



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 SEP 18 AM 11:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 238938

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Richard Anderson & Fernanda Sakamoto C/O (Yar Laakso) The Galante Architecture Studio Inc.

PETITIONER'S ADDRESS: 146 Mount Auburn Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 10 Hilliard Pl, Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residence **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

The existing structure exceeds the allowable FAR. The proposed alteration increases the FAR. An alteration is being made to an existing window on the south elevation that is within the existing non conforming side setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.d & 8.22.2.c (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

FERDINAND GALANTE FOR R. ANDERSON & F. SAKAMOTO
(Print Name)

Address: 146 Mt. Auburn St.
Tel. No. 617 576 2500
E-Mail Address: yl@galantearchitecture.com

Date: 9.15.23

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 Richard Anderson & Fernanda Sakamoto
(OWNER)

Address: 116 Myrtle Street. Boston, MA

State that I/We own the property located at 10 Hilliard Place, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Richard Anderson & Fernanda Sakamoto

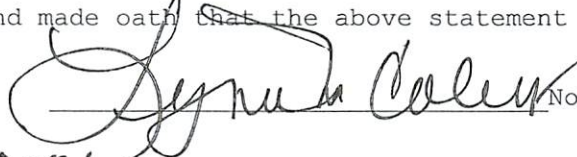
*Pursuant to a deed of duly recorded in the date 12/01/2021, Middlesex South County Registry of Deeds at Book 79266, Page 256; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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 Fernanda Sakamoto personally appeared before me, this 14th of August 2023, and made oath that the above statement is true.


Notary

My commission expires 1.30.2026 (Notary Seal).

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

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 10 Hilliard Pl., 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:

The project is alteration and historic restoration of an existing single family residence. There is not a proposed change in use. The existing non conforming single family residence will not be changed with the exception of modifying an existing dormer window within the existing non conforming side set back and increasing gross floor area by 187 square feet in the basement to provide space for the owner's family members.

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:

The project is an alteration and historic restoration of an existing single family residence. There will be no change in access or egress as the house is an existing structure and the 2 parking spaces allowed for the house are remaining at 2 parking spaces. There is no change to the position or location of the house on site as the house is being structurally restored in place and the limited alterations are within the existing footprint and are mostly within undergrade basement.

There is an existing arched dormer window within the side set back that is being modified to a skylight. This will decrease it's overall size and height. There will be no change in neighborhood character.

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 project is alteration and historic restoration of an existing single family residence. There is no proposed change in use.

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:

The project is alteration and historicly appropriate restoration of an existing single family residence. The entire house from below grade to the roof will become super insulated and be a more energy efficient home in the City of Cambridge. The proposed house design removes the fossil fuel systems and replaces it with an all electric systems. The high level of insulation and lack of leaking basement provides positive effect on public good as the fossil fuel heating sources will be removed from this house and it will have a smaller carbon footprint overall.

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:

The project is alteration and historically appropriate restoration of an existing single family residence in an historic district. There is no proposed change in use. The renovation includes replacing historically inappropriate modern looking windows with new historically appropriate windows to match the historic character of the existing house and historic district. The project includes a storm water infiltration system which decreases the amount of storm water runoff into the neighborhood and city storm water system which is an improvement to the existing site and surrounding neighbors properties.

***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: Richard Anderson & Fernanda Sakamoto
Location: 10 Hilliard Pl., Cambridge, MA
Phone: 617 576 2500

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

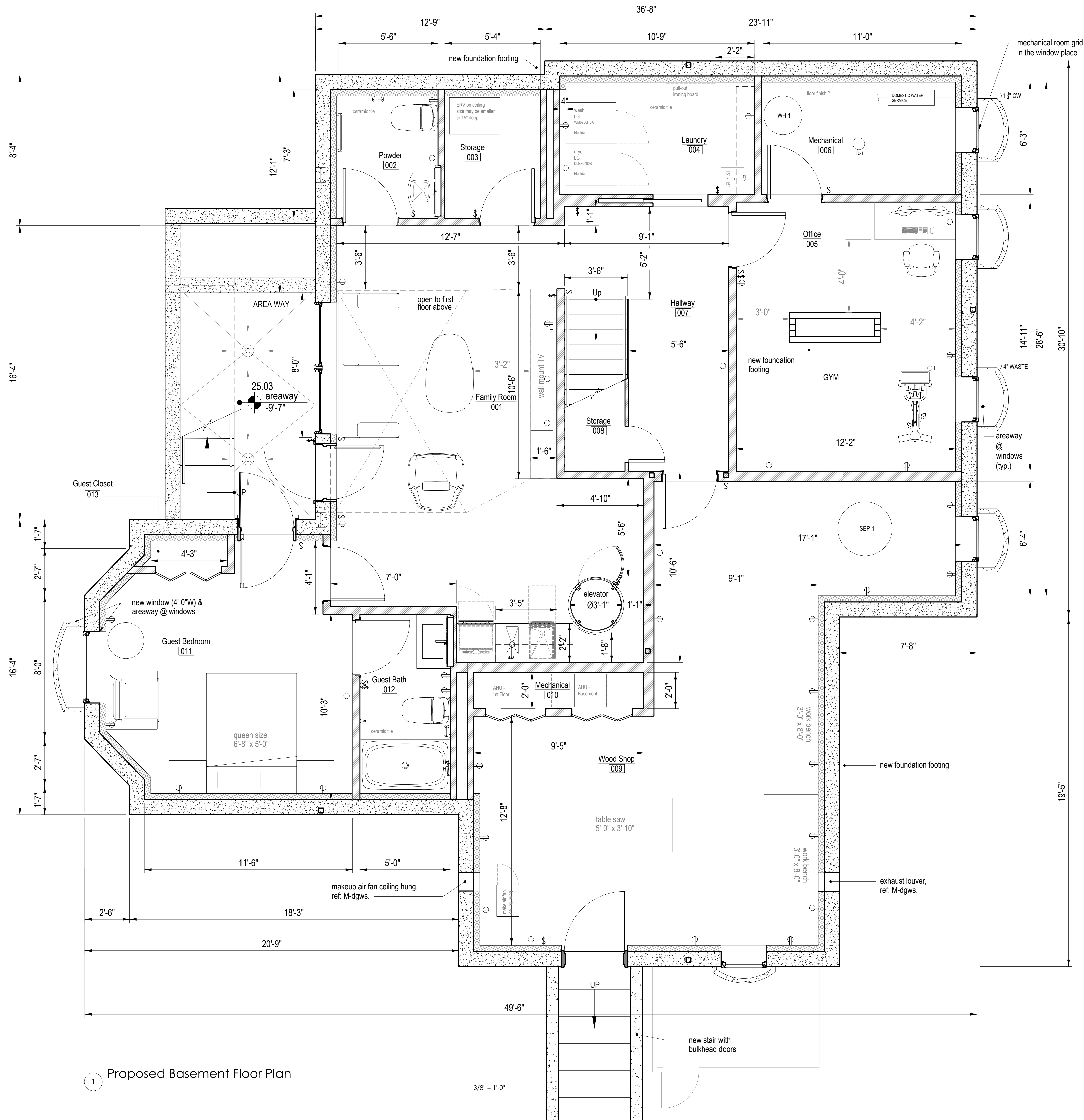
		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		3,621.8		3,809.5		3,411	(max.)
LOT AREA:		7,604		7,604		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		47.6		50		44.8	
LOT AREA OF EACH DWELLING UNIT		N/A		N/A		N/A	
SIZE OF LOT:	WIDTH	82'		82		50	
	DEPTH	100		100		Table 5-1 does not list depth requirements	
SETBACKS IN FEET:	FRONT	31'-8		31'-8		15	
	REAR	17'		17'		25'	
	LEFT SIDE	0		0		7' - 6	
	RIGHT SIDE	10'-5		10'-5		7'-6	
SIZE OF BUILDING:	HEIGHT	24'		33'		35'	
	WIDTH	49'6		49'6		N/A no width requirements listed in section 5-1	
	LENGTH	50		50		N/A No width requirements listed in section 5-1	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		74		74		40	
NO. OF DWELLING UNITS:		1		1		1	
NO. OF PARKING SPACES:		2		2		2	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

No other buildings exist on the same lot

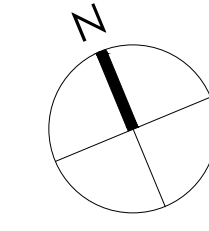
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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- New Foundation Wall
- Furring
- Interior Wall

moisture resistance drywall - all walls at basement



TGAS
 THE GALANTE
 ARCHITECTURE
 STUDIO INC
 146 MT AUBURN ST CAMBRIDGE, MA 02138
 6 1 7 5 7 6 2 5 0 0
 WWW.GALANTEARCHITECTURE.COM

Project Number
2218
 Project Title
10 Hilliard Place
Renovation
 10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Proposed
Basement Floor
Plan

Date/Issued For
08.04.2023
 Special Permit
Application

Print 24x36
 Scale
As Noted
 Drawn By
TGAS

Drawing Number
A-101

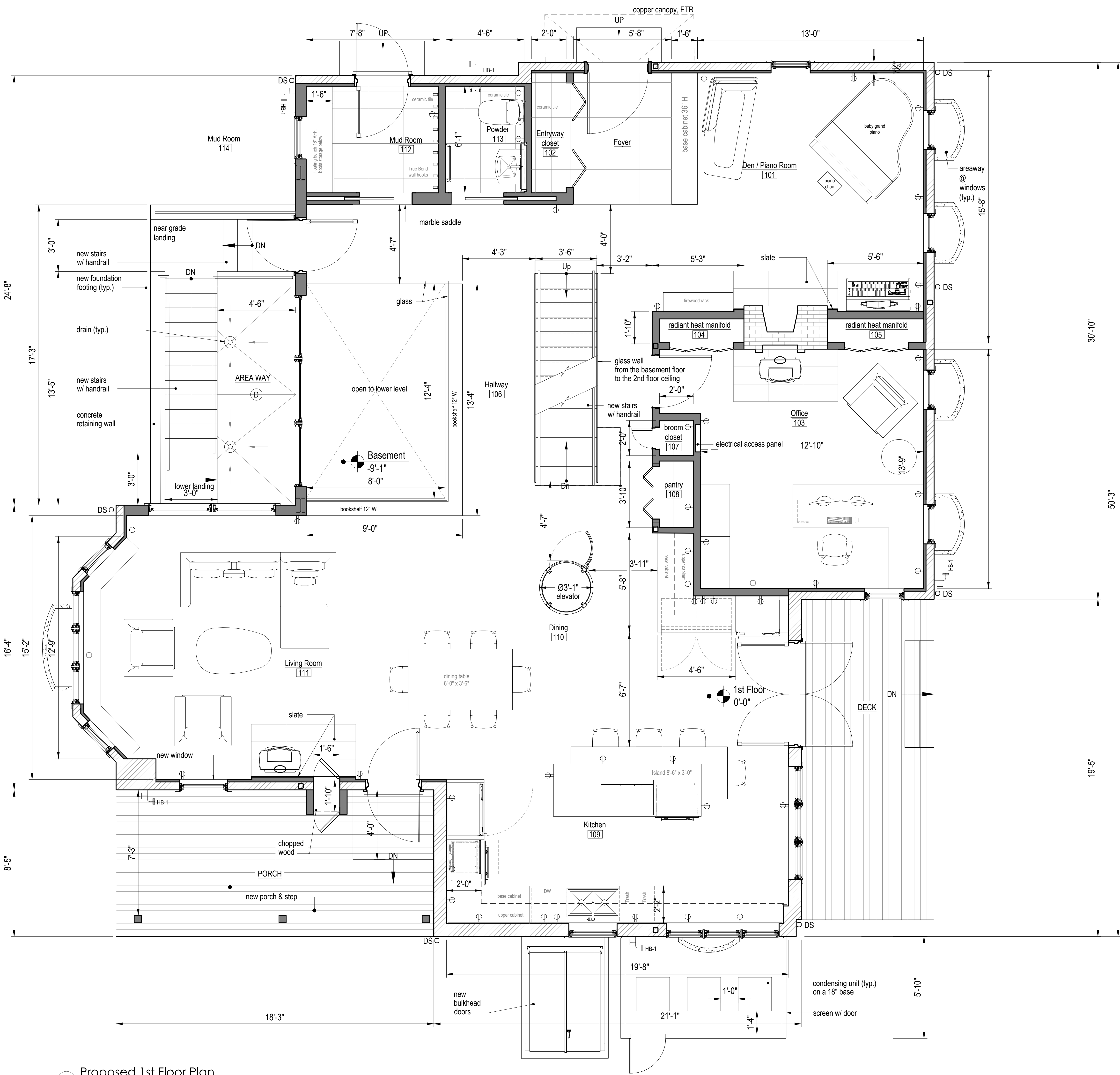
1 Proposed Basement Floor Plan

3/8" = 1'-0"

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- FLOOR/WALL DEMO
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NEW FLOOR

General Note:
1. radiant-floor heating system install



1 Proposed 1st Floor Plan

3/8" = 1'-0"

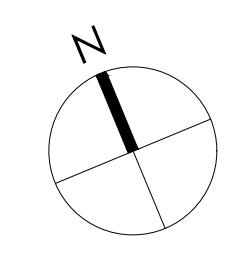
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ARCHITECTURE
STUDIO INC

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Project Number
2218
Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Proposed 1st Floor
Plan

Date/Issued For
08.04.2023

Special Permit
Application

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-  FLOOR/WALL DEMO
-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION
-  NEW FLOOR



1 Proposed 2nd Floor Plan

3/8" = 1'-0"

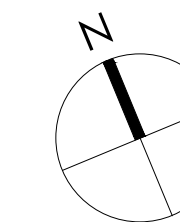
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Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Proposed 2nd
Floor Plan

Date/Issued For
08.04.2023

Special Permit
Application

Print 24x36

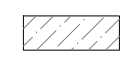
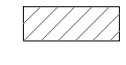


Scale
As Noted

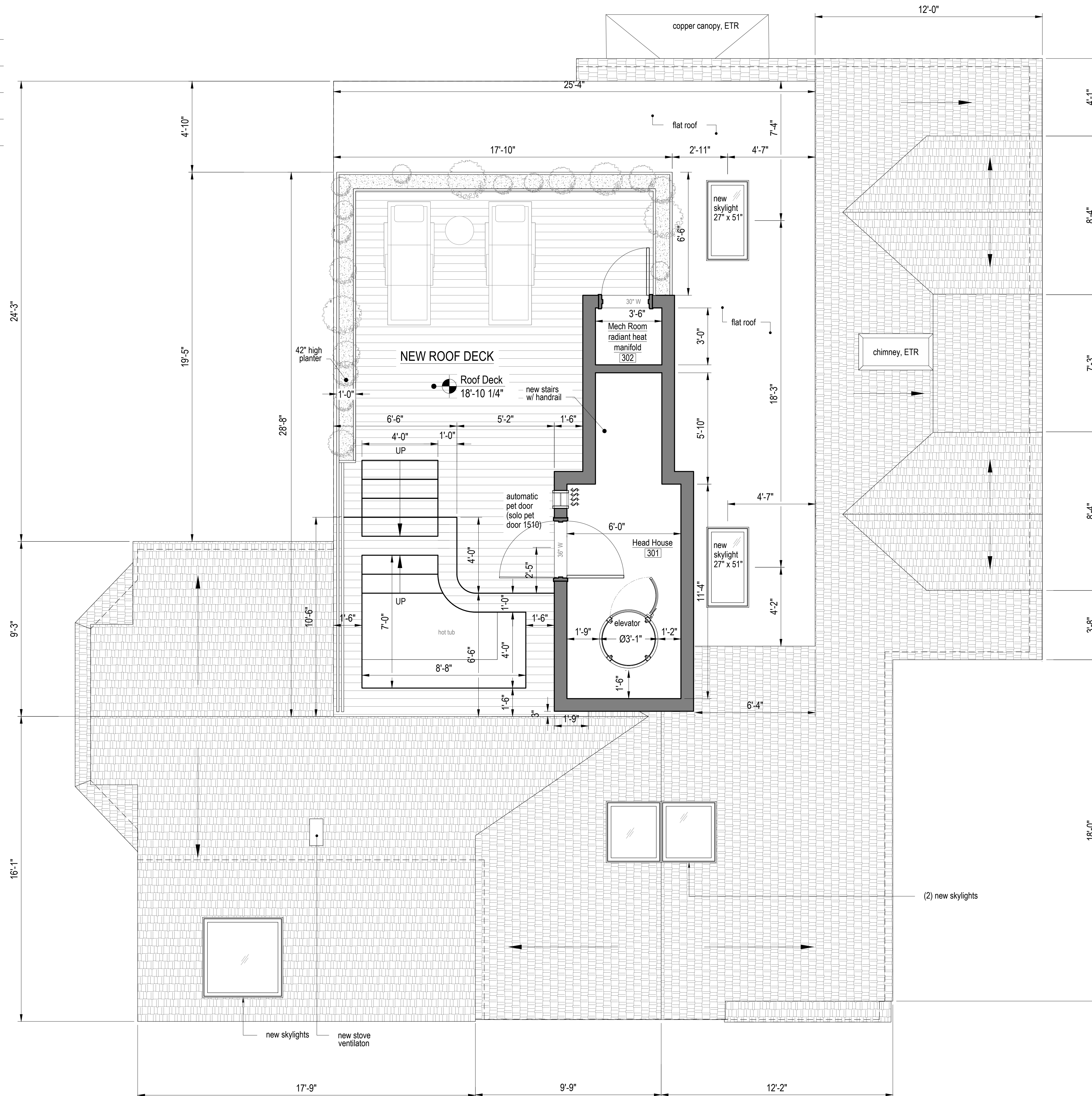
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Drawing Number

A-120

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-  FLOOR/WALL DEMO
-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION
-  NEW FLOOR



1 Proposed Roof Deck Plan

3/8" = 1'-0"

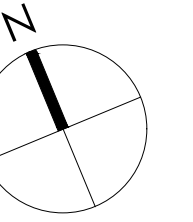
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6 1 7 5 7 6 2 5 0 0

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Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Proposed Roof
Deck Floor Plan

Date/Issued For
08.04.2023

Special Permit
Application

Print 24x36

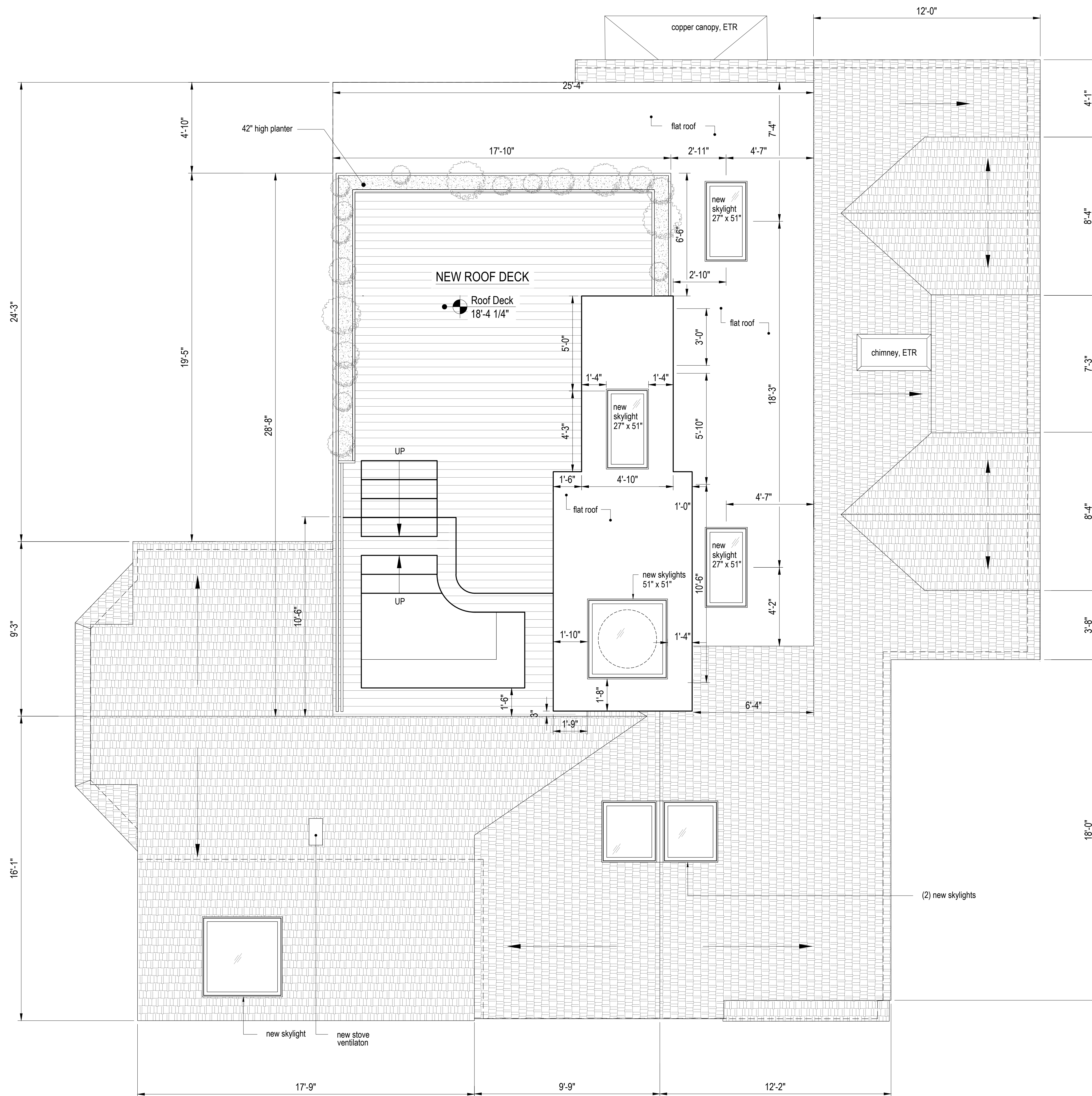
Scale
As Noted

Drawn By
TGAS

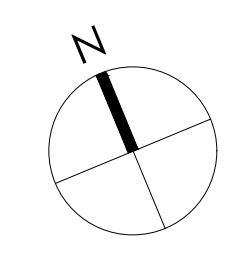
Drawing Number

A-130

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KID'S LIBRARY



Project Number
2218
 Project Title
10 Hilliard Place
Renovation
 10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Proposed Roof
Plan

Date/Issued For
08.04.2023
 Special Permit
Application

Print 24x36

Scale
As Noted

Drawn By
TGAS

Drawing Number

A-132

1 Proposed Roof Plan

3/8" = 1'-0"

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

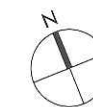
APPLICANT: Richard Anderson & Fernando Sakamoto PRESENT USE/OCCUPANCY: Single Family Residence
 LOCATION: 10 Hilliard Place, Cambridge, MA ZONE: Residence B Zone
 PHONE: 617 576 2506 REQUESTED USE/OCCUPANCY: Single family Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>3,621.8</u>	<u>3,715.5</u>	<u>3,411</u>	(max.)
LOT AREA:	<u>7,604</u>		<u>5,000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>47.6</u>	<u>50</u>	<u>44.8</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>82'</u>		<u>50</u>	(min.)
DEPTH				
Setbacks in Feet:				
FRONT	<u>31'-8</u>	<u>31'9</u>	<u>15</u>	(min.)
REAR	<u>17'</u>	<u>17'</u>	<u>25'</u>	(min.)
LEFT SIDE	<u>0</u>	<u>0</u>	<u>7'-6"</u>	(min.)
RIGHT SIDE	<u>10'-5"</u>	<u>10'-5"</u>	<u>7'-6"</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>24'</u>	<u>29'-11"</u>	<u>35'</u>	(max.)
LENGTH	<u>50'</u>	<u>50'</u>	<u>N/A</u>	
WIDTH	<u>49'-6</u>	<u>49'-6</u>	<u>N/A</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>74</u>	<u>74</u>	<u>40</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(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.

No other buildings exist on the same lot

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'.



Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title

Floor Area Ratio
Gross Sq Ft

Date/Issued For

11.27.2023

Special Permit Application

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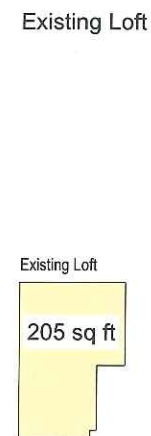
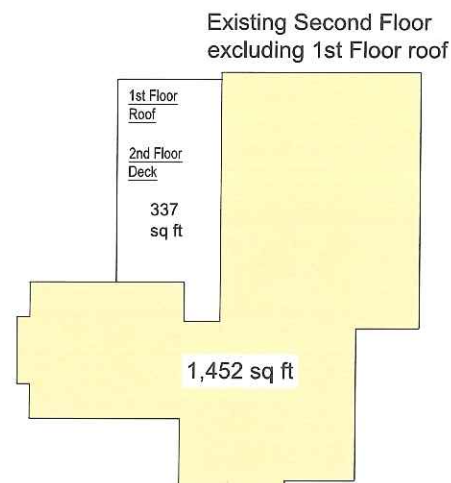
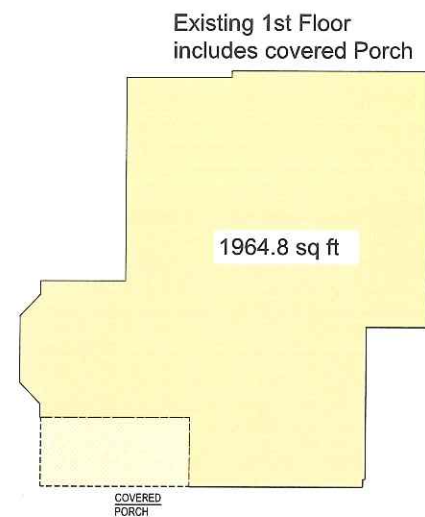
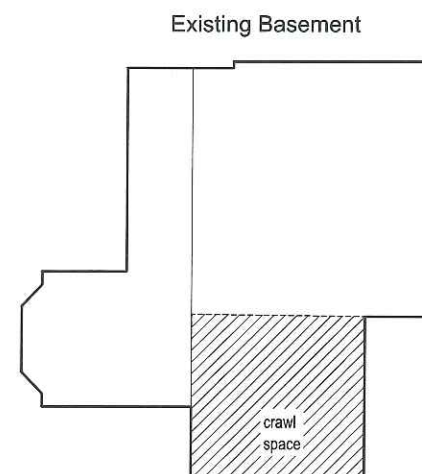
Scale
As Noted

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Drawing Number

AZ-1

Existing



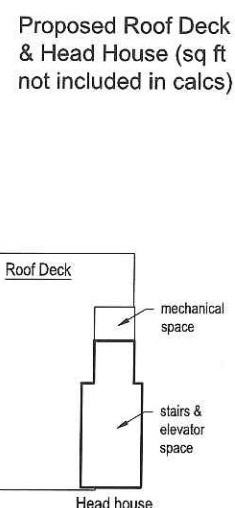
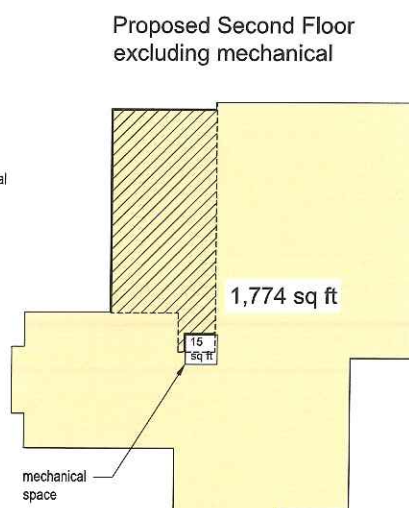
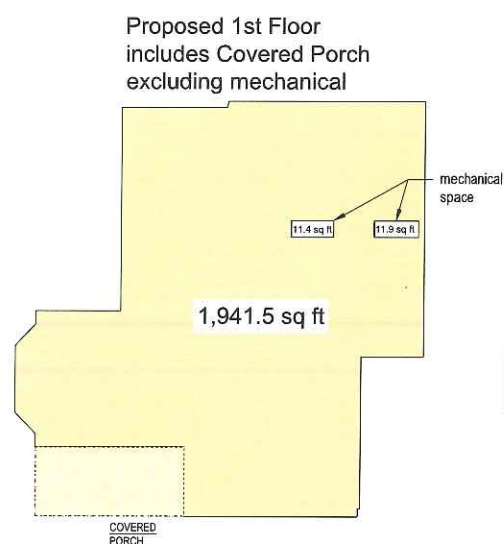
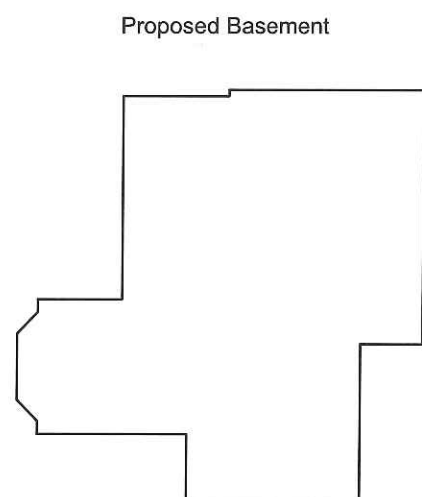
Allowable GFA for the lot **3,411 sq ft**

Existing Non-Conforming
Gross Floor Area of **3,621.8 sq ft**

Existing Gross Floor Area Calculations

First Floor	1,964.8 sq ft
Second Floor	1,452. sq ft
Loft	205. sq ft
Total	3,621.8 sq ft

Proposed



Proposed
Gross Floor Area **3,715.5 sq ft**

Proposed Gross Floor Area Calculations

First Floor	1,941.5 sq ft
Second Floor	1,774. sq ft
Total	3,715.5 sq ft

Allowable Gross Floor Area =	3,411 sq ft
Increase	304.5 sq ft

Proposed
Gross Floor Area Increase **93.7 sq ft**

Zoning
Gross Floor Area shall not include:

(7) Elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;

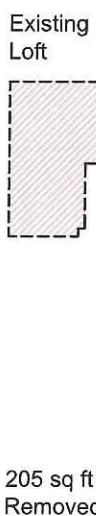
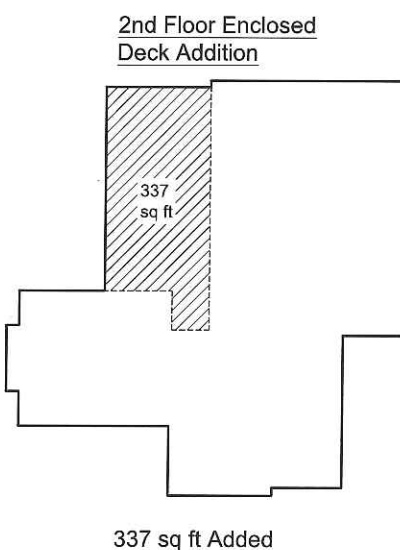
Removal

205. sq ft	Loft
11.4	Mechanical 1st Floor
11.9	Mechanical 1st Floor
15.	Mechanical 2nd Floor
243.3 sq ft	

Addition

337 sq ft	2nd Floor
-----------	-----------

Change



Not included ← → Included

Segment Number	Length (L)	Start Elevation (EL1)	End Elevation (EL2)	Segment Average Grade (SA) (EL1 + EL2) 2
----------------	------------	-----------------------	---------------------	--

$$\text{Average Grade} = \frac{\text{Segment 1 } (L \times SA) + \text{Segment 2 } (L \times SA) + \text{Segment 3 } (L \times SA) + \text{Segment 4 } (L \times SA) + \text{Segment 5 } (L \times SA)}{L^{S1} + L^{S2} + L^{S3} + L^{S4} + L^{S5}}$$

Average Grade Calculations

perimeter = 196'-4 7/16" = 196.36

Segment	Direction	Length	Grade	Area
Segment 1	north	37'-5 3/16" = 37.43	34.11	1,276.737
Segment 2	east	57'-10" = 57.83	33.50	1,937.305
Segment 3	south	47'-9 1/4" = 47.77	32.31	1,543.449
Segment 4	west	27'-9" = 27.75	32.60	904.65
Segment 5	area way	25'-7" = 25.58	25.53	653.05

∴ 196.36

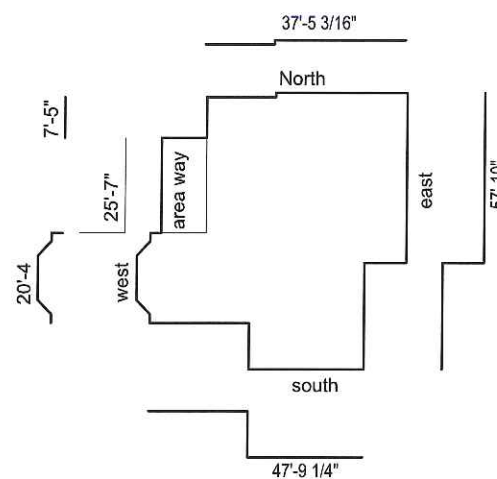
= 32.16

Average Grade = 32'-2"

Zoning Ordinance
Article 5.000 - Development Standards

Elevator Bulkhead

5.23 Height Exceptions. The provisions of this Ordinance governing the height of buildings and structures in all districts shall generally not apply to (a) chimneys, water towers, air conditioning equipment, **elevator bulkheads**, skylights, ventilators and other necessary features appurtenant to buildings which are usually carried above roofs and are not used for human occupancy



2 Proposed North Elevation

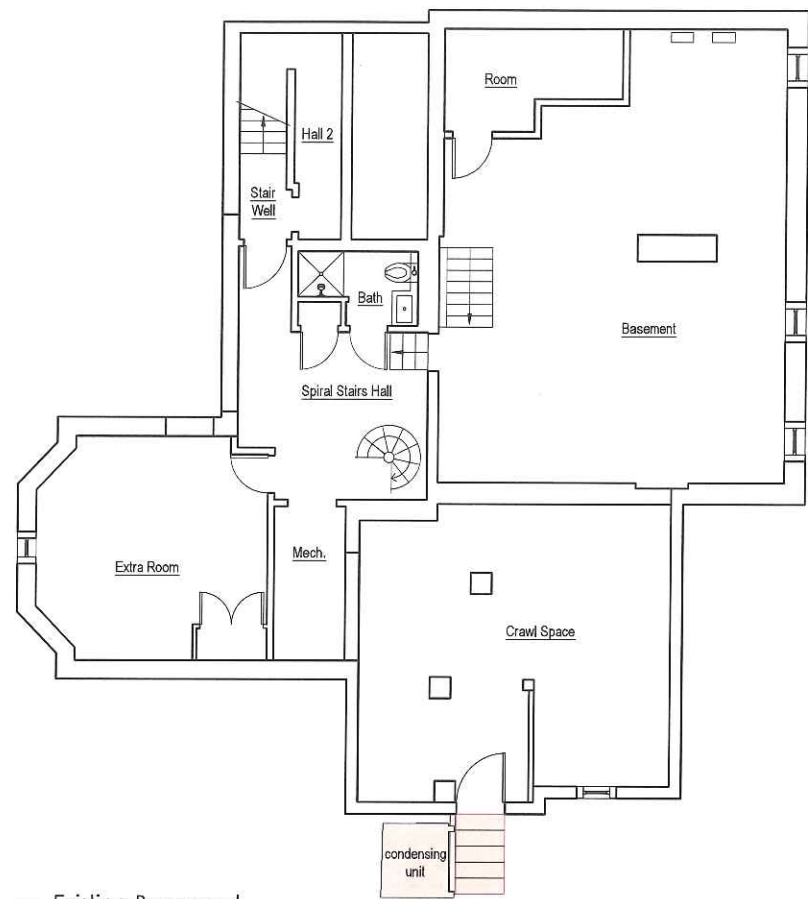
1/4" = 1'-0"



1 Proposed East Elevation

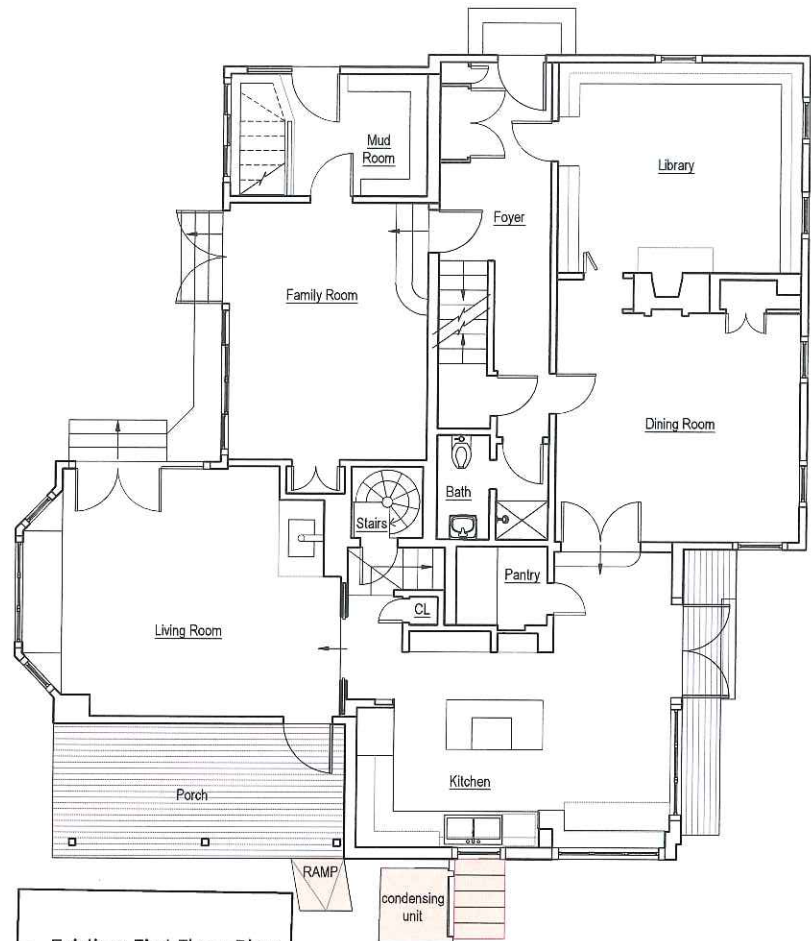
1/4" = 1'-0"

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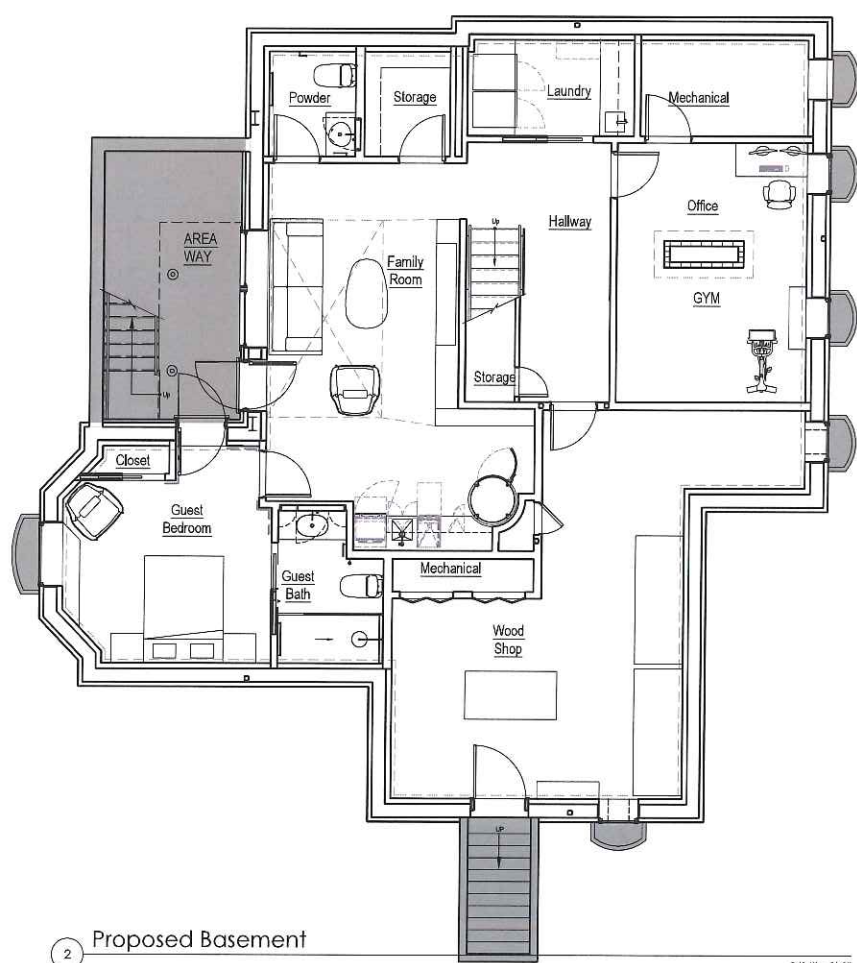
1 Existing Basement

3/16" = 1'-0"



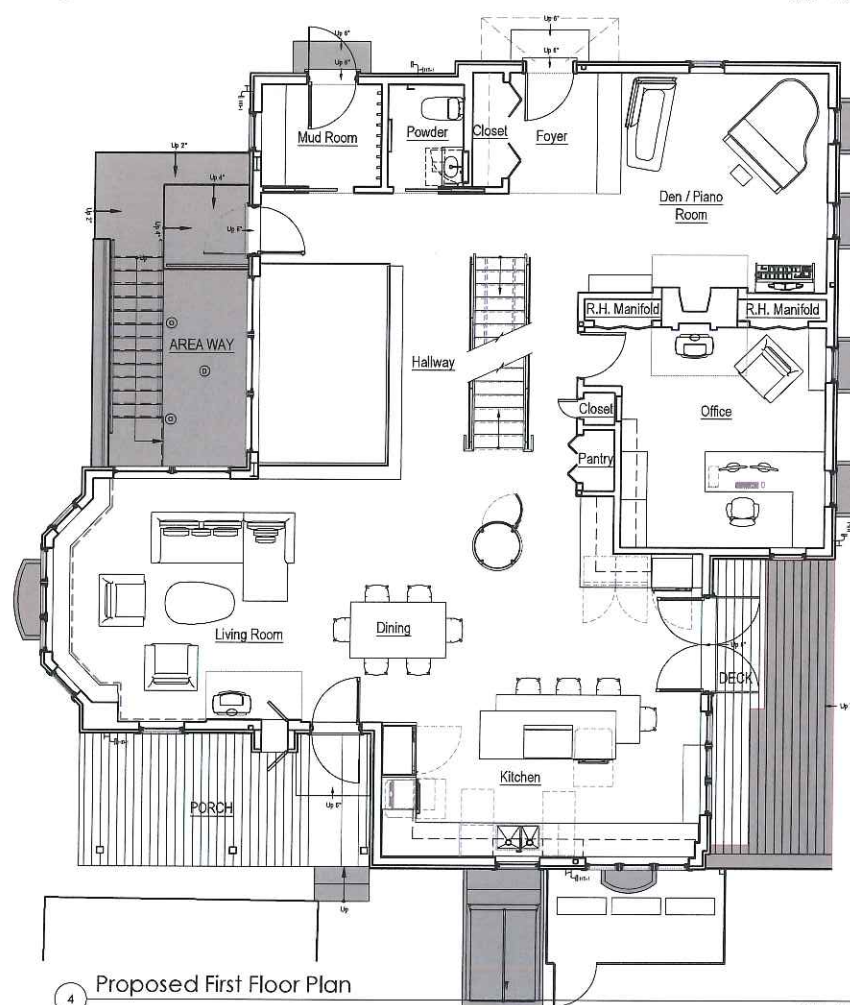
3 Existing First Floor Plan

3/16" = 1'-0"



2 Proposed Basement

3/16" = 1'-0"



4 Proposed First Floor Plan

3/16" = 1'-0"

REMOVED

PROPOSED

NOT ALL PROPOSED IS REQUIRED TO BE INCLUDED IN GROSS FLOOR AREA

TGAS

THE GALANTE ARCHITECTURE STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

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Project Number
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Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Existing & Proposed
Floor Plans

Date/Issued For
11.27.2023

Special Permit Application

Print 24x36

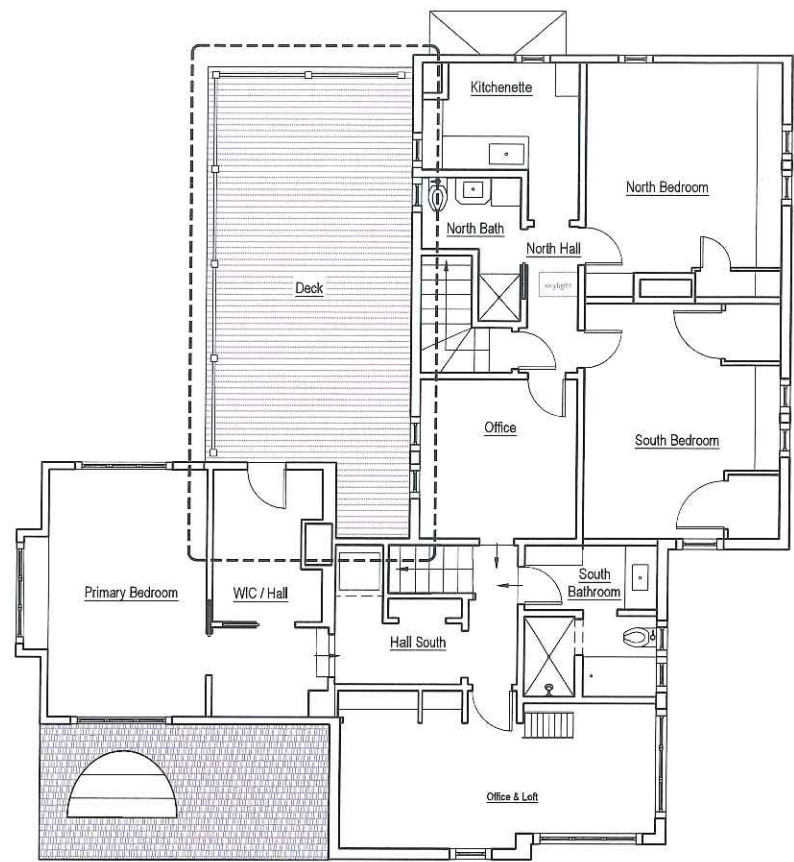
Scale
As Noted

Drawn By
TGAS

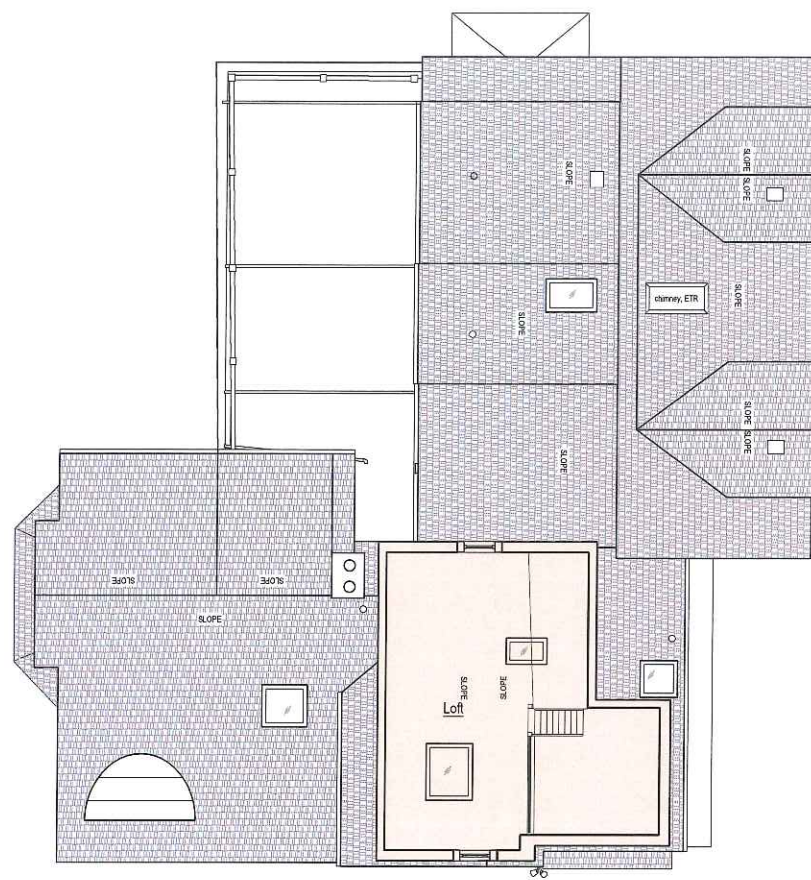
Drawing Number

S.P.100

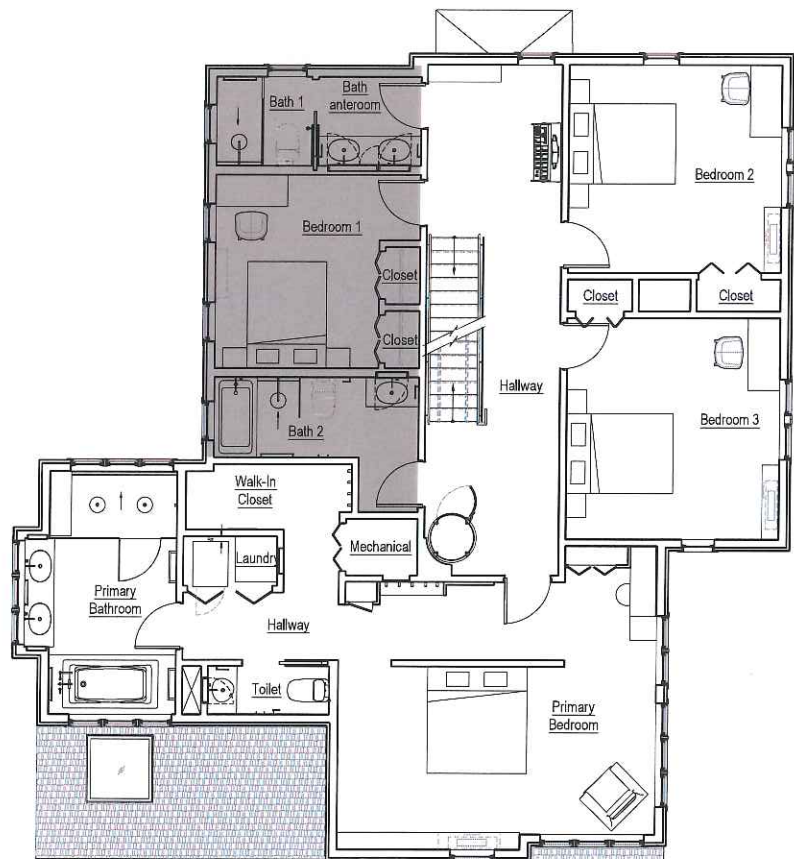
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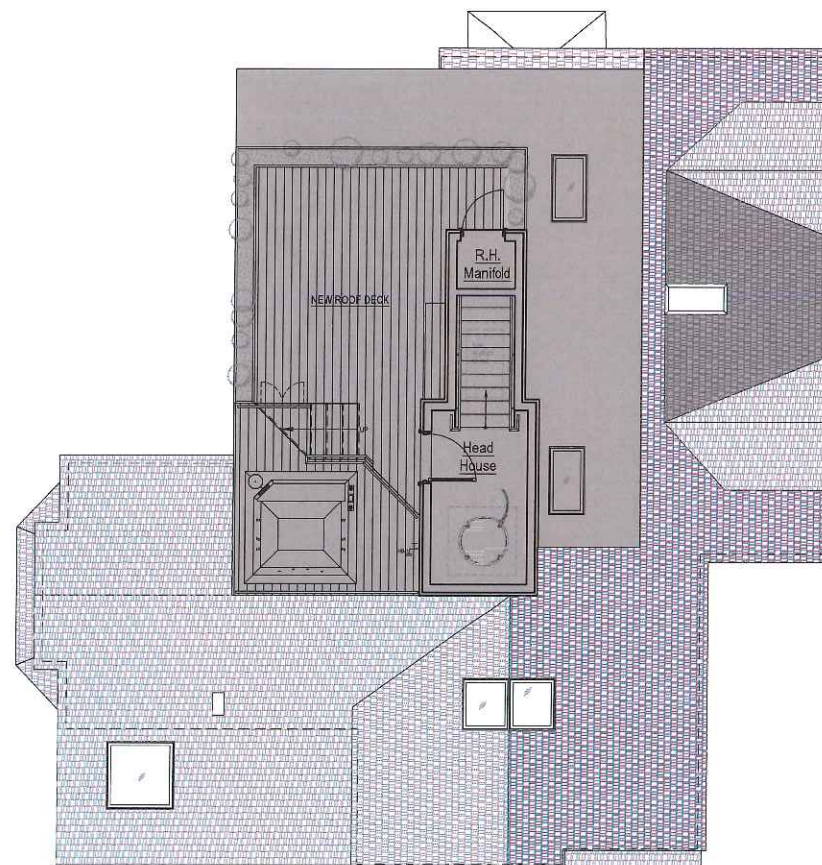
2 Existing Second Floor Plan 3/16" = 1'-0"



3 Existing Third Floor Plan 3/16" = 1'-0"



5 Proposed Second Floor Plan 3/16" = 1'-0"



6 Proposed Third Floor Plan 3/16" = 1'-0"

REMOVED

PROPOSED

NOT ALL PROPOSED IS REQUIRED TO BE INCLUDED IN GROSS FLOOR AREA

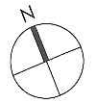
TGAS

THE GALANTE ARCHITECTURE STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM



Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Existing & Proposed
Floor Plans

Date/Issued For
11.27.2023

Special Permit Application

Print 24x36
Scale
As Noted

Drawn By
TGAS

Drawing Number
S.P.101

REMOVED
PROPOSED



1 Existing East Elevation
3/16" = 1'-0"



3 Existing South Elevation
3/16" = 1'-0"



2 Proposed East Elevation
3/16" = 1'-0"



4 Proposed South Elevation
3/16" = 1'-0"

Project Number
2218
Project Title
10 Hilliard Place
Renovation
10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Elevations
East and South
Existing and Proposed

Date/Issued For
11.27.2023
Special Permit Application

Scale
As Noted

Drawn By
TGAS

Drawing Number
S.P. 202

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REMOVED
PROPOSED

TGAS
 THE GALANTE
 ARCHITECTURE
 STUDIO INC
 146 MT AUBURN ST CAMBRIDGE, MA 02138
 6 1 7 5 7 6 2 5 0 0
 WWW.GALANTEARCHITECTURE.COM

Project Number
 2218
 Project Title
 10 Hilliard Place
 Renovation
 10 Hilliard Place
 Cambridge, MA 02138

Drawing Title
 Elevations
 North & West
 Existing and Proposed

Date/Issued For
 11.27.2023
 Special Permit Application

Print 24x36
 Scale
 As Noted

Drawn By
 TGAS

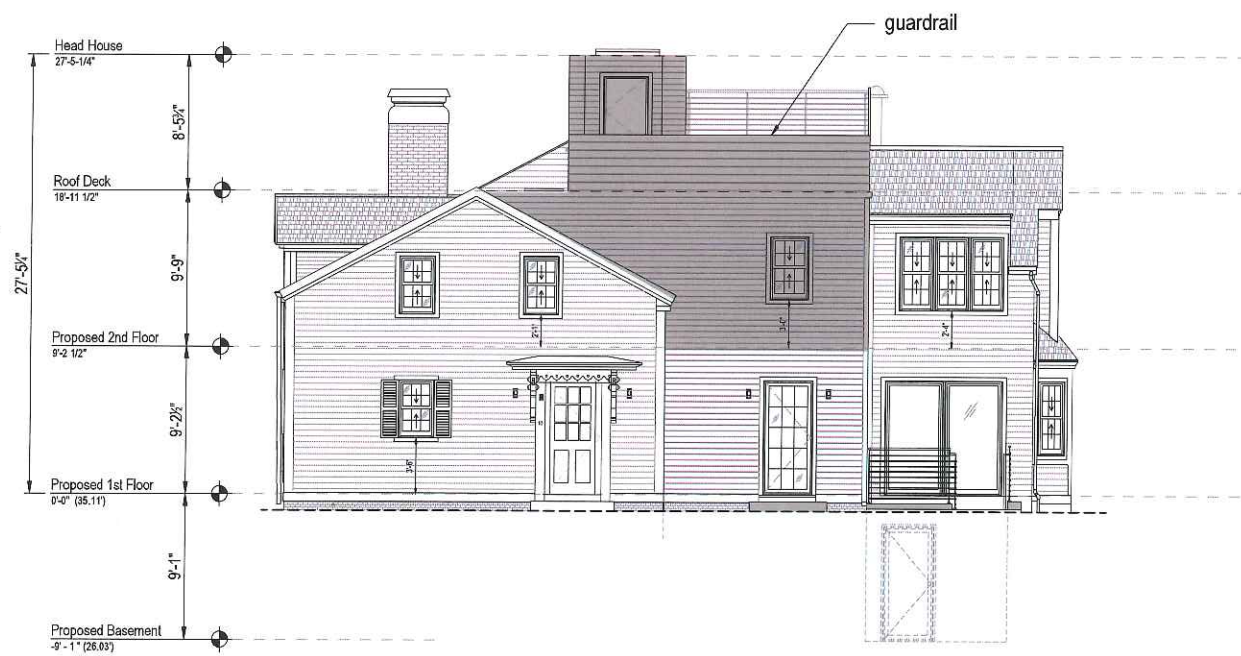
Drawing Number
S.P. 201



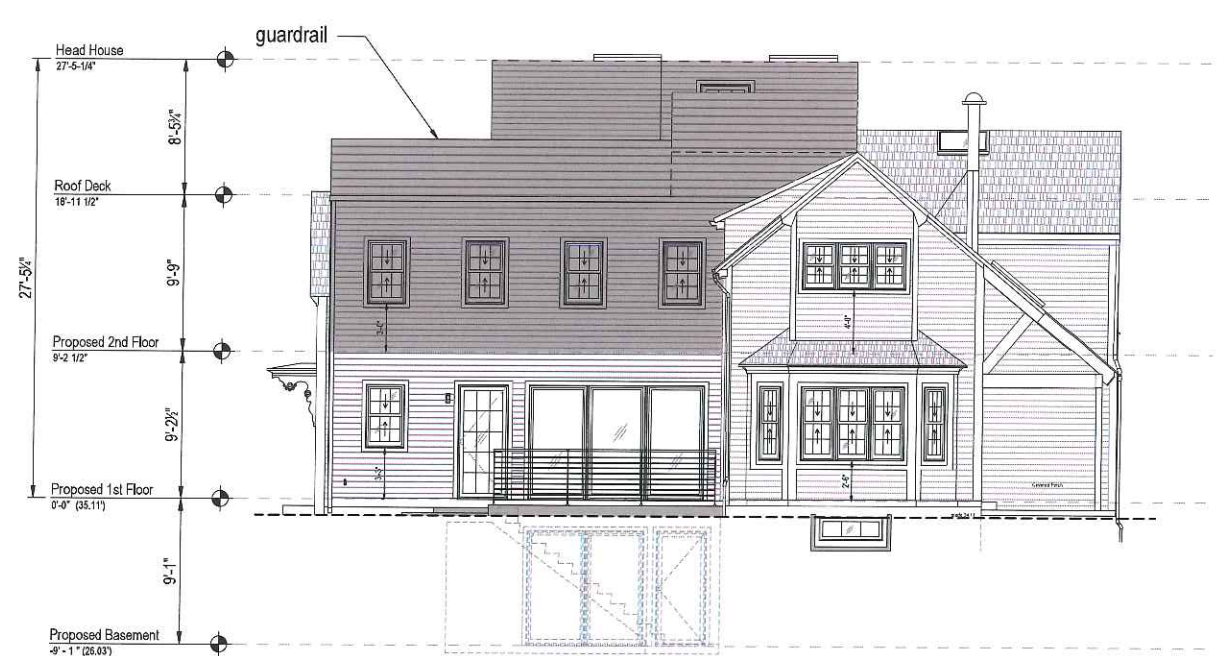
1 Existing North Elevation
 3/16" = 1'-0"



3 Existing West Elevation
 3/16" = 1'-0"



2 Proposed North Elevation
 3/16" = 1'-0"



4 Proposed West Elevation
 3/16" = 1'-0"

REFERENCES

- MIDDLESEX COUNTY REGISTRY OF DEEDS
- 1.) PLAN #566 OF 1988
- 2.) PLAN #645 OF 1930
- 3.) PLAN #977 OF 1951
- 4.) PLAN #1065 OF 1985
- 5.) PLAN #1171 OF 1988
- 6.) PLAN BOOK 151, NO. 10
- 7.) LCC 26320A

NOTES

- 1) - ELEVATIONS REFER TO CAMBRIDGE CITY BASE.
- 2) - BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0576E, EFFECTIVE DATE JUNE 4, 2010.
- 3) - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT.
- 4) - UNDERGROUND UTILITIES SHOWN ARE FROM FIELD OBSERVATIONS AND RECORD INFORMATION AND ARE NOT WARRANTED TO BE EXACT IT'S SIZE, LOCATION, OR PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPTH NOR IS IT WARRANTED THAT ALL UNDERGROUND DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF PIPES OR STRUCTURES ARE SHOWN. SUB-SURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY TWO HOURS PRIOR TO EXCAVATION.
- 5) - THE EXISTING BUILDING WAS LOCATED AT THE NEAREST POINT TO THE BOUNDARY LINE, NO FOUNDATIONS WERE LOCATED.
- 6) - SEE ARCHITECTURAL PLAN PREPARED BY TGAS, THE GALANTE ARCHITECTURE STUDIO INC, PERMIT SET, PROJECT #2218, HAVING A DATE OF JANUARY 30, 2023.

Now or Formerly
WILLA C. BODMAN,
TRUSTEE OF THE **WILLA C.**
BODMAN TRUST
Parcel ID: 167-106
#18R ASH ST.

Now or Formerly
ELLEN F. WILSON, TRUSTEE OF THE
143-145 MOUNT AUBURN STREET
REALTY TRUST
Parcel ID: 167-82
#145 MT. AUBURN ST.

Now or Formerly
AMY B. NOUGHTON, TRUSTEE OF THE
HILLIARD PLACE NOMINEE TRUST
Parcel ID: 167-18
#5 HILLIARD PL.

Now or Formerly
STEPHEN SOHN
Parcel ID: 167-105
#11 HILLIARD PL.

APRX. LOC. OF
UNGD. SEWER

APRX. LOC. OF
UNGD. WATER

HILLIARD PLACE
(PRIVATE - 15' WIDE)

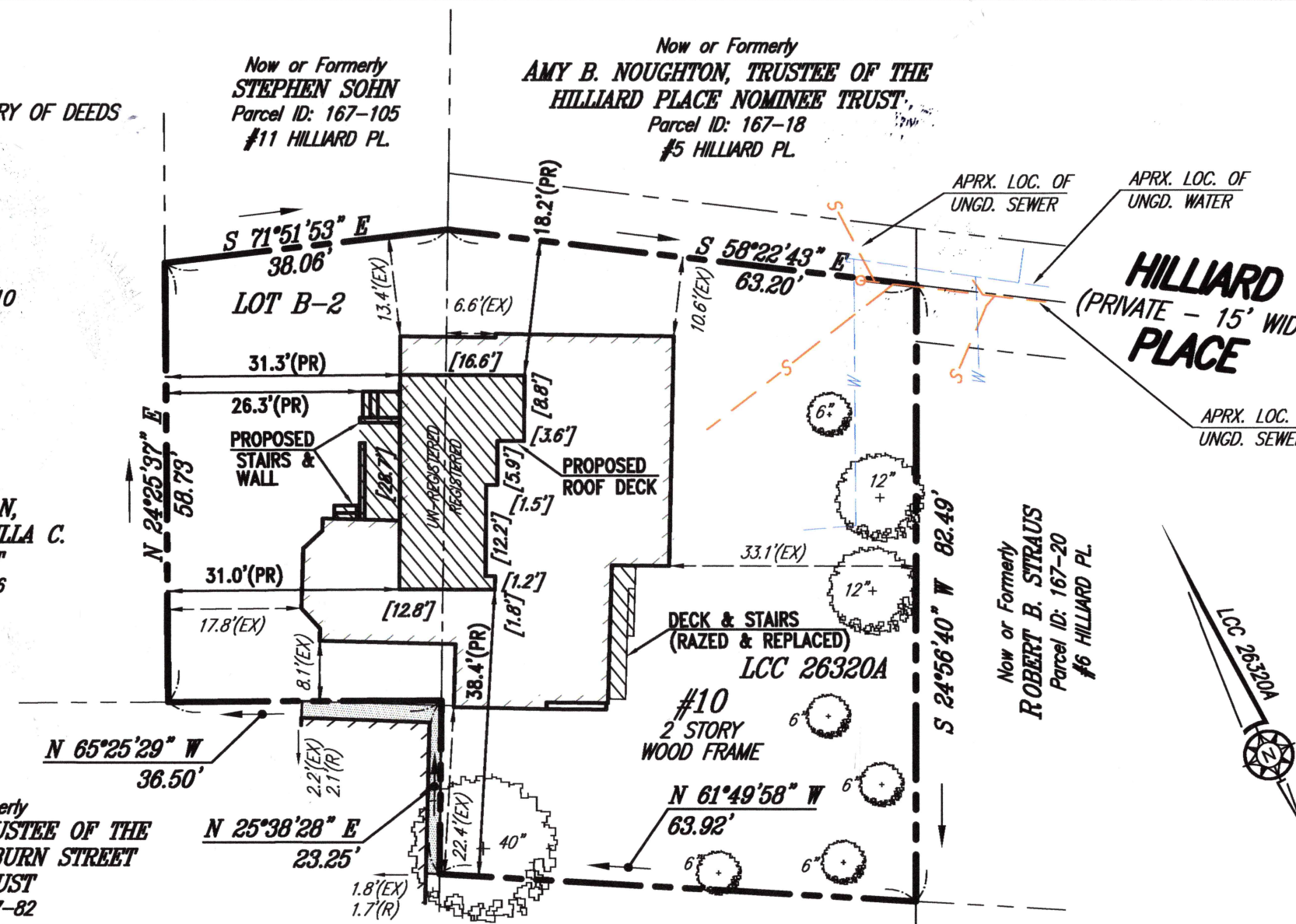
APRX. LOC. OF
UNGD. SEWER

Now or Formerly
ROBERT B. STRAUS
Parcel ID: 167-20
#6 HILLIARD PL.

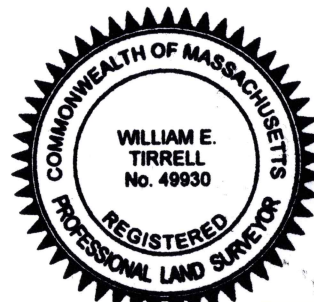
Now or Formerly
JAMES HOUGHTON &
PAULINE B. HOUGHTON
Parcel ID: 167-58
#141 MT. AUBURN ST.

Now or Formerly
BAILE BEAG 11, LLC
Parcel ID: 167-23
#137 MT. AUBURN ST.

Now or Formerly
RICHARD R.
ANDERSON &
FERNANDA SAKAMOTO
Parcel ID: 167-107
BOOK 79266 - PAGE 256
TOTAL AREA
=7,604 S.F.



I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY, PLANS AND DEEDS OF RECORD.



William E. Tirrell
WILLIAM E. TIRRELL, PLS (MA# 49930)

2/1/23
DATE

LEGEND

- (EX) - EXISTING OFFSET
- THR - THRESHOLD
- FFE - FINISHED FLOOR ELEVATION
- APRX - APPROXIMATE
- UNGD - UNDERGROUND
- LOC - LOCATION
- (PR) - PROPOSED OFFSET
- [12.8'] - PROPOSED DIMENSION

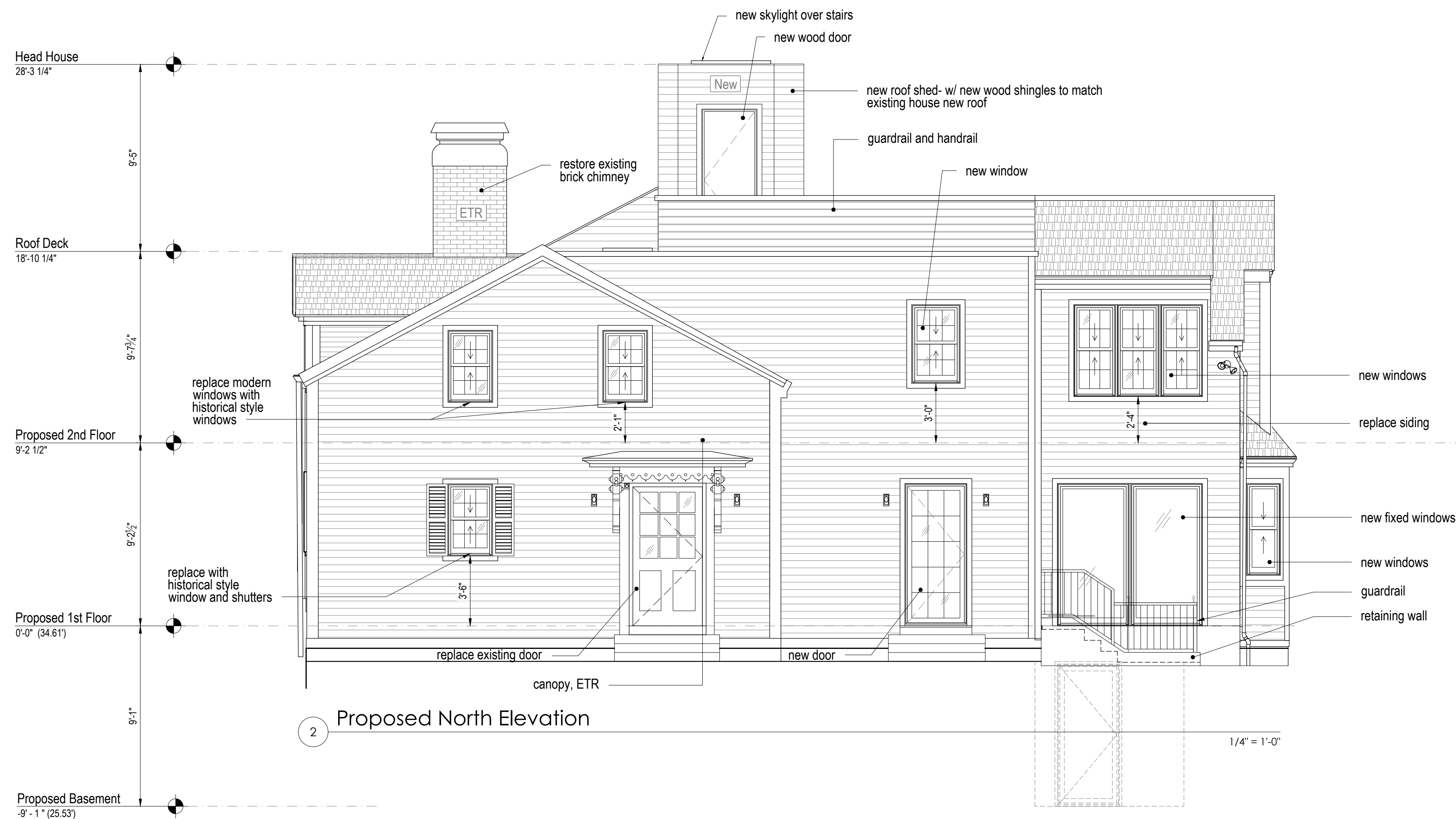
PLAN FOR PROPOSED ADDITIONS
10 HILLIARD PLACE
CAMBRIDGE, MASSACHUSETTS

FRAMINGHAM SURVEY CONSULTANTS INC.
P.O. BOX 1190 FRAMINGHAM, MA 01701
PH: 508-628-1444 FAX: 508-879-9292
WWW.FRAMINGHAMSURVEY.COM

SCALE: 1"=20'	DRAWN BY: RDN	DWG: 106_22 PPPFR
DATE: JANUARY 31, 2023	CHECKED BY: WET	JOB NO: 106_22

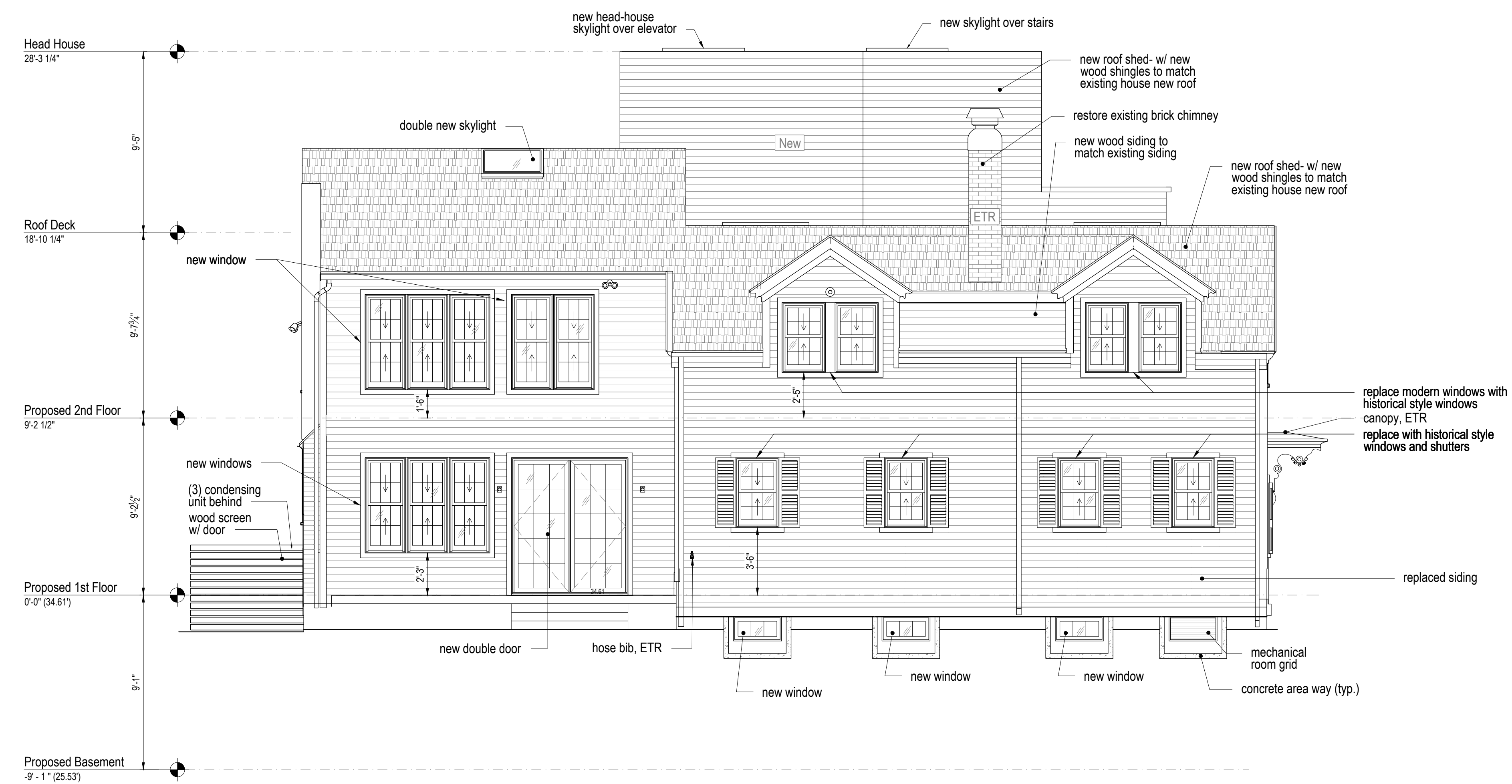
GRAPHIC SCALE (IN FEET)

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2 Proposed North Elevation

1/4" = 1'-0"



1 Proposed East Elevation

1/4" = 1'-0"

Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title

Elevations
East & North

Date/Issued For
08.18.2023

Special Permit
Application

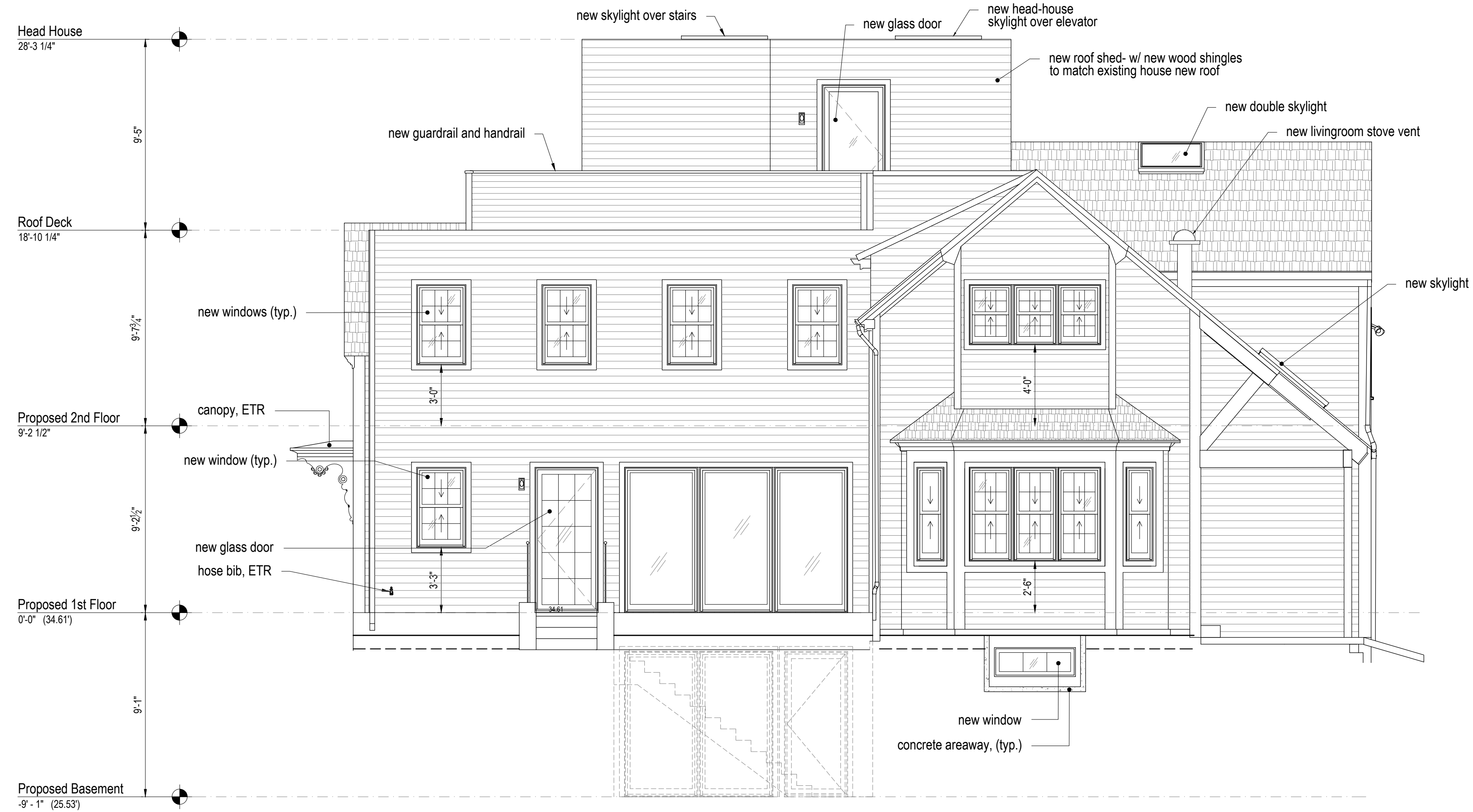
Print 24x36

Scale
As Noted

Drawn By
TGAS

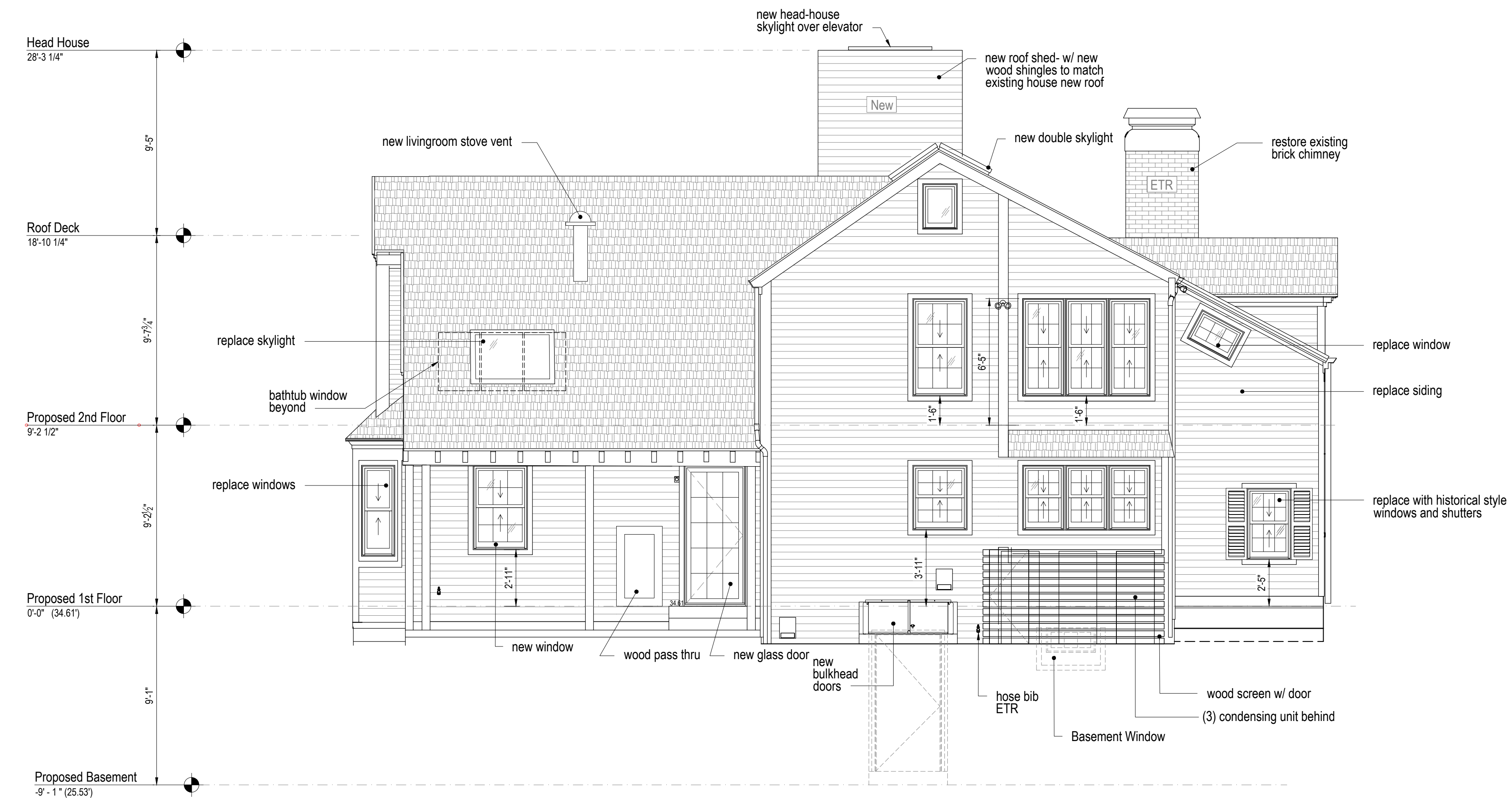
Drawing Number

A-201



2 Proposed West Elevation

1/4" = 1'-0"



1 Proposed South Elevation

1/4" = 1'-0"

Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title

Elevations

Date/Issued For
08.18.2023

Special Permit
Application

Print 24x36

Scale
As Noted

Drawn By
TGAS

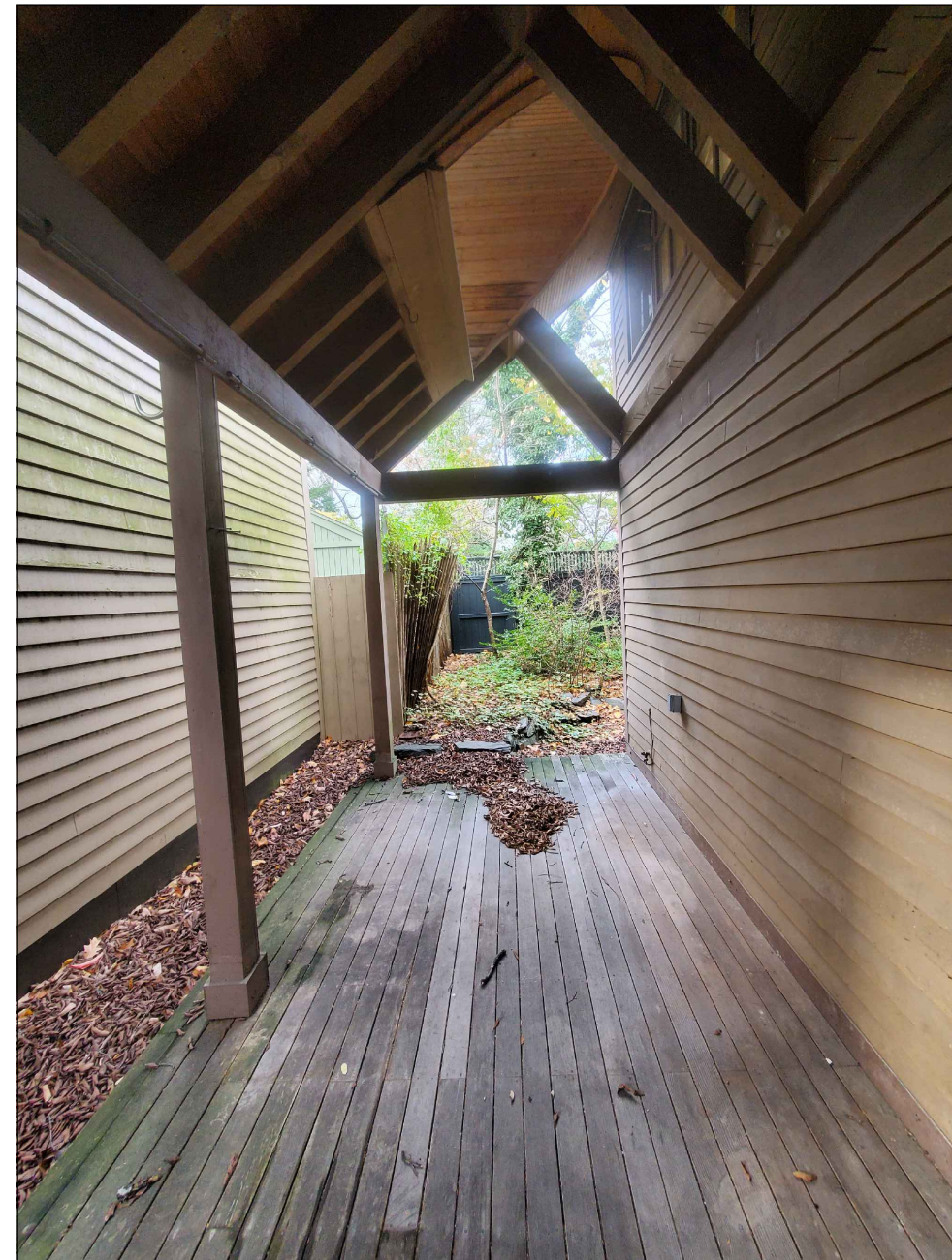
Drawing Number

A-202

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9 West Elevation



8 Covered Poch



7 Stairs to Crawl Space at South Elevation



6 South Elevation



5 South East Elevation



4 East Elevation



3 North Elevation



2 North Elevation



1 Front Pavement

TGAS

THE GALANTE
ARCHITECTURE
STUDIO INC

146 MT AUBURN ST CAMBRIDGE, MA 02138

6 1 7 5 7 6 2 5 0 0

WWW.GALANTEARCHITECTURE.COM

Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title
Photos of Existing
Conditions

Date/Issued For
1.30.2023

Permit Set

Print 24x36

Scale
As Noted

Drawn By
TGAS

Drawing Number

AS-103

R. Rox Anderson MD, and
Fernanda Sakamoto MD PhD
116 Myrtle St #4
Boston MA 02114
Phone: 781 698-9953, and
617 315-5146

September 4, 2023

Re: 10 Hilliard Place – ready, set, renovate

Dear Neighbors:

First, we want to apologize that our cute little circa-1851 farmhouse at 10 Hilliard Place has sat empty for almost 2 years since we bought it. Not good. We truly enjoyed meeting most of you there for an evening get-together. We look forward to raising our kids there (Andrew is almost 2, Charles 6, and William 8), after sorely-needed renovations that preserve and restore the house and the beautiful grounds around it. We promise to work with you and our contractor, Alpha Smart Builders, to minimize noise and disruption.

The project was approved by the Cambridge Historical Commission about a year ago. We are working with Galante Architects (right in our neighborhood, at 146 Mt. Auburn St). Every genre of electrical wiring, plumbing and type of foundation is present; there are plenty of leaks and rotten wood, all of which must be changed to meet current building codes, but the house will look essentially the same after renovations. Cambridge will issue the building permit after knowing that abutters – you – have been informed of the facts below, and agree to let us start the project. Here are the facts:

- The project is an alteration and historic restoration of an existing single-family residence, and no proposed change in use.
- The existing non-conforming single-family residence will not be changed except for modifying an existing dormer window within the existing non-conforming side set back. The arched dormer window in the rear porch overhang will be modified into a low-profile standard skylight.
- The proposed project would increase allowable gross floor area by 187 square feet in the basement. This increase would not be viewable to abutting properties because it is below grade.

- The proposed house design removes the fossil fuel mechanical systems and replaces it with all-electric systems.
- The renovation includes replacing historically inappropriate modern looking windows with new historically appropriate windows to match the historic character of the existing house and historic district.
- The project includes a storm water infiltration system which decreases the amount of storm water runoff into the neighborhood and city storm water system which is an improvement to the existing site and surrounding neighbors' properties.

If you approve, please sign this letter and return it, using the enclosed envelope addressed to the Galante Architecture Studio. Please feel free to contact us or the Galante Architecture Studio for any questions or concerns.


Thank you sincerely,

R. Rox Anderson MD

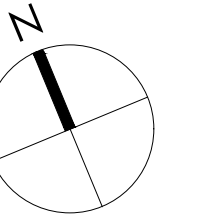
Fernanda Sakamoto MD PhD

cc: Ted Galante, Galante Architecture Studios

I agree with the proposed project at 10 Hilliard Place, Cambridge MA 02138

Signed, . Date September 7, 2023

Address 22 Berkeley Street, Cambridge, Owner 4-6 Hilliard Place



Project Number
2218

Project Title
10 Hilliard Place
Renovation

10 Hilliard Place
Cambridge, MA 02138

Drawing Title

**Floor Area Ratio
Gross Sq Ft**

Date/Issued For

08.18.2023

Special Permit Application

Print 24x36

Scale
As Noted

Drawn By
TGAS

Drawing Number

AZ-1



R. Rox Anderson MD, and
Fernanda Sakamoto MD PhD
116 Myrtle St #4
Boston MA 02114
Phone: 781 698-9953, and
617 315-5146

September 4, 2023

Re: 10 Hilliard Place – ready, set, renovate

Dear Neighbors:

First, we want to apologize that our cute little circa-1851 farmhouse at 10 Hilliard Place has sat empty for almost 2 years since we bought it. Not good. We truly enjoyed meeting most of you there for an evening get-together. We look forward to raising our kids there (Andrew is almost 2, Charles 6, and William 8), after sorely-needed renovations that preserve and restore the house and the beautiful grounds around it. We promise to work with you and our contractor, Alpha Smart Builders, to minimize noise and disruption.

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- The proposed project would increase allowable gross floor area by 187 square feet in the basement. This increase would not be viewable to abutting properties because it is below grade.

- The proposed house design removes the fossil fuel mechanical systems and replaces it with all-electric systems.
- The renovation includes replacing historically inappropriate modern looking windows with new historically appropriate windows to match the historic character of the existing house and historic district.
- The project includes a storm water infiltration system which decreases the amount of storm water runoff into the neighborhood and city storm water system which is an improvement to the existing site and surrounding neighbors' properties.

If you approve, please sign this letter and return it, using the enclosed envelope addressed to the Galante Architecture Studio. Please feel free to contact us or the Galante Architecture Studio for any questions or concerns.

Thank you sincerely,

R. Rox Anderson MD

Fernanda Sakamoto MD PhD

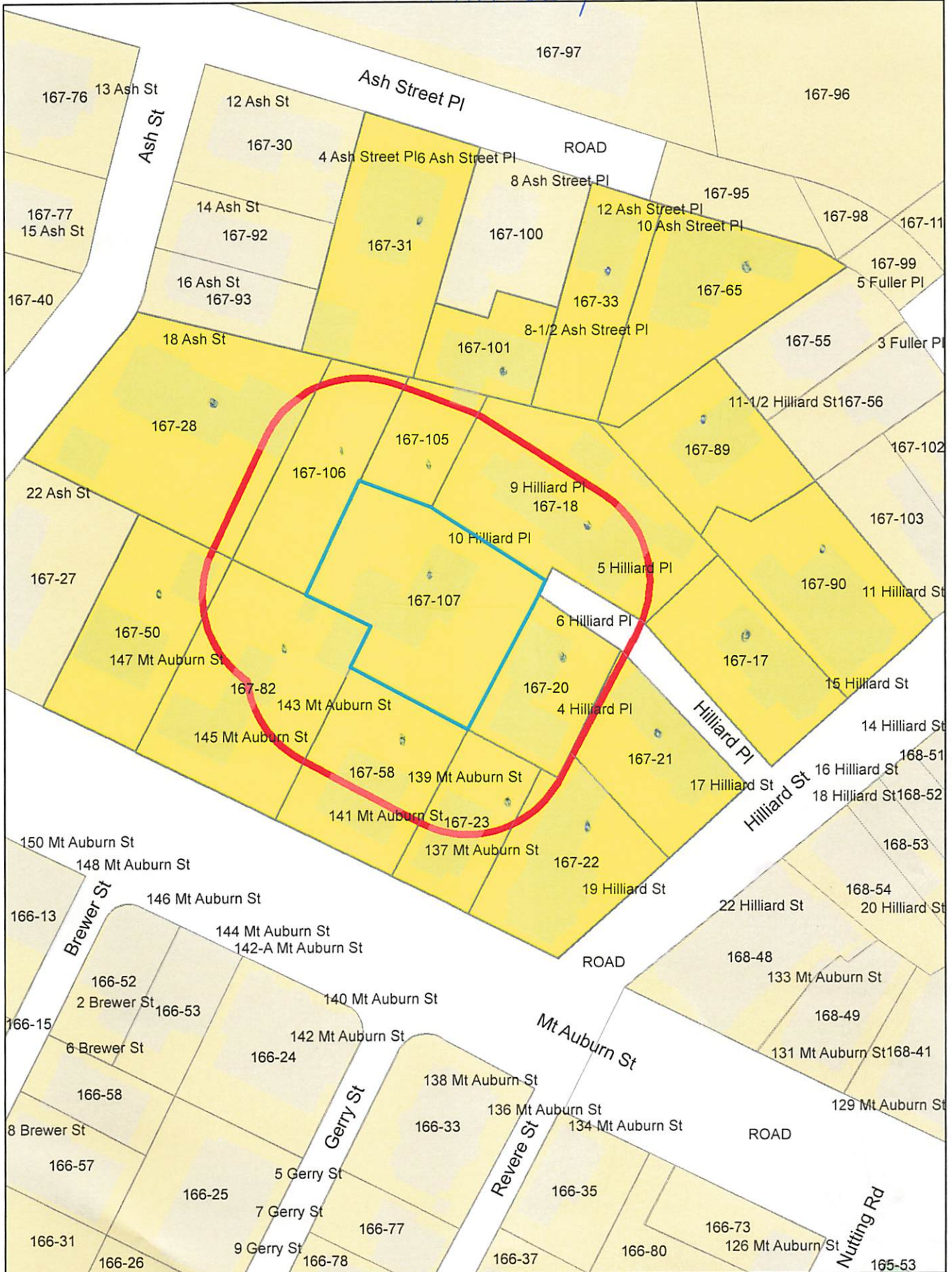
cc: Ted Galante, Galante Architecture Studios

I agree with the proposed project at 10 Hilliard Place, Cambridge MA 02138

Signed, John P. DiGiovanni . Date 9.25.23

Address 19 Hilliard St

10 Hilliard place



10 Hilliard pl.

Petitioner

167-33
PULLMAN, CHRISTOPHER & ESTHER PULLMAN
10 ASH ST PLACE
CAMBRIDGE, MA 02138-4803

167-21
SCHUR, PETER & JEAN FECHHEIMER
TRUSTEE OF HILLIARD STREET REALTY TR.
17 HILLIARD ST
CAMBRIDGE, MA 02138

THE GALANTE ARCHITECTURE STUDIO INC.
C/O THEODORE GALANTE, ARCHITECT
146 MT. AUBURN STREET
CAMBRIDGE, MA 02138

167-58
MT AUBURN 139-141 LLC
C/O TRINITY PROPERTY MANAGEMENT
50 CHURCH ST. 5TH FLOOR
P.O. BOX 380212
CAMBRIDGE, MA 02238

167-89
BLOCK, SUSAN D., HAROLD WILDE &
BENNA WILDE, TRUSTEES
11 1/2 HILLIARD ST
CAMBRIDGE, MA 02138

167-107
ANDERSON, RICHARD R &
FERNANDA SAKAMOTO
10 HILLIARD PL
CAMBRIDGE, MA 02138

167-105
AMPHLETT, GODFREY W. & JANET AMPHLETT
8 1/2 ASH ST PL
CAMBRIDGE, MA 02138

167-106
BODMAN, TAYLOR S.
18 ASH ST
CAMBRIDGE, MA 02138

167-101
AMPHLETT, GODFREY W. & JANET AMPHLETT
8 1/2 ASH STREET PL
CAMBRIDGE, MA 02138

167-17
GIFFORD, GLADYS P.,
TR. THE GLADYS P. GIFFORD 1991 REV TRUST
15 HILLIARD ST
CAMBRIDGE, MA 02138

167-20
STRAUS, ROBERT B.
22 BERKELY ST
CAMBRIDGE, MA 02138

167-22
HILLIARD BLUE ANCHOR, LLC
50 CHURCH ST
CAMBRIDGE, MA 02138

167-28
BODMAN, WILLA C.
TRUSTEE THE WILLA C. BODMAN TRUST
18 ASH ST
CAMBRIDGE, MA 02138

167-65
REED, CHARLES V.
12 ASH ST PLACE
CAMBRIDGE, MA 02138-4803

167-82
WILSON, ELLEN F.,
TR. THE 143-145 Mt AUBURN ST REALTY TRST
145 MT AUBURN ST
CAMBRIDGE, MA 02138

167-31
DAWSON JONATHAN T
TRS DPD IRREVOCABLE TR
6800 ELLEN CREEK RD
TETON VILLAGE, WY 83025

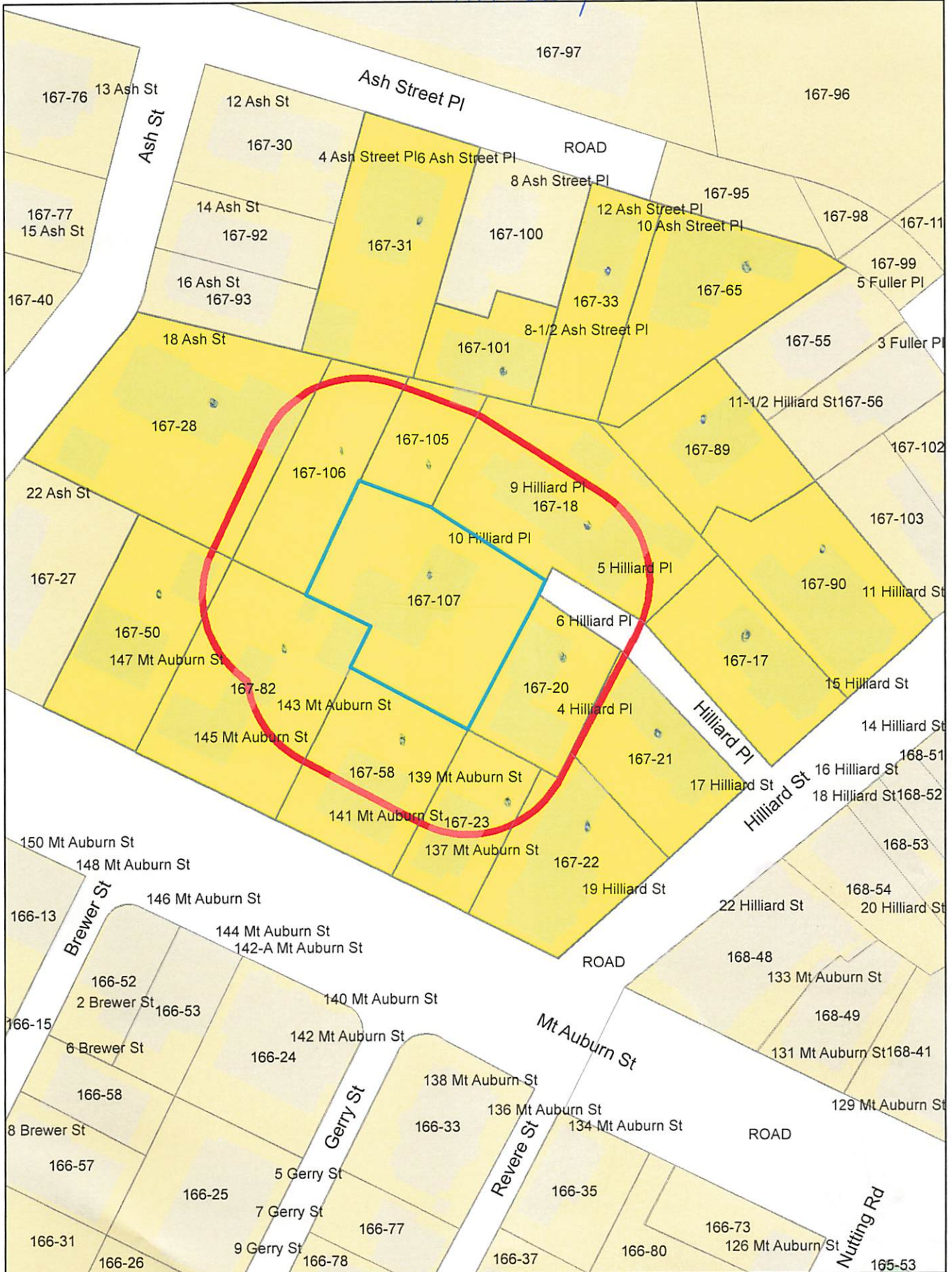
167-50
SHAW, TIMOTHY & MARTHA A. SHAW
TRUSTEES OF THE SHAW INVESTMENT TRUST
147 MT AUBURN ST
CAMBRIDGE, MA 02138

167-90
COOPER, EMILY
TRUSTEE OF THE APPLE TREE REALTY TRT
13 HILLIARD ST
CAMBRIDGE, MA 02138

167-18
BLACK, LINDA CABOT & AMY B. NAUGHTON
TRS OF HILLIARD PLACE NOMINEE TRUST
5 HILLIARD PL
CAMBRIDGE, MA 02138

167-23
BAILE BEAG 11, LLC
50 CHURCH ST
CAMBRIDGE, MA 02138

10 Hilliard place



10 Hilliard pl.

Petitioner

167-33
PULLMAN, CHRISTOPHER & ESTHER PULLMAN
10 ASH ST PLACE
CAMBRIDGE, MA 02138-4803

167-21
SCHUR, PETER & JEAN FECHHEIMER
TRUSTEE OF HILLIARD STREET REALTY TR.
17 HILLIARD ST
CAMBRIDGE, MA 02138

THE GALANTE ARCHITECTURE STUDIO INC.
C/O THEODORE GALANTE, ARCHITECT
146 MT. AUBURN STREET
CAMBRIDGE, MA 02138

167-58
MT AUBURN 139-141 LLC
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50 CHURCH ST. 5TH FLOOR
P.O. BOX 380212
CAMBRIDGE, MA 02238

167-89
BLOCK, SUSAN D., HAROLD WILDE &
BENNA WILDE, TRUSTEES
11 1/2 HILLIARD ST
CAMBRIDGE, MA 02138

167-107
ANDERSON, RICHARD R &
FERNANDA SAKAMOTO
10 HILLIARD PL
CAMBRIDGE, MA 02138

167-105
AMPHLETT, GODFREY W. & JANET AMPHLETT
8 1/2 ASH ST PL
CAMBRIDGE, MA 02138

167-106
BODMAN, TAYLOR S.
18 ASH ST
CAMBRIDGE, MA 02138

167-101
AMPHLETT, GODFREY W. & JANET AMPHLETT
8 1/2 ASH STREET PL
CAMBRIDGE, MA 02138

167-17
GIFFORD, GLADYS P.,
TR. THE GLADYS P. GIFFORD 1991 REV TRUST
15 HILLIARD ST
CAMBRIDGE, MA 02138

167-20
STRAUS, ROBERT B.
22 BERKELY ST
CAMBRIDGE, MA 02138

167-22
HILLIARD BLUE ANCHOR, LLC
50 CHURCH ST
CAMBRIDGE, MA 02138

167-28
BODMAN, WILLA C.
TRUSTEE THE WILLA C. BODMAN TRUST
18 ASH ST
CAMBRIDGE, MA 02138

167-65
REED, CHARLES V.
12 ASH ST PLACE
CAMBRIDGE, MA 02138-4803

167-82
WILSON, ELLEN F.,
TR. THE 143-145 Mt AUBURN ST REALTY TRST
145 MT AUBURN ST
CAMBRIDGE, MA 02138

167-31
DAWSON JONATHAN T
TRS DPD IRREVOCABLE TR
6800 ELLEN CREEK RD
TETON VILLAGE, WY 83025

167-50
SHAW, TIMOTHY & MARTHA A. SHAW
TRUSTEES OF THE SHAW INVESTMENT TRUST
147 MT AUBURN ST
CAMBRIDGE, MA 02138

167-90
COOPER, EMILY
TRUSTEE OF THE APPLE TREE REALTY TRT
13 HILLIARD ST
CAMBRIDGE, MA 02138

167-18
BLACK, LINDA CABOT & AMY B. NAUGHTON
TRS OF HILLIARD PLACE NOMINEE TRUST
5 HILLIARD PL
CAMBRIDGE, MA 02138

167-23
BAILE BEAG 11, LLC
50 CHURCH ST
CAMBRIDGE, MA 02138

R. Rox Anderson MD, and
Fernanda Sakamoto MD PhD
116 Myrtle St #4
Boston MA 02114
Phone: 781 698-9953, and
617 315-5146

September 4, 2023

Re: 10 Hilliard Place – ready, set, renovate

Dear Neighbors:

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AEB

- The proposed house design removes the fossil fuel mechanical systems and replaces it with all-electric systems.
- The renovation includes replacing historically inappropriate modern looking windows with new historically appropriate windows to match the historic character of the existing house and historic district.
- The project includes a storm water infiltration system which decreases the amount of storm water runoff into the neighborhood and city storm water system which is an improvement to the existing site and surrounding neighbors' properties.

If you approve, please sign this letter and return it, using the enclosed envelope addressed to the Galante Architecture Studio. Please feel free to contact us or the Galante Architecture Studio for any questions or concerns.

Thank you sincerely,

R. Rox Anderson MD

Fernanda Sakamoto MD PhD

cc: Ted Galante, Galante Architecture Studios

I agree with the proposed project at 10 Hilliard Place, Cambridge MA 02138

Signed, Orna E. Aliorassi . Date 9/22/23

Address 141, 137 and 139 Mt. Auburn St.
Cambridge, MA.

R. Rox Anderson MD, and
Fernanda Sakamoto MD PhD
116 Myrtle St #4
Boston MA 02114
Phone: 781 698-9953, and
617 315-5146

September 4, 2023

Re: 10 Hilliard Place – ready, set, renovate

Dear Neighbors:

First, we want to apologize that our cute little circa-1851 farmhouse at 10 Hilliard Place has sat empty for almost 2 years since we bought it. Not good. We truly enjoyed meeting most of you there for an evening get-together. We look forward to raising our kids there (Andrew is almost 2, Charles 6, and William 8), after sorely-needed renovations that preserve and restore the house and the beautiful grounds around it. We promise to work with you and our contractor, Alpha Smart Builders, to minimize noise and disruption.

The project was approved by the Cambridge Historical Commission about a year ago. We are working with Galante Architects (right in our neighborhood, at 146 Mt. Auburn St). Every genre of electrical wiring, plumbing and type of foundation is present; there are plenty of leaks and rotten wood, all of which must be changed to meet current building codes, but the house will look essentially the same after renovations. Cambridge will issue the building permit after knowing that abutters – you – have been informed of the facts below, and agree to let us start the project. Here are the facts:

- The project is an alteration and historic restoration of an existing single-family residence, and no proposed change in use.
- The existing non-conforming single-family residence will not be changed except for modifying an existing dormer window within the existing non-conforming side set back. The arched dormer window in the rear porch overhang will be modified into a low-profile standard skylight.
- The proposed project would increase allowable gross floor area by 187 square feet in the basement. This increase would not be viewable to abutting properties because it is below grade.

- The proposed house design removes the fossil fuel mechanical systems and replaces it with all-electric systems.
- The renovation includes replacing historically inappropriate modern looking windows with new historically appropriate windows to match the historic character of the existing house and historic district.
- The project includes a storm water infiltration system which decreases the amount of storm water runoff into the neighborhood and city storm water system which is an improvement to the existing site and surrounding neighbors' properties.

If you approve, please sign this letter and return it, using the enclosed envelope addressed to the Galante Architecture Studio. Please feel free to contact us or the Galante Architecture Studio for any questions or concerns.

Thank you sincerely,




R. Rox Anderson MD



Fernanda Sakamoto MD PhD

cc: Ted Galante, Galante Architecture Studios

I agree with the proposed project at 10 Hilliard Place, Cambridge MA 02138

Signed, . Date 20th of September 2023

Address 5 Hilliard Place, Cambridge 02138



2 | West Elevation
Scale: 1/4" = 1'-0"



1 | East Elevation
Scale: 1/4" = 1'-0"

10 Hilliard Place

Cambridge, MA

**EXISTING
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www.existingconditions.com

**The Most Accurate
Existing Conditions Surveys and
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All projects are measured using the most advanced laser measuring equipment and our best standards and practices.
All work will be field verified by client prior to design or construction or other use.

General Notes:

- It is expressly understood by client that ECS is not an architectural or engineering entity. None of the documents prepared by ECS for client shall have any stamping or certification of such trade professionals.
- This is not a structural or MEP analysis or due diligence model. Visible and accessible elements are modeled for location and size. Further structural or MEP analysis could be necessary by others.
- STANDARD OF PRACTICE:** Services performed by ECS under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document or otherwise. Client shall field verify all work prior to design construction, or other use.
- These drawings are for the intended purposes listed in the scope of work at the time of survey and should not be used for any other reasons. See scope of work provided to client for further information.

Laser Scanning Notes:

- Visit FARO.com and leica-geo-systems.com for 3D laser scanner tolerances, range information and product specifications.
- Laser scanning equipment uses light waves to measure distances, unforeseen site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration etc. may impact registration between scan locations.
- Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scans into a coordinate system.
- The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Point cloud adjustments are made in Revit for a final verification.

Project Number: 9826392226

**Existing Exterior
Elevations**

Date: 10/06/22

Scale: 1/4" = 1'-0"

Drawn By: EC

EX04



2 | North Elevation
Scale: 1/4" = 1'-0"



1 | South Elevation
Scale: 1/4" = 1'-0"

10 Hilliard Place

Cambridge, MA

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Project Number: 9826392226

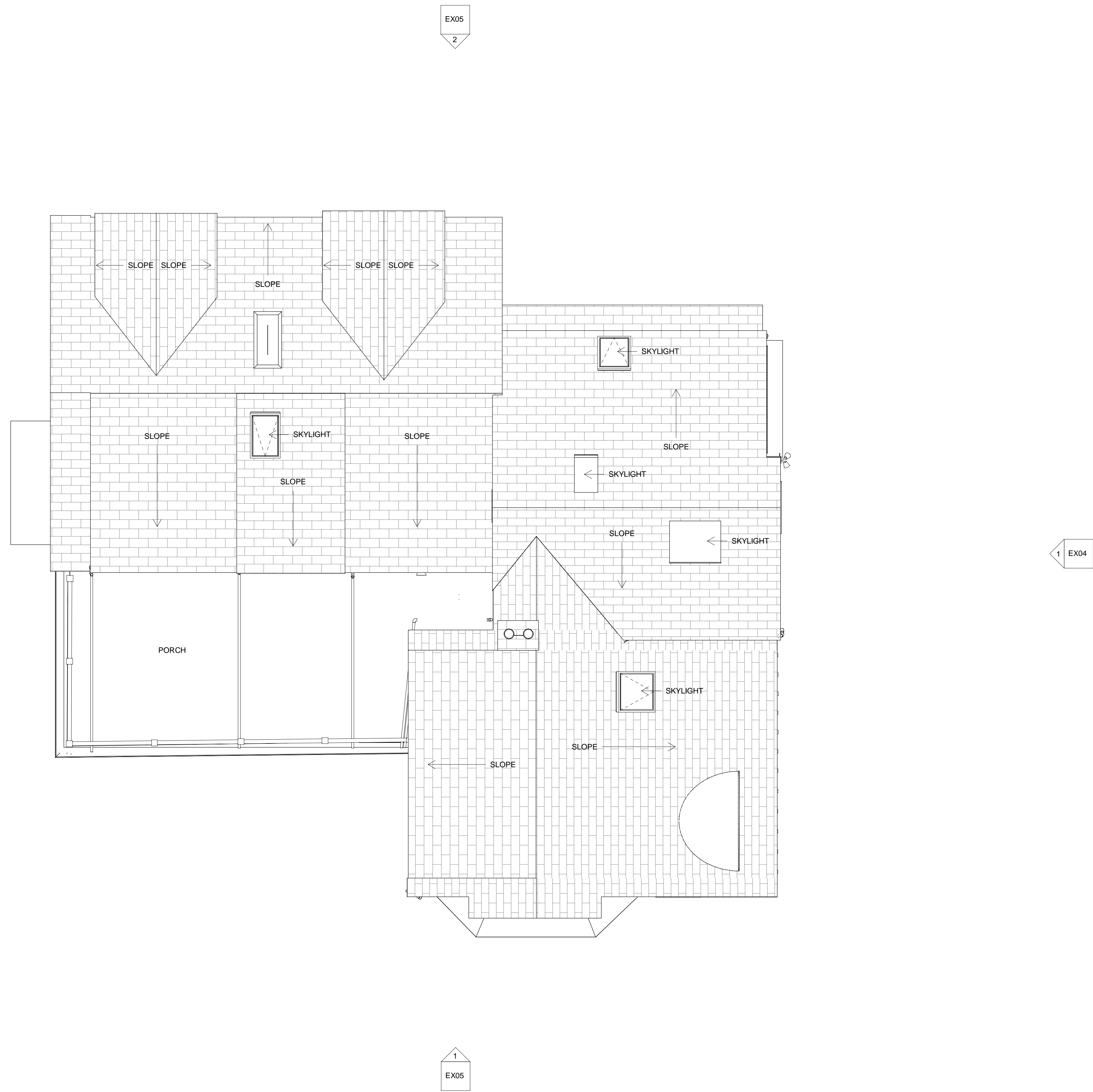
Existing Exterior
Elevations

Date: 10/06/22

Scale: 1/4" = 1'-0"

Drawn By: EC

EX05



1 | Roof
Scale: 1/4" = 1'-0"

10 Hilliard Place

Cambridge, MA

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Project Number: 9826392226

Roof Plan

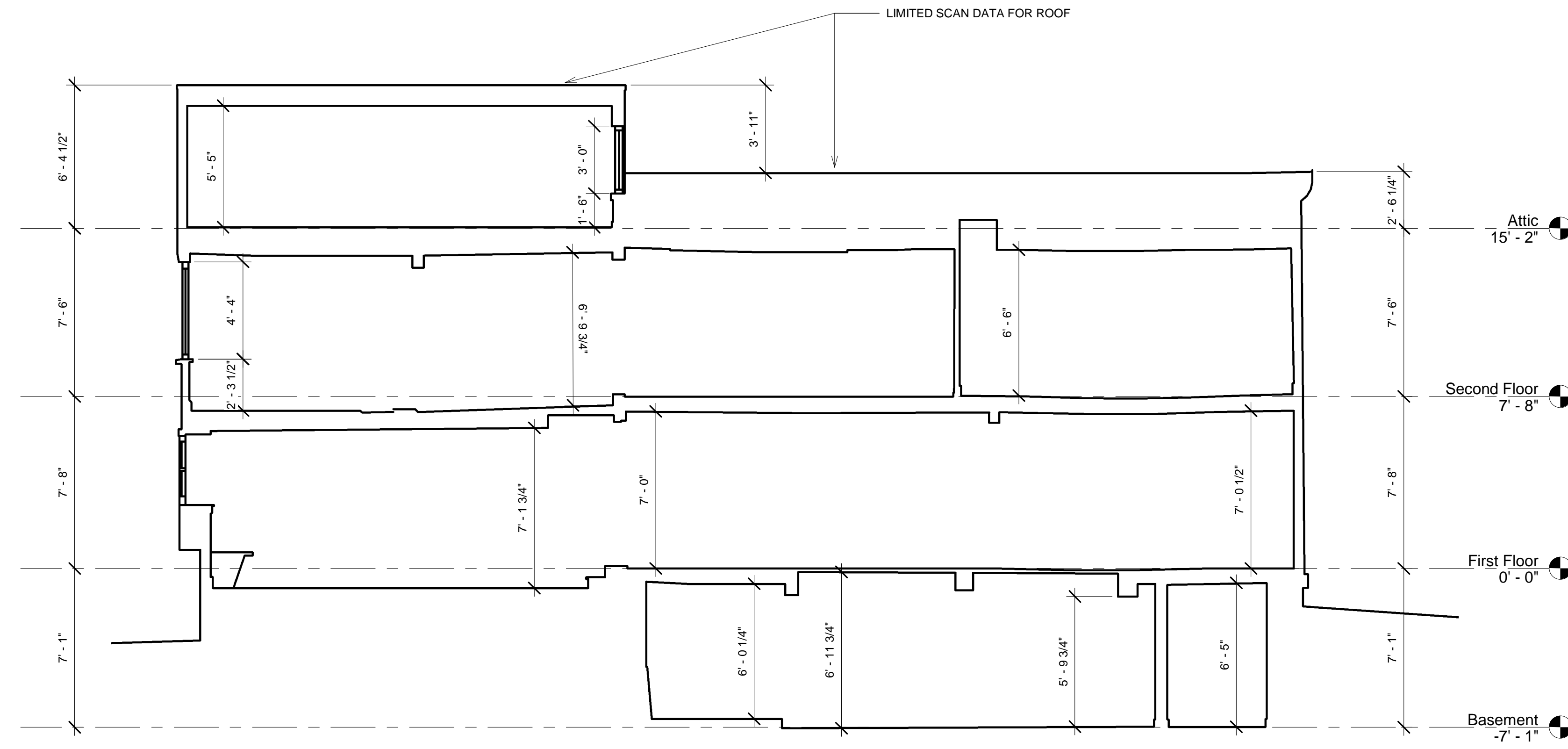
Date: 10/06/22

Scale: 1/4" = 1'-0"

Drawn By: Author

EX06

NOTE: ROOF PLAN NOT IN SCOPE; ADDED AS A COURTESY BY CLIENT REQUEST



1 | Section 1
Scale: 1/4" = 1'-0"



2 | Section 2
Scale: 1/4" = 1'-0"

10 Hilliard Place

Cambridge, MA

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Project Number: 9826392226

Existing Sections

Date: 10/10/2022

Scale: 1/4" = 1'-0"

Drawn By: EC

EX07

Pacheco, Maria

From: Godfrey Amphlett <gwamphlett@hotmail.com>
Sent: Sunday, October 22, 2023 12:00 PM
To: Pacheco, Maria
Cc: Janet Amphlett
Subject: Comments on BZA-238938 (10 Hilliard Place)
Attachments: BZA_10 Hilliard Place_21Oct.docx

Dear Ms Pacheco,

Please find attached our comments on Application BZA-238938 (10 Hilliard Place). Note that we will be away in Europe starting Monday October 23, returning Saturday Nov 4, but we will be checking email periodically while away.

gwamphlett@hotmail.com

janetamphlett@gmail.com

Sincerely,

Godfrey and Janet Amphlett

Sent from [Mail](#) for Windows

8 ½ Ash Street Place

Cambridge

MA 02138

October 22, 2023

Re: BZA-238938 (10 Hilliard Place)

Dear Board of Zoning Appeal,

We are abutters of 10 Hilliard Place and received by US Mail the Notice of Public Hearing for this application. We are encouraged to see that this property is finally going to be renovated, but have some concerns about the proposed changes.

Our yard (recorded as 11 Hilliard Place) is very close to the property line of 10 Hilliard Place. The major impact of this renovation from our perspective is the new roof deck which, so far as we can tell, directly overlooks our yard and could significantly impact our privacy. This has been a very busy fall for us and, since we have only recently received the notice of the hearing, we have not been able to reach out to the architects or the owners about our concerns. We are leaving for Europe on October 23, so unfortunately will not be able to do that before the hearing (which we will be unable to attend). Our experience in this neighborhood is that neighbors wishing to get approval from abutters generally reach out directly to those individuals to gather input and facilitate the approval process, so we must express disappointment that this did not happen in this case.

We understand that it is in everyone's interest to conclude this matter, but have to state that we cannot support this application without further information/discussion.

Sincerely,

Godfrey and Janet Amphlett



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: YAR LAAKSO Date: 10.13.2023
(Print)

Address: 10 Hilliard Place

Case No. BZA-238938

Hearing Date: 10/26/23

Thank you,
Bza Members

R. Rox Anderson MD, and
Fernanda Sakamoto MD PhD
116 Myrtle St #4
Boston MA 02114
Phone: 781 698-9953, and
617 315-5146

November 20, 2023

Re: 10 Hilliard Place – ready, set, renovate (follow up letter)

Dear Neighbors:

We are sending this follow up letter at the request of the Cambridge Board of Zoning Appeals (BZA). We are so grateful for the letters you signed back in September, but we are being asked to do so once again. At the last meeting, the BZA was impressed by all the letters of support, and seemed generally accepting of our project but asked that we send a follow up letter to clarify a few minor points. Thus, we are asking you to sign and send back this update letter.

As mentioned, we have been trying (for a couple years now) to get the cute little farmhouse project off the ground and make it an integral part of the neighborhood again. We have one more stop back at the Historic Commission and hopefully, one final visit to the BZA.

We thought Cambridge would issue the building permit after knowing that abutters – you – have been informed of the facts below and agree to let us start the project. We remain optimistic they will allow us to do so with these minor updates:

- The project is an alteration and historic restoration of an existing single-family residence, and no proposed change in use.
- The existing non-conforming single-family residence will be altered by enclosing the existing roof deck on the rear of the house on the second floor.
- The alteration will include modifying an existing dormer window within the existing non-conforming side set back. The arched dormer window in the rear porch overhang will be modified into a low-profile standard skylight.
- The alteration shifts this roof deck to the third floor and adds an elevator head house at that level
- The alteration increases the size of the usable area of the basement and adds a stair from basement into the rear yard.
- The proposed project would increase the allowable gross floor area by 97 square feet.
- The proposed house design removes the fossil fuel mechanical systems and replaces it with all-electric systems.

- The renovation includes replacing historically inappropriate modern looking windows with new historically appropriate windows to match the historic character of the existing house and historic district.
- The project includes a storm water infiltration system which decreases the amount of storm water runoff into the neighborhood and city storm water system which is an improvement to the existing site and surrounding neighbors' properties.

Again, as before, we appreciate your patience as we work diligently to comply with all requirements put in place by the City and take this not-so-great condition farmhouse through sorely needed renovations and bring it back to once standing beauty, albeit in a much more energy efficient and thorough manner. Our goal remains to preserve and restore the house and the beautiful grounds around it. We reiterate our promise to work with you and our contractor, Alpha Smart Builders, to minimize noise and disruption.

If you approve, please sign this letter and return it, using the enclosed envelope addressed to the The Galante Architecture Studio (TGAS). Please feel free to contact us or TGAS with any questions or concerns.

Thank you sincerely,



R. Rox Anderson MD



Fernanda Sakamoto MD PhD

cc: Ted Galante, The Galante Architecture Studio, Inc.

I agree with the proposed project at 10 Hilliard Place, Cambridge MA 02138

Signed, Simon Black . Date November 21, 2023

Address 5 Hilliard Place, Cambridge 02138

R. Rox Anderson MD, and
Fernanda Sakamoto MD PhD
116 Myrtle St #4
Boston MA 02114
Phone: 781 698-9953, and
617 315-5146

November 20, 2023

Re: 10 Hilliard Place – ready, set, renovate (follow up letter)

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Thank you sincerely,



R. Rox Anderson MD



Fernanda Sakamoto MD PhD

cc: Ted Galante, The Galante Architecture Studio, Inc.

I agree with the proposed project at 10 Hilliard Place, Cambridge MA 02138

Signed, Foung K. Loach . Date Nov 23, 23

Address 151 Mt Auburn (24 Ash)
Cambridge MA 02138

Pacheco, Maria

From: Godfrey Amphlett <gwamphlett@hotmail.com>
Sent: Sunday, October 22, 2023 12:00 PM
To: Pacheco, Maria
Cc: Janet Amphlett
Subject: Comments on BZA-238938 (10 Hilliard Place)
Attachments: BZA_10 Hilliard Place_21Oct.docx

Dear Ms Pacheco,

Please find attached our comments on Application BZA-238938 (10 Hilliard Place). Note that we will be away in Europe starting Monday October 23, returning Saturday Nov 4, but we will be checking email periodically while away.

gwamphlett@hotmail.com

janetamphlett@gmail.com

Sincerely,

Godfrey and Janet Amphlett

Sent from [Mail](#) for Windows

8 ½ Ash Street Place

Cambridge

MA 02138

October 22, 2023

Re: BZA-238938 (10 Hilliard Place)

Dear Board of Zoning Appeal,

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Sincerely,

Godfrey and Janet Amphlett



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: YAR LAAKSO Date: 10.13.2023
(Print)

Address: 10 Hilliard Place

Case No. BZA-238938

Hearing Date: 10/26/23

Thank you,
Bza Members



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139

RE: Case # BZA-238938

Address: 10 Hilliard Place

Owner, Petitioner, or Representative: Theodore Galante, Arch
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 10/31/23

[Signature]
Signature