



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

BZA APPLICATION FORM

Plan No: BZA-017002-2018

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Suk-Yee Hon

PETITIONER'S ADDRESS : 15 Field Street, Cambridge, MA 02138

LOCATION OF PROPERTY : 15 Field St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residence ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: reconfigure window

DESCRIPTION OF PETITIONER'S PROPOSAL :

To reconfigure 3 windows on the left side of the existing dwelling at 15 Field Street by removing 4 windows. The size of the windows will be similar to or smaller than the current window size. The relocation of the 3 windows is ~ 2 feet (up/down/left/right) from the existing window that will be removed.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.1.D (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : *Suk-Yee Hon*
 (Petitioner(s) / Owner)

 SUK-YEE HON
 (Print Name)

Address : 15 FIELD STREET
 CAMBRIDGE, MA 02138

Tel. No. : 650-208-9542

E-Mail Address : cindyshon@gmail.com

Date : 8/20/2018

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 SUK-YEE HON
(OWNER)

Address: 15 FIELD ST. CAMBRIDGE, MA 02138

State that I/We own the property located at 15 FIELD ST., which is the subject of this zoning application.

The record title of this property is in the name of SUK-YEE HON + MATTHEW DOOLEY

*Pursuant to a deed of duly recorded in the date 8/29/2013, Middlesex South County Registry of Deeds at Book 62548, Page 424; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

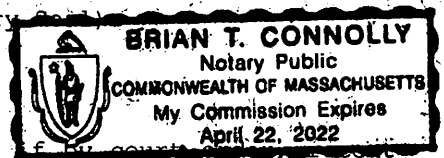
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Suk-ye Hon personally appeared before me, this 20th of August, 2018, and made oath that the above statement is true.

Brian T. Connolly Notary

My commission expires April 22 2022 (Notary)



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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

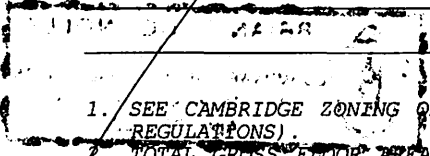
APPLICANT: SUK-YEE HON PRESENT USE/OCCUPANCY: Single Res.

LOCATION: 15 FIELD ST. CAMBRIDGE MA ZONE: B Residence

PHONE: 650 208-9542 REQUESTED USE/OCCUPANCY: SINGLE RES.

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3025</u>	_____	_____ (max.)
<u>LOT AREA:</u>	<u>5070</u>	_____	_____ (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>	_____	_____	_____ (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	_____	_____	_____ (min.)
<u>SIZE OF LOT:</u>	WIDTH	_____	_____ (min.)
	DEPTH	_____	_____ (min.)
<u>Setbacks in Feet:</u>	FRONT	_____	_____ (min.)
	REAR	_____	_____ (min.)
	LEFT SIDE	_____	_____ (min.)
	RIGHT SIDE	_____	_____ (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	_____	_____ (max.)
	LENGTH	_____	_____ (min.)
	WIDTH	_____	_____ (min.)
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³⁾</u>	_____	_____	_____ (min.)
<u>NO. OF DWELLING UNITS:</u>	_____	_____	_____ (max.)
<u>NO. OF PARKING SPACES:</u>	_____	_____	_____ (min./max)
<u>NO. OF LOADING AREAS:</u>	_____	_____	_____ (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</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'.

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 15 Field St Cambridge, MA 02138 (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:
- Article 8, Section 8.22.2c allows the Board of Zoning Appeal to grant a special permit for alteration of a nonconforming structure. Additionally, the proposal follows the privacy and community outreach criteria in Article 5, Section 5.28.28.1b and 5.28.28.1d. Specifically, the proposal will reduce the total number of windows (and therefore the total area of windows at the side of the dwelling), the size will be similar to existing windows or smaller, the placement of the windows will provide more privacy to the abutting dwelling as it will no longer align with the abutter's windows instead new windows will face the abutter's exterior siding. Lastly, we have performed community outreach by contacting the abutters most affected by this change.
- 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:
- In keeping to the character of the neighborhood and the existing architecture of the structure, the relocated windows will be installed with similar trim to match the rest of the house. Additionally, the size and shape will be similar to existing windows.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- There are no changes to the operation of or the development of adjacent uses. The distance between the adjacent user/property remains 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 types of windows used will meet current health and safety standards, such as the use of temper glass at the landing of a staircase. Additionally, windows will meet or exceed all energy efficiency requirements set forth by the City of Cambridge and the State of Massachusetts.
- 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 proposal use will not derogate from the intent or purpose of this ordinance. The proposal is located at the side of the dwelling where similar windows exist, therefore the only impact to the community may be the abutter. Care has been taken to align the new window location, such that the windows face the abutter's siding rather than an existing window since the abutter's setback is also less than the 7'6" requirement. This is to ensure sufficient privacy for both the abutter and the petitioner/owner.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

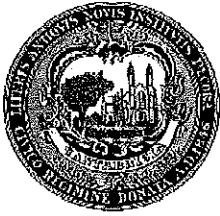
APPLICANT: Suk-Yee Hon **PRESENT USE/OCCUPANCY:** Single Residence
LOCATION: 15 Field St Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: 650-200-9542 **REQUESTED USE/OCCUPANCY:** Single Residence

	<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>3025</u>	<u>3025</u>	<u>3025</u>	(max.)
<u>LOT AREA:</u>	<u>5071</u>	<u>5071</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.6</u>	<u>.6</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>5071</u>	<u>5071</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>40</u>	<u>40</u>	<u>50</u>	(min.)
<u>DEPTH</u>	<u>130</u>	<u>130</u>	<u>no change</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>16</u>	<u>16</u>	<u>15</u>	(min.)
<u>REAR</u>	<u>70</u>	<u>70</u>	<u>25</u>	(min.)
<u>LEFT SIDE</u>	<u>6</u>	<u>6</u>	<u>7.5</u>	(min.)
<u>RIGHT SIDE</u>	<u>9</u>	<u>9</u>	<u>7.5</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>32</u>	<u>32</u>	<u>35</u>	(max.)
<u>LENGTH</u>	<u>44</u>	<u>44</u>	<u>no change</u>	
<u>WIDTH</u>	<u>25</u>	<u>25</u>	<u>no change</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>no change</u>	<u>no change</u>	<u>0.4</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>no change</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>no change</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>no change</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.

n/a

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 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 AUG 21 AM 11:46

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017002-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : √ Variance : Appeal :

PETITIONER : Suk-Yee Hon

PETITIONER'S ADDRESS : 15 Field Street, Cambridge, MA 02138

LOCATION OF PROPERTY : 15 Field St Cambridge, MA 02138

TYPE OF OCCUPANCY : Residence ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: reconfigure window

DESCRIPTION OF PETITIONER'S PROPOSAL :

To reconfigure 3 windows on the left side of the existing dwelling at 15 Field Street by removing 4 windows. The size of the windows will be similar to or smaller than the current window size. The relocation of the 3 windows is ~ 2 feet (up/down/left/right) from the existing window that will be removed.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.1.D (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : *Suk-Yee Hon*
 (Petitioner(s) / Owner)

 SUK-YEE HON
 (Print Name)

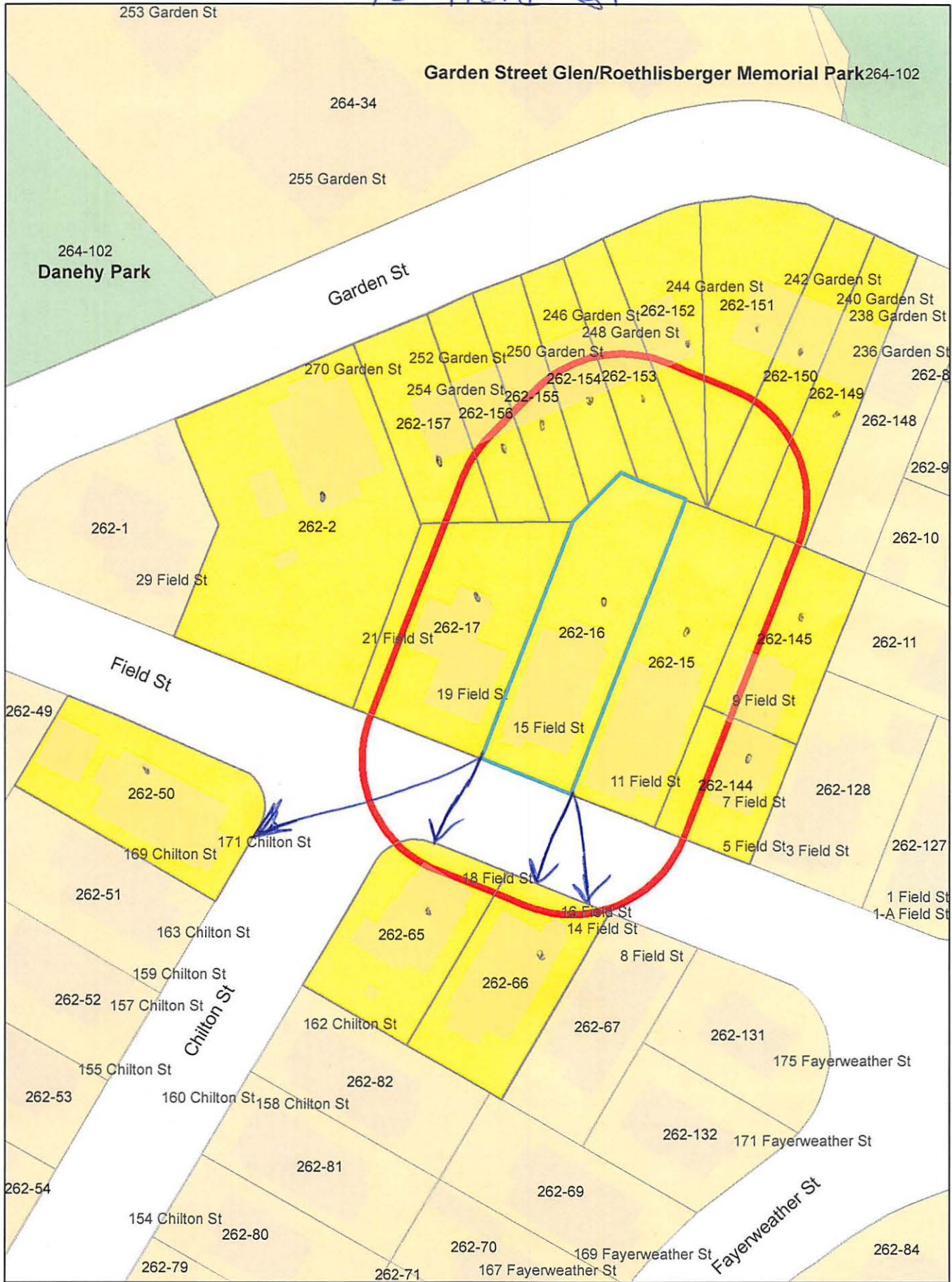
Address : 15 FIELD STREET
 CAMBRIDGE, MA 02138

Tel. No. : 650-208-9542

E-Mail Address : cindyshon@gmail.com

Date : 8/20/2018

15 Field St.



15 Field St.

Petitioner
SUK-YEE HON
15 FIELD STREET
CAMBRIDGE, MA 02138

262-2
DOTTIN, GERALD A. JOANNE M DOTTIN
270 GARDEN ST
CAMBRIDGE, MA 02138

262-16
HON, SUK-YEE & MATTHEW DOOLEY
15-17 FIELD ST
CAMBRIDGE, MA 02138

262-50
WUNDERLICH, THOMAS M.
169 CHILTON ST., # 171
CAMBRIDGE, MA 02138

262-65
MCDONALD, FAITH DEA
18 FIELD ST.
CAMBRIDGE, MA 02138

262-66
DUPEE, DONNA J.
975 MASSACHUSETTS AVE. APT 307
ARLINGTON, MA 02476

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

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

262-149
B & L INVESTEMENTS LLC
C/O LILLEY, DAVID J., GORKA BRABO
44 CLOVER ST
BELMONT, MA 02478

262-150
B & L INVESTEMENTS LLC
C/O LILLEY, DAVID J., GORKA BRABO
44 CLOVER ST
BELMONT, MA 02478

262-151
B & L INVESTEMENTS LLC
5 CLAREMONT ST. #1
SOMERVILLE, MA 02144

262-152
BUDIN, MEY TAL & JOHN A. HIGGINS
244 GARDEN ST
CAMBRIDGE, MA 02138

262-153
FLEYFEL, MUNIRA J.
246 GARDEN ST
CAMBRIDGE, MA 02138

262-154
WANG, GE & WEN JI XIANG
248 GARDEN ST
CAMBRIDGE, MA 02138

262-155
BARR, DOROTHY J.
250 GARDEN ST
CAMBRIDGE, MA 02138

262-156
OUYANG, LU
252 GARDEN ST
CAMBRIDGE, MA 02138

262-157
ARDENT DEVELOPERS LLC.
ATTN: AUDRA DAINORA
1770 MASSACHUSETTS AVE. 607
CAMBRIDGE, MA 02140

262-17
BAXTER, PRUDENCE
19 FIELD ST., #1
CAMBRIDGE, MA 02138

262-17
STEFANAKIS, MANUEL
21 FIELD ST
CAMBRIDGE, MA 02138

262-15
UPTON, MARY R.
TR. OF THE MARY R. UPTON REVOC. TR.
23B BAYFIELD ROAD
WAYLAND, MA 01778

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

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

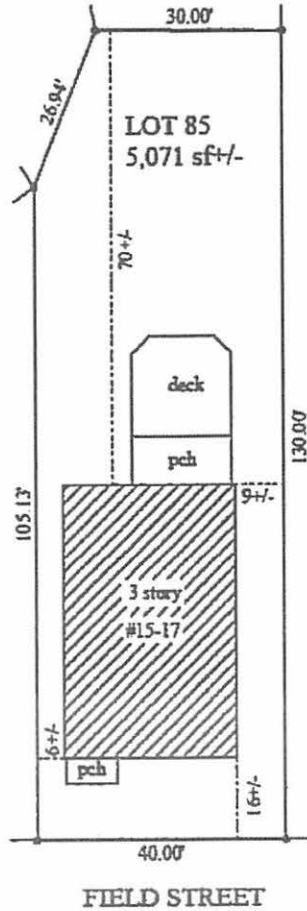
262-50
WUNDERLICH, THOMAS M.
169 CHILTON ST.
CAMBRIDGE, MA 02138

MORTGAGE INSPECTION PLAN

LOCATION : 15-17 FIELD STREET
 CITY, STATE : CAMBRIDGE, MA
 APPLICANT : CRAIG SLATIN & RUTH BROWNSTEIN
 CERTIFIED TO :
 SCALE : 1"=20'
 PREPARED : JULY 04, 2013



. 13-05430
BOSTON
SURVEY, INC.
 P.O. BOX 280220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1818
 WWW.BOSTONSURVEYINC.COM



FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as

ZONE: X
COMMUNITY PANEL No. 25017C0419E
EFFECTIVE DATE: 6-4-2010

REFERENCES

DEED / CERT : 23875-349
 PLAN REF : # 481 of 1911

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

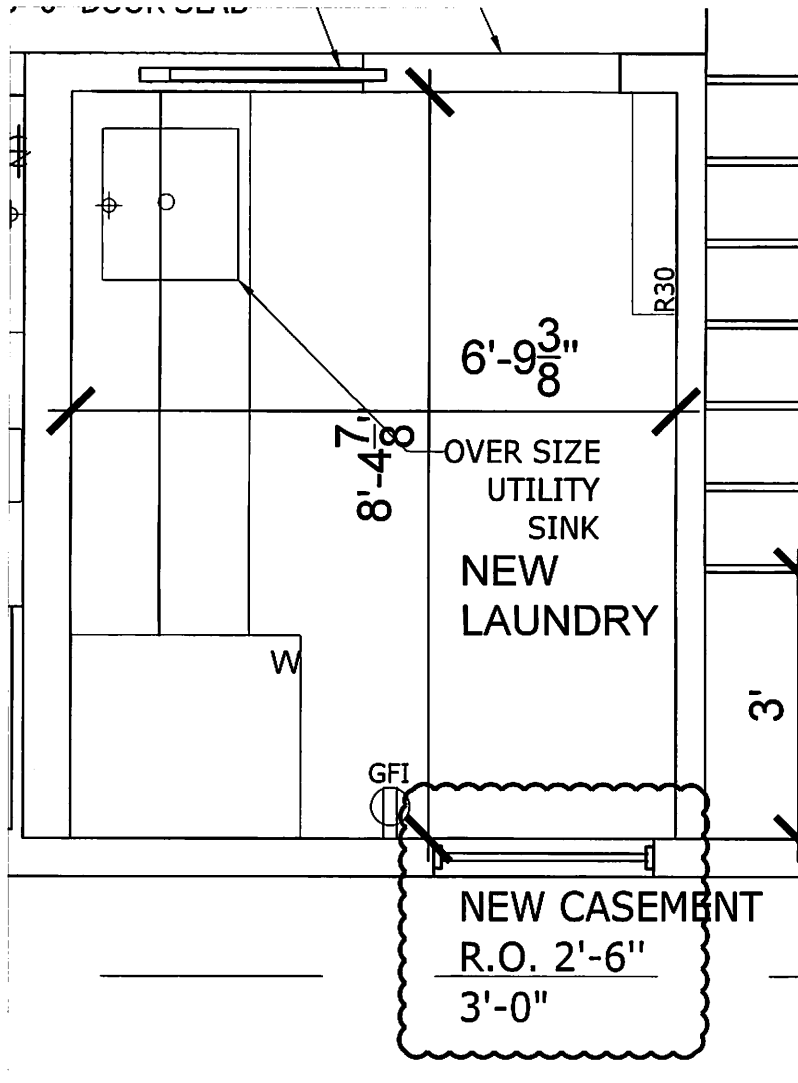
The permanent structures are approximately located on the ground as shown. They either conform to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements either way across property lines except as shown and noted herein.

NOTE: This is not a boundary or title insurance survey. This plan was prepared in accordance to procedural and technical standards for Mortgage Loan Inspectors as adopted by the Massachusetts Board of Registration of professional engineers and Land Surveyors, 230 CMR 6.05, and use for any other purpose is prohibited. This plan is not to be used for recording, preparing deed descriptions, or construction.



George C. Collins, PLS

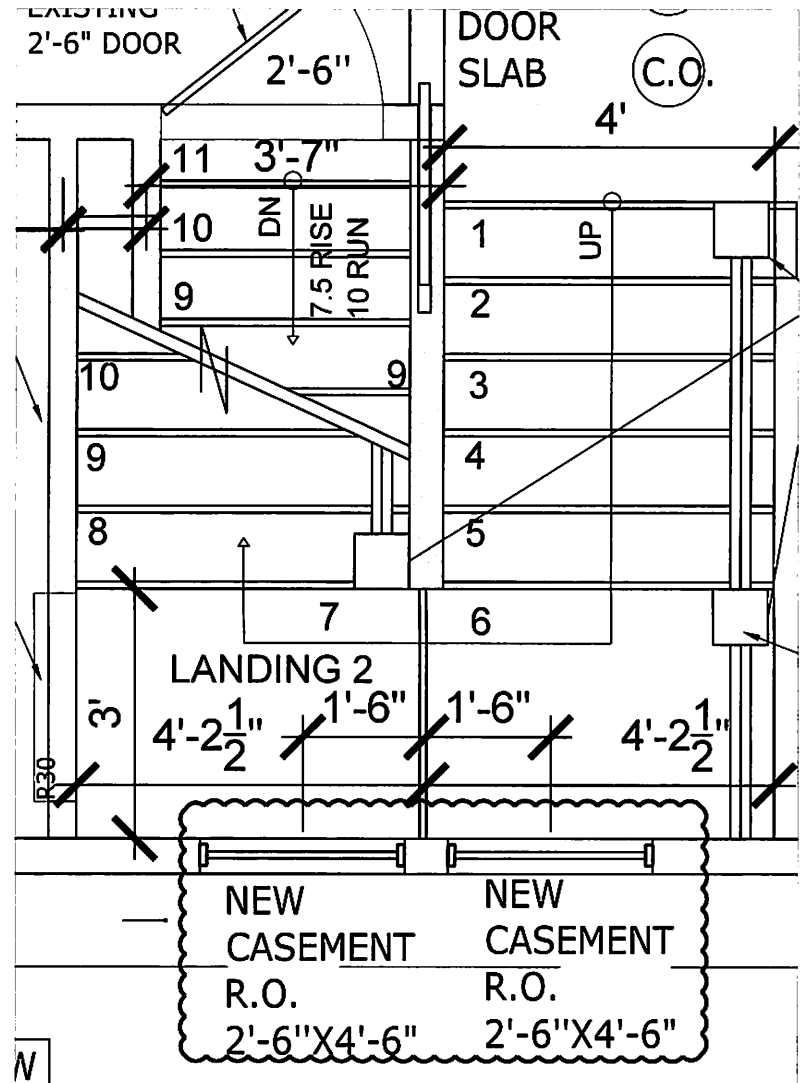
MO



LAUNDRY ROOM WINDOW PLAN

SCALE: 1/2"=1'-0"

1



MAIN FLOOR STAIR WINDOW PLAN

SCALE: 1/2"=1'-0"

2



S1

SIDE ELEVATION- EXISTING CONDITION

SCALE: 3/32"=1'-0"

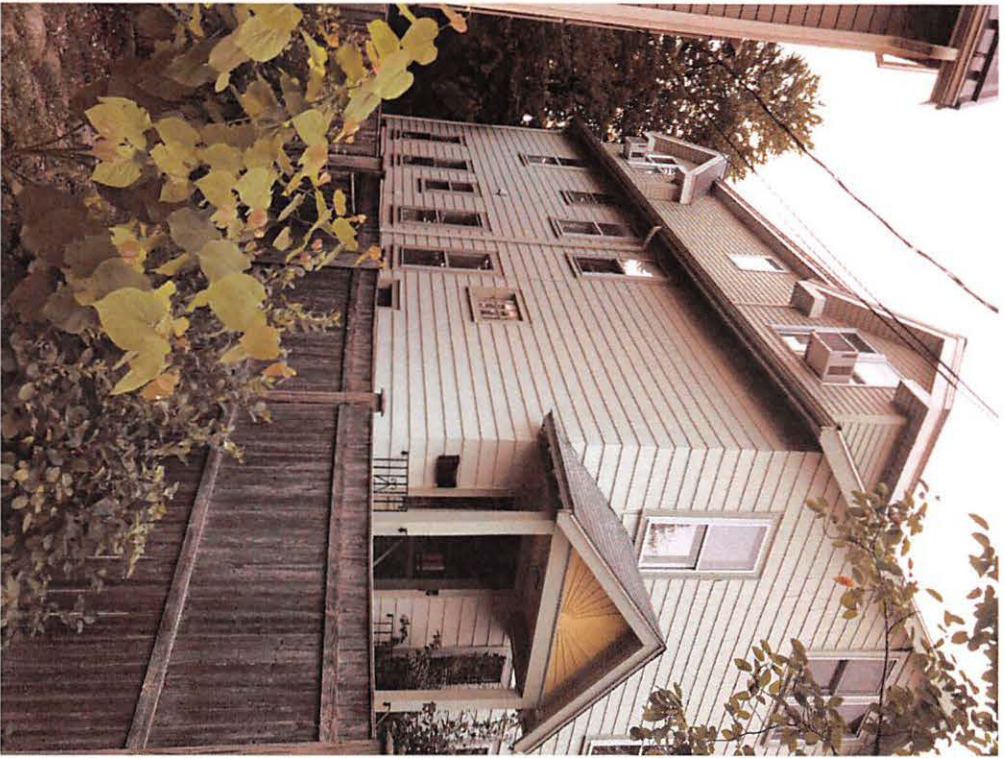


S2

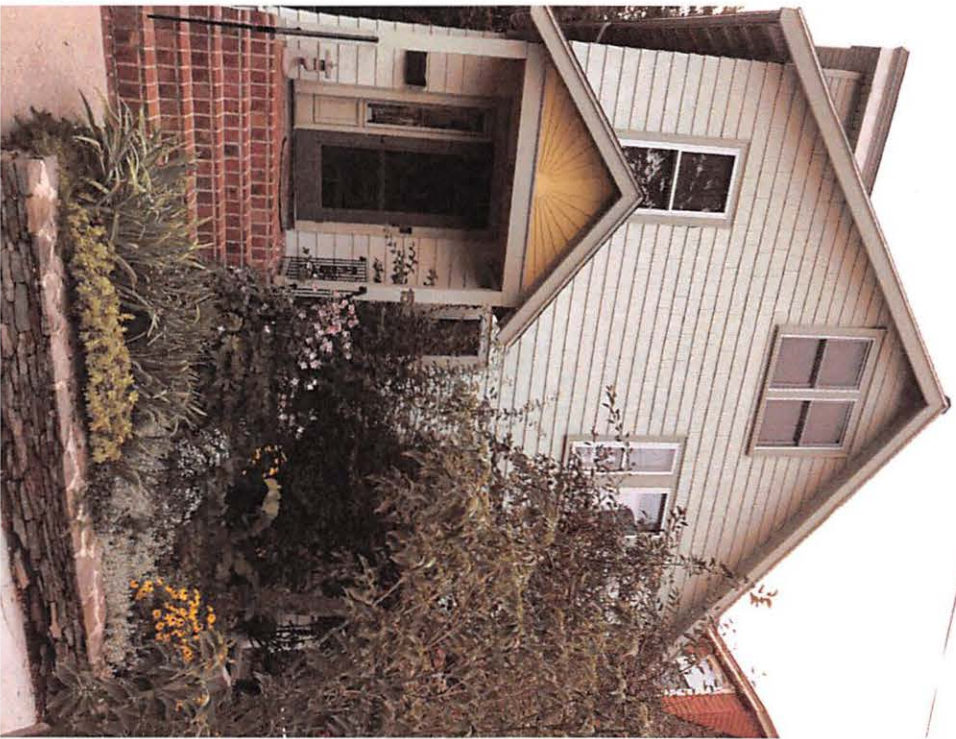
SIDE ELEVATION

SCALE: 3/32"=1'-0"

15 Field Street, Cambridge, MA 02138



LEFT SIDE VIEW



FRONT VIEW

Pacheco, Maria

From: Matt Dooley <mattjd211@gmail.com>
Sent: Thursday, August 23, 2018 5:42 PM
To: Pacheco, Maria
Cc: Emmanuel Stefanakis; Cindy Hon
Subject: 15 Field St. BZA-017002-2018
Attachments: 15 Field St variance letter Emmanuel 8.17.18.pdf

Hi Maria,

Please find a letter attached from our neighbor supporting the special permit request.

Let me know if any questions.

Regards

Matt Dooley

650-380-3718

19 August 2018

City of Cambridge

To whom it may concern:

I am writing to give my full support to my neighbors, Matthew Dooley and Cindy (Suk-Yee) Hon of 15 Field St., Cambridge, MA 02138 for their special permit application.

My property at 19- 21 Field Street abuts to the left of 15 Field St. which is the location of the petitioner's proposal.

I have reviewed the proposed changes to the size and locations of the windows, and I support the request for a special permit to relocate the windows to the new locations.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Stefanakis', with a stylized, cursive script.

Emmanuel Stefanakis

21 Field Street

Cambridge, MA 02138

Phone: 617 800 9949



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 15 Field Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition proposed.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 17002-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

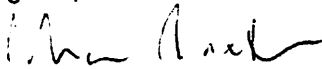
July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

To whom it may concern,

I am writing to give my full support to my neighbors, Matthew Dooley and Cindy (Suk-Yee) Hon of 15 Field St., Cambridge, MA 02138 for their special permit application. My property (19 Field St) abuts to the left side of 15 Field St. which is the location of the petitioner's proposal. Based on the pictures provided by the petitioner, the proposed size and locations of the windows will not negatively impact me nor will it affect my privacy. I support the request for a special permit to relocate the windows to the new locations.

Regards,



Prudence Baxter

19 Field St,

Cambridge, MA 02138

Dated: 8/29/18