



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC -5 AM 11: 54

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

*Amendment*

### General Information

**BZA Number:** 250024

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

Special Permit:     X    

Variance:     X    

Appeal:           

**PETITIONER:** William Zukas by 65 Bristol Street, LLC, agent C/O Lauren Harder

**PETITIONER'S ADDRESS:** 111 Grozier Road, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 65 Bristol St, Cambridge, MA

**TYPE OF OCCUPANCY:** Multi-family

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

**REASON FOR PETITION:**

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Extension of reconstructed roofline into right and left yard setbacks

Modification of openings in rear and side yard setbacks. Outboard insulation within 3' of sides property lines.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 8.000      Section: 8.22.2(c) & Sec. 8.22.3 (Non-Conforming Structure).

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 5.000      Section: 5.24.2 (Insulation).

Article: 10.000     Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original  
Signature(s):

*Lauren Harder*  
(Petitioner(s) / Owner)

Lauren Harder  
(Print Name)

Address: \_\_\_\_\_

Tel. No.            6173061336

E-Mail Address:    laurenharder@gmail.com

**Date:** \_\_\_\_\_



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617-349-6100

2023 NOV 22 AM 10: 52

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Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 10.000     Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original  
Signature(s):

*Lauren Harder*  
(Petitioner (s) / Owner)

Lauren Harder  
(Print Name)

Address:

Tel. No.

E-Mail Address:

6173061336

laurenharder@gmail.com

**Date:** \_\_\_\_\_

**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 William Zukas  
(OWNER)

Address: 335 N. Turkey Pine Loop, Lecanto, FL 34461

State that I/We own the property located at 61-65 Bristol Street (a/k/a 65 Bristol Street) which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
William Zukas and Anna Zukas

\*Pursuant to a deed of duly recorded in the date 10/16/12, Middlesex South County Registry of Deeds at Book 60258, Page 22; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

William Zukas By Michael A. Covais, Esq.  
Attorney-in-Fact  
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 Worcester

The above-name Michael A. Covais personally appeared before me, this 20 of Nov, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 6/27/25 (Notary Seal).

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



By Michael A. Covark, Esq.  
Attorney-in-Fact





## **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 65 Bristol 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:

8.22.2(c) allows for the modification of openings within the setback upon the issuance of a Special Permit. The rear wall and part of the rear roof of the house are within the rear yard setback. Modifications are proposed to increase the number and size of openings within the side and rear setback that relate to the reconfiguration of spaces inside the house.

**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 proposed alterations to openings in the side and rear of the structure will not affect a change in traffic patterns in the neighborhood. The existing structure has three dwelling units, and the proposed renovation will also contain three dwelling units. Access to and from the property will not create a substantial change to the neighborhood.

**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 alteration of openings on the residential structure has been aesthetically designed to meet the characteristics of the neighborhood and have minimal visual and functional impact on the surrounding neighborhood. None of the openings are over-sized, rather are similar in size and configuration to the existing openings on the structure.

**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 alteration to openings will be constructed in accordance with all the requirements of the State Building Code and will not cause nuisance or hazards. The proposed windows will improve the functionality of the structure and will improve the health of its occupants.

**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 intensity and patterns of use of the three-family dwelling will not be materially altered as a result of the proposed work. Section 8.22.2(c) of the Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact on the neighborhood. The proposed work will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

A literal enforcement of the provisions of this Ordinance would prevent the applicant from modernizing the existing units on either end of the structure and properly upgrading them into safe and functional spaces for modern living. The existing attic has non-code-compliant access stairs and limited natural light.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the construction of the existing structure on an unusually wide and shallow lot. The original construction is side by side or "townhouse" style and is approximately 137 years old. It allows for constrained and dangerous access and use of the third floor. Other structures in the neighborhood have up-and-down rather than side-by-side configurations and are not similarly constrained from modernizing their third floors.

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

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

There will be no detriment to the public good as a result of this application. Even with with proposed change of roof configuration, the floor area ratio, footprint, and use of the structure will remain unchanged. The overall height of the building will remain unchanged, and with the reconstructed roofline set back from the front and rear face of the house, the change to overall volume from the public way will be perceived to be minimal. Extending the by-right roof re-configuration into the right and left setbacks will improve the constructibility of the roof weatherproofing system - new insulation and air/vapor barriers will have greater consistency of application across the entire roofline.

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

The physical scale and architectural character of the neighborhood would be maintained and enhanced. Zoning relief for the proposed work would allow two cramped 'worker cottage' dwellings to function better for modern living standards with improved light and air to the occupants without reducing the same to neighboring properties, without increasing neighborhood density, and does not create any safety risks to the community.

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** William Zukas by 65 Bristol Street, LLC, agent  
**Location:** 65 Bristol St., Cambridge, MA  
**Phone:** 6173061336

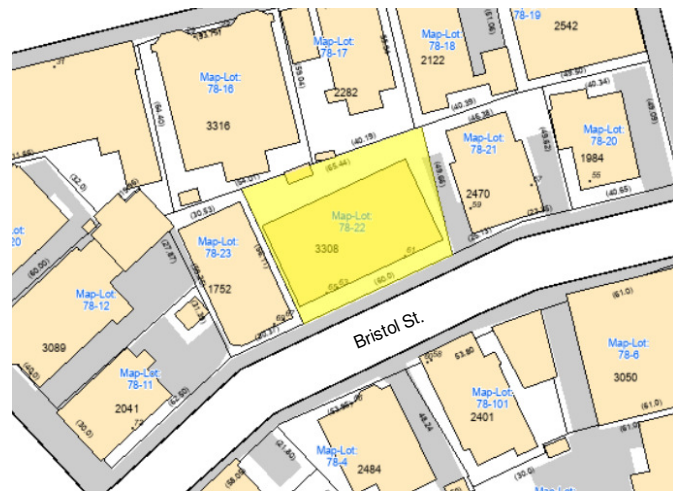
**Present Use/Occupancy:** Multi-family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Multi-family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4094	no change	3750	(max.)
<u>LOT AREA:</u>		3308	3308	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.24	no change	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1103	1103	1500	
<u>SIZE OF LOT:</u>	WIDTH	60	60	50	
	DEPTH	56.11	56.11	100	
<u>SETBACKS IN FEET:</u>	FRONT	7.7	7.7	13.1	
	REAR	11.4	11.4	13	
	LEFT SIDE	2.2	2.2	9.1	
	RIGHT SIDE	2.3	2.3	9.1	
<u>SIZE OF BUILDING:</u>	HEIGHT	32.55	32.55	35	
	WIDTH	56.1	no change	N/A	
	LENGTH	30.6	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		38	38	30	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	No change	N/A	

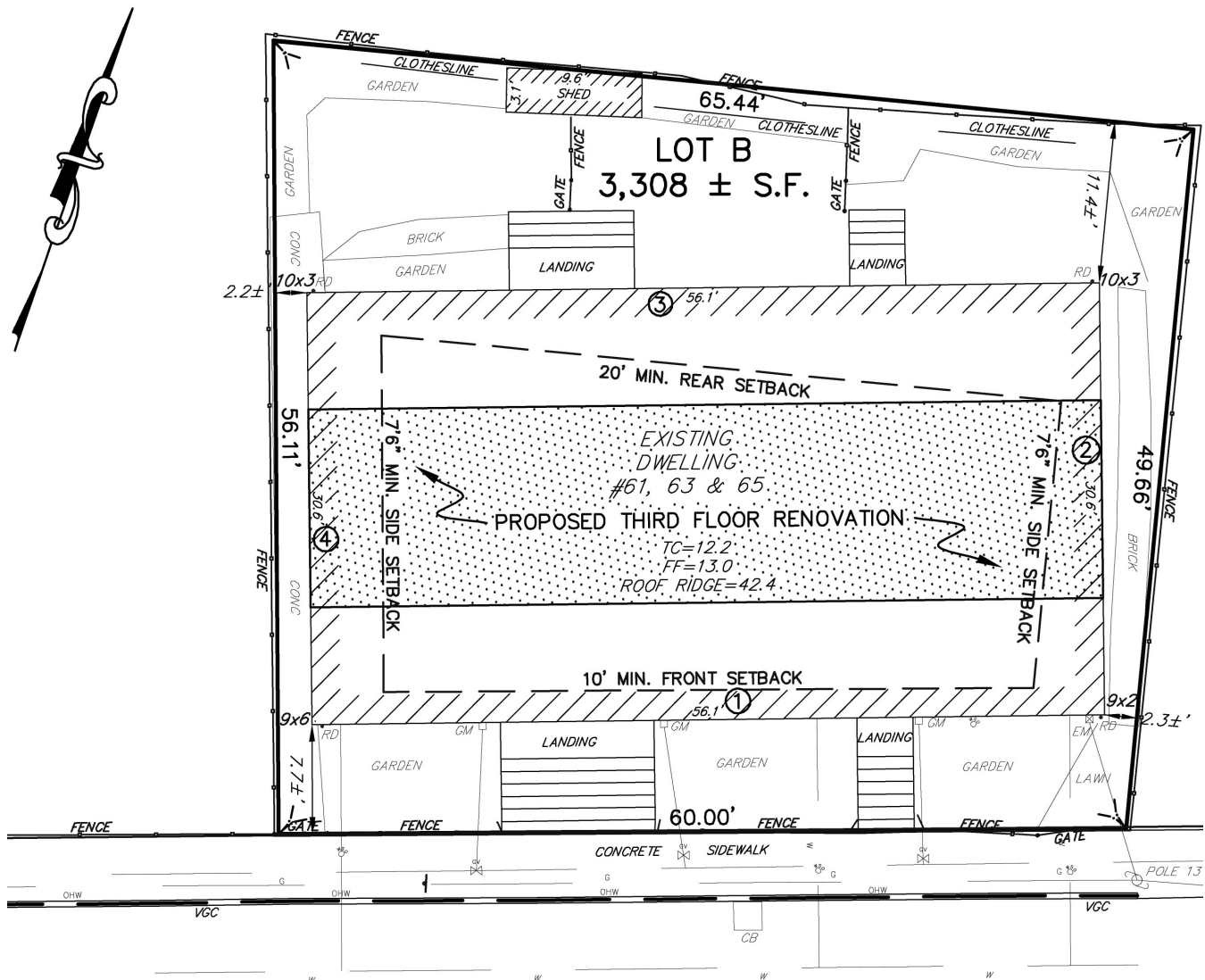
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

N/A

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



Locus Plan (not to scale)



# BRISTOL STREET

Partial Site Survey Plan (not to scale)

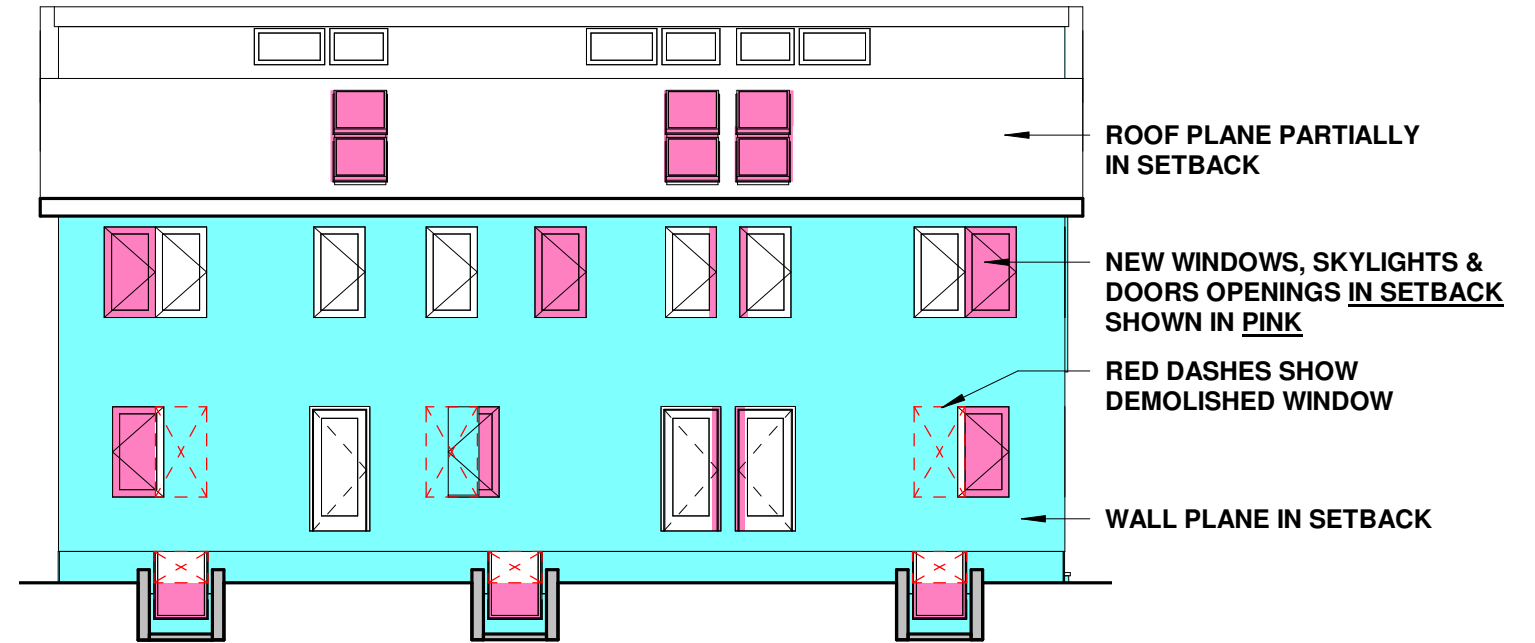
## ZONING SUMMARY

ZONING DISTRICT: C-1  
USE: 4.31.g Multifamily Dwelling

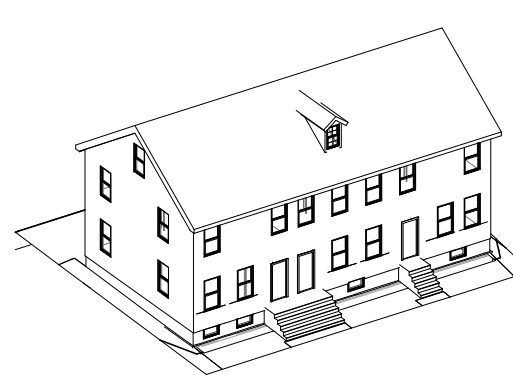
EXISTING NON-CONFORMING STRUCTURE  
(see dimensional form)

## SUMMARY OF RELIEF REQUESTED

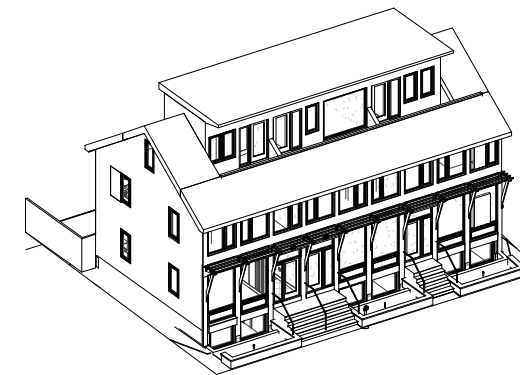
- 1 **SPECIAL PERMIT 8.22.2 (c)** : modification of openings in rear and side yard setbacks.



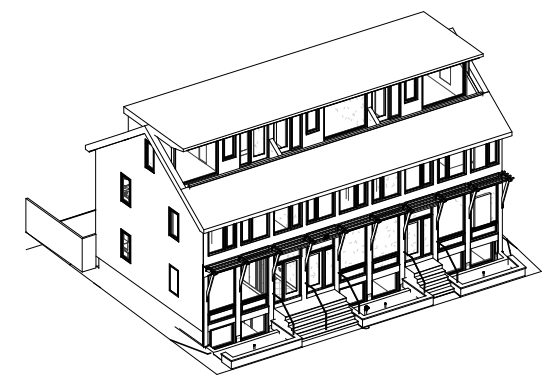
- 2 **VARIANCE 8.22.3** : extension of reconstructed roofline into right and left yard setbacks



Existing



By-Right Roof



Requested Variance





Stairs to Attic Floor

8-1/2" tread depth  
8-1/4" riser height  
33" stair width



Attic Floor Bedroom



Kitchen



Typical 2nd Floor Room



Basement

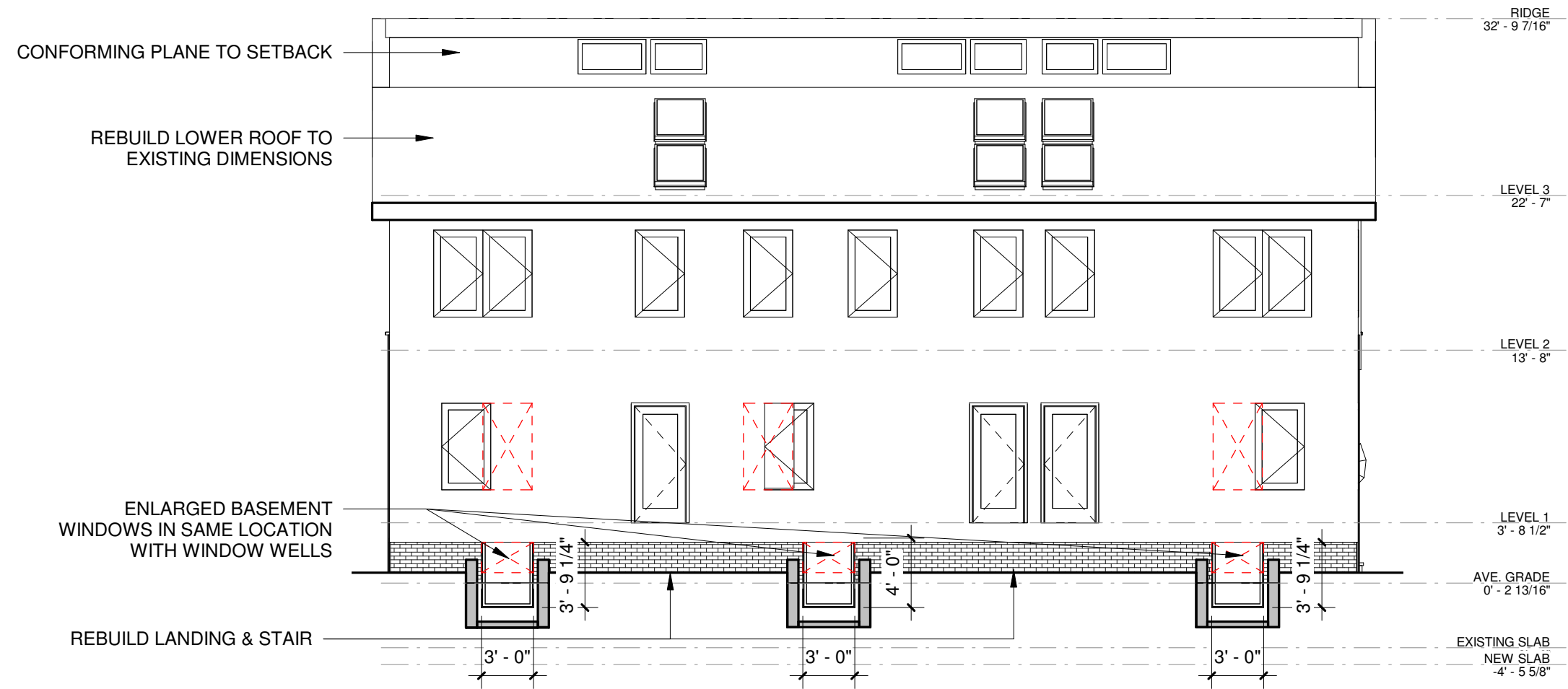


Front Facade



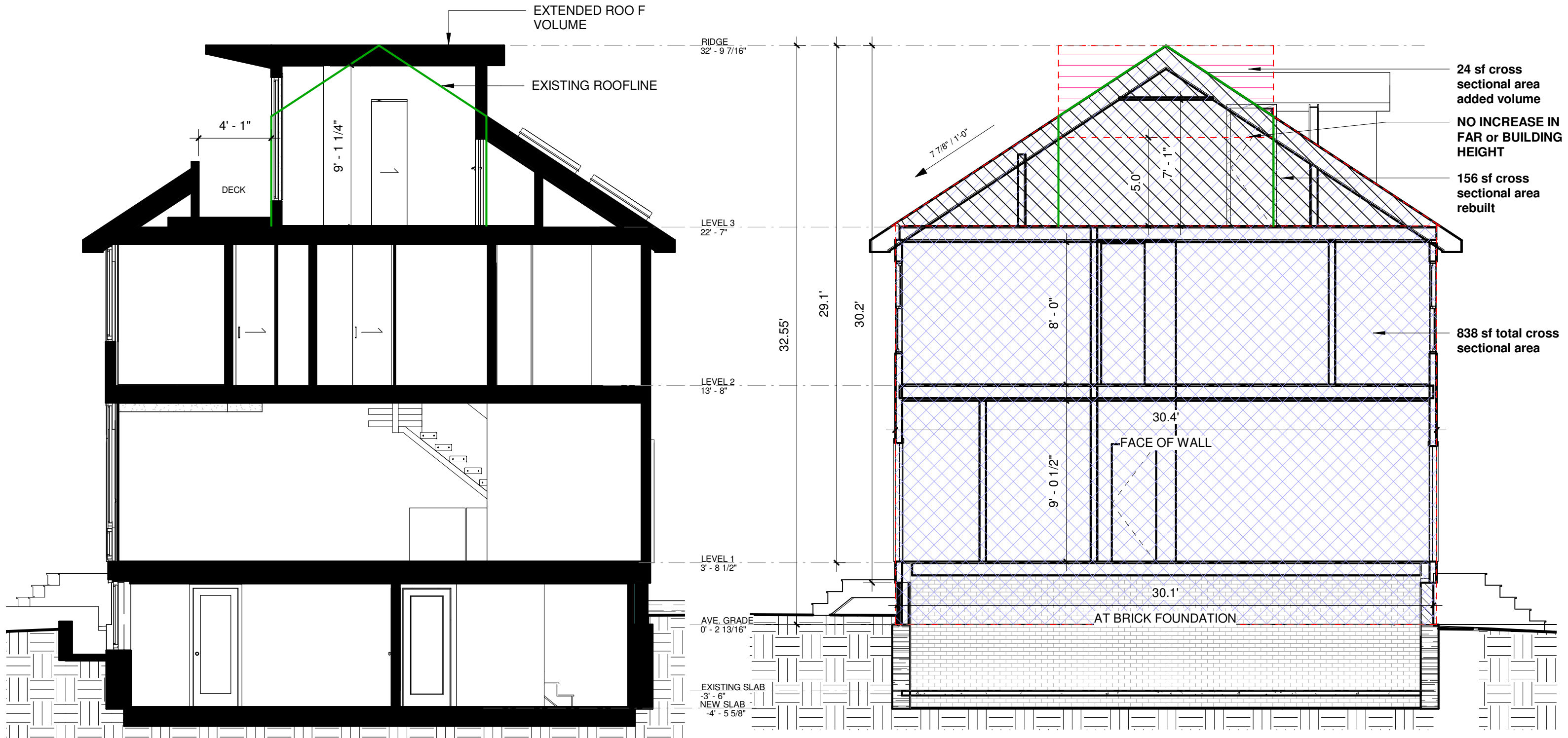
Rear Yard and Facade





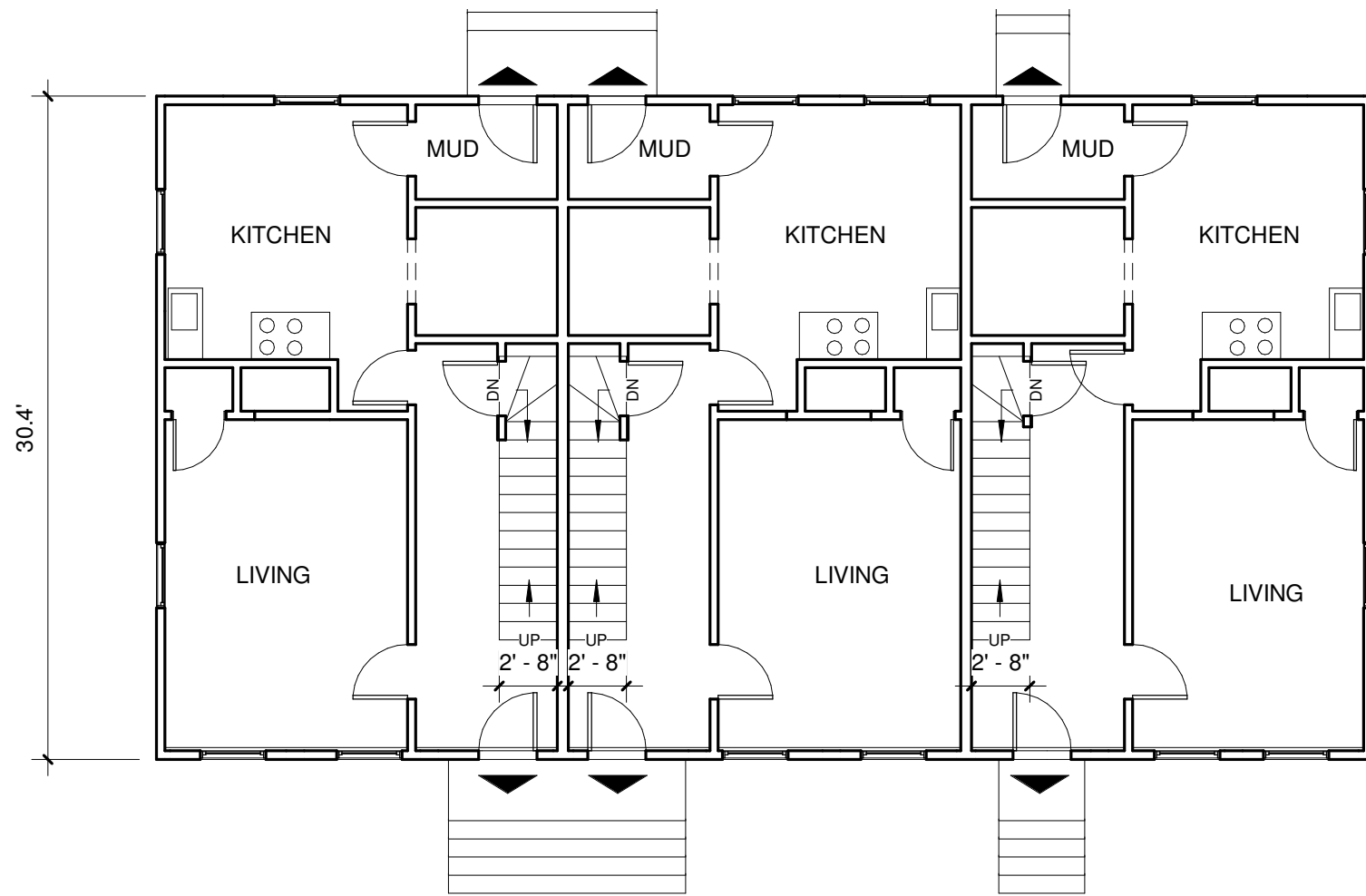
Total Volume: 838 sf x 56.5' = 47347 cf  
 Rebuilt Volume: 156 sf x 56.5' = 8814 cf  
 Rebuilt Volume is 18.6% of existing structure  
 8.22.1.g is satisfied.

Total Existing Volume: 47347 cf  
 Added Volume: 24 sf x 56.5' = 1356 cf  
 Added Volume is 2.9% of existing volume  
 8.22.1.f is satisfied.



2 PROPOSED BUILDING SECTION  
 3/16" = 1'-0"

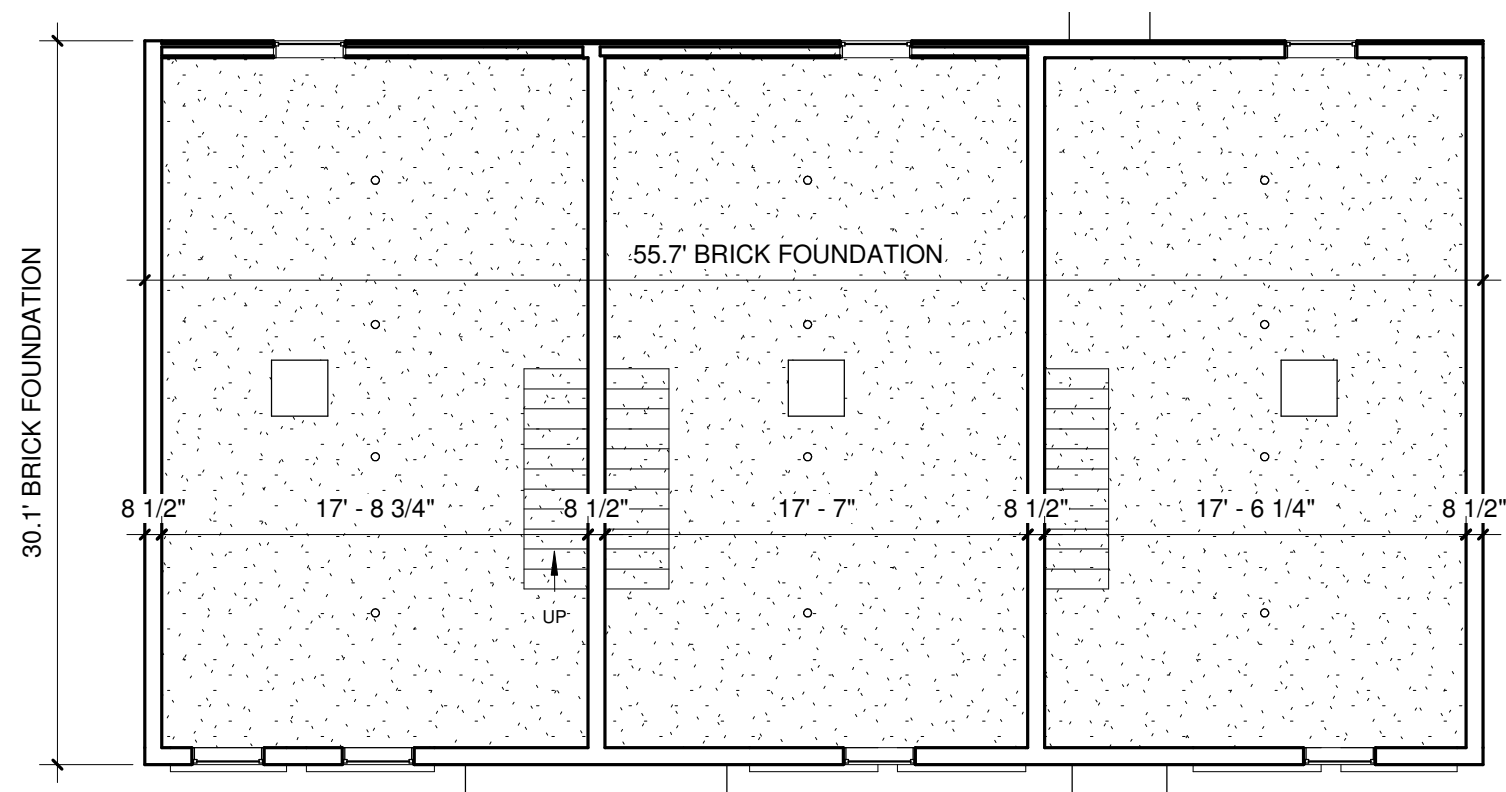
1 EXISTING BUILDING SECTION  
 3/16" = 1'-0"



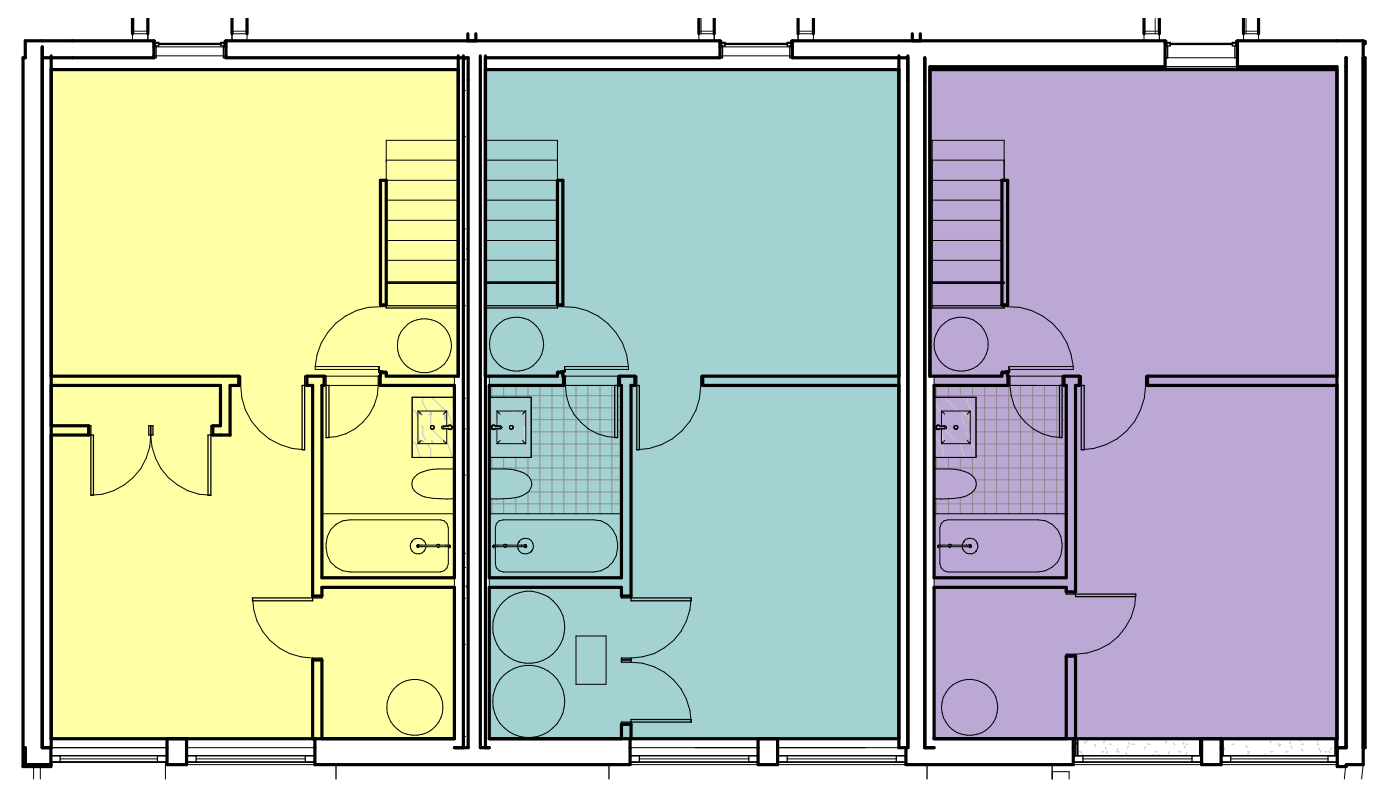
EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"

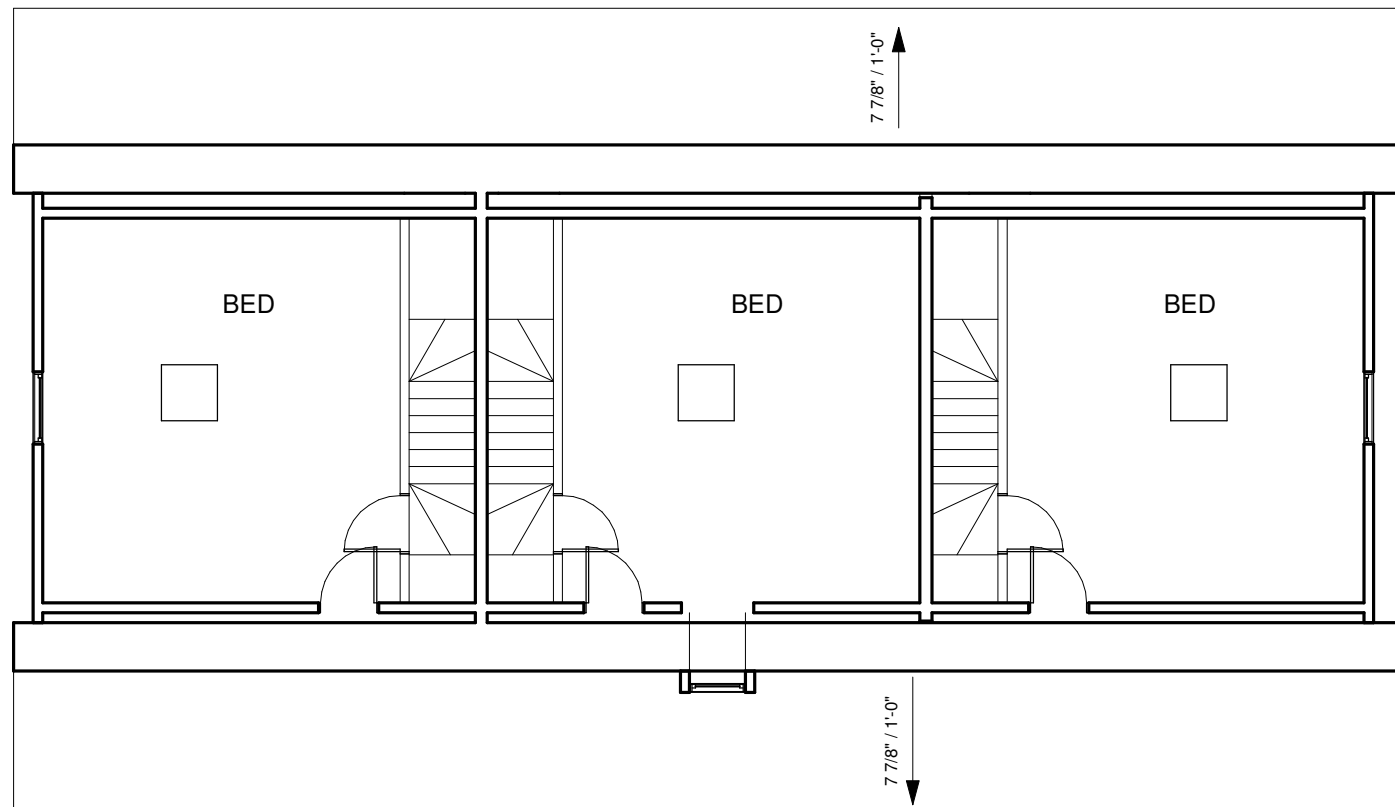


EXISTING BASEMENT PLAN  
1/8" = 1'-0"

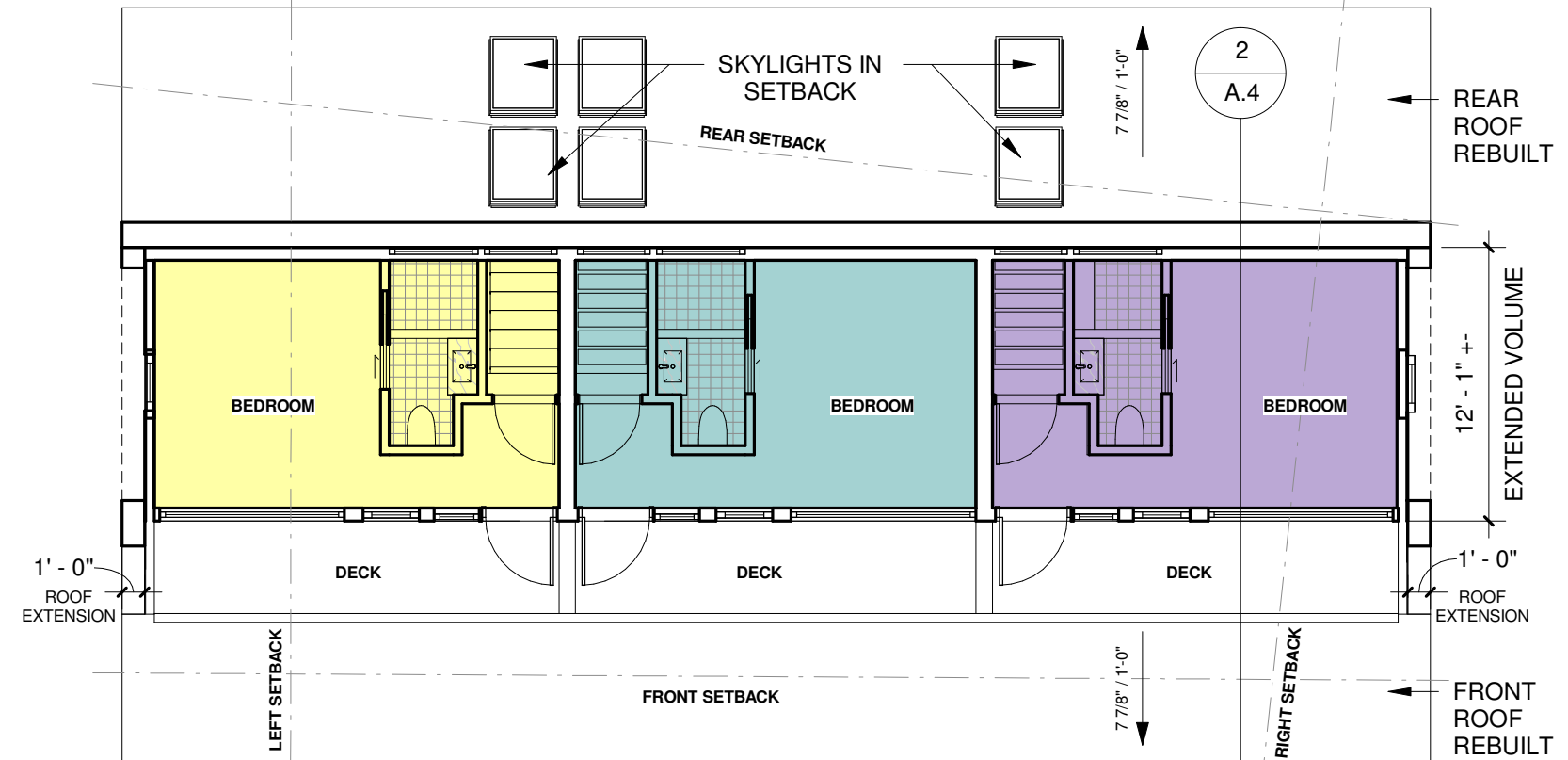


PROPOSED BASEMENT PLAN  
1/8" = 1'-0"

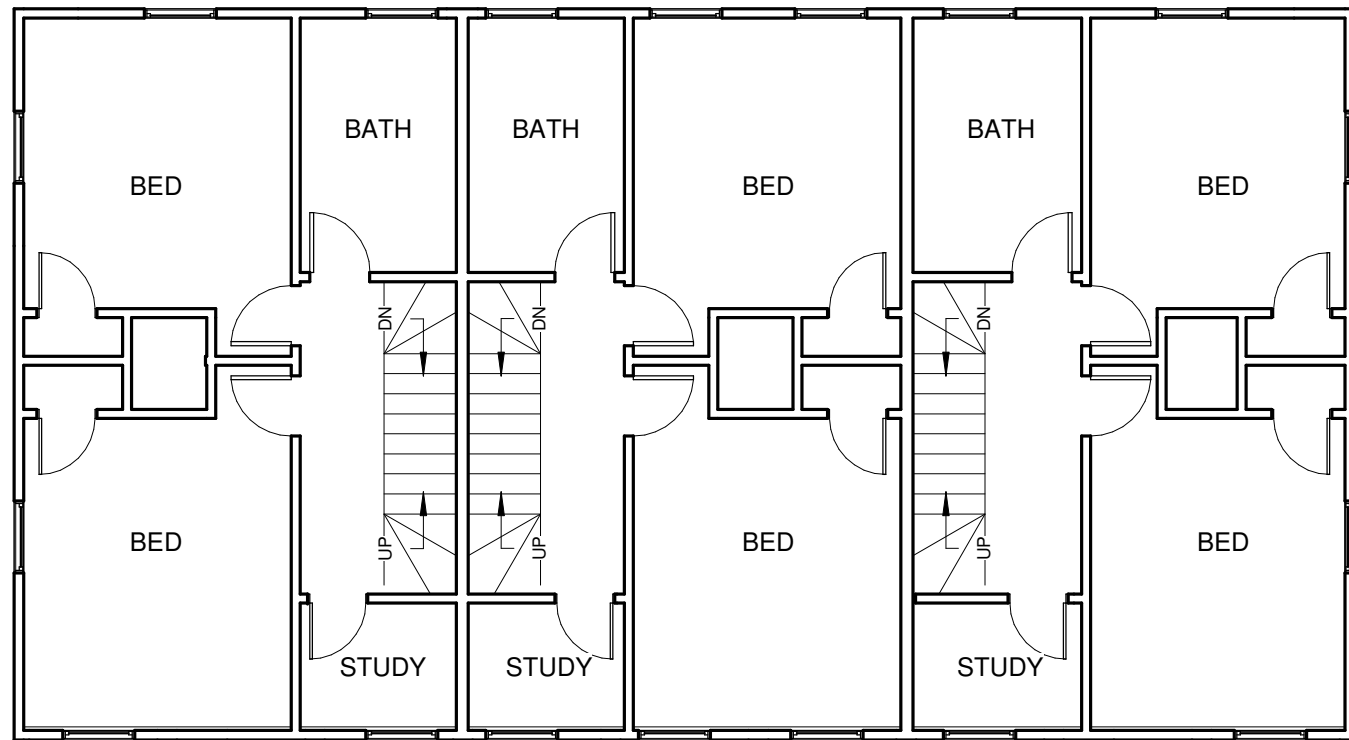




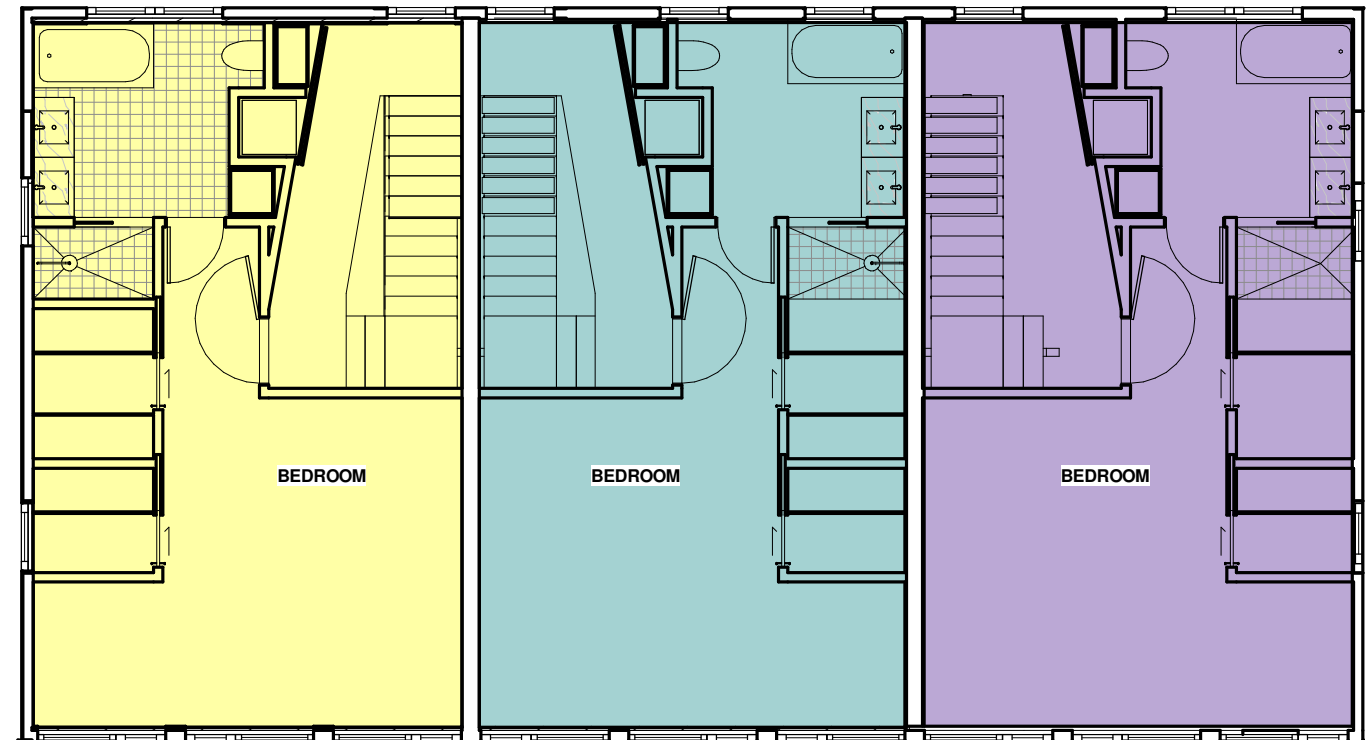
EXISTING THIRD FLOOR PLAN  
1/8" = 1'-0"



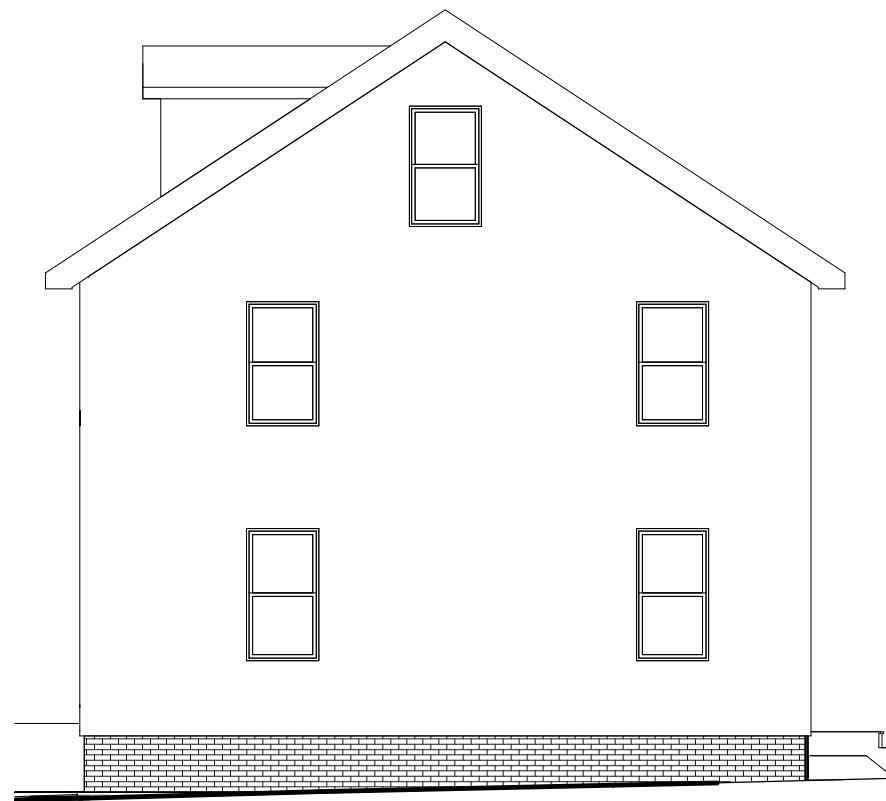
PROPOSED THIRD FLOOR PLAN  
1/8" = 1'-0"



EXISTING SECOND FLOOR PLAN  
1/8" = 1'-0"

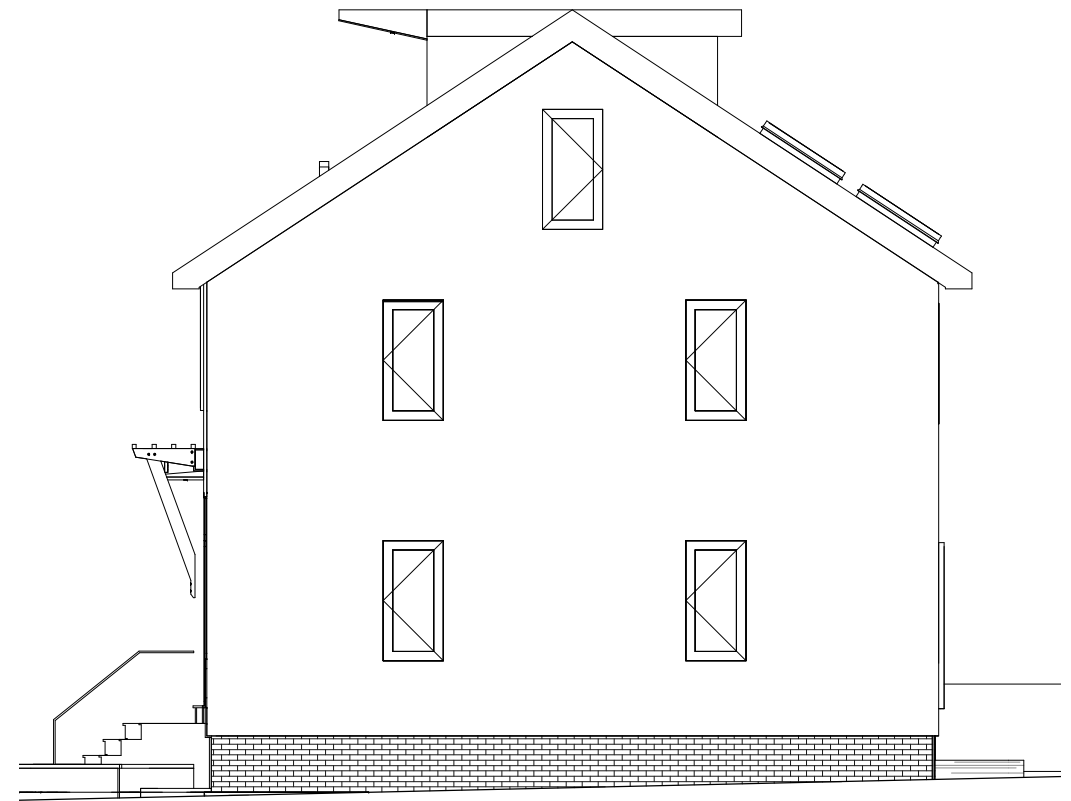


PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"



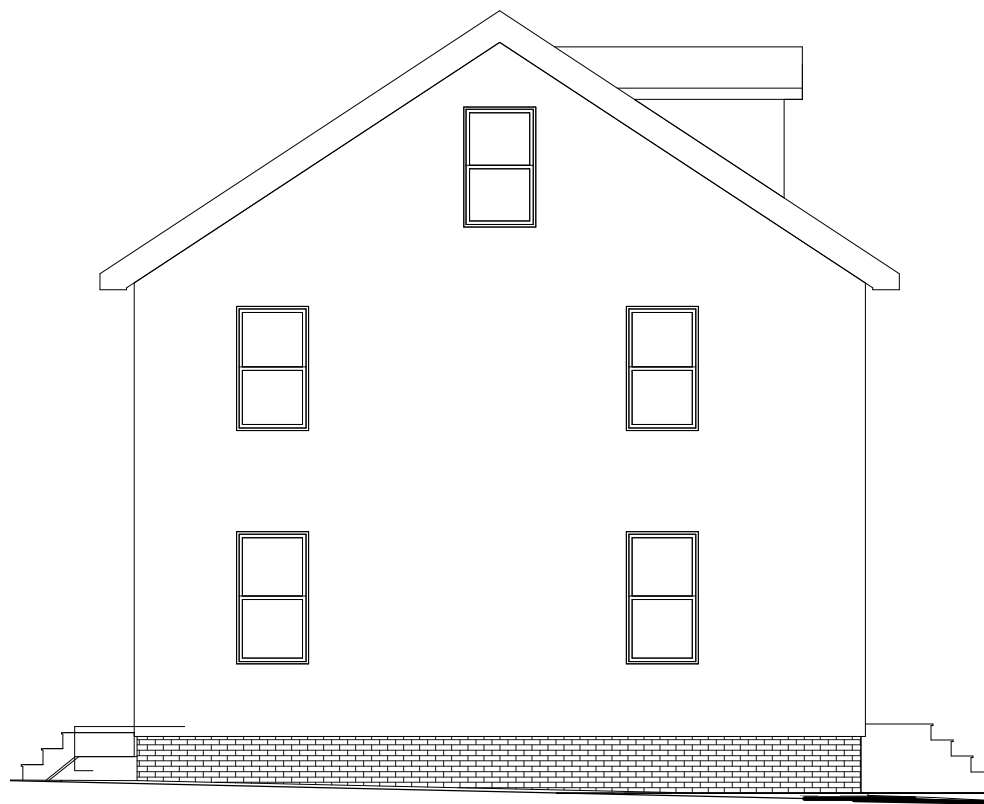
EXISTING EAST ELEVATION

1/8" = 1'-0"



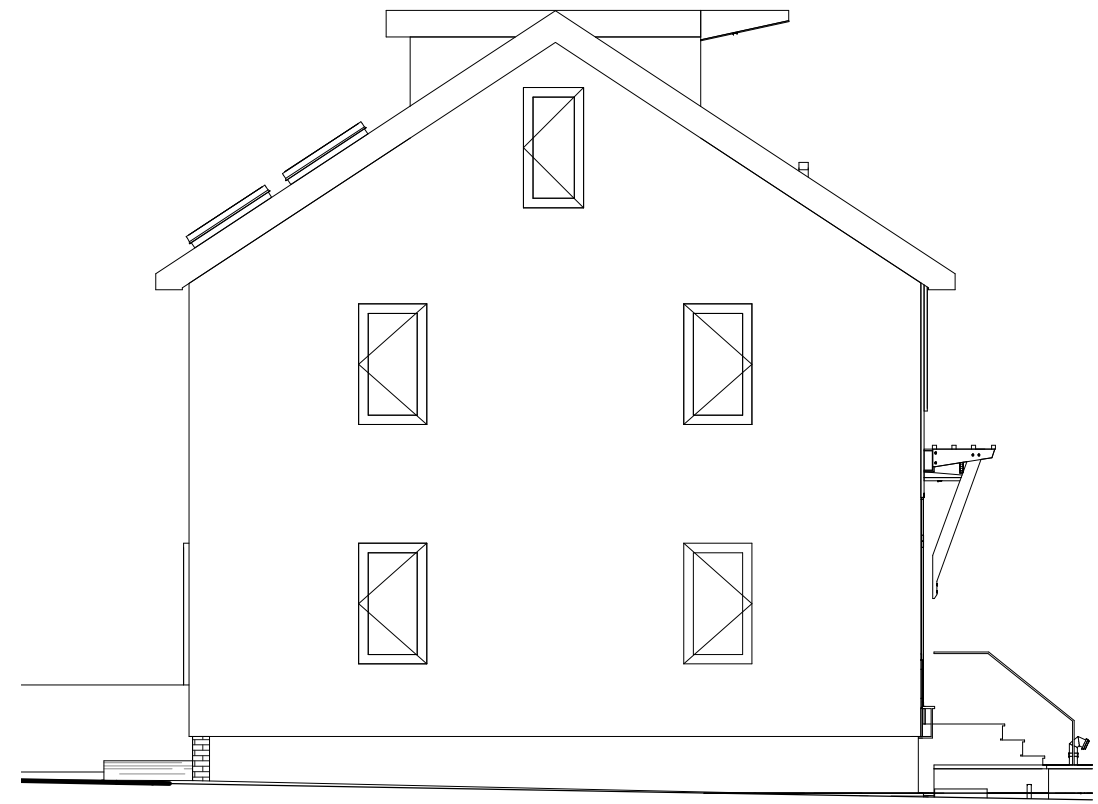
PROPOSED EAST ELEVATION

1/8" = 1'-0"



EXISTING WEST ELEVATION

1/8" = 1'-0"



WEST PROPOSED

1/8" = 1'-0"



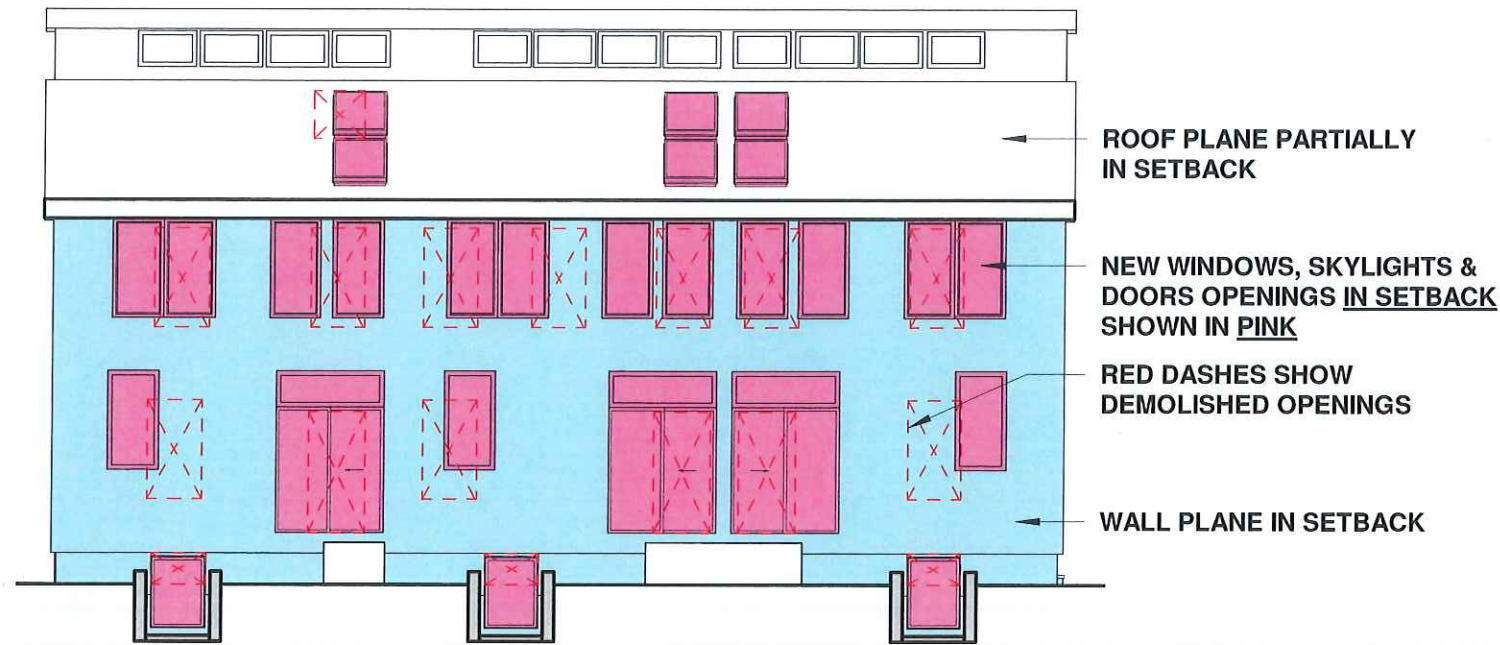
EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



SOUTH PROPOSED  
1/8" = 1'-0"

SUMMARY OF RELIEF REQUESTED

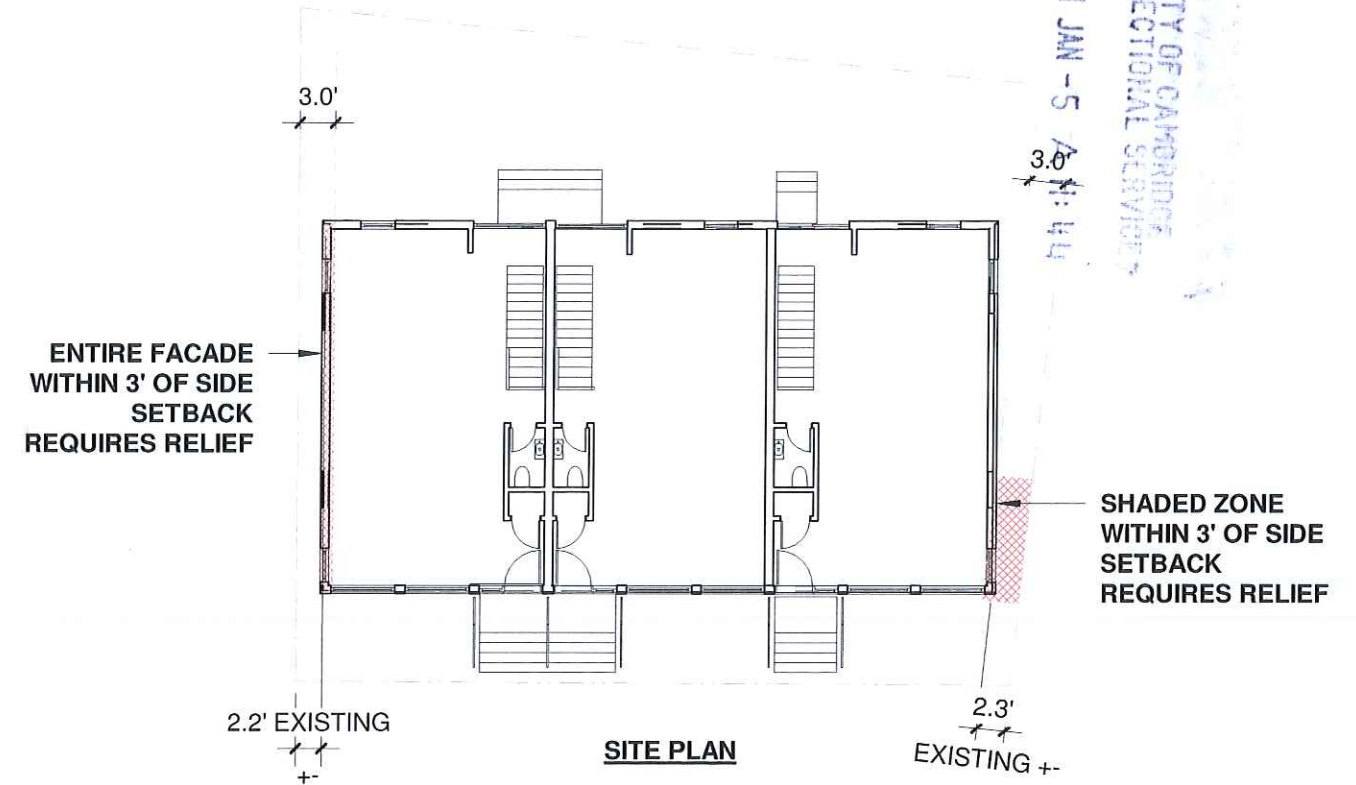
① **SPECIAL PERMIT 8.22.2 (c)** : modification of openings in rear and side yard setbacks.



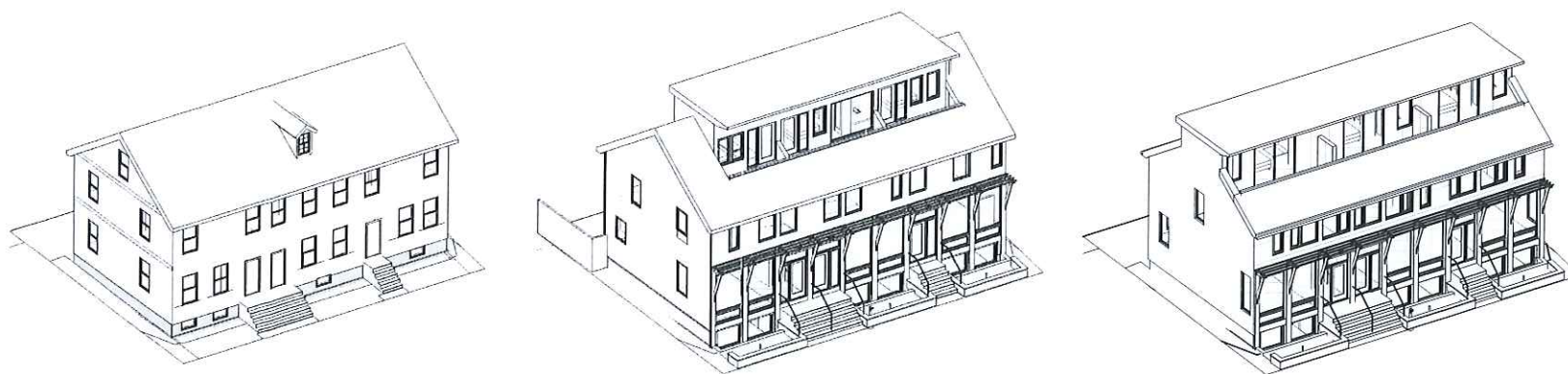
**SIDE ELEVATION**

(SEE FOLLOWING SHEETS FOR SIDE ELEVATION RELIEF)

② **SPECIAL PERMIT 5.24.2** : yard encroachment within 3' of property line to install exterior insulation and wall covering.



③ **VARIANCE 8.22.3** : extension of reconstructed roofline into right and left yard setbacks

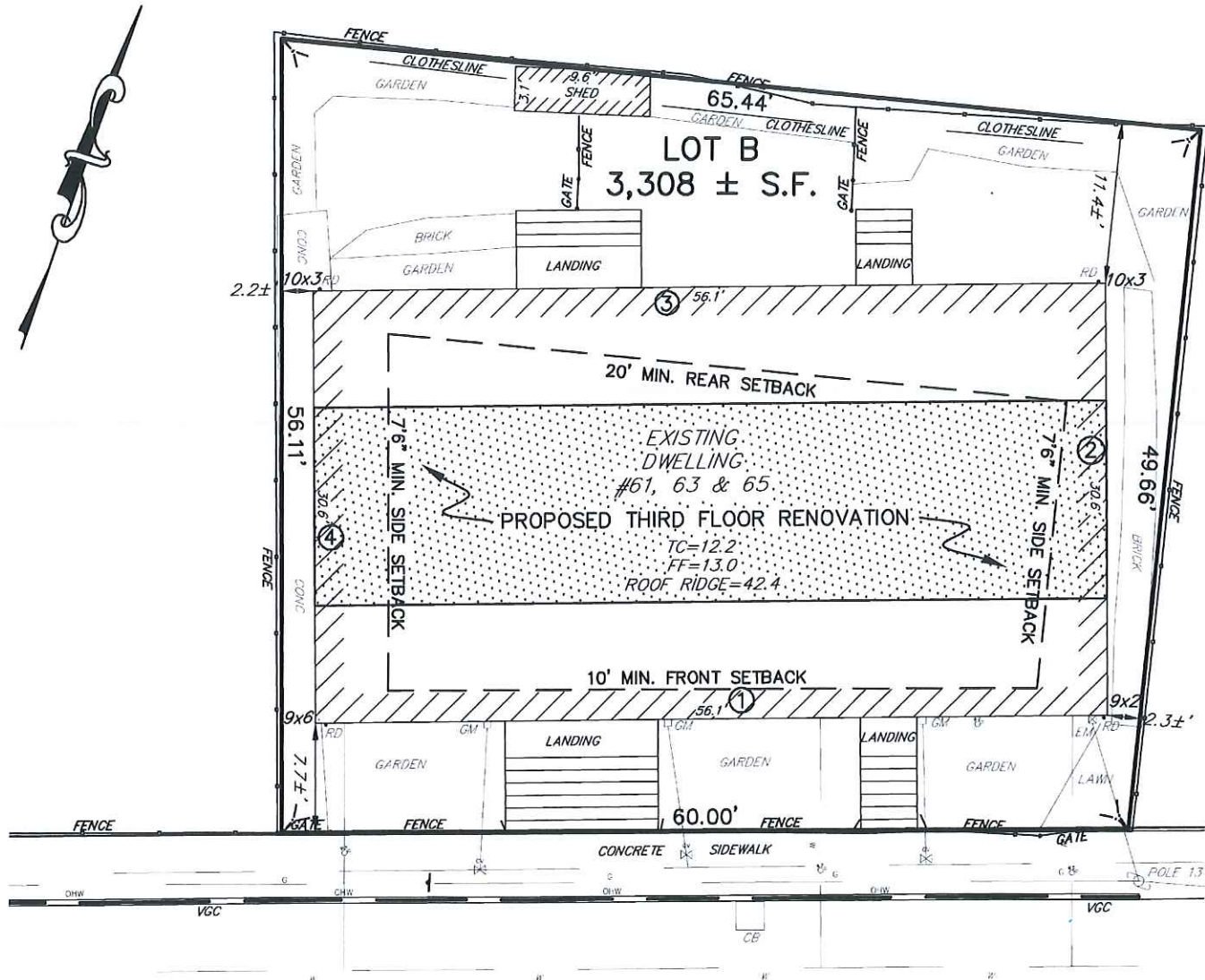


Existing

By-Right Roof

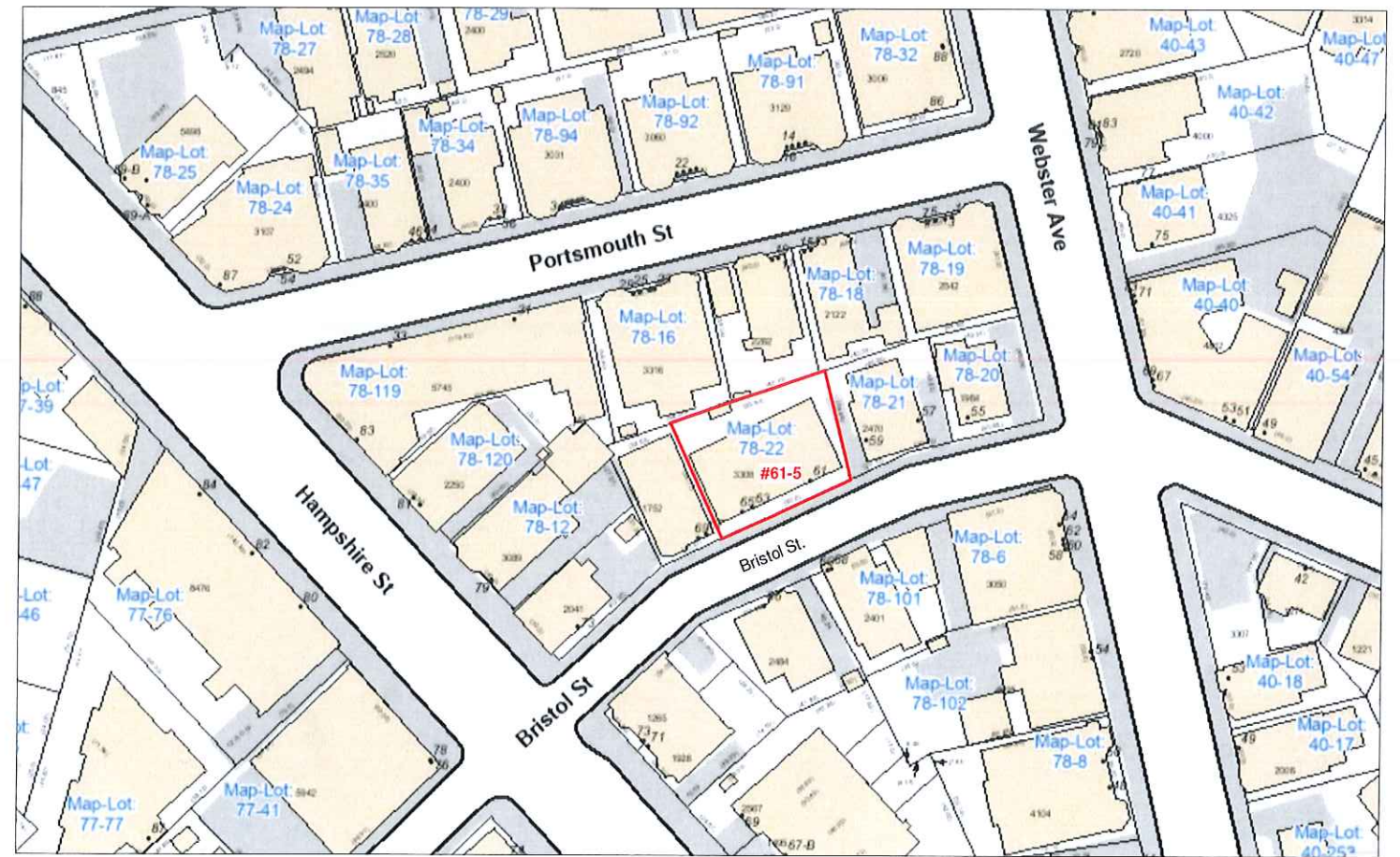
Requested Variance





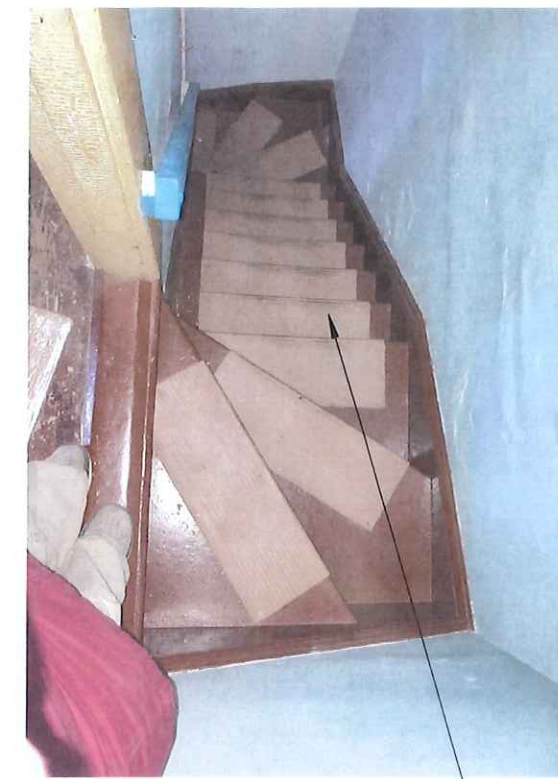
# BRISTOL STREET

**Partial Site Survey Plan**  
(not to scale)



**Locus Plan**  
(not to scale)





Stairs to Attic Floor

8-1/2" tread depth  
8-1/4" riser height  
33" stair width



Attic Floor Bedroom



Kitchen



Typical 2nd Floor Room



Basement

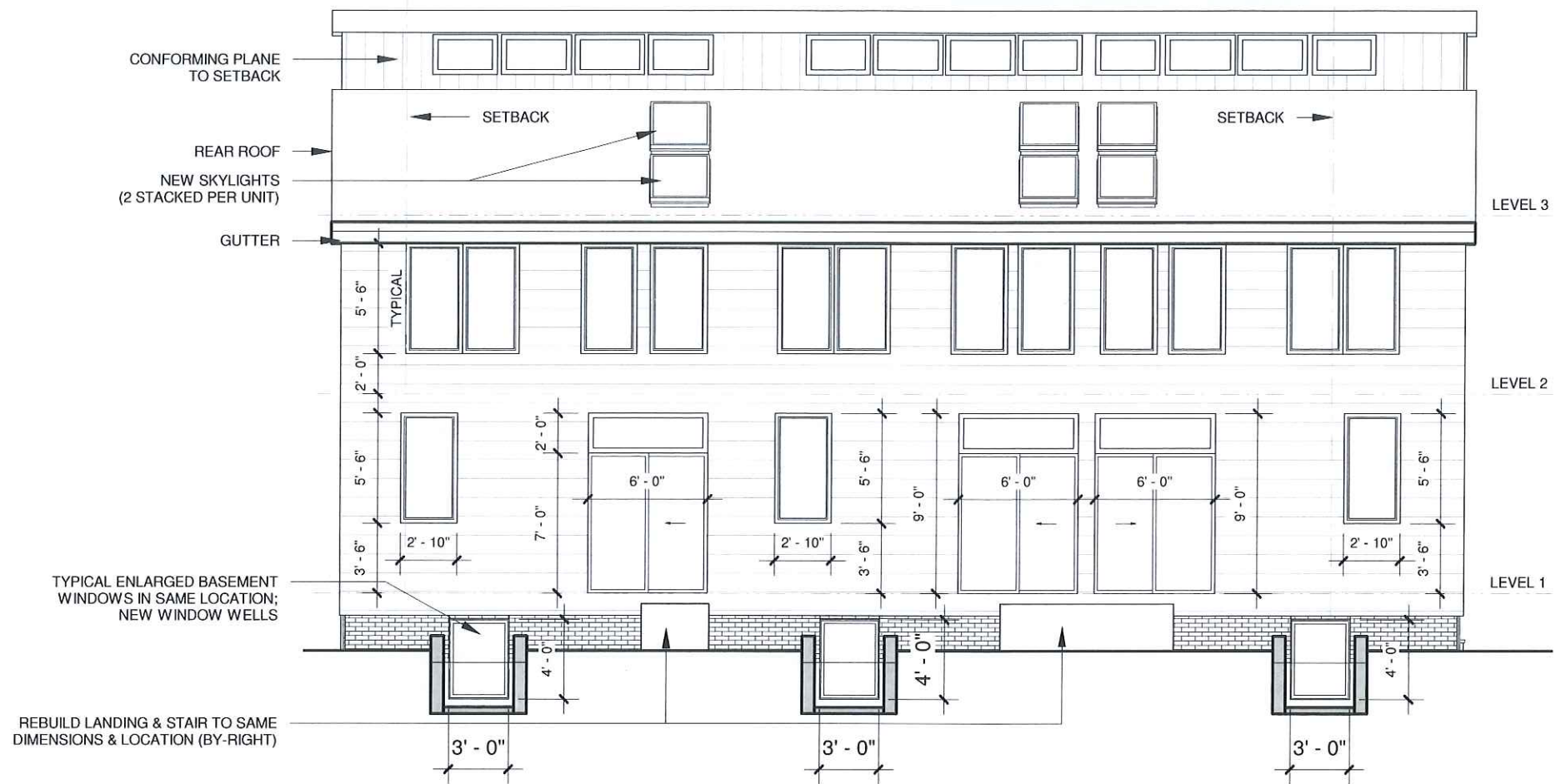


Front Facade



Rear Yard and Facade





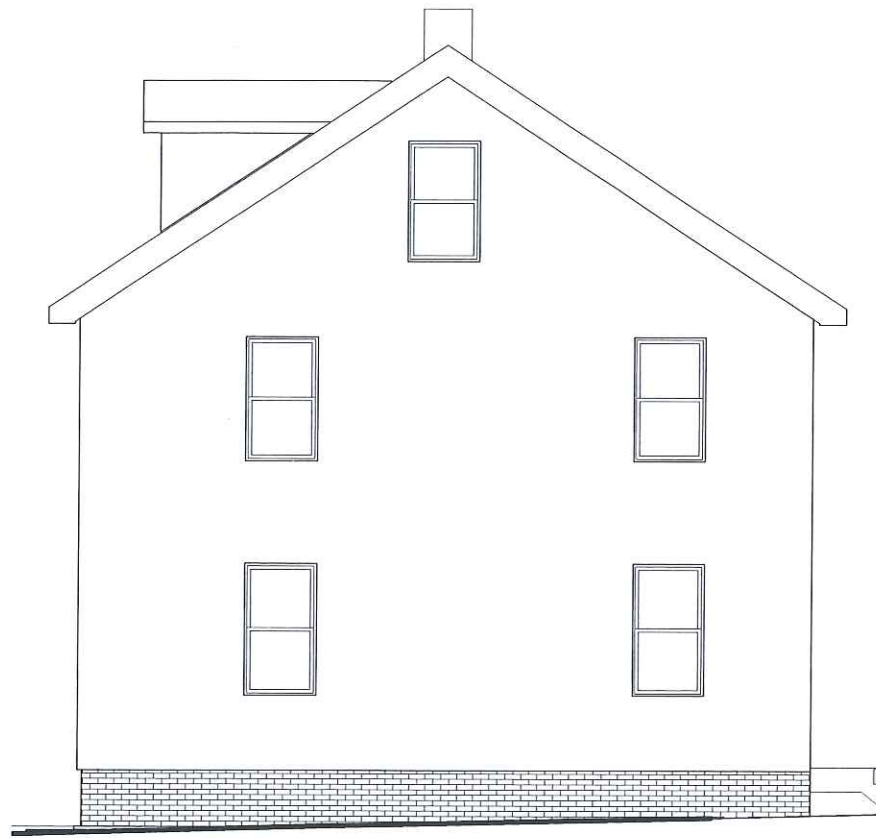
**PROPOSED NORTH (REAR) ELEVATION**  
1/8" = 1'-0"



**EXISTING NORTH (REAR) ELEVATION**  
1/8" = 1'-0"

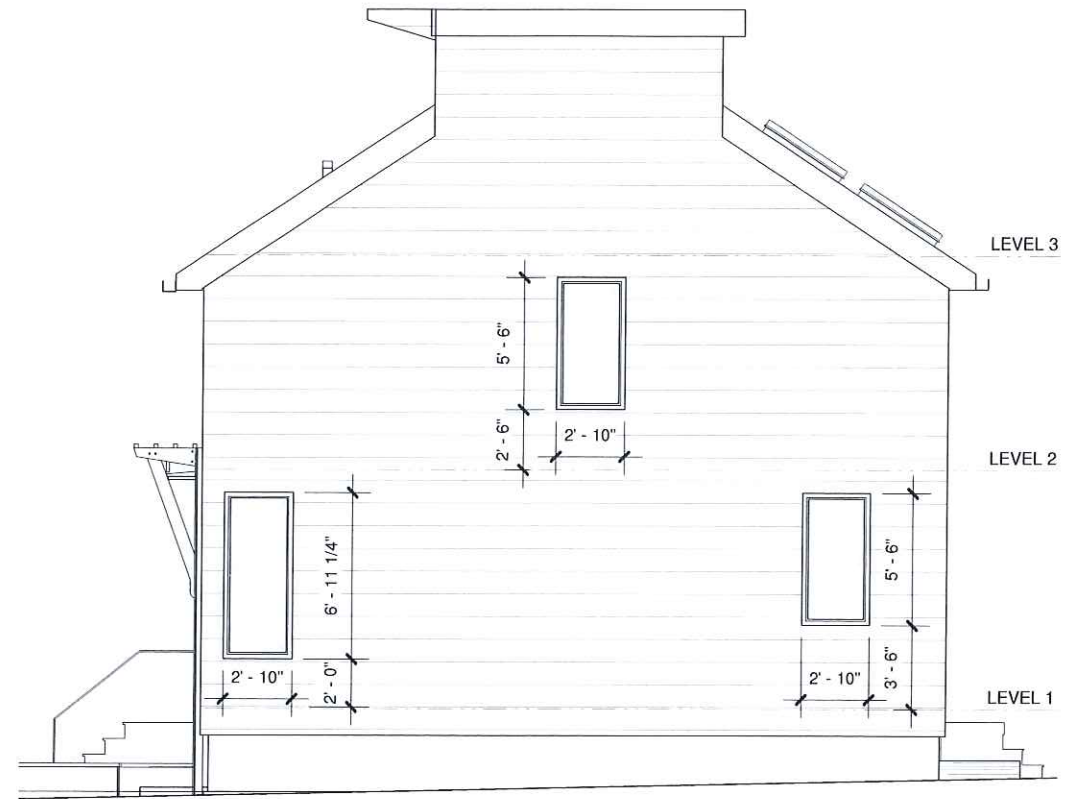
**SPECIAL PERMIT 8.22.2 (c)** : modification of openings in rear and side yard setbacks.

**SPECIAL PERMIT 5.24.2** : yard encroachment within 3' of PL to install ext. insulation & wall covering.



EXISTING EAST ELEVATION

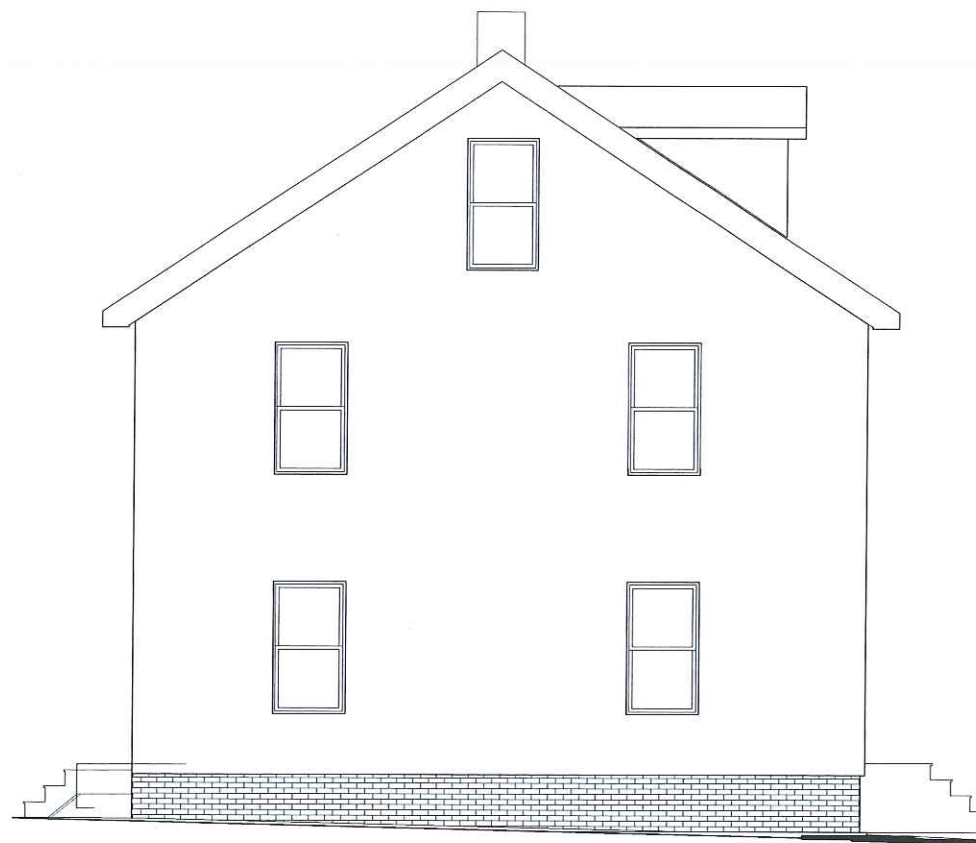
1/8" = 1'-0"



PROPOSED EAST ELEVATION

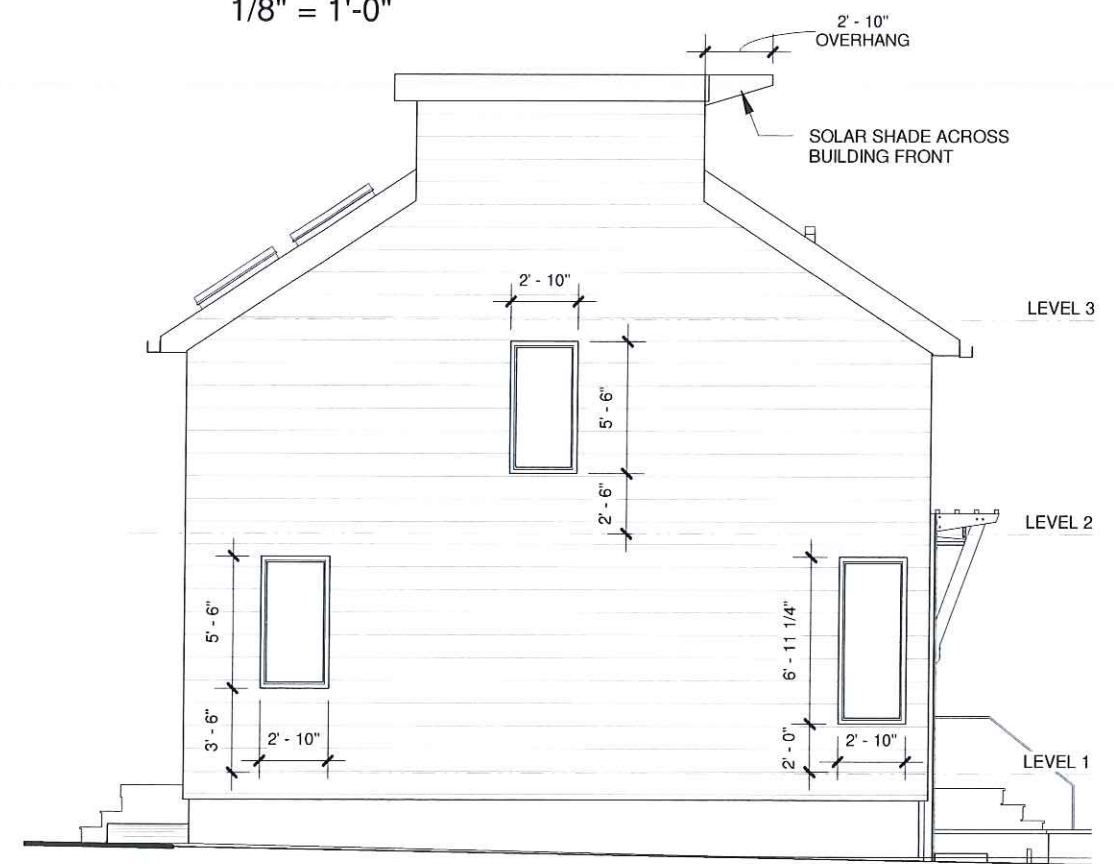
1/8" = 1'-0"

**THREE (3)  
WINDOWS  
RELOCATED,  
RESIZED IN EAST  
SETBACK**



EXISTING WEST ELEVATION

1/8" = 1'-0"



PROPOSED WEST ELEVATION

1/8" = 1'-0"

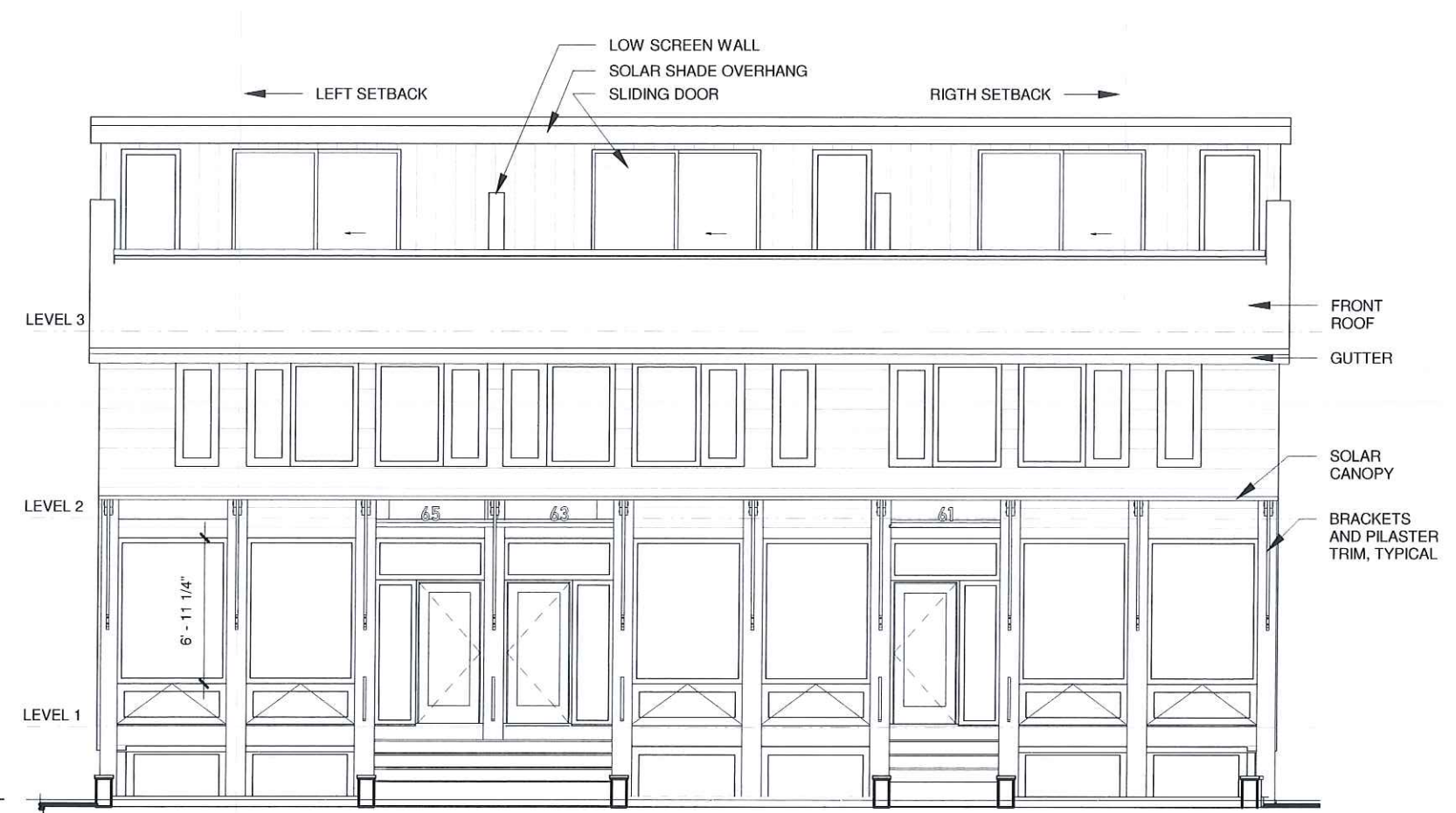
**THREE (3)  
WINDOWS  
RELOCATED,  
RESIZED IN WEST  
SETBACK**







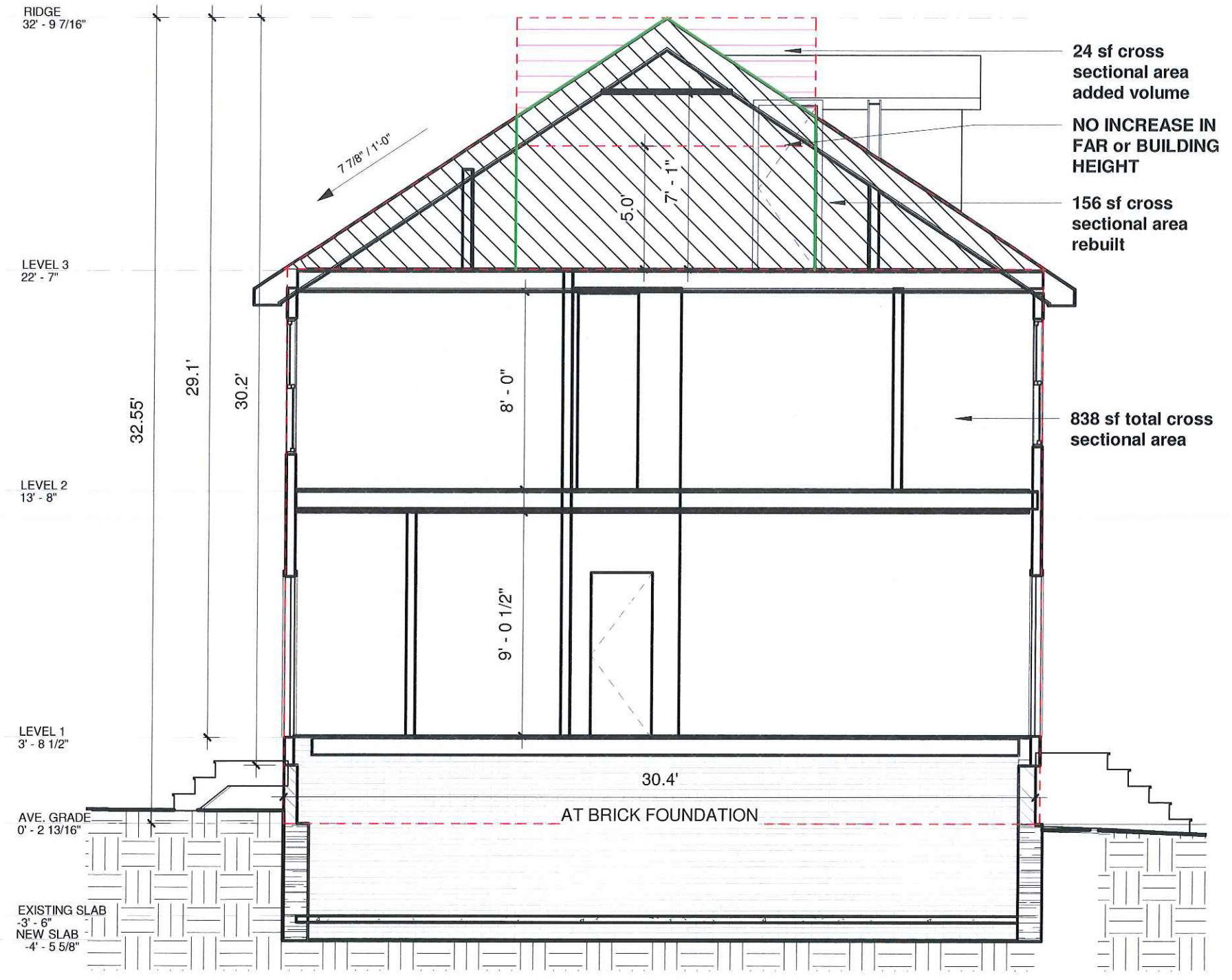
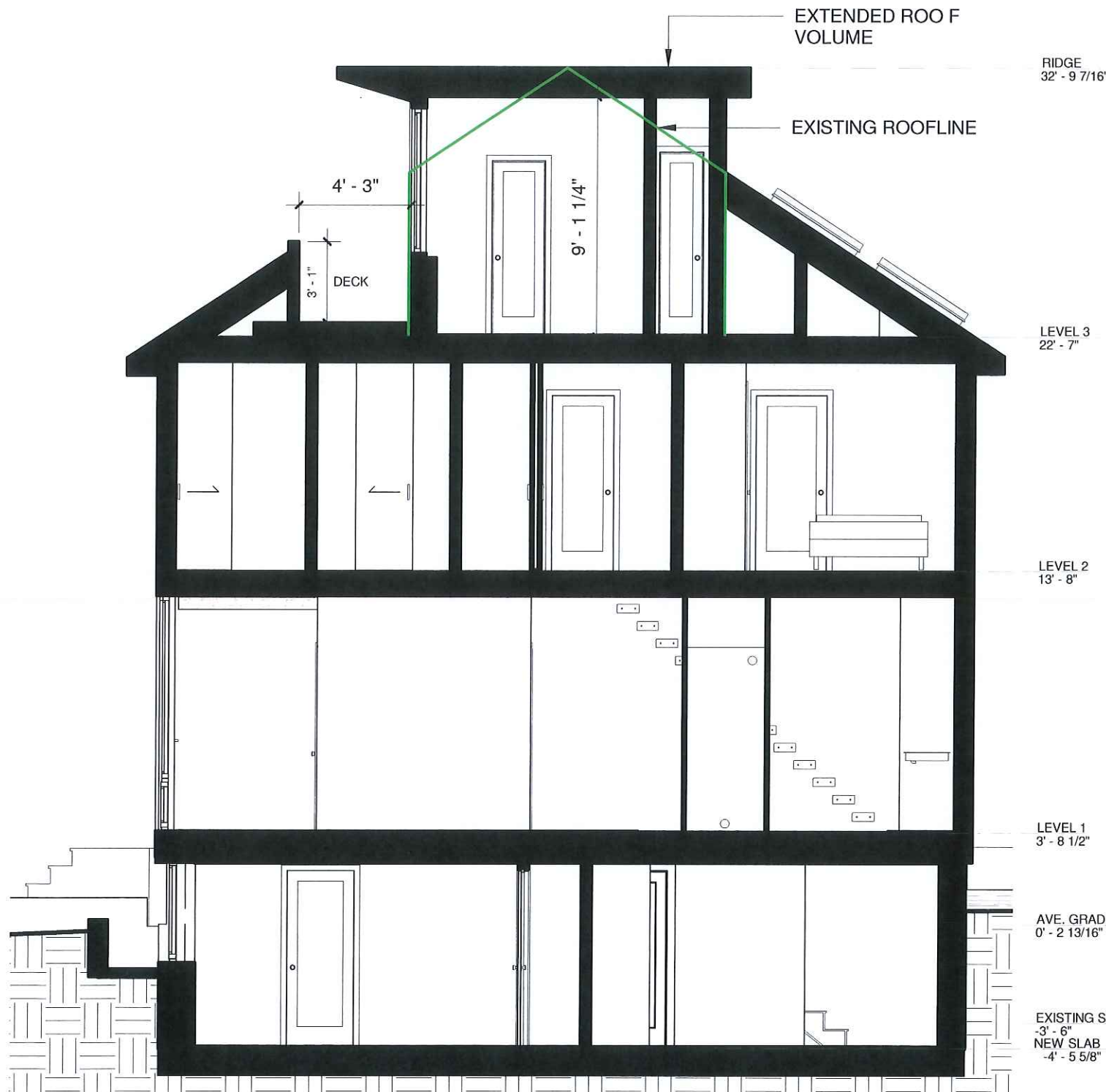
EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



PROPOSED SOUTH (STREET FACING) ELEVATION  
1/8" = 1'-0"

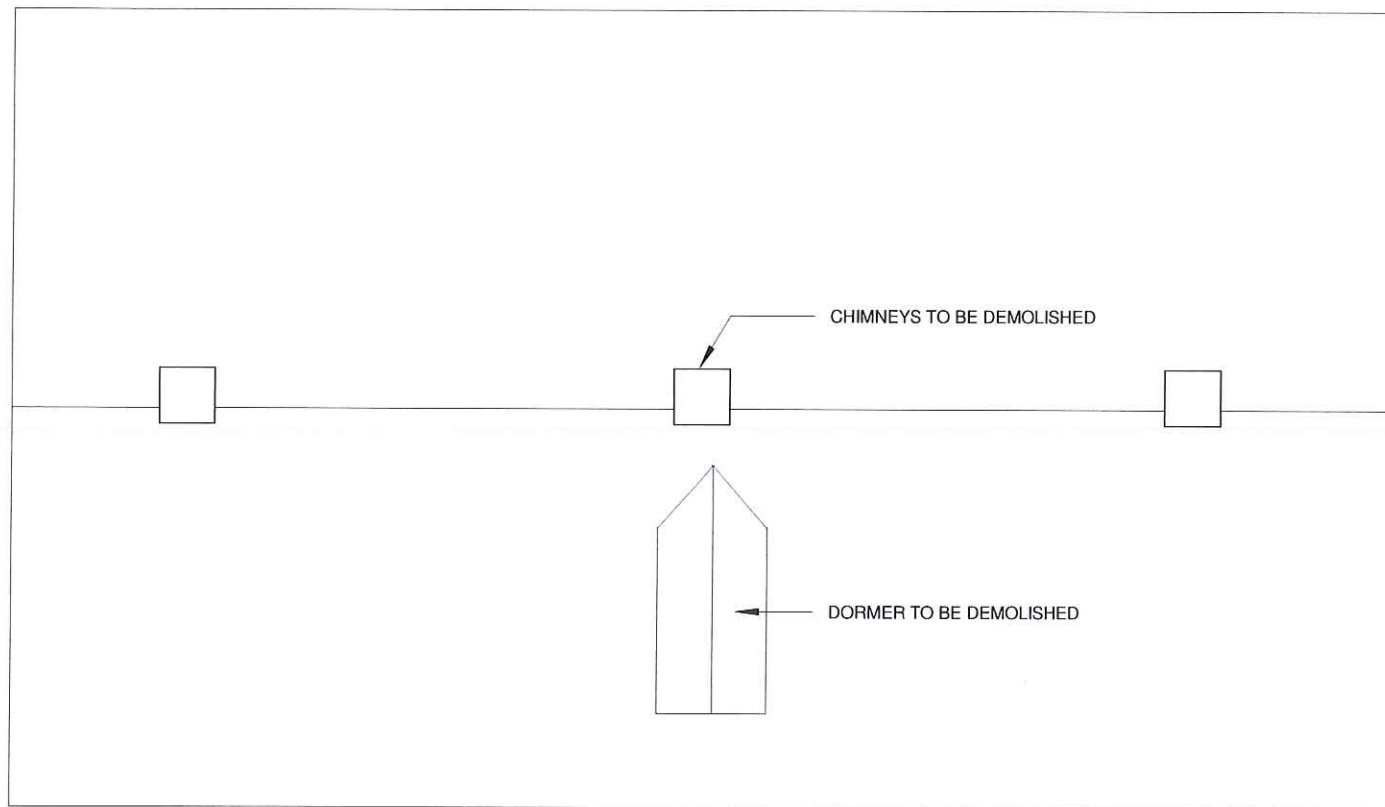
Total Volume:  $838 \text{ sf} \times 56.5' = 47347 \text{ cf}$   
 Rebuilt Volume:  $156 \text{ sf} \times 56.5' = 8814 \text{ cf}$   
 Rebuilt Volume is 18.6% of existing structure  
 8.22.1.g is satisfied.

Total Existing Volume:  $47347 \text{ cf}$   
 Added Volume:  $24 \text{ sf} \times 56.5' = 1356 \text{ cf}$   
 Added Volume is 2.9% of existing volume  
 8.22.1.f is satisfied.

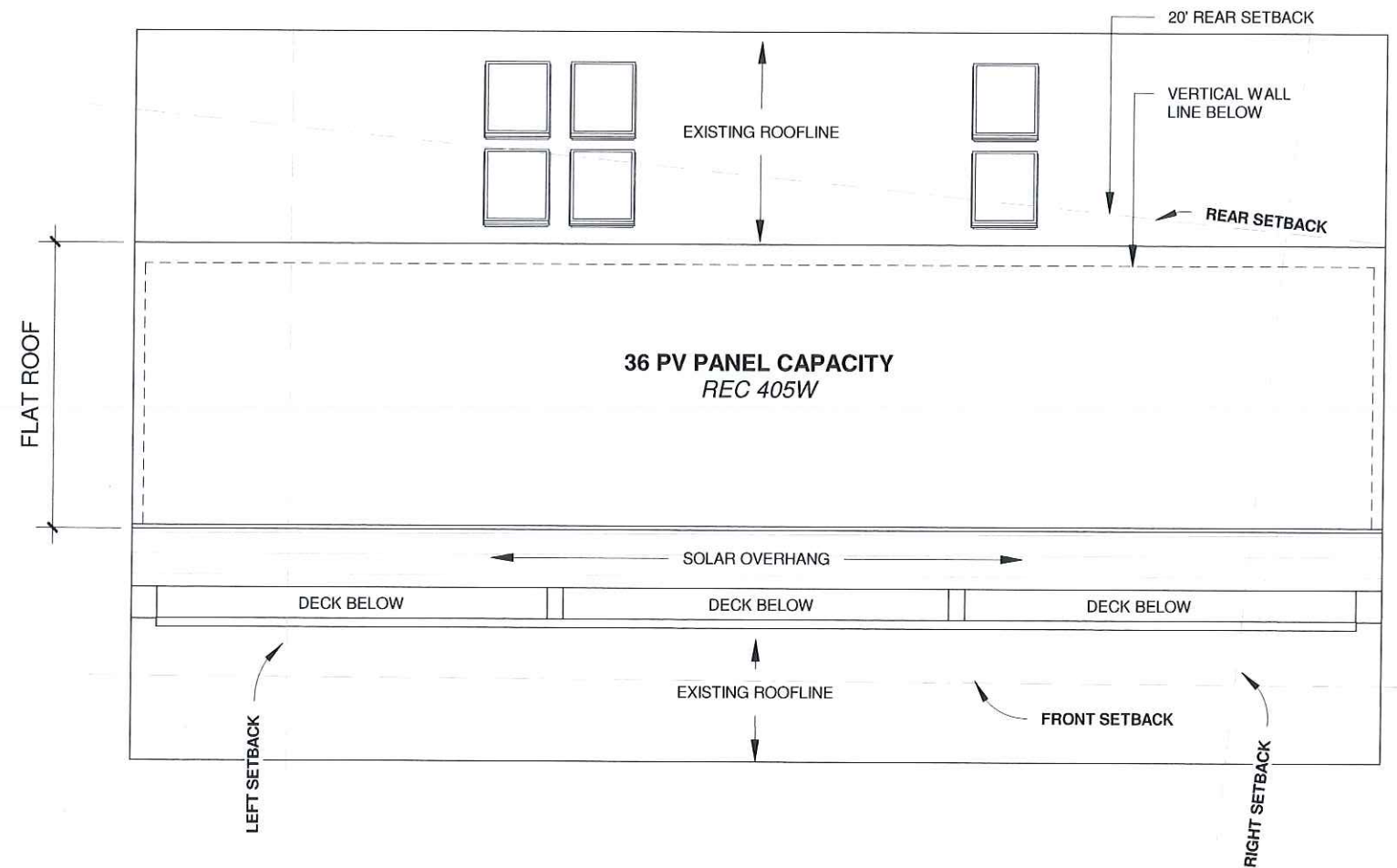


2 PROPOSED BUILDING SECTION  
 3/16" = 1'-0"

1 EXISTING BUILDING SECTION  
 3/16" = 1'-0"



EXISTING ROOF PLAN  
1/8" = 1'-0"



PROPOSED ROOF PLAN  
1/8" = 1'-0"

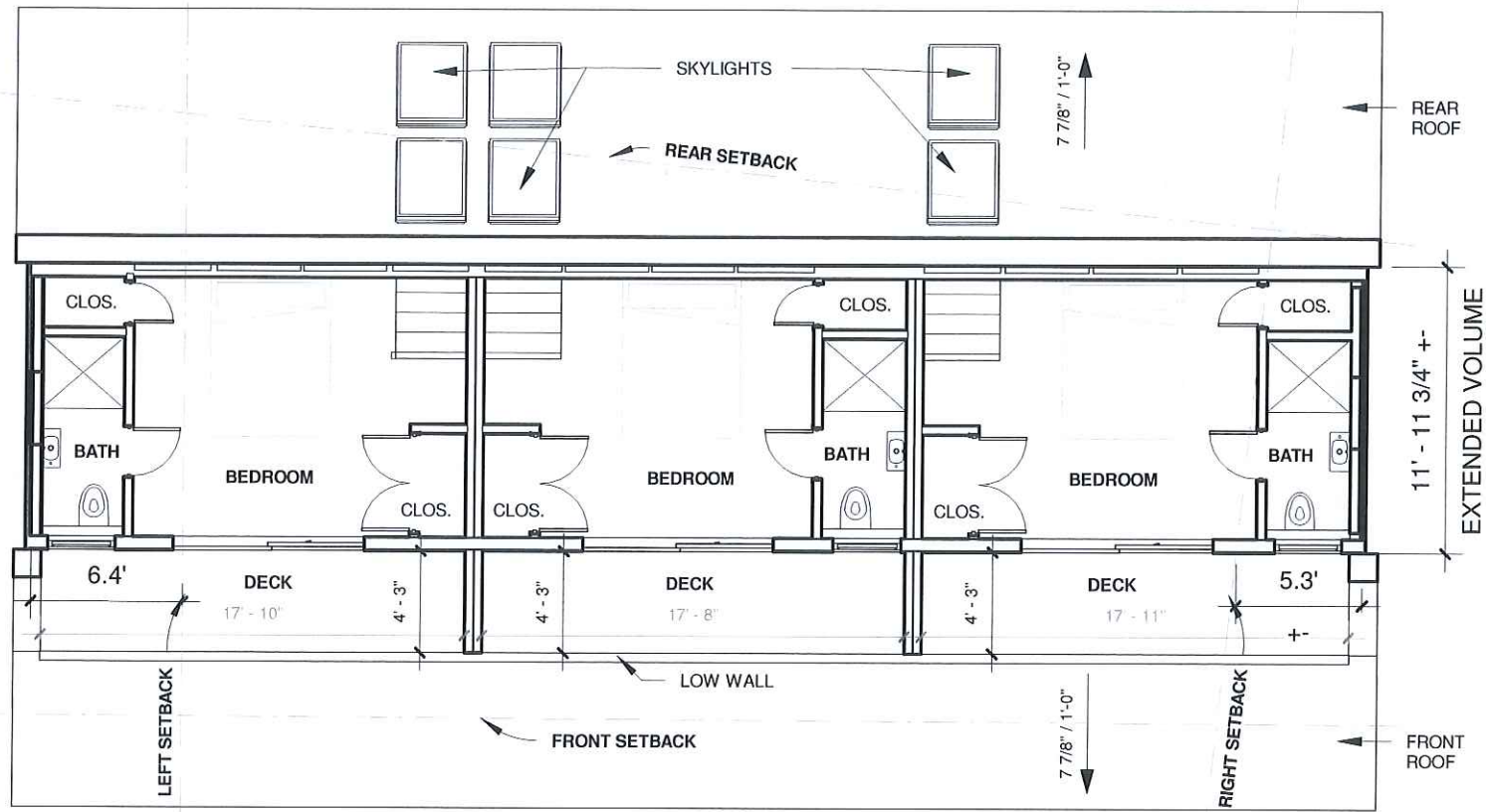




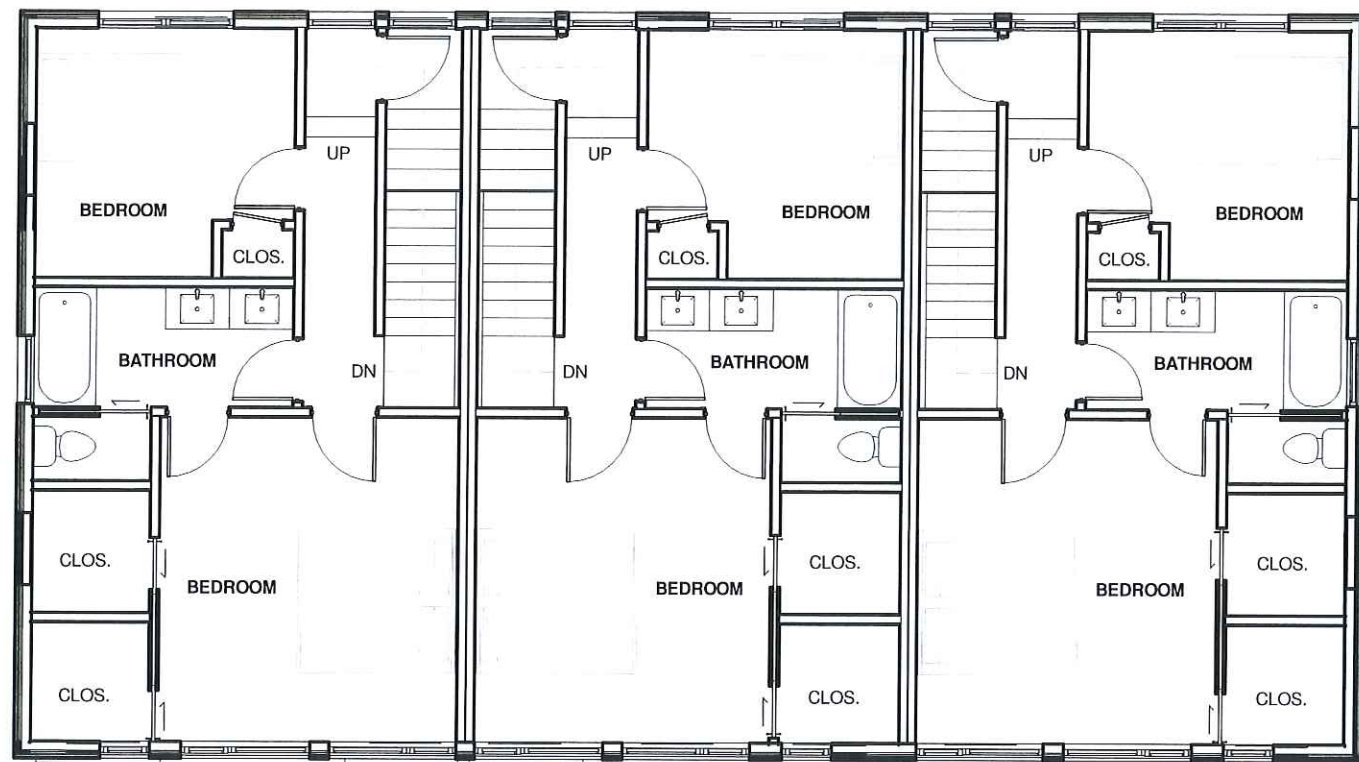




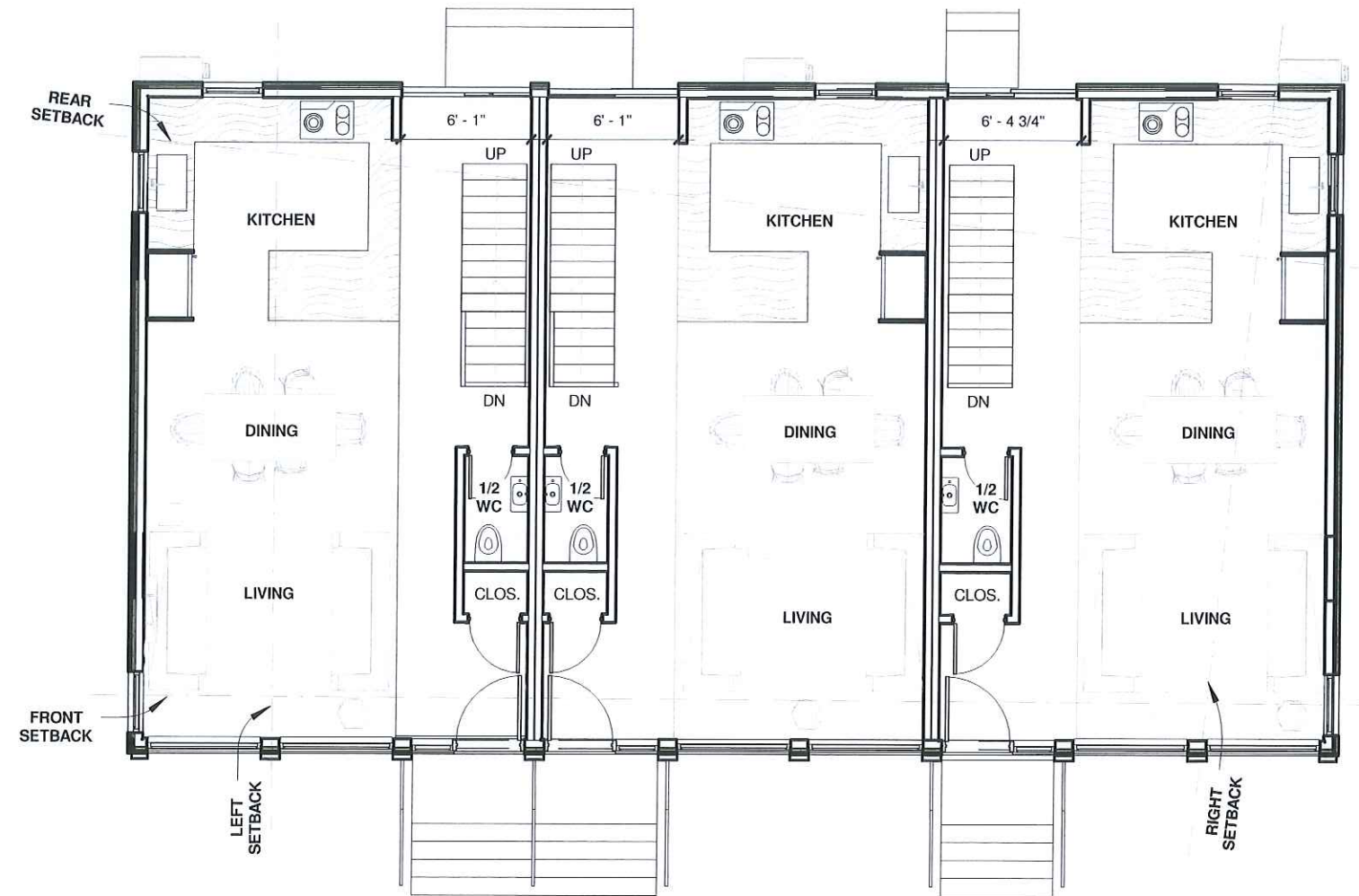




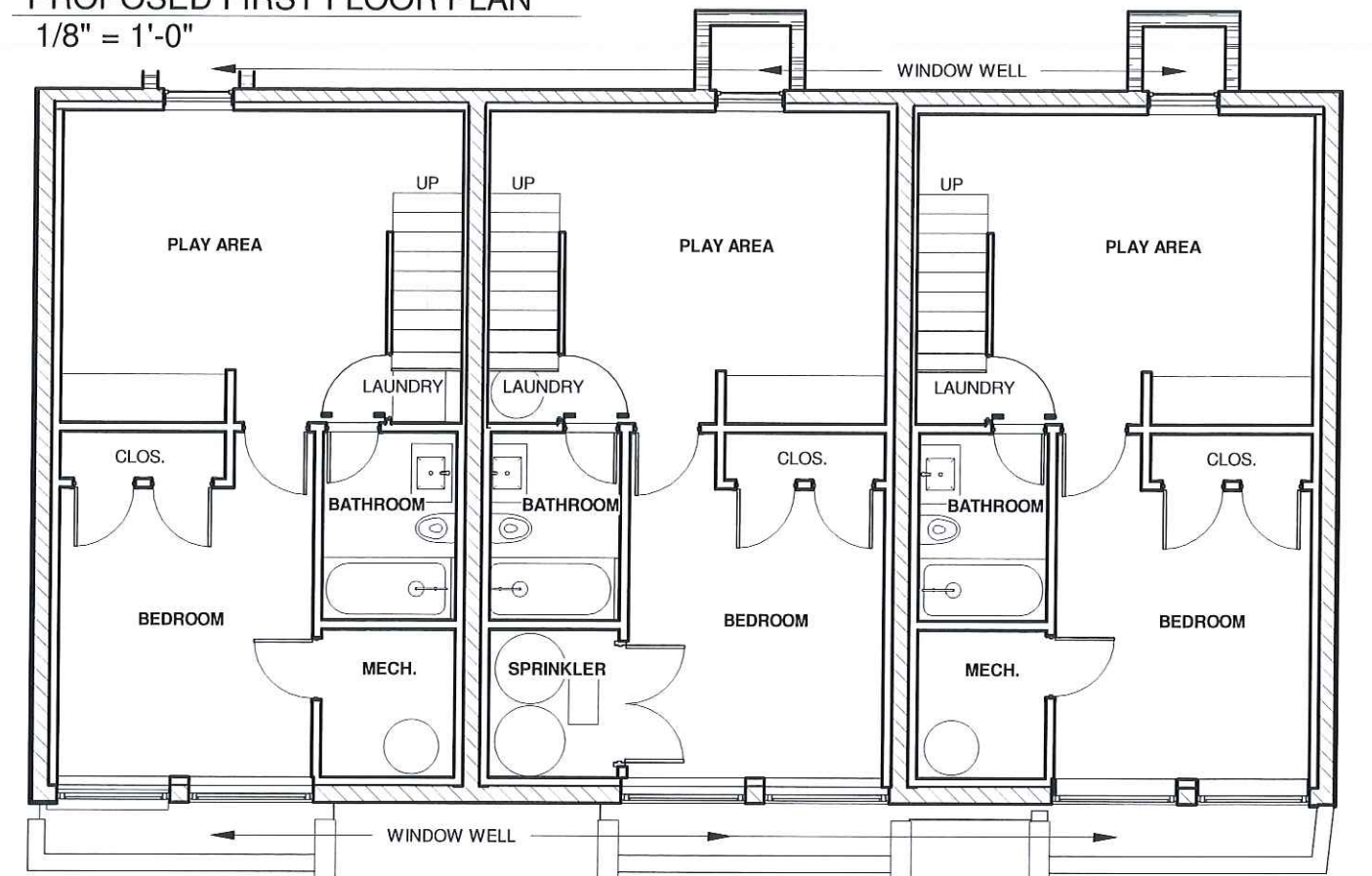
PROPOSED THIRD FLOOR PLAN  
1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"

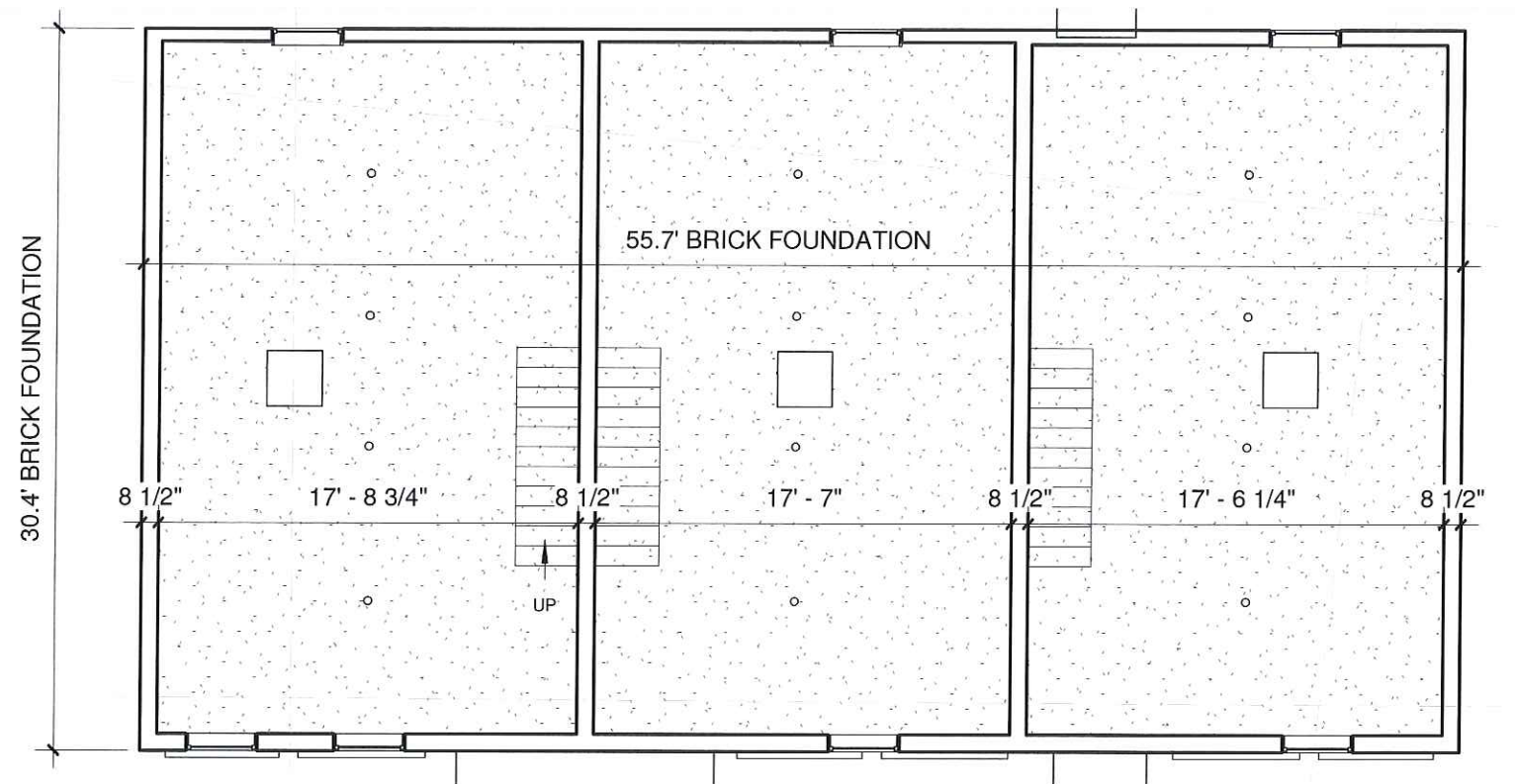
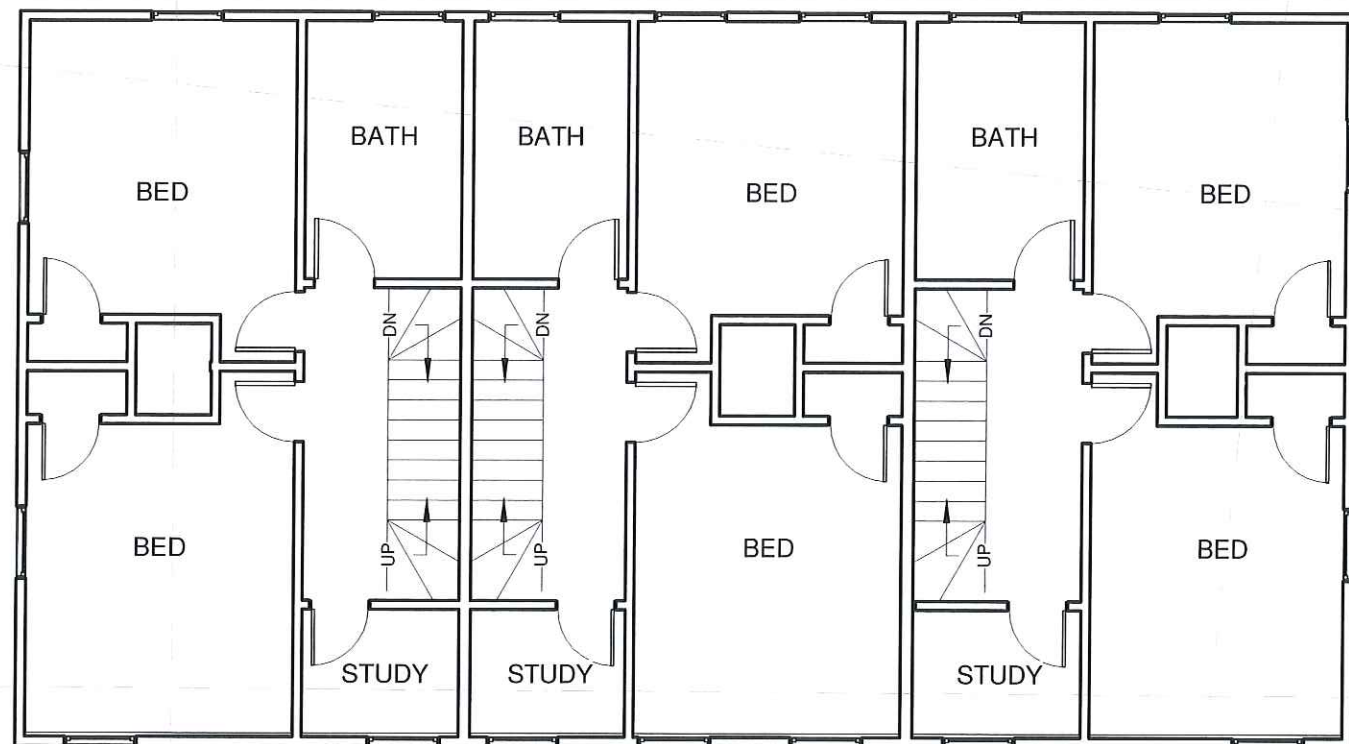
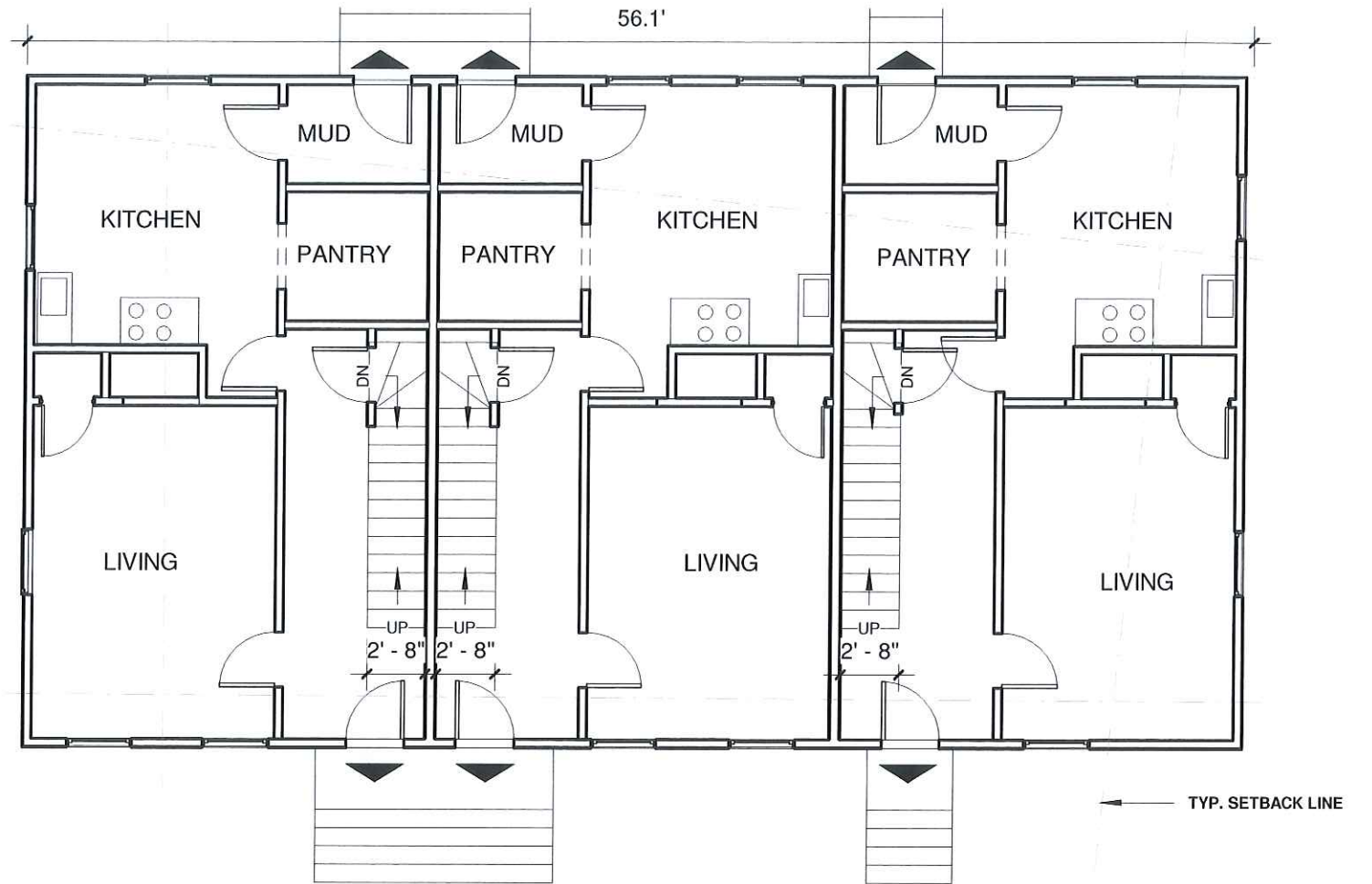
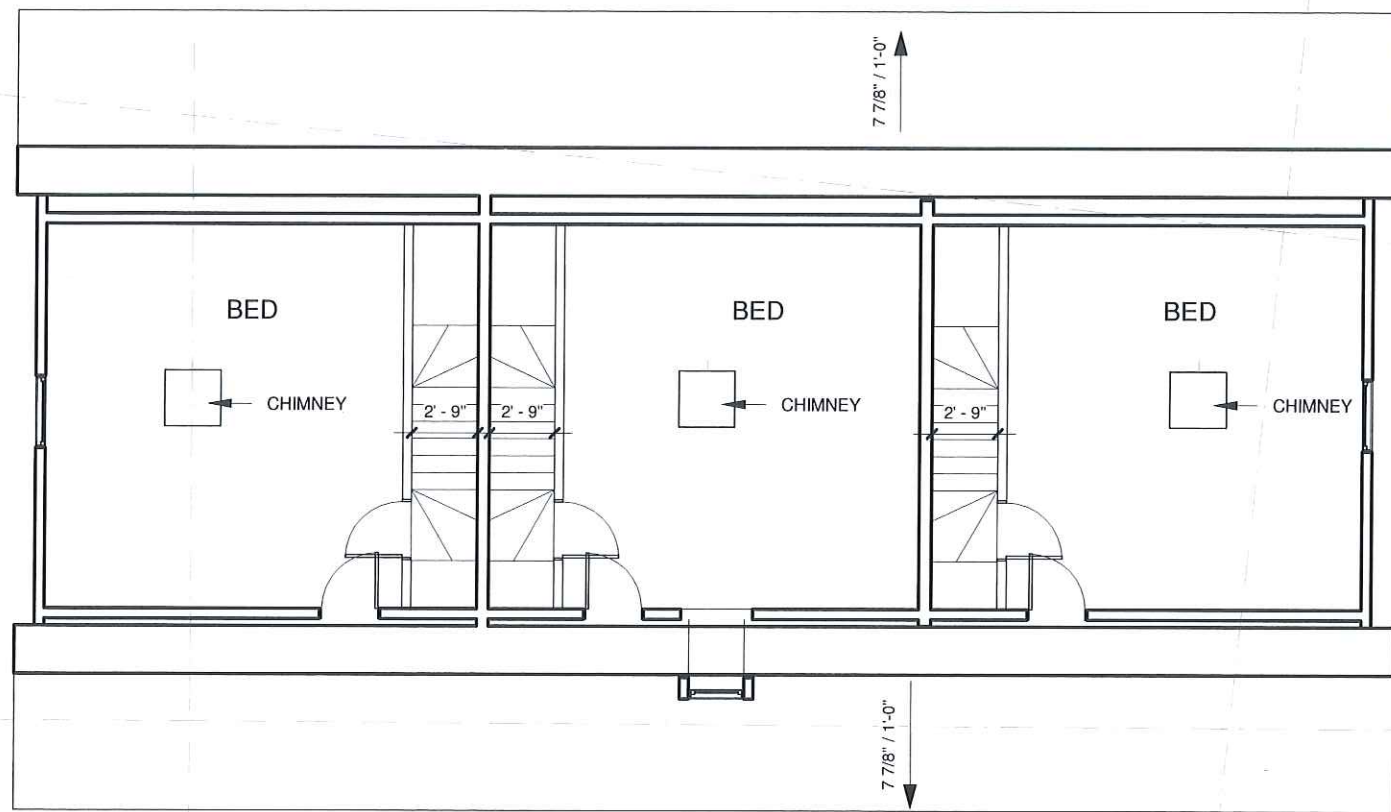


PROPOSED FIRST FLOOR PLAN  
1/8" = 1'-0"



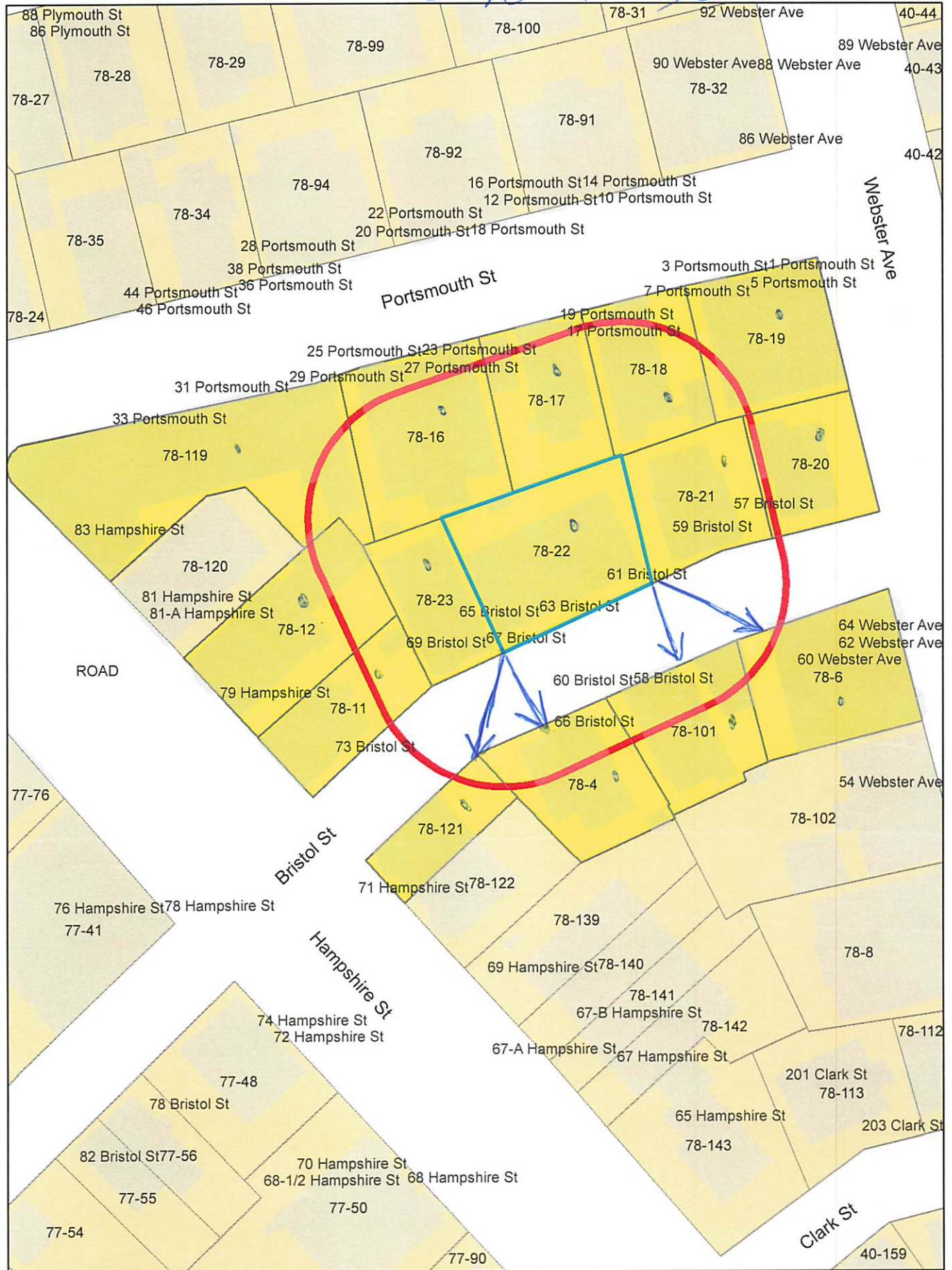
PROPOSED BASEMENT PLAN  
1/8" = 1'-0"







65 Bristol St





65 Bristol St.

Retiree

78-6  
PRUDENTE, ANDREA L.  
58-64 WEBSTER AVE #60/2  
CAMBRIDGE, MA 02139

78-6  
DIRSTINE, KELLY  
58-64 WEBSTER AVE. UNIT #62/2  
CAMBRIDGE, MA 02141

LAUREN HARDER  
P.O. BOX 381090  
CAMBRIDGE, MA 02238

78-6  
DEVLIN, SCOTT HENRY & RACHEL M. DEVLIN  
58-64 WEBSTER AVENUE, UNIT #62/3  
CAMBRIDGE, MA 02141

78-6  
COULEUR, KATLYN & JOHN SOBORSKI  
58-64 WEBSTER AVE UNIT 60/3  
CAMBRIDGE, MA 02141

78-22  
ZUKAS, ANNA M. & WILLIAM C. ZUKAS, JR.  
63 BRISTOL ST  
CAMBRIDGE, MA 02141

78-20  
DURAN, MARTHA M. & VICTOR H. DURAN, JR.  
RAFAEL F. MOYA  
55 BRISTOL ST  
CAMBRIDGE, MA 02141

78-21  
MONTISANO, JUSTIN F.  
59 BRISTOL ST  
CAMBRIDGE, MA 02141

78-4  
RIVAS, MARIANO J. & ADORACION RIVAS  
66 BRISTOL ST.  
CAMBRIDGE, MA 02141-1306

78-119  
REDLEAF, LLC  
P.O. BOX 590179  
NEWTON, MA 02459

78-21  
XU, HAN BING XIA  
57-59 BRISTOL ST UNIT 57  
CAMBRIDGE, MA 02141

78-16  
HARTRIGHT LLC  
15 ELMER ST  
CAMBRIDGE, MA 02138

78-12  
79 HAMPSHIRE LLC  
79 HAMPSHIRE ST #1  
CAMBRIDGE, MA 02139

78-12  
TONG, YAO & FANGZHOU XIA  
79 HAMPSHIRE ST UNIT 2  
CAMBRIDGE, MA 02139

78-17  
ARABIA, ROBERT  
17-19 PORTSMOUTH ST  
CAMBRIDGE, MA 02141

78-18  
JOSEPH, MORIANE & STAHLER JOSEPH TRUSTEE  
OF THE JOSEPH FAMILY IRREVOCABLE TRUST  
13-15 PORTSMOUTH ST  
CAMBRIDGE, MA 02141

78-19  
BRAGA, DANIEL P. & JOSE BRAGA  
C/O JOSEPH BRAGA  
41 LAKE ST  
WINCHESTER, MA 01890

78-11  
FOLEY, LAURA M.  
73 BRISTOL ST.  
CAMBRIDGE, MA 02141-1305

78-101  
FERRAZ, JOAS M. & ISAURA C. FERRAZ  
58-60 BRISTOL ST.  
CAMBRIDGE, MA 02141

78-121  
BLAIR, JANET D.  
73 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

78-23  
67-69 BRISTOL STREET LLC  
65 E INDIA ROW - UNIT 21F  
BOSTON, MA 02110

78-12  
JERALDO, TERESA & MIGUEL FUENTES  
982 MINERAL SPRING AVE  
NORTH PROVIDENCE, RI 02904

78-6  
ANMAHIAN, ALEX & ELIZABETH ZACHOS  
61 CENTRE ST  
BROOKLINE, MA 02446

78-6  
FRANGIEH, CHRISTOPHER J  
58-64 WEBSTER AVE UNIT #64/1  
CAMBRIDGE, MA 02141



# 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: EDDIE JAMERICO Date: 12-26-23  
(Print)

Address: 65 Bristol St.

Case No. BZA-250024

Hearing Date: 1/11/24

Thank you,  
Bza Members