

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 Lisa Schonberger
(OWNER)

Address: 33 Hunting St. Cambridge MA

State that I/We own the property located at 33 Hunting St Cambridge, MA,
which is the subject of this zoning application.

The record title of this property is in the name of Lisa Schonberger

*Pursuant to a deed of duly recorded in the date 7/14/2000, Middlesex South
County Registry of Deeds at Book 31609, Page 287; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

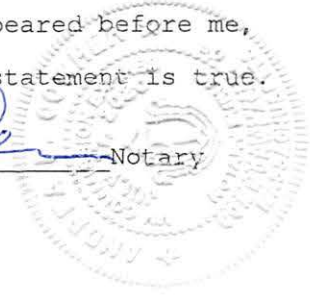
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

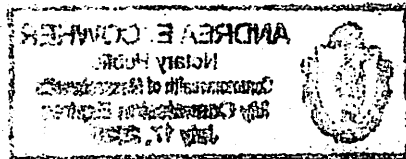
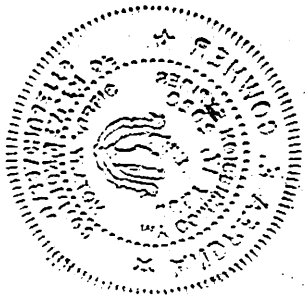
The above-name Lisa Schonberger personally appeared before me,
this 13th of April, 2020, and made oath that the above statement is true.

ANDREA E. COWHER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 17, 2020



My commission expires _____ (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:

A literal enforcement of the ordinance would prevent us from adding on even the most modest amount of 376.0 GSF of additional living space to what is a non-comforming and very modest 1,391.0 SF house. Without this additional living space we will be unable to accomodate our growing family and we would have to move and would be priced out of Cambnridge where are we have lived since 2000, and where are teenage children are enrolled in the public schools.

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 existing non-conforming lot preceeds the current zoning ordinance, and the existing house is located within the front rear and left side setbacks. The existing house is very small for a family of 4, and there are no practical modifications, even the most modest ones, which can be made to the existing structure without the need for zoning relief.

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

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

The proposed addtion will not increase on street parking demand or reduce existing off street parking spaces. The proposed addition will not create any air or noise pollution. The proposed addition is almost entirely out of public view and will not alter the scale or character of the existing structure which will continue to blend into its surroundings. The zoning relief we are requestiong per the non-comforming set backs for the proposed addition has the support of the abutters most directly affected.

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

The proposed addition will increase the GSF by only 376.00 SF but the FAR will remain well below the maximum allowed. The building height will not increase and will remain conforming. While the proposed addtion will remove the existing required usable open space with 15' x 15' minimum dimensions, the lot will still have a contiguous rear yard open space 13'-10.5" deep and 33'-5.5" wide which continues to meet the intent of the zoning code with regards to usable open space which can be enjoyed as a functional exterior space.

*** 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 33 Hunting 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:
Enlarging 2 of the existing first story rear windows will have have no negative impacts on the direct abutters or the neighborhood in any way.
- 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:
The (2) rear windows to be enlarged have no impact on egress or 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:
The proposed rear window enlargement would have no adverse impacts on the use or development of the adjacent uses.
- 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 proposed rear window enlargement would create no nuisance or hazard or detrimental effects of any sort to the citizens of the City because it would reduce neither the privacy nor the quality of life for the abutters or anyone else.
- 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 rear window enlargement would have no impact on the scale or character of the existing house or neighborhood.



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

2020 JUL 14 PM 3:01

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017284-2020

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Ian Crowley and Lisa Schonberger - C/O Adam Glassman, R.A. / GCD Architects

PETITIONER'S ADDRESS : 2 Worthington St Cambridge, MA 02138

LOCATION OF PROPERTY : 33 Hunting St Cambridge, MA

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

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Zoning Relief in the form of a Variance is being requested in order to construct a new addition within the front, left and rear setbacks and for the loss of usable open space.

Zoning relief in the form of a Special Permit is being requested in order to enlarge (2) existing first floor rear windows.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : Adam J. Glassman R.A.

(Petitioner(s) / Owner)

Ian Crowley and Lisa Schonberger C/O Adam Glassman, R.A. / GCD Architects

(Print Name)

Address : GCD Architects
2 Worthington St Cambridge, MA 02138

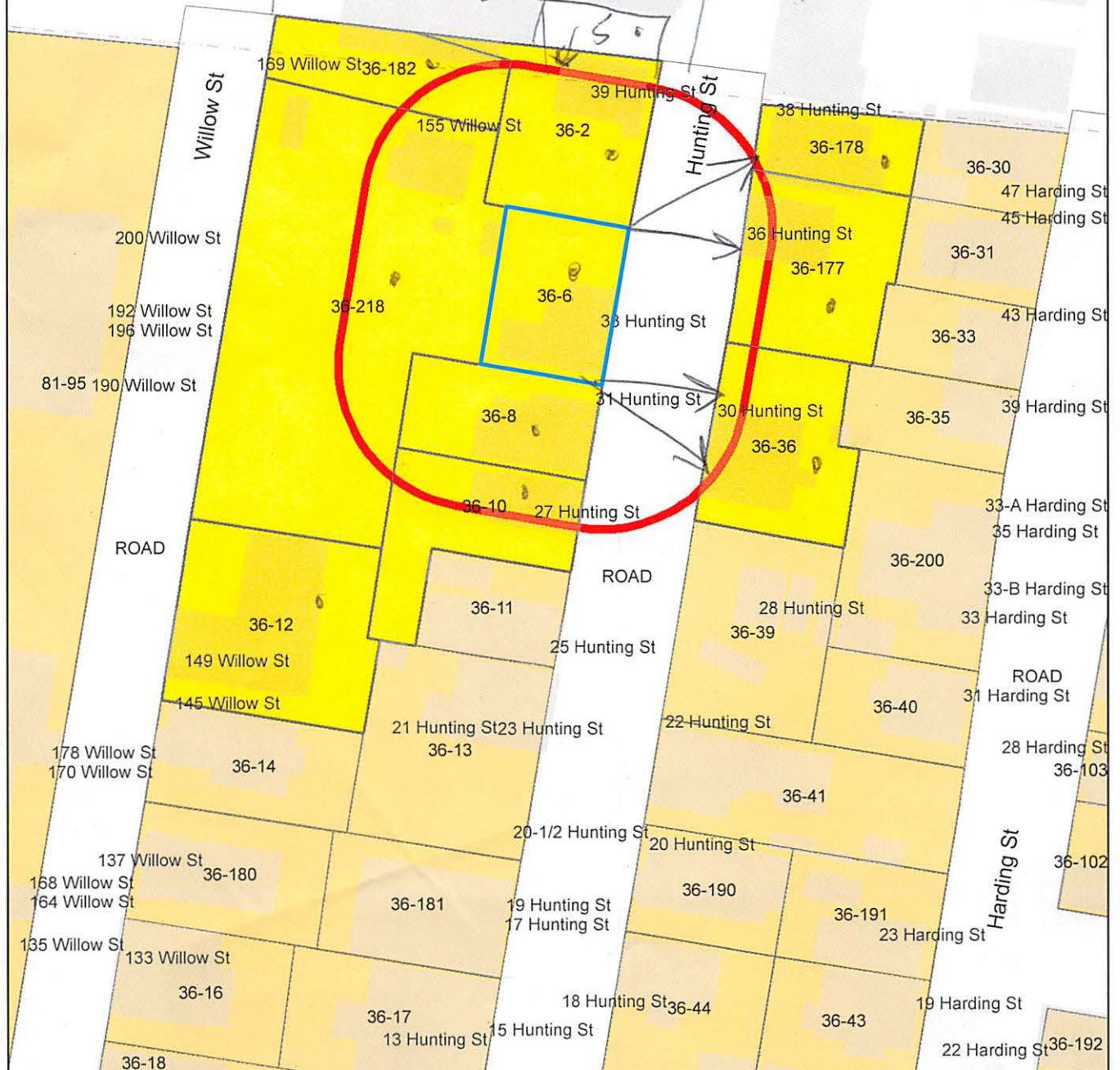
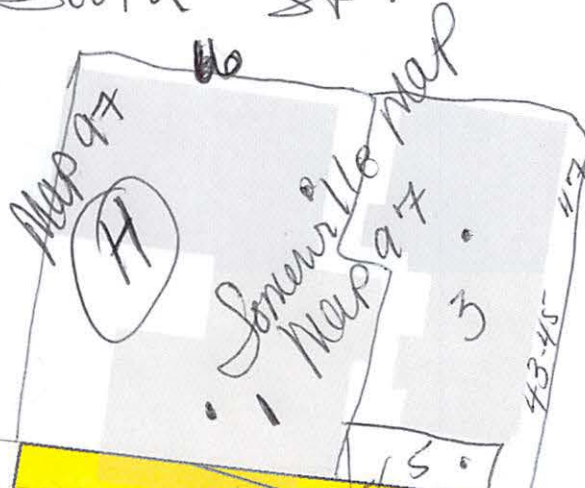
Tel. No. : 617-412-8450

E-Mail Address : ajglassman.ra@gmail.com

Date : 7/13/2020

33 Hunting St.

South St.



33 Hunting St.

Petitioner

36-178
CARREIRO, NELSON F., A LIFE ESTATE
48 WALNUT ST
SOMERVILLE, MA 02143

36-182-97-H-1
JACOB, LINDA B., FRANCIS M. GALASSO,
BARBARA ANN GALASSO - C/O SRL
15 WARD ST
SOMERVILLE, MA 02143

GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

36-177
WGS HUNTING LLC
34 GREEN ST
READING, MA 01867

36-8
RULIN, EDYE L.
31 HUNTING STREET
CAMBRIDGE, MA 02141-1010

36-12
BACCI, LOUIS J., JR.
149 WILLOW ST
CAMBRIDGE, MA 02141

36-36
30 HUNTING STREET LLC
ONE HICKORY LANE
SAUGUS, MA 01906

36-6
SCHONBERGER, LISA B. & IAN CROWLEY
33 HUNTING STREET
CAMBRIDGE, MA 02141

36-2-97/H/5
CARRIERI, GUY
75A BOLTON ST
S. BOSTON, MA 02127

36-10
FINN, DANIEL F.
27 HUNTING ST.
CAMBRIDGE, MA 02141-1010

36-218
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

97/H/3
FUD LLC
47 HUNTING STREET #302
SOMERVILLE, MA 02143

66 SOUTH ST

Location 66 SOUTH ST

Mblu 97/ H/ 1/ /

Acct# 19618030

Owner JACOB LINDA & MANGANO JOSEPH

Assessment \$1,545,600

PID 1648

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$700,600	\$845,000	\$1,545,600

Owner of Record

Owner	JACOB LINDA & MANGANO JOSEPH	Sale Price	\$100
Co-Owner	GALASSO FRANCIS M & BARBARA A TRSTEES	Certificate	
Address	15 WARD ST SOMERVILLE, MA 02143	Book & Page	34553/ 045
		Sale Date	01/11/2002
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
JACOB LINDA & MANGANO JOSEPH	\$100		34553/ 045	1F	01/11/2002
JACOB LINDA & MANGANO JOSEPH & JACOB	\$79,333		23747/ 174	O	10/17/1993
	\$0				

Building Information

Building 1 : Section 1

Year Built: 1970
Living Area: 10,450
Replacement Cost: \$804,442
Building Percent Good: 76
Replacement Cost Less Depreciation: \$611,400

Building Photo

Building Attributes	
Field	Description
STYLE	Food Process



47 HUNTING ST

Location 47 HUNTING ST

Mblu 97/ H/ 3/ 1

Acct# 89000290

Owner FUD LLC

Assessment \$4,047,400

PID 13925

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$3,371,300	\$676,100	\$4,047,400

Owner of Record

Owner FUD LLC

Sale Price \$100

Co-Owner

Certificate

Address 47 HUNTING ST #302
SOMERVILLE, MA 02143

Book & Page 68826/ 280

Sale Date 01/27/2017

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FUD LLC	\$100		68826/ 280	1F	01/27/2017
FUD LLC	\$425,000		57580/ 397	00	10/04/2011
ADARIO C FOR LIFE & ADARIO JOS A &	\$10		29822/ 265	1F	02/22/1999
ADARIO CARMINA FOR LIFE	\$1		16706/ 493	1F	01/13/1998

Building Information

Building 1 : Section 1

Year Built: 2014
 Living Area: 9,474
 Replacement Cost: \$3,261,974
 Building Percent Good: 98
 Replacement Cost
 Less Depreciation: \$3,196,700

Building Photo

Building Attributes	
Field	Description
Style	3-Decker-Apts



39 HUNTING ST

Location 39 HUNTING ST

Mblu 97/ H/ 5/ 1

Acct# 04171130

Owner CARRIERI GUY

Assessment \$211,400

PID 13926

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$93,600	\$117,800	\$211,400

Owner of Record

Owner CARRIERI GUY

Sale Price \$1

Co-Owner

Certificate

Address 75A BOLTON ST

Book & Page 31048/ 448

SOUTH BOSTON, MA 02127

Sale Date 01/12/2000

Instrument 1H

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARRIERI GUY	\$1		31048/ 448	1H	01/12/2000
DARGENTO GIOVANNA	\$0		10996/ 274		01/19/1965

Building Information

Building 1 : Section 1

Year Built: 1900
 Living Area: 1,350
 Replacement Cost: \$292,583
 Building Percent Good: 32
 Replacement Cost
 Less Depreciation: \$93,600

Building Photo

Building Attributes	
Field	Description
Style	2 Fam Conv
Model	Residential
Grade:	Average



STREET VIEW FROM RIGHT



STREET VIEW FROM RIGHT

PROPOSED AREA OF WORK



STREET VIEW



STREET VIEW FROM LEFT

PROPOSED AREA OF WORK

DATE: 20 MARCH 2020
ADDRESS: 33 HUNTING ST, CAMBRIDGE
PROJECT: 2-STORY REAR ADDITION

ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
EXISTING PHOTOS

0.1



REAR VIEW

ROOF TO BE REMOVED

WINDOWS TO BE ENLARGED



REAR VIEW



REAR / RIGHT SIDE VIEW

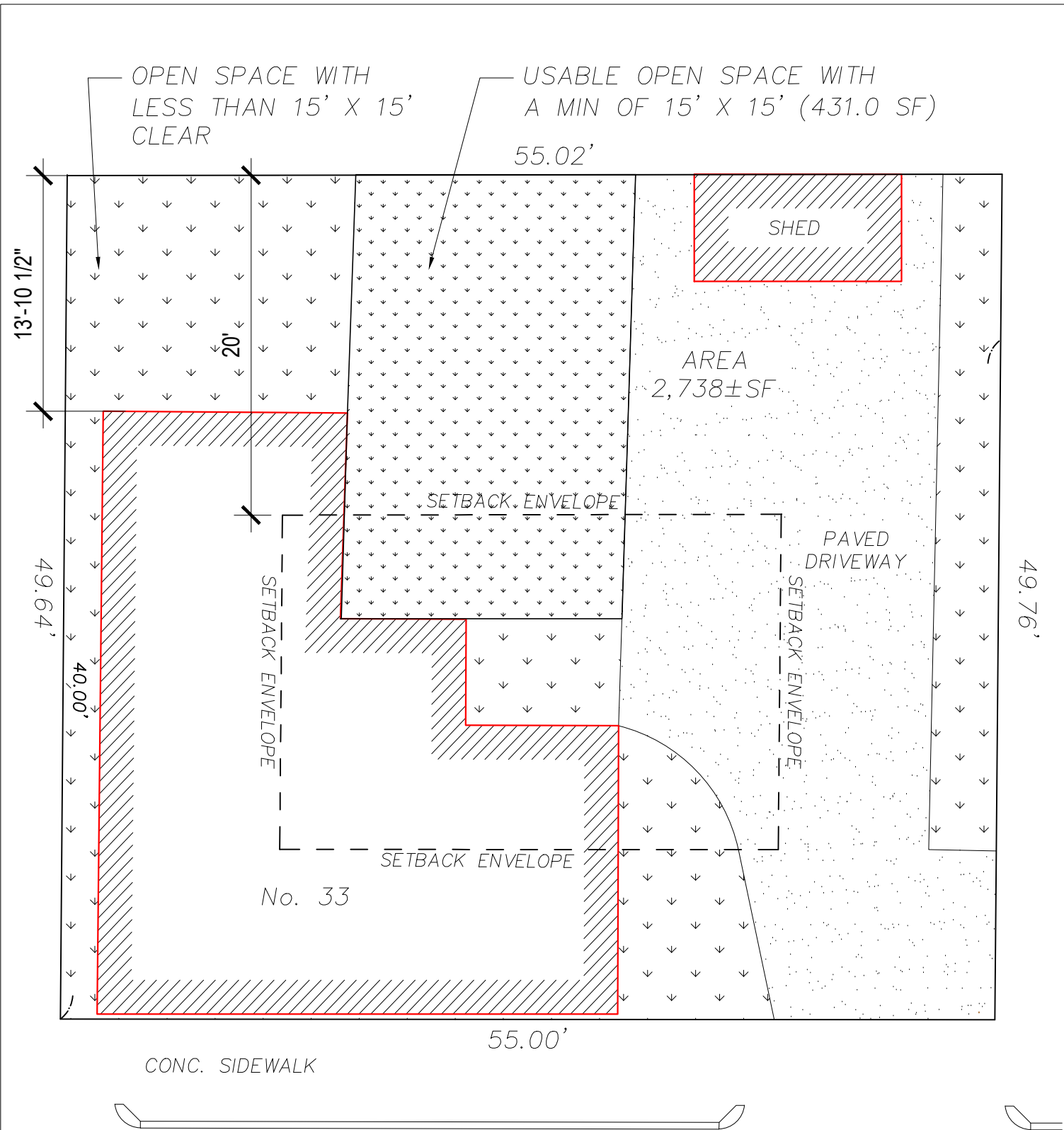
BUMPOUT TO BE REMOVED

ROOF TO BE REMOVED

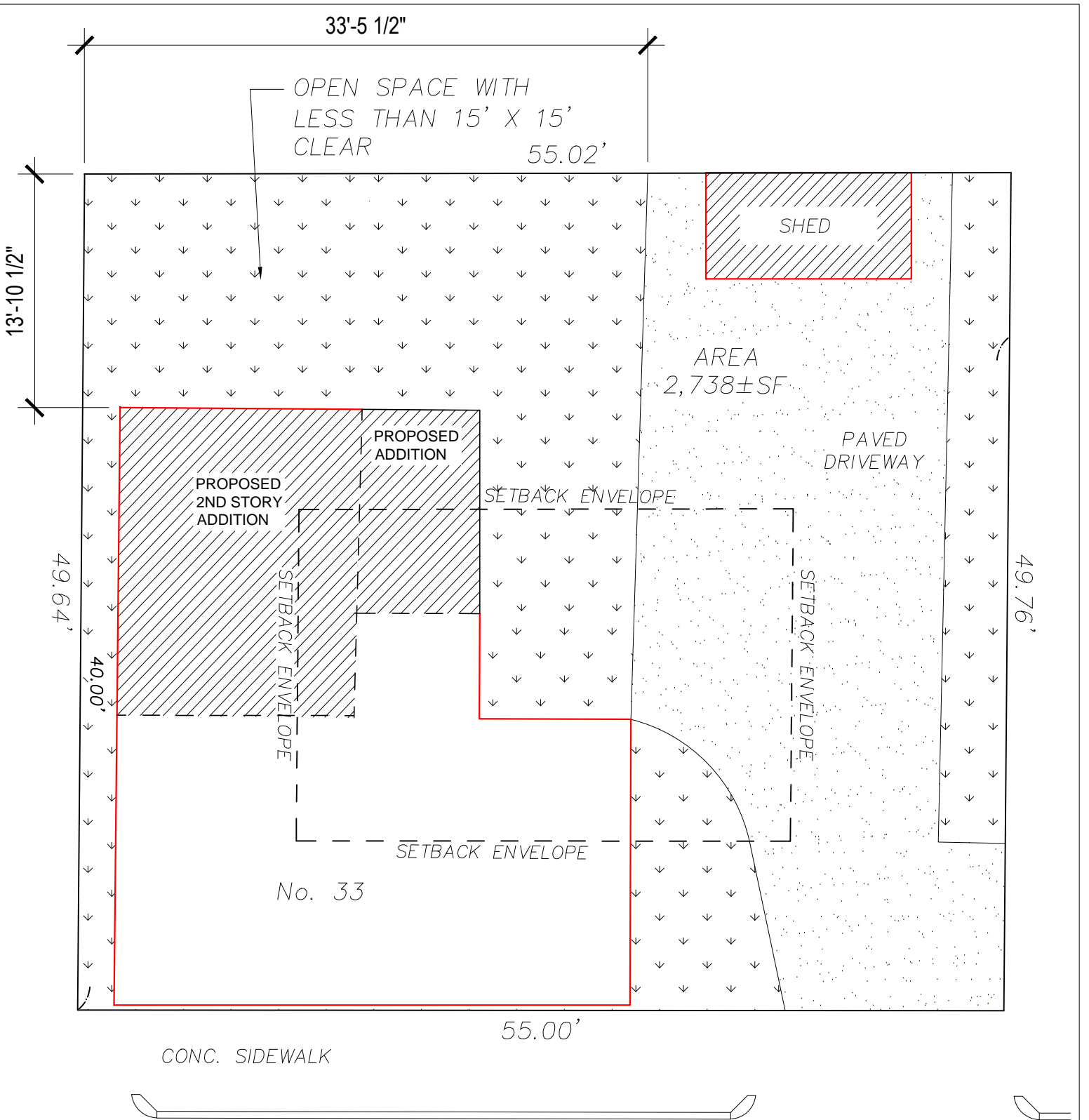
DATE: 20 MARCH 2020
ADDRESS: 33 HUNTING ST, CAMBRIDGE
PROJECT: 2-STORY REAR ADDITION

ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
EXISTING PHOTOS



EXISTING OPEN SPACE



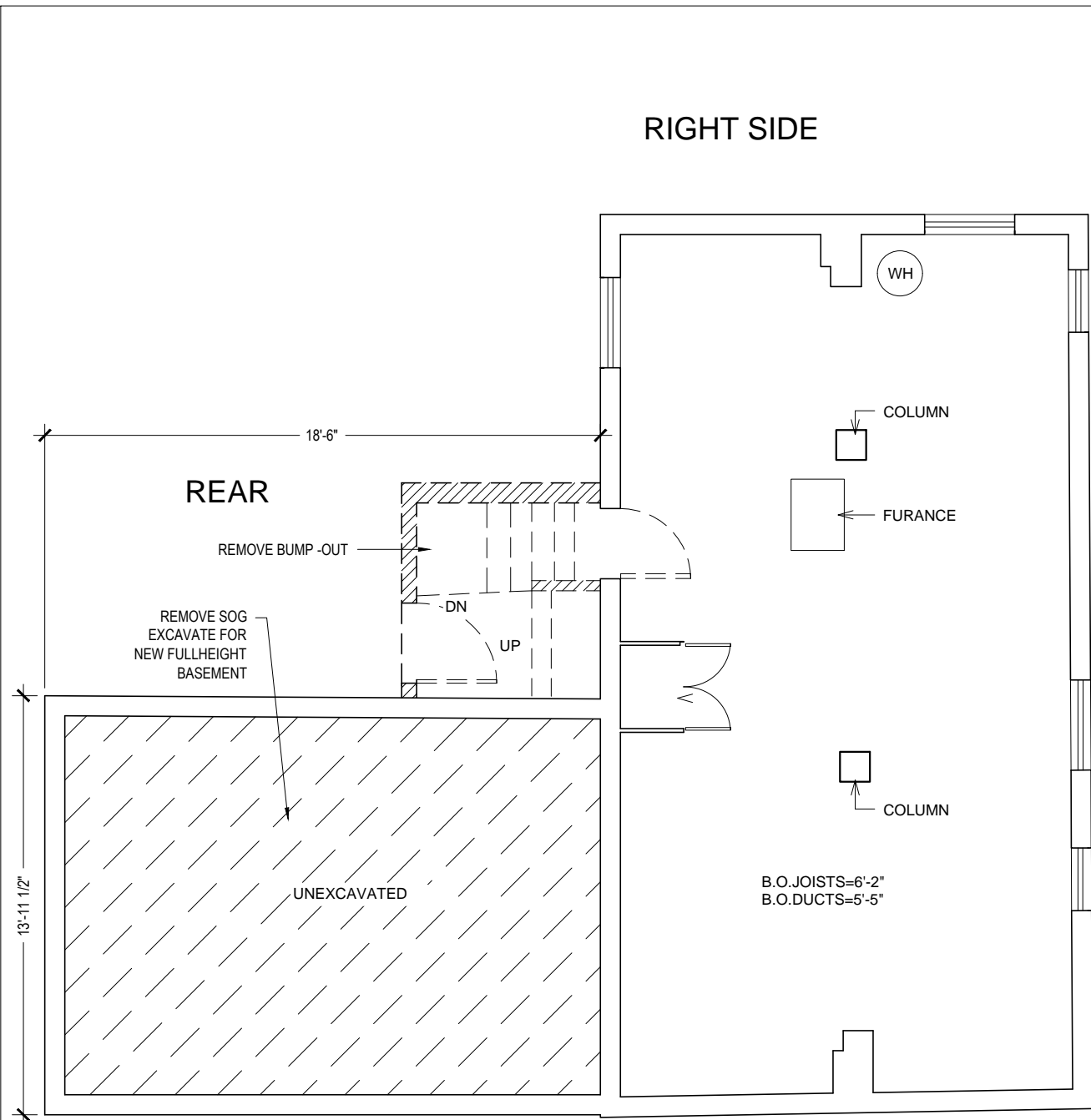
PROPOSED OPEN SPACE

DATE: 20 MARCH 2020
 ADDRESS: 33 HUNTING ST, CAMBRIDGE
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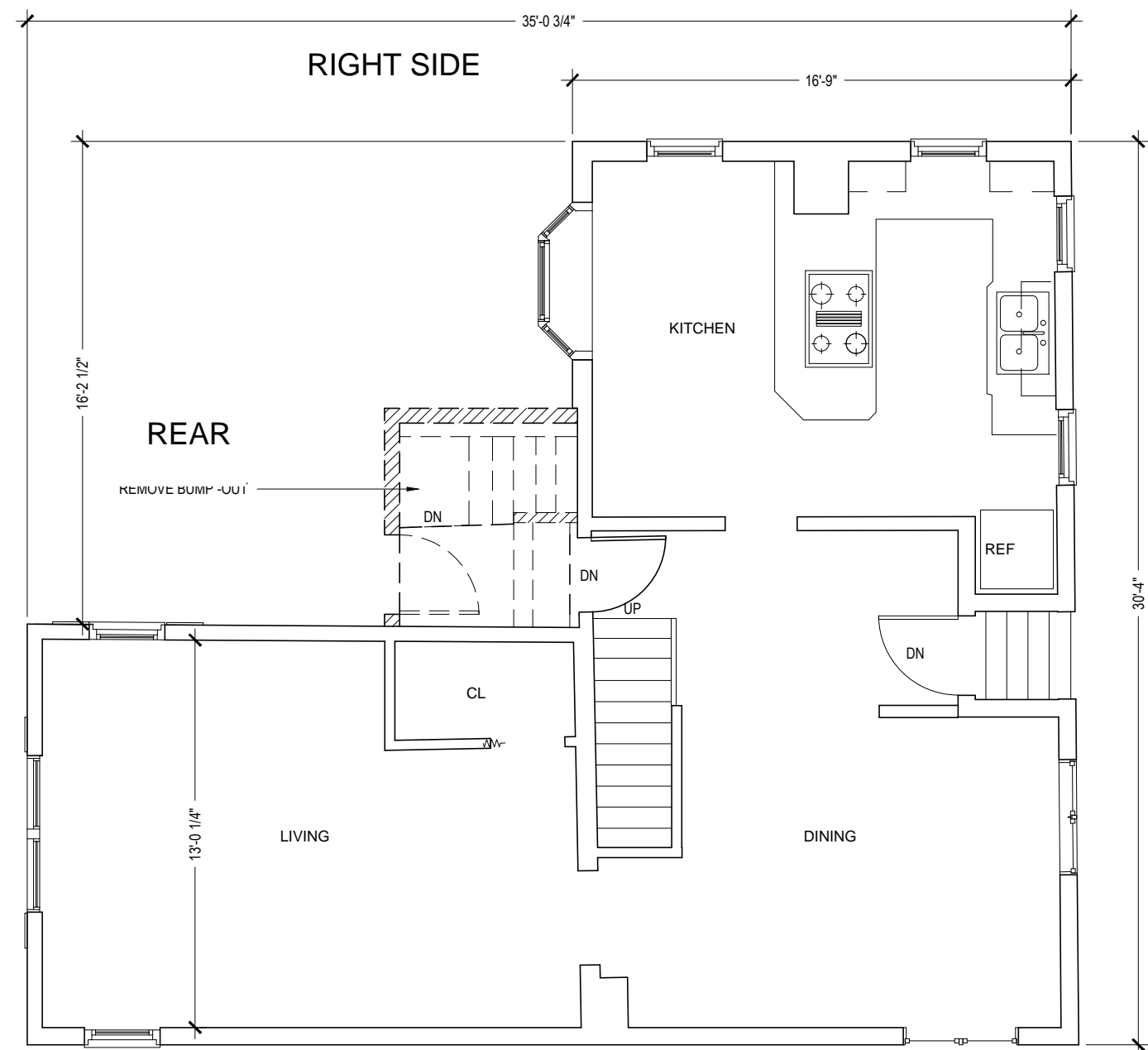
TITLE:
OPEN SPACE & SETBACK PLANS

L.1



RIGHT SIDE
REAR
LEFT SIDE

1 BASEMENT
Scale: 3/16" = 1'-0"



RIGHT SIDE
REAR
LEFT SIDE

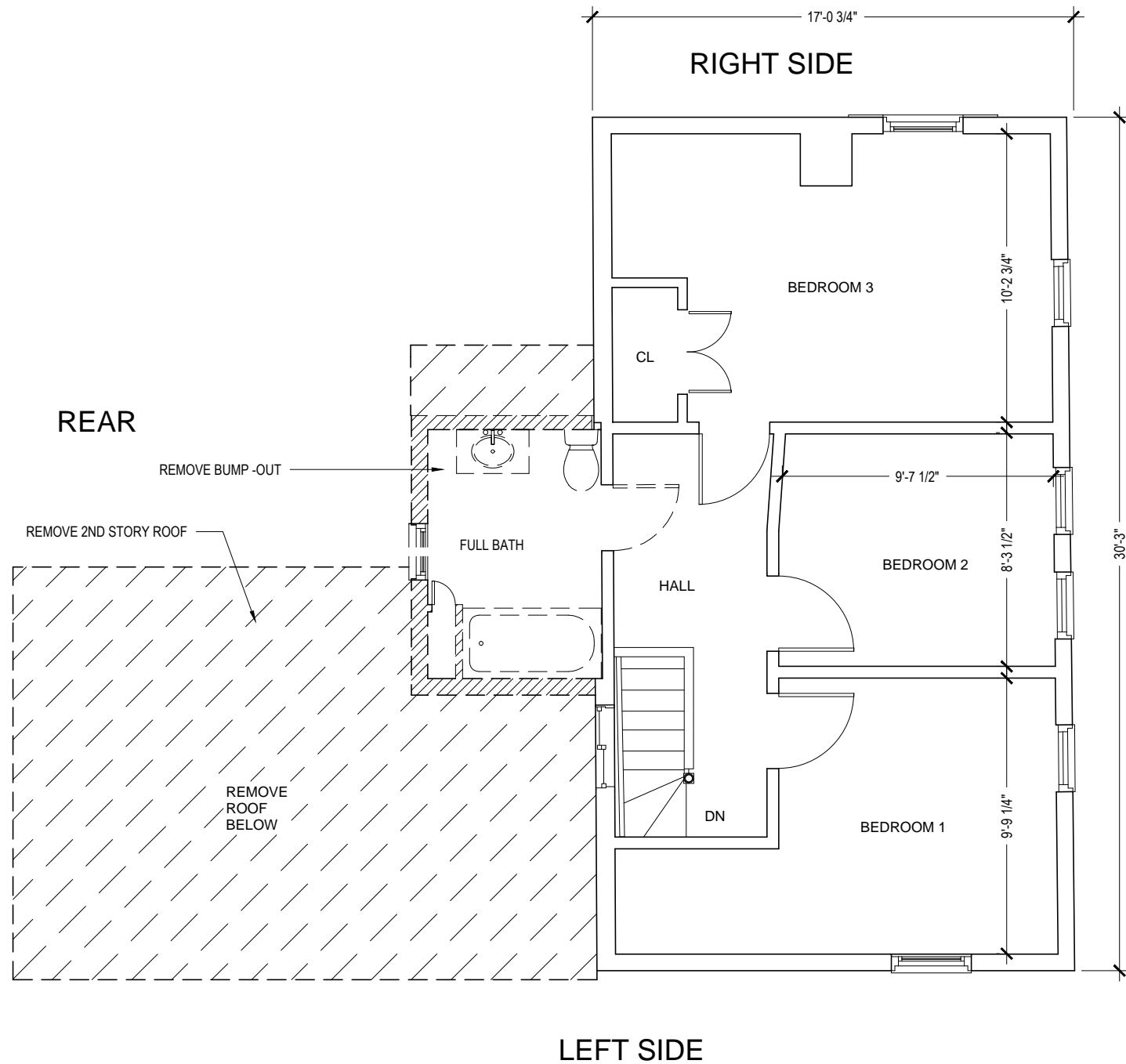
2 FIRST FLOOR GSF FOR FAR: 816.00 GSF
Scale: 3/16" = 1'-0"

DATE: 20 MARCH 2020
ADDRESS: 33 HUNTING ST, CAMBRIDGE
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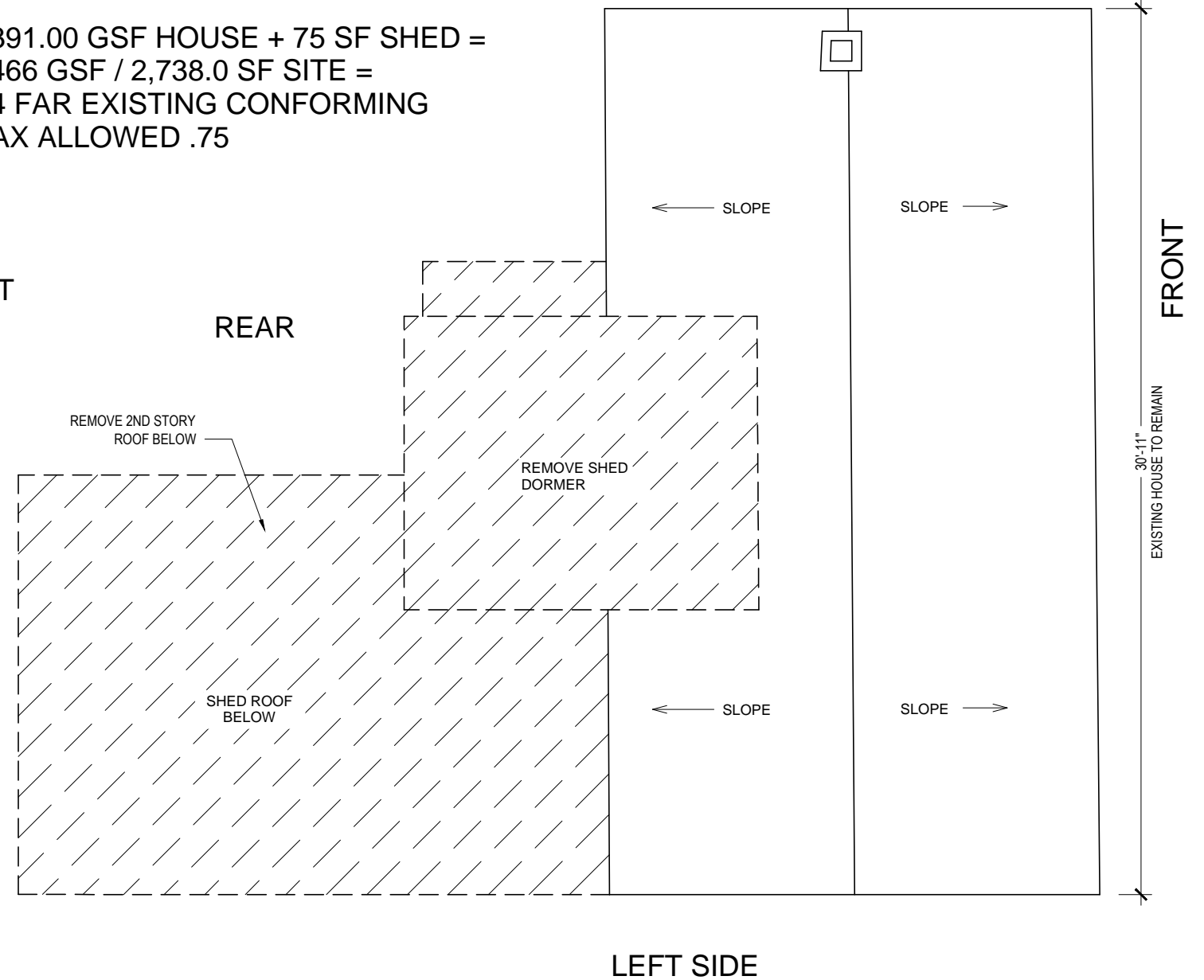
ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
EXISTING FLOOR PLANS

D1.1



1,391.00 GSF HOUSE + 75 SF SHED =
 1,466 GSF / 2,738.0 SF SITE =
 .54 FAR EXISTING CONFORMING
 MAX ALLOWED .75



1 SECOND FLOOR GDF FOR FAR: 575.00 GSF
 Scale: 3/16" = 1'-0"

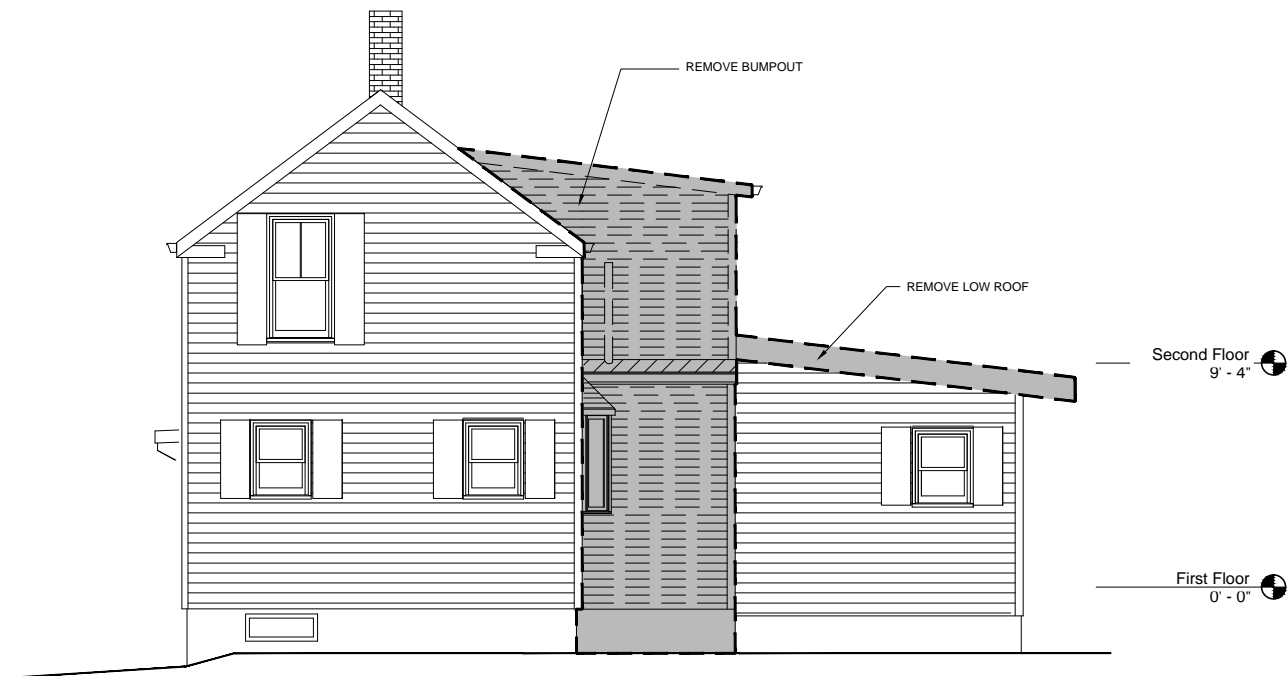
2 ROOF PLAN
 Scale: 3/16" = 1'-0"

DATE: 20 MARCH 2020
 ADDRESS: 33 HUNTING ST, CAMBRIDGE
 PROJECT: 2-STORY REAR ADDITION

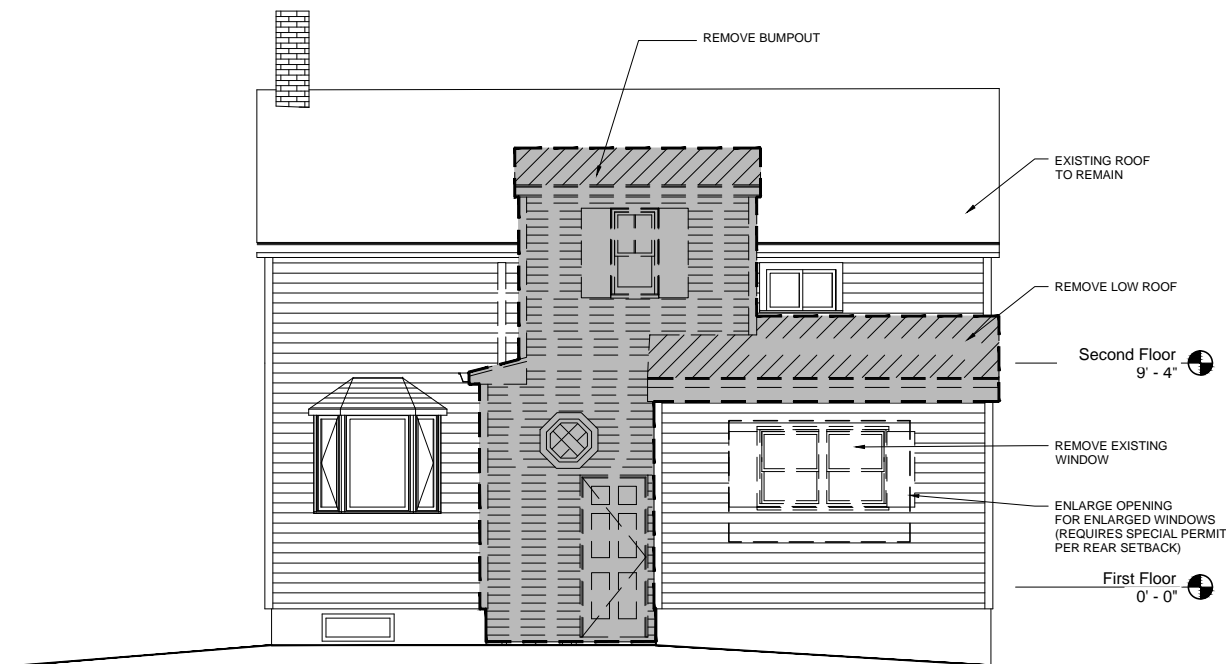
ARCHITECT:
 GCD ARCHITECTS
 2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450

TITLE:
EXISTING FLOOR PLANS

D1.2



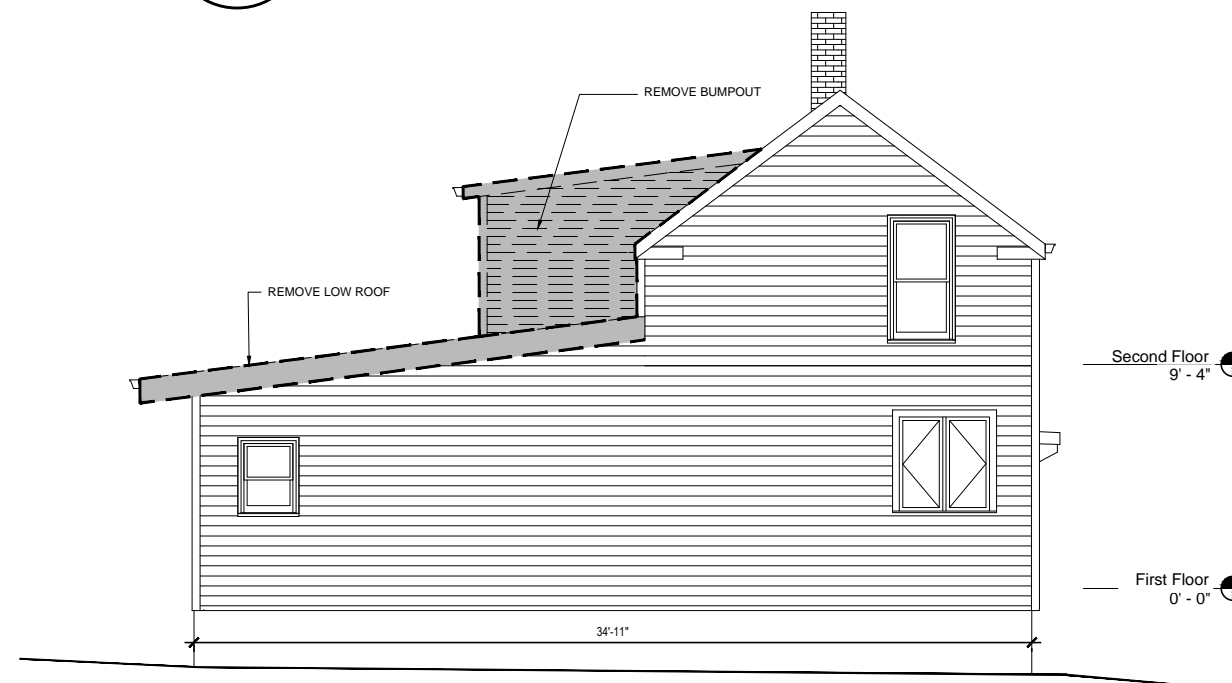
3 RIGHT SIDE
Scale: 1/8" = 1'-0"



4 REAR VIEW
Scale: 1/8" = 1'-0"



1 FRONT
Scale: 1/8" = 1'-0"



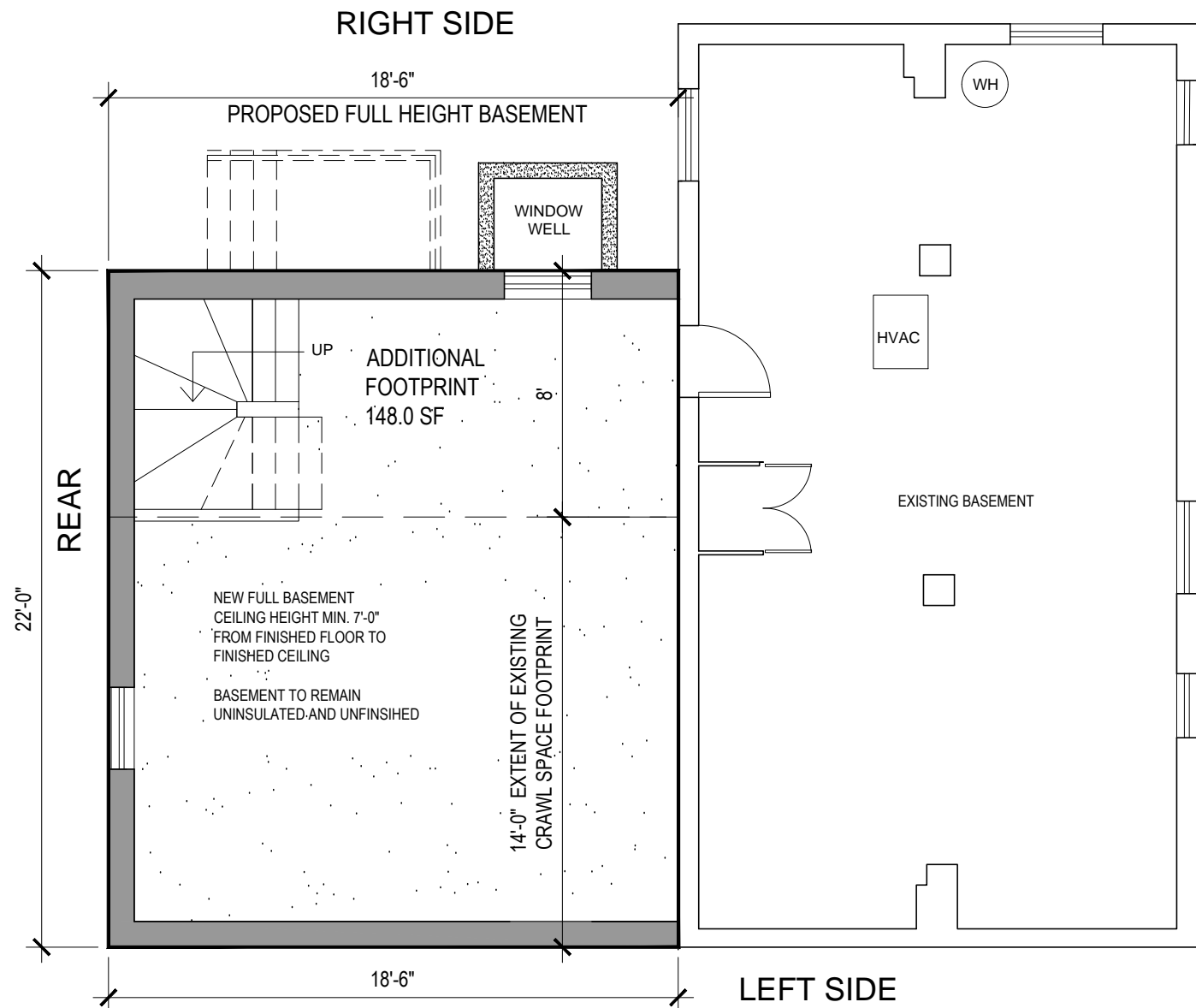
2 LEFT SIDE
Scale: 1/8" = 1'-0"

DATE: 20 MARCH 2020
ADDRESS: 33 HUNTING ST, CAMBRIDGE
PROJECT: 2-STORY REAR ADDITION

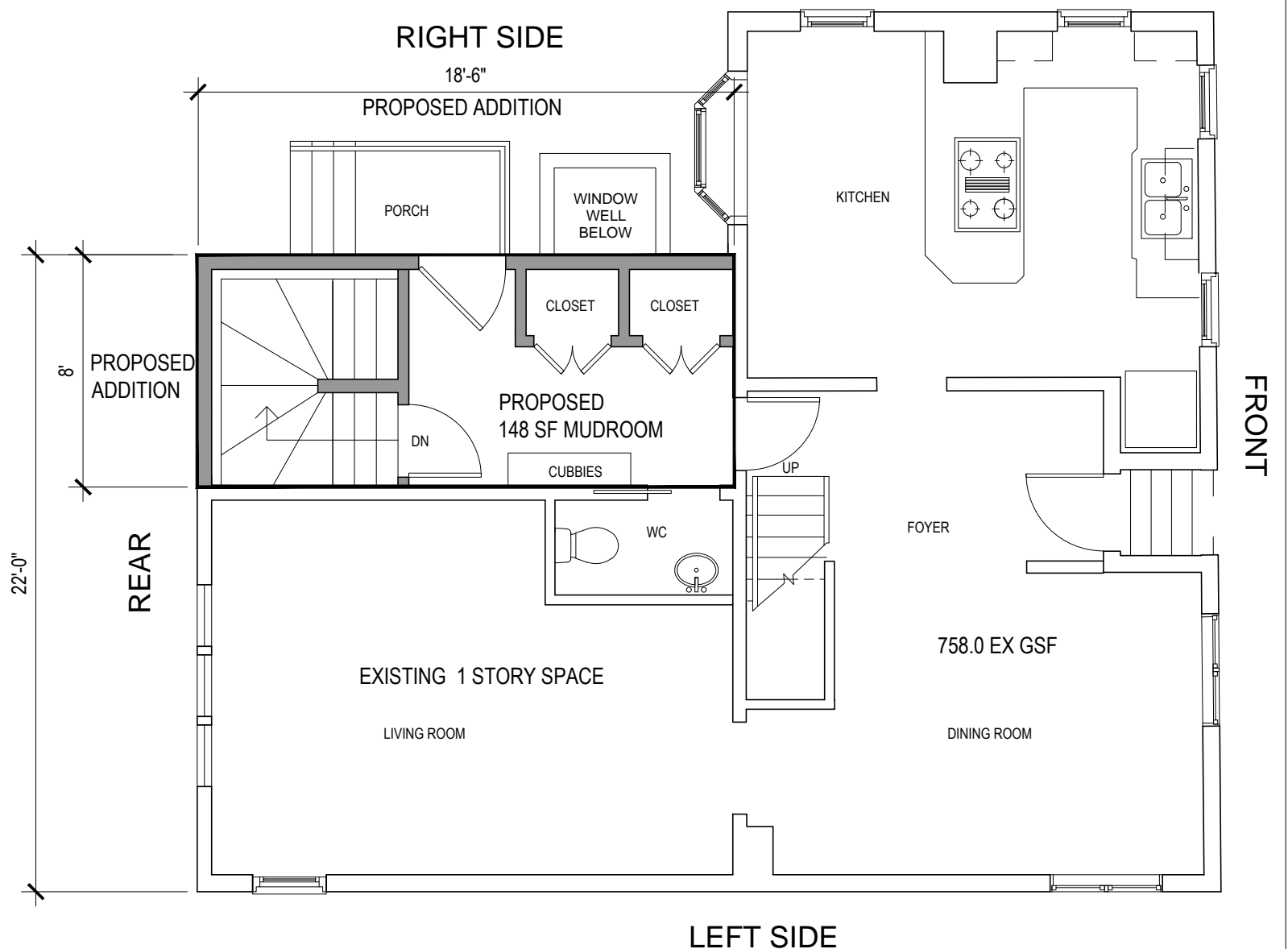
ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
EXISTING ELEVATIONS

D2.1



1 BASEMENT
Scale: 3/16" = 1'-0"



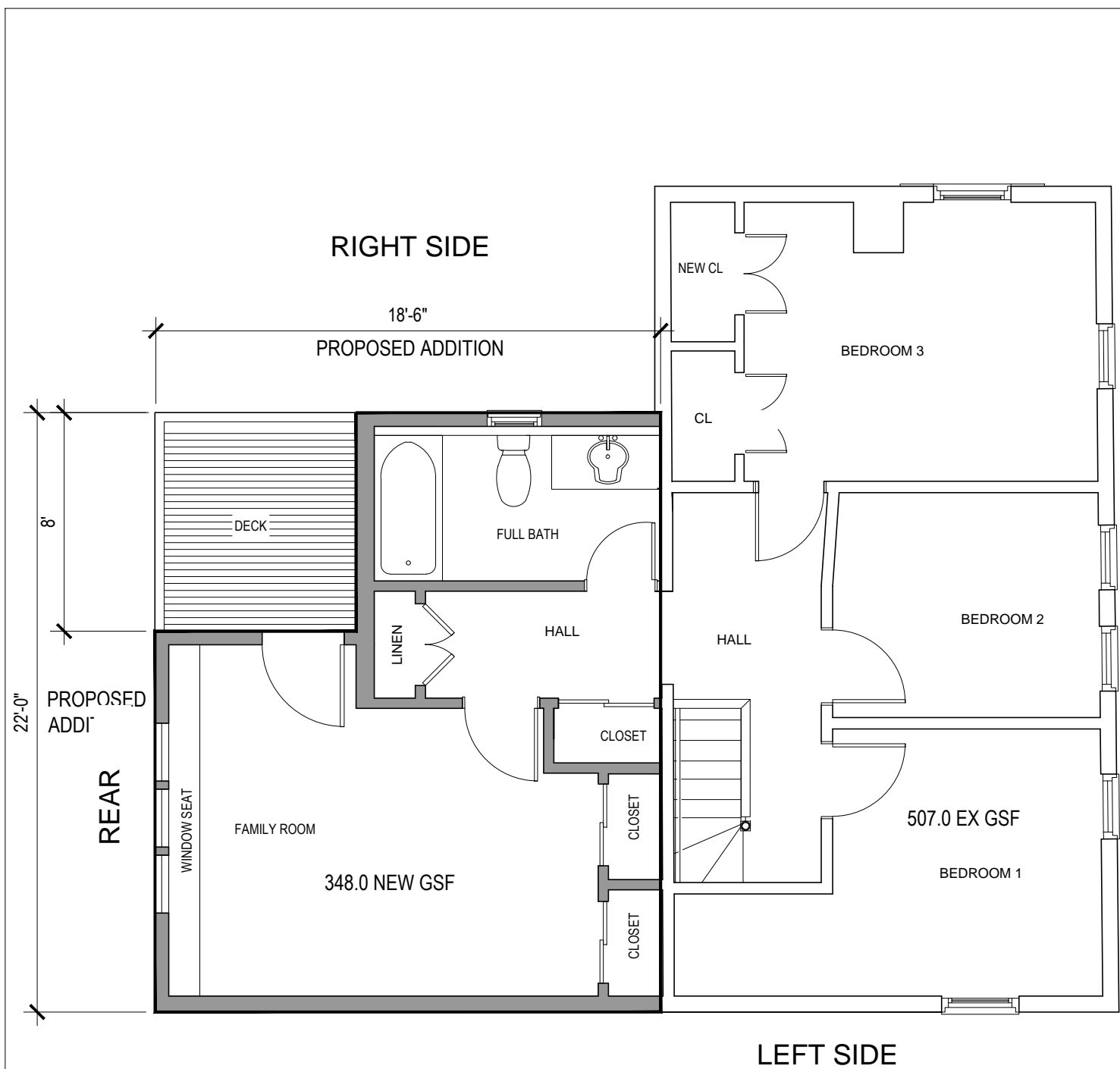
2 FIRST FLOOR GSF FOR FAR: 914.00 GSF
Scale: 3/16" = 1'-0"

DATE: 20 MARCH 2020
ADDRESS: 33 HUNTING ST, CAMBRIDGE
PROJECT: 2-STORY REAR ADDITION

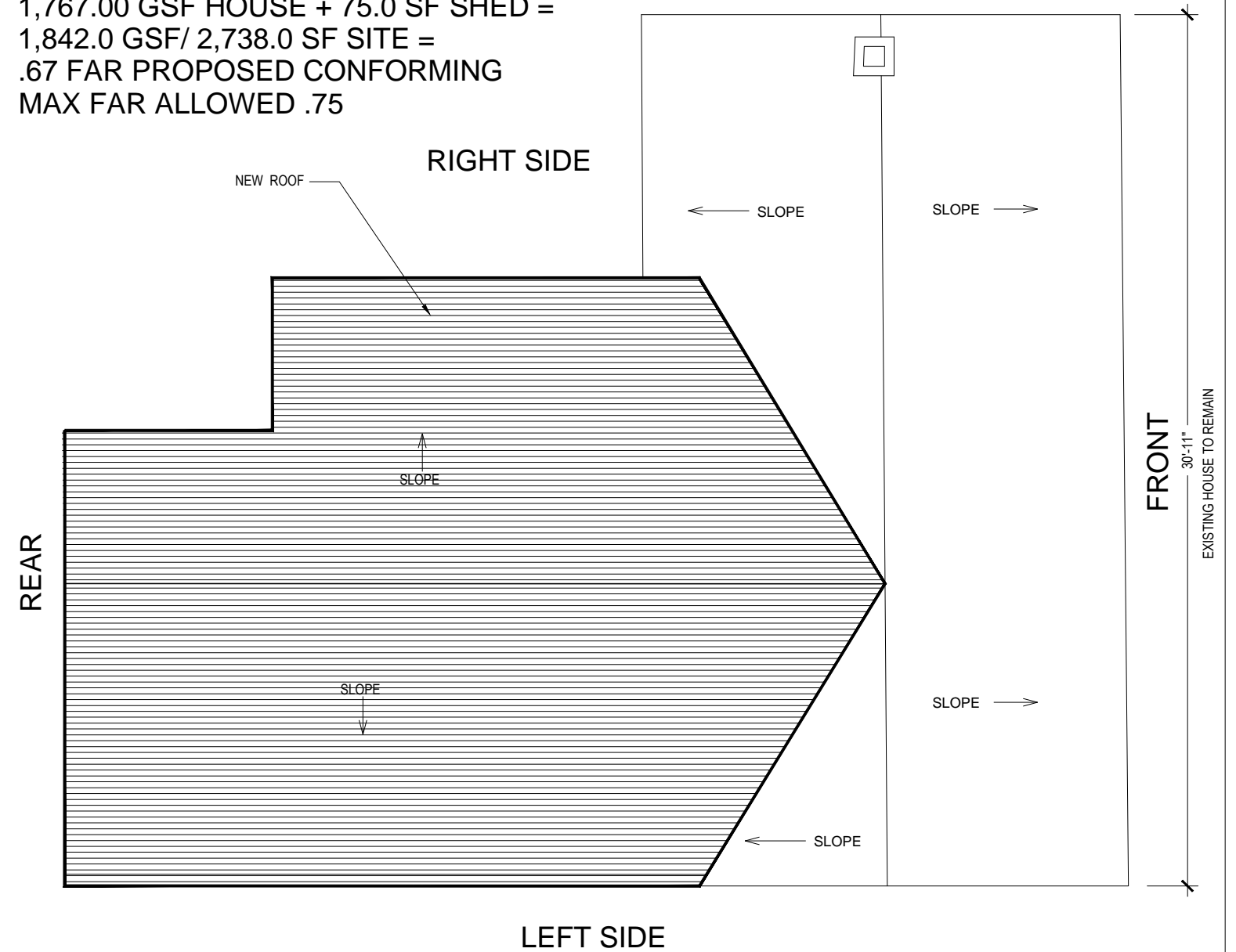
ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
PROPOSED FLOOR PLANS

A1.1



1,767.00 GSF HOUSE + 75.0 SF SHED =
1,842.0 GSF / 2,738.0 SF SITE =
.67 FAR PROPOSED CONFORMING
MAX FAR ALLOWED .75



1 **SECOND FLOOR** GSF FOR FAR: 853.00 GSF
Scale: 3/16" = 1'-0"

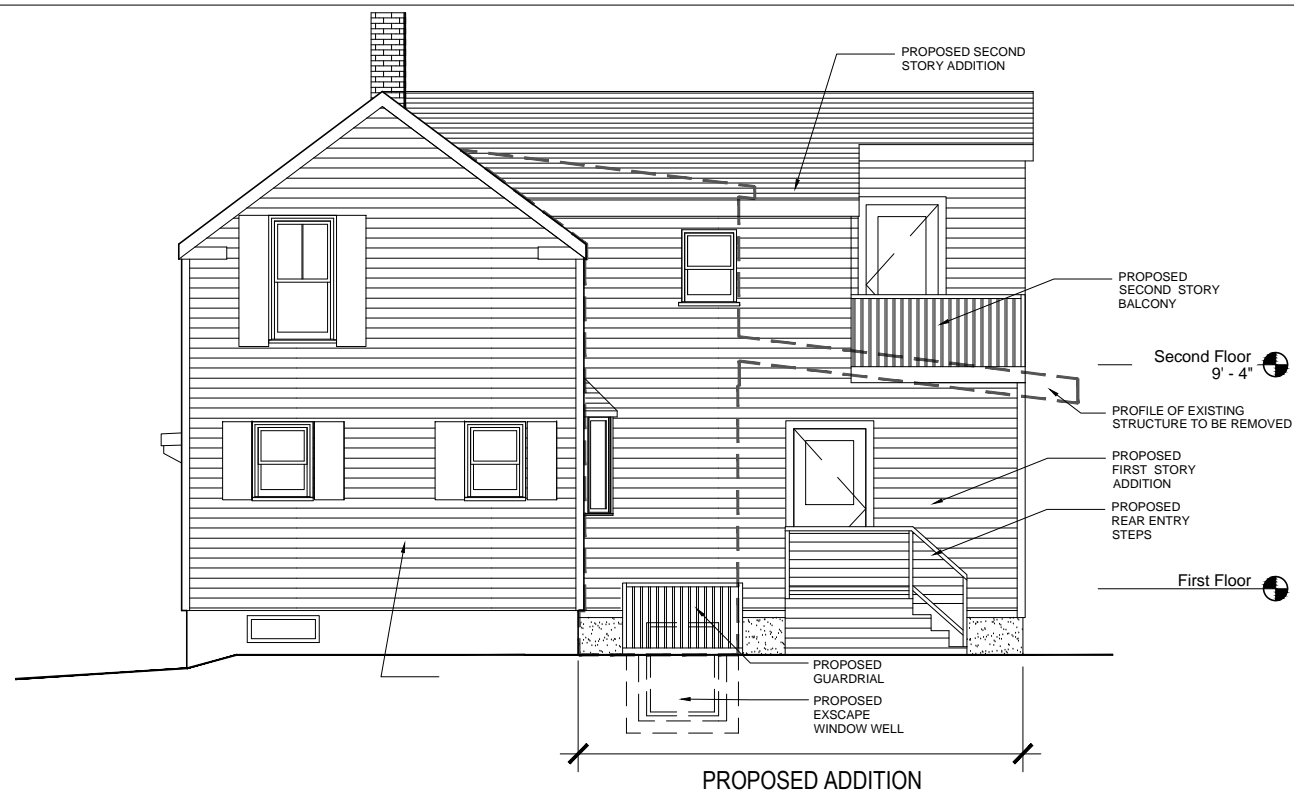
2 **ROOF PLAN**
Scale: 3/16" = 1'-0"

DATE: 20 MARCH 2020
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PROJECT: 2-STORY REAR ADDITION

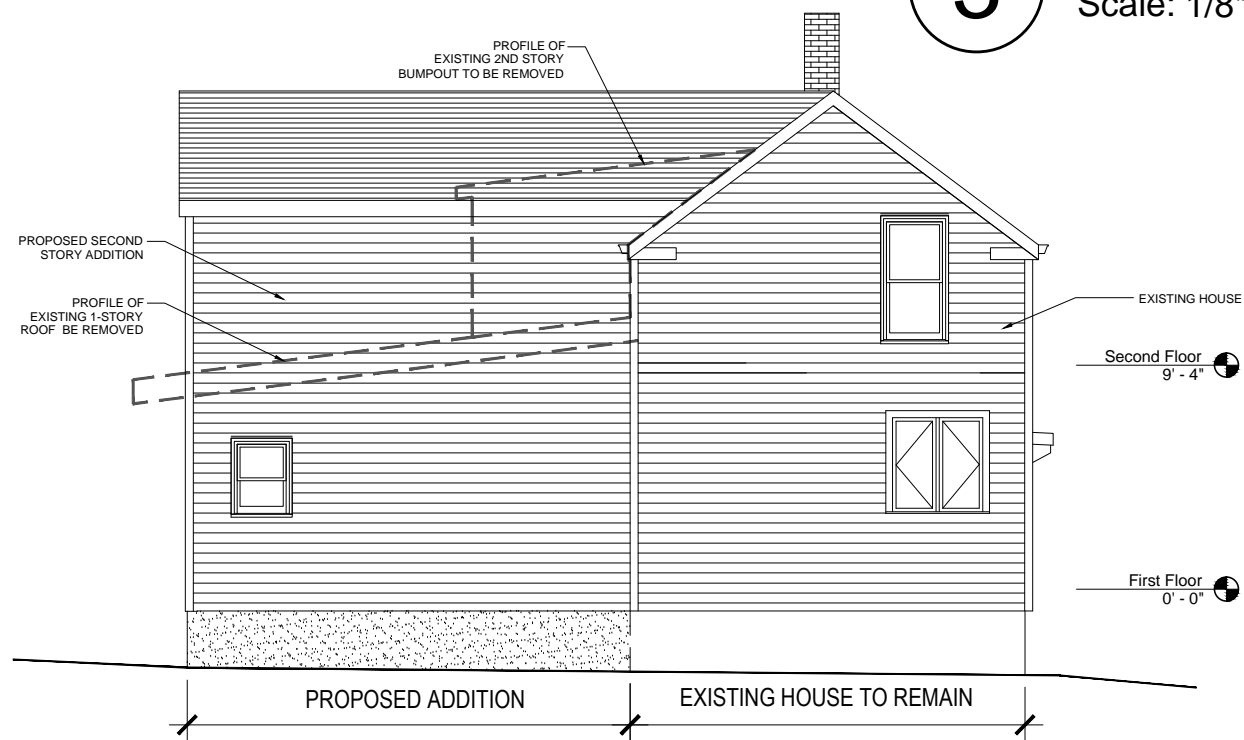
ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
PROPOSED FLOOR PLANS

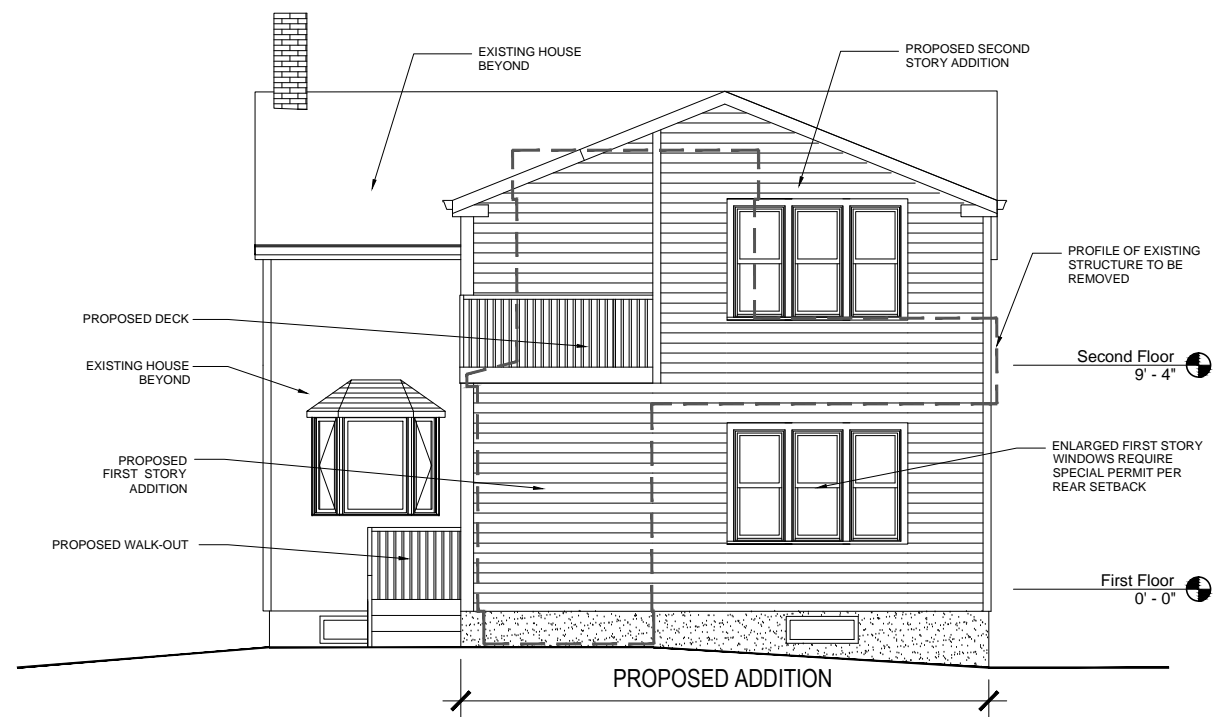
A1.2



3 RIGHT SIDE
Scale: 1/8" = 1'-0"



1 LEFT SIDE
Scale: 1/8" = 1'-0"



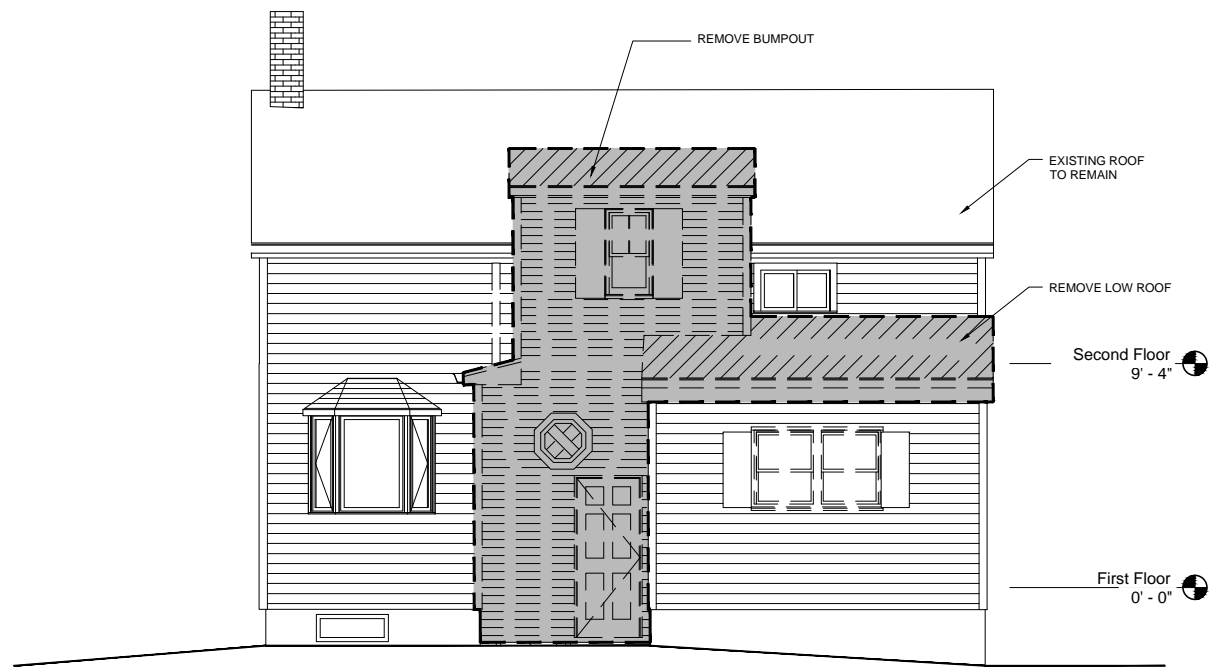
2 REAR
Scale: 1/8" = 1'-0"

DATE: 20 MARCH 2020
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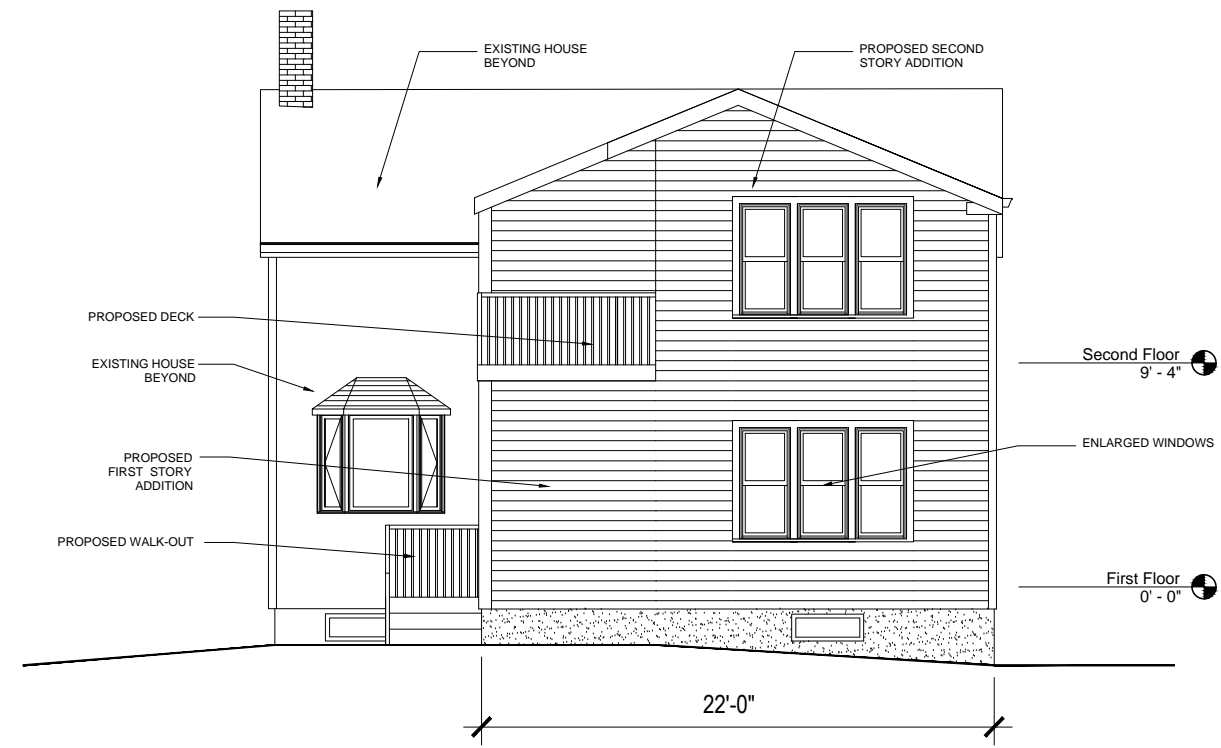
ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
PROPOSED ELEVATIONS

A2.1



1 **REAR VIEW EXISTING**
Scale: 1/8" = 1'-0"



2 **REAR VIEW PROPOSED**
Scale: 1/8" = 1'-0"

DATE: 20 MARCH 2020
ADDRESS: 33 HUNTING ST, CAMBRIDGE
PROJECT: 2-STORY REAR ADDITION

ARCHITECT:
GCD ARCHITECTS
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138
617-412-8450

TITLE:
**EXISTING AND PROPOSED
ELEVATIONS COMPARISON**

A2.2