



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

BZA APPLICATION FORM

Plan No: BZA-013582-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Gary Hendren

PETITIONER'S ADDRESS : 119 Braintree St. #209 Allston, MA 02134

LOCATION OF PROPERTY : 25 Sacramento St Cambridge, MA

TYPE OF OCCUPANCY : 105 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :
 Variance: To construct an addition and raise the roof line.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : *G. Hendren*
 (Petitioner(s) / Owner)
 GARY HENDREN
 (Print Name)

Address : 119 BRAINTREE ST #209
 ALLSTON, MA. 02134

Tel. No. : 617. 782. 6003

E-Mail Address : architect@hendvenassociates.com

Date : 7.6.2017

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 current third floor apartment has very low ceilings and knee walls which makes the space very tight and not as functional as it should be. The limited head room and limited volume of the unit reduces the units marketability and results in reduced options for tenants and rental income.

- 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 shape and size of the lot which the three family structure sits on makes it a hardship to adequately increase the ceiling height and usable sq. footage of the third floor unit.

Desirable relief may be granted without substantial detriment to the public good for the following

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

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

The relief requested is essentially to raise the roof/dormer by about 18" which will be hardly noticeable to the public and therefore is without substantial detriment to the public good.

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

The use of the structure will remain as a three family, and the intended minimal height extension of the roof/dormer by 18" is negligible in relation to the surrounding structures and will not nullify or substantially derogate from the intent or purpose of the ordinance.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

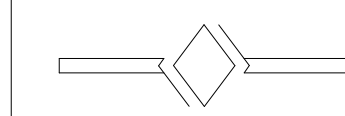
BZA APPLICATION FORM

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 25 Sacramento 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 proposed work will not be substantially more detrimental to the neighborhood, as the work will blend into the adjacent properties and neighborhood, and the actual exterior changes to the structure are relatively minor in relation to the existing size of the structure and the surrounding structures.
- 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 actual use and occupancy of the structure will not increase, and therefore no additional traffic will be created.
- 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 actual use and occupancy of the structure will not increase, and therefore no additional traffic will be created.
- 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 changes to the structure will not negatively affect the health, safety and/or welfare of the occupants of the structure, or the citizens of the city. The proposed use will positively affect the health, safety and welfare of the occupants of the structure by increasing the interior height of the third floor living areas.
- 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 use is not changing; just the height and square footage of the interior space, which for the above reasons does not impair the integrity of the district or otherwise derogate from the intent of the ordinance.



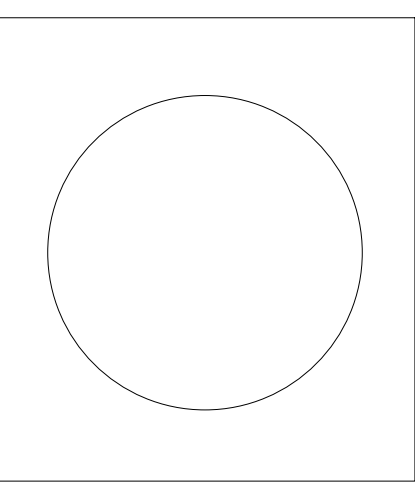
HENDREN ASSOCIATES
ARCHITECTS & PLANNERS

PLANNING
ARCHITECTURE
DEVELOPMENT

GARY W. HENDREN, AIA
ARCHITECT

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architect@hendrenassociates.com



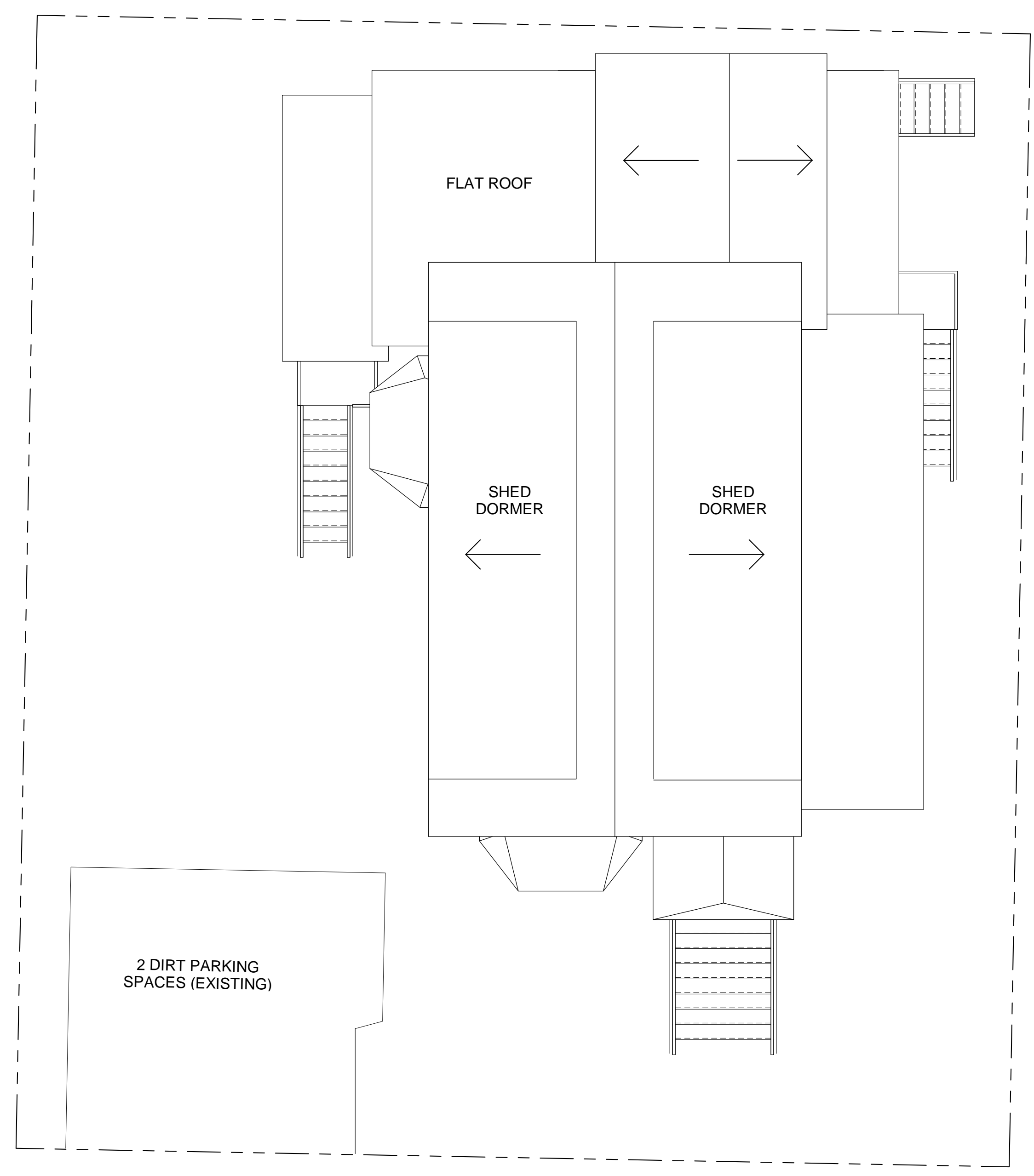
REMODEL
25 SACRAMENTO ST
CAMBRIDGE, MA

REVISIONS		INSUR/DESCRIPTION
NO.	DATE	

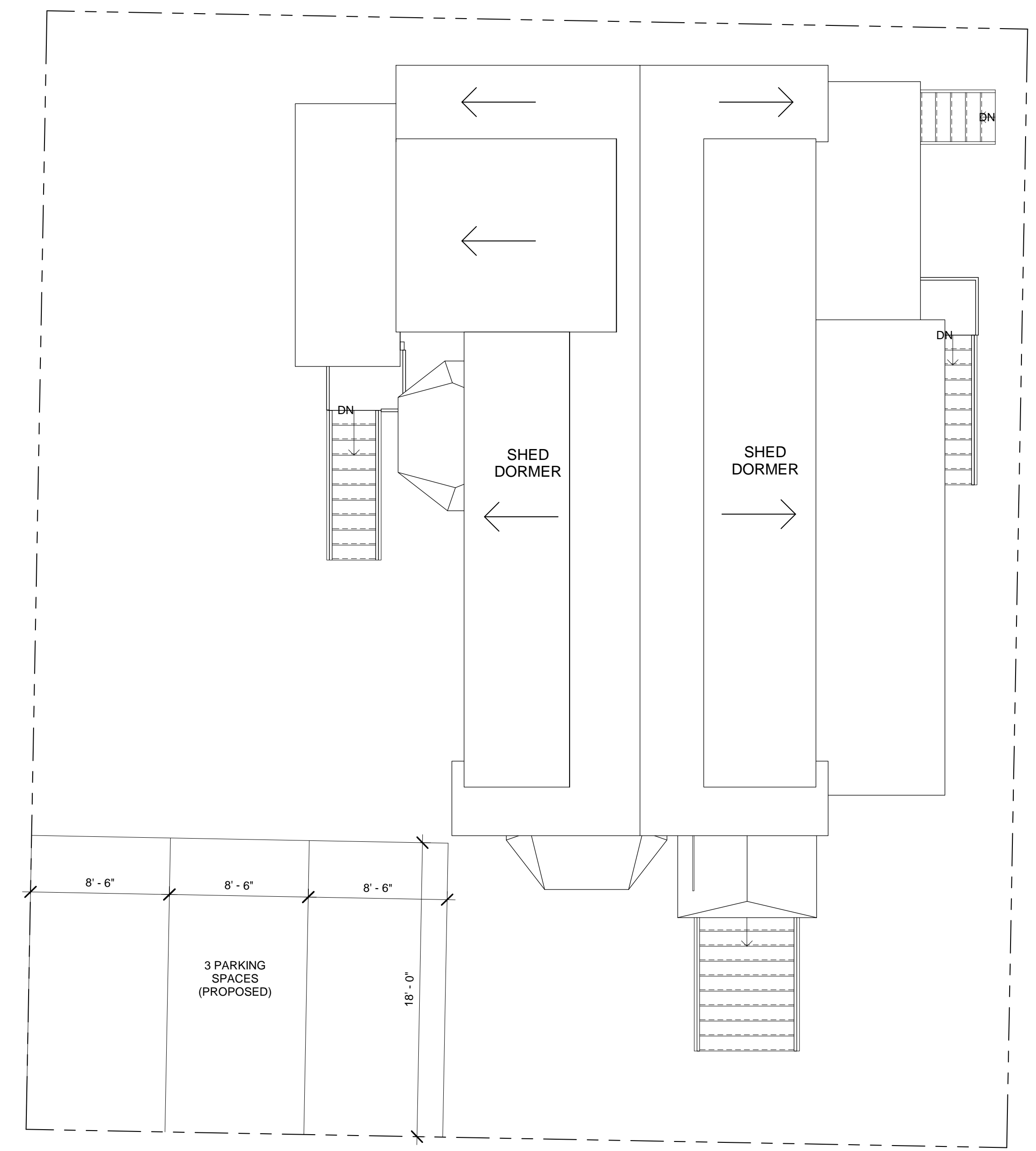
SHEET TITLE
SITE
LAYOUT

DATE
DRAWN BY:
CHKD BY:
JOB NO:
DWG NO:

A-1.0



① Site (Existing)
3/16" = 1'-0"



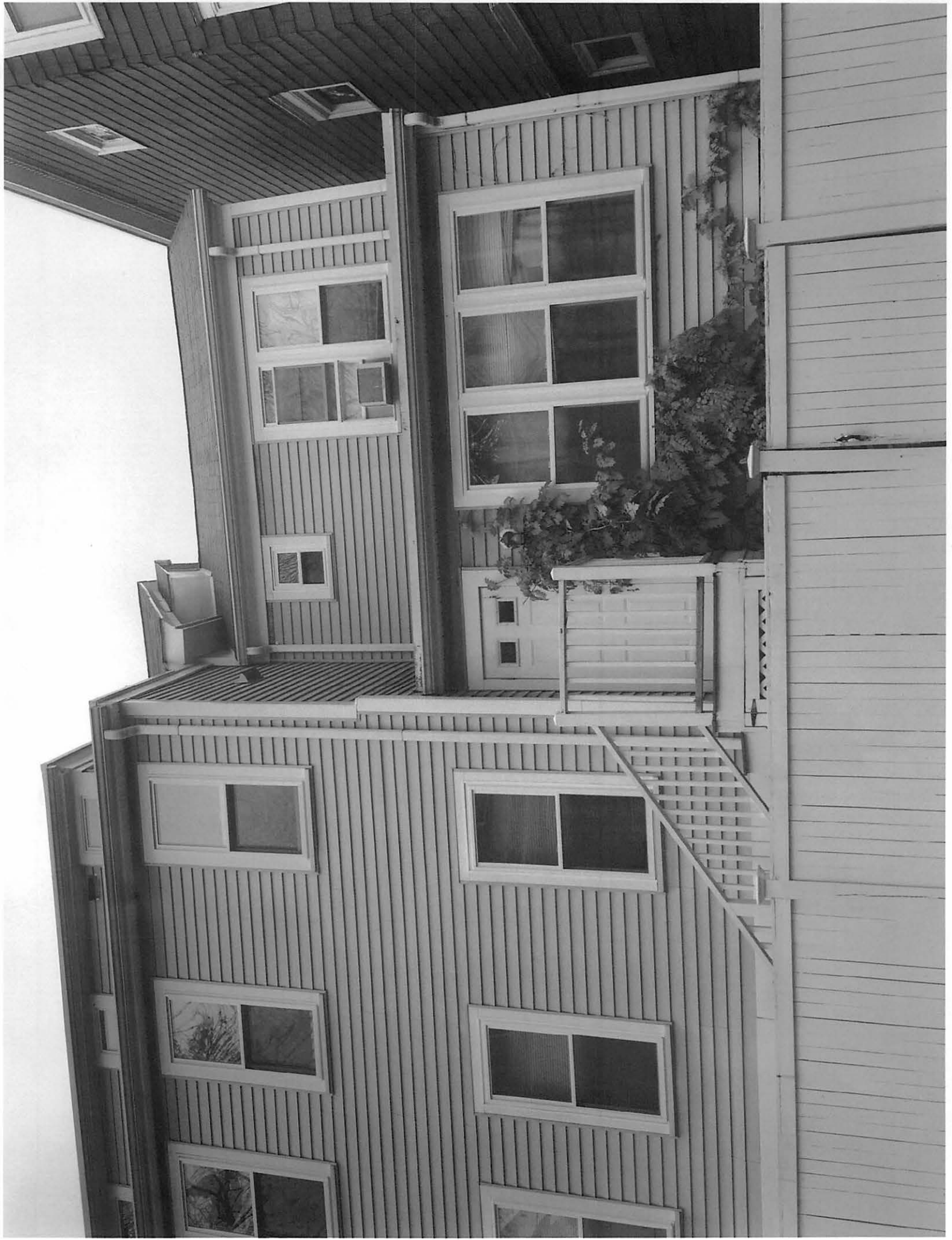
② Site (Proposed)
3/16" = 1'-0"





25













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

2017 JUL 10 PM 3:38
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) : 
 (Petitioner(s) / Owner)
GARY HENDREN
 (Print Name)

Address : 119 BRAINTREE ST. # 209
ALLSTON, MA 02134

Tel. No. : 617.762.6003

E-Mail Address : architect@hendrenassociates.com

Date : 7.6.2017



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd 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*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 25 Sacramento 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.**
No demolition permit application anticipated.
- 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 June 28, 2017

Received by Uploaded to Energov

Date June 28, 2017

Relationship to project BZA 13582-2017

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.

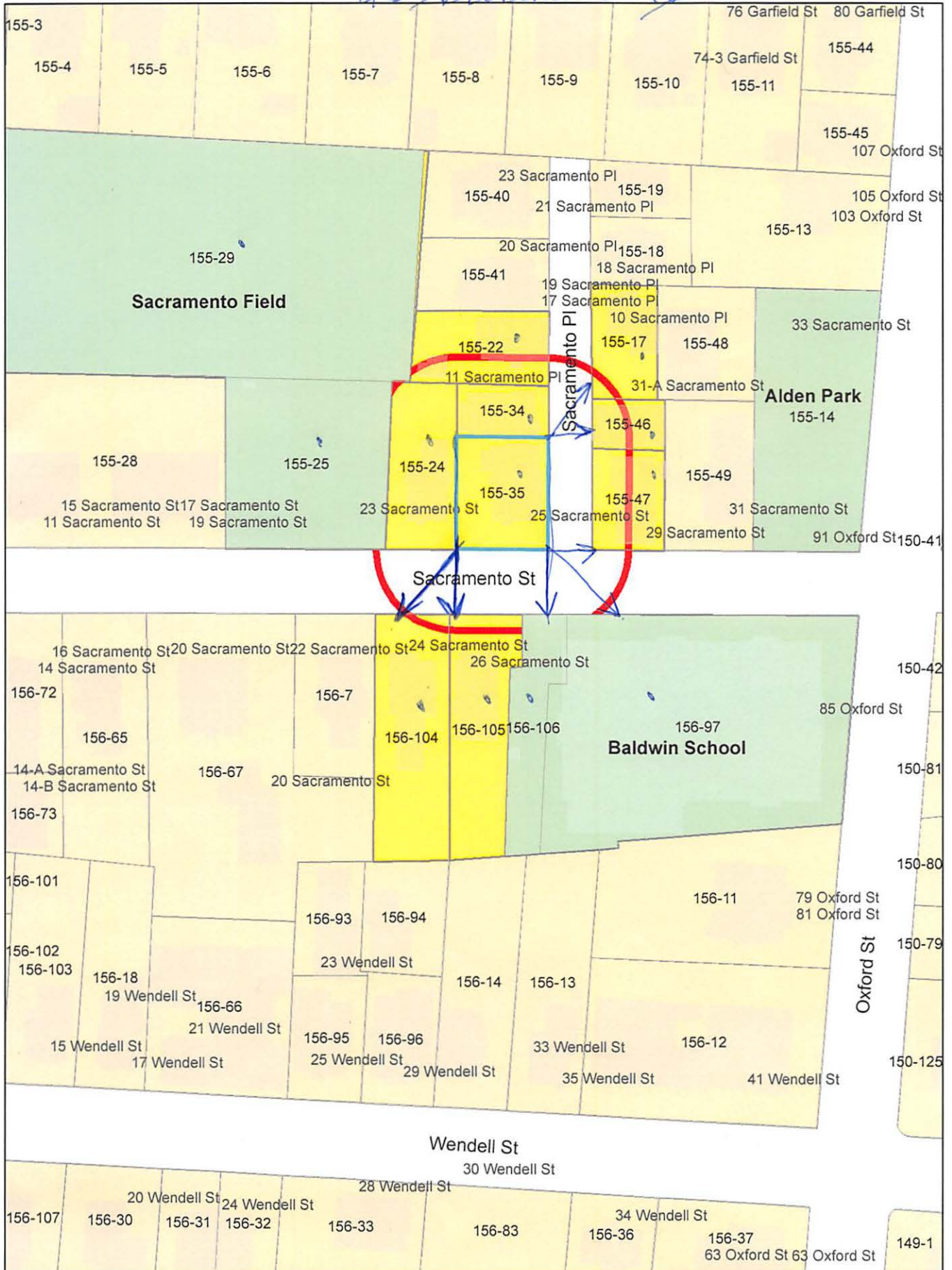
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

25 Sacramento St.



25 Sacramento St.

Petitioner

155-17
THEILHABER, JOACHIM S. &
NATHALIE M. VAN BOCKSTAELE
10 SACRAMENTO PL
CAMBRIDGE, MA 02138

155-22
ENOS, LYDIA V.
11 SACRAMENTO PL
CAMBRIDGE, MA 02138

GARY HENDREN
119 BRAINTREE STREET #209
ALLSTON, MA 02134

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

155-25 & 29 & 156-97 & 106
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

155-25 & 29 & 156-97 & 106
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

155-34
EBIN, JULIE E.
3 SACRAMENTO PL., #2
CAMBRIDGE, MA 02138

155-34
KIM, HAEKYUNG & DONGWOO KIM
104 POPE RD.
ACTON, MA 01720

155-35
MURRAY, ADIN CAMPBELL &
THEODORA TEXTOR MURRAY
25 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-46
LENNON, CATHERINE
TR. OF CL TRUST
966 BROADWAY
SOMERVILLE, MA 02144

155-47
TOUCHSTONE, GEORGE & DENISE M. BENOIT
29 SACRAMENTO ST #1
CAMBRIDGE, MA 02138

155-47
VISCOMI, RACHEL A. & DAVID M. SOLET
29 SACRAMENTO ST #2
CAMBRIDGE, MA 02138

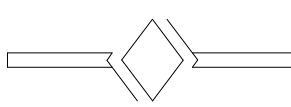
156-97-106
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

156-104
PIERCE, NAOMI E
24 SACRAMENTO ST
CAMBRIDGE, MA 02138

156-105
KUDAN, DAVID B. &
BARBARA L. ABRAMS ARIEL KUDAN
26 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-34
WICHESKI, MARLENE M. & EARL K. MILLER
15 HARRISON STREET
SOMERVILLE, MA 02143

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



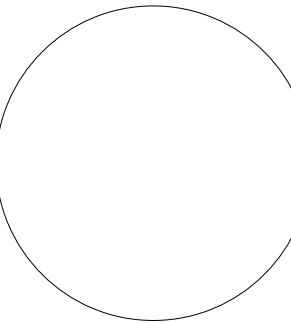
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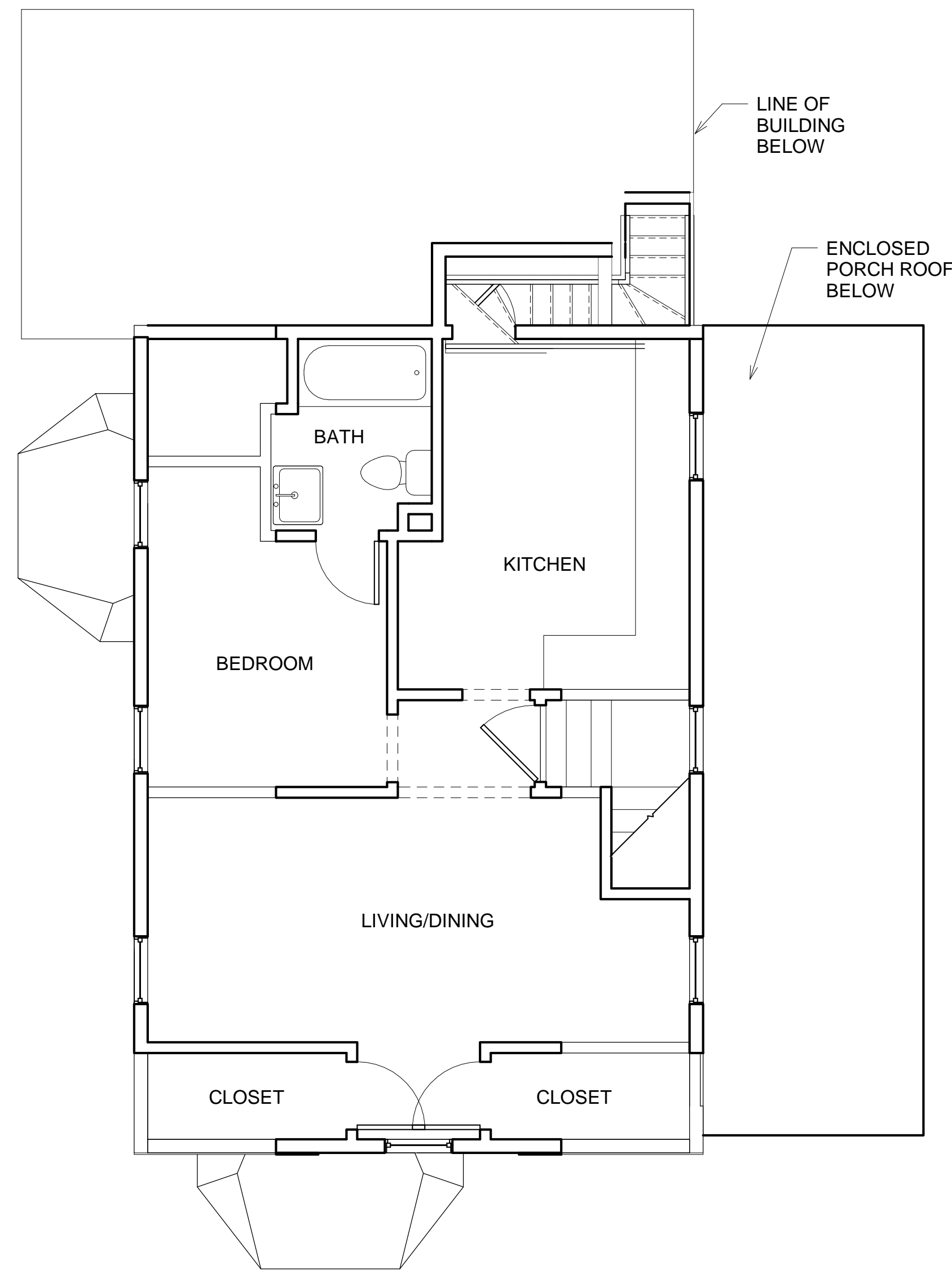
REMODEL
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CAMBRIDGE, MA

NO.	DATE	DESCRIPTION

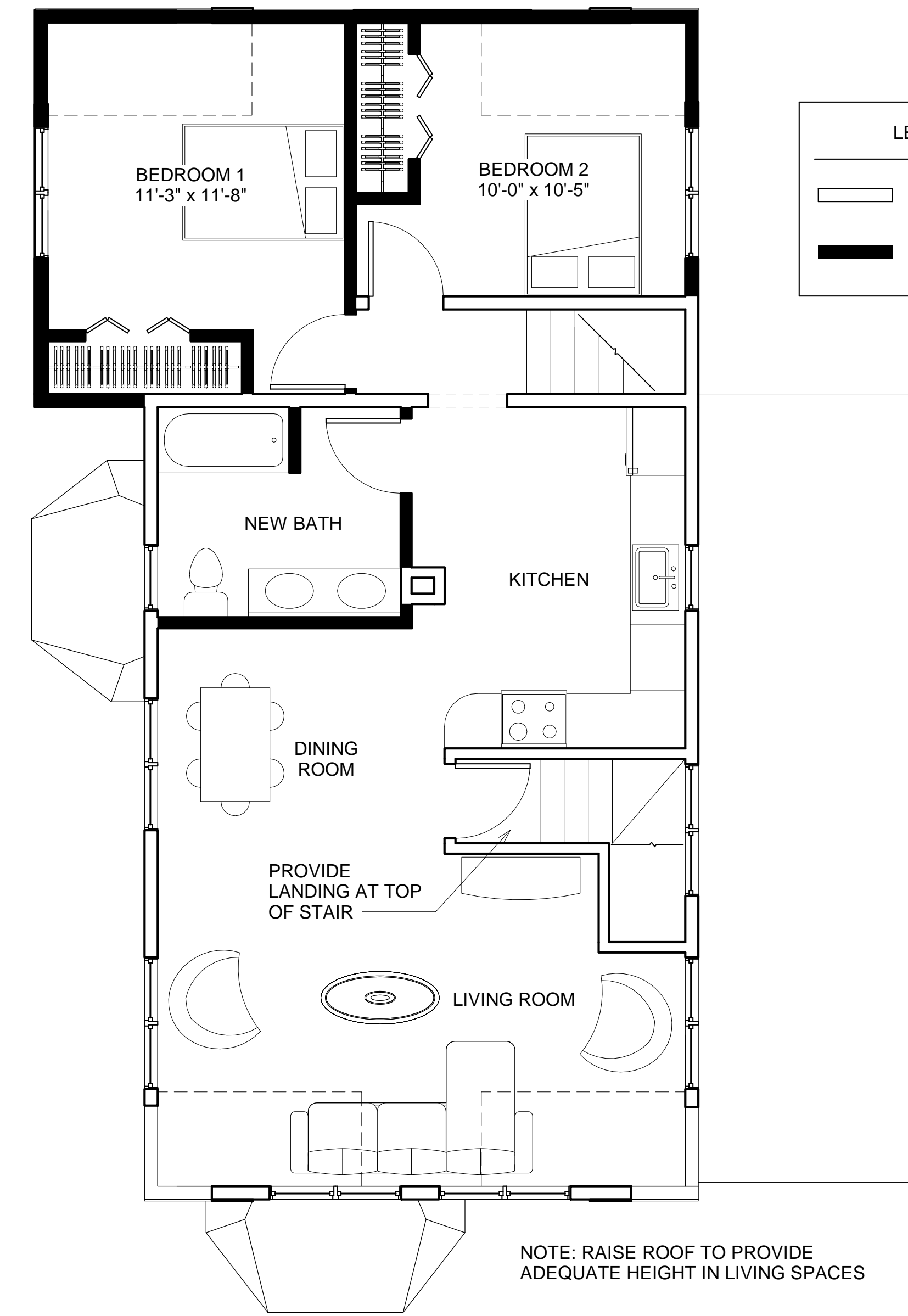
SHEET TITLE
THIRD FLOOR PLAN

DATE _____
DRAWN BY: _____
CHKD BY: _____
JOB NO: _____
DWG NO: _____

A-1.1



① Level 3 (Existing)
1/4" = 1'-0"



② Level 3 (Proposed)
1/4" = 1'-0"

LEGEND

— EXISTING WALL

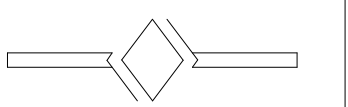
— NEW WALL



② South (Front) (Existing)
1/4" = 1'-0"



① South (Front) (Proposed)
1/4" = 1'-0"



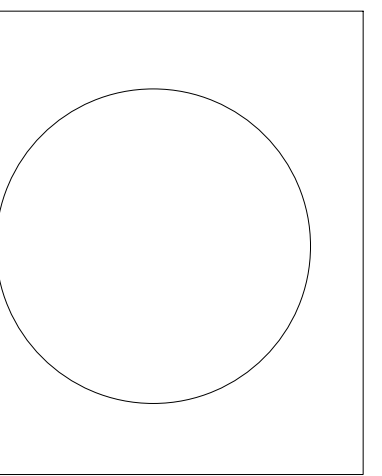
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DEVELOPMENT

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architect@hendrenassociates.com



REMODEL
25 SACRAMENTO ST
CAMBRIDGE, MA

NO.	DATE	DESCRIPTION

SHEET TITLE
**SOUTH
ELEV**

DATE
DRAWN BY:
CHKD BY:
JOB NO:
DWG NO:

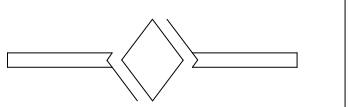
A-2.0



② East (Right Side) (Existing)
1/4" = 1'-0"



① East (Right Side) (Proposed)
1/4" = 1'-0"



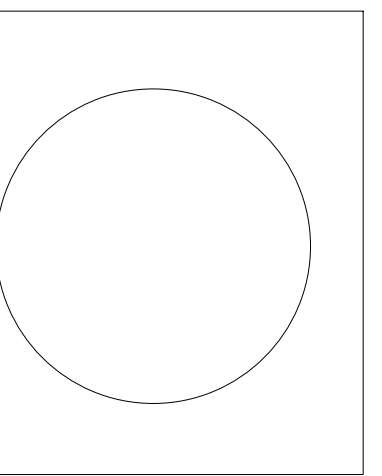
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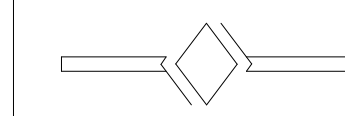
REMODEL
25 SACRAMENTO ST
CAMBRIDGE, MA

NO.	DATE	DESCRIPTION

SHEET TITLE
**EAST
ELEV**

DATE
DRAWN BY:
CHKD BY:
JOB NO:
DWG NO:

A-2.1



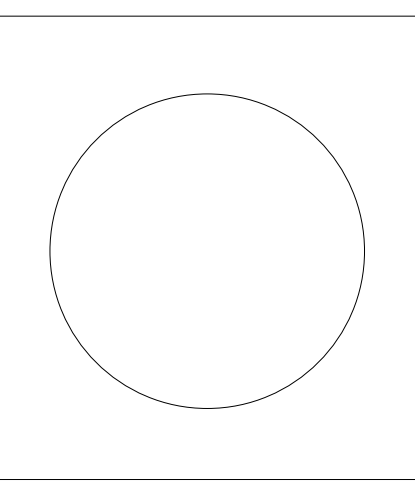
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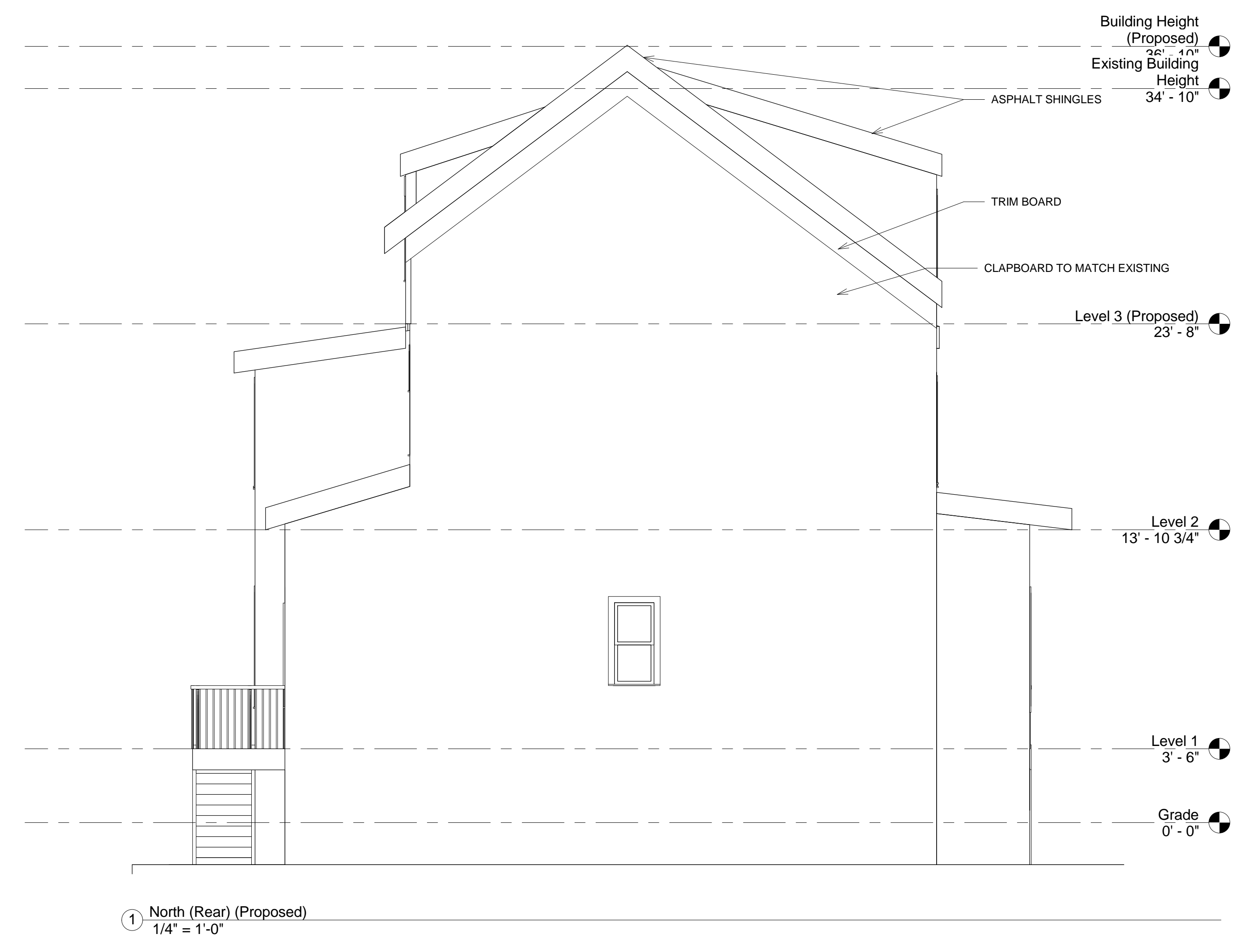
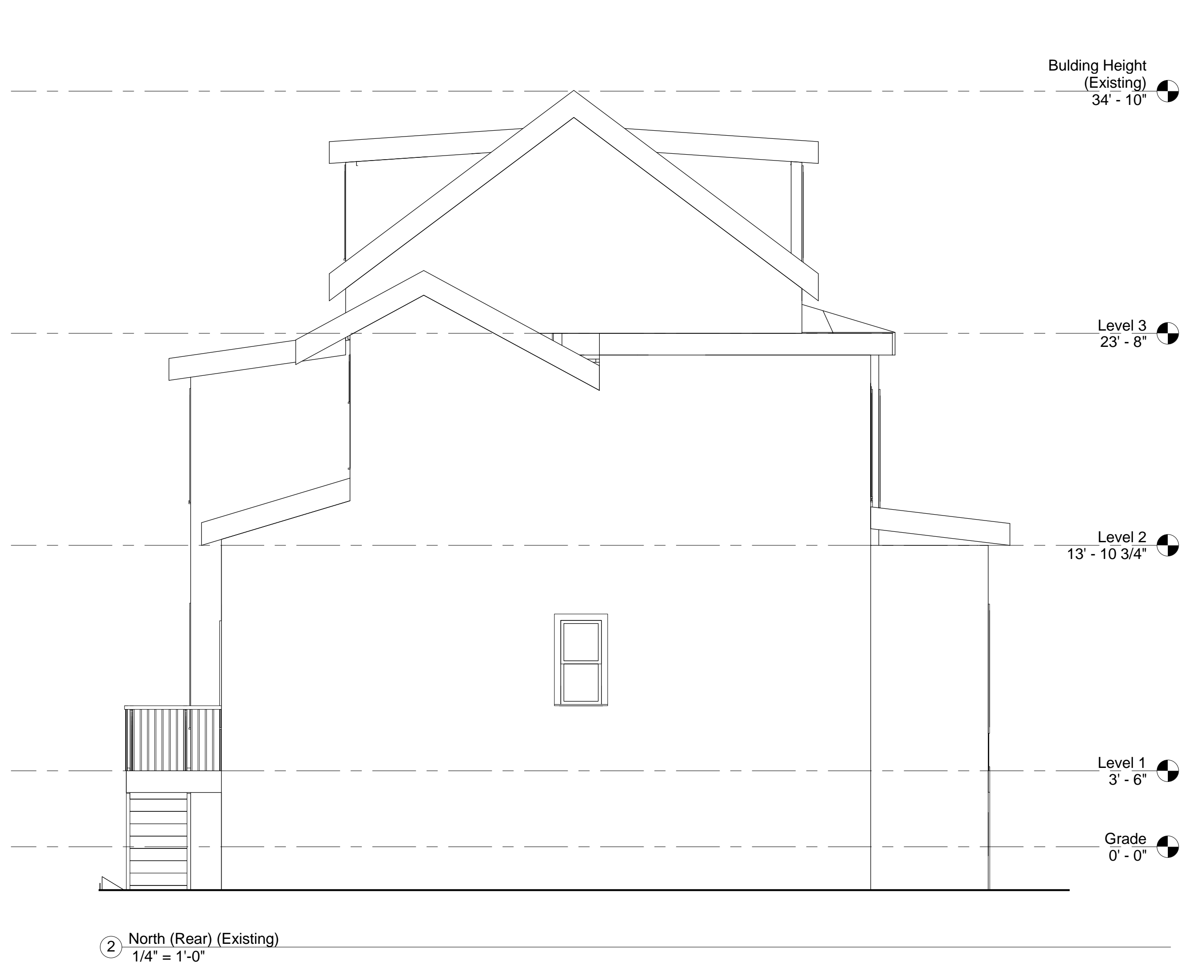
REMODEL
25 SACRAMENTO ST
CAMBRIDGE, MA

NO.	DATE	DESCRIPTION

SHEET TITLE
NORTH
ELEV

DATE
DRAWN BY:
CHKD BY:
JOB NO:
DWG NO:

A-2.2

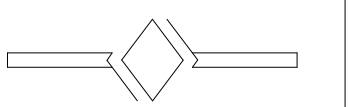




① West (Left Side) (Existing)
1/4" = 1'-0"



② West (Left Side) (Proposed)
1/4" = 1'-0"



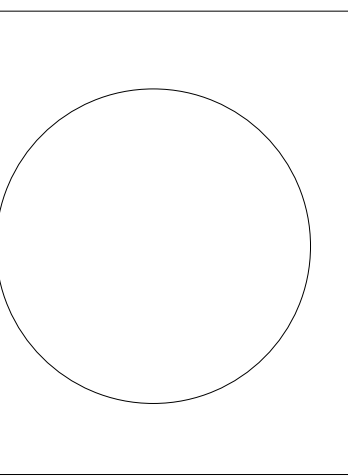
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REMODEL
25 SACRAMENTO ST
CAMBRIDGE, MA

NO.	DATE	DESCRIPTION

SHEET TITLE
**WEST
ELEV**

DATE
DRAWN BY:
CHKD BY:
JOB NO:
DWG NO:

A-2.3