



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC -6 PM 3:00
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 249646

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Mirko and Natasha Ristivojevic C/O Brigitte Steines

PETITIONER'S ADDRESS: 18 Main Street , Concord, MA 01742

LOCATION OF PROPERTY: 15 Hazel St., Cambridge, MA

TYPE OF OCCUPANCY: residential **ZONING DISTRICT:** Residential B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The lot is non-conforming by todays Zoning Ordinance. It is with 4,300 square feet less than the required minimum area of 5,000 square feet. The front is 43 feet; required by today's standards are 50 feet.

As such, the lot is a lawful pre-existing nonconforming lot, and its deficiencies in lot area and width do not per se prevent the lot from being built upon lawfully. Zoning Ordinance § 5.21.1.

The front set back is with 15.2' to the exterior wall of the house, but the front landing has a roof and it overhangs into the setback. The distance from the landing to the property line is 11.4' which makes it non conforming. The required setback is 15 sf.

The existing GFA is with 3,097 sf non conforming. The allowable GFA is 2,150 sf.

The Owners are seeking relief from

The proposed design is within the frame work of the Zoning Ordinance except that with the creation of one new finished room in the attic the allowable GFA for the lot size is exceeded by 145 SF.

The proposed design does not expand the existing building footprint.

1. We are adding an additional office space on the Attic floor by adding a dormer to the existing structure.
2. We are adding exterior insulation to the existing roof to improve the current building thermal envelope and reduce the building's energy consumption. While adding the dormer, we will alter the existing roof (currently shed roof attached to the main roof) We will extend the line of the main roof over the second floor area that currently has the shed roof.
3. We are proposing a Deck to the back yard. The Deck is unroofed, 8'-0" wide and 2'-6" of the 8'-0" project after the setback line. The deck is the allowable requirements of the projection up to 10'-0" into the setback.

4. We are demolishing the existing shed on the back of the property and proposing a pergola structure on its location.

The average height calculation does not exceed the allowable 35 feet.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original Signature(s):

Brigitte Steines
(Petitioner (s) / Owner)

Brigitte Steines
(Print Name)

Address:

18 Main Street, Concord, MA 01742

Tel. No.

650.814 8542

E-Mail Address:

brigitte@inkstonearchitects.com

Date: 12/5/23

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Mirko and Natasha Ristivojevic
Location: 15 Hazel St., Cambridge, MA
Phone: 650.814 8542

Present Use/Occupancy: residential
Zone: Residential B Zone
Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3,097 SF	3,242SF	2,150 SF	(max.)
<u>LOT AREA:</u>		4,300	0	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.72	.75	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,097 (SF)	145 (SF)	2,150 (SF)	
<u>SIZE OF LOT:</u>	WIDTH	43 (FT)	0 (FT)	50 (FT)	
	DEPTH	100 (FT)	0 (FT)	100 (FT)	
<u>SETBACKS IN FEET:</u>	FRONT	11.4 (FT)	0 (F)	15 (F)	
	REAR	30.5 (F)	0 (FT)	25 (F)	
	LEFT SIDE	8.8 (F)	0 (FT)	7.5 (F)	
	RIGHT SIDE	8.5 (F)	0 (FT)	7.5 (F)	
<u>SIZE OF BUILDING:</u>	HEIGHT	29.3 (F)	30 (F)	35 (F)	
	WIDTH	54.5 (F)	0 (F)	60 (F)	
	LENGTH	25.6 (F)	0 (F)	28 (F)	

RATIO OF USABLE OPEN SPACE TO LOT AREA:		2, 739 (SF)		2, 851 (SF)		1, 720 (SF)	
NO. OF DWELLING UNITS:		1		1		1	
NO. OF PARKING SPACES:		2		2		1	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0		0		0	

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.:

single residence

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'.

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 Natasa and Mirko Ristivojevic
(OWNER)

Address: 15 Hazel Street, Cambridge, MA 02139

State that I/We own the property located at 15 Hazel Street, Cambridge, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of Natasa and Mirko Ristivojevic

sale date

*Pursuant to a deed of duly recorded in the date 1/15/21, Middlesex South County Registry of Deeds at Book 76702, Page 513; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Natasa Ristivojevic
NATASA RISTIVOJEVIC

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

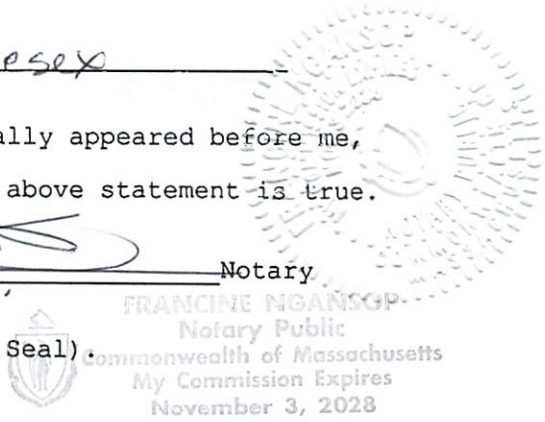
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Natasa and Mirko RISTIVOJEVIC personally appeared before me, this 04 of November 2023 and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/03/2028 (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 15 Hazel 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:

The building will remain a single family residence and the current building footprint will not change. The proposed addition is on the Attic level

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:

We are not changing in any way the current traffic generated or 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 use of the building will remain the same - single family residence.

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:

We are adding only 145 SF towards the existing GFA and the addition is in the Attic of the existing building

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 proposed design will make the building more appealing and environmentally friendly and the existing average height will change from 29.3' to 30'-0"

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

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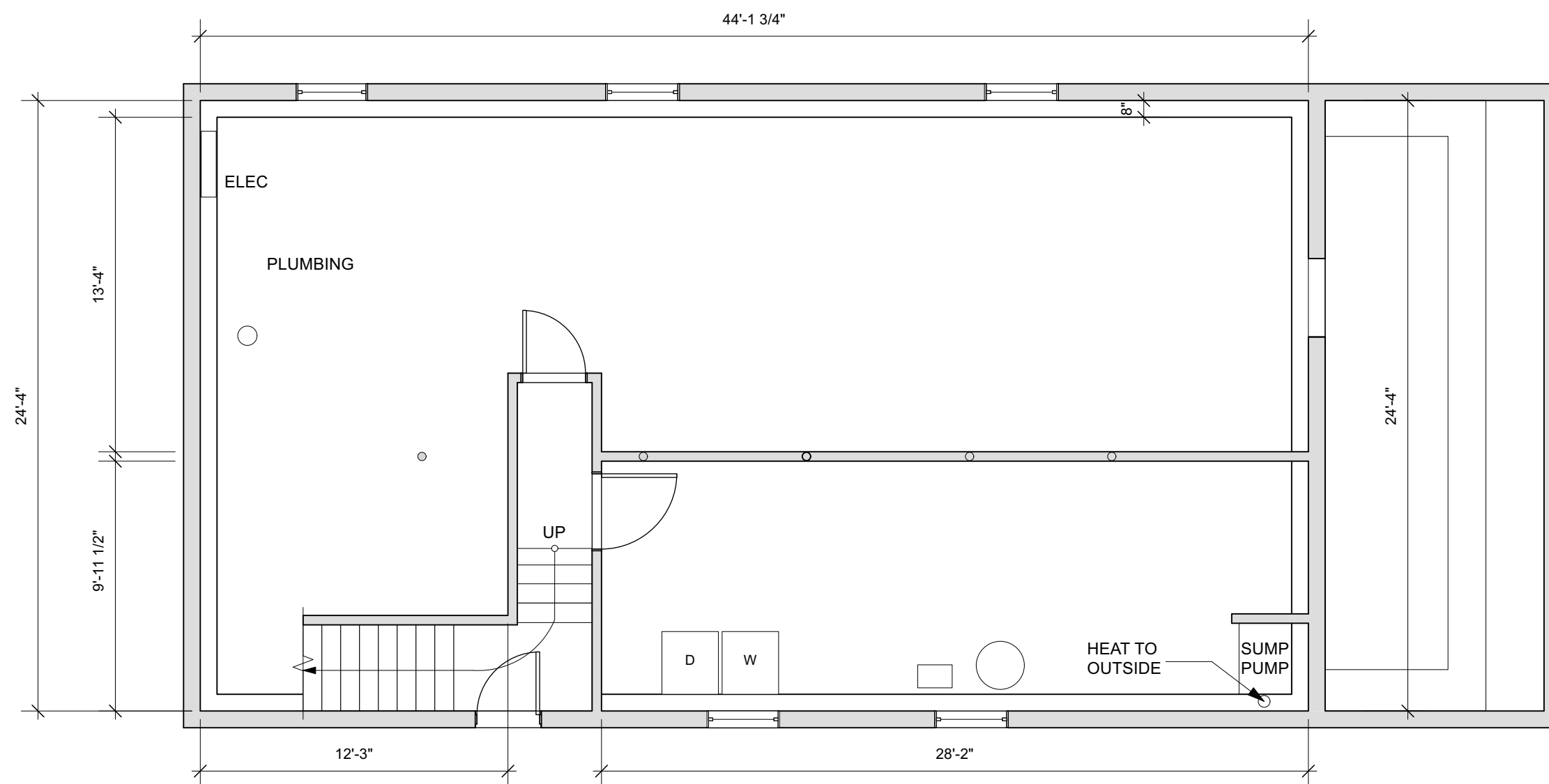
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

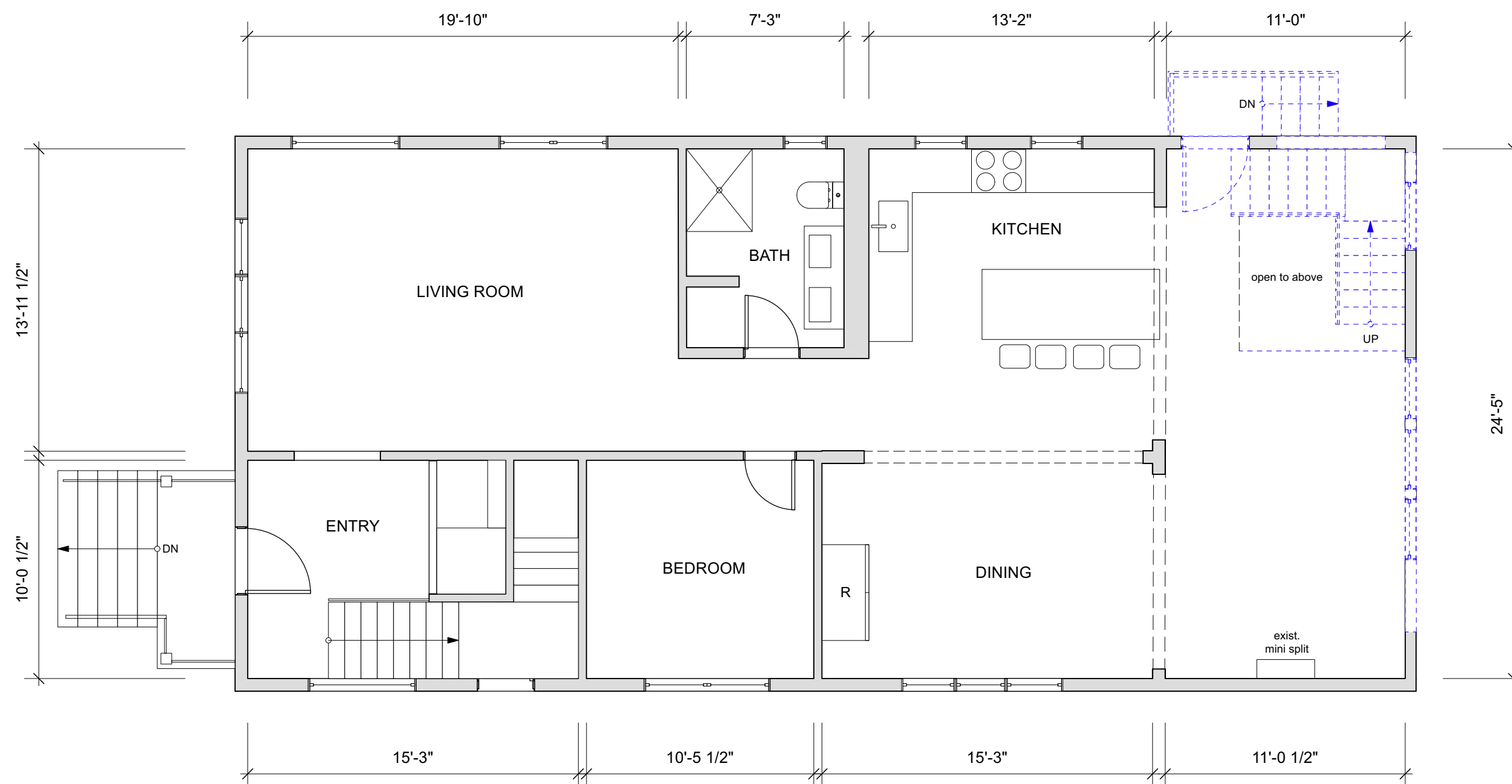
SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A1
 Existing Basement
 and First Floor Plans



1 Existing Basement Floor Plan
 Scale: 3/16" = 1'-0"



2 Existing First Floor Plan
 Scale: 3/16" = 1'-0"

- Key**
- existing wall
 - demolished wall
 - new 2x6 exterior stud wall
 - new 2x8 1/4 exterior stud wall



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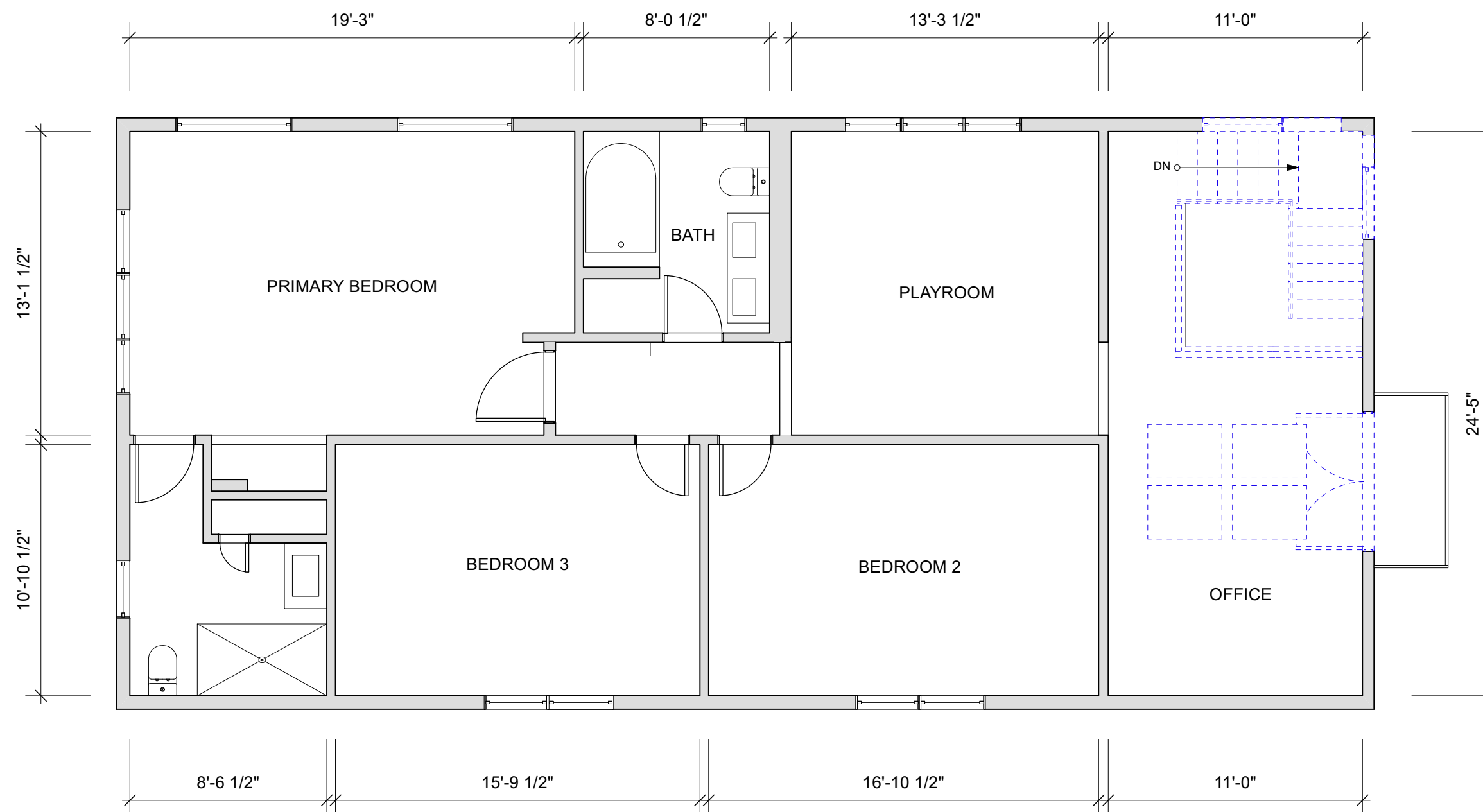
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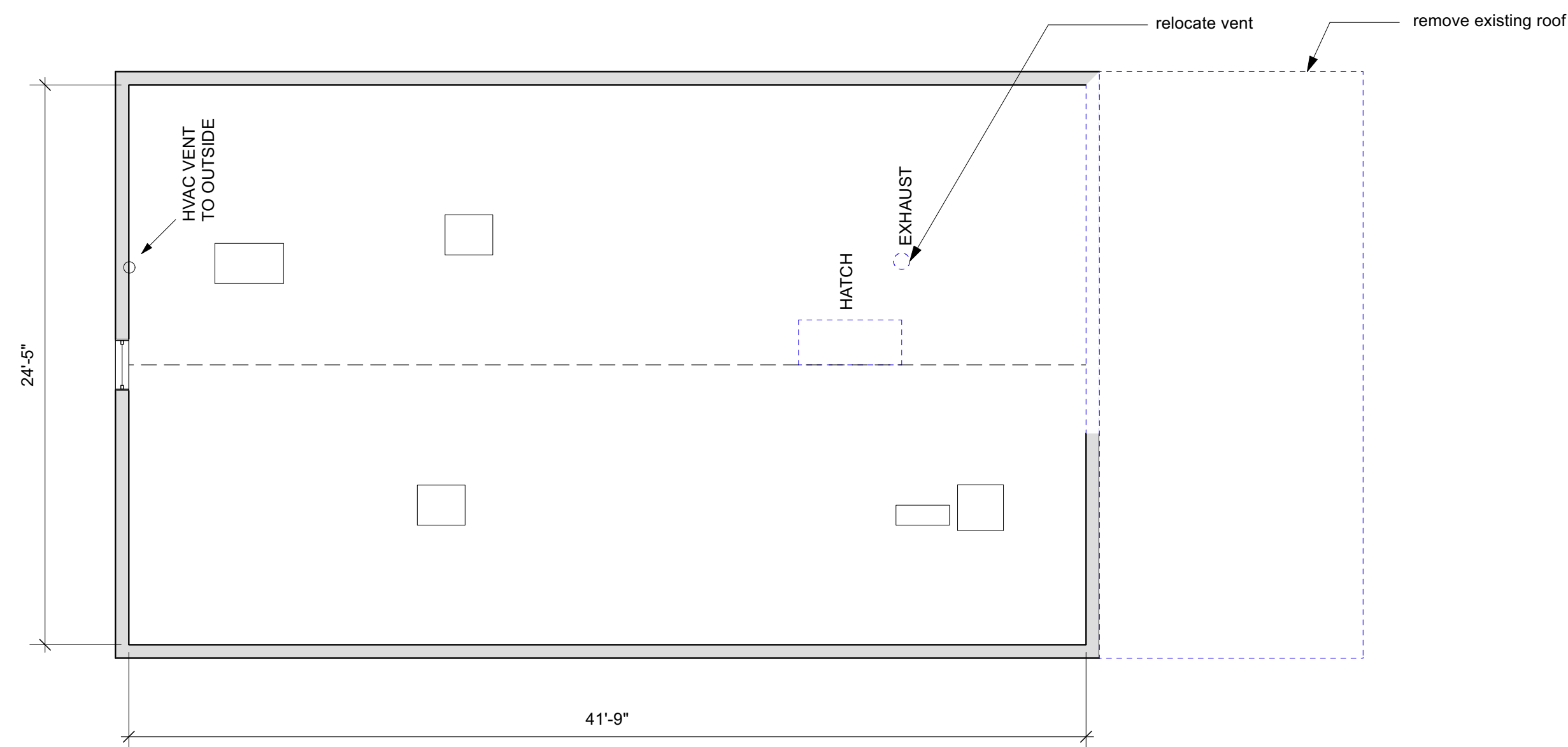
SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A2
 Existing Second and Attic Floor Plans



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



2 Existing Attic Floor Plan
 Scale: 3/16" = 1'-0"

Key
 existing wall
 demolished wall
 new 2x6 exterior stud wall
 new 2x8 1/4 exterior stud wall



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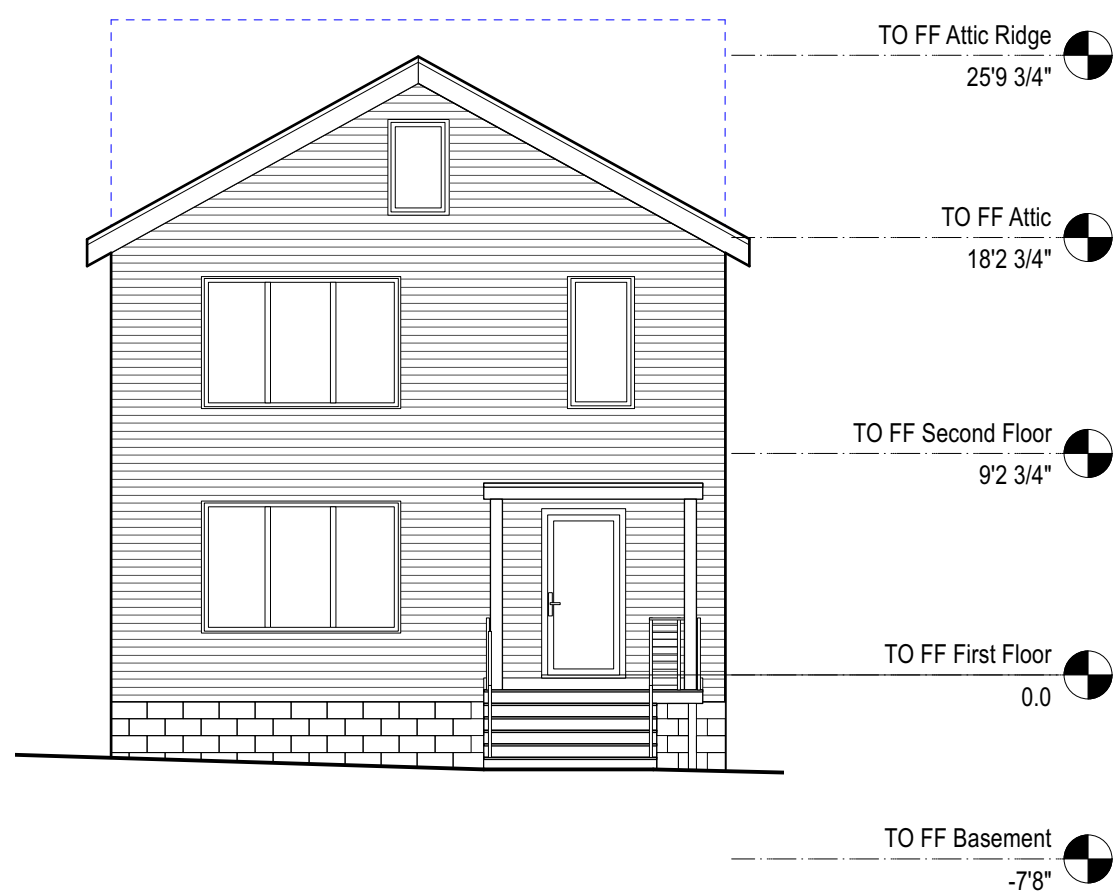
Ristivojevic Residence
 15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

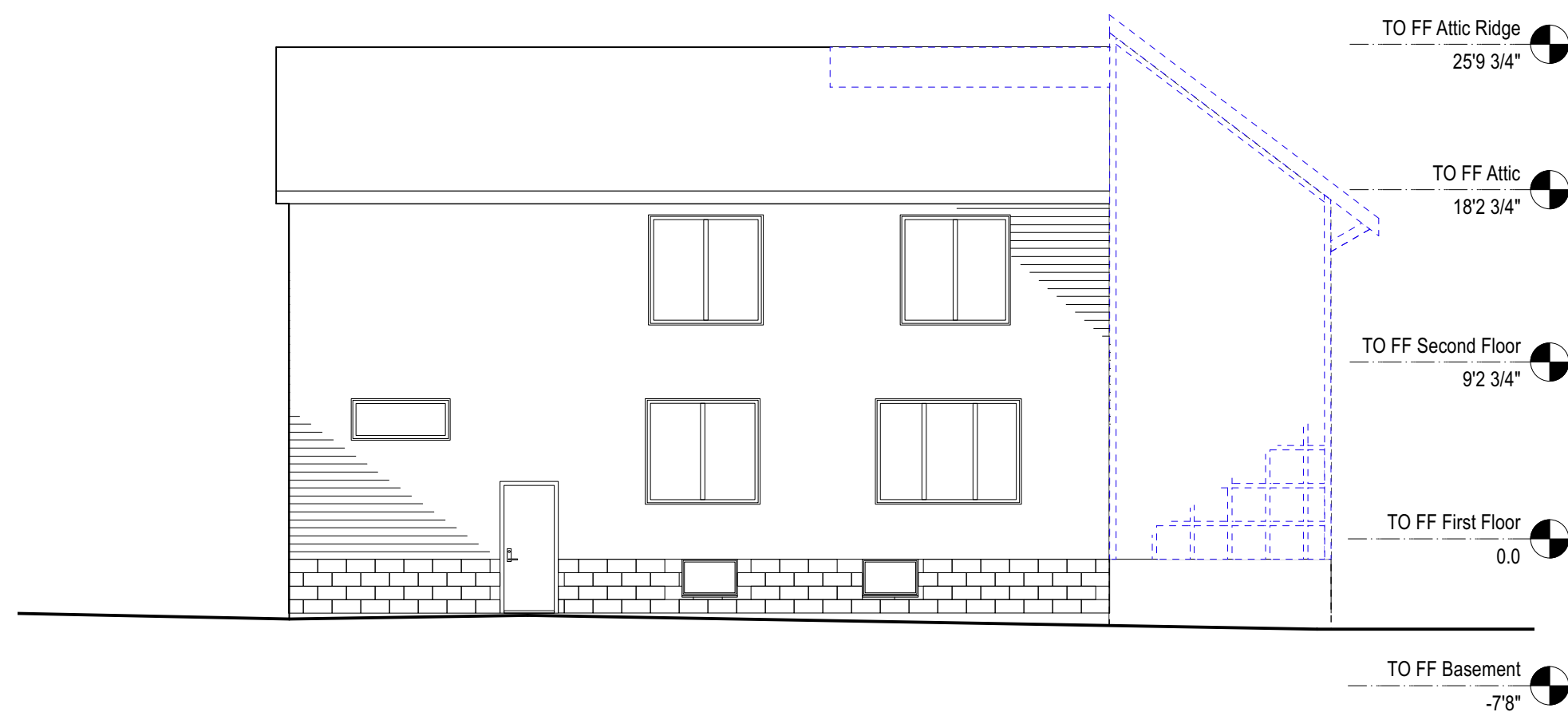
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11/15/23	Special Permit

A3

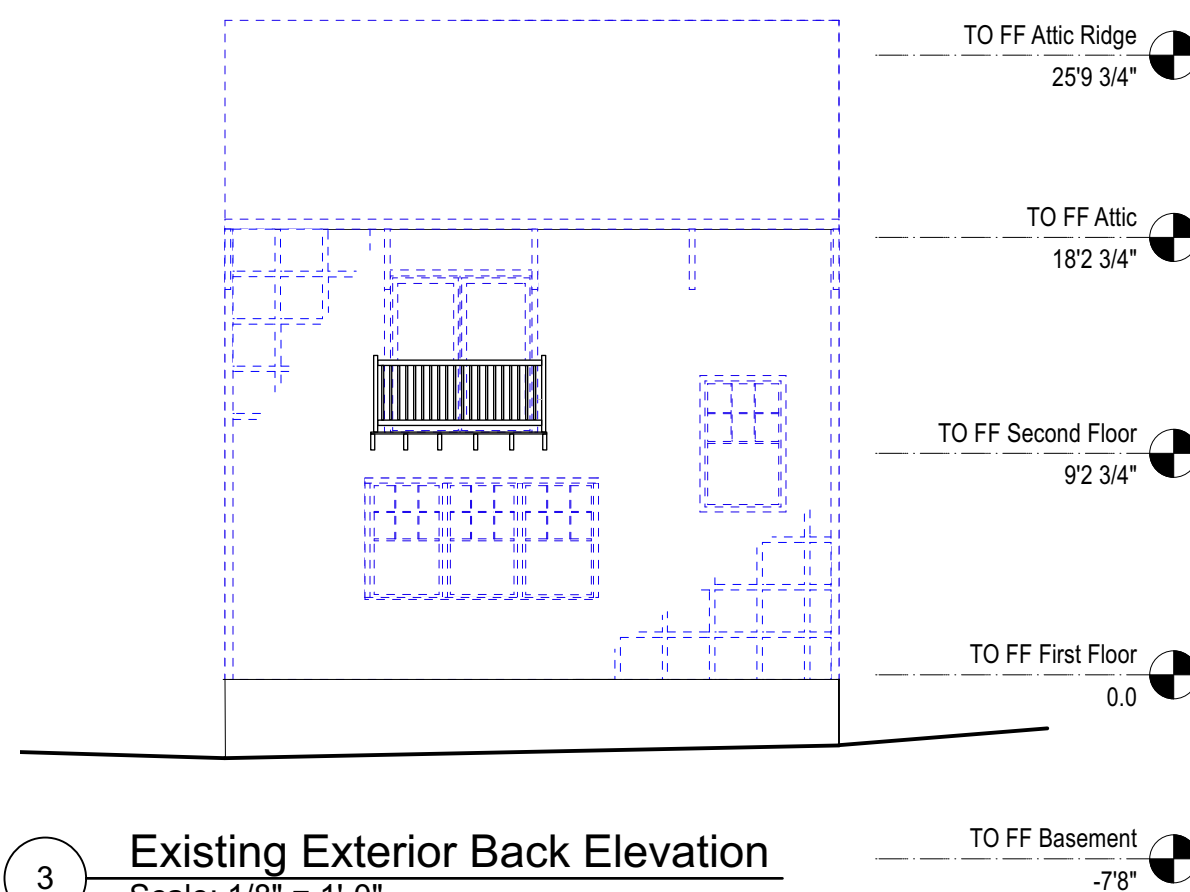
Existing Exterior Elevations
 Existing Building Section



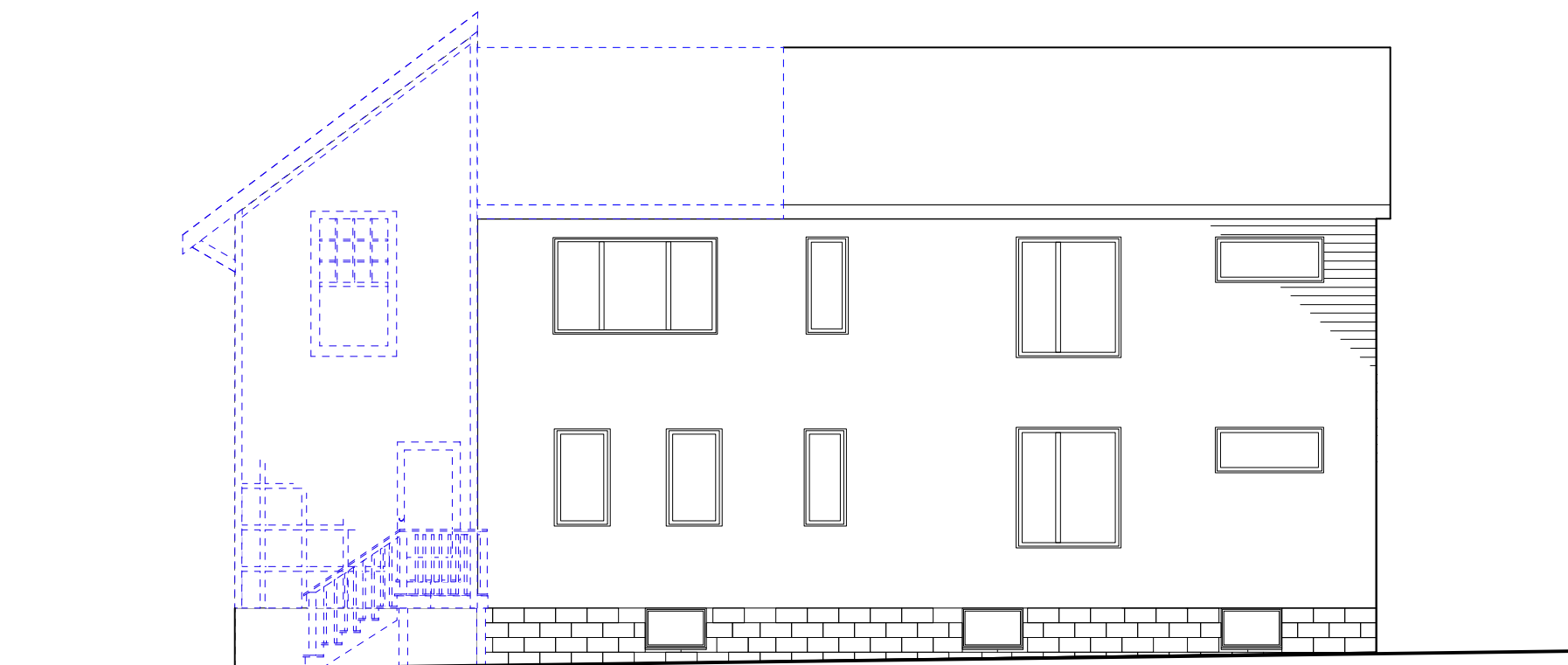
1 Existing Front Elevation
 Scale: 1/8" = 1'-0"



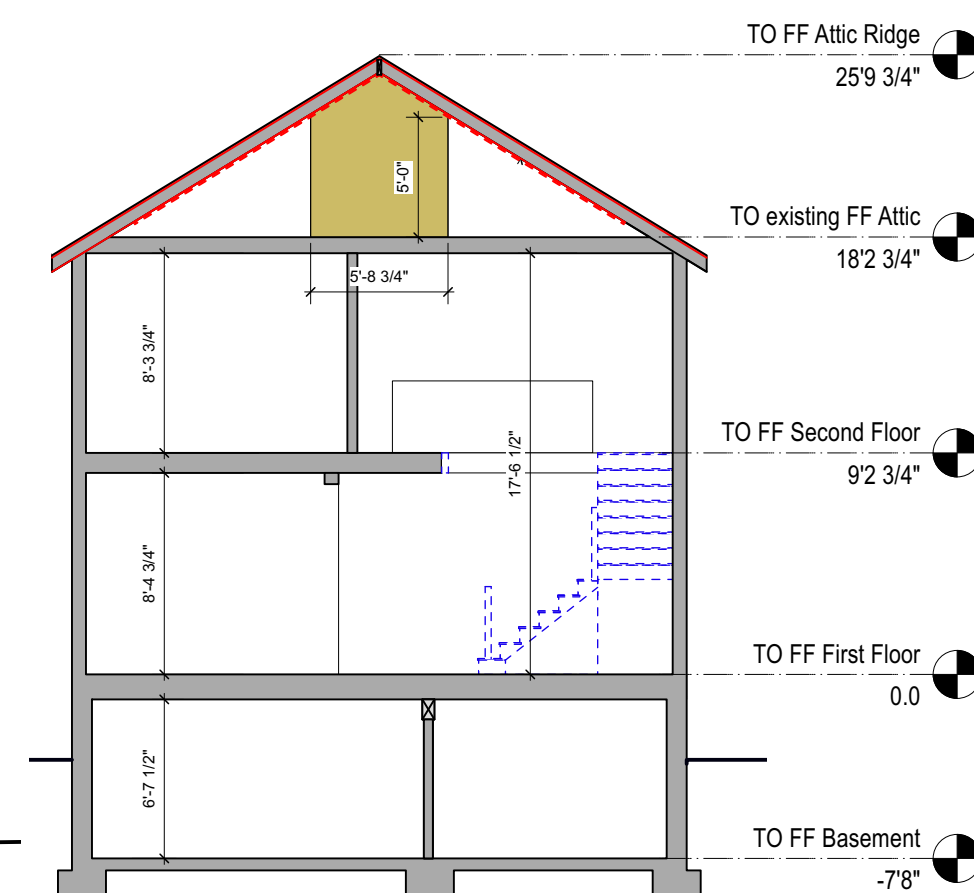
2 Existing North Elevation
 Scale: 1/8" = 1'-0"



3 Existing Exterior Back Elevation
 Scale: 1/8" = 1'-0"



4 Existing South Elevation
 Scale: 1/8" = 1'-0"



5 Existing Building Section
 Scale: 1/8" = 1'-0"

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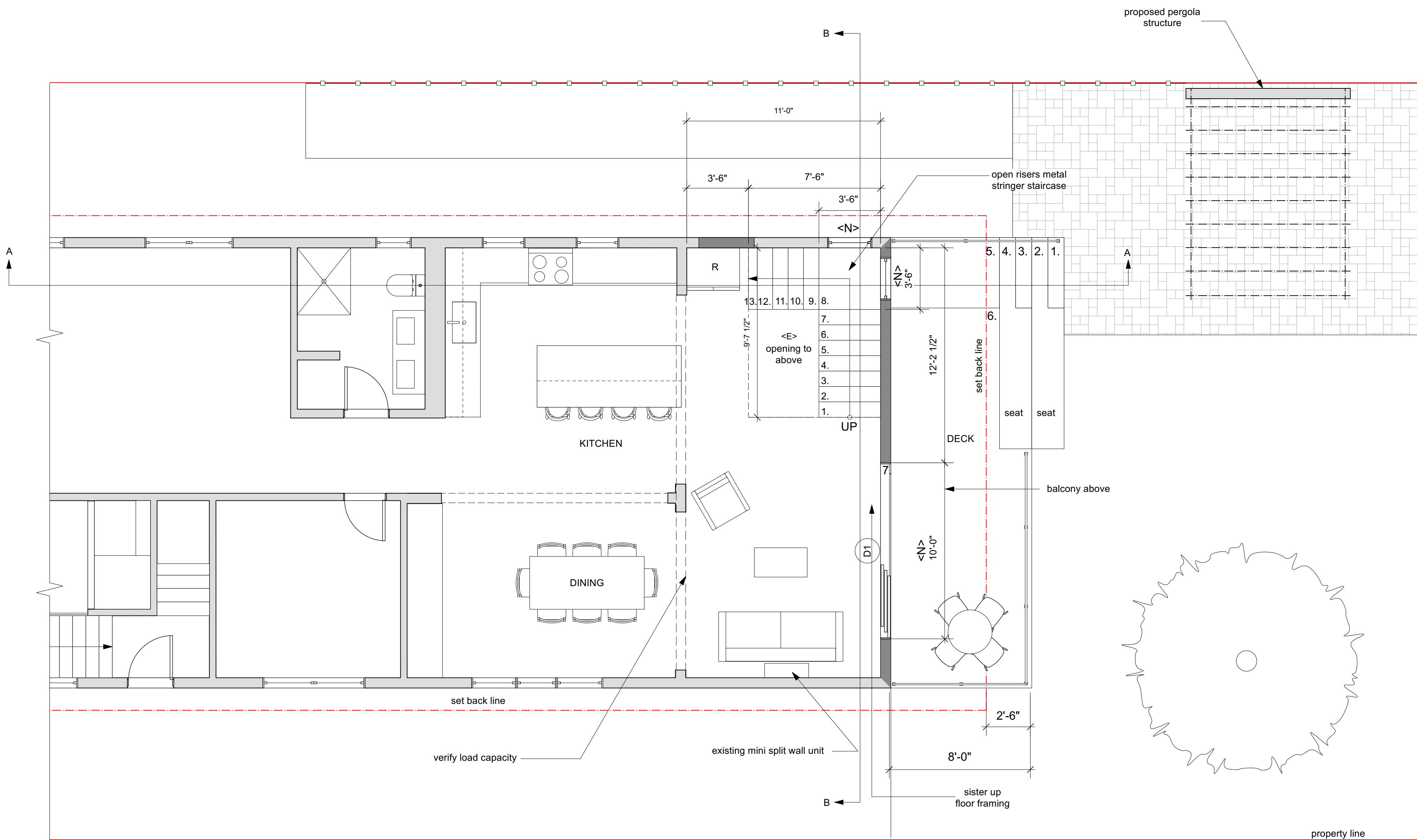
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A4
 Proposed First Floor Plan



1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"

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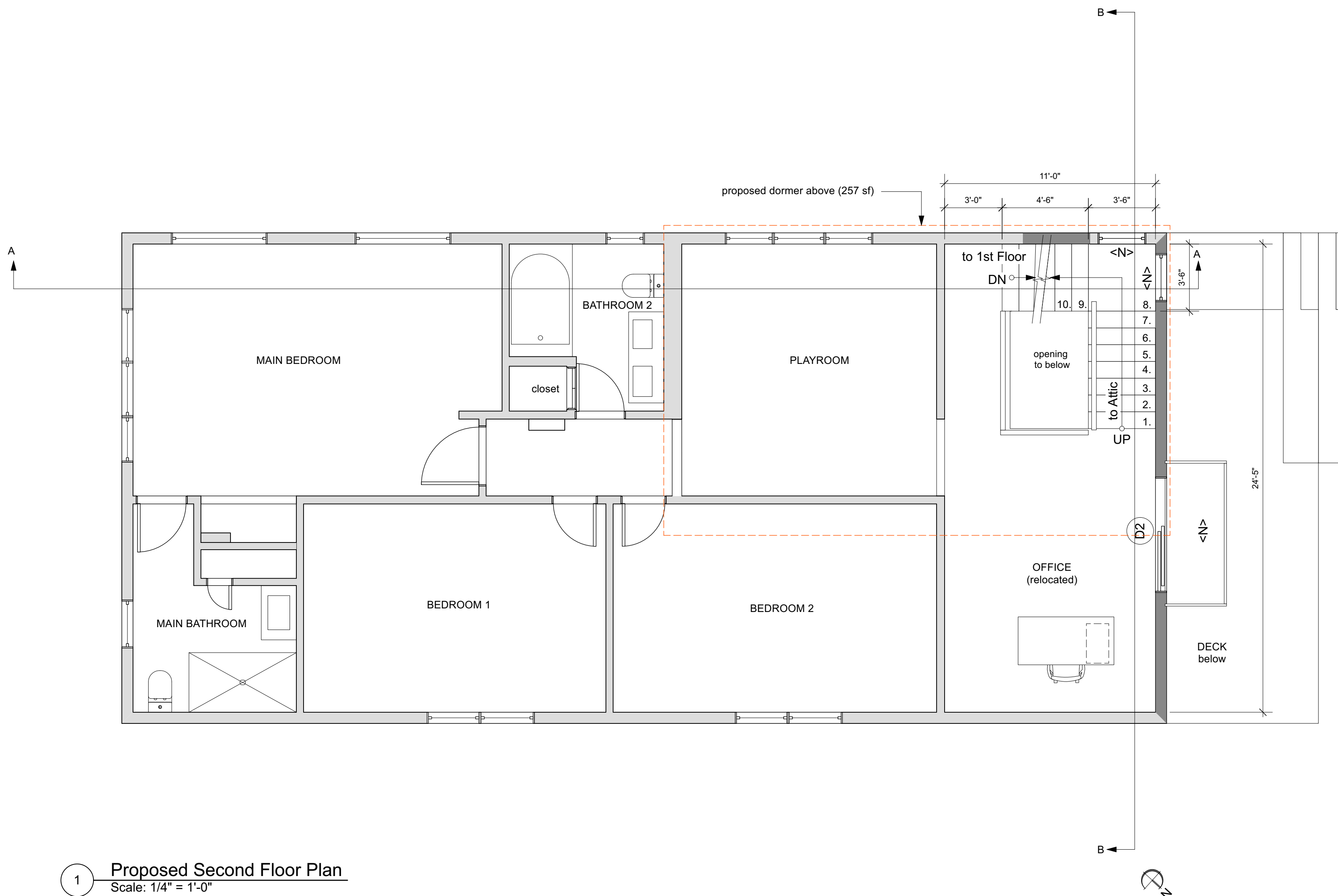
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A5
 Proposed Second Floor Plan



1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

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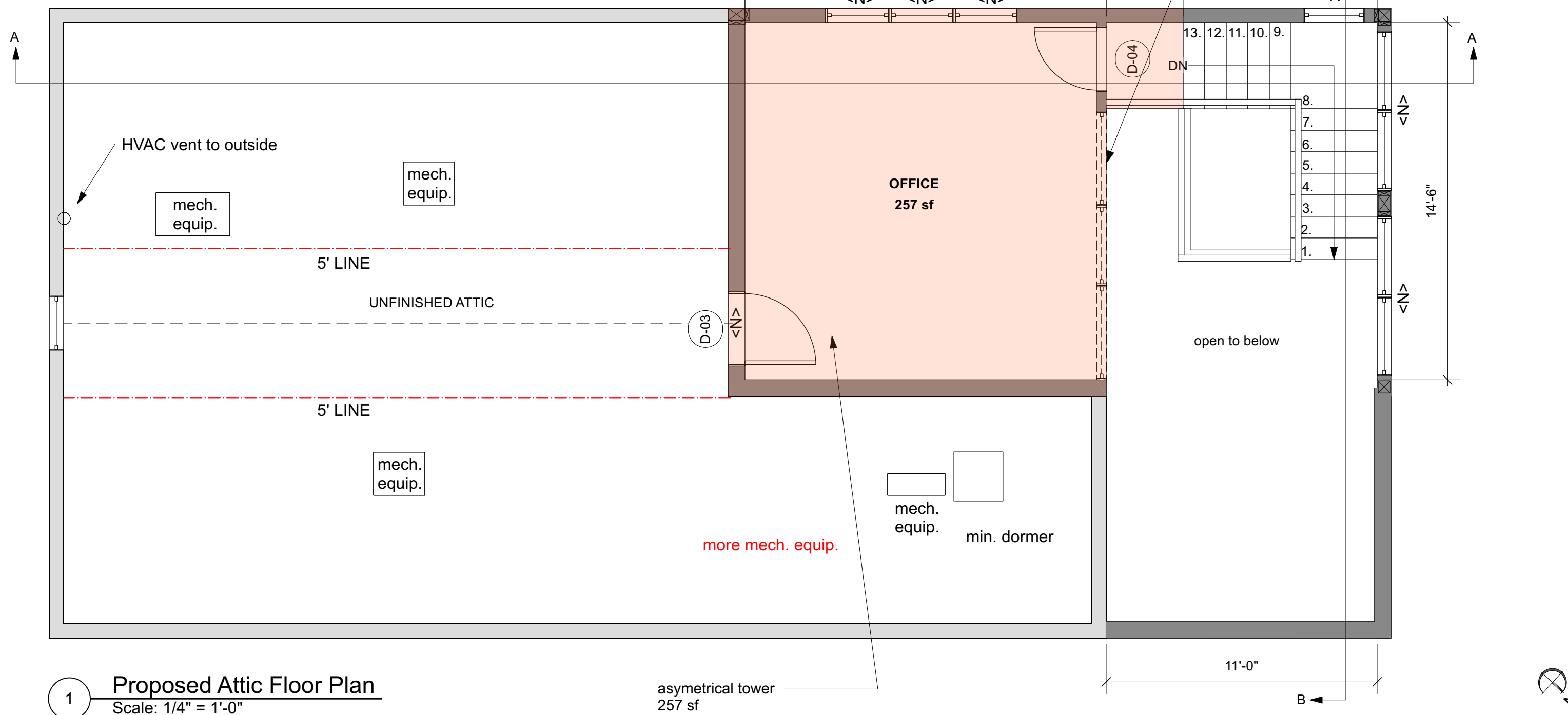
Ristivojevic Residence
 15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

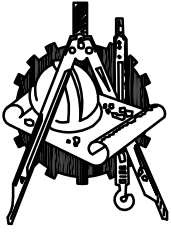
DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A6
 Proposed Attic Floor Plan

ZONING DIMENSIONAL ANALYSIS				
Zoning District: Res. B		Map / Lot: 262-10		
	BZO Art.V Table 5.01		Actual	
Min. Lot Size	5,000 sf		4,300 sf	
Min. Lot Width	50 ft		43 ft	
FAR .5 for first 5000 sf and .35 for additional area above 5000 sf = 2,150 sf Allowable GFA				
x	Allowable	Existing	Proposed	Ordinance Reference
GFA	2,150 sf	3,097 sf	3,242 sf	Table 5-1
# of Units	1	1	1	Table 4.30
Front Yard Setback	15 ft	15 ft	15 ft	Table 5-1
Side Yard Setback - North	7.5 ft sum of 20	7.5 ft	7.5 ft	Table 5-1
Side Yard Setback - South	7.5 ft sum of 20	7.5 ft	7.5 ft	Table 5-1
Rear Yard Setback	25 ft	29 ft	22 ft	Table 5-1
Maximum Height	35 ft	29'4" ft	33'-3" highest point 30'-0" average	Table 5-1
Off Street Parking	1 per D.U.		1	Table 6.36.1
Min. Ratio of Private Open Space	40% min of Lot Area		65.6%	Table 5-1
Private Open Space Area	1,720 ft		2,851 ft	Table 5-1
Permeable Open Space	860 ft		1,665 ft	5.22.3
Private Open Space Compliant (15'x15')			687 sf	5.22.1
PROJECT AREAS EXISTING		PROJECT AREAS PROPOSED		
BASEMENT GFA (excluded) =		BASEMENT GFA (excluded) =		
FIRST FLOOR GFA = 1,392 sf		FIRST FLOOR GFA = 1,392 sf		
SECOND FLOOR GFA= 1,392 sf		SECOND FLOOR GFA= 1,392 sf		
ATTIC AREA= 168 sf		ATTIC AREA= 425 sf		
SHED (existing)= 112 sf		SHED (DEMOLISH)= 0 sf		
FRONT LANDING= 33 sf		FRONT LANDING= 33 sf		
TOTAL GFA (existing)= 3,097 sf		TOTAL GFA (proposed)= 3,242 sf		
PROJECT AREAS PROPOSED		3,242 sf (145 additional SF)		



EXISTING CONDITIONS PLAN



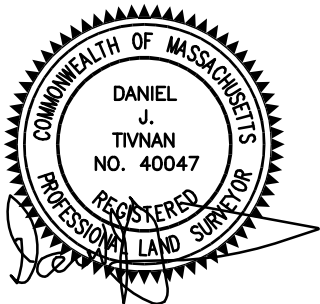
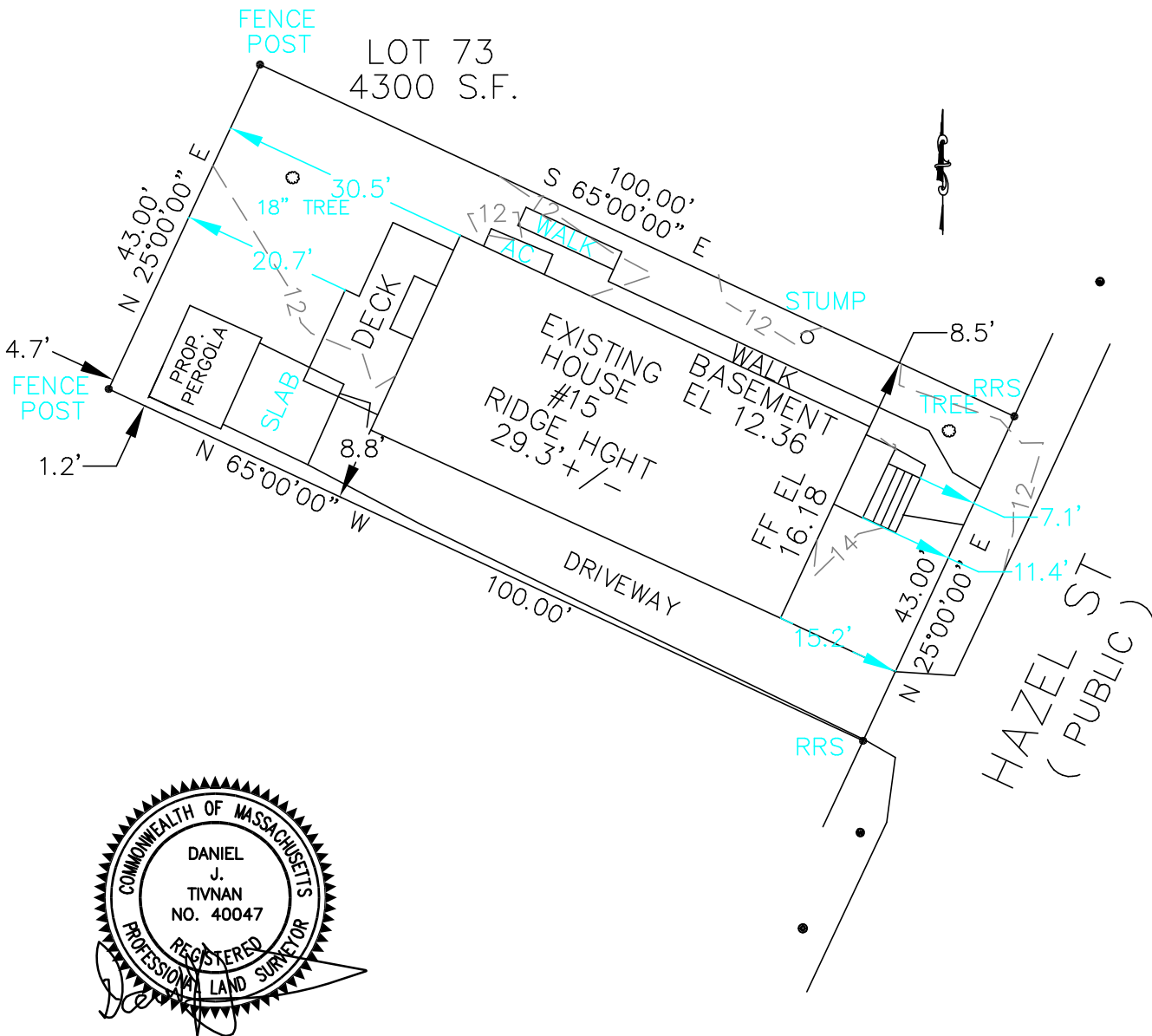
hs&t group, inc.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
 75 HAMMOND STREET - 2ND FLOOR
 WORCESTER, MASSACHUSETTS 01610-1723
 PHONE: 508-757-4944 EMAIL: INFO@HSTGROUP.NET
 FAX: 508-752-8895 WWW.HSTGROUP.NET

PROJECT: 15 HAZEL ST
 CAMBRIDGE MA

OWNER: NATASA RISTIVOJEVIC
 DATE: 11-14-23 DEED: 63149-65
 ZONE: B PLAN: 481 OF 1911
 SCALE: 1"=20' MBL: 262-10
 COMP'D: DJT FLD. BK: 669-114
 CAD: DJT JOB #: 7825
 FILE: HAZEL15SITE2

I CERTIFY THAT THIS PLAN FULLY AND ACCURATELY DEPICTS
 THE LOCATION OF THE BUILDING AND DIMENSIONS AS SHOWN.



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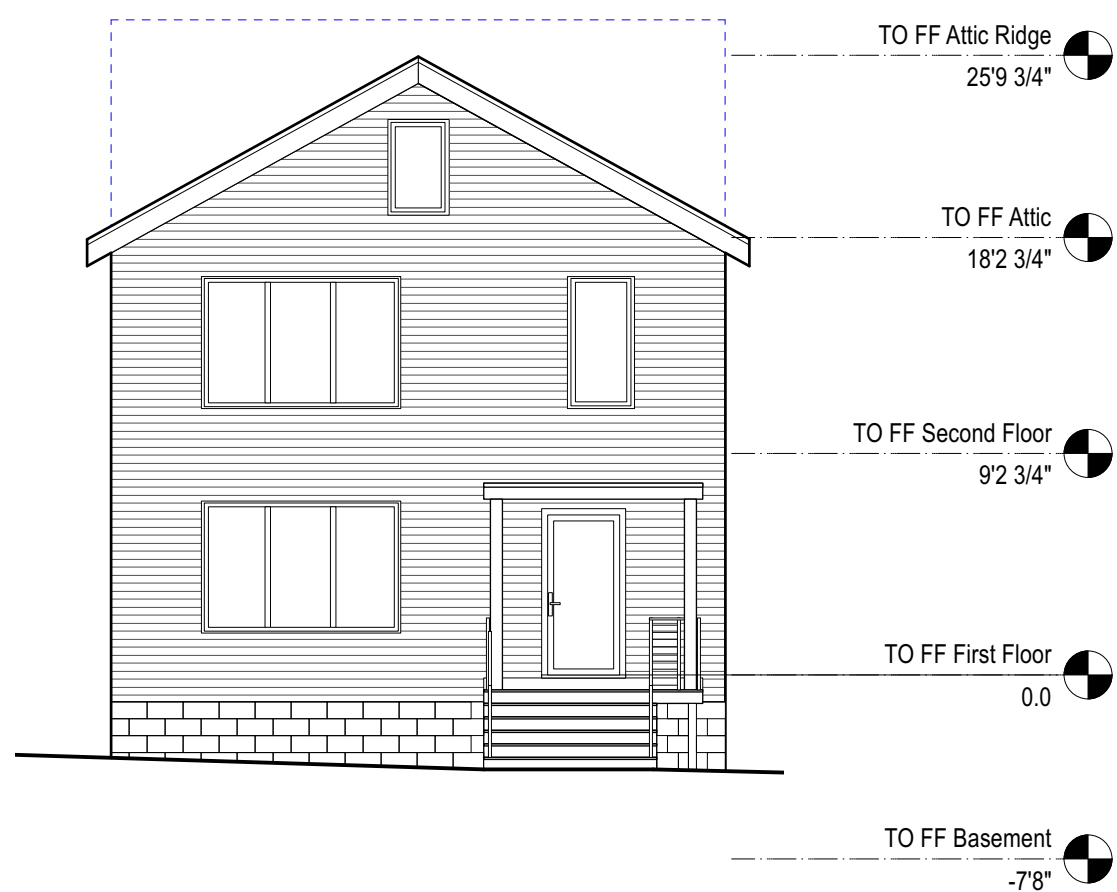
Ristivojevic Residence
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SPECIAL PERMIT SET

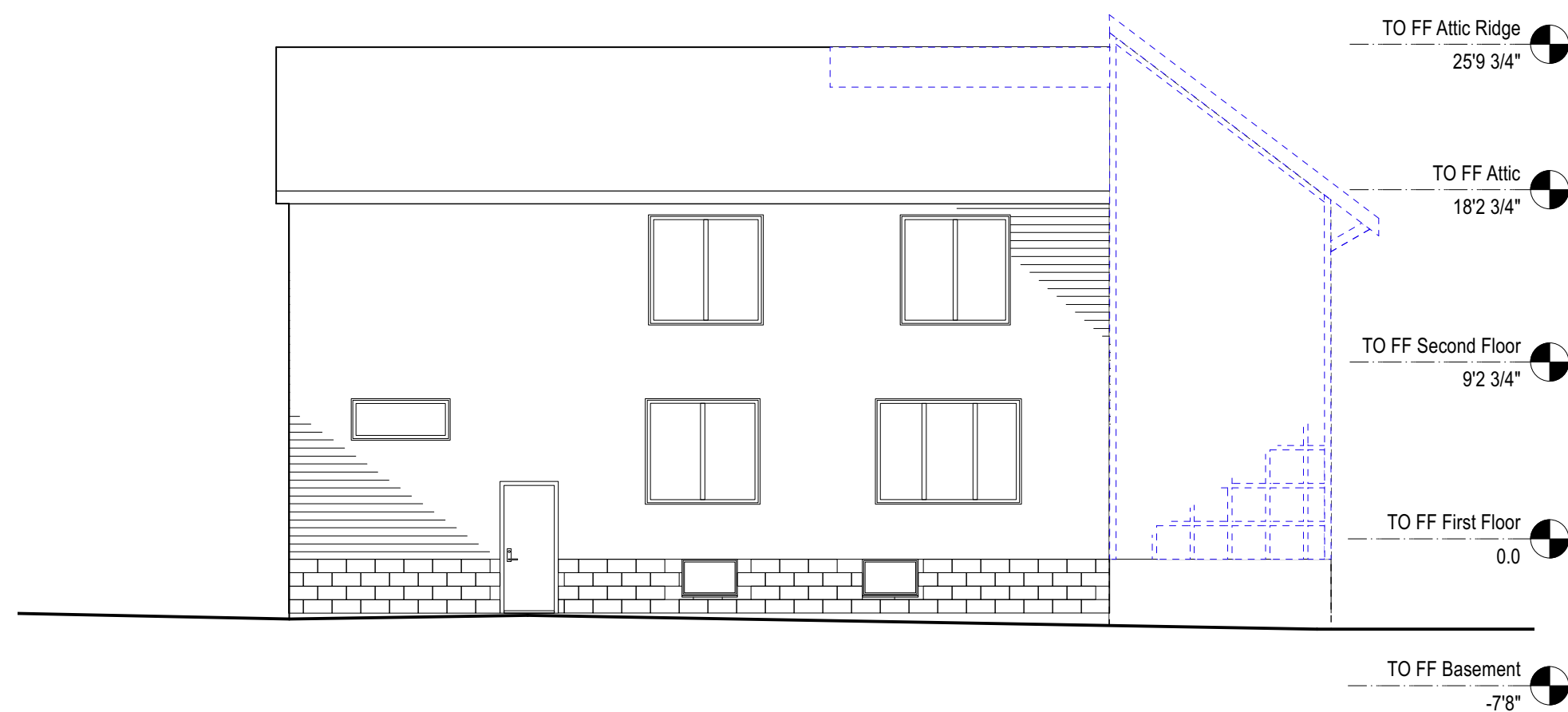
A3

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11/15/23	Special Permit

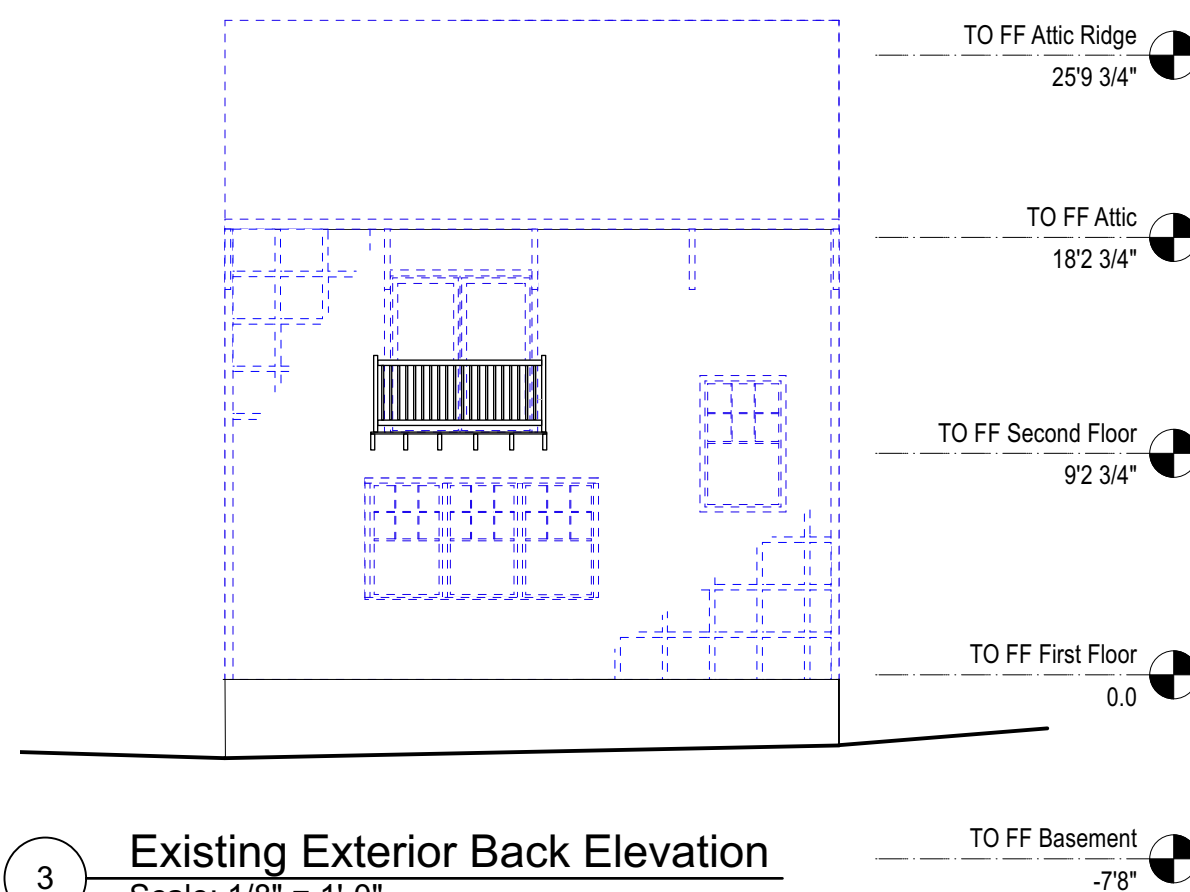
Existing Exterior Elevations
 Existing Building Section



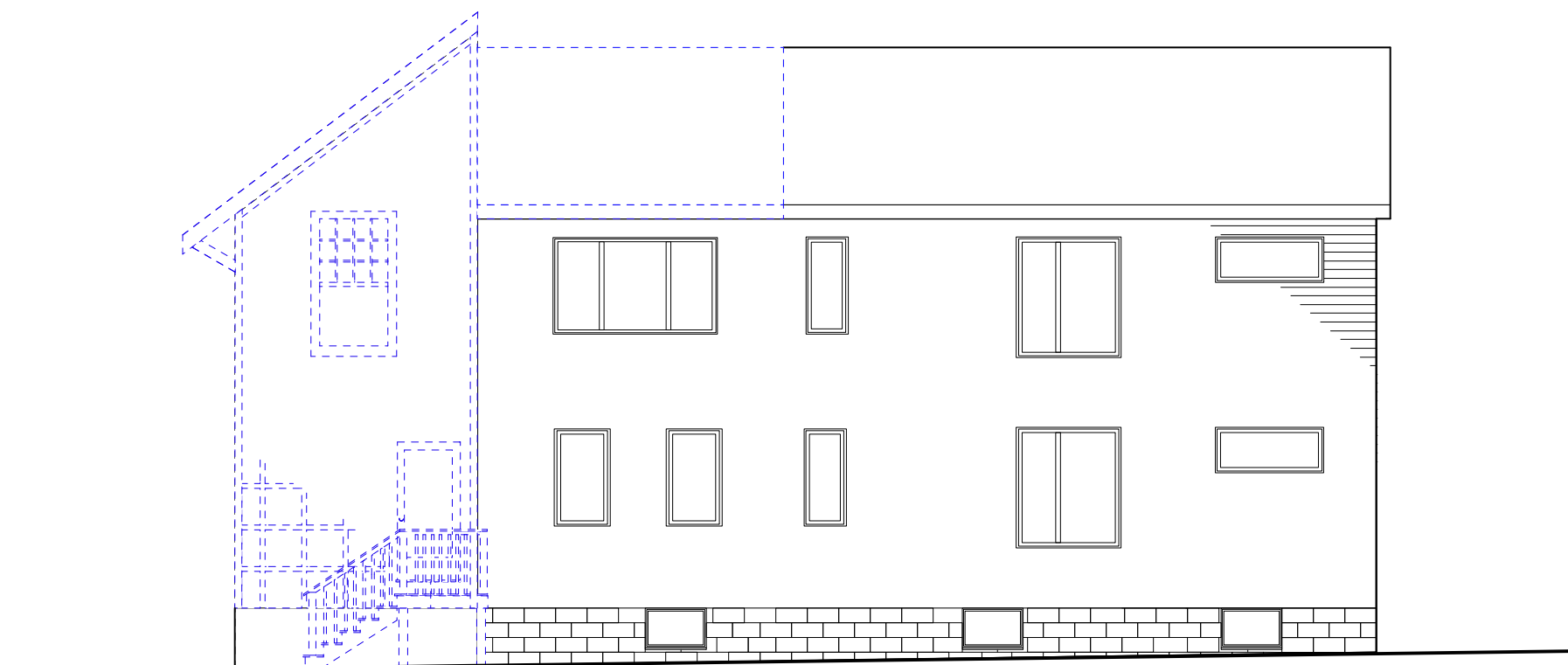
1 Existing Front Elevation
 Scale: 1/8" = 1'-0"



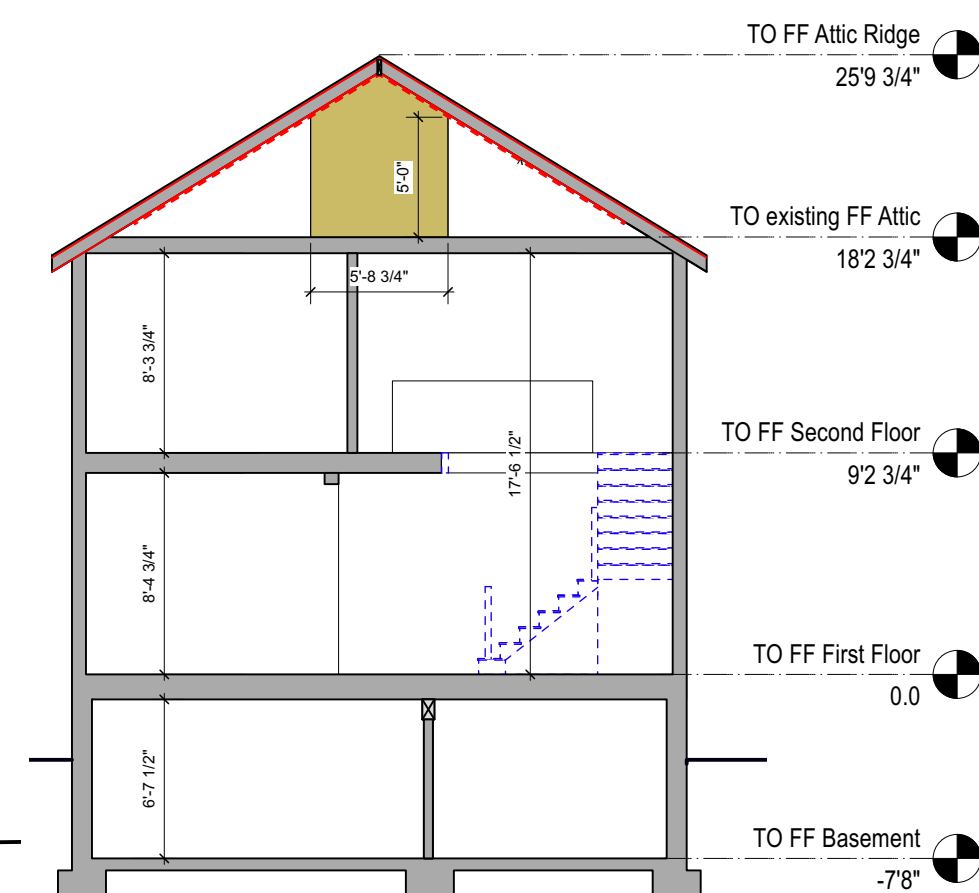
2 Existing North Elevation
 Scale: 1/8" = 1'-0"



3 Existing Exterior Back Elevation
 Scale: 1/8" = 1'-0"



4 Existing South Elevation
 Scale: 1/8" = 1'-0"



5 Existing Building Section
 Scale: 1/8" = 1'-0"

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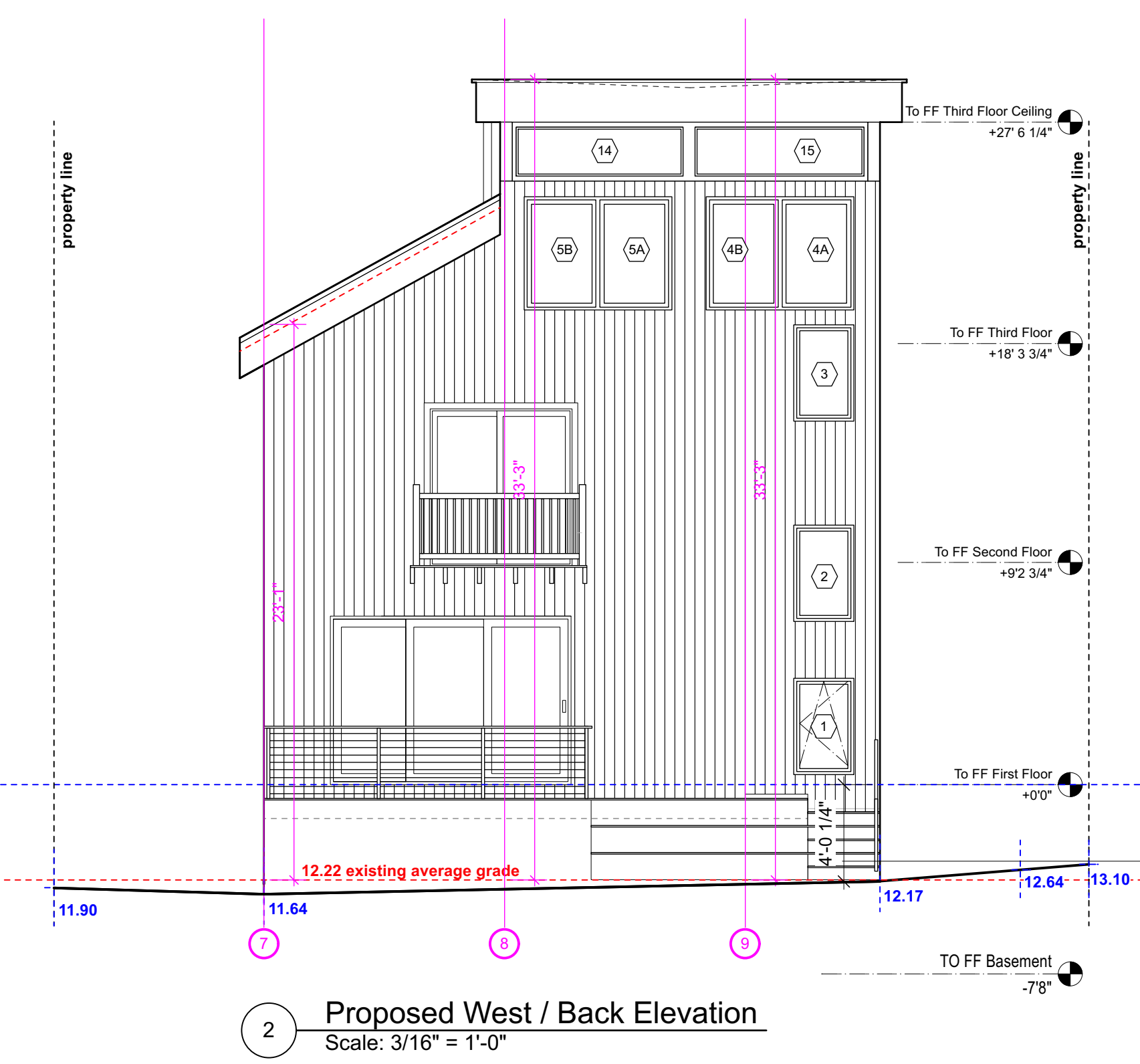
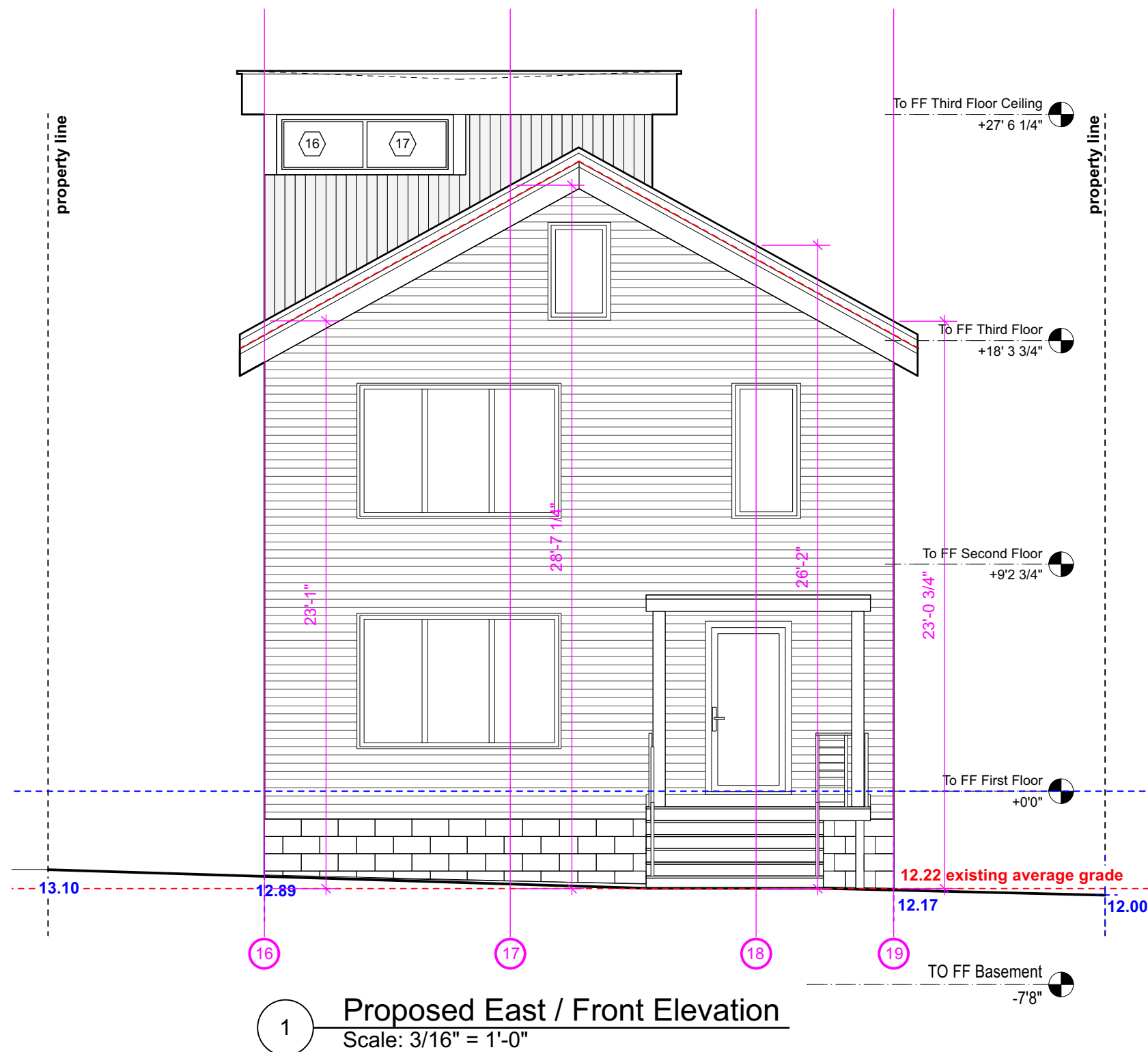
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
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A8
 Proposed East and West
 Exterior Elevations /
 Average Height
 Calculations



15 Hazel Street		measured from existing grade to highest point in this plane	
	feet	inch	
North Facade			
1	30	2	
2	30	2	
3	30	2	
4	33	3	
5	33	3	
6	33	3	
West Facade			
7	23	1	
8	33	3	
9	33	3	
South Facade			
10	33	3	
11	33	3	
12	33	3	
13	30	2	
14	30	2	
15	30	2	
East Facade			
16	23	1	
17	28	7	
18	26	2	
19	23	1	
	567	48	571 : 19 30.05
Average height is 30 feet			

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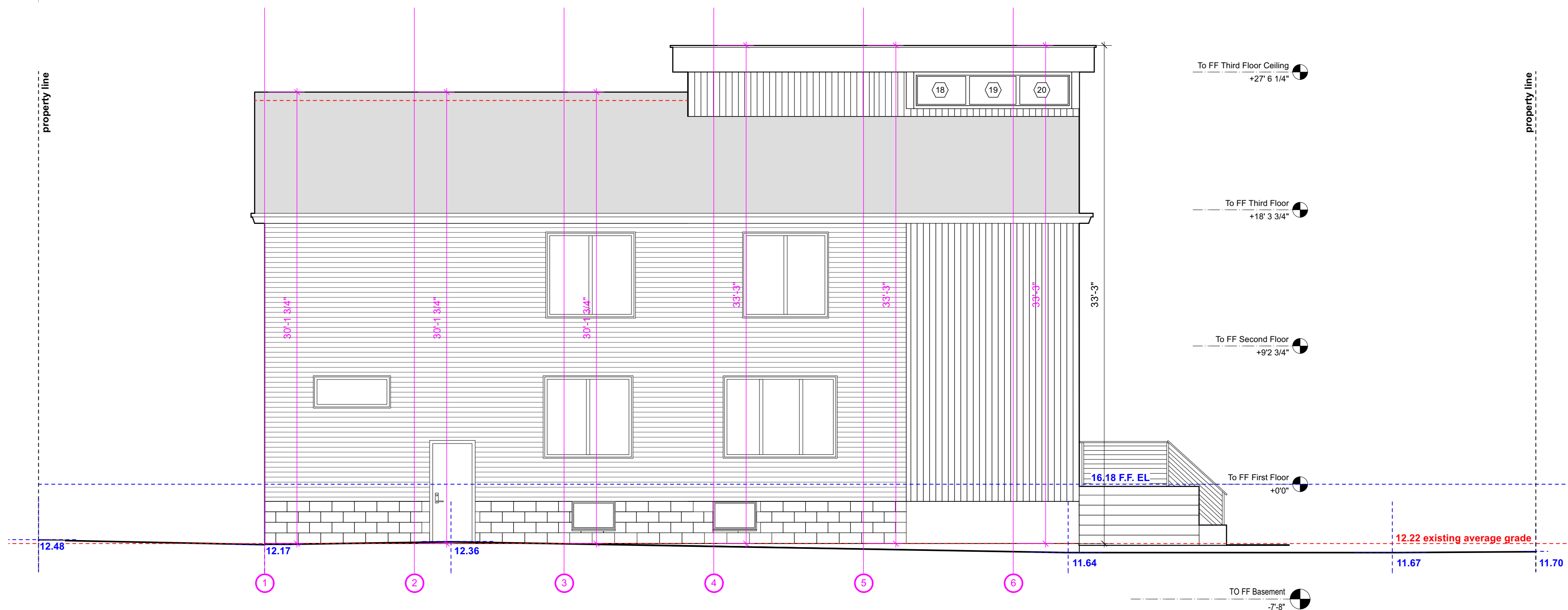
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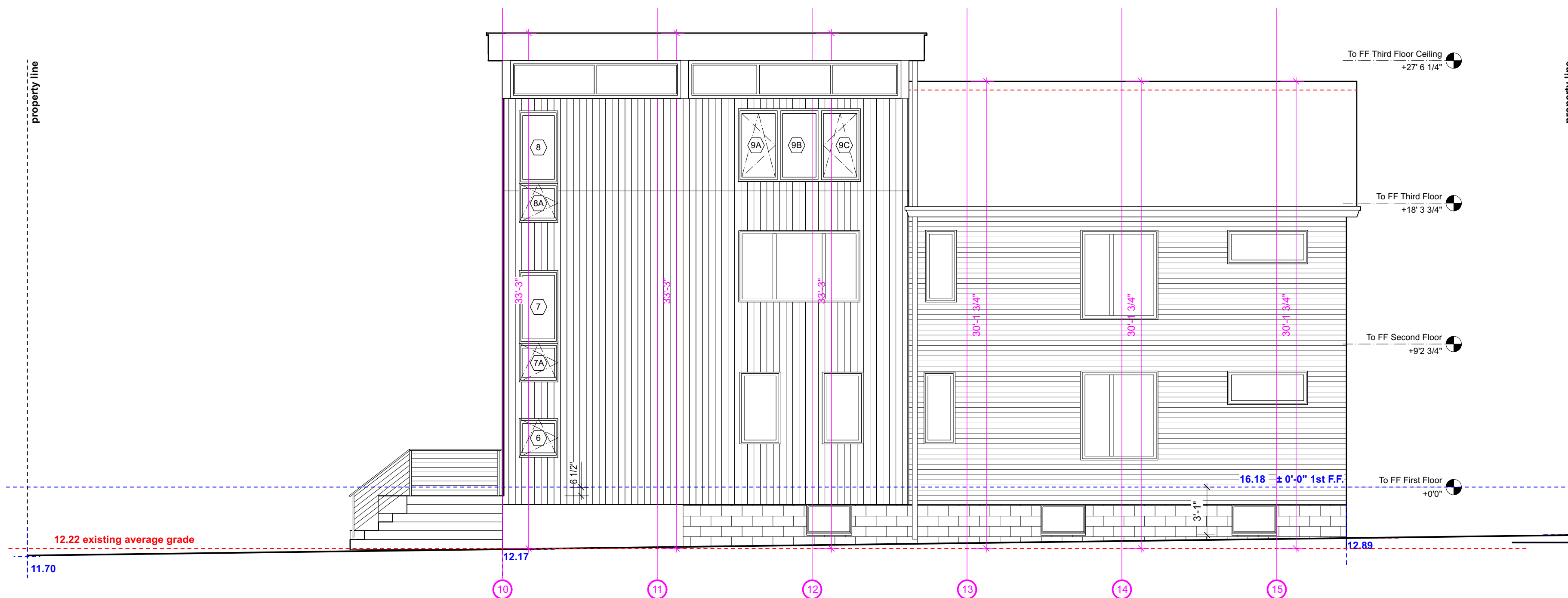
SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A9
 Proposed North and South Exterior Elevations



1 Proposed Exterior North Elevation
 Scale: 3/16" = 1'-0"



2 Proposed Exterior South Elevation
 Scale: 3/16" = 1'-0"

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A10
 Proposed
 Dormer Addition
 Model Views





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INKSTONE
 ARCHITECTS

Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

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11/15/23	Special Permit

EX1
 Existing Images

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, JOAN WHEELIS (name), of 218 Garden Street (address),
Cambridge, MA - am a neighbor of the property under discussion.


I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

 (signature) JOAN WHEELIS (date)

11/22/2023

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, Janice S. Brown (name), of 18 Hazel Street (address), Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

Janice S. Brown (signature) 11-25-23 (date)

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, KYLE LARABEE (name), of 16 HAZEL STREET (address),
Cambridge, MA - am a neighbor of the property under discussion.


I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

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- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,



(signature)

27 NOV 2023

(date)

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, Sarah Lummus (name), of 9 FIELD ST. (address),
Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

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- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

Sarah Lummus (signature) 12/3/2023 (date)



Ristivojevic Residence

15 HAZEL STREET, CAMBRIDGE
Renovation

OWNER: Natasa & Mirko Ristivojevic

ARCHITECT: Brigitte Steines, AIA LEED AP
Principal

InkStone Architects, LLC
18 Main Street, 3b
Concord, MA 01742
650.814.8542
brigitte@inkstonearchitects.com

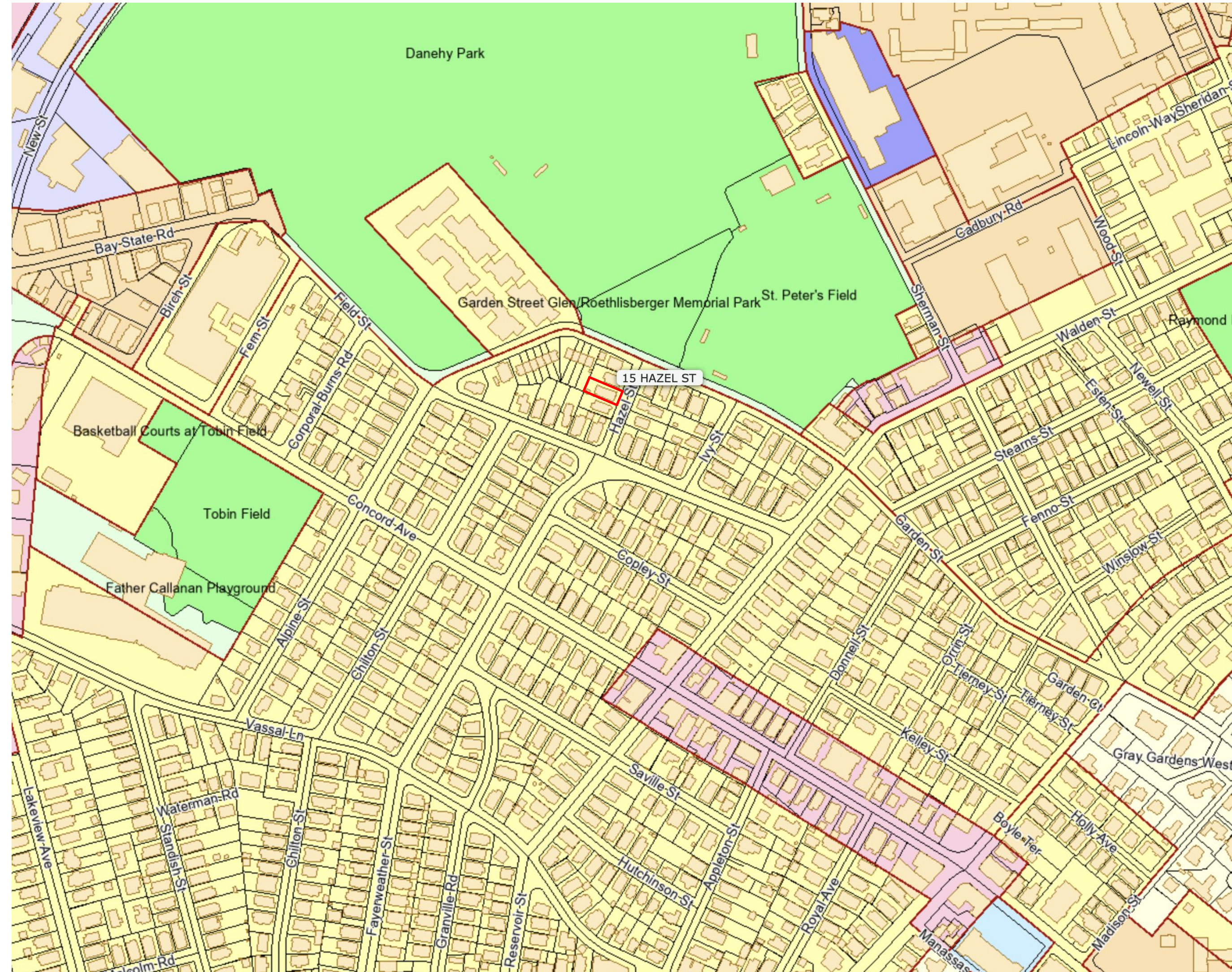
CONTRACTOR: TBD

Special Permit Application

Issued: 11/15/2023

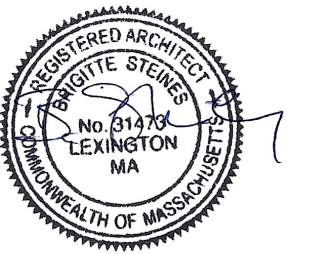
SHEET INDEX

- T1 Title Sheet and Proposed Site Plan
- EX1 Existing Images
- EX2 Existing Images - Neighborhood
- L Landscape Plan and Open Space Calculations 3/16" = 1'-0"
- A1 Existing Basement and First Floor Plans 3/16" = 1'-0"
- A2 Existing Second Floor and Attic Plans 3/16" = 1'-0"
- A3 Existing Exterior Elevations and Building Section 1/8" = 1'-0"
- A4 Proposed First Floor Plan 1/4" = 1'-0"
- A5 Proposed Second Floor Plan 1/4" = 1'-0"
- A6 Proposed Attic Floor Plan 1/4" = 1'-0"
- A7 Proposed Sections 1/4" = 1'-0"
- A8 Proposed East and West Elevations 3/16" = 1'-0"
- A9 Proposed North and South Elevation 3/16" = 1'-0"
- A10 Proposed Model



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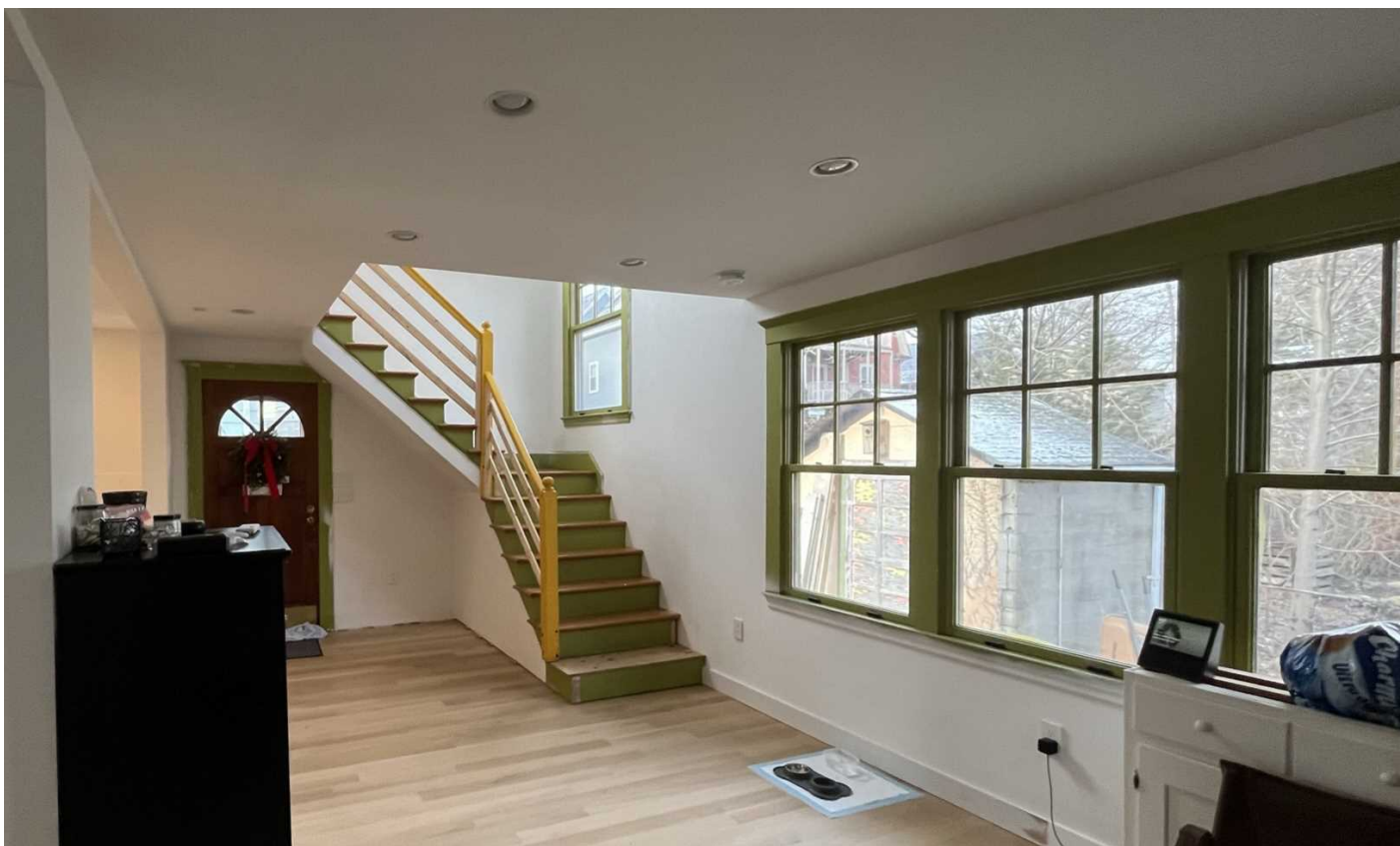
Ristivojevic Residence

15 Hazel Street
Cambridge, MA

SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
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T
Title Sheet



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 brigitte@inkstonearchitects.com



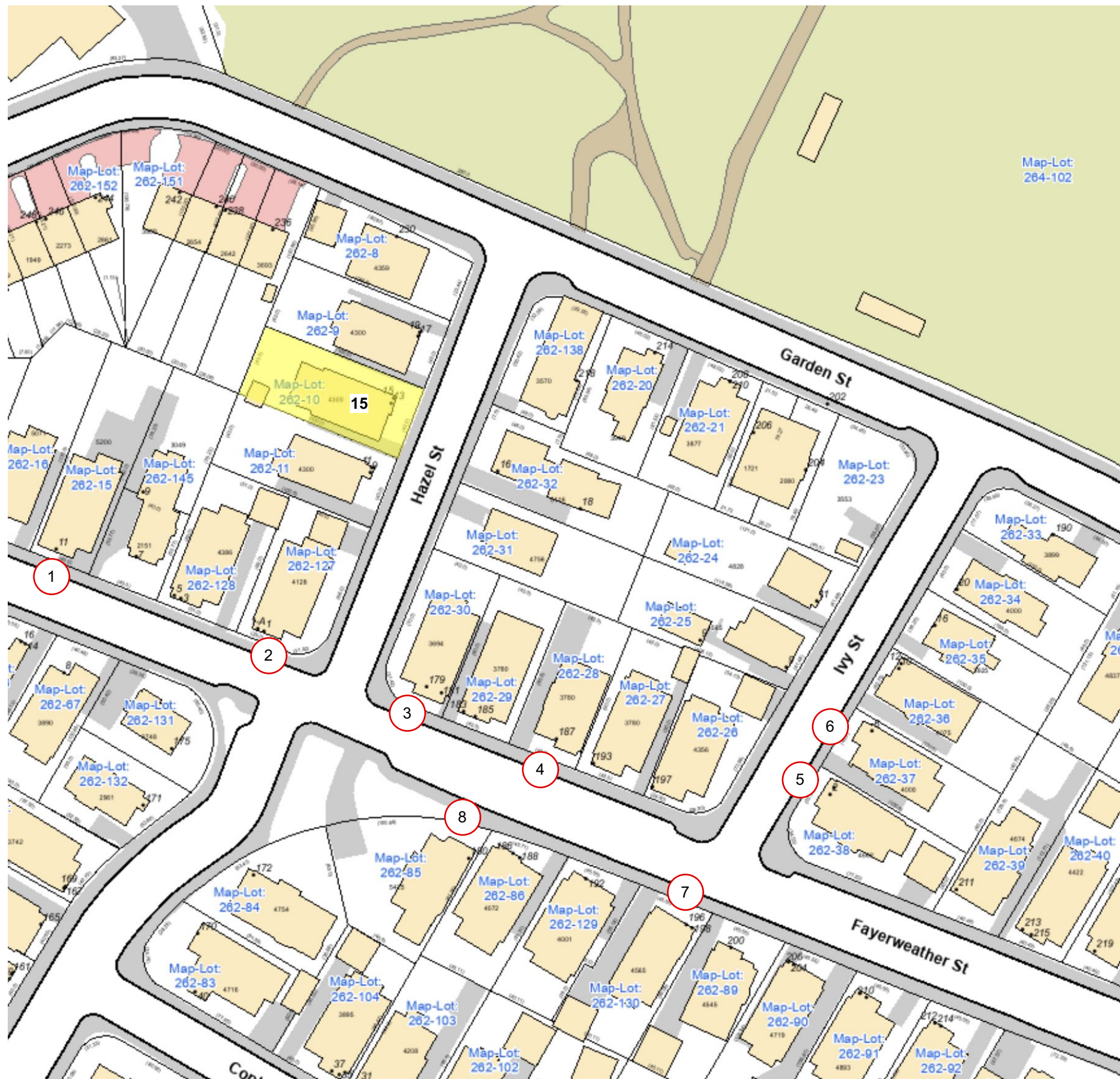
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

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EX1
 Existing Images



Context Existing Neighborhood Map



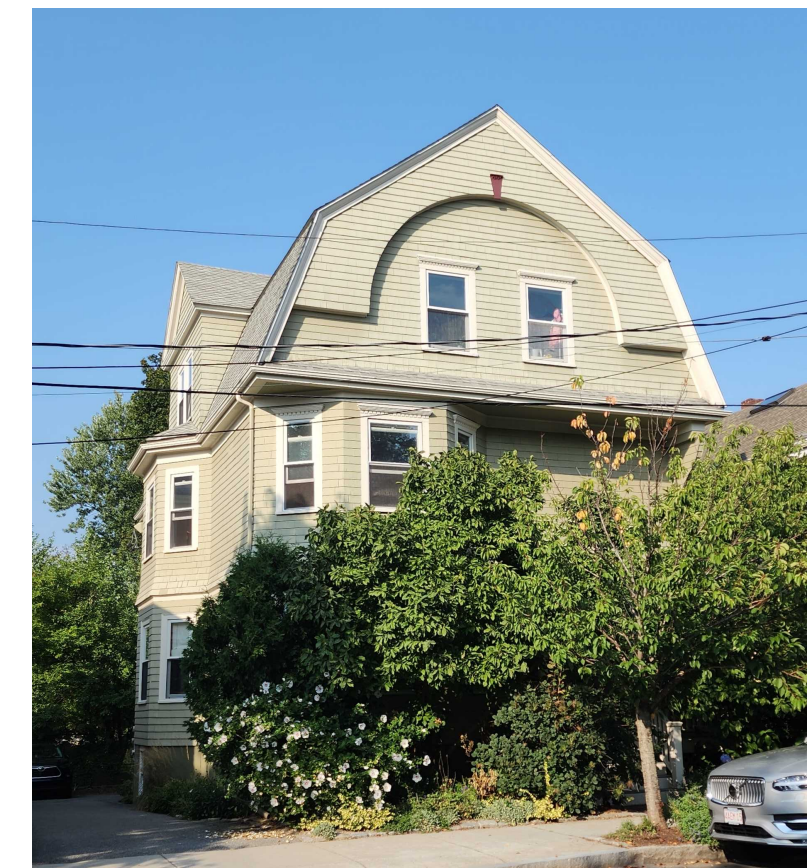
1 11 Field St.



2 1 Field St.



3 179 Fayerweather St.



4 187 Fayerweather St.



6 6 Ivy St.



5 2 Ivy St.



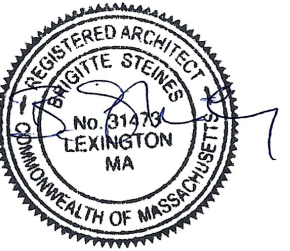
7 198 Fayerweather St.



8 178 Fayerweather St.

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Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

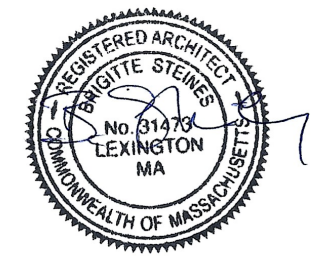
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EX2
 Existing Images
 Neighbors

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 brigitte@inkstonearchitects.com



Ristivojevic Residence
 15 Hazel Street
 Cambridge, MA

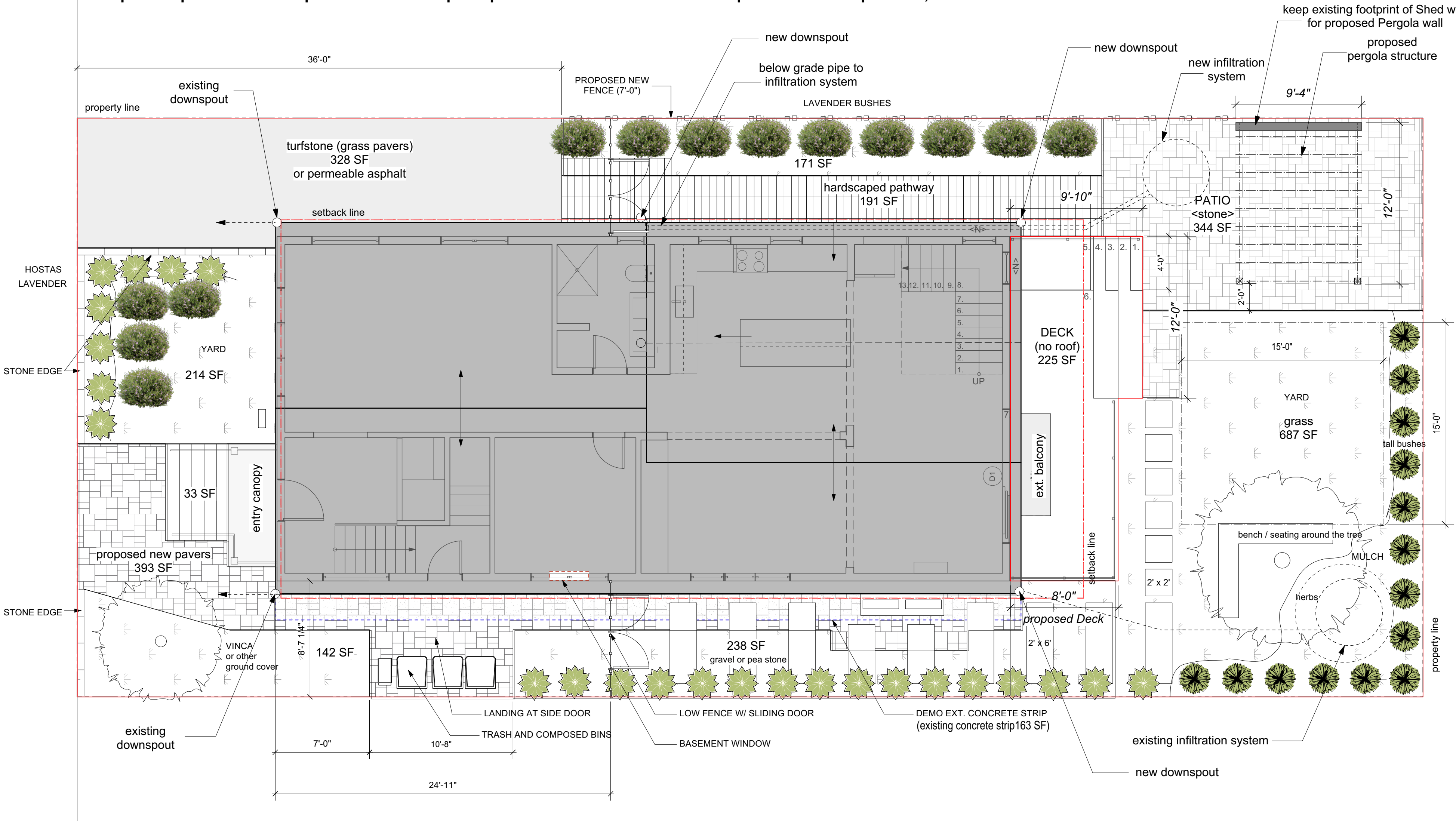
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DATE	SUBMISSION/REVISION
11/15/23	Special Permit

L
 Site / Landscaping Plan
 Open Space Calculations

Total Lot Area: 4,300 sf
Required Open Space min 40% = 1,720sf
Required Open Permeable Space min 50% of Open Space = 860 sf

Total Lot Area: 4,300 sf
PROVIDED Open Space = 2,851 sf
PROVIDED Open Permeable Space = 1,665 sf



1 Site Plan
 Scale: 3/16" = 1'-0"



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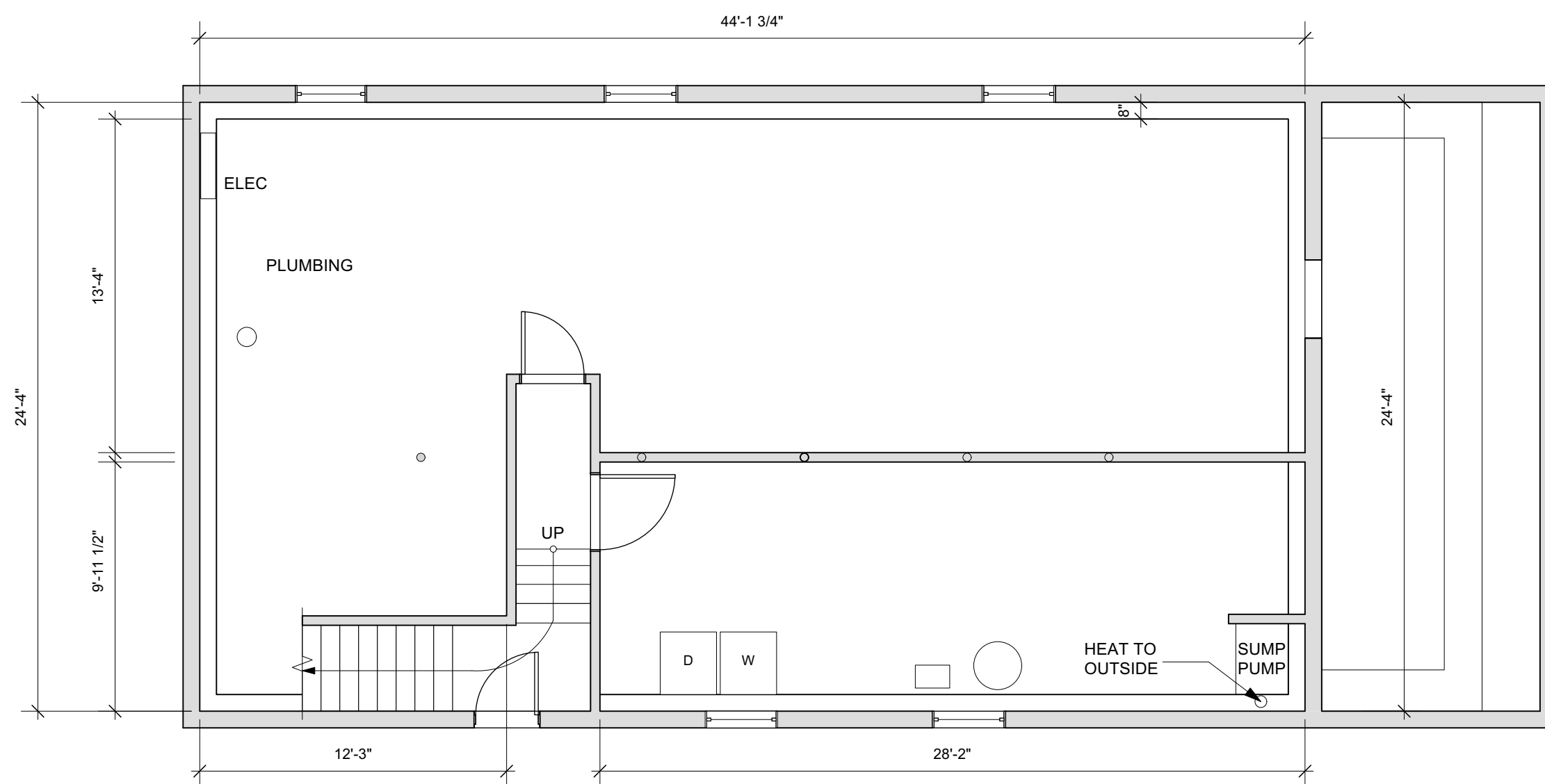
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

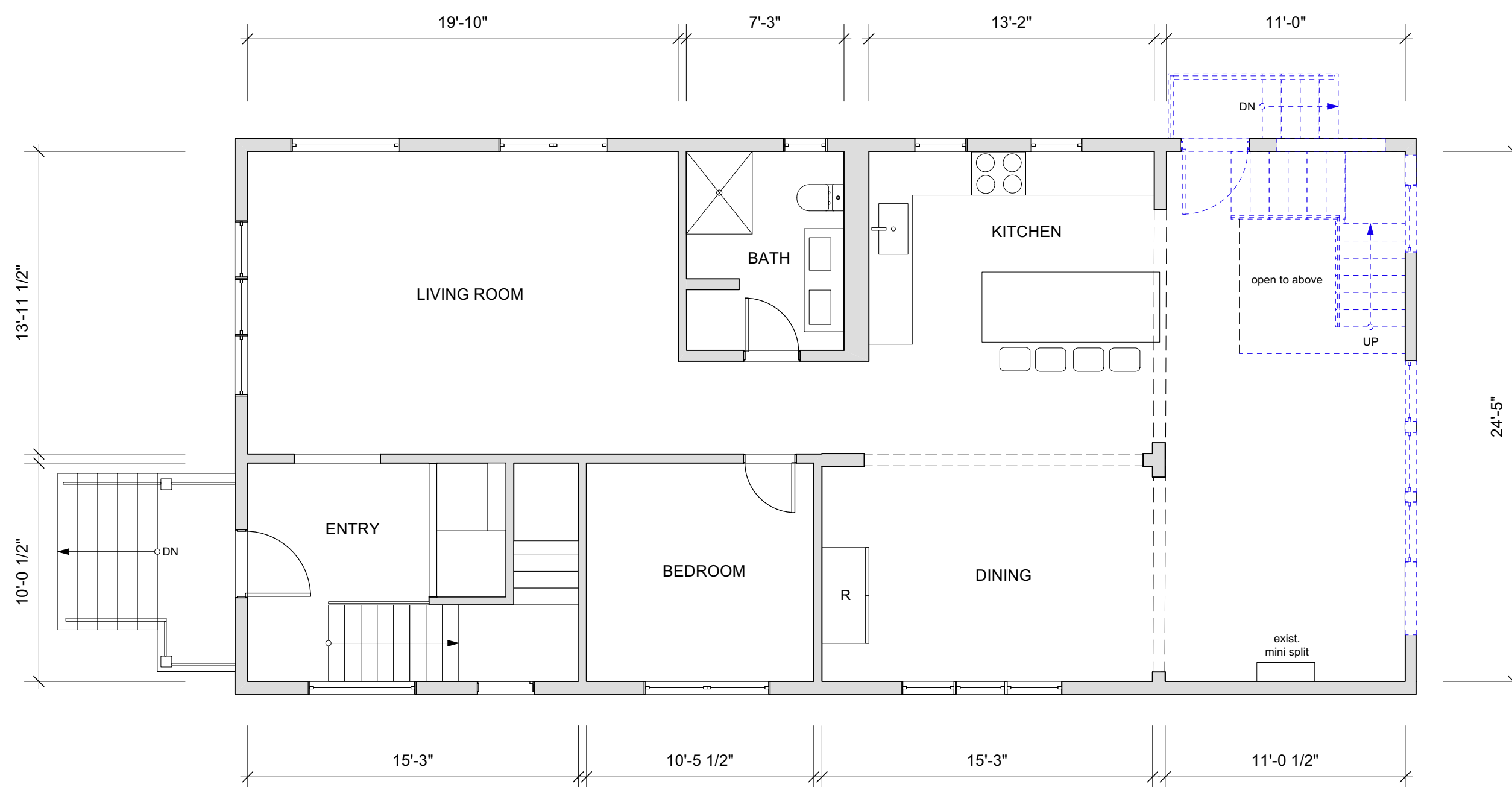
SPECIAL PERMIT SET

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A1
 Existing Basement
 and First Floor Plans



1 Existing Basement Floor Plan
 Scale: 3/16" = 1'-0"



2 Existing First Floor Plan
 Scale: 3/16" = 1'-0"

- Key**
- existing wall
 - demolished wall
 - new 2x6 exterior stud wall
 - new 2x8 1/4 exterior stud wall



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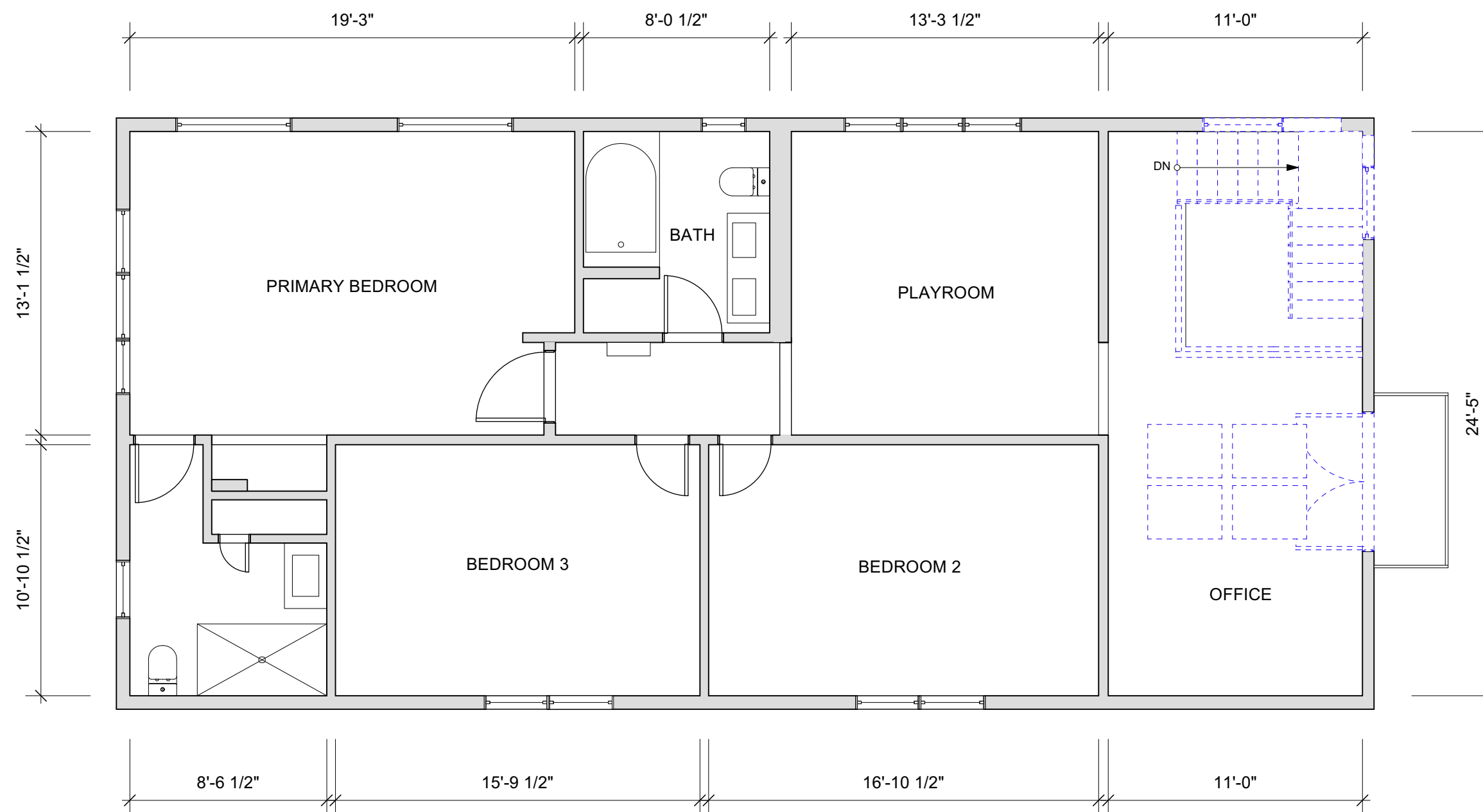
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

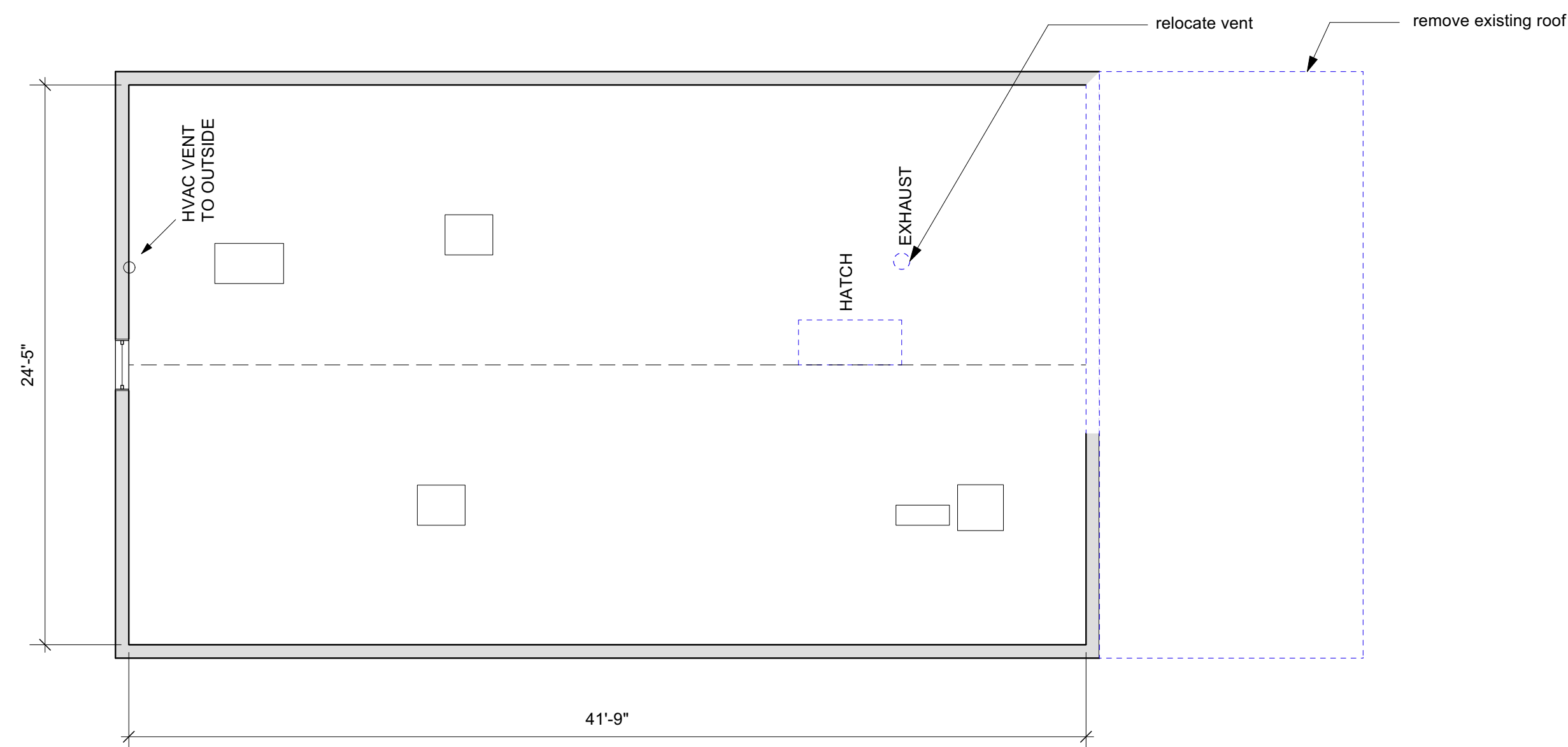
SPECIAL PERMIT SET

DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A2
 Existing Second and Attic Floor Plans



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



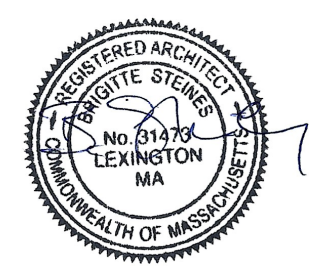
2 Existing Attic Floor Plan
 Scale: 3/16" = 1'-0"

- Key**
- existing wall
 - demolished wall
 - new 2x6 exterior stud wall
 - new 2x8 1/4 exterior stud wall



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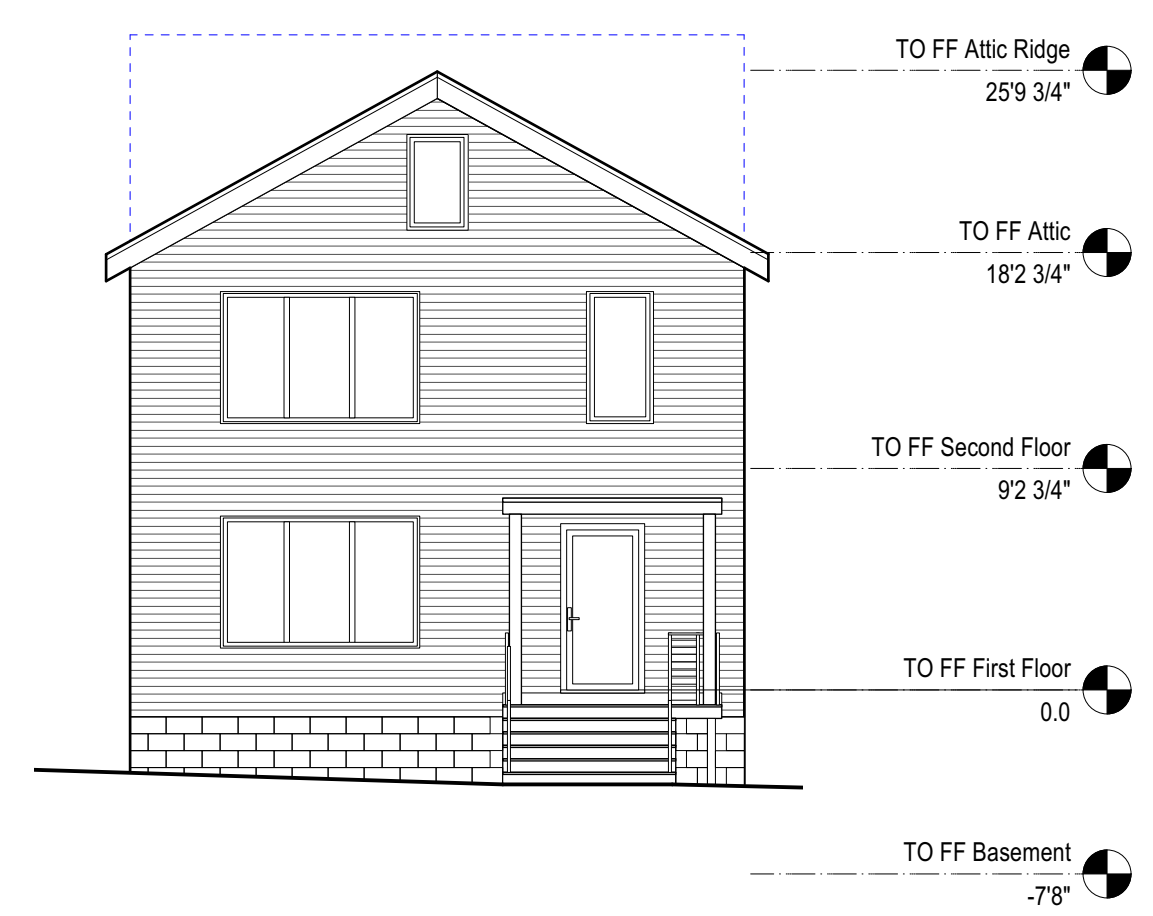
Ristivojevic Residence
 15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

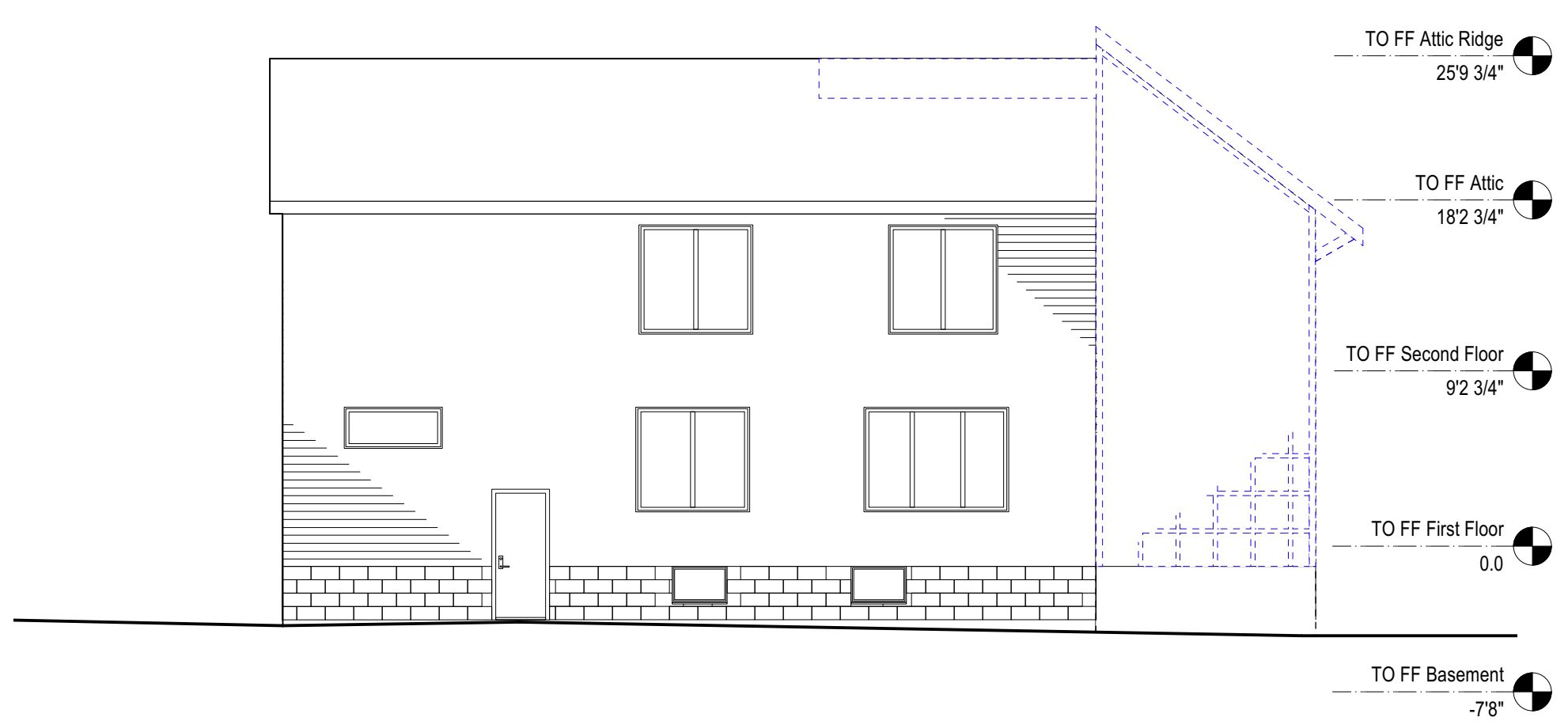
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A3

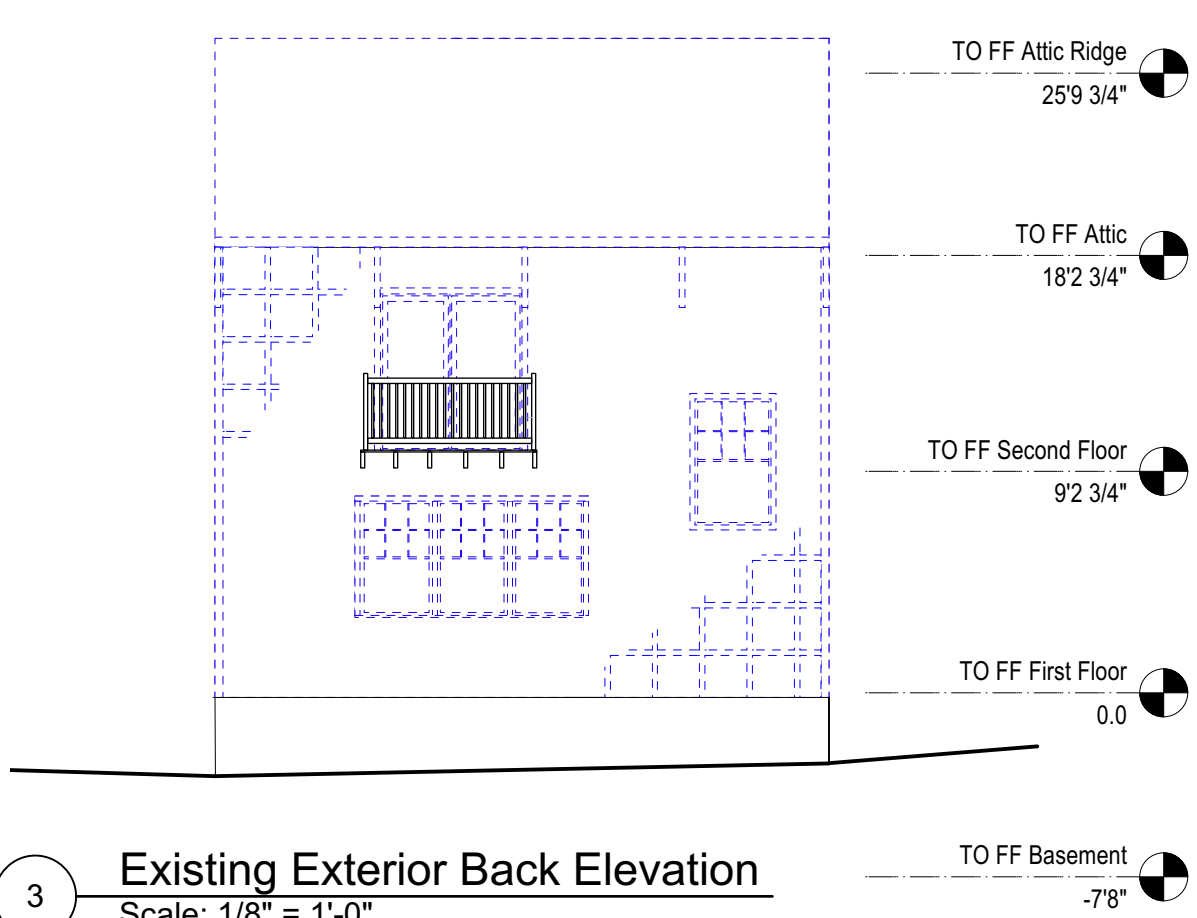
Existing Exterior Elevations
 Existing Building Section



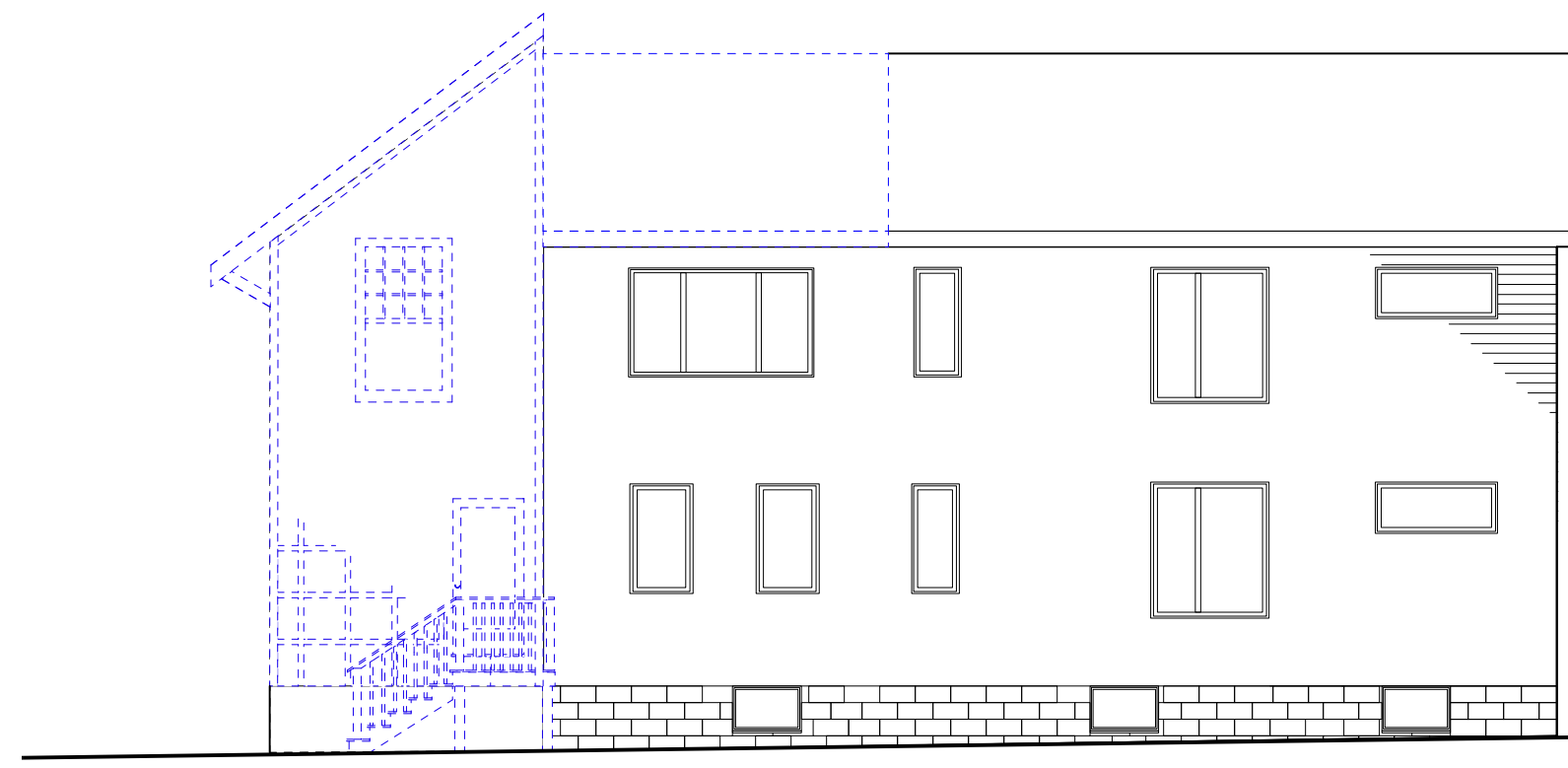
1 Existing Front Elevation
 Scale: 1/8" = 1'-0"



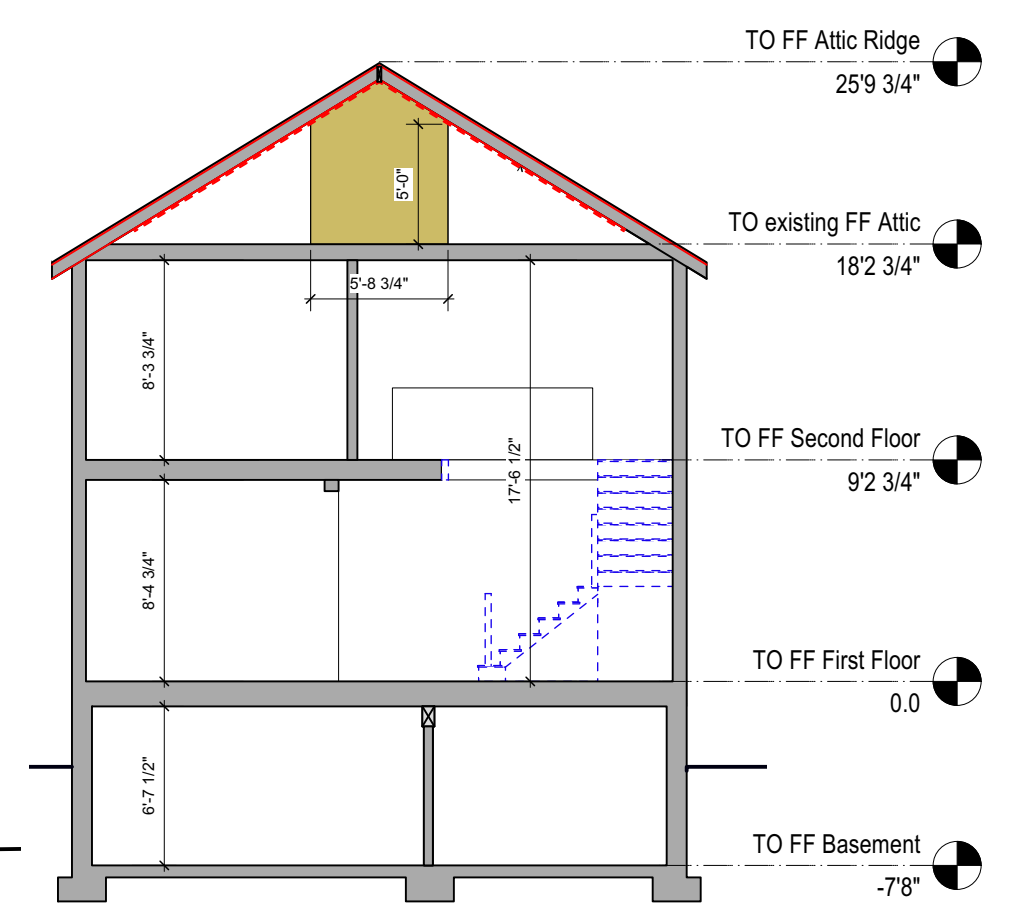
2 Existing North Elevation
 Scale: 1/8" = 1'-0"



3 Existing Exterior Back Elevation
 Scale: 1/8" = 1'-0"



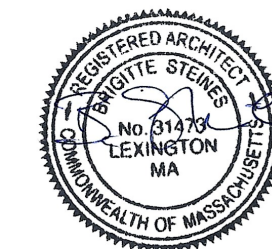
4 Existing South Elevation
 Scale: 1/8" = 1'-0"



5 Existing Building Section
 Scale: 1/8" = 1'-0"

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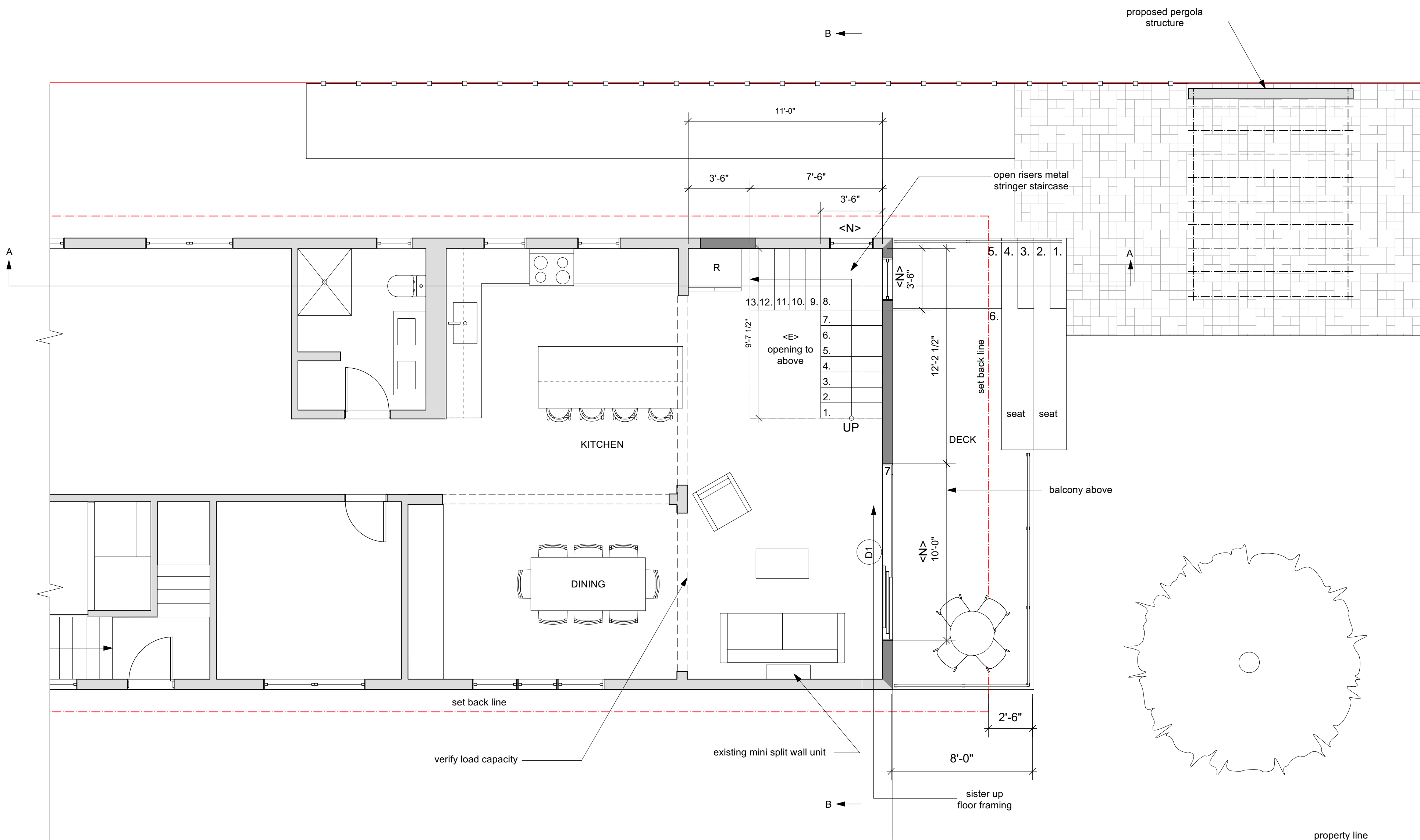
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

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A4
 Proposed First Floor Plan



1 Proposed First Floor Plan
 Scale: 1/4" = 1'-0"



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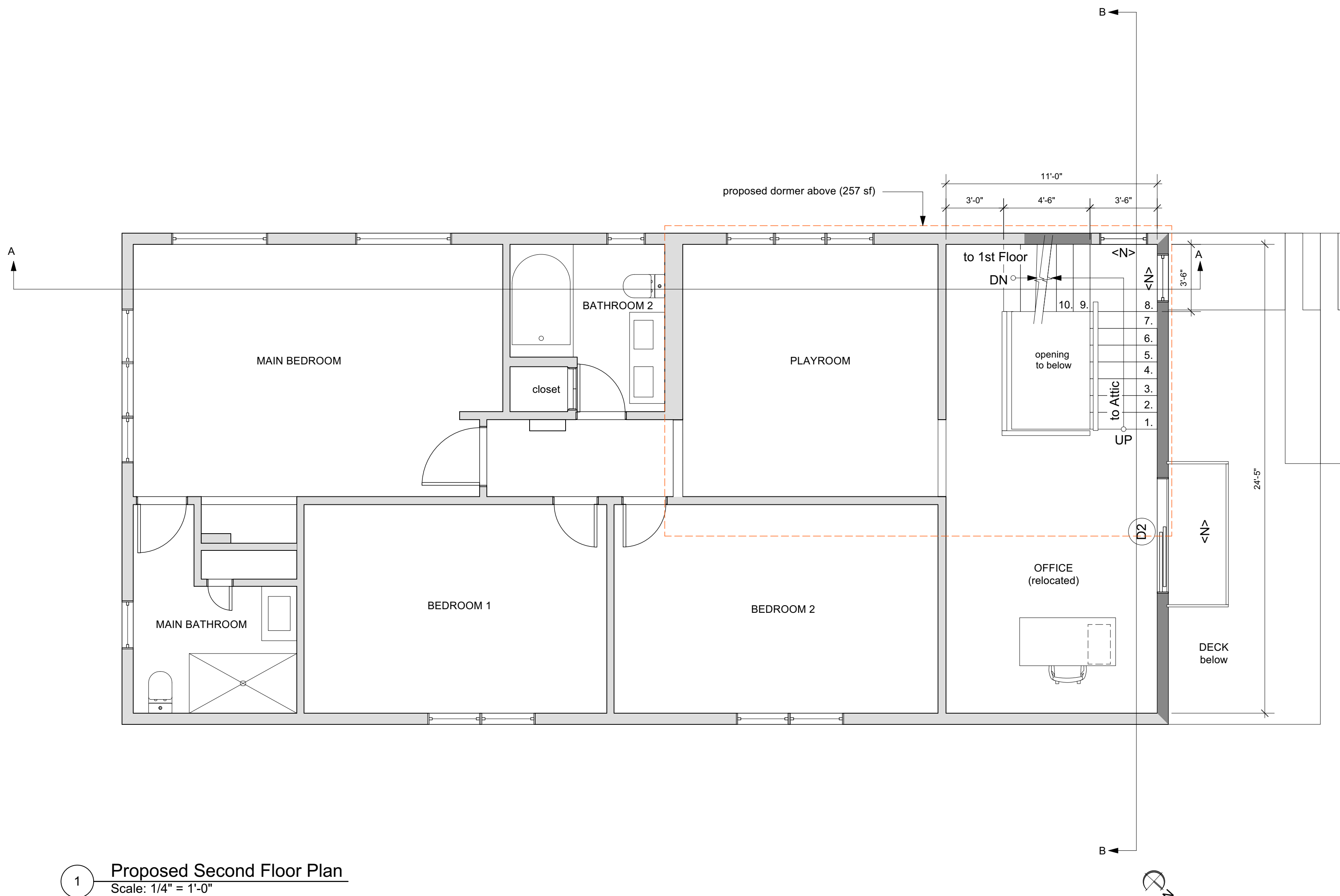
Ristivojevic Residence

15 Hazel Street
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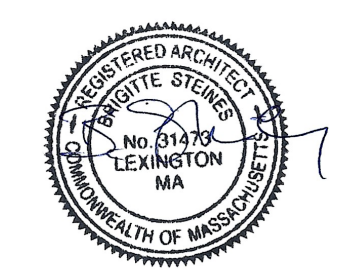
A5
 Proposed Second Floor Plan



1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

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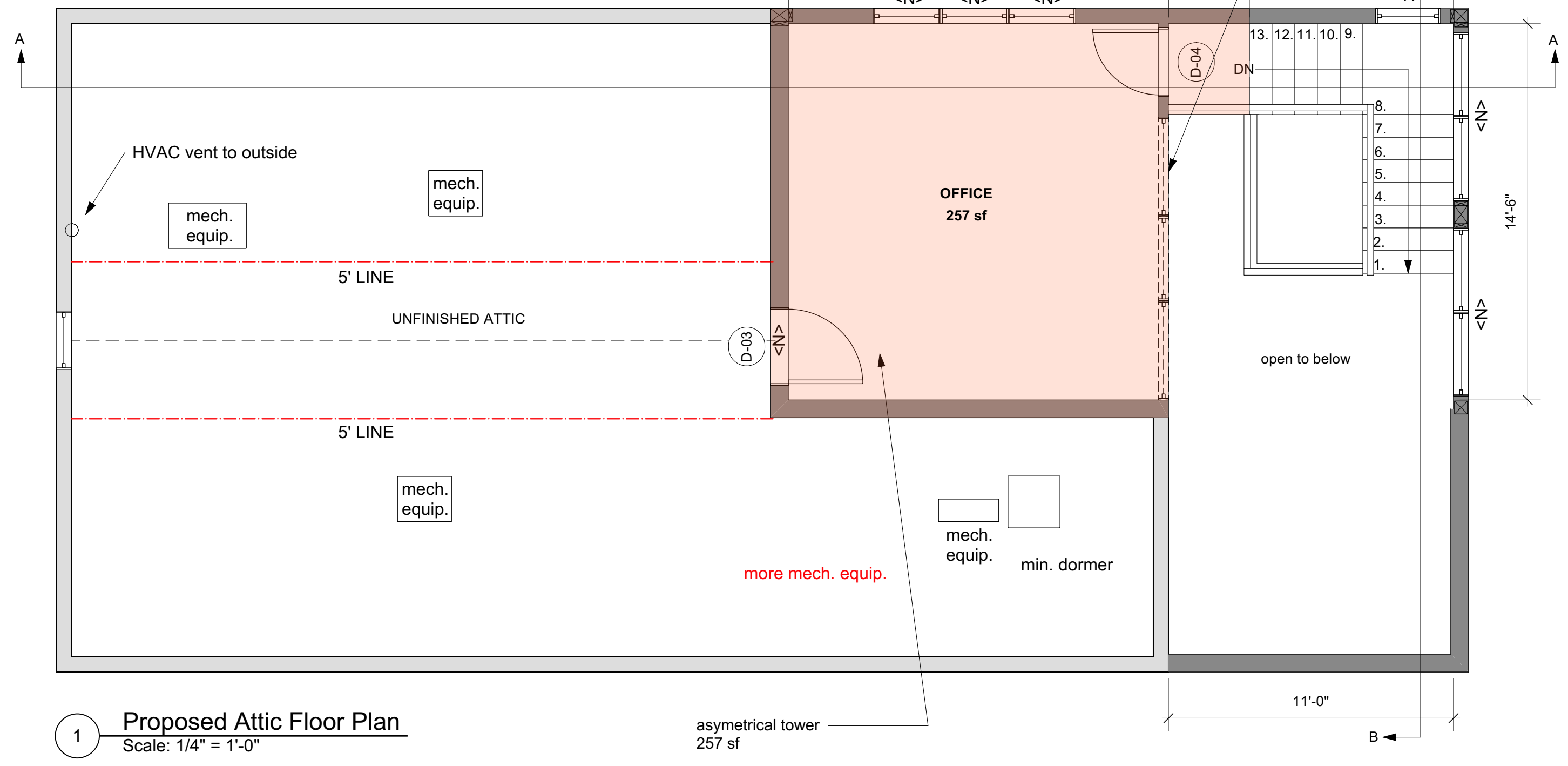
Ristivojevic Residence
 15 Hazel Street
 Cambridge, MA

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DATE	SUBMISSION/REVISION
11/15/23	Special Permit

A6
 Proposed Attic Floor Plan

ZONING DIMENSIONAL ANALYSIS				
Zoning District: Res. B		Map / Lot: 262-10		
	BZO Art.V Table 5.01		Actual	
Min. Lot Size	5,000 sf		4,300 sf	
Min. Lot Width	50 ft		43 ft	
FAR .5 for first 5000 sf and .35 for additional area above 5000 sf = 2,150 sf Allowable GFA				
x	Allowable	Existing	Proposed	Ordinance Reference
GFA	2,150 sf	3,097 sf	3,242 sf	Table 5-1
# of Units	1	1	1	Table 4.30
Front Yard Setback	15 ft	15 ft	15 ft	Table 5-1
Side Yard Setback - North	7.5 ft sum of 20	7.5 ft	7.5 ft	Table 5-1
Side Yard Setback - South	7.5 ft sum of 20	7.5 ft	7.5 ft	Table 5-1
Rear Yard Setback	25 ft	29 ft	22 ft	Table 5-1
Maximum Height	35 ft	29'4" ft	33'-3" highest point 30'-0" average	Table 5-1
Off Street Parking	1 per D.U.		1	Table 6.36.1
Min. Ratio of Private Open Space	40% min of Lot Area		65.6%	Table 5-1
Private Open Space Area	1,720 ft		2,851 ft	Table 5-1
Permeable Open Space	860 ft		1,665 ft	5.22.3
Private Open Space Compliant (15'x15')			687 sf	5.22.1
PROJECT AREAS EXISTING		PROJECT AREAS PROPOSED		
BASEMENT GFA (excluded) =		BASEMENT GFA (excluded) =		
FIRST FLOOR GFA = 1,392 sf		FIRST FLOOR GFA = 1,392 sf		
SECOND FLOOR GFA= 1,392 sf		SECOND FLOOR GFA= 1,392 sf		
ATTIC AREA= 168 sf		ATTIC AREA= 425 sf		
SHED (existing)= 112 sf		SHED (DEMOLISH)= 0 sf		
FRONT LANDING= 33 sf		FRONT LANDING= 33 sf		
TOTAL GFA (existing)= 3,097 sf		TOTAL GFA (proposed)= 3,242 sf		
PROJECT AREAS PROPOSED 3,242 sf (145 additional SF)				



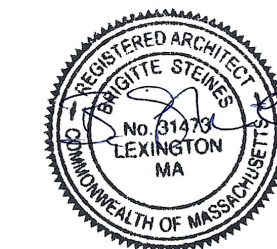
1 Proposed Attic Floor Plan
 Scale: 1/4" = 1'-0"

asymmetrical tower
 257 sf



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 brigitte@inkstonearchitects.com



Ristivojevic Residence

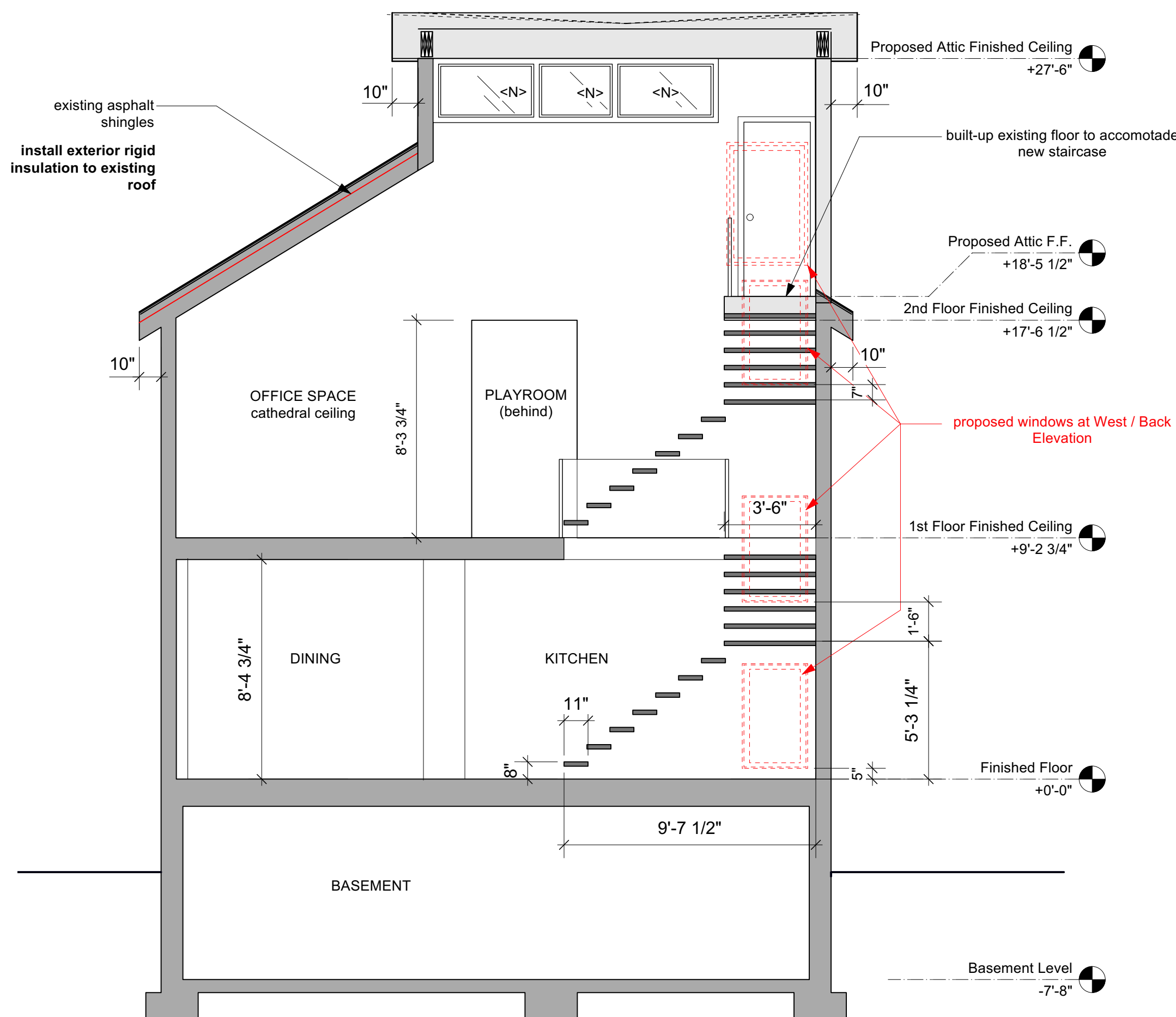
15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

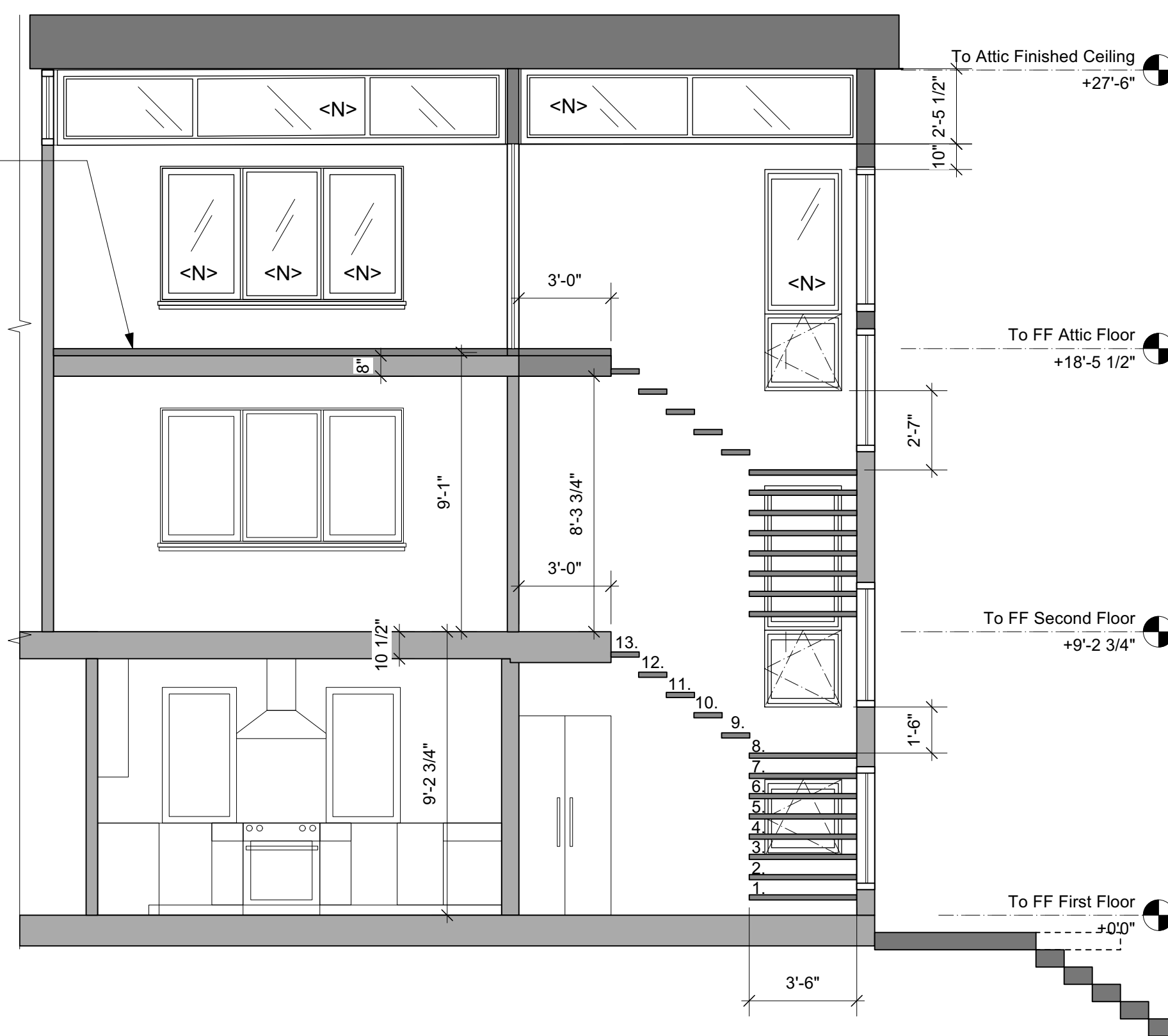
DATE	SUBMISSION/REVISION
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A7

Proposed Building Sections



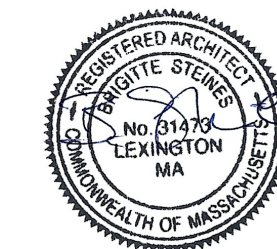
1 Proposed Section B-B
 Scale: 1/4" = 1'-0"



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

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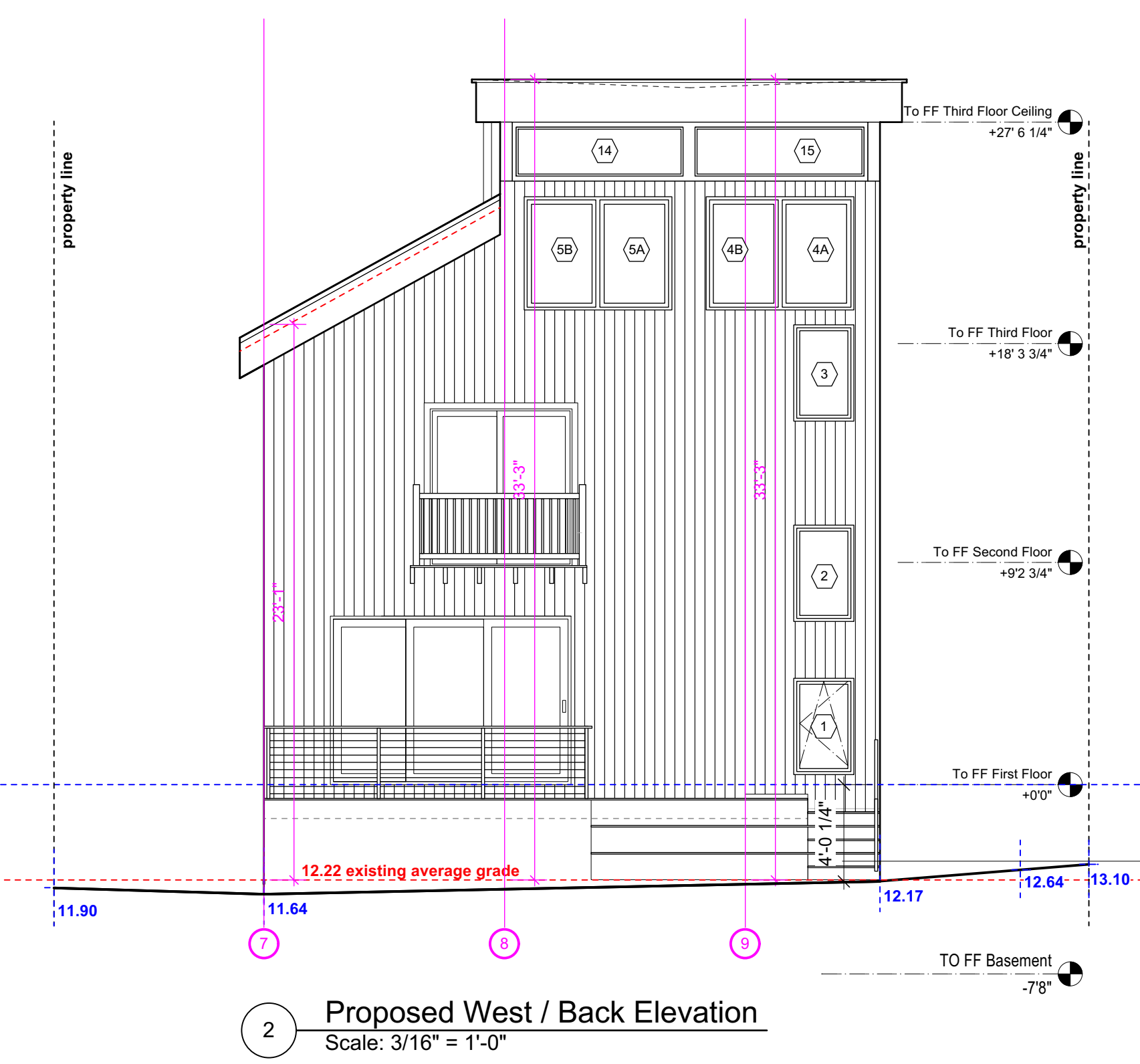
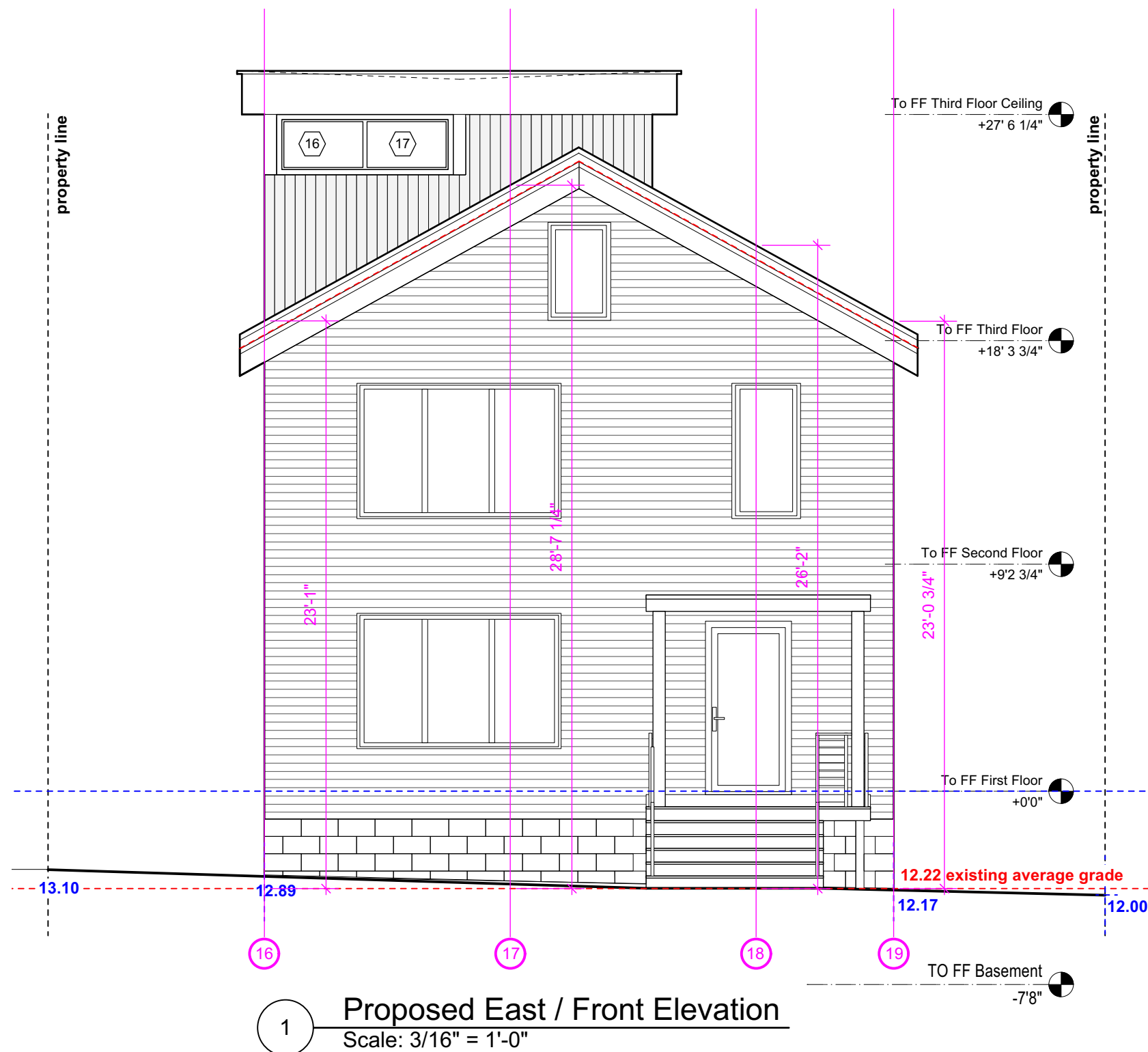
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

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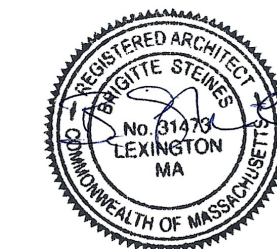
A8
 Proposed East and West
 Exterior Elevations /
 Average Height
 Calculations



15 Hazel Street		measured from existing grade to highest point in this plane	
	feet	inch	
North Facade			
1	30	2	
2	30	2	
3	30	2	
4	33	3	
5	33	3	
6	33	3	
West Facade			
7	23	1	
8	33	3	
9	33	3	
South Facade			
10	33	3	
11	33	3	
12	33	3	
13	30	2	
14	30	2	
15	30	2	
East Facade			
16	23	1	
17	28	7	
18	26	2	
19	23	1	
	567	48	571 : 19 30.05
Average height is 30 feet			

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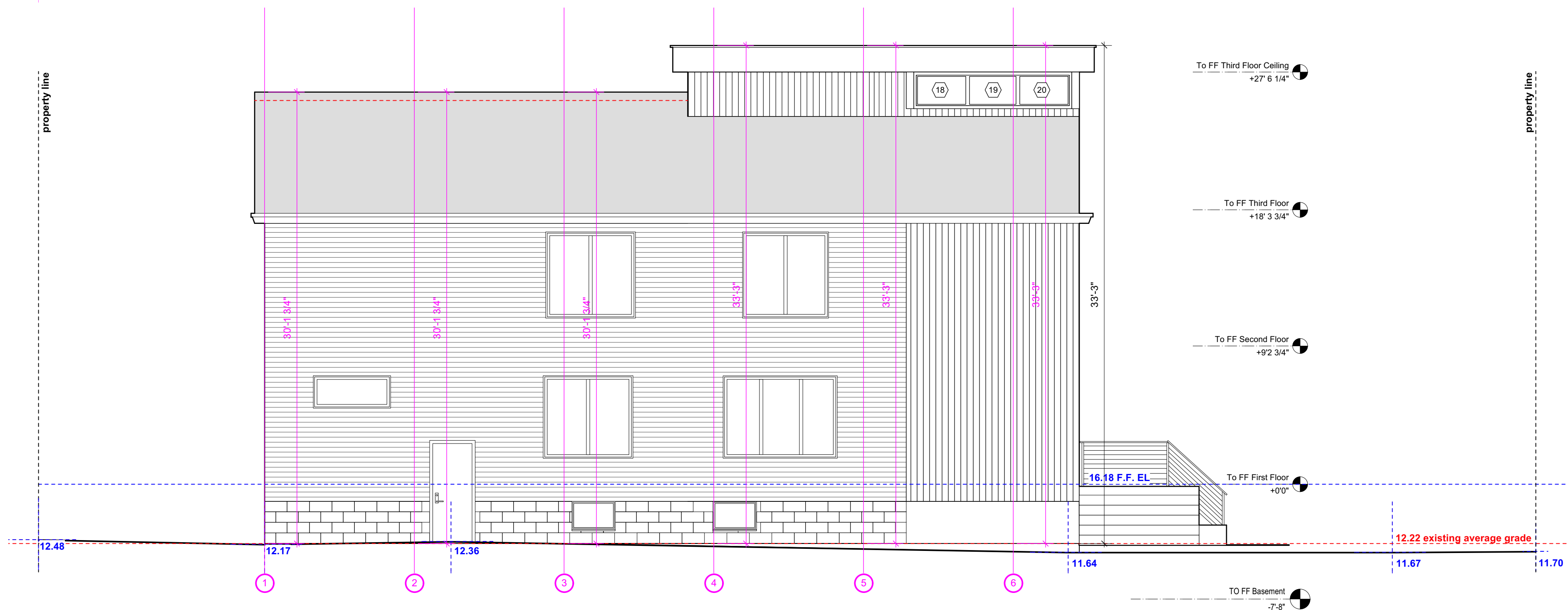
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

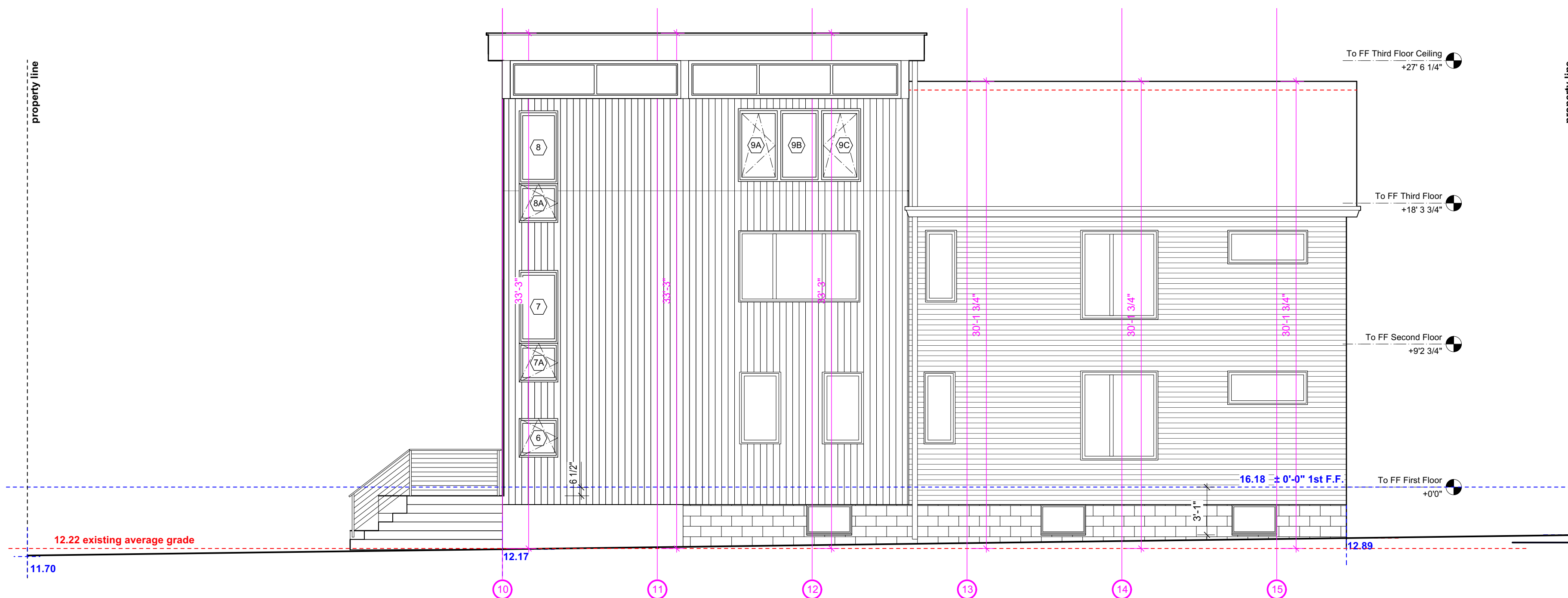
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11/15/23	Special Permit

A9
 Proposed North and South Exterior Elevations



1 Proposed Exterior North Elevation
 Scale: 3/16" = 1'-0"



2 Proposed Exterior South Elevation
 Scale: 3/16" = 1'-0"

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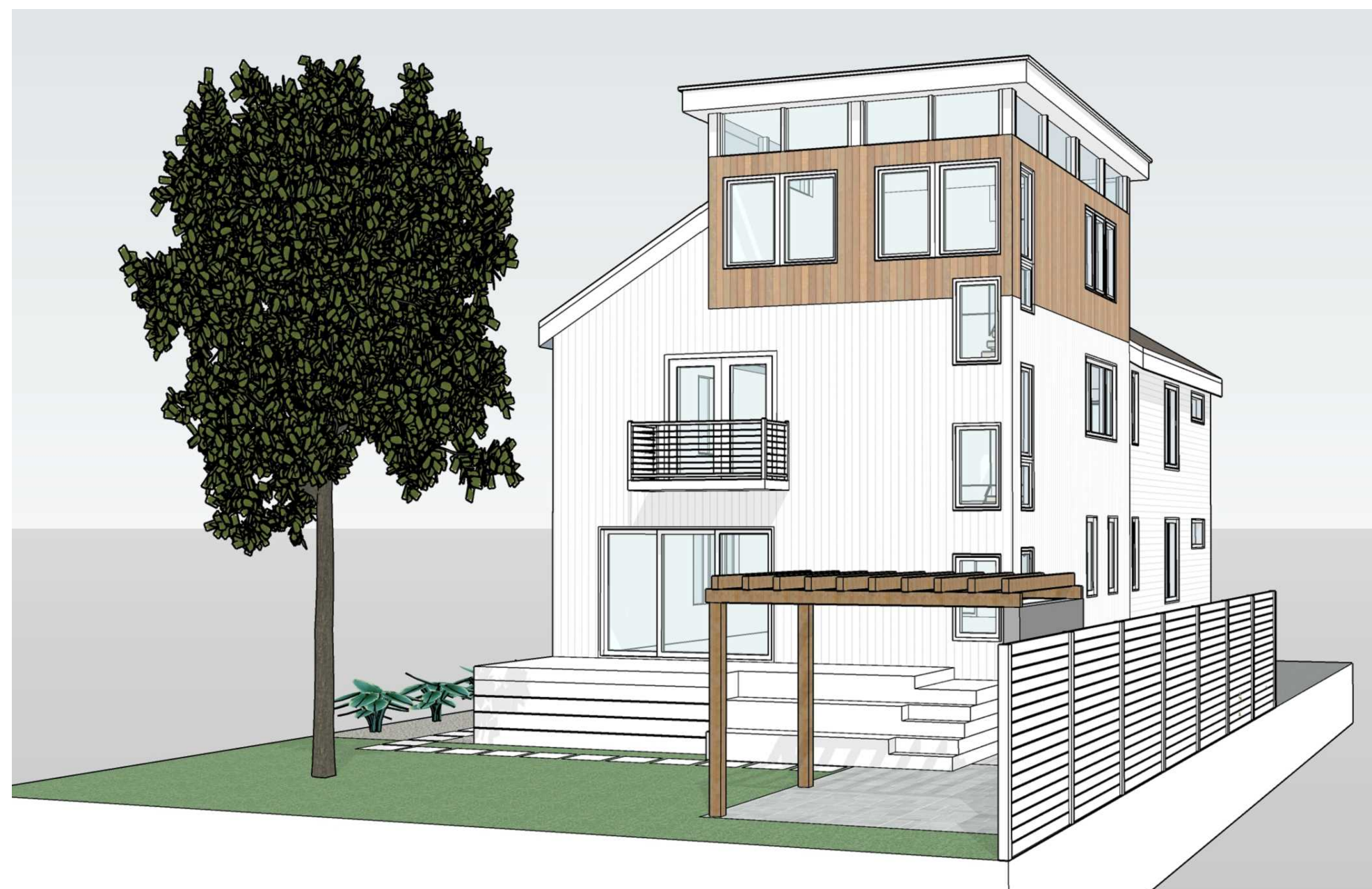
Ristivojevic Residence

15 Hazel Street
 Cambridge, MA

SPECIAL PERMIT SET

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A10
 Proposed
 Dormer Addition
 Model Views



15 Hazel St.

Petitioner

262-144
LIU, HARRY HANSONG & JOAN CHEN
7 FIELD ST
CAMBRIDGE, MA 02138

262-127
ALDRICH, ELLEN HOLBROOK,
TRS THE ELLEN HOLBROOK ALDRICH 2010 TRUST
1 FIELD ST
CAMBRIDGE, MA 02138

INKSTONE ARCHITECTS, INC.
C/O BRIGITTE STEINES
18 MAIN STREET #3B
CONCORD, MA 01742

262-31
WHEELIS, JOAN
10 HAZEL ST
CAMBRIDGE, MA 02138

262-148-149
B & L INVESTEMENTS LLC
5 CLAREMON ST #1
SOMERVILLE, MA 02144

262-10
RISTIVOJEVIC MIRKO & NATASA
15 HAZEL ST
CAMBRIDGE, MA 02138

262-9
FRANCELLA ADAMSON, ELOISE ADAMSON &
MARCHA COLBERT
19 HAZEL ST
CAMBRIDGE, MA 02138

262-15
CARPIO, GLENDA
11 FIELD ST UNIT 2
CAMBRIDGE, MA 02138

262-15
WARNER, PAUL H.
11 FIELD ST. UNIT 3
CAMBRIDGE, MA 02138

262-32
BROWN, JANICE S.
16-18 HAZEL ST UNIT 18
CAMBRIDGE, MA 02138

262-32
LARABEE, KYLE. F &
LENA M. KOZLOSKI TRUSTEES
16-18 HAZEL ST. UNIT 16
CAMBRIDGE, MA 02138

262-8
RESIDENT
230 GARDEN ST
CAMBRIDGE, MA 02138

262-15
ARDOLINO ANTHONY J & SALLY A ARDOLINO
11 FIELD ST - #1
CAMBRIDGE, MA 02138

262-11
YAO YURONG & XIAOXIAO TANG
21 HOLMES RD
LEXINGTON, MA 02420

262-138
WHEELIS, JOAN
218 GARDEN ST
CAMBRIDGE, MA 02142

262-145
LUMMUS, SARAH TRAVERS
SARAH TRAVERS LUMMUS REVOCABLE TR.
9 FIELD ST
CAMBRIDGE, MA 02138

262-128
5 FIELD STREET LLC
50 JACQUES ST
SOMERVILLE, MA 02145

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, JOAN WHEELIS (name), of 218 Garden Street (address),
Cambridge, MA - am a neighbor of the property under discussion.


I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

 (signature) JOAN WHEELIS (date)

11/22/2023

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, Janice S. Brown (name), of 18 Hazel Street (address),
Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

Janice S. Brown (signature) 11-25-23 (date)

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, KYLE LARABEE (name), of 16 HAZEL STREET (address),
Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,



(signature)

27 NOV 2023

(date)

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, Sarah Lummus (name), of 9 FIELD ST. (address),
Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

Sarah Lummus (signature) 12/3/2023 (date)

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, E. Holly Aldrich (name), of 1 and 1A Field St (address),
Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

E. Holly Aldrich (signature) 12/9/23 (date)

Board of Zoning Appeal
For the City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

November 1, 2023

Dear Members of the Board of Zoning Appeal:

I am writing to express my support for the Special Permit application submitted by Mirko and Natasa Ristivojevic, owner of 15 Hazel Street.

I, Elise Adamson (name), of 19 HAZEL ST (address),
Cambridge, MA - am a neighbor of the property under discussion.

I understand

- that the property has a non-conforming Gross Floor Area (GFA) of 3,097 sf since decades, when the shed roof addition was done.
- that replacing the shed roof of the back addition with a dormer will add 145 sf to the existing GFA.

I support the Special Permit application based on my conclusion that the proposed project:

- does not cause substantial detriment to the neighborhood;
- is compatible with the scale of the neighborhood;
- will not create additional noise from heat pump condensers, pumps, fans, and furnaces that could adversely impact adjoining lots;
- will create value for the entire neighborhood through better design and quality construction.

Best regards,

Elise Adamson (signature) 12/9/2023 (date)