



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

BZA APPLICATION FORM

Plan No: BZA-017064-2019

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : John Brennan and Tim Brennan - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 64 Middlesex St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: exempt basement gross floor area

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner is requesting Special Permit relief to exempt a portion of an existing basement to add living space.

SECTIONS OF ZONING ORDINANCE CITED :

Article 2.000 Section Foot Note 16 (Basement Exemption).

Article 8.000 Section 8.22.2.C (Alteration of Nonconforming Structure).

Article 10.000 Section 10.30 (Special Permit)

Original Signature(s) :


(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

Address : 907 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : January 24, 2019

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 Middlesex 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:
With the requested relief the requirements of the ordinance will be satisfied.
- 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:
No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the requested basement gross floor area exemption (560sf) to provide for an additional bedroom, bathroom and t.v./play area.
- Granting the requested relief will add to Cambridge's Housing stock of family friendly three bedroom dwellings and will be consistent with the character of the neighborhood located only blocks from the Peabody School on Rindge avenue including the playing fields, tennis courts and other open space amenities.
- 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 continued operation of or the development of adjacent uses will not be adversely affected because the proposed basement change is modest and still retains ample space for mechanicals, utilities and an egress.
- 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:
No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the City of Cambridge has set a policy goal to retain Cambridge families with school age children and the adjacent neighborhood already contain multi-family dwellings as part of the existing housing stock.
- 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 basement exemption will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the renovation and modernization of Cambridge's older housing stock to be more suitable for families.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Multifamily
LOCATION: 64 Middlesex St Cambridge, MA **ZONE:** Residence B Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Multifamily

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,404sf	3964.8sf	2018sf	(max.)
<u>LOT AREA:</u>		4,036sf	4,036sf	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.84	.98	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1,345sf	1,345sf	2,500sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	41.65'	41.65'	50'	(min.)
	DEPTH	90'+	90'+	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	10.8'	10.8'	15'	(min.)
	REAR	n/a	n/a	n/a	(min.)
	LEFT SIDE	7.8'	7.8'	7.5'	(min.)
	RIGHT SIDE	29.2'	33.1'	12.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35'	35'	35'	(max.)
	LENGTH	40'+/-	40'+/-	n/a	
	WIDTH	34'	34'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39%	51%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		3	3	1.6	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	3	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	10'	(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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2019 JAN 24 PM 2:35
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-007064-2019

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(Petitioner(s) / Owner)

Sean D. Hope
(Print Name)

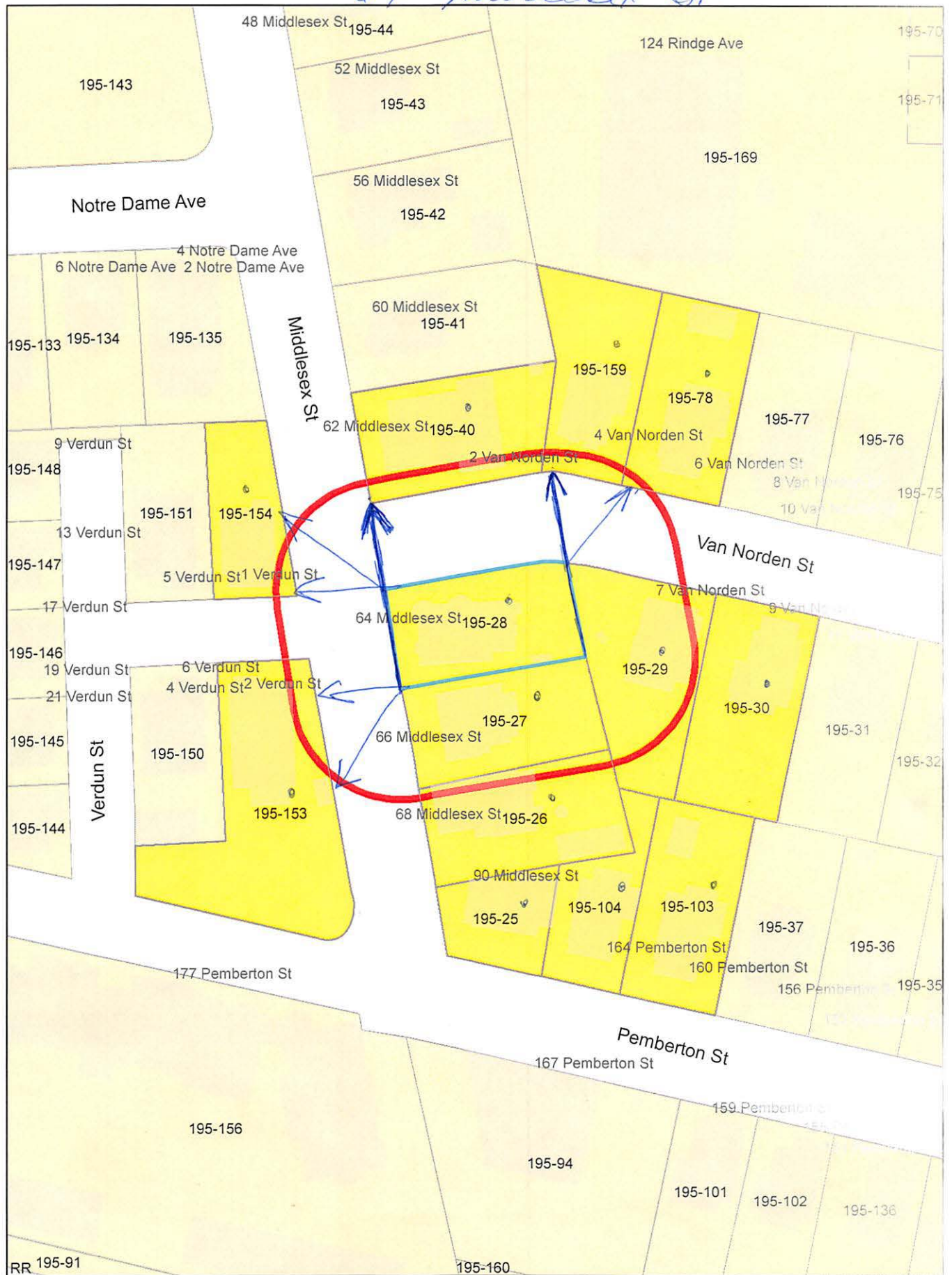
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Date : January 24, 2019

64 Middlesex St.



64 Middlesex St.

Petitioner

195-25
HOWARD, JEFFREY & LUCILLE F. HOWARD
A LIFE ESTATE
90 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-26
RONCHETTI, JOSEPH C.
86 MIDDLESEX ST
CAMBRIDGE, MA 02140

SEAN D. HOPE, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

195-28
TERRIO, ERNEST W.
64 MIDDLESEX ST
CAMBRIDGE, MA 02140

195-29
GIACOBBE, CHRISTINA E.
7 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-30
MARGOLIS, DEAN
9 VAN NORDEN ST.
CAMBRIDGE, MA 02140

195-40
BOUCHER, CARMEN F.,
TR OF THE C.F.B. REALTY TRUST
2 VAN NORDEN STREET
CAMBRIDGE, MA 02140

195-78
STEIN, TOBY H. & BARBARA H. STEIN
6 VAN NORDEN ST.
CAMBRIDGE, MA 02140

195-103
MCGAFFIGAN, WILLIAM A.
CLAIRE A MCGAFFIGAN
160 PEMBERTON ST
CAMBRIDGE, MA 02140

195-104
KAY-GOODMAN, BRADLEY &
JENNIFER KAY-GOODMAN
164 PEMBERTON ST
CAMBRIDGE, MA 02140

195-153
MORGENSTERN, LINDA M. &
JOSEPH M. SCHWARTZ
2-4 VERDUN ST., #A
CAMBRIDGE, MA 02140

195-153
HANSON, DENIS W. & NORA L. CAMERON
2-4 VERDUN ST #B
CAMBRIDGE, MA 02140

195-154
BRERETON, JOHN C & CINTHIA L. GANNETT
1 VERDUN ST
CAMBRIDGE, MA 02140

195-159
BOUCHER, NORMAN R.,
TR OF THE N.R.B. REALTY TRUST
2 VAN NORDEN ST
CAMBRIDGE, MA 02140

195-27
COUGHLIN, JAMES MICHAEL
66 MIDDLESEX STREET
CAMBRIDGE, MA 02140

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 John Brennan and Tim Brennan
(OWNER)

Address: 64 Middlesex Street, Cambridge, MA, 02140

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

The record title of this property is in the name of 64 Middlesex Street LLC

*Pursuant to a deed of duly recorded in the date 12.14.2018, Middlesex South
County Registry of Deeds at Book 72013, Page 520; or
Middlesex Registry District of Land Court, Certificate No. 190753
Book 72013 Page 520.


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

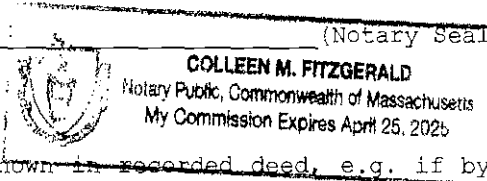
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name John Brennan and Tim Brennan personally appeared before me,
this 15th of January, 2019, and made oath that the above statement is true.

Colleen M. Fitzgerald Notary

My commission expires _____ (Notary Seal)



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