

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 Janet and Michael McKee
(OWNER)

Address: 100 Otis Street, Unit 1, Cambridge MA 02141

State that I/We own the property located at 100 Otis Street, Unit 1, Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Janet McKee

*Pursuant to a deed of duly recorded in the date March 29, 1999, Middlesex South County Registry of Deeds at Book 29975, Page 129; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Janet McKee

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

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

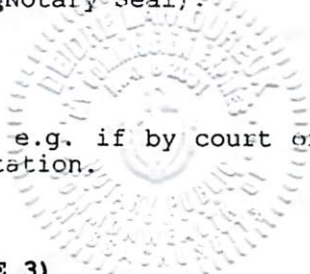
Commonwealth of Massachusetts, County of SUFFOLK

The above-name JANET MCKEE personally appeared before me, this 15th of August, 2024, and made oath that the above statement is true.

[Signature] Notary

DEIDRE LAMOUREUX
Notary Public
My Commission Expires
May 8, 2031

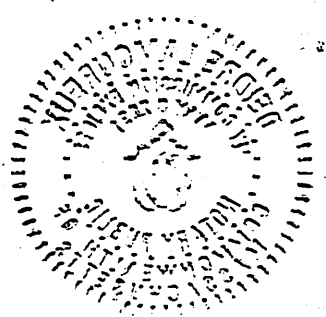
My commission expires _____ (Notary Seal).



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

[Faint, illegible handwriting]

EDDRE LAMOREUX
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 8, 2031



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:

Having lived the past 27 years and raising our family of three children in our home at 100 Otis Street, we are now entering the inevitable next phase of our lives, as retirees and empty nesters. We love East Cambridge and want to stay in our home, in our neighborhood, but, financially, the only way we can make this work is for our home to be allowed to evolve and adapt to suit the new realities of our lives.

- 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 structure of 100 Otis Street has a place in the history of East Cambridge and from our initial efforts, the 1997 renovation of the building, and all of our subsequent work upkeeping the building and gardens, have been in the spirit of us trying to be good stewards of this historic building. We feel that this proposed next phase of the buildings life is in sync with the C-1, Multi-Family zoning district in which we sit, by providing additional dwelling units while maintaining the mass or character of our building.

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

- 1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

We feel that the proposed modification to our front garden and the respectful addition of a new stair and entry door on the street façade will not cause any detriment to the public good, in fact, we feel that the *Public Good* is positively served by these sorts of relatively minor modifications that allow long-time residents to *age in-place*, while also providing additional quality rental units in this wonderful neighborhood.

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

The zoning ordinance has evolved substantially from what it was when we first undertook the effort to convert our building from a church rectory into our home in 1997. But the purpose and intent of the ordinance, particularly with regards to existing residential neighborhoods and structures, has stayed consistent, by providing a mechanism for allowing buildings to evolve with the times, while safeguarding the character of Cambridge residential neighborhoods. We feel that our proposed renovation fits well with the City of Cambridge larger objective of increasing the available housing stock in Cambridge and our more-personal objective of remaining in our home as we age, while maintaining both the character of our building and our neighborhood.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Janet E McKee
Location: 100 OTIS ST., Unit 1, Cambridge, MA
Phone: 617.407.0728

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5,610	No change	3,232 (4,309 * 0.75)	(max.)
<u>LOT AREA:</u>		4,309	No Change	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.30 (5,610/4,309)	No Change	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,155 (4,309/2)	1,077 (4,309/4)	1,500	
<u>SIZE OF LOT:</u>	WIDTH	41'	No Change	50'	
	DEPTH	100	No Change	100	
<u>SETBACKS IN FEET:</u>	FRONT	8'-8"	No Change	10	
	REAR	0	No Change	20	
	LEFT SIDE	17'-6" (5'-0" @ garage)	No Change	7'-6"	
	RIGHT SIDE	0	No Change	7'-6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	51	No Change	35	
	WIDTH	76'-8"	No Change	70 (100-20-10)	
	LENGTH	23'-9"	No Change	26 (41-7.5-7.5)	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		29% (1,247/4,309)	No Change	30%	
<u>NO. OF DWELLING UNITS:</u>		2	4	3 (4,309/1,500)	
<u>NO. OF PARKING SPACES:</u>		4	No Change	No Maximum	
<u>NO. OF LOADING AREAS:</u>		0	No Change	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		3	No Change	10	

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.:

Accessory building, a garage, masonry (brick and concrete block) Construction

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'.



Sheet Number	Sheet Name	Sheet Issue Date
A-1	Title Sheet	08/22/24
A-2	Site Plans	08/22/24
A-3	Area Plans	08/22/24
A-4	Basement Level Plans	08/22/24
A-5	Level 1 Floor Plans	08/22/24
A-6	Level 2 Floor Plans	08/22/24
A-7	Unit 1 - Updated Plans	08/22/24
A-8	Building Elevations	08/22/24
A-9	Building Elevations North	08/22/24
A-10	Building Longitudinal Section	08/22/24
A-11	Detail Sections @ Unit 1b Entry	08/22/24
A-12	Axonometric Views @ Unit 1b Entry	08/22/24

Submitted to City of Cambridge Zoning
22 August 2024 - Revision 1

Michael McKee
architect
Cambridge, Massachusetts
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100 Otis Street
Condominium Association

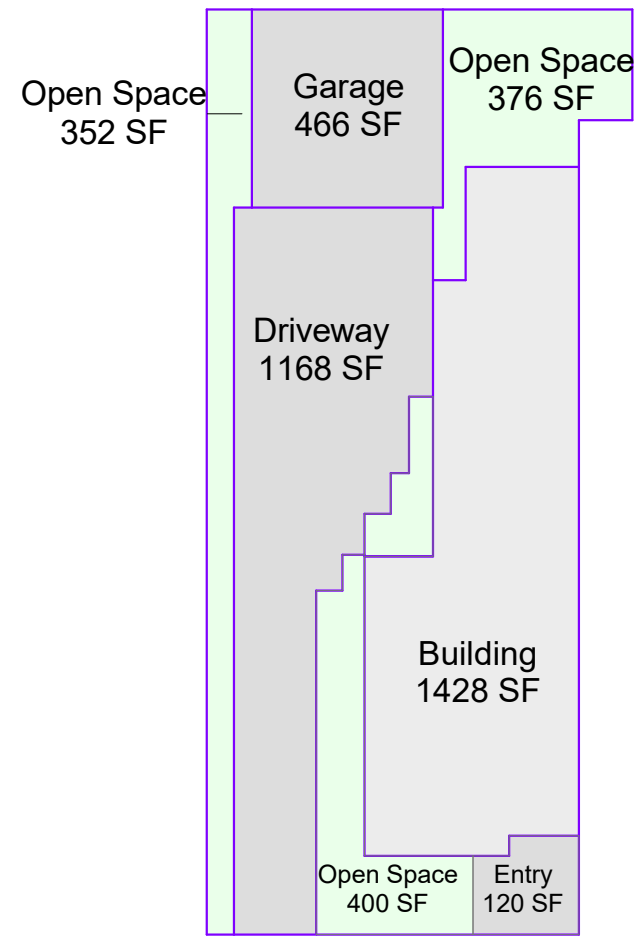
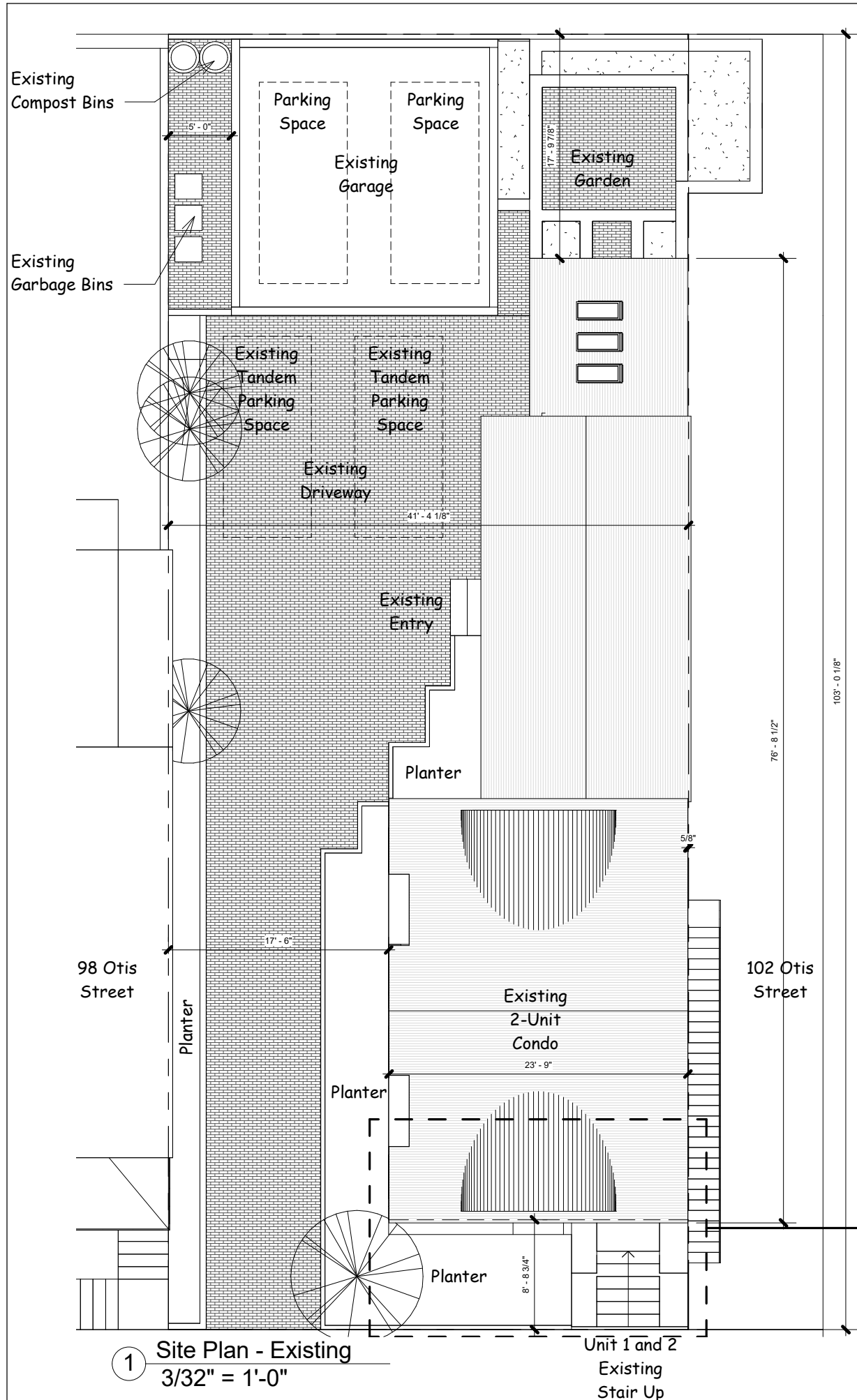
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Cambridge, MA

Title Sheet

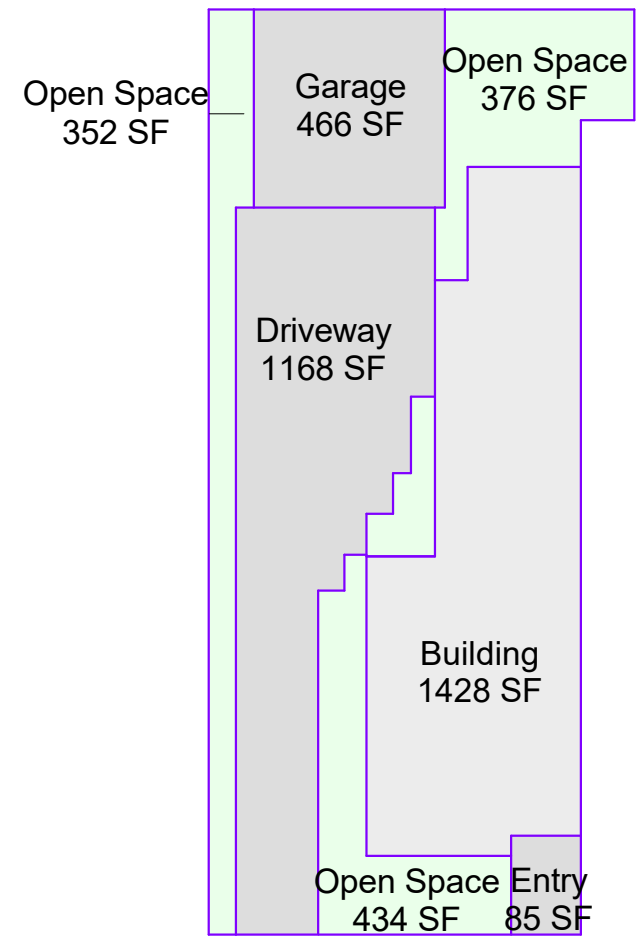
Project number 2020_01
Date 22 August 2024
Drawn by Author
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A-1

Scale



LOT AREAS - PROPOSED



LOT AREAS - EXISTING

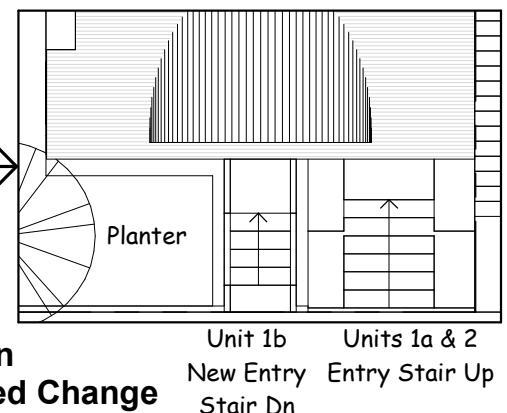
LOT AREAS SUMMARY			
	EXISTING	PROPOSED	CHANGE
Open Space	1,162 SF	1,128 SF	-34
Building	1,428 SF	1,428 SF	0
Garage	466 SF	466 SF	0
Driveway	1,168 SF	1,168 SF	0
Entry Way	85 SF	119 SF	+34
Total		4,309 SF	

UNIT COUNT SUMMARY		
ALLOWED	4,309/1,500 =	3
PROPOSED		4

LOT AREA / UNIT SUMMARY		
Allowed		1,500 SF
Existing	4,309 / 2	2,155 SF
Proposed	4309 / 4	1,077 SF

OPEN SPACE SUMMARY		
Required	1,293 SF	30%
Existing	1,162 SF	27%
Proposed	1,128 SF	26%

BUILDING HEIGHT SUMMARY			
	Mean Grade	Bldg Peak	Height
Allowed			35'
Existing	-2'-5"	+46'-2"	48'-7"
Proposed	-2'-5"	+46'-2"	No Change



Site Plan Proposed Change

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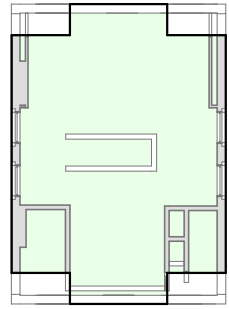
A-2

Scale As indicated

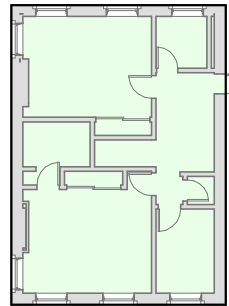
Site Plans

Project number	2020_01
Date	22 August 2024
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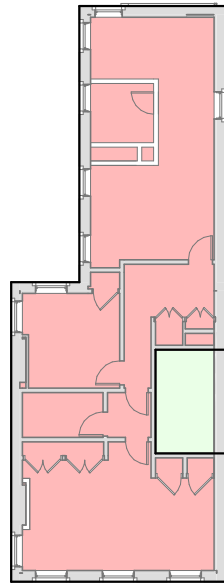
1 Site Plan - Existing
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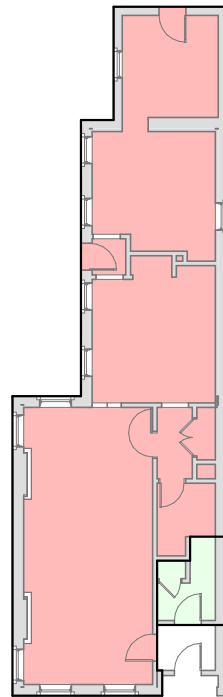
E5 Current L4
3/64" = 1'-0"



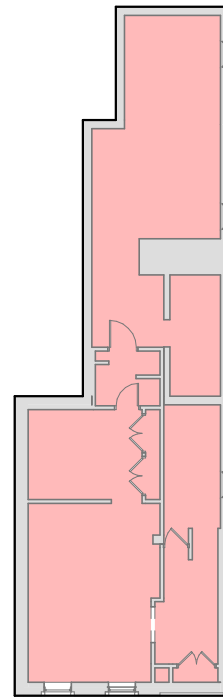
E4 Current L3
3/64" = 1'-0"



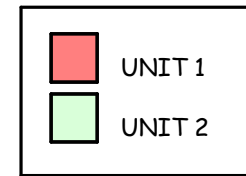
E3 Current L2
3/64" = 1'-0"



E2 Current L1
3/64" = 1'-0"



E1 Current Basement
3/64" = 1'-0"

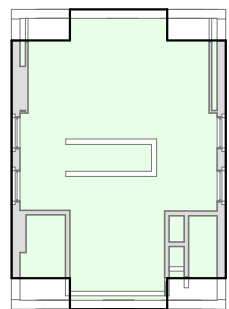


EXISTING UNIT AREAS

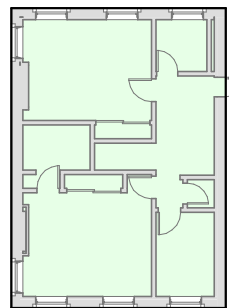
Current Area Summary		
Name	Level	Area
Unit 1	Basement	1446 SF
Unit 1	Level 1	1320 SF
Unit 2	Level 1	66 SF
Unit 1	Level 2	1198 SF
Unit 2	Level 2	89 SF
Unit 2	Level 3	791 SF
Unit 2	Level 4	700 SF
		5611 SF

Current Unit 1	
Level	Area
Basement	1446 SF
Level 1	1320 SF
Level 2	1198 SF
3965 SF	

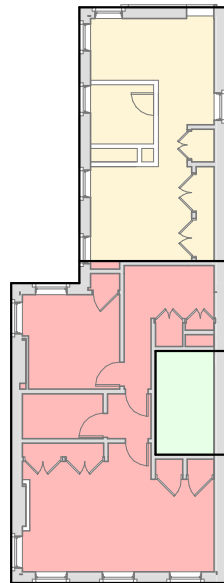
Current Unit 2	
Level	Area
Level 1	66 SF
Level 2	89 SF
Level 3	791 SF
Level 4	700 SF
1647 SF	



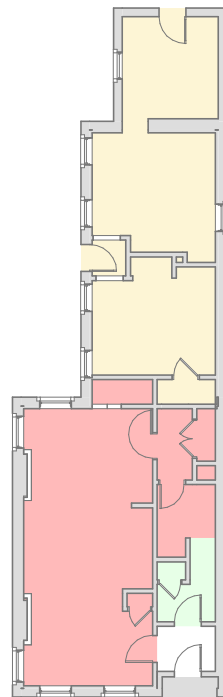
5 Proposed L4
3/64" = 1'-0"



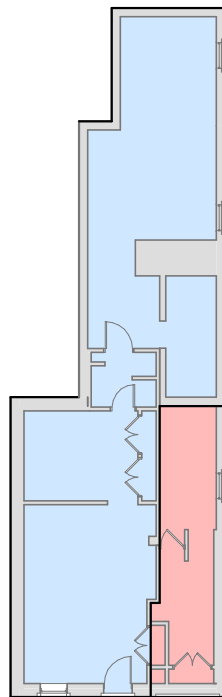
4 Proposed L3
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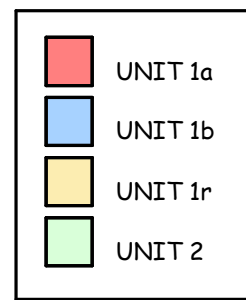
3 Proposed L2
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2 Proposed L1
3/64" = 1'-0"



1 Proposed Basement
3/64" = 1'-0"



PROPOSED UNIT AREAS

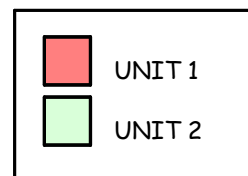
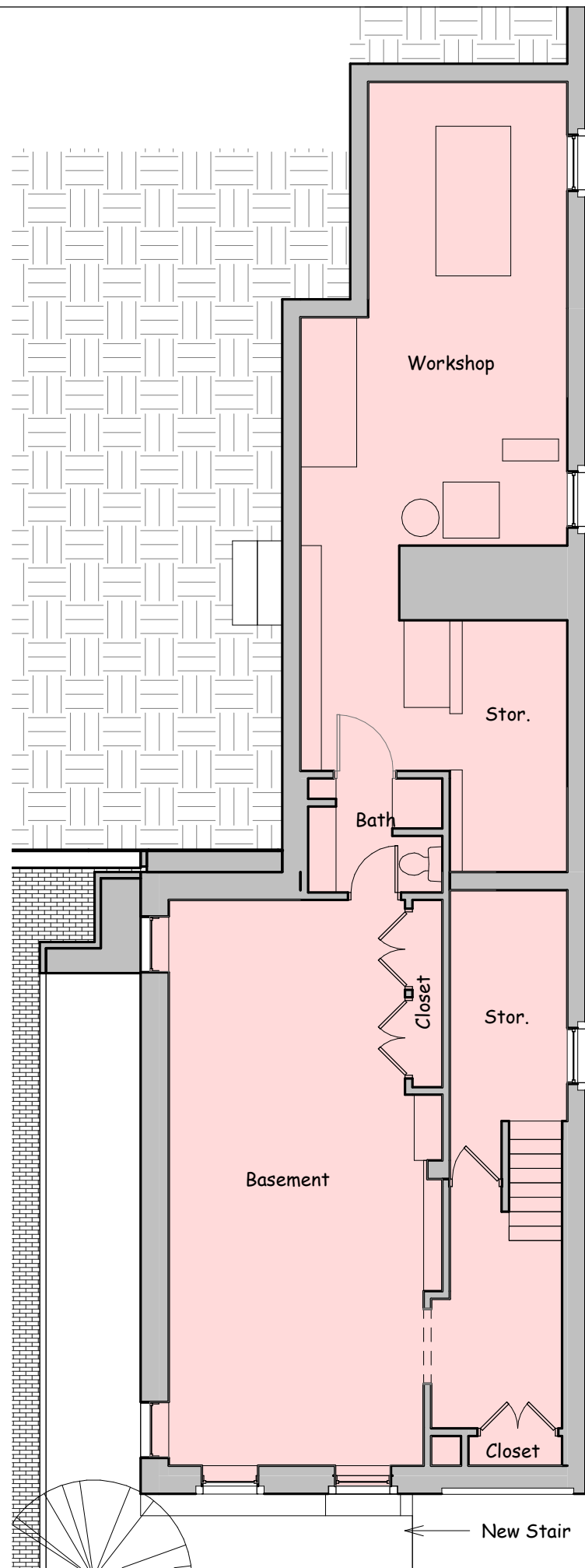
Proposed Area Summary		
Unit	Level	Area
Unit 1	Basement	244 SF
Unit 1	Level 1	679 SF
Unit 1	Level 2	742 SF
Unit 2	Level 1	66 SF
Unit 2	Level 2	89 SF
Unit 2	Level 3	791 SF
Unit 2	Level 4	700 SF
Unit 3	Level 1	640 SF
Unit 3	Level 2	457 SF
Unit 4	Basement	1201 SF
		5610 SF

Unit 1a	
Level	Area
Basement	244 SF
Level 1	679 SF
Level 2	742 SF
1665 SF	

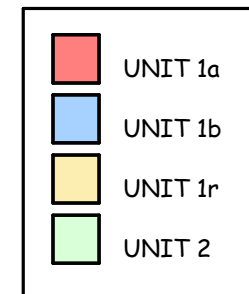
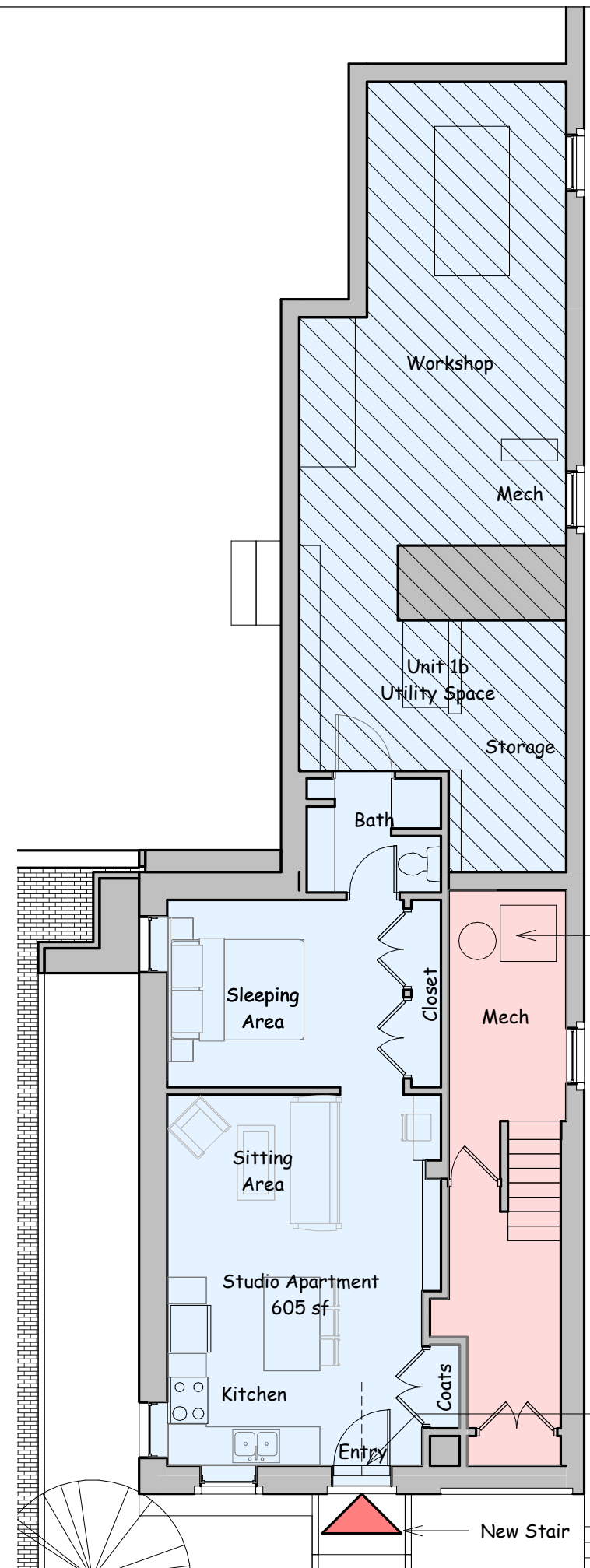
Unit 2	
Level	Area
Level 1	66 SF
Level 2	89 SF
Level 3	791 SF
Level 4	700 SF
1647 SF	

Unit 1r	
Level	Area
Level 1	640 SF
Level 2	457 SF
1096 SF	

Unit 1b	
Level	Area
Basement	1201 SF
1201 SF	



1 Basement Plan Existing
 1/8" = 1'-0"



2 LB Proposed
 1/8" = 1'-0"

Basement Level Plans

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 Date 22 August 2024
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 Checked by

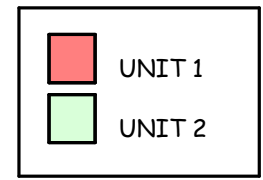
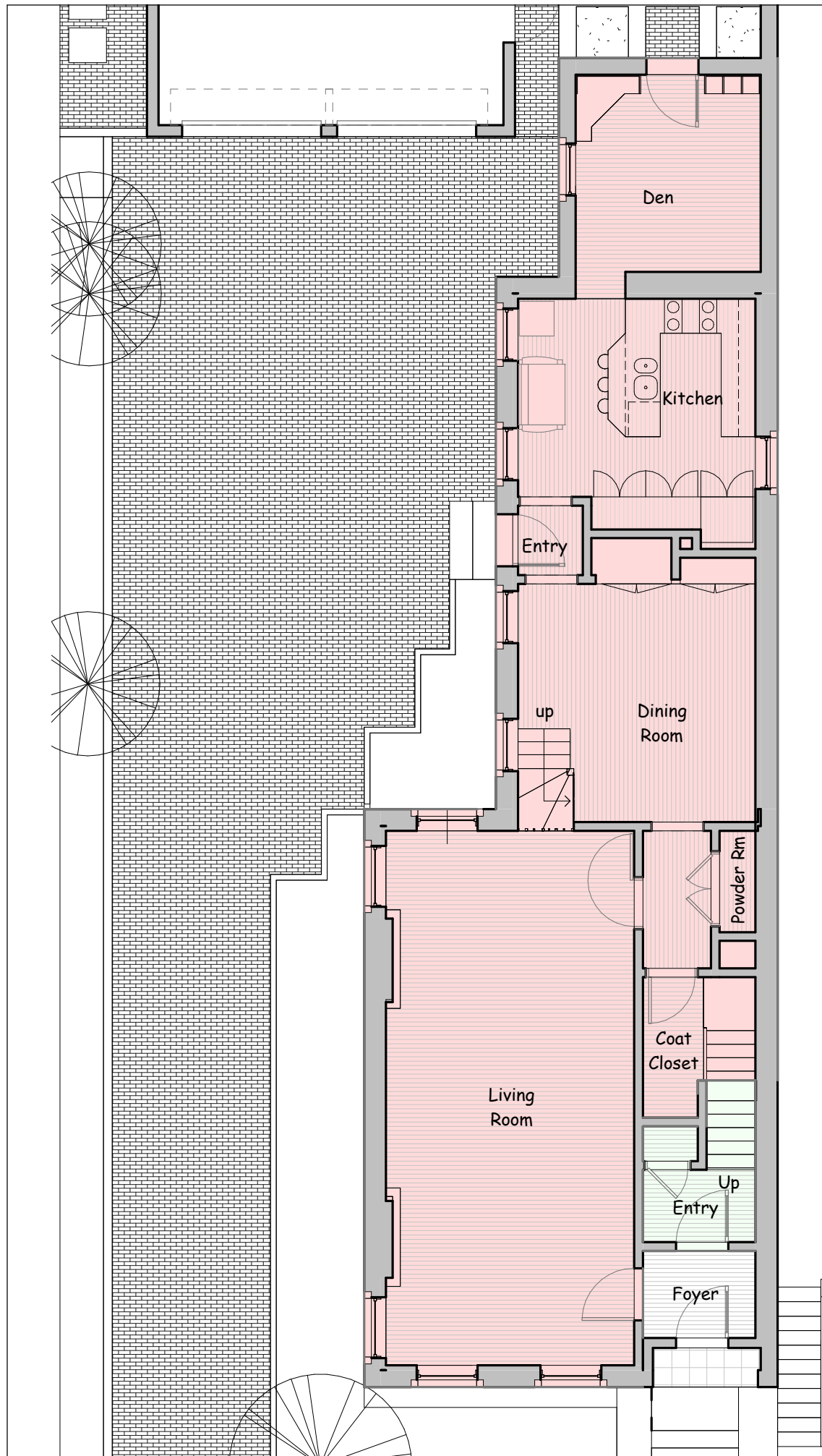
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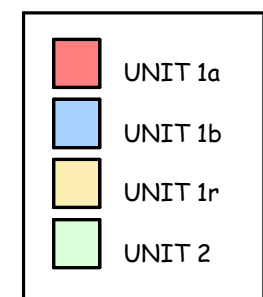
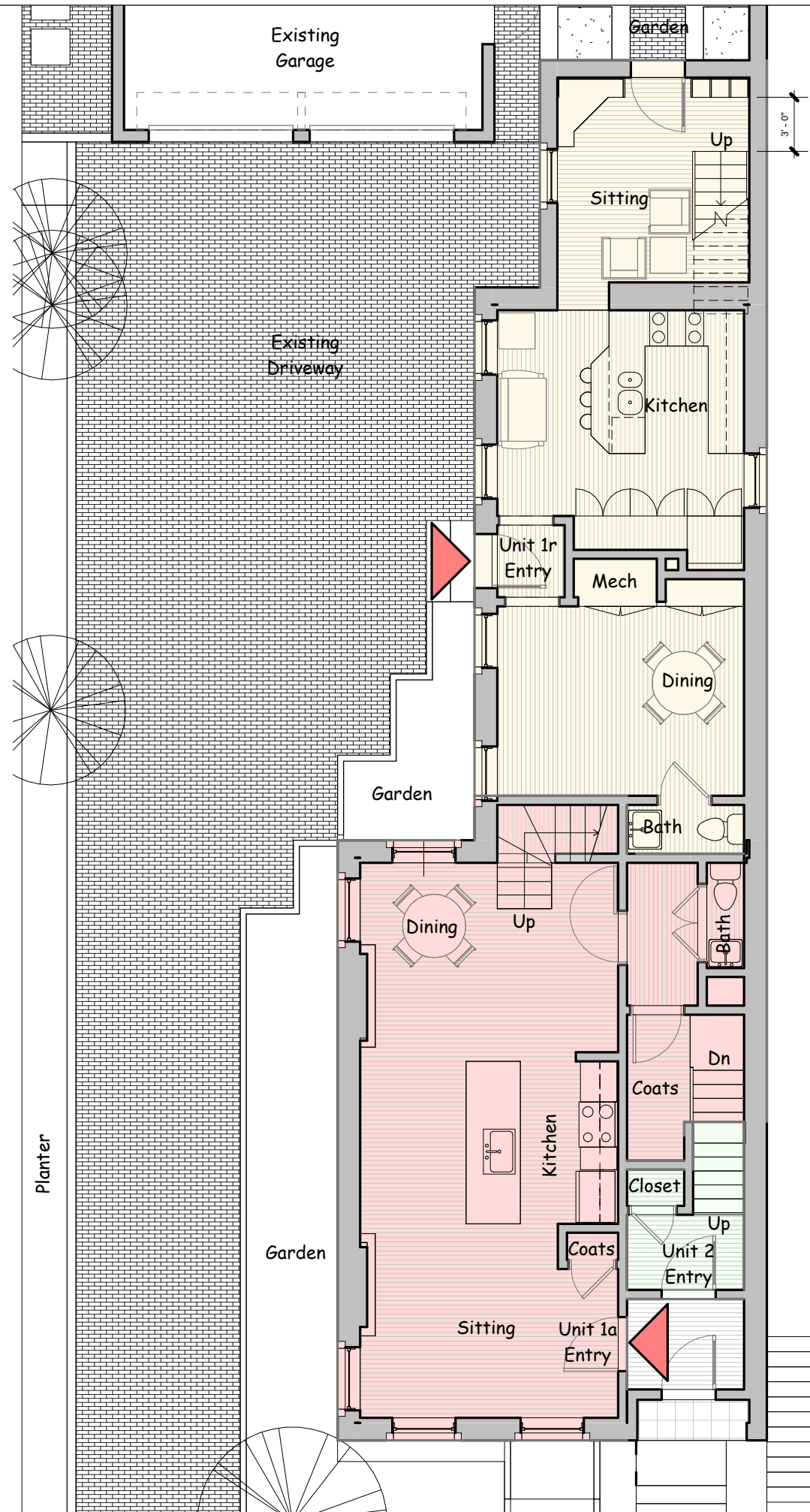
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 Condominium Association
 Cambridge, MA

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 architect
 Cambridge, Massachusetts
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① Level 1 Existing
1/8" = 1'-0"



② L1 Proposed
1/8" = 1'-0"

Level 1 Floor Plans

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A-5

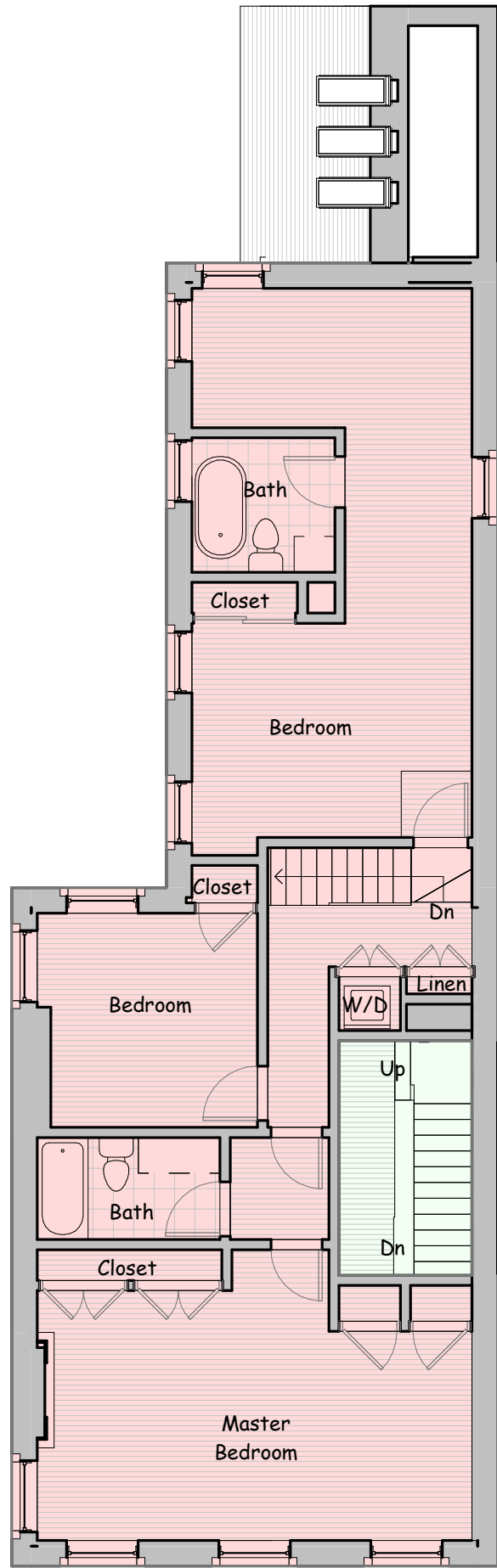
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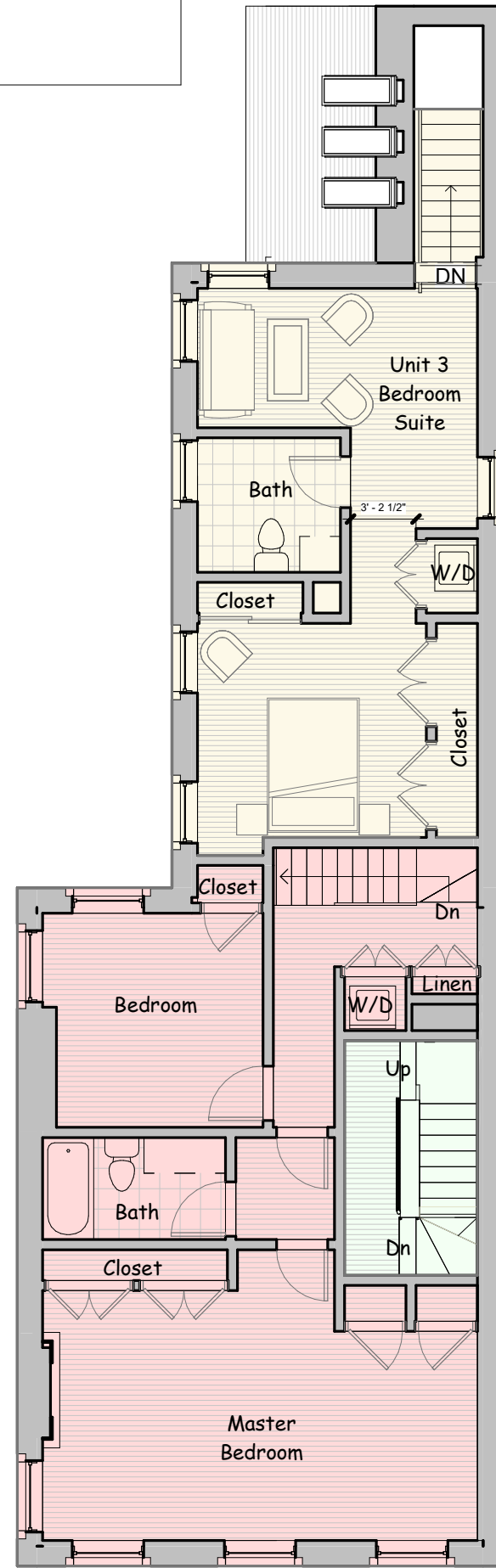
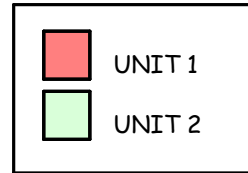
Cambridge, MA

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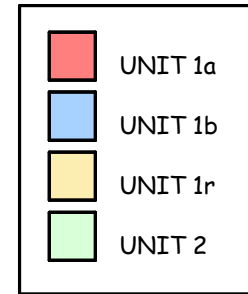
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② Level 2 Existing
1/8" = 1'-0"



① L2 Proposed
1/8" = 1'-0"



Level 2 Floor Plans

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Date 22 August 2024
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A-6

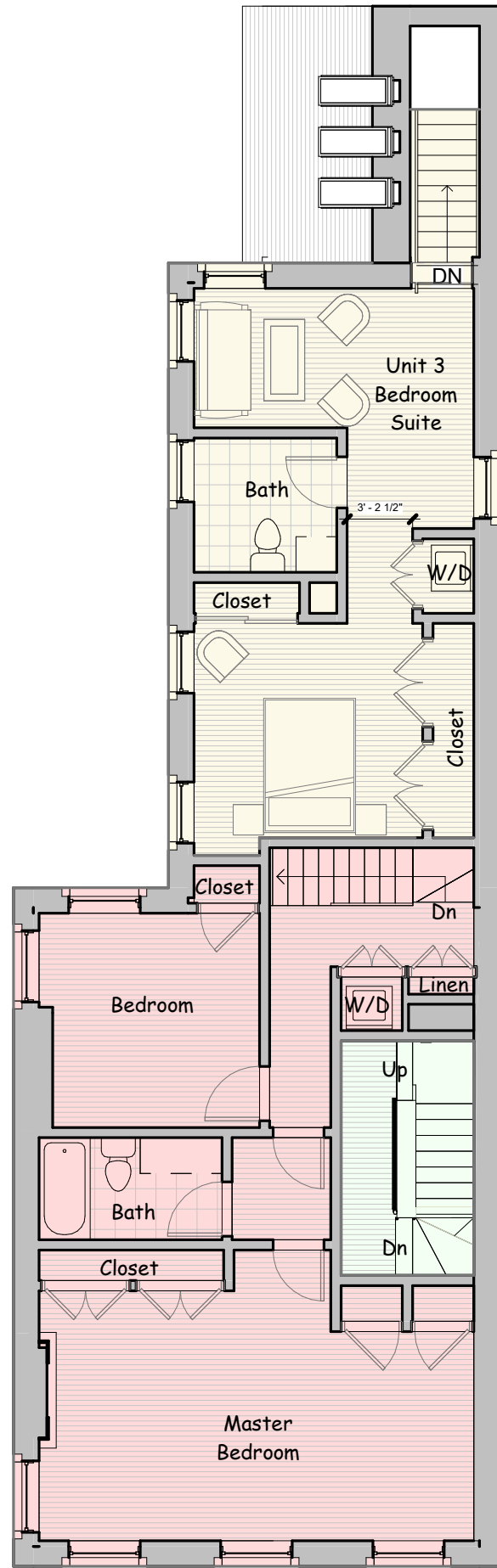
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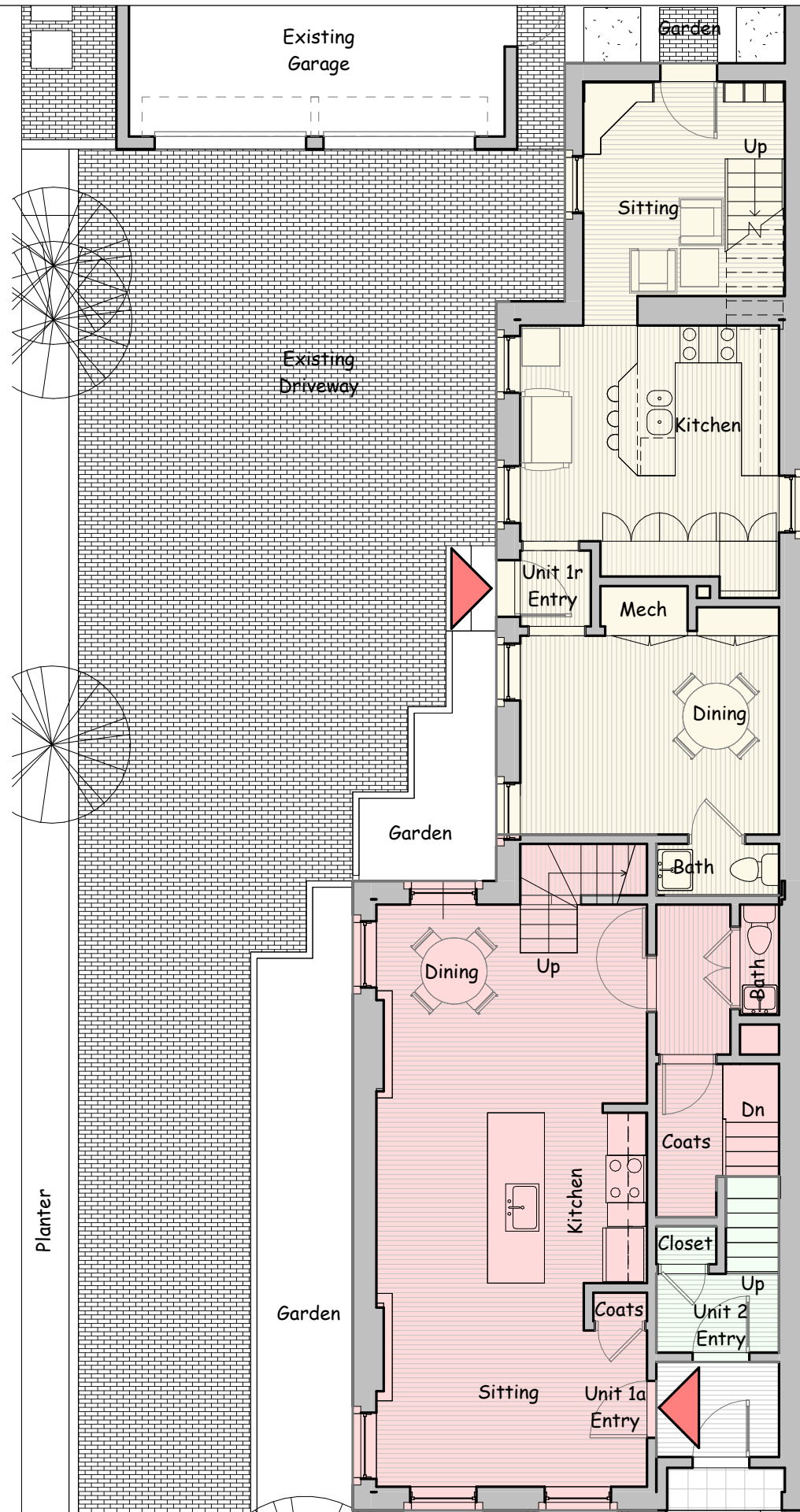
Cambridge, MA

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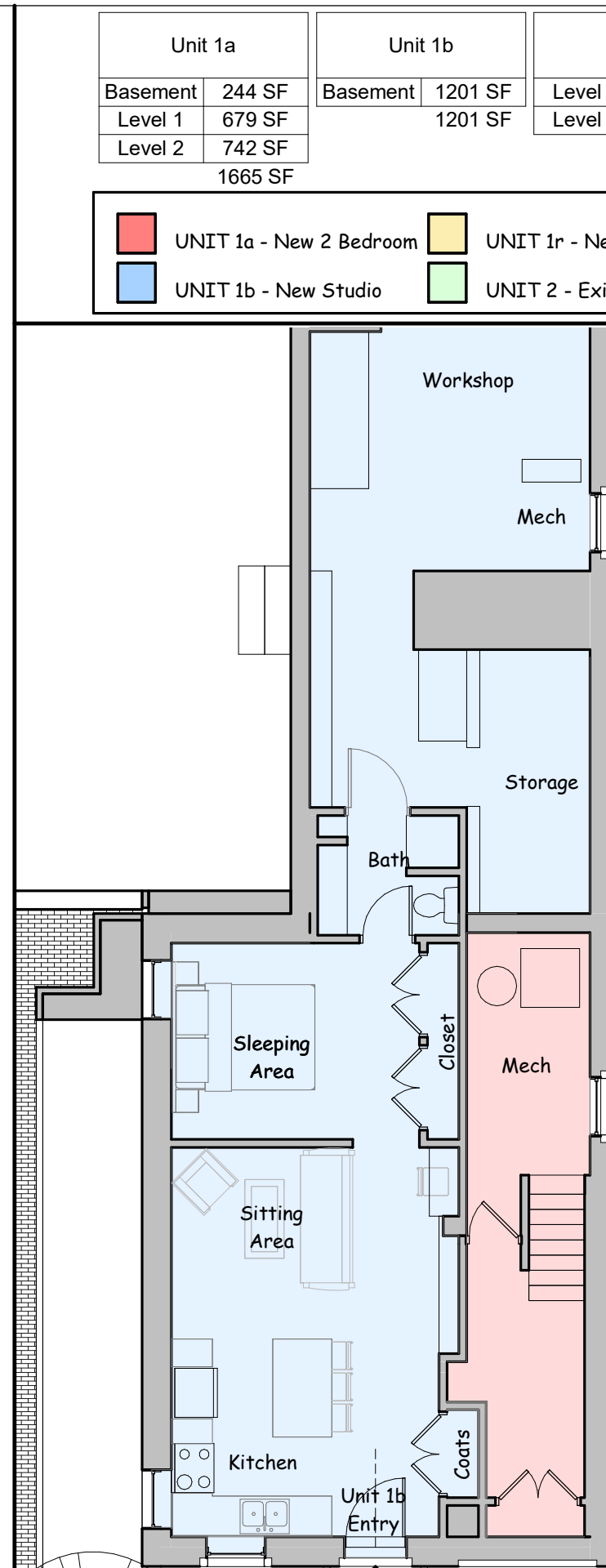
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architect**
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③ Level 2 Plan
1/8" = 1'-0"



② Level 1 Plan
1/8" = 1'-0"



① Basement Plan
1/8" = 1'-0"

Unit 1a		Unit 1b		Unit 1r	
Basement	244 SF	Basement	1201 SF	Level 1	640 SF
Level 1	679 SF		1201 SF	Level 2	457 SF
Level 2	742 SF				1096 SF
1665 SF					

■	UNIT 1a - New 2 Bedroom	■	UNIT 1r - New 1 Bedroom
■	UNIT 1b - New Studio	■	UNIT 2 - Existing 2 BD

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Unit 1 - Updated Plans

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A-7

Scale 1/8" = 1'-0"



① Elevation East
1/8" = 1'-0"

Michael McKee
architecture planning
Cambridge, Massachusetts

Concord Square
Planning and Development
294 Washington Street
Boston, Massachusetts

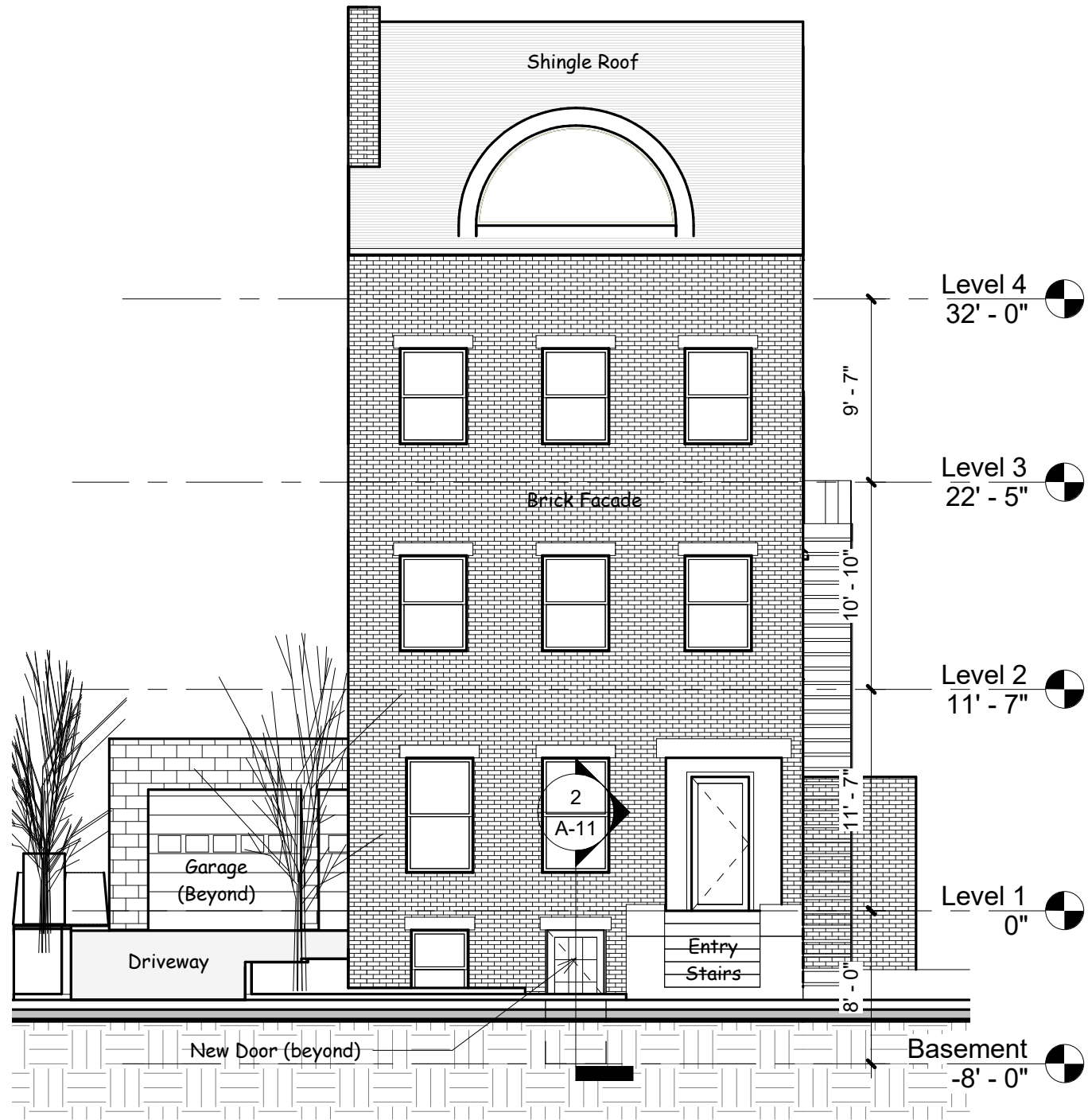
FITCHBURG
COMMON
North and Main Fitchburg, MA

Building Elevations

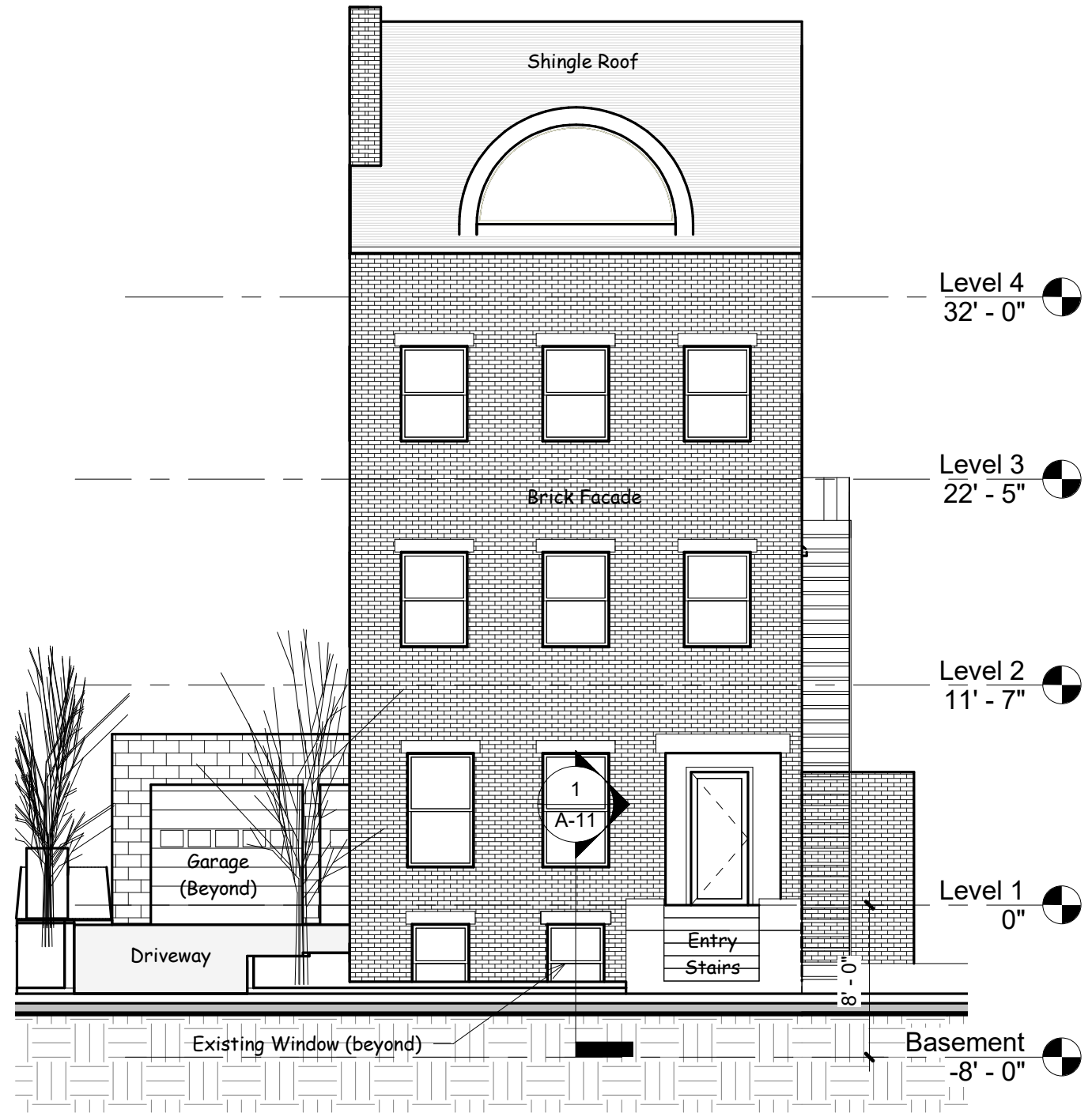
Project number	2020_01
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A-8

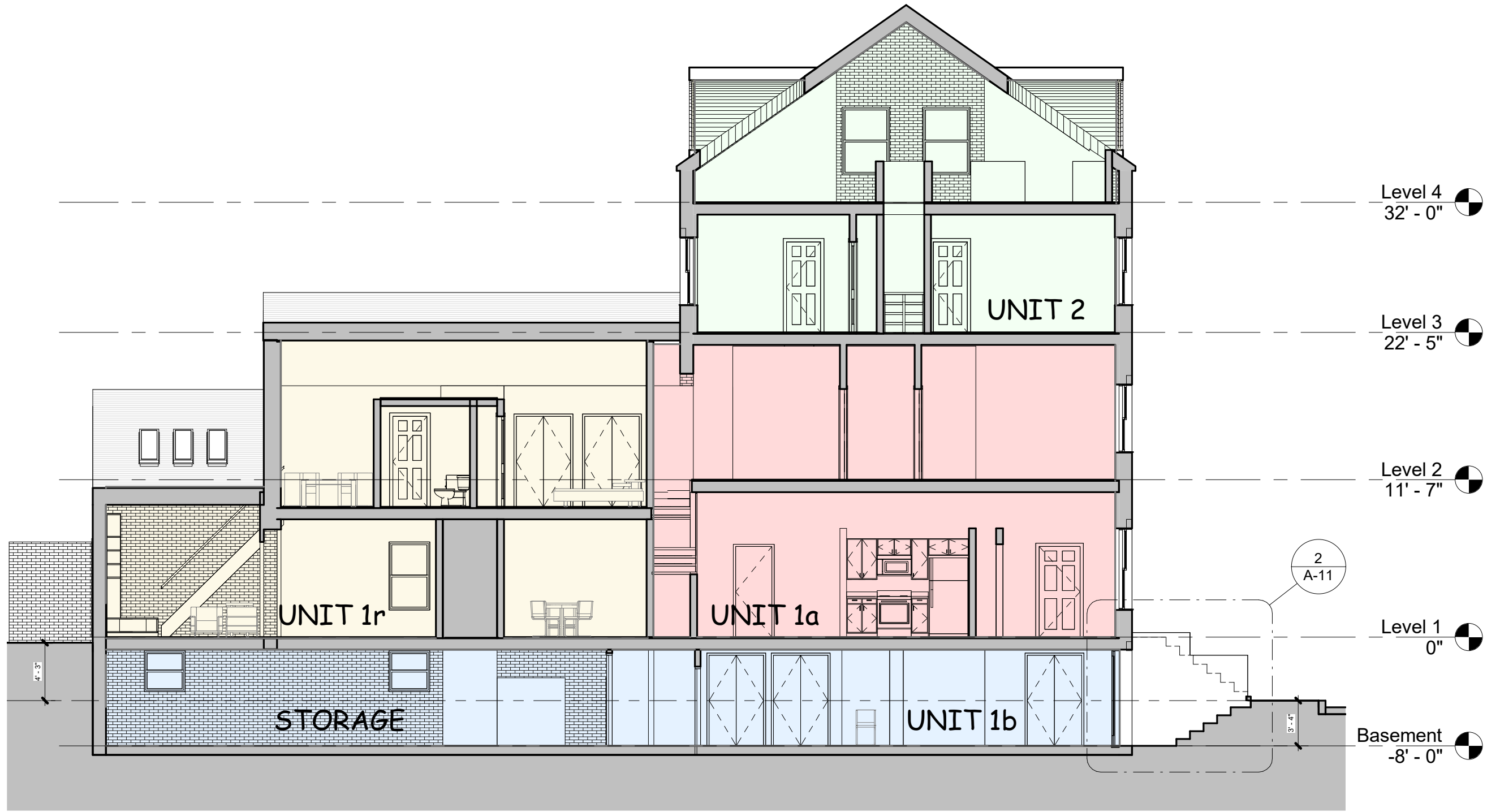
Scale 1/8" = 1'-0"



② Elevation North - Proposed
1/8" = 1'-0"



① Elevation North - Existing
1/8" = 1'-0"



	UNIT 1a
	UNIT 1b
	UNIT 1r
	UNIT 2

Building Longitudinal Section

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Drawn by	Author
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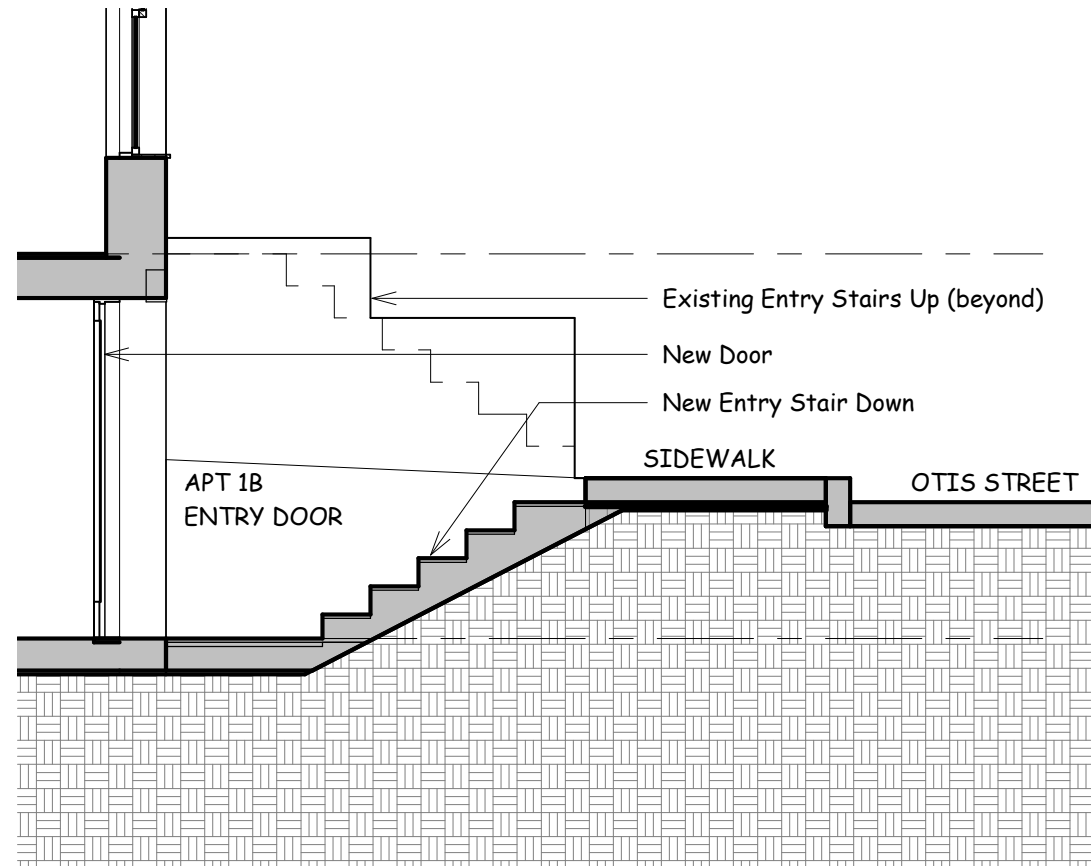
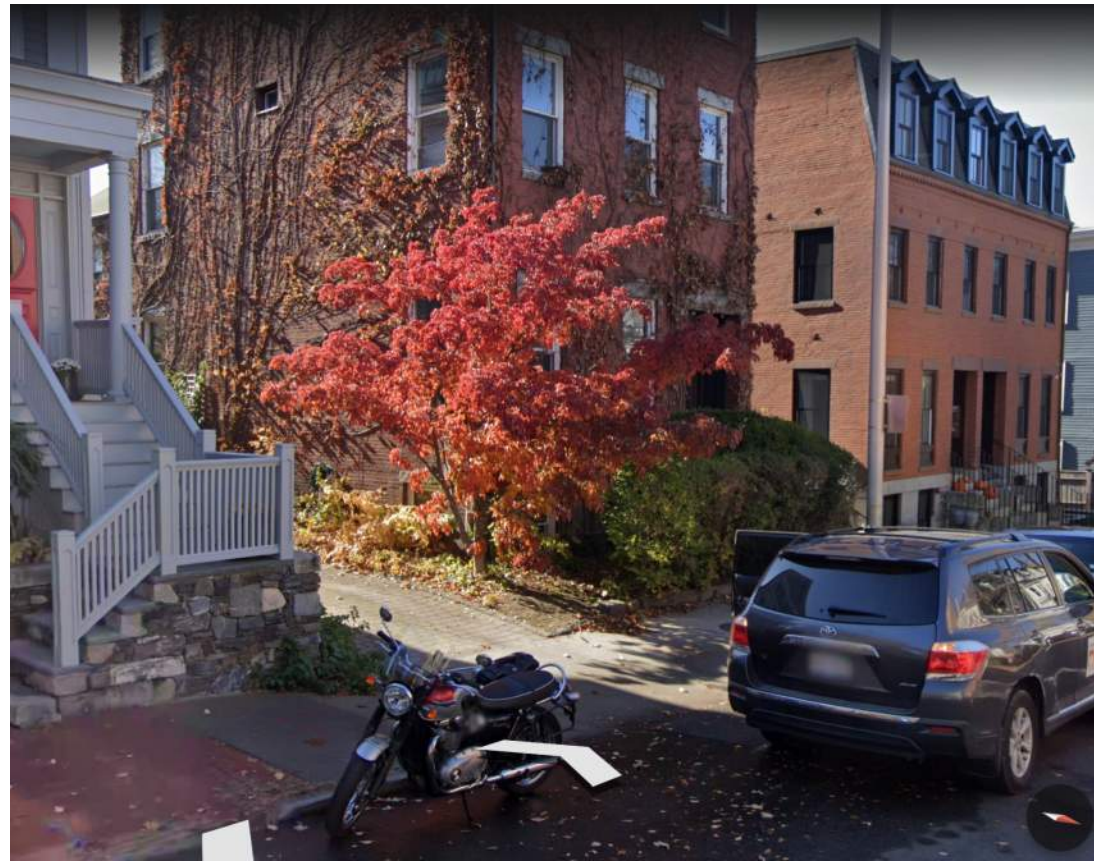
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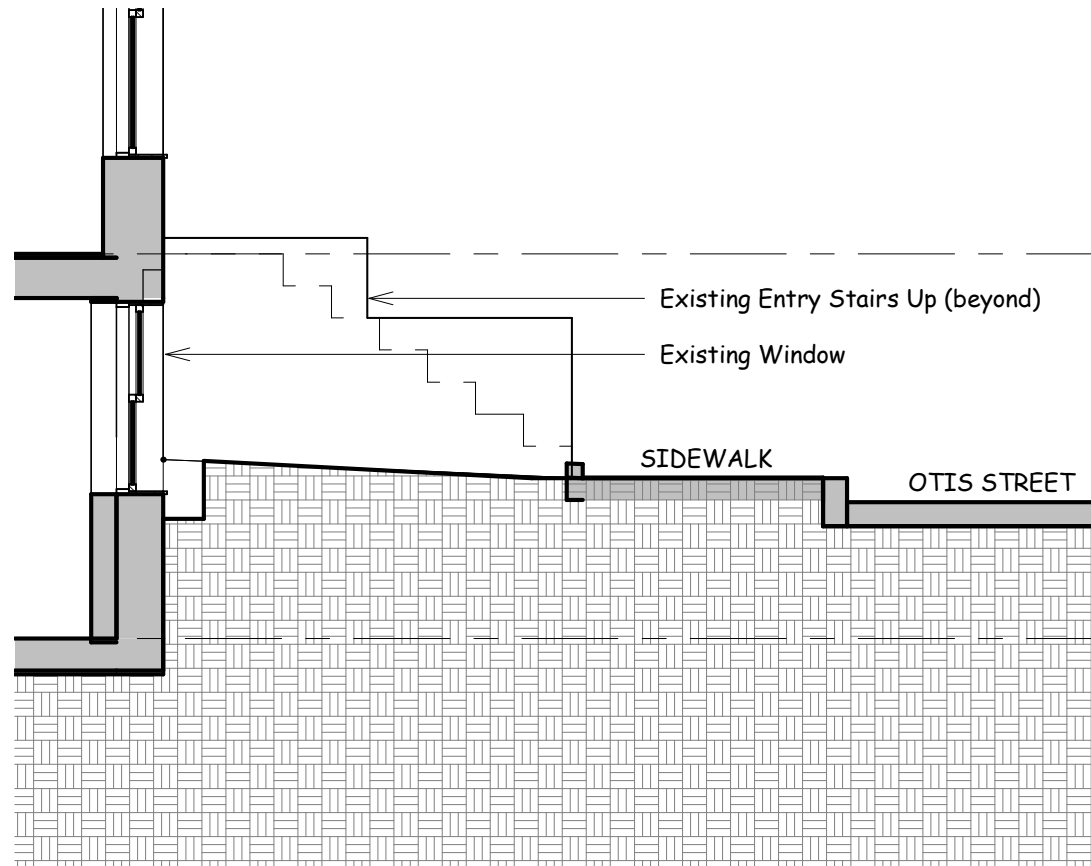
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② Apt 1b Entry Section - Proposed
1/4" = 1'-0"



① Entry Section - Existing
1/4" = 1'-0"

Detail Sections @ Unit 1b Entry

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Date 22 August 2024
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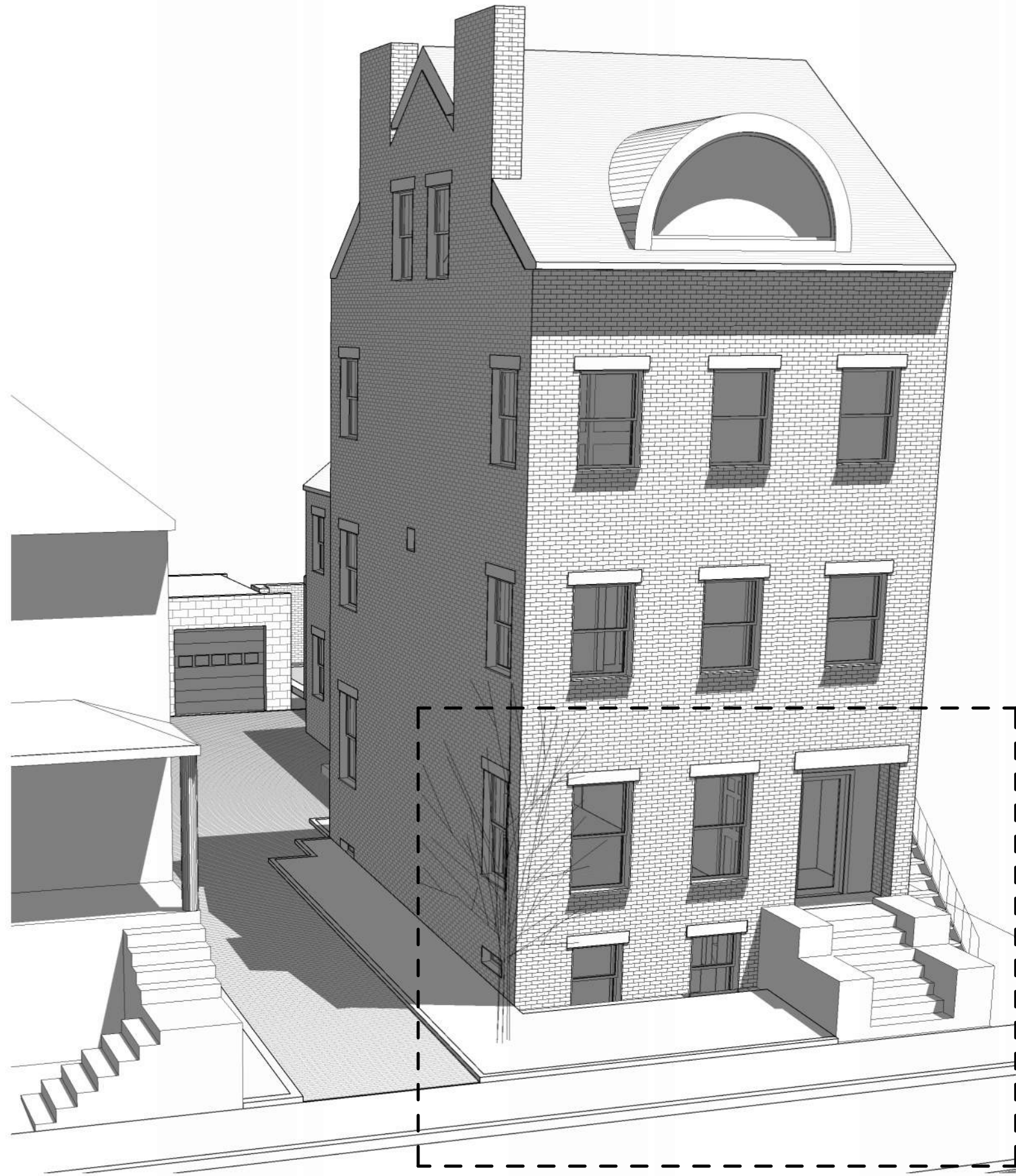
A-11

Scale 1/4" = 1'-0"

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① Current Front View



② Proposed New Entry

Axonometric Views @ Unit 1b

Entry^{number} 2020_01
 Date 22 August 2024
 Drawn by Author
 Checked by Checker

A-12

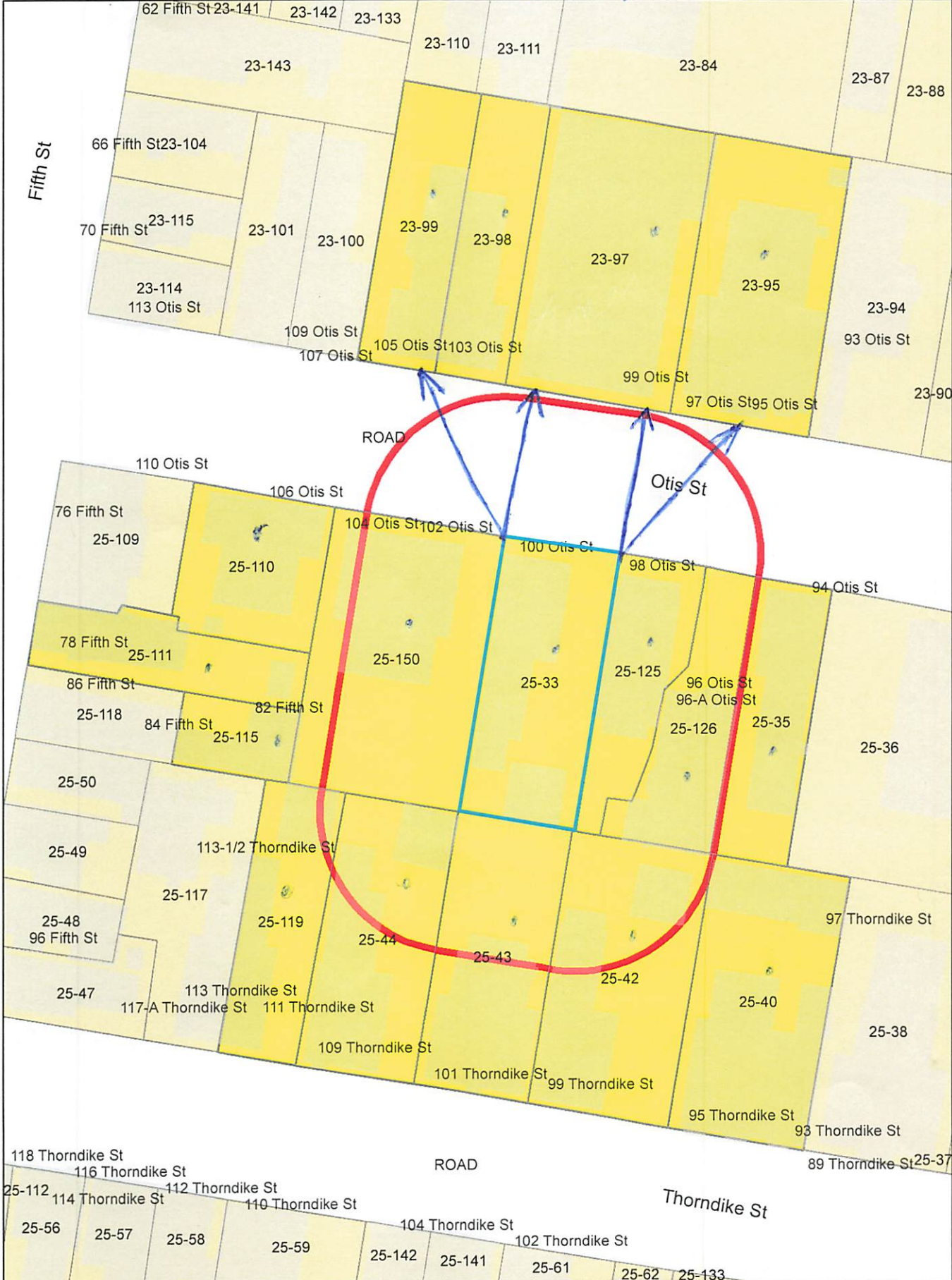
Scale

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100 Otis St.



100 Otis St.

Pettiner

25-110
BLEIK, SAID
6804 NC HIGHWAY 86
CHAPEL HILL, NC 27514

25-119
YOUNKER, WILLIAM E. AND
DIANE M. YOUNKER
111 THORNDIKE ST
CAMBRIDGE, MA 02141-1743

25-33
MCKEE, JANET ELIZABETH & MICHAEL
100 OTIS ST UNIT 1
CAMBRIDGE, MA 02141

25-43
JOHN & PATRICIA, LLC
62 PUTNAM STREET
SOMERVILLE, MA 02143

25-110
CRUMMETT, COURTNEY
106 OTIS ST UNIT 3
CAMBRIDGE, MA 02141

25-125
FIORE, PAUL & DAVID FOLEY
98 OTIS ST
CAMBRIDGE, MA 02139

23-95
SZULEWSKI, JOSEPH P., JR.
TR. THE JOSEPH P. SZULEWSKI, JR TRUST
95 OTIS STREET
CAMBRIDGE, MA 02141-1720

23-97
LECLERC, BRIAN & DONNA LECLERC
99-101 OTIS ST UNIT 2
CAMBRIDGE, MA 02141

23-99
MCKIM, RITA M.,
TRUSTEE THE RITA M. MCKIM REV TRUST
105 OTIS ST
CAMBRIDGE, MA 02141

23-97
BOECKMANN, CAROLINE
99 OTIS ST UNIT 3
CAMBRIDGE, MA 02141

23-97
DELLAFERA, CIARAN ANTHONY
99 OTIS ST UNIT 4
CAMBRIDGE, MA 02141

23-98
PRETORIUS, JOHANNES F.
103 OTIS ST
CAMBRIDGE, MA 02139

25-42
CLEMENTE, SALVATORE, APRIL CLEMENTE,
ROBERT CLEMENTE & ROBERT GREEN
99 THORNDIKE ST
CAMBRIDGE, MA 02141

25-35
94 OTIS ST. LLC C/O PERISTYLE
PROPERTIES OF BOSTON
ATTN: MELINA GEORGANTAS
29 CHESTER ST
WATERTOWN, MA 02472

25-44
KEPPLEMAN, CHRISTOPHER M. &
JAMES H. MULROY
109 THORNDIKE ST
CAMBRIDGE, MA 02141

25-150
DOYLE, JAMES & DANIELLE S. ALLEN
46 RIDGEVIEW CIRCLE
PRINCETON, NJ 08540

25-150
REECE, DUNCAN & VALERIE REECE
102-104 OTIS ST. UNIT 102/1
CAMBRIDGE, MA 02139

23-97
GAMON, CATHERINE A. TRSTEE &
DANIEL J. DIETTERICH TRSTEE
99 OTIS ST UNIT 1
CAMBRIDGE, MA 02141

25-110
LARUE JUSTIN KASPER KIRA
106 OTIS ST - UNIT 1
CAMBRIDGE, MA 02141

25-111
MASSIE, ROBERT ROBERTA GURNEY
78 FIFTH ST
CAMBRIDGE, MA 02141

25-150
O'KEEFE, JOHN T. & MARK D. SMITH
104 OTIS ST - UNIT 104-1
CAMBRIDGE, MA 02141

25-115
BEERY, SARA CARY WILTON
82 FIFTH ST
CAMBRIDGE, MA 02141

25-40
93-97 THORNDIKE CAMBRIDGE LLC
275 MAIN ST
CAMBRIDGE, MA 02129

25-150
 TSAI, JERRY WANG & HELEN YVETTE TSAI TRS
102-104 OTIS ST UNIT 104-2
CAMBRIDGE, MA 02141

25-33
ROTH, NATHAN B SARAH D MULLER
100 OTIS ST - UNIT 2
CAMBRIDGE, MA 02141

25-126
96 OTIS ST. LLC
83 CONCORD AVE
BELMONT, MA 02478

To whom it may concern

I am writing my concerns about the 100 Otis street Zoning appeal issue. I am a neighbor and I have no problem with them doing any type of work within their house. My only issue is The parking and the sidewalk. They are adding another apartment to be rented out, which means more cars on the Street. They have 4 parking spots in their driveway and they do not park in them. It is not fair for People who do not have a driveway and have to park in the street. I feel that it is very inconsiderate Trying to add to their property and not think about your neighbors. Also the work that needs to Be done at the front, how does this affect the sidewalk now? Will the tenant be able to use the Driveway?

Thank You

Otis street

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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: MICHAEL MCKEE Date: 9/23/2024
(Print)

Address: 100 St's Street - Unit 1

Case No. BZA-285359

Hearing Date: 10/10/24

Thank you,
Bza Members