



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA 017089-2019

2019 MAR 22 AM 10:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : V

Variance :

Appeal :

PETITIONER : MARYANN THOMPSON ARCHITECTS - C/O KATIE CHU

PETITIONER'S ADDRESS : 741 MOUNT AUBURN STREET WATERTOWN, MA 02472

LOCATION OF PROPERTY : 17 Hammond St Cambridge, MA

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

REASON FOR PETITION :

Other: enlarging existing windows and skylight

DESCRIPTION OF PETITIONER'S PROPOSAL :

The existing structure has a nonconforming side yard setback, which limits the petitioner's ability to alter openings to the exterior in the facades in the nonconforming setback. The petitioner requests relief to enlarge existing windows and skylight located in the setback. The alterations will not increase in area or in volume more than 25% since it first began to be nonconforming.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Windows).

Original Signature(s) :


(Petitioner(s) / Owner)

HENRY F SMITH
(Print Name)

Address :

17 HAMMOND ST,
CAMBRIDGE MA 02138

Tel. No. :

617-354-3369

E-Mail Address :

HENRYFSMITH@GMAIL.COM

Date :

03/18/2019

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 HENRY F. SMITH
(OWNER)

Address: 17 HAMMOND ST. CAMBRIDGE, MA 02138

State that I/We own the property located at 17 HAMMOND ST., CAMBRIDGE which is the subject of this zoning application.

The record title of this property is in the name of HENRY F SMITH

*Pursuant to a deed of duly recorded in the date DEC 21, 1993, Middlesex South County Registry of Deeds at Book 24095, Page 094; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
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 Henry F. Smith personally appeared before me, this 15 of March, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires April 24, 2020 (Notary Public)



ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24, 2020

- 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 17 Hammond 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:
- Per 8.22.2.c, the proposed alteration is not a nonconforming use and it does not further violate the dimensional requirements of Article 5.000 as the work only involves enlarging existing windows and skylight. It also does not increase the nonconforming structure in area or volume by more than 25% since it first began to be nonconforming.
- 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 proposed work only enlarges existing windows and skylights and does not increase the building footprint.
- 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 work only reconfigures existing windows and a skylight.
- 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 work only reconfigures existing windows and a skylight.
- 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:
- There is not proposed change of use.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Maryann Thompson Architects **PRESENT USE/OCCUPANCY:** residential

LOCATION: 17 Hammond St Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4,209 sf	no change	5,180 sf max	(max.)
<u>LOT AREA:</u>	6,907 sf	no change	5,00 sf min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	.61	no change	.75 max	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3,453 sf	no change	1,500 sf min	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	60 ft	no change	50 ft	(min.)
DEPTH	120 ft	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	28.7 ft	no change	10 ft	(min.)
REAR	26.6 ft	no change	25 ft	(min.)
LEFT SIDE	19 ft	no change	7.5 ft	(min.)
RIGHT SIDE	0 ft	no change	7.5 ft	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	36.2 ft	no change	35 ft	(max.)
LENGTH	36.9 ft	no change	N/A	
WIDTH	61.6 ft	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.28	no change	.3	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	no change	4 max	(max.)
<u>NO. OF PARKING SPACES:</u>	2	no change	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	no change	N/A	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	no change	N/A	(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.

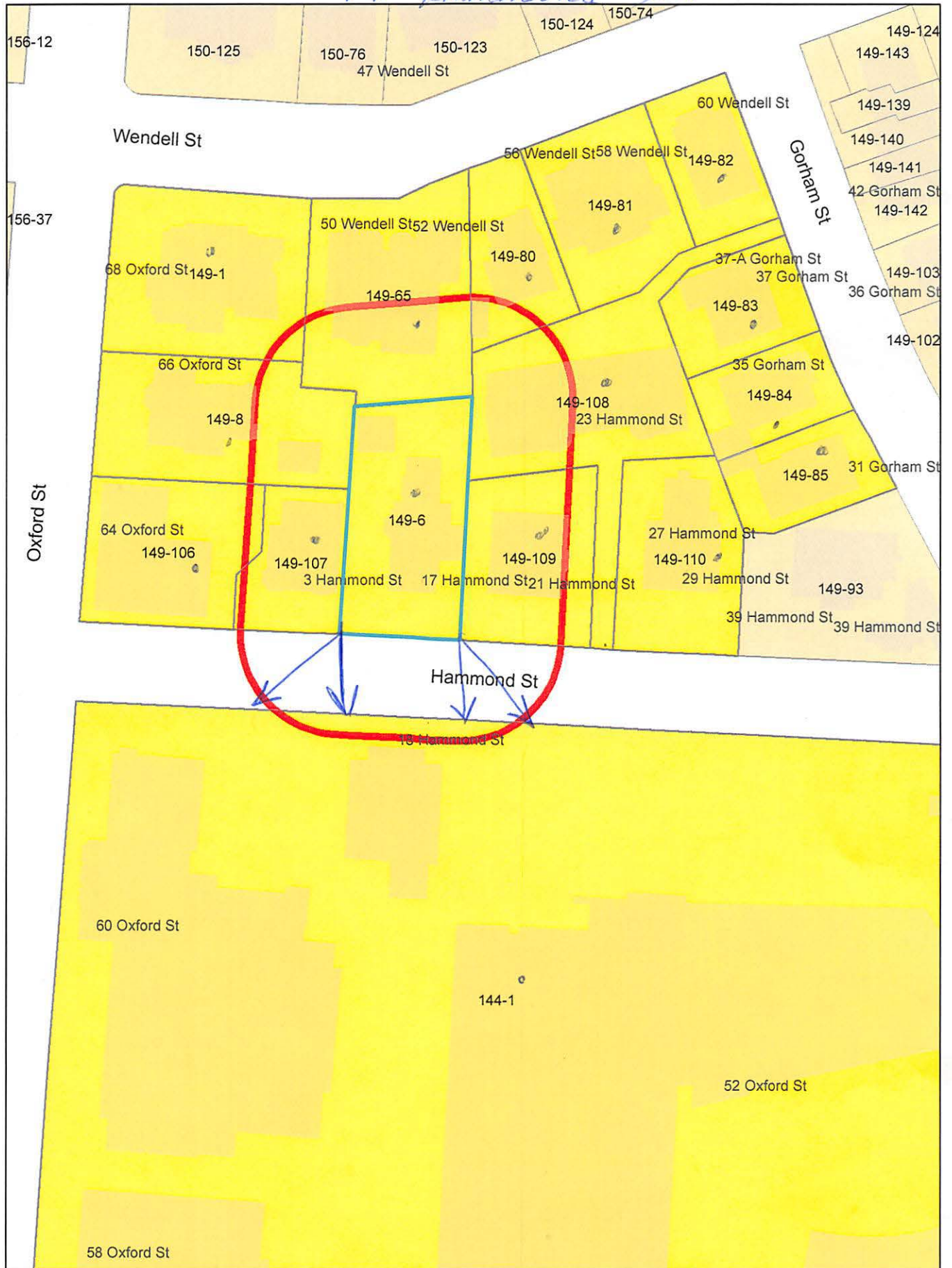
There are no other occupancies on the same lot.

There is an existing detached accessory garage of 333 sf.

There is no proposed construction.

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

17 Hammond St.



17 Hammond St.

Petitioner

144-1
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

149-1
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

149-6
SMITH, HENRY F.
17 HAMMOND ST
CAMBRIDGE, MA 02138

149-80
MERIAN REALTY LLC
C/O NAJARIAN
PO BOX 1608
EAST ORLEANS, MA 02643

149-81
FINE URBAN PROPERTIES, LLC
1619 STEPSTONE WAY
LAWRENCEVILLE, GA 30043

MARYANN THOMPSON ARCHITECTS
C/O KATIE CHU
741 MT. AUBURN STREET
WATERTOWN, MA 02472

149-81
LAPORTE, CLAIRE
56-58 WENDELL ST. UNIT C
CAMBRIDGE, MA 02138

149-82
ELSTEIN, JUDITH
60 WENDELL ST. UNIT#1
CAMBRIDGE, MA 02139

149-82
BERGHOLZ, ANNA FRIEDRICHS MORIARTY
JOHANN SEBASTIAN BERGHOLZ WILLAFANE
60 WENDELL ST., #2
CAMBRIDGE, MA 02138

149-82
WALTER, BARBARA
60 WENDELL ST #3
CAMBRIDGE, MA 02138

149-83
RECHEL, AMELIA
37 GORHAM ST
CAMBRIDGE, MA 02138

149-85
KIMSEY, HARVEY H. & CATHERINE A. LEE
31 GORHAM ST., #1
CAMBRIDGE, MA 02138

149-85
KIRSCHENBAUM, MICHAEL &
RHONDA LEBENSBAUM
31 GORHAM ST - UNIT 2-3
CAMBRIDGE, MA 02138

149-81
CAPASSO, FEDERICO & PAOLA SALVINI-CAPASSO
56-58 WENDELL ST., UNIT B
CAMBRIDGE, MA 02138

149-106
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSOTON, MA 02109

149-107
BARNEY, HEATHER BAIRD
3 HAMMOND ST #1
CAMBRIDGE, MA 02138

149-108
CAFASSO PROPERTIES, LLC,
25 HAMMOND ST
CAMBRIDGE, MA 02138

149-109
BISSON, THOMAS N. & NOEL BISSON
TR. OF THE MARGARETTA CARROLL BISSON TR.
21 HAMMOND ST
CAMBRIDGE, MA 02138

149-110
SERIES B OF LEGACIES PROPERTY, LLC
P.O. BOX# 400998
CAMBRIDGE, MA 02140

149-65
HENDERSON, REBECCA M.
50 WENDELL ST
CAMBRIDGE, MA 02138

149-65
STILT, KRISTEN ANN
52 WENDELL ST
CAMBRIDGE, MA 02138

149-84
LIU, XIN
16 ROCKMONT ROAD
BELMONT, MA 02478

149-84
LIU, XIN
35 GORHAM ST. #35
CAMBRIDGE, MA 02138

149-8
APFELD, JAVIER M. & JENNIFER WHANGBO
66 OXFORD ST., #1
CAMBRIDGE, MA 02138

149-8
MCDONALD, MARK D. & ELLEN M. PRAIRIE
66 OXFORD ST., #4
CAMBRIDGE, MA 02138

149-8
PARIKH, TUHIN
66 OXFORD ST., #3
CAMBRIDGE, MA 02138

149-8
SOTO, MANUEL & RACHEL GIBSON,
TRUSTEES OXFORD STREET TRUST
1322 W SUTTER WALK
SACRAMENTO, CA 95816



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 17 Hammond 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)
- ☒ **X** 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 permit application anticipated.
- ☐ 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 March 27, 2019

Received by Uploaded to Energov

Date March 27, 2019

Relationship to project BZA 017089-2019

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.**

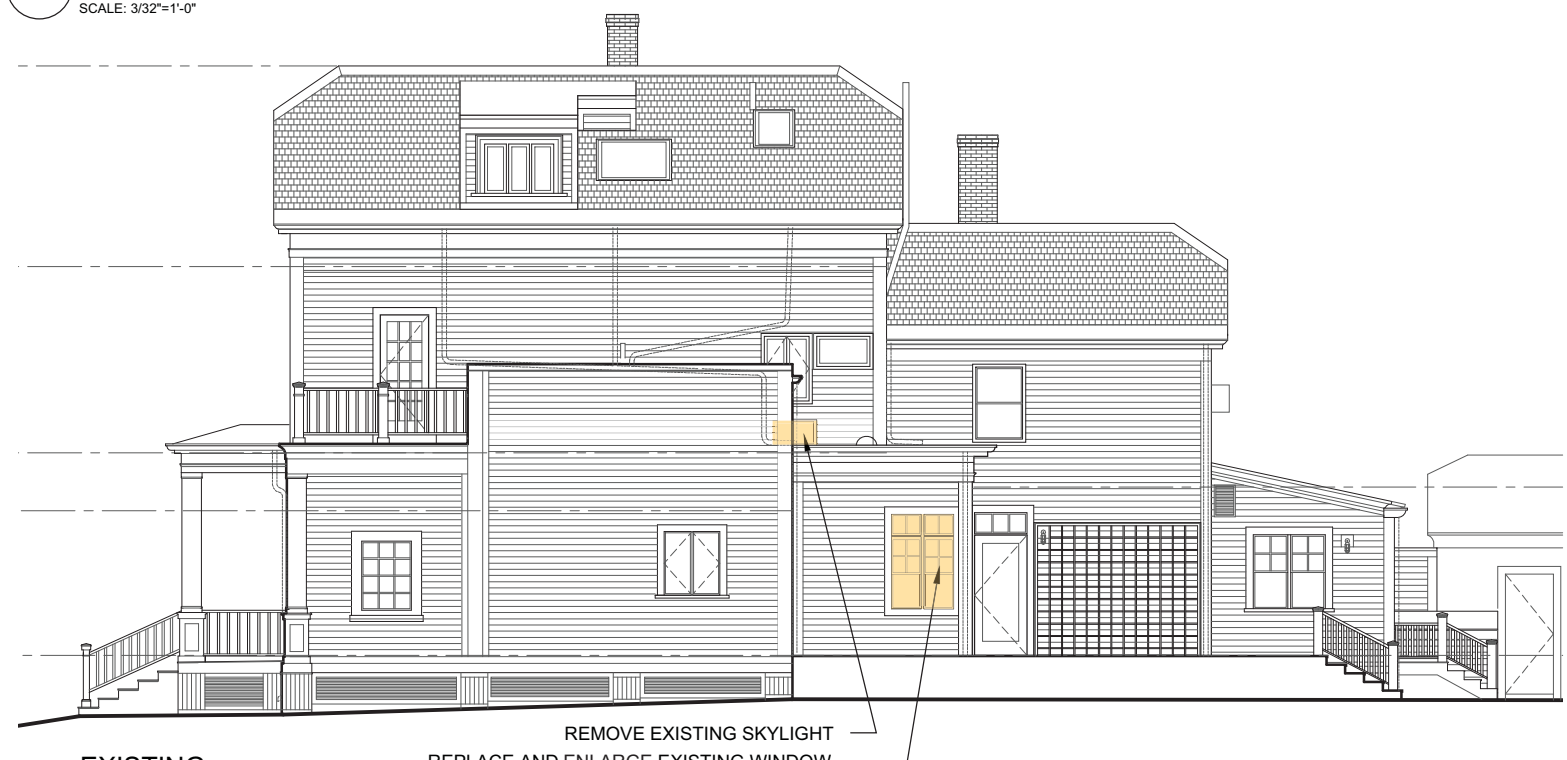
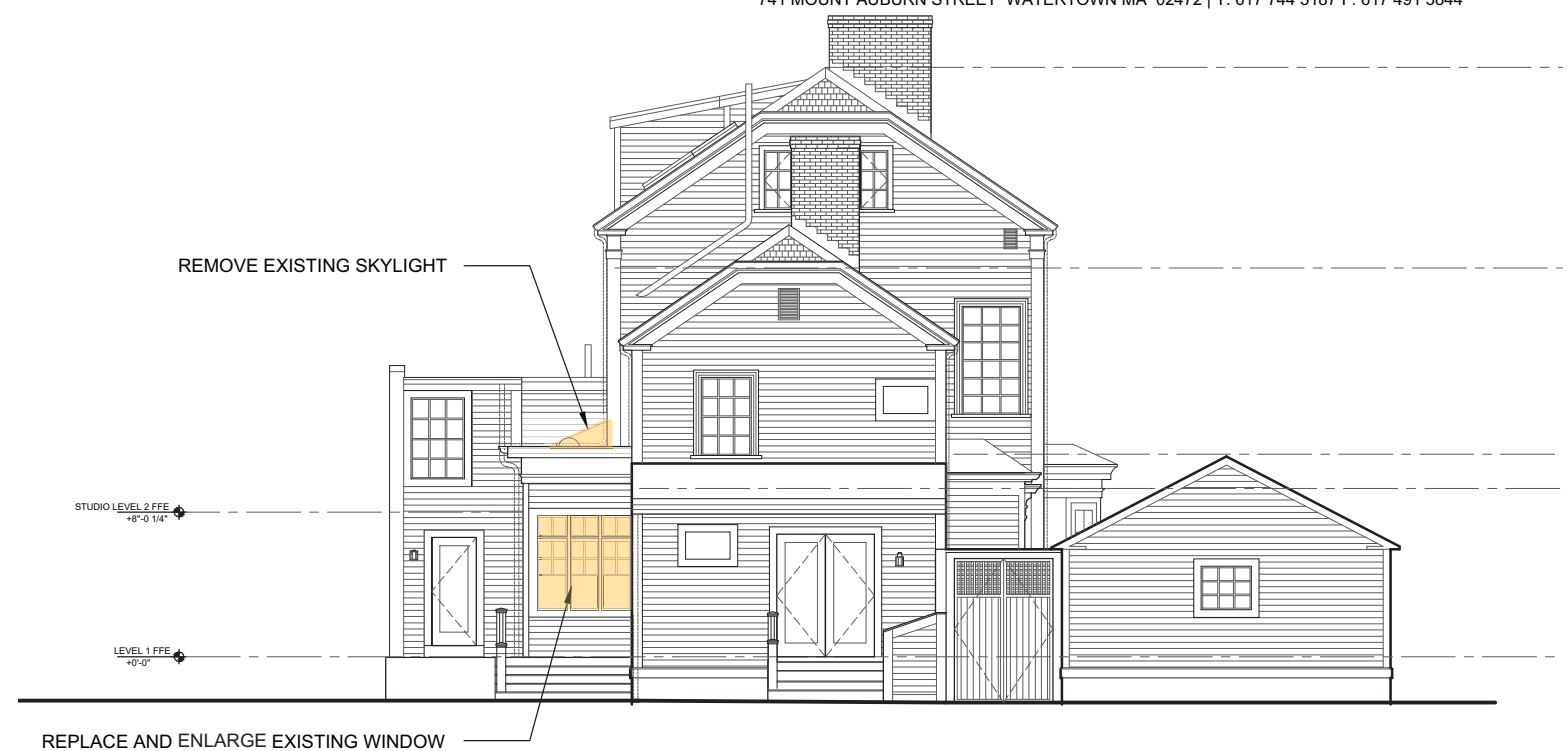
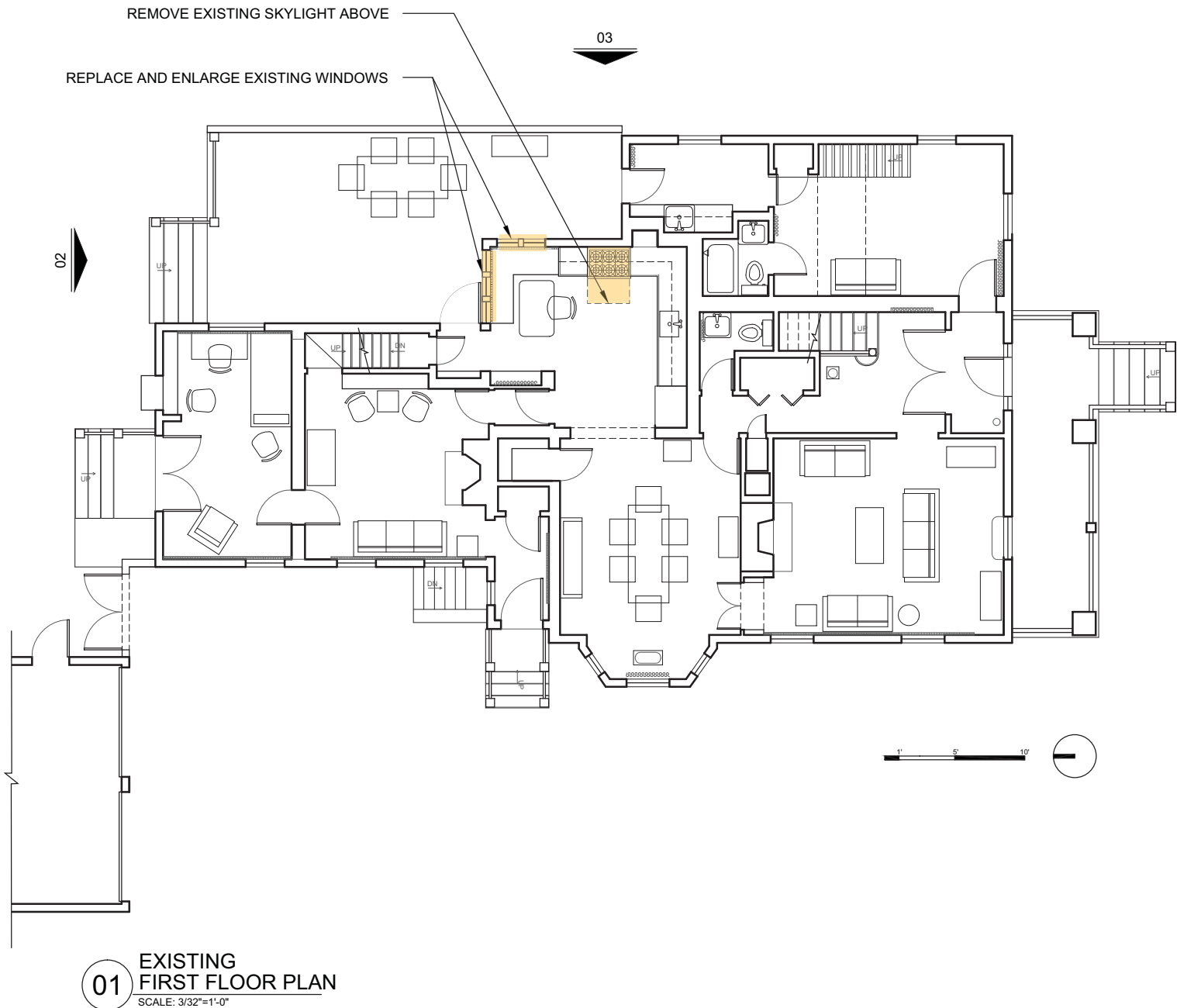
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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>



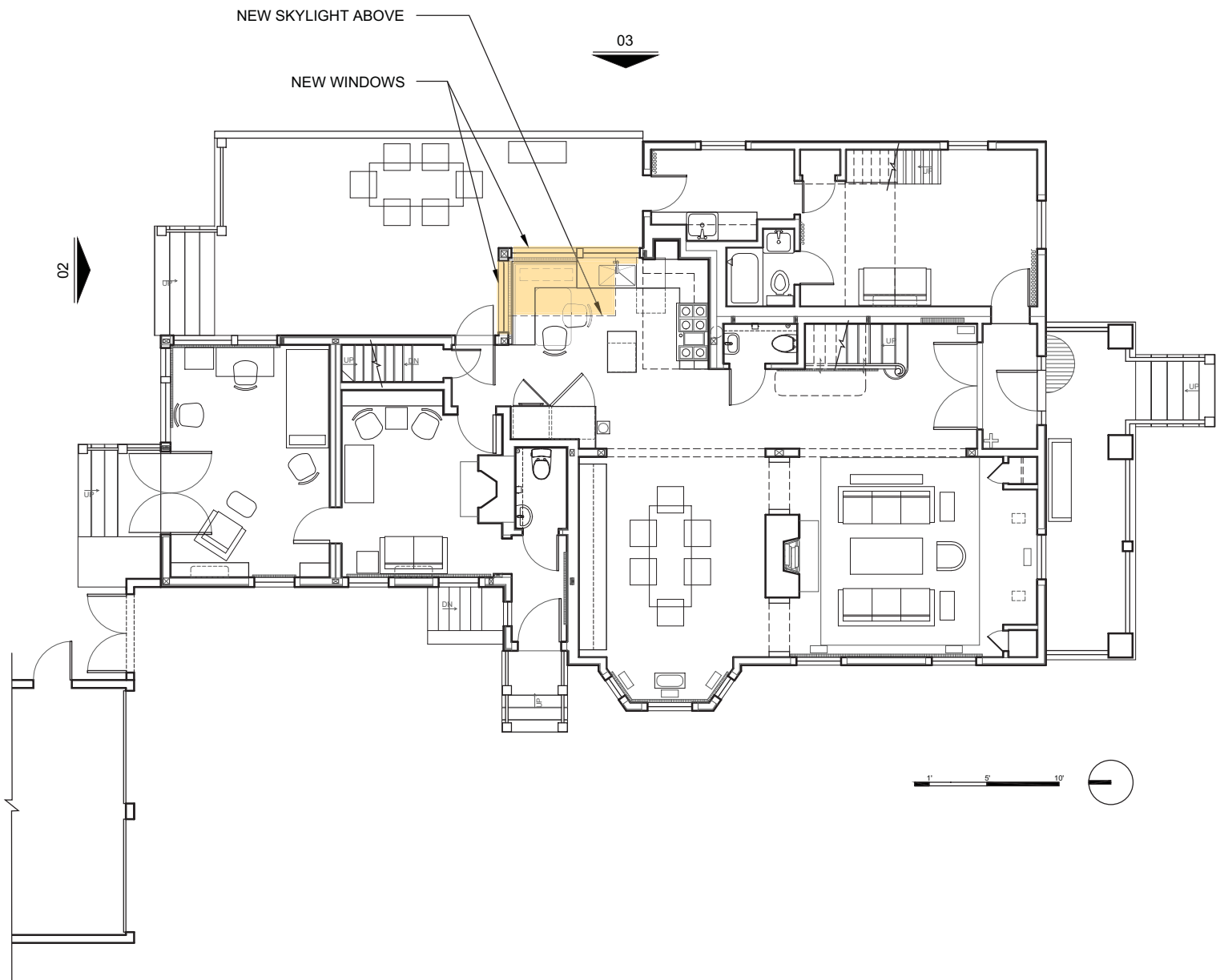
EXISTING

745 HAMMOND STREET RENOVATION

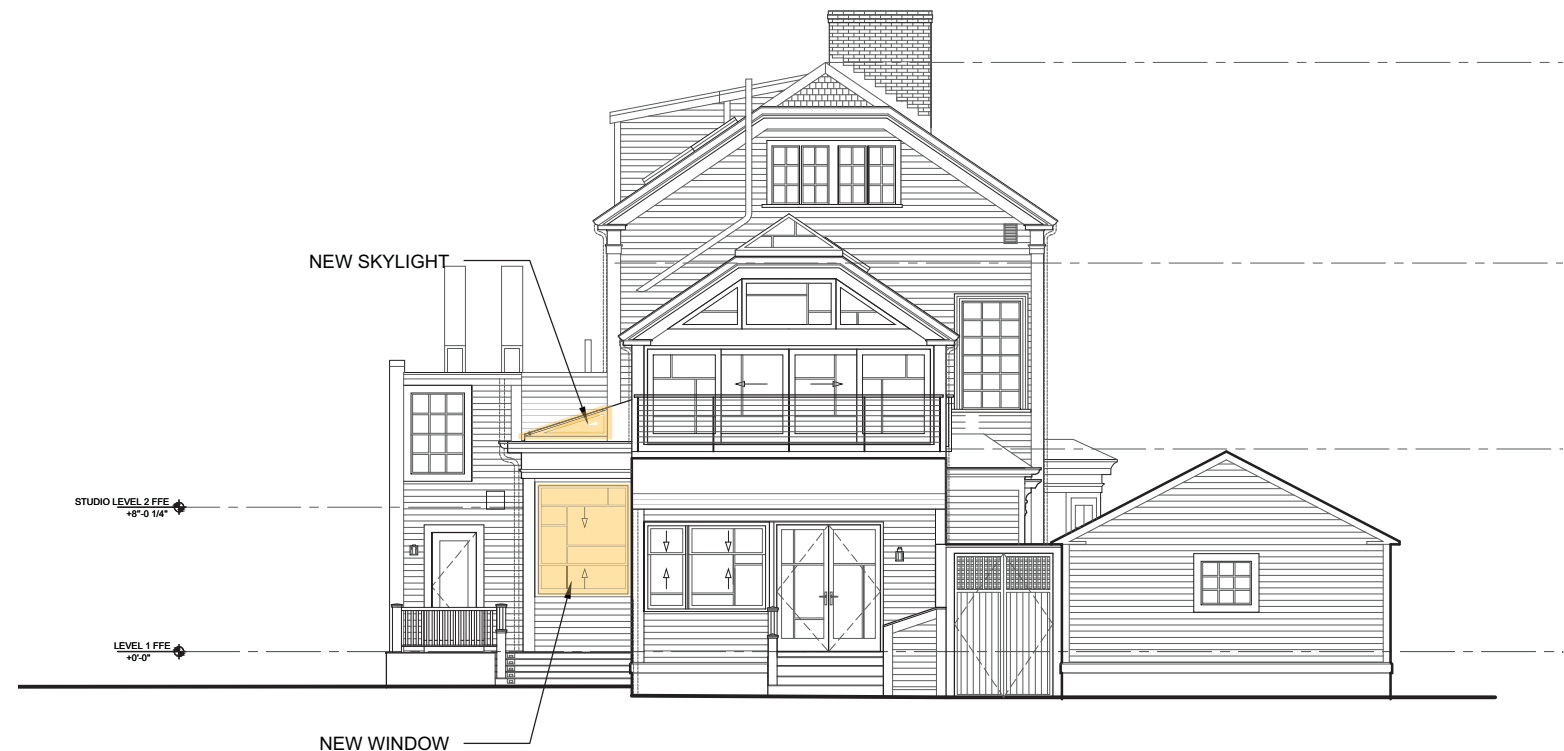
17 HAMMOND STREET, CAMBRIDGE, MA

© MARYANN THOMPSON ARCHITECTS

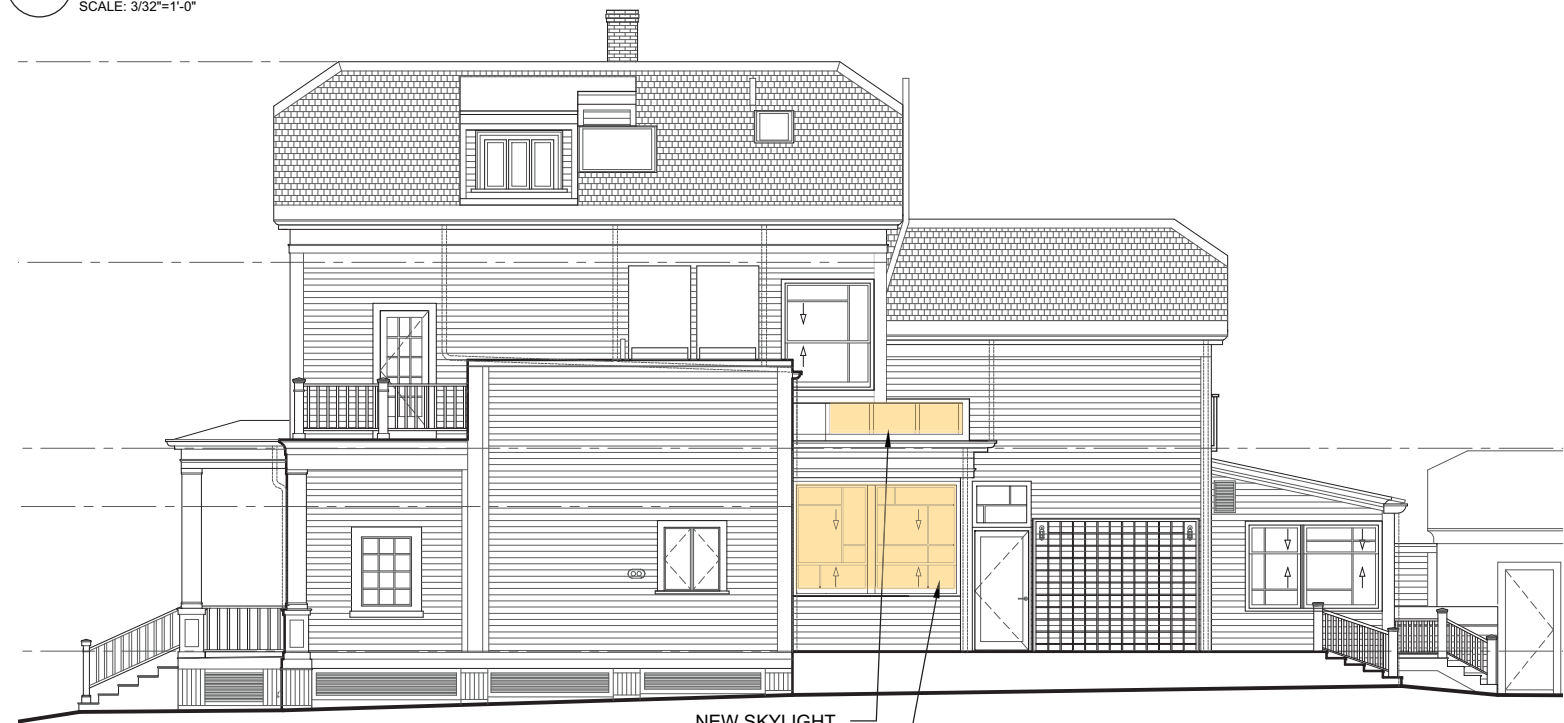
03/14/2019



01 FIRST FLOOR PLAN
SCALE: 3/32"=1'-0"

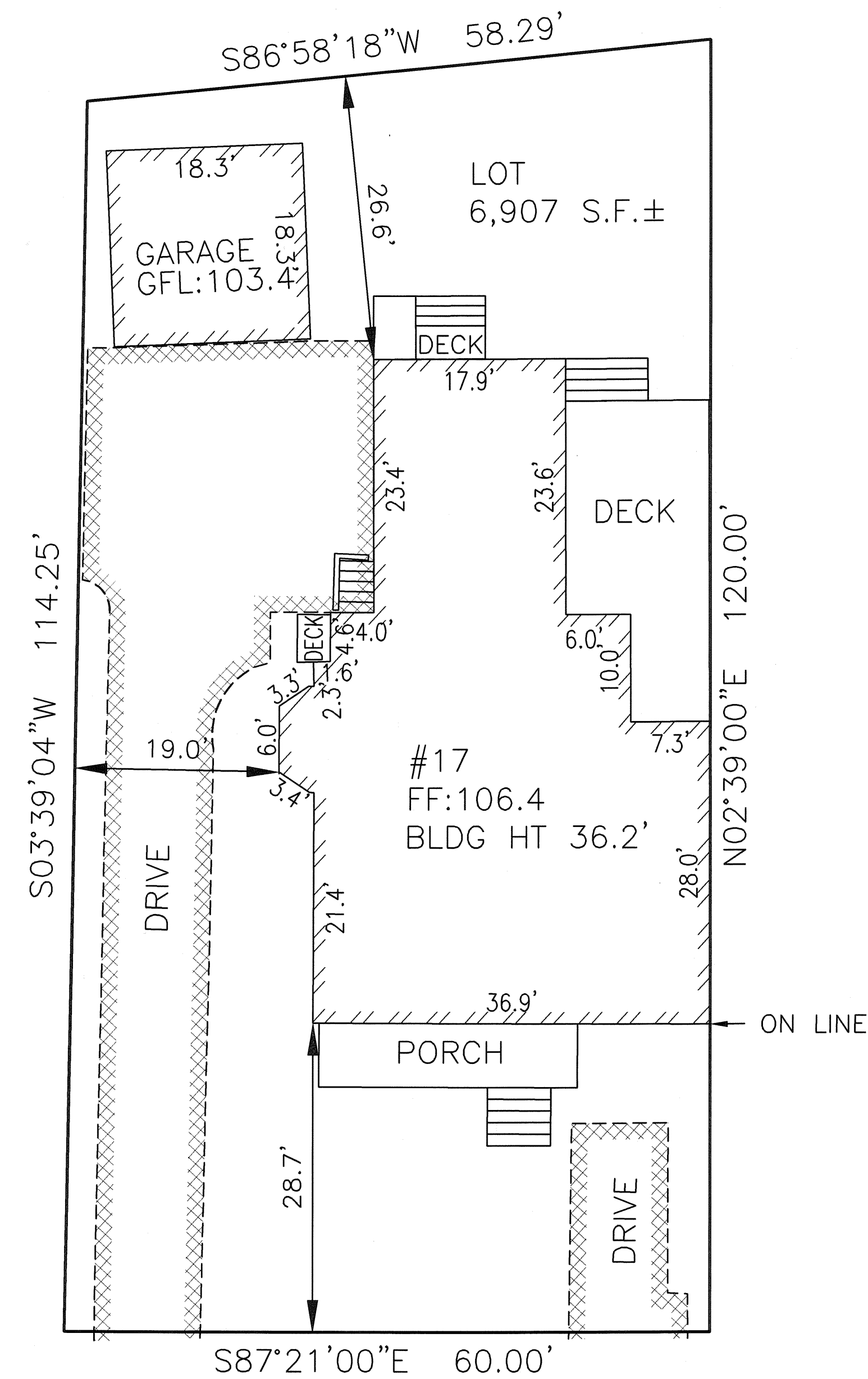
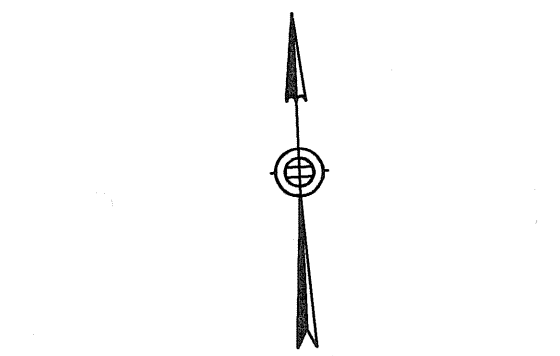


02 NORTH ELEVATION
SCALE: 3/32"=1'-0"



03 EAST ELEVATION
SCALE: 3/32"=1'-0"

PROPOSED

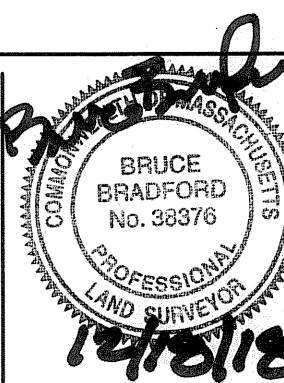


HAMMOND STREET

LEGEND

- UTILITY POLE
- WATER GATE
- HYDRANT
- GAS GATE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- TREE
- TREE
- LIGHT POLE
- SIGN
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- THB DEEP TEST HOLE
- PT#1 PERCOLATION TEST
- 71.4 X SPOT ELEVATION
- 71 PROPOSED CONTOUR
- 71 EXISTING CONTOUR
- D DRAIN LINE
- W WATER LINE
- S SEWER LINE
- G GAS LINE
- X FENCE
- STONEWALL
- HEDGE
- TREE LINE

DEED REFERENCE:
BOOK 24095 PAGE 094



PLAN OF LAND IN
CAMBRIDGE, MA

17 HAMMOND STREET
EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.
DATE: DECEMBER 18, 2018
DRAWN: ER
CHECK: BB

REVISIONS:	

PROJECT NO. 25726



17 Diamond St.





March 19, 2019

To the Cambridge Board of Zoning Appeal,

I live at 21 Hammond Street, next door to Henry Smith and Ling Ling Chang. I am writing in support of their application for a Special Permit.

Henry and Ling Ling have shown me their renderings and discussed their plans with me. I understand the proposed changes include enlarging an existing skylight and the windows beneath it that face my property.

I support their Special Permit request, and I also believe the overall impact on the neighborhood will be minimal as these changes will not be visible from Hammond Street.

Sincerely,

A handwritten signature in black ink, appearing to read 'TBisson', written in a cursive style.

Professor Thomas N. Bisson
21 Hammond Street
Cambridge MA 02138
617-354-0178