

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR -9 AM 11:44

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 213774

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Sebastian and Debbie Colley C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge, MA 02138

LOCATION OF PROPERTY: 60 Market St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New Mansard Roof Addition

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table Dimensional Requirements).

Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Adam Glassman

(Petitioner (s) / Owner)

Adam Glassman, R.A.

(Print Name)

Address:

2 Worthington Street, Cambridge MA, 02138

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 3/8/2023

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 Sebastian Colley
_____ (OWNER)

Address: 60 Market Cambridge MA

State that I/We own the property located at 60 Market St Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Sebastian Colley

*Pursuant to a deed of duly recorded in the date 9/16/2019, Middlesex South
County Registry of Deeds at Book 73287, Page 29; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Sebastian Colley

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

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

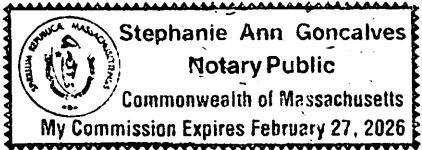
Commonwealth of Massachusetts, County of Middlesex

The above-name Sebastian Robert Colley personally appeared before me,
this 27 of FEB, 2023, and made oath that the above statement is true.

[Signature]

Notary

My commission expires FEB 27, 2026 (Notary Seal)



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

REPUBLIC OF THE PHILIPPINES

Department of Education

Division Office - [Illegible]

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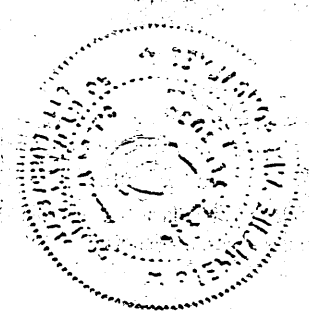
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BZA Application Form

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 Market 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:

Per 8.22.2 d, a Special Permit can be granted as the proposed additions to the existing non-conforming house will create no new non-conformities. The proposed work will create or cause no detriments to the abutters' abilities to use and enjoy their properties as they are currently used and enjoyed.

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 loss of on street parking, the existing 2 space off-site parking will remain unchanged.

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 proposed additions will create no adverse affects whatsoever on the adjacent lots or their uses.

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 additions will create no nuisance or hazards for anyone.

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 mansard addition and attic conversion will be consistent with the current use of the house and the current uses of the abutting properties. The new addition will create no new noise, light or air pollution, will create no loss of privacy, will create no new shadows on the abutting lots. No new non-conformities will be created. Building height remains conforming. The neighborhood is an eclectic mix of architectural styles and the mansard roof addition will not be out of place. The scale of the neighborhood will remain unchanged. The mansard addition will provide the space this growing family requires to remain in their home.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sebastian and Debbie Colley
Location: 60 Market St., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: Single Family Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,581.00	1,817.00	1,100.00	(max.)
<u>LOT AREA:</u>		1,467.00 SF	No Change	5,000.00 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.07	1.23	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,467.00 SF	NO CHANGE	1,500.00 SF	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	42.31	No Change	50.00	
	<u>DEPTH</u>	47.00	No Change	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	5.7' to Street	No Change	10.0' to Street	
	<u>REAR</u>	Varies (1.8' - 6.3')	No Change	20.0'	
	<u>LEFT SIDE</u>	1.8'	No Change	7.5'	
	<u>RIGHT SIDE</u>	8.2'	No Change	7.5'	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	31.9'	34.0'	35.0'	
	<u>WIDTH</u>	33.66'	No Change	N/A	
	<u>LENGTH</u>	20.25'	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0 SF	No Change	110.00 SF	
<u>NO. OF DWELLING UNITS:</u>		1	No Change	1	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	10'	

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.:

Existing house is wood frame, the proposed mansard addition is also wood frame.

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'.

PROPOSED NEW ROOF AND DORMER

60 Market Street
Cambridge, MA

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
.COVER	Title Sheet	12/23/2022
..Z1.1	Zoning - EXTG. GFA & FAR Analysis	12/23/2022
..Z1.2	Zoning - PROP. GFA & FAR Analysis	12/23/2022
..Z1.3	Setback and Open Space Analysis	12/23/2022
..Z1.4	Zoning Analysis	12/23/2022
.D0.1	Existing 3D Views	12/23/2022
.D1.1	Extg. Demo Plans	12/23/2022
.D1.2	Extg. Demo Plans	12/23/2022
.D2.1	Extg. Demo Elevations	12/23/2022
.D2.2	Extg. Demo Elevations	12/23/2022
A0.1	Proposed 3D Views	12/23/2022
A0.2	Proposed 3D Views	12/23/2022
A1.1	Proposed Plans	12/23/2022
A1.2	Proposed Plans	12/23/2022
A2.1	Proposed Elevations	12/23/2022
A2.2	Proposed Elevations	12/23/2022
A3.1	Sections	12/23/2022
A4.2	3D Views COMPARISON	12/23/2022
A4.3	3D Views COMPARISON	12/23/2022



**60 MARKET STREET
RENDERING OF PROPOSED MANSARD ROOF**

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GCD ARCHITECTS

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CAMBRIDGE, MA 02138
617-412-8450
www.glassmanchungdesign.com

DATE

03/07/2023

PROJECT

60 Market Street

Project Status

TITLE

Title Sheet

SCALE

AS NOTED

DRAWING

COVER



60 MARKET STREET VIEW FROM LEFT



60 MARKET STREET VIEW

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DATE

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PROJECT

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Project Status

TITLE

PHOTOS

SCALE

AS NOTED

DRAWING

PHOTOS.1



60 MARKET STREET VIEW FROM RIGHT

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT 60 Market Street Project Status</p>	<p>TITLE PHOTOS</p>	<p>SCALE AS NOTED</p>	<p>DRAWING PHOTOS.2</p>
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60 MARKET STREET VIEW DIRECTLY ACROSS THE STREET

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PROJECT

60 Market Street

Project Status

TITLE

PHOTOS

SCALE

AS NOTED


DRAWING

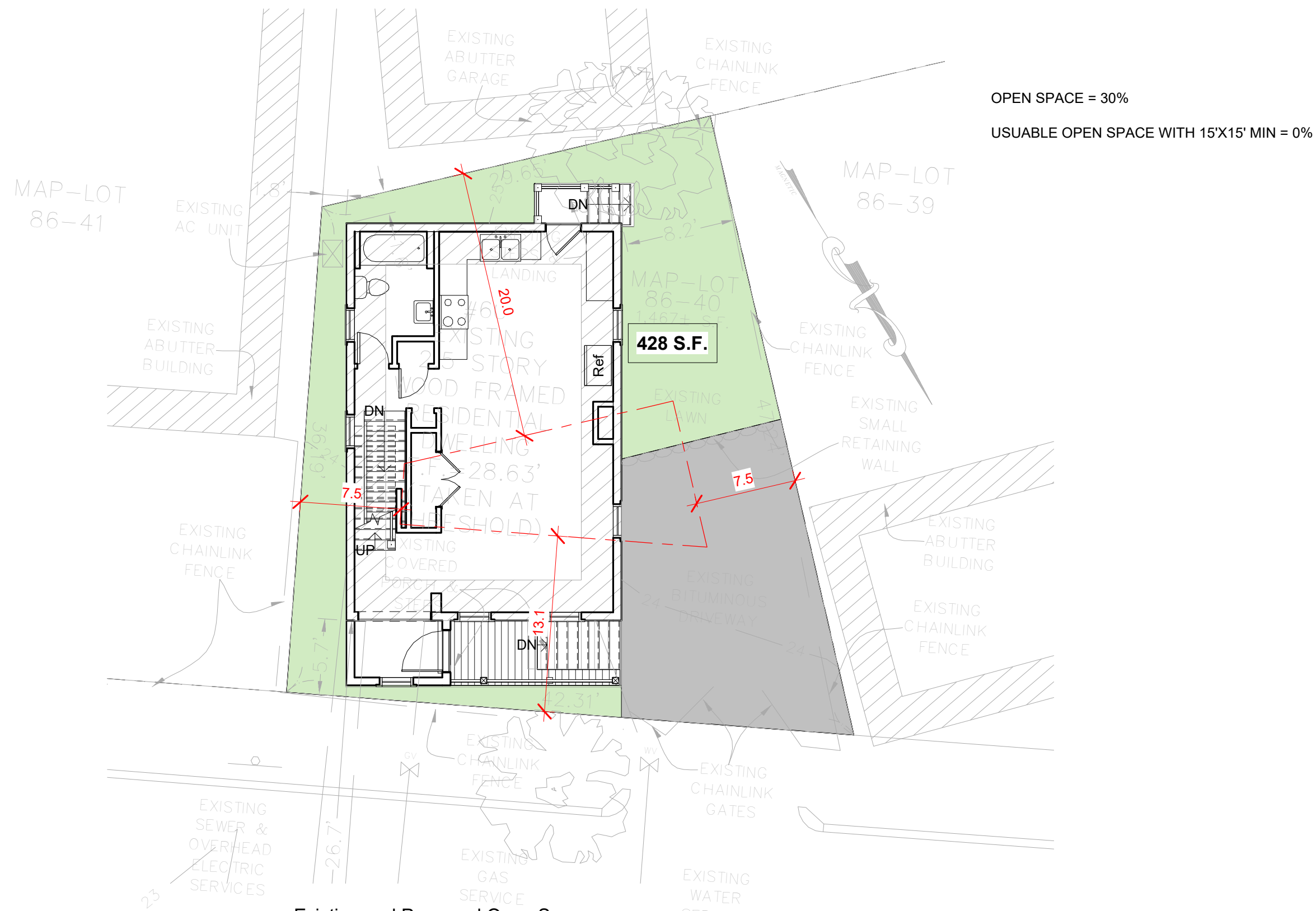
PHOTOS.3

Dimension Regulation - ZONE RESIDENCE C-1				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MIN. LOT SIZE	1,467 sq. ft.	1,467 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MAX FAR	1.07	1.23	0.75	EXISTING NON CONFORMING
MIN. LOT WIDTH	29.65'	29.65'	50'	EXISTING NON CONFORMING
MIN. FRONT SETBACK	26.7' - CENTER L. 5.7' - STREET L.	26.7' - CENTER L. 5.7' - STREET L.	13.1'	EXISTING NON CONFORMING
MIN. LEFT SIDE SETBACK	1.8'	1.8'	12.3'	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	8.2'	8.2'	12.3'	EXISTING NON CONFORMING
MIN. REAR SETBACK	1.6'	1.6'	20'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	31.9'	33.1'	35'	YES
USABLE OPEN SPACE	0%	0%	15%	YES
MIN. LOT AREA PER DWELLING UNIT	1,467 sq. ft.	1,467 sq. ft.	1,500 sq. ft.	EXISTING NON CONFORMING

NOTE: REFER TO PLOT PLAN BY NOLAN AND ASSOCIATES FOR ALL SETBACK MEASUREMENTS, BUILDING HEIGHT AND OPEN SPACE

ZONING SUMMARY

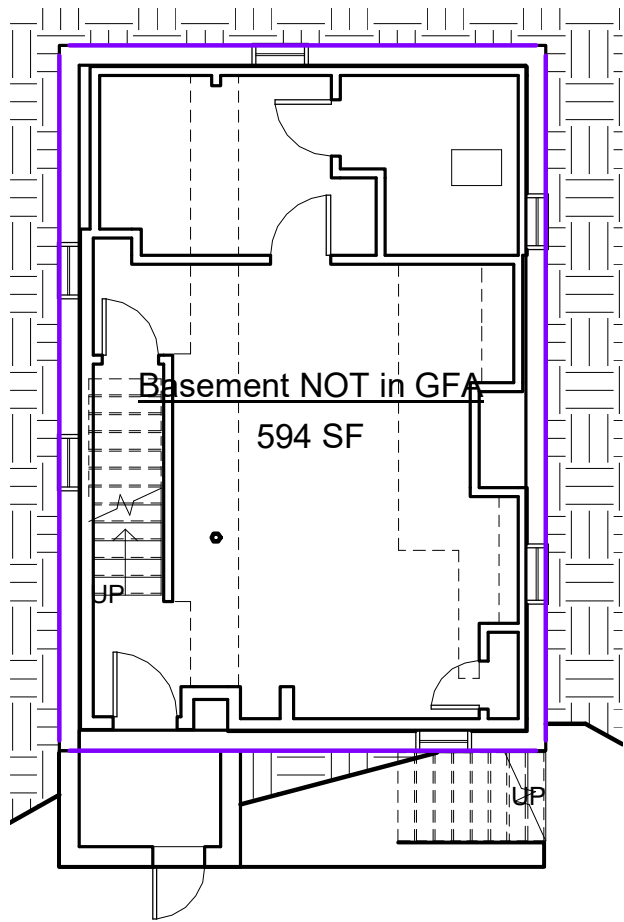
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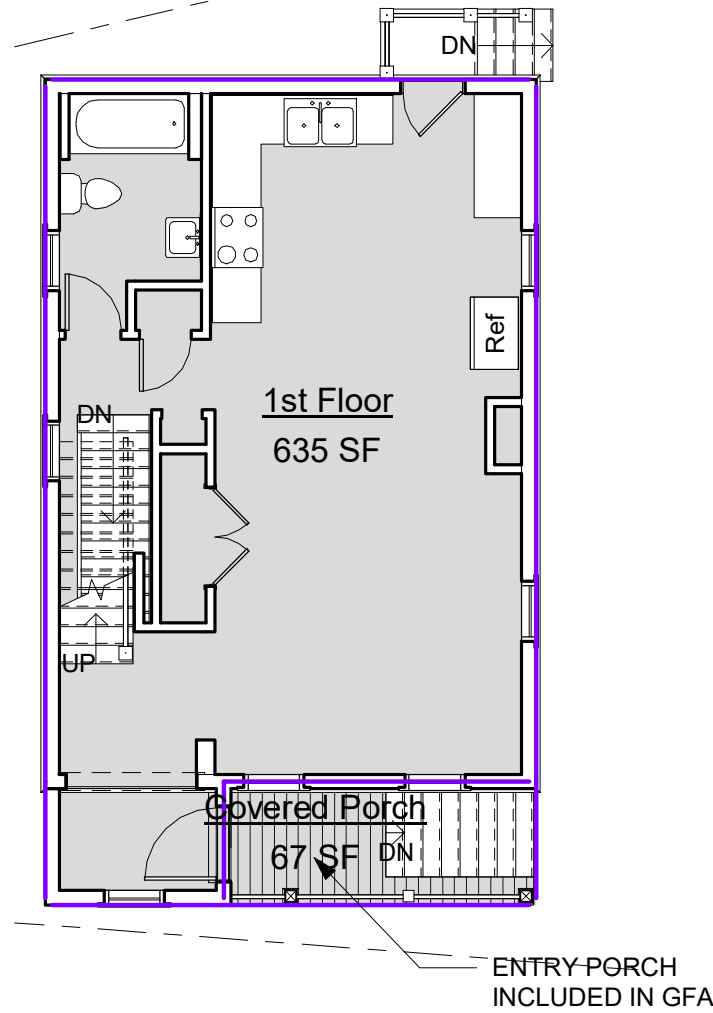
OPEN SPACE = 30%
 USUABLE OPEN SPACE WITH 15'X15' MIN = 0%

1 Existing and Proposed Open Space
 1/8" = 1'-0"

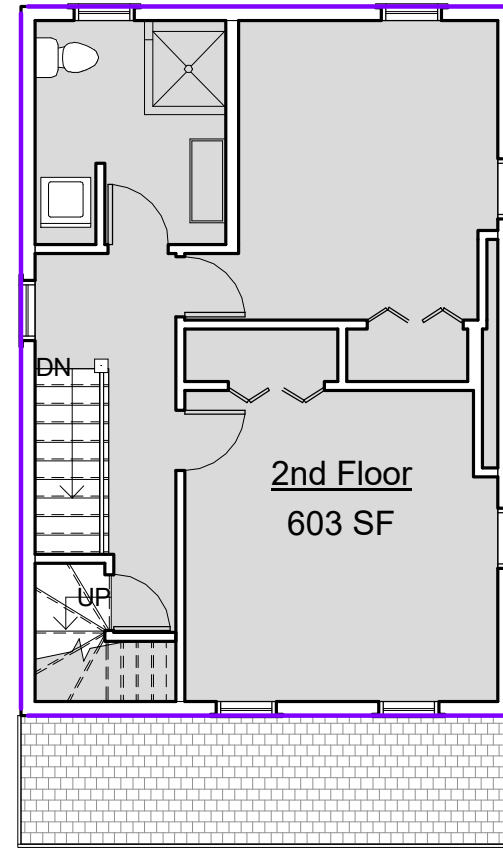
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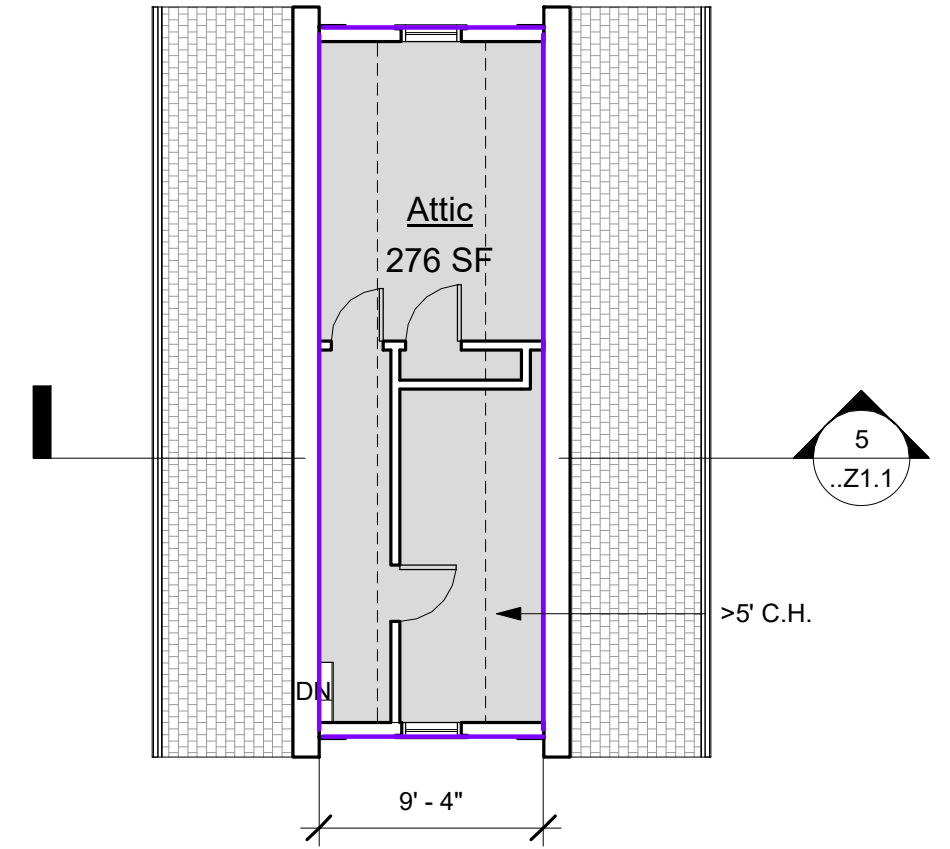
① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"

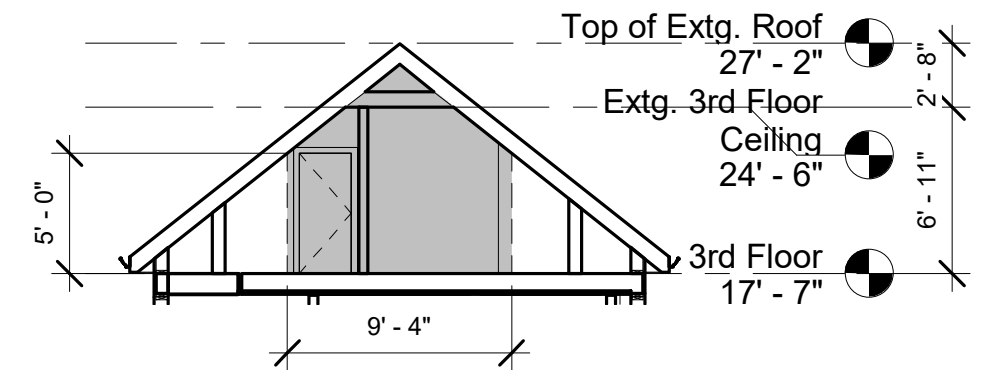


③ 2nd Floor
1/8" = 1'-0"



④ 3rd Floor
1/8" = 1'-0"

EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	635 SF	1467 SF	0.433134
2nd Floor	603 SF	1467 SF	0.411269
Attic	276 SF	1467 SF	0.187817
Covered Porch	67 SF	1467 SF	0.045604
	1581 SF		1.077824



⑤ Section 4
1/8" = 1'-0"

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Project Status

TITLE

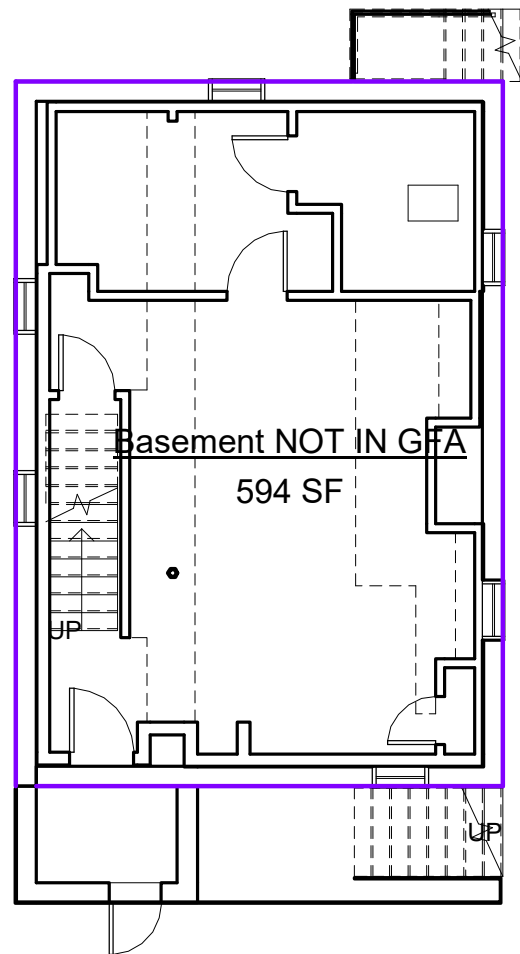
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE

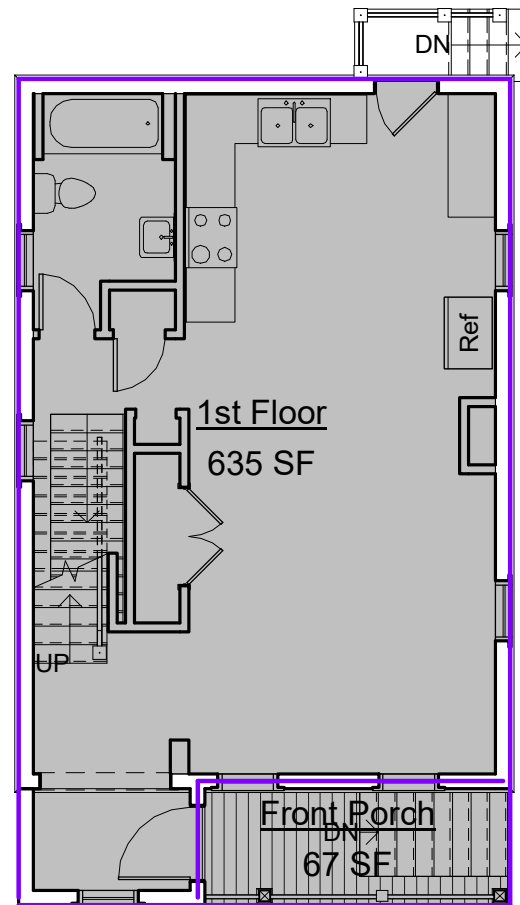
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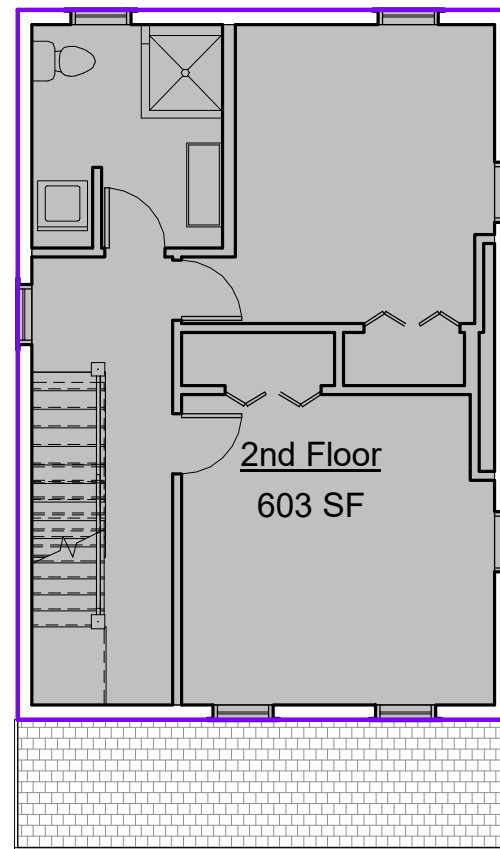
Z1.3



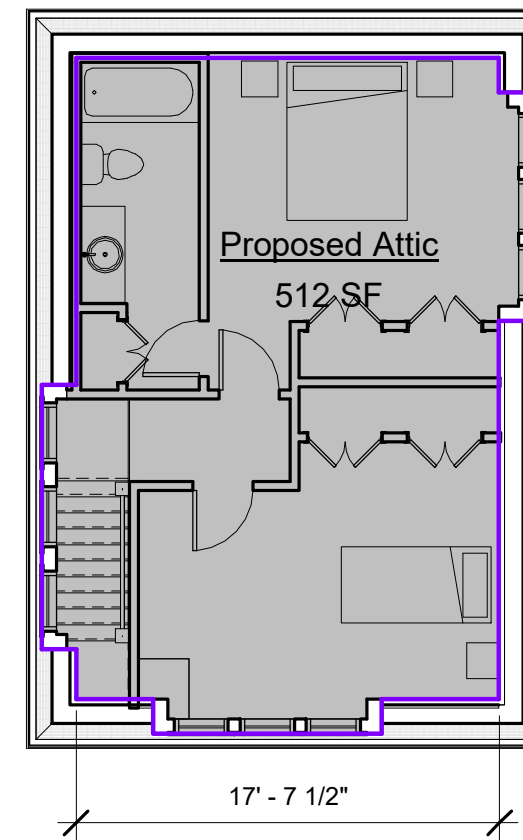
① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"

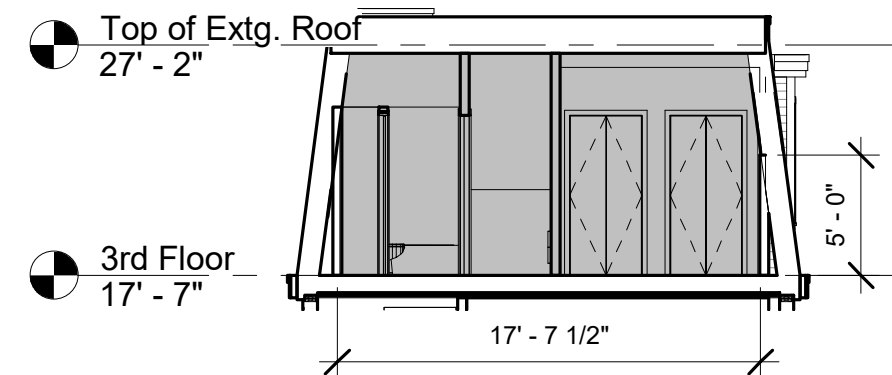


③ 2nd Floor
1/8" = 1'-0"



④ 3rd Floor
1/8" = 1'-0"

PROPOSED GFA - FAR CALCULATION			
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	635 SF	1467 SF	0.433134
Front Porch	67 SF	1467 SF	0.045604
Proposed Attic	512 SF	1467 SF	0.348904
2nd Floor	603 SF	1476 SF	0.408762
	1817 SF		1.236403



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TITLE

**Zoning - PROP. GFA
& FAR Analysis**

SCALE

AS NOTED

DRAWING

Z1.4

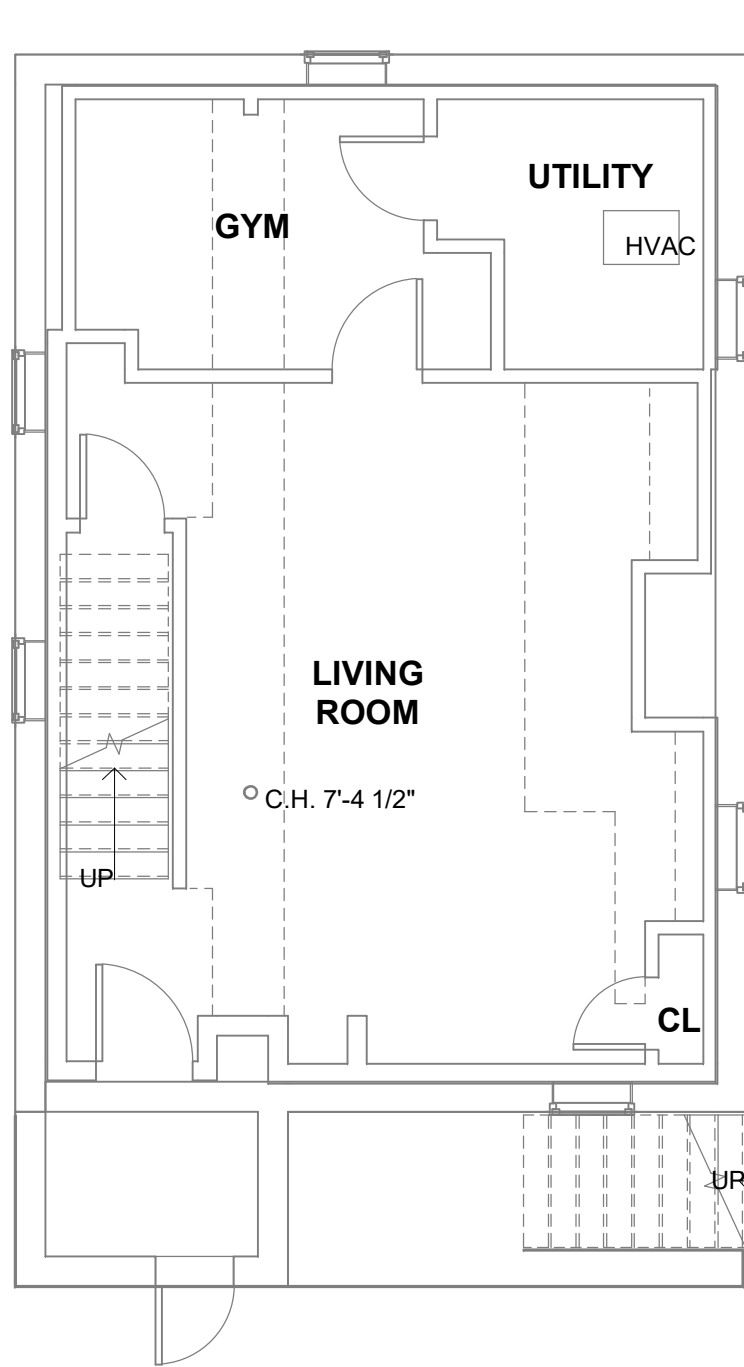


① Front/Left side view EXTG

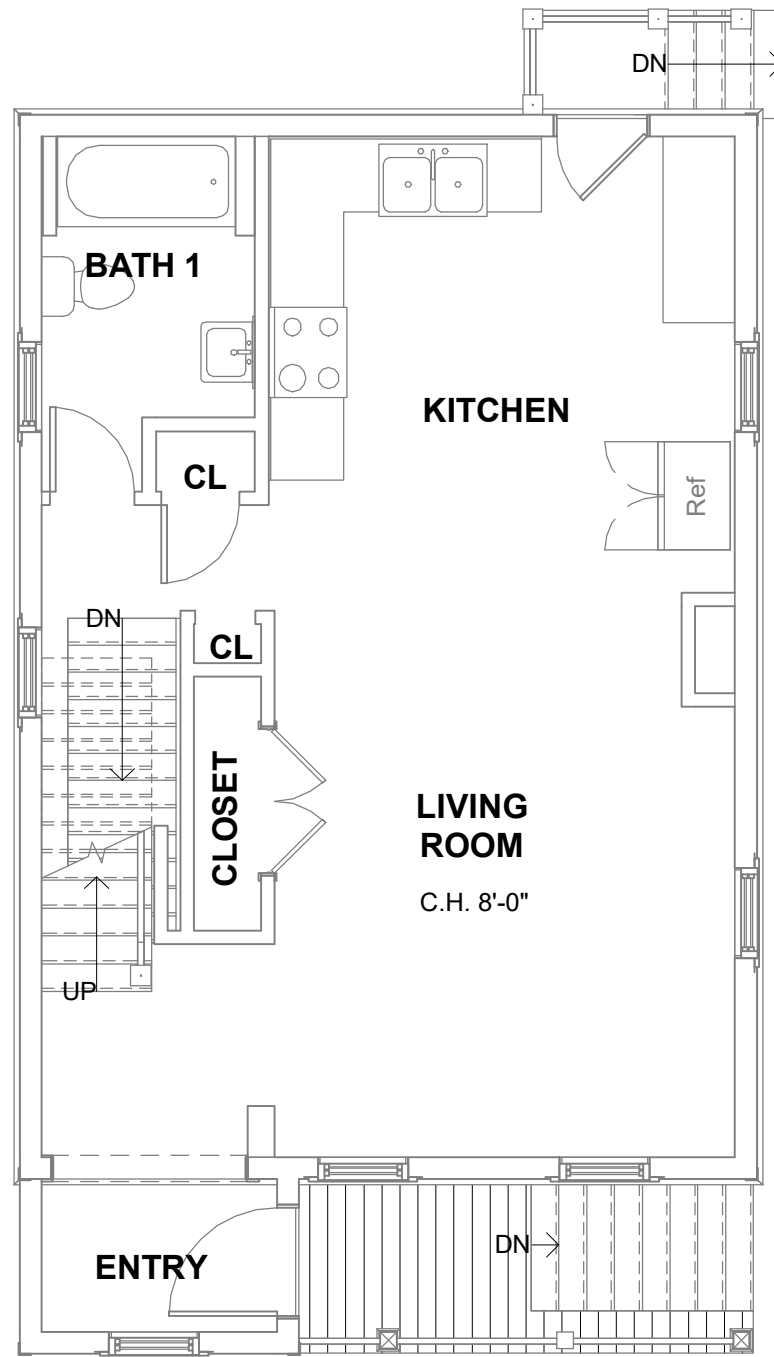


② Front/Right side view EXTG

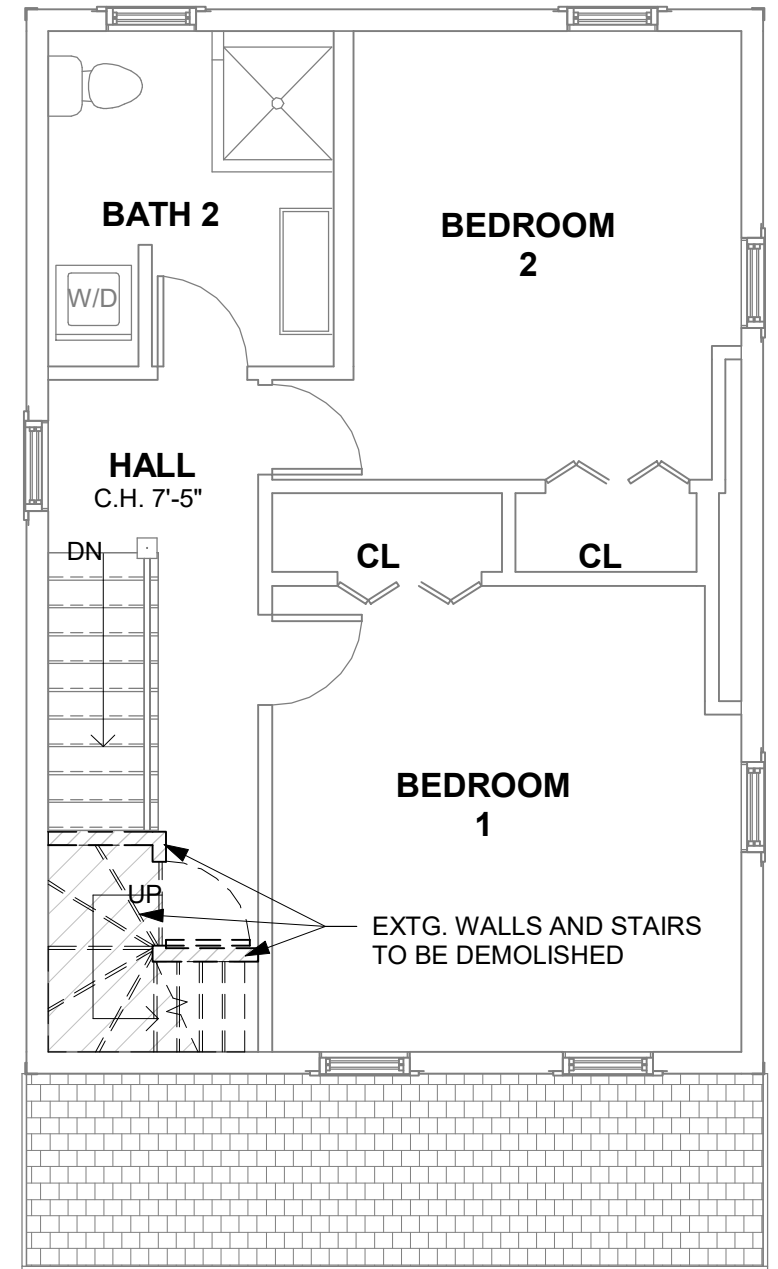
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT 60 Market Street Project Status</p>	<p>TITLE Existing 3D Views</p>	<p>SCALE AS NOTED</p>	<p>DRAWING D0.1</p>
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① Extg. 0 Basement
3/16" = 1'-0"



② Extg. 1st Floor
3/16" = 1'-0"



③ Extg. 2nd Floor
3/16" = 1'-0"

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PROJECT

60 Market Street

Project Status

TITLE

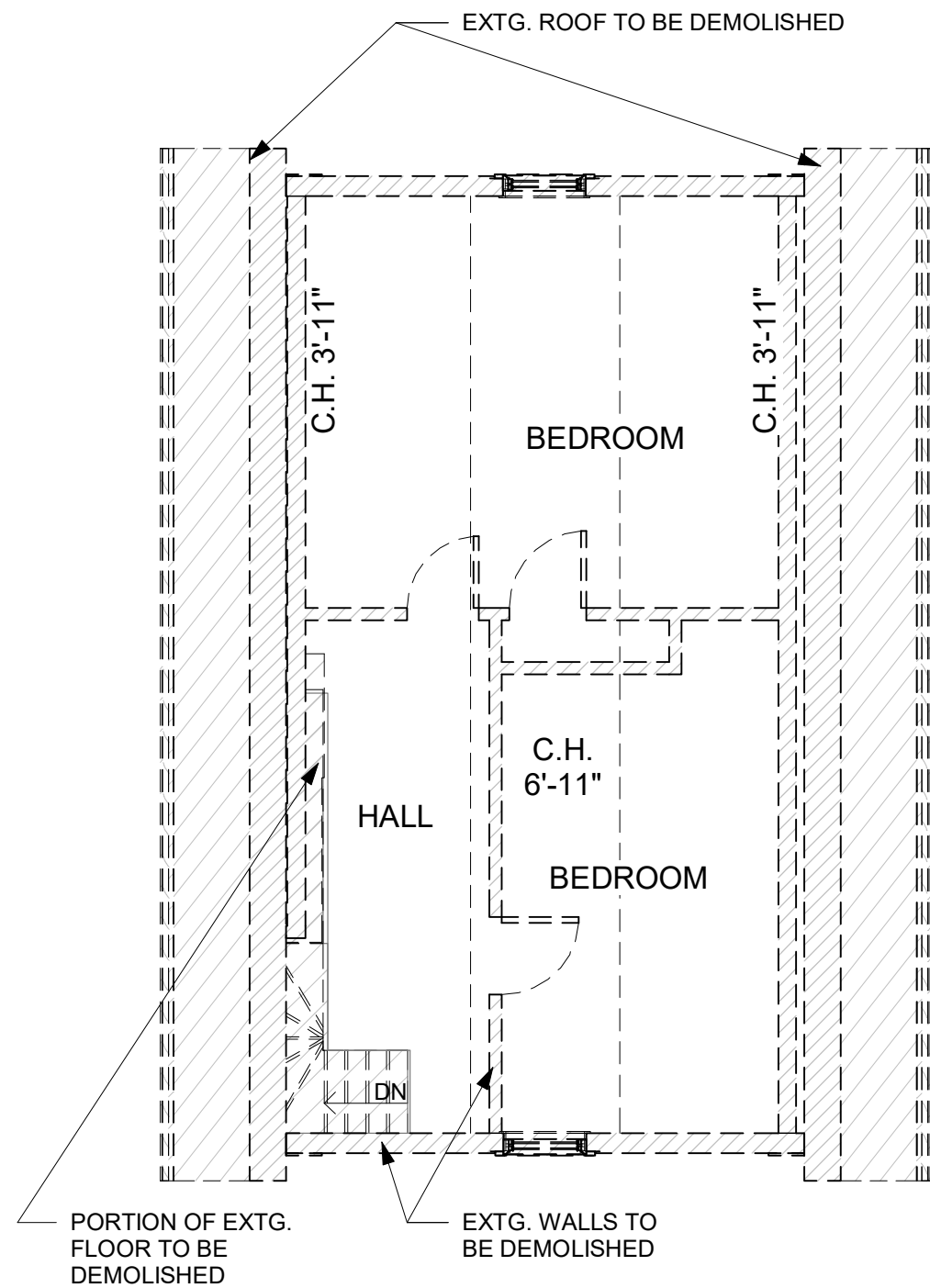
Extg. Demo Plans

SCALE

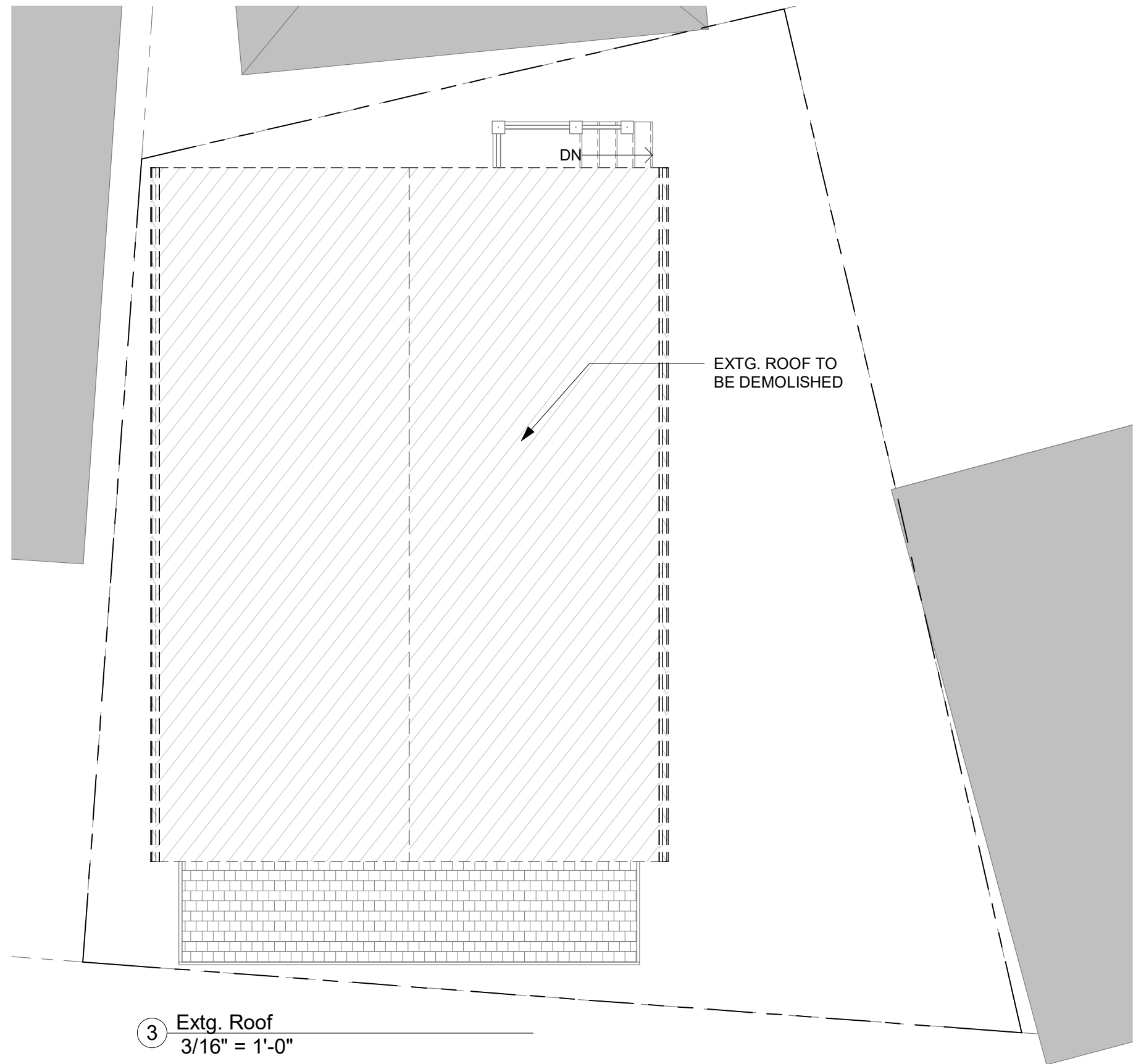
AS NOTED

DRAWING

D1.1



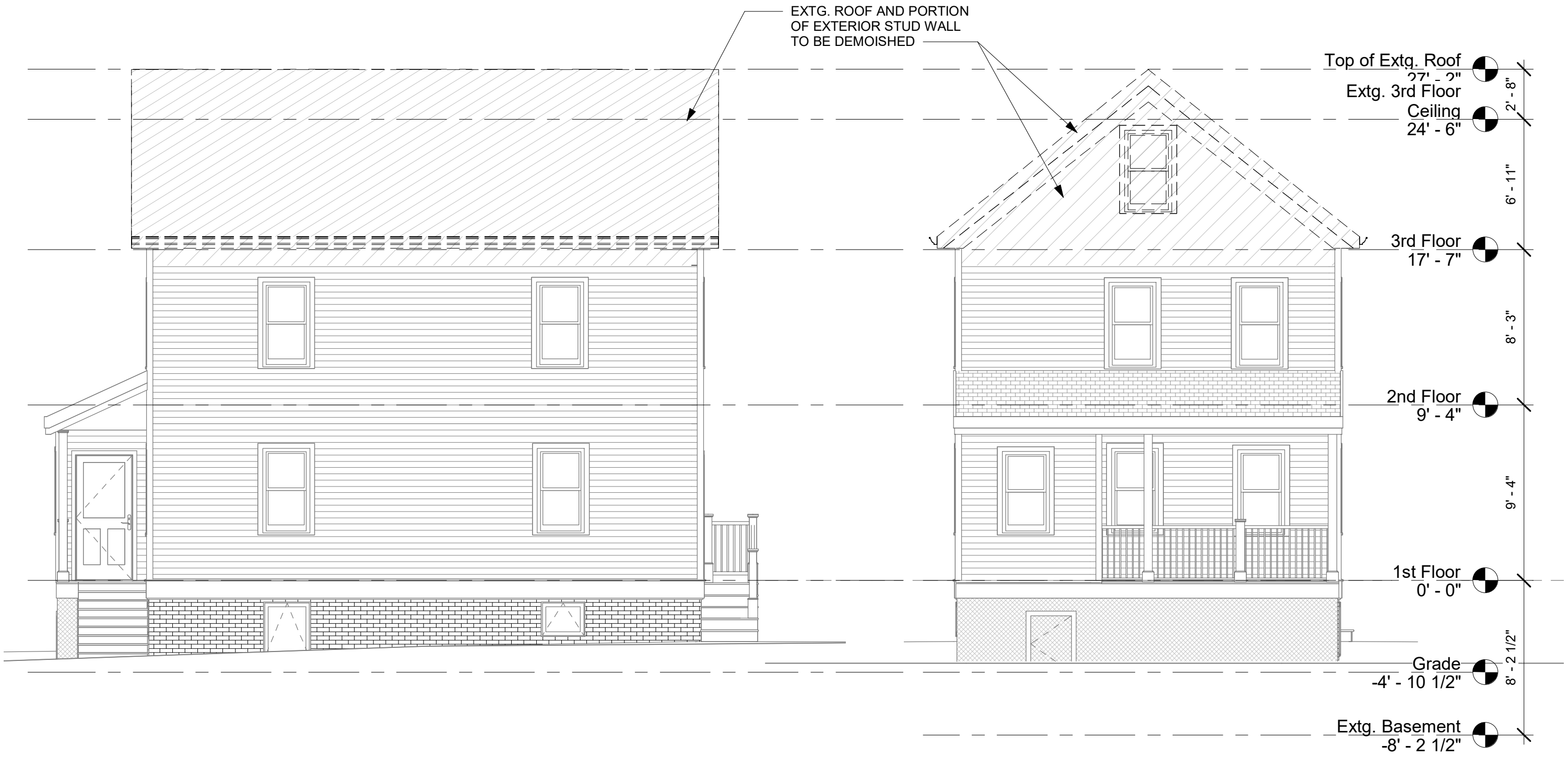
② Extg. 3rd Floor
3/16" = 1'-0"



③ Extg. Roof
3/16" = 1'-0"

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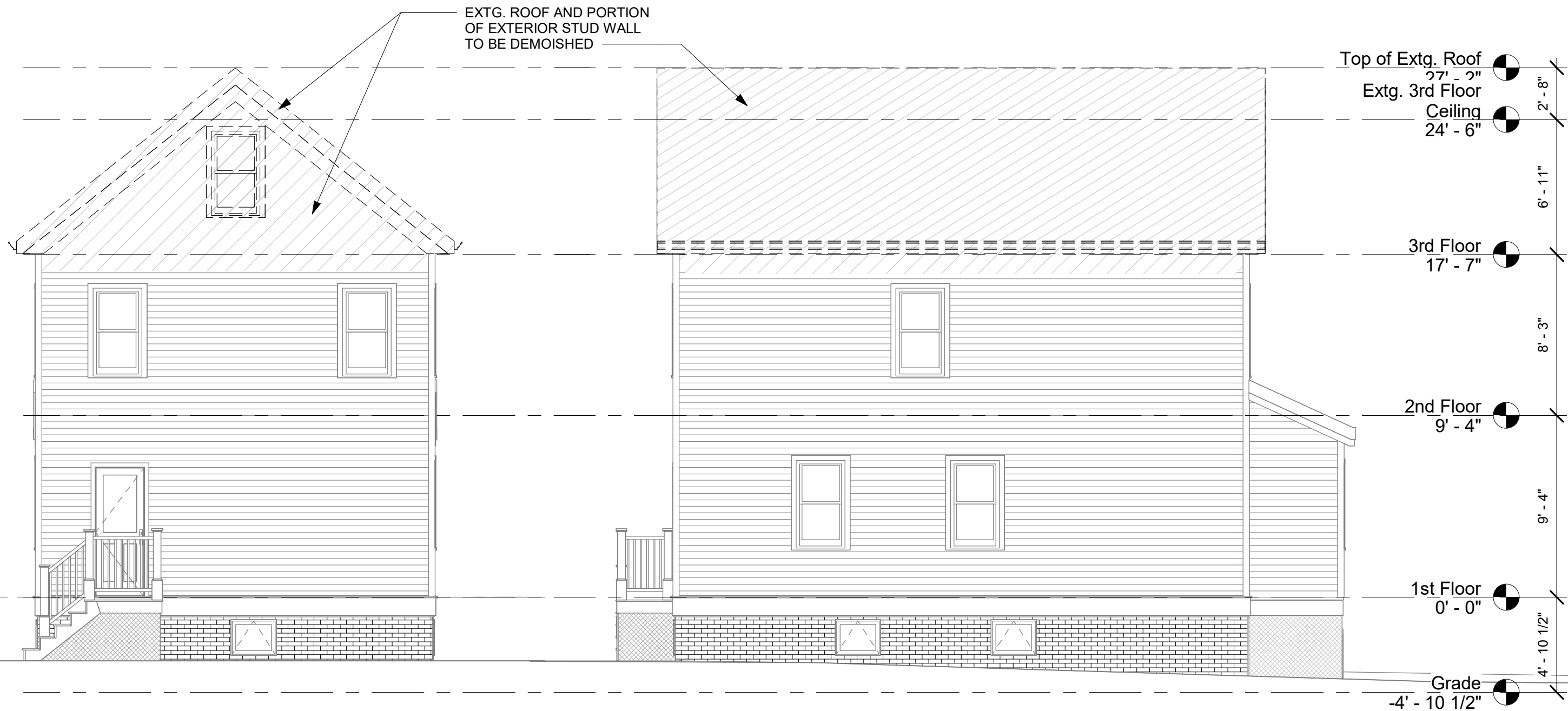




② Extg. Right
3/16" = 1'-0"

① Extg. Front
3/16" = 1'-0"

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① Extg. Rear
3/16" = 1'-0"

② Extg. Left
3/16" = 1'-0"

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TITLE

Extg. Demo Elevations

SCALE

AS NOTED

DRAWING

D2.2

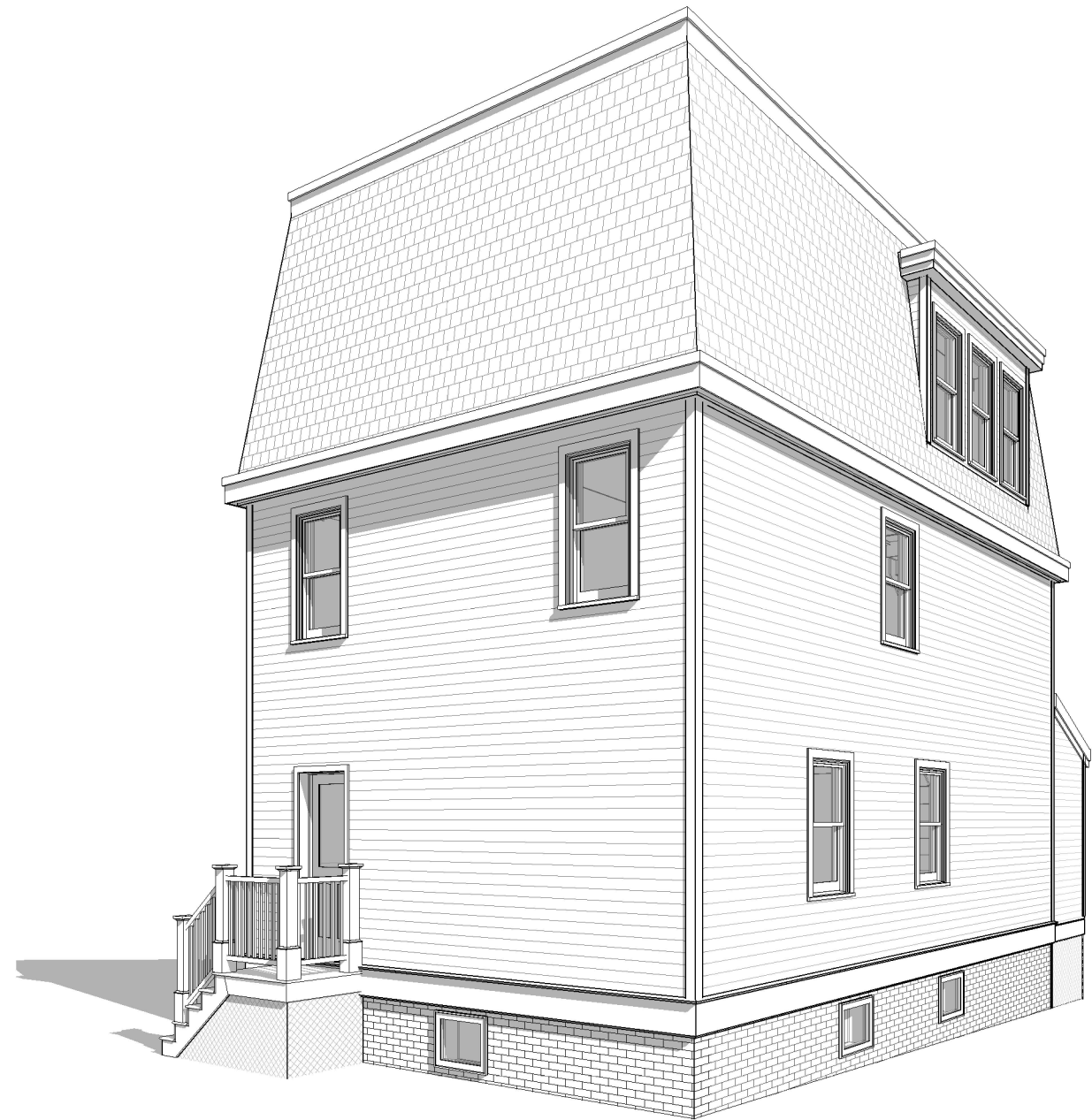
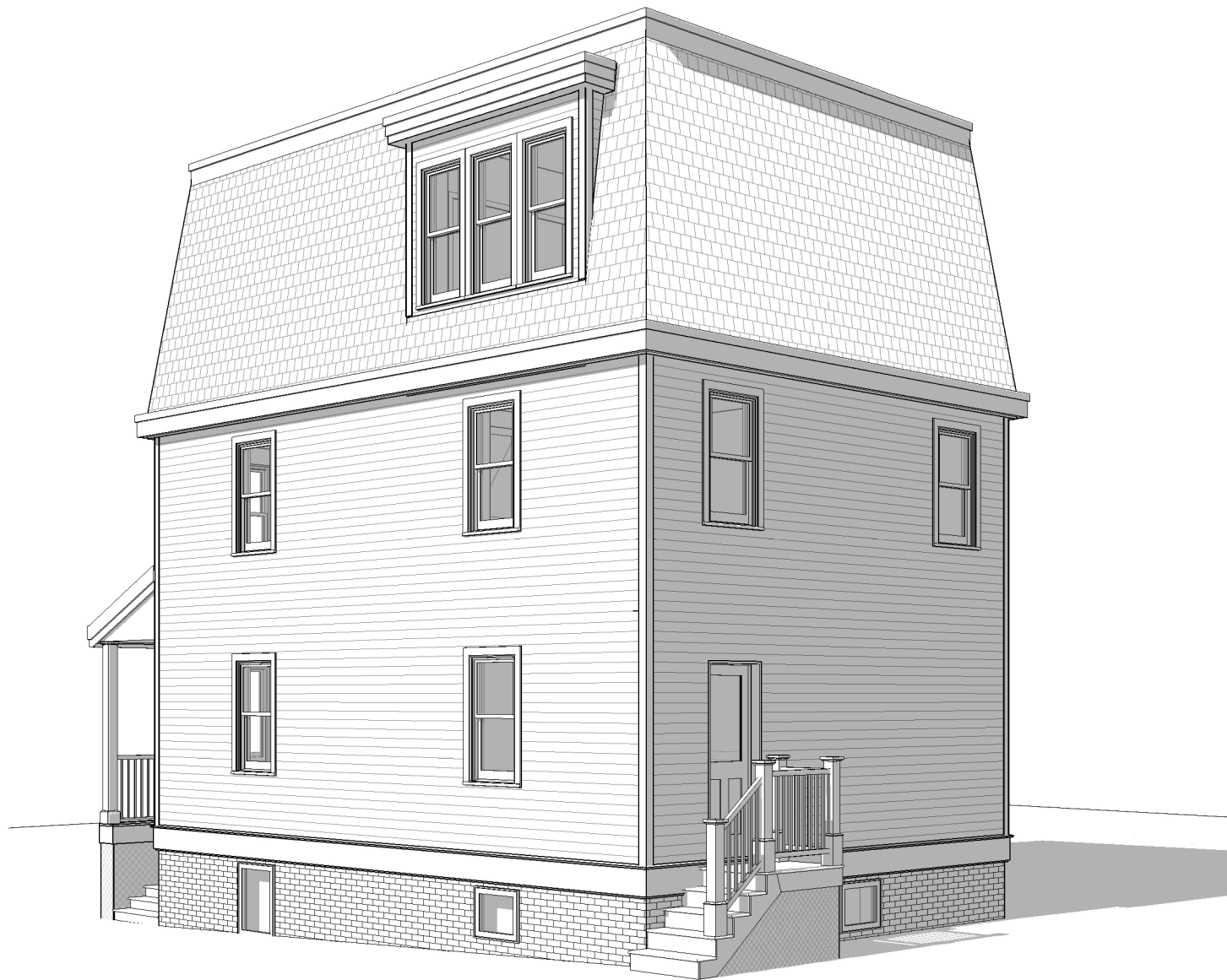


① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

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① Rear/ Right side view PROPOSED

② Rear Left View PROPOSED

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03/07/2023

PROJECT

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Project Status

TITLE

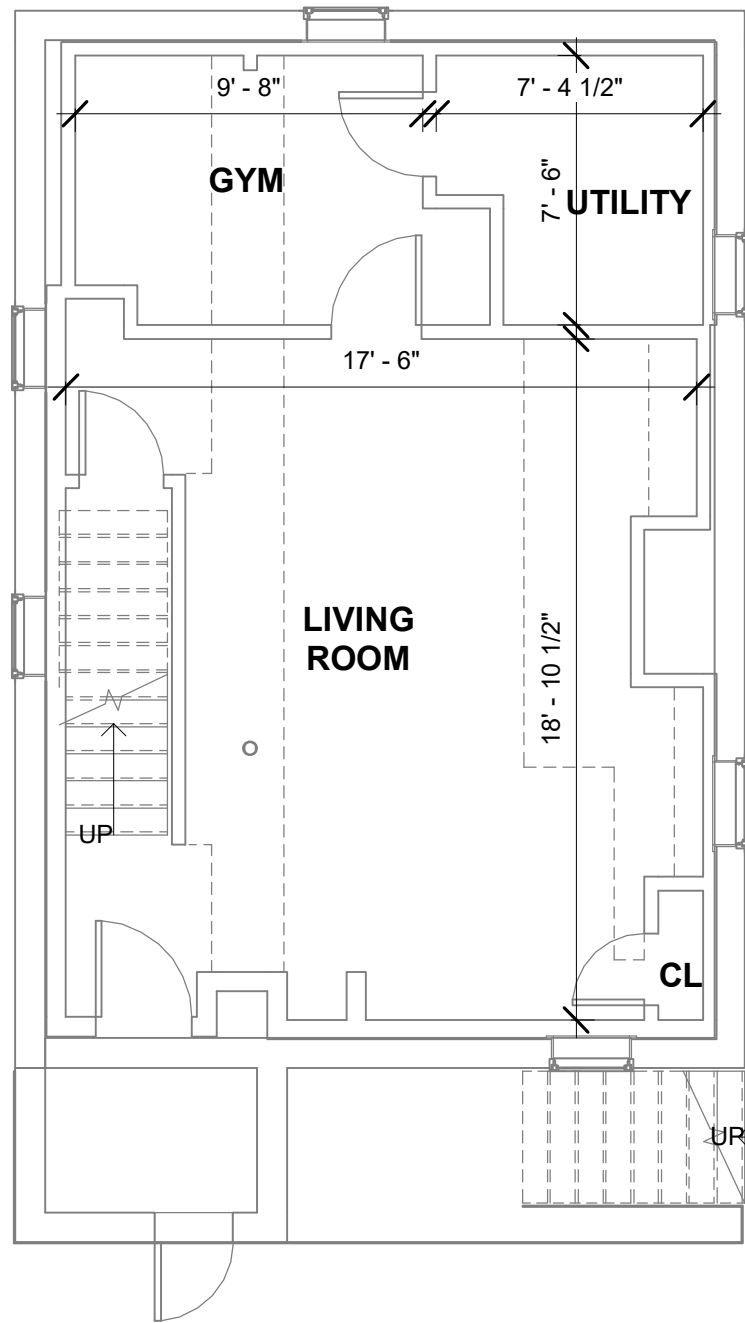
Proposed 3D Views

SCALE

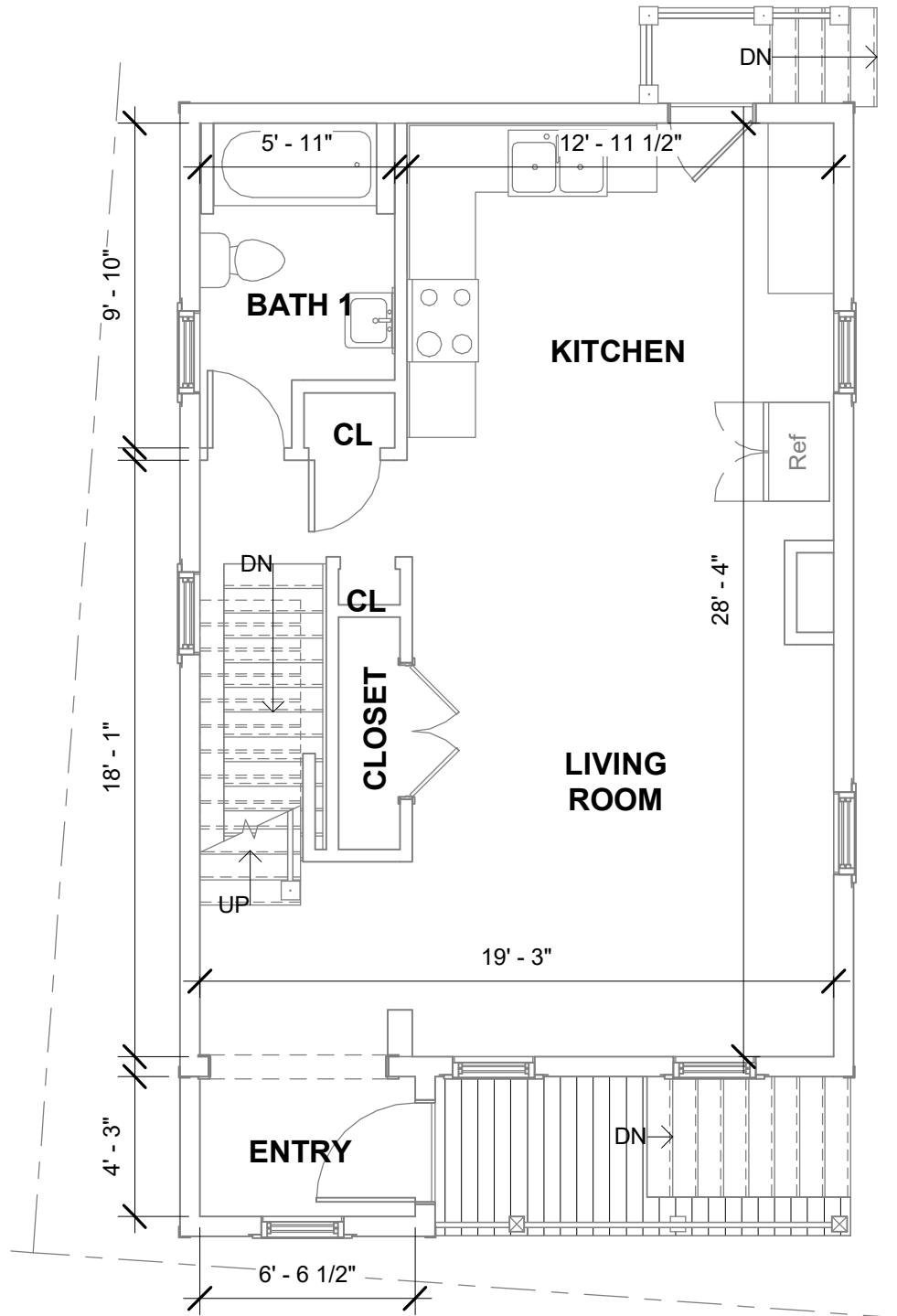
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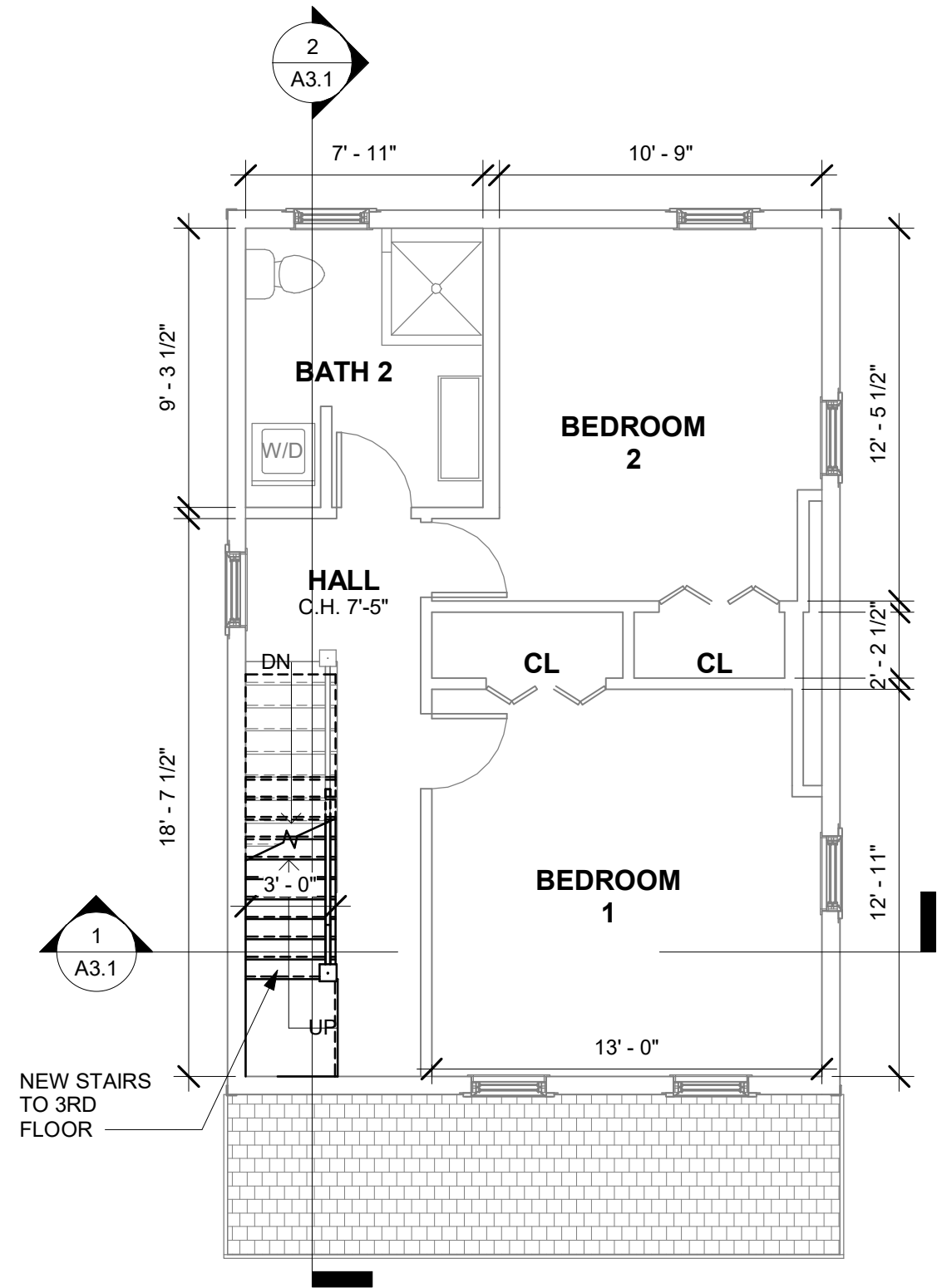
A0.2



① 0 Basement - NO CHANGES
3/16" = 1'-0"



② 1st Floor - NO CHANGES
3/16" = 1'-0"



③ 2nd Floor
3/16" = 1'-0"

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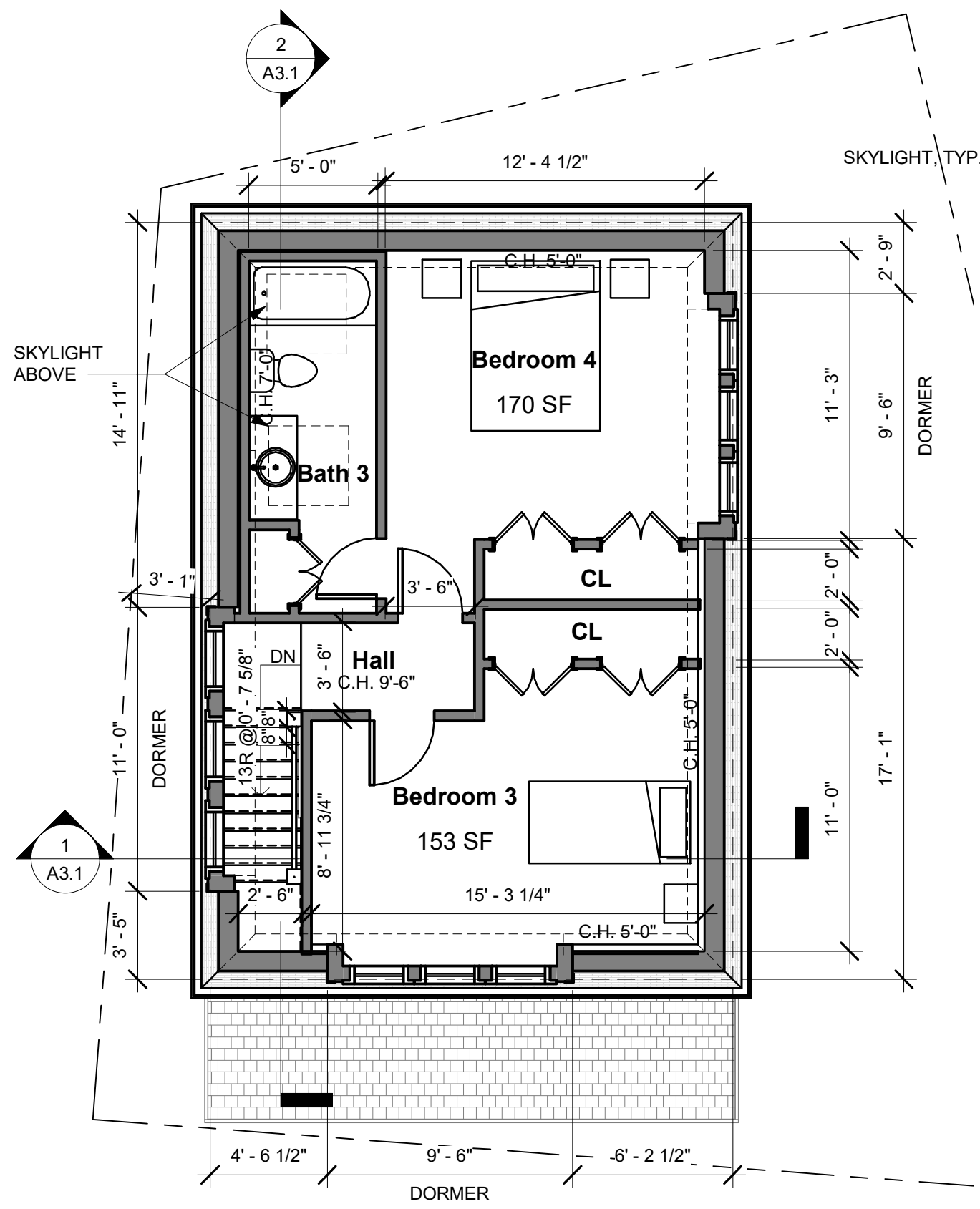
Proposed Plans

SCALE

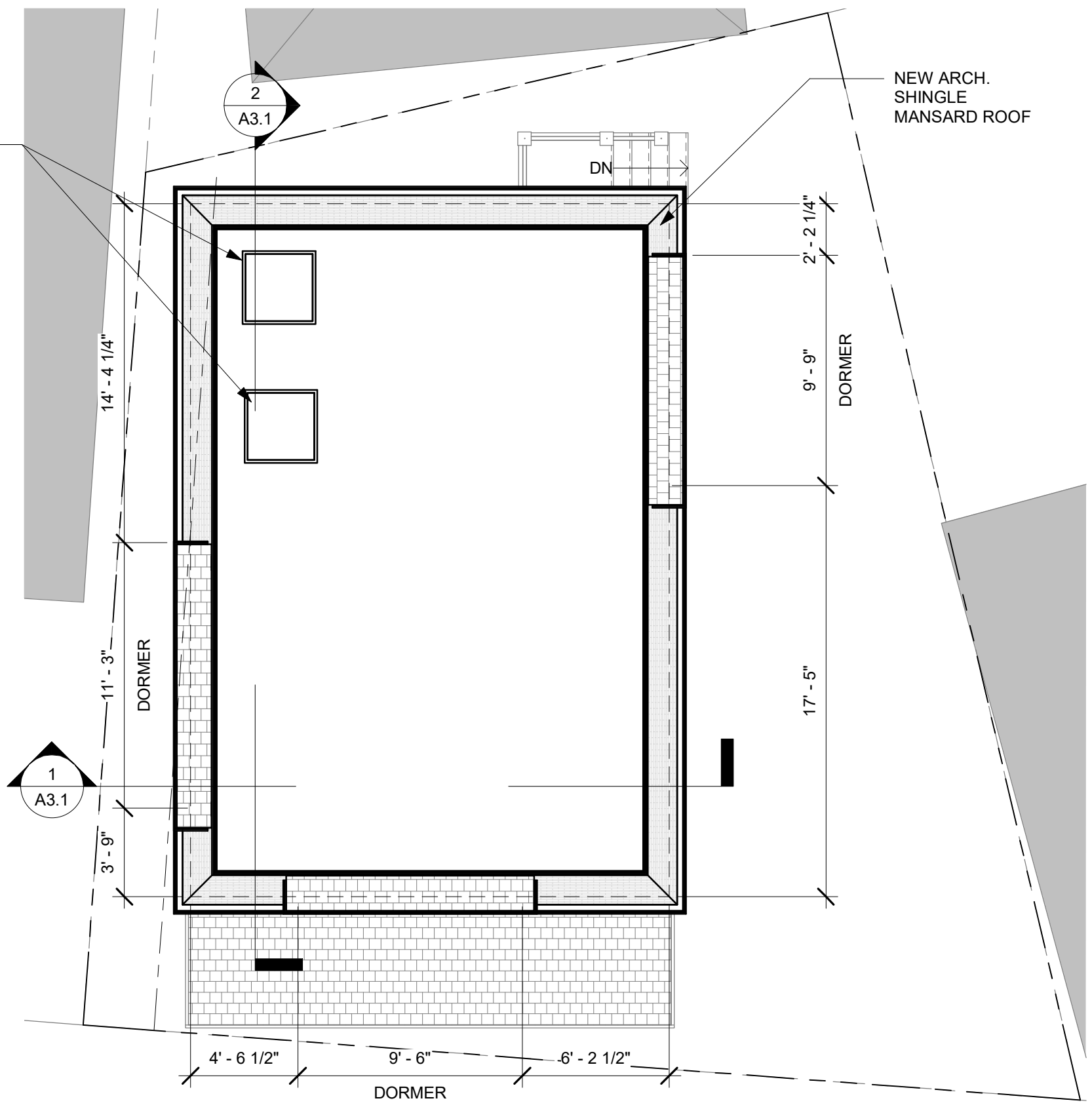
AS NOTED

DRAWING

A1.1

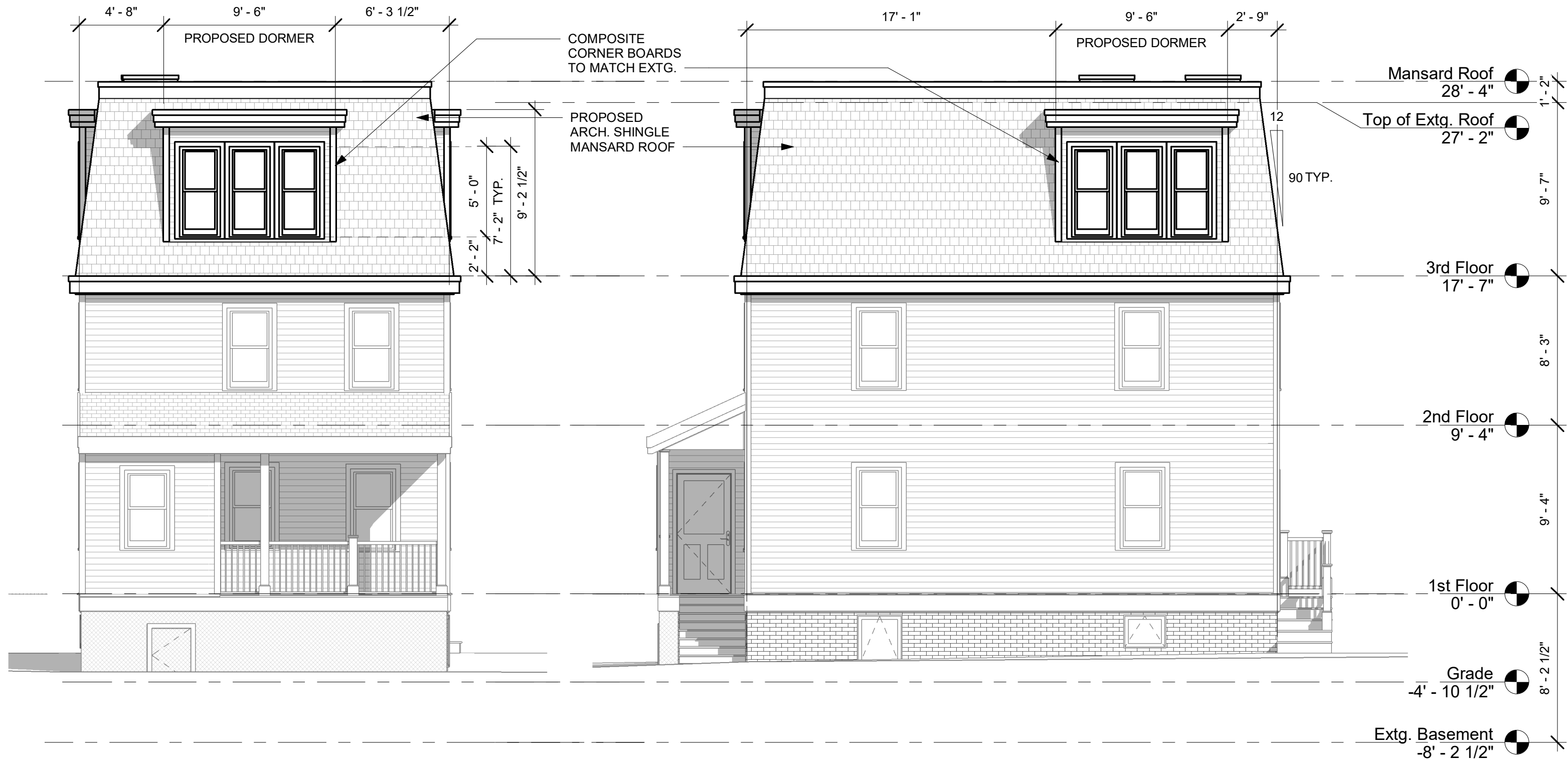


① 3rd Floor
3/16" = 1'-0"



② Roof Plan
3/16" = 1'-0"

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① Front Elevation
3/16" = 1'-0"

② Right Side Elevation
3/16" = 1'-0"

ARCHITECT
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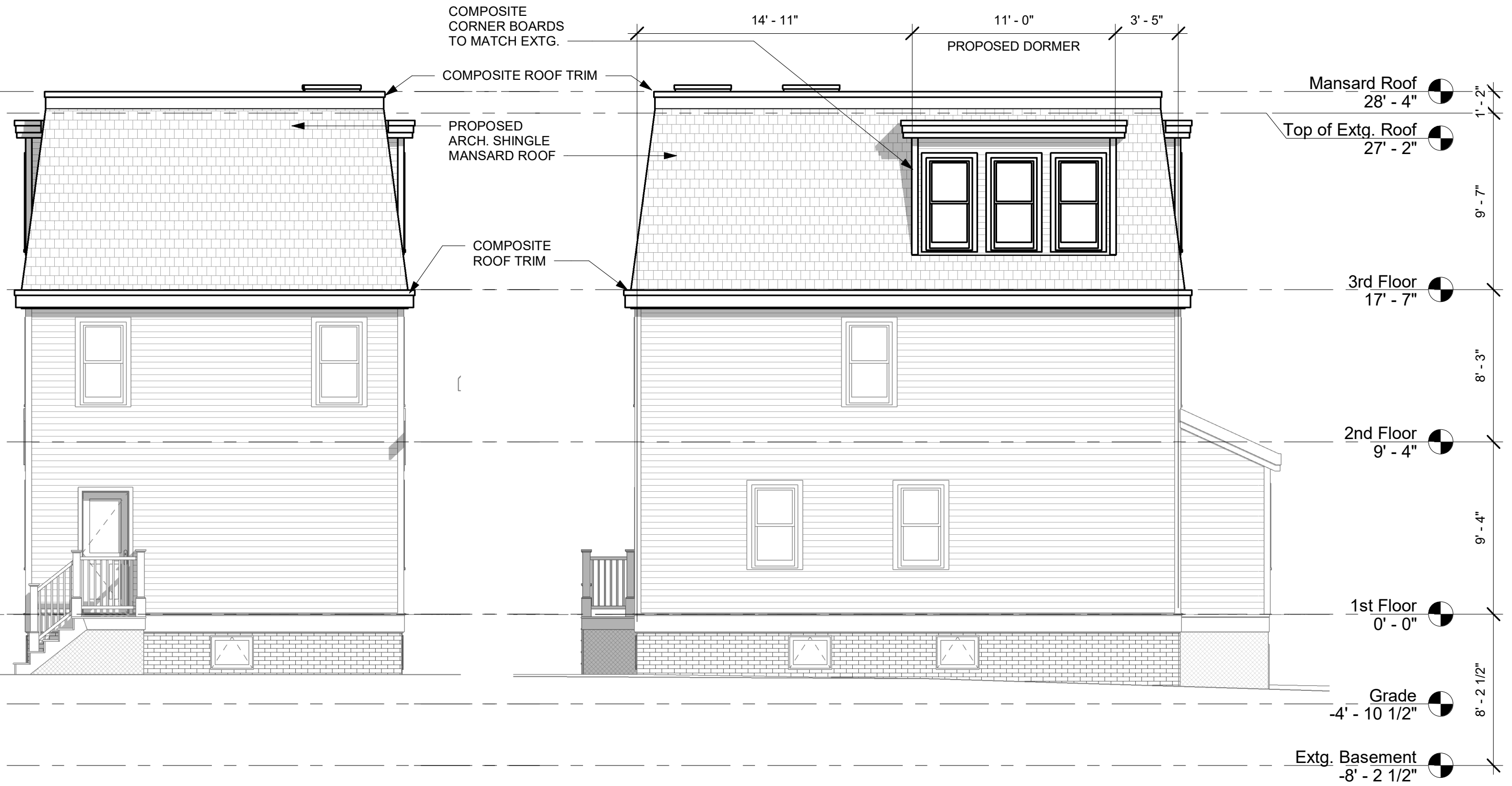
PROJECT
60 Market Street
Project Status

TITLE
Proposed Elevations

SCALE
AS NOTED

DRAWING
A2.1

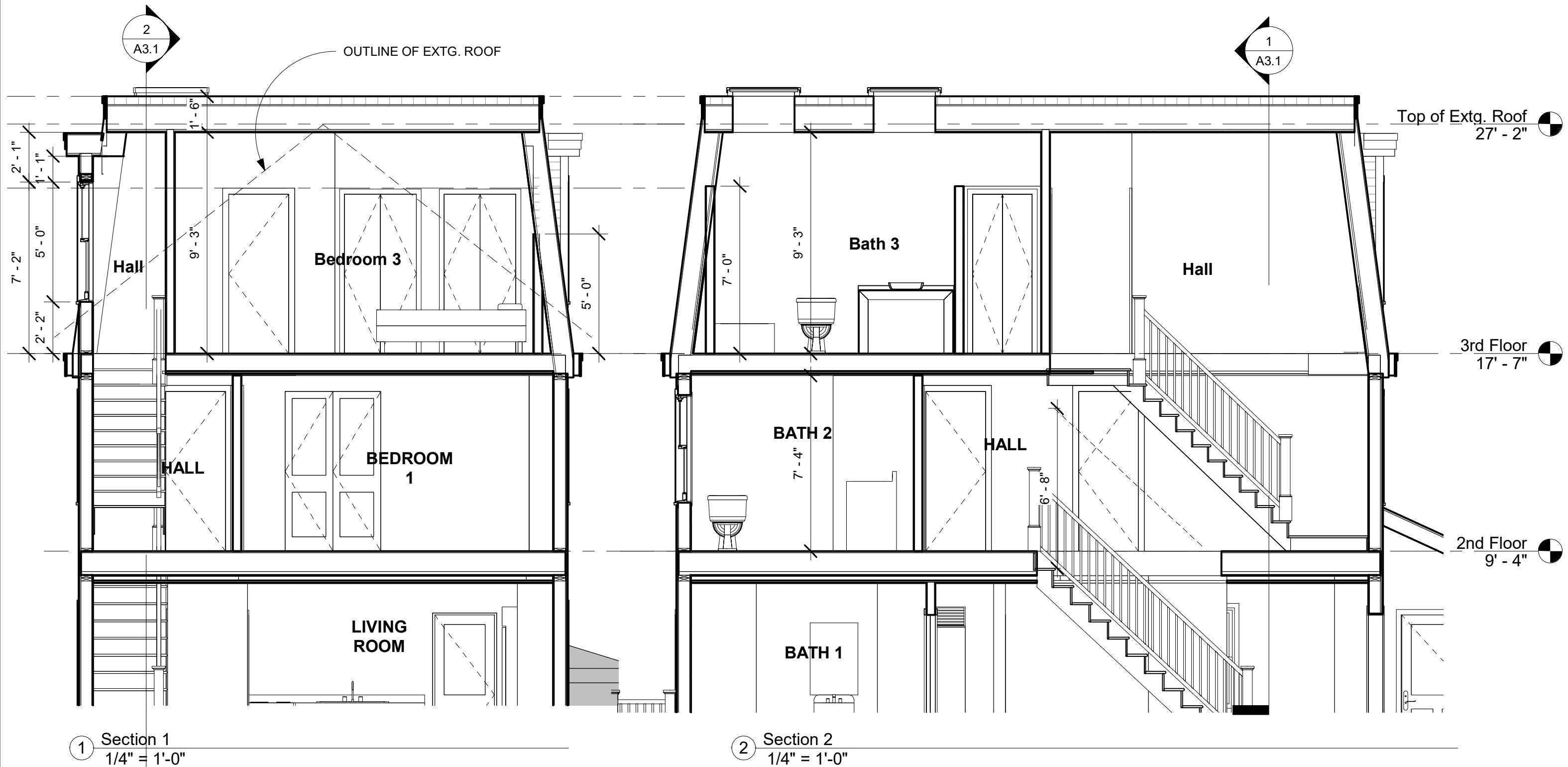




① Rear Elevation
3/16" = 1'-0"

② Left Elevation
3/16" = 1'-0"

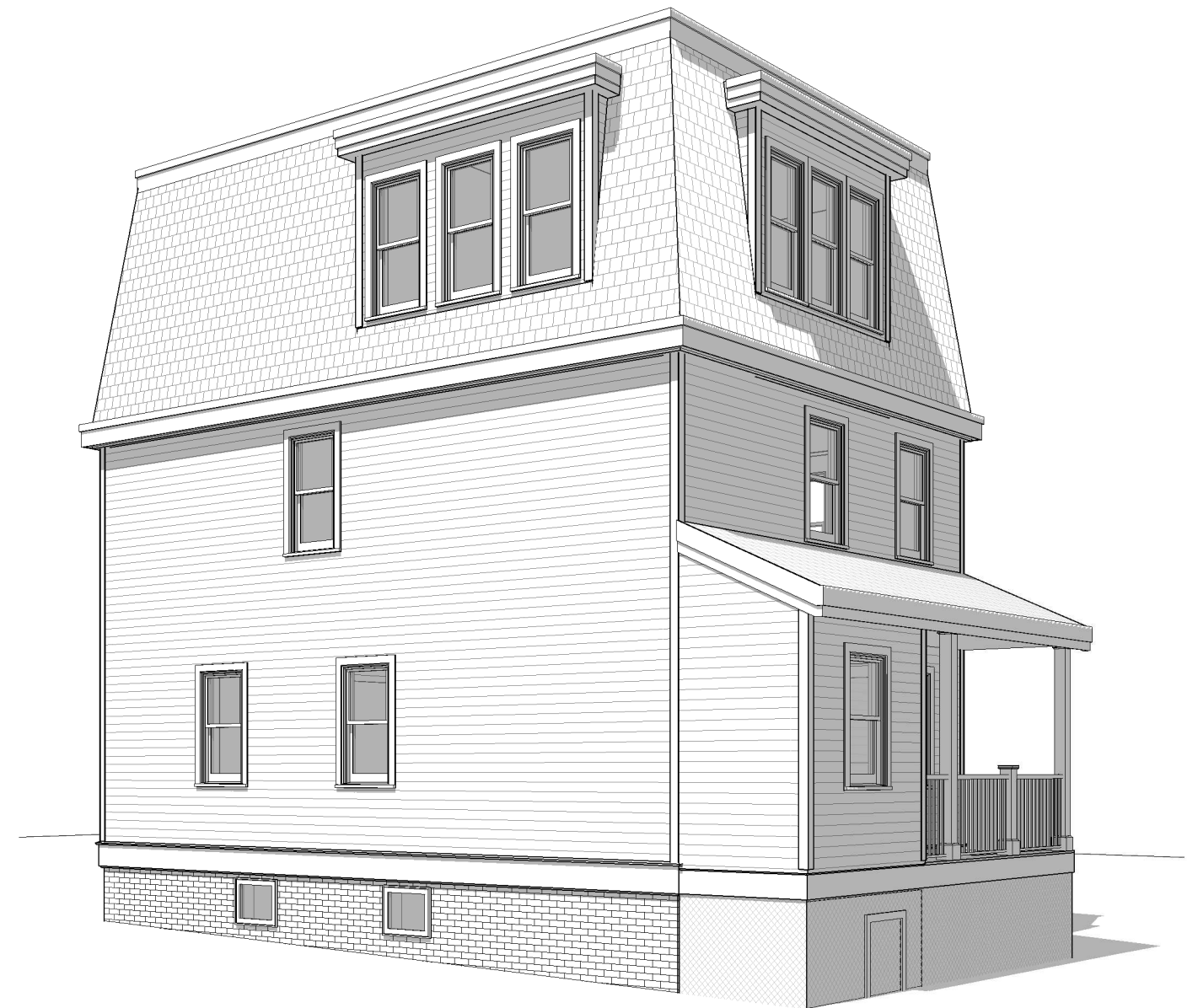
 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 03/07/2023</p>	<p>PROJECT 60 Market Street Project Status</p>	<p>TITLE Proposed Elevations</p>	<p>SCALE AS NOTED</p>	<p>DRAWING A2.2</p>
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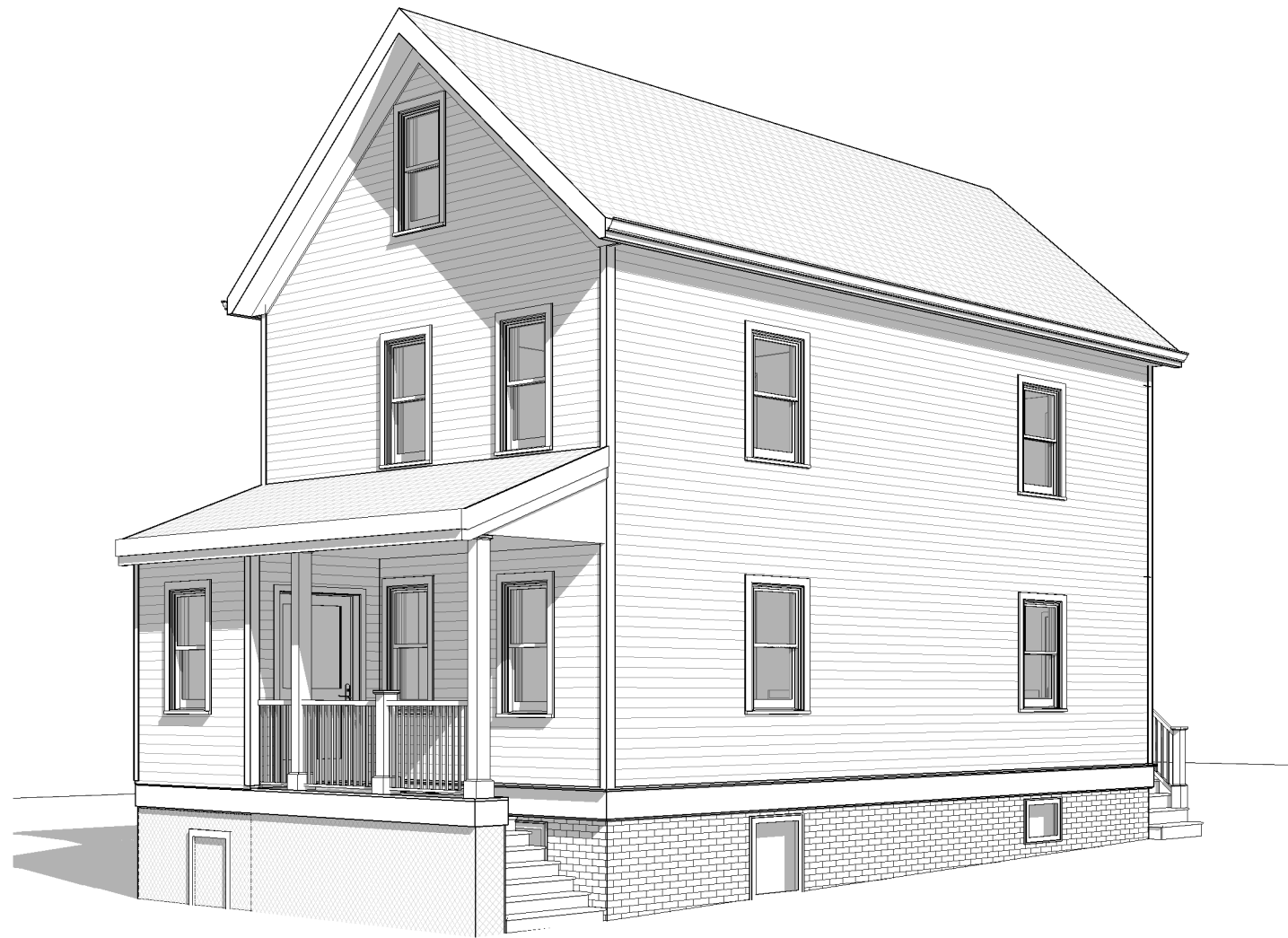


① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

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① Front Right View - EXTG



② Front Right View - PROPOSED

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① Rear Right View - EXTG



② Rear Right View - PROP.

ARCHITECT

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DATE

03/07/2023

PROJECT

60 Market Street

Project Status

TITLE

**3D Views
COMPARISON**

SCALE

AS NOTED

DRAWING

A4.3

EXISTING LEGEND	
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊙	UTILITY POLE
⊙	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊙	WATER VALVE
□	CATCH BASIN
—	FENCE
—	CONTOUR LINE (MJR)
—	CONTOUR LINE (MNR)
x	SPOT GRADE
⊙	DRAIN MANHOLE
⊙	HYDRANT
⊙	TREE

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	1,467± S.F.	1,467± S.F.
MIN. LOT AREA PER DWELLING UNIT	1,500 S.F.	1,467± S.F.	1,467± S.F.
MIN. YARD FRONT (A)	13.1'	26.7' - CENTRE L. 5.7' - STREET L.	26.7' - CENTRE L. 5.7' - STREET L.
SIDE (RIGHT) (B)	7.5'	8.2'	8.2'
SIDE (LEFT) (B)	7.5'	1.8'	1.8'
REAR (C)	20.0'	1.6'	1.6'
MAX. BLDG. HEIGHT	35'	31.9'±	34.0'±
MIN. OPEN SPACE	30%	30.0% ±	30.0% ±
MIN. LOT WIDTH	50'	29.65'	29.65'
MAX. F.A.R.	0.75	-	-

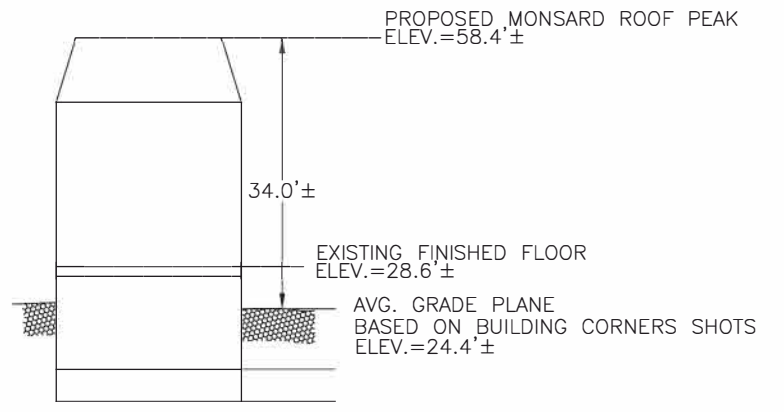
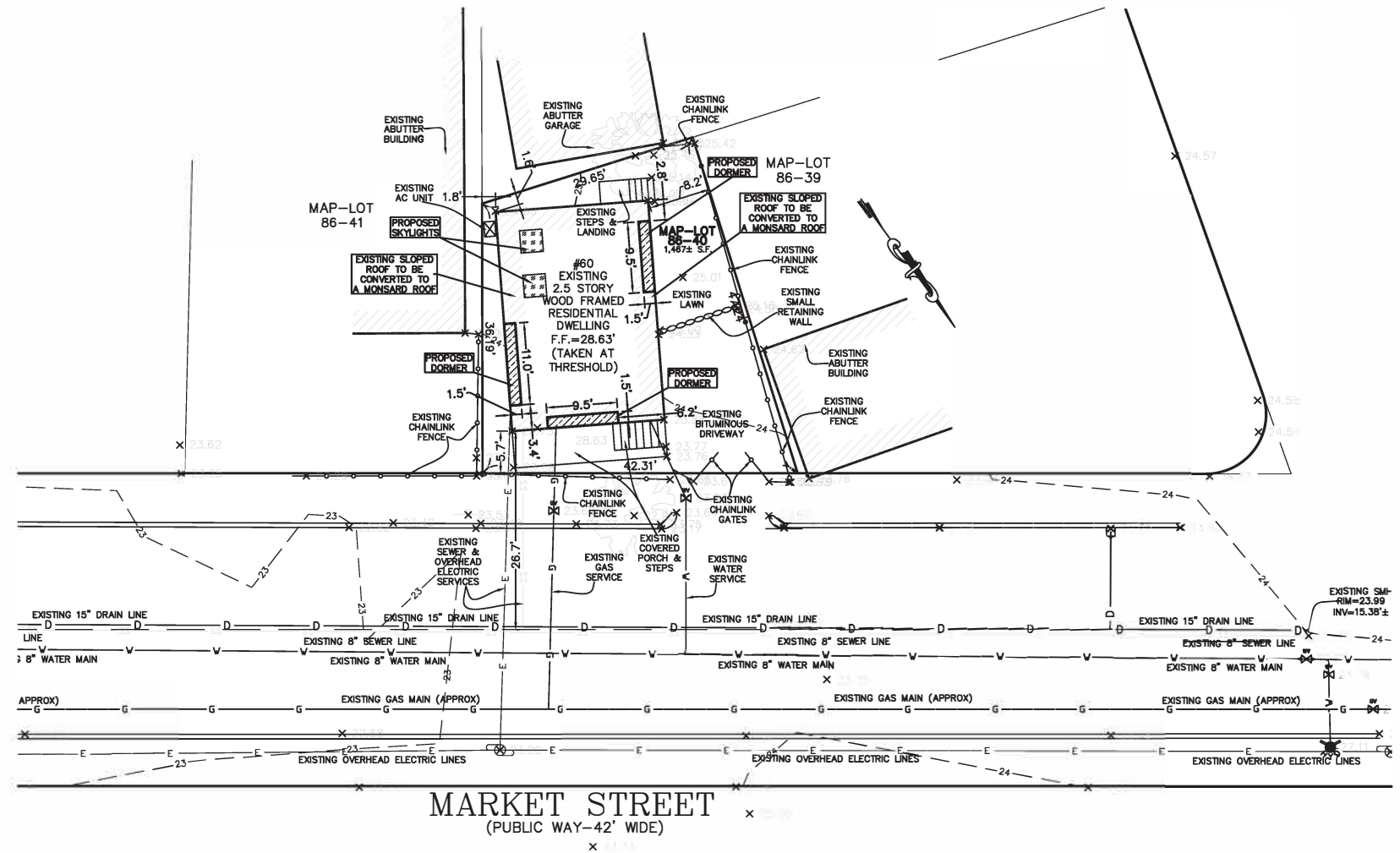
ZONING SETBACK FOOTNOTES:

FRONT SETBACK (A) = H+L/4 - MEASURED FROM THE CENTERLINE OF THE STREET, BUT IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN TEN (10) FEET.

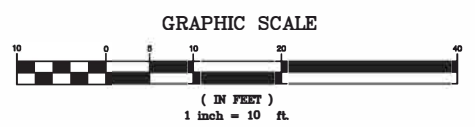
SIDE SETBACK (B) = H+L/5 - IN A RESIDENCE C-1 DISTRICT, NO BUILDING PLANE (EXCLUDING PROJECTIONS AS PERMITTED BY SECTION 5.24.2) MAY BE NEARER THAN SEVEN FEET, SIX INCHES (7'6") TO A SIDE LOT LINE.

REAR SETBACK (C) = H+L/4 - IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET.

- NOTES:
- INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 08/16/2021.
 - DEED REFERENCE: BOOK 73287 PAGE 29, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
 - THIS PLAN IS NOT INTENDED TO BE RECORDED.
 - 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 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 4, 2010.
 - 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 THAN NO SUCH EASEMENTS EXIST.
 - FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 - NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC 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.
 - ZONING DISTRICT = RESIDENCE C-1



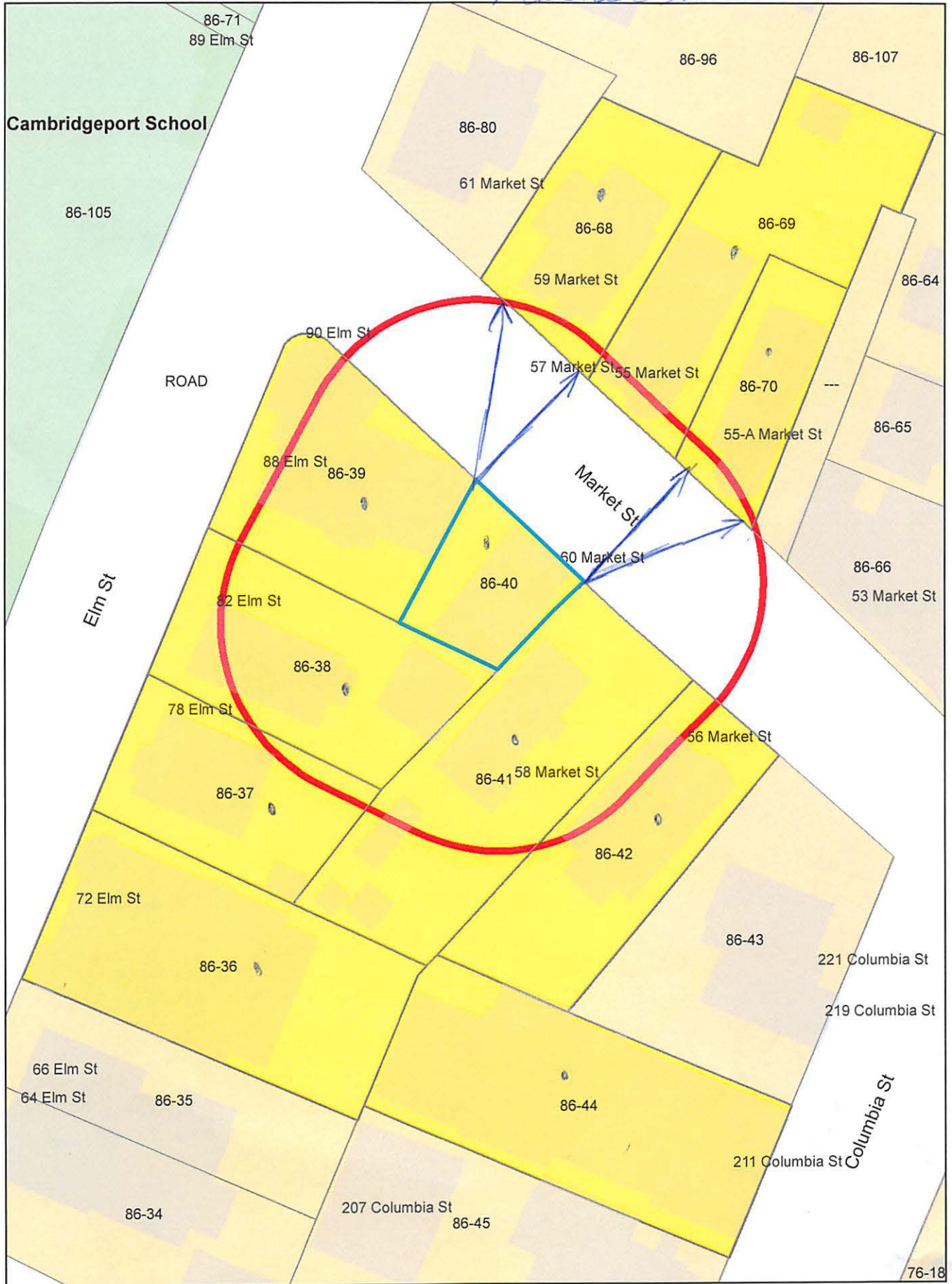
PROPOSED PROFILE
NOT TO SCALE



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SCALE	1"=10'
DATE	01/05/2023
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	60 MARKET STREET CAMBRIDGE MASSACHUSETTS
DRAWN BY:	PUN
CHKD BY:	PUN
APPD BY:	PUN
REVISION	BY
PROPOSED SITE PLAN	
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	
SHEET NO. 1	

60 Market St



60 Market St.

Refit-over

86-37
ROTH, JESSICA R. & FRANCIS D. DONOVAN JR
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CAMBRIDGE, MA 02139

86-41
MAHONEY, MARK J.
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86-36
JAS CONSOLIDATED PROPERTIES LLC
C/O JAS CORPORATION
1035 CAMBRIDGE ST., #12
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86-40
COLLEY, SEBASTIAN R. & DEBORAH COLLEY
60 MARKET ST
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86-44
FIRST HOLINESS CHURCH OF THE
APOSTOLIC FAITH OF CAMBRIDGE
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86-38
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