



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

BZA APPLICATION FORM

Plan No: BZA-012159-2016

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : John J. Almeida - C/O Andrew Steingiser

PETITIONER'S ADDRESS : 316 Cambridge Street Cambridge, MA 02141

LOCATION OF PROPERTY : 14 Hardwick St Cambridge, MA 02141

TYPE OF OCCUPANCY : 3-Family ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Other: Window changes-exist. non conforming yard setbacks


DESCRIPTION OF PETITIONER'S PROPOSAL :

Changing window location and removing some windows on the left side elevation, removing windows on right side elevation, of a 3-Decker that is existing non-conforming to yard requirements.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.1.D (Non-Conforming Structure).

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

Original Signature(s) : 
 (Petitioner(s) / Owner)

Andrew Steingiser, Foley Fibre Arch.
 (Print Name)

Address : 316 Cambridge St.

Tel. No. : 617-547-8002

E-Mail Address : asteingiser @ foleyfibre.com

Date : _____

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 J. ALMEIDA
(OWNER)

Address: 317 CARDINAL MEDERUS AVE CAMBRIDGE

State that I/We own the property located at 14-16 HARDWICK STREET. CAMBRIDGE which is the subject of this zoning application.

The record title of this property is in the name of JOHN J. ALMEIDA
AND JOANNA SANGER ALMEIDA

*Pursuant to a deed of duly recorded in the date 10/26/15, Middlesex South County Registry of Deeds at Book 66278, Page 203; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

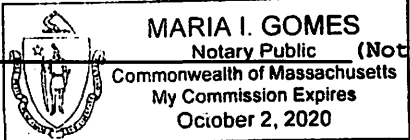
**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Massachusetts, County of Middlesex

The above-name John J. Almeida personally appeared before me, this 30th of November 2016, and made oath that the above statement is true.

Maria I. Gomes Notary

My commission expires _____
 MARIA I. GOMES
Notary Public (Notary Seal).
Commonwealth of Massachusetts
My Commission Expires
October 2, 2020

- 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 14 Hardwick St Cambridge, MA 02141 (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 setbacks are not changing.
- 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:
Traffic patterns etc. will not be changing
- 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:
Uses remain unchanged.
- 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 is no change in use. Most windows are existing windows. The amount of windows where facing other buildings is being reduced.
- 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:

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Foley Fiore **PRESENT USE/OCCUPANCY:** 3 Family
LOCATION: 14 Hardwick St Cambridge, MA 02141 **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 Family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4840	4840	2619.75	(max.)
<u>LOT AREA:</u>	3493.8	3493.8	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	1.39	1.39	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	3493 shared	3493 shared	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	32.5'	32.5'	50	(min.)
DEPTH	107.5'	107.5'	100	
<u>SETBACKS IN FEET:</u>				
FRONT	.7'	.7'	15'-3"	(min.)
REAR	51.8'	51.8'	15'-3"	(min.)
LEFT SIDE	3.7'-5.5'	3.7'-5.5'	7'-6"	(min.)
RIGHT SIDE	1.2'	1.2'	7'-6"	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	36'	36'	35'	(max.)
LENGTH	55'	55'	na	
WIDTH	25'-2"	25'-2"	na	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	53%	53%	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	2	3	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	0	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	na	na	na	(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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2016 DEC 13 PM 1:04

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 Plan No: BZA-012159-2016

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Original Signature(s) :

Andrew Steingiser
 (Petitioner(s) / Owner)

Andrew Steingiser, Foley Fire Arch.
 (Print Name)

Address :

316 Cambridge St.

Tel. No. :

617-547-8002

E-Mail Address :

asteingiser@foleyfire.com

Date : _____



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 14 Hardwick 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 for proposed work.
- 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 December 9, 2016

Received by Uploaded to Energov

Date December 9, 2016

Relationship to project BZA 12159-2016

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>

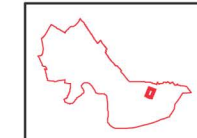
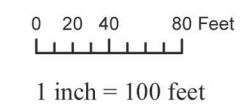


City of Cambridge
Assessing Department
795 Massachusetts Ave.
Cambridge, MA 02139

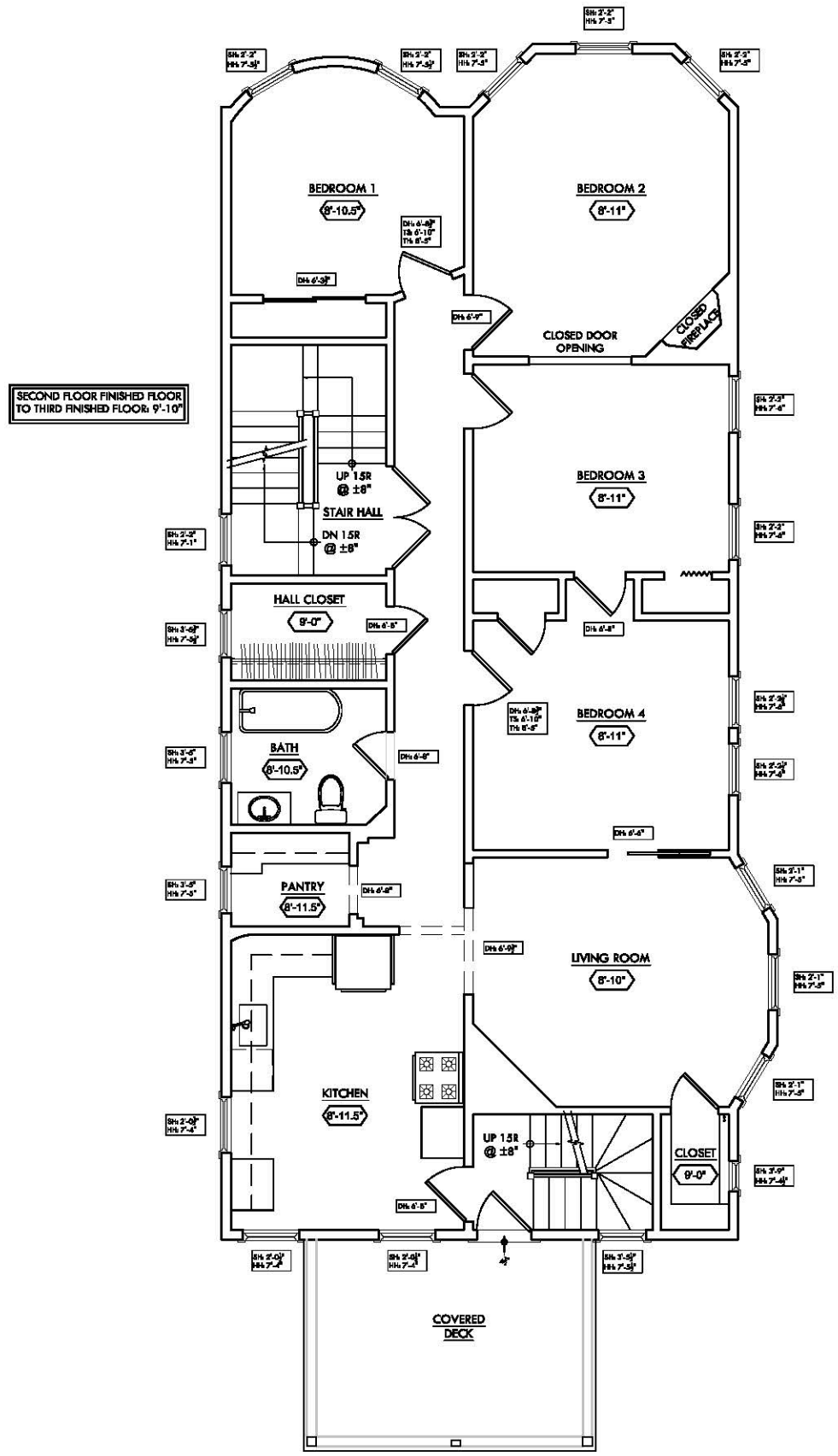
- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 39 Block Number
- 10 Street Number
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimensions
- (125.0) Deed Dimension

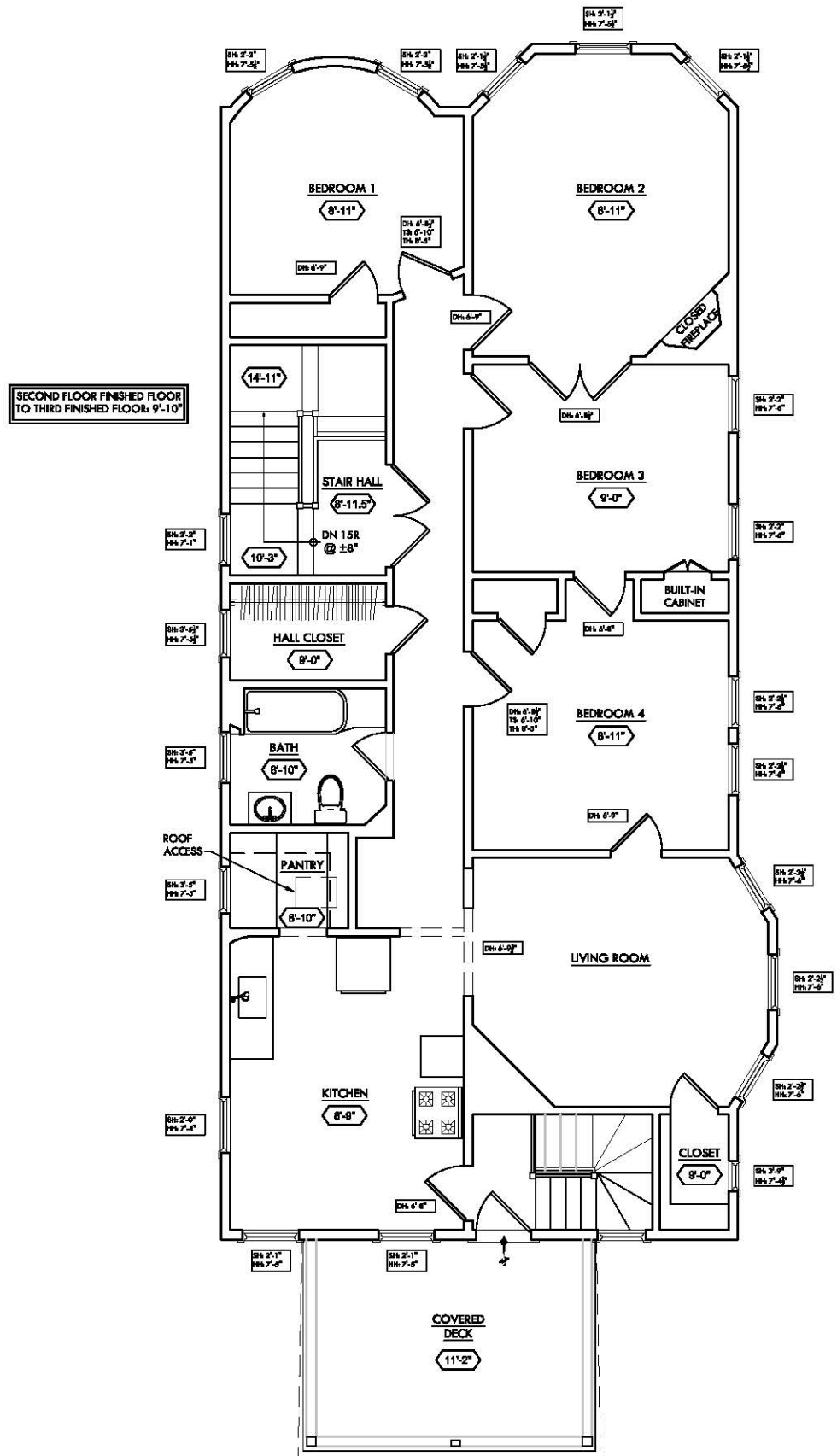
DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). 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.



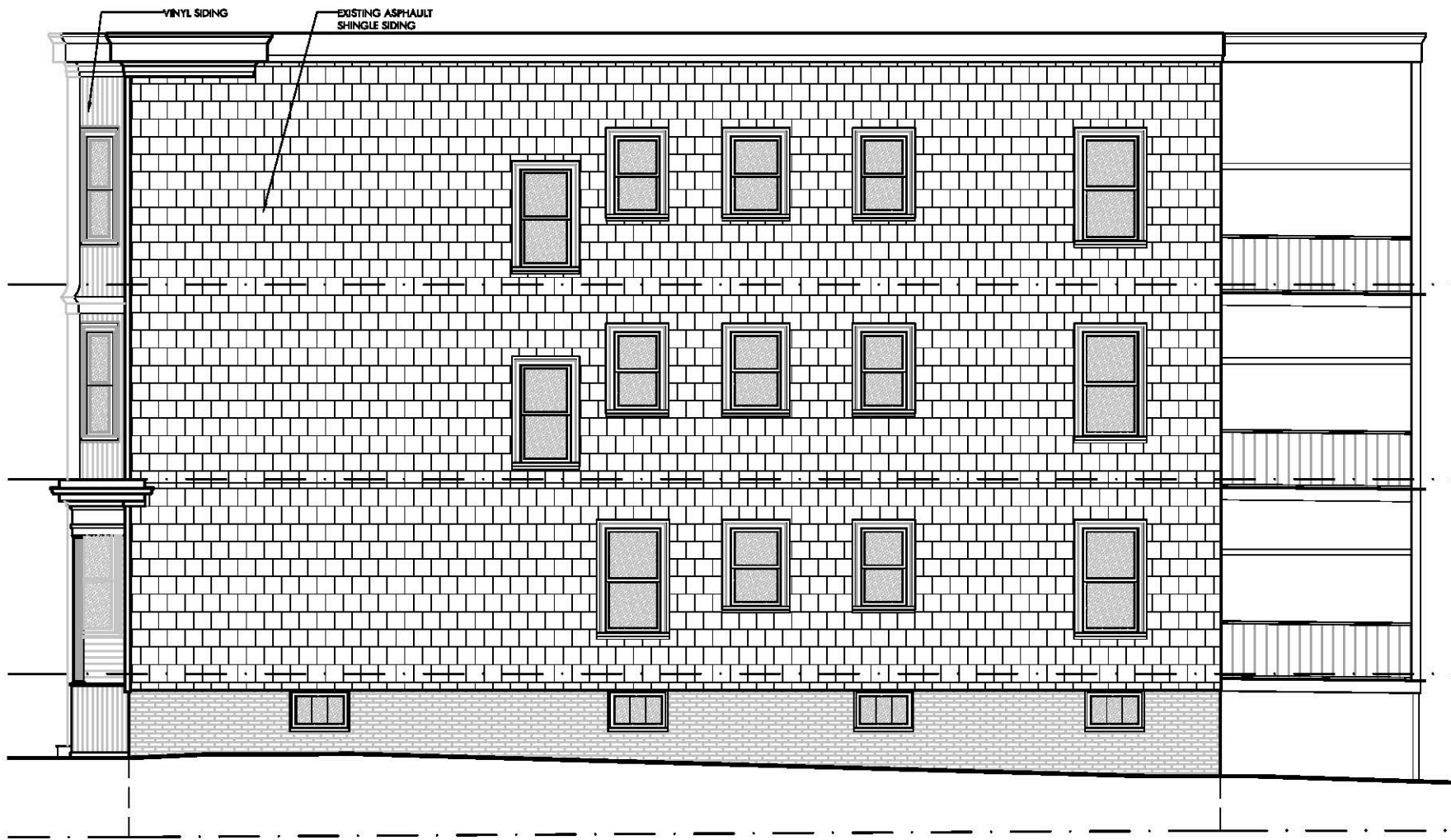
Parcel Block Map
39



1 **EXISTING SECOND FLOOR PLAN**
 1/8" = 1'-0"



2 **EXISTING THIRD FLOOR PLAN**
 1/8" = 1'-0"



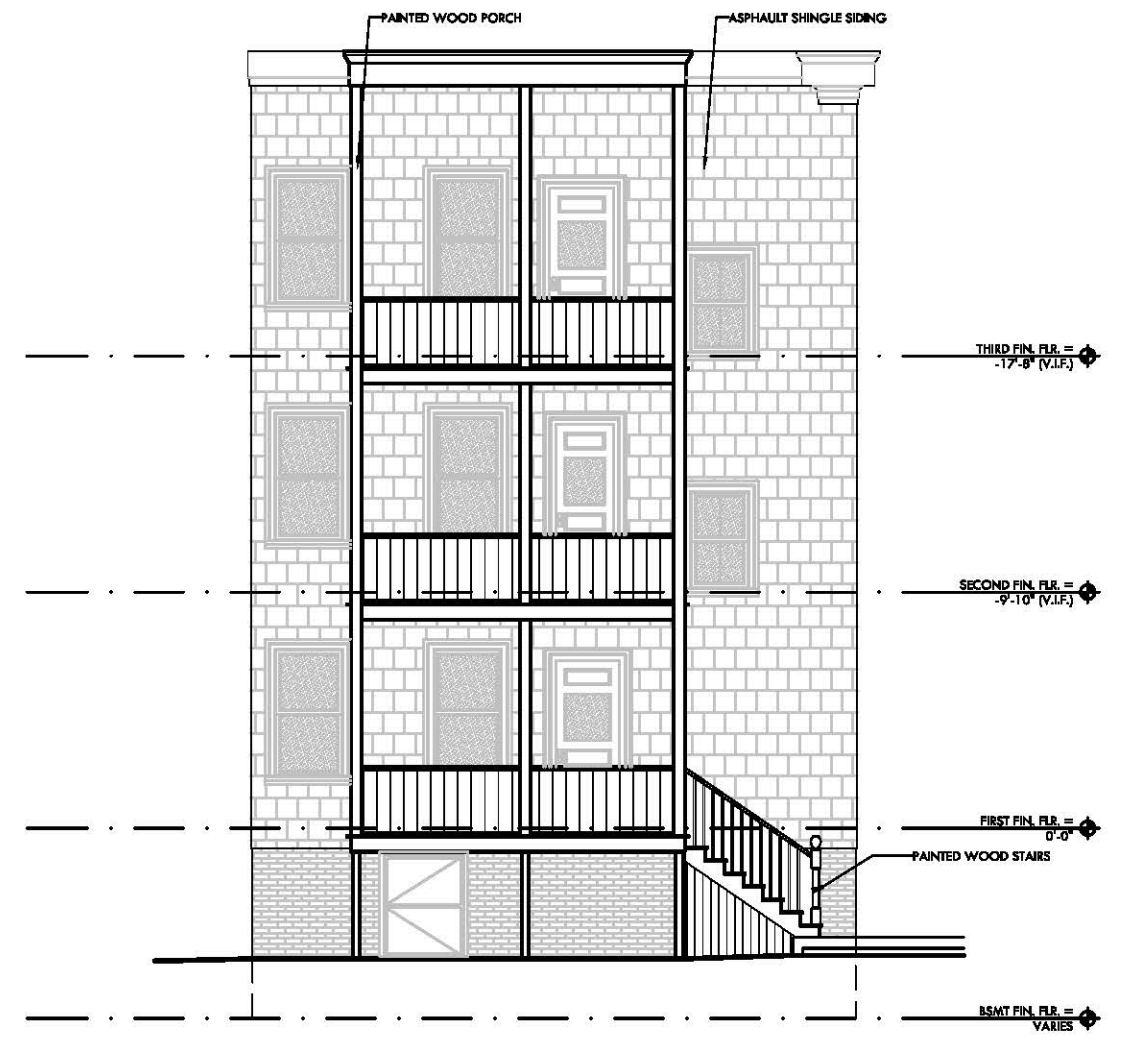
1 EXISTING WEST ELEVATION
1/8" = 1'-0"



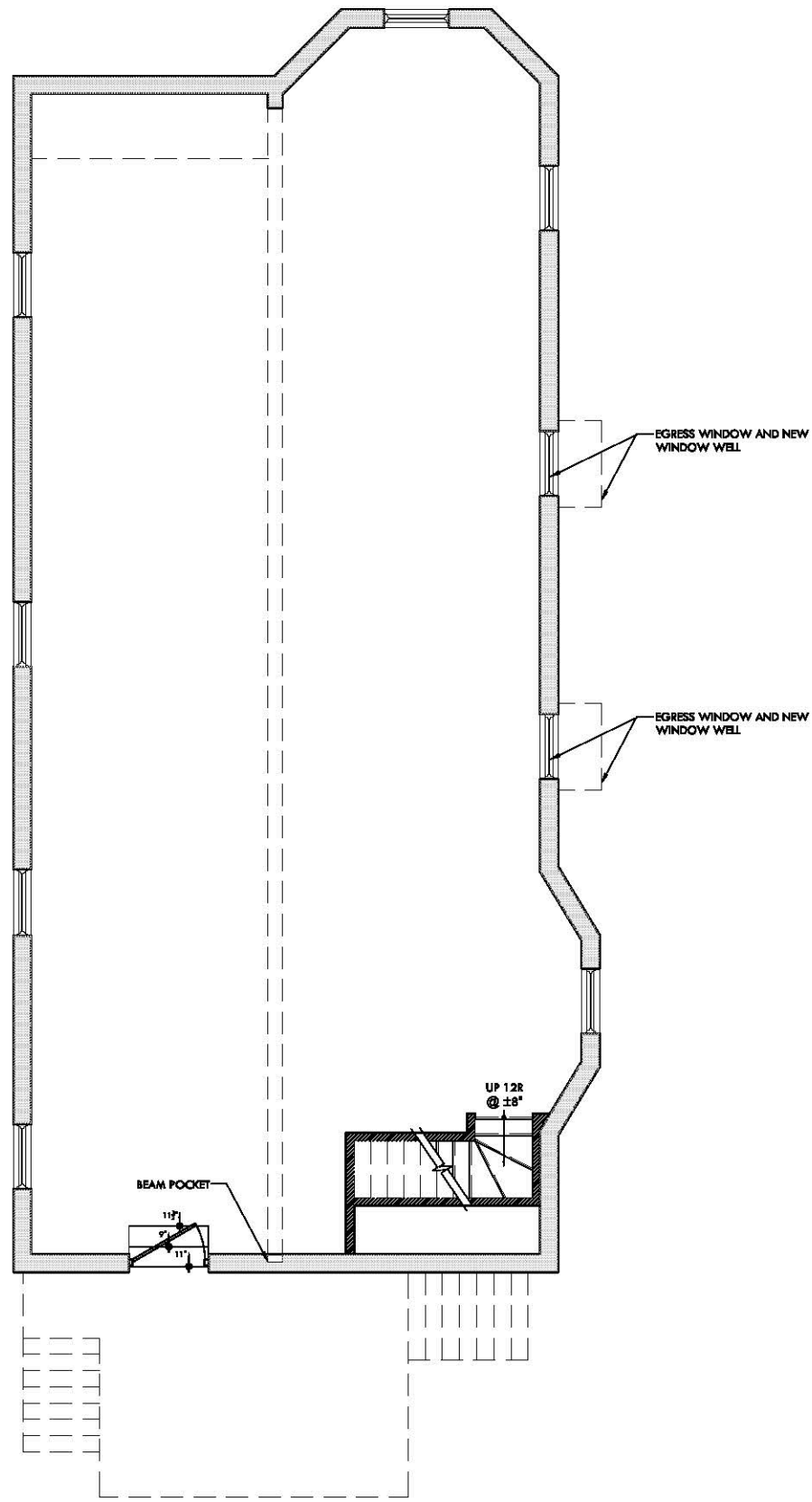
2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



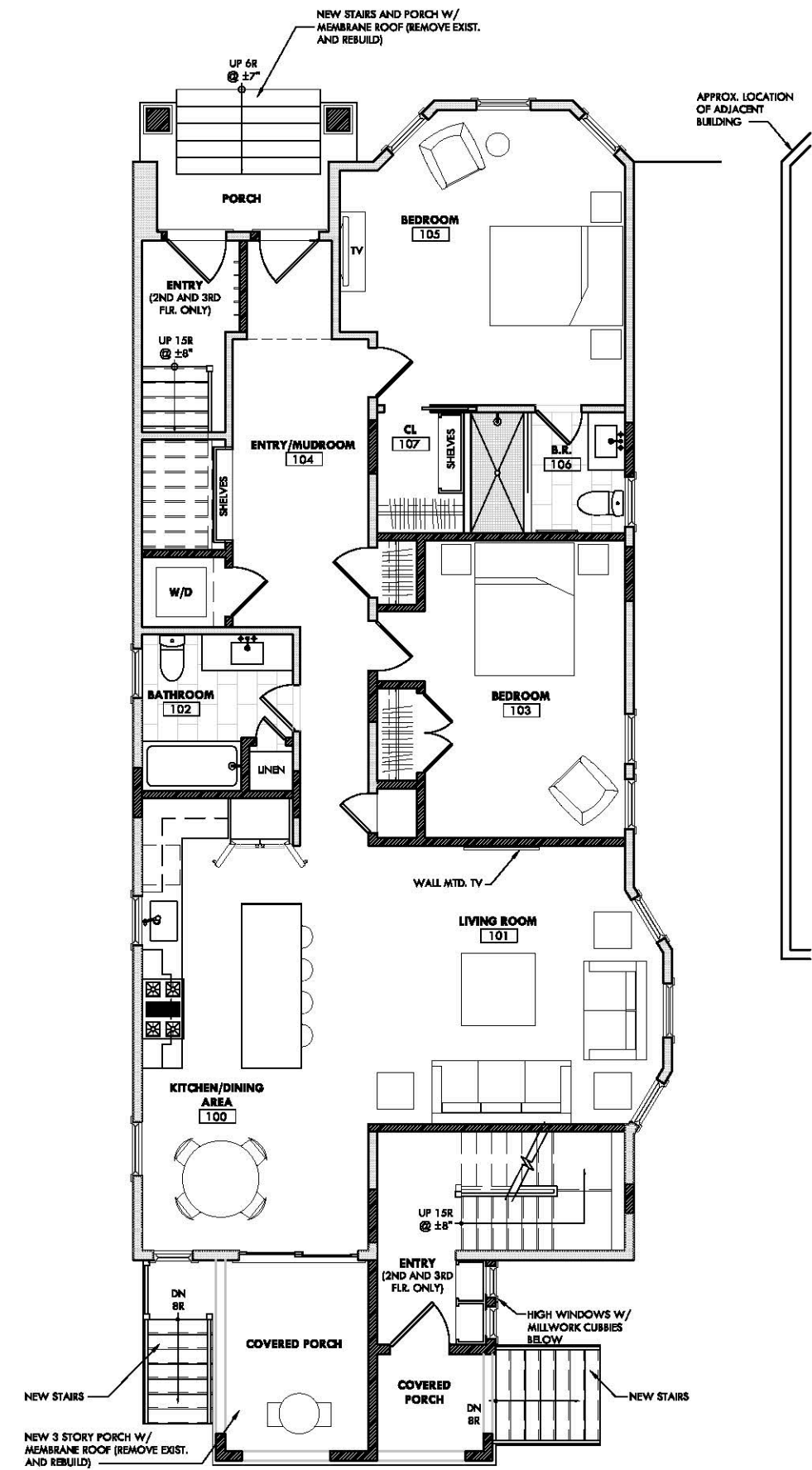
1 **EXISTING EAST ELEVATION**
1/8" = 1'-0"



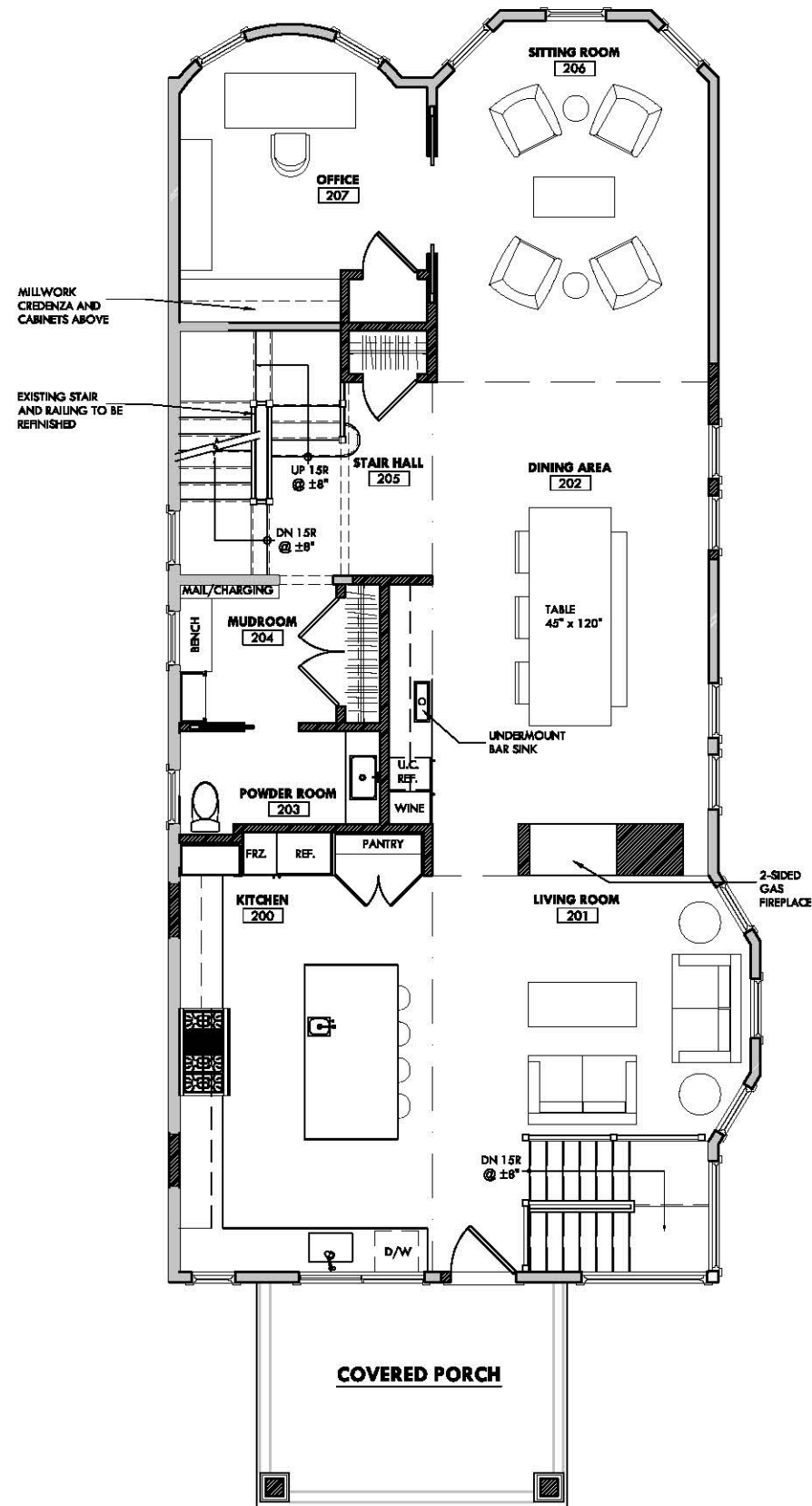
2 **EXISTING SOUTH ELEVATION**
1/8" = 1'-0"



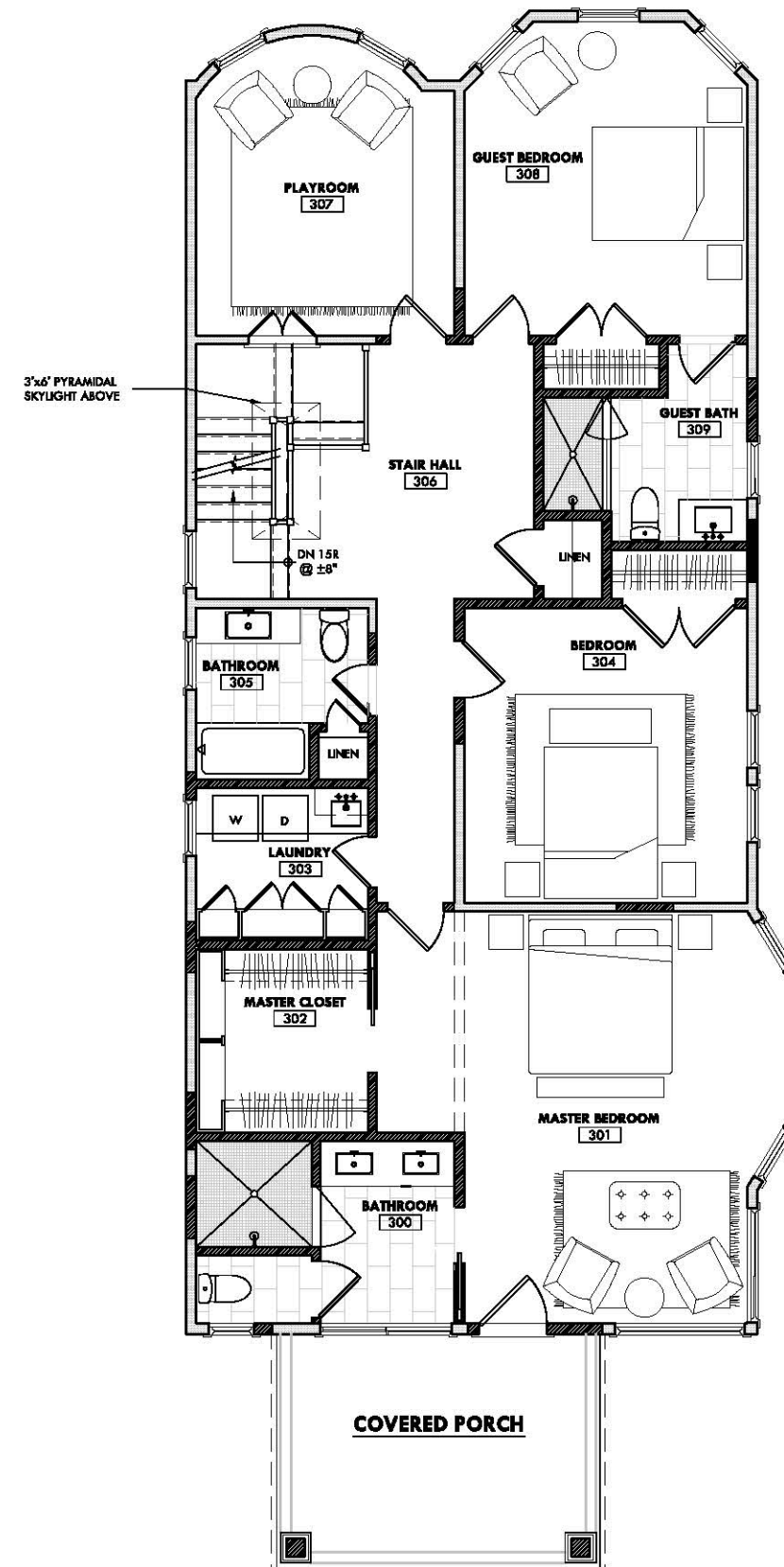
1 **PROPOSED BASEMENT PLAN**
1/8" = 1'-0"



2 **PROPOSED FIRST FLOOR PLAN**
1/8" = 1'-0"



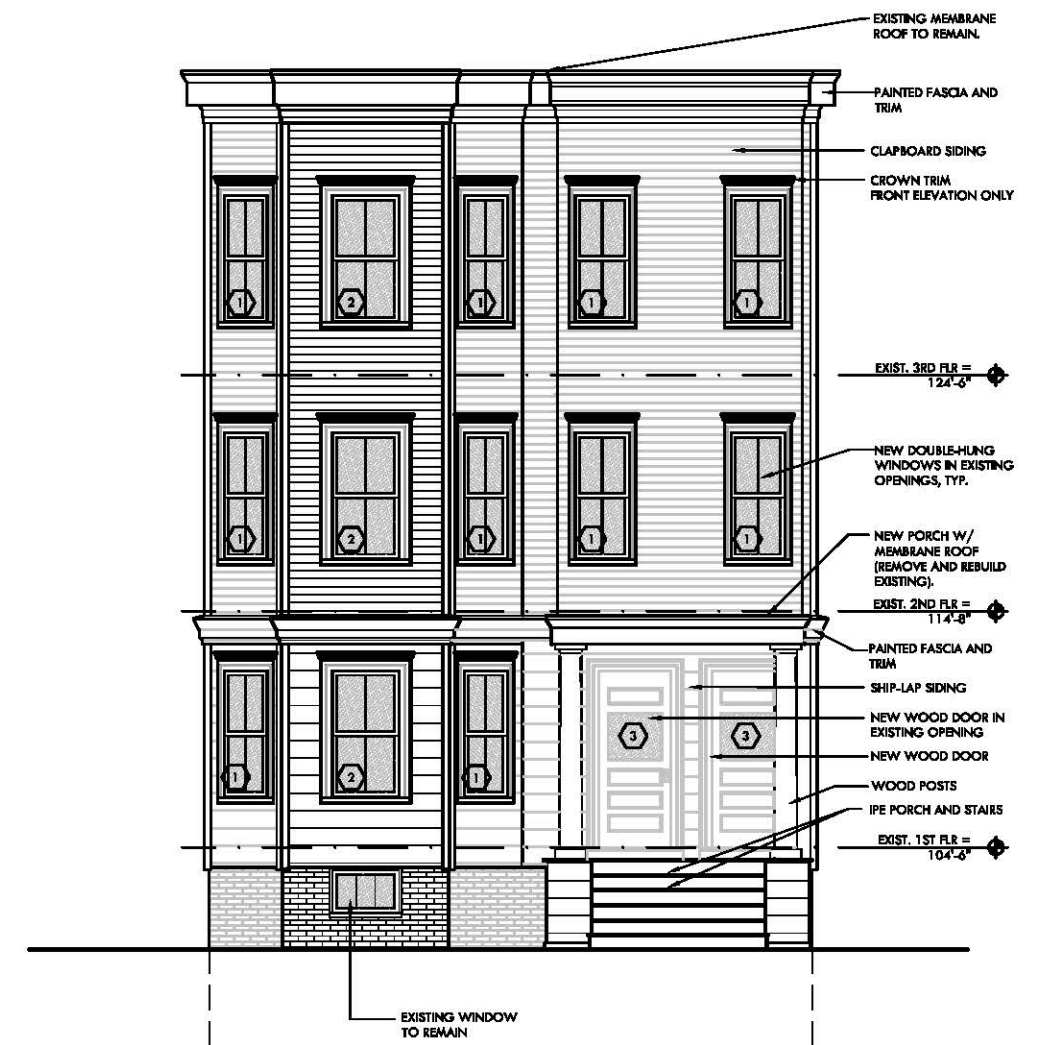
1 PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
1/8" = 1'-0"



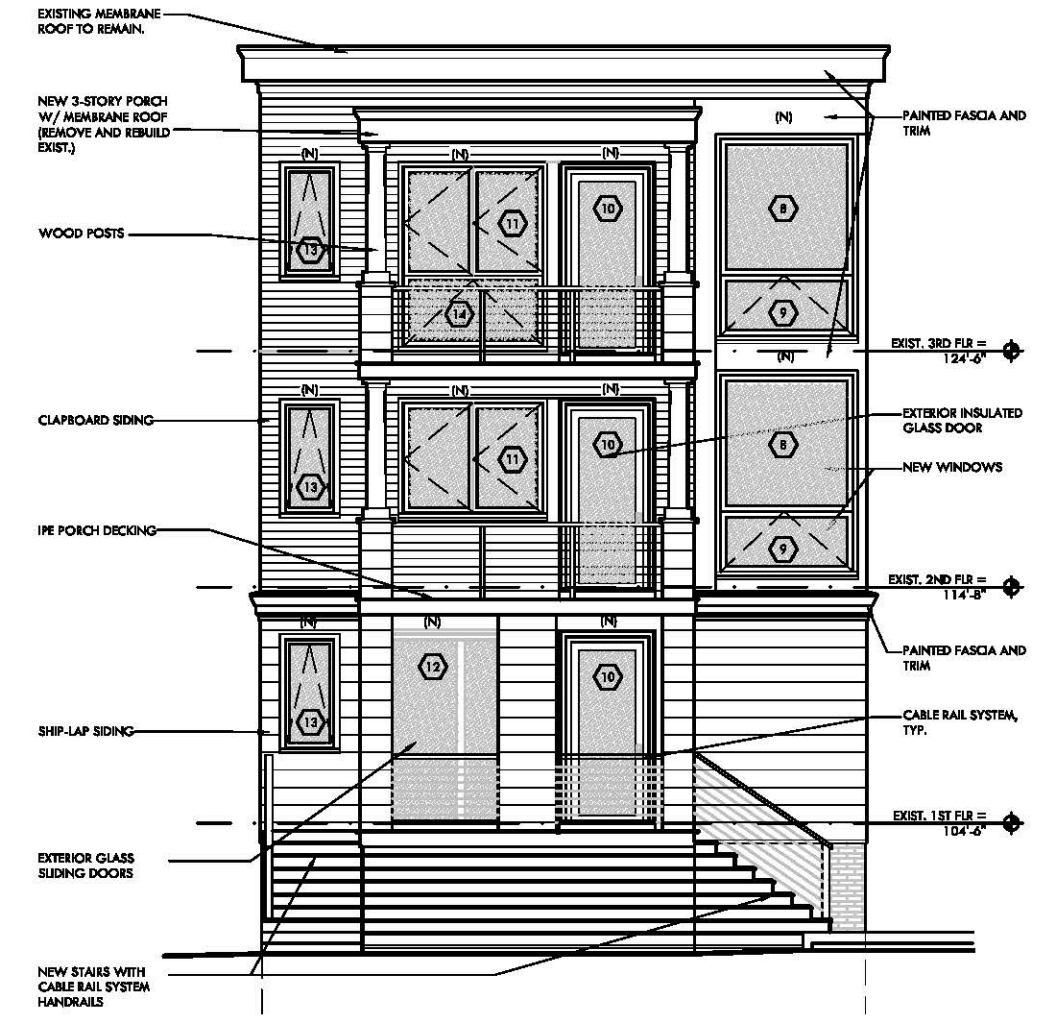
1 **PROPOSED WEST ELEVATION**
1/8" = 1'-0"



2 **PROPOSED NORTH ELEVATION**
1/8" = 1'-0"



1 **PROPOSED EAST ELEVATION**
1/8" = 1'-0"



2 **PROPOSED SOUTH ELEVATION**
1/8" = 1'-0"



EXISTING WEST ELEVATION 1



EXISTING WEST ELEVATION 2



EXISTING NORTH ELEVATION 1



EXISTING NORTH ELEVATION 2



EXISTING EAST ELEVATION 1



EXISTING EAST ELEVATION 2

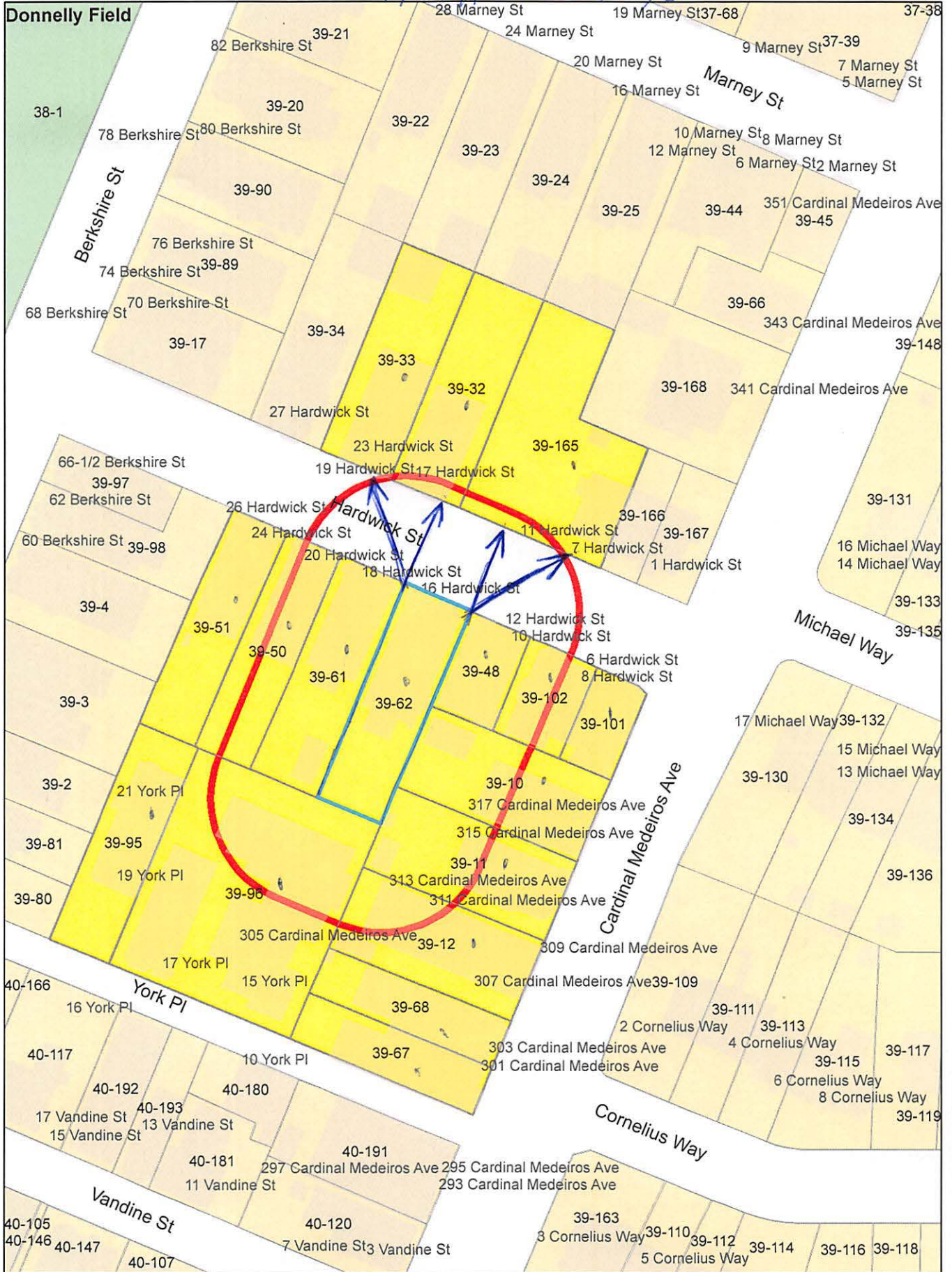


EXISTING SOUTH ELEVATION 1



EXISTING SOUTH ELEVATION 2

14 Hardwick St.



14 Hardwick St.

Petitioner

39-96
KAISER, MAUREEN ANN &
JILLIAN OWENS CHRISTENSEN
15 YORK PL., #15/1
CAMBRIDGE, MA 02141

39-96
KHAFAGY, TAMER
15 YORK PL., UNIT #5
CAMBRIDGE, MA 02141

FOLEY FIORE ARCHITECTS
C/O ANDREW STEINGISER
316 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

39-96
ALVARRAN, DOMINIC THOMAS
15 YORK PL. UNIT#3
CAMBRIDGE, MA 02141

39-96
FEDELES, BOGDAN I. & HAN MEN
15 YORK PL., #2
CAMBRIDGE, MA 02141

39-95
MAYER, RUSSELL & LISA A. D'AMBROSIO
20 YORK RD
WABAN, MA 02468

39-95
WAYLAND, EDWARD W. & MARY PAT CORNIER
21 YORK ST
CAMBRIDGE, MA 02139

39-96
MYERS, KAREN A. & DEAN R. BERNIER
C/O JAMESON, ELIZABETH & BRIAN CIVALE
17 YORK PL. UNIT#1
CAMBRIDGE, MA 02141

39-96
SOSIC, ZORAN
122 BERKSHIRE ST., #4B
CAMBRIDGE, MA 02141

39-96
FEDELES, BOGDAN & HAN MEN
17 YORK PL. UNIT#2
CAMBRIDGE, MA 02141

39-10
ALMEIDA, MARIA C., JOHN J. ALMEIDA &
HELENA A. DOMINGOS TRUSTEES
315-317 CARDINAL MEDEIROS AVE
CAMBRIDGE, MA 02141

39-11
MONIZ, JOSE L. &
MARIA INES MONIZ A LIFE ESTATE
313 CARDINAL MEDEIROS AVE
CAMBRIDGE, MA 02141

39-12
QUELHA, AMADEU C., & ARMANDINA R.C.,
309 CARDINAL MEDEIROS AVE
CAMBRIDGE, MA 02141

39-32
WANG, FUCHENG & WENJIN SU
17 HARDWICK ST.
CAMBRIDGE, MA 02141

39-33
CAMARA, HENRIQUE & GERTRUDE CAMARA
23 HARDWICK ST.
CAMBRIDGE, MA 02141

39-48
JOHNSON, ROBERTA M.
10 HARDWICK ST.
CAMBRIDGE, MA 02141

39-50
LAM, KIN CHUNG & CHRISTINE LAM,
TRS K&C REALTY TRUST
251 WINCHESTER ST.
BROOKLINE, MA 02446

39-51
KIROJO, LLC.
11 OREGON RD,
P.O. BOX 457
PLYMOUTH, MA 02020

39-61
ALVES, ANTONIO G.
20 HARDWICK ST
CAMBRIDGE, MA 02141

39-62
ALMEIDA, JOHN J. & JOANNA SANGER ALMEIDA
317 CARDINAL MEDEIROS AVE
CAMBRIDGE, MA 02141

39-67
VEIGA, JACINTO P., MARIA VEIGA, ANTONIO J.
GOMES, Malfalda V Timas et al
301 PORTLAND ST.
CAMBRIDGE, MA 02141

39-68
FAGUNDES, JOSE A. & ROSA M. FAGUNDES
303 CARDINAL MEDEIROS AVE., SUITE #1
CAMBRIDGE, MA 02141

39-101
MURPHY, BRIAN & REBECCA L. MURPHY
1381 RIVER ST. B
HYDE PARK, MA 02136

39-101
FRANKLIN, JONATHAN
2-4 HARDWICK ST., #2
CAMBRIDGE, MA 02141

39-101
VALVERDE, NELSON A.
420 MAIN STREET
WEST NEWBURY, MA 01985

39-102
ANGLIN, EVROY E.
6-8 HARDWICK ST
CAMBRIDGE, MA 02141

39-165
RODRIGUES, JOHN M. &
MARY JANE RODRIGUES
11 HARDWICK ST
CAMBRIDGE, MA 02141

39-96
FANG, LILI
C/O NANCY SELVAGE
70 HOBBS BROOK ROAD
WESTON, MA 02493