CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR 22 AM 11:52
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 116860

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Judith Ryan and Cara Presseau C/O Malvina Lampietti, Architect

PETITIONER'S ADDRESS: 101 Antrim Street, Cambridge, MA 02139

LOCATION OF PROPERTY: 101 Antrim St , Unit 1 , Cambridge, MA

TYPE OF OCCUPANCY: single family residence **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Extend existing dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes an alteration to the pre-existing non-conforming single family residence. Relief is requested to extend a non-conforming third floor dormer to bring the existing stairwell up to code. The current stairwell provides access to two existing third floor bedrooms and a proposed bathroom.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional requirements)
Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure)
Article: 10.000 Section: 10.40 (Special Permit)

Original Signature(s): / Cara L. Presseau

(Petitioner (s) / Owner)

Judith A. Ryan / Cara Presseau

(Print Name)

Address:

Tel. No. (CARA) (ML) (864) 908 5082/ (617) 767 6040

E-Mail Address: mlampietti@gmail.com/carapresseau@gmail.com

Date: April 21, 2021

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 Judith A. Ryan and Cara L. Presseau
(OWNER)

Address: 101 Antrim Street

State that I/We own the property located at 101 Antrim Street,

which is the subject of this zoning application.

The record title of this property is in the name of
Judith A. Ryan and Cara L. Presseau

*Pursuant to a deed of duly recorded in the date 06/20/2007, Middlesex South County Registry of Deeds at Book 49639, Page 470; 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 Cara Presseau & Judith Ryan personally appeared before me, this 15th of April, 2021, and made oath that the above statement is true.

Gail M Buschmann Notary

My commission expires _____ (Notary Seal).

Gail M. Buschmann
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
5/13/2027

- 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 101 Antrim St , Unit 1 , 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:

The proposed dormer extension at 101 Antrim Street increases the non-conforming nature of the residence in very minor ways. The proposed change will not be more substantially detrimental to the neighborhood.

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 extended dormer will not cause any additional traffic or affect any patterns of access or egress.

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 extended dormer will meet the characteristics of the neighborhood and has been endorsed by the Mid-Cambridge Neighborhood Conservation District Commission. The extended dormer will have a minimal visual impact on the surrounding neighborhood and will not affect adjacent uses.

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:

There will be no nuisances or hazards created by the extended dormer.

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 extended dormer will not impair the integrity of the district or derogate from the intent of the ordinance. The dormer profile remains the same and all the details will match the existing dormer.

***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: Judith Ryan and Cara Presseau

Present Use/Occupancy: single family residence

Location: 101 Antrim Street

Zone: Residence C-1 Zone

Phone: (864) 908 5082/ (617) 767 6040

Requested Use/Occupancy: single family residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2791	2816	2625	(max.)
LOT AREA:		3500	3500	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.798	.81	.75	
LOT AREA OF EACH DWELLING UNIT		3500	NA	5000	
SIZE OF LOT:	WIDTH	35	35	50	
	DEPTH	100	100	100	
SETBACKS IN FEET:	FRONT	12'-11.5"	12'-11.5"	22'-1.5"	
	REAR	20'-7.5"	20'-7.5"	22'-1.5"	
	LEFT SIDE	8'-6"	8'-6"	17'-8"	
	RIGHT SIDE	1'-3.5"	1'-3.5"	17'-8"	
SIZE OF BUILDING:	HEIGHT	33	33	35	
	WIDTH	68'-4.5"	68'-4.5"	55'-9"	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		NA	NA	NA	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		NA	NA	NA	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		NA	NA	NA	

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.

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'.

Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: http://www.cambridgema.gov/Historic/midcambridgehome.html

Tony Hsiao, *Chair,* Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **101 Antrim Street**

OWNER: **Judith A. Ryan & Cara L. Presseau**
101 Antrim Street
Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Extend existing dormer.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

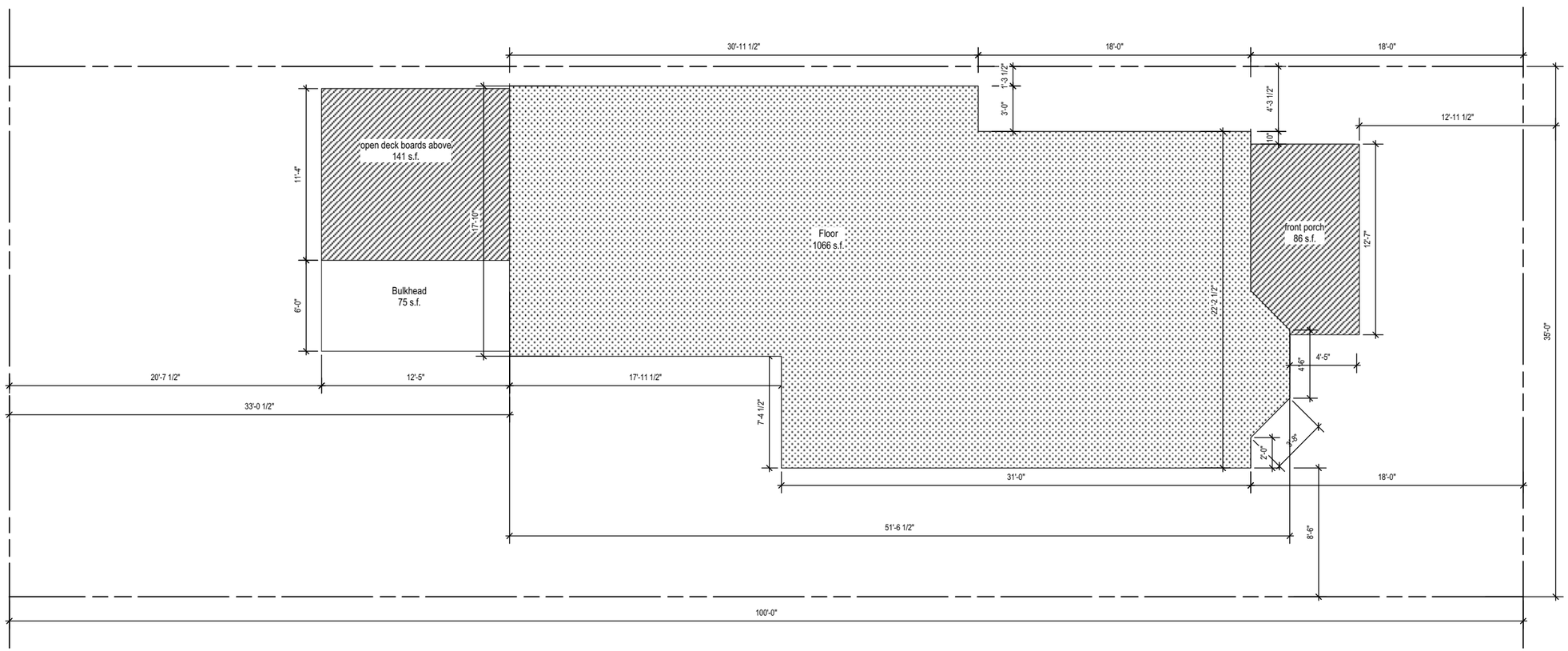
Case Number: **MC 6148** Date of Certificate: **April 5, 2021**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on __April 5, 2021_.
By _____*Tony Hsiao/aac*_, Chair

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

FAR TABLE (EXISTING)

FLOOR	S.F.	NOTES
BASEMENT	N/A	
FIRST FLOOR	1066	
FF PORCH	86	
FF REAR DECK	141	75 s.f. @ unsuable bulkhead not included
SECOND FLOOR	1066	
ATTIC	432	Area with 60" headroom & above (see exisitng plan A1.3)
TOTAL	2791	allowable FAR 2625 s.f. (75% of 3500s.f. lot size)



1 Site Plan
Scale: 1/8" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

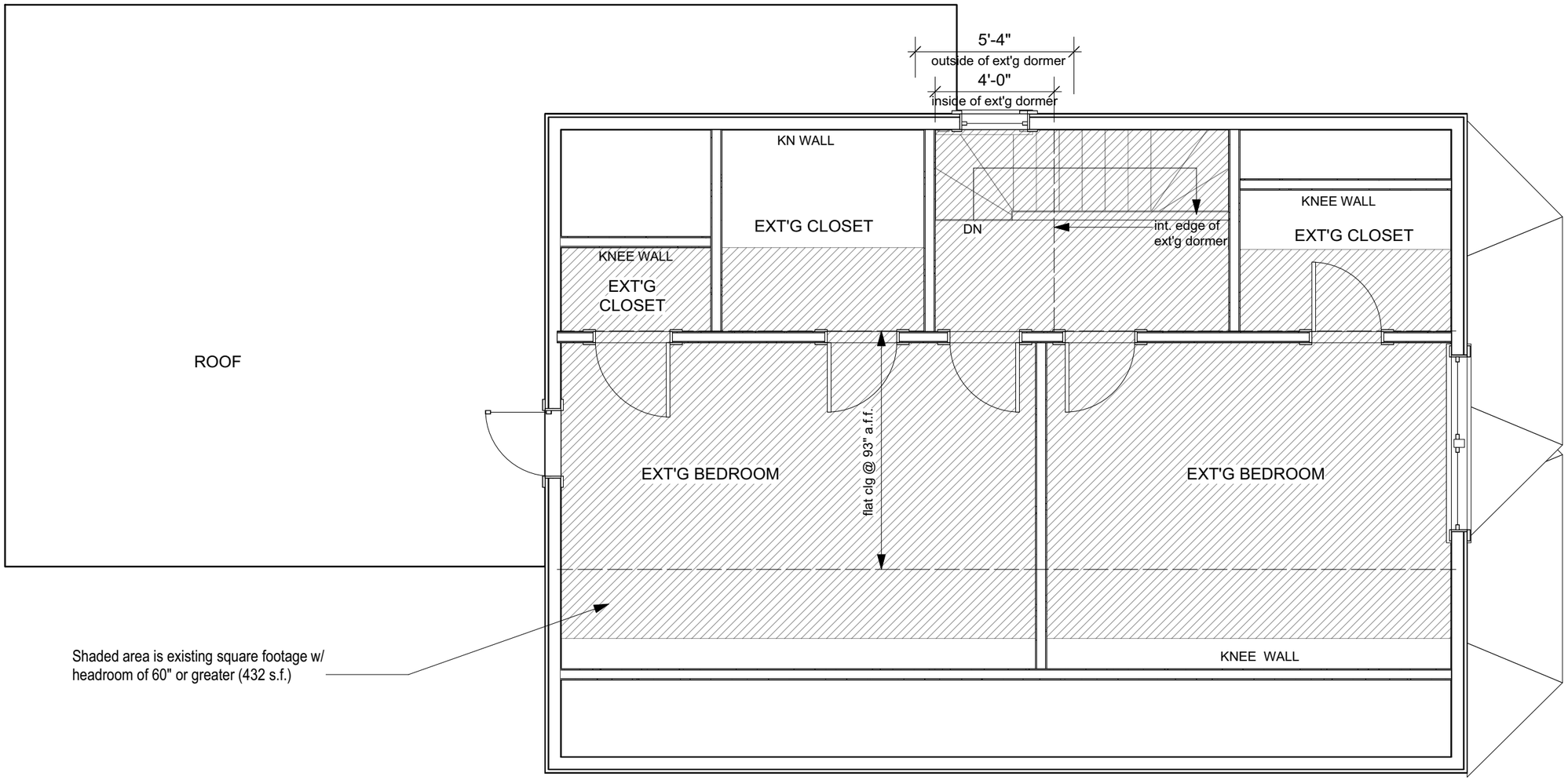
Design Firm
SWZ ARCHITECTS LLC
shelly@swzarchitects.com
cell: 617 893-8907

Consultant

Project Title
RYAN/PRESSEAU RESIDENCE
101 ANTRIM STREET
CAMBRIDGE, MA 0 2 1 3 9

Sheet Title
Site Plan & FAR table

Project Manager	Project ID M-A.2021
Drawn By	Scale NA
Reviewed By	Sheet No. A1.0
Date 4/13/21	of 3
CAD File Name ANTRIM SD_03.23.21.vwx	



1 Existing Attic Plan
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

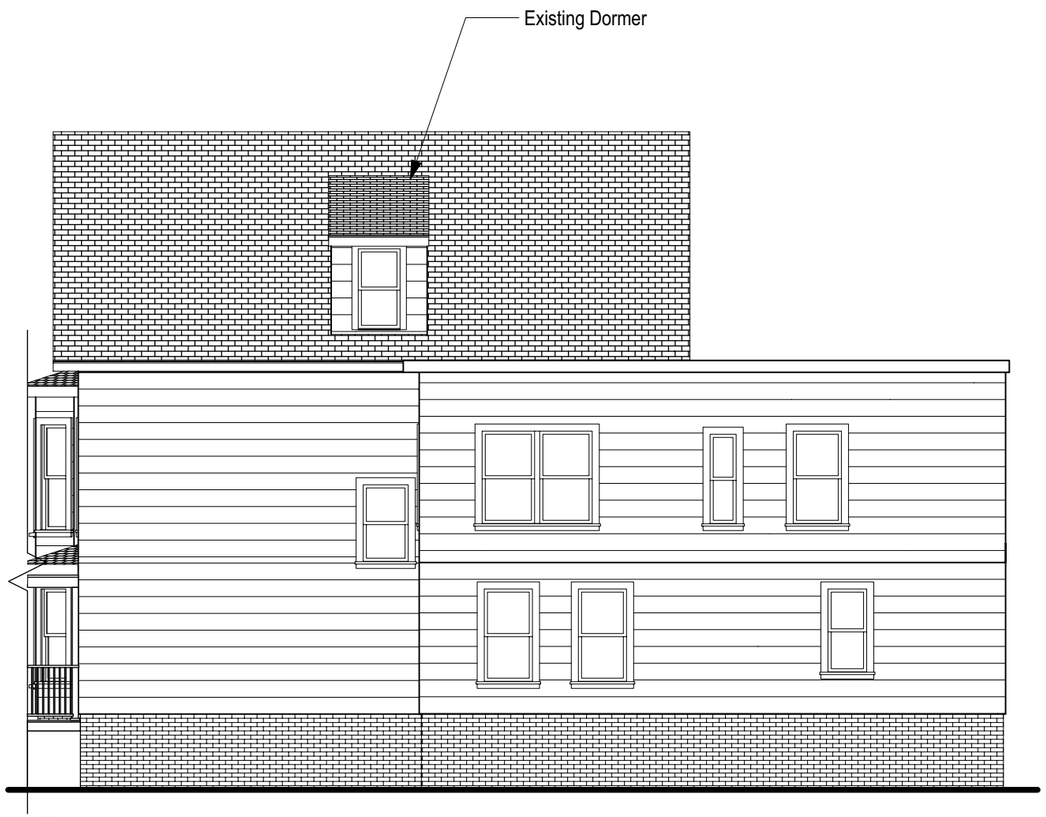
Design Firm
SWZ ARCHITECTS LLC
shelly@swzarchitects.com
cell: 617 893-8907

Consultant

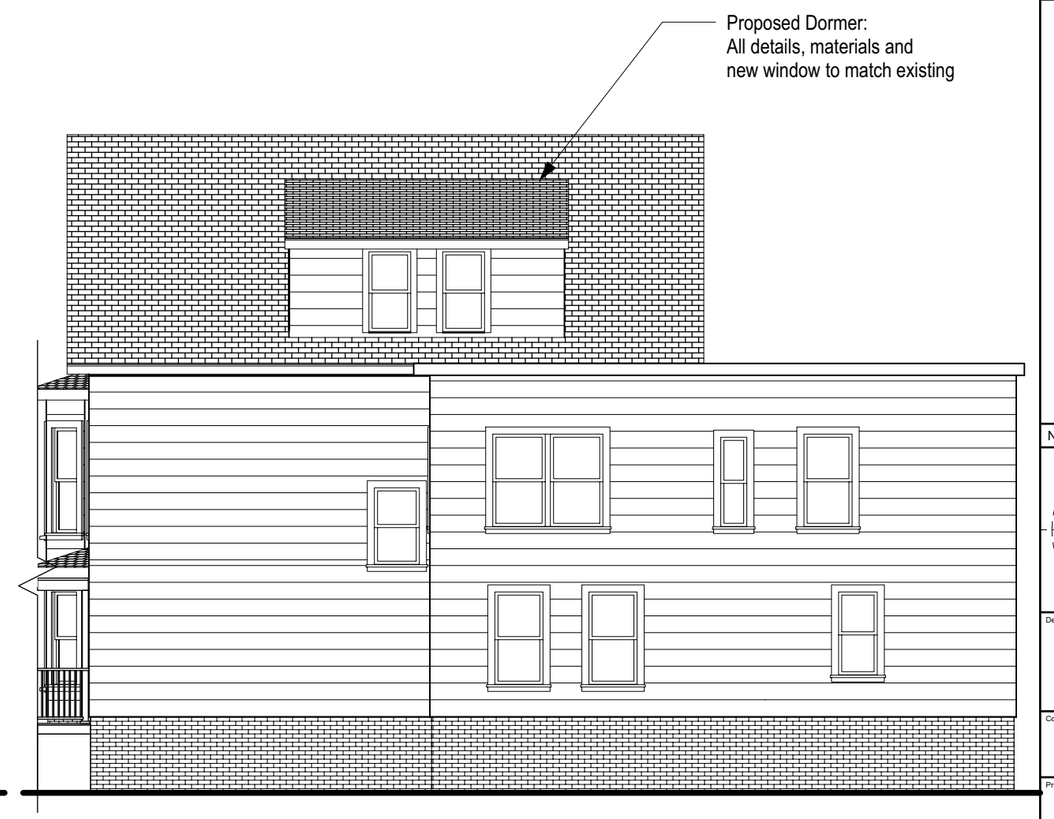
Project Title
RYAN/PRESSEAU RESIDENCE
101 ANTRIM STREET
CAMBRIDGE, MA 0 2 1 3 9

Sheet Title
Existing: Attic Floor Plan

Project Manager	Project ID M-A.2021
Drawn By	Scale 1:48
Reviewed By	Sheet No. A1.3
Date 4/13/21	of 3
CAD File Name ANTRIM SD_03.23.21.vwx	



2 Existing Partial Side Elevation
Scale: 1/8" = 1'-0"



1 Proposed Partial Side Elevation
Scale: 1/8" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

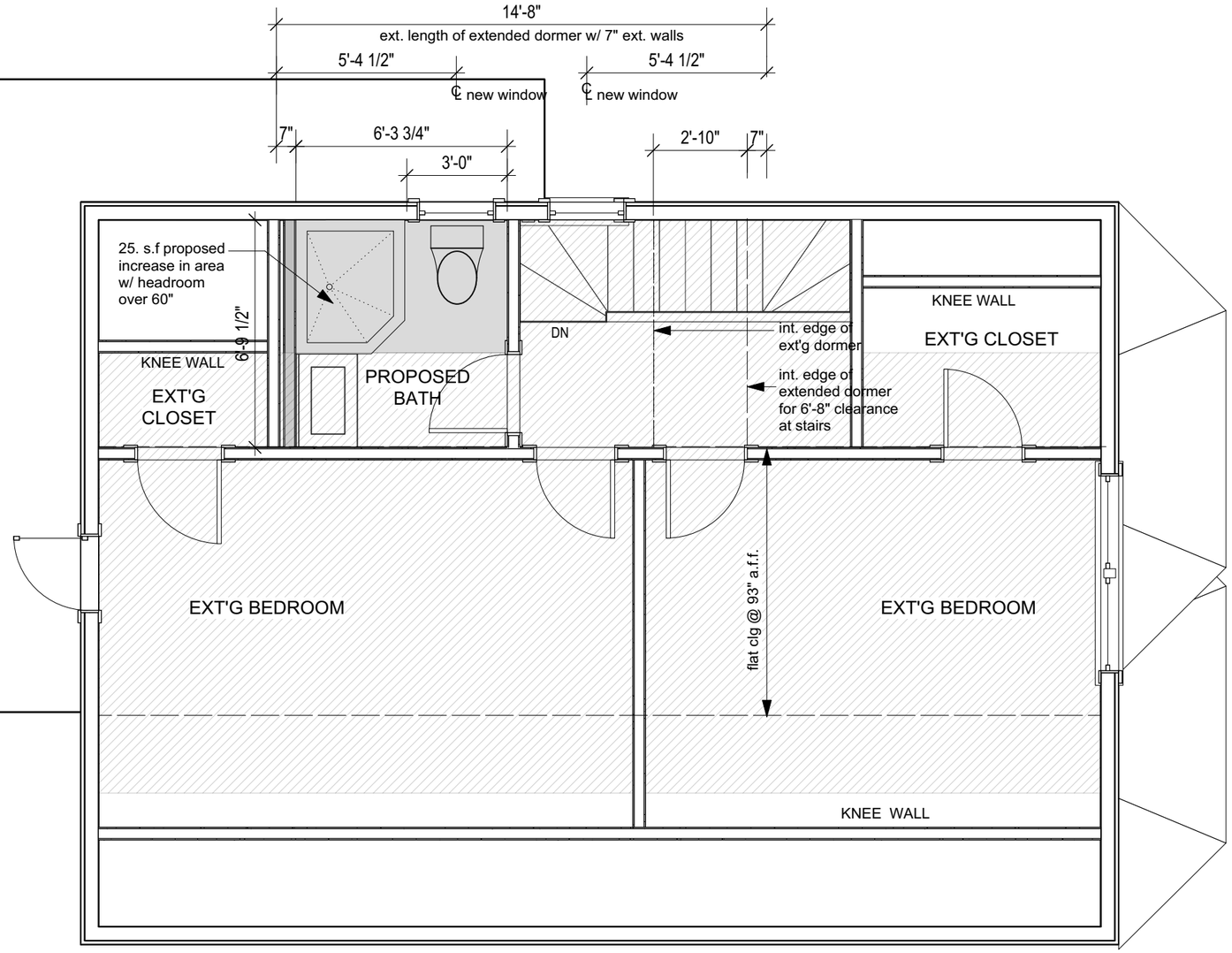
Design Firm
SWZ ARCHITECTS LLC
shelly@swzarchitects.com
cell: 617 893-8907

Consultant

Project Title
RYAN/PRESSEAU RESIDENCE
101 ANTRIM STREET
CAMBRIDGE, MA 0 2 1 3 9

Sheet Title
Side Elevation

Project Manager	Project ID M-A.2021
Drawn By	Scale 1:48
Reviewed By	Sheet No. A2.1
Date 4/20/21	of
CAD File Name ANTRIM SD_03.23.21.vwx	3



1 Proposed Attic Plan
Scale: 1/4" = 1'-0"

No.	Date	By	Revision Notes

No.	Date	Issue Notes

Design Firm
SWZ ARCHITECTS LLC
shelly@swzarchitects.com
cell: 617 893-8907

Consultant

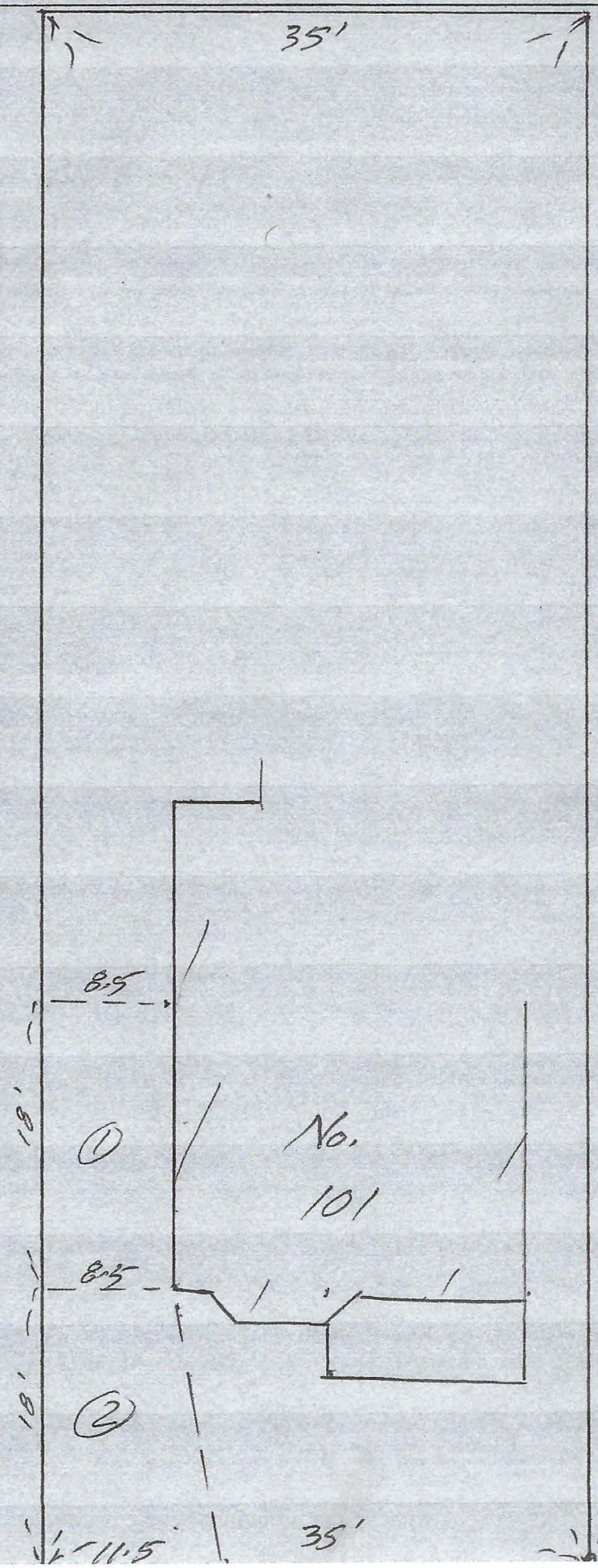
Project Title
RYAN/PRESSEAU RESIDENCE
101 ANTRIM STREET
CAMBRIDGE, MA 0 2 1 3 9

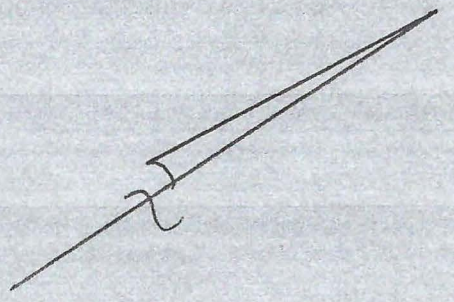
Sheet Title
Proposed: Attic Plan

Project Manager	Project ID M-A.2021
Drawn By	Scale 1:48
Reviewed By	Sheet No. A1.3A
Date 4/13/21	of 3
CAD File Name ANTRIM SD_03.23.21.vwx	

ANTONINO LAND SURVEYORS, INC.

31 LEDGEBROOK AVE.
STOUGHTON, MASSACHUSETTS 02072
PHONE/FAX: (781) 344-4550



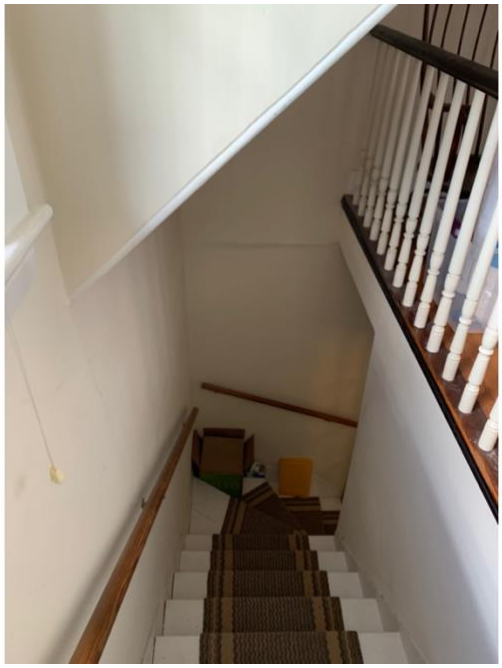


(REF.
BK. 49839
PG 470)

No. 101 ANTRIM ST
CAMBRIDGE, MASS
Scale: 1in. = 10ft
Oct. 10, 2014

COMMONWEALTH OF MASSACHUSETTS
MICHAEL
PAUL
ANTONINO
No. 29411
REGISTERED
LAND SURVEYOR

DORMER FROM ANTRIM STREET



HEADROOM AT STAIRS

DORMER FROM 3rd FLOOR ROOF

EXISTING CONDITIONS 03/02/21
101 ANTRIM STREET CAMBRIDGE MA

Gmail

Cara Presseau <carapresseau@gmail.com>

Inman Square - 101 Antrim Dormer

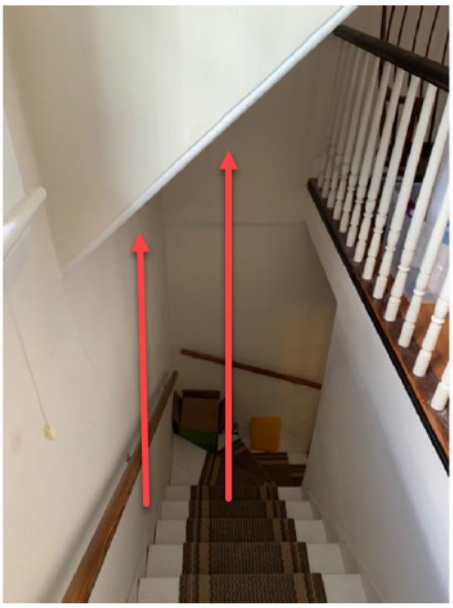
4 messages

Cara Presseau <carapresseau@gmail.com> Tue, Mar 30, 2021 at 10:25 AM
To: Dorian Gail <dormabel@comcast.net>, Judy Ryan gmail <jaryan101@gmail.com>

hi Dorian,

I did get the notice about the square, thanks for sending just in case.

Judy said she spoke to you about our dormer project, can you confirm that you are OK with it?
As a reminder, here is the problem we have (stairs up to the third floor are out of code - need 80 inches headroom on all steps, we have at least two that don't work).



HEADROOM AT STAIRS

The outdoor view is attached, the new dormer will be balanced. If you are OK with our plan, can you reply here? If not, please give us a call and we can hear your concerns.

Thanks!
Cara and Judy

ANTRIM A2.1 SD_03.23.21-fixed.pdf
88K

Judith Ryan <jaryan101@gmail.com> Tue, Mar 30, 2021 at 10:41 AM
To: Cara Presseau <carapresseau@gmail.com>, Dorian Hardwick <dormabel@comcast.net>

Hi

Just to clarify - I spoke with Gail about it, not Dorian.

Also - the ultimate goal is to have more headroom for a bathroom along that wall, not just the required clearance for headroom.

Make sense?

Judy
[Quoted text hidden]

Dorian Hardwick <dormabel@comcast.net> Tue, Mar 30, 2021 at 2:06 PM
To: Cara Presseau <carapresseau@gmail.com>
Cc: Judy Ryan gmail <jaryan101@gmail.com>

Hi neighbors,

I was a bit confused as to why the additional headroom needed for the two stairs would necessitate the expansion of the dormer...so Judy's further comments were helpful. Of course we are supportive of this undertaking. Typically we keep the blinds of the two windows in our condo opposite your dormer closed. An advantage of living on the third floor in a neighborhood with buildings so close together is the privacy it affords even with the windows open letting in the natural light. Hope your project goes well!

D&G

Sent from my iPad

> On Mar 30, 2021, at 10:26 AM, Cara Presseau <carapresseau@gmail.com> wrote:
>
> hi Dorian,
>
> I did get the notice about the square, thanks for sending just in case.
>
> Judy said she spoke to you about our dormer project, can you confirm that you are OK with it?
> As a reminder, here is the problem we have (stairs up to the third floor are out of code - need 80 inches headroom on all steps, we have at least two that don't work).
> <image.png>
>
> The outdoor view is attached, the new dormer will be balanced. If you are OK with our plan, can you reply here? If not, please give us a call and we can hear your concerns.
>
> Thanks!
> Cara and Judy
>
> <ANTRIM A2.1 SD_03.23.21-fixed.pdf>

Cara Presseau <carapresseau@gmail.com> Tue, Mar 30, 2021 at 2:44 PM
To: Dorian Hardwick <dormabel@comcast.net>
Cc: Judy Ryan gmail <jaryan101@gmail.com>

Thanks neighbor(s)!!!
[Quoted text hidden]

101 ANTRIM STREET FROM FAYETTE STREET

DETAIL OF DORMER FROM SAME VIEW

EXISTING CONDITIONS 03/10/21
101 ANTRIM STREET CAMBRIDGE MA

Owner Information

Owner(s)	HENSON, JAMES A. & SUSAN YOUNG 107 ANTRIM ST., UNIT #2 CAMBRIDGE, MA 02138

Young, Susan
to me, Jimmy

Hi Cara,

How nice to have a bathroom for "the kids." Thanks for telling us about the plans — they look fine to us.

Susan Young
HBS Alumni Marketing & Communications
617-495-6184
syoung@hbs.edu

Gmail

Cara Presseau <carapresseau@gmail.com>

Fwd: Your project

1 message

Judith Gmail <jaryan101@gmail.com> Mon, Mar 22, 2021 at 7:56 PM
To: Cara Presseau <carapresseau@gmail.com>

Begin forwarded message:

From: Judith Gmail <jaryan101@gmail.com>
Date: March 22, 2021 at 7:56:19 PM EDT
To: Kathleen Sampson <kathsampson@mac.com>
Subject: Re: Your project

Thank you, Kathy

On Mar 22, 2021, at 7:31 PM, Kathleen Sampson <kathsampson@mac.com> wrote:

Hi Judy

Thanks so much for informing us of your project on the third floor. It sounds great! We wish you all the best and fully support your work.

Good luck with the project! Can't wait to see it.

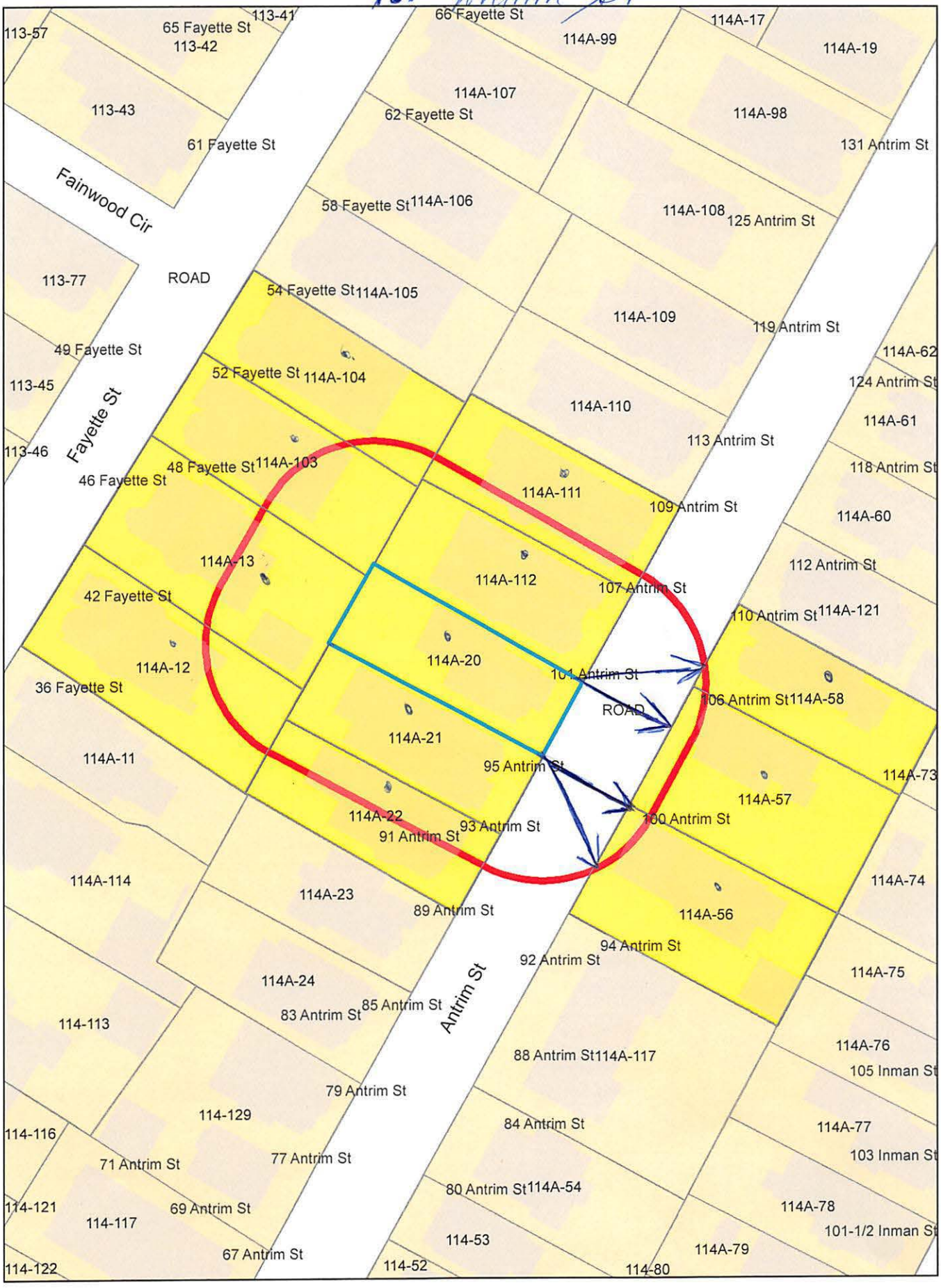
Take care,

Kathy Sampson & Richard Whitehead

95 Antrim Street

#1

101 Antrim St.



101 Antrim St. Petitioner

114A-13
LEVY, DAVID & ELISABETH MEURER
302 WALDEN ST
CAMBRIDGE, MA 02138

114A-21
HICKEY, KATHLEEN AND CALEB SAMPSON
C/O KATHLEEN SAMPSON
95 ANTRIM STREET #1
CAMBRIDGE, MA 02139

114A-20
RYAN, JUDITH A. & CARA L. PRESSEAU
101 ANTRIM ST
CAMBRIDGE, MA 02138

114A-57
FIRST REFORMED PRESBYTERIAN CHURCH
OF CAMBRIDGE
106 ANTRIM STREET
CAMBRIDGE, MA 02139

114A-13
LITTMAN, ADAM L. & KRISTIN L. KELLENBERGER
48 FAYETTE ST #48/1
CAMBRIDGE, MA 02139

114A-21
VAN PRAAGH, ALEXANDER
95 ANTRIM ST., UNIT #3
CAMBRIDGE, MA 02139

114A-58
LAUFFENBURGER, DOUGLAS A. &
LINDA G. GRIFFITH,
TR. 110 ANTRIM STREET
110 ANTRIM ST
CAMBRIDGE, MA 02138-1102

114A-13
GELLER, SUSAN
46-48 FAYETTE ST UNIT #46
CAMBRIDGE, MA 02139

114A-56
ITO-ADLER, JAMES P. &
LINDA G. ITO-ALDER, TRUSTEES
12 GARDEN ST
BELMONT, MA 02478

114A-112
CAMBRIDGE INSIGHT MEDITATION CENTER INC.
331 BROADWAY
CAMBRIDGE, MA 02139

114A-111
HIBERT, EILEEN N.,
TRUSTEE THE EILEEN N. HIBERT FAM TRUST
109 ANTRIM ST., #1
CAMBRIDGE, MA 02139

114A-103
SU, NANCY & HARVEY XIA
22 GROVE STREET #1
WALTHAM, MA 02453

114A-111
LEFF, ROBERT D.
109 ANTRIM ST. UNIT#3
CAMBRIDGE, MA 02139

114A-12
ZECHER, STEPHEN E.
42 FAYETTE ST
CAMBRIDGE, MA 02139

114A-112
HENSON, JAMES A. & SUSAN YOUNG
107 ANTRIM ST., UNIT #2
CAMBRIDGE, MA 02138

114A-112
HARDWICK, DORIAN P.
107 ANTRIM ST #3
CAMBRIDGE, MA 02139

114A-22
MACKENZIE, IAN & SARAH MURRAY MACKENZIE
91-93 ANTRIM ST 91
CAMBRIDGE, MA 02139

114A-22
BLEICHER, ESTHER W. B. & JORDAN BLEICHER
93 ANTRIM ST
CAMBRIDGE, MA 02139

114A-111
MCMULLEN WILLIAM DEWIGHT &
ELIZABETH THOMAS MCMULLEN
109 ANTRIM ST - UNIT 2
CAMBRIDGE, MA 02139

114A-104
SCHUTZBERG, ADENA B.
6 TOWER STREET
SOMERVILLE, MA 02143

114A-21
SAMPSON, KATHLEEN & CHRISTOPHER H. SUH
TRS THE JAMES L. GROVE 2006 REVOC TR
95 ANTRIM ST - UNIT 2
CAMBRIDGE, MA 02139