



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

BZA APPLICATION FORM

Plan No: BZA-017204-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Rebecca Krauss O'hara C/O Sean D. Hope Esq

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

LOCATION OF PROPERTY : 6 Hawthorne Pk Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to add dormers to an existing two family thereby exceeding the allowed Floor Area Ratio and locating exterior stairs within the side yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) : Sean Hope
(Petitioner(s) / Owner)

Sean Hope
(Print Name)

Address : 907 Mass Ave Suite 300
Cambridge, Ma 02139

Tel. No. : _____

E-Mail Address : Sean@hopelegal.com

Date : 10/29/19

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.

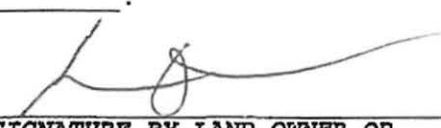
I/We Rebecca Krauss O'Hara
(OWNER)

Address: 6 Hawthorne Park Cambridge MA 02138

State that I/We own the property located at 6 Hawthorne Park,
which is the subject of this zoning application.

The record title of this property is in the name of Rebecca Krauss


*Pursuant to a deed of duly recorded in the date 12/20/17, Middlesex South
County Registry of Deeds at Book 70417 Page 82; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

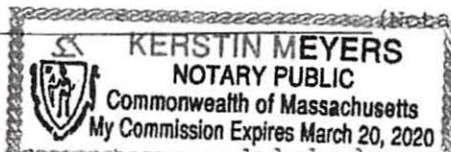
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Rebecca Krauss O'Hara personally appeared before me,
this 08 of October, 2019, and made oath that the above statement is true.

 Notary

My commission expires _____ (Notary Seal).



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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because Petitioner living space is presently all contained on one floor does not provide adequate for Petitioner to expand its family. The proposal to add dormers and living space to the attic allows for a family friendly floor plan that adds a modest 217 square feet of living area thereby triggering a Variance. Granting the requested relief with allow for two bedrooms in the former attic, code compliant stairs and an open floor plan for the kitchen living and dining room.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the non-conforming shape/size of the Lot and structure thereon such that the existing two-family dwelling exceeds the floor area ratio and even a modest increase would require Variance relief. The exceedance of the floor area ratio results from the fact the dwelling it comprised of two condos all of which is counted towards the allowable floor area ratio on the Lot.

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

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

Desirable relief may be granted with any detriment to the public good because the character and integrity of the two-family dwelling will be maintained and the modest gross floor area request would be required for a family to comfortably occupy the dwelling with three bedrooms. Further many of the homes on the street have similarly converted attic space into living space and bedrooms.

- 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 is consistent with the intent and purpose of the Ordinance, specifically section 1.03, that calls for the most rational use of the land throughout the city. The property is sited in a residential district with many of the two families having dormers similar to Petitioner's proposal. Granting the requested relief will further grade Cambridge's aging housing stock with dwellings that can accommodate three bedrooms suitable for families.

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

BZA APPLICATION FORM DIMENSIONAL FORM

APPLICANT: Rebecca O'hara **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 6 Hawthorne Park **ZONE:** Residence B
PHONE: 413 883 4903 **REQUESTED USE/OCCUPANCY:** No Change

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
<u>TOTAL GROSS FLOOR AREA:</u>		4124 sf	4341 sf	- (max.)
<u>LOT AREA:</u>		3780 sf	no change	5000 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:²</u>		1.09	1.15	0.50 (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1890?	1890?	2500 (min.)
<u>SIZE OF LOT:</u>	<u>WIDTH:</u>	45.0	45.0	50.0 (min.)
	<u>DEPTH:</u>	84.0	84.0	- (min.)
<u>SET-BACKS:</u> (in feet)	<u>FRONT:</u>	5.4'	no change	15 (min.)
	<u>REAR:</u>	19.2'	no change	25 (min.)
	<u>LEFT SIDE:</u>	12.1'	no change	7.5 (min.)
	<u>RIGHT SIDE:</u>	6.3'	no change	7.5 (min.)
<u>SIZE OF BUILDING:</u>	<u>HEIGHT:</u>	31'-8"+/-	no change	35' (max.)
	<u>LENGTH:</u>	59'-6 1/2"	no change	-
	<u>WIDTH:</u>	26'-4"	no change, spiral stair adds 5'-6"	-
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:³</u>				40% (min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2 (max.)
<u>NO. OF PARKING SPACES:</u>		0	0	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.:</u>				(min.)
<u>SIZE OF BLDGS. ADJACENT ON SAME LOT:</u>		0	0	

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



¹ See Cambridge Zoning Ordinance Article 5.000, Section 5.30 (District of Dimensional Regulations).

² Total Gross Floor Area (including basement 7'3" in height and attic areas greater than 5') divided by Lot Area.

³ Open space shall not include parking areas, walkways or driveway and shall have a minimum dimension of 15'.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Two Family
LOCATION: 6 Hawthorne Pk Cambridge, MA **ZONE:** Residence B Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Two Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		4124sf	4341sf	1890sf	(max.)
<u>LOT AREA:</u>		3780sf	3780sf	5000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.09	1.15	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1890	1890	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45'	45'	50'	(min.)
	DEPTH	84'	84'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	5.4'	5.4'	15'	(min.)
	REAR	19.2'	19.2'	25'	(min.)
	LEFT SIDE	12.1	12.1	7.5/20'	(min.)
	RIGHT SIDE	6.3'	6.3'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	31'-8"	31'-8"	35'	(max.)
	LENGTH	59'-6.5"	59'-6.5"	n/a	
	WIDTH	26'-4"	26'-4"	50'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30+%	30+%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	1	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	0	(min.)

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CITY OF CAMBRIDGE
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831 MASSACHUSETTS AVENUE
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2019 OCT 30 PM 2:46

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017204-2019

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Original Signature(s) :

Sean Hope
(Petitioner(s) / Owner)

Sean Hope
(Print Name)

Address : 907 Mass Ave Suite 300
Cambridge, Ma 02139

Tel. No. : _____

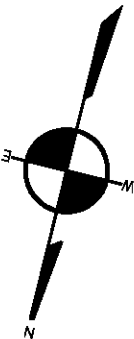
E-Mail Address : Sean@hopelegal.com

Date : 10/29/19

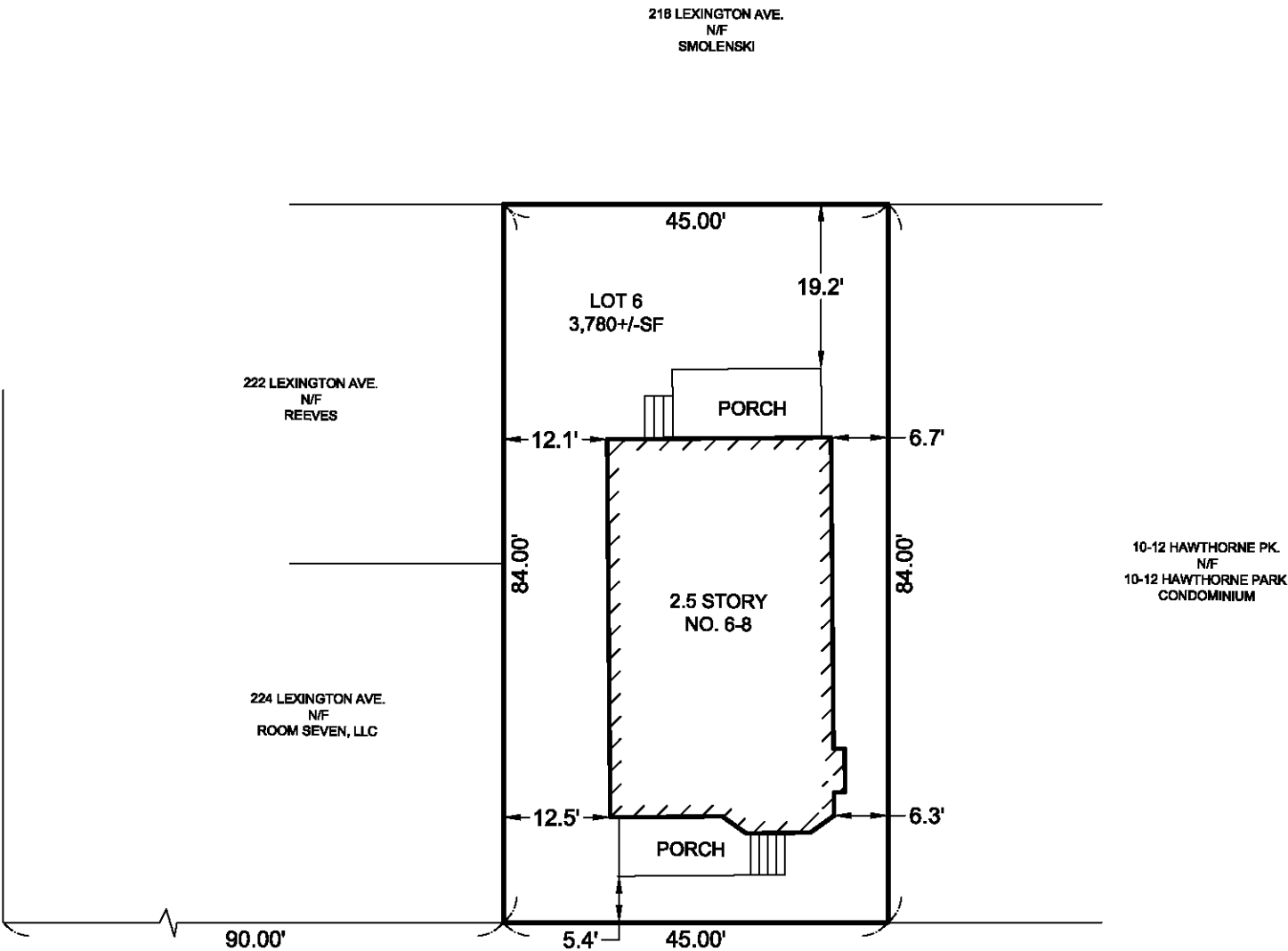
PLAN OF LAND

LOCATED AT
6-8 HAWTHORNE PARK
CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET



LEXINGTON AVENUE
(PUBLIC 45' WIDE)



REFERENCES

MASTER DEED: BOOK 424391, PAGE 138
PLANS: PLAN BOOK 391, PLAN 41; 5436-F1

NOTES

THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND IN OCTOBER OF 2019 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: OCTOBER 16, 2019

HAWTHORNE PARK
(PUBLIC 40' WIDE)

MASSACHUSETTS
SURVEY
CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01830
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



Hawthorne Park, north side



11



7 & 9



3 & 5

Hawthorne Park, south side



224 & 226 Lexington Ave
(side on Hawthorne Park)



10 & 12

Lexington Ave, west side



216 & 218

220 & 222

224 & 226

6 Hawthorne Park



North/West



West/South



East



South