



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

BZA APPLICATION FORM

Plan No: BZA-017043-2018

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : 60 Porter Road LLC - Kerri & Niall Hanley - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139 Cambridge, MA 02139

LOCATION OF PROPERTY : 60 Porter Rd Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Open Space and Driveway within 15' to a crosswalk

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief from the open space requirements and the allowed curb cut distance from a crosswalk to construct a Curb Cut servicing two parking spaces for the pre-existing two family dwelling.

SECTIONS OF ZONING ORDINANCE CITED :

Article <u>5.000</u>	Section <u>5.31</u> (Table of Dimensional Requirements).
Article <u>6.000</u>	Section <u>6.43.4.C</u> (Driveways for Off Street Parking).
Article <u>10.000</u>	Section <u>10.40</u> (Variance).

Original Signature(s) :

  
(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : November 13, 2018

**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 Kerri Hanley  
(OWNER)

Address: 11 Woodside Drive, Milton, MA 02186

State that I/We own the property located at 60 Porter Road, Cambridge, MA  
which is the subject of this zoning application.

The record title of this property is in the name of 60 Porter Road LLC  
(Niall and Kerri Hanley)

\*Pursuant to a deed of duly recorded in the date 1/5/2018, Middlesex South  
County Registry of Deeds at Book 70475, Page 399; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Kerri Hanley  
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 Norfolk

The above-name Kerri Hanley personally appeared before me,  
this 17<sup>th</sup> of September, 2018, and made oath that the above statement is true.

[Signature]  
Notary

My commission expires Jan 17, 2025. (Notary Seal).



**YORLING A. VALDEZ**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Jan 17, 2025

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

THE UNITED STATES OF AMERICA

DEPARTMENT OF THE INTERIOR

LAND OFFICE

WASHINGTON, D. C.

TO THE SECRETARY OF THE INTERIOR

FROM THE LAND OFFICE

RECEIVED

APR 11 1904

FOR THE SECRETARY OF THE INTERIOR

LAND OFFICE

11



RECEIVED

APR 11 1904

**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 Niall Hanley (OWNER)

Address: 11 Woodside DR Milton MA 02188

State that I/We own the property located at 60 Porter rd Cambridge which is the subject of this zoning application.

The record title of this property is in the name of 60 Porter Road LLC  
(Niall and Kerri Hanley)

\*Pursuant to a deed of duly recorded in the date 1/5/2018, Middlesex South County Registry of Deeds at Book 70475, Page 399; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Niall Hanley  
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 Norfolk.

The above-name Niall Hanley personally appeared before me, this 17<sup>th</sup> of September, 2018., and made oath that the above statement is true.

My commission expires Jan 17, 2025 (Notary Seal)



Notary  
**YORLING R. VALDEZ**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Jan 17 2025

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

THE UNIVERSITY OF CHICAGO

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**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 the property is an existing two family that doesn't have a curb cut or parking but has ample open space (46%) for parking. Without relief Petitioner permitted renovation with increase the intensity of the use while burdening the street with additional parking.

- 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 shape of the lot that has ample open space but due to the positioning of the non-conforming dwelling thereon doesn't not allow for compliant parking without the requested modest relief to the open space requirement. The Locus is extremely close to the Commuter rail and is one of the few properties in the adjacent street that have ample open space in order to create new off-street parking.

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

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

Desirable relief may be granted without substantial detriment to the public good because with the requested relief Petitioner will provide 39% of the require 40% open space, will maintain a large rear yard private open space area (837sf) and will reduce congestion and hazard on the on-street parking capacity.

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

Desirable relief can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the proposed relief will bring the property in further compliance with the Ordinance by providing two off-street parking spaces and further will make the property usable for families with children.

- \* 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 INFORMATION**

**APPLICANT:** Hope Legal law Offices      **PRESENT USE/OCCUPANCY:** two family  
**LOCATION:** 60 Porter Rd Cambridge, MA      **ZONE:** Residence B Zone  
**PHONE:** 6174920220      **REQUESTED USE/OCCUPANCY:** two family

		<b><u>EXISTING</u></b> <b><u>CONDITIONS</u></b>	<b><u>REQUESTED</u></b> <b><u>CONDITIONS</u></b>	<b><u>ORDINANCE</u></b> <b><u>REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		3,104sf	3,104sf	2,380sf	(max.)
<b><u>LOT AREA:</u></b>		4,616sf	4,616sf	5,000sf	(min.)
<b><u>RATIO OF GROSS FLOOR AREA</u></b> <b><u>TO LOT AREA:</u> <sup>2</sup></b>		.69	.67	.50	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		2,308sf	2,308sf	2,500sf	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	50'	50'	50'	(min.)
	<b>DEPTH</b>	97.24'	97.24'	n/a	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	11.2'	11.2'	15'	(min.)
	<b>REAR</b>	13.8'	13.8'	25'	(min.)
	<b>LEFT SIDE</b>	7.9'	7.9'	7.5'	(min.)
	<b>RIGHT SIDE</b>	18.5'	18.5'	7.5'	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	30'-5"	30'-5"	35'	(max.)
	<b>LENGTH</b>	63'-2"	63'-2"	n/a	
	<b>WIDTH</b>	22'-1"	22'-1"	n/a	
<b><u>RATIO OF USABLE OPEN SPACE</u></b> <b><u>TO LOT AREA:</u></b>		46%	39%	40%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		2	2	<2	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		0	2	2	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	(min.)
<b><u>DISTANCE TO NEAREST BLDG.</u></b> <b><u>ON SAME LOT:</u></b>		0	0	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'.



Amended

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MASSACHUSETTS  
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CAMBRIDGE, MA 02139  
617 349-6100

2018 NOV 15 AM 11:50  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017048-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal :         

PETITIONER : 60 Porter Road LLC - Kerri & Niall Hanley - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139 Cambridge, MA 02139

LOCATION OF PROPERTY : 60 Porter Rd Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence B Zone

**REASON FOR PETITION :**

Other: Open Space and Driveway within 15' to a crosswalk

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner request Variance relief from the open space requirements and a Special Permit to construct a curb cut with 15' of a crosswalk to service a pre-existing two family dwelling.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 6.000 Section 6.43.4.C (Driveways for Off Street Parking).

Article 10.000 Section 10.40 (Variance).

Article 10.000 Section 10.30 (Special Permit)

Original Signature(s) :

Sean D. Hope  
(Petitioner(s) / Owner)

Sean D. Hope  
(Print Name)

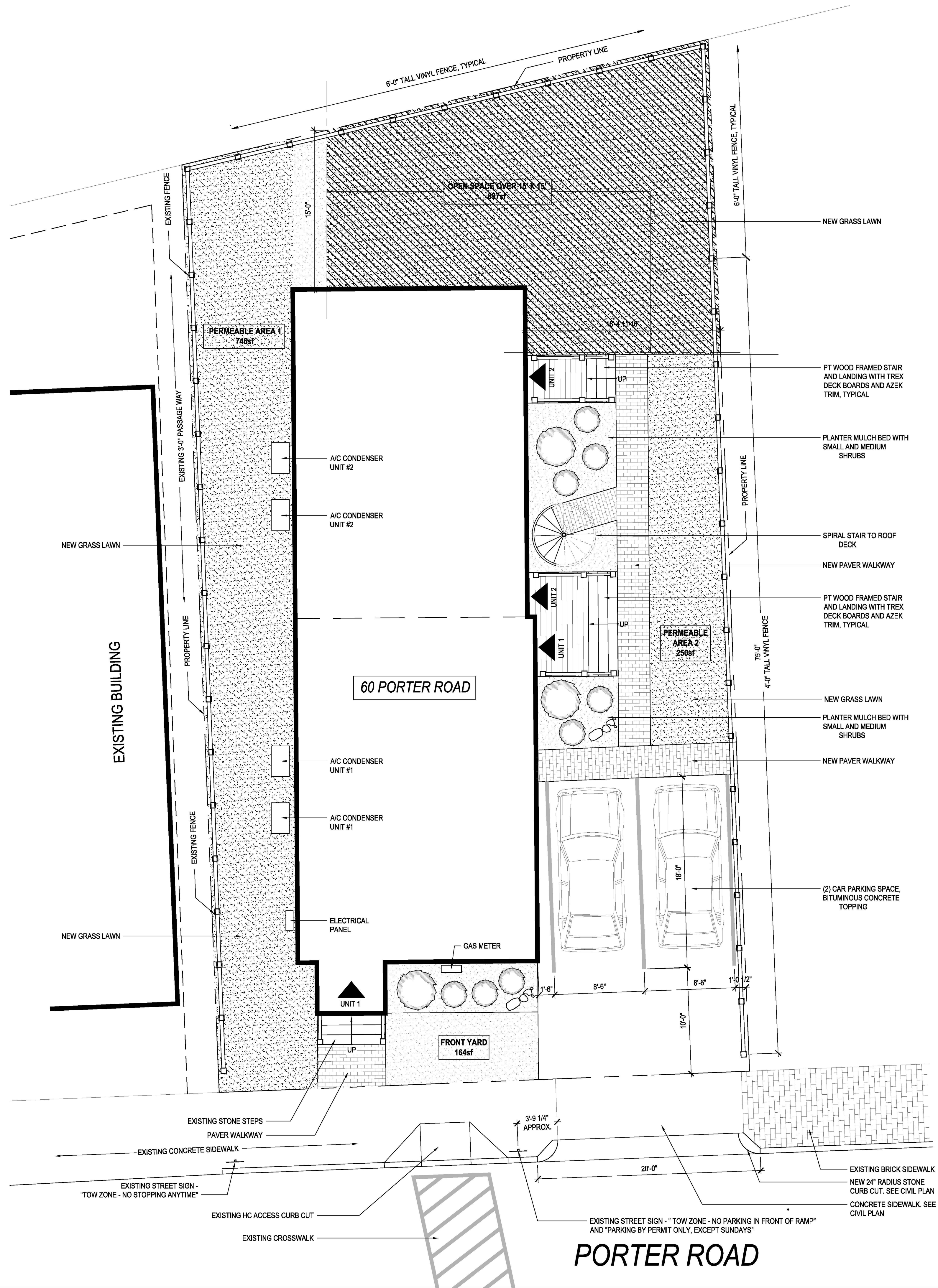
Address : 907 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

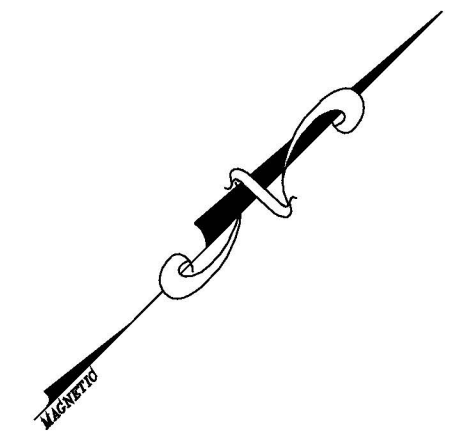
Date : November 13, 2018





- OPEN SPACE, MINIMUM 15' x 15'
- OPEN SPACE, PERMEABLE AREA

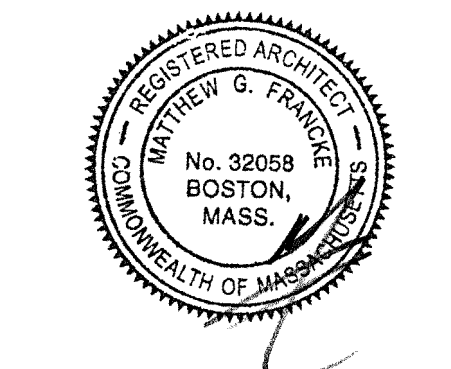
OPEN SPACE ZONING ANALYSIS FOR 60 PORTER ROAD	
TOTAL LOT AREA BY SURVEY:	4,616sf
ZONING RES. B OPEN SPACE REQUIRED (40%):	1,846sf
OPEN SPACE AT 15x15, GREEN AREA CALCULATION	
OPEN SPACE AT 15x15	837sf
TOTAL OPEN SPACE, GREEN AREA:	837sf (923sf REQ.)
OPEN SPACE, PERMEABLE AREA CALCULATION	
OPEN SPACE, PERMEABLE AREA 1:	746sf
OPEN SPACE, PERMEABLE AREA 2:	250sf
TOTAL OPEN SPACE, PERMEABLE AREA:	996sf (923sf REQ.)
TOTAL OPEN SPACE PROVIDED:	1,833sf



1 LANDSCAPE PLAN  
SCALE: 3/16" = 1'-0"

CONSULTANTS:

ISSUED FOR PERMIT



REVISIONS:

PROJECT NAME:  
**60 Porter Road**

Cambridge, MA 02140

DATE ISSUED: 09/18/2018  
PROJECT # 18002

PROPOSED  
LANDSCAPE  
PLAN



60 Porter Rd.










✓



  
**60 Porter Rd**  
Cambridge, MA 02140  
42.389452, -71.121707





60 Porter Rd.

Petitioner

178-6  
CURRAN, JOHN J.  
6 LLOYD ST  
WINCHESTER, MA 01890

178-13  
KASPEROWSKI, BRUNILDA  
C/O BRULINDA MONTANEZ  
28-30 REGENT ST., #1  
CAMBRIDGE, MA 02140

SEAN D. HOPE, ESQ.  
907 MASS AVENUE - Suite 300  
CAMBRIDGE, MA 02139

178-13  
WOODS, BETHANY M.,  
TRUSTEE ADINE M. STORER, TRUSTEE  
17 GRANITE ST.  
MELROSE, MA 02176

178-14  
THORNER, BENJAMIN & CHRISTINE P. THORNER  
24 REGENT STREET  
CAMBRIDGE, MA 02140

178-27  
SHAHID, ROBIN, III  
7 COBURN DR  
ASHLAND, MA 02121

178-59  
CAPUCCIO, STEPHEN P. &  
PATRICIA D.CAPUCCIO, TRUSTEES  
68 PORTER RD  
CAMBRIDGE, MA 02140

178-60  
HO, CHIN JUNG  
16 WILLIAMS ST  
ARLINGTON, MA 02476

178-73  
SUN, YONGMEI & BRIAN AYLWARD  
292 NEWBURY ST., #400  
BOSTON, MA 02115

178-75  
HARWOOD, JUDITH  
1 PORTER CIRCLE  
CAMBRIDGE, MA 02140

178-114  
SCHINDLER, MARK & ANGELA B. SHEN-HSIEH  
60 REGENT ST., UNIT #1  
CAMBRIDGE, MA 02140

178-114  
LEWIS, DAVID &  
JANSULU ALIMJANKZY NURPEISOVA  
58 REGENT ST., #2  
CAMBRIDGE, MA 02140

178-114  
BUSSINK, ALBERT W. & ANN H. JENKINS  
56 REGENT STREET UNIT #3  
CAMBRIDGE, MA 02140

178-114  
DAHL, CHRISTOPHER C. & NAOMI V. DAHL  
54 REGENT ST., #4  
CAMBRIDGE, MA 02140

178-114  
LEWICKI, JOHN F.  
52 REGENT ST. UNIT#5  
CAMBRIDGE, MA 02140

178-114  
PETERS, MARK, PAULINE PETERS  
50 REGENT ST. UNIT 6  
CAMBRIDGE, MA 02140

178-121  
BRAUDE, ANN & ANDREW ADLER  
48 PORTER ROAD  
CAMBRIDGE, MA 02140

178-13  
ALPERT, EVA E.  
28-30 REGENT ST  
CAMBRIDGE, MA 02140

178-121  
SOFRYGIN, OLEG A. & MONIKA IZANO  
52 PORTER RD., #3  
CAMBRIDGE, MA 02140

178-121  
ANDERSON, JAMES G. &  
SHIRINE S. BOULOS ANDERSON  
50 PORTER RD., #4  
CAMBRIDGE, MA 02140

178-121  
GLISKER, ELLEN  
56 PORTER ROAD #56/5  
CAMBRIDGE, MA 02140

178-121  
IMPERIALI, BARBARA  
58 PORTER ROAD #58/6  
CAMBRIDGE, MA 02140

178-124  
MILLER, PETER J. & MARIA T. NORTZ  
46 PORTER RD  
CAMBRIDGE, MA 02140

178-125  
COHEN, JERRY & CAROLINE R.COHEN, TRUSTEES  
40 PORTER RD  
CAMBRIDGE, MA 02140

178-132  
ROY, BIRENDRO & TARA BINETTI ROY  
34 REGENT ST., #32  
CAMBRIDGE, MA 02140

178-132  
HUGHES, CURTIS K. DORIA A. P. HUGHES  
34 REGENT ST.  
CAMBRIDGE, MA 02140

178-132  
EVENCHIK, LEONARD N. &  
SUZANNE R. KIRSCHNER  
36 REGENT STREET #36  
CAMBRIDGE, MA 02140

178-132  
ISHII, HIROSHI & AKIKO ISHII,  
TRUSTEES C/O COLLET, THOMAS  
34 REGENT ST., # 38  
CAMBRIDGE, MA 02140

178-132  
ALBERT, MICHAEL A. & DOROTHEE ROZENBERG  
40 REGENT STREET UNIT #40  
CAMBRIDGE, MA 02140

178-132  
CHRISTENSEN, ELIZABETH Y. &  
MATTHEW Q. CHRISTENSEN  
34 REGENT ST., #42  
CAMBRIDGE, MA 02140

60 porter Rd.

178-132  
COHEN, IVAN GLENN  
44 REGENT STREET  
CAMBRIDGE, MA 02140

178-132  
TALLAPRAGADA, RAVI &  
NARENDRA TALLAPRAGADA  
34 REGENT ST., #46  
CAMBRIDGE, MA 02140

200-100  
MASSACHUSETTS BAY TRANSPORTATION  
AUTHORITY  
10 PARK PLAZA  
BOSTON, MA 02116





Amended

CITY OF CAMBRIDGE  
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Original Signature(s) :

Sean D. Hope  
(Petitioner(s) / Owner)

Sean D. Hope  
(Print Name)

Address : 907 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : November 13, 2018



**Pacheco, Maria**

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017043-2018

**From:** joe molly <pchdnet@hotmail.com>  
**Sent:** Wednesday, November 14, 2018 12:55 PM  
**To:** Pacheco, Maria  
**Cc:** Kerri Hanley  
**Subject:** 60 Porter Road open space reduction

Hello Maria,

I am emailing you on behalf of one of my neighbors Keri Hanley. I am the property owner at 49-51 and 53-55 Porter Road. I approve the open space reduction to allow for the curb cut to allow cars parking off street. If there are any questions please contact me.

Regards,  
Robin Shahid