



CITY OF CAMBRIDGE  
 MASSACHUSETTS  
 BOARD OF ZONING APPEAL  
 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100

BZA APPLICATION FORM

Plan No: BZA-016999-2018

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   v   Appeal : \_\_\_\_\_

PETITIONER : Dolly Costello - C/O Atty. Alfred Farese, Jr.

PETITIONER'S ADDRESS : 366 Broadway Everett, Ma 02149

LOCATION OF PROPERTY : 163 Hampshire St Cambridge, MA

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :  
Change in Use / Occupancy

DESCRIPTION OF PETITIONER'S PROPOSAL :  
Establish commercial business of (Fortune Teller Tarot Card). There is a pre-existing non-conforming use already but, not for fortune teller.

SECTIONS OF ZONING ORDINANCE CITED :  
 Article 4.000 Section 4.35.A.2 (Retail Use-Fortune Teller).

Original Signature(s) :

Dolly Costello kg  
Alfred Paul Farese Jr  
 (Petitioner(s) / Owner)  
ALFRED PAUL FARESE Jr  
 (Print Name)

Address : 366 BROADWAY  
EVERETT- MASS 02149

Tel. No. : 6173870380

E-Mail Address : APFJR@EVERETT-AA&W.COM

Date : 8/14/18

**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 John M Hall 157-163 Hampshire LLC  
(OWNER)

Address: 8 Parker St, Charlestown MA 02129

State that I/We own the property located at 163 Hampshire St, which is the subject of this zoning application.

The record title of this property is in the name of 157-163 Hampshire LLC

\*Pursuant to a deed of duly recorded in the date 8/14/13, Middlesex South County Registry of Deeds at Book 62451, Page 498; 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 John M Hall personally appeared before me, this 10 of July, 2018, and made oath that the above statement is true.

[Signature] Notary  
**JOSEPH MARFIONE**  
Notary Public

My commission expires \_\_\_\_\_ (Notary Seal).  
**Commonwealth of Massachusetts**  
**My Commission Expires**  
**May 9, 2025**

- 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 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:

The leased premises is commercial multi use in an area of many multi use buildings and has been used as a commercial venue. The use to a fortune teller business needs a variance and would continue its previous use,

**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:

This is a corner lot with preexisting residential and commercial use and is unsuitable for residential on the first floor.

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

**1)** Substantial detriment to the public good for the following reasons:

Use is allowed in commercial zones. There are two other existing fortune tellers in the city.

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

Area is zoned c-1(unofficial) but consists of existing commercial shops in the same building. It has had a preexisting non conforming use before. Use of space will not nullify or substantially derogate the intent or purpose of the use.

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

**BZA APPLICATION FORM**

**DIMENSIONAL INFORMATION**

**APPLICANT:** al farese **PRESENT USE/OCCUPANCY:** multi use residential  
**LOCATION:** 163 Hampshire St Cambridge, MA **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** multi use residential

|   | <b><u>EXISTING<br/>CONDITIONS</u></b> | <b><u>REQUESTED<br/>CONDITIONS</u></b> | <b><u>ORDINANCE<br/>REQUIREMENTS</u></b> <sup>1</sup> |            |
|---|---------------------------------------|--|---|------------|
| <b><u>TOTAL GROSS FLOOR AREA:</u></b>                                 | <u>800</u>                            | <u>800</u>                             | <u>3082</u>   | (max.)     |
| <b><u>LOT AREA:</u></b>   | <u>4108</u>                           | <u>4108</u>                            | <u>5000</u>   | (min.)     |
| <b><u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:</u></b> <sup>2</sup> | <u>2.7</u>                            | <u>2.7</u>                             | <u>.75</u>  | (max.)     |
| <b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>                        | <u>457</u>                            | <u>457</u>                             | <u>1500</u>   | (min.)     |
| <b><u>SIZE OF LOT:</u></b>  |                                       |  |   |            |
| <b>WIDTH</b>  | <u>72</u>                             | <u>72</u>                              | <u>50</u>   | (min.)     |
| <b>DEPTH</b>  | <u>58</u>                             | <u>58</u>                              | <u>58</u>   |            |
| <b><u>SETBACKS IN FEET:</u></b>                                       |                                       |  |   |            |
| <b>FRONT</b>  | <u>0</u>                              | <u>0</u>                               | <u>18.5</u>   | (min.)     |
| <b>REAR</b>   | <u>0</u>                              | <u>0</u>                               | <u>16.3</u>   | (min.)     |
| <b>LEFT SIDE</b>  | <u>0</u>                              | <u>0</u>                               | <u>10.4</u>   | (min.)     |
| <b>RIGHT SIDE</b>   | <u>8.5</u>                            | <u>8.5</u>                             | <u>10.4</u>   | (min.)     |
| <b><u>SIZE OF BLDG.:</u></b>  |                                       |  |   |            |
| <b>HEIGHT</b>   | <u>39</u>                             | <u>39</u>                              | <u>39</u>   | (max.)     |
| <b>LENGTH</b>   | <u>71</u>                             | <u>71</u>                              | <u>71</u>   |            |
| <b>WIDTH</b>  | <u>50</u>                             | <u>50</u>                              | <u>50</u>   |            |
| <b><u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:</u></b>             | <u>0</u>                              | <u>0</u>                               | <u>30</u>   | (min.)     |
| <b><u>NO. OF DWELLING UNITS:</u></b>                                  | <u>9</u>                              | <u>9</u>                               | <u>2</u>  | (max.)     |
| <b><u>NO. OF PARKING SPACES:</u></b>                                  | <u>0</u>                              | <u>0</u>                               | <u>0</u>  | (min./max) |
| <b><u>NO. OF LOADING AREAS:</u></b>                                   | <u>0</u>                              | <u>0</u>                               | <u>0</u>  | (min.)     |
| <b><u>DISTANCE TO NEAREST BLDG.<br/>ON SAME LOT:</u></b>              | <u>0</u>                              | <u>0</u>                               | <u>0</u>  | (min.)     |

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

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



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2018 AUG 15 AM 10:43

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

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Original Signature(s) :

*Dolly Costello by Alfred Paul Farese Jr*  
 \_\_\_\_\_  
 (Petitioner(s) / Owner)

ALFRED PAUL FARESE JR  
 \_\_\_\_\_  
 (Print Name)

Address : 366 BROADWAY  
EVERETT- MASS 02149

Tel. No. : 6173874380

E-Mail Address : APFJR@EVERETT-MA&W.COM

Date : 8/14/18

7/10/2018 11:37 a.m. - Expect minor traffic impacts from Summer Classic 5K Road Race Thursday, July 12, from 6:15-7:15 p.m. Sidney St. will be closed from Franklin to Pilgrim St. Franklin St. will closed from Brookline to Sidney St. with rolling closures on parts of Mass. Ave. and adjacent streets along route. [More details »](#)



163 Hampshire St

## 163 Hampshire St

### Property Information

|                     |              |
|---------------------|--------------|
| Property Class      | MULTIUSE-RES |
| State Class Code    | 13           |
| Zoning (Unofficial) | C-1          |
| Map/Lot             | 84-48        |
| Land Area (sq. ft)  | 4,108        |

## Photos



## Property Value

|                         |                 |
|-------------------------|-----------------|
| Year of Assessment      | 2018            |
| Tax District            | C6              |
| Residential Exemption   | No              |
| Building Value          | \$1,012,500     |
| Land Value              | \$1,062,000     |
| Assessed Value          | \$2,074,500     |
| Sale Price              | \$1,800,000     |
| Book/Page               | 62451/ 498      |
| Sale Date               | August 14, 2013 |
| Previous Assessed Value | \$1,841,900     |

## Owner Information

|          |   |
|----------|---|
| Owner(s) | 157-163 HAMPSHIRE LLC,<br>8 PARKER ST.<br>CHARLESTOWN, MA 02129 |
|----------|---|

## Building Information

COMMERCIAL BUILDING NUMBER 1, SECTION 1

### Exterior

|                    |                |
|--------------------|----------------|
| Style              | MULT-RESDNCE   |
| Occupancy          | MULTIUSE-RES   |
| Number of Stories  | 3              |
| Exterior Wall Type | ALUMNM-VINYL   |
| Roof Material      | RUBBER-MEMBRAN |
| Wall Height        | 11             |
| Partitions         | AVERAGE        |

### Interior

|                       |       |
|-----------------------|-------|
| Living Area (sq. ft.) | 9,276 |
| Number of Units       | 9     |

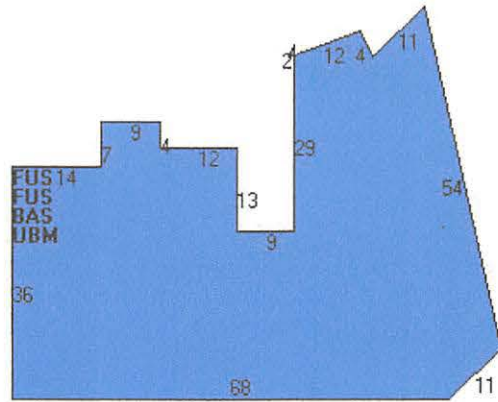
### Systems

|           |           |
|-----------|-----------|
| Heat Type | HOT-WATER |
| Heat Fuel | Gas       |
| Plumbing  | AVERAGE   |

### Condition & Grade

|                   |         |
|-------------------|---------|
| Year Built        | 1905    |
| Overall Condition | Average |
| Overall Grade     | Average |

## Sketches



Provide Feedback

## Subareas

| Code | Description           | Gross Area | Living Area |
|------|-----------------------|------------|-------------|
| FUS  | Upper Story, Finished | 6,184      | 6,184       |
| BAS  | First Floor           | 3,092      | 3,092       |
| UBM  | Basement              | 3,092      | 0           |
|      | Total:                | 12,368     | 9,276       |

Provide Feedback





### Listing Tools

- [Share](#)
- [Mortgage Calculator](#)
- [Contact](#)
- [Print](#)
- [Email A Friend](#)

Storefront for rent immediately - lease includes all NNN's - tenant is responsible for their own utilities. Unit consists of high ceiling, hardwood floors and a bathroom. Tons of bike traffic, easy parking out front. Easy to show

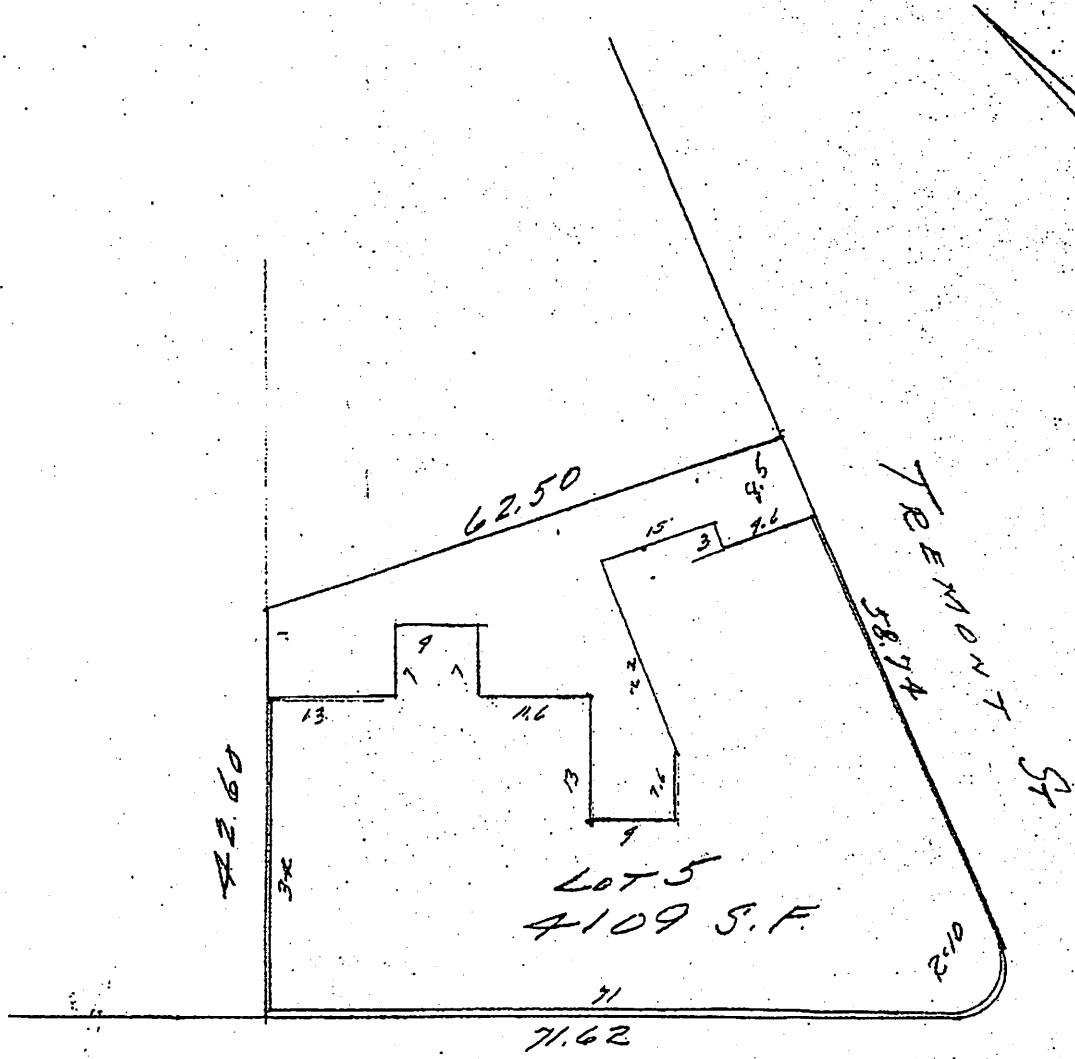
- [Contact Us](#)
- [Schedule a Visit](#)

|  |
|--|
| Name   |
| Email Address  |
| Phone  |
| I would like to know more about 163 Hampshire, Cambridge, MA 02139 |
| Send   |

### Schedule A Visit

|       |            |
|-------|------------|
| Name  | Name       |
| Email | Email      |
| Phone | Phone      |
| Date  | mm/dd/yyyy |
| Time  | --:-- --   |





HAMP SHIRE ST.

I certify that I have examined the premises & all easements, encroachments & buildings are on the ground as shown & that the buildings conformed to all zoning requirements when constructed.

Not in Flood Area

Fred W. Gould



FOR MORTGAGE PURPOSES ONLY

|   |               |
|---|---------------|
| PLOT PLAN<br>161 HAMPSHIRE ST.<br>CAMBRIDGE |               |
| SCALE 1"=20'                                | JULY 17, 1987 |
| FRED W. GOULD, PRO. LAND SURVEYOR           |               |

Sears - Gregory & Sinters

163 Hampshire St.

11'5"

31" Backdoor

Rm #1

Rm #2

Door

Door

BATHROOM

9'7"

9'8"

2'6"

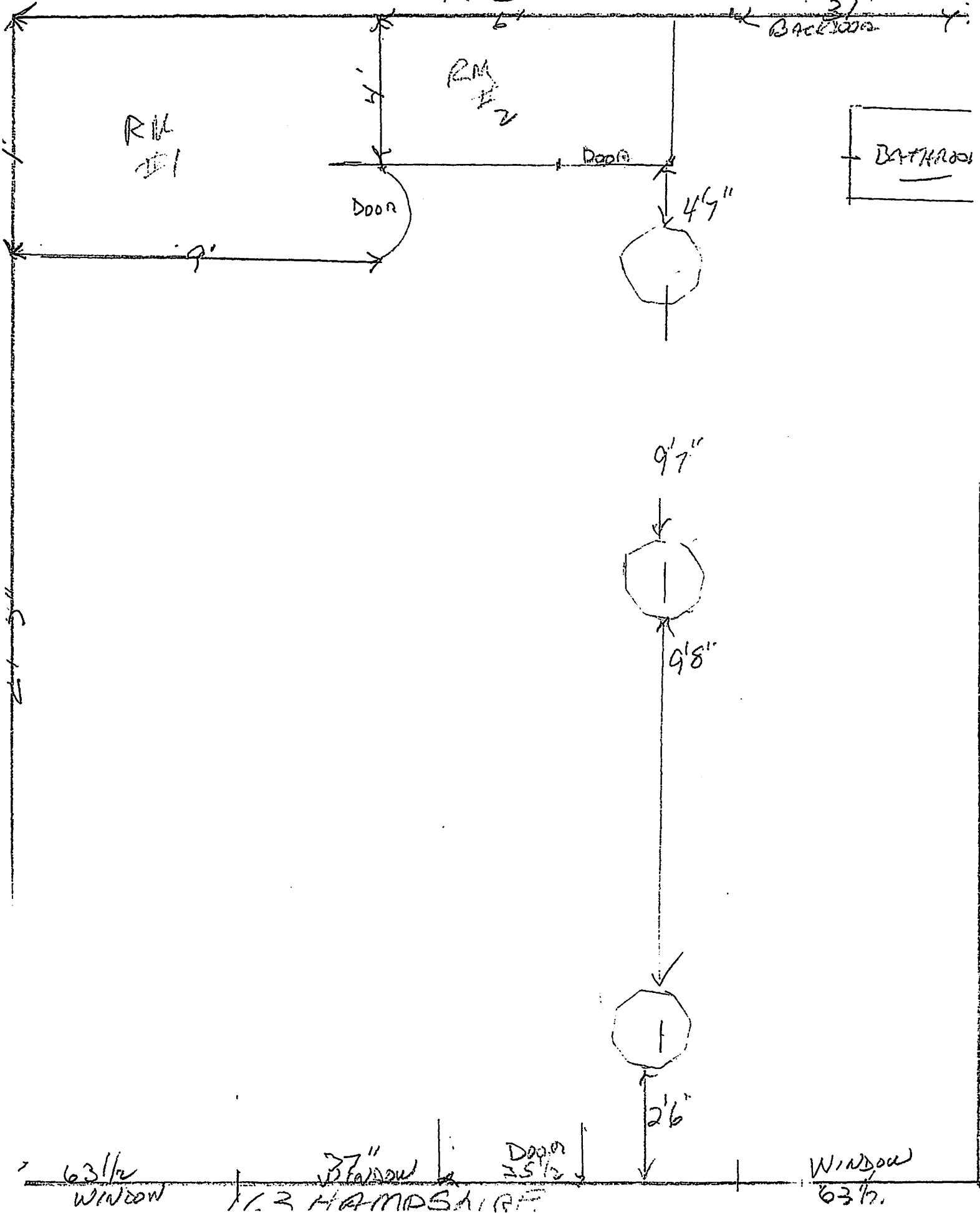
63 1/2 WINDOW

37" WINDOW

Door 25 1/2

Window 63 1/2

163 HAMPSHIRE





05/09/2013



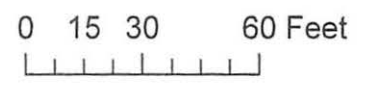
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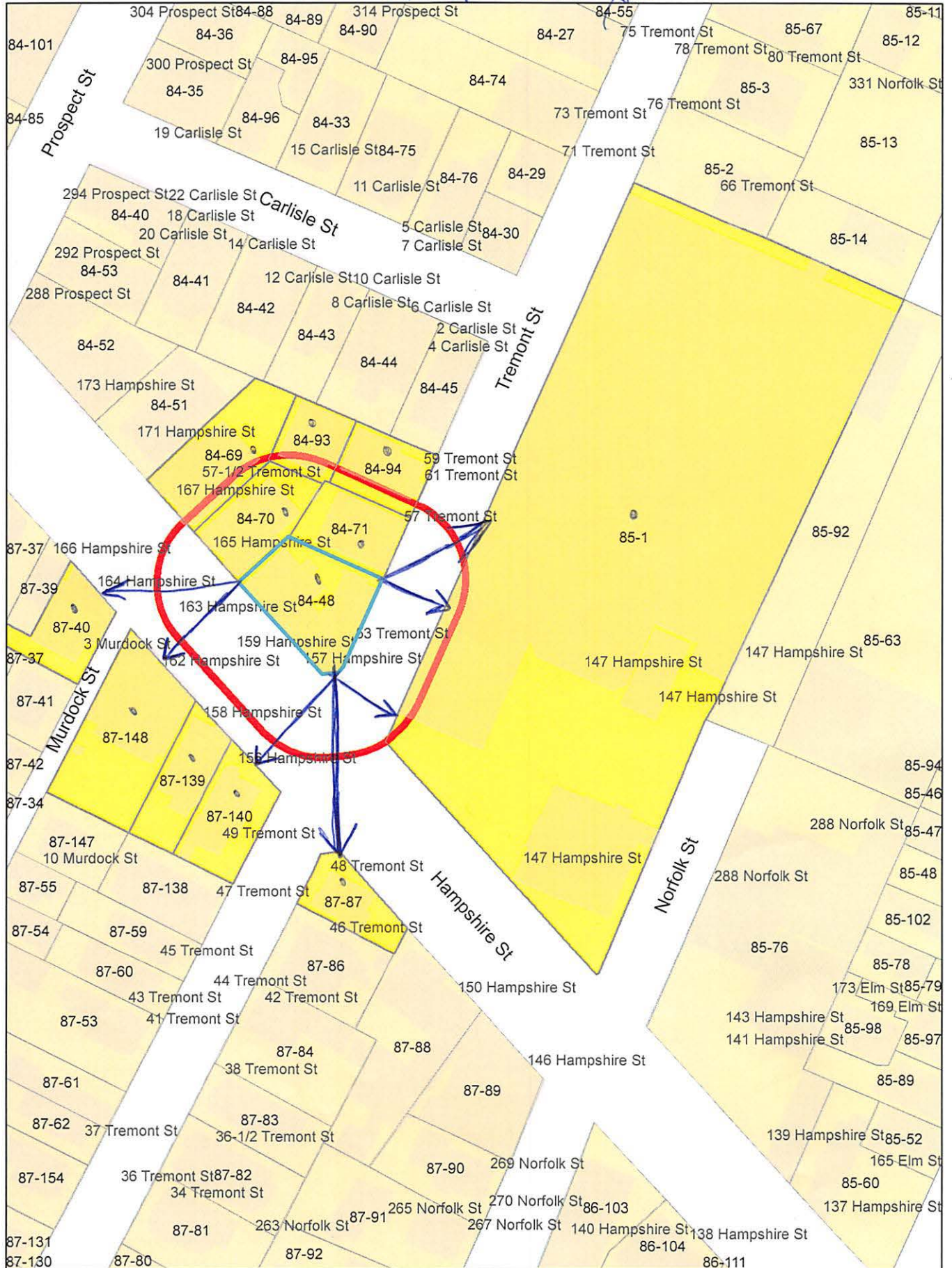
**DISCLAIMER:**  
 All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2017 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

The City of Cambridge assumes no legal responsibility for information shown on this map.



1 inch = 35 feet

163 Hampshire St.



163 Hampshire St

Petitioner

84-48  
157-163 HAMPSHIRE LLC,  
8 PARKER ST.  
CHARLESTOWN, MA 02129

84-69  
CASSIN LLC  
C/O NCP MANAGEMENT CO.  
PO BOX 590179  
NEWTON, MA 02459

ALFRED FARESE, JR., ESQ.  
366 BROADWAY  
EVERETT, MA 02149

84-71  
CAGANDA, ROBERTO ELIAS  
57 TREMONT ST., #1  
CAMBRIDGE, MA 02139

84-71  
FOSTER, MARVO & MARKLEY FOSTER  
57 TREMONT ST #2  
CAMBRIDGE, MA 02139

84-71  
KHERA, GAGAN  
57 TREMONT ST. UNIT#3  
CAMBRIDGE, MA 02139

84-93  
BRAGA, ANTONIO & IDALINA BRAGA  
57 1/2 TREMONT ST  
CAMBRIDGE, MA 02139

84-94  
BARROS, ANTONIO & FATIMA BARROS  
61 TREMONT ST  
CAMBRIDGE, MA 02139

84-70  
HUNJUL, MAJD  
TRUSTEE OF S.T.Z. REALTY TRUST  
14 THERESA RD  
STONEHAM, MA 02180

87-40  
WEEKS, BENJAMIN  
3 MURDOCK ST., #1  
CAMBRIDGE, MA 02139

87-40  
HUDSON, LINDA  
3 MURDOCK ST  
CAMBRIDGE, MA 02139

87-40  
SEGAL, ZACHARY CONSTANT  
C/O MOZAYENI, CYRUS DAVID & SUSAN XU LUO  
75 SCOTCH PINE RD  
WESTON, MA 02493

87-40  
YANGDON, RIGZIN  
TRUSTEE OF SY NOMINEE TRUST  
20 DUDLEY ST #3  
CAMBRIDGE, MA 02140

87-87  
NARO, MARIANNE F.  
48 TREMONT ST  
CAMBRIDGE, MA 02139

87-140  
AYLWARD, BRIAN & YONGMEI SUN,  
TRS THE HAMPSHIRE REALTY TRUST  
156 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

87-148  
BAUER, HOLLY K.  
4427 GILLIS ST  
AUSTIN, TX 78745

87-148  
FRANKLIN, CHARLES J.  
162 HAMPSHIRE ST., #2  
CAMBRIDGE, MA 02139

87-148  
KALLUS, NATHAN & RACHEL KALLUS  
162 HAMPSHIRE ST., #3  
CAMBRIDGE, MA 02139

87-148  
OLOFSON, CHRISTOPHER W.  
162 HAMPSHIRE ST. UNIT 4  
CAMBRIDGE, MA 02139

87-148  
SCHEIN, ANDREA & ANGELO VENEZIANO  
162 HAMPSHIRE ST., #5  
CAMBRIDGE, MA 02139

87-148  
DAVIS, SUZANNE  
162 HAMPSHIRE ST., #3R  
CAMBRIDGE, MA 02139

87-139  
LORD, NATHAN DALE & GLYNIS ANN RITCHIE  
158 HAMPSHIRE ST., #1  
CAMBRIDGE, MA 02139

87-139  
BLOCK-SCHACHTER, DAVID & CARRIE H. SEARES  
158 HAMPSHIRE ST., #3  
CAMBRIDGE, MA 02139

87-139  
SHI, YAFEI  
158 HAMPSHIRE ST., #2  
CAMBRIDGE, MA 02139

85-1  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

85-1  
CAMBRIDGE CITY OF PUBLIC WORKS DEPT  
147 HAMPSHIRE ST  
CAMBRIDGE, MA 02139

85-1  
CITY OF CAMBRIDGE  
C/O LOUIE DEPASQUALE  
CITY MANAGER





# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 163 Hampshire Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**No demolition proposed. No CHC review of use.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 16999-2018

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>