



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

BZA APPLICATION FORM

Plan No: BZA-015465-2018

GENERAL INFORMATION

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

Special Permit : ✓ Variance : Appeal :

PETITIONER : Michael LaGasse

PETITIONER'S ADDRESS : 14 Chamberlain Rd Newton, MA 02458

LOCATION OF PROPERTY : 1556 Cambridge St Cambridge, MA 02139

TYPE OF OCCUPANCY : 2 Family ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Alter/Add windows in setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Owner wishes to add and alter basement windows within the side setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

(Petitioner(s) / Owner)

Michael LaGasse

(Print Name)

Address : 14 Chamberlain Rd
Newton, MA 02458

Tel. No. : 617-548-6997

E-Mail Address : michael.j.lagasse@gmail.com

Date : 1/23/18

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 Michael LaGasse / Fariba Abbasi
(OWNER)

Address: 14 Chamberlain Rd, Newton, MA 02458

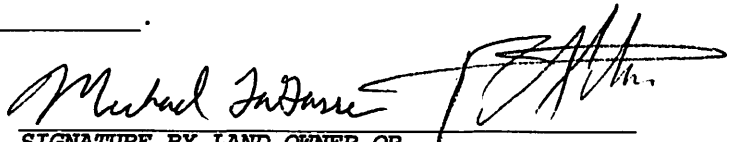
State that I/We own the property located at 1556 Cambridge St,
which is the subject of this zoning application. Cambridge, MA 02139

The record title of this property is in the name of _____
Michael LaGasse / Fariba Abbasi

*Pursuant to a deed of duly recorded in the date 9/21/17, Middlesex South
County Registry of Deeds at Book 01515, Page 144; or

Middlesex Registry District of Land Court, Certificate No. _____

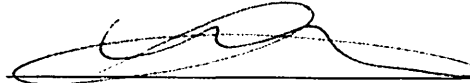
Book _____ Page _____.


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

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

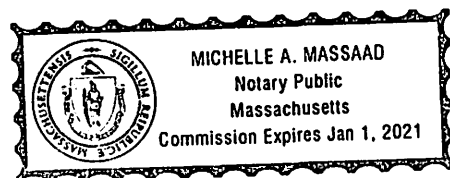
Commonwealth of Massachusetts, County of Middlesex

The above-name Michael LaGasse, Fariba Abbasi personally appeared before me,
this 28th of December, 2017, and made oath that the above statement is true.

 Notary

My commission expires Jan 1, 2021 (Notary Seal).

- 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 1556 Cambridge St Cambridge, MA 02139 (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:
- If the requested relief is granted, the requirements of the ordinance will be satisfied.
- 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 new windows will not cause any congestion hazard, change in traffic pattern or change in the established neighborhood character. The additional and enlarged windows will allow for appropriate light and air and are in character with the established 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 continued operation of or the development will not be impacted by the modest changes requested. There is no change to the proposed use and the new windows will improve the property and enhance the living space.
- 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:
- No nuisance or hazard will 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 because the property has been run down and deteriorating over the years. The new windows are part of a renovation to restore and improve the property.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed windows would not impair the integrity of the district and is consistent with the quality and character of other dwellings in the neighborhood.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Michael LaGasse **PRESENT USE/OCCUPANCY:** 2 Family
LOCATION: 1556 Cambridge St Cambridge, MA 02139 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>2999.2</u>	<u>2999.2</u>	<u>2378.25</u>	(max.)
<u>LOT AREA:</u>		<u>3171</u>	<u>3171</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>0.95</u>	<u>0.95</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>32.75'</u>	<u>32.75'</u>	<u>50'</u>	(min.)
	DEPTH	<u>99.48'</u>	<u>99.48'</u>	<u>NA</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>12.7'</u>	<u>12.7'</u>	<u>10'</u>	(min.)
	REAR	<u>32.3'</u>	<u>32.3'</u>	<u>20'</u>	(min.)
	LEFT SIDE	<u>3.5'</u>	<u>3.5'</u>	<u>7.5'</u>	(min.)
	RIGHT SIDE	<u>0.1'</u>	<u>0.1'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>32.8'</u>	<u>32.8</u>	<u>35'</u>	(max.)
	LENGTH	<u>na</u>	<u>na</u>	<u>na</u>	
	WIDTH	<u>na</u>	<u>na</u>	<u>na</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>0.56</u>	<u>0.56</u>	<u>0.30</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>1</u>	<u>1</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<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.

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'.



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

2018 JAN 23 PM 2:02

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-015465-2018

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Original Signature(s) :

(Petitioner(s) / Owner)

Michael LaGasse

(Print Name)

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Newton, MA 02458

Tel. No. :

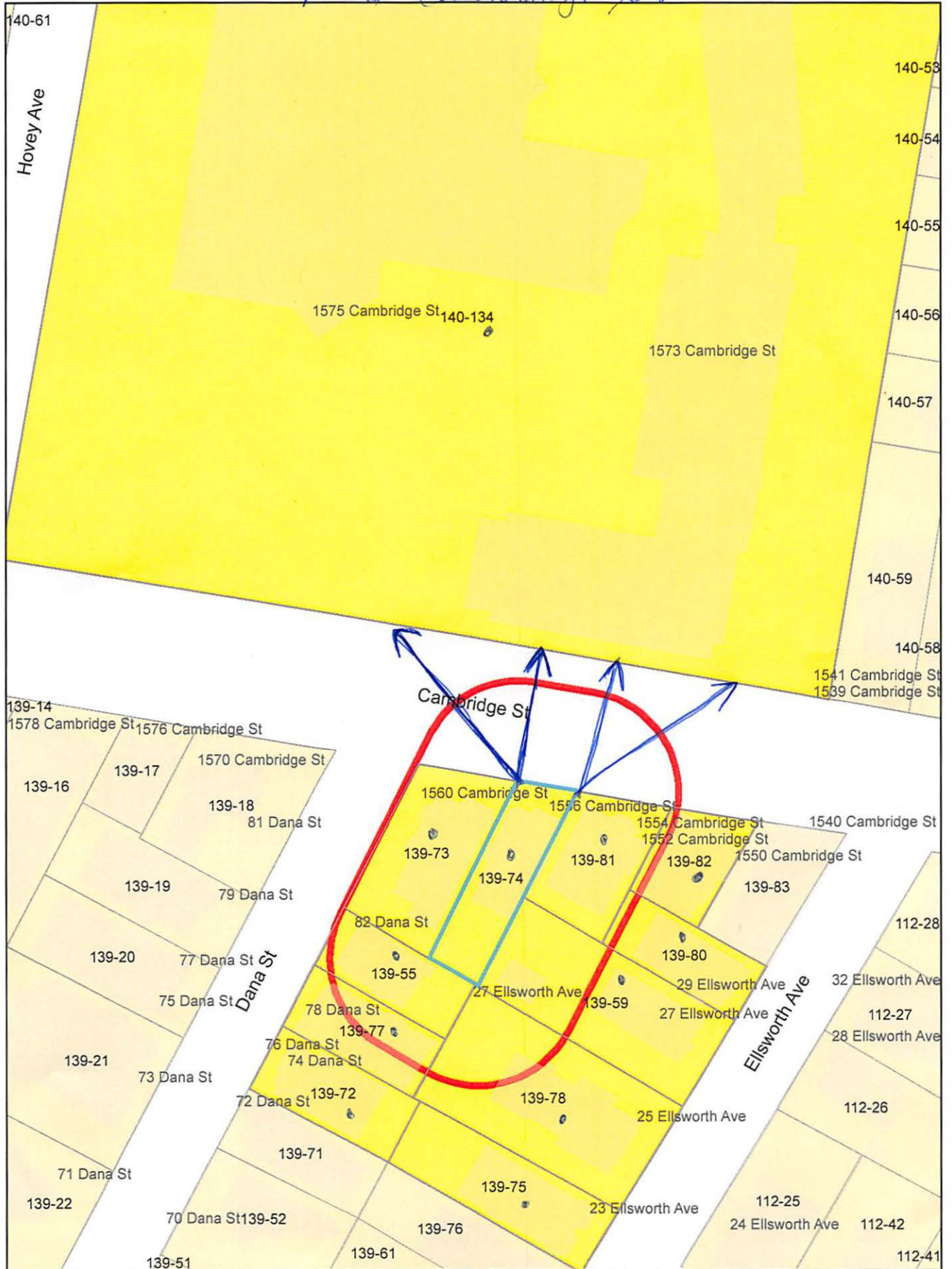
617-548-6997

E-Mail Address :

michael.j.lagasse@gmail.com

Date : 1/23/18

1556 Cambridge St.



1556 Camb St.

Petitioner

139-55
MAIZA, EDDINE M. & MAGALI MAIZA
82 DANA ST
CAMBRIDGE, MA 02138

139-59
THOMPSON, GORDON R. & PAULA F. GUTLOVE
27 ELLSWORTH AVE.
CAMBRIDGE, MA 02139

MICHAEL LAGASSE
14 CHAMBERALIN ROAD
NEWTON, MA 02458

139-73
PLATO'S LEGACY, LLC
1560 CAMBRIDGE ST., #1
CAMBRIDGE, MA 02139

139-73
JOHNSON, L. OLUFUNMI
1560 CAMBRIDGE ST., UNIT #2
CAMBRIDGE, MA 02138

139-73
NUERNBERG, CRISTIANO S. &
CARIN M. NUERNBERG
1560 CAMBRIDGE ST., UNIT #3
CAMBRIDGE, MA 02141

139-74
PERLATONDO, ANTHONY J.
1556 CAMBRIDGE ST
CAMBRIDGE, MA 02139

139-77
CAREAGA, MARK & ALLISON CROSBIE
78 DANA ST, #1
CAMBRIDGE, MA 02138

139-77
COLBY, SARAH J. & PHILLIP J. CHANDLER
78 DANA ST., UNIT #2
CAMBRIDGE, MA 02138

139-77
COOKE, CHRISTOPHER A. &
ISABELLE ANGUELOVSKI
110 ROBERT COLE CT.
WILLIAMSBURG, VA 23815

139-80
CRANTON, SCOTT & MARY ELIZABETH CRANTON
29 ELLSWORTH AVE
CAMBRIDGE, MA 02139

139-81
JUAN, YU-MIN & CHING-I TANG
17 CHESTNUT ST
DAVIEN, CT 06820

139-82
KON, MARK, HENRY B. KON & LEAH R. BAIGELL
91 BOW ST
LEXINGTON, MA 02420

140-134
SPAULDING HOSPITAL-CAMBRIDGE
C/O YOUVILLE HOUSE INC.
1573 CAMBRIDGE STREET
CAMBRIDGE, MA 02138

139-78
CUMMINS, THOMAS B.F & JANE KYLE HUFFMAN
25 ELLSWORTH AVE., UNIT #1
CAMBRIDGE, MA 02139

139-78
JAFFRENNOU, DOMINIQUE M.
25 ELLSWORTH AVE., #2
CAMBRIDGE, MA 02139

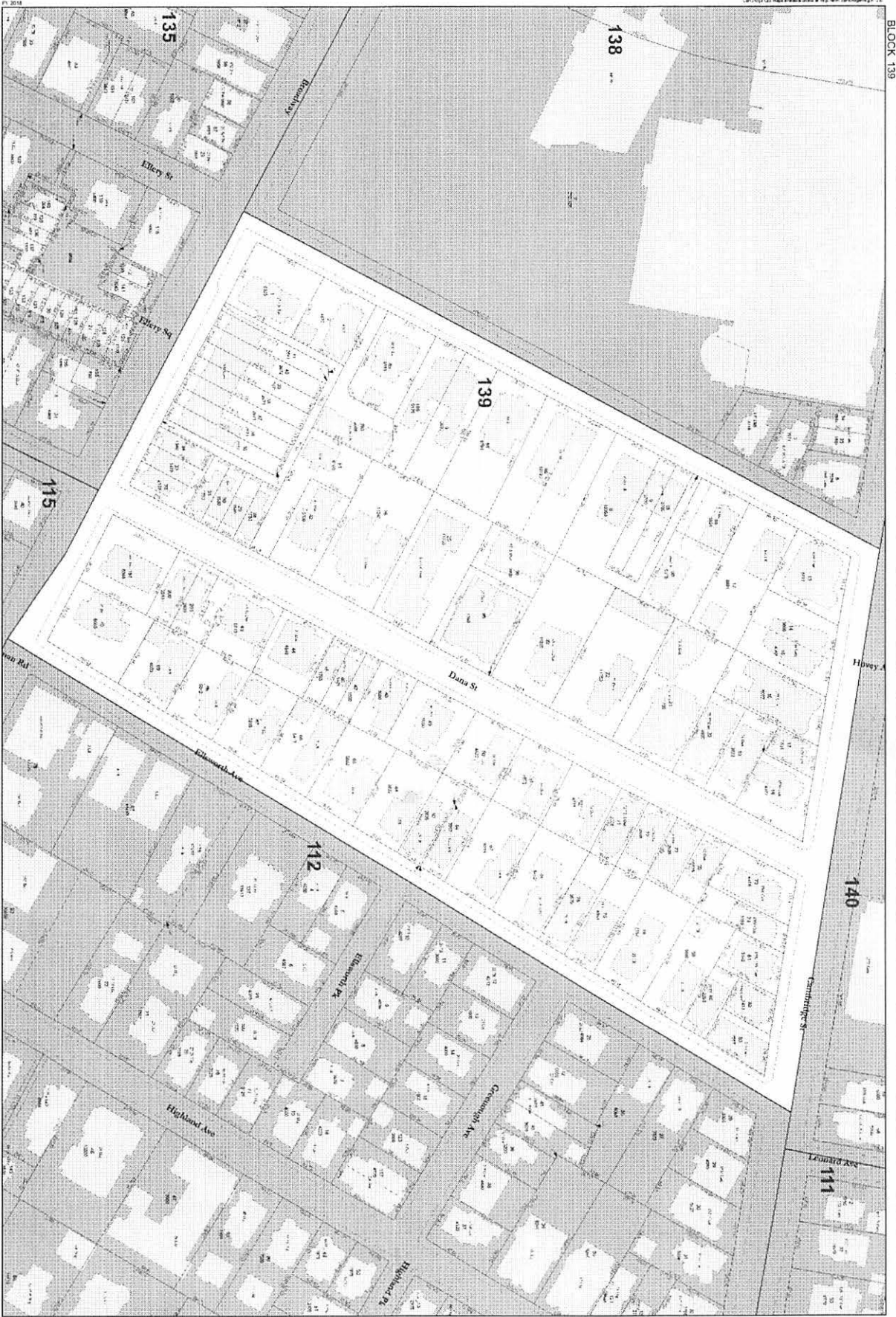
140-134
SPAULDING HOSPITAL-CAMBRIDGE, INC.
P.O. BOX 6240
BOSTON, MA 02114

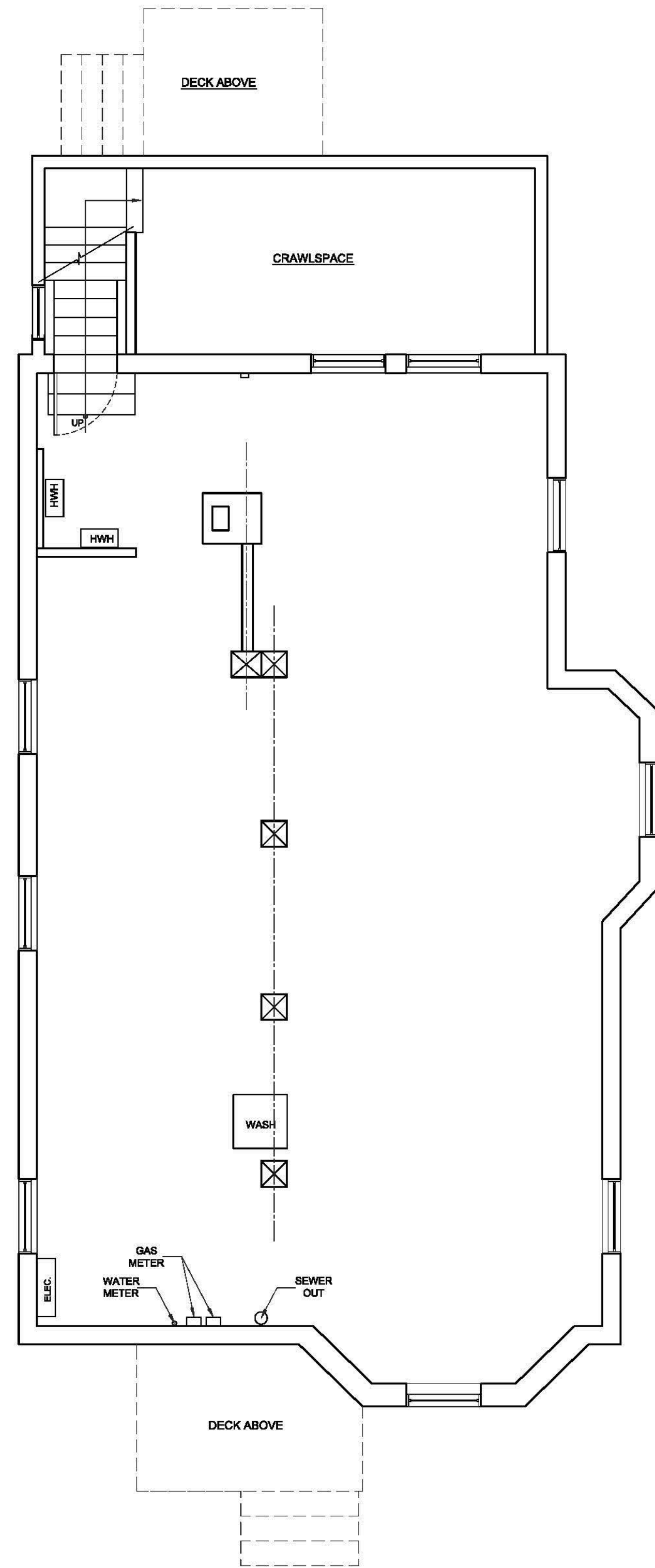
139-75
DOYLE, THOMAS S. & SUMMER R. DOYLE
23 ELLSWORTH AVE. UNIT#1
CAMBRIDGE, MA 02139

139-75
CLIFFORD, CICCARONE & KATERINA CICCARONE
2193 COMM AVE. UNIT#394
BRIGHTON, MA 02135

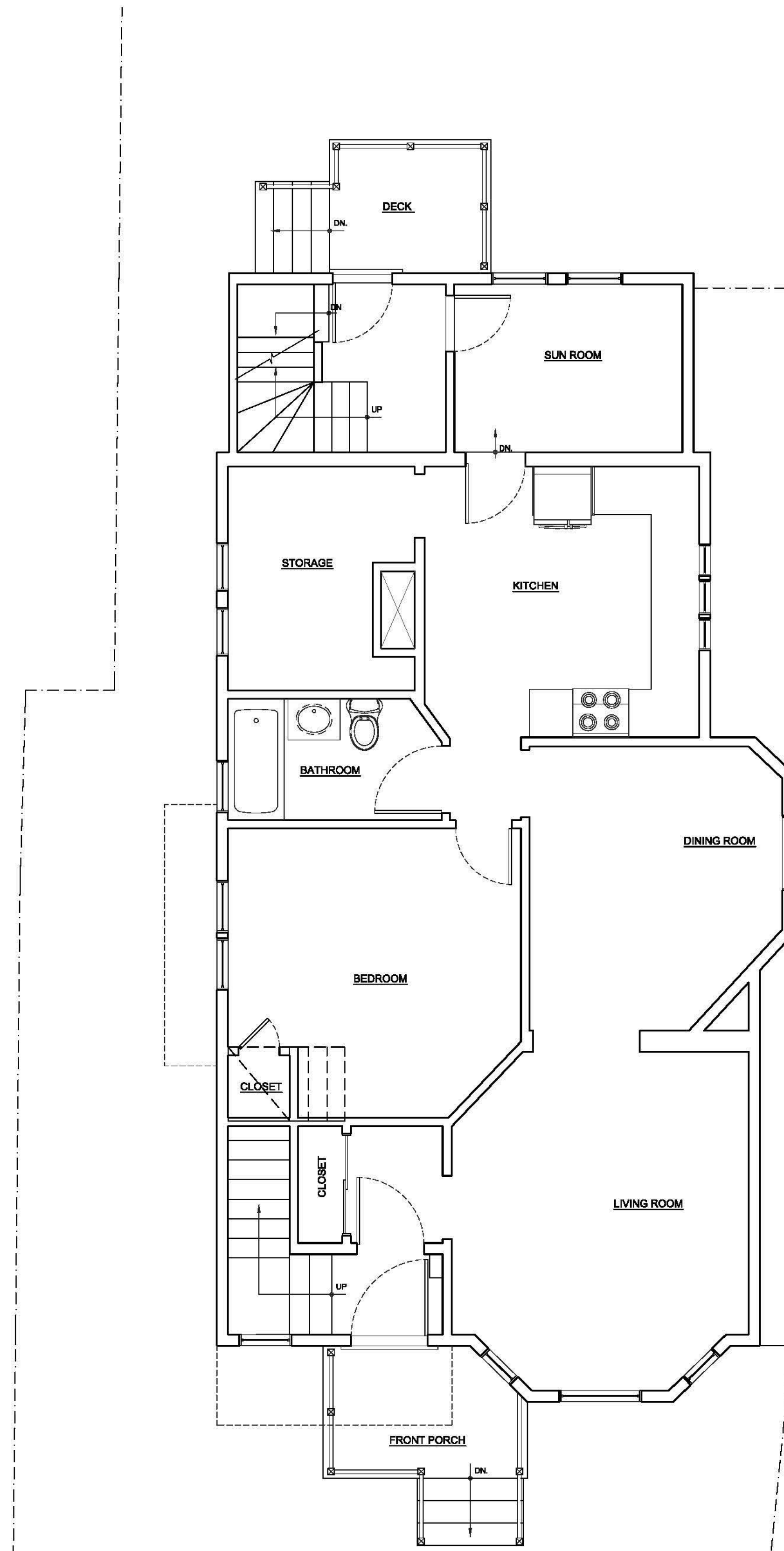
139-75
HIBBARD, GEORGE &
CYNTHIA STRONG HIBBARD
23 ELLSWORTH AVE, #2
CAMBRIDGE, MA 02139

139-72
SHAKALIS, EDWARD G.,
TR. OF WATAVUE REALTY TRUST
10 JOHN ALDEN RD
PLYMOUTH, MA 02360





1 BASEMENT- PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME:
1556 Cambridge Street

PROJECT ADDRESS:
1556 Cambridge Street
Cambridge, MA

CLIENT:
1556 Cambridge Street



ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

267 NORFOLK STREET
CAMBRIDGE, MA 02139
PH. 617-492-0709
FAX. 617-714-5900

CONSULTANTS:

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REGISTRATION:



DATE: 10/12/2017
DRAWN BY: L.P.
CHECKED BY: C.E.
SCALE: 1/4" = 1'-0"
FILE: 1556 Cambridge st

REVISIONS:		
No.	Description	Date
1		
2		
3		
4		
5		
6		

FLOOR PLANS

A1.1

CLIENT:
1556 Cambridge Street



ARCHITECT:
ELLSWORTH
ASSOCIATES, Inc.

**267 NORFOLK STREET
CAMBRIDGE, MA 02139**
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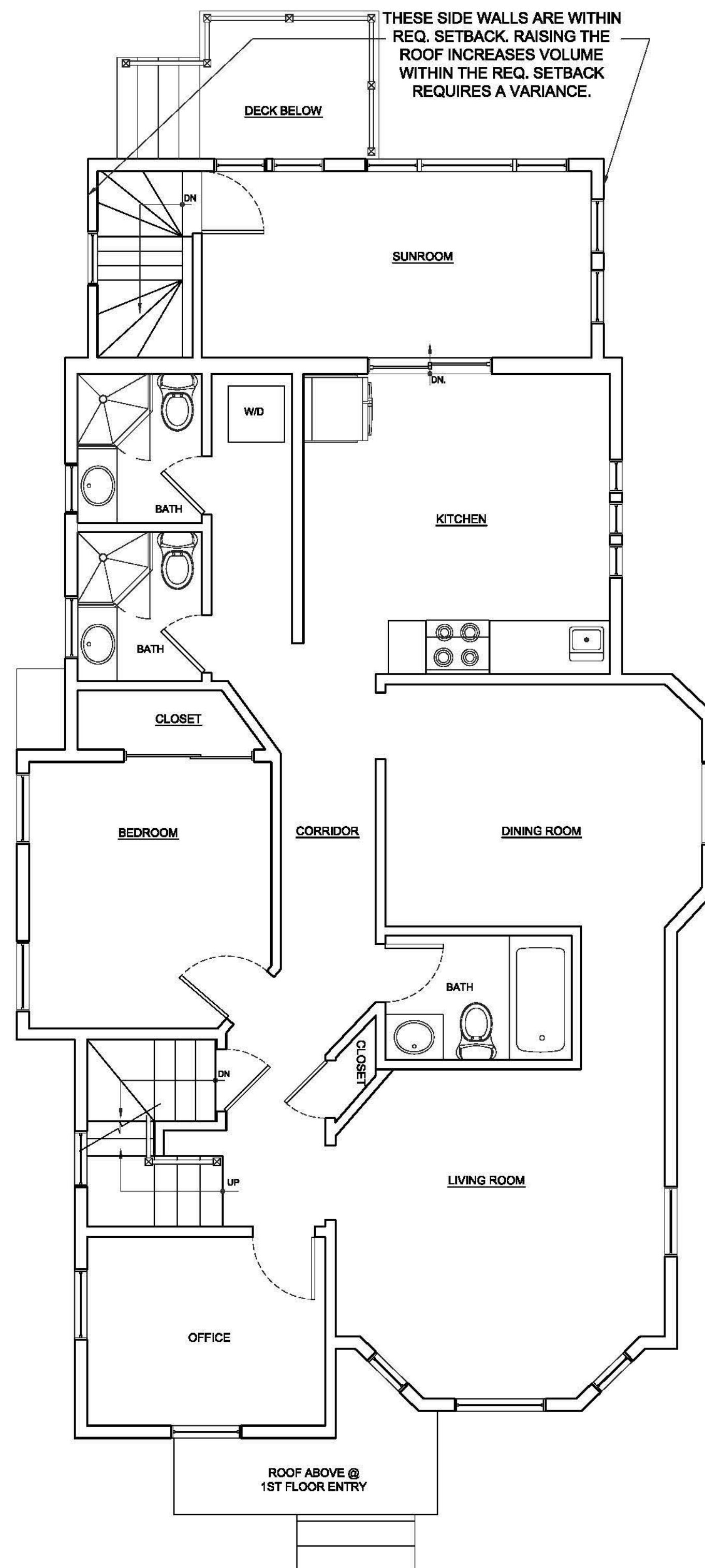


DATE:	10/12/2017
DRAWN BY:	I.P.
CHECKED BY:	C.E.
SCALE:	1/4" = 1'-0"
FILE:	1556 Cambridge st.

REVISIONS:		
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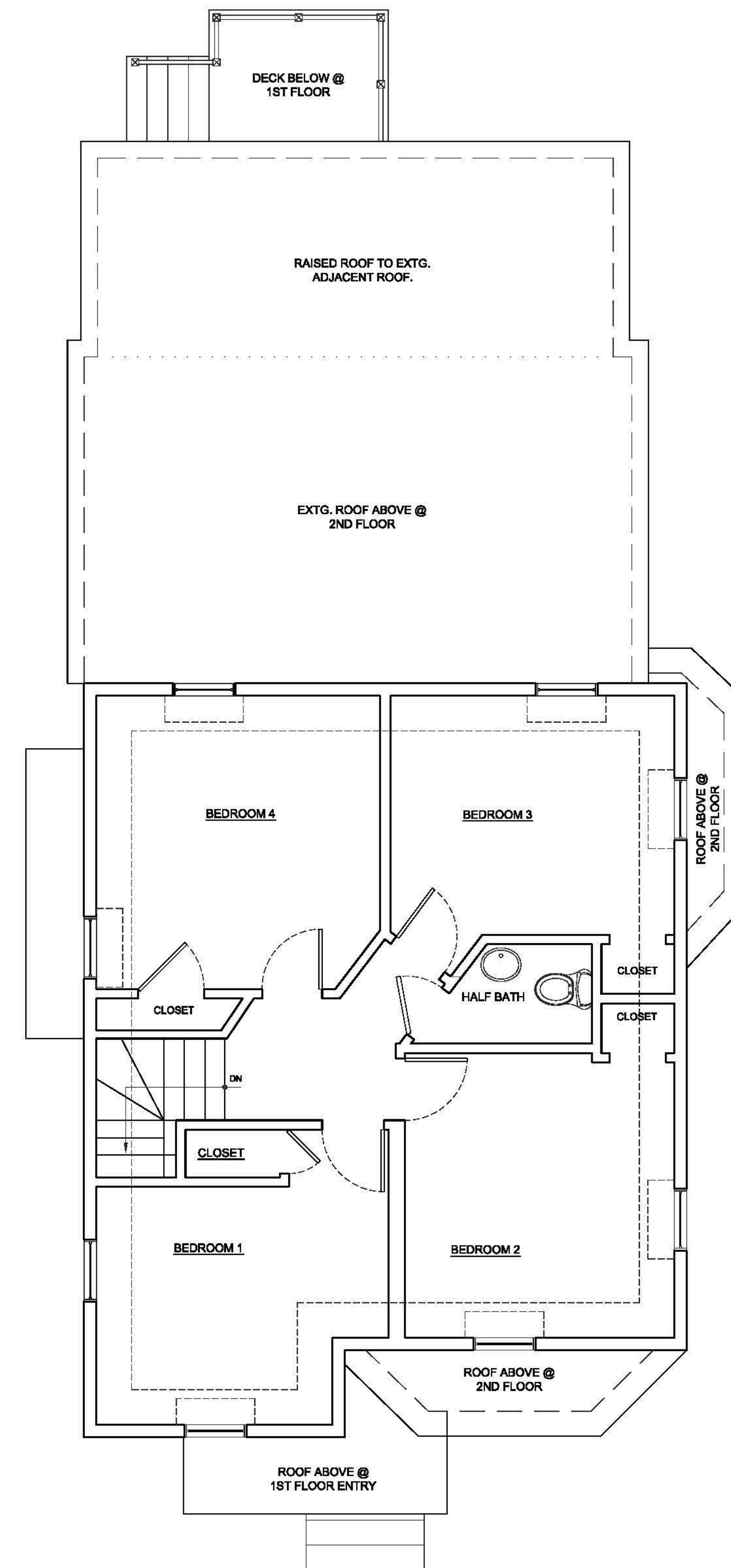
FLOOR PLANS

A1.2



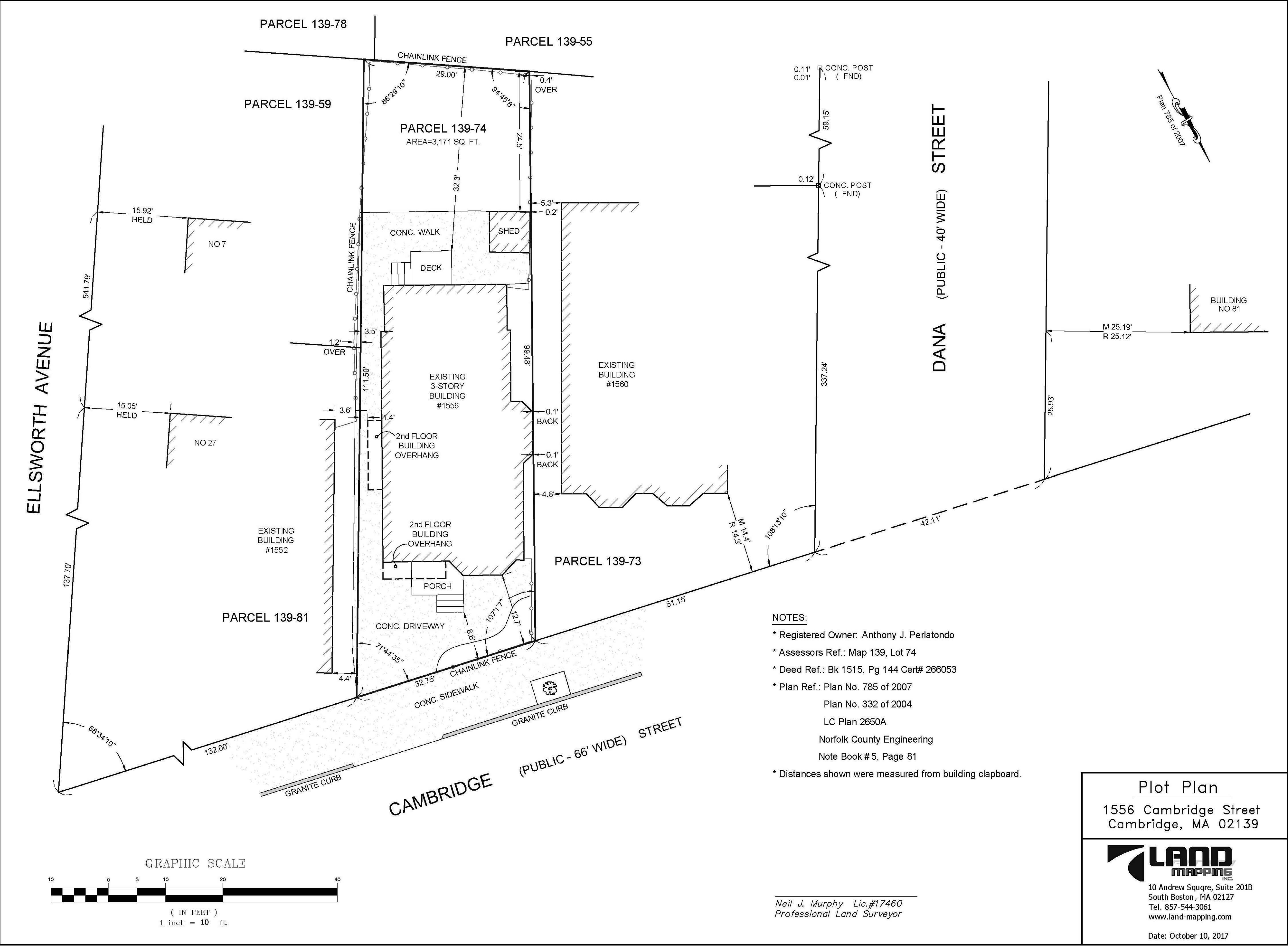
3 SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



4 THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROJECT NAME:
1556 Cambridge Street

PROJECT ADDRESS:
1556 Cambridge Street
Cambridge, MA

CLIENT:
1556 Cambridge Street



ARCHITECT:
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DATE: 10/02/2017
DRAWN BY: I.P.
CHECKED BY: C.E.
SCALE: 1/8" = 1'-0"
FILE: 1556 Cambridge st.

REVISIONS:		
No.	Description	Date
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6		

Site Plan by
Land Mapping, INC

Site 1.1



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT NAME:
1556 Cambridge Street

PROJECT ADDRESS:
1556 Cambridge Street
Cambridge, MA

CLIENT:
1556 Cambridge Street



ARCHITECT:
**ELLSWORTH
ASSOCIATES, Inc.**

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REVISIONS:		
No.	Description	Date
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4		
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ELEVATIONS

A 3.1



4 EAST ELEVATION - Proposed
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION - Proposed
SCALE: 1/4" = 1'-0"

Proposed Basement Window Changes



FRONT ELEVATION



BACK ELEVATION

1556 CAMBRIDGE STREET