



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

2020 FEB -4 AM 11:25

BZA APPLICATION FORM

Plan No: BZA-017245-2020
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Tamantha Hilton - C/O Matthew Simitis, Architect

PETITIONER'S ADDRESS : 533 Main Street, suite 6 Melrose, MA 02176

LOCATION OF PROPERTY : 23 Sacramento St Cambridge, MA 02138

TYPE OF OCCUPANCY : Single Family Residence ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Re-allocate existing nonconforming square footage through the removal of an existing dormer and addition of a new dormer, with no net increase to FAR. To construct a window in the setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

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

Original Signature(s) :

Tamantha Hilton

(Petitioner(s) / Owner)

Tamantha S Hilton

(Print Name)

Address :

23 Sacramento St.
Cambridge, MA 02138

Tel. No. :

617.968.5009

E-Mail Address :

billandmeahilton@gmail.com

Date :

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 Tamatha S Hilton
(OWNER)

Address: 23 Sacramento Street - Cambridge MA
02138

State that I/We own the property located at 23 Sacramento St.,
which is the subject of this zoning application.

The record title of this property is in the name of William E and
Tamatha S. Hilton

*Pursuant to a deed of duly recorded in the date April 12, 2010 Middlesex South
County Registry of Deeds at Book 54528, Page 72; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

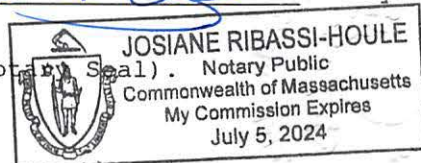
Tamatha S. Hilton
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Tamatha S. Hilton personally appeared before me,
this 4th of Feb, 2020, and made oath that the above statement is true.

My commission expires 7-5-2024 (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:

Current configuration of the structure prevents full use of the attic space. Reconfiguring the attic stair access will allow for better and increase use. The proposed project conforms to the Zoning Ordinance in all ways except for the pre-existing non-conforming aspects, and results in no increase in those aspects.

- 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 lot and structure both predate current zoning standards and are non-conforming with respect to width and area, and as a result, the structure sits within a required side setback. This is specific to this parcel, and not the surrounding district.

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

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

The proposed dormer replaces an existing dormer on the same side of the house, and should not result in a noticeable change to the street or surrounding neighborhood. Similarly, the proposed added window should not impact views from the public way.

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

Visual changes to the structure are minimal and almost entirely in keeping with the existing structure. No non-conformity will be increased.

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

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 23 Sacramento 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:

Proposed work does not increase existing non-conformity in any way. FAR is maintained at existing square footage, and there are no changes to the rest of the structure or lot.

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:

There should be no change to existing traffic conditions or change to 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 proposed project does not change the nature of the existing structure or surrounding areas. There should be no change, adverse or otherwise, to adjacent uses.

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 project does not result in any changes to the existing structure from the current use. There should be no health, safety, or welfare changes from existing conditions.

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 project does not impair the integrity of the surrounding district because there is no change from the existing use or outward appearance. Completion of the project should enhance the district through maintenance and upkeep of the existing housing stock.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Curl Simitis architecture + design **PRESENT USE/OCCUPANCY:** Single Family Residence

LOCATION: 23 Sacramento St Cambridge, MA 02138 **ZONE:** Residence B Zone

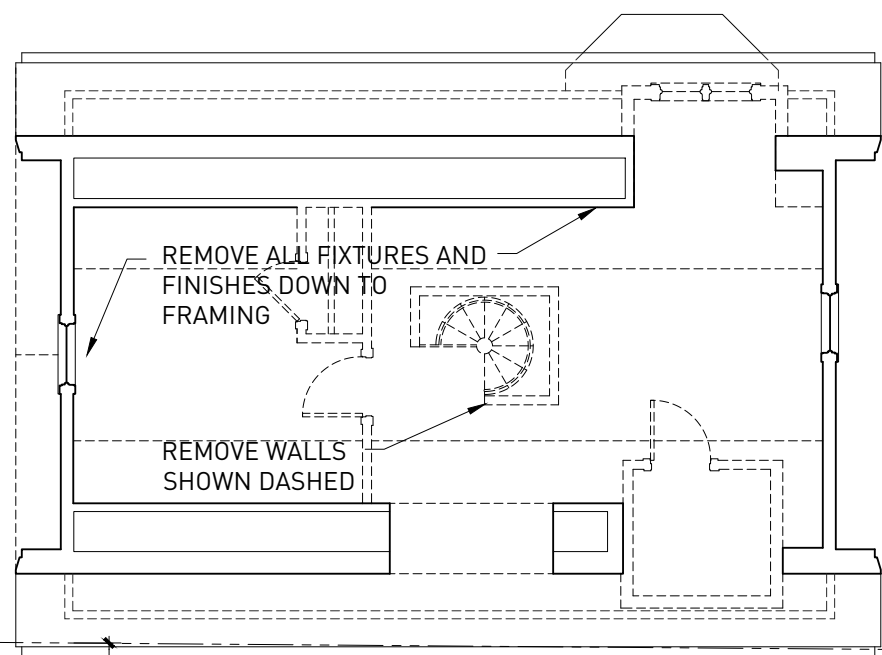
PHONE: _____ **REQUESTED USE/OCCUPANCY:** No change

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2418.6</u>	<u>No Change</u>	<u>-</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>4052</u>	<u>No Change</u>	<u>5000</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	<u>0.60</u>	<u>No Change</u>	<u>0.5</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4052</u>	<u>No Change</u>	<u>2500</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u>				
WIDTH	<u>40'</u>	<u>No Change</u>	<u>50'</u>	<u>(min.)</u>
DEPTH	<u>99.75'</u>	<u>No Change</u>	<u>-</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>16.42'</u>	<u>No Change</u>	<u>15'</u>	<u>(min.)</u>
REAR	<u>32.5'</u>	<u>No Change</u>	<u>25'</u>	<u>(min.)</u>
LEFT SIDE	<u>11.1'</u>	<u>No Change</u>	<u>7.5'</u>	<u>(min.)</u>
RIGHT SIDE	<u>6.2'</u>	<u>No Change</u>	<u>7.5'</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>35.96'</u>	<u>No Change</u>	<u>35'</u>	<u>(max.)</u>
LENGTH	<u>48.39'</u>	<u>No Change</u>	<u>-</u>	
WIDTH	<u>22.39'</u>	<u>No Change</u>	<u>-</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>58.17%</u>	<u>No Change</u>	<u>40%</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>No Change</u>	<u>1</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>No Change</u>	<u>1</u>	<u>(min./max)</u>
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>(min.)</u>

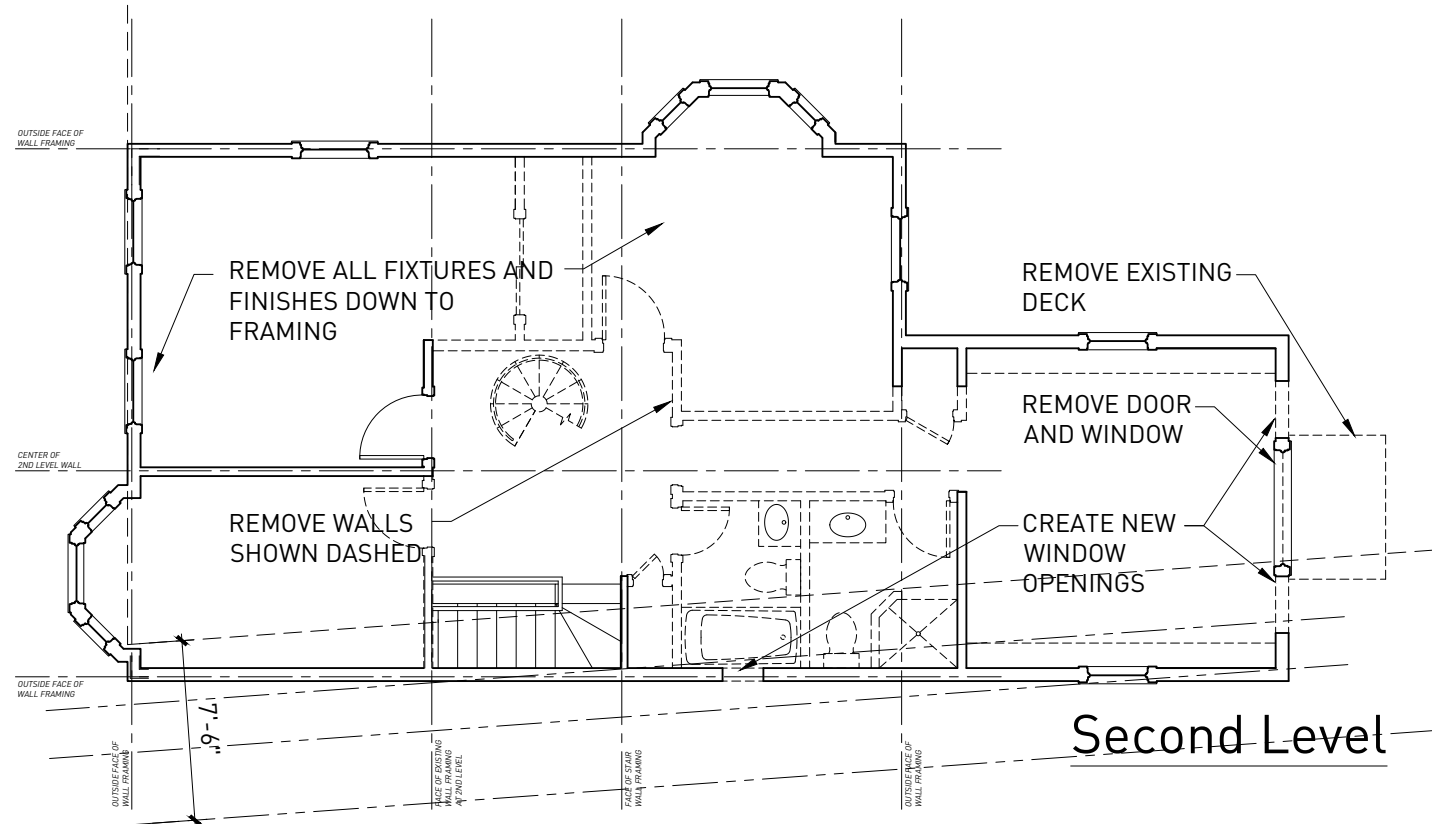
Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

All new construction to be wood frame.

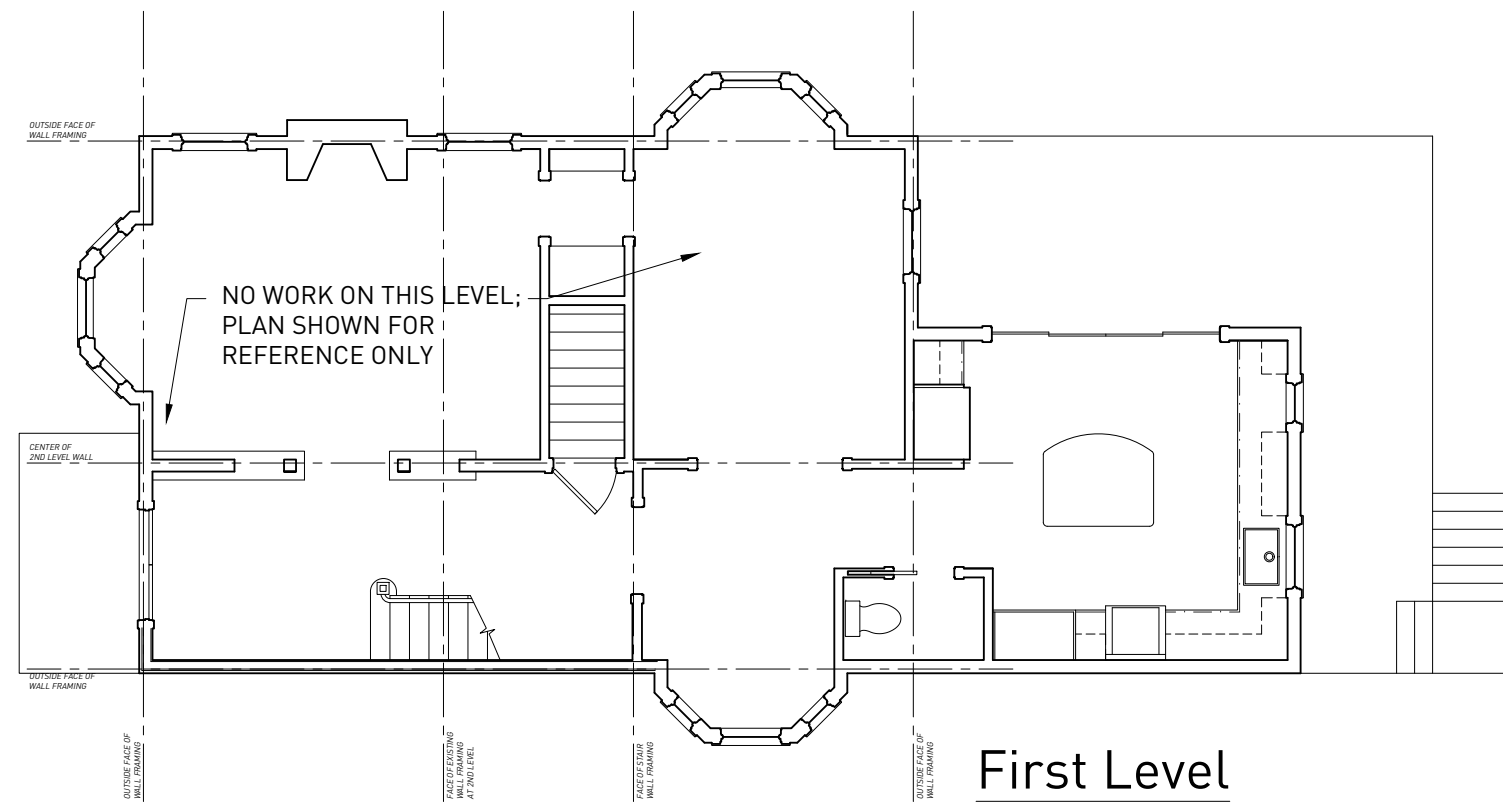
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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



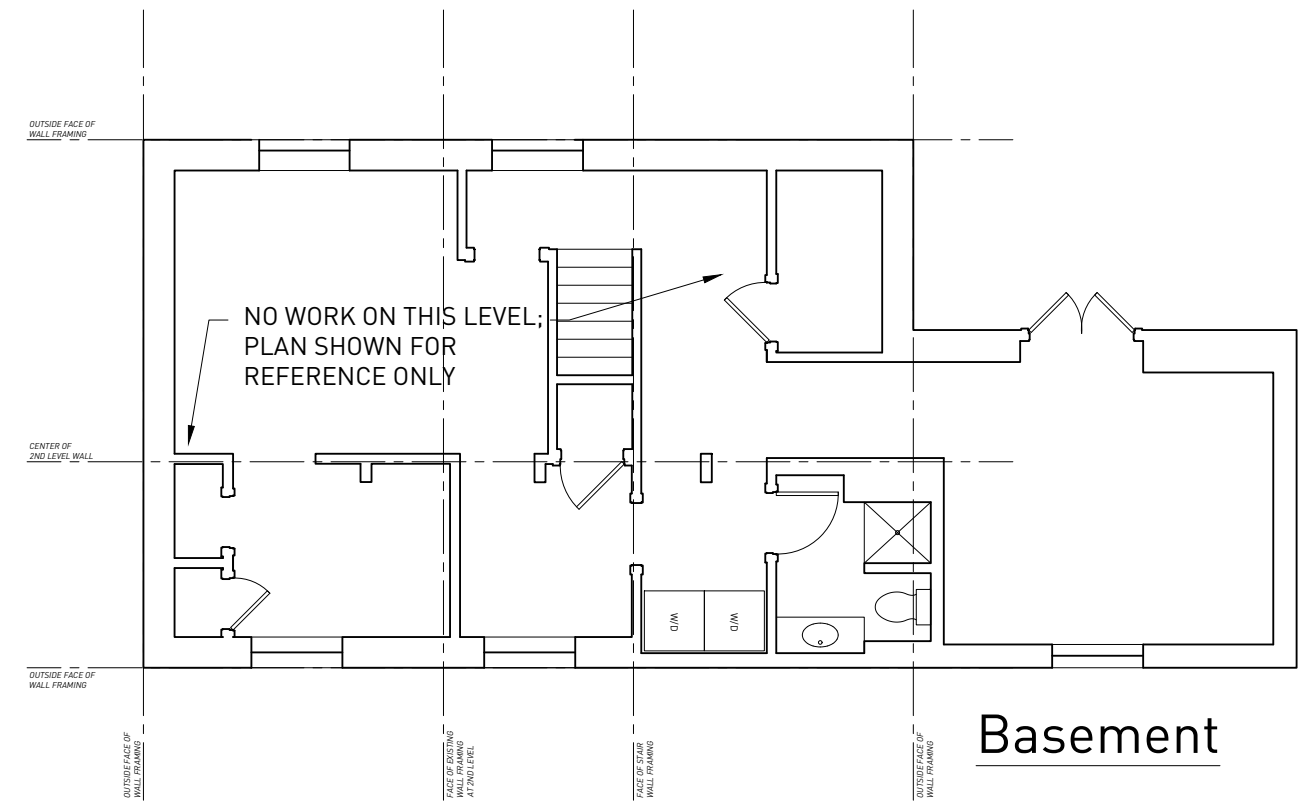
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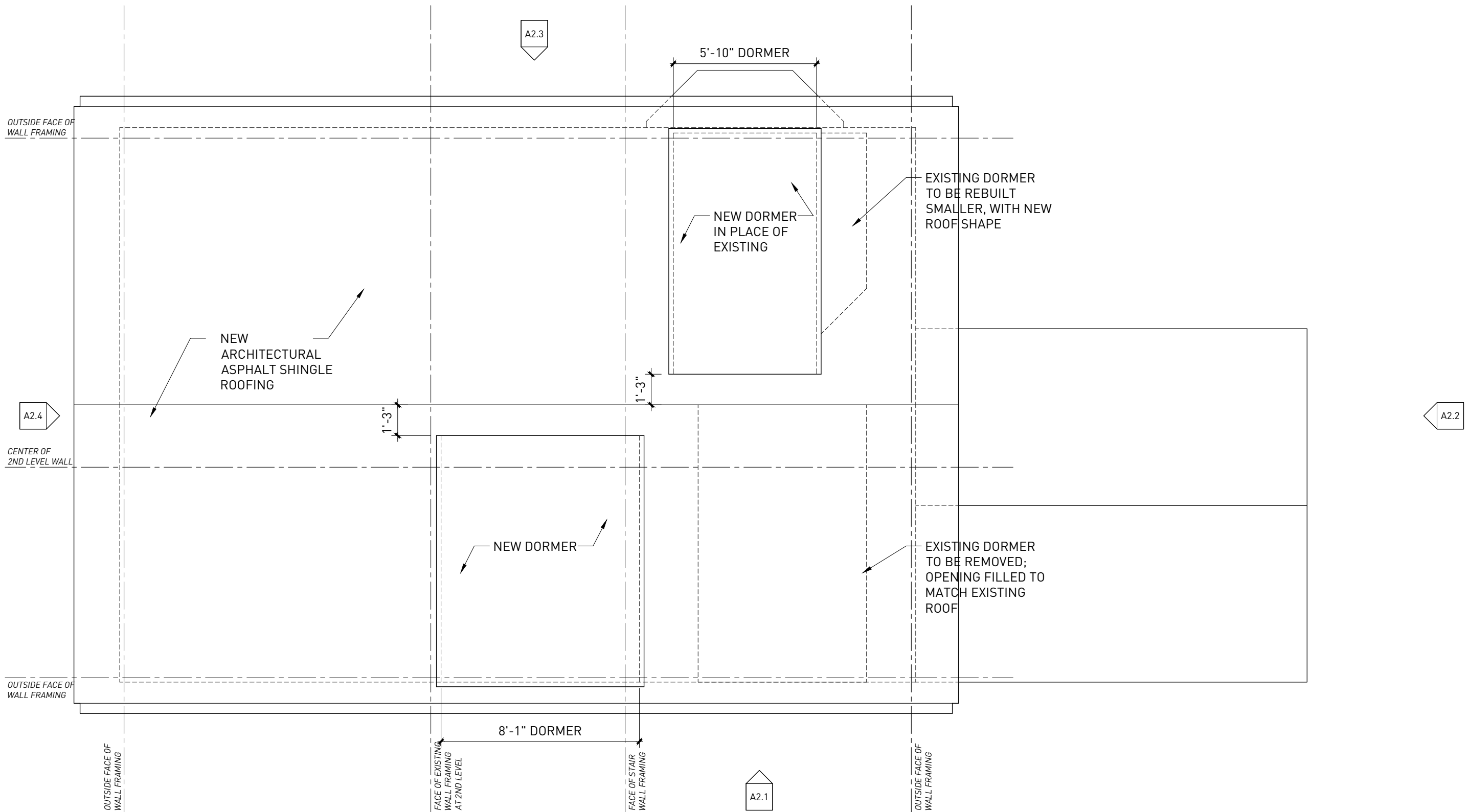
Second Level

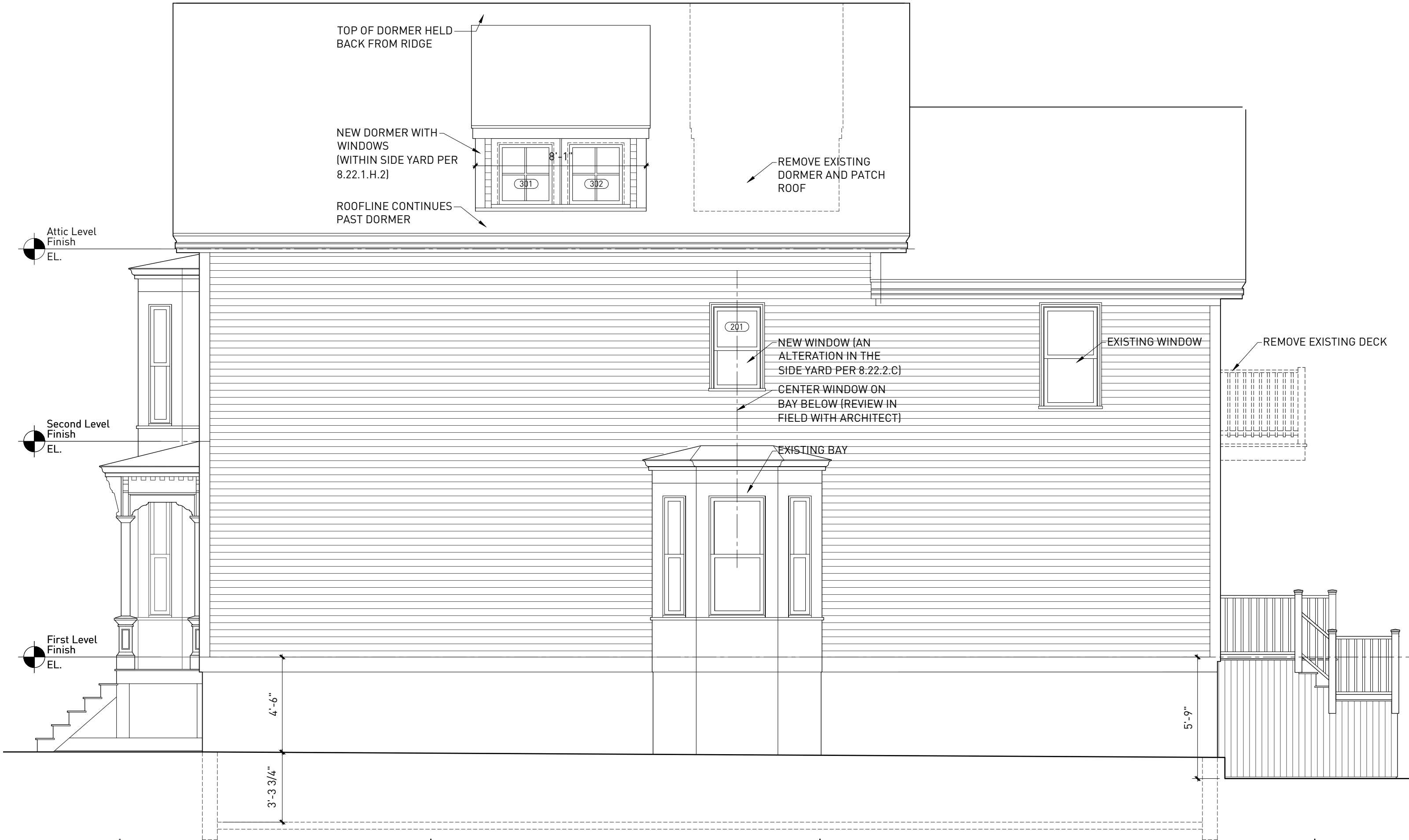


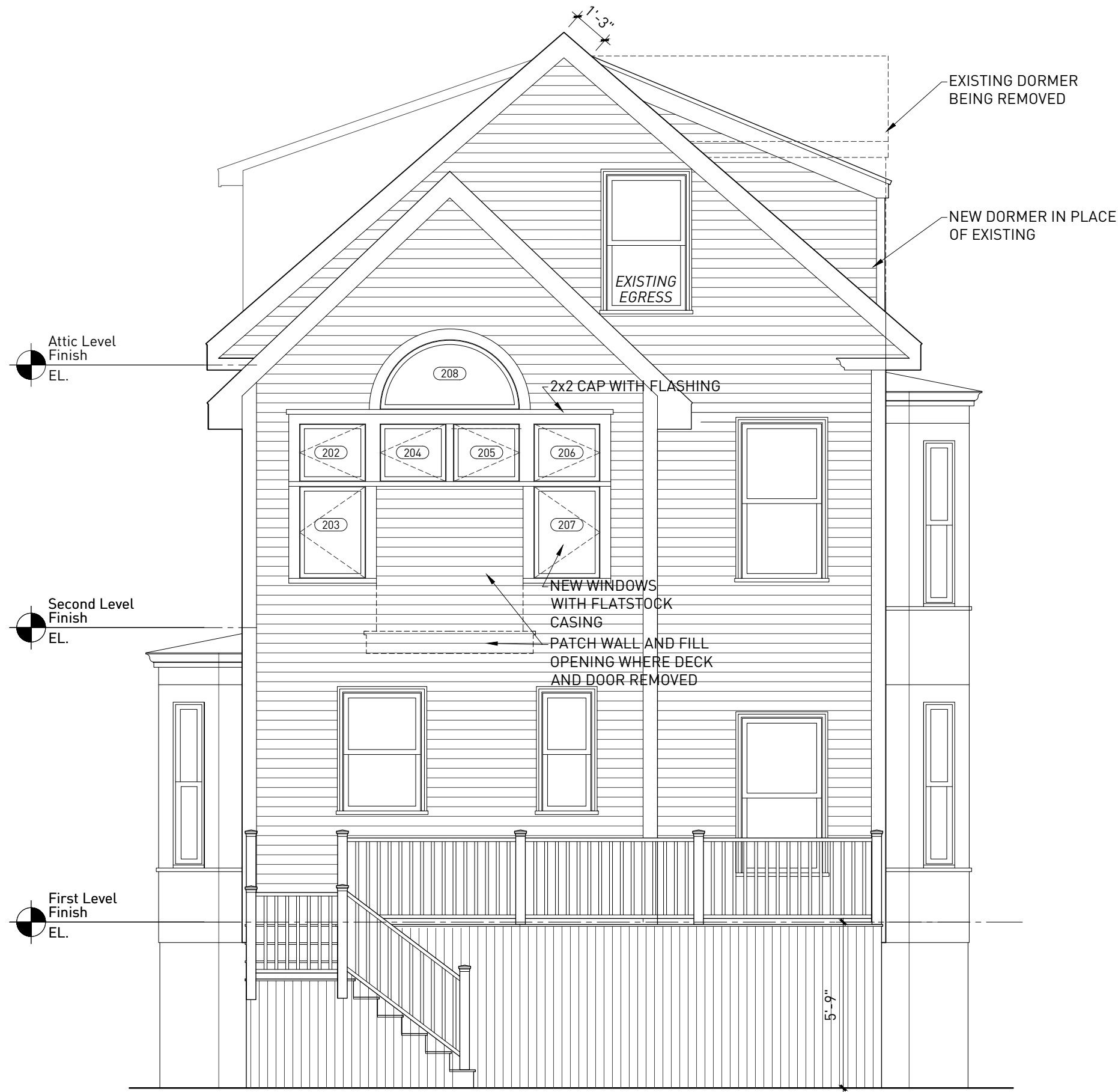
First Level



Basement



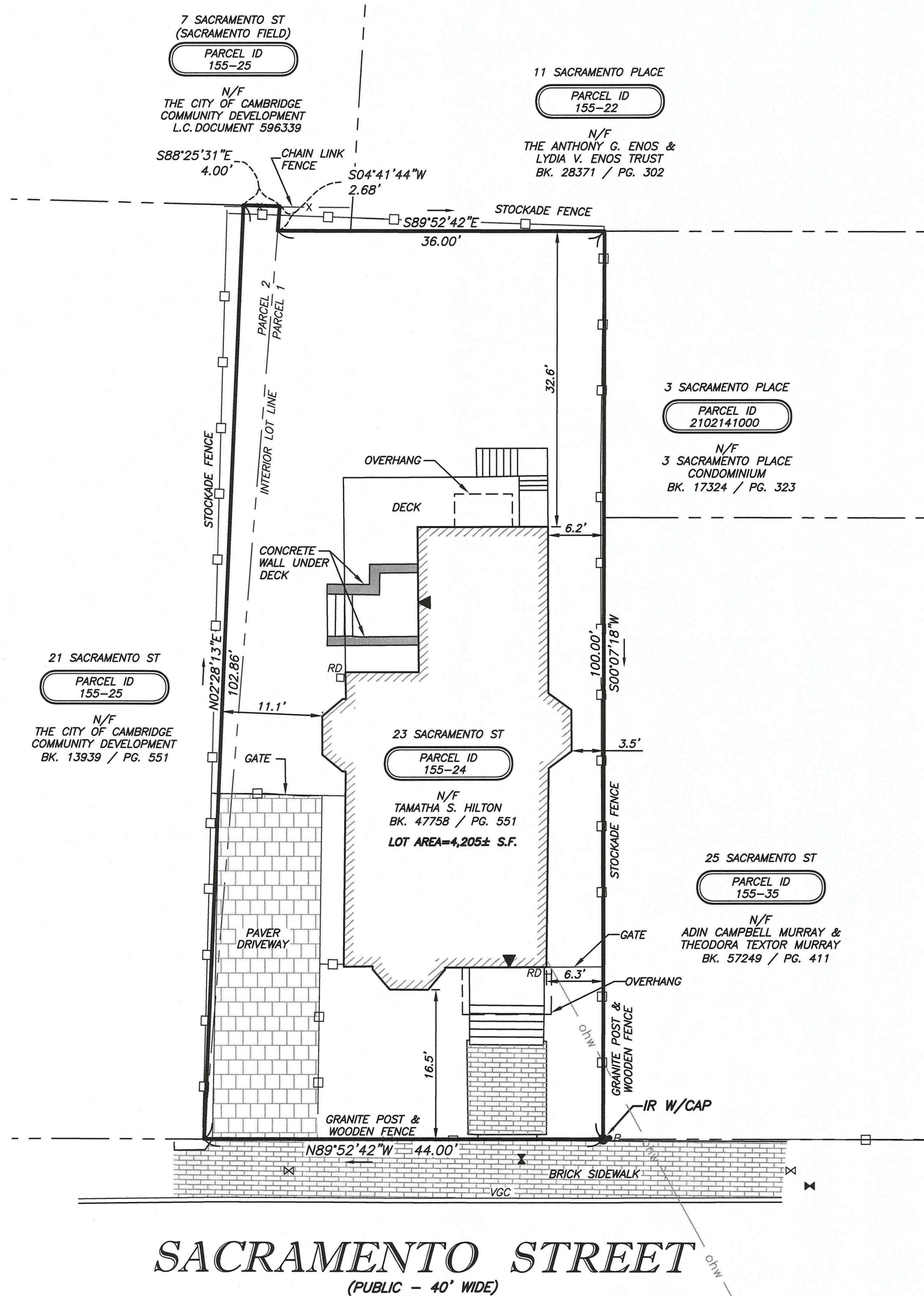
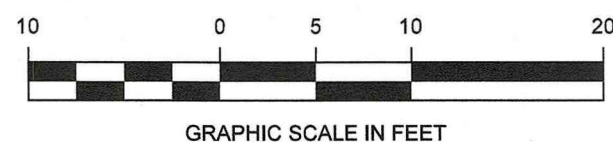








Drawing name: G:\MA\Cambridge\Curl Simitis Architecture + Design, Inc\23 Sacramento Street\Survey\DWG\19139_SURVEY.dwg
Dec 20, 2019 - 9:14am



LEGEND

	PROPERTY LINE
	ABUTTING PROPERTY LINE
	WOODEN FENCE
	CHAIN LINK FENCE
	OVERHEAD WIRES

NOTES

- UNDERGROUND UTILITIES ARE NOT SHOWN. BEFORE CONSTRUCTION CALL "DIG SAFE" 1-888-344-7233.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING A LEICA TPS 1200 TOTAL STATION ON 11/15/2019.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.

RJOC

NO.	REVISION	DATE

PREPARED BY:
RJO'CONNELL & ASSOCIATES, INC.
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180
PHONE: 781.279.0180 RJOCNNELL.COM

PREPARED FOR:

CURL SIMITIS ARCHITECTURE + DESIGN
533 MAIN STREET, #6
MELROSE, MA

RECORD OWNER:
TAMANTHA S. HILTON
23 SACRAMENTO STREET
CAMBRIDGE, MA 02138
BK 47758 / PG 551

PROJECT NAME:
23 SACRAMENTO ST
CAMBRIDGE, MA

THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 11/15/2019.



PROFESSIONAL LAND SURVEYOR FOR
RJO'CONNELL & ASSOCIATES, INC.
DATE: 12/20/19
DRAWING NAME:

EXISTING CONDITIONS PLAN

DRAWING NUMBER:
EX-1

PROJECT NUMBER:
19139

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SOUTH ELEVATION OF STRUCTURE VIEWED FROM SACRAMENTO STREET



SOUTHEAST CORNER OF STRUCTURE VIEWED FROM SACRAMENTO STREET

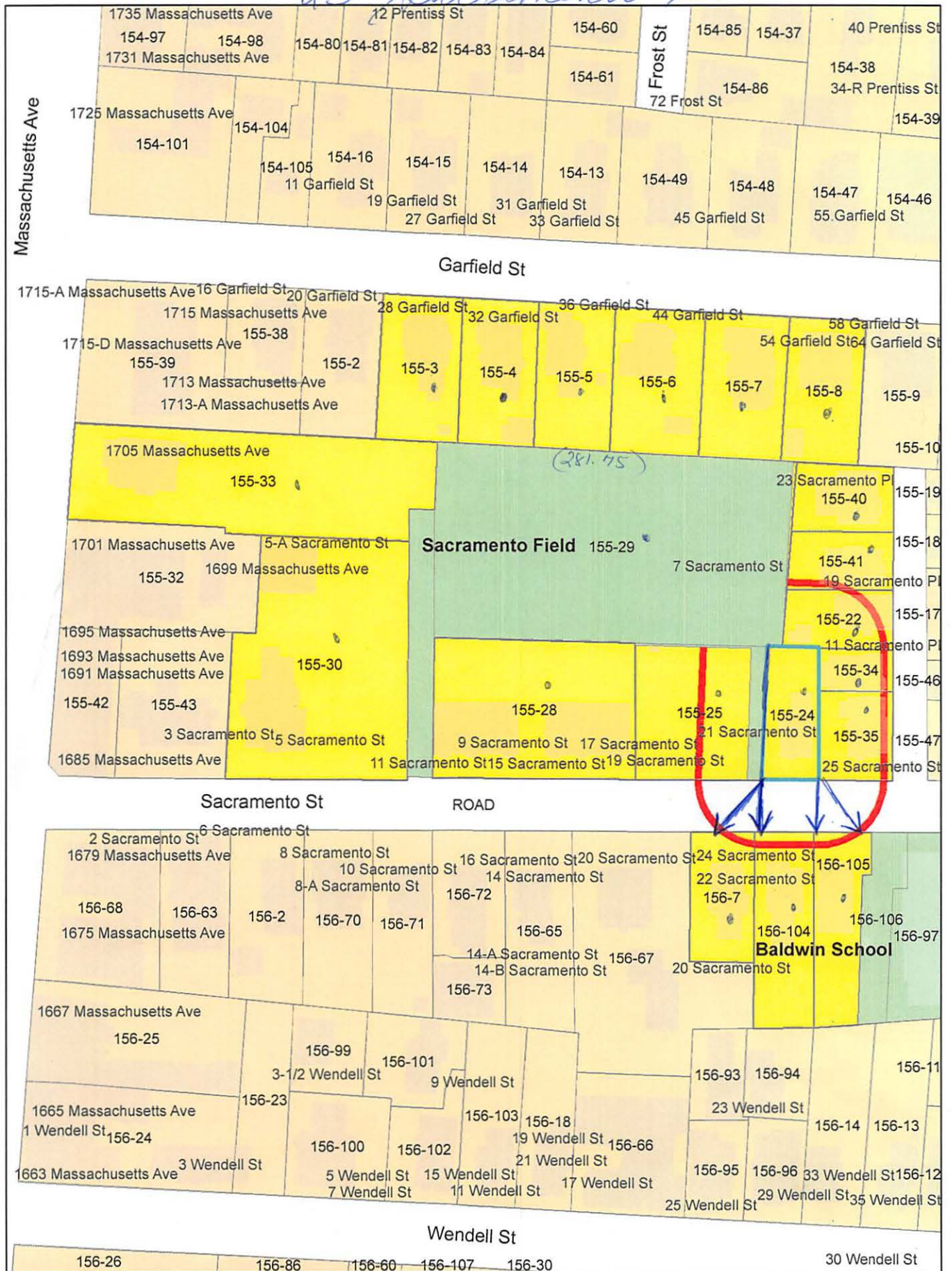


SOUTHWEST CORNER OF STRUCTURE VIEWED FROM SACRAMENTO STREET



NORTHWEST CORNER OF STRUCTURE VIEWED FROM YARD

23 Sacramento St.



23 Sacramento St.

Petitioner

155-4
MCNERNEY, ANDREW P. &
ELIZABETH MCNERNEY
32 GARFIELD ST
CAMBRIDGE, MA 02138

155-3
REDDI, REKHA P.,
TRUSTEE THE REDDI NOMINEE TRUST
14008 OUTLOOK STREET
OVERLAND PARK, KS 66223

155-24
HILTON, TAMATHA S. & WILLIAM HILTON
23 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-34
MILLER, EARL K. & MARLENE M. WICHESKI,
TRS, THE MILLER WICHESKI TRUST
15 HARRISON ST
SOMERVILLE, MA 02143

155-5
LEPORE, JILL M. & TIMOTHY R. LEEK
36 GARFIELD ST
CAMBRIDGE, MA 02138-3895

MATTHEW SIMITIS, ARCHITECT
533 MAIN STREET, SUITE 6
MELROSE, MA 02176

155-22
ENOS, LYDIA V.
11 SACRAMENTO PL
CAMBRIDGE, MA 02138

155-7
HILLIS, WILLIAM DANIEL & TAYLOR M. MILSAL,
TRS THE 54 GARFIELD STREET NOMINEE TRUST
405 ROBBIN RD
RINDGE, NH 03461

155-34
EBIN, JULIE E.
3 SACRAMENTO PL., #2
CAMBRIDGE, MA 02138

155-34
KIM, HAEKYUNG & DONGWOO KIM
61 RESERVOIR STREET
CAMBRIDGE, MA 02138

155-40
ST. CLAIR, PETER & CAROL SEPKOSKI
21-23 SACRAMENTO PL. UNIT #1
CAMBRIDGE, MA 02138

155-41
PENNISTON, JOHN T. &
JOYCE K. PENNISTON, TRUSTEES
17-19 SACRAMENTO PL
CAMBRIDGE, MA 02138-3895

155-28
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT INC.
C/O WINN COMPANIES
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109-6115

155-30-33
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE INC.
HOLYOKE CENTER - ROOM #1000
1350 MASS AVE
CAMBRIDGE, MA 02138-3895

155-35
MURRAY, ADIN CAMPBELL &
THEODORA TEXTOR MURRAY
50 NEWTON STREET
BROOKLINE, MA 02445

155-40
SCHINDLINGER, MICHAEL D. & PAUL ROZIN
21-23 SACRAMENTO PL. UNIT #2
CAMBRIDGE, MA 02138

155-6
WOODS, MARK & C. SUSAN WILLIAMS WOODS
44 GARFIELD STREET
CAMBRIDGE, MA 02138

155-8
BEACH, NATHAN DICKERSON
REBECCA RUTH BEACH, TRS
41 ELMWOOD ST., #1
SOMERVILLE, MA 02144

156-7
BEBCHUK, LUCIAN A
22 SACRAMENTO ST
CAMBRIDGE, MA 02138-3895

156-104
PIERCE, NAOMI E
24 SACRAMENTO ST
CAMBRIDGE, MA 02138-3826

156-105
KUDAN, DAVID B. & BARBARA L. ABRAMS
ARIEL KUDAN
26 SACRAMENTO ST
CAMBRIDGE, MA 02138

155-25-29
CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

155-25-29
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

155-25-29
CAMBRIDGE CITY OF COMMUNITY DEV
57 INMAN ST
CAMBRIDGE, MA 02139