



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

BZA APPLICATION FORM

Plan No: BZA-011647-2016

GENERAL INFORMATION

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

Special Permit : v Variance : Appeal :

PETITIONER : Jaime & Lisa D'Almeida - C/O John Lodge, Architect

PETITIONER'S ADDRESS : 156 Hamilton St. Cambridge, MA 02138

LOCATION OF PROPERTY : 156 Hamilton St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

The proposed renovations include adding three new windows within the side yard setback and four reconfigured windows within the rear yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) : *Jaime & Lisa d'almeida*
 (Petitioner(s) / Owner)
Jaime d'Almeida LISA D'ALMEIDA
 (Print Name)

Address : 156 HAMILTON ST
CAMBRIDGE MA 02139

Tel. No. : 617.395.7633

E-Mail Address : 104@DALMEIDA.ORG

Date : 11/18/16

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 JAIME D'ALMEIDA and LISA D'ALMEIDA
(OWNER)

Address: 156 HAMILTON ST CAMBRIDGE MA 02139

State that I/We own the property located at 156 Hamilton St Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Jaime d'Almeida and Lisa d'Almeida (Lisa Murray)

*Pursuant to a deed of duly recorded in the date 4/11/03, Middlesex South County Registry of Deeds at Book 38772, Page 545; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Jaime d'Almeida
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

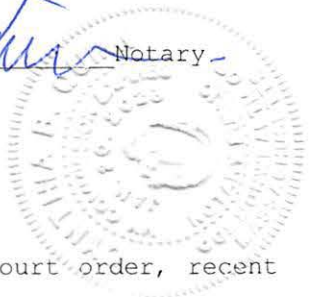
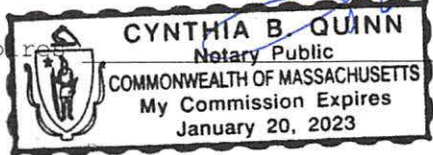
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Suffolk

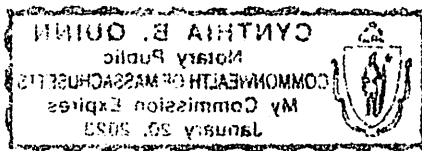
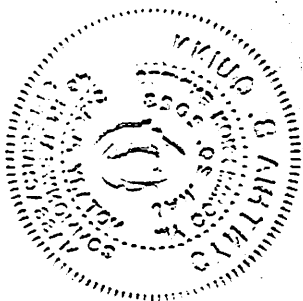
The above-name Jaime d'Almeida personally appeared before me, this 17th of Aug, 2016, and made oath that the above statement is true.

Cynthia B. Quinn Notary

My commission expires _____ (Notary Seal).



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



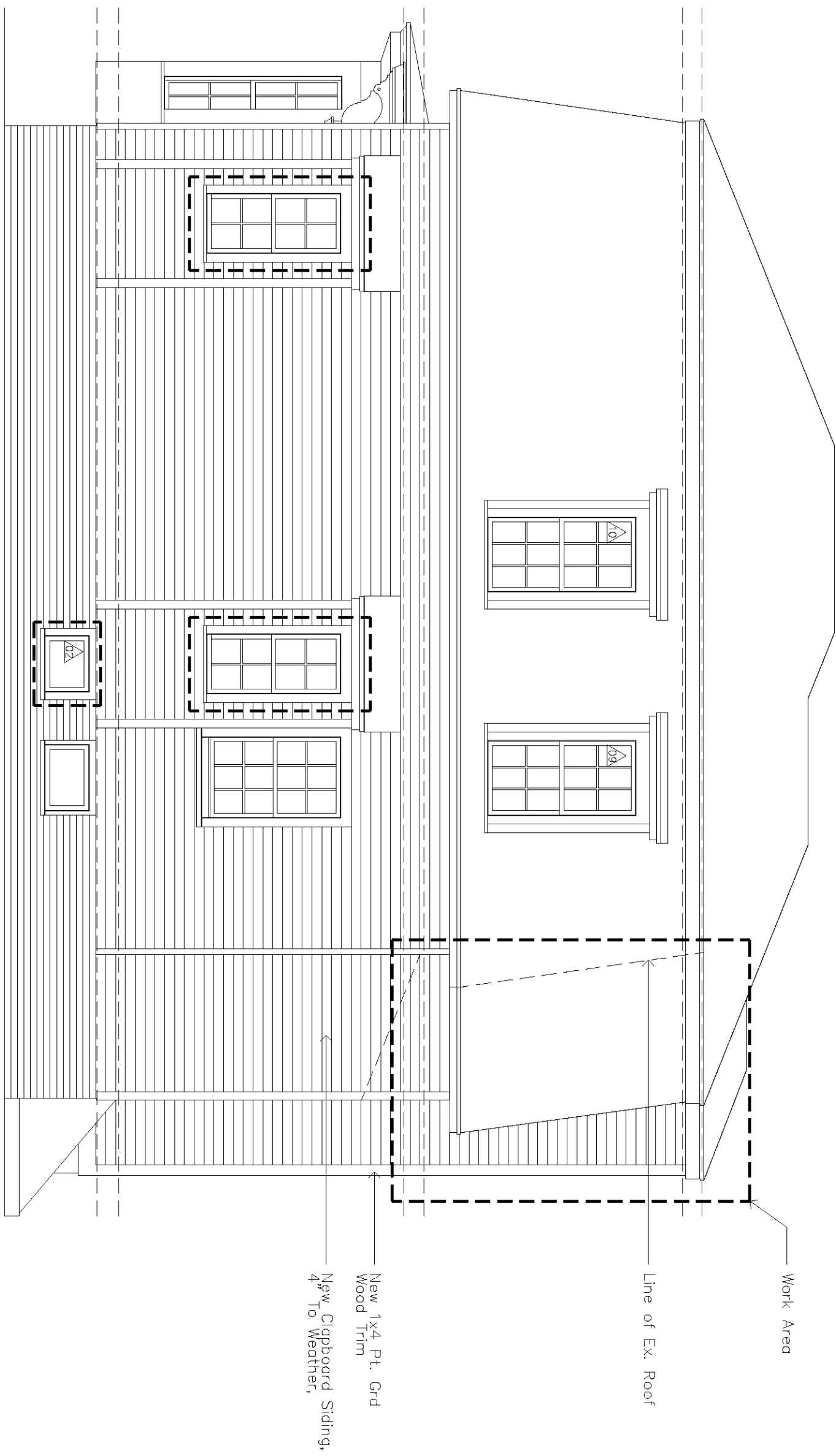
BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A 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 156 Hamilton 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:
- The proposed windows, which will be within the rear yard setback and the side yard setback, will not directly face windows on the abutters residences. The windows proposed for the rear facade will be further into the setback, but they will replace existing windows with the same general orientation.
- 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 existing parking for the residence will not change and the load will not increase.
- 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 property contains a single family residence with three bedrooms. The use will not change. While the size will increase nominally, the bedroom count will remain the same
- 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:
- The proposed windows have been located so as not to decrease the privacy of any of the surrounding properties.
- 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 construction will improve the condition of the existing house and will not change the character of its neighborhood.

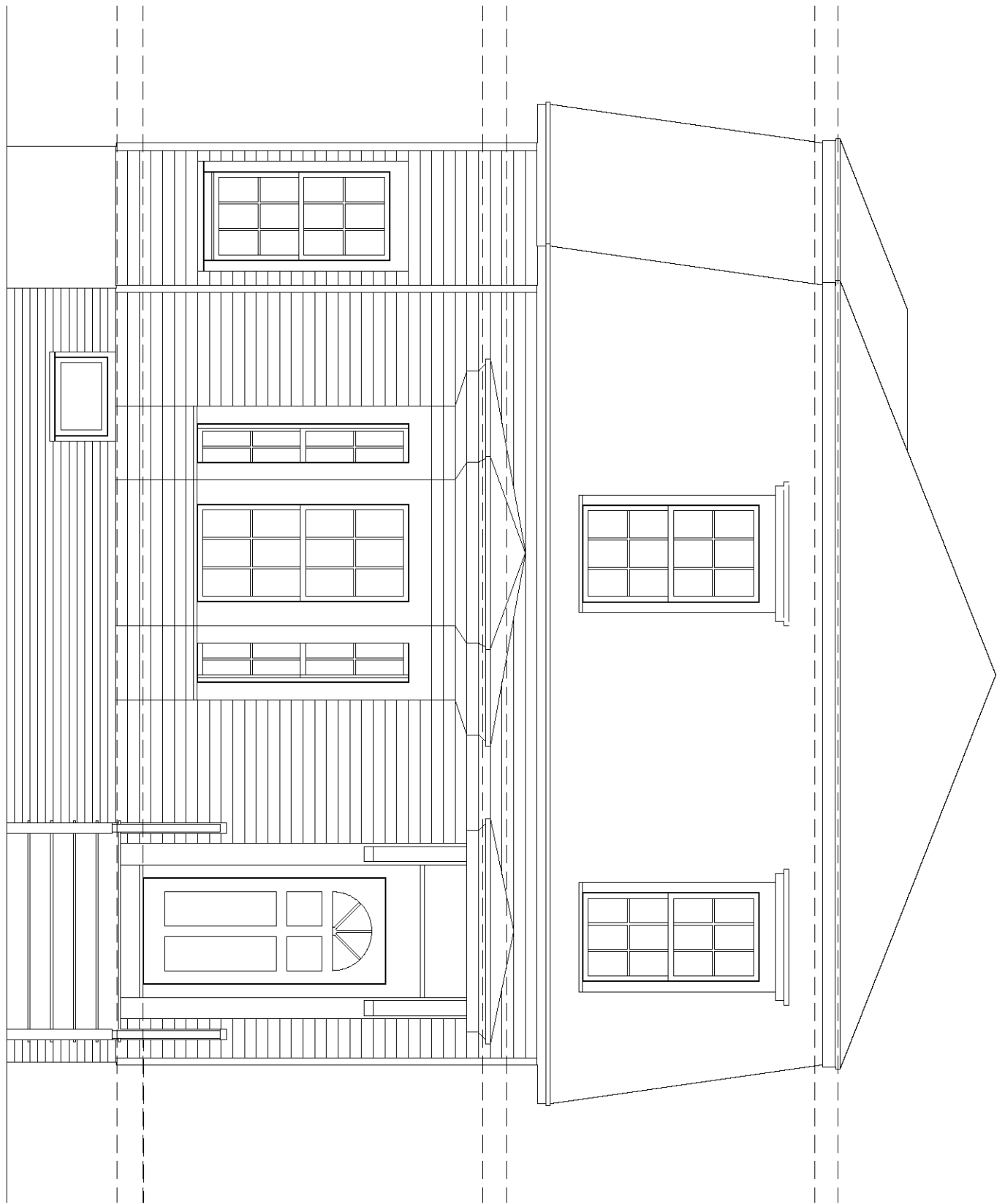


Revisions	
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Project No.: 1516.01
Date: 10.05.16
Scale:

West Elevation

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



A-7

**156 Hamilton St.,
Cambridge, MA**

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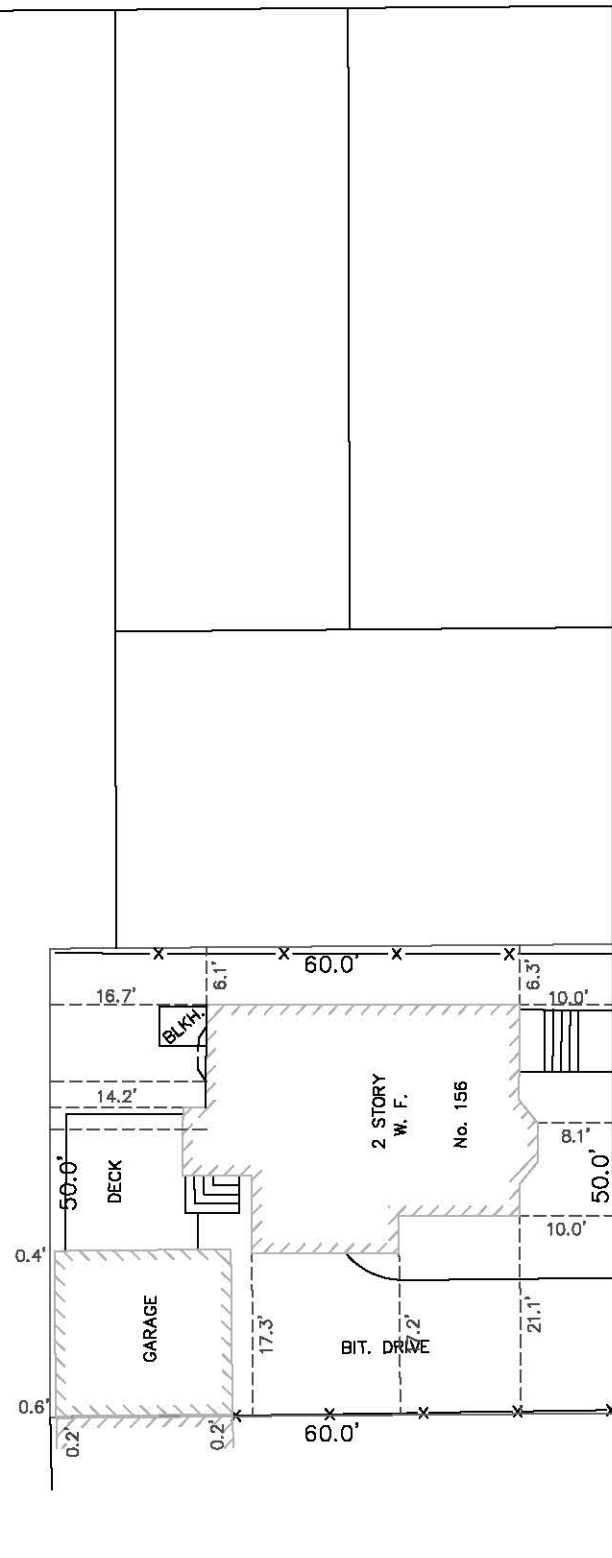
North Elevation

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PEARL STREET



100.0'

HAMILTON STREET

CONC. SW.
GRAN. CURB

PLOT PLAN
 156 HAMILTON STREET
 CAMBRIDGE, MASS.

SCALE : 1" = 20'

JUNE 9, 2016

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

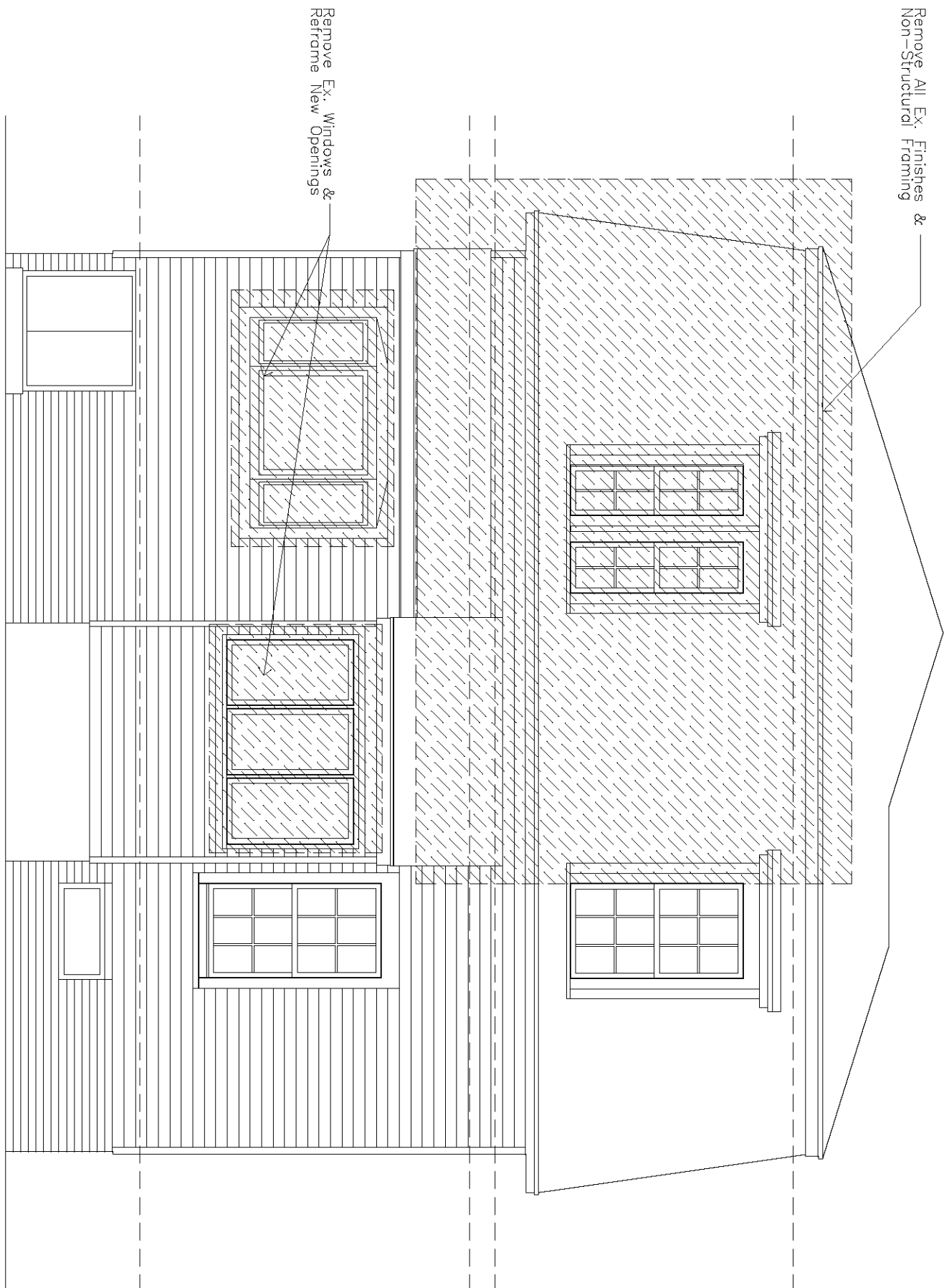
PHONE: (781)344-2386

GRAPHIC SCALE









X-4

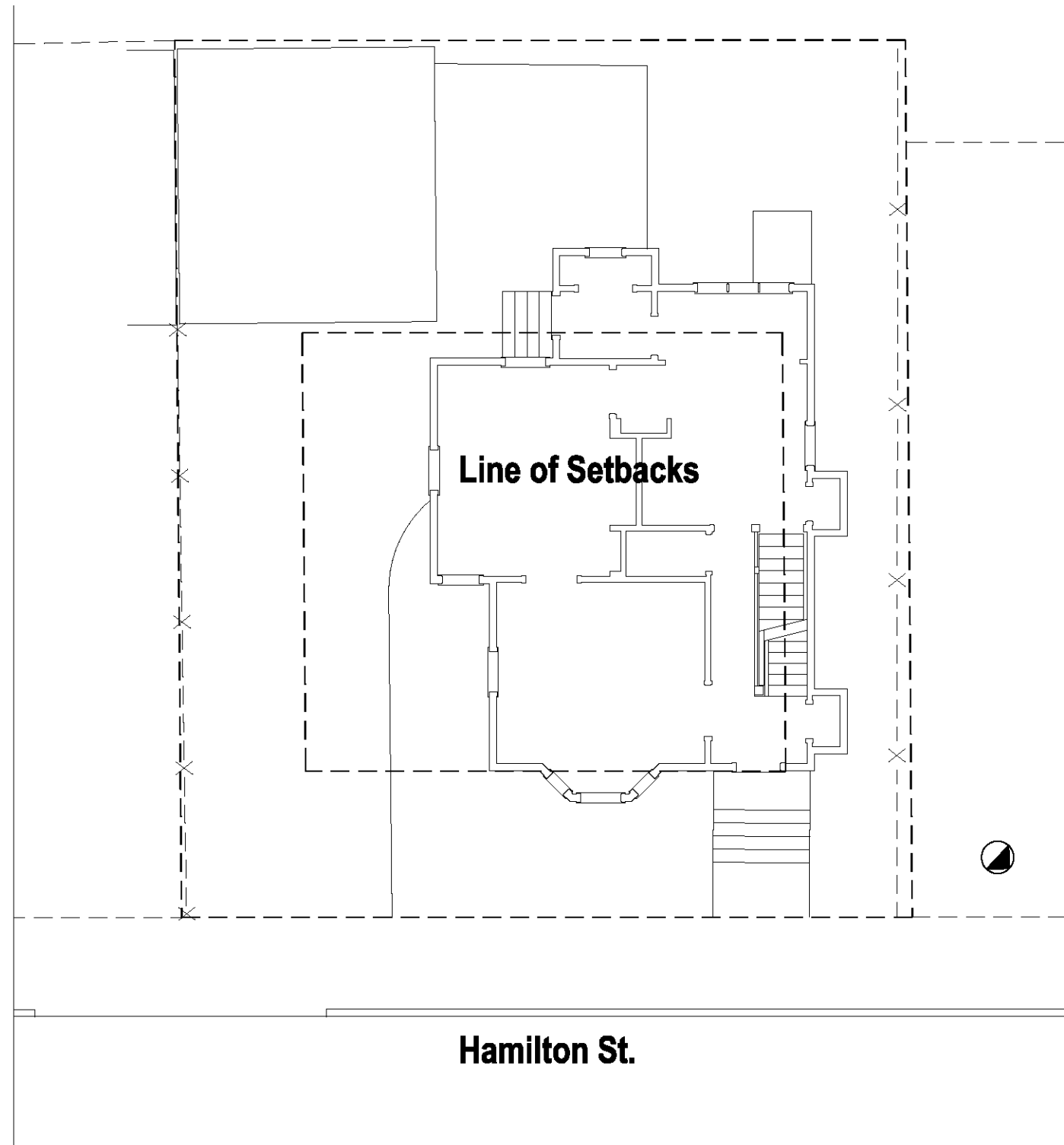
**156 Hamilton St.,
Cambridge, MA**

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Southwest Facade

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Zoning Requirements	
District	C
Max. FAR (i)	.6
Min. Lot Size	5000 S.F.
Min. Lot Area / D.U.	1800 S.F.
Min. Lot Width	50 Ft.
Min. Front Yard	H+L/4 (Min. 10') *
Min. Side Yard	H+L/7 = 8'-7" **
Min. Rear Yd. (c)	H+L/4 (Min. 20')
Max. Hgt.	35 Ft.
Min. Open Space	36%
(j) .5 x 1st 5000 SF, 35. x Addl. SF	
(c) 25' under 100', Max. of 35' for Deeper Lots	
* 27H+26L/6 = 9' < (Min. 10')	
** 27H+33L/7 = 8.57'	

	Existing	Proposed
Total Lot Area	3000 S.F.	No Change
Open Space, Usable	Non-conforming	No Change
Open Space, Permeable	869 S.F.	No Change
Allowable FAR *	1800 S.F.	
Total Gross SF	1519 S.F.	1624 S.F.
1st Floor	806 S.F.	826 S.F.
2nd Floor	713 S.F.	804 S.F.
Available FAR	281 S.F.	
Total Additional S.F.		105 S.F.
* .6 x 3000 S.F.		

2nd Floor Addition Conforms with 8.22.1.h.1

New Windows In Setback @ 2nd Flr. Addition & Basement Require Special Permit per 8.22.2.c

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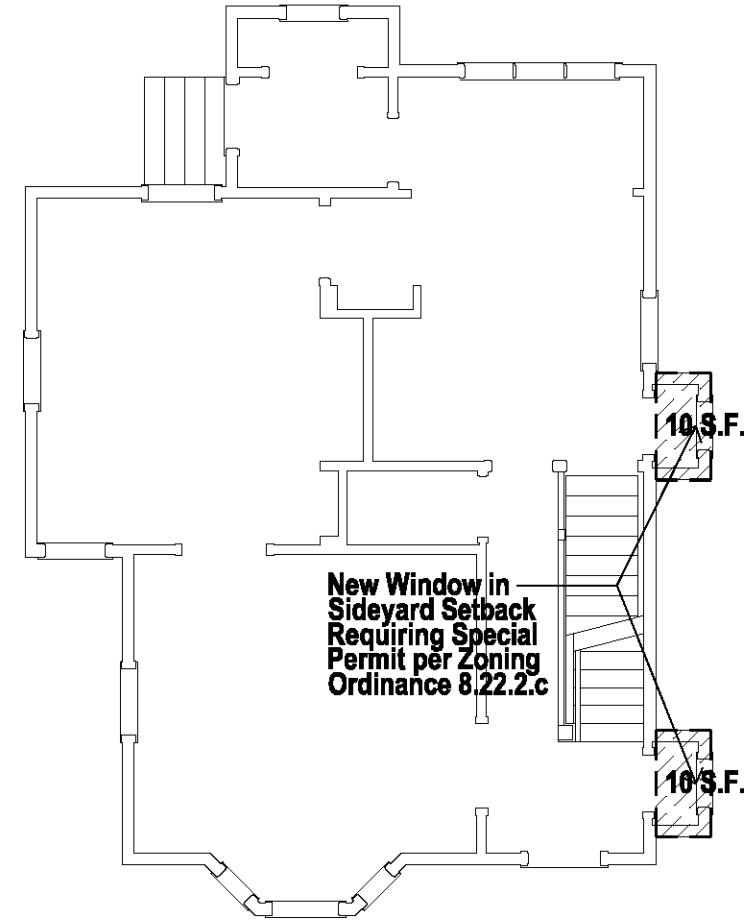
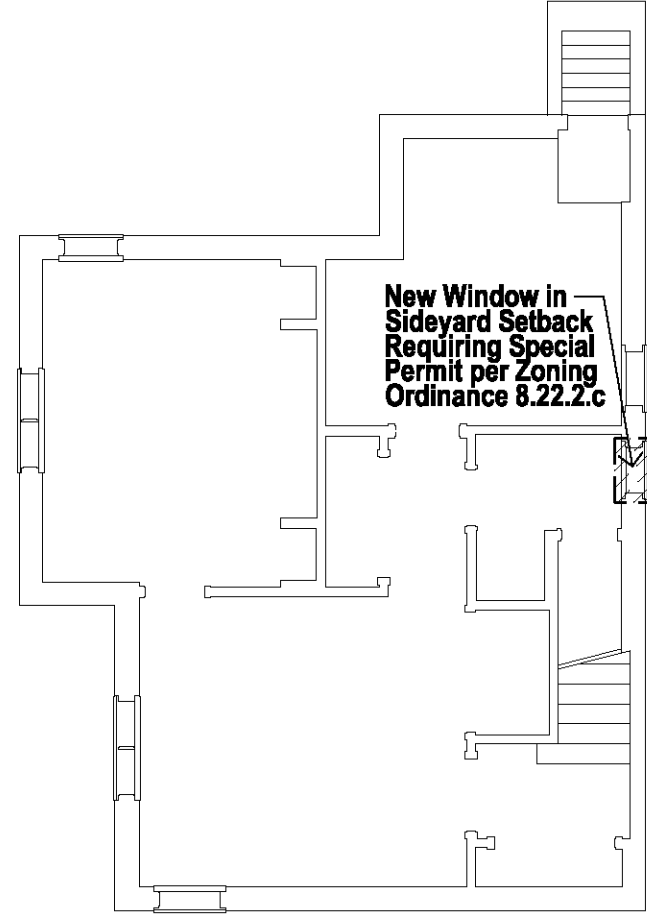
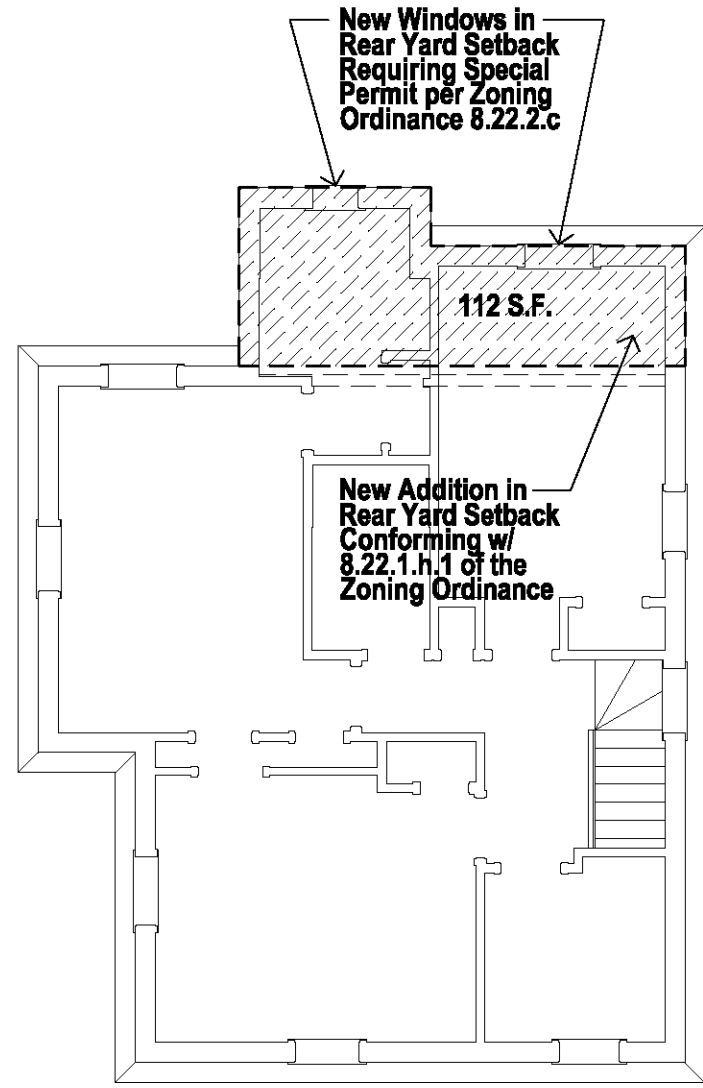
Zoning Worksheet

Project No.: 1516.01
 Date: 10.05.16
 Scale: 1" = 10'-0"

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**156 Hamilton St.,
 Cambridge, MA**

Z-1



John Lodge Architects
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Zoning Plans

Project No.: 1516.01
 Date: 10.05.16
 Scale: 1/8" = 1'-0"

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**156 Hamilton St.,
 Cambridge, MA**



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2016 DEC -5 PM 4:11

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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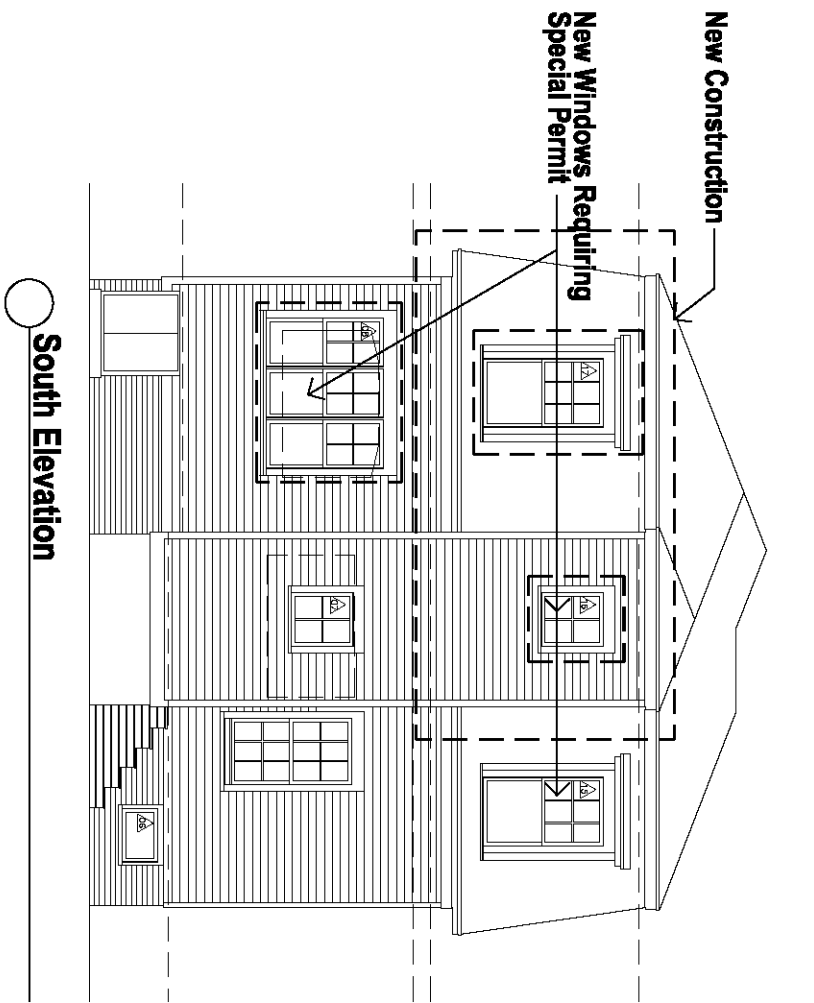
Jaime d'Almeida LISA D'ALMEIDA
 (Print Name)

Address : 156 Hamilton St
Cambridge MA 02139

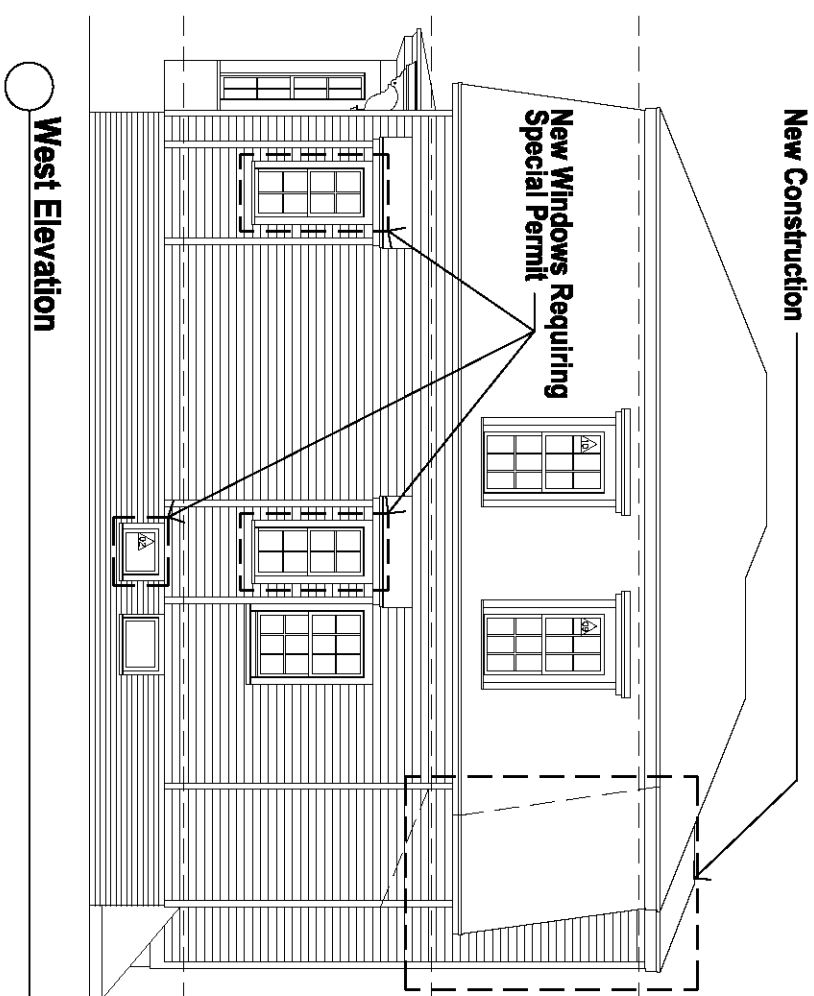
Tel. No. : 617 395 7633

E-Mail Address : 104@DALMEIDA.ORG

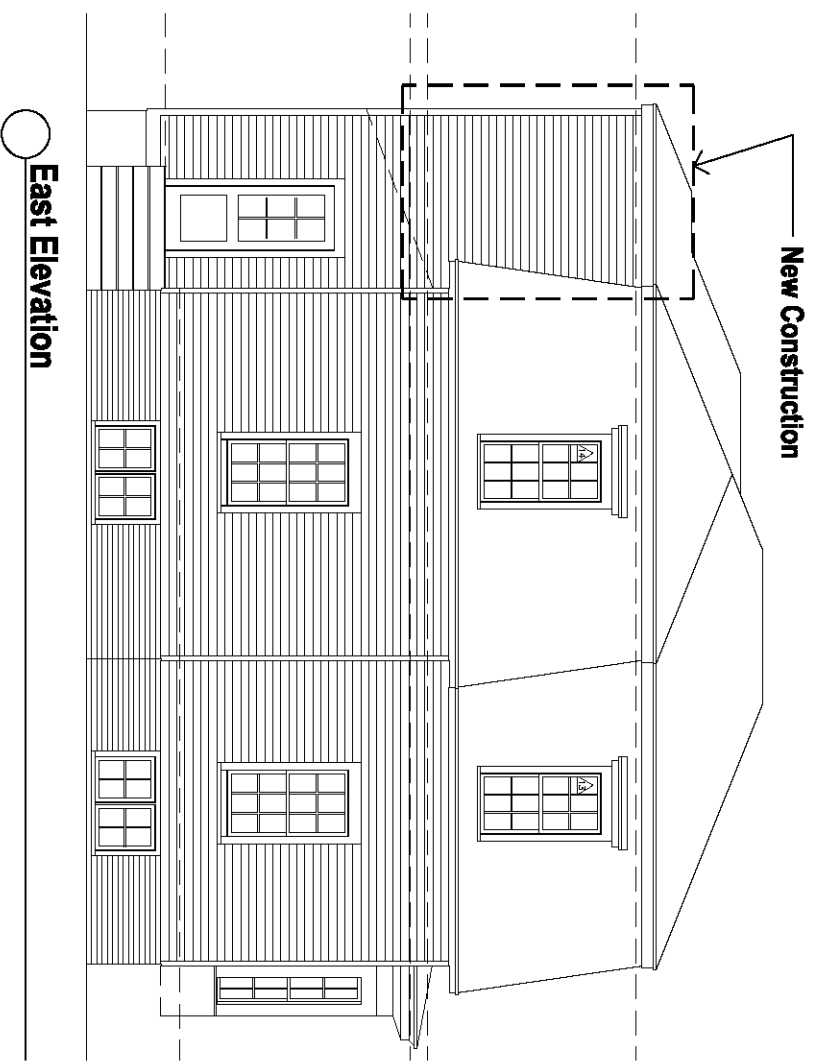
Date : 11/18/16



○ South Elevation



○ West Elevation



○ East Elevation

Z-3

**156 Hamilton St.,
Cambridge, MA**

Revisions	
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Project No.: 1516.01
Date: 10.05.16
Scale: 1/4" = 1'-0"

Zoning Elevations

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
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156 Hamilton St.

Petitioner

97-129
JACKSON, ROBERTA L. &
CITY OF CAMBRIDGE TAX TITLE
22 UNION AVE.
MILTON, MA 02186

97-129
IANNETTA, DAVID C., LEATRICE JOY SOMOGYI &
CITY OF CAMBRIDGE TAX TITLE
147 HAMILTON ST., UNIT #3
CAMBRIDGE, MA 02139

97-47
D' ALMEIDA, JAIME C. & LISA K. MURRAY
156 HAMILTON ST
CAMBRIDGE, MA 02139

97-43
CHILD, LUTHER M., III & CAROL L. FAULKNER
220 PEARL ST
CAMBRIDGE, MA 02139

97-44
AUGUST, ALLISON M. & BARUCH S. TICHO
48 GRALYNN RD.
NEWTON, MA 02459

JOHN LODGE, ARCHITECT
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

97-44
RANE, RAJESH S. & VARSHA RANE
216 PEARL ST., UNIT #3
CAMBRIDGE, MA 02139

97-45
NATHANSON, WILMA L.
214 PEARL ST.
CAMBRIDGE, MA 02139

97-46
FIGUEROA, CARLOS R. & MARGARITA FIGUERO.
162 HAMILTON ST
CAMBRIDGE, MA 02139

97-44
PASTORELLO, DOUGLAS F. &
DONNA M. PASTORELLO
10 ANNA DR.
HUDSON, NH 03051

97-48
TEKEIAN, EDWARD K. & KATHERINE B. GINNIS
146 HAMILTON STREET
CAMBRIDGE, MA 02139

97-49
ABADIE, ALBERTO
144 HAMILTON ST
CAMBRIDGE, MA 02139

97-81
NIV-VOGEL, NAVA
159-161 HAMILTON ST. UNIT 1
CAMBRIDGE, MA 02139

97-81
GEHRING, CLEMENT
161 HAMILTON ST. UNIT 2
CAMBRIDGE, MA 02139

97-115
SHETTERLY, JOHN A.
127 MAGAZINE STREET
CAMBRIDGE, MA 02139

97-124
SMALL, GERALDINE EDWARD I. SMALL, JR
177 WILLOW AVE
SOMERVILLE, MA 02144

97-125
VERA, TRACY P.,
TR. OF ALLSTON STREET TRUST
163 ALLSTON ST.
CAMBRIDGE, MA 02139

97-139
AUGER, ROY D. AND PATRICIA M. AUGER
224 PEARL STREET - APT #2
CAMBRIDGE, MA 02139

97-140
VERA, TRACY P.
169 ALLSTON ST
CAMBRIDGE, MA 02139

97-144
GIRON, JOSE I. & MARTHA G. GIRON
165 CROSS ST
MALDEN, MA 02148

97-145
BINSTOCK, ROBERT C.
157 HAMILTON ST
CAMBRIDGE, MA 02139

97-129
JACKSON, ROBERTA L
22 UNION AVE.
MILTON, MA 02186



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 156 Hamilton 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. No CHC hearing anticipated.
- 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 October 11, 2016

Received by Uploaded to Energov

Date October 11, 2016

Relationship to project BZA 11647-2016

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.**

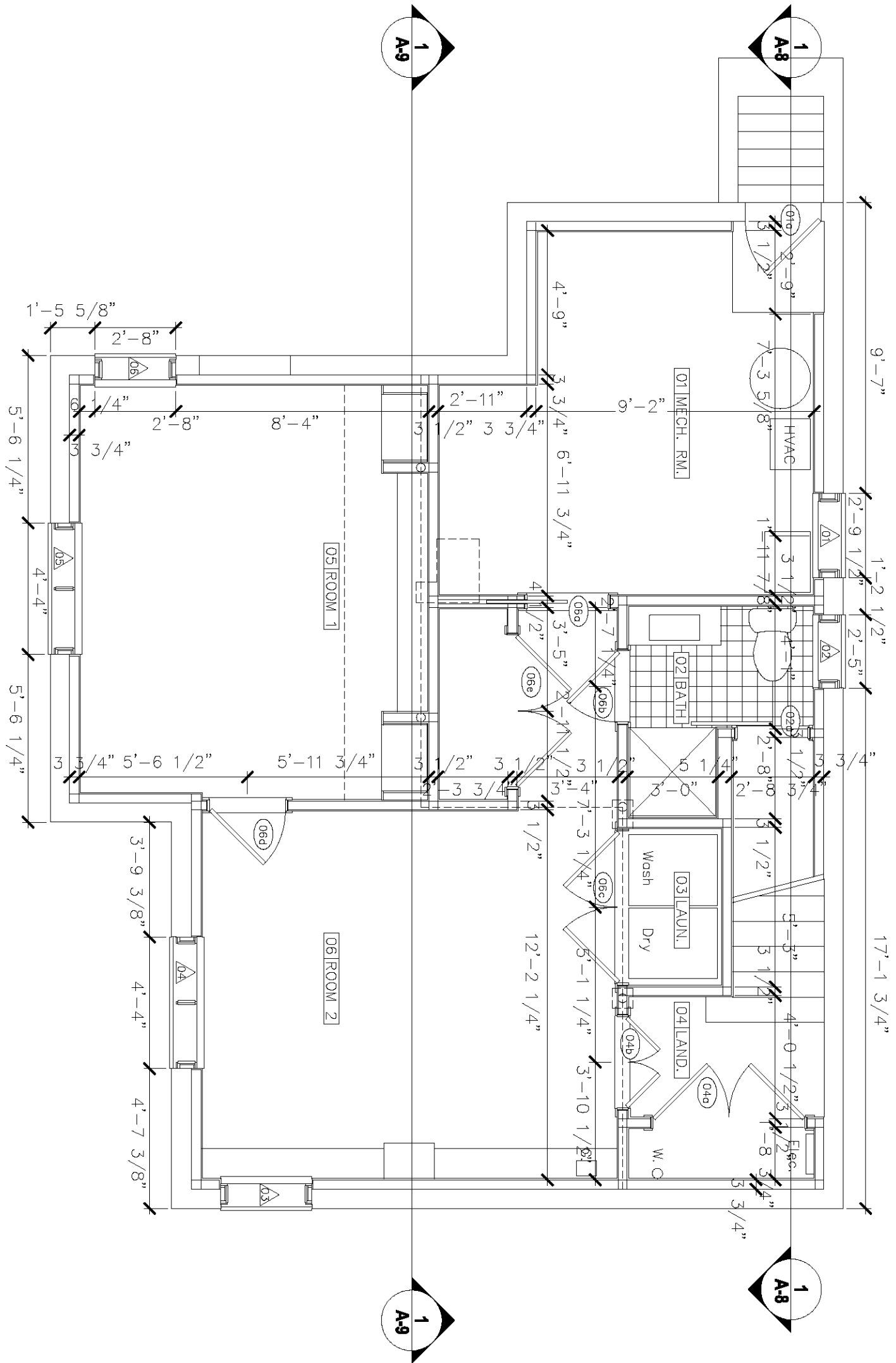
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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>



A-0

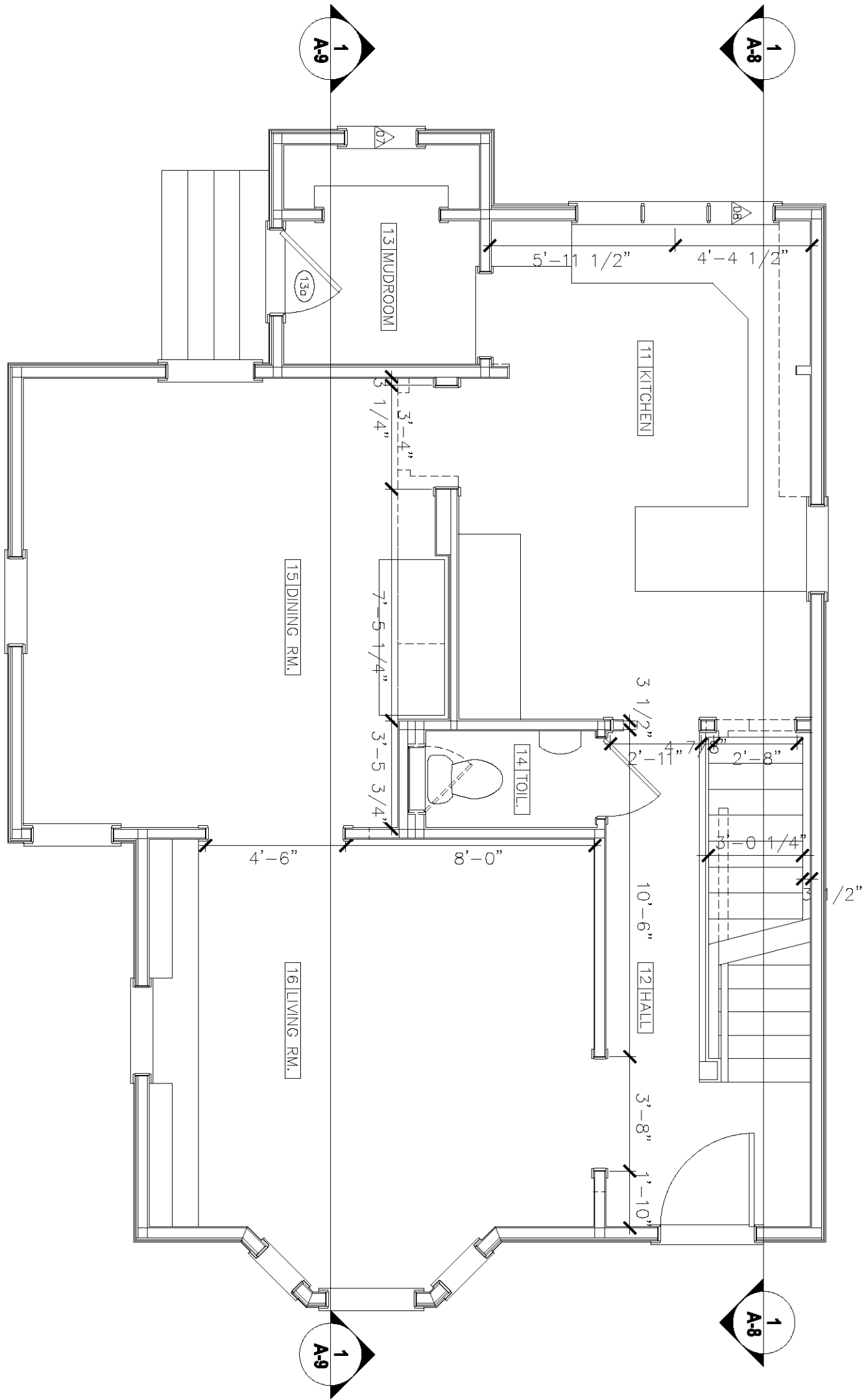
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Basement Plan

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A-1

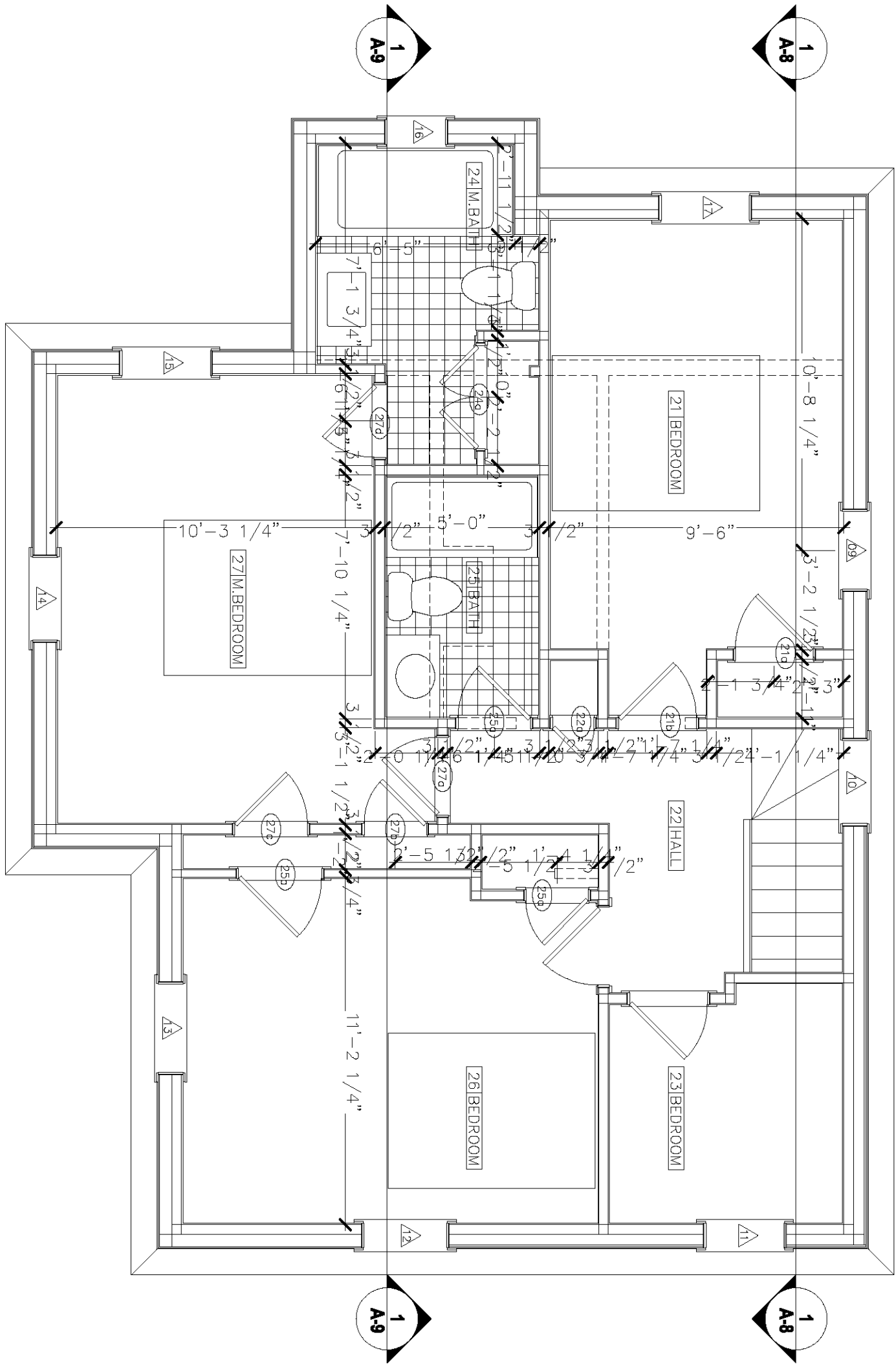
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1st Floor Plan

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A-2

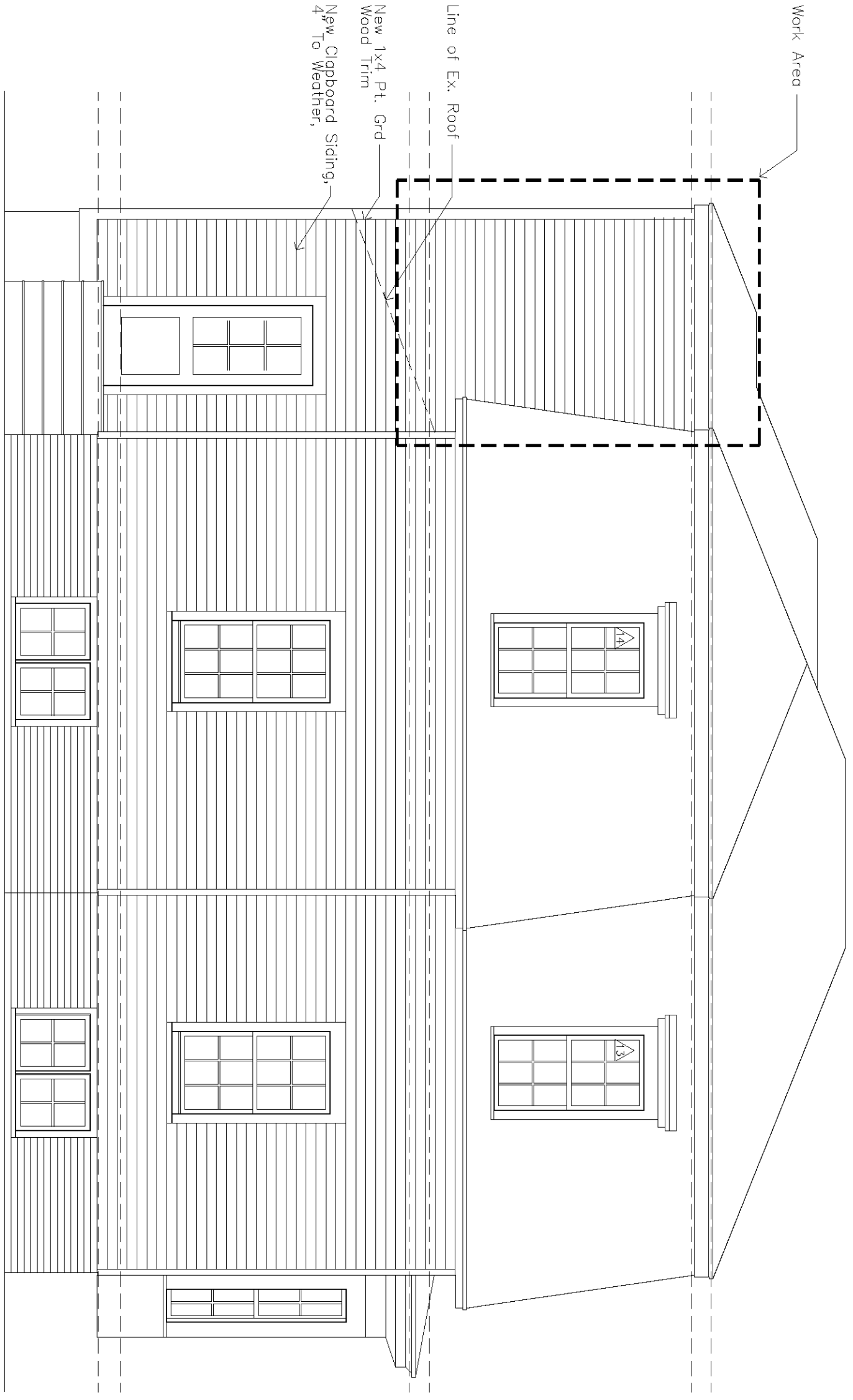
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2nd Floor - Scheme A

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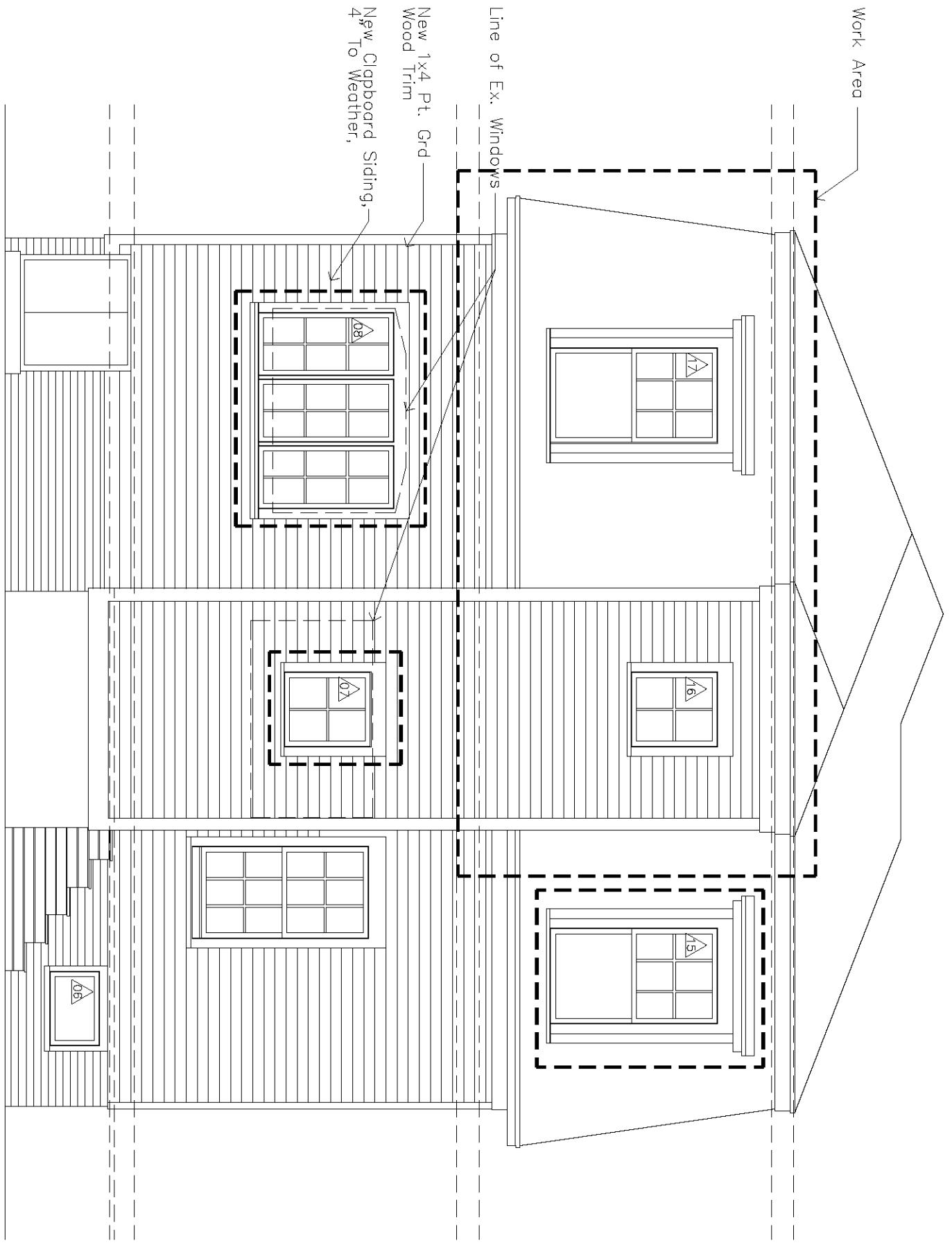


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East Elevation

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**156 Hamilton St.,
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South Elevation

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