



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2013 APR 18 PM 2:56
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 218487

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: 15 Hutchinson Street LLC C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 15 Hutchinson St., Cambridge, MA

TYPE OF OCCUPANCY: Single-family dwelling **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct dormers and window wells, basement stair and second-floor deck within setbacks, and expand and install new window and door openings on exterior walls within setbacks.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.d (Alteration to Pre-existing non-conforming single-family structure).
- Article: 8.000 Section: 8.22.2.c/8.22.1.d (Relocation, enlargement, or addition of windows, doors within setbacks) .
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq. for Petitioner
(Print Name)

Address:
Tel. No.
E-Mail Address:

Trilogy Law LLC
12 Marshall St., Boston MA 02108
617-543-7009
sarah@trilogylaw.com

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 Hutchinson 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 Petitioner, who recently purchased this single-family home in significant disrepair, wishes to substantially renovate and update the home for his family to reside here. The addition of two dormers will allow for a modest increase in living area on the third floor. New window wells and a basement access stair allow for code-compliant access and egress to a refinished basement home studio area. The proposed second-floor unroofed deck will provide desirable outdoor space for the family.

This legally pre-existing non-conforming single-family home was constructed circa 1939 and sited on a small (2,463 square feet) lot. The existing Gross Floor Area (1,743 square feet) is quite modest, but due to the small lot size the existing Floor Area Ratio (0.71) exceeds the allowable FAR for a Residence B district. The yard area is limited and the structure does not comply with setbacks on any side. The height is less than 30 feet.

The proposed construction of two dormers is necessary to make room for a proper stairwell that will provide safe, code-compliant access and a modest increase of livable space on the 3rd floor. The window wells and basement egress stair are similarly necessary to provide code-compliant access and egress and adequate light and air to the basement area

None of the proposed alterations will create any new non-conformities, and therefore the proposal qualifies for a special permit under Section 8.22.2.d for minor alterations to non-conforming two-family structure.

Renovations include some modifications to windows and addition of a few new windows and doors on exterior walls within the side and rear setbacks, requiring special permit relief from the requirements of Section 8.22.1.d, as may be granted by this Board under Section 8.22.2.c.

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:

The project meets the general special permit criteria in that it will not substantially impact the established neighborhood character, nor cause congestion hazard, or negative impacts in terms of traffic generated or patterns of access or egress. The dormers are 15 feet and 14 feet wide respectively and are designed to conform with Cambridge's dormer guidelines. The window wells and basement stair egress will not cause any negative impacts on the neighborhood character or otherwise disturb neighboring uses. The increase in GFA/FAR that results is quite minimal and thus should not cause any harm to the neighborhood in terms of traffic, congestion, or the like concerns.

The window modifications and additions are in keeping with the neighborhood character, and will not negatively impact neighborhood uses. It should be noted that the rear façade of the home faces a large

wooded yard at the rear.

The home has a matching sister structure immediately to the right, located at 11 Hutchinson Street, that this Board granted a variance to allow for its expansion in 2019. The design for this project was modeled directly after the project completed at 11 Hutchinson and will further enhance the aesthetics of the neighborhood.

There will be no change to access or egress patterns to and from the home.

The changes proposed are modest and will be in keeping with similar residential homes in the area and will improve (and not harm) the neighborhood character.

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 continued operation of or development of adjacent uses will not be adversely affected by this proposal. In fact, the renovation and modest expansion that is proposed will result in quality family housing for the benefit of the Petitioner and all future owners.

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:

No nuisance or hazard will be created by the granting of the requested special permit relief, for the reasons described above. The proposal is in keeping with the residential development and density and nature of uses envisioned for the neighborhood.

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 requested special permit relief can be granted without impairing the integrity of the districts or adjoining districts, because it will allow for modest changes to a pre-existing non-conforming building, that will be in keeping with the neighborhood uses and beneficial in providing a much-needed, quality housing for the benefit of the District.

***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: 15 Hutchinson Street LLC
Location: 15 Hutchinson St., Cambridge, MA
Phone: 617-543-7009

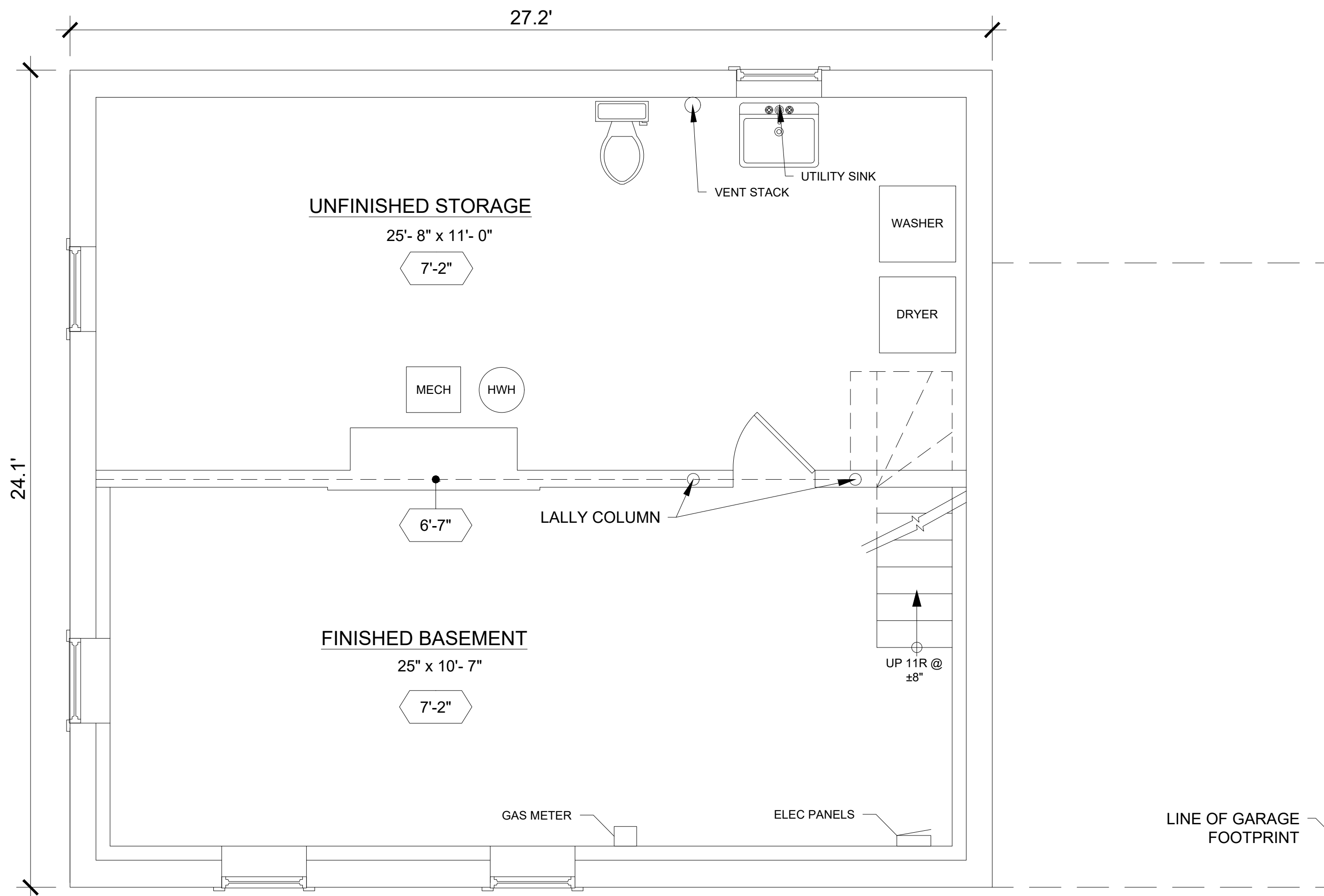
Present Use/Occupancy: Single-family dwelling
Zone: Residence B Zone
Requested Use/Occupancy: Single-family dwelling

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
TOTAL GROSS FLOOR AREA:		1,743 sf	1,976 sf	1,232 sf (max.)
LOT AREA:		2,463 sf	2,463 sf	5,000 sf (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.71	0.80	0.50
LOT AREA OF EACH DWELLING UNIT		2,463 sf	2,463 sf	2,500 sf
SIZE OF LOT:	WIDTH	52 ft	52 ft	50 ft
	DEPTH	48 ft	48 ft	n/a
SETBACKS IN FEET:	FRONT	5.4 ft	5.4 ft	15 ft (or average of neighbors)
	REAR	13.6 ft	13.6 ft	25.0 ft
	LEFT SIDE	6.8 ft	3.2 ft	7.5 ft (sum 20 ft)
	RIGHT SIDE	7.3 ft	7.3 ft	7.5 ft (sum 20 ft)
SIZE OF BUILDING:	HEIGHT	28.9 ft	28.9 ft	35 ft
	WIDTH	37.2 ft	37.2 ft	n/a
	LENGTH	24.1 ft	24.1 ft	n/a
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.53 (0 complying to 15 x 15)	0.60 (0 complying to 15 x 15)	0.40 (0.20 complying to 15 x 15)
NO. OF DWELLING UNITS:		1	1	1
NO. OF PARKING SPACES:		1	1	0
NO. OF LOADING AREAS:		0	0	0
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

Customary residential construction is proposed.

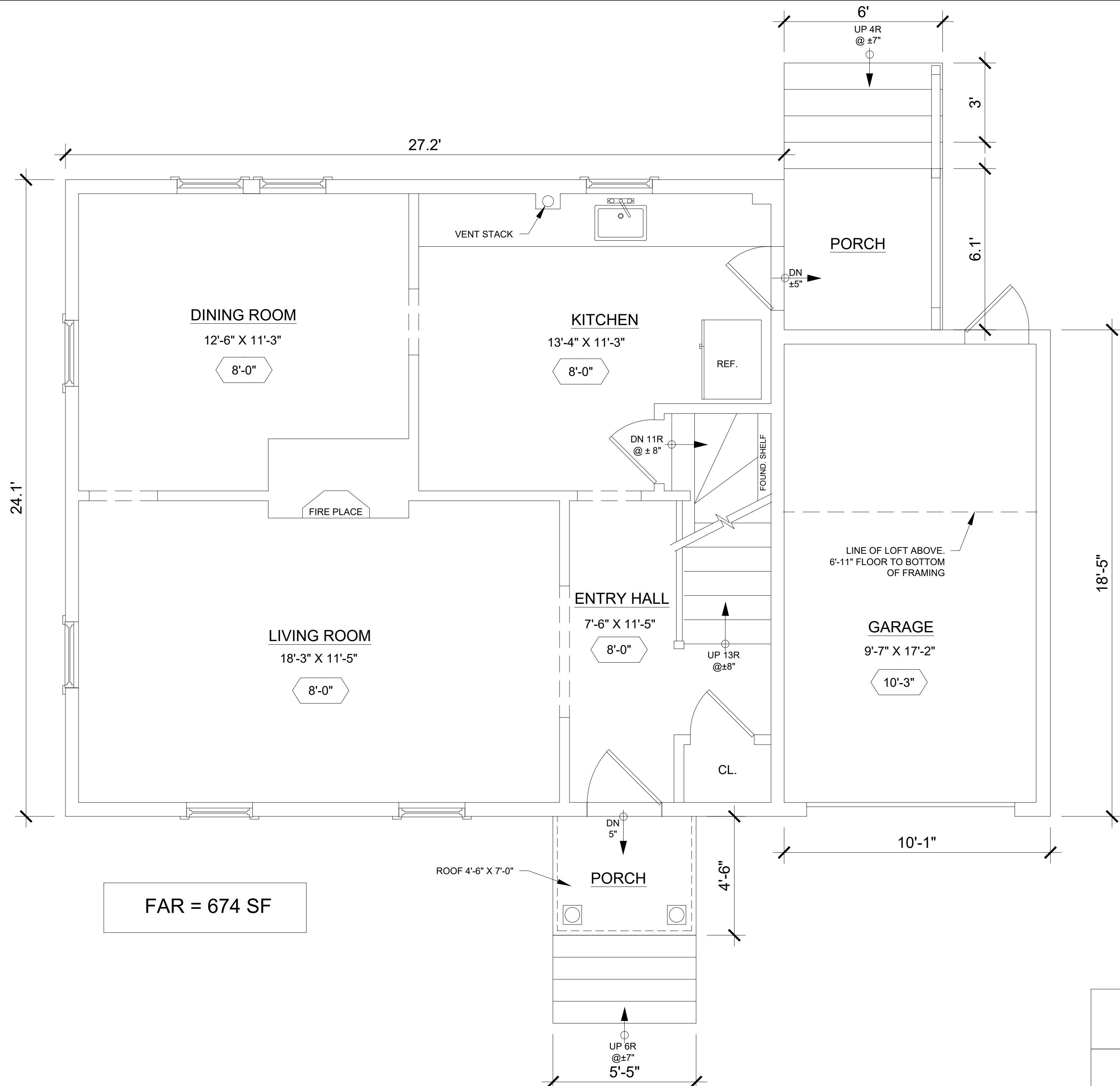
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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



EXIST FAR = 0

EXISTING BASEMENT

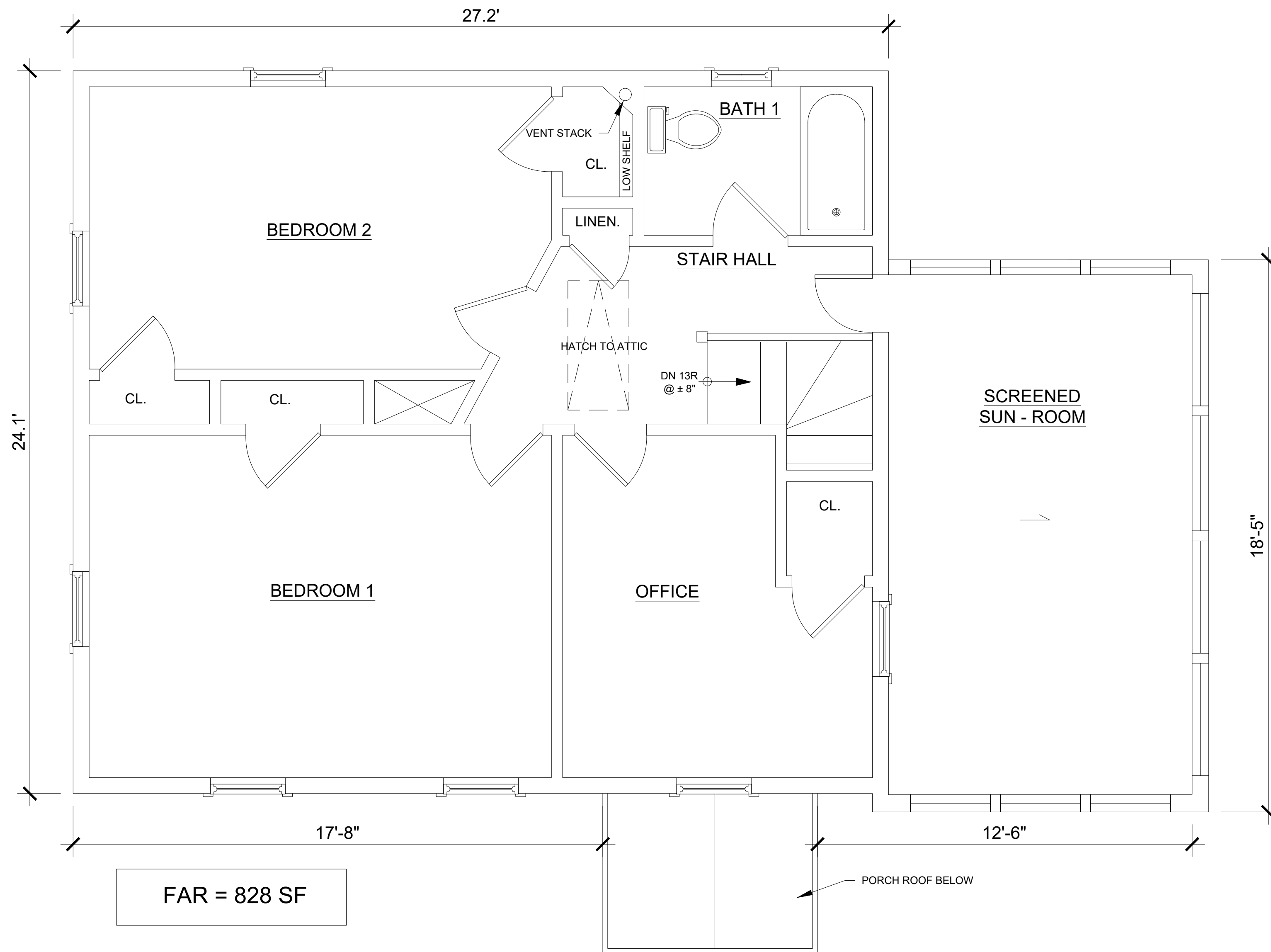
15 HUTCHINSON ST CAMBRIDGE, MA	
EX-0	SKC PROPERTIES
	DATE: APRIL 10, 2023



FAR = 674 SF

EXISTING FIRST FLOOR

15 HUTCHINSON ST CAMBRIDGE, MA	
EX-1	
	DATE: APRIL 10, 2023



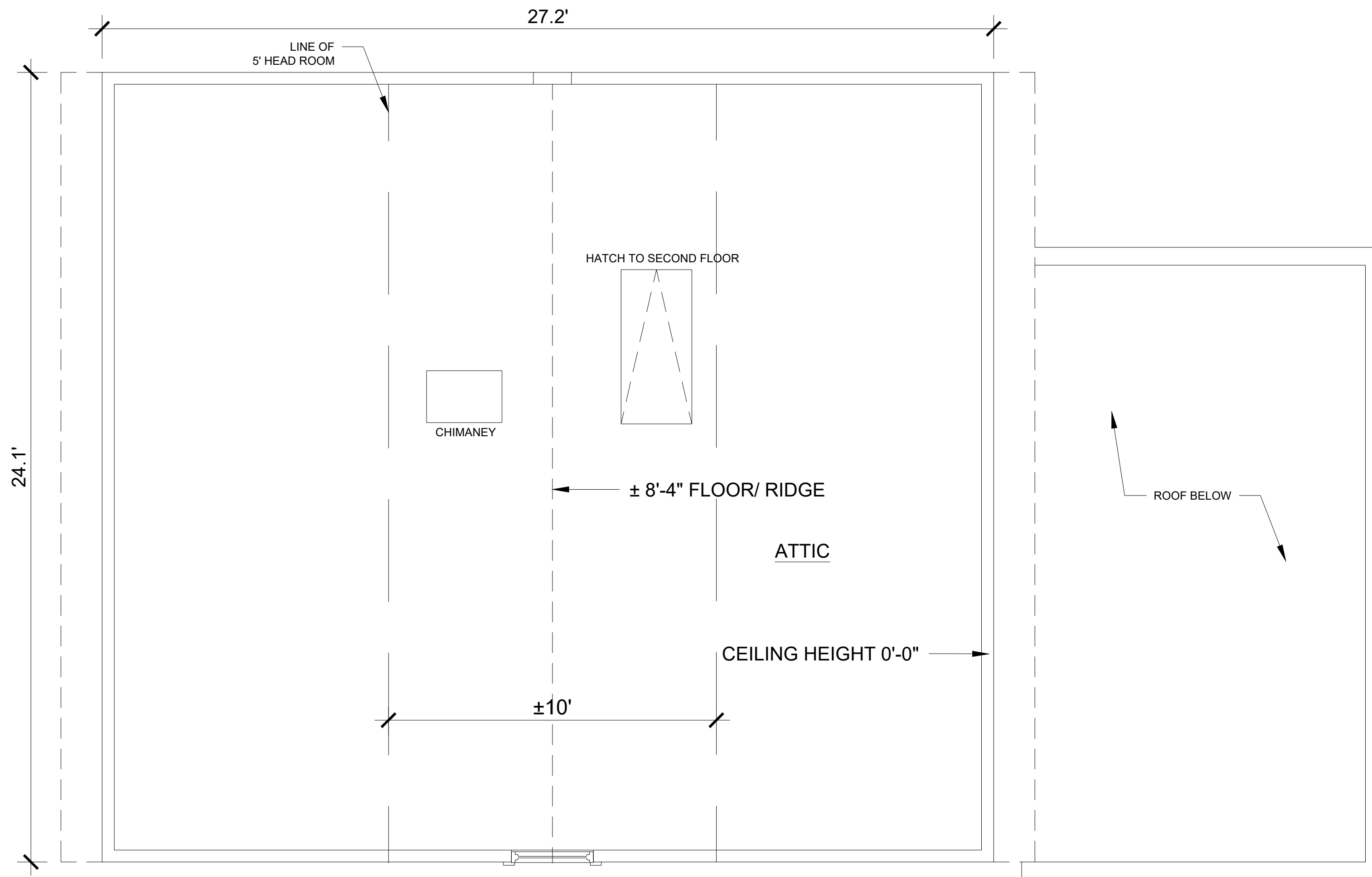
EXISTING SECOND FLOOR

15 HUTCHINSON ST
CAMBRIDGE, MA

EX-2



DATE: APRIL 10, 2023



FAR = 241 SF

EXISTING ATTIC

15 HUTCHINSON ST
CAMBRIDGE, MA

EX-3



DATE: APRIL 10, 2023



EXISTING SOUTH ELEVATION

15 HUTCHINSON ST
CAMBRIDGE, MA

EX-4



DATE: APRIL 10, 2023

EXISTING BRICK CHIMNEY

EXISTING ASPHALT SHINGLES, TYP.

EXISTING FOUNDATION

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

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

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

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

15 HUTCHINSON ST
CAMBRIDGE, MA

EX-5



DATE: APRIL 10, 2023

EXISTING WEST ELEVATION





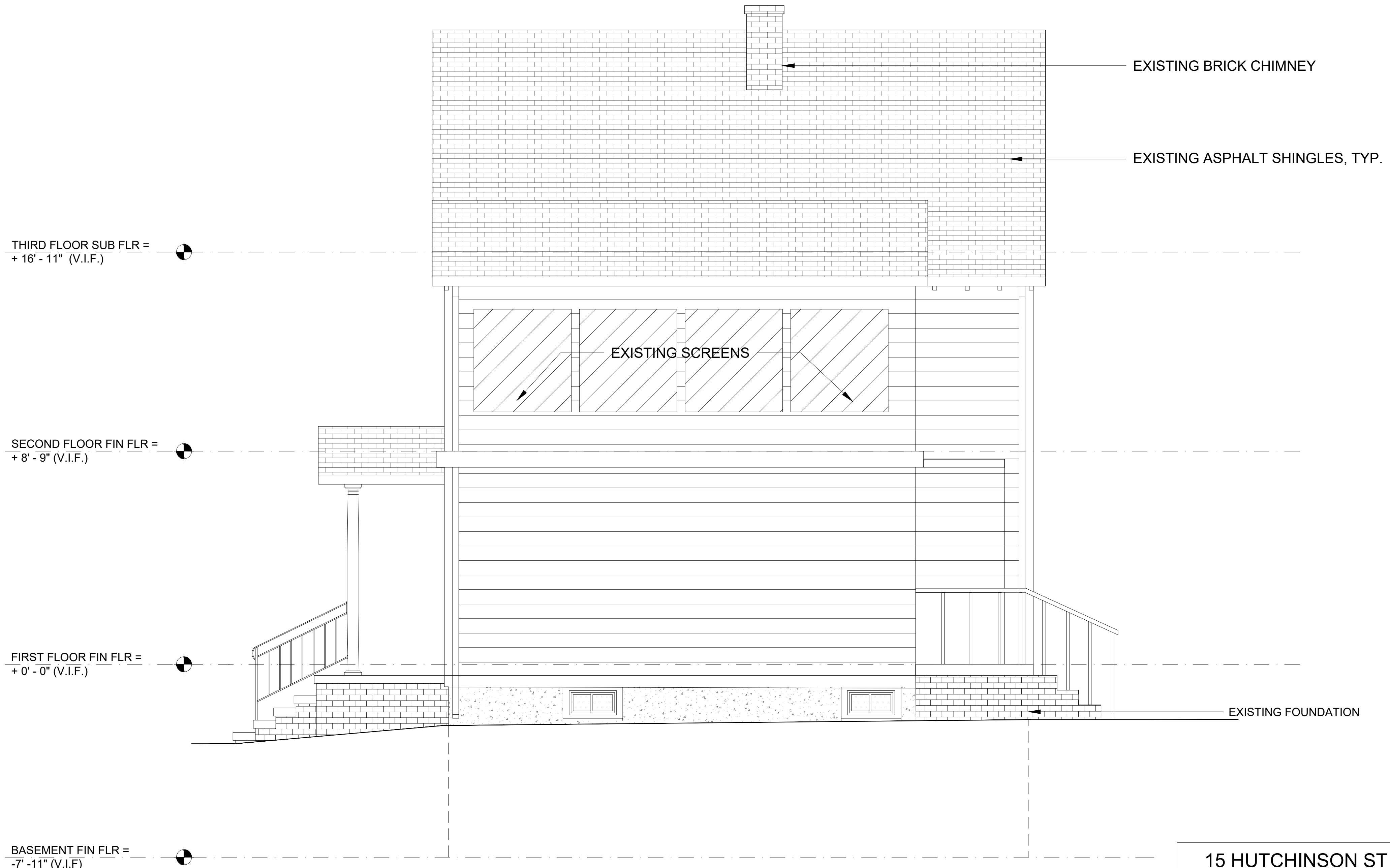
EXISTING NORTH ELEVATION

15 HUTCHINSON ST
CAMBRIDGE, MA

EX-6



DATE: APRIL 10, 2023



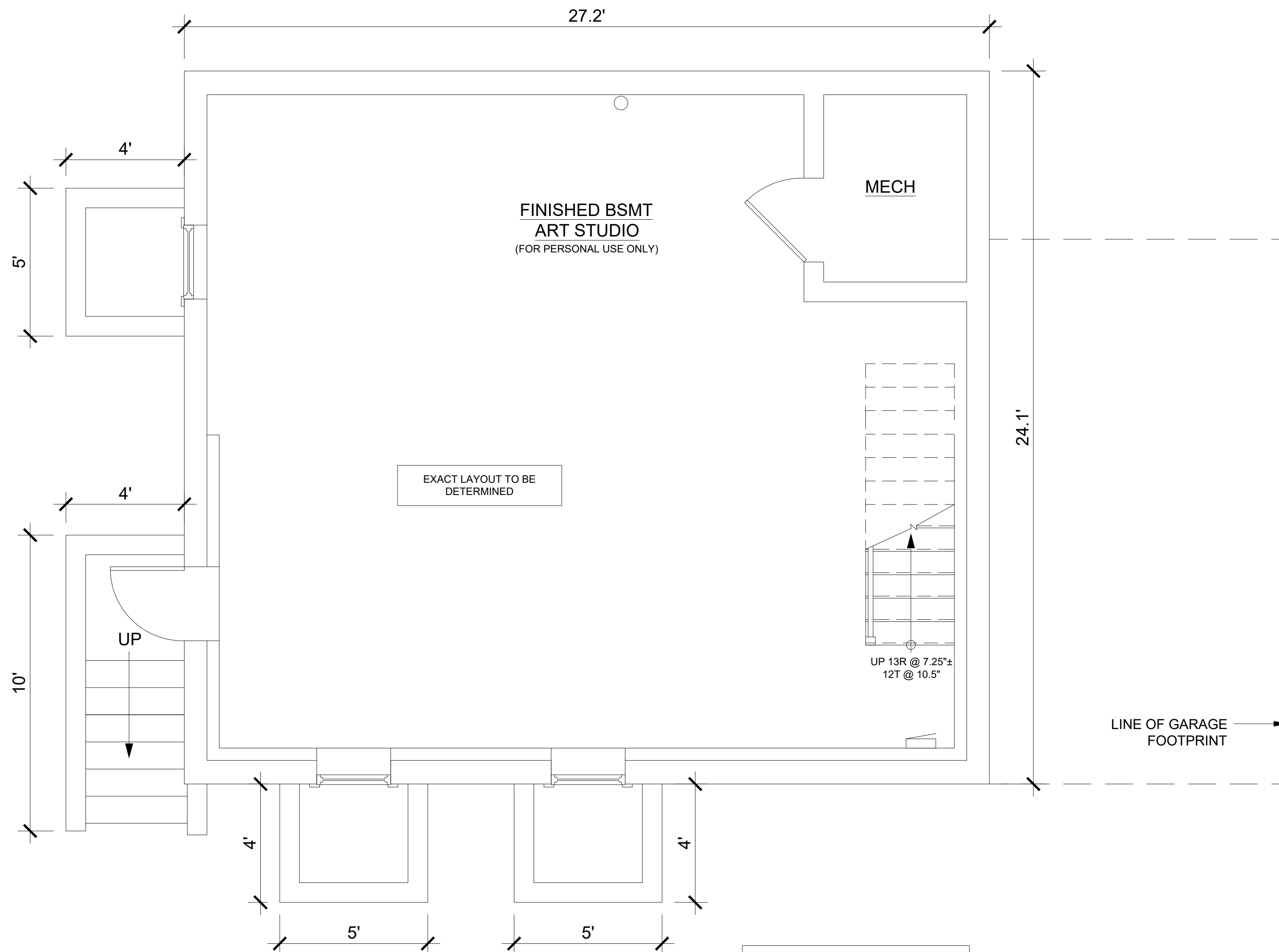
EXISTING EAST ELEVATION

15 HUTCHINSON ST
CAMBRIDGE, MA

EX-7



DATE: APRIL 10, 2023



EXIST FAR = 0
 PROP FAR = 0

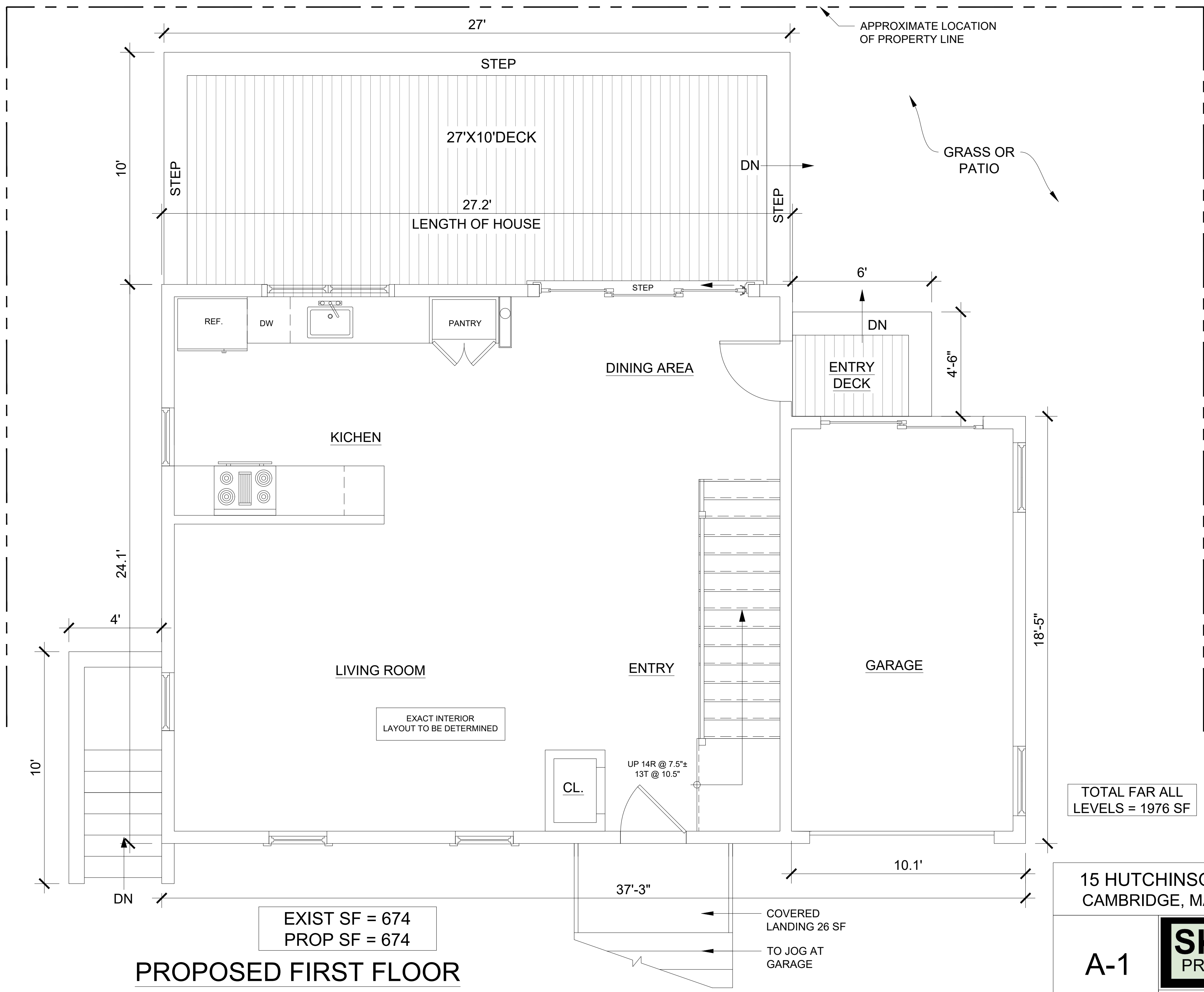
PROPOSED BASEMENT

15 HUTCHINSON ST
 CAMBRIDGE, MA

A-0



DATE: APRIL 10, 2023



EXIST SF = 674
 PROP SF = 674

PROPOSED FIRST FLOOR

TOTAL FAR ALL LEVELS = 1976 SF

15 HUTCHINSON ST
 CAMBRIDGE, MA

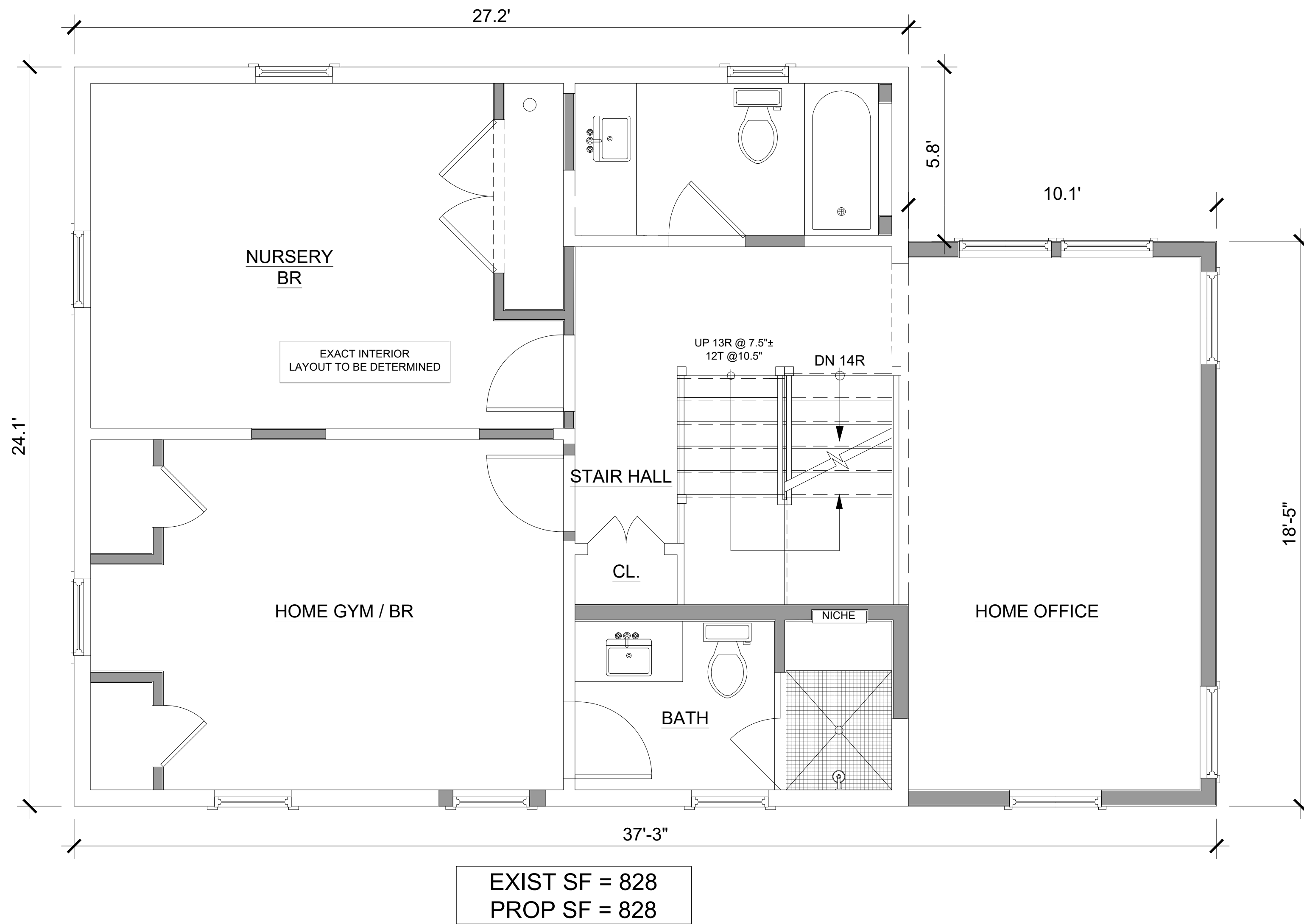
A-1



DATE: APRIL 10, 2023

COVERED LANDING 26 SF

TO JOG AT GARAGE



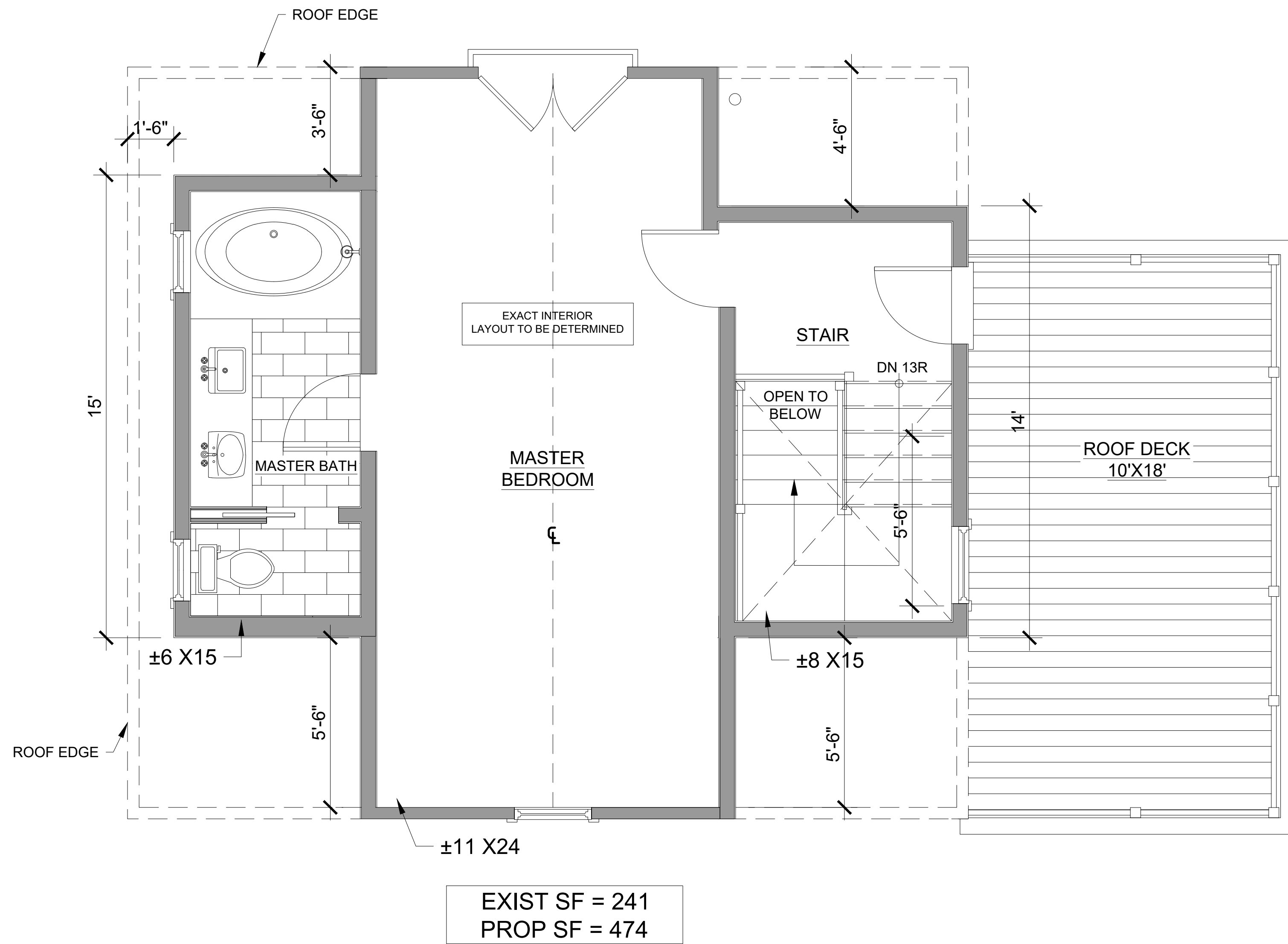
PROPOSED SECOND FLOOR

15 HUTCHINSON ST
CAMBRIDGE, MA

A-2



DATE: APRIL 10, 2023



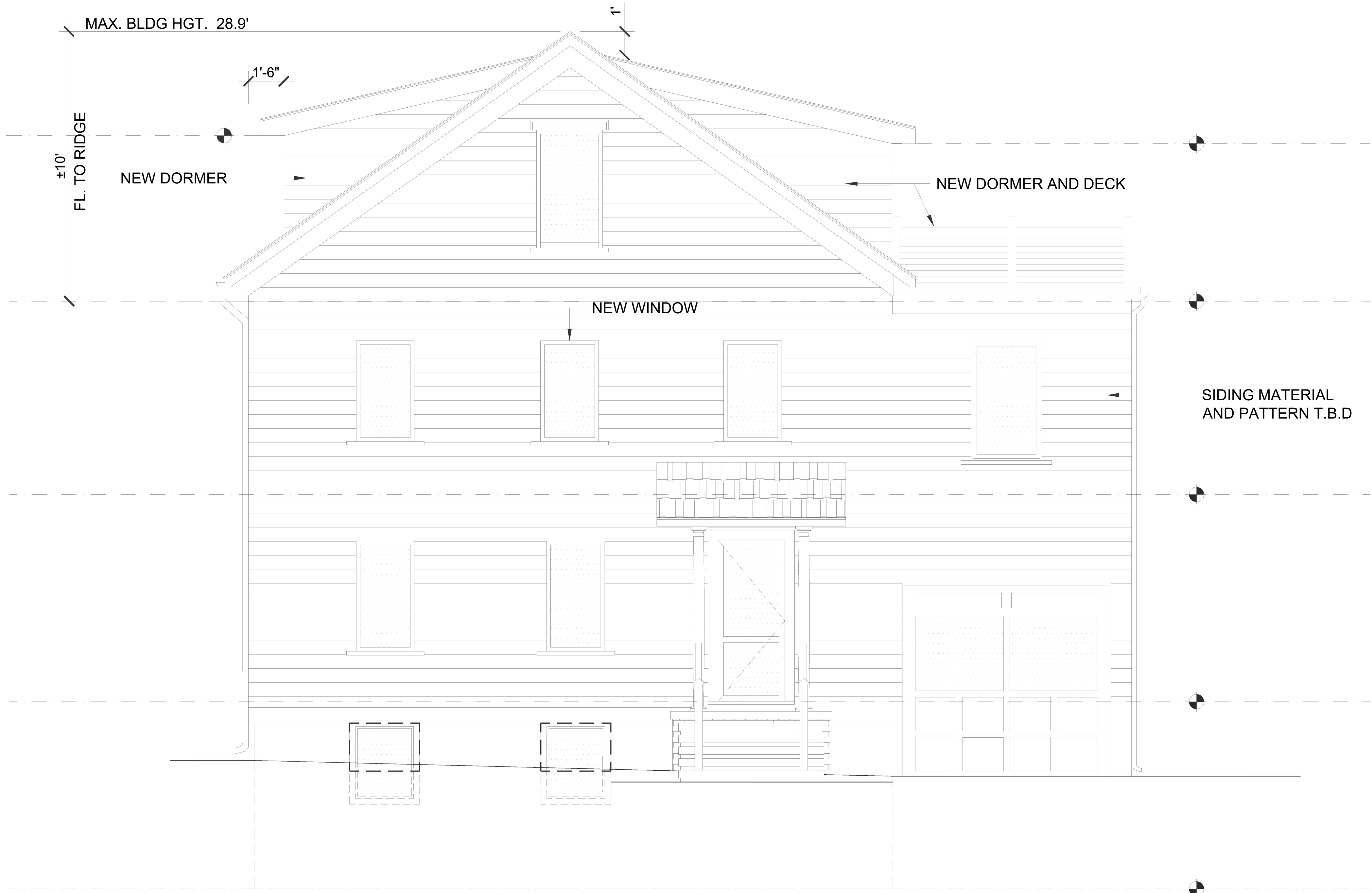
PROPOSED ATTIC FLOOR

15 HUTCHINSON ST
CAMBRIDGE, MA

A-3



DATE: APRIL 10, 2023

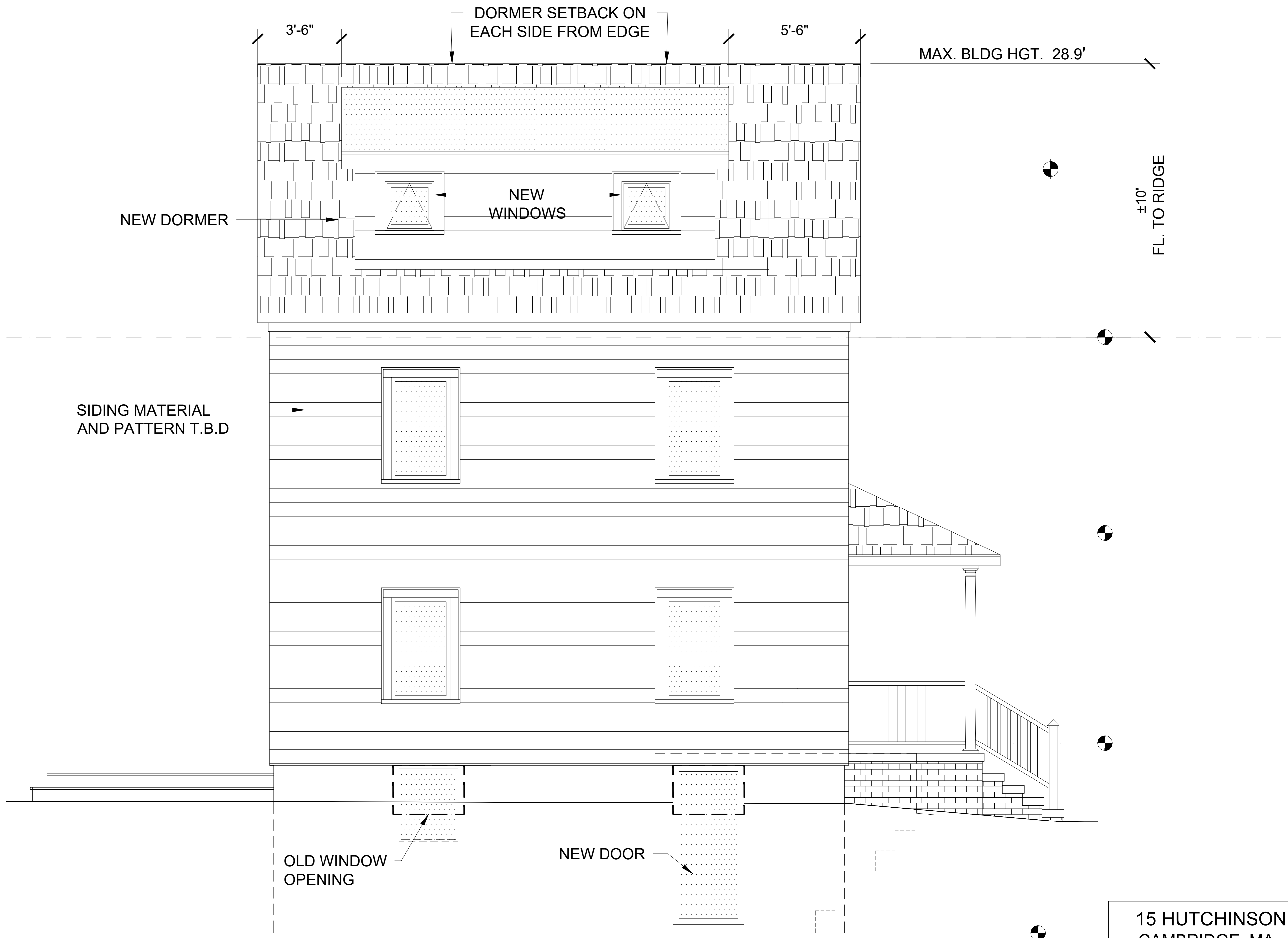


PROPOSED SOUTH ELEVATION

A-4



DATE: APRIL 10, 2023



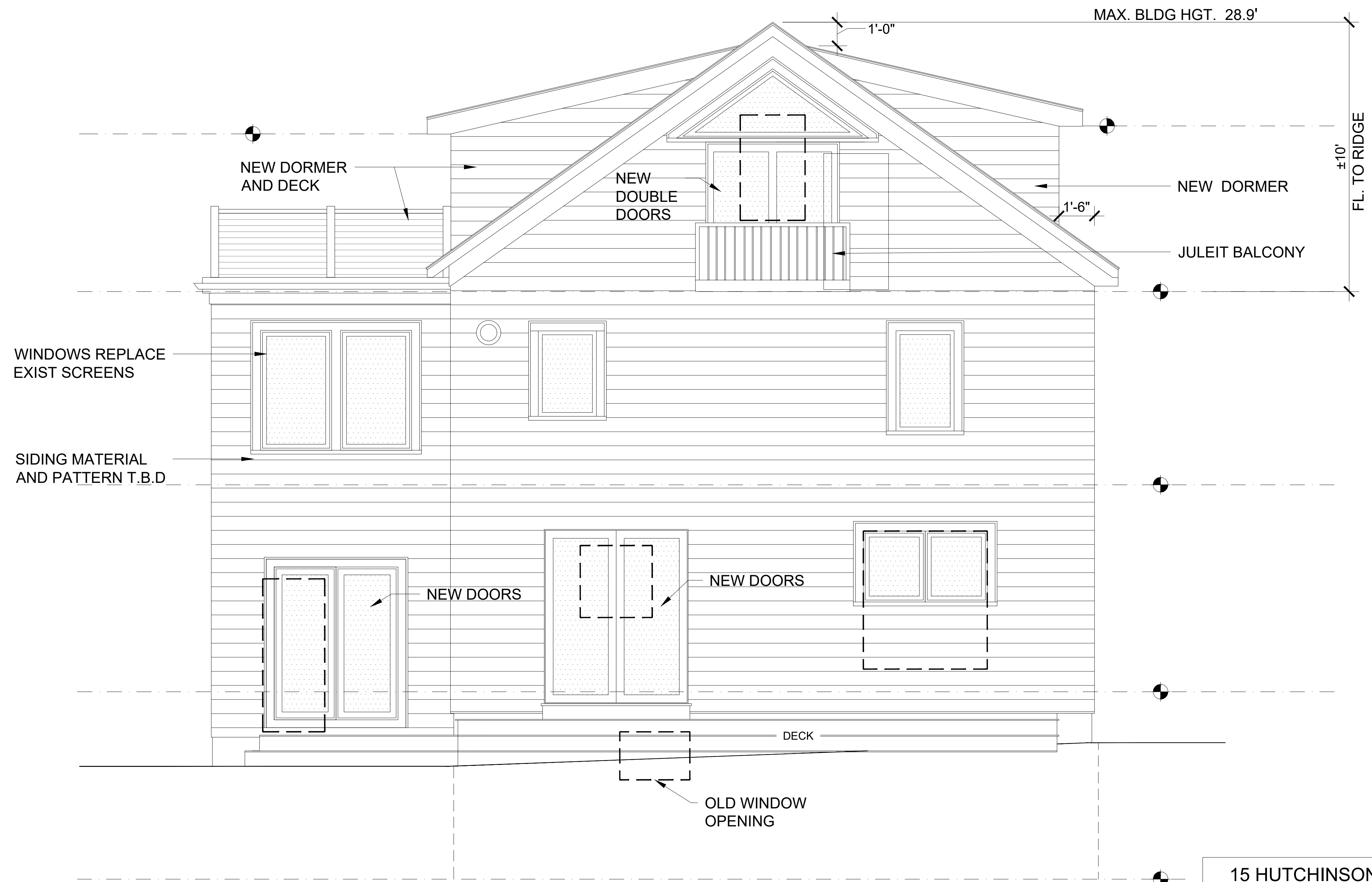
PROPOSED WEST ELEVATION

15 HUTCHINSON ST
CAMBRIDGE, MA

A-5



DATE: APRIL 10, 2023



MAX. BLDG HGT. 28.9'

1'-0"

NEW DORMER AND DECK

NEW DOUBLE DOORS

NEW DORMER

JULEIT BALCONY

±10'
FL. TO RIDGE

1'-6"

WINDOWS REPLACE EXIST SCREENS

SIDING MATERIAL AND PATTERN T.B.D

NEW DOORS

NEW DOORS

DECK

OLD WINDOW OPENING

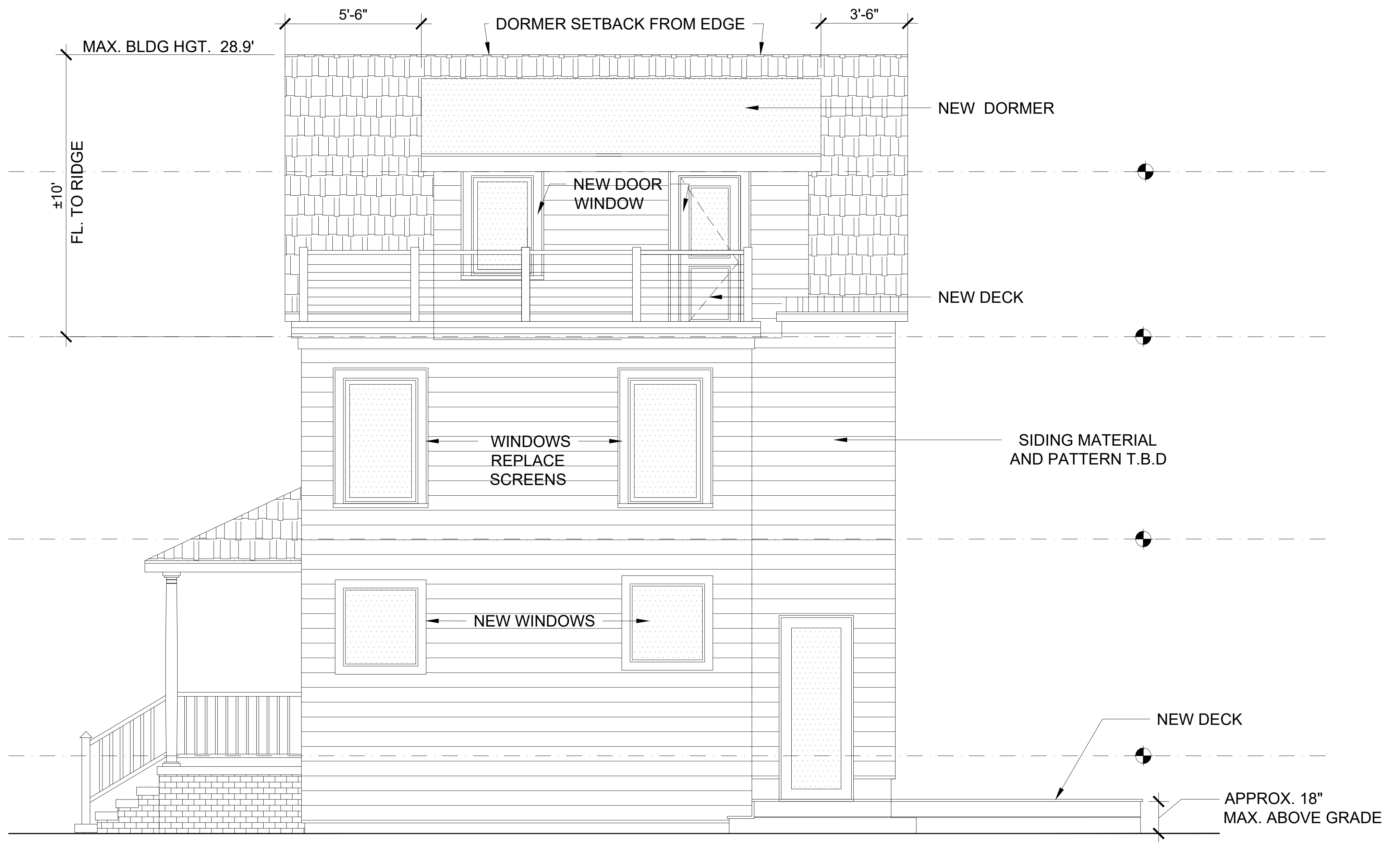
PROPOSED NORTH ELEVATION

15 HUTCHINSON ST
CAMBRIDGE, MA

A-6



DATE: APRIL 10, 2023



PROPOSED EAST ELEVATION

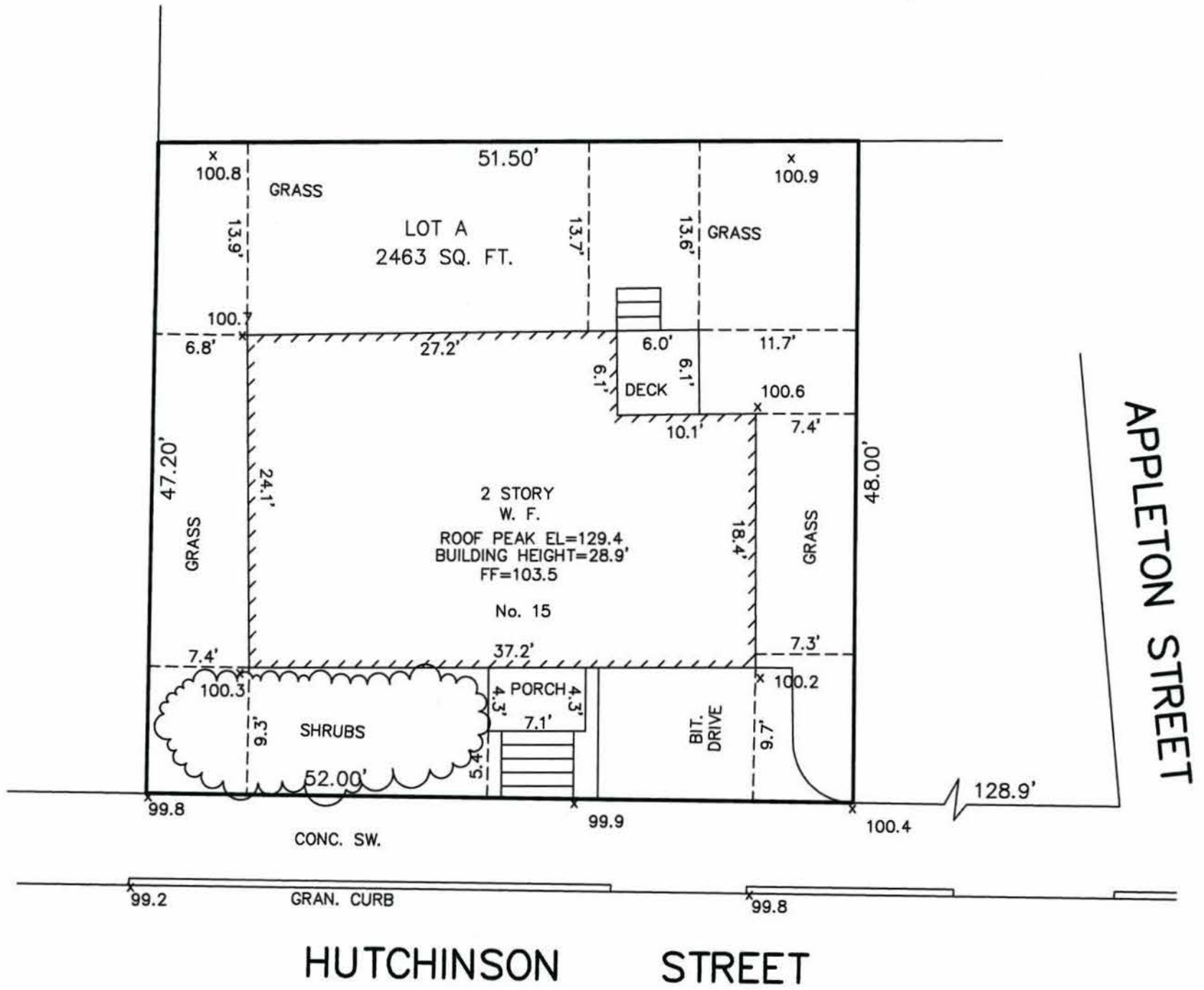
15 HUTCHINSON ST
CAMBRIDGE, MA

A-7



DATE: APRIL 10, 2023

AVER. GRADE = $\frac{100.3+100.7+100.6+100.2}{4} = 100.5$



Antoni Szerszunowicz



EXISTING CONDITIONS
PLOT PLAN
15 HUTCHINSON STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10' MARCH 29, 2023

AGH ENGINEERING

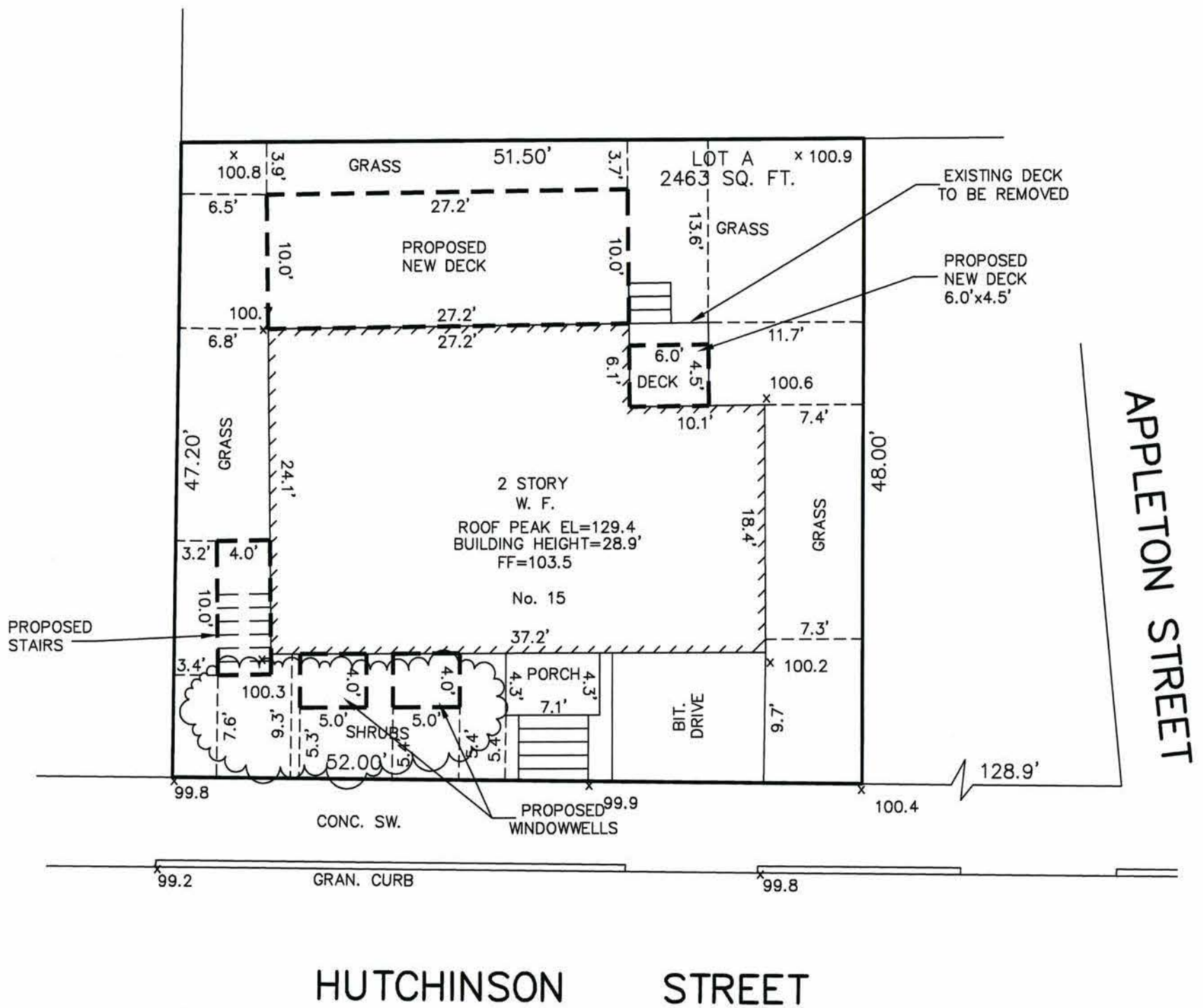
166 WATER STREET STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



AVER. GRADE = $\frac{100.3+100.7+100.6+100.2}{4} = 100.5$

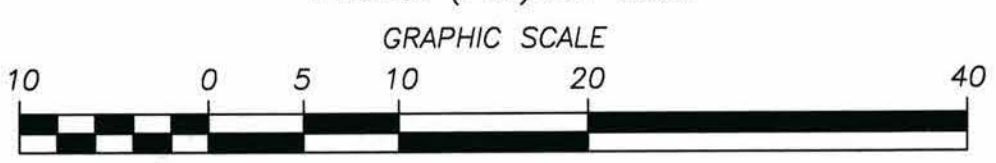


Antoni Szerszunowicz



PROPOSED CONDITIONS
PLOT PLAN
15 HUTCHINSON STREET
CAMBRIDGE, MASS.

SCALE : 1" = 10' MARCH 29, 2023
AGH ENGINEERING
166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386





FRONT VIEW





RIGHT SIDE VIEW



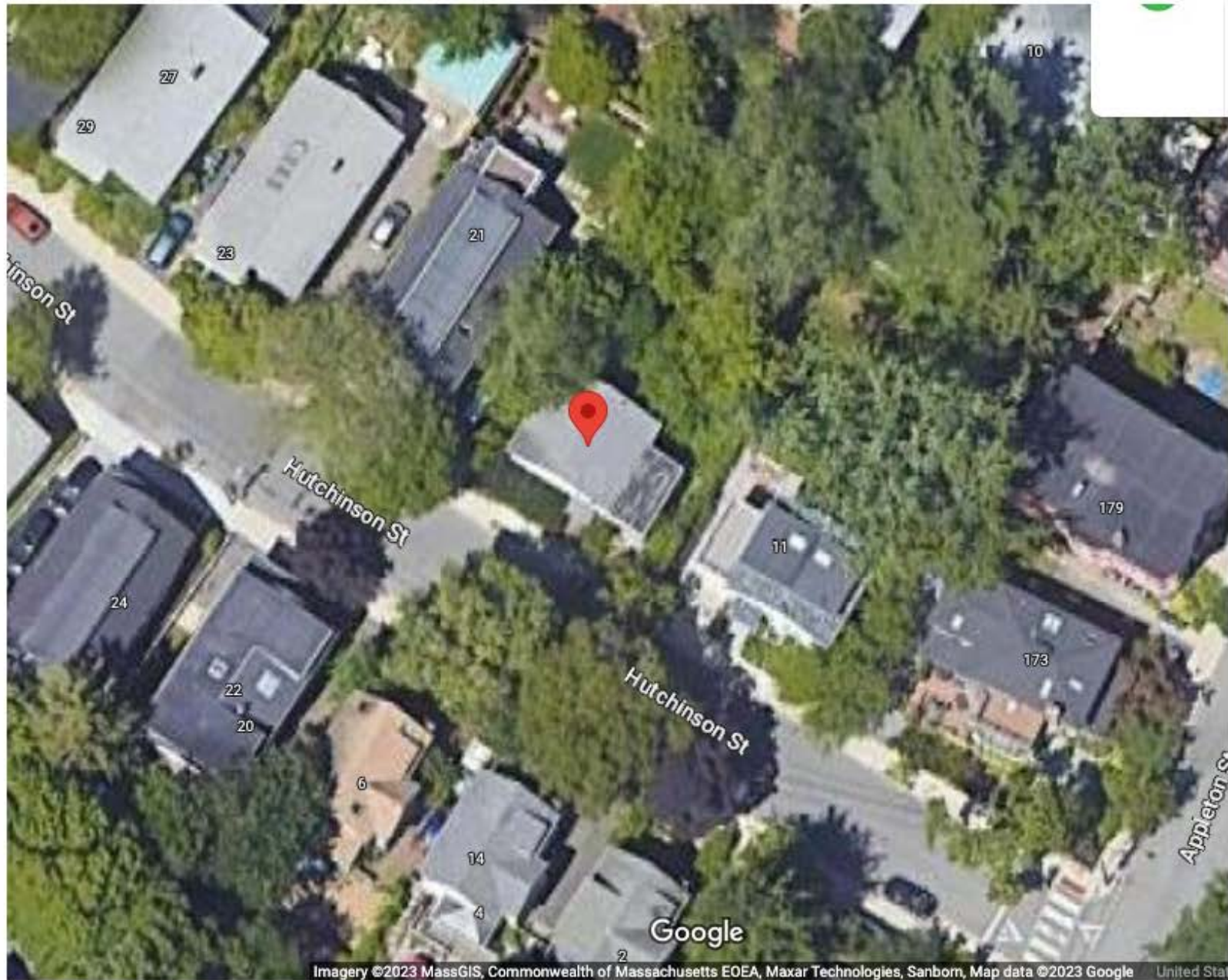
RIGHT STREET VIEW



DETAIL VIEW #1



DETAIL VIEW #2





City of Cambridge
Massachusetts

1" = 35 ft

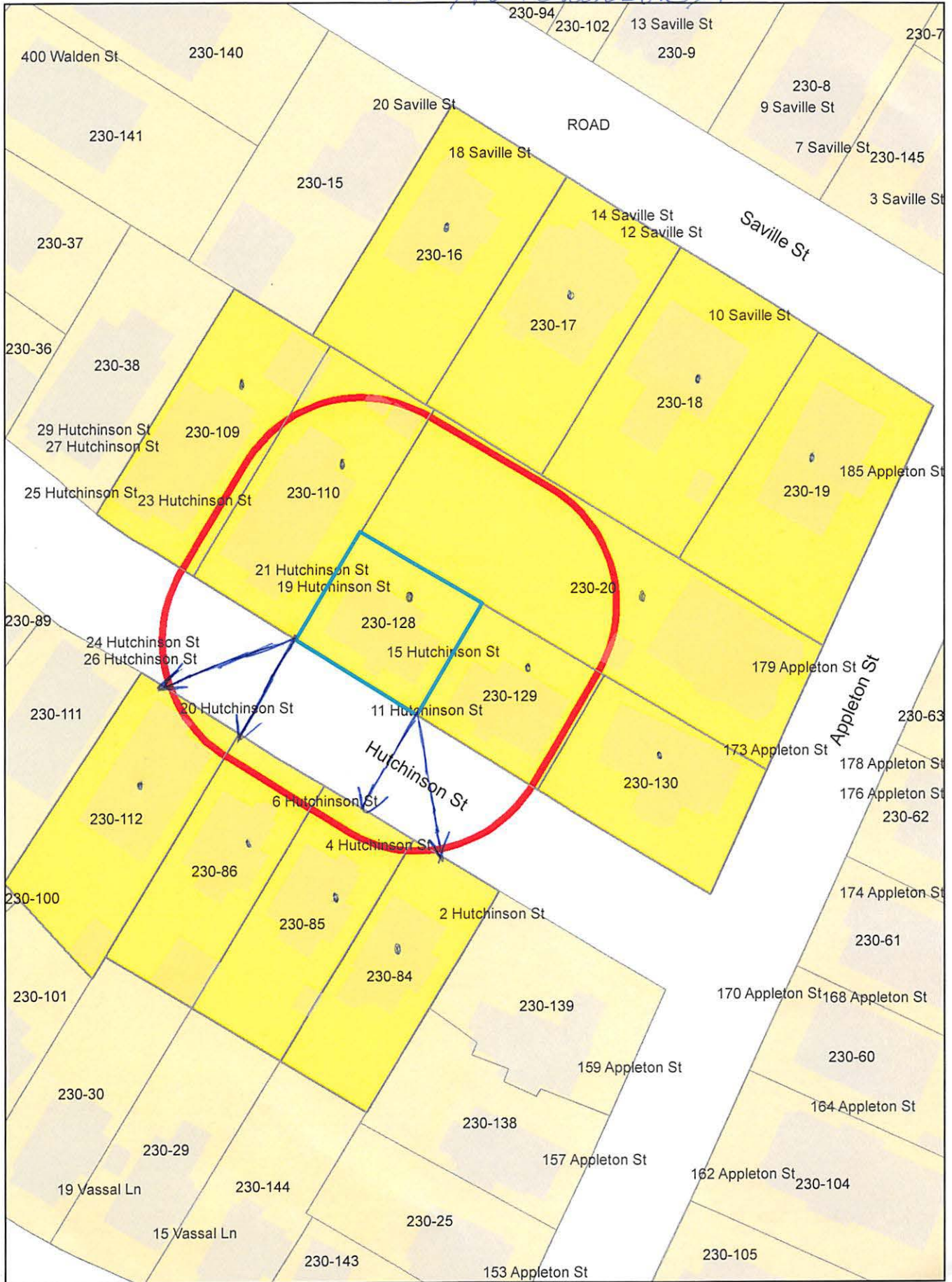
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- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



15 Hutchinson St.



15 Hutchinson St. Petitioner

230-128
EMMONS, DIANE NEAL
15 HUTCHINSON ST.
CAMBRIDGE, MA 02138-1339

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

TRIOLOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

230-16
BAKER, ELLEN R.
18 SAVILLE ST
CAMBRIDGE, MA 02138-1310

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

SCOTT KENTON,
MNGR. OF 15 HUTCHINSON STREET LLC
1979 MASS AVENUE
CAMBRIDGE, MA 02140

230-86
LANCASTER, KATHLEEN
10 LIBBIE AVE
RICHMOND, VA 23226

230-18
MAZER, FRANK & ANGELA PENDLETON
10 SAVILLE ST.
CAMBRIDGE, MA 02138-1310

230-19
DAMICO, MARY
185 APPLETON ST
CAMBRIDGE, MA 02138-1330

230-17
BERNSTEIN, JANE
12 SAVILLE ST
CAMBRIDGE, MA 02138-1310

230-112
ROCHLIN, GREGORY & HELEN FREY ROCHLIN
20-22 HUTCHINSON STREET
CAMBRIDGE, MA 02138-1340

230-109
HALVERSON, PETER G, GEOFFREY A.
CHRISTOPHER D. HALVERSON
23-25 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-20
179 APPLETON STREET LLC
100 GARDEN STREET
CAMBRIDGE, MA 02138

230-110
MALLOY RYAN TRS OWH REALTY TR
19 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-130
BLUME, RANDY L.
173 APPLETON ST
CAMBRIDGE, MA 02138

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