



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

BZA APPLICATION FORM

Plan No: BZA-015489-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : \_\_\_\_\_ Appeal : \_\_\_\_\_

PETITIONER : 170 Erie Street Ventures LLC, Scott Zink - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 170 Erie St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-3 Zone

REASON FOR PETITION :

Other: Windows/doors/openings within the setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Special Permit relief to add, alter and relocate windows within the setback of a two family dwelling.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 10.000 Section 10.30 (Special Permit)

Original Signature(s) :

  
(Petitioner(s) / Owner)

Sean D. Hope Esq

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617.492.200

E-Mail Address : sean@hopelegal.com

Date : January 25, 2018

# OWNERSHIP CERTIFICATE

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

170 Erie Street Ventures LLC c/o Scott Zink  
(Petitioner)

Address: 675 Massachusetts Avenue Cambridge, MA

Location of Premises: 170 Erie Street

the record title standing in the name of 170 Erie Street Ventures LLC

whose address is 675 Massachusetts Avenue Cambridge, MA  
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex County Registry of Deeds in

Book 69335 Page 54 or \_\_\_\_\_  
Registry

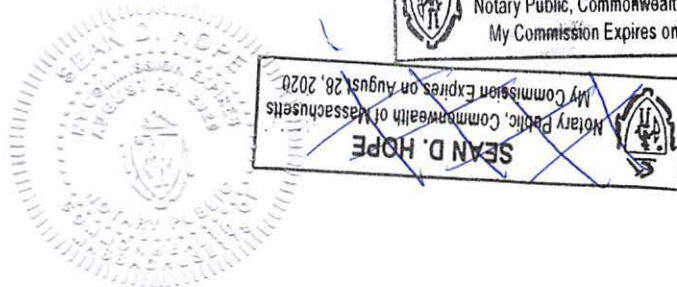
District of Land Court Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

[Signature]  
Authorized Agent for owner

On this 25th day of January 2018, before me, the undersigned notary public, personally appeared Scott Zink proved to me through satisfactory evidence of identification, which were MA Driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that He signed it voluntarily for its stated purpose.

[Signature]  
Notary Public

My commission expires: **SEAN D. HOPE**  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires on August 28, 2020



STAMP

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DATE 10/1/80 BY SP-10/1/80



## **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 170 Erie 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:

With the requested relief the requirements of the ordinance will be satisfied.

**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:

No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the additional windows because the new windows will allow for the appropriate light and air into the renovated two family dwellings and will be of a quality and style that is consistent with the established neighborhood character. Further the size and location of the windows are integral to the interior layout and modernization of the structure built in 1880's

**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 continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the proposed Use and the additional windows will enhance the dwelling creating more functional living spaces for its occupants.

**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:

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the additional windows are part of complete redevelopment of the two family dwelling that has been in a state of disrepair for many years.

**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 windows will not impair the integrity of the district and are consistent with the quality and character of the dwellings on street and the greater Cambridge-port neighborhood.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Hope Legal law Offices      **PRESENT USE/OCCUPANCY:** Multi-family  
**LOCATION:** 170 Erie St Cambridge, MA      **ZONE:** Residence C-3 Zone  
**PHONE:** 6174920220      **REQUESTED USE/OCCUPANCY:** Multi-family

		<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,988sf	4,190sf	15,000sf	(max.)
<u>LOT AREA:</u>		5000sf	5000sf	5000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> <sup>2</sup>		.8	.84	3.0	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,500sf	2,500sf	300sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50'	50'	50'	(min.)
	DEPTH	100'	100'	100'	
<u>SETBACKS IN FEET:</u>	FRONT	5'	7.9'	7.9'	(min.)
	REAR	33'	33'	9.96	(min.)
	LEFT SIDE	10'	11.7	11.7'	(min.)
	RIGHT SIDE	10'	4.4'	4.4'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32.38	32.90	85'	(max.)
	LENGTH	60'	60'	n/a	
	WIDTH	38'	38'	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>		10%+	10%+	10%	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	2	16	(max.)
<u>NO. OF PARKING SPACES:</u>		3+	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>		n/a	n/a	10' min	(min.)

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

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'.



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2018 JAN 29 PM 3:31

BZA APPLICATION FORM

Plan No: BZA-015489-2018  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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Sean D. Hope Esq

(Print Name)

Address : 675 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : 617.492.200

E-Mail Address : sean@hopelegal.com

Date : January 25, 2018



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 170 Erie Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**Built 1885.**
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date February 5, 2018

Received by Uploaded to Energov

Date February 5, 2018

Relationship to project BZA 15489-2018

cc: Applicant  
Inspectional Services Commissioner

## **Demolition Delay Ordinance and Application Information**

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>





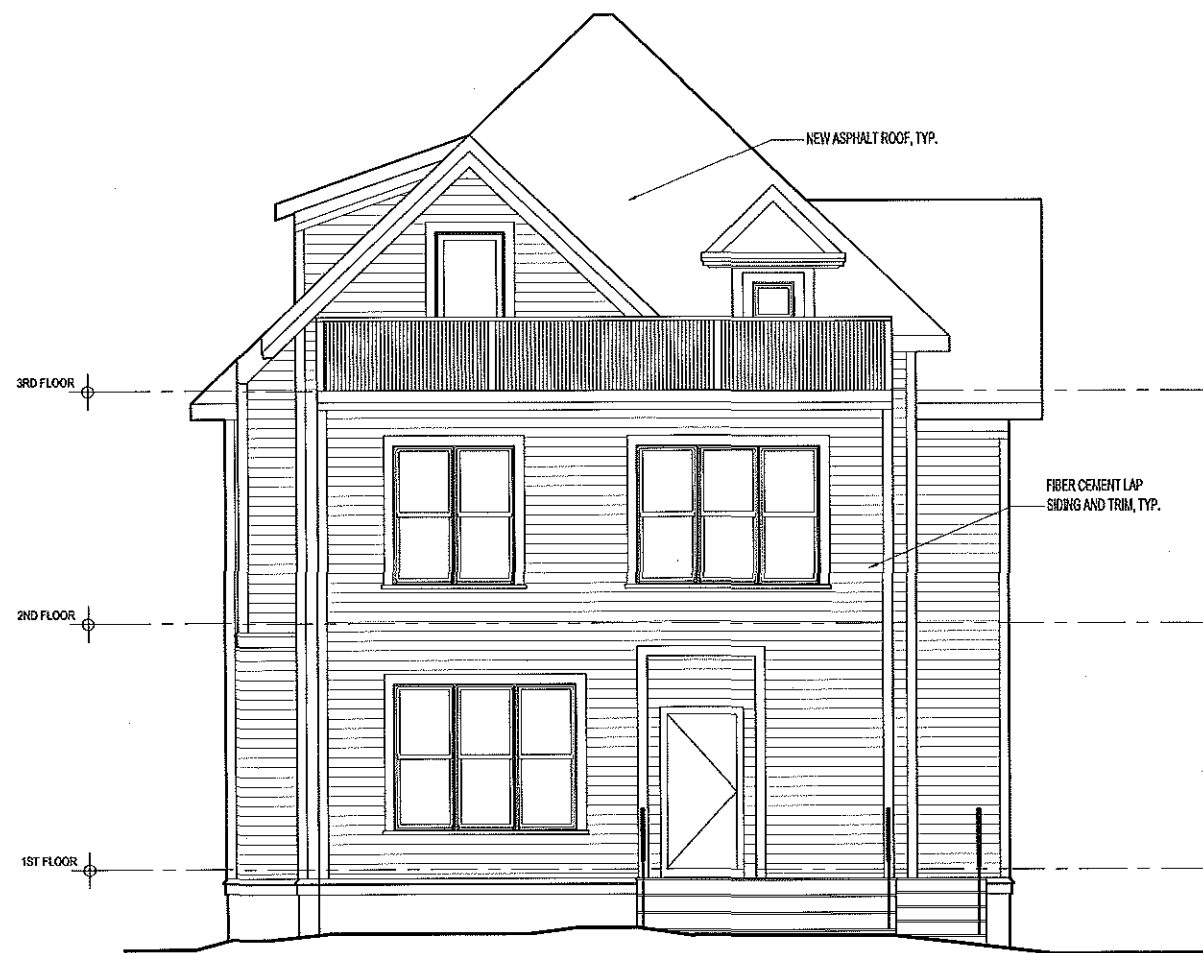
**1** EXIST. RIGHT ELEVATION  
1/8"=1'-0"



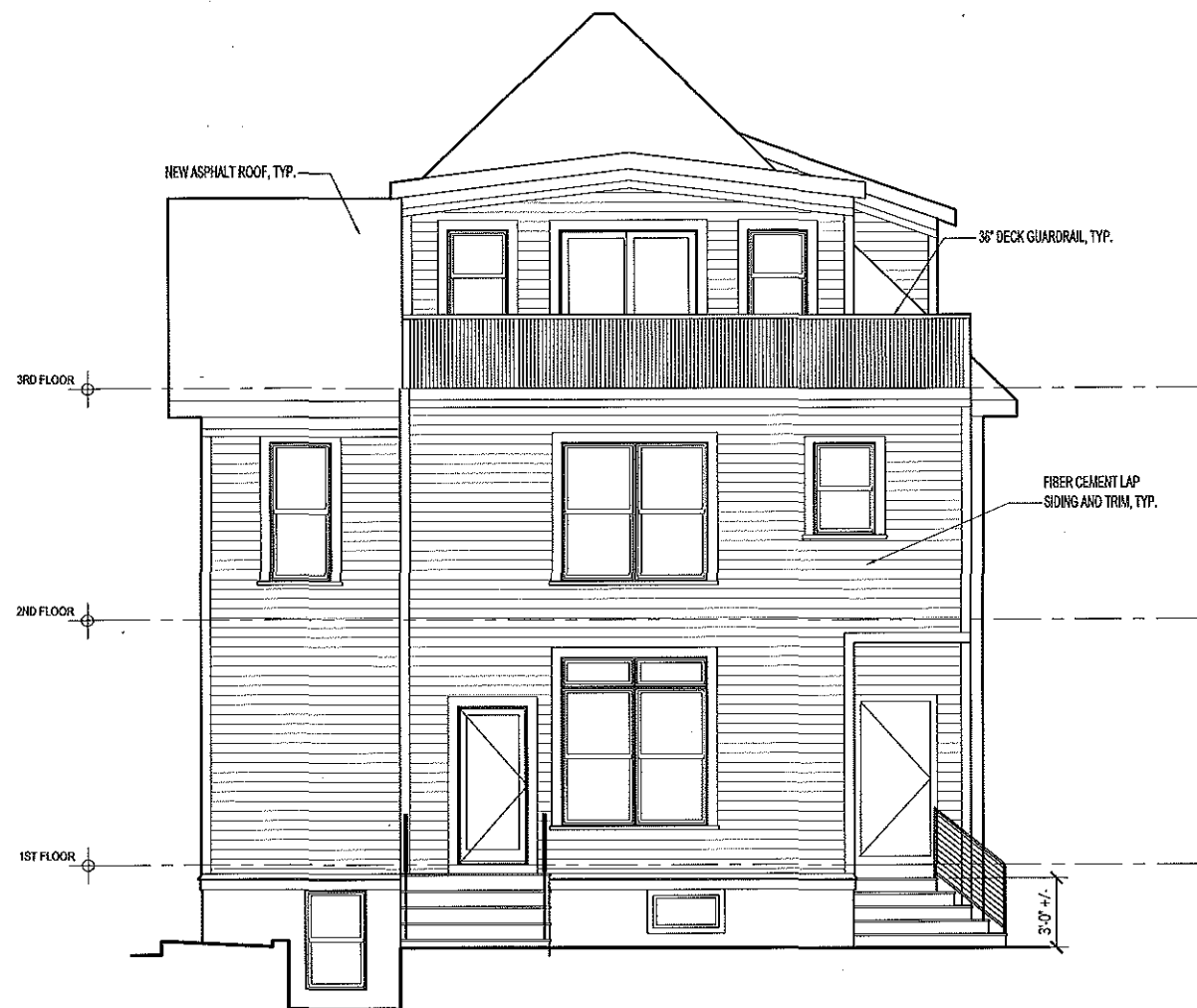
**1** PROP. RIGHT ELEVATION  
1/8"=1'-0"



**1** EXIST. LEFT ELEVATION  
1/8"=1'-0"



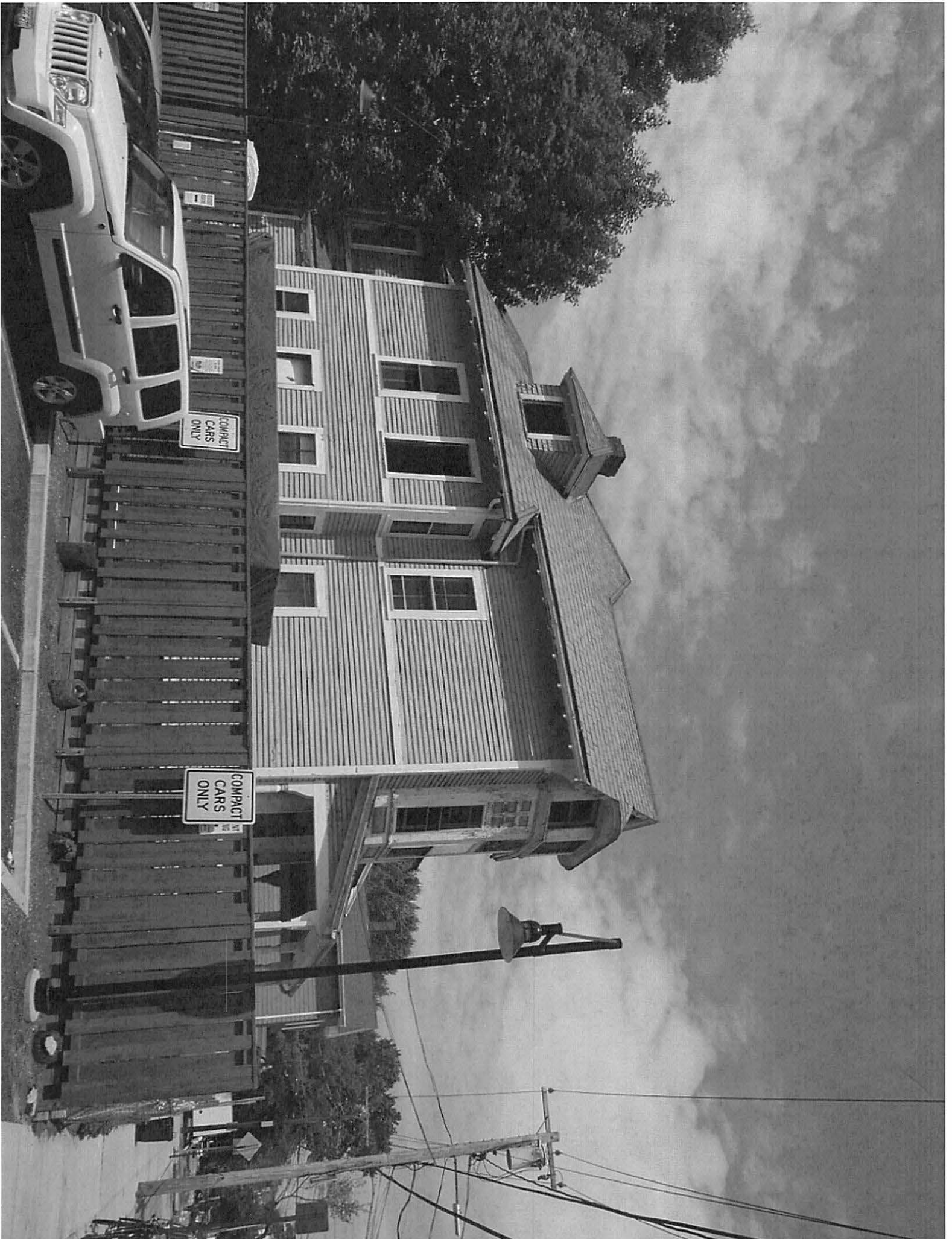
**1** EXIST. FRONT ELEVATION  
1/8"=1'-0"



**2** EXIST. REAR ELEVATION  
1/8"=1'-0"

170 Erie St













[illegible]

170 Erie St.

Petitioner

94-175  
CACCIOLA, EDWARD 31 SHORE RD  
C/O 177-181 ERIE ST, LLC  
63 SHORE RD #31  
WINCHESTER, MA 01890

94-198  
LUO, HONGBIN & WENJIE CHENG  
C/O WENJIE CHENG  
171 ERIE ST  
CAMBRIDGE, MA 02139

SEAN D. HOPE, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

94-209  
WONG, AMY  
169-169A ERIE ST  
CAMBRIDGE, MA 02139

94-212  
HUANG, CHIA-LING  
98 SHARON STREET  
MEDFORD, MA 02155

97-67  
GAGNON, THERESA M.  
196 PEARL ST  
CAMBRIDGE, MA 02139

97-81  
NIV-VOGEL, NAVA  
159-161 HAMILTON ST. UNIT 1  
CAMBRIDGE, MA 02139

97-81  
GEHRING, CLEMENT  
161 HAMILTON ST. UNIT 2  
CAMBRIDGE, MA 02139

97-87  
CAMBRIDGE PORT LLC  
463 LOWEL ST  
ANDOVER, MA 01810

97-110  
FAZIO, CATHERINE & SCOTT STERN  
204 PEARL ST  
CAMBRIDGE, MA 02139

97-115  
SHETTERLY, JOHN A.  
127 MAGAZINE STREET  
CAMBRIDGE, MA 02139

97-116  
STONE, JOHN  
151 HAMILTON ST  
CAMBRIDGE, MA 02139

97-130  
LYNDON B. JOHNSON APARTMENTS, LLC.  
675 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02139

97-144  
GIRON, JOSE I. & MARTHA G. GIRON  
165 CROSS ST  
MALDEN, MA 02148

97-145  
BINSTOCK, ROBERT C.  
157 HAMILTON ST  
CAMBRIDGE, MA 02139

97-75  
HOHENBOKEN, MATTHEW J. &  
JENNIFER L. HOHENBOKEN  
113 HAMILTON ST  
CAMBRIDGE, MA 02138

97-75  
BROWN, LEE & LARRY DUBERSTEIN  
113-115-117 HAMILTON ST., UNIT #115-117  
CAMBRIDGE, MA 02139

94-200  
WOLCHONOK, DANIEL & JESSICA HOY  
167 ERIE ST  
CAMBRIDGE, MA 02139

97-73  
SHAW, RICHARD HALE & KIMBERLYN R. LEARY  
201 BROOKLINE ST., #1  
CAMBRIDGE, MA 02141

97-73  
FOULSHAM. WILLIAM & JENNIFER LORD  
201 BROOKLINE ST. UNIT 6  
CAMBRIDGE, MA 02139

97-73  
BEARD, RENNE & ADAM BARD  
201 BROOKLINE ST. UNIT #5  
CAMBRIDGE, MA 02139

97-73  
CALLADINE, JOHN C.P.  
201 BROOKLINE STREET, UNIT #4  
CAMBRIDGE, MA 02139

97-73  
MANTHIRAM, KARTHISH  
201 BROOKLINE ST., #3  
CAMBRIDGE, MA 02139

97-73  
SMITH, MICHAEL B.  
201 BROOKLINE STREET, UNIT #2  
CAMBRIDGE, MA 02139

97-129  
JACKSON, ROBERTA L.  
23 UNION AVE  
MILTON, MA 02186

97-129  
IANNETTA, DAVID C., LEATRICE JOY SOMOGYI &  
CITY OF CAMBRIDGE TAX TITLE  
147 HAMILTON ST., UNIT #3  
CAMBRIDGE, MA 02139

97-129  
JACKSON, ROBERTA L.  
23 UNION AVE.  
MILTON, MA 02186