



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

BZA APPLICATION FORM

GENERAL INFORMATION

2017 SEP 28 AM 11:56
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-014564-2017

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

Special Permit : V Variance : Appeal :

PETITIONER : Kelly Speakman, Boyes-Watson Architects

PETITIONER'S ADDRESS : 30 Bow Street Somerville, MA 02143

LOCATION OF PROPERTY : 310 Hurley St Cambridge, MA 02141

TYPE OF OCCUPANCY : 1 & 2 family / parking structure ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: GFA in basement

DESCRIPTION OF PETITIONER'S PROPOSAL :

Relief requested to exempt GFA located in a basement.

SECTIONS OF ZONING ORDINANCE CITED :

Article 2.000 Section Footnote 16 (Exempt Basement GFA).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :

(Petitioner(s) / Owner)

Daniel Adelson

(Print Name)

Address :

300 1st Ave
Needham MA 02494

Tel. No. :

617-620-2411

E-Mail Address :

dan@adcorealty.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 Micah Realty LLC
(OWNER)

Address: 300 1st Ave Needham Ms 02494

State that I/We own the property located at 308-318 Hurley St,
which is the subject of this zoning application.

The record title of this property is in the name of Micah Realty LLC

*Pursuant to a deed of duly recorded in the date 5/13/2006 Middlesex South
County Registry of Deeds at Book 67251, Page 001; 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 DAN ANDERSON personally appeared before me,
this 26 of SEPT, 2017, and made oath that the above statement is true.

My commission expires 3-6-2020 (Notary Seal)



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

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: boyes-watson architects **PRESENT USE/OCCUPANCY:** 1-2 family / parking
LOCATION: 310 Hurley St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone
PHONE: 617.629.8200 x210 **REQUESTED USE/OCCUPANCY:** unchanged

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>6890</u>	<u>unchanged</u>	<u>6900</u>	<u>(max.)</u>
<u>LOT AREA:</u>	<u>9200</u>	<u>unchanged</u>	<u>5000</u>	<u>(min.)</u>
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>0.74</u>	<u>unchanged</u>	<u>0.75</u>	<u>(max.)</u>
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1840</u>	<u>unchanged</u>	<u>1500</u>	<u>(min.)</u>
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>92'</u>	<u>unchanged</u>	<u>50'</u>	<u>(min.)</u>
<u>DEPTH</u>	<u>100'</u>	<u>unchanged</u>	<u>n/a</u>	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>0'</u>	<u>unchanged</u>	<u>10'</u>	<u>(min.)</u>
<u>REAR</u>	<u>20'</u>	<u>unchanged</u>	<u>20'</u>	<u>(min.)</u>
<u>LEFT SIDE</u>	<u>1.2'</u>	<u>unchanged</u>	<u>7.5' min</u>	<u>(min.)</u>
<u>RIGHT SIDE</u>	<u>0.7'</u>	<u>unchanged</u>	<u>7.5' min</u>	<u>(min.)</u>
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>35'</u>	<u>unchanged</u>	<u>35'</u>	<u>(max.)</u>
<u>LENGTH</u>	<u>see plans</u>	<u>unchanged</u>	<u>n/a</u>	
<u>WIDTH</u>	<u>see plans</u>	<u>unchanged</u>	<u>n/a</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>42%</u>	<u>unchanged</u>	<u>30%</u>	<u>(min.)</u>
<u>NO. OF DWELLING UNITS:</u>	<u>5</u>	<u>unchanged</u>	<u>6</u>	<u>(max.)</u>
<u>NO. OF PARKING SPACES:</u>	<u>5</u>	<u>unchanged</u>	<u>5</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>see plans</u>	<u>unchanged</u>	<u>10'</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.

the site contains 2 existing detached single family homes located at 308 & 318 Hurley,

310-312 Hurley is a two family, 316 Hurley is a single family. these three units are located above a 5 car parking structure located at 314 Hurley.

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'.

BZA APPLICATION FORM

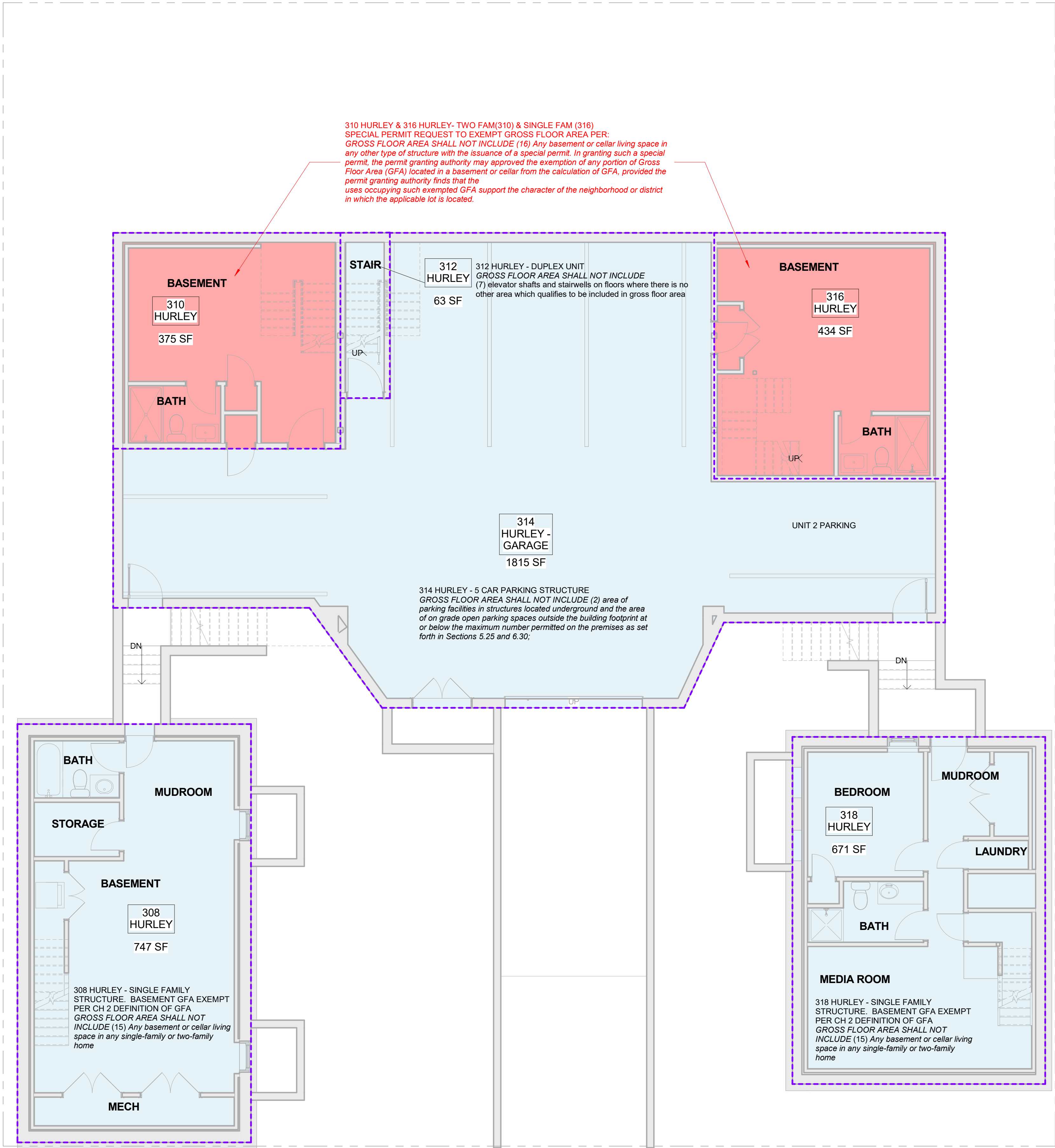
SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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 310 Hurley St Cambridge, MA 02141 (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 proposed ceiling height at the basement levels in units 310 and 316 is located underground and not visible from the exterior. no detriment ot the public interest will be created
- 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:
traffic and egress patterns will remain unchanged by permission to exepmt this basement square footage
- 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 operation of the structure will remain unchanged. Exemption of basement GFA does not adversely affect the neighborhood and is not visible from public view.
- 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:
No nuisance or hazard will be created by exempting the basement GFA
- 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:
Exepmtion of basement GFA will not impair the integrity of the district and is in kind with many other residential structures in the neighborhood, including the 2 detached single famly homes located on the same lot.

9/26/2017 4:32:57 PM



1 SPECIAL PERMIT BASEMENT AREA DIAGRAM
3/16" = 1'-0"

No.	Description	Date

stamp

client
MICAH REALTY

title
SPECIAL PERMIT BASEMENT GFA DIAGRAM

project
308-318 HURLEY ST, CAMBRIDGE MA

BOYES-WATSON ARCHITECTS



thirty bow street
somerville, ma 02143
architects@boyes-watson.com
phone: (617) 625-8200
fax: (617) 625-8201

job number000

scale 3/16" = 1'-0"

date issued 06.22.2017

CURRENT SET
07.31.2017

sheet no.
SP-01

This map shows a residential area with the following streets and lots:

- Streets:** Hurley St, Charles St, Fifth St, Spring Pl, 1 Spring Pl, 2 Spring Pl, 3 Spring Pl.
- Lots and Addresses:**
 - Top row: 26-2, 26-3, 26-4, 26-5, 26-179, 26-16, 26-15, 26-9, 26-10, 26-19, 26-22, 26-23, 26-24, 26-155, 26-163, 26-164, 26-162, 26-161, 26-160, 26-159, 26-158, 26-157, 26-156, 26-155, 26-154, 26-153, 26-152, 26-151, 26-150, 26-149, 26-148, 26-147, 26-146, 26-145, 26-144, 26-143, 26-142, 26-141, 26-140, 26-139, 26-138, 26-137, 26-136, 26-135, 26-134, 26-133, 26-132, 26-131, 26-130, 26-129, 26-128, 26-127, 26-126, 26-125, 26-124, 26-123, 26-122, 26-121, 26-120, 26-119, 26-118, 26-117, 26-116, 26-115, 26-114, 26-113, 26-112, 26-111, 26-110, 26-109, 26-108, 26-107, 26-106, 26-105, 26-104, 26-103, 26-102, 26-101, 26-100, 26-99, 26-98, 26-97, 26-96, 26-95, 26-94, 26-93, 26-92, 26-91, 26-90, 26-89, 26-88, 26-87, 26-86, 26-85, 26-84, 26-83, 26-82, 26-81, 26-80, 26-79, 26-78, 26-77, 26-76, 26-75, 26-74, 26-73, 26-72, 26-71, 26-70, 26-69, 26-68, 26-67, 26-66, 26-65, 26-64, 26-63, 26-62, 26-61, 26-60, 26-59, 26-58, 26-57, 26-56, 26-55, 26-54, 26-53, 26-52, 26-51, 26-50, 26-49, 26-48, 26-47, 26-46, 26-45, 26-44, 26-43, 26-42, 26-41, 26-40, 26-39, 26-38, 26-37, 26-36, 26-35, 26-34, 26-33, 26-32, 26-31, 26-30, 26-29, 26-28, 26-27, 26-26, 26-25, 26-24, 26-23, 26-22, 26-21, 26-20, 26-19, 26-18, 26-17, 26-16, 26-15, 26-14, 26-13, 26-12, 26-11, 26-10, 26-9, 26-8, 26-7, 26-6, 26-5, 26-4, 26-3, 26-2, 26-1.

310 & 316 Hurley St.
Petitioner

26-27
BARCZYKOWSKI, MITCHELL S.,
TR. OF THE BARCZYKOWSKI FAMILY TRUST
62 IBBETSON ST. 2L
SOMERVILLE, MA 02143

26-28
TYSON, JOHN W., JR. & TRICIA LUONG
325 HURLEY ST
CAMBRIDGE, MA 02141

BOYES-WATSON ARCHITECTS
C/O KELLY SPEAKMAN
30 BOW STREET
SOMERVILLE, MA 02143

26-106-108
FERREIRA, JAMES L. JR. TRUSTEE
C/O MICHAH REALTY LLC
300 FIRST AVE., SUITE 300
NEEDHAM, MA 02494

26-29
MCCARTHY, GREGORY
C/O 327-329 HURLEY STREET, LLC
45 PLEASANT ST., SUITE 5
NEWBURYPORT, MA 01950

DANIEL ADELSON
300 1ST AVENUE
NEEDHAM, MA 02494

26-110
FORD, MARGARET A.
TRUSTEE OF HURLEY STREET TRUST
302 HURLEY ST
CAMBRIDGE, MA 02141

26-112
BENCH, ROBERT K. & KARA P. KEATING BENCH
153 FIFTH ST., #1
CAMBRIDGE, MA 02141

26-117
JABAK, ALI A. & MARIA JABAK
C/O HELENA D. LABAO & ALI HASSAN
5 LAWRENCE LANE
LEXINGTON, MA 02421

26-118
KEPLIN, PAUL J. & RHONDA MASSIE
211 CHARLES ST.
CAMBRIDGE, MA 02141

26-128
CFPC LLC, CP 223225 CHARLES ST LLC
61 FAYETTE ST.
CAMBRIDGE, MA 02139

26-129
SHANE, MCCULLOUGH & PAULA MCCULLOUGH
221 CHARLES ST. UNIT#1
CAMBRIDGE, MA 02141

26-129
JASTER, SUSAN E.
221 CHARLES ST., #2
CAMBRIDGE, MA 02141

26-129
SEIDERMAN, CARA,
TR. OF THE CARA SEIDERMAN 2014 REV TR.
221 CHARLES ST., #3
CAMBRIDGE, MA 02141

26-138-139
HINDS, CHARLES T.
207 CHARLES ST
CAMBRIDGE, MA 02141

26-140
BISHOP, THOMAS DEAN
157 1/2 FIFTH ST. UNITB
CAMBRIDGE, MA 02139

26-141
MCLELLAN, MICHAEL
C/O MELINA GEORGANTA
103 CLAFLIN ST
BELMONT, MA 02478

26-156
CABRAL, ISABEL E. FOR LIFE
303 HURLEY ST.
CAMBRIDGE, MA 02141

26-159
KASDON, HENRY B.
43 HIAWATHA AVE.
WALTHAM, MA 02451

26-160
RATER, MICHAEL A. & LILLIAN RATER
161 FIFTH ST
CAMBRIDGE, MA 02141

26-161
REBELLO, JOHN H. &
LUCILLE A. REBELLO A LIFE ESTATE
332 HURLEY ST
CAMBRIDGE, MA 02141

26-162
AGUIAR, LUCIA F., ANNA P. COLLINS
TR. OF FARIA FAMILY IRREVOCABLE TR.
320 HURLEY ST
CAMBRIDGE, MA 02141

26-170
FONSECA, ABILIO M. &
ROSE B. FONSECA JOHN C. FONSECA
227 CHARLES ST
CAMBRIDGE, MA 02141

26-140
QUINLAN, NINA C.
63 SIXTH ST.
CAMBRIDGE, MA 02141

26-109
SANTORO, LORI & MARK A. SANTORO
306 HURLEY ST
CAMBRIDGE, MA 02141





LEGEND

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

