



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 DEC 13 AM 10:04

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 1145038**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** Brinn Sanders

**PETITIONER'S ADDRESS:** 12 Ellsworth Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 177 Hancock St., Cambridge, MA

**TYPE OF OCCUPANCY:** Two Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Construct new fenestration and window wells in elevations non-conforming for setback.

Average grade reduced, building height is increased. Increase in building height creates increase in required setbacks per formula. Ridge location & exterior walls are unchanged.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

(Petitioner (s) / Owner)

BRINN M SANDERS

(Print Name)

Address: 12 ELLSWORTH AVE, CAM BRIDGE, MA 02139  
 Tel. No. 4158609574  
 E-Mail Address: brinnsand@gmail.com

Date: 12/12/24

**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 Brinn Sanders dba 177 Hancock LLC  
(OWNER)

Address: 12 Ellsworth Ave, Cambridge, MA 02139

State that I/We own the property located at 177 Hancock St, Cambridge, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of 177 Hancock St. LLC

\*Pursuant to a deed of duly recorded in the date 7/20/2007, Middlesex South County Registry of Deeds at Book 49925, Page 12; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name BRINN SANDERS personally appeared before me, this 4 of DEC, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires 5.13.27 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, 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 177 Hancock 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 special permit relief seeks to change windows in existing nonconforming elevations, it is minor in nature and does not create new nonconformities.

**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 special permit request is for fenestration changes and their affect on formula for height and setback. The granting of the special permit will not cause a change to traffic or existing traffic patterns.

**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 proposed project use is unchanged will have no adverse impact on adjacent uses. The use of the property as two family is consistent with surrounding structures and the zoning district. This project was approved as historically appropriate at the December Mid Cambridge NCD hearing

**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 proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.

**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 use is unchanged and consistent with the integrity of this district.

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

PLA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria relating to the proposed changes or uses which are requested in your application. Attach photos with additional information or special permits which have additional criteria and local board members' comments on the permit, which must be met.

Item 1: The Special Permit requested for 111 Jackson 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 special permit will make no change to existing windows or existing elevations. It is minor in nature and does not create new nonconformities.

(B) The generated or pattern of uses or uses would not cause congestion, hazard, or substantial change in established neighborhood character for the following reasons:

The special permit request is for restoration changes and their effect on frontage for height and setback. The granting of the special permit will not cause a change in traffic or existing traffic volume.

(C) The proposed use is a continuation of the development of adjacent uses as permitted in the zoning ordinance and will not be adversely affected by the nature of the proposed use for the following reasons:

The proposed project use is unobstructed and will have no adverse impact on adjacent uses. The use of the property as two family is consistent with surrounding structures and the zoning district. This project was approved as historically appropriate at the December 14, 2010 Board Meeting.

(D) The proposed use would not be a detriment to the health, safety and welfare of the citizens of the City for the following reasons:

The proposed changes are minimal in scope and will not create a hazard or hazard to occupants of the City.

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

The proposed use is unobstructed and consistent with the integrity of the district.

If you have any questions as to whether you are eligible to file this application, please contact your attorney.

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Brinn Sanders  
**Location:** 177 Hancock St., Cambridge, MA  
**Phone:** 4158609574

**Present Use/Occupancy:** Two Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Two Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>		
<u>TOTAL GROSS FLOOR AREA:</u>		4361	4361	3231	(max.)	
<u>LOT AREA:</u>		4308	4308	5000	(min.)	
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.01	1.01	0.75		
<u>LOT AREA OF EACH DWELLING UNIT</u>		2154	2154	1500		
<u>SIZE OF LOT:</u>	WIDTH	50	50	50		
	DEPTH	114.5	114.5	---		
<u>SETBACKS IN FEET:</u>	FRONT	8.5	8.5	10		
	REAR	14.5	14.5	23.6		
	LEFT SIDE	3.7	3.7	17.3		
	RIGHT SIDE	10.8	10.8	17.3		
<u>SIZE OF BUILDING:</u>	HEIGHT	41.8	42.5	35		
	WIDTH	43.8	43.8	---		
	LENGTH	35.3	35.3	---		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		52.2	35.7	30		
<u>NO. OF DWELLING UNITS:</u>		2	2	2		
<u>NO. OF PARKING SPACES:</u>		0	1 + 1 tandem	0		
<u>NO. OF LOADING AREAS:</u>		0	0	0		
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

n/a

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



# 177 HANCOCK STREET, CAMBRIDGE MA

## BZA SUBMISSION SET

12.12.24



**OWNER**

**BRINN SANDERS**  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

**ARCHITECT**

**KELLY BOUCHER ARCHITECTURE**  
54 HARVARD STREET  
BROOKLINE, MA 02445

(617) 827-3527

www.boucherarchitecture.com

TABLE OF CONTENTS			
#	SHEET NAME	ISSUE DATE	REV
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A020	ZONING COMPLIANCE - GFA DIAGRAMS	12.12.24	
A210	EXISTING & PROPOSED ELEVATIONS - BZA SUBMISSION	12.12.24	
A211	EXISTING & PROPOSED ELEVATIONS - BZA SUBMISSION	12.12.24	
A212	3D VIEWS	12.12.24	
A213	PROPOSED RAILING	12.12.24	

THIS PROJECT WAS REVIEWED AND APPROVED FOR HISTORIC APPROPRIATENESS BY THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT ON DECEMBER 2, 2024

LOCATION		177 HANCOCK STREET, CAMBRIDGE MA		
DATE: 12.04.24		EXISTING	REQUESTED	CZO REQ
ZONE		RES C-1		
LOT AREA		4308	4308	5000
FAR		1.01	1.01	0.75
GFA		4361	4361	3231
LOT AREA PER DU		2154	2154	1500
NO OF UNITS		2.0	2.0	2.9
SIZE OF LOT				
	W	50	50	50
	D	114.5	114.5	
SETBACKS				
	FRONT	8.5	8.5	H+L/4 min 10
	REAR	14.5	14.5	23.6
	LEFT SIDE	3.7	3.7	H+L/5 = 17.5'
	RIGHT SIDE	10.8	10.8	H+L/5 = 17.5'
SIZE OF BLDG				
	HEIGHT	41.8	42.5	35
	LENGTH	43.8	43.8	
	WIDTH	35.3	35.3	
RATIO OF OPEN SPACE	PERCENTAGE OF LOT AREA			30% total 15% Private
TOTAL OPEN SPACE		52.2%	35.7%	1292.4
TOTAL PRIVATE OPEN SPACE		31.0%	20.5%	646.2
PARKING SPACES		0	2	0
LOADING AREA		0	0	0
DISTANCE TO NEAREST BLDG		n/a	n/a	10 or H+H/6

No.	Descrip.	Date

stamp

client  
**BRINN SANDERS**  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

file  
COVER SHEET  
project  
177 HANCOCK STREET, CAMBRIDGE MA



job number 24-014

scale 12" = 1'-0"

issue date 12.12.24  
BZA SUBMISSION SET

Sheet no.  
**A000**







LOCATION		177 HANCOCK STREET, CAMBRIDGE MA		
DATE: 12.04.24	EXISTING	REQUESTED	CZO REQ	
ZONE	RES C-1			
LOT AREA	4308	4308	5000	
FAR	1.01	1.01	0.75	
GFA	4361	4361	3231	
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SIZE OF LOT				
	W	50	50	
	D	114.5	114.5	
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PARKING SPACES	0	2	0	
LOADING AREA	0	0	0	
DISTANCE TO NEAREST BLDG	n/a	n/a	10 or H+H/6	

PROPOSED OPEN SPACE		
TYPE	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	758 SF	15.2%
PRIVATE OPEN SPACE	1026 SF	20.5%
TOTAL O.S.	1784 SF	35.7%

EXISTING OPEN SPACE		
TYPE	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	1551 SF	31.0%
PRIVATE OPEN SPACE	1058 SF	21.2%
TOTAL O.S.	2609 SF	52.2%

### ZONING REQUEST SUMMARY

#### PROJECT DESCRIPTION:

RENOVATIONS AND RESTORATION OF AN EXISTING TWO FAMILY RESIDENTIAL WOOD FRAME STRUCTURE. RENOVATIONS ARE MAINLY INTERIOR.

NO ADDITIONS OR ROOF RECONFIGURATIONS ARE PLANNED.

#### 177 HANCOCK STREET EXISTING NONCONFORMITY:

FAR / LOT SIZE / SETBACKS / LOT WIDTH / BUILDING HEIGHT

#### ZONING SUMMARY

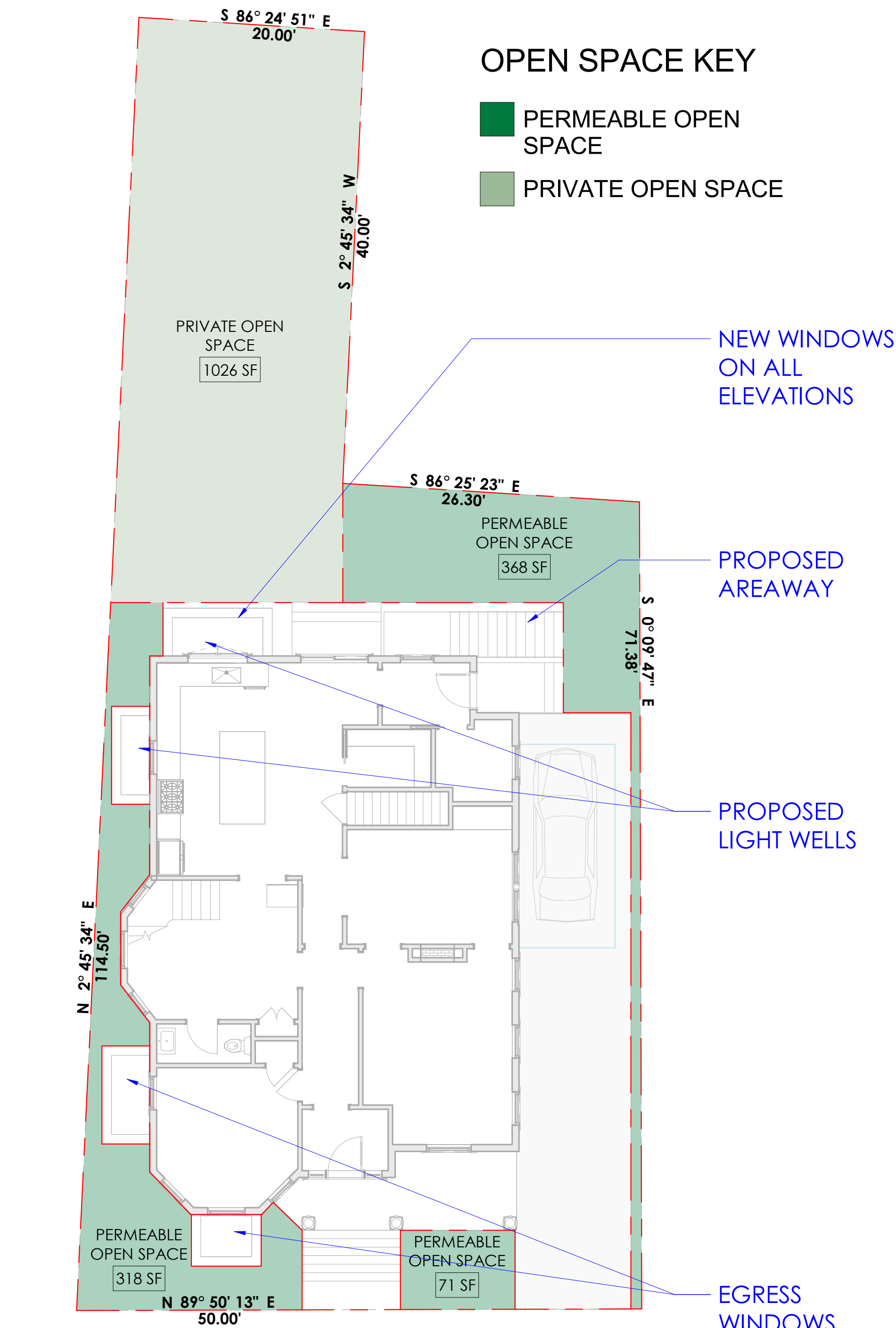
OUR PROPOSED PROJECT MAINLY CONSISTS OF INTERIOR RENOVATIONS. IT DOES NOT INCLUDE ANY ADDITIONS OR INCREASE IN GROSS FLOOR / FAR.

NO CHANGES ARE PROPOSED TO THE ROOF CONFIGURATION

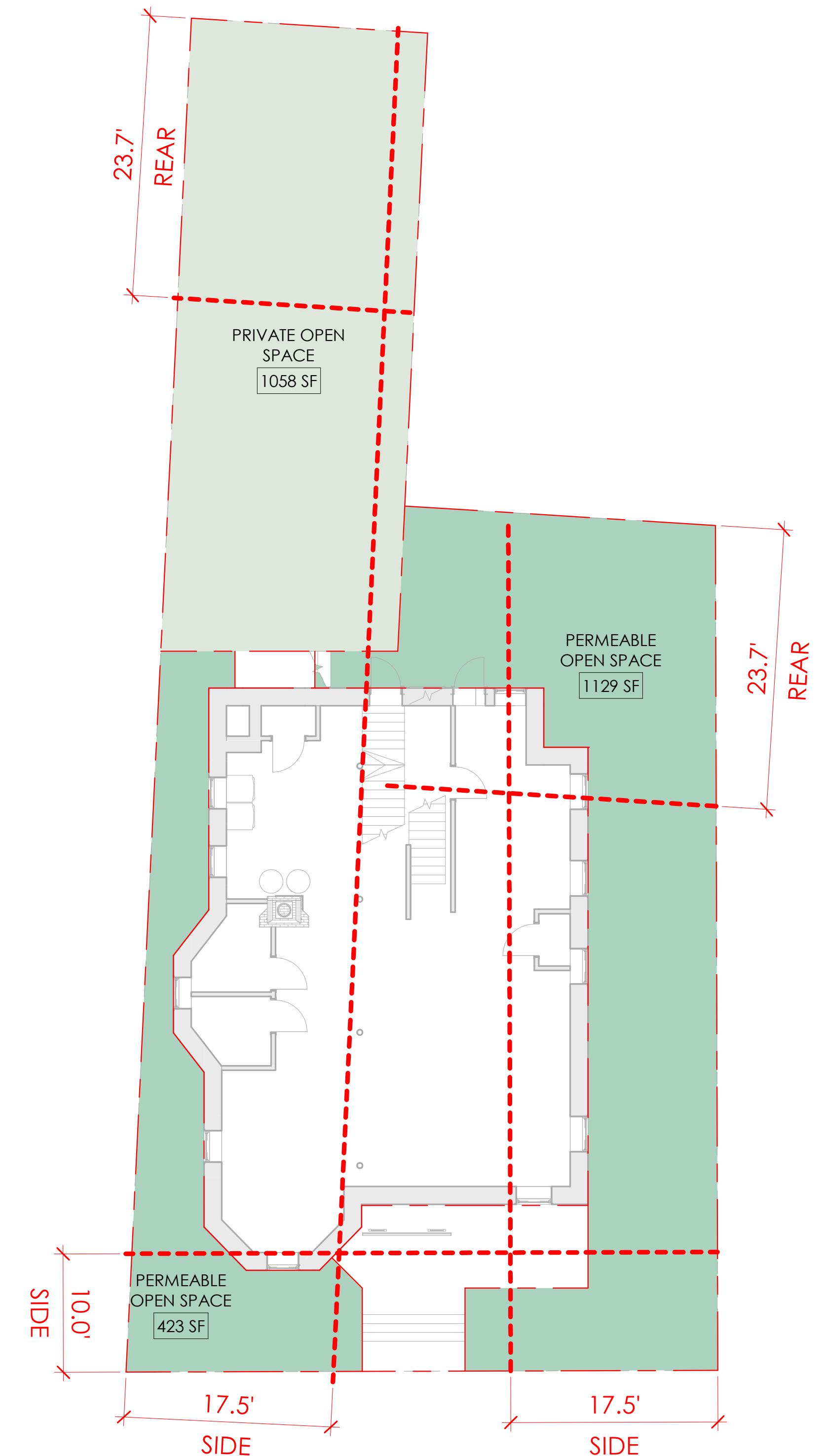
OUR PROPOSED PROJECT IS COMPLIANT FOR OPEN SPACE.

#### SPECIAL PERMIT REQUESTS:

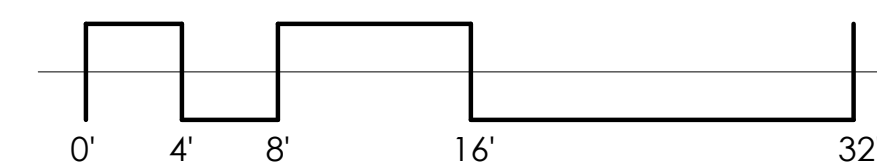
- ADD WINDOWS IN WALLS NON-CONFORMING FOR SETBACK, SIDE / REAR
- BUILDING HEIGHT: CREATION OF WINDOW WELLS LOWERS AVERAGE GRADE, INCREASES OVERALL BUILDING HEIGHT ABOVE GRADE. ROOF CONFIGURATION / RIDGE LOCATION IS UNCHANGED



2 PROPOSED OPEN SPACE DIAGRAM  
1/8" = 1'-0"



1 EXISTING OPEN SPACE DIAGRAM  
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client  
BRINN SANDERS  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

title  
ZONING COMPLIANCE - SITE PLAN  
project  
177 HANCOCK STREET, CAMBRIDGE MA



job number 24-014

scale As indicated

issue date 12.12.24

BZA SUBMISSION SET

Sheet no.  
A010

























# 177 HANCOCK STREET, CAMBRIDGE MA

BZA SUBMISSION DATED JANUARY 6, 2025

01.06.25



**OWNER**

**BRINN SANDERS**  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

**ARCHITECT**

**KELLY BOUCHER ARCHITECTURE**  
54 HARVARD STREET  
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THIS PROJECT WAS REVIEWED AND APPROVED FOR HISTORIC APPROPRIATENESS BY THE MID CAMBRIDGE NEIGHBORHOOD CONSERVATION DISTRICT ON DECEMBER 2, 2024

LOCATION		177 HANCOCK STREET, CAMBRIDGE MA		
DATE:	12.04.24	EXISTING	REQUESTED	CZO REQ
ZONE		RES C-1		
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PARKING SPACES		0	2	0
LOADING AREA		0	0	0
DISTANCE TO NEAREST BLDG		n/a	n/a	10 or H+H/6

No.	Descrip.	Date

stamp

client  
**BRINN SANDERS**  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

file  
COVER SHEET  
project  
177 HANCOCK STREET, CAMBRIDGE MA



job number 24-014

scale 12" = 1'-0"

issue date 01.06.25

BZA SUBMISSION  
DATED JANUARY 6,  
2025

Sheet no.  
**A000**







LOCATION		177 HANCOCK STREET, CAMBRIDGE MA		
DATE: 12.04.24	EXISTING	REQUESTED	CZO REQ	
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#### 177 HANCOCK STREET EXISTING NONCONFORMITY:

FAR / LOT SIZE / SETBACKS / LOT WIDTH / BUILDING HEIGHT

#### ZONING SUMMARY

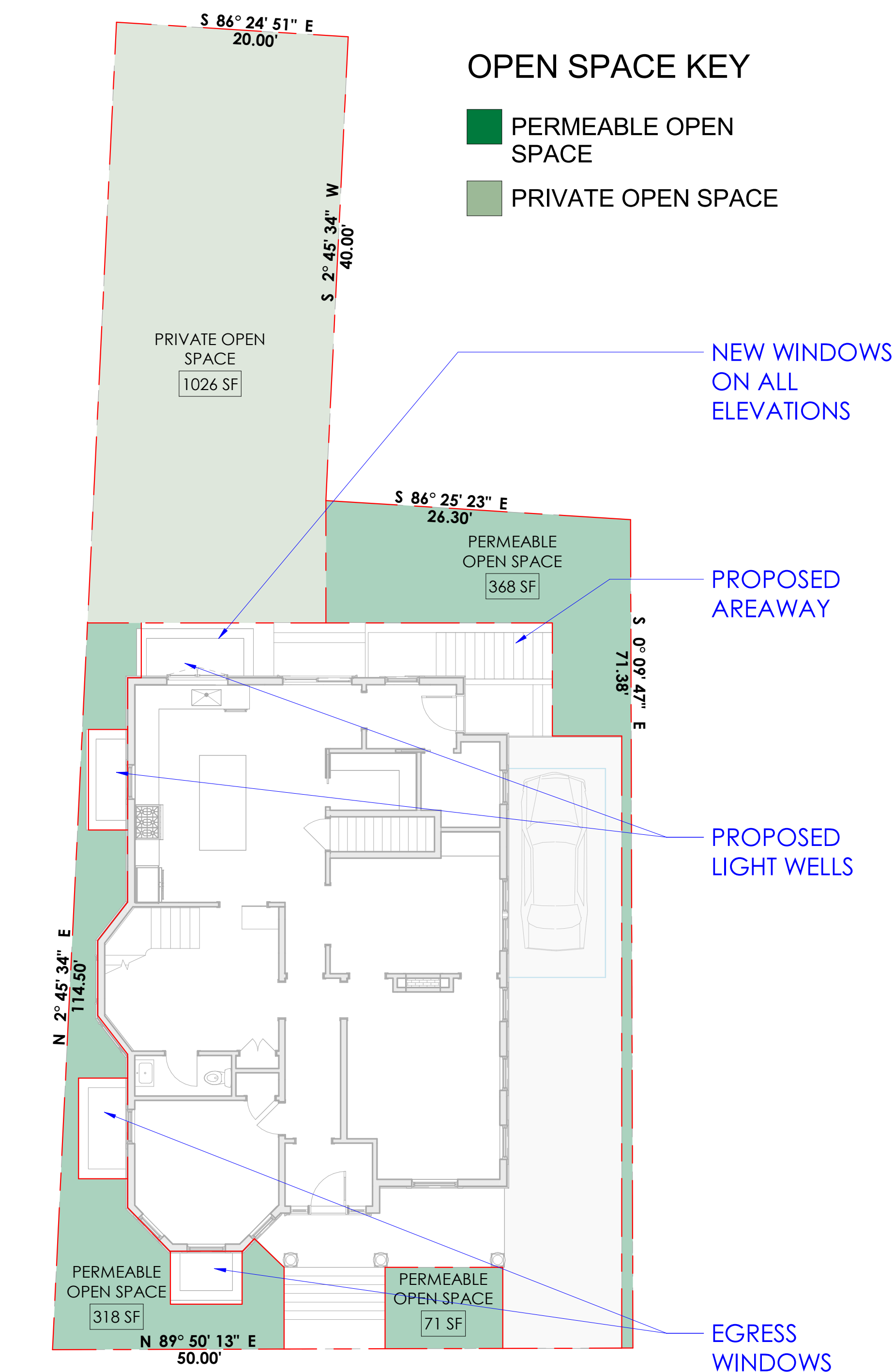
OUR PROPOSED PROJECT MAINLY CONSISTS OF INTERIOR RENOVATIONS. IT DOES NOT INCLUDE ANY ADDITIONS OR INCREASE IN GROSS FLOOR / FAR.

NO CHANGES ARE PROPOSED TO THE ROOF CONFIGURATION

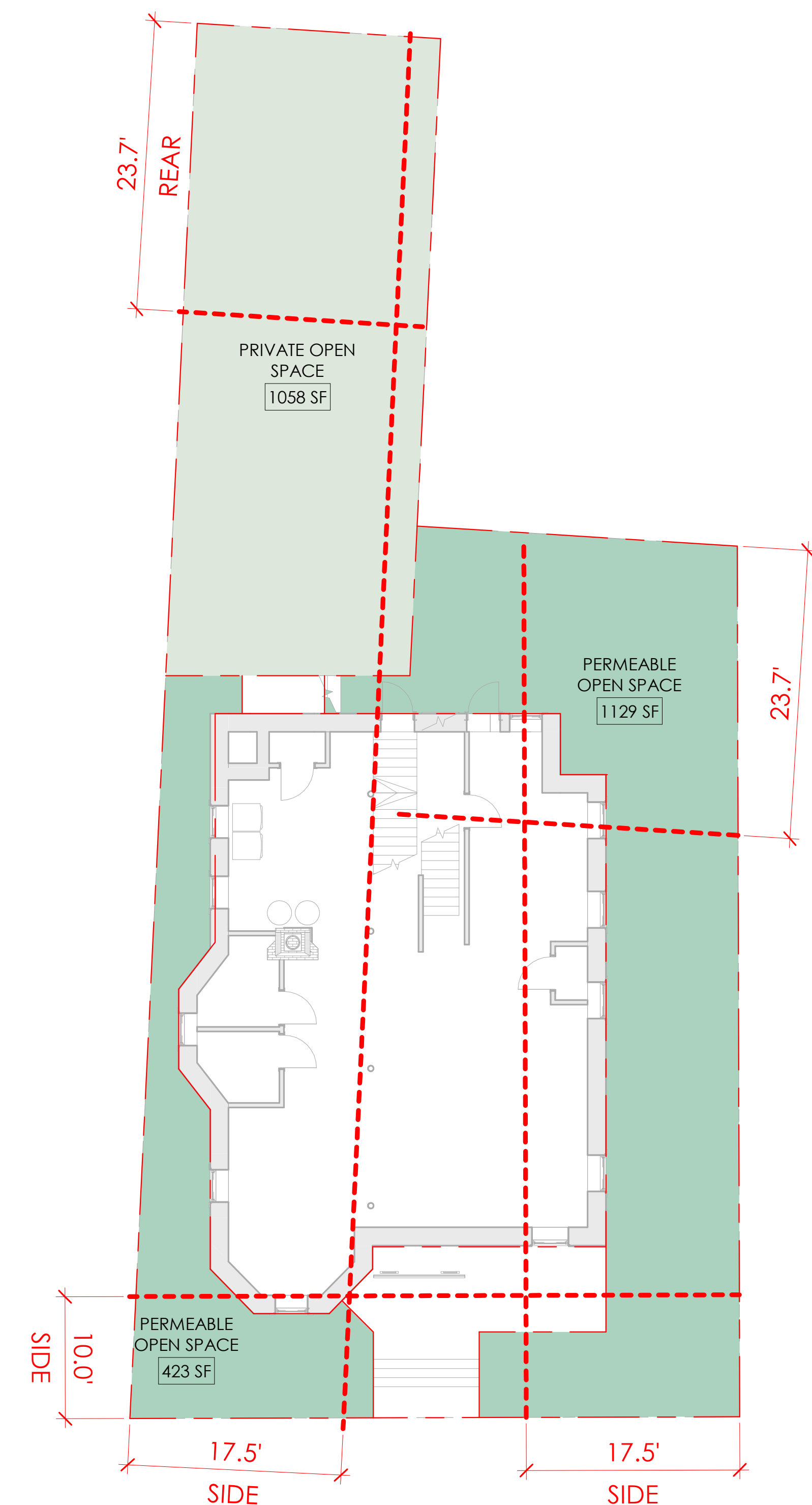
OUR PROPOSED PROJECT IS COMPLIANT FOR OPEN SPACE.

#### SPECIAL PERMIT REQUESTS:

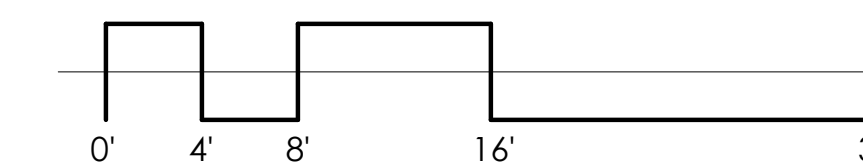
- ADD WINDOWS IN WALLS NON-CONFORMING FOR SETBACK, SIDE / REAR
- BUILDING HEIGHT: CREATION OF WINDOW WELLS LOWERS AVERAGE GRADE, INCREASES OVERALL BUILDING HEIGHT ABOVE GRADE. ROOF CONFIGURATION / RIDGE LOCATION IS UNCHANGED



2 PROPOSED OPEN SPACE DIAGRAM  
1/8" = 1'-0"



1 EXISTING OPEN SPACE DIAGRAM  
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client  
BRINN SANDERS  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

title ZONING COMPLIANCE - SITE PLAN  
project 177 HANCOCK STREET, CAMBRIDGE MA



job number 24-014

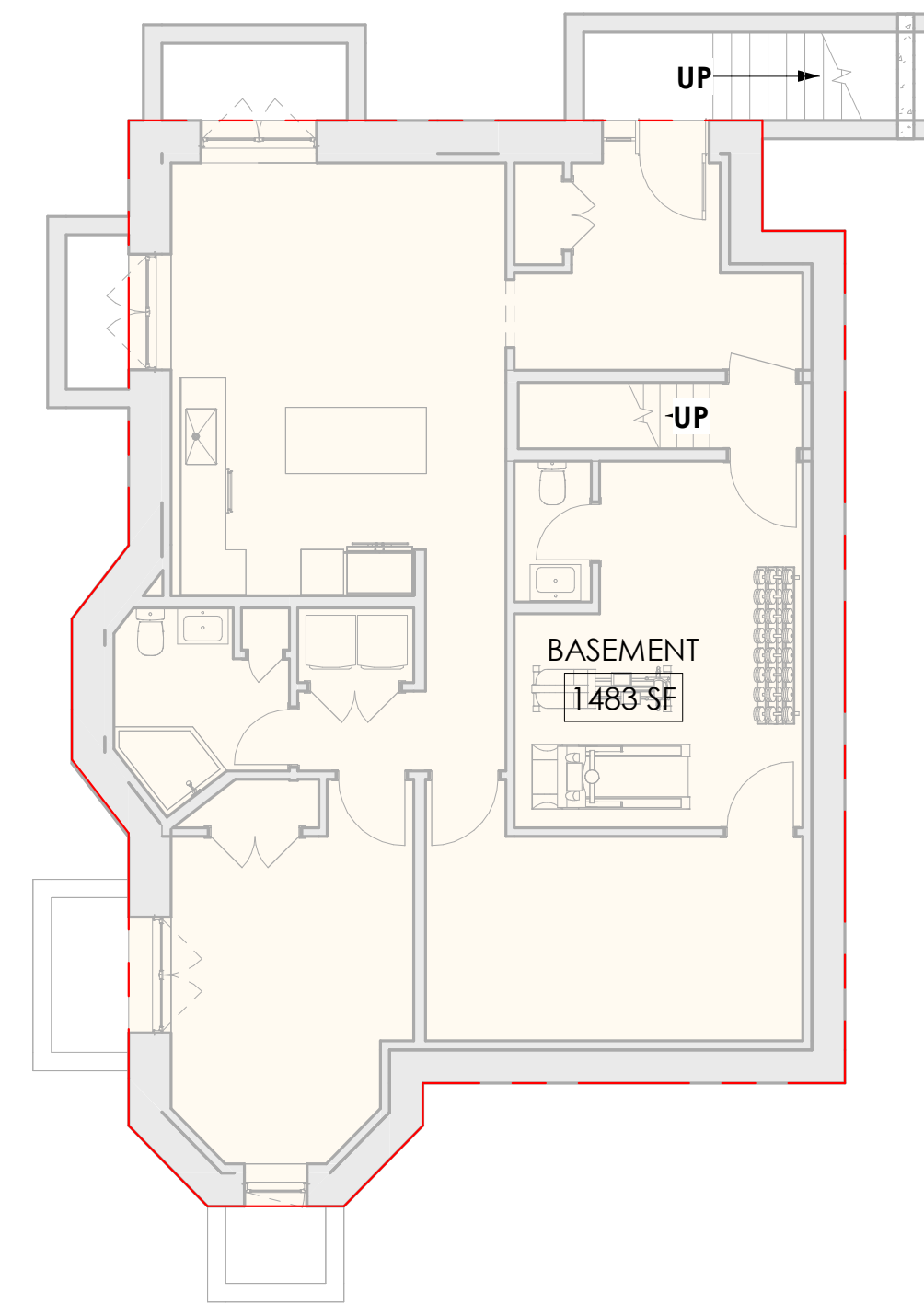
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issue date 01.06.25

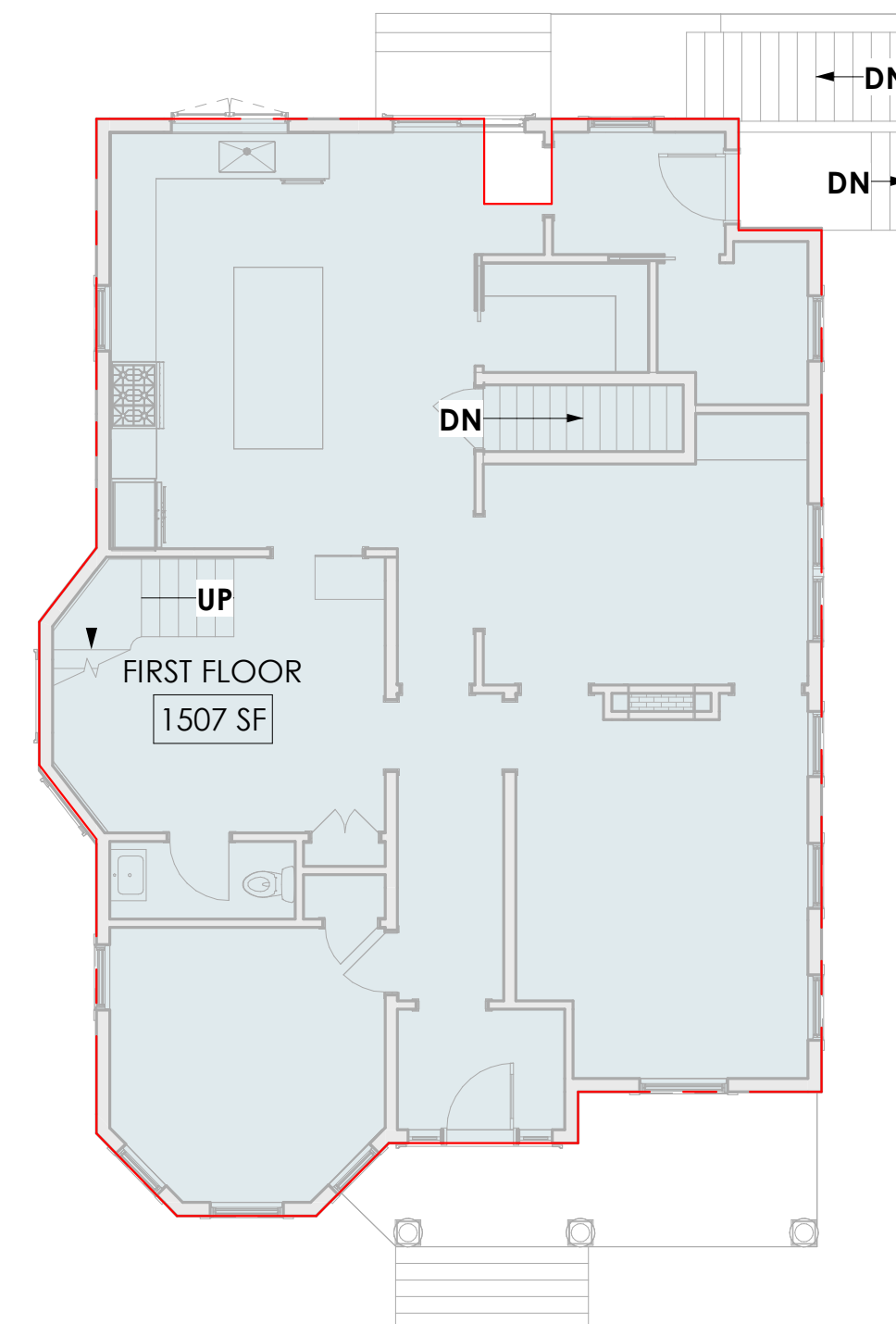
BZA SUBMISSION  
DATED JANUARY 6,  
2025

Sheet no.  
A010

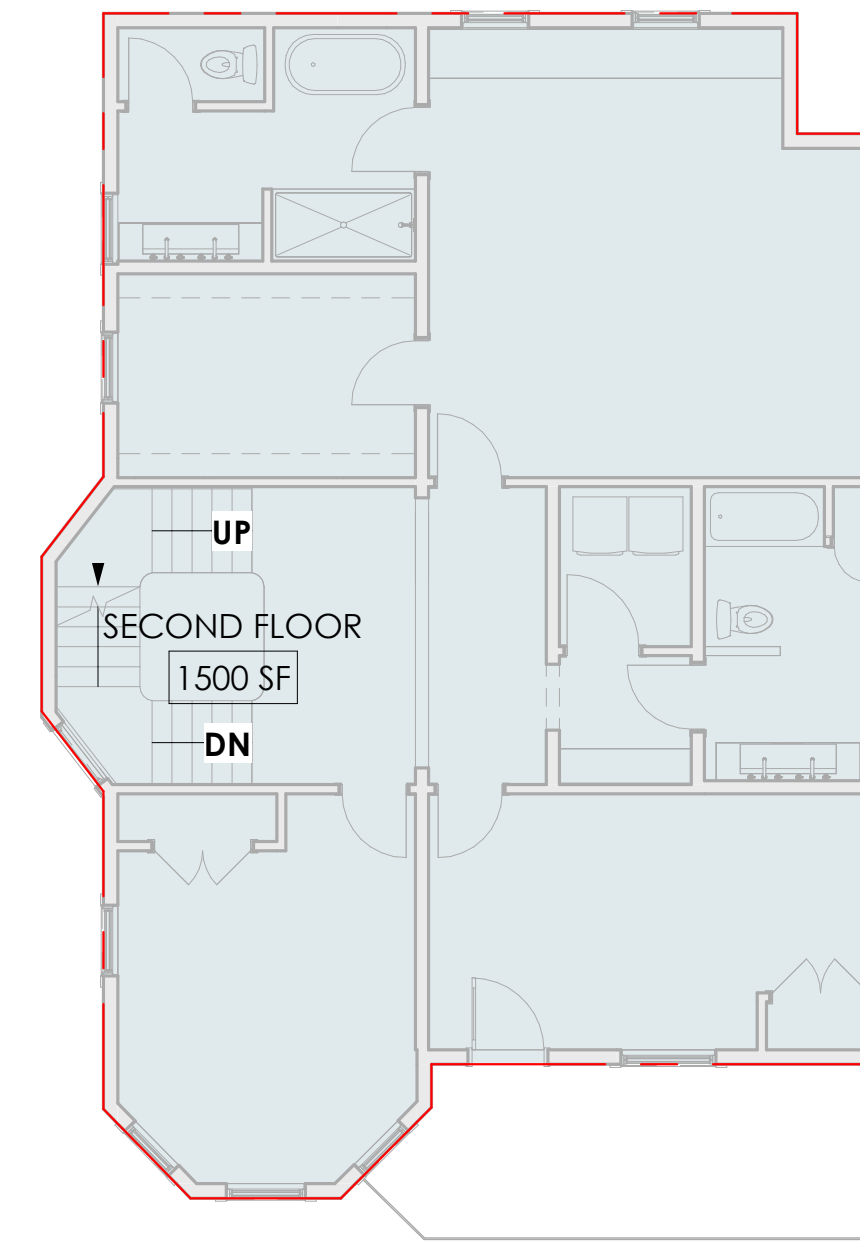
EXISTING AREA SCHEDULE		
NAME	AREA	AREA TYPE
GFA		
FIRST FLOOR	1507 SF	GFA
SECOND FLOOR	1500 SF	GFA
THIRD FLOOR	1355 SF	GFA
	4361 SF	
NON-GFA		
BASEMENT	1483 SF	NON-GFA
	1483 SF	
TOTAL SF	5844 SF	



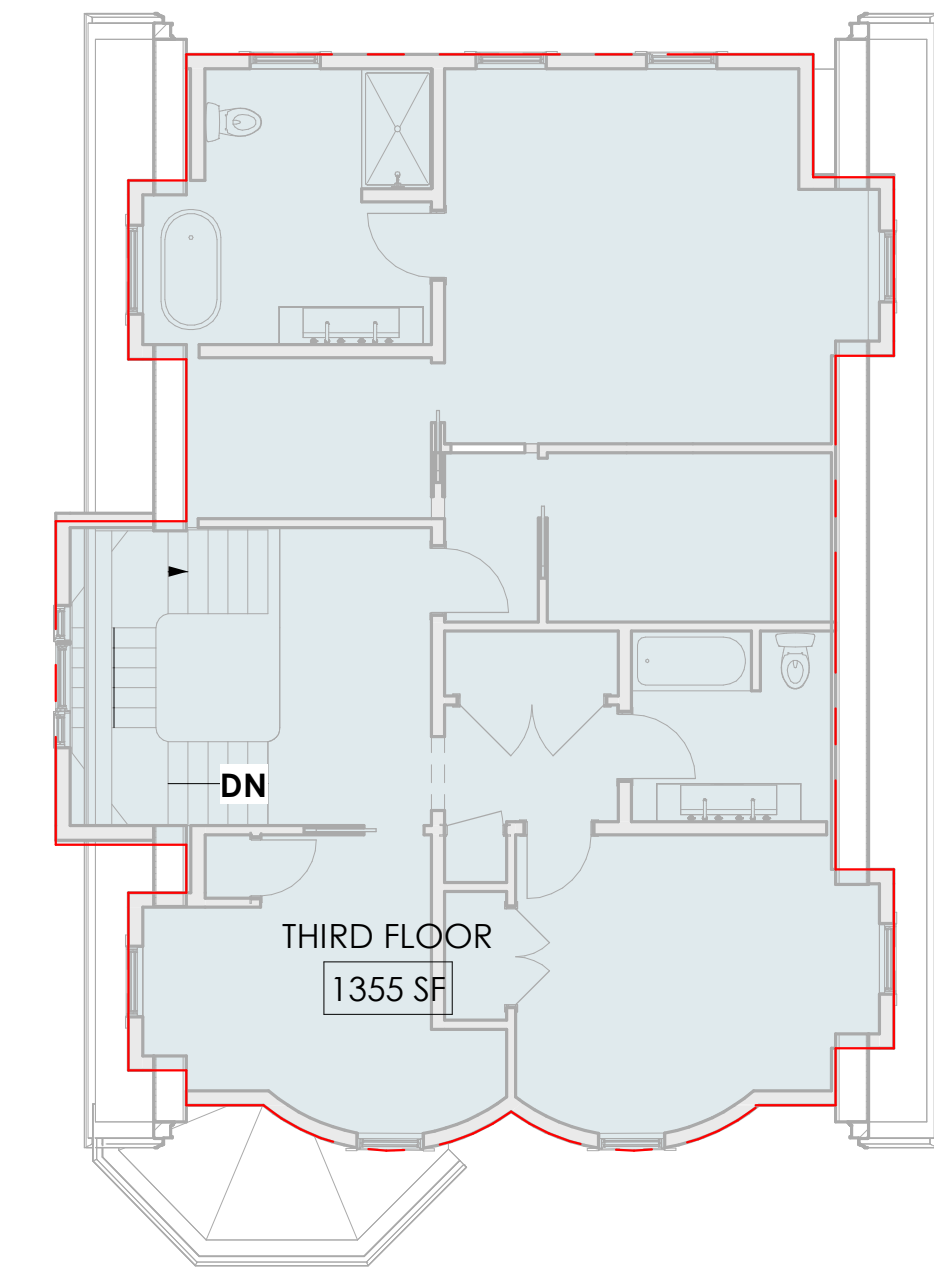
1 EXISTING BASEMENT AREA PLAN  
1/8" = 1'-0"



2 EXISTING 1ST FL AREA PLAN  
1/8" = 1'-0"

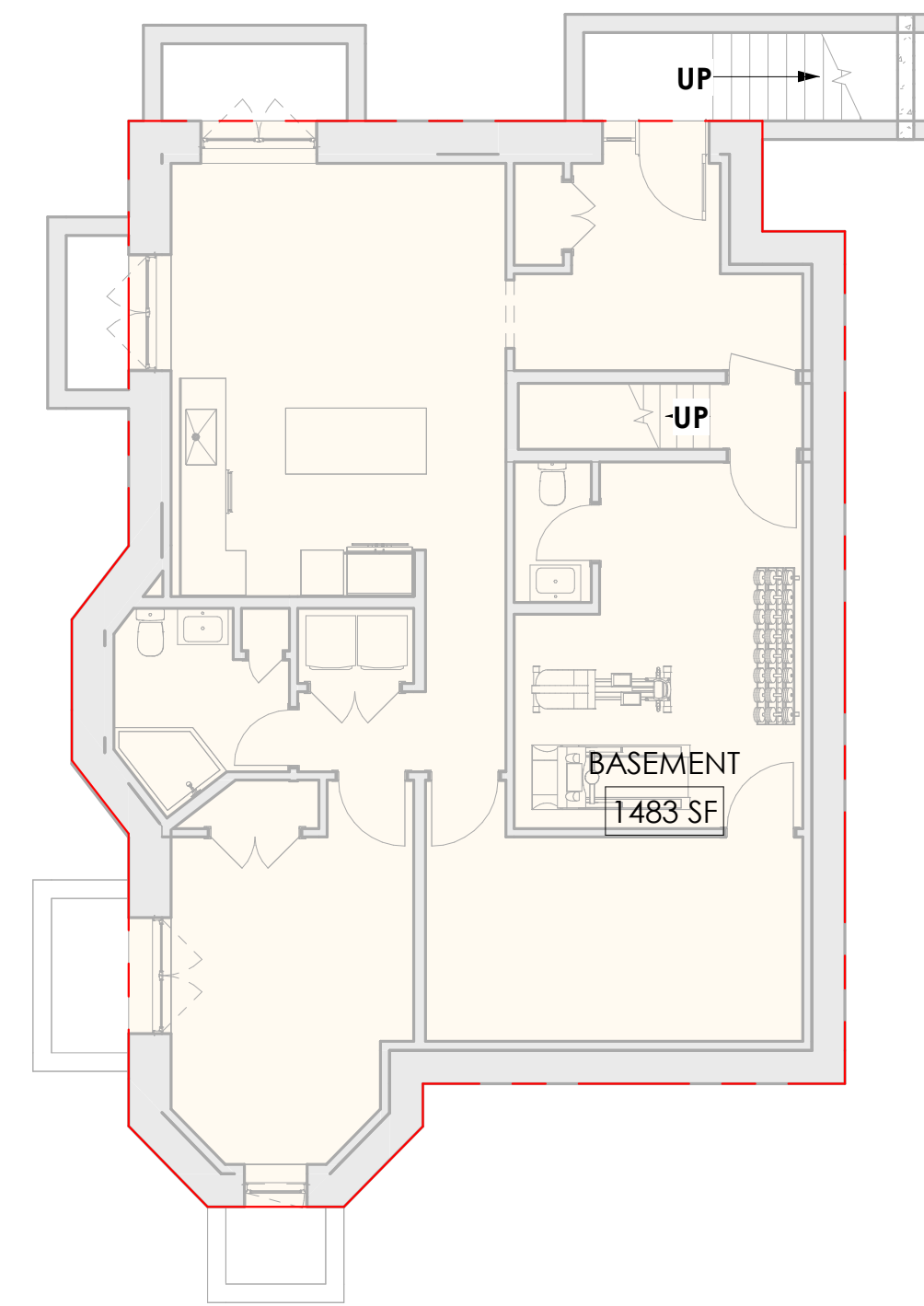


3 EXIST 2ND FL AREA PLAN  
1/8" = 1'-0"

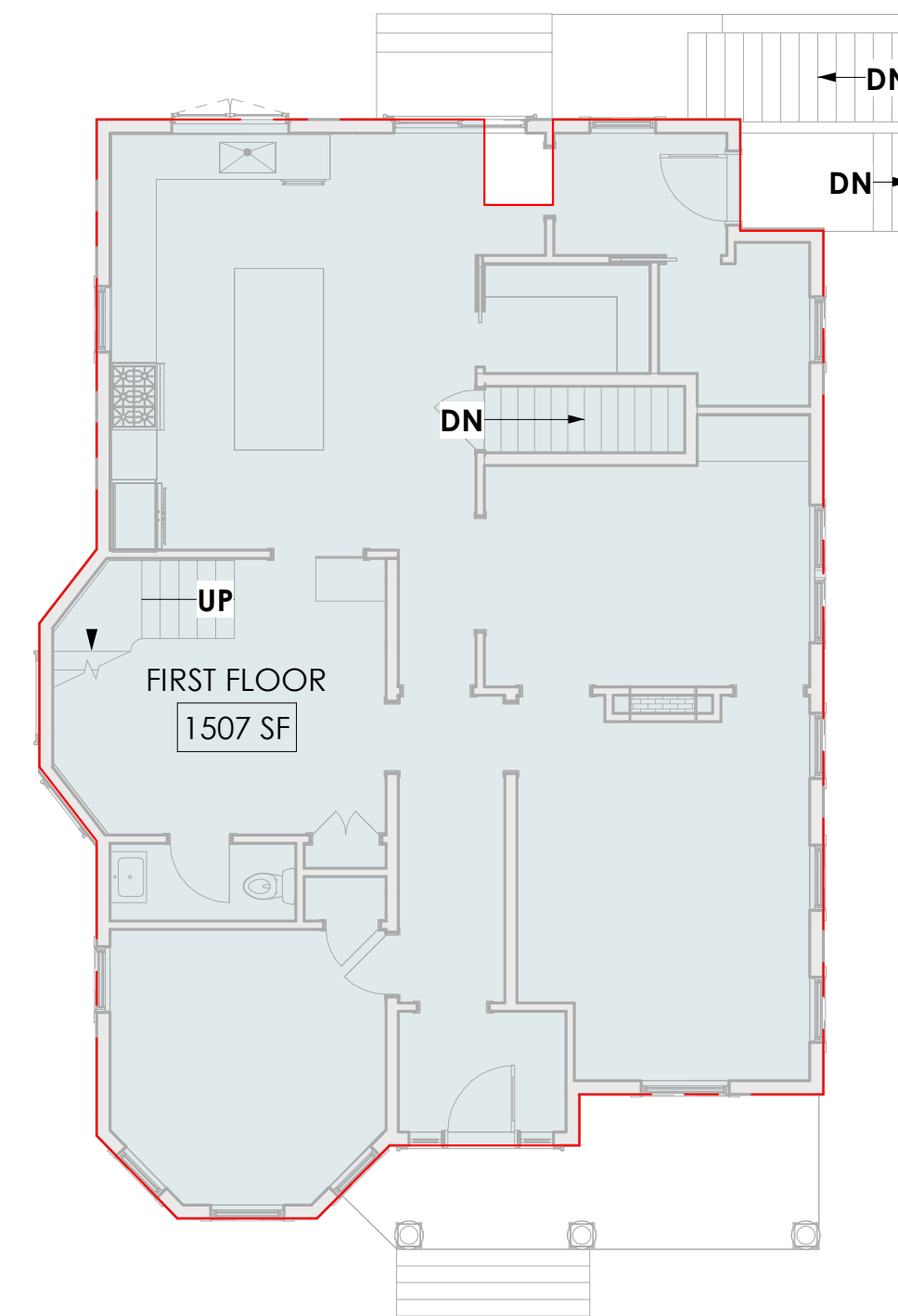


4 EXIST 3RD FL AREA PLAN  
1/8" = 1'-0"

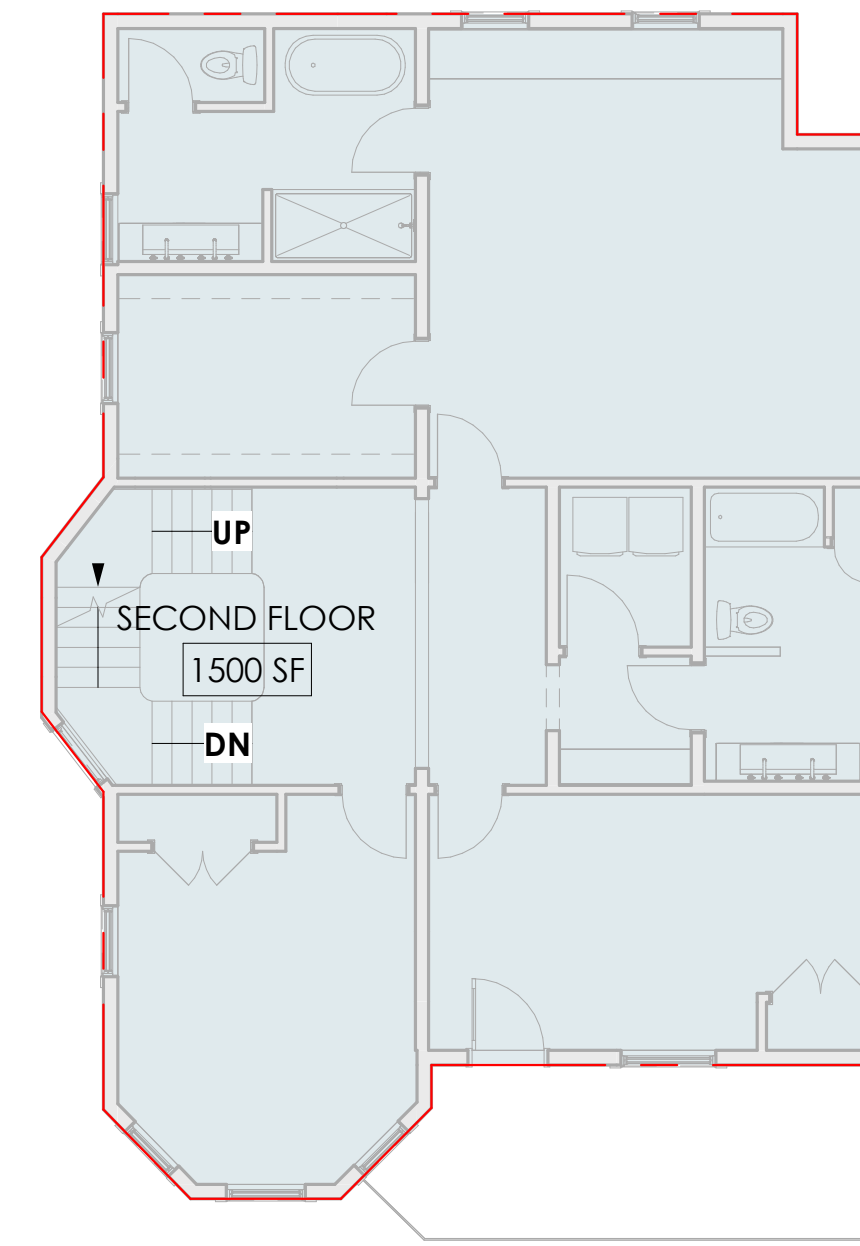
PROPOSED AREA SCHEDULE		
NAME	AREA	AREA TYPE
GFA		
FIRST FLOOR	1507 SF	GFA
SECOND FLOOR	1500 SF	GFA
THIRD FLOOR	1355 SF	GFA
	4361 SF	
NON-GFA		
BASEMENT	1483 SF	NON-GFA
	1483 SF	
TOTAL SF	5844 SF	



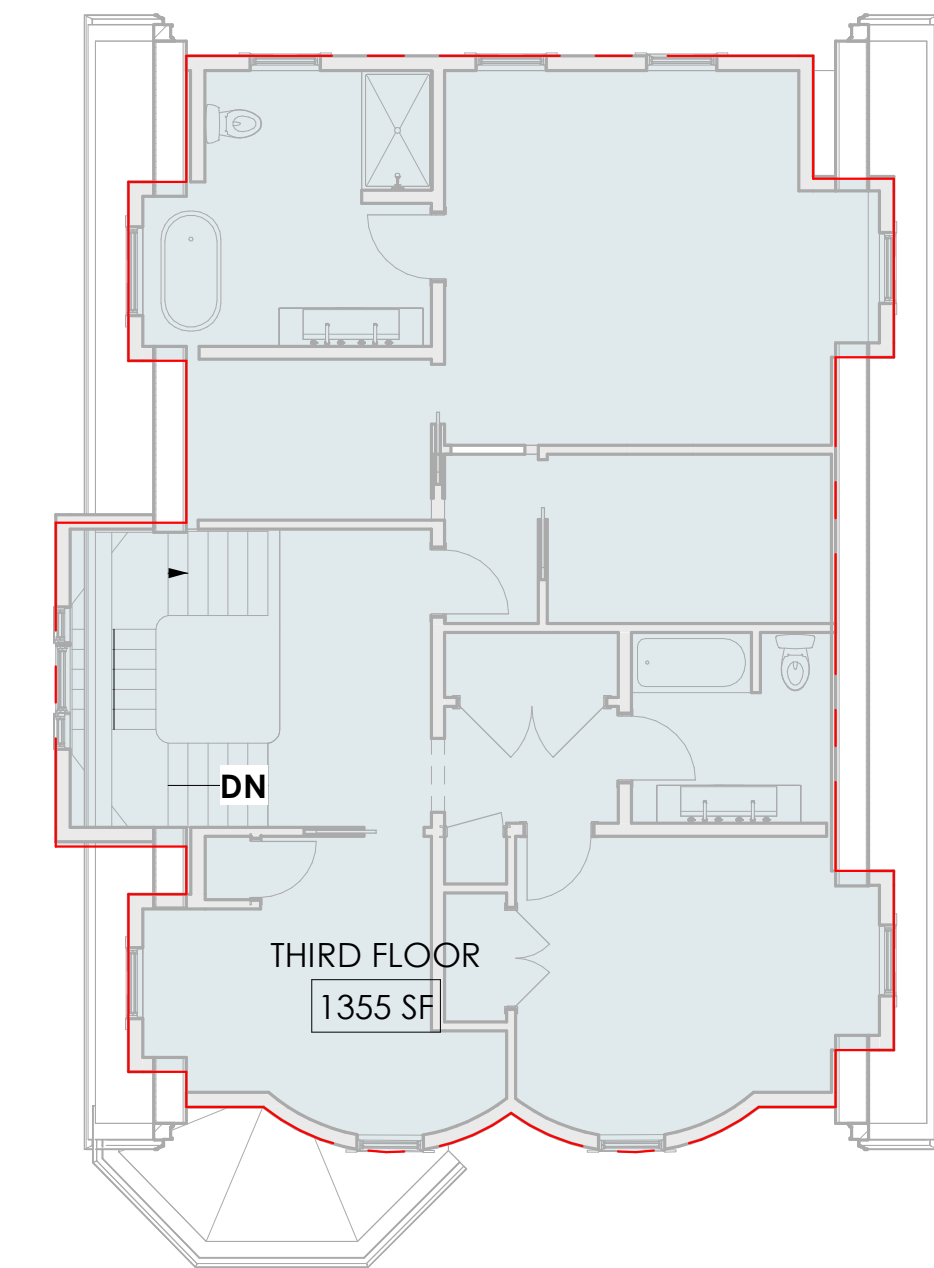
5 PROPOSED BASEMENT AREA PLAN  
1/8" = 1'-0"



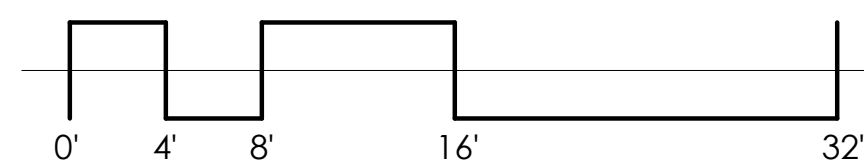
6 PROPOSED 1ST FL AREA PLAN  
1/8" = 1'-0"



7 PROPOSED 2ND FL AREA PLAN  
1/8" = 1'-0"



8 PROPOSED 3RD FL AREA PLAN  
1/8" = 1'-0"



OUR PROJECT DOES NOT INCLUDE  
ADDING ANY GROSS FLOOR AREA

No.	Descrip.	Date

stamp

client  
BRINN SANDERS  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

title ZONING COMPLIANCE - GFA DIAGRAMS  
project 177 HANCOCK STREET, CAMBRIDGE MA

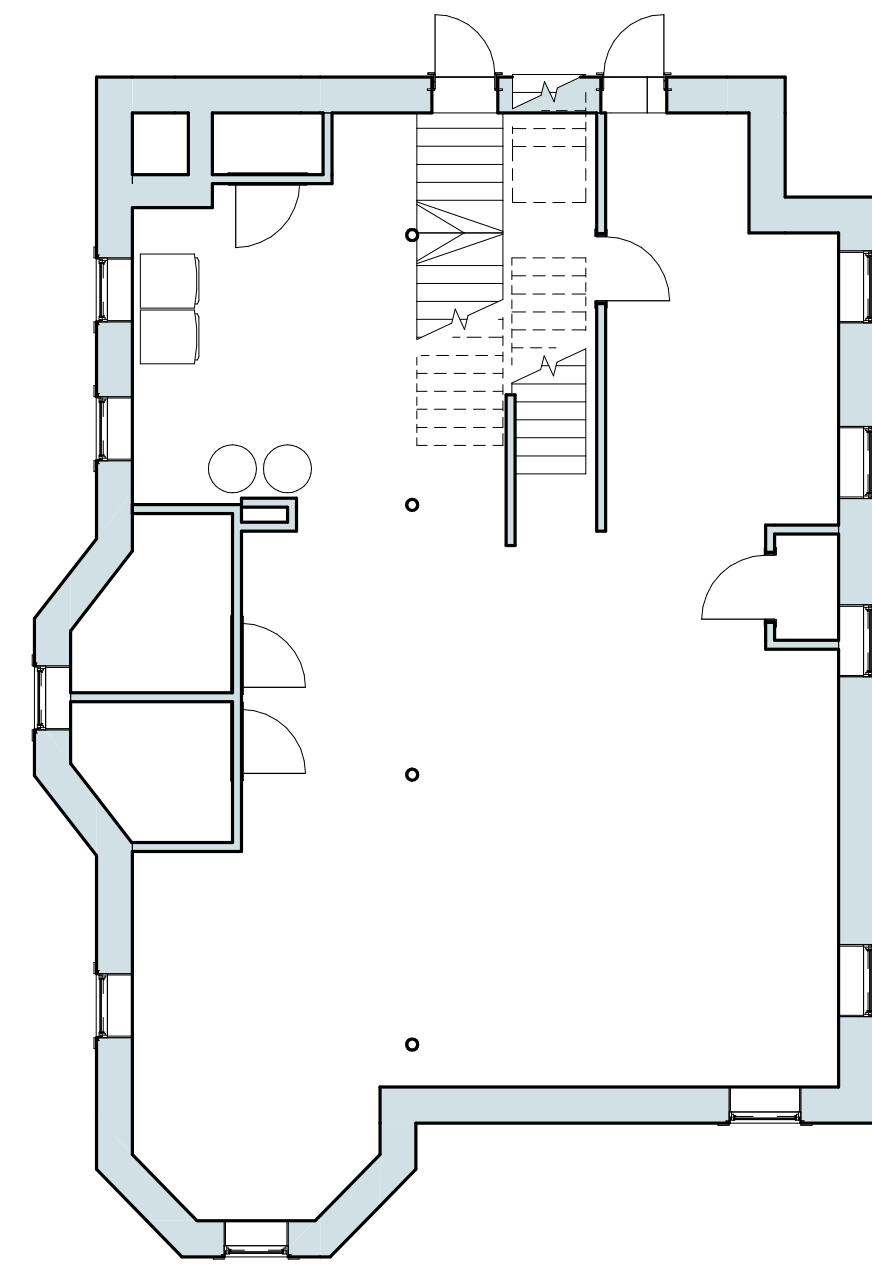
KBA  
KELLY BOUCHER ARCHITECTURE  
kelly@boucherarchitecture.com  
phone: (617) 827.3527  
job number 24-014

scale 1/8" = 1'-0"

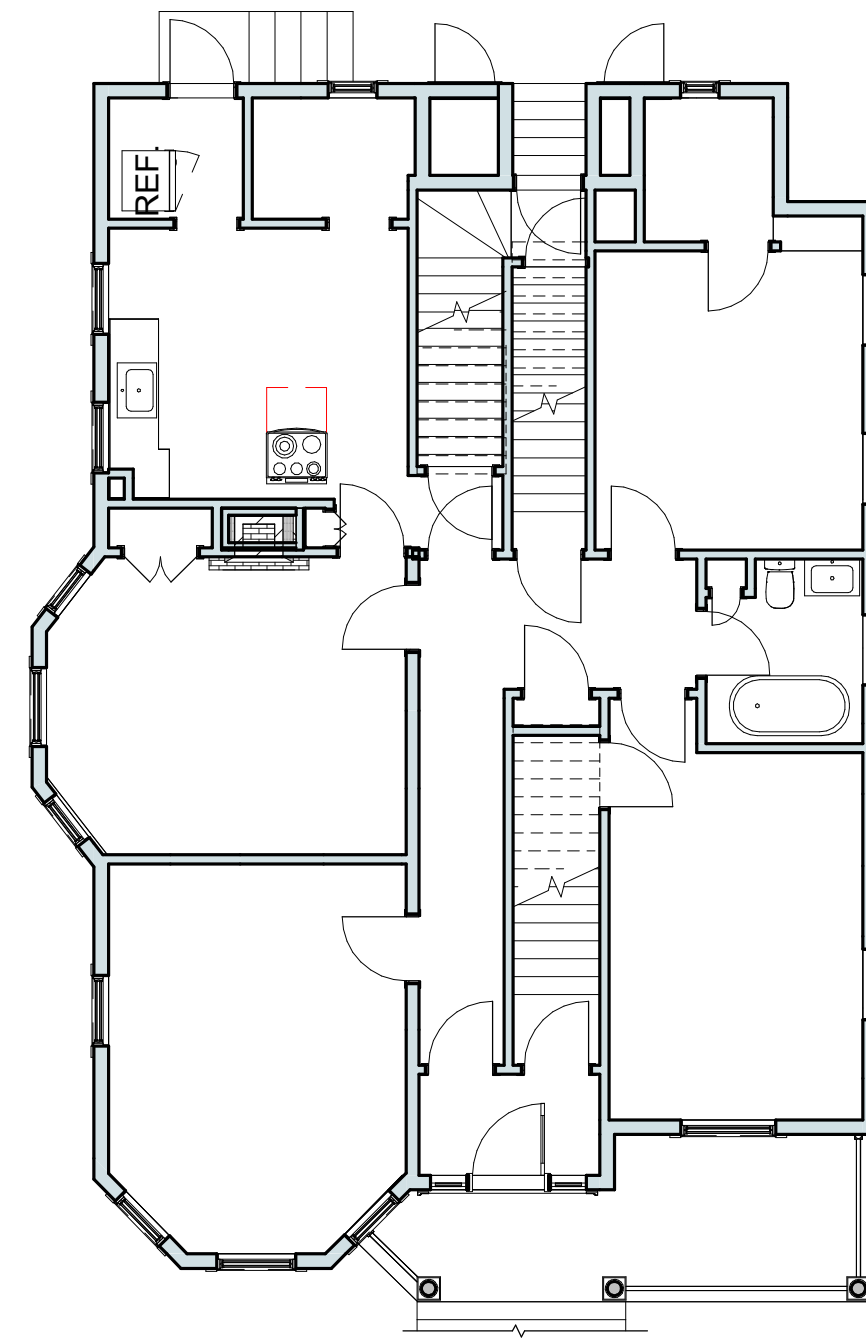
issue date 01.06.25  
BZA SUBMISSION  
DATED JANUARY 6,  
2025

Sheet no.  
A020

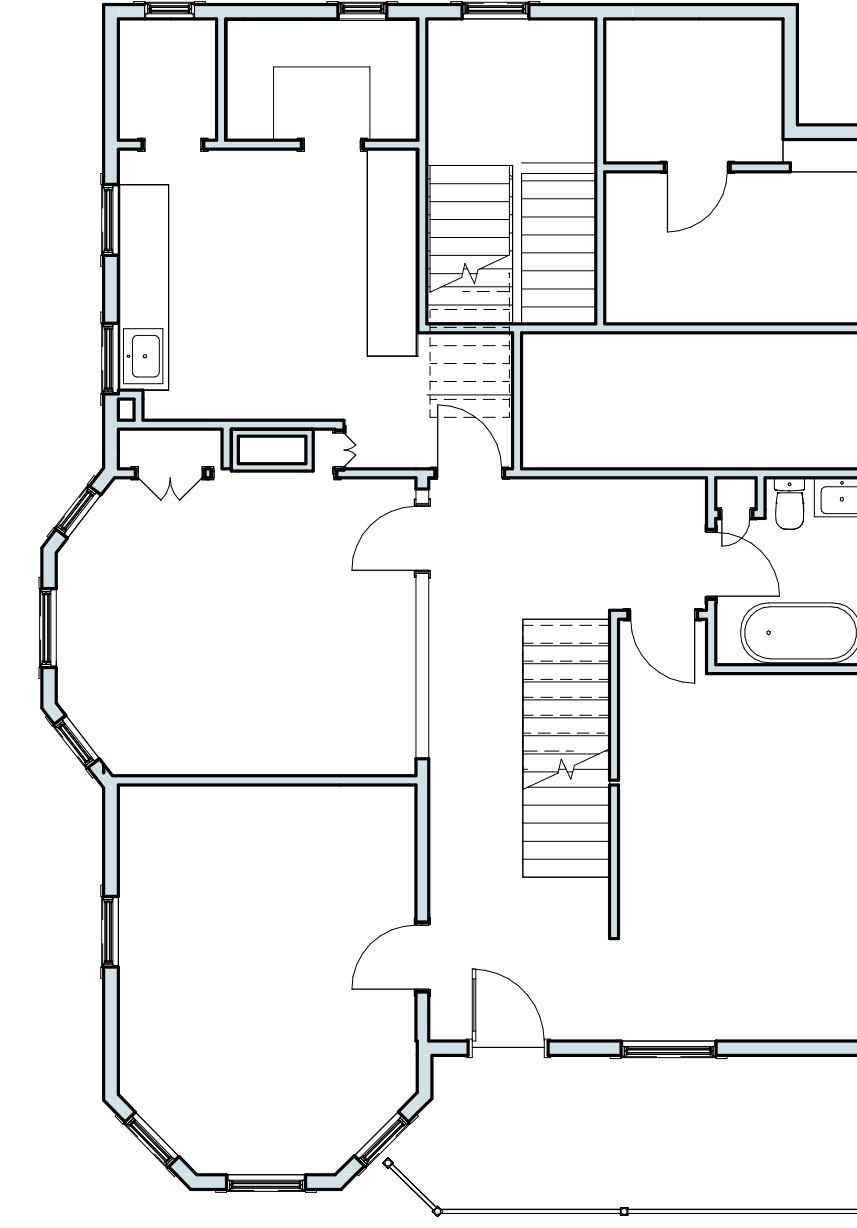




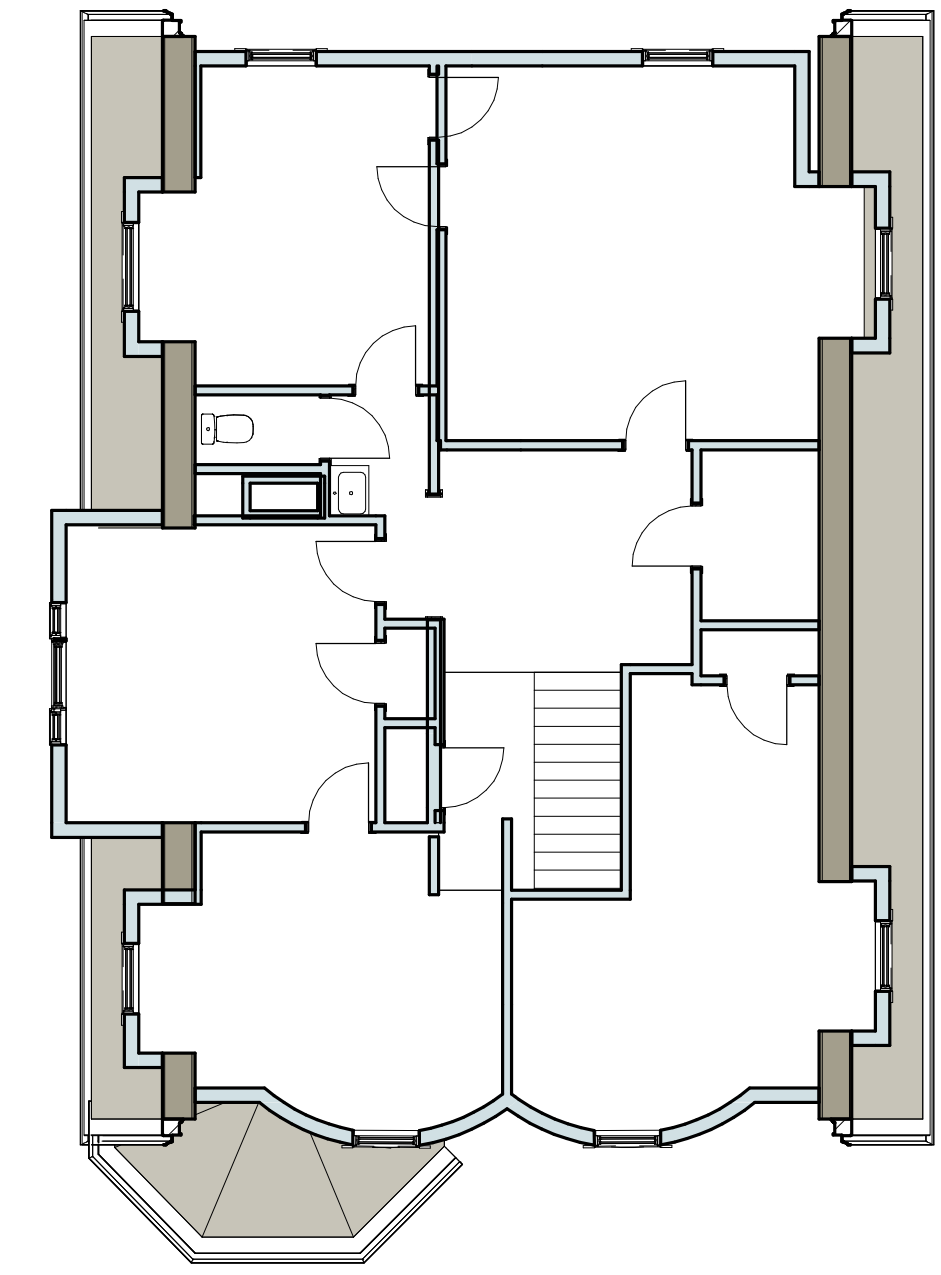
**1** EXIST BMENT PLAN  
1/8" = 1'-0"



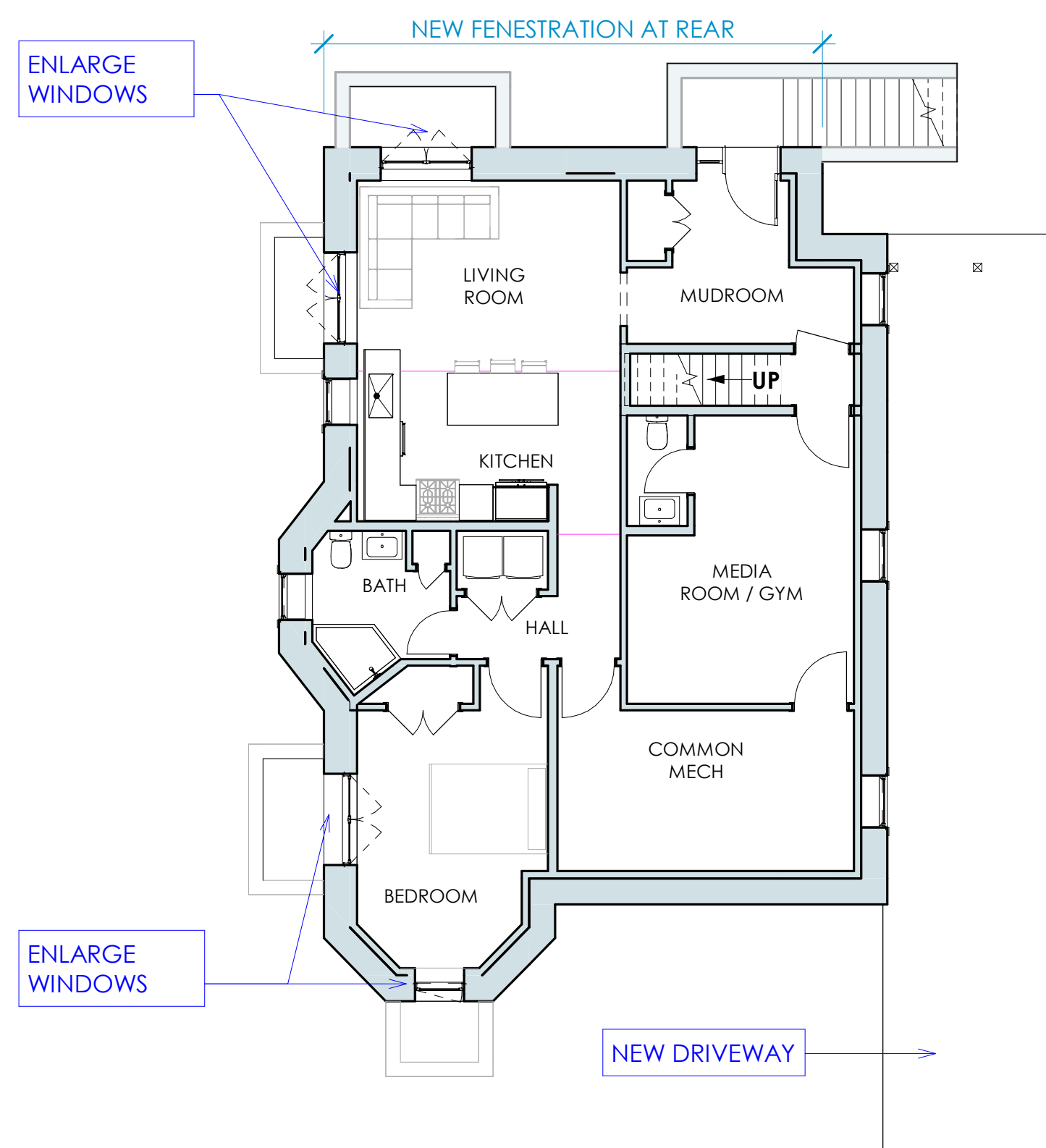
**2** EXISTING 1ST FL PLAN  
1/8" = 1'-0"



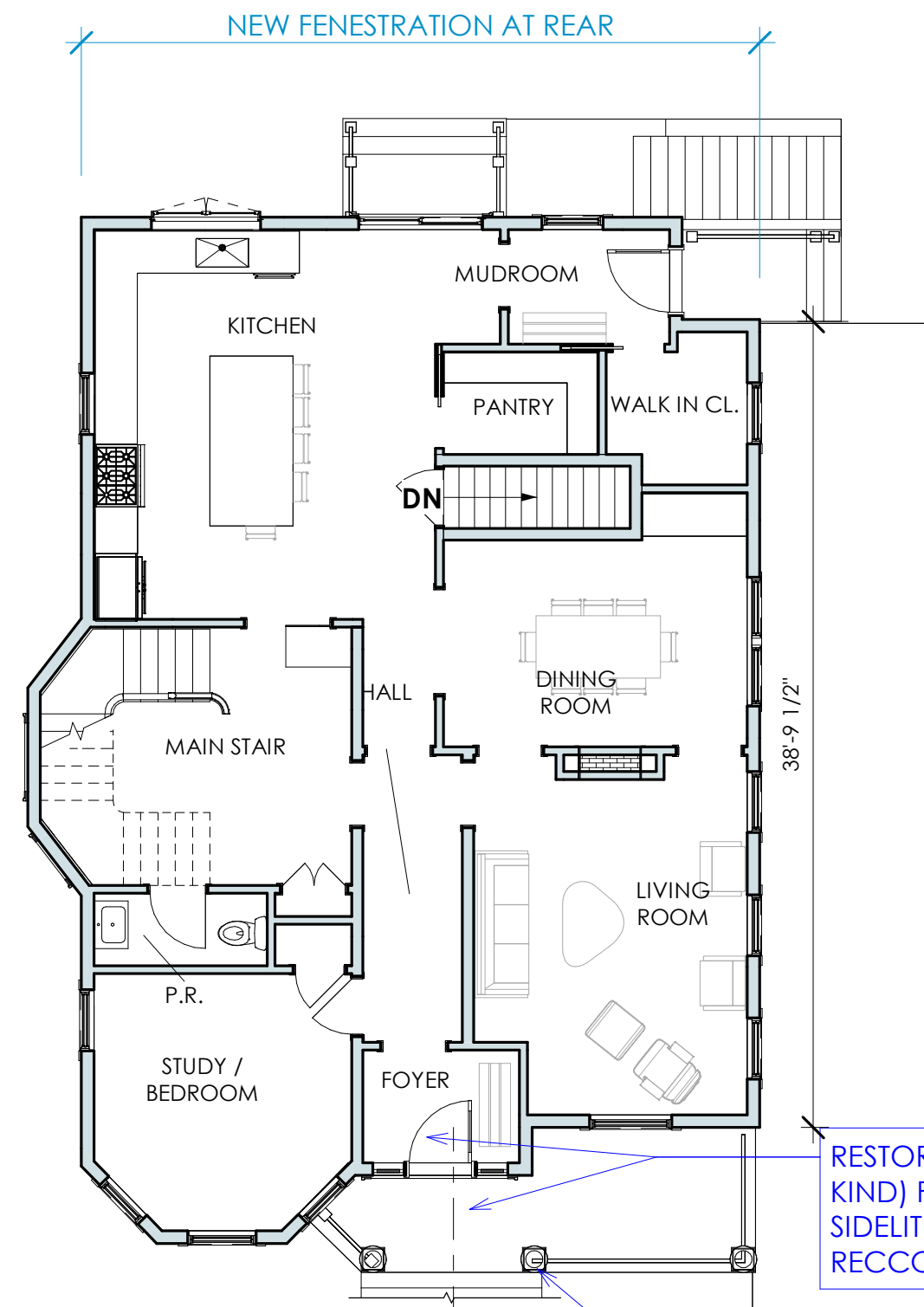
**3** EXISTING 2ND FL PLAN  
1/8" = 1'-0"



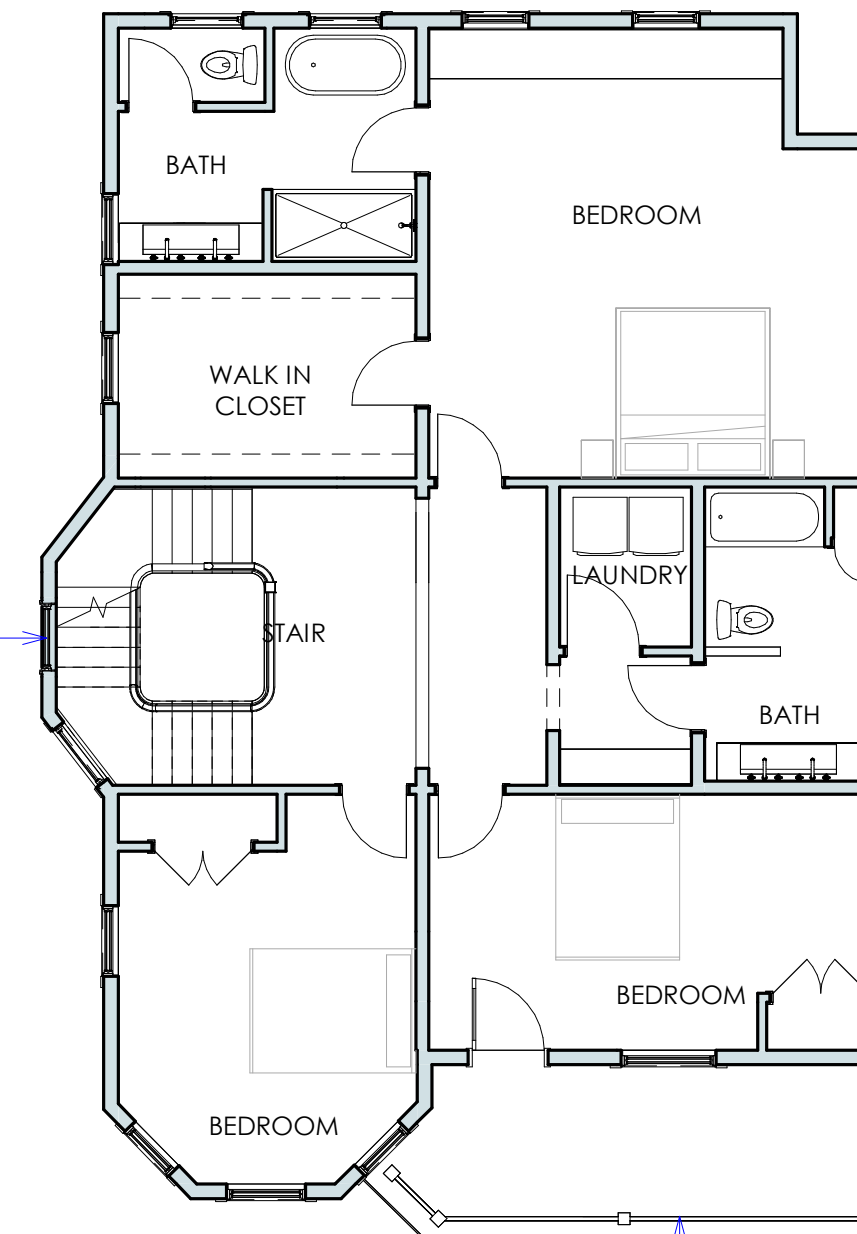
**4** EXISTING 3RD FL PLAN  
1/8" = 1'-0"



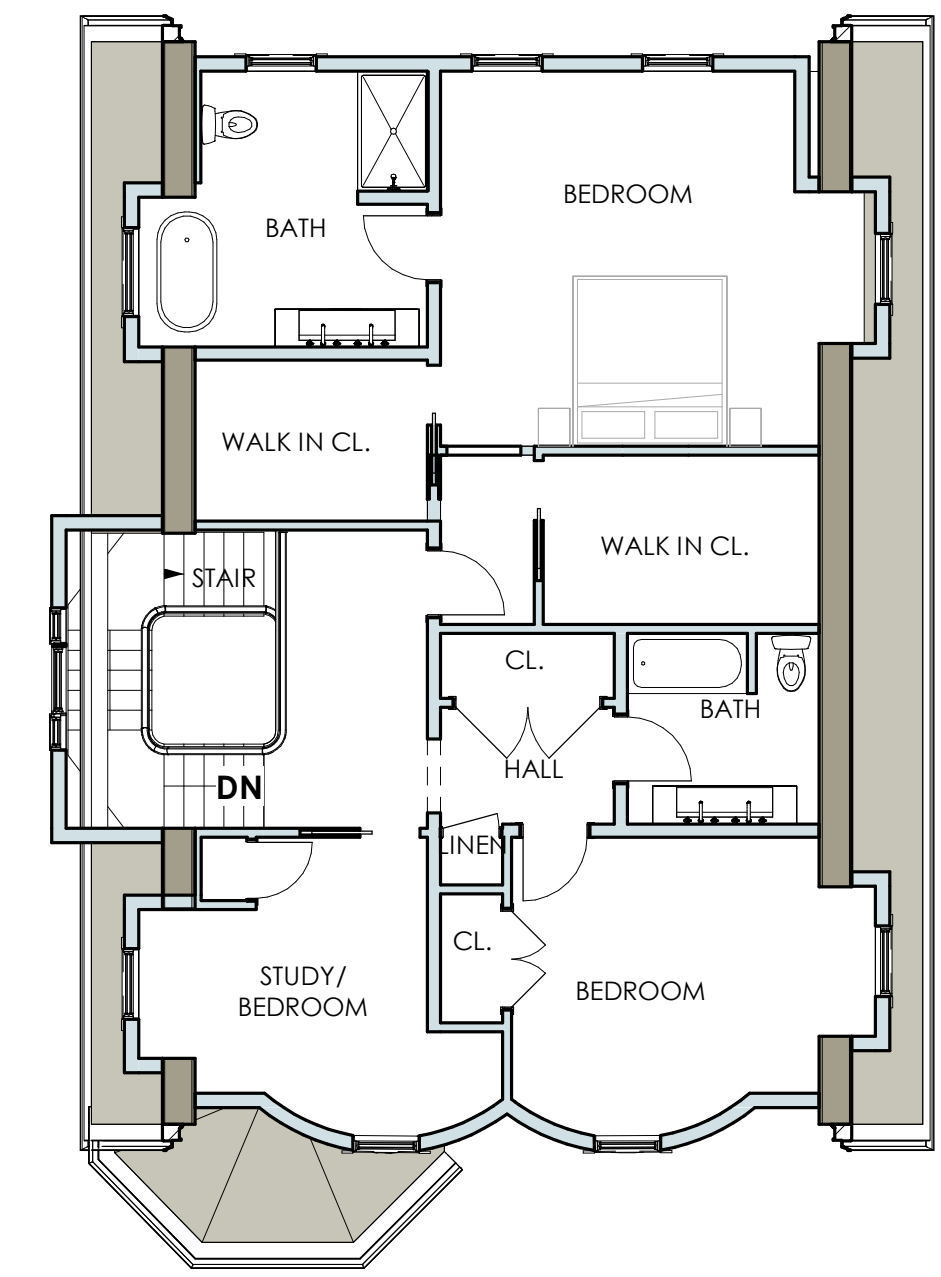
**5** PROPOSED BASEMENT PLAN  
1/8" = 1'-0"



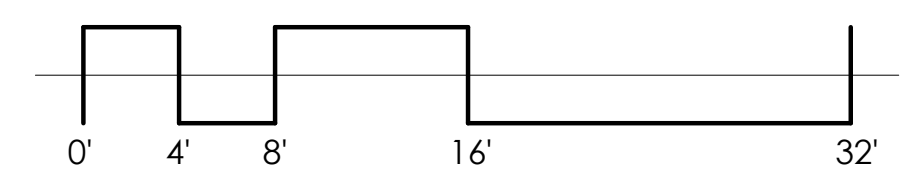
**6** PROPOSED 1ST FL PLAN  
1/8" = 1'-0"



**7** PROPOSED 2ND FL PLAN  
1/8" = 1'-0"



**8** PROPOSED 3RD FL PLAN  
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client  
**BRINN SANDERS**  
 12 ELLSWORTH AVE.  
 CAMBRIDGE, MA 02139

file  
**EXISTING & PROPOSED PLANS - BZA SUBMISSION**  
 project  
**177 HANCOCK STREET, CAMBRIDGE MA**

**KBA**  
 KELLY BOUCHER ARCHITECTURE  
 kelly@boucherarchitecture.com  
 phone: (617) 827.3527

job number 24-014

scale 1/8" = 1'-0"

issue date 01.06.25

BZA SUBMISSION  
 DATED JANUARY 6,  
 2025

Sheet no.  
**A110**



3 EXISTING FRONT ELEVATION  
3/16" = 1'-0"



1 EXIST RIGHT SIDE ELEVATION  
3/16" = 1'-0"



2 PROPOSED FRONT ELEVATION  
3/16" = 1'-0"



4 PROPOSED RIGHT SIDE ELEVATION  
3/16" = 1'-0"

No.	Descrip.	Date

stamp

client  
BRINN SANDERS  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

title EXISTING & PROPOSED ELEVATIONS - BZA SUBMISSION  
project 177 HANCOCK STREET, CAMBRIDGE MA



job number 24-014

scale 3/16" = 1'-0"

issue date 01.06.25

BZA SUBMISSION DATED JANUARY 6, 2025

Sheet no. A210

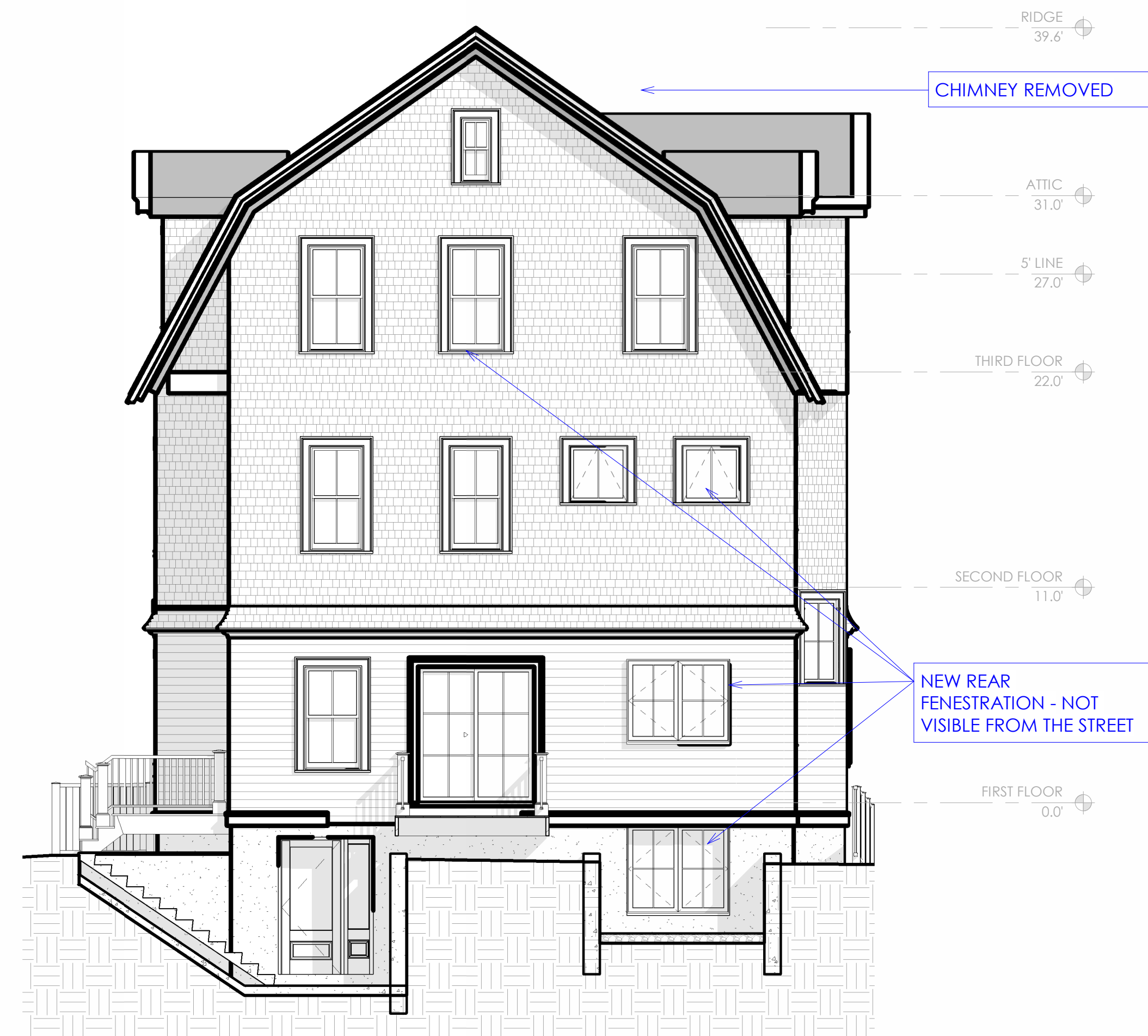




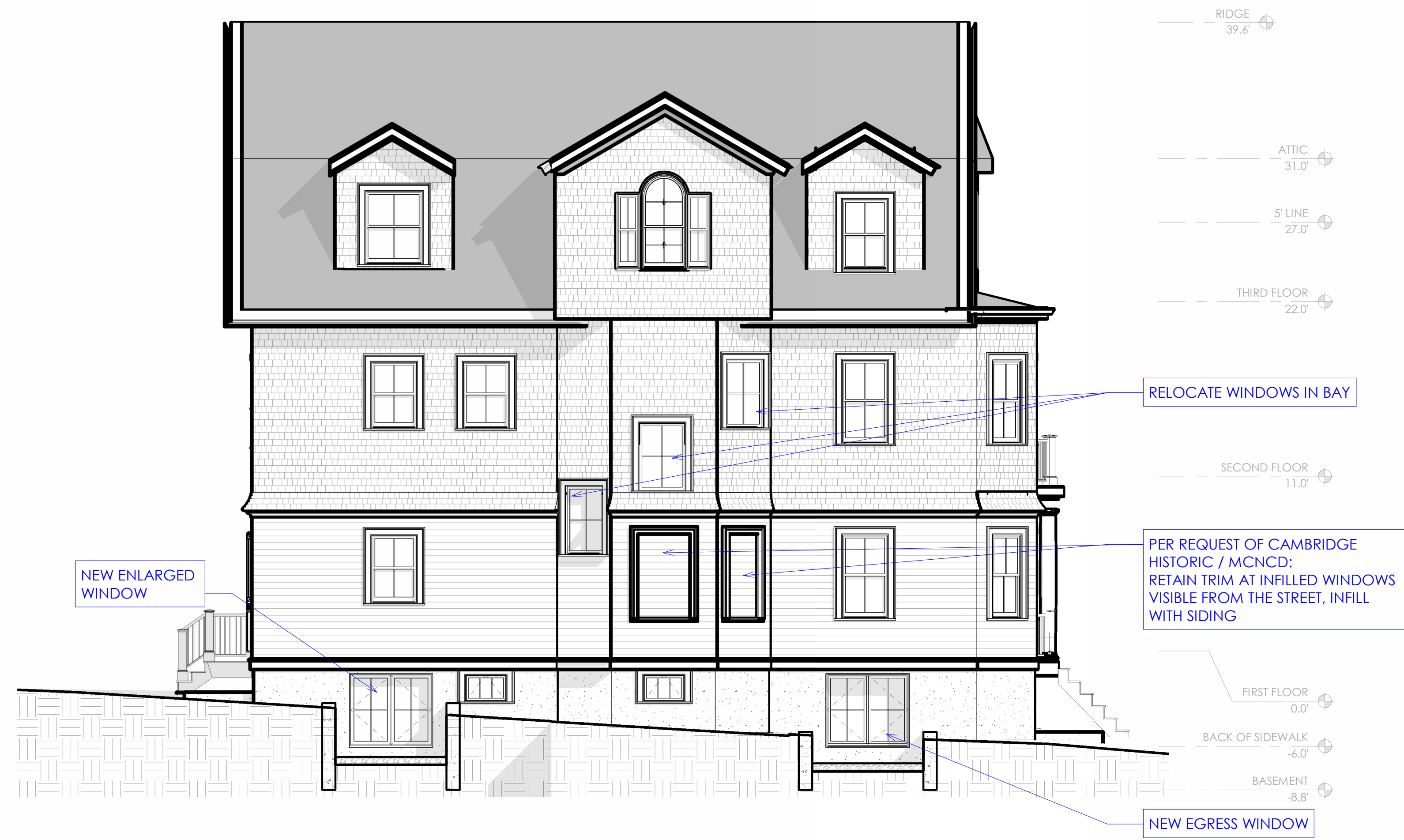
1 EXIST REAR ELEVATION  
3/16" = 1'-0"



3 EXISTING LEFT SIDE ELEVATION  
3/16" = 1'-0"



2 PROPOSED REAR ELEVATION  
3/16" = 1'-0"



4 PROPOSED LEFT SIDE ELEVATION  
3/16" = 1'-0"

No.	Descrip.	Date

stamp

client  
BRINN SANDERS  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

file EXISTING & PROPOSED ELEVATIONS - BZA SUBMISSION

project 177 HANCOCK STREET, CAMBRIDGE MA

K B A  
KELLY BOUCHER ARCHITECTURE  
kelly@kbaarchitect.com  
phone: (617) 827.3527

job number 24-014

scale 3/16" = 1'-0"

issue date 01.06.25

BZA SUBMISSION  
DATED JANUARY 6,  
2025

Sheet no.  
A211



No.	Descrip.	Date

stamp

client  
**BRINN SANDERS**  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139



**EXISTING 3D VIEW**



**PROPOSED 3D VIEW**

title **3D VIEWS**  
project **177 HANCOCK STREET, CAMBRIDGE MA**



job number **24-014**

scale

issue date **01.06.25**

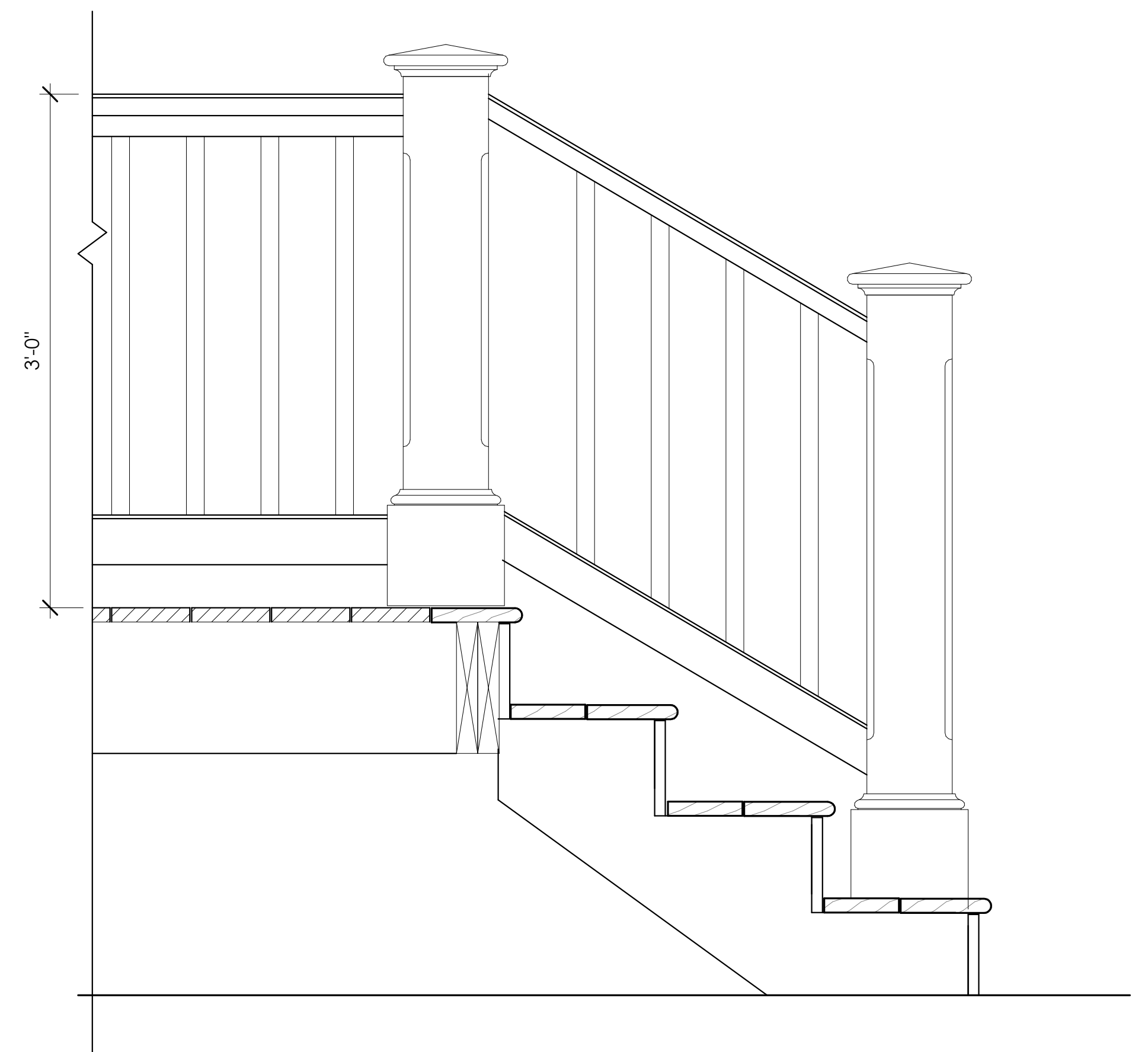
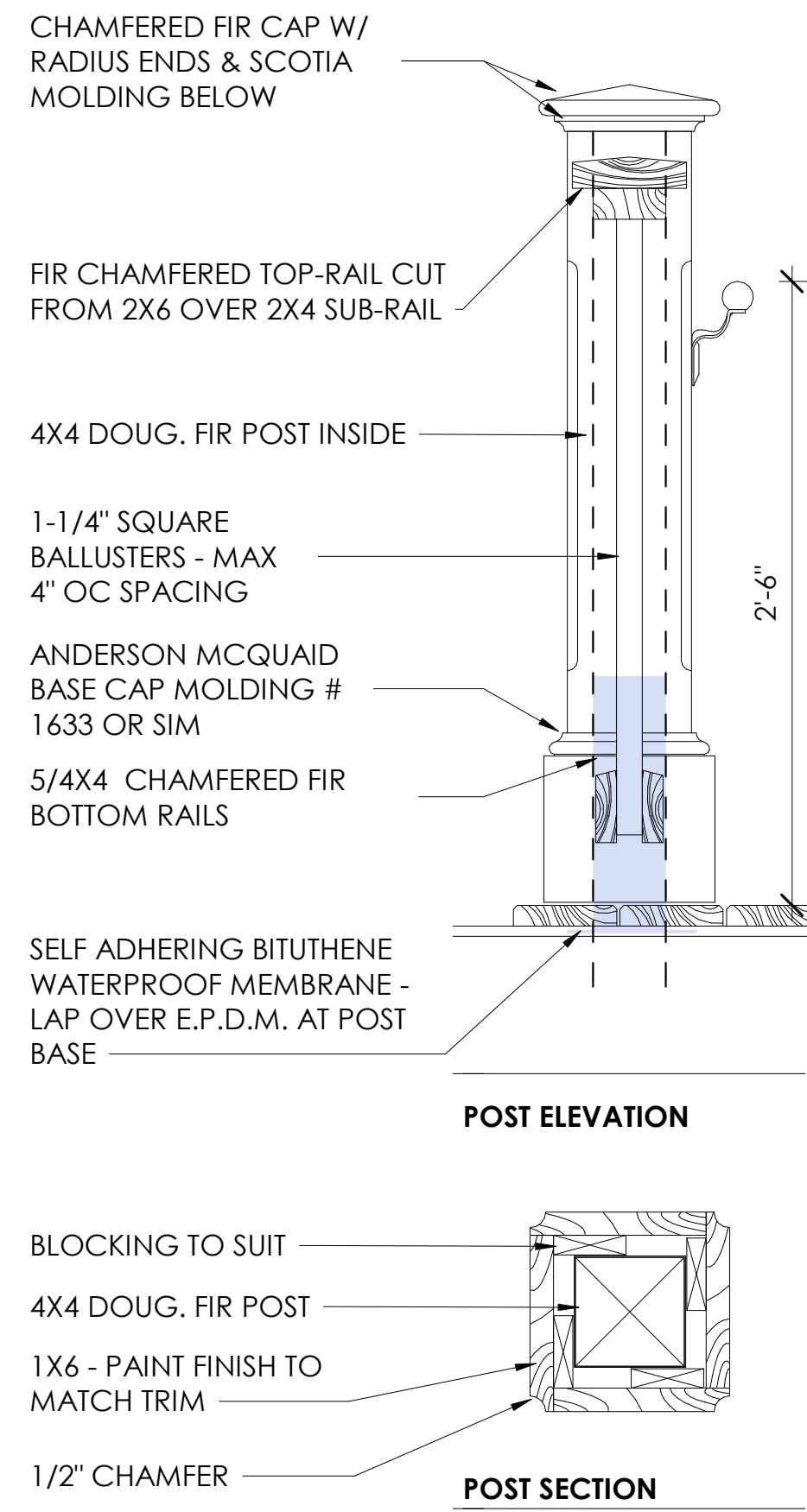
BZA SUBMISSION  
DATED JANUARY 6,  
2025

Sheet no.  
**A212**





KBA TYPICAL RAILING, CONSTRUCTED ELSEWHERE IN CAMBRIDGE



1 TYP EXTERIOR STAIR RAIL & RAILING - 1 & 2 FAM  
1 1/2" = 1'-0"

No.	Descrip.	Date

stamp

client  
**BRINN SANDERS**  
12 ELLSWORTH AVE.  
CAMBRIDGE, MA 02139

title **PROPOSED RAILING**

project **177 HANCOCK STREET, CAMBRIDGE MA**



job number 24-014

scale 1 1/2" = 1'-0"

issue date 01.06.25

BZA SUBMISSION  
DATED JANUARY 6,  
2025

Sheet no.  
**A213**





MASS. STATE PLANE GRID

6 CRAWFORD ST  
CAMBRIDGE, MA 02139  
N/F LIPSON, ABICAIL, TRUSTEE  
Book, Page: 66429, 0486  
Property ID: 115-97-6/10

390 BROADWAY  
CAMBRIDGE, MA 02139  
N/F DITTRICH ALISON S.,  
ANDREA LEARNED  
Book, Page: 75566, 00594  
Property ID: 115-77

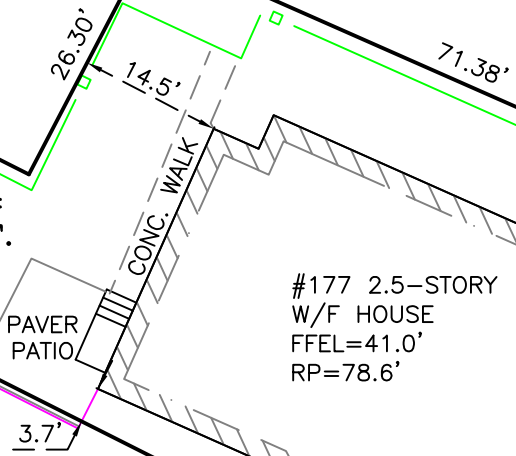
185 HANCOCK ST  
CAMBRIDGE, MA 02139  
N/F RAHMAN, OMAR  
Book, Page: 80926, 00125  
Property ID: 115-38-3

BROADWAY

WOOD FENCE  
20.00'  
40.00'

LOT AREA =  
4,309.2± S.F.

CHAIN LINK FENCE  
114.50'



#177 2.5-STORY  
W/F HOUSE  
FFEL=41.0'  
RP=78.6'

PAVER PATIO

PORCH

CONC. BERM

U.P.

CONC. WALK

GRANITE CURB

HANCOCK STREET  
(PUBLIC 40' WIDE)

171 HANCOCK ST  
CAMBRIDGE, MA 02139  
N/F 175 HANCOCK TERRACE  
CONDOMINIUM LLC  
Book, Page: 78942, 00524  
Property ID: 115-5-1737

PLAN PREPARED FOR  
PROPERTY OWNER(S):  
WALKER HANCOCK LLC  
177 HANCOCK STREET  
CAMBRIDGE, MA 02139



TODD P. CHAPIN P.L.S. #37558 MASS.

ASSESSORS MAP: 115-76  
ZONING DISTRICT: C-1  
MAX. BUILDING HEIGHT = 35'  
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA = 30%

FIELD SURVEY: JP CALC. MT REVIEW TC

**RealMapInfo LLC**

420 LAKESIDE AVENUE SUITE 403  
MARLBOROUGH, MA. 01752  
REALMAPINFO.COM 774-570-0642

**EXISTING CONDITIONS**

PLOT PLAN OF LAND IN  
**CAMBRIDGE, MASS**

SCALE: 1"=20'

DATE: 08/06/2024

DEED REF. BOOK: 49925 PAGE: 12

END OF BOOK 4186

RECORDED © MIDDLESEX COUNTY REGISTRY OF DEEDS









IN CASE OF EMERGENCY  
CALL 911  
NO PARKING  
EXCEPT FOR  
LOADING AND UNLOADING  
PASSENGERS  
OR MERCHANDISE  
OR FOR THE  
DELIVERY OF  
MAIL OR NEWSPAPERS  
OR FOR THE  
DELIVERY OF  
MILK OR OTHER  
MILK PRODUCTS  
OR FOR THE  
DELIVERY OF  
GASOLINE  
OR FOR THE  
DELIVERY OF  
LIQUID  
PETROLEUM  
GAS  
OR FOR THE  
DELIVERY OF  
OTHER  
LIQUID  
FUELS  
OR FOR THE  
DELIVERY OF  
OTHER  
LIQUID  
PRODUCTS  
OR FOR THE  
DELIVERY OF  
OTHER  
LIQUID  
PRODUCTS  
OR FOR THE  
DELIVERY OF  
OTHER  
LIQUID  
PRODUCTS













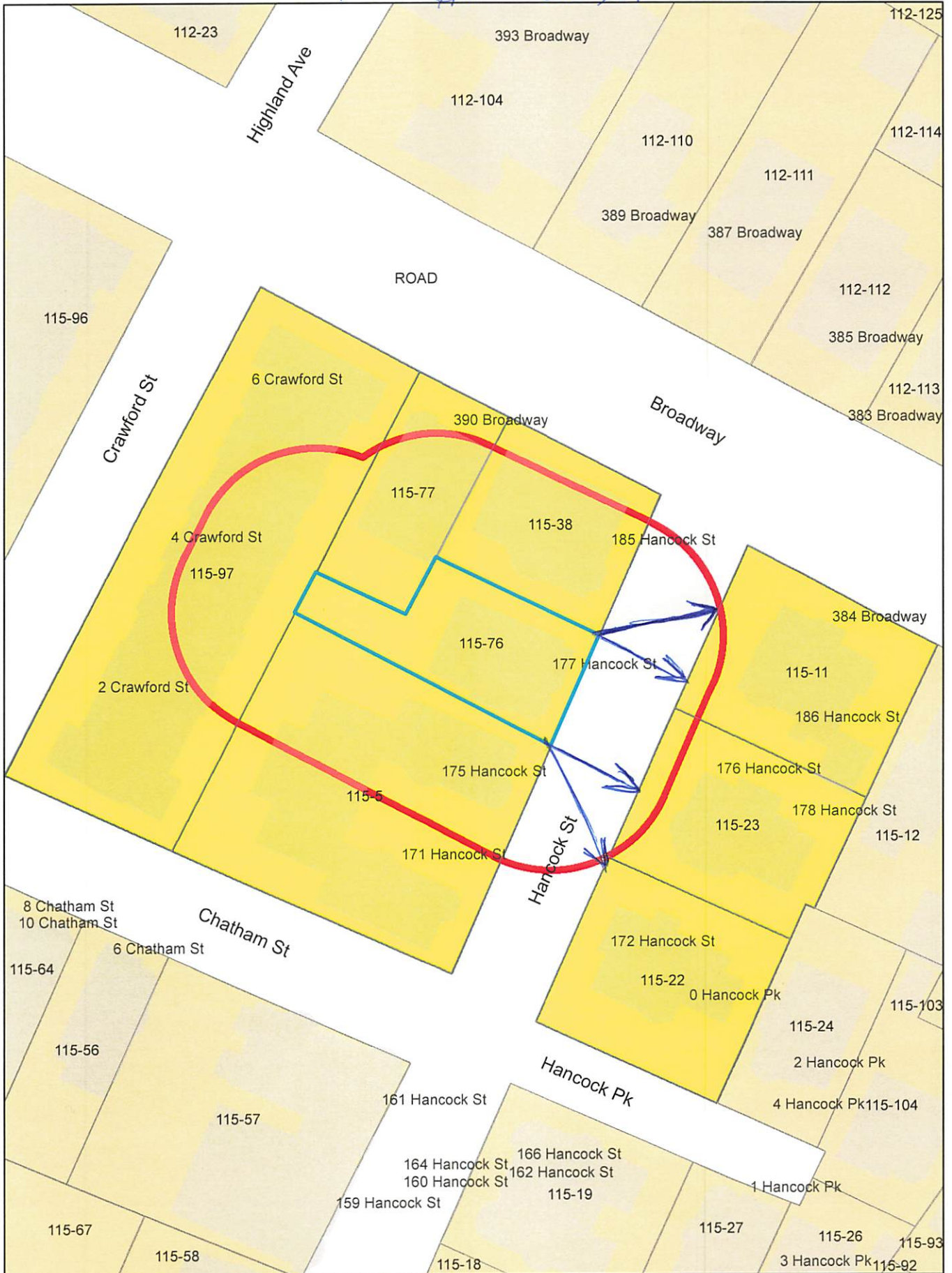




Google



177 Hancock St.





177 Hancock St.

Pettinier

115-97  
THOMAS, ELIZABETH  
116 PINEHURST AVE APT E5  
NEW YORK, NY 10033

115-97  
PRESSMAN, LORI  
4 CRAWFORD ST.  
CAMBRIDGE, MA 02139

BRINN SANDERS  
12 ELLSWORTH STREET  
CAMBRIDGE, MA 02139

115-97  
STEFANOV-WAGNER, FRANK &  
PHYLLIS STEFANOV-WAGNER  
4 CRAWFORD ST UNIT 4B  
CAMBRIDGE, MA 02139

115-97  
PARLEE, MARY BROWN  
TRUSTEE THE MARY BROWN PARLEE REV. TR.  
6 CRAWFORD ST UNIT 9  
CAMBRIDGE, MA 02139

115-97  
BOWDEN, JOHN DESMOND  
6 CRAWFORD ST UNIT 6/B  
CAMBRIDGE, MA 02139

115-97  
CAMBRIDGE AFFORDABLE HOUSING  
CORPORATION  
C/O CAMBRIDGE HOUSING AUTHORITY  
362 GREEN ST  
CAMBRIDGE, MA 02139

115-5  
WANG, YINI,  
TRUSTEE THE YINI WANG LIVING TRUST  
C/O HANCOCK REALTY GROUP  
275 GROVE ST. SUITE 2-400  
NEWTON, MA 02466

115-5  
MARPLE, DOUGLAS A.  
173 HANCOCK ST - UNIT 6  
CAMBRIDGE, MA 02139

115-23  
ERIKSON, RAYMOND L. &  
DONNA A. ERIKSON  
176 HANCOCK ST - UNIT 1  
CAMBRIDGE, MA 02139

115-97  
PARK, JANE HYOUNJU  
2 CRAWFORD ST UNIT 2/5  
CAMBRIDGE, MA 02139

115-97  
MASS SUNSHINE LLC  
C/O SENTRY PROPERTY MANAGEMENT  
P.O. BOX 327  
ALLSTON, MA 02134

115-97  
KOLARIK, FRANCIS L. III  
4 CRAWFORD ST UNIT 7  
CAMBRIDGE, MA 02139

115-97  
STOLEROFF, JANE  
6 CRAWFORD ST UNIT 2  
CAMBRIDGE, MA 02139

115-97  
TANG, WEN HUI  
6 CRAWFORD ST UNIT 3  
CAMBRIDGE, MA 02139

115-97  
YANG, JONG H. & JULIUS J. YANG TRS YULIE  
YANG AND CHIEN-HSIUNG YANG IRREV  
3813 WHITE ROSE LANE  
SANTA BARBARA, CA 93110

115-97  
QUINN, CAROLINE J.  
2 CRAWFORD ST UNIT 2-6  
CAMBRIDGE, MA 02139

115-97  
ROWE, KAREN M.  
2 CRAWFORD ST UNIT 2/9  
CAMBRIDGE, MA 02139

115-97  
MAHER, LEAH  
6 CRAWFORD ST UNIT 6/1  
CAMBRIDGE, MA 02139

115-97  
KHALVATI, LILA  
1007 BROADWAY  
SOMERVILLE, MA 02144

115-5  
LEE, PATTY,  
TR. THE 171-04 HANCOCK TERRACE TRUST  
171 HANCOCK ST - UNIT 4  
CAMBRIDGE, MA 02139

115-5  
LEIGHTON, DEBRA S. &  
A.A. RAGAN MCNEELY  
173 HANCOCK ST - UNIT 3  
CAMBRIDGE, MA 02139-1736

115-5  
HAMMOND, HELEN MARGUERITE  
173-2 HANCOCK ST.  
CAMBRIDGE, MA 02139-3123

115-5  
FU, JACQUELINE W.  
10 OAK RIDGE ROAD  
WEST LEBANON, NH 03784

115-22  
DAVIS, CHARLES C. & ANGELINE A. UYHAM  
172 HANCOCK ST  
CAMBRIDGE, MA 02139-1719

115-5  
SHIELDS A REGIS  
173 HANCOCK ST - UNIT 3  
CAMBRIDGE, MA 02139

115-5  
SHARMA, NEAL K. & LOGAN SHARMA  
173 HANCOCK ST - UNIT 4  
CAMBRIDGE, MA 02140

115-5  
WEGMAN, MARYA N.  
171-175 HANCOCK ST - UNIT 175/3  
CAMBRIDGE, MA 02139

115-97  
PAILLARD, RASALIE  
2 CRAWFORD ST UNIT 4  
CAMBRIDGE, MA 02139

115-97  
ALEXANDER, CATHERINE S.  
TR. OF CATHERINE SWIFT ALEXANDER 2018  
REVOC TRUST  
4 CRAWFORD ST UNIT 4/3  
CAMBRIDGE, MA 02139



177 Hancock St.

115-97  
CAULFIELD, MARY E.  
6-5 CRAWFORD STREET  
CAMBRIDGE, MA 02139-1623

115-97  
ROLZHAUSEN, YVONNE THERESA  
36 BURRAGE RD  
NEWTON, MA 02459

115-97  
SHEEDY, ROBIN L.  
2 CRAWFORD ST UNIT 2/12  
CAMBRIDGE, MA 02139

115-5  
GONIK, ABBY & ASHLEY J. GONIK  
173 HANCOCK ST - UNIT 8  
CAMBRIDGE, MA 02139

115-5  
BENTON, CHRISTOPHER B.  
1457 ALEGRIANO AVE  
CORAL GABLES, FL 33146

115-5  
MARGOLIS, ITZHAK, LIAT MARGOLIS &  
AMIRA MARGOLIS  
175 HANCOCK ST - UNIT 175/4  
CAMBRIDGE, MA 02139-3123

115-97  
VACHANI SUSHIL & RITA  
TRS THE VACHANI REALTY TR  
75 BLOSSOMCREST RD  
LEXINGTON, MA 02421

115-97  
KING RODNEY A JR  
2 CRAWFORD ST - UNIT 2  
CAMBRIDGE, MA 02139

115-11  
WEISSMAN, JONATHAN SETH  
384 BROADWAY  
CAMBRIDGE, MA 02139

115-97  
CZUBEK TODD A  
JANEY GREENWALD CZUBEK  
40 WINTER LN  
FRAMINGHAM, MA 01702

115-5  
HANSEN, LIA G.  
171 HANCOCK ST UNIT 1711  
CAMBRIDGE, MA 02139

115-5  
175 HANCOCK TERR CONDOMINIUM LLC  
164 HANCOCK ST - UNIT 164  
CAMBRIDGE, MA 02139

115-23  
KUEFFNER ROBERT & NETA ZACH  
178 HANCOCK ST  
CAMBRIDGE, MA 02139

115-97  
CHA, ANNA  
6 CRAWFORD ST, UNIT 12  
CAMBRIDGE, MA 02139

115-97  
GONZALEZ, MIRIAM  
6 CRAWFORD ST UNIT 7  
CAMBRIDGE, MA 02139

115-77  
DITTRICH ALISON S., ANDREA LEARNED &  
EDWARD C. PERSHOUSE  
390 BROADWAY  
CAMBRIDGE, MA 02319

115-97  
MAYER CHRISTOPHER & AUGUSTA MAYER &  
PENELOPE WYLIE MAYER ET AL  
4 CRAWFORD ST - UNIT 4-2  
CAMBRIDGE, MA 02139

115-5  
RODMAN MICHAEL R & LORRAINE I BANYRA  
A LIFE ESTATE  
175 HANCOCK ST - UNIT 1  
CAMBRIDGE, MA 02139

115-97  
DIXON, PATRICIA H. DAVID W. LYON  
6 CRAWFORD ST UNIT 6/11  
CAMBRIDGE, MA 02139

115-5  
RAPAPORT JOHN  
24 SECOND ST - UNIT 24  
CAMBRIDGE, MA 02141

115-97  
KREMER, EUGENE  
TR. OF SARA LILLIAN KREMER TRUST  
3800 FAIRFAX DRIVE - APT 310  
ARLINGTON, VA 22203

115-38  
WITINSKI MARK & CHEN JUNE WITINSKI  
LINDA ET AL  
185 HANCOCK ST - UNIT 4  
CAMBRIDGE, MA 02139

115-97  
DONG HUI TRS ARLINGTON PORTER TR  
PO BOX 456  
WINCHESTER, MA 01189

115-97  
YAN, MENGJA  
1-6 CRAWFORD ST UNIT4/10  
CAMBRIDGE, MA 02139

115-97  
MAHER, KIERAN & MARGARET MAHER  
A LIFE ESTATE  
35 WELSH ST  
MALDEN, MA 02148

115-97  
MALCOMSON, HAZEL T.  
4 CRAWFORD ST UNIT 4/11  
CAMBRIDGE, MA 02139

115-97  
SIMPSON, EILEEN R  
4 CRAWFORD ST - UNIT 4-8  
CAMBRIDGE, MA 02139

115-97  
RAMRATNAM, BHARAT JAYANTHI  
PARAMESWARAN  
6 CRAWFORD ST - UNIT 6/6  
CAMBRIDGE, MA 02139

115-38  
ZHANG, REGINA  
185 HANCOCK ST - UNIT 2  
CAMBRIDGE, MA 02139

115-38  
RAHMAN, OMAR  
185 HANCOCK ST - UNIT 3  
CAMBRIDGE, MA 02139



*177 Hancock St.*

115-38  
REYNOLDS, MARY E TRS THE MARY  
REYNOLDS 2023 TR  
185 HANCOCK ST - UNIT 1  
CAMBRIDGE, MA 02139

115-76  
177 HANCOCK STREET LLC  
12 ELLSWORTH ST  
CAMBRIDGE, MA 02139

115-97  
ZHUANG, JIAN  
4 CRAWFORD ST UNIT 4-5  
CAMBRIDGE, MA 02139

115-97  
XIE, GUOXIN BEI ZHANG TRS  
1-6 CRAWFORD ST - UNIT 6-10  
CAMBRIDGE, MA 02139

115-97  
NISTAL, PABLO  
50 BOW ST UNIT 5  
SOMERVILLE, MA 02143



Jan 4, 2025

Case No. BZA-1145038

To Board of Zoning Appeal and Maria Pacheco;

We are submitting our comments regarding the construction plans for the property located at 177 Hancock St, Cambridge MA 02139. Our residence is 175 Hancock St, apt 01.

Previously we attended a meeting on Dec 2, 2024 held by the Mid Cambridge Neighborhood Conservation District Commission which concerned the property at 177 Hancock St and was referenced as MC-7172, and as well we submitted a written document to this Commission.

Most of the improvements that Brin Sanders and her architect discussed at that meeting greatly improve this property which currently looks somewhat rundown. We particularly like their landscaping plans and feel that overall, their planned improvements will enhance the neighborhood.

We do take issue, however, with their planned driveway cut on the 185 Hancock St side of their property. We addressed our concerns in the document submitted for MC-7172, to which perhaps you already have access, and can be summarized as having negative impacts on the safety, practicality, and appearance of the neighborhood. The driveway will be only 10 ft wide because the property line for 185 starts at the edge of the driveway. While I cannot predict what the owner(s) of 185 will do now or in the future, were I the owner I would construct the highest possible fence subject to Cambridge's building code because abutting their "driveway" is my patio and only outdoor recreation area. Unlike the property directly across Hancock St from the 177 residence (176 Hancock St) which has a driveway/entrance/front yard that is very open and spacious, this property with a tall fence will have the appearance of a Berlin wall. I grant that the proposed driveway has a positive aspect by providing an electrical charging station for the vehicles used by the 177 owners, and perhaps some positive effects by providing off-street parking for 2 vehicles, although I doubt this. It is true that the cut will remove one street parking space and therefore in theory remove two cars from street parking, but this is a tandem parking space. Generally, people find tandem parking very inconvenient; shuffling cars is always annoying and particularly problematic on a busy one-way street, and having your car confined between a fence and your house restricts access for loading and unloading. Consequently, one car will frequently park on the street when street space is available.

Thank you,

Michael Rodman and Lorraine Banyra

175 Hancock St, apt01, Cambridge, MA, 02139





## APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the **assessor's plat** and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 175 Hancock St #01

Cambridge, Massachusetts, I do hereby declare

approval  disapproval

of installment of Off-Street Parking Facility located at:  
177 Hancock St

Signed: Michael R Rodman Date: Jan 4, 2025

Address: 175 Hancock St Apt 01  
Cambridge, MA 02139

To Whom It May Concern:

As owner or agent of 175 Hancock St. #1

Cambridge, Massachusetts, I do hereby declare

approval  disapproval

of installment of Off-Street Parking Facility located at:  
177 Hancock St.

Signed: Zenaine Darypa Date: 1/4/25

Address: 175 Hancock St #1  
Cambridge MA 02139





# Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: [histncds@cambridgema.gov](mailto:histncds@cambridgema.gov)  
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*  
Catherine Tice, Nan Laird, *Alternates*

## CERTIFICATE OF APPROPRIATENESS

PROPERTY: **177 Hancock Street**

OWNER: **Brinn Sanders, 177 Hancock St. LLC  
12 Ellsworth Avenue  
Cambridge, MA 02139**

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the proposal described below is not incongruous to the historic aspects or architectural character of the building or district:

Alter fenestration and front door, replace railings, remove chimney.

**The Commission found the overall proposal compatible with the historic character of the house, and determined that the removal of the chimney would not visually impact the neighborhood.**

**The Commission made the following recommendations:**

- 1. Consult with CHC staff and neighbors to mitigate potential impacts of proposed driveway,**
- 2. Reduce window well depth in front to the minimum required by code, and consider landscaping for screening,**
- 3. Restore the front entry door and retain its location along with the sidelights to preserve centered alignment with door on second floor,**
- 4. Consult with CHC staff on architectural details, including railings and trim.**

**The work has been approved as described in the plans titled “177 Hancock Street, MCNCD Submission,” by KBA and dated November 11, 2024.**

*The plans and specifications that were submitted with the application are incorporated into this certificate, which is non-binding on the applicant.*

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no



further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: **MC 7172**

Date of Certificate: **December 2, 2024**

Attest: A true and correct copy of the decision was filed with the City Clerk's office and the Mid Cambridge Neighborhood Conservation District Commission on December 3, 2024.

By Lestra Litchfield/aac, Vice Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk





# 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: Brinn M. Sandom Date: 1/2/25  
(Print)

Address: 177 Hancock St.

Case No. BZA-1145038

Hearing Date: 1/9/25

Thank you,  
Bza Members