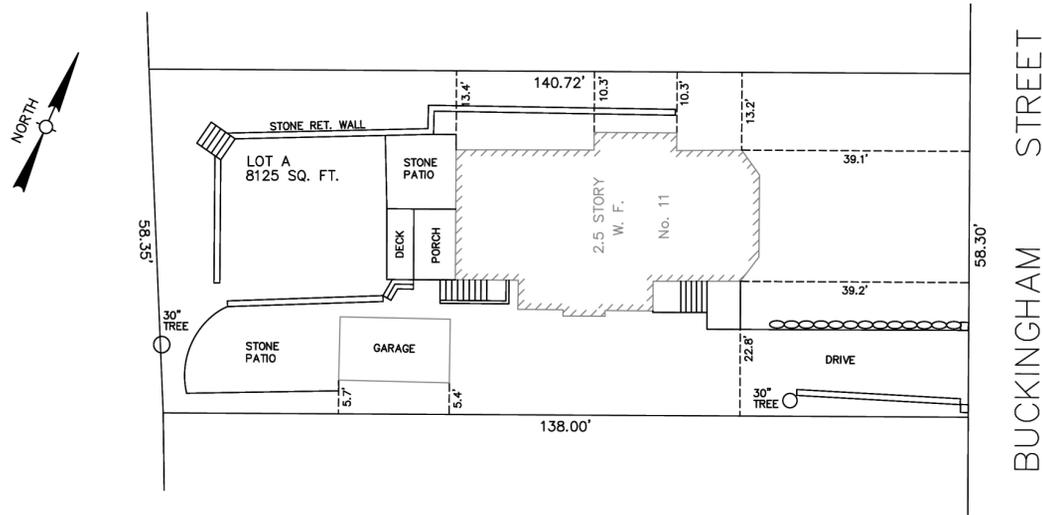
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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 11 Buckingham St Cambridge, MA (location) would not be a detriment to the public interest because:

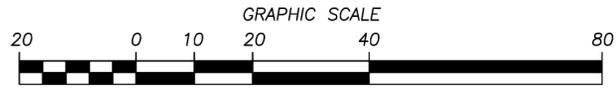
- A) Requirements of the Ordinance can or will be met for the following reasons:
- The proposed dormer at the south side of the second floor of the house meets the requirements of the Ordinance because it does not contribute to any non-conformity nor does it intensify neighborhood density. Because its construction is more than 50% a reconstruction of an original dormer that was removed in 1992, and because its dimensions fall below the City's recommended dormer size guidelines, it is architecturally appropriate to the building. The additional square footage gained in the building by construction of the dormer increases the FAR by only .006, and takes the total FAR from .328 to .333, well below the required maximum of .5 in the district.
- 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:
- No traffic is generated, no patterns of access are changed, and thus no congestion nor neighborhood hazard is caused by the construction of the dormer.
- 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:
- No continued use or future developed uses on adjacent properties will be adversely affected by building this proposed dormer.
- 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:
- The existing second floor of the original house, prior to 1992, had a dormer in the location of the one proposed herein. It was removed in 1992 and the second floor wall of the house was moved further in to the second floor space in order to create a tall enough wall in which to install glass doors out to a rubber-roofed balcony. The construction had the affect of creating a "bathtub" that filled with water, leaked into the ceiling below, and damged the kitchen walls and structure. Replacement of the dormer and extending it to meet the sloped roof portion at the rear of the house will eliminate this problematic balcony, allowing the building to properly shed rain and snow again, and prevent further damage.
- 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:

The proposed dormer is designed to the architecture of the original 1892 building, it is sized to both restore the building's original architecture and to conform to the City's dormer guidelines, and its windows would bring useful healthy southern sunlight into the house. It is proposed with full conviction that contrary to being detrimental in any way, it will benefit the integrity of the district and the solidity of the structure.



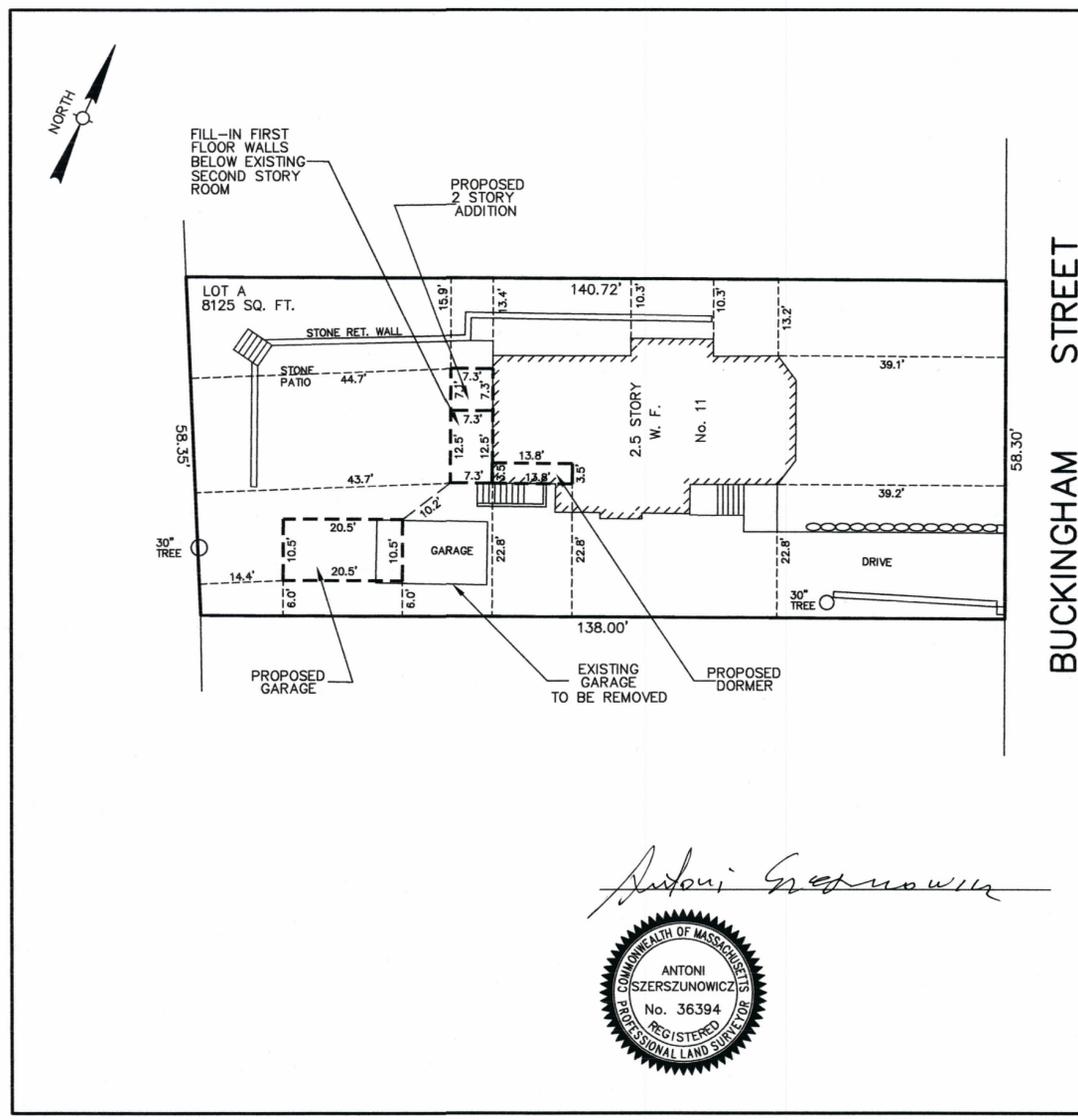
PLOT PLAN
11 BUCKINGHAM STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20' MARCH 19, 2018
AGH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386



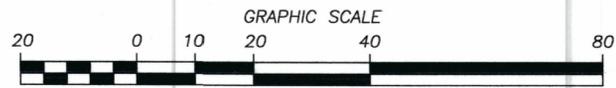
Existing Plot Plan

1



PLOT PLAN
11 BUCKINGHAM STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20' OCTOBER 17, 2019
AGH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386



Antoni Szerszunowicz
ANTONI SZERSZUNOWICZ
No. 36394
REGISTERED PROFESSIONAL LAND SURVEYOR

Proposed Plot Plan

2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

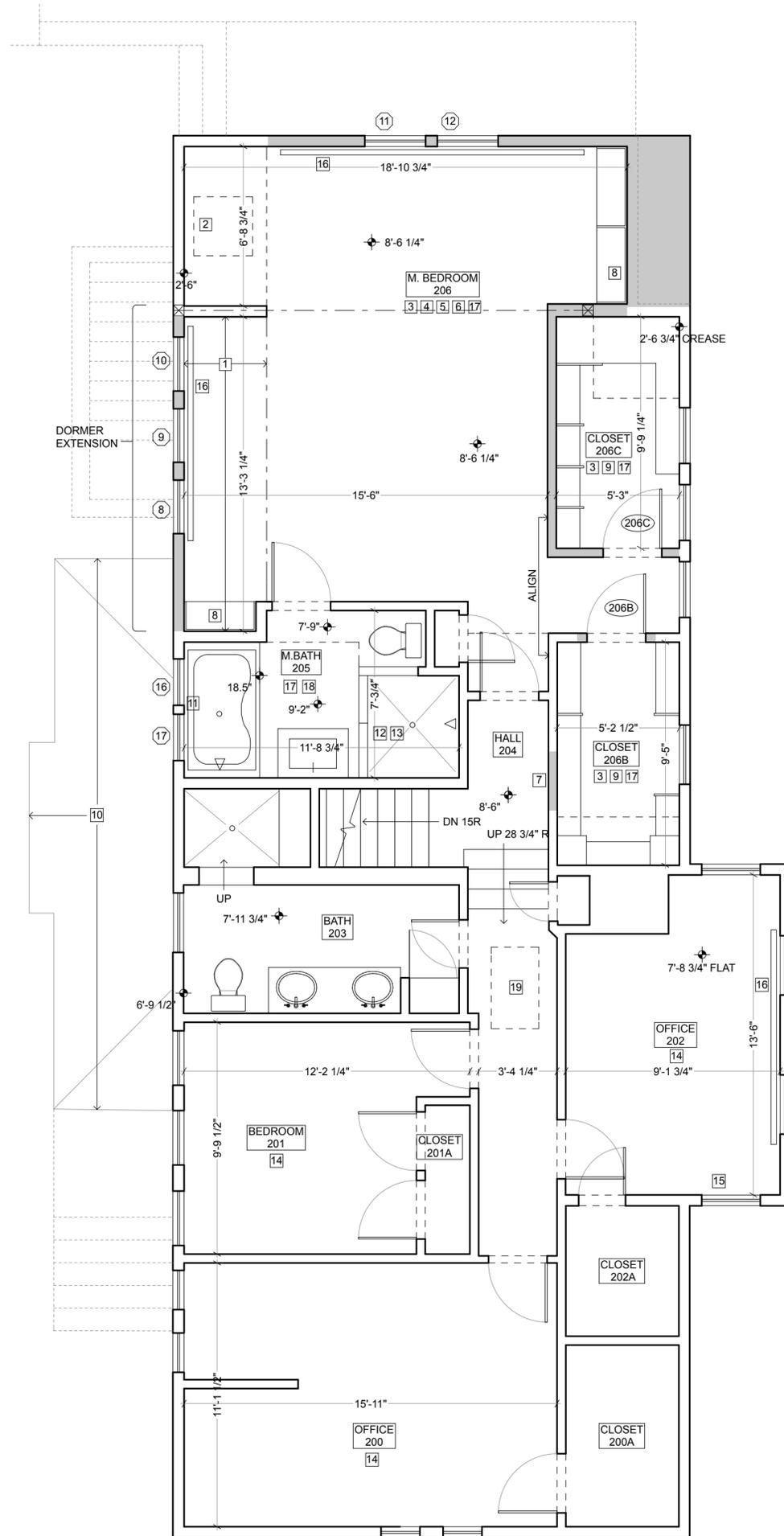
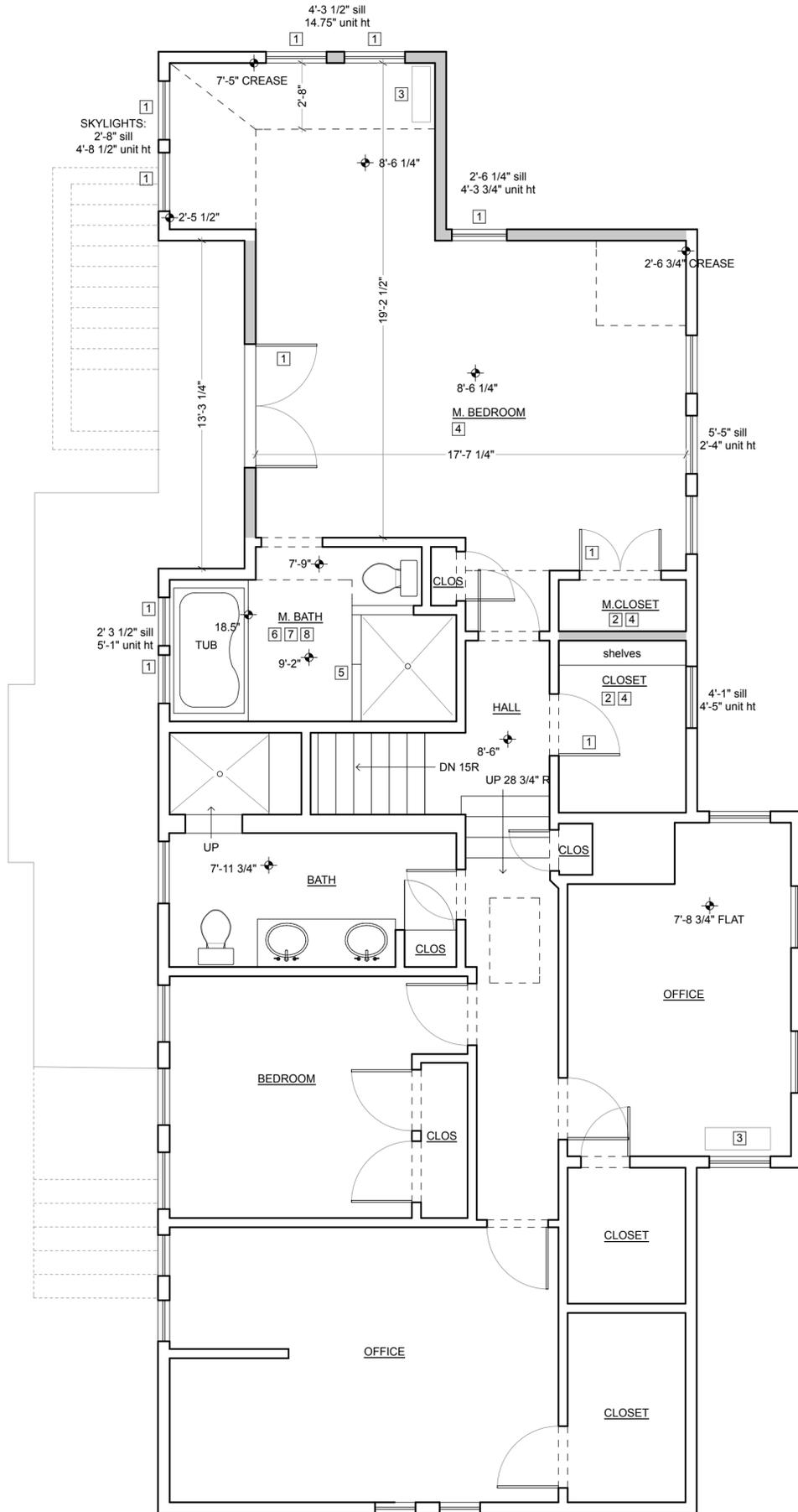
General Drawing Note:
Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepancies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

11 Buckingham Street
Cambridge, MA

Job number	1714
Scale	as noted
Date	10.29.19
Drawn by	aj/cb
Checked by	

Existing and Proposed Plot Plans

A-1.0



Existing Second Floor Plan

1/4" = 1'-0"

1

Proposed Second Floor Plan

1/4" = 1'-0"

2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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11 Buckingham Street
Cambridge, MA

Job number	1714
Scale	as noted
Date	10.29.19
Drawn by	aj/cb
Checked by	

Existing and Proposed
Second Floor Plans

A-2.2



Existing Side Elevation (South)

1/4" = 1'-0"

1



Proposed Side Elevation (South)

1/4" = 1'-0"

2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

General Drawing Note:
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Cambridge, MA

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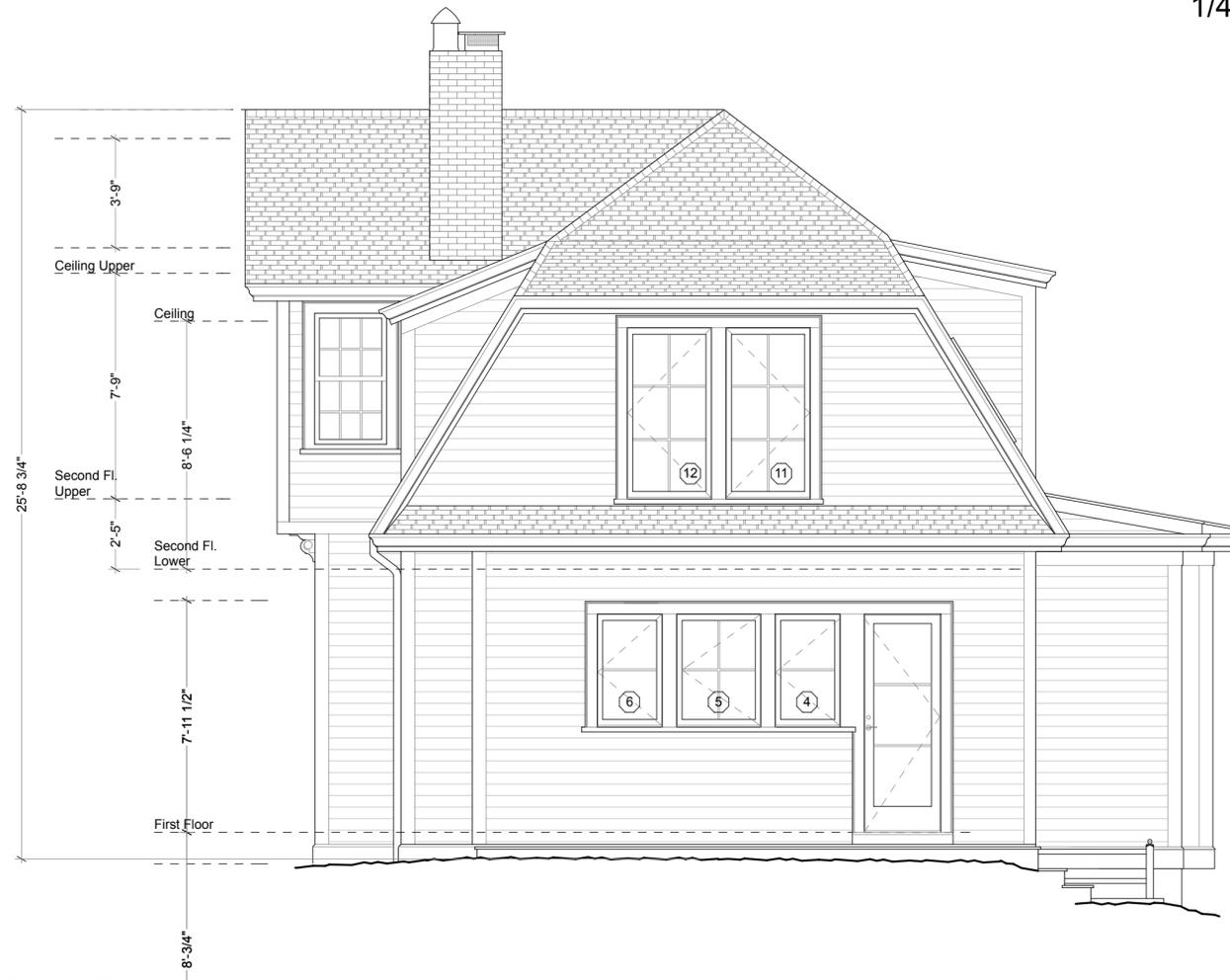
Existing and Proposed
South Elevations

A-7.0



Existing Rear Elevation (West)

1/4" = 1'-0" 1



Proposed Rear Elevation (West)

1/4" = 1'-0" 2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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11 Buckingham Street
Cambridge, MA

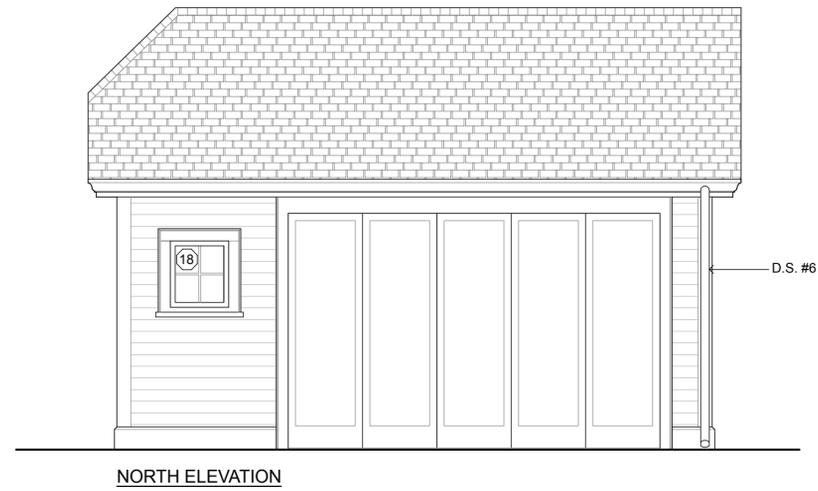
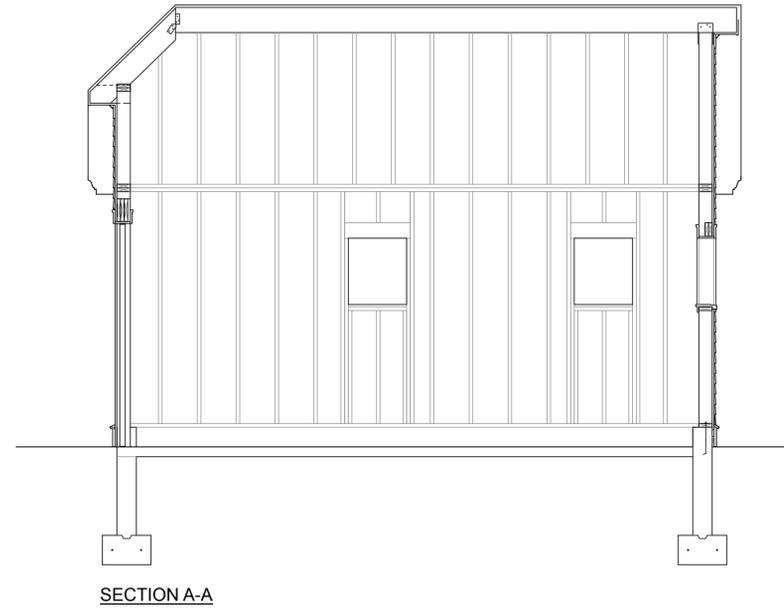
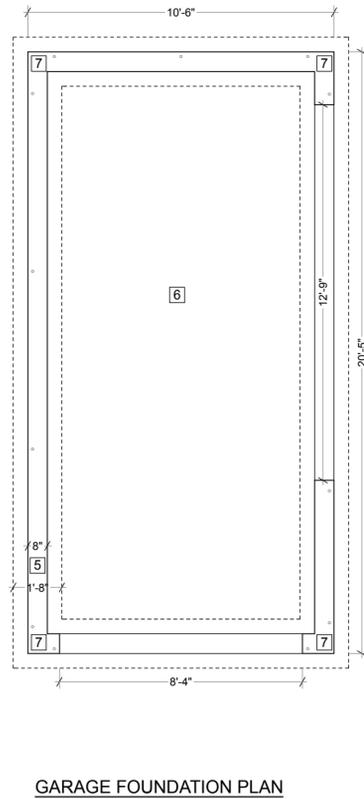
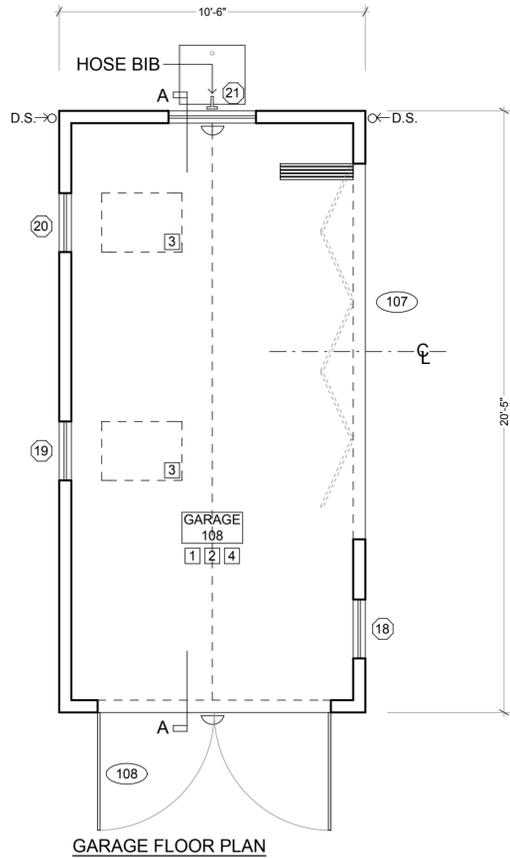
Job number	1714
Scale	as noted
Date	10.29.19
Drawn by	aj/cb
Checked by	

Existing and Proposed
West Elevations

A-7.1

- GARAGE CONSTRUCTION NOTES:**
- 1 VAULTED CEILING.
 - 2 NICKEL BOARD, PTD @ INTERIOR WALLS & CEILING.
 - 3 SKYLIGHT.
 - 4 BRICK ON CONCRETE FLOOR.
 - 5 8" POURED CONCRETE FROST WALLS WITH 1'-8" x 1'-0" REINFORCED CONCRETE FOOTINGS.
 - 6 4" POURED CONCRETE SLAB ON GRADE W/6x6 W1.4 x 1.4 LOCATED HALFWAY THROUGH SLAB.
 - 7 ANCHOR BOLTS IN TOP OF FOUNDATION WALL, 5/8" DIAMETER TYPICAL, 8" INTO FOUNDATION, ONE EVERY 6'-0" O.C. W/ 3"x3"x1/4" PL. AT NO MORE THAN 1'-0" FROM EACH CORNER AND EACH JAMB.

- DRAWING KEY:**
- NEW CONSTRUCTION
 - EXISTING WALLS TO REMAIN
 - NEW DOOR
 - NEW WINDOW



Proposed Garage Plans

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



Proposed Garage Elevations

1/4" = 1'-0" **2**

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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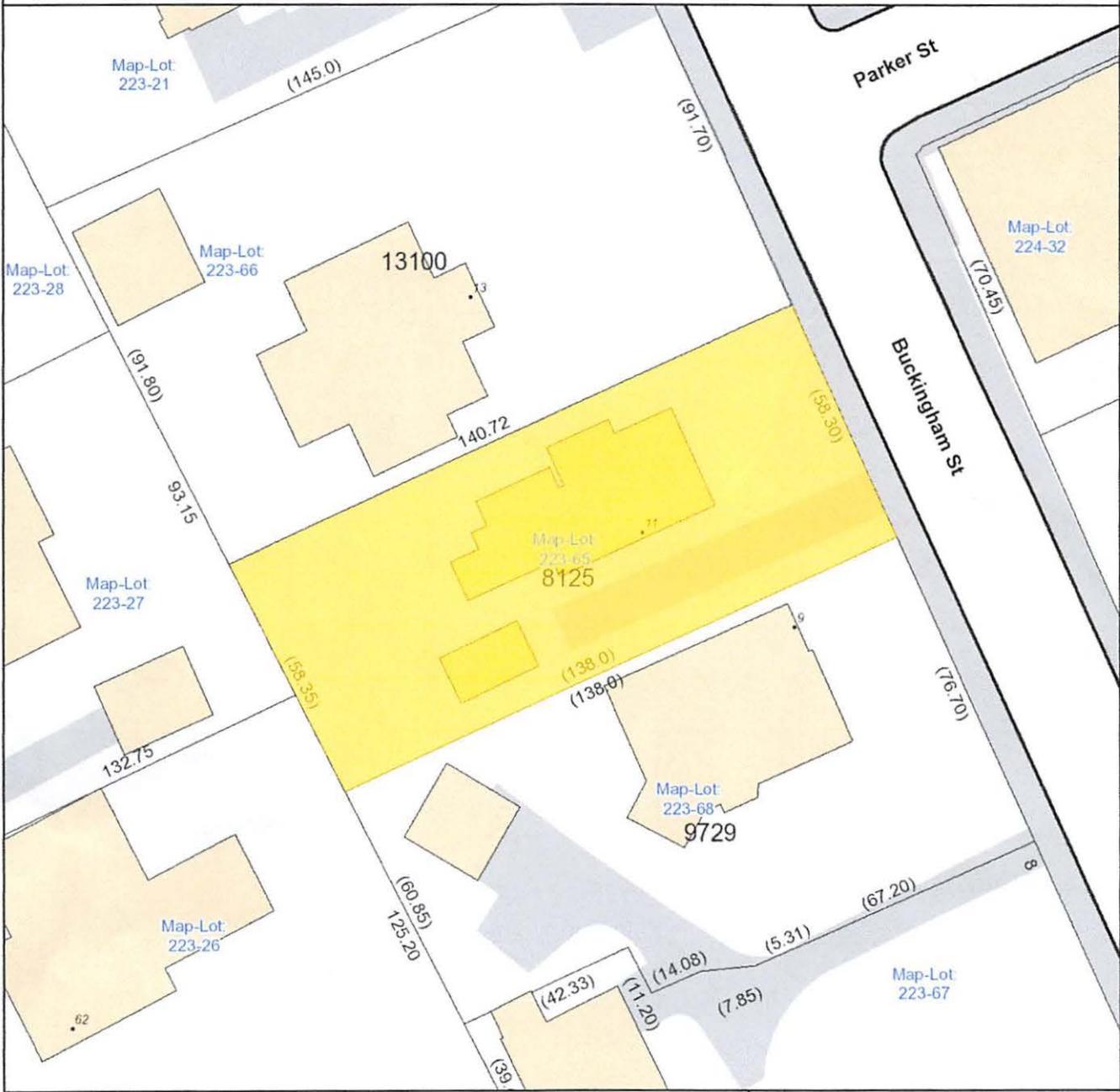
Proposed Garage

A-3.3









City of Cambridge
Massachusetts

1" = 35 ft

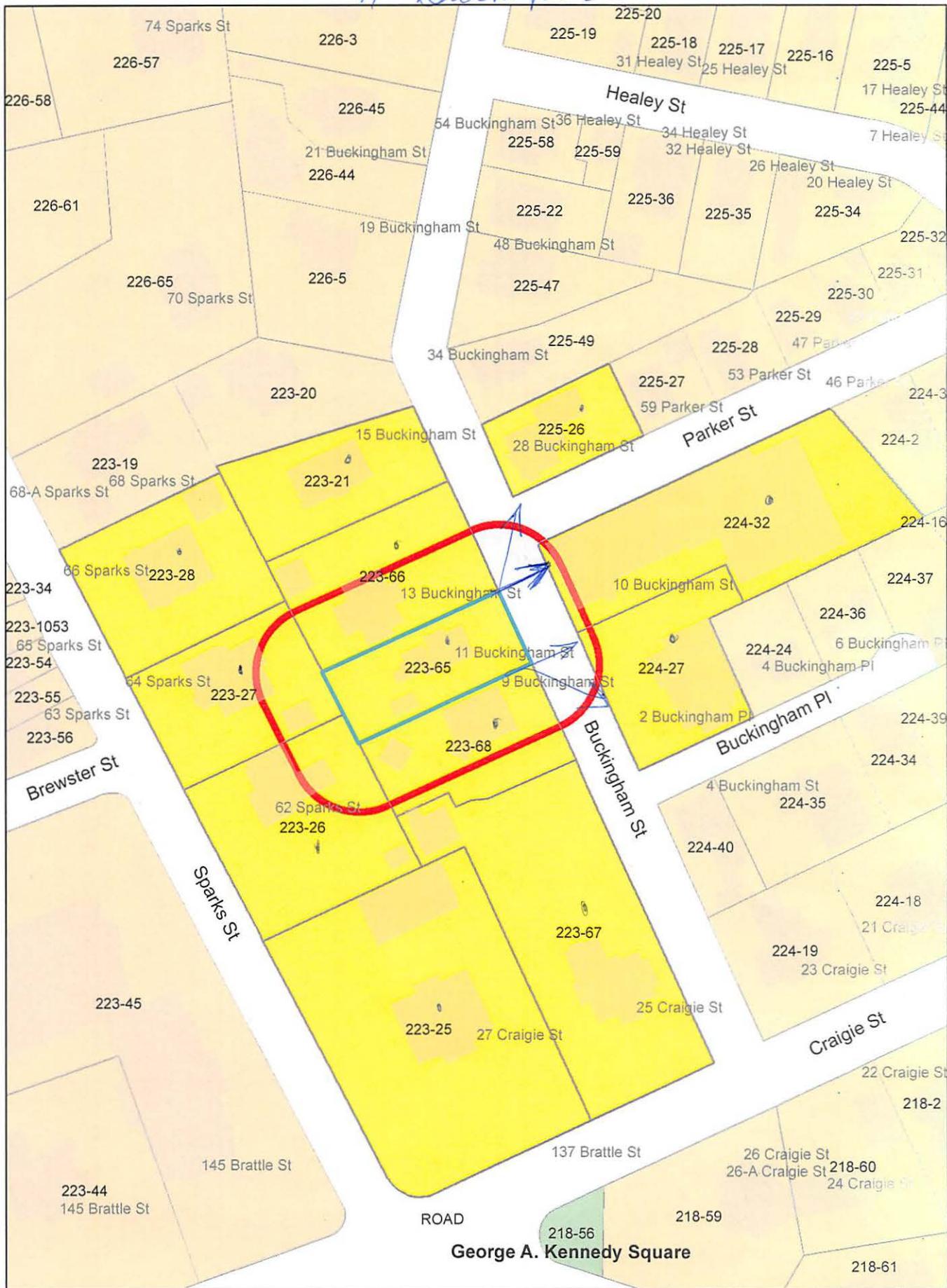
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www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



11 Buckingham St



11 Buckingham St.

Peetioner

224-27-32
BUCKINGHAM BROWNE AND NICHOLS SCHOOL
80 GERRYS LANDING ROAD
CAMBRIDGE, MA 02138

223-25
STILLER, SHALE D., TRUSTEE THE ARTHUR K.
SOLOMON MARITAL TR
C/O DLA PIPER, LLP
6225 SMITH AVE
BALTIMORE, MD 21209

223-65
BEALE, THOMAS W. & LAURA L. NASH
11 BUCKINGHAM ST
CAMBRIDGE, MA 02138

223-28
FISHER, JOSEPH,
TRUSTEE THE SPARKS TRUST
PO BOX 11270
JACKSON, WY 83002

SMART ARCHITECTURE
C/O MARGARET BOOZ, ARCHITECT
625 MASS AVENUE
CAMBRIDGE, MA 02138

223-66
DONATH, JUDITH S.
13 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

223-21
SICHKO, SAMUEL C. & DAVID R. PEELER
TR. 15 BUCKINGHAM STREET REALTY TRUST
15 BUCKINGHAM ST
CAMBRIDGE, MA 02138-2219

223-27
BARRINGER, ELIZABETH PRATT & JOHN A. CLARK
64 SPARKS ST
CAMBRIDGE, MA 02138-2238

225-26
ANGELONE, THOMAS CHRISTOPHER &
JONNA MARIE ANGELONE, TRUSTEES
28 BUCKINGHAM ST
CAMBRIDGE, MA 02138

223-26
UNGER, ROBERTO MANGABEIRA &
TAMARA LOTHIAN
TRS OF 62 SOARKS ST TRUST
62 SPARKS ST
CAMBRIDGE, MA 02138

223-67
HORTON, FREDERICK H. & KATHERINE E. RYAN
25 CRAIGIE ST.
CAMBRIDGE, MA 02138

223-68
BURLAGE, MIKI YOSHINO,
9 BUCKINGHAM ST
CAMBRIDGE, MA 02138