



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 AUG -8 PM 2: 55
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 235031

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: William Hubner and Noel Danforth

PETITIONER'S ADDRESS: 55 Gold Star Road, Cambridge, Massachusetts 02140

LOCATION OF PROPERTY: 55 Gold Star Rd , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: detached garage ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

By replacing the existing detached garage with an attached garage the set back requirements change.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

William Hubner Noel Danforth
(Petitioner (s) / Owner)

William Hubner Noel Danforth
(Print Name)

Address: 55 Gold Star Rd Camb. 02140
Tel. No. 6179663698
E-Mail Address: bill@incitearchitecture.com

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 William R Hubner
(OWNER)

Address: 55 Gold Star Road, Cambridge, MA

State that I/We own the property located at 55 Gold Star Rd, which is the subject of this zoning application.

The record title of this property is in the name of William R Hubner

*Pursuant to a deed of duly recorded in the date Aug 24, 1900, Middlesex South County Registry of Deeds at Book 126, Page 33; 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 William Hubner personally appeared before me, this 10th of July, 2023, and made oath that the above statement is true.

 Notary

My commission expires 04/13/2029 (Notary Seal).

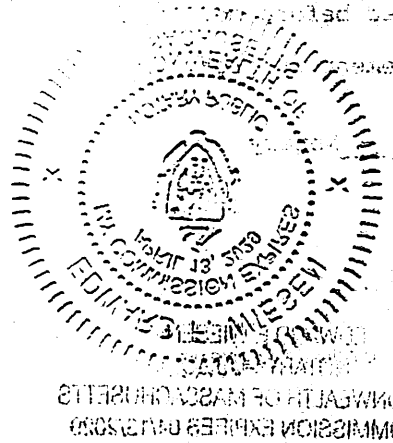
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



EDWARD F. WIESEN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 04/13/2029

COMMISSIONER OF REVENUE - MASSACHUSETTS

of heretofore and under a certain date, 1920, by and between the



COMMISSION EXPIRES (1920)
EDMUND S. BROWN, JR.
COMMISSIONER

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 original single family home and garage were built ~1904. The home was converted into a 2-family sometime before the applicant purchased it in 1986. The second means of egress for unit 2 (second floor and attic) was achieved via a deck bridging across the gap between the home and a second deck on the garage flat roof. Uncovered steps link the roof deck to the yard. This results in a large area of decks and railings that must be maintained.

The garage has CMU block walls with a steel and reinforced concrete roof. Both are in poor physical condition due to age and water infiltration over the years before the applicant had the tar roofing replaced with rubber membrane ~28 years ago. The cellar of the home is accessed by steps enclosed in a head-house located in the 64" space between the house and garage. These are also in poor condition due to moisture that accumulates in this narrow space.

A significant financial investment needs to be made to fix or replace the garage and cellar access and the egress decks are in constant need of maintenance and are due for repair and updating. The applicant sees an opportunity to improve the substandard conditions, reduce future maintenance costs and physically provide more space between our garage and our immediate neighbor at 1 Gold Star Court while proposing no additional encroachment on the neighbors at large.

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 awkward location of the garage close to the house creates a narrow outdoor space at the ground level that is a nuisance while the required connection between them at the second level for egress is made complicated because of the gap and level change. Proximity of the structures to property lines are existing conditions that this petition does not propose to infringe further upon while increasing the space between our garage and the neighbor on Gold Star Court. The conditions proposed are physically neutral or an improvement on the existing conditions but require relief because of the rules applied to attached garages vs free-standing ones.

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

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The public will benefit from the smaller footprint proposed at the ground and deck levels. The proposal does not further impinge on any public way while moving the garage structure in from the back property line. The proposed one-level roof deck is smaller than the current decks and is moved in from the left and back property lines. Both GFA and FAR for the property are reduced and the area of usable open space is increased.

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

If it is a purpose of the Ordinance to minimize the impact of structures on a property and the property on the neighborhood then this proposal is in compliance with those goals by reducing the area and visual impact of structures on the property and increasing usable open space as defined by the Ordinance.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: William Hubner and Noel Danforth
Location: 55 Gold Star Rd., Unit 2, Cambridge, MA
Phone: 6179663698

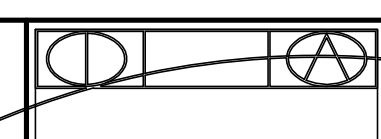
Present Use/Occupancy: detached garage
Zone: Residence B Zone
Requested Use/Occupancy: attached garage

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3354	3333	2112.5	(max.)
LOT AREA:		4225	4225	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.794	.789	.5	
LOT AREA OF EACH DWELLING UNIT		2112.5	2112.5	2500	
SIZE OF LOT:	WIDTH	65	65	50	
	DEPTH	65	65	NA	
SETBACKS IN FEET:	FRONT	6.5/8.5	6.5/3.5	15	
	REAR	30, 0.3 TO DETACHED GARAGE/15	5.8 TO ATTACHED GARAGE/15	NA	
	LEFT SIDE	NA	NA	NA	
	RIGHT SIDE	NA	NA	NA	
SIZE OF BUILDING:	HEIGHT	34.5	34.5	35	
	WIDTH	36.75 LONG + 19.3 GARAGE	52.7 INCLUDING GARAGE	NA	
	LENGTH	40.8 WIDE	47.3 WIDE	25 WIDE	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		39.6%	41.4%	40%	
NO. OF DWELLING UNITS:		2	2	2	
NO. OF PARKING SPACES:		2	2	2	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		5.4	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.:

PROPOSAL IS TO REPLACE A DETACHED CMU BLOCK GARAGE WITH AN ATTACHED WOOD FRAMED GARAGE.

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'.

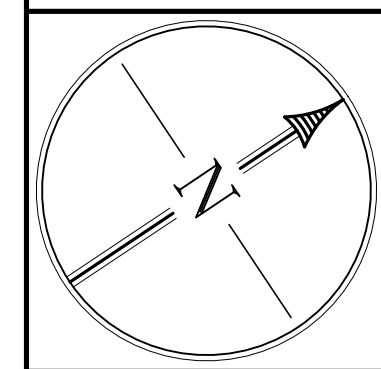


INCITE
ARCHITECTURE

William R Hubner
ARCHITECT
1620 Massachusetts Avenue
Lexington, MA 02420
Tel: 781-862-3444
Fax: 781-863-0722

EXISTING FLOOR PLANS

Sheet Title



Job #

PROPOSED GARAGE
RECONSTRUCTION
55 GOLD STAR RD
CAMBRIDGE, MA

Project

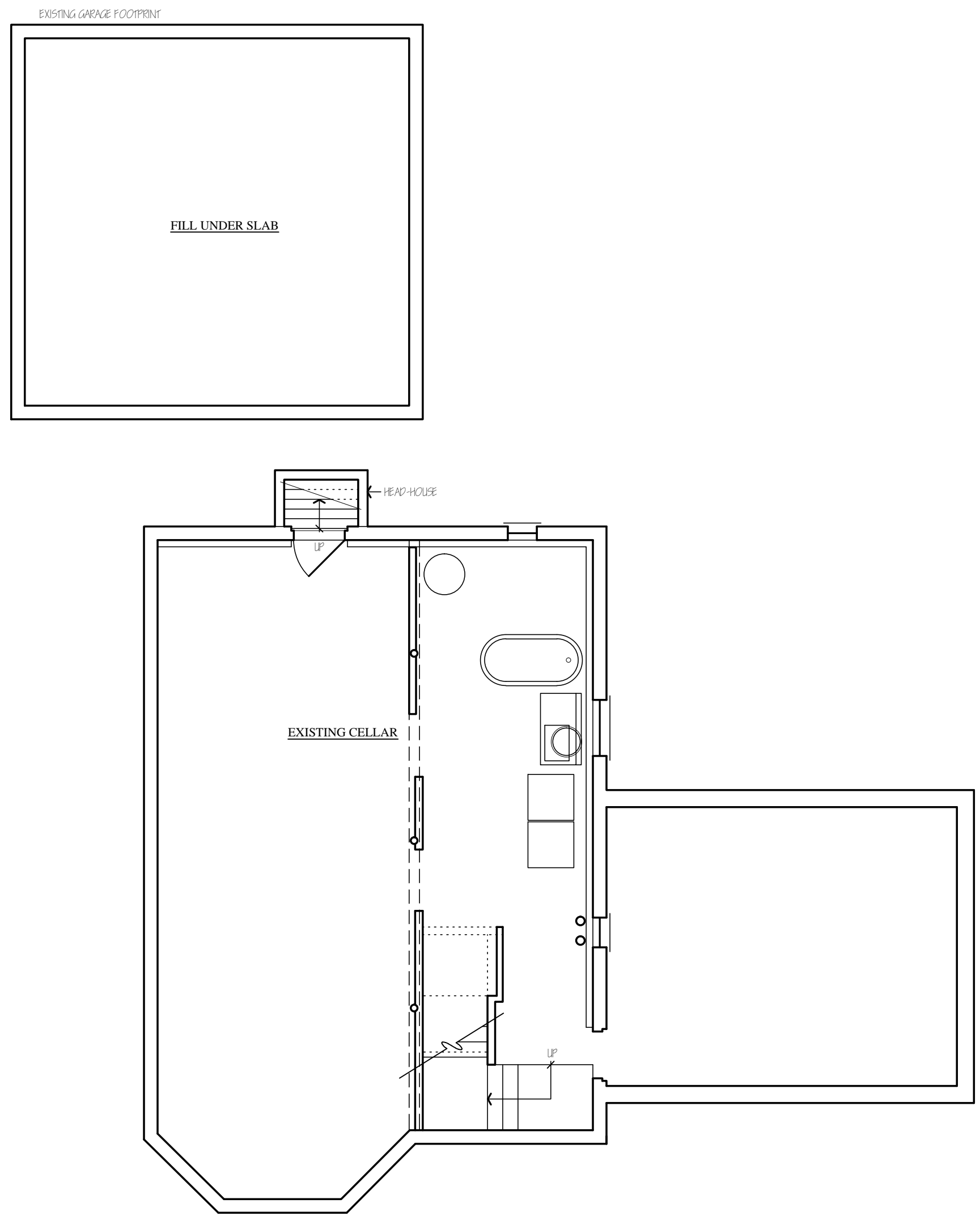
Scale
3/16" = 1'-0"

Date
18 JULY 2023

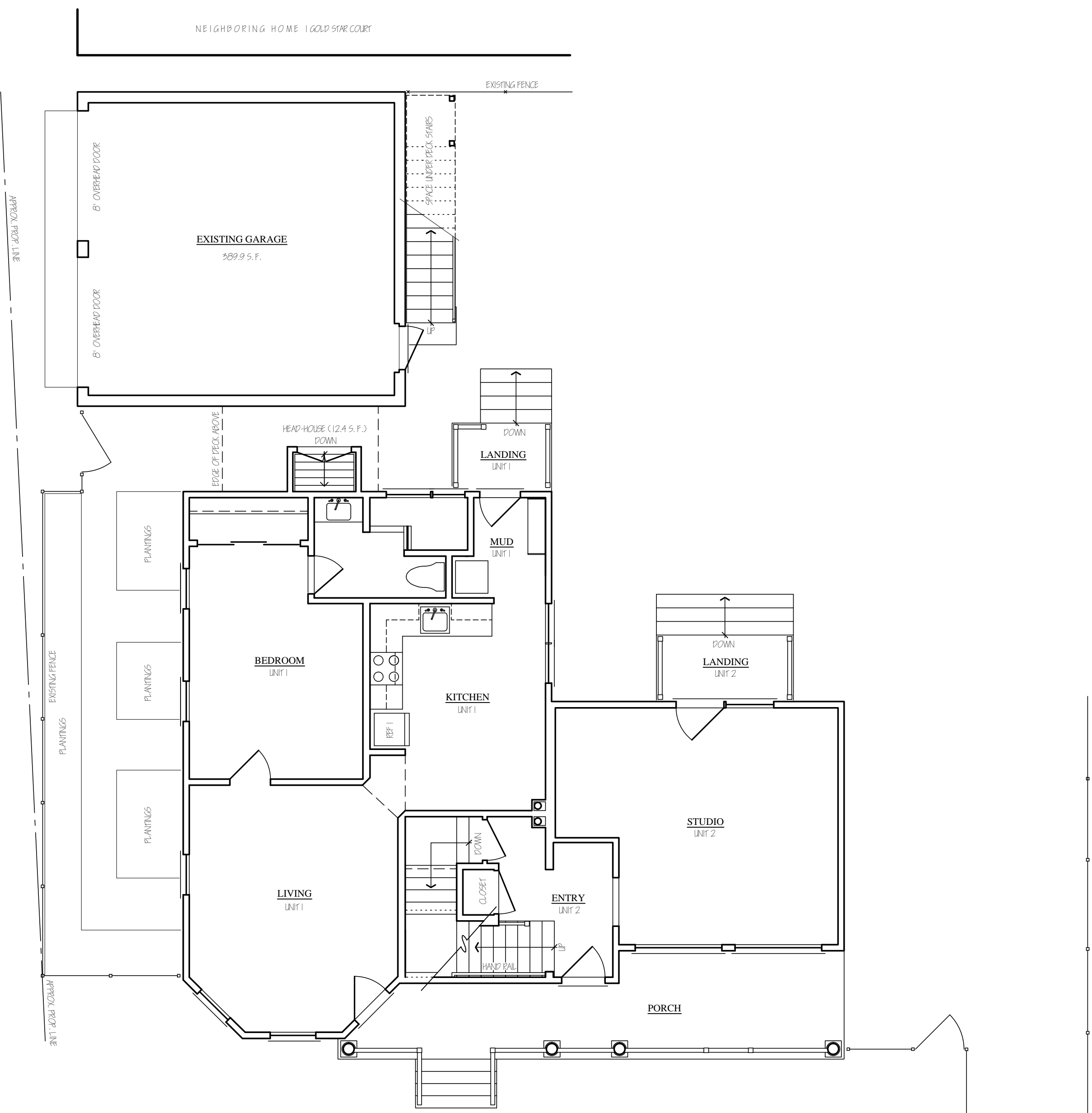
Revisions

Sheet

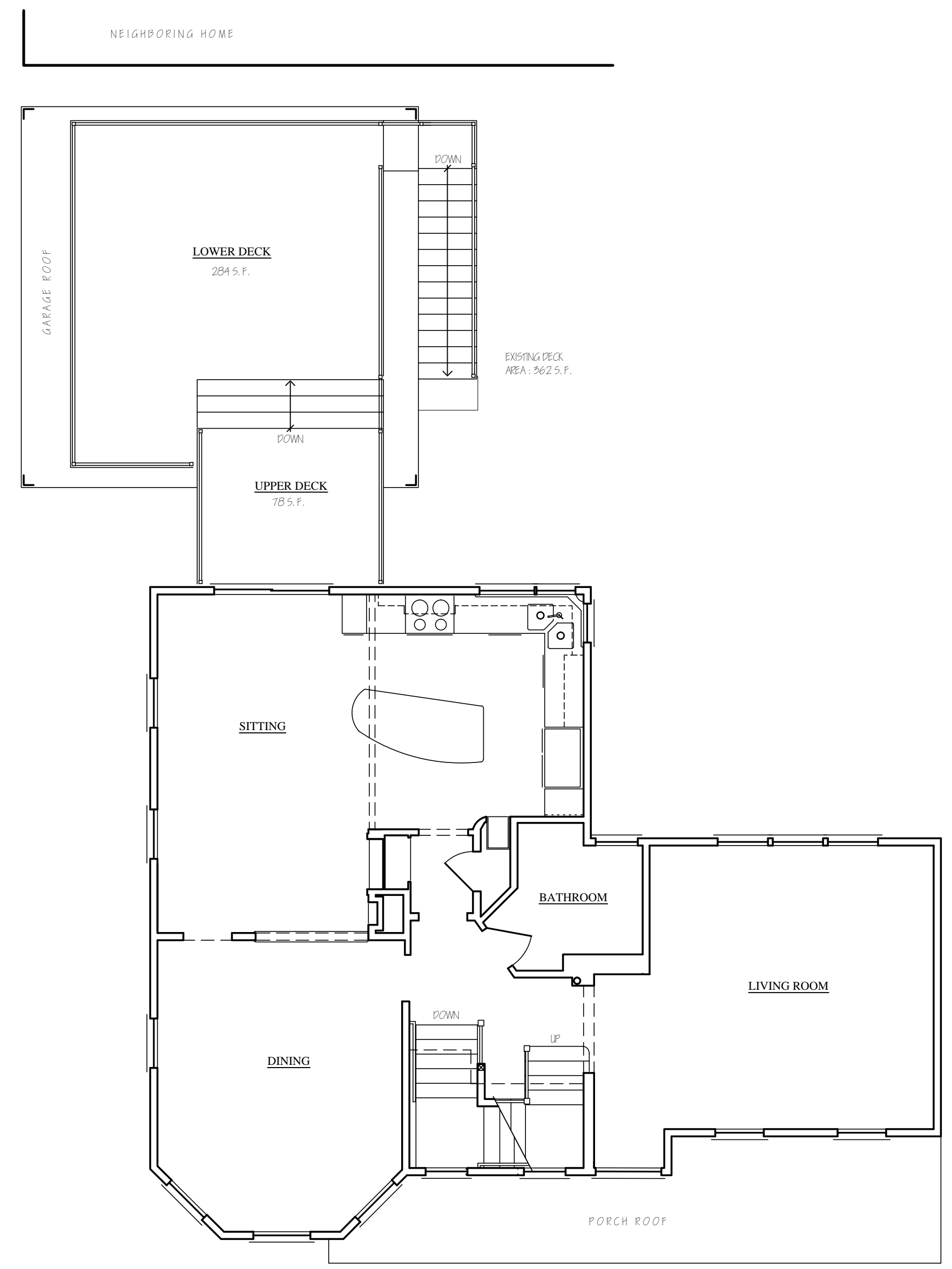
EC



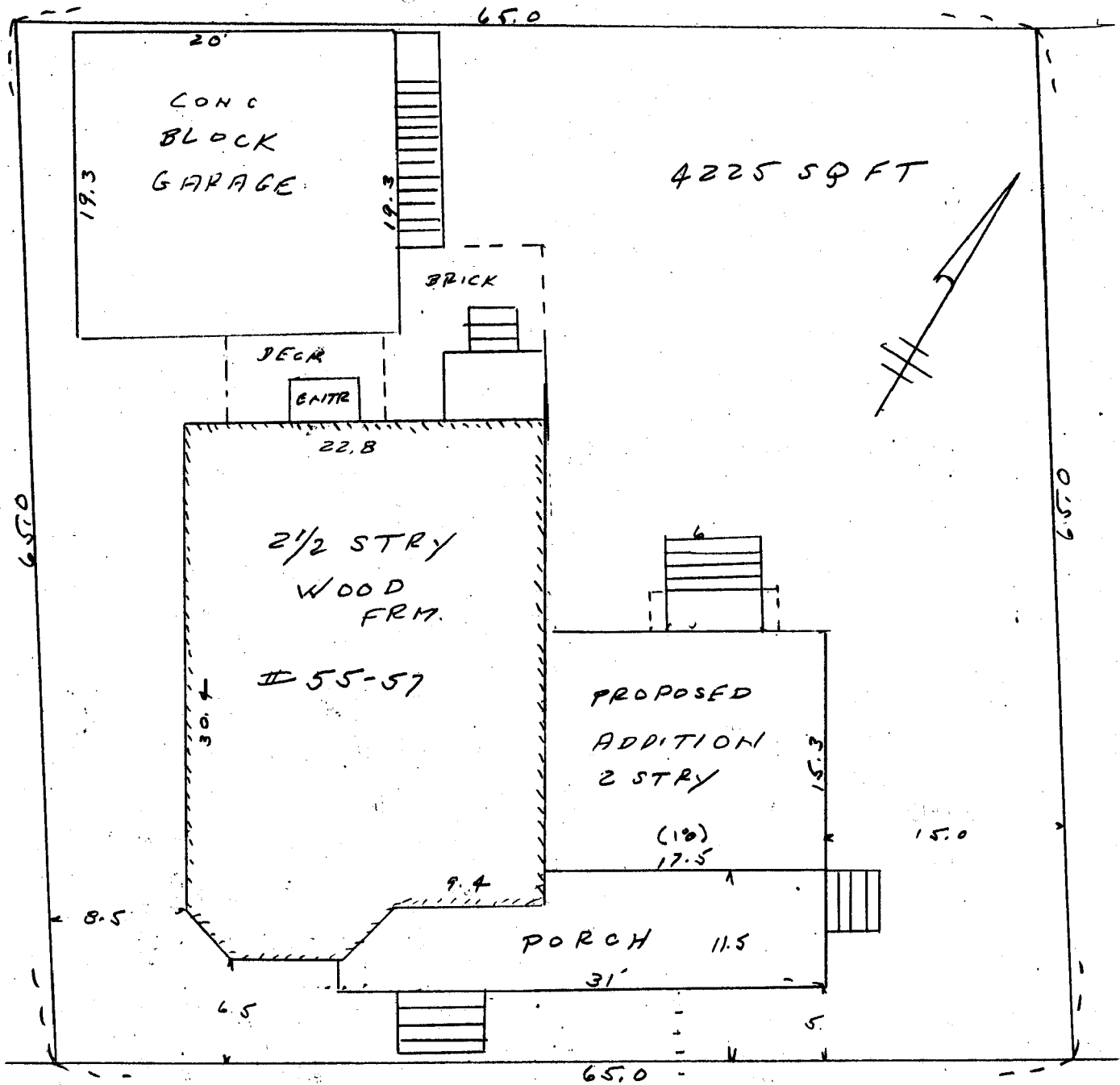
1/4" = 1'-0"
1 EXISTING CELLAR PLAN



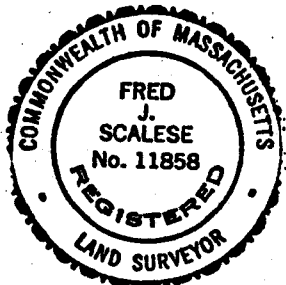
2 EXISTING FIRST FLOOR PLAN
LIVING AREA G.F.A. - 1,009 S.F.
FRONT PORCH G.F.A. - 499 S.F.



3 EXISTING SECOND FLOOR PLAN



GOLD STAR ROAD



Fred J. Scalese, P.L.S.

APRIL 22, 1996

PLOT PLAN OF LAND
IN





1
4
8







RECYCLE



















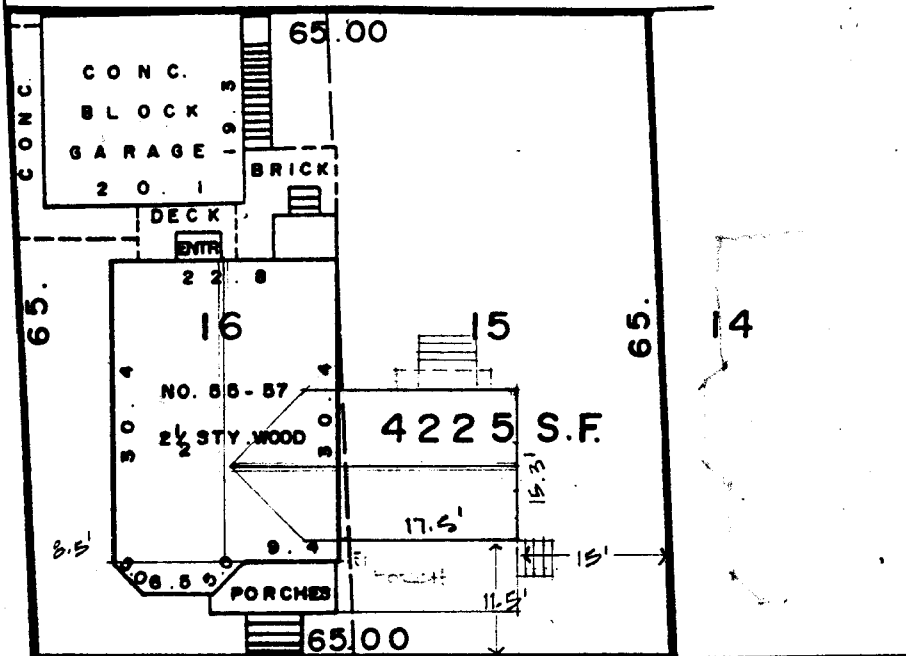








GOLD STAR COURT



GOLD STAR ROAD

MORTGAGE SURVEY PLAN

Location CAMBRIDGE

Scale 1 in. = 20 ft. Date JAN. 4, 1990 REV. JUNE 9, 1983

Plan reference: BEING LOTS 15 & 16 ON A PLAN BY W. A. MASON & SON, SURV'RS DATED AUG. 24, 1900 · RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS PLAN BOOK 126 PLAN NO. 33.

ERNEST H. FAGERSTROM, R.L.S.
138 Norwell Avenue, Norwell

I hereby certify that the building shown on this plan is located on the ground as shown thereon and that it conforms to the zoning and building laws of the city of Cambridge

when constructed and to restrictions on record.

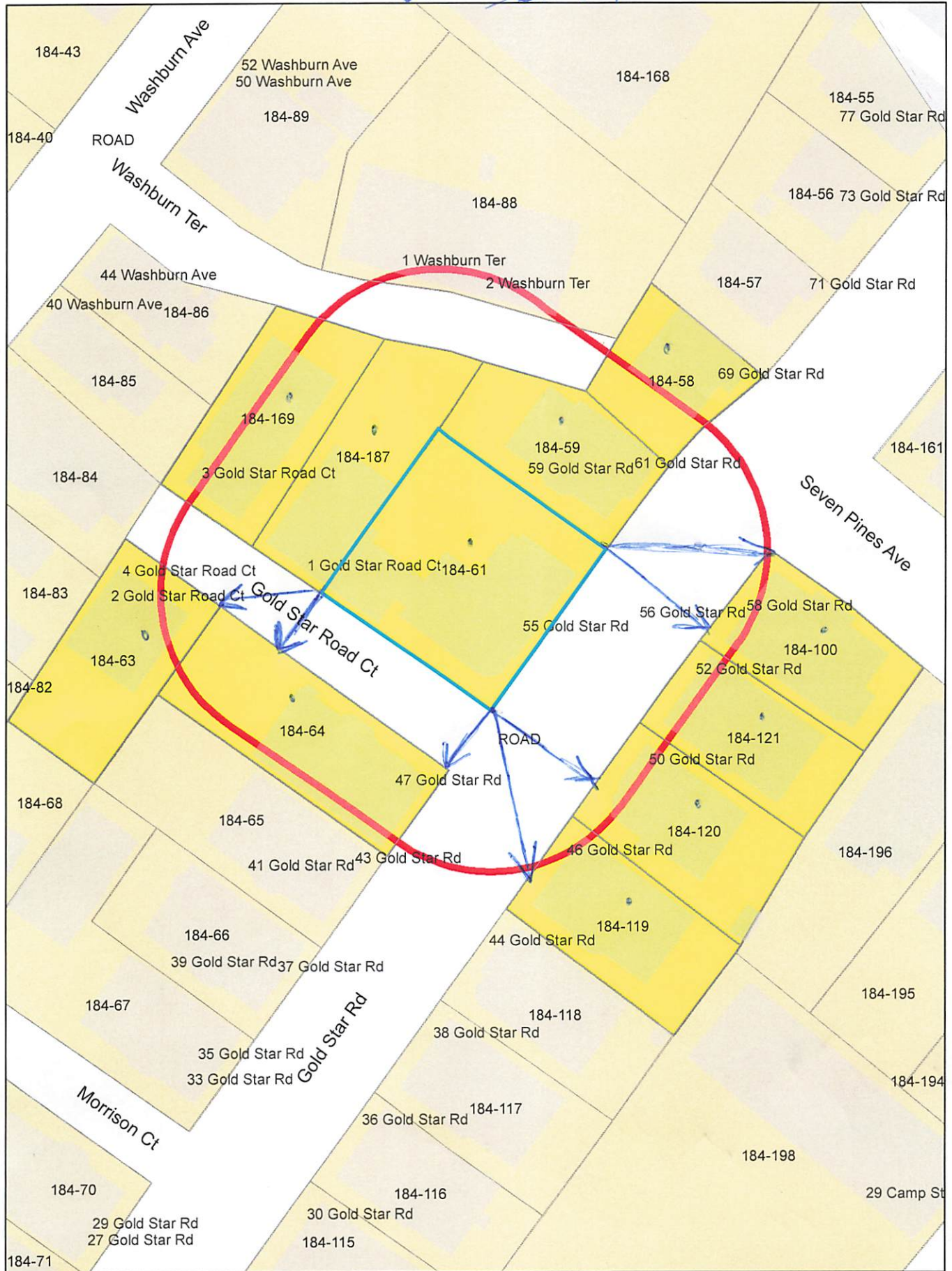
Ernest H. Fagerstrom



NOTE: I CERTIFY THAT THE ABOVE PROPERTY DOES NOT LIE WITHIN THE FLOOD HAZARD ZONE AS DELINIATED ON COMMUNITY MAP NO. 250186 B

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS DRAWN FOR THE USE OF MORTGAGEE ONLY.

55 Gold Star Rd #2



55 Gold Star Rd #2

Petitioner

184-63
ALLEGRETTI, ANDREW & JESSICA ALLEGRETTI
2-4 GOLD STAR ROAD CT
CAMBRIDGE, MA 02140

184-64
JACOBY, VALERIE A.
47 GOLD STAR RD.
CAMBRIDGE, MA 02140

184-61
HUBNER, WILLIAM R. & NOEL DANFORTH
55-56 GOLD STAR RD
CAMBRIDGE, MA 02140

184-59
MCCARTHY, ANN T.
61 GOLD STAR RD
CAMBRIDGE, MA 02140

184-58
CONRAD, HAROLD B. A LIFE ESTATE
69 GOLD STAR RD
CAMBRIDGE, MA 02140-1145

184-119
THOMPSON, AMY J.,
TR THOMPSON-GOLDS REALTY TRUST
57 JAY ST
CAMBRIDGE, MA 02139

184-169
GOLD STAR COURT LLC
264 SALEM STREET
MEDFORD, MA 02155

184-121
KRAFT, PHILLIP LAWRENCE-PETER &
MIRIAM H. RUTTENBERG
54 GOLD STAR RD
CAMBRIDGE, MA 02140

184-100
LAMITIE STACY
TRS LAMITIE FAMILY REALTY TRUST
56 GOLD STAR RD
CAMBRIDGE, MA 02140

184-187
KAHSAI SAMUEL
1 GOLD STAR RD COURT
CAMBRIDGE, MA 02140

184-120
MOLINA, GEORGE ROSE L MOLINA
50 GOLD STAR RD
CAMBRIDGE, MA 02140

55 Gold Star Road Cambridge MA 02140

APPLICANT'S STATEMENT

The applicant requests an informal hearing to ascertain the willingness of the Board to consider the petition for the variance before acquiring formal statements from neighbors or other documents, beyond those included in this application, that may be desired or required for an official hearing and judgement.



MASSACHUSETTS
GENERAL HOSPITAL



HARVARD
MEDICAL SCHOOL

Department of Medicine

165 Cambridge St, Suite 302
Boston, Massachusetts 02114
Tel: 617.726.5050
Fax: 617.724.1122

Andrew S. Allegretti, MD MSc

Director of ICU Nephrology
Massachusetts General Hospital
Assistant Professor of Medicine
Harvard Medical School

Re: Bill Hubner of 55 Gold Star Road, Cambridge, MA 02140

August 28, 2023

To Whom It May Concern:

I am the owner/occupant of 2 Gold Star Court, Cambridge, MA 02140 which is adjacent to Mr. Hubner's property. I support his proposal to rebuild his garage.

Please reach out if you have further questions.

Sincerely,

Andrew S. Allegretti, MD MSc

55 Gold Star Road Cambridge MA 02140

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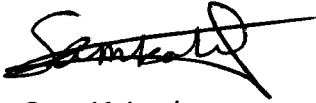
To City of Cambridge Zoning

August 11, 2023

I am writing a letter of support to Bill and Noel's to proposed project submitted to City of Cambridge.

I reside at 1 Gold Star road ct, and Bill and Noel are good neighbors of mine. I hope you would approve their application soon. If you have any questions, I am available at 617-3595421.

Thanks,

A handwritten signature in black ink, appearing to read 'Sam Kahsai', with a long horizontal stroke extending to the right.

Sam Kahsai



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: William Hubner Date: 9-13-23
(Print)

Address: 55 Gold Star Rd. #2

Case No. BZA-235031

Hearing Date: 9/28/23

Thank you,
Bza Members