



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 NOV 19 PM 1:59

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 1143100

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Daniel Shirai C/O Richard Curl, Curl Architecture, Inc.

PETITIONER'S ADDRESS: 31 Essex Street, Melrose, Massachusetts 02176

LOCATION OF PROPERTY: 14 Greenough Ave., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are proposing a 54sf addition to an existing single family home that is currently non-conforming in F.A.R, and rear setback. The addition is in the rear setback but no closer to the rear lot line than the existing structure.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

(Petitioner (s) / Owner)

Richard Curl

(Print Name)

Address:

31 Essex St., Melrose, 02176

Tel. No.

617-816-7571

E-Mail Address:

rcurl@curlarch.com

Date: 11/14/2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Daniel Shirai
Location: 14 Greenough Ave., Cambridge, MA
Phone: 617-816-7571

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>	
TOTAL GROSS FLOOR AREA:	2730	2784	3000	(max.)
LOT AREA:	4000	4000	5000	(min.)

RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.68	.70	.75	
LOT AREA OF EACH DWELLING UNIT		4000	4000	1500	
SIZE OF LOT:	WIDTH	50	50	50	
	DEPTH	80	80	unknown	
SETBACKS IN FEET:	FRONT	11.3	11.3	10.5	
	REAR	15.4	15.4	20	
	LEFT SIDE	19.4	19.4	11.8	
	RIGHT SIDE	1.8	1.8	11.8	
SIZE OF BUILDING:	HEIGHT	36	36	35	
	WIDTH	50.5	50.5	none	
	LENGTH	28.5	28.5	none	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		1625/781	1571/1448	1440/720	
NO. OF DWELLING UNITS:		1	1	up to 2	
NO. OF PARKING SPACES:		2	2	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		none	none	none	

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.:

none

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.

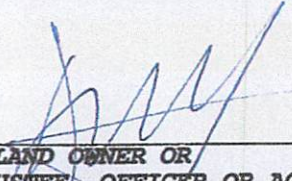
I/We Daniel Shirai (OWNER)

Address: 14 Greenough Ave Cambridge 02139

State that I/We own the property located at 14 Greenough Ave Cambridge MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Daniel Shirai + Maria da Costa

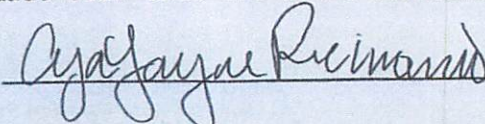
*Pursuant to a deed of duly recorded in the date 9/20/2024, Middlesex South County Registry of Deeds at Book 83264, Page 508; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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~~ ^{New York}, County of New York

The above-name Daniel Shirai personally appeared before me, this 13 of Nov, 2024, and made oath that the above statement is true.


Notary

My commission expires 2/15/2027 (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 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 14 Greenough Ave (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 small addition of 54sf within a rear-facing corner of the existing house will not be more detrimental to the neighborhood than the existing house because the changes are very minimal. Access to and from the house will be unchanged. Visibility of the addition from the street and neighbors will be minimal. The addition is no nearer to the neighbors than the current house.

- 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:

There will be no change to traffic.

- 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:

There is no change to the existing functioning of the house.

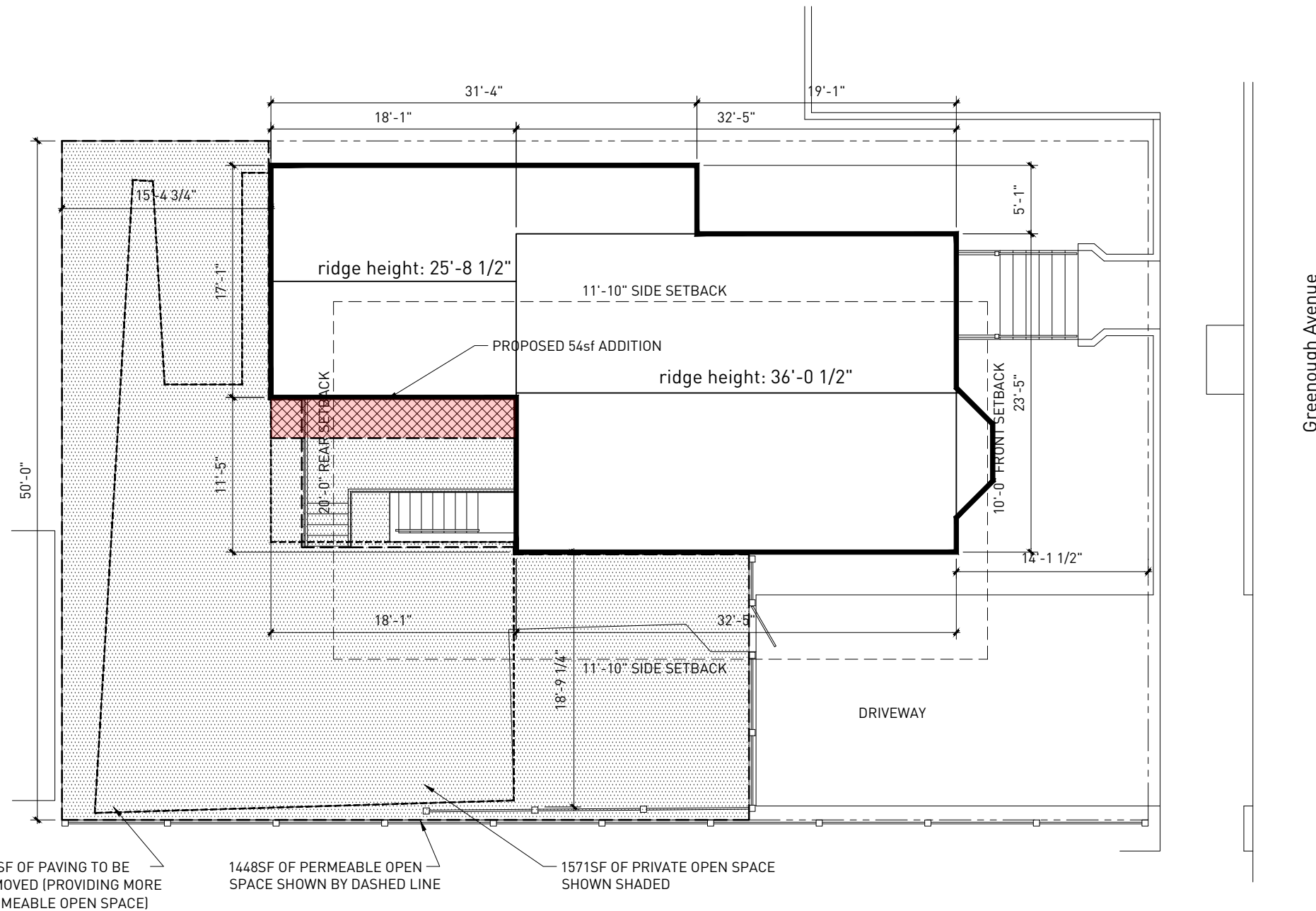
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The house will remain a residence as it is now.

- 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 house will be essentially unchanged and there will be no effect on the neighborhood.

SITE DIAGRAM (SEE THE CERTIFIED SURVEY FOR MORE INFORMATION)



SETBACK CALCULATIONS

FRONT SETBACK (per Table 5-1, Res C-1; 5.31.2(a); 5.24.4(1):

$$\text{Average Height} = \frac{(H1 \times L1) + (H2 \times L2)}{L1 + L2} = \frac{[(23'-5" \times 36'-0 \frac{1}{2}')] + [(5'-2" \times 25'-8 \frac{1}{2}')] }{23'-5" + 5'-1"} = \frac{844.0 + 132.8}{28'-6"} = 34'-3" \text{ average height}$$

$$H+L/4+2 = 34'-3" + 28'-6"/6 = 10'-5 \frac{1}{2}" \text{ front setback}$$

per Table 5-1(a):
Measured from centerline of street, but no closer than 10' from street.
(Therefore front setback is 10' from street.)

SIDE SETBACKS (per table 5-1; 5.31.2(n); 5.24.2; 5.24.4(1); 5.24.4(2); 8.22)

$$\text{Average Height: } \frac{(H1 \times L1) + (H2 \times L2)}{L1 + L2} = \frac{(36'-0 \frac{1}{2}" \times 32'-5") + (25'-8" \times 18'-1")}{32'-5" + 18'-1"} = \frac{1168.4 + 464.1}{50'-6"} = 32'-4" \text{ average height}$$

$$H+L/5+2 = (32'-4" + 51'-6")/7 = 11'-10" \text{ side setbacks}$$

Minimum 7'-6" per 5.31.2(n).

Existing west side setback is 1.8'; east side is 19.4'

REAR SETBACK (per Table 5-1; 5.31.2(c); 5.24.2; 5.24.4(1):

$$\text{Average Height} = \frac{(H1 \times L1) + (H2 \times L2)}{L1 + L2} = \frac{[(23'-5" \times 36'-0 \frac{1}{2}')] + [(5'-2" \times 25'-8 \frac{1}{2}')] }{23'-5" + 5'-1"} = \frac{844.0 + 132.8}{28'-6"} = 34'-3" \text{ average height}$$

$$H+L/4+2 = 34'-3" + 28'-6"/6 = 10'-5 \frac{1}{2}" \text{ rear setback}$$

Per Table 5-1(c): Minimum 20' depth.

Per 5.24.2: ...unenclosed steps, unroofed porches...which do not project more than ten (10) feet beyond the line of the the foundation wall and which are not over four (4) feet above the average level of the adjoining ground, may extend beyond the minimum yard...

F.A.R. (see F.A.R. calculation page)

MINIMUM (per Table 5-1):

$$.75 \times 4000\text{sf lot area} = 3000\text{sf}$$

Existing F.A.R. = 3877sf

Proposed F.A.R. = 3931sf

OPEN SPACE

MINIMUM REQUIRED (per Table 5-1):
36% X 4000sf = 1440sf

PROPOSED: 1571sf

PERMEABLE OPEN SPACE MINIMUM
PER 5.22.1(c): minimum 50% of total open space

1440sf x 50% = 720sf permeable required
PROPOSED: 1448sf

PROPERTY INFO

Zone: C-1

Use: Single family residence.

LOT AREA

MINIMUM (per Table 5-1):
5,000sf

Existing Lot Area: 4000sf

PROJECT DESCRIPTION

We're proposing extending the kitchen by 3 feet for a total addition of 54sf.

LOT WIDTH

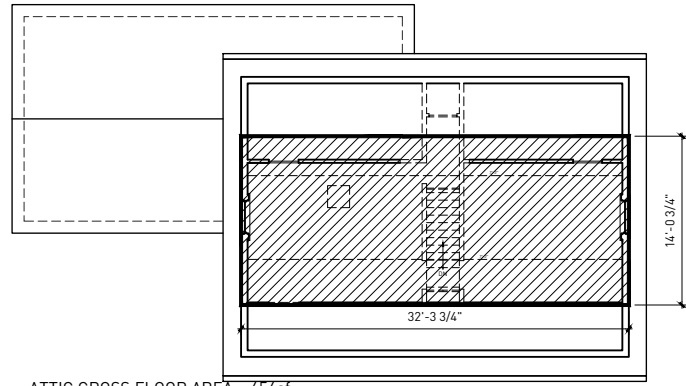
MINIMUM (per Table 5-1):
50'

Existing: 50'

Shirai - da Costa Residence
14 Greenough Avenue
Cambridge, Massachusetts

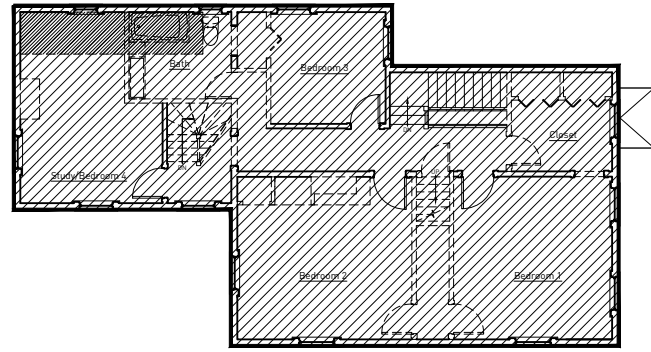
11 November 2024





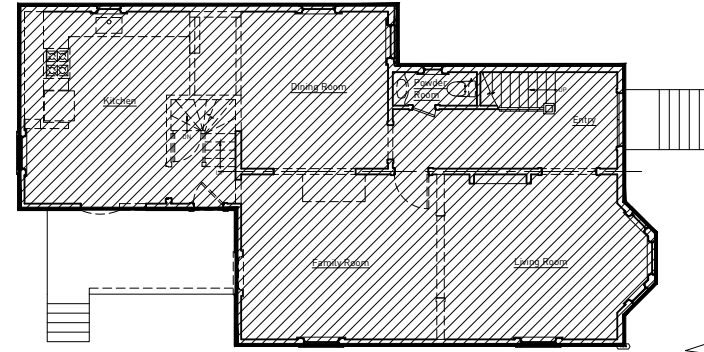
ATTIC GROSS FLOOR AREA = 454sf

Existing Attic



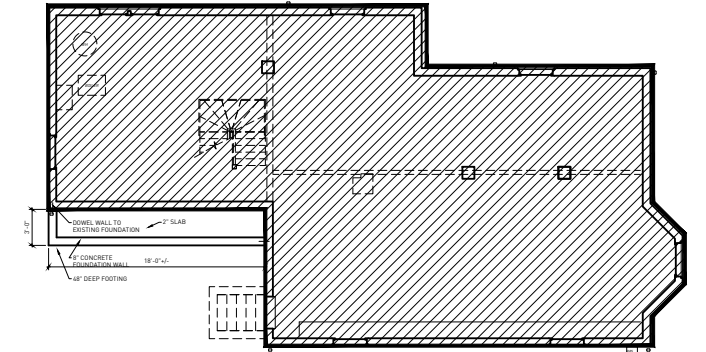
2ND LEVEL GROSS FLOOR AREA = 1129sf

Existing Second Level



1ST LEVEL GROSS FLOOR AREA = 1147SF

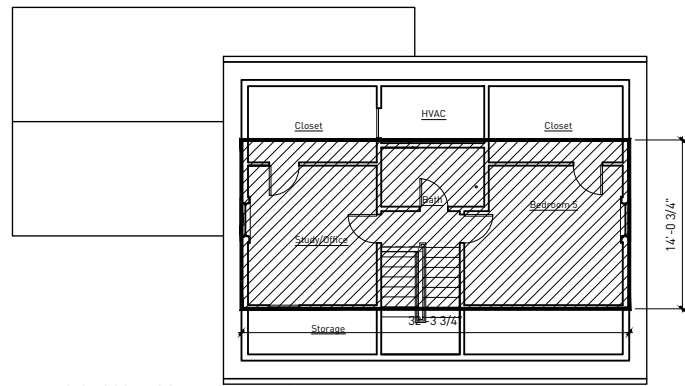
Existing First Level



BASEMENT GROSS FLOOR AREA = 1147SF

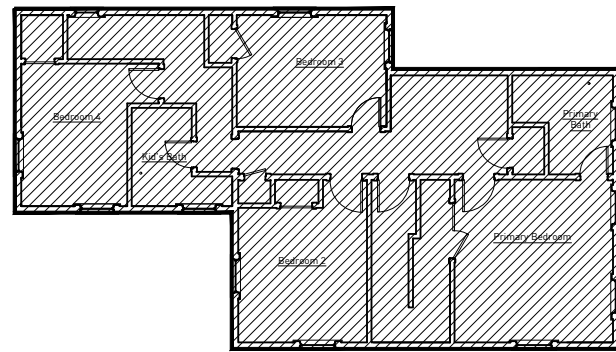
EXISTING HEIGHT FROM CONCRETE SLAB TO UNDERSIDE OF FLOOR JOISTS IS 7'-10", THEREFOR THE BASEMENT IS NOT EXCLUDED PER 5.25.2(c).

Existing Basement



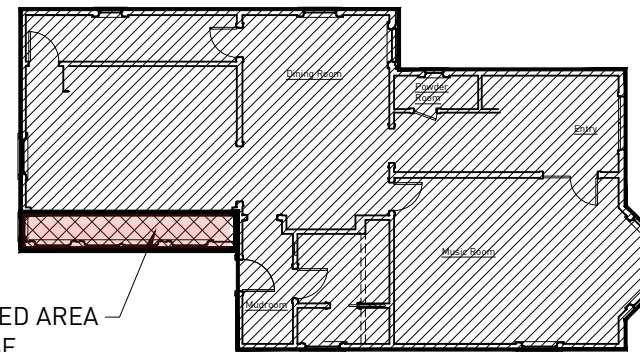
ATTIC GROSS FLOOR AREA = 454sf

Proposed Attic



2ND LEVEL GROSS FLOOR AREA = 1129sf (no change)

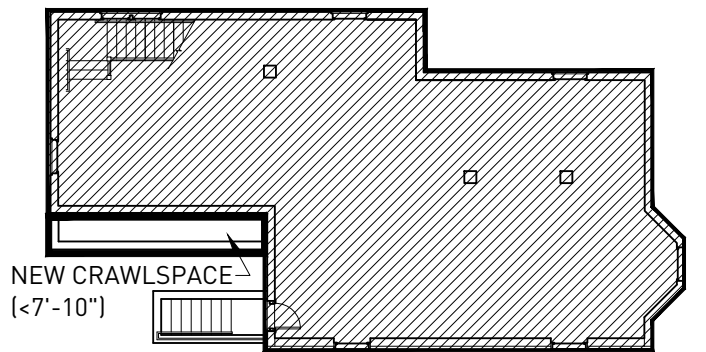
Proposed Second Level



ADDED AREA = 54SF

1ST LEVEL GROSS FLOOR AREA = 1201SF

Proposed First Level

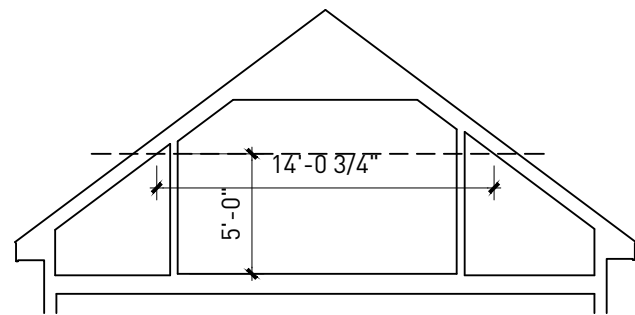


NEW CRAWLSPACE (<7'-10")

BASEMENT GROSS FLOOR AREA = 1147SF

PROPOSED HEIGHT FROM CONCRETE SLAB TO UNDERSIDE OF FLOOR JOISTS IS 7'-10" (SAME AS EXISTING), THEREFOR THE BASEMENT IS NOT EXCLUDED PER 5.25.2(c).

Proposed Basement



ATTIC CROSS SECTION - EXISTING AND PROPOSED

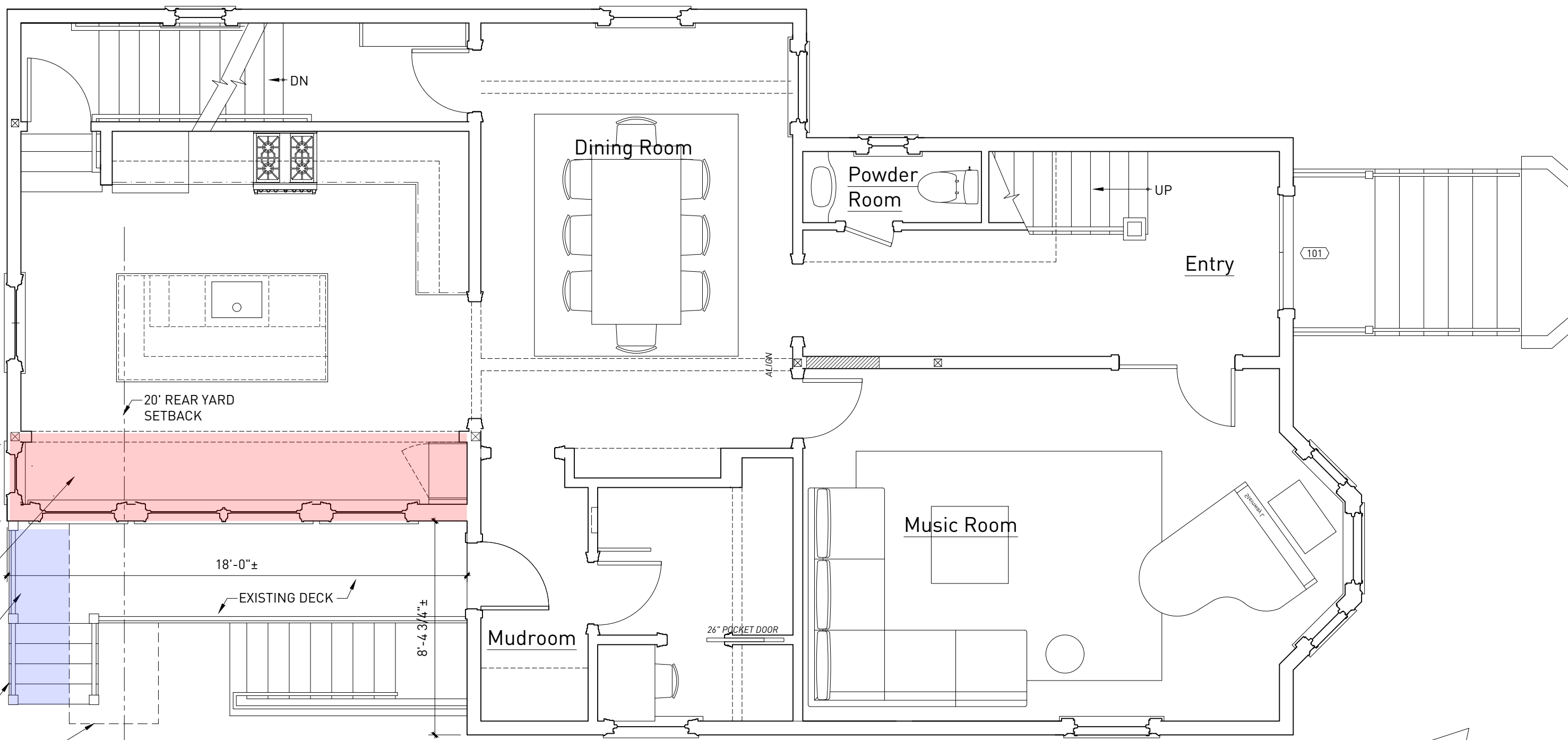
Existing Lot Area = 4000sf (Pre-existing non-conforming. Minimum lot size is 5000sf.)
 Allowed F.A.R. per Table 5.1 for C-1: .75 x 4000sf = **3000sf**

Existing F.A.R.

Basement:	1147
First Level:	1147
Second Level:	1129
Attic:	454
	3877

Proposed F.A.R.

Basement:	1147
First Level:	1201 (54sf increase)
Second Level:	1129
Attic:	454
	3931



3'-0" PROPOSED EXTENSION

ADDED F.A.R. AREA SHOWN SHADED

ADDED DECK AND STAIR IN REAR SETBACK SHOWN SHADED

PROPOSED STAIR (ALIGNED WITH END OF HOUSE)

EXISTING STAIR

20' REAR YARD SETBACK

18'-0"±

EXISTING DECK

8'-4 3/4"±

26" POCKET DOOR

ALIGN

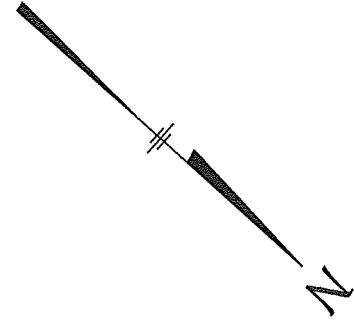
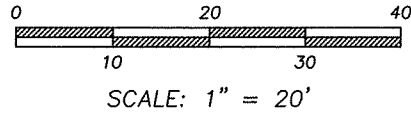
DN

UP

101







NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: WILLIAM C & JANE D CRAIG
 TITLE REFERENCE: BK 11194 PG 083
 PLAN REFERENCE: NO PLAN OF RECORD

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

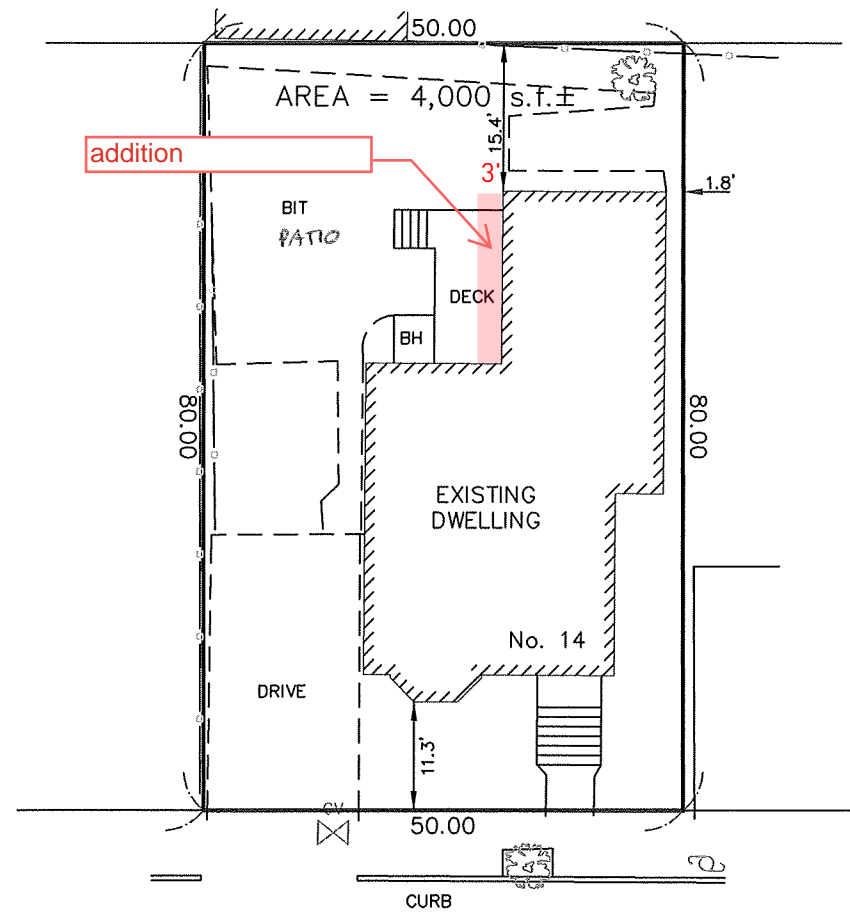
TO: RICHARD CURL

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: APRIL 15, 2024
 DATE OF PLAN: APRIL 16, 2024


 RICHARD J. MEDE, JR. P.L.S.

04/16/2024
 DATE:



GREENOUGH AVENUE

CERTIFIED PLOT PLAN
 14 GREENOUGH AVENUE
 CAMBRIDGE, MA.
 (MIDDLESEX COUNTY)

PREPARED BY:



PREPARED FOR:
 RICHARD CURL

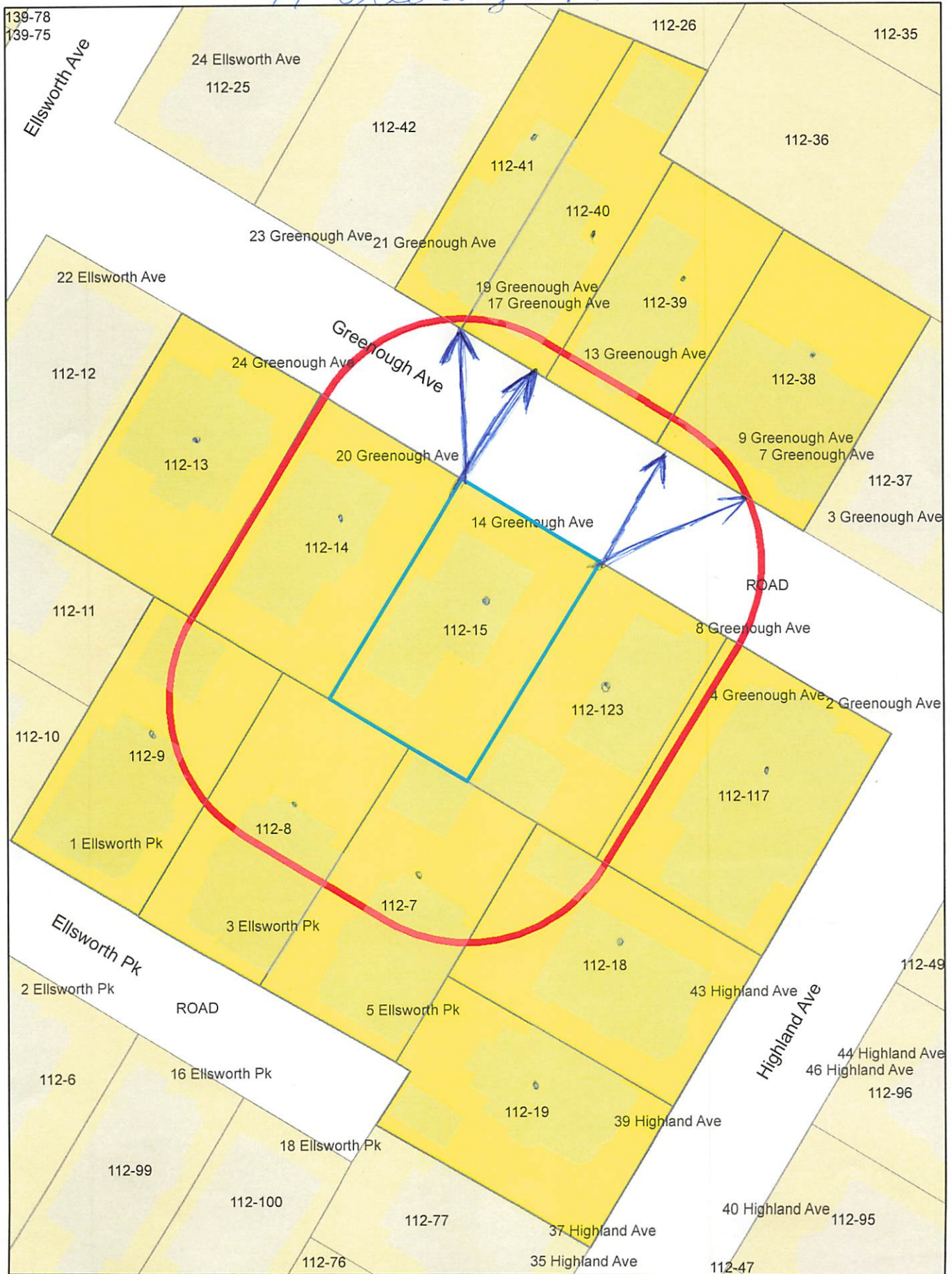
DRAWN	CHECKED	FILE No.
CAV	RJM	22270

14 Greenough Ave





14 Greenough Ave



14 Greenough Ave

Petitioner

112-40
MONAGLE, JAMES H. &
MAUREEN E. MONAGLE
17 GREENOUGH AVE
CAMBRIDGE, MA 02139-1013

112-41
RESIDENT
19 GREENOUGH AVE.
CAMBRIDGE, MA 02139-1013

CURL ARCHITECTURE
C/O RICHARD CURL
31 ESSEX STREET
MELROSE, MA 02176

112-39
ACHARYA, DEEPA & ANINDYA GUPTA
13 GREENOUGH AVE
CAMBRIDGE, MA 02139

112-117
BANKER, ROBERT
TRUSTEE G.R. REALTY TRUST
14A ELIOT ST
CAMBRIDGE, MA 02138-5796

112-15
SHIRAI, DANIEL MARIA DA COSTA
14 GREENOUGH AVE
CAMBRIDGE, MA 02139

112-18
PELEG, ADI & NITZAN PELEG
43 HIGHLAND AVE - UNIT 1
CAMBRIDGE, MA 02139

112-8
PELLMAN, DAVID & MARGARET MCLAUGHLIN
3 ELLSWORTH PK
CAMBRIDGE, MA 02139

112-18
THRELKELD, ROBERT C. & MEGHAN DOLAN
43 HIGHLAND AVE UNIT 3
CAMBRIDGE, MA 02139

112-7
ARNESON, JUDITH L. & DAVID POWELSTOCK
23 ALMA AVE
BELMONT, MA 02478

112-14
KOCHMAN, JAMES H. &
COLLEEN H. KOCHMAN
20 GREENOUGH AVENUE
CAMBRIDGE, MA 02139-4012

112-38
SUMMERSGILL, CHRISTOPHER R. &
STEPHANIE RESSEL IRIARTE
9 GREENOUGH AVE.
CAMBRIDGE, MA 02139

112-123
ULLMAN ORLY & TOMER D ULLMAN
8 GREENOUGH AVE
CAMBRIDGE, MA 02139

112-19
TETELBAUM, SERGEY &
VERA TETELBAUM, TRUSTEE
39 HIGHLAND AVE
CAMBRIDGE, MA 02139

112-18
PELEG, NITZAN & ADI PELEG
43 HIGHLAND AVE -UNIT 1
CAMBRIDGE, MA 02139

112-13
24 GREENOUGH DEVELOPMENT LLC
24 CROSS ST
SOMERVILLE, MA 02145

112-9
ELLSWORTH CORPORATE LIMITED
1 ELLSWORTH PK
CAMBRIDGE, MA 02139

112-19
GROH, NICKOLAUS M.
TRS AMBIKA SATIJA TRS
39 HIGHLAND AVE UNIT 2
CAMBRIDGE, MA 02139

112-38
JACOBY, PATRICIA B. & JOHN B. JACOBY
7 GREENOUGH AVE.
CAMBRIDGE, MA 02139