



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

BZA APPLICATION FORM

Plan No: BZA-016549-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : HELLENIC ORTHODOX COMMUNITY of CAMBRIDGE - C/O Sean D. Hope, Esq.

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

LOCATION OF PROPERTY : 254 Franklin St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to build an addition within the sideyard setback and within 10' of an accessory garage.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.40 (Variance).

Original Signature(s) :


(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : June 4, 2018

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Multifamily
LOCATION: 254 Franklin St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Multifamily

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2274sf	3317sf	3,450sf	(max.)
<u>LOT AREA:</u>		4600	4600	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.494	.72	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1,533sf	1,533sf	1,500sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45.54'	45.54'	50'min	(min.)
	DEPTH	101.10'	101.10'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	5'	5'	10'	(min.)
	REAR	20'+	20'+	20'min	(min.)
	LEFT SIDE	>15'	>15'	7.6'min	(min.)
	RIGHT SIDE	<5'	<5'	7.6'min	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35'	35'	35'	(max.)
	LENGTH	52'	52'	n/a	
	WIDTH	32'	32'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		>25%	>25%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	3	3	(max.)
<u>NO. OF PARKING SPACES:</u>		4	4	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		*9.75'	9.75'	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.

*accessory garage in the rear of the property.

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'.

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:

A literal enforcement of the Ordinance would involve a substantial hardship to the Petitioner because the properties interior floor plan has limited functionality and safety/egress concerns that can be remedied only through an addition to the structure.

- 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 hardship is owing to the siting of the pre-existing non-conforming dwelling that is less than 2' from the property line such that any changes to that elevation would require relief.

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

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

Desirable relief may be granted without substantial detriment to the public good because the direct abutter is also the Petitioner (HELLENIC ORTHODOX COMMUNITY OF CAMBRIDGE) and all other portions of the addition are outside of the setback and hav very little impact adjacent properties.

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

Desirable relief may be granted without nullifying or derogating from the intent or purpose of this Ordinance because the GFA including the proposed addition will not exceed ordinance requirements and will vastly improve the safety and functionality of the dwelling which financially support the religious organization.

- * 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
MASSACHUSETTS
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831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2018 JUN -4 PM 12:40

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-016549-2018

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(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : June 4, 2018



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 254 Franklin 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)
- ☒ Structures 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 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 5, 2018

Received by Uploaded to Energov

Date June 5, 2018

Relationship to project BZA 16500-2018

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>

This is a detailed street map of a neighborhood in Lowell, Massachusetts. The map is centered around the intersection of Magazine St, Franklin St, and Auburn St. A red line highlights a specific lot (106-45) and its immediate surroundings. A blue line and arrows indicate a path or boundary. The map shows numerous residential lots with addresses, streets including Western Ave, River St, Central Sq, Magazine St, Franklin St, Auburn St, Green St, Pearl St, and William St. The map also shows 'Carl Barron Plaza' and 'Green St'.

254 Franklin St. Petitioner
SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

106-42-45-60-108
HELLENIC ORTHODOX COMMUNITY
OF CAMBRIDGE
14 MAGAZINE STREET
CAMBRIDGE, MA 02139

106-46
FEI, JIANMING
248 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

106-46
TOLEDANO LAREDO, VALERIO
246-248 FRANKLIN ST. UNIT#2
CAMBRIDGE, MA 02139

106-46
GUTIERREZ, ADRIANA
248 FRANKLIN ST., #3
CAMBRIDGE, MA 02139

106-46
DOOLEY, BRENDAN M. & BARBARA DOOLEY
246 FRANKLIN ST., #4
CAMBRIDGE, MA 02139

106-47
KHAN, BADIUZ Z. & SAEMA A. KHAN
240 FRANKLIN ST. UNIT#1
CAMBRIDGE, MA 02139

106-47
ABROMOWITZ, MADELEINE R.,
TRUSTEE THE 240 FRANKLIN ST REALTY TRUST
C/O DAVID ABROMOWITZ
66 CLYDE ST
NEWTON, MA 02460

106-47
RUBINSON, DOUGLAS & NATALIE KLINCK
240 FRANKLIN ST #3
CAMBRIDGE, MA 02139

106-47
SHAN, CHUNG CHIEH
240 FRANKLIN ST. UNIT #4
CAMBRIDGE, MA 02139

106-47
SCEPANOVIC, DANILO
240 FRANKLIN ST., UNIT #5
CAMBRIDGE, MA 02139

106-47
AUSTIN, WESLEY & TANYA THU AUSTIN
240 FRANKLIN ST., #6
CAMBRIDGE, MA 02139

106-47
RICHARDSON, PATRICK
240 FRANKLIN ST. UNIT#7
CAMBRIDGE, MA 02138

106-47
BASSNEY, PETER J. &
JAMES EVERETT JER-DON, JR.
240 FRANKLIN STREET, UNIT #8
CAMBRIDGE, MA 02139

106-47
LENO, MARY M.
240 FRANKLIN ST. UNIT#B-1
CAMBRIDGE, MA 02139

106-47
NGUYEN, HUE & ANDREA VENDRAMIN
240 FRANKLIN ST, #B2
CAMBRIDGE, MA 02139

106-57
ZHANG, YILING
161 AUBURN STREET
CAMBRIDGE, MA 02139

106-57
REED, WILLIAM T. &
ELIZA-JANE HITCHINGS-REED
165 AUBURN ST
CAMBRIDGE, MA 02139

106-58
LADA, ROBERT L. &
MARGARET A. LAURITSON-LADA
167-169 AUBURN STREET
CAMBRIDGE, MA 02139

106-59
SATER, NABIL A.
TR. SATER FAMILY REALTY TRUST
171-173 AUBURN STREET
CAMBRIDGE, MA 02139

106-117
GREEK-AMERICAN POLITICAL CLUB OF
MASSACHUSETTS
288 GREEN STREET
CAMBRIDGE, MA 02139

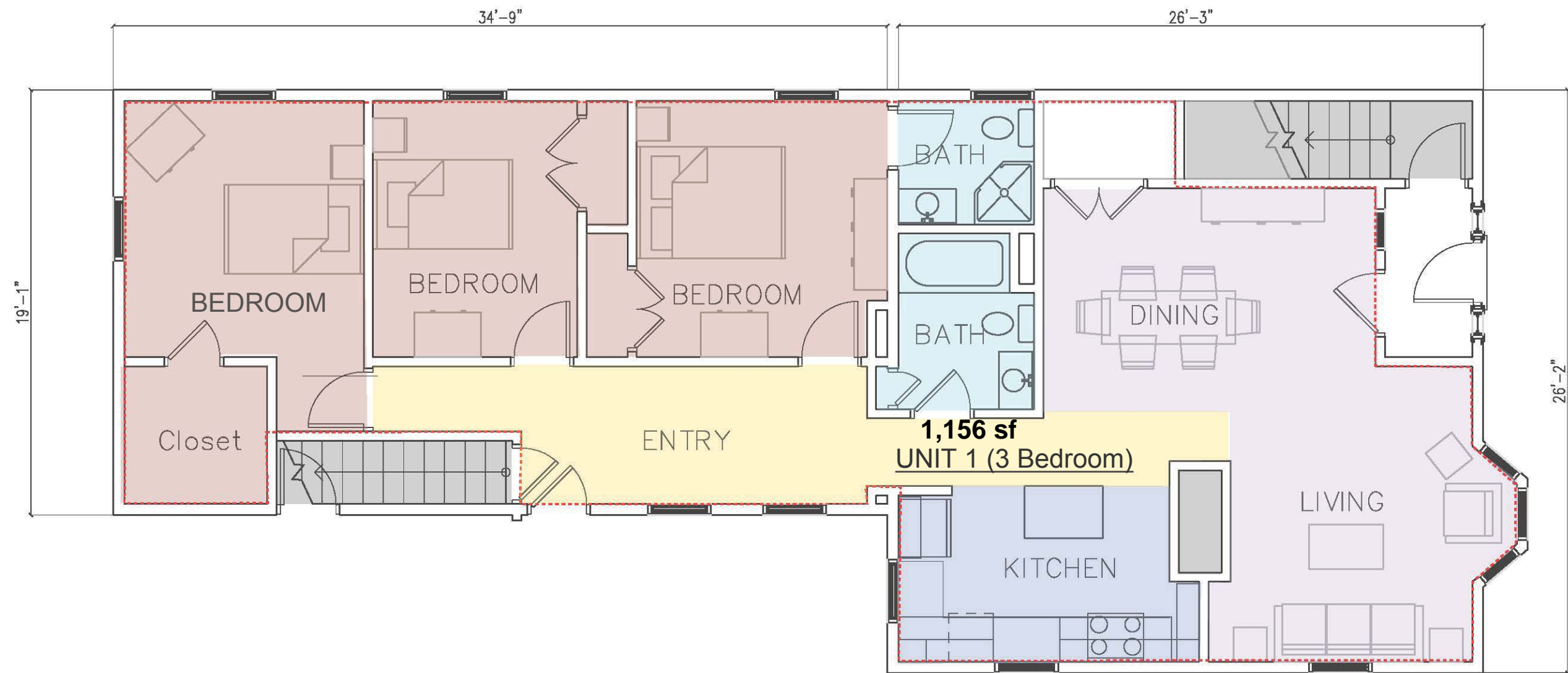
106-122
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

106-122
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

106-122
CITY OF CAMBRIDGE
C/O TRAFFIC & PARKING DEPARTMENT

106-125
EQR-CHURCH CORNER, L.L.C.
EQR-RE TAX DEPARTMENT
P.O BX 87407
LEDGER NO.19231
CHICAGO, IL 60606

106-57
CHADDAH, VIJAY NATH &
MARTA AGATA KUSZTRA
163 AUBURN ST
CAMBRIDGE, MA 02139



1 FIRST FLOOR PLAN

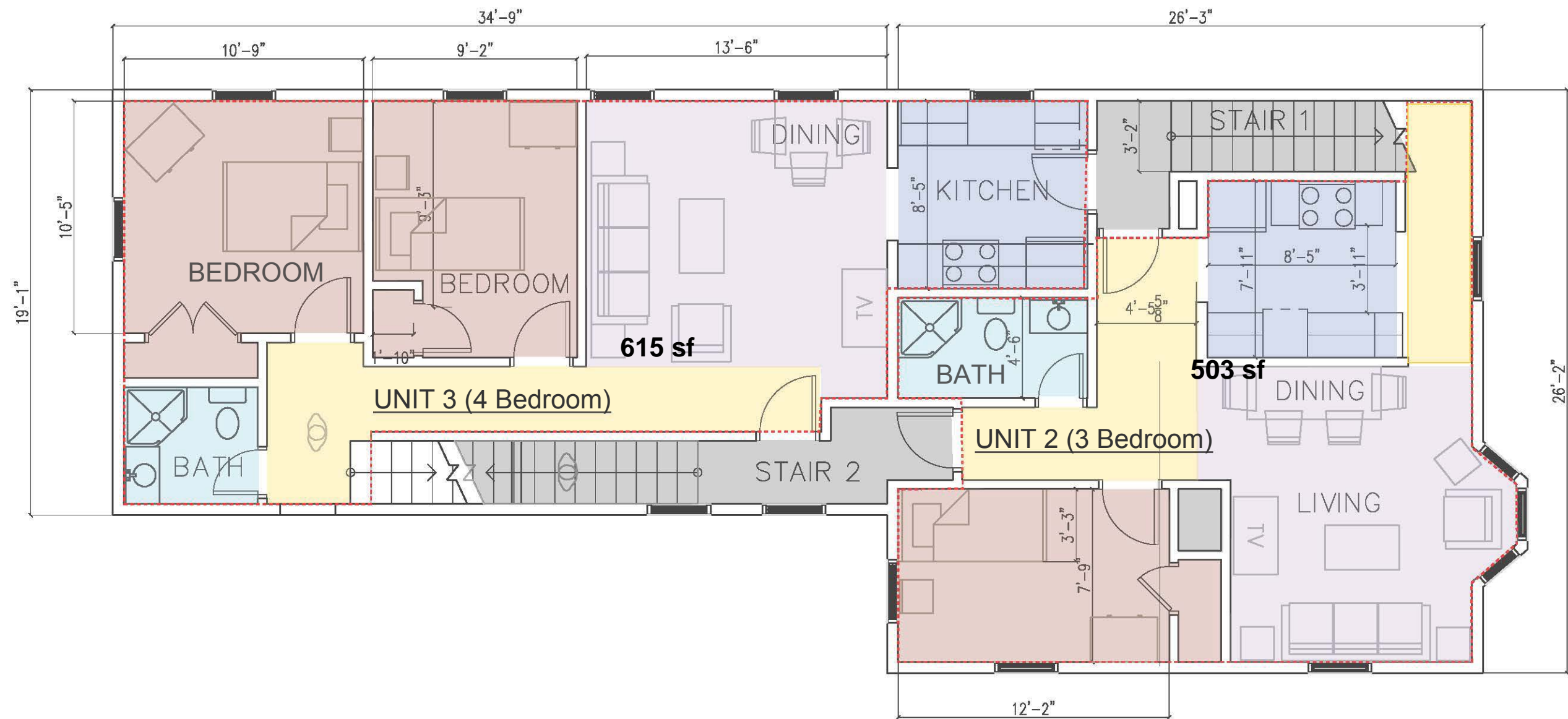
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A100

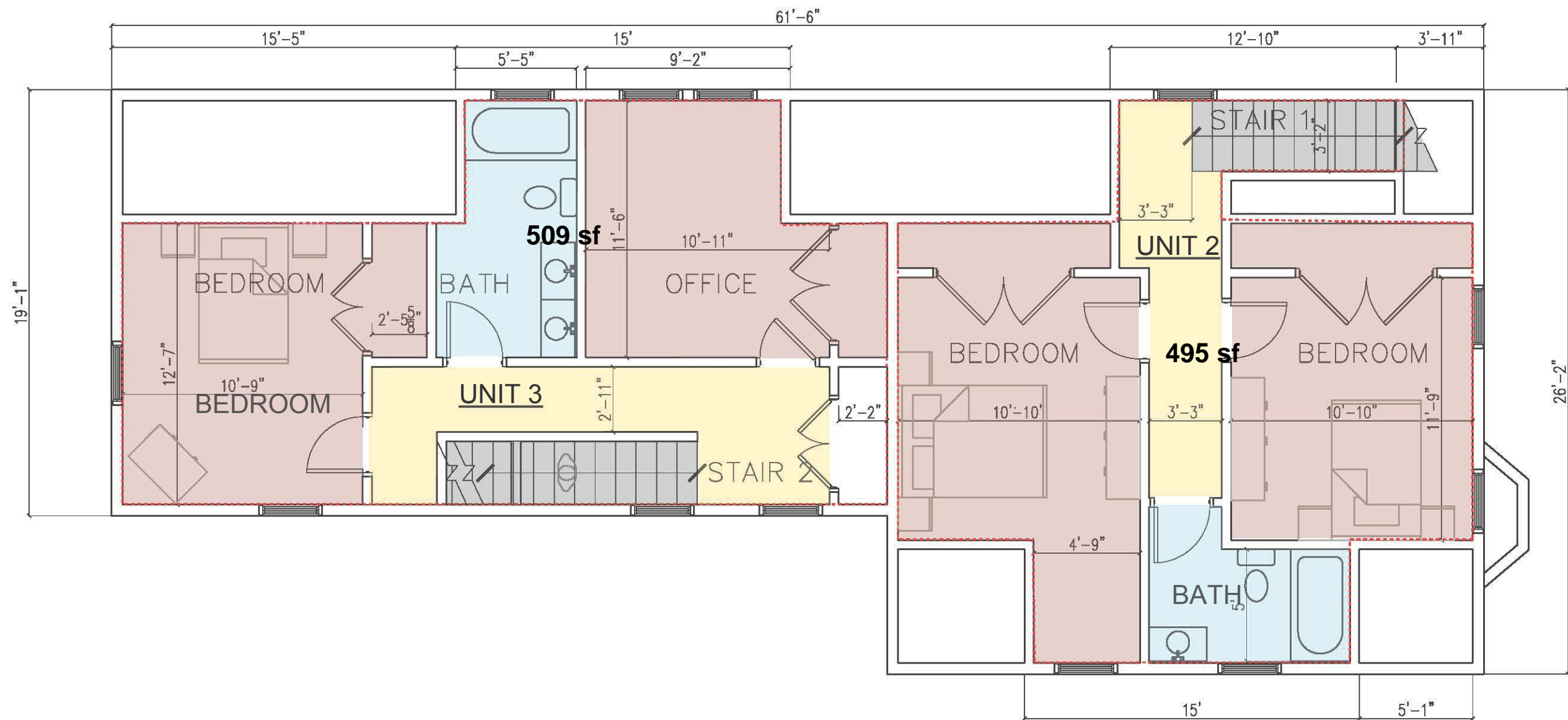
254 FRANKLIN STREET
Cambridge, Massachusetts

First Floor
FEBRUARY_26_2018

Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



1 SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 A100



1 **THIRD FLOOR PLAN**
SCALE: 3/16" = 1'-0" A100



1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

A100

254 FRANKLIN STREET
Cambridge, Massachusetts

West Elevation
MAY 5, 2018

Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



1 EAST ELEVATION

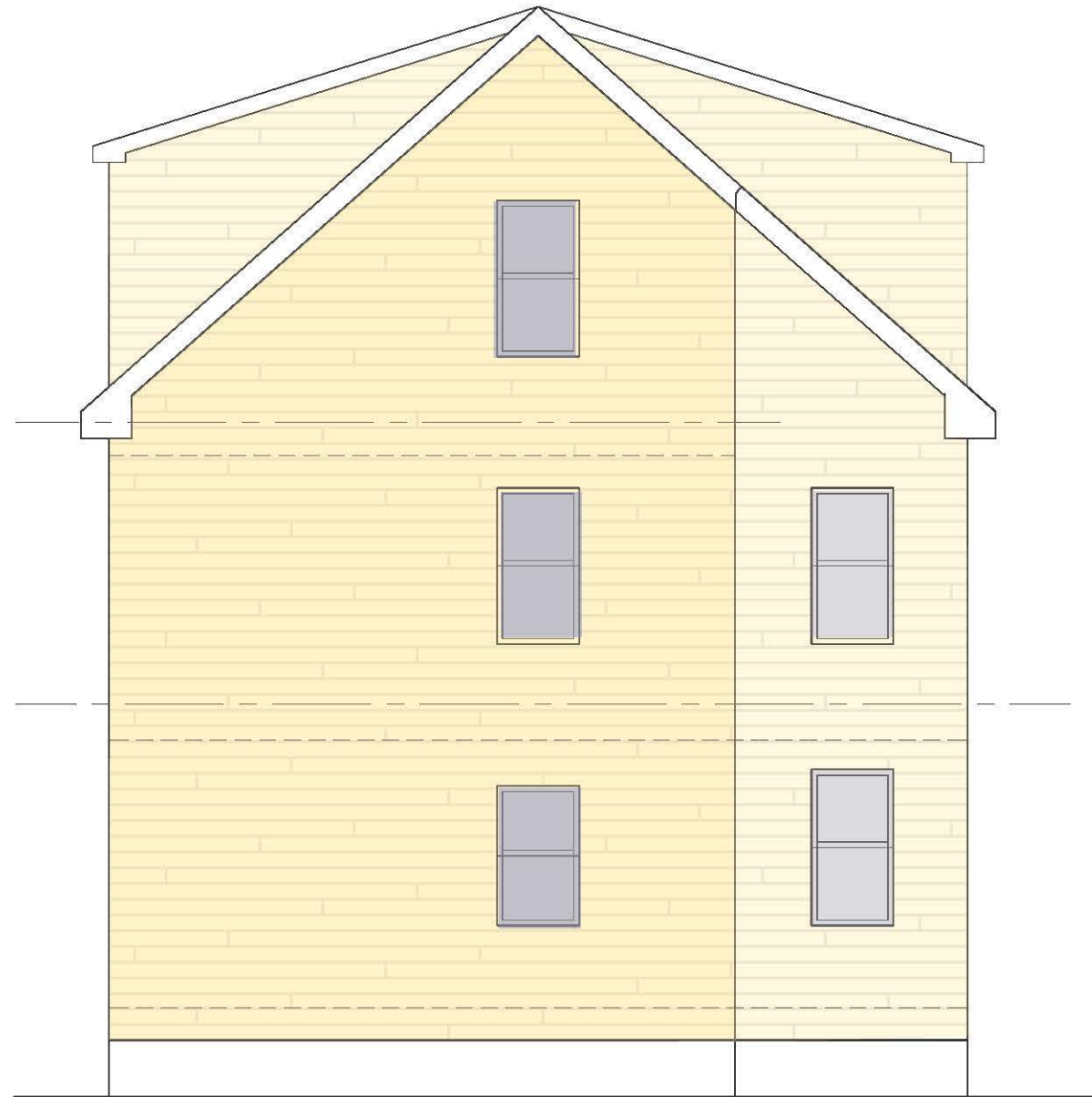
SCALE: 3/16" = 1'-0"

A100

254 FRANKLIN STREET
Cambridge, Massachusetts

East Elevation
MAY 5, 2018

Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

A100



1 NORTH ELEVATION

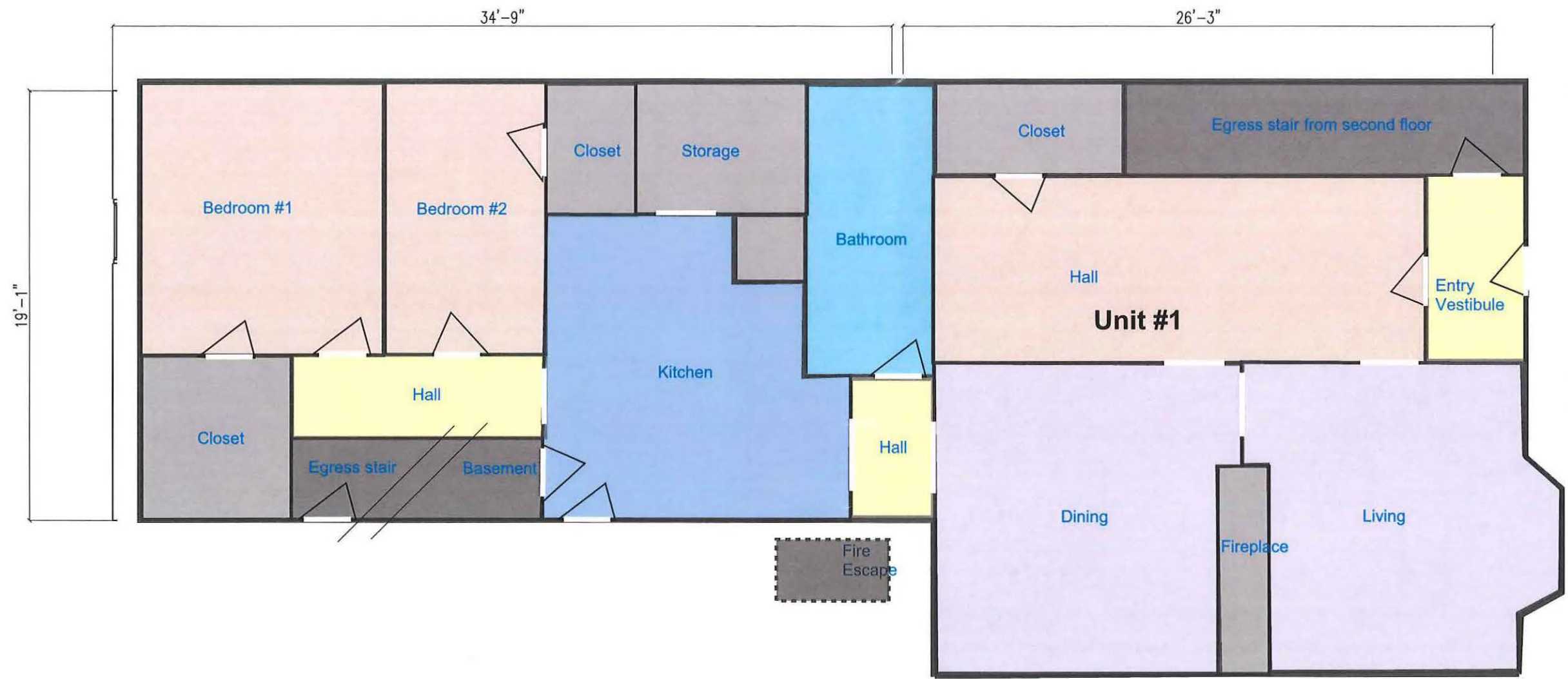
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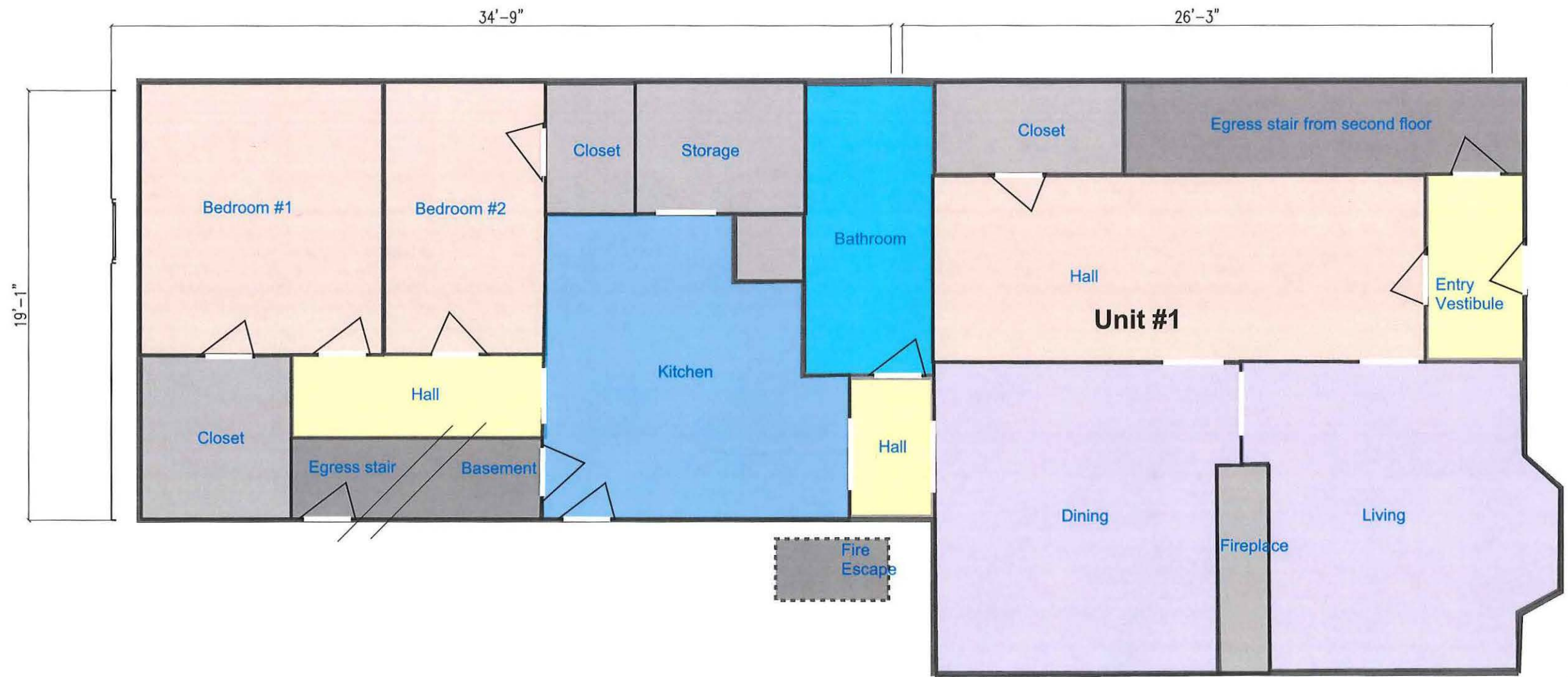
254 FRANKLIN STREET
Cambridge, Massachusetts

North & South Elevations
MAY 5, 2018

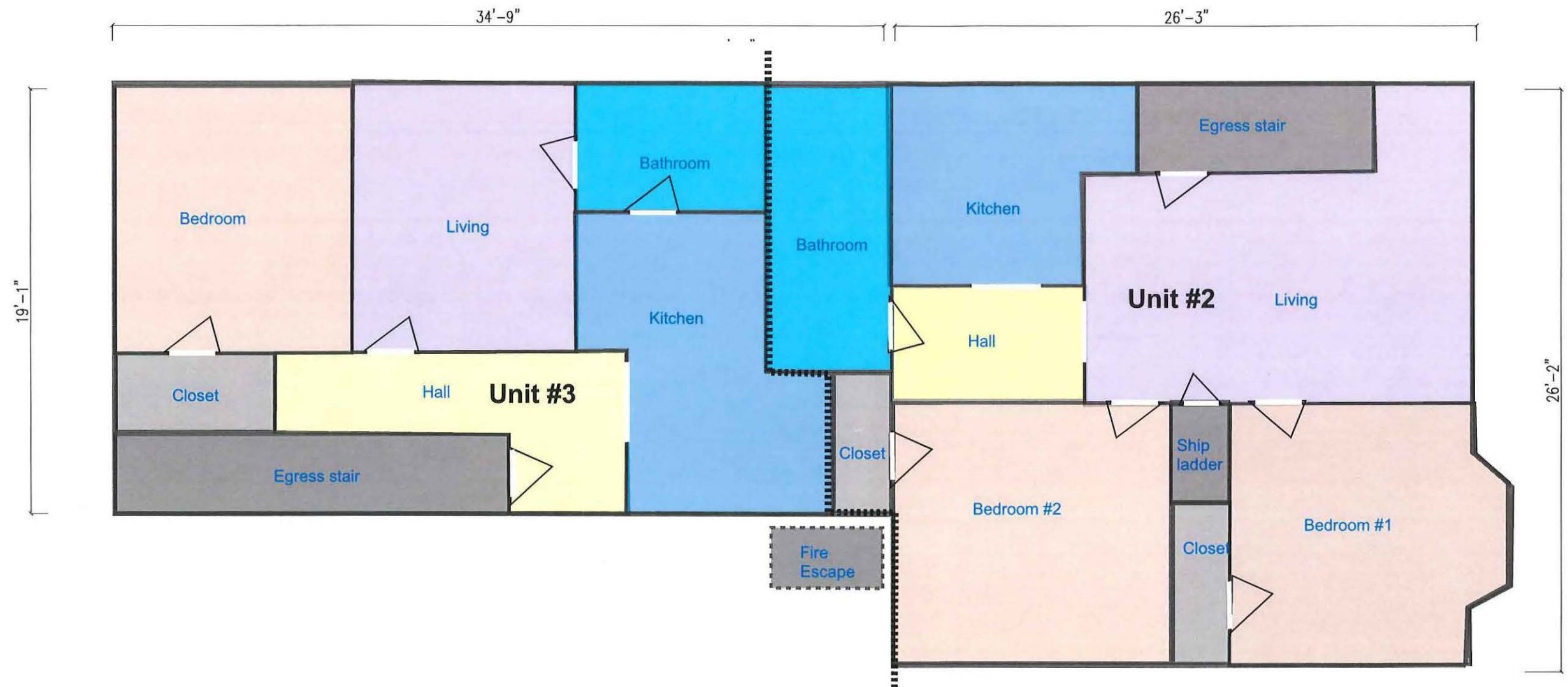
Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



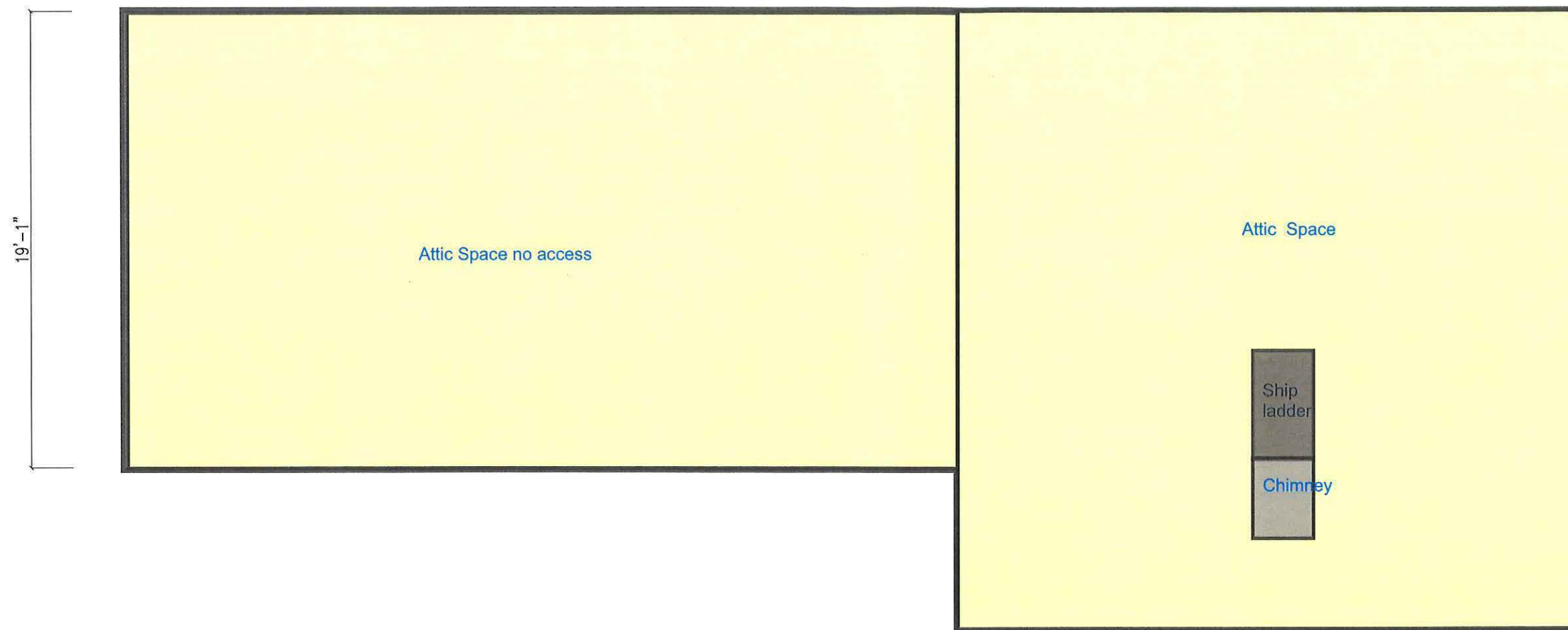
1 EXISTING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 A100



1 EXISTING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0" A100



1 EXISTING SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 A100



1 EXISTING THIRD FLOOR ATTIC

SCALE: 3/16" = 1'-0"

A100



1 WEST ELEVATION

SCALE: 3/16" = 1'-0"

A100

254 FRANKLIN STREET
Cambridge, Massachusetts

West Elevation
MAY 5, 2018

Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



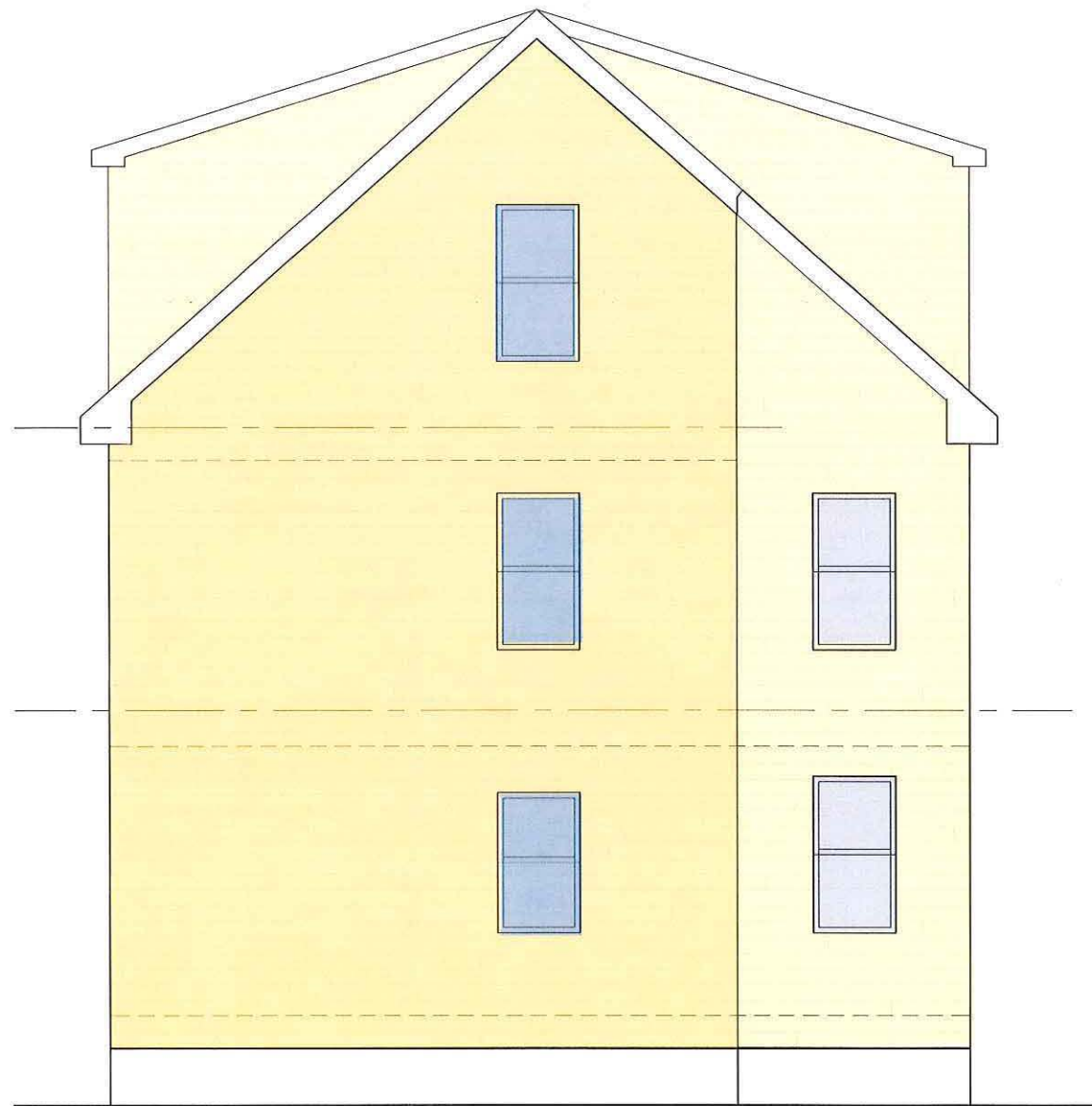
1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

A100

254 FRANKLIN STREET
Cambridge, Massachusetts

East Elevation
MAY 5, 2018

Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



2 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

A100



1 NORTH ELEVATION

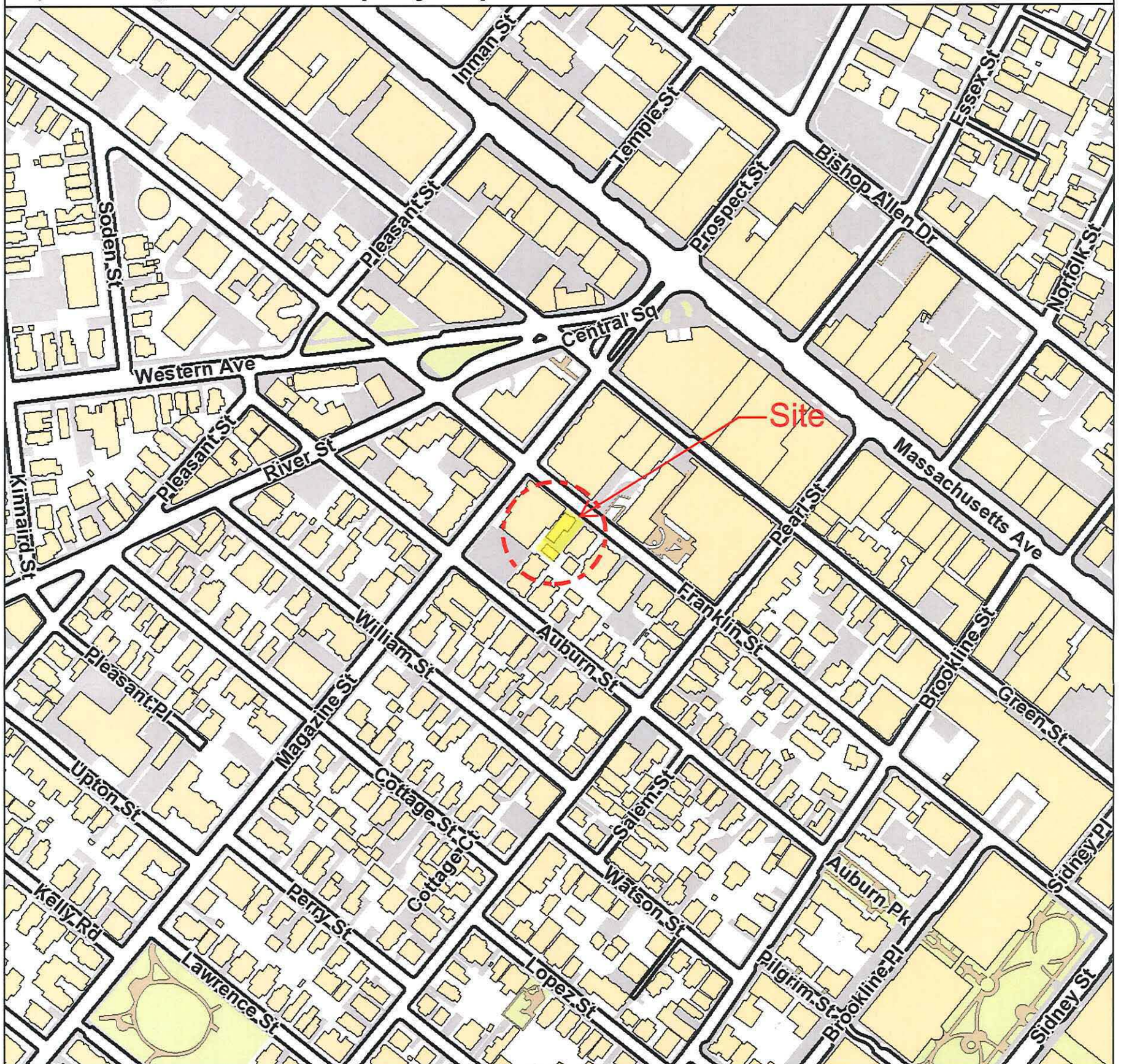
SCALE: 3/16" = 1'-0"

A100

254 FRANKLIN STREET
Cambridge, Massachusetts

North & South Elevations
MAY 5, 2018

Greek Orthodox Church
CAMBRIDGE, MASSACHUSETTS



City of Cambridge
Massachusetts

1" = 298 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



254 Franklin St
Property Information

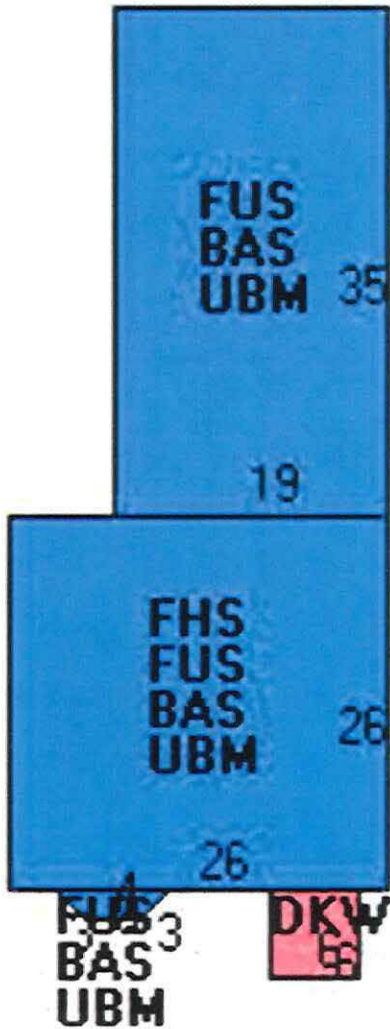
Property Class	THREE-FM-RES
State Class Code	105
Zoning (Unofficial)	C-1
Map/Lot	106-45
Land Area (sq. ft)	4,600



Property Value

Year of Assessment	2017
Tax District	R13
Residential Exemption	No
Building Value	\$476,600
Land Value	\$727,800
Assessed Value	\$1,204,400
Sale Price	\$1
Book/Page	12011/ 21
Sale Date	June 8, 1971
Previous Assessed Value	\$1,016,100

Owner Information





254 Franklin St.

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2018 JUN -6 A 11:19



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2018 JUN -6 A 11:19



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2018 JUN -6 A 11:19



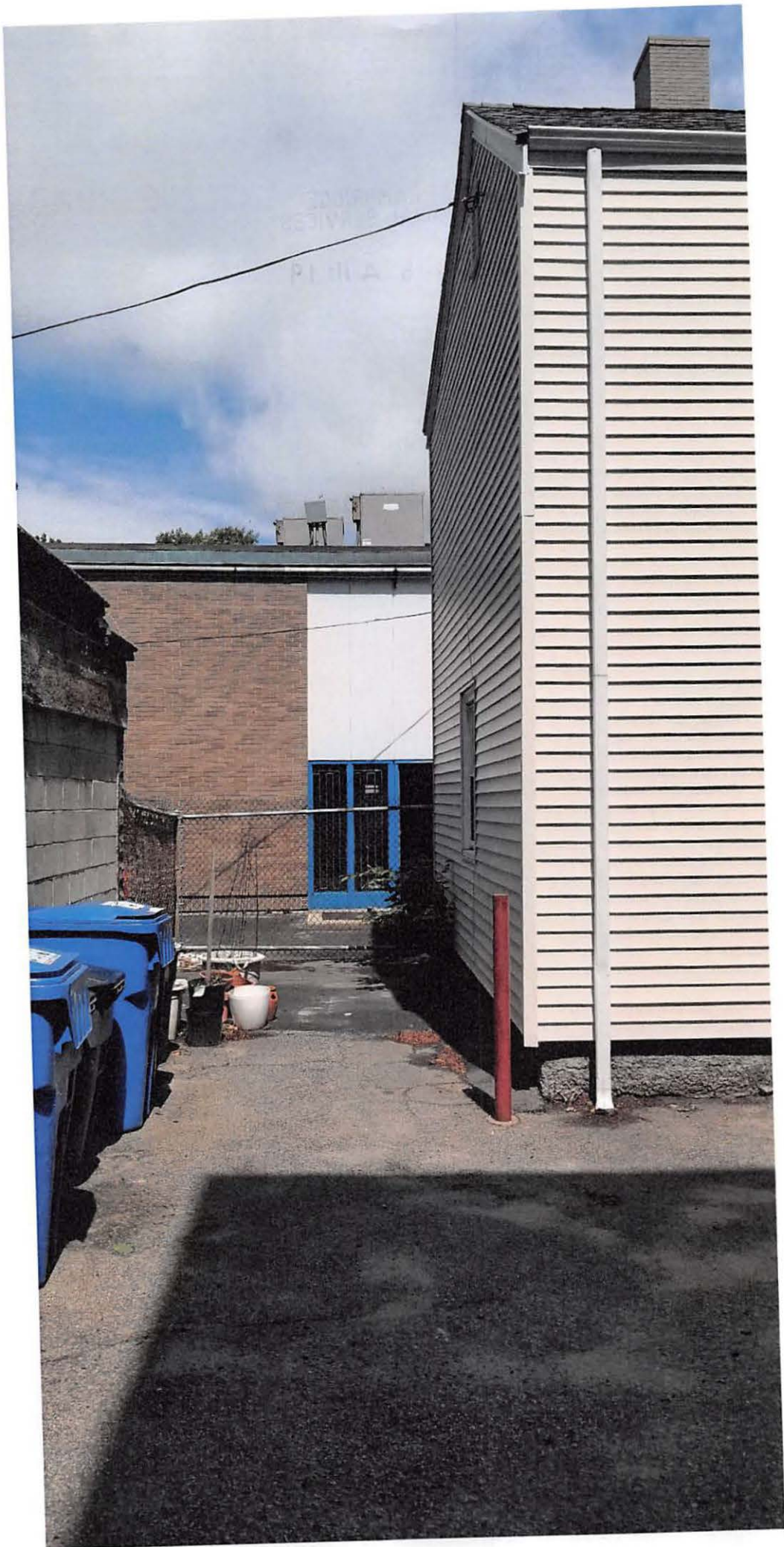
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2010 JUN -6 A 11:19



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2010 JUN -6 A 11:19



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2018 JUN -6 A 11:19





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 **HELLENIC COMMUNITY OF CAMBRIDGE**

Address: 14 Magazine Street Cambridge, MA

State that I/We own the property located at 254 Franklin Street Cambridge which is the subject of this zoning application.

The record title of this property is in the name of **HELLENIC ORTHODOX COMMUNITY OF CAMBRIDGE**

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 12011, Page 21; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

DD Be, Agent
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 Sean Delaney Hope personally appeared before me, this 4th of June, 2018, and made oath that the above statement is true.

Patrick F. Rossee II Notary

My commission expires April 2025 (Notary Seal).

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



PATRICK F ROSSEEL II
Notary Public
Commonwealth of Massachusetts
My Commission Expires April 25, 2025