

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100 2021 JUL 19 PM 2: 32

BZA Application Form

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

BZA Number: 129154

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Bryan McLaughlin

PETITIONER'S ADDRESS: 153 Charles Street Apt 2, Cambridge, MA 02141

LOCATION OF PROPERTY: 155 Charles St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/ /Relocated and/or new openings on non-conforming facade/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes alterations to an existing non-conforming One Family Residence requiring a Special Permit per MGL Chapter 40a, Section 6 and recently adopted Ordinance 2021-1. The alterations requiring relief include: 1) Increase in non-conforming GFA resulting from change in roof slope and increase in Roof Height. 2) Addition of new dormers on the 3rd Floor increasing non-conforming GFA 3) relocation and addition of openings on a non-conforming facade, and 4) Setback relief at Rear and Side Yards resulting from the increase in Roof Height.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.1.D (Non-Conforming Structure).
- Article: 8.000 Section: 8.22. 2.D (Non-Conforming Structure) Ordinance 2021-01
- Article: 10.000 Section: 10.40 (Special Permit)

Original
Signature(s):

(Petitioner (s) / Owner)

Bryan McLaughlin
(Print Name)

Address:

7/16/2021

tel. No. 6174606987
E-Mail Address: mclaugh@gmail.com

Date: 7/16/2021

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.

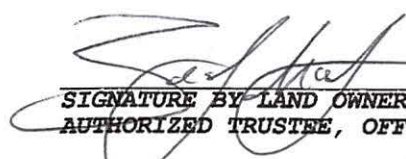
I/We Bryan McLaughlin
(OWNER)

Address: 153 Charles Street Apt 2, Cambridge MA 02141

State that I/We own the property located at 155 Charles Street, Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of BREML Partners

*Pursuant to a deed of duly recorded in the date 01/28/2021, Middlesex South County Registry of Deeds at Book 766813, Page 552; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

 07/14/2021
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

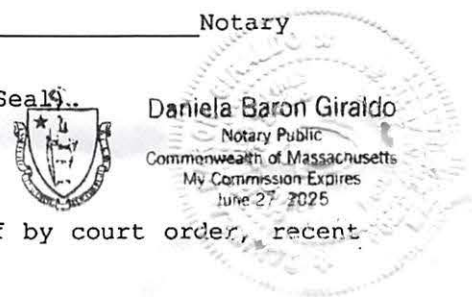
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Bryan McLaughlin personally appeared before me, this 14th of July, 2021, and made oath that the above statement is true.

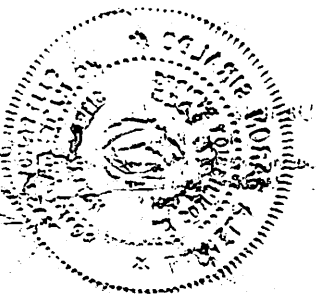
 Notary

My commission expires June 27, 2025. (Notary Seal)



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

[Faint, illegible text throughout the page]



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 155 Charles 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:

MGL Chapter 40a, Section 6 provides unique protections for an existing nonconforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. The proposed alterations and extensions at 155 Charles street increase the nonconforming nature of the residents in modest ways, the changes are not substantially more 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 development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

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 driveway curb cut will remain as it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed additions and fenestration changes are modest and occur in areas that have limited impact on adjacent uses. The changes proposed at 155 Charles will not adversely affect the continued operation of 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:

Areas dedicated to Open Space will largely remain intact to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

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 alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the existing use and the other uses in the neighborhood. The proposed minor additions and site planning changes will not impair the integrity of the district or derogate from the intent of the ordinance.

BZA Application Form**DIMENSIONAL INFORMATION****Applicant** Bryan McLaughlin**Present Use/Occupancy:** Single Family**Location:** 153 Charles Street Apt 2**Zone:** Residence C-1 Zone**Phone:** 6174606987**Requested Use/Occupancy:** Single Family

	<u>Existing</u> <u>Conditions</u>	<u>Requested</u> <u>Conditions</u>	<u>Ordinance</u> <u>Requirements</u>	
<u>TOTAL GROSS</u> <u>FLOOR AREA:</u>	5,096	5,360	3,282	(max.)
<u>LOT AREA:</u>	4376	4376	5000	(min.)
<u>RATIO OF GROSS</u> <u>FLOOR AREA TO</u> <u>LOT AREA: ²</u>	1.16	1.22	0.75	
<u>LOT AREA OF</u> <u>EACH DWELLING</u> <u>UNIT</u>	875	875	1500	
<u>SIZE OF LOT:</u>				
WIDTH	64.46	64.46	50	
DEPTH	100	100	100	
<u>SETBACKS IN FEET:</u>				
FRONT	74.75	74.75	10	
REAR	0	0	20	
LEFT SIDE	0	0	7.5	
RIGHT SIDE	1.75	1.75	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	30.5	33.3	35	
WIDTH	25.3	25.5	NA	
<u>RATIO OF USABLE</u> <u>OPEN SPACE TO</u> <u>LOT AREA:</u>	13.4	31.3	30	
<u>NO. OF DWELLING</u> <u>UNITS:</u>	5	5	2	
<u>NO. OF PARKING</u> <u>SPACES:</u>	1	1	4	
<u>NO. OF LOADING</u> <u>AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO</u> <u>NEAREST BLDG.</u> <u>ON SAME LOT</u>	22.75	22.75	10	

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'.

DIMENSIONAL FORM

LOCATION:	155 CHARLES STREET	ZONE:	C-1
APPLIC:	BRYAN MCLAUGHLIN	REQUESTED OCCUPANCY:	SINGLE FAMILY
PHONE:		PRESENT USE/OCCUPANCY:	SINGLE FAMILY

	EXISTING	PROPOSED	ORDINANCE
LOT AREA:			
26-86	3,000	3,000	
26-134	1,376	1,376	
	4,376	4,376	5,000
LOT WIDTH:	64.46'	64.46'	50'
GROSS FLOOR AREA			
#155 TWO FAMILY	1,632	1,632	
#159 SINGLE FAMILY	1,416	1,680	
#153 SINGLE FAMILY	2,048	2,048	
	5,096	5,360	3,282
FLOOR AREA RATIO	1.16	1.22	0.75
TOTAL DWELLING UNITS	5	5	2
TOTAL LOT AREA PER D.U.	875.2	875.2	1 DU / 1500 SF
BUILDING HEIGHT	30.5'	33.3'	35'
BUILDING LENGTH	25.3'	25.3'	n/a
BUILDING WIDTH	28.3'	28.3'	n/a
SETBA FRONT	74.75'	74.75'	10'
REAR	0.00	0.00	20'
LEFT SIDE	0.00	0.00	7.5'
RIGHT SIDE	1.75'	1.75'	7.5'
DISTANCE BETWEEN STRUCTURES	22.75'	22.75'	10'
PRIVATE OPEN SPACE			
PRIVATE OPEN SPACE AREA	0.0	582.0	656.4
% PRIVATE OPEN SPACE	0.0%	13.3%	15.0%
PERMEABLE OPEN SPACE	587.0	789.0	656.4
% PERMEABLE OPEN SPACE	13.4%	18.0%	15.0%
% TOTAL OPEN SPACE	13.4%	31.3%	30.0%
NO. OF PARKING SPACES:	1	1	4



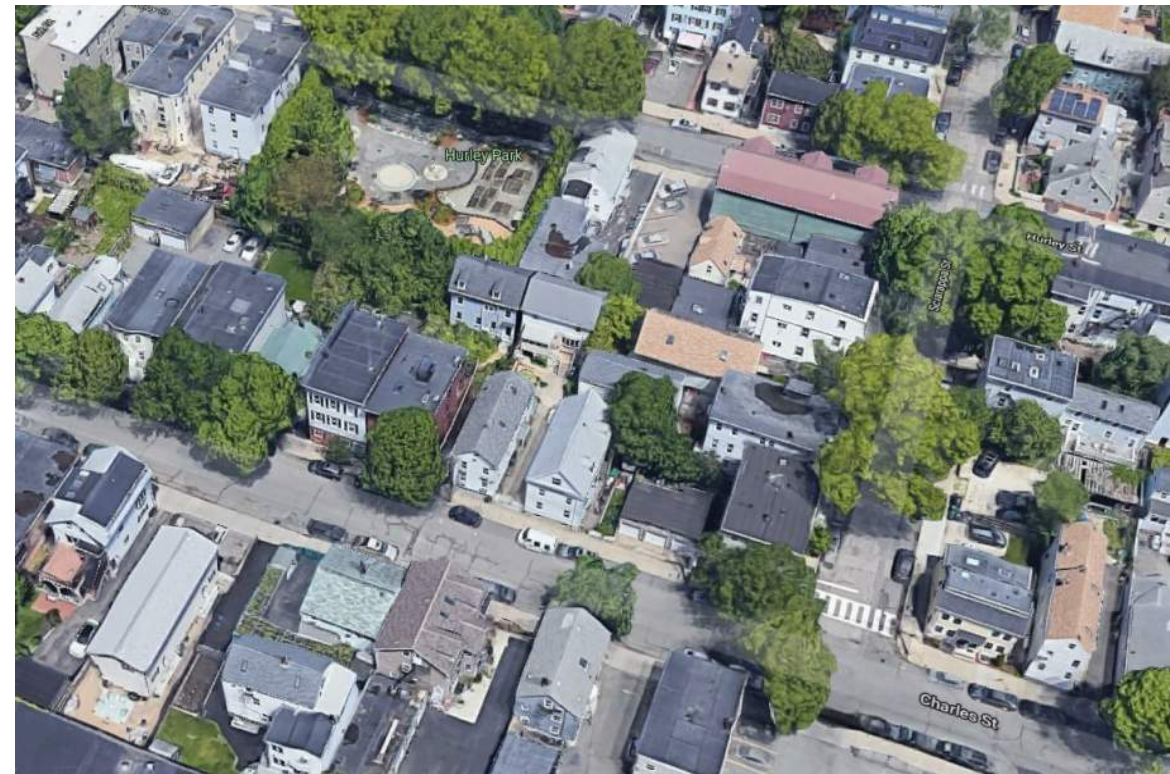
VIEW WEST - #153, #155 AND #165



VIEW WEST - #145, #153, #155 AND #165



VIEW WEST DOWN CHARLES STREET



AXON VIEW NORTH

6/24/2021 12:08:43 AM

No.	Description	Date

client
Client Name

SITE PHOTOS

155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

scale

date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

sheet no.

A002



VIEW EAST DOWN CHARLES STREET



VIEW OF EXISTING SINGLE FAMILY FROM CHARLES STREET



VIEW EAST DOWN CHARLES STREET

No.	Description	Date

client
 Client Name

SITE PHOTOS
 155 CHARLES STREET

DH Architects
 Boston MA

shiserodt@dharchs.com
 617-824-0732

job number 21-020

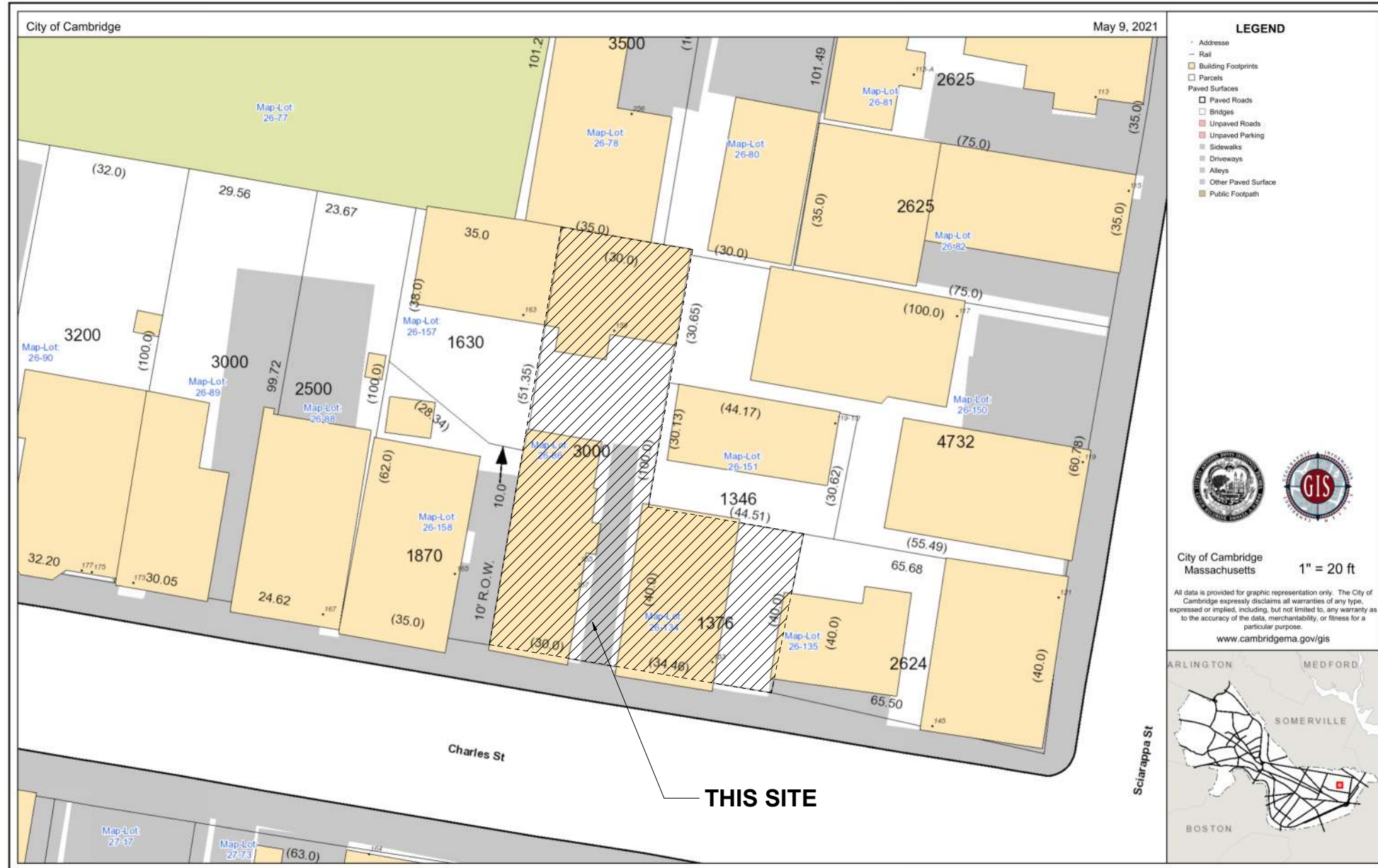
scale

date issued 06-21-21

ISSUED FOR
 SPECIAL PERMIT

sheet no.

A003



No.	Description	Date

client
Client Name

ASSESSORS PLOT PLAN
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

scale 1/16" = 1'-0"

date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

A004

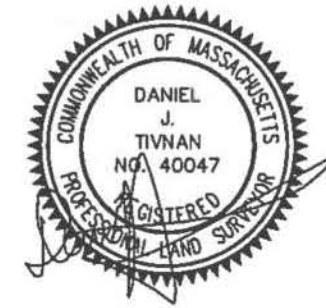
RENEY, MORAN, & TIVNAN
 REGISTERED LAND SURVEYORS
 75 HAMMOND STREET - FLOOR 2
 WORCESTER, MA 01610-1723
 PHONE: 508-752-8885
 FAX: 508-752-8895
 RMT@HSTGROUP.NET
 A Division of H. S. & T. Group, Inc.

MORTGAGE INSPECTION PLAN
 NAME BRYAN L. MCLAUGHLIN & REBECCA M. MCLAUGHLIN
 LOCATION 155-159 CHARLES STREET
CAMBRIDGE, MA
 SCALE 1" = 20' DATE 01-20-21

JOB # 01-611-21

REGISTRY MIDDLESEX SOUTH

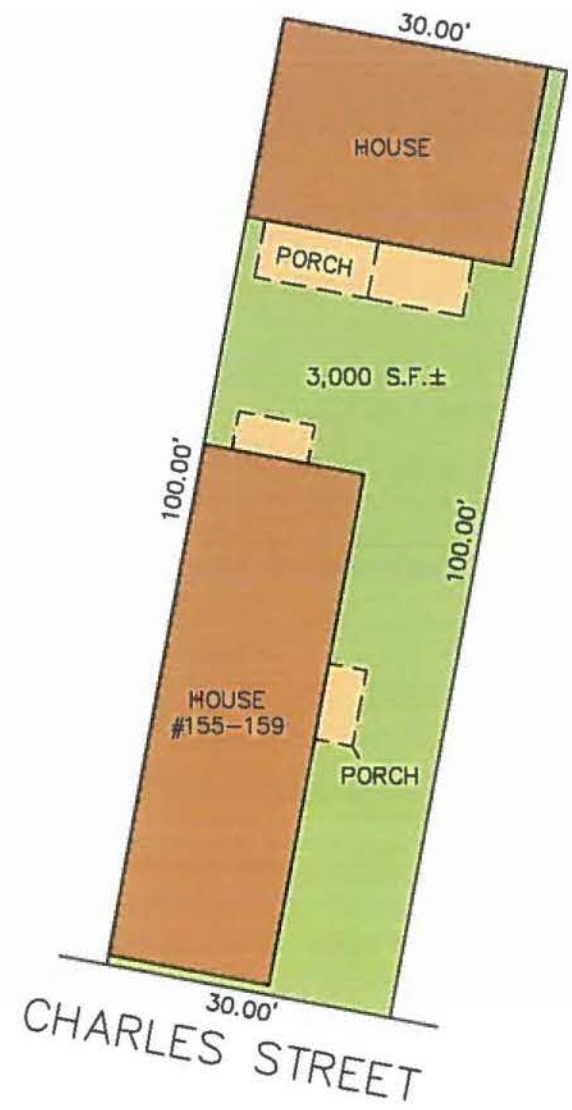
BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).
 NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE 6681/0460
 PLAN BOOK/PLAN DEED/ASSESSORS
 WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:
577E DTD 06/04/2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

NOTE
 INSTRUMENT SURVEY RECOMMENDED FOR MORE ACCURATE LOCATION OF STRUCTURES.



REQUESTING OFFICE: CROWLEY & CUMMINGS
 REQUESTED BY:

DRAWN BY: JG
 CHECKED BY:

No.	Description	Date

client
 Client Name

client
 Client Name

FILE PLOT PLAN
 PROJECT 155 CHARLES STREET

DH Architects
 Boston MA

shiserodt@dharchs.com
 617-824-0732

job number 21-020

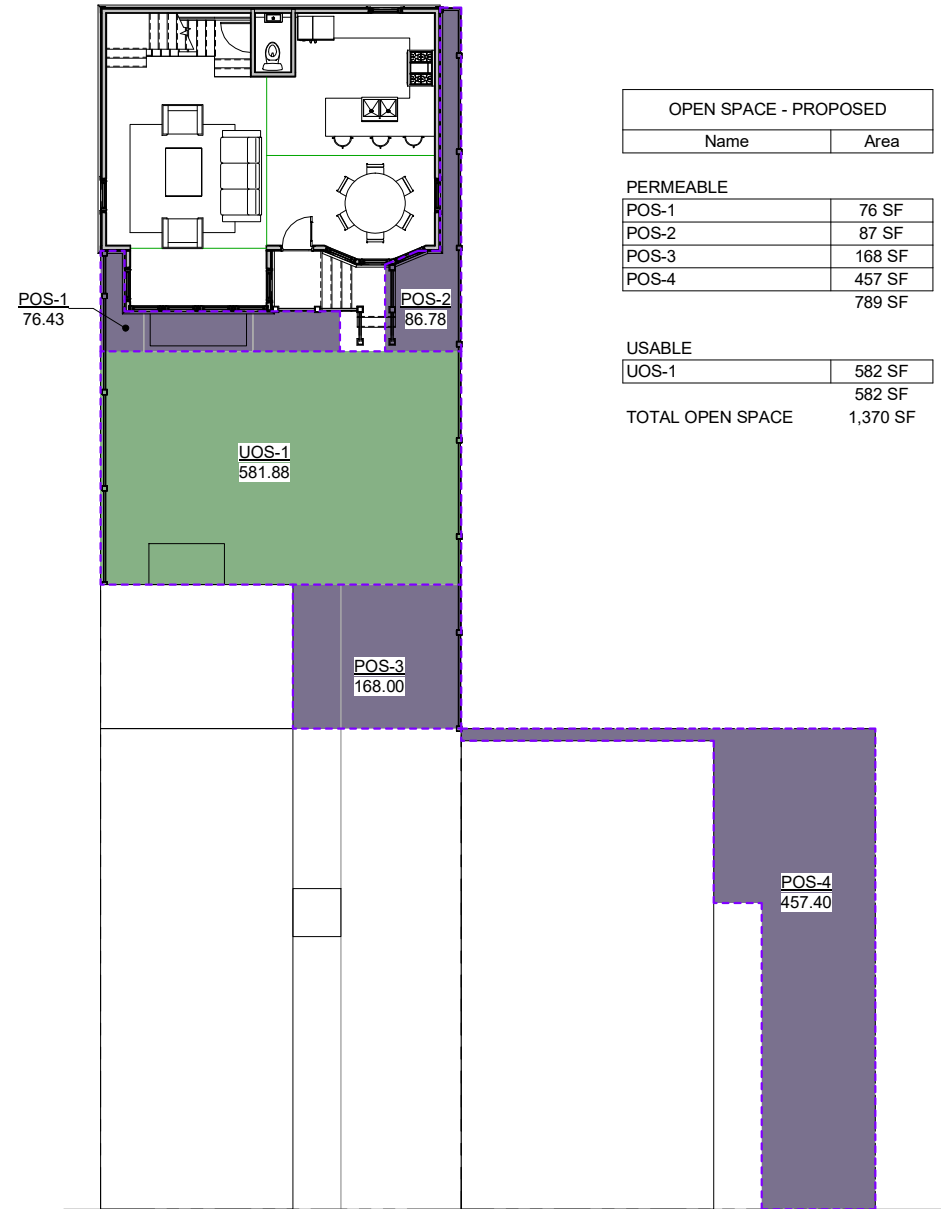
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date issued 06-21-21

ISSUED FOR
 SPECIAL PERMIT

sheet no.

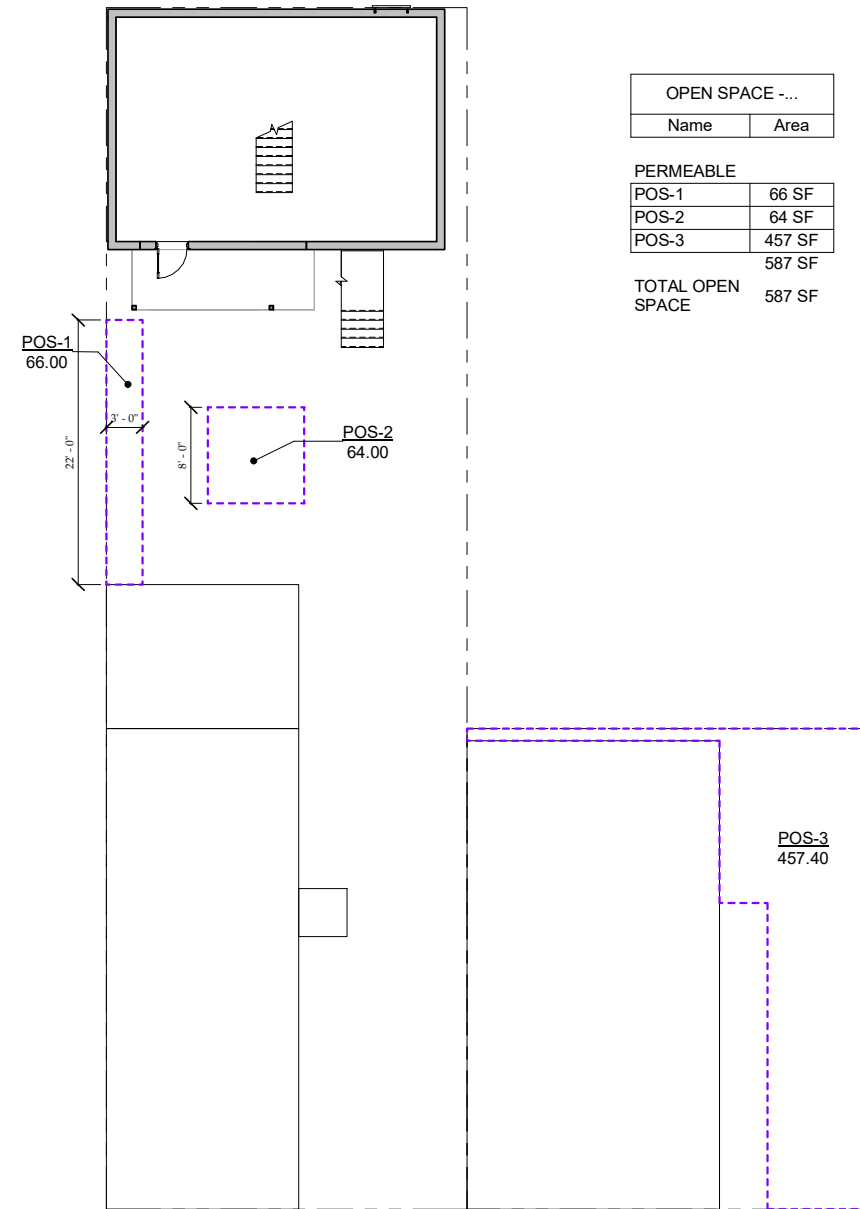
A010



OPEN SPACE - PROPOSED	
Name	Area

PERMEABLE	
POS-1	76 SF
POS-2	87 SF
POS-3	168 SF
POS-4	457 SF
	789 SF

USABLE	
UOS-1	582 SF
	582 SF
TOTAL OPEN SPACE	1,370 SF



OPEN SPACE -...	
Name	Area

PERMEABLE	
POS-1	66 SF
POS-2	64 SF
POS-3	457 SF
	587 SF

TOTAL OPEN SPACE	587 SF
-------------------------	---------------

② OPEN SPACE - PROPOSED
1/8" = 1'-0"

① EXISTING OPEN SPACE
1/8" = 1'-0"

No.	Description	Date

client
Client Name

OPEN SPACE CALCULATIONS

155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

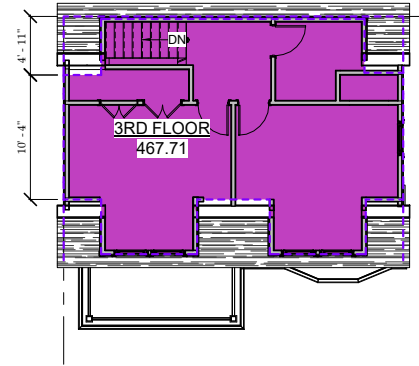
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date issued 06-21-21

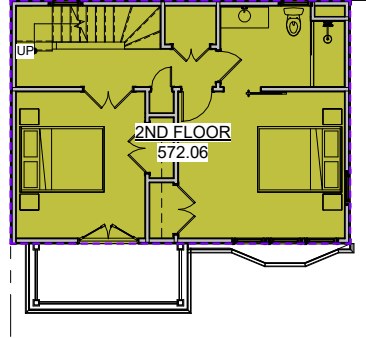
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Sheet no.

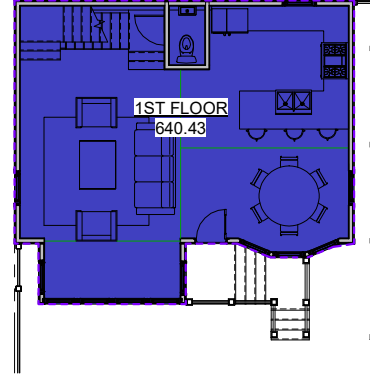
A011



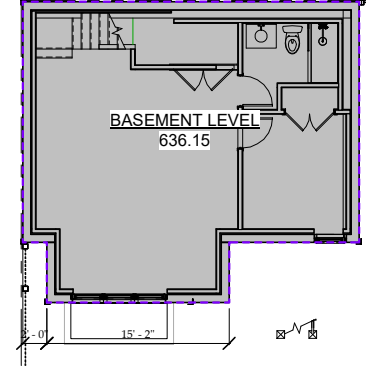
④ 3RD FLOOR
1/8" = 1'-0"



③ 2ND FLOOR - PROPOSED
1/8" = 1'-0"



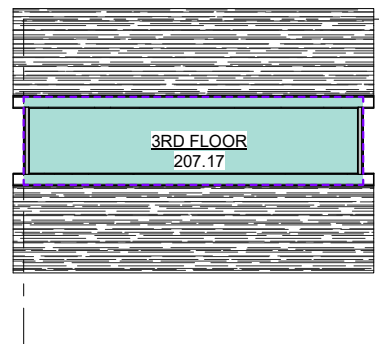
② 1ST FLOOR - PROPOSED
1/8" = 1'-0"



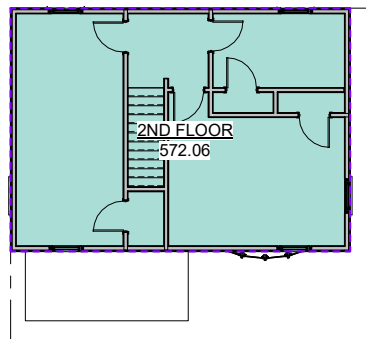
① BASEMENT - PROPOSED
1/8" = 1'-0"

GFA PROPOSED	
Name	Area
EXISTING 1ST FLOOR	
1ST FLOOR	640 SF
EXISTING 2ND FLOOR	
2ND FLOOR	572 SF
3RD FLOOR	
3RD FLOOR	468 SF
TOTAL GFA	1,680 SF

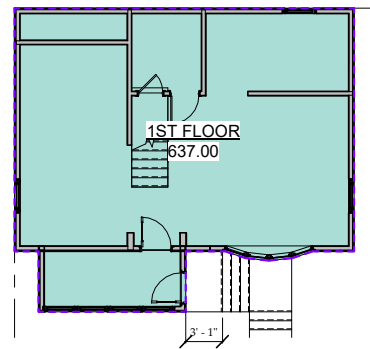
LOT AREA	4,376 S.F.
F.A.R.	.75
ALLOWABLE FLOOR AREA	3,282 S.F.



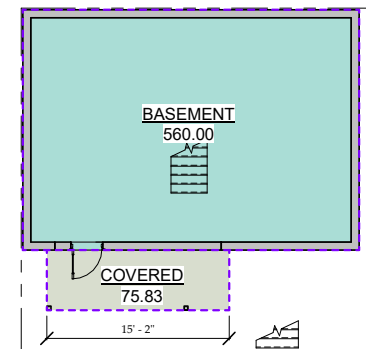
⑧ 3RD FLOOR - EXISTING
1/8" = 1'-0"



⑦ 2ND FLOOR - EXISTING
1/8" = 1'-0"



⑥ 1ST FLOOR - EXISTING
1/8" = 1'-0"



⑤ BASEMENT - EXISTING
1/8" = 1'-0"

GFA EXISTING	
Name	Area
EXISTING 1ST FLOOR	
1ST FLOOR	637 SF
EXISTING 2ND FLOOR	
2ND FLOOR	572 SF
3RD FLOOR	
3RD FLOOR	207 SF
TOTAL GFA	1,416 SF

No.	Description	Date

client
Client Name

PROPOSED AREA CALCULATIONS

155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

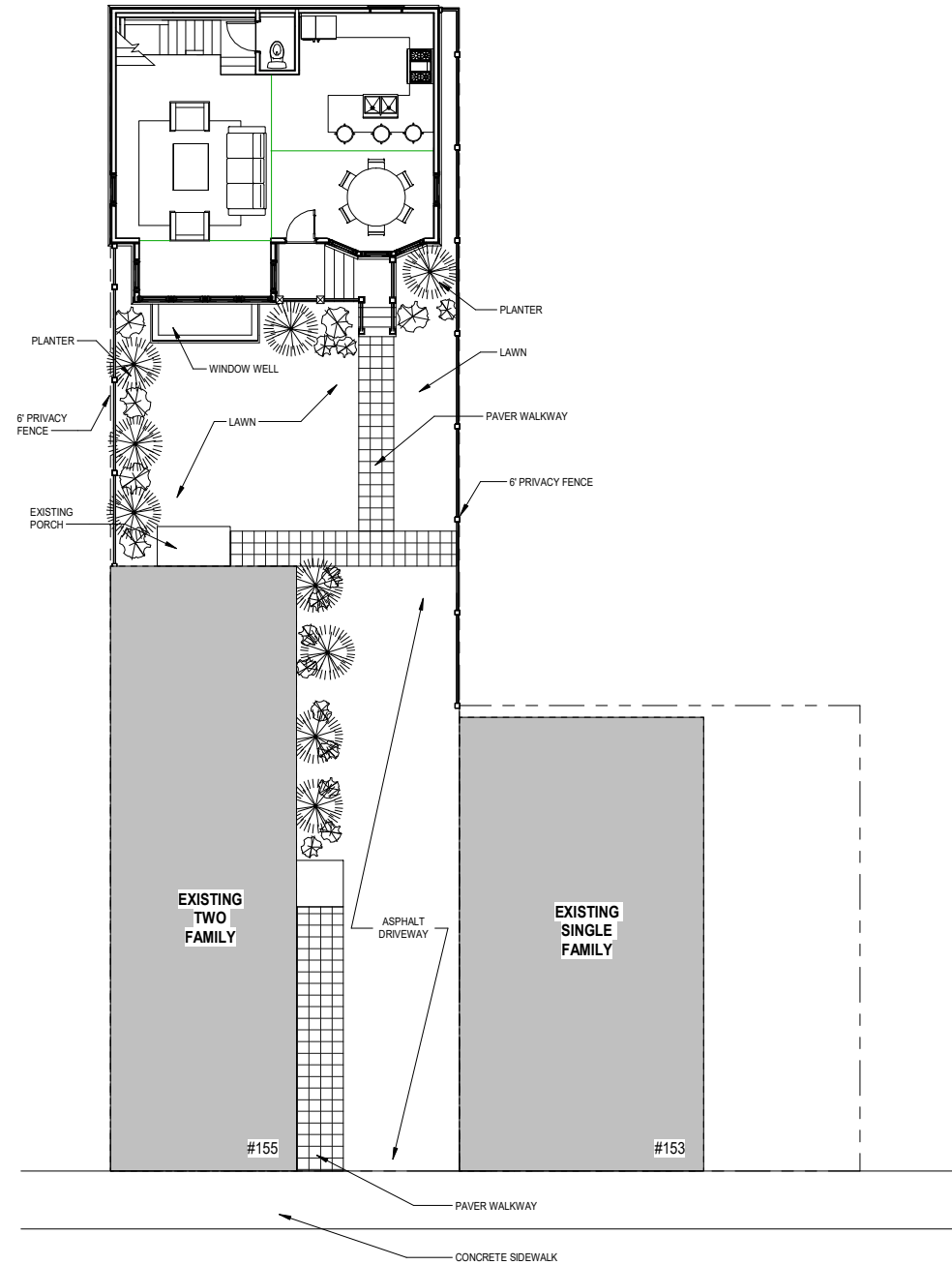
scale 1/8" = 1'-0"

date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

sheet no.

A012



CHARLES STREET

CHARLES STREET

② PROPOSED SITE PLAN
1/8" = 1'-0"

No.	Description	Date

client
Client Name

PROPOSED SITE PLAN

155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

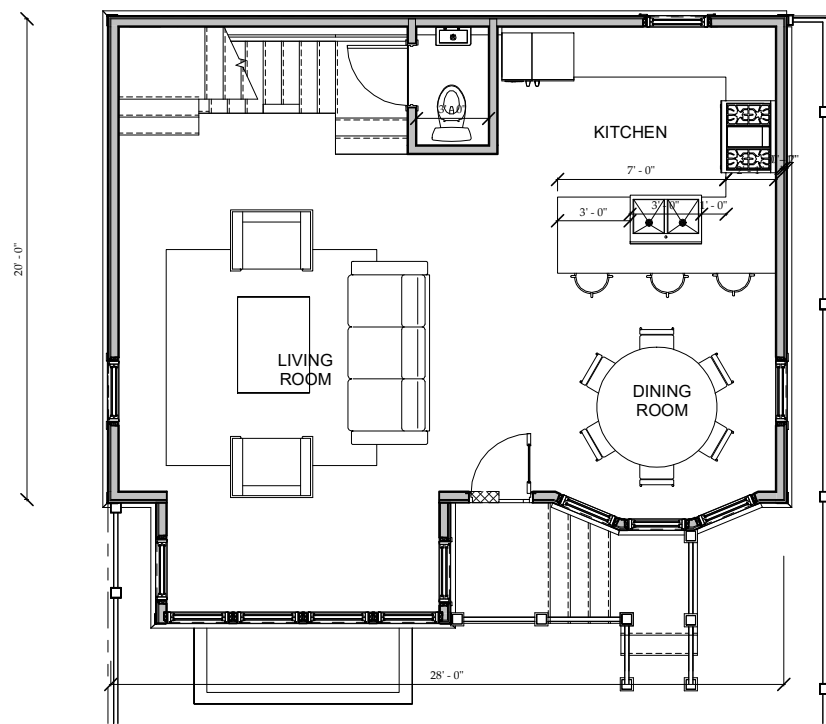
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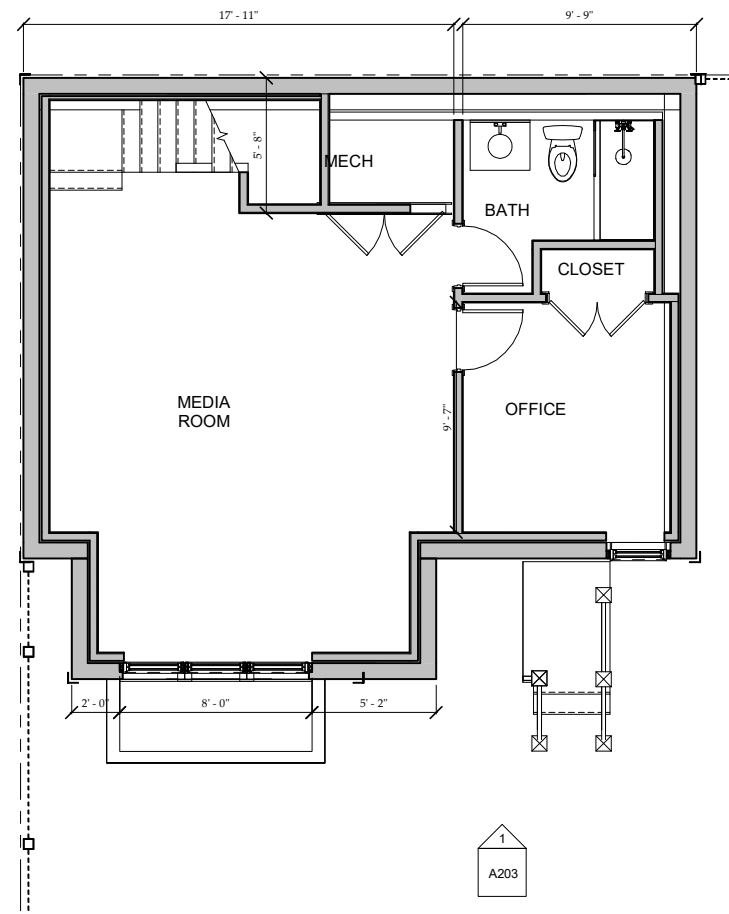
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SPECIAL PERMIT

Sheet no.

A100



③ PROPOSED 1ST FLOOR
1/4" = 1'-0"



① PROPOSED BASEMENT LEVEL
1/4" = 1'-0"

No.	Description	Date

client
Client Name

FLOOR PLANS
PROJECT
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

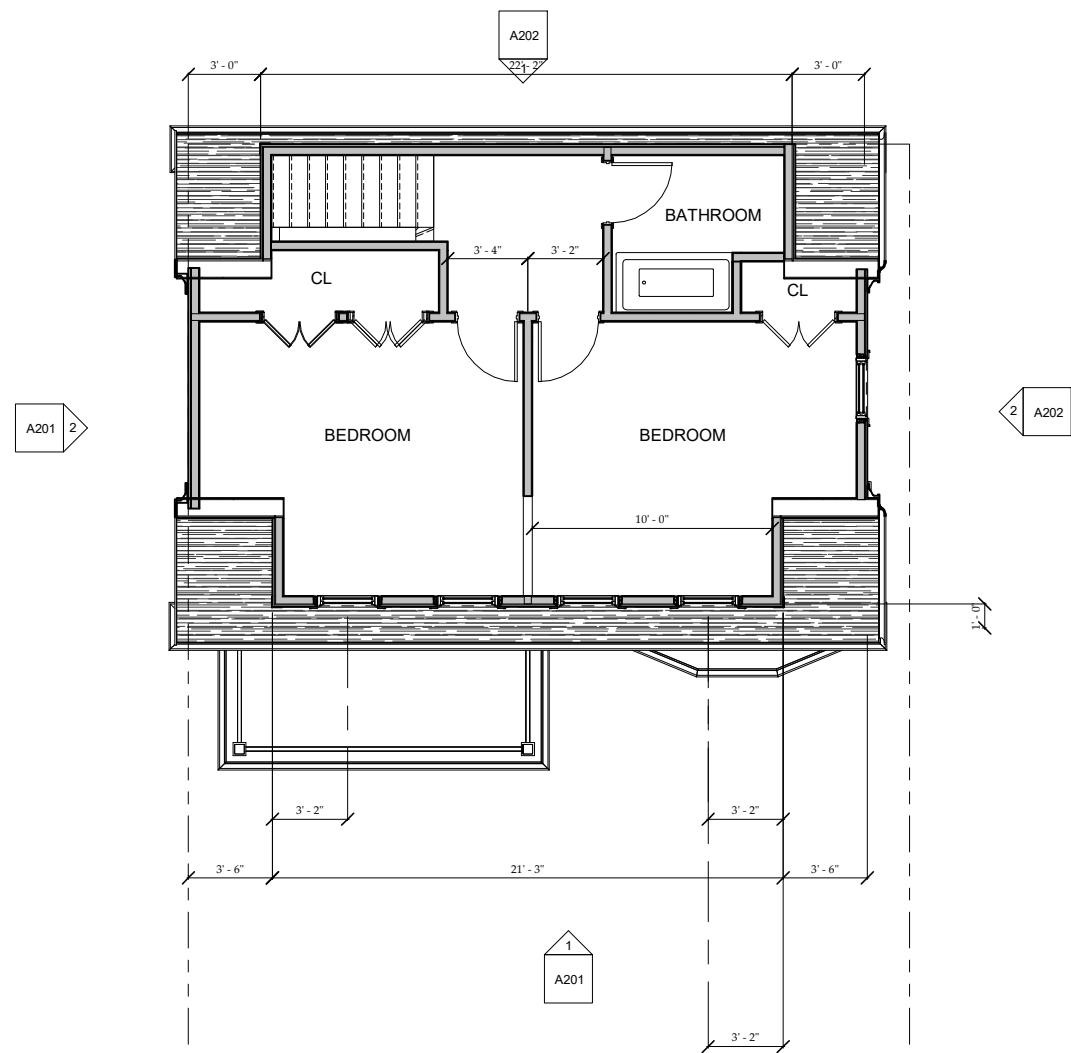
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date issued 06-21-21

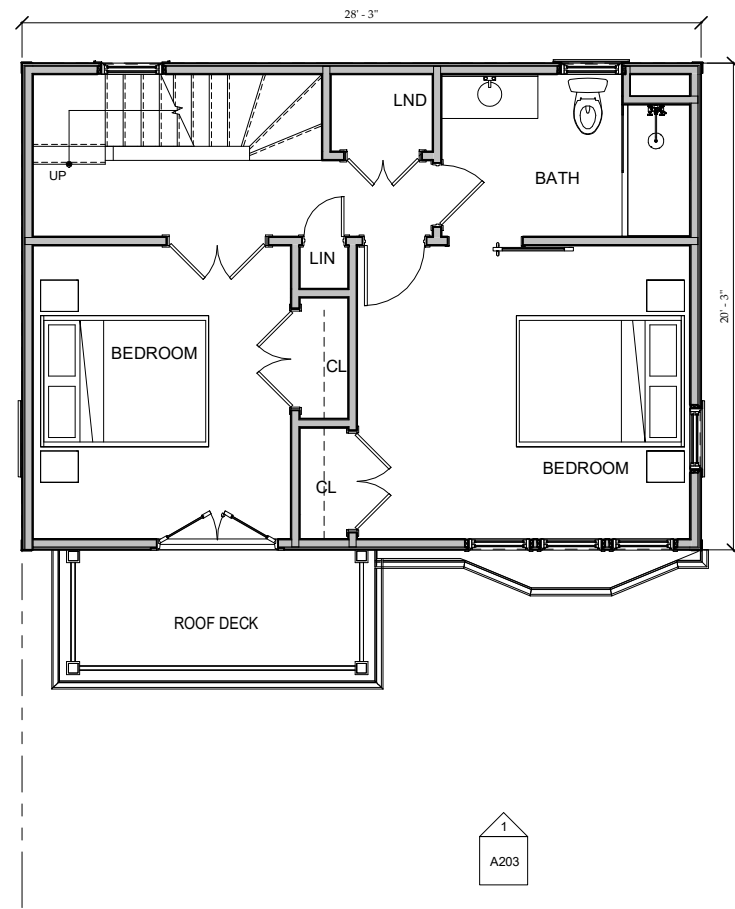
ISSUED FOR
SPECIAL PERMIT

Sheet no.

A101



② PROPOSED 3RD FLOOR - ALTERNATE
1/4" = 1'-0"



① PROPOSED 2ND FLOOR
1/4" = 1'-0"

6/24/2021 12:08:59 AM

No.	Description	Date

client
Client Name

FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

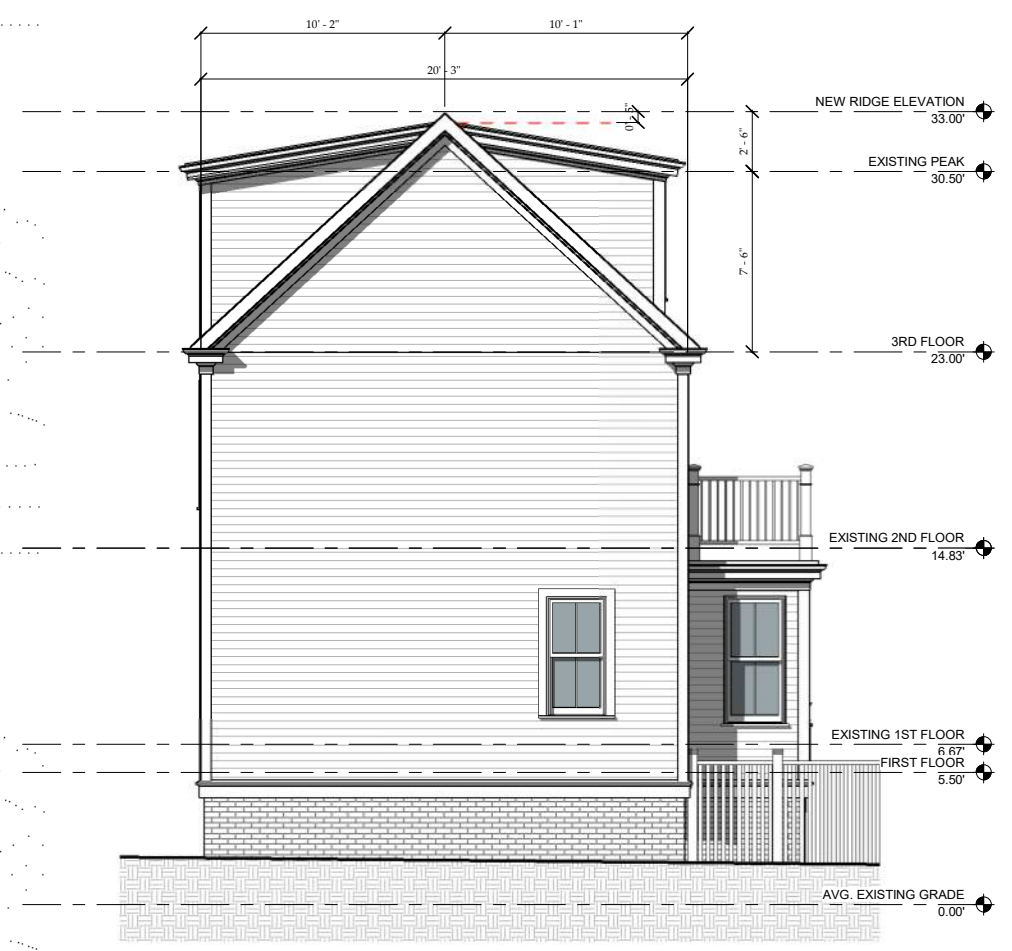
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date issued 06-21-21

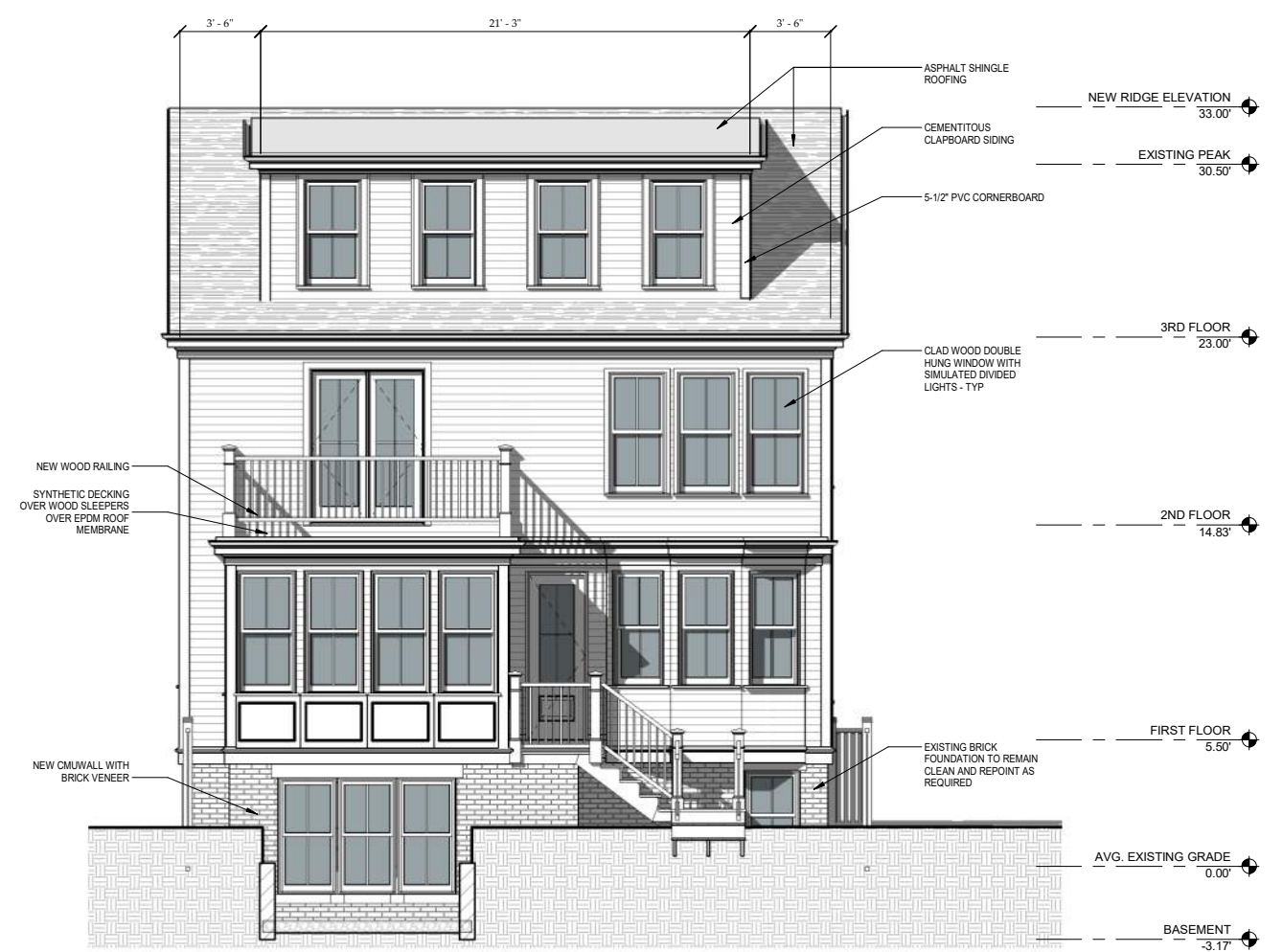
ISSUED FOR
SPECIAL PERMIT

Sheet no.

A102



② LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



① FRONT ELEVATION - ALTERNATE
1/4" = 1'-0"

No.	Description	Date

client
Client Name

PROPOSED ELEVATIONS
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharch.com
617-824-0732

job number 21-020

scale 1/4" = 1'-0"

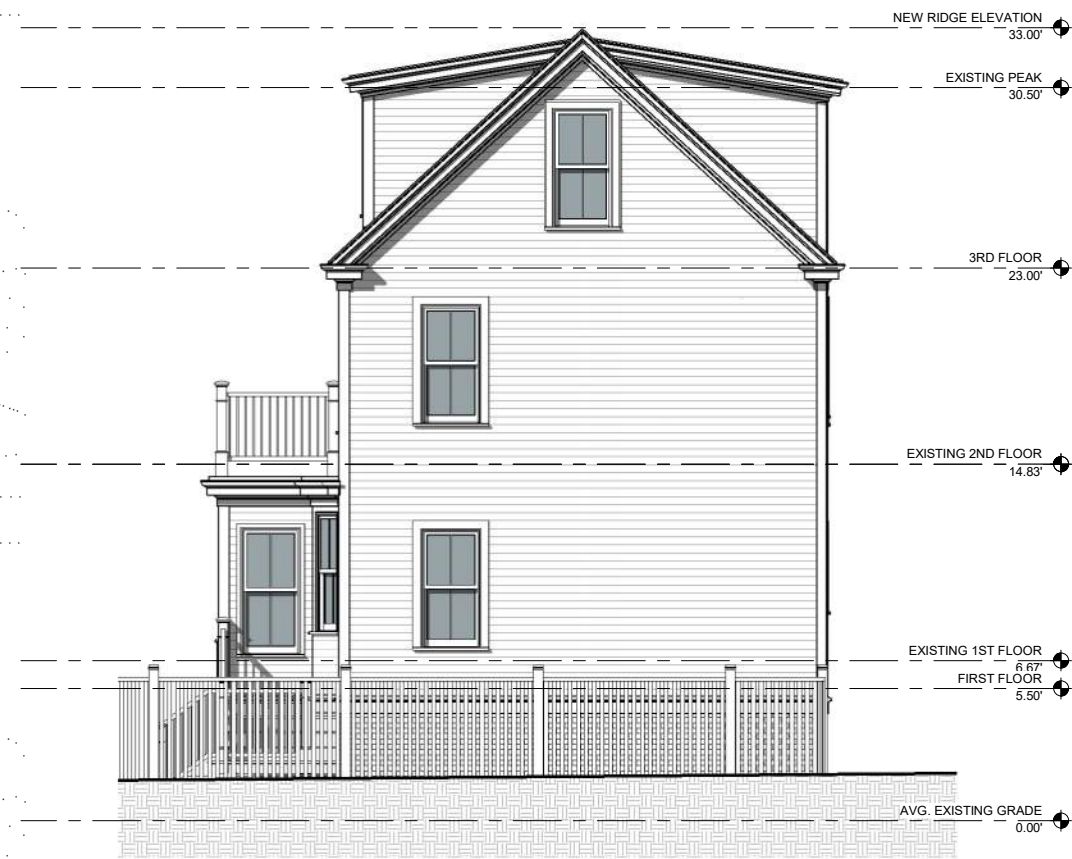
date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

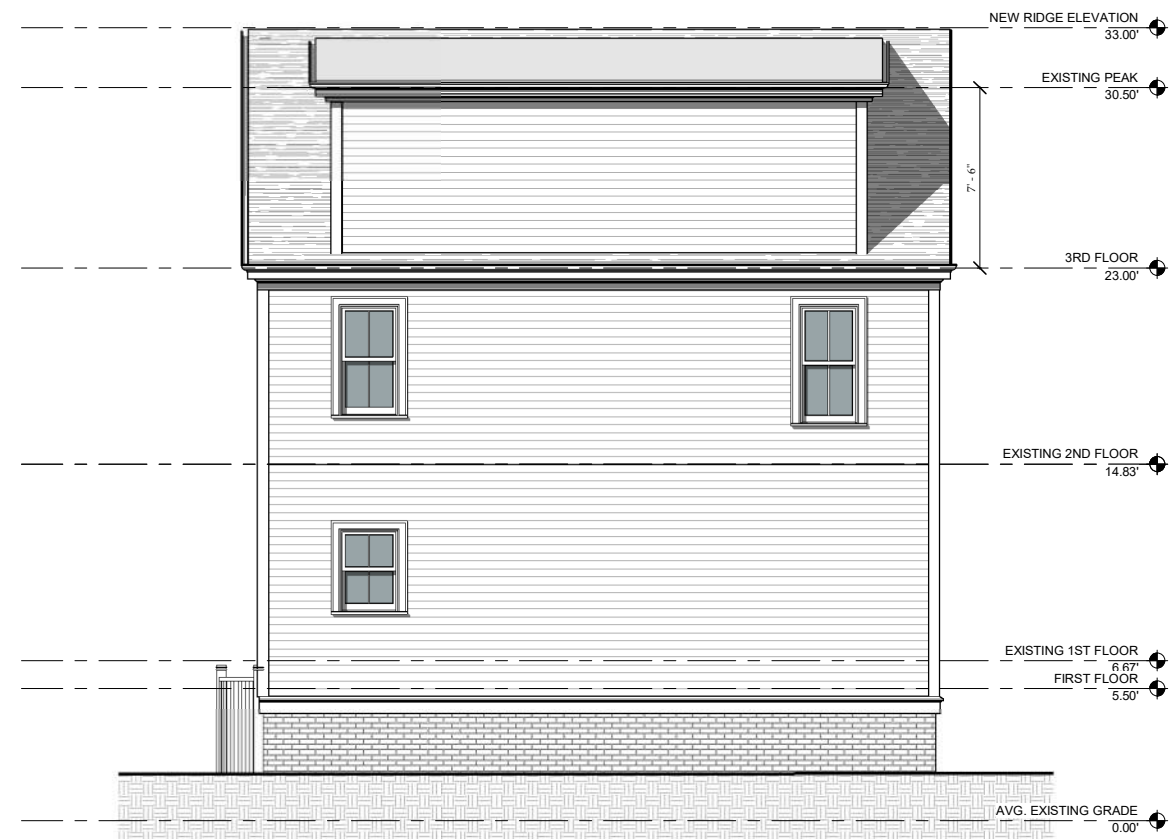
sheet no.

A201

6/24/2021 12:09:03 AM



② RIGHT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



① REAR ELEVATION - PROPOSED
1/4" = 1'-0"

No.	Description	Date

client
Client Name

PROPOSED ELEVATIONS
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

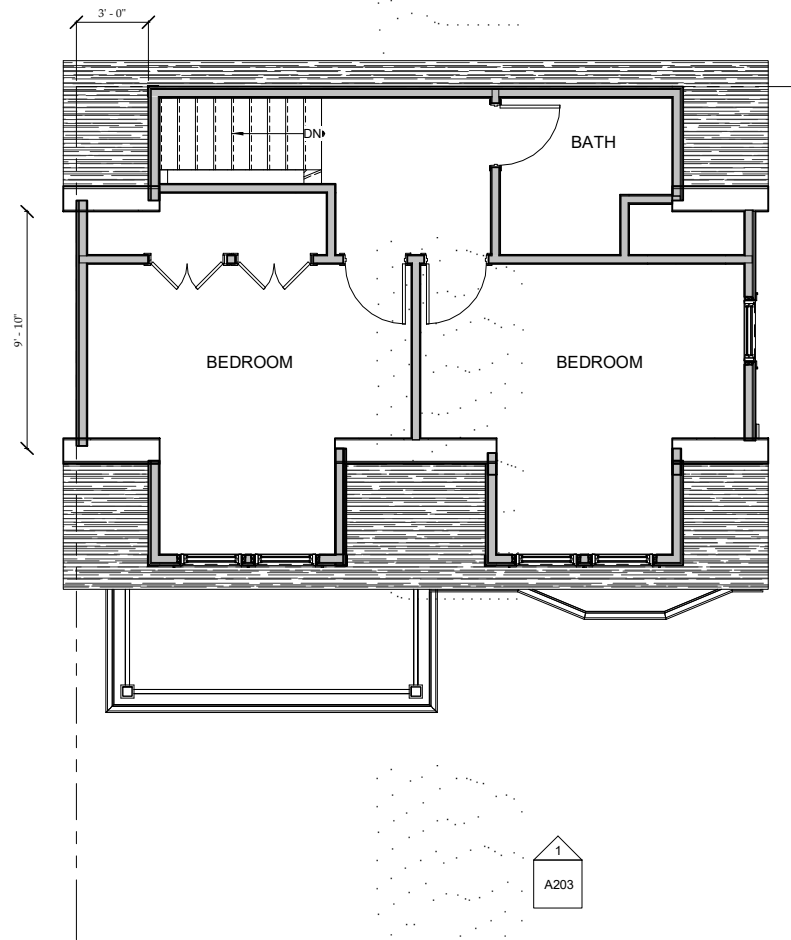
scale 1/4" = 1'-0"

date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

A202



② ALTERNATE 3RD FLOOR PLAN
1/4" = 1'-0"



① FRONT ELEVATION - ALTERNATE
1/4" = 1'-0"

No.	Description	Date

client
Client Name

PROJECT
ALTERNATE 3RD FLOOR
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

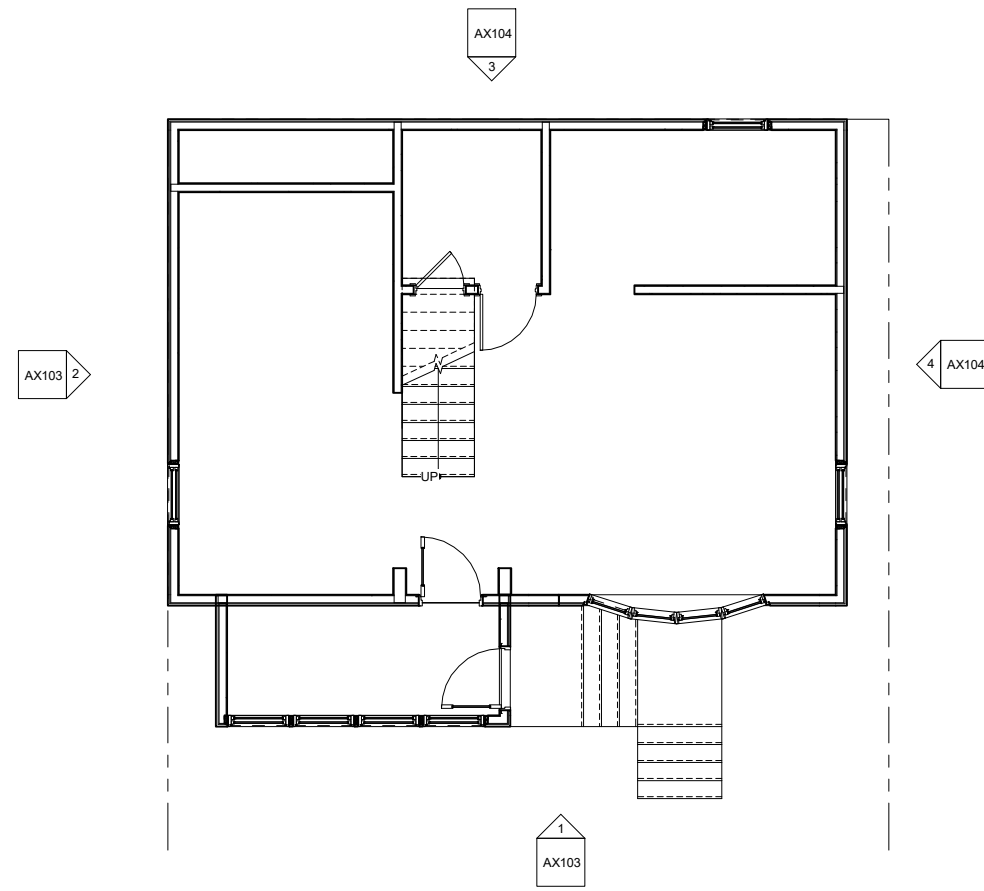
scale 1/4" = 1'-0"

date issued 06-21-21

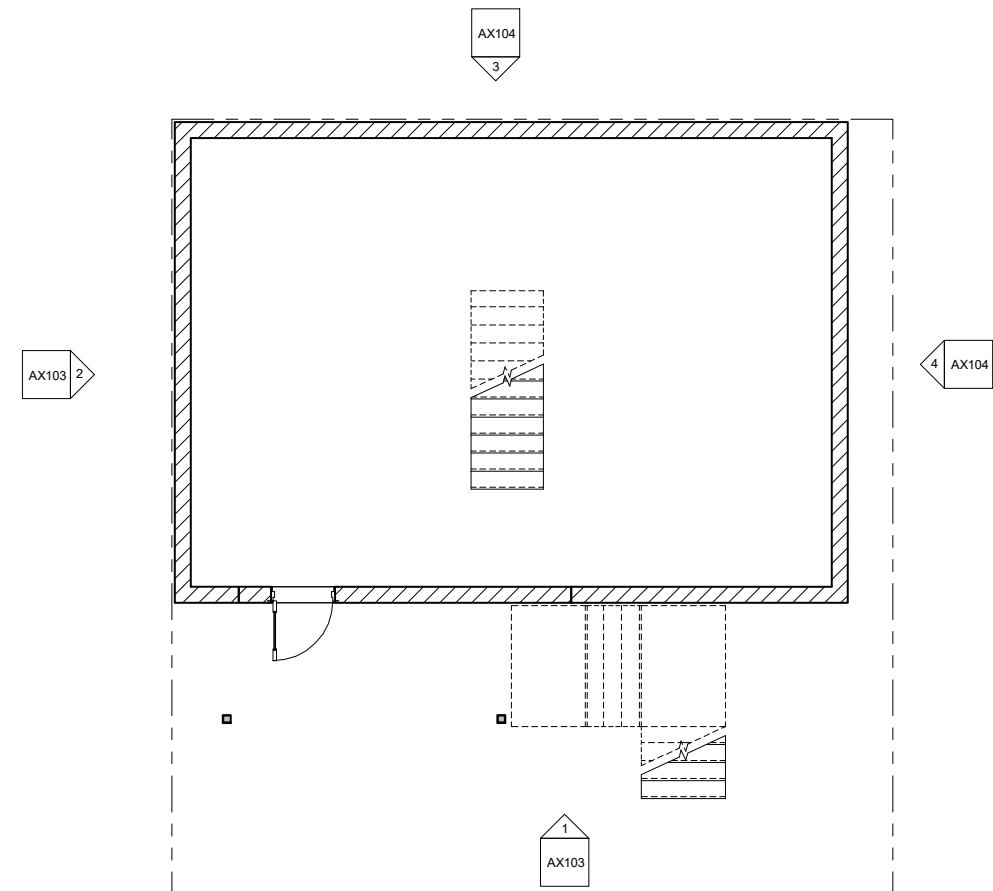
ISSUED FOR
SPECIAL PERMIT

Sheet no.

A203



② EXISTING 1ST FLOOR
1/4" = 1'-0"



① EXISTING BASEMENT
1/4" = 1'-0"

No.	Description	Date

client
Client Name

EXISTING FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

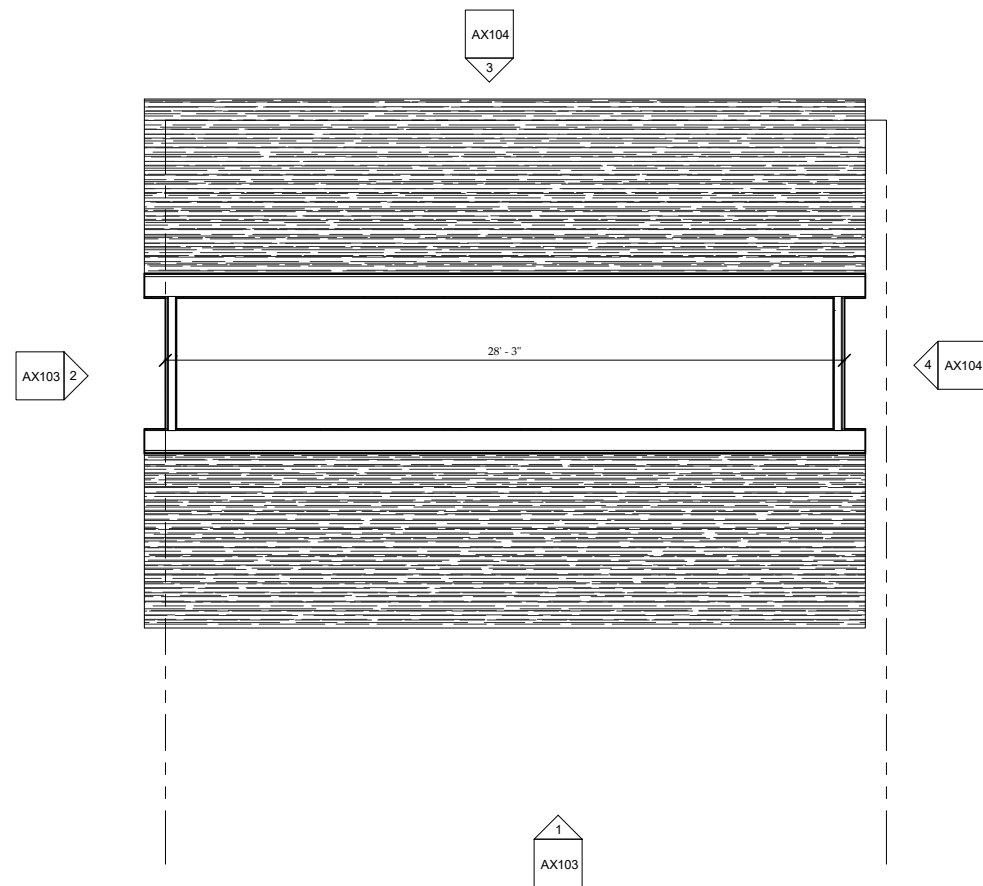
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date issued 06-21-21

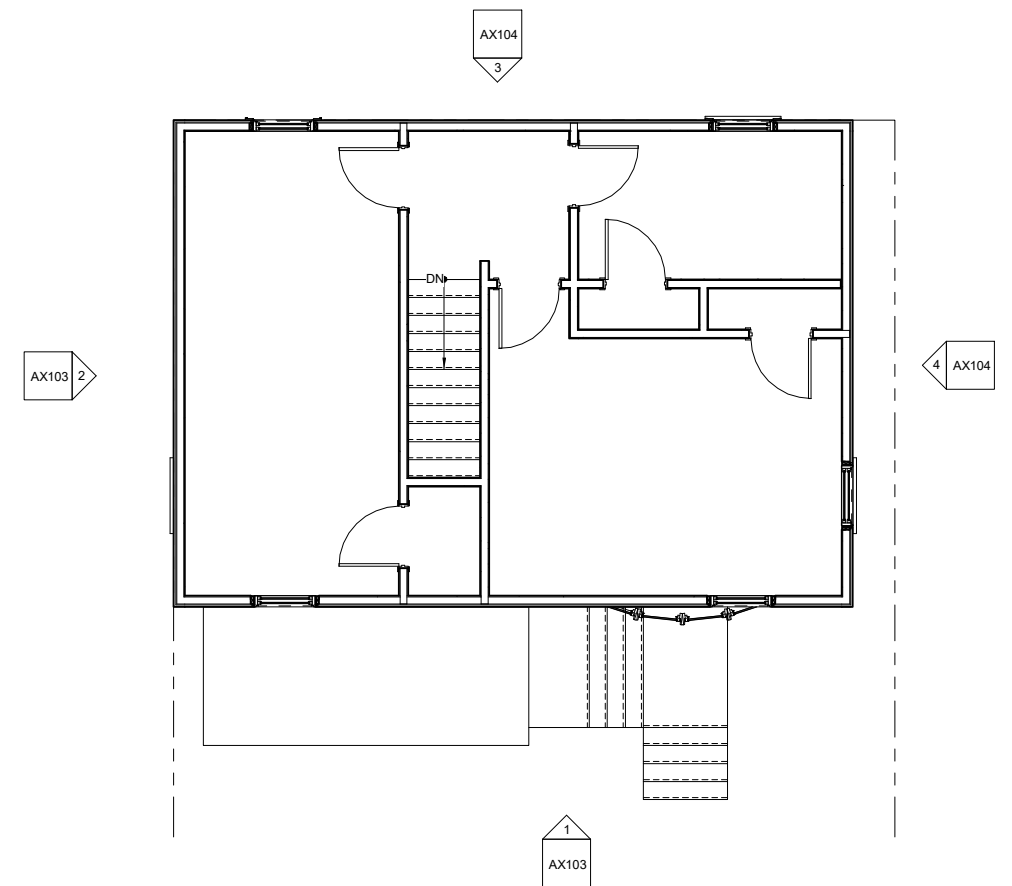
ISSUED FOR
SPECIAL PERMIT

sheet no.

AX101



② EXISTING 3RD FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

client
Client Name

EXISTING FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

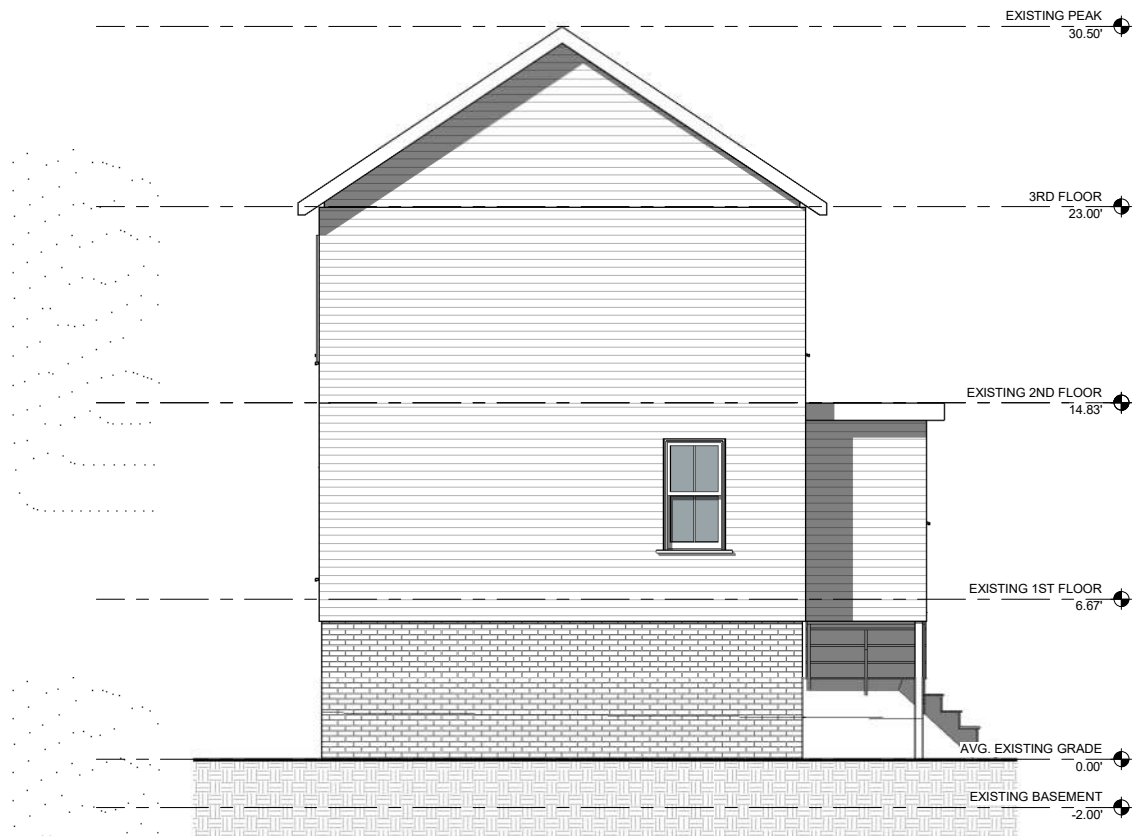
scale 1/4" = 1'-0"

date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

AX102



② LEFT SIDE ELEVATION - EXISTING
1/4" = 1'-0"



① FRONT ELEVATION - EXISTING
1/4" = 1'-0"

No.	Description	Date

client
Client Name

EXISTING ELEVATIONS
PROJECT
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

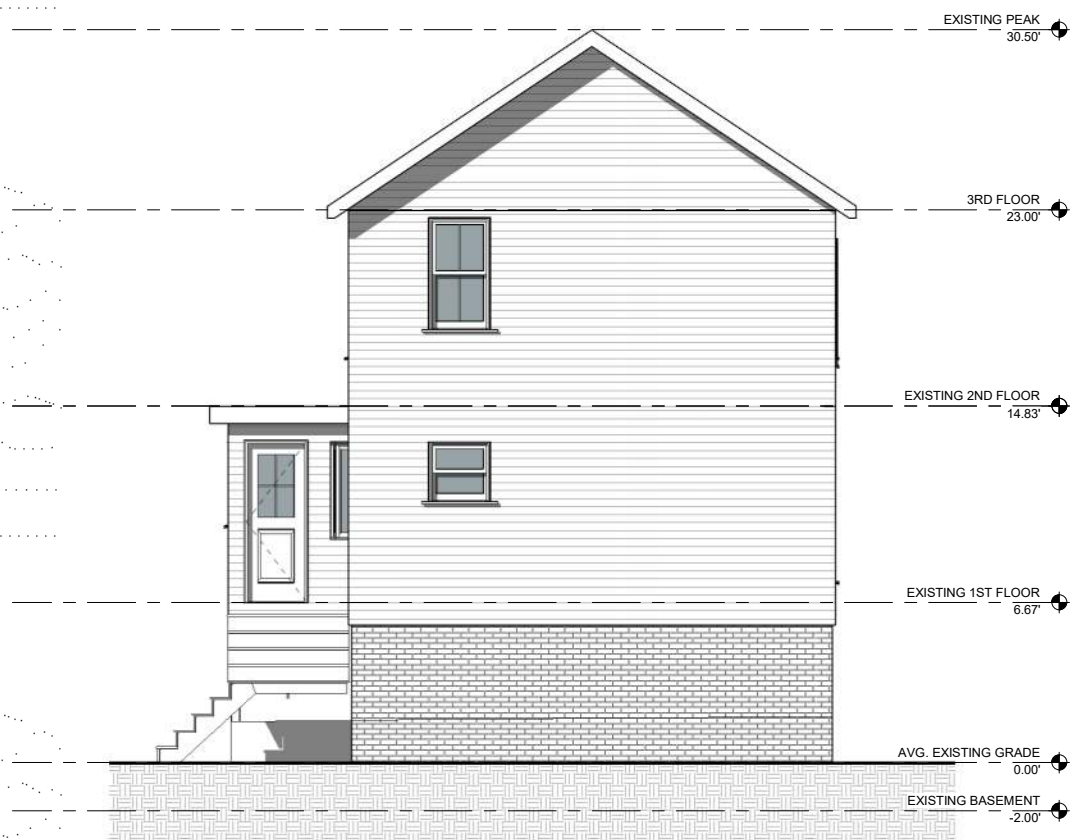
scale 1/4" = 1'-0"

date issued 06-21-21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

AX103



④ RIGHT SIDE ELEVATION - EXISTING
1/4" = 1'-0"



③ REAR ELEVATION - EXISTING
1/4" = 1'-0"

No.	Description	Date

client
Client Name

EXISTING ELEVATIONS
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

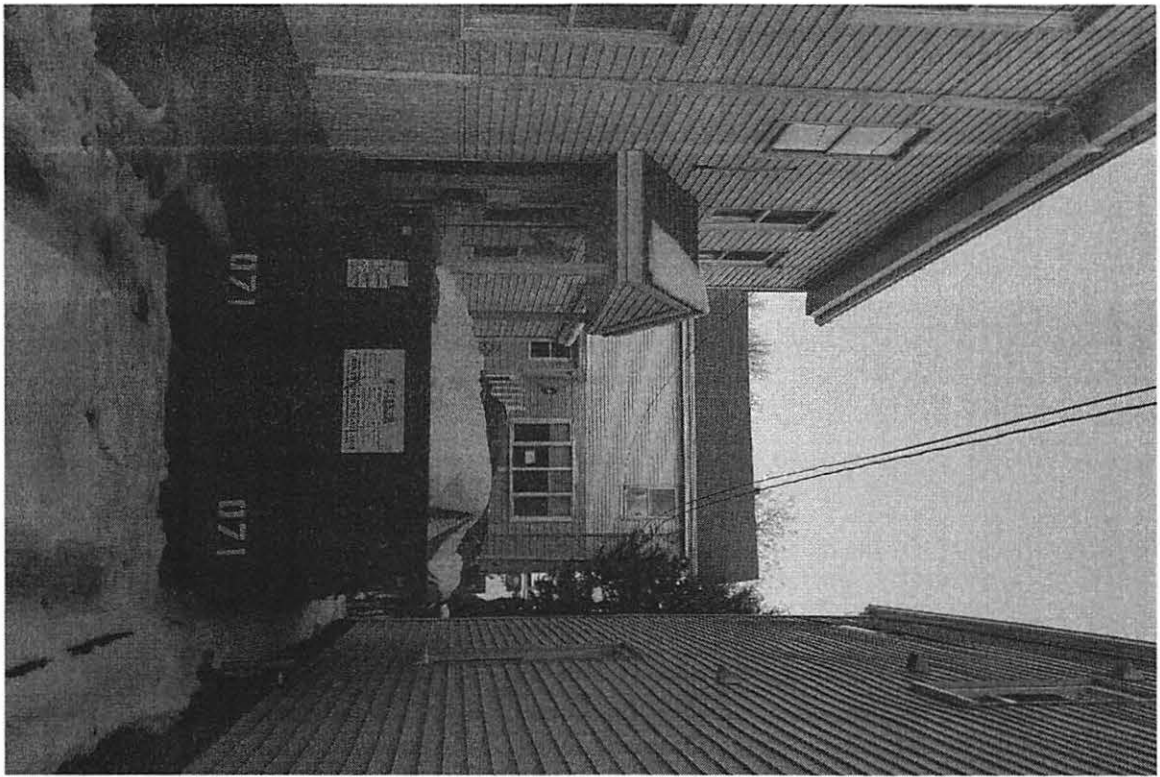
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date issued 06-21-21

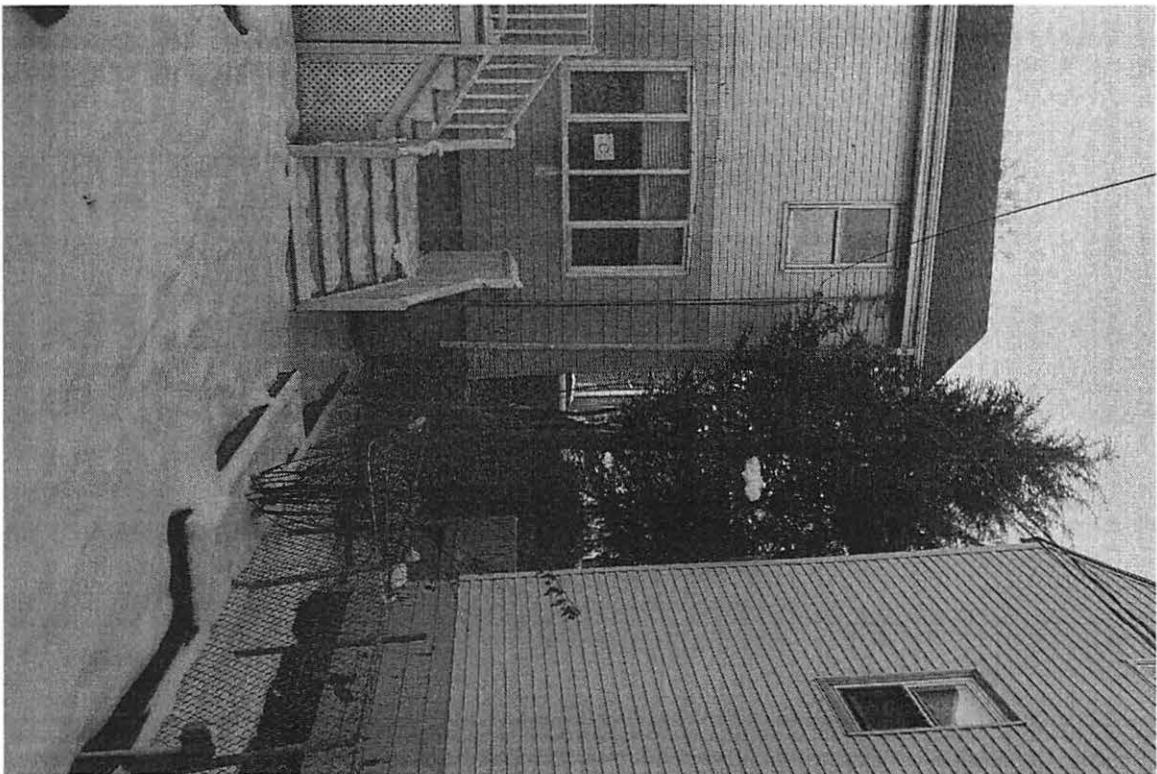
ISSUED FOR
SPECIAL PERMIT

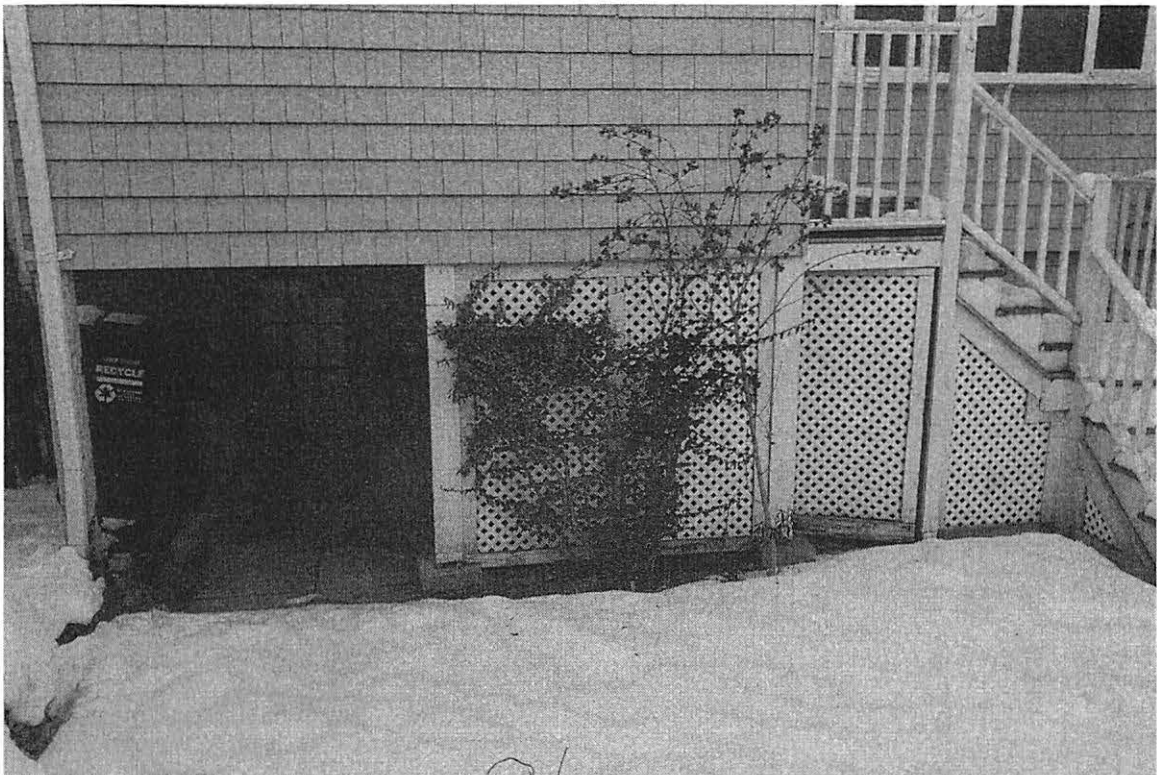
Sheet no.

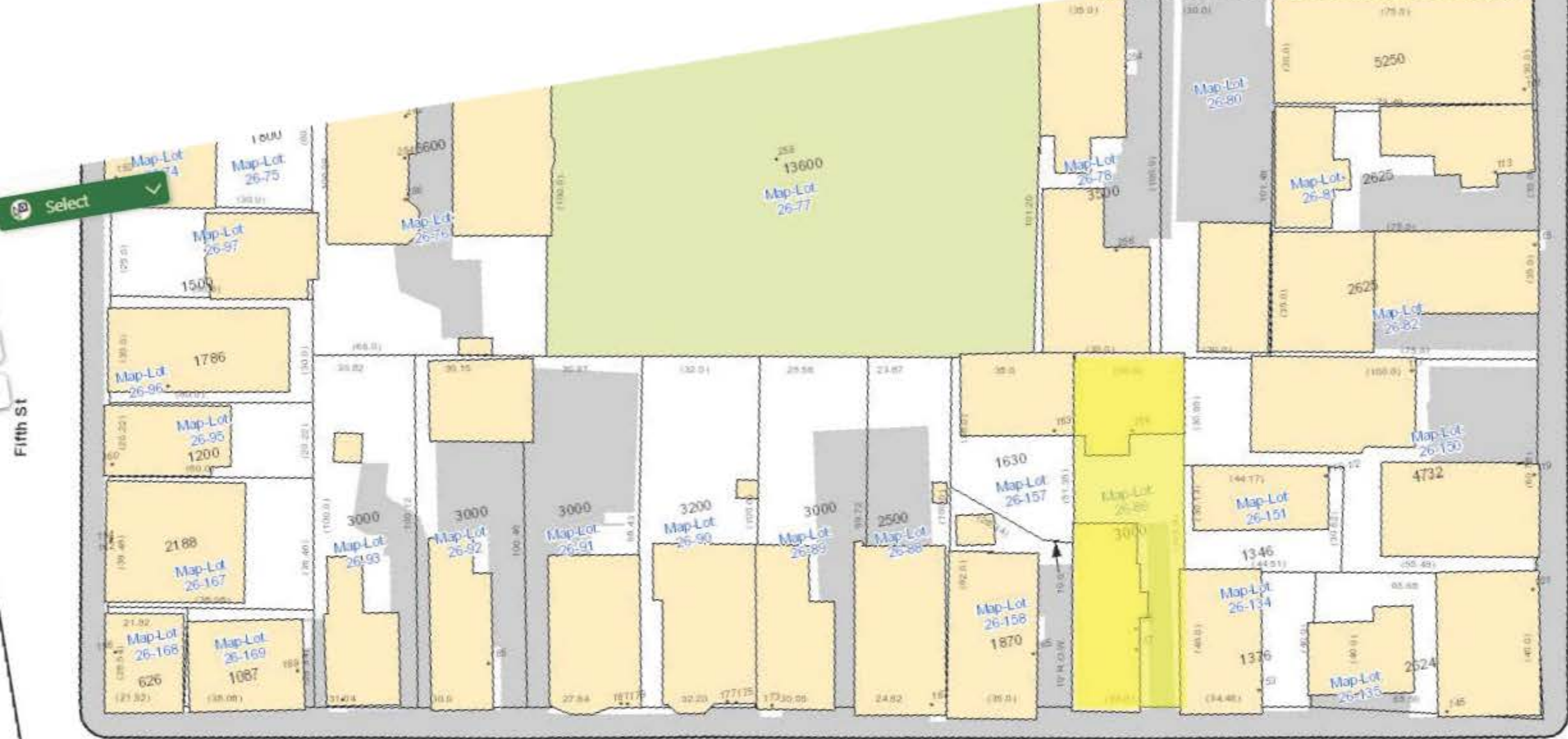
AX104







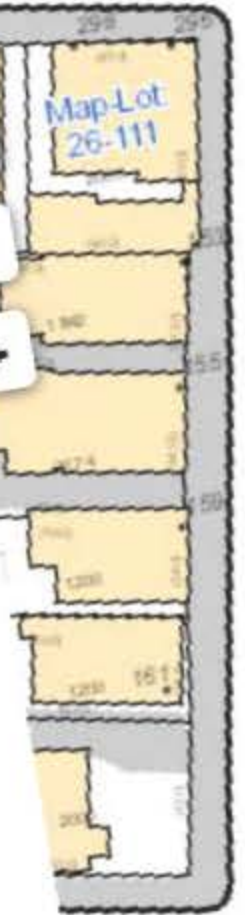




Identify / Pan



Hurley St



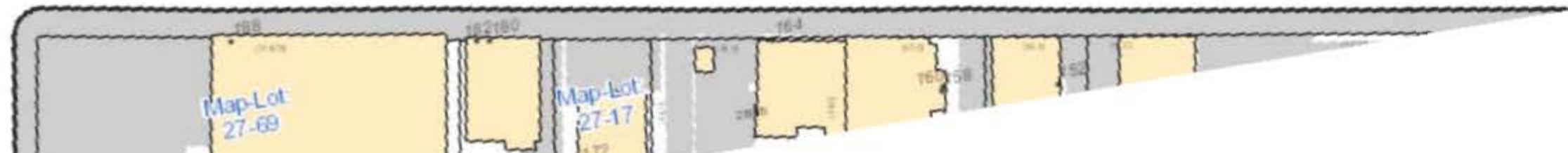
Fifth St



Sciarappa St



Charles St





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 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*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespics, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: **155 (159) Charles Street (East Cambridge NCD Study Area)**

Applicant: **Bryan McLaughlin and BREML Partners, LLC**

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

Comprehensive renovation of rear house at 155 Charles Street, located within the East Cambridge Neighborhood Conservation District Study Area, with work including:

- 1. Raise roof;**
- 2. Construct dormers on front and rear slope of roof;**
- 3. Alter fenestration at front façade;**
- 4. Replace windows;**
- 5. Construct balcony over entryway.**

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 issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this 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.

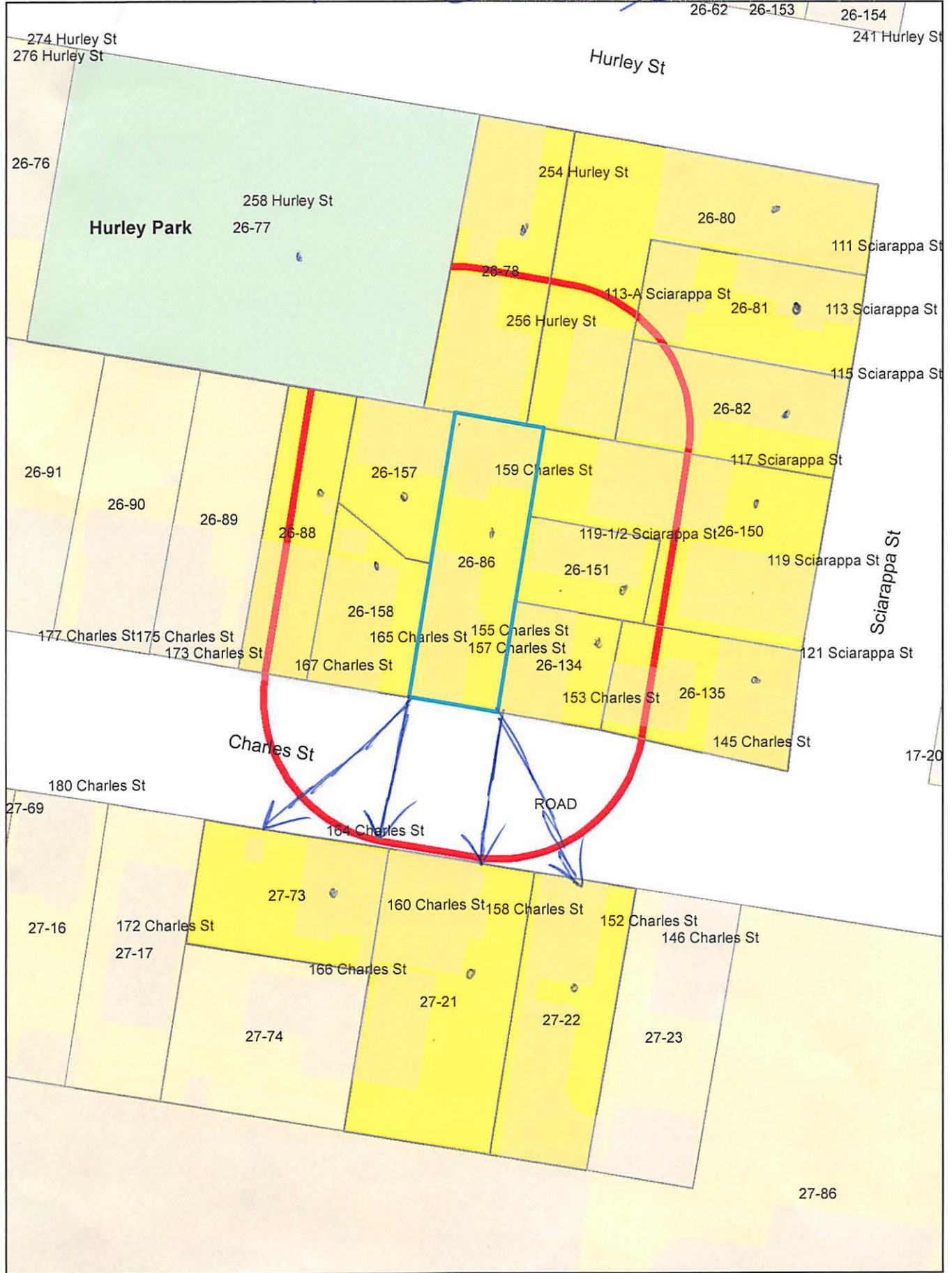
Case Number: **4570** Date of Certificate: **June 24, 2021**

Attest: A true and correct copy of decision filed with the
offices of the City Clerk and the Cambridge Historical Commission
on June 24, 2021.

By Bruce A. Irving/EJH, Chair.

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

155 Charles St.



155 Charles St.

Retention

26-81
LANE, KATHLEEN & JOHN LANE
113 SCIARAPPA ST UNIT #113
CAMBRIDGE, MA 02141

26-78
TAURO, WALTER SR., DANIEL PATRICK &
WALTER JR. TRS. 110 SCIARAPPA ST. TRUST
40 SHELLEY RD
ARLINGTON, MA 02476

BRYAN MCLAUGHLIN
153 CHARLES STREET #2
CAMBRIDGE, MA 02141

26-157
MYERS, JANE
165 CHARLES ST. #3
CAMBRIDGE, MA 02141

26-158
MYERS, JANE
165 CHARLES ST.
CAMBRIDGE, MA 02141-2117

26-80
HAYES, JOHN P. TRUSTEE J & G REALTY TRUST
16 BUCKMAN DRIVE
WINCHESTER, MA 01890

26-88
173 CHARLES STREET LLC
2 LINCOLN ST
SOMERVILLE, MA 02145

26-81
BERGMAN, ANDREW L.
113A SCIARAPPA STREET
CAMBRIDGE, MA 02141-2121

26-82
DIRENZO, ROCCO,
TR. OF E. & I. RAELTY TRUST
17 ROYAL STREET
MEDFORD, MA 02155-4511

26-134
MCLAUGHLIN, BRYAN L. &
REBECCA M. E. MCLAUGHLIN
135 CAMBRIDGE ST
CAMBRIDGE, MA 02141

26-150
SILVA, ARNOLD C.
2 SIR OLIVER WAY
BOURNE, MA 02532

26-151
SILVA, ARNOLD C. & JOHN G. SILVA TRS.
2 SIR OLIVER WAY
BOURNE, MA 02532

27-21
BARBOZA, LUIS F. & MARIA E. BARBOZA
160 CHARLES ST
CAMBRIDGE, MA 02141-2118

27-73
FARIA, ROBERT M. & ISABEL M. FARIA
164 CHARLES ST.
CAMBRIDGE, MA 02141

26-135
FONTELLA, MARY K.
121 SCIARAPPA ST., UNIT #1
CAMBRIDGE, MA 02141

26-135
CARAVELLA, JUSTIN A.
121 SCIARAPPA ST., #3
CAMBRIDGE, MA 02141

26-135
CAO, GUILIANG & JIANG QIAN
121 SCIARAPPA ST #2
CAMBRIDGE, MA 02139

26-86
BREML PARTNERS LLC
153 CHARLES ST - APT 2
CAMBRIDGE, MA 02141

27-22
152 CHARLES ST LLC
10 OVERLOOK RIDGE DR - #330
MALDEN, MA 02148

26-77
CAMBRIDGE CITY OF COMM.DEV.
57 INMAN ST
CAMBRIDGE, MA 02139

26-77
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

26-77
CITY OF CAMBRIDGE
C/O NANGY GLOWA
CITY SOLICITOR

155 CHARLES STREET

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2021 AUG 30 P 4: 21

No.	Description	Date

client
Client Name

title
COVER

project
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharch.com
617-824-0732

job number 21-020

scale

date issued 08.30.21

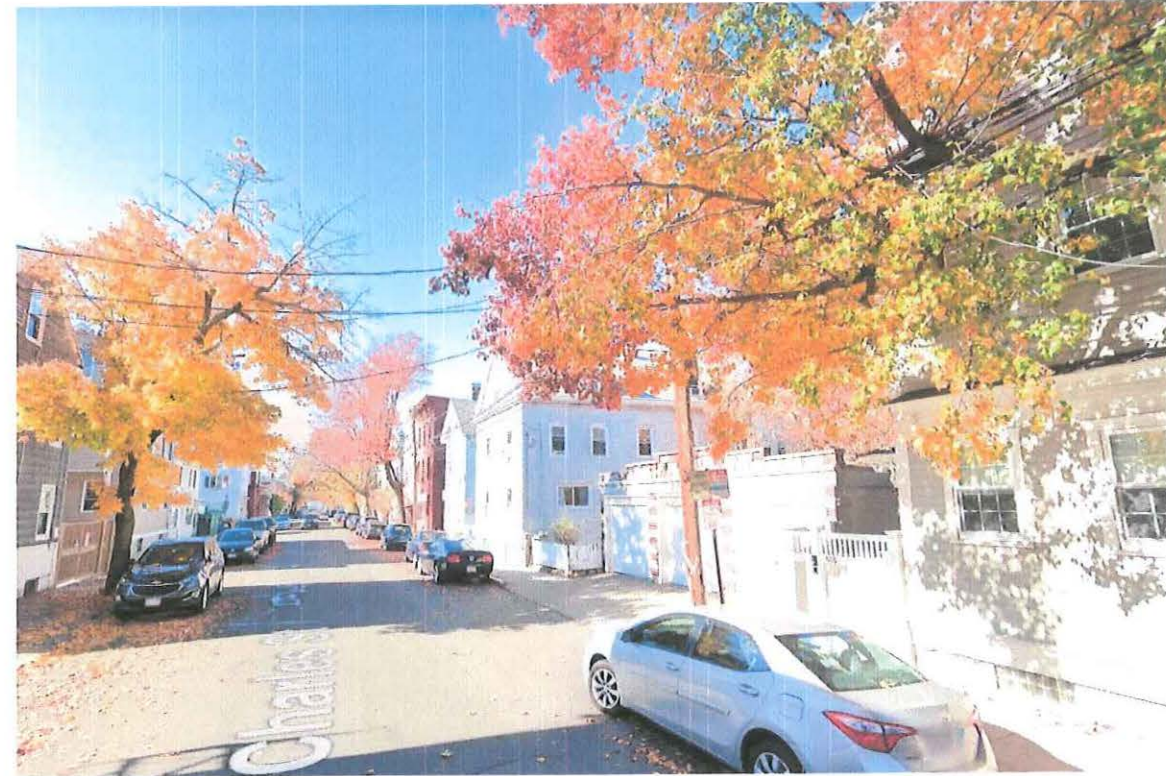
ISSUED FOR
SPECIAL PERMIT

sheet no.

A000



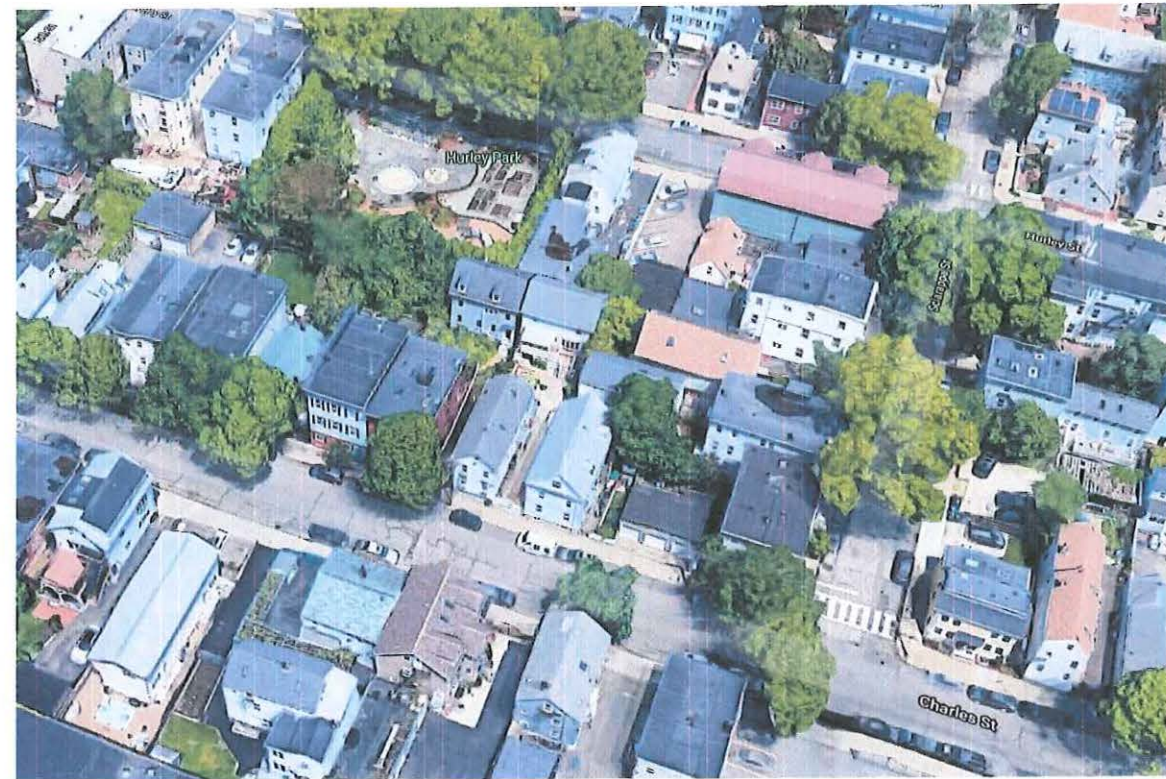
VIEW WEST - #153, #155 AND #165



VIEW WEST - #145, #153, #155 AND #165



VIEW WEST DOWN CHARLES STREET



AXON VIEW NORTH

No.	Description	Date

client Client Name

SITE PHOTOS
PROJECT 155 CHARLES STREET

DH Architects
Boston MA

shiserudt@dharchs.com
617-824-0732

job number 21-020

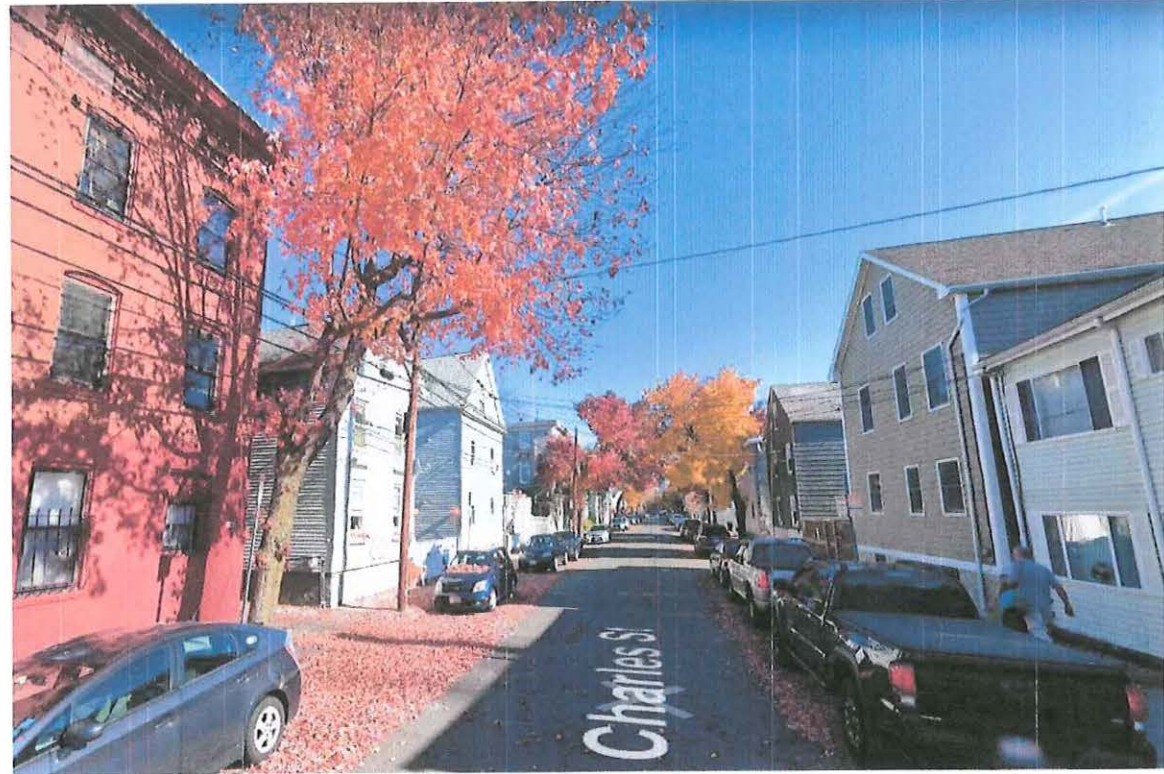
scale

date saved 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

A002



VIEW EAST DOWN CHARLES STREET



VIEW OF EXISTING SINGLE FAMILY FROM CHARLES STREET



VIEW EAST DOWN CHARLES STREET

No.	Description	Date

client Client Name

SITE PHOTOS
PROJECT 155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharch.com
617-824-0732

job number 21-020

scale

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

A003



No.	Description	Date

client
Client Name

ASSESSORS PLOT PLAN
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

scale 1/16" = 1'-0"

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet no.

A004

RENEY, MORAN, & TIVNAN
 REGISTERED LAND SURVEYORS
 75 HAMMOND STREET - FLOOR 2
 WORCESTER, MA 01610-1723
 PHONE: 508-752-8885
 FAX: 508-752-8895
 RMT@HSTGROUP.NET
 A Division of H. S. & T. Group, Inc.

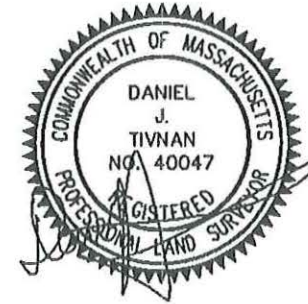
MORTGAGE INSPECTION PLAN
 NAME BRYAN L. MCLAUGHLIN & REBECCA M. MCLAUGHLIN
 LOCATION 155-159 CHARLES STREET
CAMBRIDGE, MA

SCALE 1" = 20' DATE 01-20-21

REGISTRY MIDDLESEX SOUTH

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINES (UNLESS OTHERWISE NOTED IN DRAWING BELOW).

NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



DEED BOOK/PAGE 6681/0460

PLAN BOOK/PLAN DEED/ASSESSORS

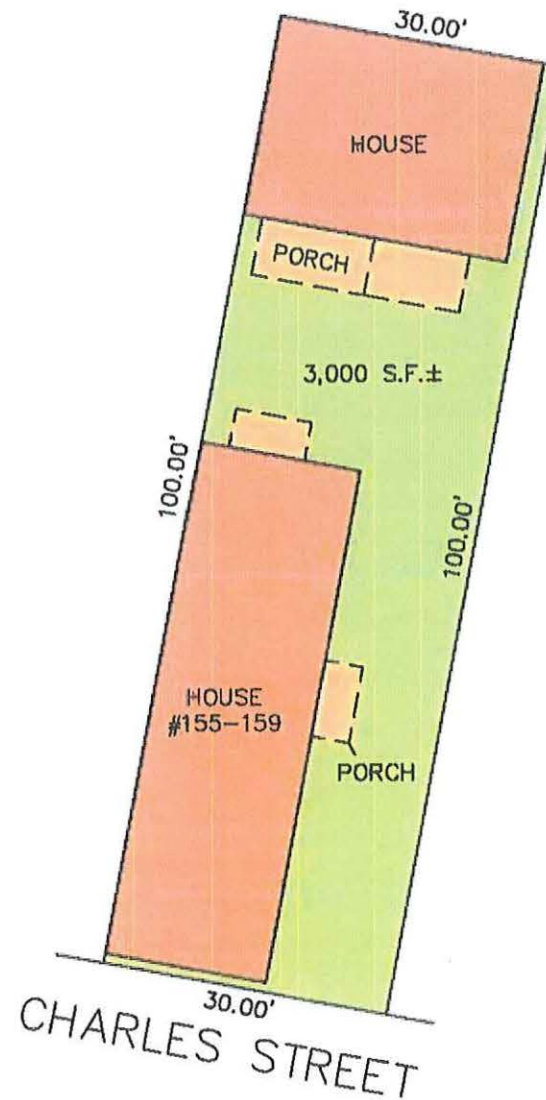
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA MAP:

577E DTD 06/04/2010

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY FEMA AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.

NOTE

INSTRUMENT SURVEY RECOMMENDED FOR MORE ACCURATE LOCATION OF STRUCTURES.



REQUESTING OFFICE: CROWLEY & CUMMINGS
 REQUESTED BY:

DRAWN BY: JG
 CHECKED BY:

JOB # 01-611-21

No.	Description	Date

client Client Name

PLOT PLAN

155 CHARLES STREET

DH Architects
 Boston MA

shiserodt@dharchs.com
 617-824-0732

job number: 21-020

scale:

date issued: 08.30.21

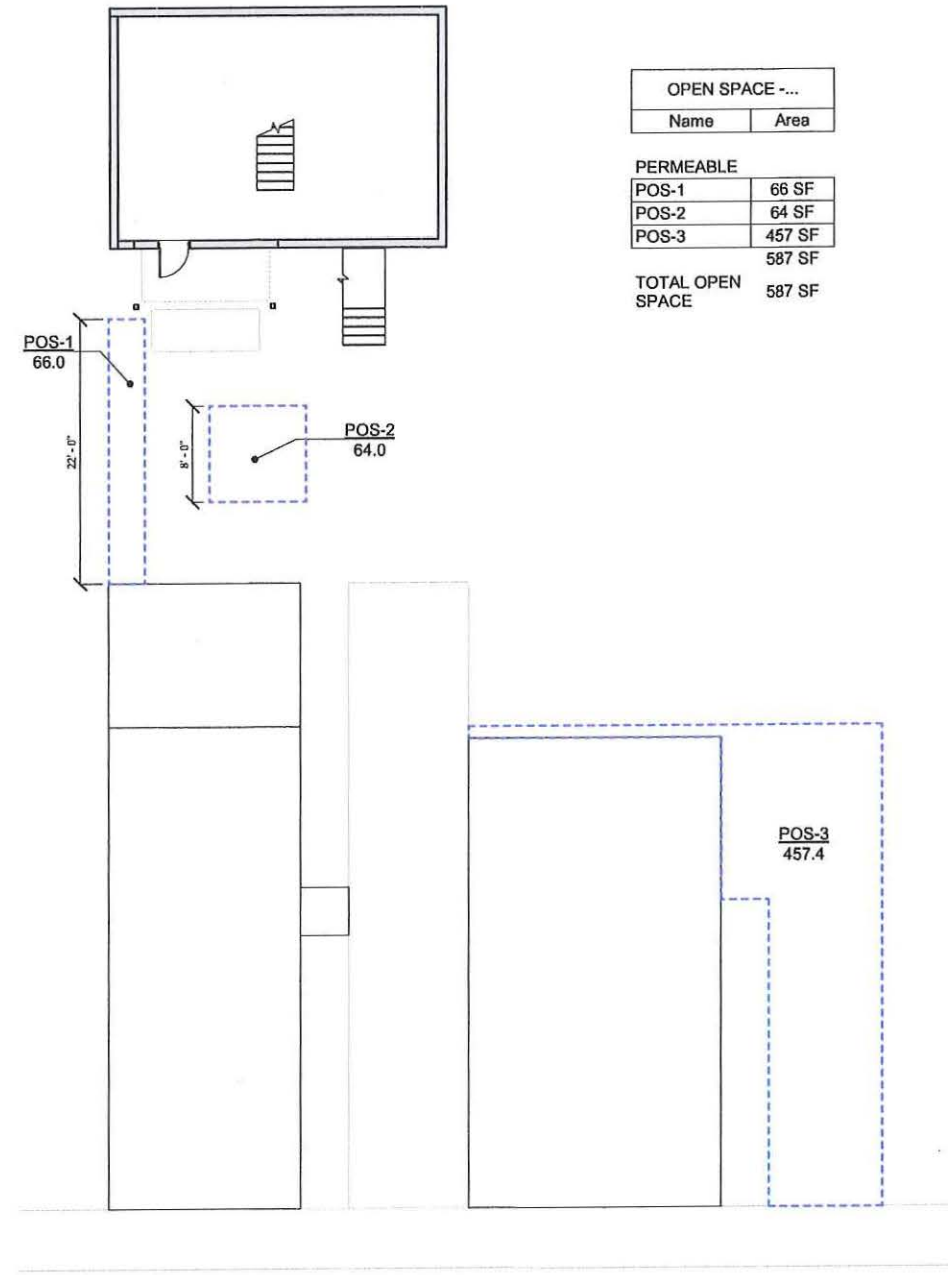
ISSUED FOR
 SPECIAL PERMIT

Sheet no.

A010



② OPEN SPACE - PROPOSED
1/8" = 1'-0"



① EXISTING OPEN SPACE
1/8" = 1'-0"

No.	Description	Date

client
Client Name

OPEN SPACE CALCULATIONS

155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharch.com
617-824-0732

job number 21-020

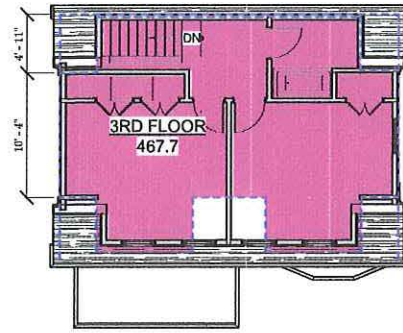
scale 1/8" = 1'-0"

date issued 08.30.21

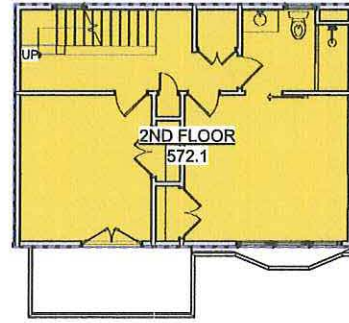
ISSUED FOR
SPECIAL PERMIT

Sheet no.

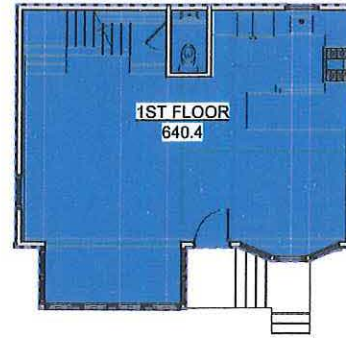
A011



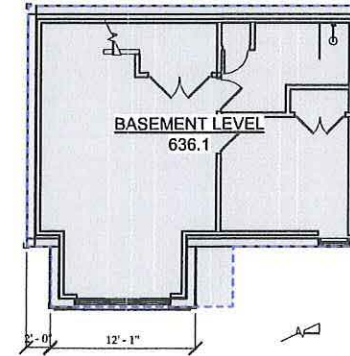
④ 3RD FLOOR
1/8" = 1'-0"



③ 2ND FLOOR - PROPOSED
1/8" = 1'-0"



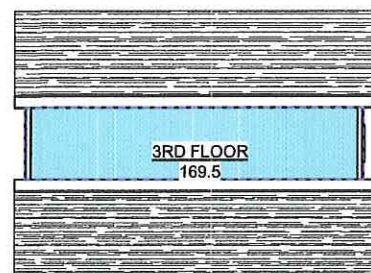
② 1ST FLOOR - PROPOSED
1/8" = 1'-0"



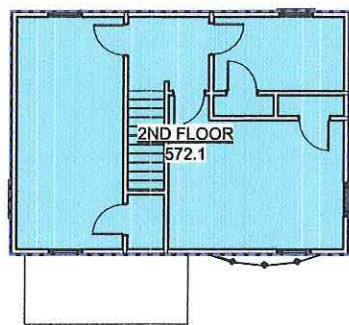
① BASEMENT - PROPOSED
1/8" = 1'-0"

GFA PROPOSED	
Name	Area
EXISTING 1ST FLOOR	
1ST FLOOR	640 SF
EXISTING 2ND FLOOR	
2ND FLOOR	572 SF
3RD FLOOR	
3RD FLOOR	468 SF
TOTAL GFA	1,680 SF

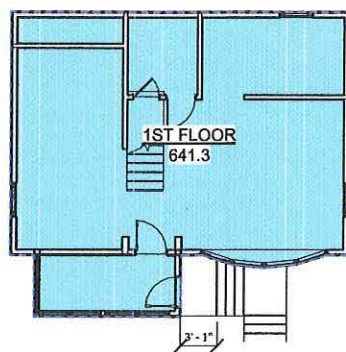
LOT AREA	4,376 S.F.
F.A.R.	.75
ALLOWABLE FLOOR AREA	3,282 S.F.



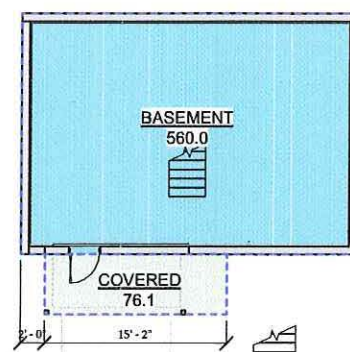
⑧ 3RD FLOOR - EXISTING
1/8" = 1'-0"



⑦ 2ND FLOOR - EXISTING
1/8" = 1'-0"



⑥ 1ST FLOOR - EXISTING
1/8" = 1'-0"



⑤ BASEMENT - EXISTING
1/8" = 1'-0"

GFA EXISTING	
EXEMPT	
BASEMENT	560.0 SF
COVERED	76.1 SF
	636.1 SF
GFA	
1ST FLOOR	641.3 SF
2ND FLOOR	572.1 SF
3RD FLOOR	169.5 SF
	1,382.9 SF
TOTAL FLOOR AREA	2,019.0 SF

No.	Description	Date

client
Client Name

PROPOSED AREA CALCULATIONS

155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

scale 1/8" = 1'-0"

date issued 08.30.21

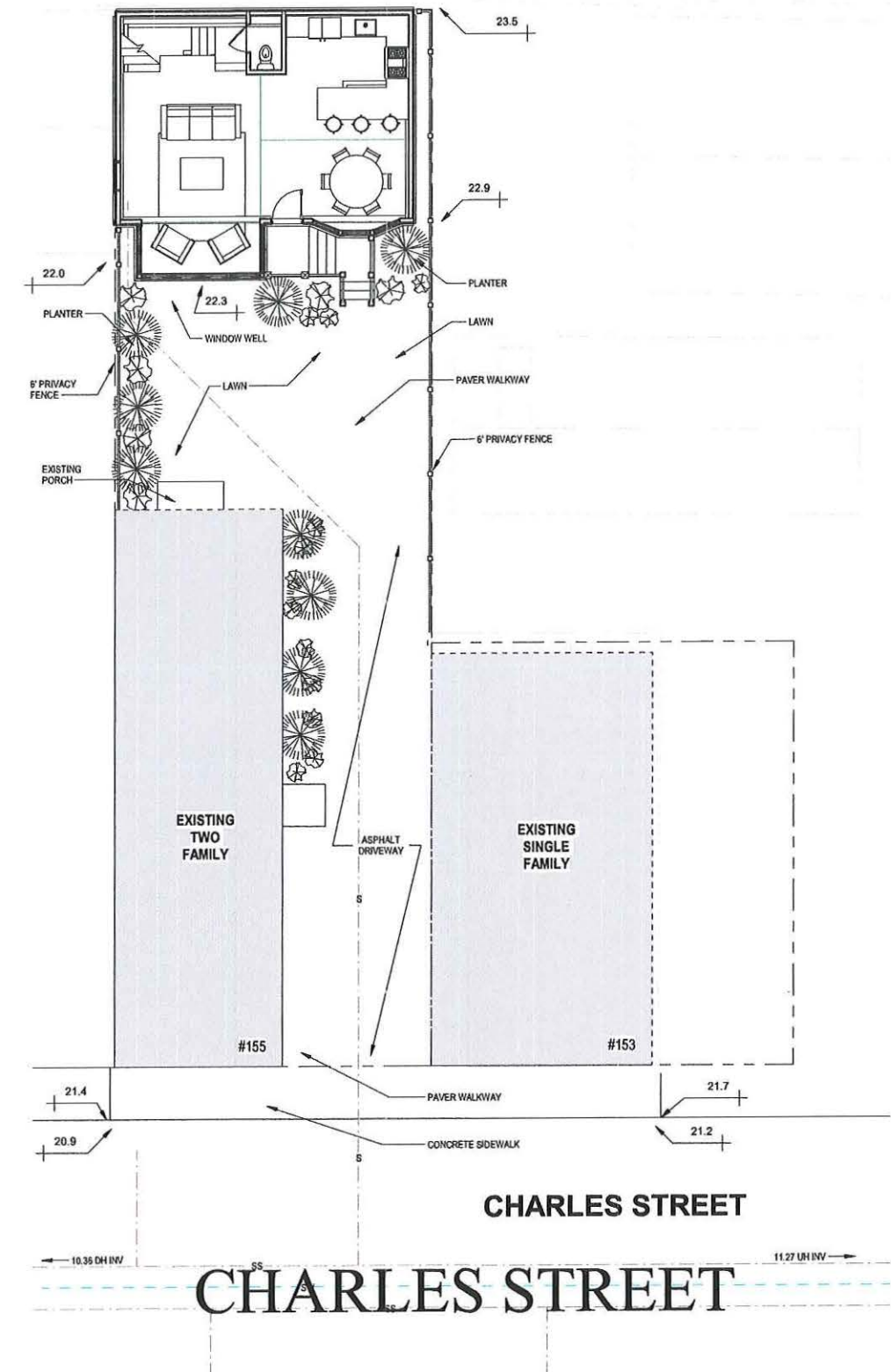
ISSUED FOR
SPECIAL PERMIT

Sheet no.

A012

GENERAL SITE PLAN NOTES:

- A. BACKFLOW PREVENTER TO BE INSTALLED FOR ALL PLUMBING FIXTURES AT THE BASEMENT LEVEL. VERIFY REQUIREMENTS WITH THE CAMBRIDGE DEPARTMENT OF PUBLIC WORKS.
- B. VIDEO INSPECTION MUST BE SUBMITTED TO AND APPROVED BY THE CAMBRIDGE DEPARTMENT OF PUBLIC WORKS IN ORDER TO REUSE OF THE EXISTING SEWER SERVICE LINE.



② PROPOSED SITE PLAN
1/8" = 1'-0"

No.	Description	Date

client Client Name

PROPOSED SITE PLAN
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharch.com
617-824-0732

job number 21-020

scale As indicated

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

sheet no.

A100

No.	Description	Date

client
Client Name

FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

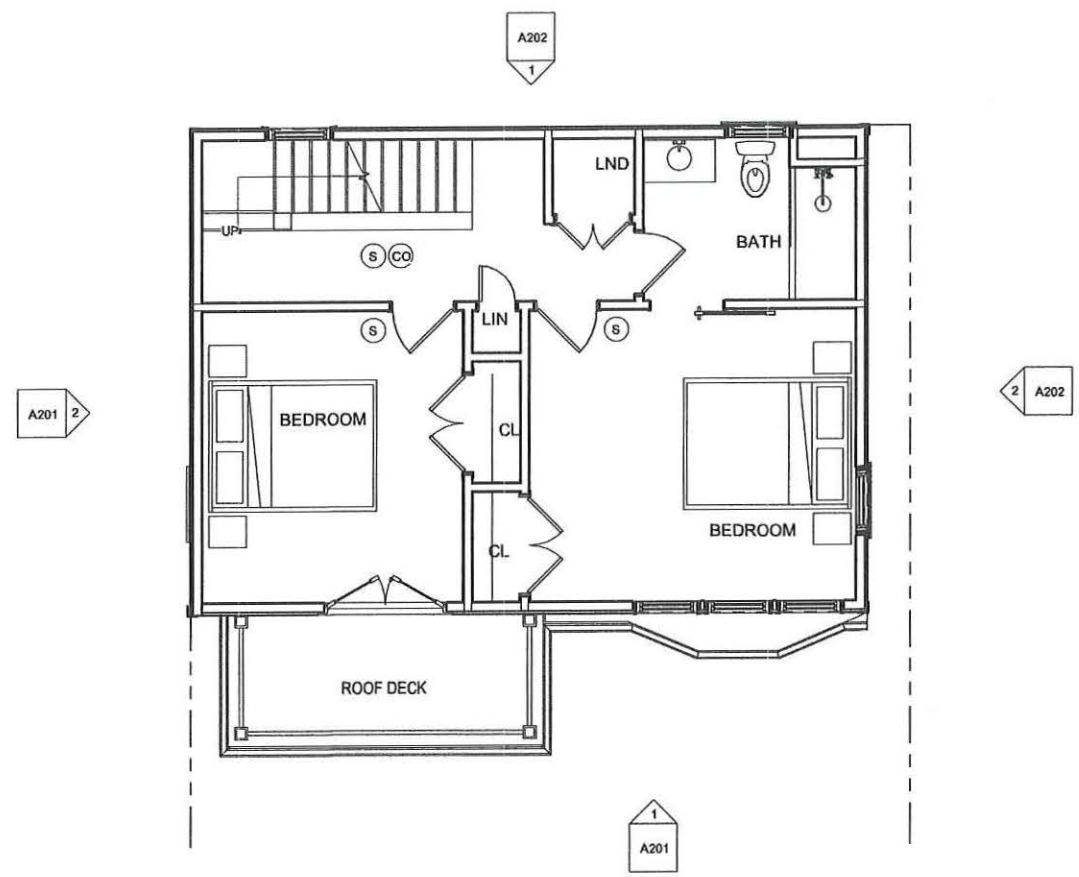
scale 1/4" = 1'-0"

date issued 08.30.21

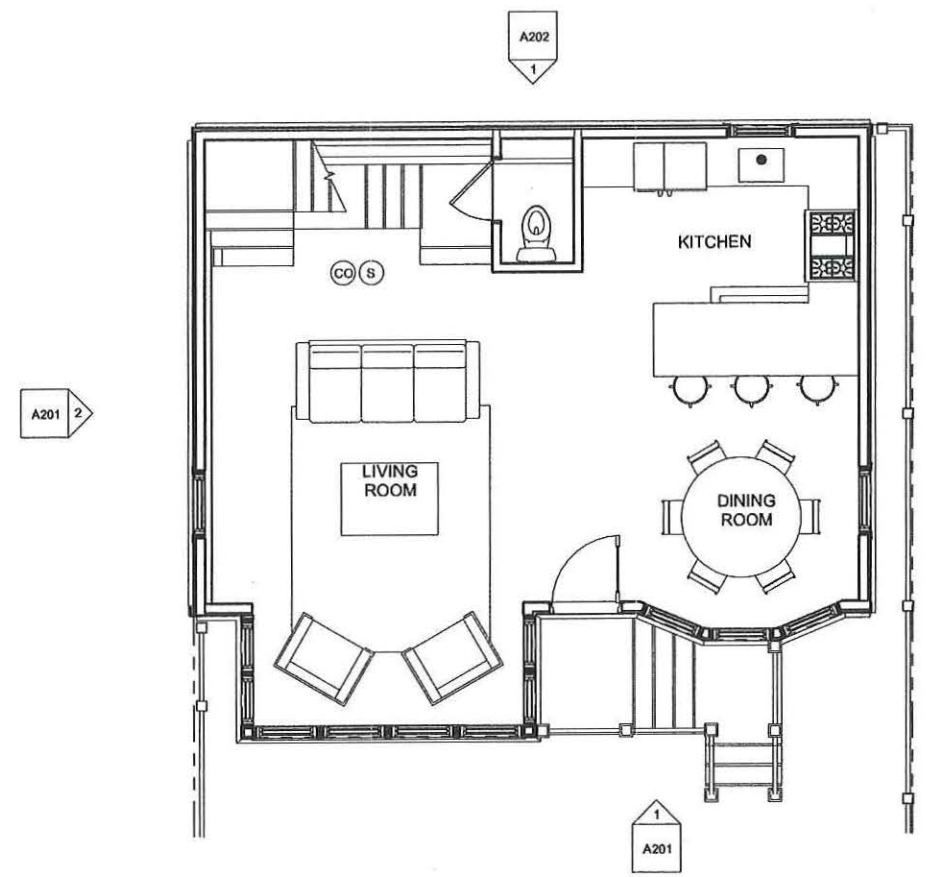
ISSUED FOR
SPECIAL PERMIT

sheet no.

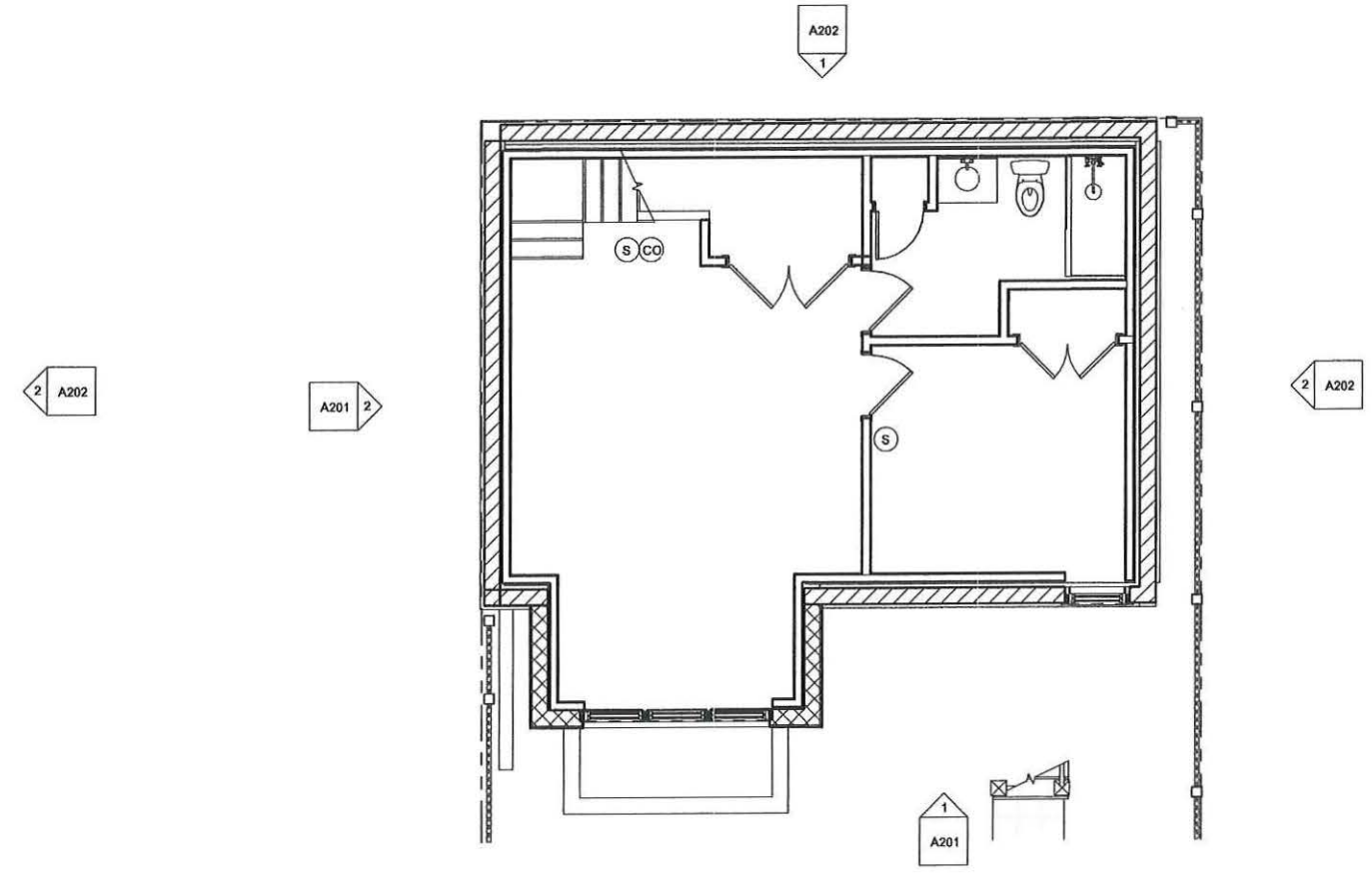
A101



2 PROPOSED 2ND FLOOR
1/4" = 1'-0"

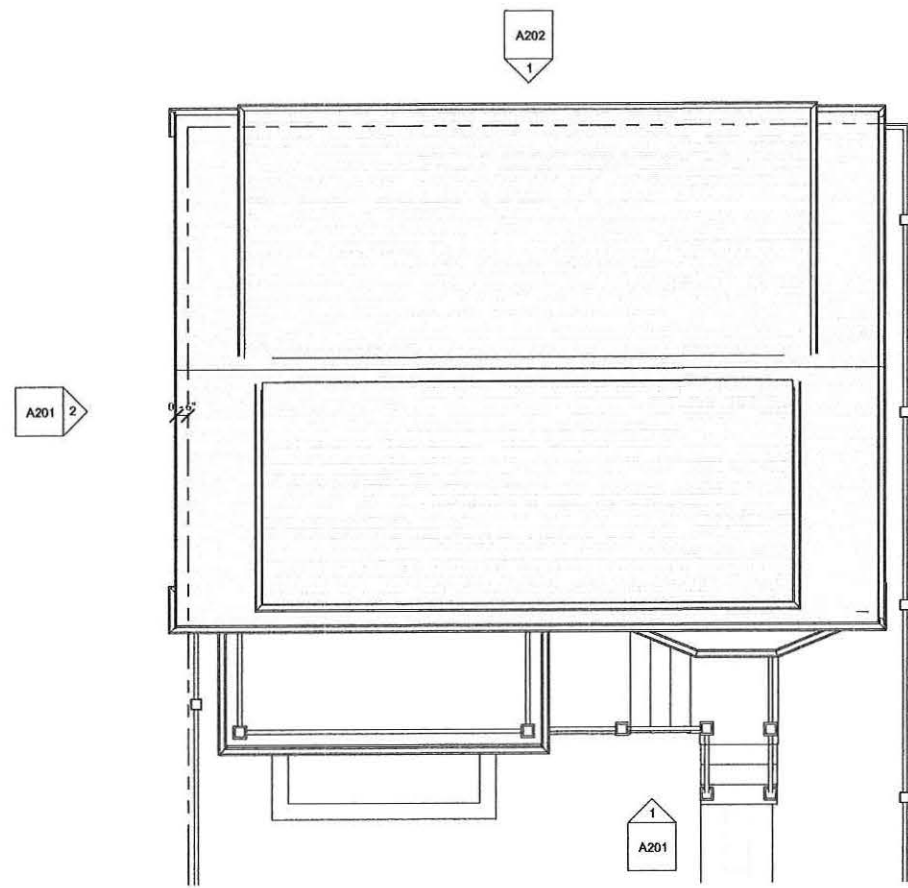


3 PROPOSED 1ST FLOOR
1/4" = 1'-0"

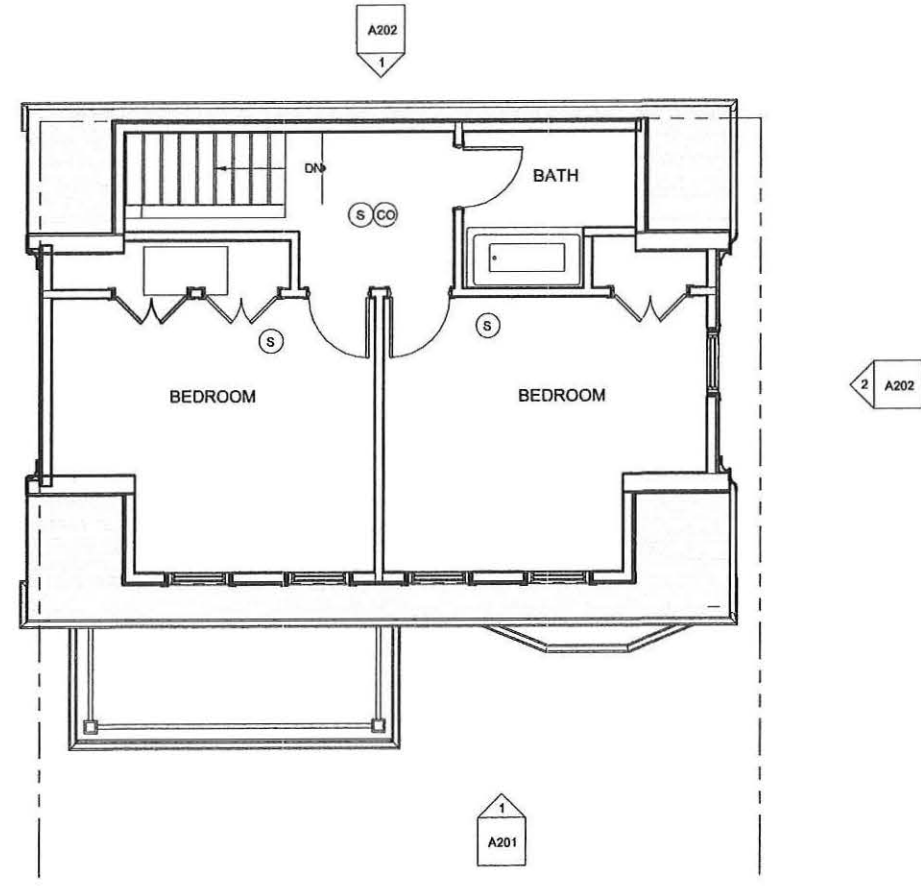


1 PROPOSED BASEMENT
1/4" = 1'-0"

8/30/2021 3:13:52 PM



1 PROPOSED ROOF PLAN
1/4" = 1'-0"



2 ALTERNATE 3RD FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

client
Client Name

FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

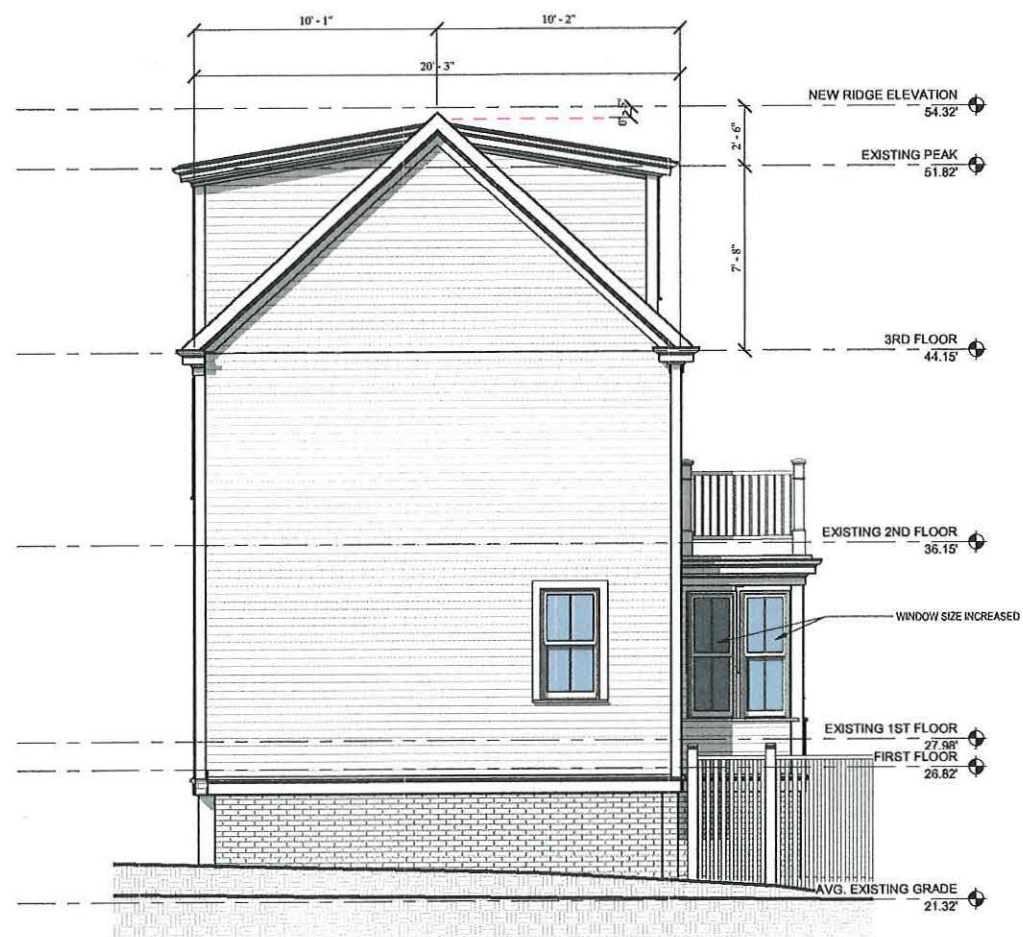
scale 1/4" = 1'-0"

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

sheet no.

A102



② LEFT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



① FRONT ELEVATION - PROPOSED
1/4" = 1'-0"

No.	Description	Date

client
Client Name

PROPOSED ELEVATIONS
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

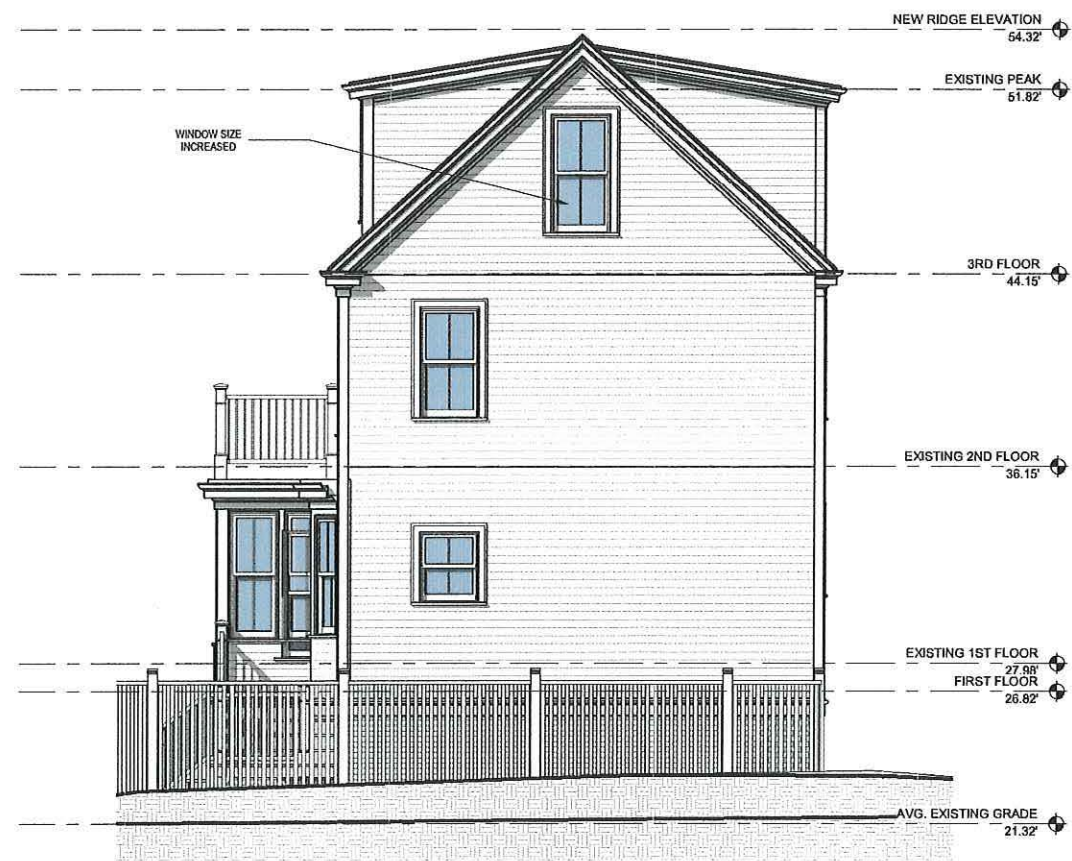
scale 1/4" = 1'-0"

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet No.

A201



② RIGHT SIDE ELEVATION - PROPOSED
1/4" = 1'-0"



① REAR ELEVATION - PROPOSED
1/4" = 1'-0"

No.	Description	Date

client
Client Name

PROPOSED ELEVATIONS
PROJECT
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

scale 1/4" = 1'-0"

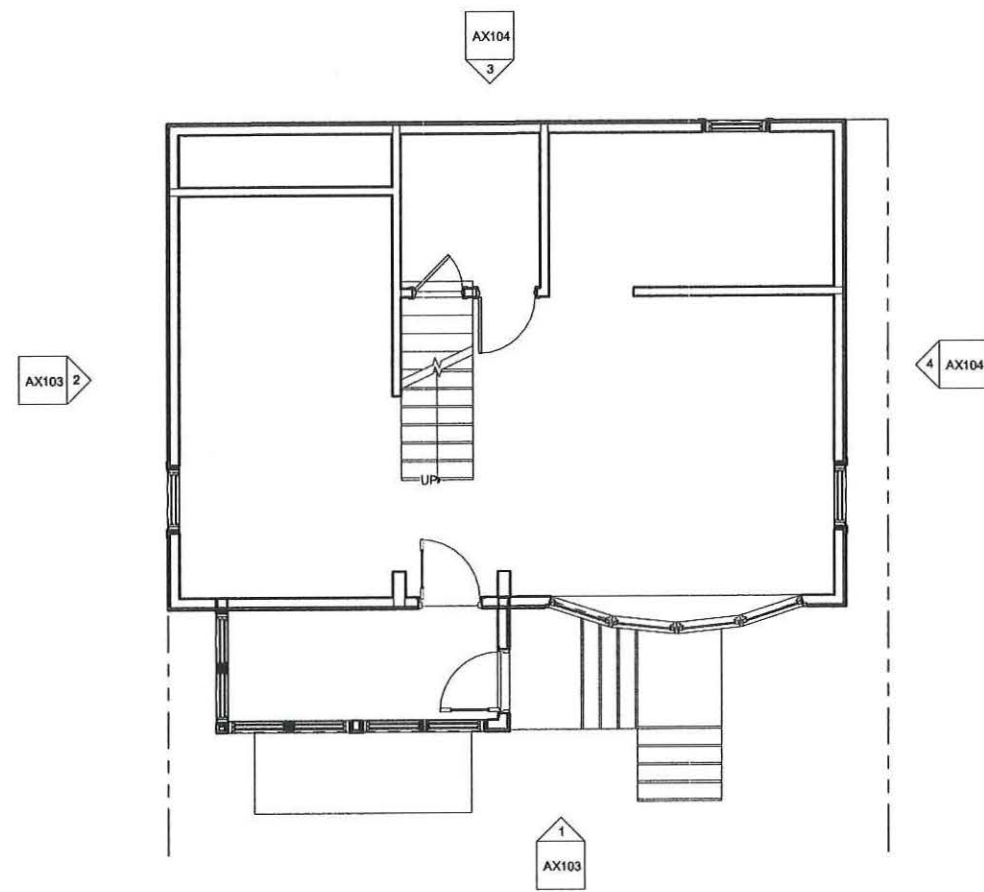
date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

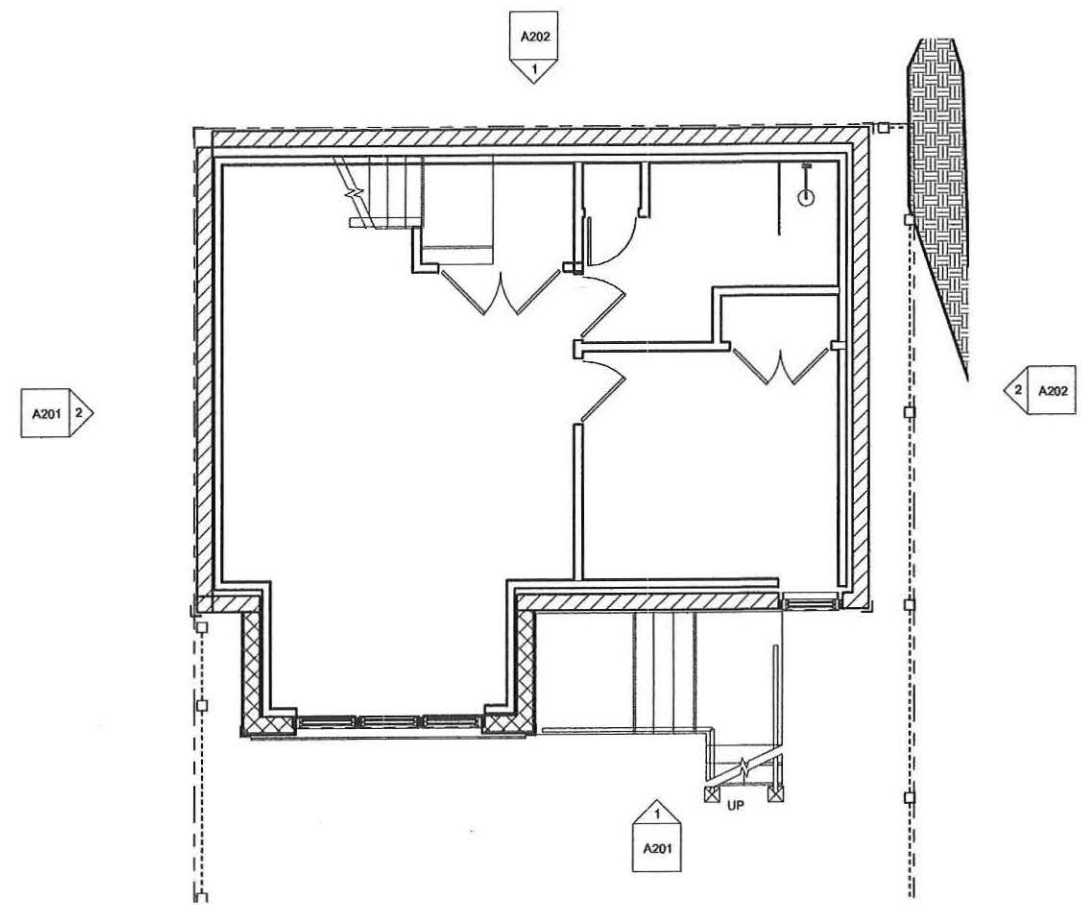
Sheet no.

A202

8/30/2021 2:55:36 PM



② EXISTING 1ST FLOOR
1/4" = 1'-0"



① EXISTING BASEMENT
1/4" = 1'-0"

No.	Description	Date

client
Client Name

EXISTING FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharchs.com
617-824-0732

job number 21-020

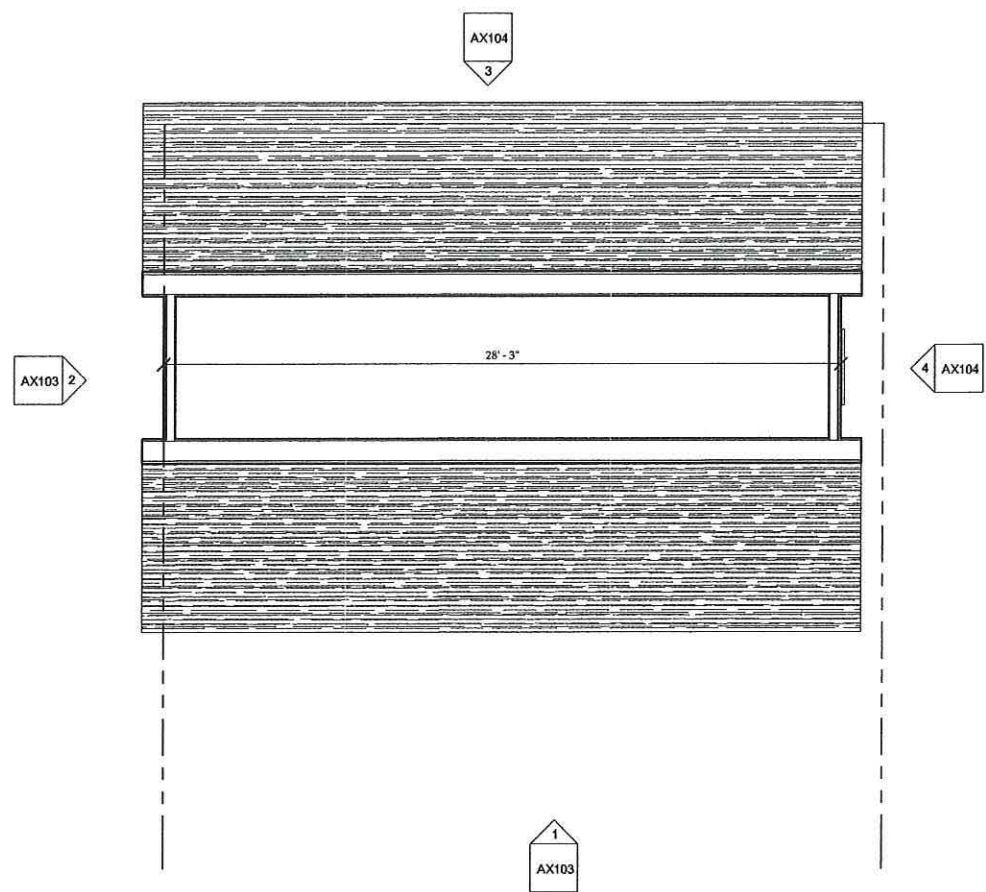
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date issued 08.30.21

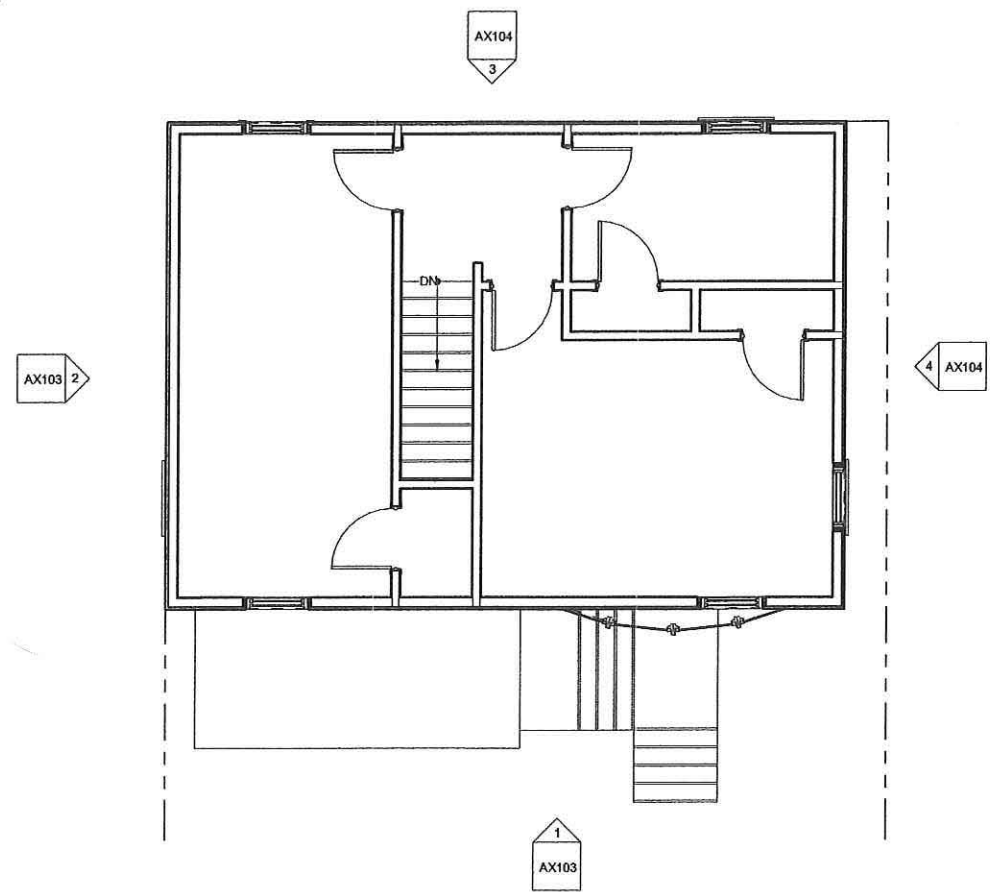
ISSUED FOR
SPECIAL PERMIT

sheet no.

AX101



② EXISTING 3RD FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

client
Client Name

EXISTING FLOOR PLANS
155 CHARLES STREET

DH Architects
Boston MA

shiserod@dharch.com
617-824-0732

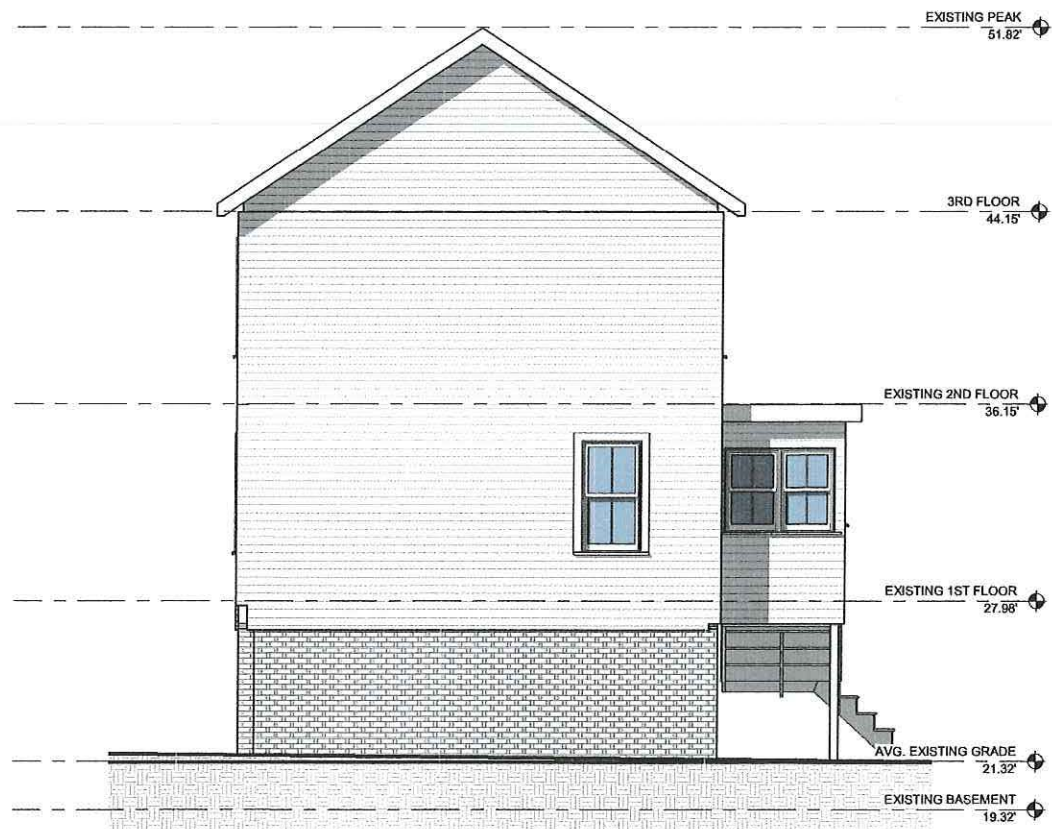
job number 21-020

scale 1/4" = 1'-0"

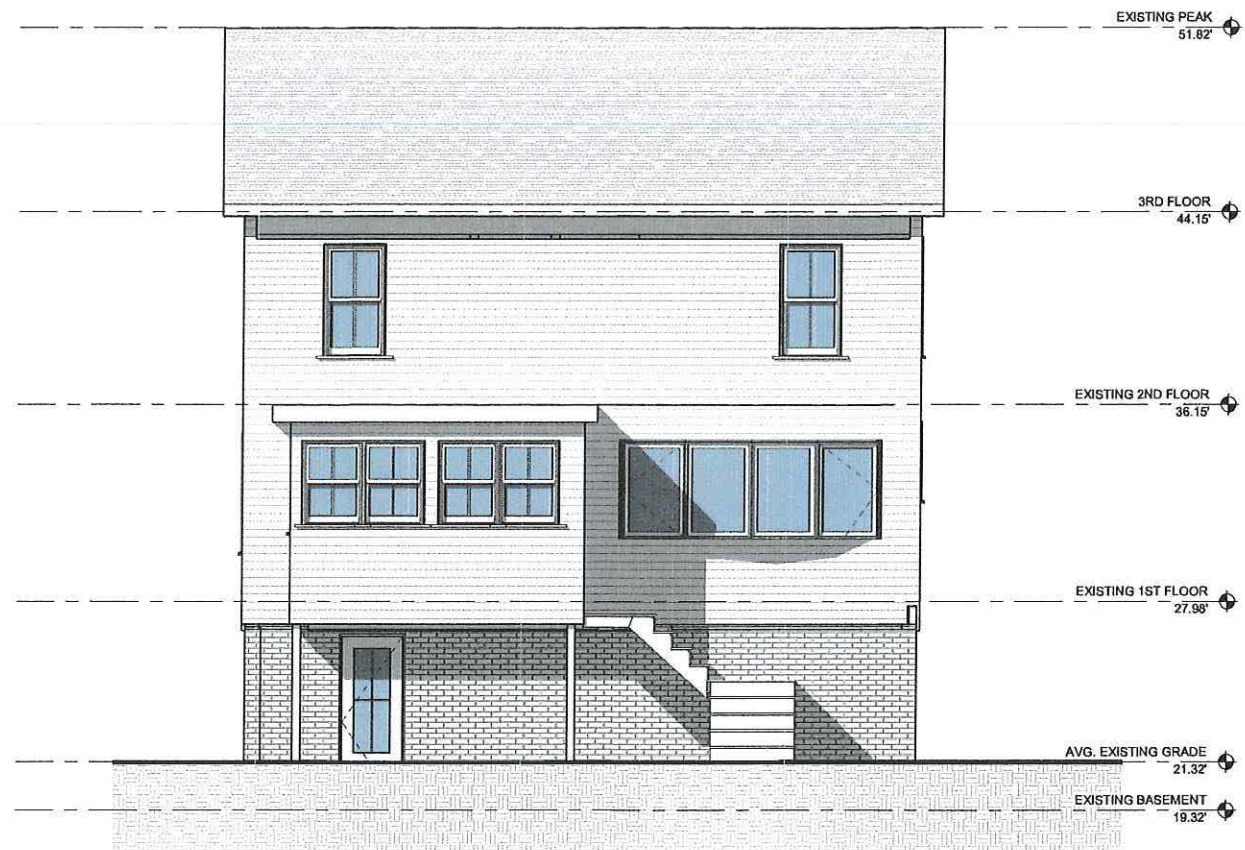
date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet No.
AX102



② LEFT SIDE ELEVATION - EXISTING
1/4" = 1'-0"



① FRONT ELEVATION - EXISTING
1/4" = 1'-0"

No.	Description	Date
1	ACR PERMIT	08-25-21

client
Client Name

EXISTING ELEVATIONS
PROJECT
155 CHARLES STREET

DH Architects
Boston MA

shiserodt@dharchs.com
617-824-0732

job number 21-020

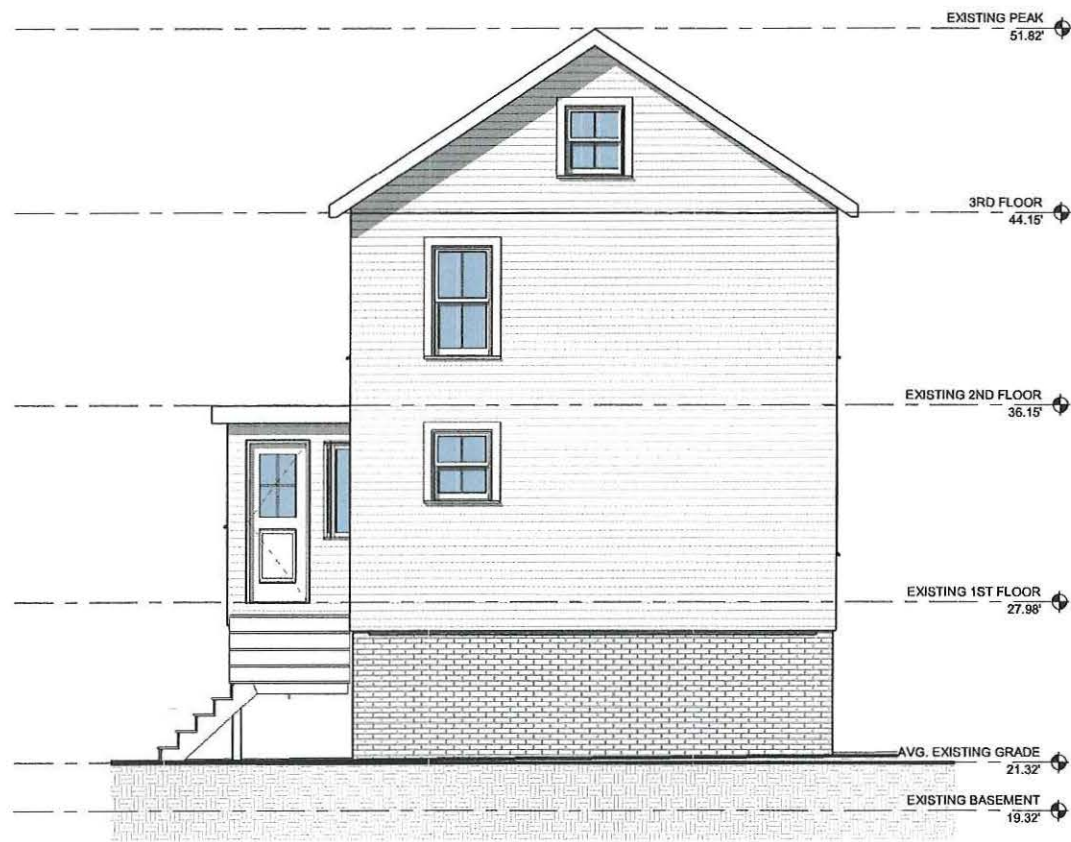
scale 1/4" = 1'-0"

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet no.
AX103

8/30/2021 2:55:39 PM



④ RIGHT SIDE ELEVATION - EXISTING
1/4" = 1'-0"



③ REAR ELEVATION - EXISTING
1/4" = 1'-0"

No.	Description	Date
1	AOR PERMIT	08-25-21

client
Client Name

EXISTING ELEVATIONS

155 CHARLES STREET

DH Architects
Boston MA

shiserodt@charchs.com
617-824-0732

job number 21-020

scale 1/4" = 1'-0"

date issued 08.30.21

ISSUED FOR
SPECIAL PERMIT

Sheet no.
AX104



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Bryan McLaughlin Date: 8/19/21
(Print)

Address: 155 Charles St.

Case No. BZA-129154

Hearing Date: 9/2/21

Thank you,
Bza Members



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 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*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster; Caroline Shannon, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Case #BZA-129154, 155 Charles Street

Dear Board Members:

I am writing regarding Bryan McLaughlin's request for substantial changes to an existing non-conforming house at 155 Charles Street in East Cambridge. The 1871 house at the rear of the lot is a typical of mid-late 19th century workers housing constructed in the southern periphery of East Cambridge and has lost much of its original architectural integrity over decades of alterations.

The project proposed by Bryan McLaughlin was reviewed by the Cambridge Historical Commission at its June 3, 2021 public hearing under the interim East Cambridge Neighborhood Conservation District study jurisdiction. At the hearing, the Commission voted unanimously (6-0) to approve the plans and elevations by DH Architects titled, "155 Charles Street" and dated June 21, 2021. There were no members of the public who spoke against the proposal.

Sincerely,

Eric Hill

Eric Hill
Survey Director, Cambridge Historical Commission