



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

2019 OCT 18 AM 10:41
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA 1719-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : 174 Elm Street Ventures LLC - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Mass Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 174 Elm St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner is requesting Variance relief (front and side yard) to add a third floor addition to a pre-existing nonconforming single family dwelling.

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) :

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 907 Mass Avenue 3rd floor

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hremassdevelopment.com

Date : October 18, 2019

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.*

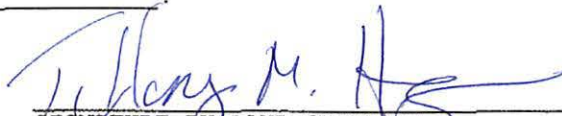
I/We 174 Elm Street Ventures LLC c/o Sean D. Hope
(OWNER)

Address: 907 Mass Avenue Cambridge, MA 02139

State that I/We own the property located at 174 Elm Street Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of 174 Elm Street Ventures LLC

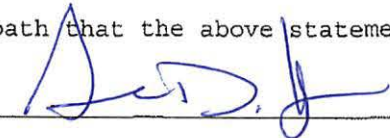
*Pursuant to a deed of duly recorded in the date October 30th 2019, Middlesex South
County Registry of Deeds at Book 29720, Page 473; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____


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 T. Henry M. Hope personally appeared before me,
this 18 of October, 2019, and made oath that the above statement is true.

 Notary

My commission expires _____ (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 VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the existing two story single-family dwelling is in a significant state of disrepair and is sited on an extremely narrow lot but long lot. Without the requested setback relief Petitioner will be unable to fully remedy the numerous building code and health safety violations, update the floor plan, ceiling heights and living area configuration to modern standards and ensure the structure will accommodate a growing family as potential occupants. Granting the requested relief will allow for a more customary three story dwelling with three bedrooms (all above grade) consistent with modern living standards for renovated single family dwellings that are suitable for families.

- 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 location of the pre-existing non-conforming single family structure being sited on narrow Lot in violation of the required side yard setbacks such that alteration of the existing structure would trigger Variance relief. Petitioner's proposal allows for a functional floor to ceiling height on all floors, code complaint stairs and three bedrooms above grade. Without the requested relief there is not a functional third floor addition due to the narrowness of the lot and the setback requirements.

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

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

Desirable relief may be granted without detriment to the public good because the proposed three story single family dwelling is consistent with the character of development on the street. Further the proposed addition complies with all the dimensional regulations of the district except for setbacks.

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

The relief requested is consistent with the intent and purpose of the Ordinance, specifically section 1.03, that calls for the most rational use of the land throughout the city. The proposed addition will renovate an undersized and dilapidated single family dwelling into a lead-paint free family friendly dwelling that will improve Cambridge's aging house stock.

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

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BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Single Family

LOCATION: 174 Elm St Cambridge, MA **ZONE:** Residence C-1 Zone

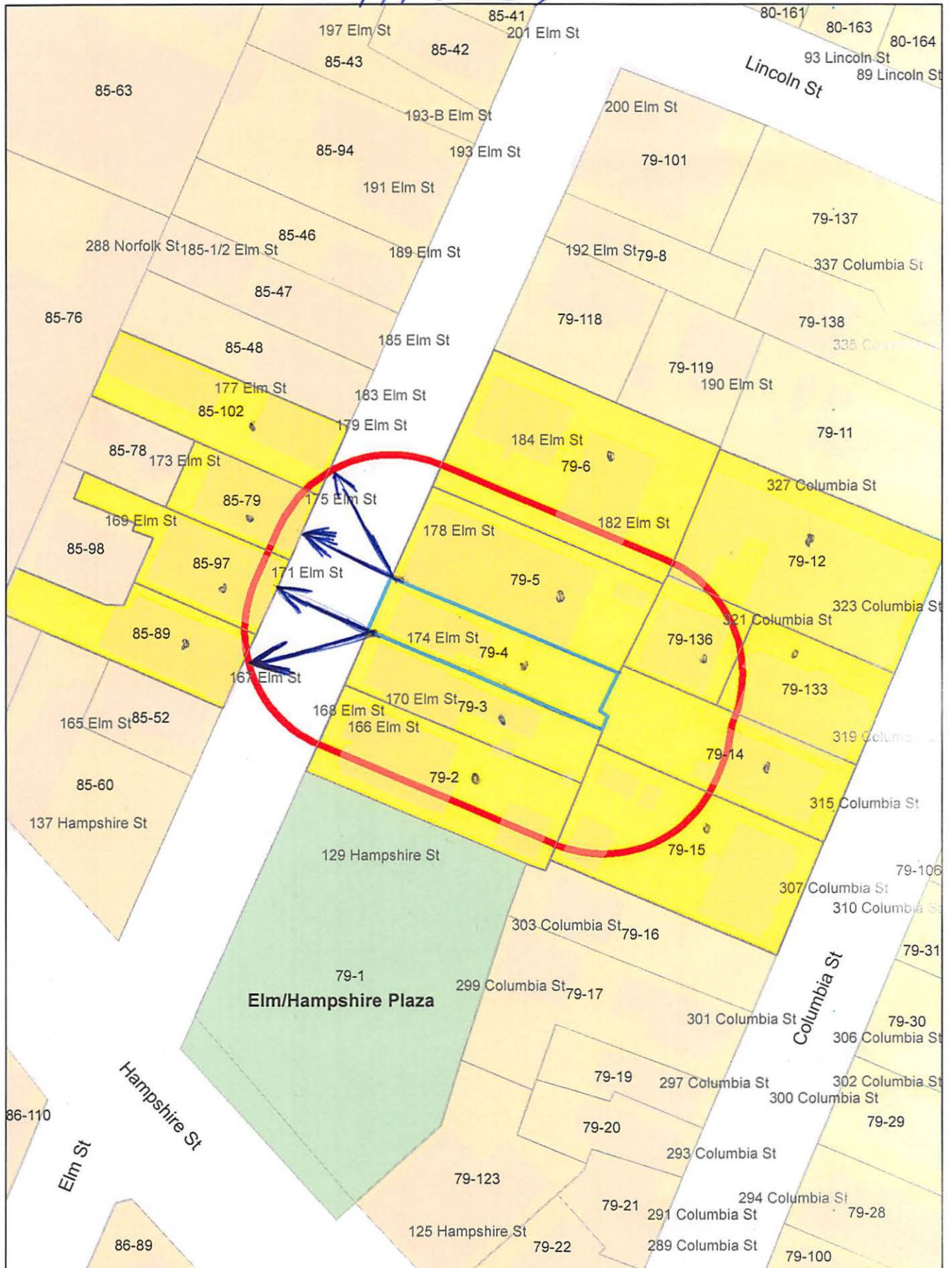
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,002.5</u>	<u>1,703.5</u>	<u>1,724</u>	(max.)
<u>LOT AREA:</u>	<u>2,299</u>	<u>2,299</u>	<u>2,299</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.436</u>	<u>.74</u>	<u>.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,299</u>	<u>2,229</u>	<u>1,500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>>20'</u>	<u>50'</u>	(min.)
	<u>DEPTH</u>	<u>100'</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>>10'</u>	<u>10'</u>	(min.)
	<u>REAR</u>	<u>56'</u>	<u>20'</u>	(min.)
	<u>LEFT SIDE</u>	<u>8'</u>	<u>h+L/7</u>	(min.)
	<u>RIGHT SIDE</u>	<u>4'</u>	<u>h+L/7</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>16'-7"</u>	<u>35'</u>	(max.)
	<u>LENGTH</u>	<u>40'</u>	<u>40'</u>	
	<u>WIDTH</u>	<u>12'</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>30%+</u>	<u>30%+</u>	<u>30 min</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>0</u>	<u>0</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>10' min</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'.

174 Elm St.



174 Elm St

Petitioner

79-2
PEREIRA, MARIA B., A LIFE ESTATE
168 ELM STREET
CAMBRIDGE, MA 02139

79-3
BRAZ, MARIA
170 ELM ST
CAMBRIDGE, MA 02139

SEAN D. HOPE, ESQ.
907 MASS AVENUE - 3RD FL.
CAMBRIDGE, MA 02139

79-5
CASA BENIFICA LLC
264 SALEM ST
MEDFORD, MA 02155

79-12
CACCIOLA, EDWARD D.,
TR. OF NEWPORT REALTY TRUST
63 SHORE RD #31
WINCHESTER, MA 01890

79-4
REVILLE, DOUGLAS W.
174 ELM ST
CAMBRIDGE, MA 02139

79-15
307-309 COLUMBIA STREET LLC
3 AUTUMN DR
WESTWOOD, MA 02090

79-133
ESP INVESTMENTS LLP
4 MARLBOROUGH ST
BOSTON, MA 02116

79-14
HUGHES, JARED E., NIKKI R. HUGHES,
CYNTHIA L. QUENSE & TIMOTHY E. HUGHES
315 COLUMBIA ST
CAMBRIDGE, MA 02141

79-136
STONEHOUSE, JILL
321 COLUMBIA ST #3
CAMBRIDGE, MA 02141

79-136
FENG, DAN & GUAN SUN
321 COLUMBIA ST UNIT #2
CAMBRIDGE, MA 02139

79-6
TYE, KAY
184 ELM ST, UNIT #1
CAMBRIDGE, MA 02139

79-6
LOVE, ANDREA & JEFFERY T. DAVIS, JR.
184 ELM ST.
CAMBRIDGE, MA 02139

79-6
LESZCZYNECKA, MAGDALENA
182-184 ELM ST. UNIT#182/3
CAMBRIDGE, MA 02139

79-6
NYQUIST, SARAH KATE
184 ELM ST., #182/2
CAMBRIDGE, MA 02139

85-79
SEWELL, ELI A. & JILL W. SEWELL
175 ELM ST., #175/1
CAMBRIDGE, MA 02139

85-79
YIP, ARTHUR HONG CHUN
175 ELM ST., #175/3
CAMBRIDGE, MA 02139

85-79
WONG, ON YI
394 NORFOLK ST.
CAMBRIDGE, MA 02139

85-97
PEDRELLI, PAOLA
171 ELM ST., UNIT #1
CAMBRIDGE, MA 02139

85-97
KHANGURA, NAVTEJ
651 FRANKLIN ST., #4112
MOUNTAIN VIEW, CA 94041

85-97
MARTYN, RAJEEVE & MELISSA DUGGAN
171 ELM ST., #2
CAMBRIDGE, MA 02139

85-89
PETERSON, HILLARY FITZPATRICK &
BENJAMIN J. PETERSON
167 ELM ST., #1
CAMBRIDGE, MA 02139

85-89
SCOTT, LEONARD GREGORY & PAMELA KAY OTSTOT
TRUSTEES OF THE LG & PK SCOTT 2013 TRUST
2434 JACKSON ST.
SAN FRANCISCO, CA 94118

85-89
YANG, YU-SANG
167 ELM ST., #2
CAMBRIDGE, MA 02139

85-102
BERRY, JESSICA C.
177 ELM ST.
CAMBRIDGE, MA 02141

85-102
DASILVA, NAZIDIR RODRIGUES
179 ELM STREET
CAMBRIDGE, MA 02139

79-136
PARK, ERNEST & TINA PARK
321 COLUMBIA ST., #1
CAMBRIDGE, MA 02139



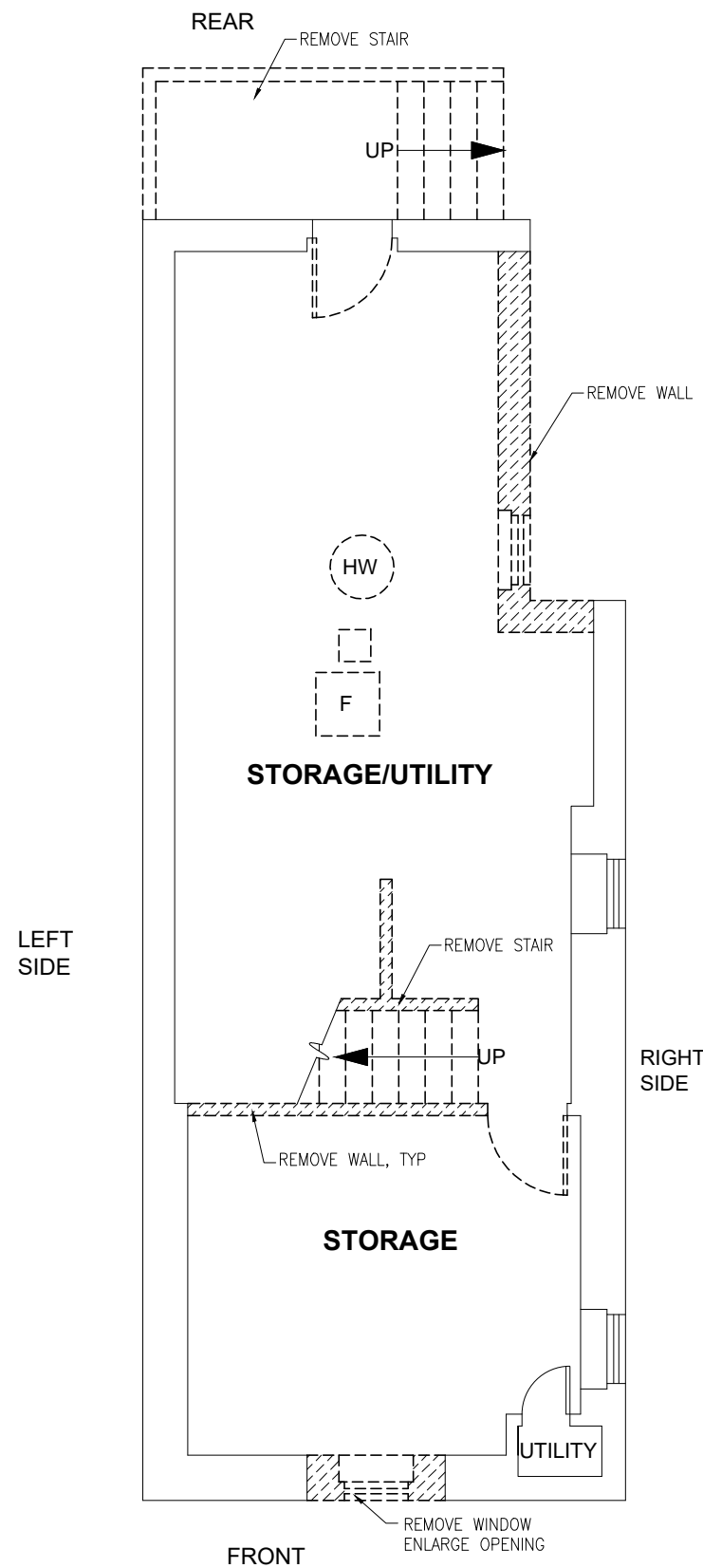
STREET VIEW

DATE:
10-17-2019

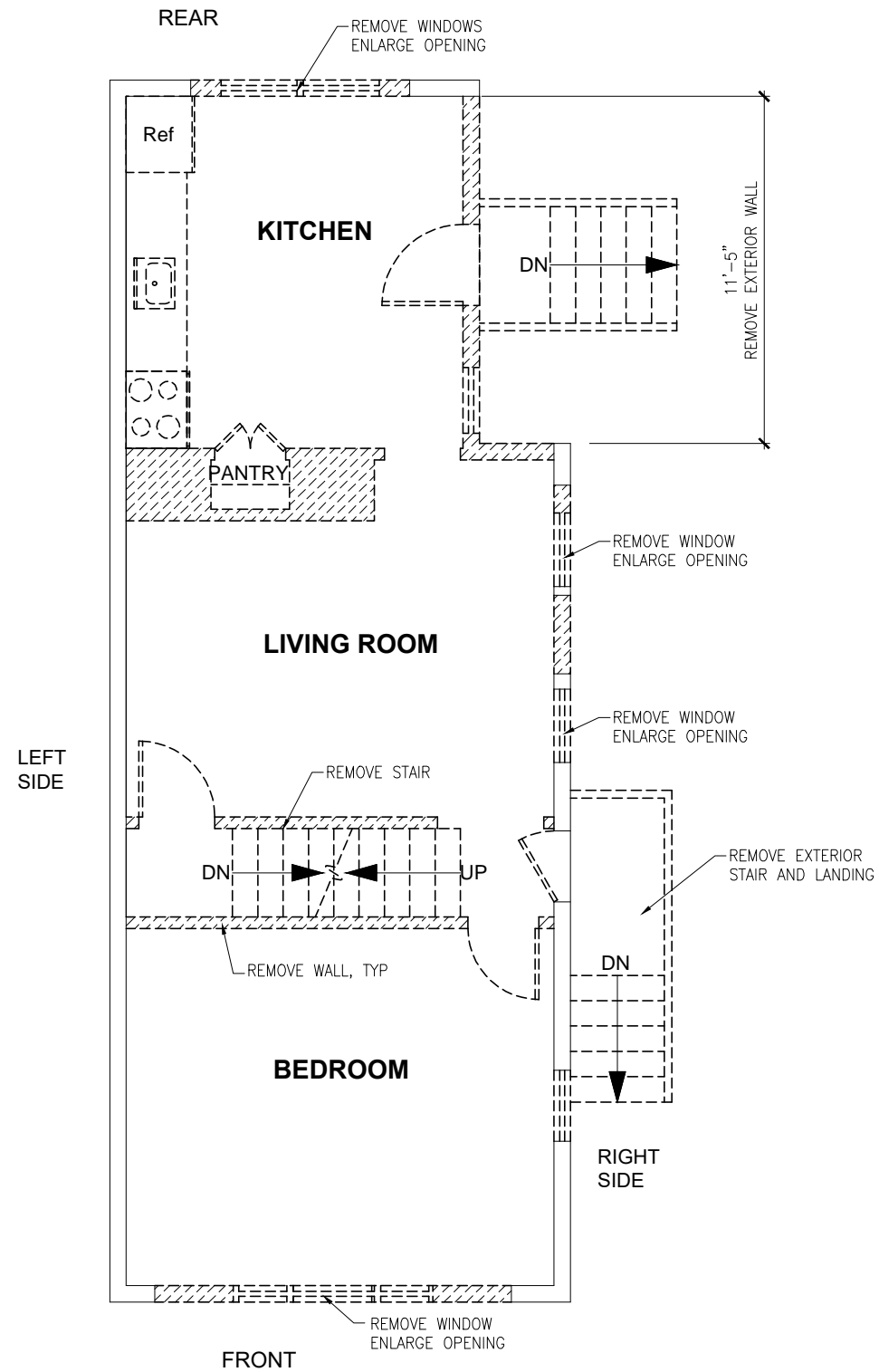
ADDRESS:
174 ELM STREET

PROJECT:
PROPOSED RENOVATIONS AND ADDITIONS

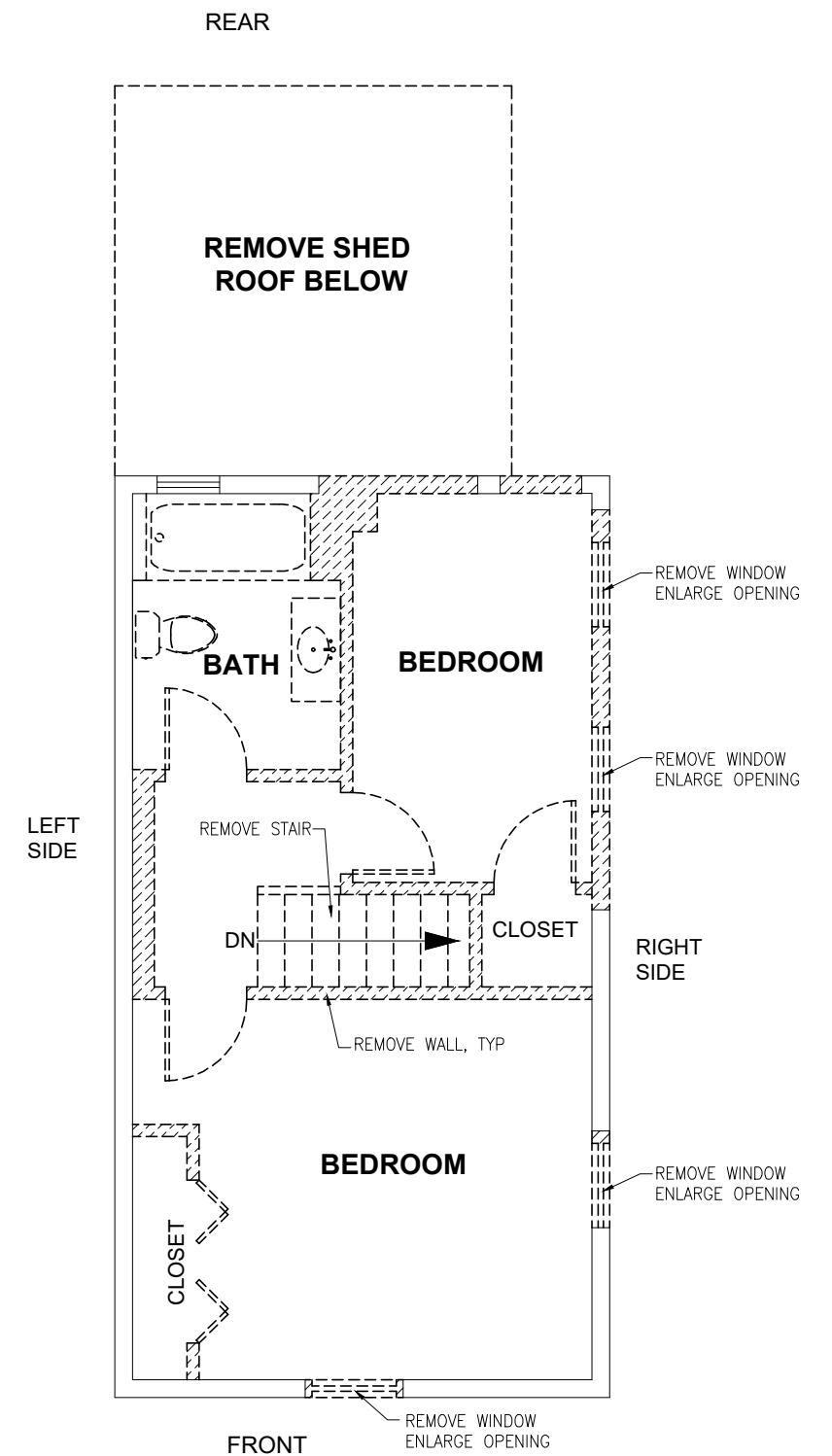
ARCHITECT:
GCD ARCHITECTS
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
www.glassmanchungdesign.com




BASEMENT PLAN
Ceiling Height = 7'-1"

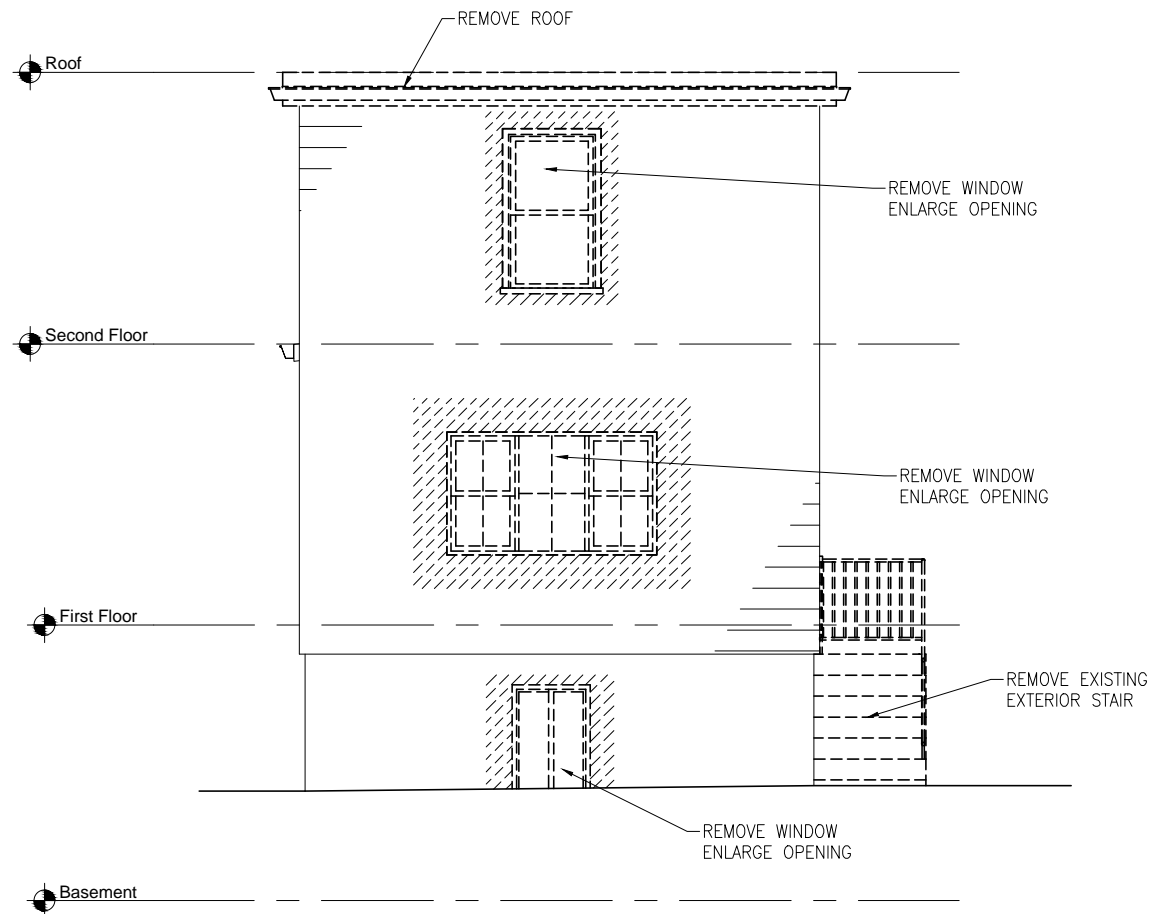


FIRST FLOOR PLAN
Ceiling Height = 7'-7"

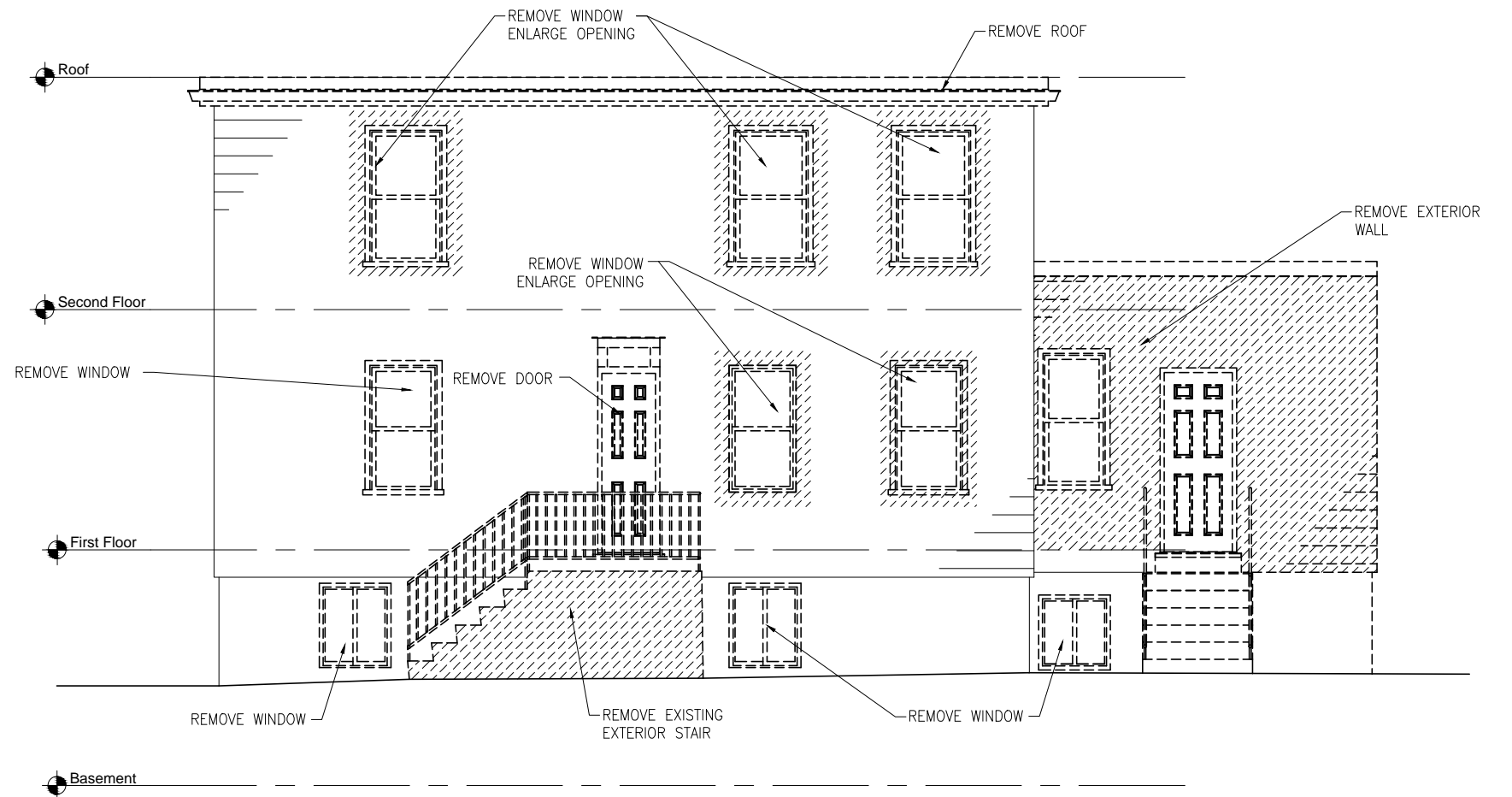


SECOND FLOOR PLAN
Ceiling Height = 7'-0"


 <p>ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE: 10-17-2019</p>	<p>PROJECT: 174 ELM STREET PROPOSED RENOVATIONS AND ADDITIONS</p>	<p>TITLE: EXISTING PLANS</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>DRAWING: D1.1</p>
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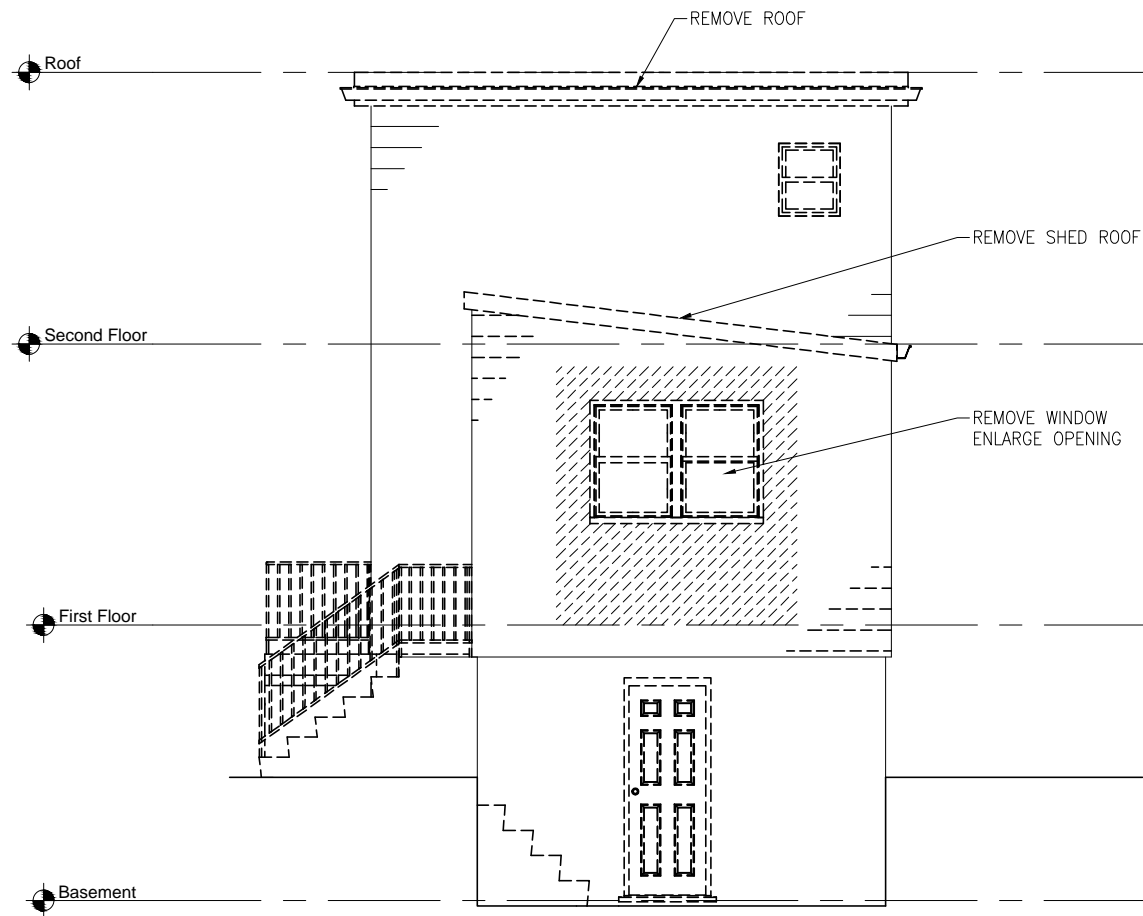


1 FRONT ELEVATION
Scale: 3/8" = 1'-0"

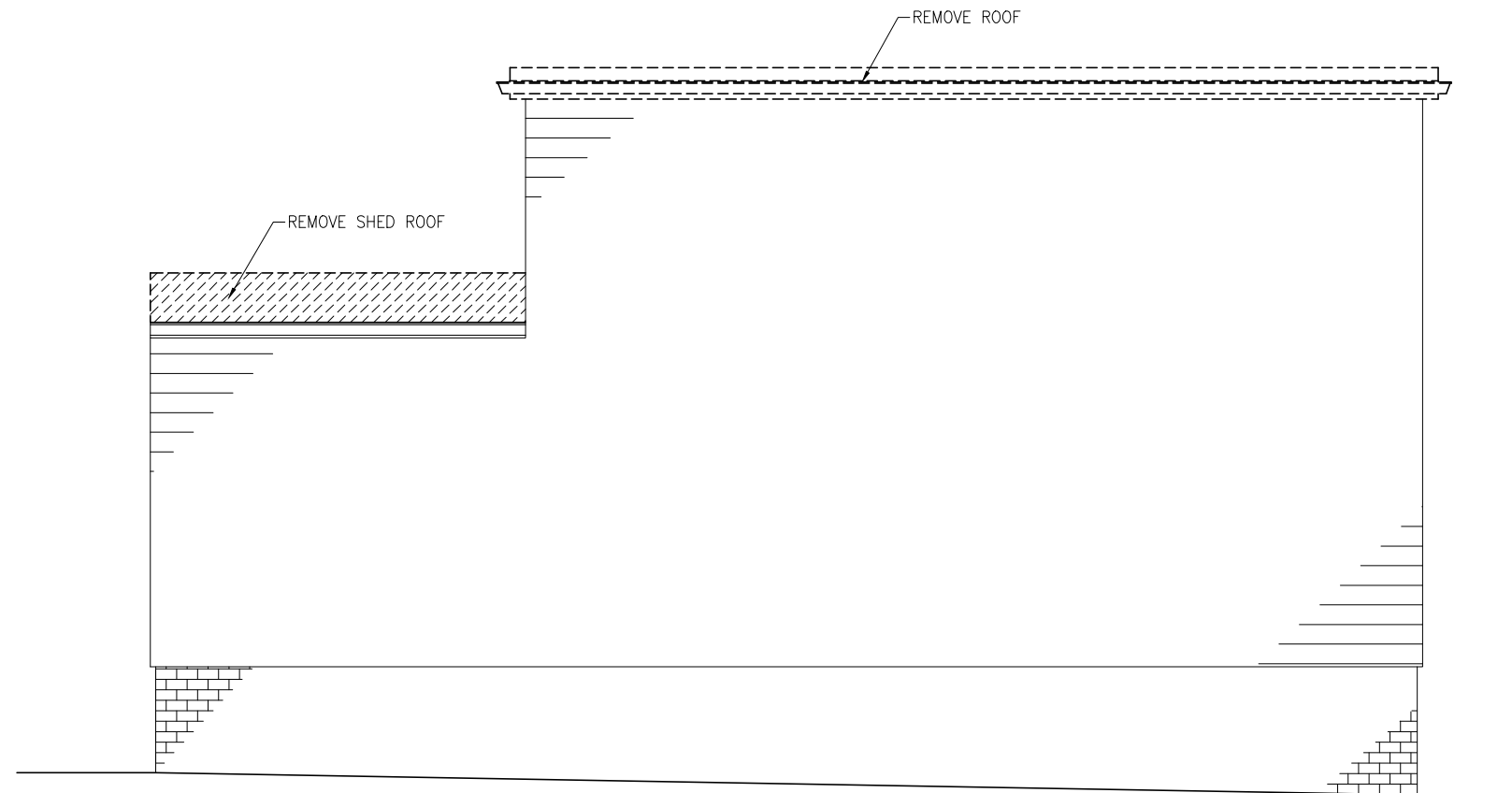


2 RIGHT ELEVATION
Scale: 3/8" = 1'-0"


 <p>ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE: 10-17-2019</p>	<p>PROJECT: 174 ELM STREET PROPOSED RENOVATIONS AND ADDITIONS</p>	<p>TITLE: EXISTING ELEVATIONS</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>DRAWING: D2.1</p>
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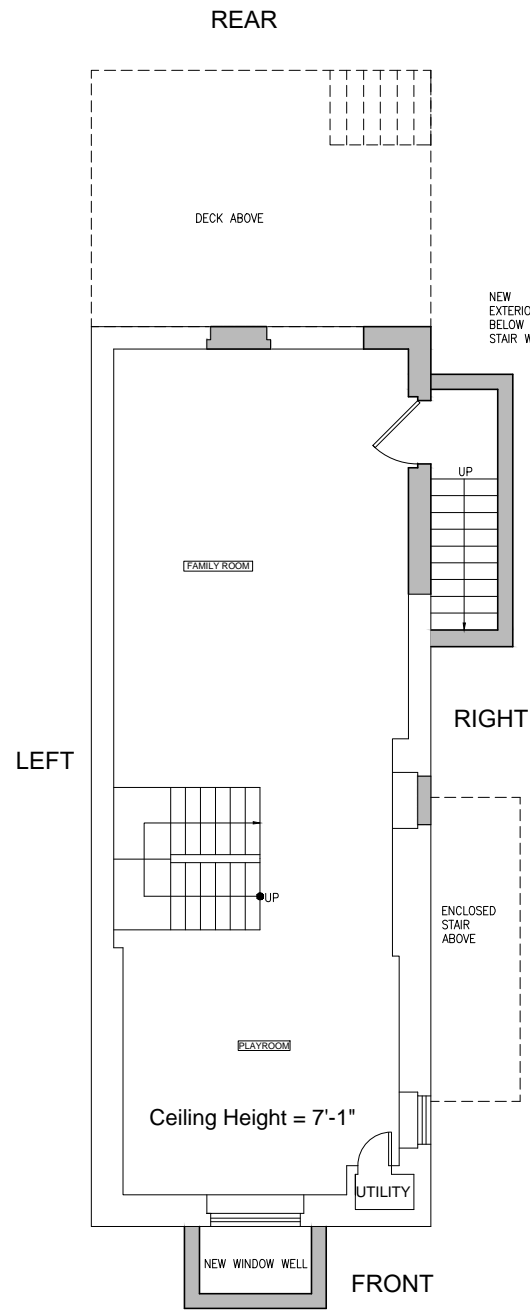


1 REAR ELEVATION
Scale: 3/8" = 1'-0"



2 LEFT ELEVATION
Scale: 3/8" = 1'-0"

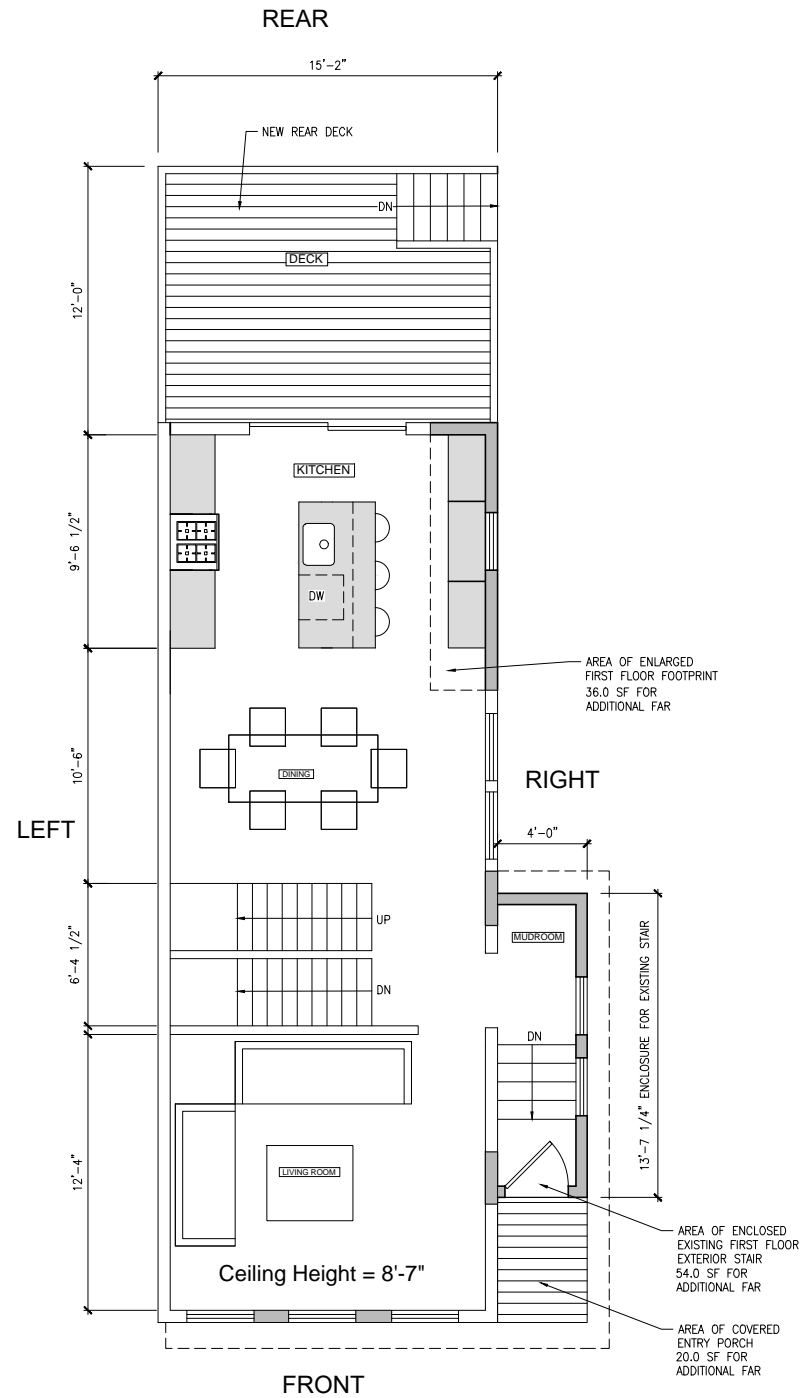
 <p>ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE: 10-17-2019</p>	<p>PROJECT: 174 ELM STREET PROPOSED RENOVATIONS AND ADDITIONS</p>	<p>TITLE: EXISTING ELEVATIONS</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>DRAWING: D2.2</p>
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EXISTING BASEMENT FAR: 0.0 GSF
 PROPOSED BASEMENT FAR: 0.0 GSF

1 BASEMENT

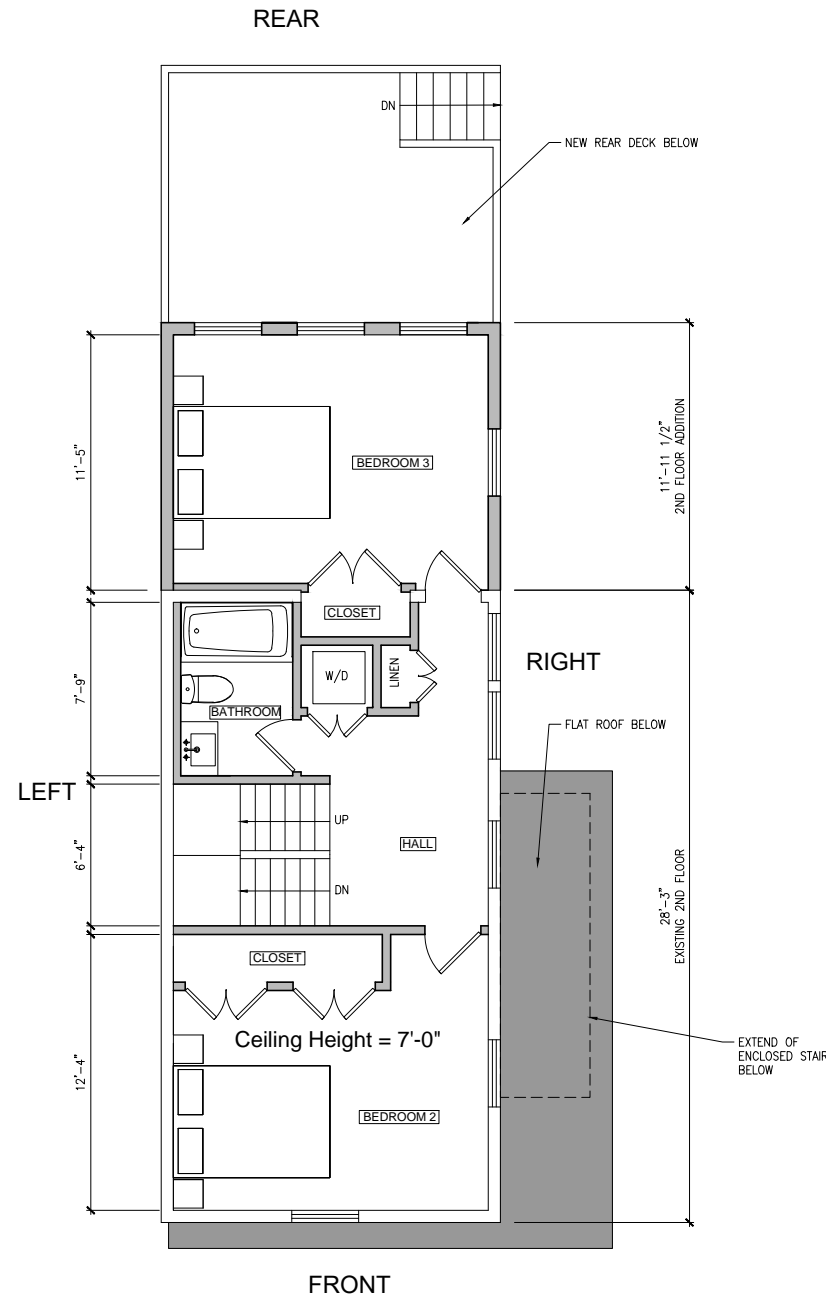
Scale: 1/4" = 1'-0"



EXISTING FIRST FLOOR FAR: 574.0 GSF
 PROPOSED FIRST FLOOR FAR: 685.0 GSF

2 FIRST FLOOR

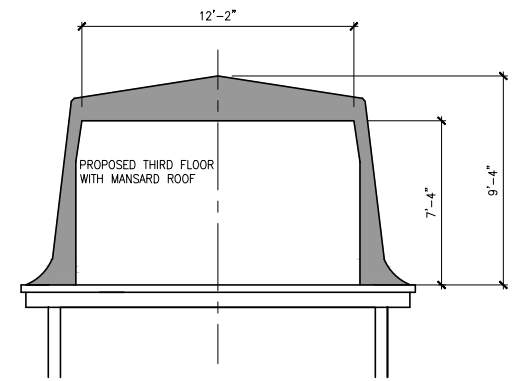
Scale: 1/4" = 1'-0"



EXISTING SECOND FLOOR FAR: 428.5 GSF
 PROPOSED SECOND FLOOR FAR: 610.0 GSF

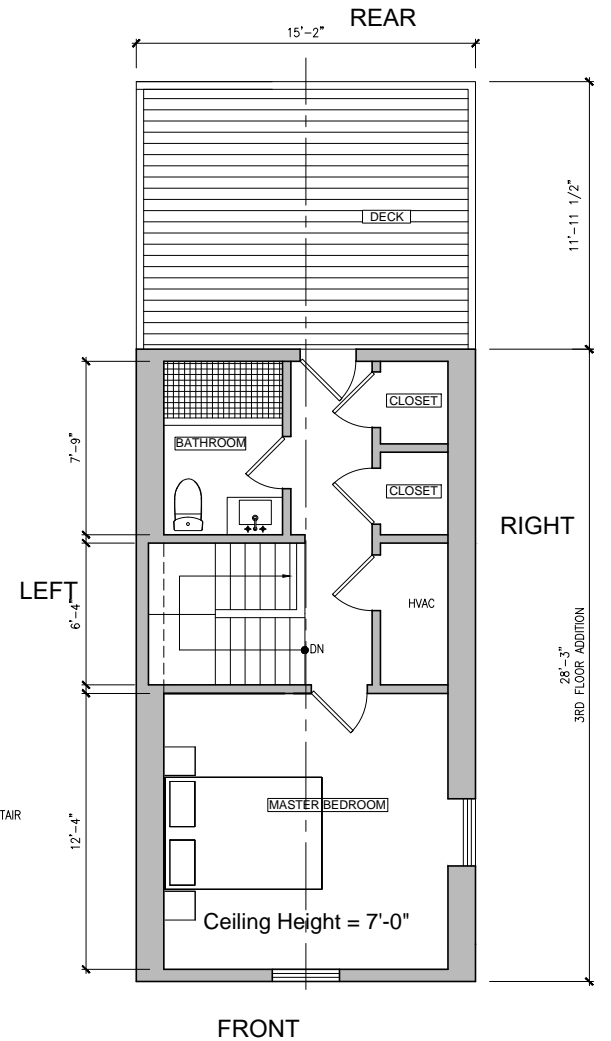
3 SECOND FLOOR

Scale: 1/4" = 1'-0"



5 THIRD FLOOR SECTION

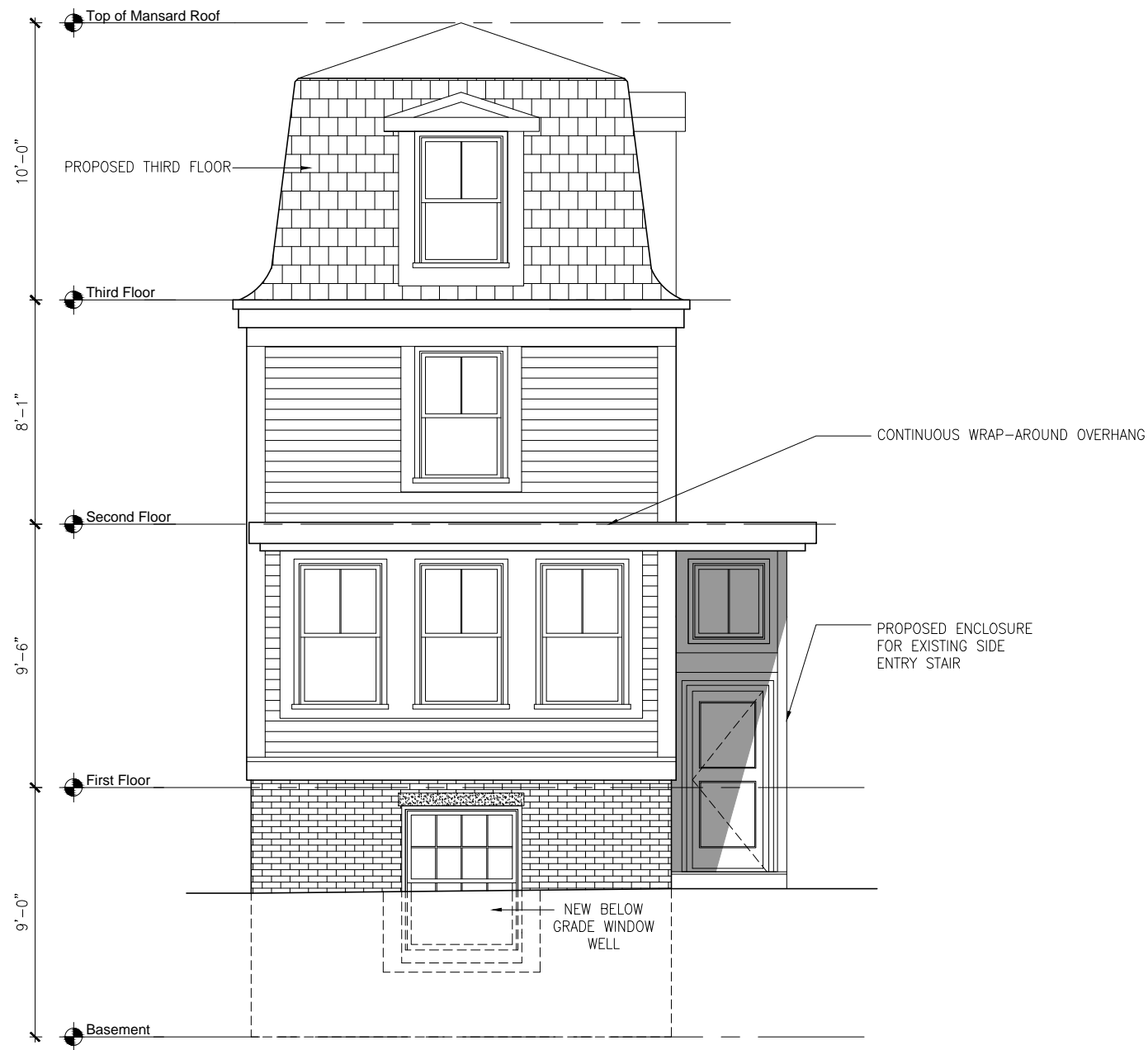
Scale: 1/4" = 1'-0"



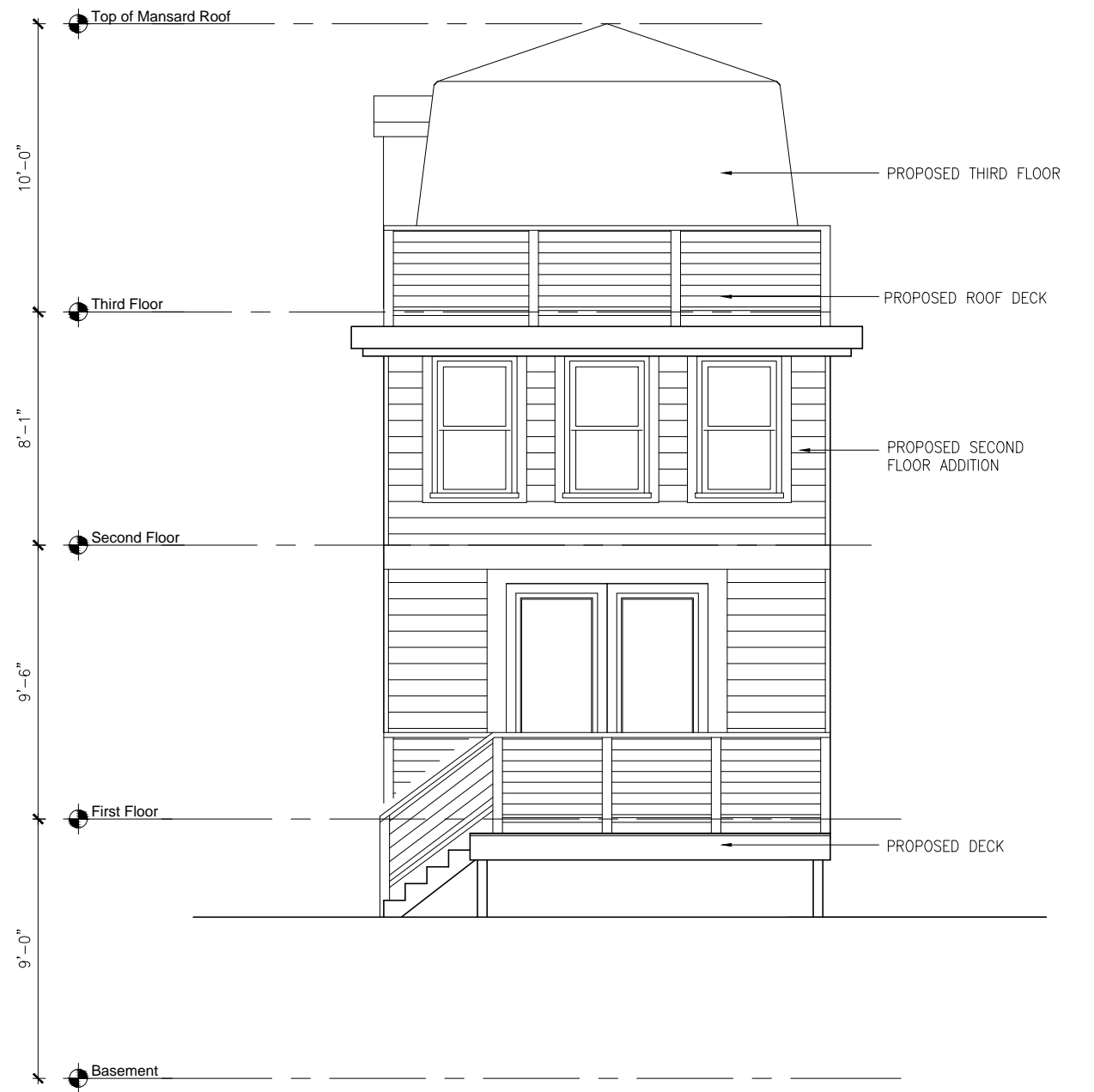
PROPOSED THIRD FLOOR FAR: 428.5 GSF
 TOTAL PROPOSED FAR: 1,723.5 GSF / 2,299 .0 SF LOT = .74

4 THIRD FLOOR


Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 3/8" = 1'-0"




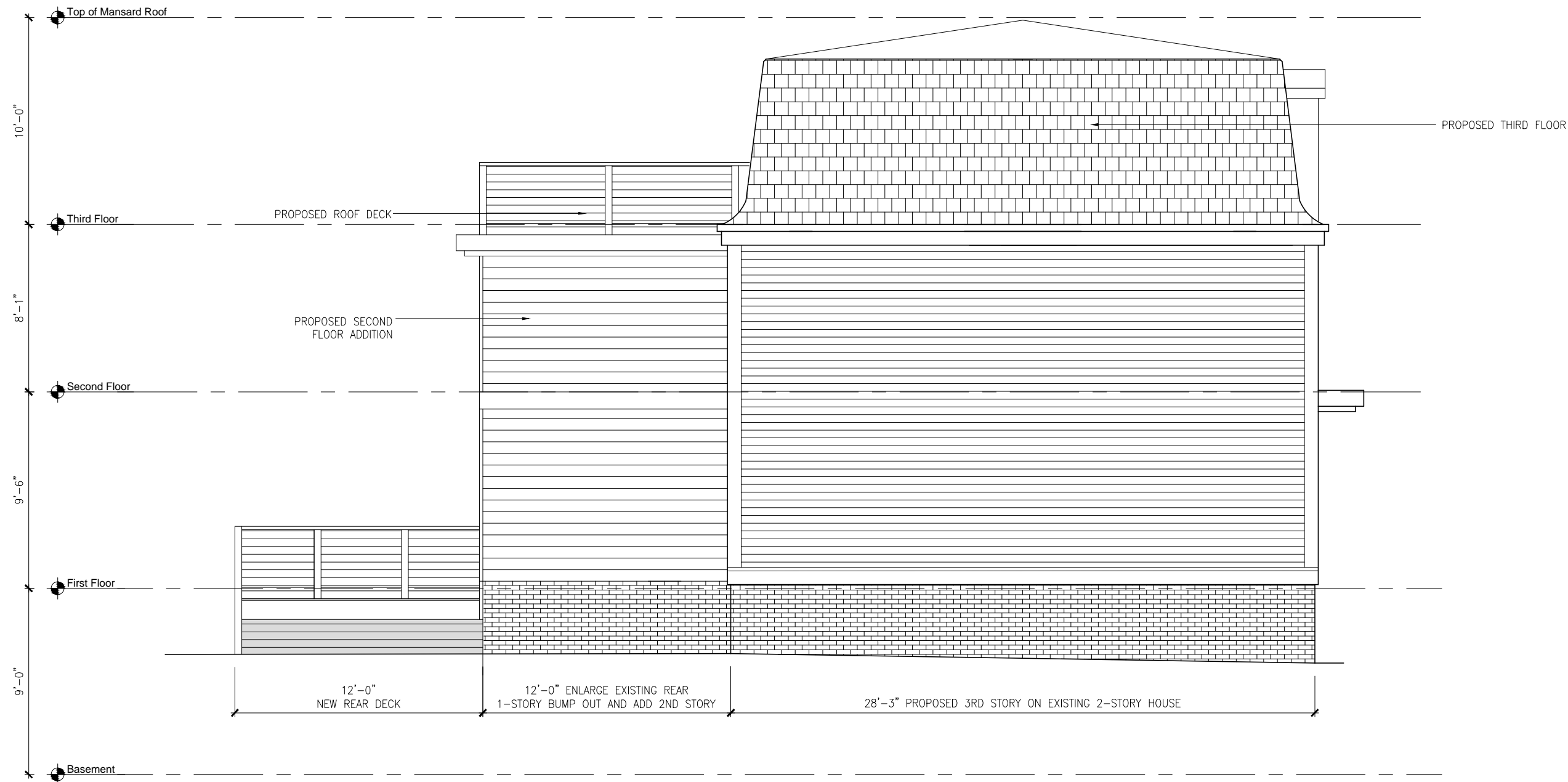
2 REAR ELEVATION
Scale: 3/8" = 1'-0"

 <p>ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE: 10-17-2019</p>	<p>PROJECT: 174 ELM STREET PROPOSED RENOVATIONS AND ADDITIONS</p>	<p>TITLE: PROPOSED ELEVATIONS</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>DRAWING: A2.1</p>
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1 RIGHT ELEVATION
Scale: 3/8" = 1'-0"

 <p>ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE: 10-17-2019</p>	<p>PROJECT: 174 ELM STREET PROPOSED RENOVATIONS AND ADDITIONS</p>	<p>TITLE: PROPOSED ELEVATIONS</p>	<p>SCALE: 3/8" = 1'-0"</p>	<p>DRAWING: A2.2</p>
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1 LEFT ELEVATION
Scale: 3/8" = 1'-0"

 <p>ARCHITECT: GCD ARCHITECTS 2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 www.glassmanchungdesign.com</p>	DATE: 10-17-2019	PROJECT: 174 ELM STREET PROPOSED RENOVATIONS AND ADDITIONS	TITLE: PROPOSED ELEVATIONS	SCALE: 3/8" = 1'-0"	DRAWING: A2.3
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BZA-017199-2017
174 Elm St.



