CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 11 PM 3: 13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 107327

General Information

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

Special Permit: ___X___ Variance: _____ Appeal: _____

PETITIONER: Lisa and Jaime d'Almeida

PETITIONER'S ADDRESS: 156 Hamilton Street, Cambridge, MA 02139

LOCATION OF PROPERTY: **156 Hamilton St , Cambridge, MA**

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residential C Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct an addition to the second story that does not extend horizontally beyond the vertical walls of the existing first floor walls of the structure which is as of right.

Install a window within the rear yard setback in the addition.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): Lisa d'Almeida J. d'Alm

(Petitioner (s) / Owner)

Lisa d'Almeida Jaime Dalmeida

(Print Name)

Address:

Tel. No. 617-395-7633
E-Mail Address: 104@dalmeida.org

Date: 2/11/21

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 Lisa and Jaime d'Almeida
(OWNER)

Address: 156 Hamilton Street Cambridge, MA 02139

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

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

*Pursuant to a deed of duly recorded in the date 02/01/2021, Middlesex South County Registry of Deeds at Book 38772, Page 545; or Middlesex Registry District of Land Court, Certificate No._____ Book _____ Page _____.

Lisa 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 Middlesex

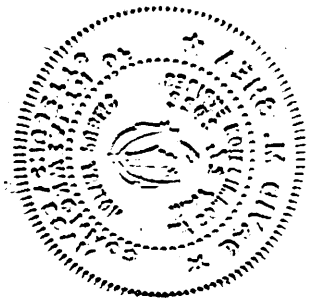
The above-name Lisa and Jaime D'Almeida personally appeared before me, this 03rd of 02 (Feb) 2021, and made oath that the above statement is true.

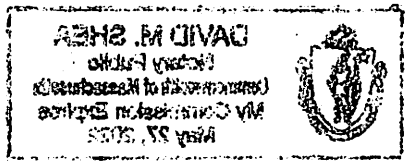
David M. Shea Notary

My commission expires 05/27/2022 (Notary Seal).

DAVID M. SHEA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 27, 2022

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




DAVID M. SHEA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 22, 2025

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 window, which is within the rear yard setback, will be further into the setback but it will replace an existing window 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 window has 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.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

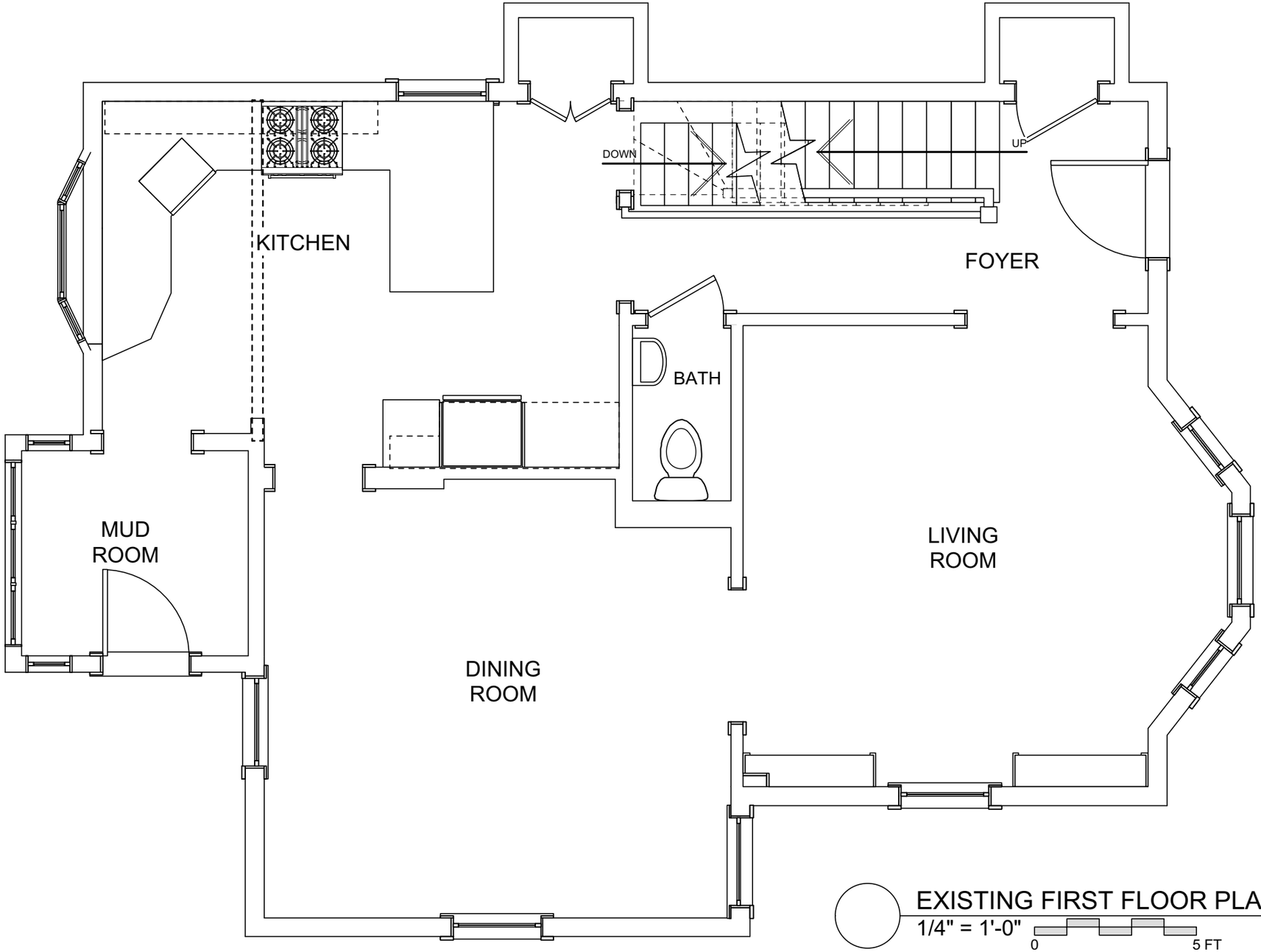
Applicant: Lisa and Jaime d'Almeida
Location: 156 Hamilton Street
Phone: 617-395-7633

Present Use/Occupancy: Residential
Zone: Residential C Zone
Requested Use/Occupancy: Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1548	1605	1800	(max.)
LOT AREA:		3000	N/A	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.52	.54	.60	
LOT AREA OF EACH DWELLING UNIT		3000	N/A	1800	
SIZE OF LOT:	WIDTH	50.0	N/A	50.0	
	DEPTH	60.0	N/A	60.0	
SETBACKS IN FEET:	FRONT	10.0	N/A	10.0	
	REAR	14.2	N/A	20.0	
	LEFT SIDE	17.2	N/A	8.14	
	RIGHT SIDE	6.1	N/A	8.86	
SIZE OF BUILDING:	HEIGHT	28.5	N/A	35.0	
	WIDTH	35.9	N/A	30	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		292	N/A	1080	
NO. OF DWELLING UNITS:		1	N/A	1	
NO. OF PARKING SPACES:		1	N/A	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		2.5	N/A	10.0	

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'.



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"
0 5 FT

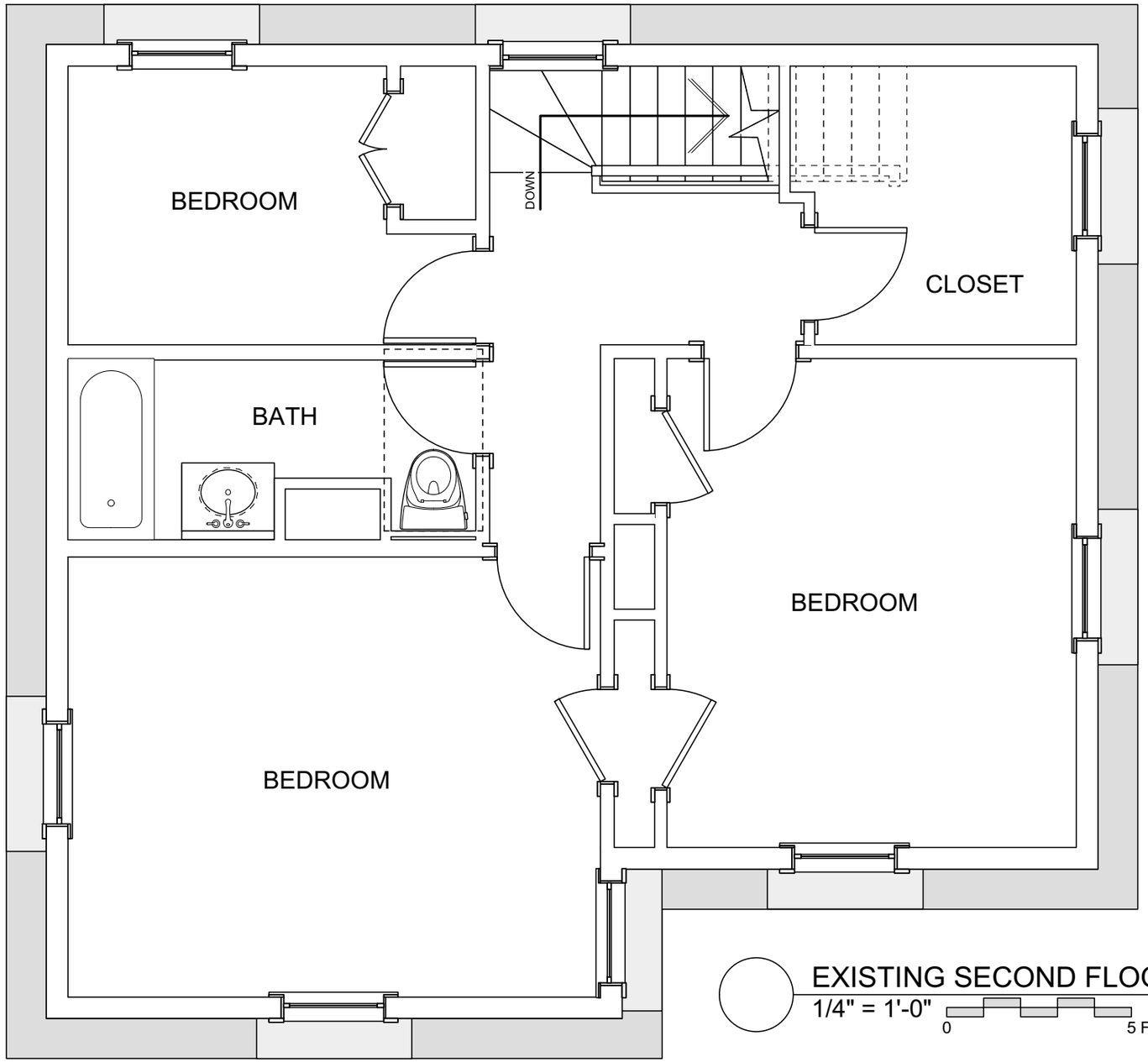
DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
FIRST FLOOR PLAN

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 448-5557
jsartley@aol.com

X01



EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"
0 5 FT

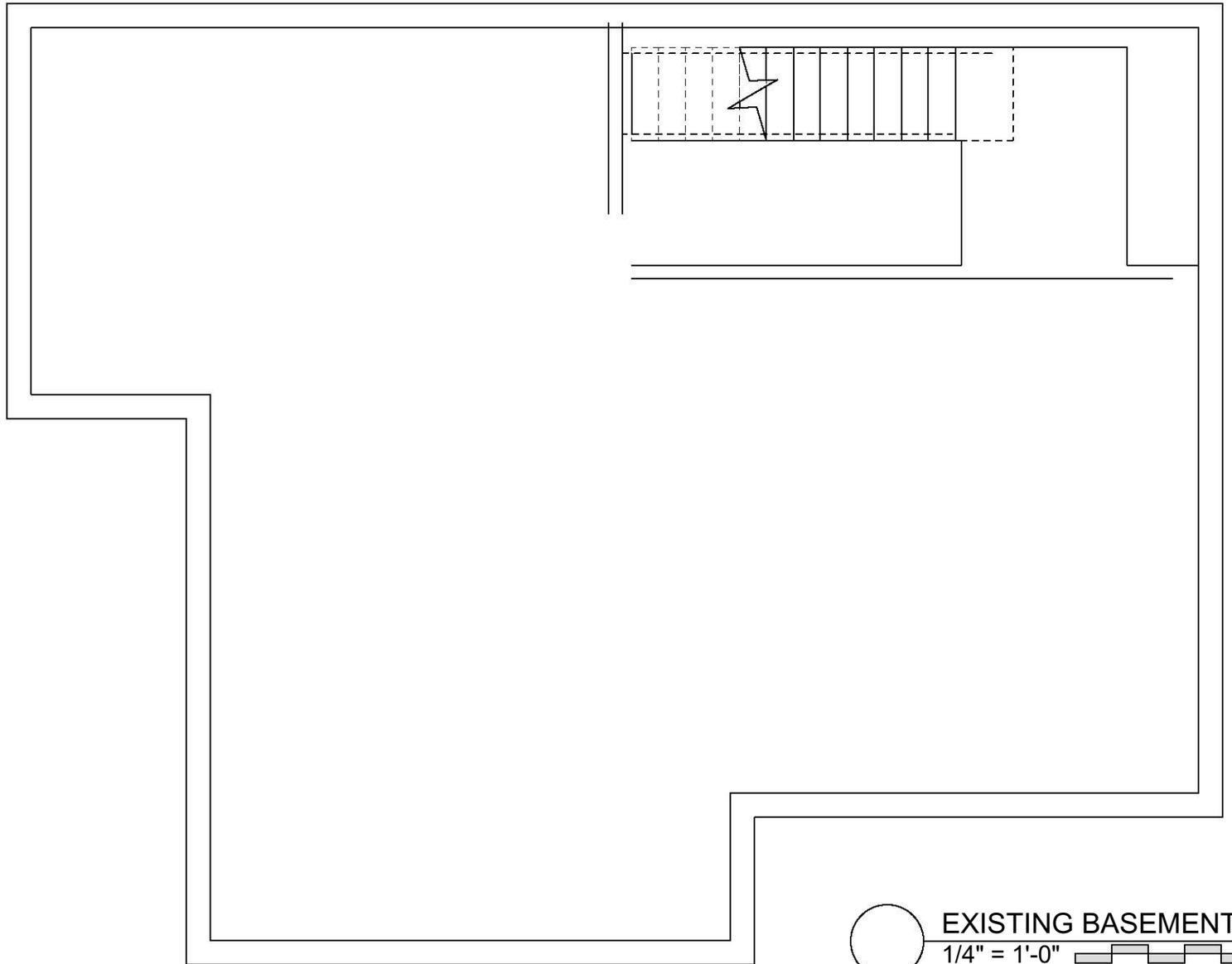
DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
SECOND FLOOR PLAN

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 448-5557
jsartley@aol.com

X02



EXISTING BASEMENT PLAN
1/4" = 1'-0"
0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
BASEMENT PLAN

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

Joseph S. Artley
Architect
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(617) 448-5557
jsartley@aol.com

X03

EXISTING FRONT ELEVATION
1/4" = 1'-0"
0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
FRONT ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

Joseph S. Artley
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(617) 448-5557
jsartley@aol.com

X04

EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"

0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
LEFT SIDE ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE

156 HAMILTON
CAMBRIDGE, MA

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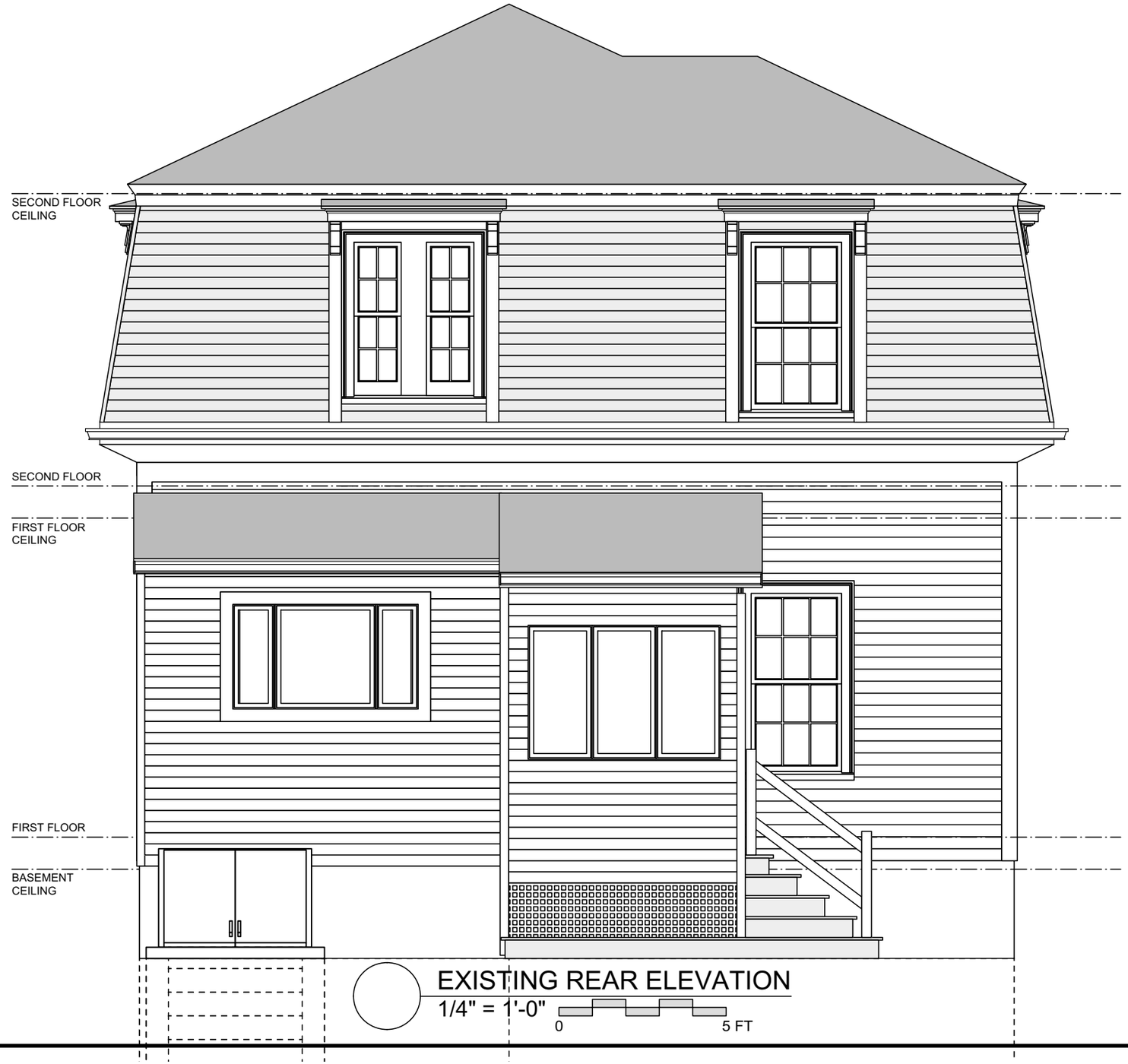
(617) 448-5557
jsartley@aol.com

X05



EXISTING REAR ELEVATION
1/4" = 1'-0"
0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
REAR ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 448-5557
jsartley@aol.com

X06

EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"

0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

EXISTING
RIGHT SIDE ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE

156 HAMILTON
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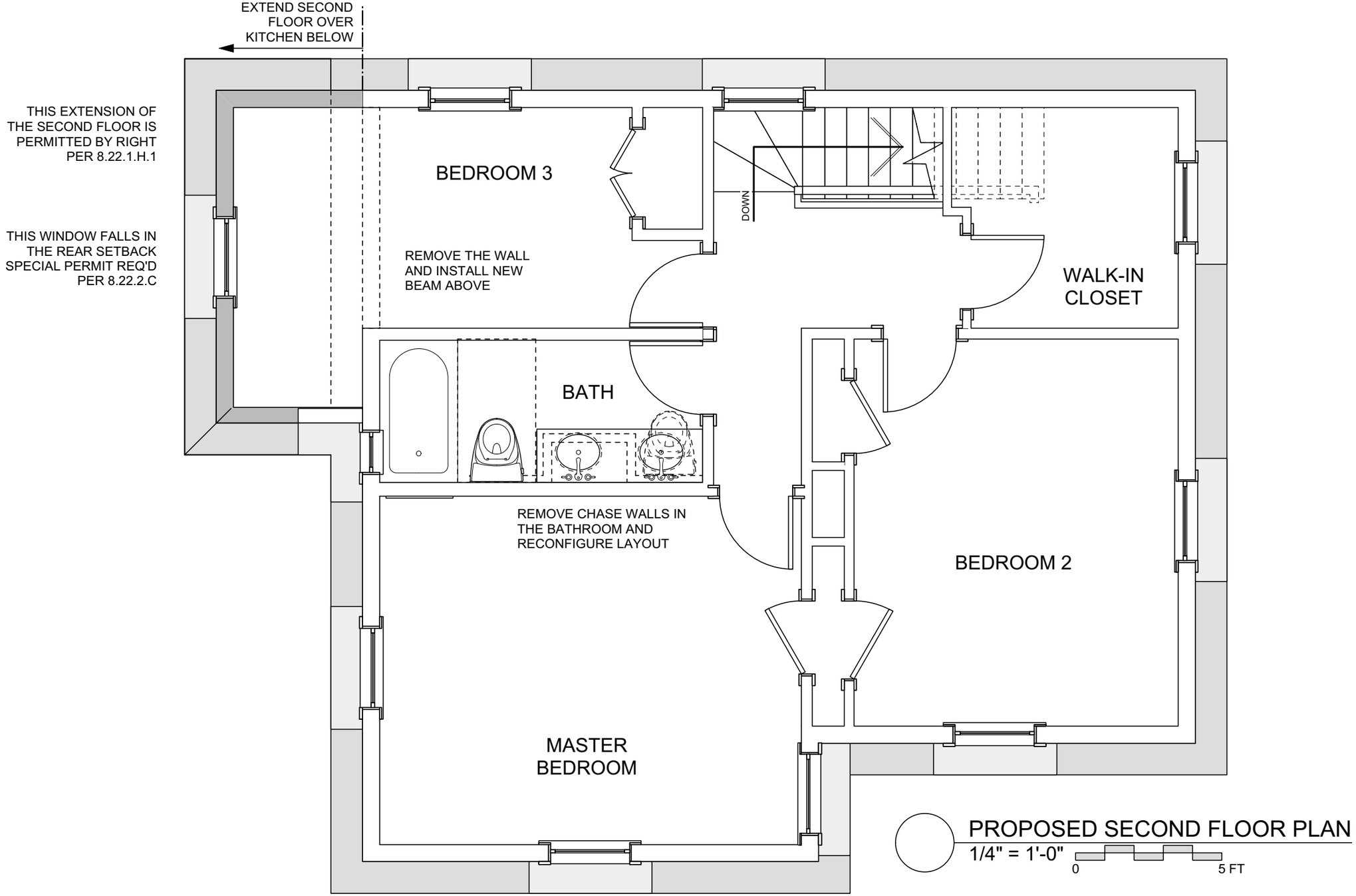
X07



PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"
0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

PROPOSED SECOND FLOOR PLAN

ALTERATIONS TO THE D'ALMEIDA RESIDENCE
156 HAMILTON CAMBRIDGE, MA

Joseph S. Artley Architect
72 Inman Street
Cambridge, MA 02139
(617) 448-5557
jsartley@aol.com

A02

PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

PROPOSED
LEFT SIDE ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE

156 HAMILTON
CAMBRIDGE, MA

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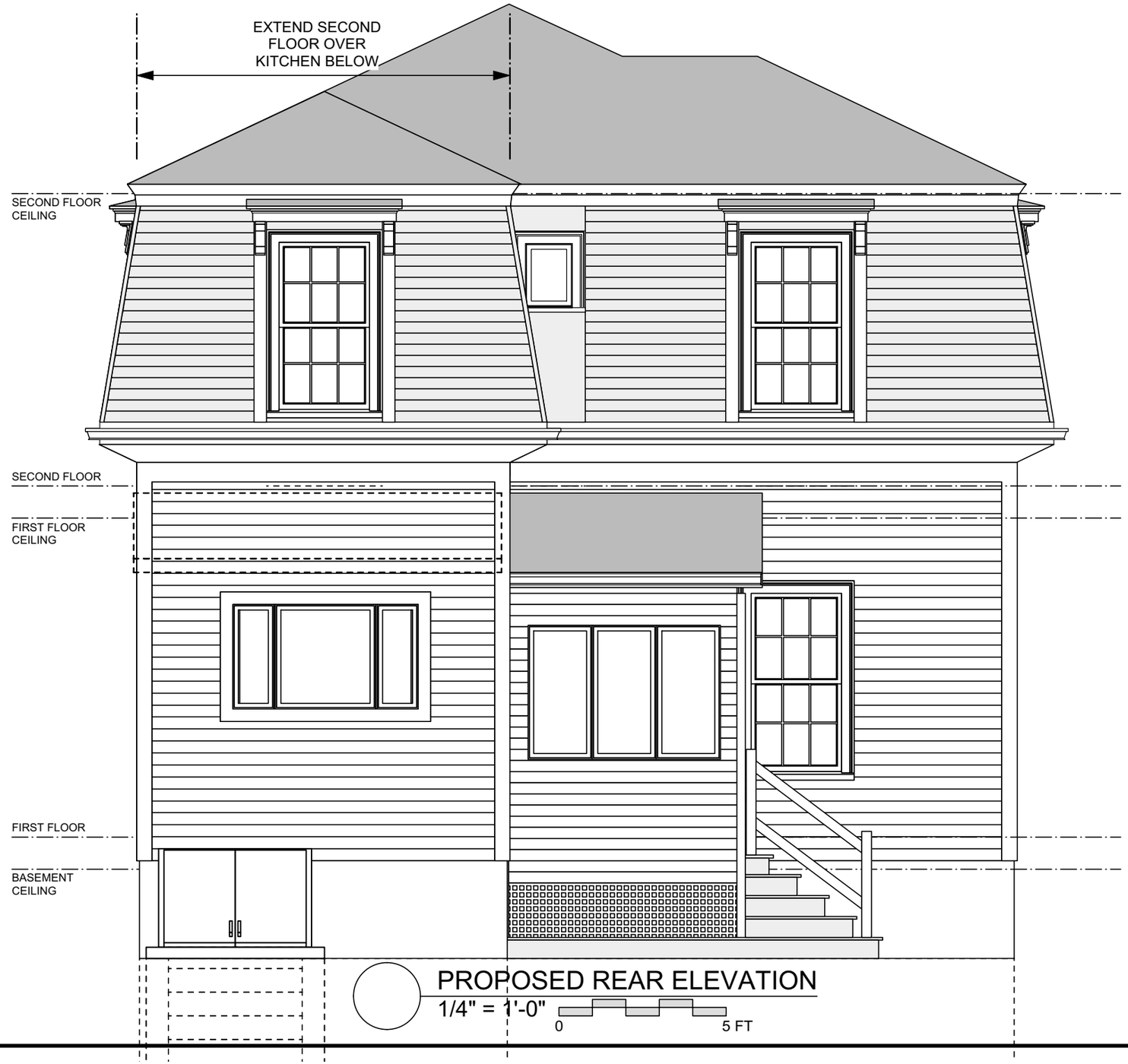
A05



DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

PROPOSED
REAR ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

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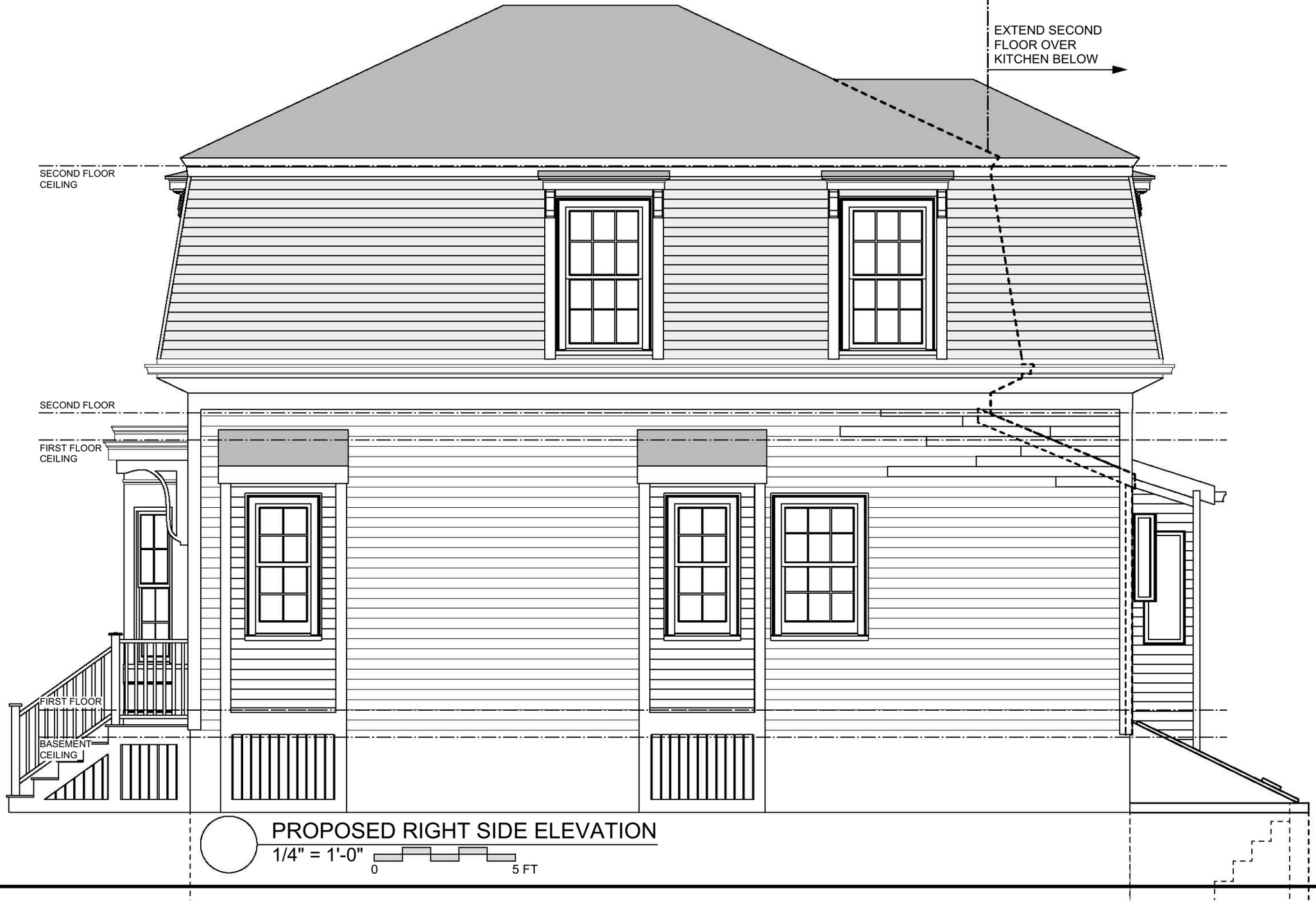
A06



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

0 5 FT

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

PROPOSED
RIGHT SIDE ELEVATION

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE

156 HAMILTON
CAMBRIDGE, MA

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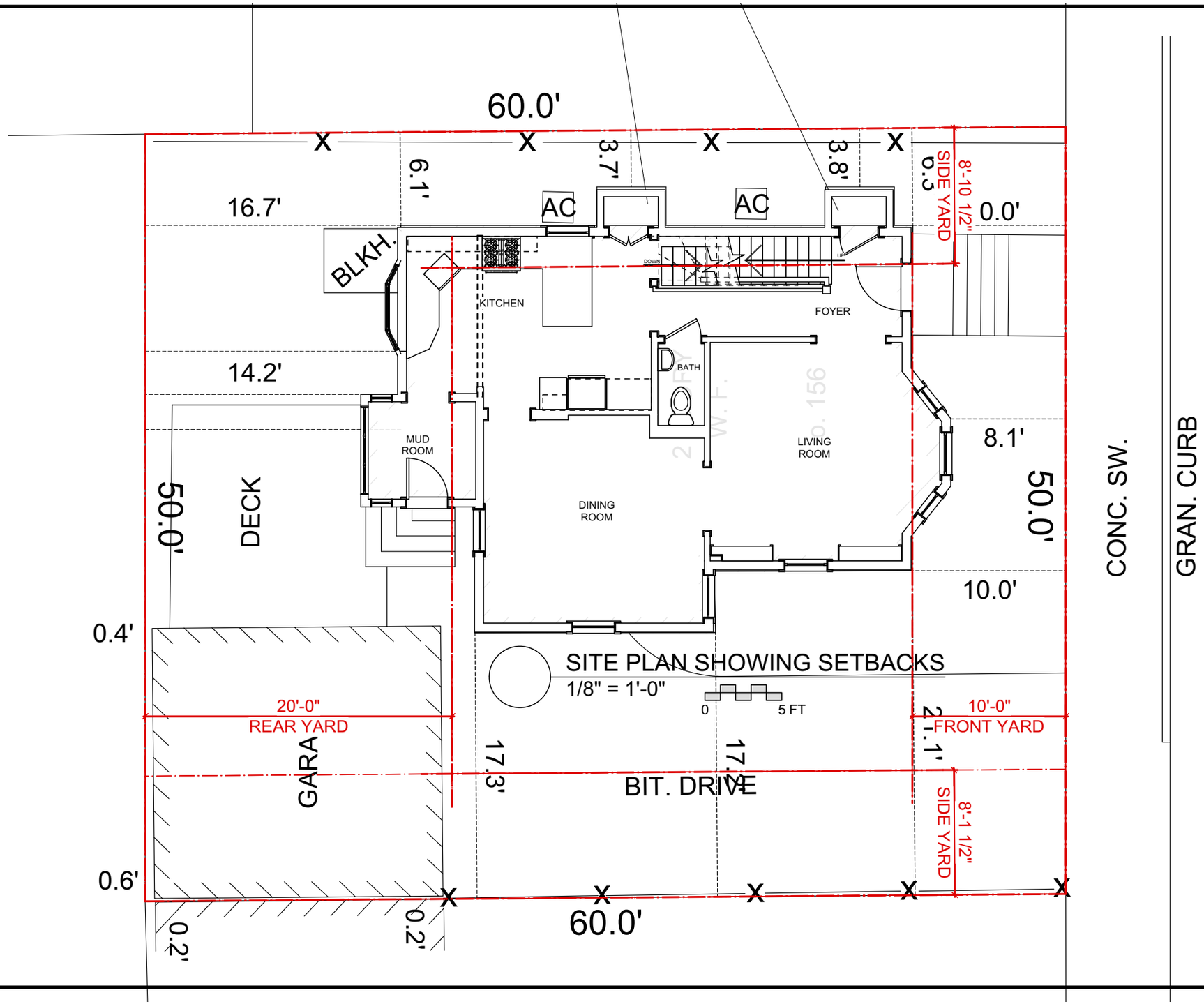
A07



HAMILTON STRE

DRAWN BY: JSA
DATE: 29 JAN 21
SCALE: VARIES
REVISIONS:
29 JAN 21

SITE PLAN SHOWING SETBACKS

ALTERATIONS TO THE
D'ALMEIDA RESIDENCE
156 HAMILTON
CAMBRIDGE, MA

Joseph S. Artley
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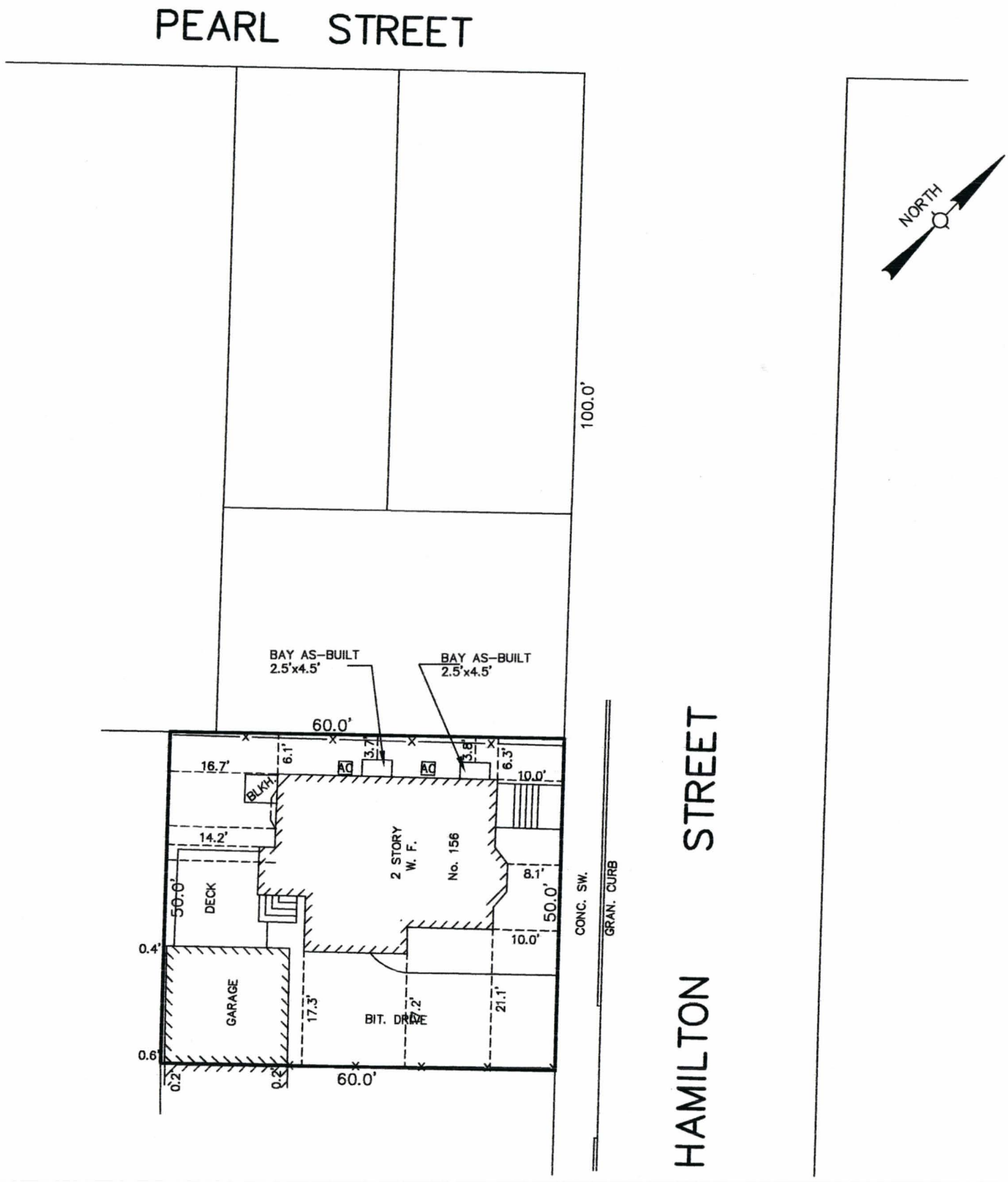
Cambridge, MA 02139
(617) 448-5557
jsartley@aol.com

S01



COMMONWEALTH OF MASSACHUSETTS
ANTONI SZERSZUNOWICZ
No. 36394
REGISTERED PROFESSIONAL LAND SURVEYOR

AS-BUILT PLAN

156 HAMILTON STREET

CAMBRIDGE, MASS.

SCALE : 1"= 20' DECEMBER 21, 2020

AGH ENGINEERING

166 WATER STREET STOUGHTON, MA 02072

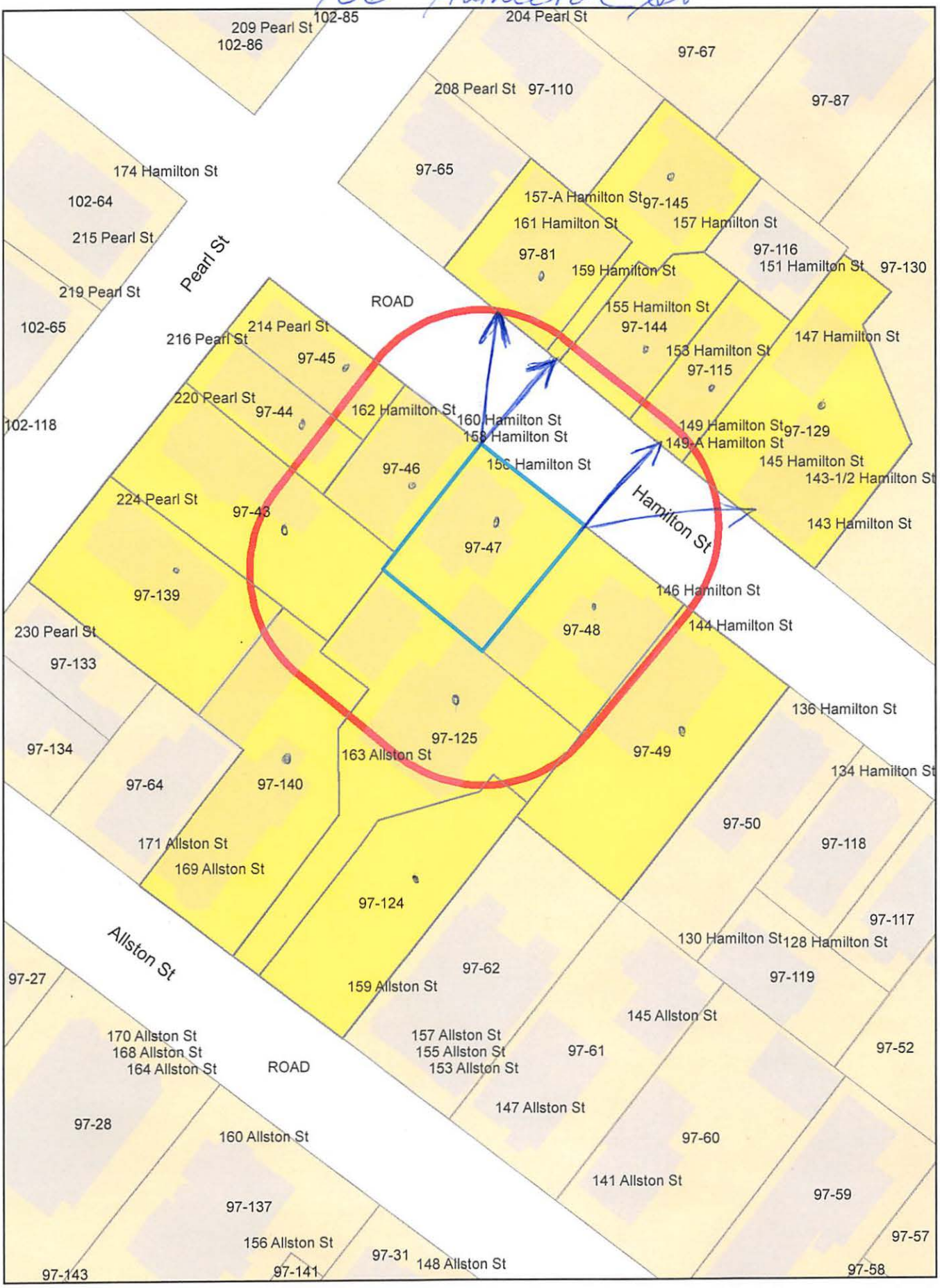
PHONE: (781)344-2386

GRAPHIC SCALE

20 0 10 20 40 80

Photographs of 156 Hamilton Street

156 Hamilton St.



156 Hamilton St.

Petitioner

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

97-81
NIV-VOGEL, NAVA
159-161 HAMILTON ST. UNIT 1
CAMBRIDGE, MA 02139-4526

97-47
D' ALMEIDA, JAIME C. & LISA K.MURRAY
156 HAMILTON ST
CAMBRIDGE, MA 02139-4527

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

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

97-43
CHILD, LUTHER M., III & CAROL L. FAULKNER
220 PEARL ST
CAMBRIDGE, MA 02139-4511

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

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 02139-4511

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

97-145
BINSTOCK, ROBERT C. & MARIA B. MACIAK
157 HAMILTON ST
CAMBRIDGE, MA 02139

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

97-81
GEHRING, CLEMENT
161 HAMILTON ST. UNIT 2
CAMBRIDGE, MA 02139-4526

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

97-115
JONES IV, ALBERT R. & RACHEL X. HAN
149 HAMILTON ST
CAMBRIDGE, MA 02139

97-115
BURKETT, DANA
149 HAMILTON ST
CAMBRIDGE, MA 02139

97-139
NICOLETTE, TIMOTHY A. & GRACE CHIANG
NICOLETTE, TRS
224 PEARL ST. APT 1
CAMBRIDGE, MA 02139

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

97-125
163 ALLSTON ST REALTY LLC
16 JAMES ST
ARLINGTON , MA 02474

97-140
169 ALLSTON ST REALTY LLC
16 JAMES ST
ARLINGTON, MA 02474

97-129
143-145 HAMILTON ST LLC
745 ATLANTIC AVE
BOSTON, MA 02110

97-129
143-145 HAMILTON ST LLC
745 ATLANTIC AVE
BOSTON, MA 02110