



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

BZA APPLICATION FORM

Plan No: BZA-012318-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Silvana Sawaya

PETITIONER'S ADDRESS : 1839 Washington Street Newton, MA 02466

LOCATION OF PROPERTY : 109R Tremont St Cambridge, MA

TYPE OF OCCUPANCY : C1 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To add a 3rd floor and a 3 story bay.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.13 (Seperation of Buildings).

Article 8.000 Section 8.22.1 (Enlargement of Non-Conforming Structure).

Original Signature(s) :

Silvana Sawaya

(Petitioner(s) / Owner)

SILVANA SAWAYA

(Print Name)

Address :

1839 Washington St. Newton MA 02466

Tel. No. :

617.967 1487

E-Mail Address :

sawaya mac@gmail.com

Date :

01/09/17

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 Sammy DeKaidek
(OWNER)

Address: 37 UPLand Road, Burlington, MA 01803

State that I/We own the property located at 109 Rear - Tremont st, Cambridge which is the subject of this zoning application.

The record title of this property is in the name of Sammy DeKaidek

*Pursuant to a deed of duly recorded in the date 9-20-2016, Middlesex South County Registry of Deeds at Book 12953, Page 449; 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 SAMMY DEKAIDEK personally appeared before me, this 22 of December 2016, and made oath that the above statement is true.


Notary

My commission expires October 31, 2019 (Notary Seal).

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

THE UNIVERSITY OF CHICAGO LIBRARY

100 EAST SOUTH EAST STREET

CHICAGO, ILLINOIS 60607

TEL: 773-936-3000

FAX: 773-936-3000

WWW.CHICAGO.LIBRARY.EDU

LIBRARY SERVICES

ACQUISITIONS

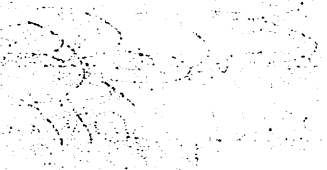
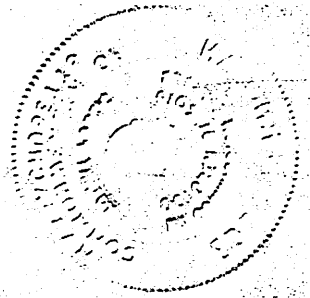
REFERENCE

TECHNICAL SERVICES

ADMINISTRATIVE SERVICES

COMMUNITY SERVICES

UNIVERSITY OF CHICAGO



UNIVERSITY OF CHICAGO

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 existing interior living space of the rear house is 800 sq.ft. which is too small for a family of 6: 2 parents, 2 children at home, 2 children in college who need a guest bedroom when they come to visit. We are petitioning to add a 3rd floor so we can add 2 new bedrooms on the 3rd floor. This addition only raises the peak of pitched roof by 3ft. The 3rd floor will have a flat roof. We are petitioning to add a small front bay that adds 25sq.ft. of interior space on each floor, 1st, 2nd. and 3rd.

- 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 3rd floor addition and bay addition of the rear house only affect FAR by 0.05. It does not affect parking, or open space. The third floor flat roof will bring this rear building closer in style to the front building which has a flat roof. At its high point, the rear building roof will be 2ft higher than the front but this will not be perceived as it sits so far back in the lot.

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

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

There is no detriment to the public good. On the contrary, the renovation of the rear building will enhance its appearance greatly as it matches the front building's style, and will enhance the property street presence.

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

The height addition is only of 3ft and in the rear of the lot. This relief will improve the lot as it will make front and rear buildings more alike in architectural style.

*** 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: Silvana Sawaya Architect **PRESENT USE/OCCUPANCY:** _____

LOCATION: 109R Tremont St Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** _____

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4336	4836	3354	(max.)
<u>LOT AREA:</u>	4473	0	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.03	1.08	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	639	639	1500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	47.66	50	(min.)
	DEPTH	86	100	
<u>SETBACKS IN FEET:</u>	FRONT	0	10	(min.)
	REAR	3	20	(min.)
	LEFT SIDE	19	7.5	(min.)
	RIGHT SIDE	2.3	7.5	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	26.4	35	(max.)
	LENGTH	25	0	
	WIDTH	17	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	2240	2240	1341	(min.)
<u>NO. OF DWELLING UNITS:</u>	7	7	3	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	3.5	3.5	10	(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'.



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., Shary Page Berg, 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 109R Tremont 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.**
If demolition permit needed, **no** CHC hearing required.
- 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 January 9, 2017

Received by Uploaded to Energov

Date January 9, 2017

Relationship to project BZA 12318-2016

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.

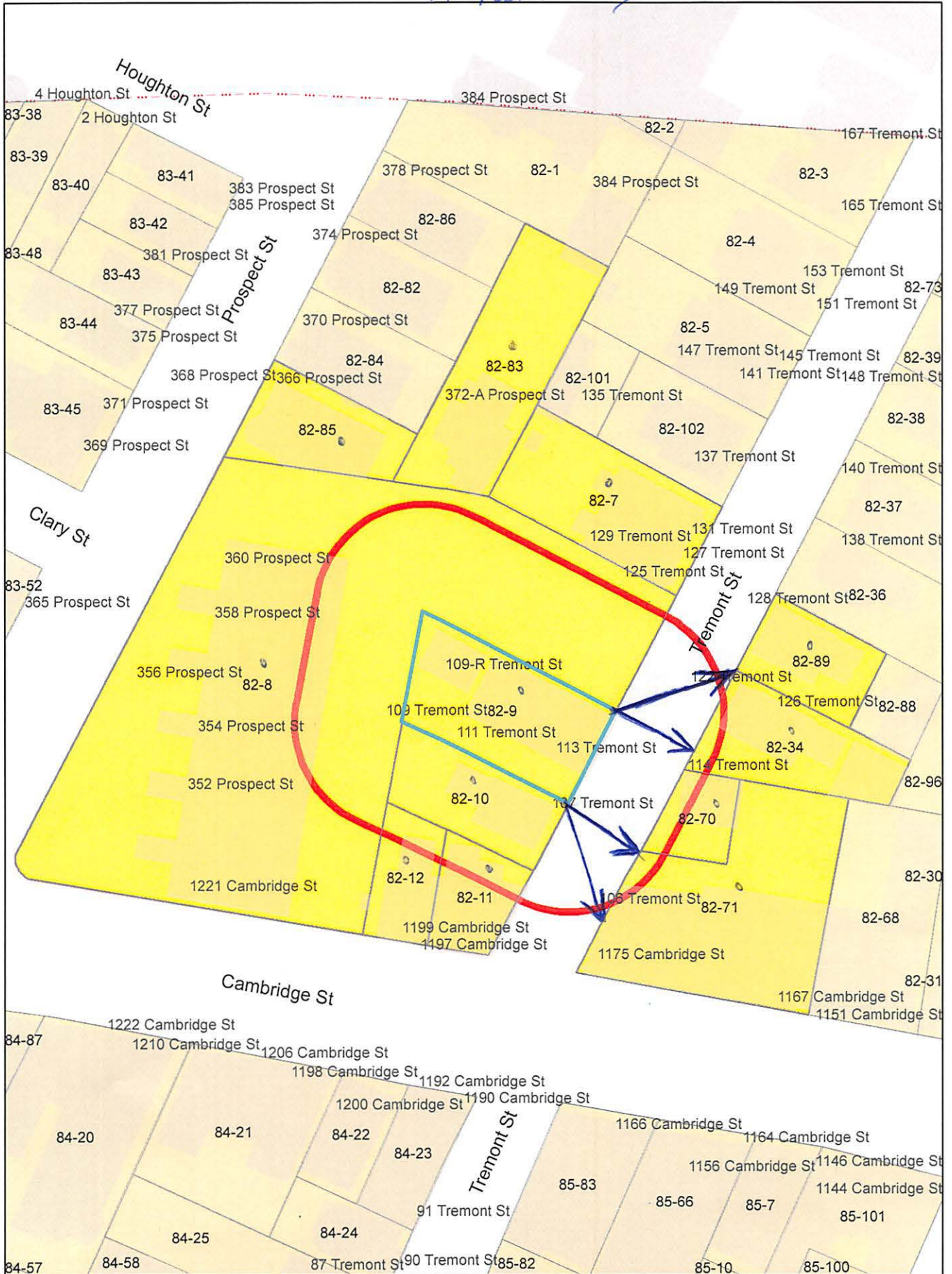
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

109 R Tremont St.



109 R Tremont St.

82-7
SOUSA, MARIA I. & MANUEL R. SOUSA
51 MARATHON ST.
ARLINGTON, MA 02474

82-8
INMAN CAST LLC,
C/O HOMEOWNERS REHAB INC.
6 FANEIUL HALL MARKET PL
BOSTON, MA 02109

Petitioner
SILVANA SAWAYA
1839 WASHINGTON STREET
NEWTON, MA 02466

82-10
SOUSA, JOSE R. & DONNA M. SOUSA
134 WEBSTER AVE
CAMBRIDGE, MA 02141

82-11
TUPELO, LLC &
CITY OF CAMBRIDGE TAX TITLE
1191 CAMBRIDGE ST
CAMBRIDGE, MA 02139

82-12
SCIANDRA, CARMELA R.
C/O LUPINE PROPERTIES LLC
1005 BOYLSTON ST., SUITE 373
NEWTON, MA 02461

82-34
BOSEL, RICHARD
122 TREMONT ST.
CAMBRIDGE, MA 02139

82-70
CAIRA, DOUG & CHERYL CAIRA
114 TREMONT ST
CAMBRIDGE, MA 02139

82-71
JUST-A-START CORPORATION,
C/O JAS PROPERTIES
243 BROADWAY
CAMBRIDGE, MA 02139

82-9
SANTOS, NATALIA ANTONIO & ALICE MOURA
109 TREMONT ST
CAMBRIDGE, MA 02139

82-83
MCLEOD, RENEE & MICHAEL J. WALKER
372A PROSPECT ST.
CAMBRIDGE, MA 02139

82-85
RODLEY, JAMES JOSEPH &
CLAIRE E. RODLEY TRUSTEE
366 PROSPECT ST
CAMBRIDGE, MA 02139

82-89
LEE, HEIDE U. & MARIANO ANG
128 TREMONT ST.
CAMBRIDGE, MA 02139



OPTION II

12.07.16
109R. TREMONT ST.

MORTGAGE INSPECTION PLAN

16-06719

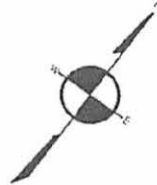
LOCATION: 109-113 TREMONT STREET
 CITY, STATE: CAMBRIDGE, MA
 APPLICANT: .
 CERTIFIED TO: .
 SCALE: 1" = 20'
 DATE: AUG. 7, 2016



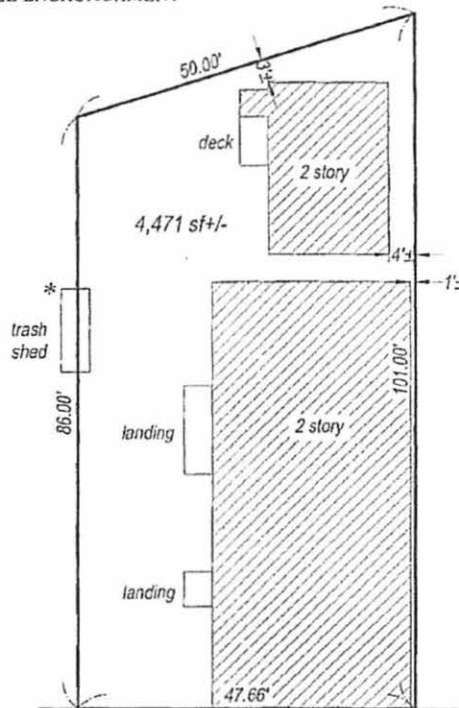
BOSTON
SURVEY, INC.

P.O. BOX 230220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1616
 WWW.BOSTONSURVEYINC.COM

LOT CONFIGURATION WAS BASED
 FROM ASSESSORS MAP
 INSTRUMENT SURVEY IS RECOMMENDED



* POSSIBLE ENCROACHMENT



TREMONT STREET

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as
 ZONE: X
 COMMUNITY PANEL No. 250210051E
 EFFECTIVE DATE: 7-17-2012

REFERENCES

DEED REF: 50909 - 468
 PLAN REF: ASSESSORS

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

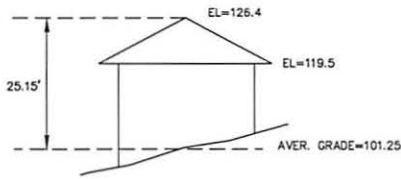
The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted herein.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS

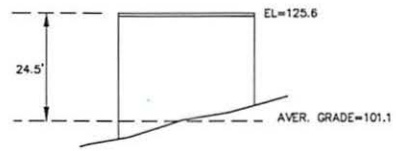
AVER. GRADE = $\frac{101.4+101.4+101.1+101.1}{4} = 101.25$



SKETCH SHOWING BUILDING HEIGHT
(NO SCALE)

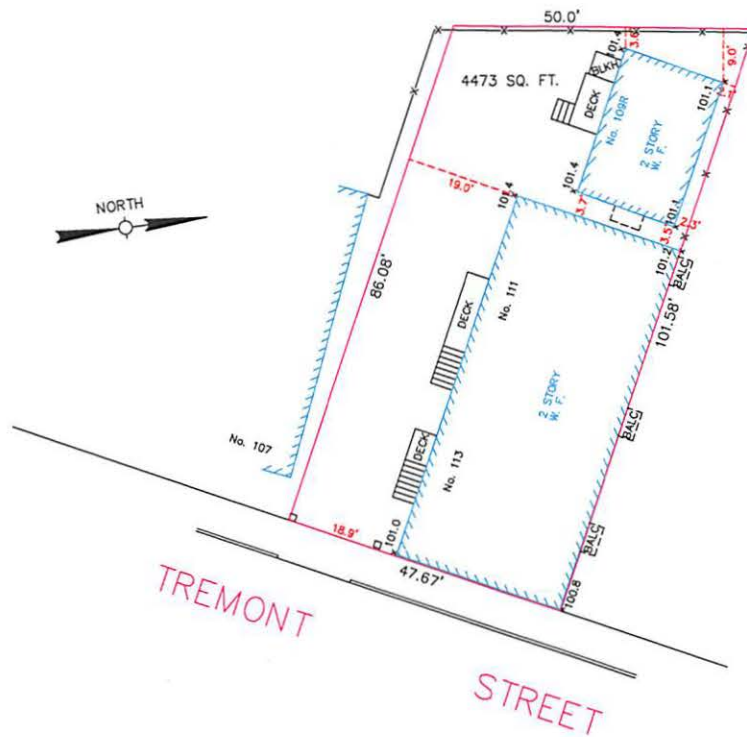
BUILDING No. 109-R

AVER. GRADE = $\frac{101.0+101.4+101.2+100.8}{4} = 101.1$



SKETCH SHOWING BUILDING HEIGHT
(NO SCALE)

BUILDING No. 111-113



TREMONT
STREET

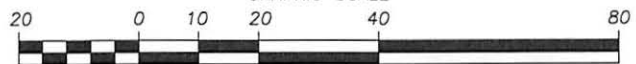
PLOT PLAN
109-113 TREMONT STREET
CAMBRIDGE, MASS.

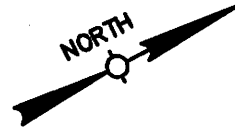
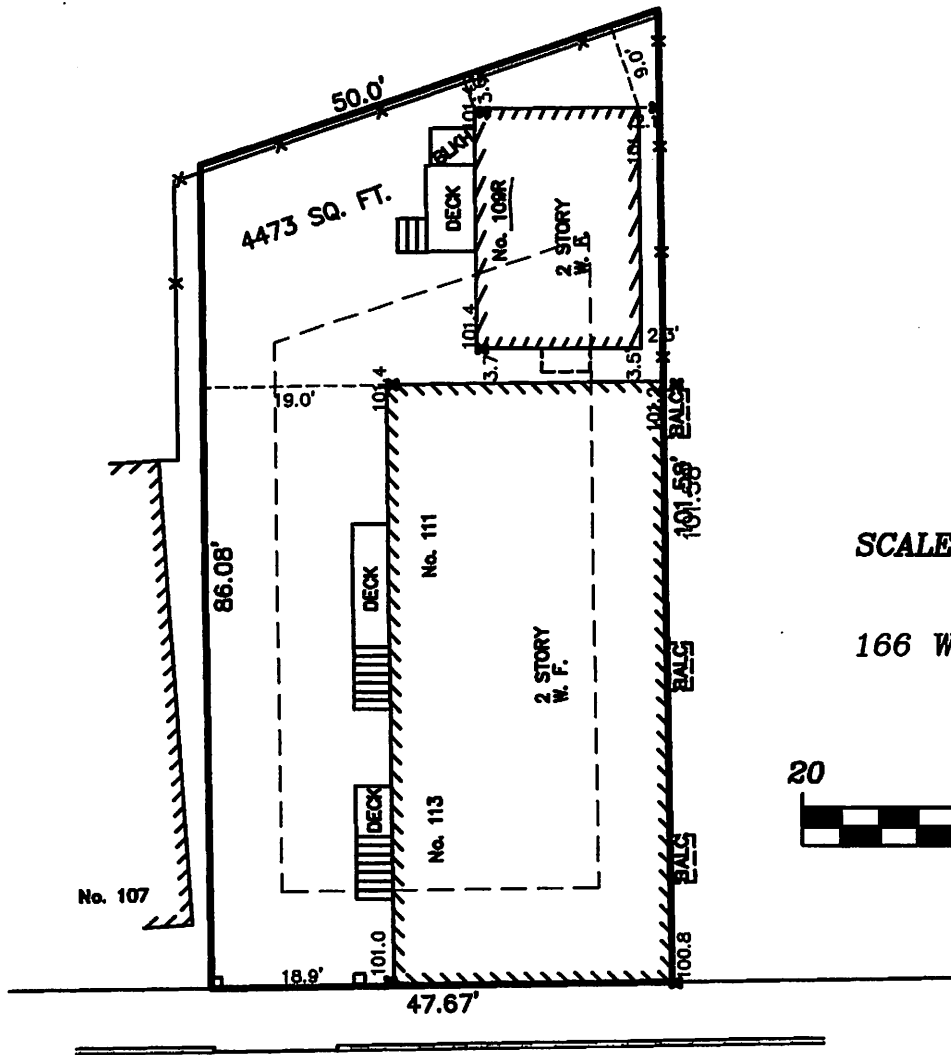
SCALE : 1" = 20' NOVEMBER 2, 2016

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072
PHONE: (781)344-2386

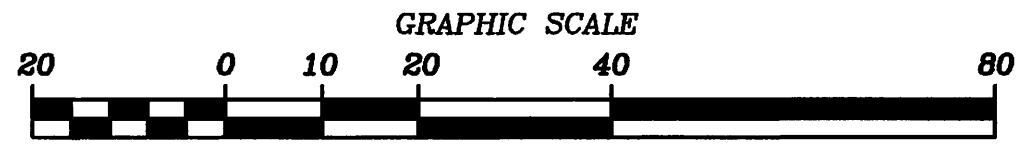
GRAPHIC SCALE





PLOT PLAN
 109-113 TREMONT STREET
 CAMBRIDGE, MASS.

SCALE : 1" = 20' NOVEMBER 2, 2016
 AGH ENGINEERING
 166 WATER STREET STOUGHTON, MA 02072
 PHONE: (781)344-2386



TREMONT STREET

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

109 TREMONT STREET
CAMBRIDGE, MA

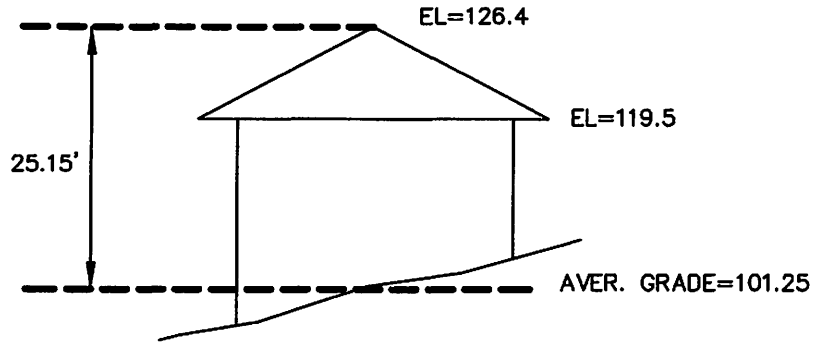
Site Plan & Bldg. Height
 Scale: As Noted
 Date: 1/22/16

Silvana Sawaya Architect
 1839 Washington Street
 Newton, MA 02466 tel: 617.243.0698

AI

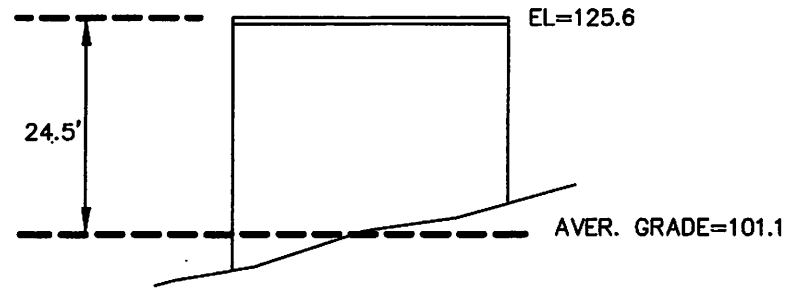
$$\text{AVER. GRADE} = \frac{101.4+101.4+101.1+101.1}{4} = 101.25$$

$$\text{AVER. GRADE} = \frac{101.0+101.4+101.2+100.8}{4} = 101.1$$



**SKETCH SHOWING BUILDING HEIGHT
(NO SCALE)**

BUILDING No. 109-R



**SKETCH SHOWING BUILDING HEIGHT
(NO SCALE)**

BUILDING No. 111-113

NOVEMBER 2, 2016

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

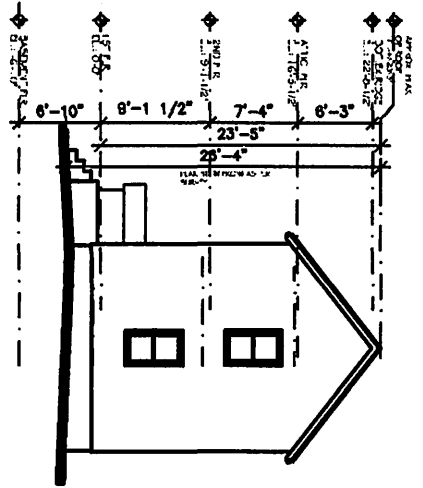
PHONE: (781)344-2386

**109R TREMONT STREET
CAMBRIDGE, MA**

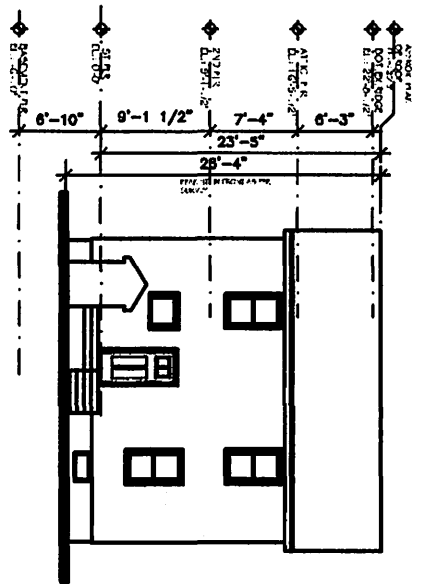
Existing Height
Calculations
Scale: As Noted
Date: 11/22/16
TremontWoodwardPA.com

Silvana Sawaya Architect
1839 Washington Street
Newton, MA 02466 tel: 617.243.0698

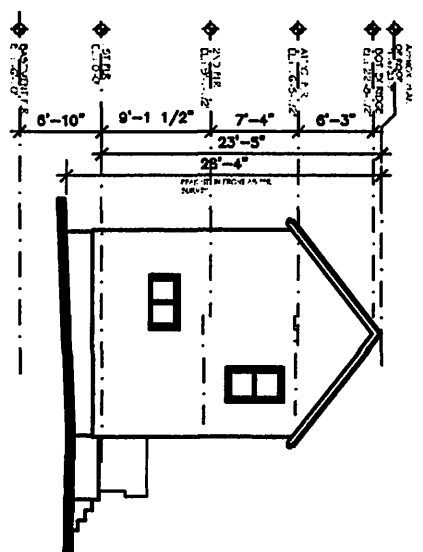
A2



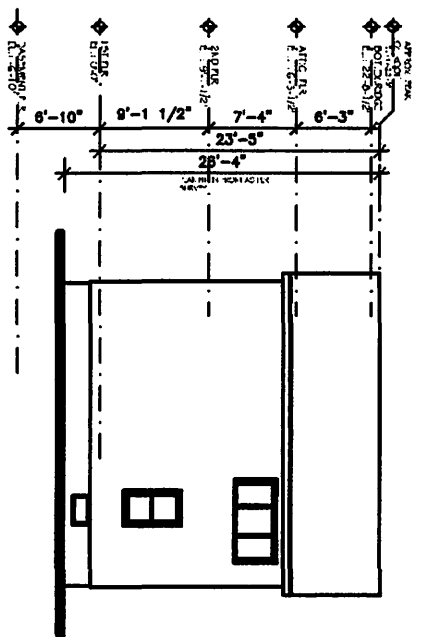
1 Existing East Elevation
SCALE: 1/8" = 1'-0"



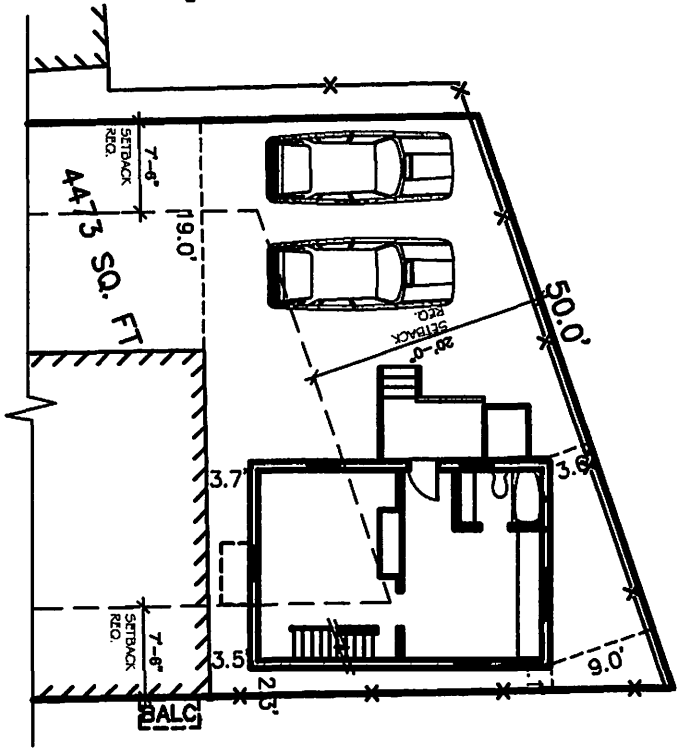
2 Existing South Elevation
SCALE: 1/8" = 1'-0"



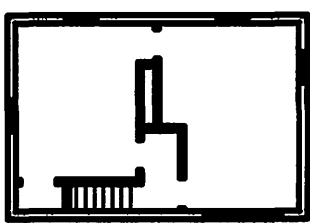
3 Existing West Elevation
SCALE: 1/8" = 1'-0"



4 Existing North Elevation
SCALE: 1/8" = 1'-0"



5 Existing First Floor Plan
SCALE: 1/8" = 1'-0"

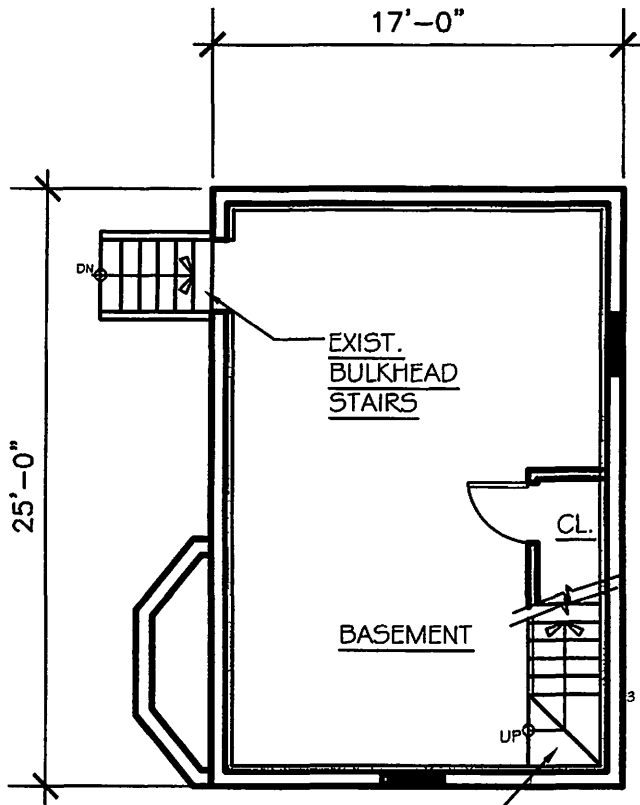


6 Existing Second Floor
SCALE: 1/8" = 1'-0"

Existing Plans
Scale: As Noted
Date: 1/2/22/16

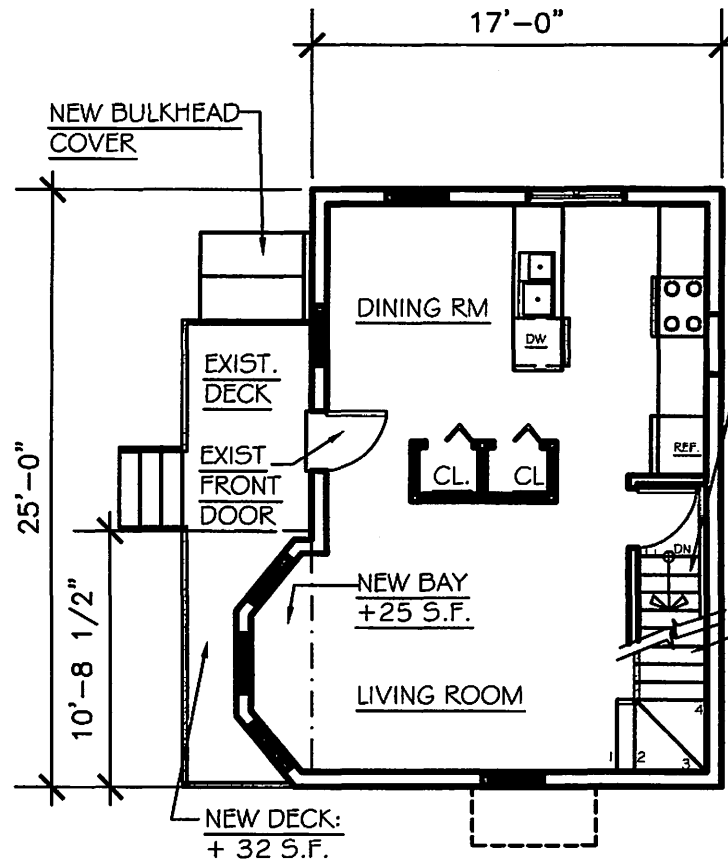
109 TREMONT STREET
CAMBRIDGE, MA

A3
Silvana Sawaya Architect
1839 Washington Street
Newton, MA 02466 tel: 617.243.0698



STAIRS #1 TO
BASMT.:
11R @ 7.63" EA =
7'-0"
10T @ 9" EA =
7'-6"

1 Basement Plan
SCALE: 1/8" = 1'-0"



STAIRS
#2
TO 2ND
FLR.:
14R @
7.82" EA =
9'-1-1/2"
13T @ 9"
EA = 9'-9"

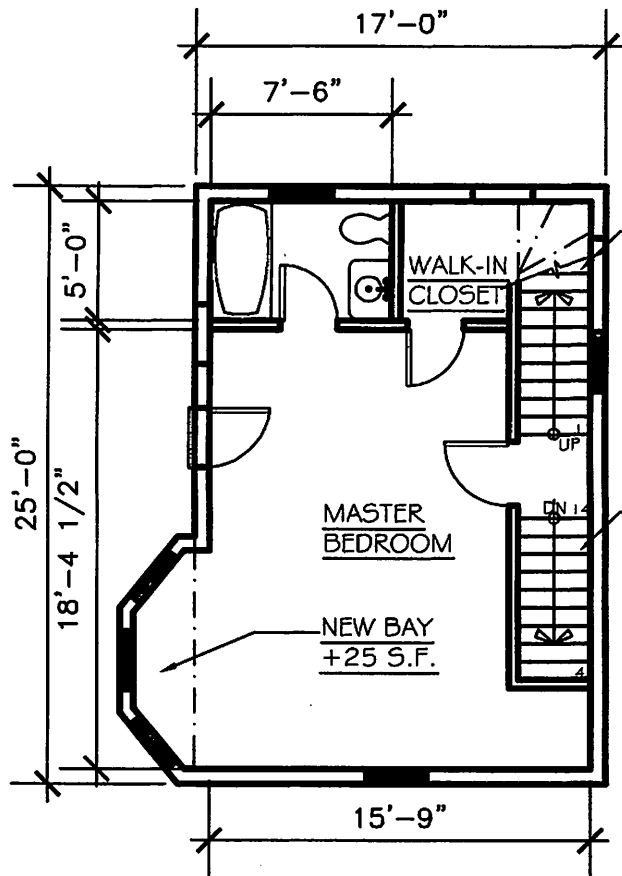
2 First Floor Plan
SCALE: 1/8" = 1'-0"

109 TREMONT STREET
CAMBRIDGE, MA

Proposed
Plans
Scale: As Noted
Date: 1/22/16

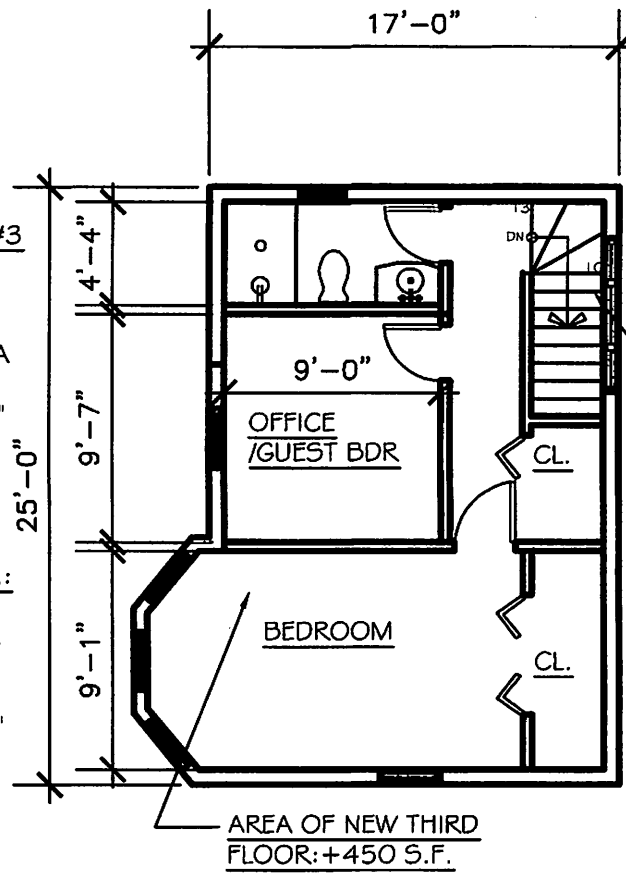
Silvana Sawaya Architect
1839 Washington Street
Newton, MA 02466 tel: 617.243.0698

A4



STAIRS #3
TO 3RD
FLR.:
13R@
8-1/4" EA
= 8'-11"
12T @ 9"

STAIRS
#2 TO
2ND FLR.:
14R@
7.82" EA
= 9'-1-1/2"
13T @ 9"
EA = 9'-9"



STAIRS
#3 TO
3RD
FLR.:
13R@
8-1/4"
EA = 8'-11"
12T @ 9"

1 Second Floor Plan
SCALE: 1/8" = 1'-0"

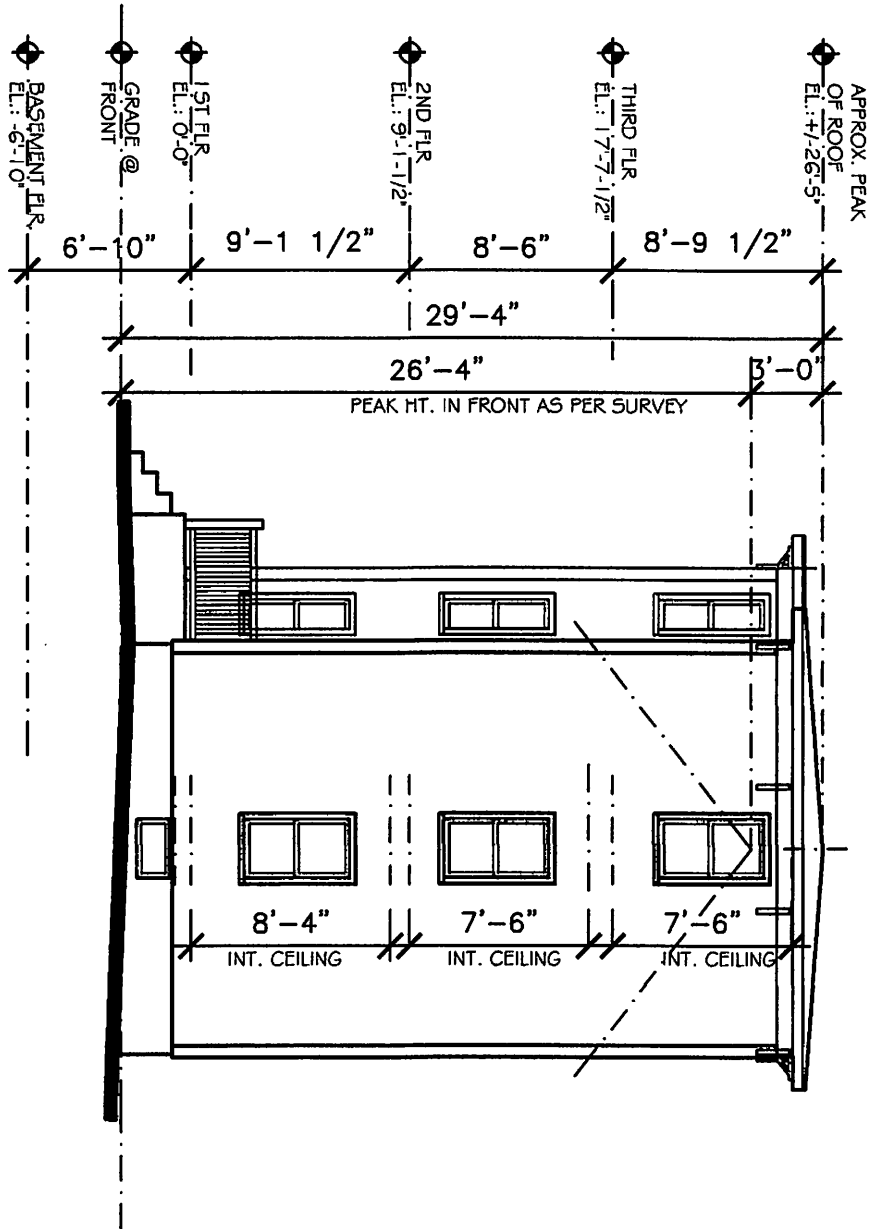
2 Third Floor Plan
SCALE: 1/8" = 1'-0"

108 TREMONT STREET
CAMBRIDGE, MA

Proposed Plans
Scale: As Noted
Date: 1/22/16

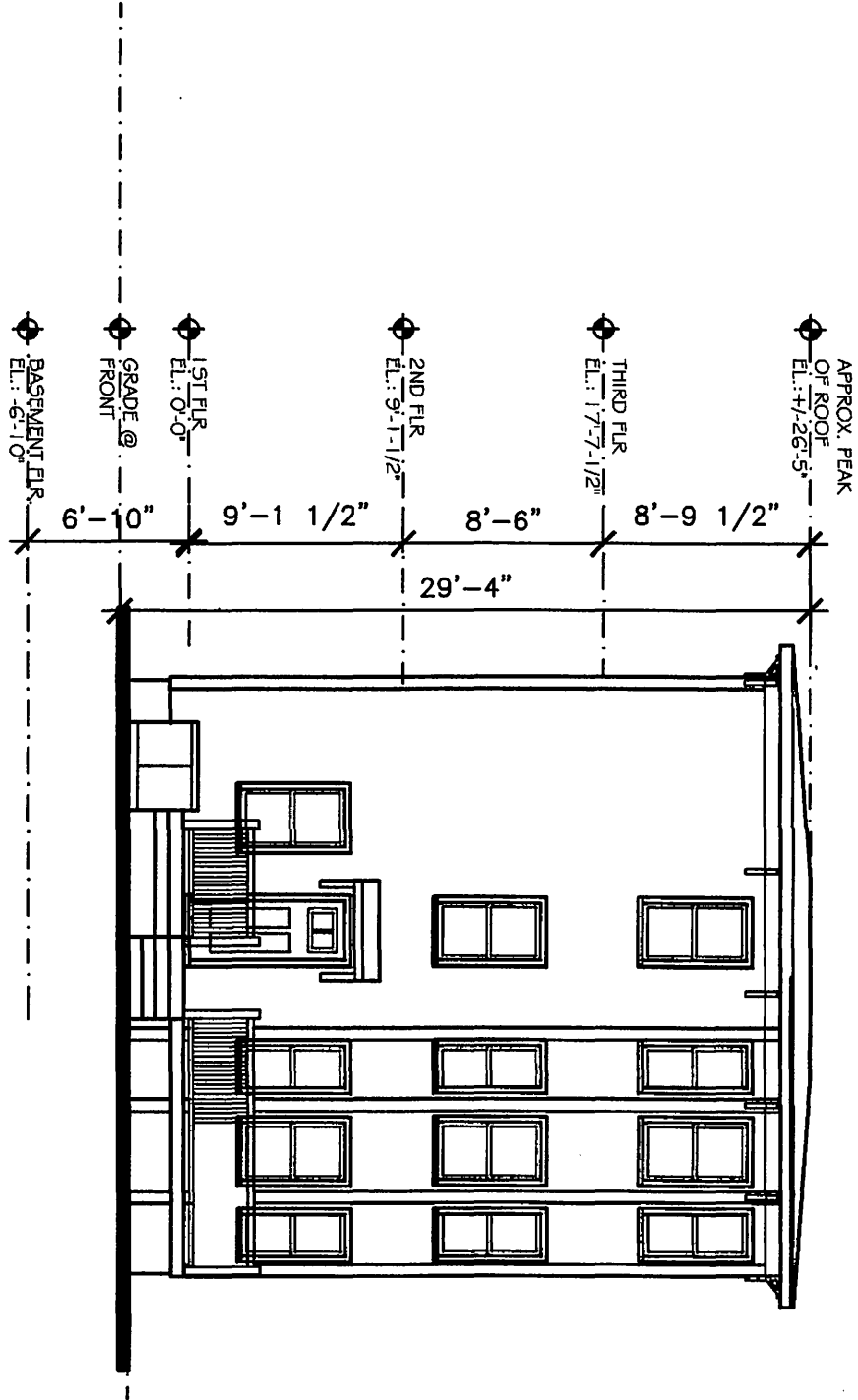
Silvana Sawaya Architect
1839 Washington Street
Newton, MA 02466 Tel: 617.243.0698

A5



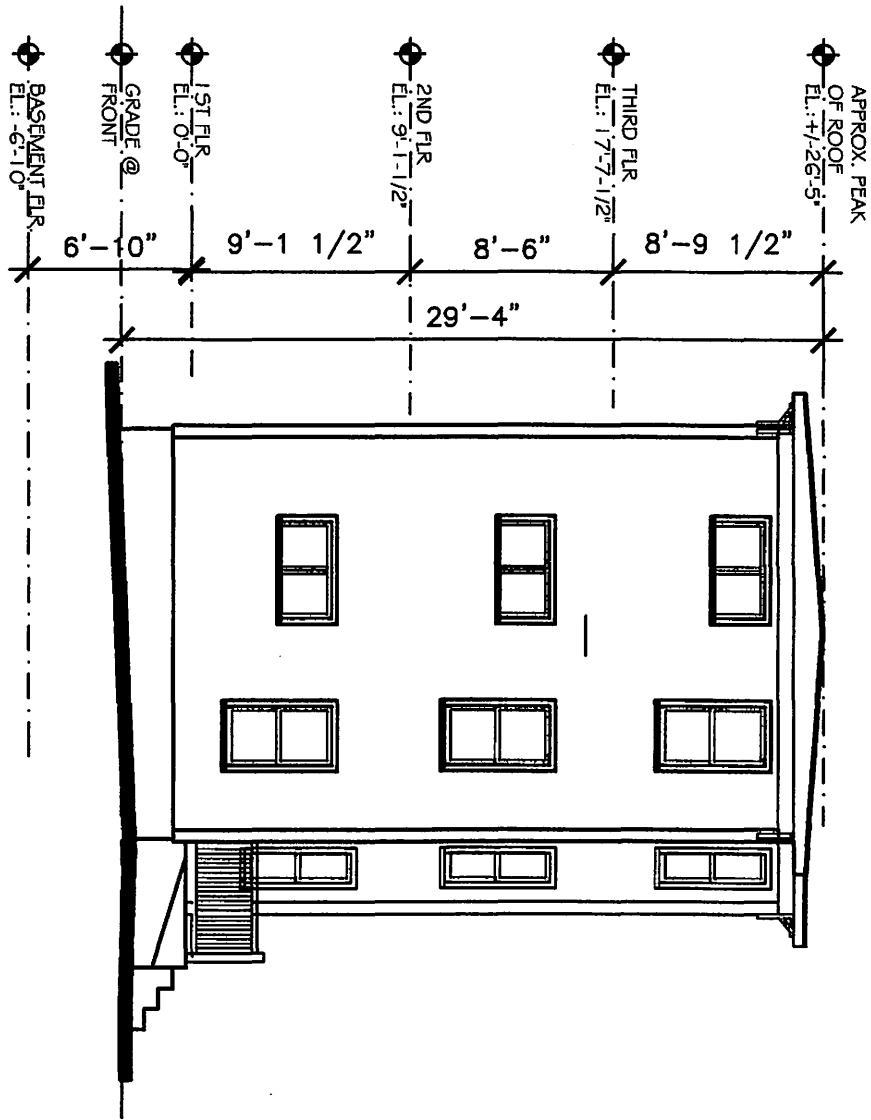
1 East Elevation
SCALE: 1/8"=1'-0"

A6	Silvana Sawaya Architect	Elevations	109 TREMONT STREET CAMBRIDGE, MA
	1839 Washington Street Newton, MA 02466 tel: 617.243.0698	Scale: As Noted	
		Date: 1/22/16	



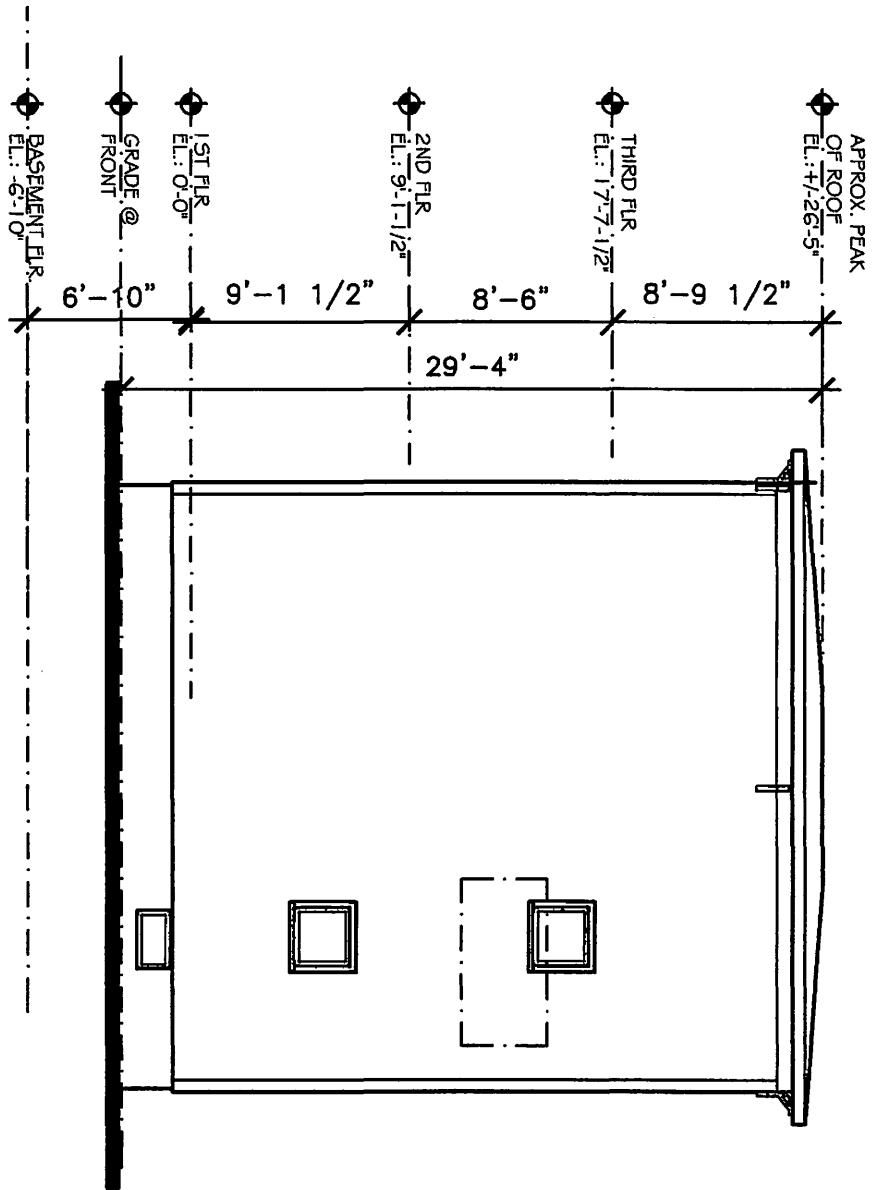
1 South Elevation
SCALE: 1/8" = 1'-0"

A7	Silvana Sawaya Architect	Proposed Elevations	109R TREMONT STREET CAMBRIDGE, MA
	1839 Washington Street Newton, MA 02466 tel:617.243.0698	Scale: As Noted	
		Date: 1/22/16	



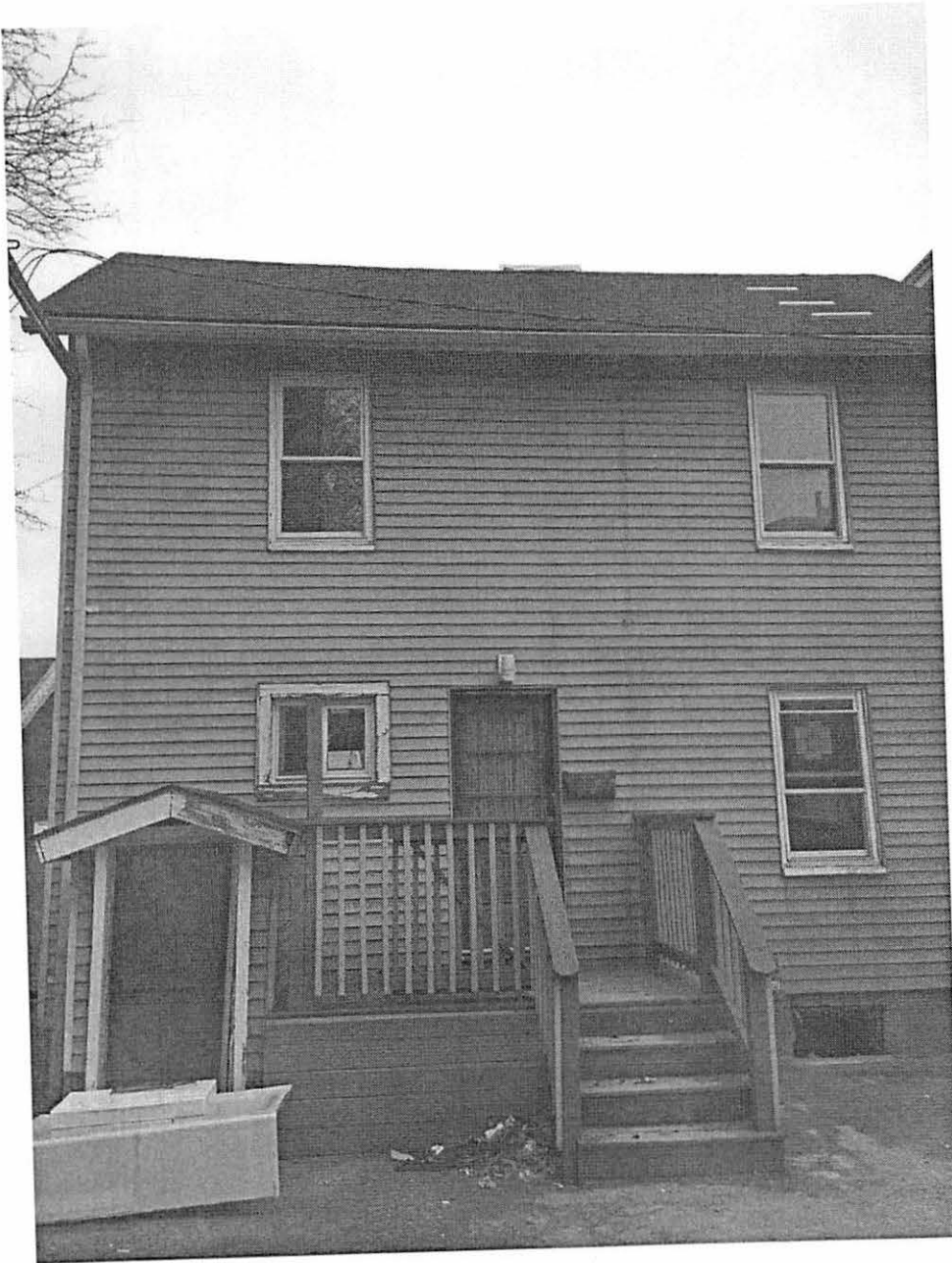
1 West Elevation
SCALE: 1/8"=1'-0"

A8	Silvana Sawaya Architect	Proposed Elevations	109 TREMONT STREET CAMBRIDGE, MA
	1839 Washington Street Newton, MA 02466 tel:617.243.0698	Scale: As Noted	
		Date: 1/22/16	

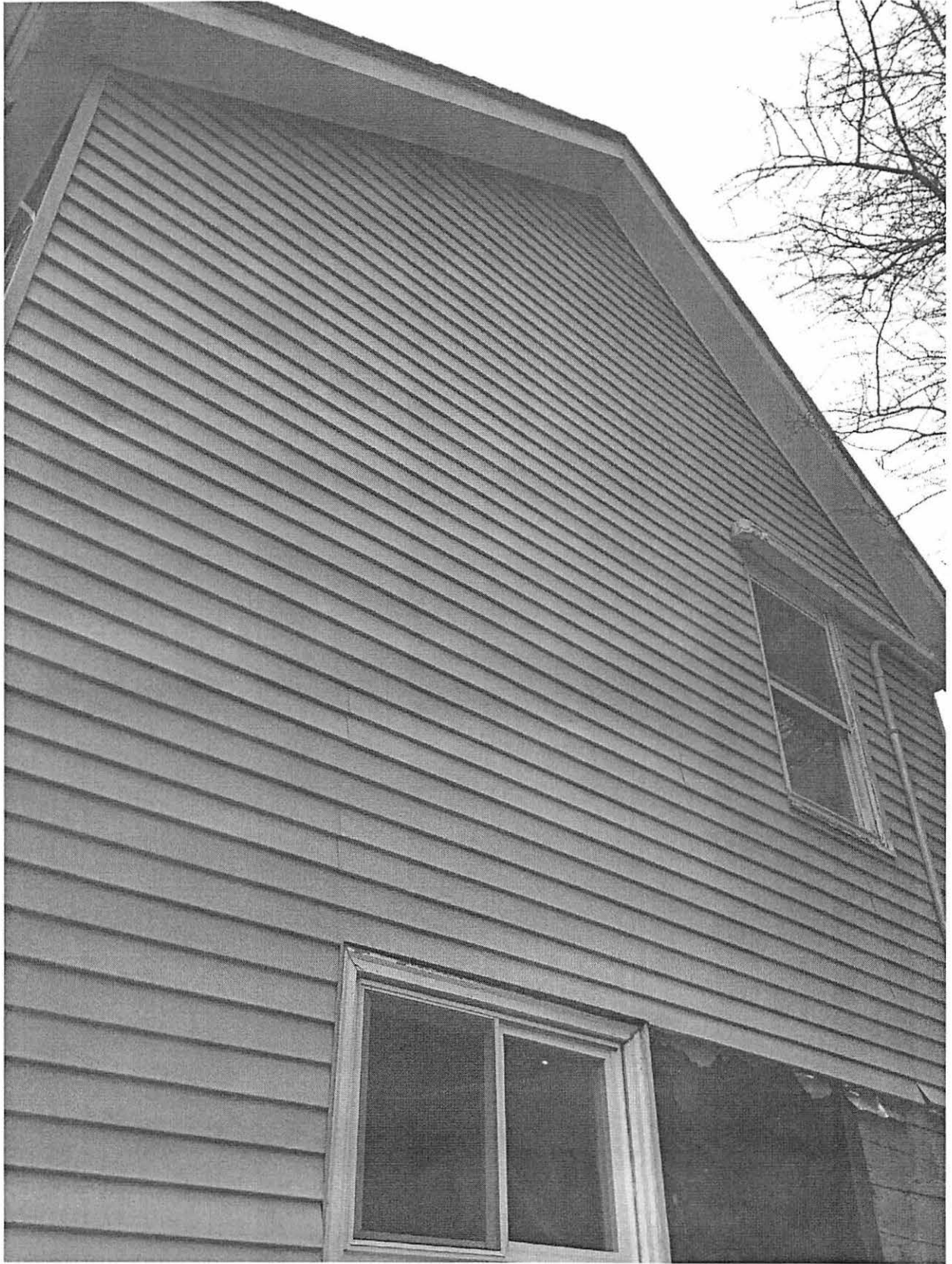


① North Elevation
SCALE: 1/8" = 1'-0"

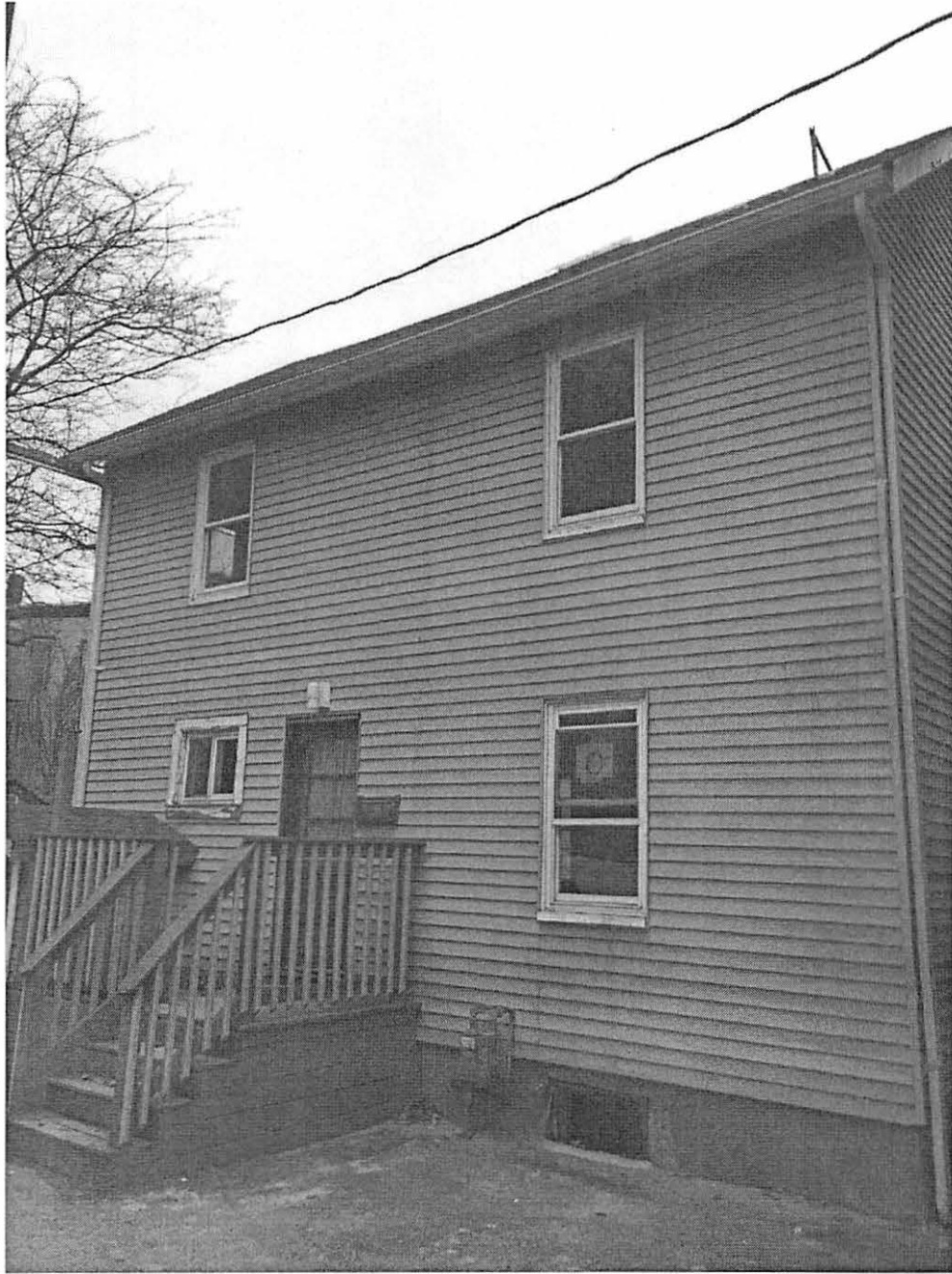
A9	Silvana Sawaya Architect	Proposed Elevations	109^R TREMONT STREET CAMBRIDGE, MA
	1839 Washington Street Newton, MA 02466 tel: 617.243.0698	Scale: As Noted	
		Date: 1/22/16	



109 R TREMONT ST. SOUTH ELEV. (FRONT)



109 R TREMONT ST.
WEST ELEV.



109 R TREMONT ST SOUTHELY. (FRONT)

109R TREMONT ST.
EAST AVEV.





Bk: 68051 Pg: 505 Doc: DEED
Page: 1 of 2 09/20/2016 02:51 PM

After Recording Return To:

Stephen J. Tassinari, Esq.
Tassinari Law Office
2 Neptune Road
East Boston, MA 02128

[Space Above This Line For Recording Data]

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Maria Pacheco, Samuel J. DeMoura, Maria H. Carvalho and Maria V. Ribeiro for TWO MILLION TWO HUNDRED SIXTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$2,267,500.00) dollars consideration paid, grant to Sammy Dekaidek of 37 Upland Road, Burlington, MA, with **QUITCLAIM COVENANTS**, the land with the buildings thereon now known as and numbered 109-113 Tremont Street, in Cambridge, in the County of Middlesex, Commonwealth of Massachusetts, bounded and described as follows:

Property Address: 109-113 Tremont Street, Cambridge, MA 02139

Beginning at a point on the Northwesterly side of Tremont Street, seventy-seven feet (77') and three inches (3'') distant Northeasterly from Cambridge Street; thence running

Northeasterly on said Tremont Street, forty-seven feet (47') and eight inches (8''); thence

Northwesterly at right angles with said Tremont Street, one-hundred and one feet (101') and seven inches (7''); thence

Southwesterly by lot numbered 65 on a plan of Amory Houghton's land recorded in Book of Plans 8, Plan 51, Middlesex South District Registry of Deeds, fifty feet (50'); and thence

Southwesterly eighty-six feet (86') and one inch (1'') to the point of the beginning.

Containing forty-four hundred and seventy-one (4471) square feet.

For our title, see deed of Felicia Losciale to Lenine Oliveira et al. dated March 12, 1956 and recorded with Middlesex South District Deeds, Book 8683, Page 550; deed from Lenine Oliveira to Manuel Antonio Santos et al. dated March 30, 1976, and recorded with Middlesex South District Deeds, Book 12953, Page 449; deed from Natalia Antonio Santos to Maria Pacheco dated March 17, 2008, and recorded with Middlesex South District Deeds, Book 50909, Page 468; and, Middlesex Probate Court Docket No. 04P1813EP1, Estate of Alice Moura.

This is not a Homestead Property.

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 09/20/2016 02:51 PM
Ctrl# 250806 03990 Doc# 00166124
Fee: \$10,339.80 Cons: \$2,267,500.00

1801-1802
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1861-1862

Cowen Associates

CONSULTING STRUCTURAL ENGINEERS

29 Vesta Road

Natick, MA 01760

Telephone (508) 655 - 3976

Facsimile (508) 655 - 4284

fred@cowenassoc.com

www.cowenassoc.com

FRED V. COWEN P.E., S.E., S.E.C.B., FASCE, President

December 15, 2016

Ms. Silvana MacArthur-Sawaya

1839 Washington Street

Newton, MA 02166

Re: #16.485 - Structural Inspection
109 Tremont Street, Cambridge, MA

Structural Evaluation Report

Objective: This inspection and analysis was conducted to investigate the potential for the existing foundation to support the addition of a third floor on the existing residential building.

Abstract: On Wednesday December 7, 2016 an inspection of the existing foundation and superstructure of the building was carried out.

Observations: The existing foundation is a partial brick masonry (at the top of the wall) and stone wall. Both the inside and outside surfaces of the wall have been parged with cement. The wall thickness was measured as approximately 8" at a window opening at the top of the wall. The wall appears to get thicker toward the bottom. A hole was dug along the inside of the foundation that shows that the wall ends several inches below the existing basement floor slab. There was no footing observed.

The existing building is a two-story building and is approximately 17 feet wide by 25 feet long. The wood-framed floors and roof span across the 17 foot width.

The foundation walls bow slightly inward, however, no cracking was observed in the parging.

MEMBERS OF:
A.S.C.E. - Fellow
N.S.P.E.
B.A.S.E. (President 1996-7)
A.C.I.
N.C.S.E.A. (MA Delegate 1993-2007)
I.C.R.I.

LICENCES/REGISTRATIONS IN:
Massachusetts (Structural)
New York
Illinois - SE
District of Columbia
Maryland
Missouri
Vermont
New Hampshire
Rhode Island
New Jersey
Virginia
Florida
Kentucky
Pennsylvania
Ohio
Connecticut

S.E.C. Board Certified



Conclusions/Recommendations: Based on a preliminary evaluation of the expected loads on the renovated structure (including the proposed third floor) we estimate the bearing pressure at the bottom of the foundation to be less than 2,000 psf. In addition, due to the lack of observed cracking on the surface of the foundation walls, we see no evidence that the existing foundation walls are not capable of carrying the additional residential loads associated with a new third floor.

If you have any questions or comments regarding this matter, please call.

Sincerely,



Cowen Associates
Raymond H. Busser
Structural Engineer





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

2017 JAN -6 AM 11:07
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-012318-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : v

Appeal : _____

PETITIONER : Silvana Sawaya

PETITIONER'S ADDRESS : 1839 Washington Street Newton, MA 02466

LOCATION OF PROPERTY : 109R Tremont St Cambridge, MA

TYPE OF OCCUPANCY : C1 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

 Variance: To add a 3rd floor and a 3 story bay.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 5.000 Section 5.13 (Seperation of Buildings).

Article 8.000 Section 8.22.1 (Enlargement of Non-Conforming Structure).

Original Signature(s) :

 Silvana Sawaya
 (Petitioner(s) / Owner)

 SILVANA SAWAYA

(Print Name)

Address :

 1839 Washington St, Newton, MA 02466

Tel. No. :

 617.967.1487

E-Mail Address :

 sawaya.mac@gmail.com

Date :

 01/04/17