



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

BZA APPLICATION FORM

Plan No: BZA-017081-2019

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : David Raia Appleby - C/O Sean D. Hope Esq.

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

LOCATION OF PROPERTY : 68 Spring St Cambridge, MA

TYPE OF OCCUPANCY : Two Family ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to construct a third-floor addition located within the front and right yard setbacks.

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)

Sean D. Hope
(Print Name)

Address : 907 Mass Avenue

Cambridge, Ma 02139

Tel. No. : 617.492.0220

E-Mail Address : sean@hopeelgal.com

Date : March 5th 2019

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.

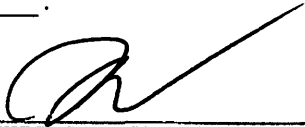
I/We David Raia Appleby
(OWNER)

Address: 20 Child St, Apt 512, Cambridge, MA, 02141

State that I/We own the property located at 68 Spring St,
which is the subject of this zoning application.

The record title of this property is in the name of David Appleby

*Pursuant to a deed of duly recorded in the date 11/30/18, Middlesex South
County Registry of Deeds at Book 71953, Page 80; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

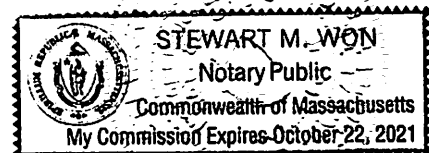

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name DAVID RAI A APPLEBY personally appeared before me,
this 7th of FEB, 20 19, and made oath that the above statement is true.

My commission expires OCT. 22, 2021 (Notary Seal).



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

RECEIVED THE STATE DEPARTMENT OF AGRICULTURE

THE STATE DEPARTMENT OF AGRICULTURE
WASHINGTON, D. C.

DEPT. OF AGRICULTURE

OFFICE OF THE SECRETARY

WASHINGTON, D. C.

RECEIVED

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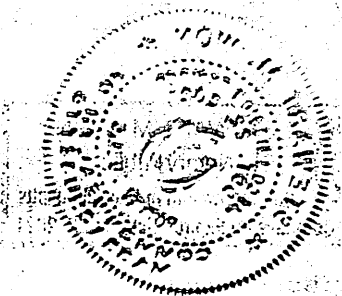
DEPT. OF AGRICULTURE

WASHINGTON, D. C.

DEPT. OF AGRICULTURE

WASHINGTON, D. C.

DEPT. OF AGRICULTURE



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 location of the existing two family structure is position extremely close to the right side property line (less than 2') such that any alterations on that façade would require relief.

Additionally the structure needs significant upgrades to all its systems, layout and structure integrity all which will be completed as part of the propose renovations.

Granting the relief requested would allow for full use of the Property by the Petitioner and his immediate family on the upper floors while adhering to the FAR rules of the district.

- 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 narrow nonconforming lot shape (width) and structure thereon such that almost any alteration of the existing dwelling would require zoning relief. Petitioner's proposal satisfies the dimensional requirements of the district except for setbacks and the additional FAR proposed (less than 25%) is allowed by Special Permit.

- 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 neighborhood will be maintained and the interior will be upgraded consistent with modern standards.

- 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 multifamily residential district and a renovated two family dwelling will be appropriate for the lot and will further Cambridge's housing stock of family friendly housing options.

- * 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: 68 Spring St Cambridge, MA **ZONE:** Residence C-1 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>		1,994sf	2467sf	2625sf	(max.)
<u>LOT AREA:</u>		3,500sf	3,500sf	5000sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.57	.71	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1050sf	1050sf	1,500sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	35'	35'	50'	(min.)
	DEPTH	100'	100'	100'	
<u>SETBACKS IN FEET:</u>	FRONT	7.6'	7.6'	10' min	(min.)
	REAR	37'	37'	20' min	(min.)
	LEFT SIDE	12.9'	12.9'	h+1/4	(min.)
	RIGHT SIDE	1'	1'	h+1/4	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	29'-6"	29'-6"	35'	(max.)
	LENGTH	54'-7"	54'-7"	n/a	
	WIDTH	20'-4.5"	20'-4.5"	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		37.6%	37.6%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	1.6	(max.)
<u>NO. OF PARKING SPACES:</u>		3	3	2 min	(min./max)
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		n/a	n/a	n/a	(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
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2019 MAR -5 PM 1:26

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017081-2019

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Original Signature(s) :

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

Sean D. Hope
(Print Name)

Address : 907 Mass Avenue

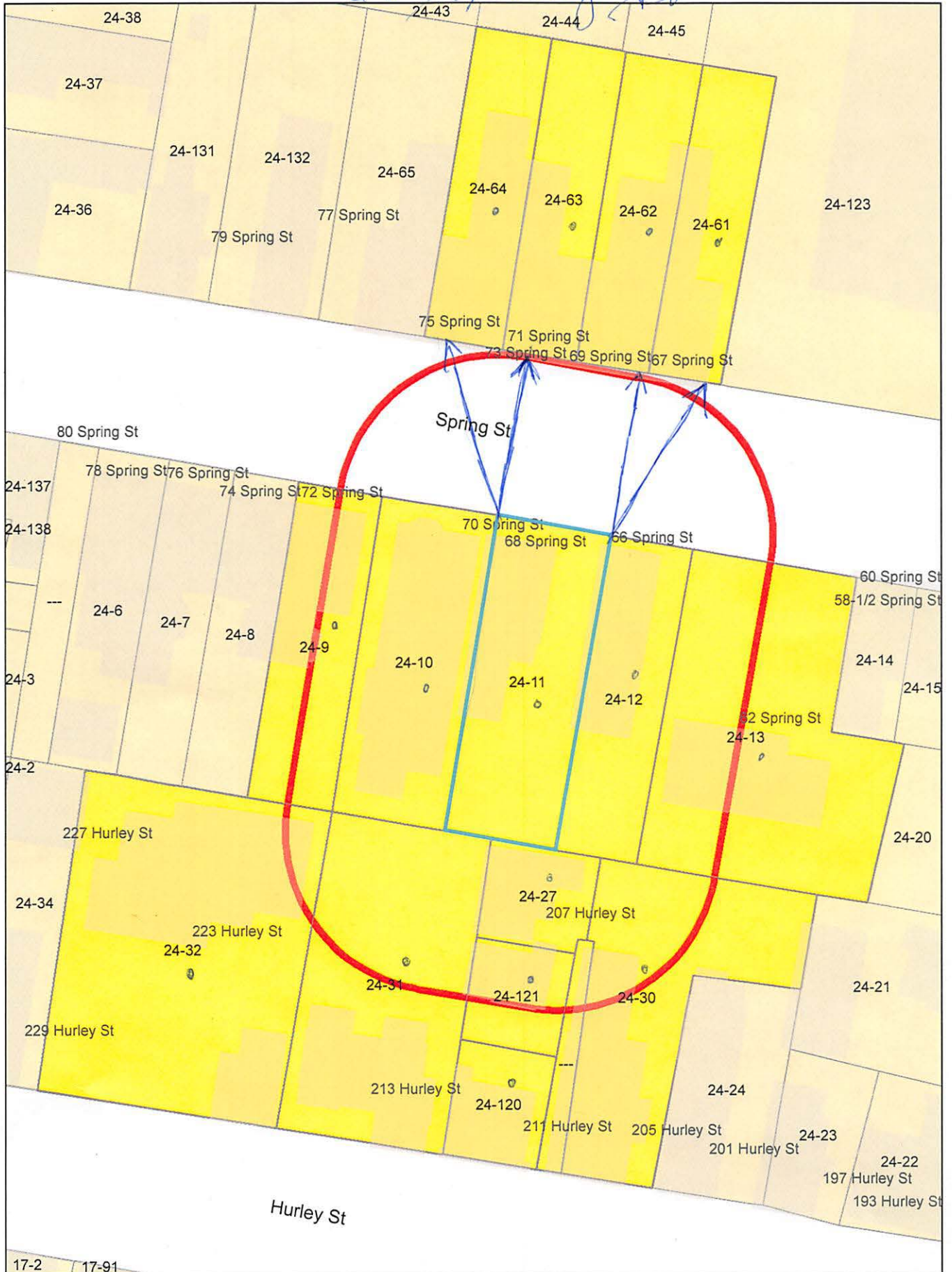
Cambridge, Ma 02139

Tel. No. : 617.492.0220

E-Mail Address : sean@hopeelgal.com

Date : March 5th 2019

68 Spring St.



68 Spring St.

Petitioner
SEAN D. HOPE, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

24-9
MISHKIN, DANIELLE E. & JOSEPH E. ROSE
72 SPRING ST
CAMBRIDGE, MA 02141

24-10
HALITE, LLC
C/O NCP MANAGEMENT CO
PO BOX 590179
NEWTON CENTER, MA 02459

24-12
CODY, JONATHAN B.,
TR CODY FAMILY TRUST
66 SPRING ST
CAMBRIDGE, MA 02139

24-13
SHAPLYKO, NICHOLAS
TRUSTEE OF THE 62 SPRING REALTY TRUST
115 COLLEGE AVE.
SOMERVILLE, MA 02144

24-27
CABRAL, ANTONIO A. & MARIA P. CABRAL,
TRUSTEES THE CABRAL FAMILY TRUST
6 HUDSON ST
SOMERVILLE, MA 02143

24-30
ITUEN, EDET & VICTORIA ITUEN
A LIFE ESTATE
205 HURLEY ST
CAMBRIDGE, MA 02141

24-31
JAQUITH, MARK H. &
HEATHER MAGUIRE HOFFMAN
213 HURLEY ST
CAMBRIDGE, MA 02141

24-61
MENEZES, JOEL G.
67 SPRING ST
CAMBRIDGE, MA 02141

24-62
DEVINE, ANDREA G. & ELIZABETH C. BOUVIER
69 SPRING ST
CAMBRIDGE, MA 02141

24-63
BOTTTITA, MATTHEW
71 SPRING ST
CAMBRIDGE, MA 02141

24-120
AMERAL, WILLIAM
211 HURLEY ST
CAMBRIDGE, MA 02141

24-121
COLONNESE, DANIEL &
JENNIFER BRITTON-COLONNESE
209 HURLEY ST
CAMBRIDGE, MA 02139

24-64
HALL, TERIANNE C.
73 SPRING ST UNIT #1
CAMBRIDGE, MA 02141

24-64
LE CHAT LLC
148 SPRING ST
CAMBRIDGE, MA 02141

24-32
VELLUCCI, LAURA,
TRUSTEE THE LAURA M. VELLUCCI REV TR
223 HURLEY ST., #1
CAMBRIDGE, MA 02141

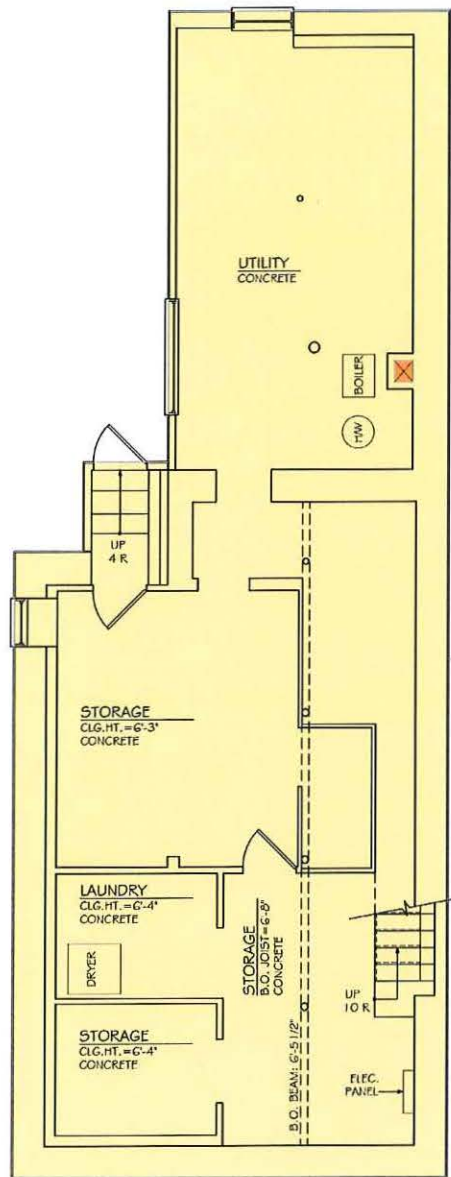
24-32
VELLUCCI, BRIDGET L.
223 HURLEY ST., UNIT #3
CAMBRIDGE, MA 02141

24-32
VELLUCCI, PETER A. JR.
223 HURLEY ST., UNIT #2
CAMBRIDGE, MA 02141

24-11
PACHECO, ALLEN
68 SPRING ST
CAMBRIDGE, MA 02141

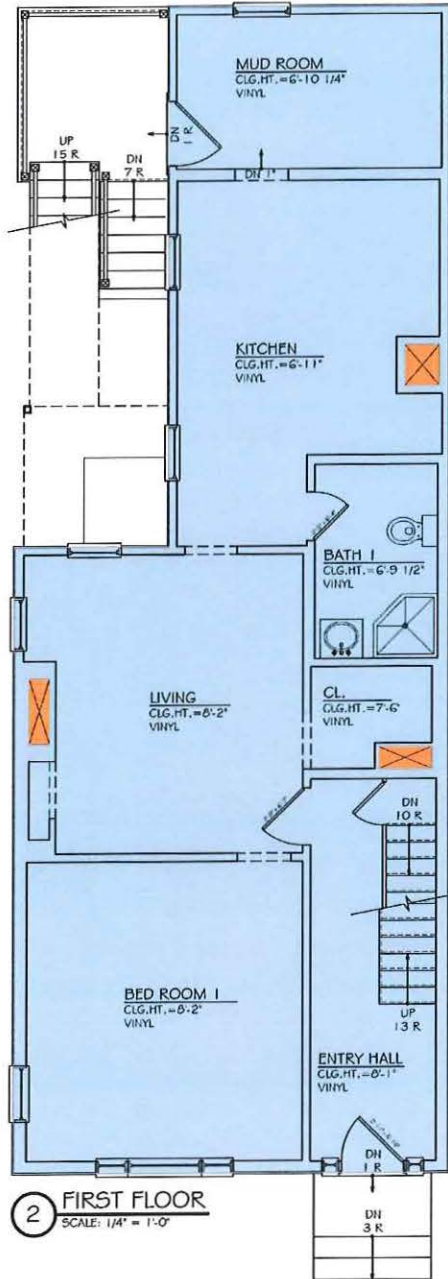
68 SPRING STREET
EXISTING CONDITIONS PLANS

COLOR KEY
ALLOWED EXCLUSION
ALLOWED DEDUCTION
BASE GFA
TOTAL EXISTING GFA: 1,994 sq.ft.



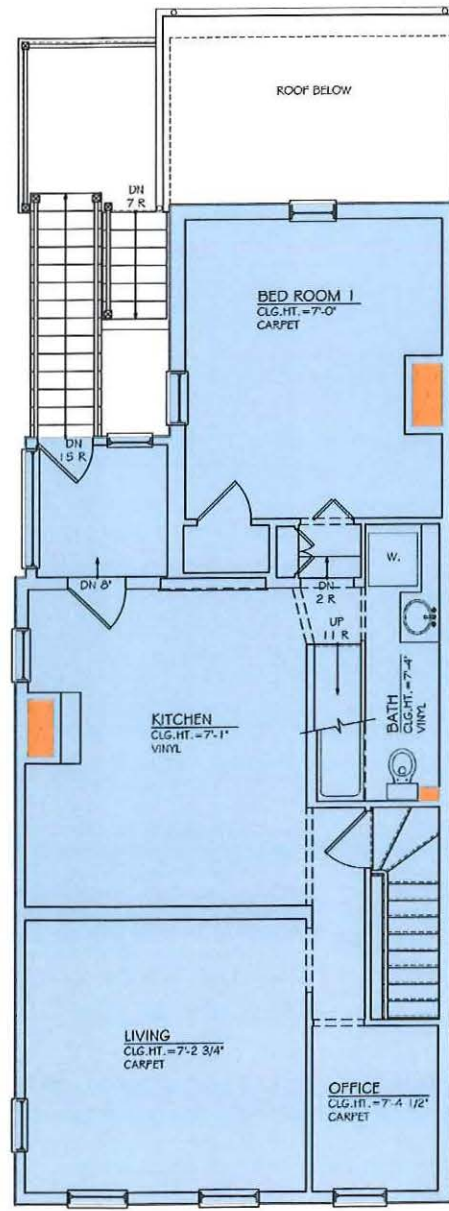
1 BASEMENT
SCALE: 1/4" = 1'-0"

ALLOWED EXCLUSION: 945.6 sq.ft.
ALLOWED DEDUCTION: 1 sq. ft.
BASE GFA: 0 sq. ft.
TOTAL EXISTING BASEMENT GFA: 0 sq.ft.



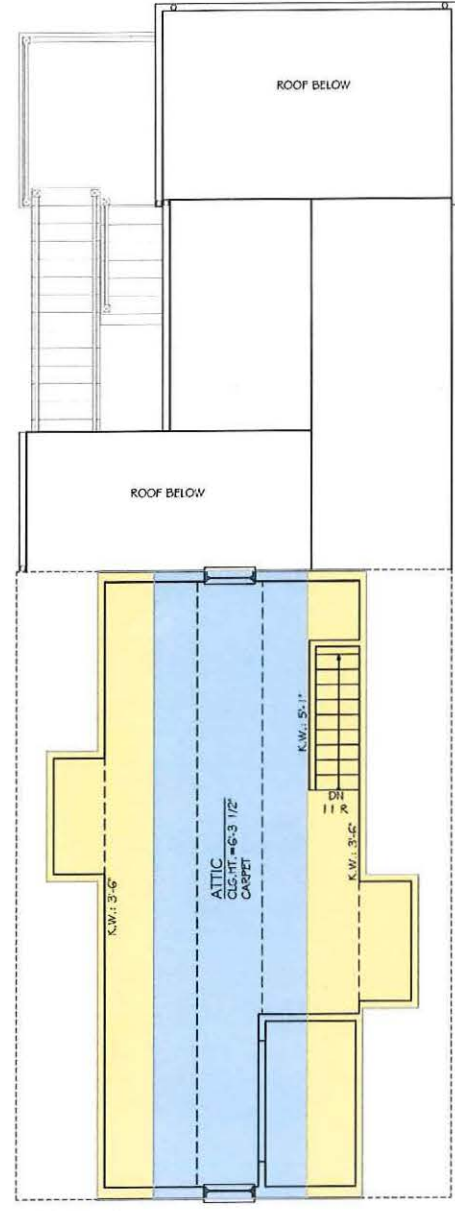
2 FIRST FLOOR
SCALE: 1/4" = 1'-0"

ALLOWED EXCLUSION: 0 sq.ft.
ALLOWED DEDUCTION: 9 sq. ft.
BASE GFA: 930 sq. ft.
TOTAL EXISTING FIRST FLOOR GFA: 921 sq.ft.



3 SECOND FLOOR
SCALE: 1/4" = 1'-0"

ALLOWED EXCLUSION: 0 sq.ft.
ALLOWED DEDUCTION: 7 sq. ft.
BASE GFA: 871 sq. ft.
TOTAL EXISTING SECOND FLOOR GFA: 864 sq.ft.



4 ATTIC
SCALE: 1/4" = 1'-0"

ALLOWED EXCLUSION: 189 sq.ft.
ALLOWED DEDUCTION: 0 sq. ft.
BASE GFA: 398 sq. ft.
TOTAL EXISTING ATTIC GFA: 209 sq.ft.



Revisions		Description	
Issue	Date	Issue	Date
X		X	
X		X	
X		X	

EXISTING CONDITIONS PLANS

Scale: As Noted
Drawn By: M. Longo
Date: 2.21.19

SV DESIGN
128 Dodge Street
Beverly, Massachusetts 01915
www.svdesign.com
1.978.927.3745

Proposed Renovations
Appleby
68 Spring Street, Cambridge, MA

SV DESIGN

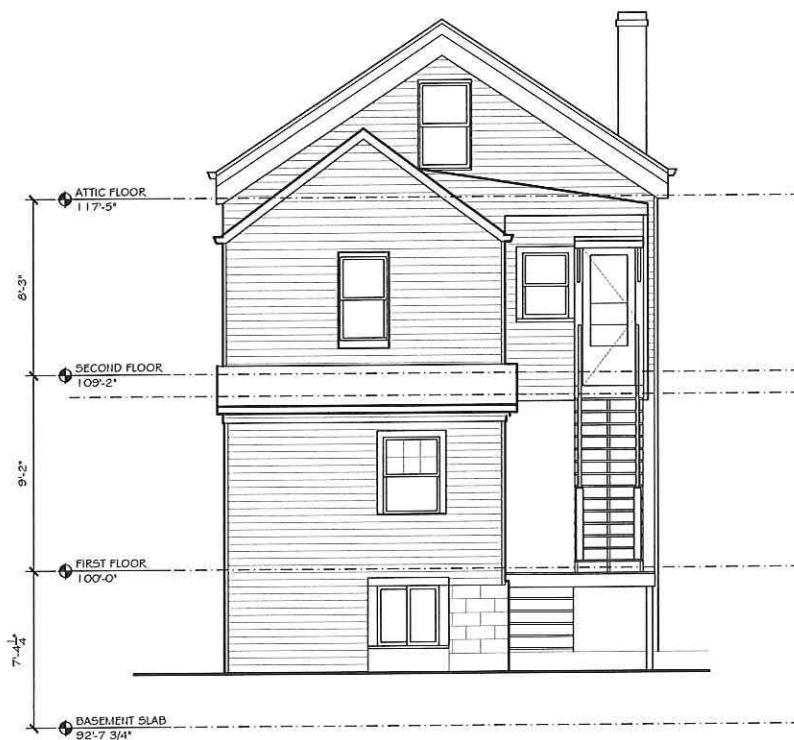
X1.1



1 SPRING STREET ELEVATION
SCALE: 1/4" = 1'-0"



2 DRIVEWAY ELEVATION
SCALE: 1/4" = 1'-0"

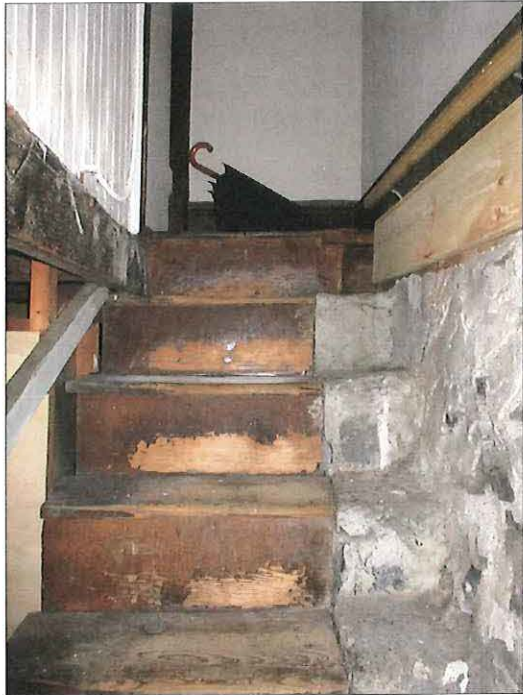


3 REAR ELEVATION
SCALE: 1/4" = 1'-0"

Revisions		EXISTING ELEVATIONS		Proposed Renovations	
Rev.	Description	Rev.	Description	Rev.	Description
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		<p>Proposed Renovations</p> <h1>Appleby</h1> <h2>68 Spring Street, Cambridge, MA</h2>	<p>Civil / Structural 100% Preliminary Design Prepared by Research & Design Group Inc.</p>	EXISTING PHOTOGRAPHS		Revisions
				Sold As Noted	Issue Date	Description
				Drawn By: M. Longla	- N.Y.	X
				Checked By:		



1 BASEMENT STAIRS



2 FIRST FLOOR STAIRS



3 STAIR LANDING



4 ATTIC STAIRS



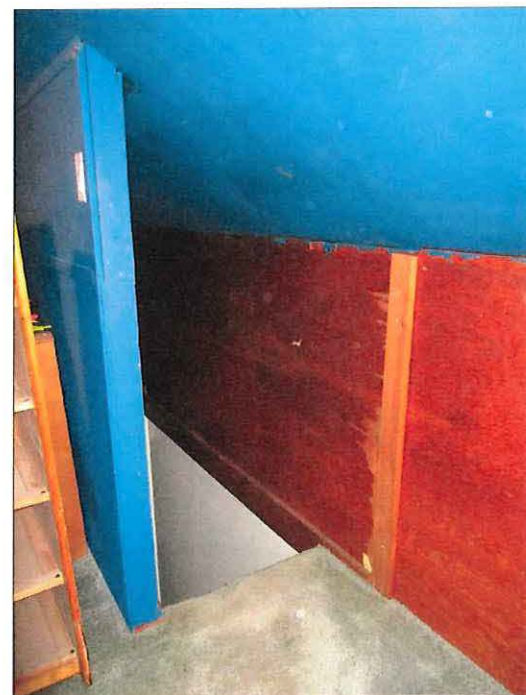
5 STAIR LANDING




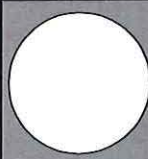
6 BATHROOM HEAD HEIGHT



7 HALLWAY WIDTH








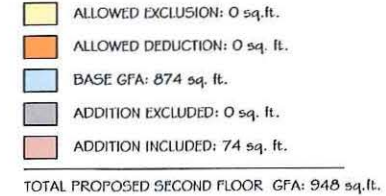
8 ATTIC HEADROOM

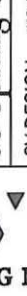
Proposed Renovations Appleby 68 Spring Street, Cambridge, MA SV DESIGN 125 Dodge Street Beverly, Massachusetts 01915 www.applebydesign.com t 978.927.3745		EXISTING PHOTOGRAPHS Scale As Noted Drawn By: M. Langle Date: 2.21.19 Checked By: Project #:		Revisions <table border="1"> <tr> <th>Issue</th> <th>Description</th> </tr> <tr> <td>1</td> <td>X</td> </tr> <tr> <td>2</td> <td>X</td> </tr> <tr> <td>3</td> <td>X</td> </tr> <tr> <td>4</td> <td>X</td> </tr> <tr> <td>5</td> <td>X</td> </tr> <tr> <td>6</td> <td>X</td> </tr> <tr> <td>7</td> <td>X</td> </tr> <tr> <td>8</td> <td>X</td> </tr> </table>	Issue	Description	1	X	2	X	3	X	4	X	5	X	6	X	7	X	8	X
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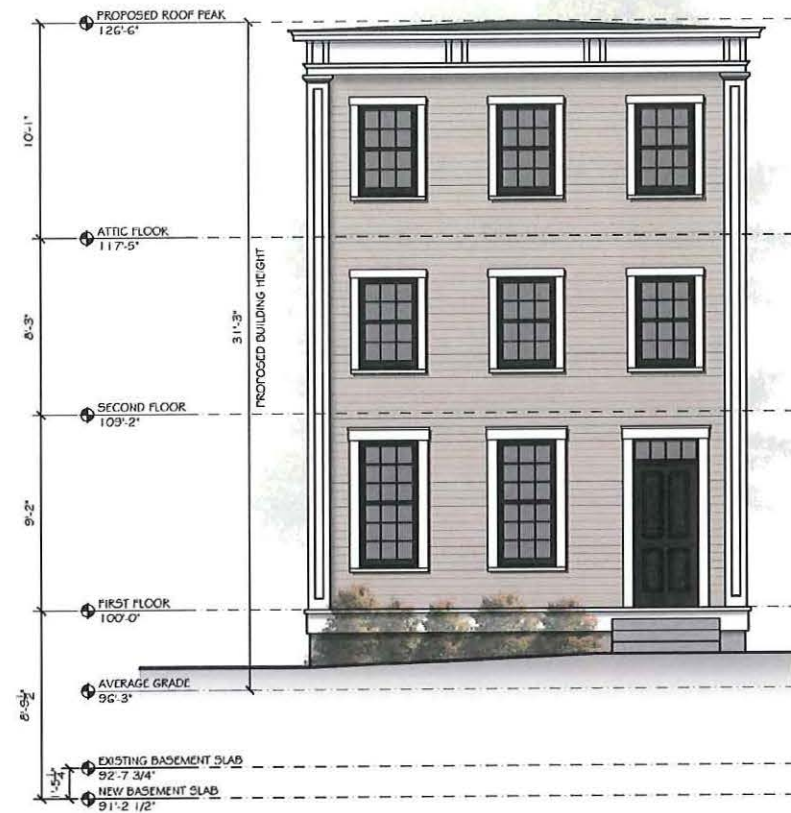
This floor plan shows a compact living space with several rooms and utility areas:

- BEDROOM**: Located at the top right, featuring cork flooring and a closet.
- STORAGE**: A large area on the left side, finished with tile.
- LIVING**: A central open area with cork flooring.
- KITCHEN**: Situated at the bottom left, equipped with a sink and stove.
- BATH**: A small bathroom located between the bedroom and living areas, containing a toilet and bathtub/shower.
- UTILITY RM.**: A room at the bottom right used for laundry or storage, with concrete floors.
- Hallways**: Multiple closets (CL.) and stairs leading up (UP) are distributed throughout the plan.

	ALLOWED EXCLUSION: 946 sq.ft.
	ALLOWED DEDUCTION: 0 sq. ft.
	BASE GFA: 0 sq. ft.
	ADDITION EXCLUDED: 101 sq. ft.
	ADDITION INCLUDED: 0 sq. ft.
TOTAL PROPOSED BASEMENT GFA: 0 sq.ft.	

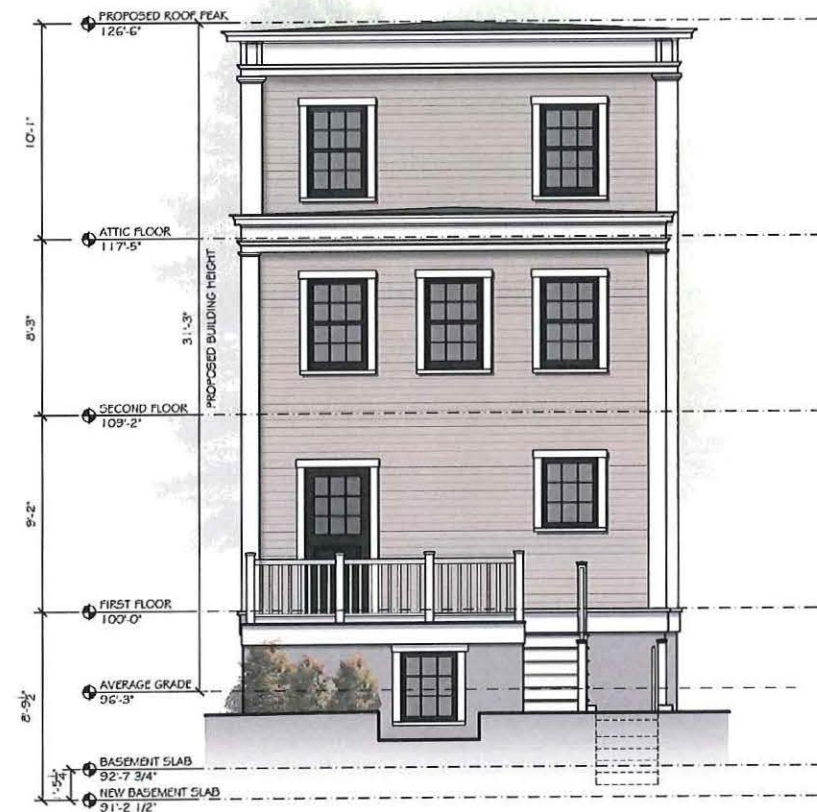


A1.1	<div></div> <div>Proposed Renovations Appleby 68 Spring Street, Cambridge, MA SV DESIGN 128 Dodge Street Beverly, Massachusetts 01915 1-978-927-2745 www.svdesign.com</div>	<div>PROPOSED PLANS</div> <div><div>Scale: As Noted Drawn By: M.Longo Date: 2.21.19</div><div>Checked By: Project #:</div></div>	<div>Revisions</div> <table><tr><th></th><th>Issue No.</th><th>Description</th></tr><tr><td>X</td><td>X</td><td>X</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		Issue No.	Description	X	X	X															
	Issue No.	Description																						
X	X	X																						



NOTE: ELEVATIONS ARE BASED ON AN ASSUMED DATUM



1 SPRING STREET ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 DRIVEWAY ELEVATION
SCALE: 1/4" = 1'-0"

A2.1	 <div>SV DESIGN</div>	SV DESIGN128 Dodge StreetBeverly, Massachusetts 01915www.svdesign.com	SV DESIGN128 Dodge StreetBeverly, Massachusetts 01915www.svdesign.com	SV DESIGN128 Dodge StreetBeverly, Massachusetts 01915www.svdesign.com	SV DESIGN128 Dodge StreetBeverly, Massachusetts 01915www.svdesign.com
					
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