



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

BZA APPLICATION FORM

Plan No: BZA-016277-2018

GENERAL INFORMATION

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

Special Permit : ☒

Variance : v

Appeal :

PETITIONER : Michael LaGasse

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

LOCATION OF PROPERTY : 1556 Cambridge St Cambridge, MA

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

REASON FOR PETITION :

New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

Owner seeks to construct a rear porch and stairway on a non-conforming two-family dwelling to improve egress and access. The porch increases FAR by about 1.5% and requires a variance. Part of the porch is in the side setback. The owner also seeks to alter and add windows in the side setbacks.

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 10.30 (Variance).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

Michael LaBare

(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 : 5/1/18

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, Cambridge, MA 02139,
which is the subject of this zoning application.

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

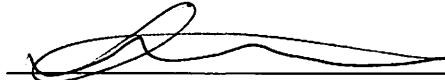
*Pursuant to a deed of duly recorded in the date 9/21/17, Middlesex South
County Registry of Deeds at Book 01515, Page 144; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

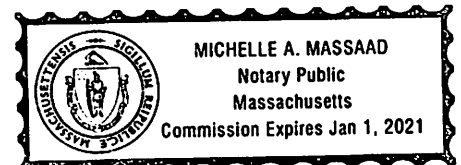
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex.

The above-name Michael LaGasse and Fariba Abbasi personally appeared before me,
this April of 28th, 2018, 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 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:

A literal enforcement of the provisions of this Ordinance would prevent the construction of the proposed porch and stairs on this dwelling. The porch and stairs will improve egress and access into the second floor by avoiding the winding staircase.

- 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 hardship is related to the size and location of the existing building on the lot. The modest porch increase the FAR by about 1.5%, and the location of the building on the narrow lot puts a portion of the structure in the side yard setback.

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

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

Adding the rear porch and stairs will not create any detriment to the public good since many of the surrounding buildings have these amenities.

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

The nature and character of this two-family dwelling will not be changed. The intensity of the use will be not be changed because the porch is modest in size.

*** 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

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
(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 windows 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 of adjacent uses will not be adversely affected 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 **ZONE:** Residence C-1 Zone
PHONE: 617-548-6997 **REQUESTED USE/OCCUPANCY:** 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2999.2	3048.7	2378.25	(max.)
<u>LOT AREA:</u>	3171	3171	3171	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.95	0.96	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	NA	NA	NA	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	32.75'	32.75'	50'	(min.)
DEPTH	NA	NA	NA	
<u>SETBACKS IN FEET:</u>				
FRONT	12.7'	12.7'	10'	(min.)
REAR	32.3'	29.3'	20'	(min.)
LEFT SIDE	3.5'	3.5'	7.5'	(min.)
RIGHT SIDE	0.1'	0.1'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	32.8'	32.8'	35'	(max.)
LENGTH	NA	NA	NA	
WIDTH	NA	NA	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.56	0.54	0.3	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. 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.

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



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2018 MAY -2 AM 10:42

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-016277-2018

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(Petitioner(s) / Owner)

Michael LaGasse

(Print Name)

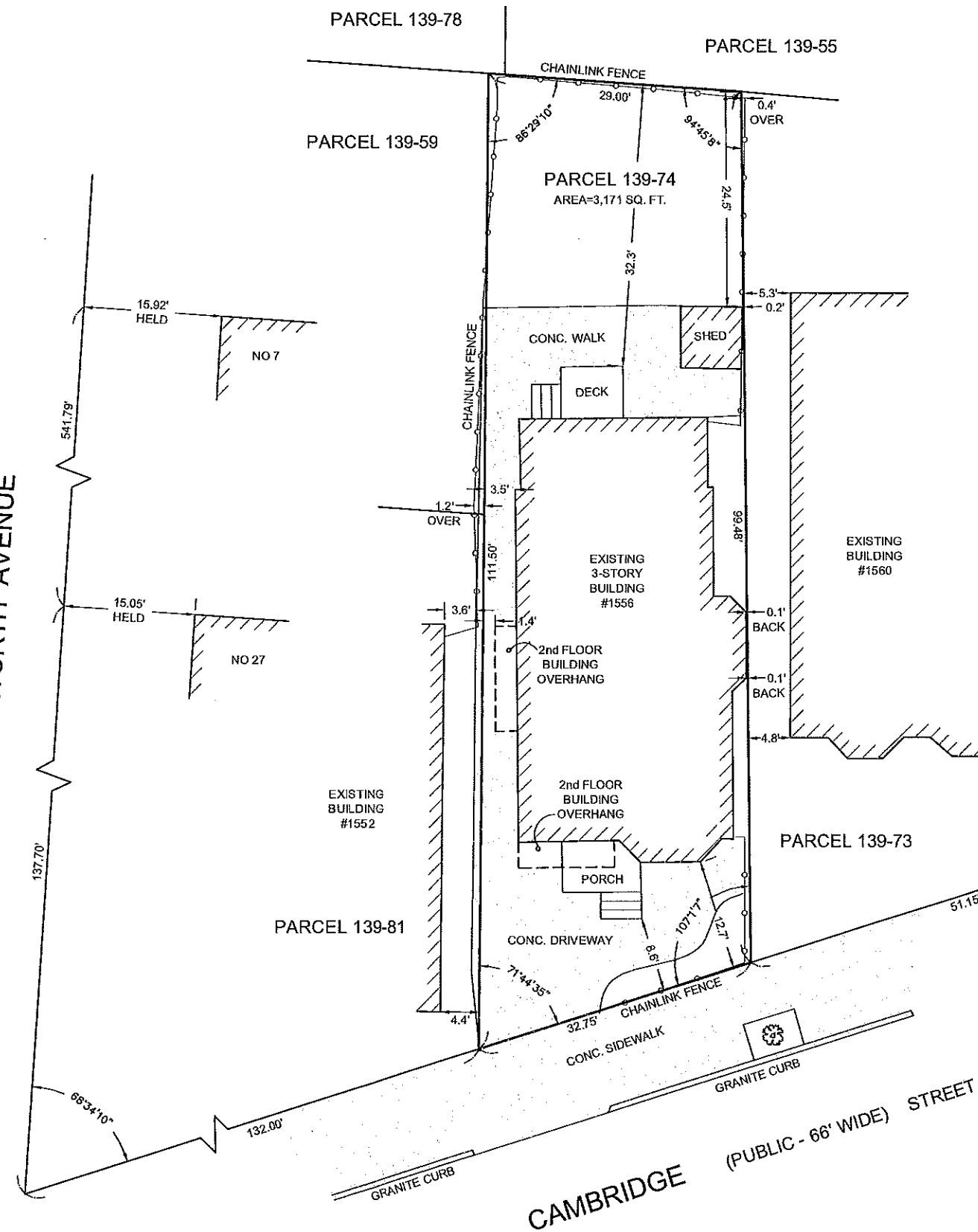
Address : 14 Chamberlain Rd, Newton, MA 02458

Tel. No. : 617-548-6997

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

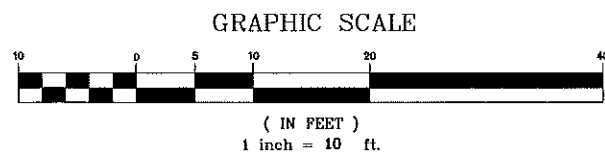
Date : 5/1/18

ELLSWORTH AVENUE



NOTES:

- * Registered Owner: Anthony J. Perlatondo
- * Assessors Ref.: Map 139, Lot 74
- * Deed Ref.: Bk 1515, Pg 144 Cert# 266053
- * Plan Ref.: Plan No. 785 of 2007
Plan No. 332 of 2004
LC Plan 2650A
Norfolk County Engineering
Note Book # 5, Page 81
- * Distances shown were measured from building clapboard.



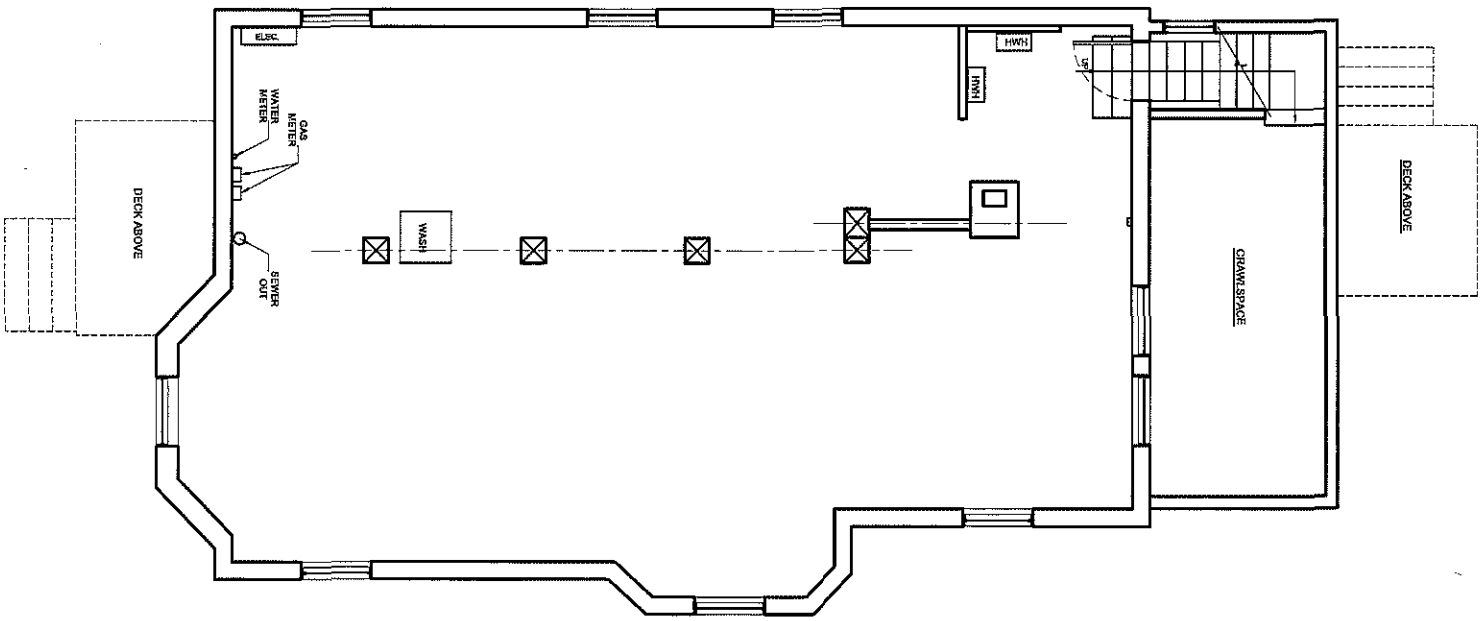
Neil J. Murphy Lic.#17460
Professional Land Surveyor

Plot Plan
1556 Cambridge Street
Cambridge, MA 02139

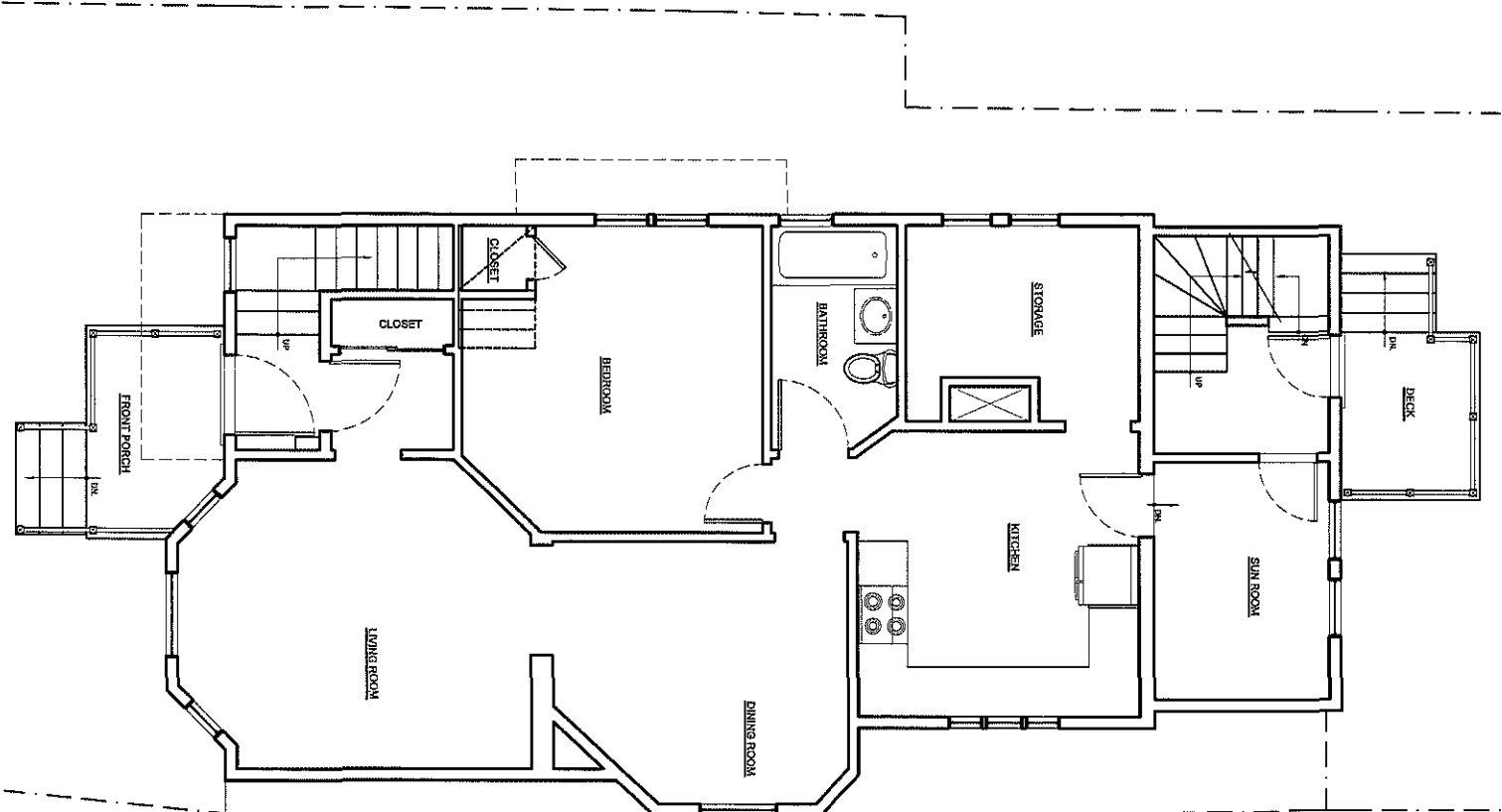


10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: October 10, 2017

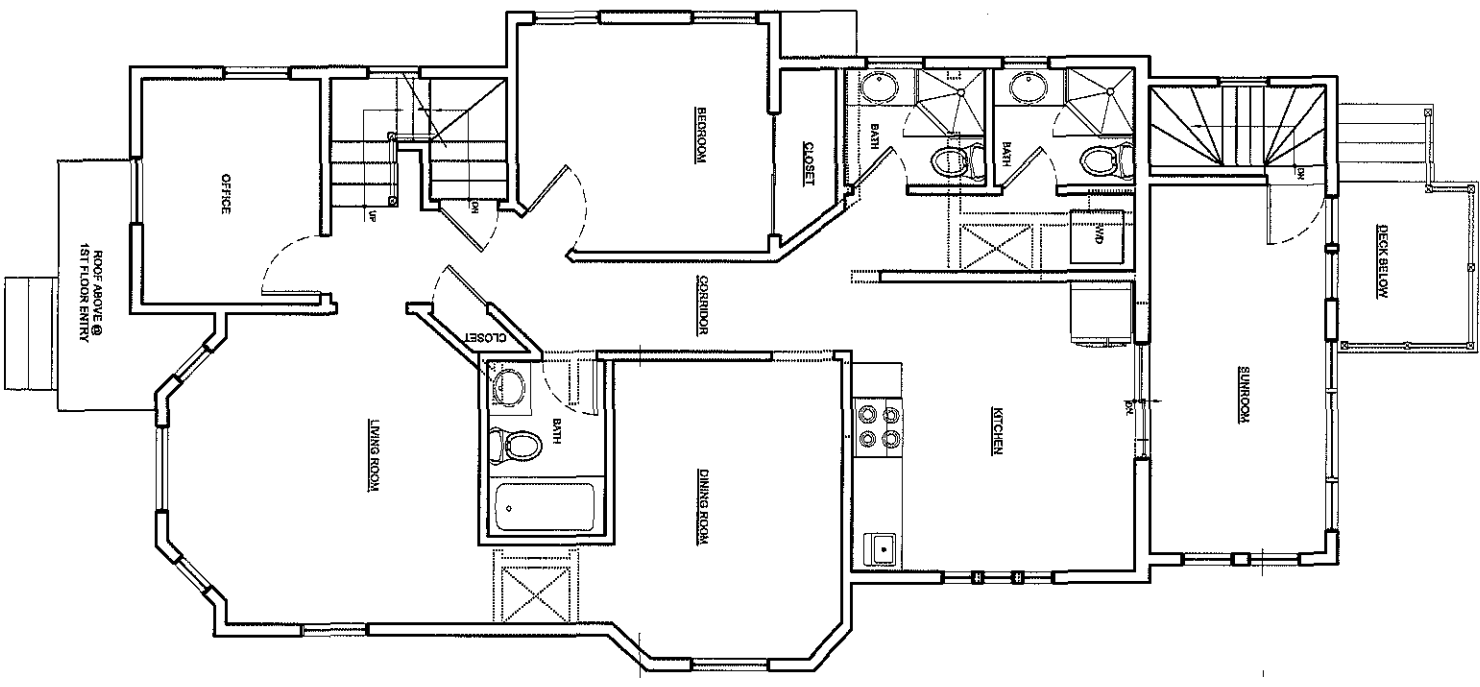


① **BASEMENT**
SCALE: 1/8" = 1'0"

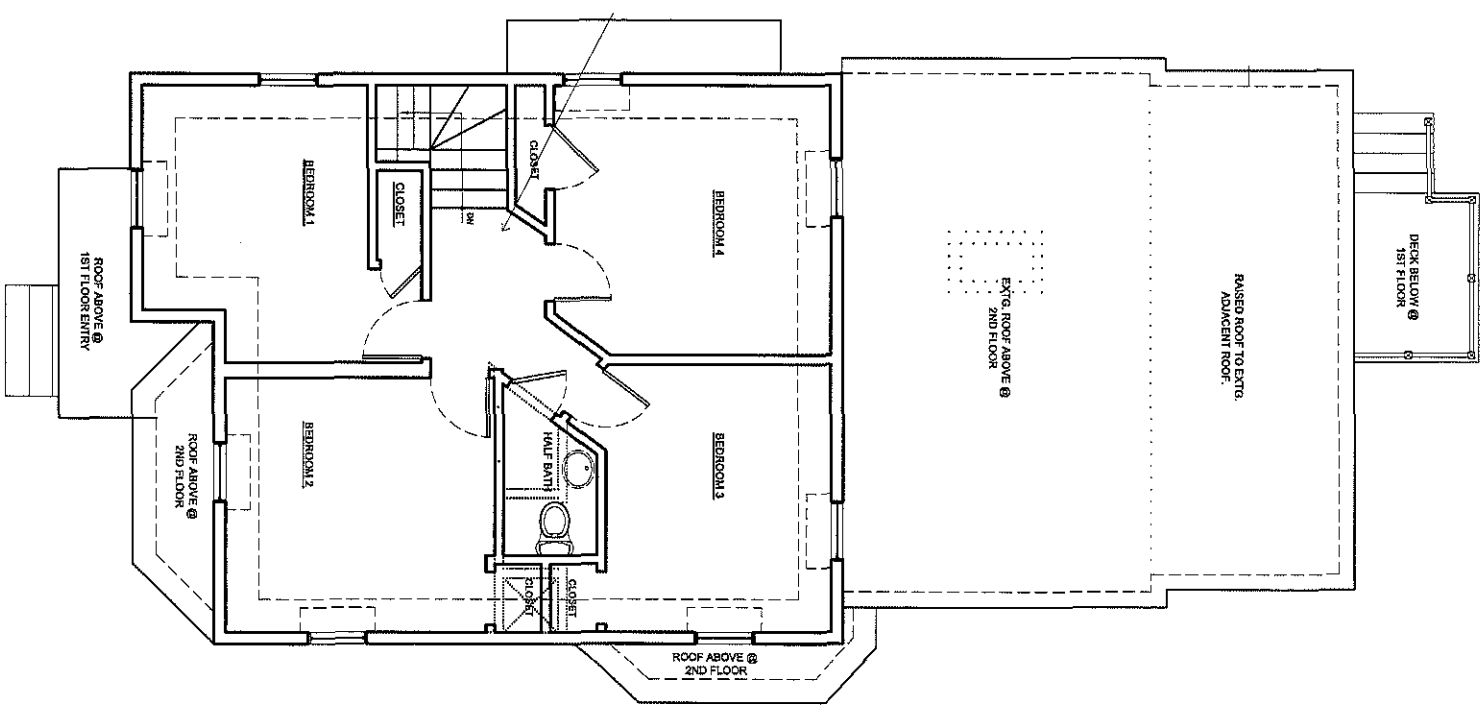


② **FIRST FLOOR**
SCALE: 1/8" = 1'0"



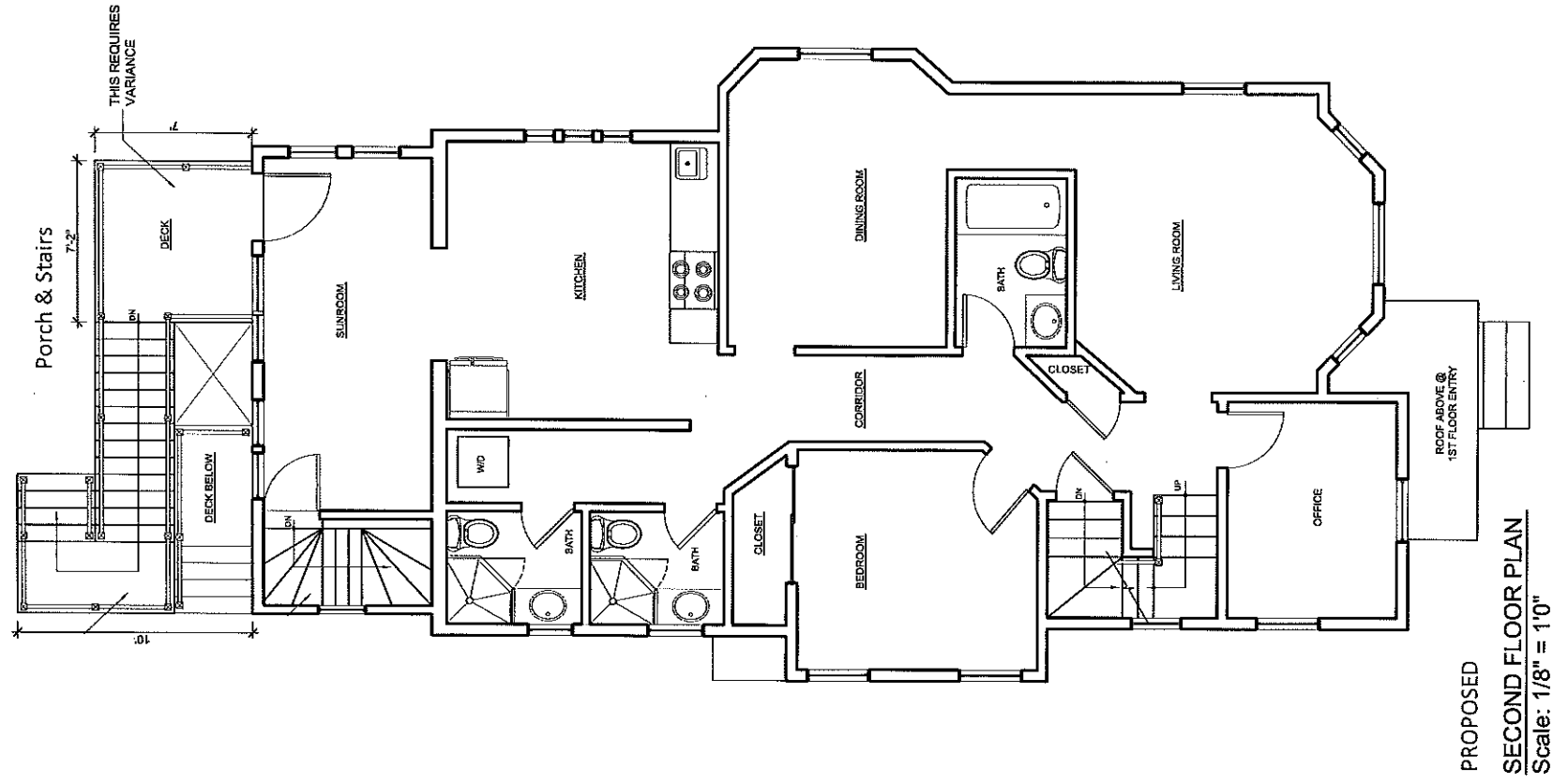


① SECOND FLOOR
SCALE: 1/8" - 1'0"



② THIRD FLOOR
SCALE: 1/8" - 1'0"



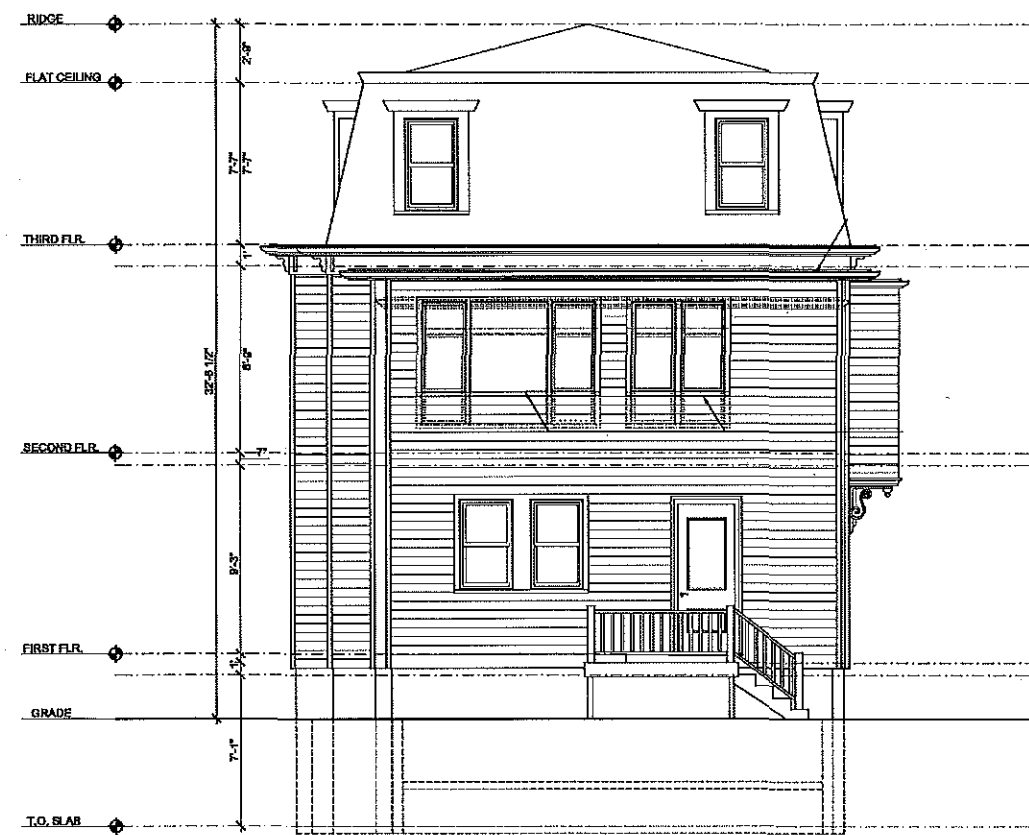




① NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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

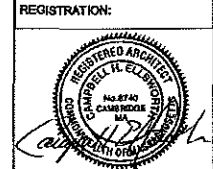


ARCHITECT:
ELLSWORTH ASSOCIATES, Inc.

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

CONSULTANTS:

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WITHOUT EXPRESS WRITTEN
CONSENT IS PROHIBITED.



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

REVISIONS:

No.	Description	Date
1		
2		
3		
4		
5		
6		

EXISTING/PERMITTED
ELEVATIONS

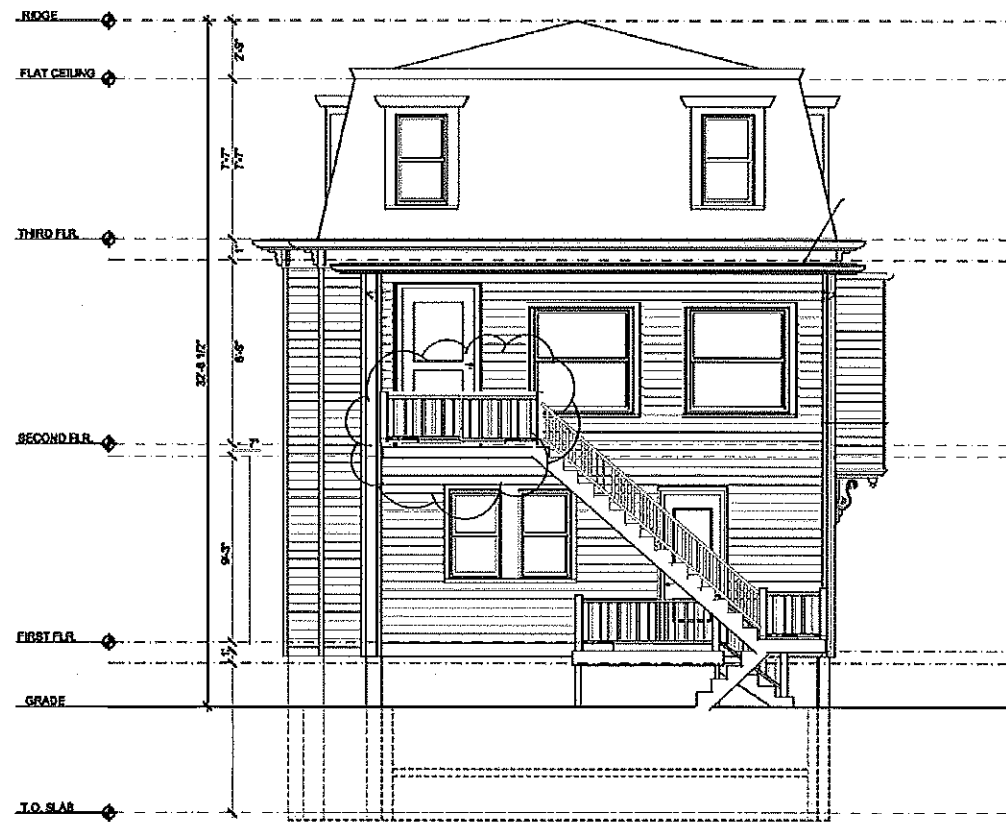
A 3.1



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

Proposed Elevation

New/Altered Windows
New Porch & Stairs



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

Proposed Elevation



New Porch & Stairs

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

Proposed Elevation

New/Altered Windows



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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 1556 Cambridge 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
Certificate issued for rear deck and door change. Windows location and size changes will require approval of Mid Cambridge NCD Commission.
 - ☐ 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)
 - ☐ Structures 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 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 May 10, 2018

Received by Uploaded to Energov

Date May 10, 2018

Relationship to project BZA 16277-2018

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>



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>

Nancy Goodwin, *Chair*, Tony Hsiao, *Vice Chair*
Lestra Litchfield, Sue-Ellen Myers, Monika Pauli, *Members*
Margaret McMahon, Charles Redmon, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 1556 Cambridge Street

Applicant: Michael LaGasse

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Construct rear deck and stairs dated received April 30, 2018
Includes adding a rear door from second story rear enclosed porch/sunroom area
Door is not visible from a public way

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein 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, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC- 5421 Date of Certificate: April 30, 2018

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on April 30, 2018.

By Nancy Goodwin/spe, Chair

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



FRONT ELEVATION



BACK ELEVATION

1556 CAMBRIDGE STREET



1556 Cambridge St – Rear Stair Photos