



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

### BZA Application Form

**BZA Number: 214584**

### General Information

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

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

Variance: X

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

2023 MAR 16 PM 3:10  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

**PETITIONER:** Daniel Anderson C/O Anderson Porter Design Inc

**PETITIONER'S ADDRESS:** 1972 Massachusetts Avenue 4th Floor, Cambridge, MA 02140

**LOCATION OF PROPERTY:** 88 Holworthy St., Cambridge, MA

**TYPE OF OCCUPANCY:** 2 Family

**ZONING DISTRICT:** Residence B Zone

### **REASON FOR PETITION:**

/New Structure/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Addition of a new two-family structure at rear of lot.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements)

Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

DANIEL P. ANDERSON

(Print Name)

Address:

Tel. No.

E-Mail Address: dan@andersonporter.com

ANDERSON PORTER DESIGN  
1972 MASS AVE FL 4 CAMB 40

Date: 3.14.2023

### BZA Application Form

**BZA APPLICATION FORM -OWNERSHIP INFORMATION**

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

I/We STEPHEN SILLARI & SILLARI ENTERPRISES LLC  
(OWNER).

Address: 91 PARK AVE CAMBRIDGE MA 02138

State that I/We own the property located at 88 HOLWORTHY which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
SILLARI ENTERPRISES LLC c/o STEPHEN SILLARI

\*Pursuant to a deed of duly recorded in the date 9/24/19, Middlesex South County Registry of Deeds at Book 73334, Page 572; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book 73334 Page 572



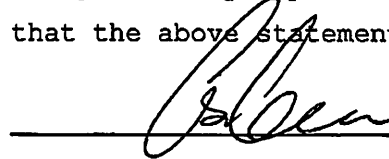
SIGNATURE BY LAND OWNER OR

AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Plymouth

The above-name Stephen R. Sillari personally appeared before me, this 11 of March 2023, and made oath that the above statement is true.



My commission expires 11/28/2025 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, 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:

***The literal enforcement of the provisions of this Ordinance would involve a substantial hardship due to the cost of rehabilitating the existing non-conforming structure to a conforming condition combined with nearly four years of legal challenges.***

- 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 following circumstances relating to the shape and location of the structures on an atypical lot and financial burden created by the existing non-conforming building placement and neglected condition. The proposed relief of dwelling unit limit and FAR will not affect generally the zoning district as it otherwise conforms with the uses and dimensions outlined in the ordinance. The relaxation of the lot area per dwelling unit will allow the owner to occupy one of the units and provide rental income. The relief will also allow for sorely needed additional rental units in the neighborhood and city.***

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

***The proposed alteration does not present a substantial detriment to the public good because it is largely consistent with the zoning district's dimensional requirements. The proposal improves the overall quality of the existing non-conforming building, and restores it to a conforming status. The new structure is consistent with the existing residential uses and development patterns on the street and does not detract from the neighborhood character. The addition of new smaller mid-market residential units presents a benefit to the neighborhood by providing a greater diversity of housing options.***

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

***Relief may be granted without substantially altering the intent of this Ordinance because the proposed project is part of an overall improvement of the lot and existing structure. The proposed project works within the overall requirements of the ordinance and responds to the urgent current demand for new housing. The project is consistent with the scale of the immediate neighborhood. The project has received both Planning Board Special Permit Approval and approval from the Cambridge Historic Commission.***

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

**DIMENSIONAL INFORMATION**

**Applicant:** Daniel Anderson  
**Location:** 88 Holworthy St., Cambridge, MA  
**Phone:** 6177942371

**Present Use/Occupancy:** 2 Family  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** 4 Family

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		2243	3795	3772.95	(max.)
<b><u>LOT AREA:</u></b>		8637	8637	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		0.448	0.856	0.85	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		4318.5	2159.25	2978.3	
<b><u>SIZE OF LOT:</u></b>	WIDTH	50	50	50	
	DEPTH	172.5	172.5	NA	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	9.1	15	15.0	
	REAR	103.9	38.6	35.0	
	LEFT SIDE	21.2	12.5	12.5	
	RIGHT SIDE	3.7	7.5	7.5	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	30.42	34.3	35.0	
	WIDTH	55.8	75.0	NA	
	LENGTH	22.4	27.3	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		79.9	0.52	0.40	
<b><u>NO. OF DWELLING UNITS:</u></b>		2	4	2.9	
<b><u>NO. OF PARKING SPACES:</u></b>		1	3	0	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		16.5	34.5	10.0	

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.:

Proposed project is for two detached two-family wood frame structures.

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'.

# 88 HOLWORTHY STREET

## REVISED DEVELOPMENT PACKAGE



LIST OF SYMBOLS

EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED; REFER TO AD1 DRAWINGS.

EXISTING STRUCTURE OR PARTITION TO REMAIN.

NEW STRUCTURE OR PARTITION.

CARBON MONOXIDE DETECTOR

SMOKE ALARM

LIGHT FIXTURE (PENDANT/SURFACE MOUNTED)

LIGHT FIXTURE (SCONCE)

LIGHT FIXTURE (RECESSED)

EXHAUST FAN

WALL TYPE TAG

DOOR IDENTIFICATION SYMBOL

WINDOW IDENTIFICATION SYMBOL

FIRST FLOOR  
0'-0"

FINISH ELEVATION.

ABBREVIATIONS

AFF

ABOVE FINISHED FOOR

CJ

CONTROL JOINT

CLG

CEILING

CLR

CLEAR

CO

CLEAR OUT

COL

COLUMN

CONC

CONCRETE

CONT

CONTINUOUS

DN

DOWN

EJ

EXPANSION JOINT

EL

ELEVATION

ELEC

ELECTRICAL

EQ

EQUAL

EXIST

EXISTING

FC

FURRING CHANNEL

FD

FLOOR DRAIN

FIN

FINISH

FL

FLOOR

GL

GLASS

GWB

GYPSUM WALLBOARD

HT

HEIGHT

HDWD

HARDWOOD

HVAC

HEATING, VENTILATION, AND AIR CONDITIONING

INSUL

INSULATION

MAX

MAXIMUM

MFR

MANUFACTURER

MIN

MINIMUM

MO

MASONRY OPENING

MTL

METAL

NIC

NOT IN CONTRACT

NTS

NOT TO SCALE

OC

ON CENTER

PLAM

PLASTIC LAMINATE

PLYWD

PLYWOOD

PTD

PAINTED

REQD

REQUIRED

RL

RAIN LEADER

STL

STEEL

STRU

STRUCTURE/STRUCTURAL

TYP

TYPICAL

UNO

UNLESS NOTED OTHERWISE

VCT

VINYL COMPOSITION TILE

WD

WOOD

W/

WITH

WNDW

WINDOW

SITE LOCATION

DRAWING LIST

ARCHITECTURAL

G0.1

COVER SHEET

EX-1

EXISTING PLOT PLAN

EX-1 (rev)

PROPOSED PLOT PLAN

AX1.1

EXISTING FLOOR PLANS

AD1.1

DEMOLITION FLOOR PLANS

A1.1

PROPOSED FLOOR PLANS

A1.2

PROPOSED REFLECTED CEILING PLANS

A2.1

PROPOSED EXTERIOR ELEVATIONS

CONTACT

ARCHITECT

Anderson Porter Design

1972 Mass Ave Cambridge, MA

02139

Dan Anderson

617-354-2501

CITY OF CAMBRIDGE ZONING ANALYSIS:

PROPERTY ADDRESS:

88 HOLWORTHY STREET  
CAMBRIDGE, MA 02138

ZONING DISTRICT

RESIDENCE B

LOT SIZE

±8,637 S.F.

MAX F.A.R.

0.50 (5,000sf) / 0.35 ( for additional lot area )

PROJECT DESCRIPTION

REAR LOT DEVELOPMENT PLAN - ALTERATION OF EXISTING TWO-FAMILY STRUCTURE WITH NEW DETACHED TWO-FAMILY STRUCTURE

BUILDING AREAS

EXISTING:

FIRST FLOOR: 1,048 GSF

SECOND FLOOR: 1,024 GSF

ATTIC: 171 GSF

TOTAL: 2,243 GSF\*

PROPOSED:

FIRST FLOOR: 1,712 GSF (869 GSF in front + 843 GSF in rear)

SECOND FLOOR: 1,607 GSF (800 GSF in front + 807 GSF in rear)

ATTIC: 476 GSF (in front only)

TOTAL: 3,795 GSF\*

\*BASEMENT AREA EXCLUDED FROM F.A.R. PER ARTICLE 2 GROSS FLOOR AREA EXCLUSIONS #15

	ALLOWED/REQUIRED	EXISTING	PROPOSED	EXISTING COMPLIANCE	PROPOSED COMPLIANCE
F.A.R.	0.50 + 0.35 (2500 + 1272.95=3772.95)	0.448+ 0.0 (2243 + 0=2243)	0.50+ 0.356 (2500+1295=3795)	CONFORMING	RELIEF REQUIRED (+22.05 SF) 0.6%
MINIMUM LOT AREA/D.U.	2,500 S.F. (first 5,000sf) + 4,000 S.F. (additional)	2,500 S.F. + 0.0 S.F.	2,500 S.F. + 1,818.5 S.F.	CONFORMING	RELIEF REQUIRED (1.09 UNITS)
MINIMUM SETBACK (FRONT YARD)	15'	9.1'	15'	NON-CONFORMING	CONFORMING
MINIMUM SETBACK (SIDE YARD)	7.5' (SUM OF 20)	3.7' (SUM 24.9')	7.5' (SUM OF 20)	NON-CONFORMING	CONFORMING (RELOCATE EXISTING)
MINIMUM SETBACK (REAR YARD)	35'	103.9'	38.6'	CONFORMING	CONFORMING
MAXIMUM HEIGHT	35'	30.4'	33.1'	CONFORMING	CONFORMING
MINIMUM OPEN SPACE RATIO	40%	79.9%	52%	CONFORMING	CONFORMING
MINIMUM LOT WIDTH	50'	50'	50'	CONFORMING	CONFORMING
GENERAL RANGE OF ALLOWED USES	SINGLE AND TWO-FAMILY DETACHED DWELLINGS.	TWO-FAMILY	DETACHED TWO-FAMILY AT REAR	CONFORMING	RELIEF REQUIRED (BEYOND 75' DEPTH)

REVISIONS

No.	Description	Date

AndersonPorterDesign

1972 Mass Ave Cambridge, MA 02140

Tel. 617.354.2501 Fax. 617.354.2509

Project

88 HOLWORTHY

Address

88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138

Title

COVER SHEET

Drawing Issued By:

ANDERSON PORTER DESIGN

Proj. #

1929

Date

03/09/2023

Scale

Drawn By:

DA/DS

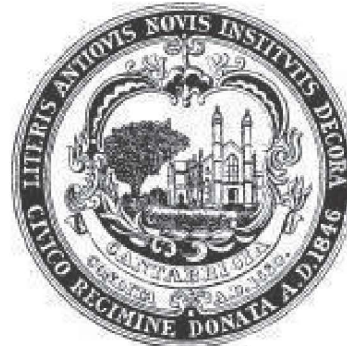
Drawing No.

G0.1



LEGEND

- Adresse
- Rail
- ▤ Building Footprints
- ▭ Parcels
- Paved Surfaces
  - ▭ Paved Roads
  - ▭ Bridges
  - ▤ Unpaved Roads
  - ▤ Unpaved Parking
  - ▤ Sidewalks
  - ▤ Driveways
  - ▤ Alleys
  - ▤ Other Paved Surface
  - ▤ Public Footpath

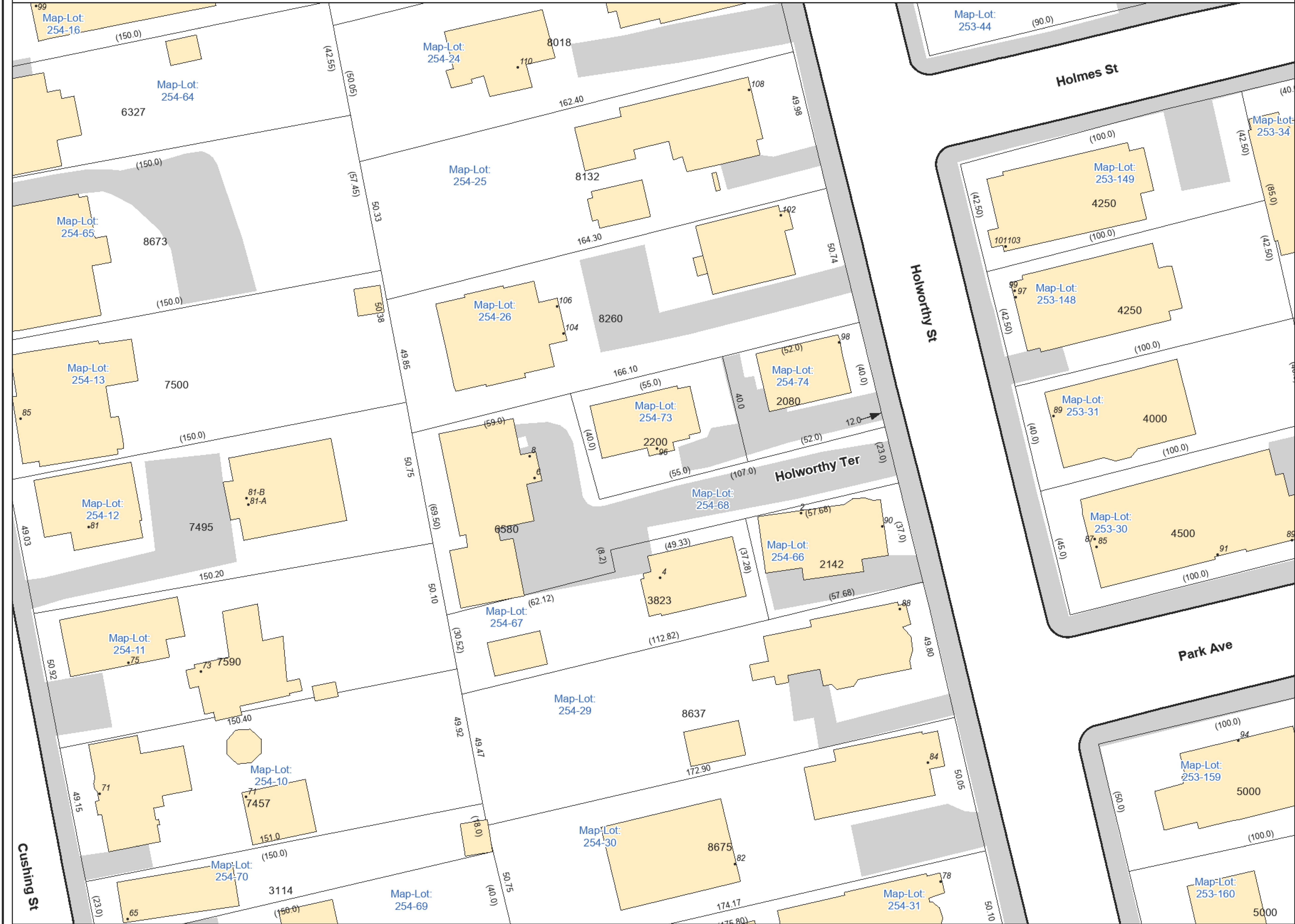
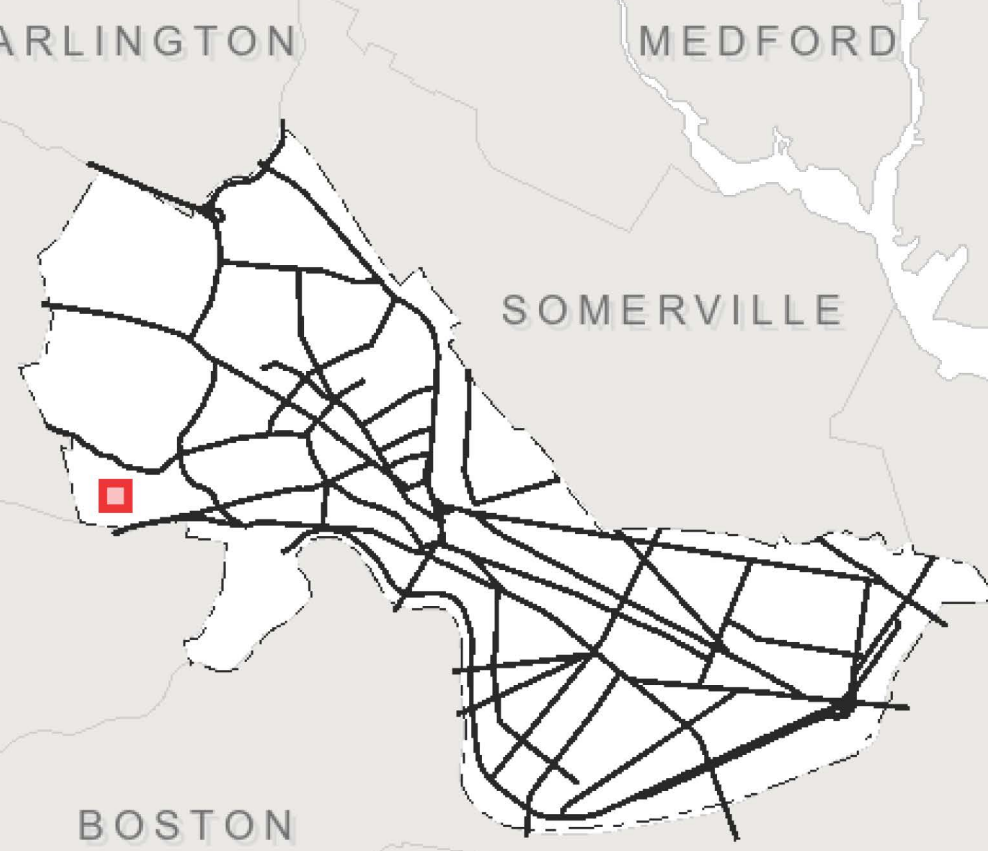


City of Cambridge  
Massachusetts

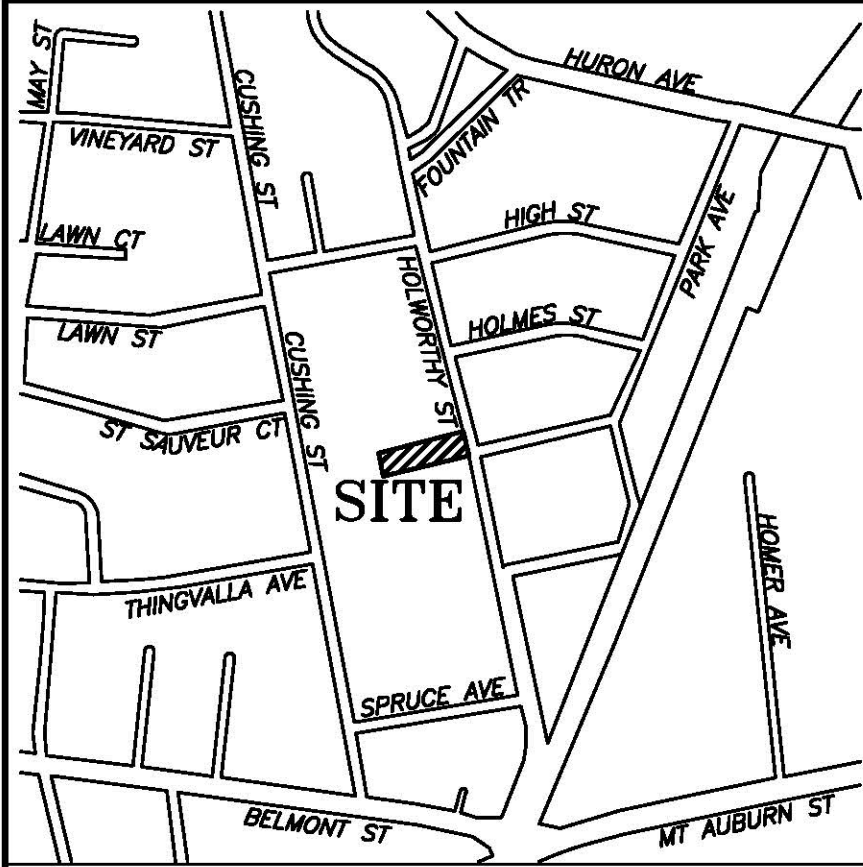
1" = 35 ft

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



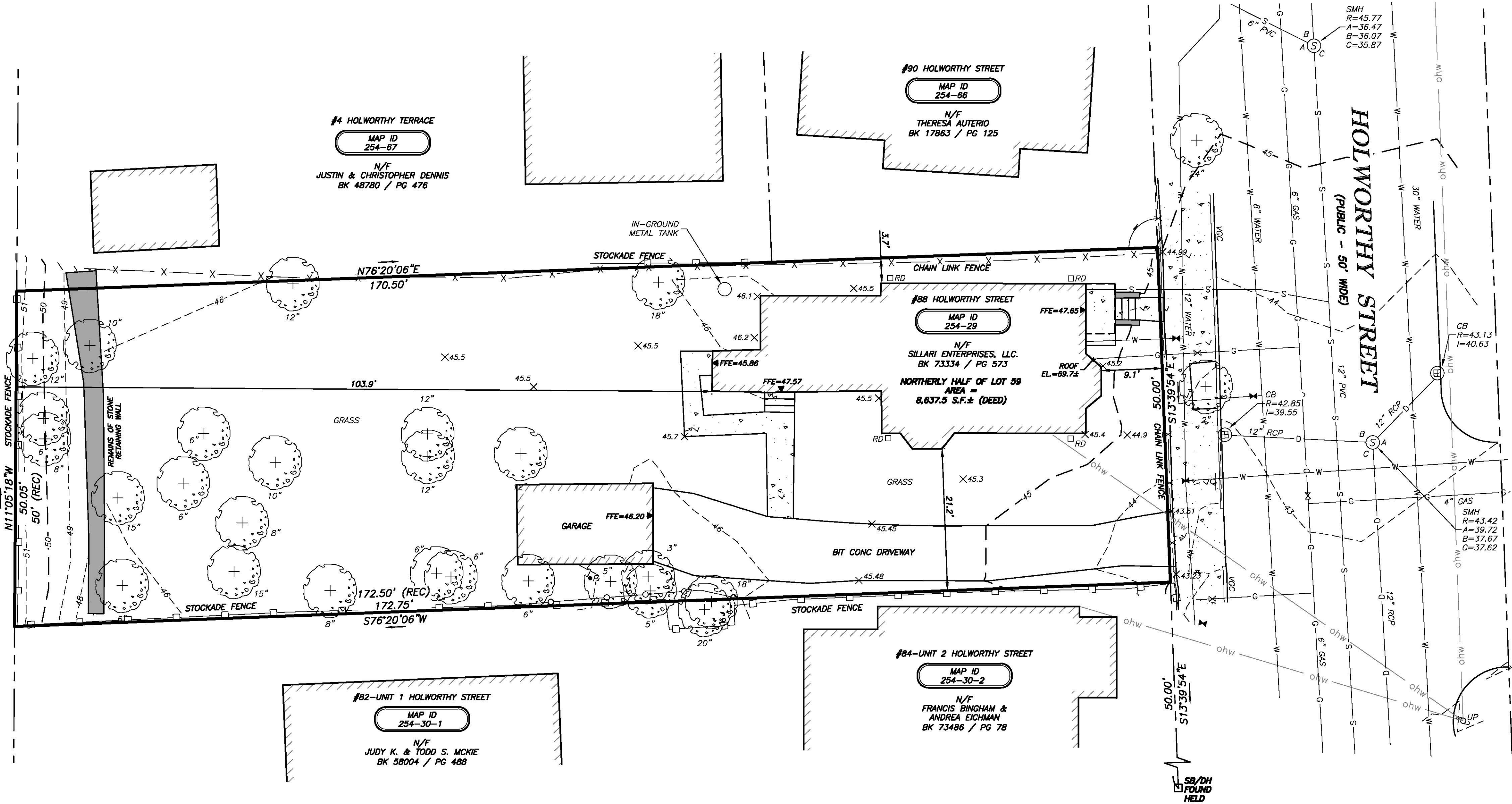




VICINITY SKETCH  
NTS

#71 CUSHING STREET  
MAP ID  
254-10  
N/F  
GEORGE J. & LYNN M. WHITE  
BK 71194 / PG 41

#65 CUSHING STREET  
MAP ID  
254-70  
N/F  
SANDRA K. PILOTTO &  
DUNCAN S. MARTIN  
BK 65885 / PG 278



NOTES

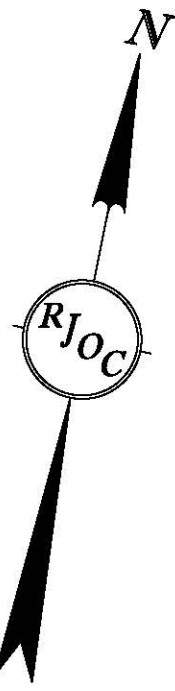
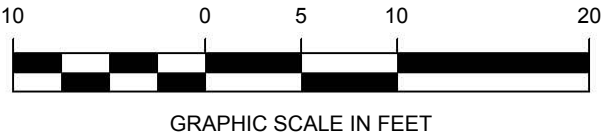
- UNDERGROUND UTILITIES SHOWN ARE FROM OBSERVED SURFACE INDICATIONS, SUBSURFACE INDICATIONS, AND COMPILED FROM AVAILABLE RECORD PLANS OF UTILITY COMPANIES AND PUBLIC AGENCIES AND ARE APPROXIMATE ONLY. AS OF THE DATE OF THIS SURVEY, NO INFORMATION REGARDING RECORD UTILITIES HAS BEEN PROVIDED BY ELECTRIC AND GAS PROVIDERS. BEFORE CONSTRUCTION CALL "DIG SAFE" 811.
- THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS PERFORMED ON 10/01/2019.
- THE HORIZONTAL DATUM IS NAD83. THE VERTICAL DATUM IS THE CITY OF CAMBRIDGE VERTICAL DATUM. DATUM WAS ESTABLISHED USING RTK GPS METHODS.
- THE POSITIONAL ACCURACY OF THE DATA AND PHYSICAL IMPROVEMENTS ON THIS PLAN MAY BE APPROXIMATE. ANY USE OF ELECTRONIC DATA CONTAINED IN AUTOCAD VERSIONS OF THIS PLAN TO GENERATE COORDINATES OR DIMENSIONS NOT SHOWN ON THE PLAN IS NOT AUTHORIZED.
- THE PARCEL SHOWN IS LOCATED IN ZONE X, AS SHOWN ON "FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS," PANEL 419 OF 656, MAP NUMBER 25017C0419E, EFFECTIVE DATE JUNE 04, 2010.
- THE PARCEL IS LOCATED IN THE RESIDENTIAL B ZONING DISTRICT AS DEPICTED ON THE CITY OF CAMBRIDGE ZONING MAP DATED DECEMBER 7, 2017.
- CONTOUR INTERVAL IS ONE FOOT (1').

PLAN REFERENCES

- PLAN BOOK AND PAGES REFERENCE THE MIDDLESEX SOUTH COUNTY REGISTRY OF DEEDS
- PLAN BOOK 2-B PAGE 80
  - PLAN 84 OF 1997
  - PLAN 978 OF 1936

LEGEND

	PROPERTY LINE		CONCRETE CURB
	ABUTTING PROPERTY LINE		VERTICAL GRANITE CURB
	EASEMENT LINE		BITUMINOUS CONC. CURB
	SEWER LINE		HANDICAP
	EXISTING DRAIN LINE		HIGH DENSITY POLYETHYLENE
	WATER LINE		CONCRETE
	GAS LINE		LANDSCAPE AREA
	ELECTRIC LINE		DOOR
	TELEPHONE LINE		SIGN
	OVERHEAD WIRES		PARKING COUNT/COMPACT NUMBER
	GUARDRAIL		DECIDUOUS TREE
	CHAIN LINK FENCE		CONIFEROUS TREE
	UTILITY POLE		STONE BOUND WITH DRILL HOLE
	LIGHT POLE		
	ELECTRIC HAND HOLE		
	CABLE MANHOLE		
	SEWER MANHOLE		
	DRAIN MANHOLE		
	CATCH BASIN		
	WATER VALVE		
	FIRE HYDRANT		
	SPRINKLER CONNECTION		
	POST INDICATOR VALVE		
	BOLLARD		
	GAS METER		
	GAS VALVE		
	ROOF DRAIN		
	AREA DRAIN		
	IRRIGATION CONTROL VALVE		



RJOc	
11-06-2020	DATE
UPDATED LOT AREA	REVISION
1	NO.

Record Owner:  
SILLARI ENTERPRISES, LLC  
91 PARK AVENUE  
CAMBRIDGE, MA 02138  
BK 73334 / PG 573

Location:  
MAP ID: 254-29  
88 HOLWORTHY STREET  
CAMBRIDGE, MA

PREPARED BY:  
**RJO'CONNELL & ASSOCIATES, INC.**  
CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS  
80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180  
PHONE: 781.279.0180 RJOCONNELL.COM

**ANDERSON PORTER DESIGN**  
875 MAIN STREET  
(2ND FLOOR)  
CAMBRIDGE, MA 02139

PROJECT NAME:  
**88 HOLWORTHY STREET**  
CAMBRIDGE, MA 02138

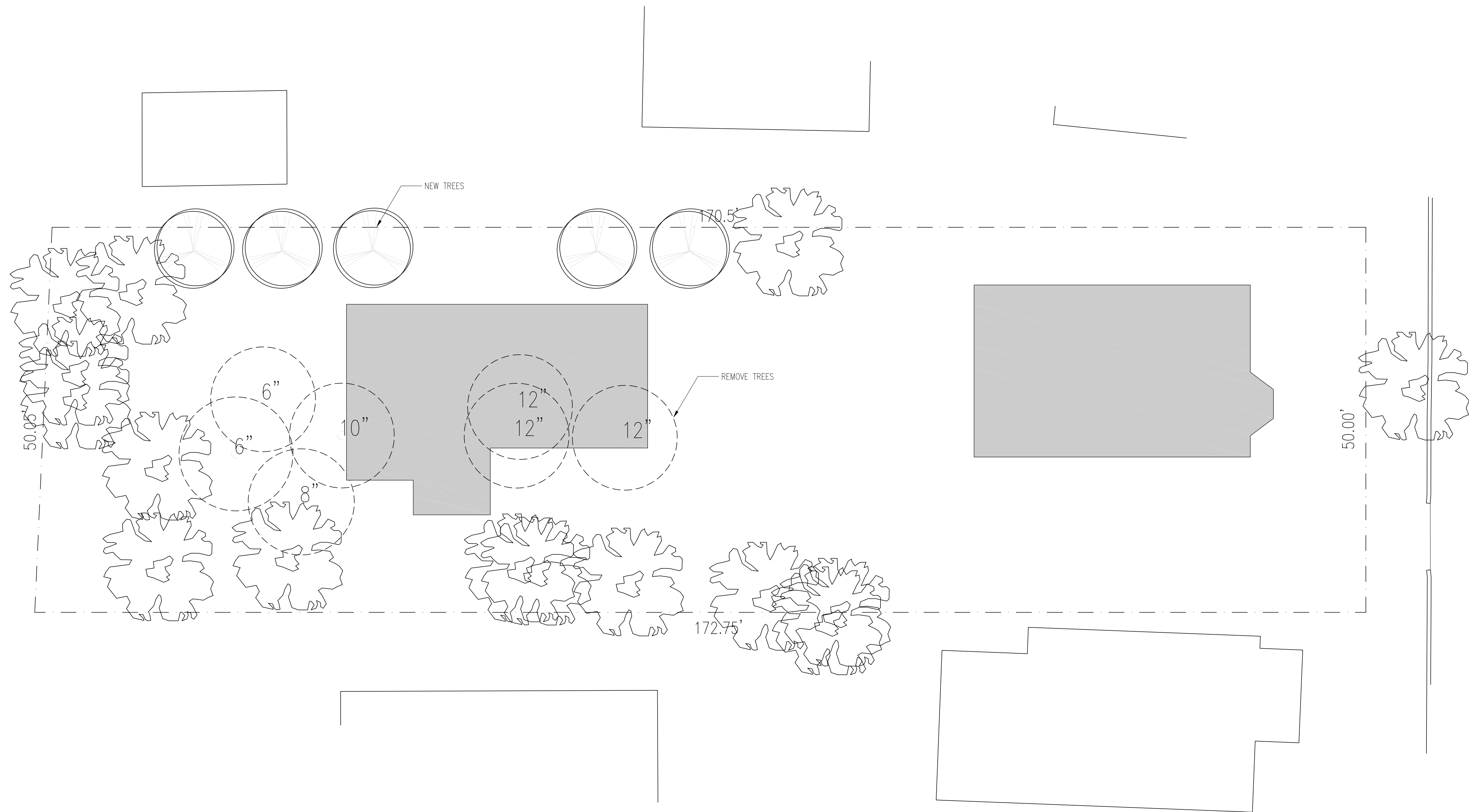
THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED ON 10/01/2019.

PROFESSIONAL LAND SURVEYOR FOR  
RJ O'CONNELL & ASSOCIATES, INC.  
DRAWN BY: TDB  
REVIEWED BY: SML  
SCALE: 1"=10'  
FIELD CREW: AA / JBJ  
FIELD BOOK: FIELD BOOK 34 / PG 40  
DATE: 10/29/2019  
DRAWING NAME:

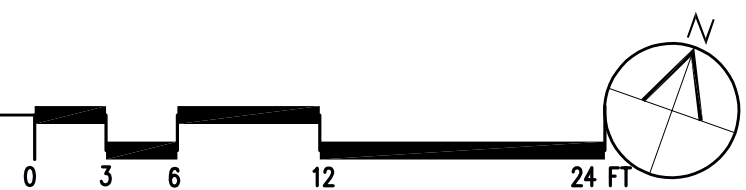
**EXISTING CONDITIONS PLAN**

DRAWING NUMBER:  
**EX-1**  
PROJECT NUMBER:  
19118





1 Site Plan: Proposed Tree Plan  
L1.3 Scale 1/8" = 1'-0"



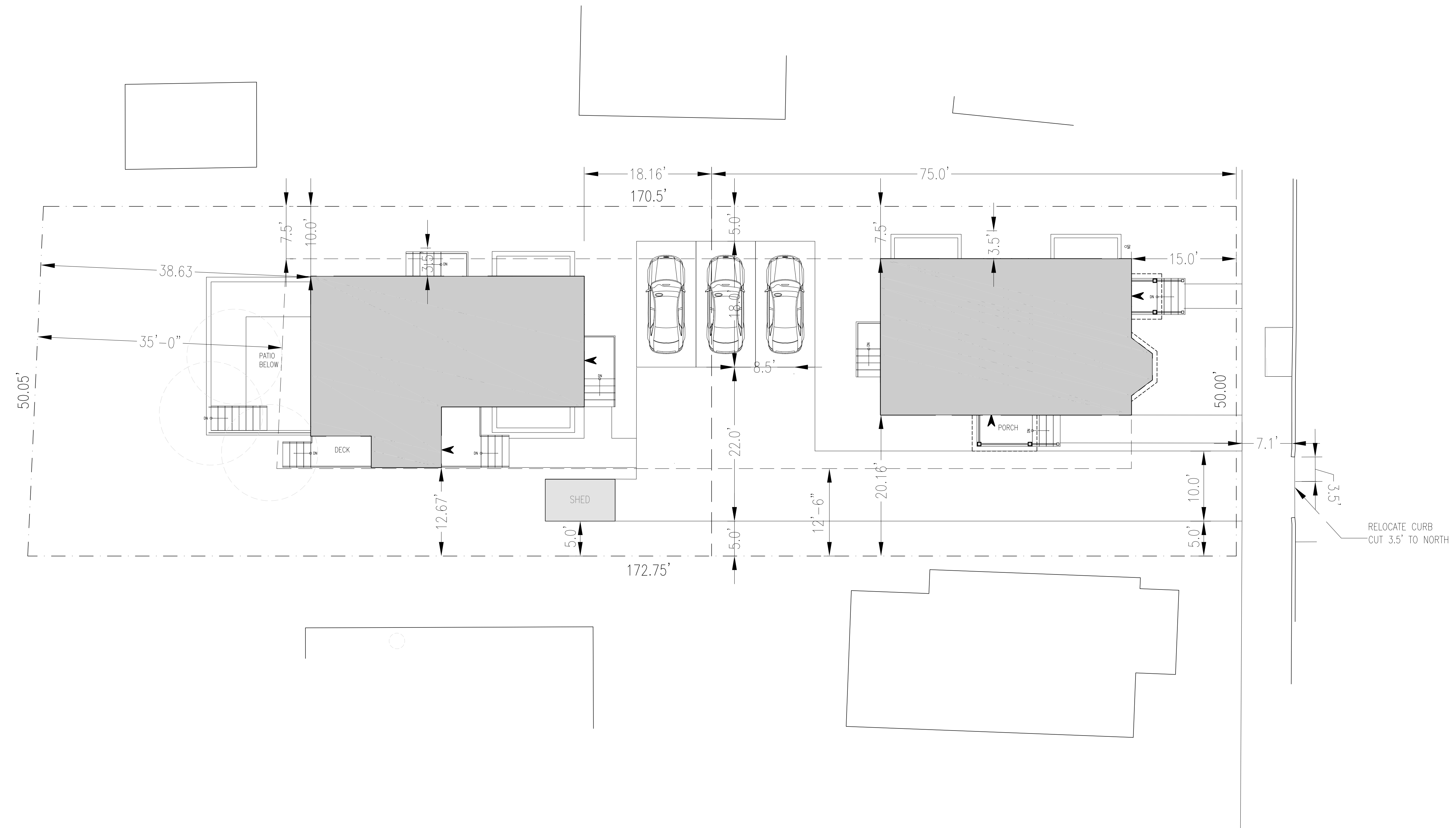
PERMIT SET

REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

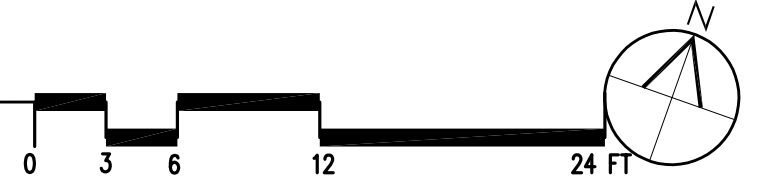
Project 88 HOLWORTHY  
Address 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138  
Title LANDSCAPE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN		
Proj. #	1929	Drawing No. <b>L1.0</b>
Date:	03/09/2023	
Scale:	1/8"=1'	
Drawn By:	DA	



1  
L1.1

Site Plan: Zoning  
Scale 1/8" = 1'-0"



PERMIT SET

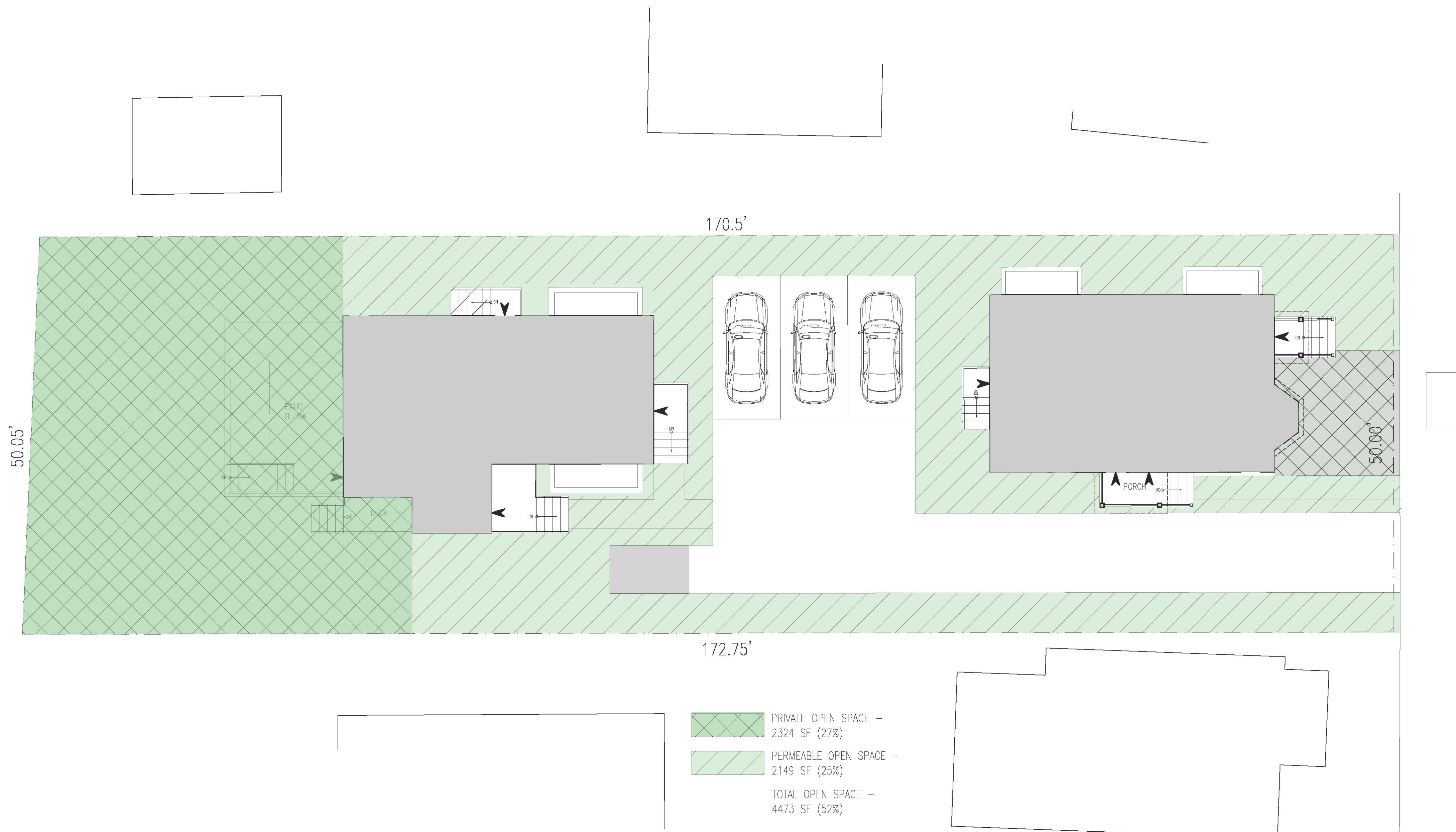
REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

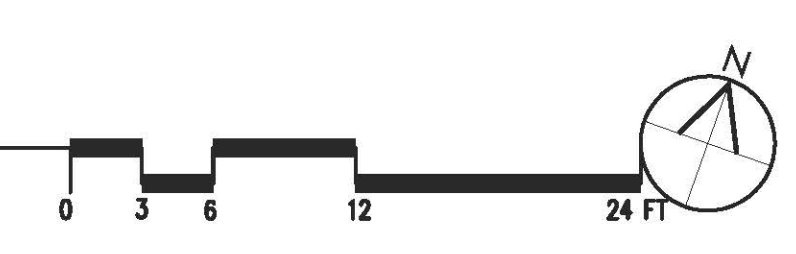
Project: 88 HOLWORTHY  
Address: 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138  
Title: ZONING SITE PLAN

Drawing Issued By: ANDERSON PORTER DESIGN		
Proj. #	1929	Drawing No. <b>L1.1</b>
Date:	03/09/2023	
Scale:	1/8"=1'	
Drawn By:	DA	





1 Site Plan: Open Space  
L1.2 Scale 1/8" = 1'-0"



PERMIT SET

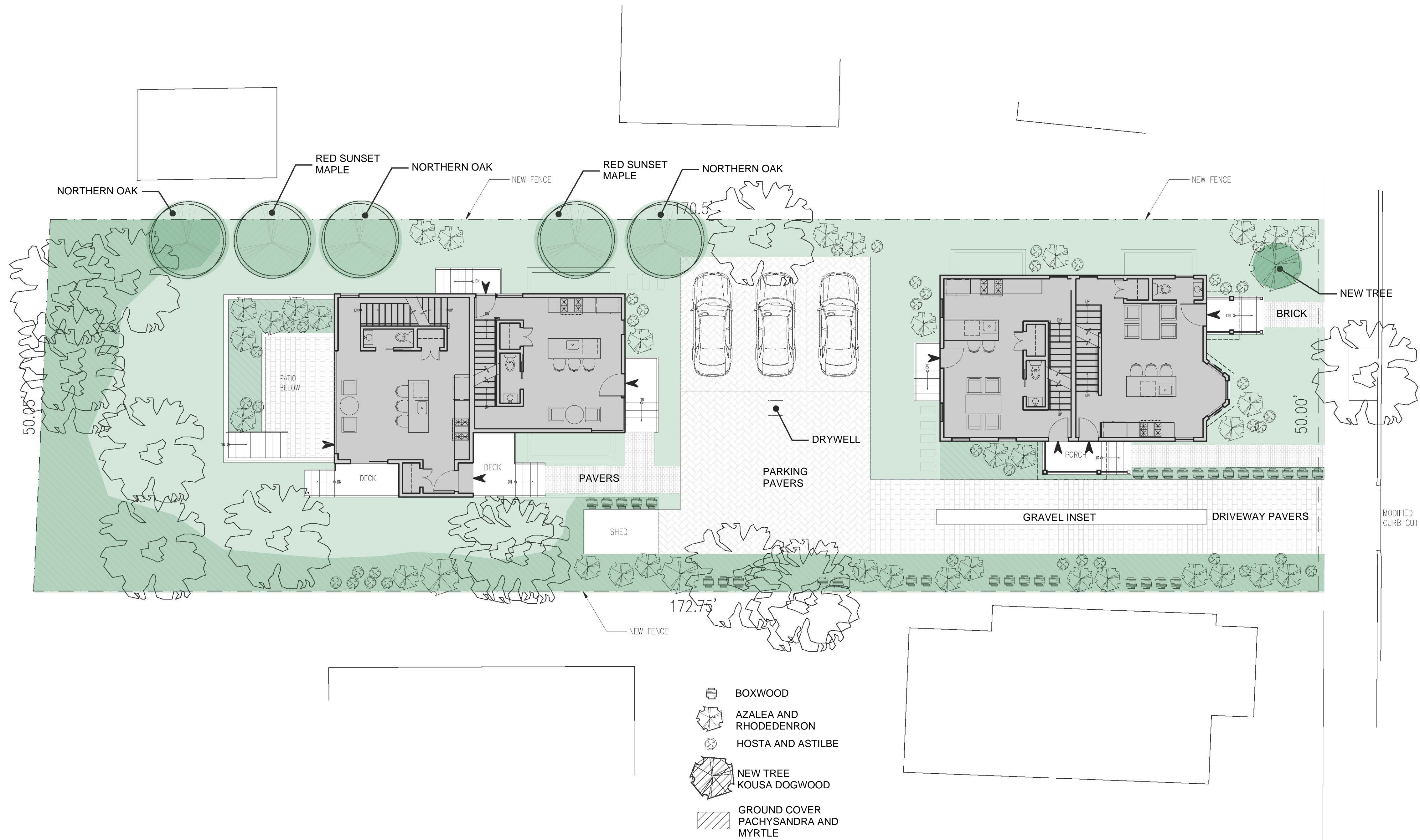
REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY  
Address: 88 HOLWORTHY STREET  
CAMBRIDGE, MA 02138  
Title: OPEN SPACE PLAN

Drawing issued by: ANDERSON PORTER DESIGN		
Proj. #	1929	Drawing No. <b>L1.2</b>
Date:	03/09/2023	
Scale:	1/8" = 1'	
Drawn By:	DA	





1 Site Plan: Landscape  
L1.3 Scale 1/8" = 1'-0"

PERMIT SET

REVISIONS

No.	Description	Date

AndersonPorterDesign  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY

Address: 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138

Title: LANDSCAPE PLAN

Drawing based by: ANDERSON PORTER DESIGN

Proj. #	1929	Drawing No.
Date:	03/09/2023	L1.3
Scale:	1/8" = 1'	
Drawn By:	DA	





1 Elevation: Front  
A2.1 Scale 1/4" = 1'-0"



2 Elevation: South Side  
A2.1 Scale 1/4" = 1'-0"



3 Elevation: Rear  
A2.1 Scale 1/4" = 1'-0"



4 Elevation: North Side  
A2.1 Scale 1/4" = 1'-0"

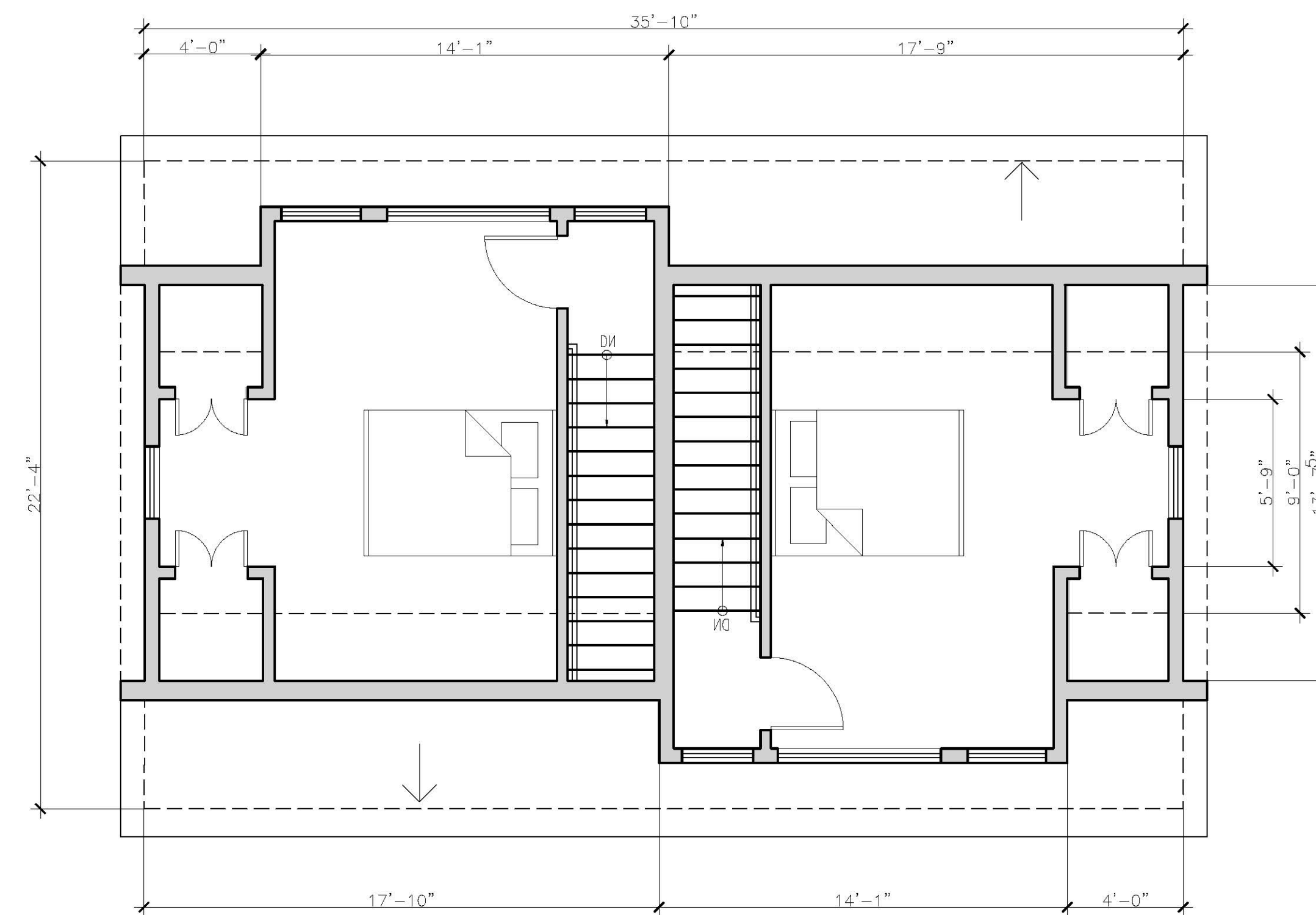
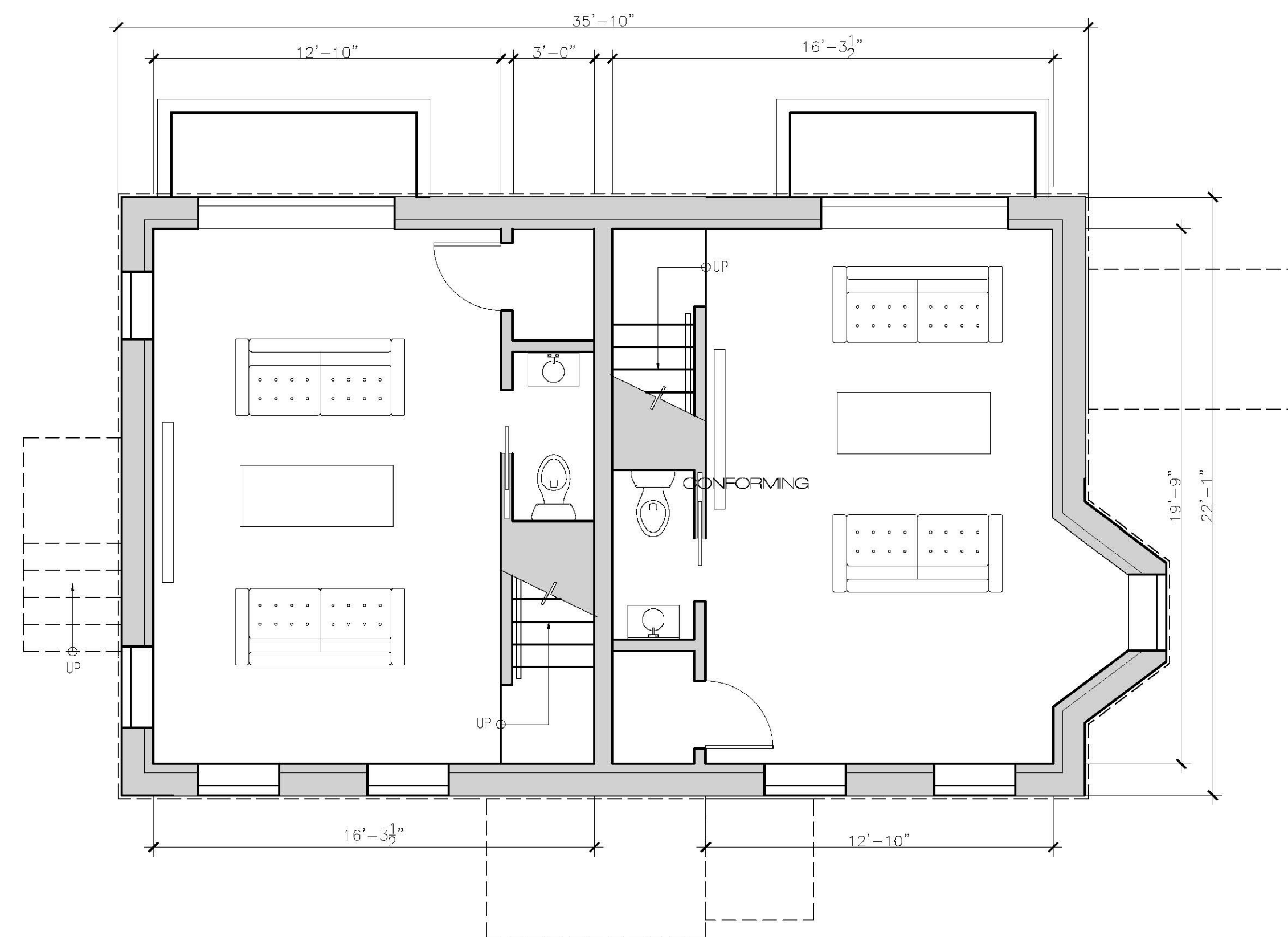
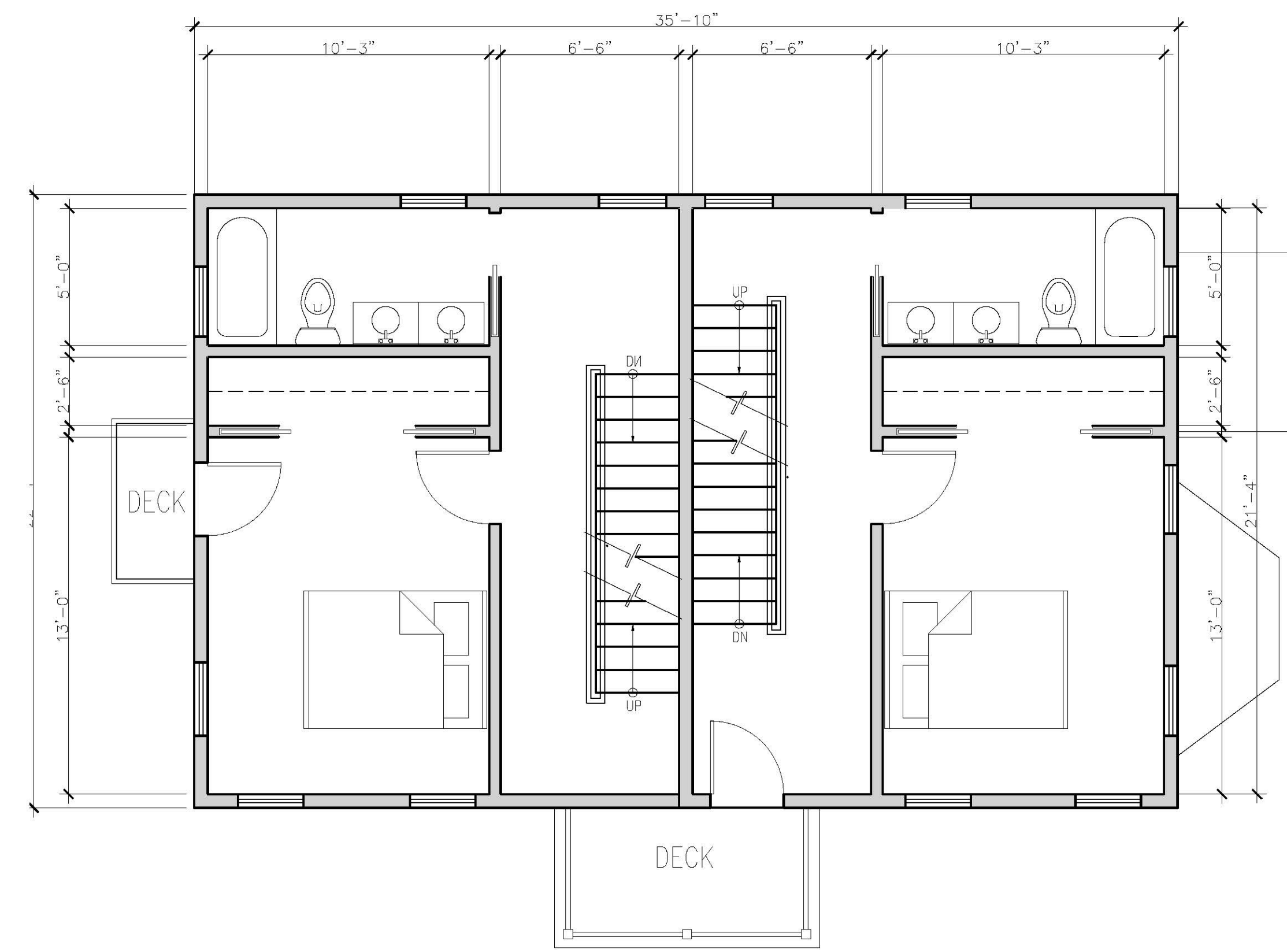
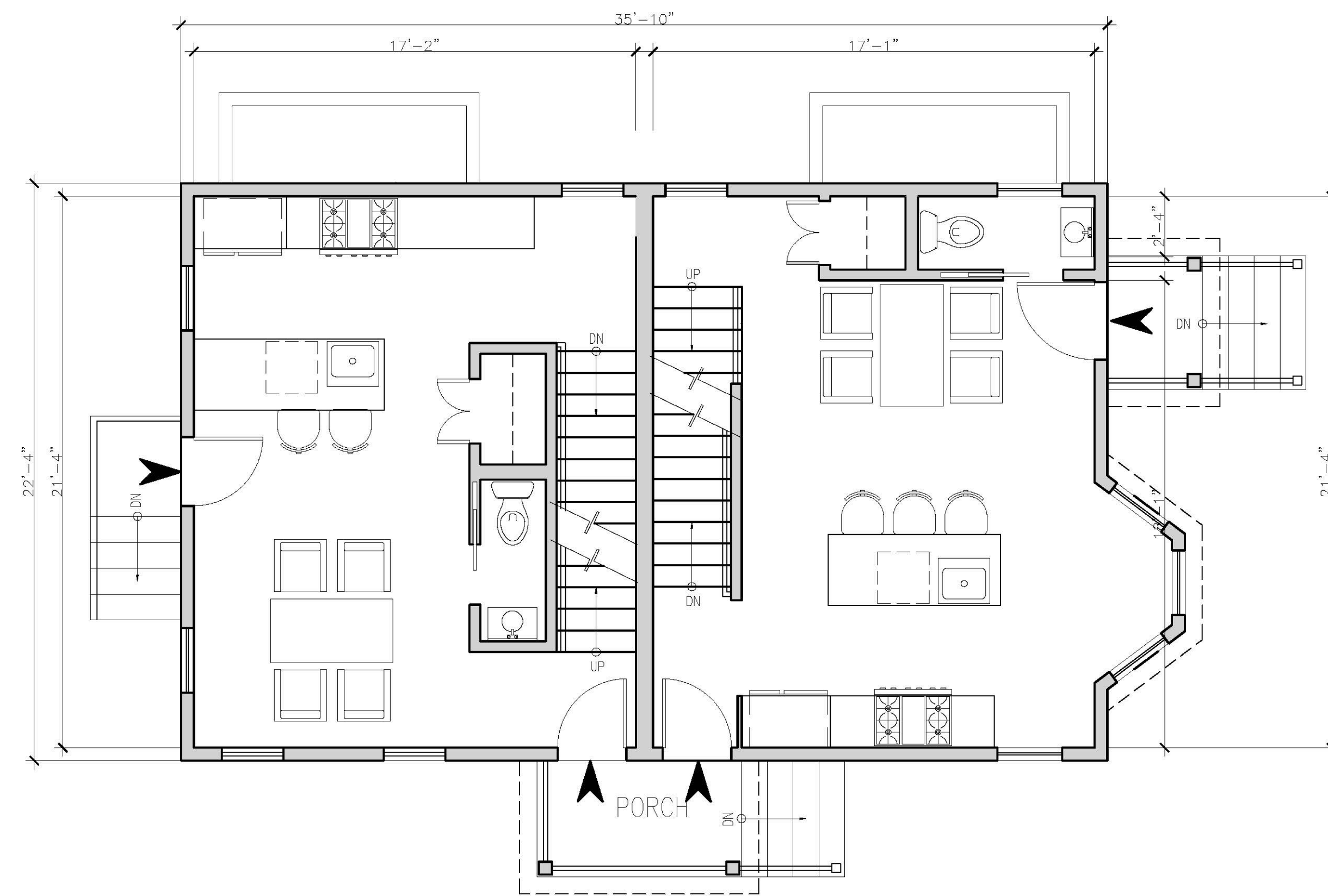


REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project 88 HOLWORTHY  
Address 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138  
Title EXISTING ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. # 1929	Drawing No.
Date: 03/09/2023	AX2.1
Scale: AS NOTED	
Drawn By: DA	

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**AndersonPorterDesign**  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY

Address: 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138

Title:	UNIT PLANS AT FRONT
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Drawing Issued By: ANDERSON PORTER DESIGN

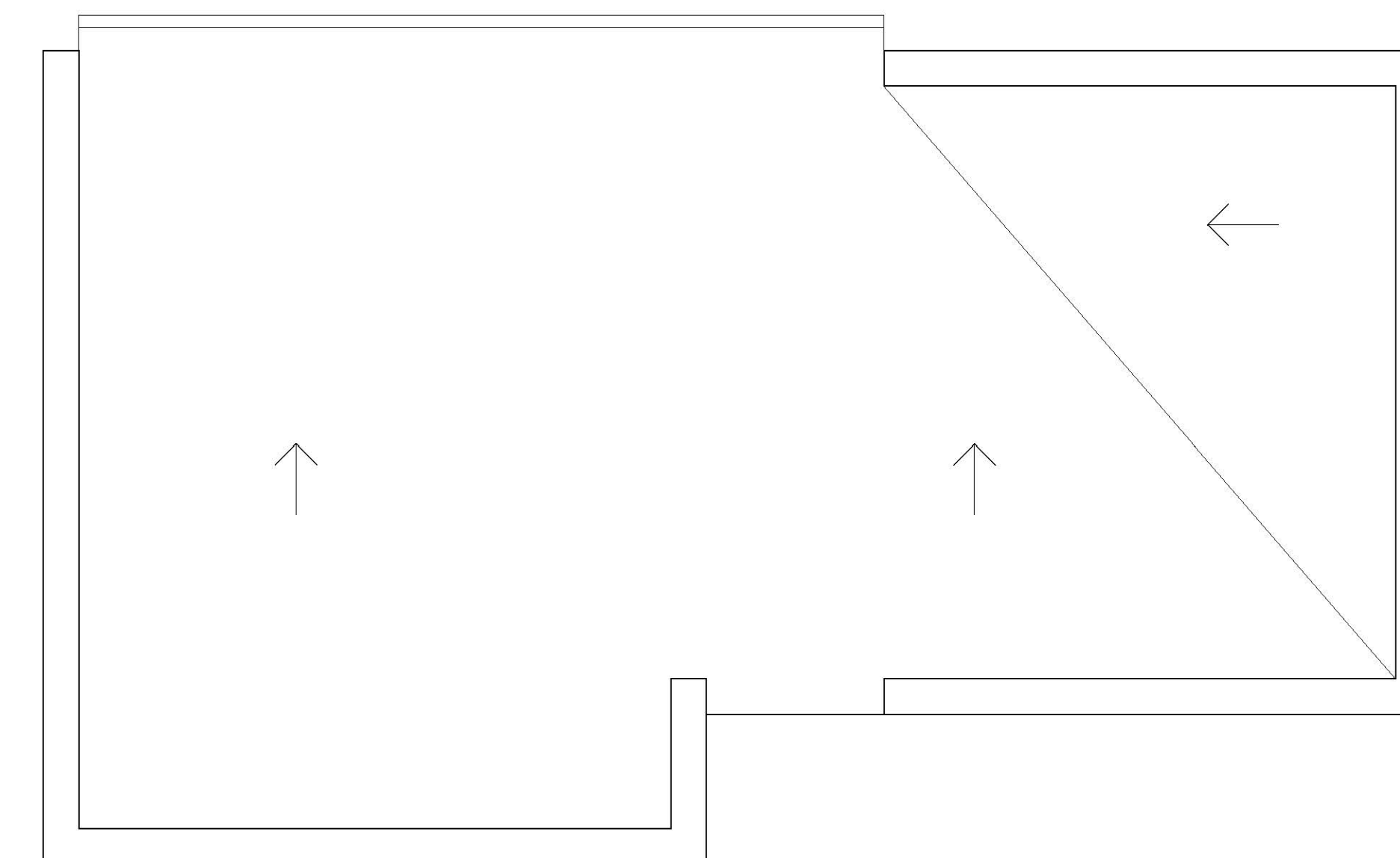
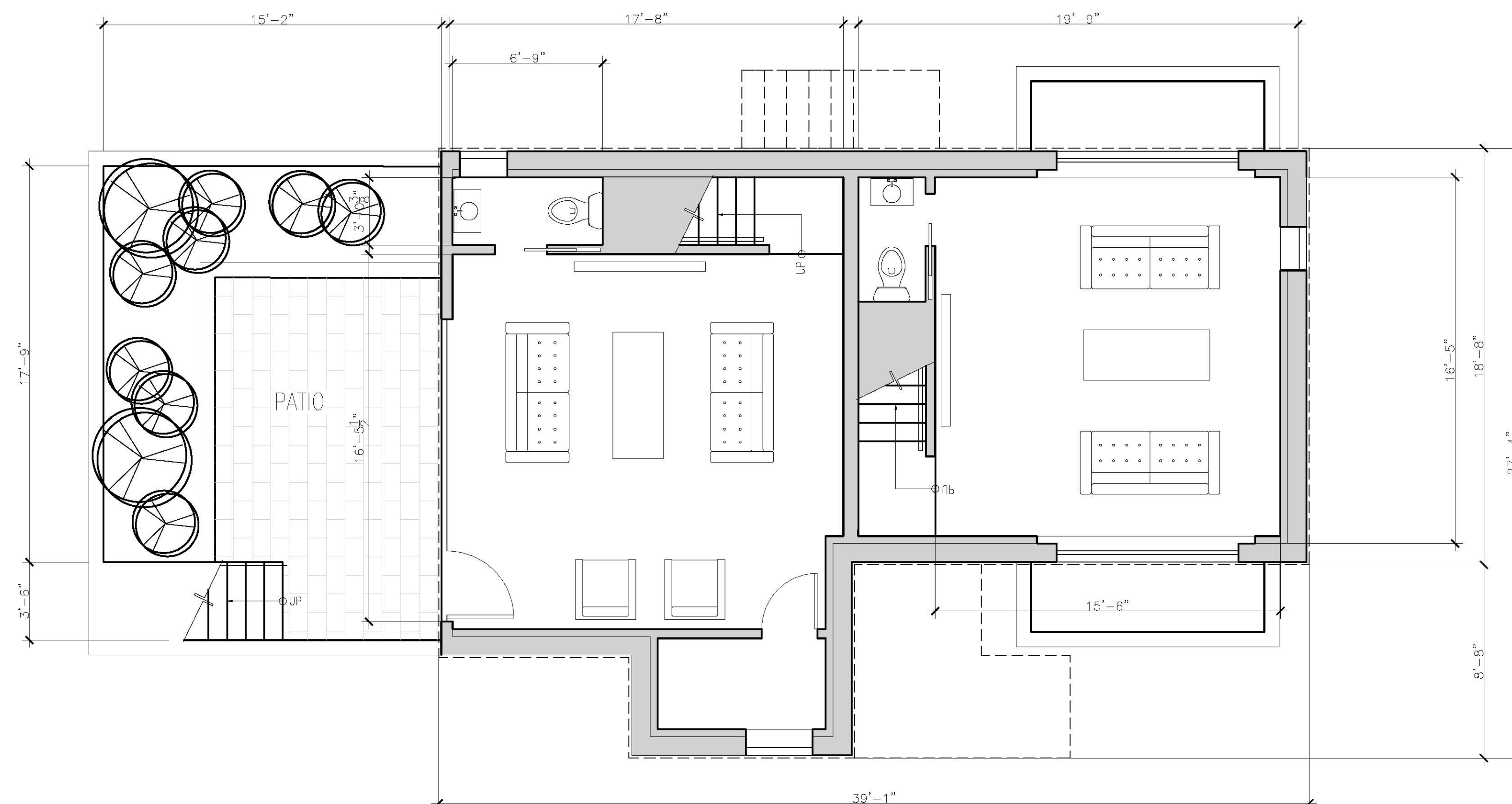
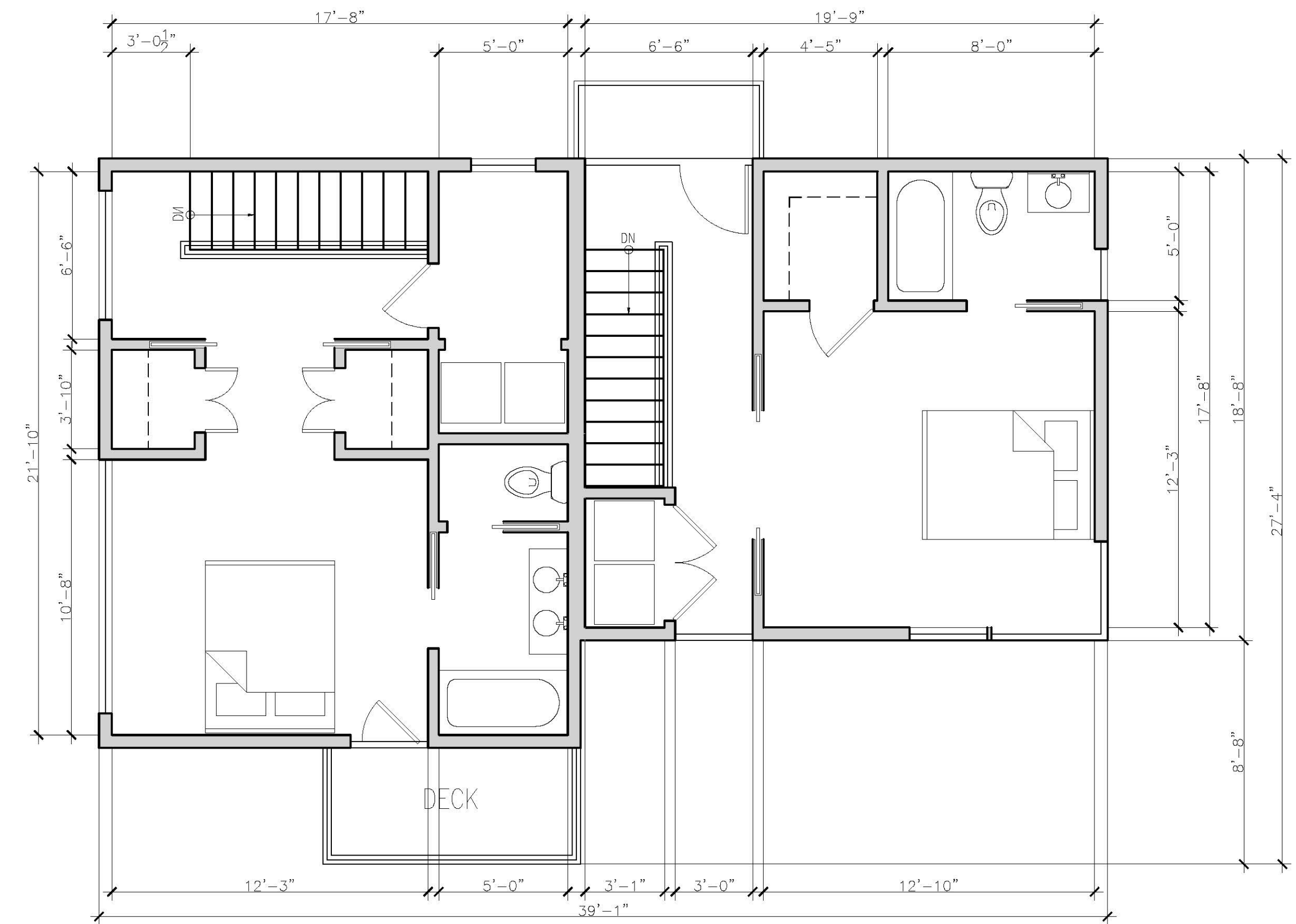
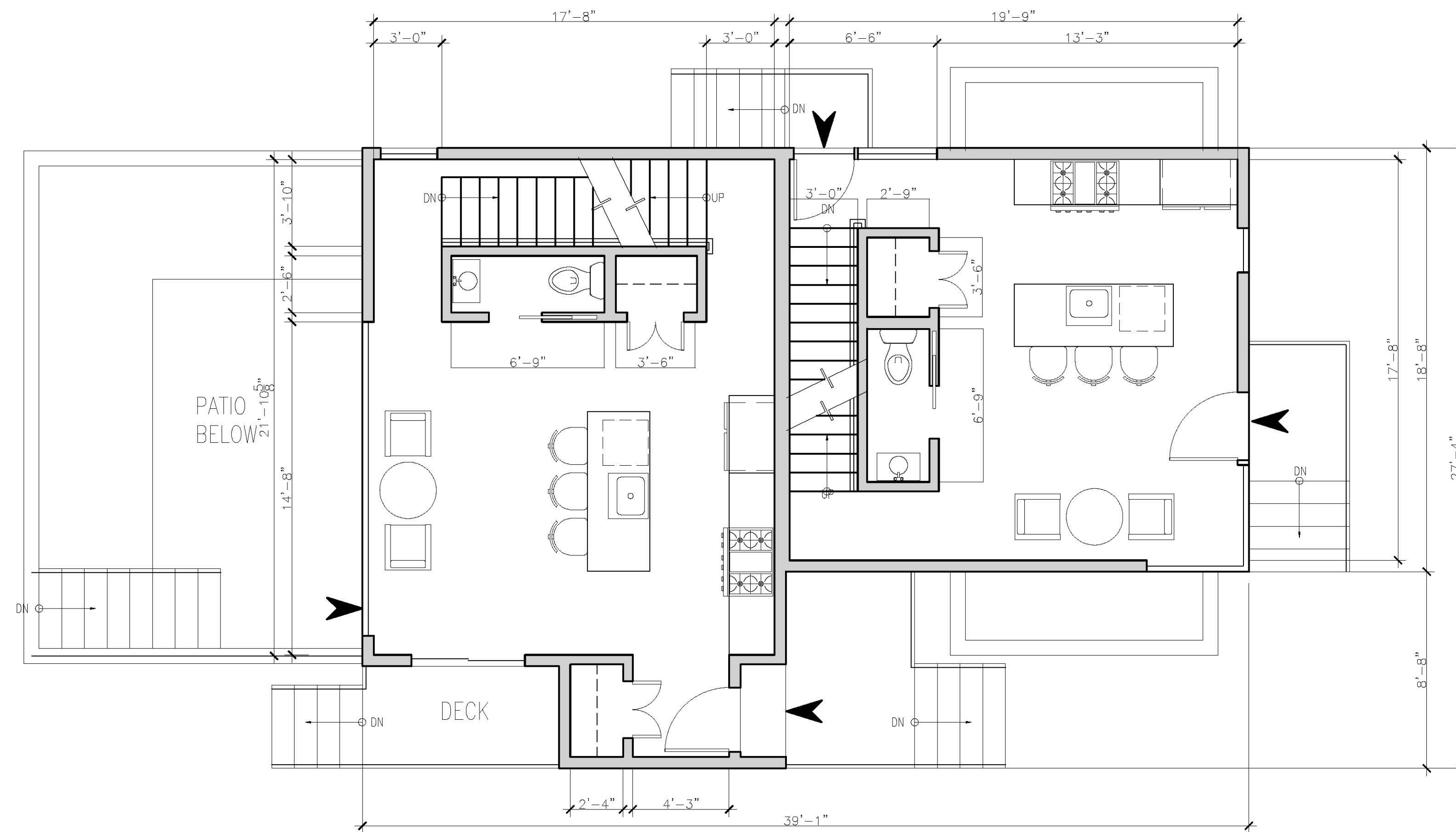
Prod. #	1929
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Date: 03/09/2023

Scale: AS NOTED

ASTROLOG	
DA	

1.1

[illegible]

**AndersonPorterDesign**  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project:	88 HOLWORTHY
Address:	88 HOLWORTHY STREET CAMBRIDGE, MA 02138

Title:	UNIT PLANS AT REAR
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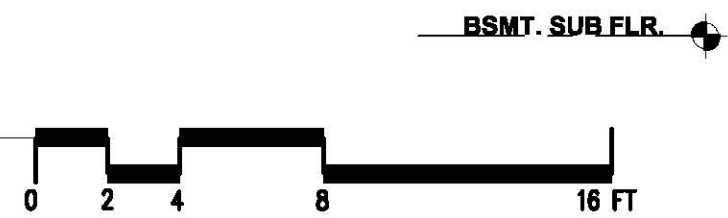
Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No.  <b>A1.2</b>
Date: 03/09/2023	
Scale: AS NOTED	
Drawn By: DA	

Proj. #: 1929	Drawing No.  <h1>A1.2</h1>
Date: 03/09/2023	
Scale: AS NOTED	
Drawn By: DA	





1 Elevation: East  
Scale 1/4" = 1'-0"



2 Elevation: South  
Scale 1/4" = 1'-0"



**MATERIALS:**

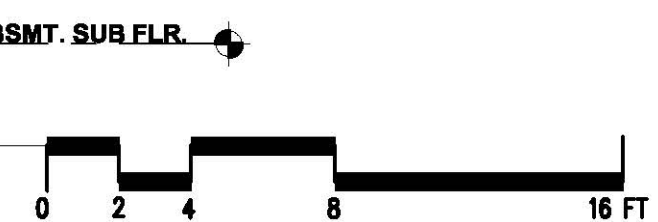
- ASPHALT SHINGLE ROOFING
- RACK AND EAVE DETAILS TO MATCH EXISTING
- BLACK CLAD DOUBLE HUNG WINDOWS 2/1
- WINDOW TRIM PROFILES TO MATCH EXISTING
- CLAPBOARD SIDING 7.5" EXPOSURE
- NEW GUTTERS AND DOWNSPOUTS
- NEW ENTABLATURE, CORNER BOARDS AND WATER TABLE
- BRICK VENEER OVER NEW CONCRETE
- FOUNDATION
- WOOD POSTS, RAILS, AND BALUSTERS
- NATURAL FINISH WOOD DECKING AND TREADS



3 Elevation: West  
Scale 1/4" = 1'-0"



4 Elevation: North  
Scale 1/4" = 1'-0"



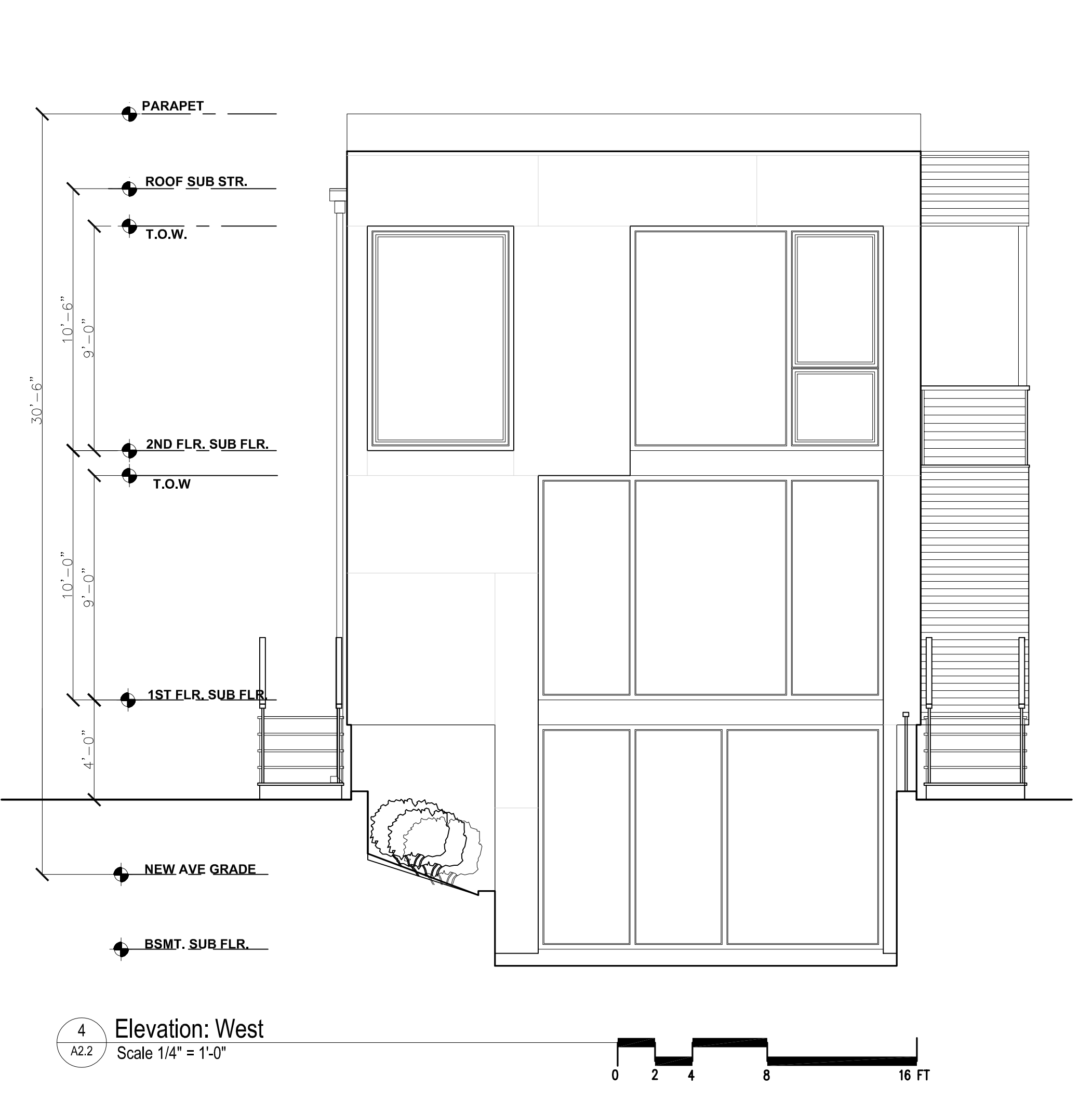
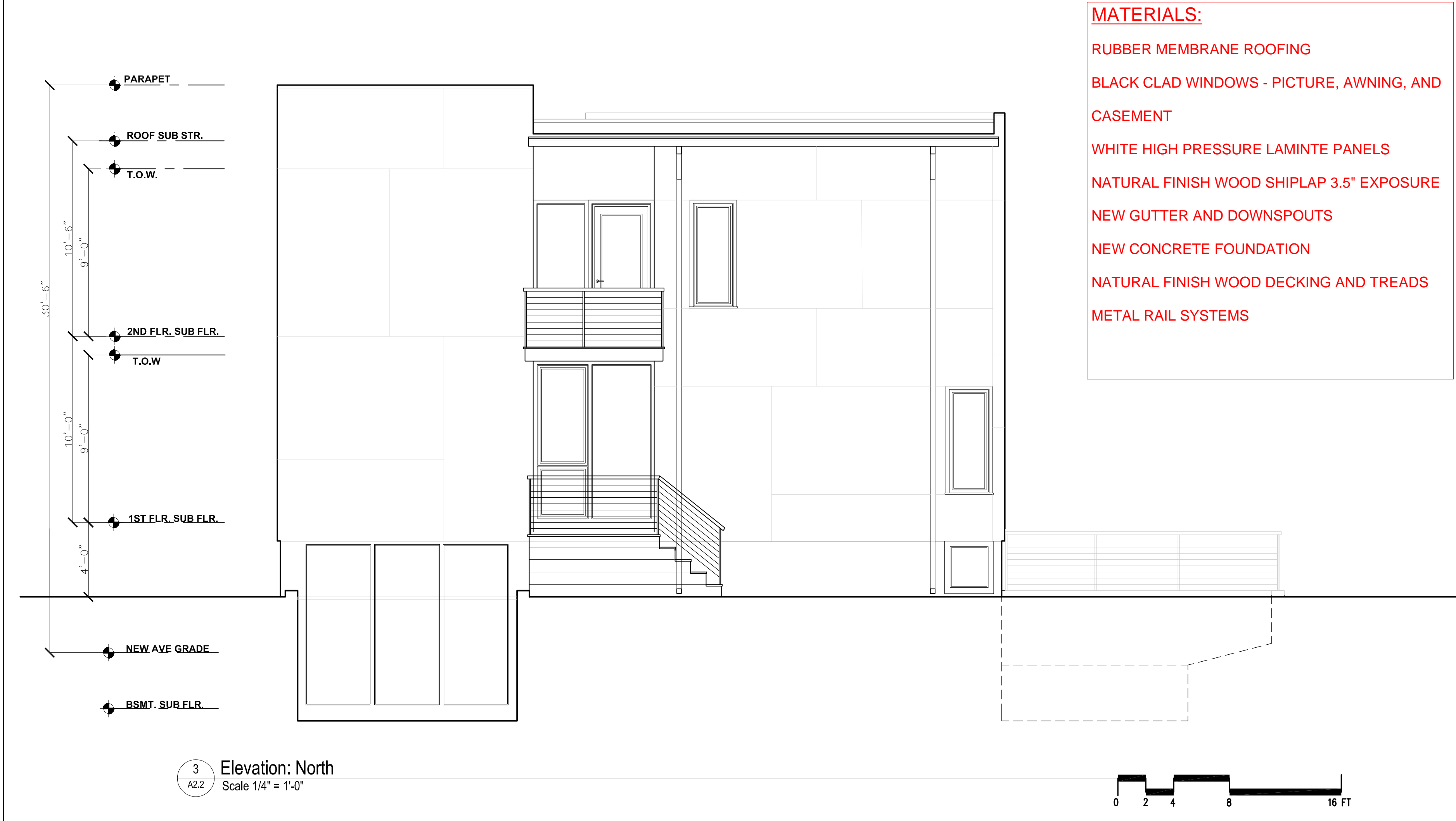
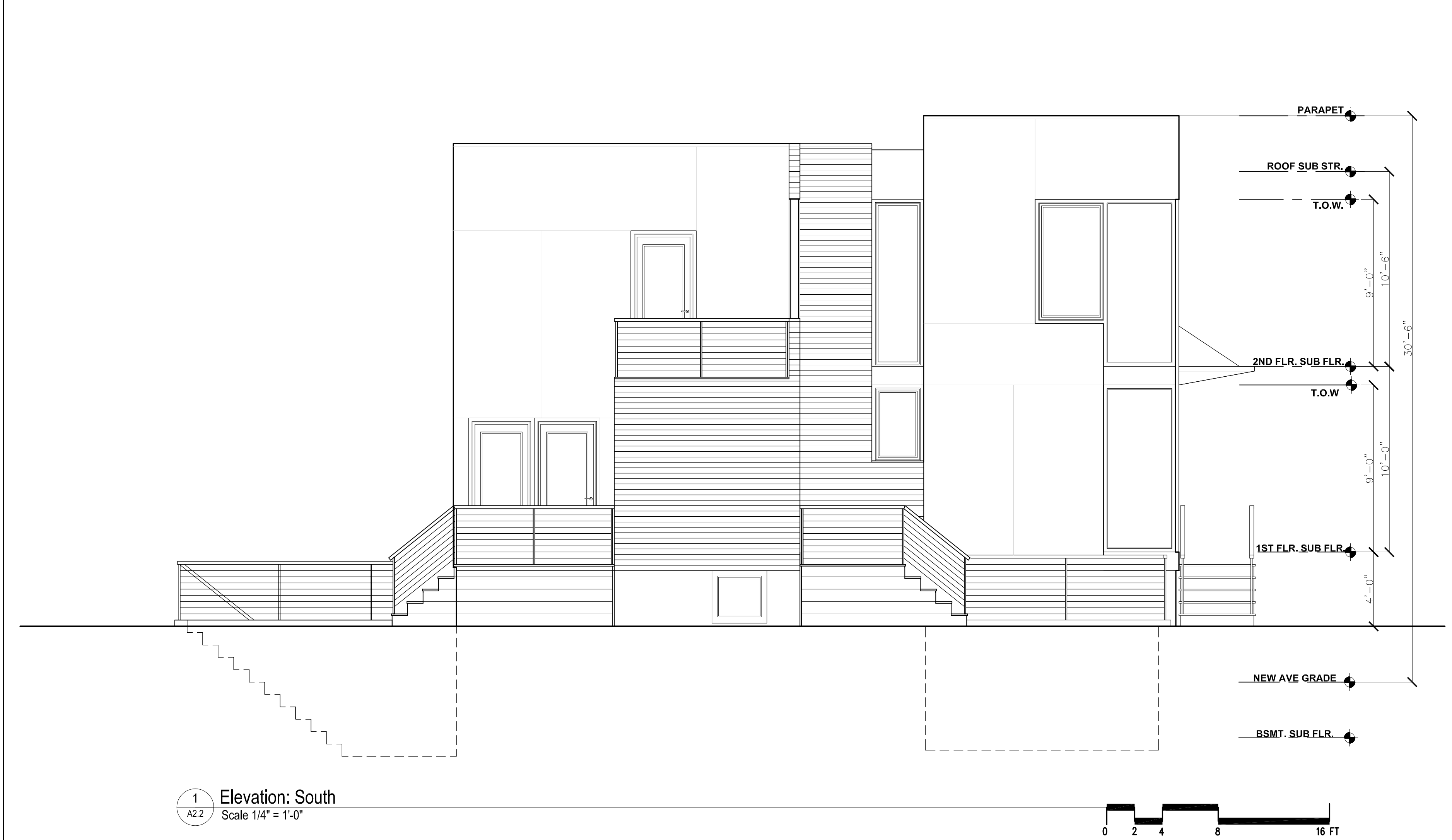
REVISIONS		
No.	Description	Date

AndersonPorterDesign  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY  
Address: 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138

Title: PROPOSED ELEVATIONS

Drawing issued by: ANDERSON PORTER DESIGN		
Proj. #	1929	Drawing No.
Date:	03/09/2023	A2.1
Scale:	AS NOTED	
Drawn By:	DA	



**MATERIALS:**

- RUBBER MEMBRANE ROOFING
- BLACK CLAD WINDOWS - PICTURE, AWNING, AND CASEMENT
- WHITE HIGH PRESSURE LAMINATE PANELS
- NATURAL FINISH WOOD SHIPLAP 3.5" EXPOSURE
- NEW GUTTER AND DOWNSPOUTS
- NEW CONCRETE FOUNDATION
- NATURAL FINISH WOOD DECKING AND TREADS
- METAL RAIL SYSTEMS

REVISIONS		
No.	Description	Date

**AndersonPorterDesign**  
1972 Mass Ave Cambridge, MA 02140  
Tel. 617.354.2501 Fax. 617.354.2509

Project: 88 HOLWORTHY  
Address: 88 HOLWORTHY STREET  
CAMBRIDGE, MA  
02138  
Title: PROPOSED ELEVATIONS

Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #: 1929	Drawing No. A2.2
Date: 03/09/2023	
Scale: AS NOTED	
Drawn By: DA	





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REVISIONS		
No.	Description	Date

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AndersonPorterDesign 875 Main Street Cambridge, MA 02139 Tel. 617.354.2501 Fax. 617.354.2509	
Project:	88 Holworthy
Address:	88 Holworthy Cambridge MA 02138
Title:	PHOTOGRAPHS
Drawing Issued By: ANDERSON PORTER DESIGN	
Proj. #	1929
Date:	01/03/2021
Scale:	AS NOTED
Drawn By:	DA
Drawing No.	A3.0





1  
A3.0 50-52 Holworthy Street



2  
A3.0 66-68 Holworthy Street



3  
A3.0 72-74 Holwortht street



4  
A3.0 76-78 Holworthy Street



5  
A3.0 82-84 Holworthy Street



6  
A3.0 88 Holworthy Street



7  
A3.0 110-112 Holworthy Street



8  
A3.0 124-124R Holworthy Street

REVISIONS		
No.	Description	Date

AndersonPorterDesign  
875 Main Street Cambridge, MA 02139  
Tel. 617.354.2501 Fax. 617.354.2509

Project:	88 Holworthy
Address:	88 Holworthy Cambridge MA 02138
Title:	PHOTOGRAPHS

Drawing Issued By: ANDERSON PORTER DESIGN		
Proj. #	1929	Drawing No. <b>A3.</b>
Date:	01/03/2021	
Scale:	AS NOTED	
Drawn By:	DA	





88 Holworthy St.

Petitioner

253-31  
COYLE, MAXINE  
89 HOLWORTHY ST. UNIT#1  
CAMBRIDGE, MA 02138

253-31  
LO, MICHAEL MAI,  
TR. OF THE CHENG & LO LIVING TRUST  
1543 TODD ST  
MOUNTAIN VIEW, CA 94040

ANDERSON PORTER DESIGN  
C/O DANIEL ANDERSON, ARCHITECT  
1972 MASS AVENUE #4B  
CAMBRIDGE, MA 02140

254-30  
MCKIE, JUDY K. & TODD S. MCKIE  
82 HOLWORTHY ST., #1  
CAMBRIDGE, MA 02138

254-67  
DENNIS, JUSTIN & CHRISTOPHER DENNIS  
6 CROWNINSHIELD RD.  
MARBLEHEAD, MA 01945-2629

254-68  
TAVERNA, PETER J.  
C/O DONALD DENNIS & BARBARA TAVERNA  
6 CROWNINSHIELD RD  
MARBLEHEAD, MA 01945

254-10  
WHITE, GEORGE J. & LYNN M. WHITE,  
TRS THE WHITE FAMIL REV TRUST  
71 CUSHING ST  
CAMBRIDGE, MA 02138

254-11  
MANKINS, DAVID PATRICK &  
GWENDOLYN WHITTAKER  
73 CUSHING ST., UNIT #73  
CAMBRIDGE, MA 02138-4581

254-70  
PILOTTO, SANDRA K. & DUNCAN S. MARTIN  
65 CUSHING ST  
CAMBRIDGE, MA 02138

254-8  
EDEN, JONATHAN T. & LUCY KIM  
55-59 CUSHING ST., #55  
CAMBRIDGE, MA 02138

254-8  
TELLEZ, ANDRES B. &  
KATHERINE M. ARMSTRONG  
55-59 CUSHING ST., #59  
CAMBRIDGE, MA 02138

254-30  
BINGHAM, FRANCIS ANDREA EICHMAN  
84 HOLWORTHY ST UNIT #2  
CAMBRIDGE, MA 02138

253-31  
CIOFFI, ANDREA K.  
89 HOLWORTHY ST #2  
CAMBRIDGE, MA 02138

254-11  
GUNGOR, TUNCH A.  
75 CUSHING ST  
CAMBRIDGE, MA 02138

254-29  
SILLARI ENTERPRISES LLC  
C/O STEPHEN SILLARI  
91 PARK AVE  
CAMBRIDGE, MA 02138

254-8  
OLSHAN RYAN & CAROLYN  
59 CUSHING ST UNIT 57  
CAMBRIDGE, MA 02138

254-66  
DONOHUE ROBERT  
TRS 46 FAYERWEATHER STREET REALTY TR  
46 FAYERWEATHER ST  
CAMBRIDGE, MA 02138

254-69  
CARBIN, MICHAEL & ANGELEE RUSS-CARBIN  
63 CUSHING ST  
CAMBRIDGE, MA 02138

254-31  
HARRY + LILI LLC,  
67A SMITH PL - UNIT 12-A  
CAMBRIDGE, MA 02138

253-159  
WALKER JEFFREY T & KATHLEEN A ROOSEVELT  
94 PARK AVE  
CAMBRIDGE, MA 02138

253-30  
SILLARI, STEPHEN  
91 PARK AVE  
CAMBRIDGE, MA 02138

## Pacheco, Maria

---

**From:** Don Dennis <dondennis201@yahoo.com>  
**Sent:** Tuesday, April 18, 2023 2:49 PM  
**To:** Pacheco, Maria  
**Subject:** CASE NO. BZA-214584 - 88 Holworthy Street

Dear Marcie Pacheco and Board of Zoning Appeal:

My family owns 92 Holworthy Street and 4 Holworthy Terrace- two contiguous properties immediately adjacent to 88 Holworthy Street in Cambridge.

After reviewing redevelopment plans by Sillari Enterprises for 88 Holworthy Street I am very much in favor of the proposal to renovate the existing two family house and to create another two family structure in the rear yard. I understand the requested square footage of the four units and the reason this appeal. This project will greatly improve our neighborhood.

Feel free to contact me with any questions,

Don Dennis  
Architect  
941-735-3899

[Sent from Yahoo Mail for iPhone](#)



## Pacheco, Maria

---

**From:** Ferahnaz Kahyaoglu <k.ferah@gmail.com>  
**Sent:** Monday, April 24, 2023 4:49 PM  
**To:** Pacheco, Maria  
**Cc:** Singanayagam, Ranjit; Zondervan, Quinton; Totten, Daniel; Siddiqui, Sumbul; Nolan, Patricia; Huang, Yi-An; Mike Connolly Representative  
**Subject:** 88 Holworthy St / CASE NO. BZA-214584

Dear Zoning Committee and City of Cambridge Officials,

I have important comments for 88 Holworthy St. Case with number BZA-214584 where there is a public hearing on April 27, 2023.

Basically the City of Cambridge is illegally doing operations on the land while there are active pending cases in the State of Massachusetts Courts for property ownership for this particular land where Ferahnaz Kahyaoglu is seeking her property ownership at Cambridge District Court with her counterclaims while Sillari is an unlawful owner; And also, Human Rights violations occurred in this property against Kahyaoglu by Stephen Sillari/Sillari Enterprises LLC where the case is still pending at Supreme Judicial Court.

Moreover illegal and criminal eviction happened in this property on December 1, 2022 against Ferahnaz Kahyaoglu by Stephen Sillari/ Sillari Enterprises LLC. On or about November 2022, Sillari first shut off Kahyaoglu's gas from the street by claiming that no-one lives in the property and left Kahyaoglu without heat; and made her to be sick. When Kahyaoglu called the utility providers , city inspectional services and police to find out this criminal activity, Sillari retaliated against her and speedily evicted her, despite Kahyaoglu having a Medical Report requiring her to stay at least 5 days in her home to recover. But Sillari's moving crew arrived at the property on December 1st and viciously evicted her from her home on a cold winter day when Kahyaoglu was very sick with fever, chills and muscle weakness; they locked her out and she became homeless. Since then Kahyaoglu never recovered and was more traumatized with being homeless where she stayed on the streets, shelters and developed extreme physical and emotional distress where required to undergo therapies, and fracturing her foot due to poor living conditions . Sillari's movers maliciously and recklessly made mess Kahyaoglu's Court documents, and destroyed, broken, damaged Kahyaoglu's personal property to turn them to the junk to fill her storage units where she pays. The Court ignored at the hearing that Kahyaoglu pointed out that Sillari's Constable has no address and no qualifications for this duty. They collectively caused financial damages, pain and suffering on Kahyaoglu.

"The practice of forced eviction constitutes a gross violation of human rights, in particular the right to adequate housing."- [Commission on Human Rights, Resolution 1993/77](#)

Every year, millions of people around the world are forcibly evicted from their homes and their land, often leaving them living in extreme poverty and destitution. Forced evictions can be severely traumatic. They set back even further the lives of those that are already marginalized or vulnerable in society. Moreover, forced evictions violate a wide range of internationally recognized human rights, including the rights to adequate housing, food, water, health, education, work, security of the person, freedom from cruel, inhuman and degrading treatment, and freedom of movement (<https://www.ohchr.org/en/forced-evictions-and-human-rights>).

Furthermore, the City Housing Liaison gave her a false hope to find "emergency" housing when they said no fault evictions are in the emergency category; and Cambridge Housing Authority did not provide all necessary information for her other than saying it is overwhelming information as more discriminatory treatment for a "HOMELESS" person while all those hustles are man-made-disasters to torture her!

Ferahnaz Kahyaoglu  
617-755-6990



# 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.

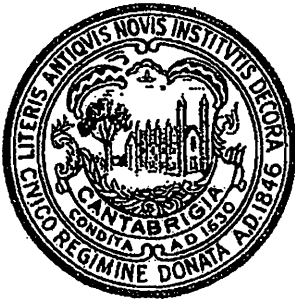
Name: Stephen Sillar Date: 4/13/23  
(Print)

Address: 88 Holworthy St.

Case No. BZA-214584

Hearing Date: 4/27/23

Thank you,  
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

2021 JUN -9 PM 6:15  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## NOTICE OF DECISION

Case Number:	377
Address:	88 Holworthy Street
Zoning:	Residence B District
Applicant:	Stephen Sillari 91 Park Avenue, Cambridge, MA 02138
Owner:	Sillari Enterprises, LLC 91 Park Avenue, Cambridge, MA 02138
Application Date:	February 24, 2021
Date of Planning Board Public Hearing:	April 27, 2021
Date of Planning Board Decision:	April 27, 2021
Date of Filing Planning Board Decision:	June 9, 2021
Application:	Special Permit for more than one structure containing a principal residential use (Section 5.53.2)
Decision:	GRANTED, with Conditions.

Appeals, if any, shall be made pursuant to Section 17 of Massachusetts General Laws, Chapter 40A, and shall be filed within twenty (20) days after filing of the above referenced decision with the City Clerk. Copies of the complete decision and final plans, if applicable, are on file with the Community Development Department and the City Clerk.

Authorized Representative of the Planning Board: Swaathi Joseph

For further information concerning this decision, please contact Swaathi Joseph at 617-349-4668, or [sjoseph@cambridgema.gov](mailto:sjoseph@cambridgema.gov).

## **DOCUMENTS SUBMITTED**

### Application Documents and Supporting Material

1. Special Permit Application submitted on 2/24/2021, containing the Special Permit Cover Sheet, Dimensional Form, Ownership Certificate, Narrative, Community Outreach Summary, plan set titled 88 Holworthy Street Revised Development Package, prepared by Anderson Porter Design, dated 2/10/2021.
2. Presentation slides shown to the Planning Board on 4/27/2021.

### City of Cambridge Documents

3. Memorandum to the Planning Board from Katherine F. Watkins, City Engineer, Department of Public Works (DPW), dated 4/18/2021.
4. Memorandum to the Planning Board from Community Development Department staff, dated 4/20/2021.

### Other Documents

5. Letter to the Planning Board from Timothy Flynn, dated 12/9/2020.
6. Email communication to the Planning Board from Jason Stonehouse, dated 3/15/2021.
7. Letter to the Planning Board from Fleurette Arseneault, undated.
8. Letter to the Planning Board from Lynne Schiebe, undated.
9. Letter to the Planning Board from Patricia Caldwell, undated.
10. Letter to the Planning Board from Richard Michalowski, undated.
11. Letter to the Planning Board from Jean-Antoine Ribeil and Magali Pederzoli-Ribeil, undated.
12. Letter to the Planning Board from Karen Propp, undated.
13. Letter to the Planning Board from Denise O'Brien, undated.
14. Letter to the Planning Board from Barbara Glick, undated.
15. Letter to the Planning Board from Phyllis Newton, undated.
16. Letter to the Planning Board from Gideon Balloch and Kaitlyn Choo, undated.
17. Letter to the Planning Board from Phyllis Newton, undated.

## APPLICATION SUMMARY

The Applicant proposes to rehabilitate an existing two-family structure and construct a new detached two-family structure in the rear yard which would be more than seventy-five (75) feet from Holworthy Street. The base zoning is Residence B and the parcel is located in the Strawberry Hill neighborhood. The requested special permits are discussed in detail in the Findings below.

In addition to the special permits requested, the application requires obtaining zoning relief (described below) through the issuance of variances from the Board of Zoning Appeal to permit aspects of the development that are not zoning compliant.

## FINDINGS

After review of the Application Documents and other documents submitted to the Planning Board, testimony given at the public hearing, and review and consideration of the applicable requirements and criteria set forth in the Zoning Ordinance with regard to the relief being sought, the Planning Board makes the following Findings:

1. Special Permit for more than one structure containing a principal residential use (Section 5.53.2)

Because the proposal includes two principal residential structures on the lot, and one of those structures is more than seventy-five (75) feet from the abutting street line of Holworthy Street, the following provisions of the zoning ordinance apply.

In Residence B districts more than one structure containing a principal residential use is allowed on a lot by special permit from the Planning Board provided the Board finds:  
5.53.2

- (a) *that development in the form of two or more structures on the lot will not significantly increase or may reduce the impact of the new construction should it occur in a single structure; or*
- (b) *That two or more structures may provide identifiable benefits beyond that provided should all construction be in a single structure. In making its findings the Board shall consider the impact of the new construction on the following:*
  - (1) *the extent to which the preservation of a large contiguous open space in the rear of the lot or series of adjacent lots is achieved through the provision of a rear yard setback significantly greater than that required and through the dedication of that rear yard as Green Area, as defined in this Ordinance,*
  - (2) *incentives for the location of buildings and parking facilities in the front half of a lot in a pattern compatible with the development pattern prevailing in the neighborhood,*
  - (3) *the extent to which two or more structures provides an enhanced living environment for residents on the lot,*



- (4) incentives to retain existing structures on a lot, particularly any structure determined to be a Preferably Preserved Significant structure by the Cambridge Historical Commission,*
- (5) the opportunities presented to reduce the visual impact of parking from the public street and from adjacent lots,*
- (6) The increased opportunities to reduce the height and bulk as new construction is deeper into a lot or closer to structures on abutting lots.*

The proposed development will preserve the existing two-family structure on the lot, but will relocate it in order to be in closer conformance to yard setback requirements in the zoning district. As a separate structure, the proposed additional development will be more harmonious with the existing scale, massing and pattern of development along Holworthy Street than if all development were in a larger multifamily or townhouse structure. Off-street parking will be located between the front and rear structures, which will minimize the visual impact of parking from Holworthy Street and adjacent lots.

For these reasons, the Board finds that development in the form of two structures will not significantly increase the impact of new construction, and therefore the proposal meets the criteria set forth in Section 5.53 Paragraph (a).

## 2. General Criteria for Issuance of a Special Permit (Section 10.43)

The Planning Board finds that the project meets the General Criteria for Issuance of a Special Permit, as set forth below.

*10.43 Criteria. Special permits will normally be granted where specific provisions of this Ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public interest because:*

- (a) It appears that requirements of this Ordinance cannot or will not be met, or ...*

The development will not conform to the maximum floor area ratio (FAR) and minimum lot area per dwelling unit limitations of the Residence B district. The Applicant will be seeking variances from the Board of Zoning Appeal. Therefore, this Special Permit will be conditioned on receiving the necessary relief from applicable zoning requirements. The proposed two-family dwelling uses are permitted in the district, and the development otherwise appears to conform to the development controls of the Zoning Ordinance.

- (b) traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character, or ...*

The proposed construction of one new two-family dwelling and rehabilitation to an existing two-family dwelling, to include a total of four off-street parking spaces, is not

anticipated to cause particular congestion or hazard or substantial change in the neighborhood character. With continuing design review and approval of the proposed driveway design, the pattern of ingress and egress from the site will not create hazard.

- (c) the continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use, or ...*

The proposed residential use complies with allowed uses in this district, and hence will not adversely affect adjacent uses that exist or are anticipated in the future.

- (d) nuisance or hazard would 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, or ...*

The proposed uses will not create nuisance or hazard, and all development activity will adhere to applicable health and safety regulations.

- (e) for other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance, and ...*

The proposed infill residential use and increase in housing units is encouraged by City plans for the area and the Zoning Ordinance. The neighborhood generally consists of single-family and two-family dwellings, and the proposed development of two detached two-family dwellings would fit the existing pattern of development.

- (f) the new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The proposal is not inconsistent with the citywide urban design objectives. The urban design objectives are supported in the proposal with the expansion of the inventory of housing, improved streetscape appearance, compatibility with historic patterns of development, minimal environmental impacts on abutters, and minimal impact on City infrastructure.

## DECISION

Based on a review of the Application Documents, testimony given at the public hearing, and the above Findings, the Planning Board hereby GRANTS the requested Special Permits subject to the following conditions and limitations. Hereinafter, for purposes of this Decision, the Permittee shall mean the Applicant for the requested Special Permits and any successor or successors in interest.

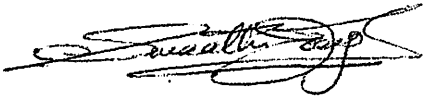
1. All use, building construction, and site plan development shall be in substantial conformance with the Application Documents and other supporting materials submitted to the Planning Board, and the additional Conditions of this Special Permit Decision. The project plans hereby approved by the Planning Board specifically include all revisions and modifications in the revised plan set titled Special Permit Set 88 Holworthy Street Revised Development Package, prepared by Anderson Porter Design, dated 2/10/2021. Appendix I summarizes the dimensional features of the project as approved.
2. This Special Permit shall be contingent on the project receiving variances from the Board of Zoning Appeal necessary to provide relief from the floor area ratio (FAR), lot area per dwelling unit, and other provisions of the zoning district to which the project does not conform.

The project shall be subject to continuing design review by the Community Development Department (CDD). Before issuance of each Building Permit for the project, CDD shall certify to the Superintendent of Buildings that the final plans submitted to secure the Building Permit are consistent with and meet all conditions of this Decision. As part of CDD's administrative review of the project, and prior to any certification to the Superintendent of Buildings, CDD may present any design changes made subsequent to this Decision to the Planning Board for its review and comment.

3. The Permittee shall address the following comments through the continuing design review process set forth above. Each of the below items shall be subject to CDD review and approval of the final design details prior to issuance of a Building Permit:
  - a. CDD shall review and approve the selection of paving materials and landscaping to minimize the visual impact of the driveway and parking area and reduce the percentage of impervious surface on the lot.
  - b. CDD shall review and approve landscape details, including proposed plantings and treatment of the space between the two dwellings.
4. All authorized development shall abide by all applicable City of Cambridge Ordinances, including the Noise Ordinance (Chapter 8.16 of the City Municipal Code).

Voting in the affirmative to approve the Development Proposal were Planning Board Members Louis Bacci, Jr., H Theodore Cohen, Steven Cohen, Catherine Preston Connolly, Mary Flynn, Hugh Russell, and Tom Sieniewicz, constituting at least two thirds of the members of the Board.

For the Planning Board,

A handwritten signature in dark ink, appearing to read "Hugh Russell", with a stylized flourish at the end.

Representative to the Planning Board, authorized by Catherine Preston Connolly, Chair.

A copy of this decision PB #377 shall be filed with the Office of the City Clerk. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws, and shall be filed within twenty (20) days after the date of such filing in the Office of the City Clerk.

ATTEST: A true and correct copy of the above decision has been filed on June 9, 2021 with the Office of the City Clerk, by Swaathi Joseph, duly authorized representative of the Planning Board. All plans referred to in the decision have been filed with the City Clerk on said date.

Twenty days have elapsed since the above decision was filed in the office of the City Clerk and:  
\_\_\_\_\_ no appeal has been filed; or

\_\_\_\_\_ an appeal has been filed within such twenty days.

The person exercising rights under a duly appealed special permit does so at risk that a court will reverse the permit and that any construction performed under the permit may be ordered undone. This certification shall in no event terminate or shorten the tolling, during the pendency of any appeals, of the periods provided under the second paragraph of G.L. c. 40A, §6.

Date: \_\_\_\_\_, City Clerk

Appeal has been dismissed or denied.

Date: \_\_\_\_\_, City Clerk

Appendix I: Approved Dimensional Chart

	Existing	Allowed or Required	Proposed	Permitted
Lot Area (sq ft)	8,637	5,000	8,637	No Change
Lot Width (ft)	50	50	50	No Change
Total GFA (sq ft)	2,769	3,775	3,795*	3,850
Residential Base	2,769	3,775	3,795*	Consistent with Application Documents and applicable zoning requirements
Non-Residential Base	0	0	0	
Inclusionary Bonus	n/a	n/a	n/a	
Total FAR	0.321	0.437	0.439*	Consistent with Application Documents and applicable zoning requirements
Residential Base	0.321	0.437	0.439*	
Non-Residential Base	0	0	0	
Inclusionary Bonus	n/a	n/a	n/a	
Total Dwelling Units	2	2.9	4*	2
Base Units	2	2.9	4*	Consistent with Application Documents and applicable zoning requirements
Inclusionary Bonus Units	n/a	n/a	n/a	
Base Lot Area / Unit (sq ft)	4,318.5	2,978.3	2,159.25*	
Total Lot Area / Unit (sq ft)	4,318.5	2,978.3	2,159.25*	
Height (ft)	30.42	35	35	Consistent with Application Documents and applicable zoning requirements
Front Setbacks (ft)	9.1	15	15	
Side Setback (ft)	3.7	7.5 (sum 20)	7.5	
Side Setback (ft)	21.2	12.5	12.5	
Rear Setback (ft)	103.9	35	38.63	
Open Space (sq ft)	7,348	3,454.8	4,496	Consistent with Application Documents and applicable zoning requirements
Private Open Space (sq ft)	3,674	1,727.4	2,324	
Permeable Open Space (sq ft)	3,674	1,727.4	2,149	
Off-Street Parking Spaces	2	4	4	Consistent with Application Documents and applicable zoning requirements
Long-Term Bicycle Parking	0	0	0	
Short-Term Bicycle Parking	0	0	0	
Loading Bays	0	0	0	

\*Indicates that a variance will be required by the Board of Zoning Appeal