



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

SEP 21 PM 3:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 194724

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jennah Epstein-Santoyo, Alejandro Epstein-Santoyo, Daniel Epstein, Rozann Kraus

PETITIONER'S ADDRESS: 93 Chilton Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 91-93 Chilton Street, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family Residence ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New gable roof and addition of two 15' dormers.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Original
Signature(s):

(Petitioner (s) / Owner)

Jennah Epstein-Santoyo, Alejandro Epstein-Santoyo,
Rozann Kraus, (Print Name) Daniel Epstein

Address:

91-93 Chilton St.

Tel. No.

617-549-6081

E-Mail Address:

jennah.ek@gmail.com

Date:

9/16/2022

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 Jennah Epstein-Santayo, Alejandro Epstein-Santayo, Rozann Kraus, Daniel Epstein (OWNER)

Address: 91-93 Chilton St. Condominiums

State that I/We own the property located at 91-93 Chilton St. Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Jennah Epstein-Santayo, Alejandro Epstein-Santayo, Rozann Kraus, Daniel Epstein

*Pursuant to a deed of duly recorded in the date 4/18/17, Middlesex South County Registry of Deeds at Book 69154+ 68761, Page 53+142; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature] [Signature]
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

Jennah Epstein-Santayo, Alejandro Epstein-Santayo,
The above-name Rozann Kraus, Daniel Epstein personally appeared before me, this 22nd of August, 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires March 8, 2024 (Notary Seal).

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

CONFIDENTIAL - SECURITY INFORMATION

on December 1954, the following information was received from the Bureau of the Federal Bureau of Investigation:

James Earl Ray, alias 'The Rat', was born in Glasgow, Scotland, on May 12, 1928. He is a white male, 5'10" tall, with blue eyes and brown hair. He is currently residing in London, England.

Ray is a member of the Communist Party, U.S.A., and has been active in the organization since 1952. He is also a member of the Black Panther Party and has been active in the organization since 1966. He is currently residing in London, England.

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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 91-93 Chilton Street, 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:

Proposed roof and dormers do not create any new non-conformities, as property already exceeds allowable FAR

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:

There is no impact to traffic from proposed new roof or dormers

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 new roof or dormers

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 new roof or dormers

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:

There are many gable roofs and dormers in this neighborhood, including many dormers that are larger than our proposed dormers

***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: Jennah Epstein-Santoyo, Alejandro Epstein-Santoyo, Daniel Epstein, Rozann Kraus
Location: 91-93 Chilton Street, Cambridge, MA
Phone: 617-549-6081

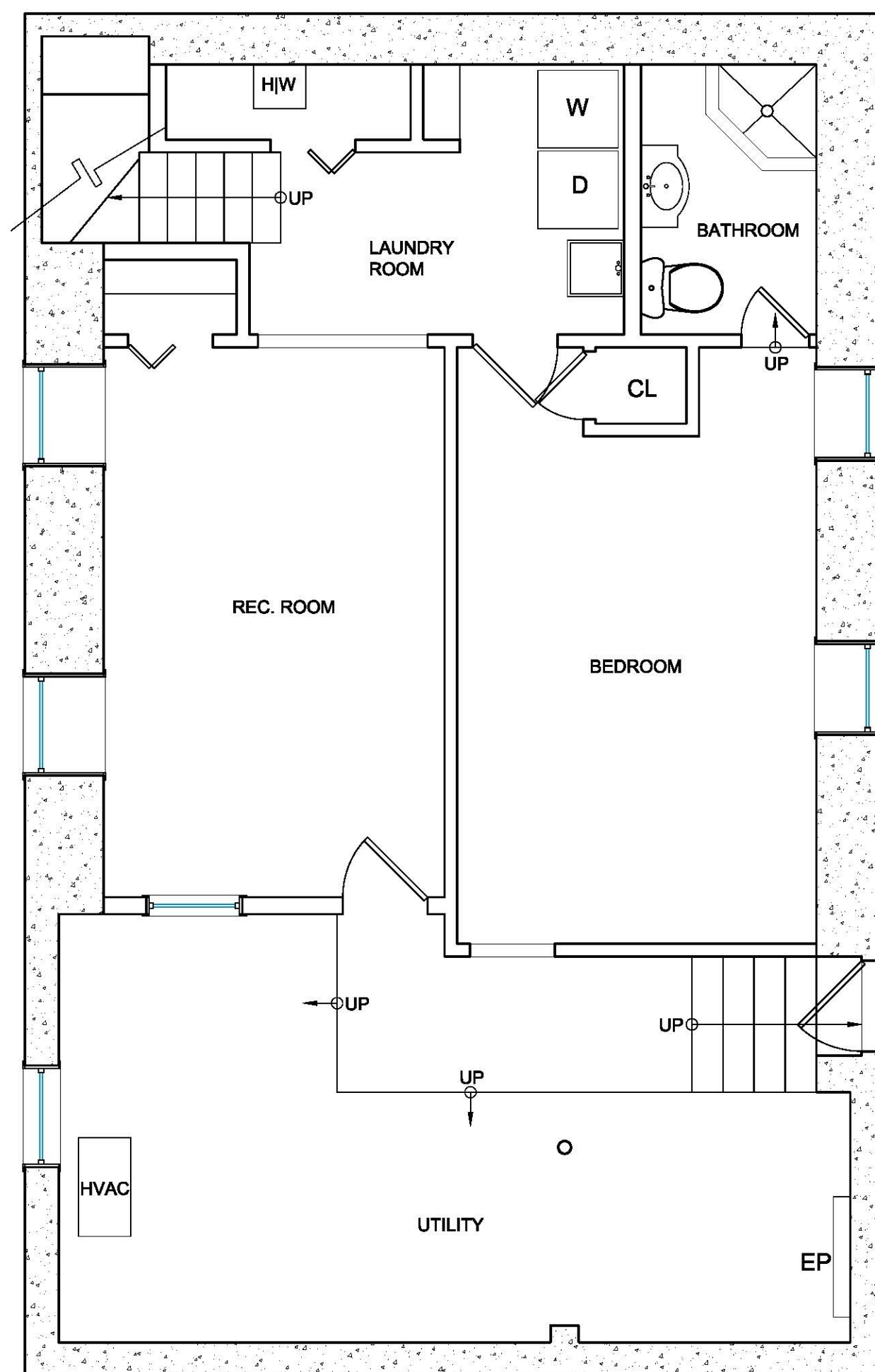
Present Use/Occupancy: 2 Family Residence
Zone: Residence B Zone
Requested Use/Occupancy: 2 Family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,080	3,761	2,500	(max.)
<u>LOT AREA:</u>		4500	4500	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.68	.84	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,250	2,250	2,500	
<u>SIZE OF LOT:</u>	WIDTH	50	50	50	
	DEPTH	90'	90'	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	12.6	12.6	15	
	REAR	24.5	24.5	25	
	LEFT SIDE	12.2	12.2	7'6"	
	RIGHT SIDE	12.1	12.1	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	28'5"	35'	35'	
	WIDTH	52'10"	52'10"	N/A	
	LENGTH	25'4"	25'4"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		25	25	40	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		n/a	n/a	n/a	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

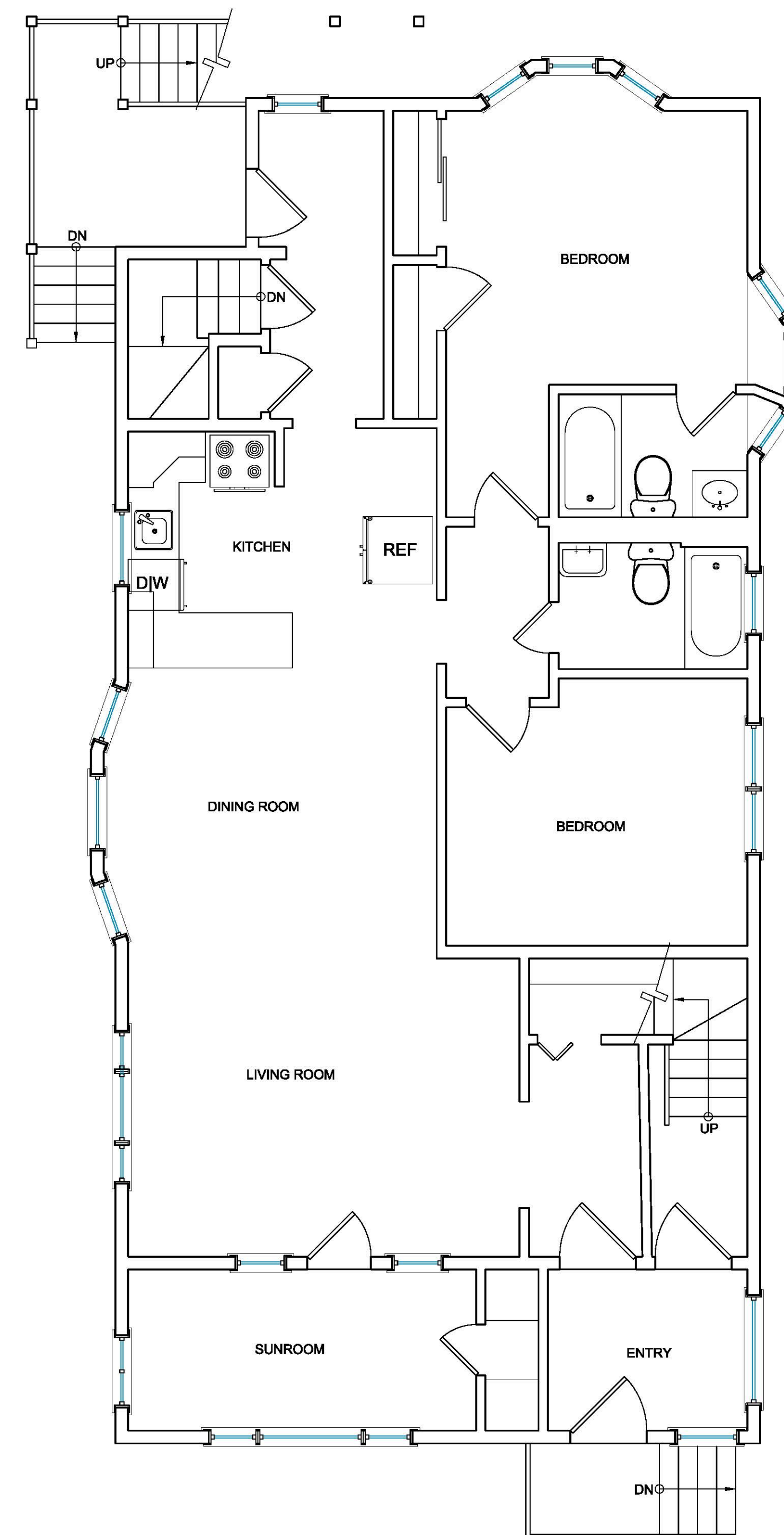
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

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'.



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



2 EXISTING 1ST FLOOR PLAN
1/4" = 1'-0"



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156 Mount Auburn St. • Cambridge, MA 02138 • T: 617.491.4600 • E: doug@doassoc.com

Title

EXISTING BASEMENT/ 1ST FLOOR PLANS

91-23 CHILTON STREET

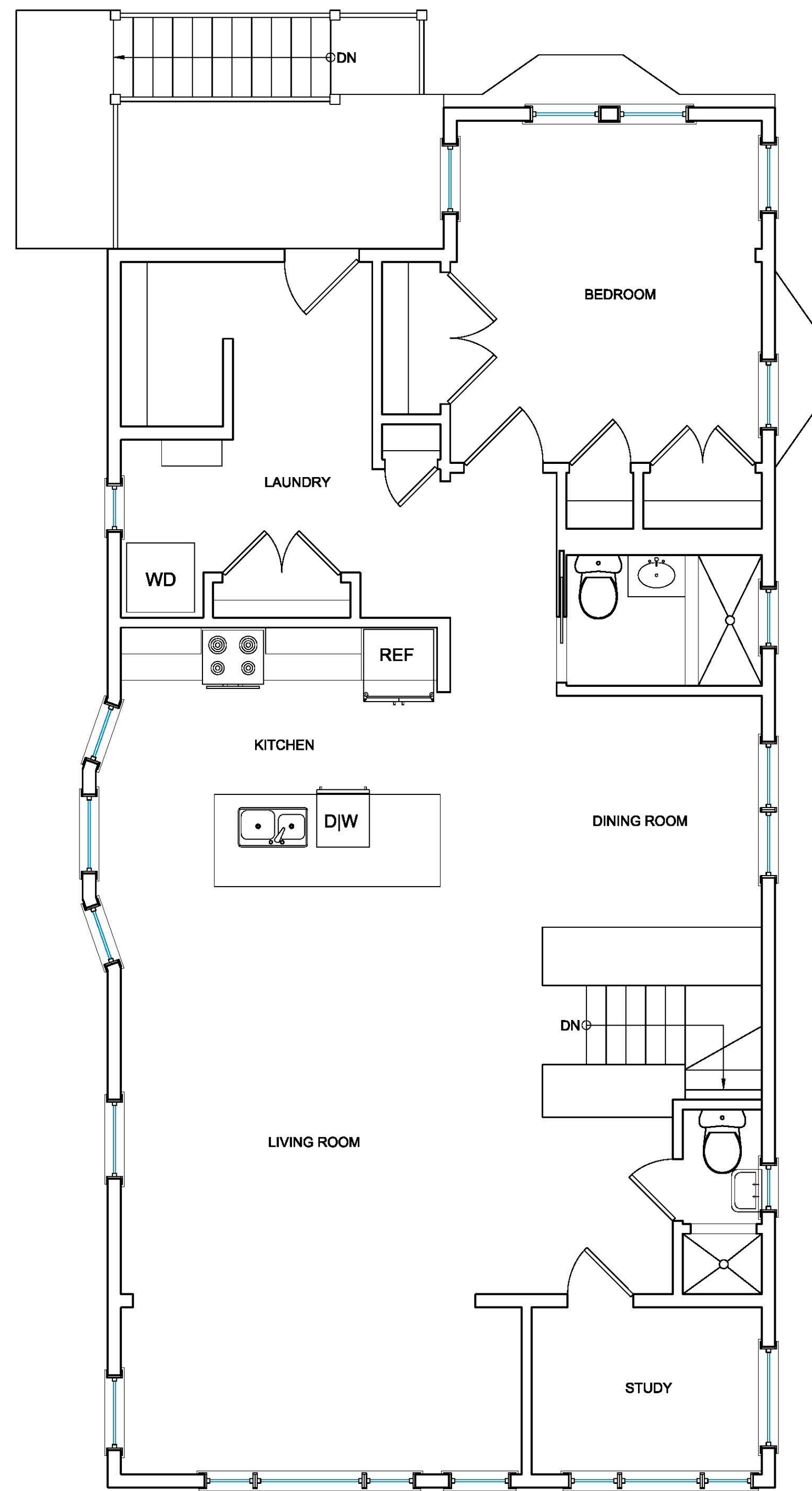
91-93 CHILTON ST, CAMBRIDGE, MA 02138

Scale	Date	Drawn	Checked	Job no.
1/4"=1'-0"	08.09.2022	AV	DOKUN	22011

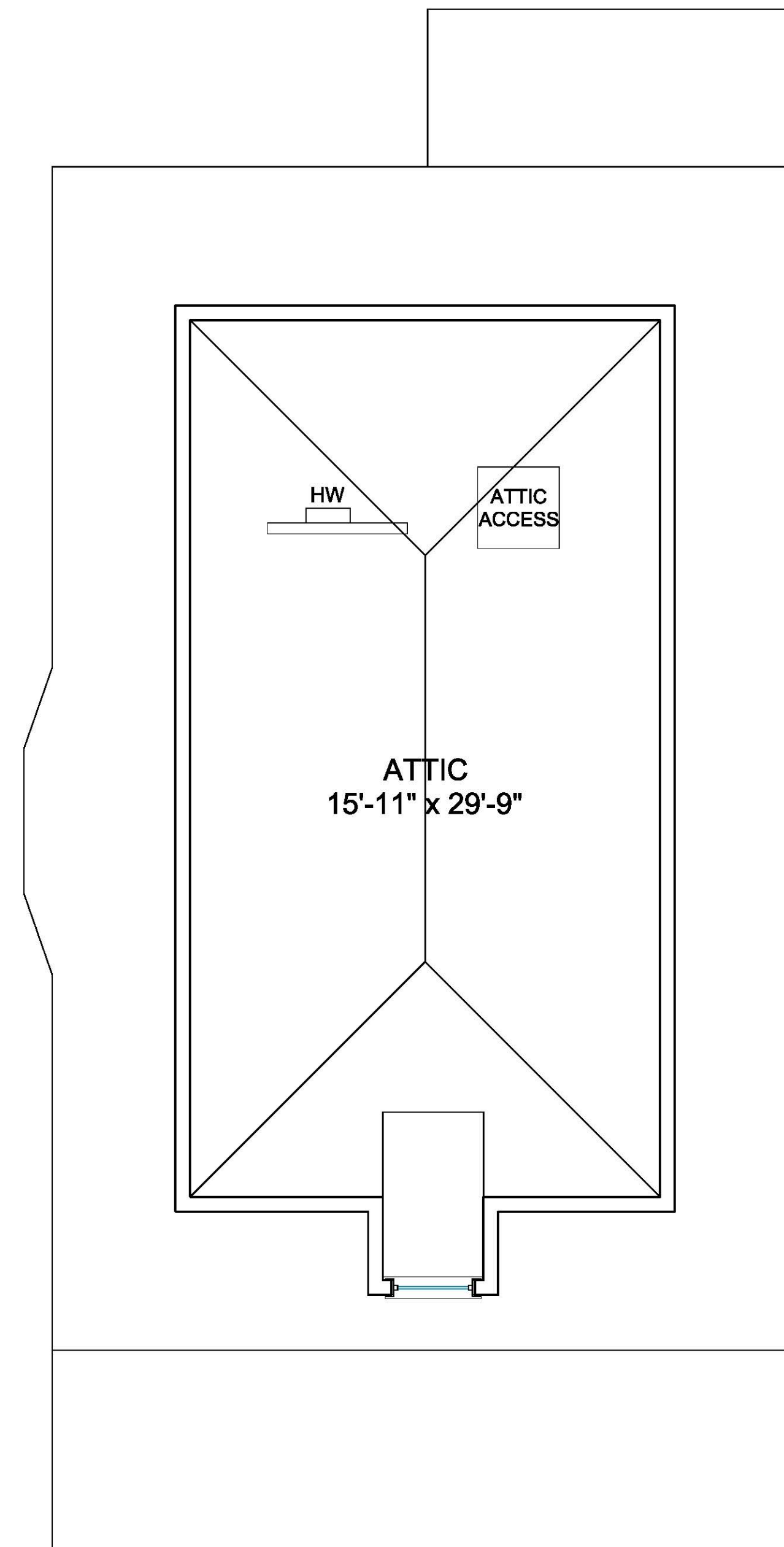
Revisions

Sheet no.

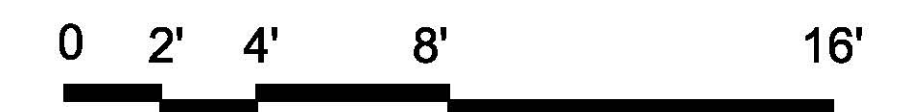
E-01



1 EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"



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



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Title

91-23 CHILTON STREET
EXISTING 2ND/ 3RD FLOOR PLANS

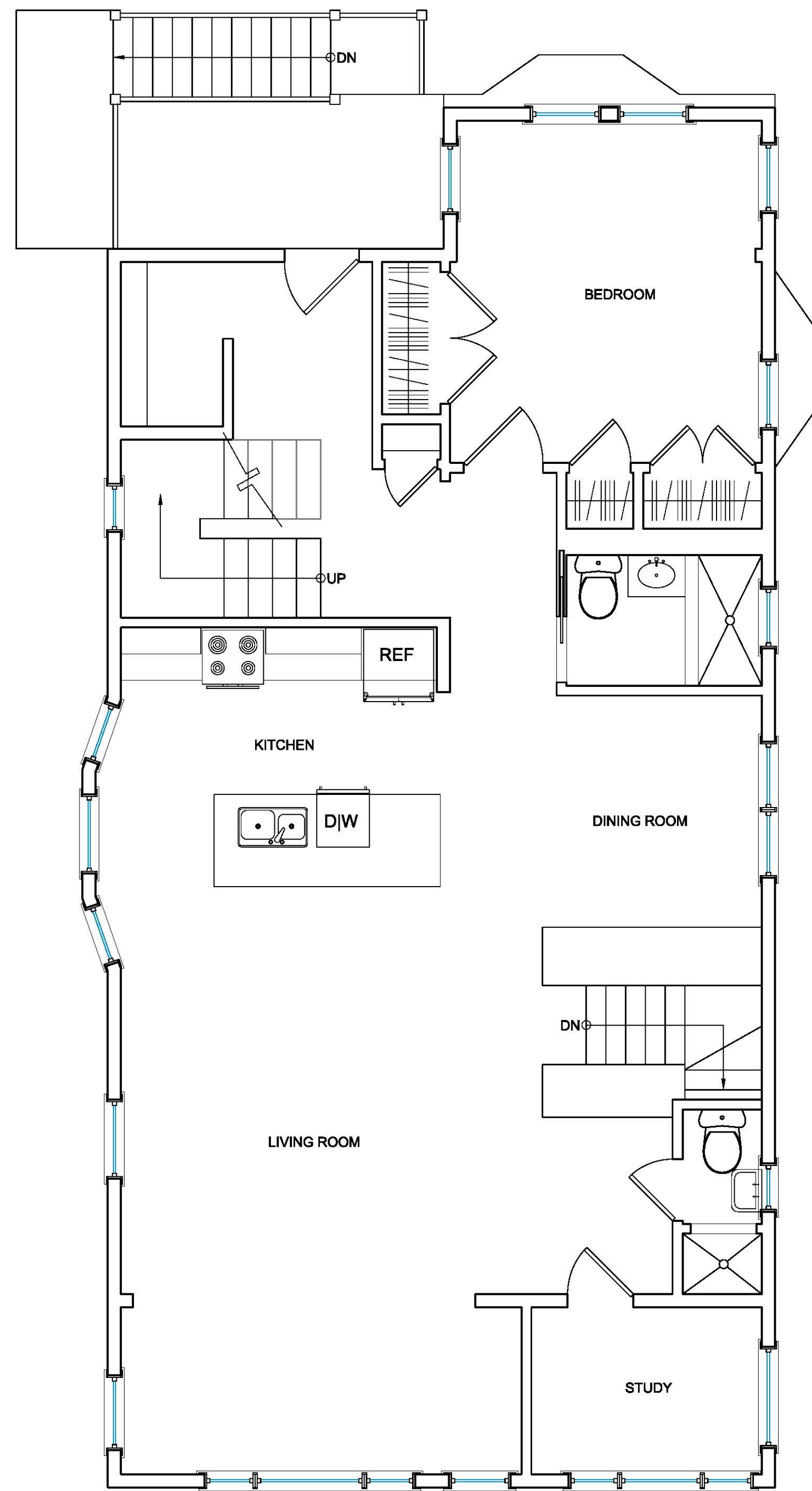
91-93 CHILTON ST, CAMBRIDGE, MA 02138

Scale	Date	Drawn	Checked	Job no.
1/4"=1'-0"	08.09.2022	AV	DOKUN	22011

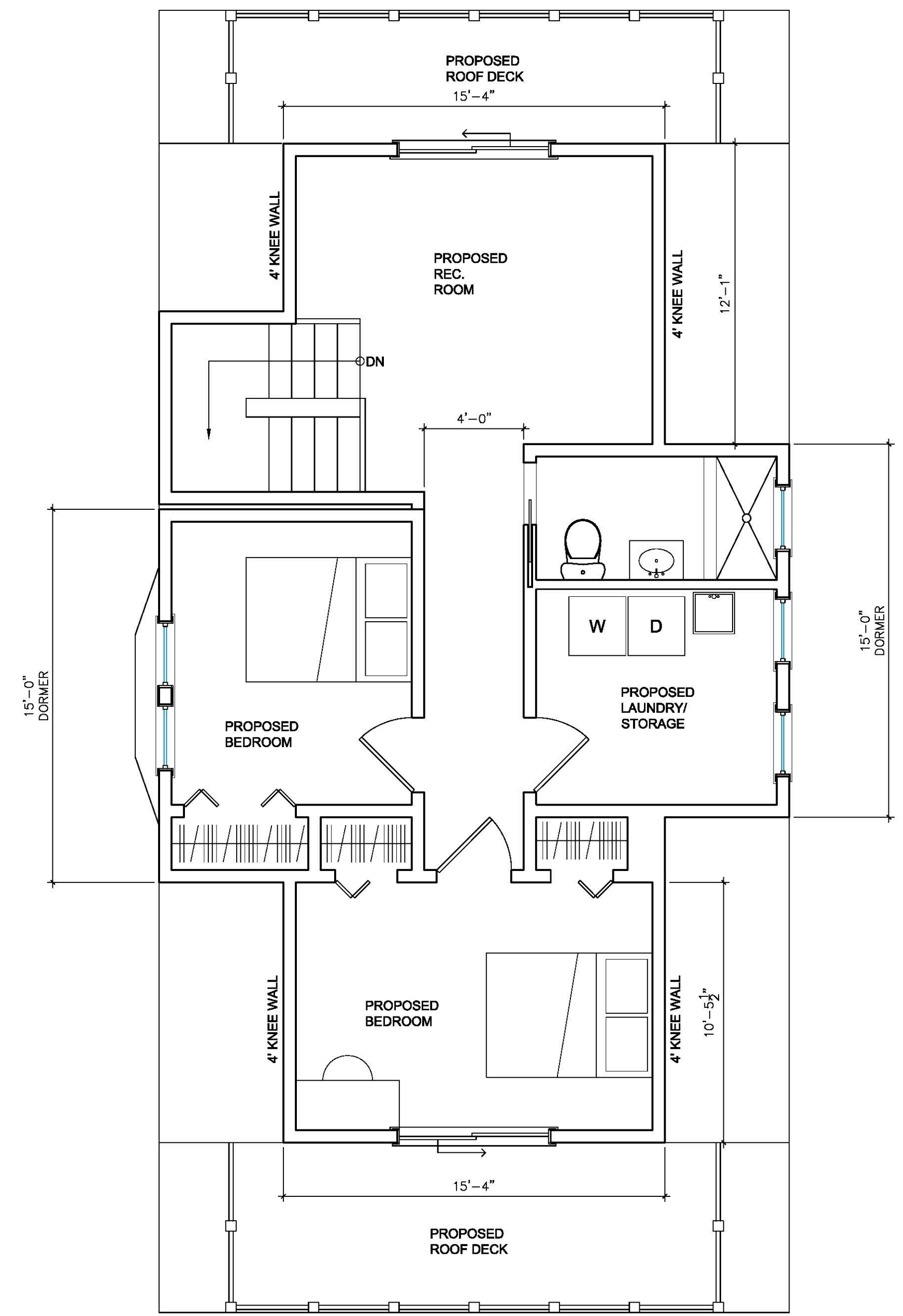
Revisions

Sheet no.

E-02



1 | PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



2 | PROPOSED 3RD FLOOR PLAN
1/4" = 1'-0"



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Title

91-23 CHILTON STREET
PROPOSED 2ND/ 3RD FLOOR PLANS

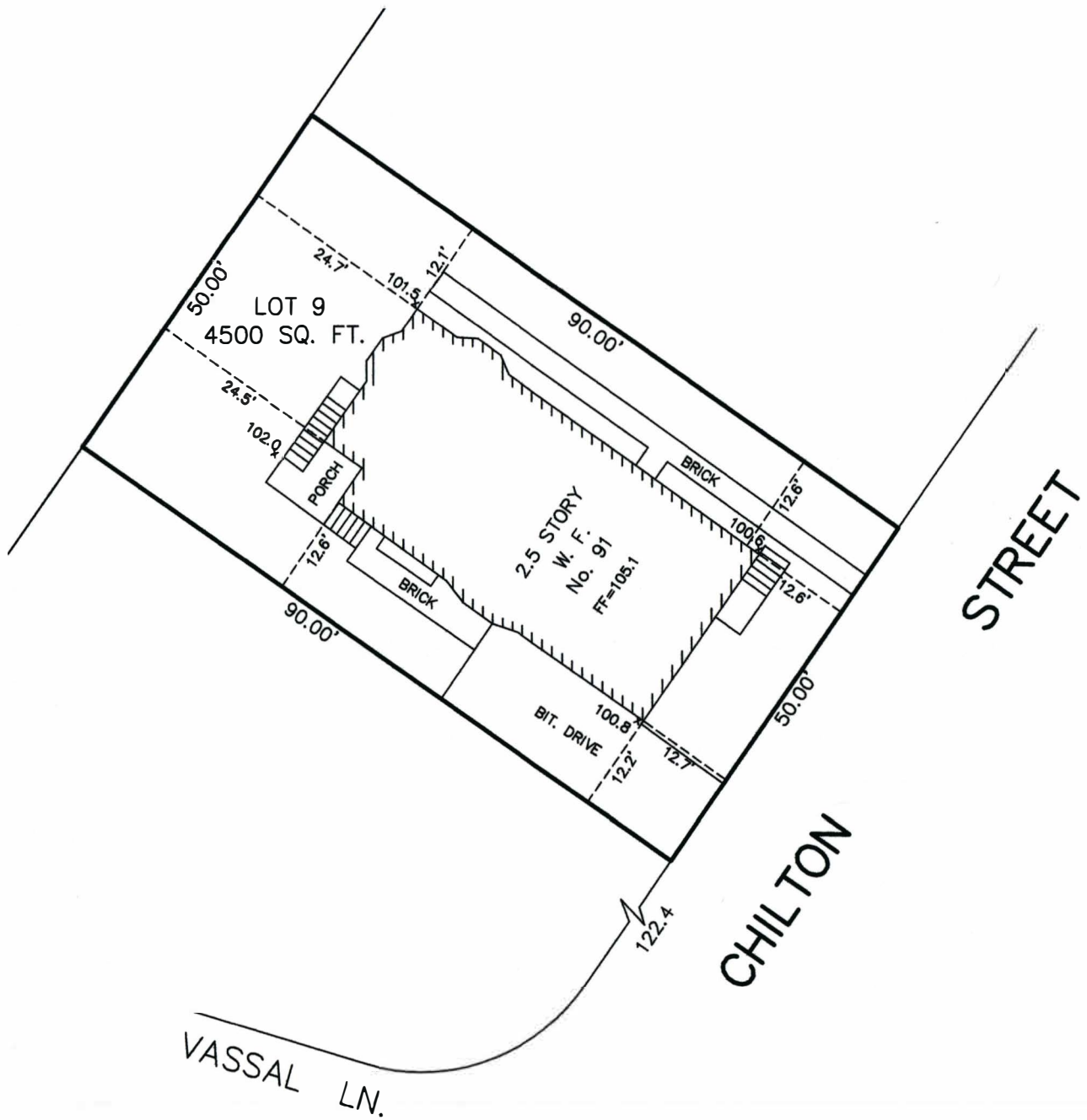
91-93 CHILTON ST, CAMBRIDGE, MA 02138

Scale	Date	Drawn	Checked	Job no.
1/4" = 1'-0"	08.09.2022	AV	DOKUN	22011

Revisions

Sheet no.

A-01



Antoni Szerszunowicz



PLOT PLAN
91 CHILTON STREET
CAMBRIDGE, MASS.

SCALE : 1" = 20'

AUGUST 8, 2022

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE





1 EXISTING RIGHT ELEVATION
1/4" = 1'-0"



2 EXISTING LEFT ELEVATION
1/4" = 1'-0"



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Title

91-23 CHILTON STREET
EXISTING LEFT/RIGHT ELEVATIONS

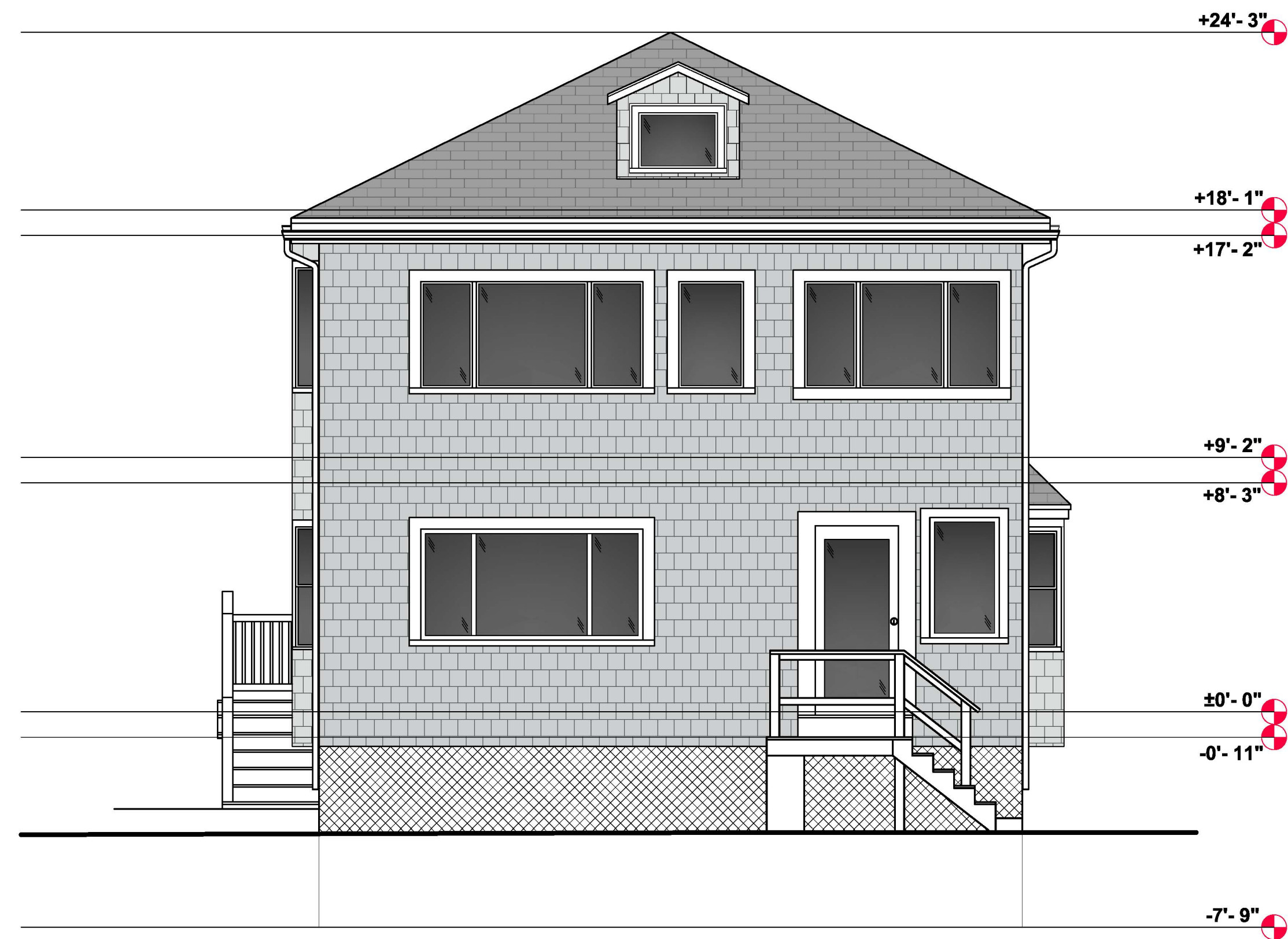
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91-93 CHILTON ST, CAMBRIDGE, MA 02138

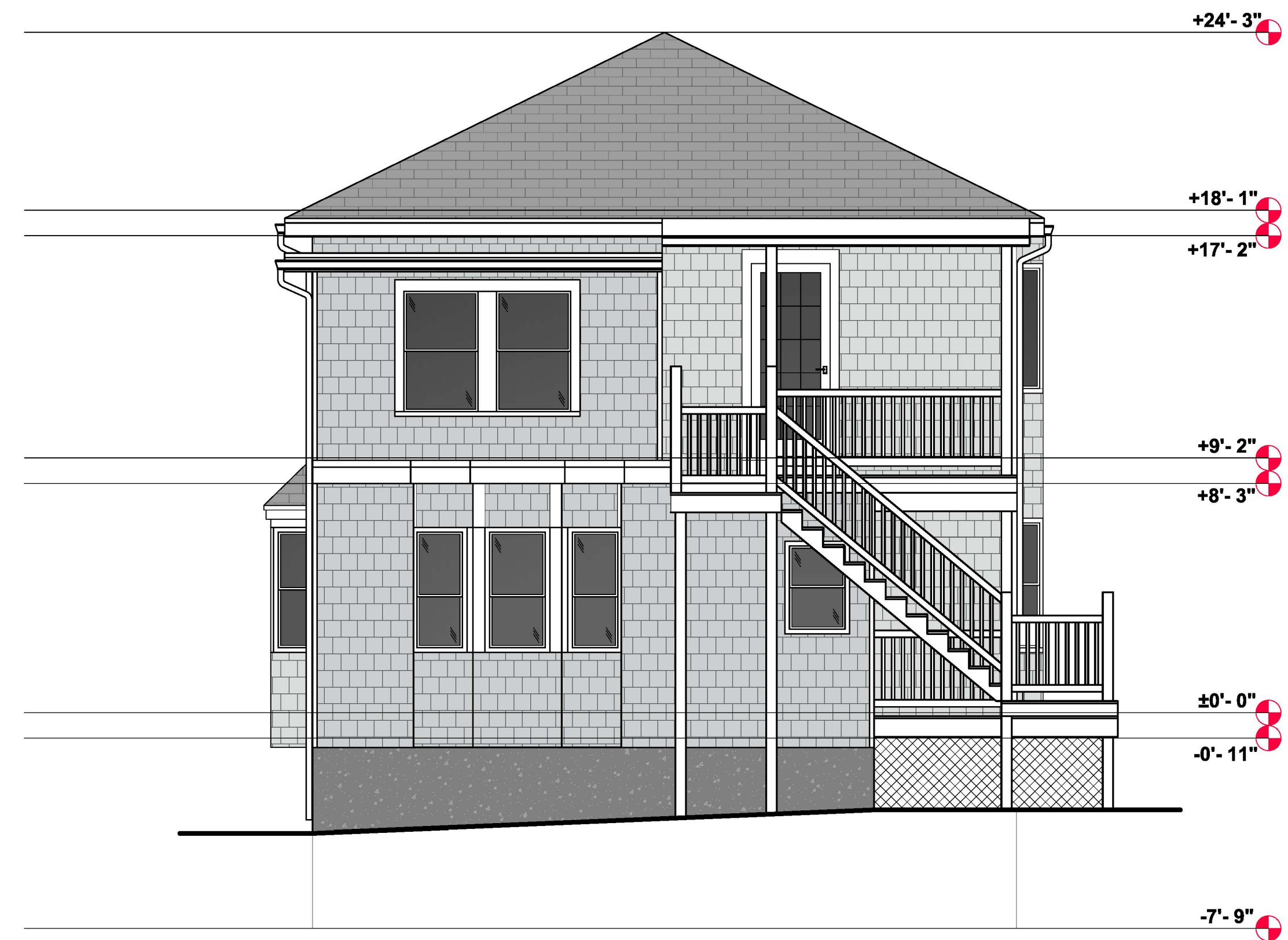
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Sheet no.

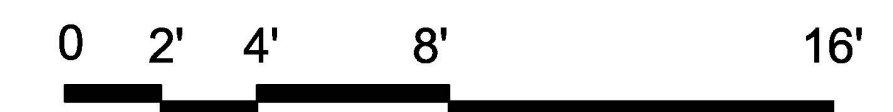
E-03



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



2 | EXISTING REAR ELEVATION
1/4" = 1'-0"



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Title

91-23 CHILTON STREET
EXISTING FRONT/REAR ELEVATIONS

Scale
1/4"=1'-0"

Date
08.09.2022

Drawn
AV

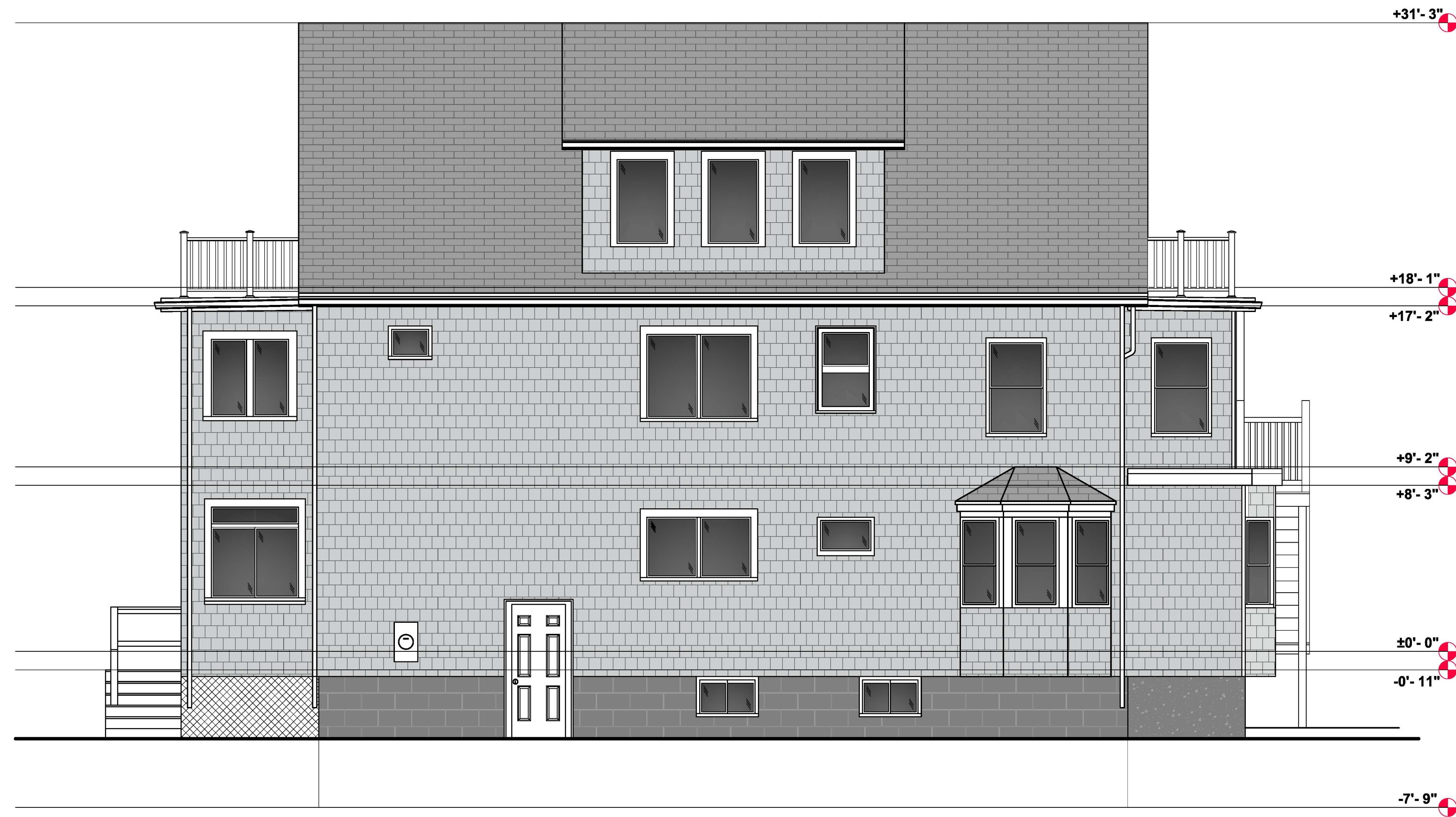
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DOKUN

Job no.
22011

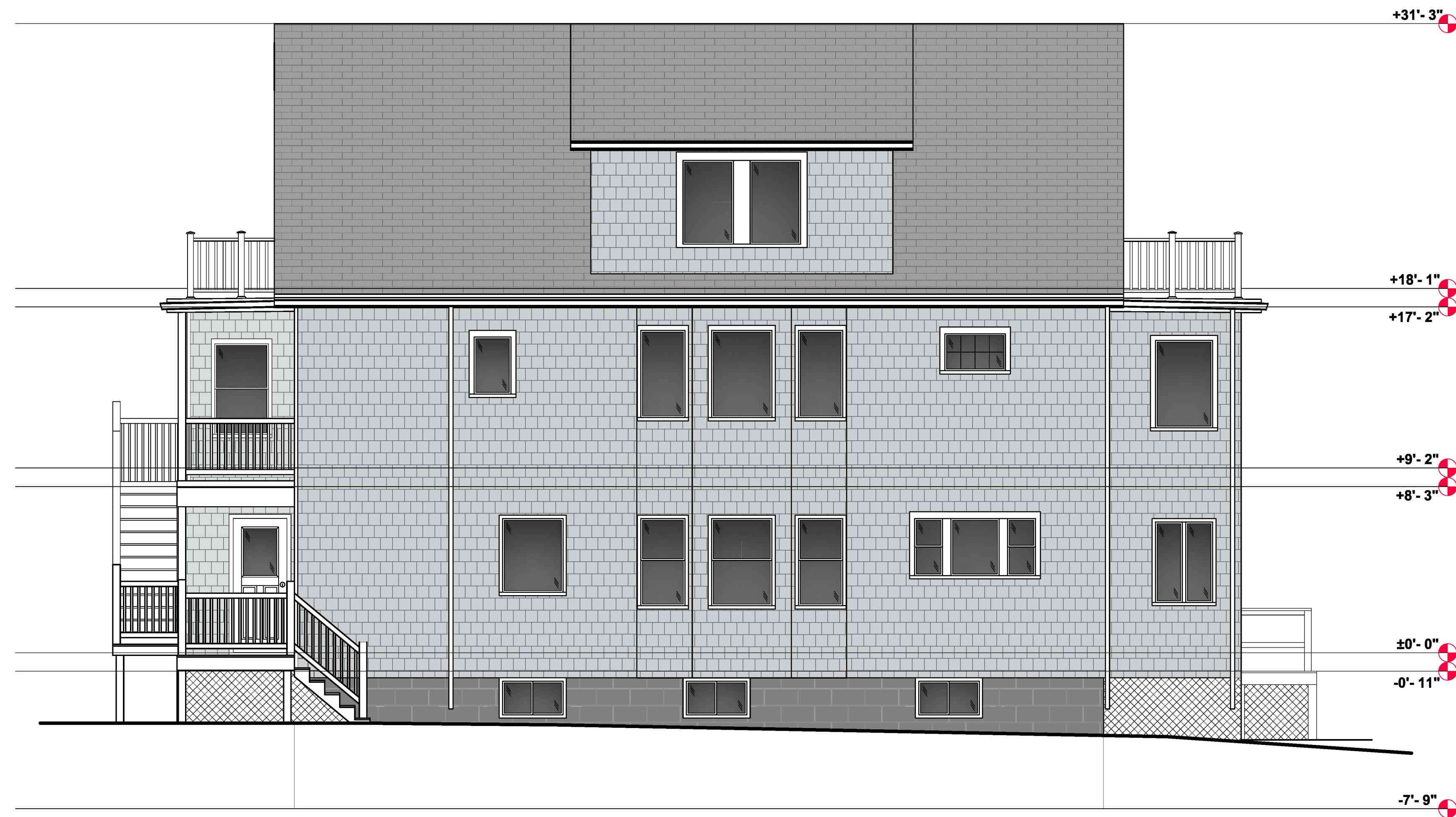
Revisions

Sheet no.

E-04



1 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION
1/4" = 1'-0"



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Title

91-23 CHILTON STREET
PROPOSED LEFT/RIGHT ELEVATIONS

Scale
1/4"=1'-0"

Date
08.09.2022

Drawn
AV

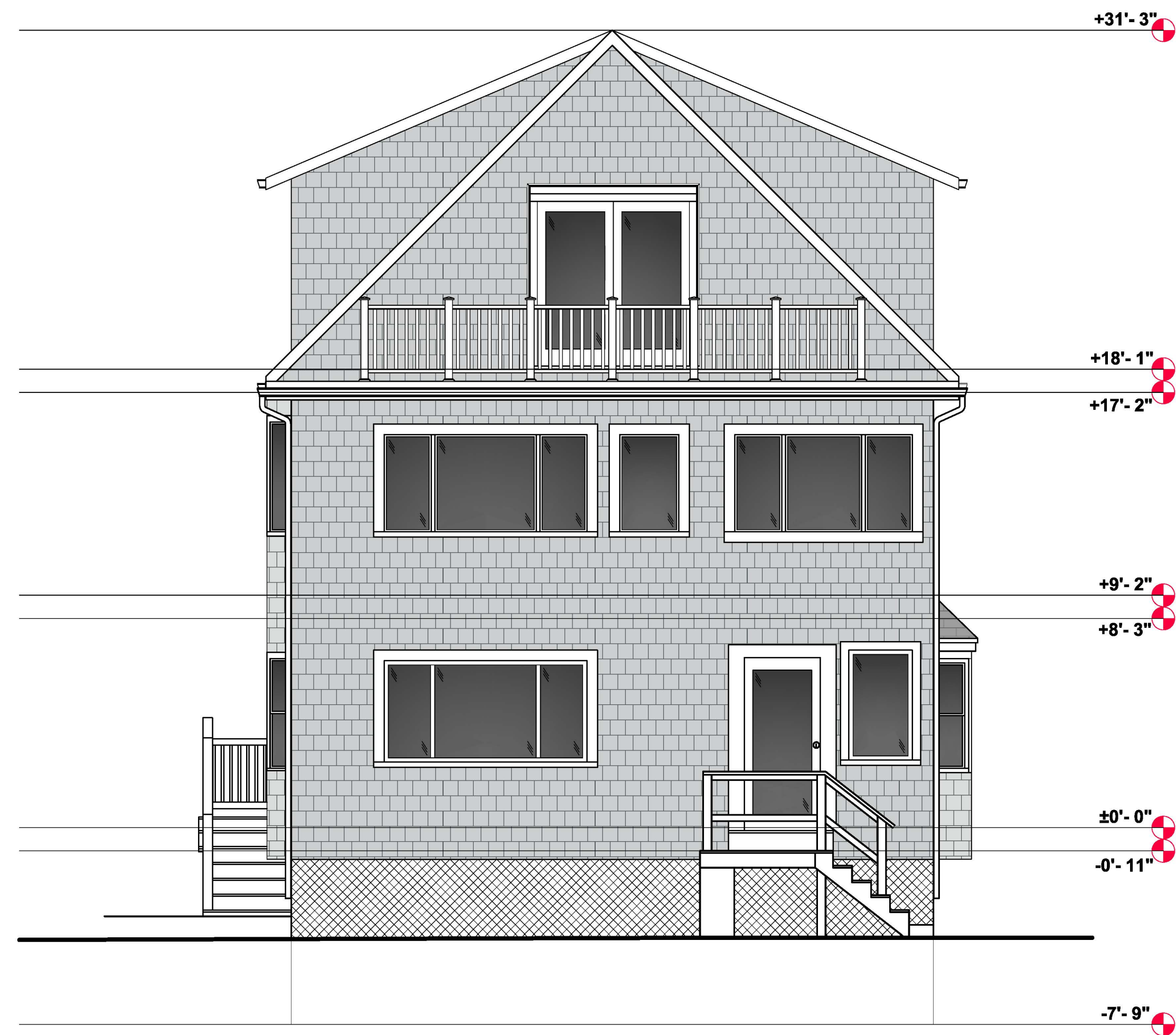
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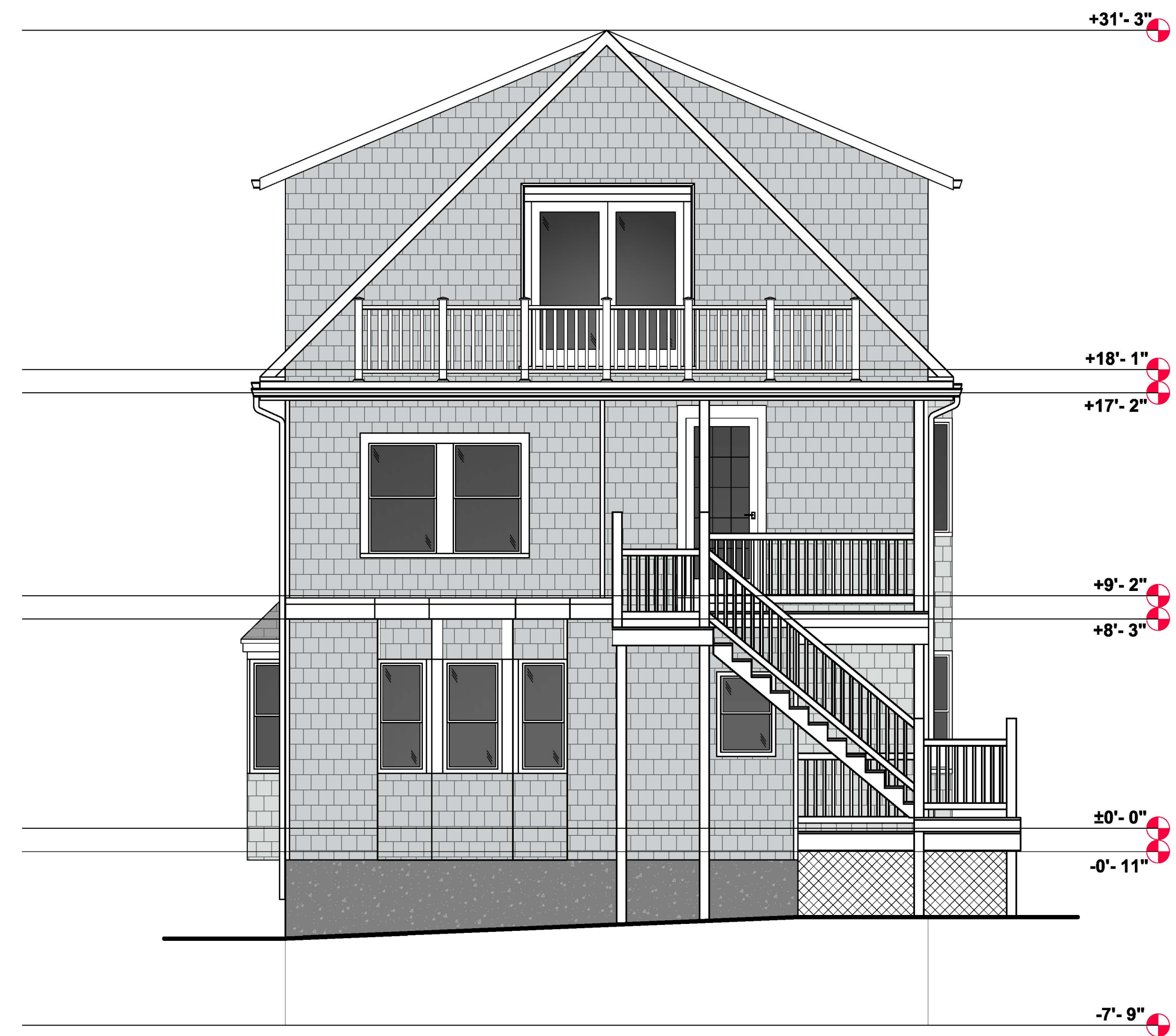
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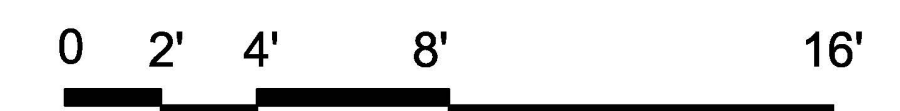
A-02



1 | PROPOSED FRONT ELEVATION
1/4" = 1'-0"



2 | PROPOSED REAR ELEVATION
1/4" = 1'-0"



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Title

91-23 CHILTON STREET
PROPOSED FRONT/REAR ELEVATIONS

Scale
1/4" = 1'-0"

Date
08.09.2022

Drawn
AV

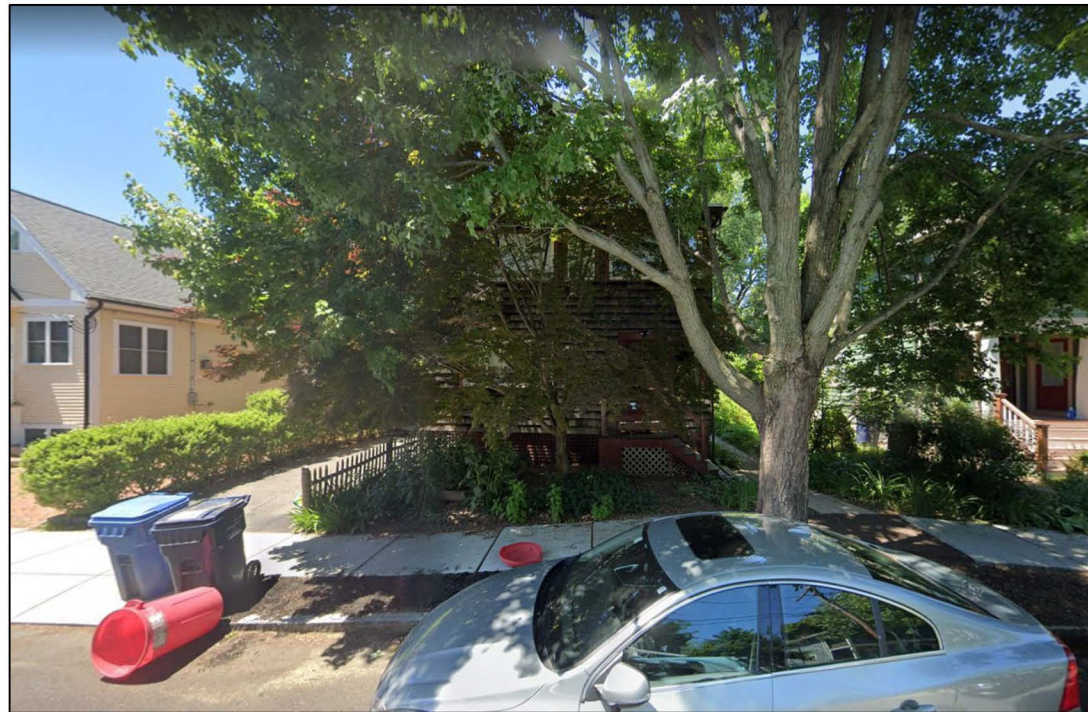
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DOKUN

Job no.
22011

Revisions

Sheet no.

A-03



PROPOSAL FOR 91-93 CHILTON ST RESIDENCE
91-93 CHILTON STREET, CAMBRIDGE, MA 02138

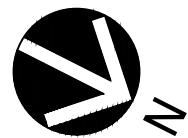
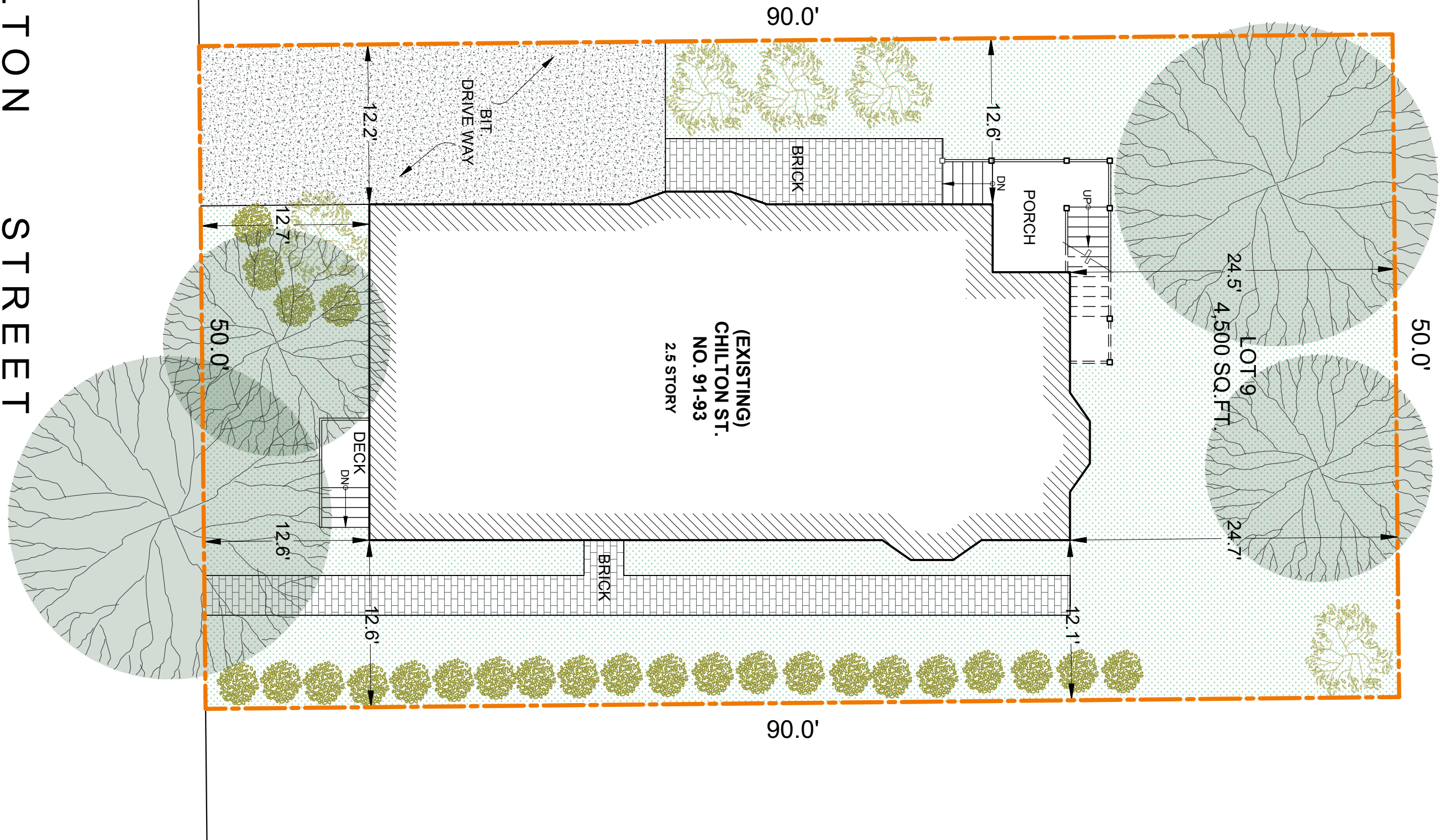
DATE: 8-12-2022

E1-PROPERTY PHOTOS

DOUGLAS OKUN & ASSOCIATES

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CHILTON STREET



PROPOSAL FOR 91-93 CHILTON ST RESIDENCE
91-93 CHILTON STREET, CAMBRIDGE, MA 02138

DATE: 8-12-2022
SCALE: 1/8"=1'-0"

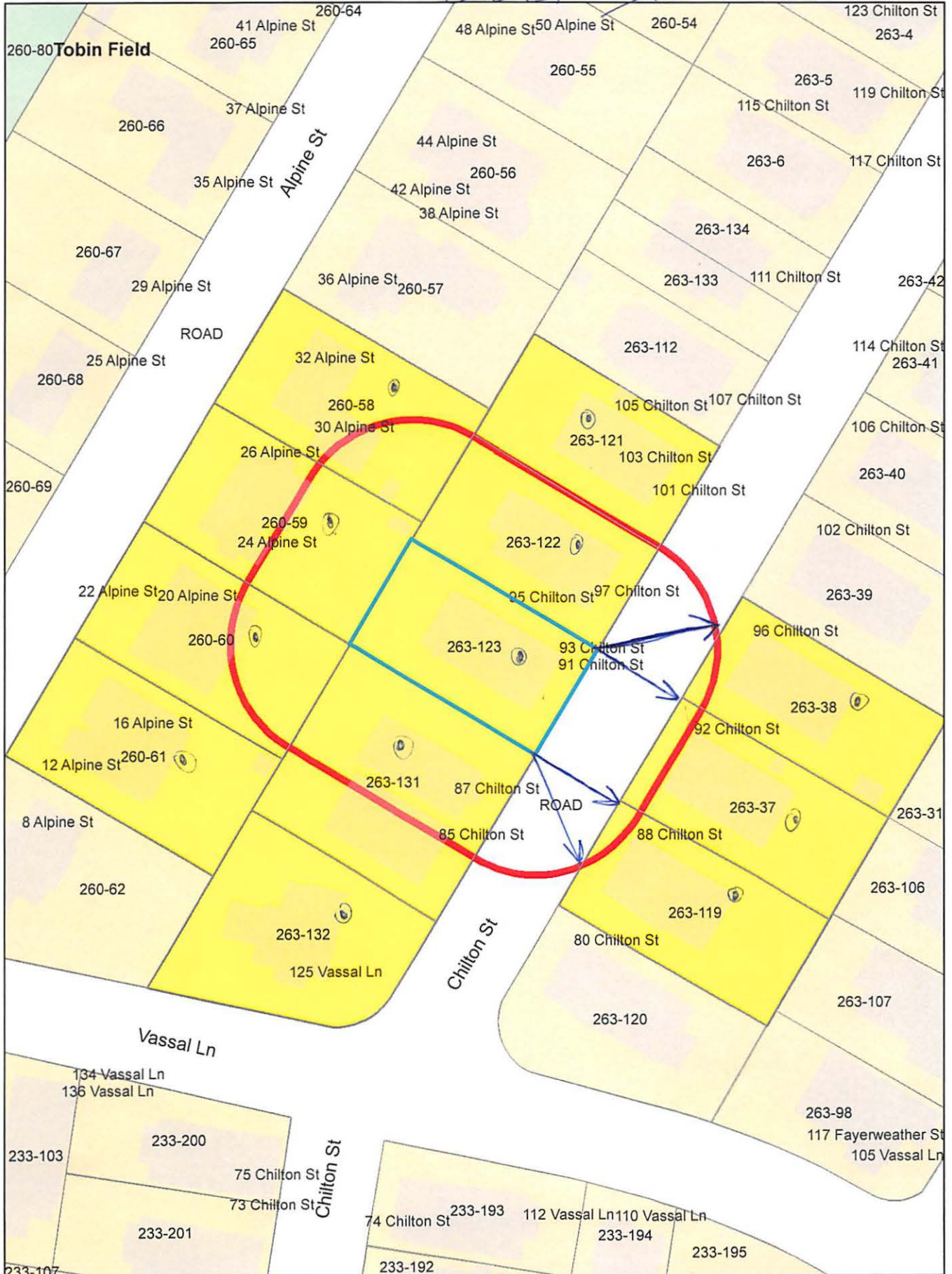
E2-EXISTING SITE PLAN

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(617) 491-4600 / doug@doassoc.com / www.dougokun.com

91-93 Chilton St.



91-93 Chilton St.

Petitioner

260-58
FINKELSTEIN, NORMA,
TR. THE NORMA FINKELSTEIN 2016 REV TR
30 ALPINE ST
CAMBRIDGE, MA 02138

260-60
BUCK, EDWARD & MIHAELA BUJOREANU
20 ALPINE ST., #20
CAMBRIDGE, MA 02138

263-123
EPSTEIN-SANTOYO, ALEJANDRO &
JENNAH B. EPSTEIN-SANTOYO
93 CHILTON ST
CAMBRIDGE, MA 02138

263-119
STEIN, AMY C. & TERRY DRUCKER
88 CHILTON ST.
CAMBRIDGE, MA 02138-6803

263-132
WONG, RONALD G., KAREN J. CHAN, LESLEY
WONG CHI, JOYCE C. HOM & DENISE
3 GREENWOOD DRIVE.
MILLIS, MA 02054-1484

260-59
CAPLAN, PAULA J.,
TR. THE PAULA J. CAPLAN REV TRUST
14416 ASH COURT
ROCKVILLE, MD 20853

263-38
KANTOR, CALVIN J. & SYLVIA D. KANTOR
A LIFE ESTATE
98 CHILTON ST
CAMBRIDGE, MA 02138-6803

263-121
BIEWALD, BRUCE E. & JEAN ANN RAMEY
101-103 CHILTON ST
CAMBRIDGE, MA 02138

263-131
SHUMAN, ABBY & ALFRED J. SHUMAN TRUSTESS
OF CHILTON NOMINEE TRUST
87 CHILTON ST #87
CAMBRIDGE, MA 02138

260-61
GURJAL, ABHIJIT & MEREDITH C. MOORE
16 ALPINE ST
CAMBRIDGE, MA 02138

260-61
GURJAL, ABHIJIT & MEREDITH C. MOORE
16 ALPINE ST., #12
CAMBRIDGE, MA 02138

263-131
MELDMAN, JEFFREY A.
85 CHILTON STREET
CAMBRIDGE, MA 02138

263-123
EPSTEIN, DANIEL M & ROZANN B. KRAUS
91 CHILTON ST
CAMBRIDGE, MA 02138

263-122
CARTER, NEAL H.
2427 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140-1120

260-61
GURJAL, ABHIJIT & MEREDITH C. MOORE
16 ALPINE ST
CAMBRIDGE, MA 02138

260-60
SCARLETT JONATHAN W JANET S DOMENITZ TRS
22 ALPINE ST
CAMBRIDGE, MA 02138

263-37
KEYES NANCY G & LANGLEY C
92 CHILTON STREET
CAMBRIDGE, MA 02138

260-59
BABBITT, EILEEN, TRS
24 ALPINE ST
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Terry Drucker <terrydrucker@gmail.com>
Sent: Wednesday, October 19, 2022 2:09 PM
To: Pacheco, Maria
Subject: BZA-194724; 91-93 Chilton St

Dear Zoning Board-

We enthusiastically support the petition by the Epstein-Krause family for permission to expand into their attic.

We live at 88 Chilton St, across from the subject property. Our house is almost a duplicate of theirs, so we are familiar with some of the issues they are facing. When our second child came, we felt forced to convert our 2 family to a single. The second floor is just too small for a family of four. If they are to continue to live as 3 generations in their 2-family house, going up into the attic is the only way for them to go.

As they will surely point out, the present roof line of our houses does not permit the creation of living space. All 4 sections of the roof slant inward. It is impossible to stand up in most of the attic.

One last reason for our support: this family is a wonderful asset for our little community at the Vassal end of Chilton St. There are many seniors on our block; at 70, we are on the younger side. Jennah and Alejandro are always looking to help us and our neighbors with car problems, snow, groceries, etc.

The entire family have been wonderful neighbors for 30 years. We hope that they can continue on at Chilton St for many years to come.

Sincerely,

Terry Drucker

Amy Stein



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: Jennah Epstein-Sant^{toyo} Date: 10/4/2022
(Print)

Address: 91-93 Chilton Street

Case No. 194724

Hearing Date: 10/27/22

Thank you,
Bza Members