



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: 118 Holworthy St.

Zoning District: Residence B

Applicant Name: 118 Holworthy St. Realty, LLC

Applicant Address: 586 Pleasant St., Unit 1, Watertown MA 02472

Contact Information: 617.923.8422 aragbarsoumian@gmail

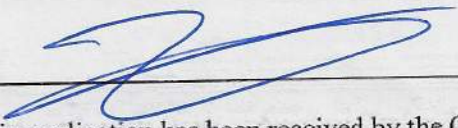
Telephone # Email Address Fax #

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.*

5.53.2 - 2nd House on lot more than 75' from street  
8.22.2.c - New windows on an existing non-conforming facade

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

118 Holworthy Special Permit Narrative - Dated 06.21.20  
118 Holworthy Special Permit Drawings - Dated 06.21.20  
Neighborhood Zoom Meeting Transcript / Recording - Dated 06.04.20

Signature of Applicant: 

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

Date

6/17/20

Signature of CDD Staff

**DIMENSIONAL FORM**

**Project Address:**

**Application Date:**

	<b>Existing</b>	<b>Allowed or Required (max/min)</b>	<b>Proposed</b>	<b>Permitted</b>
Lot Area (sq ft)				
Lot Width (ft)				
Total Gross Floor Area (sq ft)				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Floor Area Ratio				
Residential Base				
Non-Residential Base				
Inclusionary Housing Bonus				
Total Dwelling Units				
Base Units				
Inclusionary Bonus Units				
Base Lot Area / Unit (sq ft)				
Total Lot Area / Unit (sq ft)				
Building Height(s) (ft)				
Front Yard Setback (ft)				
Side Yard Setback (ft)				
Side Yard Setback (ft)				
Rear Yard Setback (ft)				
Open Space (% of Lot Area)				
Private Open Space				
Permeable Open Space				
Other Open Space (Specify)				
Off-Street Parking Spaces				
Long-Term Bicycle Parking				
Short-Term Bicycle Parking				
Loading Bays				

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

**OWNERSHIP CERTIFICATE**

**Project Address:** 118 Holworthy

**Application Date:**

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


I hereby authorize the following Applicant: 118 Holworthy Street Realty, LLC  
at the following address: 586 Pleasant St, Unit 1  
Watertown, MA 02472  
to apply for a special permit for:  
on premises located at: 118 Holworthy Street  
for which the record title stands in the name of: 118 Holworthy Street Realty, LLC  
whose address is: 586 Pleasant St, Unit 1  
Watertown, MA 02472

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex Book: 74330 Page: 226

OR Registry District of the Land Court,  
Certificate No.:

Book: Page:

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

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

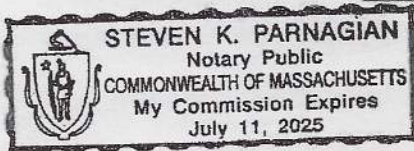
The above named Hratch Iskenderian personally appeared before me,

on the month, day and year 4-20-2020 and made oath that the above statement is true.

Notary:

  
Steven K. Parnagian

My Commission expires: 7-11-2025





**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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City of Cambridge Planning Board  
c/o Swaathi Joseph  
Community Development Department  
344 Broadway  
Cambridge, Massachusetts 02139

June 21st, 2020

Re: Application for Special Permits – 118 Holworthy St.

The following application to the Board is for two special permits for additional construction at the property known as 118 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 to add windows to an existing non-conforming facade (Zoning Ordinance Sec. 8.22.2.c).

**A. Introduction:**

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 towards the rear of the lot, 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, per Section 8.22.2 relief is requested to add windows on an existing non-conforming facade. No other relief is required.

**B. Overview:**

- a) General: Both the existing and new houses conform to the neighborhood in terms of scale, number of stories, gross floor area 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 direct abutters and abutters of abutters. In reference to each other, both the existing and new houses are similar in terms of number of stories and square footages being –two-story buildings roughly of 1800 sf of Gross Floor Area each.
- b) Existing Single Family: The existing house is 2,145 sf of GFA and was built in approximately 1880. The building has a Gable Roof as is typical of the era. 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 single story back-ell. Due to the age and current condition of the house, it requires substantial renovation. 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 327 sf (23% of existing area) is permitted to be reconstructed under section 8.21.g, which allows for reconstruction up to 25% of existing area. A new addition of 158 sf will be added to the 2<sup>nd</sup> floor above the existing building footprint which is allowed per 8.22.1h.1. The proposed addition also conforms to Section 8.22.1.f which requires that existing structure is not increased in area or volume by more than 10%. The total proposed SF is 1764 sf.

- c) New Single-Family: The proposed new house is 2 stories and approximately 1750 sf. The house is contemporary in design with the larger windows primarily located to the front and rear of the house to maintain privacy for abutting neighbors.
  - d) Site Paving and Landscaping: Much of the existing landscaping on the lot will 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 providing access to a conforming two-car accessory garage structure at the rear of the property.
- 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 as is required by the Mass Building Code.
- 4) Neighbors:
- a) The plans and supplementary materials in that accompany this application were shown to neighbors at an on-line group meeting on June 4<sup>th</sup>, 2020. A transcript / video recording is included with the Special Permit Application Materials. We will be maintaining communication with Neighbors throughout the process and will relay and questions, concerns, agreements that arise.

### **C. Special Permit Criteria for Multiple Principal Structures:**

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.

Response to 5.53.2 Criteria:

- a) 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 in keeping with the prevailing development pattern. There are also a number of identifiable benefits per Section 5.53.2(b) that the Board may consider.
- (b) The benefits of two primary structures is exhibited as follows:
- 1) because of the number of lots that have existing principal structures towards the rear of the lot the continuity of the large open space is broken and ceases to benefit the entire community of abutters as it once did.
  - 2) because of this pattern of front and back structures in the neighborhood, specifically the abutter to the abutters on either side and on multiple other lots on 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.
  - 3) as detached buildings allow for occupants of both buildings to have an enhanced living environment with more outdoor space between them.
  - 4) because there is incentive to retain the existing structure on the lot and because 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.
  - 5) Because the bulk of structure is not concentrated at the front of the lot there are significantly more opportunities to plan much less concentrated and dense parking areas reducing the visual impact both from the street and from adjacent properties.
  - 6) the creation of two separate units reduces continuous bulk facing the street, reduces continuous bulk facing the principal front structure of adjacent properties, reduces building height by allowing interior spaces to access exterior walls and natural light and can increase the allowable side yard setback while adhering to front and rear setbacks

#### **D. Special Permit for Windows in an existing non-conforming façade:**

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.

Adding windows to an existing nonconforming structure is a minor change and is not substantially more detrimental to the neighborhood than the existing nonconforming use

#### **E. General Special Permit Criteria**

Per 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) Special provisions exist in the ordinance which allow for the proposed development provided it

meets specific criteria. The criteria for the development of multiple structures in Residence B as set forth in Section 5.53.2(a) and (b) and are satisfied as identified in Section D above.

- (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. The addition of one parking space would be required whether there was one contiguous 2 Family structure or the proposed separated single family structures.

- (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 will not 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 above are consistent with the intent of the Ordinance.

End of Narrative:





**CITY OF CAMBRIDGE**  
DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800

# TREE REMOVAL PERMIT

**Permit Number: 66779**

**Date Issued: February 21, 2020**

Applicant Name: **Timothy Armstrong**

Property Owner Name: **Diana Park**

Phone number: **5083953345**

Property Owner Address: **118 Holworthy, Cambridge MA 02138**

Certified Arborist Name: **Timothy Armstrong**

Phone Number: **5083953345**

Certified Arborist Address: **240 Highland Ave, Seekonk MA 02771**

Arborist Certification Number: **NE 7132B**

Tree Removal Company Name: **Bartlett Tree Experts**

Phone Number: **(781) 622-5980**

Tree Removal Company Address: **50 Bear Hill Rd , Waltham MA 024511**

Species of Tree: **Norway Maple**

Diameter at Breast Height: **35**

Approximate Height: **45 feet**

Location within Property: **Rear of house**

Reason for Removal: **1. Dead or Dangerous**

Special Conditions:



**CITY OF CAMBRIDGE**  
DEPARTMENT OF PUBLIC WORKS

147 Hampshire Street, Cambridge, MA 02139

Phone (617) 349-4800

# TREE REMOVAL PERMIT

**Permit Number: 66780**

**Date Issued: March 11, 2020**

Applicant Name: **Timothy Armstrong**

Property Owner Name: **Diana Park**

Phone number: **508953345**

Property Owner Address: **118 Holworthy, Cambridge Ma 02138**

Certified Arborist Name: **Timothy Armstrong**

Phone Number: **508395345**

Certified Arborist Address: **240 Highland Ave, Seekonk MA 02771**

Arborist Certification Number: **NE 7132B**

Tree Removal Company Name: **Bartlett Tree Experts**

Phone Number: **(781) 622-5980**

Tree Removal Company Address: **50 Bear Hill Rd, Waltham MA 02451**

Species of Tree: **Norway Maple**

Diameter at Breast Height: **14**

Approximate Height: **45 feet**

Location within Property: **rear of house**

Reason for Removal: **1. Dead or Dangerous**

Special Conditions: