

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR -3 PM 12:00

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 109394

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: 118 Spring Street LLC C/O Siddharth Gehlot

PETITIONER'S ADDRESS: 100 Tower Office Park Suite -I,, Woburn, MA 01801

LOCATION OF PROPERTY: 118 Spring St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Adding decks in rear yard and on roof. Increasing basement ceiling height to uniformly 8'-6" AFF/

DESCRIPTION OF PETITIONER'S PROPOSAL:

ADD 2 @ 100 SF DECKS AT FLOOR 1 AND 2 IN THE REAR YARD INCREASING THE EXISTING NON-CONFORMING FAR BY .632 WHERE THE EXISTING FAR IS 2.523 AND THE PROPOSED FAR IS 3.16.

ADD 2 DECKS AT FLOOR 3 INCREASING THE OPEN SPACE BY 325 SF

PERMIT THE CONSTRUCTION OF DECKS ITEMS 2 AND 3 WHERE THE PROPOSED REAR AND SIDE SETBACK IS LESS THAN THE REQUIRED SETBACK IN THE ZONE.

INSTALL A DOOR TO OPEN INTO A MECHANICAL ROOM AT THE PROPERTY LINE WHERE THE PROPERTY LINE IS ADJACENT TO A PUBLIC WAY.

INCREASE THE HABITABLE AREA OF THE BASEMENT FROM 520 SF TO 1,482 SF BY INCREASING THE VARIED EXISTING CEILING HEIGHT TO A UNIFORM 8'-6" AFF

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2.C (Non-Conforming Structure)
Article: 2.000	Section: 16 .GFA

Original
Signature(s):

(Petitioner (s) / Owner)

Siddharth Gehlot

(Print Name)

Address:

Tel. No.

781-608-2046

E-Mail Address:

sid@treetopinvestments.com

Date: 2/26/21

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 Siddharth Gehlot manager of 118 Spring Street LLC
(OWNER)

Address: 100 Tower Office Park Suite-1 Woburn MA 01801

State that I/We own the property located at 118 Spring St Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of 118 Spring Street LLC

*Pursuant to a deed of duly recorded in the date 08/05/2020, Middlesex South County Registry of Deeds at Book 75304, Page 6; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

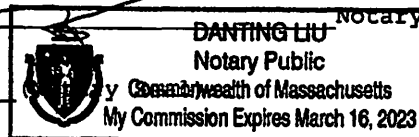
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

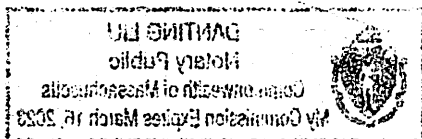
Commonwealth of Massachusetts, County of Middlesex

The above-name Siddharth Gehlot personally appeared before me, this 22 of February, 2021, and made oath that the above statement is true.

My commission expires March 16, 2023



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



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:
- 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 by not affecting generally the zoning district in which it is located for the following reasons:
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
 - 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

***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**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 118 Spring 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 whole foundation wall towards the fifth street side was falling and it was necessary to build new foundation walls and underpin the existing stone foundation walls. This work was reviewed by the structural engineer (Luna Engineering) and by building inspector Ryan Hanslik.

There is no change to the number of Units, bedrooms, bathrooms or kitchens. The addition of proposed decks and establishing an uniform basement ceiling height of 8.6 will not be a detriment to the public interest

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:

Number of units will be kept the same.

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:

There is no change in use or increase in number of units. The restoration of the building has been approved by the Historic Commission and the renovation will adhere to the guidelines provided in their approval.

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:

There is no change in use or increase in number of units.

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 restoration of the building has been approved by the Historic Commission and the renovation will adhere to the guidelines provided in their approval.

***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:** 118 Spring Street LLC C/O Siddharth Gehlot**Present Use/Occupancy:** Residential**Location:** 100 Tower Office Park Suite -I,**Zone:** Residence C-1 Zone**Phone:** 781-608-2046**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	4636	5798	N/A	(max.)
<u>LOT AREA:</u>	1838	1838	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	2.523	3.16	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	33.33	33.33	N/A	
DEPTH	55	55	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	0	0	10	
REAR	2 / 23	10 AT PROPOSED DECKS	20	
LEFT SIDE	0	0	7.5	
RIGHT SIDE	0	1 AT PROPOSED DECKS	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35' +/- EXISTING	35' +/- EXISTING	35	
WIDTH	54 EXISTING	54 EXISTING	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	330 SF (18%)	555 SF WITH ADDITION OF DECKS AT FLOOR 3 (33%)	30%	
<u>NO. OF DWELLING UNITS:</u>	4	4	4	
<u>NO. OF PARKING SPACES:</u>	0	0	N/A	
<u>NO. OF LOADING AREAS:</u>	0	0	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'.

Supporting Statement for a Variance

Rec. 6/2/21
MP

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:

We are experiencing a financial hardship due to all the below issues we've encountered in this project.

1. **Long permit processing time** - We've been through a long processing time to obtain the building permit. The building permit application was submitted on November 5, 2019 by the previous owner (permit# 59828). and the approval of the Historic Commission was obtained.

Due to the Covid pandemic and limited availability of necessary reviews, it took us further three months, with tremendous efforts, to complete the Fire Department, DPW, Zoning and Plans review. Our building permit was finally approved in December 2020, which was a little over a year.

2. **Foundation Reconstruction** - The whole foundation wall along the fifth street side was falling. Under the direction of structural engineer (Luna Engineering) and by building inspector Ryan Hanslik. We had to dig down to increase the depth of the existing foundation to place the new footings on solid undisturbed soil. It was necessary to build new foundation walls and underpin the existing stone foundation walls as well.

The extensive reconstruction of the foundation resulted in a substantial additional and unforeseen cost. We are requesting a Special Permit to uniformly increase the ceiling height in the basement to 8'-6" which is consistent with the required additional depth of the foundations and underpinning.

Photos of the digging work and the new foundation are attached for your reference.

3. **Floor Framing Complete Reconstruction** - The initial scope of work involved limited replacement of existing floor framing. However, the condition of the existing building frame, once exposed, required the complete replacement of all floor framing, supporting columns and beams as well as replacing all of the framing of the roof.
4. **Sheathing and exterior framing Reconstruction** - Rotted sheathing and wall framing was found when the existing siding was removed. We had no choice but to replace the sheathing of the entire building as well as sister and replace wall framing members.

In short, the reconstruction of foundations, re-framing of the entire building envelope and floors has resulted in a substantial additional and unforeseen cost and delay in completing the project.

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 by not affecting generally the zoning district in which it is located for the following reasons:

Foundation Reconstruction - The whole foundation wall along the fifth street side was falling. Under the direction of structural engineer (Luna Engineering) and by building inspector Ryan Hanslik. We had to dig down to increase the depth of the existing foundation to place the new footings on solid undisturbed soil. It was necessary to build new foundation walls and underpin the existing stone foundation walls as well.

C) Desirable Relief May be Granted without Either:

- 1) **Desirable relief may be granted without substantial detriment to the public good for the following reasons:**

Construction of Decks at the Rear Yard and on the roof of Unit 4. Because the open space on the existing lot is so limited we are requesting a Variance to construct modest decks at the rear of each floor over the existing back yard. The resulting benefit of increased open space provided to each Unit will not be a detriment to the public interest.

No Change in the Number or size of the four Units

There is no increase in the heated and enclosed area of the original 4 Unit building. The number of Units, bedrooms, bathrooms or kitchens will not be increased.

We believe that the Variance being requested will substantially benefit the new Owners of the finished units and that the building will have been taken from near collapse to a virtually new structure. Providing additional open space by the construction of decks shown in the accompanying exhibits will relieve substantial financial hardships encountered in the renovation of the building and do not be a detriment to the public interest.

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

We believe that the Variance being requested will substantially benefit the new Owners of the finished units and that the building will have been taken from near collapse to a virtually new structure. Providing additional open space by the construction of decks shown in the accompanying exhibits will relieve substantial financial hardships encountered in the renovation of the building and do not be a detriment to the public interest.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

2021 APR 14 AM 11:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-109394

Address: 118 Spring St.

☒ Owner, ☐ Petitioner, or ☐ Representative: 118 Spring Street LLC Yosiddharan
(Print Name) Gehlot

hereby waives the required time limits for holding a public hearing as required by
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,
Massachusetts General Laws, Chapter 40A. The ☒ Owner, ☐ Petitioner, or ☐
Representative further hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced case within the time
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.
§1455(a), or any other relevant state or federal regulation or law.

Date: 4/12/21

Signature [Signature]





5-21



978.741.0410

schopf@verizon.net

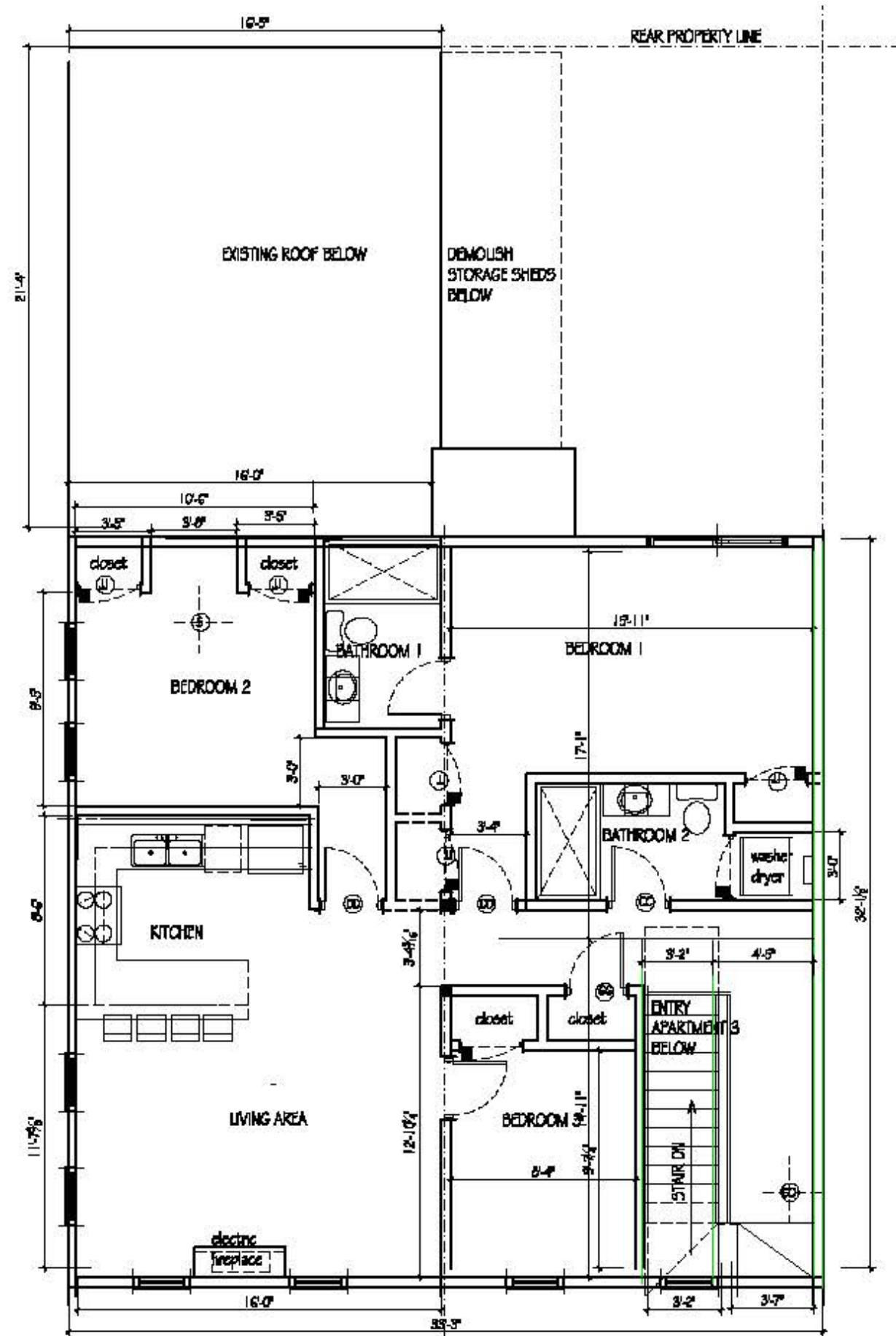
2-20-21

APPLICATION SPECIAL PERMIT AND VARIANCE
118 SPRING ST LLC
AS PART OF THE RENOVATION OF
EXISTING 4 FAMILY DWELLING
118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

SCHOPF DESIGN ASSOCIATES 2019



Age Group	Percent
18-24	1.5
25-34	2.5
35-44	3.5
45-54	4.5
55-64	5.5
65-74	6.5
75-84	7.5
85+	8.5



REAR PROPERTY LINE

EXISTING ROOF BELOW

**DEMOLISH
STORAGE SHEDS
BELOW**

BEDROOM 2

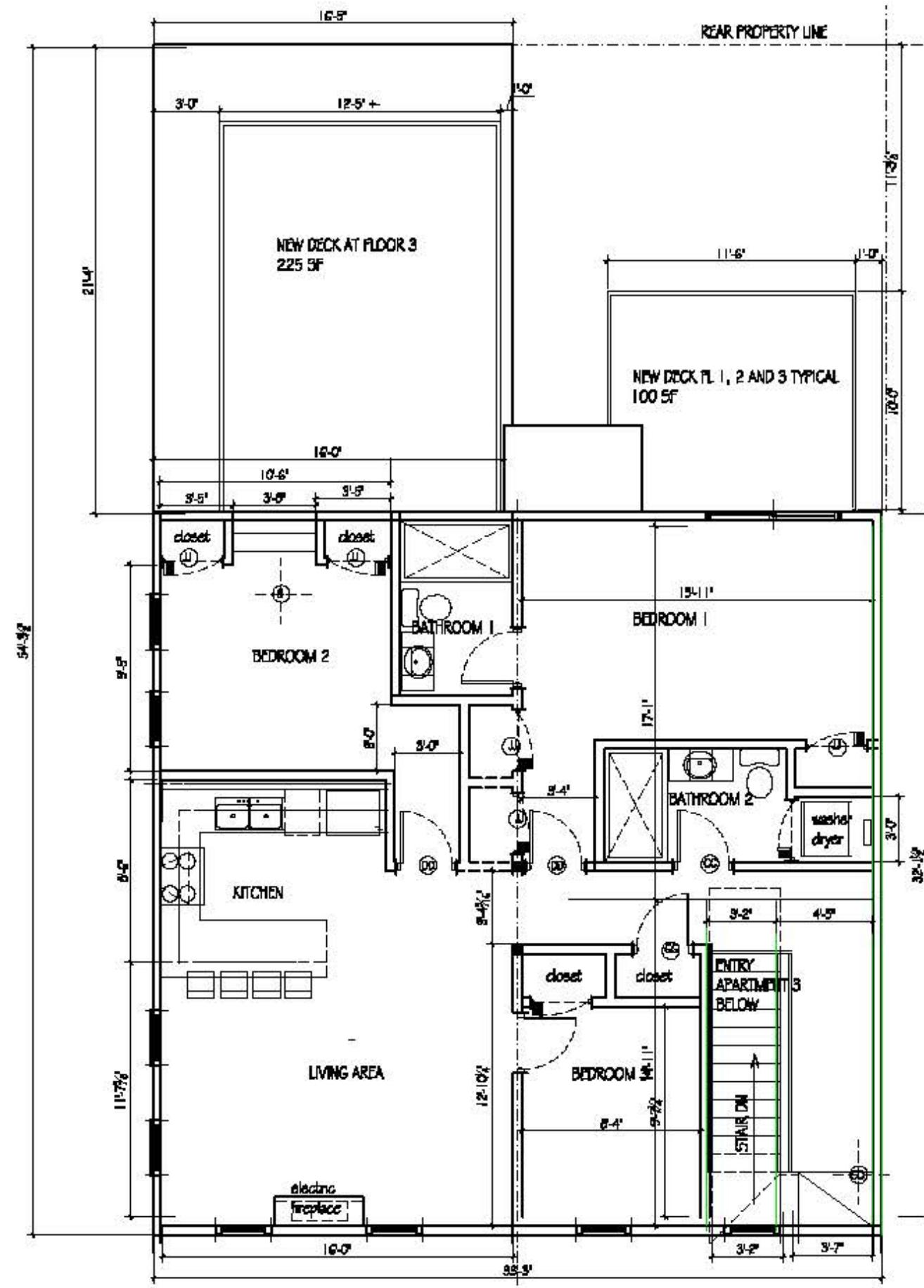
KITCHEN

LIVING AREA

electric
fireplace

FLOOR 3 PARTITION CONSTRUCTION AS PERMITTED

284-843 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS 60916 SCULPTURE



REAR PROPERTY LINE

NEW DECK AT FLOOR 3
225 SF

NEW DECK FL 1, 2 AND 3 TYPICAL
100 SF

BEDROOM 2

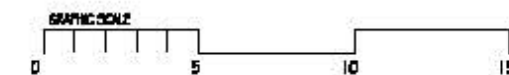
KITCHEN

LIVING AREA

electric
fireplace

A PARTITION CONSTRUCTION RENOVATION FLOOR 3 PROPOSED DECKS TYPICAL

224-585 16 SPRING STREET, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



SDA

One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410

schopf@verizon.net

2-20-21

APPLICATION SPECIAL PERMIT AND VARIANCE

1118 SPRING ST LLC

AS PART OF THE RENOVATION OF
EXISTING 4 FAMILY DWELLING

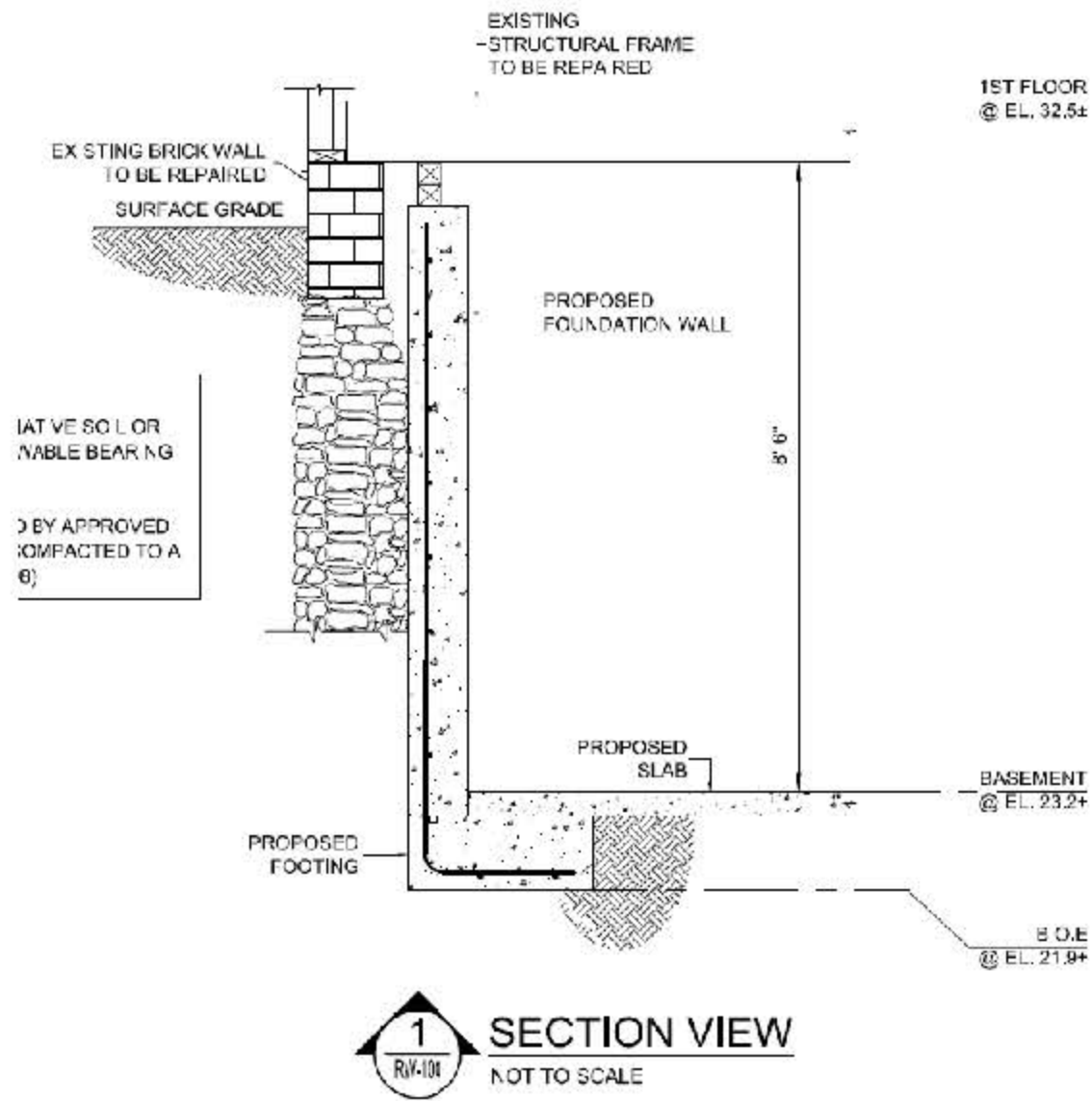
1118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

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ZBA-SK3

WMT

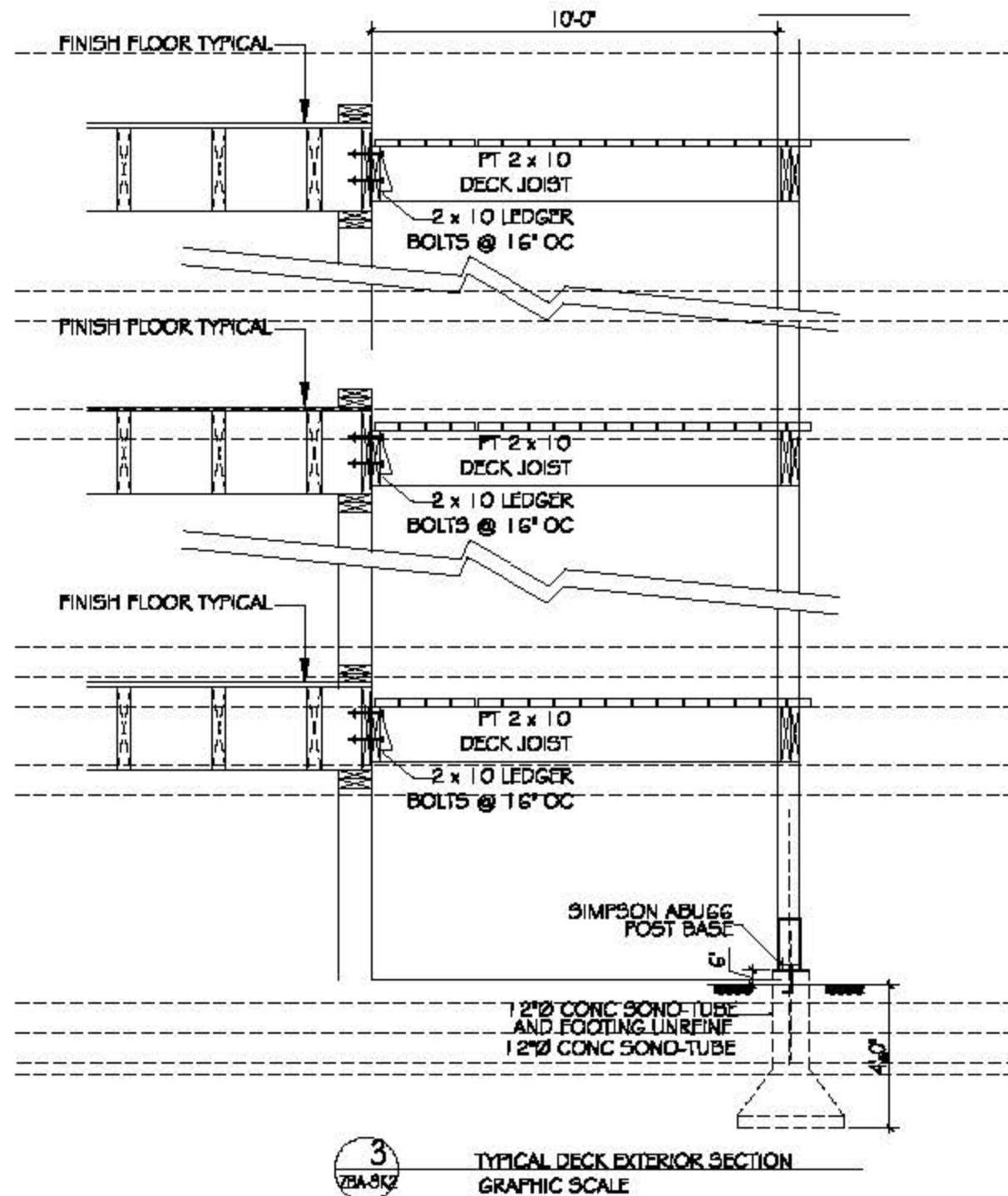


SPECIAL PERMIT

1. ALLOW A DOOR TO OPEN INTO A MECHANICAL ROOM AT THE PROPERTY LINE WHERE THE PROPERTY LINE IS ADJACENT TO A PUBLIC WAY.
2. TO ADD 2,100 SF DECKS INCREASING THE EXISTING NON-CONFORMING FAR BY .632.
3. TO ADD 2 DECKS AT FLOOR 3 INCREASING THE OPEN SPACE BY 325 SF
4. ALLOW THE CONSTRUCTION OF DECKS ITEMS 2 AND 3 WHERE THE PROPOSED SETBACK IS LESS THAN THE REQUIRED SETBACK IN THE ZONE.

VARIANCE

1. INCREASE THE HABITABLE AREA OF THE BASEMENT FROM 520 SF TO 1,482 SF AND THE CEILING HEIGHT TO A UNIFORM 8'-6"



SDA
One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410
schopf@verizon.net

2-20-21

APPLICATION SPECIAL PERMIT AND VARIANCE
118 SPRING ST LLC
AS PART OF THE RENOVATION OF
EXISTING 4 FAMILY DWELLING
118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

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ZBA-SK4

118 Spring St. Petitioner

25-98
CURLL, JANICE F.
C/O JANICE FURTADO
96 SPRING ST
CAMBRIDGE, MA 02141

26-137
NOWISZEWSKI, PHYLLIS T.,
TR. THE PHYLLIS T. NOWISZEWSKI TRUST
114 SPRING ST
CAMBRIDGE, MA 02141-1742

26-147
118 SPRING STREET LLC
C/O SIDDHARTH GEHLOT
100 TOWER OFFICE - STE 1
WOBURN, MA 01801

25-99
MAIORANA, PHILIP J.
123-B SPRING STREET
CAMBRIDGE, MA 02141

25-99
LINGHU, BOLAN & GUOHUI LIU
123A SPRING ST.
CAMBRIDGE, MA 02141

25-83
WANG, XIAO GUANG
7 RUTLAND ST. APT 2
CAMBRIDGE, MA 02138

25-99
BLAINEY, PAUL & CHRISTINA MORK
8 JAMES WAY
CAMBRIDGE, MA 02141

25-99
BERNSTEIN, ALEXANDER
123 SPRING ST., UNIT #123C
CAMBRIDGE, MA 02141

26-19
AZAROWICZ, JANE H. AND
SOPHIE P. AZAROWICZ
69 LEXINGTON ST
BELMONT, MA 02478-1334

26-22
ZIZZA, MARYLOU & MICHAEL ZIZZA,
TRUSTEES OF THE MLZ CAMBRIDGE REALTY
123 LINCOLN ROAD
WAYLAND, MA 02181

26-23
PIERCE, KENNETH R.
137-139 FIFTH ST, #137
CAMBRIDGE, MA 02141

26-23
CHEN, LIZI
137-139 FIFTH ST., #139B
CAMBRIDGE, MA 02141

26-23
BRENNAN, KIMBERLY B.
137-139 FIFTH ST., #139A
CAMBRIDGE, MA 02141

26-23
DAUM, MATTHEW
135-139 FIFTH ST 135
CAMBRIDGE, MA 02139

26-156
SEEGER, JEREMY
148 OAKLEY RD.
BELMONT, MA 02478

26-163
DAROSA, JOSE F. AND MARIA C. DAROSA
829 HIGHLAND AVE
MEDFORD, MA 02155

PROPOSED RELIEF

I. SPECIAL PERMIT

INCREASE THE CEILING HEIGHT TO A UNIFORM 8'-6"

Extensive reconstruction of the footing and foundation by adding new wall and foundation inside the existing field stone resulted in the demolition of existing floor slab at differing floor to floor dimensions.

THE HABITABLE AREA OF THE BASEMENT FROM 520 SF TO 1,482 SF

Part of the basement previously finished with a ceiling height of 8'-0" other areas with of ceiling heights 7'-2" and 6'-8" respectively.

2. VARIENCE

CONSTRCTION OF DECKS AT FLOORS 1,2 AND 3

Proposed construction of decks in the rear yard which increase the existing non-conforming FAR by .61

Add to the open space by 385 SF and resulting in conformance with the requirement of minimum 30% in the C-1 Zone.

City of Cambridge

Board of Zoning Appeal Hearing for #109394 April 8, 2021.

SPECIAL PERMIT AND VARIANCE

118 SPRING ST LLC

AS PART OF THE RENOVATION OF EXISTING 4 FAMILY DWELLING

118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2021 MAR 31 P 12:30

SDA

One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410

schopf@verizon.net

REVISED

3-22-21

APPLICATION SPECIAL PERMIT AND VARIANCE
118 SPRING ST LLC

AS PART OF THE RENOVATION OF
EXISTING 4 FAMILY DWELLING

118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

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ZBA-C

SHEET

REVISED
3-22-21

APPLICATION SPECIAL PERMIT AND VARIANCE

118 SPRING ST LLC

AS PART OF THE RENOVATION OF EXISTING 4 FAMILY DWELLING

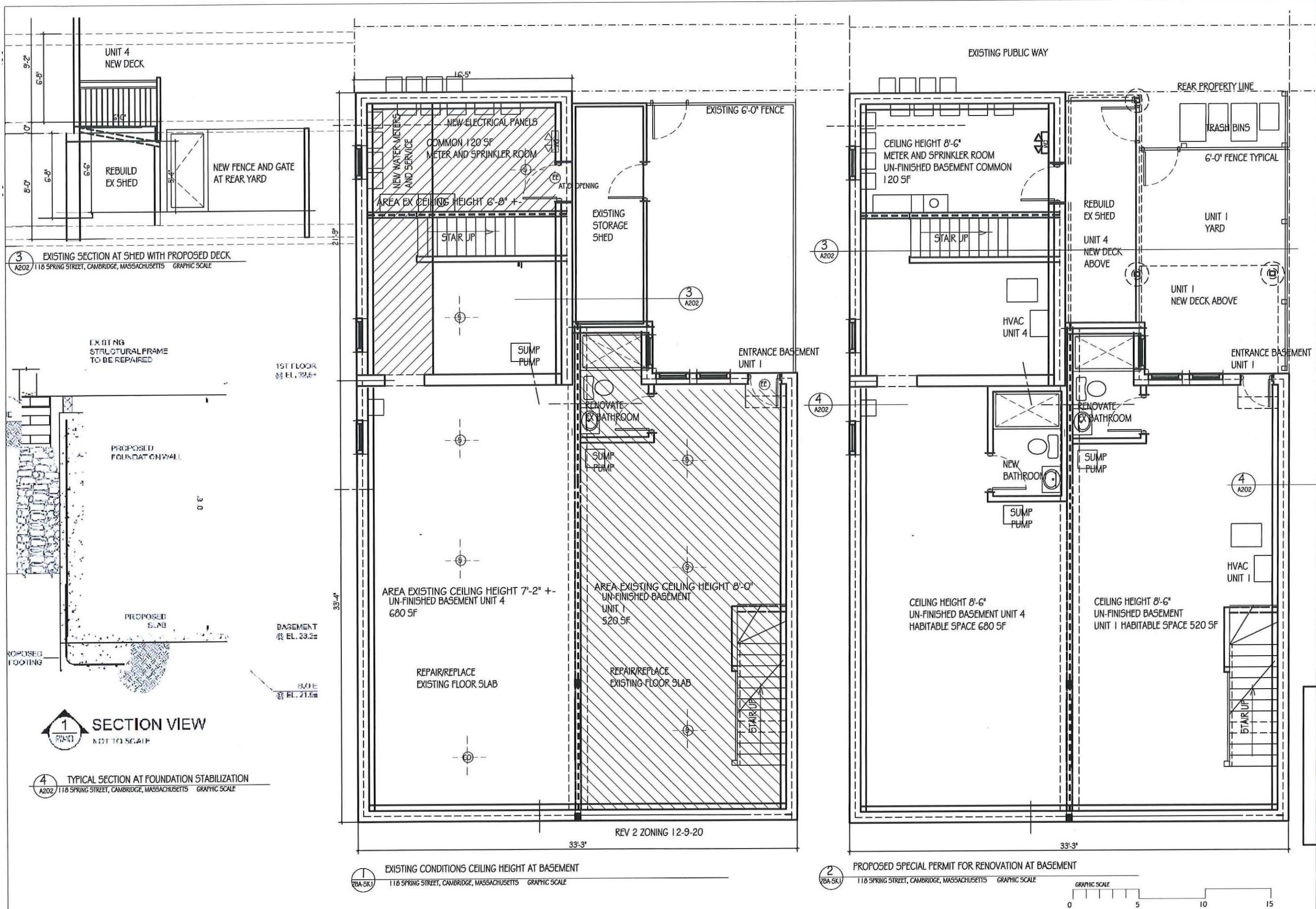
118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

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ZBA-SK1

HEET



REVISED
3-22-21

APPLICATION SPECIAL PERMIT AND VARIANCE
118 SPRING ST LLC

AS PART OF THE RENOVATION OF
EXISTING 4 FAMILY DWELLING

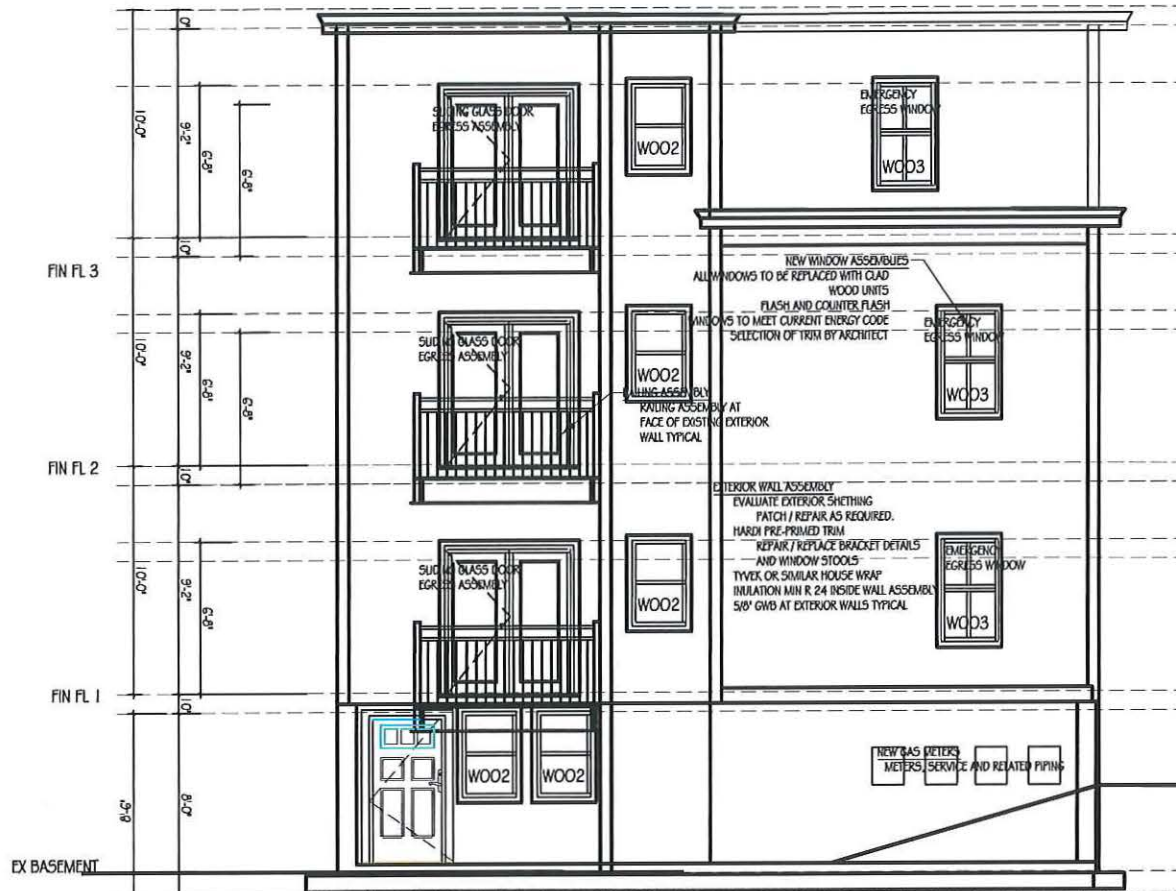
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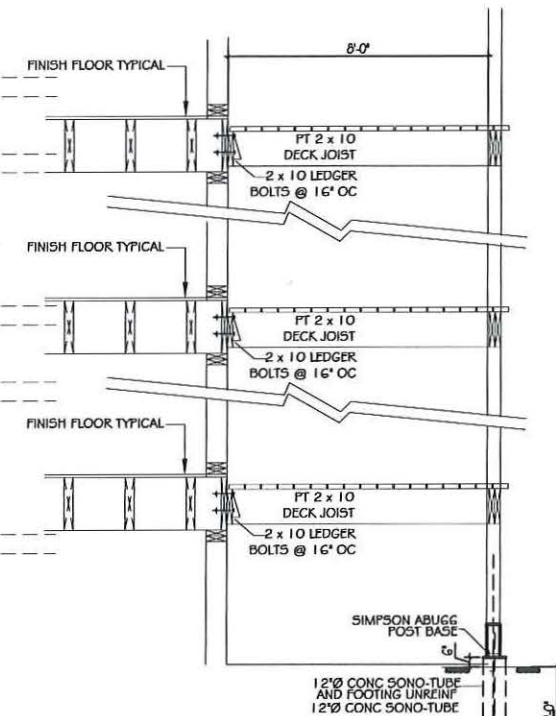
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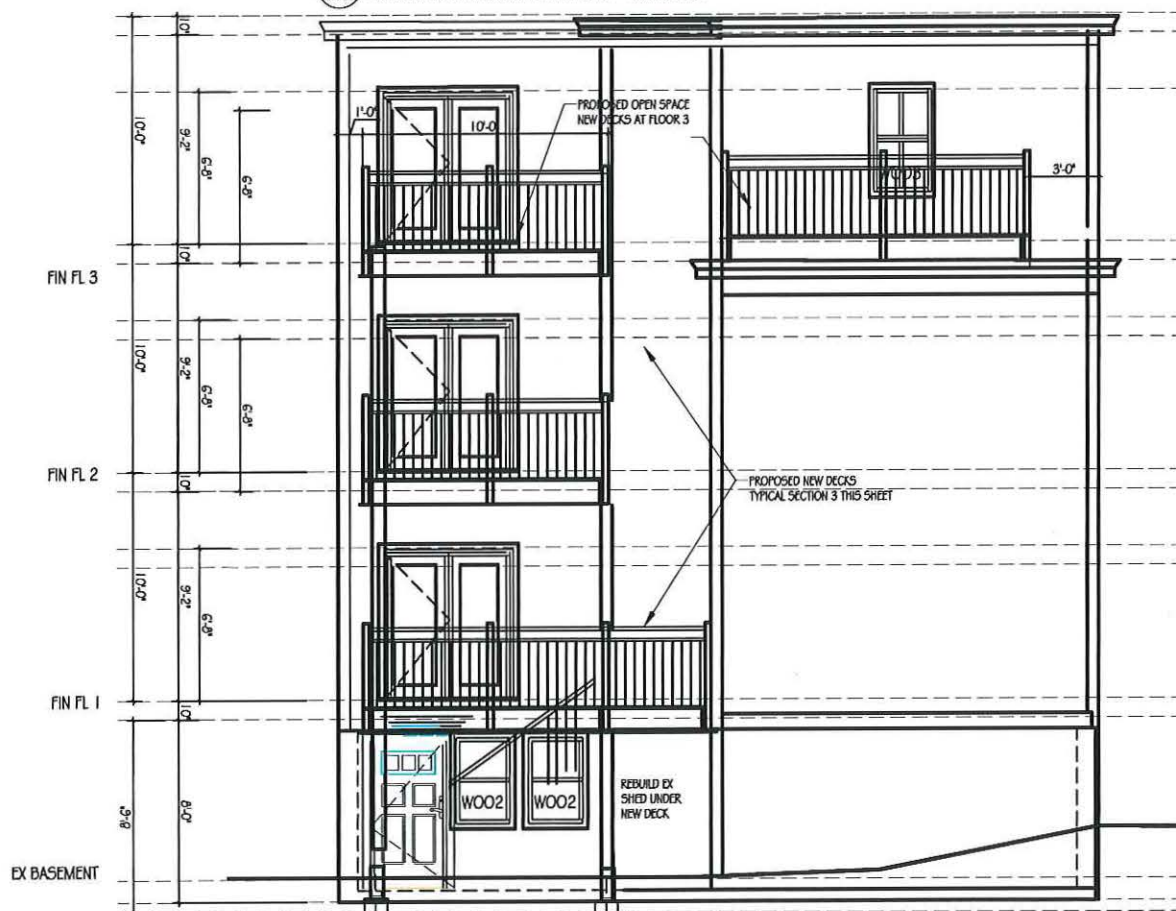
1 REAR ELEVATION AS PERMITTED
ZBA-SK2 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



2 RIGHT SIDE REAR YARD ELEVATION AS PERMITTED
ZBA-SK2 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



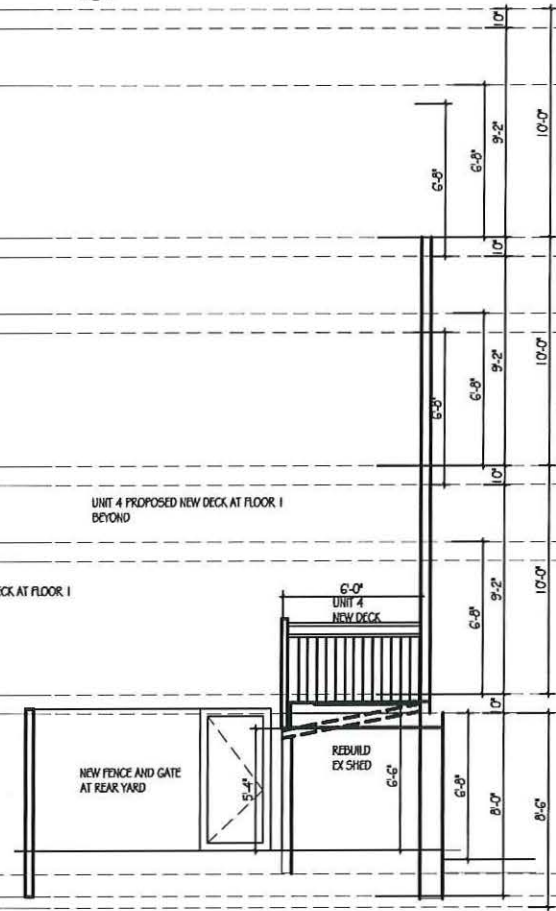
3 TYPICAL SECTION AT DECKS
ZBA-SK2 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS NO SCALE



4 PROPOSED REAR ELEVATION WITH DECKS
ZBA-SK2 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



5 RIGHT SIDE REAR YARD PROPOSED DECKS
ZBA-SK2 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



6 ELEVATION AT REAR PUBLIC WAY
ZBA-SK2 118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS GRAPHIC SCALE



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REVISED
3-22-21

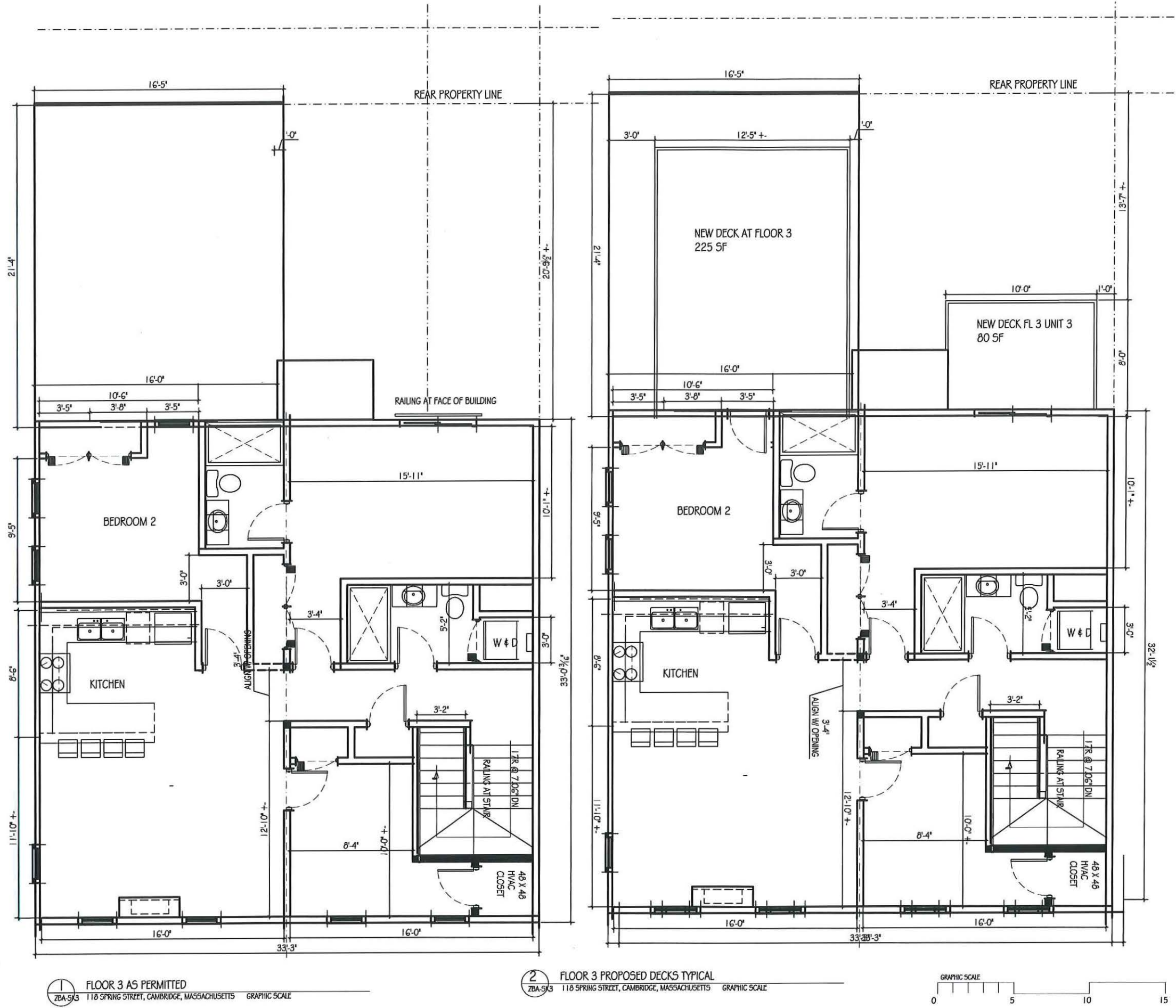
APPLICATION SPECIAL PERMIT AND VARIANCE
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EXISTING 4 FAMILY DWELLING
118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

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ZBA-SK3

SHEET



PROPOSED RELIEF

I. SPECIAL PERMIT

INCREASE THE CEILING HEIGHT TO A UNIFORM 8'-6"

Extensive reconstruction of the footing and foundation by adding new wall and foundation inside the existing field stone resulted in the demolition of existing floor slab at differing floor to floor dimensions.

THE HABITABLE AREA OF THE BASEMENT FROM 520 SF TO 1,482 SF

Part of the basement previously finished with a ceiling height of 8'-0" other areas with of ceiling heights 7'-2" and 6'-8" respectively.

2. VARIENCE

CONSTRUCTION OF DECKS AT FLOORS 1,2 AND 3

Proposed construction of decks in the rear yard which increase the existing non-conforming FAR by .61

Add to the open space by 385 SF and resulting in conformance with the requirement of minimum 30% in the C-1 Zone.

PROPERTY DESCRIPTION

4 FAMILY BUILT IN 1910 AT 118 SPRING STREET, CAMBRIDGE, MA
CAMBRIDGE ASSESSOR DATA BASE
Address 118 Spring Street
Zoning C-1 (Confirmed see map exhibit)
Map/Lot 26-147

LOT AREA
1,838 SF (Tax Record) 1,833.15 per certified site plan
Open Space 330 SF

PROPOSED RELIEF

SPECIAL PERMIT
Increase the habitable area of the basement from 520 SF to 1,482 SF and teh ceiling height to a uniform 8'-6"

VARIENCE FOR CONSTRUCTION OF DECKS
Proposed construction of decks in the rear yard which increase the existing non-conforming FAR by .61 and add to the open space by 385 SF and resulting in conformance with the requirement of minimum 30% in the C-1 Zone.

CALCULATION OF EXISTING NON-CONFORMING AND PROPOSED FAR
Gross Area Living Area Tax Records and Documentation of Proposed Additional Basement and Decks

	EXISTING	PROPOSED	INCREASE TO EX NON-CONFORMING
BAS First Floor	1,482 SF	1,482 SF	
FUS Upper Story, Finished	2,634	2,634	
UBM Basement	520	1,482	962
NEW DECK 2@ 80 SF		160	160
Existing Total:	4,636 SF	5,758 SF	1,122 SF
FAR	2.523	3.132	0.610

NOTE:
Gross Floor Area shall NOT include:
5) Unroofed porches and balconies no higher than the third floor.

EXISTING	LESS DECK AT FLOOR 1	PROPOSED ADDITION OF DECKS AT FLOORS 1 AND 3	TOTAL OPEN SPACE
330 SF 18%	80 SF	385 SF	635 SF 34.6%

NOTES:
Open Space, Private:
The part or parts of a lot or structure which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes.
This space shall have minimum dimensions as prescribed in the Ordinance, shall exclude parking areas, driveways, and walkways, and shall be open and unobstructed to the sky.

To the extent permitted in this Ordinance, balconies and roof areas may also be considered as Open Space, Private.

EXISTING AND PROPOSED SETBACKS AT REAR AND SIDE FOR CONSTRUCTION OF DECKS

	FAR Max height	Min lot area	Front Yard	Side Yard	Rear Yard	% O Space
ALLOWED	.75 35'	1,500 SF	10'-0" (c)	7'-6"	20'-0"	30%
EXISTING	2.52 35'	1,838 SF	0'-0"	0'-0"	2'-0"/ 23'-0"	18%
PROPOSED	3.132 35'	1,838 SF	0'-0"	0'-0"	10'-0"	34.6%

SDA

One Cambridge Street
Salem, MASSACHUSETTS
01970 USA

978.741.0410

schopf@verizon.net

REVISED

3-22-21

APPLICATION SPECIAL PERMIT AND VARIANCE

118 SPRING ST LLC

AS PART OF THE RENOVATION OF

EXISTING 4 FAMILY DWELLING

118 SPRING STREET, CAMBRIDGE, MASSACHUSETTS

© SCHOPF DESIGN ASSOCIATES 2019



ZBA-SK4

SHEET



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members

CAUSES OF FINANCIAL HARDSHIP- 118 Spring st Cambridge

Long permit processing time - We've been through a long processing time to obtain the building permit. The building permit application was submitted on November 5, 2019 by the previous owner (permit# 59828).and the approval of the Historic Commission was obtained.

Due to the Covid pandemic and limited availability of necessary reviews, it took us three months, with tremendous efforts, to complete the Fire Department, DPW, Zoning and Plans review. Our building permit was finally approved in December 2020.

Foundation Reconstruction - The whole foundation wall along the fifth street side was falling. Under the direction of structural engineer (Luna Engineering) and by building inspector Ryan Hanslik. We had to dig down to increase the depth of the existing foundation to place the new footings on solid undisturbed soil. It was necessary to build new foundation walls and underpin the existing stone foundation walls as well.

The extensive reconstruction of the foundation resulted in a substantial additional and unforeseen cost. We are requesting a Special Permit to uniformly increase the ceiling height in the basement to 8'-6" which is consistent with the required additional depth of the foundations and underpinning.

Photos of the digging work and the new foundation are attached for your reference.

Floor Framing Complete Reconstruction

The initial scope of work involved limited replacement of existing floor framing. However, the condition of the existing building frame, once exposed, required the complete replacement of all floor framing, supporting columns and beams as well as replacing all of the framing of the roof.

Sheathing and exterior framing Reconstruction -

Rotted sheathing and wall framing was found when the existing siding was removed. We had no choice but to replace the sheathing of the entire building as well as sister and replace wall framing members.

REQUEST FOR SPECIAL PERMIT

In short, the reconstruction of foundations, re-framing of the entire building envelope and floors has resulted in a substantial additional and unforeseen cost and delay in completing the project. **Establishing a uniform basement ceiling height of 8.6 will not be a detriment to the public interest.**

REQUEST FOR A VARIANCE

Construction of Decks at the Rear Yard and on the roof of Unit 4.

Because the open space on the existing lot is so limited we are requesting a Variance to construct modest decks at the rear of each floor over the existing back yard.

The resulting benefit of increased open space provided to each Unit will not be a detriment to the public interest.

STATEMENT IN SUPPORT OF PROPOSED SPECIAL PERMIT AND VARIANCE

No Change in the Number or size of the four Units

There is no increase in the heated and enclosed area of the original 4 Unit building. The number of Units, bedrooms, bathrooms or kitchens will not be increased.

We believe that the Variance and Special Permit being requested will substantially benefit the new Owners of the finished units and that the building will have been taken from near collapse to a virtually new structure. Providing additional open space by the construction of decks shown in the accompanying exhibits will relieve substantial financial hardships encountered in the renovation of the building and do not be a detriment to the public interest.

* * * * *

(8:35 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea Hickey, Jim Monteverde, Jason
Marshall

CONSTANTINE ALEXANDER: Next case is Spring Street.

SISIA DAGLIAN: Spring Street.

CONSTANTINE ALEXANDER: Another one. The Chair
will now call Case Number 109394 -- 118 Spring Street.

Anyone wishing to be heard on this matter?

SIDDARTH GEHLOT: Good evening, everyone. This is
Sid Gehlot from Treetop Group. I'm the owner, and I have
also here Morris Schopf, the architect. We are renovating
legal --

CONSTANTINE ALEXANDER: Excuse me, sir, excuse me
Let me interrupt you. I apologize for doing that. Your
application is not complete. It seems to be our night for
noncompletes. You're supposed -- you have to have a
supporting statement for a variance. And the variance
relates to the decks, the proposed decks.

Nothing is -- blank! -- nothing's here. How can
you not -- you can't have a panel analyze this case unless

1 that information is provided. That's why it's in the file.

2 So I think we've got to continue this case as
3 well. Do you have a date?

4 MORRIS SCHOPF: Can you tell us what is missing?

5 THE REPORTER: Could you state your name for the
6 record, please?

7 CONSTANTINE ALEXANDER: I have a page in front of
8 me that is just our standard form for zoning cases:
9 "Supporting Statements for a Variance." To grant a
10 variance, we need to make three basic, important, essential
11 findings. The page is left blank. Never been filled in.

12 There's some of that information, I will point out
13 on the plans, but not all of the information that's
14 required, and not enough information. So I don't see how we
15 can consider this a variance case. You just haven't
16 complied with the ordinance.

17 MORRIS SCHOPF: Would you be so kind as to
18 continue us to the next meeting?

19 CONSTANTINE ALEXANDER: Say it again, please?

20 THE REPORTER: Could you state your name for the
21 record, please?

22 CONSTANTINE ALEXANDER: I'm sorry, I didn't catch

1 that.

2 THE REPORTER: Could you -- could he state his
3 name for the record, please?

4 MORRIS SCHOPF: Oh, Morris Schopf.

5 THE REPORTER: Could you spell your last name?

6 MORRIS SCHOPF: Morris Schopf, S-c-h-o-p-f.

7 you've got Siddarth twice, but I am not Siddarth, I am the
8 architect. So we will figure out what we are missing, and
9 we would be pleased to return at your next regular meeting.

10 CONSTANTINE ALEXANDER: I don't think we have room
11 on our agenda for the next meeting. Let me find out.

12 SISIA DAGLIAN: No, it would be June 10.

13 CONSTANTINE ALEXANDER: June 10 is the earliest we
14 can hear it.

15 MORRIS SCHOPF: We will take June 10.

16 CONSTANTINE ALEXANDER: Okay. I'm sorry -- okay.

17 The Chair moves that we continue this case as a case not
18 heard until 6:00 p.m. on June 10, subject to the following
19 conditions:

20 One, that the petitioner must sign a waiver of
21 time for a decision, which is required to continue the case.
22 That signed waiver must be signed and delivered to the

1 Building Department no later than 5:00 p.m. on a week from
2 Monday. If that is not done, if we still have a form that's
3 not been completed, we will dismiss the case.

4 Second, that the posting sign that's up there now
5 must be modified to reflect the new dates and the new time.
6 And that new sign must be maintained for the 14 days
7 required by our ordinance.

8 You can do that in one of two ways. You can get a
9 new sign from the Building Department, or you can take the
10 existing sign, so long as it is still in legible condition,
11 and with a magic marker or some other instrument, change the
12 date and time on that sign.

13 But it's got to be done in a fashion that the sign
14 is now legible as to the new date and time.

15 And lastly, that the form that I referred to that
16 needs to be completed and any other proposed changes you
17 want to make to the specifications, dimensional requirements
18 or the like -- any of that must be in our file no later than
19 5:00 p.m. on the Monday before June 10.

20 Brendan, how do you vote?

21 BRENDAN SULLIVAN: Brendan Sullivan yes to the
22 continuance.

1 CONSTANTINE ALEXANDER: Jim?

2 JIM MONTEVERDE: And Jim Monteverde yes to the
3 continuance.

4 CONSTANTINE ALEXANDER: Andrea?

5 ANDREA HICKEY: Andrea Hickey yes to the
6 continuance.

7 CONSTANTINE ALEXANDER: Jason?

8 JASON MARSHALL: Jason Marshall yes to the
9 continuance.

10 CONSTANTINE ALEXANDER: And the Chair votes yes as
11 well.

12 [All vote YES]

13 This case will be continued until June 10. Thank
14 you.

15 COLLECTIVE: Thank you.

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