



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP -5 PM 1:40

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 287537

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: William Daniel Hills and Taylor M. Milsal C/O Michael W. Wiggins, Attorney

PETITIONER'S ADDRESS: One Liberty Square , Boston, MA 02109

LOCATION OF PROPERTY: 54 Garfield St, Cambridge, MA

TYPE OF OCCUPANCY: Single Family with Auxiliary Apartment ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Replace 1 story covered porch with small 2 floor addition. Wood frame construction on helical piles. Lattice, siding, trim and fenestration to match existing building. Add 2 exterior wood stairways, 1 on new west side with open gable roof supported by brackets, the other to be at new south entry to kitchen.

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).

*William Daniel Hills and Taylor M. Milsal
of 54 Garfield N. Wiggins Trust
Trustees by their Attorney*

Original
Signature(s):

Michael W. Wiggins

(Petitioner (s) / Owner)

Michael W. Wiggins

(Print Name)

Address:
Tel. No.
E-Mail Address:

One Liberty Square Ste 600

6178806313

mww@westonpatrick.com

Boston, MA 02109

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 Taylor M. Milsal and William Daniel Hillis Trustees of the 54 Garfield Street Nominee Trust
(OWNER)

Address: 405 Robbins Road Rindge NH 03461

State that I/We own the property located at 54 Garfield Street, which is the subject of this zoning application.

The record title of this property is in the name of Taylor M. Milsal and William Daniel Hillis, Trustees of 54 Garfield Street Nominee Trust

*Pursuant to a deed of duly recorded in the date 1/30/2019, Middlesex South County Registry of Deeds at Book 72176, Page 526; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____
Taylor M. Milsal and William Daniel Hillis Trustees of 54 Garfield St. Nominee Trust
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* duly authorized

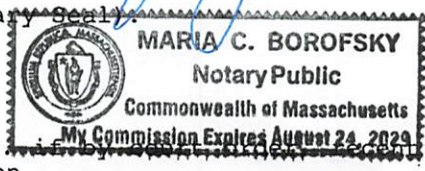
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of ~~And~~ Suffolk

The above-name Michael W. Wiggins personally appeared before me, this 3rd of September, 2024, and made oath that the above statement is true.

Maria C. Borofsky Notary

My commission expires Aug 24, 2029 (Notary Seal)



• If ownership is not shown in recorded deed, e.g. 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 54 Garfield 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 small addition of only about 110 square feet that replaces the existing covered porch will stay within the footprint of the existing building and match the existing exterior building features. The addition will have no adverse visual or physical impact upon the neighborhood and will blend in well with the exterior appearance of the existing building

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:

Use of the premises will remain as a single family with auxiliary apartment. The improvements will enhance livability of the dwellings but not result in an increase in intensity of use, so there will be no impact on traffic or patterns of egress or ingress.

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 addition, which is to be located at the rear of the existing building, will scarcely be noticeable from the street, will not result in any disruption or interference with views from adjacent lots, and because it will be built within the existing envelope will not encroach on any front, side or rear yards.

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 addition will only enhance occupancy of and access to the existing dwellings. It will not result in any change of use or expansion into front side or rear yards, so there will be no effect on health, safety or welfare of other citizens.

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:

With this small addition, to be contained within its envelope, the building will continue to blend in with surrounding buildings on all side, and will not cause any overcrowding. Its use will remain in keeping with prevailing uses on all sides of the locus in this Residence B district.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: William Daniel Hills and Taylor M. Milsal

Present Use/Occupancy: Single Family with Auxiliary Apartment

Location: 54 Garfield St., Cambridge, MA

Zone: Residence B Zone

Phone: 6178806313

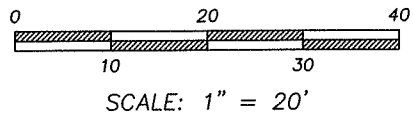
Requested Use/Occupancy: Single Family with Auxiliary Apartment

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		6,680	6,791	3,252.50	(max.)
<u>LOT AREA:</u>		7,149	7,149	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.9344	.9499	.4549	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,575	3,575	2,500	
<u>SIZE OF LOT:</u>	WIDTH	65	65	50	
	DEPTH	110	110	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.1	10.1	15	
	REAR	36.8	36.8	25	
	LEFT SIDE	9.9	9.9	7.5 (sum of 20)	
	RIGHT SIDE	14.5	14.5	7.5 (sum of 20)	
<u>SIZE OF BUILDING:</u>	HEIGHT	39' 2"	39' 2"	35	
	WIDTH	72.6	72.6	N/A	
	LENGTH	37.75	37.75	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.558	.55	.40	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	No minimum	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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.:

N/A

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'.



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

CURRENT OWNER: 54 GARFIELD STREET NOMINEE TRUST

TITLE REFERENCE: BK 72176 PG 526

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:

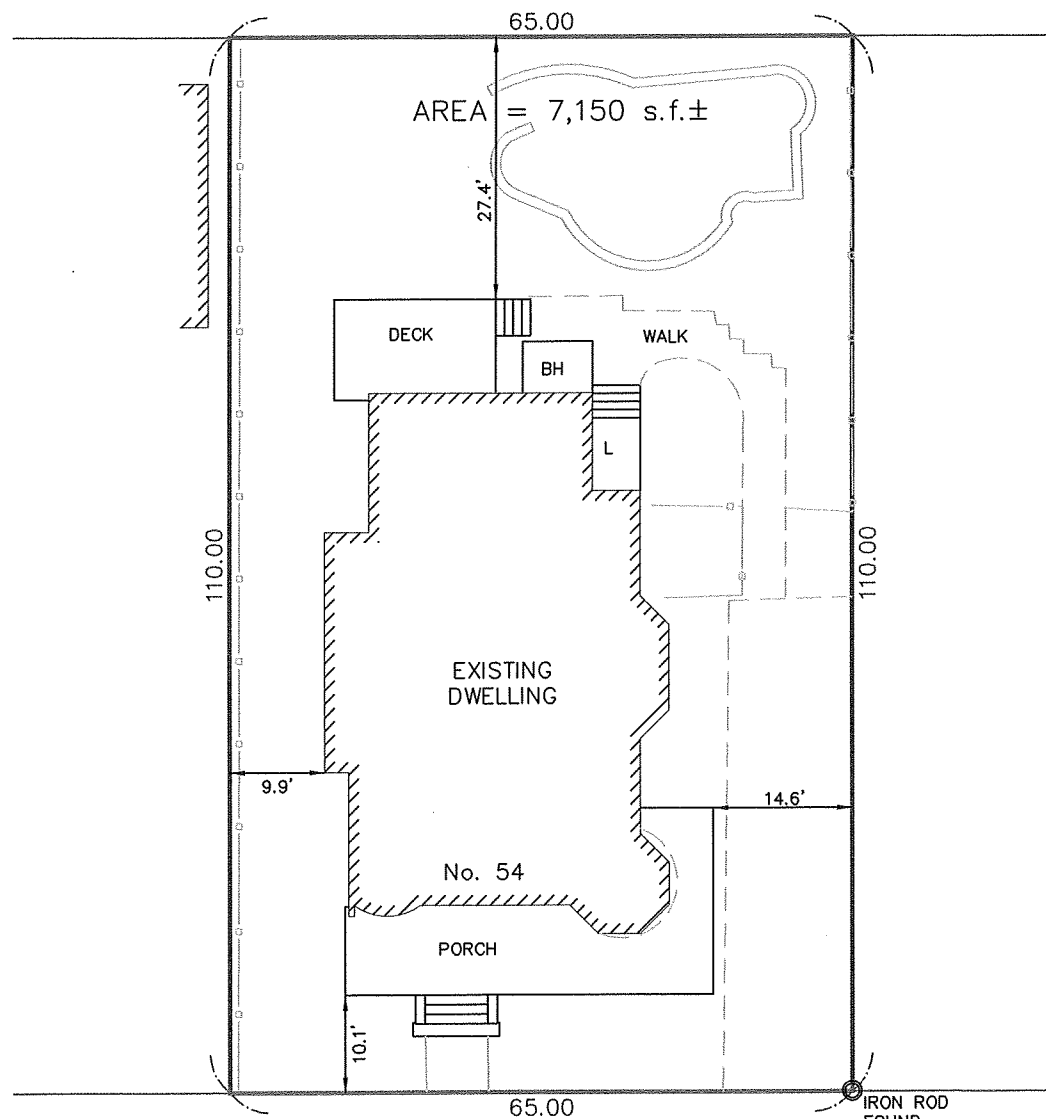
TO: 54 GARFIELD STREET NOMINEE TRUST

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: AUGUST 13, 2024
 DATE OF PLAN: AUGUST 15, 2024
 DATE OF PLAN: SEPTEMBER 3, 2024 (REVISION)


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

09/03/2024
 DATE:



GARFIELD STREET

CERTIFIED PLOT PLAN
54 GARFIELD STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PREPARED BY:



PREPARED FOR:
 PATRICK GUTHRIE

DRAWN	CHECKED	FILE No.
CAV	RJM	22297

RENOVATION AND ADDITION TO:

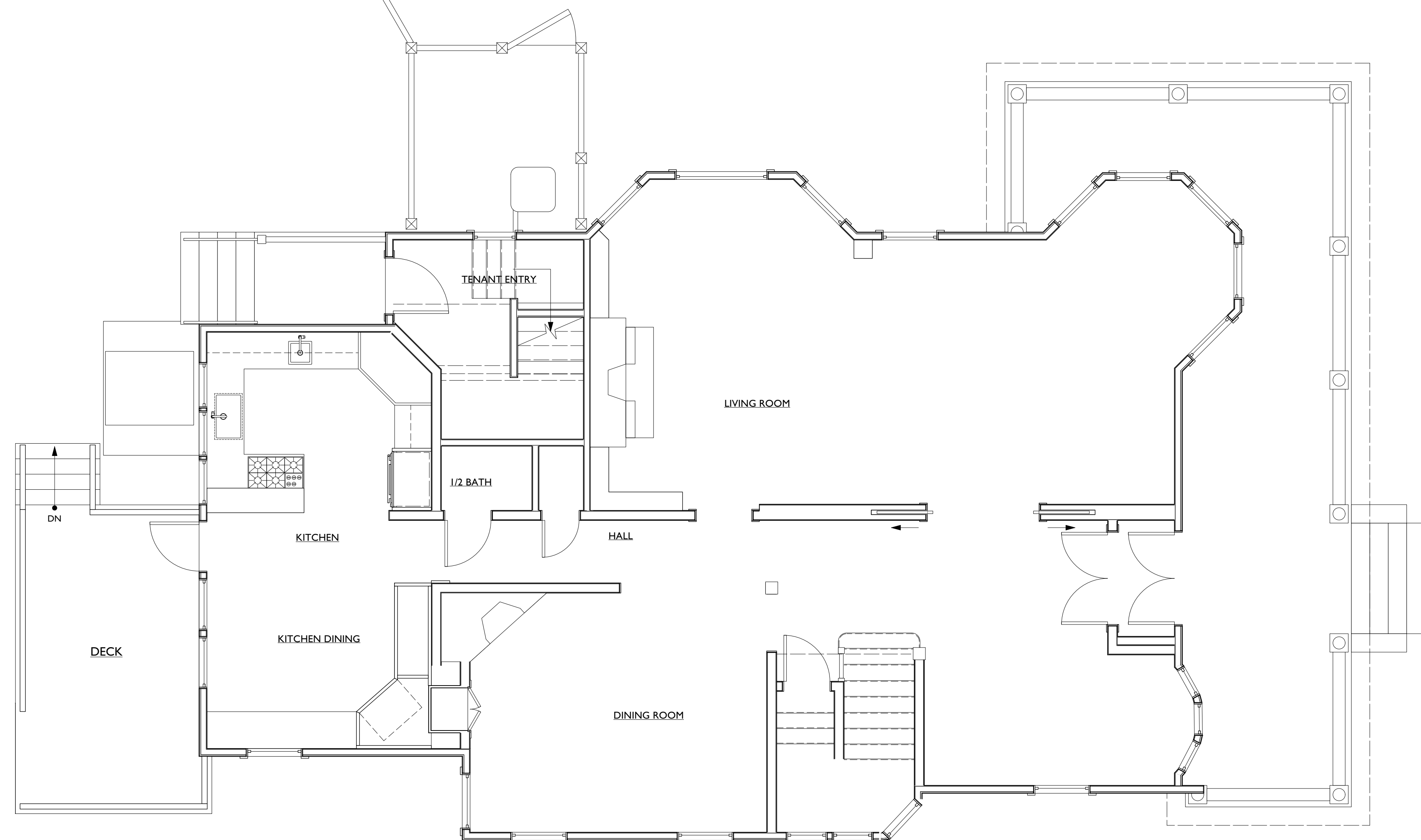
THE MILSAL RESIDENCE

54 GARFIELD STREET
CAMBRIDGE, MA 02138

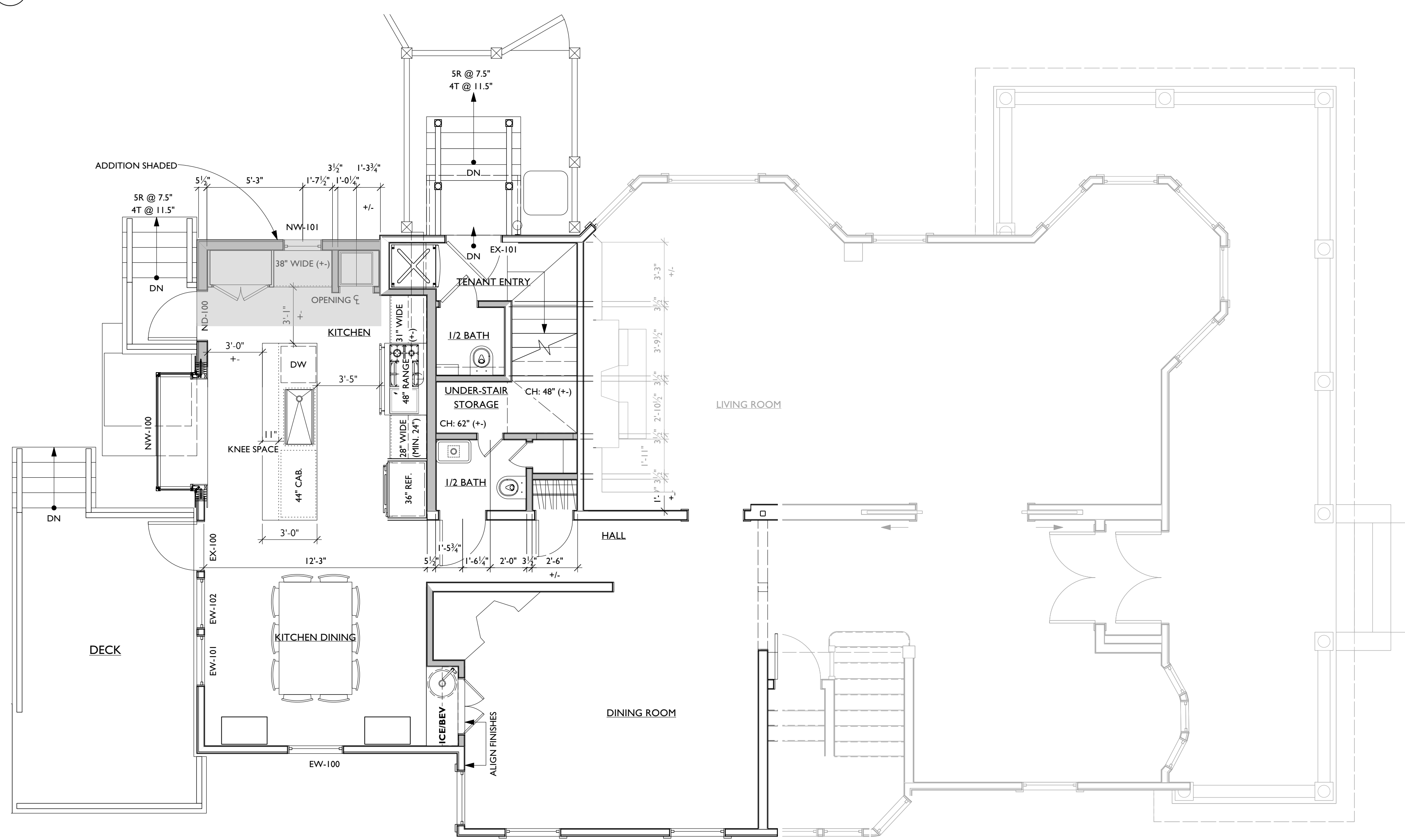
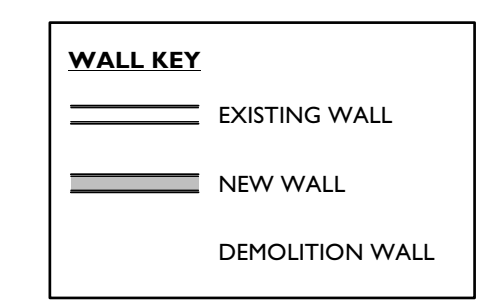
MARK	DATE	REVISIONS
A	9/6/2024	UPDATED FOR SPECIAL PERMIT

Print Date:

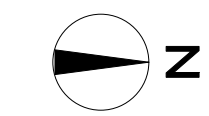
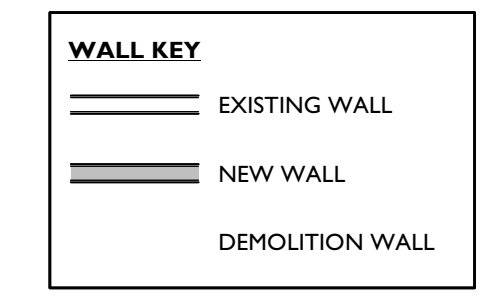
SPECIAL PERMIT: FIRST FLOOR
PLAN



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

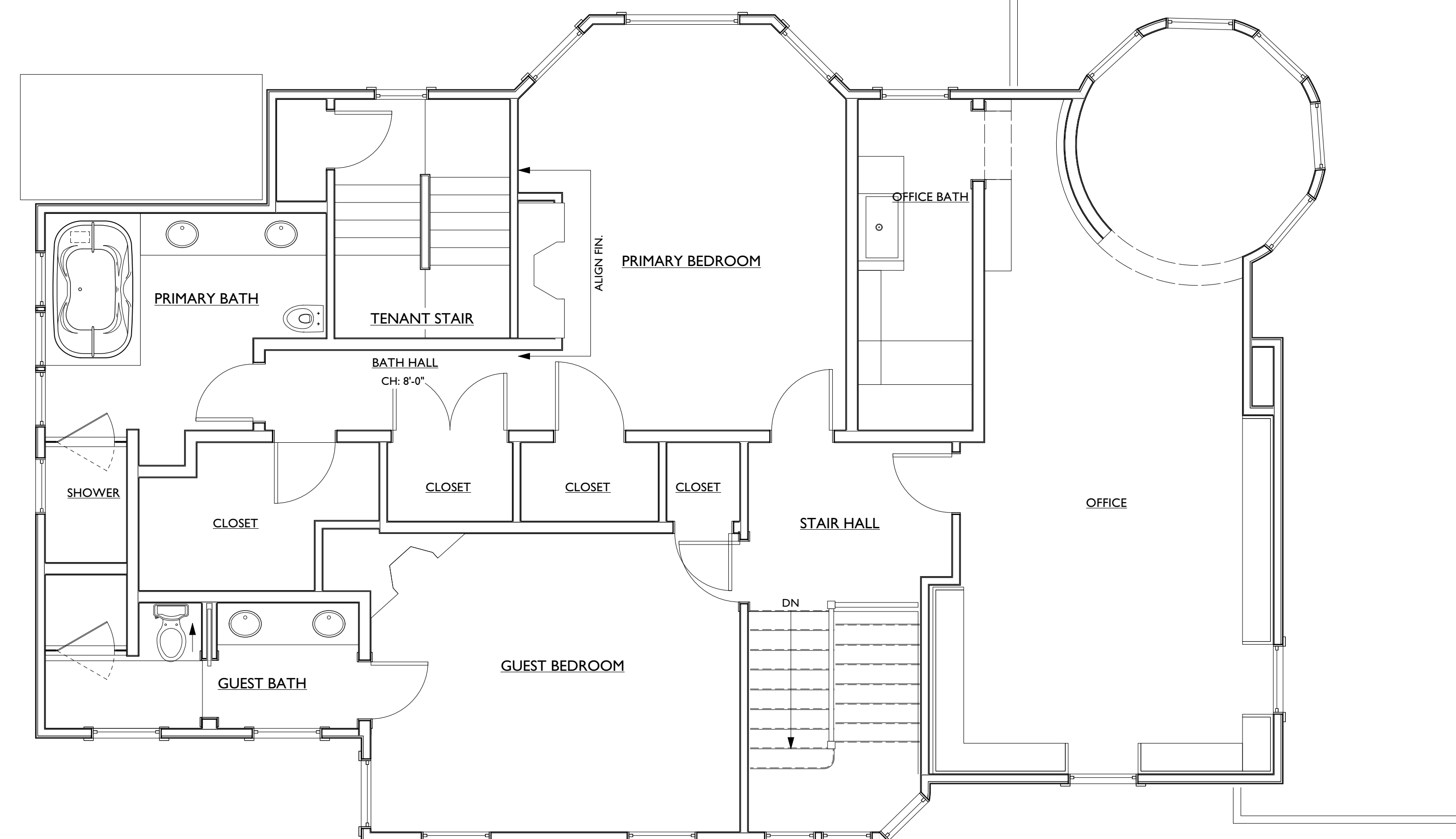
54 GARFIELD STREET
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	5/31/2024	SD FOR REVIEW
B	9/6/2024	UPDATED FOR SPECIAL PERMIT

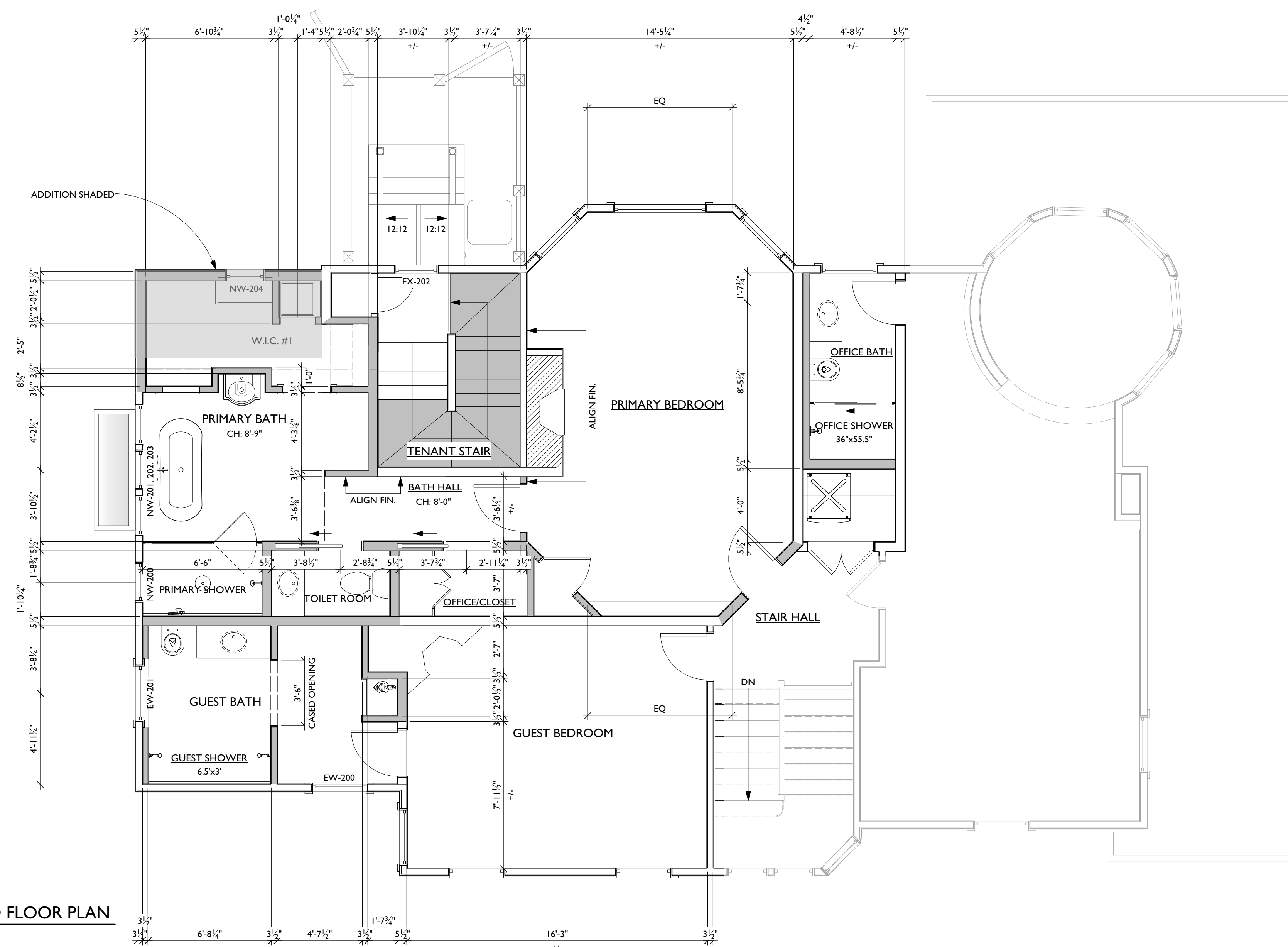
Print Date:

SPECIAL PERMIT: SECOND
FLOOR PLAN

A-1.1



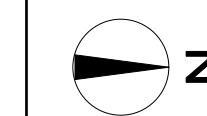
1 AS-BUILT SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL KEY

- EXISTING WALL
- NEW WALL
- - - DEMOLITION WALL



RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

54 GARFIELD STREET
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT

Print Date: _____

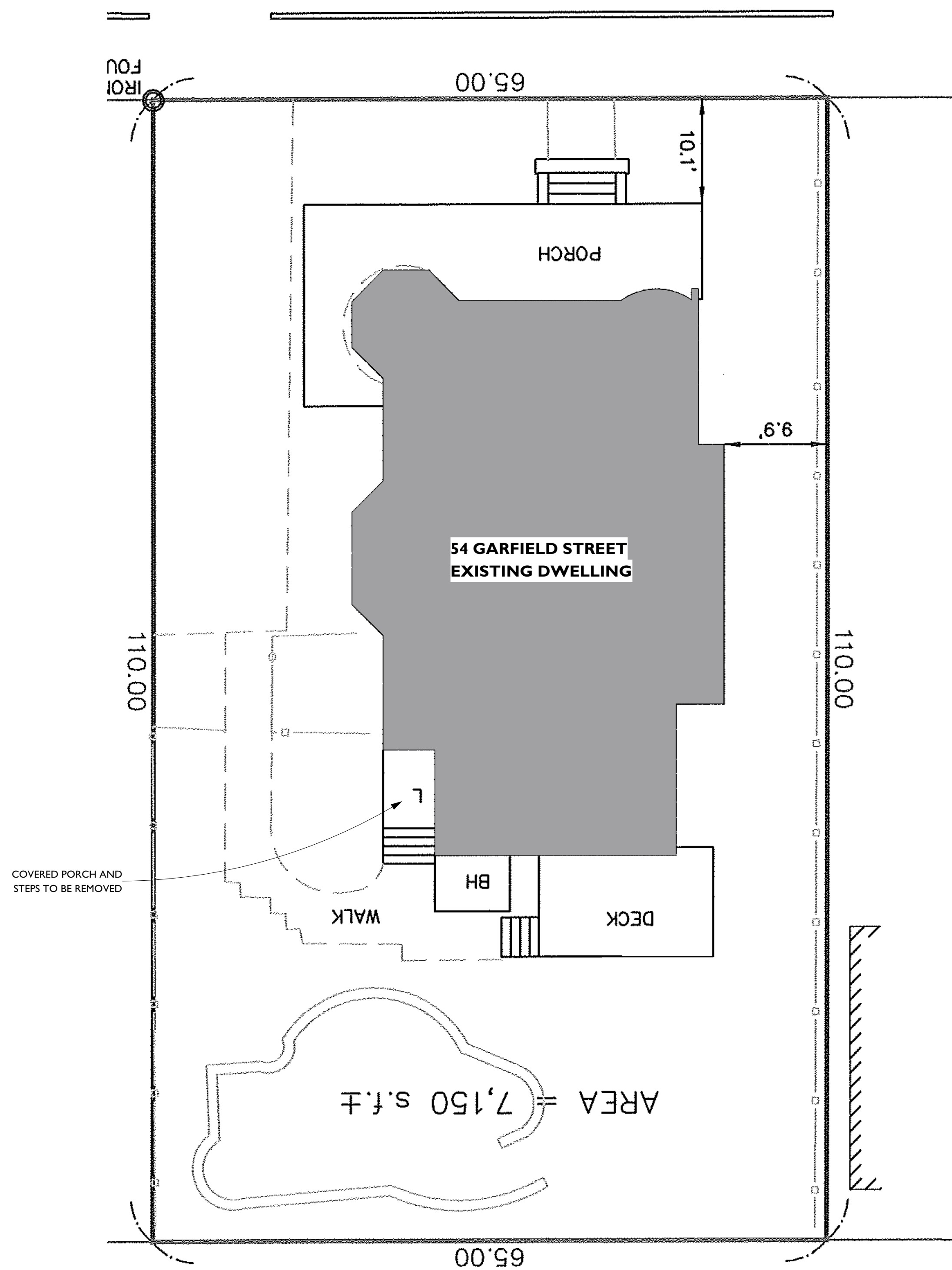
SPECIAL PERMIT:
COVER SHEET & SITE PLAN

A-0.0

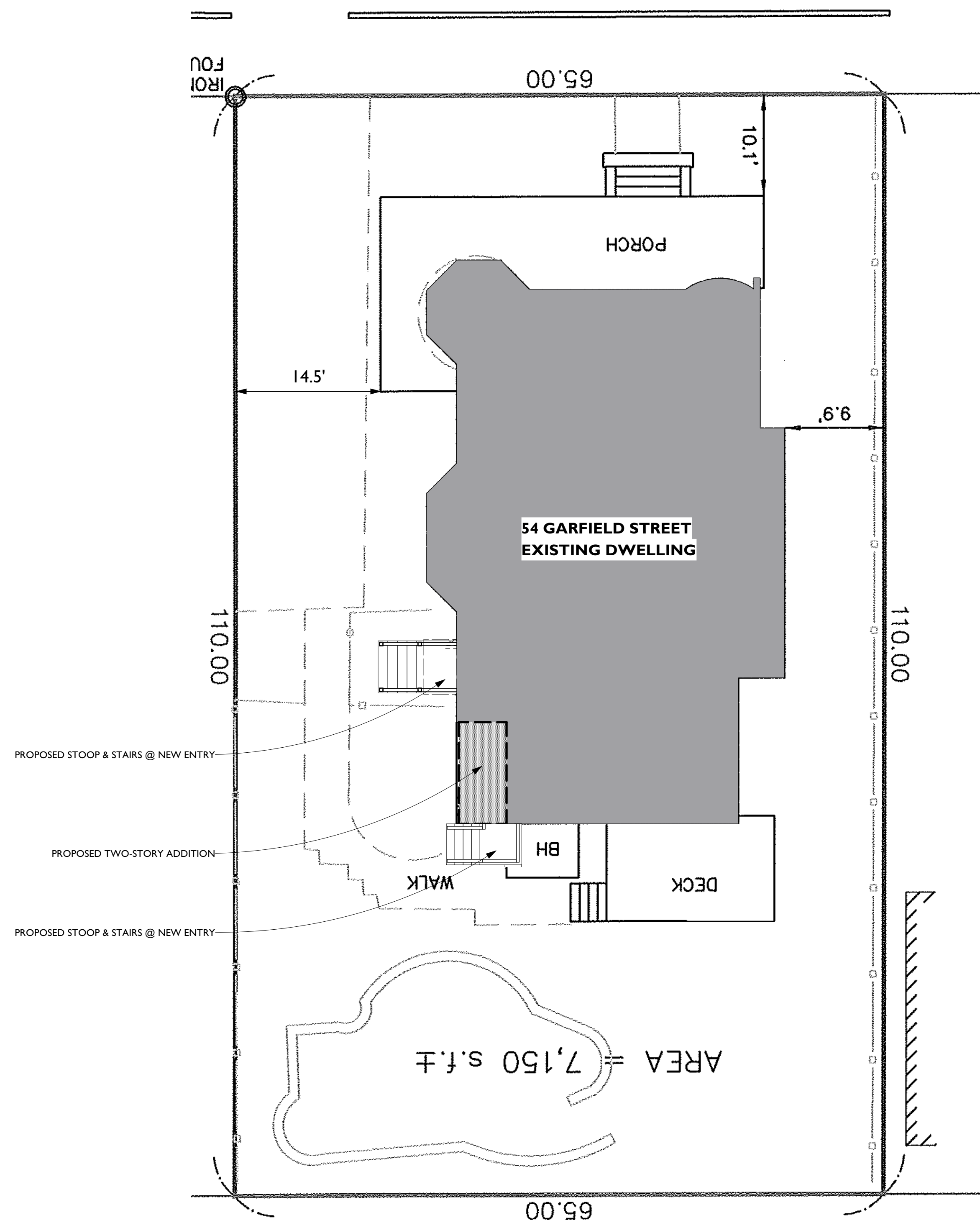
NOTE:
SITE PLAN INFORMATION IS TAKEN FROM A CERTIFIED
PLOT PLAN PREPARED BY MEDFORD ENGINEERING
AUGUST 12, 2024

SPECIAL PERMIT DRAWING LIST

A-0.0	EXISTING & PROPOSED SITE PLAN
A-0.1	LOCUS MAP & ZONING ANALYSIS
A-0.2	EXISTING PHOTOGRAPHS
A-2.0	EXISTING & PROPOSED ELEVATIONS



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



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



RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

54 GARFIELD STREET
CAMBRIDGE, MA 02138

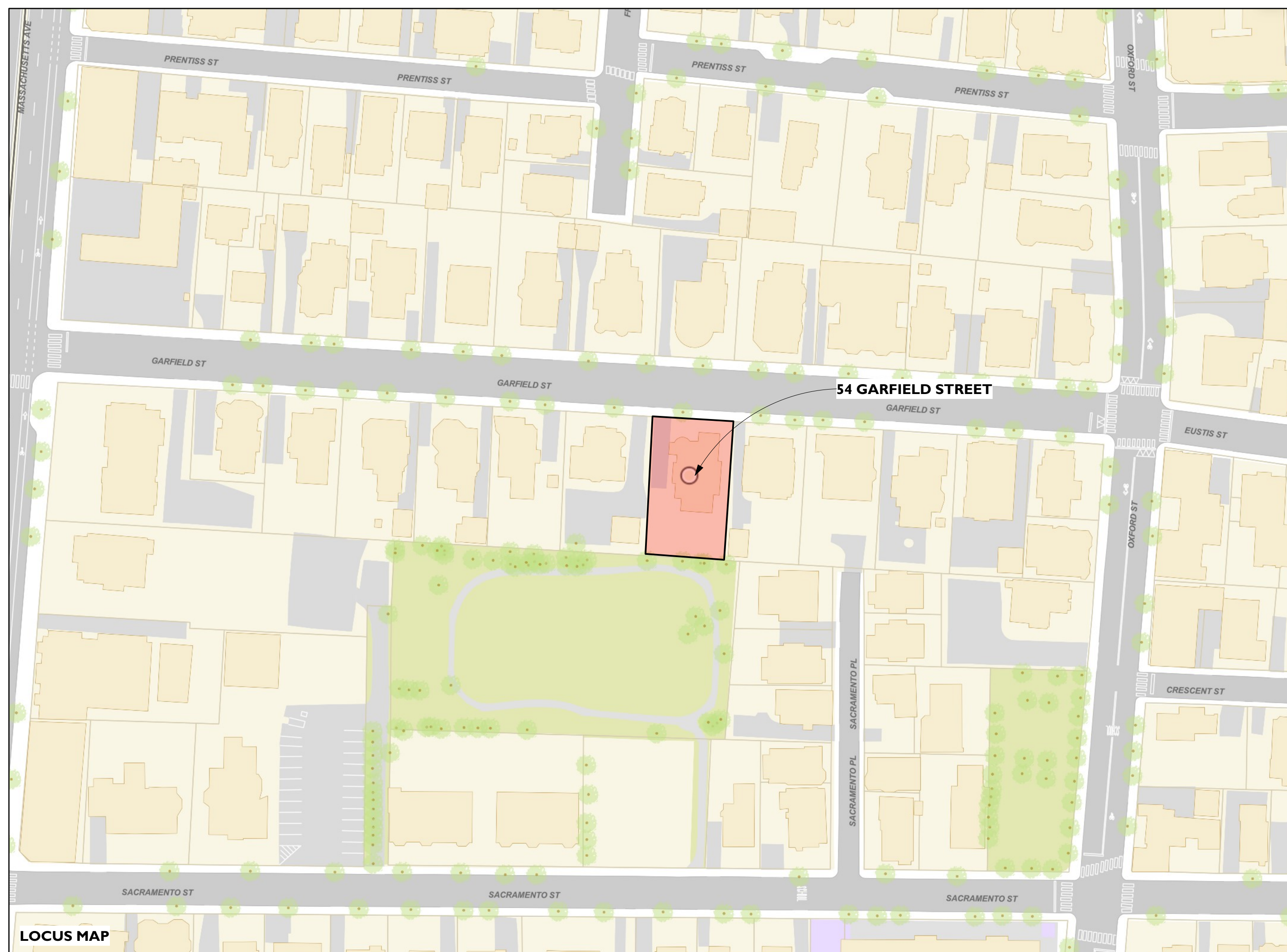
MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT
B	9/3/2024	UPDATED FOR SPECIAL PERMIT

Print Date: _____

SPECIAL PERMIT:
LOCUS MAP & ZONING
ANALYSIS



A-0.1



ZONING ANALYSIS				
54 Garfield Street, Cambridge, MA 02140				
Progress: 8/21/24				
Book Page				
Map	Lot	Block	155	
		ORDINANCE REQUIREMENTS	EXISTING	PROPOSED
ZONING DISTRICT		B		
FAR		0.4549*		
Min Lot Size		5,000 SF	7,150 SF	7,150 SF
Min Lot Area for each D.U.		2,500 SF	3,575 SF	3,575 SF
Frontage		N/A		
Setbacks				
	Front	15'	10.1	10.1
	Sides	7.5' (sum of 20)	9.9'(L) 14.6'(R)	9.9'(L) 14.6'(R)
	Rear	25'	27.4'	27.4'
Min. Lot Width		50'	65'	65'
Max Bldg Height		35'	39.2'	39.2'
Lot Coverage (Max)		N/A		
Open Space (Min)		40%	55.8%	55.0%
FAR Calculations			EXISTING	PROPOSED
MAIN HOUSE	BASEMENT		1699.0 SF	1699.0 SF
	FIRST FLOOR		1699.0 SF	1760.0 SF
	SECOND FLOOR		1699.0 SF	1749.0 SF
	THIRD FLOOR		1583.0 SF	1583.0 SF
GROSS FLOOR AREA			6680.0 SF	6791.0 SF
LOT AREA			7,150 SF	7,150 SF
			93.43% Existing FAR	94.98% Proposed FAR
MAXIMUM ALLOWABLE GFA			3252.5 SF	3252.5 SF
			3427.5 SF Over	3538.5 SF Over

Applicable to the first five thousand (5,000) square feet of lot area. For those portions of any lot exceeding five thousand (5,000) square feet, the applicable Maximum Ratio of Floor Area to Lot Area shall be 0.35 for all permitted residential uses and the Minimum Lot Area * for Each Dwelling Unit shall be four thousand (4,000) square feet

RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

54 GARFIELD STREET
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT

Print Date: _____

SPECIAL PERMIT:
EXISTING PHOTOS



54 GARFIELD STREET - NORTHEAST VIEW FROM SIDEWALK



54 GARFIELD STREET - NORTH VIEW FROM ACROSS THE STREET



54 GARFIELD STREET - NORTH VIEW FROM SIDEWALK



54 GARFIELD STREET - NORTHWEST VIEW FROM STREET



54 GARFIELD STREET - SOUTHWEST VIEW OF EXISTING PORCH FROM BACKYARD



54 GARFIELD STREET - SOUTH VIEW OF EXISTING PORCH FROM BACKYARD



54 GARFIELD STREET - SOUTH VIEW FROM BACKYARD



54 GARFIELD STREET - SOUTH VIEW FROM SACRAMENTO FIELD

RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

54 GARFIELD STREET
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	8/28/2024	FOR SPECIAL PERMIT

Print Date: _____

SPECIAL PERMIT:
SOUTH & WEST EXISTING &
PROPOSED

A-2.0



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

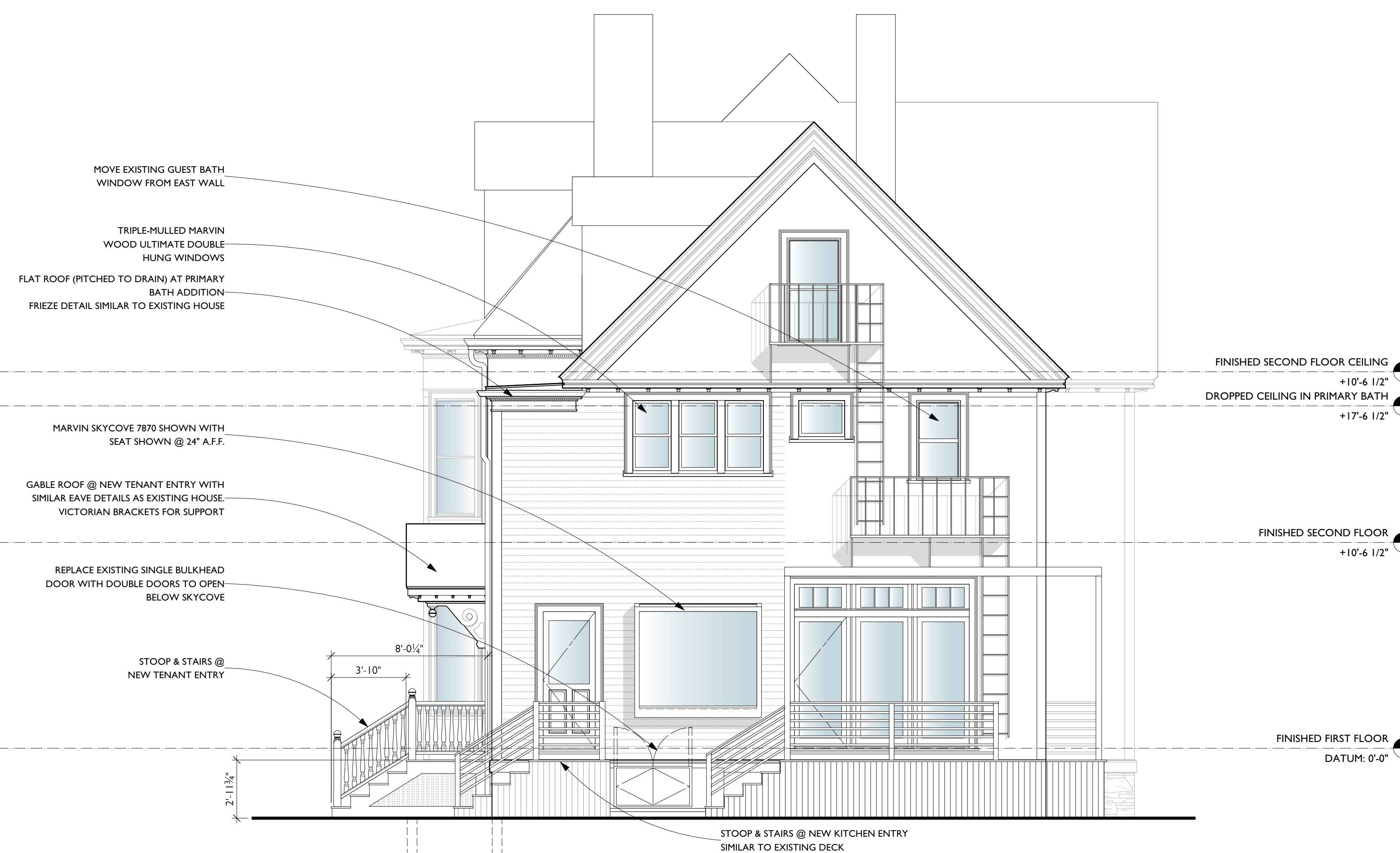


4 PROPOSED WEST ELEVATION
Scale: 1/4" = 1'-0"

- MOVE WINDOW TO BE CENTERED OVER NEW TENANT DOOR
- WINDOW @ PRIMARY CLOSET ADDITION
- FLAT ROOF (PITCHED TO DRAIN) AT SECOND FLOOR ADDITION FRIEZE DETAIL SIMILAR TO EXISTING
- FINISHED SECOND FLOOR CEILING +10'-6 1/2"
- DROPPED CEILING IN PRIMARY BATH +17'-6 1/2"
- GABLE ROOF @ NEW TENANT ENTRY
- NEW DOWNSPOUT TUCKED BEHIND JOG @ ADDITION
- STOOP, STAIRS, & RAILING @ NEW TENANT ENTRY
- WINDOW @ KITCHEN ADDITION FINISHED SECOND FLOOR +10'-6 1/2"
- MARVIN SKYCOVE #7870 SEAT HEIGHT AT 24" A.F.F.
- 45-DEGREE LATTICE
- STOOP, STAIR, + HANDRAIL @ NEW KITCHEN ENTRY HANDRAIL TO MATCH EXISTING @ BACK DECK
- FINISHED FIRST FLOOR DATUM: 0'-0"
- HELICAL PILE TO BE DESIGNED BY STRUCTURAL ENGINEER



3 EXISTING SOUTH ELEVATION
Scale: 1/4" = 1'-0"



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

- MOVE EXISTING GUEST BATH WINDOW FROM EAST WALL
- TRIPLE-MULLED MARVIN WOOD ULTIMATE DOUBLE HUNG WINDOWS
- FLAT ROOF (PITCHED TO DRAIN) AT PRIMARY BATH ADDITION FRIEZE DETAIL SIMILAR TO EXISTING HOUSE
- MARVIN SKYCOVE 7870 SHOWN WITH SEAT SHOWN @ 24" A.F.F.
- GABLE ROOF @ NEW TENANT ENTRY WITH SIMILAR EAVE DETAILS AS EXISTING HOUSE VICTORIAN BRACKETS FOR SUPPORT
- REPLACE EXISTING SINGLE BULKHEAD DOOR WITH DOUBLE DOORS TO OPEN BELOW SKYCOVE
- STOOP & STAIRS @ NEW TENANT ENTRY
- STOOP & STAIRS @ NEW KITCHEN ENTRY SIMILAR TO EXISTING DECK
- FINISHED SECOND FLOOR CEILING +10'-6 1/2"
- DROPPED CEILING IN PRIMARY BATH +17'-6 1/2"
- FINISHED SECOND FLOOR +10'-6 1/2"
- FINISHED FIRST FLOOR DATUM: 0'-0"

54 Garfield St.

Petitioner

155-28
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT INC.
C/O WINN COMPANIES
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

155-30-33
PRESIDENT & FELLOWS OF HARVARD
COLLEGE C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM 1000
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

WESTON PATRICK, P.A.
C/O MICHAEL WIGGINS, ESQ.
ONE LIBERTY SQUARE - SUITE 600
BOSTON, MA 02109

155-6
WOODS, MARK & C.
SUSAN WILLIAMS WOODS
44 GARFIELD STREET
CAMBRIDGE, MA 02138

155-4
MCNERNEY, ANDREW P. &
ELIZABETH MCNERNEY
32 GARFIELD ST
CAMBRIDGE, MA 02138

155-7
HILLIS, WILLIAM DANIEL &
TAYLOR M. MILSAL,
TRS THE 54 GARFIELD STREET NOMINEE TR
405 ROBBIN RD

155-24
HILTON, TAMATHA S. & WILLIAM HILTON
23 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-29-25
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02139

155-5
LEPORE, JILL M. & TIMOTHY R. LEEK
36 GARFIELD ST
CAMBRIDGE, MA 02138-3895

155-9
WOLFENSOHN, SARA
64 GARFIELD ST
CAMBRIDGE, MA 02139

155-25-29
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

155-25-29
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

155-40
ST. CLAIR, PETER & CAROL SEPKOSKI
595 W.SHORE RD
SOUTH HERO, VT 05486

155-41
PENNISTON, JOHN T. &
JOYCE K. PENNISTON TRUSTEES
17-19 SACRAMENTO PL
CAMBRIDGE, MA 02138-3895

154-48
SULLIVAN, DIANE
49 GARFIELD ST
CAMBRIDGE, MA 02138

155-8
BEACH, NATHAN DICKERSON
REBECCA RUTH BEACH, TRS
58 GARFIELD ST
CAMBRIDGE, MA 02138

154-47
CASSIM FAMILY LLC,
C/O WILLIAM CASSIM
239 SHAWSHEEN AVE
WILMINGTON, MA 01887

155-40
TEN TEN DIGITS LLC
6204 STONE RISE ST
LAS VEGAS, NV 89135

155-22
11 SACRAMENTO LLC
38 EDSON ST
STOW, MA 01775

154-49
YOUNG, DIANA
45 GARFIELD ST
CAMBRIDGE, MA 02138

155-3
REDDI, REKHA P.,
TRUSTEE THE REDDI NOMINEE TRUST
14008 OUTLOOK STREET
OVERLAND PARK, KS 66223



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: PATRICK GUTHRIE Date: 9/24/24
(Print)

Address: 54 Garfield St.

Case No. BZA - 287537

Hearing Date: 10/10/24

Thank you,
Bza Members

Pacheco, Maria

From: Michael W. Wiggins <mww@westonpatrick.com>
Sent: Wednesday, September 25, 2024 9:19 AM
To: Pacheco, Maria
Subject: Fwd: 54 garfield sign panel

Maria

Below are photos of the sign panel as posted at 54 Garfield

Mike

Begin forwarded message:

From: Patrick Guthrie <patrick@design-associates.com>
Date: September 25, 2024 at 9:00:47 AM EDT
To: "Michael W. Wiggins" <mww@westonpatrick.com>
Subject: 54 garfield sign panel

[cid:19229444bd826e13b231]

[cid:192294456e42fdda2b2]

[cid:1922944658a9eb7c62a3]

Patrick Guthrie, AIA, NCARB

President

617 661-9082 ext 802

DESIGN ASSOCIATES INC

1035 Cambridge Street | Cambridge, MA 02141

PO Box 1520 | Nantucket, MA 02554

Join us on Facebook<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/E3AF2C0C-A153-4BEB-BCF3-A7FC6AD89A13/>>

Houzz<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/0DDAA042-38A8-404F-9B1C-471C2FE016F3/>> &

Instagram<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/98CCD0DA-0A99-4952-AC01-16C5418EDF38/>>

www.design-associates.com<<https://bowtie.mailbutler.io/tracking/hit/3059D386-98ED-495D-A480-976F4BD3B9AF/6A877F99-3398-4916-92E2-38C6ED89859F/>>



Ratay, Olivia

From: Michael W. Wiggins <mww@westonpatrick.com>
Sent: Friday, October 4, 2024 12:46 PM
To: Ratay, Olivia
Cc: Patrick Guthrie
Subject: 54 Garfield Street BZA 287537
Attachments: Floor Plans.pdf

Hi Olivia,

Attached are the floor plans for the above property. I have also uploaded them to the website. Please bring them to the attention of the Chair. For the Chair's reference the purpose of the addition is to accommodate a small expansion to the kitchen on the first floor and a walk-in closet on the second floor. The addition would be inserted in place of the existing rear entrance to the tenant's apartment, which will be replaced by the new side entrance. The architect, Patrick Guthrie, will attend the hearing and explain the addition to the Board members.

Thank you for your cooperation,

Mike Wiggins

Michael W. Wiggins
Weston Patrick, P.A.
One Liberty Square, Suite 600
Boston, MA 02109-4825
Tel. 617-880-6300
Direct Line 617 880 6313
Fax 617 742-5734
Email mww@westonpatrick.com

The above message is a PRIVATE communication that may contain privileged or confidential information. If you receive it in error, please do not read, copy or use it and do not disclose or forward it to other. Please immediately notify the sender by reply email and then delete the message from your system. Thank you.

To ensure compliance with IRS requirements, please be advised that any U.S. federal tax advice that may be included in this communication is not intended or written to be used, and may not be used by any taxpayer, for the purpose of avoiding any federal tax or tax penalties. Any advice in this message is intended only for your use, and cannot be relied upon by any other person or used for any other purpose with the sender's written consent.

RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

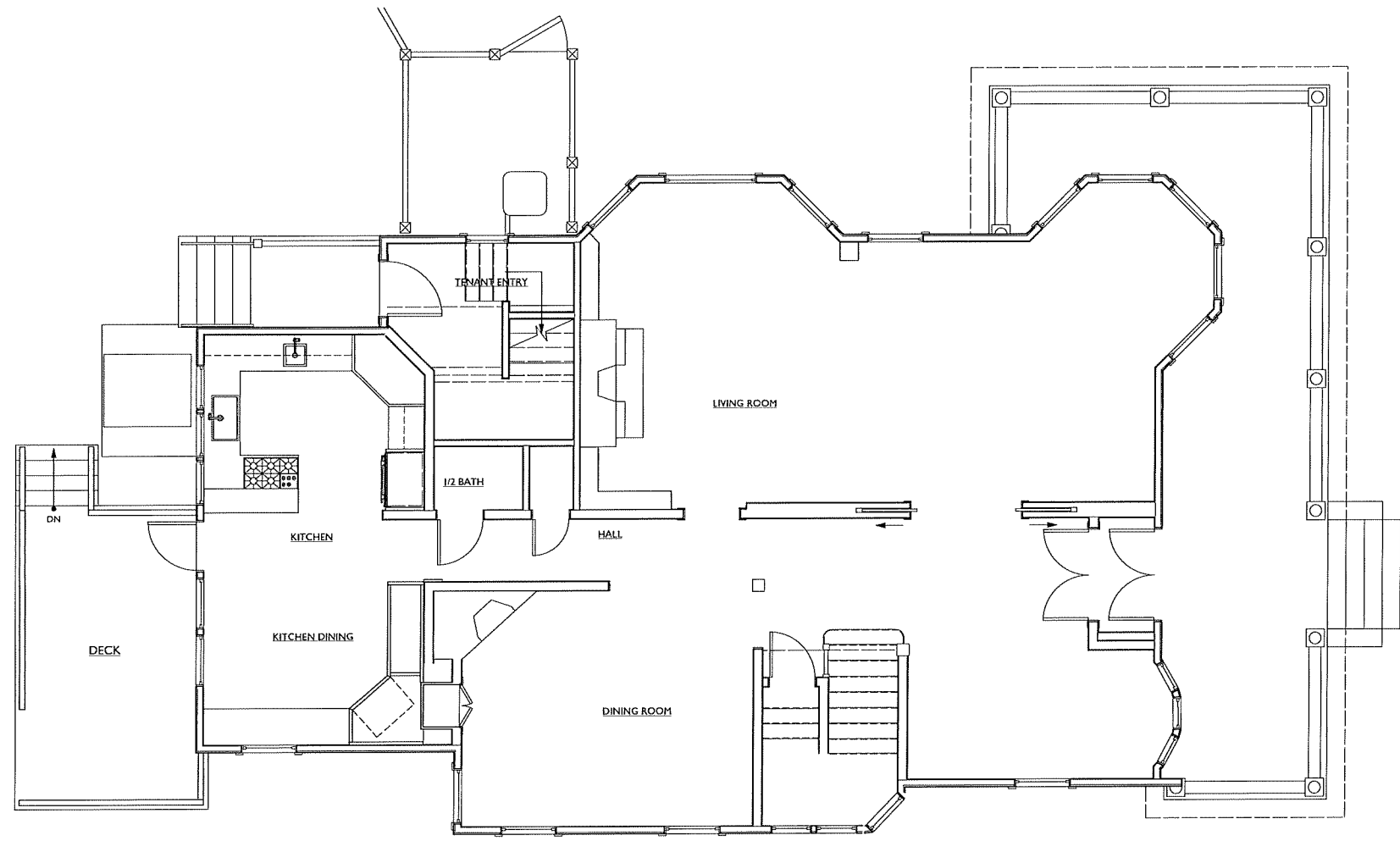
54 GARFIELD STREET
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	9/6/2024	UPDATED FOR SPECIAL PERMIT

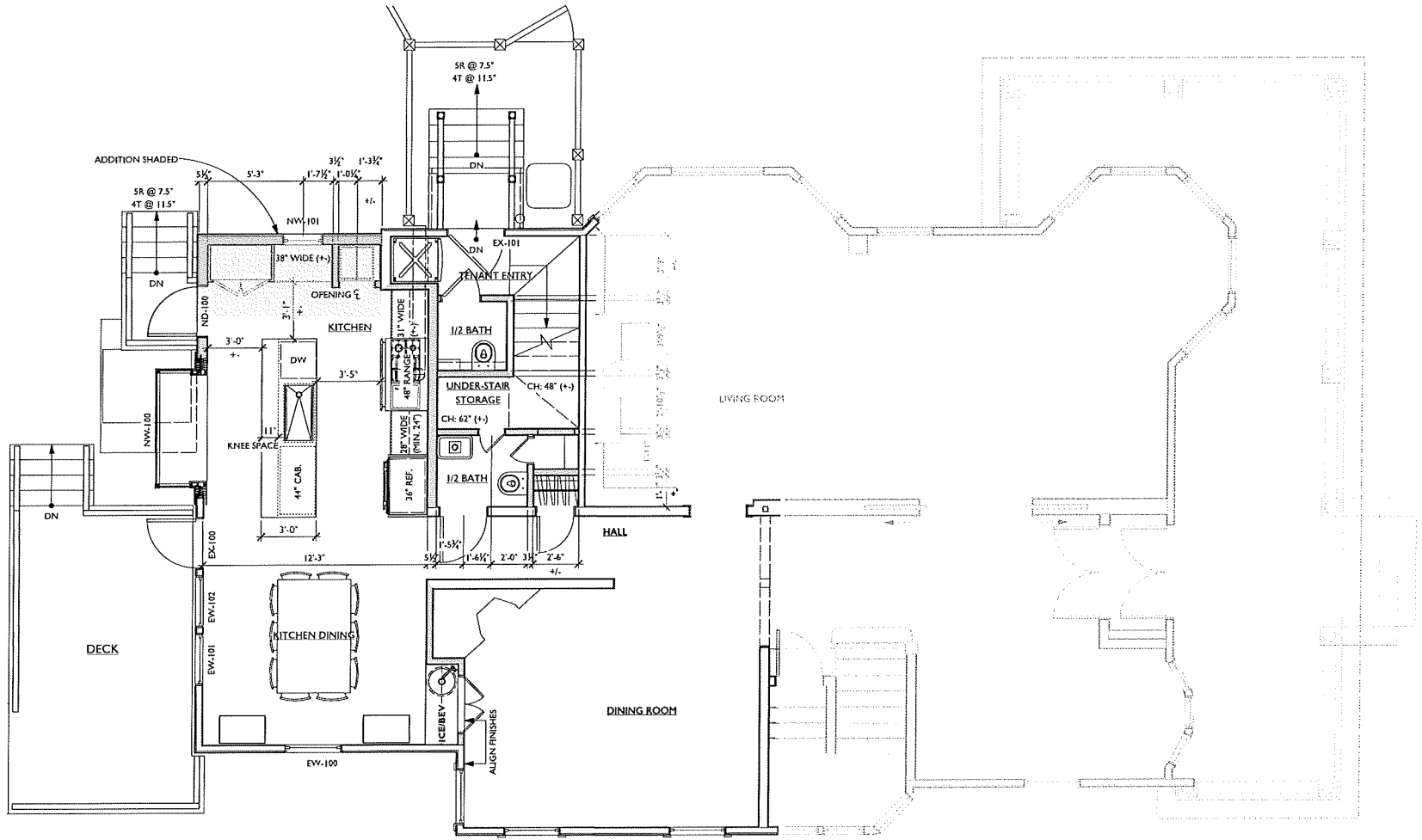
Print Date: _____

SPECIAL PERMIT: FIRST FLOOR PLAN

A-1.0_



1 EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



RENOVATION AND ADDITION TO:

THE MILSAL RESIDENCE

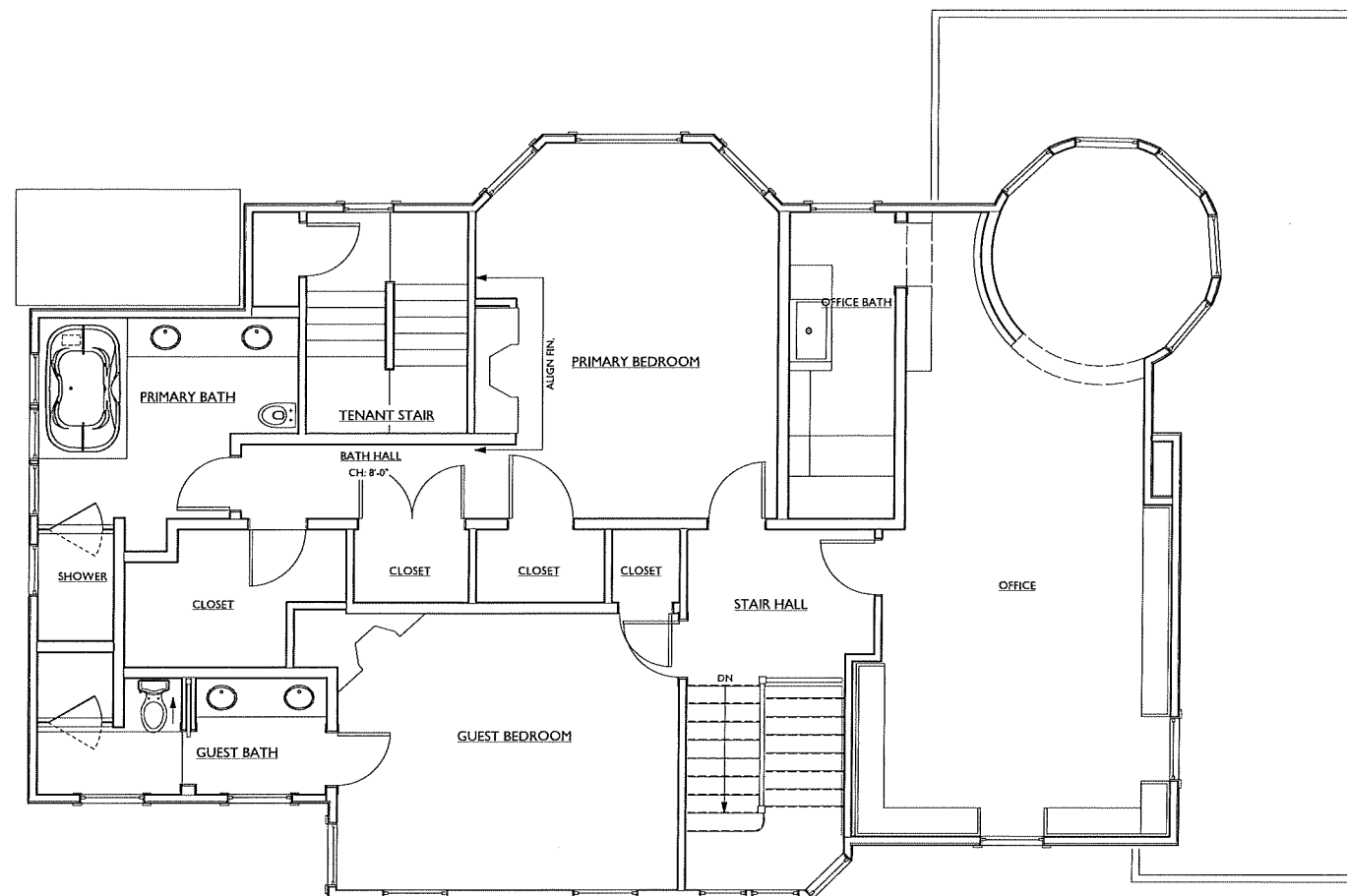
54 GARFIELD STREET
CAMBRIDGE, MA 02138

MARK	DATE	REVISIONS
A	5/31/2024	SD FOR REVIEW
B	9/6/2024	UPDATED FOR SPECIAL PERMIT

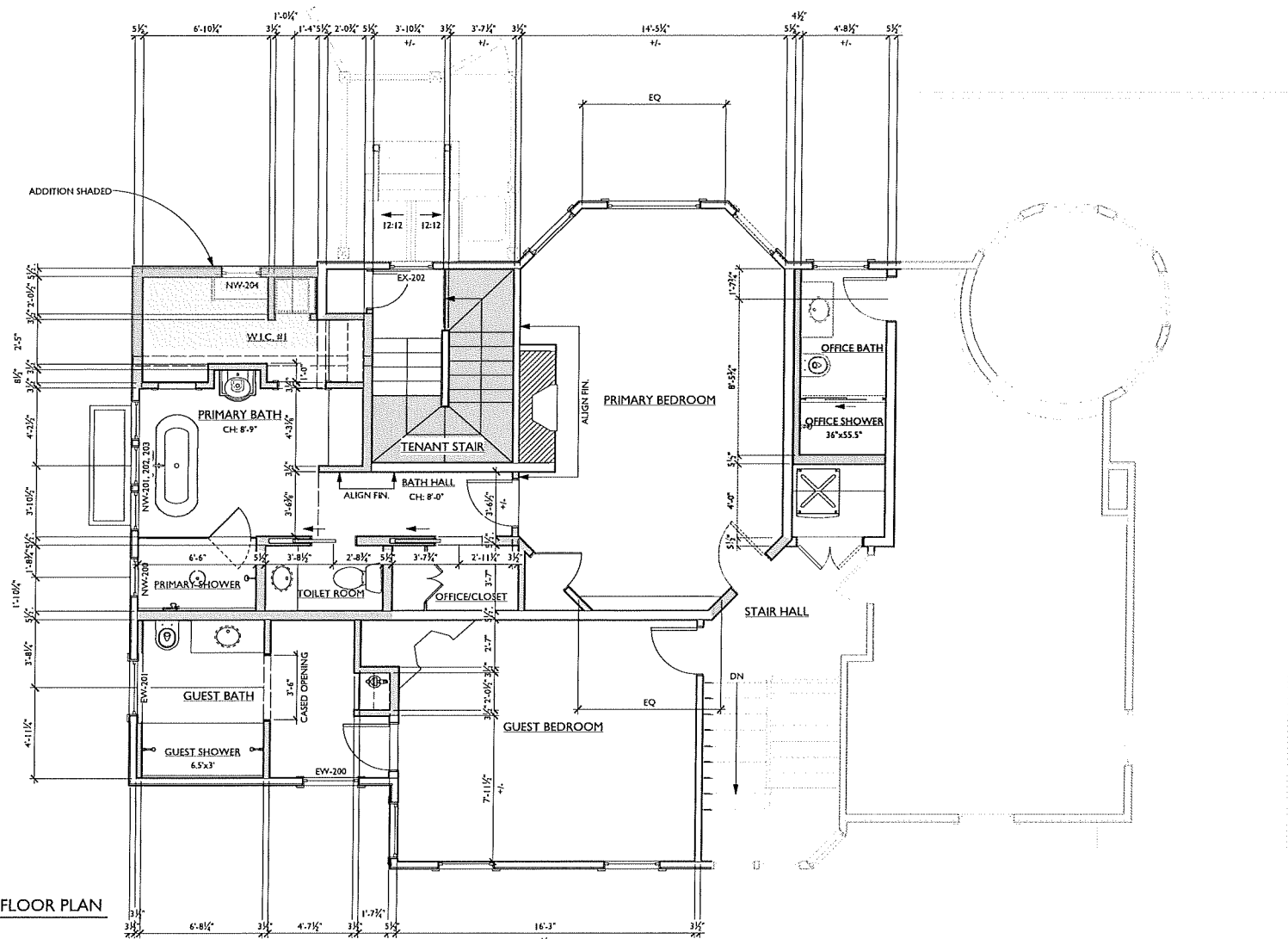
Print Date: _____

SPECIAL PERMIT: SECOND FLOOR PLAN

A-1.1



1 AS-BUILT SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

WALL KEY

	EXISTING WALL
	NEW WALL
	DEMOLITION WALL



Pacheco, Maria

From: Dianne SULLIVAN <dmsullivan@comcast.net>
Sent: Monday, October 7, 2024 7:37 AM
To: Pacheco, Maria
Cc: milsal@gmail.com; Dianne SULLIVAN
Subject: Approval of plans submitted by Taylor Milsal & William Hills for addition at 54 Garfield Street, Cambridge, MA 02138

Dear Ms. Pacheco,

As the owner and resident of 49 Garfield Street, Cambridge, MA, I have reviewed the plans & application for a special permit, for the addition proposed at 54 Garfield Street. It is a thoughtfully- designed addition and in keeping with the integrity, beauty & historical details of Taylor's and William's home and our neighborhood. I fully support the plans and application for this addition.

Best wishes,
Diane M. Sullivan
49 Garfield Street
Cambridge, MA 02138
dmsullivan@comcast.net

Pacheco, Maria

From: Diana Young <dianayounggm@gmail.com>
Sent: Monday, October 7, 2024 2:07 PM
To: Pacheco, Maria
Cc: Yael
Subject: 54 Garfield Street permit application

Dear Ms. Pacheco,

We are the owners of 45 Garfield street. We have reviewed the application for a special permit and plans submitted by our neighbors, Taylor Milsal and William Hills, for a small addition at the rear of 54 Garfield Street, and we are in support of the application.

Please let us know if there is any other information we may provide at this time to help facilitate the process.

Sincerely,
Diana Young and Yael Maguire



City of Cambridge

MASSACHUSETTS

2024 OCT 16 PM 2:08

BOARD OF ZONING APPEAL

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-287537

Address: 54 Garfield St

Owner, Petitioner, or Representative: Michael Higgins, Esq
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 10/11/24

Michael W. Higgins attorney
for Taylor Mical and William Daniel Hill
Signature daily authorized trustees

Chairman,
Cambridge Board of Zoning Appeal

Re: CASE NO. BZA - 287537

DATE: 10-10-24

WE ARE THE NEIGHBORS AT 44 GARLAND ST,
TO THE RIGHT SIDE OF THIS PROPERTY
IMMEDIATE ADJACENT.
THE DETAILS OF THIS PETITION WERE NOT
DISCUSSED WITH US, WE ARE CONCERNED.

- WE ARE CONCERNED WITH THE NEW STAIRWAY
ON THE RIGHT SIDE OF THE PROPERTY WHICH IS
VERY CLOSE TO OUR PROPERTY AND INTRUDES
INTO THE PRIVACY OF OUR PROPERTY.

- THIS PROPERTY, EVEN THOUGH LISTED AS SINGLE
FAMILY, ^{HAS} THE THIRD FLOOR RENTED TO LODGERS.

- SINCE THIS CASE WAS NOT DISCUSSED WITH US,
WE WOULD OPPOSE THE INTRODUCTION OF THIS
STAIRWAY; AS THINGS STAND,

- WE WOULD LIKE THE BOARD TO CONTINUE
THIS CASE SO THAT IT CAN BE FURTHER
DISCUSSED.

MARK WOODS + C SARAH WILLIAMS WOODS

10/24

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES
2024 OCT 10 P 3:20