



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB -6 PM 3:26  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 242189

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Sara Toomey and Nien-hê

**PETITIONER'S ADDRESS:** 2 Ellsworth Park, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 2 Ellsworth Pk., Cambridge, MA

**TYPE OF OCCUPANCY:** 2 Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

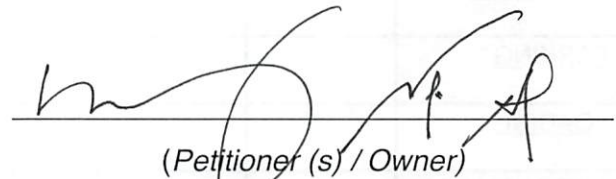
### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

To expand slightly the first-floor deck from a previously approved Special Permit #183218.

### **SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000            Section: 8.22.2.d (Non-Conforming Structure).
- Article: 10.000        Section: 10.40 (Special Permit).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

SARA TOOMEY      Nien-hê Hsieh  
(Print Name)

Address: 2 Ellsworth Park, Cambridge, MA 02139  
Tel. No.    215-500-3992  
E-Mail Address: nienhe.hsieh@gmail.com

Date: \_\_\_\_\_

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Sara Toomey and Nien-hê  
**Location:** 2 Ellsworth Pk., Cambridge, MA  
**Phone:** 215-500-3992

**Present Use/Occupancy:** 2 Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** 2 Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4305		4350		4250	(max.)
<u>LOT AREA:</u>		4,586		4,586		4,586	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.93		.94		.750	
<u>LOT AREA OF EACH DWELLING UNIT</u>		4586		4586		4586	
<u>SIZE OF LOT:</u>	WIDTH	54		54		54	
	DEPTH	85		85		85	
<u>SETBACKS IN FEET:</u>	FRONT	10.7		10.7		10	
	REAR	18.75		17.75		20	
	LEFT SIDE	16		16		11.2	
	RIGHT SIDE	3		3		11.2	
<u>SIZE OF BUILDING:</u>	HEIGHT	33		33		35	
	WIDTH	47.4		47.4		47.4	
	LENGTH	32.25		32.25		32.25	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		33%		33%		30%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		2		3		3	
<u>NO. OF LOADING AREAS:</u>		0		0		0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0		0		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.:

No other buildings on same lot

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')

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 SARA TOOMEY (OWNER)

Address: 2 Ellsworth Park, Cambridge, MA 02139

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

The record title of this property is in the name of \_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date 7/24/18, Middlesex South County Registry of Deeds at Book 71365, Page 459; 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 Suffolk

The above-name Sara Toomey personally appeared before me, this 10<sup>th</sup> of May, 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 12/29/2028 (Notary Seal).

 **Christine M. Grenache**  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires 12/29/2028

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

**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 NIEN-HE HSHIH / SARA TOOMEY  
(OWNER)

Address: 2 ELLSWORTH PARK

State that I/We own the property located at 2 ELLSWORTH PARK, which is the subject of this zoning application.

The record title of this property is in the name of NIEN-HE HSHIH

\*Pursuant to a deed of duly recorded in the date 24 July 2018, Middlesex South County Registry of Deeds at Book 71365, Page 459; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

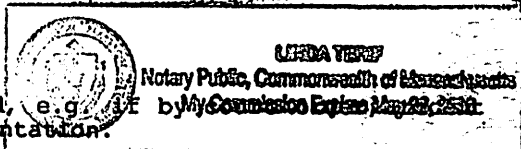
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Nien He Hsieh personally appeared before me, this 11<sup>th</sup> of May, 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 5/26/2028 (Notary Seal).



• If ownership is not shown in recorded deed, e.g. by 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 2 Ellsworth Pk., 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:
- N/A
- 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 is a driveway where vehicles can park.
- 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:
- There is adequate separation.
- 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:
- There has not been a problem so far.
- 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 adequate distance.

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

DIVIDED BY LOT AREA.

3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

PHILIP KRAMER ARCHITECT LLC  
 84 Davis Ave.  
 Brookline, MA 02445  
 (617) 872-7856  
 pk@philipkramerdesign.com  
 www.pkarchitect.com

Stamp



Project

**TOOMEY-HSIEH**  
 2 Ellsworth Park  
 Cambridge, MA 02139

Drawing

**PROPOSED PLOT PLAN**

ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHILIP KRAMER, ARCHITECT IS PROHIBITED

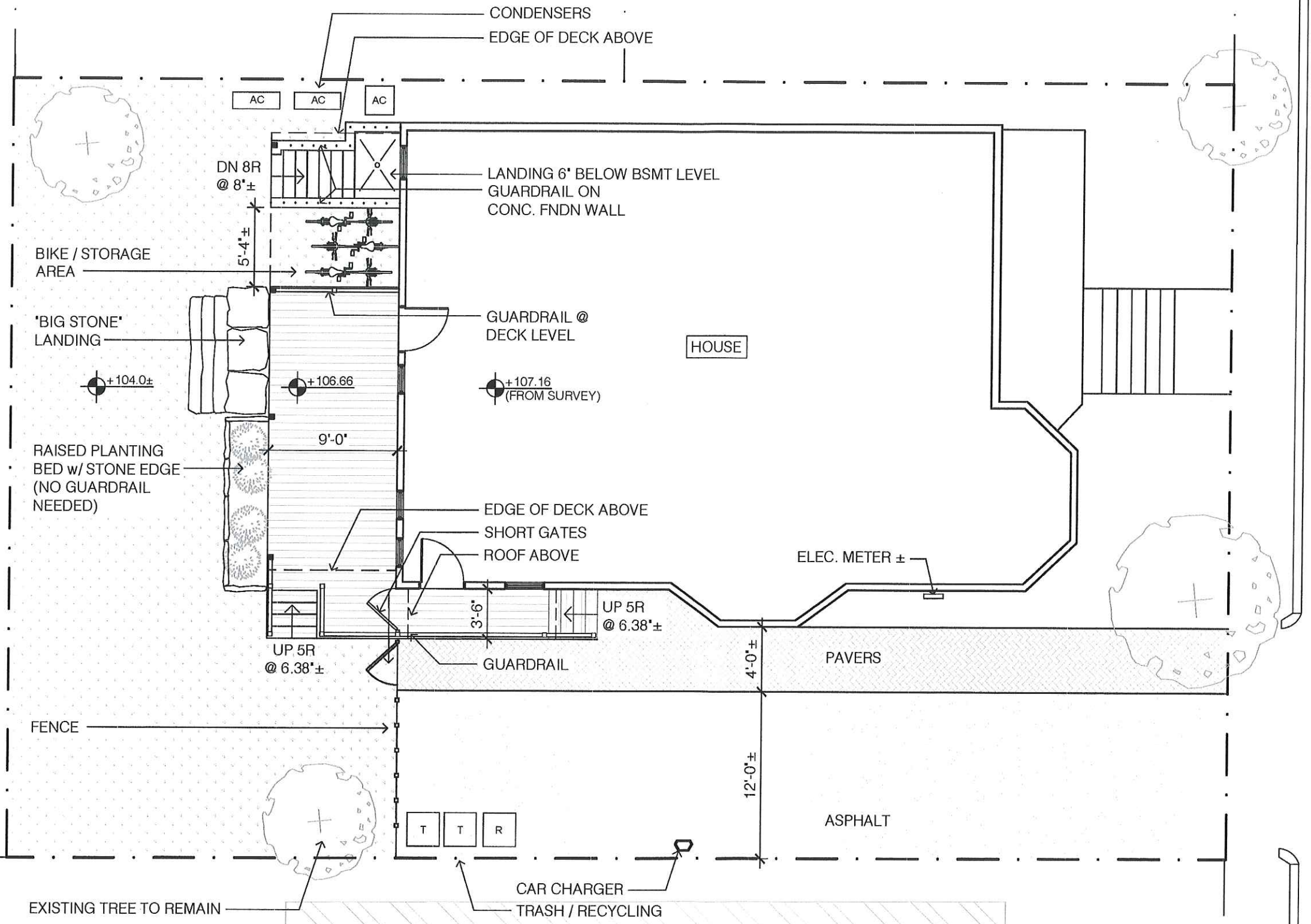
Scale  
 1/8" = 1'-0"

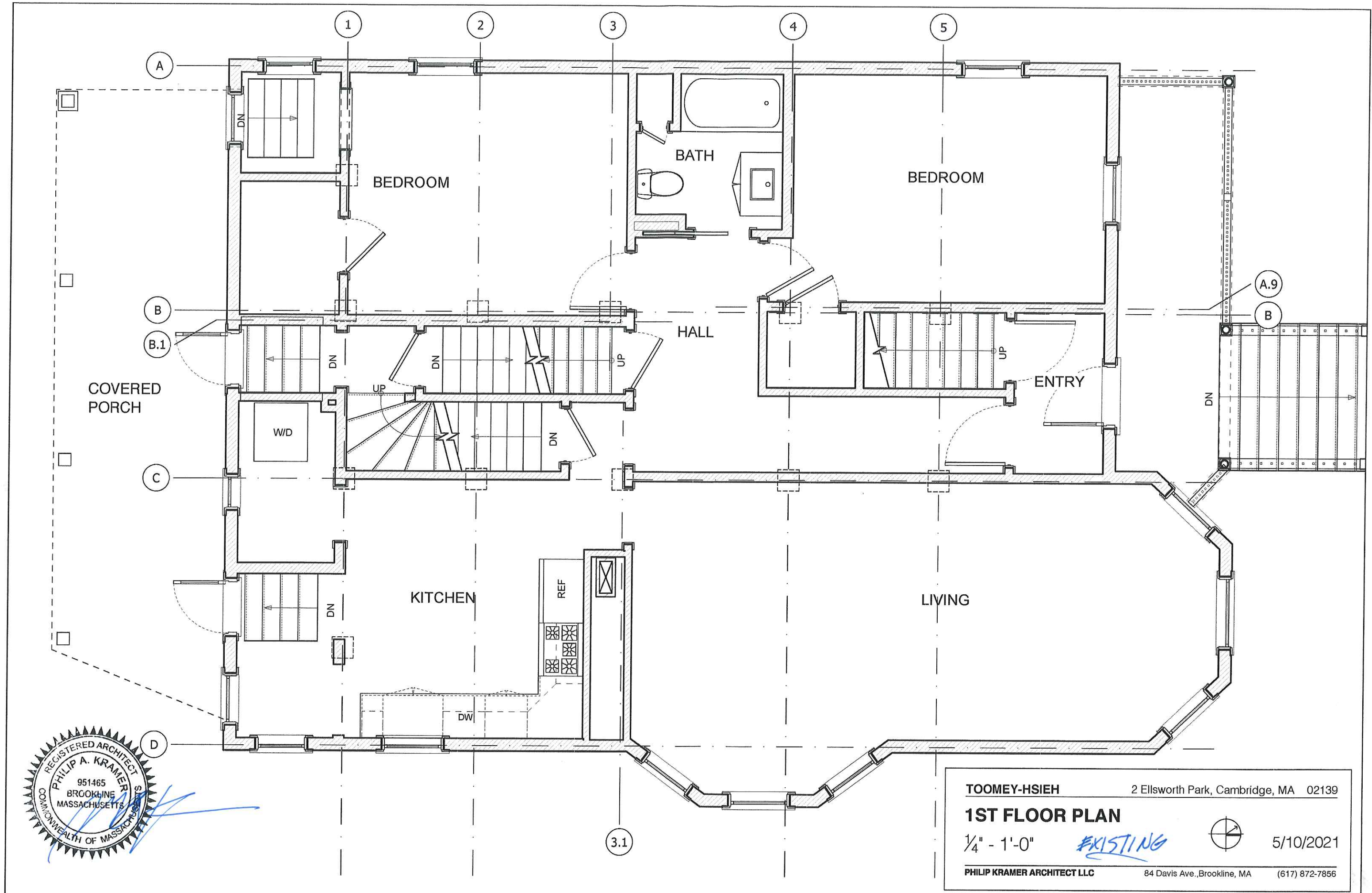


Sheet **L-01**

ORIGINAL DRAWINGS ARE 11 X 17.  
 DO NOT SCALE DRAWINGS.

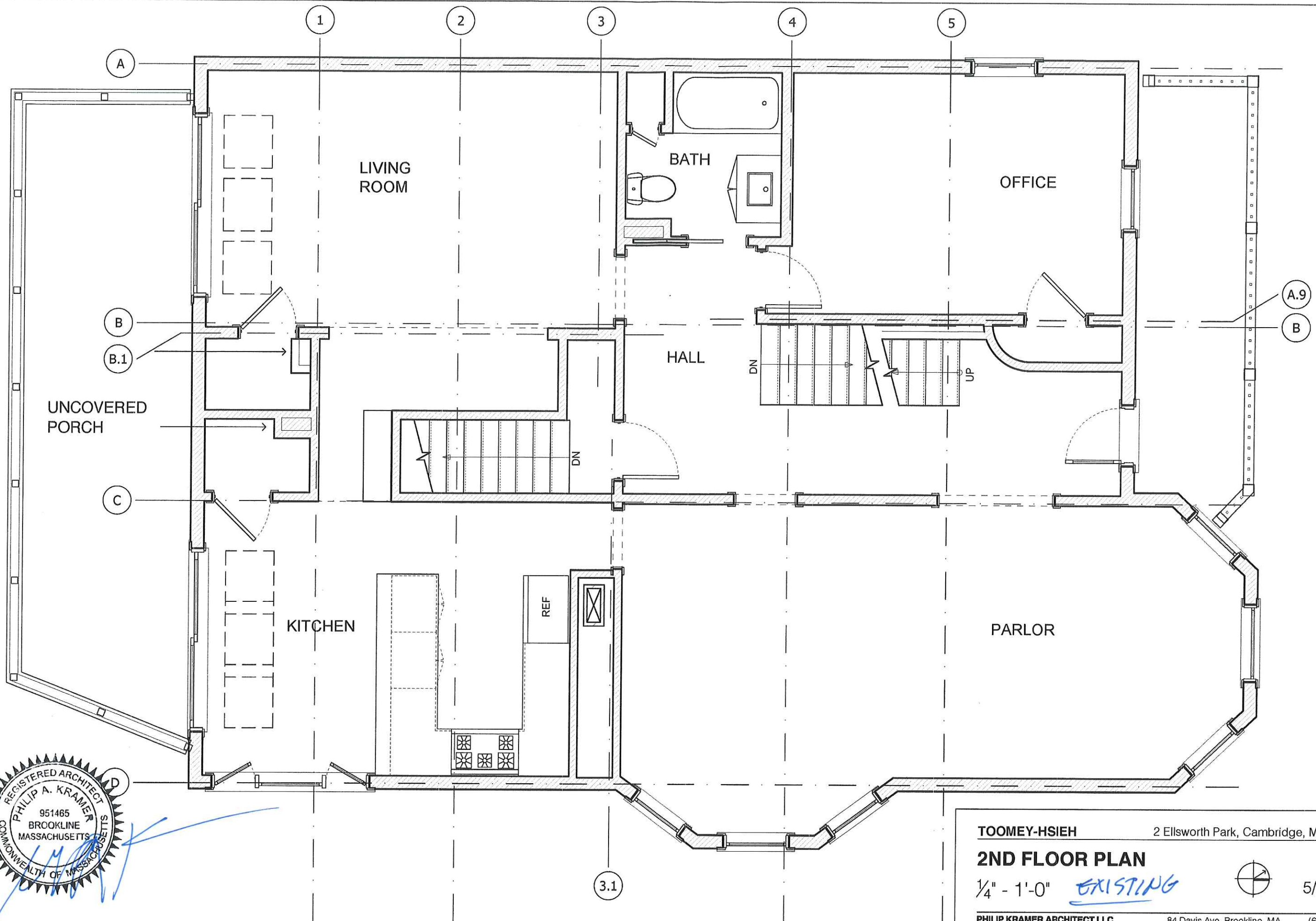
Date 3/16/2022





<b>TOOMEY-HSIEH</b>	2 Ellsworth Park, Cambridge, MA 02139
<b>1ST FLOOR PLAN</b>	
1/4" - 1'-0"	<i>EXISTING</i>
	5/10/2021
<b>PHILIP KRAMER ARCHITECT LLC</b>	84 Davis Ave., Brookline, MA (617) 872-7856





**TOOMEY-HSIEH** 2 Ellsworth Park, Cambridge, MA 02139

**2ND FLOOR PLAN**

1/4" - 1'-0" *EXISTING*

PHILIP KRAMER ARCHITECT LLC 84 Davis Ave., Brookline, MA (617) 872-7856

5/10/2021



PHILIP KRAMER ARCHITECT LLC  
 84 Davis Ave.  
 Brookline, MA 02445  
 (617) 872-7856  
 pk@philipkramerdesign.com  
 www.pkarchitect.com

Stamp



Project

TOOMEY-HSIEH  
 2 Ellsworth Park  
 Cambridge, MA 02139

Drawing

**REAR DECK/PORCH  
 FRAMING**

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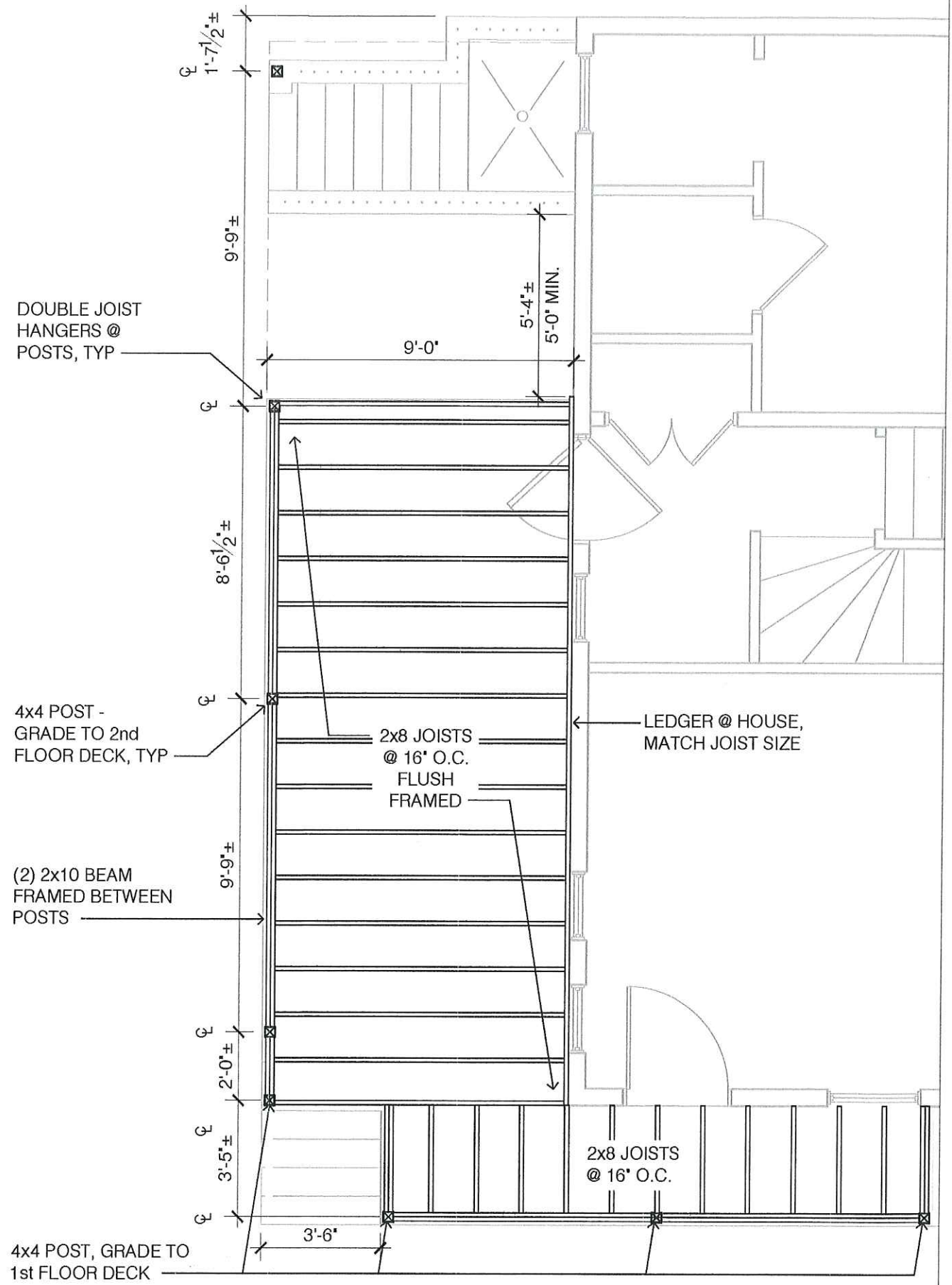
Scale  
 1/4" = 1'-0"



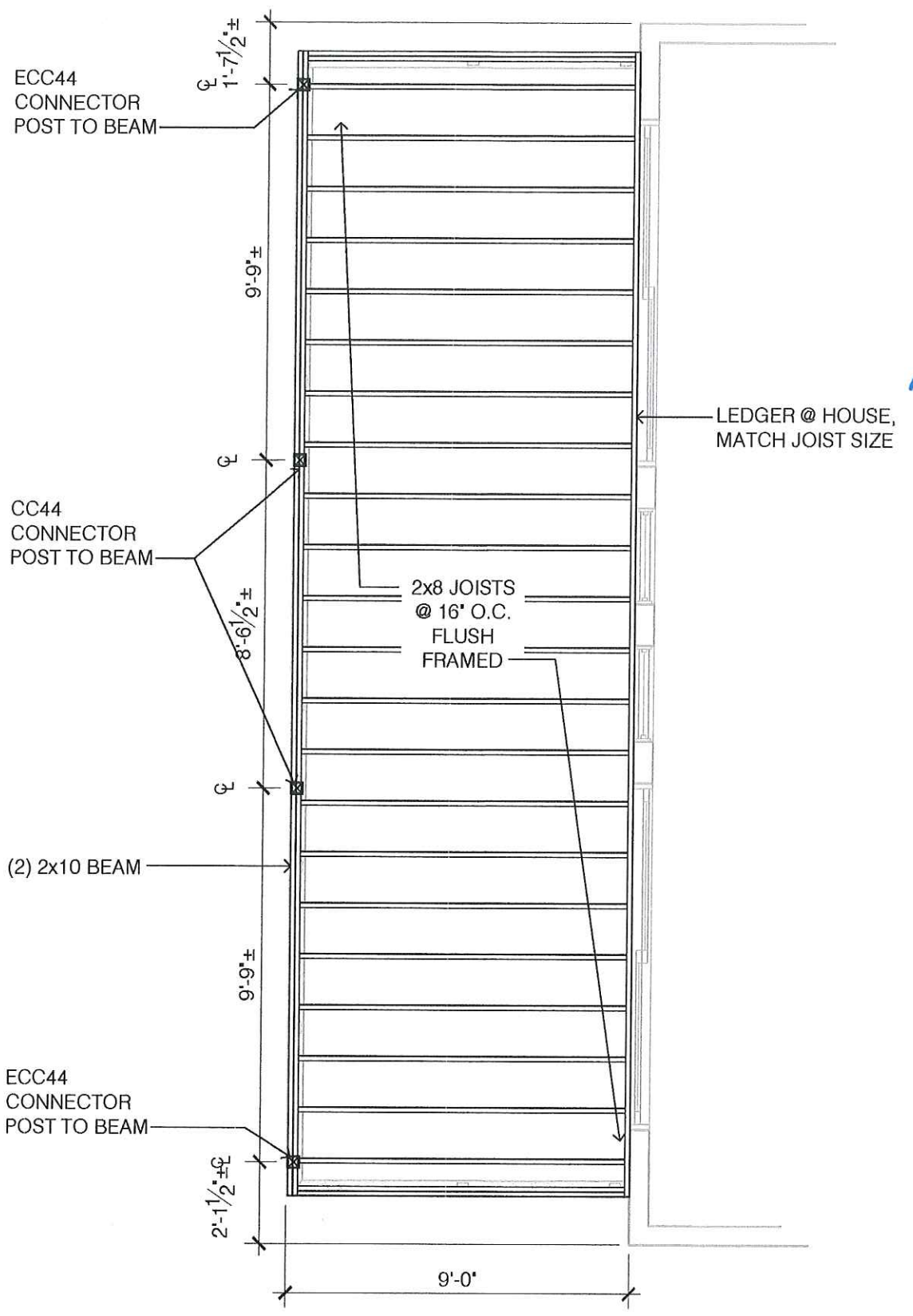
Sheet **A-02**

ORIGINAL DRAWINGS ARE 11 X 17.  
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Date 3/16/2022



**1ST FLOOR PORCH FRAMING**



**2ND FLOOR DECK FRAMING**

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 Brookline, MA 02445  
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 pk@philipkramerdesign.com  
 www.pkarchitect.com

Stamp



Project

**TOOMEY-HSIEH**  
 2 Ellsworth Park  
 Cambridge, MA 02139

Drawing

**SOUTH ELEVATION  
 (PARTIAL)**

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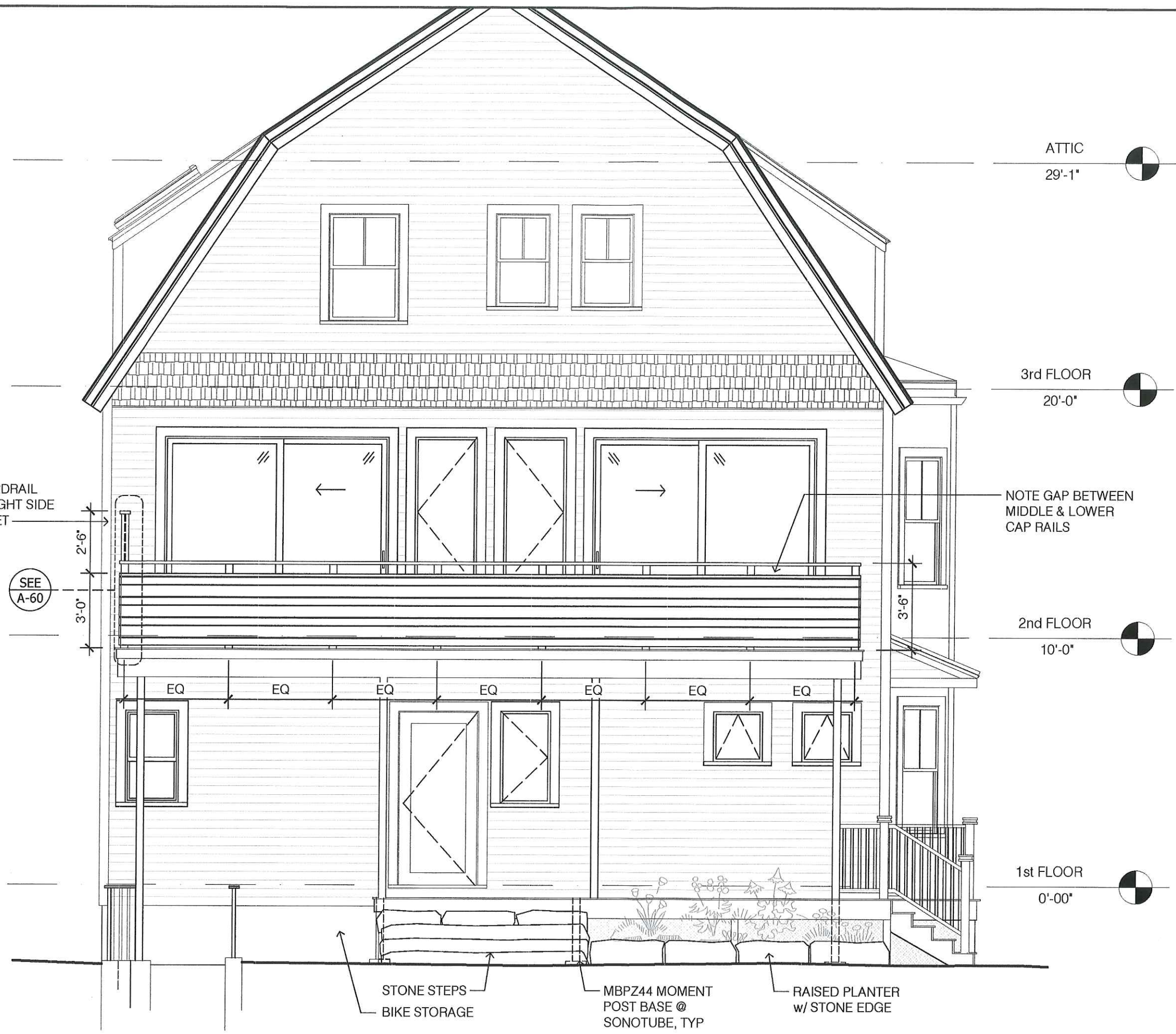
Scale

1/4" = 1'-0"

Sheet **A-30**

ORIGINAL DRAWINGS ARE 11 X 17.  
 DO NOT SCALE DRAWINGS.

Date 3/16/2022



NOTE:  
 "TALL" GUARDRAIL  
 ONLY ON RIGHT SIDE  
 FROM STREET

SEE  
 A-60

NOTE GAP BETWEEN  
 MIDDLE & LOWER  
 CAP RAILS

STONE STEPS  
 BIKE STORAGE

MBPZ44 MOMENT  
 POST BASE @  
 SONOTUBE, TYP

RAISED PLANTER  
 w/ STONE EDGE

0 1 2 4 8

ATTIC  
29'-1"

3rd FLOOR  
20'-0"

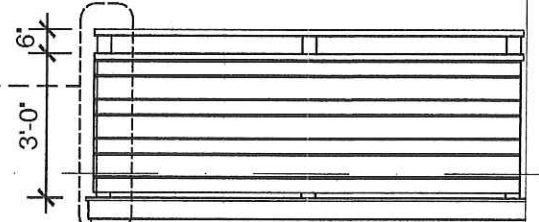
2nd FLOOR  
10'-0"

1st FLOOR  
0'-00"

BASEMENT  
-8'-0"



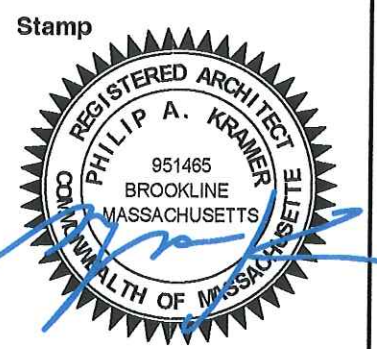
SEE  
A-60



9'-0"

RAISED PLANTER  
w/ STONE EDGE

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pk@philipkramerdesign.com  
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**Project**  
**TOOMEY-HSIEH**  
2 Ellsworth Park  
Cambridge, MA 02139

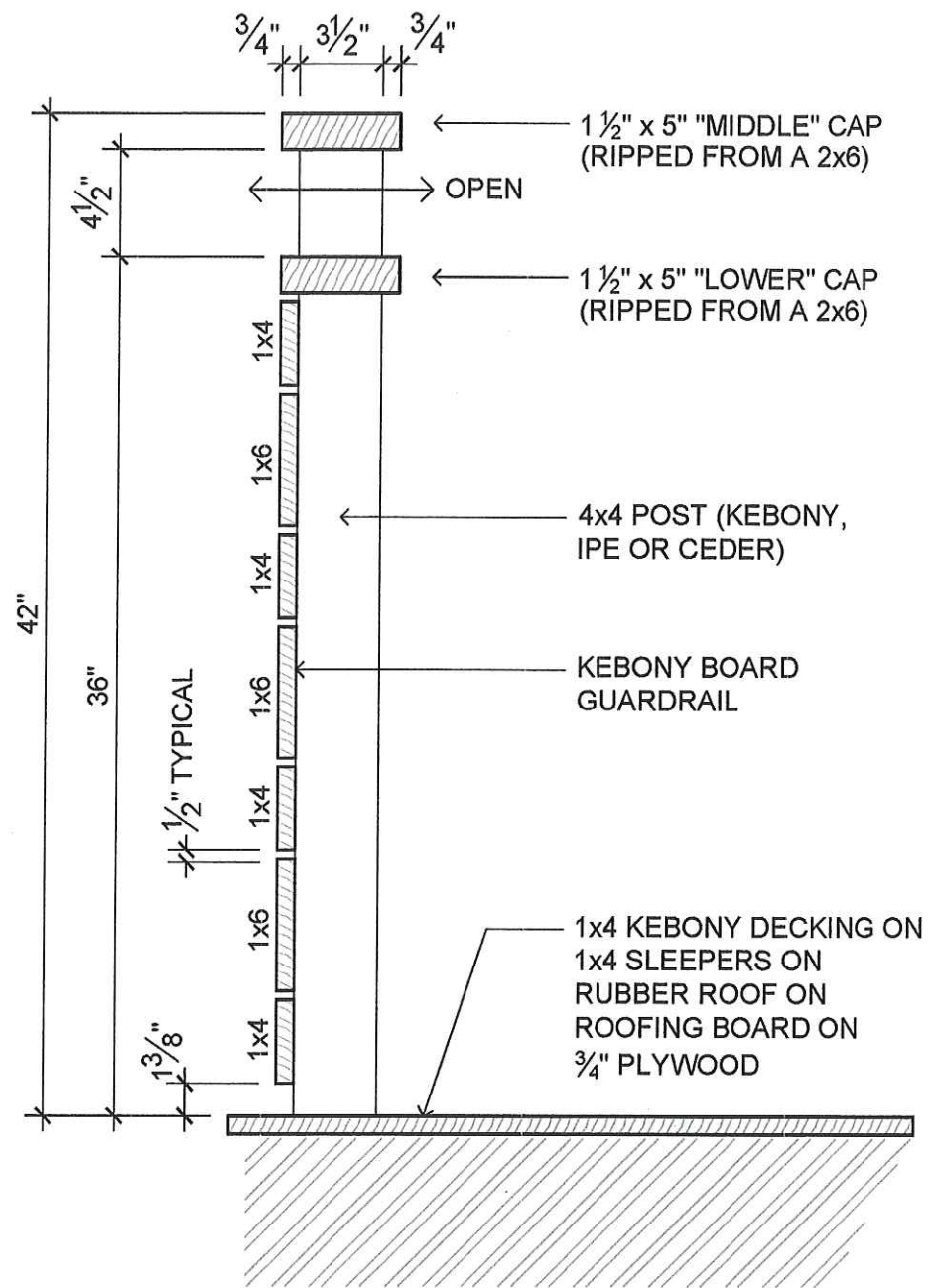
**Drawing**  
**LEFT ELEVATION, FROM  
STREET, PARTIAL**

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ARCHITECT IS PROHIBITED

**Scale**  
1/4" - 1'-0"

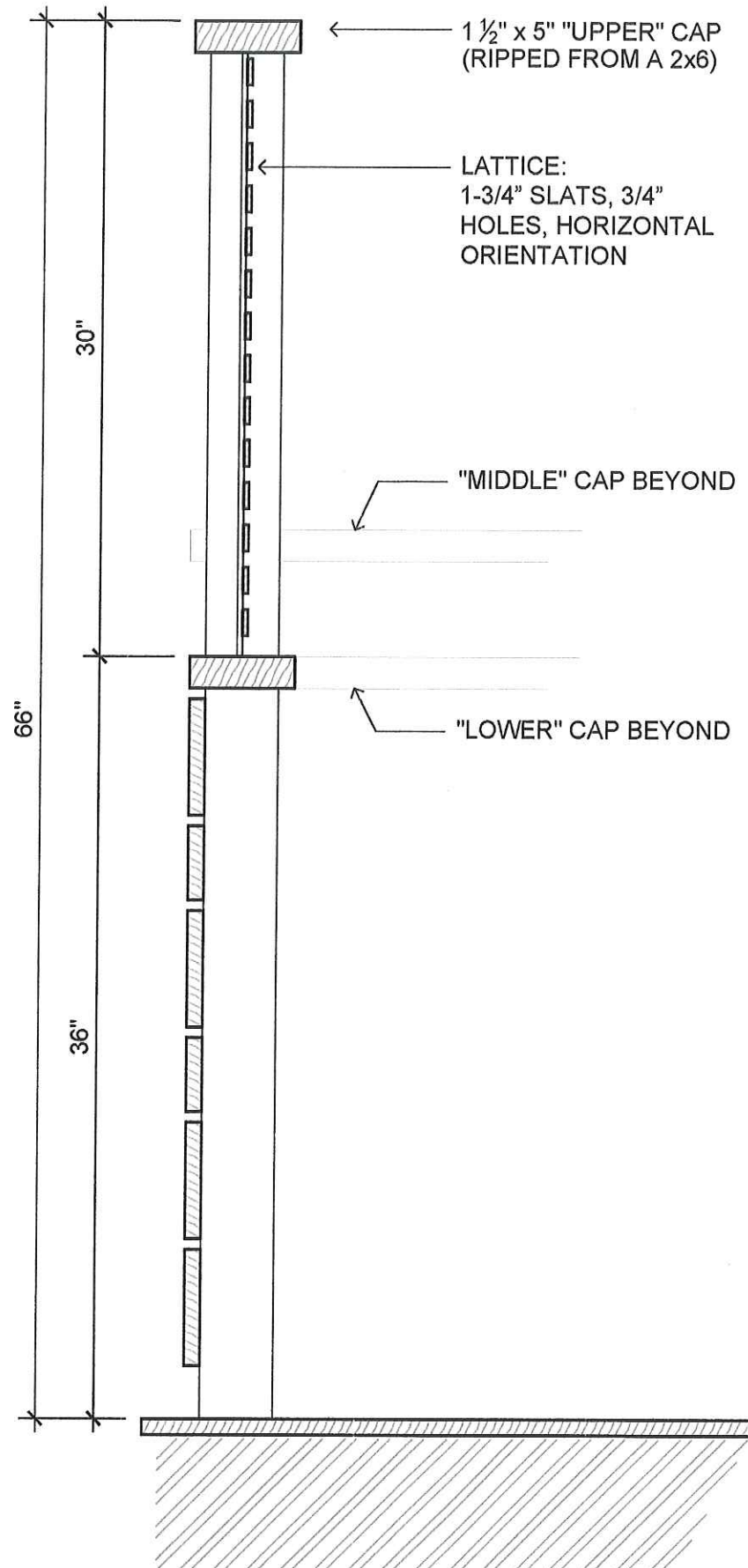
**Sheet** **A-04**  
ORIGINAL DRAWINGS ARE 11 X 17.  
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**Date** 3/16/2022



1

Section Detail: Guardrail



2

Section Detail: Tall Guardrail

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Project

TOOMEY-HSIEH  
 2 Ellsworth Park  
 Cambridge, MA 02139

Drawing

GUARDRAIL DETAILS 01

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Scale

1 1/2" - 1'-0"

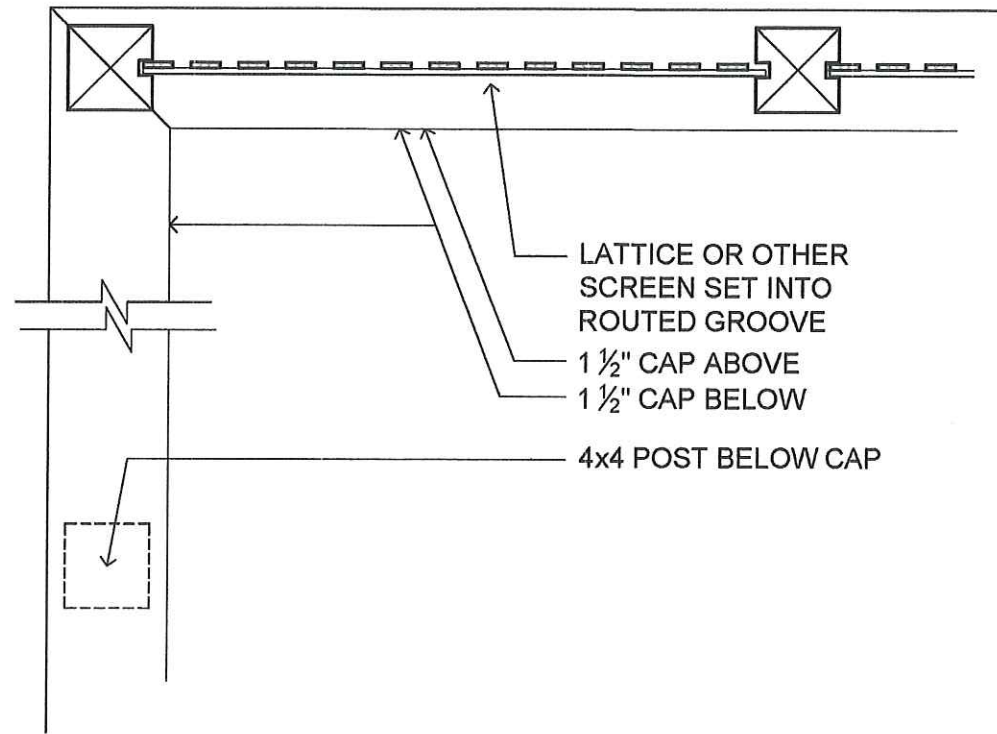
Sheet

A-60

ORIGINAL DRAWINGS ARE 11 X 17.  
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Date

3/16/2022



Section Detail: Guardrail

1

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 pk@philipkramerdesign.com  
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**Project**

**TOOMEY-HSIEH**  
 2 Ellsworth Park  
 Cambridge, MA 02139

**Drawing**

**GUARDRAIL DETAILS 02**

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**Scale**

1 1/2" - 1'-0"

**Sheet**

**A-61**

ORIGINAL DRAWINGS ARE 11 X 17.  
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**Date**

3/16/2022

PHILIP KRAMER ARCHITECT LLC  
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 pk@philipkramerdesign.com  
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Project

**TOOMEY-HSIEH**  
 2 Ellsworth Park  
 Cambridge, MA 02139

Drawing

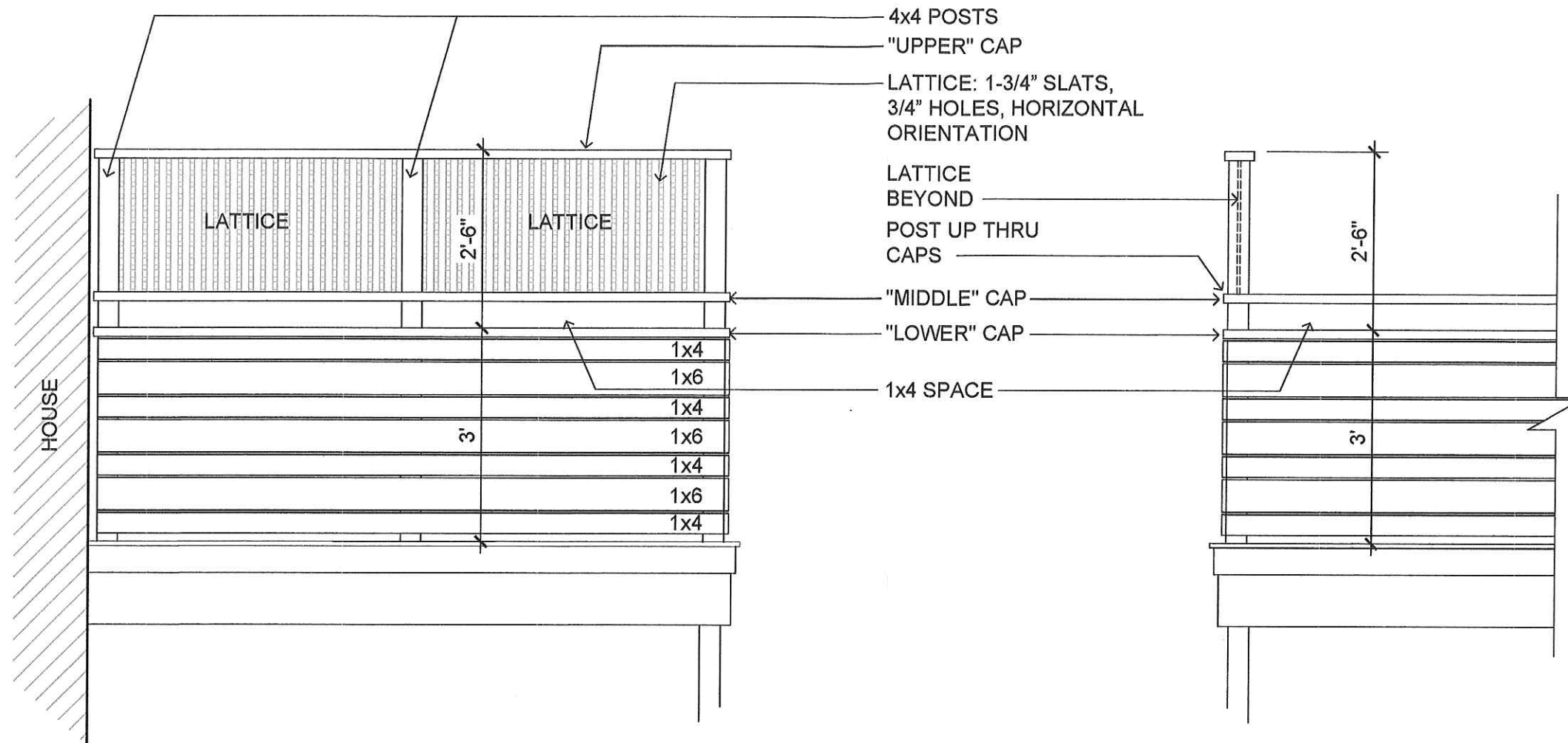
**GUARDRAIL ELEVATION**

ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHILIP KRAMER, ARCHITECT IS PROHIBITED

Scale  
 1/2" - 1'-0"

Sheet **A-62**  
 ORIGINAL DRAWINGS ARE 11 X 17.  
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Date 3/16/2022



NOTE:  
 DEPENDING ON  
 LATTICE THICKNESS,  
 A STIFFER FRAME  
 MIGHT BE NEEDED.

RIGHT SIDE ELEVATION  
 (FROM STREET)

REAR ELEVATION







**Spruhan  
Engineering, P.C.**

80 JEWETT ST, (SUITE 1)  
NEWTON, MA 02458

Tel: 617-816-0722  
Email: cspruhan@gmail.com

**2 ELLSWORTH PARK  
CAMBRIDGE  
MASSACHUSETTS**

**SURVEY PLAN**

**REVISION BLOCK**

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, without the prior written consent of Spruhan Engineering, P.C. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

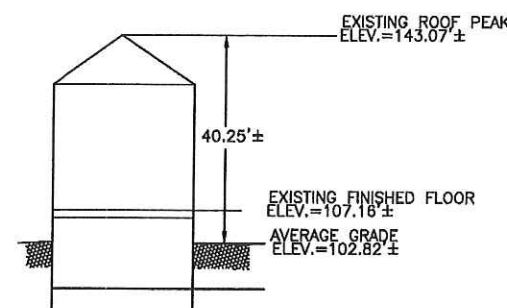
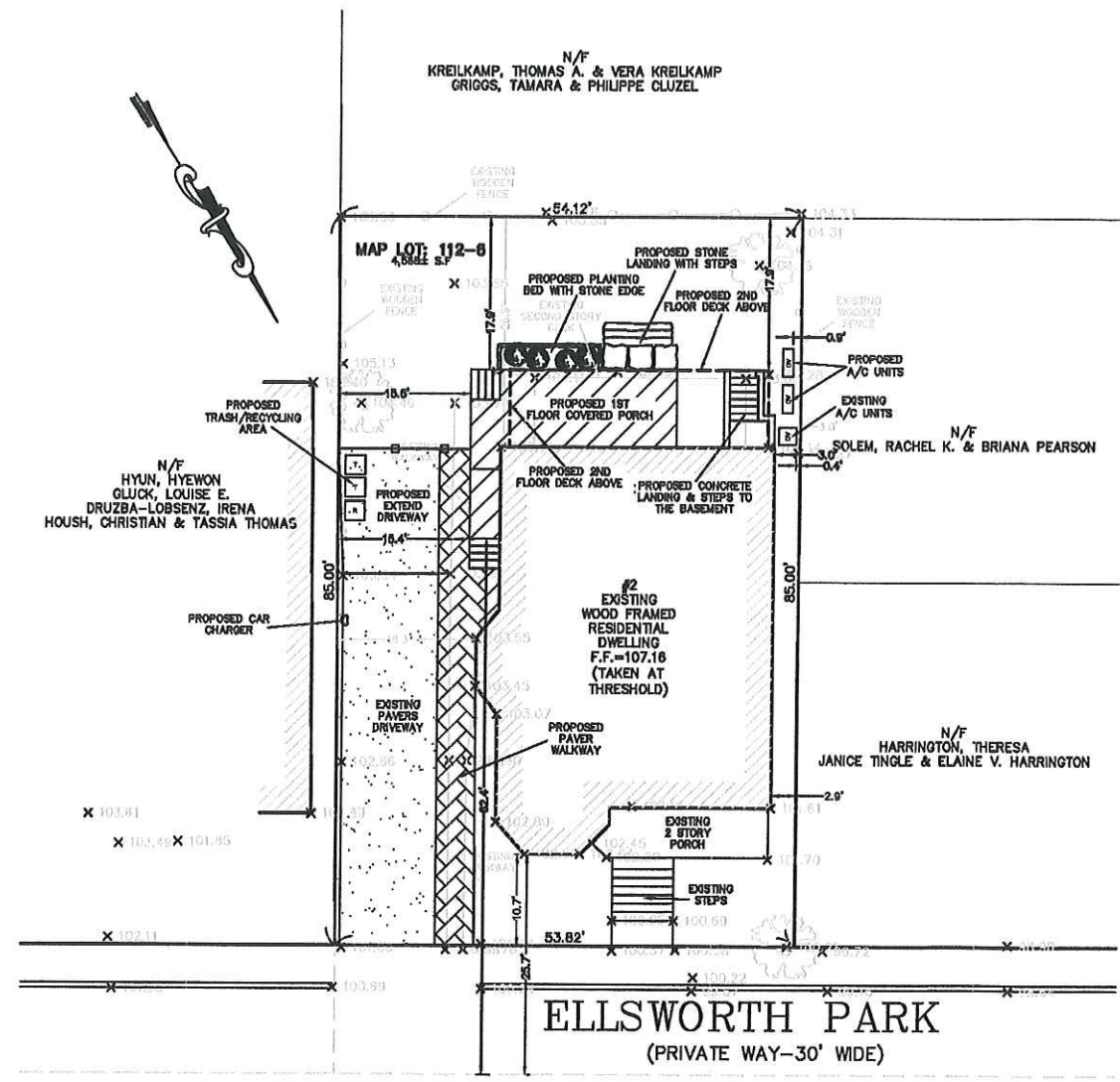


DATE: 3/16/2022  
DRAWN BY: D.K.  
CHECKED BY: E.S.  
APPROVED BY: C.C.

**PROPOSED  
PLOT PLAN**

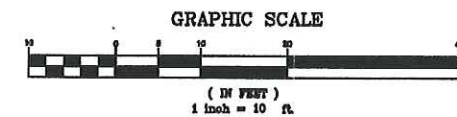
**SHEET 1 OF 1**

- NOTES:**
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 5/16/2020.
  2. DEED REFERENCE: BOOK 71112, PAGE 81  
PLAN REFERENCE: PLAN BOOK 86, PLAN 6  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 2501700576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
  8. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.



**ZONING LEGEND**  
ZONING DISTRICT: RESIDENCE C-1

	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	4,975± S.F.	4,975± S.F.
MIN. LOT AREA FOR EACH DWELLING UNIT	1,500 S.F.	4,975± S.F.	4,975± S.F.
MIN. YARD FRONT	(H+L)/4	10.7'/25.7'	10.7'/25.7' existing
SIDE (RIGHT)	7.5'	2.9'	3'
SIDE (LEFT)	7.5'	16.3'	15.4'
REAR	25'	26.8'	17.9'
MAX. BLDG. HEIGHT	35'	40.25' ±	40.25'±
MIN. OPEN SPACE	40%	48.9% ±	41.9% ±
MIN. LOT WIDTH	50'	53.82'	53.82'
MAX. F.A.R.	0.5	-	-





# 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, *Members*  
Nan Laird, Catherine Tice, *Alternates*

## CERTIFICATE OF NON-APPLICABILITY

Property: 2 Ellsworth Park

Applicant: Nien-he Hsieh

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:

Revised rear deck design, not visible from public way.

Permit #242189

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 6856

Date of Certificate: October 10, 2023

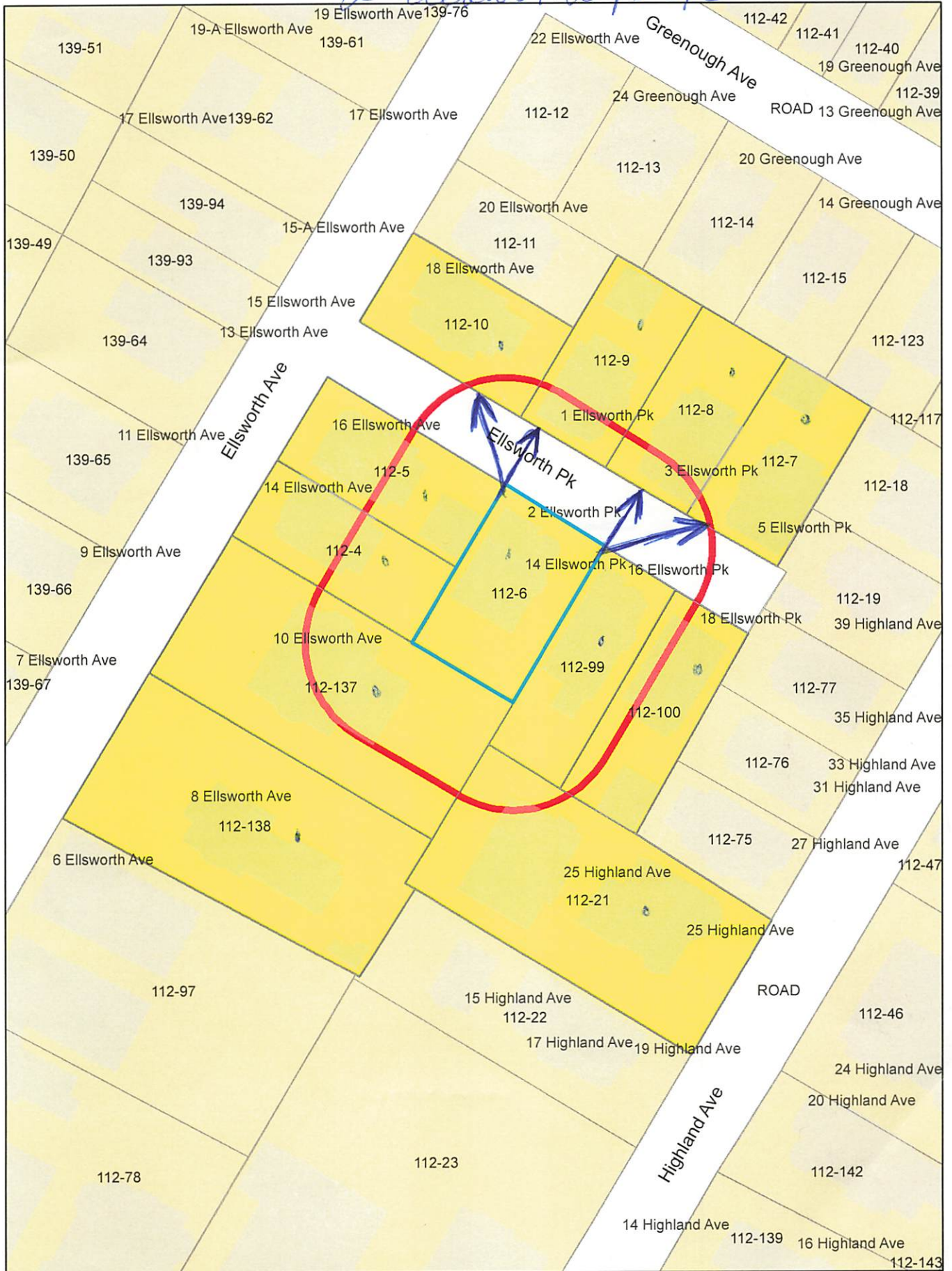
Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on October 10, 2023.

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:

# 2 Ellsworth Park



2 Ellsworth Park

*Petitioner*

112-138  
CRAWFORD, WILLIAM CHARLES RICHARDS &  
CATHARINE MARTONE CRAWFORD  
8 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-99  
HOUSH, CHRISTIAN & TASSIA THOMAS  
16 ELLSWORTH PK. UNIT G  
CAMBRIDGE, MA 02139

112-6  
TOOMEY, SARA & NIEN-HE HSIEH  
2 ELLSWORTH PK  
CAMBRIDGE, MA 02139

112-10  
MCCALLUM, ROBERT, JR & SANDRA MCCALLUM  
18 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-5  
HARRINGTON, THERESA JANICE TINGLE &  
ELAINE V. HARRINGTON  
16 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-99  
DURAND, LOUISE AEL  
14 ELLSWORTH PARK - UNIT 3  
CAMBRIDGE, MA 02139

112-21  
XIAO, YUNQING  
TRUSTEE OF 25 HIGH AND B REALTY TRUST  
25 HIGHLAND AVE B  
CAMBRIDGE, MA 02139

112-21  
JACOB, EMIL & PAULA MATCOVICI  
25 HIGHLAND AVE #2L  
CAMBRIDGE, MA 02139

112-7  
ARNESON, JUDITH L. & DAVID POWELSTOCK  
23 ALMA AVE  
BELMONT, MA 02478

112-8  
PELLMAN, DAVID & MARGARET MCLAUGHLIN  
3 ELLSWORTH PK  
CAMBRIDGE, MA 02139

112-21  
RICHARDS, MICHAEL  
25 HIGHLAND AVE #2R  
CAMBRIDGE, MA 02138

112-99  
GLUCK, LOUISE E.  
14-16 ELLSWORTH PK - UNIT 2  
CAMBRIDGE, MA 02138

112-100  
CASEY, TIMOTHY BARRY  
18 ELLSWORTH PK  
CAMBRIDGE, MA 02139-1011

112-21  
LIU ANDONG CHEN QIAOYI  
25 HIGHLAND AVE UNIT 3  
CAMBRIDGE, MA 02139

112-21  
MANE SAM R  
25 HIGHLAND AVE - UNIT C  
CAMBRIDGE, MA 02139

112-21  
C&G INVESTMENTS LLC  
2 CLIVEDEN ST - UNIT 306  
QUINCY, MA 02169

112-21  
ZHU, WARREN YUQING XIAO  
25 HIGHLAND AVE UNIT B  
CAMBRIDGE, MA 02139

112-137  
KREILKAMP, THOMAS A. VERA KREILKAMP, TRS  
10-12 ELLSWORTH AVE 1  
CAMBRIDGE, MA 02138

112-137  
GREENFIELD NICHOLAS TRS NBG 2021 TRUST  
12 ELLSWORTH AVE -UNIT 2  
CAMBRIDGE, MA 02139

112-99  
VRBANAC, VLADIMIR & HYEWON HYUN TRS  
14 ELLSWORTH PARK - UNIT 1  
CAMBRIDGE, MA 02139

112-4  
PEARSON, BRIANA  
14 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-21  
C & G INVESTMENTS LLC  
2 CLIVEDEN ST - UNIT 306E  
QUINCY, MA 02169

112-9  
ELLSWORTH CORPORATE LIMITED  
1 ELLSWORTH PK  
CAMBRIDGE, MA 02139



# 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: SARA TOOMEY Date: 2/26/24  
(Print)

Address: 2 Ellsworth Park

Case No. BZA-242189

Hearing Date: 3/14/24

Thank you,  
Bza Members



0

2 Ellsworth pk.

