



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

2020 FEB 26 PM 2:39  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017274-2020

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :       

PETITIONER : 66 Hurley Street LLC - C/O Lauren Harder

PETITIONER'S ADDRESS : PO BOX 381092 Cambridge, MA 02238

LOCATION OF PROPERTY : 66 Hurley St Cambridge, MA

TYPE OF OCCUPANCY : Multifamily ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

The applicant seeks a Special Permit to exempt Basement level floor area in the calculation of Gross Floor Area.

The applicant seeks a Variance for setback, building height and GFA to allow for the addition of a Roof Access Penthouse, Roof Deck on the Primary Structure and a Roof Deck over the Garage.

**SECTIONS OF ZONING ORDINANCE CITED :**

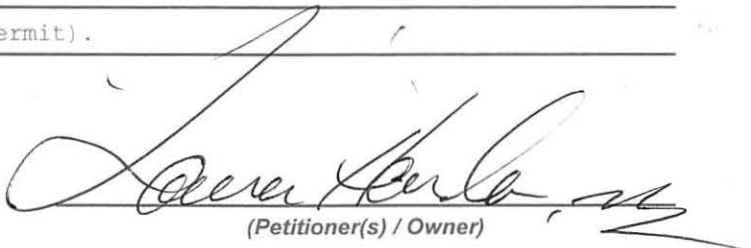
Article 2.000 Section Note 16 (Definitions Gross Floor Area).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :



(Petitioner(s) / Owner)

LAUREN HARDER

(Print Name)

Address :

PO BOX 381092

CAMBRIDGE, MA 02238

Tel. No. :

617306 1336

E-Mail Address :

LAURENHARDER@gmail.com

Date :

2-25-20

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.

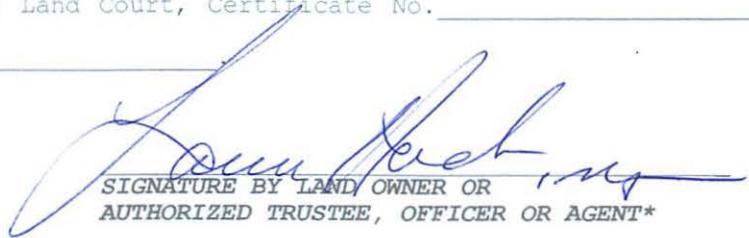
I/We 66 Hurley Street LLC, Lauren Harder mgr  
(OWNER)

Address: PO Box 381092 Cambridge, MA 02238

State that I/We own the property located at 66 Hurley Street,  
which is the subject of this zoning application.

The record title of this property is in the name of 66 Hurley Street LLC

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

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

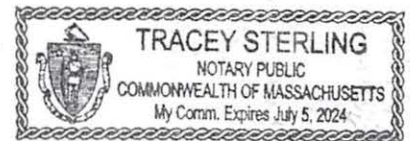
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Lauren Harder personally appeared before me,  
this 14<sup>th</sup> of February 20 20, and made oath that the above statement is true.

Tracey Sterling Notary

My commission expires July 5 2024 (Notary Seal).



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



**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 existing structure predates the City of Cambridge Zoning Ordinance rendering it non-conforming in multiple ways. Many of the existing structures in the area are also non-conforming with respect to F.A.R., Setbacks, and/or Lot Area per Dwelling Unit. A literal enforcement of the provisions of the Ordinance would make the desirable renovation and restoration of the existing structure infeasible.

- 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:

Hardship is owing to the size, shape and age of the existing Structure. The location and size of the existing structures does not allow for compliant open space to be placed on the site. Utilization of the rooftops of the existing Garage and 3 Family Structure as Open Space can only be achieved with dimensional relief.

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

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

Increasing the available outdoor open space at 66 Hurley Street not be detrimental to the public good. Impact will be limited primarily to direct abutters and can be mitigated with the use of privacy screening. The relationship of the proposed rooftop uses to adjacent uses is not substantially different from existing patterns of outdoor use in the neighborhood.

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

The relief requested will only modestly impact the dimensional requirements of Setback, FAR and Height requirements while dramatically increasing the access to open space for the residents.

**\* 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 66 Hurley 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:
- Article 2 provides for Special Permit relief to exempt basement level GFA. Use of basement level areas as habitable space is common in the neighborhood. The requested relief will not negatively impact adjacent uses. Article 8 provides relief new openings to encourage the renovation and reuse of existing buildings.
- 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:
- The proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.
- 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 driveway curb cut will stay in the current location allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent 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:
- Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief. An aging and outdated structure will be restored and preserved to the benefit of the neighborhood and larger district.
- 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 renovation design is consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the uses in the neighborhood.

### DIMENSIONAL INFORMATION

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2363	2751	1072.5	(max.)
<u>LOT AREA:</u>	1446	unchanged	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>	1.65	1.90	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	476	476	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	65	unchanged	50	(min.)
DEPTH	22	unchanged	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	0	unchanged	10	(min.)
REAR	0 (FRONT)	unchanged	10	(min.)
LEFT SIDE	2	unchanged	10.98	(min.)
RIGHT SIDE	26.42	unchanged	8.52	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	30.75	38.16	35	(max.)
LENGTH	38.583	unchanged	n/a	
WIDTH	21.417	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	37% (ROOF DECK	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	unchanged	0	(max.)
<u>NO. OF PARKING SPACES:</u>	2	unchanged	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	4.75	unchanged	10	(min.)

There are two existing structures on the subject lot. The Primary use is a 3 Dwelling Unit, 3 Story wood frame structure on a masonry foundation. Adjacent to the Primary Use is a single story Masonry Garage Structure. All new construction will be consistent with the materials present in the Primary Use structure.

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'.





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2020 JUL 27 PM 1:56  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-017274-2020

Address: 66 Hurley St

☒ Owner, ☐ Petitioner, or ☐ Representative:

Lauren Harder

(Print Name)

hereby waives the required time limits for holding a public hearing as required by  
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,  
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☐  
Representative further hereby waives the Petitioner's and/or Owner's right to a  
Decision by the Board of Zoning Appeal on the above referenced case within the time  
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of  
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the  
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.  
§1455(a), or any other relevant state or federal regulation or law.

Date: 7/27/20

Signature

Lauren Harder

\* \* \* \* \*

(8:29 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,  
Janet Green, Jim Monteverde, Slater W.  
Anderson

CONSTANTINE ALEXANDER: We'll now move on to Case  
Number 017274 -- 66 Hurley Street.

SISIA DAGLIAN: We're in.

CONSTANTINE ALEXANDER: Is there someone here who  
wants to speak on behalf of this case?

SISIA DAGLIAN: They're unmuting, they're online.

CONSTANTINE ALEXANDER: Okay.

[Pause]

SISIA DAGLIAN: Hi Lauren, we can hear you.

CONSTANTINE ALEXANDER: Oh, the petitioner is on  
the screen. Lauren, you want to go ahead?

SISIA DAGLIAN: Okay, we can see you but --

CONSTANTINE ALEXANDER: The floor is yours.

LAUREN HARDER: Iram, can you hear me?

CONSTANTINE ALEXANDER: Mark Boyes-Watson is on  
now.

MARK BOYES-WATSON: Yes, can you hear me?

1 COLLECTIVE: Yes.

2 MARK BOYES-WATSON: Awesome.

3 LAUREN HARDER: Hi, can you hear me, this is  
4 Lauren Harder?

5 SISIA DAGLIAN: Yes, we can hear you.

6 LAUREN HARDER: Okay.

7 CONSTANTINE ALEXANDER: Are you going to make a  
8 presentation, Mr. Boyes-Watson, Mark?

9 MARK BOYES-WATSON: I think that -- Lauren, were  
10 you going to just say a few things, and then I'll take you  
11 through the drawings?

12 LAUREN HARDER: Yes. So we're here today to  
13 present an application for relief on a three-family in East  
14 Cambridge at 66 Hurley Street. The plan for this building  
15 is a full gut renovation.

16 We've already walked it through the Historical  
17 Commission, which I guess this area is now under temporary  
18 jurisdiction. We've incorporated those changes into today's  
19 application.

20 We have -- we are requesting relief for each of  
21 the three living spaces. This building is on a lot with no  
22 open space. We're requesting relief for each of the three



1 units to have open space. The third floor would be on the  
2 roof deck. The second floor would have open space over a  
3 garage, and actually for the first floor we're looking for  
4 relief to use the basement as habitable space, as exempt  
5 from the GFA.

6 We worked with the neighbors on all of these  
7 items, including the construction, since it's in very close  
8 proximity.

9 And I am hopeful that some of them are here today  
10 -- specifically, we've addressed some of their concerns with  
11 respect to privacy and screening and views and noise  
12 control, and are willing to consider anything else they have  
13 to bring to the table. And Mark is going to walk you  
14 through the plans.

15 MARK BOYES-WATSON: So how does this work, do I  
16 just, do we just -- [noise]

17 SISIA DAGLIAN: Hi, I brought it up for you, Mark.

18 MARK BOYES-WATSON: Brilliant. That's fantastic.  
19 Let's go to the site plan, next page. So Lauren wasn't  
20 exaggerating when she said that it's a pretty tiny lot. So  
21 it's a sliver that runs down at the corner of Hurley and  
22 Lopez Ave. And Lopez Ave is a dead-end street in this

1 point, and it has a lovely pocket park, as you can see.

2 They're building in front of that park and it's a  
3 tiny building in a pretty serious state of disrepair. And  
4 as is so common in East Cambridge, it is kind of wedged in  
5 there. So that basically the house and the garage take up  
6 the whole lot.

7 We actually did the house right just down below  
8 it, the plan of that many years ago. So we're pretty  
9 familiar with Lopez Ave.

10 So the proposal -- if we go to the next page, you  
11 can kind of see what that looks like in terms of the  
12 building. So if I sort to the top right hand photograph,  
13 the building in question is that little bookend, not the  
14 six-family that we've got our cameras looking at.

15 So all the way over on the right-hand side, yeah,  
16 that's a pale green. And then the straight-on view is the  
17 left top.

18 And then if you go down bottom left, you're  
19 looking at that garage that you can see in the site plan,  
20 and the -- you can also see that there are actually no  
21 windows facing the park and the building itself, or  
22 virtually none.

1           And then the last photograph is just reminding us  
2 how close it is to the abutter. So it just is a typical  
3 East Cambridge kind of setup.

4           So on the next page, I think there are a few more  
5 photographs. So this gives you a sense -- you're looking  
6 across the park now at the right-hand side photograph the  
7 building is kind of a pale, yellowy-green in this photograph  
8 across the park.

9           So actually the park is very much one of our  
10 abutters, as it were, and then the view top left is the view  
11 down Lopez Street.

12           And you can see the courthouse, although it's no  
13 longer the courthouse, in the background, with the pale  
14 green building in that shot.

15           And then last but not least, the bottom left is  
16 another view. And that's looking down Hurley, and you can  
17 see the park on the right and the other corner building.

18           So if we go to the next page, this is the existing  
19 condition, where you can see on the first floor you see that  
20 garage, and you see the building basically filling its lot.  
21 This is not a big building. These units are -- it's right  
22 now set up as first, second and third and we're going to



1 keep it that way.

2 And, you know, the units -- the whole floor plate  
3 is 770 roughly square feet on each floor, it varies  
4 slightly. And we're not increasing the volume of the  
5 building, it just stays that way.

6 So if we go to the next page, why there is a  
7 change in the dimensional form as to GFA is because the --  
8 if you do what is shown at the far top left-hand corner, see  
9 the proposed roof plan has a roof deck. And if you put a  
10 roof deck on a three-family, that counts as GFA.

11 So on the dimensional form, that reads as an  
12 increase in GFA. It is actually just to create the open  
13 space and the stair that gives access to that open space,  
14 which is in the back left-hand corner.

15 That, if we go -- actually while I'm on this page,  
16 so -- and then let me go down the plan. So that's the top.  
17 On the second floor, you can see that there is a deck  
18 proposed, it's accessed by stepping out of the back of the  
19 building over that little alley that you see on the first  
20 floor between the garage and the first floor.

21 And that actually doesn't count as GFA, because  
22 it's not above the third floor. Although -- and it's up

1 against the blank wall of the abutting property. But  
2 actually, under zoning that -- depending on interpretation,  
3 might require a setback which we're not providing to that  
4 next building of about seven foot something, some number  
5 like that. And since it's a blank wall, we just ran it all  
6 the way over.

7 So that is the second floor roof deck that Lauren  
8 referred to, and provides open space for the second floor.

9 And then just going on down the floor, the first  
10 floor plan is unchanged, except that it now allows the use  
11 of the front room -- by front I mean the room closest to  
12 Hurley -- for that unit as part of the first-floor unit.

13 And we're actually providing at the back of that  
14 basement plan a kind of useful room assigned to the upper  
15 unit as an office, which has access -- that stair, you see  
16 between the garage and the house is already there, and  
17 there's a door in the back already there. If we were to  
18 flip back to the -- maybe Sisia just flick us back to the  
19 previous plan, I'll just show you.

20 See that? If you go to the existing basement,  
21 that's the configuration now. And there's that door at the  
22 back right there. So we just remove that door slightly, but

1 it's -- that's how it's already set up.

2           So if we flick on through the plan, these are just  
3 the existing conditions, drawings. I think we can weave  
4 through these. And you can see -- so now these are the  
5 proposed ones, and those are a little bit more readable. We  
6 go up through them, so there's the -- as I was explaining  
7 the bedroom, it's part of Unit 1. Then on the second floor  
8 -- and on the first floor, it becomes part of the first  
9 floor unit. And there you see the garage in the back  
10 unchanged.

11           And then if we go up to the second floor, you'll  
12 see that's where you'll get from the kitchen and living room  
13 out onto the roof deck. And you can see that these are all  
14 pretty small, these units. But it's already a fantastic  
15 amenity for that second floor to be able to get outside,  
16 especially these days.

17           And then going one floor further up, you are up on  
18 the third floor. And there, same configuration, except that  
19 you can go on up into that stair penthouse and get to the  
20 roof deck on top, which is not a shared roof deck, that's a  
21 roof deck just for the third floor unit.

22           So that's not a common stair, that's a private



1 stair because if you go back and look at the second floor,  
2 you enter the third floor apartment at the second floor  
3 landing, and it becomes -- that stair is part of the third  
4 floor unit when you get there.

5 So if we go one more, these are the existing  
6 elevations. So that's the Hurley on the right, and the rear  
7 elevation faces the garage on the left, existing.

8 And then this is the existing Hurley on the top,  
9 and on the bottom is that demising wall very close to the  
10 neighboring property. One of the advantages of doing a gut  
11 renovation on this house is we can fireproof that wall, and  
12 we can sprinkle the building and bring it up to code, so --  
13 which it's in need of.

14 And now these are the proposed elevations. So  
15 again, you've got -- on the left, you've got their view as  
16 it were back towards the garage.

17 And you can see if you look at the drawings at the  
18 bottom of the window configuration in the corner, you can  
19 see the little bridge that goes across, and it bridges over  
20 onto the garage roof.

21 And on the right, we've been working with the  
22 Historic Commission, as Lauren referred to, because they are

1 introducing a Historic District in East Cambridge. So we  
2 went through this with Mr. Sullivan, and got everything  
3 sorted out -- lots of details and everything.

4 So you're seeing just basically an unchanged in  
5 terms of the envelope, but a re-clad three-family there, and  
6 you can see the roof deck railing, which is actually -- it  
7 looks very immediate in this view, but in fact that  
8 railing's set far back from the front façade on Hurley.

9 And then if we go to the next one -- and you can  
10 actually, maybe on that one it's easy, I can point out the  
11 little penthouse, which we've tried to get that as small as  
12 we can and as low as we can.

13 But actually that is beyond the 35-foot height  
14 limit, which you'll see on the dimensional form, just that  
15 little penthouse. It's 38 foot one off the ground, and it's  
16 about seven foot by I think eight and a half feet or  
17 something, or nine feet maybe, the penthouse. So as small  
18 as we could get it to get the stair in.

19 And then if we go to the next drawing, that's the  
20 -- the top one is the view to the park. And on the bottom  
21 is the -- again, the demising wall, the demising wall view.  
22 And on the garage, you can see that we've been discussing,

1 and Lauren's been discussing back and forth with the  
2 neighbor about the right way to not allow the people on the  
3 garage deck to look over into her garden and porch. So  
4 you'll see a slightly raised element there. And I know that  
5 they're still talking about exactly what that is.

6 Let's go to the next one.

7 SISIA DAGLIAN: Actually, that's the last sheet.

8 MARK BOYES-WATSON: The last sheet. So I don't  
9 know if anybody's got any questions about that. That's I  
10 think -- I think that's the proposal.

11 SLATER ANDERSON: Can you go back to the basement  
12 plan for a second?

13 MARK BOYES-WATSON: Sure.

14 SLATER ANDERSON: The proposed basement. What is  
15 the "Office Unit 3" down there?

16 MARK BOYES-WATSON: Yeah, that's that room. I  
17 mean, it could be a sign to the first floor, but you see if  
18 you come down that little back stair, you can come in the  
19 back door?

20 SLATER ANDERSON: Yeah.

21 MARK BOYES-WATSON: And I don't know. We're  
22 thinking it would be a really nice amenity, especially these

1 days to have that separate room. So it equally could be a  
2 sign to Unit 1, but we thought that that was a good thing to  
3 do. There's --

4 SLATER ANDERSON: So it would be noncontiguous to  
5 Unit 3 that you go through a common space to get to it?

6 MARK BOYES-WATSON: Exactly. So you see that  
7 little common space, and you come in that back door, it gets  
8 us into our room with all of our sprinkler equipment and all  
9 of that good stuff in it -- the common mechanical -- where  
10 the utilities are coming in from the street.

11 And then, yes, it's just a small office. And  
12 honestly it might just be storage for that unit. Or it  
13 might be a little office. It's a mixture of things. But  
14 that's the -- but that was our thinking.

15 SLATER ANDERSON: Yep.

16 MARK BOYES-WATSON: And so, there's a little,  
17 tiny, common hole at the back there.

18 SLATER ANDERSON: I didn't know if it was just a  
19 typo and it's supposed to say, "Unit 1" but --

20 MARK BOYES-WATSON: Yeah, I know.

21 SLATER ANDERSON: -- now that we understand.

22 MARK BOYES-WATSON: Believe it or not, we thought

1 about that, and that's what we came up with, so.

2 CONSTANTINE ALEXANDER: This is Gus Alexander. I  
3 want to address the variance for the rooftop, the deck on  
4 the roof -- yeah, the roof deck. Two things. One is we  
5 rarely -- and I mean rarely -- grant height variances for  
6 residential structures. You've got to be unusual  
7 circumstances.

8 And similarly, we very rarely grant roof deck --  
9 relief for roof decks. That's just how we've been  
10 approaching it as a Board for the last -- I don't know, at  
11 least 10 or 15 years. So I am troubled by why we should  
12 grant a height variance for the roof deck.

13 The structure will be larger than the neighboring  
14 structures, by virtue of the roof deck, and I don't see what  
15 the hardship is that requires a roof deck. You have a  
16 structure below the roof that probably needs remodeling,  
17 redoing. That can be done without zoning relief.

18 I personally don't have any problem with the deck,  
19 the roof deck on the garage, because its impact is very  
20 similar to just a regular deck. It's not at the top of the  
21 structure, and it doesn't require any -- well, it does  
22 require zoning relief, but it's on a garage, it's only 15

1 feet or so high.

2 So I am very troubled, I have to tell you, with  
3 granting voting in favor of the roof deck variance -- I'm  
4 calling it the roof deck variance. I just don't see where  
5 you have the hardship that requires, that you're required to  
6 have to get that variance.

7 LAUREN HARDER: Um--

8 CONSTANTINE ALEXANDER: But I'm willing to hear,  
9 you know, rejoinders. I mean, that's my reaction to what  
10 I've heard so far.

11 LAUREN HARDER: May I ask? I mean, I think the --  
12 what is the difficulty, is it the height of the --

13 CONSTANTINE ALEXANDER: Height.

14 LAUREN HARDER: The height.

15 CONSTANTINE ALEXANDER: Height. Yeah. The height  
16 is higher, at 35 -- you're going to go from a noncompliant  
17 from a height point of view to a noncompliant one. And I  
18 think this Board rightly or wrongly has been trying to  
19 discourage roof decks in the city of Cambridge.

20 LAUREN HARDER: Could --

21 CONSTANTINE ALEXANDER: And we've denied a number  
22 of roof deck requests in East Cambridge, in the general area

1 of the property before us tonight.

2 LAUREN HARDER: Could you see the -- I mean the,  
3 so the hardship is the open space, right? So it's a small  
4 unit having a place to go outside. But you're saying that  
5 because it's so high, it's --

6 CONSTANTINE ALEXANDER: Yes, and you know the fact  
7 is --

8 LAUREN HARDER: -- it's, it's --

9 CONSTANTINE ALEXANDER: -- there's a lack of open  
10 space, that ain't unusual for East Cambridge. There are  
11 many, many structures that don't have much open space, and  
12 that's -- people live with that in East Cambridge. And once  
13 we start allowing roof decks to get open space, we're going  
14 to see it all over East Cambridge and possibly parts of  
15 other Cambridge.

16 And again, I'm just relying going back to what our  
17 Board has done in the past; that's not how we've approached  
18 the height of structures.

19 LAUREN HARDER: Okay.

20 MARK BOYES-WATSON: I wonder if it would be --

21 JANET GREEN: Sisia, could you put that picture up  
22 again? The page -- yeah.



1           SISIA DAGLIAN: Sorry, which one, Janet?

2           JANET GREEN: The one with --

3           SISIA DAGLIAN: Is that the one you want?

4           MARK BOYES-WATSON: There is a way. I'm wondering  
5 if this would make --

6           JANET GREEN: Thank you.

7           MARK BOYES-WATSON: I think just to speak to the  
8 height of the structure, there is a way that that stair is  
9 external, and you go up without the penthouse, in which case  
10 there would be no height variance.

11           CONSTANTINE ALEXANDER: Okay. Do away with the  
12 penthouse, and you don't need a height variance and you  
13 don't need any relief on that issue from our Board.

14           MARK BOYES-WATSON: Right. And then -- but we  
15 would just have -- but we would still have the roof deck.

16           And I just wanted to say one thing about the roof  
17 deck that I think is interesting on this lot, is that  
18 because we're so close to the neighboring building, there's  
19 actually no privacy issues from that improved roof deck,  
20 because we have the open space on the other side. It  
21 actually kind of is a benign situation. And we can -- as I  
22 say -- I could eliminate the height variance.

1           LAUREN HARDER: Would that help?

2           CONSTANTINE ALEXANDER: It helps, but I'm not sure  
3 it solves the problem. I mean, let's be honest here. What  
4 you're doing is you're taking a building, an older building,  
5 and you were going to renovate it, and you want to increase  
6 the value by putting a roof deck, which is a nice thing to  
7 have in houses, but something that Cambridge has not been  
8 promoting.

9           And I don't see the hardship. I'm sorry, I don't  
10 see the hardship that requires a roof deck that goes up with  
11 the penthouse 38 feet and a few inches. You can have a nice  
12 structure, as you had before -- three stories, 35 feet in  
13 height, and you can have your -- in my opinion, have your  
14 deck over the garage.

15           But I'm only one of five, so.

16           BRENDAN SULLIVAN: Well, this is Brendan Sullivan.  
17 I would agree with the Chair. I think that when these  
18 proposals have come down before us, we have always felt --  
19 and a lot of times neighbors have come down and spoken  
20 against their lack of privacy, potential noise.

21           And again, it's always sort of the fear of the  
22 unknown... when I first viewed this and saw how perilously

1 close it is to the next door house, and the impact it would  
2 have to have people up there...

3 And yes, it is an old structure. It was,  
4 obviously, recently bought by you or your client or  
5 somebody, and it needs rehabbing. But to -- and you're  
6 saying "Okay, how can we sort of gild a lily?" And I don't  
7 mean to belittle it, but I mean I think that's what you're  
8 trying to do is to, "How can we put as many amenities into  
9 this thing to make it more saleable, more attractive, more  
10 marketable?"

11 And the roof deck, obviously, we say, "Hey, you  
12 know, that's a great amenity. That would add tremendous  
13 value to that third floor unit." But I think it has an  
14 adverse effect on the next door people and the neighborhood  
15 in general by having people up there, especially on the  
16 corner. Because the sound then just travels, you know?

17 I mean, that's my feeling. I think I've expanded  
18 upon Gus's feelings. But anyhow, that's -- I would tend to  
19 agree.

20 CONSTANTINE ALEXANDER: Other members of the Board  
21 want to speak on this issue right now, or should I go onto  
22 public testimony?

1           SLATER ANDERSON: I could weigh in. I mean, I  
2 agree on the penthouse is unnecessary and excessive for --  
3 you know, it doesn't -- it's not needed. We don't need to  
4 give a variance for the height. There are other ways to do  
5 that.

6           But I -- you know, the roof deck is something  
7 that, you know, I -- in my years on this Board, I've never  
8 seen us approve a third-floor roof deck. Honestly, I don't  
9 -- haven't seen a lot of requests for them.

10           And the fact that you're way over GFA on this --  
11 or FAR, sorry -- on the GFA, and the first thing the roof  
12 deck counts as GFA, it just -- it's one more sort of nail in  
13 the roof deck's coffin, in my view.

14           CONSTANTINE ALEXANDER: Jim, are --

15           LAUREN HARDER: And I guess I'll just speak up. I  
16 mean, I hear all of you. And I didn't know about the past  
17 rulings.

18           I know this property, and I felt that given its  
19 configuration of where it is, the -- you know, the deck is  
20 within the setback, there's no -- it's on a corner lot, so  
21 there's no -- and also, because of that garage, you know,  
22 the abutters on all sides are quite far away. Even across

1 the street, there's no one. It's -- there's no residents,  
2 it's just open space.

3 So I -- it really felt like -- Mark said -- benign  
4 in that respect. And this building in particular is so  
5 small that, you know, it's a great -- yes, it's great, it's  
6 up to code, it's a nice living space, but a lot of times in  
7 East Cambridge you have, like, a deck off the back or -- you  
8 know, there's a little bit of yard in the back where you  
9 could go and put a table or something.

10 And this space has nothing. I mean, there's  
11 really no place to have a little place to just, you know,  
12 sit outside and you by yourself.

13 And it's also a very small unit. So it's not --  
14 it's not like there's going to be multiple roommates living  
15 here, where there's going to be a lot of people on the deck.

16 BRENDAN SULLIVAN: Well, and this is Brendan  
17 Sullivan. What is the size of the deck? I have 11 foot 6  
18 by -- and I couldn't pick up that last dimension.

19 MARK BOYES-WATSON: Yeah. Maybe Sisia, you can  
20 just zip back to the plan and we can maybe pick that off.

21 JIM MONTEVERDE: It's about 10, 20, 25 plus feet  
22 in length. 11 six wide and 25 plus or minus length?

1           LAUREN HARDER:   Yep.

2           JIM MONTEVERDE:   Something like that.

3           LAUREN HARDER:   And that, I'm imagining, Mark, was  
4 designed to just fit within the setbacks.

5           MARK BOYES-WATSON:   Yeah.

6           LAUREN HARDER:   But again, the idea is just to  
7 have a space for this unit where they can just, you know,  
8 get a breath of air.

9           CONSTANTINE ALEXANDER:   What about the deck that  
10 you're going to build over the garage.   Isn't that going to  
11 provide open space?

12          MARK BOYES-WATSON:   Yeah, that's for Unit 2.

13          LAUREN HARDER:   That's for Unit 2, and that was --  
14 I mean I think it's also important here that these decks are  
15 actually not common, they're only for the residents.  
16 Because that limits who uses them and, you know, any noise  
17 concerns.   Because it's really just your neighbor that's  
18 outside, you know, getting some fresh air.

19          JIM MONTEVERDE:   Yeah.   This is Jim Monteverde.  
20 So I agree with the other Board members' discussions about  
21 the concern about the rooftop deck and the headhouse.   And  
22 I'm looking at your sheet 204, which shows the little bridge

1 connection and then the deck on top of the garage. And it's  
2 kind of unfortunate the third-floor unit, you know, the need  
3 to go to the roof as opposed to in the other direction.

4 Basically, you know, let the third floor come out  
5 either be on top of that other deck or have a balcony or a  
6 Juliet balcony or something so that that unit has that kind  
7 of feature, but not that size of a deck, and not up on the  
8 roof.

9 So I'm just looking for some other wiggle room to  
10 get some kind of opening there on the third floor.

11 LAUREN HARDER: I agree.

12 JIM MONTEVERDE: You know, I'm looking at your  
13 sheet 203. The elevation -- the right-hand elevation where  
14 the bridge comes across for, you know, Unit 2 the second  
15 floor, and then the window up above for the third floor if  
16 there's some opening there that -- you know, some way to  
17 give you that small amount of outdoor space. Not so much a  
18 deck, almost a balcony.

19 But again, I agree with the other Board members,  
20 who've raised the objection to the roof deck and to the  
21 penthouse.

22 LAUREN HARDER: I --



1           CONSTANTINE ALEXANDER: Excuse me, Lauren, before  
2 you reply.

3           LAUREN HARDER: Yep.

4           CONSTANTINE ALEXANDER: You see, obviously, which  
5 way the wind's blowing. Do you want to continue this case  
6 and revisit how other ways you can get the open space you  
7 want, or do you want to withdraw this part of the case? In  
8 other words, go forward with no -- abandon the variance for  
9 the roof deck?

10          LAUREN HARDER: Well, I hear you. I think -- I  
11 mean, I hear Mr. Monteverde's concern. I actually think the  
12 neighbors would not appreciate having a Juliet balcony,  
13 because that would be immediately abutting their open space.  
14 I think this -- where it's planned is actually more  
15 desirable.

16                I mean my suggestion would be could we take Mark's  
17 idea to remove the headhouse, so there's no height variance.  
18 So we'd let go of that relief.

19           CONSTANTINE ALEXANDER: You're only addressing  
20 part of the issue --

21           LAUREN HARDER: I just have a smaller outdoor  
22 Juliet-style balcony on the third floor for the third floor

1 unit.

2 CONSTANTINE ALEXANDER: You still want to have --

3 JIM MONTEVERDE: This is Jim Monteverde. That  
4 wouldn't help my concern.

5 CONSTANTINE ALEXANDER: I think putting something  
6 on the roof -- be it a roof deck with or without a  
7 penthouse, is -- to my mind is objectionable, in terms of  
8 our zoning philosophy and our zoning law.

9 Variances for height are not readily granted.  
10 They're very rarely granted when we're talking about  
11 residential structures. And I can go back -- we can go back  
12 and do the research, and I can demonstrate that?

13 LAUREN HARDER: No, I hear you. I guess I would  
14 say remove the height variance, and then instead of a  
15 balcony, put a balcony style deck, which would be below the  
16 height variance. It would be on the roof, but that would  
17 actually be in this case less intrusive to the neighborhood  
18 than any other place we could seek the relief.

19 CONSTANTINE ALEXANDER: I would want to see the  
20 plans that demonstrate that. And we don't have them  
21 tonight, and that means we continue the case, which is fine.  
22 But we're not going to -- if you -- I'm not going to vote in

1 favor of balconies and the like when I don't have it in  
2 front of me. I don't know what you're going to do. I don't  
3 want the roof deck. And I don't want the penthouse.

4 I want to keep the height of the building at 35  
5 feet, because that's what our ordinance says. And I haven't  
6 seen any demonstrated hardship that would justify departing  
7 from that requirement.

8 We all know what this is about. You're looking to  
9 increase the value of that property, and that's fine,  
10 there's nothing wrong with it, it's the American way. But  
11 the fact of the matter is you've got to have justification  
12 for the relief you're seeking -- legal justification, and  
13 you don't have it, in my opinion.

14 SLATER ANDERSON: So the roof deck adds -- by my  
15 calculations, about 15.7 percent increase to the FAR. So,  
16 you know, that's not a de minimis increase, you know. And  
17 it's not really a hardship.

18 I get the open space, but the open space problem  
19 existed when you acquired the property, you know? It just -  
20 - it's a preexisting condition in my view. So --

21 MARK BOYES-WATSON: So I think that --

22 SLATER ANDERSON: -- I agree with Gus on that.

1           MARK BOYES-WATSON: I mean it seems to me, Lauren,  
2 I mean we're not usually in the room, but it seems to me  
3 that we -- I mean I'm only aware of a few times, but not  
4 never, that the roof decks have been granted. And, you  
5 know, my attitude is always to create the greatest amenity  
6 possible for the residents of the unit, which are the  
7 residents of Cambridge.

8           But I hear you, the Board is pretty unanimous on  
9 this. I would have thought, Lauren, they have given your  
10 timetable and the delays that have already been incurred  
11 because of COVID and the shutdown and the extra historical  
12 review that you'd be better off just removing that element  
13 of relief from this application and continuing to be heard  
14 on the rest of the application?

15           LAUREN HARDER: I'm fine with that.

16           CONSTANTINE ALEXANDER: All right. Any other -- I  
17 haven't opened the matter yet up to public testimony. Are  
18 there any other comments from members of the Board at this  
19 point? Brendan is shaking his head no.

20           BRENDAN SULLIVAN: Brendan Sullivan, no.

21           CONSTANTINE ALEXANDER: Brendan? I mean, Jim?

22           JIM MONTEVERDE: No. Nope.

1 JANET GREEN: I have no other comments.

2 CONSTANTINE ALEXANDER: Okay. Then let me open  
3 the matter up to public comment. If people want to give  
4 public commentary, oral, you have to now click the icon at  
5 the bottom of your Zoom screen that says, "Raise hand." If  
6 you're calling in by phone, you can raise your hand by  
7 pressing \*9 and unmute or mute by pressing \*6.

8 So I'll wait a few minutes to see if people, if  
9 they want to offer testimony. I might add while we're  
10 waiting, there are apparently no written comments from  
11 anyone or anywhere in the neighborhood. So there's nothing  
12 beyond any oral comments, if we've received them.

13 SISIA DAGLIAN: We have one call in, a phone  
14 number ending in 98, and the number ends with 8311. Do you  
15 promote them?

16 [Technical difficulties conversation]

17 HEATHER HOFFMAN: Hello?

18 CONSTANTINE ALEXANDER: Hello?

19 SISIA DAGLIAN: Yes, go ahead.

20 HEATHER HOFFMAN: Hi. Heather Hoffman, 213 Hurley  
21 Street. All I want to say is what all I want to say is what  
22 the Chair said is the truth; the words that have been used

1 have generally been "party deck" and so I just want to thank  
2 you for saying it, so that I didn't need to.

3 CONSTANTINE ALEXANDER: Thank you, Heather. Any  
4 other comments coming through, Sisia?

5 SISIA DAGLIAN: No.

6 CONSTANTINE ALEXANDER: No. Okay, I think with  
7 that we'll close public testimony.

8 SISIA DAGLIAN: Is there --

9 CONSTANTINE ALEXANDER: We've been only talking  
10 about the variance.

11 SISIA DAGLIAN: Sorry, there is actually one more.

12 CONSTANTINE ALEXANDER: I'm sorry, another one?

13 SISIA DAGLIAN: Yes.

14 TIAN ONG: HI, I was wondering if -- is this  
15 comment --

16 THE REPORTER: Can you give your name and address  
17 for the record, please?

18 TIAN ONG: Hi, yes. Tian Ong, 64 Hurley Street,  
19 Unit 1.

20 THE REPORTER: Could you spell your name, please?

21 TIAN ONG: Tian, T-i-a-n, last name Ong, O-n-g.

22 THE REPORTER: Thanks.

1           TIAN ONG: I'm wondering if this part of the  
2       commentary is only for the roof deck or about the whole  
3       proposed plans?

4           BRENDAN SULLIVAN: It's Brendan Sullivan. It's  
5       about the whole plan.

6           TIAN ONG: Okay. All right, great. So I've  
7       spoken with Lauren Harder, the applicant on this case  
8       regarding the planned work for 66 Hurley Street, and I think  
9       my concerns are more specific to, like the basement work and  
10      the garage deck. Because I think those two impact at least  
11      my unit more I think closely, just because of the proximity  
12      of the buildings.

13           But essentially Lauren and I have discussed the  
14      proposed basement work, and I've raised concerns to her on  
15      whether or not the work would have any impact on the  
16      neighboring foundations such as for our building on 62-64  
17      Hurley Street, as well as, like, potential impacts to our  
18      installed drainage pump systems.

19           And we've suggested conducting, like, a site  
20      evaluation to assess conditions prior to the start of the  
21      project.

22           She has provided assurance that the digging work

1 should have minimal impacts, and has offered to include us  
2 in any plans prior to digging the basement. So we really,  
3 like, I appreciate, like, the open communication that has  
4 been going on.

5 And then we've also discussed the proposed garage  
6 deck. And I can understand the appeal and benefit of having  
7 this additional outdoor deck space.

8 But also, because of the proximity of the  
9 buildings, I brought up concerns on privacy, noise, and view  
10 obstruction from its current state, and Lauren has been open  
11 to discussing design options to address these, such as  
12 offsetting the garage deck by at least, like, five feet from  
13 the edge of the garage, closest to our -- like the line  
14 closest to our property and implementing some sort of, like,  
15 green element like evergreens or something that will provide  
16 some sort of screening for privacy and noise.. and, like,  
17 while minimizing, like, the view obstructions from its  
18 current state.

19 So that's just kind of, like, the state -- the  
20 ongoing communications that we're having so far. So I just  
21 wanted to, like, bring that to the table.

22 CONSTANTINE ALEXANDER: Thank you.



1           TIAN ONG:   Yes.

2           JANET GREEN:   I know, I'd like to ask Lauren if  
3 those questions have come up in your design plan.  I mean,  
4 the idea of shielding the deck with green plants and that  
5 sort of thing, I didn't see any of that.

6           MARK BOYES-WATSON:  Yeah, this is Mark.  We go  
7 back to the -- maybe go back first to the plan, Sisia, if  
8 you could, the proposed plan?

9           SISIA DAGLIAN:  This one or the lower floor?

10          MARK BOYES-WATSON:  Yeah, no, this is perfect.  So  
11 you see, if you look at the right hand, second floor  
12 proposed --

13          JANET GREEN:  Yep.

14          MARK BOYES-WATSON:  -- we have that setback that  
15 the neighbor just referred to as being memorialized in where  
16 the deck is located.  You see it's located -- the outer line  
17 is the line of the garage below.  And there where it says --  
18 you know, I can't -- "5 foot screen wool fence" --

19          JANET GREEN:  Uh-huh.

20          MARK BOYES-WATSON:  That is set well away from the  
21 edge of the garage in order to mitigate that and absorb that  
22 request.

1           What we're showing -- and if you go then to the  
2   elevations, what we're showing is a trellis on which to  
3   grow, like a Euonymus or something like that. You can see  
4   it clearly in the main front elevation there, where it says,  
5   "5-foot-high screen fence." So we did memorialize that  
6   discussion.

7           I think that precise sort of openness and degree  
8   of materiality of it I think it has come up again in recent  
9   discussions. And I know that Lauren is very open to getting  
10  that right. But we've tried to memorialize --

11           JANET GREEN: I know.

12           MARK BOYES-WATSON: -- where we thought we were in  
13  the drawings.

14           LAUREN HARDER: I think if I understand Tian  
15  correctly, it's a combination of wanting to preserve some of  
16  the views at the top end, but have a buffer for noise with a  
17  green element at the lower end. Is that correct?

18           JANET GREEN: Is the neighbor still on the phone?

19           CONSTANTINE ALEXANDER: Yeah, I'm going to ask the  
20  same question. Is the neighbor still on the phone? Sisia,  
21  do we know whether the neighbor -- or --

22           TIAN ONG: Sorry, yes. Yeah. Lauren has it.

1           CONSTANTINE ALEXANDER: Okay.

2           TIAN ONG: But it's a tradeoff between -- you  
3 know, a combination of factors and trying to maximize a  
4 solution that can address everything.

5           LAUREN HARDER: So this screen has an openness at  
6 the top, and we would provide the green element at the  
7 bottom, keeping it open at the bottom as well if wanted, or  
8 just having the buffer of bushes or growing something.

9           I mean I think I indicated that we would make that  
10 a condition of the relief, should it be granted.

11          CONSTANTINE ALEXANDER: Is the neighbor still on  
12 the phone, does she have any comments?

13          TIAN ONG: Yeah. So Lauren and I have spoken  
14 about this. I can't speak on behalf of the other units, so  
15 there are six units in total in our building. And then, so,  
16 like, we're -- I haven't gotten feedback from them yet, so I  
17 don't know what their thoughts are on this.

18          Essentially, like, the garage area will -- if you  
19 look down, it looks into the 62,64 Hurley -- like the back  
20 decks and the courtyard. So I think, you know, if there's  
21 some sort of solution that Lauren and I can work together on  
22 that will help address privacy and noise and view issues,

1 then I think that that sounds like a reasonable workaround?

2           CONSTANTINE ALEXANDER: I hate to keep saying this  
3 -- and I really do mean that -- it's getting, we need more -  
4 - with regard to the roof deck over the garage, there needs  
5 to be a better address of that problem, and how exactly it's  
6 going to impact the neighbors.

7           I think we're beyond the roof deck on the  
8 structure itself. I believe -- you can correct me if I'm  
9 wrong -- I believe you've agreed to withdraw that. So  
10 that's off the table.

11           But I'm not sure there's a good understanding of  
12 what you're going to do with regard to privacy, with respect  
13 to the roof deck over the garage, with the stuff we have  
14 before us for tonight. Now, it just doesn't address it.  
15 You have a neighbor who has expressed some concerns about  
16 it. So --

17           LAUREN HARDER: I mean, I think --

18           MARK BOYES-WATSON: Gus, the -- Mr. Chairman, the  
19 -- I think that the drawings do show that screen fence. I  
20 think that this question that you're right, it's that I  
21 think more recently Lauren, if I understand it right, is the  
22 notion that maybe it would be a little bit more open. And

1 if that is too much uncertainty, the screen is kind of there  
2 in the drawings.

3 And I think Lauren is happy to commit to building  
4 it in whatever fashion is needed for the neighbor. Because  
5 it would be nice -- I mean, we could, it sounds like I  
6 thought we were very close to an agreement on how this would  
7 go, but maybe if it's too much uncertainty, it's too much  
8 uncertainty, but the screen is shown on the drawings, is  
9 what I'm saying, a five-foot screen.

10 BRENDAN SULLIVAN: Yeah. This is Brendan  
11 Sullivan. It appears to me that the plans need to be  
12 reworked --

13 MARK BOYES-WATSON: Yes.

14 BRENDAN SULLIVAN: -- that the area over the  
15 garage deck screening et al needs to have further  
16 discussions and memorialized on the plan with the neighbor.  
17 And also, there seems to be other people who have an  
18 interest in it, other than the lady who called it.

19 So we're not going to resolve it tonight, and I  
20 think it just needs to be continued, consider the issues  
21 that were raised, the issues that still needed to be  
22 resolved, and come back with a modified plan.

1           LAUREN HARDER: Okay.

2           BRENDAN SULLIVAN: That would be my suggestion.

3           CONSTANTINE ALEXANDER: Well, I concur with that  
4 suggestion. I think it's -- we have no choice. We just  
5 don't have enough information with regard to the deck over  
6 the garage.

7           It's easy to just say you can eliminate the  
8 penthouse, the roof deck on the house, you just x it out.  
9 But we need more detail, and we need more discussion with  
10 your neighbors with regard to the deck over the garage. And  
11 therefore, you need to continue the case.

12           Other members of the Board beside Brendan have any  
13 views on this?

14           JANET GREEN: I agree with the Chair. And I  
15 think, Lauren, that -- I mean I think it's really important  
16 in these really crowded areas to have an outdoor  
17 opportunity.

18           And it seems to me that really what we're talking  
19 about is it's not the outdoor opportunity so much as it is  
20 the 5-foot-high screen walls doesn't seem to accomplish the  
21 privacy that's needed in such a dense area.

22           So I don't think it's the -- from my point of

1 view, it's not the roof deck on the garage, it's the  
2 screening that doesn't seem to be accomplishing what might  
3 be more appropriate in this area. That's my thought about  
4 it. Others can speak to it.

5 CONSTANTINE ALEXANDER: I think we have support  
6 for the motion this case needs to be continued. The bad  
7 news is you have to come, as to what day do we continue it  
8 to. Because we have a really jam packed agenda for the  
9 weeks to come.

10 Let me just before we take a motion -- and so, the  
11 petitioner and her architect are aware, when would -- if we  
12 continue this case, Sisia, when would the earliest date we  
13 could hear it [be]?

14 SISIA DAGLIAN: Probably September 24.

15 CONSTANTINE ALEXANDER: We can do it by the  
16 twenty-fourth?

17 SISIA DAGLIAN: Yep.

18 CONSTANTINE ALEXANDER: We have room. Okay, I  
19 thought we didn't.

20 SLATER ANDERSON: I'm not around. I'm not here  
21 the twenty-fourth.

22 CONSTANTINE ALEXANDER: Okay.

1           SLATER ANDERSON: Possibly -- I mean, I have plans  
2 to be somewhere in Massachusetts, but who knows?

3           CONSTANTINE ALEXANDER: Okay, I -- well it's up to  
4 -- the petitioner could proceed with four Board members.

5           SLATER ANDERSON: Right.

6           CONSTANTINE ALEXANDER: But that's not what  
7 petitioners usually want to do. If it's -- when's the next  
8 -- I assume the next date would be October, whether it's  
9 fourth or eighth?

10          SISIA DAGLIAN: October eighth.

11          SLATER ANDERSON: Eights.

12          CONSTANTINE ALEXANDER: Eight.

13          SISIA DAGLIAN: One, two, three, yeah we already  
14 have --

15          CONSTANTINE ALEXANDER: Would everybody be  
16 available for the eighth?

17          SLATER ANDERSON: Yes.

18          CONSTANTINE ALEXANDER: Yeah, and I think the  
19 answer is yes around.

20          BRENDAN SULLIVAN: Brendan Sullivan, yes.

21          CONSTANTINE ALEXANDER: And I'll say yes.

22          Janet?



1 JANET GREEN: Yes, I'm available.

2 CONSTANTINE ALEXANDER: Okay.

3 JIM MONTEVERDE: Jim. Yes, I'm available.

4 CONSTANTINE ALEXANDER: Going back to the  
5 petitioner. You can go September 24 with four members or  
6 the October first date in October, with all five members.  
7 Which would you prefer?

8 LAUREN HARDER: What was the second date? October  
9 what?

10 SISIA DAGLIAN: Eighth.

11 JANET GREEN: Eighth.

12 SISIA DAGLIAN: Eighth.

13 CONSTANTINE ALEXANDER: Basically two weeks later.

14 LAUREN HARDER: I'm fine with that date.

15 CONSTANTINE ALEXANDER: I'm sorry?

16 LAUREN HARDER: October 8 is a good date.

17 CONSTANTINE ALEXANDER: Okay. All right. The  
18 Chair is ready to make a motion, finally. The Chair moves  
19 that we continue this case as a case heard until 7:00 p.m.  
20 on October 8, subject to the following conditions:

21 One, that the petitioner signs a waiver of time  
22 for decision to allow us to extend the case that far.

1 Ordinarily, if we were meeting in person, we would have a  
2 piece of paper we would flash out, and the petitioner could  
3 sign and we would be done. We don't have that in this day  
4 of the pandemic.

5 So the condition on the signing of a waiver of  
6 time for a decision will be that the waiver must be signed  
7 within one week from today. If the waiver is not signed by  
8 that time, the petition will be denied and there will be no  
9 case for two years, unless there's something dramatically  
10 different.

11 So I don't think it should present a problem, but  
12 you have to get -- the petitioner has to get in touch with  
13 the institution -- with Sisia, and get a waiver of time for  
14 decision until October 8.

15 The second condition is that the posting sign that  
16 you have up now must be -- a new one must be put up  
17 reflecting the new date, October 8, new time 7:00 p.m. and  
18 that sign must be maintained for the 14 days prior to the  
19 hearing, as you've done now.

20 And lastly, to the extent there will be new plans

21 --

22 MARK BOYES-WATSON: Yes.

1           CONSTANTINE ALEXANDER:  -- specifications and the  
2     like, which there will be, it would appear, those must be in  
3     the files of the Inspectional Services Department no later  
4     than 5:00 p.m. on the Monday before October 8.

5           All those in favor of continuing the case on this  
6     basis?

7           BRENDAN SULLIVAN:  Brendan Sullivan, yes to  
8     continue.

9           CONSTANTINE ALEXANDER:  Slater?

10          JANET GREEN:  Janet Green, yes to continue.

11          CONSTANTINE ALEXANDER:  Jim?

12          JIM MONTEVERDE:  Jim Monteverde, yes to continue.

13          SLATER ANDERSON:  Slater Anderson, yes to  
14     continue.

15          CONSTANTINE ALEXANDER:  And I vote yes to  
16     continue.

17                 [All vote YES]

18           So the case is continued and we see everybody in  
19     October.  Thank you.

20           COLLECTIVE:  Thank you.

21

22

13 Lopez Avenue  
Cambridge, MA 02141  
October 4, 2020

BY ELECTRONIC TRANSMISSION

City of Cambridge  
Zoning Board of Appeal  
831 Massachusetts Avenue  
Cambridge, Massachusetts 02139

RE: 66 Hurley Street – BZA Case No. 017274-2020  
Variance – Roof Deck

Dear Sir/Madam:

After having to listen to my drucken young neighbors, whose loud voices carried throughout the block late Saturday night – early Sunday morning as they were having a grand time in the back yard and on the larger than normal second floor fire escape landing of their Third Street apartment until the Police arrived, I was reminded to write this letter to request that you please not grant a variance for the roof decks at 66 Hurley Street, particularly, the third floor roof deck.

As you know our neighborhood is very dense and in most cases homes abut one another. Noise, even at normal conversational levels, travels very well in our neighborhood especially at night. A roof deck on a flat roof top with no mature trees for shade would generally not be used during the day as it would be too hot. This leaves the use of the roof deck predominantly to evening hours. More noise, more frustration, more calls to the police – a waste of everyone's resources.

There is a very nice park and community garden that abuts this property. If the occupants of this property want fresh air, then can go out the front or back door and sit in the park, where they will find benches, grass, trees, sun and shade.

In this case, I do not believe that there is a substantial hardship, financial or otherwise to this petitioner that out-weights the substantial detriment to the public good (including neighbor's privacy concerns that I will not address in this letter). **I respectfully request that you do not grant this Variance.**

Thank you for your attention to this matter.

Roberta Goto



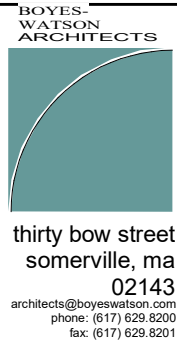
# 66 HURLEY STREET BZA APPLICATION

Sheet Name	Sheet Number
COVER SHEET	A 001
ASSESSORS PLOT PLAN	A 002
CONTEXT PHOTOS	A 003
CONTEXT PHOTOS	A 004
AREA PLANS	A 005
AREA PLANS	A 006
EXISTING PLANS	A 101
EXISTING PLANS	A 102
PROPOSED PLANS	A 103
PROPOSED PLANS	A 104
EXISTING ELEVATIONS	A 201
EXISTING ELEVATIONS	A 202
PROPOSED ELEVATIONS	A 203
PROPOSED ELEVATIONS	A 204

client  
66 HURLEY LLC

title  
COVER SHEET

project  
66 HURLEY ST



job number  
000

scale

date issued  
10/05/20

sheet no.  
A 001

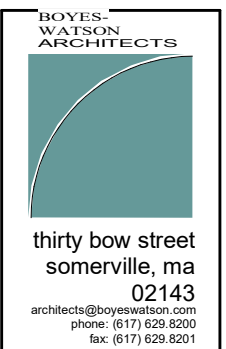


title

---

ASSESSORS PLOT PLAN

project  
66 HURLEY ST



job number 000

scale

date issued  
10/05/20

sheet no.  
**A 002**



10/5/2020 4:17:59 PM



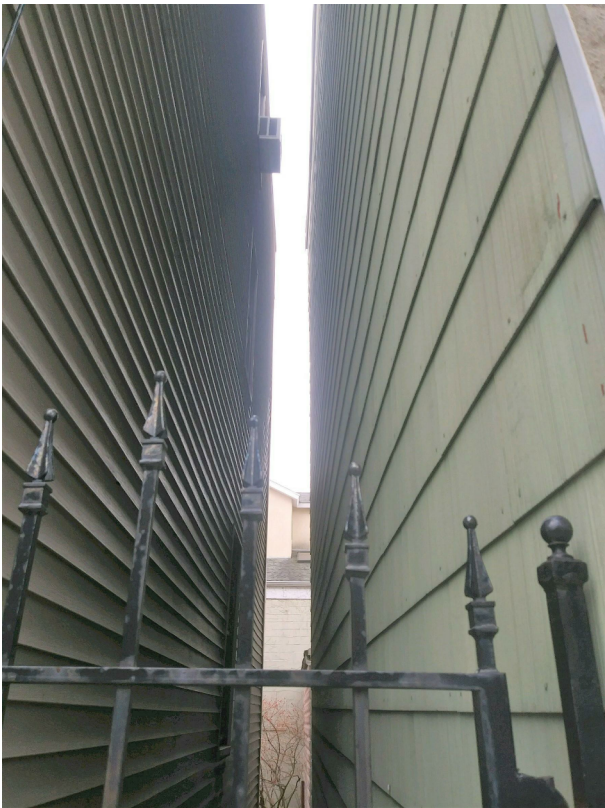
NORTH FROM HURLEY STREET



EAST FROM HURLEY STREET



SOUTHWEST FROM LOPEZ AVENUE

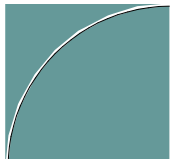


62-64 HURLEY STREET (LEFT), 66 HURLEY STREET (RIGHT)

client  
66 HURLEY LLC

title  
CONTEXT PHOTOS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale

date issued  
10/05/20

sheet no.  
A 003



10/5/2020 4:17:59 PM



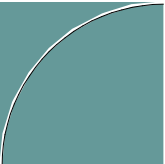
SOUTHWEST FROM LOPEZ AVENUE



NORTHEAST FROM HURLEY STREET

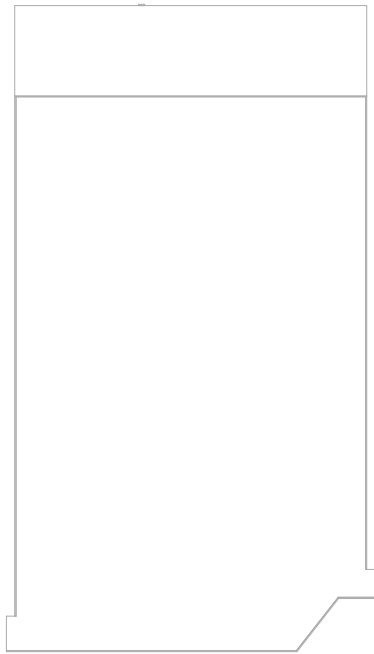


WEST FROM ANTHONY COSTA PARK

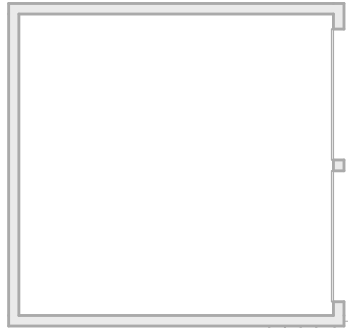
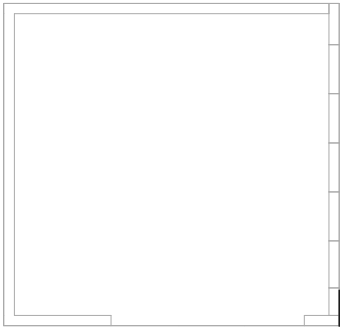
client 66 HURLEY LLC	
title CONTEXT PHOTOS	project 66 HURLEY ST
<div><div>BOYES- WATSON ARCHITECTS</div><div></div><div>thirty bow street somerville, ma 02143 architects@boyeswatson.com phone: (617) 629.8200 fax: (617) 629.8201</div></div>	
job number 000	
scale	
date issued 10/05/20	
sheet no. A 004	



10/5/2020 4:18:00 PM



5 EXISTING ROOF  
3/32" = 1'-0"



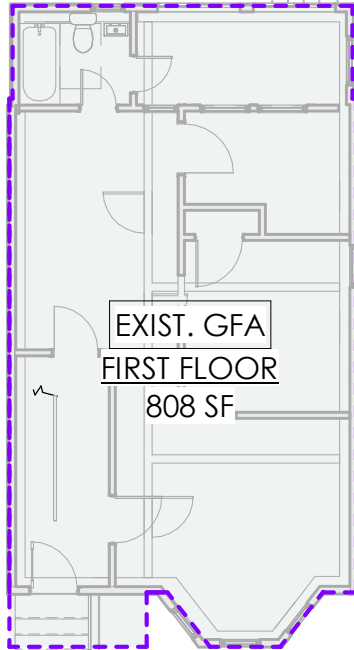
Area Schedule (EXISTING)	
Level	Area
1ST FLOOR	808 SF
2ND FLOOR	808 SF
3RD FLOOR	808 SF
EXIST. GFA	2423 SF
BASEMENT	782 SF
NON GFA	782 SF
Total	3205 SF



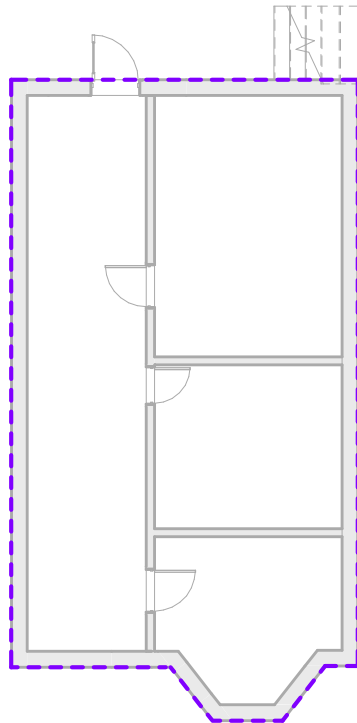
4 EXISTING 3RD FLOOR - AREA PLAN  
3/32" = 1'-0"



3 EXISTING 2ND FLOOR - AREA PLAN  
3/32" = 1'-0"



2 EXISTING 1ST FLOOR - AREA PLAN  
3/32" = 1'-0"



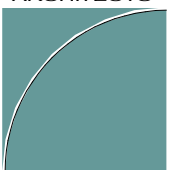
1 EXISTING BASEMENT - AREA PLAN  
3/32" = 1'-0"

client  
66 HURLEY LLC

title  
**AREA PLANS**

project  
**66 HURLEY ST**

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
3/32" = 1'-0"

date issued  
10/05/20

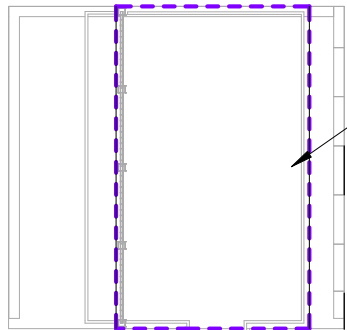
sheet no.  
**A 005**

10/5/2020 4:18:01 PM

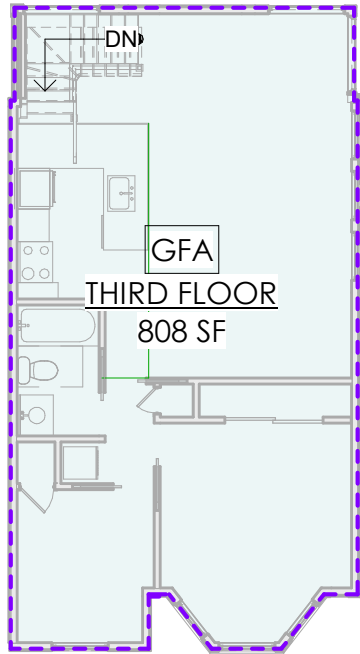


5 PROPOSED ROOF - AREA PLAN  
3/32" = 1'-0"

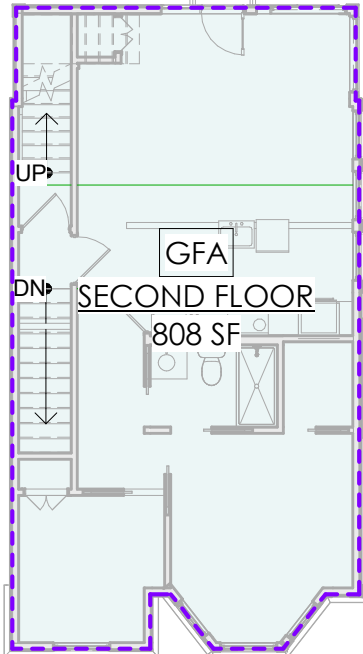
NOTE: DECK NO HIGHER  
THAN 3RD FLOOR IS NOT GFA



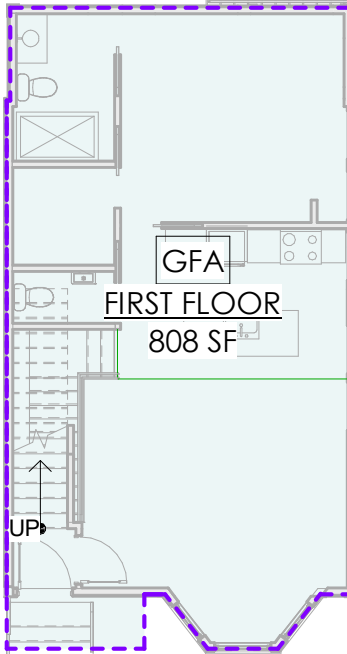
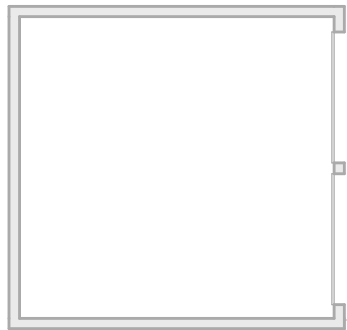
NEW DECK  
233 SQ.FT.



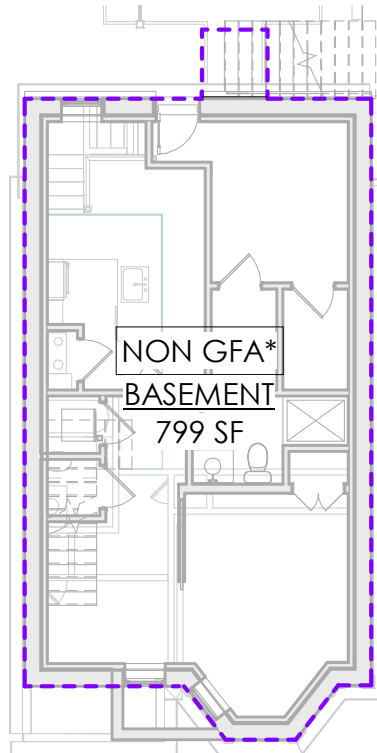
4 PROPOSED 3RD FLOOR - AREA PLAN  
3/32" = 1'-0"



3 PROPOSED 2ND FLOOR - AREA PLAN  
3/32" = 1'-0"



2 PROPOSED 1ST FLOOR - AREA PLAN  
3/32" = 1'-0"



1 PROPOSED BASEMENT - AREA PLAN  
3/32" = 1'-0"

AREA SCHEDULE

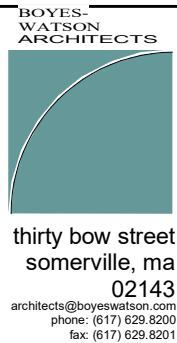
FIRST FLOOR	808 SF
SECOND FLOOR	808 SF
THIRD FLOOR	808 SF
GFA	2423 SF
BASEMENT	799 SF
NON GFA*	799 SF
Total	3223 SF

\* BASEMENT HEIGHT INCREASES TO  
7'-6" CLEAR. SPECIAL PERMIT FOR  
EXEMPTION OF GFA

client  
66 HURLEY LLC

title  
AREA PLANS

project  
66 HURLEY ST



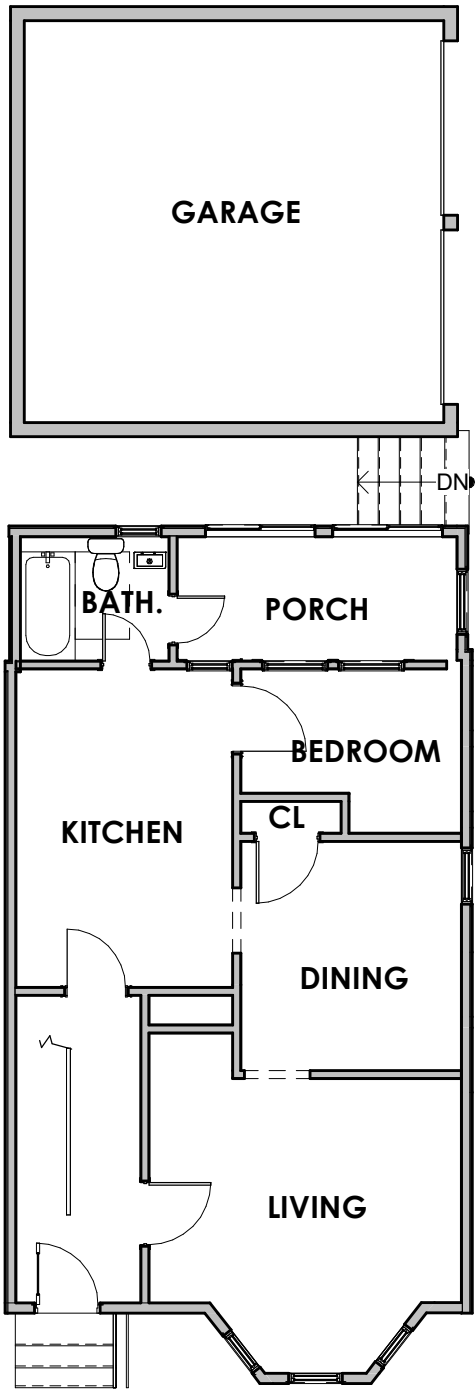
job number  
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scale  
3/32" = 1'-0"

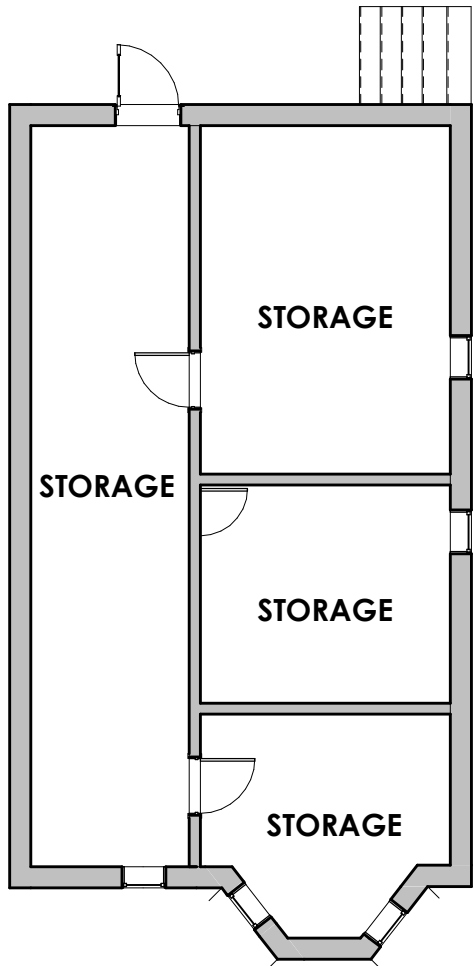
date issued  
10/05/20

sheet no.

A 006



② 1ST FLOOR - EXISTING  
1/8" = 1'-0"



① BASEMENT - EXISTING  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING PLANS

project  
66 HURLEY ST

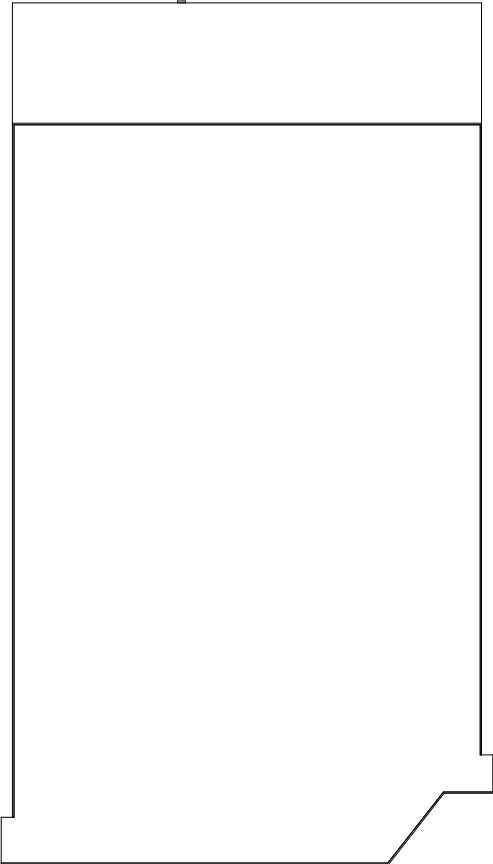


job number  
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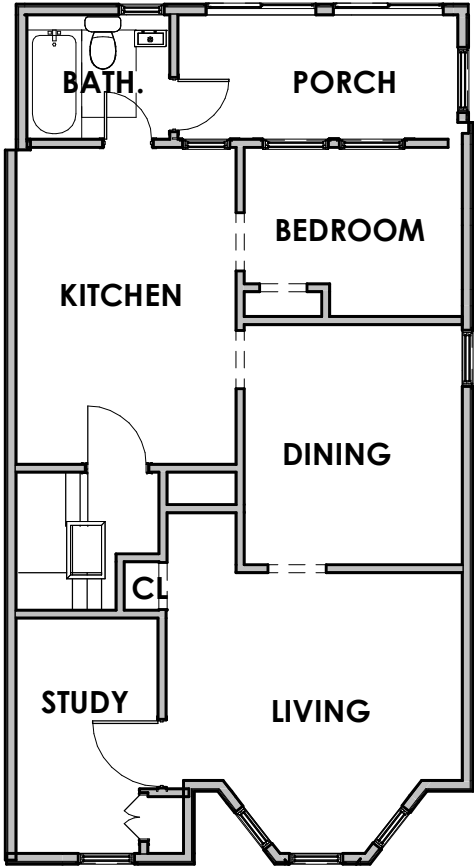
scale  
1/8" = 1'-0"

date issued  
10/05/20

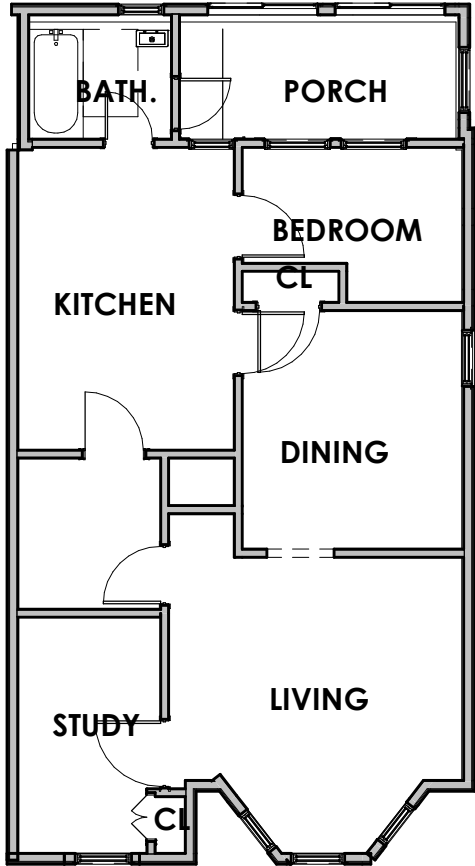
sheet no.  
A 101



③ ROOF- EXISTING  
1/8" = 1'-0"



② 3RD FLOOR - EXISTING  
1/8" = 1'-0"

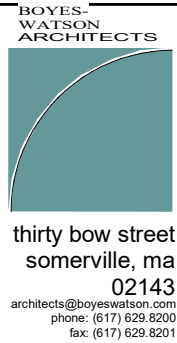


① 2ND FLOOR - EXISTING  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING PLANS

project  
66 HURLEY ST



job number  
000

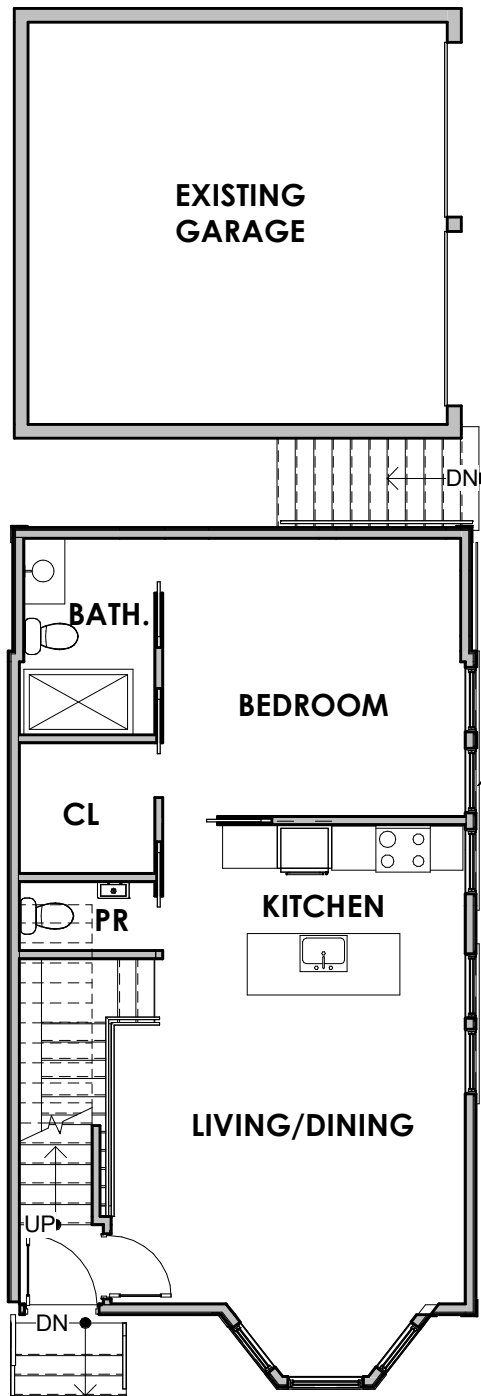
scale  
1/8" = 1'-0"

date issued  
10/05/20

sheet no.

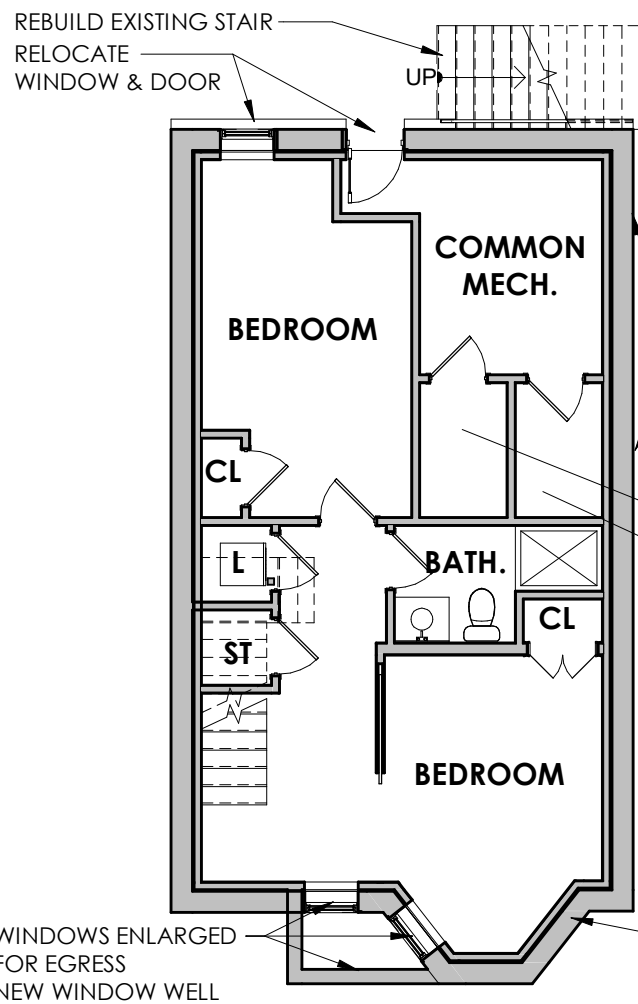
A 102

10/5/2020 4:18:03 PM



REVISE WINDOW  
LAYOUT  
SEE ELEVATIONS

② 1ST FLOOR - PROPOSED  
1/8" = 1'-0"



CLOSE EXISTING  
BASEMENT  
WINDOWS

INCREASED HEIGHT  
AT BASEMENT LEVEL.  
SPECIAL PERMIT  
REQUIRED FOR  
EXEMPTION OF GFA

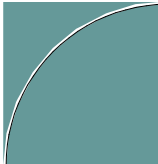
① BASEMENT - PROPOSED  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED PLANS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

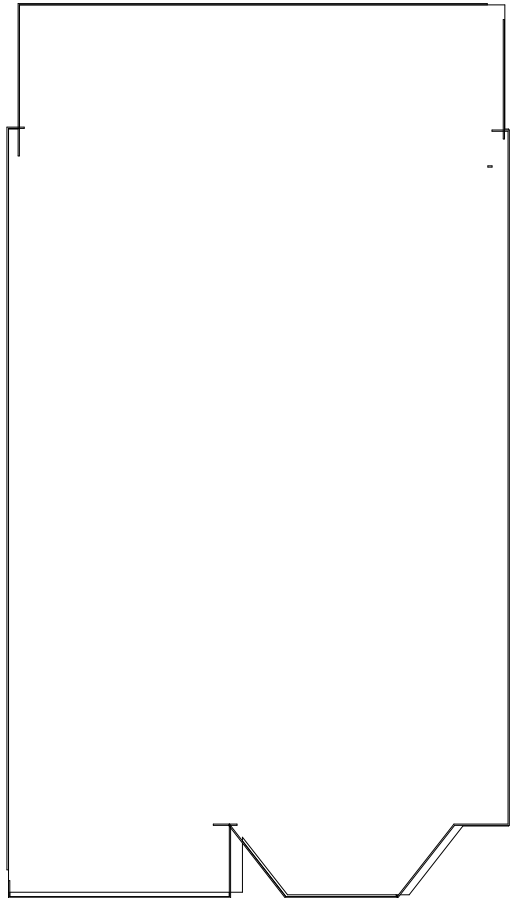
job number  
000

scale  
1/8" = 1'-0"

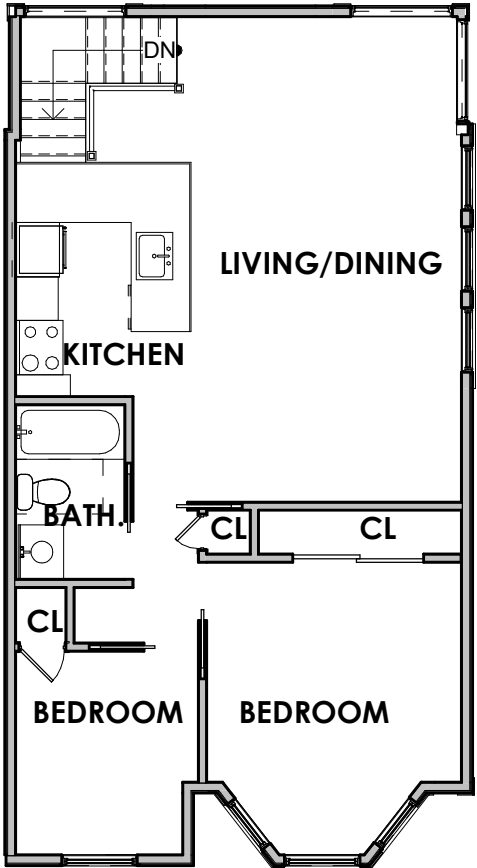
date issued  
10/05/20

sheet no.  
A 103

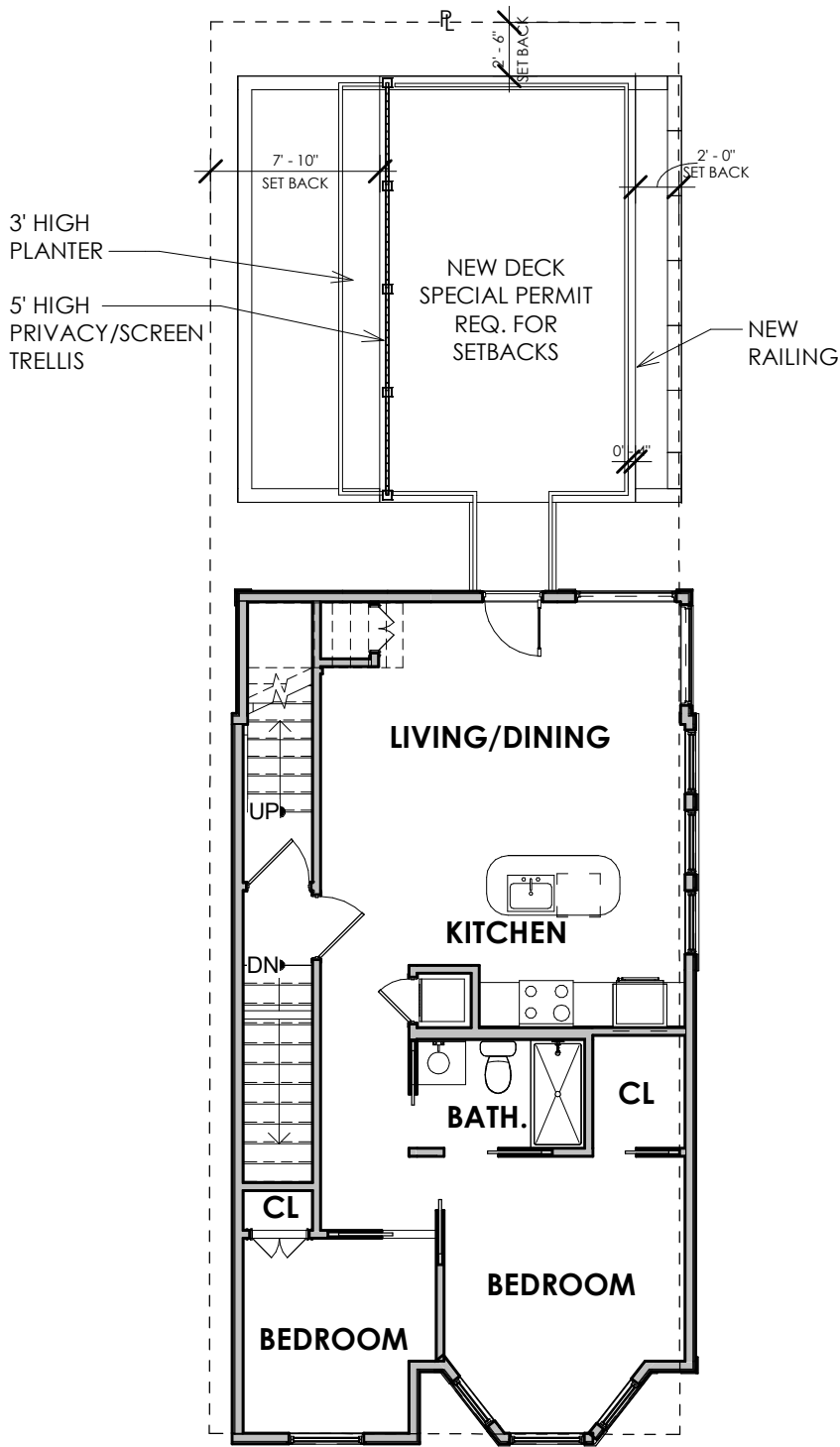
10/5/2020 4:18:03 PM



③ ROOF - PROPOSED  
1/8" = 1'-0"



② 3RD FLOOR - PROPOSED  
1/8" = 1'-0"



① 2ND FLOOR - PROPOSED  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED PLANS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

date issued  
10/05/20

sheet no.  
A 104



② EXISTING SIDE - RIGHT ELEV.  
1/8" = 1'-0"

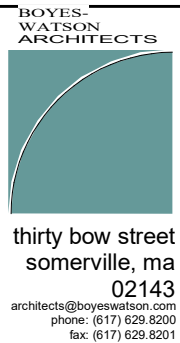


① EXISTING FRONT - HURLEY STREET ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING ELEVATIONS

project  
66 HURLEY ST



job number  
000

scale  
1/8" = 1'-0"

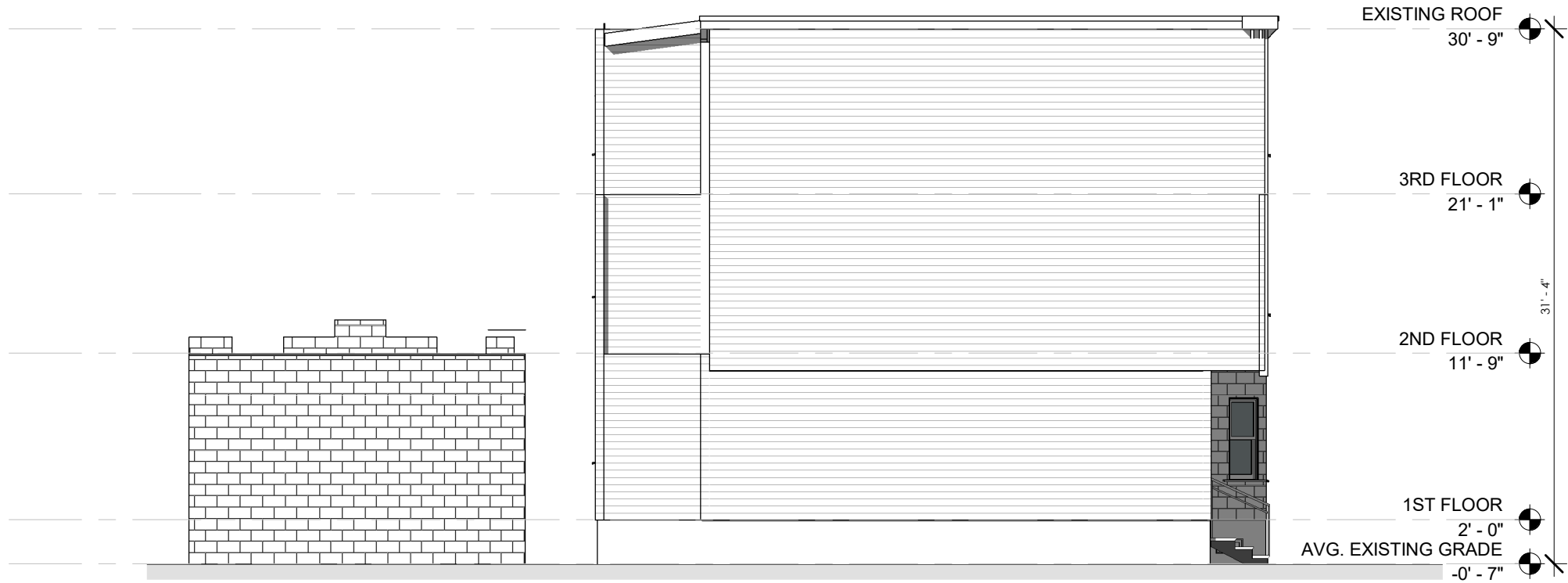
date issued  
10/05/20

sheet no.  
A 201

10/5/2020 4:18:05 PM



② EXISTING FRONT - LOPEZ AVE ELEV.  
1/8" = 1'-0"

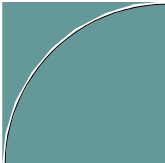


① EXISTING SIDE- LEFT ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING ELEVATIONS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

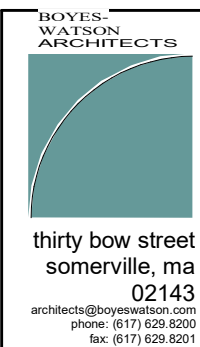
date issued  
10/05/20

sheet no.  
A 202



## PROPOSED ELEVATIONS

project  
66 HURLEY ST

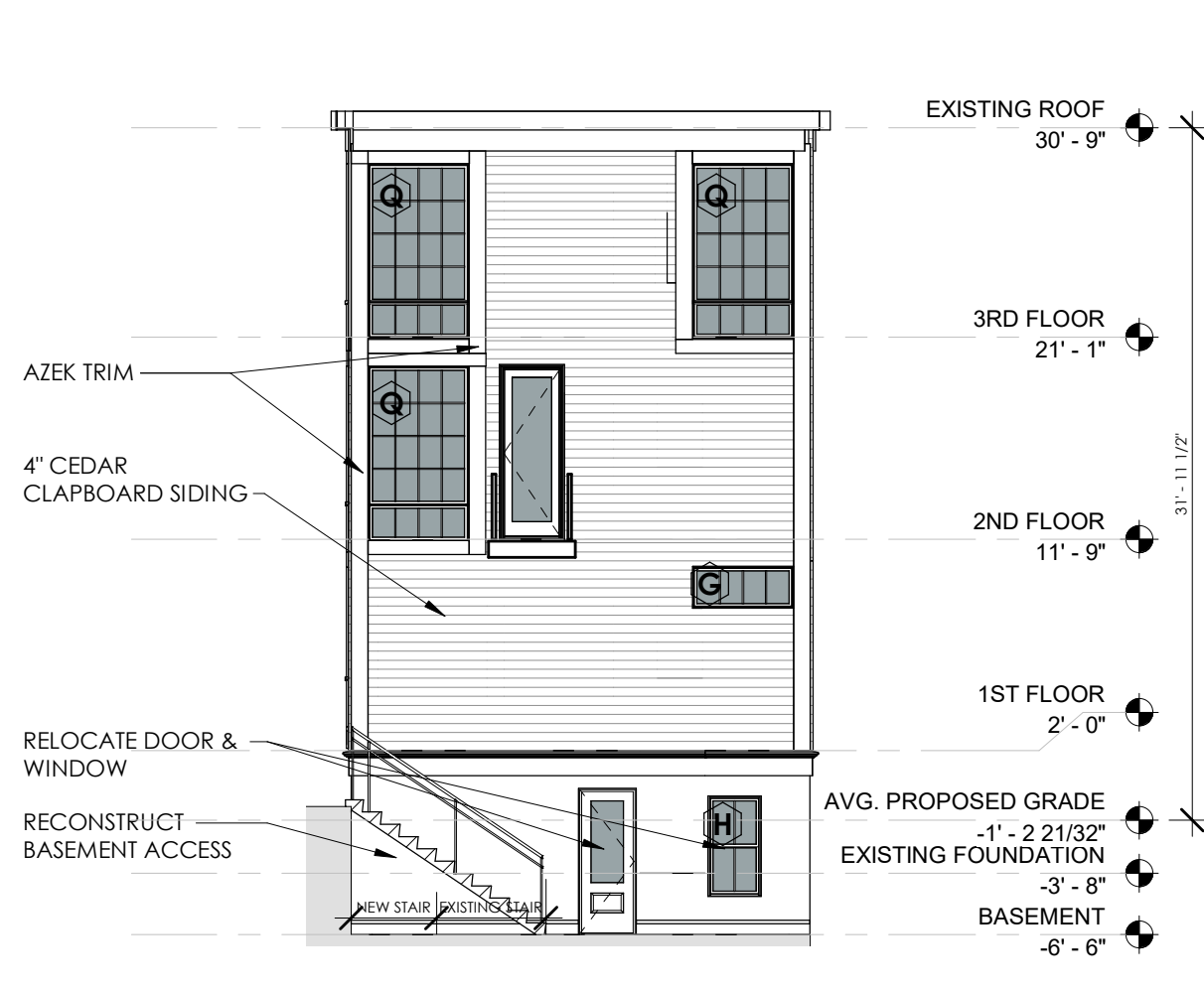


job number	000
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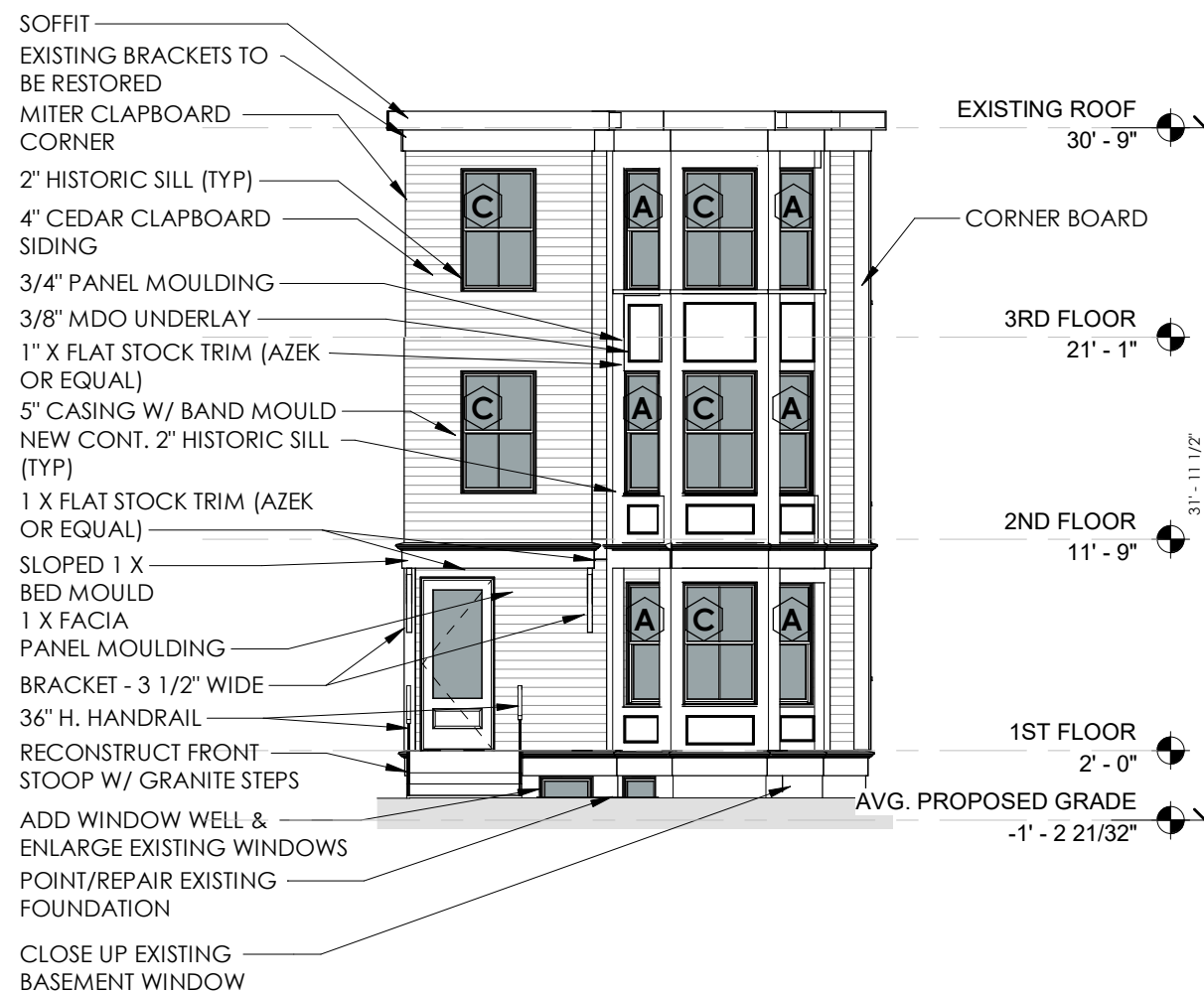
scale  
1/8" = 1'-0"

date issued  
10/05/20

sheet no.  
**A 203**



② PROPOSED SIDE- RIGHT ELEV.  
1/8" = 1'-0"

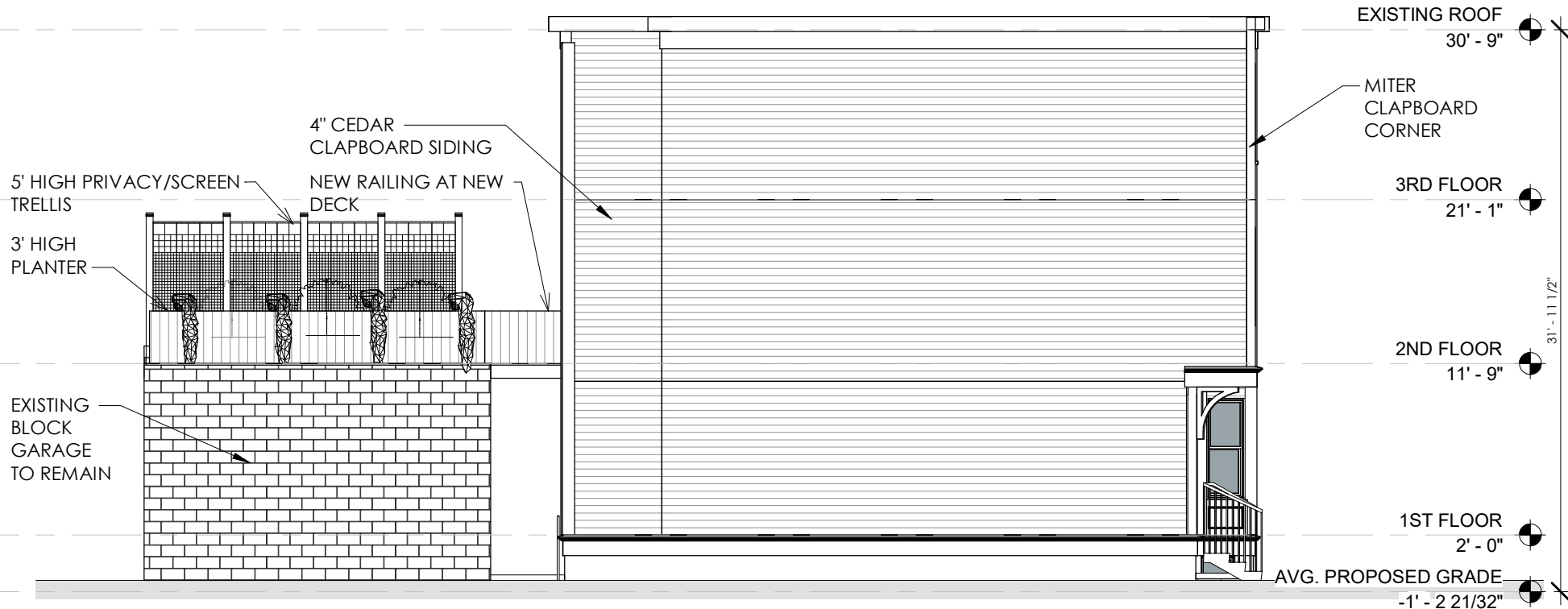


① PROPOSED FRONT ELEV.  
1/8" = 1'-0"

10/5/2020 4:18:07 PM



② PROPOSED FRONT - LOPEZ AVE ELEV.  
1/8" = 1'-0"



① PROPOSED SIDE - LEFT ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED ELEVATIONS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

date issued  
10/05/20

sheet no.

A 204



66 Hurley St.

Petitioner

17-62  
ONG, TIAN JING  
64 HURLEY ST., #1  
CAMBRIDGE, MA 02141

17-62  
AGARWAL, ANKUR  
64 HURLEY ST., #2  
CAMBRIDGE, MA 02141

66 HURLEY STREET LLC  
C/O LAUREN HARDER  
P.O. BOX 381092  
CAMBRIDGE, MA 02238

17-62  
BERG, ALYCIA K.  
62 HURLEY ST. UNIT#1  
CAMBRIDGE, MA 02141

17-62  
GRABCEWSKI, KAROL & HILDA E. RAMON  
62 HURLEY ST, UNIT #62-2  
CAMBRIDGE, MA 02141

17-62  
TSENG, RAYMOND M.,  
TRS RAYMOND TSENG INHERITANCE PROTECTION TR  
62 HURLEY ST UNIT 3  
CAMBRIDGE, MA 02139

17-36  
47 SEVENTH STREET LLC  
105 SECOND ST  
CAMBRIDGE, MA 02141

17-67  
ZAFF, GREGORY H. & SONJA CANTU  
115 SECOND ST  
CAMBRIDGE, MA 02141

17-67  
FAIRHILL, AMY ADAM FAIRHILL  
117 SECOND ST UNIT 117  
CAMBRIDGE, MA 02141

17-62  
WONG, ELLEN  
C/O OXFORD STREET REALTY INC  
1644 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138

17-66  
GIESTA, LAUDALINA P. &  
ELIDIA SOUSA A LIFE ESTATE  
113 SECOND ST  
CAMBRIDGE, MA 02141

17-67  
HAWKINS, IAN F. & BRONWYN L. HAWKINS  
121 SECOND ST., #119  
CAMBRIDGE, MA 02141

17-67  
LOGAN, TIMOTHY DANIEL & ERIN LOGAN  
121 SECOND ST  
CAMBRIDGE, MA 02141

17-82  
BEHREND, STEVE & TAMAR GRANOVSKY  
42 EDWARD J. LOPEZ AVE.  
CAMBRIDGE, MA 02141

17-83  
BRUGMAN, MARJOLEIN S.  
36 LOPEZ AVE.  
CAMBRIDGE, MA 02141

19-10  
ABIR INVESTMENT LLC,  
77 HURLEY ST  
CAMBRIDGE, MA 02141

19-34  
ANNAcone, ANGELO L. &  
MARION J. ANNAcone  
TRS. OF ANNAcone REALTY TRUST  
2 HENRY ST  
MEDFORD, MA 02155

17-61  
AFONSO, SIDNEY & CAROL TRUSTEES  
2426 AMBER SPRINGS DR  
KATY, TX 77450

17-64  
CAMBRIDGE CITY OF COMM. DEV.  
57 INMAN ST  
CAMBRIDGE, MA 02139

17-64  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

17-64  
CITY OF CAMBRIDGE  
C/O LOUIS DEPASQUALE  
CITY MANAGER



2/24/2020 11:59:06 AM



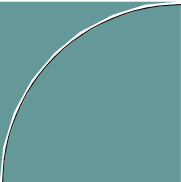
66 HURLEY STREET  
BZA APPLICATION

Sheet Name	Sheet Number
COVER SHEET	A 001
ASSESSORS PLOT PLAN	A 002
CONTEXT PHOTOS	A 003
CONTEXT PHOTOS	A 004
AREA PLANS	A 005
AREA PLANS	A 006
EXISTING PLANS	A 101
EXISTING PLANS	A 102
PROPOSED PLANS	A 103
PROPOSED PLANS	A 104
EXISTING ELEVATIONS	A 201
EXISTING ELEVATIONS	A 202
PROPOSED ELEVATIONS	A 203
PROPOSED ELEVATIONS	A 204

client  
66 HURLEY LLC

title  
COVER SHEET  
project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

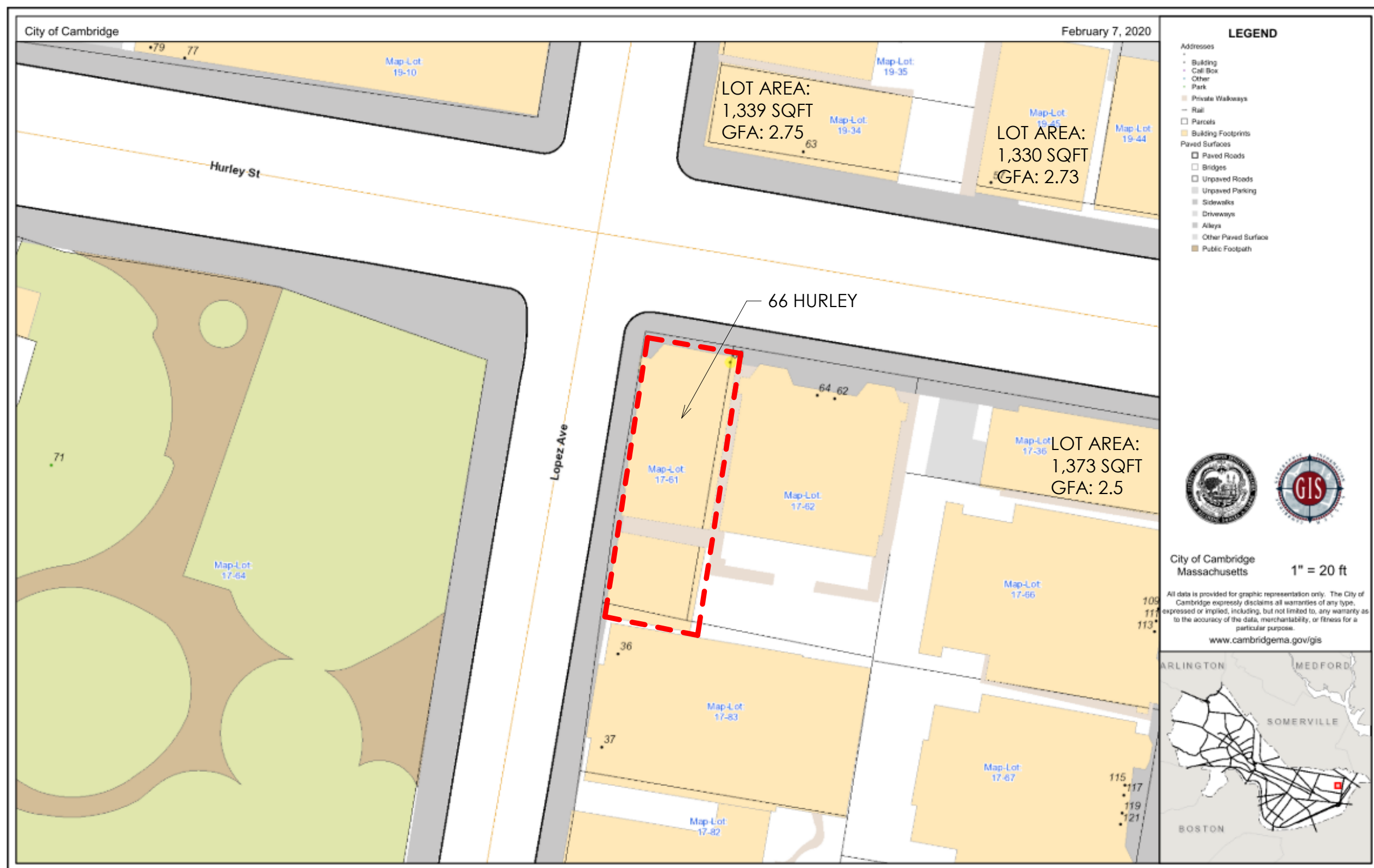
scale

date issued  
02/20/2020

BZA  
APPLICATION

sheet no.

A 001



NOT TO SCALE

## e ASSESSORS PLOT PLAN

object  
66 HURLEY ST




City of Cambridge  
Massachusetts 1" = 20 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)



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ARCHITECTS**



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02143**

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job number

scale

date issued  
02/20/2020

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APPLICATION

sheet no.  
**A 002**





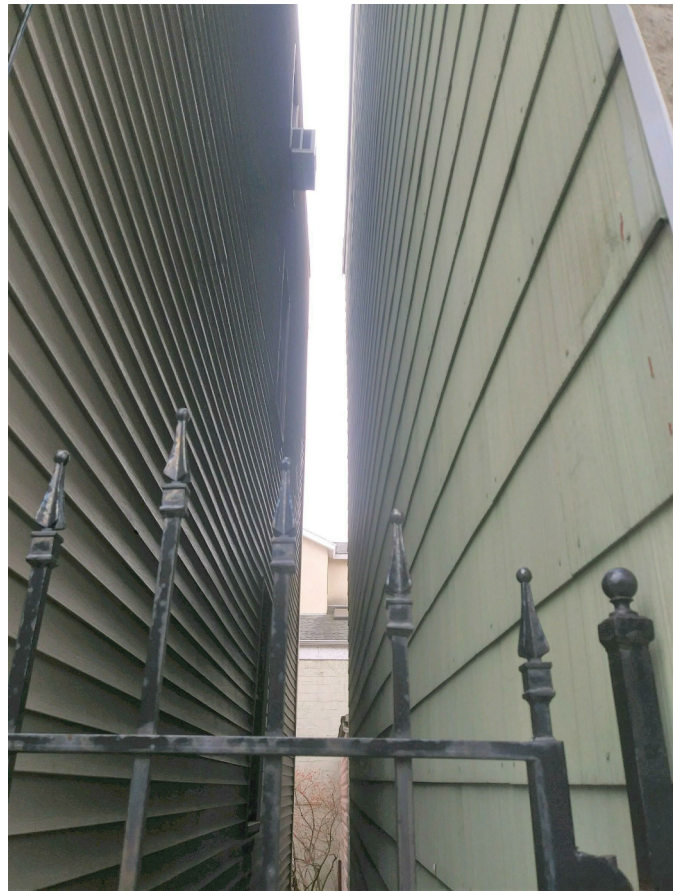
NORTH FROM HURLEY STREET



EAST FROM HURLEY STREET



SOUTHWEST FROM LOPEZ AVENUE



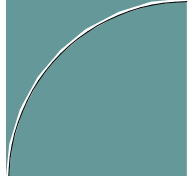
62-64 HURLEY STREET (LEFT), 66 HURLEY STREET (RIGHT)

client  
66 HURLEY LLC

title  
CONTEXT PHOTOS

project  
66 HURLEY ST

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WATSON  
ARCHITECTS



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somerville, ma  
02143  
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fax: (617) 629.8201

job number  
000

scale

date issued  
02/20/2020

BZA  
APPLICATION

sheet no.  
A 003





SOUTHWEST FROM LOPEZ AVENUE



NORTHEAST FROM HURLEY STREET



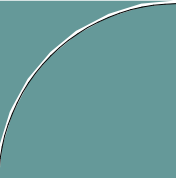
WEST FROM ANTHONY COSTA PARK

client  
66 HURLEY LLC

title  
**CONTEXT PHOTOS**

project  
**66 HURLEY ST**

**BOYES-  
WATSON  
ARCHITECTS**



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somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale

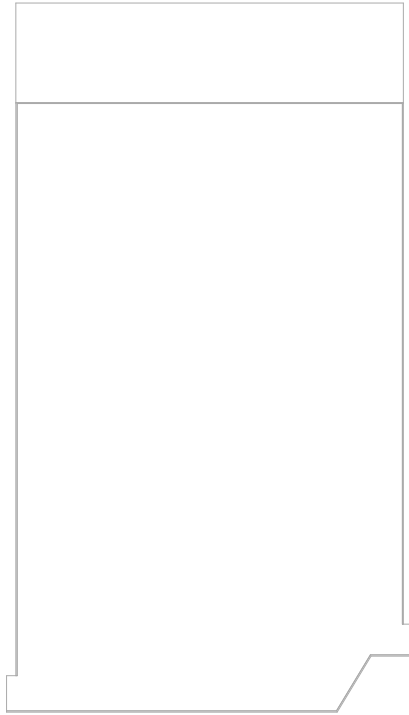
date issued  
02/20/2020

**BZA  
APPLICATION**

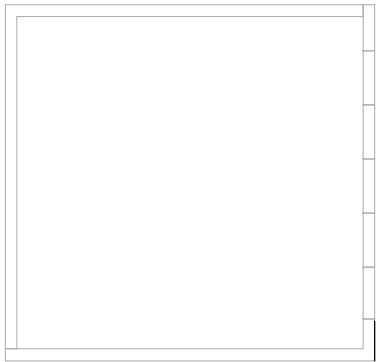
sheet no.  
**A 004**



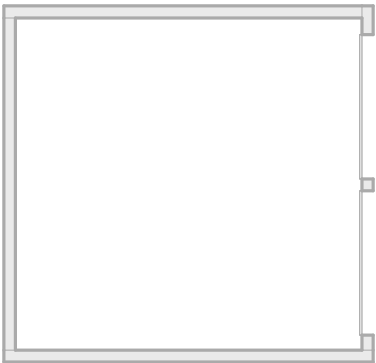
2/24/2020 11:59:07 AM



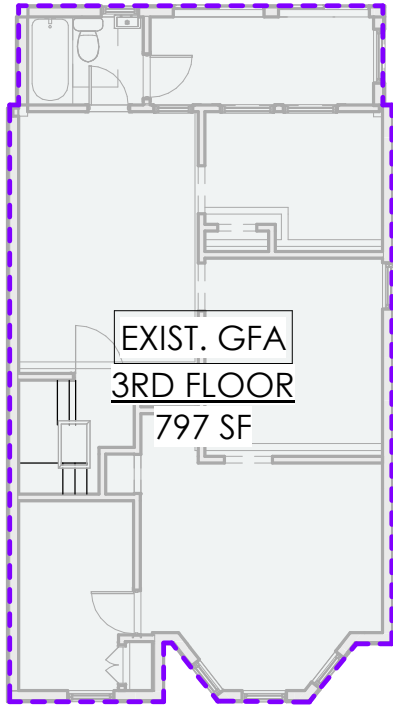
5 EXISTING ROOF  
3/32" = 1'-0"



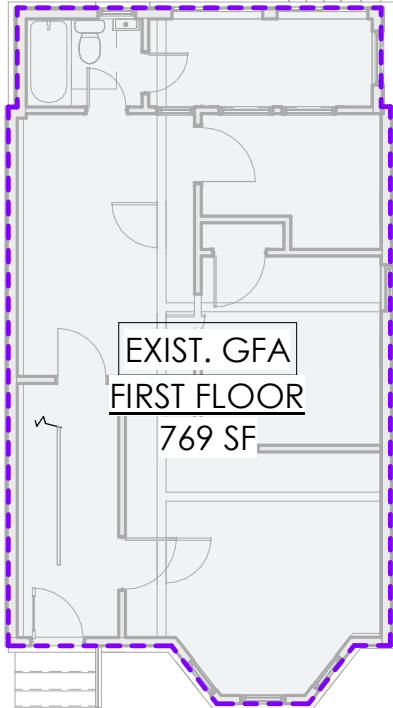
3 EXISTING 2ND FLOOR - AREA PLAN  
3/32" = 1'-0"



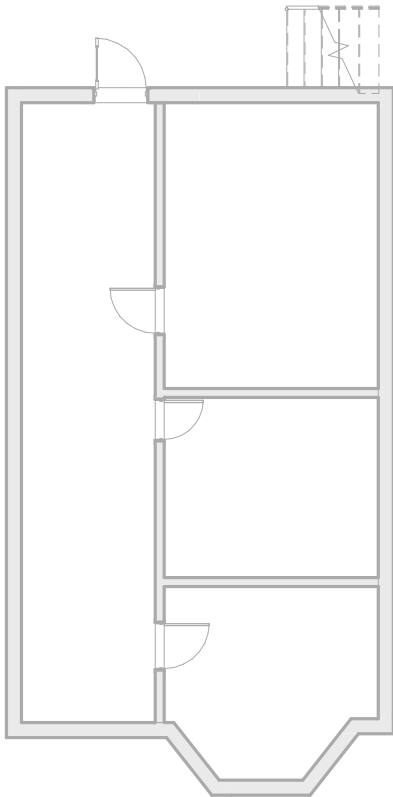
2 EXISTING 1ST FLOOR - AREA PLAN  
3/32" = 1'-0"



4 EXISTING 3RD FLOOR - AREA PLAN  
3/32" = 1'-0"



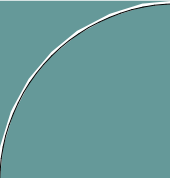
Area Schedule (EXISTING)	
Level	Area
1ST FLOOR	769 SF
2ND FLOOR	797 SF
3RD FLOOR	797 SF
Grand total	2363 SF



1 EXISTING BASEMENT - AREA PLAN  
3/32" = 1'-0"

client  
66 HURLEY LLC

title  
**AREA PLANS**  
project  
**66 HURLEY ST**

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
3/32" = 1'-0"

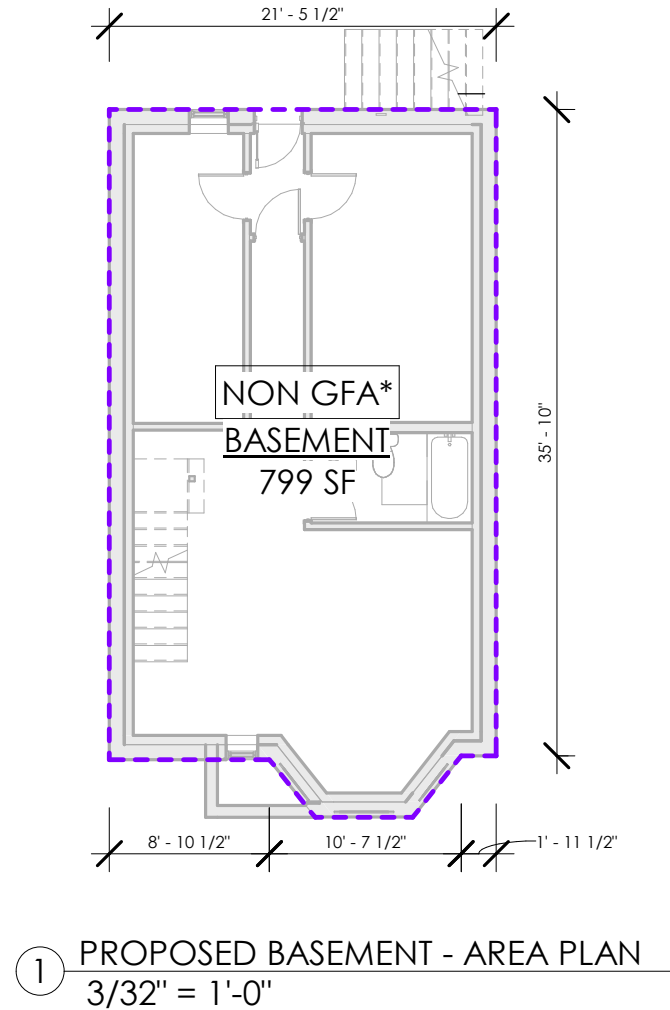
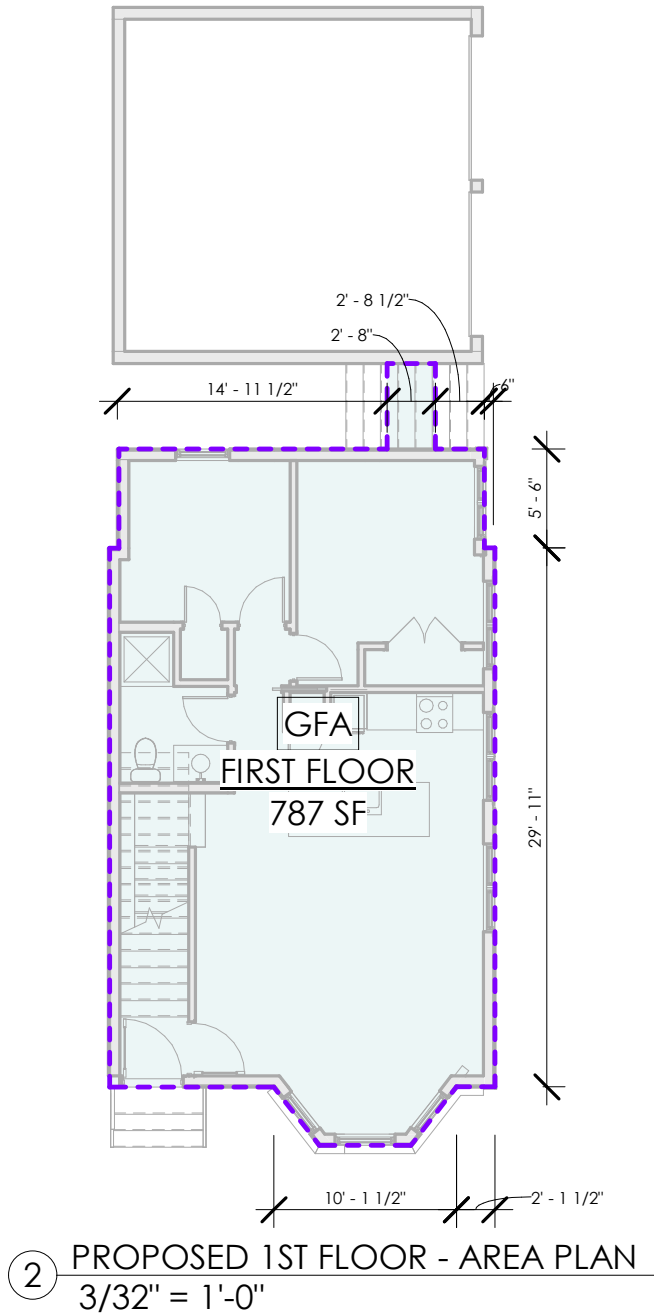
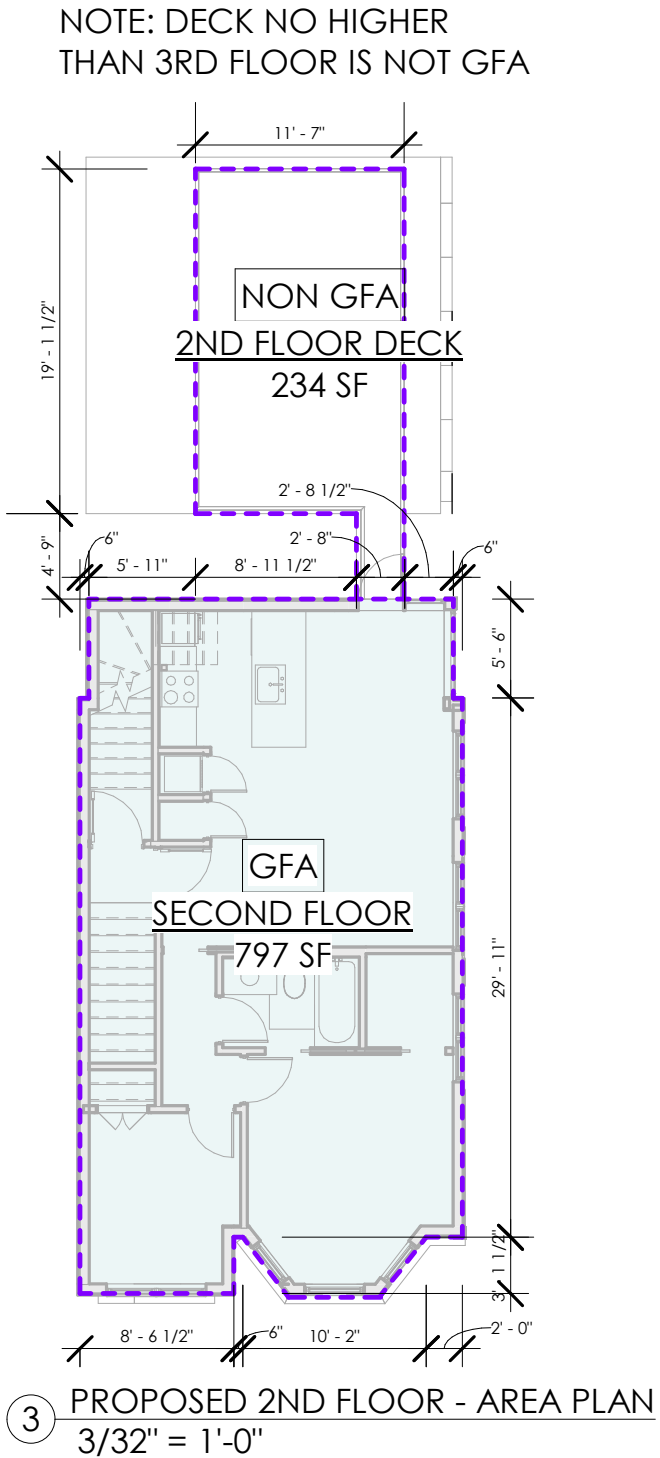
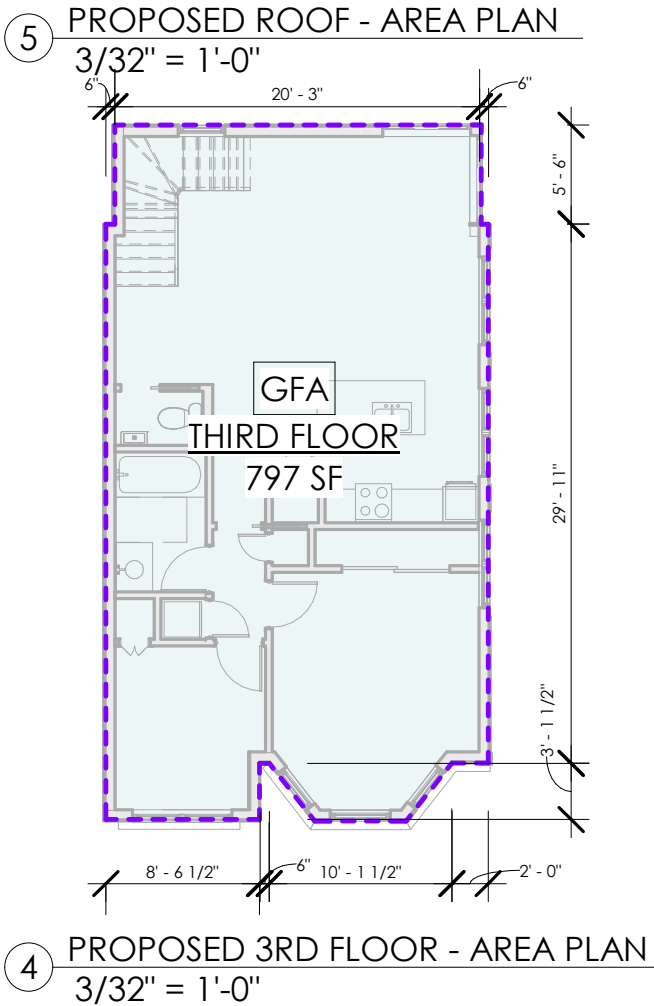
date issued  
02/20/2020

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APPLICATION

sheet no.

A 005

2/24/2020 11:59:09 AM



Area Schedule (GFA)	
Name	Area
ROOF DECK	370 SF
FIRST FLOOR	787 SF
SECOND FLOOR	797 SF
THIRD FLOOR	797 SF
GFA	2751 SF
2ND FLOOR DECK	234 SF
NON GFA	234 SF
BASEMENT	799 SF
NON GFA*	799 SF
Total	3784 SF

\* SPECIAL PERMIT FOR EXEMPTION OF BASEMENT LEVEL GFA. NOT INCLUDED IN TOTAL GFA

client  
66 HURLEY LLC

title  
AREA PLANS

project  
66 HURLEY ST

BOYES-WATSON ARCHITECTS

thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

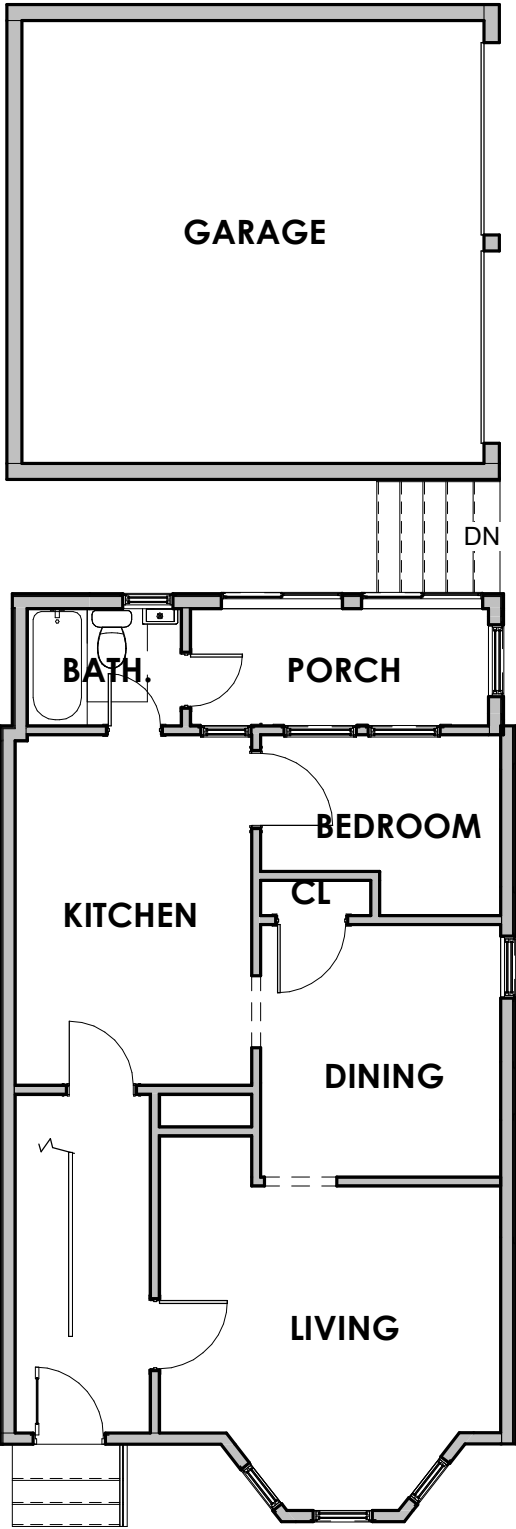
scale  
3/32" = 1'-0"

date issued  
02/20/2020

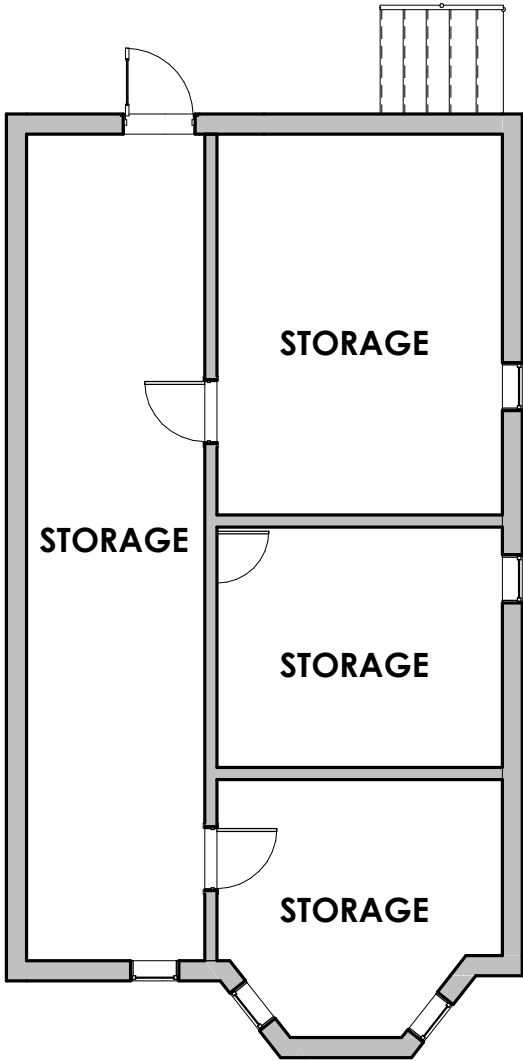
BZA  
APPLICATION

sheet no.  
A 006

2/24/2020 11:59:10 AM



② 1ST FLOOR - EXISTING  
1/8" = 1'-0"



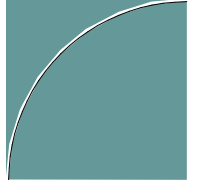
① BASEMENT - EXISTING  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING PLANS

project  
66 HURLEY ST

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WATSON  
ARCHITECTS



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somerville, ma  
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architects@boyeswatson.com  
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fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

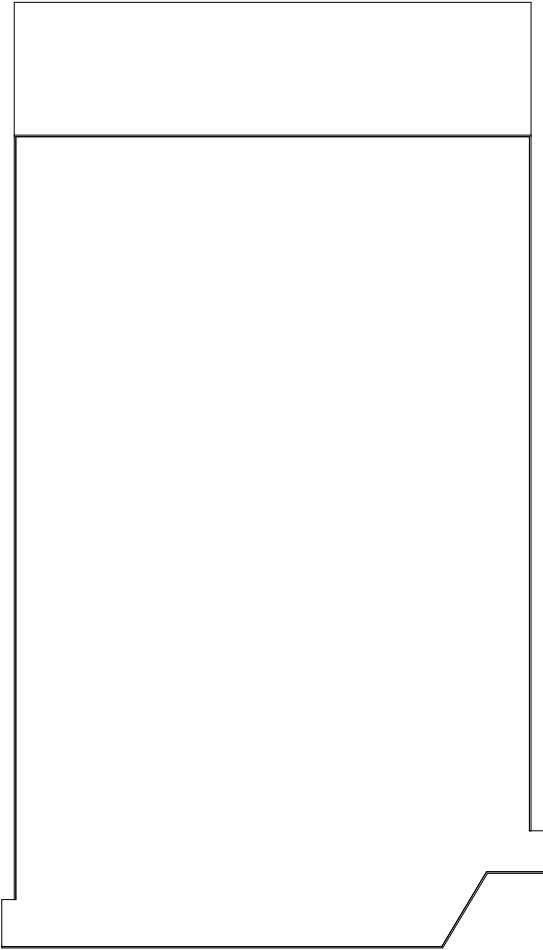
date issued  
02/20/2020

BZA  
APPLICATION

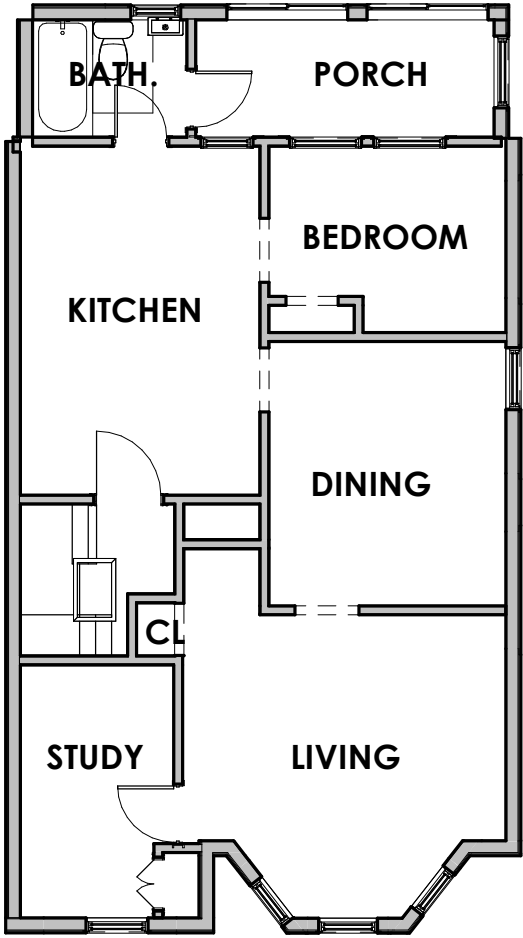
sheet no.

A 101

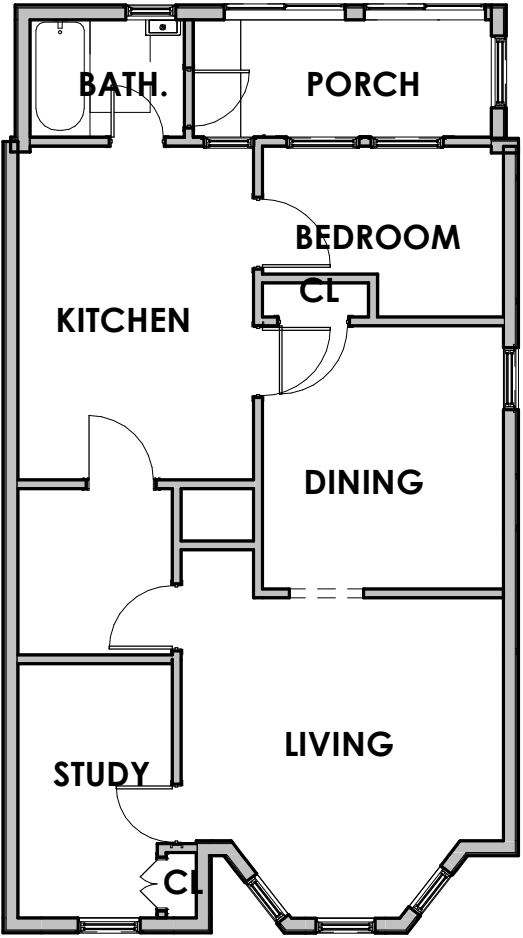
2/24/2020 11:59:10 AM



③ ROOF- EXISTING  
1/8" = 1'-0"



② 3RD FLOOR - EXISTING  
1/8" = 1'-0"



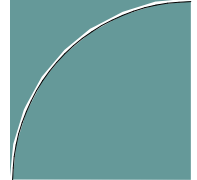
① 2ND FLOOR - EXISTING  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING PLANS

project  
66 HURLEY ST

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ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

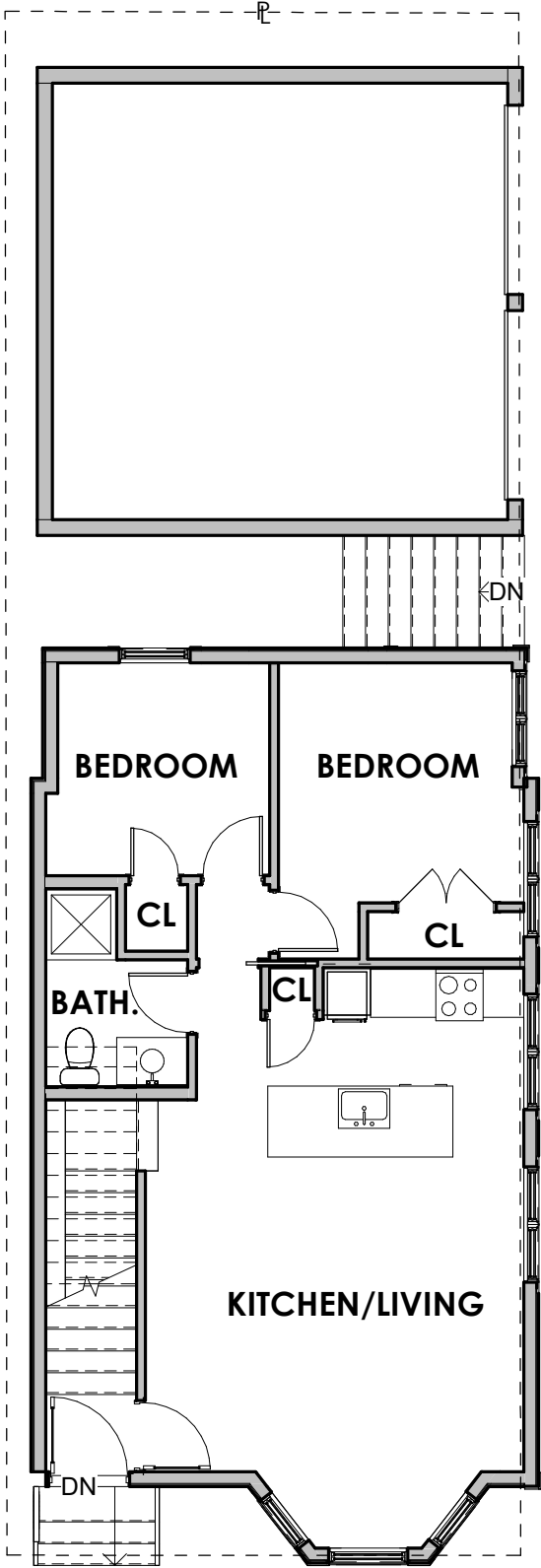
date issued  
02/20/2020

BZA  
APPLICATION

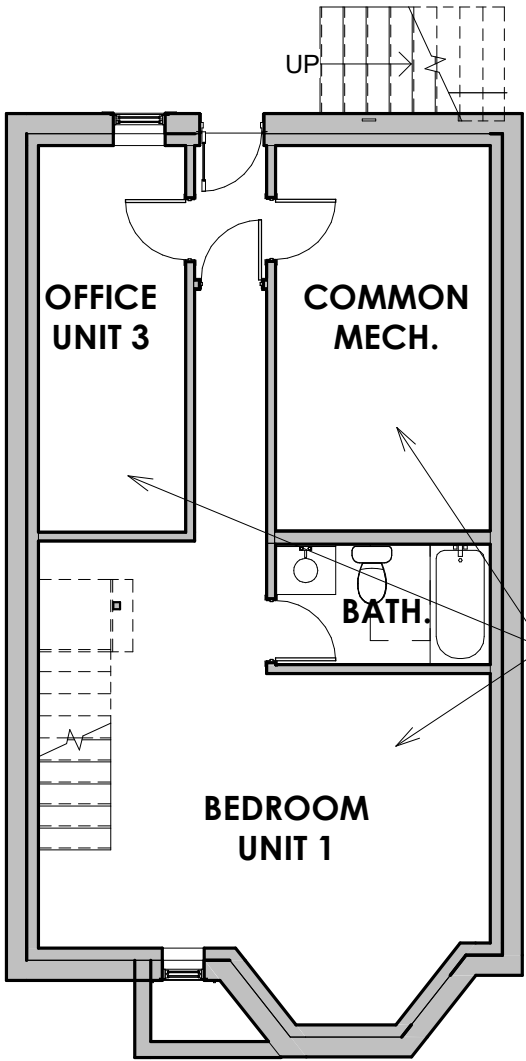
sheet no.

A 102

2/24/2020 11:59:10 AM



② 1ST FLOOR - PROPOSED  
1/8" = 1'-0"

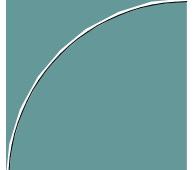


① BASEMENT - PROPOSED  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED PLANS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

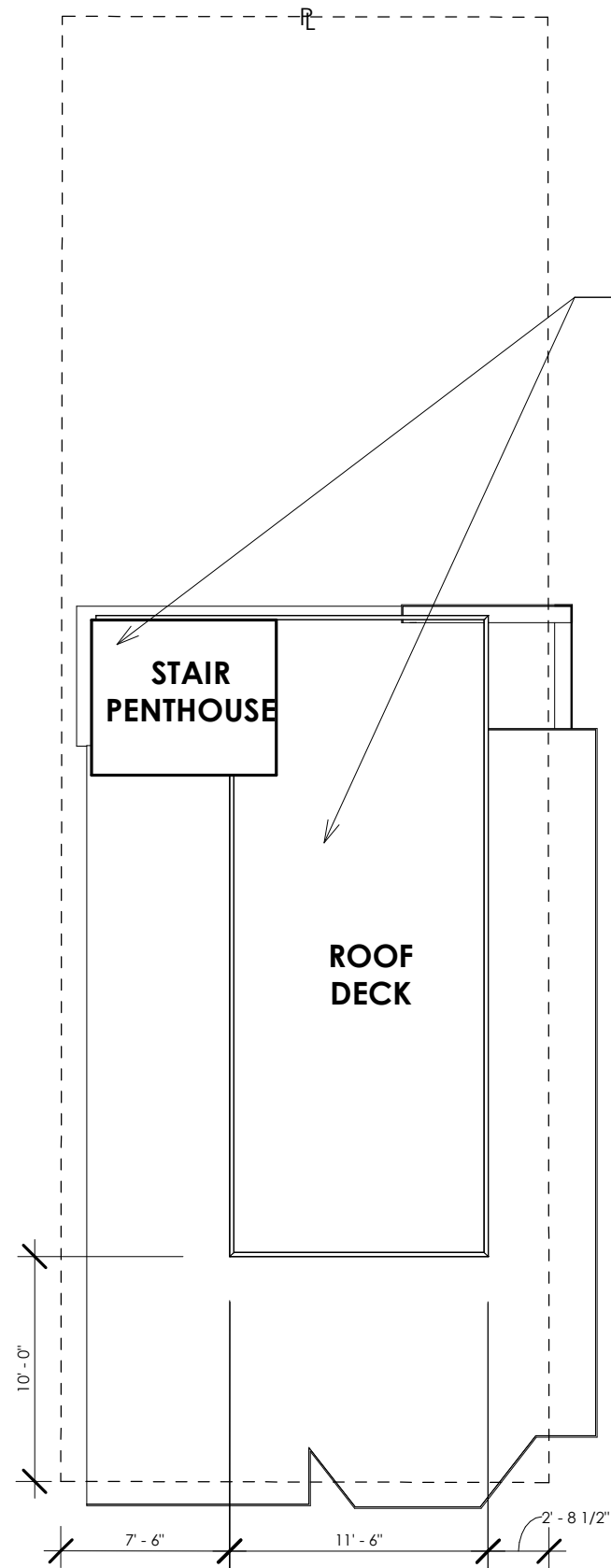
scale  
1/8" = 1'-0"

date issued  
02/20/2020

BZA  
APPLICATION

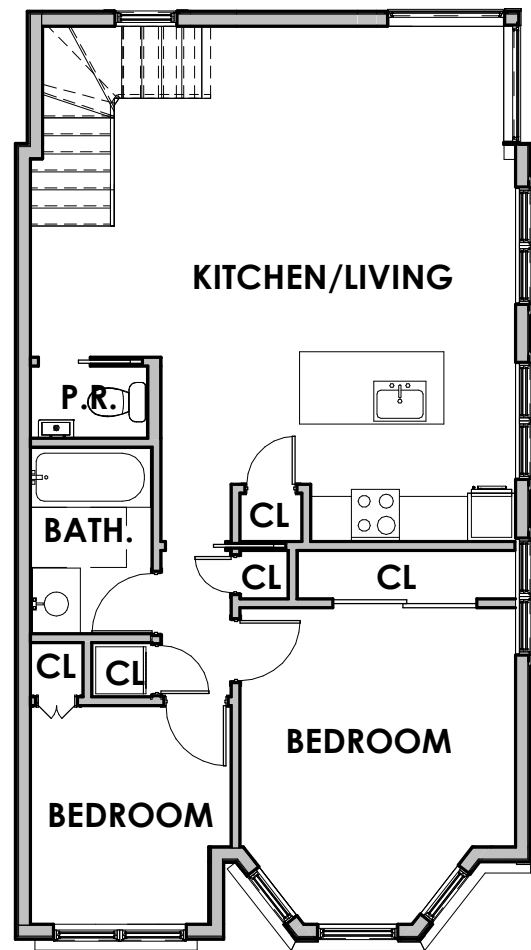
sheet no.  
A 103

2/24/2020 11:59:11 AM

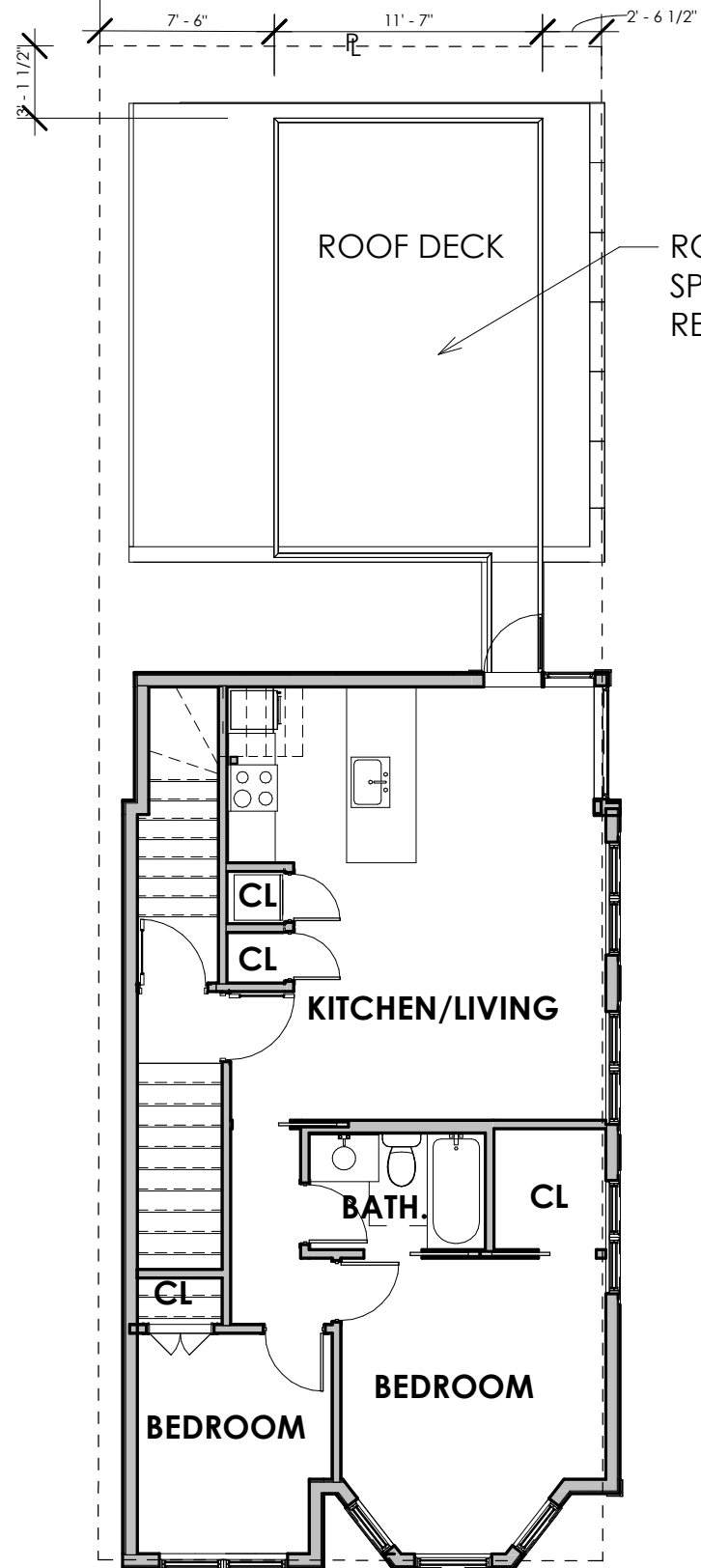


③ ROOF - PROPOSED  
1/8" = 1'-0"

ROOF DECK/ OPEN SPACE  
AND STAIR PENTHOUSE  
(VARIANCE REQ'D)



② 3RD FLOOR - PROPOSED  
1/8" = 1'-0"



① 2ND FLOOR - PROPOSED  
1/8" = 1'-0"

ROOF DECK

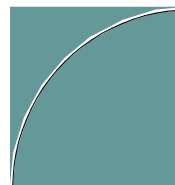
ROOF DECK/OPEN  
SPACE (VARIANCE  
REQ'D)

client  
66 HURLEY LLC

title  
PROPOSED PLANS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
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fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

date issued  
02/20/2020

BZA  
APPLICATION

sheet no.  
A 104

2/24/2020 11:59:12 AM



② EXISTING SIDE - RIGHT ELEV.  
1/8" = 1'-0"

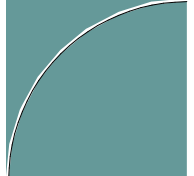


① EXISTING FRONT - HURLEY STREET ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING ELEVATIONS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

date issued  
02/20/2020

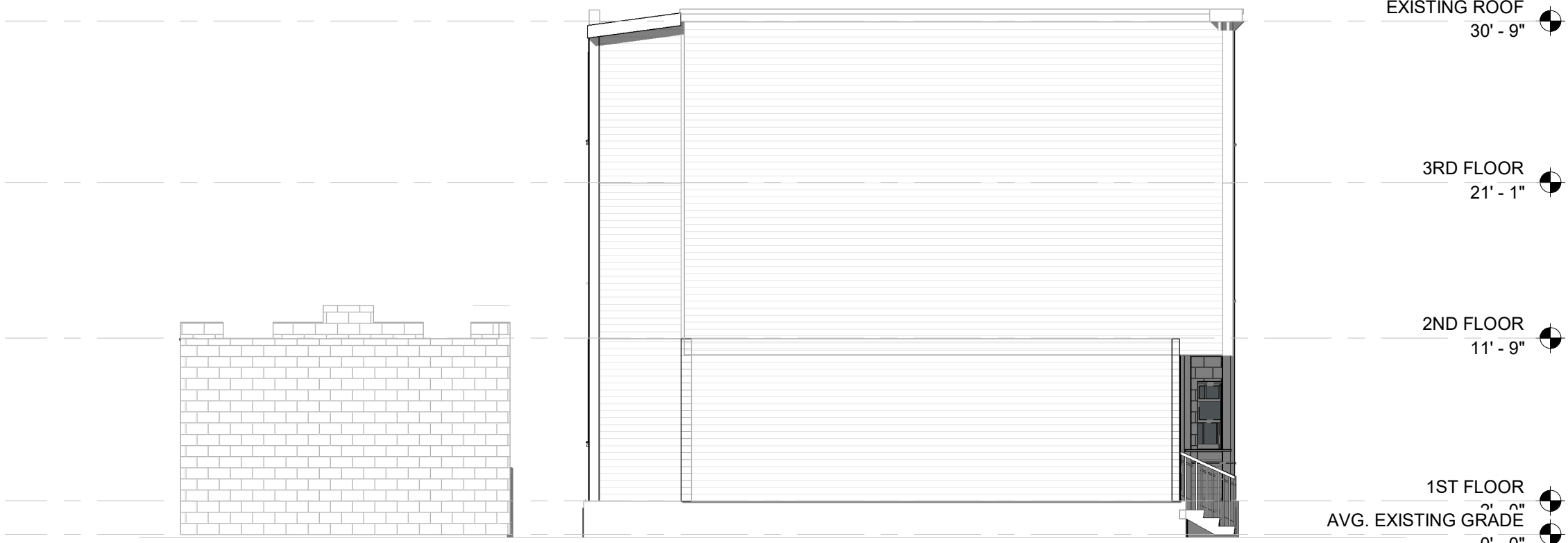
BZA  
APPLICATION

sheet no.  
A 201

2/24/2020 11:59:13 AM



2 EXISTING FRONT - LOPEZ AVE ELEV.  
1/8" = 1'-0"



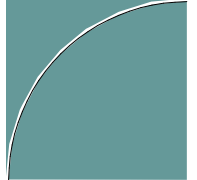
1 EXISTING SIDE- LEFT ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING ELEVATIONS

project  
66 HURLEY ST

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ARCHITECTS



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somerville, ma  
02143  
architects@boyeswatson.com  
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fax: (617) 629.8201

job number  
000

scale  
1/8" = 1'-0"

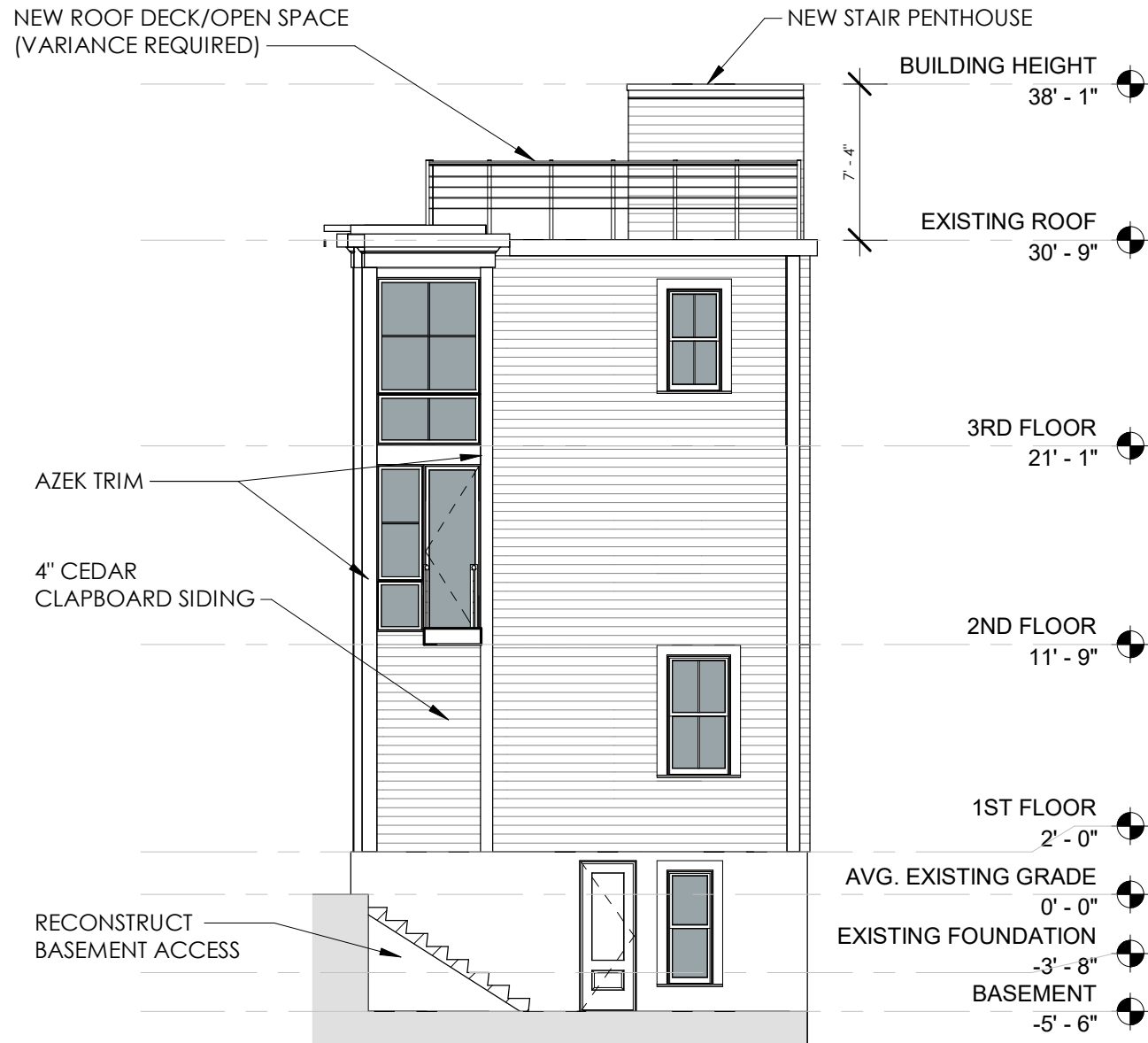
date issued  
02/20/2020

BZA  
APPLICATION

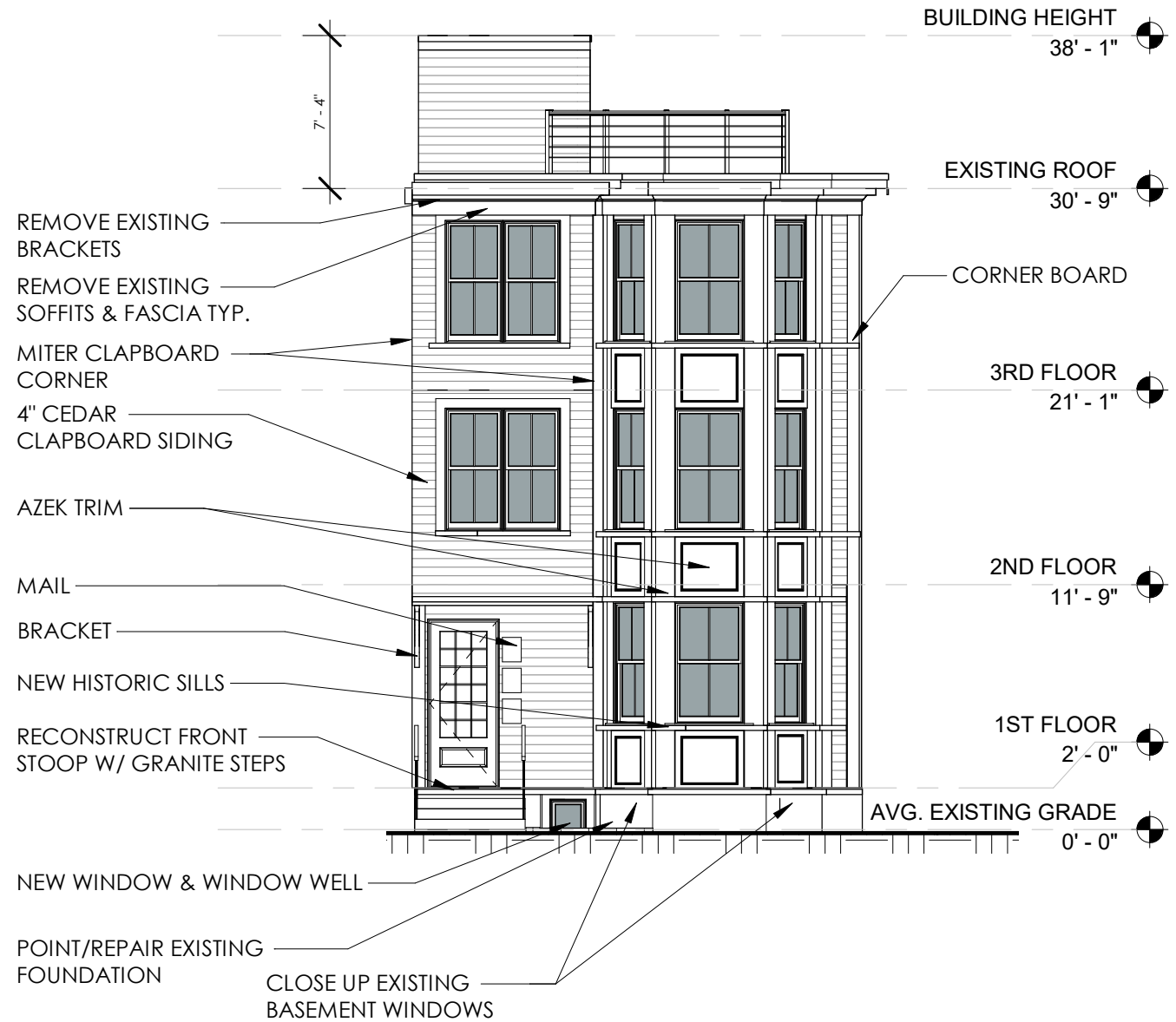
sheet no.  
A 202



2/24/2020 11:59:14 AM



② PROPOSED SIDE- RIGHT ELEV.  
1/8" = 1'-0"



① PROPOSED FRONT ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED ELEVATIONS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

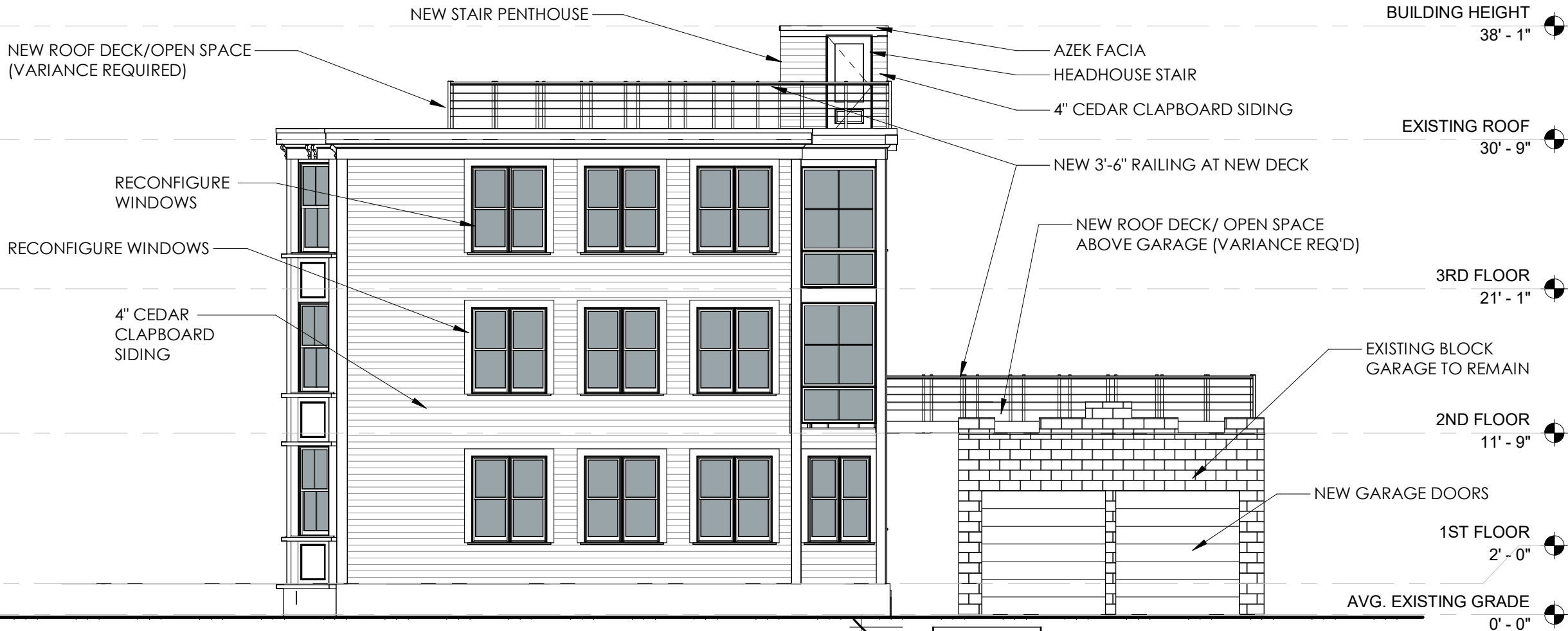
scale  
1/8" = 1'-0"

date issued  
02/20/2020

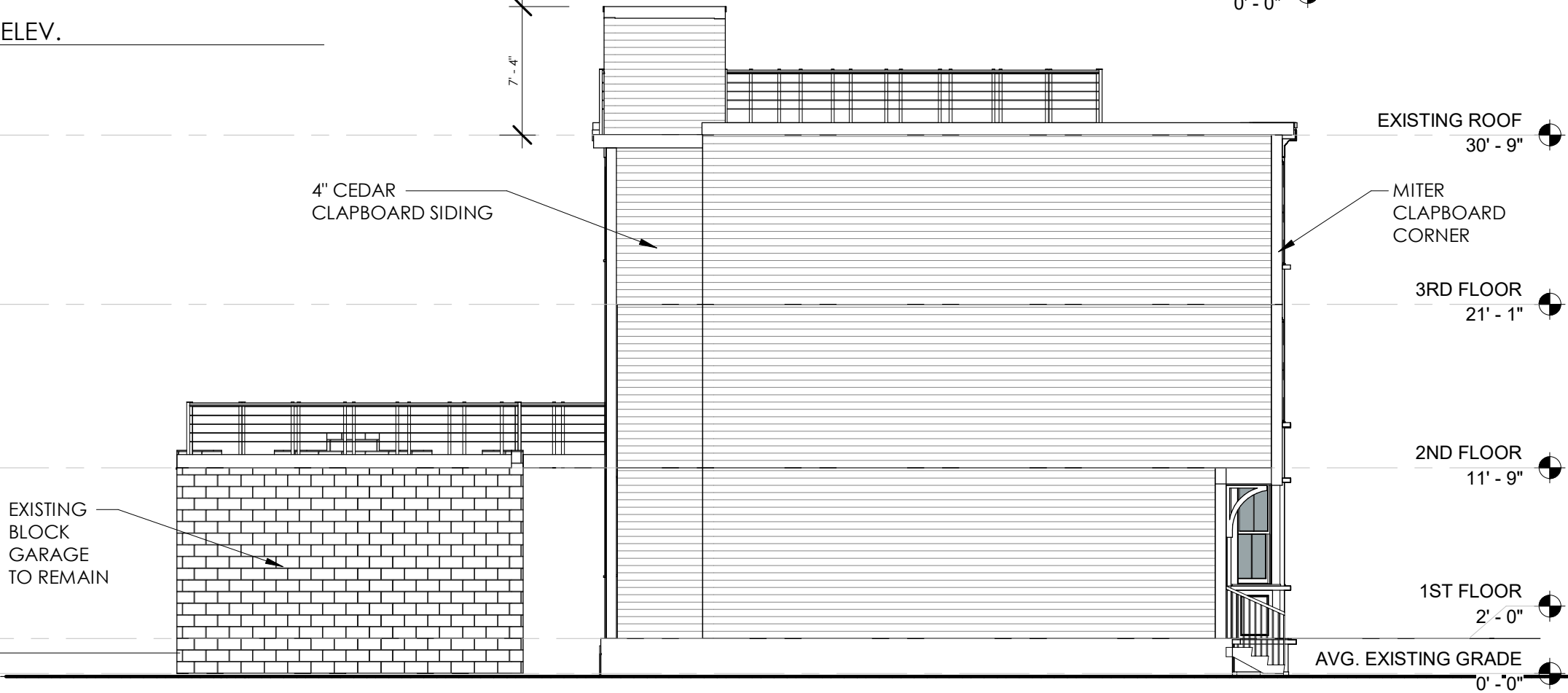
BZA  
APPLICATION

sheet no.  
A 203

2/24/2020 11:59:15 AM



2 PROPOSED FRONT - LOPEZ AVE ELEV.  
1/8" = 1'-0"



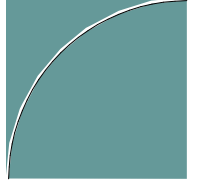
1 PROPOSED SIDE - LEFT ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED ELEVATIONS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
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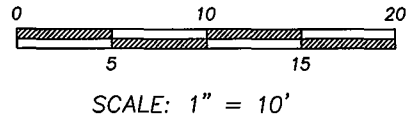
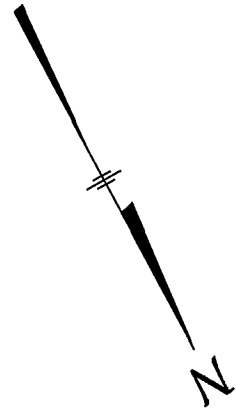
job number  
000

scale  
1/8" = 1'-0"

date issued  
02/20/2020

BZA  
APPLICATION

sheet no.  
A 204



CURRENT OWNER: SIDNEY AND CAROL ALFONSO REVOCABLE TRUST  
TITLE REFERENCE: BK 72356 PG 168  
PLAN REFERENCE: 1097 OF 2003 & LCC 11816B

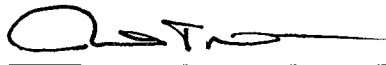
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

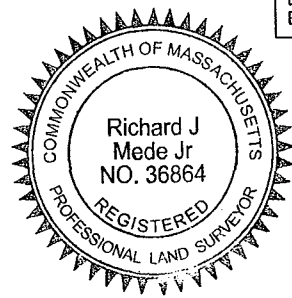
TO: LAUREN HARDER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: JANUARY 13, 2020  
DATE OF PLAN: JANUARY 21, 2020

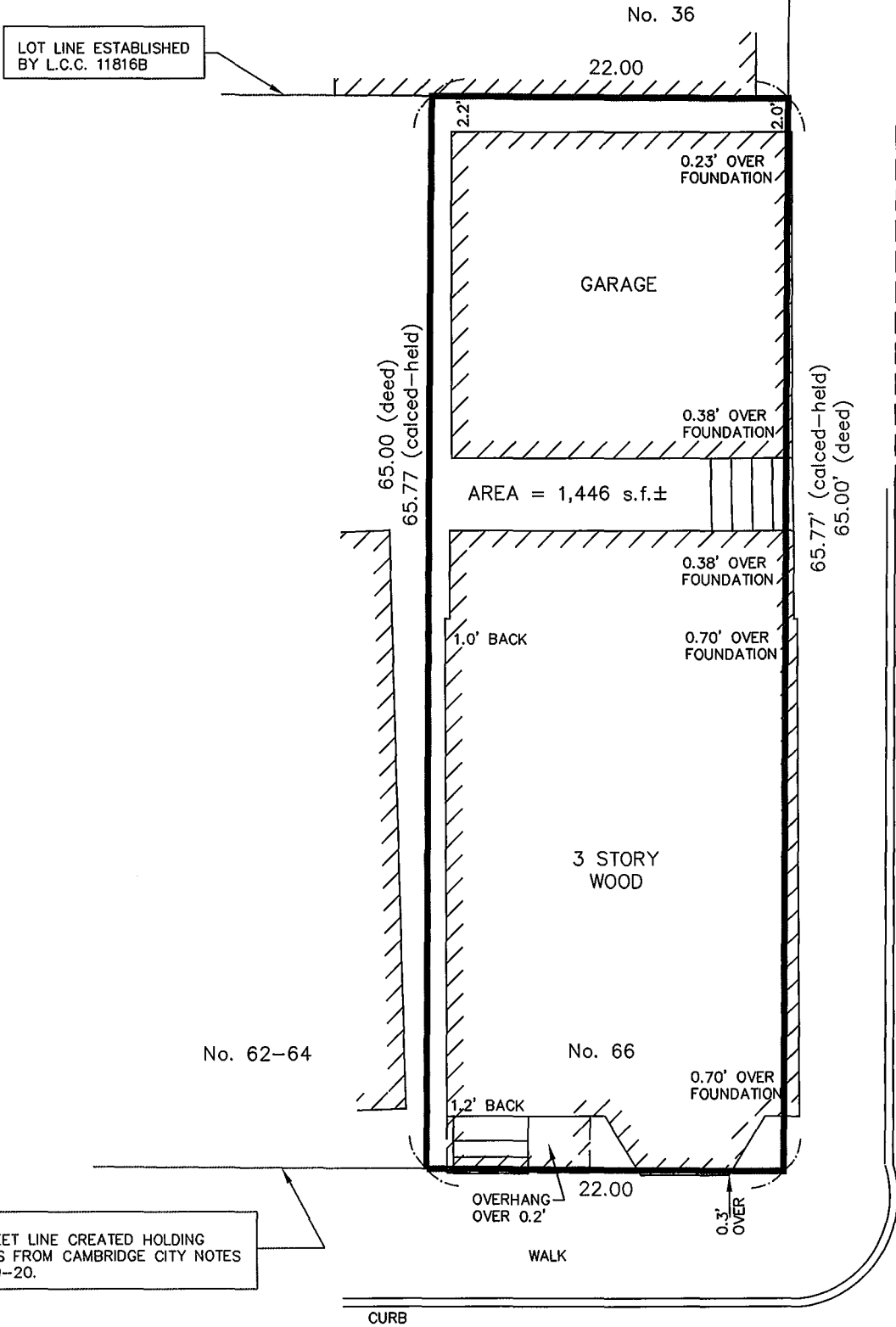
  
RICHARD J. MEDE, JR. P.L.S.

01/21/2020  
DATE:



LOT LINE ESTABLISHED  
BY L.C.C. 11816B

HURLEY STREET LINE CREATED HOLDING  
BUILDING TIES FROM CAMBRIDGE CITY NOTES  
BK 80 PG 19-20.



LOPEZ AVENUE

HURLEY STREET

CERTIFIED PLOT PLAN  
66 HURLEY STREET  
CAMBRIDGE, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD  
ENGINEERING  
& SURVEY**  
  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:

LAUREN HARDER

DRAWN	CHECKED	FILE No.
CAV	RJM	20721

**CITY OF CAMBRIDGE**

Massachusetts  
**BOARD OF ZONING APPEAL**  
831 Mass Avenue, Cambridge, MA.  
617) 349-6100

April 15, 2020

66 Hurley Street LLC  
C/o Lauren Harder  
P.O. BOX 381092  
Cambridge, MA 02238

RE: 66 Hurley Street – BZA-017274-2020

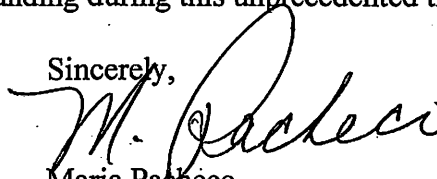
Dear Ms. Harder,

I am writing to you in regard to your above up-coming Board of Zoning Appeal Hearing.

At this time the City will not be holding any non-essential public meetings due to the COVID-19 Pandemic and the City Manager's closure of all City buildings to non-essential business. On April 3, 2020, the Governor signed into law Chapter 53 of the Acts of 2020 ("Act"), which extends all land use permitting deadlines until after the State of Emergency is lifted. In light of the extensions provided for in the Act and the closure of City buildings, at this time the Board of Zoning Appeal will be rescheduling all public hearings in accordance with the extensions permitted under the Act. You will receive notice of the new date, once the hearing is rescheduled.

Thank you for your patience and understanding during this unprecedented time.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Pacheco', written over a horizontal line.

Maria Pacheco  
Administrative Assistant



# 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.

Name:

Lauren Harder  
(Print)

Date:

7.10.20

Address:

66 Hurley St.

Case No.

BZA-017274-2020

Hearing Date:

4.30.20

Thank you,  
Bza Members



# 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.

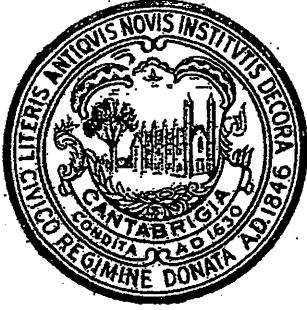
Name: GILLIAN ROBBINS Date: 7/7/20  
(Print)

Address: 66 Hurley St.

Case No. BZA-017274-2020

Hearing Date: 7/23/20

Thank you,  
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

July 9, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on July 23, 2020.

The Planning Board have no comments on the cases listed on the BZA agenda.

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66 HURLEY STREET  
BZA APPLICATION


Sheet Name	Sheet Number
Sun Study	00
COVER SHEET	A 001
ASSESSORS PLOT PLAN	A 002
CONTEXT PHOTOS	A 003
CONTEXT PHOTOS	A 004
AREA PLANS	A 005
AREA PLANS	A 006
EXISTING PLANS	A 101
EXISTING PLANS	A 102
PROPOSED PLANS	A 103
PROPOSED PLANS	A 104
EXISTING ELEVATIONS	A 201
EXISTING ELEVATIONS	A 202
PROPOSED ELEVATIONS	A 203
PROPOSED ELEVATIONS	A 204
WINDOW SCHEDULE	A 501

client  
66 HURLEY LLC

title  
COVER SHEET

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS



thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

scale

date issued  
07/20/20

sheet no.  
A 001





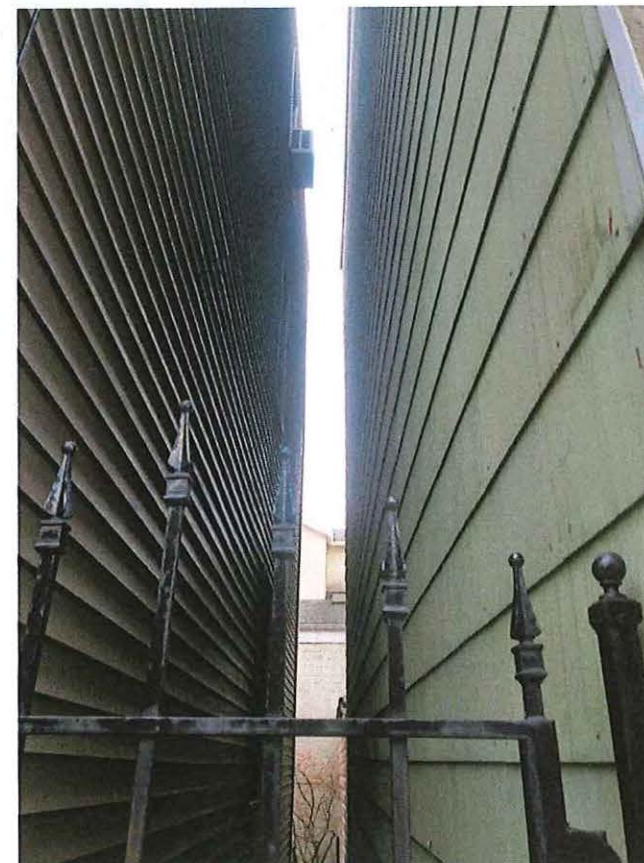
NORTH FROM HURLEY STREET



EAST FROM HURLEY STREET



SOUTHWEST FROM LOPEZ AVENUE

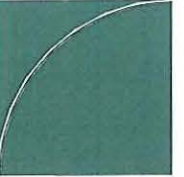


62-64 HURLEY STREET (LEFT), 66 HURLEY STREET (RIGHT)

client  
66 HURLEY LLC

title  
CONTEXT PHOTOS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

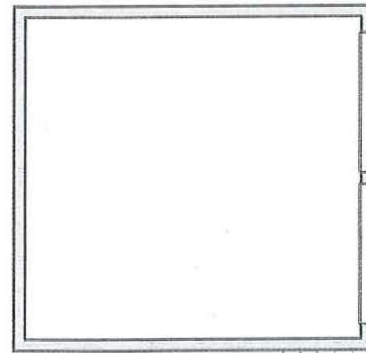
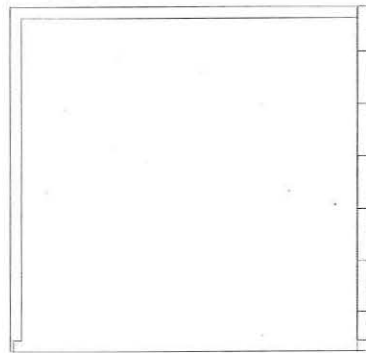
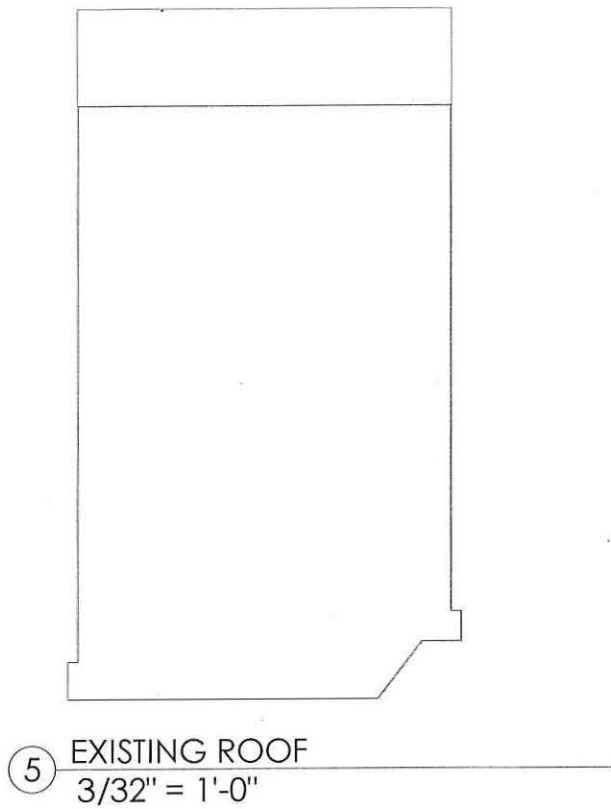
scale

date issued  
07/20/20

sheet no.  
A 003



7/20/2020 5:01:47 PM



Area Schedule (EXISTING)	
Level	Area
1ST FLOOR	769 SF
2ND FLOOR	797 SF
3RD FLOOR	797 SF
EXIST. GFA	2363 SF
BASEMENT	799 SF
NON GFA	799 SF
Total	3162 SF



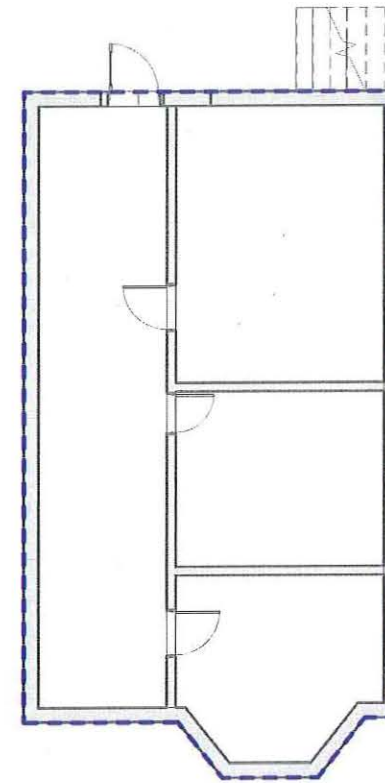
4 EXISTING 3RD FLOOR - AREA PLAN  
3/32" = 1'-0"



3 EXISTING 2ND FLOOR - AREA PLAN  
3/32" = 1'-0"



2 EXISTING 1ST FLOOR - AREA PLAN  
3/32" = 1'-0"



1 EXISTING BASEMENT - AREA PLAN  
3/32" = 1'-0"

client  
66 HURLEY LLC

title  
AREA PLANS

project  
66 HURLEY ST

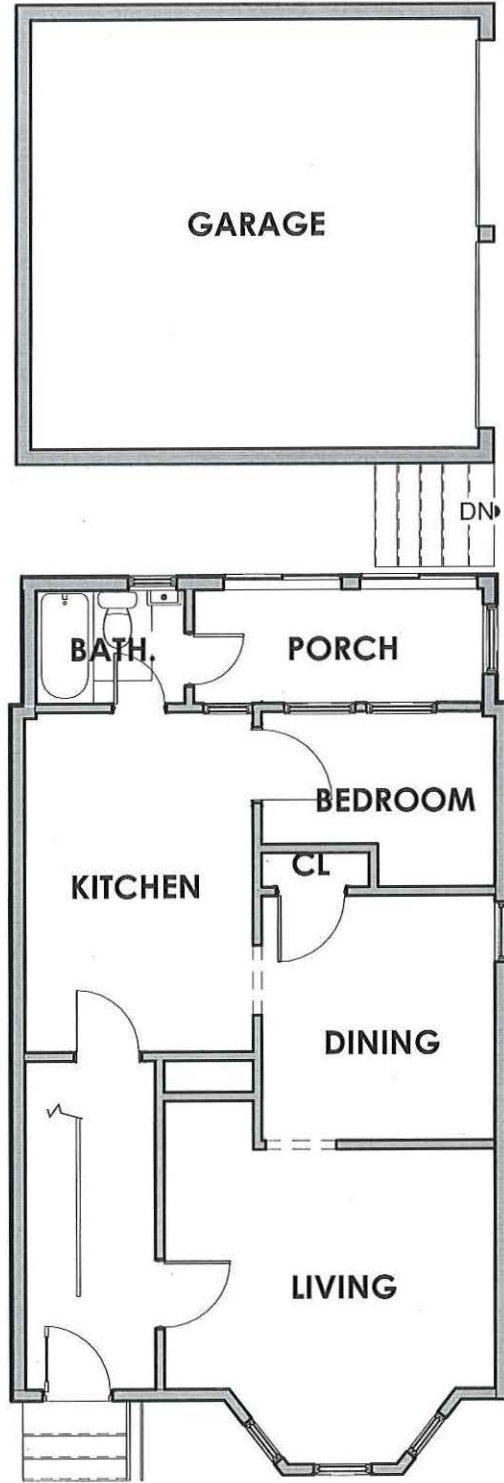
BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

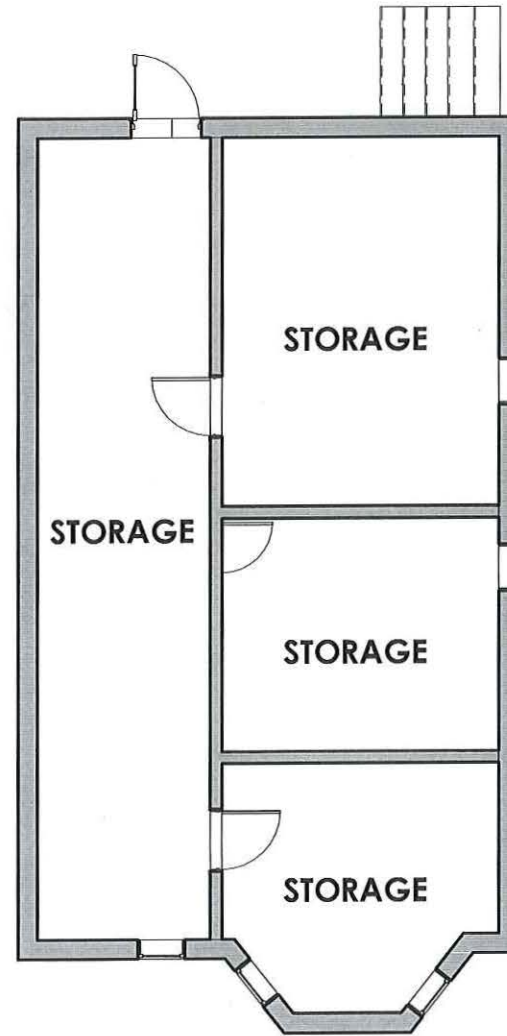
scale  
3/32" = 1'-0"

date issued  
07/20/20

sheet no.  
A 005



② 1ST FLOOR - EXISTING  
1/8" = 1'-0"




① BASEMENT - EXISTING  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING PLANS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

job number  
000

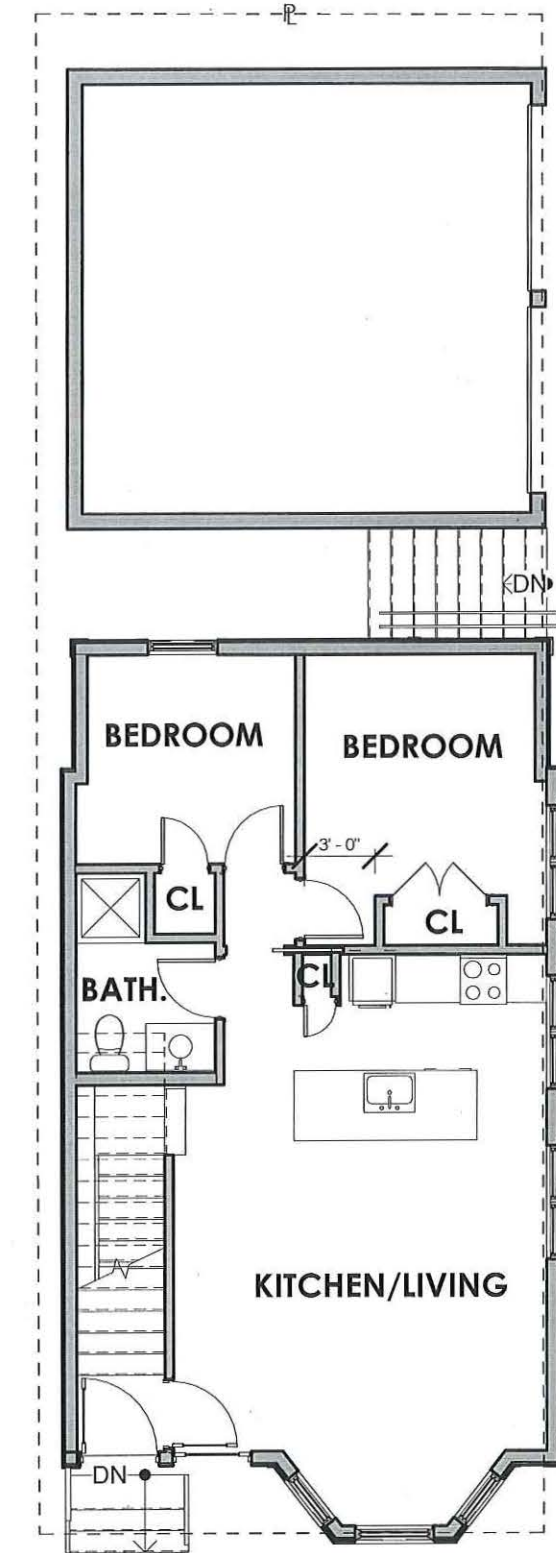
scale  
1/8" = 1'-0"

date issued  
07/20/20

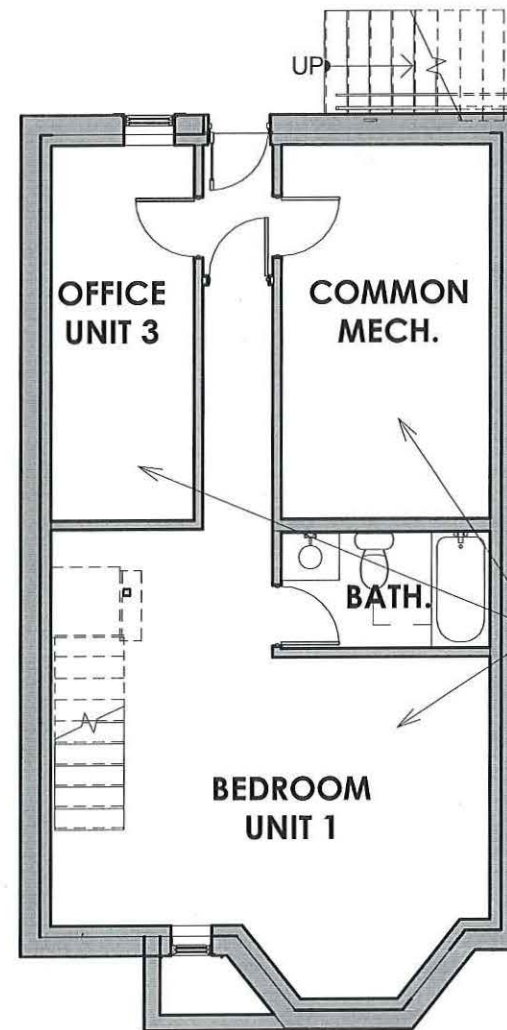
sheet no.

A 101





② 1ST FLOOR - PROPOSED  
1/8" = 1'-0"



① BASEMENT - PROPOSED  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
PROPOSED PLANS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.6200  
fax: (617) 629.6201

job number  
000

scale  
1/8" = 1'-0"

date issued  
07/20/20

sheet no.

A 103



② EXISTING SIDE - RIGHT ELEV.  
1/8" = 1'-0"



① EXISTING FRONT - HURLEY STREET ELEV.  
1/8" = 1'-0"

client  
66 HURLEY LLC

title  
EXISTING ELEVATIONS

project  
66 HURLEY ST

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.6200  
fax: (617) 629.6201

job number  
000

scale  
1/8" = 1'-0"

date issued  
07/20/20

sheet no.  
A 201



client  
66 HURLEY LLC

title  
**PROPOSED ELEVATIONS**

project  
**66 HURLEY ST**

BOYES-  
WATSON  
ARCHITECTS  
  
thirty bow street  
somerville, ma  
02143  
architects@boyeswatson.com  
phone: (617) 629.8200  
fax: (617) 629.8201

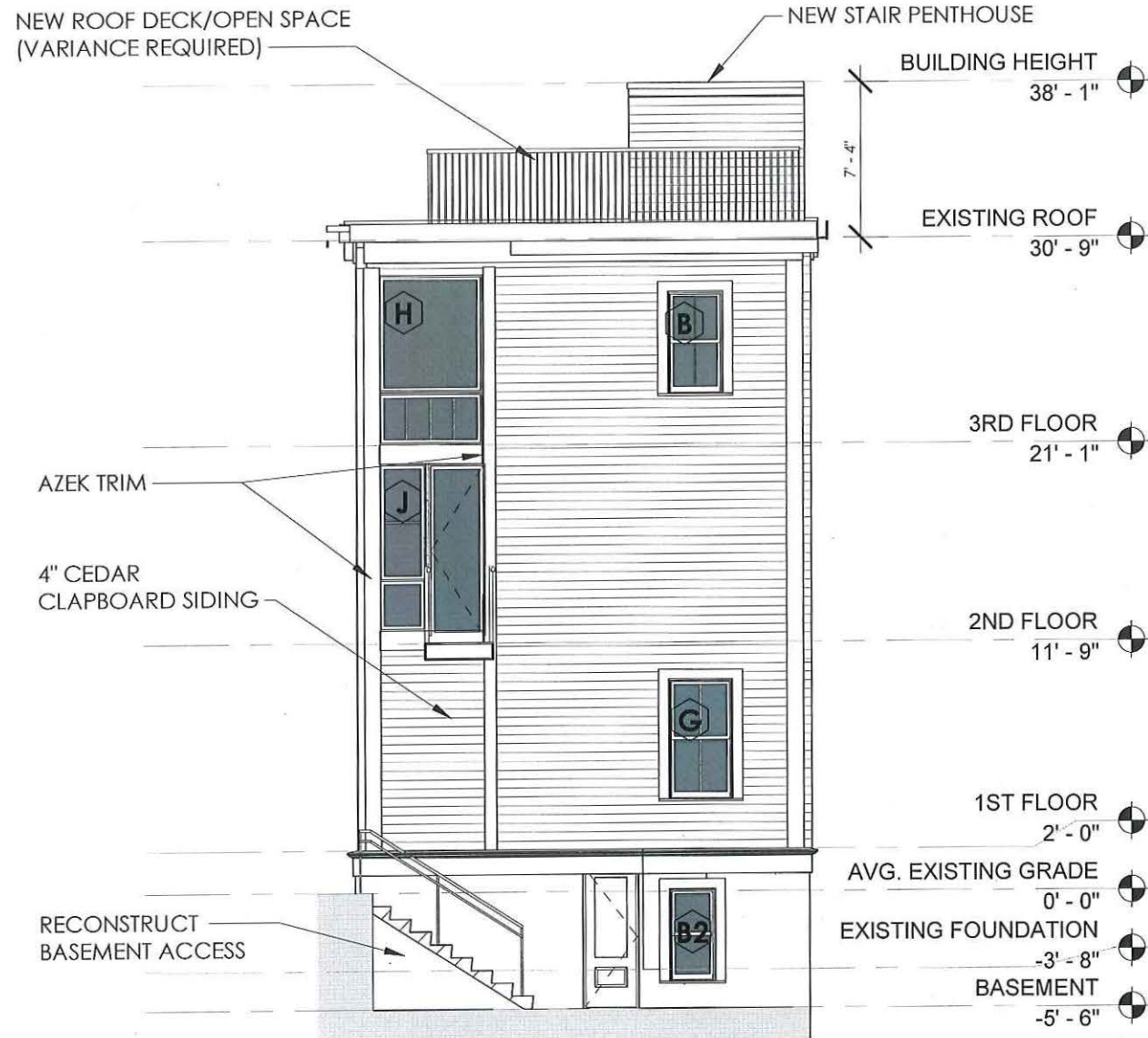
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scale  
1/8" = 1'-0"

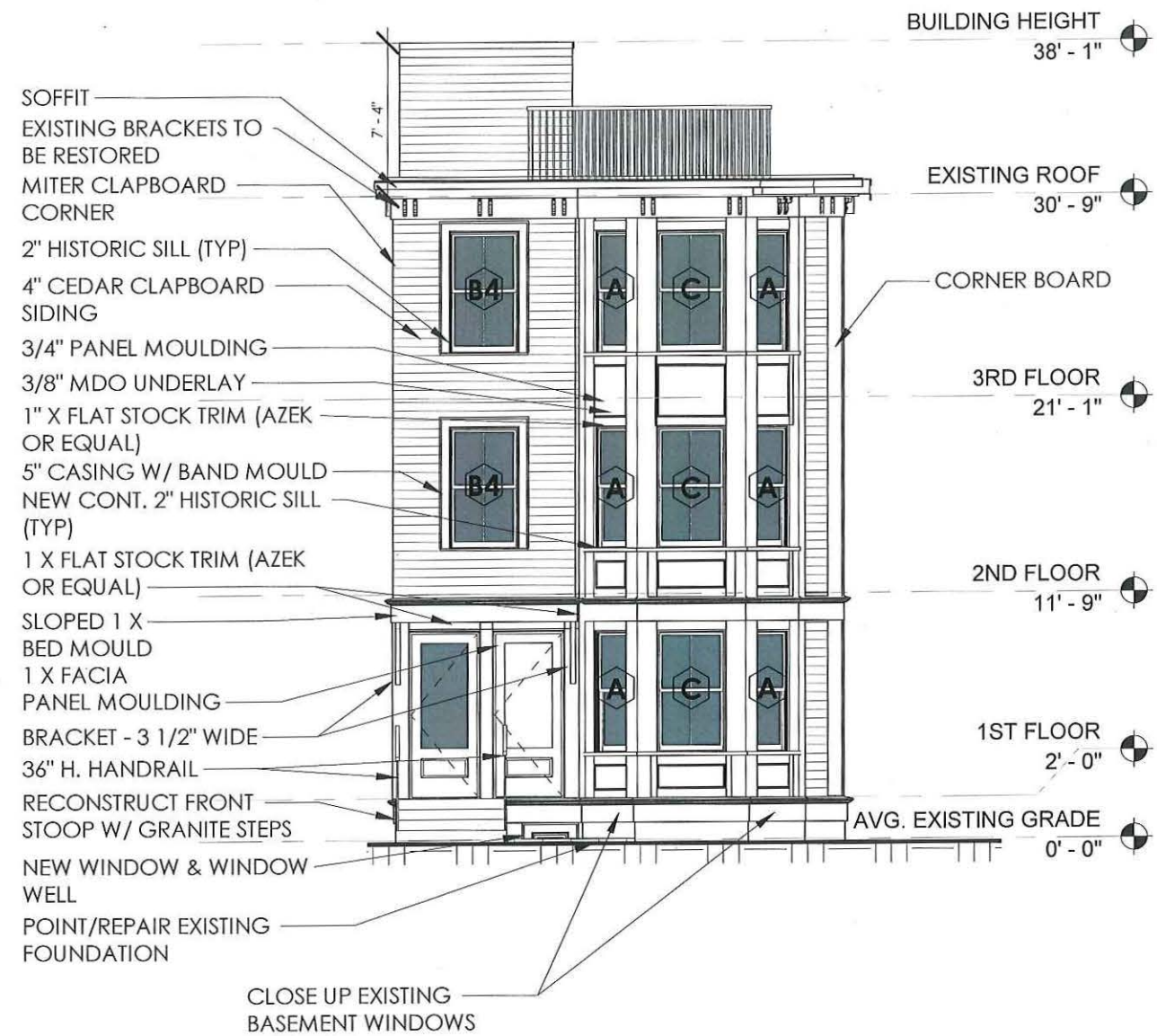
date issued  
07/20/20

sheet no.

**A 203**



② PROPOSED SIDE- RIGHT ELEV.  
1/8" = 1'-0"



① PROPOSED FRONT ELEV.  
1/8" = 1'-0"