



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAR -4 PM 4: 55

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 259922

#### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Matt Wagers C/O John Skibo - Skibo Construction LLC

**PETITIONER'S ADDRESS:** 662 Fulton St, Medford, MA 02155

**LOCATION OF PROPERTY:** 461 Windsor St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family                      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

I'm applying for a special permit relief to install a new window into the backside of the single-family home in the basement foundation.

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 8.000            Section: 8.22.2.c (Non-Conforming Structure).
- Article: 10.000        Section: 10.40 (Special Permit).
- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).

Original  
Signature(s):

M. Wagers                      J. Skibo  
(Petitioner (s) / Owner)

MATT WAGERS                      JOHN SKIBO  
(Print Name)

Address: \_\_\_\_\_  
Tel. No.                      (617) 372-3904  
E-Mail Address:            skiboconstruction@gmail.com

Date: 3/4/24

### BZA Application Form

**DIMENSIONAL INFORMATION**

**Applicant:** Matt Wagers  
**Location:** 461 Windsor St., Cambridge, MA  
**Phone:** (617) 372-3904

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<b>TOTAL GROSS FLOOR AREA:</b>		868		868		2500	(max.)
<b>LOT AREA:</b>		1282		1282		5000	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		67%		67%		60%	
<b>LOT AREA OF EACH DWELLING UNIT</b>		868		868		1500	
<b>SIZE OF LOT:</b>	<b>WIDTH</b>	22.46		22.46		50	
	<b>DEPTH</b>	58.17		58.17		100	
<b>SETBACKS IN FEET:</b>	<b>FRONT</b>	22		22		10	
	<b>REAR</b>	7		7		20	
	<b>LEFT SIDE</b>	0		0		7.5	
	<b>RIGHT SIDE</b>	2.75		2.75		7.5	
<b>SIZE OF BUILDING:</b>	<b>HEIGHT</b>	25.67		25.67		35	
	<b>WIDTH</b>	28.5		28.5		NA	
	<b>LENGTH</b>	20		20		NA	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		6%		6%		NA	
<b>NO. OF DWELLING UNITS:</b>		1		1		1	
<b>NO. OF PARKING SPACES:</b>		1		1		NA	
<b>NO. OF LOADING AREAS:</b>		NA		NA		NA	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		NA		NA		NA	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

NA

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 - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MATTHEW WAGERS  
(OWNER)

Address: 461 WINDSOR ST

State that I/We own the property located at 461 WINDSOR ST, which is the subject of this zoning application.

The record title of this property is in the name of MATTHEW WAGERS

\*Pursuant to a deed of duly recorded in the date 8/31/2007, Middlesex South County Registry of Deeds at Book 50039, Page 48; or Middlesex Registry District of Land Court, Certificate No. 1104146  
Book \_\_\_\_\_ Page \_\_\_\_\_.

M. Wagers  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

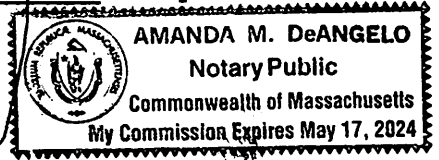
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Matthew P Wagers personally appeared before me, this 13<sup>th</sup> of February, 2024, and made oath that the above statement is true.

Amanda M. DeAngelo  
Notary

My commission expires May 17, 2024 (Notary Seal).



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

INDIVIDUAL PROPERTY RECORDS - 1950-1954

of location has been a subject of inquiry by the Bureau of Land Management and the Department of the Interior.

\_\_\_\_\_ (Name)

\_\_\_\_\_ (Address)

\_\_\_\_\_ (Description of property)

\_\_\_\_\_ (Section of land)

\_\_\_\_\_ (Date of recording)

\_\_\_\_\_ (County of recording)

\_\_\_\_\_ (State of recording)

\_\_\_\_\_ (Page)

RECORDED BY \_\_\_\_\_  
INDEXED BY \_\_\_\_\_

\_\_\_\_\_ (Remarks)



\_\_\_\_\_ (Signature)  
\_\_\_\_\_ (Title)

\_\_\_\_\_ (Date)

\_\_\_\_\_ (Additional notes)

## **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 461 Windsor 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:

Setback ordinance was established after the construction of the non-conforming lots.

**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:

This permit will not affect traffic, cause congestion or change 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:

The proposed use doesn't change by the approval of this permit

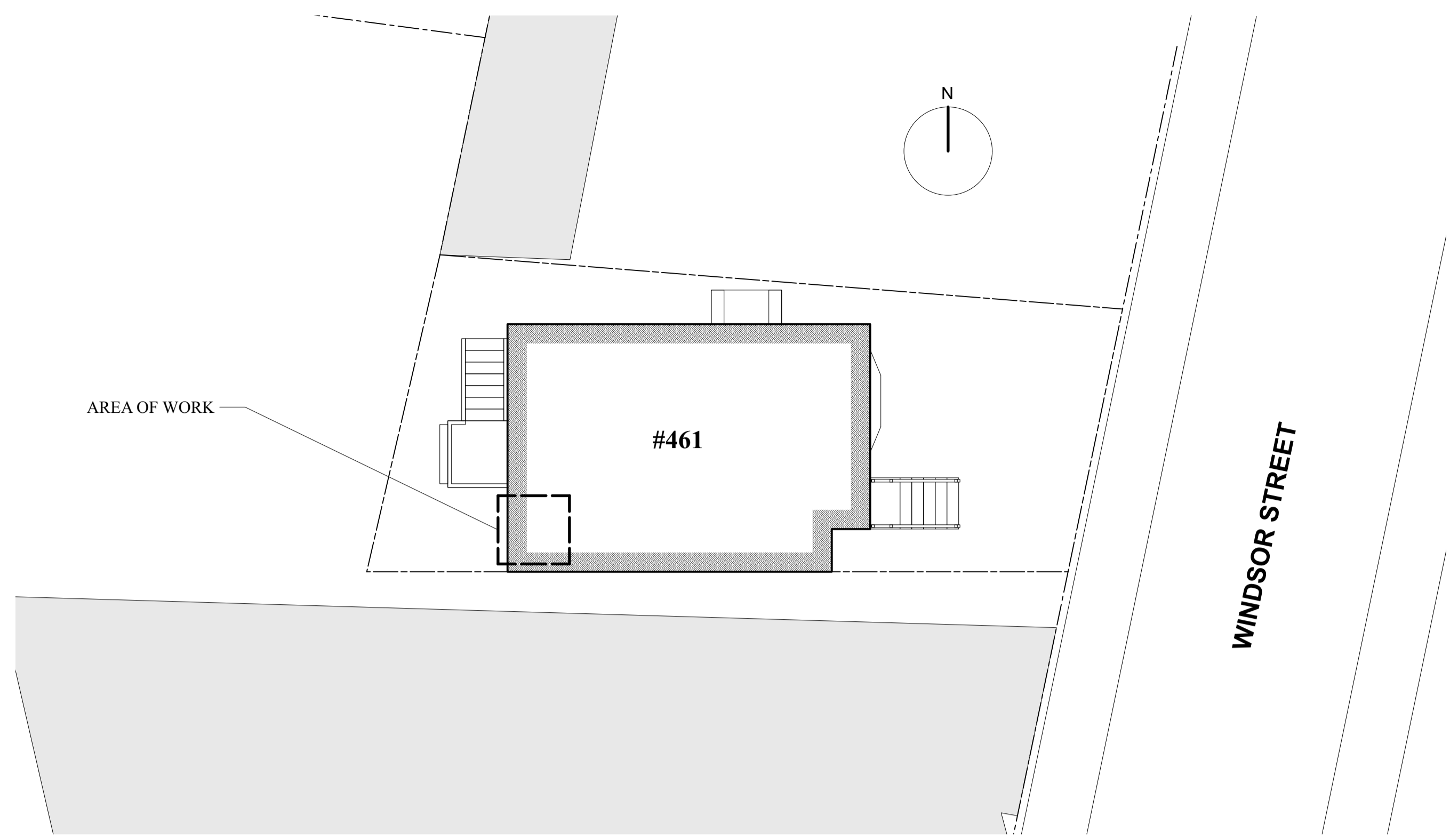
**D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Nuisance or hazard would not be created by issuance of this permit, if anything the new window would make the health, safety and welfare of the occupants better with the proposed window giving the home more light to the basement and another means of egress incase of emergency.

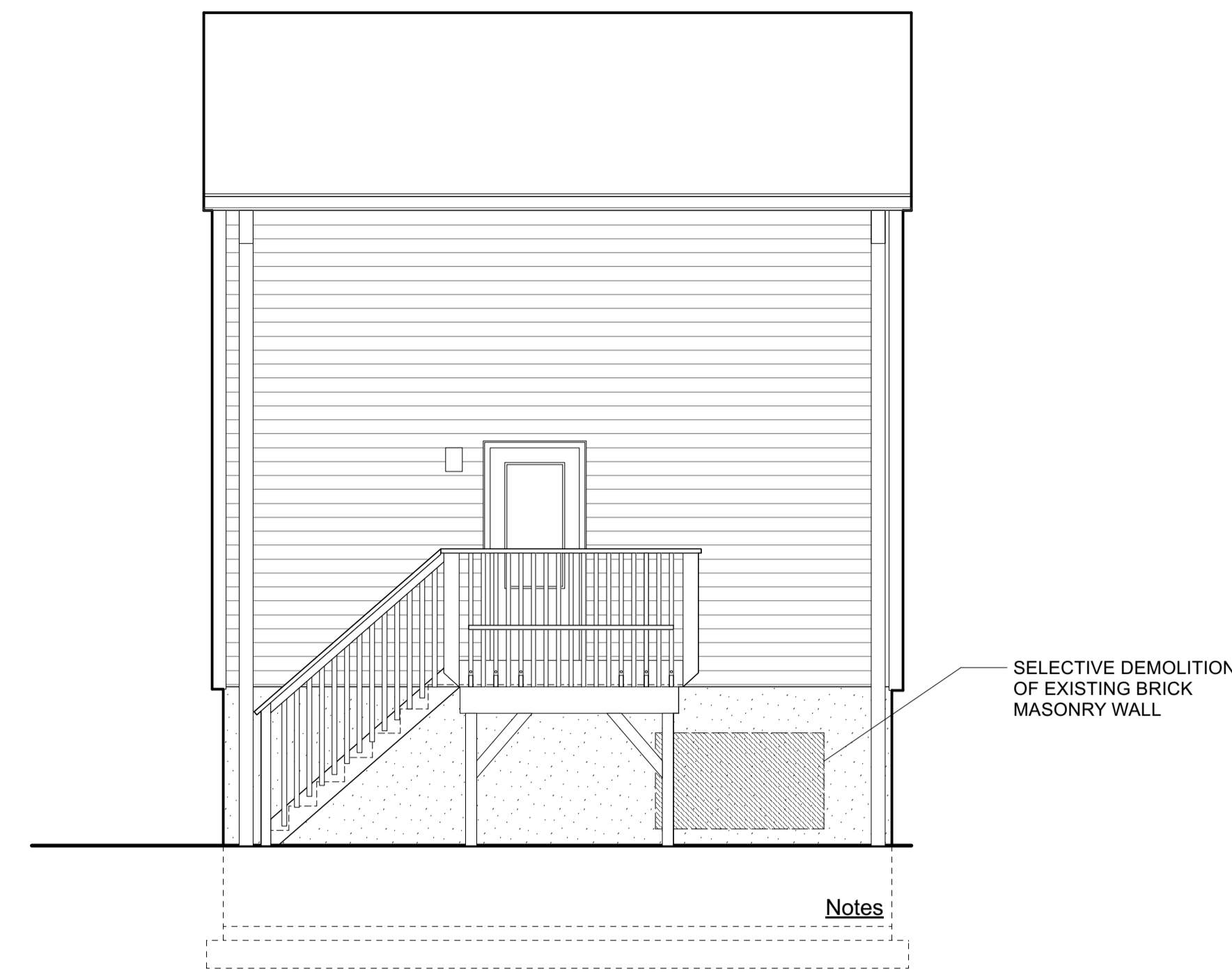
**E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed window is in harmony with other remodels and improvements of this residential area.

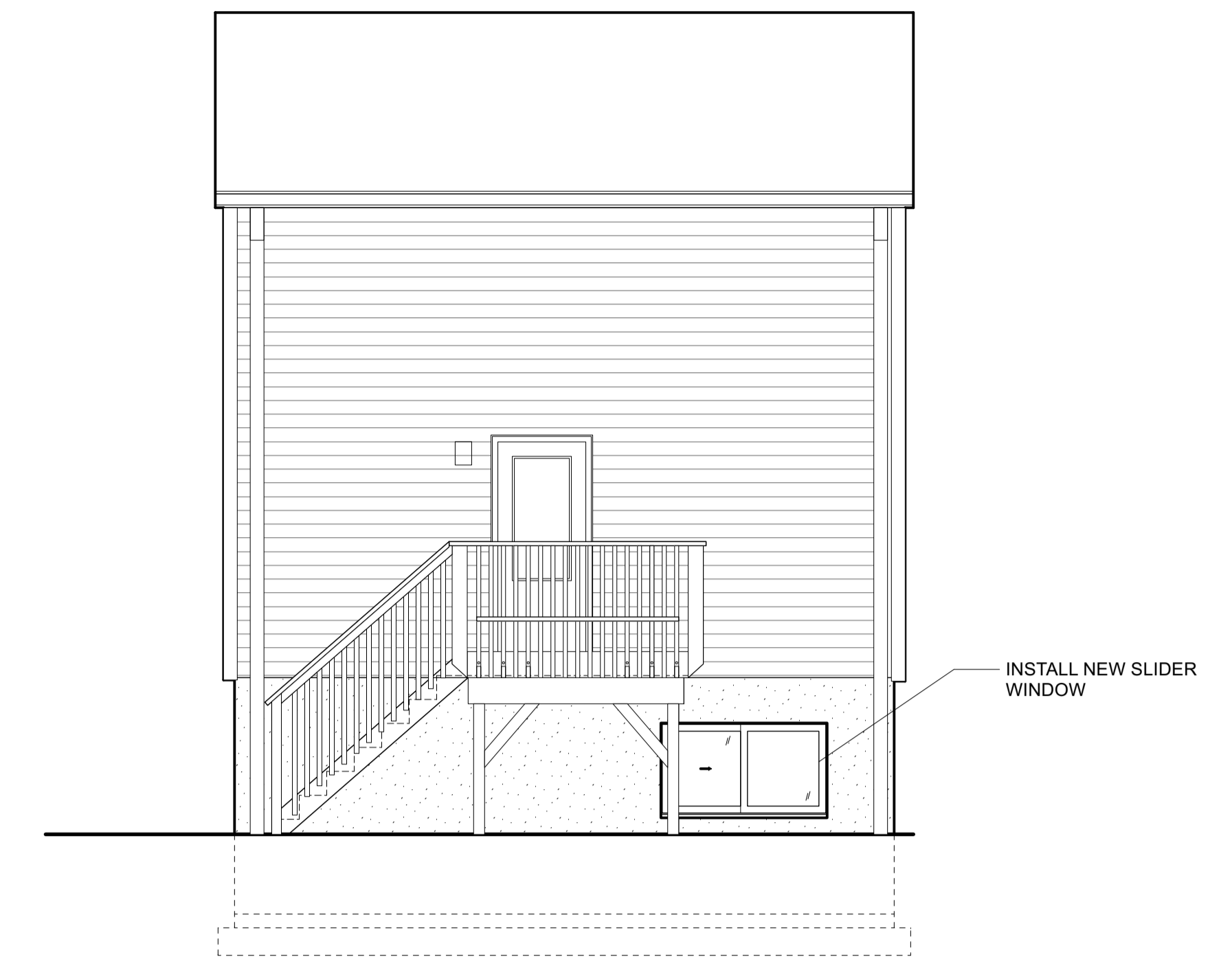
**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



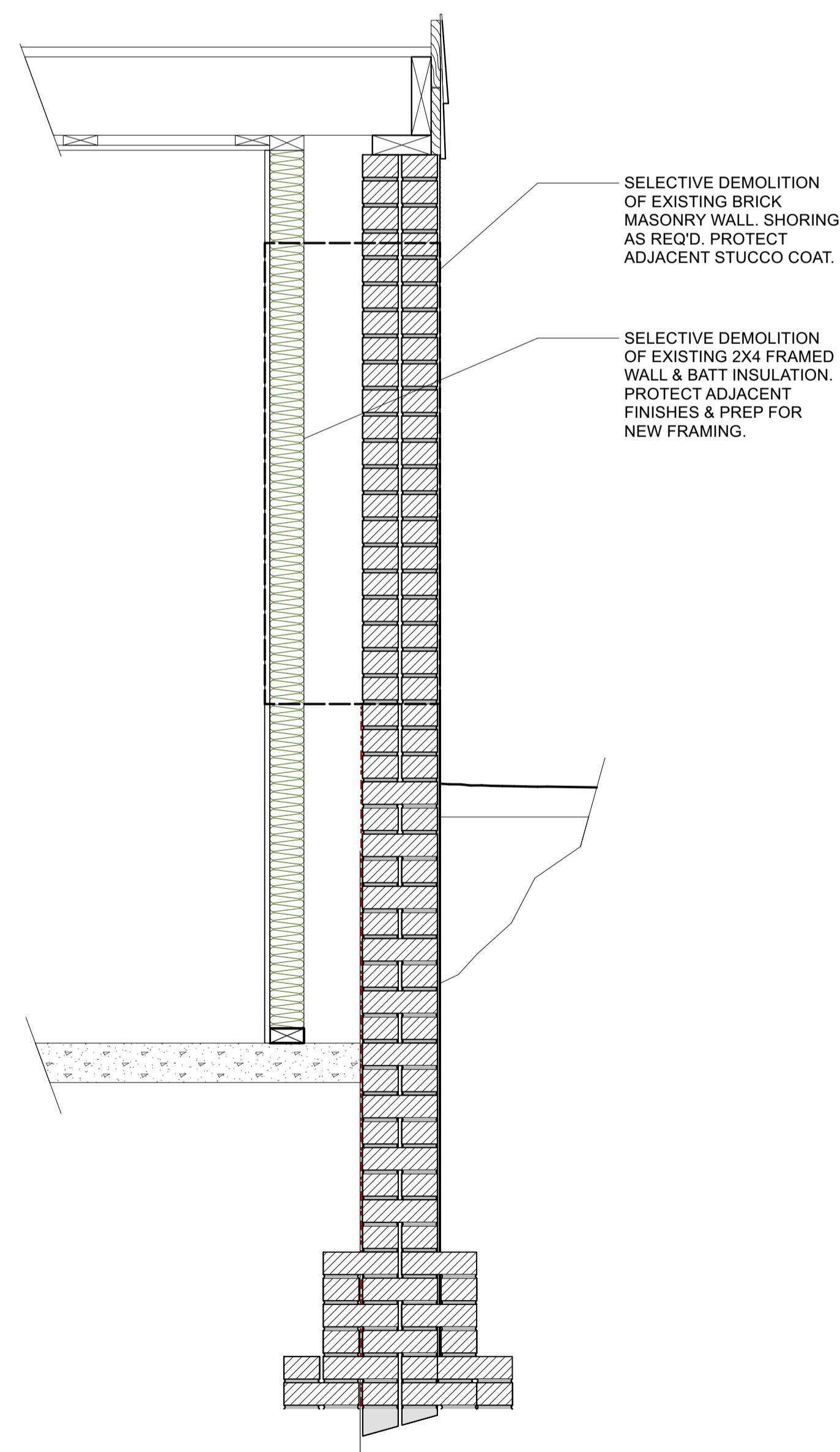
1 SITE PLAN  
Scale: 1/8" = 1'-0"



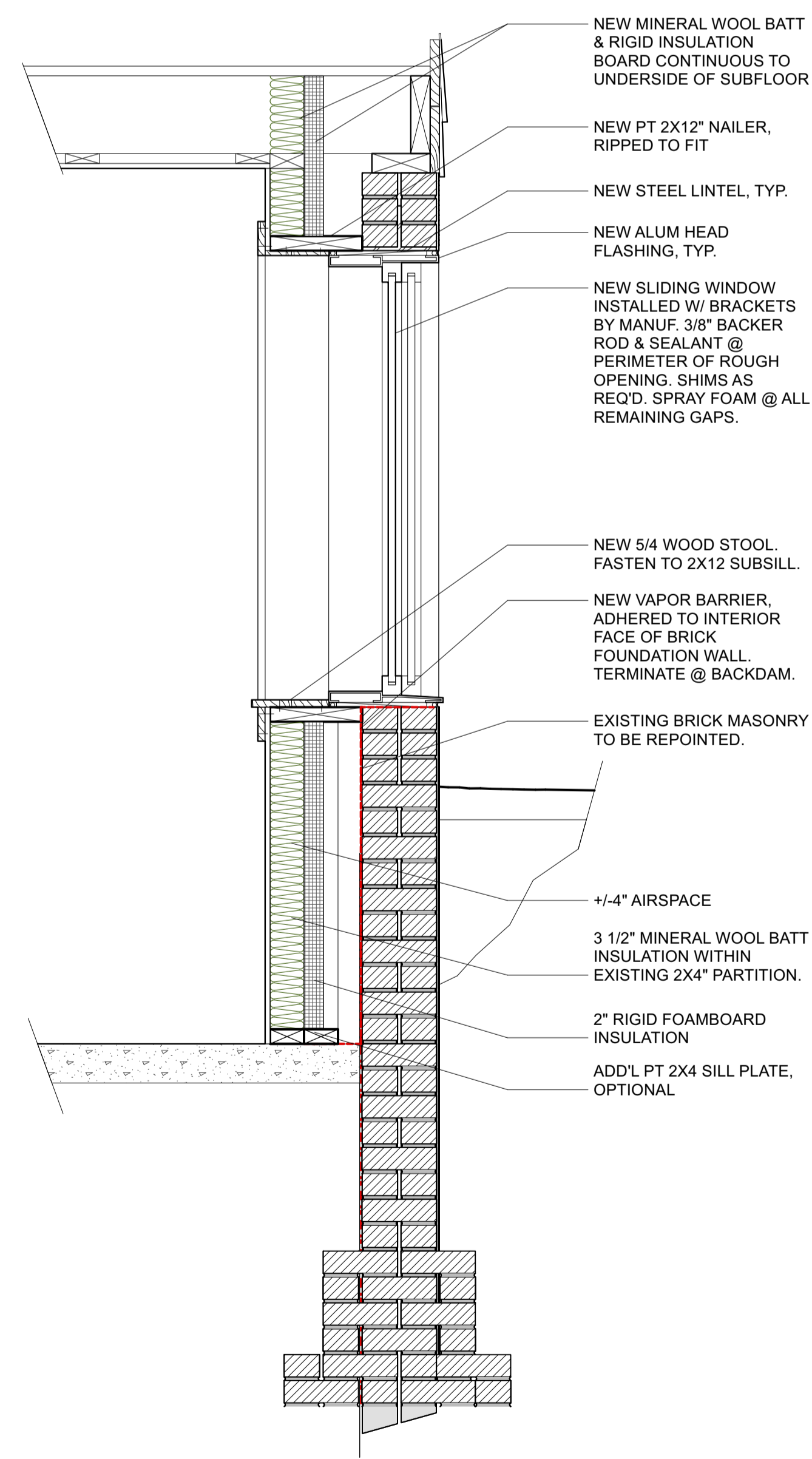
2 EXISTING REAR ELEVATION  
Scale: 1/4" = 1'-0"



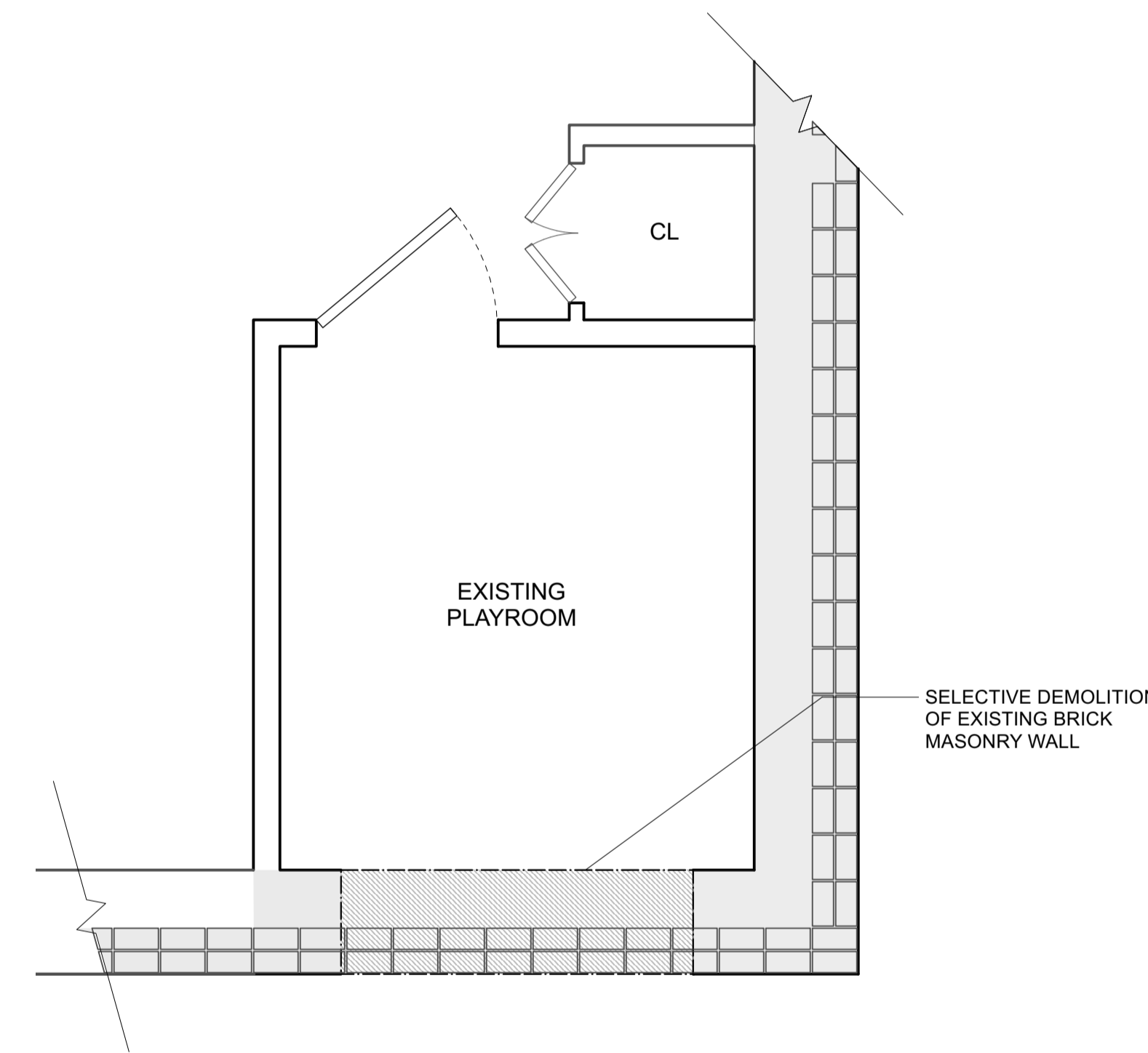
3 PROPOSED REAR ELEVATION  
Scale: 1/4" = 1'-0"



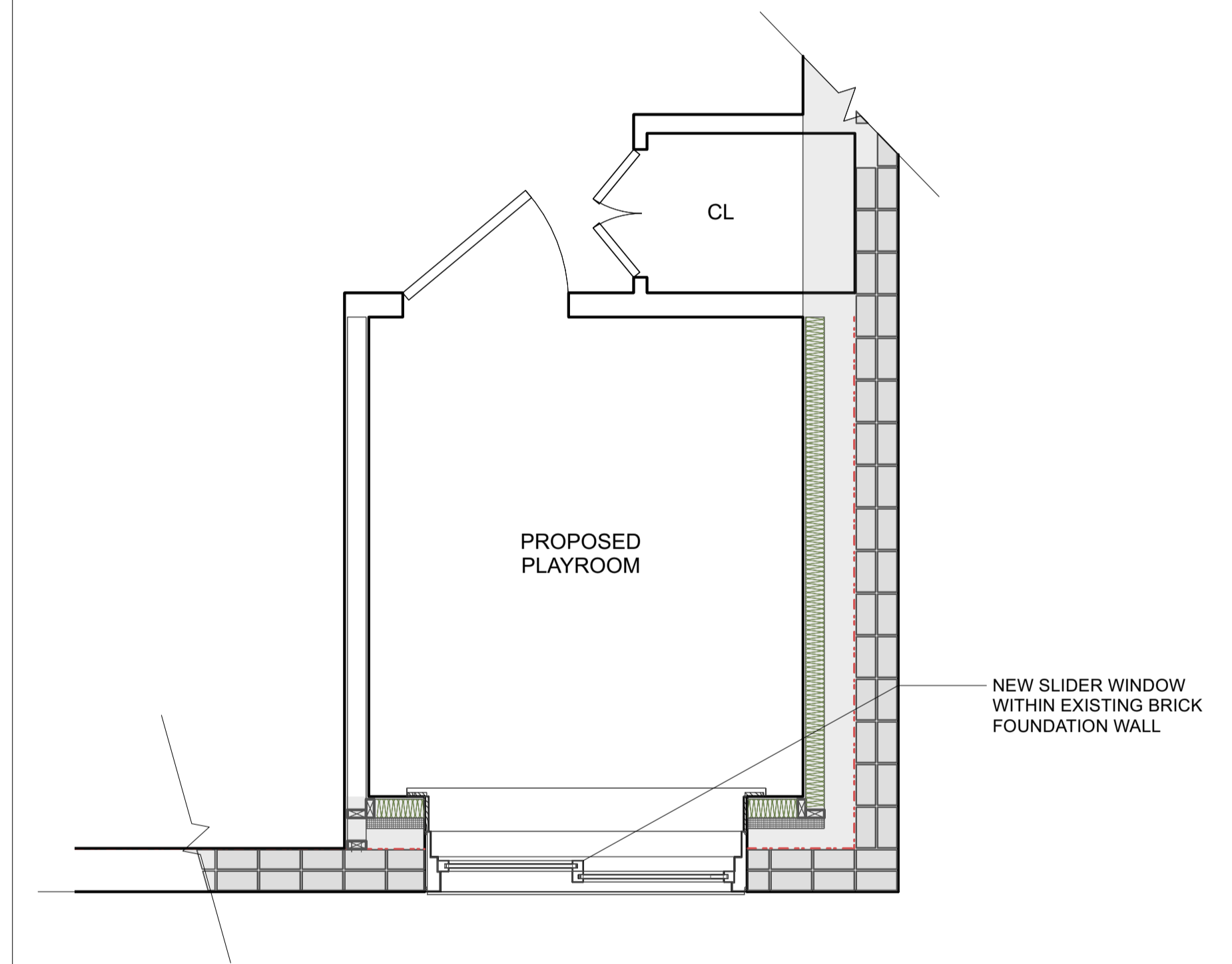
6 EXISTING EXTERIOR WALL SECTION  
Scale: 1" = 1'-0"



7 PROPOSED EXTERIOR WALL SECTION  
Scale: 1" = 1'-0"



4 EXISTING PARTIAL BASEMENT PLAN  
Scale: 1/2" = 1'-0"



5 PROPOSED PARTIAL BASEMENT PLAN  
Scale: 1/2" = 1'-0"

**MARADESIGN**  
6 BUCKINGHAM  
SOMERVILLE, MA  
0 2 1 4 3

Architect

REV.	DATE	DESCRIPTION

**461 WINDSOR  
BASEMENT  
WINDOW**

461 WINDSOR ST  
CAMBRIDGE MA

Sheet Title  
**BASEMENT  
WINDOW  
INSTALL**

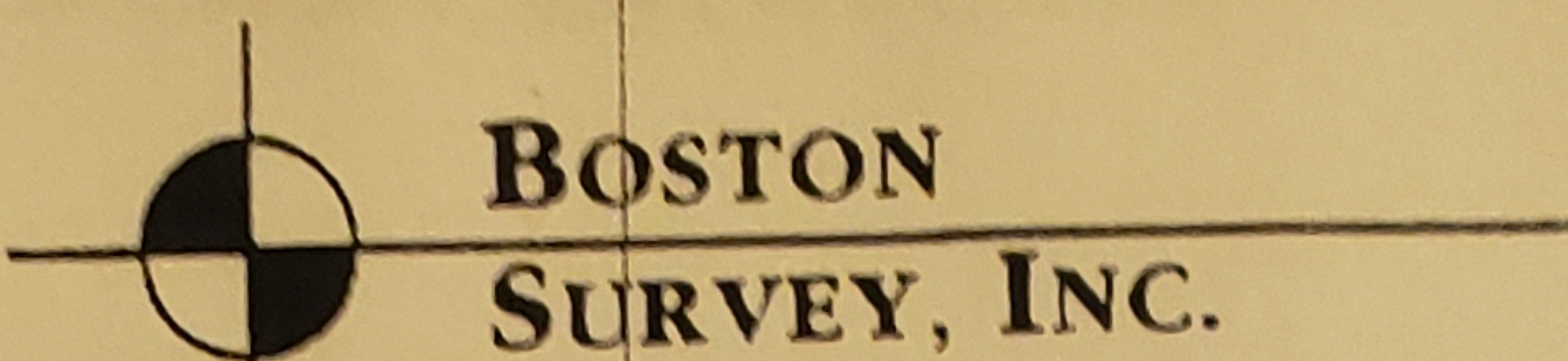
Date: 02/12/24 Drawn By:  
Project No: 21012

Sheet No.

**A1.1**



# MORTGAGE INSPECTION PLAN

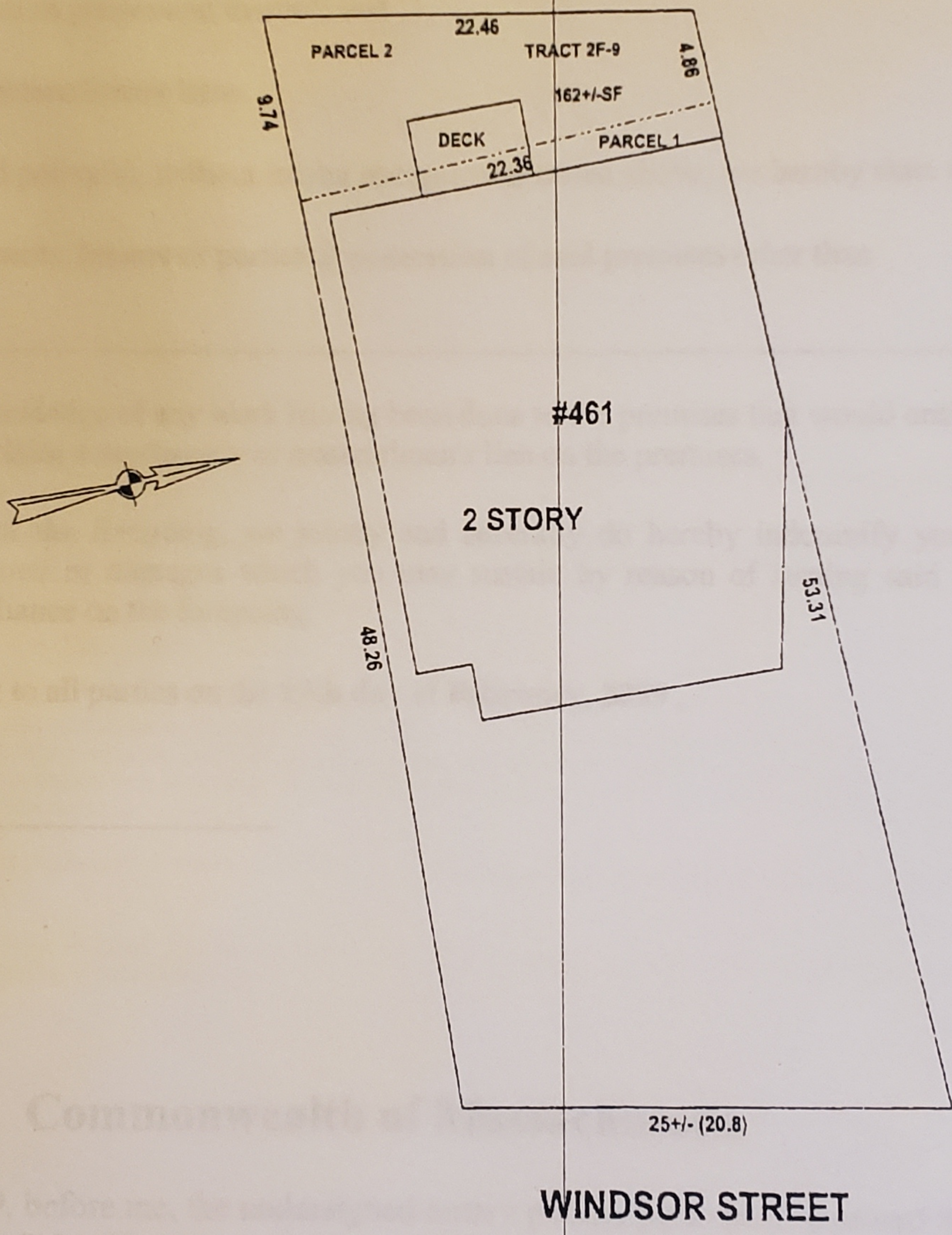


07-05611

P.O. Box 290220 Charlestown, MA 02129  
(617) 242-1313 MAIN (617) 242-1616 FAX

APPLICANT: WAGERS  
LOCATION: 461 WINDSOR STREET  
CITY, STATE: CAMBRIDGE, MA  
CERTIFIED TO: NE MOVES MORTGAGE CORPORATION

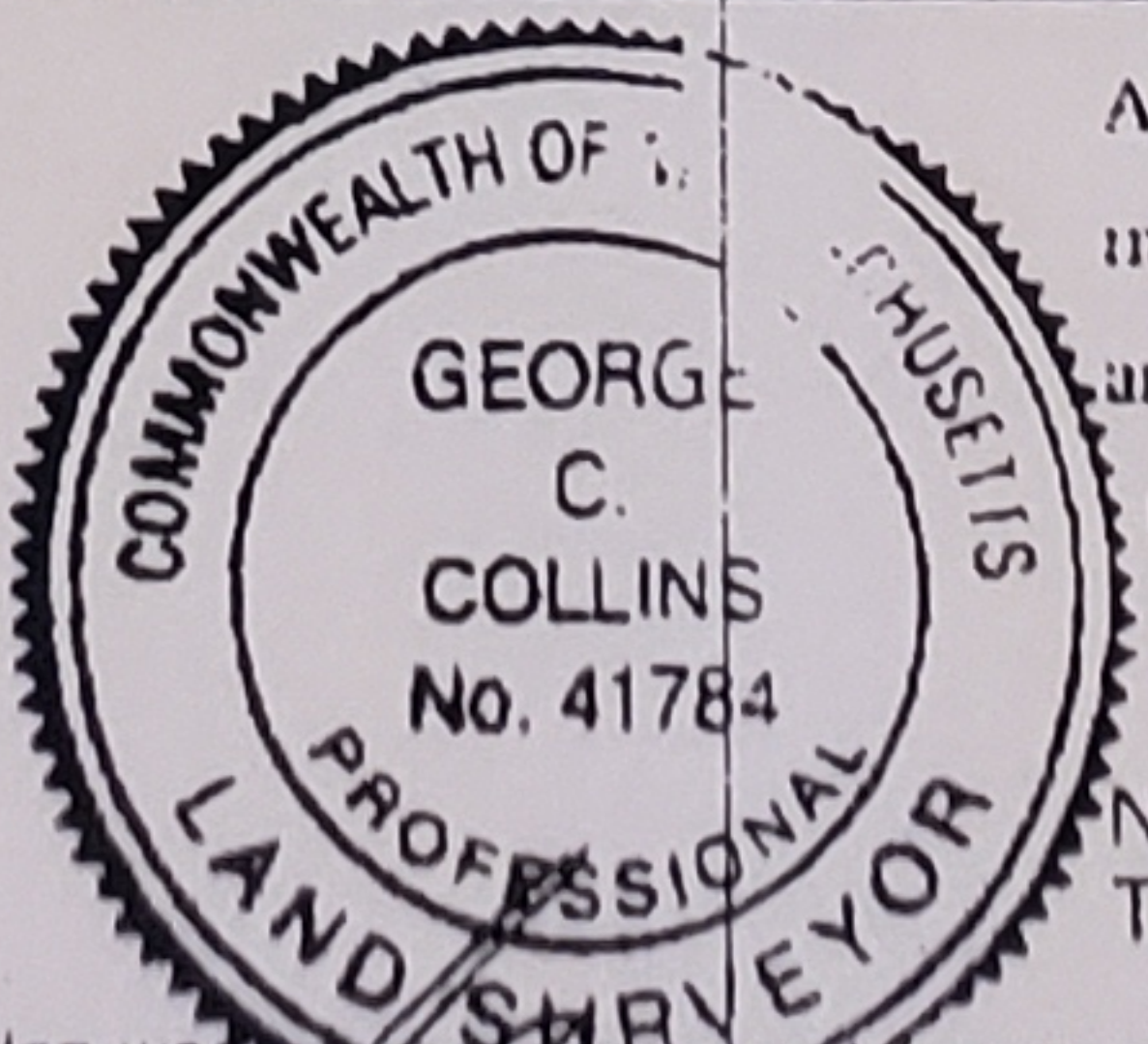
DEED/CERT: 25616-287  
PLAN REF:  
SCALE: 1 inch = 10 feet  
PREPARED: 08-06-2007



1994 (c) Boston Survey Software

MW

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that there are no encroachments of major improvements either way across property lines except as shown and noted hereon.



According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as Zone C  
Community Panel No. 250186 0001 B  
Effective Date: 7/5/82

NOTE: Zone C is areas of minimal flooding (no shading). This designation is not based on an elevation certificate

NOTE: This is not a boundary or title insurance survey. This plan was prepared in accordance to procedural and technical standards for Mortgage Loan inspections as adopted by the Massachusetts Board of Registration of professional engineers and land surveyors, 250 CMR 6.05, and use for any other purpose is prohibited. This plan is not to be used for recording, preparing deed descriptions, or construction.



461 Windsor St.









## Special Permit - 461 Windsor St. Inbox x



**Craig Goodman** <goodma81@gmail.com>  
to me ▾

2:54 PM (31 minutes ago) ☆ 😊 ↶ ⋮

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Matt Wagers (461 Windsor St), who is seeking a permit for the installation of a window in his basement facing the back yard in a non-conforming residence within (Zone C-1).

Matt is an upstanding part of our community and is always conscientious of our neighborhood. I believe the changes he would like to make to his home would in no way alter the make-up of our community or negatively impact our city.

Sincerely,  
Craig Goodman  
469 Windsor St. #3



Special Permit 461 Windsor St Inbox x



**Anna Briccetti** <a.briccetti@gmail.com>  
to me ▾

1:31PM (1 minute ago) ☆ 😊 ↶ ⋮

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Matt Wagers (461 Windsor Street), who is seeking a permit for the installation of a window in his basement facing the backyard in a non-conforming residence within (Zone C-1).

Matt is an upstanding part of our community and is always conscientious of our neighborhood. I believe the changes he would like to make to his home would in no way alter the make up of our community or negatively impact our city.

Sincerely,

Anna Briccetti  
64 Willow Street  
Apt 2  
Cambridge, MA 02141  
617-710-4966  
Sent from my iPhone



## Special Permit - 461 Windsor Street Inbox x



**Andrew Ong** <afo3666@gmail.com>  
to me ▾

1:27 PM (5 minutes ago) ☆ 😊 ↶ ⋮

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Matt Wagers (461 Windsor Street), who is seeking a permit for the installation of a window in his basement facing the backyard in a non-conforming residence within (Zone C-1).

Matt is an upstanding part of our community and is always conscientious of our neighborhood. I believe the changes he would like to make to his home would in no way alter the make up of our community or negatively impact our city.

Sincerely,

Andrew Ong  
64 Willow Street  
Apt 2  
Cambridge, MA 02141  
617-710-4966



DT: February 28, 2024

RE: Special Permit -461 Windsor Street

Dear Cambridge Board of Zoning Appeals.

I am writing this letter in very strong support of my neighbor Matt Wagers at (461 Windsor Street), who is seeking a permit for the installation of a window in his basement facing the yard, in a non-conforming residence within (Zone C-1).

Matt is an upstanding part of our community and is always conscientious of our neighborhood. I believe the change he would like to make to his home would in no way alter the make-up of our community or negatively impact our city.

Sincerely,

Orlando Medeiros

465 Windsor Street

Cambridge, Ma 02141



## Special Permit—461 Windsor St. Inbox x



**Jose Braga** <majorjbraga@gmail.com>

10:29 AM (34 minutes ago)



to me ▾

Dear Cambridge Board of Zoning Appeals,

I am writing in strong support of my neighbor Matt Wagers (461 Windsor St), who is seeking a permit for the installation of a window in his basement facing the back yard in a non-conforming residence within (Zone C-1).

Matt and family are an outstanding part of our community and always conscientious of our neighborhood. I believe the changes he would like to make to his home would in no way alter the make-up of our community or negatively impact our city.

Sincerely

Jose and Judy Braga  
464 Windsor St

617-909-1854

Sent from my iPhone



3/4/2024

To Whom It May Concern:

I Matthew Wagers owner of 461 Windsor St. Cambridge MA authorize John Skibo of Skibo Construction LLC to speak on behalf in regards to the Board of Zoning Appeal application #259922.

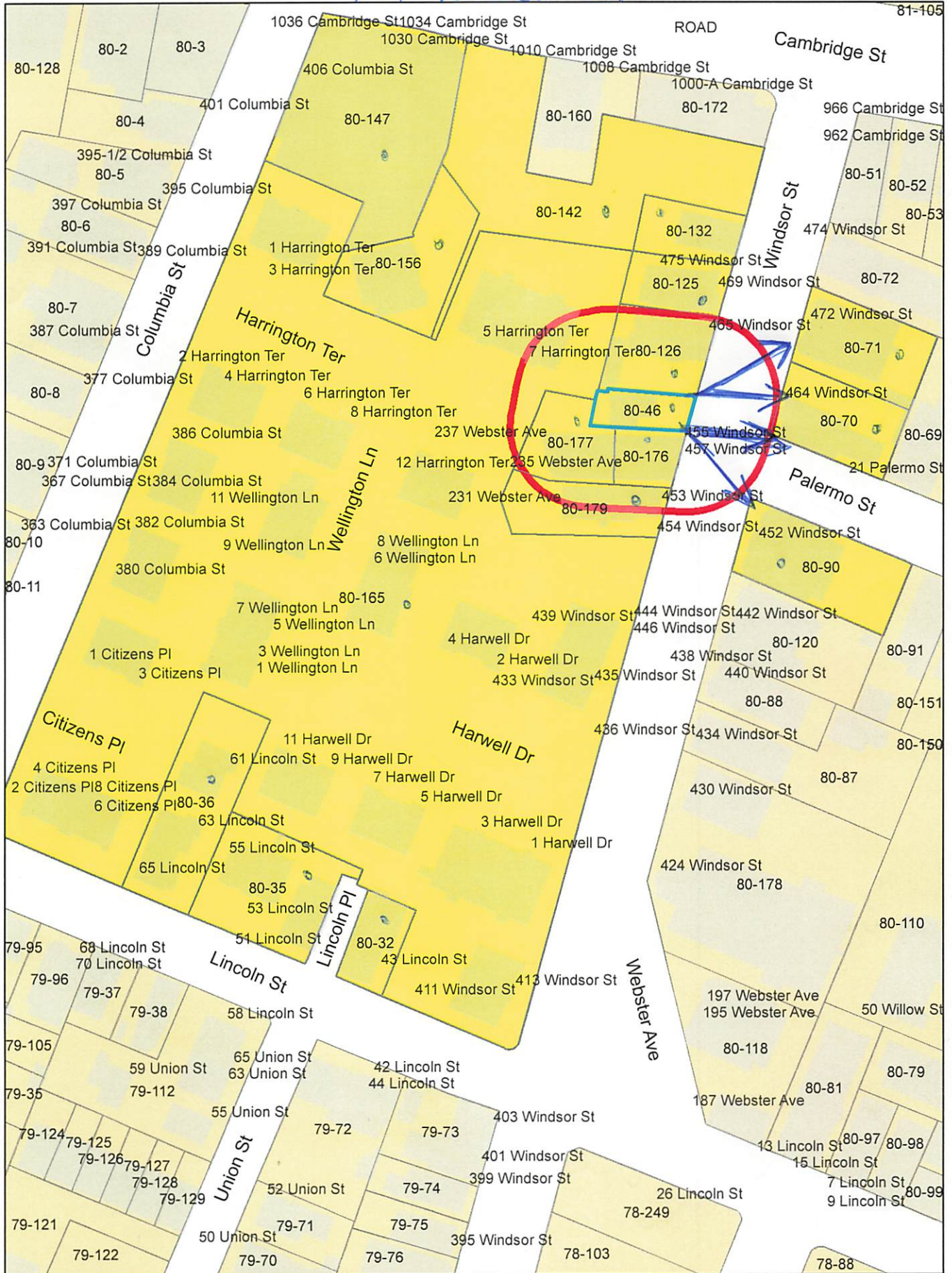
Sincerely,  
Matt Wagers

A handwritten signature in black ink, appearing to read "M. Wagers", is written over a solid horizontal line.

Date: 3/4/2024



461 Windsor St.





461 Windsor St.

Retention

80-125  
GOODMAN, CRAIG & CLAIRE GOODMAN  
469 WINDSOR ST UNIT 3  
CAMBRIDGE, MA 02139

80-176-177  
PINTO, JOSE F. & LIDIA PINTO  
32 HICKORY LANE  
NORTH READING, MA 01864-3025

80-46  
WAGERS, MATTHEW  
461 WINDSOR ST  
CAMBRIDGE, MA 02141

80-125  
SALAM, SYED A.,  
TRS FARHANA A. SYED  
33 2ND STREET  
MALDEN, MA 02148

80-90  
LALONDE QUENNA C FLATTICH GREGORY P  
454 WINDSOR - UNIT 2  
CAMBRIDGE, MA 02141

SKIBO CONSTRUCTION LLC  
C/O JOHN SKIBO  
662 FULTON STREET  
MEDFORD, MA 02155

80-36  
KUO, MICHELLE & CHIN KUO  
63 LINCOLN ST.  
CAMBRIDGE, MA 02141

80-147  
1030 CAMBRIDGE STREET, LLC  
2 WORCESTER ST  
CAMBRIDGE, MA 02139

80-126  
MEDEIROS, VIRGINIA & ORLANDO RUI &  
JAO MEDEIROS A LIFE ESTATE  
463-467 WINDSOR ST  
CAMBRIDGE, MA 02141

80-35  
CRANE MATTEO S & NIKLA R EMAMBOKUS  
49 LINCOLN ST - UNIT C & D  
CAMBRIDGE, MA 02141

80-35  
TING LILY & JEFFREY B LOWE  
49 LINCOLN ST - UNIT 1  
CAMBRIDGE, MA 02141

80-125  
ZHANG, GENWEI & NANXI LI  
469 WINDSOR ST - UNT 2  
CAMBRIDGE, MA 02141

80-90  
PAZMANY, CSABA C & JESSICA C YOUNG, TRS  
41 PEQUOSSETTE RD  
BELMONT, MA 02478

80-156  
FERREIRA, JAMES A LIFE ESTATE  
250 WEBSTER AVE  
CAMBRIDGE, MA 02141

80-36  
VANKAWALA, ANAND & VERENA SELIGER  
61 LINCOLN ST.  
CAMBRIDGE, MA 02141

80-71  
TOLEDO, GUILHERME R. &  
VALQUIRIA TOLEDO,  
472 WINDSOR STREET.  
CAMBRIDGE, MA 02139

80-90  
MALTHANER, CAROL W.  
452 WINDSOR ST  
CAMBRIDGE, MA 02141

80-70  
GHARTEY, DIANE M.  
464 WINDSOR ST, UNIT 1  
CAMBRIDGE, MA 02141

80-142  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER

80-142  
CITY OF CAMBRIDGE  
C/O MEGAN BAYER  
CITY SOLICITOR

80-90  
BLANC, CHRISTIAN P. & VALERIE L. BLANC  
454 WINDSOR ST UNIT 1  
CAMBRIDGE, MA 02139

80-142  
CITY OF CAMBRIDGE  
C/O TRAFFIC & PARKING DEPT.

80-132  
ALDABAGH, WASEEM & ABIR ALDABAGH  
23 WOBURN PKWY  
WOBURN, MA 01801

80-165  
HARWELL HOMES, INC.  
C/O TRINITY MGMT  
75 FEDERAL ST UNIT 4TH FLOOR  
BOSTON, MA 02110

80-36  
LIU, HANLAN & JIANMING YIN  
65 LINCOLN ST - UNIT 65  
CAMBRIDGE, MA 02141

80-35  
GHODSSI, AZITA  
55 LINCOLN ST.  
CAMBRIDGE, MA 02141

80-179  
WANTMAN, ERNEST M.,  
TRUSTEE OF THE 231 WEBSTER AVE REALTY  
P.O. BOX 391443  
CAMBRIDGE, MA 02138

80-70  
BRAGA, JOSEPH M. & JUDITH M. BRAGA  
464 WINDSOR ST.  
CAMBRIDGE, MA 02141

80-70  
MCNALLY, BRIAN & ABIGAIL MCNALLY  
464 WINDSOR ST UNIT 3  
CAMBRIDGE, MA 02141

80-32  
O'REILLY, GAIL B.  
TRUSTEE OF THE GAIL REALTY TRUST  
7 SWAN RD  
WINCHESTER, MA 01890