



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT 16 PM 2:53

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 241969

### General Information

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

Special Permit:   X  

Variance:     

Appeal:     

PETITIONER: Alan Lai and Gillian White

PETITIONER'S ADDRESS: 101 Clifton St, Cambridge, MA 02140

LOCATION OF PROPERTY: 101 Clifton St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Special Permit: To add a window on first floor and skylight.

### SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000      Section: 8.22.2.c & 8.22.2.d (Non-Conforming Structure).

Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

ALAN LAI Gillian White

(Print Name)

Address:

101 Clifton St, Cambridge, MA 02140

Tel. No.

6174078887

E-Mail Address:

laialan11@gmail.com

Date: Oct 12, 2023

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 Gillian White Alan Lai  
(OWNER)

Address: 101 Clifton St, Cambridge, MA 02140

State that I/We own the property located at 101 Clifton St, which is the subject of this zoning application.

The record title of this property is in the name of Alan Lai and Gillian White

\*Pursuant to a deed of duly recorded in the date 12/30/2022 Middlesex South County Registry of Deeds at Book 81124, Page 407; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

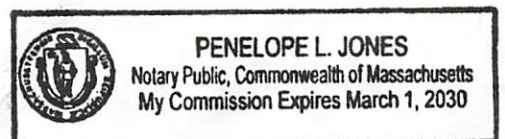
Commonwealth of Massachusetts, County of Middlesex

The above-name Gillian White personally appeared before me, this 6th of Sept., 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires March 1, 2030 (Notary Seal).

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





UNITED STATES DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D. C. 20250

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

**Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.**

**Granting the Special Permit requested for 101 Clifton St., Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

1) There was previously a window above the kitchen sink on the first floor facing south - we want to fill in/cover this window and replace with a smaller, higher window in the new half bath which would be the only window in the half bath providing light and ventilation. This window provides more privacy to the occupants as well as the neighbor as it is placed higher and is smaller than the previous window.

2) In the second floor bathroom, there was previously a waist - height window facing south, prohibiting privacy for occupants and the neighbor. We want to cover this window and replace with a small skylight in the roof right above where the window was providing light and ventilation as the only bathroom window.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

Adding new windows would not effect traffic patterns of access or egress.

**C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:**

The continued operation of or the development of adjacent uses would not be effected by adding these windows.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

Adding new windows would not create a nuisance or hazard.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

These windows would not impair parking, would not add units, will cause no loss of open space or change the conforming height of the building thus not affecting the integrity of the district.

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

**DIMENSIONAL INFORMATION**

**Applicant:** Alan Lai and Gillian White  
**Location:** 101 Clifton St., Cambridge, MA  
**Phone:** 6174078887

**Present Use/Occupancy:** Single Family Residential  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single Family Residential

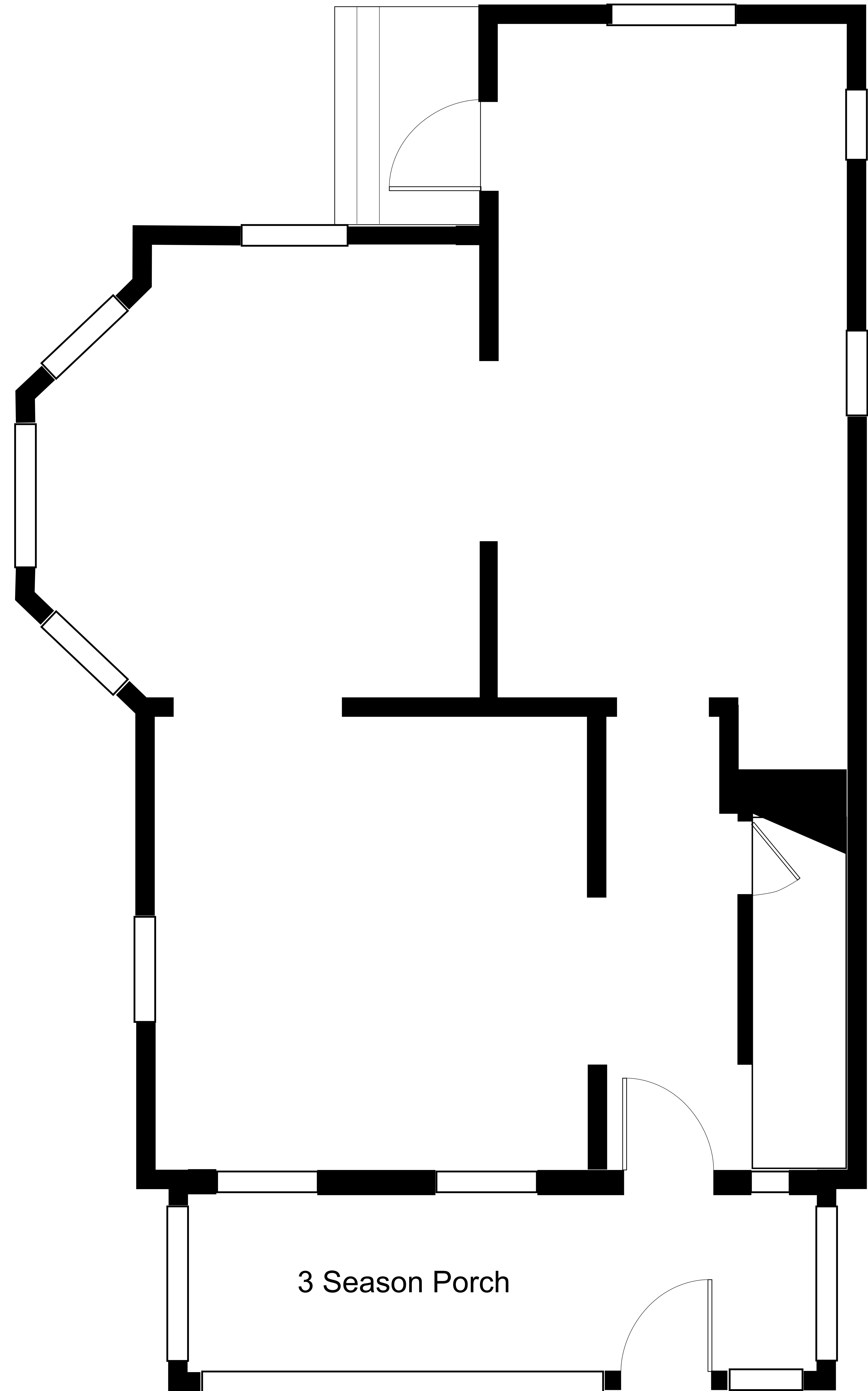
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1916	1916	2850	(max.)
<u>LOT AREA:</u>		1799	1799	2500	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.06	1.06 (no change)	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1799	1799	2,500	
<u>SIZE OF LOT:</u>	WIDTH	30	30	50	
	DEPTH	60	60	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	+/- 2	+/- 2 (no change)	15	
	REAR	+/- 20	+/- 20 (no change)	25	
	LEFT SIDE	+/- 5	+/- 5 (no change)	7'6"	
	RIGHT SIDE	+/- 2	+/- 2 (no change)	7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	30	30	35	
	WIDTH	38	38	N/A	
	LENGTH	24	24	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		37%	37%	40%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		1	1	0	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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.:

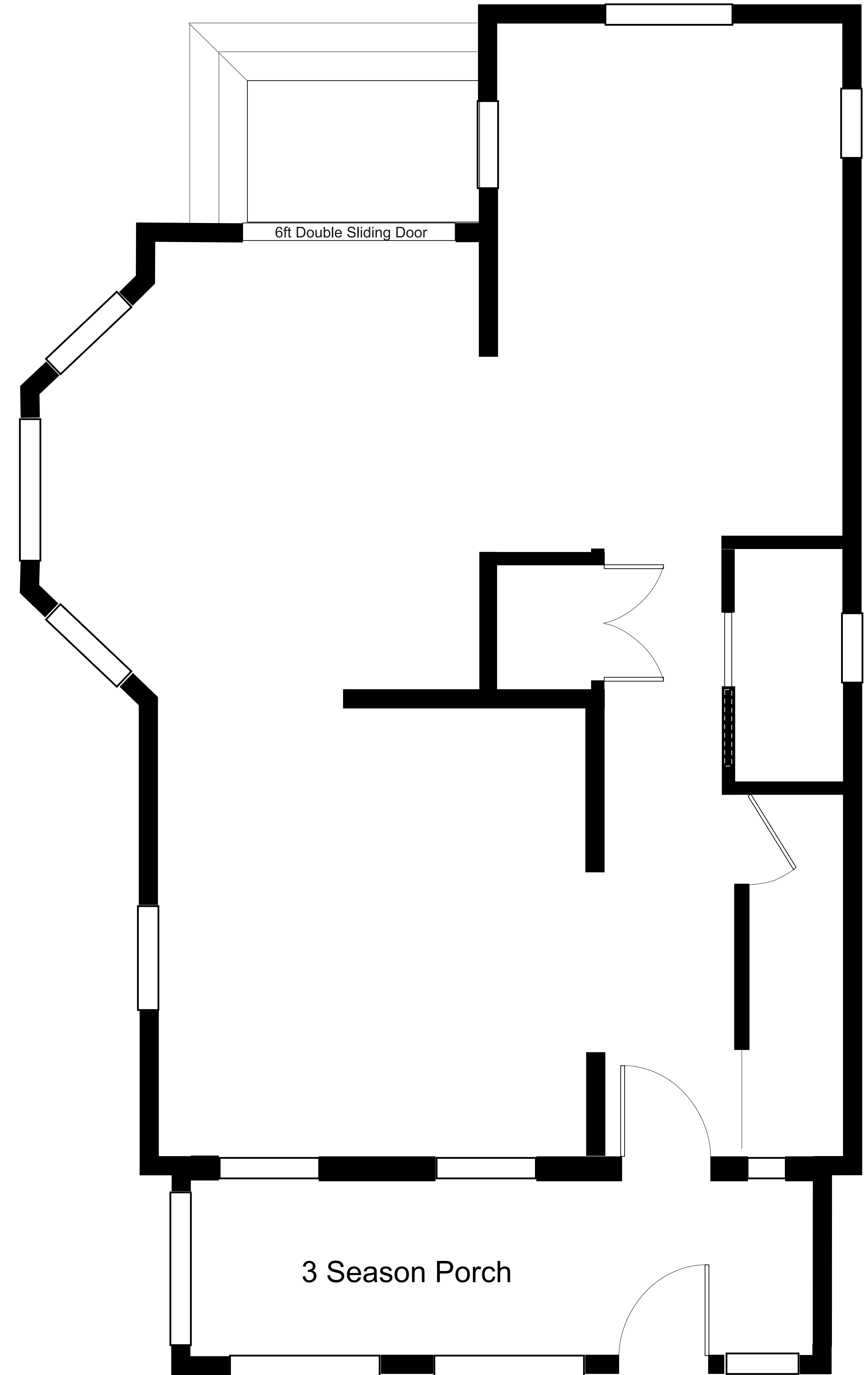
N/A

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'.

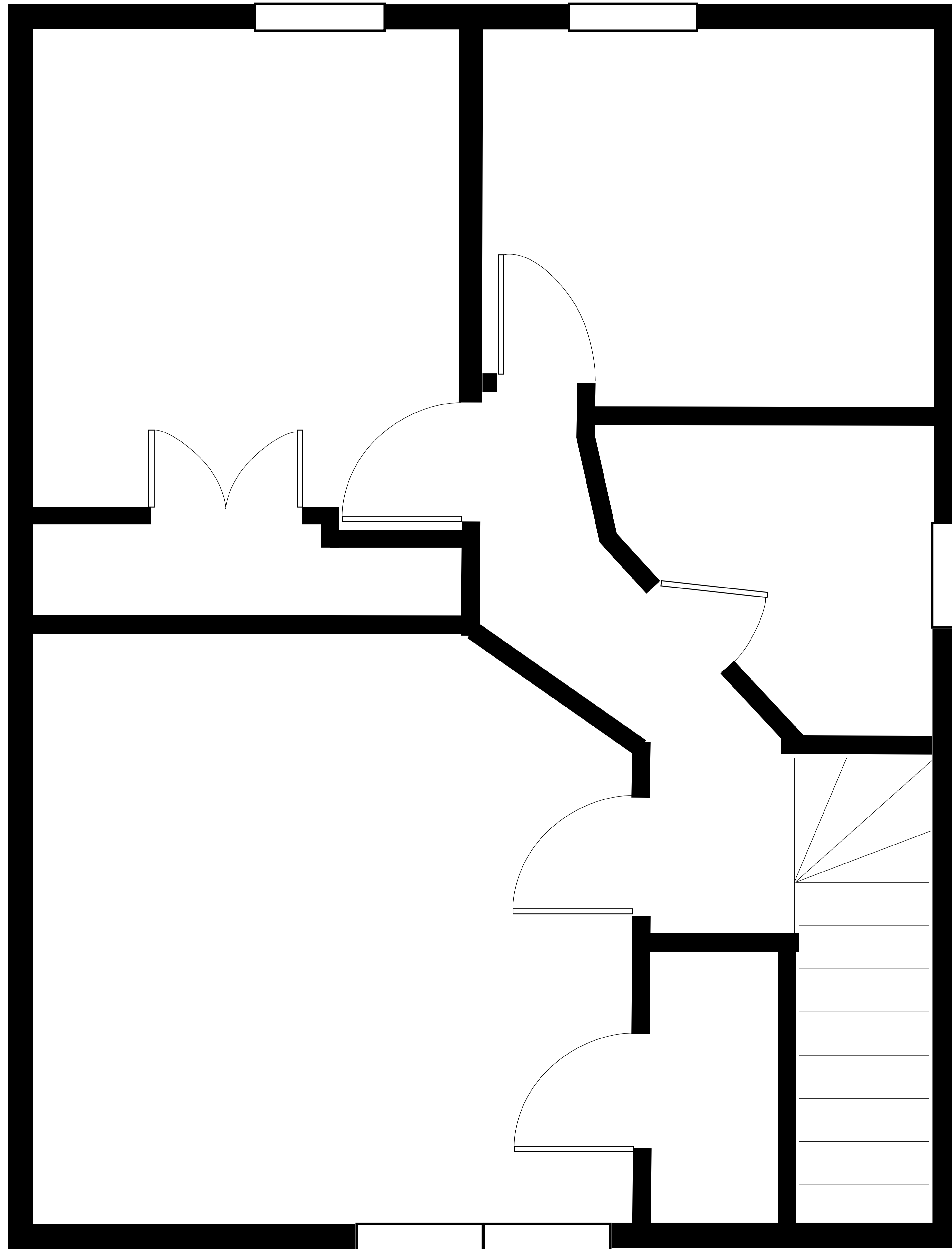
# Existing 1st Floor



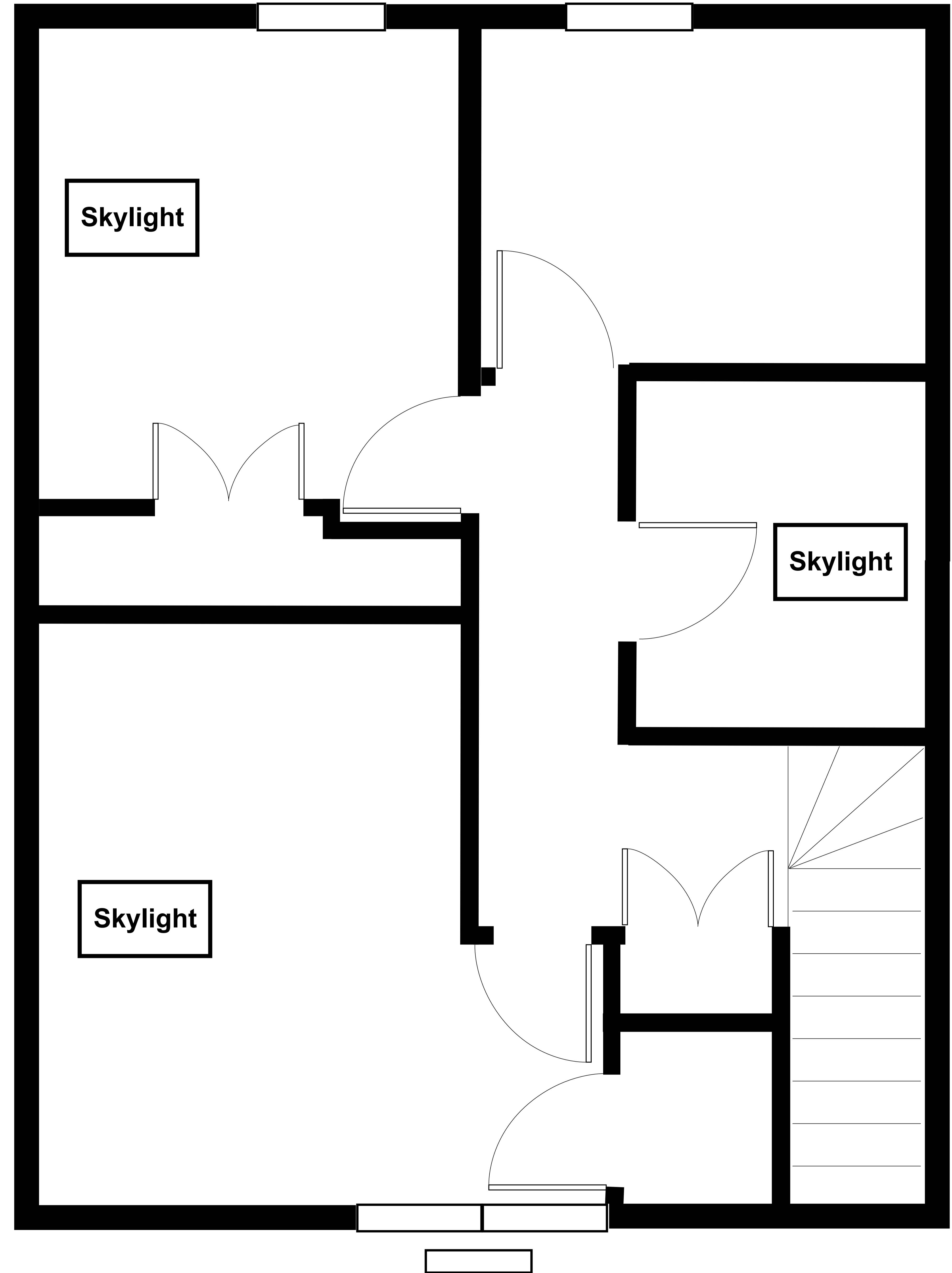
# Proposed 1st Floor



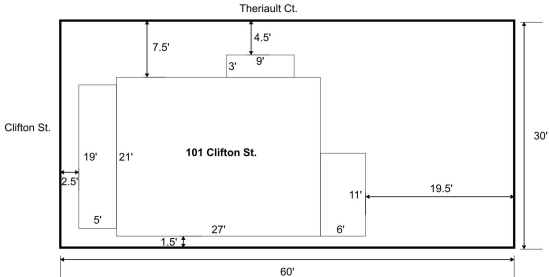
# Existing 2nd Floor



# Proposed 2nd Floor



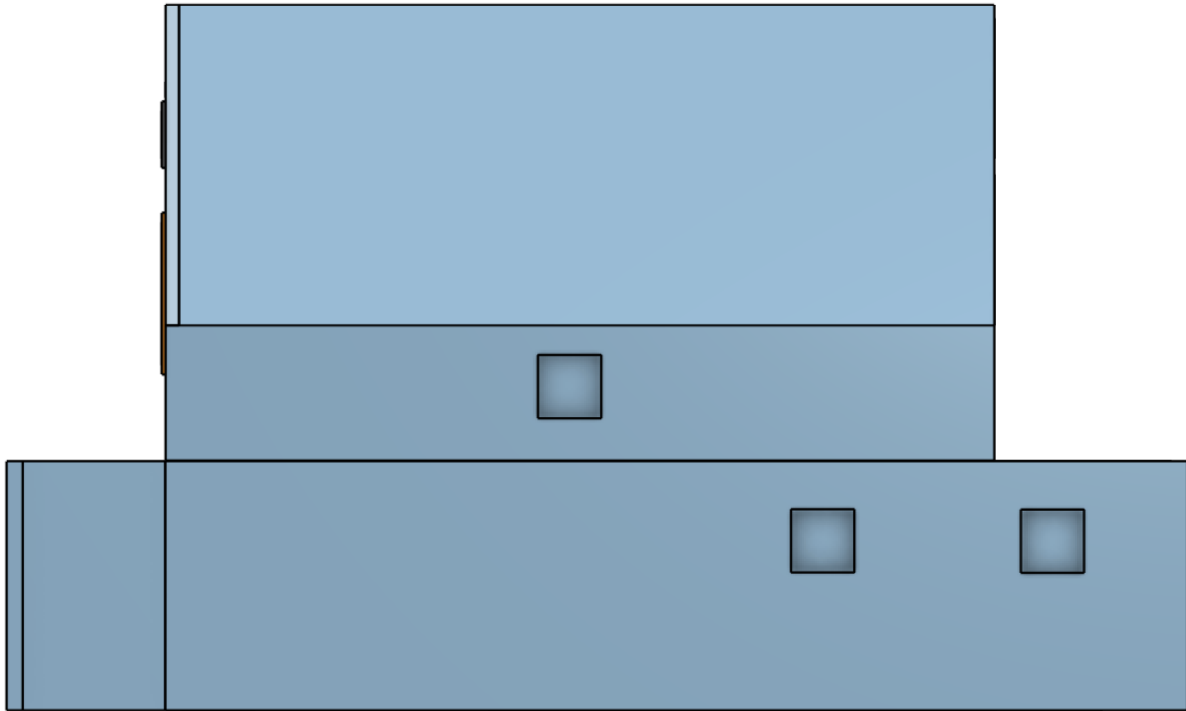
Add 16"x16" window near  
roof peak on street side



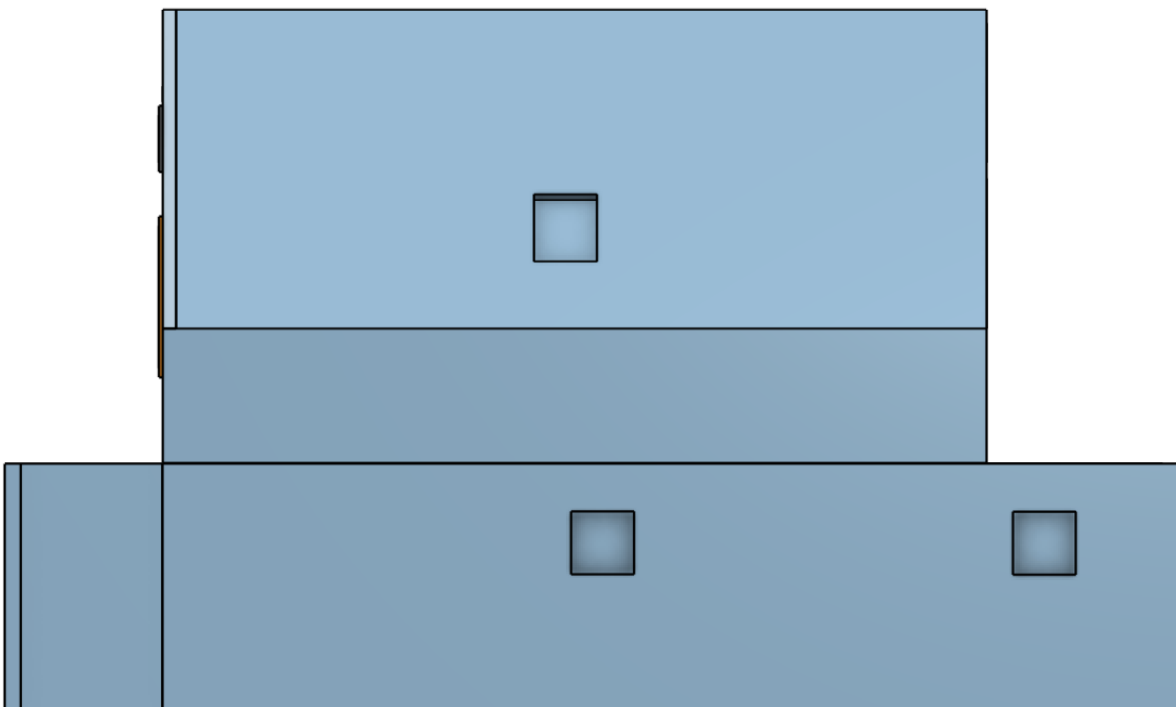


# 101 Clifton St. South Side

Original



Proposed



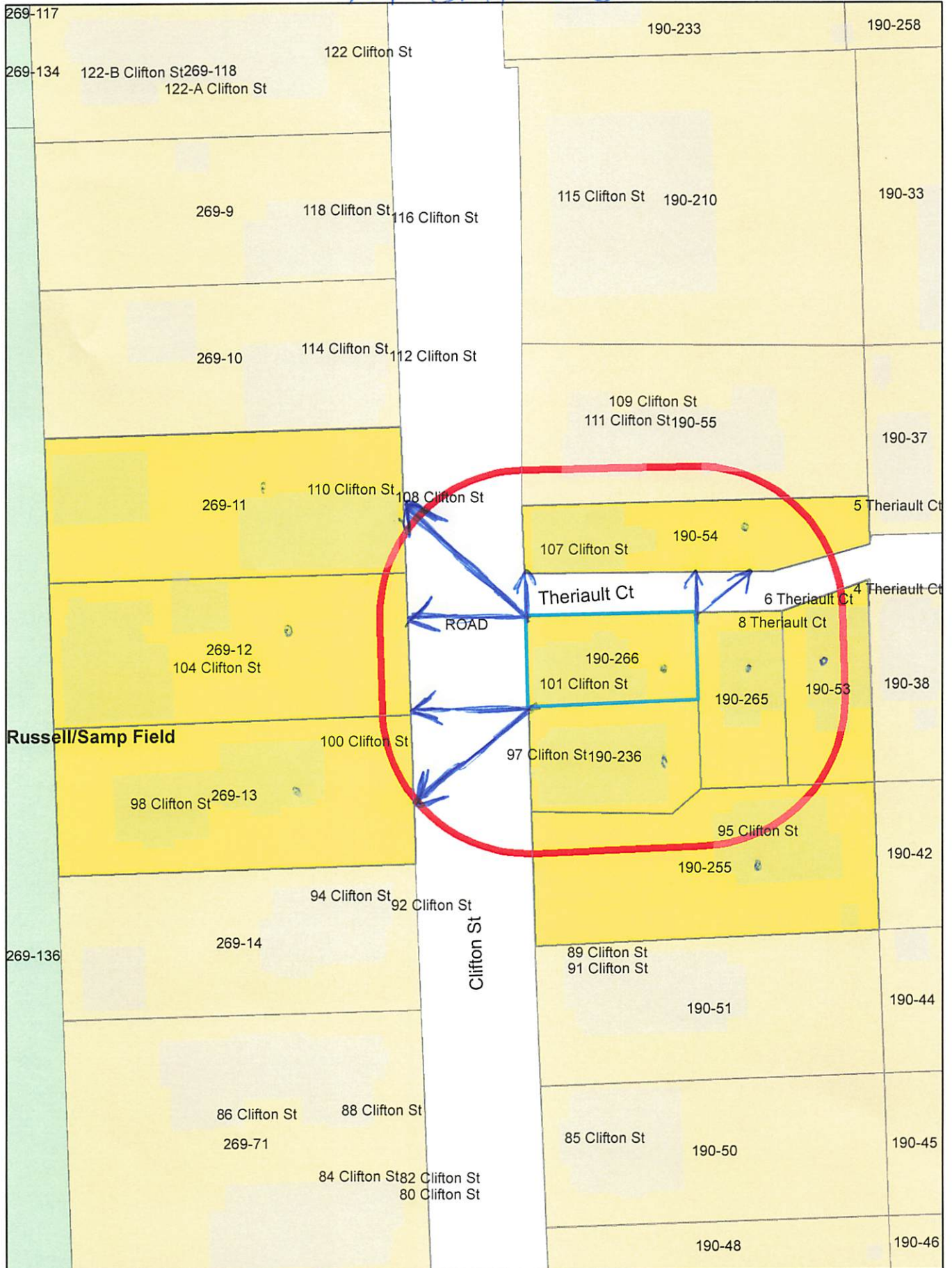
101 Clayton St







101 Clifton St.



101 Clifton St

Petitioner

190-53  
PADEN, CURT &  
ELIZABETH MALENFANT PADEN  
6 THERIAULT CT  
CAMBRIDGE, MA 02140

190-255  
HAMS, MARCIA L. & SUSAN SHEPARD  
95 CLIFTON ST.  
CAMBRIDGE, MA 02140-1712

190-266  
LAI, ALAN GILLIAN I WHITE  
101 CLIFTON ST  
CAMBRIDGE, MA 02140

269-11  
TSALAH, MOSHE & KAREN MACCABE TSALAH  
110 CLIFTON ST  
CAMBRIDGE, MA 02140

269-13  
CUMBERBATCH, JOHN O. &  
SHARON M. CUMBERBATCH  
100 CLIFTON ST UNIT 100  
CAMBRIDGE, MA 02140

190-236  
CHAN, LAN YING  
97 CLIFTON ST  
CAMBRIDGE, MA 02140

269-12  
PLOSINSKI, VICTOR L. & SUSAN M. PLOSINSKI  
104 CLIFTON ST  
CAMBRIDGE, MA 02140

190-54  
SNEDEKER, RICHARD H. & JANET M. SNEDEKER  
107 CLIFTON STREET  
CAMBRIDGE, MA 02140-1713

190-265  
WARRINGTON, PETER C & KATHRYN ROWAN  
8 THERIAULT CT  
CAMBRIDGE, MA 02140

269-13  
SHELDON, JOSHUA ERIC  
98 CLIFTON ST  
CAMBRIDGE, MA 02140