



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

2018 OCT 26 AM 11:14
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017034-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Charleen Jue - C/O James J. Rafferty, Esq.

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

LOCATION OF PROPERTY : 11 Hutchinson St Cambridge, MA

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

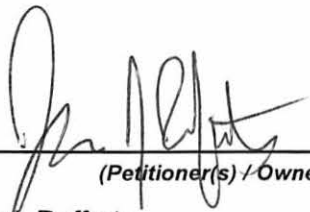
Petitioner seeks to construct second floor addition above existing garage with unroofed deck above and dormers on left and right side of roof. Petitioner also seeks to construct deck and platform on rear of house.

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 10.000 Section 10.30 (Variance).

Original Signature(s) : 
 (Petitioner(s) / Owner)
James J. Rafferty
 (Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : (617) 492-4100

E-Mail Address : jrafferty@adamsrafferty.com

Date : 10/24/18

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Charleen Jue
(Owner or Petitioner)

Address: c/o James J. Rafferty 675 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 11 Hutchinson Street

the record title standing in the name of Charleen Jue

whose address is 11 Hutchinson Street, Cambridge MA 02138

(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 69582 Page 118 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Charleen Jue
(Owner)

=====

On this 10th day of October, 2018, before me, the undersigned notary public, personally appeared Charleen Jue proved to me through satisfactory evidence of identification, which were Massachusetts Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Janice M. Lecha
Notary Public

My commission expires: 10/31/2021

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 provisions of this Ordinance would preclude the petitioner from making the proposed renovations to their home which is quite small and contains a single bathroom.

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 related to the small size of the lot and the age and condition of the existing structure.

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

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

The introduction of dormers that comply with the width requirement of the dormer guidelines and a second floor addition that does not expand the footprint of the house will not result in any detriment to the public good.

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

The proposed renovations will neither increase the height of the existing dwelling nor expand its footprint.

*** 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: Nirvana **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 11 Hutchinson St Cambridge, MA **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,584</u>	<u>1,974</u>	<u>1,250</u>	(max.)
<u>LOT AREA:</u>	<u>2,500</u>	<u>no change</u>	<u>5,000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.6333</u>	<u>.79</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,500</u>	<u>no change</u>	<u>2,500</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>52'</u>	<u>no change</u>	<u>50'</u>	(min.)
<u>DEPTH</u>	<u>48'6"</u>	<u>no change</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>10'</u>	<u>no change</u>	<u>15'</u>	(min.)
<u>REAR</u>	<u>13'10"</u>	<u>no change</u>	<u>25'</u>	(min.)
<u>LEFT SIDE</u>	<u>8'</u>	<u>no change</u>	<u>'6" (sum of 20</u>	(min.)
<u>RIGHT SIDE</u>	<u>6'3"</u>	<u>no change</u>	<u>'6" (sum of 20)</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>28'9"</u>	<u>no change</u>	<u>35</u>	(max.)
<u>LENGTH</u>	<u>24'3"</u>	<u>no change</u>	<u>N/A</u>	
<u>WIDTH</u>	<u>37'8"</u>	<u>no change</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>14.4</u>	<u>22.6</u>	<u>40</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>no change</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>no change</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(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.

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'.

11 Hutchinson St.
Petitioner

230-17
BERNSTEIN, JANE
12 SAVILLE ST
CAMBRIDGE, MA 02138

230-18
MAZER, FRANK & ANGELA PENDLETON
10 SAVILLE ST.
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

230-20
KLEIN, H. PETER & BEATE KLEIN BECKER
TRS. THE H. PETER KLEIN 2012 REV TRUST
179 APPLETON ST
CAMBRIDGE, MA 02138

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

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

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

230-110
LESAUX, NONIE & SCOTT FURLONG
19 HUTCHINSON ST
CAMBRIDGE, MA 02138

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

230-129
JUE, CHARLEEN
11 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-130
BOB, LISA B. C/O BLUME, RANDY L.
173 APPLETON ST
CAMBRIDGE, MA 02138

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

230-19
DAMICO, MARY
185 APPLETON ST
CAMBRIDGE, MA 02138

11 Hutchinson Street Photographs



NORTH ELEVATION FROM HUTCHINSON STREET



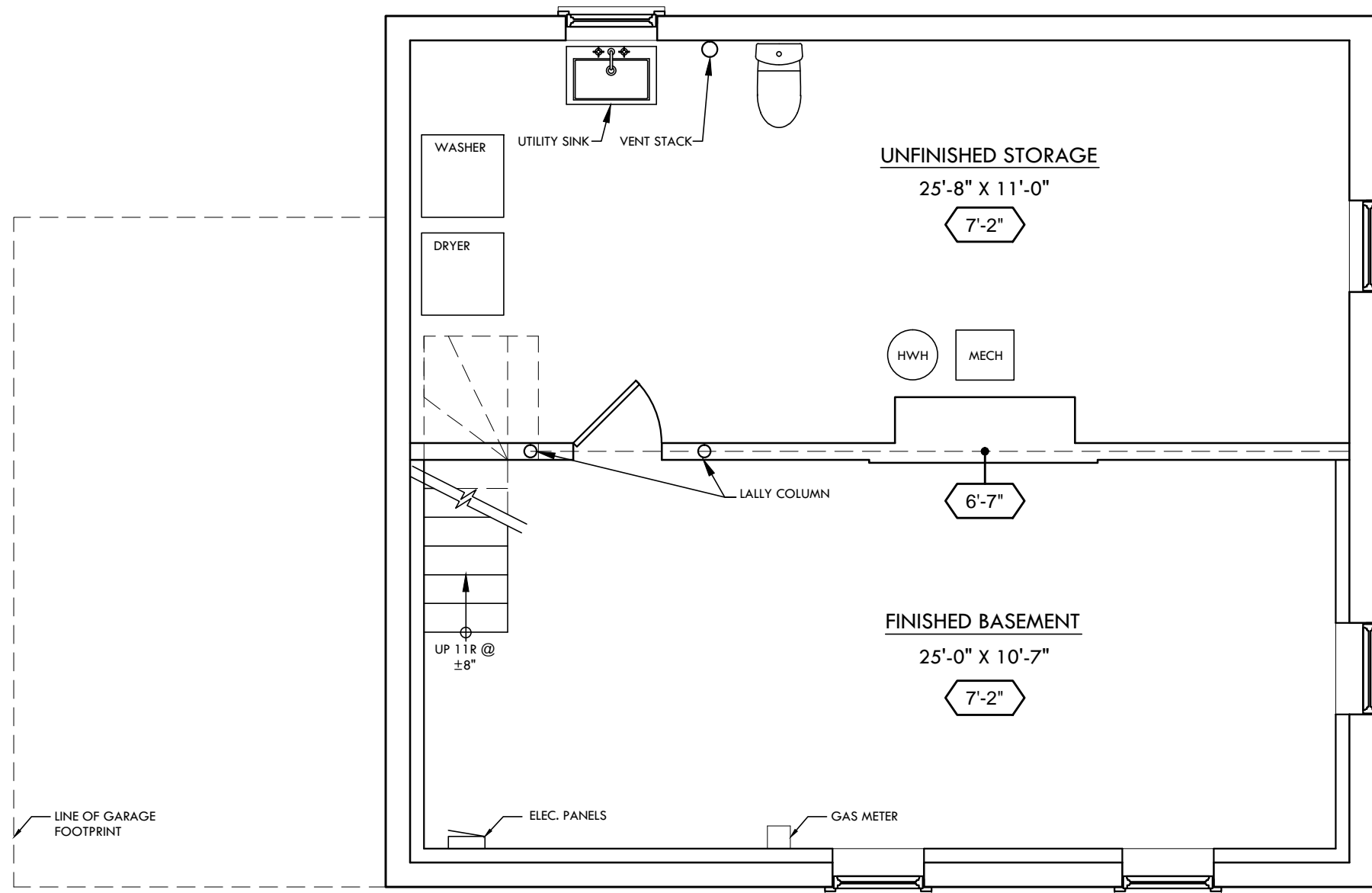
NORTH ELEVATION FROM HUTCHINSON STREET



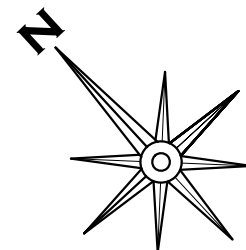
WEST ELEVATION FROM HUTCHINSON STREET

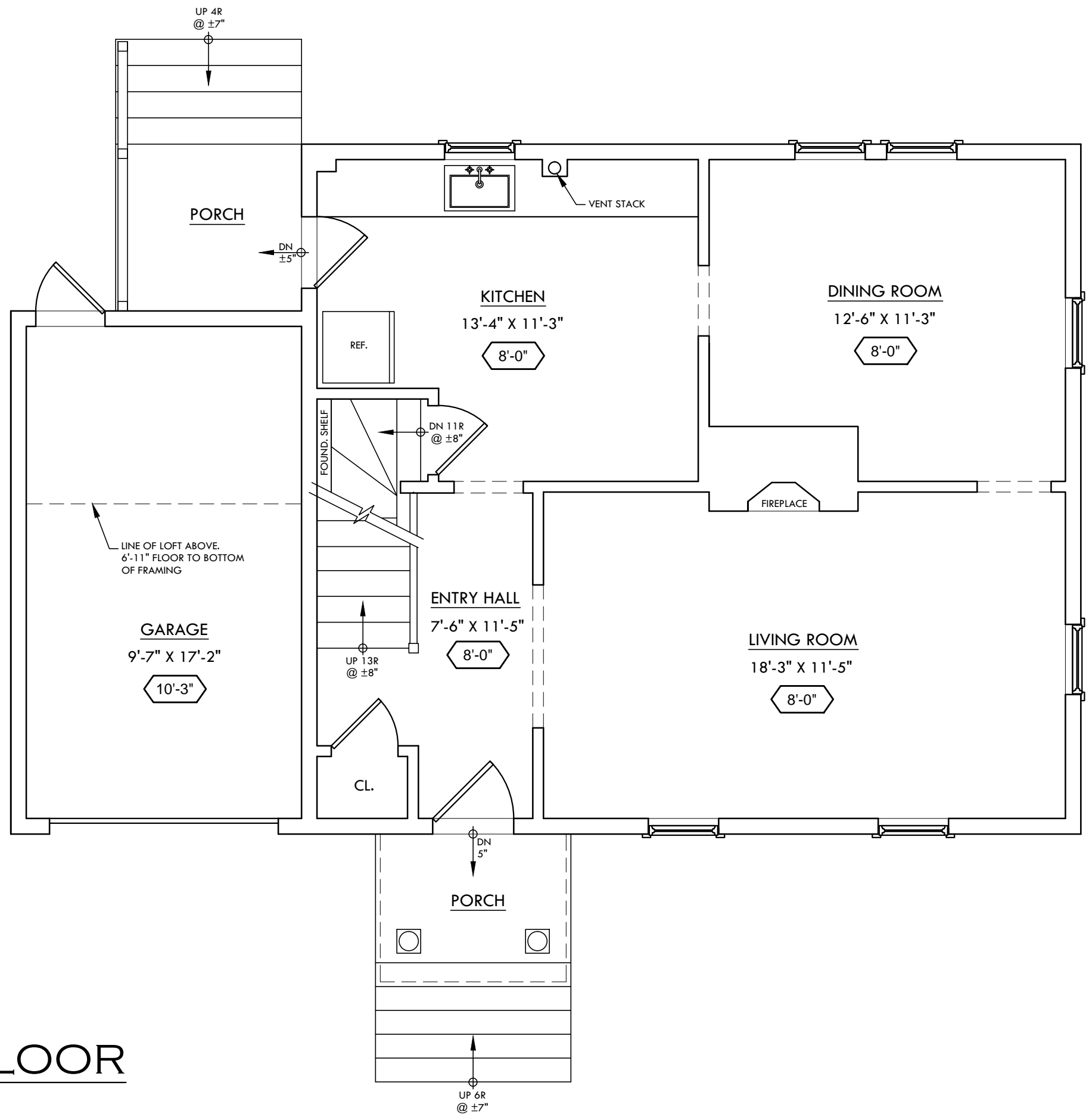


EAST ELEVATION FROM HUTCHINSON STREET

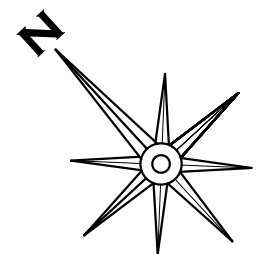


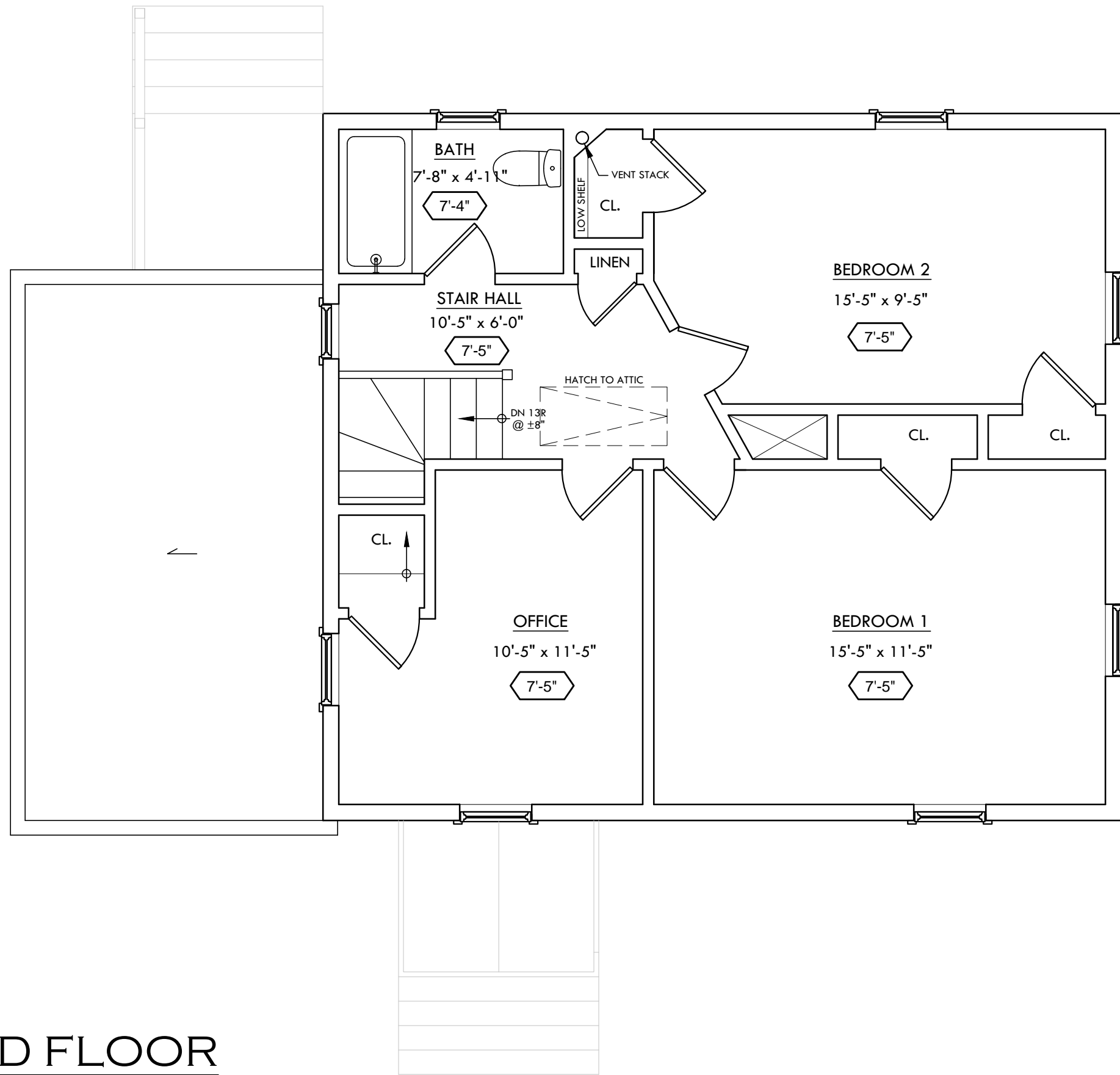
EXISTING BASEMENT



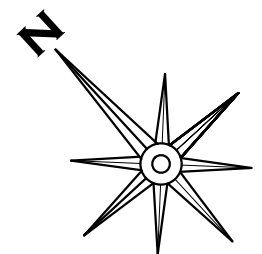


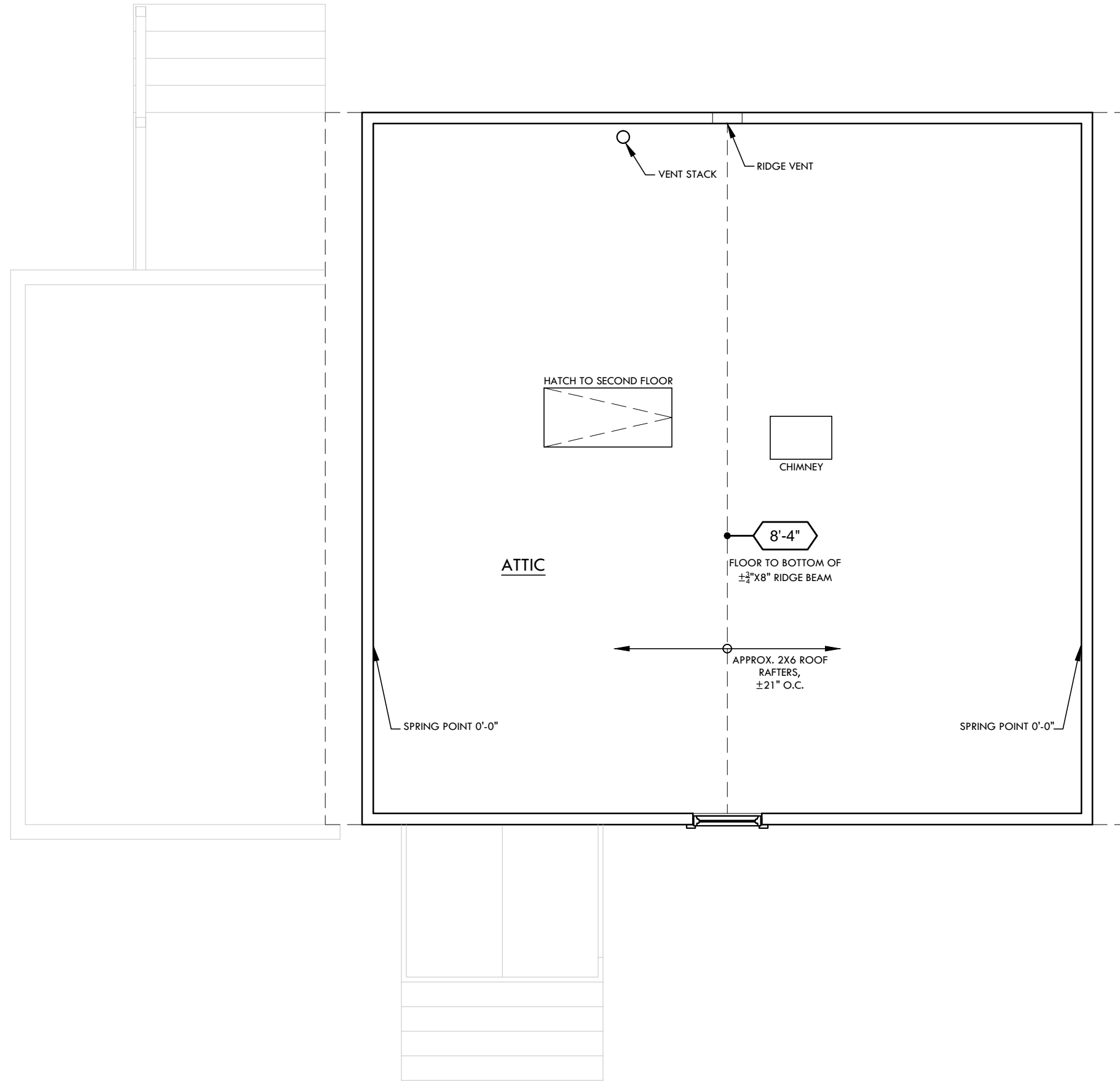
EXISTING FIRST FLOOR



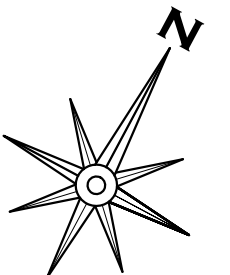


EXISTING SECOND FLOOR



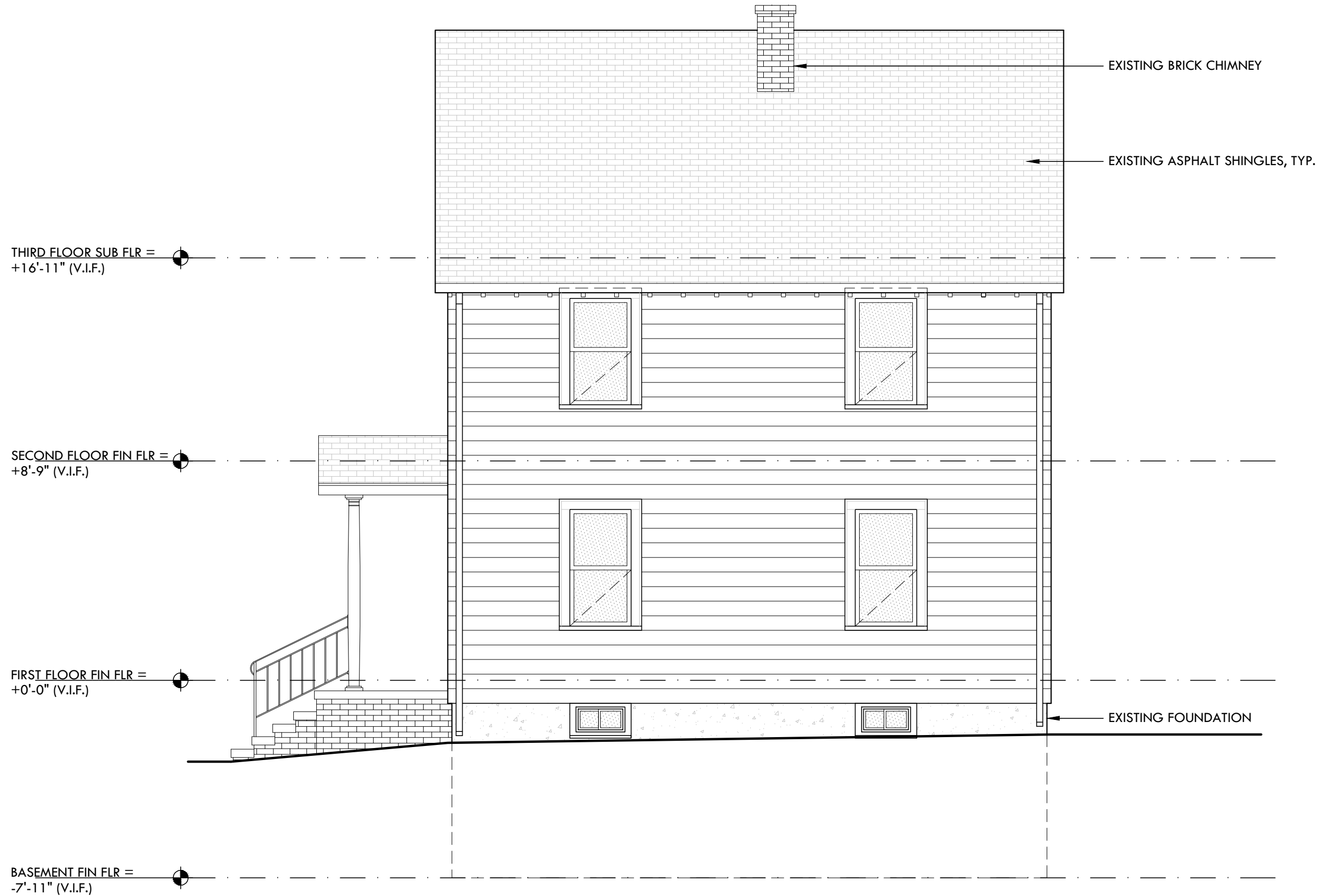


EXISTING ATTIC

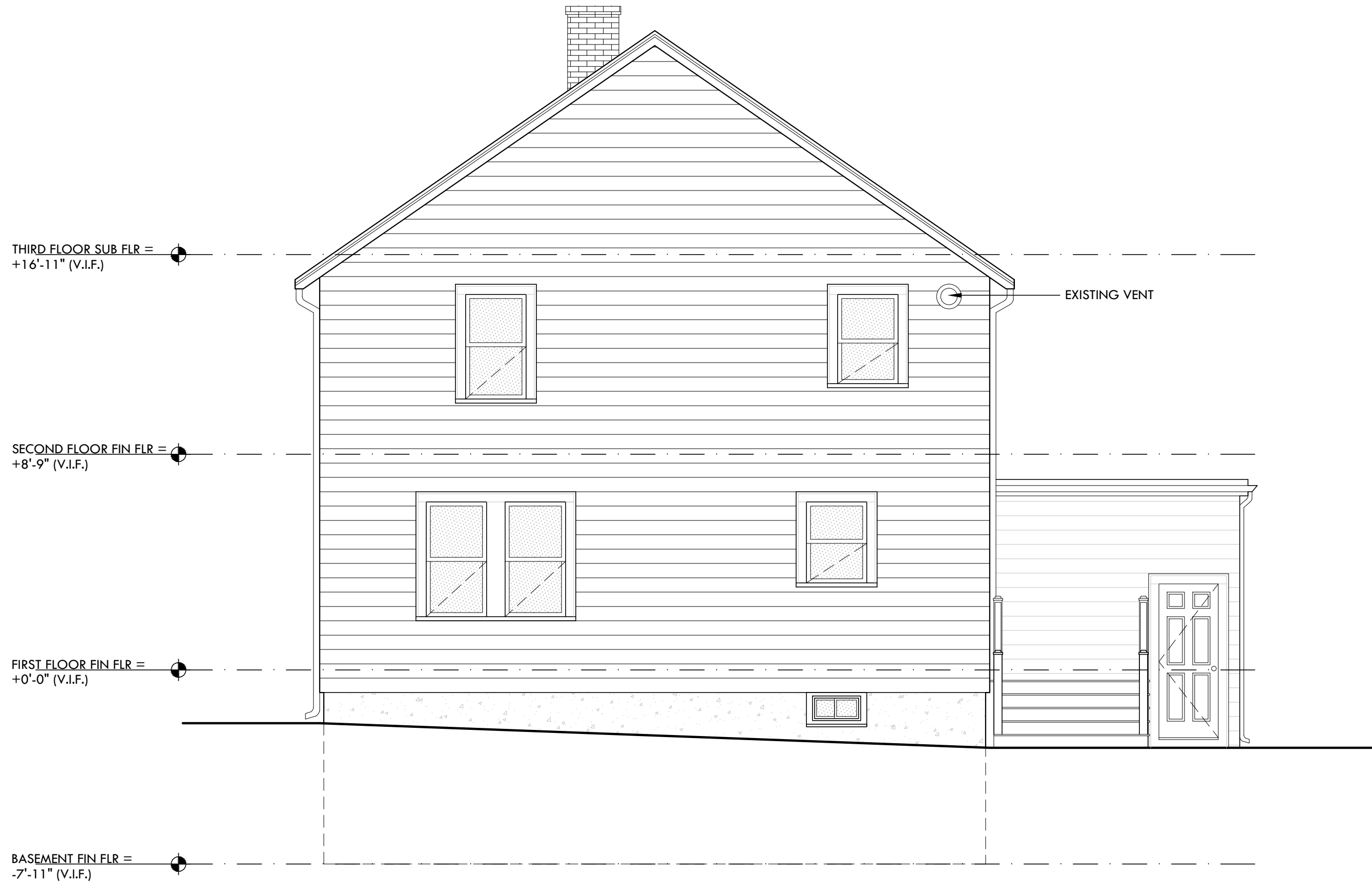




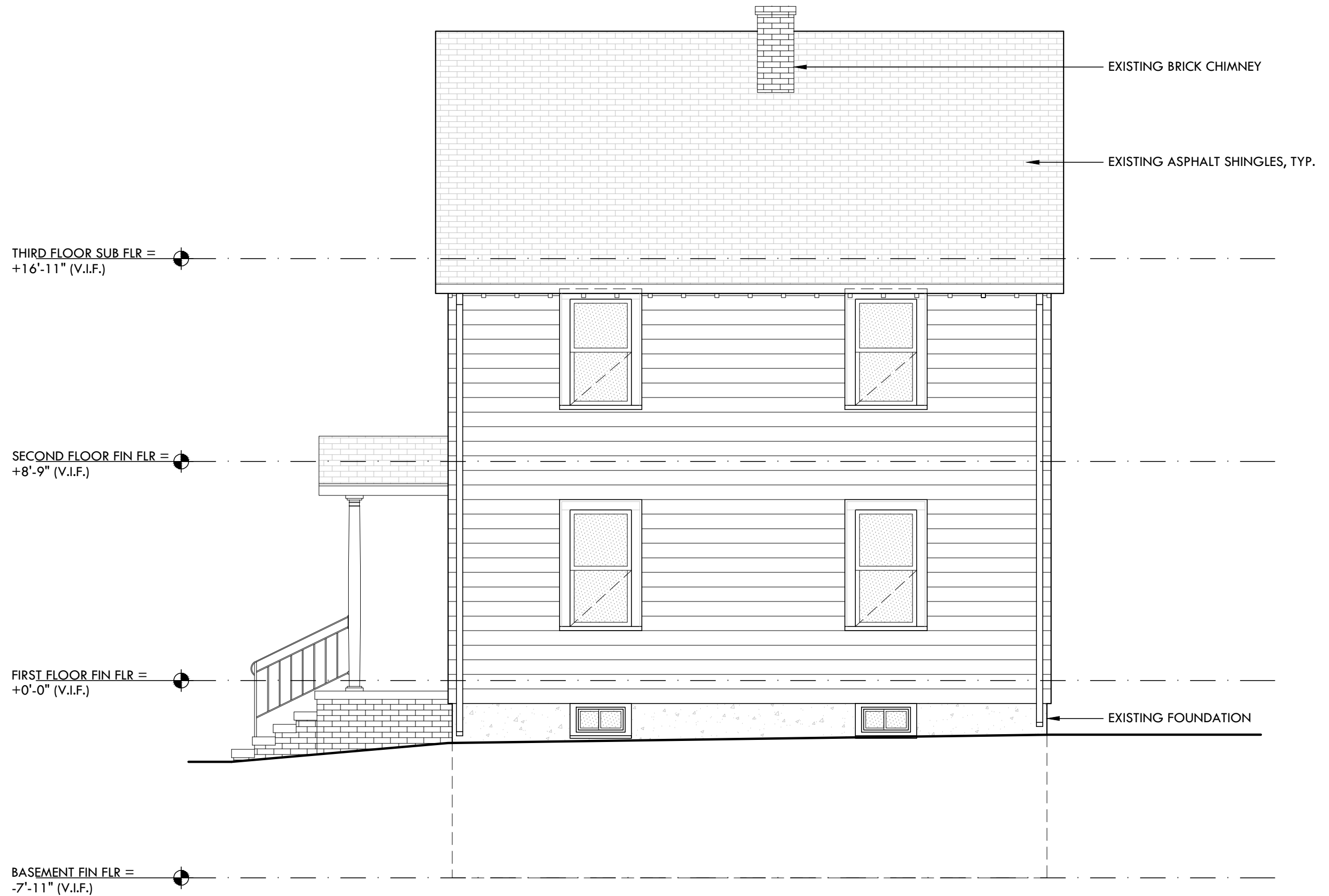
EXISTING NORTH ELEVATION



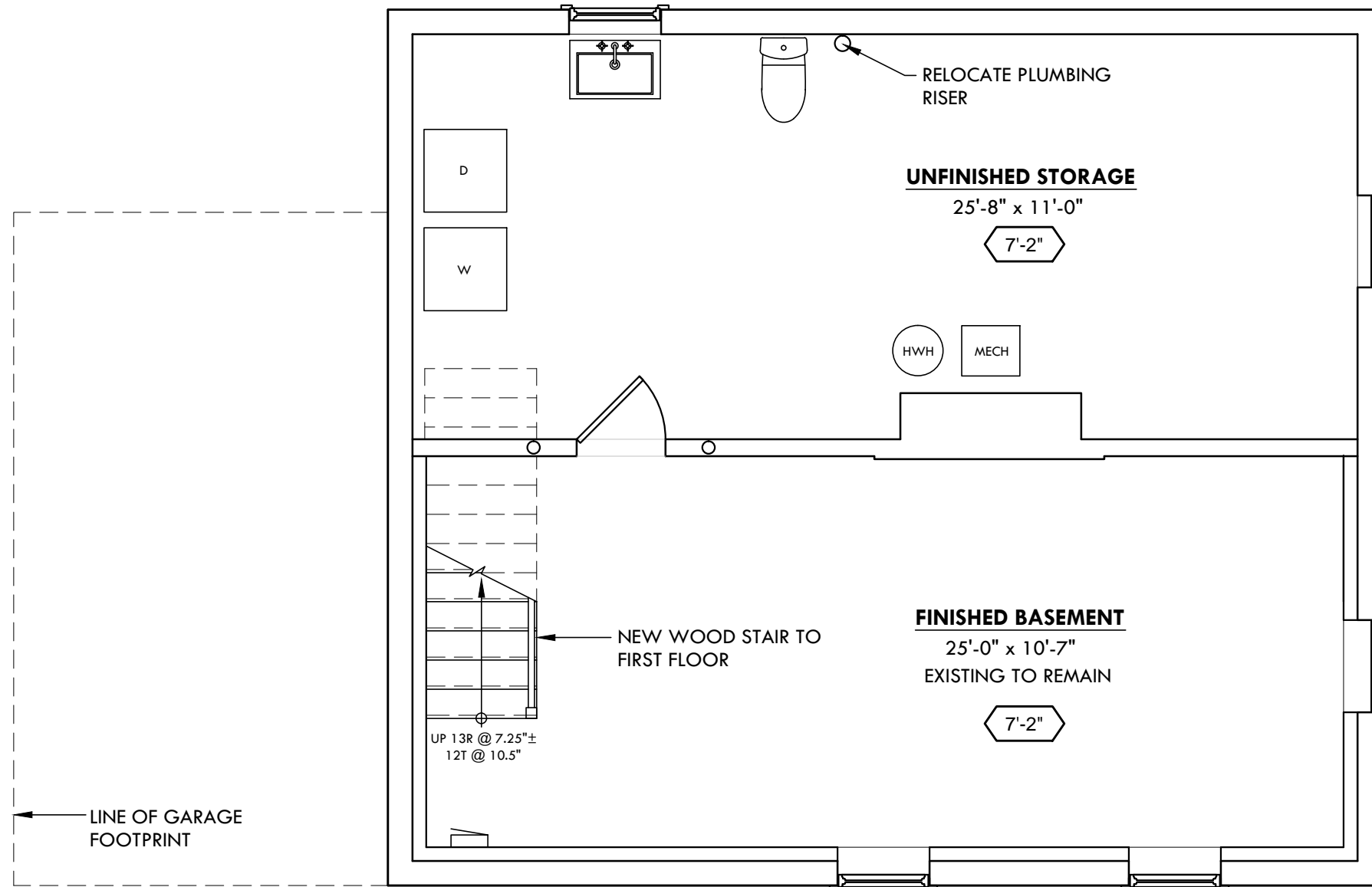
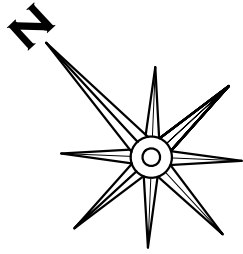
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

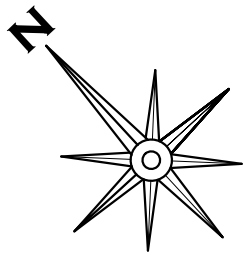


EXISTING EAST ELEVATION

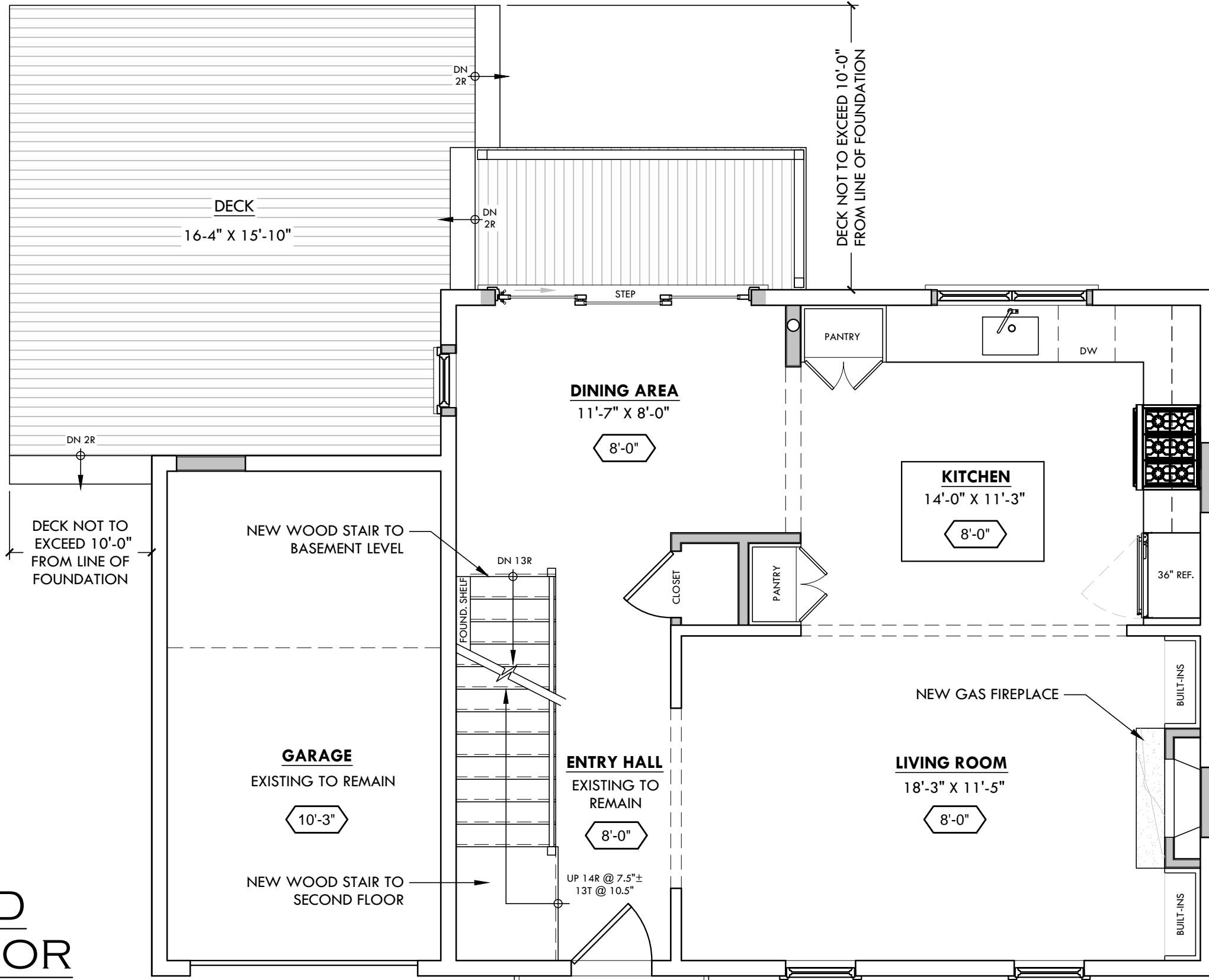


LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALLS

PROPOSED BASEMENT

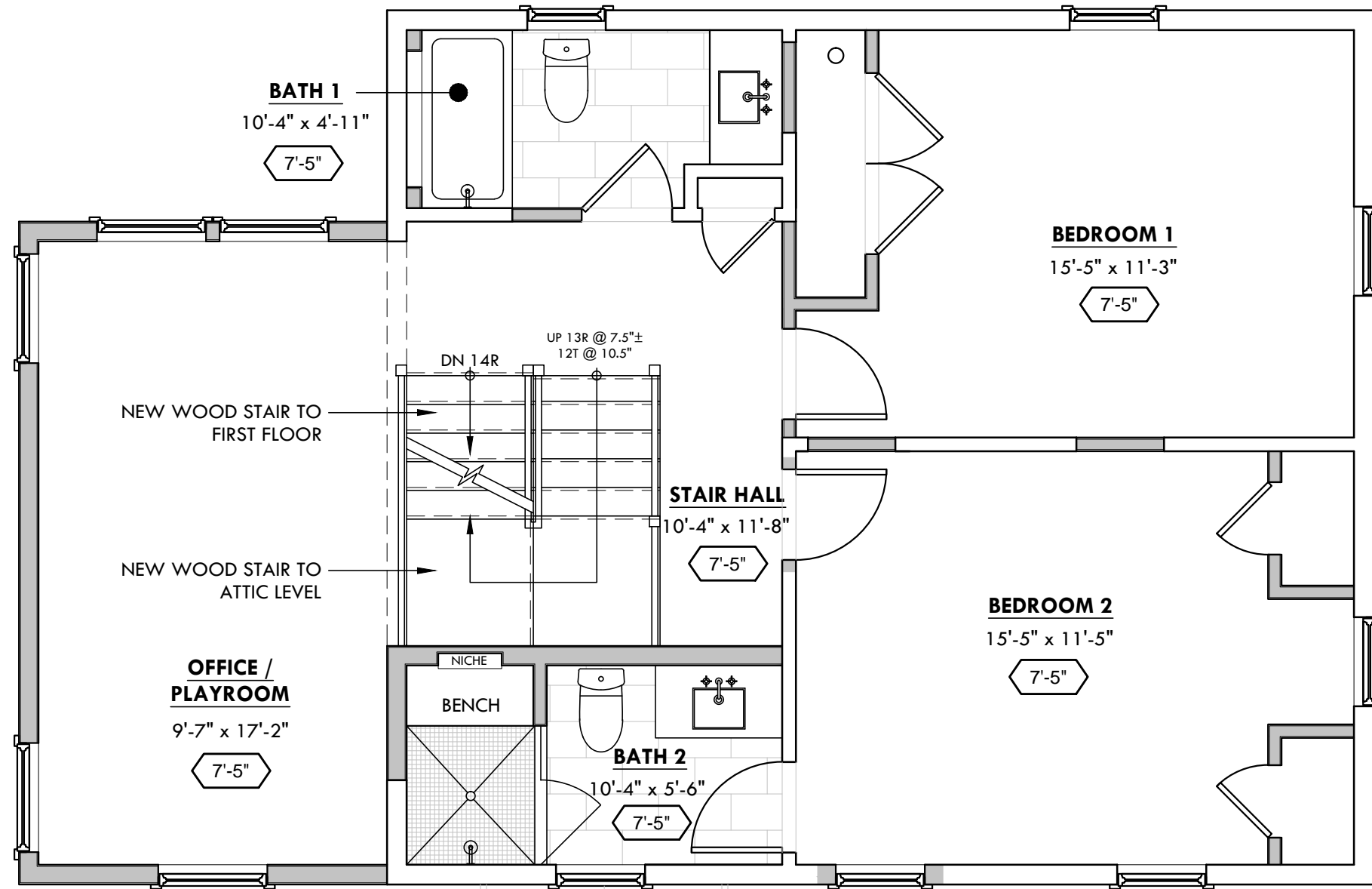
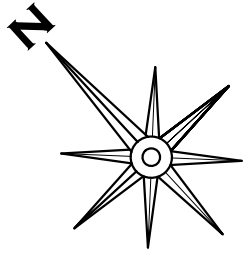


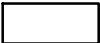

APPROXIMATE LOCATION OF PROPERTY LINE



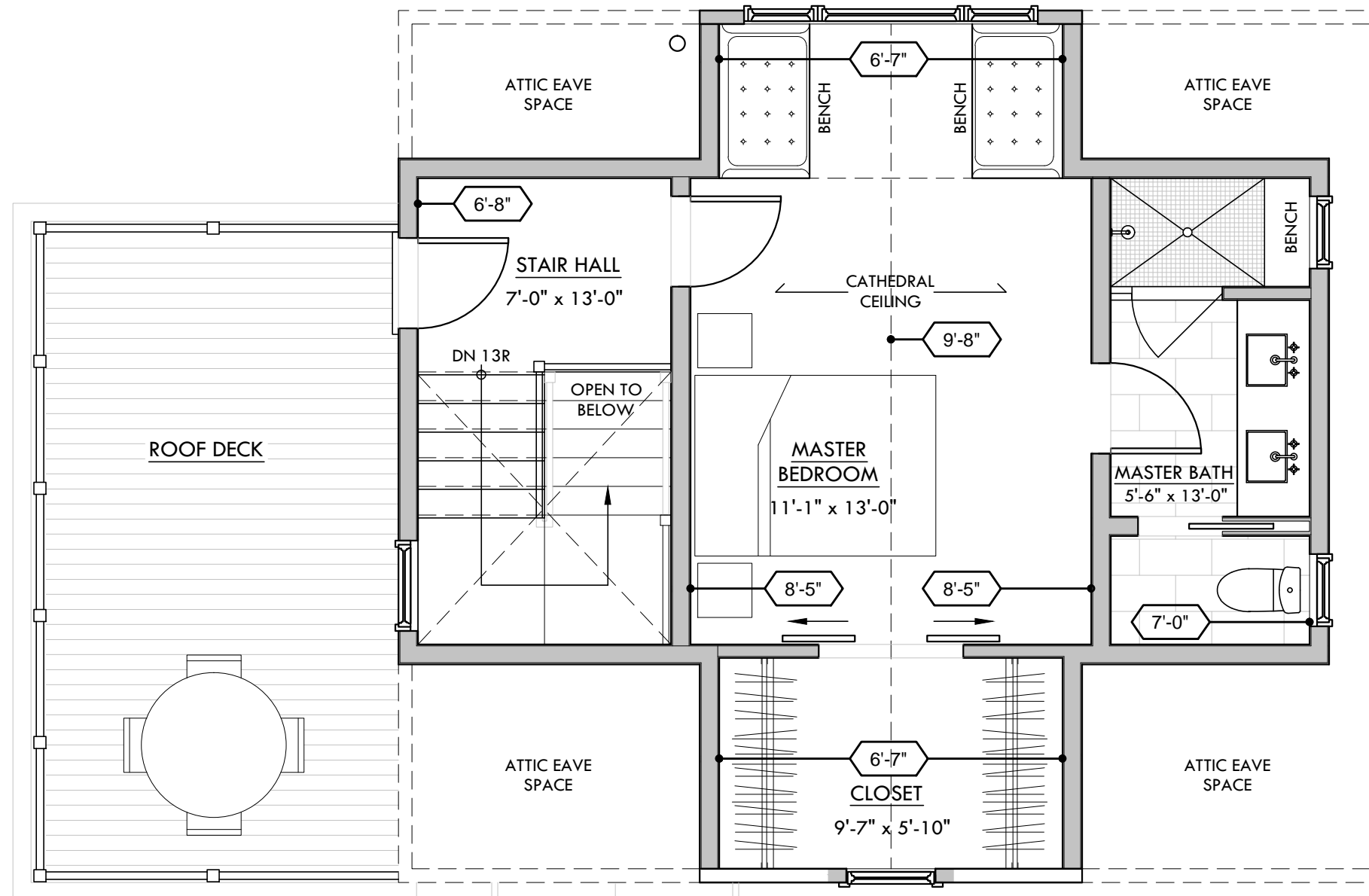
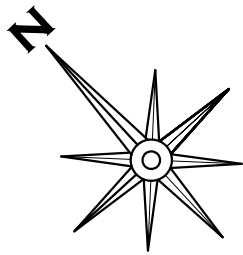
PROPOSED FIRST FLOOR



LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALLS



LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALLS

PROPOSED SECOND FLOOR



LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALLS

PROPOSED ATTIC FLOOR

DORMER PLATE HEIGHT @
STAIR HALL = +23'-7" (V.I.F.)

DORMER PLATE HEIGHT @ MASTER
BATH = +23'-11" (V.I.F.)

THIRD FLOOR SUB FLR =
+16'-11" (V.I.F.)

NEW WINDOWS AND
SHUTTERS

SECOND FLOOR FIN FLR =
+8'-9" (V.I.F.)

EXISTING PTD. SHINGLE
SIDING TO REMAIN, NEW
CONSTRUCTION TO RECEIVE
SHINGLES TO MATCH
EXISTING EXPOSURE

FIRST FLOOR FIN FLR =
+0'-0" (V.I.F.)

BASEMENT FIN FLR =
-7'-11" (V.I.F.)



PROPOSED NORTH ELEVATION

LEGEND

INDICATES NEW WINDOW/DOOR

EXISTING ASPHALT SHINGLES TO REMAIN

NEW MEMBRANE ROOFING AT DORMER

DORMER PLATE HEIGHT @ MASTER BATH = +23'-11" (V.I.F.)

NEW WINDOWS

NEW PTD. SHINGLE SIDING AT NEW CONSTRUCTION TO MATCH EXISTING

THIRD FLOOR SUB FLR = +16'-11" (V.I.F.)

EXISTING WINDOWS TO REMAIN

SECOND FLOOR FIN FLR = +8'-9" (V.I.F.)

ENTRY PORCH TO REMAIN

NEW WOOD PORCH RAILING

FIRST FLOOR FIN FLR = +0'-0" (V.I.F.)

BASEMENT FIN FLR = -7'-11" (V.I.F.)



PROPOSED WEST ELEVATION

LEGEND

INDICATES NEW WINDOW/DOOR



PROPOSED SOUTH ELEVATION

LEGEND	
	INDICATES NEW WINDOW/DOOR

EXISTING ASPHALT SHINGLES
TO REMAIN

NEW MEMBRANE ROOFING
AT DORMER

DORMER PLATE HEIGHT @
STAIR HALL = +23'-7" (V.I.F.)

NEW WINDOW AND DOOR

NEW PTD. SHINGLE SIDING
AT NEW CONSTRUCTION
TO MATCH EXISTING

THIRD FLOOR SUB FLR =
+16'-11" (V.I.F.)

NEW WINDOWS

SECOND FLOOR FIN FLR =
+8'-9" (V.I.F.)

NEW WINDOW

NEW WOOD PLATFORM

FIRST FLOOR FIN FLR =
+0'-0" (V.I.F.)

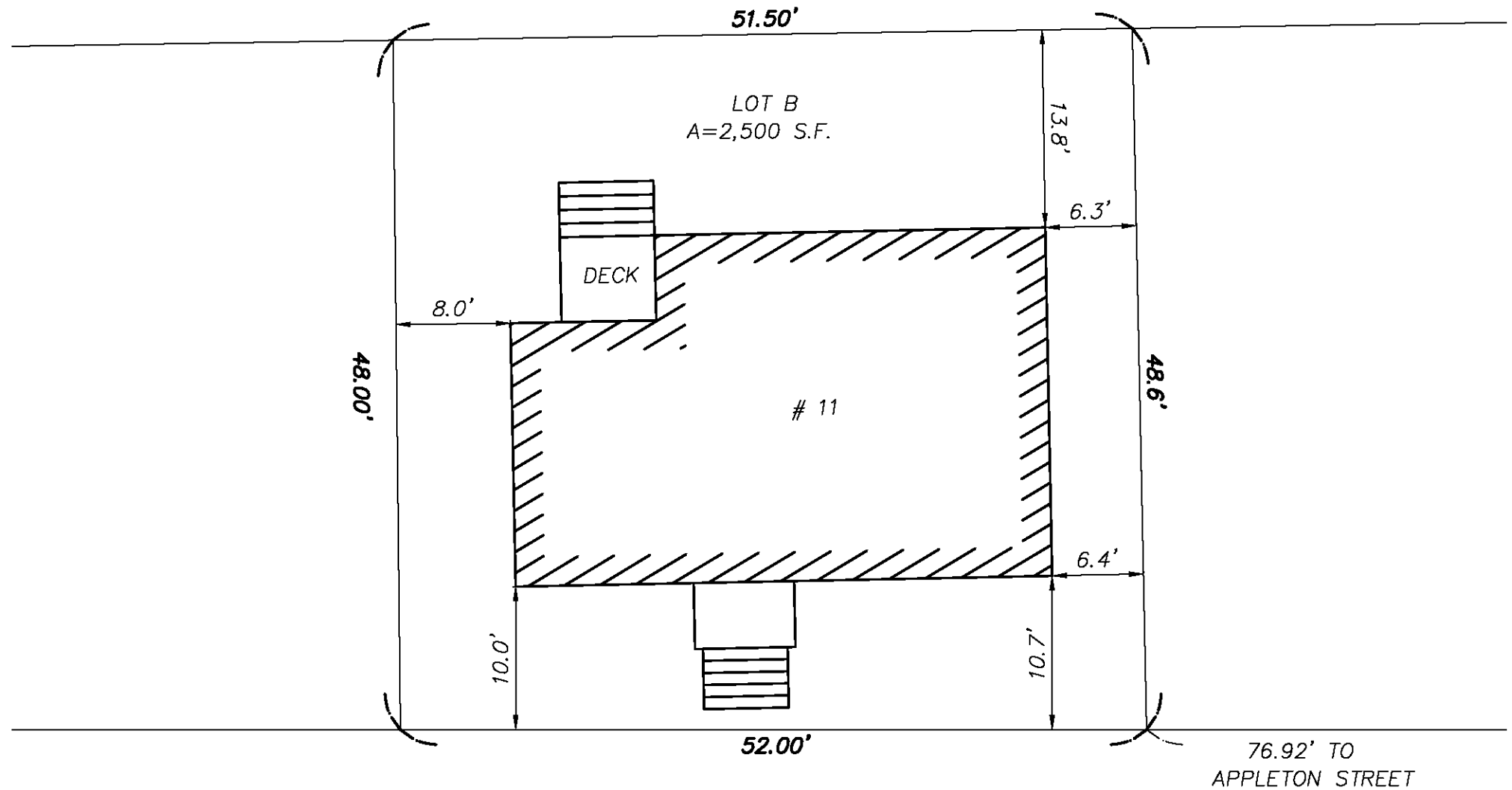
BASEMENT FIN FLR =
-7'-11" (V.I.F.)



PROPOSED EAST ELEVATION

LEGEND

INDICATES NEW WINDOW/DOOR



HUTCHINSON STREET

OWNER OF RECORD

CHARLEEN JUE
BOOK 69582 PAGE 118 M.S.R.D.

PLAN REFERENCES

PLAN # 45 OF 1939

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON AN
ACTUAL INSTRUMENT SURVEY.

EDWARD J. FARRELL P.L.S.

DATE

PLOT PLAN
11 HUTCHINSON STREET
CAMBRIDGE, MASS.
 SCALE: 1" = 10' DECEMBER 4, 2017
 Prepared By
EDWARD J. FARRELL
 PROFESSIONAL LAND SURVEYOR
 110 WINN STREET ~ SUITE 203 ~ WOBURN, MA.
 (781)-933-9012