



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 22 PM 2:19
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 112029

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Mirko and Natasa Ristivojevic

PETITIONER'S ADDRESS: 15 Hazel Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 13-15 Hazel St. Cambridge

TYPE OF OCCUPANCY: Single Family Dwelling

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Replacement, modification and/or removal of windows and doors on the North (side) exterior wall. The North exterior wall is an existing non-conforming wall./

DESCRIPTION OF PETITIONER'S PROPOSAL:

The first phase of interior and partial exterior renovation to 13-15 Hazel St. is currently underway under Building Permit BLDC-106887-2021. We are seeking a special permit for the second phase: the replacement of (7) existing single-pane windows with (5) insulated windows, the removal of (1) exterior door and the removal of (1) exterior wood entry stair on the North (side) exterior wall at 13-15 Hazel St., Cambridge MA. The dimensional attributes of (3) of these windows will be modified. The remainder windows and door will be replaced in kind with the exception of improved thermal performance.

We are proposing no change to the location or configuration of the existing massing or exterior walls. The existing asbestos siding will be removed by asbestos abatement specialists and a separate permit shall be attained. An added nominal dimension of 2.5" of thermal insulation (zip-r) will be applied between the substrate and new exterior finish.

SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Mirko Ristivojevic

(Petitioner (s) / Owner)

MIRKO RISTIVOJEVIC

(Print Name)

Address:

Tel. No.

6176422733

E-Mail Address:

mrstiv@gmail.com

Date: 3/21/2021

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) MIRKO AND NATASA RISTIVOJEVIC
(OWNER)

Address: 13-15 HAZEL STREET, CAMBRIDGE, MA 02138

State that I (We) own the property located at 13-15 HAZEL STREET, CAMBRIDGE, MA
which is the subject of this zoning application. 02138

The record title of this property is in the name of _____
MIRKO AND NATASA RISTIVOJEVIC

*Pursuant to a deed of duly recorded in the date 1/15/2021, Middlesex South
County Registry of Deeds at Book 76702, Page 513; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

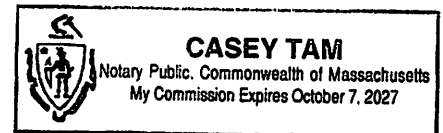
Natasa Ristivojevic
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Natasa Ristivojevic personally appeared before me,
this 19th of March, 2021, and made oath that the above statement is true.

Casey Tam Notary
My commission expires 10/07/2027 (Notary Seal).



- 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 SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 13 Hazel 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 alterations to the existing non-conforming side wall will not cause the building to be further in violation of the dimensional requirements. Alterations are limited to windows and doors in the wall and include the removal of a project and stair which improves the dimensional aspects of the building with respect to setbacks and open space.
- 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:
- This alteration does not negatively affect traffic flow or access patterns. No change to the building massing, gross area or sidewalks is being proposed. 1 door, porch and stair will be removed which will improve access patterns. The door is not a required egress door.
- 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:
- The proposed use of the property will remain unchanged.
- D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The proposed use of the property will remain unchanged.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed use of the property will remain unchanged.

***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: Mirko and Natasa Ristivojevic

Present Use/Occupancy: Single Family Dwelling

Location: 15 Hazel Street

Zone: Residence B Zone

Phone: 6176422733

Requested Use/Occupancy: Single Family Dwelling

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	N/A	N/A	N/A	(max.)
<u>LOT AREA:</u>	N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	N/A	N/A	N/A	
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	N/A	N/A	N/A	
REAR	N/A	N/A	N/A	
LEFT SIDE	8.8 ft	8.8 ft	7.5 ft	
RIGHT SIDE	8.5 ft	8.5 ft	7.5 ft	
<u>SIZE OF BUILDING:</u>				
HEIGHT	N/A	N/A	N/A	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	N/A	N/A	N/A	
<u>NO. OF DWELLING UNITS:</u>	N/A	N/A	N/A	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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

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



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:

Natasa Risticvojevic
(Print)

Date:

4/1/2021

Address:

13-15 Hazel St.

Case No.

BZA-1/2029

Hearing Date:

4/22/21

Thank you,
Bza Members

CERTIFIED PLOT PLAN



hs&t group, inc.

**PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
75 HAMMOND STREET - 2ND FLOOR
WORCESTER, MASSACHUSETTS 01610-1723**

PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
FAX: 508-752-8895 WWW.HSTGROUP.NET

**PROJECT: 15 HAZEL ST
CAMBRIDGE MA**

OWNER: NATASA RISTIVOJEVIC

DATE: 02-09-21

DEED: 63149-65

ZONE: B

PLAN: 481 OF 1911

SCALE: 1"=20'

MBL: 262-10

COMP'D: DJT

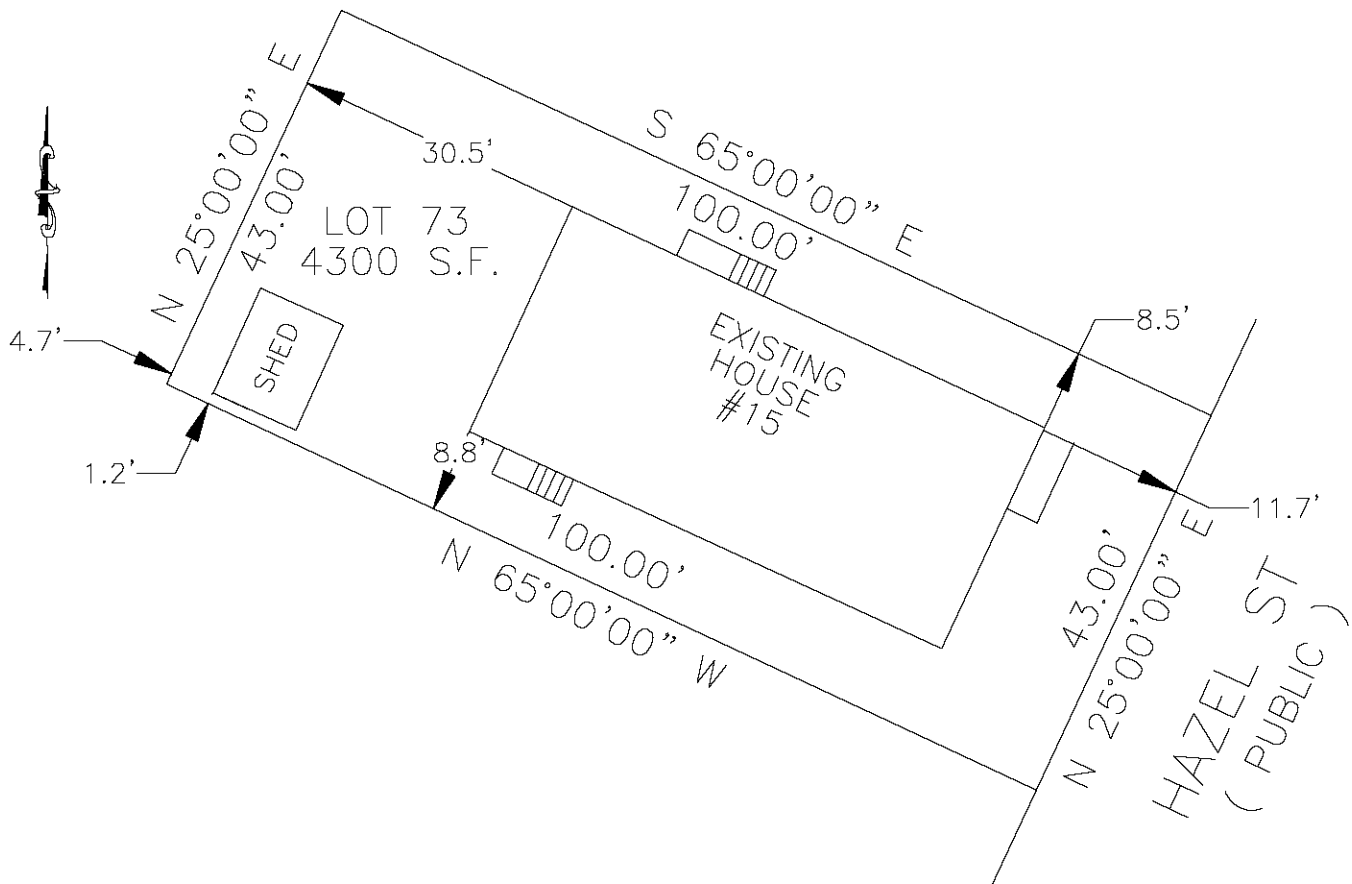
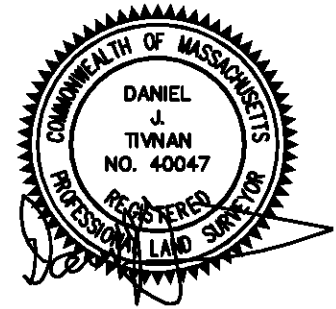
FLD. BK: 660-112

CAD: DJT

JOB #: 7162

FILE: HAZEL15PL

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.



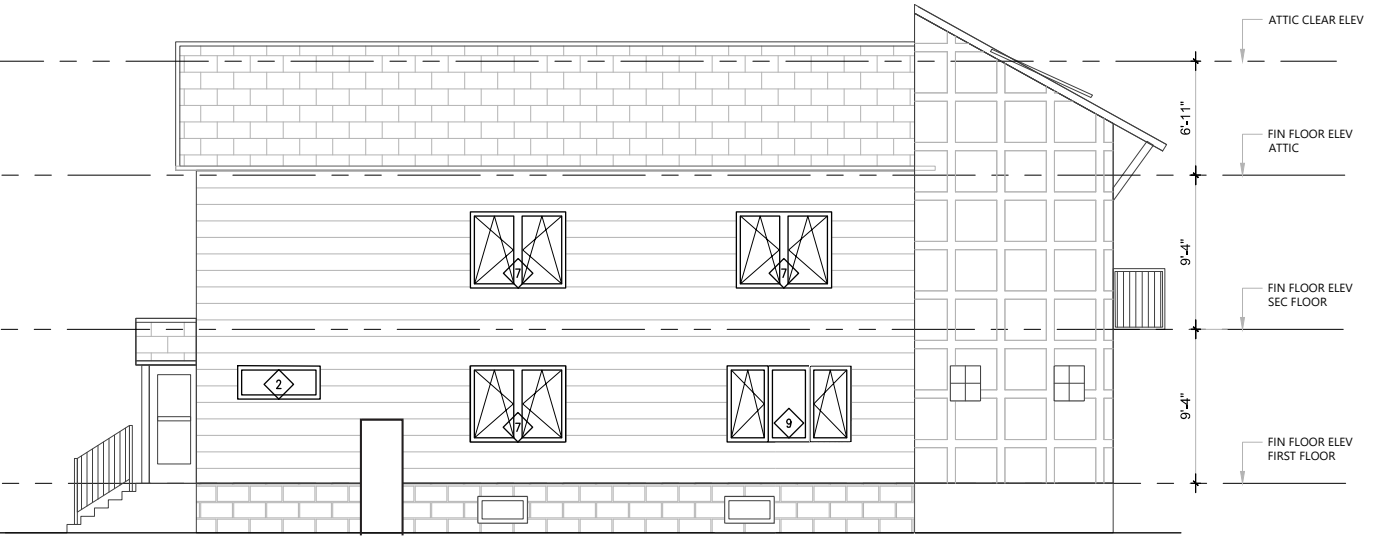


EXISTING NORTH ELEVATION

- DEMO
- NEW WINDOW
- WINDOW/DOOR IMPROVEMENT



DIAGRAM OF PROPOSED CHANGE



PROPOSED NORTH ELEVATION



PHOTOGRAPH OF EXISTING



PHOTO SIMULATION OF PROPOSAL



PHOTOGRAPH OF EXISTING STAIR TO BE REMOVED



PHOTOGRAPH OF EXISTING STREET ELEVATION



PHOTOGRAPH OF EXISTING



PHOTO SIMULATION OF PROPOSAL

Special Permit Application
Drawings and Illustrations

13-15 Hazel St
Cambridge MA 02139

Prepared for Natasa and Mirko Ristivojevic
March 17th, 2021



SPECIAL PERMIT DRAWING AND ILLUSTRATION LIST

- 1. EXISTING CONDITIONS MAP / PLOT PLAN
- 2. SITE CONTEXT MAP
- 3. PROPOSED MODIFICATION TO THE SITE PLAN
- 4. FLOOR PLANS
- 5. PROPOSED ELEVATIONS
- 6. PHOTO-SIMULATION: EXISTING AND PROPOSED

CERTIFIED PLOT PLAN

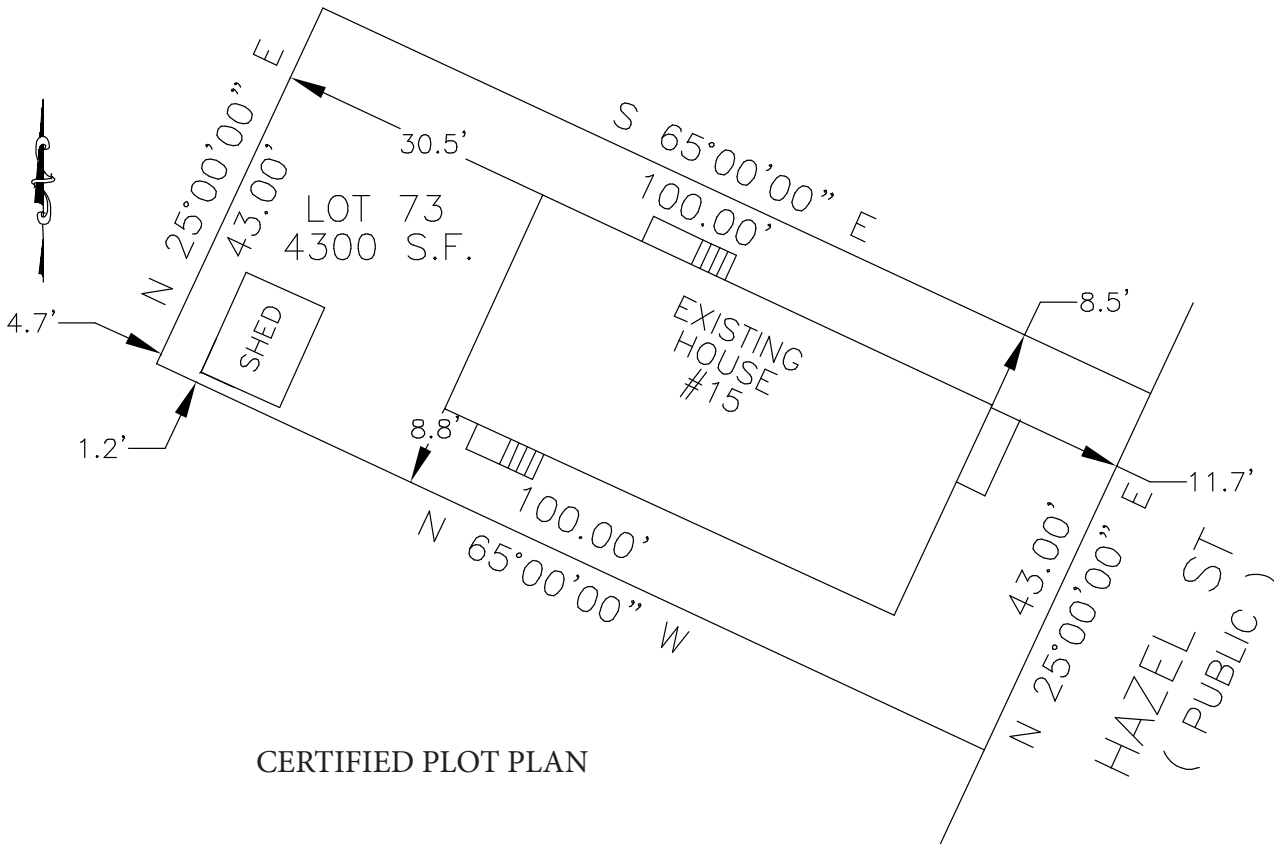
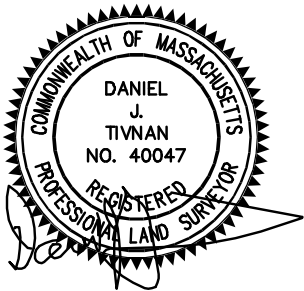


hs&t group, inc.

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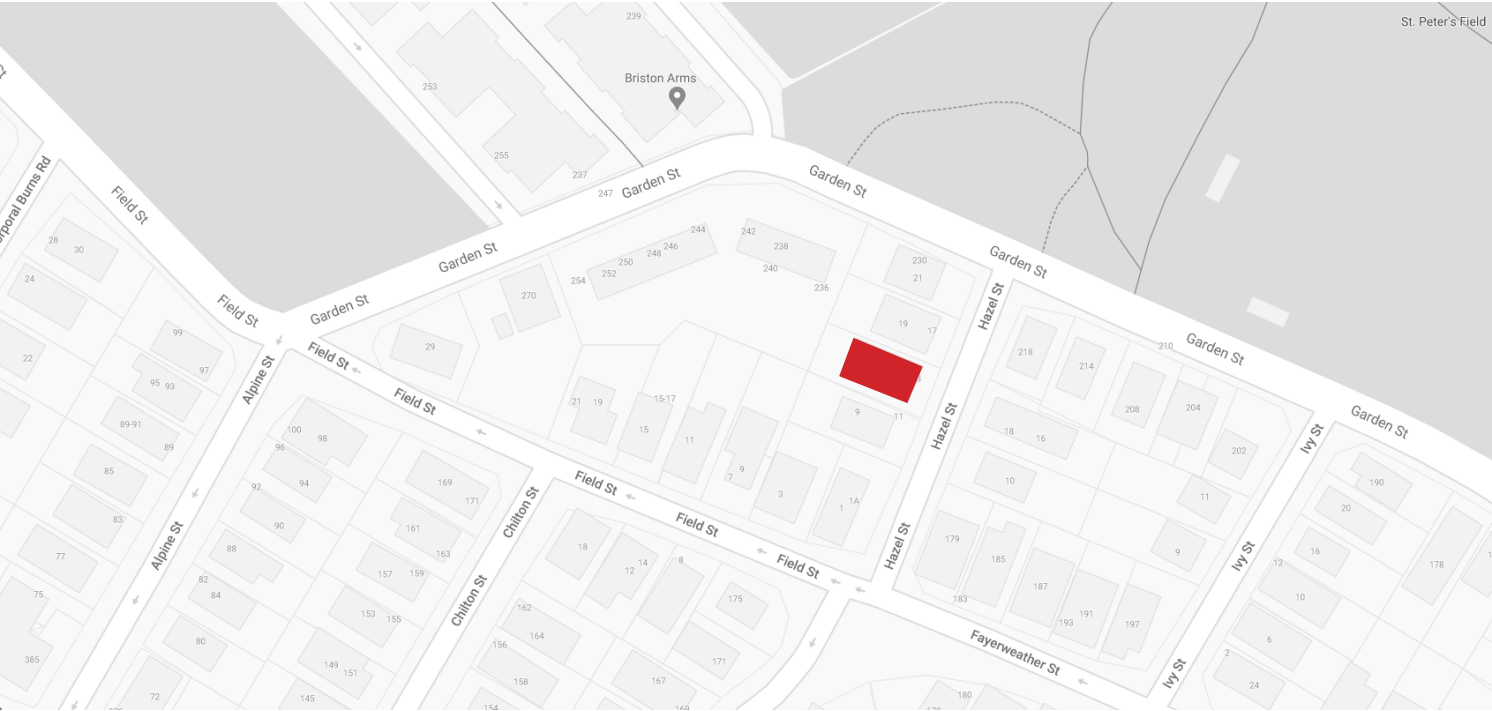
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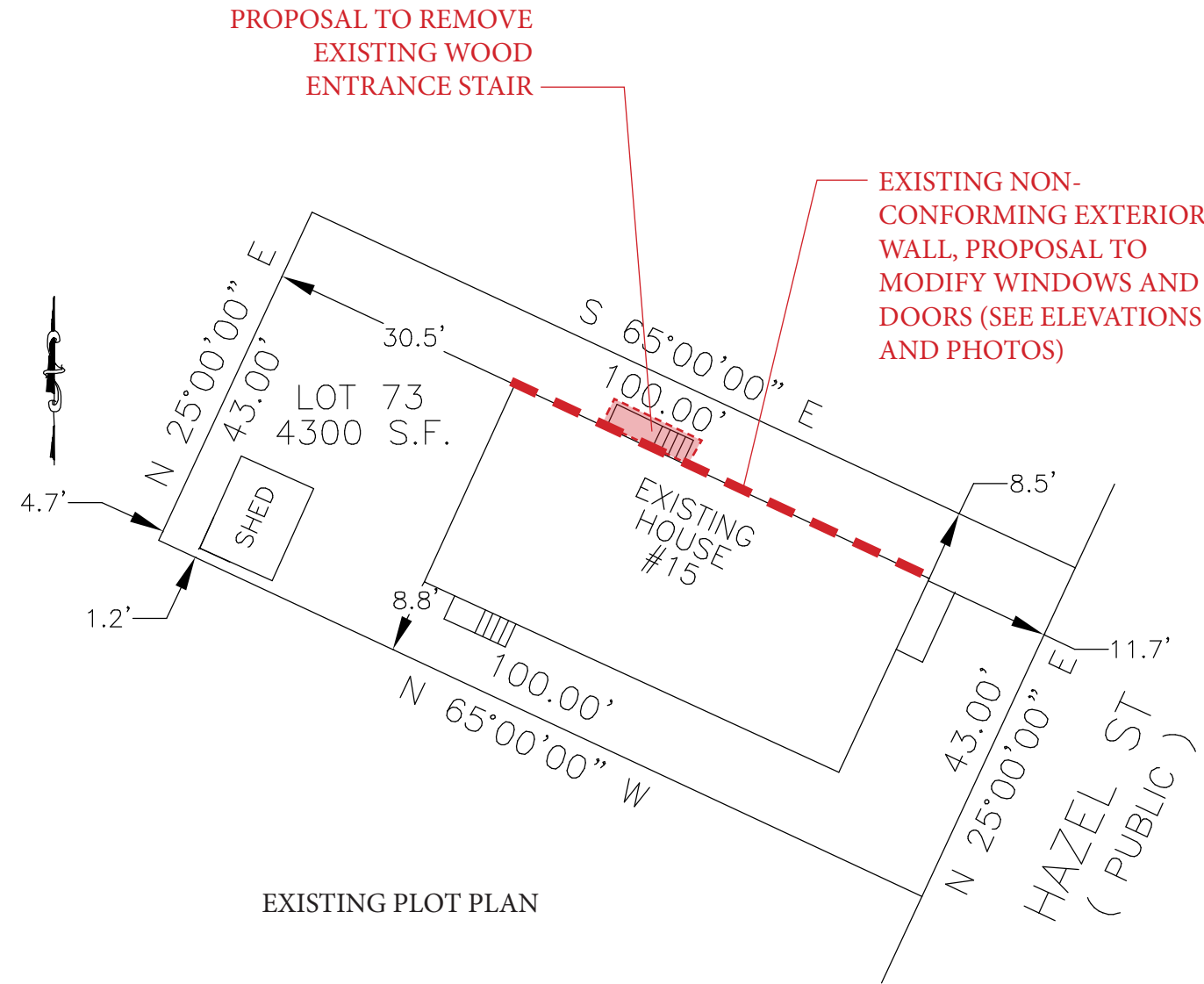
CERTIFIED PLOT PLAN



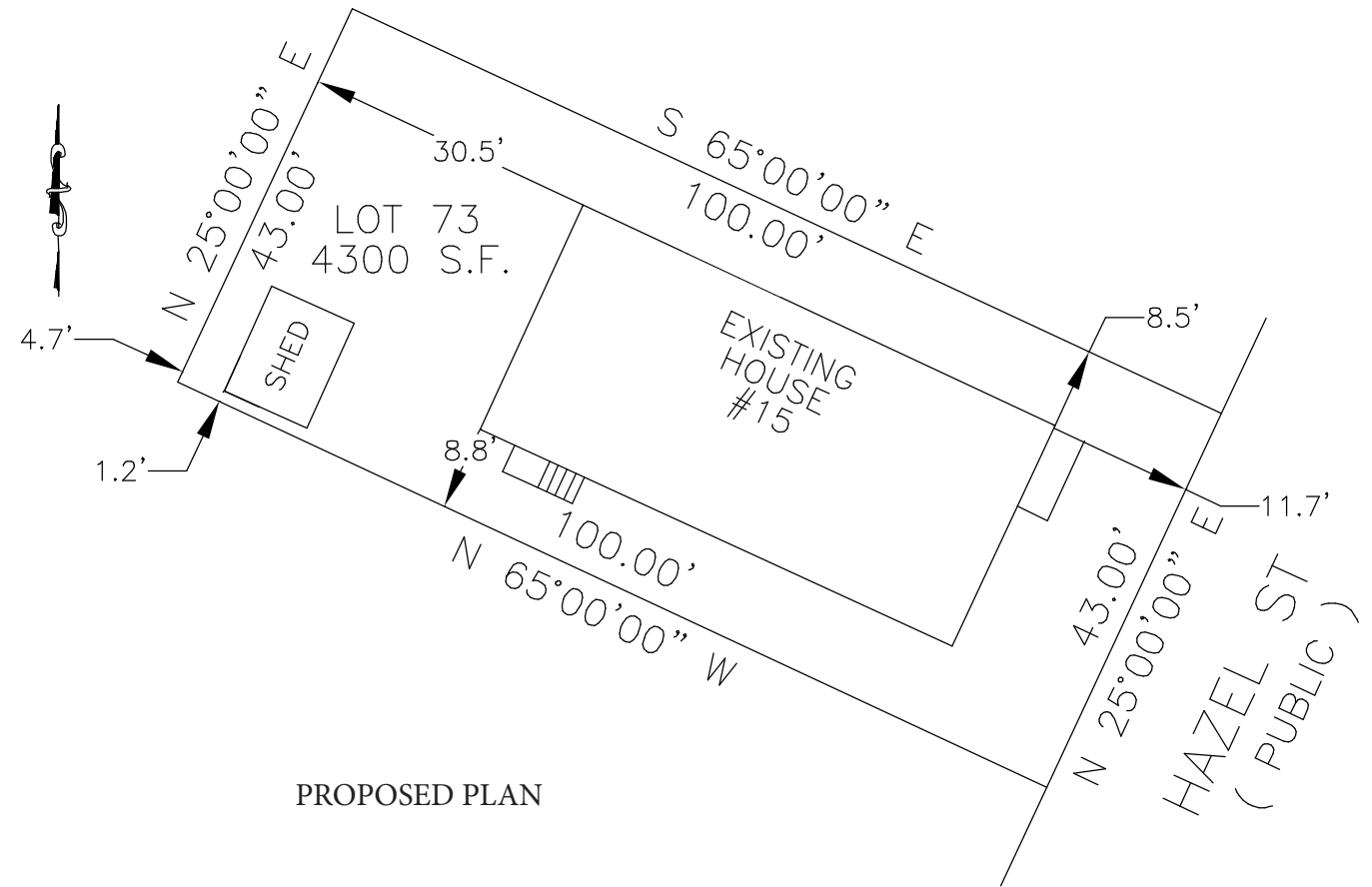
CONTEXT SATELLITE IMAGE



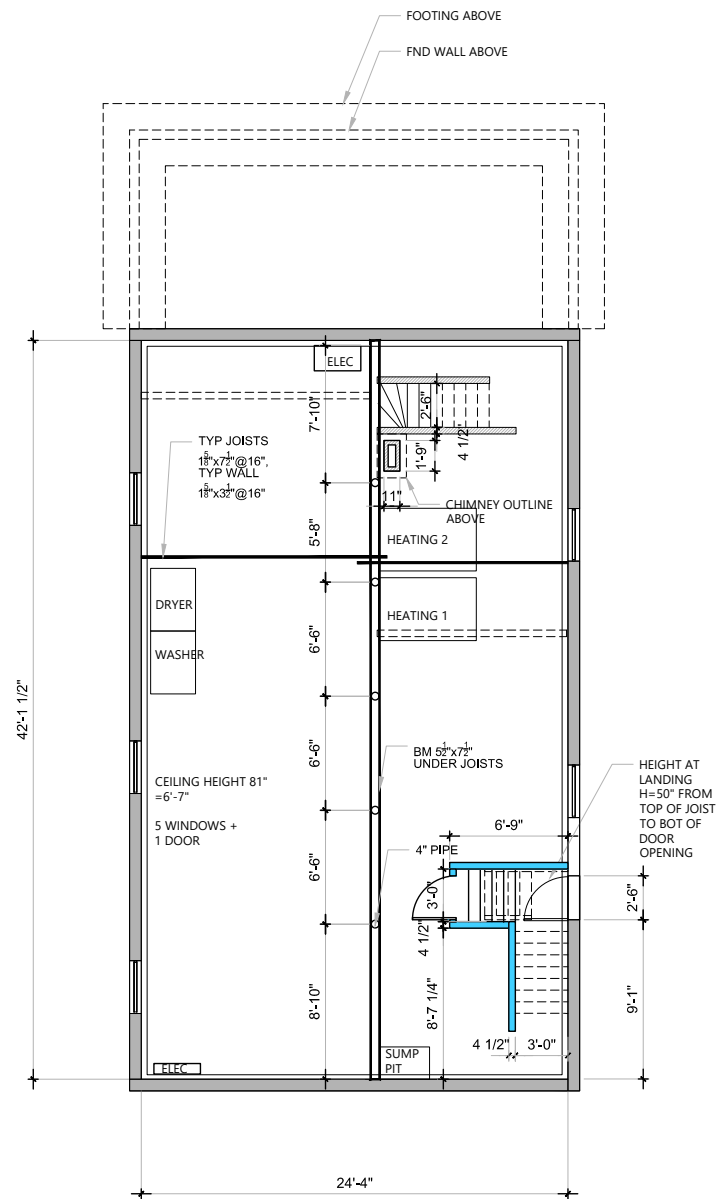
CONTEXT PLAN



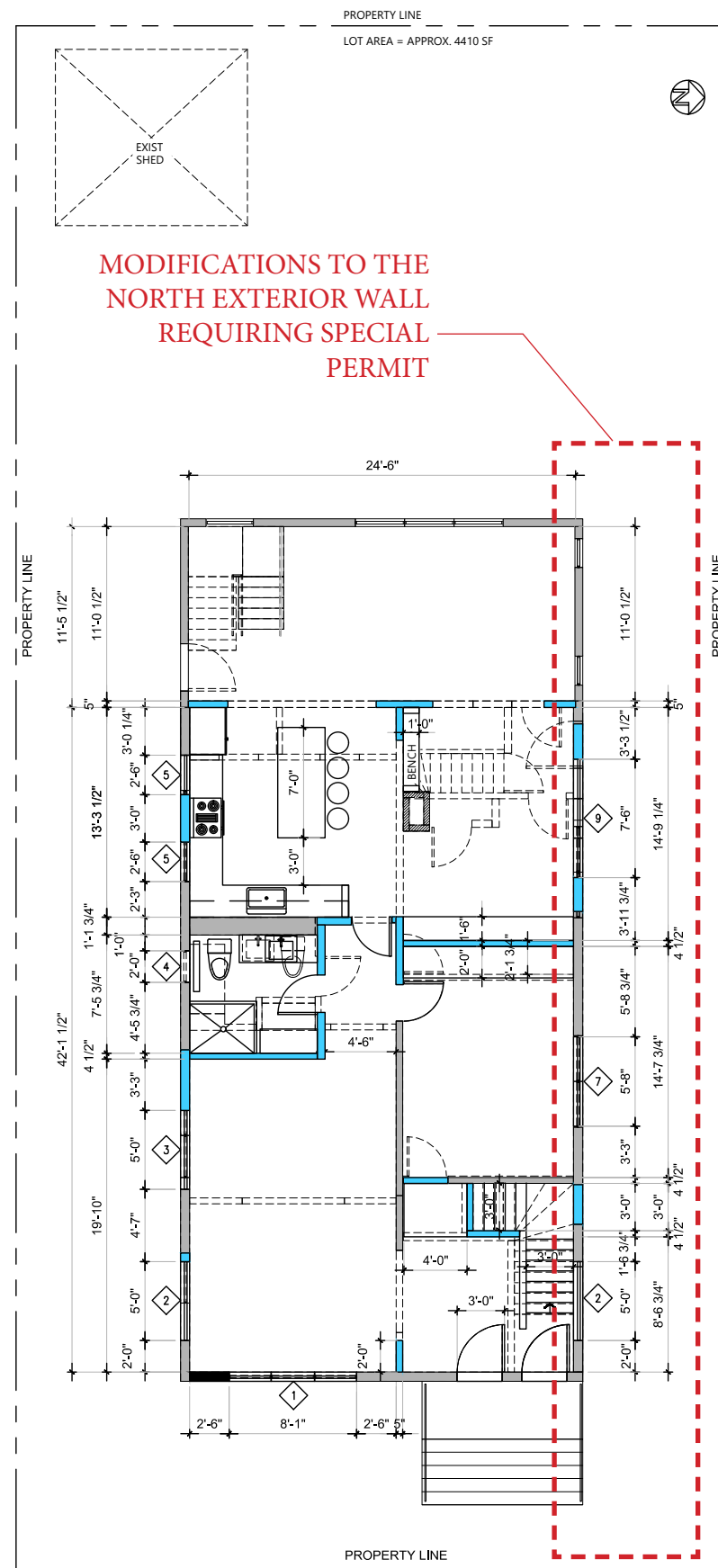
EXISTING PLOT PLAN



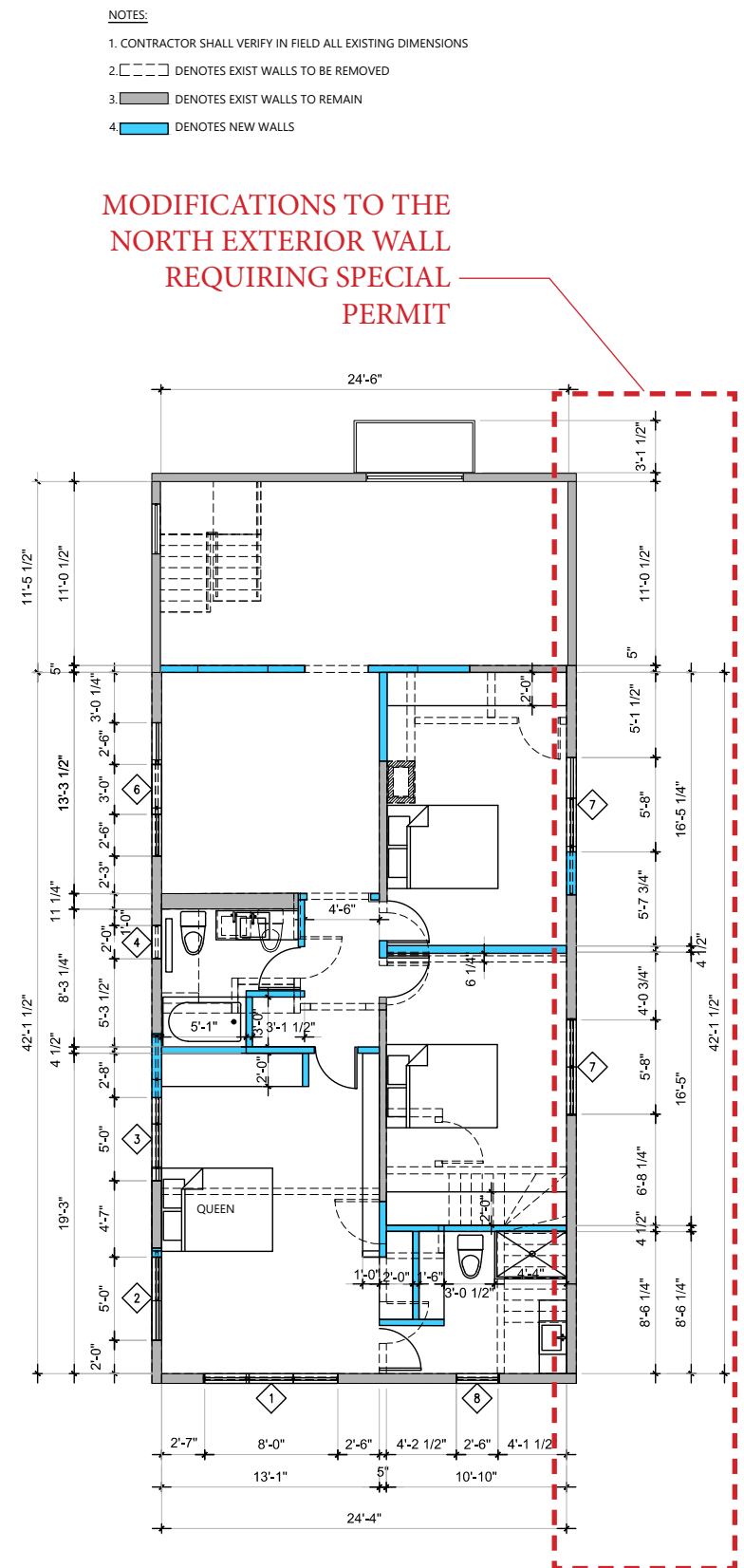
PROPOSED PLAN



1 EXISTING BASEMENT FLOOR PLAN
1/8"=1'-0"



1 EXISTING FIRST FLOOR PLAN
1/8"=1'-0"



1 EXISTING SECOND FLOOR PLAN
1/8"=1'-0"

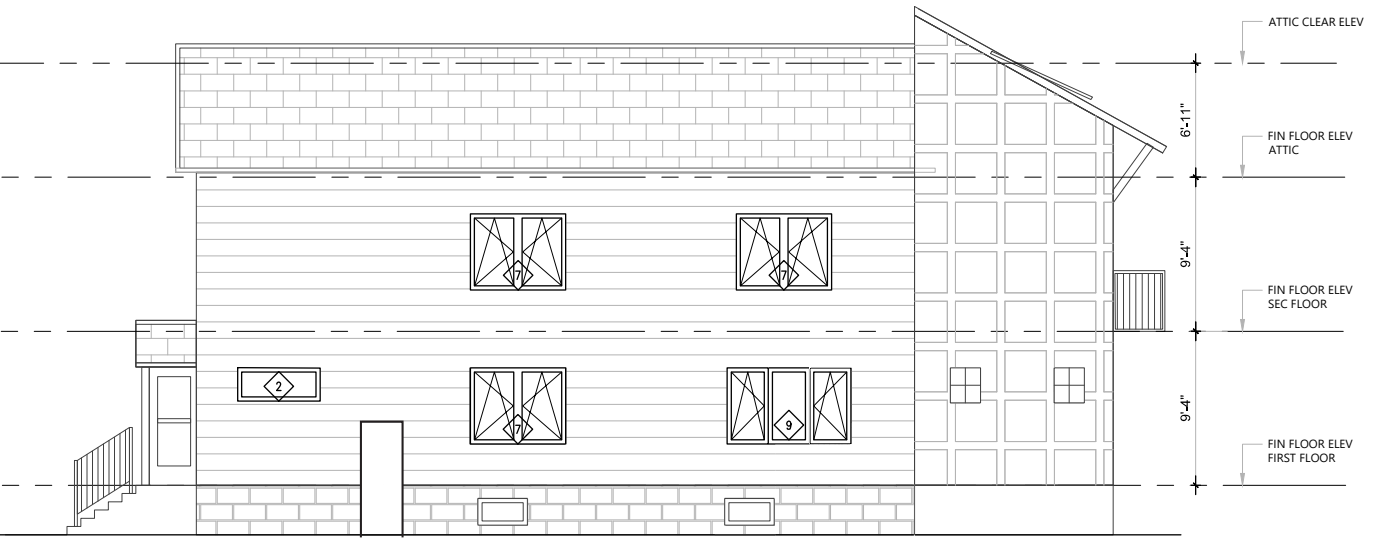


EXISTING NORTH ELEVATION

- DEMO
- NEW WINDOW
- WINDOW/DOOR IMPROVEMENT



DIAGRAM OF PROPOSED CHANGE



PROPOSED NORTH ELEVATION



PHOTOGRAPH OF EXISTING STAIR TO BE REMOVED



PHOTOGRAPH OF EXISTING STREET ELEVATION



PHOTOGRAPH OF EXISTING



PHOTO SIMULATION OF PROPOSAL



City of Cambridge
Massachusetts

1" = 328 ft

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

www.cambridgema.gov/gis



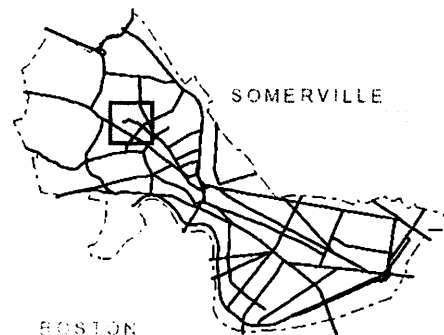
- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

ARLINGTON

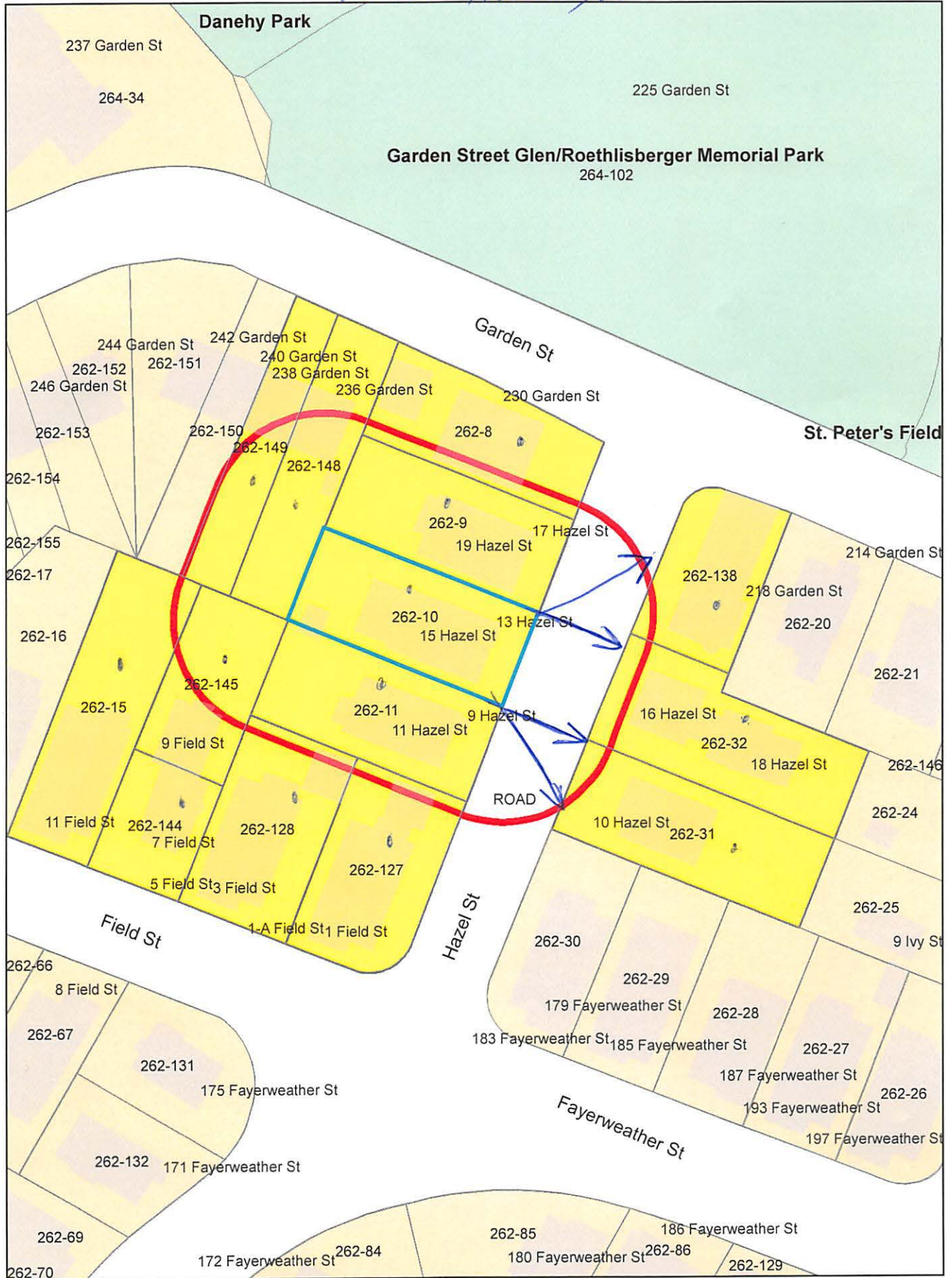
MEDFORD

SOMERVILLE

BOSTON



13-15 Hazel St.



13-15 Hazel st.

Petitioner

262-145
LUMMUS, SARAH T.
9 FIELD ST
CAMBRIDGE, MA 02138

262-144
LIU, HARRY HANSONG & JOAN CHEN
7 FIELD ST
CAMBRIDGE, MA 02138

MIRKO & NATASHA RISTIVOJEVIC
15 HAZEL STREET
CAMBRIDGE, MA 02139

262-127
ALDRICH, ELLEN HOLBROOK,
TRS THE ELLEN HOLBROOK ALDRICH 2010 TRUST
1 FIELD ST
CAMBRIDGE, MA 02138

262-128
MCCLAIN, SUMNER
5 FIELD STREET
CAMBRIDGE, MA 02138

262-138
WHEELIS, JOAN
218 GARDEN ST
CAMBRIDGE, MA 02142

262-10
DOERSCHUK, JOHN C. & BESSIE M. BLUM
15 HAZEL STREET
CAMBRIDGE, MA 02138

262-31
WHEELIS, JOAN
10 HAZEL ST
CAMBRIDGE, MA 02138

262-148-149
B & L INVESTMENTS, LLC
5 CLAREMON ST #1
SOMERVILLE, MA 02144

262-9
FRANCELLA ADAMSON, ELOISE ADAMSON &
MARCHA COLBERT
19 HAZEL ST
CAMBRIDGE, MA 02138

262-32
BROWN, JANICE S.
16-18 HAZEL ST., #18
CAMBRIDGE, MA 02138

262-15
CARPIO, GLENDA
11 FIELD ST., UNIT #2
CAMBRIDGE, MA 02138

262-8
RESIDENT
230 GARDEN ST
CAMBRIDGE, MA 02138

262-32
LARABEE, KYLE. F &
LENA M. KOZLOSKI TRUSTEES
16-18 HAZEL ST. UNIT 16
CAMBRIDGE, MA 02138

262-11
REYBURN HOLDINGS LLC
2 WORCESTER ST
CAMBRIDGE, MA 02139

262-15
WARNER, PAUL H.
11 FIELD ST. UNIT 3
CAMBRIDGE, MA 02138

262-15
ARDOLINO ANTHONY J &
SALLY A ARDOLINO
11 FIELD ST - UNIT 1
CAMBRIDGE, MA 02138

Eloise Adamson

19 Hazel Street, Cambridge, 02138

04/01/2021

City of Cambridge

Board of Zoning Appeal

831 Massachusetts Avenue

Cambridge, MA 02139

Dear Members of the Board of Zoning Appeal:

I am writing you to give my support for my neighbors' Mirko and Natasa Ristivojevic Petition for Special Permit: Replacement, modification and/or removal of windows and doors on the North (side) exterior wall (CASE NO: BZA112029-2021).

I am the first neighbor to the right of the 13-15 Hazel Street and as such will be most affected by the proposed changes. I am in favor of my neighbor's plans and do not object to any changes proposed in their plans.

Sincerely,

Eloise Adamson

A handwritten signature in dark ink, which appears to read "Eloise Adamson", followed by the date "4/1/21". A long, sweeping horizontal line extends from the bottom of the signature across the page.