



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-02083-2018

2018 OCT 30 AM 10:49  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : \_\_\_\_\_

Variance : ✓

Appeal : \_\_\_\_\_

PETITIONER : S&H Construction - C/O Ed Sullivan

PETITIONER'S ADDRESS : 26 New street cambridge, ma 02138

LOCATION OF PROPERTY : 64 Chestnut St Cambridge, MA 02139

TYPE OF OCCUPANCY : 2 Family Res Dwelling ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Other: Enlargement of windows

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

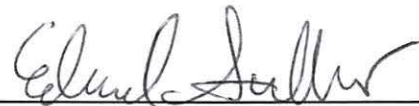
Enlarge windows on left side of (unit 64) of Map 65 Lot 3 (64 & 66 Chestnut St.) at the foundation level. The foundation would be excavated and supported by landscape timbers (6x6) creating retaining walls for the (3-2' x 3-8' window wells. The interior brick wall would be removed to make way for the new casement windows - Sill at 44' above interior finished floor.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :



(Petitioner(s) / Owner)

Ed Sullivan

(Print Name)

Address : 26 New Street #2 Cambridge, MA 02138

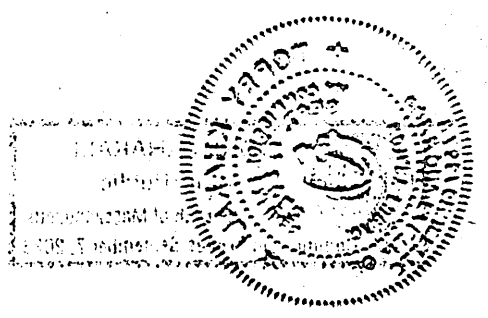
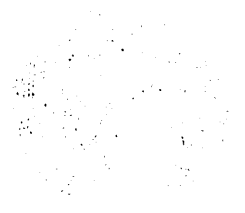
Tel. No. : 617 876 8286

E-Mail Address : Ed@shconstruction.com

Date : 10/23/18



100-100000



**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 present structure has limited natural light and emergency egress, the enforcement of the current provisions would create a hardship for both the owner and government in regards to emergency access or exit. The owner would also suffer hardship, by not being able to fully enjoy the sunlight and energy savings benefited to them by access to daily light exposure.

- 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 created by the current soil elevations found at the foundation, prevent the owner from the access to emergency egress, heat and light. The current height restrictions will only be encroached at the window wells. The variance will not change the physical height of the structure or impact the structural integrity

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

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

- 1) Public services will actually benefit by gaining easier emergency access to the basement unit in the event of an emergency.
- 2) Plans will improve overall aesthetic at the current foundation area
- 3) Will have little to no impact on local community, windows will barely be visible from the sidewalk or street
- 4) Owner will use less energy through natural light & heat
- 5) Removal of soil is not actually increasing the structures height, structure to remain the same size.

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

The variance is only for a small portion of the left side of the foundation, and will not encompass the entire foundation. The maximum height restriction will only be in breach for less than 10% of the entire structure, and the reinforced window wells will further minimize this overage.

- \* 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:** S+H Construction **PRESENT USE/OCCUPANCY:** 2 Family Dwelling

**LOCATION:** 64 Chestnut St Cambridge, MA 02139 **ZONE:** Residence C Zone

**PHONE:** 617 876 8286 **REQUESTED USE/OCCUPANCY:** 2 Family Dwelling

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2754</u>	<u>2754</u>	<u>2754</u>	(max.)
<u>LOT AREA:</u>	<u>6274.94</u>	<u>6274.94</u>	<u>6274.94</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>.244</u>	<u>.244</u>	<u>.244</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>6274.94</u>	<u>6272.94</u>	<u>6274.94</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>41.90'</u>	<u>41.90'</u>	<u>41.90'</u>	(min.)
DEPTH	<u>149.76'</u>	<u>149.76'</u>	<u>149.76'</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>7.6'</u>	<u>7.6'</u>	<u>7.6'</u>	(min.)
REAR	<u>82.4'</u>	<u>82.4'</u>	<u>82.4</u>	(min.)
LEFT SIDE	<u>3.5'</u>	<u>3.5'</u>	<u>3.5'</u>	(min.)
RIGHT SIDE	<u>8'</u>	<u>8'</u>	<u>8'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>35'</u>	<u>39'</u>	<u>35'</u>	(max.)
LENGTH	<u>54'</u>	<u>54'</u>	<u>54'</u>	
WIDTH	<u>27'</u>	<u>27'</u>	<u>27'</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>.415,</u>	<u>.415,</u>	<u>.415,</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</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.

Unit #66 is above unit #64 with approximate floor area of 2,445.52. The proposed changes (enlargement of windows) would occur at the foundation of unit 64. This would require increasing the size of current window openings accompanied by wood framing to support the new larger 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'.

**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 64 Chestnut St Cambridge, MA 02139  
(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:  
Special permit would not create any significant change to the current structure, use or appearance.
- 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:  
Changes to 64 Chestnut would have no impact on traffic patterns, congestion or character of the neighborhood. Neighbors have agreed to proposed change/design in writing.
- 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:  
Windows are already in place, the special permit would only provide greater utility for the owners and structure.
- 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:  
Enlarged windows will provide a 30'' wide 41'' high clear emergency egress opening (sill at 44''), current window and design does not provide this egress.
- 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:  
N/A



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

2018 NOV 16 AM 10:44  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017033-2018

GENERAL INFORMATION

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

Special Permit: V Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: S&H Construction - C/O Ed Sullivan

PETITIONER'S ADDRESS: 26 New street cambridge, ma 02138

LOCATION OF PROPERTY: 64 Chestnut St Cambridge, MA 02139

TYPE OF OCCUPANCY: \_\_\_\_\_ ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

Other: Enlargement of windows

DESCRIPTION OF PETITIONER'S PROPOSAL:

Enlarge windows on left side of (unit 64) of Map 65 Lot 3 (64 & 66 Chestnut St.) at the foundation level. The foundation would be excavated and supported by landscape timbers (6x6) creating retaining walls for the (3-2' x 3-8' window wells. The interior brick wall would be removed to make way for the new casement windows - Sill at 44" above interior finished floor.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8.000 Section 8.22.1.D (Enlargement of Windows).

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

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s):

Edward Sullivan

(Petitioner(s) / Owner)

Edward Sullivan

(Print Name)

Address:

26 New St.  
Cambridge, MA 02138

Tel. No.:

617 852-7854

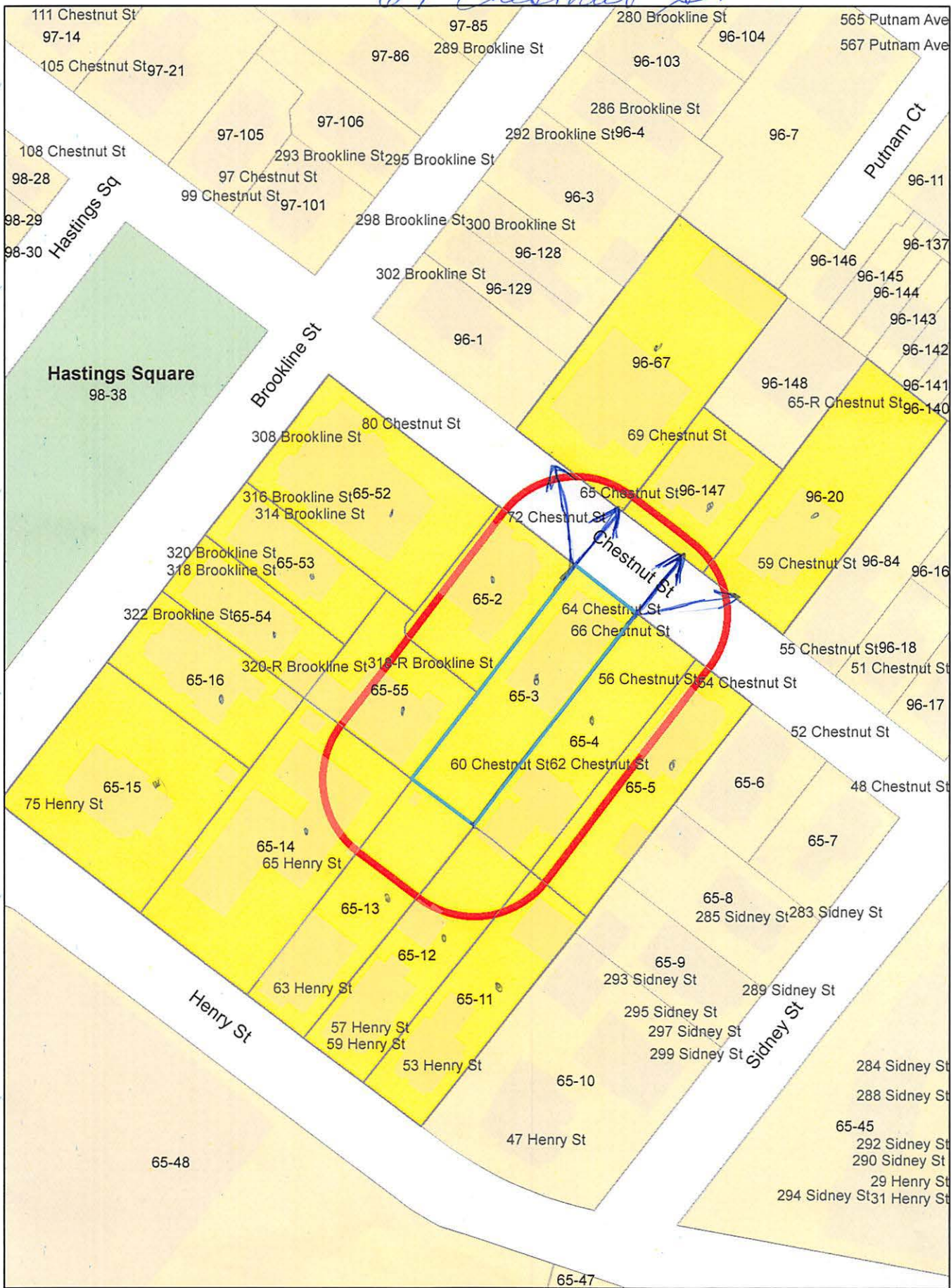
E-Mail Address:

Ed@SHConstruction.com

Date: \_\_\_\_\_



64 Chestnut St.



64 Chestnut St.

Petitioner

Pg. 152

65-2  
WILLETT, WALTER C.  
72 CHESTNUT ST.  
CAMBRIDGE, MA 02139

65-4  
DOURMASHKIN, PTER ANDREW &  
DOROTHEA F. CAGOL  
60-62 CHESTNUT ST.  
CAMBRIDGE, MA 02139

S&H CONSTRUCTION  
C/O ED SULLIVAN  
26 NEW STREET #2  
CAMBRIDGE, MA 02138

65-11  
SENDELSKI, KEVIN & AMY DEVIN  
53 HENRY ST  
CAMBRIDGE, MA 02139

65-12  
YU, DEQIANG & LAN ZHANG  
57-59 HENRY ST., #1  
CAMBRIDGE, MA 02139

65-12  
GRAEFF, MARCELL & KATHERINE L. WISLOCKY  
57-59 HENRY STREET, UNIT #2  
CAMBRIDGE, MA 02139

65-12  
WISLOCKY, ROBERT J. & GAIL WISLOCKY  
3 JODI LANE  
CHATHAM, NJ 07928

65-13  
PHOTOPOULOS, HARRY P. &  
BARBARA M. PHOTOPOULOS  
63 HENRY STREET  
CAMBRIDGE, MA 02139

65-14  
PAPPADOPOULOS, THEODORE &  
IRENE PAPPADOPOULOS  
65 HENRY ST  
CAMBRIDGE, MA 02139

65-15  
SHIRLEY, FRANK W. & KATHERINE B. GAMBLE  
75 HENRY ST  
CAMBRIDGE, MA 02139

65-16  
LOPATA, CASIMIR S.,  
TR. OF CASLO REALTY TRUST  
322 BROOKLINE ST  
CAMBRIDGE, MA 02139

65-52  
MUELLER, JONAS & JANE-LING WANG  
308 BROOKLINE ST. UNIT 1B  
CAMBRIDGE, MA 02139

65-52  
80 CHESTNUT COOPERATIVE CORPORATION  
C/O GO MANAGEMENT  
2534 MASS AVE  
CAMBRIDGE, MA 02140

65-52  
KLUG, WAYNE  
P.O. BOX 930  
BILLERICA, MA 01821

65-52  
TSE, SUSAN  
73 BEACON ST.  
SOMERVILLE, MA 02143

65-52  
LAFER-SOUSA, ROSA  
308 BROOKLINE ST., #3B  
CAMBRIDGE, MA 02139

65-52  
ADEM, AHMED & NEGAT I. ADEM  
30 WINTER ST  
BELMONT, MA 02478

65-52  
KORAN, MICHAEL  
80 CHESTNUT ST UNIT #4B  
CAMBRIDGE, MA 02139

65-52  
CIZAI, CLAUDE & PHILIPPE BERTREAU  
4 RUE PETITE MEUSE  
8400 AVIGNON  
-----, -- -----

65-52  
HEIBERGER, MURIEL & MICHAEL RAYSSON  
308 BROOKLINE ST., #5B  
CAMBRIDGE, MA 02139

65-52  
KORAN, MICHAEL  
80 CHESTNUT ST #5C  
CAMBRIDGE, MA 02139

65-52  
80 CHESTNUT COOPERATIVE CORPORATION  
C/O GO MANAGEMENT  
2534 MASS AVE  
CAMBRIDGE, MA 02140

65-52  
HAAS, DAVID & JOANN HAAS  
308 BROOKLINE ST., UNIT BC  
CAMBRIDGE, MA 02139

65-53  
HOROWITZ, NIKI TRUSTEE &  
HARRY P. PHOTOPOULOS  
12 FLORENCE ST  
CAMBRIDGE, MA 02139

65-54  
PUTNAM, SARAH T. & SHIPPEN L. PAGE  
TRS. THE 320 BROOKLINE ST  
320 BROOKLINE ST., UNIT #1  
CAMBRIDGE, MA 02139

65-54  
MASSEY, KEVIN W., & DITA OBLER  
318-320 BROOKLINE ST., #2  
CAMBRIDGE, MA 02139

65-54  
GUAY, BRIGITTE M., A LIFE ESTATE  
318-320 BROOKLINE ST., #3  
CAMBRIDGE, MA 02139

65-55  
WILKEY, ZEMENA O. & MAURICE D. WILKEY  
320 BROOKLINE ST REAR  
CAMBRIDGE, MA 02139

96-20  
GOLDSTEIN, H. SUSAN  
59 CHESTNUT ST  
CAMBRIDGE, MA 02139

96-147  
BRIGHTMAN, LAURA OBBARD &  
HOWARD S. BRIGHTMAN  
65 CHESTNUT ST  
CAMBRIDGE, MA 02139



64 Chestnut St.

202

96-67  
PI KAPPA ALPHA OF MIT INC  
69-71 CHESTNUT ST  
CAMBRIDGE, MA 02139

65-3  
HAROZ, MICHAEL J. TRUSTEE OF 64 CHESNUT  
STREET REALTY TRUST  
64-66 CHESTNUT ST. UNIT 64  
CAMBRIDGE, MA 02139

65-3  
DIXIT, VAISHALI & ACHINT SRIVASTAVA  
64-66 CHESTNUT ST. UNIT 66  
CAMBRIDGE, MA 02139

65-5  
MCGANNON, JOHN P. III  
56 CHESTNUT ST  
CAMBRIDGE, MA 02139













**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 Emily E. Haroz and Jacob L. Taylor  
(OWNER)

Address: 64 Chestnut Street Cambridge MA

State that I/We own the property located at 64 Chestnut Street, Cambridge MA  
which is the subject of this zoning application.

The record title of this property is in the name of 64 Chestnut Street Realty  
Trust u/d/t April 29, 2016, recorded with Middlesex South Registry of Deeds  
in Book 67196, Page 24

\*Pursuant to a deed of duly recorded in the date 5/19/2016, Middlesex South  
County Registry of Deeds at Book 67279, Page 507; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Emily E. Haroz, Trustee and Jacob L. Taylor, Trustee  
per appointment of Trustees recorded in Middlesex South  
at Book 67279, Page 511  
\_\_\_\_\_  
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 EMILY E. HAROZ + JACOB L. TAYLOR personally appeared before me,  
this 3rd of NOVEMBER 2018, and made oath that the above statement is true.

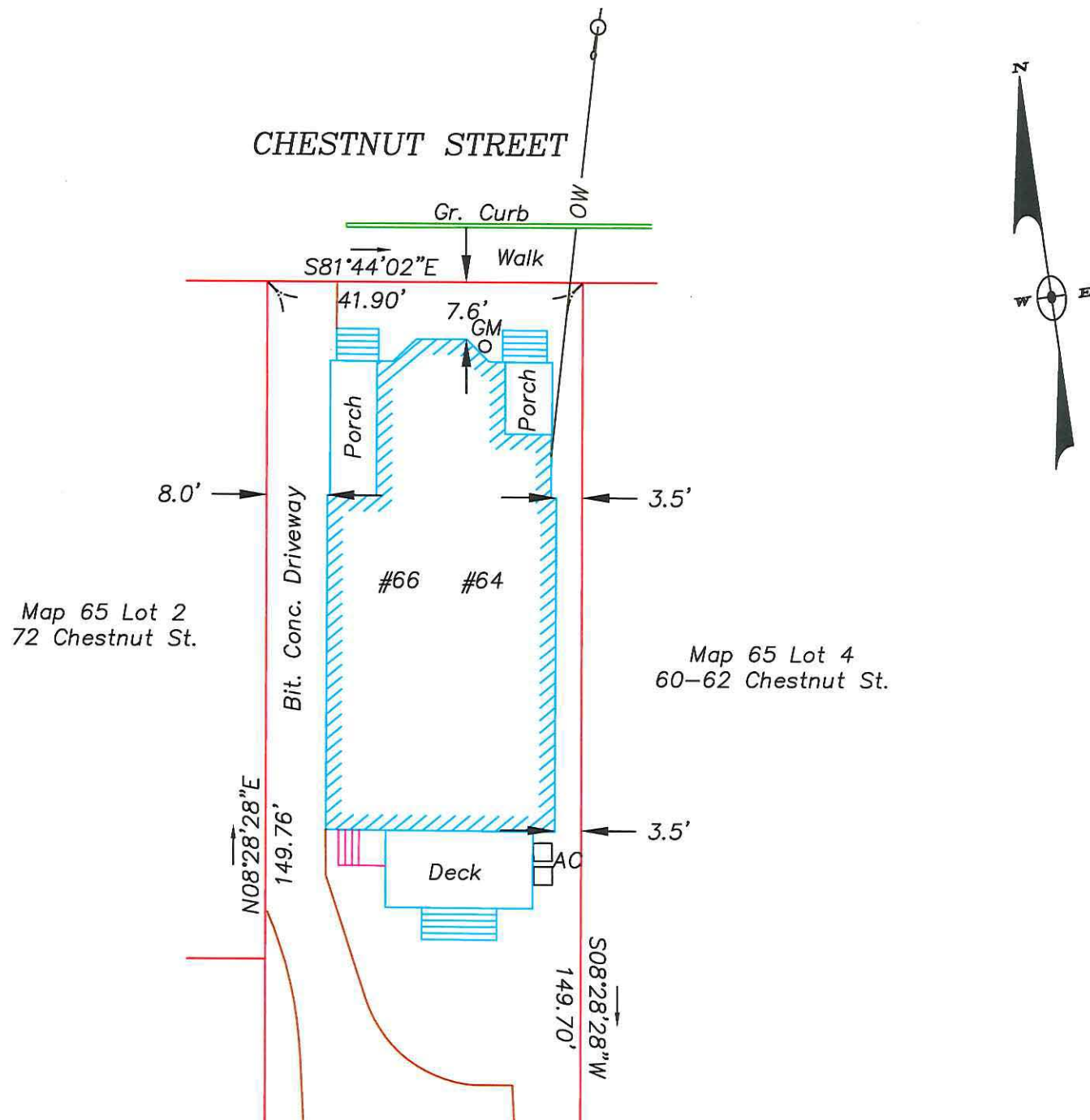
My commission expires 5/9/2025 (Notary Seal).

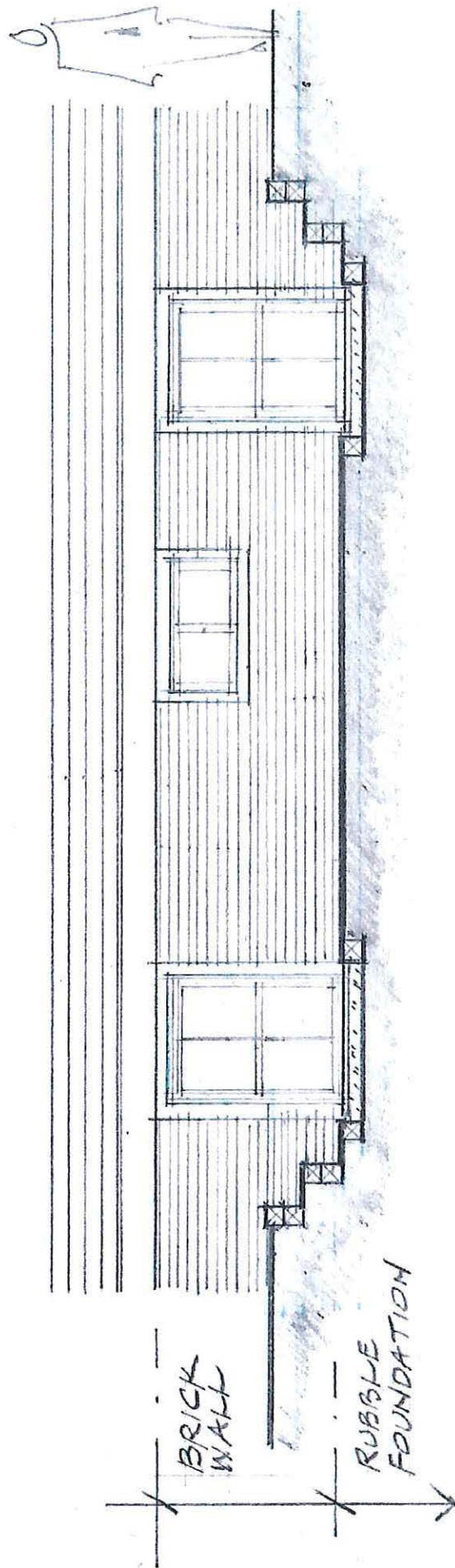


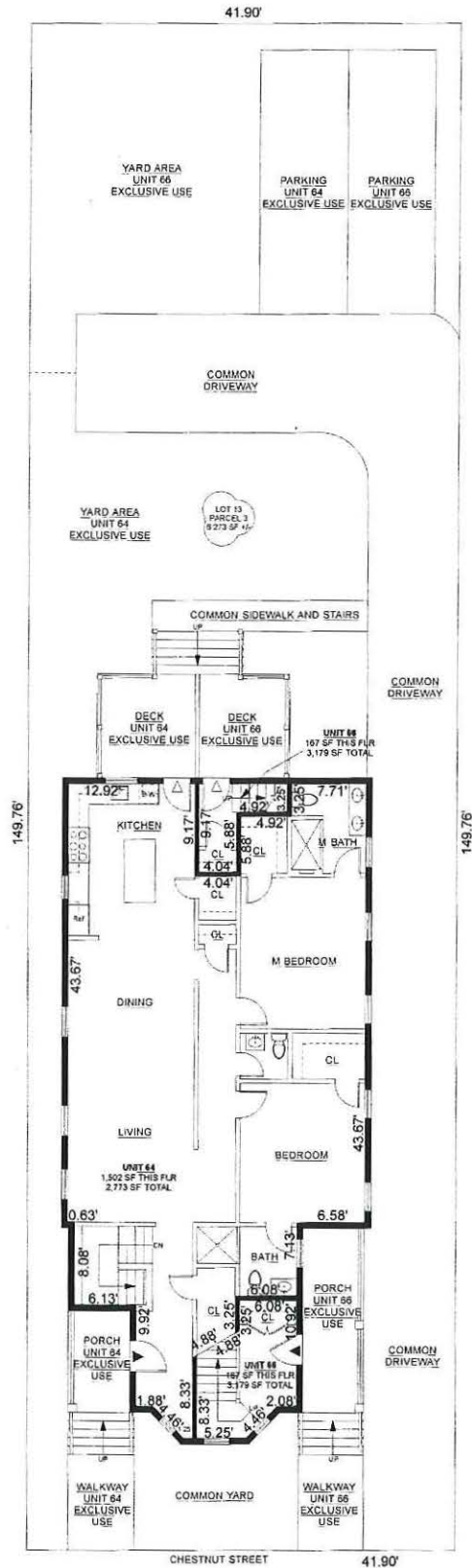
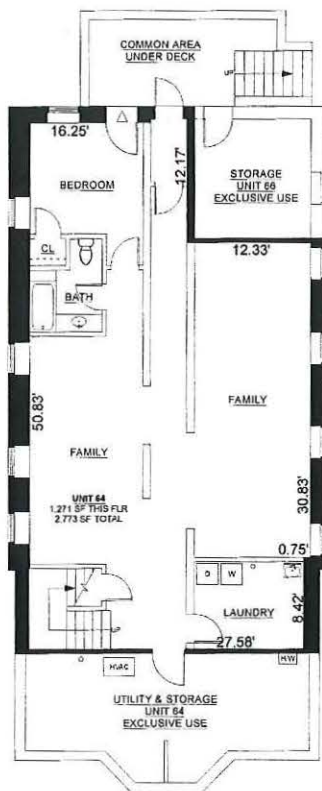
Notary  
ELIZABETH H. EDMUNDS  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
5/9/2025

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

CHESTNUT STREET

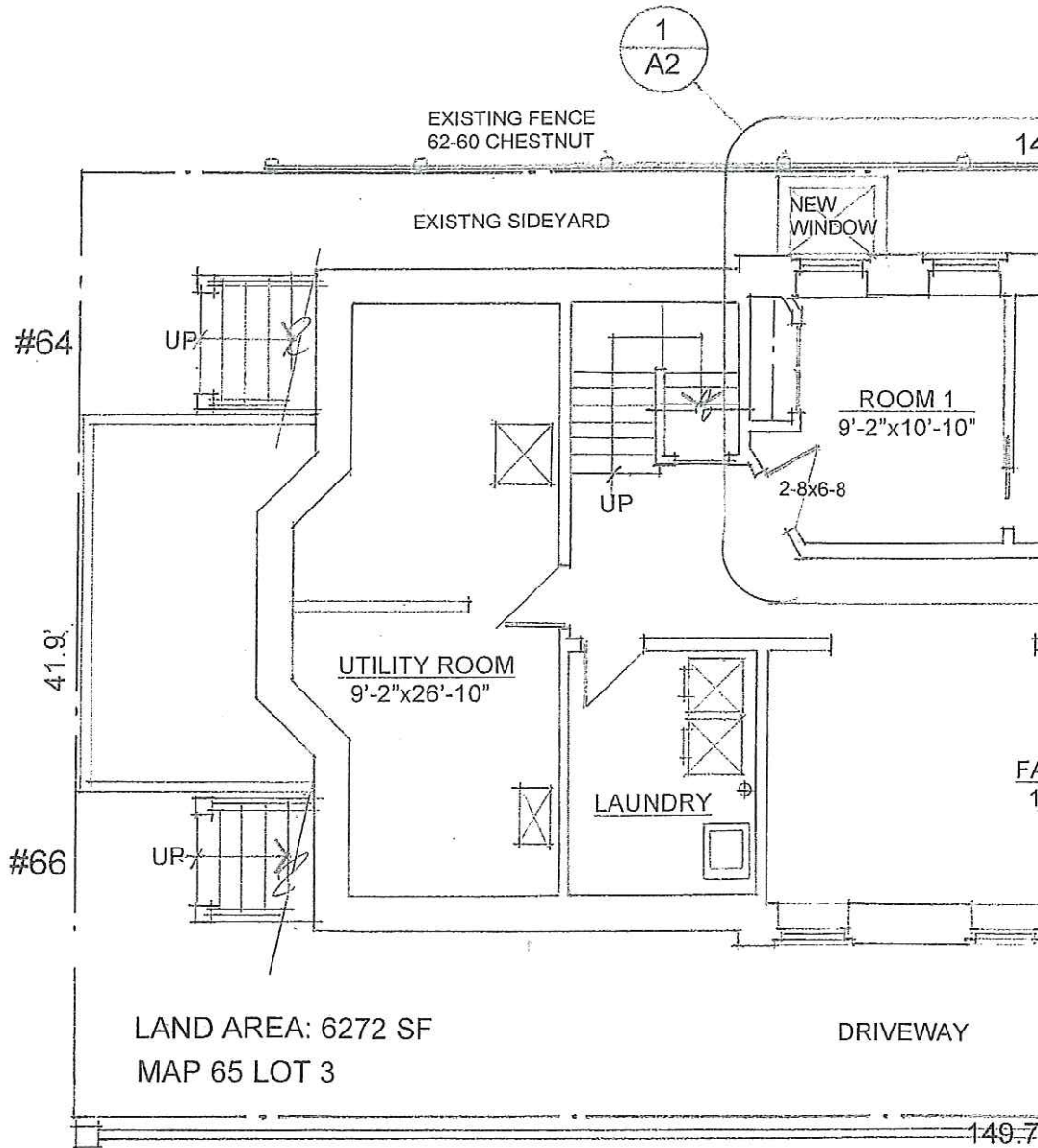




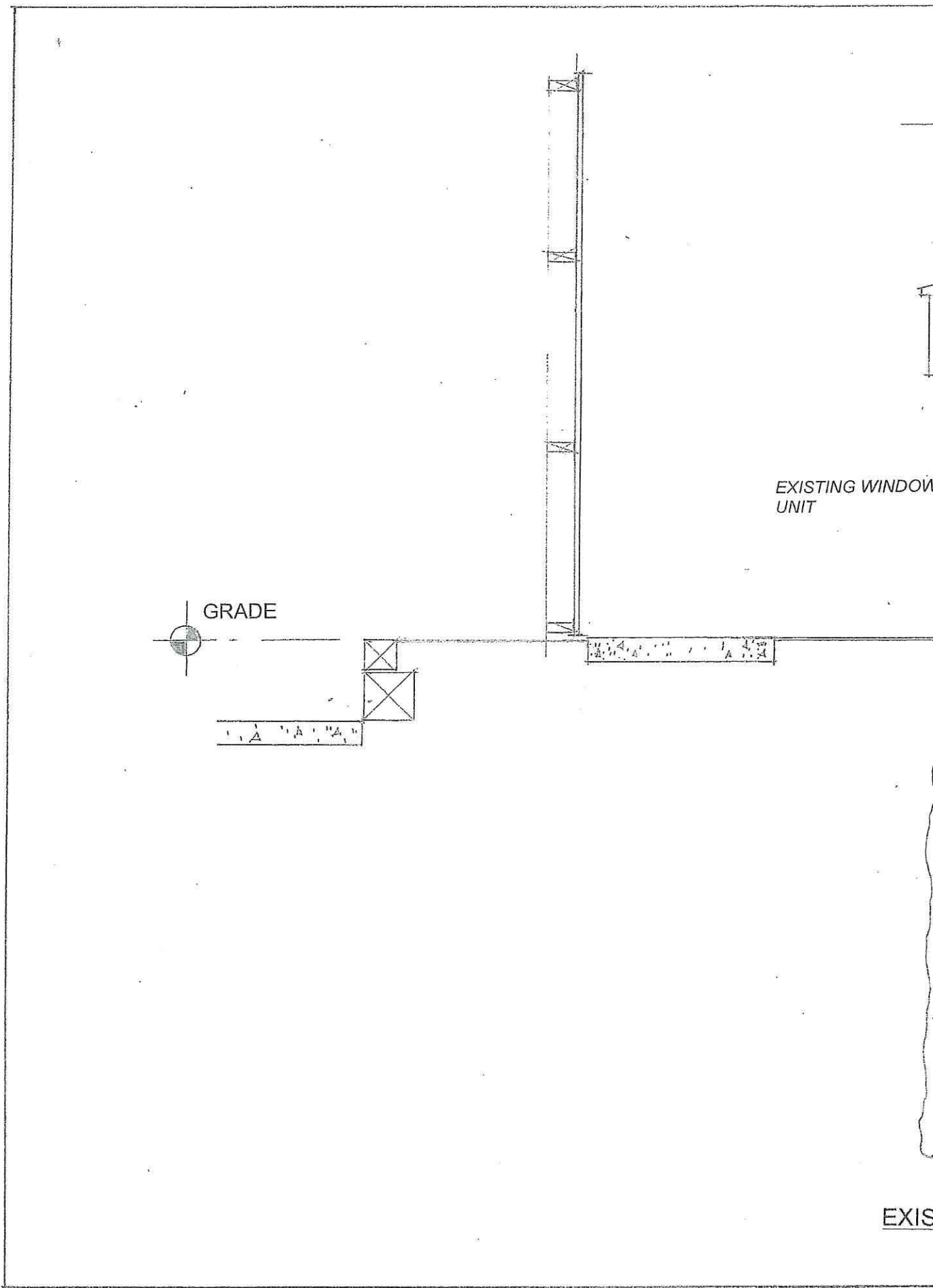




CHESTNUT STREET



**GROUND LEVEL PLAN**  
REFERENCE FLOOR PLAN  
EXISTING AS-BUILT LAYOUT ~ NO CH



EXIS



Emily Haroz <eharoz@gmail.com>

---

## Fwd: Work on side of the house

---

Jacob Taylor <jtaylor1125@gmail.com>

Tue, Aug 14, 2018 at 8:53 PM

To: eharoz@gmail.com

Sent from my iPhone

Begin forwarded message:

**From:** Vaishali Dixit <dixitv77@gmail.com>  
**Date:** August 14, 2018 at 5:58:49 PM EDT  
**To:** Jacob Taylor <jtaylor1125@gmail.com>  
**Cc:** Achint Srivastava <achintms@gmail.com>  
**Subject:** Re: Work on side of the house

Hi Jake,  
Sounds good to us. Please go ahead with the work as planned.  
Vaishali Dixit

On Mon, Aug 13, 2018, 6:02 PM Jacob Taylor <jtaylor1125@gmail.com> wrote:

Hi guys,

S&h construction is expecting to be able to start work in order to put in 2 egress windows in the basement along the side of the house away from the driveway.

As part of the permitting process they need documentation that you guys are aware of the project and don't have objections (an email conversation that we can send along will suffice for that purpose).

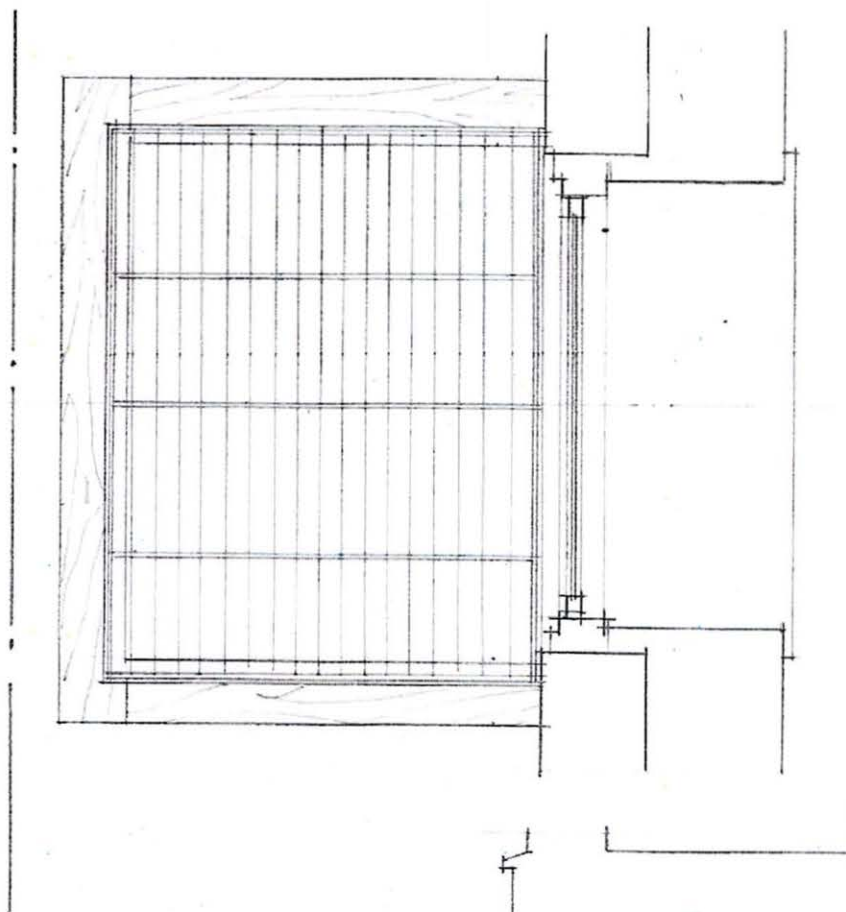
And of course if you did have any concerns we would want to discuss!

I've attached a schematic that an architect drew of what the work will look like from the outside.

Let us know if you have any concerns or questions that should be addressed before work begins.

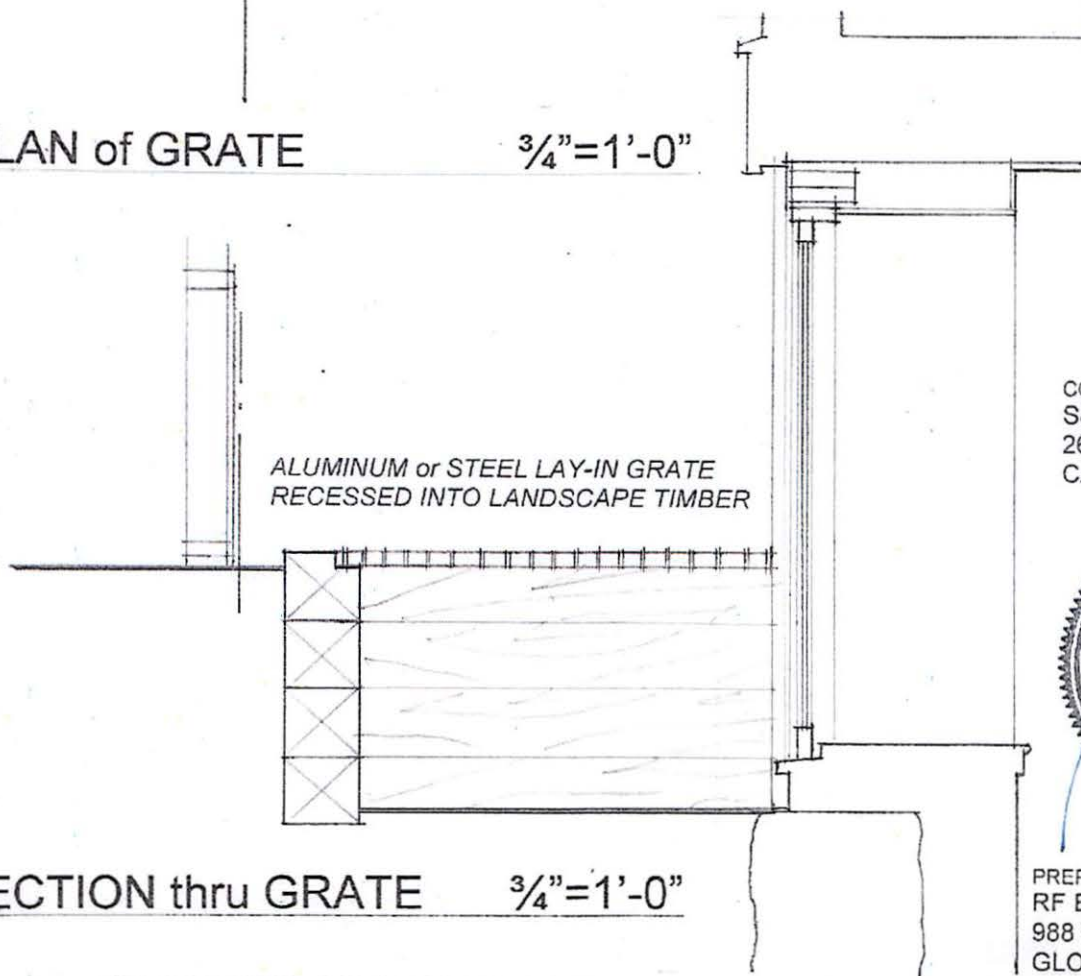
Thanks,  
Jake

Sent from my iPhone



PLAN of GRATE

$\frac{3}{4}" = 1'-0"$



ALUMINUM or STEEL LAY-IN GRATE  
RECESSED INTO LANDSCAPE TIMBER

SECTION thru GRATE

$\frac{3}{4}" = 1'-0"$

CONTRACTOR:  
S&H CONSTRUCTION  
26 NEW STREET  
CAMBRIDGE, MA 02138



PREPARED BY:  
RF BERNSTEIN ARCHITECT  
988 WASHINGTON ST.  
GLOUCESTER, MA 01930

PROPOSED GROUND LEVEL  
EGRESS WINDOWS  
64 CHESTNUT STREET  
CAMBRIDGE, MA

**SK-1**

NOV 15<sup>TH</sup> 2018