



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

2018 FEB 16 AM 10:35

BZA APPLICATION FORM

Plan No: BZA015648-2018
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Alan N. Peterson & Catherine Peterson C/O Sarah Rhatigan, Esq.

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

LOCATION OF PROPERTY : 19 Haskell St Cambridge, MA 02140

TYPE OF OCCUPANCY : Residential (3 family) ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Create new floor area within basement

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner seeks to renovate and create additional floor area within existing basement of this 3 family, preexisting nonconforming structure, and requires a Special Permit in order to exempt the basement floor area from the building's total Gross Floor Area in order to comply with Section 5.31 dimensional requirements for the district.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 2.000 Section Footnote 16

Original Signature(s) :

[Signature]
(Petitioner(s) / Owner) Sarah Rhatigan
Alan Peterson / Catherine Peterson
(Print Name)

Address : c/o 12 Marshall St,

Boston, MA 02108

Tel. No. : 617-543-7009

E-Mail Address : sarah@trilogylaw.com

Date : 2/15/18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I/We Alan N. Peterson and Catherine Peterson
(OWNER)

Address: 19 Haskell Street, Cambridge, MA 02140

State that I/We own the property located at 19-21 Haskell St. Cambridge
Cambridge, MA which is the subject of this zoning application.

The record title of this property is in the name of

Alan N. Peterson and Catherine Peterson

*Pursuant to a deed of duly recorded in the date 3/31/17 recorded 4/6/17
Middlesex South County Registry of Deeds at Book 69109, Page 374; or
Middlesex Registry District of Land Court, Certificate No.
Book Page N/A

Alan Peterson

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

Cath Peterson

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

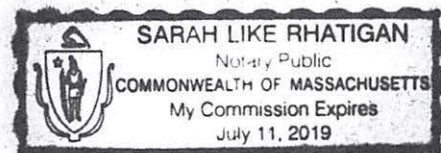
*Written evidence of Agent's standing to represent petitioner may be requested.

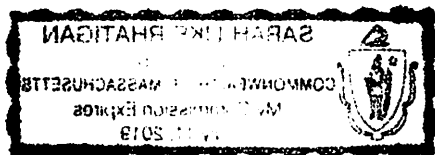
Commonwealth of Massachusetts, County of Middlesex

The above-name
appeared before me, this 1st day of February, 2018, and made
oath that the above statement is true.

[Signature] 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 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 19 Haskell St Cambridge, MA 02140 (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 Petitioners seek a Special Permit under Article 8, Section 8.22 of the City of Cambridge Zoning Ordinance, requesting that this Board grant said Special Permit approving exemption of the Gross Floor Area to be created in the basement of this three-family dwelling, pursuant to the standards set forth in the definitions section of the Ordinance (page 2-6, subparagraph (16)). With the exception of the additional GFA proposed to be created in the basement, the Petitioners' renovations will otherwise meet all other dimensional requirements under Article 5.31 of the Ordinance, and will not otherwise exacerbate any existing non-conformance with said dimensional requirements. Renovations will occur mainly within the existing building, and the exterior renovations (including construction of window wells and modifications to egress stairs) will occur within existing setbacks.

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 Petitioners' renovations will not increase congestion in the neighborhood or impact the established neighborhood character in any way. The additional of livable space in the basement will allow the owner to improve living conditions for their family, but will not result in any increase in the numbers of individuals residing at, or coming and going from the Property. (In fact, the net increase in bedrooms after renovations will be one additional bedroom). Moreover, it has become commonplace in similar neighborhoods throughout Cambridge for owners to convert formerly unfinished basements into livable space, and the exemption being requested in this case will not result in a substantial change in the established 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 Property is bounded on all sides by multi-family homes which will not be adversely affected by the nature of allowing for the creation of livable space in the basement of the Petitioners' home. Exterior changes to the building will be minimal, and will not be easily visible from the street. There will be no adverse impact to the adjacent properties; the changes will not affect the street scape, view or aesthetic (the look and feel) of the area, nor impair the neighbors' use and enjoyment of their own properties.

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 conversion of basement space will be completed in such a way as to insure the health, safety and welfare of the Petitioners' family, complying in all respects with State Building Code requirements for such build-outs, and the proposed work will not be harmful to the health, safety and/or welfare of the occupant of the Property or other Cambridge citizens, but will, to the contrary, provide a much needed additional living space for a family wanting to reside and have their growing children attend the Cambridge public schools.

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 renovation and creation of livable space in the basement of this three-family home will not impair the integrity of the district, as it would conform with a growingly common scenario for home owners seeking to maximize the use of limited residential space in this and other similar multi-family residential neighborhoods of Cambridge. In fact, the Special Permit relief requested in this instance is consistent with the type of accommodation the City was seeking to allow for when passing the recent amendment to the Ordinance.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

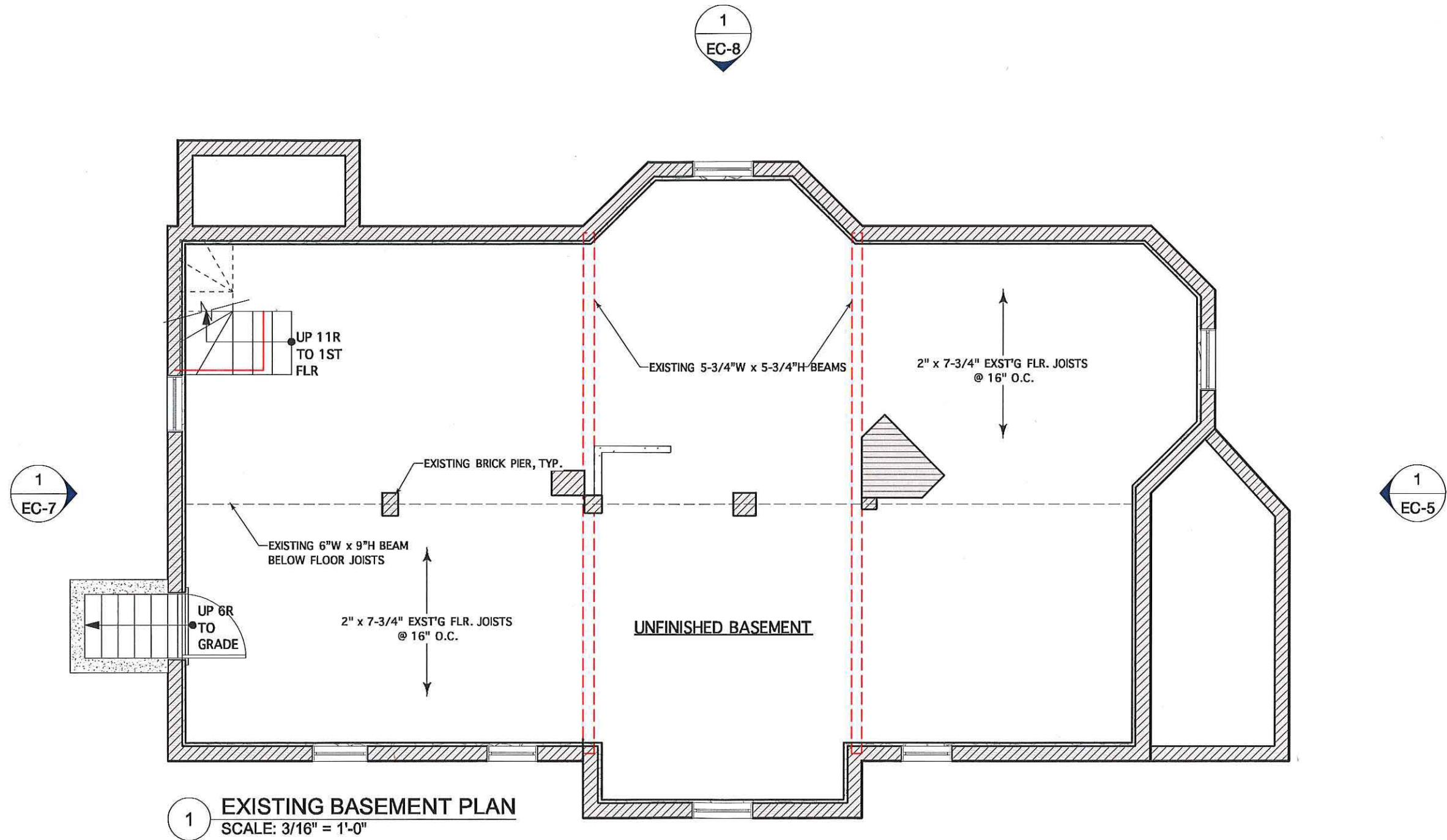
APPLICANT: Trilogy Law LLC **PRESENT USE/OCCUPANCY:** Residential (3 family)
LOCATION: 19 Haskell St Cambridge, MA 02140 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** Residential (3 family)

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,403 sf	3,403 sf	2,970 sf	(max.)
<u>LOT AREA:</u>		6,342 sf	6,342 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.54	0.54	0.5/0.35	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,114 sf	2,114 sf	4,000 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50 ft	50 ft	50 ft	(min.)
	DEPTH	126 ft (avg)	126 ft (avg)	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	12.1 ft	12.1 ft	15 ft	(min.)
	REAR	49.7 ft	49.7 ft	32 ft	(min.)
	LEFT SIDE	1.5 ft	1.5 ft	7.5/sum20	(min.)
	RIGHT SIDE	16.1 ft	16.1 ft	7.5/sum20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	37 ft	37 ft	35 ft	(max.)
	LENGTH	52.6 ft	52.6 ft	n/a	
	WIDTH	31.8 ft	31.8 ft	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.17	0.17	0.40	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	3	2	(max.)
<u>NO. OF PARKING SPACES:</u>		6	6	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		39.2 ft	39.2 ft	10 ft	(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 is a wood-frame 2-car garage on the lot, but no other occupancies on the lot.

- 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'.



GROSS SQUARE FOOTAGE CALCULATION:

BASEMENT	0 sqft
FIRST FLOOR	1,367 sqft
SECOND FLOOR	1,367 sqft
THIRD FLOOR	669 sqft
BUILDING TOTAL	3,403 sqft

NOTES:

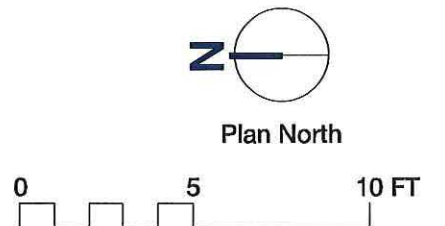
- Gross square footages calculated to exterior surfaces of exterior walls
- Calculations shown based on Cambridge Zoning Ordination definition of Gross Floor Area

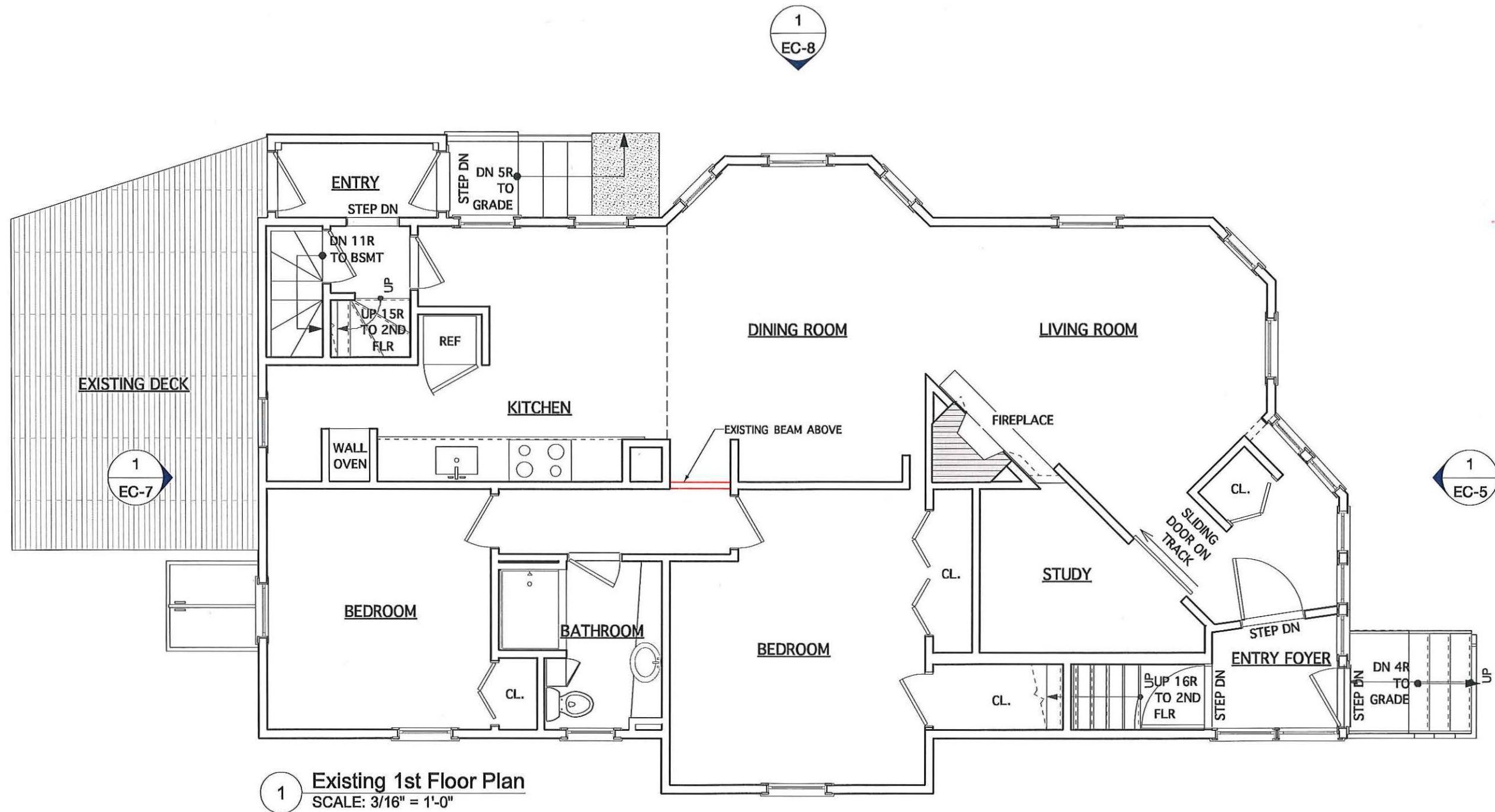
EC-1 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES





GROSS SQUARE FOOTAGE CALCULATION:

BASEMENT	0 sqft
FIRST FLOOR	1,367 sqft
SECOND FLOOR	1,367 sqft
THIRD FLOOR	669 sqft
BUILDING TOTAL	3,403 sqft

NOTES:

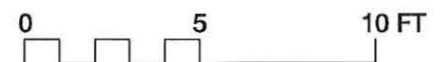
- Gross square footages calculated to exterior surfaces of exterior walls
- Calculations shown based on Cambridge Zoning Ordination definition of Gross Floor Area

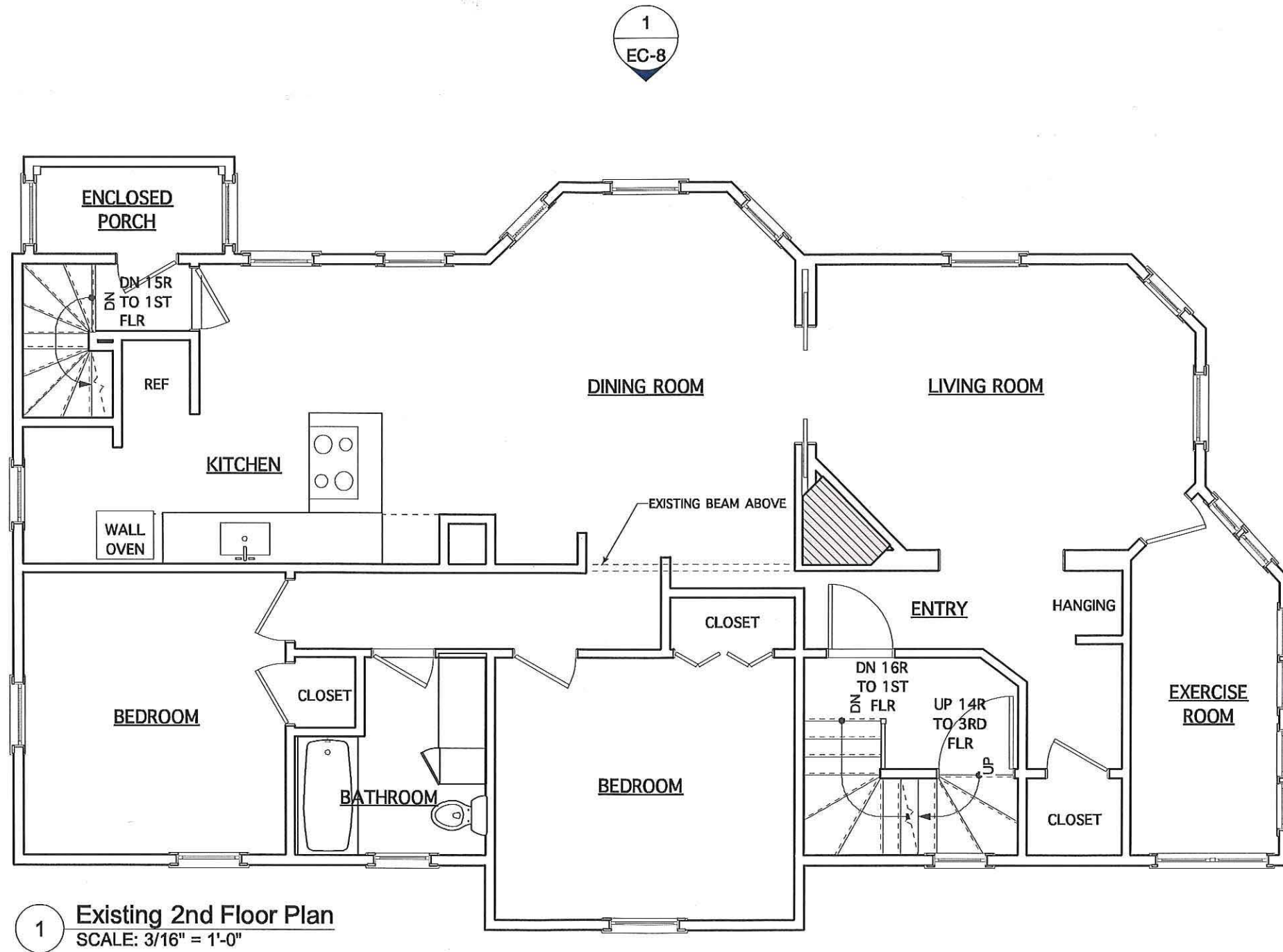
EC-2 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES





GROSS SQUARE FOOTAGE CALCULATION:

BASEMENT	0 sqft
FIRST FLOOR	1,367 sqft
SECOND FLOOR	1,367 sqft
THIRD FLOOR	669 sqft
BUILDING TOTAL	3,403 sqft

NOTES:

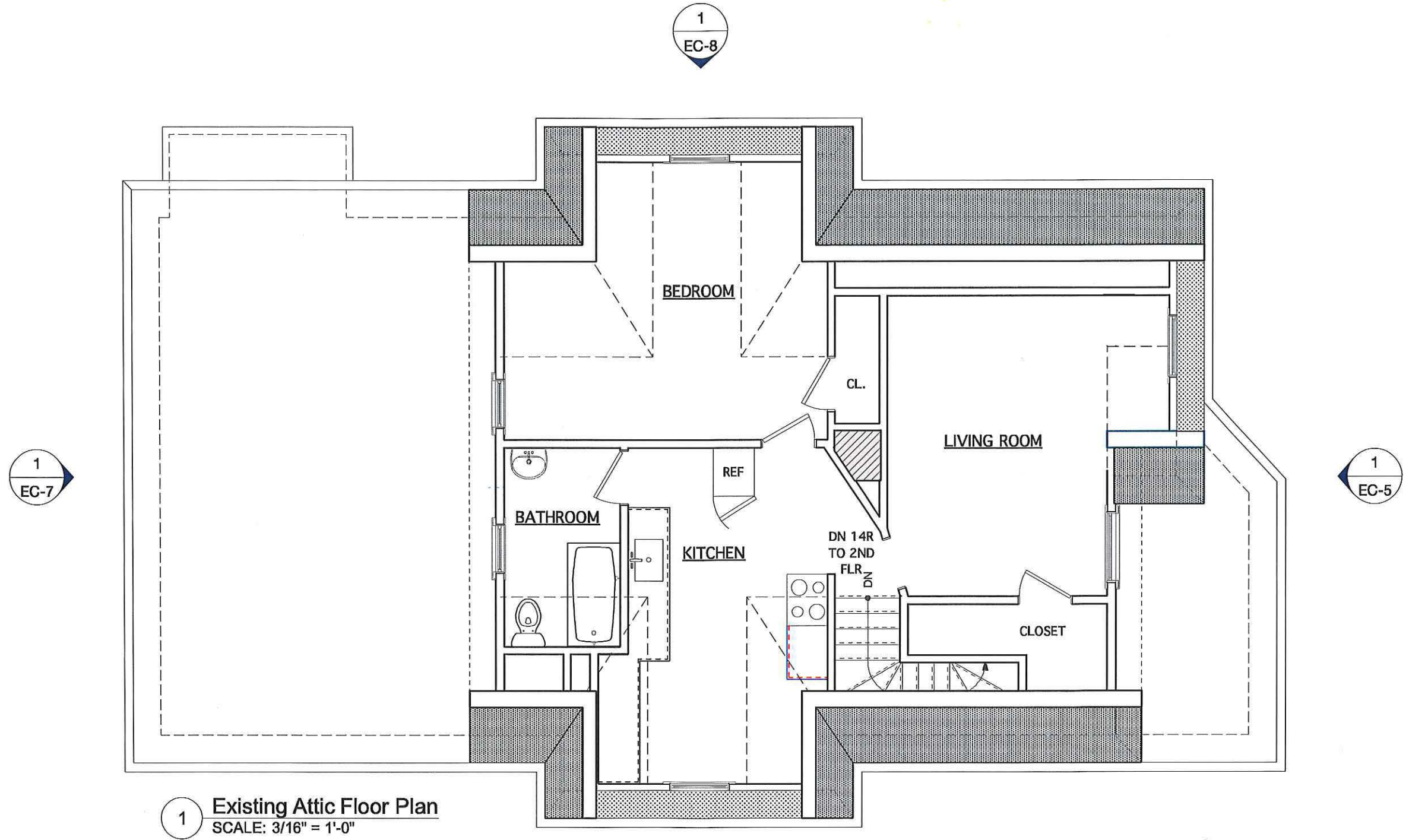
- Gross square footages calculated to exterior surfaces of exterior walls
- Calculations shown based on Cambridge Zoning Ordination definition of Gross Floor Area

EC-3 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



GROSS SQUARE FOOTAGE CALCULATION:

BASEMENT	0 sqft
FIRST FLOOR	1,367 sqft
SECOND FLOOR	1,367 sqft
THIRD FLOOR	669 sqft
BUILDING TOTAL	3,403 sqft

NOTES:

- Gross square footages calculated to exterior surfaces of exterior walls
- Calculations shown based on Cambridge Zoning Ordination definition of Gross Floor Area

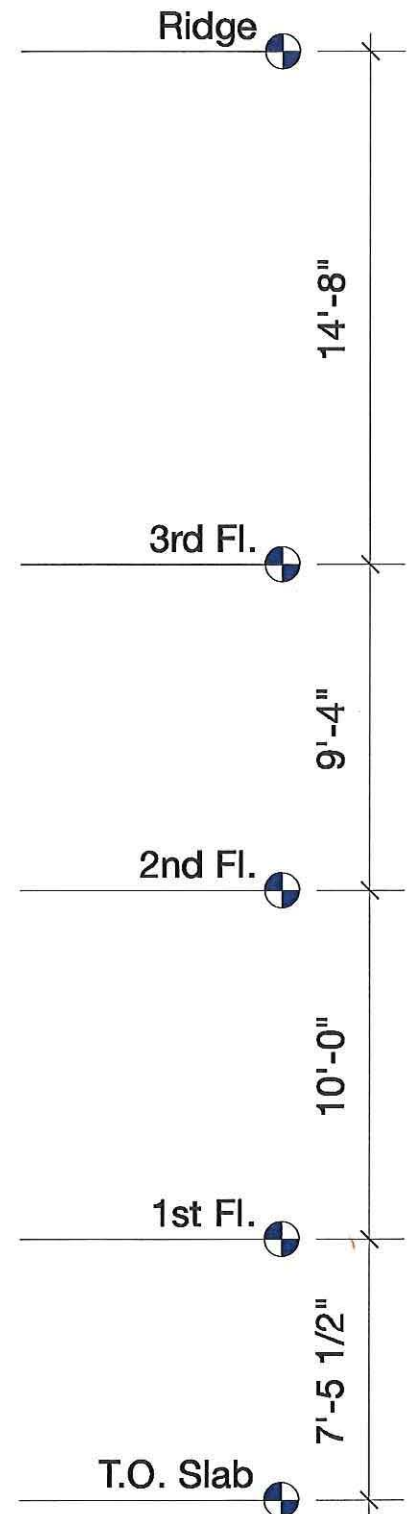


EC-4 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



① Front Elevation
SCALE: 3/16" = 1'-0"

EC-5 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



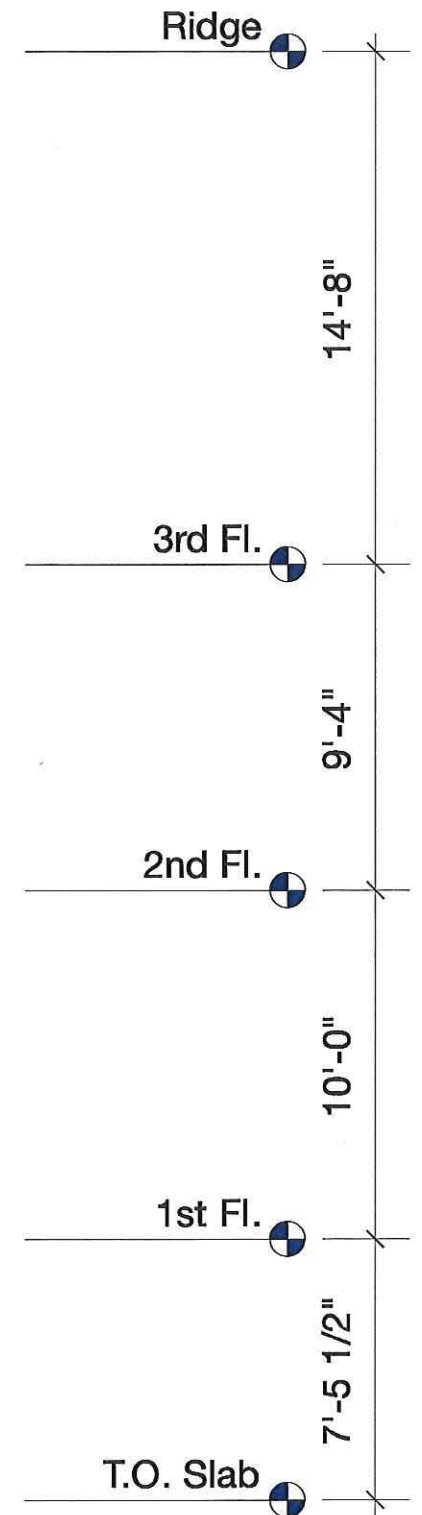
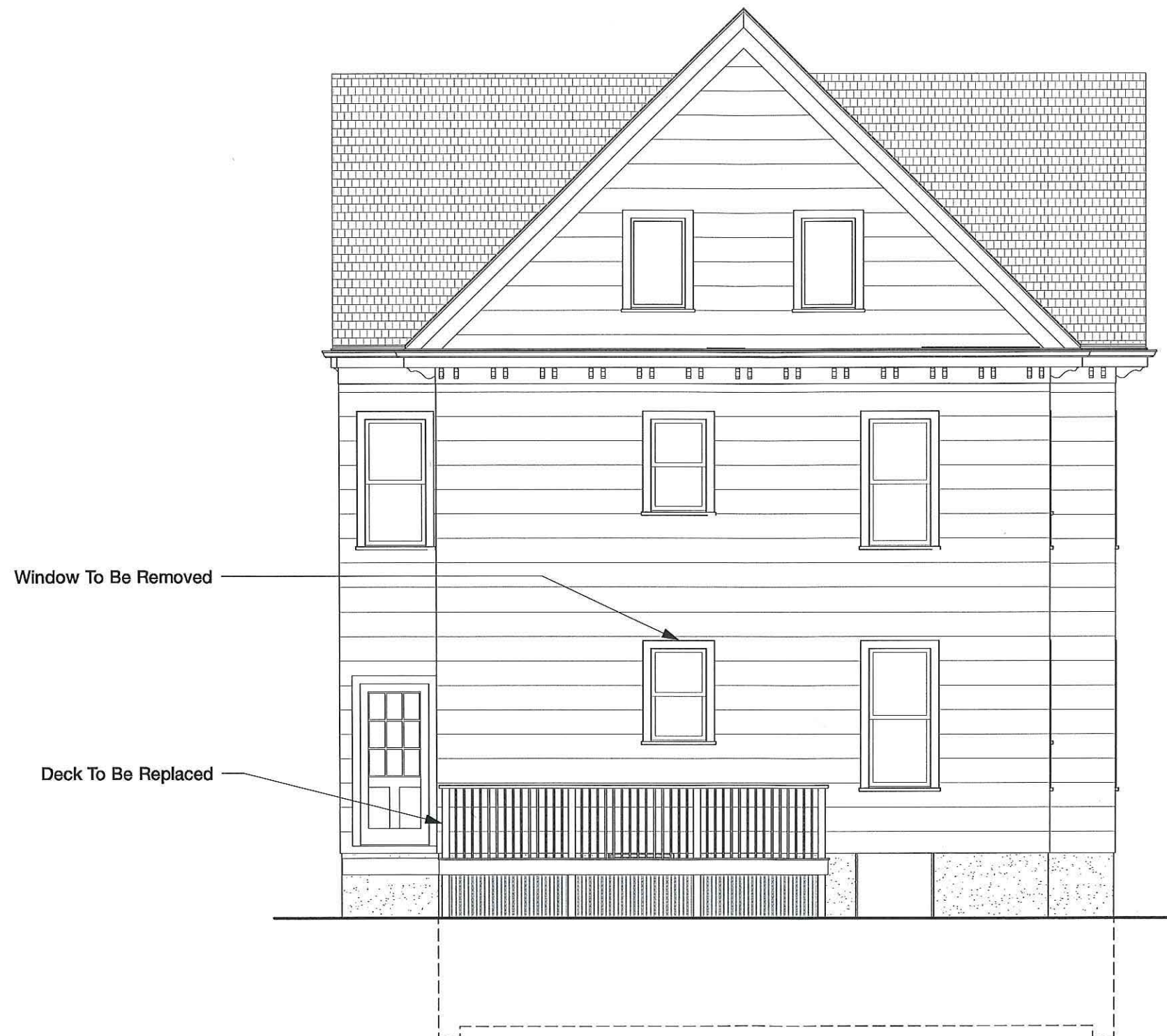
① Right Elevation
SCALE: 3/16" = 1'-0"

EC-6 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



① Rear Elevation
SCALE: 3/16" = 1'-0"

EC-7 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



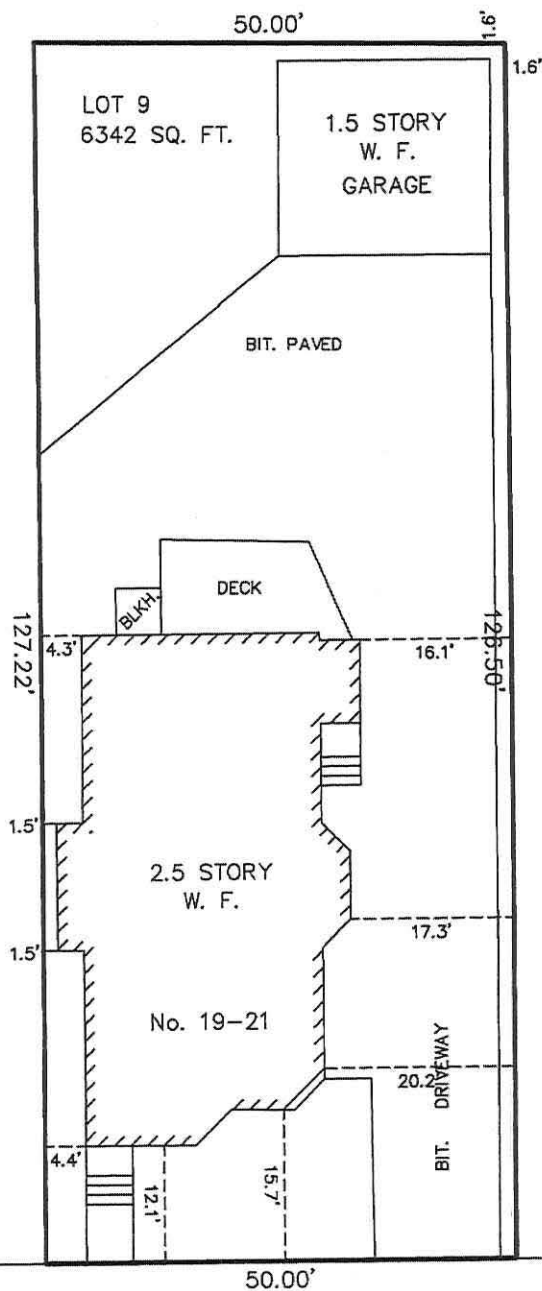
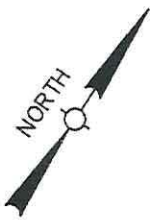
① Left Elevation
SCALE: 3/16" = 1'-0"

EC-8 EXISTING CONDITIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



HASKELL

STREET



PLOT PLAN
19-21 HASKELL STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20'

JANUARY 22, 2018

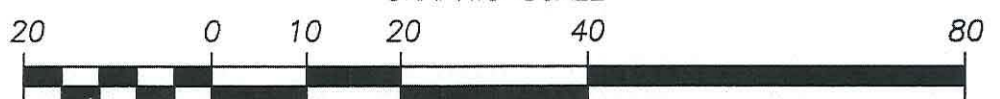
AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





① Front Elevation
SCALE: 3/16" = 1'-0"

A-3 PROPOSED ELEVATIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



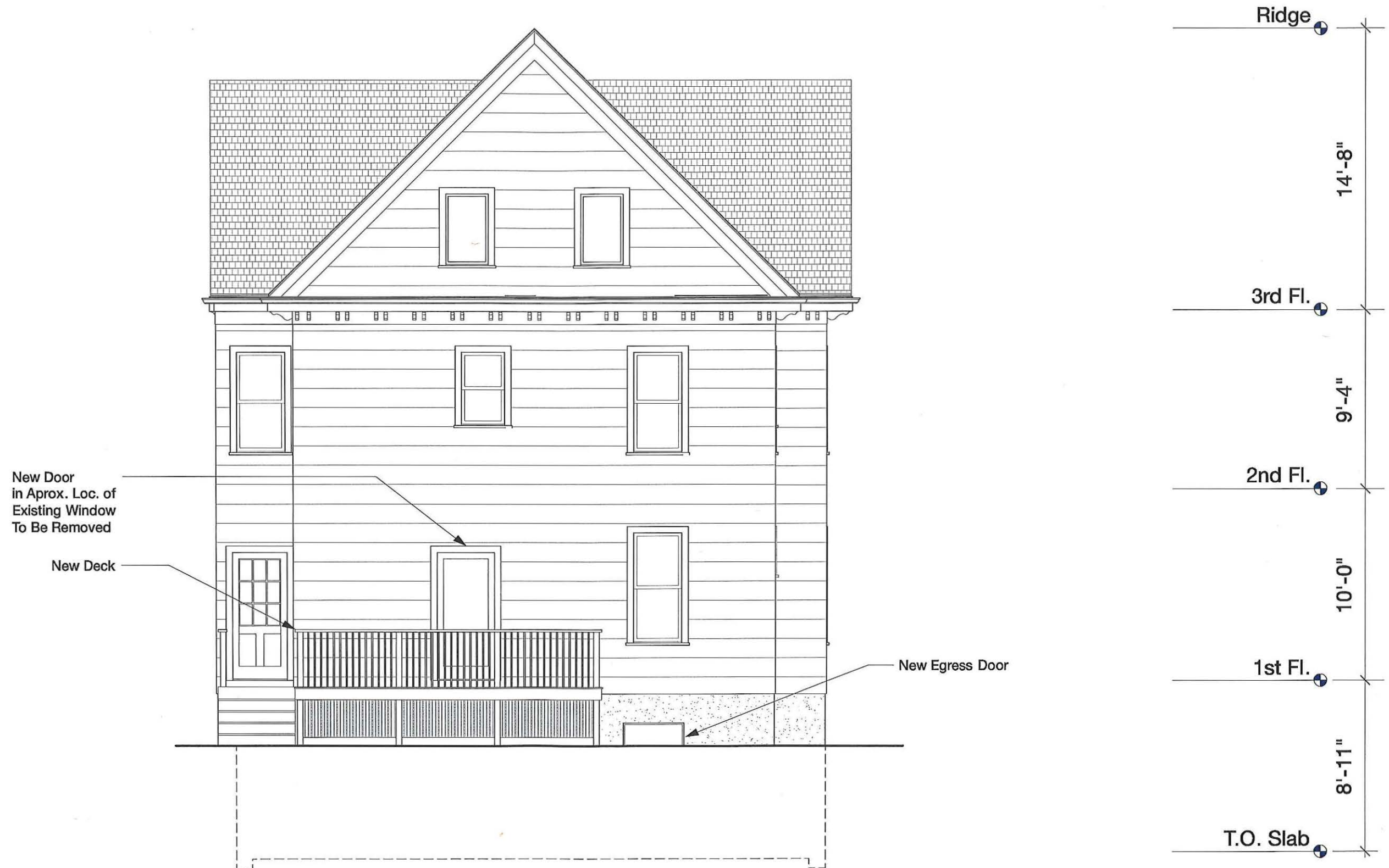
1 Right Elevation
SCALE: 3/16" = 1'-0"

A-4 PROPOSED ELEVATIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



① **Rear Elevation**
SCALE: 3/16" = 1'-0"

A-5 PROPOSED ELEVATIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES



① Left Elevation
SCALE: 3/16" = 1'-0"

A-6 PROPOSED ELEVATIONS

SCALE: As Noted
DATE: 01.17.18

PETERSON RESIDENCE
19 HASKELL ST, CAMBRIDGE, MA 02140

REISEN DESIGN ASSOCIATES

19 Haskell St
BZA-015648-
2018

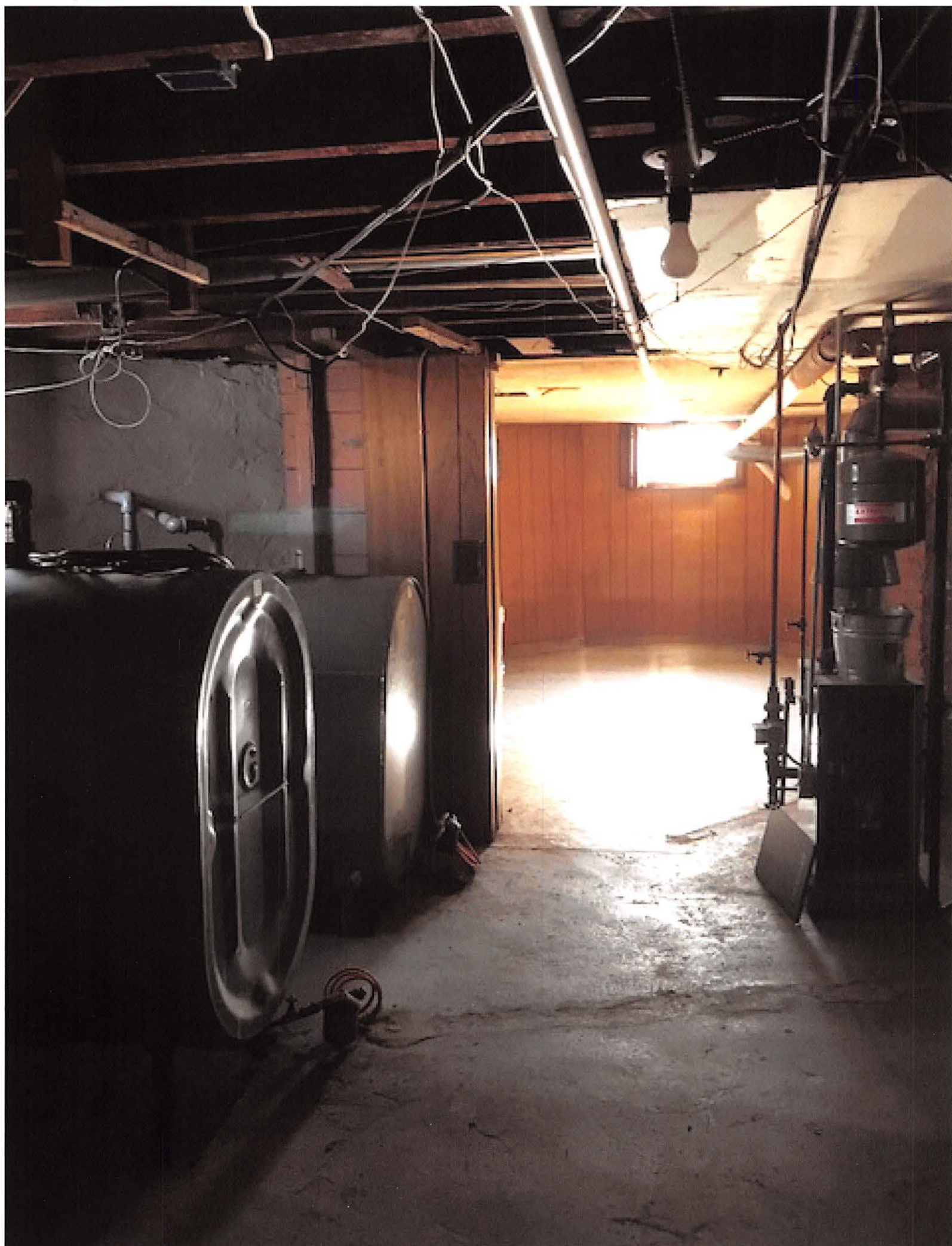




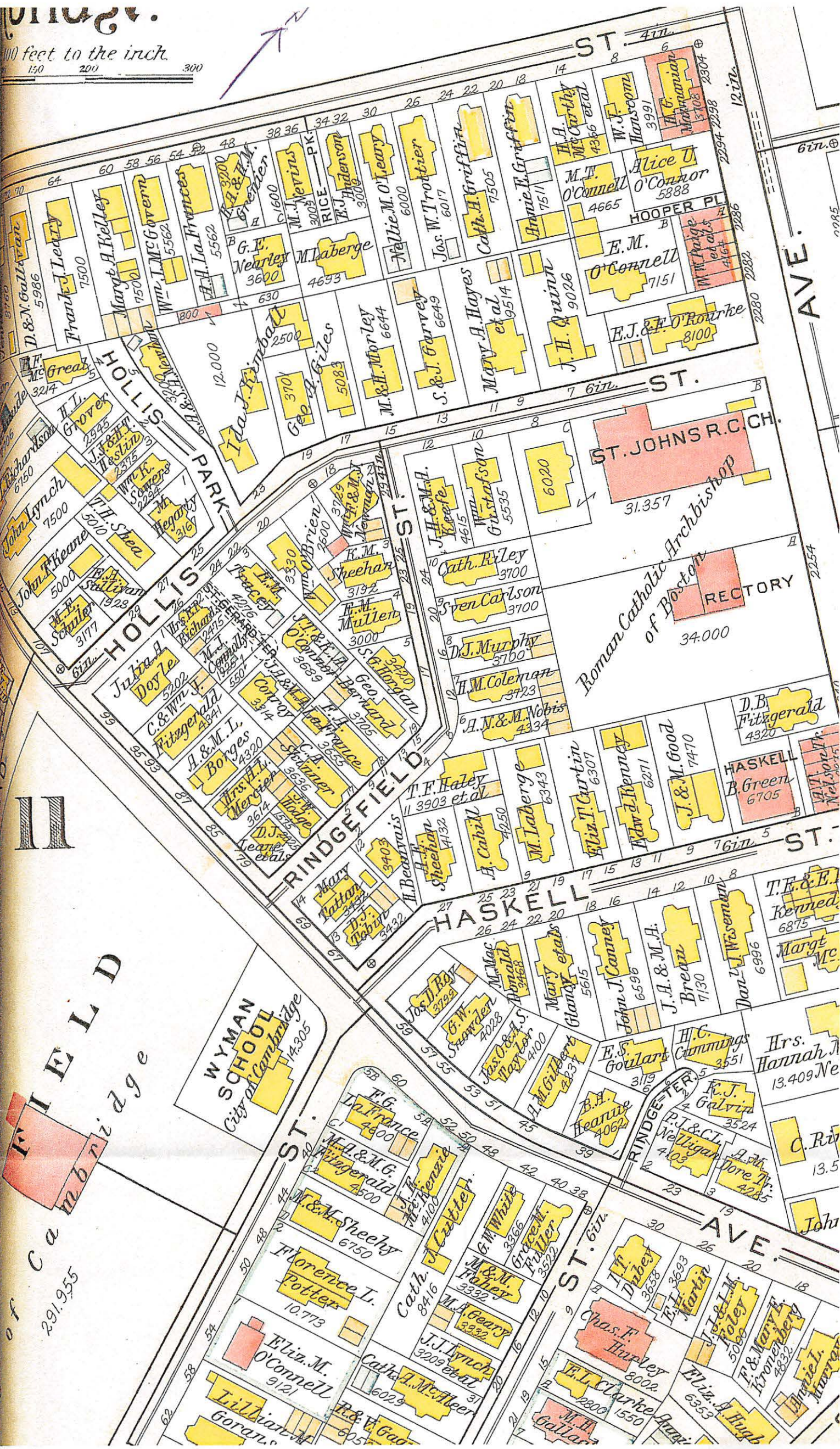








100 feet to the inch.
150 200 300



Cambridge
291.955

WYMAN
SCHOOL
City of Cambridge
14.305

ST. JOHNS R.C. CH.
Roman Catholic Archbishop
of Boston
RECTORY
34.000

AVE.

ST.

HASKELL

ST.

AVE.

ST.

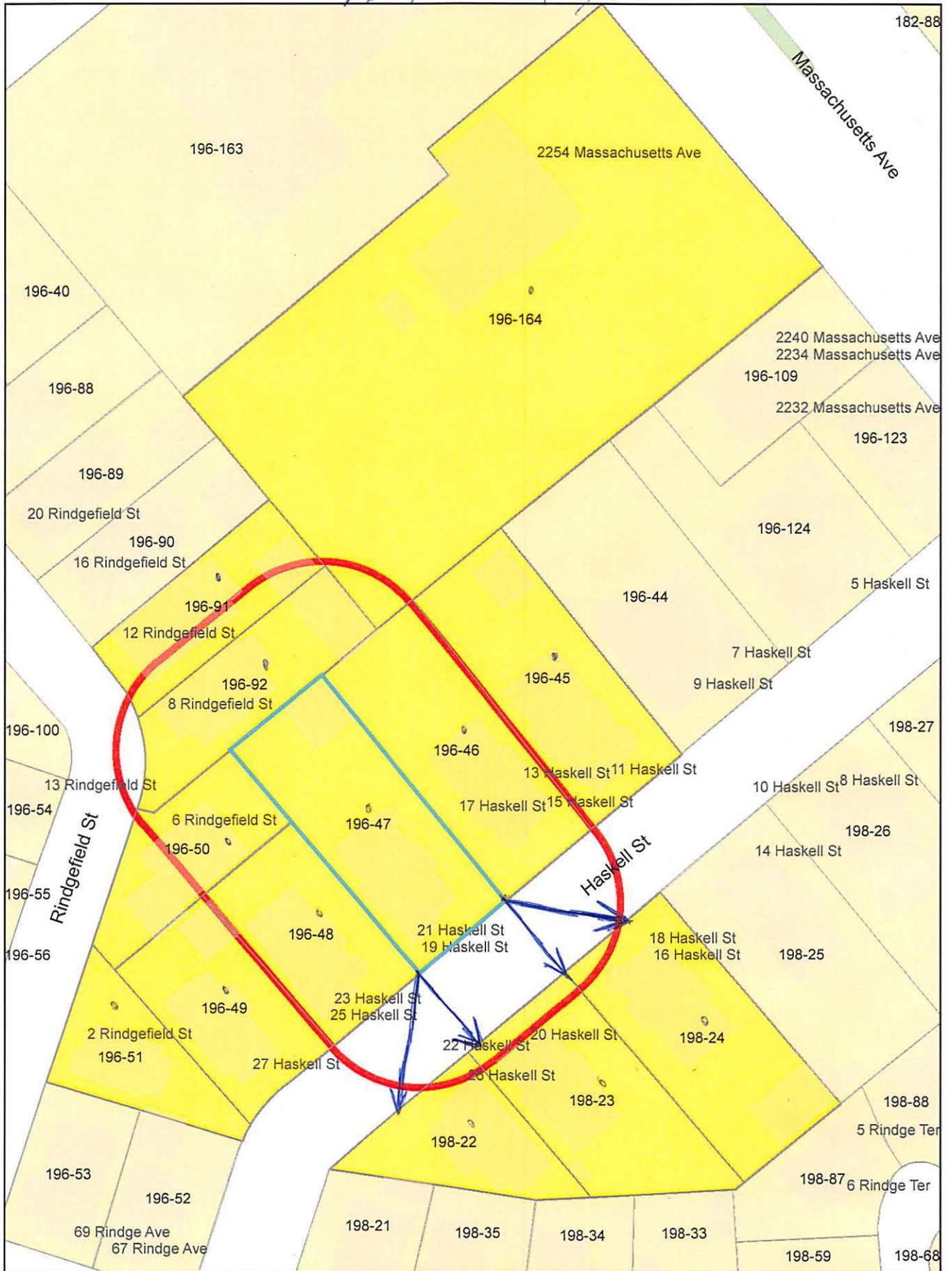
ST.

ST.

ST.

ST.

19 Haskell St.



19 Haskell St.

Petitioner

196-45
KENNEY, MARY ANNE
11 HASKELL ST
CAMBRIDGE, MA 02140

196-46
BEER, KATHERINE
17 HASKELL STREET UNIT #1
CAMBRIDGE, MA 02140

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

196-47
GRUNBERG, JUDITH BARKER
C/O PETERSON, ALAN N. & CATHERINE PETERS
19 HASKELL ST
CAMBRIDGE, MA 02140

196-48
BEGLEY, LUKE A. & RACHELLE M. BEGLEY
TRUSTEES, THE BEGLEY FAM LIV TRS
25 HASKELL ST
CAMBRIDGE, MA 02140

196-50
ZURN, CHRISTOPHER F. & MICHELLE SAUNDERS
6 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-51
HARRISON, TODD M. & ALICIA CROTHERS
2 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-92
LEEKEENAN, CHRISTOPHER D. & DEBORAH A.
C/O SMITH-FAWZI, MARY C. &
8 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-164
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

198-22
MORRISSEY, MICHAEL A.
38 PARK AVE
CAMBRIDGE, MA 02138

198-23
HOEFGEN, LYNN W., RUTH L. HARVEY,
CHARLES E. HARVEY & JANICE T. HARVEY
22 HASKELL ST.
CAMBRIDGE, MA 02140

198-24
CHAN, CHRISTOPHER T. & ANNE MOCK CHAN
18 HASKELL ST.
CAMBRIDGE, MA 02140

196-49
MONEY, IRENE GAWEL
27 HASKELL ST. UNIT#1
CAMBRIDGE, MA 02139

196-49
MOODY, ALBERT F., III & DENISE M. MOODY
27 HASKELL ST., #2
CAMBRIDGE, MA 02140

196-91
FEMAN, SUI PING CHIN & JOHN WELLING WARE
12 RINDGEFIELD ST 1
CAMBRIDGE, MA 02140

196-91
WARE, JANICE
12 RINDGEFIELD ST., #2
CAMBRIDGE, MA 02140



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 19 Haskell 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)
- ☒ Structures 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 February 28, 2018

Received by Uploaded to Energov

Date February 28, 2018

Relationship to project BZA 15648-2018

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>