



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP 11 PM 2:44

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 286729

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 93 Spring Street LLC C/O Sid Gehlot

PETITIONER'S ADDRESS: 100 Tower Office Park, Woburn, MA 01801

LOCATION OF PROPERTY: 93 Spring St., Cambridge, MA

TYPE OF OCCUPANCY: 4.31.a Single Family Dwelling **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to create new openings in a side yard setbacks, construction an addition at the rear of the structure and rebuild the roof higher in excess of gross floor area and setbacks of a pre-existing nonconforming structure.

SECTIONS OF ZONING ORDINANCE CITED:

| | |
|-----------------|---------------------------------------------------|
| Article: 5.000 | Section: 5.31 (Table of Dimensional Requirements) |
| Article: 8.000 | Section: 8.22.2(c) (Nonconforming Structure) |
| Article: 8.000 | Section: 8.22.2(d) (Nonconforming Structure) |
| Article: 10.000 | Section: 10.40 (Special Permit) |

Original
Signature(s):

(Petitioner (s) / Owner)

Siddharth Gehlot

(Print Name)

Address:

100 Tower Office Park suite-2, Woburn MA 01801

Tel. No.

781-305-3731

E-Mail Address:

sid@treetopinvestments.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.

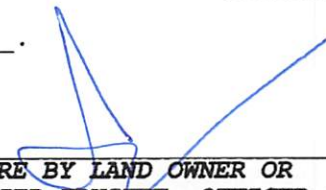
I/We 93 Spring Street LLC c/o Siddharth Gehlot
(OWNER)

Address: 100 Tower office Park suite-1, Woburn MA 01801

State that I/We own the property located at 93 Spring St Cambridge MA, 02141 which is the subject of this zoning application.

The record title of this property is in the name of 93 Spring Street LLC

*Pursuant to a deed of duly recorded in the date 07/11/2024, Middlesex South County Registry of Deeds at Book 82989, Page 121; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

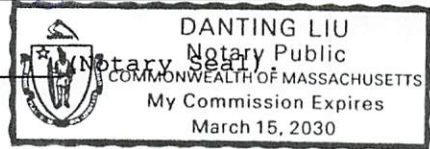
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Siddharth Gehlot personally appeared before me, this 28 of August, 2024, and made oath that the above statement is true.

 Notary

My commission expires March 15, 2030



- 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 93 Spring 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:

Section 8.22.2(d) allows for the construction of the proposed expansion to the principal structure upon the issuance of a Special Permit where, as in this case, the existing structure does not presently comply with the left side yard setback and the allowable Floor Area Ratio. The proposed expansion and renovation will not increase any other nonconformities. The proposed expansion and renovation will not create any new nonconformities.

Similarly, 8.22.2(c) allows for the modification of openings within the yard setbacks upon the issuance of a Special Permit. The left and right sides of the house are within the side yard setbacks and modifications are proposed.

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 addition and alterations will not cause a change in traffic patterns in the neighborhood. The existing structure contains one dwelling unit, and the proposed structure will also have one dwelling unit and therefore access to and from the property will not create a substantial change to the neighborhood. The entry point into the structure from the public way will not change. The dwelling has fewer units than the adjacent dwellings and is therefore not a source of congestion.

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 alterations and additions to the residential structure have been designed to meet the characteristics of the neighborhood, where residential dwellings are placed in close proximity with a mix of two-story and three-story structures. The proposed increase in size and volume occurs vertically and toward the rear yard - the proposed height is lower than the allowable height for the zoning district and the extension toward the rear is smaller than the footprint of the existing adjacent structures. Therefore the proposed changes are not an impediment to adjacent development.

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 alterations will be constructed in accordance with all the requirements of the State Building Code and City Ordinances and will not cause nuisance or hazards. The proposed alterations will be improving the building code compliance of the structure and will improve the health and safety 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 single-family dwelling will not be materially altered as a result of the proposed work. Section 8.22.2(d) 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 and provide quality housing without substantially derogating from the requirements of the Ordinance.

***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: 93 Spring Street LLC
Location: 93 Spring St., Cambridge, MA
Phone: 781-305-3731

Present Use/Occupancy: 4.31.a Single Family Dwelling
Zone: Residence C-1 Zone
Requested Use/Occupancy: 4.31.a Single Family Dwelling

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> |
|------------------------------------------------------------|------------|----------------------------|-----------------------------|-------------------------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 1649 | 2349 | 3750 (max.) |
| <u>LOT AREA:</u> | | 1875 | no change | 5000 (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | 0.89 | 1.25 | 0.75 |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 1875 | no change | 1500 |
| <u>SIZE OF LOT:</u> | WIDTH | 25.00' | no change | 50' |
| | DEPTH | 75.00' | no change | 100' |
| <u>SETBACKS IN FEET:</u> | FRONT | 0.0' | no change | 10' |
| | REAR | 40.6' | 32.78' | 20.0' |
| | LEFT SIDE | 1.6' | no change | 7.5' |
| | RIGHT SIDE | 0.0' | no change | 7.5' |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 27.83' +/- | 30.70' | 35.0' |
| | WIDTH | 33.33' | 42.25' | - |
| | LENGTH | 23.21' | no change | - |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 38% | 37% | 30% |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | no change | 1 |
| <u>NO. OF PARKING SPACES:</u> | | 0 | 0 | 0 |
| <u>NO. OF LOADING AREAS:</u> | | 0 | 0 | n/a |
| <u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u> | | n/a | n/a | n/a |

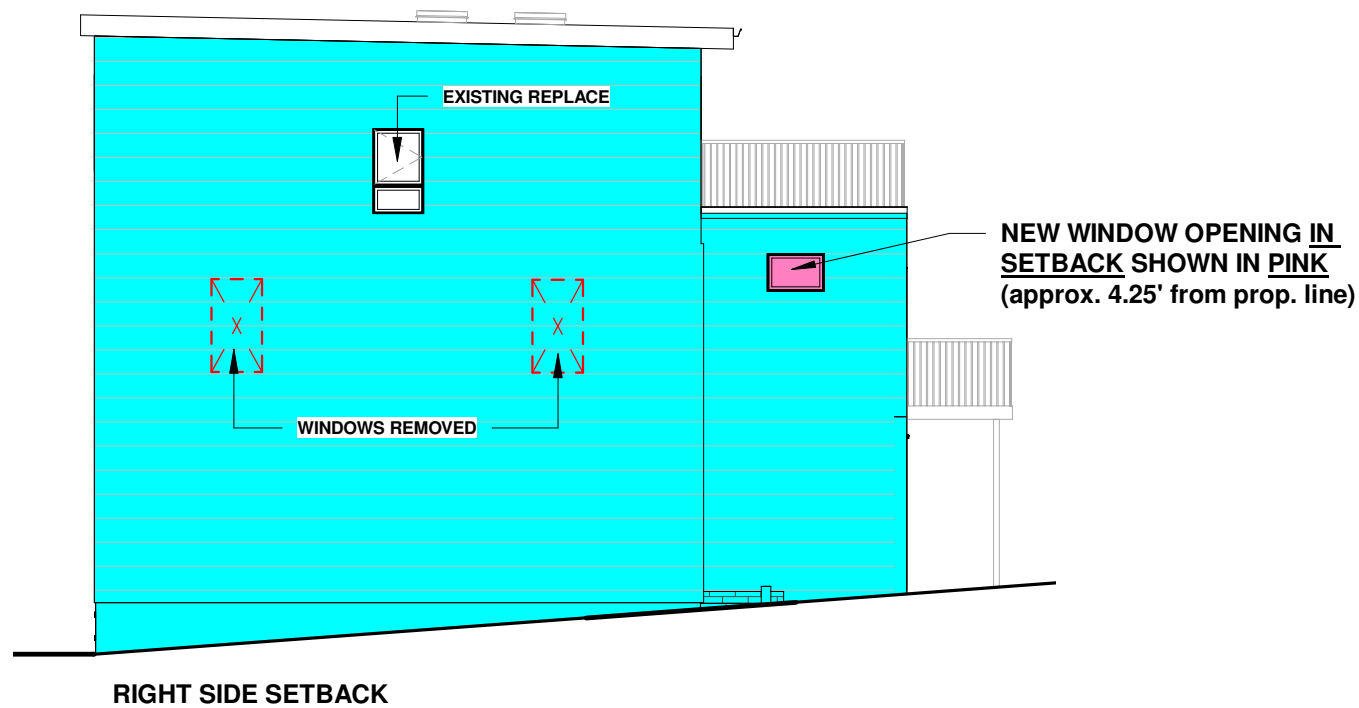
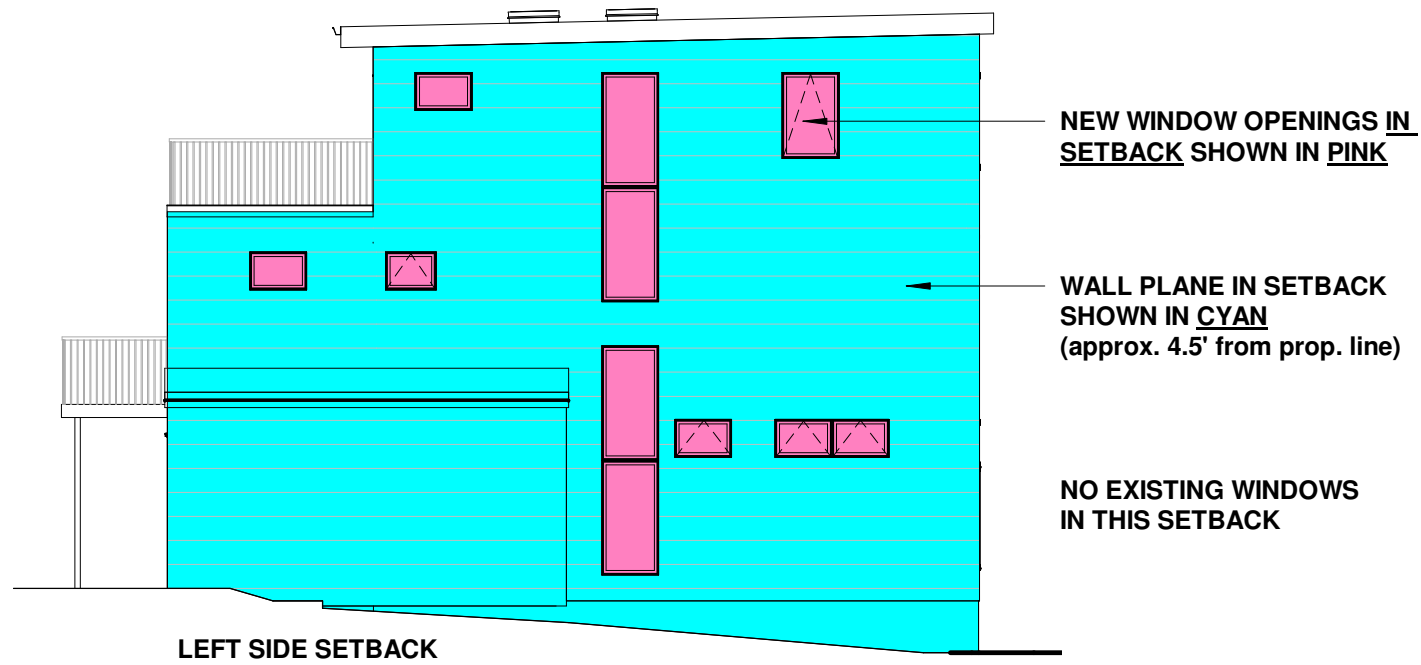
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

No other occupancies.

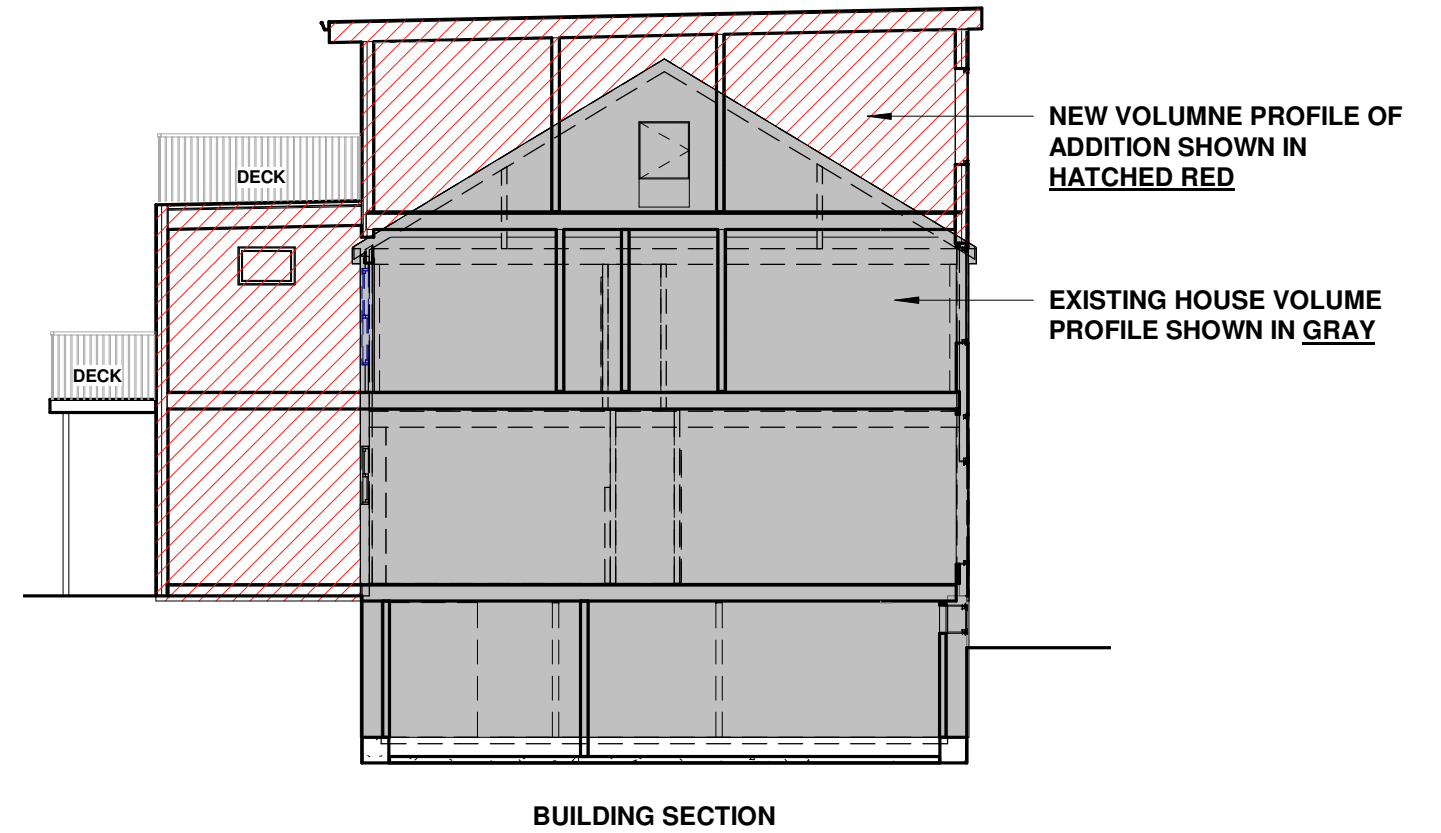
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

SUMMARY OF RELIEF REQUESTED

1 **SPECIAL PERMIT 8.22.2 (c)** : Modification of openings in side yard setback



2 **SPECIAL PERMIT 8.22.2 (d)** : Extension of existing non-conformities
(No new non-conformities)



EXISTING NON-CONFORMITIES BEING EXTENDED:

- FLOOR AREA RATIO
- WALLS IN SIDE YARD SETBACKS

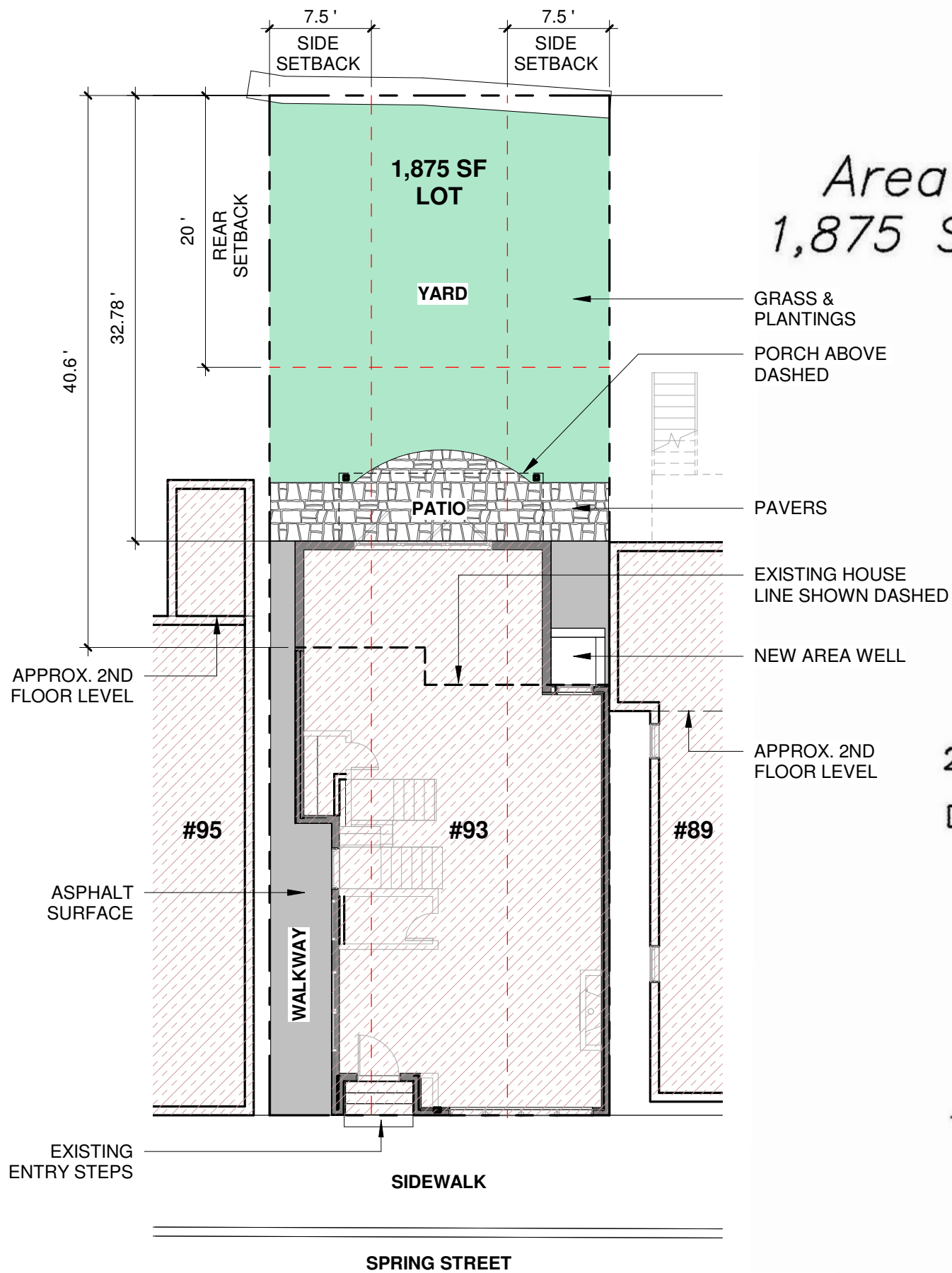




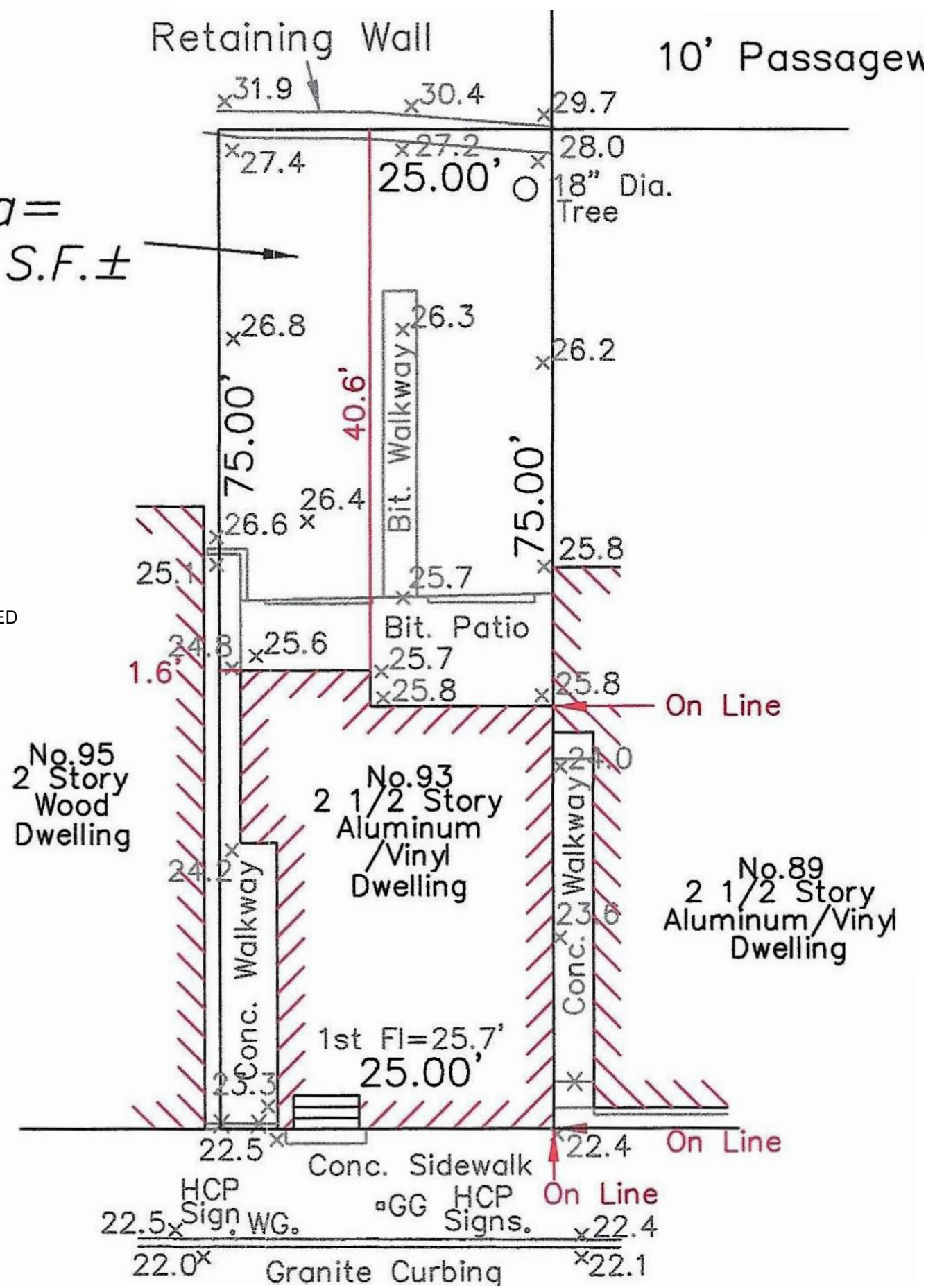
REAR YARD LOOKING AT #89 RIGHT SIDE NEIGHBOR



REAR YARD LOOKING AT #95 LEFT SIDE NEIGHBOR



Area = 1,875 S.F. ±





3RD FLOOR BEDROOM



STEPS TO 3RD FLOOR



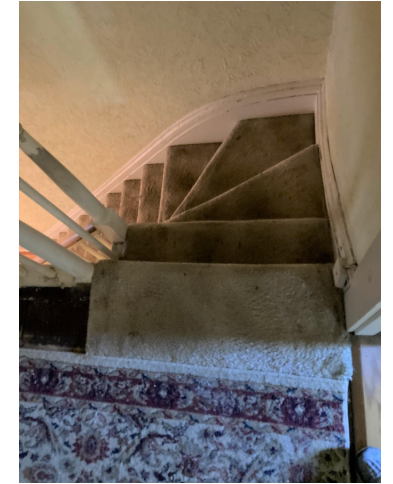
STREETSCAPE VIEW



FRONT ELEVATION



TYPICAL 2ND FLOOR BEDROOM



STAIR TO 2ND FLOOR



KITCHEN



REAR YARD VIEW



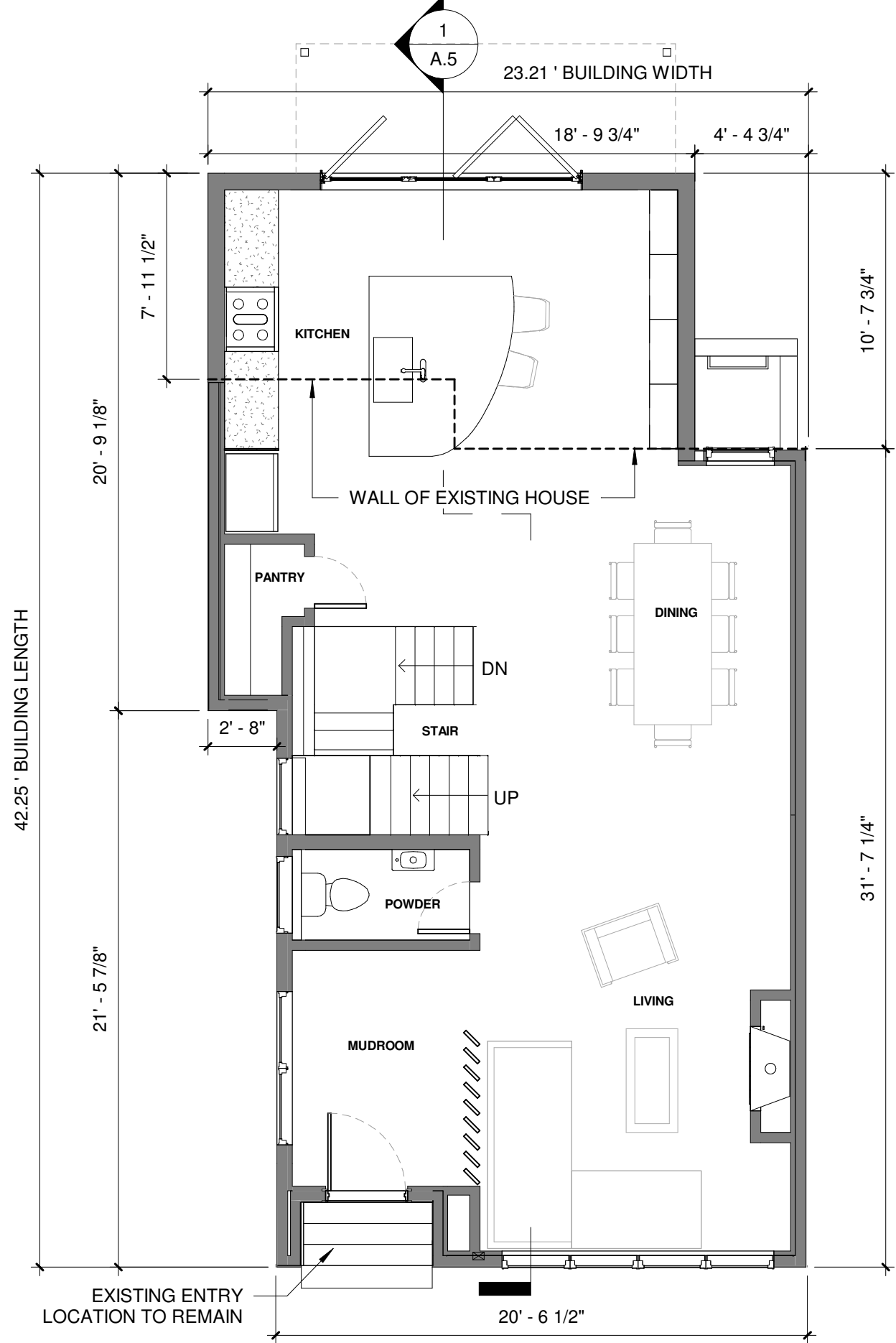
LIVING ROOM



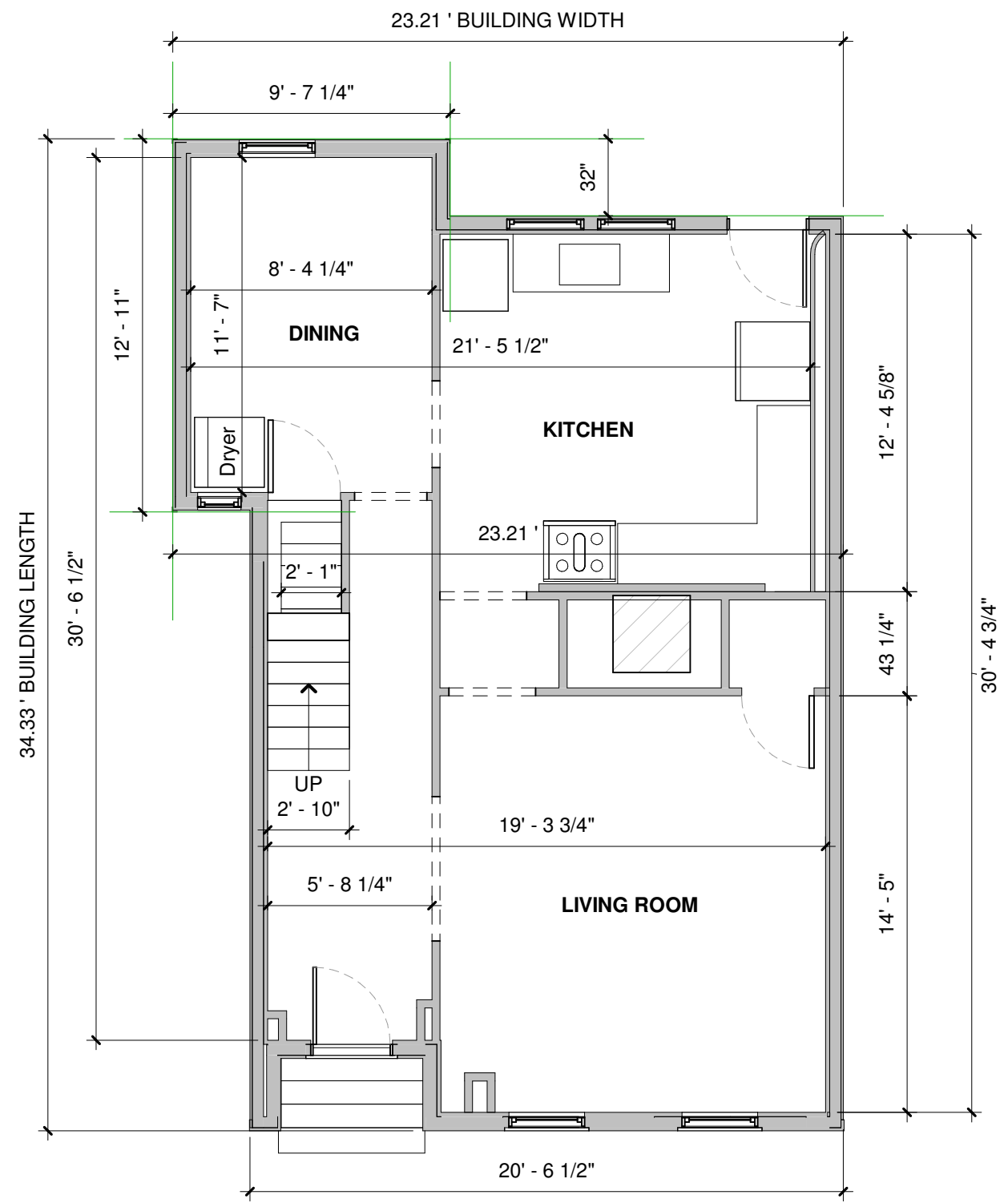
BASEMENT



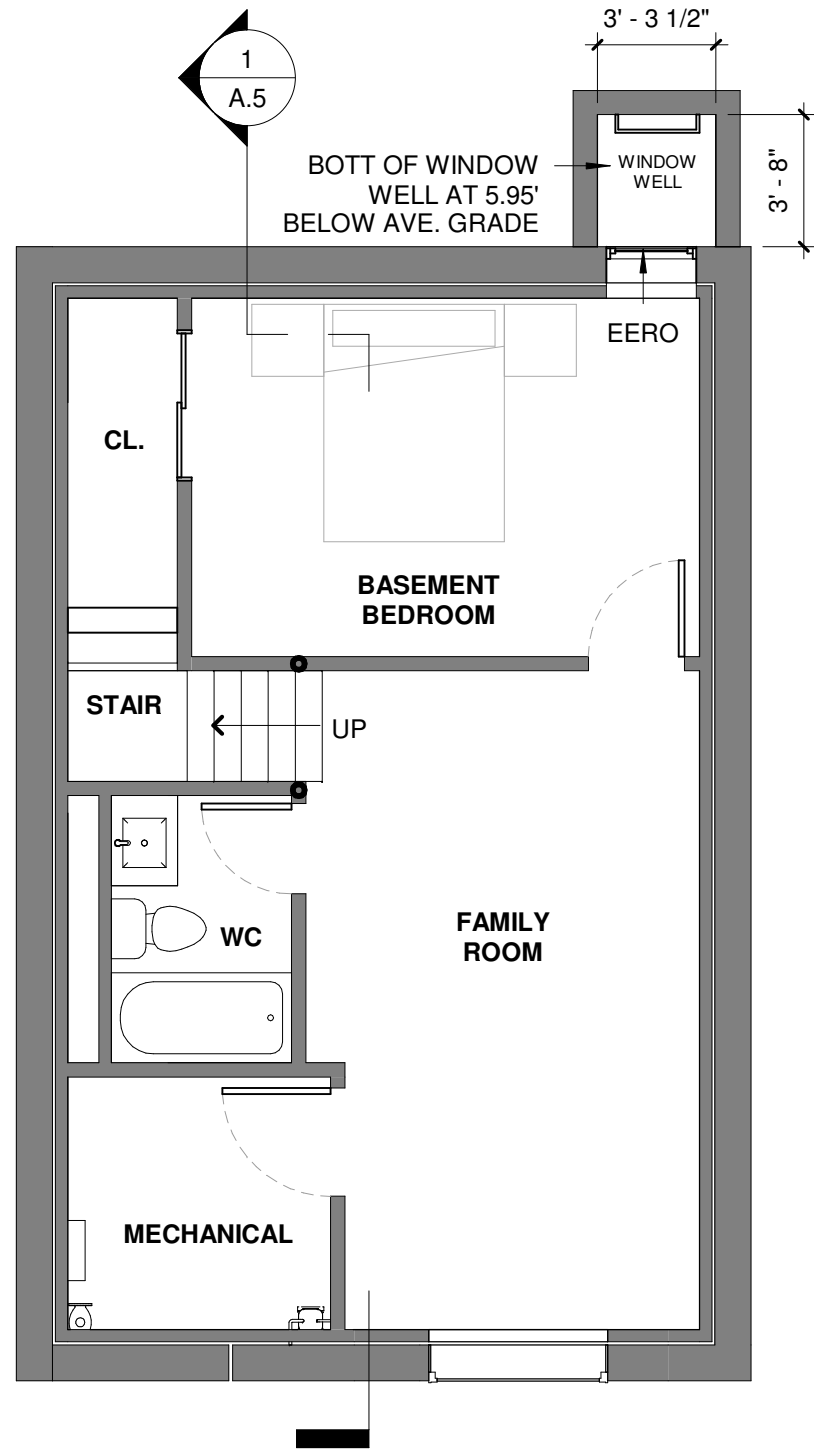
LONG SECTION
3/16" = 1'-0"



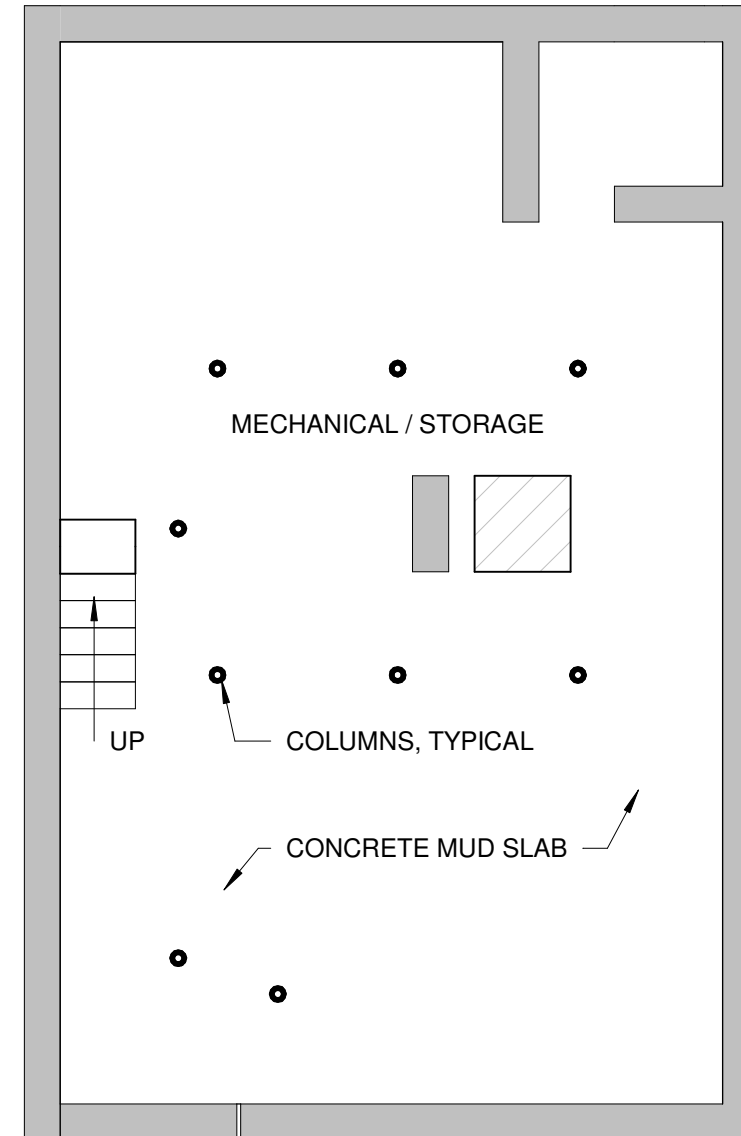
FIRST FLOOR PROPOSED PLAN
3/16" = 1'-0"



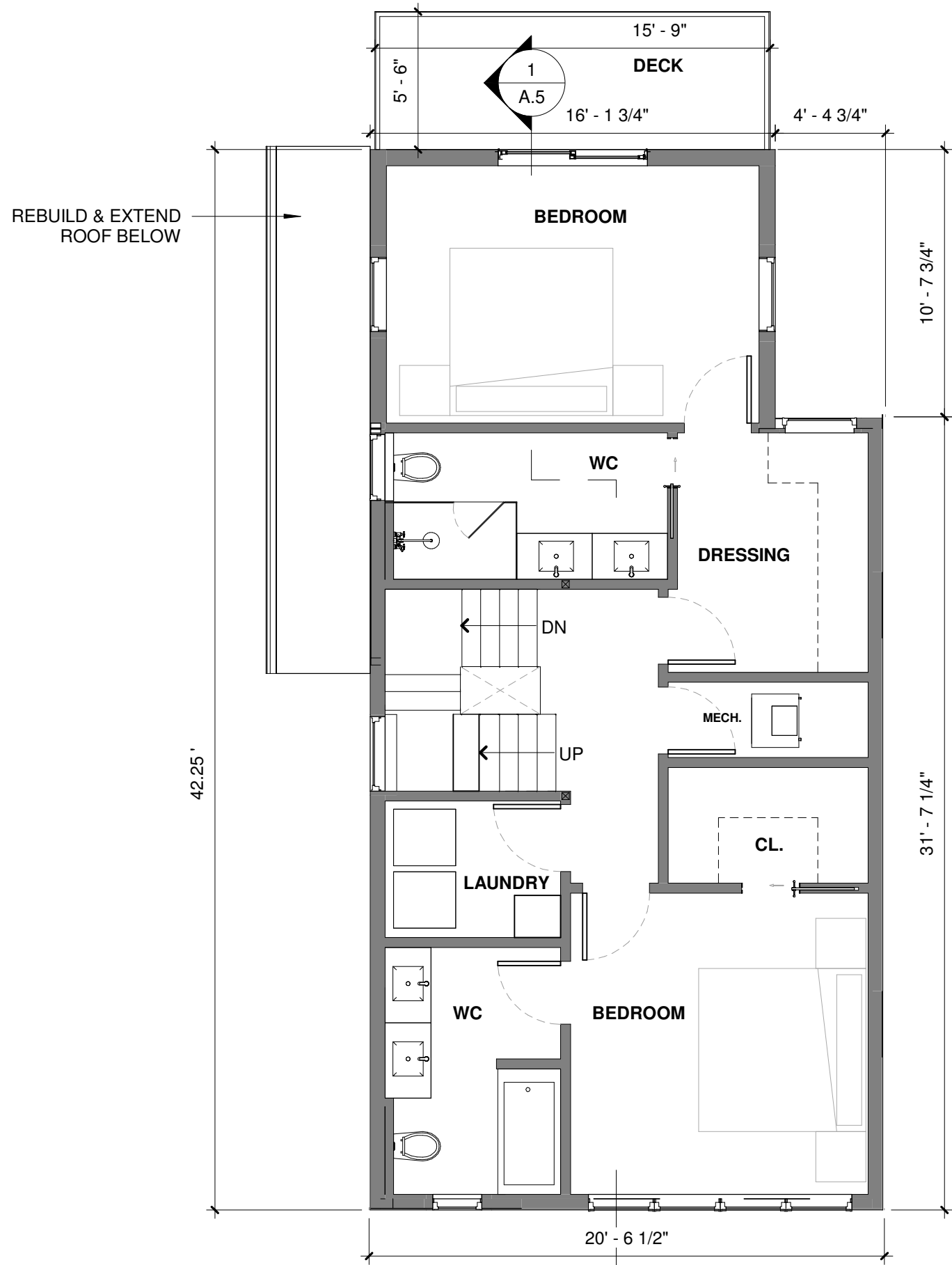
FIRST FLOOR EXISTING PLAN
3/16" = 1'-0"



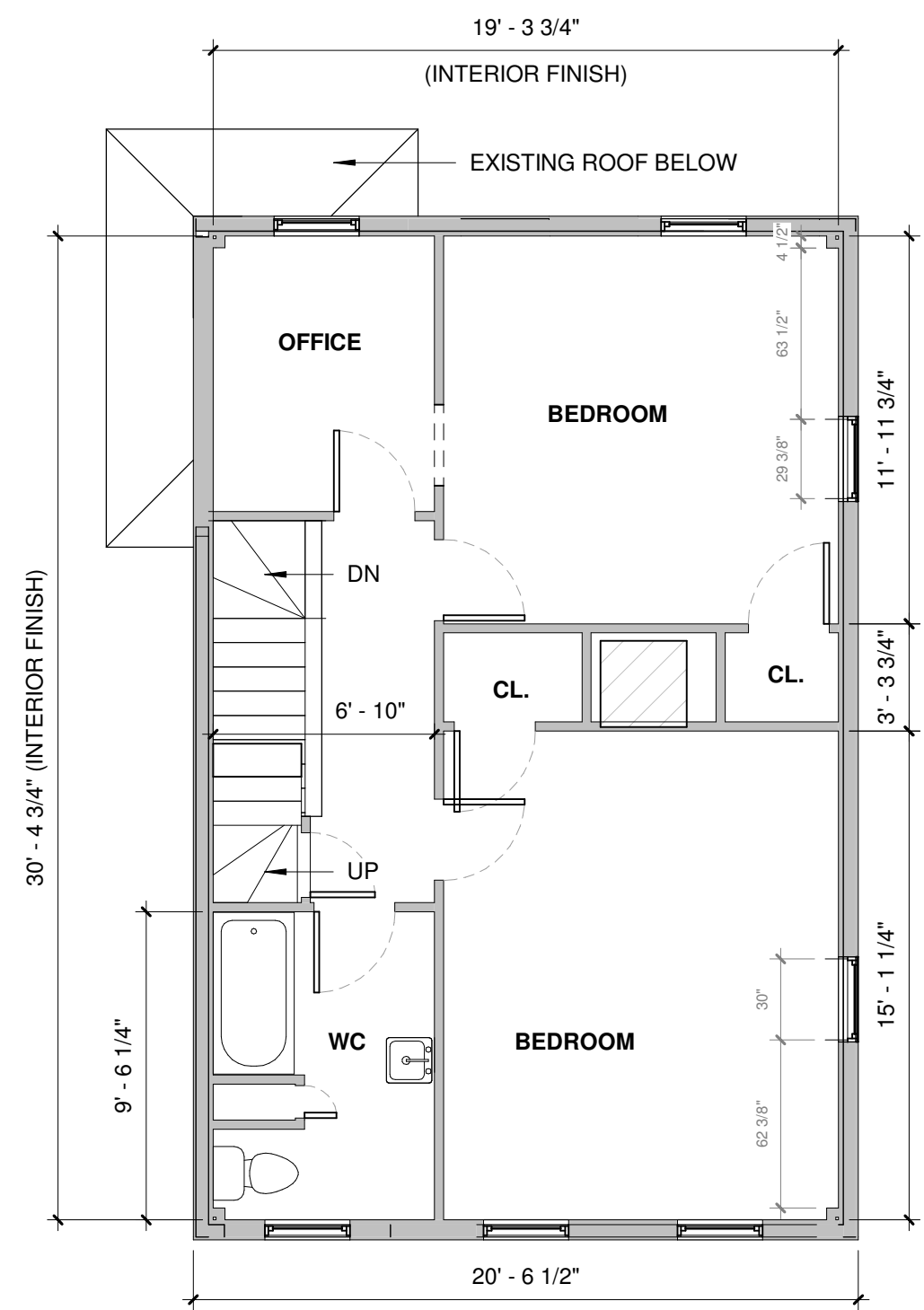
BASEMENT PROPOSED PLAN
3/16" = 1'-0"



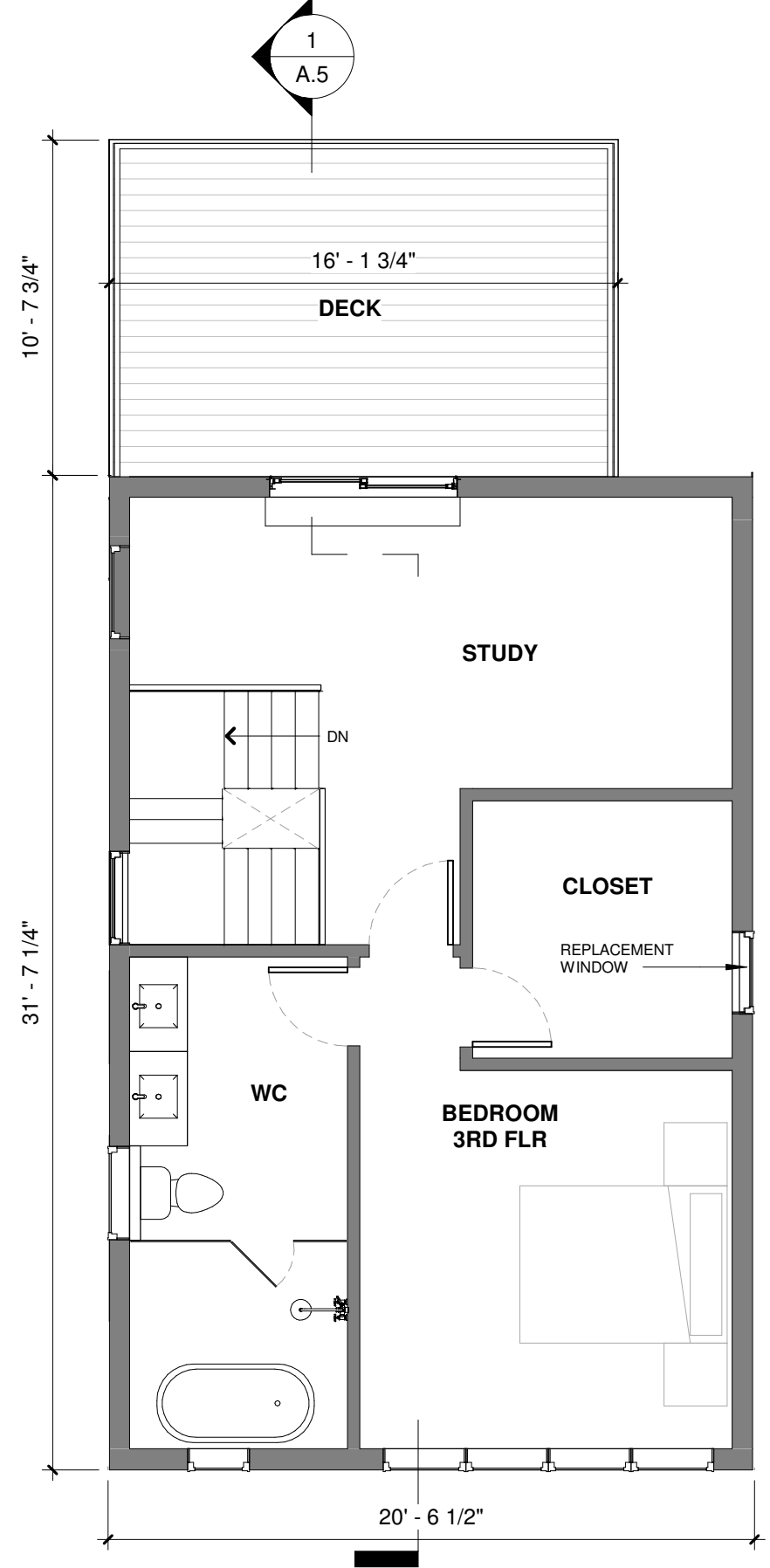
BASEMENT FLOOR EXISTING PLAN
3/16" = 1'-0"



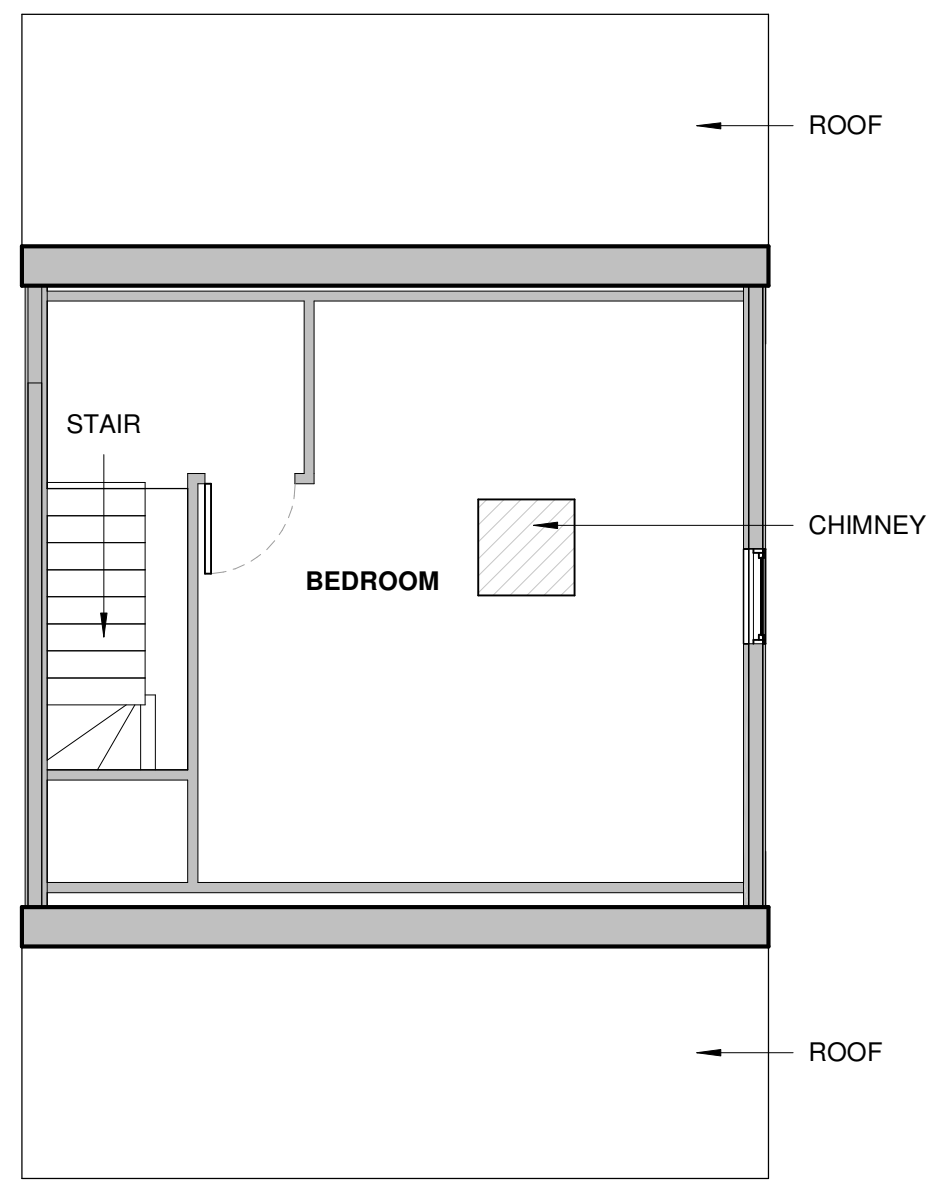
SECOND FLOOR PROPOSED PLAN
3/16" = 1'-0"



SECOND FLOOR EXISTING PLAN
3/16" = 1'-0"



3RD FLOOR PROPOSED PLAN
3/16" = 1'-0"



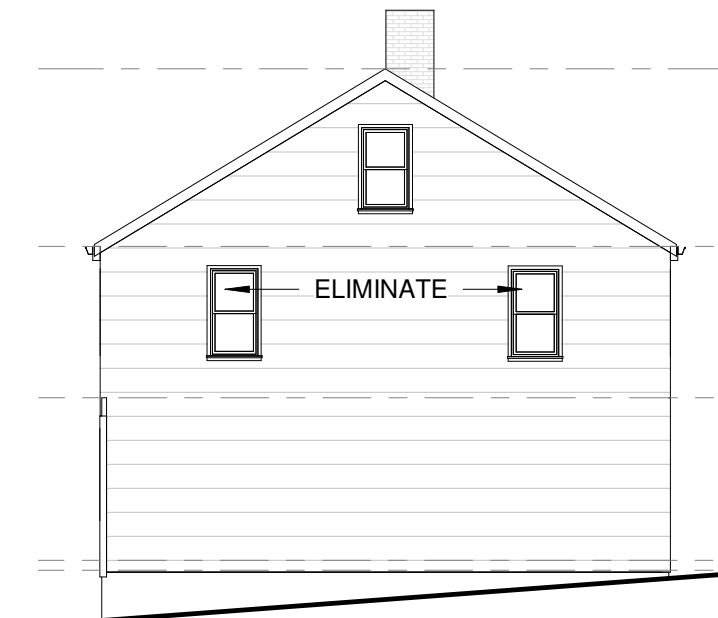
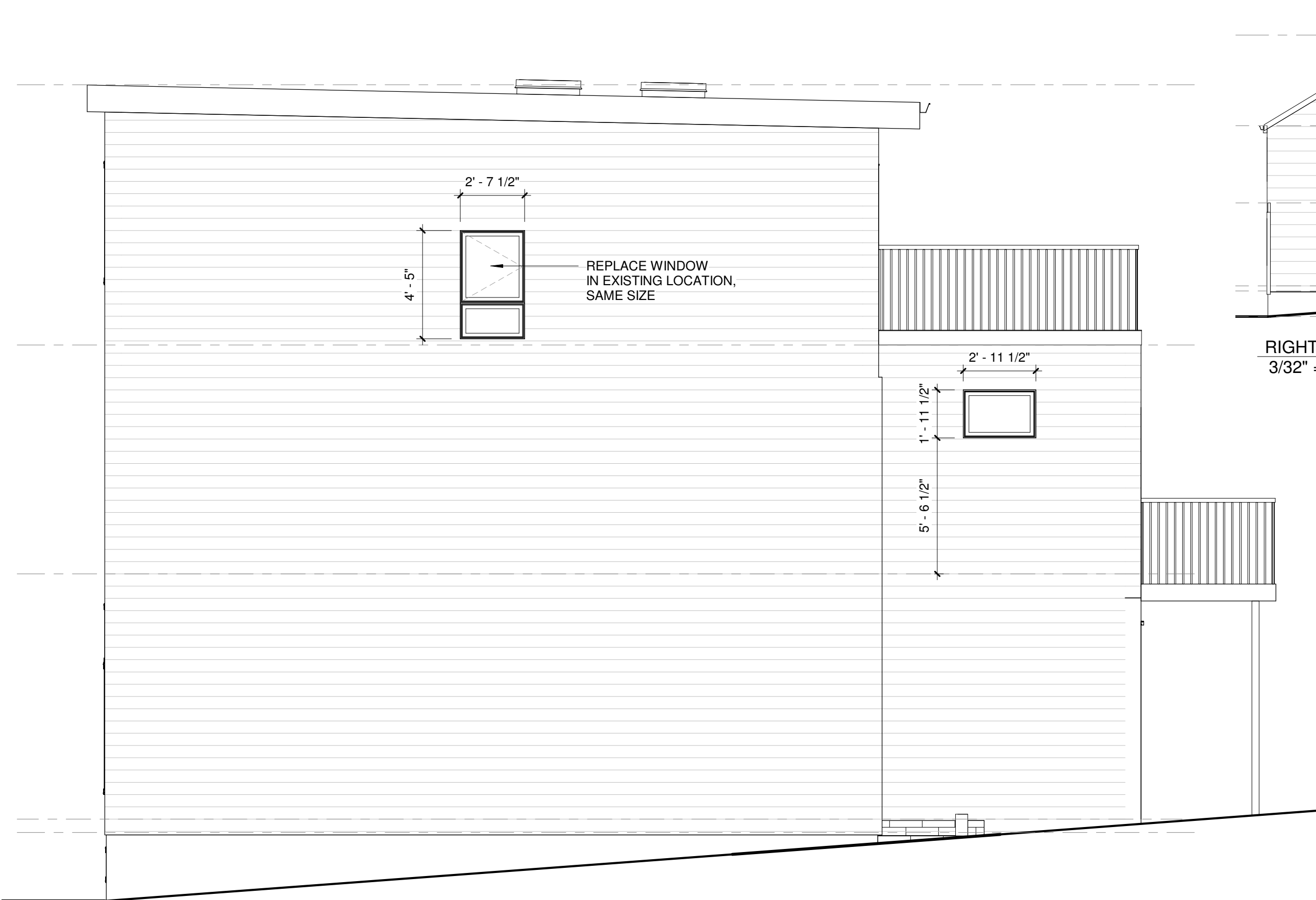
3RD FLOOR EXISTING PLAN
3/16" = 1'-0"



FRONT (SOUTH) ELEVATION - NEW
1/4" = 1'-0"

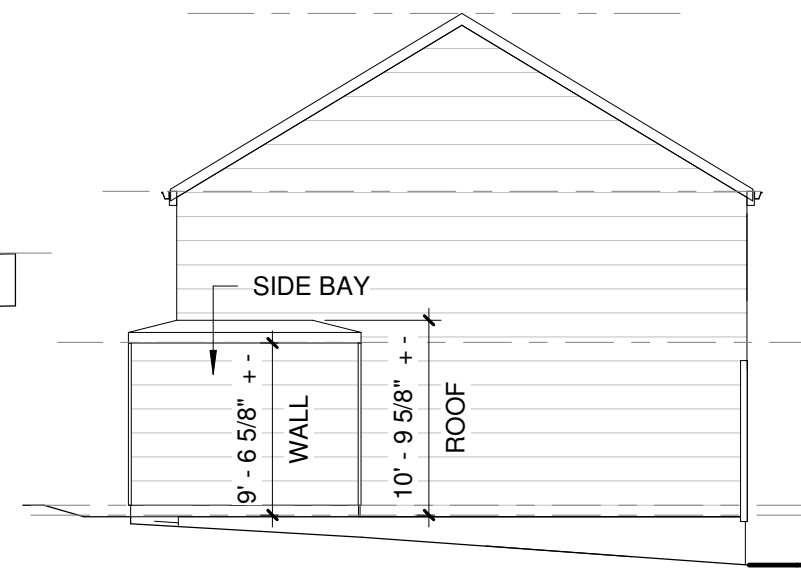
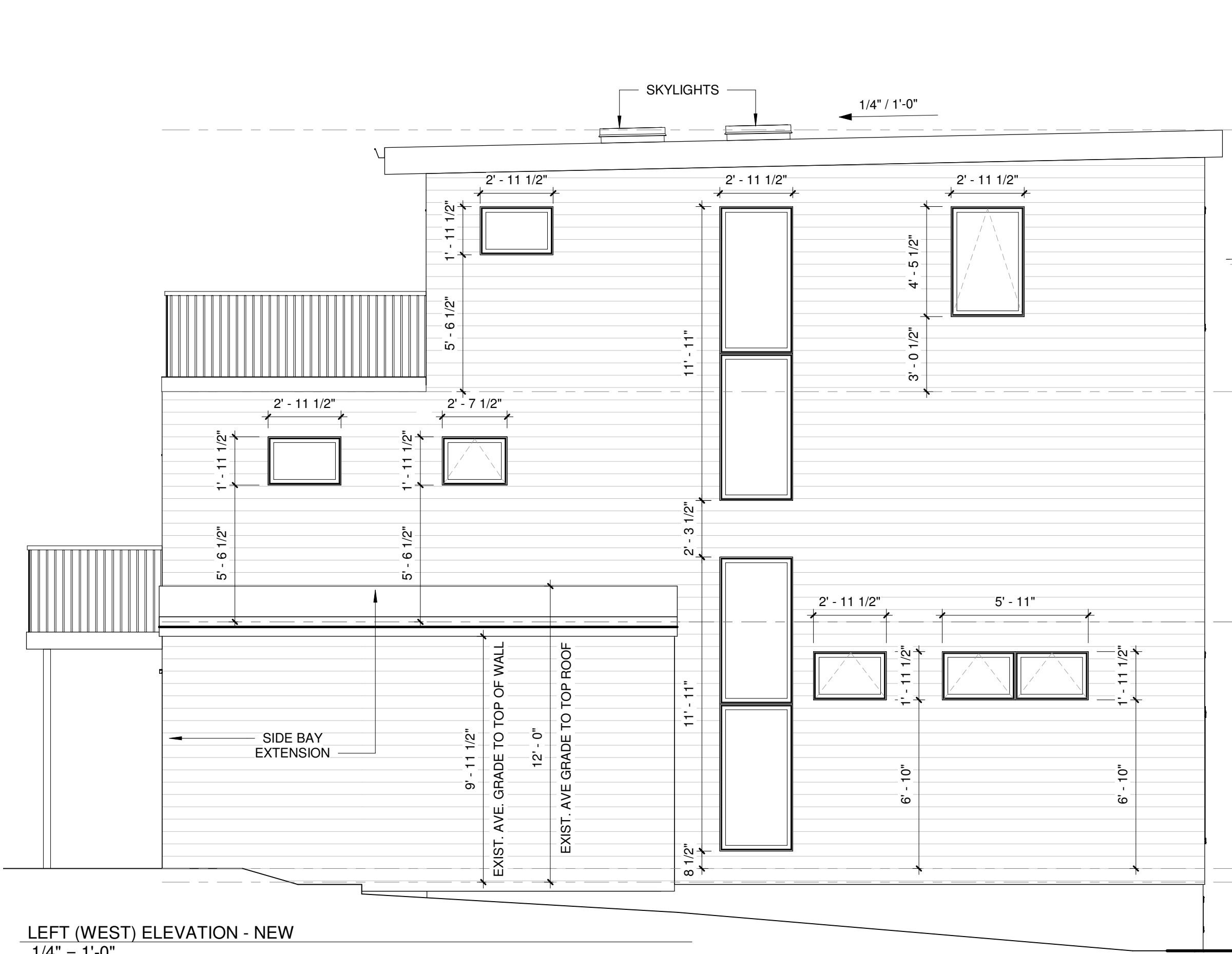


SOUTH (FRONT) ELEVATION - EXISTING
1/4" = 1'-0"



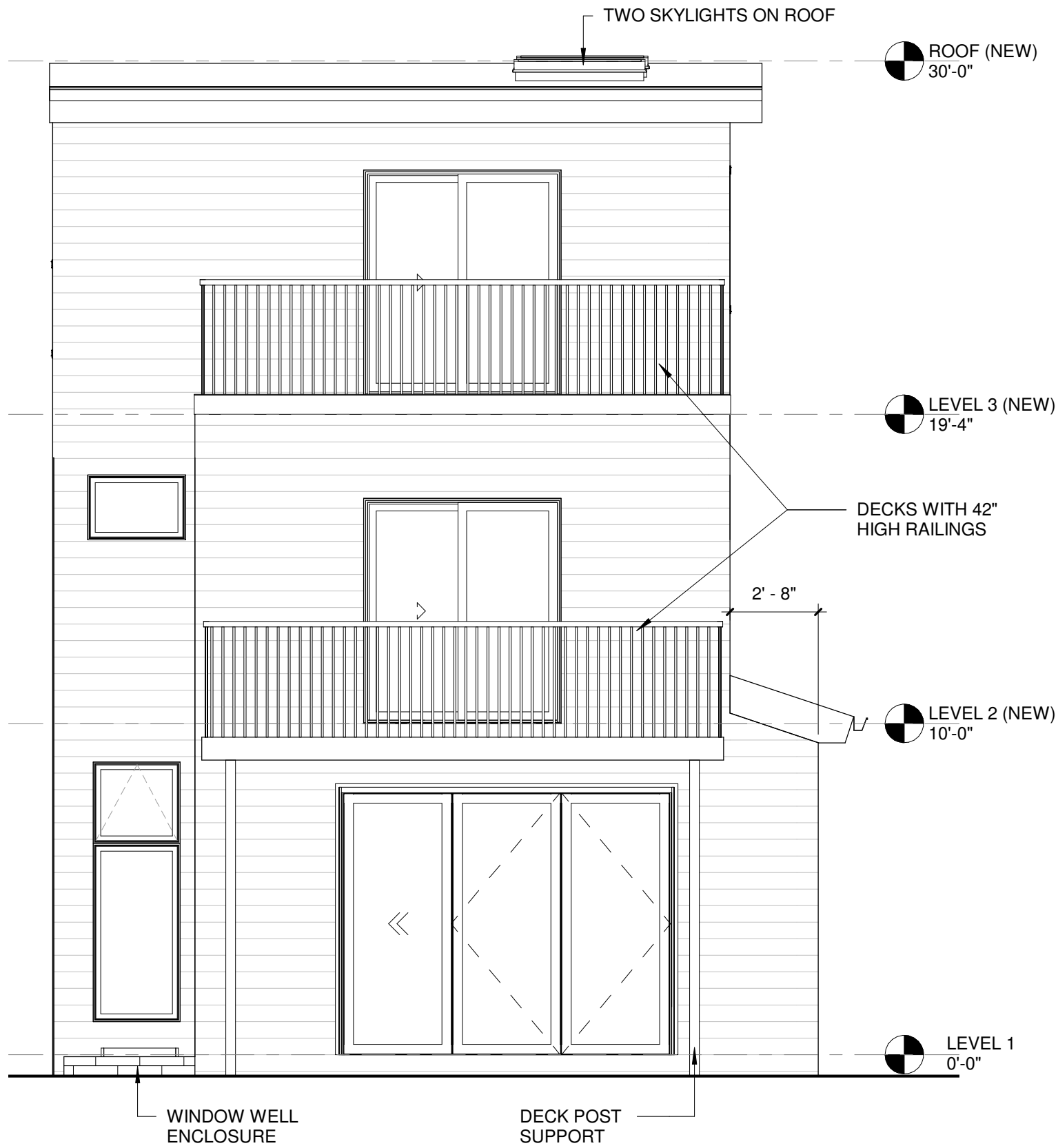
RIGHT (EAST) ELEVATION - EXISTING
3/32" = 1'-0"

RIGHT (EAST) ELEVATION - NEW
1/4" = 1'-0"

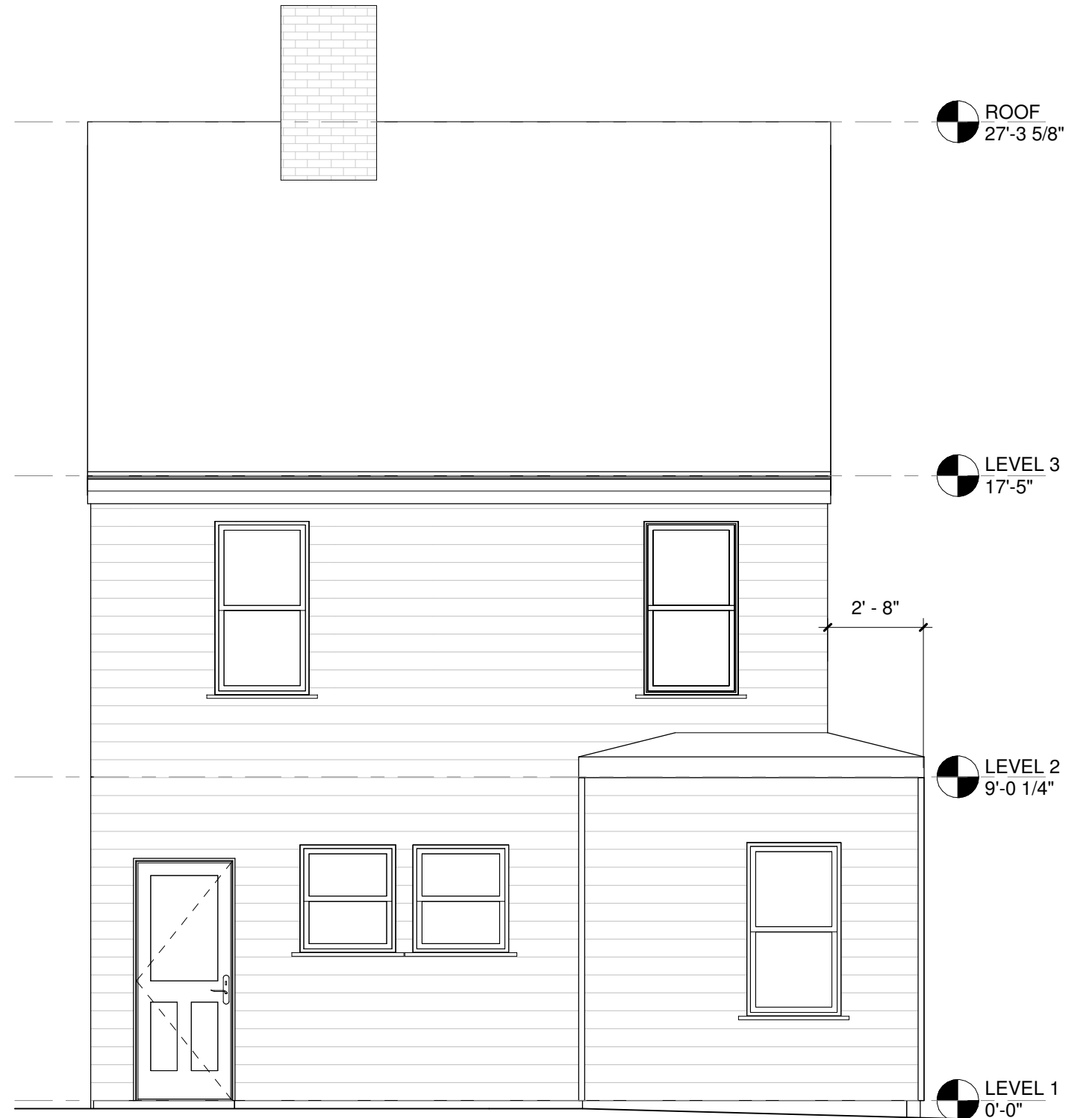


LEFT (WEST) ELEVATION - EXISTING
3/32" = 1'-0"

LEFT (WEST) ELEVATION - NEW
1/4" = 1'-0"



REAR (NORTH) ELEVATION - NEW
1/4" = 1'-0"



REAR (NORTH) ELEVATION - EXISTING
1/4" = 1'-0"

8am

10am

12pm

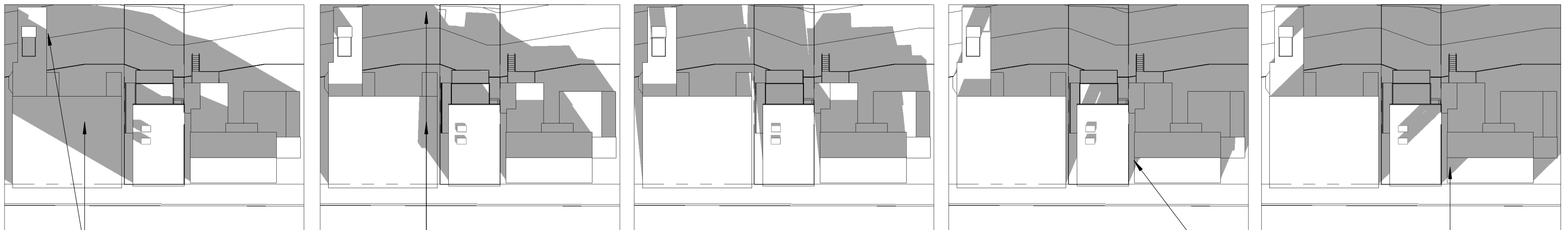
2pm

4pm



EXISTING

PROPOSED



MORE SHADOW ON ROOF & END OF WALL

MORE SHADOW ON ROOF & EDGE OF GARDEN

MORE SHADOW ON ROOF & SIDE WALL

8am

10am

12pm

2pm

4pm

DECEMBER 21 SUN PATH

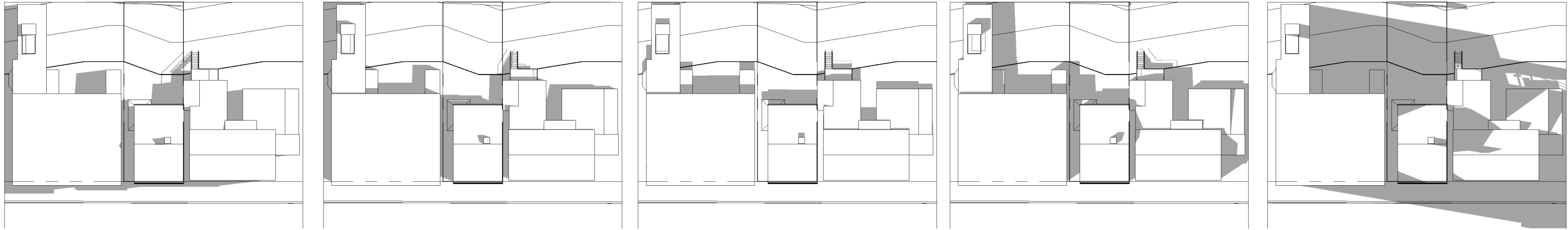
8am

10am

12pm

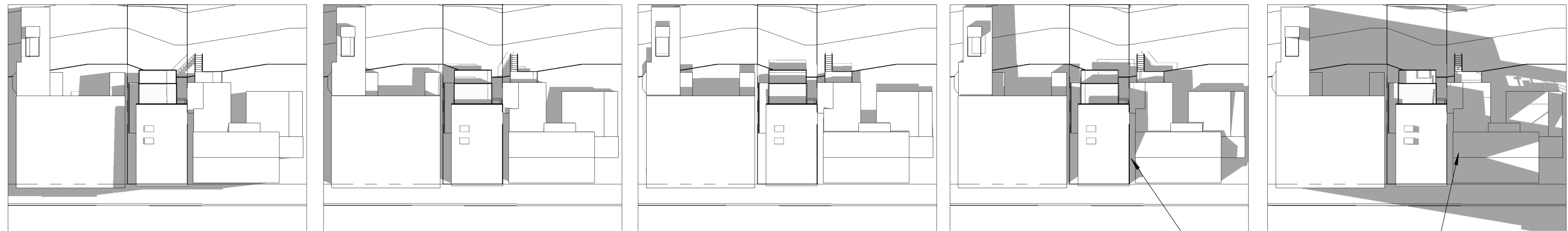
2pm

6pm



EXISTING

PROPOSED



MORE SHADOW ON ROOF & TOP OF WALL

8am

10am

12pm

2pm

6pm

JUNE 21 SUN PATH

Assessor's Map 25
Lot 62

Retaining Wall

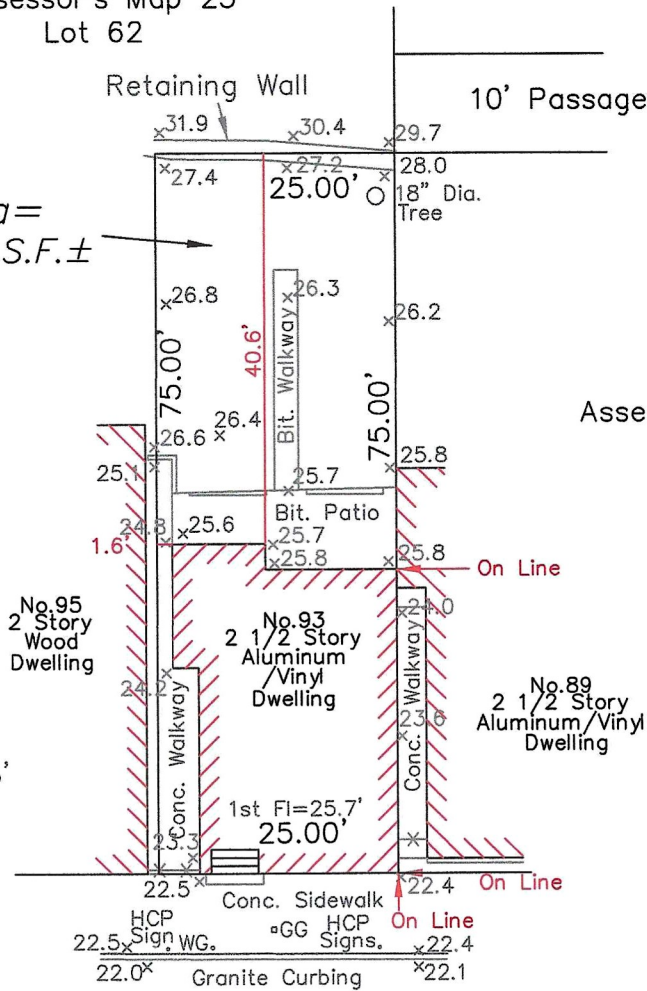
10' Passageway

Area =
1,875 S.F. ±

Assessor's Map 25
Lot 75

Assessor's Map 25
Lot 73

Average Grade = 24.45'



S P R I N G S T R E E T



PLOT PLAN OF LAND CAMBRIDGE, MA.

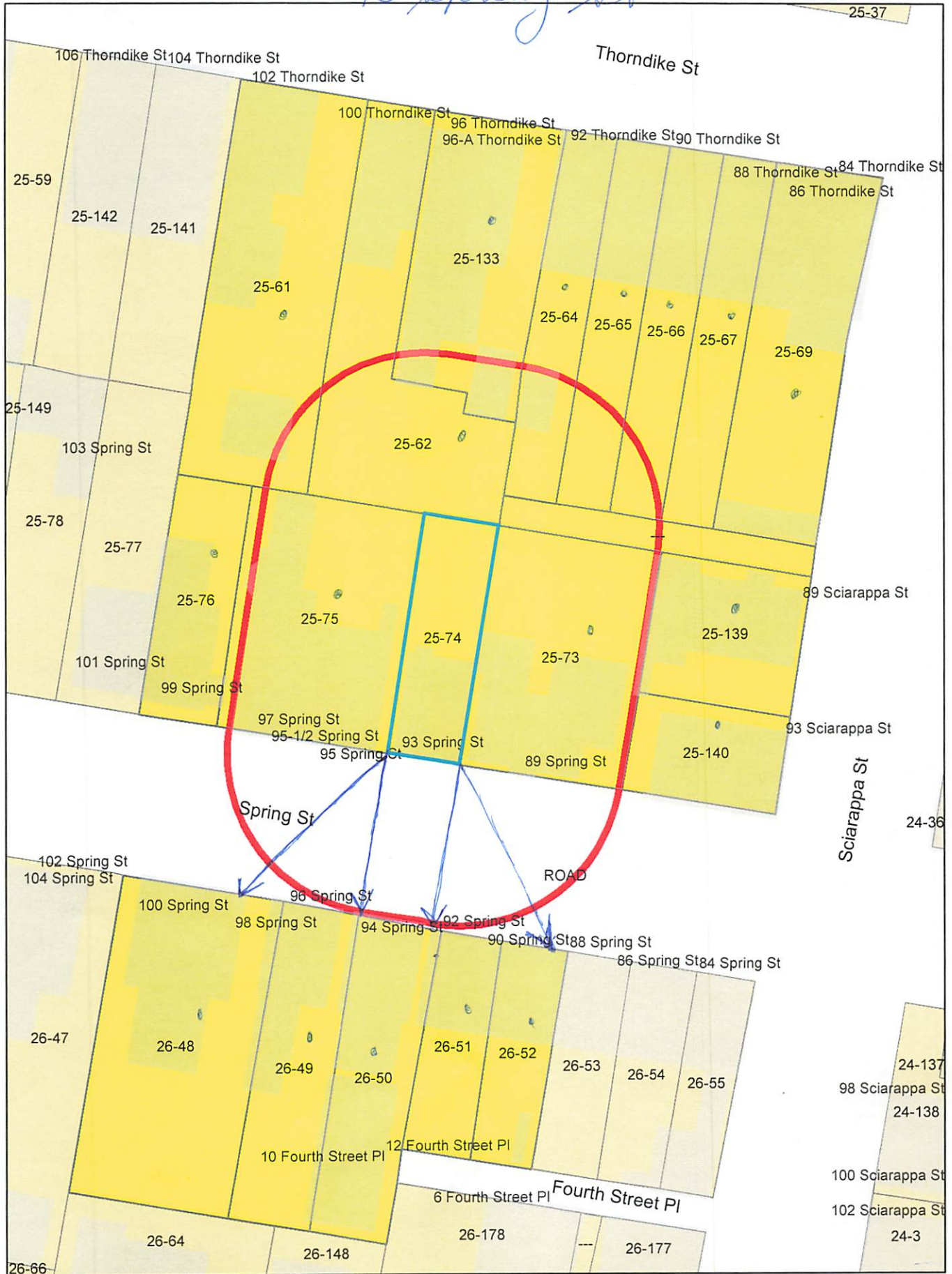
PREPARED FOR:
TREETOP INVESTMENTS LLC
93 SPRING STREET

SCALE: 1"=20' DATE: MAY 22, 2024
Revised: JULY 27, 2024

DAVID P. TEREZONI, P.L.S.
4 ALLEN ROAD, PEABODY, MA. 01960

Zoning District: C-1
Deed Reference: Book 71575, Page 448
Assessor's Map 25, Lot 74
Existing Lot Coverage = 38.0% ±

93 Spring St.



93 Spring St. Petitioner

26-49
FURTADO, JANICE M.
96 SPRING ST
CAMBRIDGE, MA 02141

25-69
TAURO, WALTER J., JR. & DANIEL P. TAURO
GINA D. TAURO & BIANCA R. TAURO, TRS
17 WESTWARD CIRCLE
NORTH READING, MA 01864

25-74
93 SPRING STREET LLC
C/O SIDDHARTH GEHLOT
100 TOWER OFFICE PARK STE 1
WOBURN, MA 01801

25-62
FINNON, JASON & DABNEY HAILEY
100 THORNDIKE ST
CAMBRIDGE, MA 02141

25-139
ESTIA PROPERTIES LLC
27 MYOPIA RD
WINCHESTER, MA 01890

EVERGREEN ARCHITECTURE
C/O SISIA DAGLIAN
30 QUINCY STREET
SOMERVILLE, MA 02143

26-48
STEVENS, JOHN F., JR. & BETHANY STEVENS
100 SPRING ST UNIT B
CAMBRIDGE, MA 02141

26-50
TAURO, WALTER J. JR.
17 WESTWARD CIRCLE
NORTH READING, MA 01864

26-52
PAUL, JOHN E.
90 SPRING ST
CAMBRIDGE, MA 02139

25-67
CRAWLEY, PETER A. & WEN-HAO TIEN
88 THORNDIKE ST
CAMBRIDGE, MA 02139

25-73
ZHANG, HUANLING & RUWEN GAO
89 SPRING ST
CAMBRIDGE, MA 02141

25-75
FORD, MAUREEN B. & NANCY G. ELBAG &
TIMOTHY J. FORD, TRUSTEES
113 ALEXANDER AVE.
BELMONT, MA 02178

25-140
HOWARD, BRIAN
81 KIRKLAND ST. APT 2
CAMBRIDGE, MA 02138

25-140
HEALY, ETHAN
93 SCIARAPPA ST UNIT 2
CAMBRIDGE, MA 02141

25-140
DION, ALYSSA R. & MICHAEL K. RODNING
13 DONIZETTI ST
WELLESLEY, MA 02482

25-66
LEONARD TARYN
90 THORNDIKE ST
CAMBRIDGE, MA 02141

26-51
OKOLO UNOMA
92 SPRING ST
CAMBRIDGE, MA 02141

25-65
HEMLOCK GRAY LLC
135 WILLOW AVE - UNIT 10
SOMERVILLE, MA 02144

25-76
SPRING REALTIES LLC
90 SCIARAPPA ST
CAMBRIDGE, MA 02141

25-61
MALASPINA, PETER CAROLINE CULLER
102 THORNDIKE ST
CAMBRIDGE, MA 02141

25-64
WEISSBOURD, BRANDON ELIZABETH ROSE
94 THORNDIKE ST
CAMBRIDGE, MA 02141

26-48
ARRUDA, JOAN
98-100 SPRING ST UNIT A
CAMBRIDGE, MA 02141

25-133
ROBINSON, MARGARET T.
96 THORNDIKE STREET
CAMBRIDGE, MA 02141-1745



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: Sid Gunn Date: 9/24/24
(Print)

Address: 93 Spring St

Case No. BZA-286729

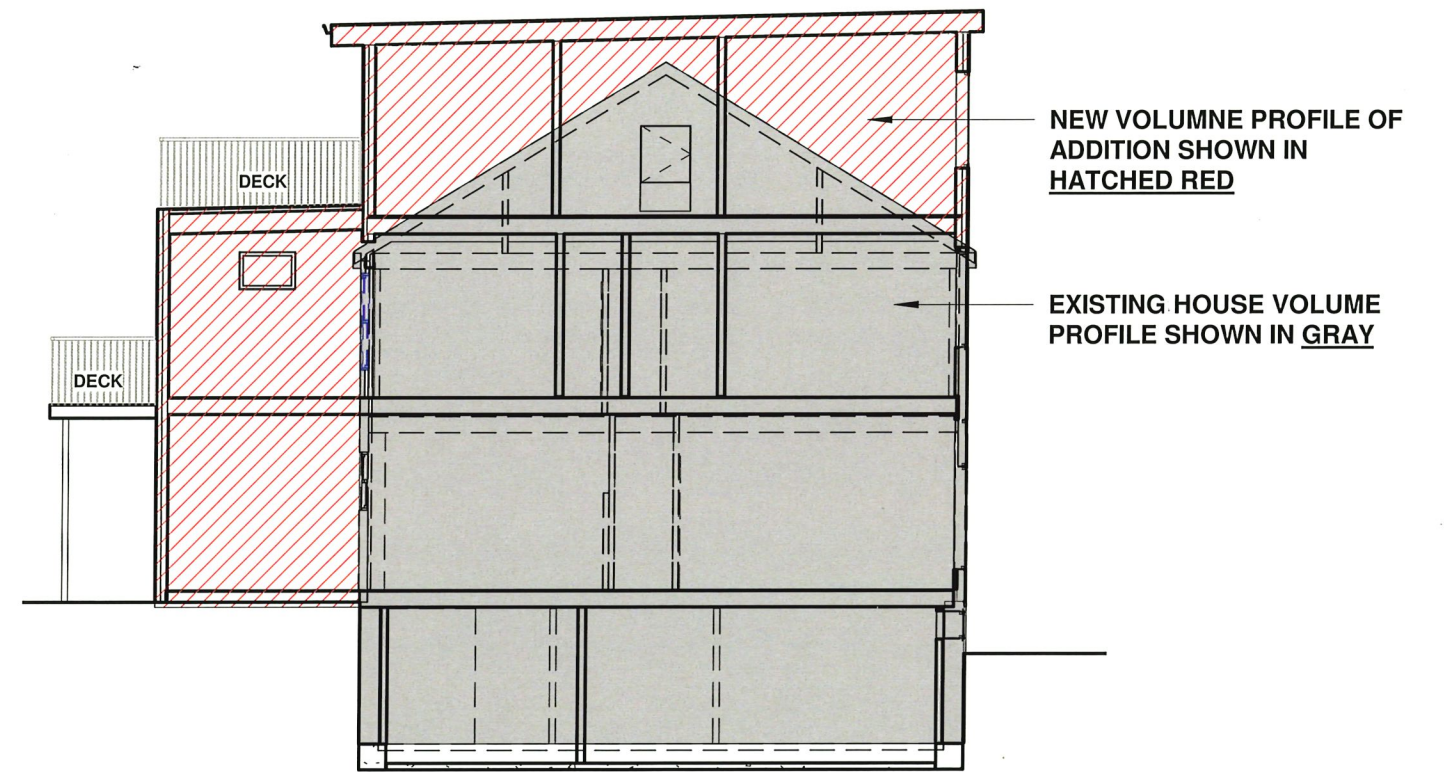
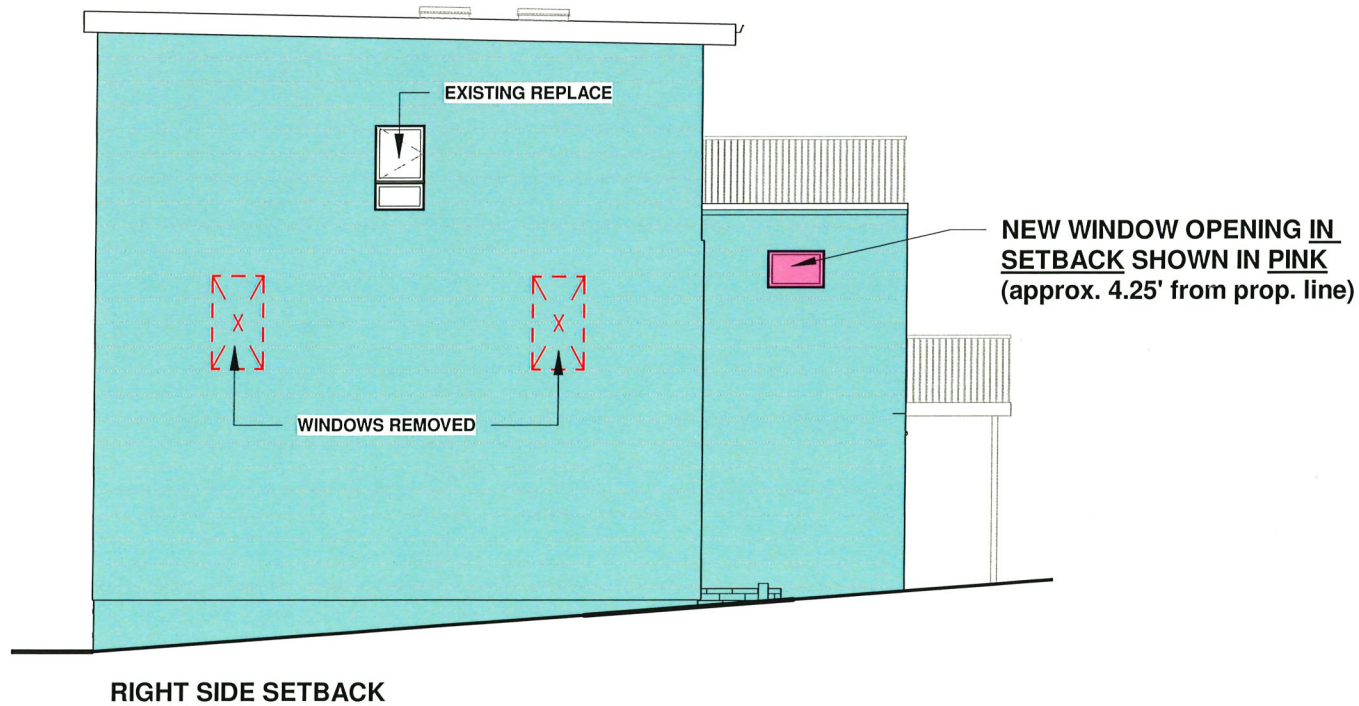
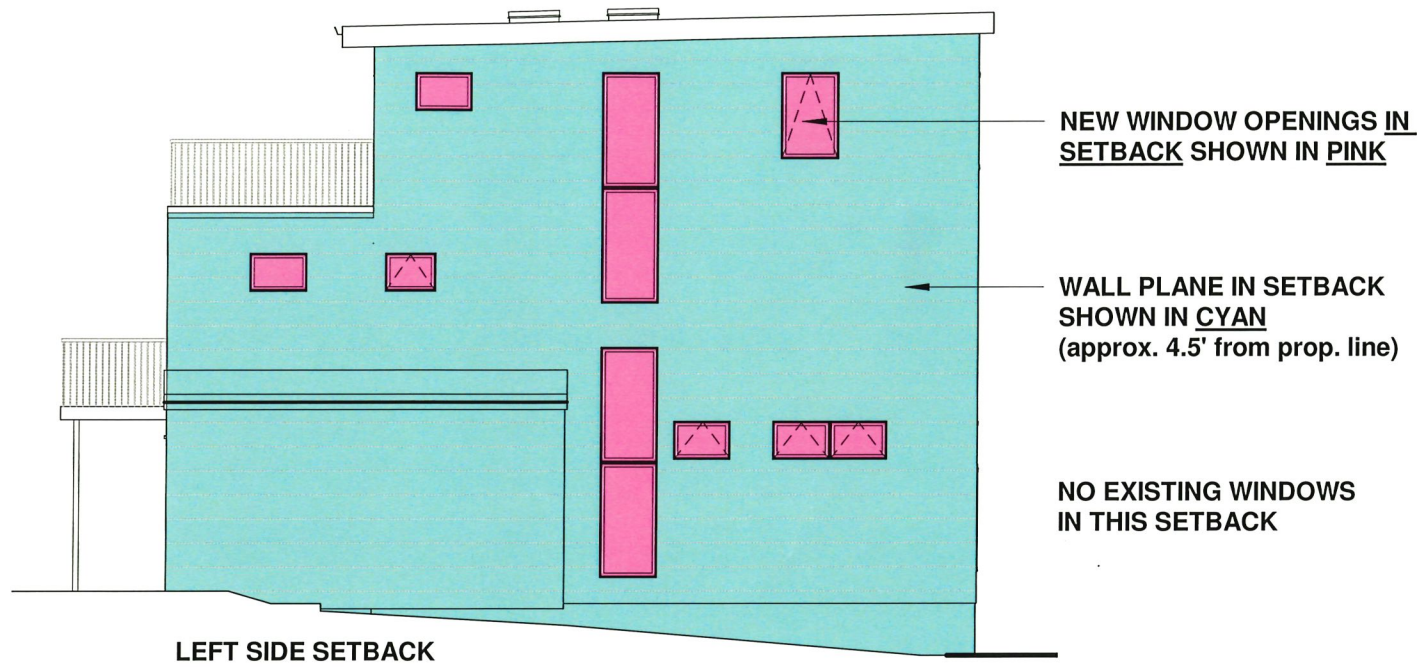
Hearing Date: 10/10/24

Thank you,
Bza Members

SUMMARY OF RELIEF REQUESTED

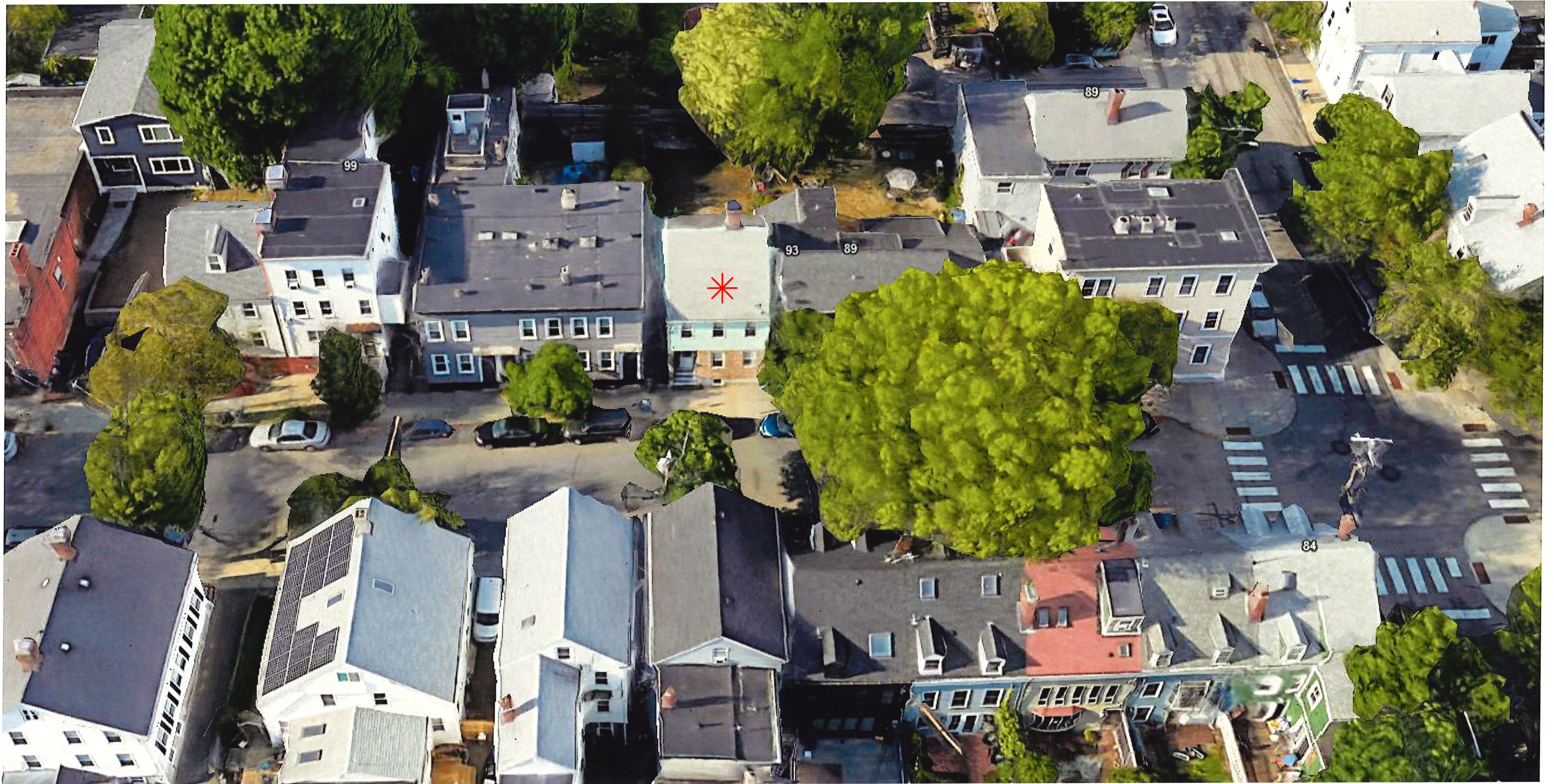
① **SPECIAL PERMIT 8.22.2 (c)** : Modification of openings in side yard setback

② **SPECIAL PERMIT 8.22.2 (d)** : Extension of existing non-conformities
(No new non-conformities)



EXISTING NON-CONFORMITIES BEING EXTENDED:

- FLOOR AREA RATIO
- WALLS IN SIDE YARD SETBACKS

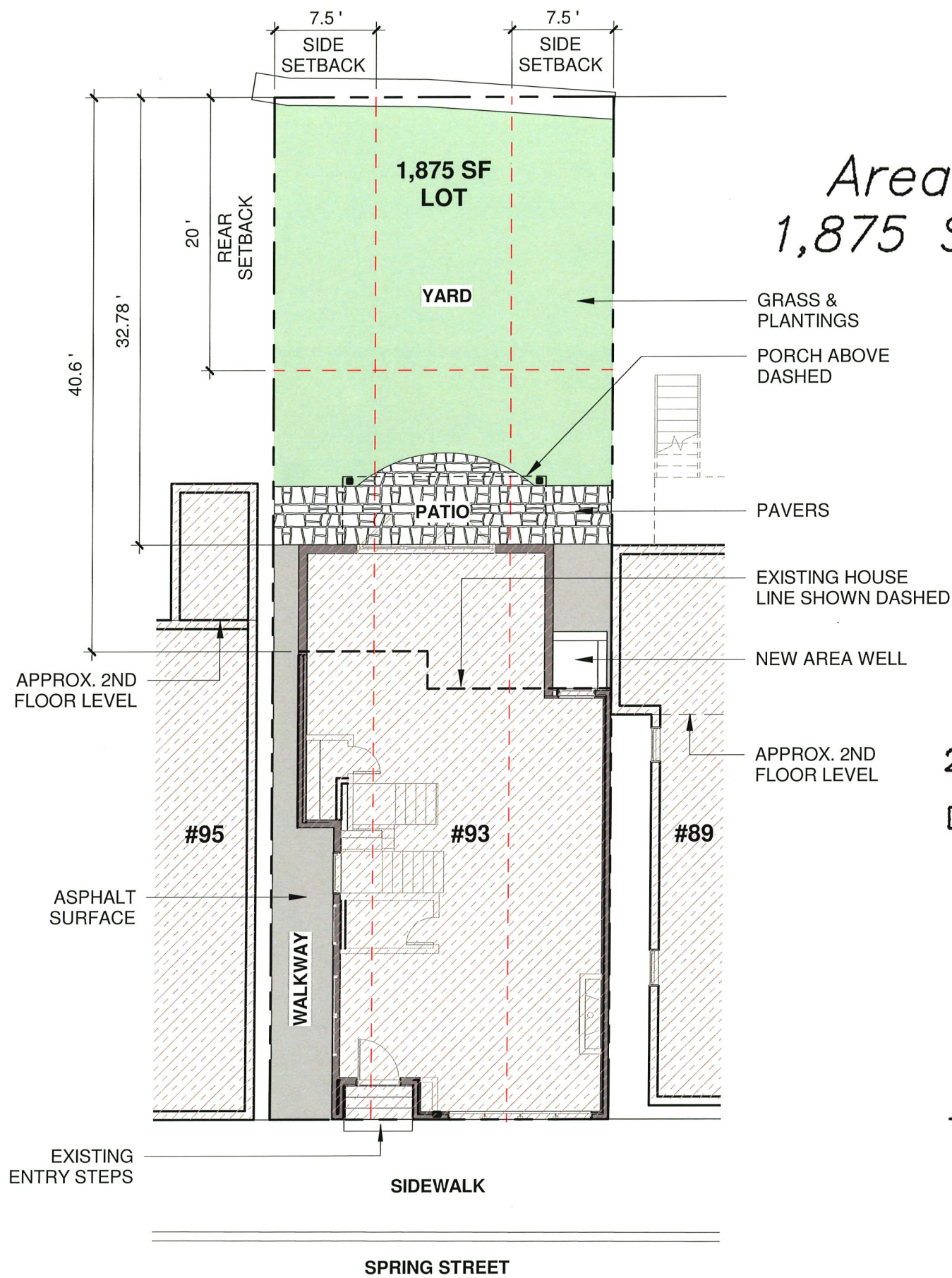




REAR YARD LOOKING AT #89 RIGHT SIDE NEIGHBOR

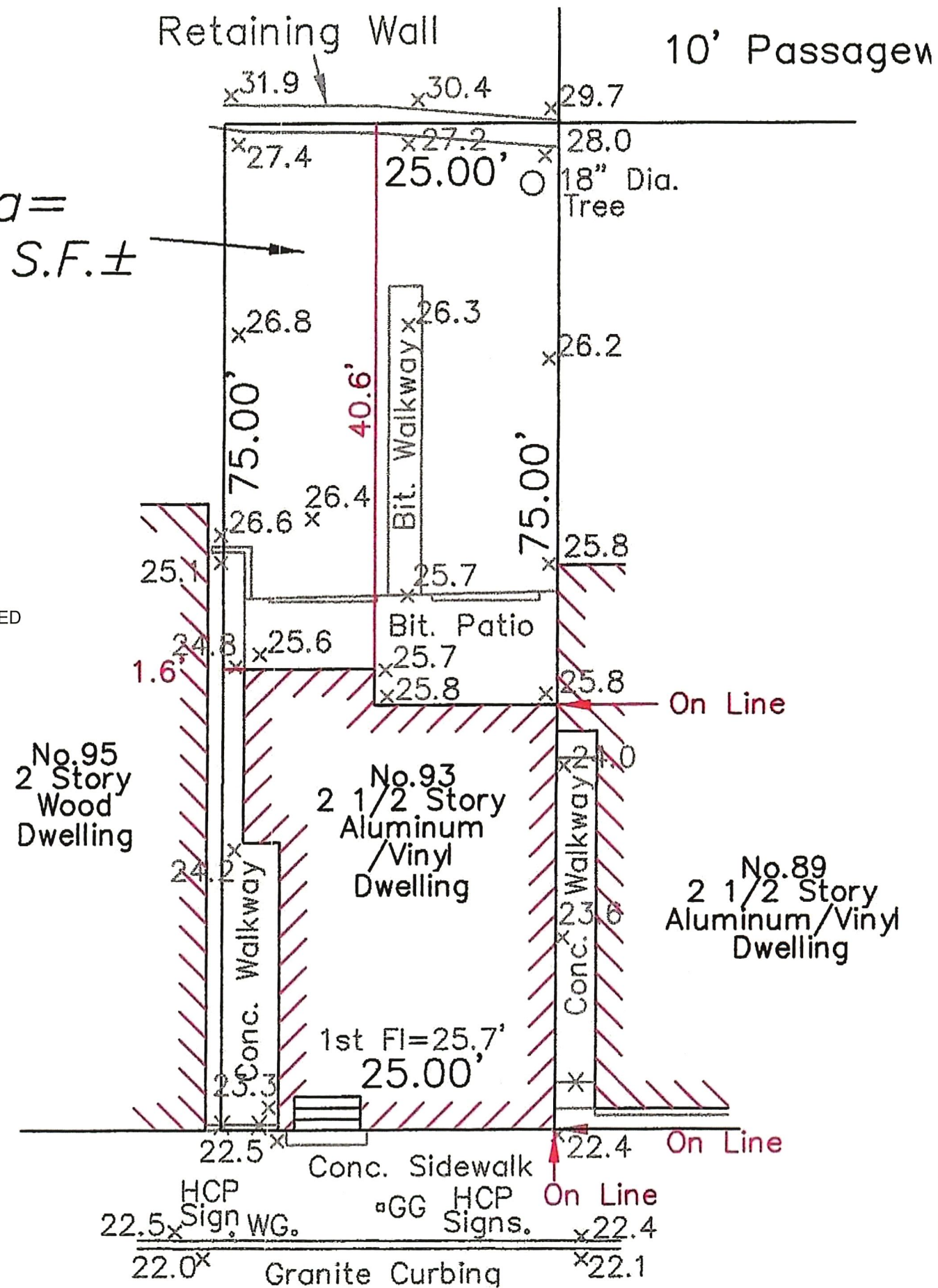


REAR YARD LOOKING AT #95 LEFT SIDE NEIGHBOR



ARCHITECTURAL SITE PLAN
1" = 10'-0"

Area =
1,875 S.F. ±



PARTIAL SURVEY PLAN
NOT TO SCALE



3RD FLOOR BEDROOM



STEPS TO 3RD FLOOR



KITCHEN



KITCHEN



STREETScape VIEW



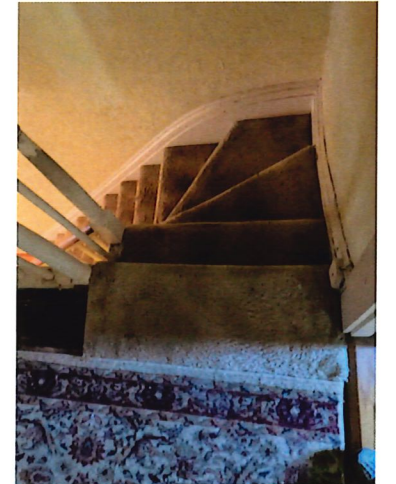
FRONT ELEVATION



REAR YARD VIEW



TYPICAL 2ND FLOOR BEDROOM



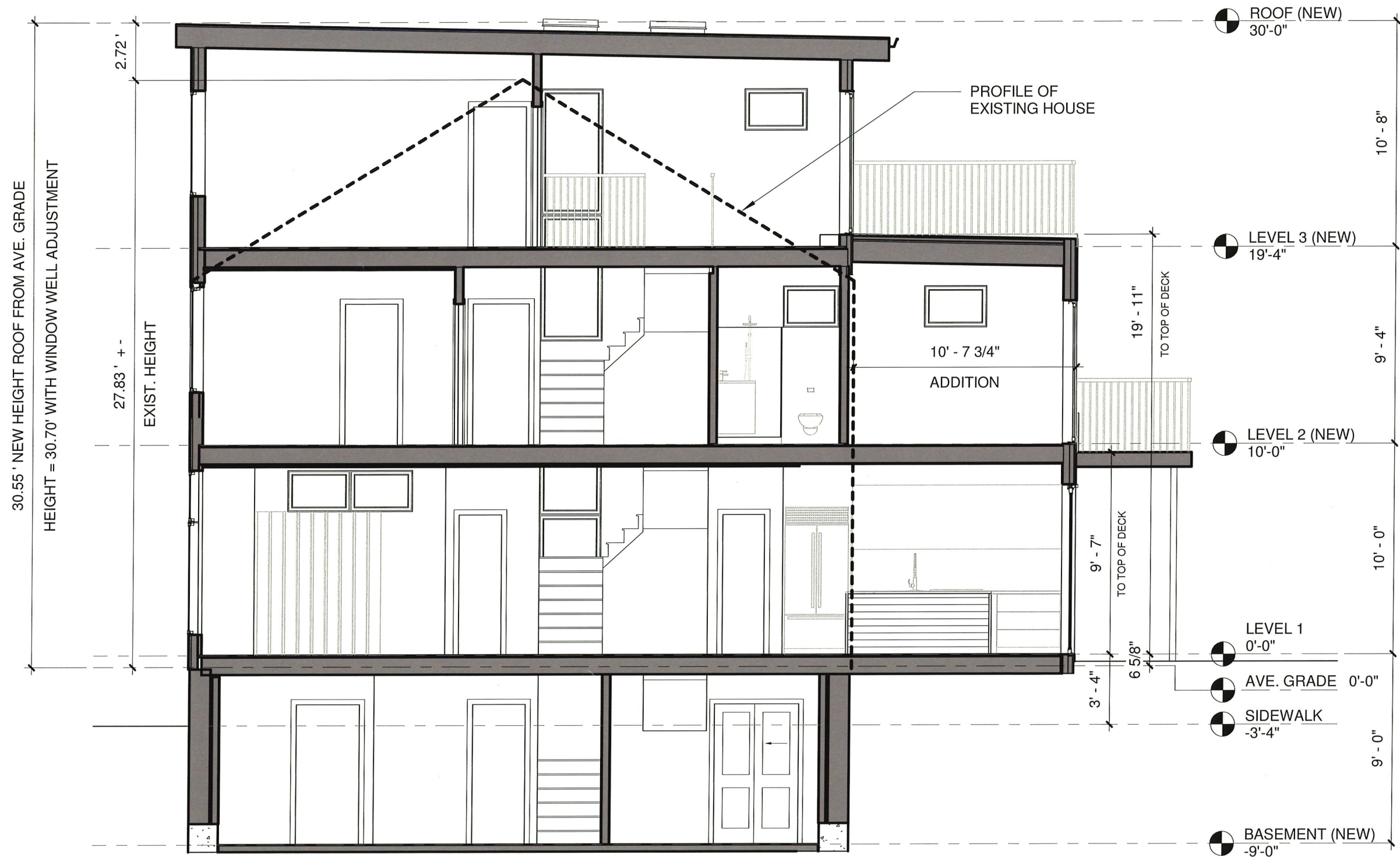
STAIR TO 2ND FLOOR



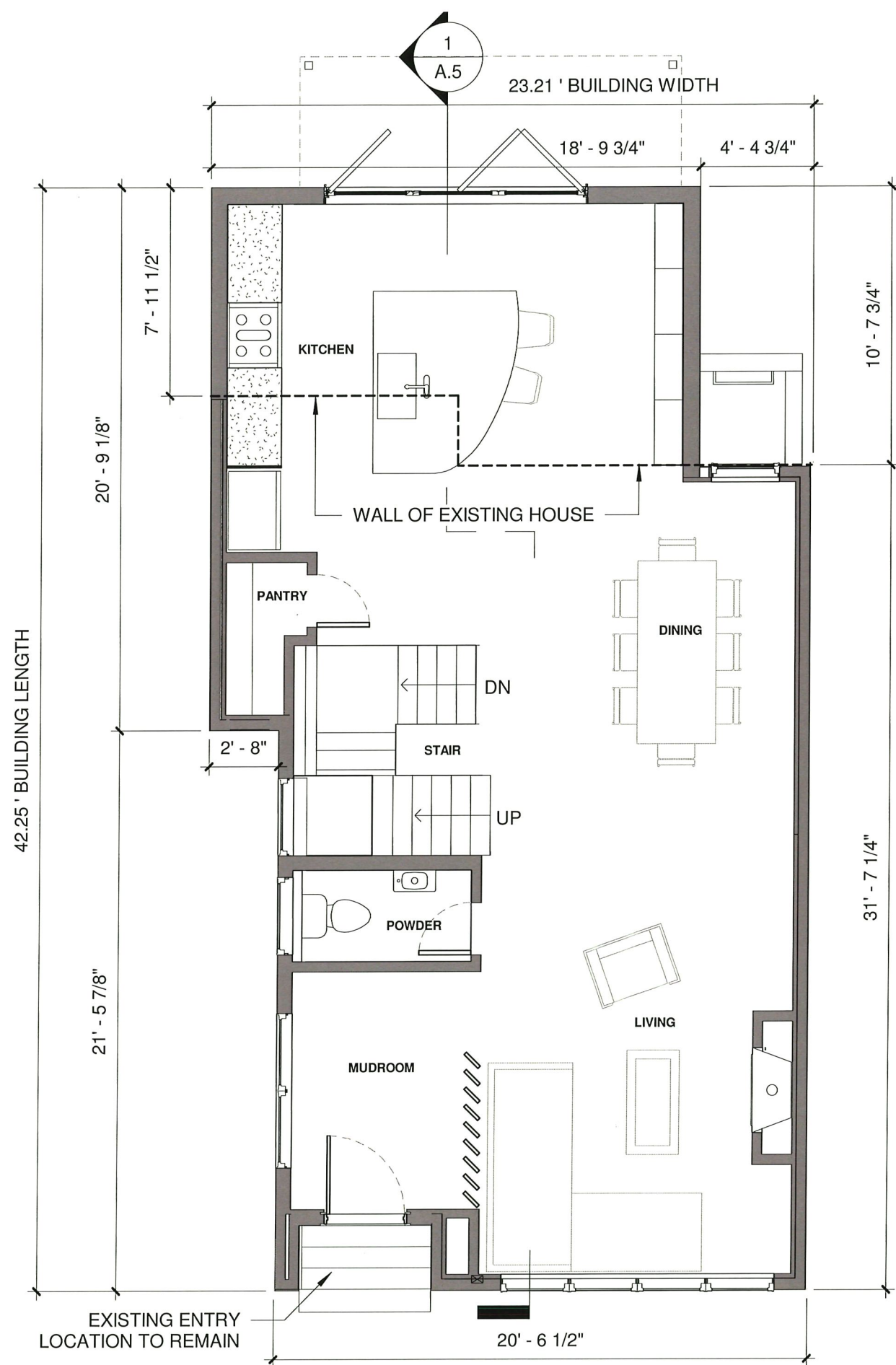
LIVING ROOM



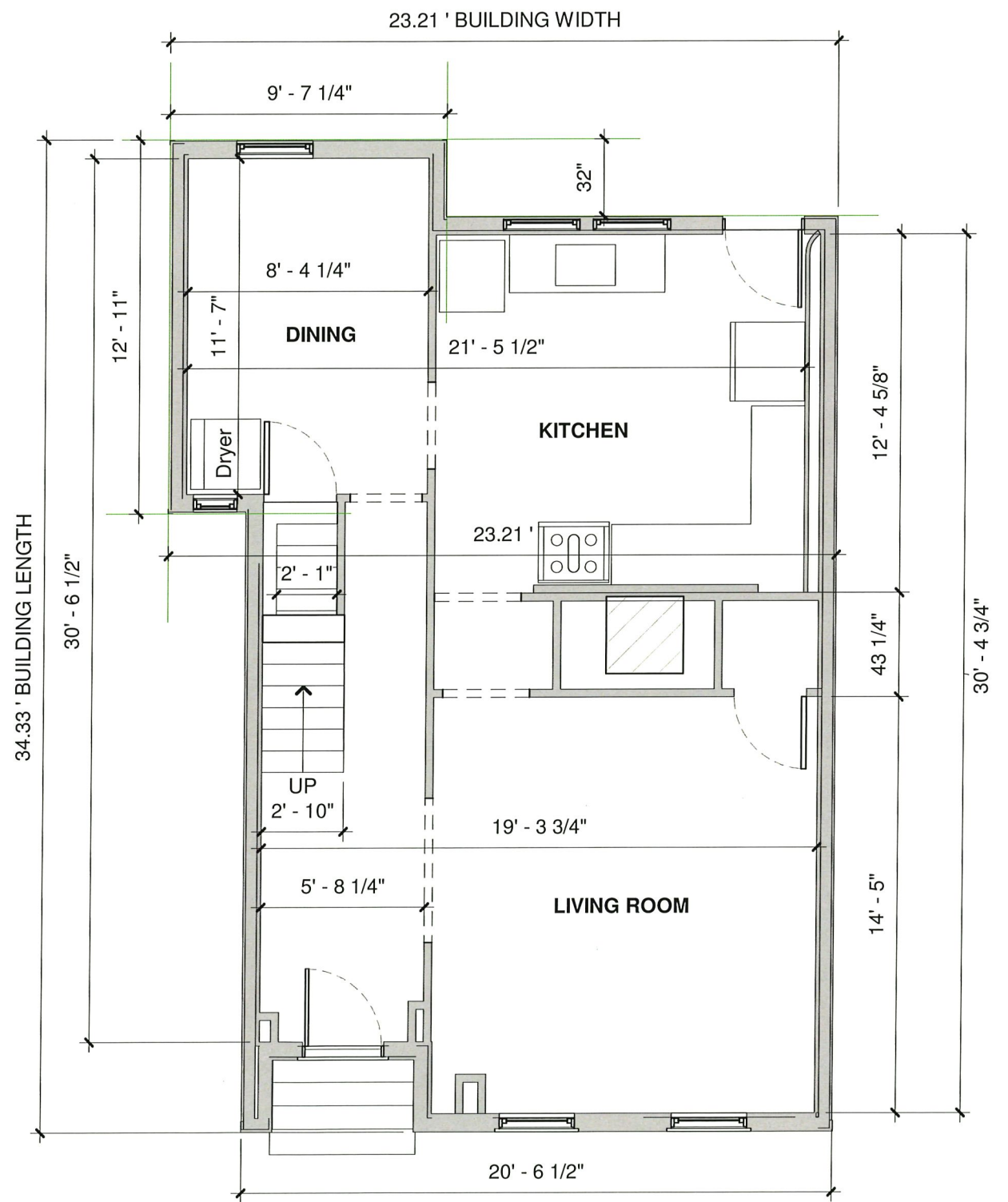
BASEMENT



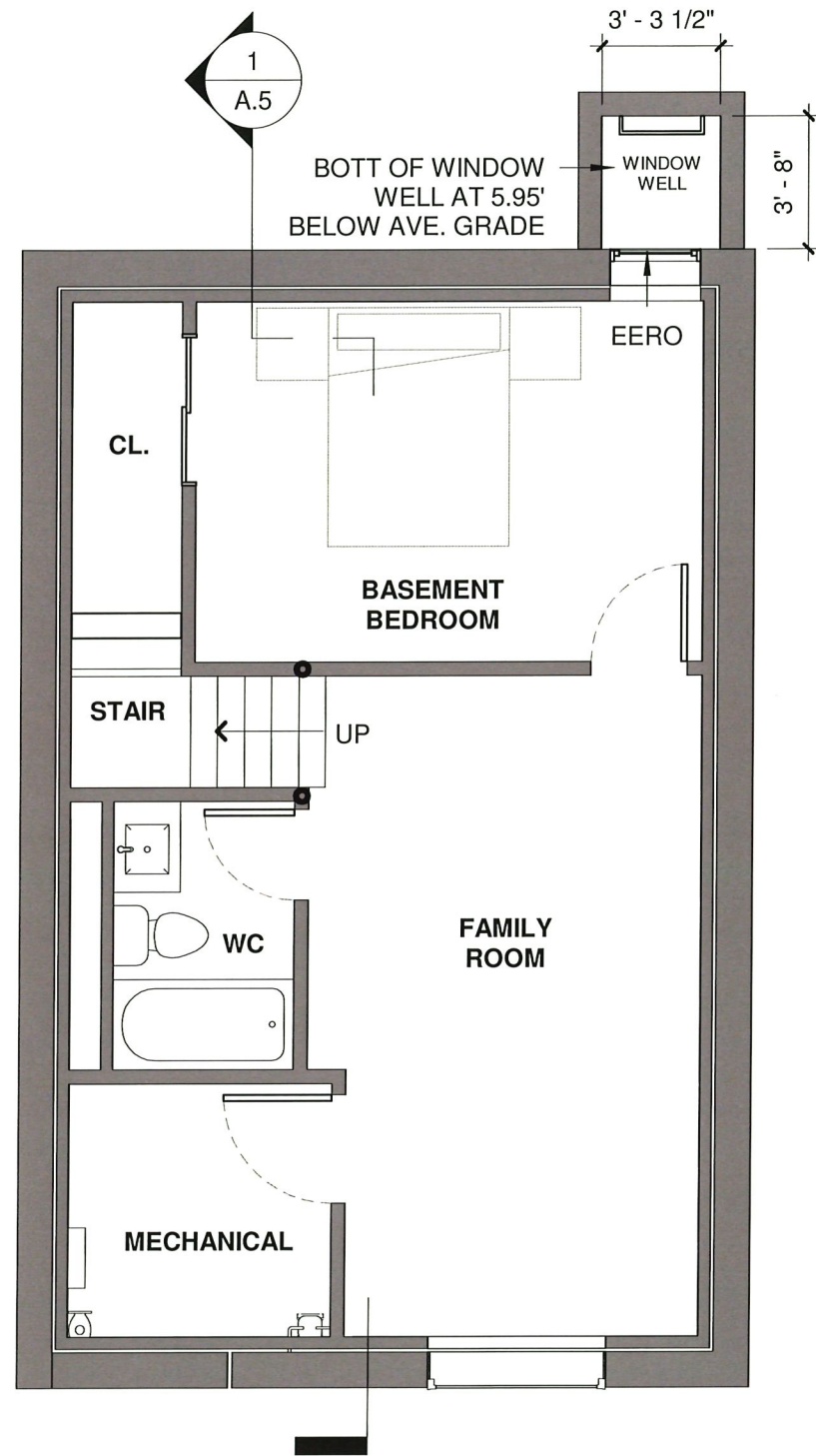
LONG SECTION
 3/16" = 1'-0"



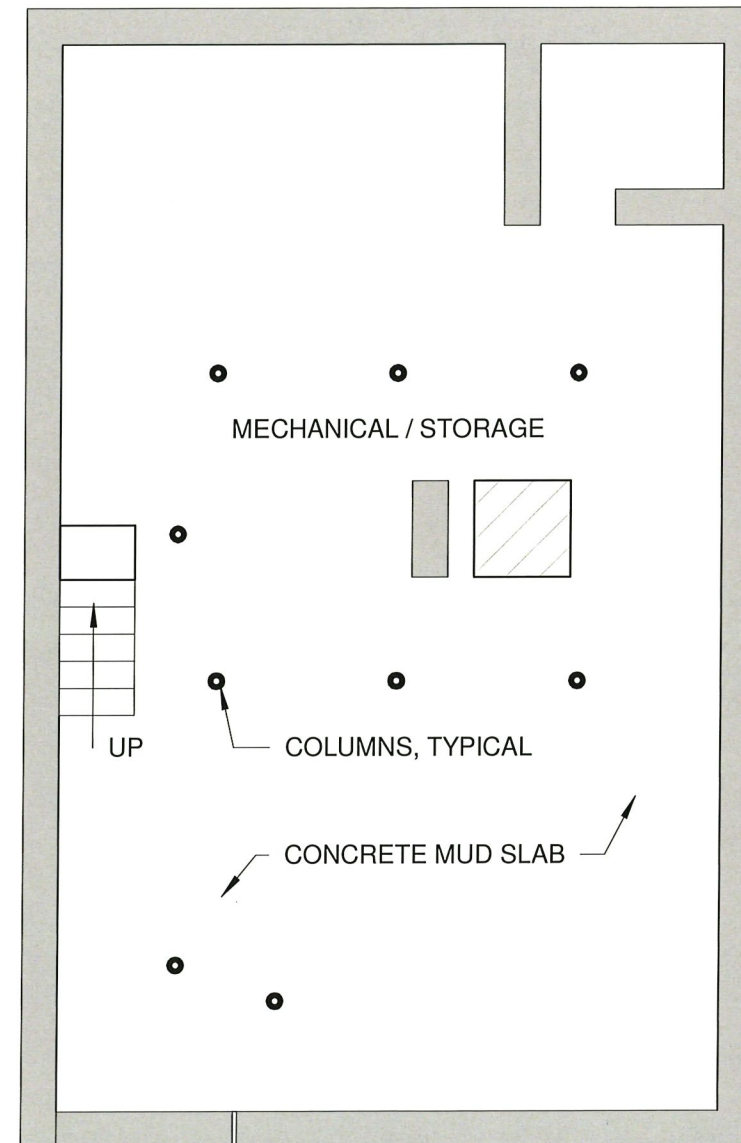
FIRST FLOOR PROPOSED PLAN
3/16" = 1'-0"



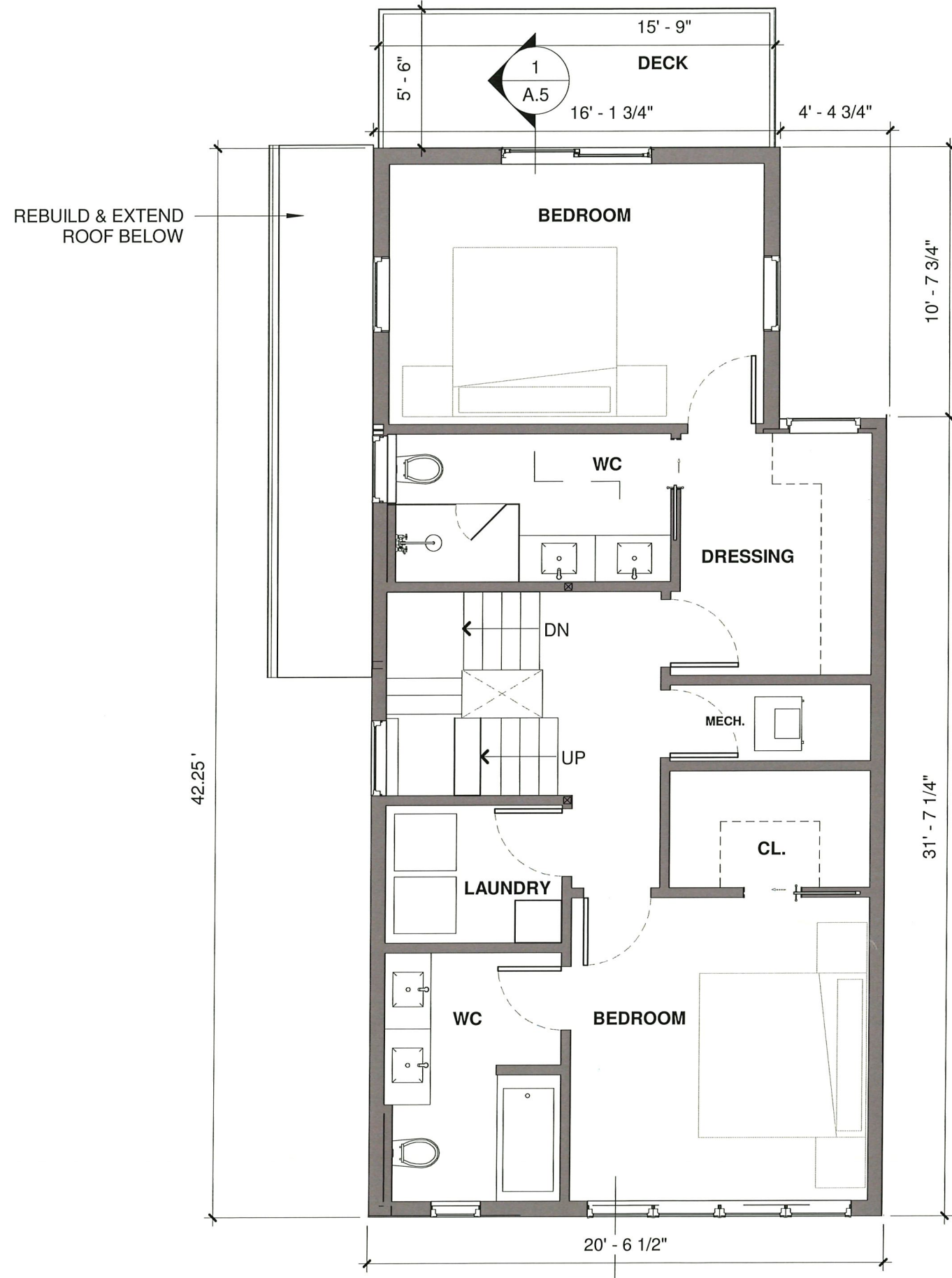
FIRST FLOOR EXISTING PLAN
3/16" = 1'-0"



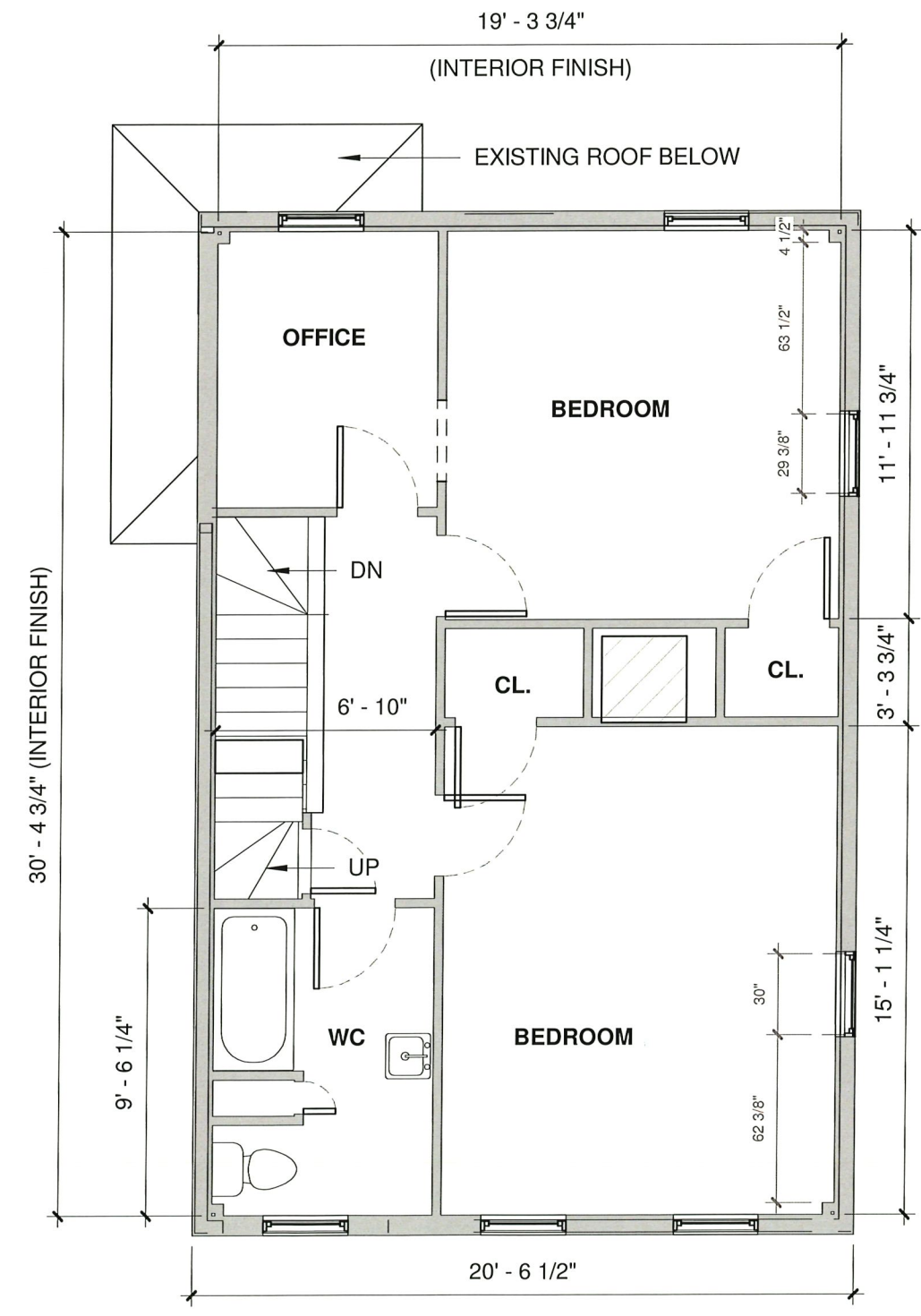
BASEMENT PROPOSED PLAN
3/16" = 1'-0"



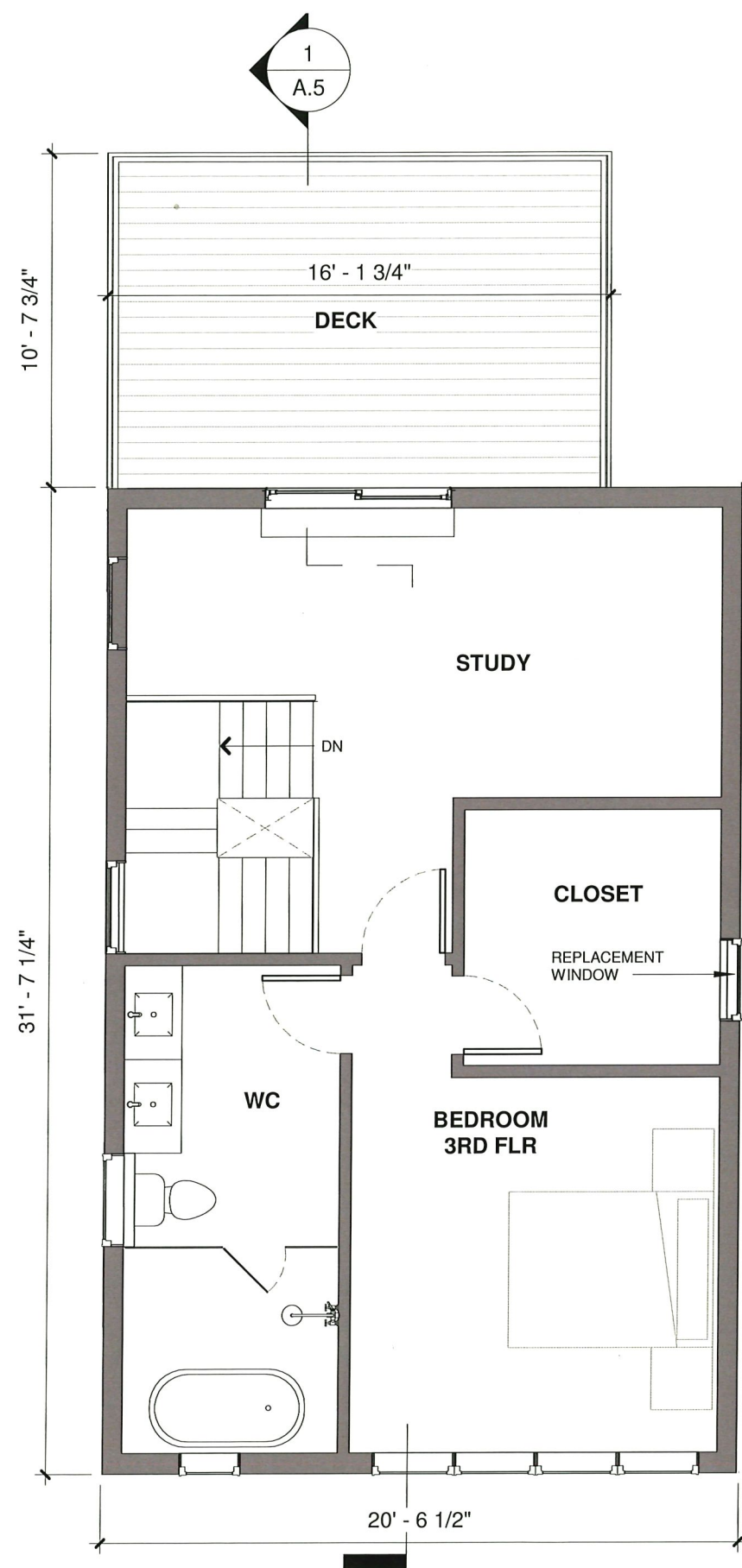
BASEMENT FLOOR EXISTING PLAN
3/16" = 1'-0"



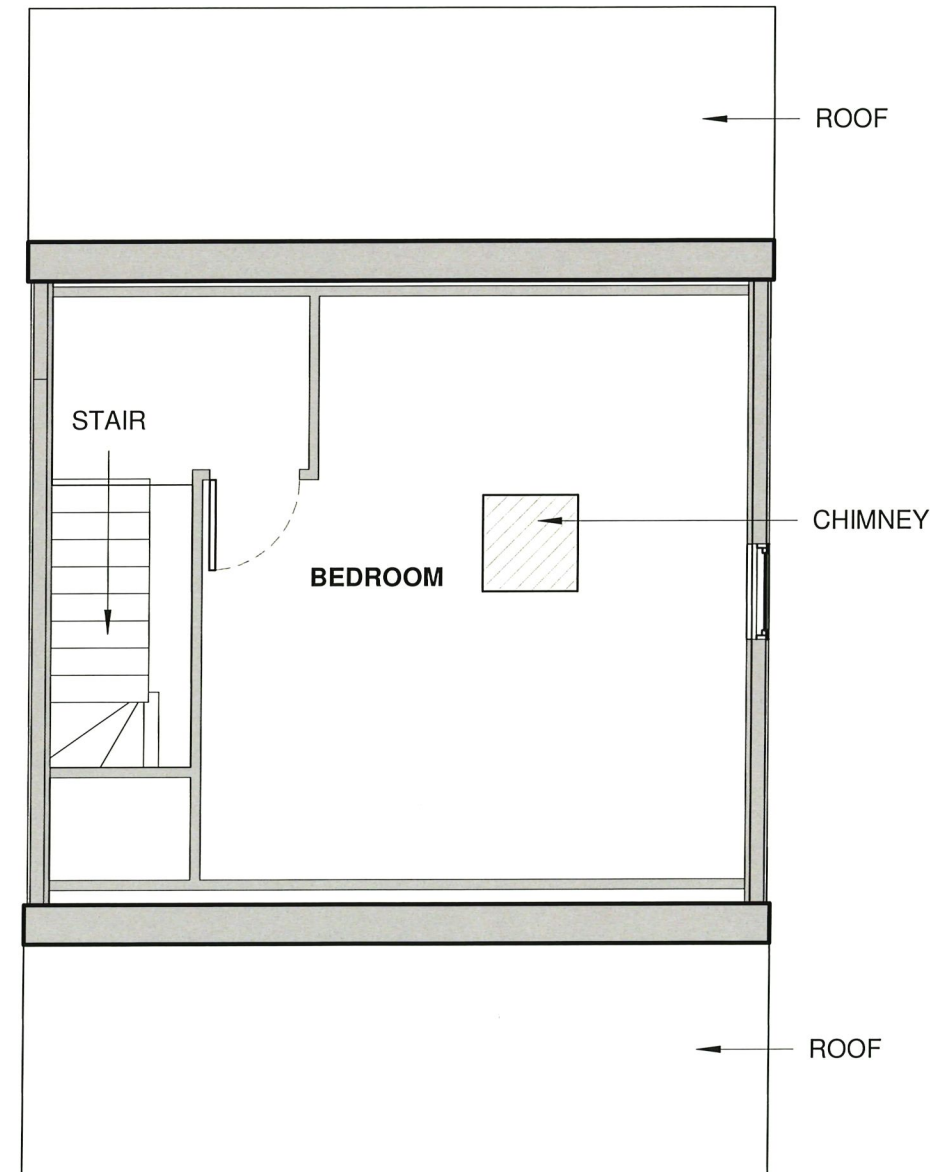
SECOND FLOOR PROPOSED PLAN
3/16" = 1'-0"



SECOND FLOOR EXISTING PLAN
3/16" = 1'-0"



3RD FLOOR PROPOSED PLAN
3/16" = 1'-0"



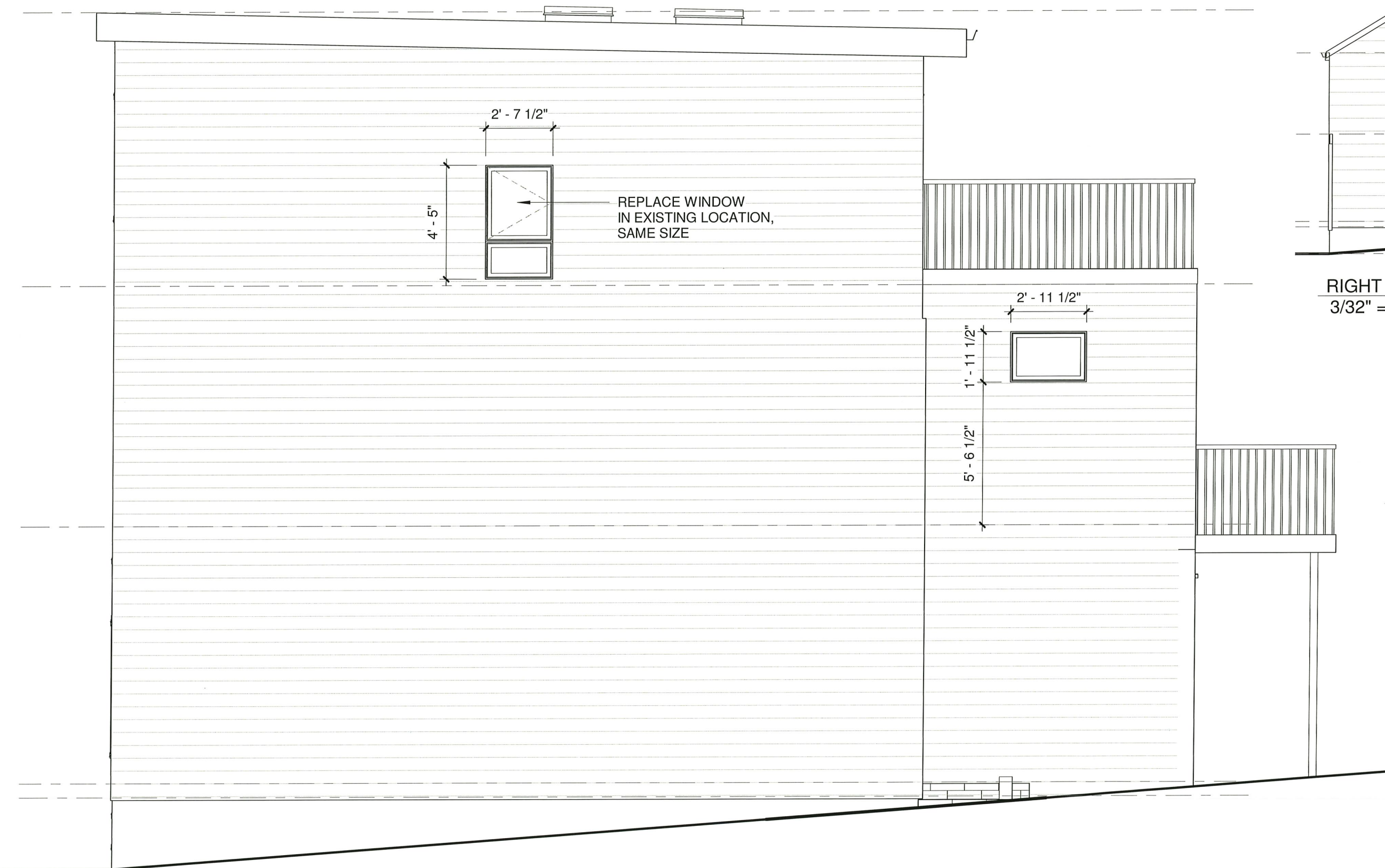
3RD FLOOR EXISTING PLAN
3/16" = 1'-0"



FRONT (SOUTH) ELEVATION - NEW
1/4" = 1'-0"

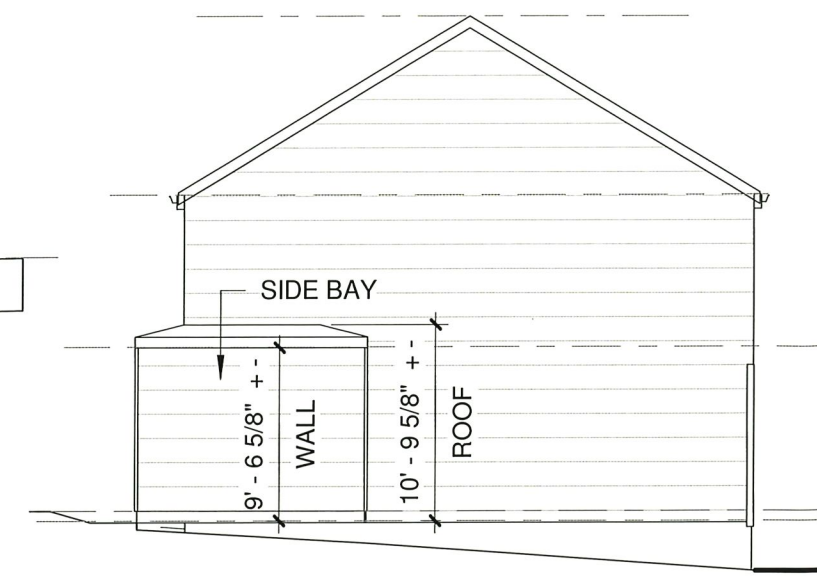
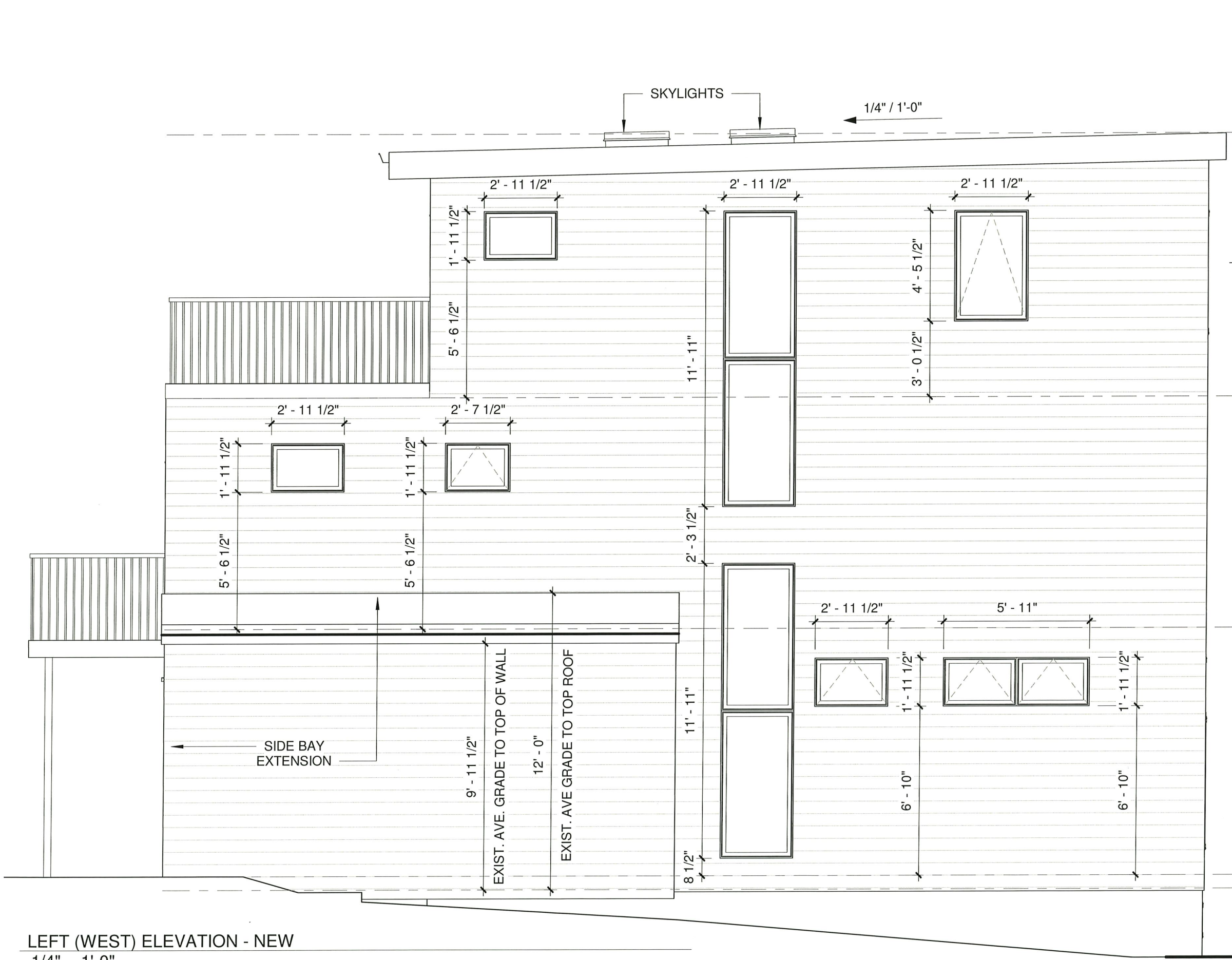


SOUTH (FRONT) ELEVATION - EXISTING
1/4" = 1'-0"



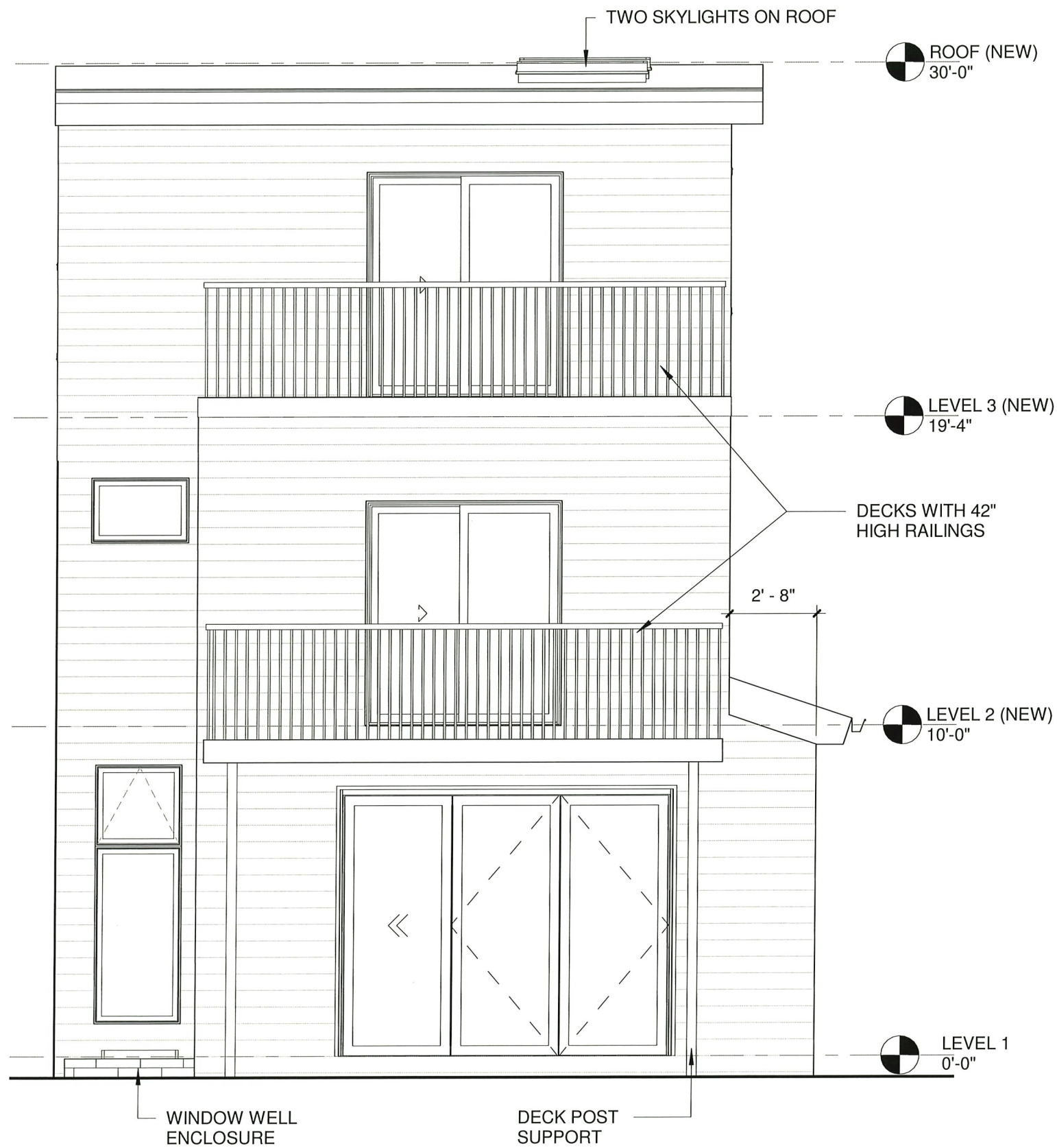
RIGHT (EAST) ELEVATION - EXISTING
 3/32" = 1'-0"

RIGHT (EAST) ELEVATION - NEW
 1/4" = 1'-0"

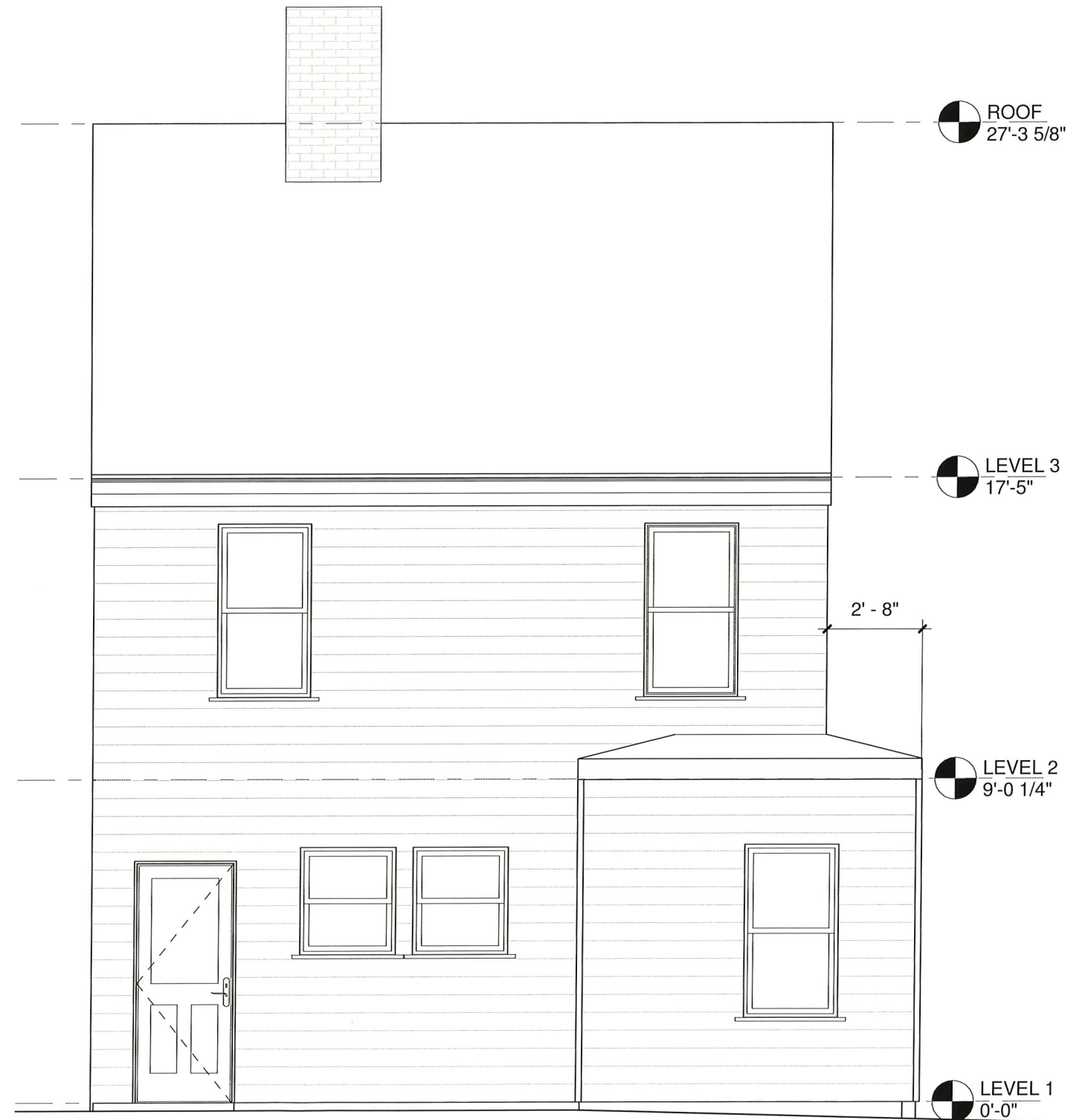


LEFT (WEST) ELEVATION - EXISTING
3/32" = 1'-0"

LEFT (WEST) ELEVATION - NEW
1/4" = 1'-0"



REAR (NORTH) ELEVATION - NEW
1/4" = 1'-0"



REAR (NORTH) ELEVATION - EXISTING
1/4" = 1'-0"

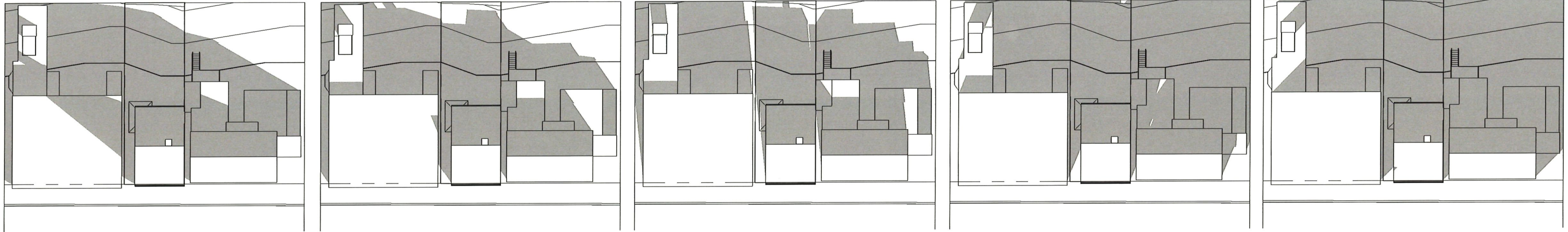
8am

10am

12pm

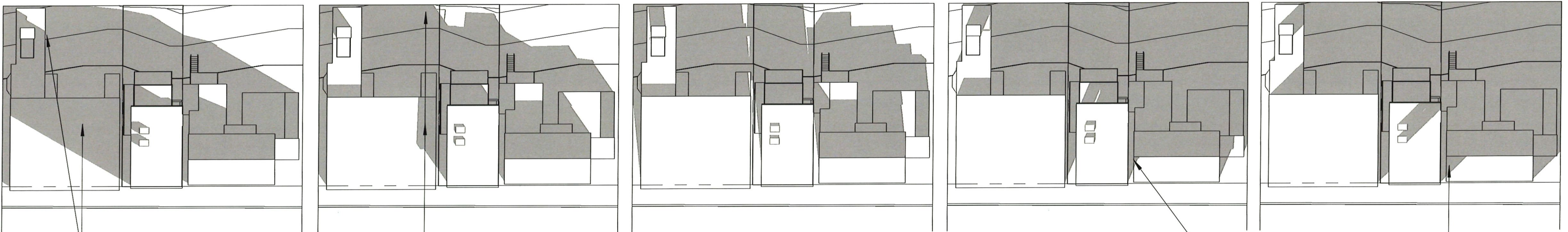
2pm

4pm



EXISTING

PROPOSED



MORE SHADOW ON ROOF & END OF WALL

MORE SHADOW ON ROOF & EDGE OF GARDEN

MORE SHADOW ON ROOF & SIDE WALL

8am

10am

12pm

2pm

4pm

DECEMBER 21 SUN PATH

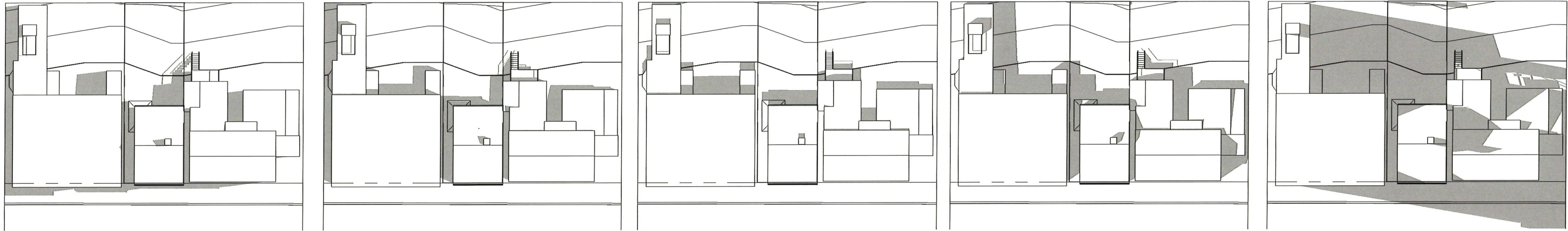
8am

10am

12pm

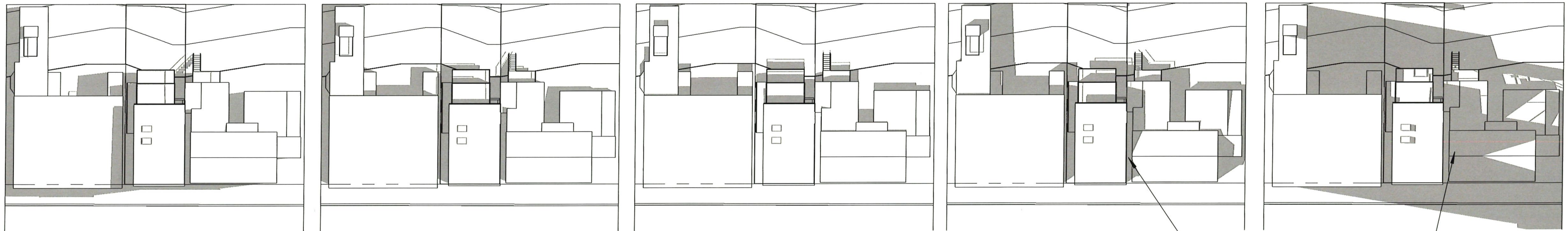
2pm

6pm



EXISTING

PROPOSED



MORE SHADOW ON ROOF & TOP OF WALL

8am

10am

12pm

2pm

6pm

JUNE 21 SUN PATH



