



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 FEB 17 PM 12:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 162710

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Sam Wolff C/O Architect, Heather Souza

PETITIONER'S ADDRESS: 19 maple ave, cambridge, ma 02139

LOCATION OF PROPERTY: 123 Hancock St., Cambridge, MA

TYPE OF OCCUPANCY: two family residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of a two family dwelling towards the side and rear of the property. The lot will consist of 3 dwelling units including existing 2 family that will be converted into a single. Relief on rear yard setback and FAR due to ceiling height at basement exceeds 6'-11" therefor included in FAR calculations.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000

Section: 5.31 (Table of Dimensional Requirements).

Article: 10.000

Section: 10.30 (Variance).

Original
Signature(s):

She
(Petitioner (s) / Owner)

Sam Wolff

(Print Name)

Address:

19 Maple Ave Cambridge, MA 02139

Tel. No.

6178215353

E-Mail Address:

wolff.sam@gmail.com

Date: 2/15/2022

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 MSW Hancock LLC, Sam Wolff
(OWNER)

Address: 19 Maple Ave Cambridge, MA 02139

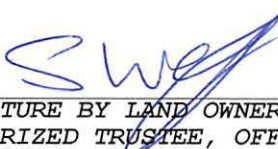
State that I/We own the property located at 123 Hancock Street,
which is the subject of this zoning application.

The record title of this property is in the name of MSW Hancock LLC

*Pursuant to a deed of duly recorded in the date 6/15/2021, Middlesex South
County Registry of Deeds at Book 78021, Page 344; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

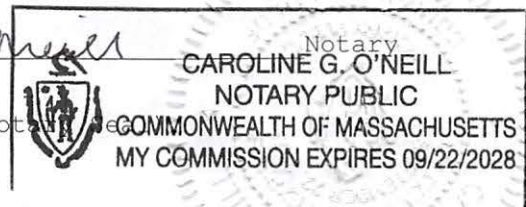

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

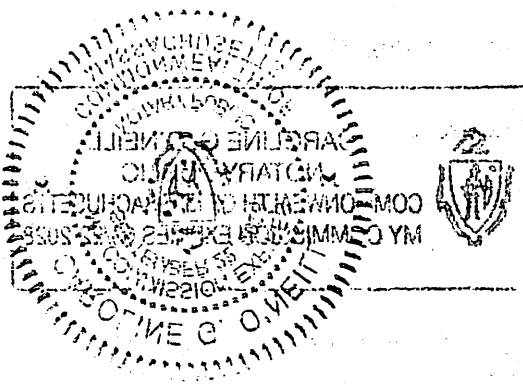
Commonwealth of Massachusetts, County of Middlesex

The above-name Samuel Wolff personally appeared before me,
this 15th of February, 2022, and made oath that the above statement is true.

My commission expires _____ (Notary)



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



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:

N/A

- 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:

N/A

- 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:

N/A

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

In order to respect the guidance of the Mid Cambridge Historic Commission, we have located the new construction towards the back of the site encoaching on the rear yard setback. This will allow the original structure to be more dominant visually and subordinate the new structure while preserving the approach to the site as you come up Hancock Street from Massachusetts Ave. It seemed logical to take this approach as the rear of the property faces a parking area.

For the proposed new construction, it would be desirable to have basement ceiling heights of greater than 6'11". This is not intended to maximize the number of units on the site as current zoning would allow for five units, but we propose three units.

***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: Sam Wolff
Location: 123 Hancock St., Cambridge, MA
Phone: 6178215353

Present Use/Occupancy: two family residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: 4 unit residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1902	6776.5	5696	(max.)
<u>LOT AREA:</u>		7593	7593	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.25	0.89	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3796.5	2531	1500	
<u>SIZE OF LOT:</u>	WIDTH	~59.4	~59.4	50	
	DEPTH	125.5	125.5	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	18.9	18.9	10	
	REAR	38.7	7	26	
	LEFT SIDE	28.6	7.5	7.5	
	RIGHT SIDE	0	0	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	~27.5	31.5	35	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		~50	32	30	
<u>NO. OF DWELLING UNITS:</u>		2	3	5	
<u>NO. OF PARKING SPACES:</u>		2	3	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	10	10	

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.:

RESIDENTIAL, SEE DRAWINGS, WOOD FRAME

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'.



MIN Ratio of Private Open Space to Lot Area
 $7,593 \times 30\% = 2,278 \text{ SF}$

OPEN SPACE_ 15'x15' MIN
 $505 + 258 + 866 = 1,629 \text{ SF}$

OPEN SPACE_ 6'x6' MIN and Greater than 72 SF
 $2,278 \times 25\% = 570 \text{ SF MAX}$
 $155 + 723 + 449 = 1,327 \text{ SF PROVIDED}$

OPEN SPACE_ Balconies
 $100 + 24 + 53 + 50 = 227 \text{ SF}$

OPEN SPACE_ TOTAL
2,426 SF

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT
**HANCOCK
RESIDENCES**

123 HANCOCK STREET
CAMBRIDGE, MA 02139

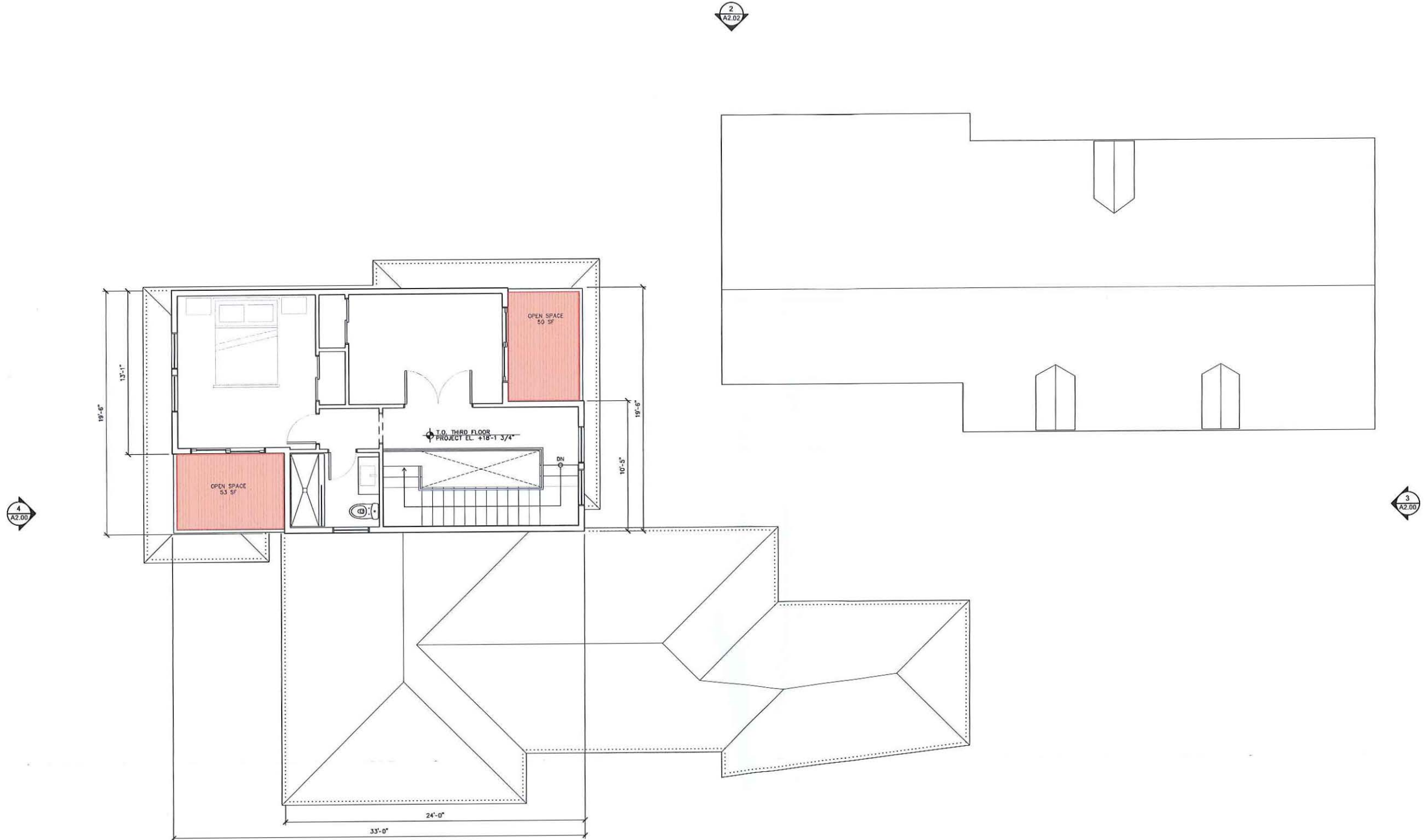
Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

Cad File Name: A-SITE PLAN-planting.dwg

PLANTING AND
HARDSCAPE PLAN

L1.00

SCALE: $1/8" = 1'$
0' 10' 20' 30' 40'



- GENERAL NOTES:
1. ALL WALL LAYOUT DIMENSIONS TO FRAMING
 2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING
 3. ALL WALLBOARD AT BATHROOMS TO BE WATER RESISTANT, PER SPEC
 4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED, PER SPEC
 5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER
 6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS
 7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT
 8. ROOF PITCHES TO BE CONFIRMED COORDINATED BY G.C.
 9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION
 10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS UNO

SURVEYOR
BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

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BZA SUBMISSION	12 FEB 2022

Cad File Name: A-PLAN.dwg

PROPOSED
THIRD FLOOR
PLAN

A1.03

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

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 20, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE (AKA NAVD88) AND WERE DETERMINED FROM A GPS OBSERVATION.

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

PREPARED FOR:
SAM WOLFF
19 MAPLE STREET
CAMBRIDGE, MA 02139

REFERENCES:
OWNER OF RECORD:
TAKAKO G. SALVI
TRUSTEE OF THE TAKAKO G. SALVI TRUST OF 1999
506 SILVER FOX CIRCLE
HILLSBOROUGH, NC 27278

DEED: BK 59342; PG 265
PLAN: BK 348; PG END
PL 1965 #417
PL 1978 #341
PL 1980 #25
PL 2004 #15

LCC:
2680-A
4824-A
6273-A
7510-A
12329-A
35019-A

ZONING:
MAP/LOT: 116-31
ZONING: C-1

	FAR	LOT SIZE	LOT AREA/ DW. UNIT	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT, FEET	PVT. OP. SPACE
REQUIRED	(MAX.)	(MIN.)	(MIN.)	(MIN.)	(MIN.)	(MIN.)	(MIN.)	(MAX.)	(MIN.)
	0.75	5,000 SF	1,000 SF	50'	(H+L)/4	(H+L)/5	(H+L)/4	35'	30%

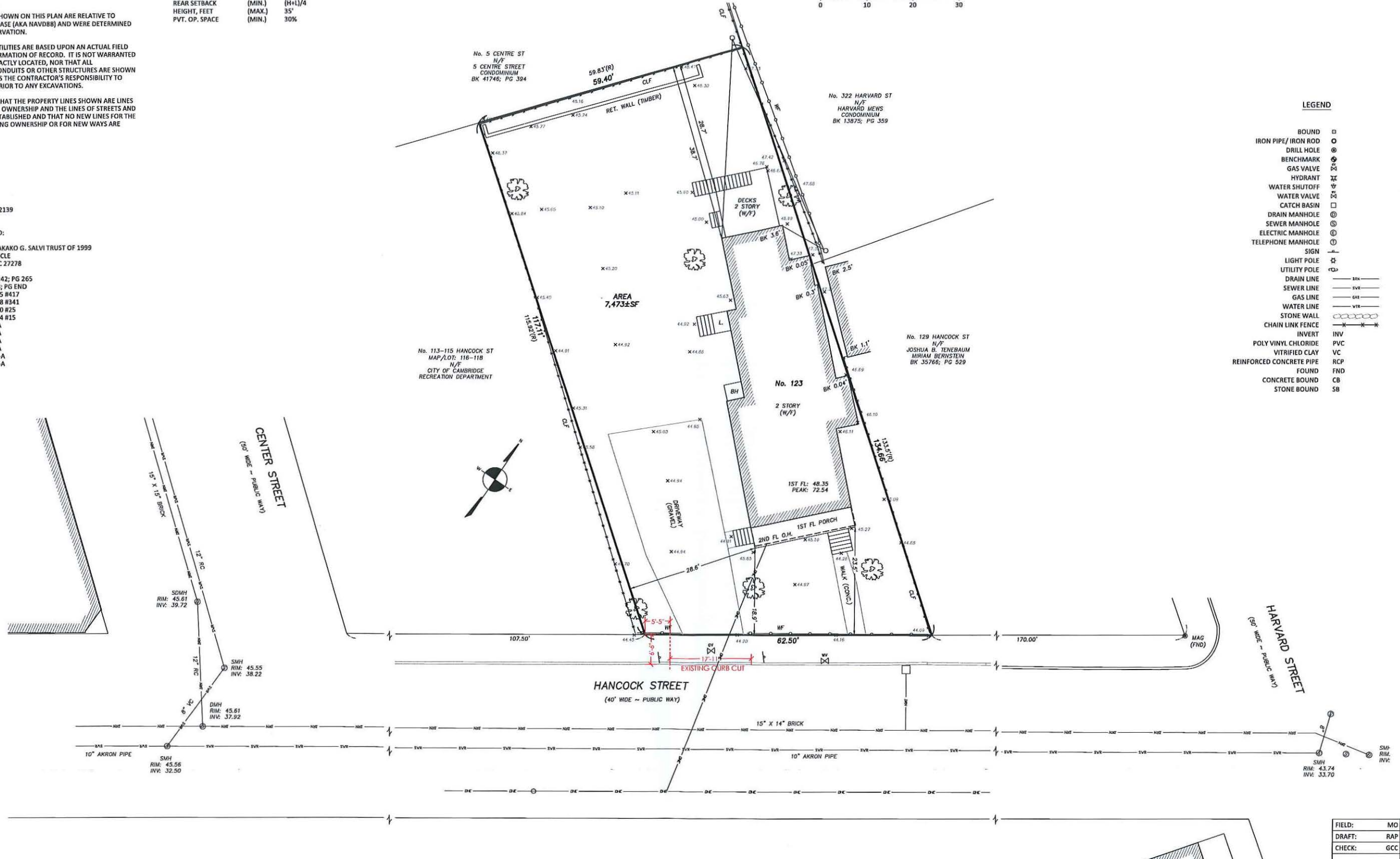
SITE PLAN OF LAND LOCATED AT 123 HANCOCK STREET CAMBRIDGE, MA

DATE: JULY 21, 2021 SCALE: 1.0 INCH = 10.0 FEET



LEGEND

- | | |
|--------------------------|-----|
| BOUND | □ |
| IRON PIPE/ IRON ROD | ○ |
| DRILL HOLE | ⊙ |
| BENCHMARK | ⊕ |
| GAS VALVE | ⊕ |
| HYDRANT | ⊕ |
| WATER SHUTOFF | ⊕ |
| WATER VALVE | ⊕ |
| CATCH BASIN | ⊕ |
| DRAIN MANHOLE | ⊕ |
| SEWER MANHOLE | ⊕ |
| ELECTRIC MANHOLE | ⊕ |
| TELEPHONE MANHOLE | ⊕ |
| SIGN | ⊕ |
| LIGHT POLE | ⊕ |
| UTILITY POLE | ⊕ |
| DRAIN LINE | --- |
| SEWER LINE | --- |
| GAS LINE | --- |
| WATER LINE | --- |
| STONE WALL | --- |
| CHAIN LINK FENCE | --- |
| INVERT | INV |
| PVC | PVC |
| POLY VINYL CHLORIDE | PVC |
| VITRIFIED CLAY | VC |
| REINFORCED CONCRETE PIPE | RCP |
| FOUND | FND |
| CONCRETE BOUND | CB |
| STONE BOUND | SB |



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/21/21
JOB #	21-00386



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: Sam Wolff Shuff Date: 3/10/2022
(Print)

Address: 123 Hancock St.

Case No. BZA-162710

Hearing Date: 3/24/22

Thank you,
Bza Members



BZA
162710

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:

Due to the requirements of preserving the existing structure on the site and the position of the existing building on the site, the Mid Cambridge Historic Commission encouraged us to move the new structure towards the rear of the site.

We have made substantial concessions on the size of the new structure above grade to move the massing away from the park which is adjacent to the property and also to reduce the impact of shadows on the neighbors. We are asking for an increase in the height of the basement ceiling to offset these concessions.

- 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 following circumstances related to the soil conditions, shape or topography of such land or structures and especially affecting such land or structure but not affecting generally the zoning district in which it is located for the following reasons:

The rear of the site faces a parking lot. The location of the new structure would not have a material impact on the rear abutter.

As we are building new foundations for the existing building as well as the new structure, the ceiling height of the basement will not be apparent from the outside.

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

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

We do not believe there is substantial detriment to the public good as a result of the requested relief.

The views of the historic structure are being preserved

The impact on the park has been reduced by reducing the height of the new structure.

The impact on the rear abutter is not material as the rear of the property faces a parking area

The impact on the side abutter to the rear has been limited by reducing the massing of the structure on that side.

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

The relief is being requested after a thorough review process with the Mid Cambridge Neighborhood Historic Commission who recommended the approach we have taken. This approach included consideration of the Ordinance and the relief that would be requested.

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

1 (10:03 p.m.)

* * * * *

2 Sitting Members: Constantine Alexander, Brendan Sullivan,
3 Jim Monteverde, Slater Anderson, and
4 Wendy Leiserson

5 BRENDAN SULLIVAN: The Board will now hear Case
6 Number 162710 -- 123 Hancock Street.

7 SAM WOLFF: Hello. Is it my turn to speak?
8 Sorry.

9 BRENDAN SULLIVAN: Yeah. Introduce yourself for
10 the record?

11 SAM WOLFF: All right. I'm Sam Wolff. I live at
12 19 Maple Ave, and I'm the owner of 123 Hancock Street. I'm
13 joined by Heather Souza, who is the architect for the
14 project. So 123 Hancock Street is in the Residence C-1
15 Zone. It was built in roughly 1850. It's an existing two-
16 family with an addition in the back.

17 And what we propose to do is to remove the
18 addition at the back of the existing structure, and then add
19 two units that would not be attached to the existing
20 structure, but attached to each other in the back.

21 We had a thorough and collaborative process with
22 the Mid-Cambridge Neighborhood Historic Commission, which

1 resulted with the design that is in these plans. And they
2 do require relief, however.

3 So I think that there are three categories. One
4 is for encroaching into the rear yard setback. We did this
5 largely to preserve the sight lines of the existing
6 structure.

7 And this was thought of as a good idea because our
8 neighbor to the rear, that's a parking area for a building
9 that fronts on Center Street, we're asking for relief on the
10 ceiling height in the basement -- I guess it's FAR relief,
11 but it's because of the ceiling height in the basement,
12 which we would like to make taller than 6-foot-11.

13 Part of this is, you know, we made a number of
14 concessions in the size and configuration of the to-be-built
15 units, and thought that one of the ways to improve the
16 overall living space would be to have increased height in
17 the basement.

18 We're asking for that as well in the existing
19 house where we would be doing a new foundation underneath
20 it. It's in pretty bad shape, that foundation below. It's
21 a very charming house, and we're excited to preserve it.

22 And then I think the third category is the special

1 permit. I may be getting the chronology wrong, but a
2 special permit for the parking. The parking would encroach
3 into the side yard.

4 After discussions with Ranjit, he suggested that
5 we reconfigure the parking so that it would be more
6 manageable and oriented sort of straight-in, straight-out
7 parking. This was partly due to all the other things that
8 we did -- namely, you know, kind of leave the house where it
9 is and try to preserve it.

10 So that may be too fast or too slow, I'm sorry if
11 I'm not as well-versed in all these things as some others
12 who may have appeared tonight. But Heather's here to go
13 through the plans if you'd like us to do that, or answer any
14 questions, whatever process you'd like to follow.

15 BRENDAN SULLIVAN: Mr. Wolff, do you live now on
16 Maple Avenue?

17 SAM WOLFF: I do.

18 BRENDAN SULLIVAN: And are you planning on moving
19 to Hancock Street?

20 SAM WOLFF: I am not.

21 BRENDAN SULLIVAN: So this -- you bought the
22 house, and your intent is to develop a property by putting

1 in a total of three units?

2 SAM WOLFF: Yes.

3 BRENDAN SULLIVAN: Okay. This might be a little
4 bit of a tough sell to me, and where I go back is to you
5 were asking for a variance, and I want to know what the
6 hardship is, and why you need a variance?

7 SAM WOLFF: Well, I believe the hardship is that,
8 you know, we wanted to add units in the back, and we felt
9 like we could do this. The Mid-Cambridge -- we proposed
10 originally lifting this -- the existing building is
11 basically on the property line I think in the diagram that's
12 shown it's to the north. But we proposed --

13 HEATHER SOUZA: Olivia, could you go to the second
14 page? I think that would be helpful to show us the plot
15 plan on the left.

16 BRENDAN SULLIVAN: Heather, you'll have to
17 introduce yourself.

18 HEATHER SOUZA: Oh, I apologize. Hi, I'm Heather
19 Souza. I am architect for this project, 123 Hancock. So
20 this page will better show a comparison of the existing and
21 proposed. The parcel setbacks are shown in the sort of pale
22 orange color. So as Sam was describing here as the visual

1 of the existing footprint at 123 Hancock: Is already
2 nonconforming on the side yard.

3 And then what is being proposed is to the right,
4 where the building remains. We are removing the dashed
5 footprint, and we're proposing two new units to the rear of
6 the lot.

7 Sorry to cut in, Sam. But.

8 SAM WOLFF: Notts --

9 HEATHER SOUZA: Okay.

10 SAM WOLFF: Thank you. I appreciate it.

11 CONSTANTINE ALEXANDER: Excuse me. This is Gus
12 Alexander, and I'm a Member of the Board. And I have to say
13 that I share the concerns that Brendan has expressed.
14 There's just too much going on in this property. You're
15 jamming everything in, and it's -- I can't support it, to be
16 blunt, very blunt. It's not to me appropriate. I don't see
17 the hardship at all.

18 The hardship is you want to have more -- you want
19 to have a more valuable property. That's not a hardship
20 that entitles you to zoning relief. I just want to be clear
21 and up front. I'm not persuaded, at least so far, with what
22 I've heard.

1 SAM WOLFF: Okay.

2 BRENDAN SULLIVAN: Initially, on the initial
3 application, when I reviewed this a couple weeks ago, and
4 where it said, "a literal enforcement of the provisions of
5 the ordinance would involve a substantial hardship,
6 financial or otherwise" and you -- somebody wrote in, "N/A,
7 not applicable."

8 The hardship is owing to circumstances relating to
9 the soil condition, shape or topography and you had written
10 in, "N/A" and then I also through the secretary requested
11 that you fill those in. N/A is --

12 SAM WOLFF: We were confused. I apologize. We
13 were -- we were a little confused about --

14 BRENDAN SULLIVAN: Let me finish.

15 SAM WOLFF: I'm sorry.

16 BRENDAN SULLIVAN: Let me finish.

17 SAM WOLFF: I'm sorry.

18 BRENDAN SULLIVAN: It may be for you not
19 applicable, but to us it's a nonstarter. And you're
20 exceeding the GFA substantially and, you know, we don't --
21 in order to grant relief we really need to know what is the
22 hardship, why you can't build it as-of-right, number 1, and

1 how is the hardship related to the soil conditions, the
2 shape or topography of such land or structures, especially
3 affecting this particular location or structure, but not
4 affecting the general zoning district in which it's located.

5 And again, going back to what Mr. Alexander said,
6 that it is really cramming an awful lot on this site, and I
7 think that it's going to have a horrendous effect on the --
8 your neighbor to the right, and where there's that
9 condominium that is off of Harvard Street.

10 Right now, they look out their windows and they
11 see back into an open lot onto a public playground, and now
12 they're going to look out the windows and see a building
13 there. I don't -- have you done a shadow study at all, on
14 how this will affect their light at all?

15 SAM WOLFF: We did. We did a number of shadow
16 studies, and --

17 BRENDAN SULLIVAN: Have you submitted that? I
18 don't see it in any of your submittals.

19 SAM WOLFF: I'm not sure if Heather --

20 HEATHER SOUZA: Sam, I can jump in. It was part
21 of the Mid-Cambridge Historical review process. They did
22 require as part of their submission documents shadow

1 studies. And those were provided and reviewed during those
2 hearings.

3 We provided shadow studies during the winter and
4 summer solstice at the hours of 9:00, noon and 3:00 showing
5 comparative before, existing comparative before, existing
6 and proposed shadows.

7 We actually received feedback from the said
8 neighbor that you are referencing. They did voice concern,
9 but after reviewing the shadow study, they were relieved our
10 I would say modifications that we made to the third floor by
11 really cutting back that volume so not to impact their unit,
12 or that building, I should say.

13 I apologize for not submitting that as part of
14 this application. I did not see that as a requirement. But
15 we're happy to provide them to the Board to review.

16 BRENDAN SULLIVAN: All right. Well, anyhow, I
17 think one of my concerns is that I don't see how you approve
18 the hardship to allow for this development. I don't see any
19 alternatives as to what you can do as-of-right and so in the
20 absence of that, I'm not there, to be honest with you.

21 SAM WOLFF: What I was going to say, and I -- you
22 know, the errors in omissions in the application are really

1 my fault, and I don't want to very -- you know, drift into
2 excuses.

3 But I am sorry that you feel like it was
4 incomplete. Nor -- well, whatever, I'm not going to drift
5 into excuses. But I apologize for that.

6 So the original thought on this project was to
7 lift up the existing house and move it out of the side yard,
8 and then also move the existing structure forward, so that
9 it would conform and be a little bit closer to the street,
10 but certainly out of the front yard setback.

11 Again, after this process with the Mid-Cambridge
12 Neighborhood Conservation and a very participative process
13 with the neighbors, they did not want us to do that. As a
14 result of that, we came up with the -- you know, again,
15 there have been iterations of things like that, but I don't
16 want to drone on -- we came up with the project you see
17 before you.

18 We could have -- I think the hardship is that
19 we're trying to be respectful and deferential to the
20 historic structure. That's what we felt was going on here,
21 and what caused us to be asking for these items of relief.

22 BRENDAN SULLIVAN: Well, again, if you -- that

1 does not address that -- and the courts have found and I
2 can, you know, go back through, and cite a number of court
3 decisions, which basically have said that -- the hardship
4 has to be relating to the soil conditions, shape or
5 topography of such land or structures, and especially
6 affecting this land or structure, but not affecting in
7 general.

8 And I think that Mr. Alexander's comments that
9 this is just an attempt to pack the site with as much, you
10 know, building as you can. So I read some place that you
11 felt that you could put in five units there, but that's not
12 true. Now, that's only one measure, lot area per dwelling
13 unit.

14 SAM WOLFF: We never proposed five units.

15 BRENDAN SULLIVAN: No, I know you never proposed,
16 but somewhere there is correspondences saying that, you
17 know, you could do -- you could put in five units, but
18 through some concessions you've dropped it down to three
19 units.

20 And so you cannot put in five units, that's only
21 one measure. Now you've got to comply with all the other
22 setbacks and open space and what have you, so that

1 basically, you know, you start off with 7593 square feet
2 after you in fact ran all of the setbacks and the open space
3 and everything --

4 SAM WOLFF: Yep.

5 BRENDAN SULLIVAN: -- you're down to 30 feet. And
6 that's why you've tripped over the GFA to -- I think it was,
7 what was it 0.87 or something?

8 HEATHER SOUZA: Yes. I think your memory serves
9 you correctly on the GFA. I would point out if we did not -
10 -

11 BRENDAN SULLIVAN: 0.89 in a 0.75 district.

12 HEATHER SOUZA: Mm-hm. What --

13 BRENDAN SULLIVAN: There's too much house there,
14 too much building. And I think it'll have an adverse effect
15 on the abutter to the side, and also just crowding the
16 space. And I think the -- part of the purpose of the
17 ordinance is to alleviate overcrowding of land. So --

18 HEATHER SOUZA: Mm-hm.

19 BRENDAN SULLIVAN: -- that's my thought, anyhow.
20 Jim Monteverde, any comments, questions at this time?

21 JIM MONTEVERDE: I pretty much agree with what's
22 been said.

1 My greatest concern is the, you know, I don't feel
2 I could approve the reduction of the back yard setback with
3 -- the rear yard setback -- with so much building being
4 proposed in it, and that kind of leads me to the same
5 conclusion that Mr. Alexander did, that really that the
6 addition two units, two dwelling units is really crowding
7 the lot, and needing all of these -- and needing relief that
8 it needs.

9 So I couldn't favor it at the moment for those
10 reasons.

11 BRENDAN SULLIVAN: Okay. Slater, any comments?
12 Questions at this time?

13 SLATER ANDERSON: A comment that I concur with
14 your assessment about the lack of hardship. I think it's --
15 yeah, it's -- I don't see how you get there, and for what
16 you're asking for. There are alternatives that are within
17 the limits of the zoning bylaw and, you know, that's the
18 path we should pursue. Thank you.

19 BRENDAN SULLIVAN: And Wendy, any comments,
20 questions at this time?

21 WENDY LEISERSON: No, I concur with the comments
22 of my colleagues on the Board.

1 SAM WOLFF: Could I ask a question?

2 BRENDAN SULLIVAN: Sure.

3 SAM WOLFF: So the FAR relief is really because of
4 the basement ceiling height. If we reduce that to six feet
5 11 inches, then we wouldn't be asking for that relief. And
6 the -- so that would leave us asking for relief on parking,
7 the encroachment onto the side yard, and relief on the rear
8 yard setback.

9 Now, is -- we felt there was a hardship to move
10 into the rear yard, because we were trying to preserve the
11 sight lines of the existing building that we were not
12 allowed to move because of the historic nature of it. And
13 they liked the positioning of it on the site, despite the
14 fact that it was in the side yard.

15 So if we eliminated the request for the FAR
16 relief, would we be in a position to get relief on the rear
17 yard, or do you feel like that's not appropriate? Or --

18 I'm just trying to understand. I'm sorry for the
19 ignorance.

20 BRENDAN SULLIVAN: Well, you know, the -- there
21 are really four or five tests. Number 1 is, you know, again
22 you go down through your dimensional form and there's one or

1 two that are sacred to us. All of them are sacred to us,
2 unless a compelling reason has been presented why we should
3 vary them.

4 So you've got height, you've got GFA, you've got
5 setbacks. There's parking. There's -- you know. And so
6 unless there is a compelling reason -- and again, I go back
7 to the supporting statement and the why the literal
8 enforcement would create a hardship to you -- hardship of
9 financial.

10 Now again, going back through some court
11 decisions, it doesn't mean that you are going to suffer some
12 financial gain by us not allowing this. Financial gain or
13 loss is not the purview of granting a variance. It is that
14 you could build something as-of-right in the particular area
15 of your lot.

16 However, there are certain soil conditions -- it
17 has a lot of rock, it has a lot of peat, it has an unusual
18 shape to it, or topography -- that it would be financially
19 overbearing if you were to build on that particular spot,
20 and you could do it as-of-right.

21 Hence, you come down to the Zoning Board to say,
22 then "Can I shift this addition, this building that I want

1 to build off to the side? I'm not being impeded by these
2 adverse conditions, but I am now infringing upon a setback
3 or something like that."

4 So that's really what the courts have ruled, as
5 far as what a hardship is, not potential loss of gain. That
6 is not the condition that we can grant a variance.

7 And again, you've got to relate as to what that
8 hardship is related to. And again, I go back to soil shape
9 or topography.

10 So taking the existing structure and what you can
11 build within that parameters of setbacks, you would have to
12 show us that this is what you can build as-of-right, and why
13 you don't want to do it.

14 And it's, again, not a question of maximizing your
15 profit potential. I don't care if you make any dollar or a
16 million dollars, it doesn't make any difference to me.

17 I am more concerned about the impact of your
18 development on the adjoining properties and on the
19 streetscape, and I think also the effect of filling in that
20 lot, and you have a public total lot, a playground, right
21 next to it, which is going to I think provide too much
22 massing and too much building on that lot.

1 So that's where I am on that. And I think you're
2 not going to get the approval. Potentially, you may want to
3 take a continuance, go back, and rework the thing,
4 reconsider it, or -- but I don't see how you're going to get
5 three buildings -- three structures on this lot.

6 SAM WOLFF: Okay.

7 BRENDAN SULLIVAN: Potentially, the existing
8 building with a -- with an addition off to the side for
9 another unit, but it is very, very steep hurdle.

10 SAM WOLFF: I understand. Okay. I'm sorry that
11 I've -- I dropped the ball I guess on this process.

12 BRENDAN SULLIVAN: Well, again, I give you the
13 option to go through that exercise if you want, or if you
14 feel that it's not worth your while, then we could take it
15 to a vote.

16 SAM WOLFF: No, I think we'd like the chance to --
17 I mean I appreciate your feedback, I really do -- I'm a
18 little surprised, that's all. Again, it's probably out of
19 inexperience as opposed to anything else. I am a little
20 surprised. So I'd like a chance to think about it a bit.

21 I -- again, not intended as an excuse, but I had
22 thought that if the -- and it was indicated to me that if

1 you sort of went through the Mid-Cambridge process and came
2 up with something that everyone had agreed to, the neighbors
3 and the like, that you were sort of down the road.

4 But that was my mistake. So I -- you know, I
5 would like a chance to reconsider this and maybe take it
6 from there, I guess.

7 BRENDAN SULLIVAN: Okay. They are one step along
8 the way. They have an advisory to us. But ultimately, we -
9 - you know, take what they say into consideration.
10 Appreciate that, their time, and their comments, but
11 ultimately, we make the decision based on the ordinance and
12 the requirements to granting the variance.

13 SAM WOLFF: Certainly, I understand that now. And
14 I did not, so I apologize. I do apologize for that.

15 BRENDAN SULLIVAN: May 5? Does that work for
16 Members of the Board?

17 CONSTANTINE ALEXANDER: Works for me.

18 JIM MONTEVERDE: That works.

19 BRENDAN SULLIVAN: Jim, May 5?

20 JIM MONTEVERDE: Yes.

21 BRENDAN SULLIVAN: Slater?

22 SLATER ANDERSON: I think so. Cinco de Mayo.

1 BRENDAN SULLIVAN: Wendy, May 5?

2 WENDY LEISERSON: May 5, yes.

3 BRENDAN SULLIVAN: Okay. So let me make a motion,
4 then, to continue this matter until May 5, 2002 at 6:00 p.m.
5 on the condition that the petitioner change the posting sign
6 and maintain the posting sign at least 14 days prior to the
7 May 5 hearing.

8 That the petitioner change the date on the sign to
9 reflect May 5, 2022 and the time at 6:00 p.m.

10 That any new submittals, dimensional forms,
11 supporting statements, drawings, be in the file by 5:00 p.m.
12 on the Monday prior to the May 5 hearing. And that the
13 petitioner sign a waiver to the statutory requirement for a
14 hearing and a decision to be rendered and filed.

15 The waiver we would ask that you -- and you can
16 request it from Maria Pacheco, she can send it to you, you
17 can sign it and send it back to her -- that it be in the
18 file by 5:00 p.m. a week from Monday.

19 Anything else? On the motion, then, to continue
20 this matter to May 5, Mr. Monteverde?

21 JIM MONTEVERDE: Yes, I agree to extend.

22 BRENDAN SULLIVAN: Mr. Anderson?

1 SLATER ANDERSON: Mr. Anderson agrees to extend.

2 BRENDAN SULLIVAN: Wendy Leiserson, on the motion?

3 WENDY LEISERSON: Wendy Leiserson agrees to
4 extend.

5 BRENDAN SULLIVAN: Mr. Alexander?

6 CONSTANTINE ALEXANDER: I agree to extend.

7 BRENDAN SULLIVAN: And Brendan Sullivan agrees to
8 extend.

9 [All vote YES]

10 The matter is continued until May 5 at 6:00 p.m.

11 See you then.

12

13

14

15

16

17

18

19

20

21

22



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 APR 11 AM 11:50

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-162710

Address: Sam Wolff

☒ Owner, ☐ Petitioner, or ☐ Representative: Sam Wolff
(Print Name)

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: 4/11/22

Sw
Signature

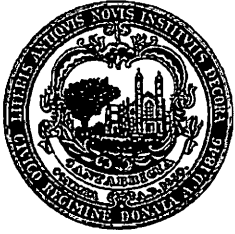
Pacheco, Maria

From: Sam Wolff <wolff.sam@gmail.com>
Sent: Monday, May 2, 2022 2:02 PM
To: Pacheco, Maria
Subject: 123 Hancock Street

Good Afternoon Maria,

We would like to withdraw the case associated with 123 Hancock Street from the Board of Zoning Appeal. Thank you for all of your help.

Best,
Sam Wolff
MSW Hancock Street LLC, Manager



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR -7 PM 12:13
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 162710

BZA Application Form

Revised

General Information

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

Special Permit: X

Variance: X

Appeal: _____

PETITIONER: Sam Wolff C/O Architect, Heather Souza

PETITIONER'S ADDRESS: 19 maple ave, cambridge, ma 02139

LOCATION OF PROPERTY: 123 Hancock St, Cambridge, MA

TYPE OF OCCUPANCY: two family residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construction of a two family dwelling towards the side and rear of the property. The lot will consist of 3 dwelling units including existing 2 family that will be converted into a single. Relief on rear yard setback and FAR due to ceiling height at basement exceeds 6'-11" therefor included in FAR calculations.

Relief for parking within the setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000	Section: 6.44.1 (Parking Setbacks).
Article: 10.000	Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):

Sam Wolff
(Petitioner(s) / Owner)

Sam Wolff
(Print Name)

Address:

19 Maple Ave Cambridge, MA 02139

Tel. No.

6178215353

E-Mail Address:

wolff.sam@gmail.com

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:
- N/A
- 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:
- N/A
- 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:

N/A

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

In order to respect the guidance of the Mid Cambridge Historic Commission, we have located the new construction towards the back of the site encoaching on the rear yard setback. This will allow the original structure to be more dominant visually and subordinate the new structure while preserving the approach to the site as you come up Hancock Street from Massachusetts Ave. It seemed logical to take this approach as the rear of the property faces a parking area.

For the proposed new construction, it would be desirable to have basement ceiling heights of greater than 6'11". This is not intended to maximize the number of units on the site as current zoning would allow for five units, but we propose three units.

***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 123 Hancock 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:

N/A

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:

- 1) the existing curb cut will not be changed
- 2) the existing parking area is larger than the proposed area
- 3) the existing parking area is closer to the property line than the proposed area
- 4) the amount of proposed parking is less than the capacity of the current parking area

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:

See B Above

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:

See B Above

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:

N/A

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

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sam Wolff

Present Use/Occupancy: two family residential

Location: 123 Hancock St., Cambridge, MA

Zone: Residence C-1 Zone

Phone: 6178215353

Requested Use/Occupancy: 4 unit residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1902	6776.5	5696	(max.)
<u>LOT AREA:</u>		7593	7593	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.25	0.89	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3796.5	2531	1500	
<u>SIZE OF LOT:</u>	WIDTH	~59.4	~59.4	50	
	DEPTH	125.5	125.5	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	18.9	18.9	10	
	REAR	38.7	7	26	
	LEFT SIDE	28.6	7.5	7.5	
	RIGHT SIDE	0	0	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	~27.5	31.5	35	
	WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		~50	32	30	
<u>NO. OF DWELLING UNITS:</u>		2	3	5	
<u>NO. OF PARKING SPACES:</u>		2	3	3	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	10	10	

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.:

RESIDENTIAL, SEE DRAWINGS, WOOD FRAME

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'.



1 ASSESSOR'S MAP EXISTING
1/32"=1'-0"



2 ASSESSOR'S MAP PROPOSED
1/32"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT

HANCOCK
RESIDENCES

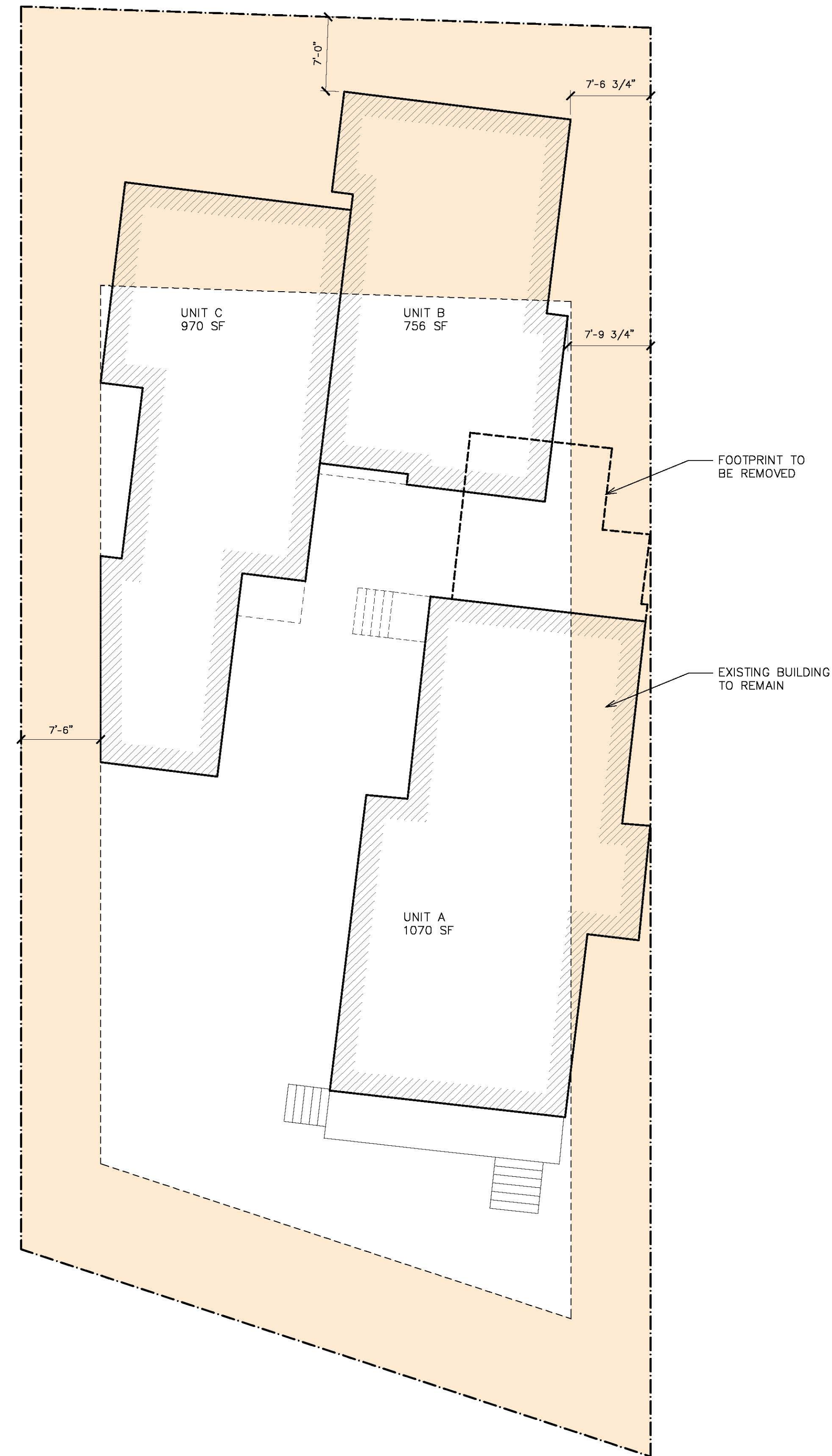
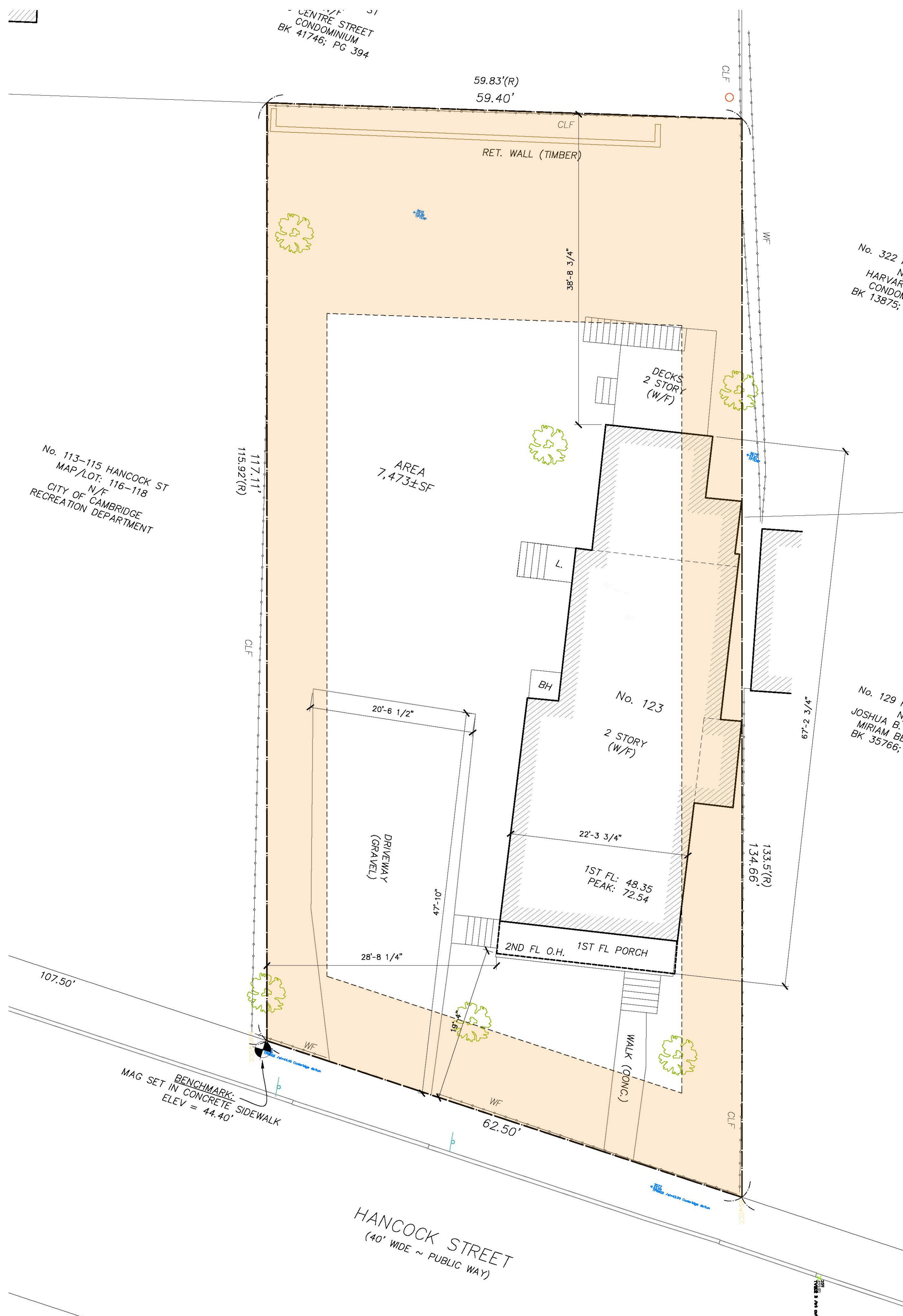
123 HANCOCK STREET
CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022

Cad File Name: A-SITE PLAN.dwg

ASSESSOR'S
MAP

A0.01



SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

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123 HANCOCK STREET
CAMBRIDGE, MA 02139

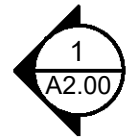
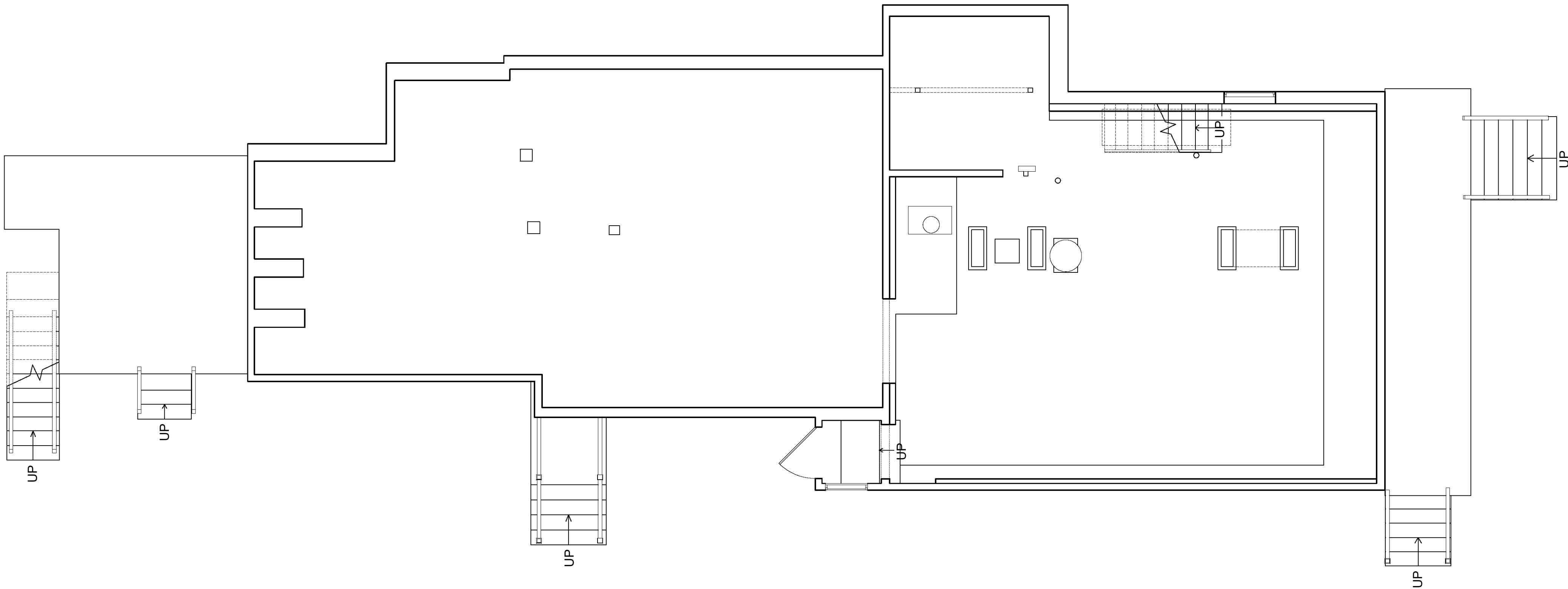
Issue	Date
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MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022

Cad File Name: A-SITE PLAN.dwg

SITE PLAN

A0.02

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



SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
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RESIDENCES

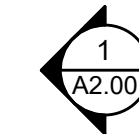
123 HANCOCK STREET
CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

Cad File Name: EX-PLAN.dwg

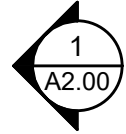
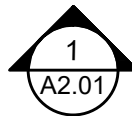
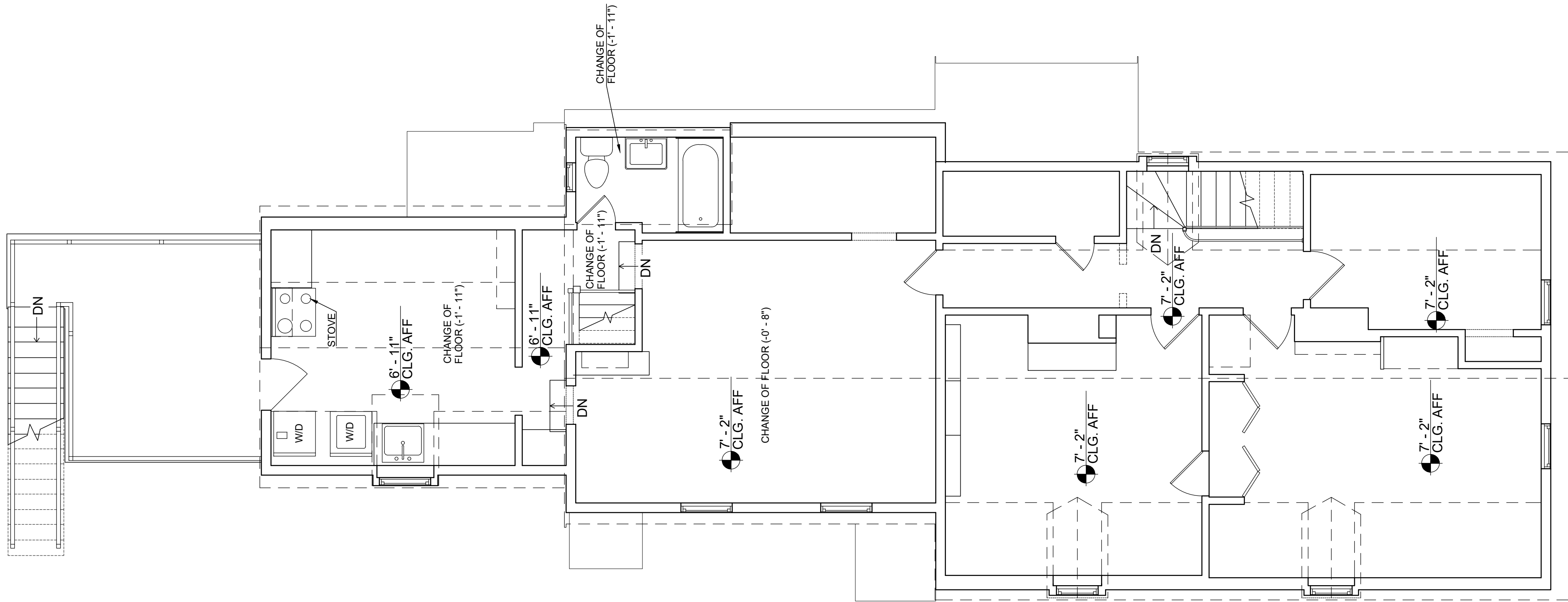
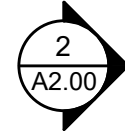
EXISTING
BASEMENT
FLOOR PLAN

EX1.00



EX1.01

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



SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

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RESIDENCES

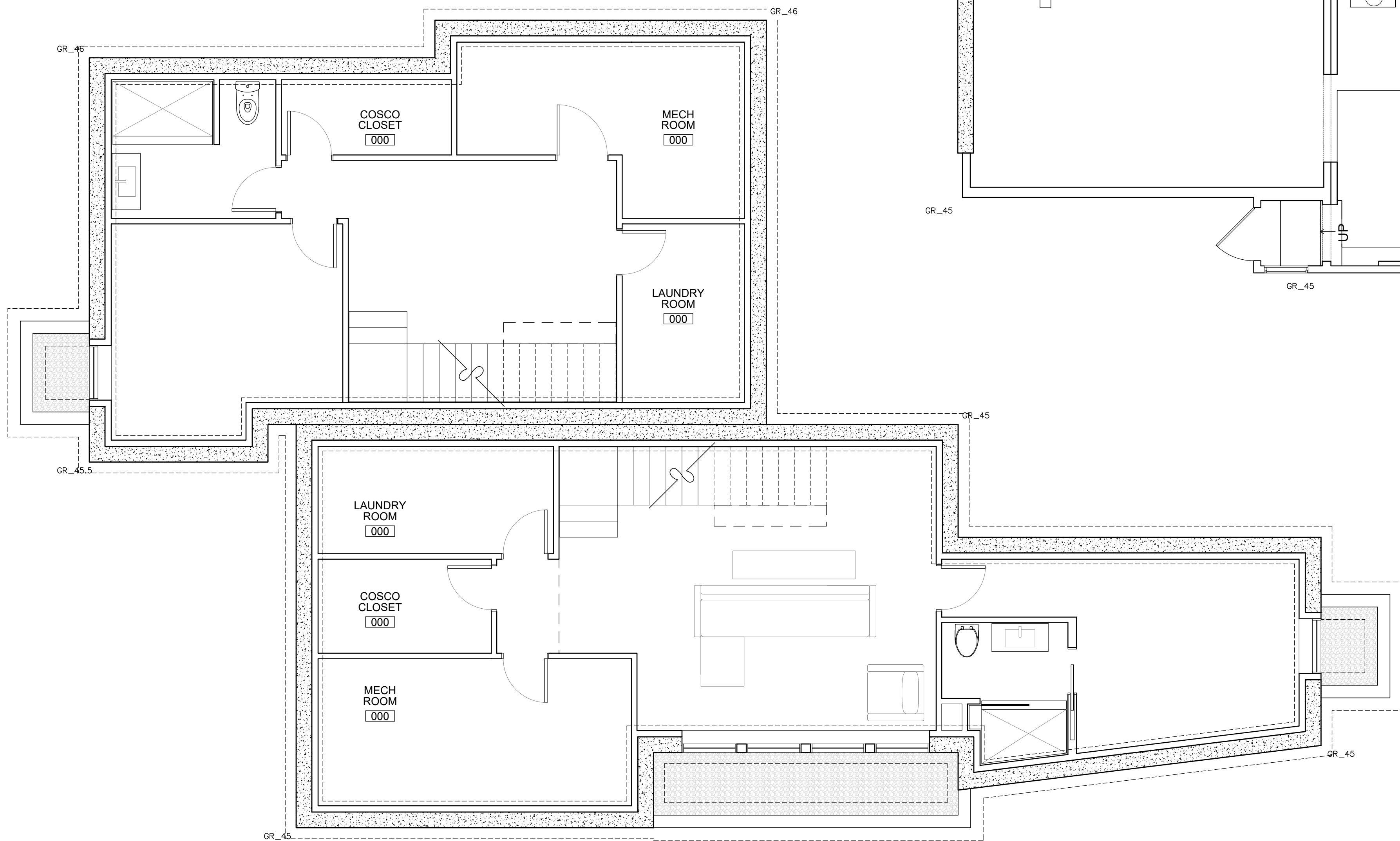
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MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

Cad File Name: EX-PLAN.dwg

EXISTING
SECOND FLOOR
PLAN

EX1.02



GENERAL NOTES:

1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
3. ALL WALL BOARD AT BATHROOMS TO BE WATER RESISTANT, PER SPEC.
4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED, PER SPEC.
5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER.
6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS.
7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT.
8. ROOF PITCHES TO BE CONFIRMED/ COORDINATED BY G.C.
9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS U.N.O.

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

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ROSLINDALE, MA 02131

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PROJECT

HANCOCK RESIDENCES

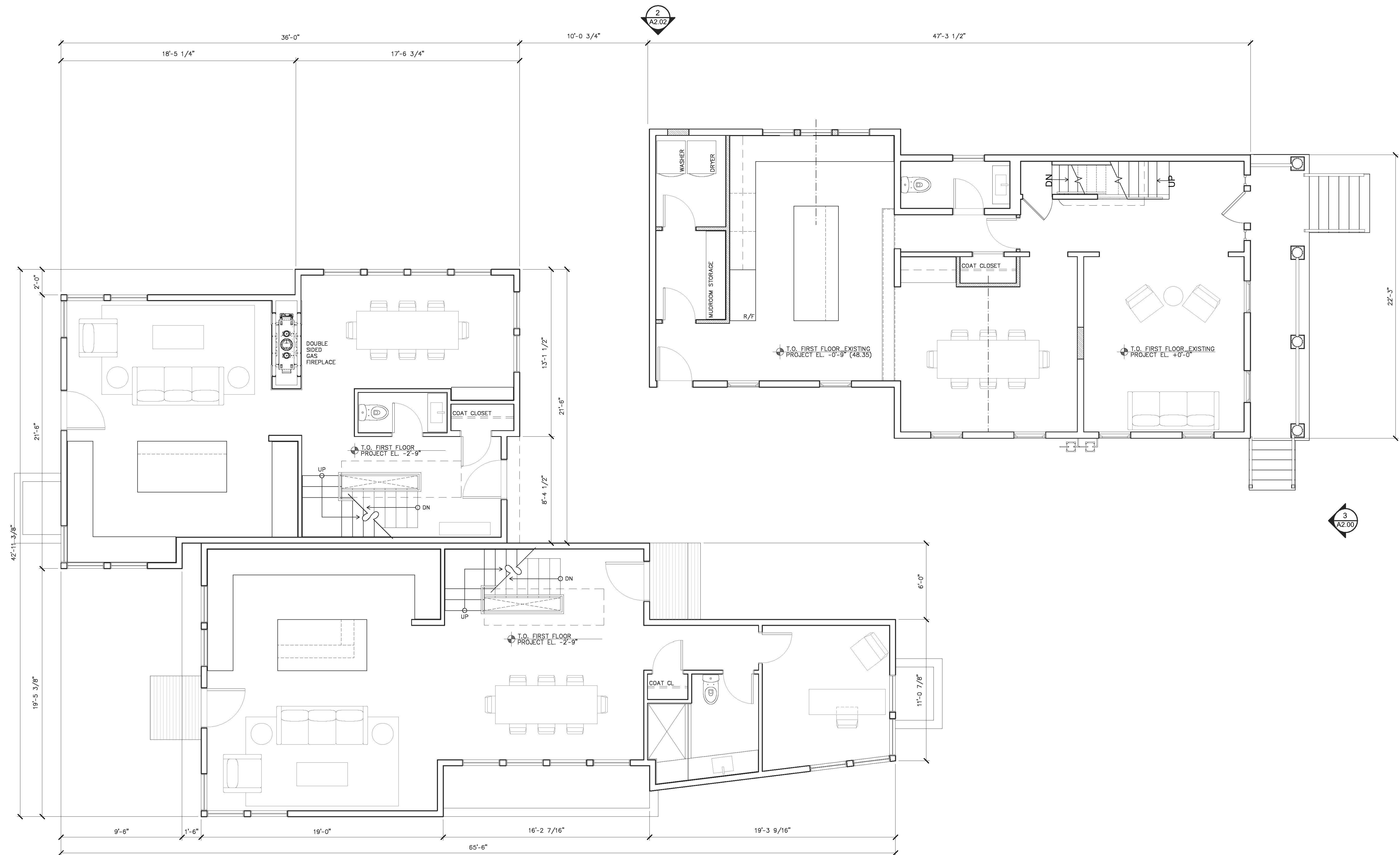
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MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

Cad File Name: A-PLAN.dwg

PROPOSED BASEMENT FLOOR PLAN

A1.00



- GENERAL NOTES:
1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
 2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
 3. ALL WALL BOARD AT BATHROOMS TO BE WATER RESISTANT, PER SPEC.
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BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
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STAMP

PROJECT NORTH

PROJECT
**HANCOCK
RESIDENCES**

123 HANCOCK STREET
CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022

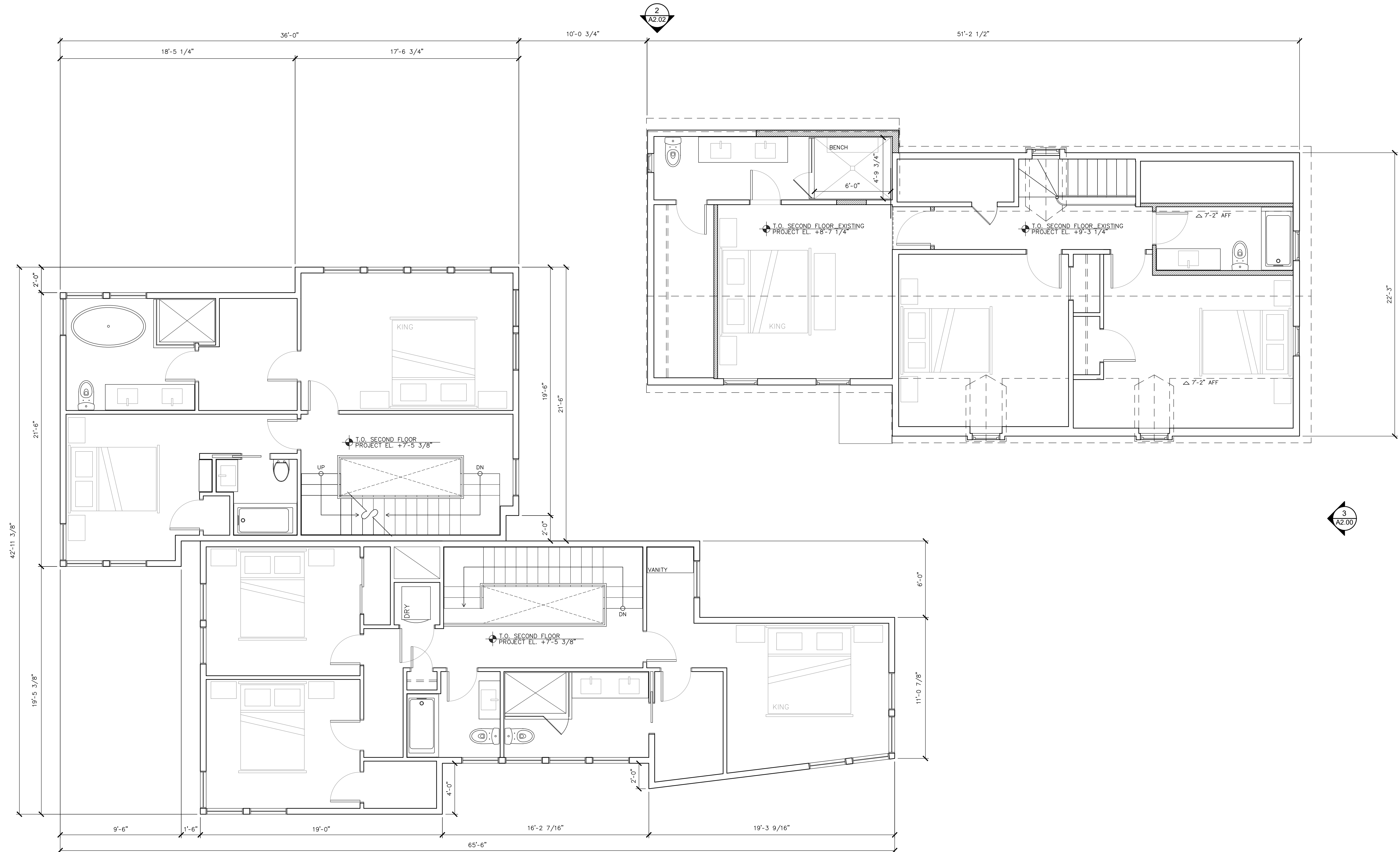
Cad File Name: A-PLAN.dwg

**PROPOSED
FIRST FLOOR
PLAN**

A1.01

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

2
A2.01



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

GENERAL NOTES:

1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
3. ALL WALL BOARD AT BATHROOMS TO BE WATER RESISTANT, PER SPEC.
4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED, PER SPEC.
5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER.
6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS.
7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT.
8. ROOF PITCHES TO BE CONFIRMED/ COORDINATED BY G.C.
9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS U.N.O.

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT

HANCOCK RESIDENCES

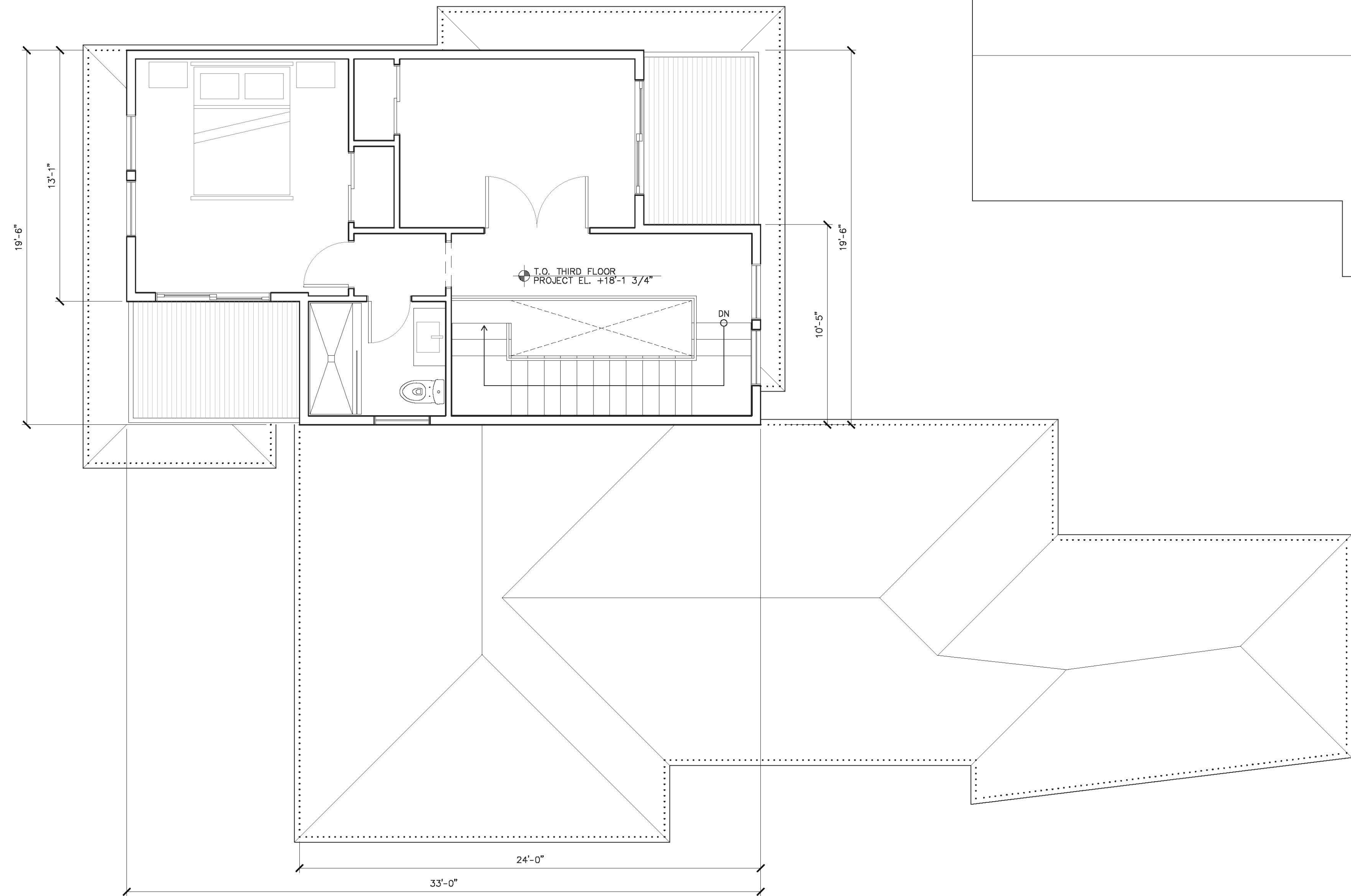
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BZA SUBMISSION	12 FEB 2022

Cad File Name: A-PLAN.dwg

PROPOSED
SECOND FLOOR
PLAN

A1.02



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

GENERAL NOTES:

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SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
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ARCHITECT

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PROPOSED
THIRD FLOOR
PLAN

A1.03



MIN Ratio of Private Open Space to Lot Area
 $7,593 \times 30\% = 2,278 \text{ SF}$

OPEN SPACE_ 15'x15' MIN
 $505 + 258 + 866 = 1,629 \text{ SF}$

OPEN SPACE_ 6'x6' MIN and Greater than 72 SF
 $2,278 \times 25\% = 570 \text{ SF MAX}$
 $155 + 723 + 449 = 1,327 \text{ SF PROVIDED}$

OPEN SPACE_ Balconies
 $100 + 24 + 53 + 50 = 227 \text{ SF}$

OPEN SPACE_ TOTAL
2,426 SF

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
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ARCHITECT

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**HANCOCK
RESIDENCES**

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CAMBRIDGE, MA 02139

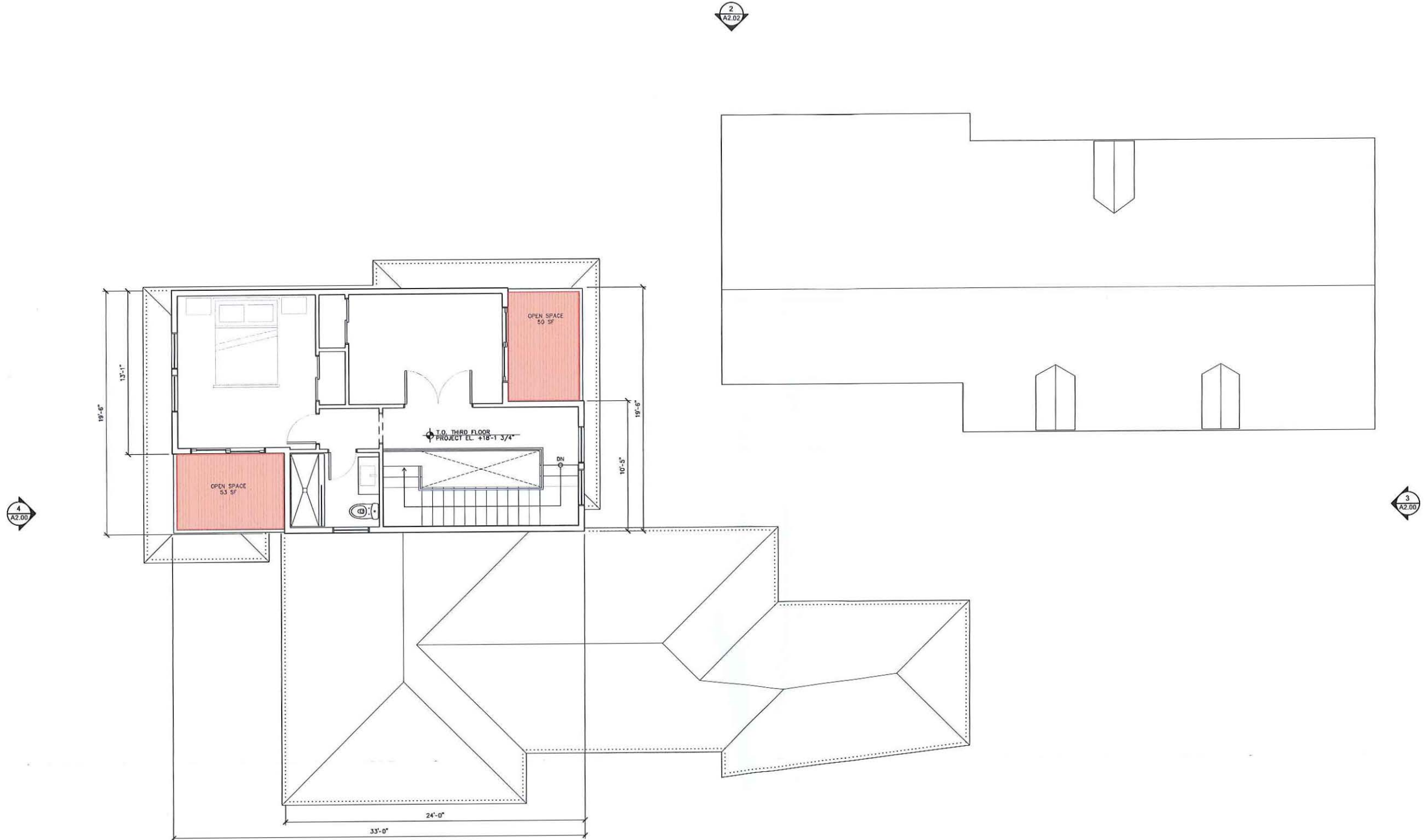
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BZA SUBMISSION	12 FEB 2022

Cad File Name: A-SITE PLAN-planting.dwg

**PLANTING AND
HARDSCAPE PLAN**

L1.00

SCALE: $1/8" = 1'$
0' 10' 20' 30' 40'



- GENERAL NOTES:
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PROPOSED
THIRD FLOOR
PLAN

A1.03

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

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF JULY 20, 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

VERTICAL DATUM
THE ELEVATIONS SHOWN ON THIS PLAN ARE RELATIVE TO CAMBRIDGE CITY BASE (AKA NAVD88) AND WERE DETERMINED FROM A GPS OBSERVATION.

UNDERGROUND UTILITIES ARE BASED UPON AN ACTUAL FIELD SURVEY AND INFORMATION OF RECORD. IT IS NOT WARRANTED THAT THEY ARE EXACTLY LOCATED, NOR THAT ALL UNDERGROUND CONDUITS OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY DIG SAFE PRIOR TO ANY EXCAVATIONS.

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE LINES DIVIDING EXISTING OWNERSHIP AND THE LINES OF STREETS AND WAYS ALREADY ESTABLISHED AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

PREPARED FOR:
SAM WOLFF
19 MAPLE STREET
CAMBRIDGE, MA 02139

REFERENCES:
OWNER OF RECORD:
TAKAKO G. SALVI
TRUSTEE OF THE TAKAKO G. SALVI TRUST OF 1999
506 SILVER FOX CIRCLE
HILLSBOROUGH, NC 27278

DEED: BK 59342; PG 265
PLAN: BK 348; PG END

PL 1965 #417
PL 1978 #341
PL 1980 #25
PL 2004 #15

LCC: 2680-A
4824-A
6273-A
7510-A
12329-A
35019-A

ZONING:
MAP/LOT: 116-31
ZONING: C-1

	FAR	LOT SIZE	LOT AREA/ DW. UNIT	LOT WIDTH	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	HEIGHT, FEET	PVT. OP. SPACE
REQUIRED	(MAX.)	(MIN.)	(MIN.)	(MIN.)	(MIN.)	(MIN.)	(MIN.)	(MAX.)	(MIN.)
	0.75	5,000 SF	1,000 SF	50'	(H+L)/4	(H+L)/5	(H+L)/4	35'	30%

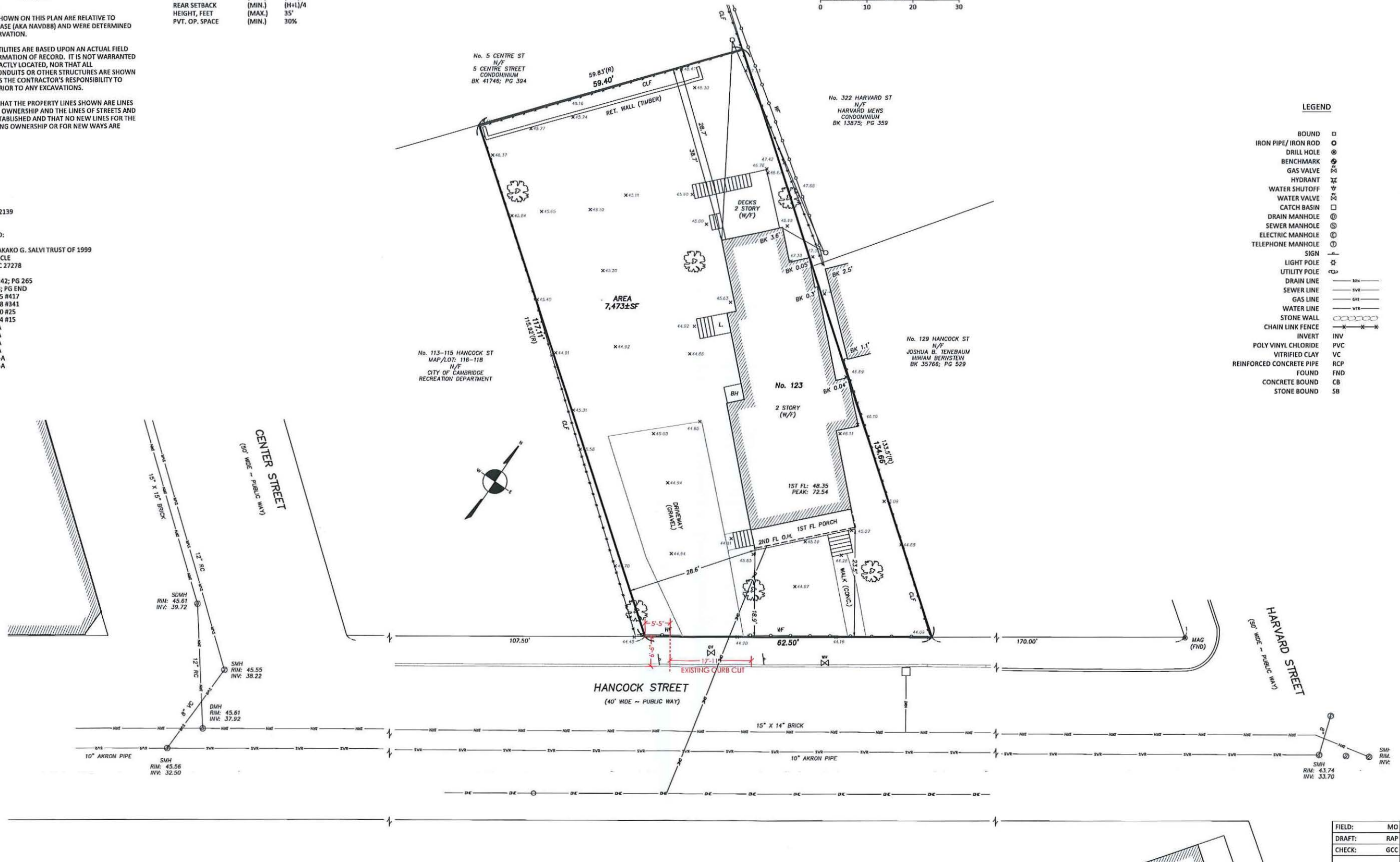
SITE PLAN OF LAND LOCATED AT 123 HANCOCK STREET CAMBRIDGE, MA

DATE: JULY 21, 2021 SCALE: 1.0 INCH = 10.0 FEET



LEGEND

- | | |
|--------------------------|-----|
| BOUND | □ |
| IRON PIPE/ IRON ROD | ○ |
| DRILL HOLE | ⊙ |
| BENCHMARK | ⊕ |
| GAS VALVE | ⊕ |
| HYDRANT | ⊕ |
| WATER SHUTOFF | ⊕ |
| WATER VALVE | ⊕ |
| CATCH BASIN | ⊕ |
| DRAIN MANHOLE | ⊕ |
| SEWER MANHOLE | ⊕ |
| ELECTRIC MANHOLE | ⊕ |
| TELEPHONE MANHOLE | ⊕ |
| SIGN | ⊕ |
| LIGHT POLE | ⊕ |
| UTILITY POLE | ⊕ |
| DRAIN LINE | --- |
| SEWER LINE | --- |
| GAS LINE | --- |
| WATER LINE | --- |
| STONE WALL | --- |
| CHAIN LINK FENCE | --- |
| INVERT | --- |
| PVC | --- |
| POLY VINYL CHLORIDE | --- |
| VITRIFIED CLAY | --- |
| REINFORCED CONCRETE PIPE | --- |
| FOUND | --- |
| CONCRETE BOUND | --- |
| STONE BOUND | --- |



FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	07/21/21
JOB #	21-00386



1 EXISTING EAST ELEVATION
1/4"=1'-0"



2 EXISTING WEST ELEVATION
1/4"=1'-0"



3 PROPOSED EAST ELEVATION
1/4"=1'-0"



4 PROPOSED WEST ELEVATION
1/4"=1'-0"

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
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Cad File Name: A-ELEVATIONS.dwg

EXISTING &
PROPOSED
ELEVATIONS

A2.00



1 EXISTING SOUTH ELEVATION
1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

SURVEYOR

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HANCOCK RESIDENCES

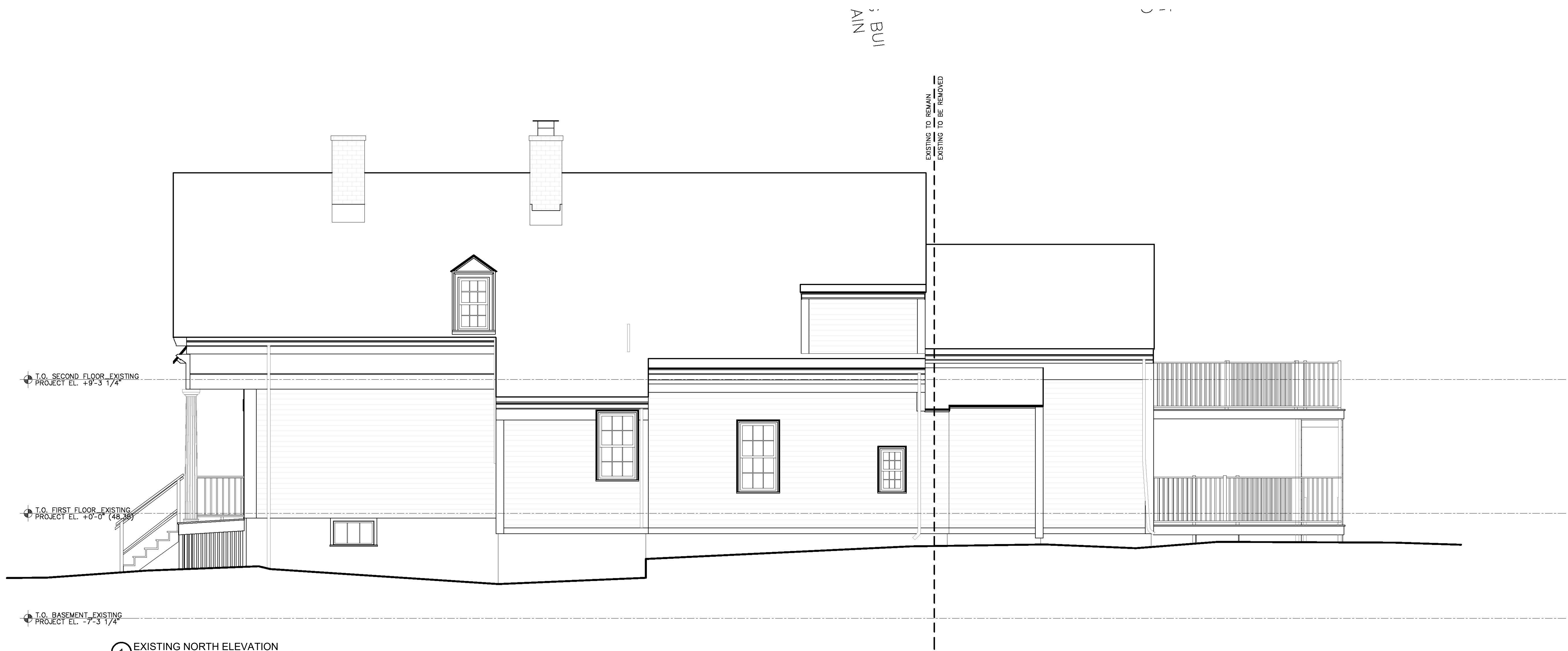
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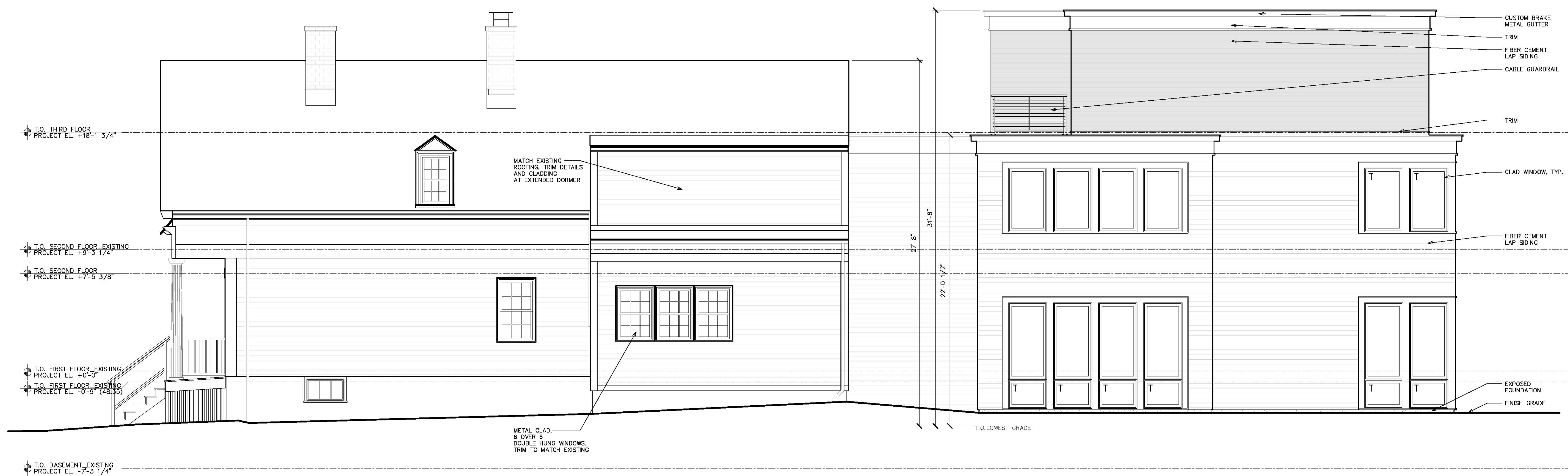
Cad File Name: A-ELEVATIONS.dwg

EXISTING & PROPOSED ELEVATIONS

A2.01



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



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

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
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Cad File Name: A-ELEVATIONS.dwg

EXISTING & PROPOSED ELEVATIONS

A2.02































Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histsncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **123 Hancock Street**

OWNER: **Sam Wolff, MSW Hancock Street LLC**
19 Maple Avenue
Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Remove rear addition and extend dormer on north side of existing structure; construct two new detached dwelling units.

Approval was granted based on the following findings of fact:

1. The scale, massing, and location of the proposed dwelling units are appropriate to the site and neighborhood; and street views of the existing historic house are maintained.
2. The overall design responded to input by the public as well as the Commission.

Approval was also granted with the following conditions:

1. Reduce the height of the proposed hedge adjacent to the parking area near the street to maintain the view of the existing house.
2. Remove the roofs over the proposed decks on the third floor of the rear unit.
3. Paint the recessed portion of the façade facing the playground the same color as the third floor of the rear unit.

The plans and specifications that were submitted with the application, titled "Hancock Residences," by TFA Architects, dated January 18, 2022, are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 6274**

Date of Certificate: **February 23, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on February 23, 2022.

By Lestra Litchfield/aac, Vice Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

This is a detailed street map of a neighborhood in Boston, Massachusetts. The map shows a grid of streets including Harvard St, Centre St, and Hancock St. Various lot numbers are labeled throughout the area, such as 115-70, 116-22, 116-23, 116-24, 116-64, 116-65, 116-28, 116-29, 116-30, 116-31, 116-34, 116-118, 116-98, 116-90, 116-104, 116-93, 116-91, 116-92, 117-7, 117-6, 117-5, 117-4, 117-3, 117-69, 117-27, 117-74, 117-20, 117-76, 117-21, 117-82, 117-84, 117-85, 117-86, 117-79, 117-77, 117-99, 117-103, 117-17, 117-70, 115-56, 115-57, 115-58, 115-59, 115-60, 115-61, 115-62, 115-63, 115-64, 115-65, 115-66, 115-67, 115-68, 115-69, 115-70, 115-71, 115-72, 115-73, 115-74, 115-75, 115-76, 115-77, 115-78, 115-79, 115-80, 115-81, 115-82, 115-83, 115-84, 115-85, 115-86, 115-87, 115-88, 115-89, 115-90, 115-91, 115-92, 115-93, 115-94, 115-95, 115-96, 115-97, 115-98, 115-99, 115-100. A large area in the center of the map is highlighted in yellow, indicating a specific zone or project area. A red line is drawn across the map, possibly representing a boundary or a specific route. The map also shows several parks, including Cooper Park and a small green area near the center. The streets are labeled with their names and numbers, and the lot numbers are clearly visible for each property.

173 Hancock St.

Petitioner

116-65
GOUREVITCH, ALEX & TAL ASTRACHAN
324 HARVARD ST UNIT #2A
CAMBRIDGE, MA 02138

116-29
WILLIS, CHRISTOPHER B. &
PAMELA DIEM WILLIS
318 HARVARD ST
CAMBRIDGE, MA 02139

116-31
MSW HANCOCK LLC
C/O SAM WOLFF
19 MAPLE AVE
CAMBRIDGE, MA 02139

116-35
THOMPSON, CHRISTINA D. & JOHN LIVELY
10 UPTON ST.
CAMBRIDGE, MA 02139

116-35
MATTOX, THOMAS H.
7 CENTRE ST., #32
CAMBRIDGE, MA 02139

TFA ARCHITECTS
C/O HEATHER SOUZA
8 WALTER STREET
ROSLINDALE, MA 02131

116-35
NOBLETT, ROBERT M. & WENDY A. NOBLETT
7 CENTRE ST., UNIT #3
CAMBRIDGE, MA 02138

116-35
LUKANTY, JADWIGA
7 1/2 CENTRE ST., UNIT #22
CAMBRIDGE, MA 02139

116-65
ROSENZWEIG, ANTHONY &
DEBRA F. WEINSTEIN TRUSTEES
425 WOODWARD ST
NEWTON, MA 02468

116-65
HUDGENS, DANIEL E. & STEPHEN HO
324 HARVARD ST., UNIT 2D
CAMBRIDGE, MA 02139

116-30
TENENBAUM, JOSHUA B. & MIRIAM BERNSTEIN
129 HANCOCK ST
CAMBRIDGE, MA 02139

116-35
7 CENTER ST NO.23, LLC
6 LEELAND TER
LEXINGTON, MA 02421

116-35
KATZ, BORIS & NATALYA KATZ
431 PUTNAM AVE. UNIT 33
CAMBRIDGE, MA 02139

116-64
RUBIN, DIANE & ANDREW STRASSMAN
328 HARVARD ST., #4
CAMBRIDGE, MA 02139

116-64
MORRIS, PAUL & LYNN MORRIS
328 HARVARD ST., #3
CAMBRIDGE, MA 02139

116-65
SARNA, AARON Y. & TALYA S. HOUSMAN
322 HARVARD ST., #1
CAMBRIDGE, MA 02139

117-88
BIBBINS, M. WYLLIS, PATRICK O. BIBBINS
EMILY I. SILAS, TRUSTEES
126 HANCOCK ST
CAMBRIDGE, MA 02139

117-89
PAIKOWSKY, SAMUEL
170 MORTON ST
NEWTON CENTER, MA 02459

117-87
KER, CYNTHIA Y.
1 HANCOCK PL
CAMBRIDGE, MA 02139

117-91
MANN, SUZANNE B.
TRUSTEE OF 120 HANCOCK STREET TRUST
120 HANCOCK STREET
CAMBRIDGE, MA 02139-2206

117-92
BOURQUIN, RUTH A.
118 HANCOCK ST.
CAMBRIDGE, MA 02139

116-28
WOOD, SUSAN B.
320 HARVARD ST., UNIT A
CAMBRIDGE, MA 02139-2002

116-28
HALPORN, BARBARA
320 HARVARD ST., #B
CAMBRIDGE, MA 02139

116-28
ORA, AVO E. & KYLLIKI TALP
9 RUNDELANE
BLUMEFIELD, CT 06002

116-35
FISHER BARBARA
7 1/2 CENTRE ST #21
CAMBRIDGE, MA 02139-2117

116-35
KELIKIAN, ALICE
7 CENTRE ST - UNIT 34
CAMBRIDGE, MA 02139-2103

116-64
JOHNSTON, SOPHIA,
328 HARVARD ST. UNIT#1
CAMBRIDGE, MA 02139

116-64
WOOLLEN-TUCKER, CAROLYN,
TRUSTEE THE CAROLYN WOOLLEN REV TRUST
LOUIS L. TUCKER, TRUSTEES, OF
328 HARVARD ST. #2
CAMBRIDGE, MA 02139

117-7
ROBBINS, ARNOLD
ARNOLD ROBBINS NOMINEE TRUST
116 HANCOCK STREET
CAMBRIDGE, MA 02139-2206

117-90
MAZUR, DANIEL J. & SUSAN CHASEN
122 HANCOCK ST
CAMBRIDGE, MA 02139

123 Hancock St.

116-34
RUDOY, DANIEL & MELANIE SHAMES
11 BRAIRWOOD CIRCLE
NEEDHAM, MA 02496

116-34
HAMMETT, PAUL R.
12 INGALLS RD
TYNGSBORO, MA 01879

116-34
DETISSERA, DAMNATH C.
3 UNION ST APT 1
CAMBRIDGE, MA 02139

116-34
CAREY, BRYCE & JAMES R. CAREY
617 ELMWOOD DRIVE
DAVIS, CA 95616

116-34
SUNGUR, EVREN & JASMINE L. CHANG
5 CENTRE ST UNIT #21
CAMBRIDGE, MA 02139

116-34
ZHANG, YING & JUN LU
18 OLD TOWN RD.
BEVERLY, MA 01915-1477

116-34
ZHU, PEIYING
5 CENTRE ST. UNIT 22
CAMBRIDGE, MA 02139

116-65
JACOBSON, STEPHEN & CHERYL JACOBSON
326 HARVARD ST., #326
CAMBRIDGE, MA 02139

116-34
ZHANG, XIAOXIN JIE CHEN
5 CENTRE ST UNIT #42
CAMBRIDGE, MA 02139

116-28
COLEMAN, KATHLEEN M
320 HARVARD ST., UNIT C
CAMBRIDGE, MA 02139-2002

116-35
COHEN, TOMER JINGJING LI
7 CENTRE ST UNIT 24
CAMBRIDGE, MA 02139

116-65
REMINGTON EVAN D & REBECCA LEARY
324 HARVARD ST - UNIT 2B
CAMBRIDGE, MA 02139

116-35
TEUNISSEN ERNST PETRONELLA KOOLOS
7 1/2 CENTRE ST - UNIT 1
CAMBRIDGE, MA 02139

116-35
OGLE VANESSA
7-7 1/2 CENTRE ST - #2
CAMBRIDGE, MA 02139

116-35
PALACIOS NATALIA TOMAS PALACIOS
7 CENTRE ST - UNIT 4
CAMBRIDGE, MA 02139

116-35
MACDOUGALL, CHRISTYN
7 CENTRE ST UNIT #B
CAMBRIDGE, MA 02139

116-118
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

116-118
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

116-118
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER



SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

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PROJECT

HANCOCK RESIDENCES

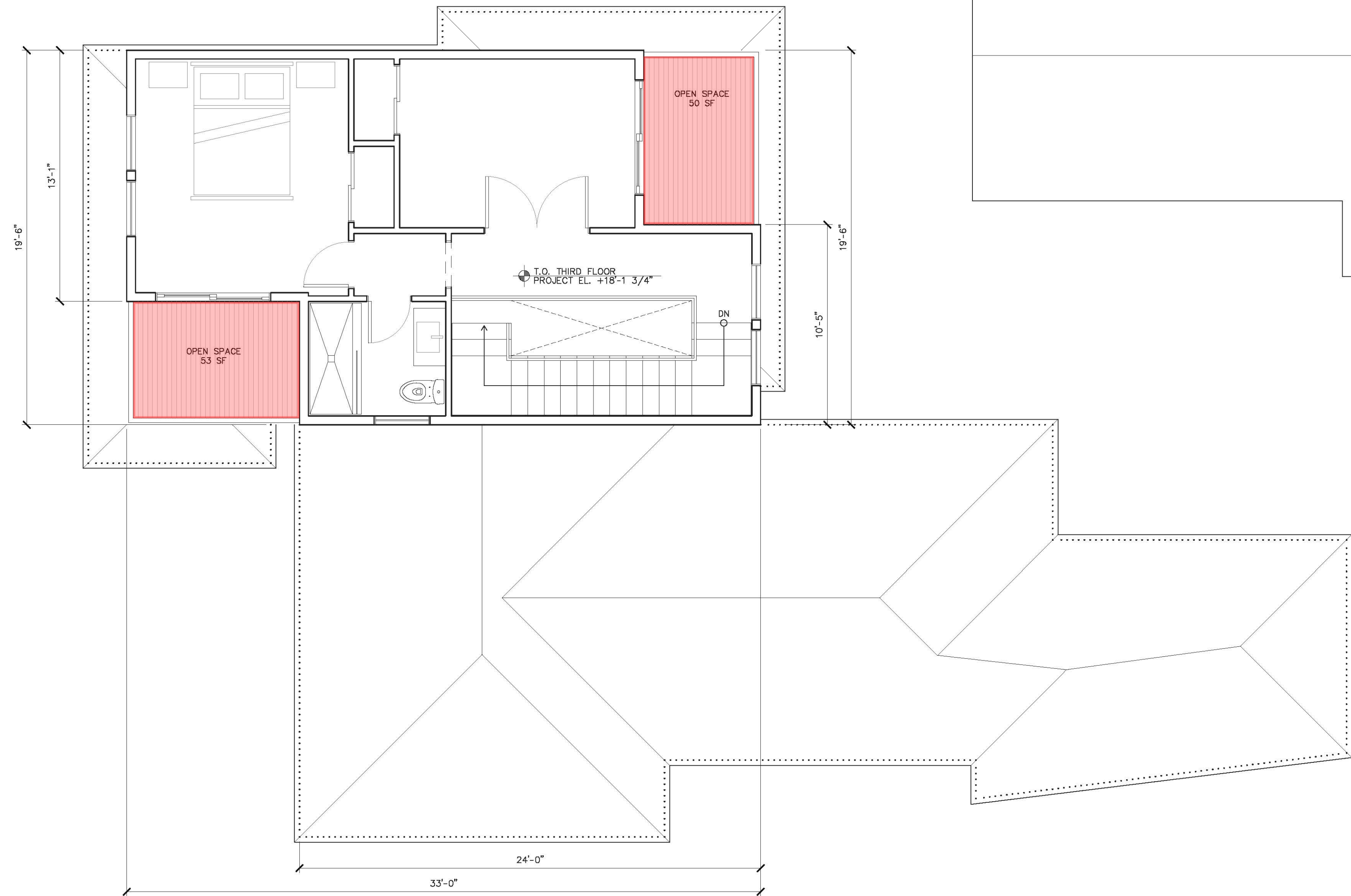
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Cad File Name: A-SITE PLAN-planting.dwg

PLANTING AND HARDSCAPE PLAN

L1.00



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

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1. ALL WALL LAYOUT DIMENSIONS TO FRAMING.
2. UNLESS INDICATED, ALL INTERIOR WALLS ARE 2 X 4 FRAMING.
3. ALL WALL BOARD AT BATHROOMS TO BE WATER RESISTANT, PER SPEC.
4. ALL WALLBOARD IN BASEMENT TO BE FIBER FACED, PER SPEC.
5. ALL WALLS TO ACCEPT 1/2" BLUEBOARD W/ PLASTER VENEER.
6. ALL CLOSET STORAGE ASSEMBLIES TO BE FURNISHED BY G.C. EXCEPT FOR MASTER CLOSETS.
7. FLAT ROOF PITCHES TO BE A MINIMUM OF 1/4" PER FOOT.
8. ROOF PITCHES TO BE CONFIRMED/ COORDINATED BY G.C.
9. REFER TO CIVIL DRAWINGS FOR ALL SITE UTILITY INFORMATION.
10. AUTOMATED ROLLER SHADES AT ALL NEW WINDOWS U.N.O.

SURVEYOR

BOSTON SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129

ARCHITECT

TFA ARCHITECTS
8 WALTER STREET
ROSLINDALE, MA 02131

STAMP

PROJECT NORTH

PROJECT

HANCOCK
RESIDENCES

123 HANCOCK STREET
CAMBRIDGE, MA 02139

Issue	Date
MCNCD SUBMISSION	17 AUG 2021
MCNCD SUBMISSION	22 OCT 2021
MCNCD SUBMISSION	14 DEC 2021
MCNCD SUBMISSION	18 JAN 2022
BZA SUBMISSION	12 FEB 2022

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PROPOSED
THIRD FLOOR
PLAN

A1.03