



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

BZA APPLICATION FORM

Plan No: BZA-016867-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Deborah Hughes-Hallett - C/O Jeffrey Baron, Architect

PETITIONER'S ADDRESS : 2 Gorham Cambridge, MA 02138

LOCATION OF PROPERTY : 2 Gorham St Cambridge, MA

TYPE OF OCCUPANCY : RES. C-1 ZONING DISTRICT : Residence C-1 Zone


REASON FOR PETITION :
 New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :
TO REBUILD AND EXPAND DEFECTIVE DECKS AND EGRESS STAIRS AND PROVIDE ONE OFF STREET
 PARKING SPACE IN FRONT YARD SETBACK REDUCING EXISTING OPEN SPACE.

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 6.000 Section 6.44.1 (c) (Front Yard Parking).
- Article 10.000 Section 10.30 (Variance).

Original Signature(s) :


 (Petitioner(s) / Owner)
JEFFREY N. BARON
 (Print Name)

Address : 174 GARDEN STREET
CAMBRIDGE, MA. 02138

Tel. No. : 617-876-7600

E-Mail Address : baronandassociates@gmail.com

Date : _____

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 existing second floor deck was built prior to the subdivision of the property in 1982. The owners of both 2 and 4 Gorham wish to correct this condition. Literal enforcement of the required FAR and open space requirements would deny the petitioner the improved deck and replaced stairs that are dangerous in their current condition. The one off-street parking space is for the owner's personal use. Prohibiting the replacement deck, stairs and parking space would deny the owner the additional value and safe use of the property.

- 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 house was built in 1903 prior to the existing zoning and as such is nonconforming. As a corner lot there exists far greater street frontage than typical of the surrounding properties. The adjacent properties all possess off-street parking. The attached property at 4 Gorham was granted an off-street parking space in 1985.

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

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

The parking space and replacement decks do not affect the adjacent properties since the non-conforming setbacks will be maintained with the new construction. Off street parking spaces are typical of the neighboring properties so are consistent with the pattern of development of the neighborhood.

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

The replacement of the deteriorated and unsafe stairs and decks are for use of the occupants and do not substantially alter the existing conditions. There is precedent for granting off street parking variance for the attached property.

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



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

2018 JUN 28 PM 2:49

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-016867-2018

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Article <u>10.000</u>	Section <u>10.30</u> (Variance).

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 (Print Name)

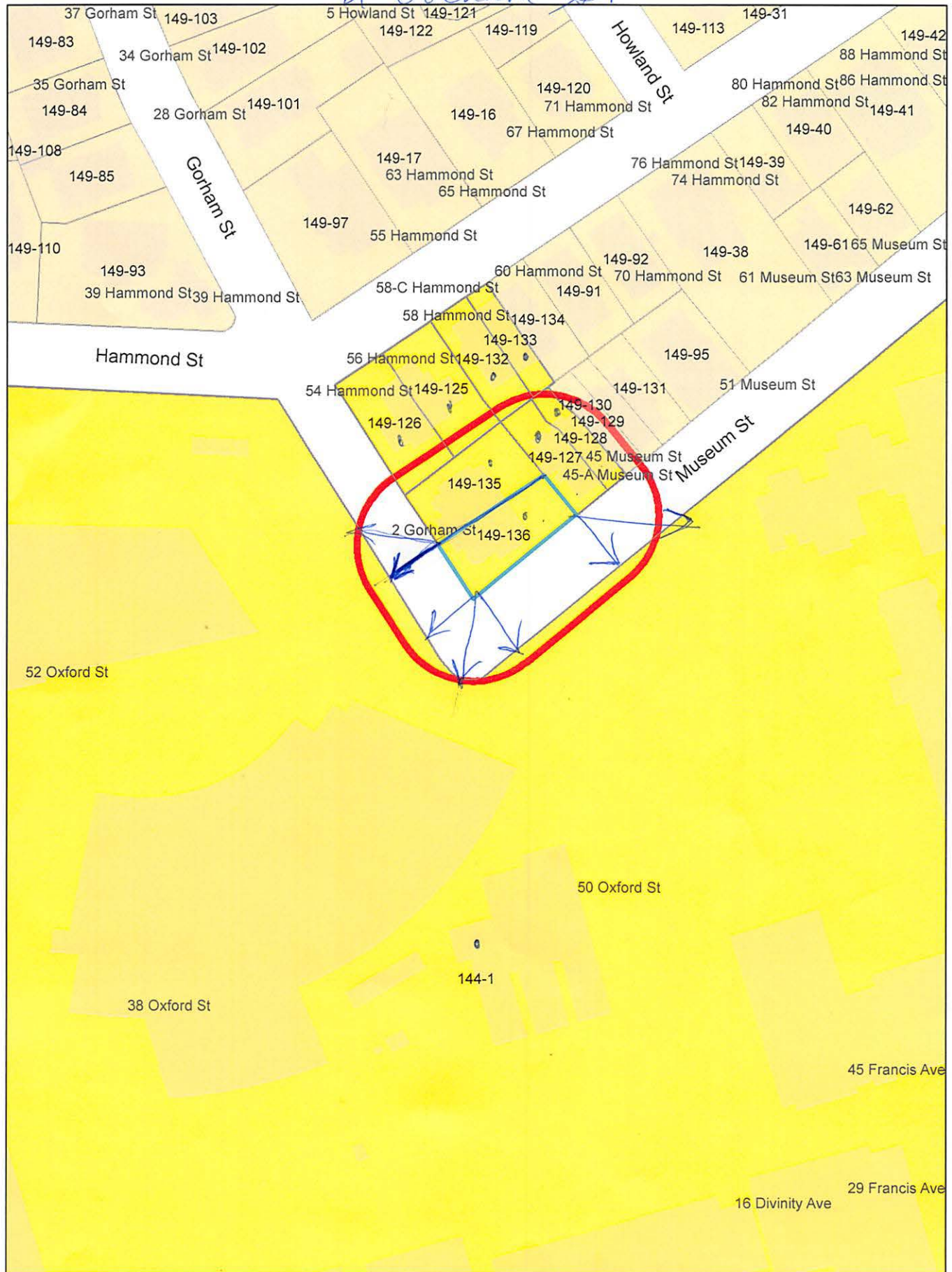
Address : 174 GARDEN STREET
CAMBRIDGE, MA. 02138

Tel. No. : 617-876-7600

E-Mail Address : baronandassociates@gmail.com

Date : _____

2 Gorham St



2 Gorham St.

144-1
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

149-125
WIKLER, DANIEL I. & SARAH M. MARCHAND
54A HAMMOND ST
CAMBRIDGE, MA 02138

Petitioner
JEFFREY N. BARON, ARCHITECT
174 GARDEN STREET
CAMBRIDGE, MA 02138

149-127
SINGER, STEVEN A. & PATRICIA E. SINGER
TR OF STEVEN A. & PATRICIA E. SINGER REV
PMB 418K
220 N ZAPATA HWY #11
LAREDO, TX 78043

149-128
BERNSTEIN, ARON M. & SUSAN GOLDHOR
45B MUSEUM STREET
CAMBRIDGE, MA 02138

149-132
KORSGAARD, CHRISTINE MARION
58A HAMMOND ST
CAMBRIDGE, MA 02138

149-133
LILLY, CATHERINE H
58 B HAMMOND STREET
CAMBRIDGE, MA 02138

149-135
LAZAR, LYNN
4 GORHAM STREET
CAMBRIDGE, MA 02138

149-136
HALLETT, DEBORAH HUGHES
2 GORHAM ST
CAMBRIDGE, MA 02139

149-126
EVAN, JONATHAN & DANIELA A. EVAN
56 HAMMOND ST
CAMBRIDGE, MA 02138



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*; 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 2 Gorham 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 July 3, 2018

Received by Uploaded to Energov

Date July 3, 2018

Relationship to project BZA 16867-2018

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.**

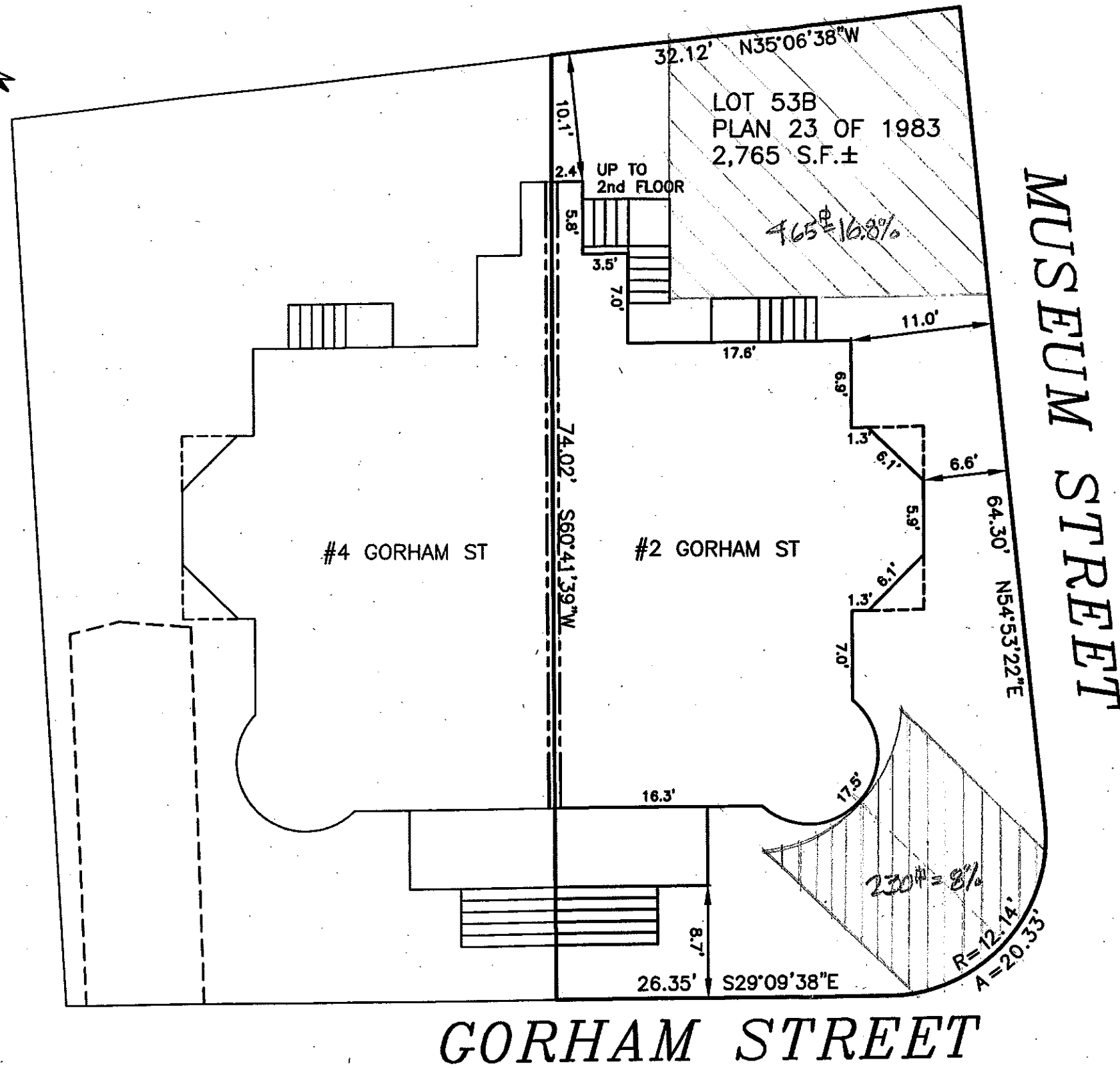
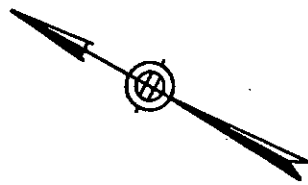
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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



ESTABLISHED 1916

EMB

EVERETT M. BROOKS CO.

SURVEYORS & ENGINEERS

49 LEXINGTON STREET
WEST NEWTON, MA 02465

(617) 527-8750

info@everettbrooks.com

OPEN SPACE 24.8%
REQUIRED 30%

PLAN OF LAND IN
CAMBRIDGE, MA

2 GORHAM STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.

DATE: JUNE 21, 2018

DRAWN: ER

CHECK: BB

REVISIONS:

NO.	DESCRIPTION	DATE

PROJECT NO. 25592

BARON+ASSOCIATES, INC.

174 Garden Street
Cambridge, MA 02138

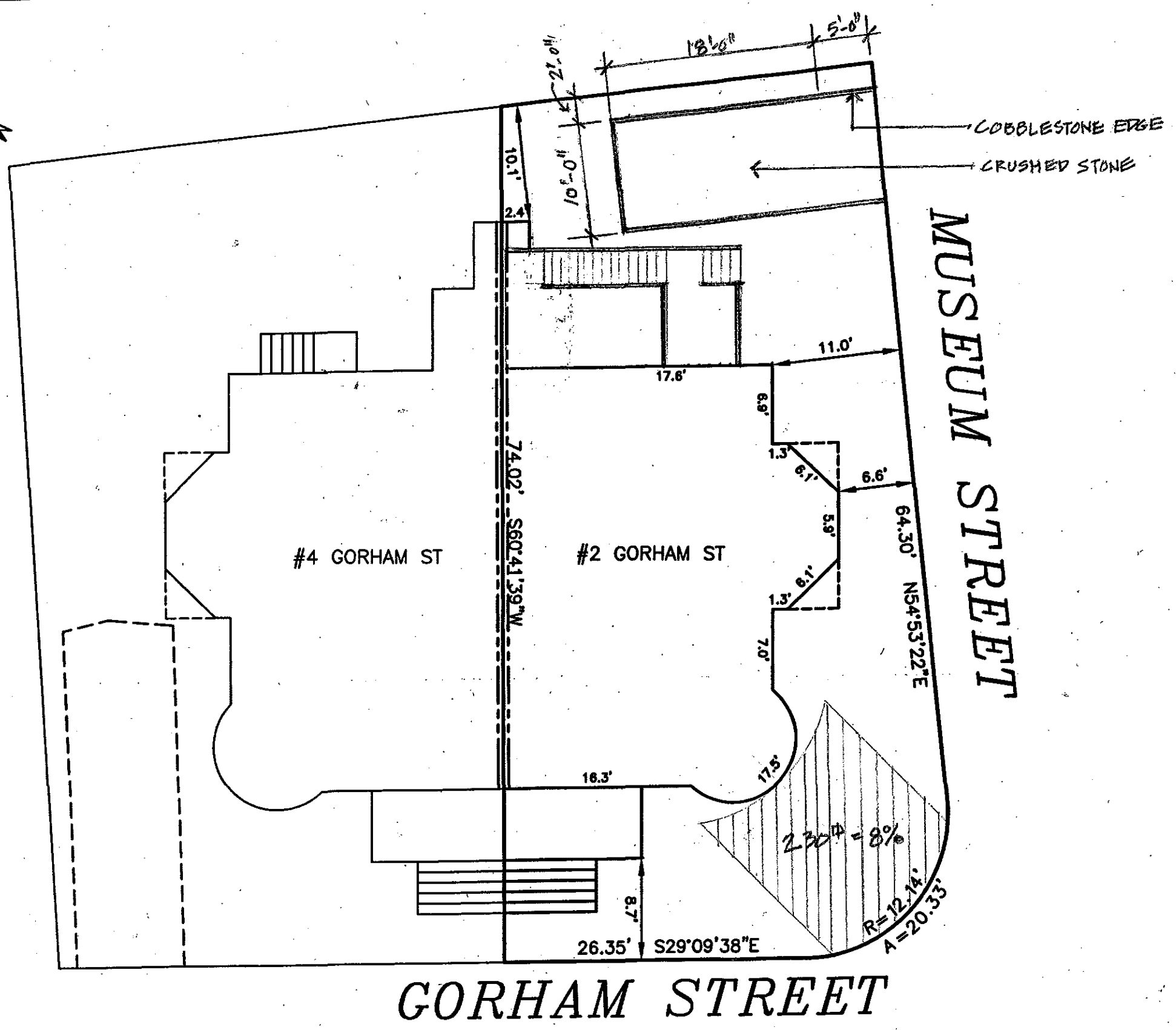
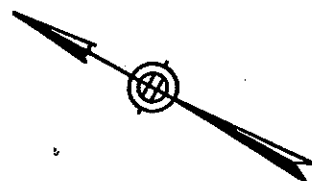
TITLE: EXISTING SITE PLAN

DATE: June 25, 2018

SCALE: 1/4" = 1'-0"

HUGHES-HALLETT RESIDENCE

2 Gorham Street
Cambridge, MA 02138



ESTABLISHED 1916
EMB

EVERETT M. BROOKS CO.
 SURVEYORS & ENGINEERS
 49 LEXINGTON STREET
 WEST NEWTON, MA 02465

(617) 527-8750
 info@everettbrooks.com

OPEN SPACE 8%
 REQUIRED 30%

**PLAN OF LAND IN
 CAMBRIDGE, MA**

2 GORHAM STREET
 EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.
 DATE: JUNE 21, 2018
 DRAWN: ER
 CHECK: BB

REVISIONS:

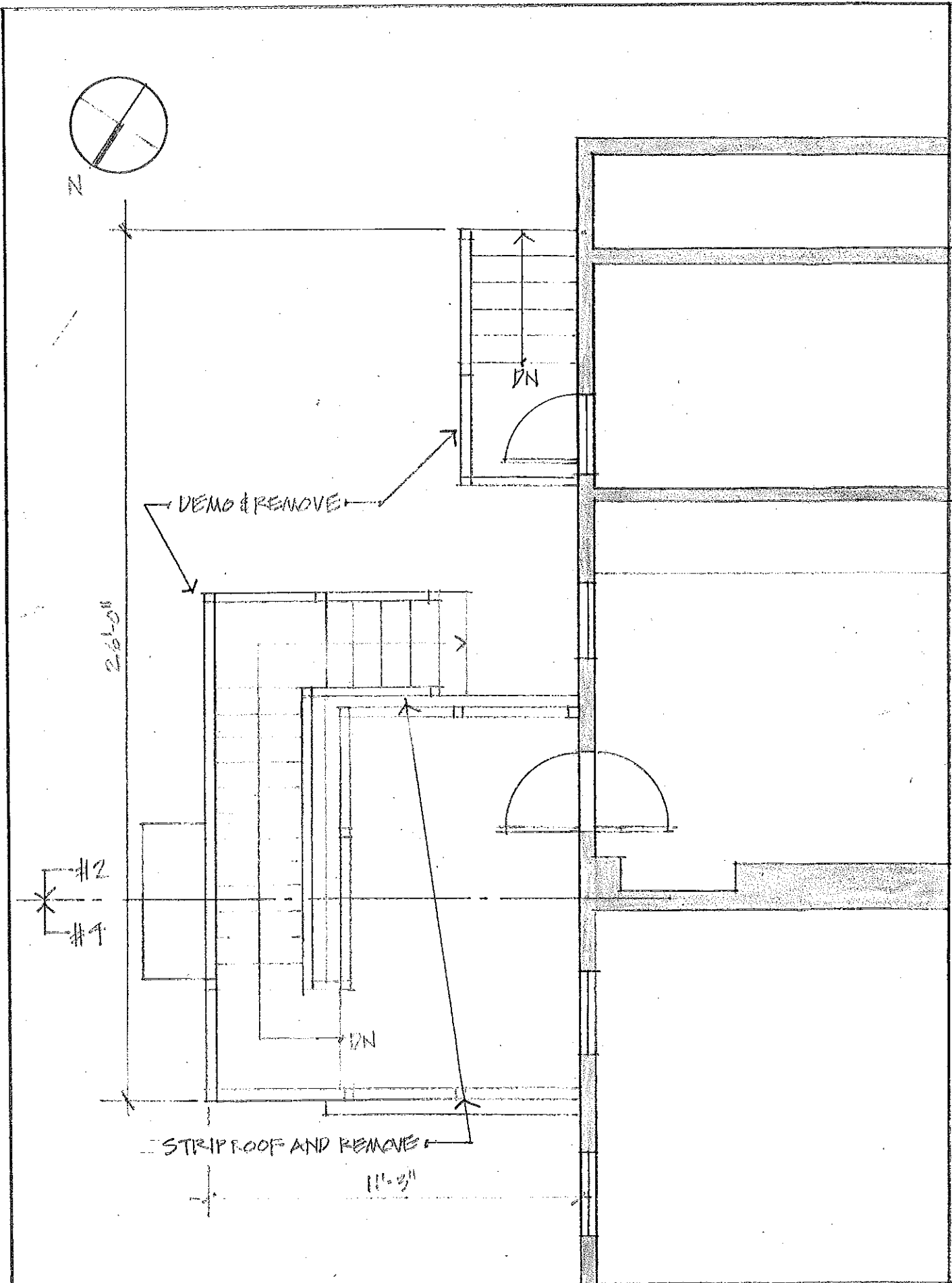
NO.	DESCRIPTION	DATE

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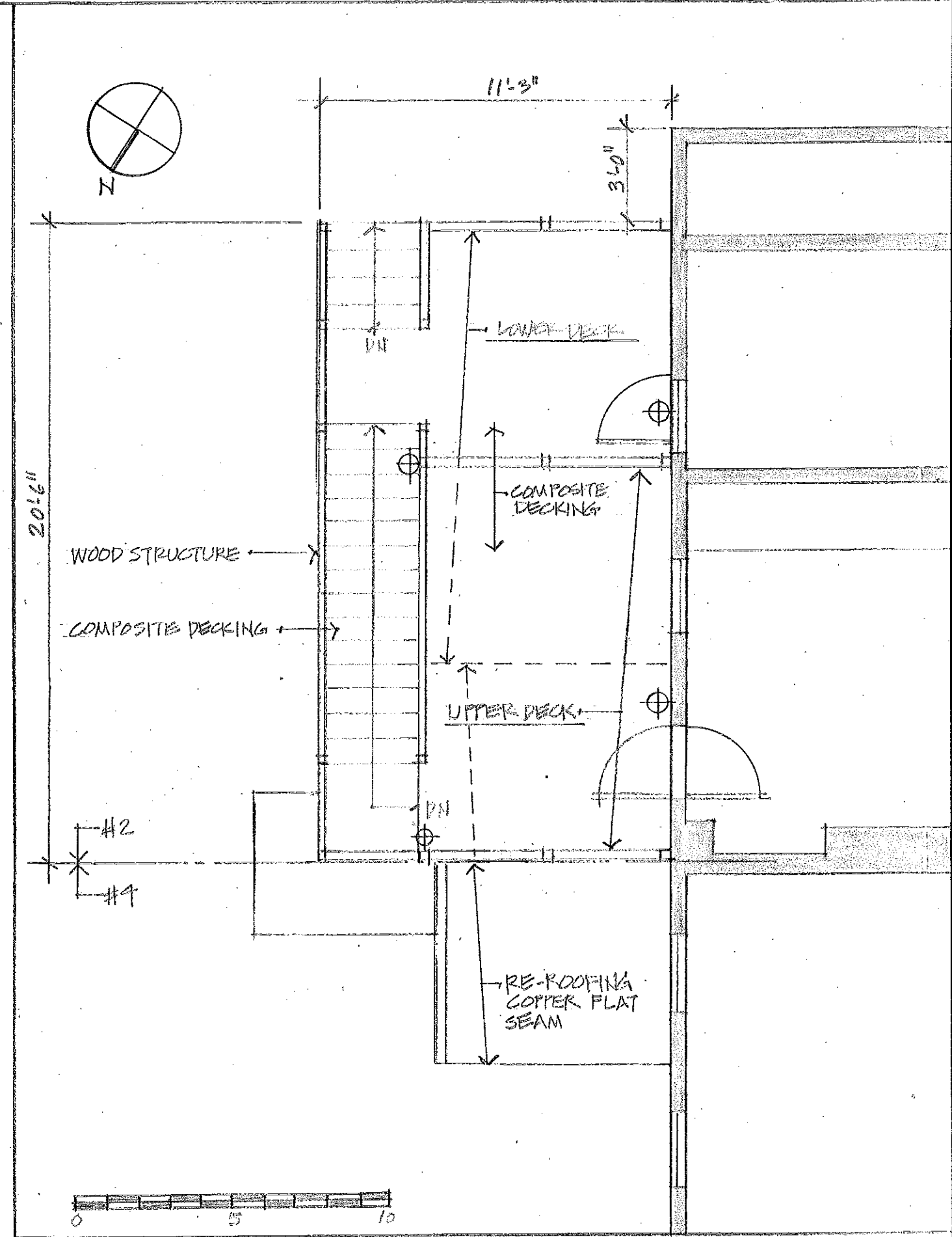
BARON+ASSOCIATES, INC.
 174 Garden Street
 Cambridge, MA 02138

TITLE: PROPOSED PARKING PLAN
 DATE: June 25, 2018
 SCALE: 1/4" = 1'-0"

HUGHES-HALLETT RESIDENCE
 2 Gorham Street
 Cambridge, MA 02138



1 EXISTING

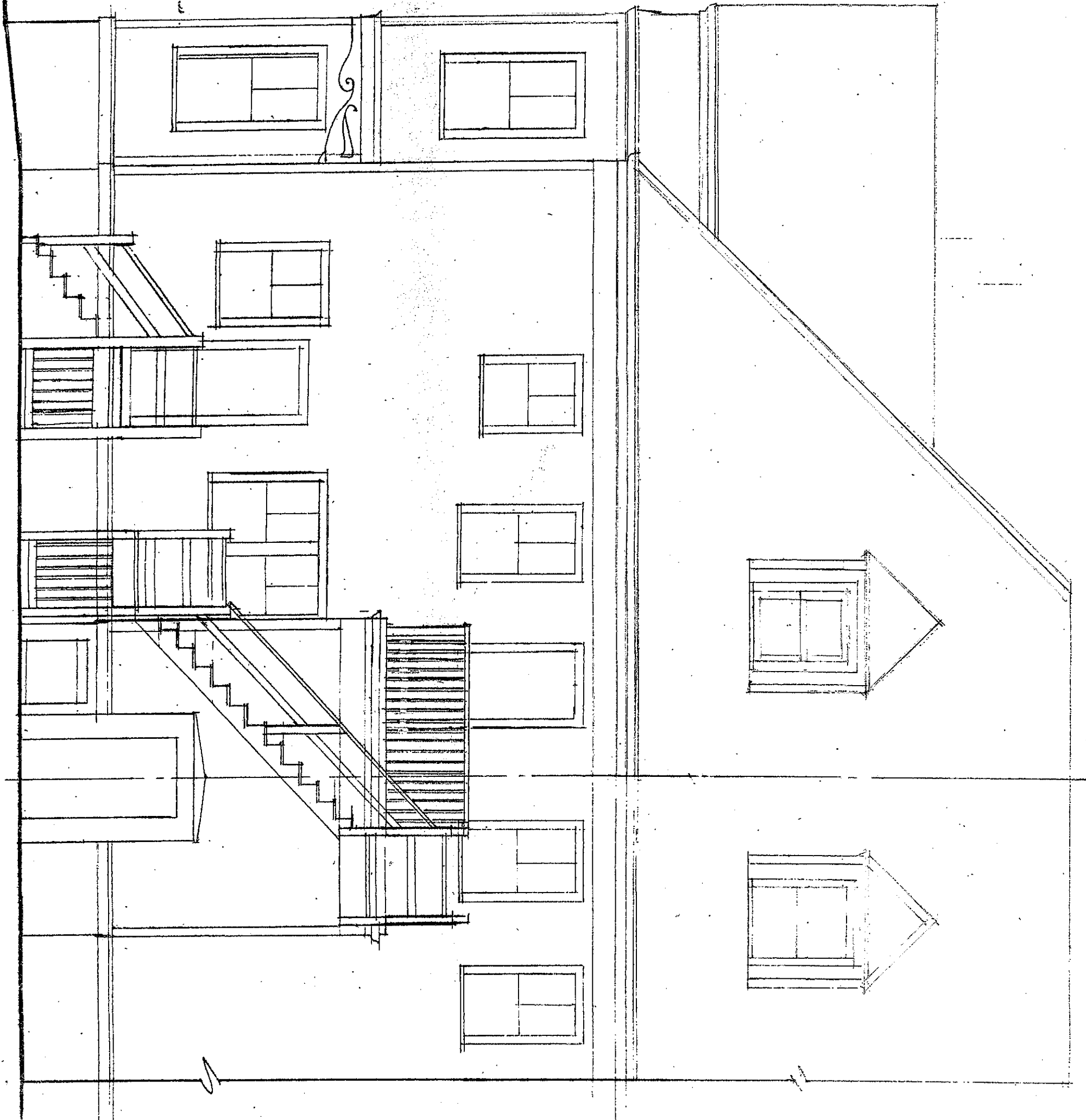


2 PROPOSED

HUGHES-HALLETT RESIDENCE
2 Gorham Street
Cambridge, MA 02138

TITLE: EXISTING & PROPOSED DECK & STAIR PLANS
DATE: June 25, 2018
SCALE: 1/4" = 1'-0"

BARON+ASSOCIATES, INC.
174 Garden Street
Cambridge, MA 02138

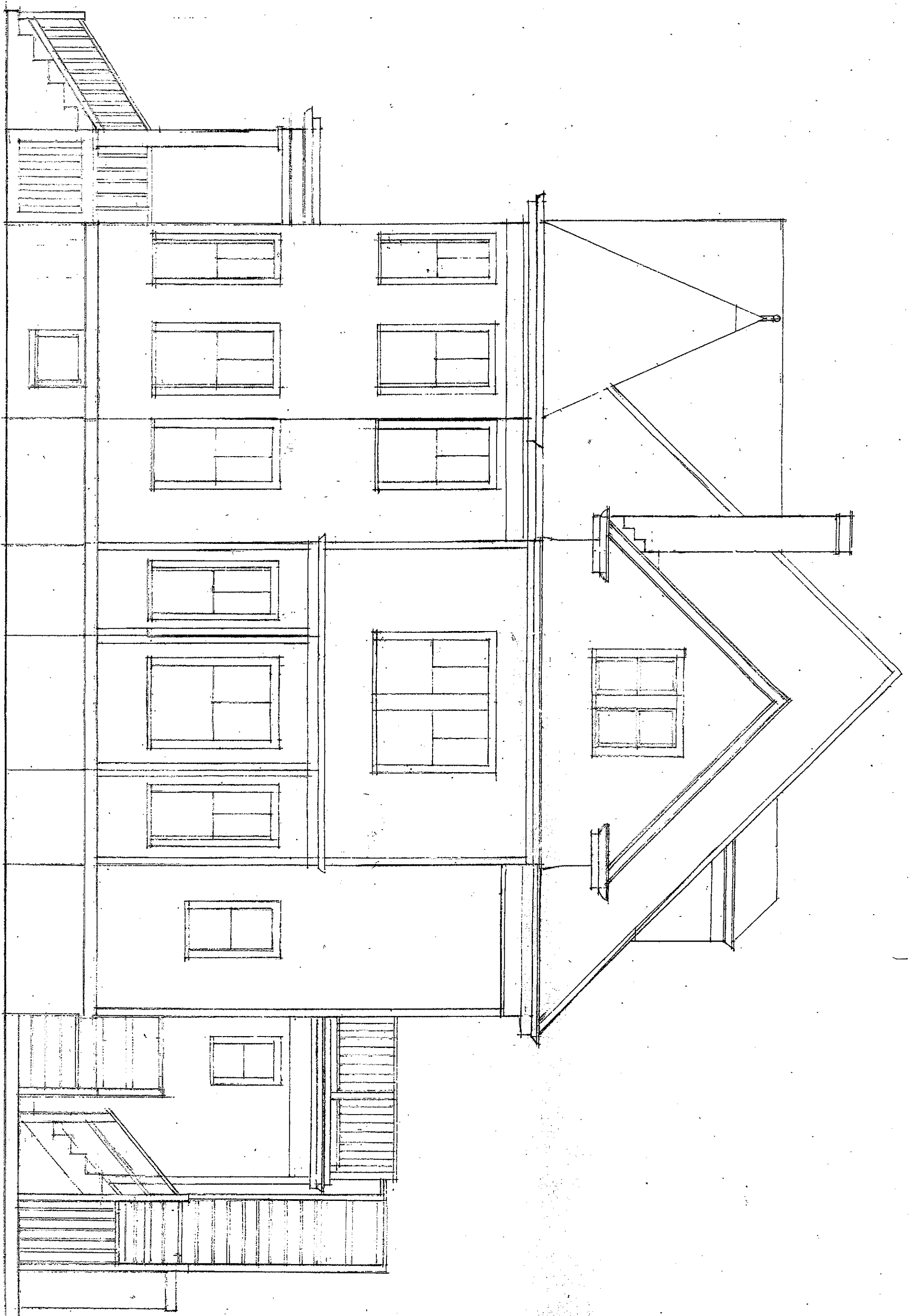


A-2

HUGHES-HALLETT RESIDENCE
2 Gorham Street
Cambridge, MA 02138

TITLE: EXISTING REAR ELEVATION
DATE: June 25, 2018
SCALE: 1/4" = 1'-0"

BARON+ASSOCIATES, INC.
174 Garden Street
Cambridge, MA 02138



A-3

HUGHES-HALLETT RESIDENCE
2 Gorham Street
Cambridge, MA 02138

TITLE: EXISTING STREET ELEVATION
DATE: June 25, 2018
SCALE: 1/4" = 1'-0"

BARON+ASSOCIATES, INC.
174 Garden Street
Cambridge, MA 02138

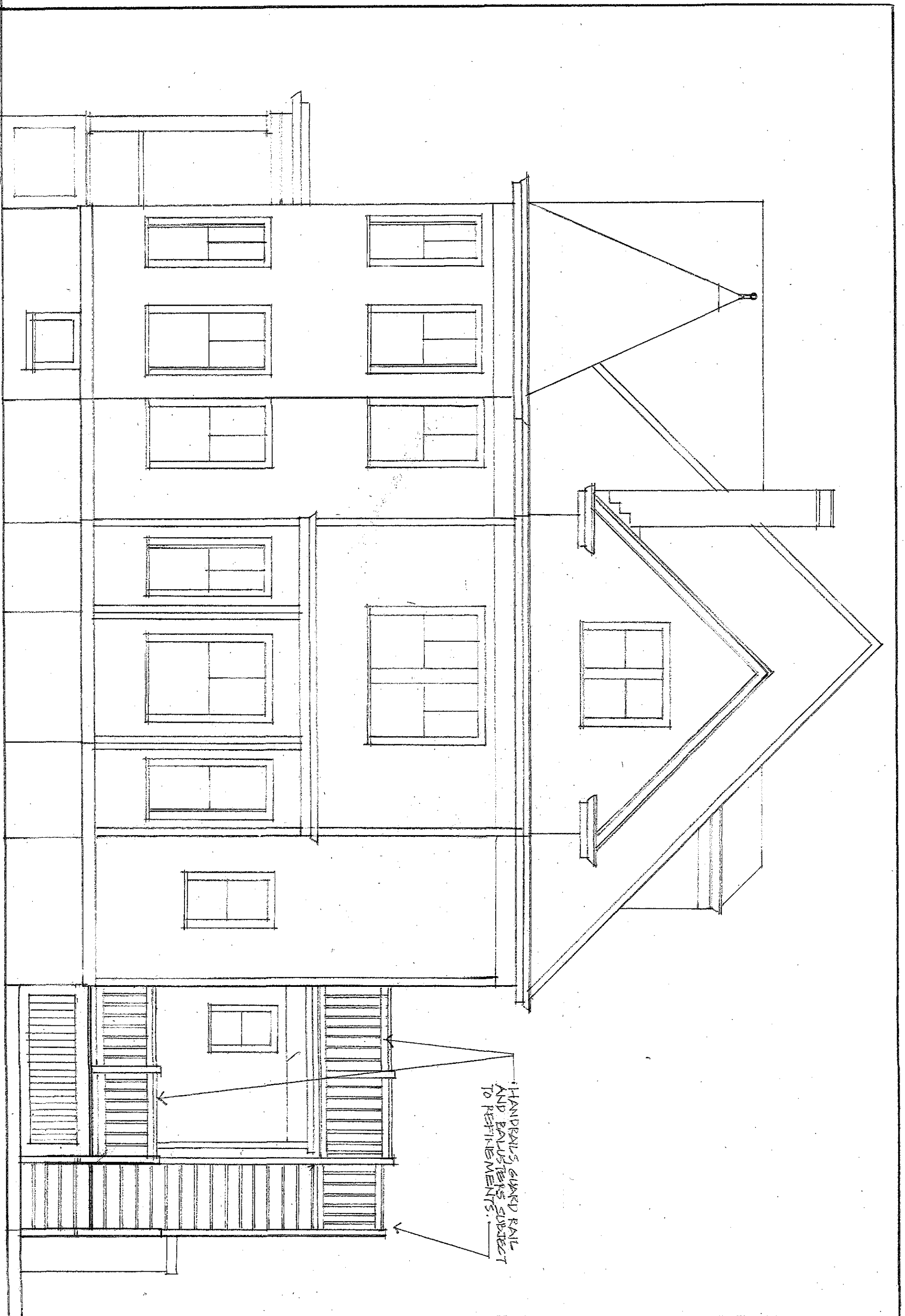


BARON+ASSOCIATES, INC.
 174 Garden Street
 Cambridge, MA 02138

TITLE: PROPOSED REAR ELEVATION
DATE: June 25, 2018
SCALE: 1/4" = 1'-0"

HUGHES-HALLETT RESIDENCE
 2 Gorham Street
 Cambridge, MA 02138

A-4



A-5

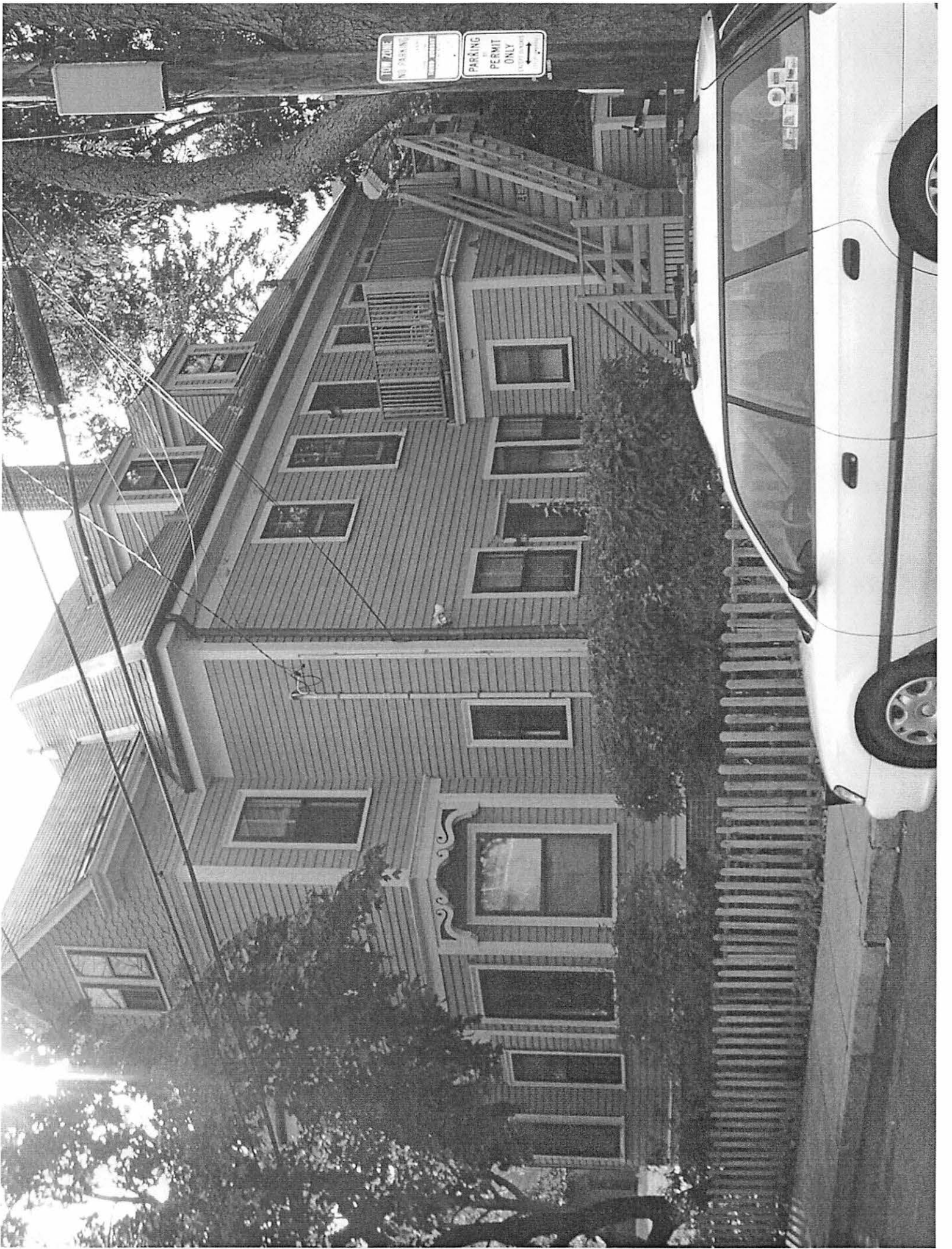
HUGHES-HALLETT RESIDENCE
 2 Gorham Street
 Cambridge, MA 02138

TITLE: PROPOSED STREET ELEVATION
DATE: June 25, 2018
SCALE: 1/4" = 1'-0"

BARON+ASSOCIATES, INC.
 174 Garden Street
 Cambridge, MA 02138



TOW ZONE
NO PARKING
WEDNESDAY
PARKING
PERMIT
ONLY
→



OWNERSHIP CERTIFICATE

Project Address: 2 GORHAM ST, CAMBRIDGE **Application Date:** June 28, 2018

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Deborah HUGHES HALLETT
at the following address: 2 Gorham Street Cambridge
to apply for a special permit for: 2 Gorham Street Cambridge
on premises located at: _____
for which the record title stands in the name of: Deborah Hughes HALLETT
whose address is: 2 Gorham Street, Cambridge

by a deed duly recorded in the:
Registry of Deeds of County: Middlesex Book: 14852 Page: 542
OR Registry District of the Land Court,
Certificate No.: _____ Book: _____ Page: _____

Deborah Hughes Hallett
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Deborah Hughes Hallett personally appeared before me, Claire Byrne,
on the month, day and year June 27, 2018 and made oath that the above statement is true.

Notary: Claire M. Byrne
My Commission expires: July 9, 2021

