



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 27 PM 2:35

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number:** 115236

### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Geraldine Small & Edward Small, Jr

**PETITIONER'S ADDRESS:** 177 Willow Ave, , Somerville, MA 02144

**LOCATION OF PROPERTY:** 159 Allston St., Cambridge, MA

**TYPE OF OCCUPANCY:** residential, vacant lot  
currently

**ZONING DISTRICT:** Residential C Zone

### **REASON FOR PETITION:**

/Modify Previously Granted Variance/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

To modify the plans/elevations approved by the Zoning Board Case No. BZA-017176-2019.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Original  
Signature(s):

Geraldine Y Small

(Petitioner (s) / Owner)

Geraldine T. Small

(Print Name)

Address:

Tel. No.      617 599 5383

E-Mail Address: smallgt@gmail.com

Date:

5/26/2021

**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 Geraldine Small, Edward Small  
(OWNER)

Address: 177 Willow Ave, Somerville

State that I/We own the property located at 159 Allston St.,  
which is the subject of this zoning application.

The record title of this property is in the name of Geraldine Small, Edward I. Small, Jr.

\*Pursuant to a deed of duly recorded in the date 10/31/14, Middlesex South  
County Registry of Deeds at Book 64467, Page 198; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

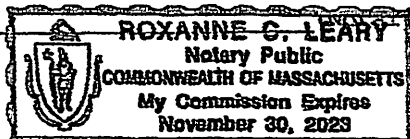
Geraldine Small  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Geraldine Small personally appeared before me,  
this 30<sup>th</sup> of August, 2019, and made oath that the above statement is true.

My commission expires \_\_\_\_\_



Seal).

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

**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 Zoning provisions would involve a substantial hardship to the petitioners because the three family house that their family lived in until the fire that destroyed it was larger and stood more non-conforming by all measures than the currently proposed structure, which has substantially larger property line setbacks- especially on the closest neighbor's side: 10' 6" instead of the prior 1' 2".

Also the prior site only allowed tandem parking, while the proposed site plan accommodates 2 legally sized parking spaces that cars can independently maneuver in and out of.

- 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 by not affecting generally the zoning district in which it is located for the following reasons:

The shape of the property is both narrow and angled at the rear in such a way that providing a drive and one code complying space per unit (ie 3 spaces) cannot be achieved with the required set backs. However 2 compliant spaces do fit, providing an on-site parking amenity that is not generally available throughout the neighborhood.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The structure will be a compatible size in the neighborhood, and provide 2 off-street parking spaces, and the amenity of additional planted trees.

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

- A bare fenced lot would be greatly improved by building back the neighborhood residential fabric with an appropriately scaled residential structure with accompanying trees.
- The proposal has received pre-construction certification that when built to the current plans, it will achieve Passive House Certification- a very significant means of achieving the highest level of energy efficiency, and CO2 reduction in housing.
- The ground floor apartment will be built to ADA standards, providing an opportunity for a deserving disabled person; Cambridge doesn't have an adequate supply of such housing.

**\*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:** Geraldine Small & Edward Small, Jr**Present Use/Occupancy:** residential, vacant lot currently**Location:** 177 Willow Ave,**Zone:** Residential C Zone**Phone:** 617 599 5383**Requested Use/Occupancy:** residential

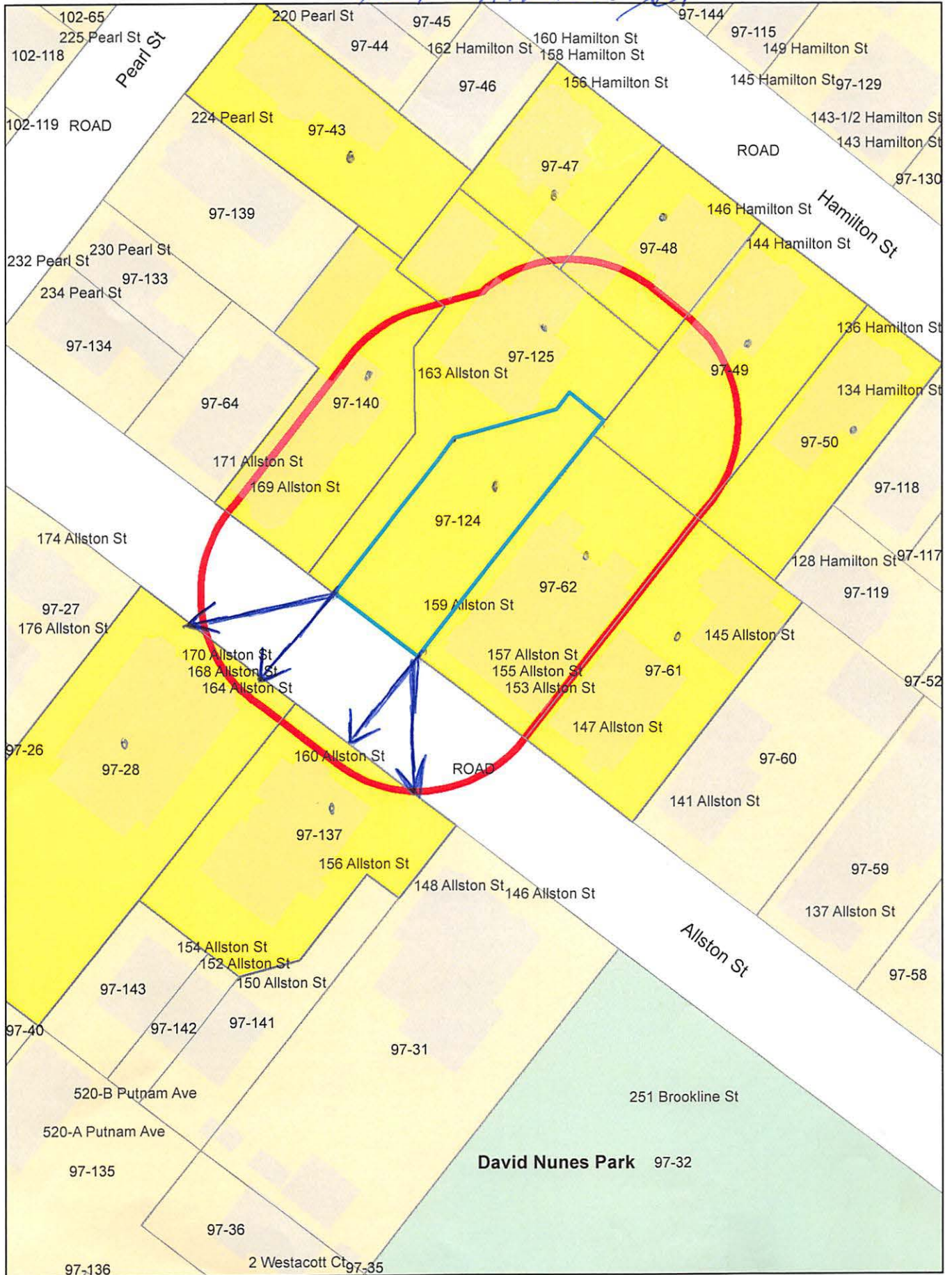
		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4866 sf (prior bldg)	4225 sf	2458 sf	(max.)
<b><u>LOT AREA:</u></b>		4098	4098	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		1.19	1.03	.6	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		825 (prior)	906	1800	
<b><u>SIZE OF LOT:</u></b>	WIDTH	43'	43'	50'	
	DEPTH	68.5'- 110	68.5'-110	100	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	7' 4" (prior)	9' 3"	10'	
	REAR	27' 3"	45' 9"	20'	
	LEFT SIDE	12' 2"	6' 2"	7' 6"	
	RIGHT SIDE	1' 2"- 2' 4"	10' 6"	7' 6"	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	36'	35'	35'	
	WIDTH	62'	54'	60'	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		25%	35%	36%	
<b><u>NO. OF DWELLING UNITS:</u></b>		3	3	2	
<b><u>NO. OF PARKING SPACES:</u></b>		3 tandem (prior)	2	3	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		N/A	N/A	N/A	

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'.

**BZA Application Form****SUPPORTING STATEMENT FOR A VARIANCE**

159 Allston St.





159 Allston St.

Petitioner

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

97-137  
SEBASTIAN, SEUNG H.  
156-160 ALLSTON ST., UNIT# 156  
CAMBRIDGE, MA 02139

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

97-61  
MANDARANO, JOSEPH M., III &  
ANN MARIE MANDARANO, TRUSTEES  
145 ALLSTON ST  
CAMBRIDGE, MA 02139

97-62  
CAMBRIDGE COMMUNITY HOUSING, INC.  
C/O WINN MANAGEMENT  
810 MEMORIAL DR., SUITE 102  
CAMBRIDGE, MA 02139

OAKTREE DEVELOPMENT  
C/O GWENDOLEN NOYES  
84 SHERMAN STREET  
CAMBRIDGE, MA 02140

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

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

97-137  
FAIRBAIM, ANDREW & HANH BUI  
156-160 ALLSTON ST. UNIT#160  
CAMBRIDGE, MA 02139

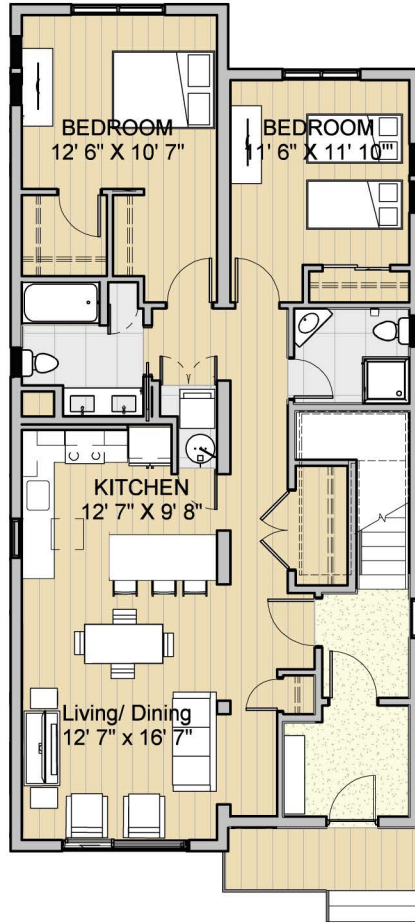
97-28  
TSECHRENTZIS, VIOLA & VIRGINIA WILSON,  
A LIFE ESTATE  
166 ALLSTON STREET  
CAMBRIDGE, MA 02139-4538

97-50  
BIRD, CATHERINE & JONATHAN M. DELGADO  
136 HAMILTON ST  
CAMBRIDGE, MA 02139

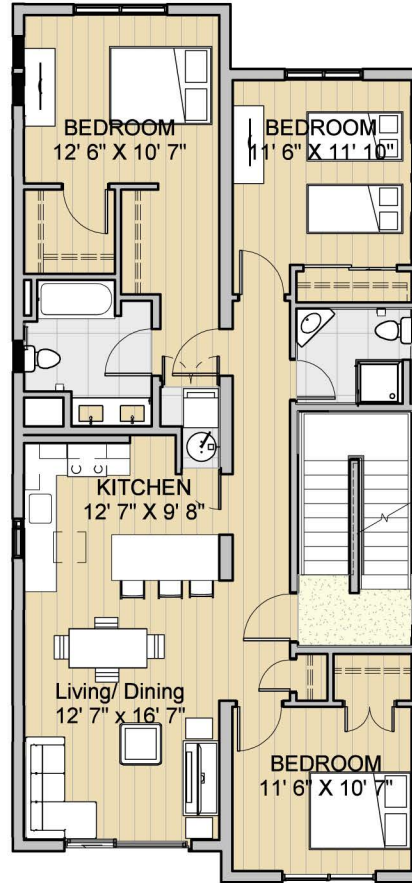
97-125  
163 ALLSTON ST REALTY LLC  
16 JAMES ST  
ARLINGTON, MA 02474

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

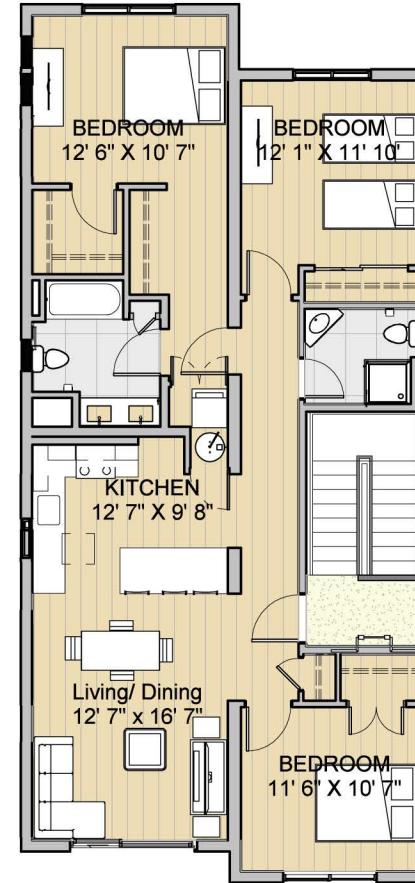
97-49  
ABADIE, ALBERTO  
144 HAMILTON ST  
CAMBRIDGE, MA 02139



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



② **SECOND FLOOR MARKETING PLAN**  
1/8" = 1'-0"



③ **THIRD FLOOR MARKETING PLAN**  
1/8" = 1'-0"

REV. NO.	DESCRIPTION OF REV.	REV. DATE

**GREENSTAXX MODULAR  
UNITS**

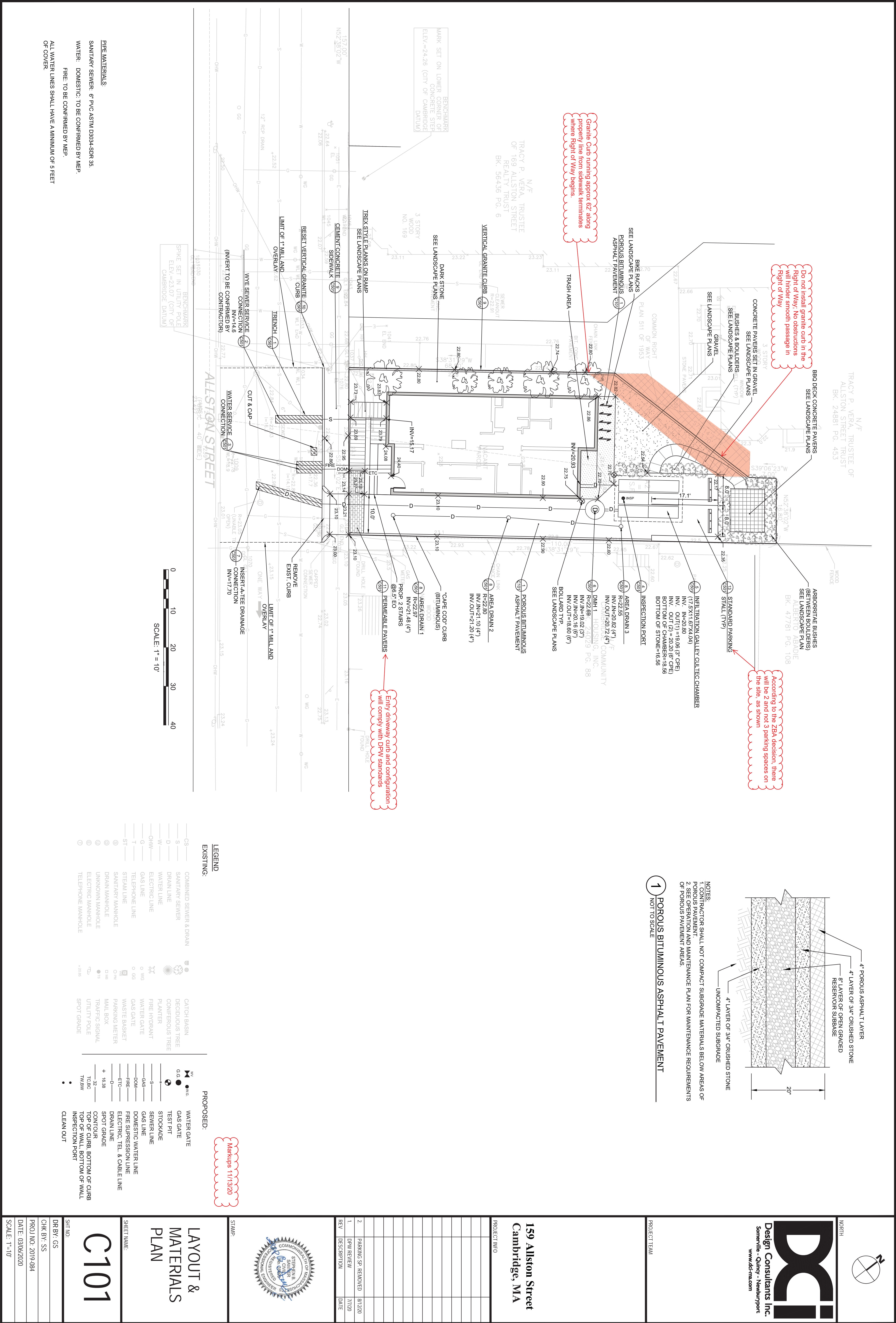
**MARKETING PLAN**

PROJECT:	1465
SCALE:	1/8" = 1'-0"
DATE:	04/04/19
DRAWN:	Author

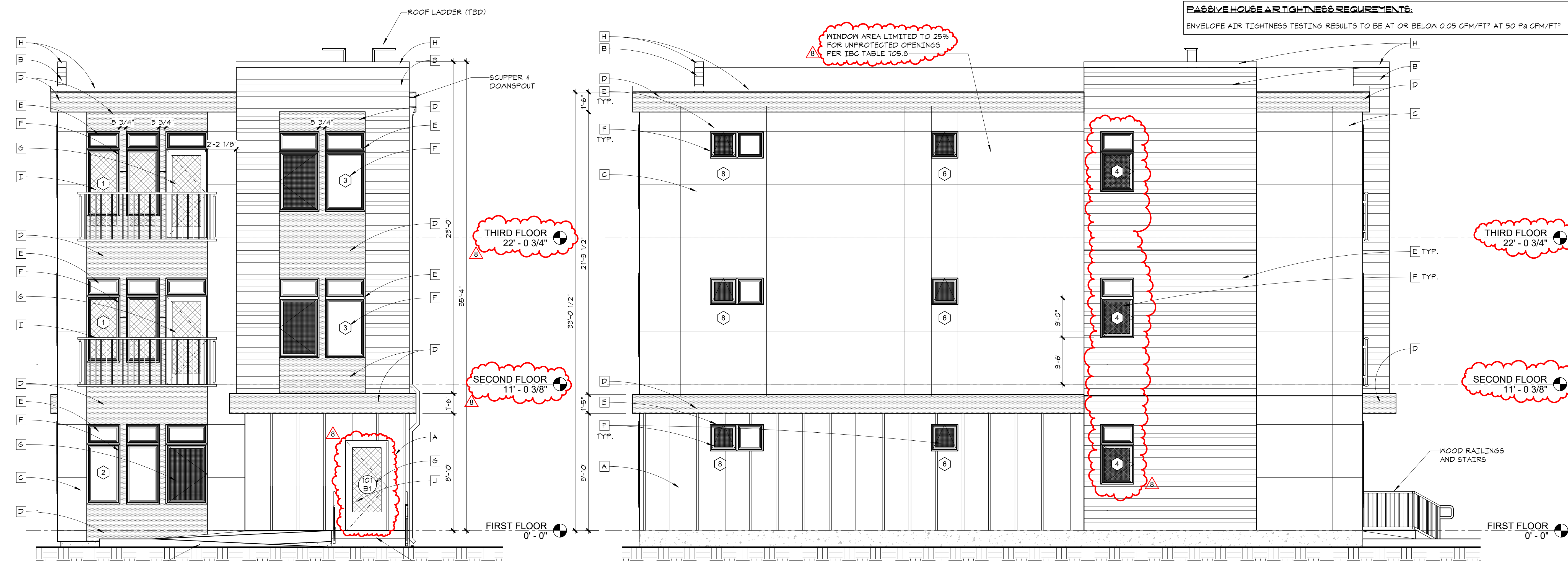
SHEET NO.

**A-0.0**







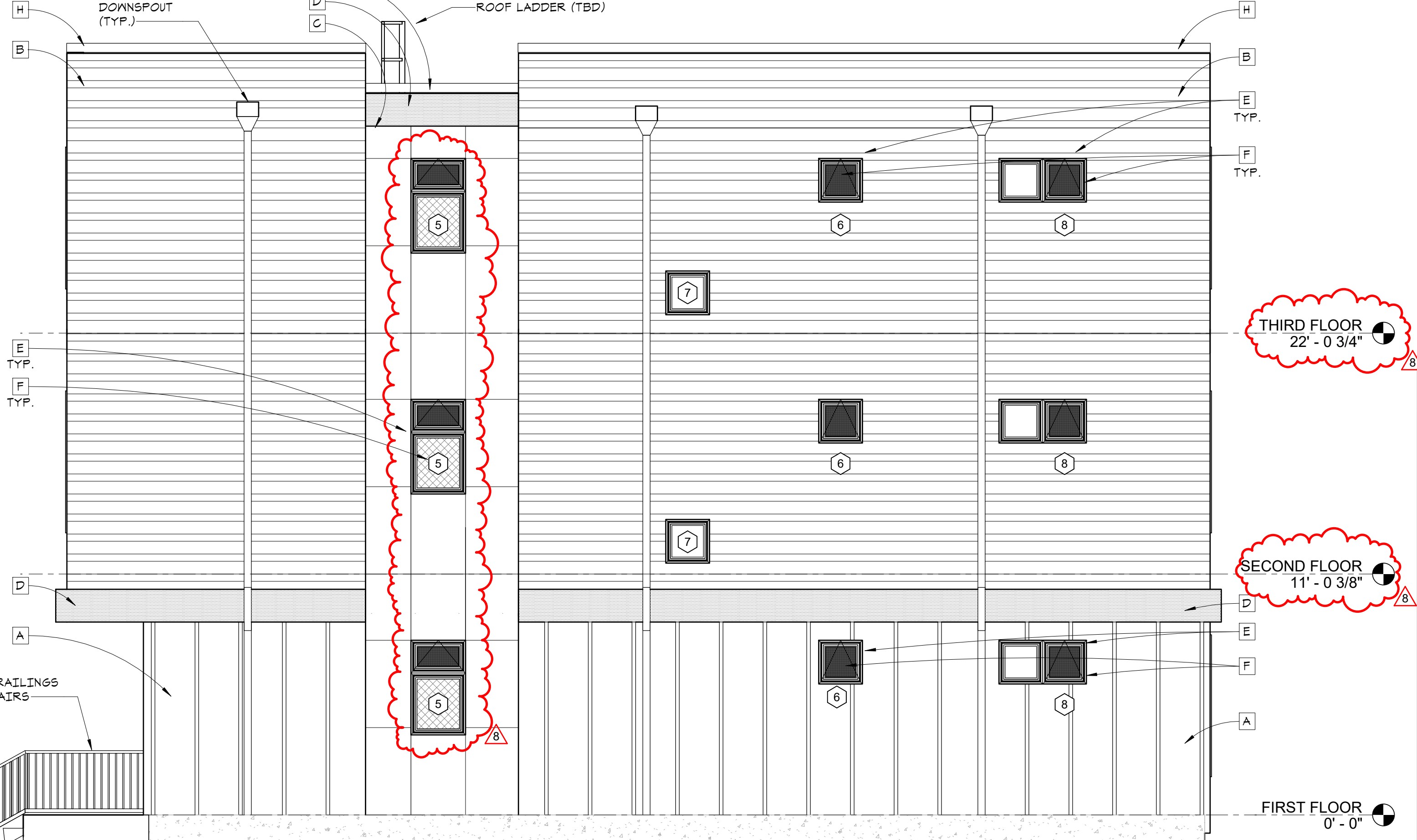


**FRONT ELEVATION**  
1/4" = 1'-0"

**LEFT ELEVATION**  
1/4" = 1'-0"



**BACK ELEVATION**  
1/4" = 1'-0"



**RIGHT ELEVATION**  
1/4" = 1'-0"

- EXTERIOR FINISHES (BASE BID)**
- A - HARDIE: 24" SMOOTH VERTICAL SIDING W/ 2" BATTEN STRIPS, COLOR: MIDSUMMER NIGHT (OR APPROVED EQUAL)
  - B - HARDIE: SMOOTH HORIZ. LAPPED SIDING W/ 4" x 1" STAGGERED EXPOSURE, COLOR: RUSTICO (OR APPROVED EQUAL)
  - C - HARDIE: 4x8' SMOOTH PANELS, COLOR: FALLEN TIMBER (OR APPROVED EQUAL)
  - D - HARDIE: SMOOTH PANEL ACCENTS AROUND WINDOWS AND ON 1'-6" SWEEPS, COLOR: BLACK IRON (OR APPROVED EQUAL)
  - E - HARDIE: 3" SMOOTH TRIM, COLOR: WHITE (OR APPROVED EQUAL)
  - F - KOHLTECH WINDOW UNIT (SEE WIND. SCHEDULE)
  - G - KOHLTECH DOOR (SEE DOOR SCHEDULE)
  - H - PRE-FIN. ALUM ROOF EDGE (COLOR BY ARCHITECT)
  - I - JULIET BALCONY (STYLE/COLOR BY ARCHITECT)
  - J - PROVIDE ELECTRONIC STRIKE FOR INTERIOR ENTRANCE DOOR, SPEC TBD
- HATCH INDICATES TEMPERED GLASS (TYP.)

BRUCE  
RONAYNE  
HAMILTON  
ARCHITECTS

ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
3D VISUALIZATION

833 TURNPIKE ROAD  
P.O. BOX 104  
NEW IPSWICH  
NEW HAMPSHIRE 03071

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7	7	BULLETIN 7 - REVISIONS AS NOTED	1/8/20
8	8	BULLETIN 8 - REVISIONS AS NOTED	2/26/21

PROJECT: **GREENSTAXX MODULAR UNITS**  
159 ALLSTON ST., CAMBRIDGE, MA

SUBJECT: **EXTERIOR ELEVATIONS**

JOB NO. 1806  
SCALE: 1/4" = 1'-0"  
DATE: 03/16/20  
DRAWN BY: KEW

SHEET NO. **A-5.0**





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124 Allston St, Cambridge,  
MA 02139



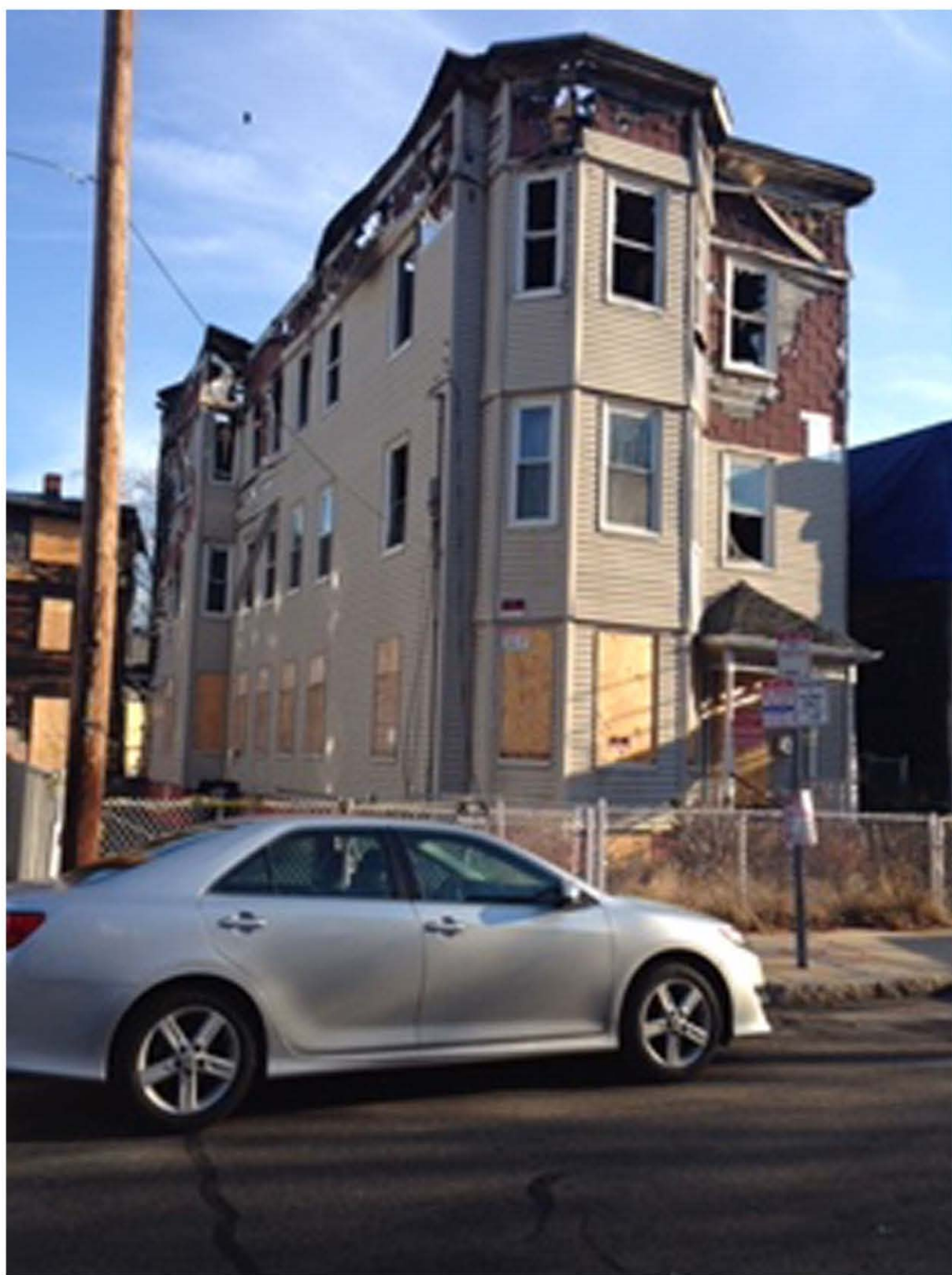
Allston St

Allston St

©2010 Microsoft Corporation | 5/31/2014  
151 Allston St, Cambridge,  
MA 02139











## CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS  
ABUTTOR'S FORM

To Whom It May Concern:

As owner or agent of

164 ALLSTON ST., CAMB. MA. 02139☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 159 ALLSTON ST., CAMB. MA. 02139

Signed:

Thomas Wilson

Date:

3-07-2020

Address:

164 ALLSTON ST. CAMB. MA. 02139

To Whom It May Concern:

As owner or agent of

166 ALLSTON ST., CAMB. MA. 02139☒ approval

Cambridge, Massachusetts, I do hereby declare

☐ disapproval

of the installment of:

Off-Street Parking Facility located at 159 ALLSTON ST., CAMB. MA. 02139

Signed:

Thomas Wilson

Date:

3-07-2020

Address:

164 ALLSTON ST., CAMB. MA. 02139

To Whom It May Concern:

As owner or agent of

168 ALLSTON ST., CAMB. MA. 02139☒ approval

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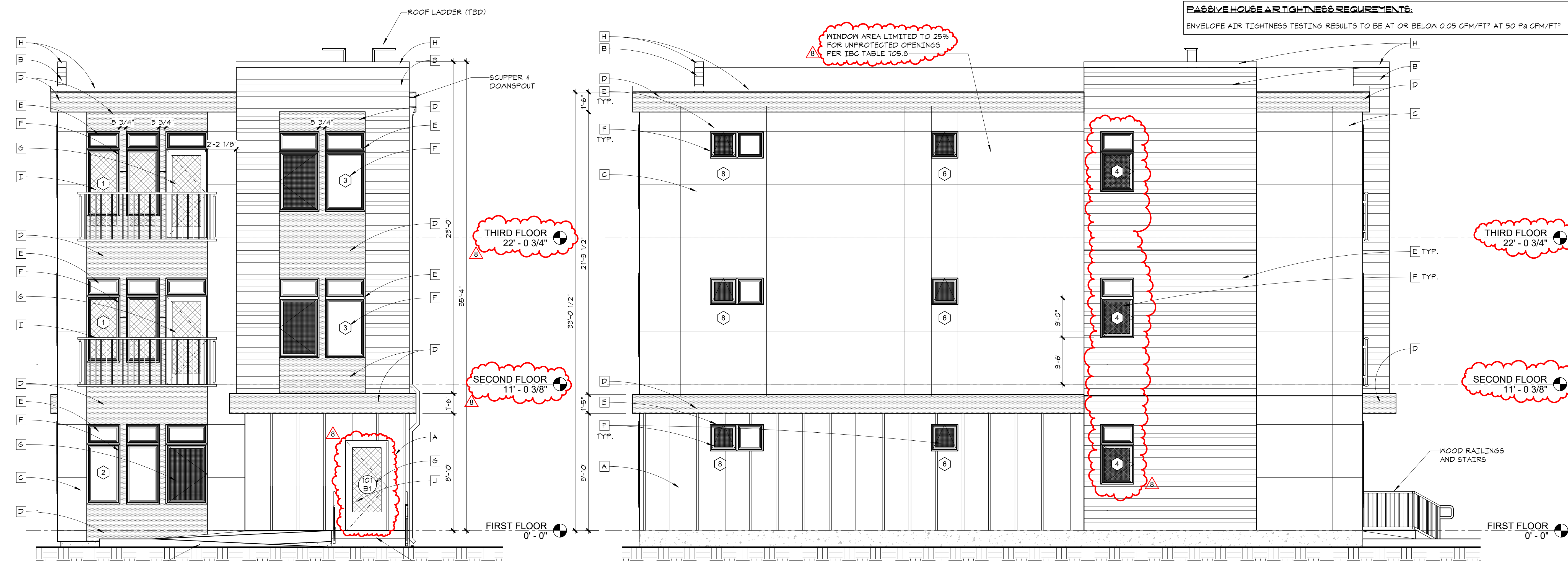
Date:

3-07-2020

Address:

164 ALLSTON ST., CAMB. MA. 02139AGENT OF 170 ALLSTON ST., CAMB. MA. 02139☒ APPROVALOFF-STREET PKG. AT: 159 ALLSTON ST., CAMB. MA. 02139Thomas Wilson3-07-2020164 ALLSTON ST., CAMB. MA. 02139



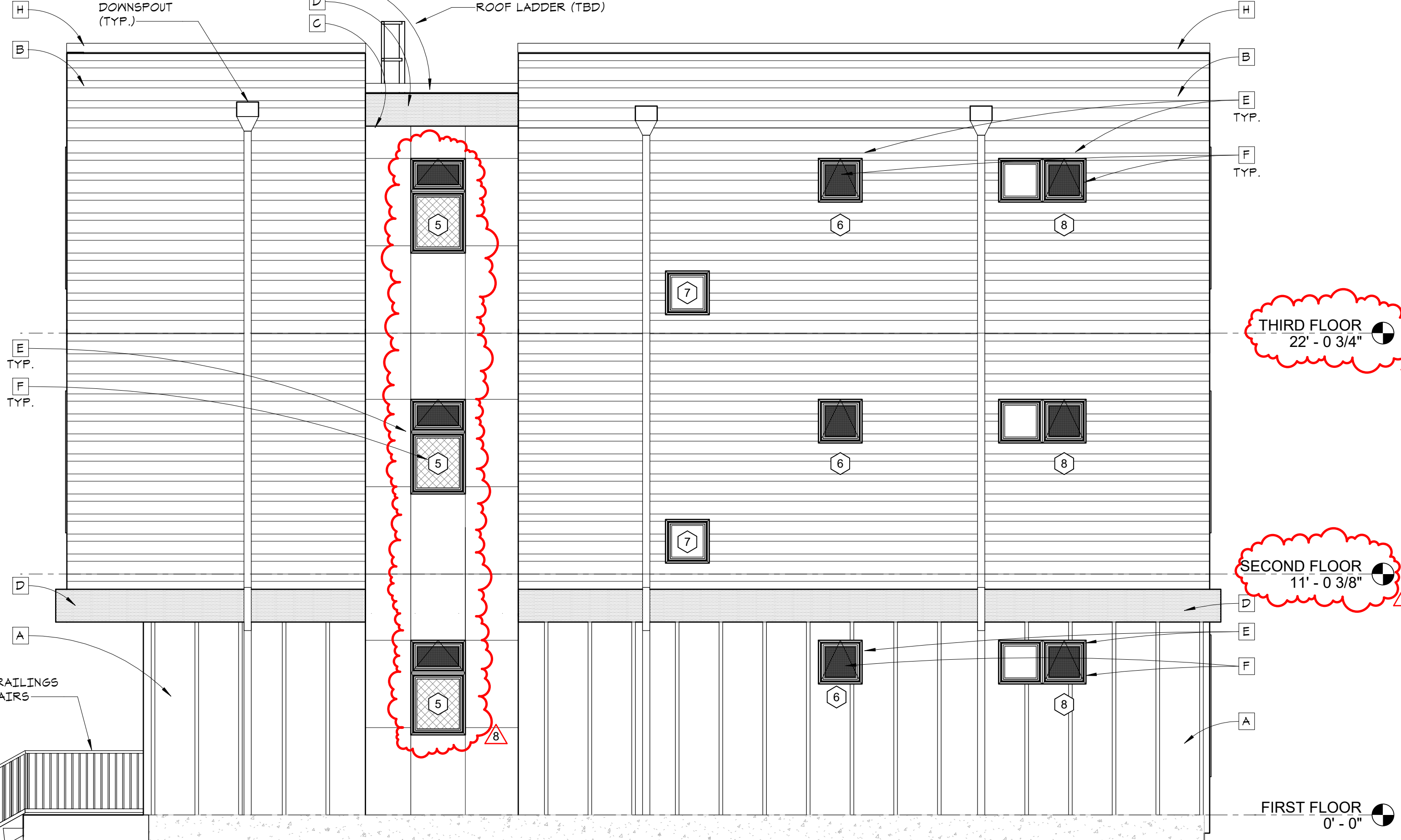


**FRONT ELEVATION**  
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**LEFT ELEVATION**  
1/4" = 1'-0"



**BACK ELEVATION**  
1/4" = 1'-0"



**RIGHT ELEVATION**  
1/4" = 1'-0"

**PASSIVE HOUSE AIR TIGHTNESS REQUIREMENTS:**  
ENVELOPE AIR TIGHTNESS TESTING RESULTS TO BE AT OR BELOW 0.05 CFM/FT<sup>2</sup> AT 50 Pa CFM/FT<sup>2</sup>

WINDOW AREA LIMITED TO 25%  
FOR UNPROTECTED OPENINGS  
PER IBC TABLE 705.8



**BRUCE  
RONAYNE  
HAMILTON  
ARCHITECTS**

**ARCHITECTURE  
LAND PLANNING  
INTERIOR DESIGN  
3D VISUALIZATION**

833 TURNPIKE ROAD  
P.O. BOX 104  
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NEW HAMPSHIRE 03071

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- HATCH INDICATES TEMPERED GLASS (TYP.)

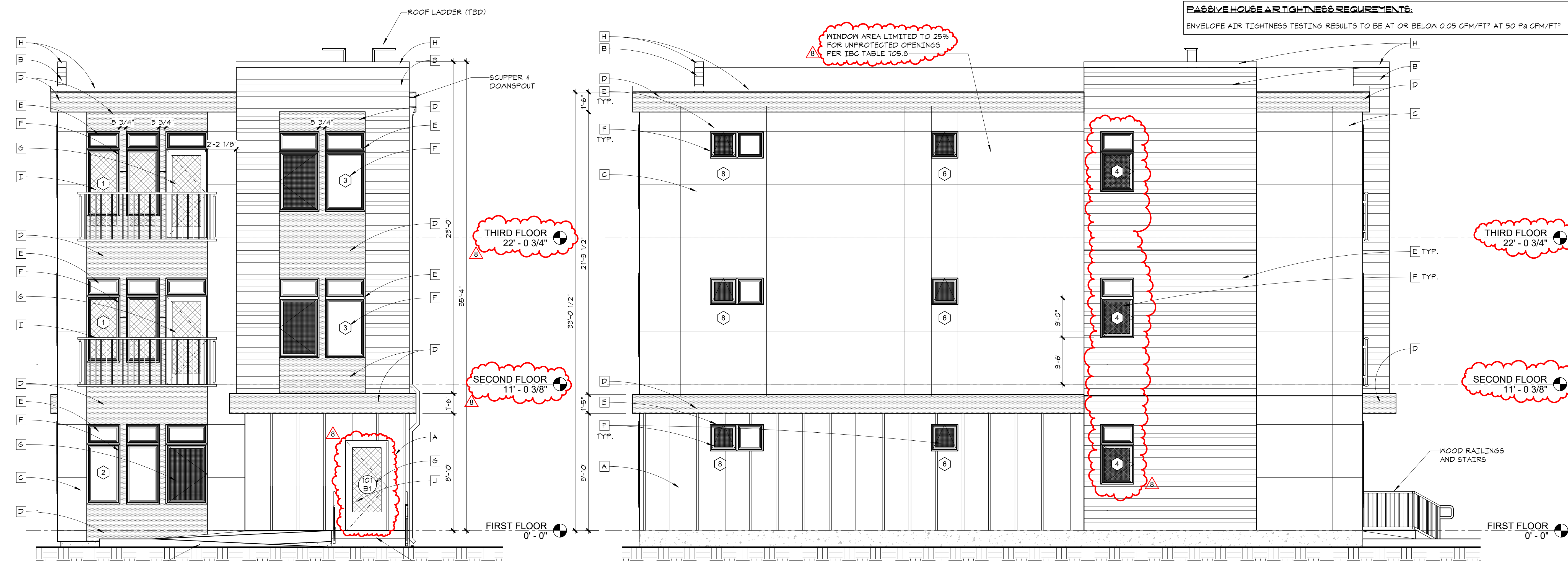
**PROJECT:**  
**GREENSTAXX MODULAR UNITS**  
159 ALLSTON ST., CAMBRIDGE, MA

**SUBJECT:**  
**EXTERIOR ELEVATIONS**

**DATE:** 03/16/20  
**DRAWN BY:** KEW

**JOB NO.:** 1806  
**SCALE:** 1/4" = 1'-0"  
**SHEET NO.:** A-5.0



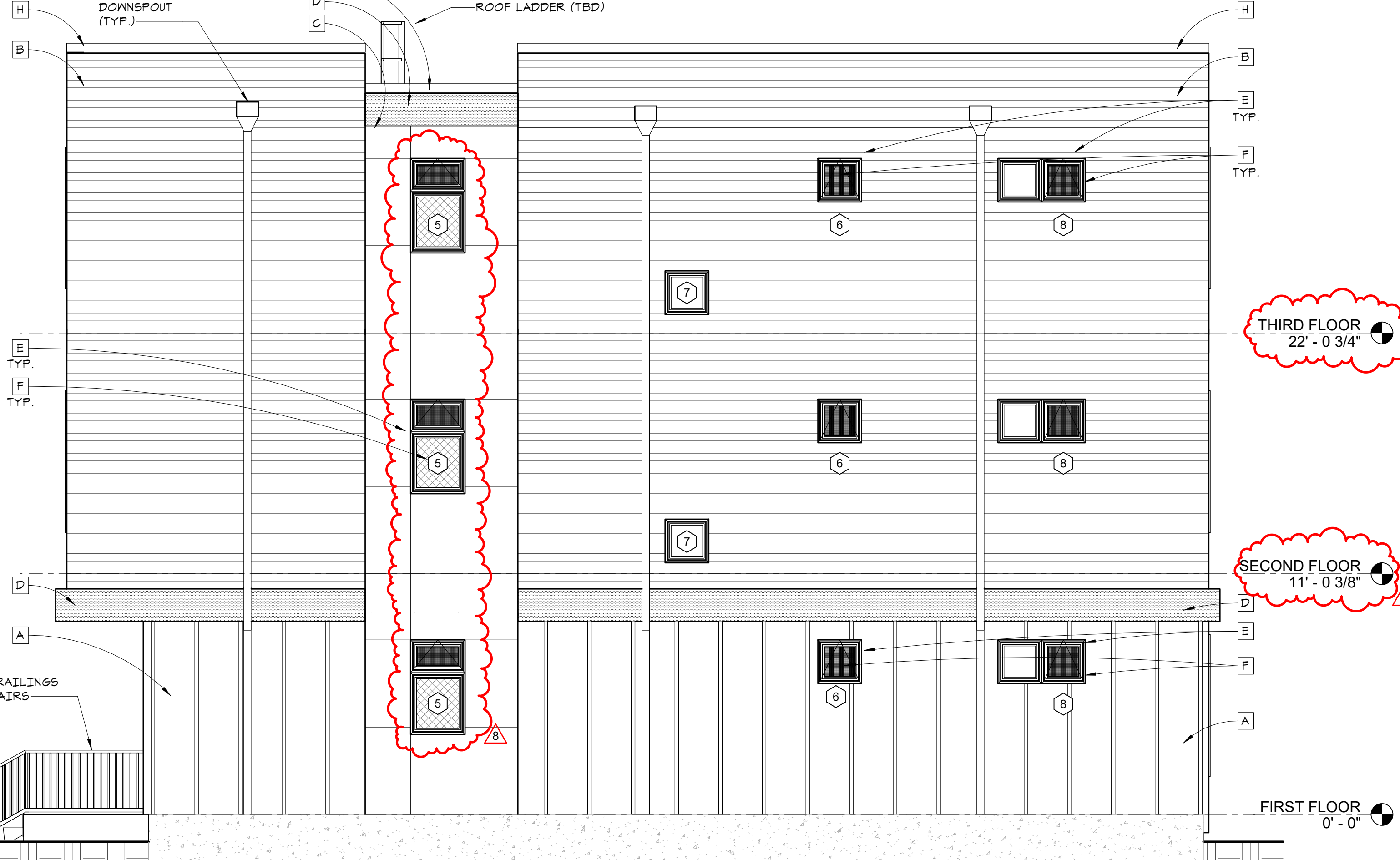


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- HATCH INDICATES TEMPERED GLASS (TYP.)

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159 ALLSTON ST., CAMBRIDGE, MA

**SUBJECT:**  
**EXTERIOR ELEVATIONS**

**JOB NO.:** 1806  
**SCALE:** 1/4" = 1'-0"  
**DATE:** 03/16/20  
**DRAWN BY:** KEW

**SHEET NO.:** A-5.0





	REV	DESCRIPTION	DATE
2.	PARKING SP. REMOVED	8/7/20	
1.	DPA REVIEW	7/17/20	

**159 Allston Street  
Cambridge, MA**

## PROJECT TEAM

**Design Consultants Inc.**  
Somerville - Quincy - Newburyport  
[www.dci-ma.com](http://www.dci-ma.com)

LAYOUT &  
MATERIALS  
PLAN

SHEET NAME:

C101

SHT NO:

PIPE MATERIALS:  
SANITARY SEWER: 6" PVC ASTM D3034-SDR 35.  
WATER: DOMESTIC: TO BE CONFIRMED BY MEP.  
FIRE: TO BE CONFIRMED BY MEP.  
ALL WATER LINES SHALL HAVE A MINIMUM OF 5 FEET OF COVER.