



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 74 Holworthy Street

Zoning District: Res B

Applicant Name: Allerton a Homes LLC

Applicant Address: 303 Columbus Ave Unit 603 Boston MA 02116

Contact Information: 617-233-6585      kluce60@gmail.com      617-209-1566  
Telephone #                      Email Address                      Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

5.53, 8.22.2c

List all submitted materials (include document titles and volume numbers where applicable) below.

1. Cover Sheet, Dimensional Form, Ownership Certificate, Fee Schedule (3)
2. Project Narrative (3)
3. Project Plans and Illustrations (15)

Signature of Applicant: *Karlall Fran Zucc*

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

**DIMENSIONAL FORM**

**Project Address:** 300 Putnam / 357 Allston

**Application Date:**

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	8,864	5,000	Unchanged	
Lot Width (ft)	>50'	50	Unchanged	
Total Gross Floor Area (sq ft)	1,589	3,852	3,850	
Residential Base	n/a			
Non-Residential Base	n/a			
Inclusionary Housing Bonus	n/a			
Total Floor Area Ratio	.18	.43	.43	
Residential Base	n/a			
Non-Residential Base	n/a			
Inclusionary Housing Bonus	n/a			
Total Dwelling Units	1	2	2	
Base Units	n/a			
Inclusionary Bonus Units	n/a			
Base Lot Area / Unit (sq ft)	n/a			
Total Lot Area / Unit (sq ft)	n/a			
Building Height(s) (ft)	22.7'	35'	F: no change R:28'	
Front Yard Setback (ft)	18.9'	15'	F:no change R:98'	
Side Yard Setback Right (ft)	2.9'	7.5'min.(sum 20')	F:no change R:7.6'	
Side Yard Setback Left (ft)	24.4'	12.5'	F:no change R: 13.7'	
Rear Yard Setback (ft)	106.7'	35'	F:no change R:35.2'	
Open Space (% of Lot Area)	76%	40%	59%	
Private Open Space	64%	20%	31%	
Permeable Open Space	72%	20%	49%	
Other Open Space (Specify)	n/a	n/a	n/a	
Off-Street Parking Spaces	1	2	2	
Long-Term Bicycle Parking	n/a			
Short-Term Bicycle Parking	n/a			
Loading Bays	n/a			

*Use space below and/or attached pages for additional notes:*

**FEE SCHEDULE**

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**Project Address:**

**Application Date:**

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The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

**Fee Calculation**

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New or Substantially Rehabilitated Gross Floor Area (SF): × \$0.10 =

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Flood Plain Special Permit Enter \$1,000.00 if applicable:

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Other Special Permit Enter \$150.00 if no other fee is applicable:

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**TOTAL SPECIAL PERMIT FEE** **Enter Larger of the Above Amounts:**

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**OWNERSHIP CERTIFICATE**

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**Project Address:**

**Application Date:**

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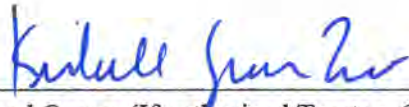
This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Allerton Homes LLC  
at the following address: 303 Columbus Ave Unit 603 Boston MA 02116  
to apply for a special permit for: new rear house, addition to non-conforming structure  
on premises located at: 74 Holworthy St.  
for which the record title stands in the name of: Allerton Homes LLC  
whose address is: 303 Columbus Ave Unit 603 Boston MA 02116

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 68693 Page: 527

*OR* Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

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To be completed by Notary Public:

Commonwealth of Massachusetts, County of \_\_\_\_\_

The above named \_\_\_\_\_ personally appeared before me,  
on the month, day and year \_\_\_\_\_ and made oath that the above statement is true.

Notary: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

City of Cambridge Planning Board  
c/o Liza Paden  
Community Development Department  
344 Broadway  
Cambridge, Massachusetts 02139

January 31, 2017

Re: Application for Special Permits – 74 Holworthy St.

Dear Chair Cohen and Members of the Board:

The following application to the Board is for two special permits for additional construction at the property known as 74 Holworthy St. These include: (i) a special permit for multiple principal structures containing a residential use more than 75' from the street (Zoning Ordinance Sec. 5.53) and (ii) a special permit for a conforming addition to an existing nonconforming structure less than 25% in area and volume (Zoning Ordinance Sec. 8.22.2.c).

**INTRODUCTION and OVERVIEW:** The project involves the renovation of, and addition to, an existing single family home and the construction of a new detached single family home. The property is located in a Residence B zone. The applicant proposes to add a new detached single family home to the rear of the existing building, at a distance greater than 75' from the street. As such, relief is requested by Special Permit per Section 5.53(2). The criteria required are enumerated below. Also, due to an existing nonconformity of the front house created by its proximity to the right side lot line, relief is requested to add a conforming addition that is greater than 10% of area and volume since the house first became non-conforming. Under Sec. 8.22.2, a special permit is requested for a conforming addition to an existing non-conforming house less than 25% of the area and volume since it first became non-conforming. Both this addition and the new rear single family are otherwise conforming with regard to GFA, FAR, dwelling units, open space, parking, building height, and setbacks. No other relief is required.

1) Overview:

- a) Both the existing and new houses conform to the neighborhood in terms of scale, number of stories, square footages and number of dwellings on a lot. Holworthy St. is comprised of a mix of two and three story buildings, mostly single family houses with a few multifamily buildings. A number of these properties have a similar pattern of development with front and rear houses. This pattern includes the three adjacent lots immediately to the left of 74 Holworthy and a few of the abutters of abutters. In reference to each other, both the existing and new houses are similar also in terms of number of stories and square footages being two-story buildings roughly of 1925sf each.

- b) The existing house is 1624 sf of GFA and was built in approximately 1876. The building has a mansard roof as is typical of 2<sup>nd</sup> Empire style houses. As previously noted, it is non-conforming in its proximity to the righthand lot line. It is comprised of a 2-story building and a connected 1-story back-ell. Due to the age and current condition of the house, it requires substantial renovation. The existing back ell is roughly 204sf. A special permit is requested to allow a conforming second floor addition comprising 301 sf (which is approximately 19% of the current building area.) The existing back ell was built on a crawl space, which is in poor condition and will require a new foundation with a full basement as part of the renovations. The back ell of 204 sf (12% of existing area) is permitted to be reconstructed under section 8.21.G, which allows for reconstruction up to 25% of existing area.
- c) The proposed new house is 2 floors and approximately 1925sf. The house is contemporary in design with the larger windows primarily located to the front and back of the house to maintain privacy for abutting neighbors.

2) Landscaping:

- a) Much of the existing landscaping on the lot will remain or be improved. Additional landscaping will be added around the new house. The existing curb cut will remain and the driveway will be lengthened with a new portion serving the parking for the rear house. As many of the mature trees will remain on site as possible and will be protected during construction.

3) Sustainability:

- a) The new house will meet the “stretch” energy code and will be “solar ready” with utility areas designed for future installation of solar panels.

4) Neighbors:

- a) The plans and supplementary materials in Appendix A were shown to neighbors individually and in a group meeting on January 31, 2017. These include a site analysis addressing the site opportunities and constraints, a drawing of the existing site context, photographs of the surroundings, and preliminary massing studies, plans and renderings. A summary of the community engagement process will be sent to neighbors according to the Planning Board's special permit application protocol. Also included in the Appendix A is a summary of questions and issues raised by community members and responses.

## II. Special Permit for Multiple Principal structures

1) Pursuant to Section 5.53.2 of the Zoning Ordinance, principal residential uses may be allowed if the following criteria are satisfied:

- 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 Preferable 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 alternate “single structure” option that would not require a special permit per 5.53.2 creates a much larger structure and is incongruous with the historic site. It yields less easily usable space for the building occupants and creates more of a solid wall effect for the abutters. The two house option, on the other hand is more similar to the prevailing development pattern. There are also a number of identifiable benefits per Section 5.53.2(b) that the Board may consider. Of the six criteria, the proposed design meets four. It meets criterion (b)(2) because there is a pattern of front and back structures in the neighborhood, specifically the three adjacent lots to the left of the property and on multiple other lots starting at 82 Holworthy St. These properties with rear houses create a contiguous open space both in an abbreviated rear yard and between the front and rear structures; an attached building would block views down this middle of this corridor and block any through block views. It meets criterion (b)(3) as detached buildings allow for occupants of both buildings to have an enhanced living environment with more outdoor space between them. It meets criterion (b)(4) because there is incentive to retain the existing structure on the lot. Since the existing building is an existing nonconforming structure, in order to develop an equal amount of square footage on the lot, the existing building would have to be either demolished or moved.. Finally, the proposed design meets criterion (b)(6) because the existing building is about two-thirds the maximum height allowed in a Residence B district.

### III. Special Permit for Conforming Addition of less than 25%

Under section 8.22.2C, a special permit may be granted for:

....the alteration or enlargement of a nonconforming structure, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a nonconforming use, provided any enlargement or alteration of such nonconforming structure is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000 for the district in which such structure is located and provided such nonconforming structure will not be increased in area or volume by more than twenty-five (25) percent since it first began to be nonconforming.

The proposed addition to the existing nonconforming structure is not substantially more detrimental to the neighborhood than the existing nonconforming use. The application requires a special permit per 8.22.2c because, as previously noted, the addition to the existing nonconforming structure is greater than 10% of the existing area and volume and as such is not permitted under Section 8.22.1. Furthermore, Residential use is a conforming use, and the addition would be conforming to the requirements of Article 5.000 and Article 6.000. The addition would be less than 25% of the area and volume since it first began to be non-conforming.

#### IV. General Special Permit Criteria

Section 10.43 sets forth certain conditions THAT CANNOT be present if the Special Permit is to be granted. In other words, under Section 10.43, "special permits will normally be granted where the specific provisions of the ordinance are met," and as long as the following conditions are met to ensure there is not detriment to the to public interest.

(a) The requirements of the zoning ordinance will be met.

The provisions for multiple structures in Residence B are set forth in Section 5.53.2(a) and (b) and are satisfied in that (i) demolishing, moving and/or substantially reconstructing the existing house and adding an attached rear house would be significantly greater impact and (ii) as stated in paragraph II above, at least four of the six criteria for "identifiable benefits" are satisfied.

(b) Traffic patterns of access or egress will not be adversely affected.

The development leaves the access and egress unchanged; the requested change, one additional parking space, is minor in nature and will not affect traffic.

(c) Continued operation of adjacent uses won't be adversely affected.

The use is unchanged, and two detached buildings are consistent with the neighborhood.

(d) No nuisance or hazard would be created to the proposed occupant or citizens of the City.

Conversely, a detached unit is a benefit to the proposed occupant, and long established residential uses are unchanged.

(e) The proposed use won't impair the integrity of the district or otherwise derogate from the intent of the ordinance.

The proposed residential uses and detached structures are consistent with historic uses in the neighborhood and, as described in II above are consistent with the intent of the Ordinance.

#### V. Conclusion

Following the Board's consideration of the case, the applicant respectfully requests a special permit for multiple residential buildings on the same lot and the addition to the existing non-conforming house as described in this application.

Sincerely,

Allerton Homes, LLC



## VI. Appendix A

### Community Meeting Summary

A community meeting was held on 68 Holworthy St at 6pm. The Owners and Architect made a short presentation to the neighbors followed by an informal question and answer period. A site analysis addressing the site opportunities and constraints, a drawing of the existing site context, photographs of the surroundings, and preliminary massing studies, plans and renderings were presented. The design was generally well received and all questions asked were answered by the Owners, Architect, and Contractor. They are listed below:

Q. Would we be willing to install a fence along the right side boundary?

A. Yes

Q. Will we preserve as many trees as possible?

A. Yes

Q. Will we be sure parking space is available to owner of right side house in front of his house?

A. Yes

Q. How much green space is there between the two houses and behind the rear house?

A. Approximately 25' and 30-35', respectively.

Q. What is construction schedule?

A. Start May/June and finish by end of year.