



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 18 AM 11:06
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 107887

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Patricia Caldwell

PETITIONER'S ADDRESS: 11-13 Clifton Street, MA, Cambridge 02140

LOCATION OF PROPERTY: 13 Clifton St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Relief is needed for the proposed renovation in the side setback in which the house currently sits as existing non-conforming. The building is 3'-0" from the property line so the renovation is by default within the setback. The new rear porch providing access into the house and sole access to the basement will be moved to improve its location from 3'-0" to 5'-9" from the property line, but still requires relief.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2 (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Patricia Caldwell

(Petitioner (s) / Owner)

PATRICIA CALDWELL

(Print Name)

Address:

Tel. No. (617) 438-1872

E-Mail Address: patrich22@verizon.net

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Patricia Caldwell
Location: 11-13 Clifton Street
Phone: (617) 438-1872

Present Use/Occupancy: Residential
Zone: Residence B Zone
Requested Use/Occupancy: Residential

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 Patricia Caldwell
(OWNER)

Address: 11-13 Clifton St., CAMB, MA

State that I/We own the property located at 11-13 Clifton St., which is the subject of this zoning application.

The record title of this property is in the name of PATRICIA CALDWELL

*Pursuant to a deed of duly recorded in the date 11/20/2014 Middlesex South County Registry of Deeds at Book 64537, Page 565; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Patricia Caldwell
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 Patricia Caldwell personally appeared before me, this 11 of January, 2021, and made oath that the above statement is true.

Yecenia D. Perez Notary

My commission expires November 6, 2026 (Notary Seal).



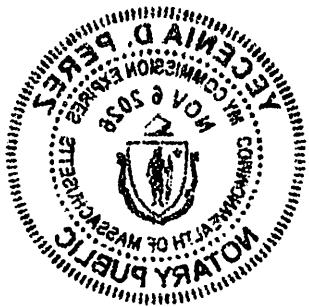
- If ownership is not shown in recorded deed, e.g. if by court order, deed, or inheritance, please include documentation.

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[Faint, illegible text]

[Faint, illegible text]

[Faint, illegible text]



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 13 Clifton 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 renovation will not adversely affect neighboring residences or change the use or occupancy of the building.
- 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 proposed renovation will not add new occupants therefore no added vehicles, parking requirement or added traffic will be incurred.
- 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:
- Adjacent properties on all sides of this one are residential use, as is 11-13 Clifton. The proposed renovation would not adversely affect adjacent uses. It would enhance the neighborhood residential uses with proposed improvements to the property.
- 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 renovation will improve the quality and structural integrity of the 2-family home, owned by a long-time Cambridge resident. Safety and welfare concerns will therefore be improved upon.
- 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 renovation does not change the property use, nor impair the integrity of this or any adjacent district.

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

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Patricia Caldwell
Location: 11-13 Clifton Street
Phone: (617) 438-1872

Present Use/Occupancy: Residential
Zone: Residence B Zone
Requested Use/Occupancy: Residential

| | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|---|---------------------------------------|--|--|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 2088 | 2154 | 3000 | (max.) |
| <u>LOT AREA:</u> | 6000 | 6000 | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | .35 | .35 | .5 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | 3000 | 3000 | 2500 | |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 50 | 50 | 50 | |
| DEPTH | N/A | N/A | N/A | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 15 | 15 | 15 | |
| REAR | 73 | 72 | 25 | |
| LEFT SIDE | 3 | 3 | 7.5 | |
| RIGHT SIDE | 15 | 15 | 7.5 | |
| <u>SIZE OF BUILDING:</u> | | | | |
| HEIGHT | 22.4 | 22.4 | 35 | |
| WIDTH | N/A | NA/ | NA/ | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | 74.8 | 74.7 | 40 | |
| <u>NO. OF DWELLING UNITS:</u> | 2 | 2 | N/A | |
| <u>NO. OF PARKING SPACES:</u> | 3 | 3 | 2 | |
| <u>NO. OF LOADING AREAS:</u> | N/A | N/A | N/A | |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | N/A | N/A | N/A | |

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

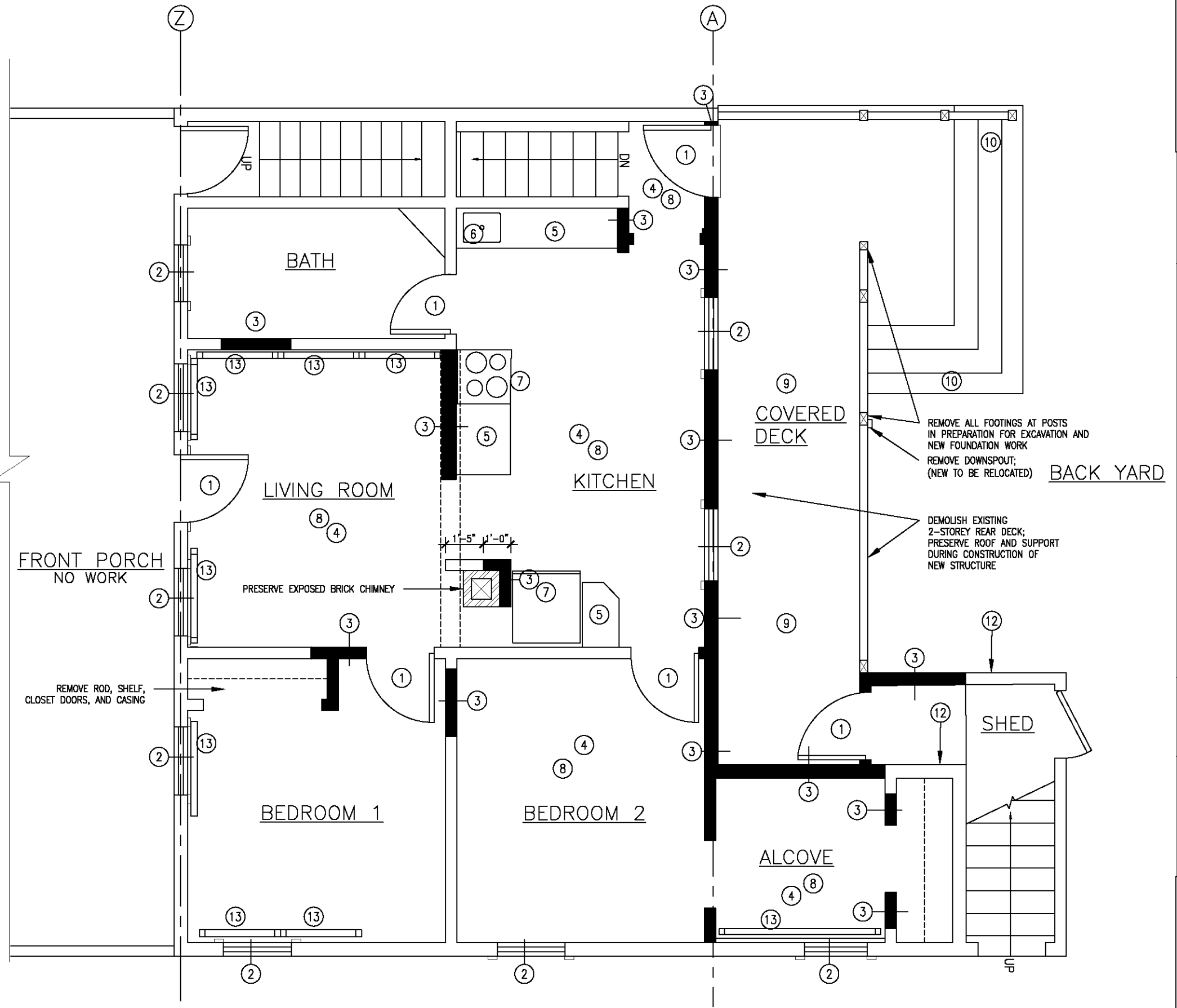
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

DEMOLITION NOTES

CONTRACTOR SHALL RELOCATE ALL ELECTRICAL, PLUMBING AND HVAC. AS REQUIRED BY DEMOLITION. ALL WORK SHALL CONFORM TO MASSACHUSETTS STATE BUILDING CODE REQUIREMENTS.

LEGEND:

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- ① REMOVE DOOR
- ② REMOVE WINDOW; REMOVE CASING, SILL, & APRON
- ③ REMOVE WALL
- ④ REMOVE FLOORING
- ⑤ REMOVE CABINETS
- ⑥ REMOVE PLUMBING FIXTURE
- ⑦ REMOVE EXISTING APPLIANCE OR FIXTURE; SALVAGE AS PER OWNER'S REQUEST
- ⑧ REMOVE CEILING & WALL PLASTER DOWN TO STRAPPING OR STUDS FOR NEW GWB.
- ⑨ REMOVE EXISTING DECK & RAILING
- ⑩ REMOVE STAIRS
- ⑫ REMOVE SHINGLES, BLDG. PAPER & SHEATHING
- ⑬ REMOVE EXISTING BASEBOARD RADIATORS



1 1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"

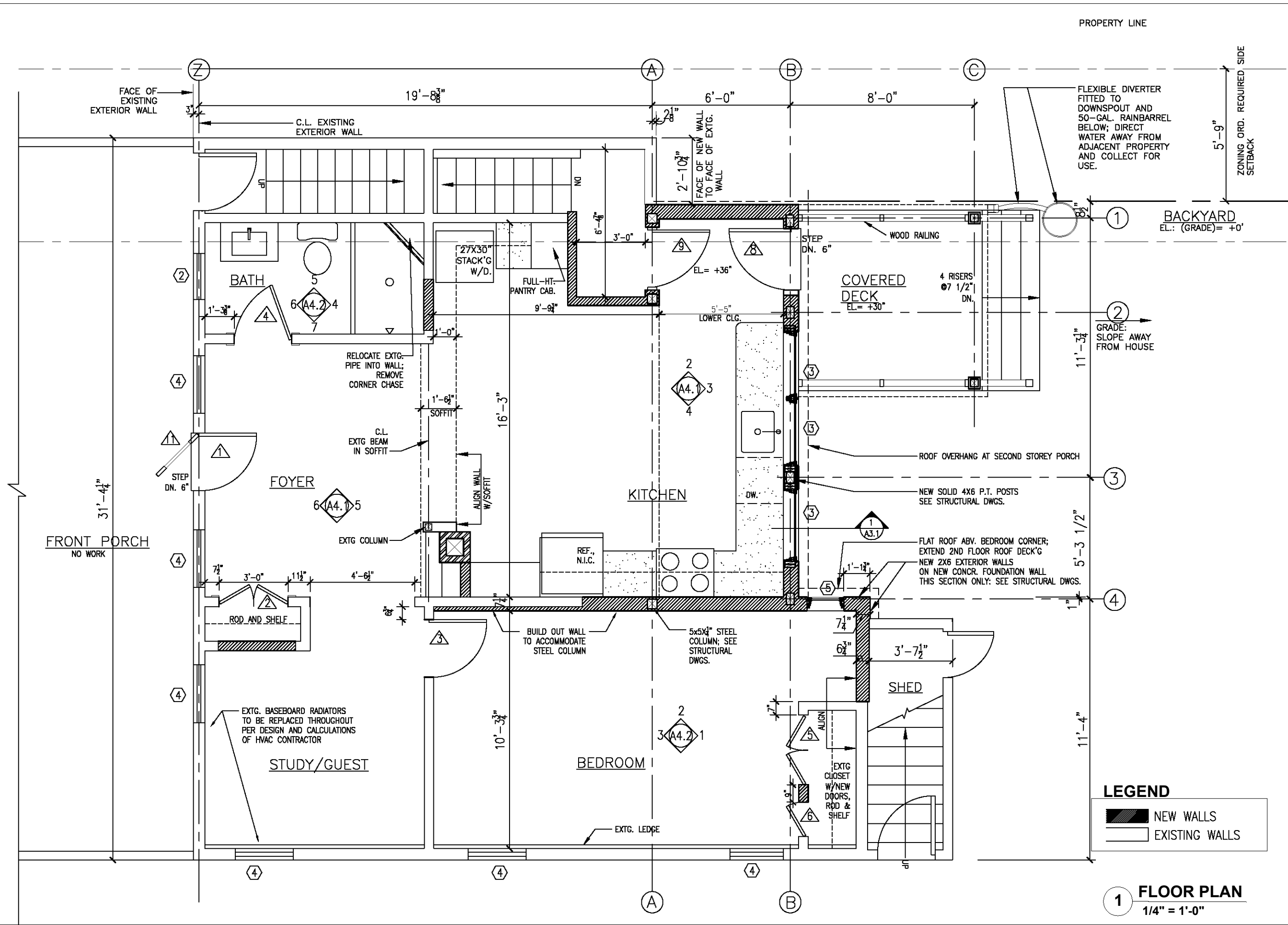
STEIN LION
DESIGN
781.962.4192
steinliondesign@gmail.com

Caldwell Residence
11-13 Clifton Street
Cambridge, MA

DATE:10.15.20

**FIRST
FLOOR
DEMOLITION
PLAN**

A0.1



PROPERTY LINE

ZONING ORD. REQUIRED SIDE SETBACK
5'-9"

FLEXIBLE DIVERTER FITTED TO DOWNSPOUT AND 50-GAL. RAINBARREL BELOW; DIRECT WATER AWAY FROM ADJACENT PROPERTY AND COLLECT FOR USE.

BACKYARD
EL.: (GRADE) = +0'

GRADE: SLOPE AWAY FROM HOUSE

ROOF OVERHANG AT SECOND STOREY PORCH

NEW SOLID 4x6 P.T. POSTS
SEE STRUCTURAL DWGS.

FLAT ROOF ABV. BEDROOM CORNER;
EXTEND 2ND FLOOR ROOF DECK'G
NEW 2x6 EXTERIOR WALLS
ON NEW CONCR. FOUNDATION WALL
THIS SECTION ONLY: SEE STRUCTURAL DWGS.

LEGEND

- NEW WALLS
- EXISTING WALLS

1 FLOOR PLAN
1/4" = 1'-0"

STEIN LION
DESIGN

781.962.4192
steinliondesign@gmail.com

Caldwell Residence
11-13 Clifton Street
Cambridge, MA

DATE: 10.15.20

**1ST
FLOOR
PLAN**

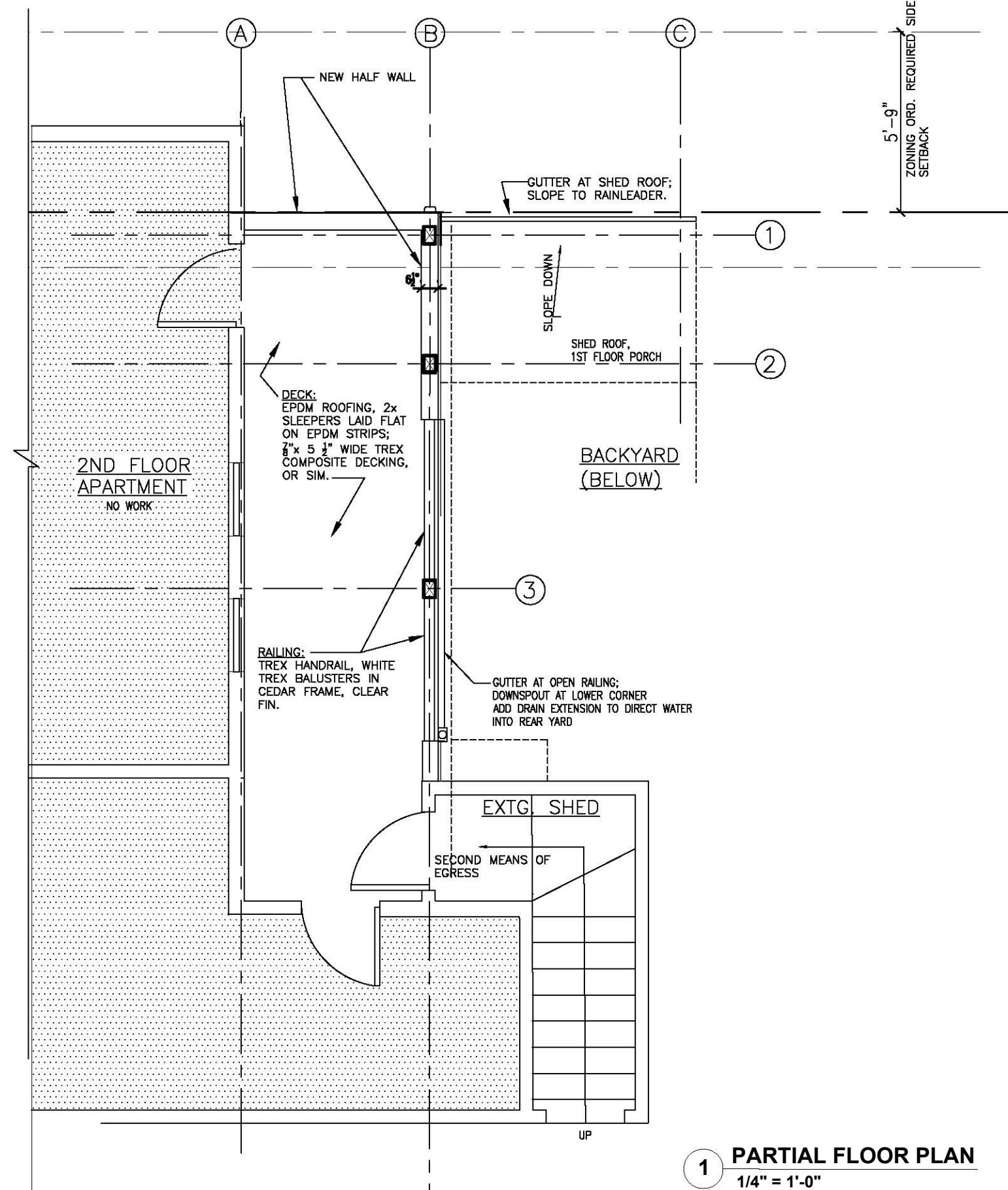
A1.1

INSULATION & FENESTRATION REQUIREMENTS

R-49 AT CEILING AT NEW KITCHEN (BENEATH 2ND FLR DECK)
 R-20 AT ALL NEW WALLS, OR OPENED EXISTING WALLS THAT REVEAL NO PRIOR INSULATION
 R-30 AT FIRST FLOOR
 R-15 AT CRAWLSPACE WALL
 ALL NEW FENESTRATION TO HAVE U-FACTOR OF 0.32 OR BETTER

ROOM FINISH SCHEDULE

| LOCATION | WALL | CLG | FLOOR | BASE | OTHER | NOTES |
|-------------------|-----------|----------|----------------|-----------|-----------------|---|
| FOYER/LIVING ROOM | GWB, PTD. | GWB, PTD | HARDWOOD | WD., PTD | | REPLACE LATH & PLASTER WALLS WITH NEW GWB |
| GUEST ROOM | GWB, PTD. | GWB, PTD | HARDWOOD | WD., PTD | | REPLACE LATH & PLASTER WALLS WITH NEW GWB |
| KITCHEN | GWB, PTD. | GWB, PTD | HARDWOOD | WD., PTD | TILE BACKSPLASH | |
| BACK HALLWAY | GWB, PTD. | GWB, PTD | HARDWOOD | WD., PTD | | |
| BEDROOM | GWB, PTD. | GWB, PTD | HARDWOOD | WD., PTD | | REPLACE LATH & PLASTER WALLS WITH NEW GWB |
| BATHROOM | TILE/ GWB | GWB, PTD | PORCELAIN TILE | TILE/ WD. | | FLOORING COMPATIBLE W/RADIANT HEAT |



1 PARTIAL FLOOR PLAN
 1/4" = 1'-0"

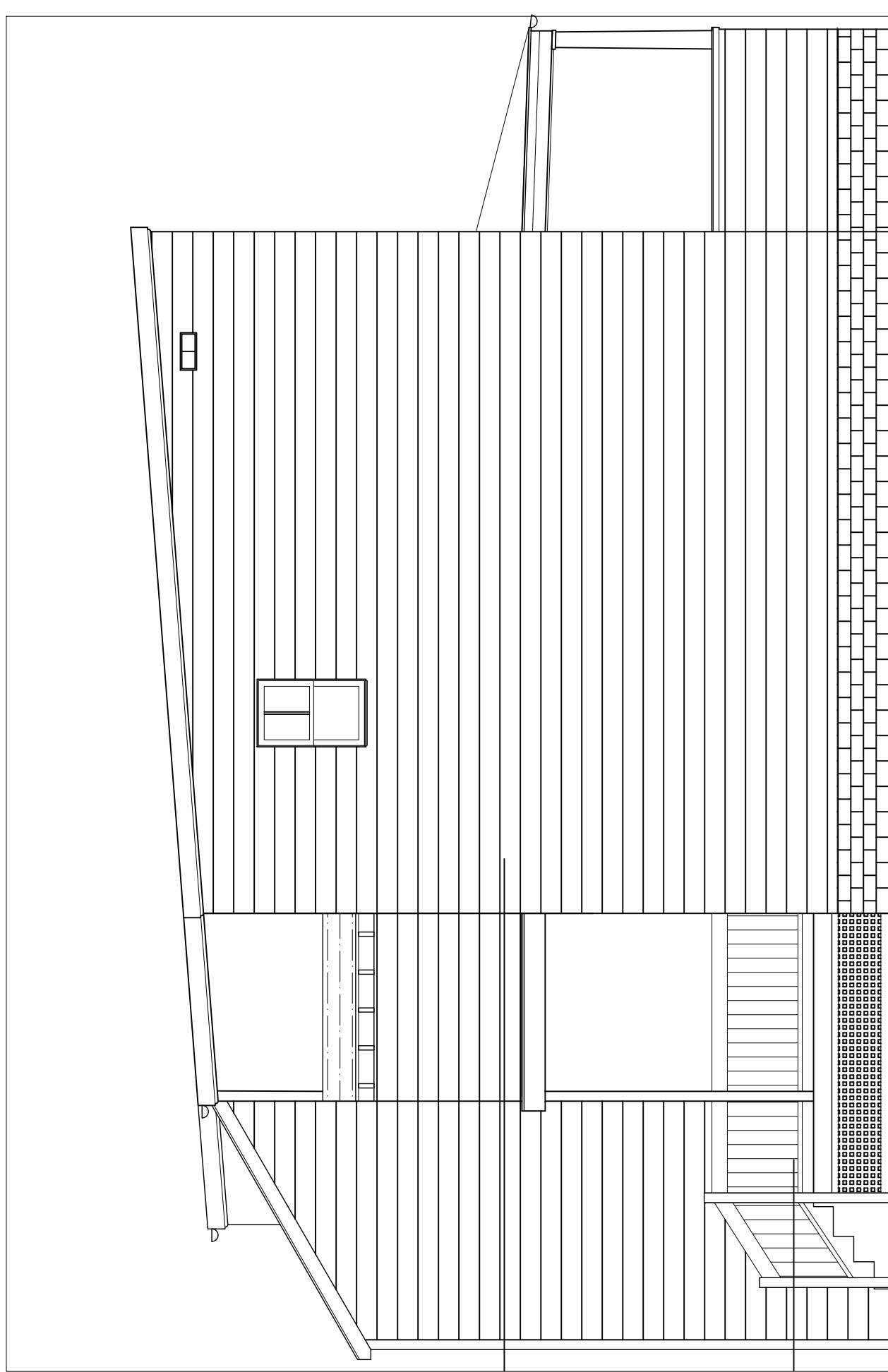
STEIN LION
 DESIGN
 781.962.4192
 steinliondesign@gmail.com

Caldwell Residence
 11-13 Clifton Street
 Cambridge, MA

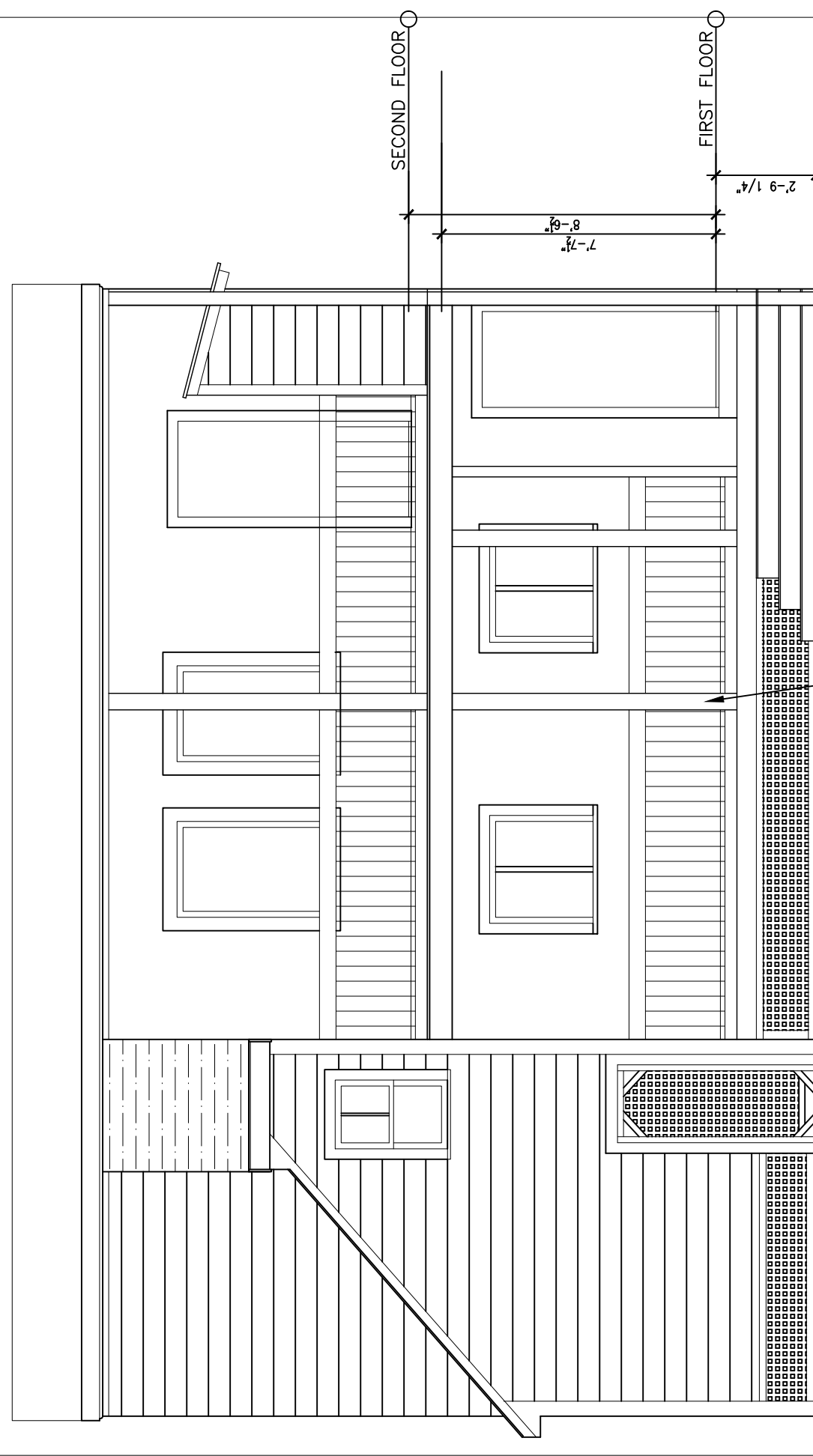
DATE: 10.15.20

**PARTIAL
 2ND FLOOR
 PLAN &
 SCHEDULES**

A1.2



2 NORTH ELEVATION
1/4" = 1'-0"



1 EAST (REAR) ELEVATION
1/4" = 1'-0"

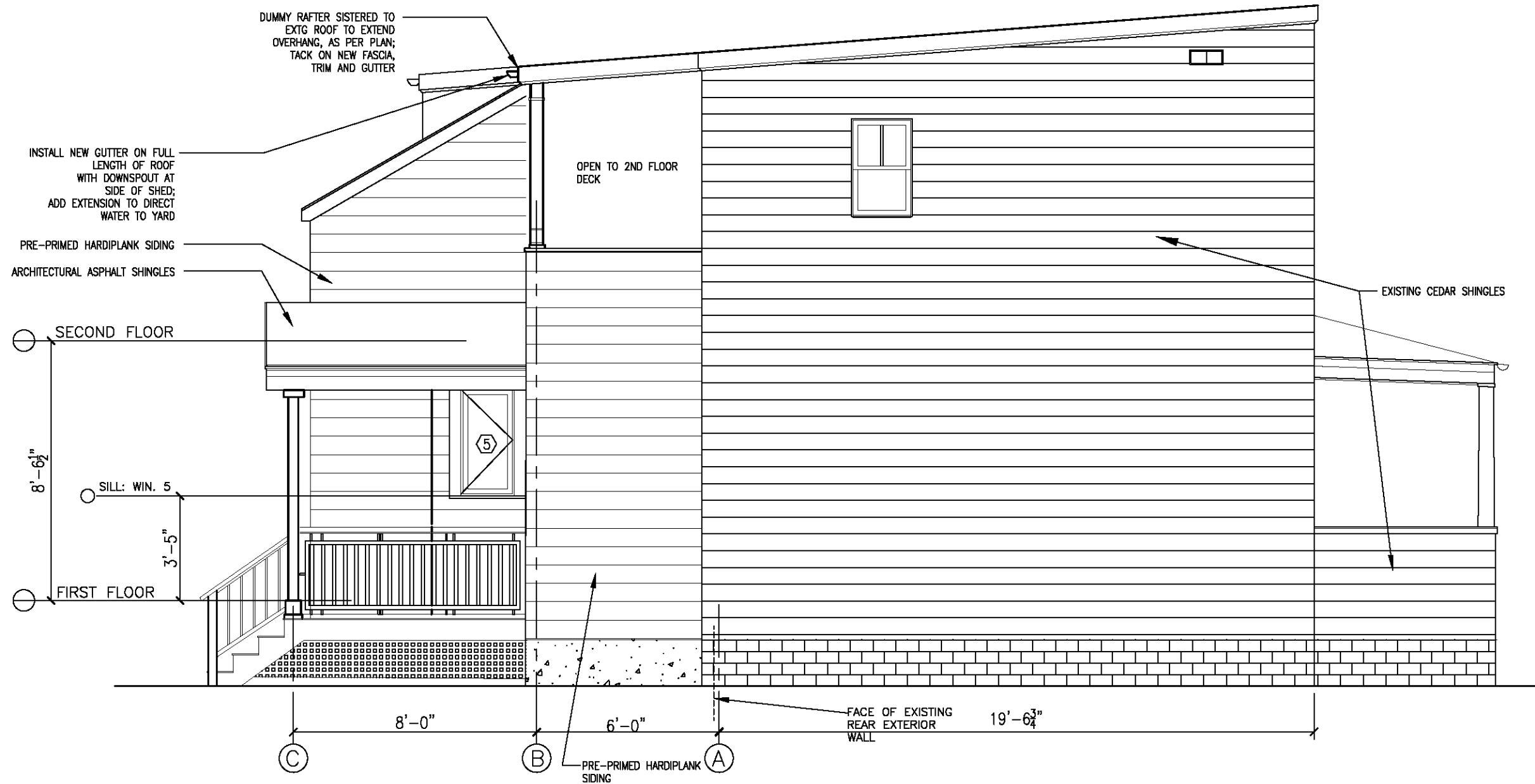
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steinliondesign@gmail.com

Caldwell Residence
11-13 Clifton Street
Cambridge, MA

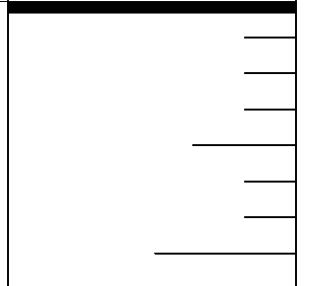
DATE: 10.15.20

EXISTING
EXTERIOR
ELEVATIONS

A2.1



1 NORTH (SIDE) ELEVATION
 1/4" = 1'-0"



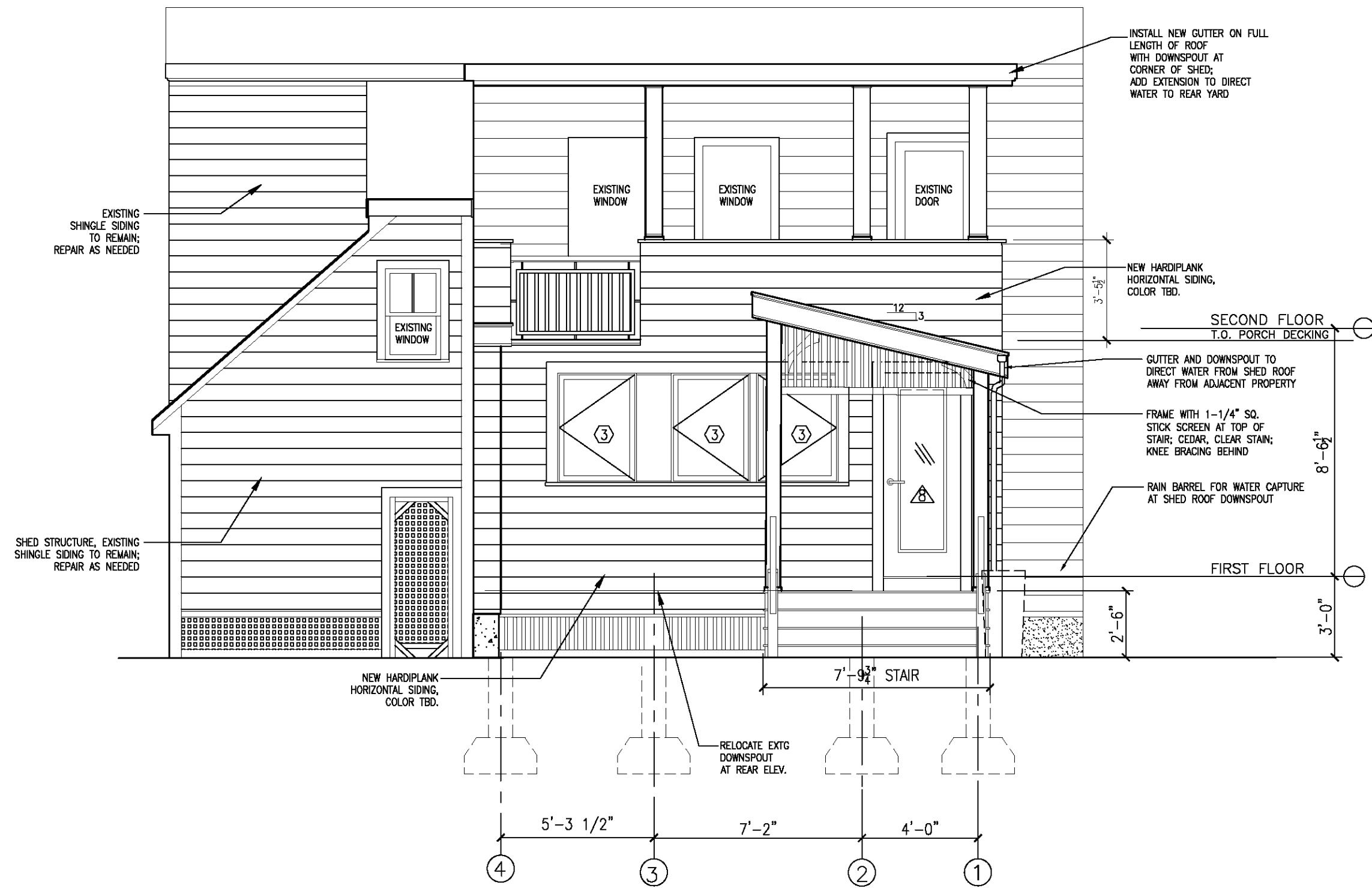
STEIN LION
 DESIGN
 781.962.4192
 steinliondesign@gmail.com

Caldwell Residence
 11-13 Clifton Street
 Cambridge, MA

DATE: 10.15.20

**PROPOSED
 EXTERIOR
 ELEVATIONS**

A2.2



INSTALL NEW GUTTER ON FULL LENGTH OF ROOF WITH DOWNSPOUT AT CORNER OF SHED; ADD EXTENSION TO DIRECT WATER TO REAR YARD

EXISTING SHINGLE SIDING TO REMAIN; REPAIR AS NEEDED

SHED STRUCTURE, EXISTING SHINGLE SIDING TO REMAIN; REPAIR AS NEEDED

NEW HARDIPLANK HORIZONTAL SIDING, COLOR TBD.

NEW HARDIPLANK HORIZONTAL SIDING, COLOR TBD.

SECOND FLOOR T.O. PORCH DECKING

GUTTER AND DOWNSPOUT TO DIRECT WATER FROM SHED ROOF AWAY FROM ADJACENT PROPERTY

FRAME WITH 1-1/4" SQ. STICK SCREEN AT TOP OF STAIR; CEDAR, CLEAR STAIN; KNEE BRACING BEHIND

RAIN BARREL FOR WATER CAPTURE AT SHED ROOF DOWNSPOUT

FIRST FLOOR

RELOCATE EXTG DOWNSPOUT AT REAR ELEV.

1 EAST (REAR) ELEVATION
1/4" = 1'-0"

STEIN LION DESIGN
781.962.4192
steinliondesign@gmail.com

Caldwell Residence
11-13 Clifton Street
Cambridge, MA

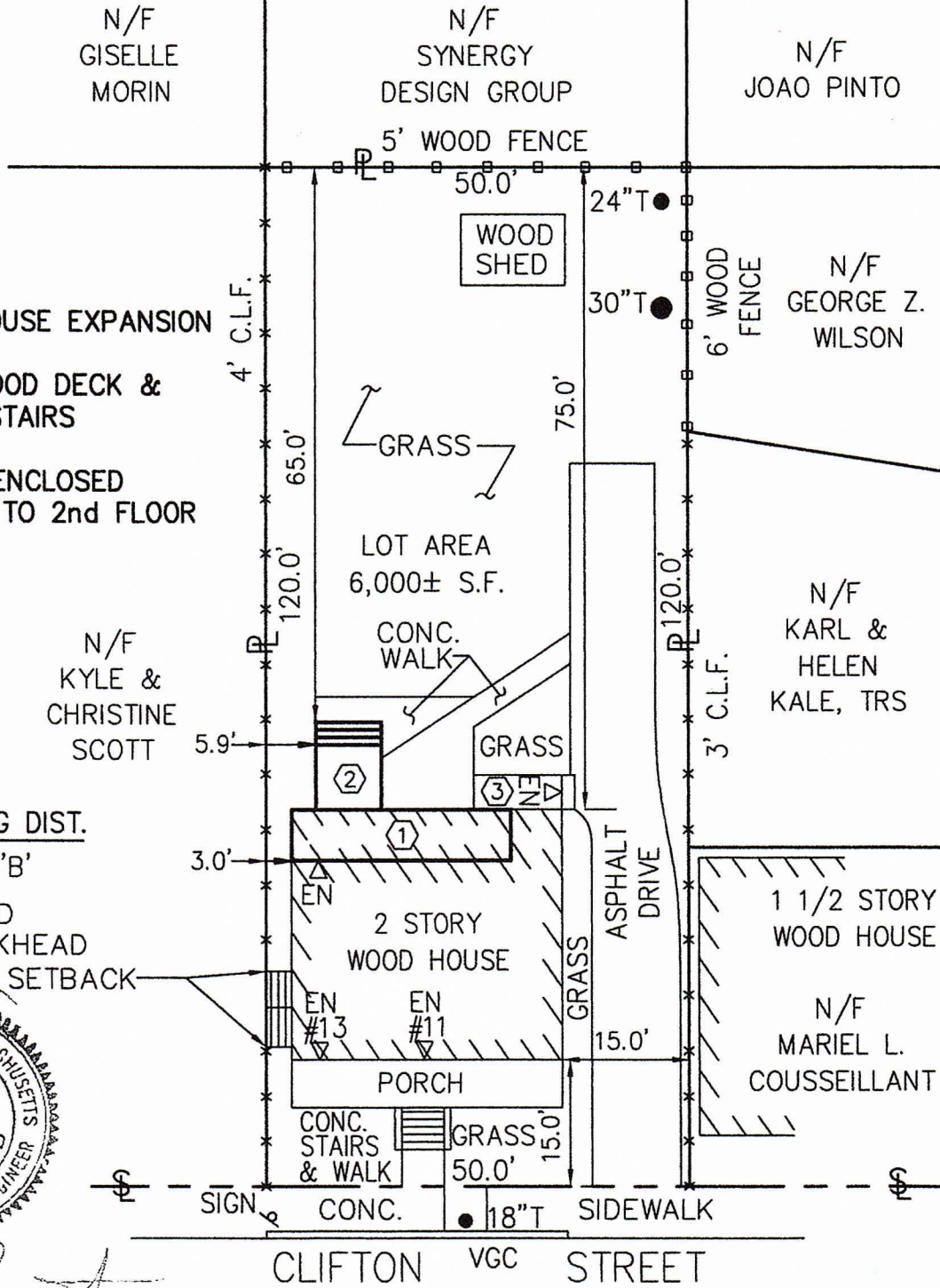
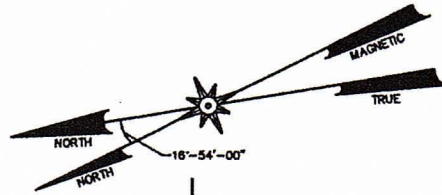
DATE: 10.15.20

EXTERIOR ELEVATION

A2.3

DEED REFERENCES

BK. 64537, PG. 585
BK. 6, PG. 37

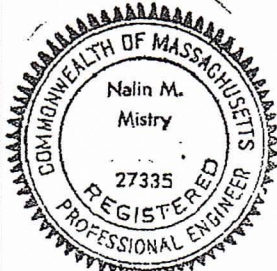


NOTES:

- ① NEW HOUSE EXPANSION
- ② NEW WOOD DECK & WOOD STAIRS
- ③ EXIST. ENCLOSED STAIRS TO 2nd FLOOR

ZONING DIST.

RES 'B'
WOOD BULKHEAD
0.0' SETBACK



Nalin Mistry

Mistry Associates, Inc.
315 Main Street
Reading, MA 01867
(781) 944-6400

SITE PLAN
11-13 CLIFTON STREET
CAMBRIDGE, MA

PATRICIA CALDWELL

| |
|----------------|
| DWG. 1 OF 1 |
| SCALE: 1"=20' |
| Sept. 1, 2020 |
| JOB NO. 604.01 |

11-13 Clifton Street, Cambridge MA



Rear door provides sole access to basement



Existing 1st floor porch. Proposed plan to enclose to create ground level unit for owner to age in place

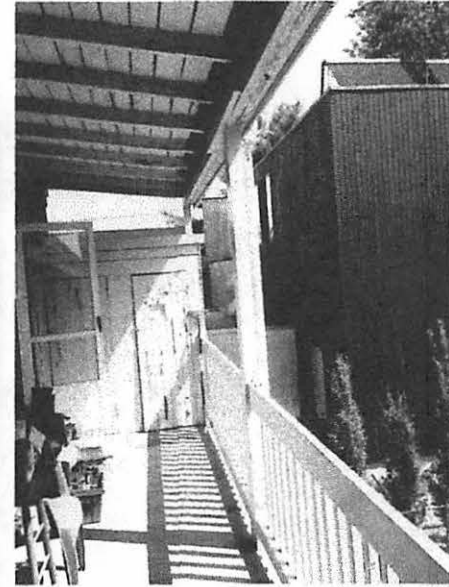
11-13 Clifton Street, Cambridge MA



Existing non-conforming side elevation



Front (Clifton St.) elevation



2nd floor porch (to remain open) and east-side neighbor beyond



Rear elevation and east-side neighbor as seen from west-side neighbor

To whom It may

Concern -

My name is Marie

Cousseillant, lives at

9 Clifton St. in Cambridge

In response of a permit
requested, I am writing
this note. I have no
objection about it but if
any damage done to my

home, someone should
be responsible to fix it.

Respectfully - Ms. Cousseillant

phone = 857-247-1088 -

Narrative

BZA APPLICATION for 11-13 CLIFTON STREET, Cambridge MA

December 22, 2020

Dear Sir or Madam,

This letter is a narrative of the project proposed for the two-family home at 11-13 Clifton Street as part of the application for a Special Permit. Patricia Caldwell is the owner occupant of the property.

A building permit application was submitted some time ago (Spring/Summer 2019) and Patricia was informed that the design as proposed would require a Special Permit. The proposed plan requires a special permit for relief from Zoning code section 8.22.2/c.

The north side of the house is existing non-conforming as it sits three feet from the property line. That side of the house, however also has the stair access to the basement and to the outside from that stair so maintaining an entrance directly from outside to that basement stair is critical.

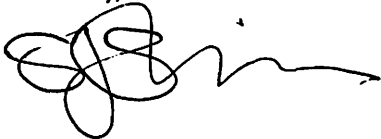
The proposed plan encloses the first floor porch to add needed square footage to the apartment. The first floor apartment is currently 560 square feet. The proposed plan increases the unit to 716 square feet. This renovation includes structurally shoring up and rebuilding the second floor porch. With the porch repaired, Ms. Caldwell would like the second floor to either become a rental unit once she can move into the completed apartment downstairs, or remain open as a guest space for visiting family members.

Ms. Caldwell would like to renovate her first-floor unit for owner occupancy and as a way to age in place (no stairs to climb). She currently resides in the unit on the second floor.

The proposed plan rebuilds the porch further away from the property line, as a way to infringe less upon the setback, however it is not feasible to move the renovation to the full 7'-6" away from the property line. This would pose a difficulty in creating a floor plan that has access from the basement directly to the outside. The opposite side of the apartment contains the bedroom and it would not be a good place to enter the home from the rear porch, taking up much needed square footage for access and mixing public and private parts of the apartment.

We ask that a Special Permit be granted to allow this modest renovation to occur, so that Ms. Caldwell can live comfortably on the first floor and ensure that the 2nd-story rear porch is structurally solid for herself and a renter or visiting family for years to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Shira Lion', with a long horizontal flourish extending to the right.

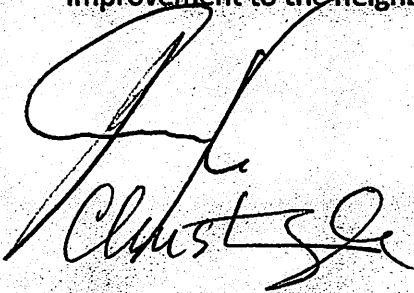
Shira Lion (in support of Patricia Caldwell, property owner)

781. 962-4192

December 6, 2020

City of Cambridge
Zoning Board of Appeals
Re: 11-13 Clifton Street

This is a letter of support for Pat Caldwell's residential project at 11-13 Clifton Street. We have reviewed the plans (Date: 07-30-19 01-20-20 Permit) and believe her renovation will be an improvement to the neighborhood.

A handwritten signature in black ink, appearing to read "Scott Kyle and Christine Kyle". The signature is stylized and cursive.

Scott Kyle and Christine Kyle
15 Clifton Street, Unit 1

Cambridge, MA 02140

13 Clifton St.

Petitioner

193-13
NEWTON, PHYLLIS P.
24 JACKSON ST
CAMBRIDGE, MA 02140

193-17
PINTO, JOAO
344 NORFOLK STREET
CAMBRIDGE, MA 02139

193-20
CALDWELL, PATRICIA
11-13 CLIFTON ST
CAMBRIDGE, MA 02140

193-165
COUSSEILLANT, MARIE L.
9 CLIFTON ST.
CAMBRIDGE, MA 02140-2428

193-208
WILSON, GEORGE, Z.
289 RINDGE AVE
CAMBRIDGE, MA 02140

193-204
BOYLE, ELIZABETH
277 RINDGE AVE
CAMBRIDGE, MA 02140

269-24
TSUI, WAN-MAN GINA
20 CLIFTON ST
CAMBRIDGE, MA 02140

269-25
CHEN, NONGJIA TAO TAO
14 CLIFTON STREET
CAMBRIDGE, MA 02140-2429

269-115
THOMPSON, ROBERT H. &
MARLENE ANNE THOMPSON
305 RINDGE AVE
CAMBRIDGE, MA 02140-3128

193-219
SMITH, LILLIAN M.
15 CLIFTON ST., #2
CAMBRIDGE, MA 02140

193-220
XS REALTY, LLC
17-19 CLIFTON ST., #19
CAMBRIDGE, MA 02140

193-220
LEWIS, JERAD M. & MAURA A. MURRAY
17-19 CLIFTON ST., #17
CAMBRIDGE, MA 02140

193-219
KYLE, SCOTT & CHRISTINE KYLE
15 CLIFTON ST., #1
CAMBRIDGE, MA 02140

193-15
DESIGN SYNERGY GROUP, LLC
30 MAGNOLIA STREET
ARLINGTON, MA 02474

193-209
RESNICK, MARC
TRUSTEE OF M LADY REALTY TRUST
100 FELTON STREET SUITE 201
WALTHAM, MA 02453

269-100
SHILLUE-GOLDBERG, CARY AMES
MARY ELLEN SHILLUE-GOLDBERG
8 CLIFTON ST
CAMBRIDGE, MA 02140

193-203
SCHIEBE, LYNN
8 JACKSON ST
CAMBRIDGE, MA 02140

193-203
SCHENIDMAN, DIANA
8-10 JACKSON ST UNIT #10
CAMBRIDGE, MA 02140

193-166
TANG, SHANNON
297 RINDGE AVE
CAMBRIDGE, MA 02140

193-14
MORIN GISELE
THE GISELE MORIN REVOCABLE TR
405 ALEWIFE BROOK PKWY - # 426
SOMERVILLE, MA 02144