



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

BZA APPLICATION FORM

Plan No: BZA-013861-2017

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :

PETITIONER : Shikhar Ghosh

PETITIONER'S ADDRESS : 31 Hawthorn St Cambridge MA, MA 02138

LOCATION OF PROPERTY : 31 Hawthorn St Cambridge, MA

TYPE OF OCCUPANCY : Single Family Residential ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :

Other: Replace 2 rear windows with French Doors

DESCRIPTION OF PETITIONER'S PROPOSAL :

Zoning relief required per rear setback to replace 2 rear windows with french doors.
To build a partially covered entry within a setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

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

Original Signature(s) :

(Petitioner(s) / Owner)

SHIKHAR GHOSH

(Print Name)

Address :

31 HAWTHORN Cambridge MA 02138
617-429-4090

Tel. No. :

SGHOSH @ ABS.EDU

E-Mail Address :

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 SHIKHAR GHOSH
(OWNER)


Address: 31 HAWTHORN, CAMBRIDGE, MA 02138

State that I/We own the property located at 31 HAWTHORN,
which is the subject of this zoning application.

The record title of this property is in the name of SHIKHAR GHOSH

*Pursuant to a deed of duly recorded in the date 8/5/2013 Middlesex South
County Registry of Deeds at Book 62396, Page 13; 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 Shikhar Ghosh personally appeared before me;
this 5th of July, 2017, and made oath that the above statement is true.

Kathleen Mathews Notary

My commission expires August 10, 2018 (Notary Seal).

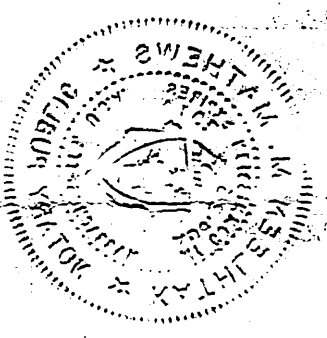
- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

NOTIFICATION OF THE BOARD OF HEALTH

It is hereby notified that the Board of Health has received information that certain persons have been exposed to the disease of smallpox.

The Board of Health has therefore ordered that all persons who have been exposed to the disease of smallpox should be vaccinated as soon as possible. It is the duty of every person who has been exposed to the disease to comply with this order. Failure to do so may result in the person being isolated and treated as a case of smallpox.

The Board of Health has also ordered that all persons who have been exposed to the disease of smallpox should be notified by the Board of Health. It is the duty of every person who has been notified to comply with the order.



[Handwritten signature and text]

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:

A literal enforcement of the zoning ordinance would require us to relocate the exterior rear wall of the house out of the rear set back in order to build just a modest entry landing with an 18" overhang.

- 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 existing non conforming lot makes even the most minor modifications to the rear elevation, due to the rear setback, require zoning relief.

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

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

The proposed work to add a modest new entry landing with an 18" overhang would create no new noise, no air pollution, no additional traffic or loss of off street or on street parking. The proposed design is not visible from the street and blends in with the architectural style of the neighborhood and the adjacent properties. The existing house envelope remains essentially intact.

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

The proposed work to replace 2 windows and add a new entry landing with an 18" projecting overhang entry is extremely modest in scope, and scale, it maintains the architectural integrity of the house, and does not add any new enclosed habitable space, the height and scale of the building remain unchanged.

- * 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 31 Hawthorn St 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:
- The existing non-comformities will not be increased or made worse.
No additional non-comformities will be created.
No additional FAR will be added.
The envelope will not be enlarged.
- 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 proposed work requiring relief is limited to replacing (2) rear facing windows.
The proposed work does not impact traffic, property egress or access, and is not visible from the street or any other public spaces.
- 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 existing use, size, scale and character of the existing single family structure will not change. The existing lot remains unchanged.
- 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 modifications of the (2) rear windows will create no new noise, will create no loss of parking, will create no air pollution, will create no new shadows on the adjacent lots and will not result in loss of open space. The proposed work will have no impact on either the adjacent properties nor the city as a whole. The proposed work cannot be viewed from the street or any public spaces.
- 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 work is in keeping with the architectural character of the house and the neighborhood, and has been approved by the Cambridge Historical Commission.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: GCD Architects

PRESENT USE/OCCUPANCY: Single Family
Residential

LOCATION: 31 Hawthorn St Cambridge, MA

ZONE: Residence A-2 Zone

PHONE: _____

REQUESTED USE/OCCUPANCY: Single Family Residential

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		2,074	no change	3,000	(max.)
<u>LOT AREA:</u>		2,931	no change	6,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.7	no change	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,931	no change	4,500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	33'	no change	65'	(min.)
	DEPTH	64'	no change	NA	
<u>SETBACKS IN FEET:</u>	FRONT	10'	no change	20'	(min.)
	REAR	20'	no change	25'	(min.)
	LEFT SIDE	6'	no change	10'	(min.)
	RIGHT SIDE	5'	no change	10'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	less than 35'	no change	35'	(max.)
	LENGTH	32'	no change	NA	
	WIDTH	24'	no change	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		50%	no change	50%	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	no change	NA	(max.)
<u>NO. OF PARKING SPACES:</u>		2	no change	NA	(min./max)
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		NA	NA	NA	(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.

The existing structure is wood frame. The proposed alterations are modifications to (2) rear windows.

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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MASSACHUSETTS
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831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
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GENERAL INFORMATION

2017 JUL 14 AM 10:30
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-013861-2017

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Original Signature(s) :

SGhosh

(Petitioner(s) / Owner)

SHIKHAR GHOSH

(Print Name)

Address :

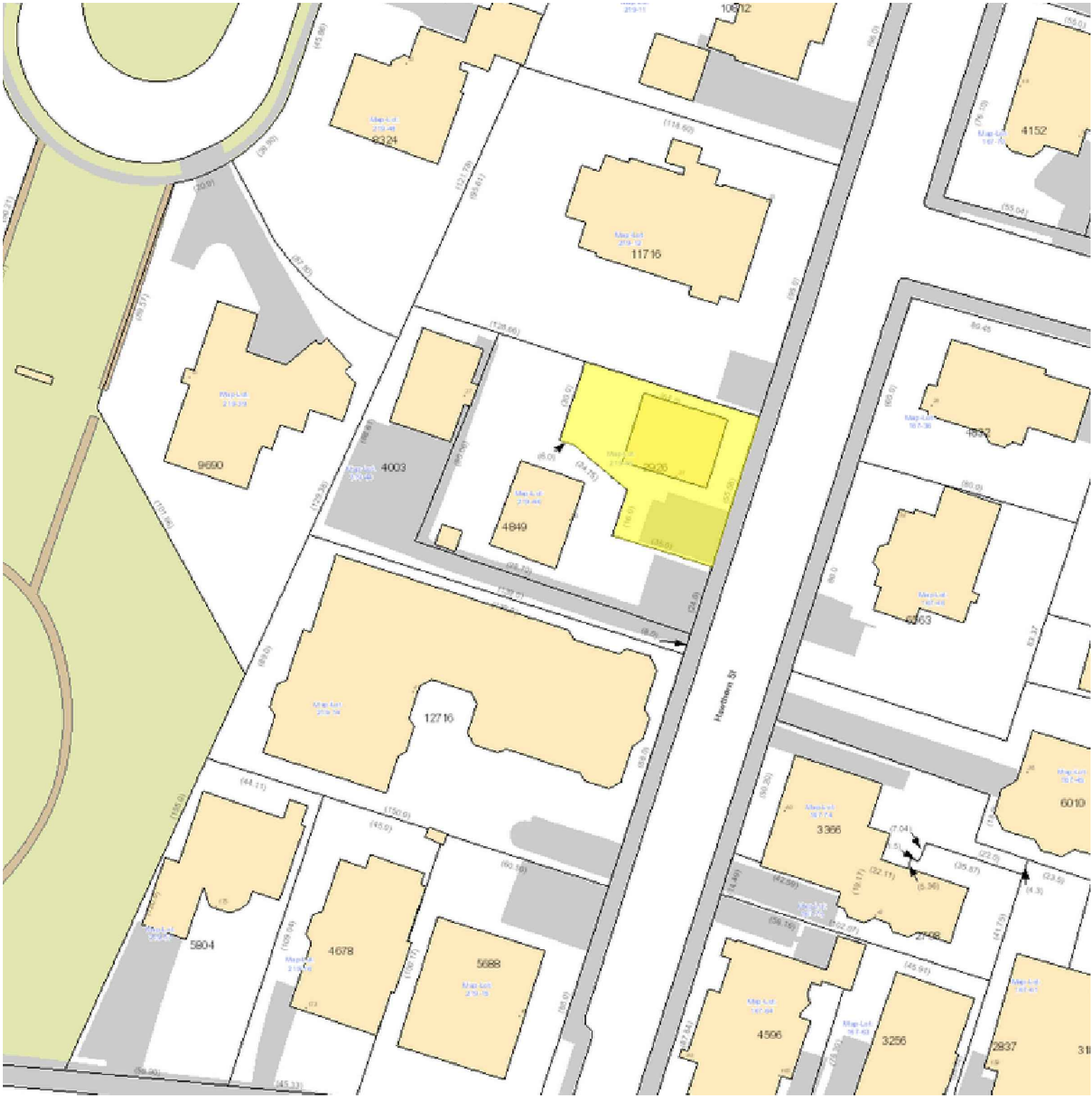
31 HAWTHORN Cambridge MA 02138
617-429-4090

Tel. No. :

SGHOSH @ HBS.EDU

E-Mail Address :

Date : _____



DRAWING LIST:

COVER / GIF MAP

EXISTING SITE PHOTOS

SITE PLAN

D1.1 EXISTING FIRST FLOOR PLAN

D2.1 EXISTING REAR ELEVATION

A1.1 FIRST FLOOR NEW WORK PLAN

A2.1 REAR ELEVATION NEW WORK PLAN

A3.1 NEW WORK DETAILS



STREET ELEVATION FROM SOUTHEAST



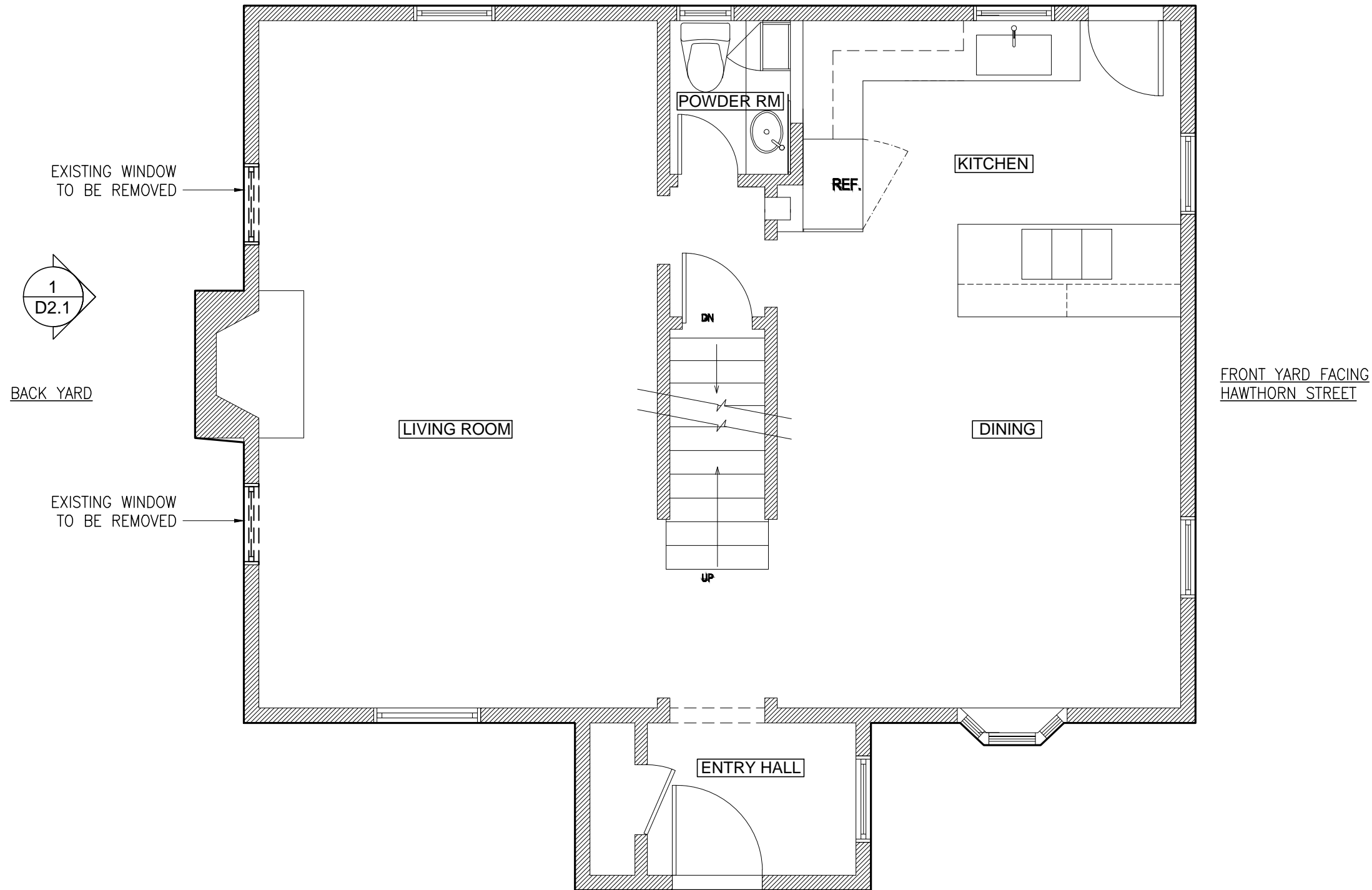
STREET ELEVATION FROM EAST



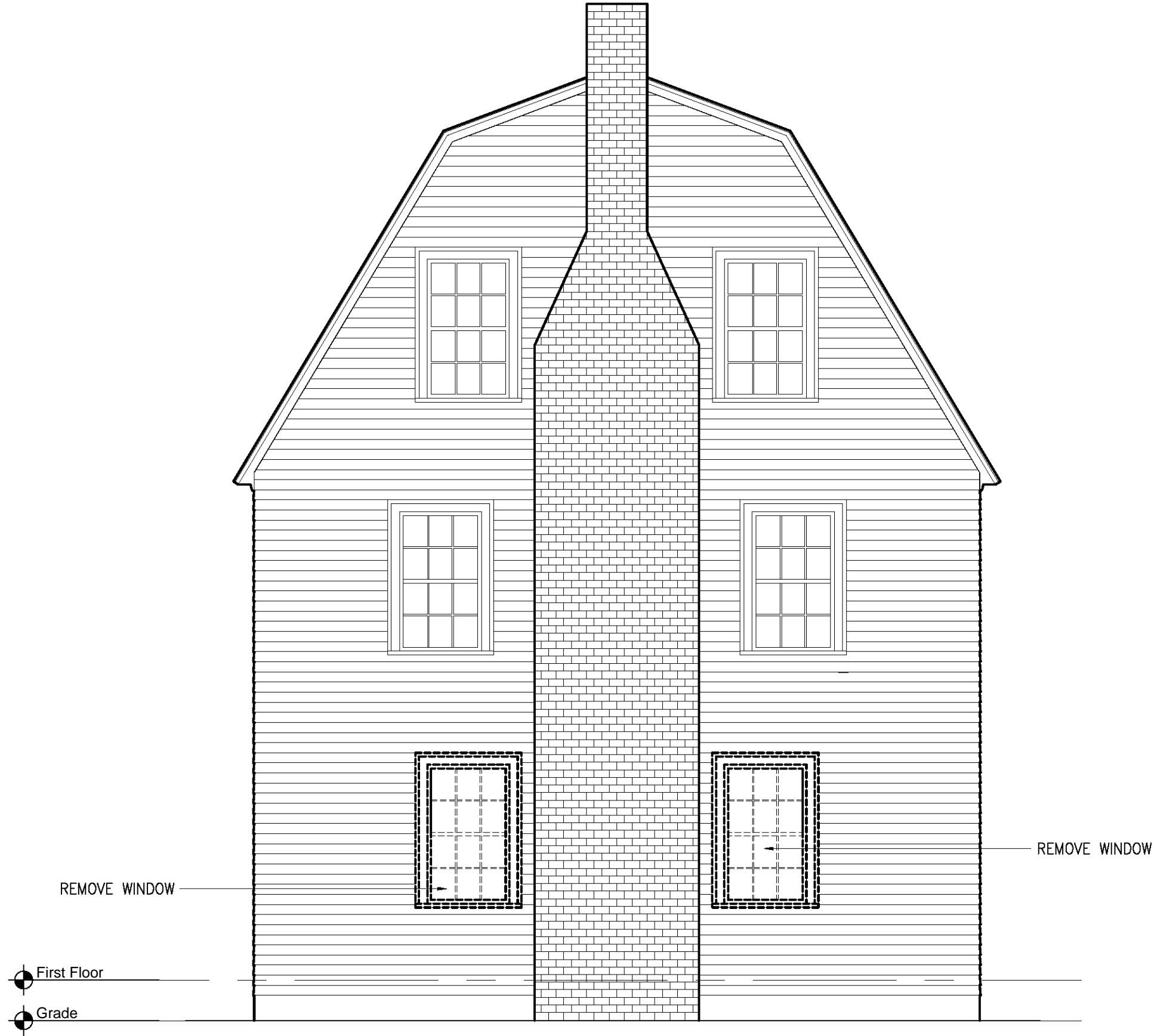
STREET ELEVATION FROM NORTHEAST



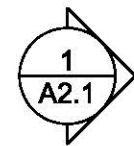
REAR ELEVATION, AREA OF PROPOSED WORK



1 FIRST FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION EXISTING
SCALE: 1/4" = 1'-0"



20'-6"
NEW DECK LANDING

EXTENT OF NEW 18"
OVERHANG ABOVE

NEW PATIO DOOR TO BE
PLACED IN EXISTING
WINDOW LOCATION

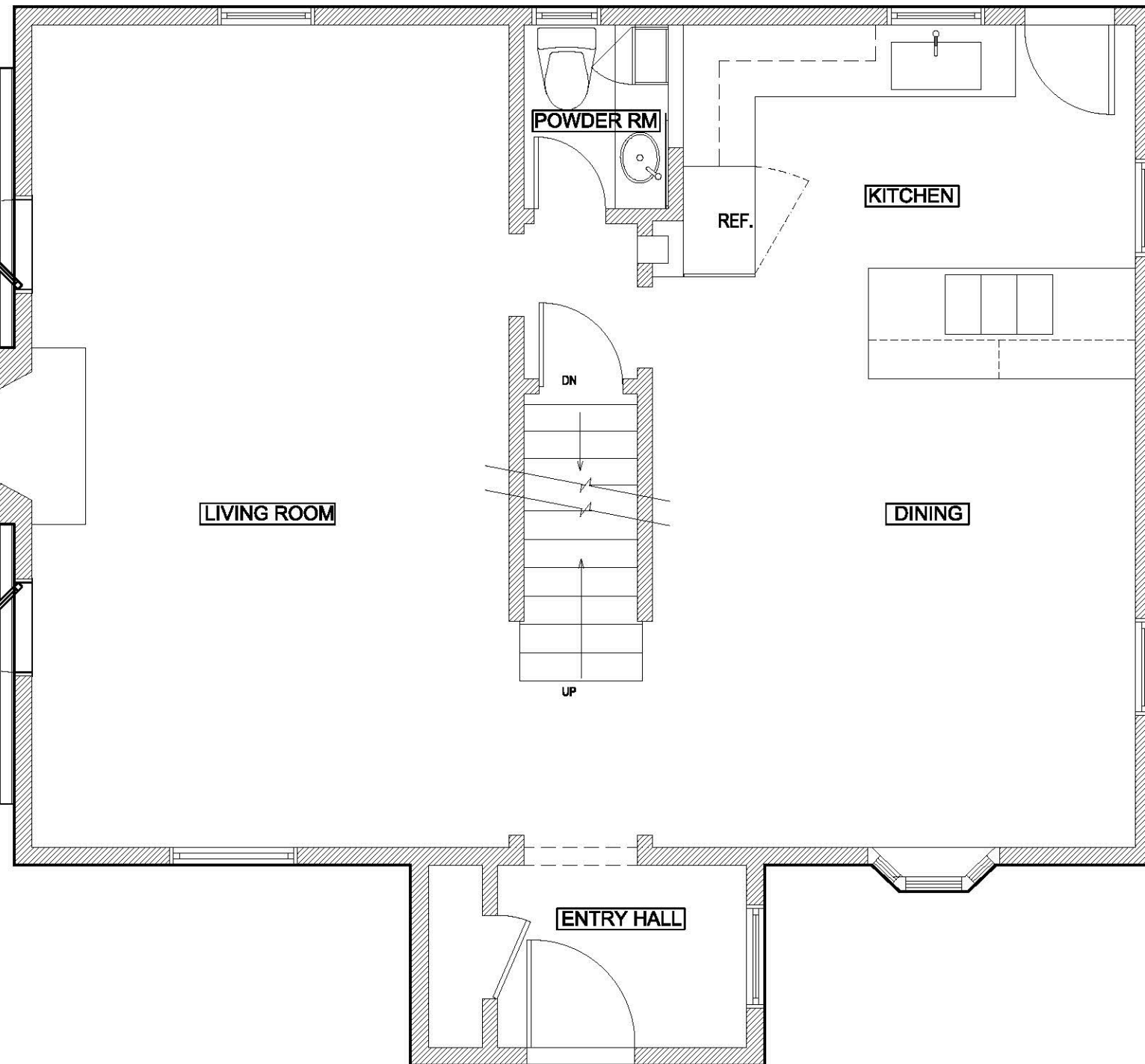
NEW MAHOGANY DECKING

BACK YARD

NEW PATIO DOOR TO BE
PLACED IN EXISTING
WINDOW LOCATION

EXTENT OF NEW 18"
OVERHANG ABOVE

5'-0"
NEW ENTRY LANDING



FRONT YARD FACING
HAWTHORN STREET

1 FIRST FLOOR PLAN WITH PROPOSED PATIO DOORS
SCALE: 1/4" = 1'-0"

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com

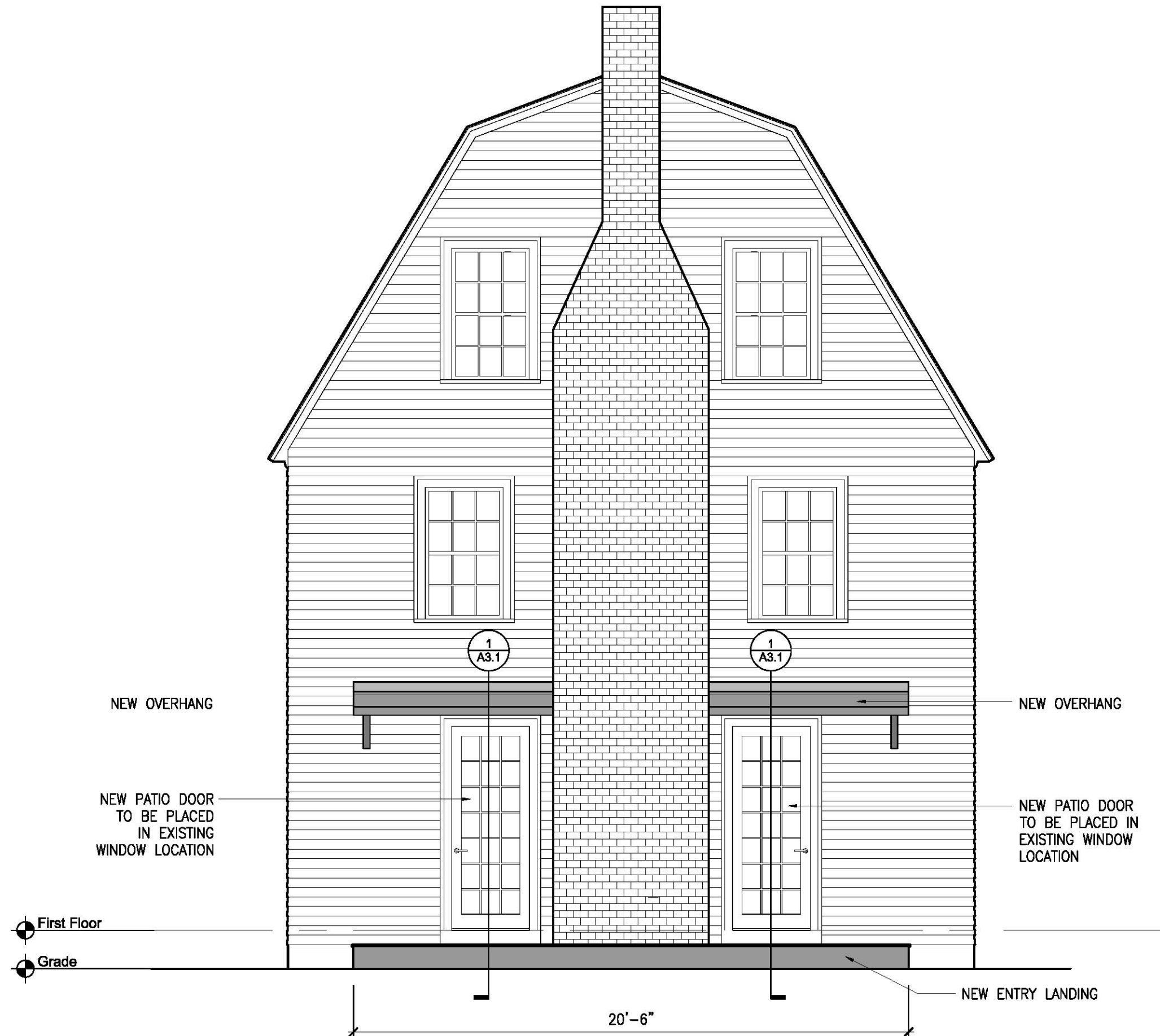
PROJECT
REAR WINDOW MODIFICATIONS
30 JUNE 2017

DRAWING TITLE
31 Hawthorn Street, Cambridge, MA

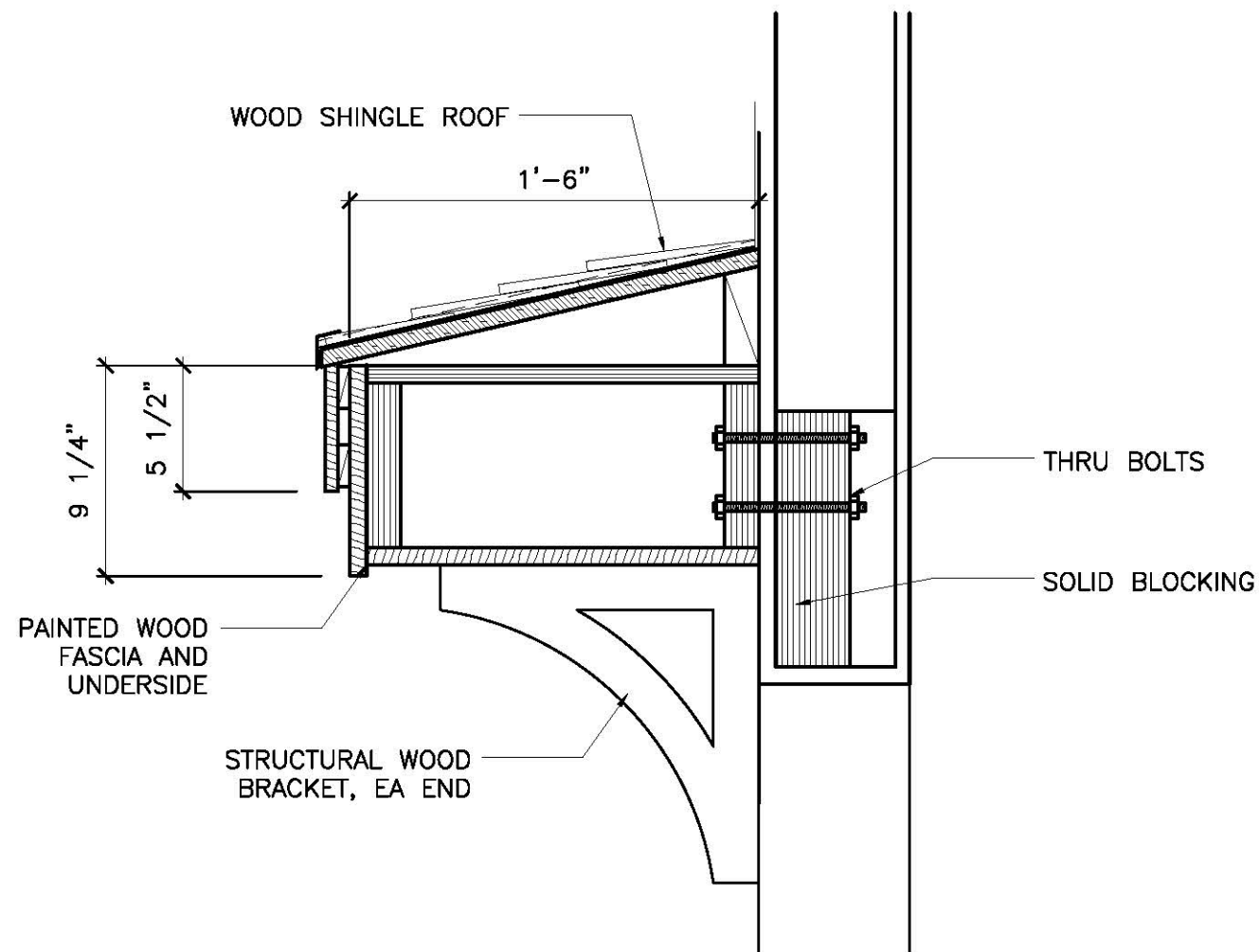
DRAWING NUMBER

A1.1

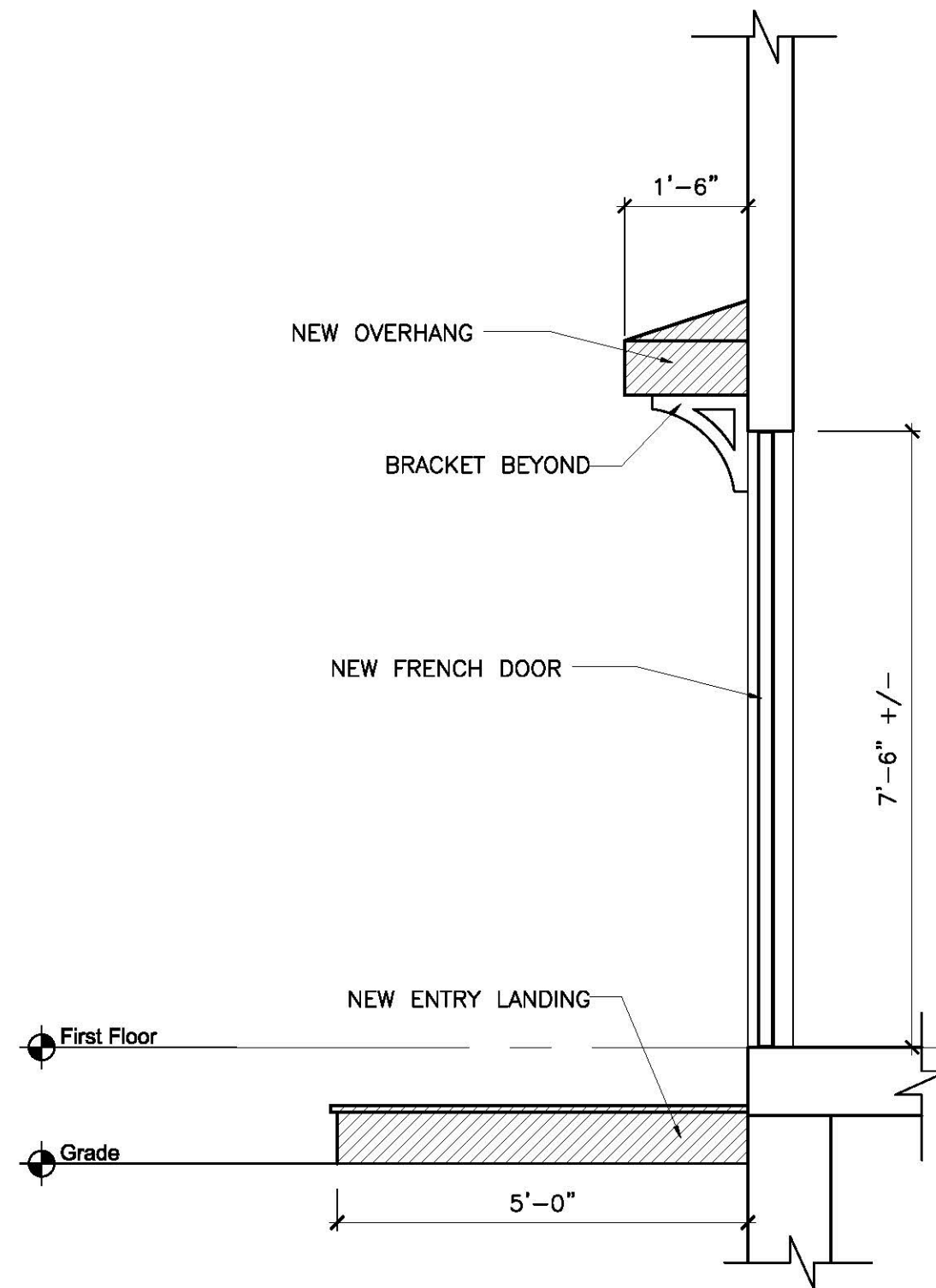
PROPOSED PLANS



1 WEST ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"



2 NEW OVERHANG SECTION DTL
Scale: 1-1/2" = 1'-0"



1 SECTION THRU NEW DOOR
Scale: 1/2" = 1'-0"



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
 E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*, Charles M. Sullivan, *Executive Director*
 William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,
 Susannah Barton Tobin *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

CERTIFICATE OF NONAPPLICABILITY

Property: 31 Hawthorn Street

Applicant: Shikhar Ghosh

Attention: Adam Glassman

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act and the Cambridge Historical Commission Ordinance, that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Remove two windows on the rear elevation and replace with French doors. Construct a small deck and overhang over each new door.

Location of this work is not visible from a public way.

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: 3824

Date of Certificate: July 3, 2017

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Cambridge Historical Commission on July 3, 2017.

By Bruce A. Irving/slb, Chair.

.....
 Twenty days have elapsed since the filing of this decision.
 No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

31 Hawthorn St.

Petitioner

219-11
15 HAWTHORN STREET LLC.
C/O PRESIDENT AND FELLOWS OF HARVARD
1350 MASS AVE. - HC ROOM 1017
CAMBRIDGE, MA 02138

219-12
MCCOY, JACQUELINE R.,
TRUSTEE THE 23 HAWTHORN ST NOM TRS
23 HAWTHORN ST
CAMBRIDGE, MA 02138

219-45
GHOSH, SHIKHAR
31 HAWTHORN ST
CAMBRIDGE, MA 02138

219-44
JEAN-CHRONBERG, TRACY &
BERTIL JEAN-CHRONBERG
37 HAWTHORN ST
CAMBRIDGE, MA 02138

219-14
FEHRMANN, EDWARD M.
TR. THE HAWTHORNE STREET REALTY TR.
P.O. BOX 409
BELMONT, MA 02478

219-46
MCINNES, DONALD K.,
TRUSTEE HAWTHORN CLAN NOMINEE TR.
6 BENNETT STREET
CAMBRIDGE, MA 02138

219-48
YAGER, FELICE B.
10 LONGFELLOW PK
CAMBRIDGE, MA 02138

167-36
GREEN, ALAN I. & FRANCES S. COHEN
28 HAWTHORN ST.
CAMBRIDGE, MA 02138

167-45
BRUZELIUS, MARGARET
36 HAWTHORN ST. UNIT#1
CAMBRIDGE, MA 02138

167-45
TRIPPE, BLAIR L.
36 HAWTHORN ST., #2
CAMBRIDGE, MA 02138

167-45
GOBHAI, CAVAS M.
36 HAWTHORN ST. UNIT#3
CAMBRIDGE, MA 02138

167-46
LEVENKRON, HOLLY B.
32 HAWTHORN ST
CAMBRIDGE, MA 02138