



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

BZA APPLICATION FORM

Plan No: BZA-011633-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Melissa MacDonald

PETITIONER'S ADDRESS : 26 Franklin St. Arlington, MA 02474

LOCATION OF PROPERTY : 4 Hutchinson St Cambridge, MA 02138

TYPE OF OCCUPANCY : residential single family ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

 New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

We propose a new bike shed within side setback of property. There is an existing shed in rear corner, which is located against rear and side fence, within both setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.21.H (Accessory Use)

Original Signature(s) :

Melissa MacDonald

(Petitioner(s) / Owner)

 Melissa MacDonald

(Print Name)

Address :

 26 Franklin St.

 Arlington, MA 02474

Tel. No. :

 339-368-1133

E-Mail Address :

 melissa.macdonald.la@gmail.com

Date :

 10 - 5 - 16

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.

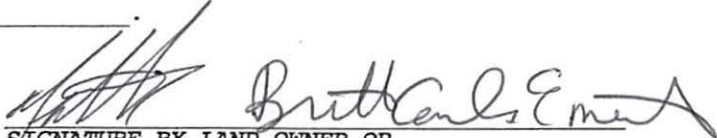
I/We NATE & BRITT EMERTON
(OWNER)

Address: 4 Hutchinson St, Cambridge MA 02138

State that I/We own the property located at 4 Hutchinson St, which is the subject of this zoning application.

The record title of this property is in the name of NATHAN EMERTON & Britt Carlson Emerton

*Pursuant to a deed of duly recorded in the date 9/17/2013, Middlesex South County Registry of Deeds at Book 62639, Page 536; 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 Suffolk

The above-name Nathan Emerton and Britt Carlson Emerton personally appeared before me, this 30th of Sept, 2016, and made oath that the above statement is true.

 Notary

My commission expires 10-10-2019 (Notary Seal).

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

THE UNIVERSITY OF MICHIGAN LIBRARY

of the University of Michigan Library, which is a part of the University of Michigan, is hereby acknowledged.

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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 shed is collapsing and needs to be replaced. Siting a new shed outside of setbacks would substantially encroach on small, rear lot.

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 proposed location is preferable for ease of access to bicycles for daily commuting and to maintain usable open space (lawn and terrace) on small lot.

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

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

There is already an existing shed on the property, within two setbacks, that the neighbors have accepted. There are existing understory, ornamental trees on abutting property whose branches will help screen shed from their building. The application include a letter from the abuttor accepting the proposed location.

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

The shed will still be located greater than 10' from existing home and will be screened from street. In addition, it will provide easy bike access for home owners to commute by bicycle.

*** 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

DIMENSIONAL INFORMATION

APPLICANT: Melissa MacDonald, Landscape Architect **PRESENT USE/OCCUPANCY:** old shed
LOCATION: 4 Hutchinson St Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: 339-368-1133 **REQUESTED USE/OCCUPANCY:** relocate and new shed

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹		
<u>TOTAL GROSS FLOOR AREA:</u>	1924	1940	1940	(max.)	
<u>LOT AREA:</u>	3610	3610	5000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	53.3	53.7	50.	(max.)	
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3610	3610	5000	(min.)	
<u>SIZE OF LOT:</u>	WIDTH	38	38	50	(min.)
	DEPTH	95	95	95	
<u>SETBACKS IN FEET:</u>	FRONT	15	15	15	(min.)
	REAR	5	5	5	(min.)
	LEFT SIDE	5	5	5	(min.)
	RIGHT SIDE	5	5	5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	3' house/6'she	33'/10'	35'	(max.)
	LENGTH	28'/8'	28/10'	0	
	WIDTH	24'/8'	24'/8'	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	44.4%	44.0%	40%	(min.)	
<u>NO. OF DWELLING UNITS:</u>	1	1	1	(max.)	
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)	
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	0	11.25'	10'	(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.

wood frame shed with clapboards and asphalt architectural shingles to match house

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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 617 349-6100

2016 OCT 12 PM 3:25

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-011633-2016

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(Petitioner(s) / Owner)

Melissa MacDonald

(Print Name)

Address :

26 Franklin St.
Arlington MA 02474

Tel. No. :

339-368-1133

E-Mail Address :

melissa.macdonald.la@gmail.com

Date :

10-5-16

OWNER OF RECORD

NATHAN EMERTON & BRITT CARLSON EMERTON

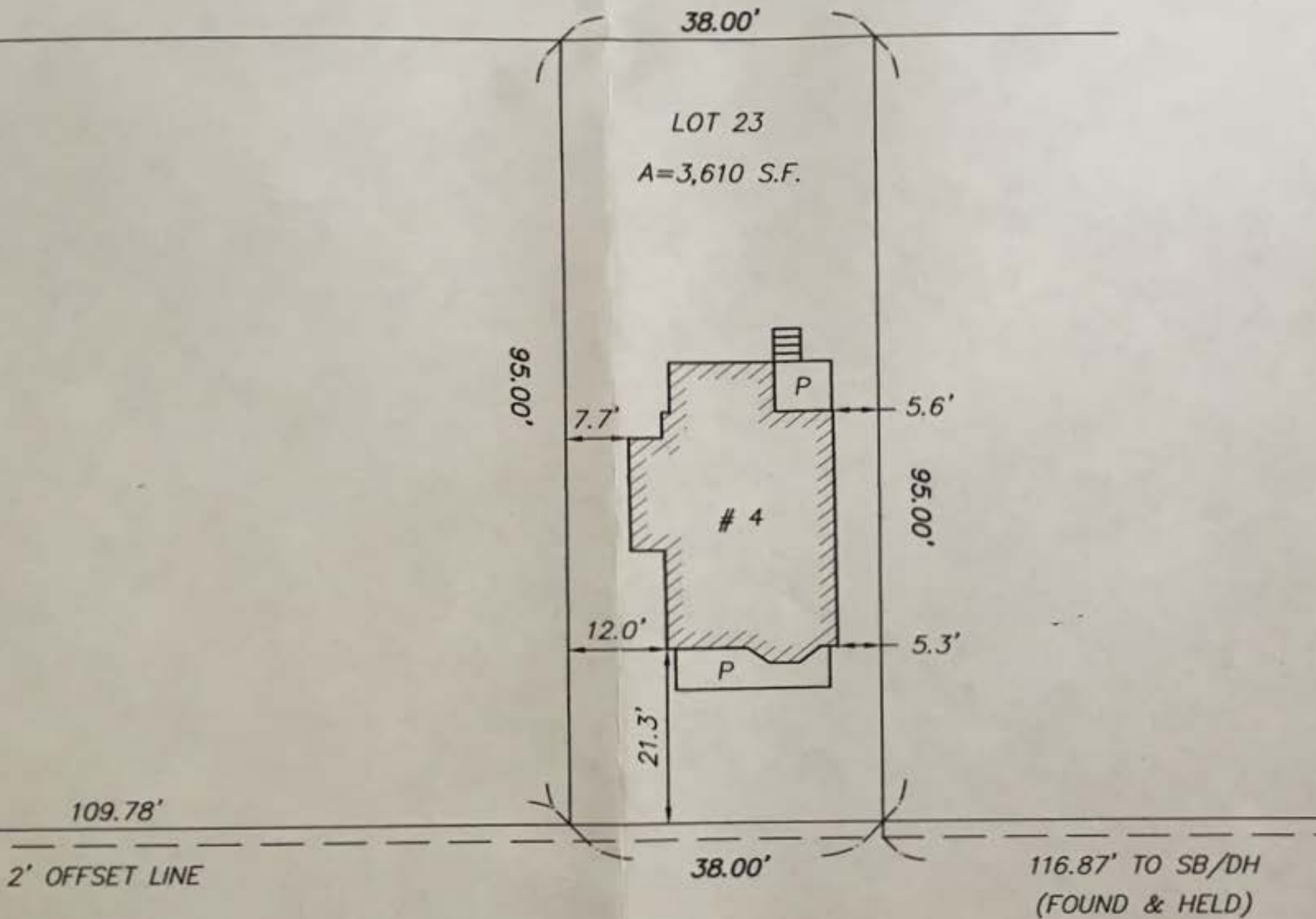
BOOK 62639 PAGE 536 M.S.R.D.

ZONING DISTRICT

TAX MAP 230 PARCEL 85
RESIDENCE B

PLAN REFERENCES

PLAN BOOK 63 PLAN 6



HUTCHINSON STREET

PLOT PLAN
4 HUTCHINSON STREET
CAMBRIDGE, MASS.

SCALE: 1" = 20' JANUARY 13, 2015

Prepared By

EDWARD J. FARRELL

PROFESSIONAL LAND SURVEYOR

110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.

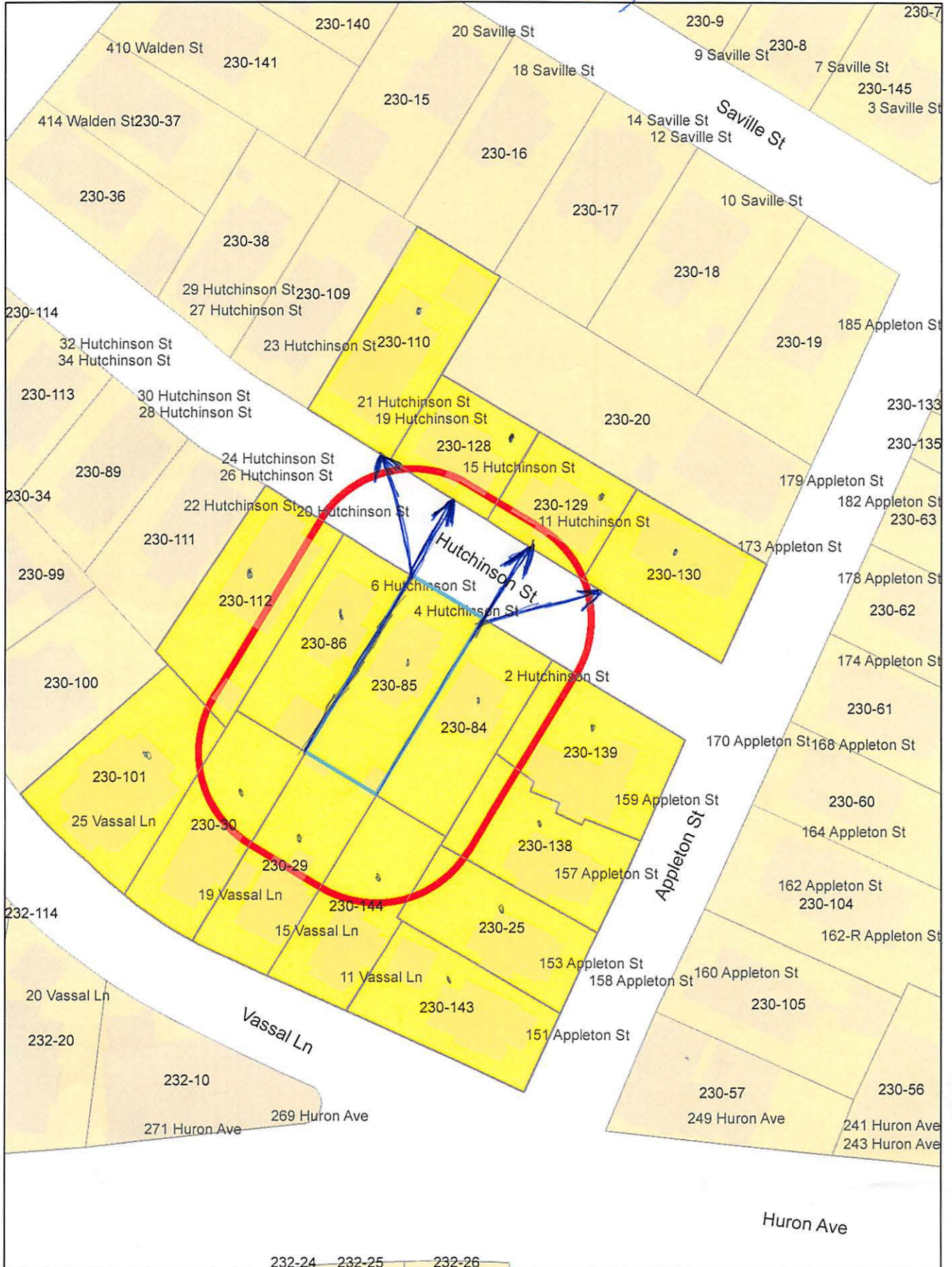
(781)-933-9012

BASED ON AN

1-13-15

DATE

4 Hutchinson St.



4 Hutchinson St.

Redlines

230-128
EMMONS, DIANE NEAL
15 HUTCHINSON ST.
CAMBRIDGE, MA 02138

230-129
KENT, ELIZABETH C.
11 HUTCHINSON ST
CAMBRIDGE, MA 02138

MELISSA MACDONALD
26 FRANKLIN STREET
ARLINGTON, MA 02474

230-86
LANCASTER, KATHLEEN
6 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-25
TIERNEY, H. EDWARD, JR. & MARY K. TIERNEY
153 APPLETON ST
CAMBRIDGE, MA 02138

230-29
SUMMERSBY, EDMUND A.
JUDITH A SUMMERSBY
15 VASSAL LANE
CAMBRIDGE, MA 02138

230-112
ROCHLIN, GREGORY & HELEN FREY ROCHLIN
20-22 HUTCHINSON STREET
CAMBRIDGE, MA 02138

230-30
ROE, MARK & HELEN HSU
19 VASSAL LN
CAMBRIDGE, MA 02138

230-101
SIMPSON, SUSANNE B.
25 VASSAL LANE, #3
CAMBRIDGE, MA 02138

230-101
KELLER, JOHN F. & BEVERLY GILLETTE
25 VASSAL LN., #1
CAMBRIDGE, MA 02138

230-138
EVELOFF, ADAM GARCIA &
KATRINA GARCIA EVELOFF
157 APPLETON ST.
CAMBRIDGE, MA 02138

230-101
LEVENTHAL, FRED M. & JEAN H. LEVENTHAL
TRS. THE HOLLIS REALTY TRUST
25 VASSAL LN., #2
CAMBRIDGE, MA 02138

230-143
KENNEDY, STEVEN A. & JEREMY A. CASTILLO
151 APPLETON ST
CAMBRIDGE, MA 02138

230-110
ZHANG, DUO
19 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-130
BOB, LISA B.
173 APPLETON ST
CAMBRIDGE, MA 02138

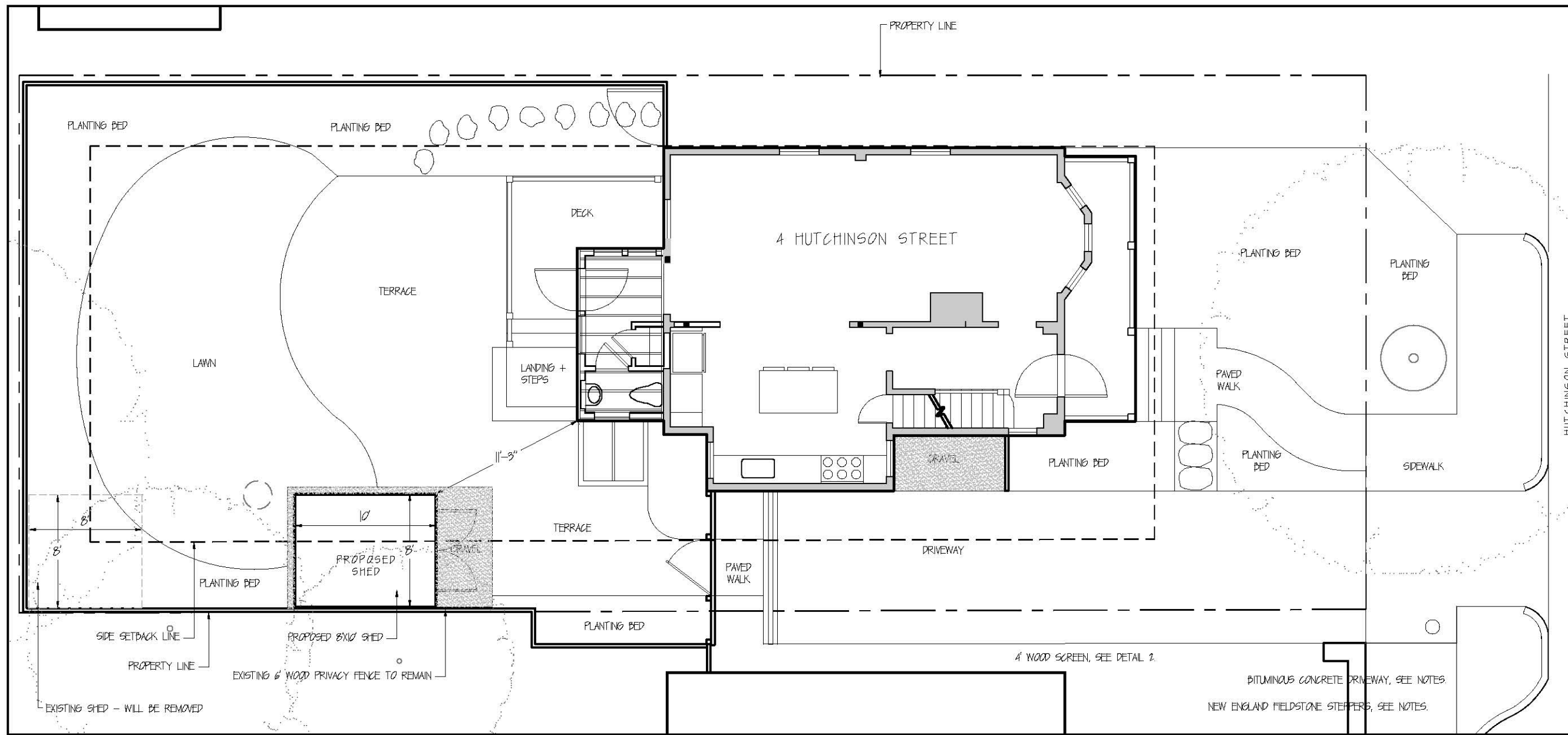
230-85
EMERTON, NATHAN &
BRITT CARLSON EMERTON
4 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-144
TOWNSEND, PETER R.
11 VASSAL LN
CAMBRIDGE, MA 02138

230-84
SCHINDELHEIM, JONATHAN P. & ANDREA
SIMPSON
2 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-139
ERDMANN, LUISE
159 APPLETON
CAMBRIDGE, MA 02138





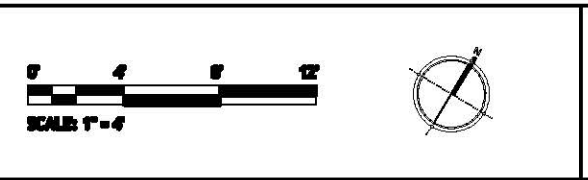
LEGEND

- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN SHRUB
- PROPOSED DECIDUOUS SHRUB
- PERENNIAL
- ORNAMENTAL GRASS or FERN
- SPIRIT
- PROPERTY LINE

No.	Description	Date
XX	XXXXXXXXXXXXXXXXXXXX	XX.XX.XX
XX	XXXXXXXXXXXXXXXXXXXX	XX.XX.XX
XX	XXXXXXXXXXXXXXXXXXXX	XX.XX.XX

SET ISSUED AND REVISION HISTORY

MELISSA MACDONALD
LANDSCAPE ARCHITECT
 www.melissamacdonald.com
 P. 321.389.1123



SITE PLAN FOR RELOCATED SHED
EMERTON RESIDENCE
4 HUTCHINSON RD., CAMBRIDGE, MA
 SEPTEMBER 2016

L-1



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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,
Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 4 Hutchinson 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 proposed.
 - 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 October 5, 2016

Received by Uploaded to Energov

Date October 5, 2016

Relationship to project BZA 11633-2016

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>

4 Hutchinson St



