

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 SEP 19 PM 3:36
CAMBRIDGE ZONING APPEALS

BZA Application Form

BZA Number: 195058

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Lubavitch of Cambridge Inc C/O Hirsch Zarchi

PETITIONER'S ADDRESS: 38 banks street, Cambridge, MA 02138

LOCATION OF PROPERTY: 245 Hampshire St., Cambridge, MA

TYPE OF OCCUPANCY: Mixed use Building

ZONING DISTRICT: Business A Zone

REASON FOR PETITION:

/Relief from rear set back /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Extension of an existing permitted roof deck to the property line.

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: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Hirsch Zarchi

(Print Name)

Address:

38 Banks Street

Tel. No.

3474461365

E-Mail Address:

mrskin@chabadharvard.org

Date: Sep 19, 2022

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.

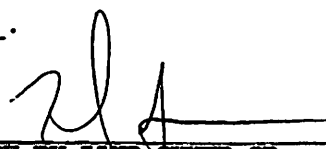
I/We Hirsch Zarchi (OWNER)

Address: 38 Banks St Cambridge MA 02138

State that I/We own the property located at 245-245 Hampshire Street, which is the subject of this zoning application.

The record title of this property is in the name of Cubavitch of Cambridge Inc.

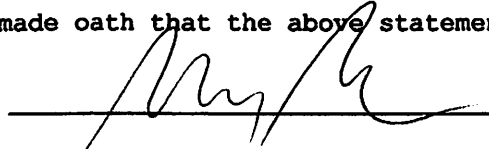
*Pursuant to a deed of duly recorded in the date 1/23/2020, Middlesex South County Registry of Deeds at Book 76523, Page 378; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

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

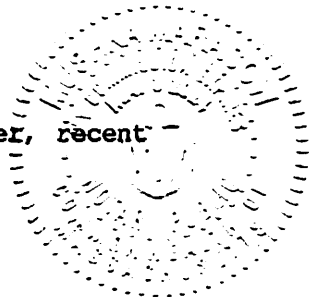
Commonwealth of Massachusetts, County of Middlesex

The above-name Hirsch Zarchi personally appeared before me, this 15 of September, 2022, and made oath that the above statement is true.

 Notary

My commission expires May 3, 2024 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



UNITED STATES DEPARTMENT OF AGRICULTURE

INVESTIGATION OF THE ...

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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:
- The current deck is a hardship for it cannot appropriately service the buildings needs. Particularly in this age of COVID, when outdoor space is so essential for healthy living, convening, and working.
- 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:
- NA
- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**
- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:
- This relief will have no adverse effect to any abutters or to the public as it wont be visible from the street.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- This relief will have no adverse effect to any abutter or to the community at large, and the feedback we got from the abbuters were all supportive.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Lubavitch of Cambridge Inc
Location: 245 Hampshire St., Cambridge, MA
Phone: 3474461365

Present Use/Occupancy: Mixed use Building
Zone: Business A Zone
Requested Use/Occupancy: Mixed Use Building

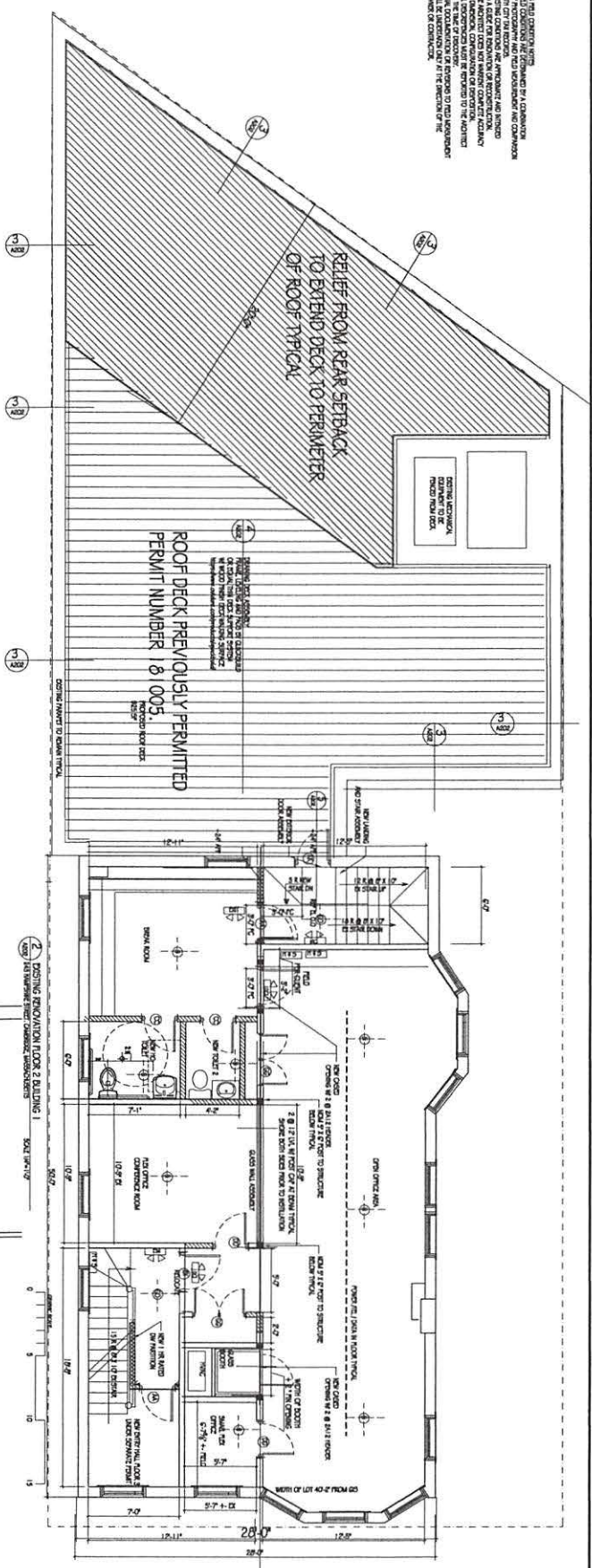
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		900	1580	900	(max.)
<u>LOT AREA:</u>		EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	
<u>LOT AREA OF EACH DWELLING UNIT</u>		EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	NA	NA	NA	
	<u>DEPTH</u>	NA	NA	NA	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	0	0	0	
	<u>REAR</u>	0	0	0	
	<u>LEFT SIDE</u>	0	0	0	
	<u>RIGHT SIDE</u>	0	0	0	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	
	<u>WIDTH</u>	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	
	<u>LENGTH</u>	EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		EXISTING TO REMAIN	EXISTING TO REMAIN	EXISTING TO REMAIN	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1 EXISTING	0	0	
<u>NO. OF LOADING AREAS:</u>		1	1	1	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

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.:

OFFICE AND DAYCARE

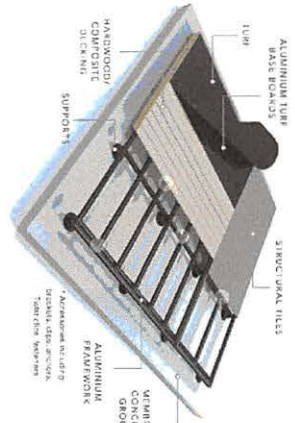
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

- PERMITTING AND CONSTRUCTION NOTES:**
1. ALL CONSTRUCTION SHALL BE PERFORMED BY A LICENSED CONTRACTOR.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CAMBRIDGE MASSACHUSETTS.
 3. THE APPLICANT DOES NOT WARRANT COMPLETE ACCURACY OF THIS INFORMATION.
 4. ALL INFORMATION MUST BE VERIFIED TO BE ACCURATE.
 5. ALL CONSTRUCTION SHALL BE SUBJECT TO THE SUPERVISOR'S REVIEW AND APPROVAL.

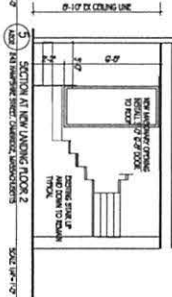
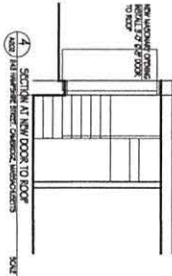


3 TYPICAL SECTION AT ALUMINUM BALUNING ASSEMBLY
 SCALE: 1/4" = 1'-0"

ALUMINUM BALUNING ASSEMBLY BY VEIN MANNING CO. AND 1/2" DIA. 304 STAINLESS STEEL BALUNING COILS. COILS TO BE INSTALLED AT 12" ON CENTER.



4 TYPICAL SECTION AT ROOF DECKING SYSTEM
 SCALE: 1/4" = 1'-0"

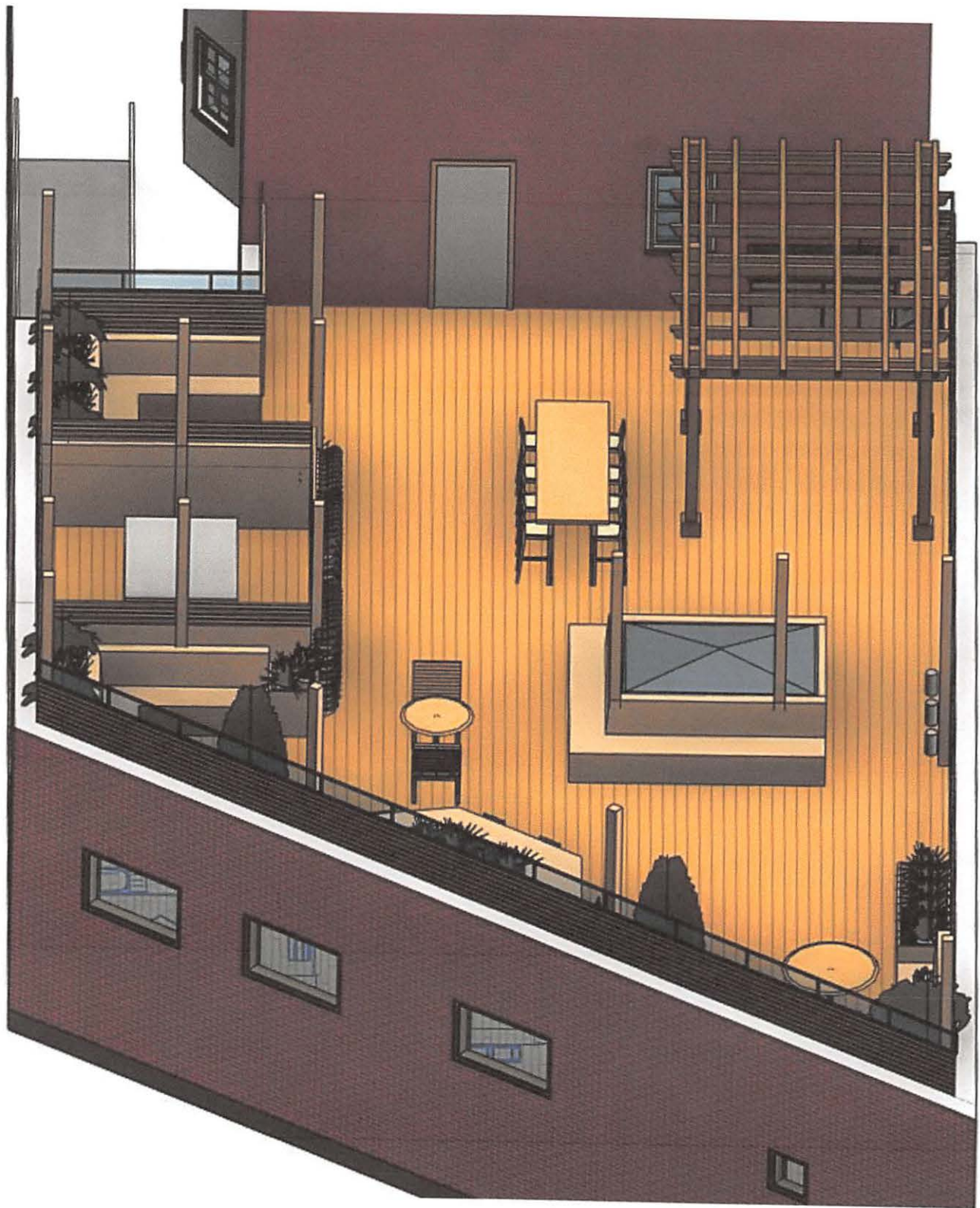


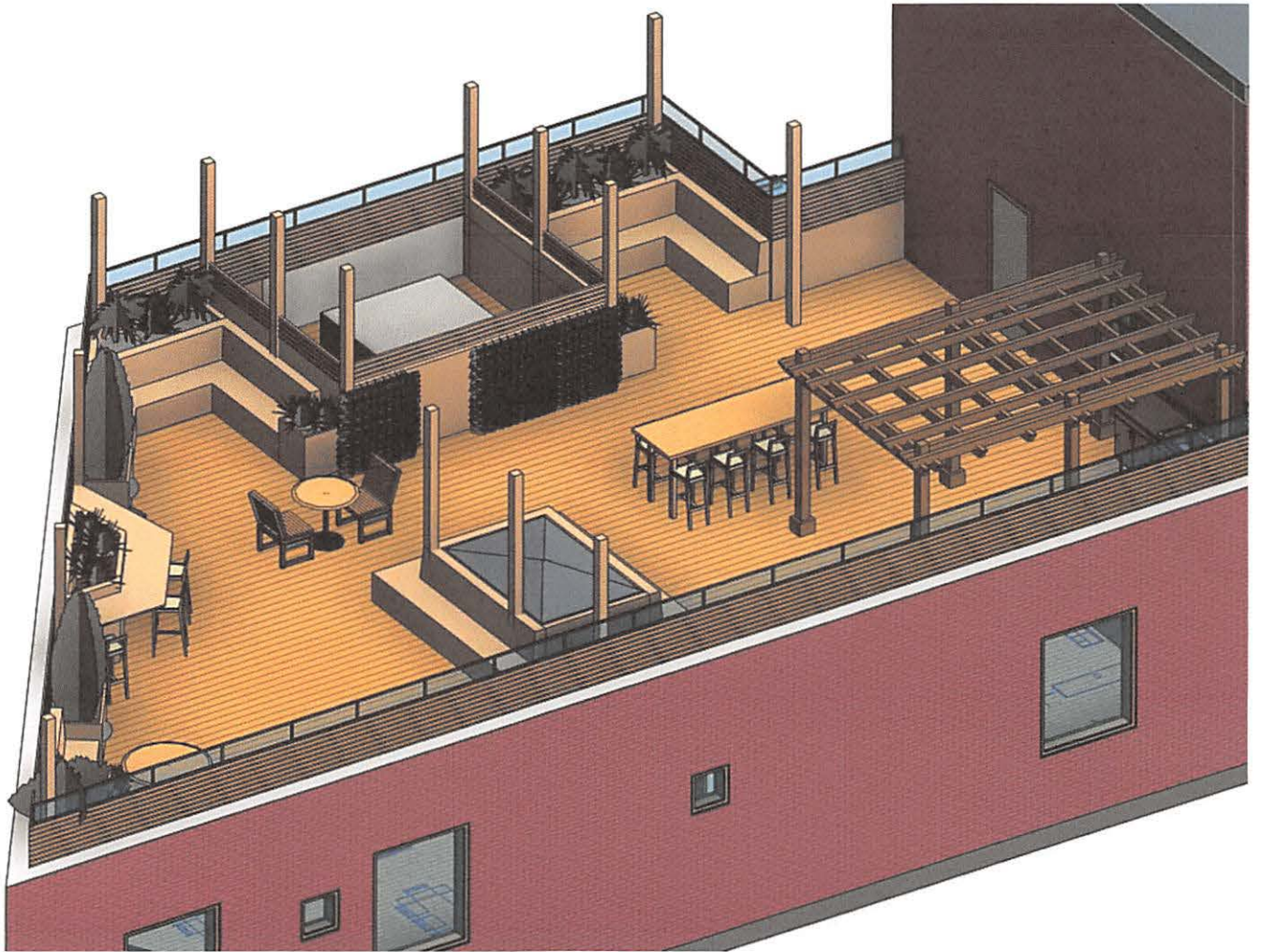
SDA
 ONE CAMBRIDGE STREET
 CAMBRIDGE, MASSACHUSETTS 01870 USA
 978.741.1410
 info@sdaweb.com

Project: 18105
 Date: 9-14-22
 Project Manager: [Name]

PROPOSED AMMENDMENT TO PERMIT 18105
 EXISTING BUILDING 1 ROOF DECK AT BUILDING 2
 245 HAMPSHIRE STREET, INMAN SQUARE
 CAMBRIDGE, MASSACHUSETTS

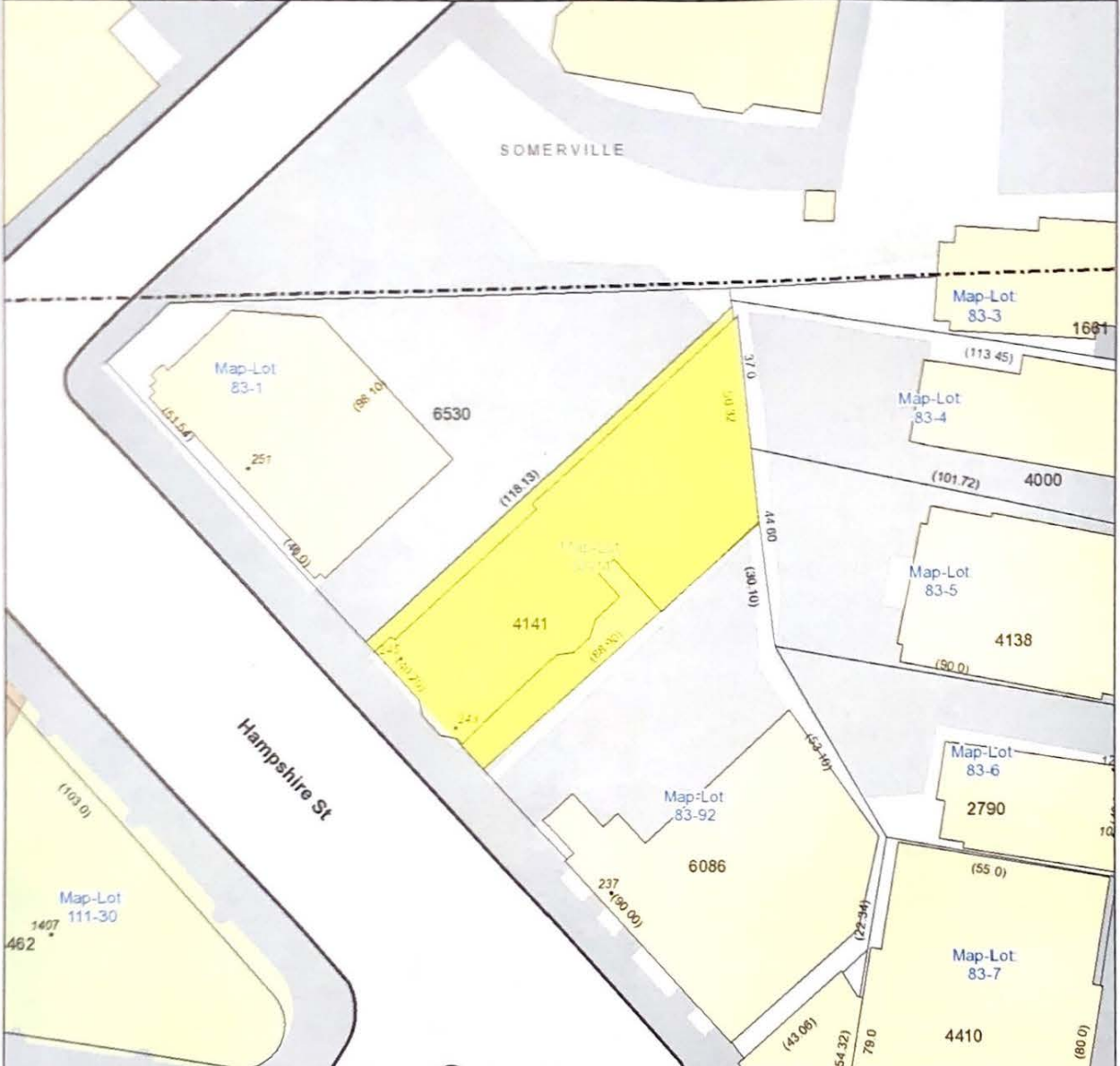
A400











City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

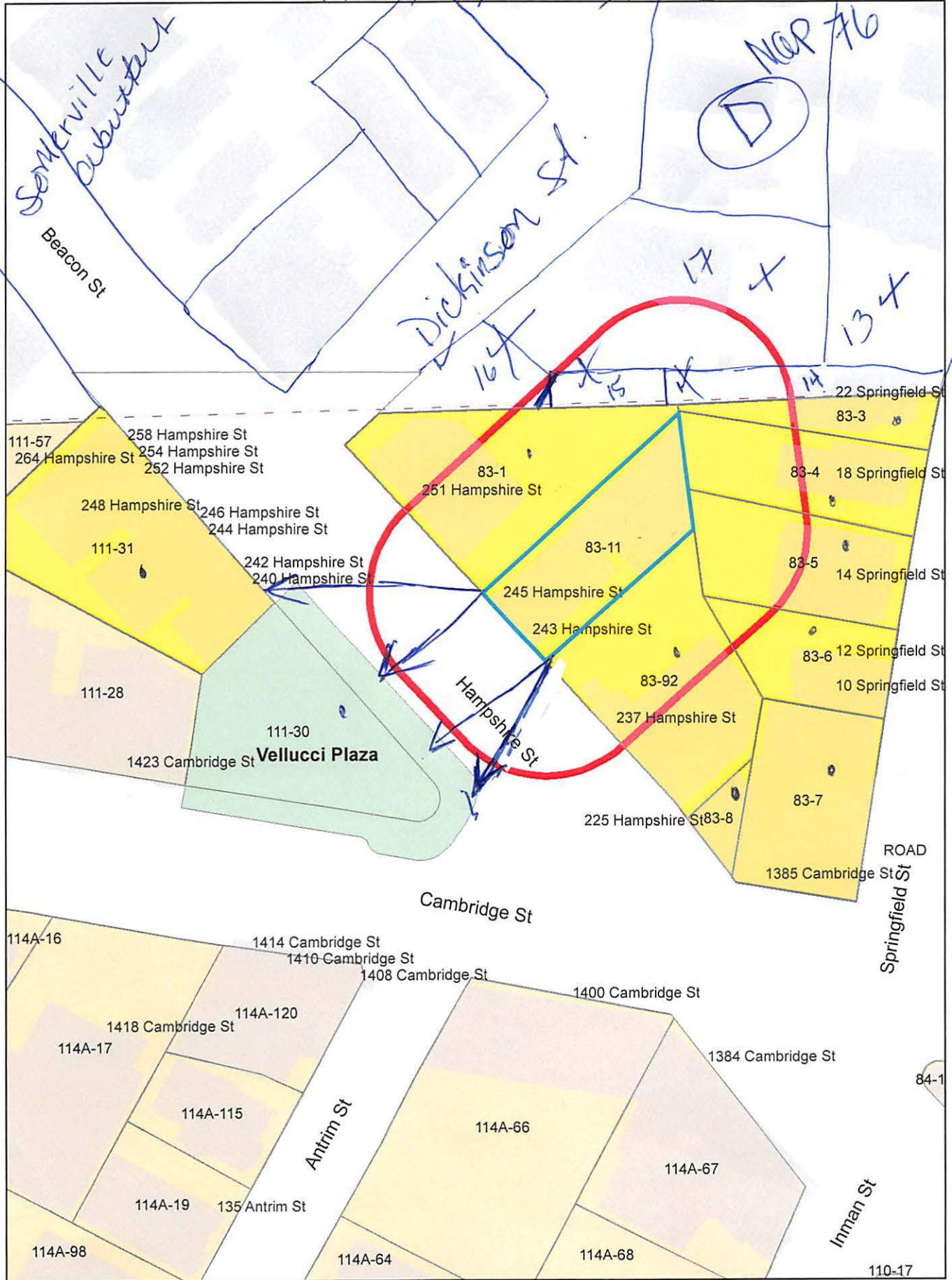
- Adresse
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

ARLINGTON MEDFORD



BOSTON

245 Hampshire St. - Camb.



111-57
264 Hampshire St

258 Hampshire St
254 Hampshire St
252 Hampshire St

248 Hampshire St
246 Hampshire St
244 Hampshire St

111-31

242 Hampshire St
240 Hampshire St

111-28

1423 Cambridge St
Vellucci Plaza

111-30

Hampshire St

Cambridge St

114A-16

1418 Cambridge St

114A-17

114A-115

114A-19 135 Antrim St

114A-98

1414 Cambridge St
1410 Cambridge St
1408 Cambridge St

Antrim St

114A-64

1400 Cambridge St

114A-66

1400 Cambridge St

114A-67

114A-68

83-1
251 Hampshire St

83-11

245 Hampshire St

243 Hampshire St

83-92

237 Hampshire St

225 Hampshire St

83-8

22 Springfield St
83-3

83-4 18 Springfield St

83-5 14 Springfield St

83-6 12 Springfield St

83-6 10 Springfield St

83-7

1385 Cambridge St

ROAD
Springfield St

84-1

Inman St

110-17

17 +

13 +

16 +

15

14

MAP 76

SOMERVILLE
SUBURBAN

Beacon St

Dickinson St

Springfield

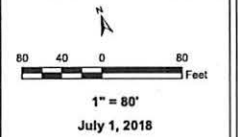
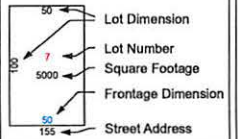
Somerville Map

City of
Somerville
Massachusetts



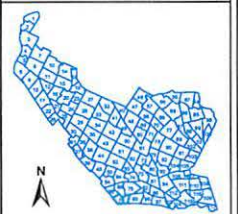
Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- . - . Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and deeded locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



76



245 Hampshire St.

111-31
MANDEL, DEBRA H
TRS THE DEBRA H MANDEL LIVING TR
242 HAMPSHIRE ST - APT 3
CAMBRIDGE, MA 02139

83-7
WEINMAN PROPERTIES, LLC
281 WABAN AVE
WABAN, MA 02468

Petitioner
LUBAVITCH OF CAMBRIDGE, INC.
C/O HIRSCH ZARCHI
38 BANKS STREET
CAMBRIDGE, MA 02138

83-92
CAMBRIDGE PUBLIC HEALTH COMMISSION D/B/A
CAMBRIDGE HEALTH ALLIANCE
ATTN: MR. TOM LESLIE
1493 CAMBRIDGE ST
CAMBRIDGE, MA 02139

83-1 / 76-D-15 & 16
NAVEO CREDIT UNION
493 SOMERVILLE AVE
SOMERVILLE, MA 02143

83-5
CERQUEIRA, JOSE B. & MARIA P. SOUSA
16 SPRINGFIELD ST
CAMBRIDGE, MA 02139

83-92
CAMBRIDGE HEALTH ALLIANCE
229 HAMPSHIRE ST
CAMBRIDGE, MA 02139

83-6
FERNANDES, FERNANDO M.
90 NORWICH CIR
MEDFORD, MA 02155

83-92
KEANE, KATHLEEN M. & ROBERT E. KEANE
21 NASSAU DR
WINCHESTER, MA 01890

111-31
SIGEL, ADAM & SARA SIGEL
246 HAMPSHIRE ST. UNIT 3
CAMBRIDGE, MA 02139

111-31
SMITH, WILLIAM E. & DEBORAH L. SMITH
TRUSTEES OF THE SMITH FAMILY IRREVOCABLE
250 HAMPSHIRE ST, UNIT #1
CAMBRIDGE, MA 02139

111-31
SARNI, GAIL
107 GREENWOOD ST
WAKEFIELD, MA 01880

111-31
CAMBRIDGE AFFORDABLE HOUSING CORP.
C/O CAMBRIDGE HOUSING AUTHORITY
362 GREEN ST
CAMBRIDGE, MA 02139

111-31
PRICE, MATTHEW,
TRUSTEE THE JUDITH PRICE IRREV TRUST
21 HELDUN ST., #1
WEST ROXBURY, MA 02132

111-31
NOYER, CHRISTOPHER M. & SHANNON NOYER
61 ELM ST
SOMERVILLE, MA 02144

111-31
LEE, CHIHMING WANG C/O GROVER TAYLOR
69 PARTRIDGE AVENUE #2
SOMERVILLE, MA 02145

111-31
ZHOU, JIANHUA & ZHAOHUI SHAO
10 FRANCIS ST
BROOKLINE, MA 02446

111-31
BELOPOLSKY, ILYA & ARIELLA BELOPOLSKY
246 HAMPSHIRE ST., #246/2
CAMBRIDGE, MA 02139

111-31
BUDMAN, LUCY J. & CATHERINE A. CLINTON
301 ALLSTON ST., #6
CAMBRIDGE, MA 02139

111-31
PENG, FEI & JIN CHEN
256 HAMPSHIRE ST UNIT #256/3
CAMBRIDGE, MA 02139

83-8
225-227 BANYAN TREE REALTY LLC
225 HAMPSHIRE ST
CAMBRIDGE, MA 02139

111-31
SECOR DANIEL J
248 HAMPSHIRE ST UNIT 2
CAMBRIDGE, MA 02139

111-31
CHA RAD PROPERTIES LLC
362 GREEN ST
CAMBRIDGE, MA 02139

83-3
BURKE STEVEN M
TRS 22 SPRINGFIELD STREET NOMINEE TR
22 SPRINGFIELD ST
CAMBRIDGE, MA 02139

83-11
LUBAVITCH OF CAMBRIDGE INC
38 BANKS ST
CAMBRIDGE, MA 02138

83-4
18 SPRINGFIELD STREET LLC
16 SPRINGFIELD ST
CAMBRIDGE, MA 02139

111-31
TEZER CEREN
248 HAMPSHIRE ST - UNIT 3
CAMBRIDGE, MA 02139

76-D-13
PORTUGUESE AMERICAN CIVIC LEAGUE
26 SPRINGFIELD STREET
SOMERVILLE, MA 02143

111-30
CAMBRIDGE CITY OF COMM DEV
57 INMAN ST
CAMBRIDGE, MA 02139

76/D/17/1 & 2
JANET COLLINS COSTA FOR LIFE
JOSEPH MICHAEL COSTA
52 DICKINSON STREET - UNIT 1
SOMERVILLE, MA 02143

245 Hampshire St.

76-D-17-3
HARRY BROOKS WHELAN, JR.
52 DICKINSON STREET #3
SOMERVILLE, MA 02143

76-D-14
22 SPRINGFIELD LLC
5975 SUNSET DRIVE -- SUITE 801
MIAMI, FL 33143

111-30
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

111-30
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

26 SPRINGFIELD ST



Location 26 SPRINGFIELD ST

Mblu 76/ D/ 13/ /

Acct# 99733070

Owner PORTUGUESE AMERICAN
CIVIC LGUE

Assessment \$1,198,600

PID 1205

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$415,300	\$783,300	\$1,198,600

Owner of Record

Owner PORTUGUESE AMERICAN CIVIC LGUE
Co-Owner
Address 26 SPRINGFIELD ST
SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
PORTUGUESE AMERICAN CIVIC LGUE	\$0			

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 4,398
Replacement Cost: \$708,638
Building Percent Good: 58
Replacement Cost
Less Depreciation: \$411,000

Building Attributes	
Field	Description
STYLE	Clubs/Lodges
MODEL	Commercial

52 DICKINSON ST #1

Location 52 DICKINSON ST #1

Mblu 76/ D/ 17/ 1/

Acct# 20081230

Owner COLLINS COSTA JANET FOR LIFE

Assessment \$483,300

PID 107352

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$483,300	\$0	\$483,300

Owner of Record

Owner COLLINS COSTA JANET FOR LIFE
Co-Owner COSTA JOSEPH MICHAEL
Address 52 DICKINSON ST UNIT 1
SOMERVILLE, MA 02143

Sale Price \$1
Certificate
Book & Page 73562/ 56
Sale Date 10/30/2019
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLLINS COSTA JANET FOR LIFE	\$1		73562/ 56	1F	10/30/2019
COLLINS COSTA JANET	\$0		DC118MEDF	1H	03/19/2010
COSTA ARTHUR G & COSTA COLLINS JANET	\$1		46528/ 212	1F	11/22/2005
COSTA JANET COLLINS	\$1		46528/ 210	1F	11/22/2005
COSTA JOSEPH MICHAEL	\$1		46415/ 253	1A	11/03/2005

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,545
Replacement Cost: \$833,262

52 DICKINSON ST #2

Location 52 DICKINSON ST #2

Mblu 76/ D/ 17/ 2/

Acct# 20081240

Owner COLLINS COSTA JANET FOR LIFE

Assessment \$482,600

PID 107353

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$482,600	\$0	\$482,600

Owner of Record

Owner COLLINS COSTA JANET FOR LIFE
Co-Owner COSTA MICHAEL THOMAS
Address 52 DICKINSON ST UNIT 2
SOMERVILLE, MA 02143

Sale Price \$1
Certificate
Book & Page 73562/ 66
Sale Date 10/30/2019
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLLINS COSTA JANET FOR LIFE	\$1		73562/ 66	1F	10/30/2019
COSTA ARTHUR G & COLLINS JANET	\$1		46528/ 212	1F	11/22/2005
COSTA JANET COLLINS	\$1		46528/ 210	1F	11/22/2005
COSTA JOSEPH MICHAEL	\$1		46415/ 253	1A	11/03/2005
COSTA ARTHUR G & COLLINS JANET	\$18,000		11702/ 628	00	01/19/1969

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,556
Replacement Cost: \$832,016

52 DICKINSON ST #3

Location 52 DICKINSON ST #3

Mblu 76/ D/ 17/ 3/

Acct# 20081250

Owner WHELAN JR HARRY BROOKS

Assessment \$784,600

PID 107354

Building Count 1

Assessing District

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$784,600	\$0	\$784,600

Owner of Record

Owner WHELAN JR HARRY BROOKS
Co-Owner
Address 52 DICKINSON ST #3
 SOMERVILLE, MA 02143

Sale Price \$100,000
Certificate
Book & Page 46994/ 039
Sale Date 02/21/2006
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WHELAN JR HARRY BROOKS	\$100,000		46994/ 039	1N	02/21/2006
COSTA ARTHUR G & COLLINS JANET	\$1		46528/ 212	1F	11/22/2005

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,646
Replacement Cost: \$884,532
Building Percent Good: 88
Replacement Cost
Less Depreciation: \$778,400

Building Attributes	
Field	Description

22 SPRINGFIELD ST

Location 22 SPRINGFIELD ST

Mblu 76/ D/ 14/ 1

Acct# 04181160

Owner 22 SPRINGFIELD LLC

Assessment \$833,400

PID 12174

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$432,100	\$401,300	\$833,400

Owner of Record

Owner 22 SPRINGFIELD LLC

Sale Price \$1,108,500

Co-Owner

Certificate

Address 5975 SUNSET DRIVE SUITE 801
MIAMI, FL 33143

Book & Page 74067/ 292

Sale Date 01/31/2020

Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
22 SPRINGFIELD LLC	\$1,108,500		74067/ 292	1G	01/31/2020
MATOS ADELAIDE R	\$1		24802/ 510	1F	08/10/1994
DE MATOS FRANCISCO & ADELAIDE	\$0		9936/ 581		01/19/1961

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,706
Replacement Cost: \$939,336
Building Percent Good: 46
Replacement Cost Less Depreciation: \$432,100

Building Photo

 [Building Photo](#)

<https://images.vgsi.com/photos/SomervilleMAPphotos/A01\04\98\48.jpg>

Building Attributes	
Field	Description

DICKINSON ST

Location DICKINSON ST

Mblu 76/ D/ 15/ 1

Acct# 03097183

Owner NAVEO CREDIT UNION

Assessment \$115,500

PID 1206

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$900	\$114,600	\$115,500

Owner of Record

Owner NAVEO CREDIT UNION
Co-Owner
Address 493 SOMERVILLE AVE
SOMERVILLE, MA 02143

Sale Price \$0
Certificate
Book & Page 12534/ 195
Sale Date 01/19/1973

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NAVEO CREDIT UNION	\$0		12534/ 195	01/19/1973

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	

DICKINSON ST

Location DICKINSON ST

Mblu 76/ D/ 16/ I

Acct# 03097182

Owner NAVEO CREDIT UNION

Assessment \$257,300

PID 1207

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$3,900	\$253,400	\$257,300

Owner of Record

Owner NAVEO CREDIT UNION
Co-Owner
Address 493 SOMERVILLE AVE
SOMERVILLE, MA 02143

Sale Price \$86,000
Certificate
Book & Page 12534/ 195
Sale Date 01/19/1973

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
NAVEO CREDIT UNION	\$86,000		12534/ 195	01/19/1973

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
Style	Outbuildings
Model	



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, Andrew Ognibene, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF NON-APPLICABILITY

Property: 245 Hampshire Street

Applicant: Alex Dorjets

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Construct roof deck.

Permit #181005

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC-6510

Date of Certificate: June 21, 2022

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on June 21, 2022.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____ .
Appeal has been filed ____ . Date _____ City Clerk:

Pacheco, Maria

From: Archana Venkataraman <archanav85@gmail.com>
Sent: Friday, October 21, 2022 9:08 PM
To: Singanayagam, Ranjit; Ratay, Olivia; Pacheco, Maria
Cc: Austin Che
Subject: Objection to BZA Number 195058
Attachments: VarianceObjection_PropertyMap.pdf; VarianceObjection_245Hampshire_by_22Springfield.pdf

Dear Ms. Pacheco,

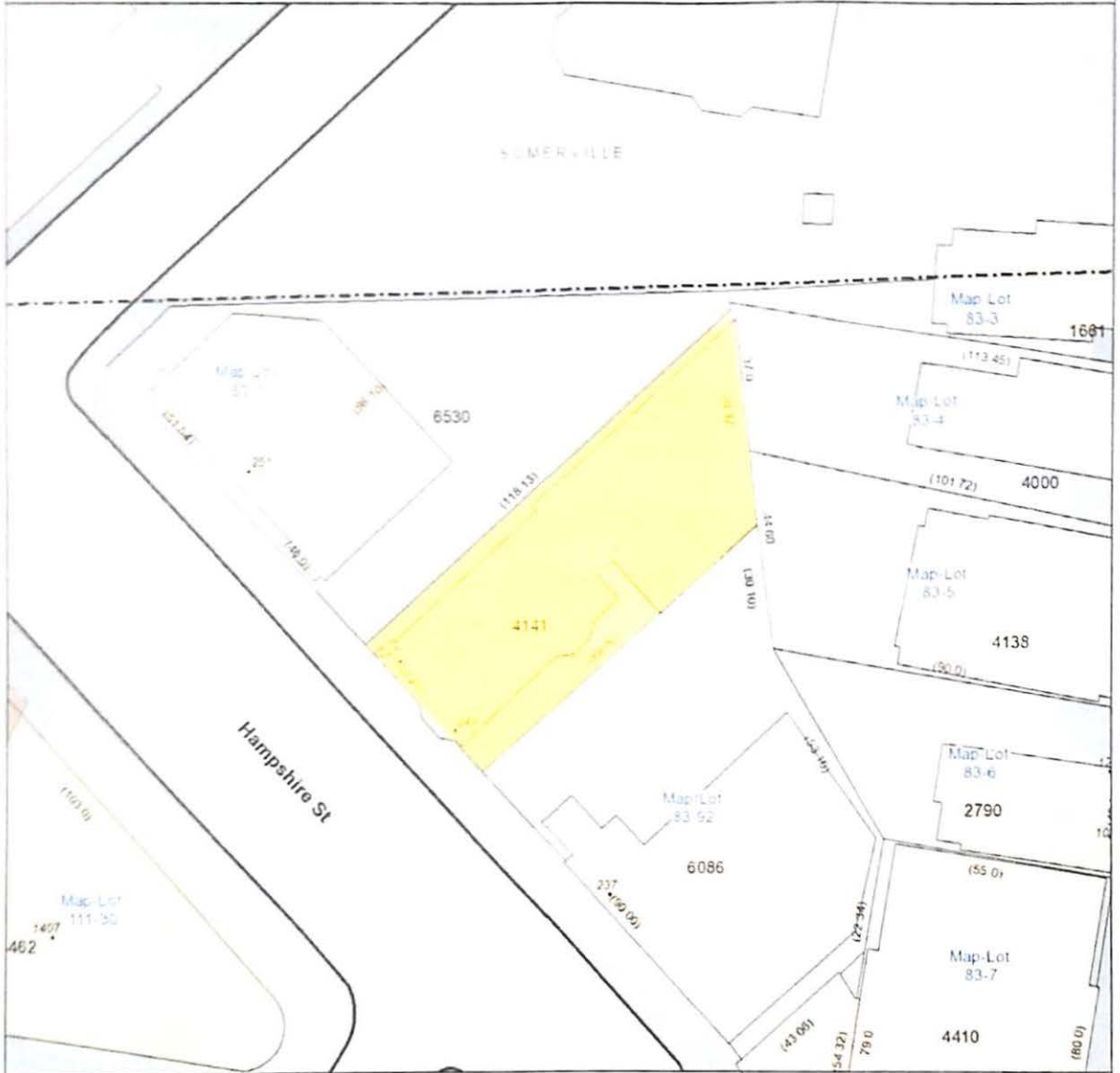
This email concerns the petition for a variance at 245 Hampshire Street, Cambridge, MA to extend a permitted roof deck to the property line. **The BZA Number is 195058.**

My husband (cc'd) and I are the owners and occupiers of 22 Springfield Street, Cambridge MA, which lies directly behind 245 Hampshire Street and would be affected by the proposed roof deck expansion. We would like to formally **object to the proposed variance** on the grounds of privacy, potential disturbances, and limited hardship for the petitioner. I have attached a letter of our objection for your records, along with a map of the area.

Please let me know if you require any other information. It is unlikely that we can attend the public hearing next Thursday evening, so I want to ensure that our objection letter is on record. I will also follow up with your office by phone next week.

Sincerely,

Archana Venkataraman
Property Owner
22 Springfield Street, Cambridge, MA 02139



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

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



October 21, 2022

Archana Venkataraman
22 Springfield Street, Cambridge, MA 02139
Email: archanav85@gmail.com
Tel: 585-339-8684

Re: Objection to BZA Number 195058

Dear Ms. Pacheco,

This letter concerns the petition for a variance at 245 Hampshire Street, Cambridge, MA to extend a permitted roof deck to the property line. The BZA Number is 195058.

My husband and I are the owners and occupiers of 22 Springfield Street, Cambridge, MA, which lies directly behind 245 Hampshire Street and would be affected by the proposed roof deck expansion. For reference, our lot number is 83-3 on the attached map.

We would like to formally object to the proposed variance. Our reasons are as follows:

- 1) **Privacy:** The roof in question looks directly into our master bedroom and into our private (fenced) backyard. The proposed expansion would greatly impact our use and enjoyment of our primary residence and property. We also note that 245 Hampshire Street is a mixed-use commercial/residential building. Thus, not only would we have to contend with residents being able to view into our house, but with the patrons of any businesses being able to do so as well; ultimately, the latter could be anyone in the general public.
- 2) **Potential Disturbances:** As noted above, 245 Hampshire Street is a mixed-use building. Particularly during the warmer months, the neighborhood would be subject to noise and other disturbances associated with the commercial occupants. Depending on the tenant, this scenario could impact our right to quiet enjoyment of our property.
- 3) **Limited Hardship for Petitioner:** The existing permitted roof is 900 square feet, which provides considerable outdoor space for the building's residents. Due to the roof shape, the proposed extension will provide only a modest increase in seating space. This is reflected in the submitted plans, which show limited additional seats within the rear setback. We argue that such capacity can be achieved via a better layout of the existing permitted roof.

In short, we believe that this variance would have a negative impact on our own property with only modest gains for the Petitioner. We would ask the Board of Zoning Appeal to especially consider our loss of privacy when rendering a decision about whether to approve the variance.

Feel free to contact me by email (archanav85@gmail.com) or by phone (585-339-8684) if you have any questions regarding this letter. I will also follow-up with your office by phone prior to the scheduled public hearing on October 27, 2022 @ 7:15pm.

Sincerely,

A handwritten signature in black ink that reads "Archana Venkataraman". The signature is written in a cursive style with a large initial 'A' and a long horizontal stroke at the end.

Archana Venkataraman

Property Owner

22 Springfield Street, Cambridge, MA 02139

Lubavitch of Cambridge Inc
 245 Hampshire St. Cambridge, MA
 3474481365

Present Use/Occupancy: Mixed use Building
 Zone: Business A Zone
 Requested Use/Occupancy: Mixed Use Buling

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		900	1580	900	(max.)
LOT AREA:		EXISTING TO REMAIN 4141	EXISTING TO REMAIN 4141	EXISTING TO REMAIN 4141	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		EXISTING TO REMAIN 1.46	EXISTING TO REMAIN 1.46	EXISTING TO REMAIN 1	
LOT AREA OF EACH DWELLING UNIT		EXISTING TO REMAIN 1400	EXISTING TO REMAIN 1400	EXISTING TO REMAIN 1400	
SIZE OF LOT:	WIDTH	40 NA	40 NA	40 NA	
	DEPTH	50 NA	50 NA	50 NA	
SETBACKS IN FEET:	FRONT	0	0	0	
	REAR	0	0	0	
	LEFT SIDE	0 3	0 3	0 3	
	RIGHT SIDE	0 9	0 9	0 9	
SIZE OF BUILDING:	HEIGHT	EXISTING TO REMAIN 36	EXISTING TO REMAIN 36	EXISTING TO REMAIN 36	
	WIDTH	EXISTING TO REMAIN 28	EXISTING TO REMAIN 28	EXISTING TO REMAIN 28	
	LENGTH	EXISTING TO REMAIN 50	EXISTING TO REMAIN 50	EXISTING TO REMAIN 50	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		EXISTING TO REMAIN 0.217	EXISTING TO REMAIN 0.217	EXISTING TO REMAIN 0.217	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		1 EXISTING	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA 0	NA 0	NA 0	

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.:

OFFICE AND DAYCARE

- 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'.

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:

The current deck is a hardship for it cannot appropriately service the buildings needs. Particularly in this age of COVID, when outdoor space is so essential for healthy living, convening, and working.

- 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:

NA Due to the shape and lot size of this building
There is a major lack of open space.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

This relief will have no adverse effect to any abutters or to the public as it wont be visible from the street.

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

This relief will have no adverse effect to any abutter or to the community at large, and the deedback we got from the abbuters were all supportive.

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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Marcy Ribi Date: 10/7/22
(Print)

Address: 245 Hampshire St

Case No. BZA - 195058

Hearing Date: 10/27/22

Thank you,
Bza Members