CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN 21 PM 8:05

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 157017

General Information

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Timothy L. Boomer C/O Paul Mahoney, Architect

PETITIONER'S ADDRESS: Mahoney Architects, Concord, MA 01945

LOCATION OF PROPERTY: 69 Chilton St , Unit 69 , Cambridge, MA

TYPE OF OCCUPANCY: 2 family residence **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Addition of new 15' dormer at attic level with proposed windows in a setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
Article: 8.000 Section: 8.22.2D (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): _____
(Petitioner (s) / Owner)

PAUL A. MAHONEY
(Print Name)

Address: PO BOX 446 CONCORD MA 01742
Tel. No. 978-257-0807
E-Mail Address: paul@mahoneyarchitects.com

Date: 1·12·22

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Timothy L. Boomer
Location: 69 Chilton St , Unit 69 , Cambridge, MA
Phone: 978-257-0807

Present Use/Occupancy: 2 family residence
Zone: Residence B Zone
Requested Use/Occupancy: 2 family residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2974	3092	ALLOWABLE FAR: 1745	(max.)
LOT AREA:		3490	3490	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: 2		0.85	0.88	0.5	
LOT AREA OF EACH DWELLING UNIT		1745	1745	2500	
SIZE OF LOT:	WIDTH	41	41	50	
	DEPTH	85.15	85.15	?	

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 Timothy Boomer
(OWNER)

Address: 69 Chilton Street, Cambridge, Ma, 02138

State that I/We own the property located at 69 Chilton Street, which is the subject of this zoning application.

The record title of this property is in the name of 69-71 Chilton Street Condominium

*Pursuant to a deed of duly recorded in the date 4/1/2010, Middlesex South County Registry of Deeds at Book 54491, Page 476; 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.***

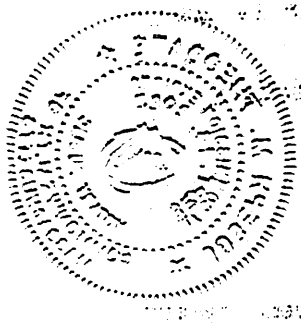
Commonwealth of Massachusetts, County of Middlesex

The above-name Timothy BOOMER personally appeared before me, this 13th of Dec, 2021, and made oath that the above statement is true.

_____ Notary

My commission expires 9/14/2023 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A 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 69 Chilton St , Unit 69 , 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:

dormer is no closer to setback lines than existing conditions.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

no impact to traffic from dormer

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:

no impact to adjacent uses from dormer

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

no impact or nuisance from dormer

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:

Dormers in this neighborhood are common and many existing dormers are larger than the proposed dormer.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Timothy L. Boomer
Location: 69 Chilton St , Unit 69 , Cambridge, MA
Phone: 978-257-0807

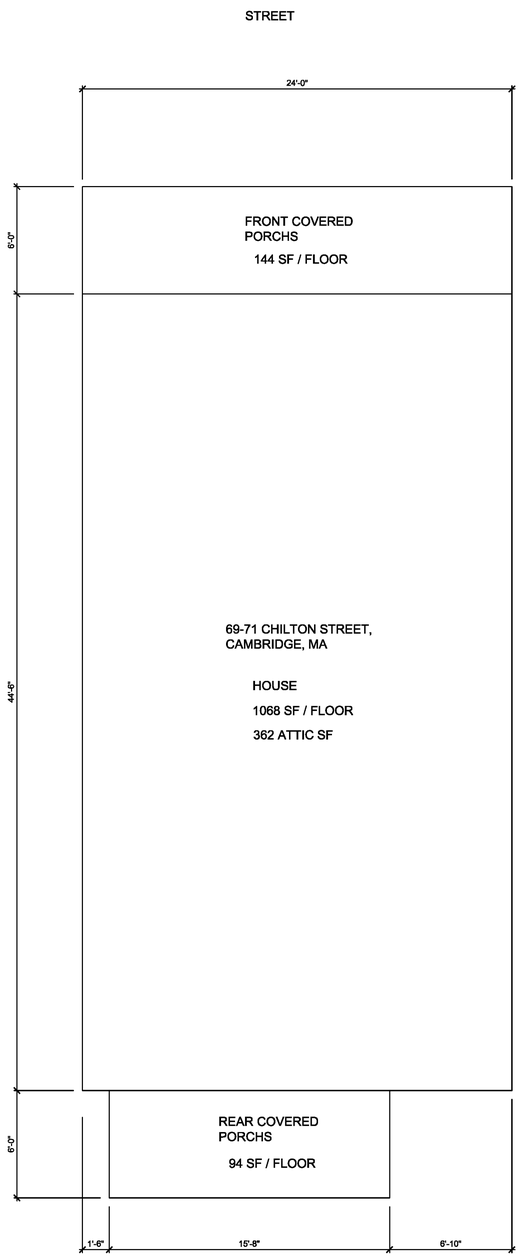
Present Use/Occupancy: 2 family residence
Zone: Residence B Zone
Requested Use/Occupancy: 2 family residence

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2974		3092		ALLOWABLE FAR: 1745	(max.)
LOT AREA:		3490		3490		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.85		0.88		0.5	
LOT AREA OF EACH DWELLING UNIT		1745		1745		2500	
SIZE OF LOT:	WIDTH	41		41		50	
	DEPTH	85.15		85.15		?	
SETBACKS IN FEET:	FRONT	11.7'		11.7'		15'	
	REAR	17.58'		17.58'		25.0'	
	LEFT SIDE	7'-0" +-		7'-0"+-		7'-6"	
	RIGHT SIDE	10'-0"+-		10'-0" +-		13' (to total 20')	
SIZE OF BUILDING:	HEIGHT	30'-6" +-		30'-6" +-		35'	
	WIDTH	56'-6"		56'-6"		?	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		20.5%		20.5%		40%	
NO. OF DWELLING UNITS:		2		2		2	
NO. OF PARKING SPACES:		2		2		1 per dwelling unit	
NO. OF LOADING AREAS:		n/a		n/a		n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		n/a		n/a	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

n/a

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'.



GLA SUMMARY

ALLOWABLE FAR : 0.5 LOT SIZE
LOT SIZE: 3490 SF
ALLOWABLE FAR : 1745

EXISTING SF:

FIRST FLOOR
INTERIOR: 1068 SF
PORCHES: 238 SF

SECOND FLOOR
INTERIOR: 1068 SF
PORCHES: 238 SF

THIRD FLOOR (measured to 5' ceiling height)
INTERIOR: 362 SF
PORCHES: 0 SF

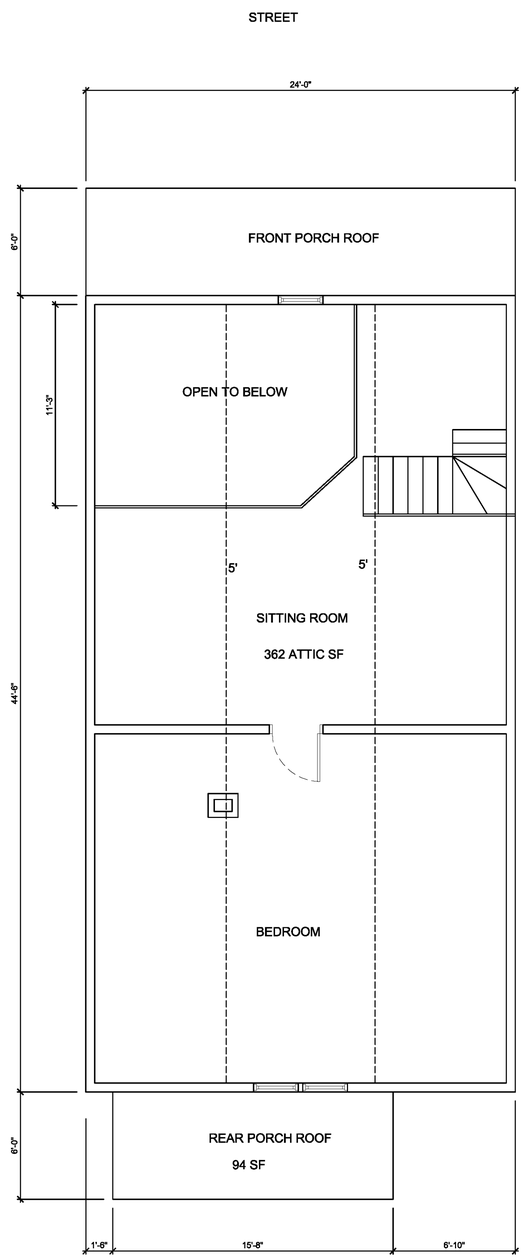
TOTAL EXISTING: 2974 SF

25% OF 2974 = 743 SF

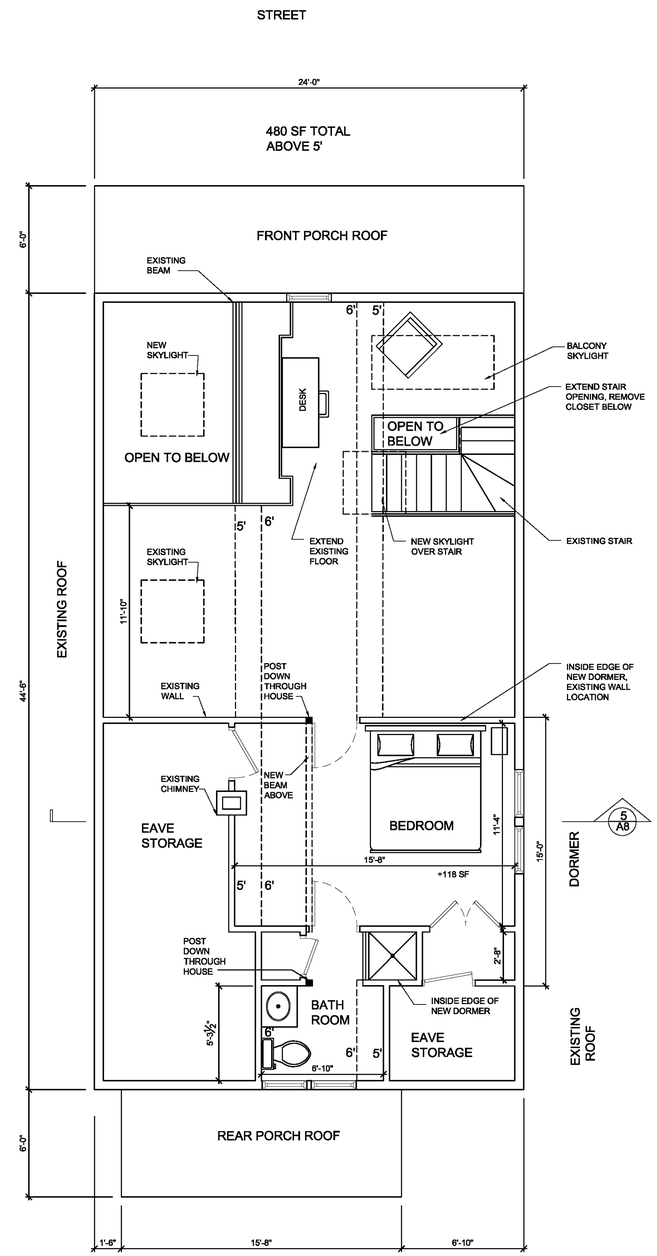
PROPOSED
ADDITIONAL SF
@ THIRD FLOOR: 118 SF

TOTAL
PROPOSED: 3092 SF

3 FOOTPRINT / AREA SUMMARY
1/4" = 1'-0"



1 EXISTING ATTIC PLAN
1/4" = 1'-0"



2 PROPOSED ATTIC PLAN
1/4" = 1'-0"

Design and Documents by

MAHONEY
ARCHITECTS

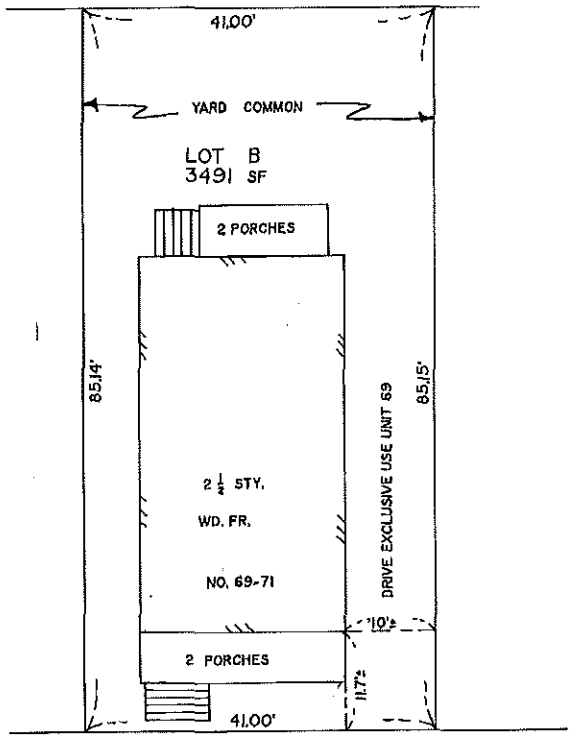
PO Box 446
Concord, MA
978-257-0807

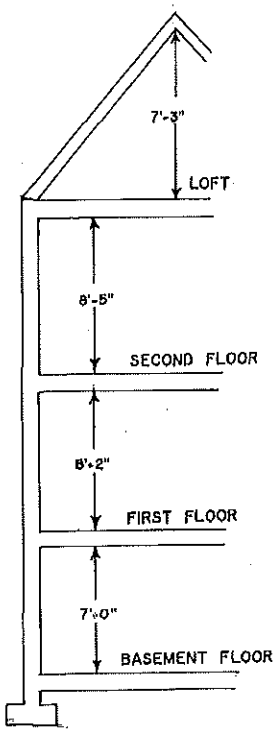
DRAWING LIST

Attic Expansion
BOOMER RESIDENCE
69 CHILTON STREET
CAMBRIDGE, MA

PROGRESS DRAWING
DECEMBER 9, 2021

A1
PLANS





ELEVATION PLAN
(N.T.S.)

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF THE STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

DATE: 9-29-09

Albert A. Romano

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS.

Albert A. Romano

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 200 1-4 of 20 10
Rec'd 4-1 20 10
at 3 H 03 M P M
Attest
Register

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDINGS AS BUILT AND FULLY LIST THE UNITS CONTAINED THEREIN.
I ALSO CERTIFY THAT THE LOCATION OF THE BUILDINGS SHOWN ON THIS PLAN COMPLIES WITH THE BUILDINGS ZONING LAWS APPLICABLE AT THE TIME OF CONSTRUCTION.
THE PREMISES SHOWN ON THIS PLAN ARE NOT WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON MAPS OF THE COMMUNITY.

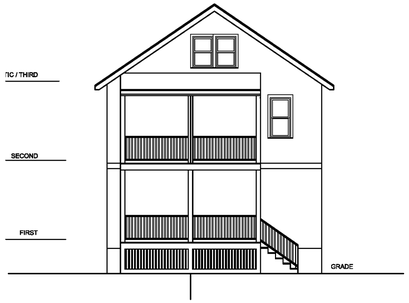
Albert A. Romano 9-29-09

SITE PLAN
OF
69-71 CHILTON STREET CONDOMINIUM
IN
CAMBRIDGE, MASS.

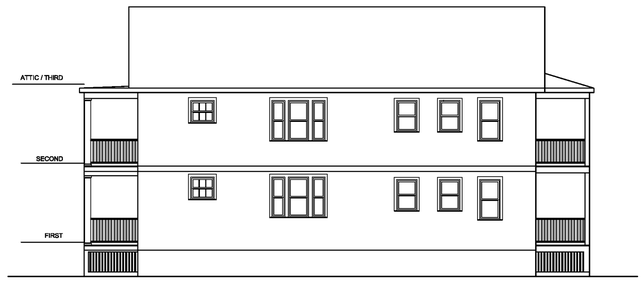
SCALE: 1" = 10' SEPT. 29, 2009
ALBERT A. ROMANO - SURVEYOR

SHEET 1 OF 4

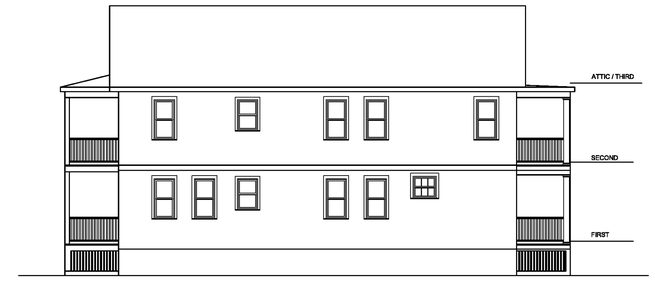
200 1-4



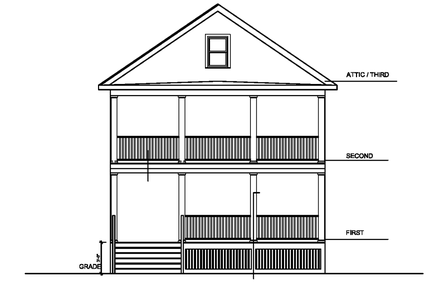
1 EXISTING REAR ELEVATION
1/8" = 1'-0"



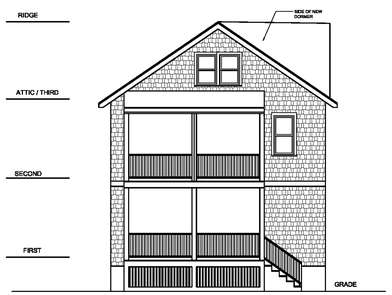
2 EXISTING RIGHT ELEVATION
1/8" = 1'-0"



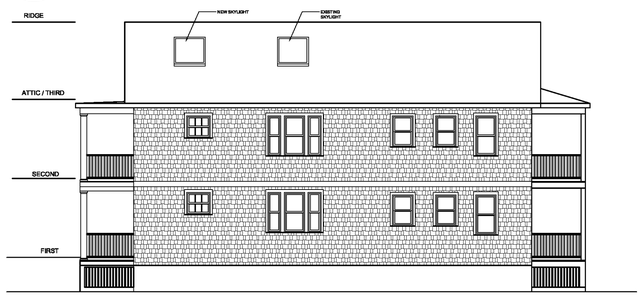
3 EXISTING LEFT ELEVATION
1/8" = 1'-0"



4 EXISTING FRONT ELEVATION
1/8" = 1'-0"

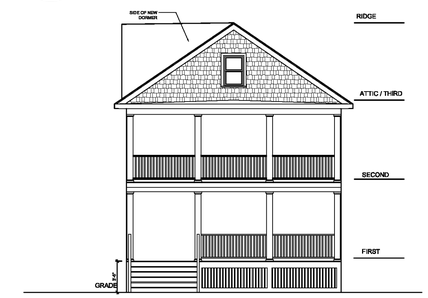


5 PROPOSED REAR ELEVATION
1/8" = 1'-0"

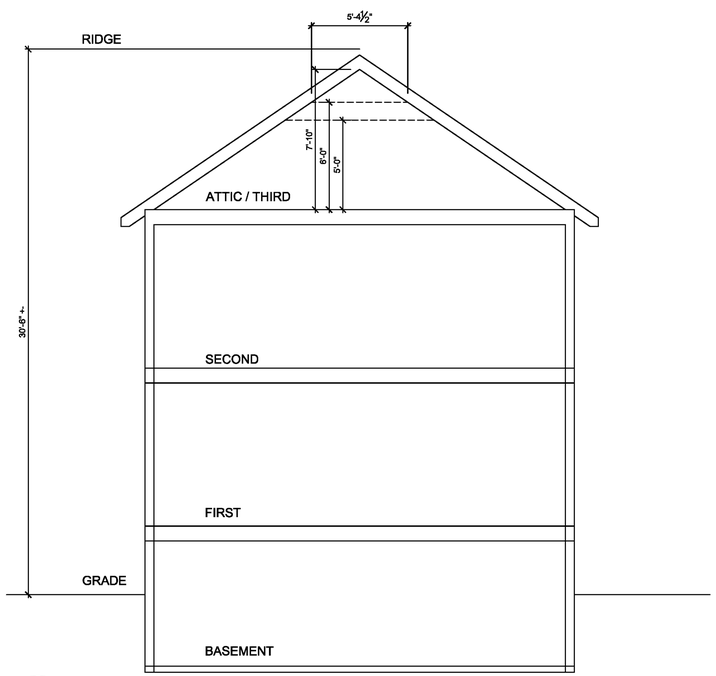


6 PROPOSED RIGHT ELEVATION OPTION
1/8" = 1'-0"

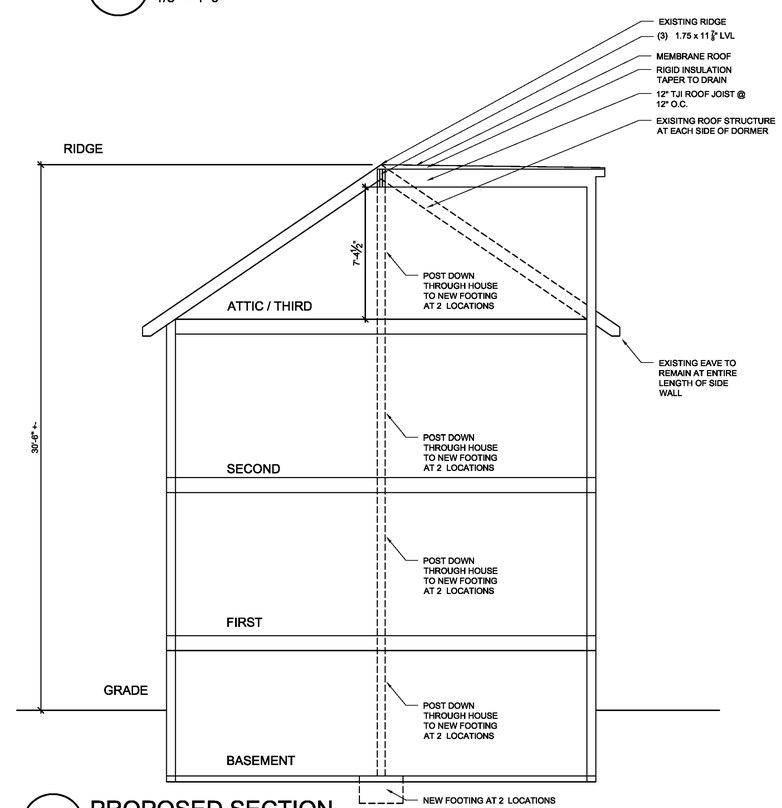
7 PROPOSED LEFT ELEVATION OPTION
1/8" = 1'-0"



8 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



1 EXISTING SECTION
1/4" = 1'-0"



2 PROPOSED SECTION
1/4" = 1'-0"

Design and Documents by
MAHONEY ARCHITECTS
PO Box 446
Concord, MA
978-257-0807

DRAWING LIST

Attic Expansion
BOOMER RESIDENCE
69 CHILTON STREET
CAMBRIDGE, MA

PROGRESS DRAWING
DECEMBER 9, 2021

A2
PLANS

Dear Tim and Isa,

We are aware of the planned project at 69 Chilton Street to add a dormer extension to the upstairs level. We are supportive of the project and the planned timing for early in 2022. We do not have any concerns or objections regarding the plans and wish you both good luck with the renovations.

Yours Bill O'Donnell

Bill O'Donnell

Date 12/12/21

Address

66 Chilton St
Cambridge Ma
02138

Dear Tim and Isa,

We are aware of the planned project at 69 Chilton Street to add a dormer extension to the upstairs level. We are supportive of the project and the planned timing for early in 2022. We do not have any concerns or objections regarding the plans and wish you both good luck with the renovations.

Yours

Julie Croston

JULIE CROSTON

Date

12-12-21

Address

63 Chilton St.
Cambridge MA 02138

Dear Tim and Isa,

We are aware of the planned project at 69 Chilton Street to add a dormer extension to the upstairs level. We are supportive of the project and the planned timing for early in 2022. We do not have any concerns or objections regarding the plans and wish you both good luck with the renovations.

Yours

Ken Turnbull

Ken Turnbull

Date 12/12/21

Address

73 Chilton St
Cambridge
02138

Dear Tim and Isa,

We are aware of the planned project at 69 Chilton Street to add a dormer extension to the upstairs level. We are supportive of the project and the planned timing for early in 2022. We do not have any concerns or objections regarding the plans and wish you both good luck with the renovations.

Yours

LUCINDA O'NEIL

Date

12/12/21

Address

75 CHILTON ST
CAMBRIDGE, MA
02138

69 Chilton St. #6 Petitioner

233-42
CONNORS, ELIZABETH & JOSEPH J. CONNORS
64-66 CHILTON ST., #1
CAMBRIDGE, MA 02138

233-42
MALINA, DEBRA N. & WILLIAM M. O'DONNELL
64-66 CHILTON ST, #3
CAMBRIDGE, MA 02138

MAHONEY ARCHITECTS
C/O PAUL MAHONEY, ARCHITECT
P.O. BOX 446
CONCORD, MA 01945

233-106
VNA CARE HOSPICE, INC.
120 THOMAS ST.
WORCESTER, MA 01615

233-107
SAINI, VIKAS & JULIA ANN CROSTON
63 CHILTON ST
CAMBRIDGE, MA 02138

233-200
TURNBULL, KENNETH M.
73-75 CHILTON ST., #1
CAMBRIDGE, MA 02138

233-42
CONNORS, MARGARET J. & GREGORY CONNORS
TRS, THE JOSEPH GARDEN REALTY TR
66 CHILTON ST., #2
CAMBRIDGE, MA 02138

233-101
POMA, ALLEN M. & LISA M.POMA
150 VASSAL LA
CAMBRIDGE, MA 02138

233-192
SMALL, CHRISTOPHER A. &
CAROLE. SANDSTROM
70 CHILTON ST
CAMBRIDGE, MA 02138-6802

233-193
MATERAZZO, PAUL J. &
MARGARET E MATERAZZO
74 CHILTON STREET
CAMBRIDGE, MA 02138-6802

233-200
TURNBULL, KENNETH M.
73-75 CHILTON ST., UNIT #2
CAMBRIDGE, MA 02138

233-102
HASLETT, NANCY F. A LIFE ESTATE
140 VASSAL LN 2
CAMBRIDGE, MA 02138

233-102
SAINI, VIKAS & VEENA C. SAINI
140 VASSAL LN., #1
CAMBRIDGE, MA 02138

233-109
NELSON, NICHOLAS C. & SARAH M. KLIONSKY
55 CHILTON ST., #1
CAMBRIDGE, MA 02138

233-109
CARROLL, SEAN MICHAEL &
JESSICA ANN BRYANT
55 CHILTON ST., #3
CAMBRIDGE, MA 02138

233-109
BURTON, BRENDA F.,
TR. OF BRENDA F. BURTON REVOCABLE TRUST
55 CHILTON ST. #2
CAMBRIDGE, MA 02138

233-201
BOOMER, TIMOTHY L.
69-71 CHILTON ST., #69
CAMBRIDGE, MA 02138

233-201
BOUTAUD, FREDERIC
TR. OF THE BOUTAUD FAMILY REALTY TRUST
5 FULTON RD
LEXINGTON, MA 02420

233-189
KENTON SCOTT
152 VASSAL LN
CAMBRIDGE, MA 02138

233-189
RUTHERFORD MATTHEW S & BRIDGET M
TR RUTHERFORD FAMILY TRUST
154 VASSAL LN
CAMBRIDGE, MA 02138

233-103
MIDUTURU VASUMATHY & CHANDRASEKHAR
134-136 VASSAL LN - UNIT 134
CAMBRIDGE, MA 02138

233-208
WESSLER MATTHEW W H & SHARON Y WONG
2 WATERMAN RD
CAMBRIDGE, MA 02138

233-103
MANNA, MARIE & JAMES M. MCCREIGHT
136 VASSAL LN., #136
CAMBRIDGE, MA 02138

69 Chilton St. #69