



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

BZA APPLICATION FORM

Plan No: BZA-013342-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : HKT Architects, Inc. - C/O William R. Hammer, Principal

PETITIONER'S ADDRESS : 35 Medford Street Somerville, MA 02143

LOCATION OF PROPERTY : 60 Hamilton St Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Special District-10

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

To provide a roof deck above the one story portion at the southwest corner of the site.
The deck would be accessed directly from the second floor.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.30 (Table of Dimensional Requirements).

Article 17.000 Section 17.100 (Special District 10).

Original Signature(s) :


(Petitioner(s) / Owner)

William R. Hammer
(Print Name)

Address : HKT Architects Inc.
35 Medford St. Somerville, MA 02143

Tel. No. : 617-776-6545

E-Mail Address : whammer@hktarchitects.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 LEONARD SINGER & ROBERT WAX
(OWNER)

Address: 166 LANCASTER TERRACE BROOKLINE MA 02146

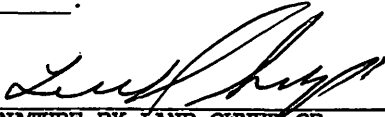
State that I/We own the property located at 60 HAMILTON ST CAMBRIDGE MA 02139
which is the subject of this zoning application.

The record title of this property is in the name of _____
SIDNEY STREET ENTERPRISES LLC

*Pursuant to a deed of duly recorded in the date 8/28/1997, Middlesex South
County Registry of Deeds at Book 27637, Page 256; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

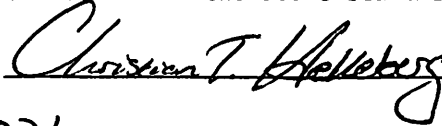


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

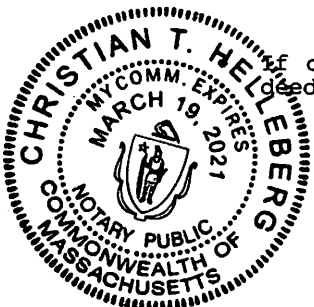
Commonwealth of Massachusetts, County of Suffolk

The above-name Leonard Singer personally appeared before me,
this 2nd of May, 2017, and made oath that the above statement is true.



Notary

My commission expires 03-19-2021 (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 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 premises often houses high tech employees working on computers typically with the lights low and blinds covering the windows. For the added health of the employees, it would be helpful to have access to fresh air and full sunlight, which the deck would provide.

- 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:

There is no outdoor space available for the tenants to take a break.

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

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

The deck is consistant with similar neighborhood structurrs. See attached photographs.

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

Use will remain within neighborhood noise levels which are constrolled by the local ordinance. The rail at the perimeter is solid to visually isolate the view from the street level. See attached elevations with the plans.

*** 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

DIMENSIONAL INFORMATION

APPLICANT: Sidney Street Enterprises LLC **PRESENT USE/OCCUPANCY:** General Office

LOCATION: 60 Hamilton Street **ZONE:** SD-10

PHONE: _____ **REQUESTED USE/OCCUPANCY:** _____

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>9,871 SF</u>	<u>9,871 SF</u>	_____ (max.)
LOT AREA:	<u>9,321 SF</u>		_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:²	<u>1.06</u>	<u>1.06</u>	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>NA</u>	<u>NA</u>	_____ (min.)
SIZE OF LOT:			
WIDTH	<u>72.29'</u>		_____ (min.)
DEPTH	<u>100.00</u>		
Setbacks in Feet:			
Hamilton Street	<u>0</u>	<u>0</u>	<u>H+L/4</u> (min.)
Sidney Street	<u>0</u>	<u>0</u>	<u>H+L/4 10.00'</u> (min.)
LEFT SIDE	<u>0</u>	<u>0</u>	<u>H+L/4 11.42'</u> (min.)
RIGHT SIDE	<u>0</u>	<u>0</u>	<u>H+L/4 11.42'</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>16' +/-, 25'6" +/-</u>	<u>16' +/-, 25'6" +/-</u>	<u>35'0"</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA:³	<u>0</u>	<u>0</u>	_____ (min.)
NO. OF DWELLING UNITS:			_____ (max.)
NO. OF PARKING SPACES:	<u>6</u>	<u>6</u>	<u>1</u> (min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>NA</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>0</u>	<u>0</u>	<u>NA</u> (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.

Timber and Masonry Construction

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
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617 349-6100

2017 MAY 18 PM 1:44

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Plan No: BZA-013342-2017

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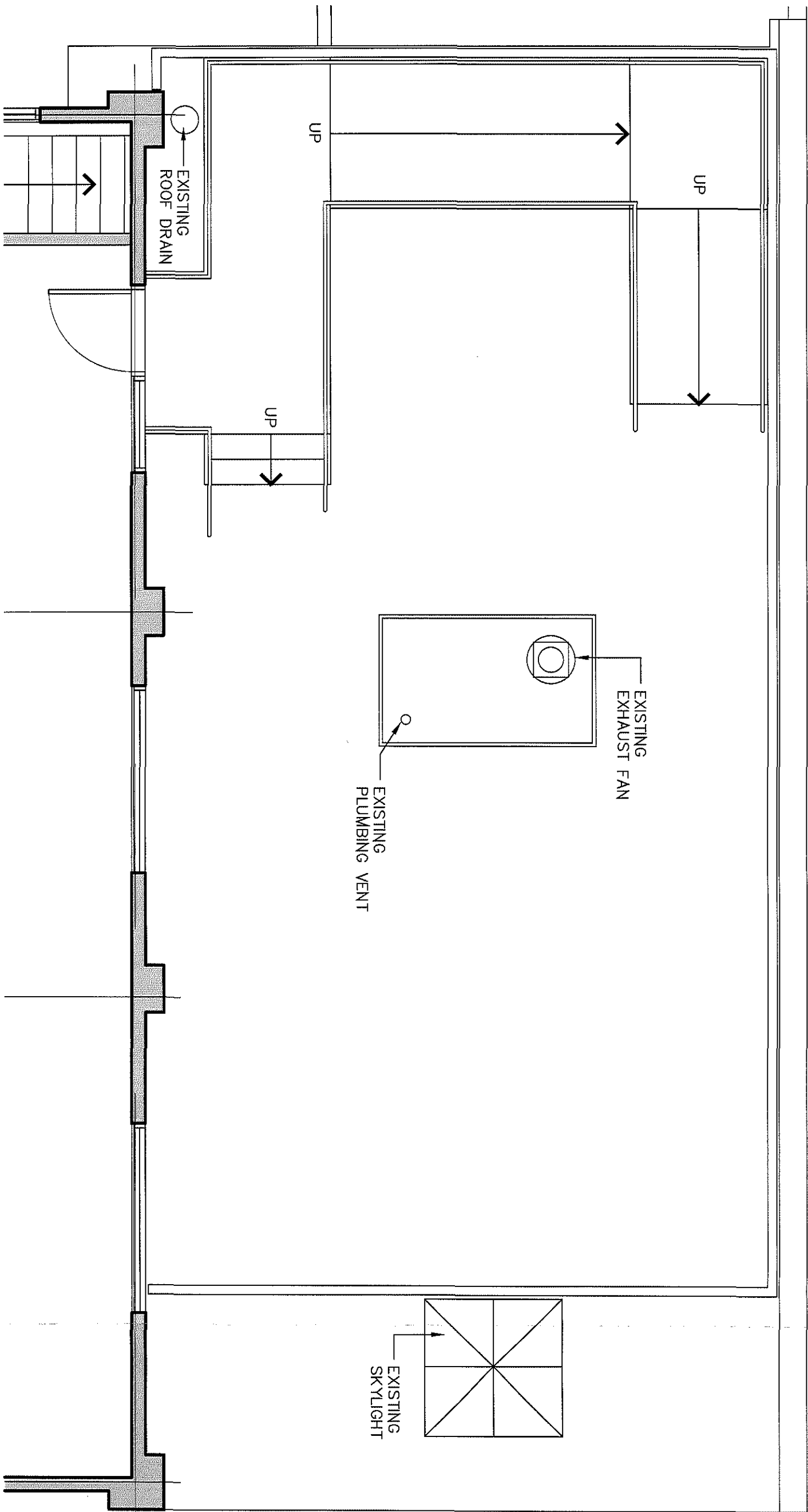
William R. Hammer
(Print Name)

Address : HKT Architects Inc.
35 Medford St., Somerville, MA 02143

Tel. No. : 617. 776. 6545

E-Mail Address : whammer@hktarchitects.com

Date : _____



PLAN ROOF DECK

1/4" = 1'-0"

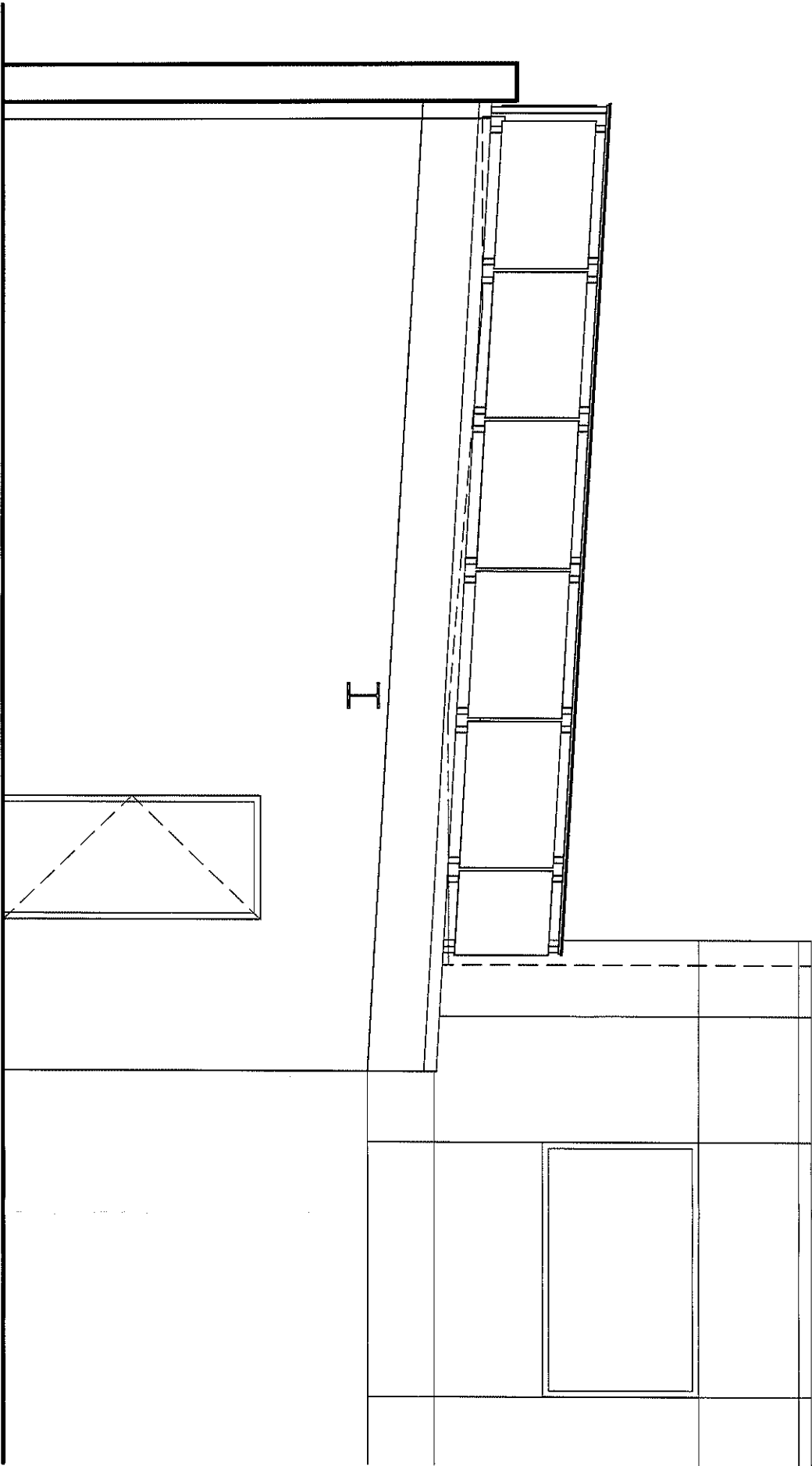
1



35 Medford Street
Somerville, MA 02143
T: 617.776.6545
F: 617.776.6678
www.hktarchitects.com

Project
**60 HAMILTON STREET
CAMBRIDGE, MA**
ROOF DECK PLAN

Date: 08 AUGUST 2016
Scale: 1/4" = 1'-0"
Job num: 21402.1
Drawn by: SMV
PLAN



ELEV ROOF DECK - ELEVATION FROM PARKING LOT
1/4" = 1'-0"

1



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Somerville, MA 02143
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Project

60 HAMILTON STREET
CAMBRIDGE, MA

ROOF DECK - ELEVATION FROM PARKING LOT

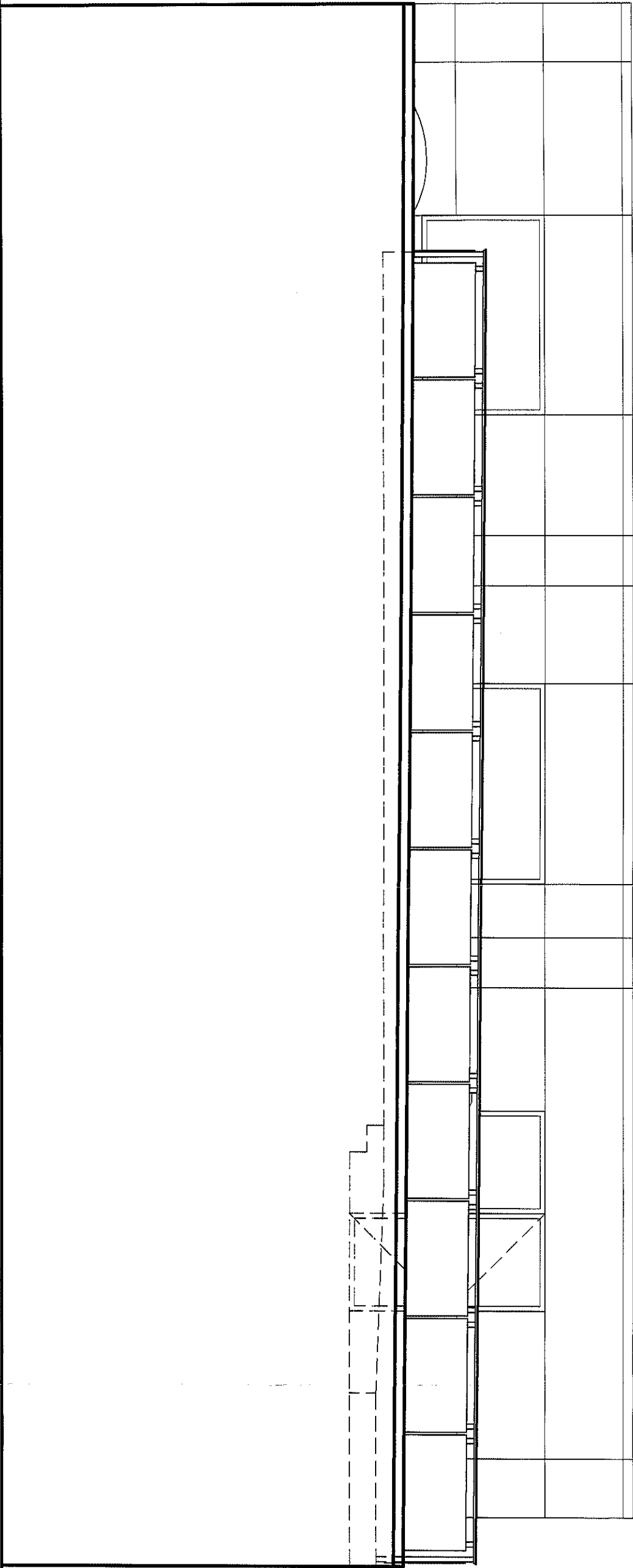
Date: 08 AUGUST 2016

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

Job num: 21402.1

Drawn by: SMV

ELEV 1



ELEV ROOF DECK - ELEVATION FROM RESIDENTIAL NEIGHBORS

1/4" = 1'-0"

1



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Somerville, MA 02143
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F: 617.776.6678
www.hktarchitects.com

Project

60 HAMILTON STREET
CAMBRIDGE, MA

ROOF DECK - ELEVATION FROM RESIDENTIAL NEIGHBORS

Date: 08 AUGUST 2016

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

Job num: 21402.1

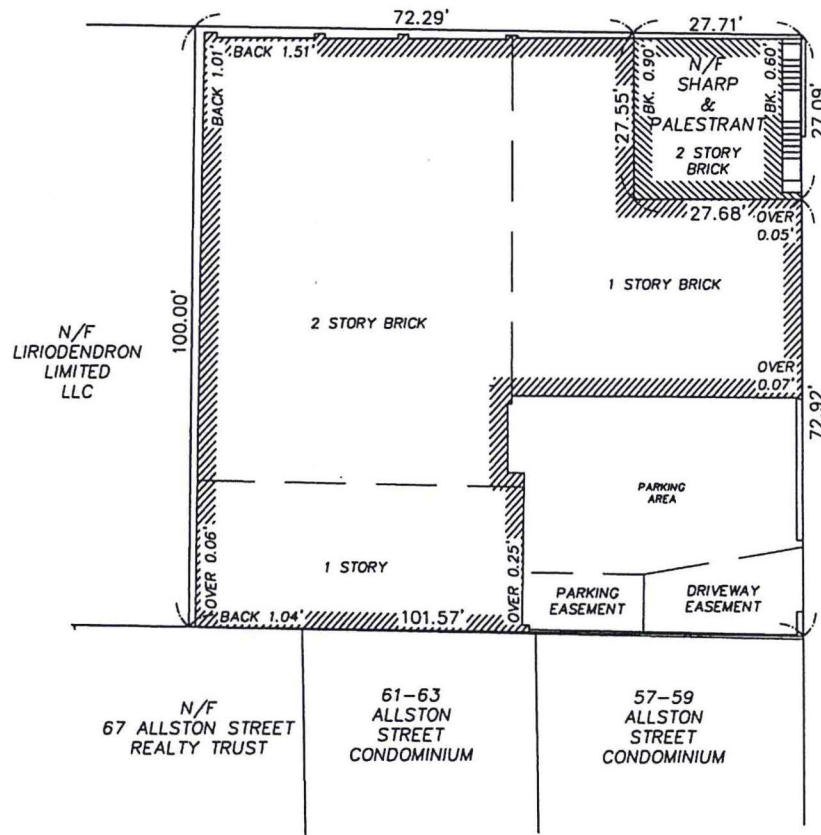
Drawn by: SMV

ELEV 2

HAMILTON STREET

(Public-40' WIDE)

PLAN NO.
456 OF 2008



SIDNEY STREET
(Public-40' WIDE)

CERTIFIED PLOT PLAN

60 HAMILTON STREET
CAMBRIDGE, MASSACHUSETTS

PREPARED FOR: WILLIAM R. HAMMER
ADDRESS: 35 MEDFORD STREET, SOMERVILLE, MA
DATE: AUGUST 5, 2014 (Rev. 4/12/2017)
SCALE: 1" = 20'

ZONING DISTRICT: SD-10

NOTES:

1. ABUTTERS' NAMES REFER TO CURRENT CITY OF CAMBRIDGE ASSESSOR'S RECORDS.
2. THE SUBJECT PROPERTY IS SHOWN ON MAP 96, LOTS 98 ON THE CITY OF CAMBRIDGE ASSESSOR'S MAP.
3. THE CURRENT RECORD OWNER FOR THE PROPERTY IS SYDNEY STREET ENTERPRISES, LLC. SEE BOOK 27637 PAGE 256 AND FOR CURRENT DEED.
4. THIS PLAN IS THE RESULT OF AN INSTRUMENT SURVEY PERFORMED IN JULY OF 2014.



Todd M. Chapman 4/13/2017
Todd M. Chapman, PLS NO. 46322

Samiotes Consultants Inc.
Civil Engineers • Land Surveyors

20 A Street
Framingham, MA 01701

T 508.877.6688
F 508.877.8349

www.samiotes.com



FILE: 14086.00_60 HAMILTON STREET, CAMBRIDGE REV WS.DWG

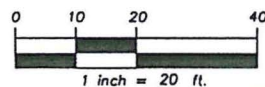
PLAN REFERENCES:

MIDDLESEX SOUTH
COUNTY REGISTRY OF DEEDS:
Plan Book 205 Plan 17
Plan No. 353 of 1998
Plan No. 456 of 2008
Plan No. 1351 of 2005
L.C.C. 17059
L.C.C. 10431
L.C.C. 25241

N/F
67 ALLSTON STREET
REALTY TRUST

61-63
ALLSTON
STREET
CONDOMINIUM

57-59
ALLSTON
STREET
CONDOMINIUM



JOB # 14086.00 DRAWN BY: PJS CHECKED BY: AB

GIS Homepage (<http://www.cambridgema.gov/GIS>) | About GIS (<http://www.cambridgema.gov/GIS/aboutgis.aspx>) | Contact Us



1.View from Sidney Street



2. View from Allston Street Neighbor's Parking Area



3. View from Proposed Roof Deck towards Neighbor on Allston Street



4. View from Allston Street towards Proposed Roof Deck



5. Typical Porches on Allston Street



6. View of Proposed Roof Deck looking West



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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 60 Hamilton St:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

☐ Old Cambridge Historic District

☐ Fort Washington Historic District

(M.G.L. Ch. 40C, City Code §2.78.050)

☐ Avon Hill Neighborhood Conservation District

☐ Half Crown – Marsh Neighborhood Conservation District

☐ Harvard Square Conservation District

☐ Mid Cambridge Neighborhood Conservation District

☐ Designated Landmark

☐ Property is being studied for designation:

(City Code, Ch. 2.78., Article III, and various City Council Orders)

☐ Preservation Restriction or Easement (as recorded)

☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**

No demo permit is anticipated so no CHC review is anticipated
☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.

☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.

Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SPE

Date May 23, 2017

Received by uploaded to EnerGov

Date May 23, 2017

Relationship to project BZA-13342-2017

cc: Applicant
Inspectional Services Commissioner

This is a detailed street map of a neighborhood in New York City, likely in the Bronx or Manhattan. The map features a yellow highlighted area that covers a significant portion of the central and right-hand side. A red line forms a loop within this yellow area, with blue arrows indicating a clockwise path. The path starts near the intersection of Hamilton St and Sidney St, moves south along Hamilton St, then east along Sidney St, and finally north along Hamilton St. The map includes numerous street names, including Hamilton St, Sidney St, Erie St, Allston St, Putnam Ave, Waverly St, and Talbot St. It also shows several parks: Fulmore Park to the west, and Fort Washington Park to the east. Various lot numbers are labeled throughout the map, such as 96-124, 96-117, 96-118, 96-102, 96-98, 96-130, 96-89, 96-88, 96-87, 96-86, 96-85, 96-84, 96-83, 96-82, 96-81, 96-80, 96-79, 96-78, 96-77, 96-76, 96-75, 96-74, 96-73, 96-72, 96-71, 96-70, 96-69, 96-68, 96-67, 96-66, 96-65, 96-64, 96-63, 96-62, 96-61, 96-60, 96-59, 96-58, 96-57, 96-56, 96-55, 96-54, 96-53, 96-52, 96-51, 96-50, 96-49, 96-48, 96-47, 96-46, 96-45, 96-44, 96-43, 96-42, 96-41, 96-40, 96-39, 96-38, 96-37, 96-36, 96-35, 96-34, 96-33, 96-32, 96-31, 96-30, 96-29, 96-28, 96-27, 96-26, 96-25, 96-24, 96-23, 96-22, 96-21, 96-20, 96-19, 96-18, 96-17, 96-16, 96-15, 96-14, 96-13, 96-12, 96-11, 96-10, 96-9, 96-8, 96-7, 96-6, 96-5, 96-4, 96-3, 96-2, 96-1. The map also shows the locations of several schools, including PS 158 Sidney St, PS 160 Sidney St, PS 162 Sidney St, PS 164 Sidney St, PS 166 Sidney St, PS 168 Sidney St, PS 170 Sidney St, PS 172 Sidney St, PS 174 Sidney St, PS 176 Sidney St, PS 178 Sidney St, PS 180 Sidney St, PS 182 Sidney St, PS 184 Sidney St, PS 186 Sidney St, PS 188 Sidney St, PS 190 Sidney St, PS 192 Sidney St, PS 194 Sidney St, PS 196 Sidney St, PS 198 Sidney St, PS 200 Sidney St, PS 202 Sidney St, PS 204 Sidney St, PS 206 Sidney St, PS 208 Sidney St, PS 210 Sidney St, PS 212 Sidney St, PS 214 Sidney St, PS 216 Sidney St, PS 218 Sidney St, PS 220 Sidney St, PS 222 Sidney St, PS 224 Sidney St, PS 226 Sidney St, PS 228 Sidney St, PS 230 Sidney St, PS 232 Sidney St, PS 234 Sidney St, PS 236 Sidney St, PS 238 Sidney St, PS 240 Sidney St, PS 242 Sidney St, PS 244 Sidney St, PS 246 Sidney St, PS 248 Sidney St, PS 250 Sidney St, PS 252 Sidney St, PS 254 Sidney St, PS 256 Sidney St, PS 258 Sidney St, PS 260 Sidney St, 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PS 928 Sidney St, PS 930 Sidney St, PS 932 Sidney St, PS 934 Sidney St, PS 936 Sidney St, PS 938 Sidney St, PS 940 Sidney St, PS 942 Sidney St, PS 944 Sidney St, PS 946 Sidney St, PS 948 Sidney St, PS 950 Sidney St, PS 952 Sidney St

60 Hamilton St.

Petitioner

96-88
MACDONALD, CHRISTOPHER &
ABIGAIL MACDONALD
59 ALLSTON ST. UNIT#1
CAMBRIDGE, MA 02139

96-88
MUNDY, CYNTHIA L.
59 ALLSTON ST. UNIT #3
CAMBRIDGE, MA 02139

HKT ARCHITECTS, INC.
C/O WILLIAM R. HAMMER, PRINCIPAL
35 MEDFORD STREET
SOMERVILLE, MA 02143

96-130
SHARP, ADAM MD. & DANIEL PALESTRANT, MD
64 HAMILTON ST
CAMBRIDGE, MA 02139

66-43
YAU, SHING TUNG & YU-YUN KUO YUA
TRUSTEE OF YAU FAMILY TRUST
P.O. BOX#390266
CAMBRIDGE, MA 02139

96-88
SIKRI, VIVEK A. & RAYNA A. JHAVERI
59 ALLSTON ST., #2
CAMBRIDGE, MA 02139

66-96
HAINES, PETER D. & SEKYO N. HAINES
202 SIDNEY ST
CAMBRIDGE, MA 02139

66-153
BMR-200 SIDNEY STREET LLC,
C/O PARADIGM TAX GROUP
5694 MISSION CENTER RD. -SUITE 602-800
SAN DIEGO, CA 92108

96-89
HOFFMAN, MARC G. & JANE STOLZMAN
61-63 ALLSTON ST. UNIT#1
CAMBRIDGE, MA 02139

96-89
NAGEL, JANE ANNE
61-63 ALLSTON ST., UNIT #3
CAMBRIDGE, MA 02139

96-89
ECCLES, ISABEL MCCORD
63 ALLSTON ST., #2
CAMBRIDGE, MA 02139

96-90
DESROSIER, JOSEPH D.,
TR. OF 67 ALLSTON STREET REALTY TRUST
P.O BOX 39
GREEN HARBOR, MA 02041

96-92
MUELLNER, LEO & JASMINE MORAN
73 ALLSTON ST., #1
CAMBRIDGE, MA 02139

96-92
RICKS, BRIAN M. & MARY G. RHOADS
73 ALLSTON ST., #2
CAMBRIDGE, MA 02139

96-92
SACK, STEVEN
73 ALLSTON ST., #3
CAMBRIDGE, MA 02139

96-93
BELLOMO, MICHAEL J.
79 ALLSTON STREET
CAMBRIDGE, MA 02139

96-94
GEORGIOULOPOULOS, PETER,
VASILIKI GEORGIOULOPOULOS &
GEORGE GEORGIOULOPOULOS
85 ALLSTON STREET
CAMBRIDGE, MA 02139

96-98
SIDNEY STREET ENTERPRISES LLC.
60 HAMILTON ST
CAMBRIDGE, MA 02139

96-102
LIRIODENDRON LIMITED LLC
64 PARKER ST.
NEWTON, MA 02459

96-110
CHANG, LEE MEI HUA & STEVEN C. SIEGEL,
TRUSTEES OF 84 HAMILTON REALTY TRUST
309 HURON AVE
CAMBRIDGE, MA 02138

96-117-118
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
OFFICE OF THE TREASURER
238 MAIN ST. - SUITE 200
CAMBRIDGE, MA 02142



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. *6/5/17*

Name: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members