

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02141 **2026 APR 16 PM 2:00**

[617-349-6100](tel:617-349-6100)

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: [1206059](#)

General Information

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

Special Permit: Variance: Appeal:

PETITIONER: Mike Hanrahan

PETITIONER'S ADDRESS: 64 Winter Street, Mass, Cambridge 02141

LOCATION OF PROPERTY: 60-64 WINTER ST , Unit 64 , Cambridge, MA

TYPE OF OCCUPANCY: Residential (R1)

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant wishes to build additions on the second and third floor within the ten-foot setback from Sciarappa and Winter Streets.

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)

Mike Hanrahan

(Print Name)

Address:

64 Winter St, Cambridge MA 02141

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 Michael Hanrahan _____
(OWNER)

Address: 64 Winter St, Cambridge _____

State that I/We own the property located at 64 Winter St _____, which is the subject of this zoning application.

The record title of this property is in the name of Michael Hanrahan _____
or _____

*Pursuant to a deed of duly recorded in the date 4/4/22, Middlesex South County Registry of Deeds at Book 79926, Page 34; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]

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

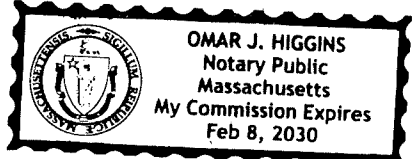
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex _____

The above-name Michael Hanrahan personally appeared before me, this 6 of April, 2026, and made oath that the above statement is true.

[Signature] _____ Notary

My commission expires 2-8-30 _____ (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 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 60-64 WINTER ST , Unit 64 , 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 increase in living area is over the proposed building and existing setback. The proposed building will not be a detriment to the neighborhood and the proposed green roof will enhance the street and surroundings.

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 will be no increase in traffic or change in occupancy

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 will be no increase in traffic or change in occupancy

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 will be no increase in traffic or change in occupancy. There are no hazards to the public.

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 additon is thoughtfully designed to enhance the street and district ,

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

Tel. No. [781-264-7777](tel:781-264-7777)
 E-Mail Address: mikehanrahan1@gmail.com

Date: April 15, 2020

BZA Application Form

DIMENSIONAL INFORMATION

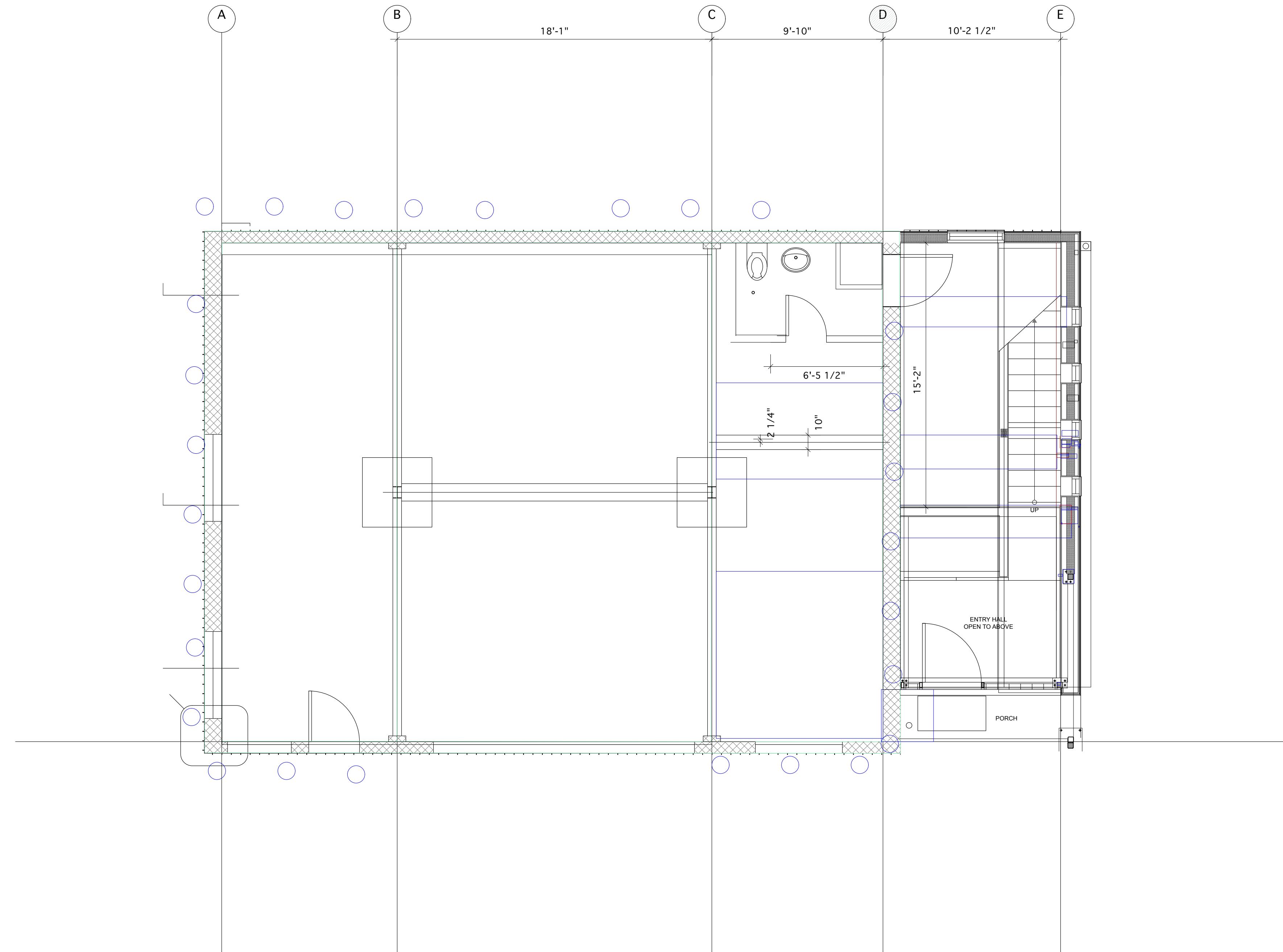
Applicant: Mike Hanrahan
Location: 60-64 WINTER ST., Unit 64., Cambridge, MA
Phone: 781-264-7777

Present Use/Occupancy: Residential (R1)
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential (R1)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2761	3356	n/a	(max.)
<u>LOT AREA:</u>		2400	2400	2400	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.15	1.4	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2400	2400	2400	
<u>SIZE OF LOT:</u>	WIDTH	40	40	40	
	DEPTH	60	60	60	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	
	REAR	9.27	9.27	10	
	LEFT SIDE	11.6	11.6	10	
	RIGHT SIDE	0	0	10	
<u>SIZE OF BUILDING:</u>	HEIGHT	35	35	45	
	WIDTH	40	43.34	40	
	LENGTH	30.25	30.25	30.25	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1	1	1	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<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

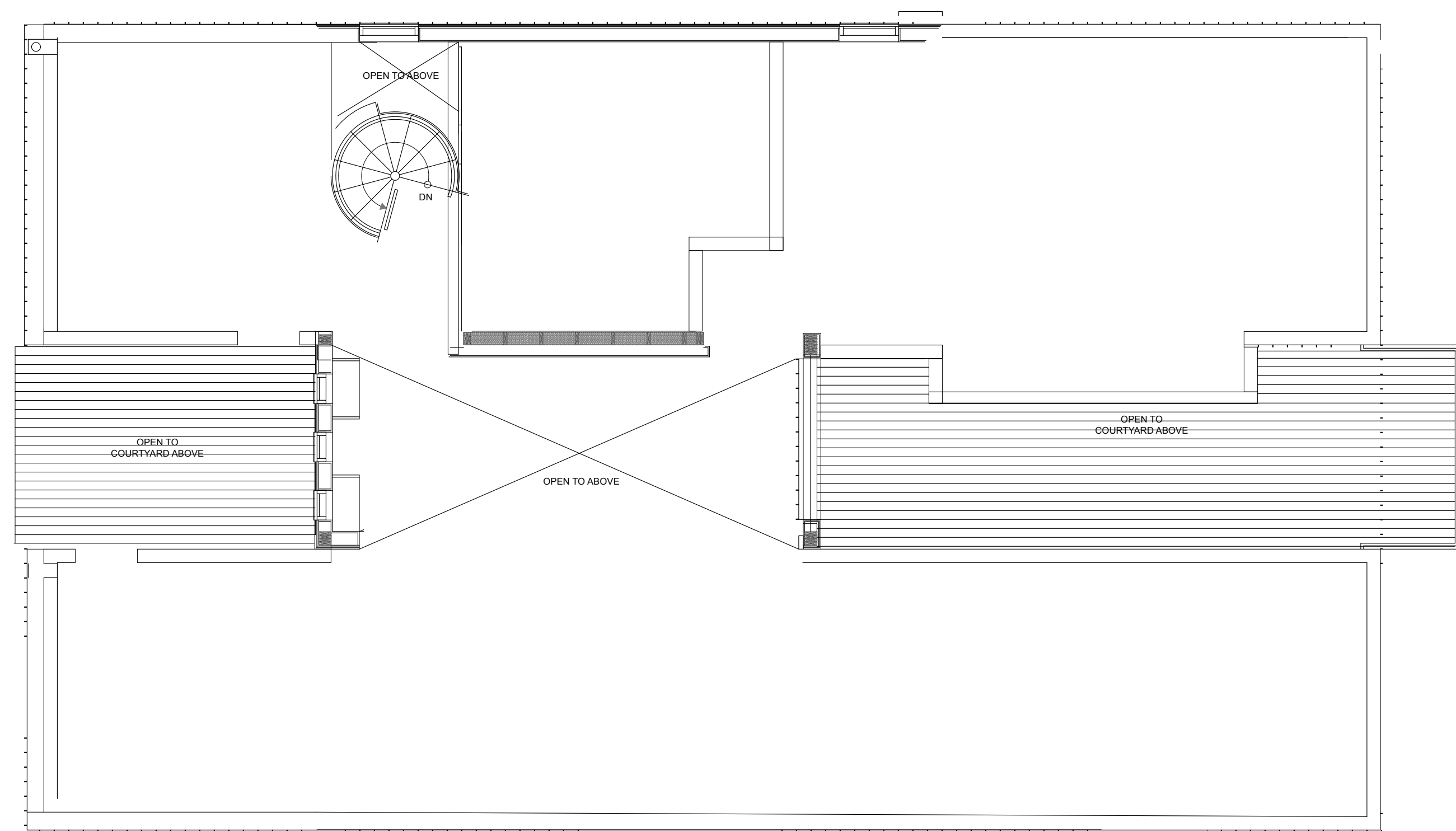
SCIARAPPA STREET



WINTER STREET

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	First Floor			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 5 OF 1	

SCIARAPPA STREET

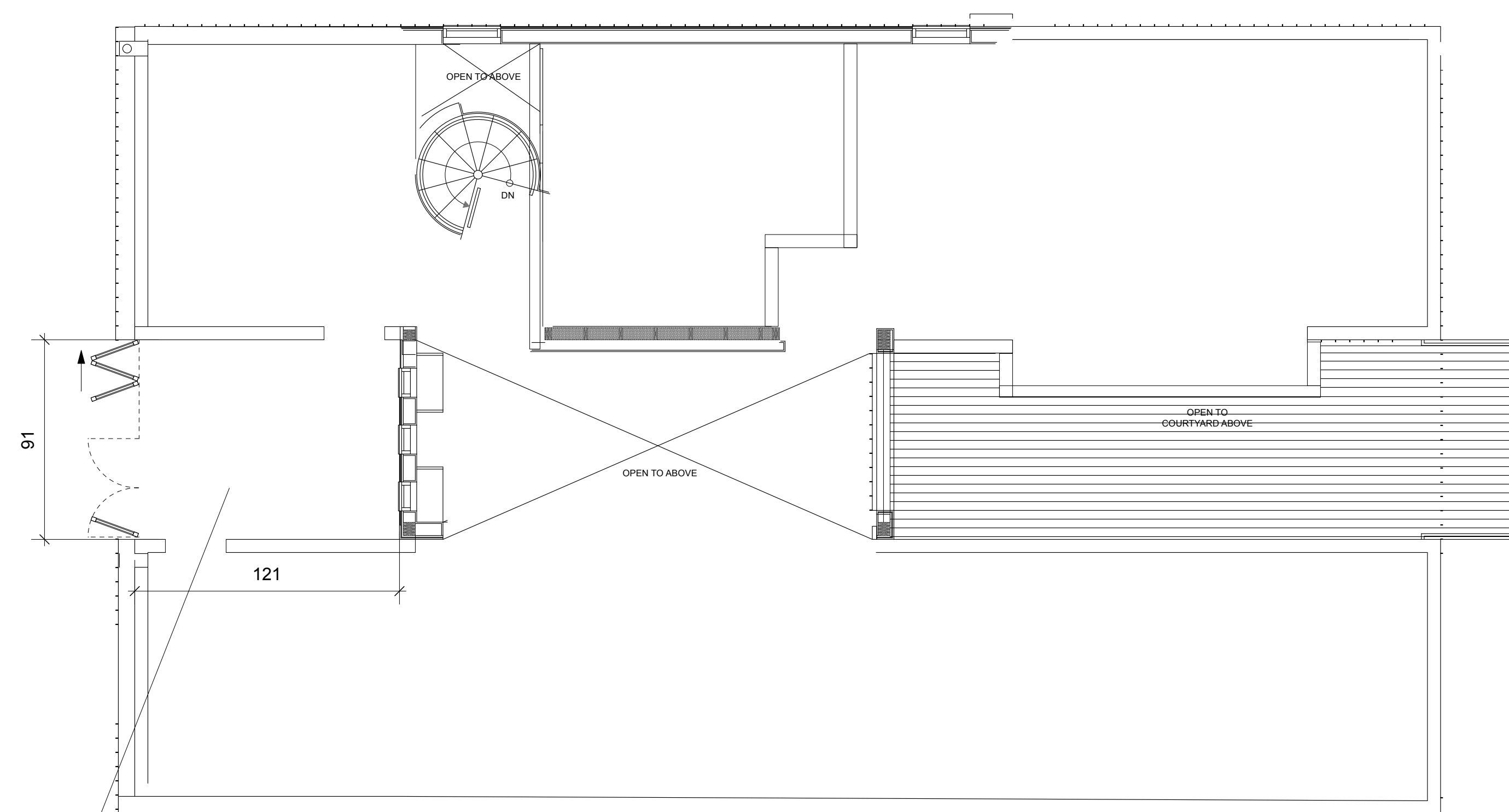


WINTER STREET

EXISTING

Conversion of existing outdoor deck to an enclosed breakfast nook

SCIARAPPA STREET

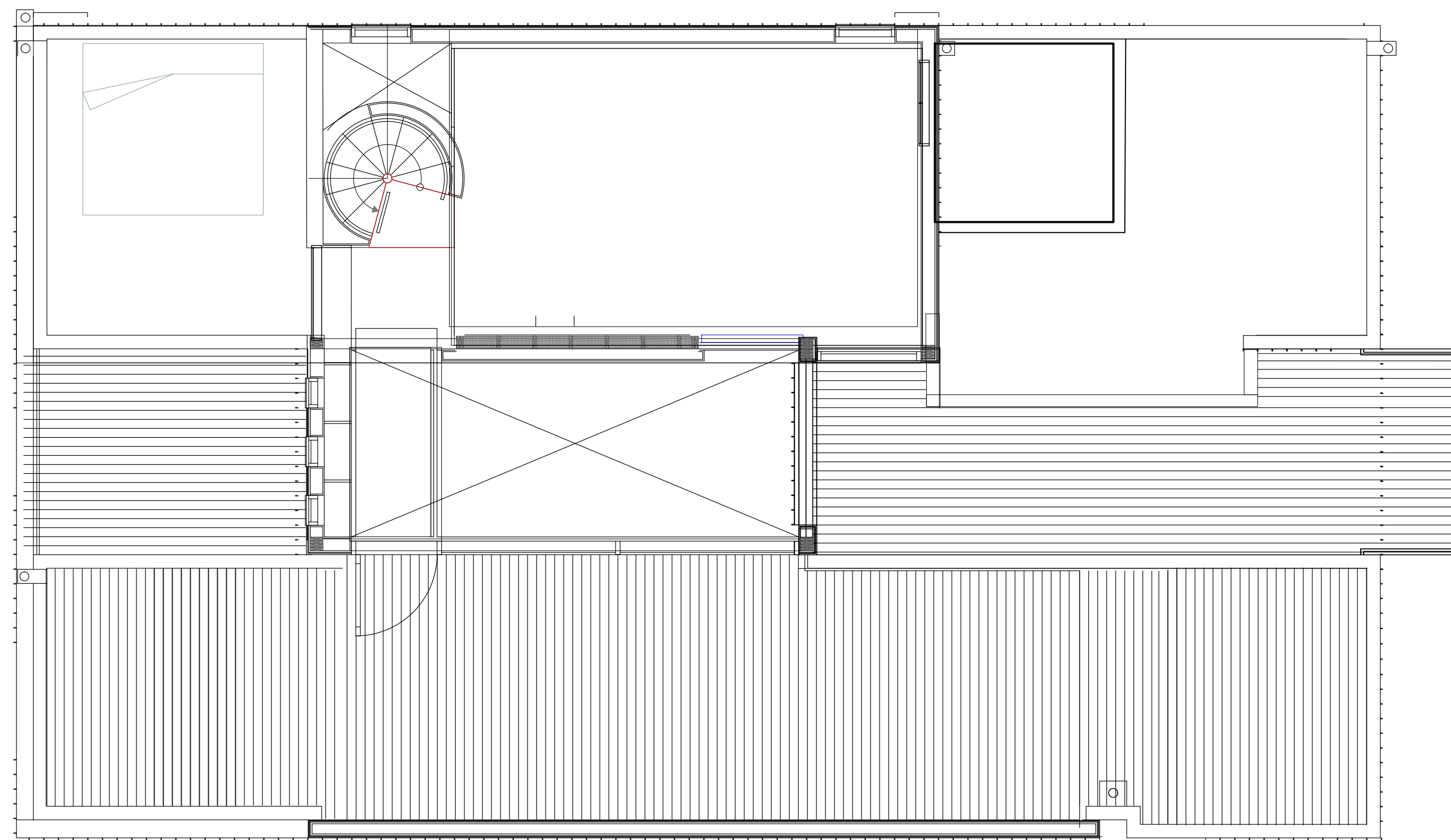


WINTER STREET

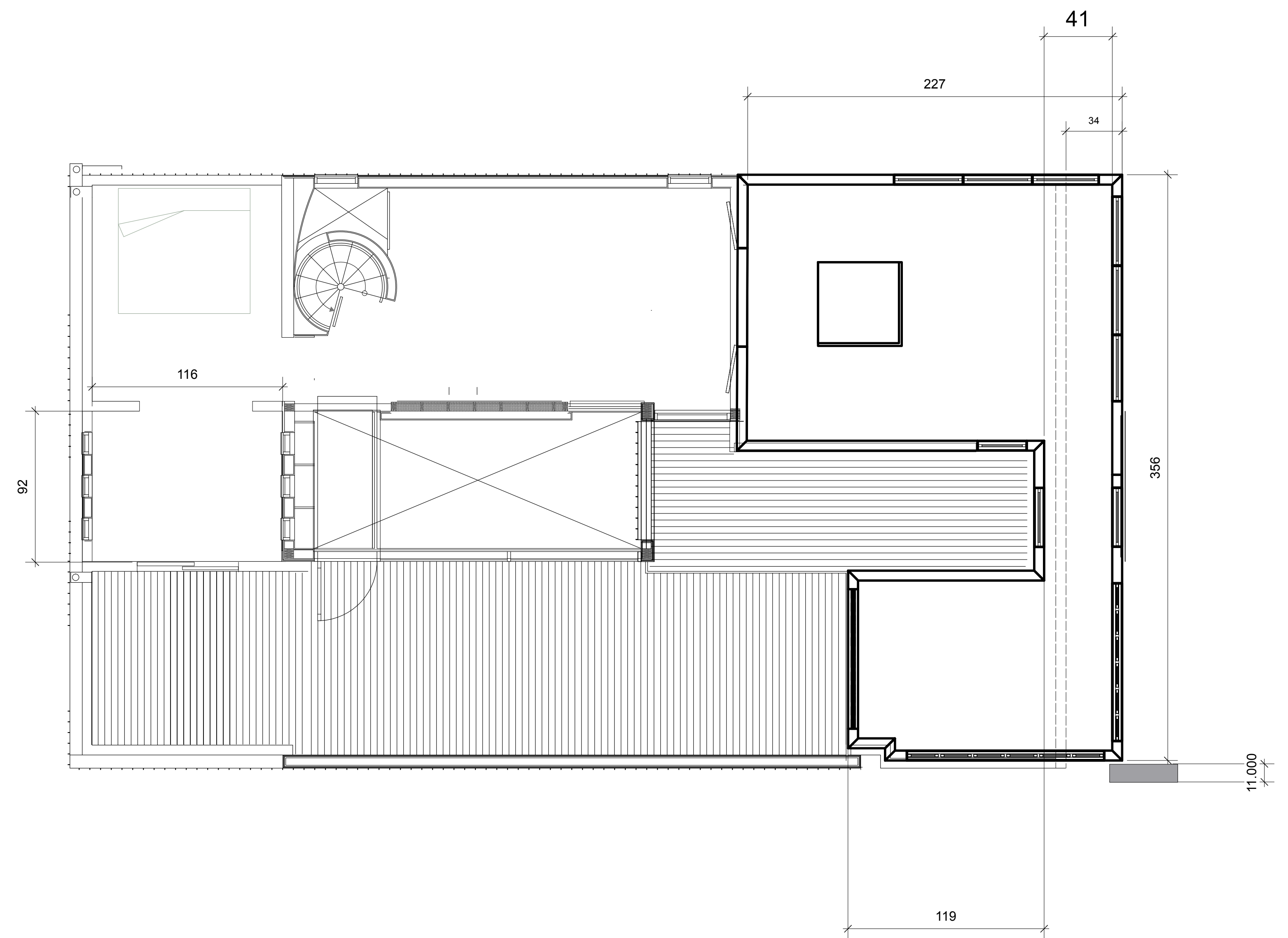
PROPOSED

1 SECOND FLOOR
Scale: 1/4" = 1'-0"

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	Second Floor			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 6	OF 1



EXISTING



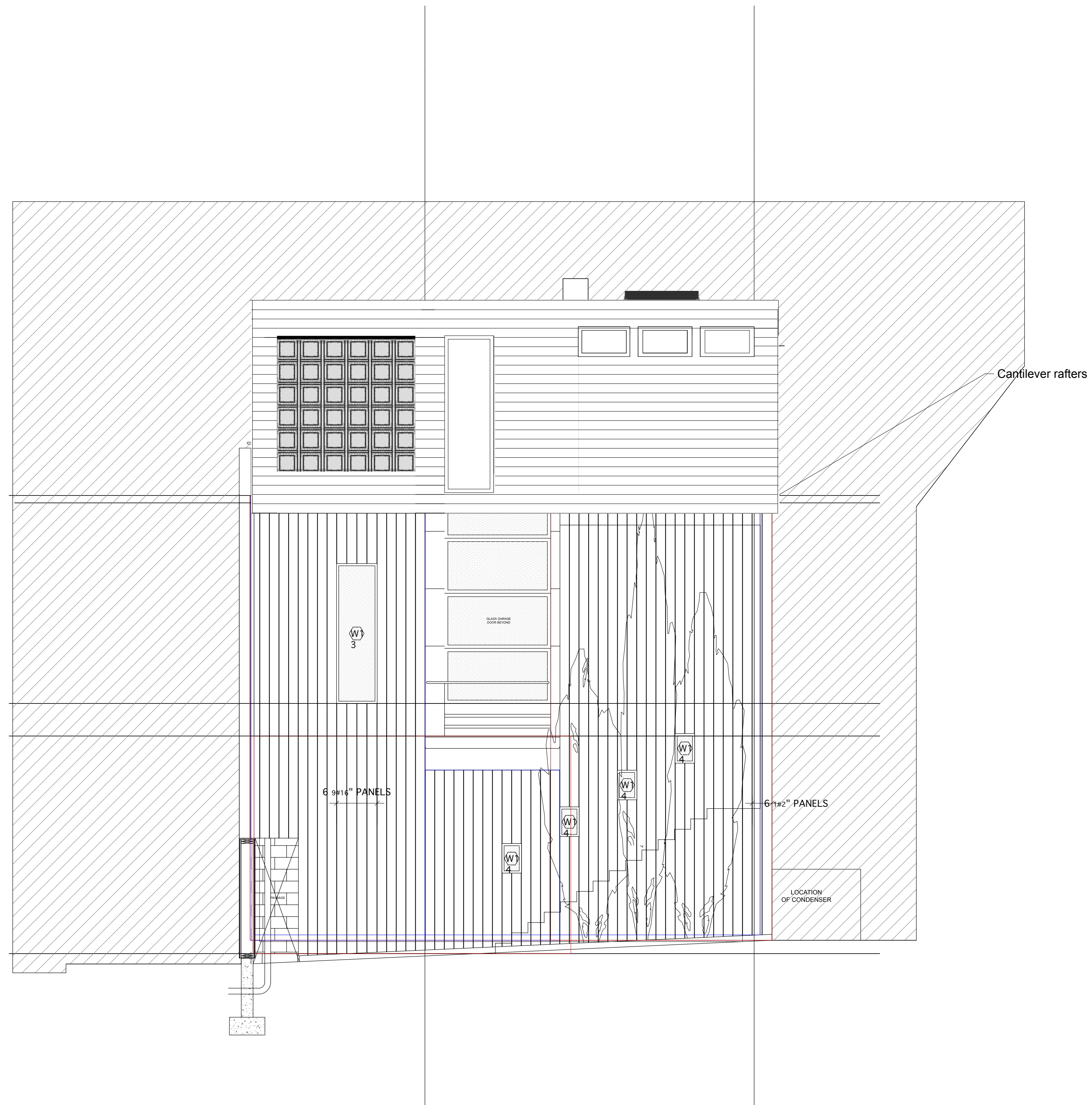
PROPOSED

2 Third Floor
Scale: 1/4" = 1'-0"

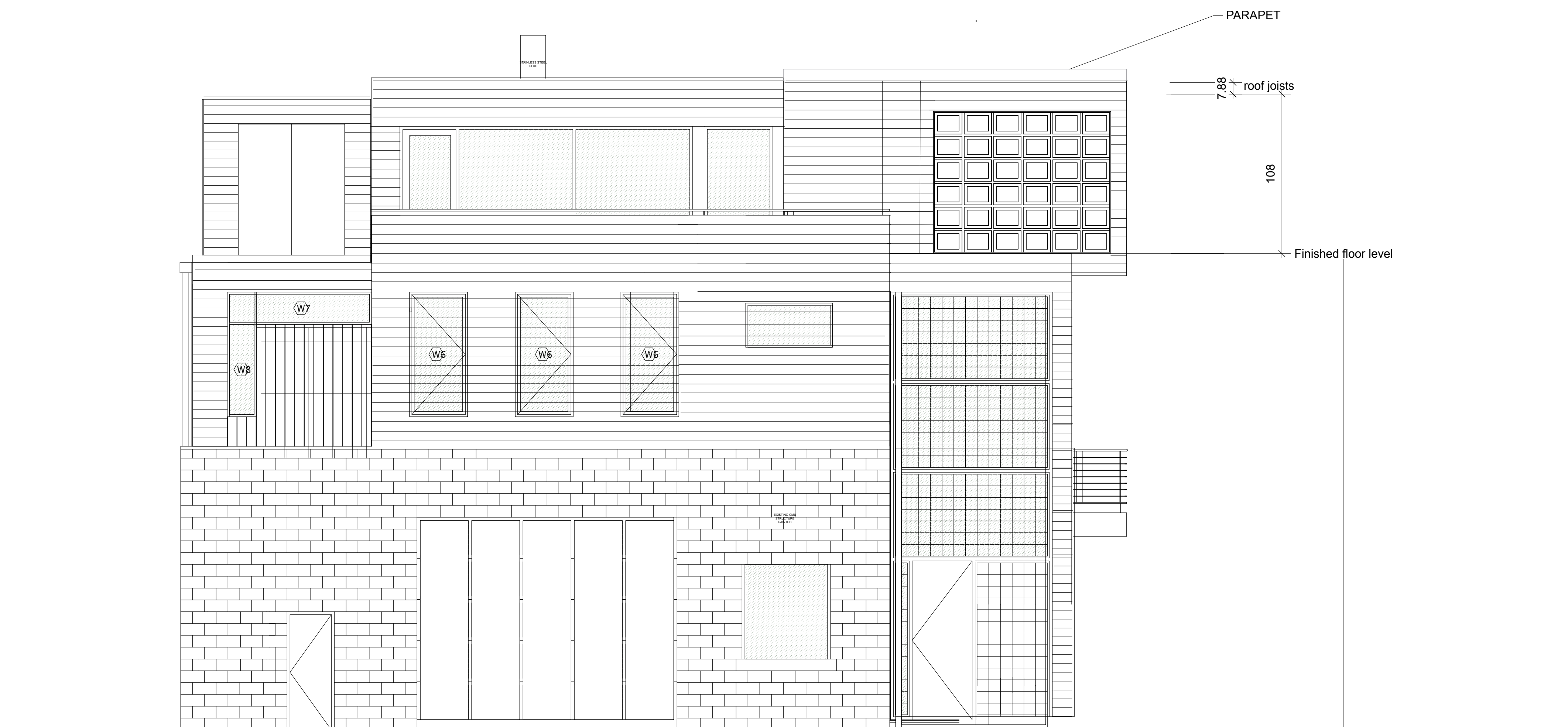
DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	Third Floor			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 7	OF 1



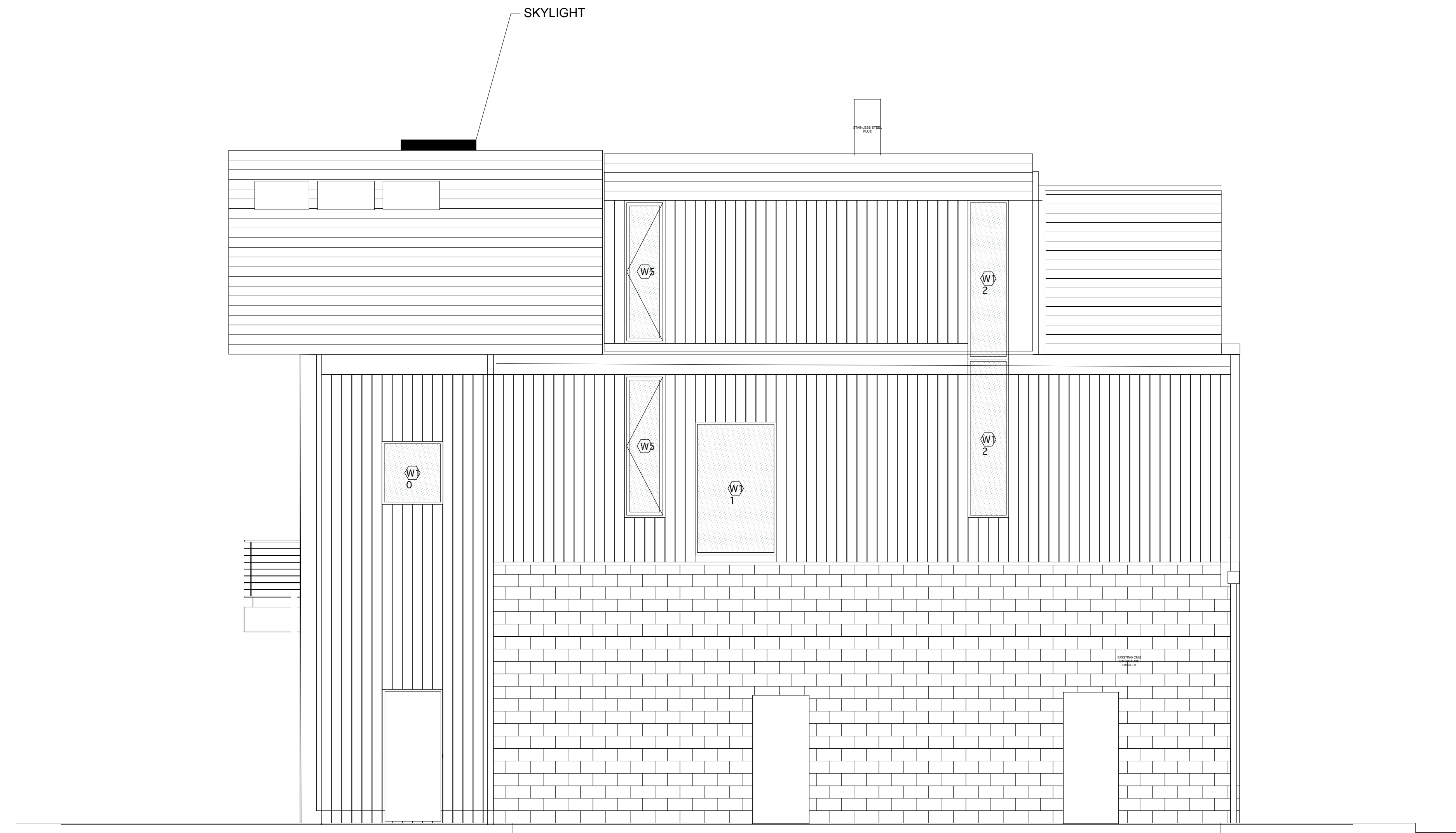
DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	East Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 1	OF 1



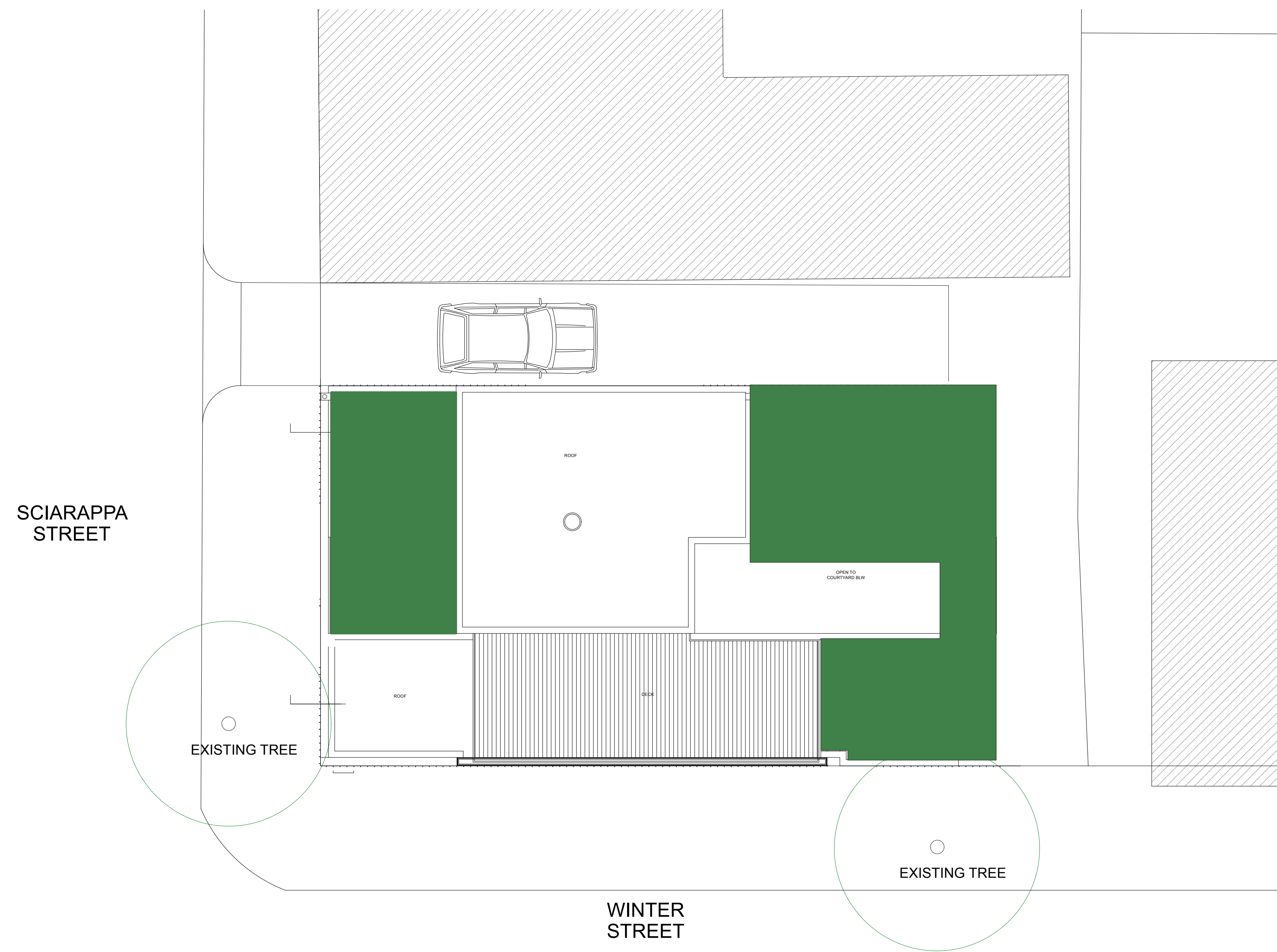
DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	West Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 2	OF 1



DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	North Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 3 OF 1	



DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	South Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 4	OF 1




GREEN ROOF PLAN

PRODUCT TECHNICAL DATA SHEET
BIO-MODULE 4

DESCRIPTION
Three-dimensional unit integrating locking clips, filter fabric, growth media and vegetation to form an integrated modular green roof system.

Options
Standard and custom plant mixes available. Option to order modules with integrated rotary irrigation.



PRODUCT PROPERTIES

Materials	100% recycled high density polypropylene empty module; 100% recycled non-woven filter fabric; 100% recycled growth media blend	Water Capacity	Vegetated Module: ~ 69 L/m ² (1.7 gal/ft ²) Empty Module: 11.9 L/m ² (0.29 gal/ft ²)
Dimensions	304.8 mm x 609.6 mm x 146 mm (12 in x 24 in x 5.75 in)	Species	Standard mixes comprise of species suited for regional climates.
Area	0.185 m ² (2 ft ²)	Compressive Strength	382 kN/m ² (7984 lb/ft ²)
Thickness	nom 2.54 mm (100 mil) with 9.52 mm (3/8 in) reinforcement		
Weight			
Maximum	- 176 kg/m ² (36 lb/ft ²)		
Minimum	- 108 kg/m ² (22 lb/ft ²)		
Shipping	- 137 kg/m ² (28 lb/ft ²)		
Empty Module	- 6 kg/m ² (1.25 lb/ft ²)		

Bioroof Systems Inc. T: 1.866.377.5177 F: 1.866.377.7877 CANADA 3380 South Service Road Burlington, Ontario L7N 3J5 USA 2315 N. Michigan Avenue Chicago, Illinois 60601 www.bioroof.com

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE ROOFPLAN			
APPROVED BY				
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT		#ROOFPLAN 1

FAR Calculation 60-64 Winter Street

Existing :

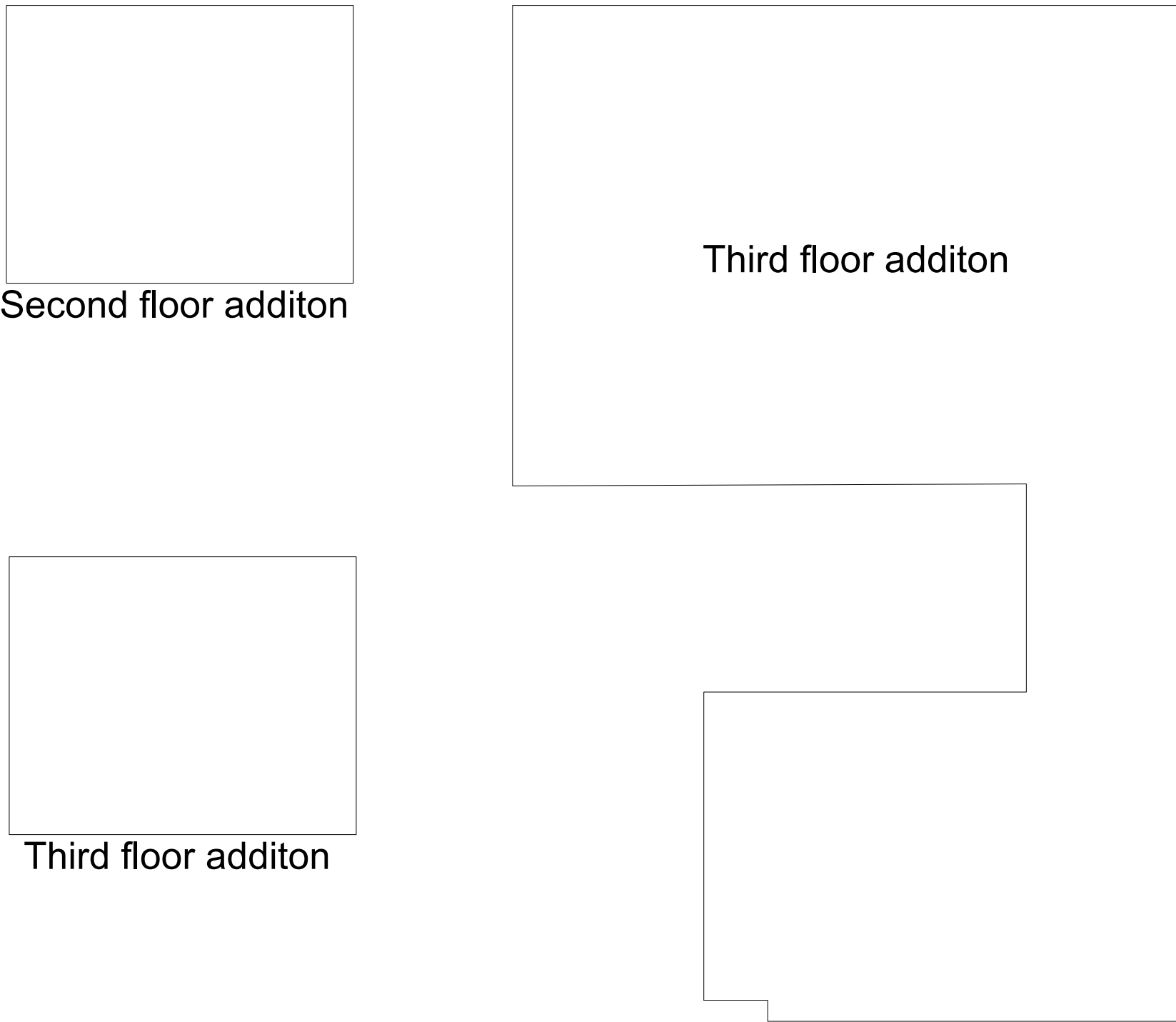
Lot Size = 2400
 2761 (Total Sq footage) = 1009 (Unit #60) +1752(Unit #64)

$1.15 \text{ (FAR)} = 2761 / 2400$

Proposed:

$2761 + 595 = 3356$

$1.40 \text{ (FAR)} = 3356 / 2400$



595 Square feet

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	FARCALC			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET FARCALC	1

NOTES

DB DEED BOOK
PG PAGE

NOTES

1. SEE M.S.D.R.D. PLAN #826 1/2 OF 2020 AND DEED BOOK 41431 PG. 536 AND CAMBRIDGE ASSESSORS ID #22-54 FOR THIS SITE.
2. ALL AREAS NOT EXCLUSIVE COMMON AREAS ARE COMMON AREAS.

FOR REGISTRY USE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

12/3/20

STEPHEN E. STAPINSKI P.L.S.

DATE

SCIARAPPA STREET
(F.K.A. FOURTH STREET) (PUBLIC)



I HEREBY CERTIFY THAT THIS PLAN OF "60-64 WINTER STREET CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING DIMENSIONS AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER, FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

12/3/20

STEPHEN E. STAPINSKI P.L.S.

DATE

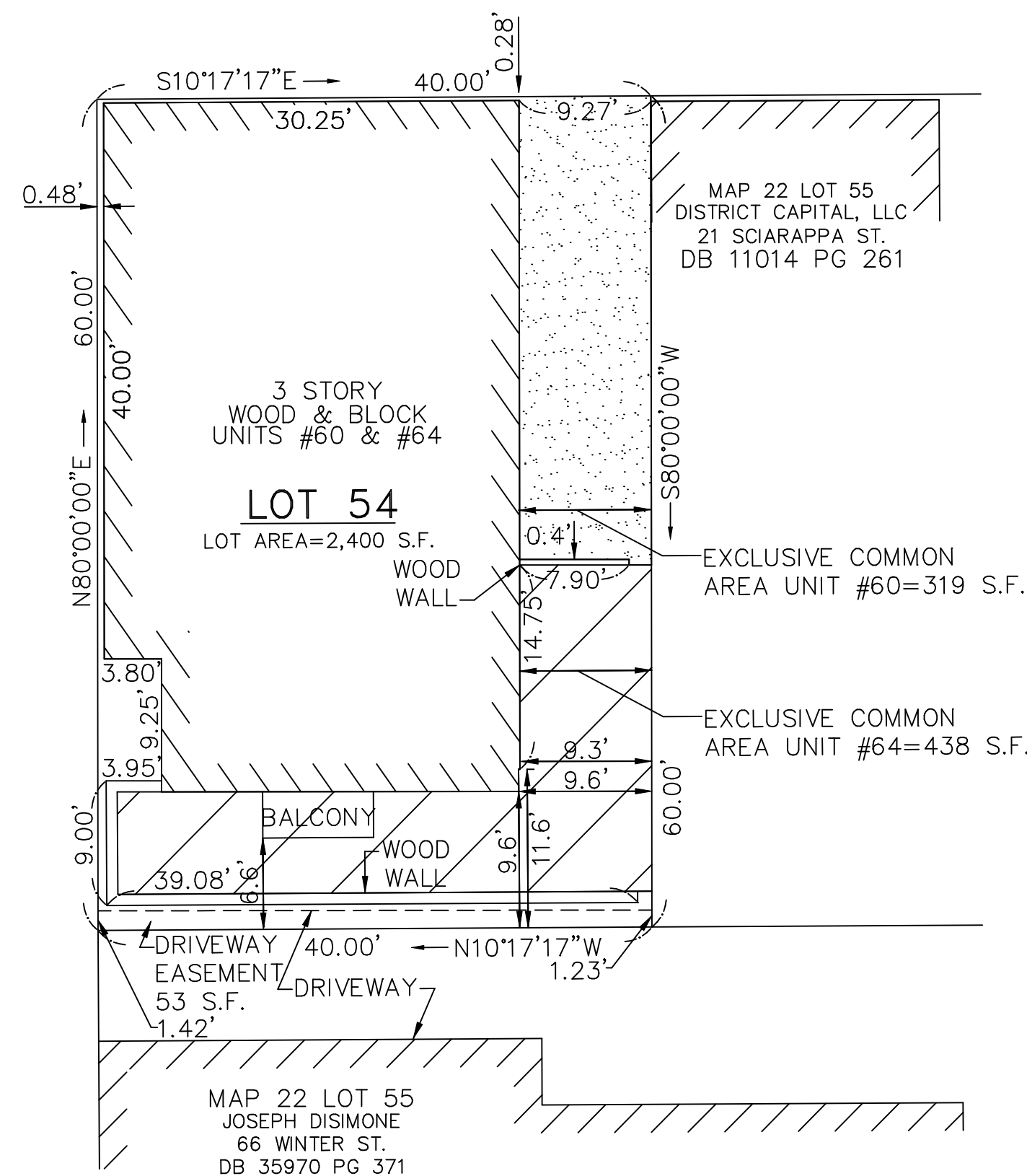
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES OF EXISTING OWNERSHIP, AND THAT THE LINES OF THE STREETS AND WAYS SHOWN, ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION FOR EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

12/3/20

STEPHEN E. STAPINSKI P.L.S.

DATE

WINTER STREET
(PUBLIC)



SITE PLAN
60-64 WINTER STREET CONDOMINIUM
IN
CAMBRIDGE, MASSACHUSETT

PREPARED FOR

ANTHONY DAVLIN
64 WINTER STREET
CAMBRIDGE, MA 02141

DATE: DECEMBER 3, 2020

SCALE: 1"=10'



MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810



21

SAFETY ZONE
SPEED LIMIT 20

STOP
ALL WAY

★
Anthony
Divisano
Square



STOP

Anthony DiStasio
Square

60

60-64 Winter St. #64

Petitioner

21-24
MILLER, RICHARD & DAYNA POLLICK
34 WINTER ST UNIT 1
CAMBRIDGE, MA 02139

21-24
LEONARD, CAITLIN T.
40 WINTER ST UNIT 2
CAMBRIDGE, MA 02141

TONY DAVLIN
27 AUTUMN RIVER LANE
OGUNQUIT, ME 03907

21-24
YU, JIAYAN & DI WU
149 ESSEX ST - APT 4G
JERSEY CITY, NJ 07302

21-24
LIU, XINJIA
42 WINTER ST 42/2
CAMBRIDGE, MA 02139

22-53
DESIMONE, JOSEPH & SARA A. DESIMONE
66 WINTER ST
CAMBRIDGE, MA 02141

22-22
MADDALO, CANDACE M.,
TR. OF THE REBCO MADDALO REV. TRUST
67 WINTER ST
CAMBRIDGE, MA 02141

21-24
SCHAFFER, CHERYL
36 WINTER ST UNIT 36/3
CAMBRIDGE, MA 02141

22-94
CORWIN, FREDERIC W., III
1-6 MULLINS CT UNIT 1
CAMBRIDGE, MA 02139

22-94
NGUYENM THU K. & WEI LAI
8 MULLINS CT UNIT 3
CAMBRIDGE, MA 02141

22-94
K.C.C., LLC
33 GEORGE ST. #9D
PLYMOUTH, MA 02360

22-94
ANDERSON, BRUCE T.
7 MULLINS CT UNIT 7C
CAMBRIDGE, MA 02139

22-94
MOORE, BRENDAN J.
1-9 MULLINS CT UNIT 8A
CAMBRIDGE, MA 02139

22-94
XUE, QIONG & YANG ZHOU
23 PHILLIPS BROOKS RD
WESTWOOD, MA 02090

22-94
GOODING, CHANDRA BANKS
4 MULLINS COURT UNIT 4
CAMBRIDGE, MA 02141

22-94
TERRAFRANCA, NICHOLAS &
KAREN GONDOLY
1 MULLINS CT UNIT 5
CAMBRIDGE, MA 02139

22-94
SCHWEITZER, THOMAS
70 INMAN ST - #7B
CAMBRIDGE, MA 02139

22-94-9A
SCHROEPFER, ANNA L.
67 PEARL STREET
WOBBURN, MA 01801

21-114
BUCKWELL, CHRISTOPHER &
MEGGAN WHITEMAN
26 SCJARAPPA ST UNIT 2
CAMBRIDGE, MA 02141

22-142
HERATH, ASANKA & SEPALIKA PERERA
21 SCJARAPPA ST. UNIT 2
CAMBRIDGE, MA 02141

21-55
SIU, FEI LIRON BAR-PELED
33-33 1/2 WINTER ST UNIT 1
CAMBRIDGE, MA 02141

21-55
CHANG, JENNY JIANG
TRUSTEE OF HALEYON REALTY TRUST
33-33 1/2 WINTER ST. UNIT 3
CAMBRIDGE, MA 02139

21-55
SABINI, VALENTINA & PIETRO COTTONE
33-33 1/2 WINTER ST. UNIT 2
CAMBRIDGE, MA 02139

22-20
ALLEN, KELLEY & ALEX NOCELLA
61 WINTER ST. UNIT 2
CAMBRIDGE, MA 02139

22-142
DISTRICT CAPITAL, LLC
162 SLOCUM CRESCENT
FOREST HILLS, NY 11375

22-94
SARGIANIS KRISTIN A
BENJAMIN T LIGUZINSKI
1-6 MULLINS COURT UNIT 6
CAMBRIDGE, MA 02139

21-24
SUN, XICHUN &
HONGHUA CHEN GEORGE WUJIE SUN
38 WINTER ST UNIT 38-1
CAMBRIDGE, MA 02141

22-94
SENDZIAK, KIRSTA
7 MULLINS CT UNIT 7A
CAMBRIDGE, MA 02139

22-94
CHUANG, BESSIE
7-9 MULLINS CT UNIT 9C
CAMBRIDGE, MA 02139

22-94
DANIELSEN-HACES ALEXANDER
8 MULLINS CT - UNIT 8B
CAMBRIDGE, MA 02139

60-64 Winter St. #64

22-20
MILBURY, MAX & MARISSA MILBURY
61 WINTER ST. UNIT 1
CAMBRIDGE, MA 02139

22-59
WOO YAN Y L & WILLIAM K H WOO TRS
10338 COLD HARBOR AVE
CUPERTINO, CA 95014

21-24
CHEN XI & MIAOYU WANG
TRS 8 SUN REALTY TR
8 POLK RD
WINCHESTER, MA 01890

22-94
NOH KEUMHAN YOON SUNG HEE
3 MULLINS CT - UNIT 3
CAMBRIDGE, MA 02141

22-54
KAUFMAN HOWARD LANE
60 WINTER ST
CAMBRIDGE, MA 02141

21-114
BRUBAKER ALISON K
26 SCIARAPPA ST - UNIT 1
CAMBRIDGE, MA 02141

22-97
GRAY, WILLIAM G
34 GREEN ST
READING, MA 01867

22-54
HANRAHAN MICHAEL A.
SLOAN ALLEBES PHILLIPS
60-64 WINTER ST UNIT 64
CAMBRIDGE, MA 02140

22-94
TOMMET, BAOYUAN
TRS. THE 9 MULLINS CT. UNIT 9B REALTY TR.
19 BLUEBERRY LN
SHARON, MA 02067

21-24
42 WINTER UNIT 3 LLC
553 FRANKLIN ST
READING, MA 01867

22-123
ZHOU, ZOE
51 PONTIAC RD
NEWTON, MA 02468

21-24
FRUTMAN, AARON E.
14 KEITH RD.
WAYLAND, MA 01778

21-27
MCSG PROPERTIES, LLC
6 INDIAN SPRING ROAD
NATICK, MA 01760