

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: ☒ _____ Appeal: _____

PETITIONER: Maggie Phooz, SMARTARCHITECTURE

PETITIONER'S ADDRESS: 625 Mount Auburn St., Suite 200, Cambridge 02138

LOCATION OF PROPERTY: 315 Windsor Street

TYPE OF OCCUPANCY: R-3 ZONING DISTRICT: C-1

REASON FOR PETITION:

<input checked="" type="checkbox"/> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Add'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<input checked="" type="checkbox"/> Other: <u>Roof Garden & Pouch</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

OWNERS PROPOSE TO CONSTRUCT A ROOFTOP GARDEN AND DECK ON TOP OF THE FLAT ROOF OF THEIR TWO-STORY HOUSE, ACCESSIBLE BY A STAIR OVER THEIR CURRENT 1ST TO 2ND FLOOR STAIR, AND PROTECTED BY A 6' X 12' HEADHOUSE

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section TABLE 5-1, FAR, OPEN SPACE

Article 8 Section B.22.3

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

MAGGIE PHOOZ FOR JOSH & MAUREEN LADIEU
(Print Name)

Address: 625 Mount Auburn St.

CAMBRIDGE, 02138

Tel. No.: 617.576.2720

E-Mail Address: MAGGIE@SMARTARCHITECTURE.NET

Date: 4.20.17

GENERAL INFORMATION
PERSONAL INFORMATION

The undersigned hereby certifies that the following information is true and correct to the best of his knowledge and belief.

NAME: JOHN J. HENRY
ADDRESS: 1000 1st Street, N.W.
CITY: Washington, D.C.
STATE: D.C.
ZIP: 20001

DATE OF BIRTH: 10-1-1918
PLACE OF BIRTH: Washington, D.C.
EDUCATION: High School Graduate
OCCUPATION: None

REMARKS: None

STATEMENT OF OTHER RELATIVES:

None

STATEMENT OF OTHER RELATIVES:

None

None

None

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 Joshua R. Ladieu & Maureen O. Hughes
(OWNER)

Address: 315 Windsor Street, Cambridge, MA 02141

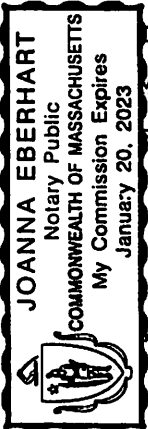
State that I/We own the property located at 315 Windsor Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Joshua R. Ladieu & Maureen O. Hughes

*Pursuant to a deed of duly recorded in the date 6/15/2016, Middlesex South
County Registry of Deeds at Book 67433, Page 424; 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 Suffolk

The above-name Josh Ladieu / Maureen Hughes personally appeared before me,
this 15 of March, 2017, and made oath that the above statement is true.



Notary

My commission expires 1-20-23 (Notary Seal).

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

Supporting Statements for a Variance

Ladieu Residence

315 Windsor Street, Cambridge

- A) A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner for the following reasons: The Petitioners are a young family with a toddler who purchased this single-family house last year. Like much of East Cambridge, the house was located with close-to-zero property line setbacks, and the Petitioners therefore have very little outdoor space. The Petitioners have opted to forego their car parking area at the left of the house, abutting Windsor Street, so that their daughter has a play-yard, and their car is left on the street. But it is a very compact area, measuring about 12'x17', abutted by a house directly to the south and blocking much sun, and will not accommodate even a modest variety of outdoor activities but especially gardening. Unusually, the house is a two-story house with a flat roof, and therefore the potential exists to have a garden/porch on top of the second floor. Our City's Zoning Ordinance requirement for minimum Open Space percentages recognizes not only an urban fabric breathing room but also the benefits to health and human welfare of time spent out of doors, which is why decks and porches count as Open Space. In Cambridge it is prohibitively expensive, of course, to try to purchase abutting land or lop off sections of one's own house to acquire a yard. These limitations have prompted the Petitioner to request zoning relief to utilize the roof as a garden/porch, accessible by building a continuation of their first to second floor stair up into a roof bulk-head.
- 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 1856 house at 315 Windsor Street was originally constructed at 93 Hampshire Street, and was moved, pivoted really, 90 degrees in 1876. At the time it was constructed the land now occupied by the Petitioners' house was likely its own yard. The year the house was moved, 93 Hampshire Street was constructed, and 315 Windsor was wedged onto its own subdivided lot resulting in almost no exterior space. The lot is undersized for the zoning district in which it is located, and the house footprint doesn't meet current Zoning Ordinance setback requirements. Therefore, the Petitioner is looking to take advantage of the fortuitous architecture of the house (a flat roof) to regain a garden and fresh air space.
- C1) Desirable relief may be granted without substantial detriment to the public good for the following reasons: The proposed rooftop garden and porch casts minimal additional shadow on the abutting properties, and is set back somewhat from Windsor Street. Taking advantage of the flat roof is part of a long tradition of people carving out ways to be outside in a dense city, and because this proposed "yard" would belong to a small single-family house with little potential to house multiple disruptive tenants now or in the future, the proposed garden would be a place of respite and quiet. No density is increased nor traffic intensified due to the proposal.
- C2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons: the proposal not only does not adversely affect the health or safety of the citizens of Cambridge, nor the value of anyone's property, it helps to come closer to satisfying the Open Space requirements of the Zoning Ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: MAGGIE THOZ, SMART/ARCHITECTURE, FOR
JOHN AND MARLEEN LARUE PRESENT USE/OCCUPANCY: SINGLE-FAMILY
 LOCATION: 315 WINDHOLZ STREET ZONE: C-1
 PHONE: 617.576.2720 REQUESTED USE/OCCUPANCY: SINGLE-FAMILY

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>1557</u>	<u>1629</u>	<u>989</u>	(max.)
LOT AREA:	<u>1318</u>		<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>1.18</u>	<u>1.24</u>	<u>.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1318</u>	<u>1318</u>	<u>1500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>37.84</u>		<u>50</u>	(min.)
DEPTH				
Setbacks in Feet:				
FRONT	<u>4.3</u>	<u>4.3</u>	<u>10</u>	(min.)
REAR	<u>.7</u>	<u>.7</u>	<u>20</u>	(min.)
LEFT SIDE	<u>1.98</u>	<u>1.98</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>2.2</u>	<u>2.2</u>	<u>7.5</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>21.75</u>	<u>29.75</u>	<u>35</u>	(max.)
LENGTH				
WIDTH				
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>6%</u>	<u>37%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>1</u>	<u>1/2</u>	(min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>NA</u>	<u>NA</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.

THE HEATHOUSE IS PROPOSED TO BE CONSTRUCTED IN
WOOD FRAME, AS ANE WALL/RAILINGS AND DECK SURFACE.

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

BZA APPLICATION FORM

GENERAL INFORMATION

2017 MAY -1 PM 12:57

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PETITIONER: MARGARET HOOD, SMARTARCHITECTURE

PETITIONER'S ADDRESS: 625 MOUNT AUBURN ST., SUITE 200, CAMB. 02138

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Original Signature(s):

(Petitioner(s)/Owner)

MARGARET HOOD FOR JOSH & MAUREEN LARSEN

(Print Name)

Address: 625 MOUNT AUBURN ST.

CAMB., 02138

Tel. No.: 617.576.2720

E-Mail Address: MARGARET@SMARTARCHITECTURE.NET

Date: 4.20.17



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 315 Windsor 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 permit anticipated based on scope of work described.
 - ☐ 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 April 26, 2017

Received by Uploaded to Energov

Date April 26, 2017

Relationship to project BZA 13092-2017

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.

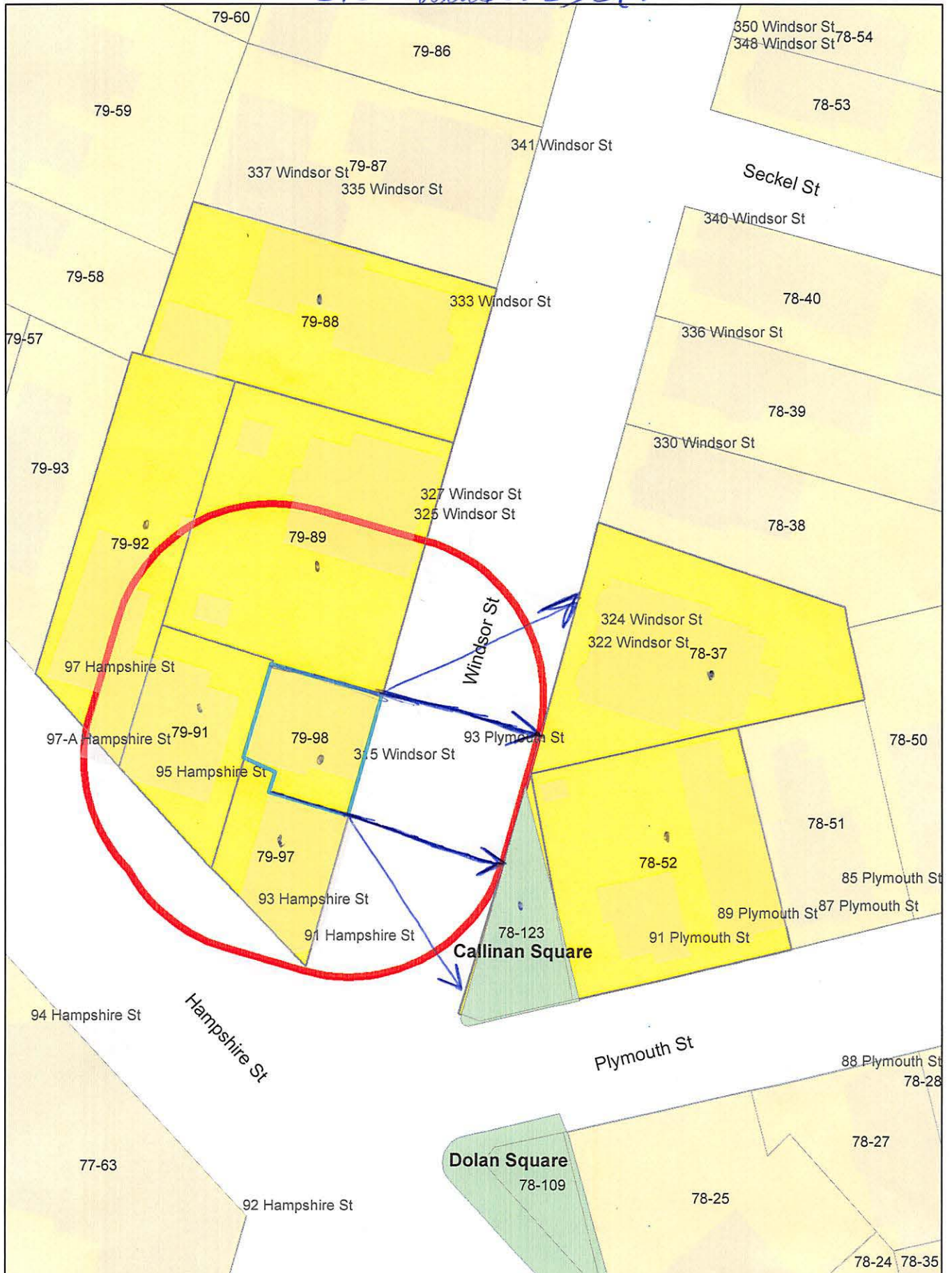
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

315 Windsor St



315 Windsor St.

Petitioner

78-37
MONROSE, CATHERINE LISA
322 WINDSOR ST
CAMBRIDGE, MA 02141

78-37
HAUCK, BETTY
324 WINDSOR ST #1
CAMBRIDGE, MA 02141

SMART ARCHITECTURE
C/O MAGGIE BOOZ, ARCHITECT
625 MT. AUBURN STREET - SUITE 206
CAMBRIDGE, MA 02138

78-52
CALLINAN, PAUL E. & KATHLEEN F. CALLINAN
9 SAMOS CIRCLE
W. PEABODY, MA 01960

78-123
CAMBRIDGE CITY OF PUBLIC WORKS DEPT
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

78-123
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

79-89
BURKE, DANIEL E., JR., PAUL G. STELLA M.,
BURKE REALTY TRUST
325-327 WINDSOR ST
CAMBRIDGE, MA 02141

79-91-92
BOSWELL, MARVINE & MARY LOUISE BOSWELL,
TRS. M & M BOSWELL REALTY TRUST
97 HAMPSHIRE ST.
CAMBRIDGE, MA 02139

78-123
CITY OF CAMBRIDGE
C/O LOUIE DEPASQUALE
CITY MANAGER

79-97
HOFFMAN, ANNE
93 HAMPSHIRE ST.
CAMBRIDGE, MA 02139

79-98
RYAN, MICHAEL J. & ANNA E. BIALKOWSKA C
/O LADIEU, JOSHUA & MAUREEN O. HUGHES
315 WINDSOR ST
CAMBRIDGE, MA 02141

78-37
ABBOTT, CHRISTOPHER E. & PATRICIA L. EAMES
322-324 WINDSOR ST., #324/2
CAMBRIDGE, MA 02141

79-88
FARINA, GEORGINA R. & RICHARD P. FARINA
333 WINDSOR ST
CAMBRIDGE, MA 02141



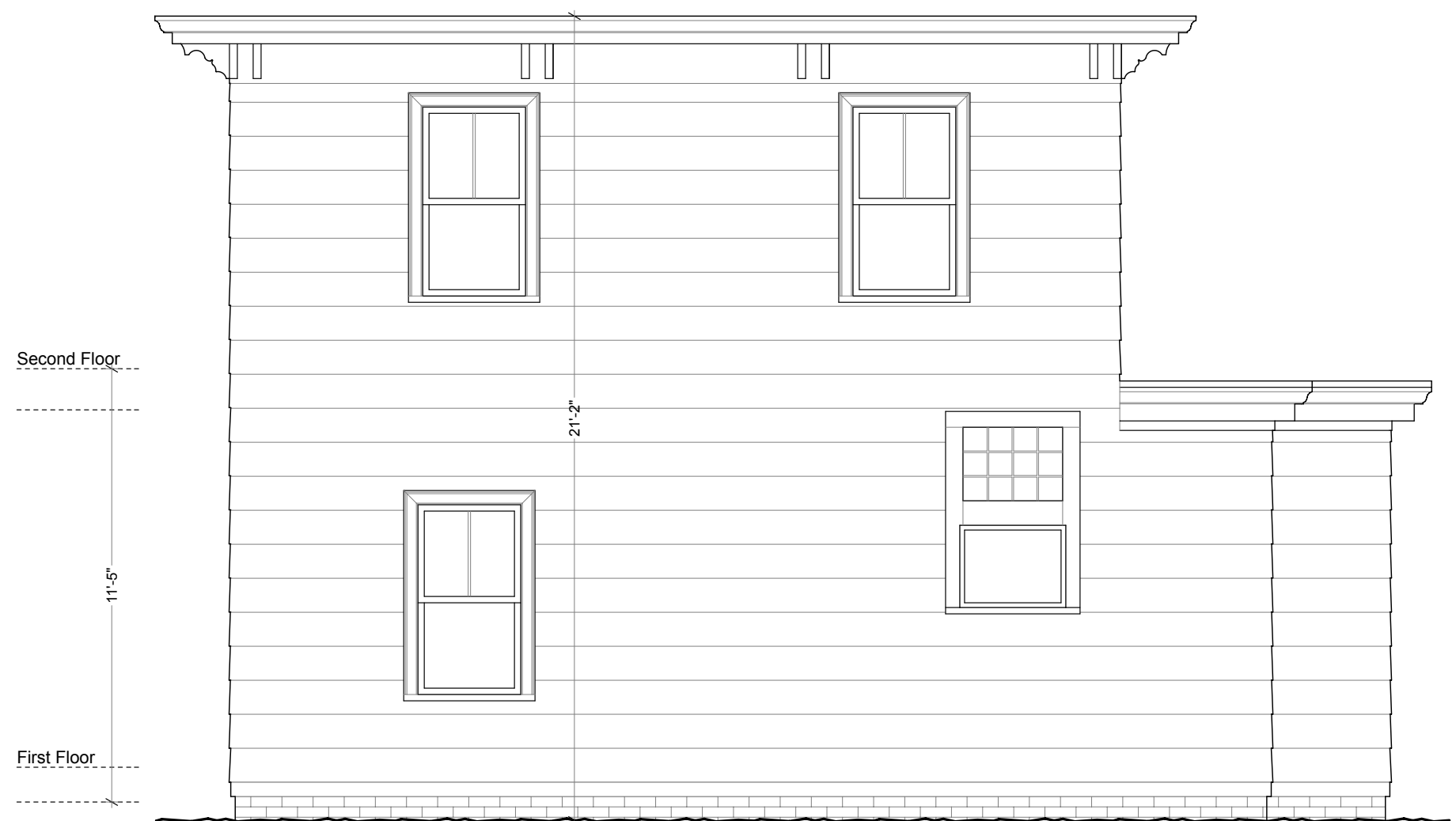
Existing Windsor Street Elevation

1/4" = 1'-0" 1



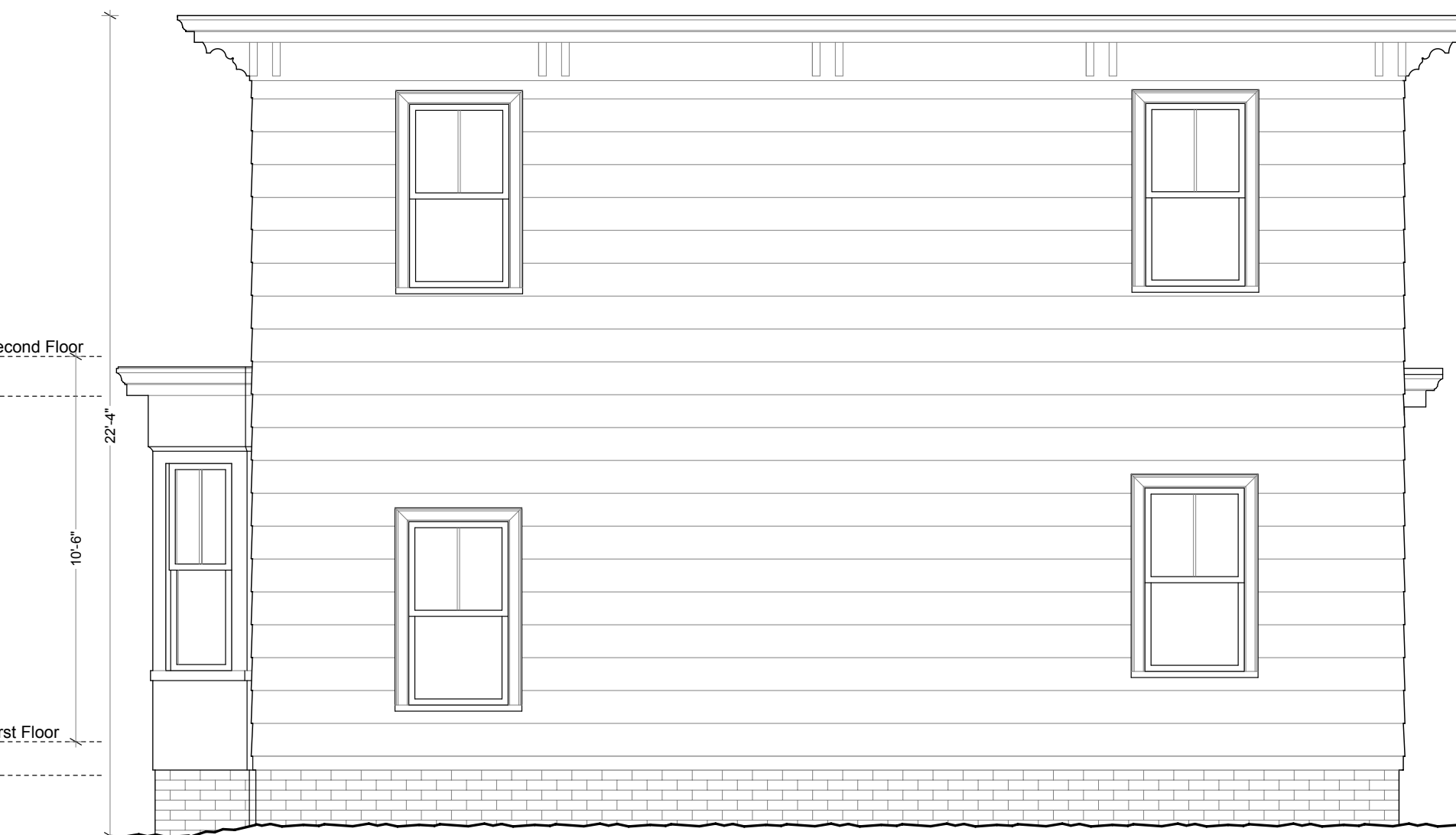
Existing Southern Elevation

1/4" = 1'-0" 2



Existing Western Elevation

1/4" = 1'-0" 3



Existing Northern Elevation

1/4" = 1'-0" 4

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Ladieu Residence

315 Windsor Street
Cambridge, MA 02141

Job number	1614
Scale	as noted
Date	03.17.17
Drawn by	AJG/NA
Checked by	MSB

Existing Elevations



Proposed Windsor Street Elevation

1/4" = 1'-0" ①



Proposed Southern Elevation

1/4" = 1'-0" ②



Proposed Western Elevation

1/4" = 1'-0" ③



Proposed Northern Elevation

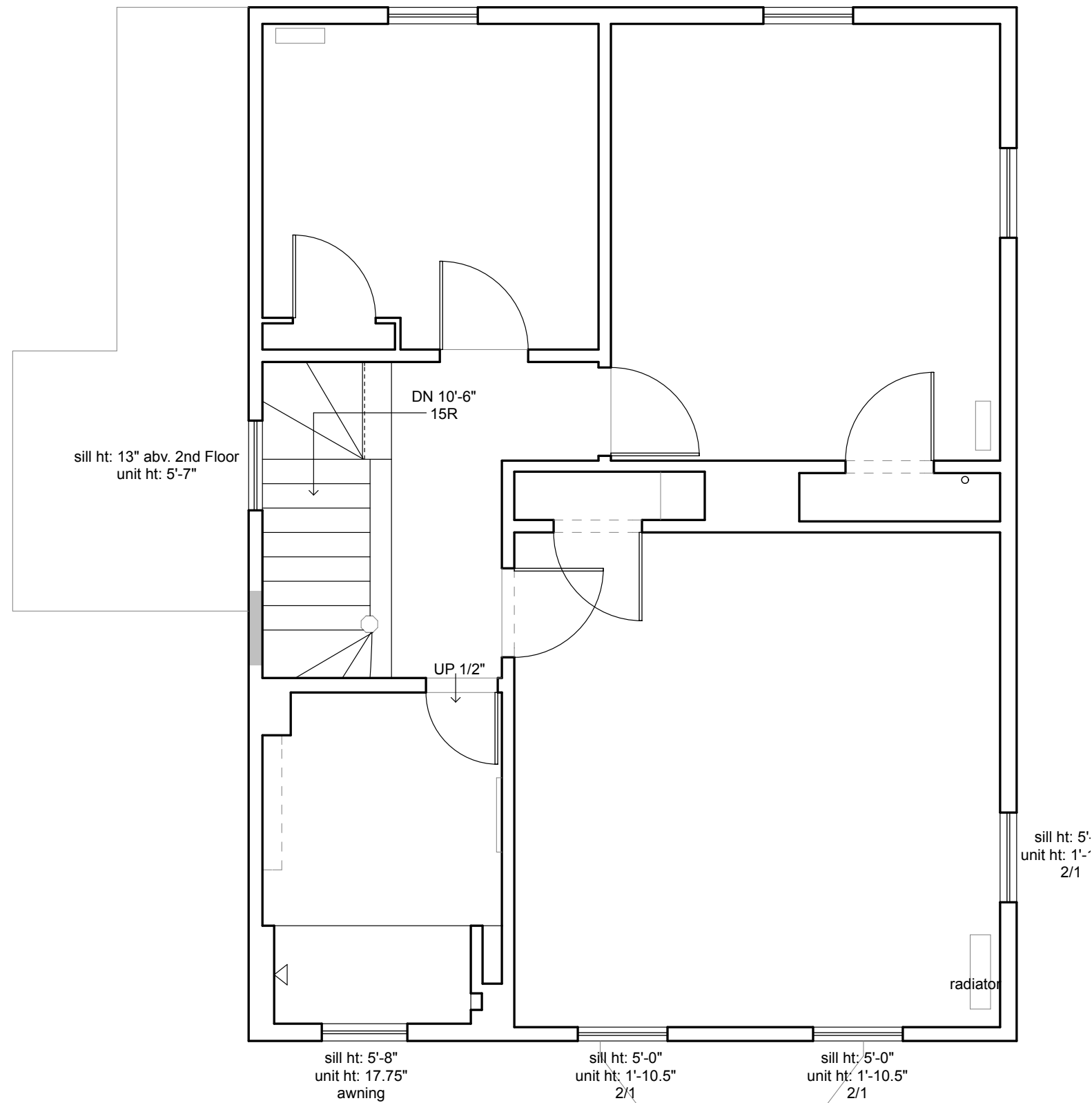
1/4" = 1'-0" ④

SMART
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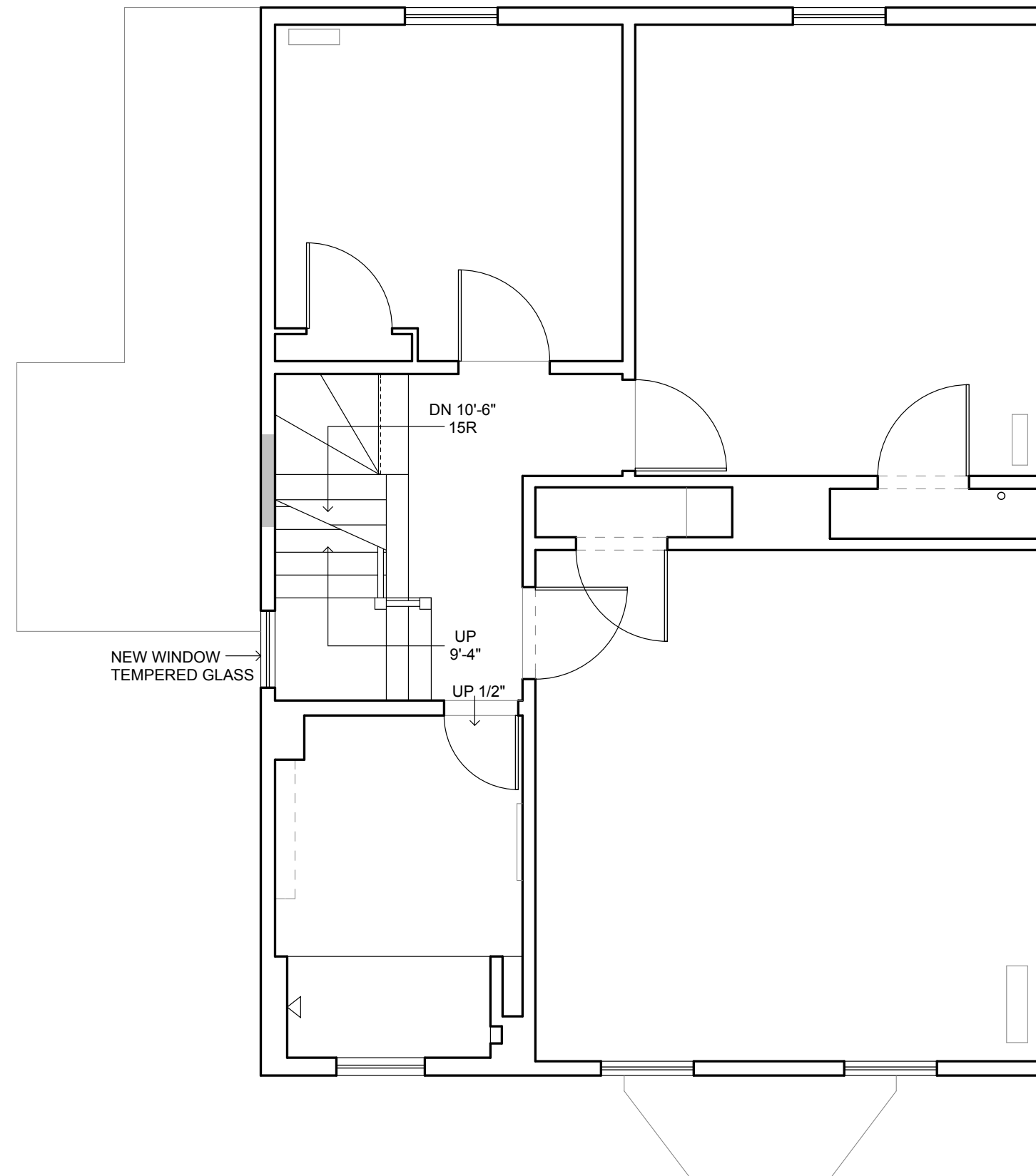
Proposed Elevations



Existing Second Floor Plan

1/4" = 1'-0"

1



Proposed Second Floor Plan

1/4" = 1'-0"

2

SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

Ladieu Residence
315 Windsor Street
Cambridge, MA 02141

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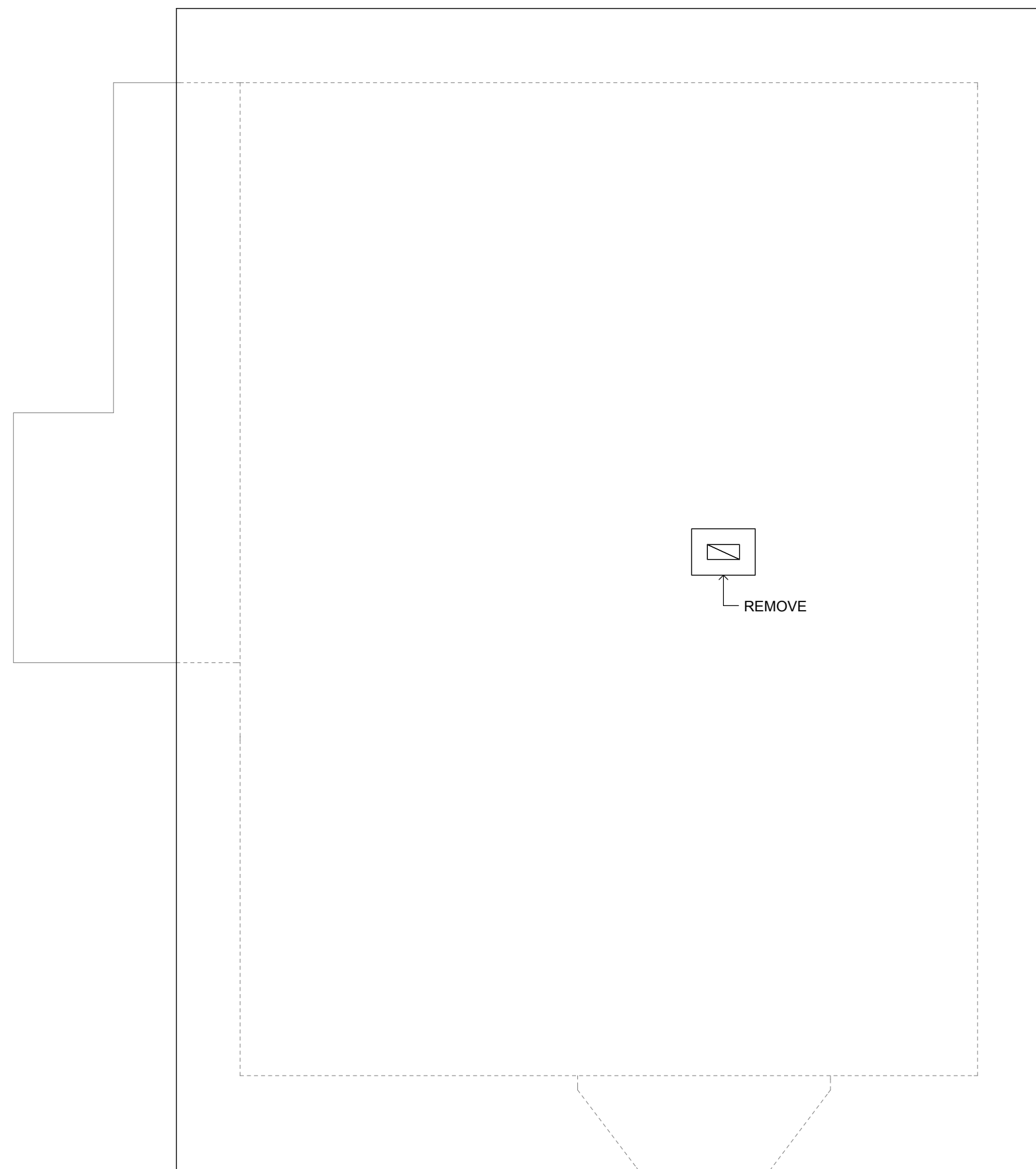
Existing/Proposed
Second Floor Plan

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ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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315 Windsor Street
Cambridge, MA 02141

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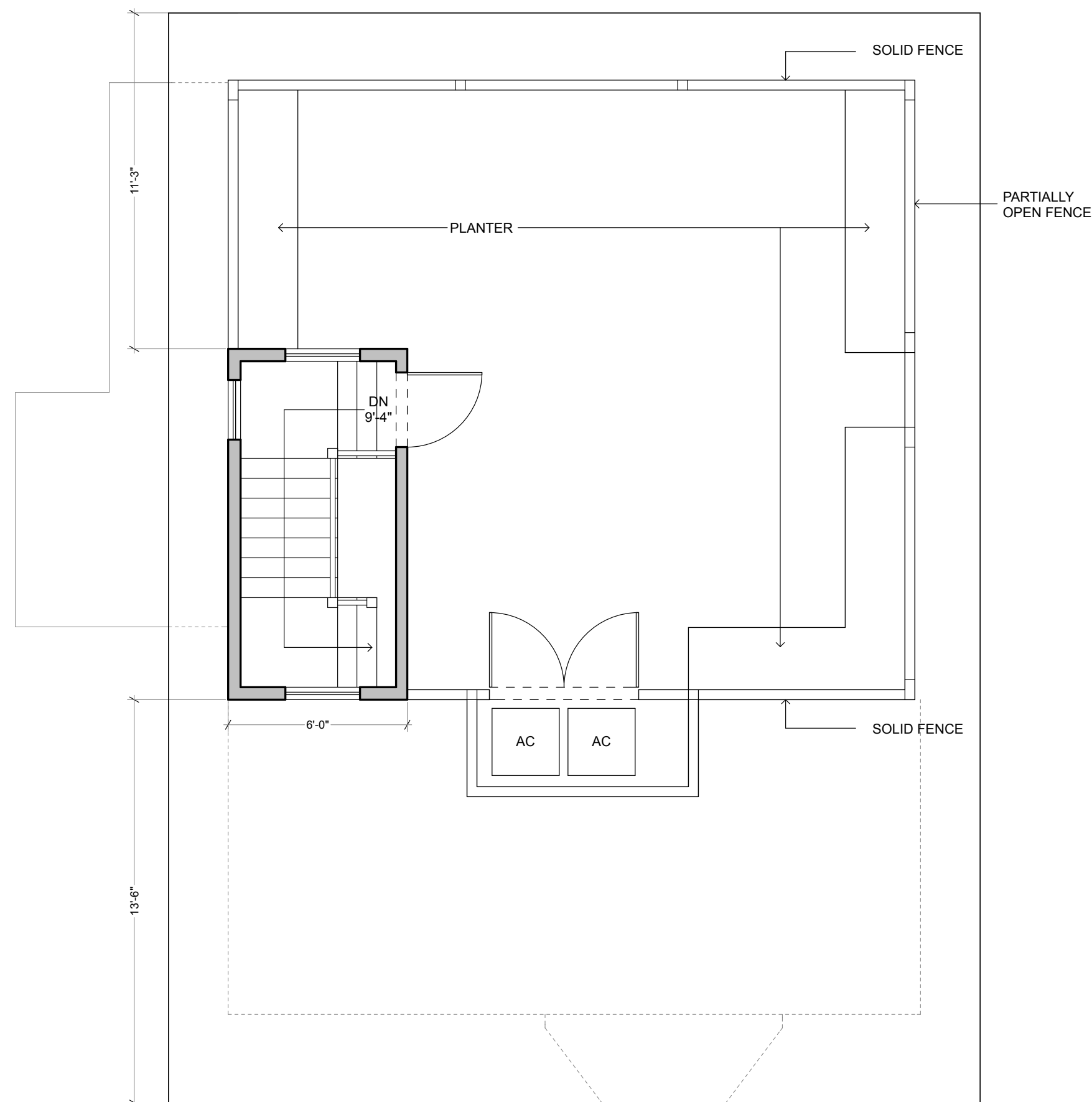
Existing/Proposed
Roof Plan



Existing Roof Plan

1/4" = 1'-0"

1



Proposed Roof Plan

1/4" = 1'-0"

2

315 Windsor St.



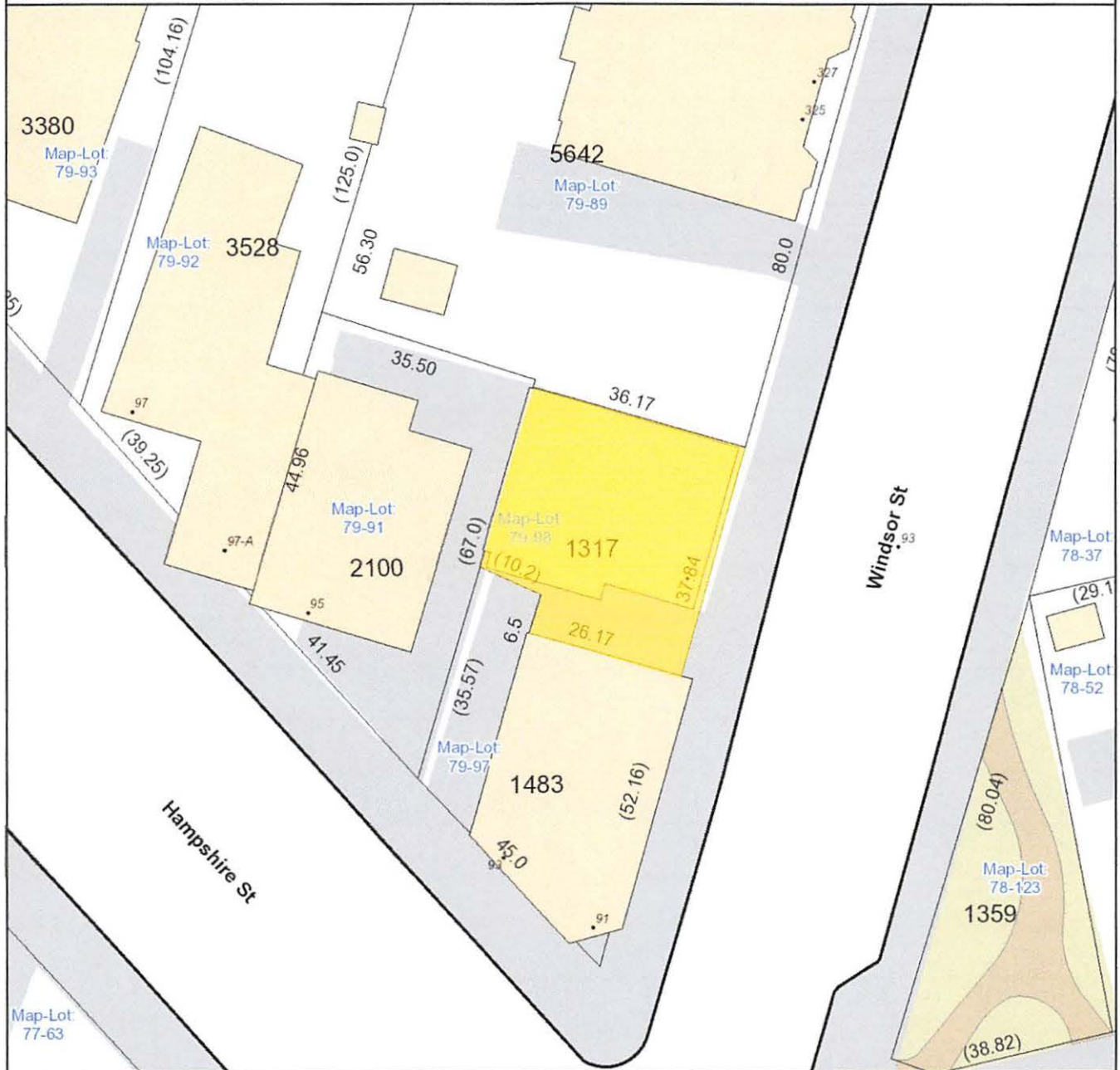




315 Windsor St.

City of Cambridge

March 10, 2017



City of Cambridge
Massachusetts

1" = 24 ft

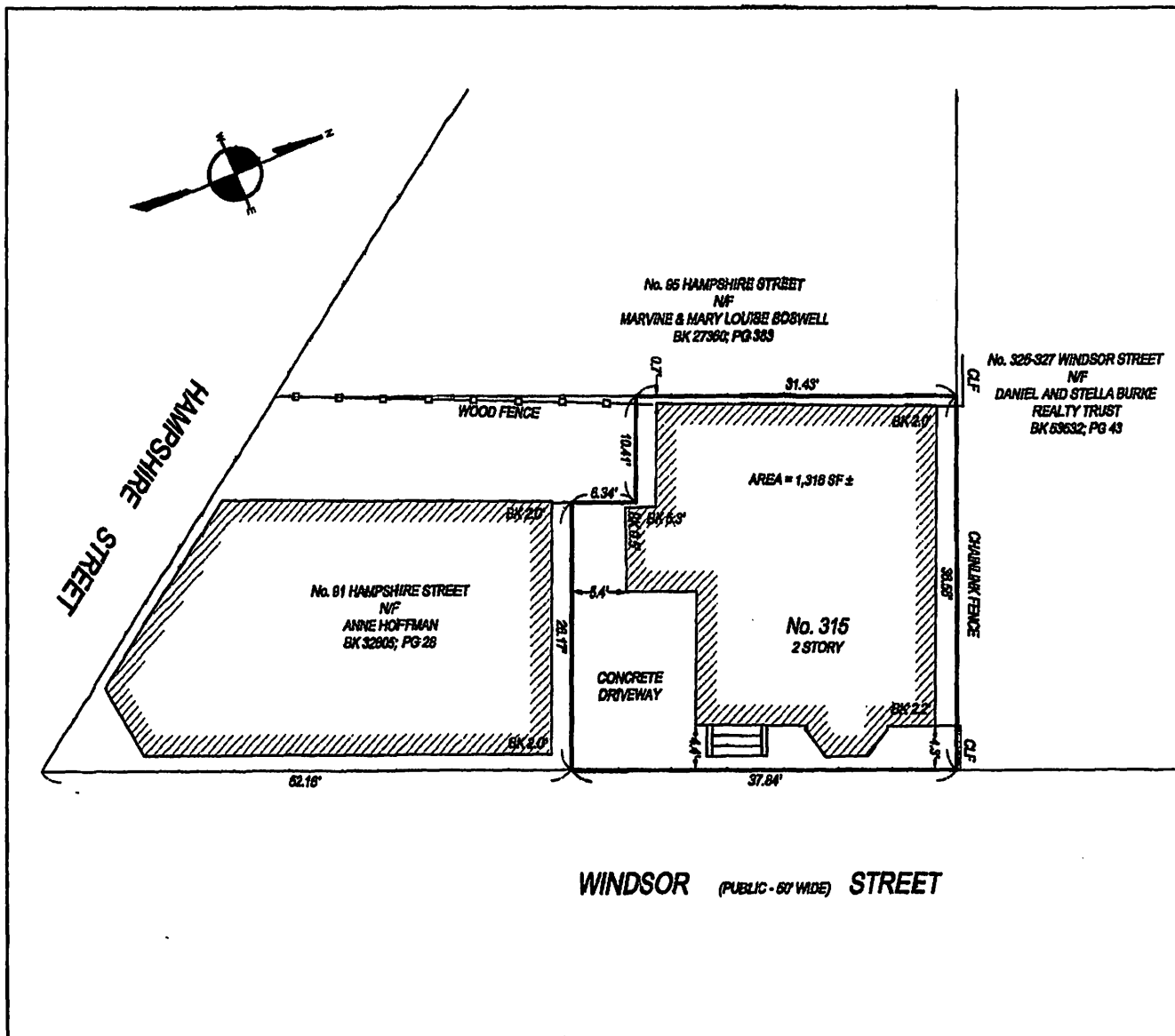
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www.cambridgema.gov/gis



- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





LADIEU FRONT COVER