



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

BZA APPLICATION FORM

Plan No: BZA-017028-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : 60 Porter Road LLC - Kerri and Niall Hanley - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 60 Porter Rd Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: open space variance

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner request Variance relief from the open space requirements of the Ordinance to locate two dimensionally compliant parking spaces for the pre-existing two family dwelling.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.40 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : October 9, 2018

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 Kerri Hanley
(OWNER)

Address: 11 Woodside Drive, Milton, MA 02186

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

The record title of this property is in the name of 60 Porter Road LLC
(Niall and Kerri Hanley)

*Pursuant to a deed of duly recorded in the date 1/5/2018, Middlesex South
County Registry of Deeds at Book 70475, Page 399; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

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

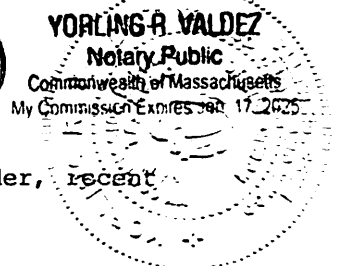
***Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Norfolk.

The above-name Kerri Hanley personally appeared before me,
this 17th of September, 2018, and made oath that the above statement is true.

[Signature]
Notary

My commission expires Jan 17, 2025. (Notary Seal).



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

RECEIVED THE SECRETARY OF THE ARMY

WASHINGTON, D. C. 20315

TO THE SECRETARY OF THE ARMY

FROM THE SECRETARY OF THE ARMY

SUBJECT: [Illegible]

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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 Niall Hanley _____
(OWNER)

Address: 11 Woodside DR Milton MA 02188

State that I/We own the property located at 60 Porter rd Cambridge
which is the subject of this zoning application.

The record title of this property is in the name of 60 Porter Road LLC
(Niall and Kerri Hanley)

*Pursuant to a deed of duly recorded in the date 1/5/2018, Middlesex South
County Registry of Deeds at Book 70475, Page 399; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Niall Hanley
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 Norfolk.

The above-name Niall Hanley personally appeared before me,
this 17th of September, 2018, and made oath that the above statement is true.

My commission expires Jan 17, 2025 (Notary Seal)



Notary
YORLING R. VALDEZ
Notary Public
Commonwealth of Massachusetts
My Commission Expires Jan 17 2025

- 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:

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the property is an existing two family that doesn't have a curb cut or parking but has ample open space (46%) for parking. Without relief Petitioner permitted renovation with increase the intensity of the use while burdening the street with additional parking.

By granting the diminimus relief (13sf) Petitioner will be able to apply for Curb Cut and provide the much need off-street parking spaces.

- 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 hardship is owing to the shape of the lot that has ample open space but due to the positioning of the non-conforming dwelling thereon doesn't not allow for compliant parking without the requested modest relief to the open space requirement. The Locus is extremely close to the Commuter rail and is one of the few properties in the adjacent street that have ample open space in order to create of-street parking.

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

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

Desirable relief may be granted without substantial detriment to the public good because with the requested relief Petitioner will provide 39% of the require 40% open space, will maintian a large rear yard private open space area (837sf) and will reduce congestion and hazard on the on-street parking capacity.

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

Desirable relief can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the proposed relief will bring the property in further compliance with the Ordinance by providing two off-street parking spaces and further will make the property usable for families with children.

- * 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 60 Porter Rd 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:
- 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:
- 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:
- 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:
- 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:

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** two family
LOCATION: 60 Porter Rd Cambridge, MA **ZONE:** Residence B Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** two family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,180sf	3,104sf	2,308sf	(max.)
<u>LOT AREA:</u>		4,616sf	4,616sf	5,000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.69	.67	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2,308sf	2,308sf	2,500sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	50'	50'	50'	(min.)
	DEPTH	97.24'	97.24'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	11.2'	11.2'	15'	(min.)
	REAR	13.8'	13.8'	25'	(min.)
	LEFT SIDE	7.9'	7.9'	7.5'	(min.)
	RIGHT SIDE	18.5'	18.5'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	30'-5"	30'-5"	35'	(max.)
	LENGTH	63'-2"	63'-2"	n/a	
	WIDTH	22'-1"	22'-1"	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46%	39%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	<2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		0	0	0	(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.

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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2018 OCT 10 PM 2:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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Article 10.000 Section 10.40 (Variance).

Original Signature(s) :

Sean D. Hope

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue

Cambridge, MA 02139

Tel. No. : 617-492-0220

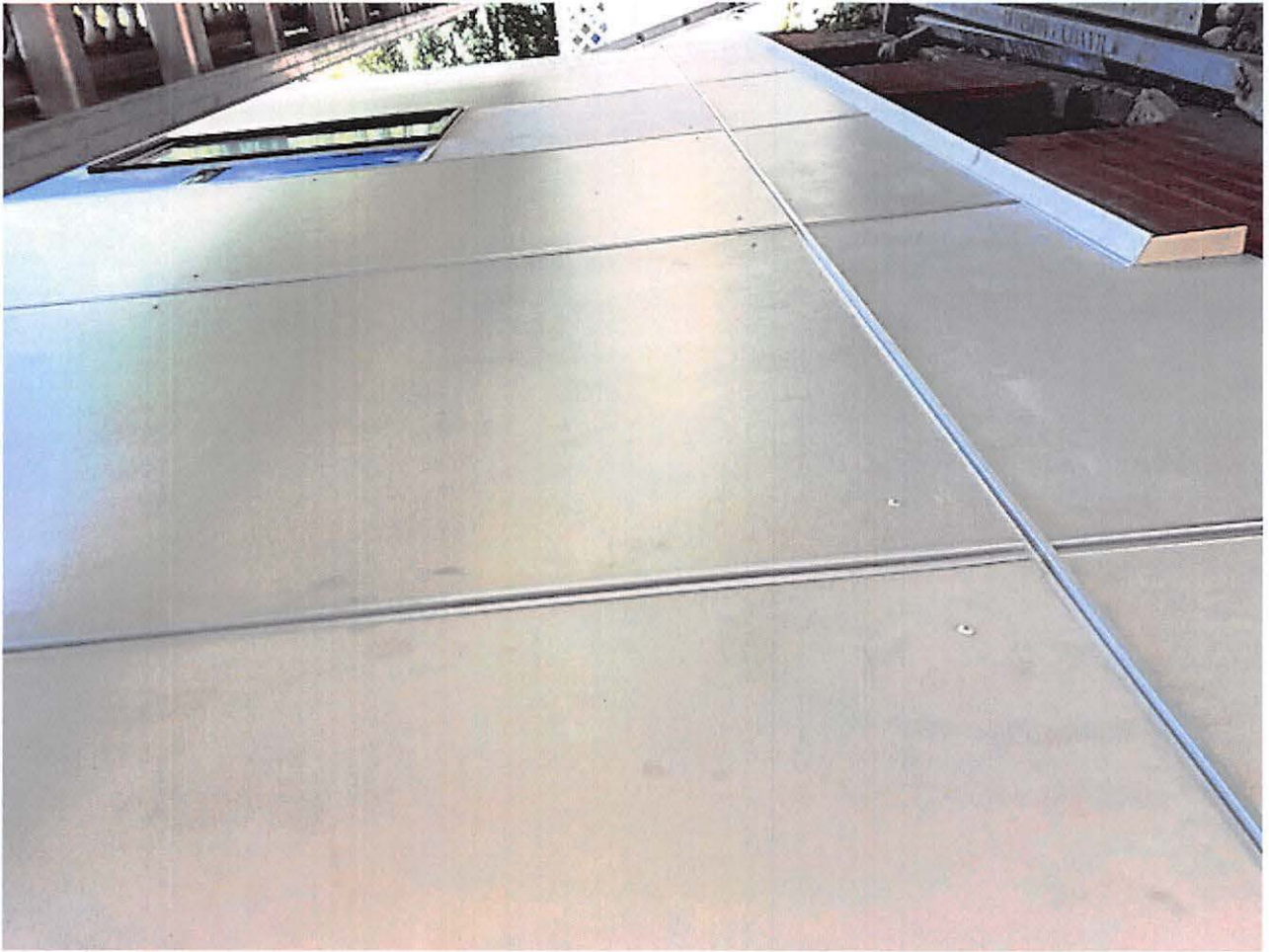
E-Mail Address : sean@hopelegal.com

Date : October 9, 2018

60 Porter Rd.





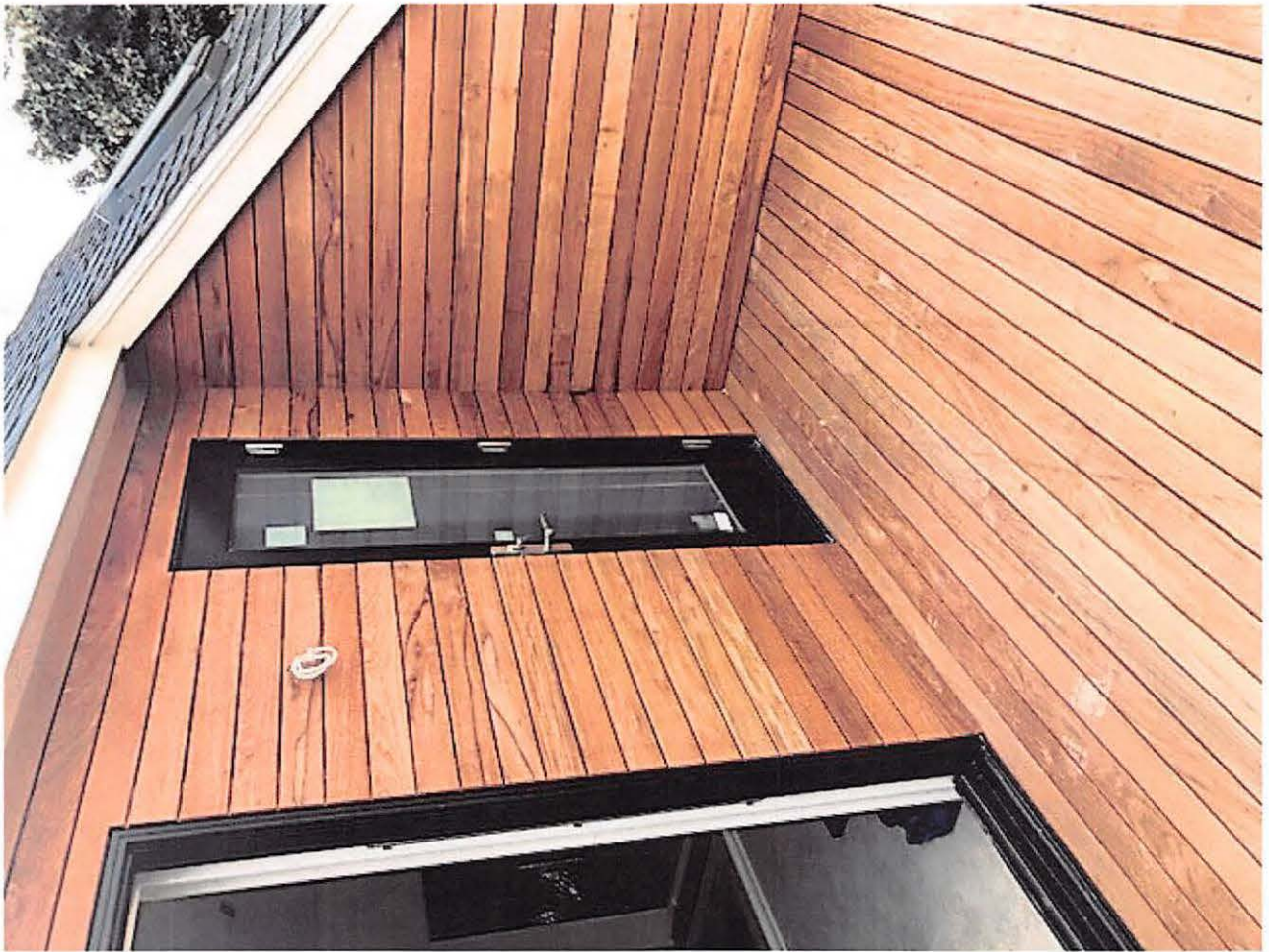




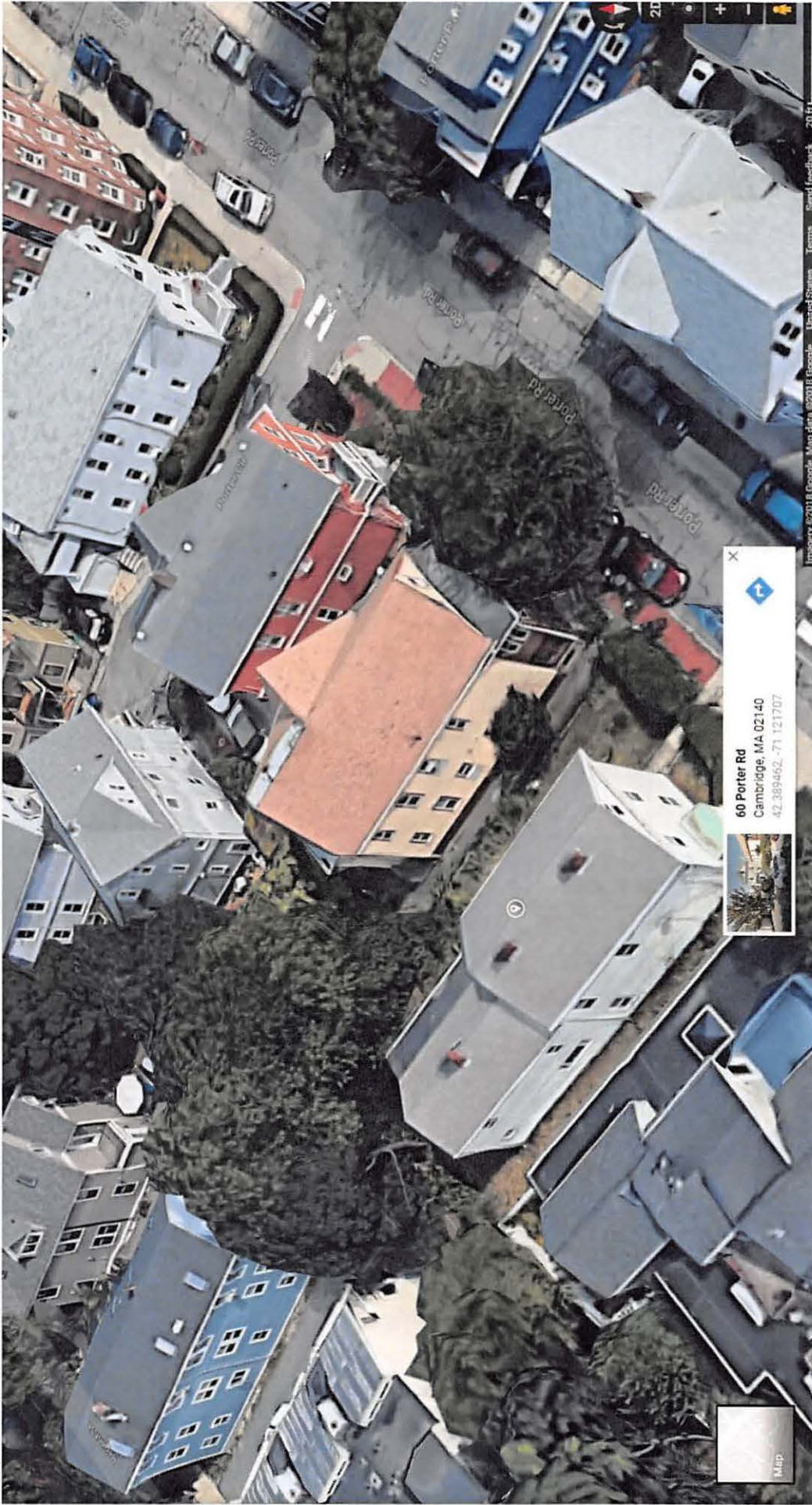




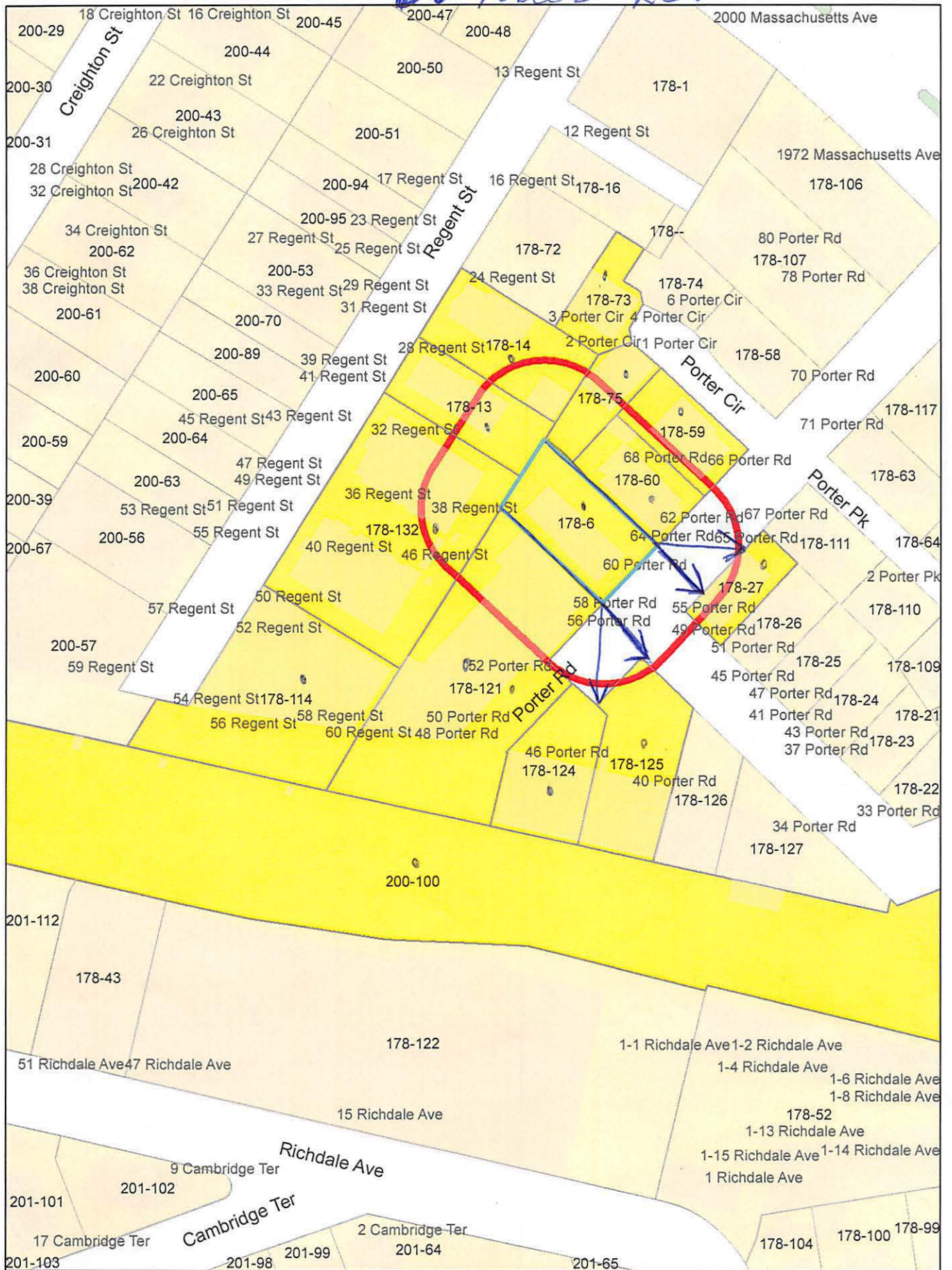








60 Porter Rd.



600 Porter Rd.

Petitioner

178-6
CURRAN, JOHN J.
6 LLOYD ST
WINCHESTER, MA 01890

178-13
KASPEROWSKI, BRUNILDA
C/O BRULINDA MONTANEZ
28-30 REGENT ST., #1
CAMBRIDGE, MA 02140

SEAN D. HOPE, ESQ.
675 MASS AVE
CAMBRIDGE, MA 02139

178-13
WOODS, BETHANY M.,
TRUSTEE ADINE M. STORER, TRUSTEE
17 GRANITE ST.
MELROSE, MA 02176

178-14
THORNER, BENJAMIN & CHRISTINE P. THORNER
24 REGENT STREET
CAMBRIDGE, MA 02140

178-27
SHAHID, ROBIN, III
7 COBURN DR
ASHLAND, MA 01721

178-59
CAPUCCIO, STEPHEN P. &
PATRICIA D.CAPUCCIO, TRUSTEES
68 PORTER RD
CAMBRIDGE, MA 02140

178-60
HO, CHIN JUNG
16 WILLIAMS ST
ARLINGTON, MA 02476

178-73
SUN, YONGMEI & BRIAN AYLWARD
292 NEWBURY ST., #400
BOSTON, MA 02115

178-75
HARWOOD, JUDITH
1 PORTER CIRCLE
CAMBRIDGE, MA 02140

178-114
SCHINDLER, MARK & ANGELA B. SHEN-HSIEH
60 REGENT ST., UNIT #1
CAMBRIDGE, MA 02140

178-114
LEWIS, DAVID &
JANSULU ALIMJANKZY NURPEISOVA
58 REGENT ST., #2
CAMBRIDGE, MA 02140

178-114
BUSSINK, ALBERT W. & ANN H. JENKINS
56 REGENT STREET UNIT #3
CAMBRIDGE, MA 02140

178-114
DAHL, CHRISTOPHER C. & NAOMI V. DAHL
54 REGENT ST., #4
CAMBRIDGE, MA 02140

178-114
LEWICKI, JOHN F.
52 REGENT ST. UNIT#5
CAMBRIDGE, MA 02140

178-114
PETERS, MARK, PAULINE PETERS
50 REGENT ST. UNIT 6
CAMBRIDGE, MA 02140

178-121
BRAUDE, ANN & ANDREW ADLER
48 PORTER ROAD
CAMBRIDGE, MA 02140

178-13
ALPERT, EVA E.
28-30 REGENT ST
CAMBRIDGE, MA 02140

178-121
SOFRYGIN, OLEG A. & MONIKA IZANO
52 PORTER RD., #3
CAMBRIDGE, MA 02140

178-121
ANDERSON, JAMES G. &
SHIRINE S. BOULOS ANDERSON
50 PORTER RD., #4
CAMBRIDGE, MA 02140

178-121
GLISKER, ELLEN
56 PORTER ROAD #56/5
CAMBRIDGE, MA 02140

178-121
IMPERIALI, BARBARA
58 PORTER ROAD #58/6
CAMBRIDGE, MA 02140

178-124
MILLER, PETER J. & MARIA T. NORTZ
46 PORTER RD
CAMBRIDGE, MA 02140

178-125
COHEN, JERRY & CAROLINE R. COHEN, TRUSTEES
40 PORTER RD
CAMBRIDGE, MA 02140

178-132
ROY, BIRENDRO & TARA BINETTI ROY
34 REGENT ST., #32
CAMBRIDGE, MA 02140

178-132
HUGHES, CURTIS K. DORIA A. P. HUGHES
34 REGENT ST.
CAMBRIDGE, MA 02140

178-132
EVENCHIK, LEONARD N. &
SUZANNE R. KIRSCHNER
36 REGENT STREET #36
CAMBRIDGE, MA 02140

178-132
ISHII, HIROSHI & AKIKO ISHII,
TRUSTEES C/O COLLET, THOMAS
34 REGENT ST., # 38
CAMBRIDGE, MA 02140

178-132
ALBERT, MICHAEL A. & DOROTHEE ROZENBERG
40 REGENT STREET UNIT #40
CAMBRIDGE, MA 02140

178-132
CHRISTENSEN, ELIZABETH Y. &
MATTHEW Q. CHRISTENSEN
34 REGENT ST., #42
CAMBRIDGE, MA 02140

600 Porter Rd.

178-132
COHEN, IVAN GLENN
44 REGENT STREET
CAMBRIDGE, MA 02140

178-132
TALLAPRAGADA, RAVI &
NARENDRA TALLAPRAGADA
34 REGENT ST., #46
CAMBRIDGE, MA 02140

200-100
MASSACHUSETTS BAY TRANSPORTATION
AUTHORITY
10 PARK PLAZA
BOSTON, MA 02116