



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 OCT 16 PM 2: 53

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 245516

### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Caroline Williams C/O Adam Glassman / GCD Architects

**PETITIONER'S ADDRESS:** 17 Brown St #2, CAMBRIDGE, MA 02138

**LOCATION OF PROPERTY:** 3 Amory Pl, Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

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

1-story 46.0 SF addition within the existing non-comforming right side setback and stairway to basement with guardrail.

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

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.2.d (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).
Article:	Section:

Original  
Signature(s):

ADAM GLASSMAN, R.A.

(Petitioner (s) / Owner)

ADAM GLASSMAN, R.A. GCD ARCHITECTS

(Print Name)

Address:

17 BROWN ST #2 CAMBRIDGE MA 02138

Tel. No.

16174128450

E-Mail Address:

ajglassman.ra@gmail.com

Date: \_\_\_\_\_

**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 Caroline Williams  
(OWNER)

Address: 3 Amory Place Cambridge MA

State that I/We own the property located at 3 Amory Place Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Caroline Williams

\*Pursuant to a deed of duly recorded in the date 8/11/2023, Middlesex South County Registry of Deeds at Book 81877, Page 201; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Caroline Williams 9/28/23  
**SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

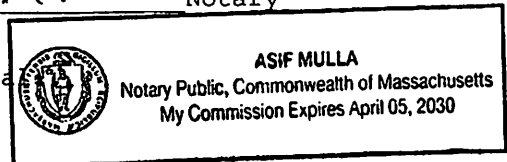
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Caroline F. Williams personally appeared before me, this 28 of September 2023, and made oath that the above statement is true.

Amirul  
Notary

My commission expires April 5, 2030 (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 3 Amory Pl., 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:**

Per 8.22.2 d, a Special Permit may be granted as the proposed 1-story addition in the existing non-conforming right side setback will create no new non-conformities. The proposed work will create or cause no detriments to the abutters' abilities to use and enjoy their properties as they are currently used and enjoyed.

**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:**

There will be no loss of on street parking, the existing off-site parking will remain unchanged.

**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 proposed 1-story 46.0 SF addition will create no adverse affects whatsoever on the adjacent lots or their 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:**

The proposed 1-story 46.0 SF addition will create no nuisance or hazards for anyone.

**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 1-story addition will be consistent current use of the house and the current uses of the abutting properties. The proposed work will create no new noise, light or air pollution, will create no loss of privacy, will create no new shadows on the abutting lots. No new non-conformities will be created. Building height and open space both remain unchanged and conforming. The scale of the neighborhood will remain unchanged. The proposed addition will provide the safe and code compliant stairway access to the basement this growing family requires.

**\*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:** Caroline Williams  
**Location:** 3 Amory Pl., Cambridge, MA  
**Phone:** 16174128450

**Present Use/Occupancy:** Single Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** No Change

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		1,453.0	1,499.0	1,960.50 (max.)
<u>LOT AREA:</u>		2,614.0	No Change	5,000.00 (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.55	.57	.75
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,614.0	No Change	1,500.0
<u>SIZE OF LOT:</u>	WIDTH	28.25	No Change	50.0
	DEPTH	92.50	No Change	N/A
<u>SETBACKS IN FEET:</u>	FRONT	9.5	No Change	11.0
	REAR	37.0	No Change	20.0
	LEFT SIDE	2.3	No Change	7.5
	RIGHT SIDE	7.3	5.8	7.5
<u>SIZE OF BUILDING:</u>	HEIGHT	25.47	26.2 per new stairwell	35.0
	WIDTH	45.9	No Change	N/A
	LENGTH	18.5	20.25	NA
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		35% WITH 15'X15' MIN	35% WITH 15'X15' MIN	15% MIN with 15'x15' MIN
<u>NO. OF DWELLING UNITS:</u>		1	No Change	1
<u>NO. OF PARKING SPACES:</u>		1	1	0
<u>NO. OF LOADING AREAS:</u>		0	0	0
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA

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.:

Existing house is wood frame, proposed addition is wood frame.

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'.

ARCHITECT:

## GCD ARCHITECTS

2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450  
www.glassmanchungdesign.com

**05 OCTOBER 2023**

PROJECT:

3 AMORY PLACE STREET  
CAMBRIDGE, MA

Res-C1

PROPOSED WORK REQUIRING A SPECIAL PERMIT:

CONSTRUCTION OF 1-STORY 46.0 SF ADDITION  
WITHIN THE EXISTING NON-CONFORMING RIGHT  
SIDE SETBACK.

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Drawing Title:

**COVER**

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Drawing No.

Date: 23 DECEMBER 2022

**C.01**



**3 AMORY PLACE  
STREET VIEW FROM AMORY PLACE (PRIVATE WAY)**

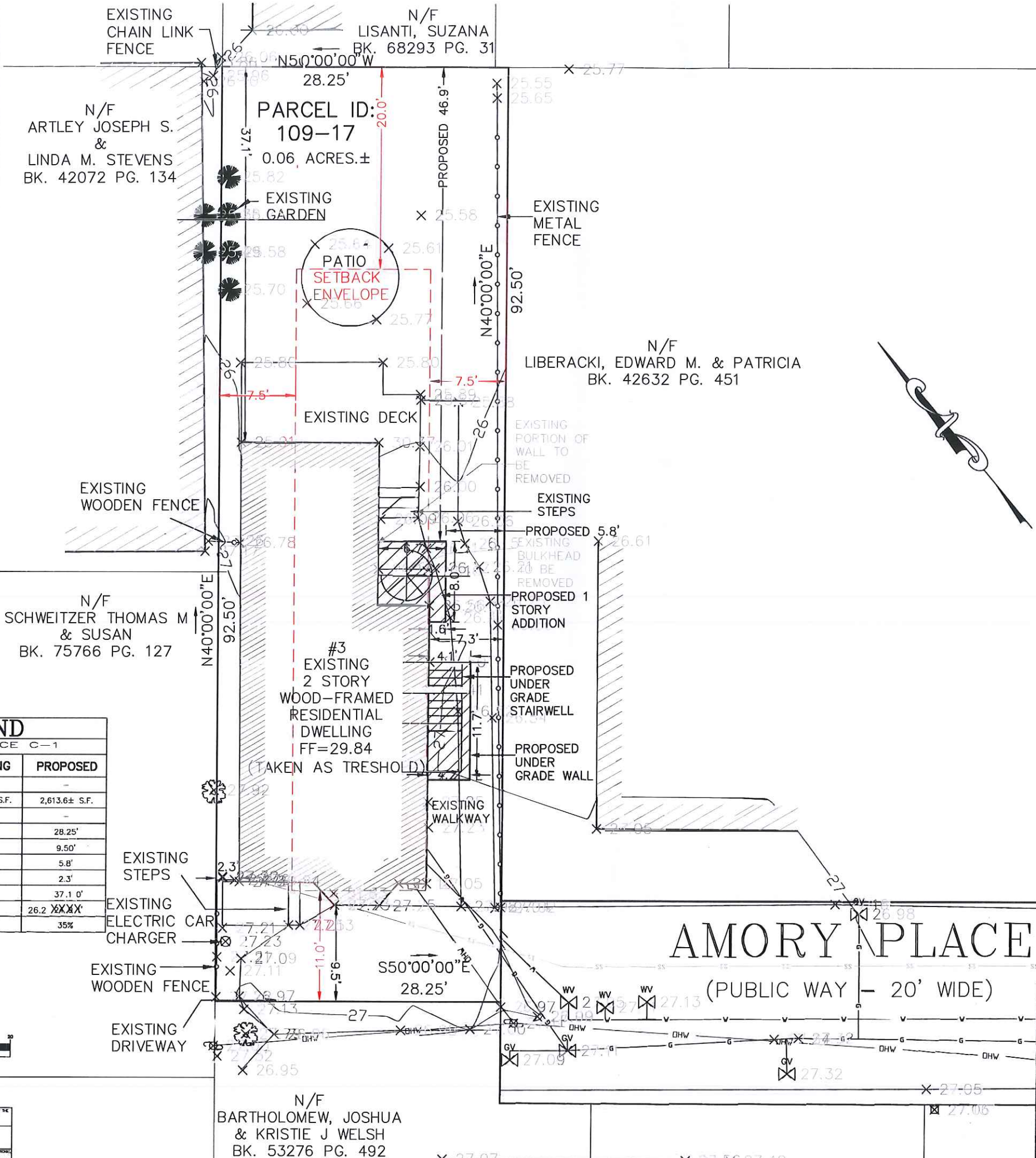


**3 AMORY PLACE  
VIEW OF RIGHT SIDE YARD FROM FRONT,**

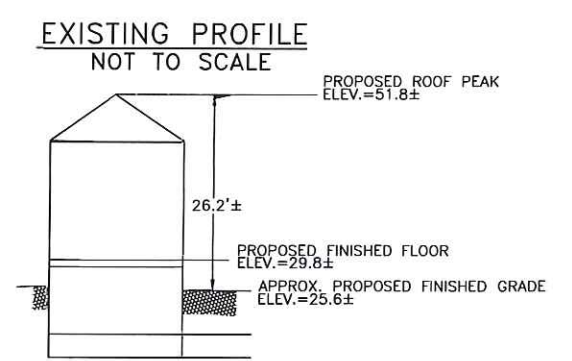
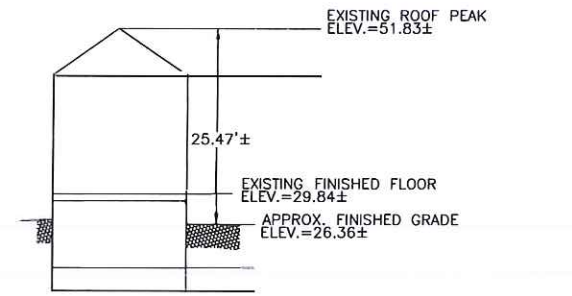


**3 AMORY PLACE  
VIEW OF REAR FACING BULKHEAD TO  
BE REPLACED BY 1-STORY ADDITION**

EXISTING LEGEND	
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊕	TREE

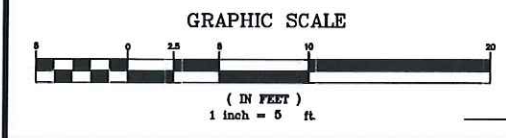


- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 07/31/2023.
  2. DEED REFERENCE: BOOK 56506, PAGE 495  
 PLAN REFERENCE 1: PLAN 1407 OF 1984  
 PLAN REFERENCE 2: PLAN 1487 OF 2006  
 PLAN REFERENCE 3: PLAN 859 OF 1990  
 PLAN REFERENCE 4: PLAN 681 OF 1990  
 PLAN REFERENCE 5: PLAN 356 OF 1987  
 PLAN REFERENCE 6: EC PLAN 343 BROADWAY ST, CA, MA  
 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
  3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
  4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
  5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
  6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
  7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
  8. THE ELEVATIONS SHOWN ARE ON A CITY OF CAMBRIDGE DATUM.
  9. ZONING DISTRICT RESIDENCE C-1



ALL ELEVATIONS TO BE VERIFIED BY ARCHITECT PRIOR TO CONSTRUCTION

ZONING LEGEND			
ZONING DISTRICT: RESIDENCE C-1			
	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.75	-	-
MIN. AREA	5,000 S.F.	2,613.6± S.F.	2,613.6± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	-	-
MIN. LOT WIDTH	50'	28.25'	28.25'
MIN. YARD FRONT	10.99'	9.50'	9.50'
SIDE (RIGHT)	7.5'	7.3'	5.8'
SIDE (LEFT)	7.5'	2.3'	2.3'
REAR	20'	37.10'	37.1 0'
MAX. BLDG. HEIGHT	35'	25.47'	26.2 XXX'
MIN. USABLE OPEN SPACE	30%	35%	35%

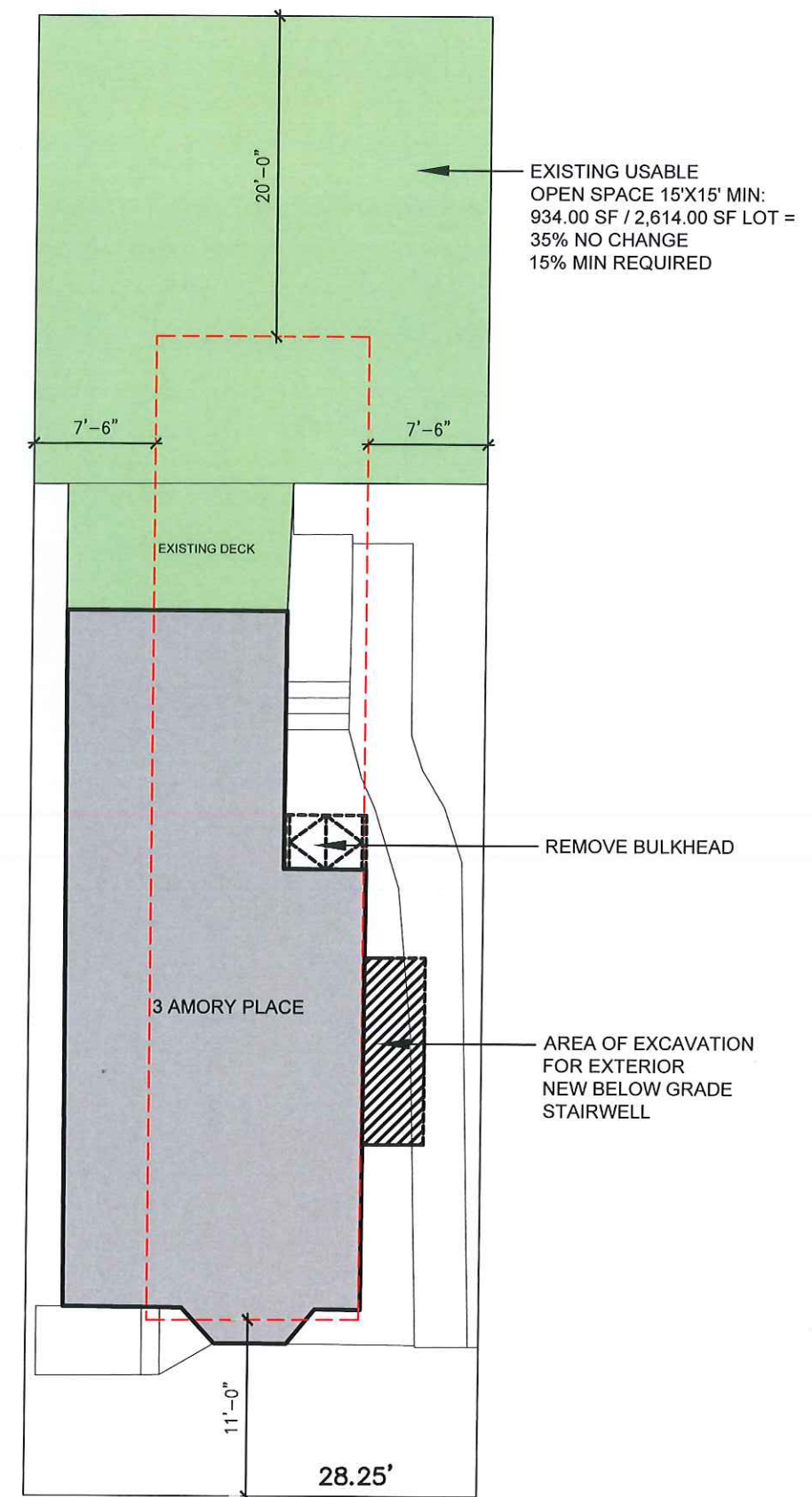
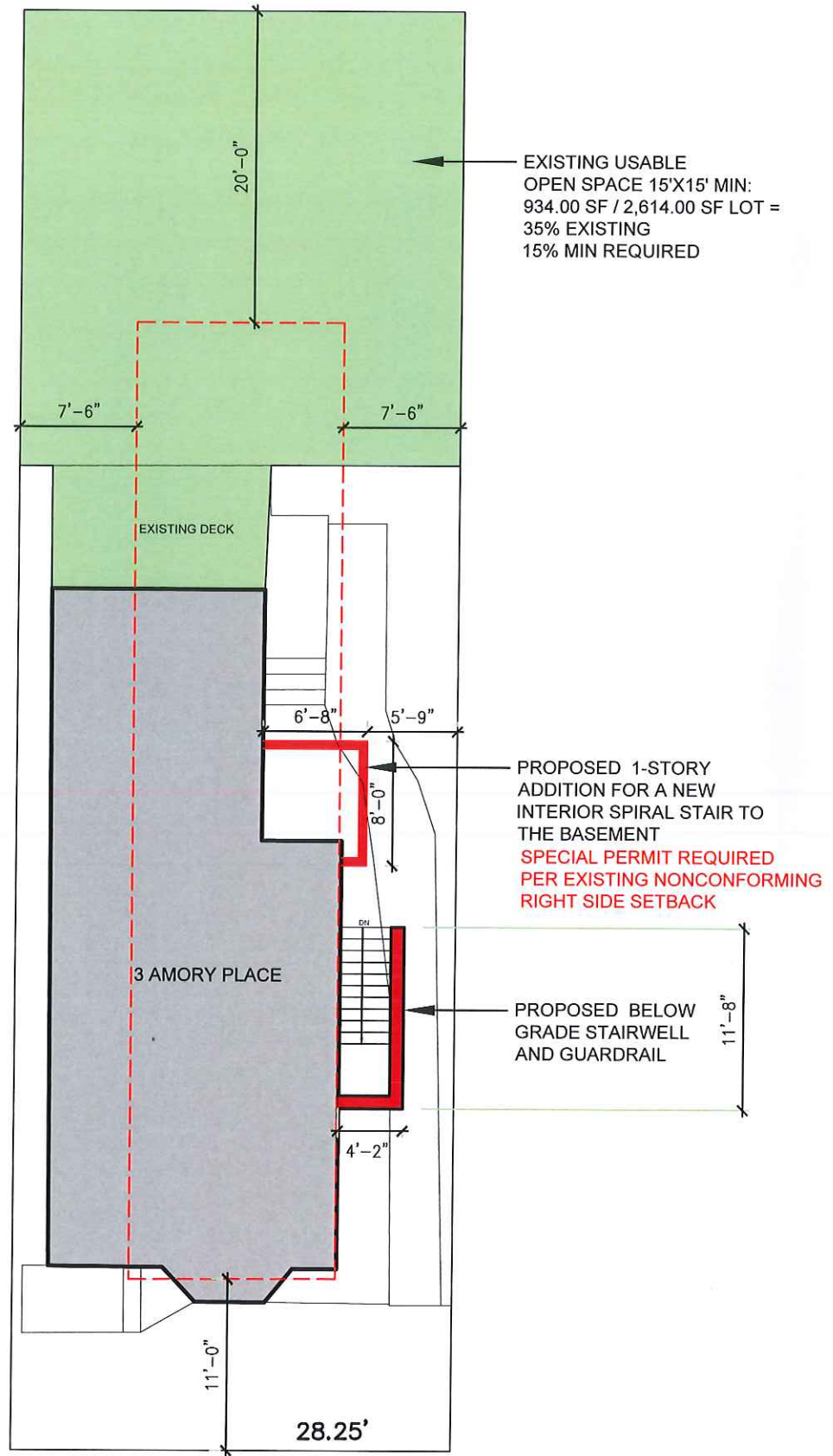


PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, TECHNIQUE, OR PROCEDURES UTILIZED BY THE CONTRACTOR OR FOR THE SAFETY OF PUBLIC OR CONTRACTORS EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE OBLIGATIONS OF THIS PLAN. THE LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.  
 COPYRIGHT 2023 PETER NOLAN & ASSOCIATES LLC  
 All Rights Reserved

SCALE 1"=5'	DATE 09/26/2023	REV	DATE	REVISION	BY
SHEET 1	PLAN NO. 1 OF 1	3 AMORY PLACE CAMBRIDGE MASSACHUSETTS			
PROPOSED PLOT PLAN					SHEET NO. <b>1</b>
<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@pnasurveyors.com					

N/F  
BARTHOLOMEW, JOSHUA  
& KRISTIE J WELSH  
BK. 53276 PG. 492

AMORY PLACE  
(PUBLIC WAY - 20' WIDE)



PROJECT:  
**1-STORY ADDITION  
NEW EXTERIOR BELOW  
GRADE STAIRWELL**

**3 AMORY PLACE  
CAMBRIDGE, MA**

**GCD ARCHITECTS**  
2 Worthington St  
Cambridge, MA 02138  
Tel. 617-412-8450

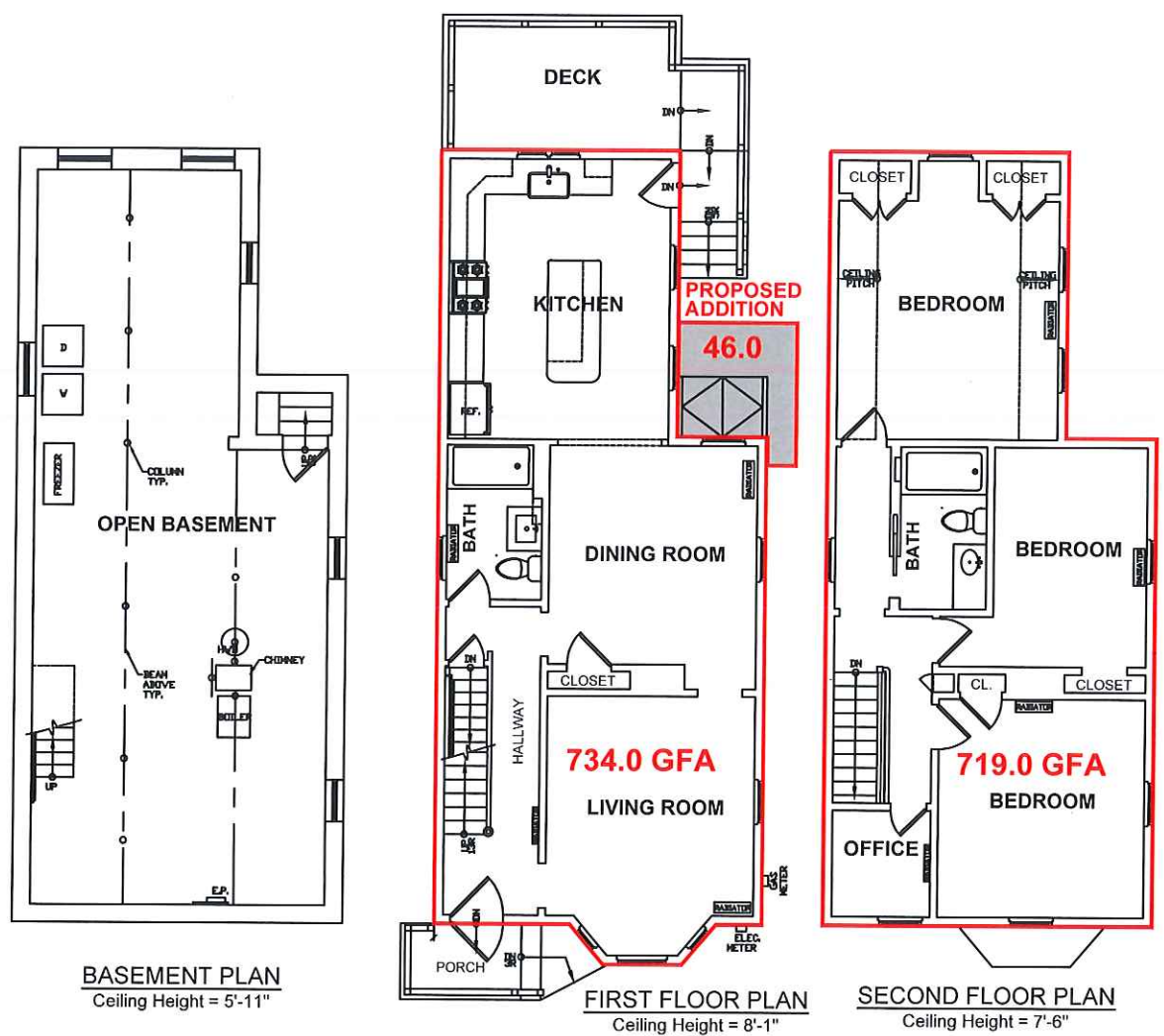
Drawing Title:  
**BASEMENT  
NEW WORK PLANS**

Scale: AS NOTED Drawing No. :  
Job No.:  
Date: 9/12/2023 **L1.0**



PROJECT:  
**1-STORY ADDITION  
 NEW EXTERIOR BELOW  
 GRADE STAIRWELL**  
**3 AMORY PLACE  
 CAMBRIDGE, MA**

**GCD ARCHITECTS**  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450



**EXISTING FAR:**

**BASEMENT:** 0.0 SF PER NON-INCLUSION IN FLOOD ZONE PROJECTION MAPS  
**FIRST FLOOR:** 734.0 GFA  
**SECOND FLOOR:** 719.0 GFA  


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**TOTAL:** 1,453.0 GFA / 2,614.0 SF LOT =  
 .55 FAR, CONFORMING PER ZONE C-1 .75 MAX ALLOWABLE

**PROPOSED FAR:**

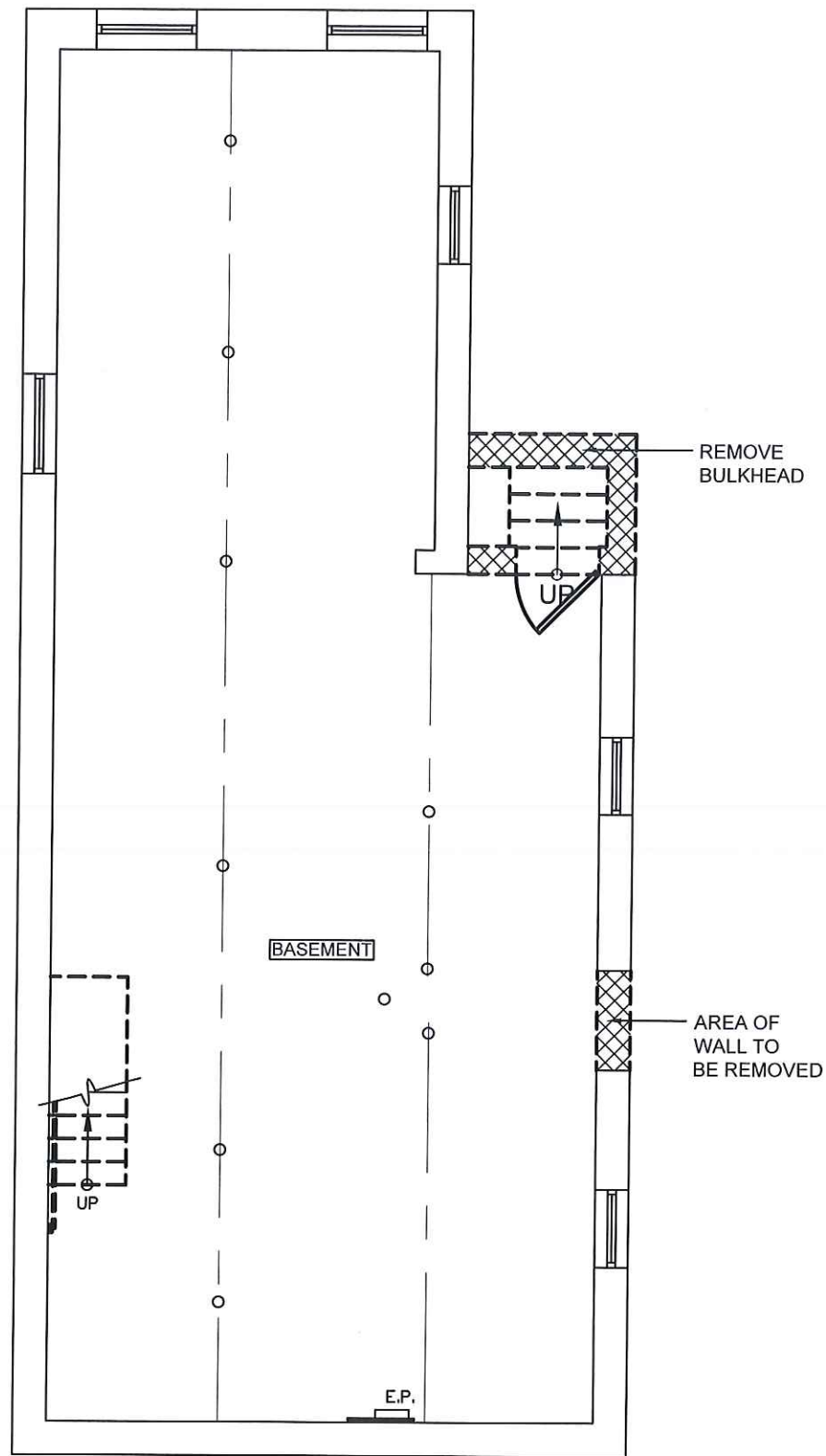
**BASEMENT:** 0.0 SF PER NON-INCLUSION IN FLOOD ZONE PROJECTION MAPS  
**FIRST FLOOR:** 780.0 GFA (734.0 GFA + 46.0 GFA FOR PROPOSED ADDITION)  
**SECOND FLOOR:** 719.0 GFA  


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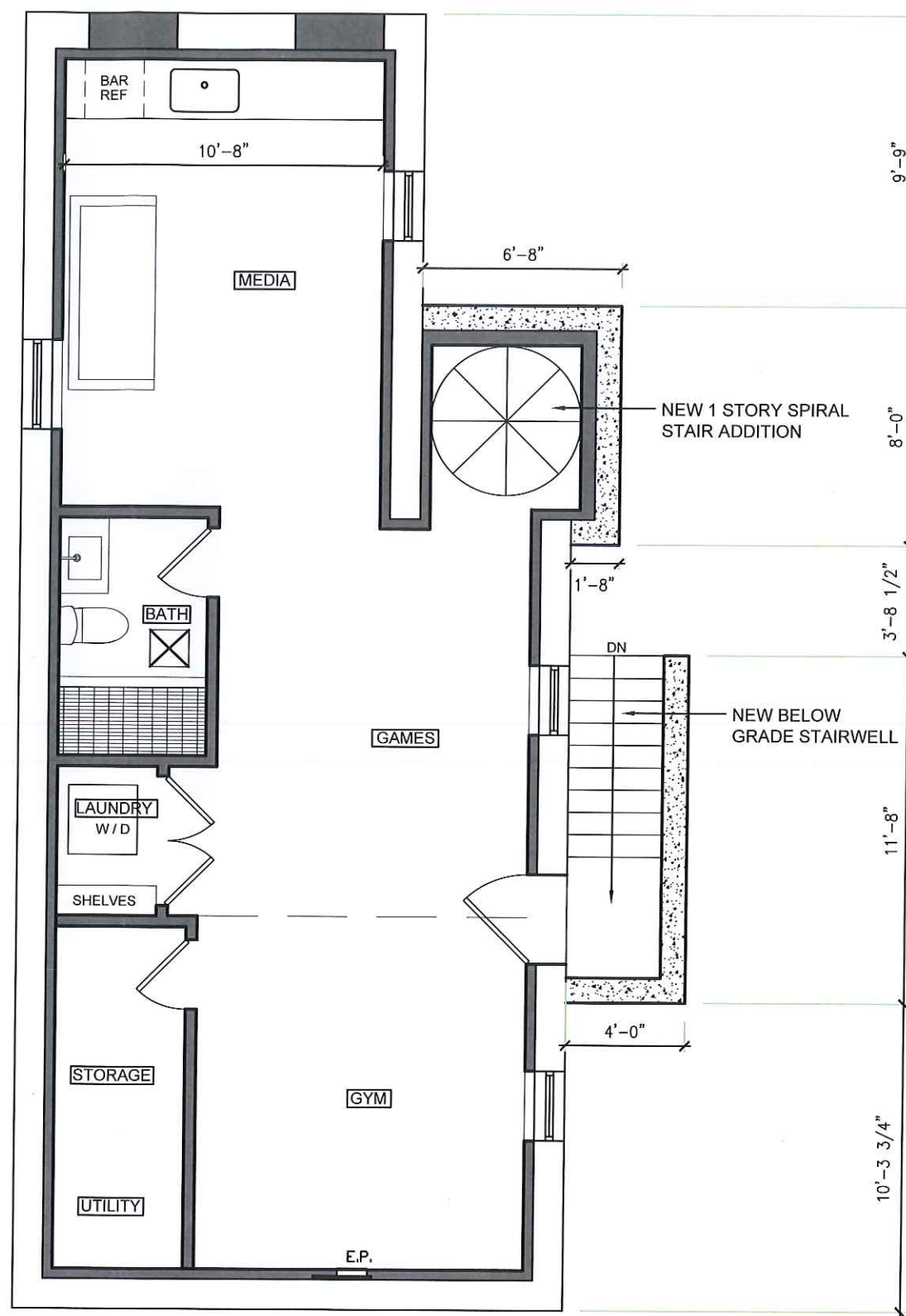
**TOTAL:** 1,499.0 GFA / 2,614.0 SF LOT =  
 .57 FAR, CONFORMING PER ZONE C-1 .75 MAX ALLOWABLE

Drawing Title:  
**FAR PLANS**

Scale: AS NOTED Drawing No. :  
 Job No.:  
 Date: 9/12/2023 **FAR**



**EXISTING BASEMENT PLAN**  
Ceiling Height = 5'-11"

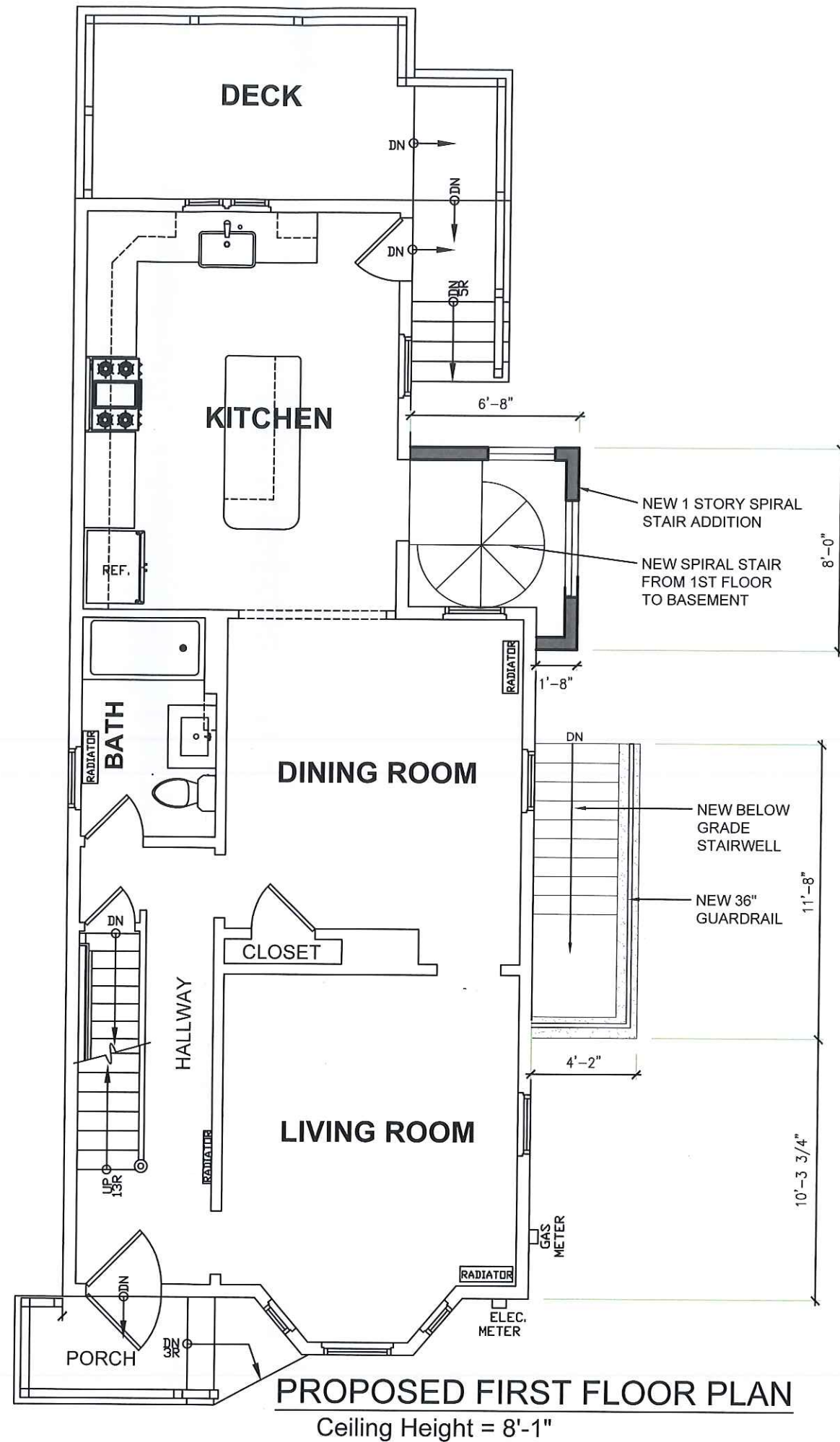
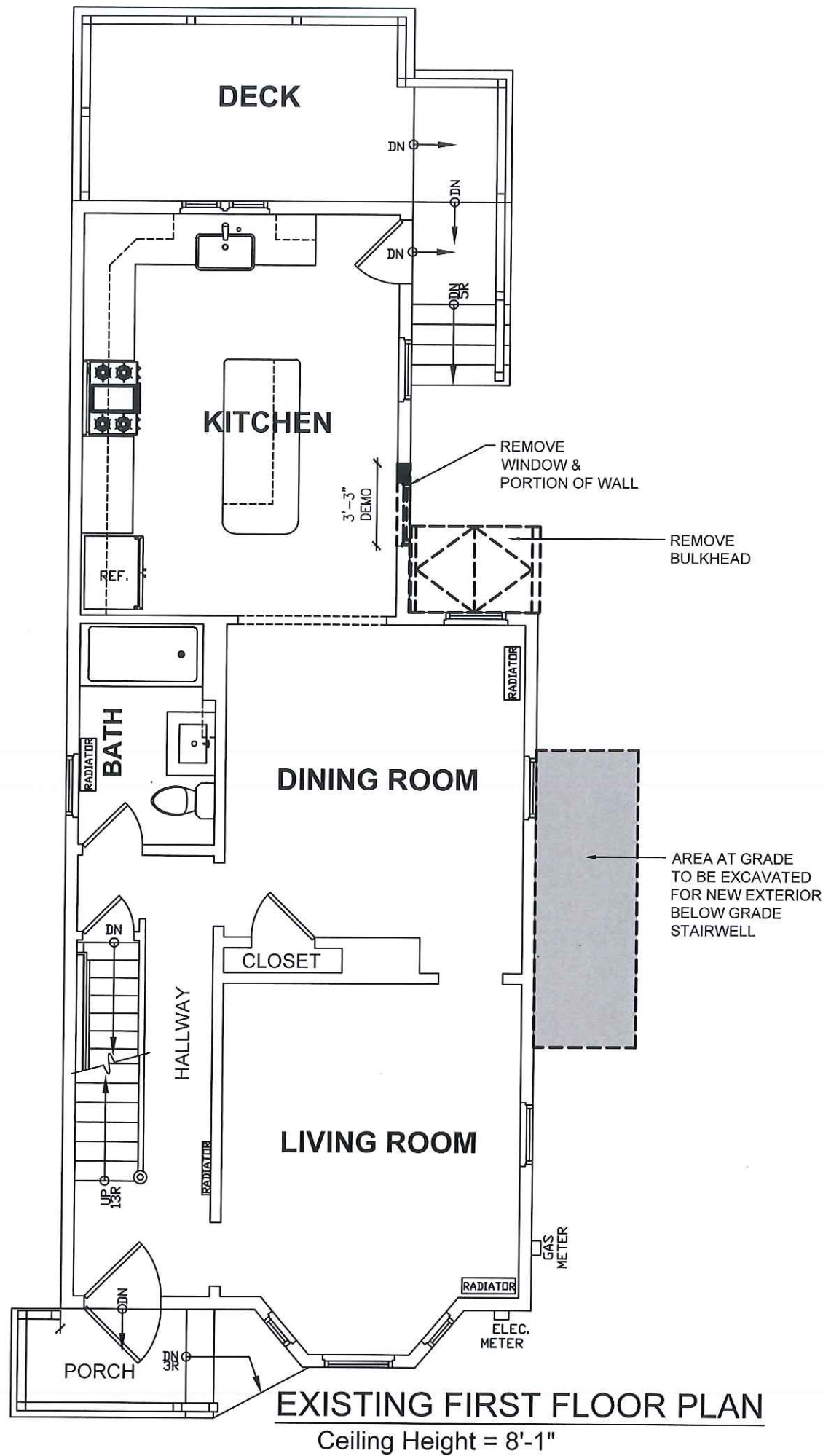


**PROPOSED BASEMENT PLAN**  
Ceiling Height = 8'-0"

PROJECT:  
**1-STORY ADDITION  
 NEW EXTERIOR BELOW  
 GRADE STAIRWELL**  
**3 AMORY PLACE  
 CAMBRIDGE, MA**  
**GCD ARCHITECTS**  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450

Drawing Title:  
**BASEMENT  
 NEW WORK PLANS**

Scale: AS NOTED Drawing No.:  
 Job No.:  
 Date: 9/12/2023 **A1.0**



PROJECT:  
**BASEMENT CONVERSION**  
**3 AMORY PLACE**  
**CAMBRIDGE, MA**

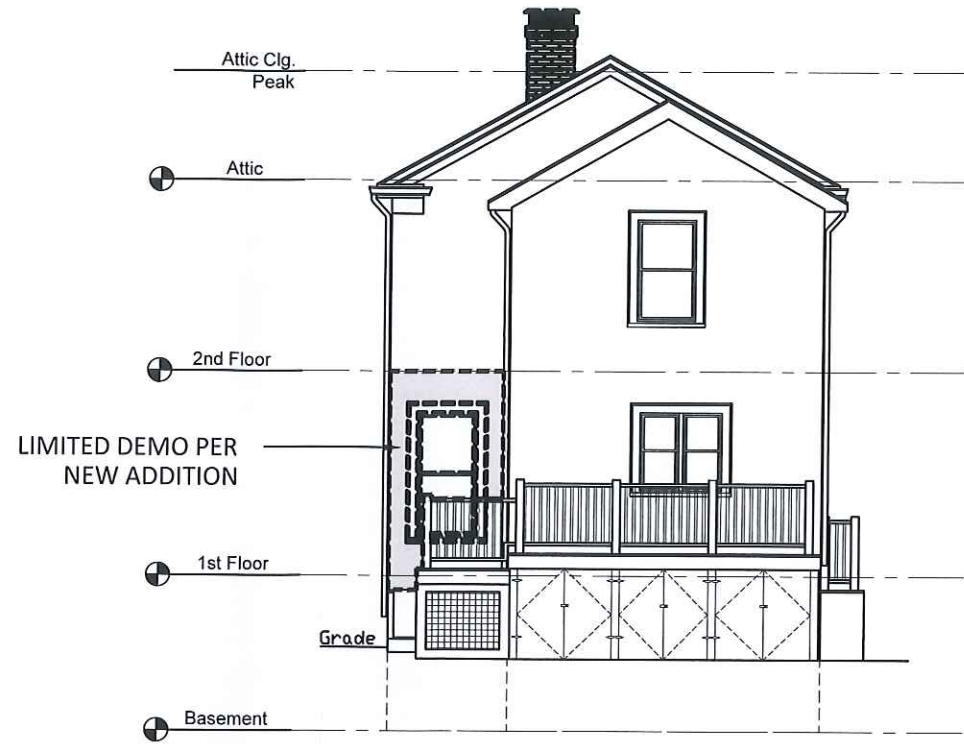
**GCD ARCHITECTS**  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450

Drawing Title:  
**FIRST FLOOR**  
**NEW WORK PLANS**

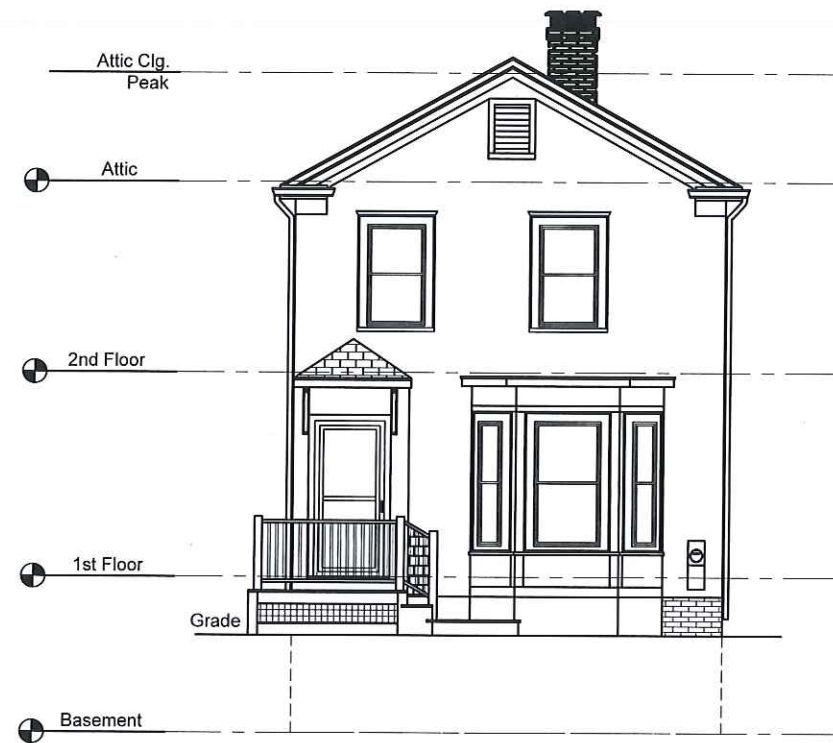
Scale: AS NOTED Drawing No.:  
 Job No.: **A1.1**  
 Date: 9/06/2023

PROJECT:  
**BASEMENT CONVERSION**  
**3 AMORY PLACE**  
**CAMBRIDGE, MA**

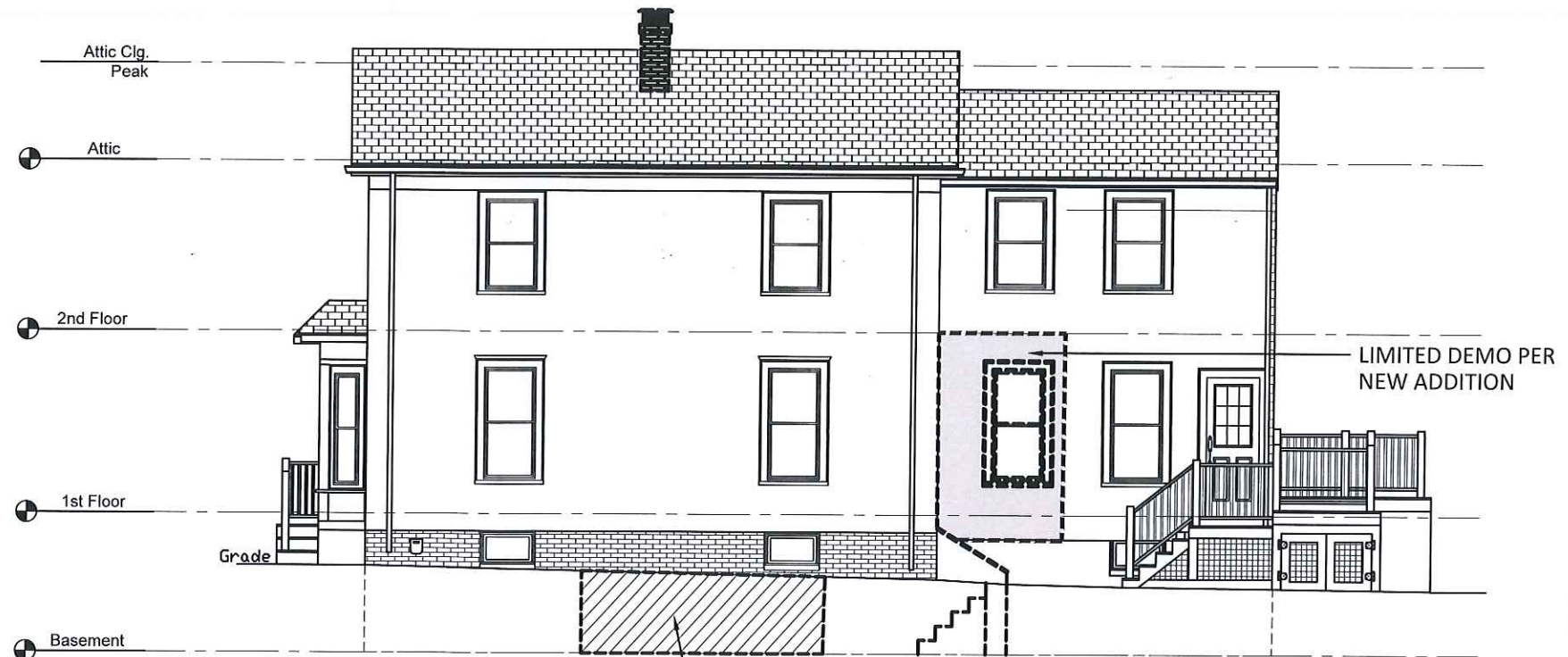
**GCD ARCHITECTS**  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450



FRONT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

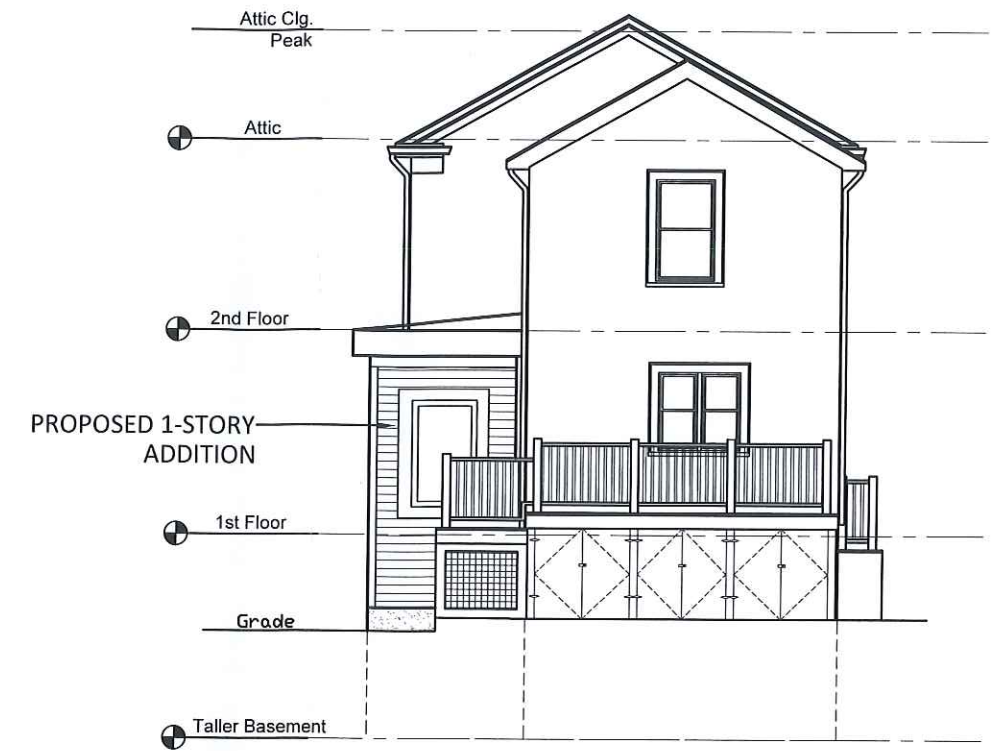
AREA OF BELOW GRADE EXCAVATION  
 FOR NEW STAIRWELL

Drawing Title:  
**EXISTING / DEMO**  
**ELEVATIONS**

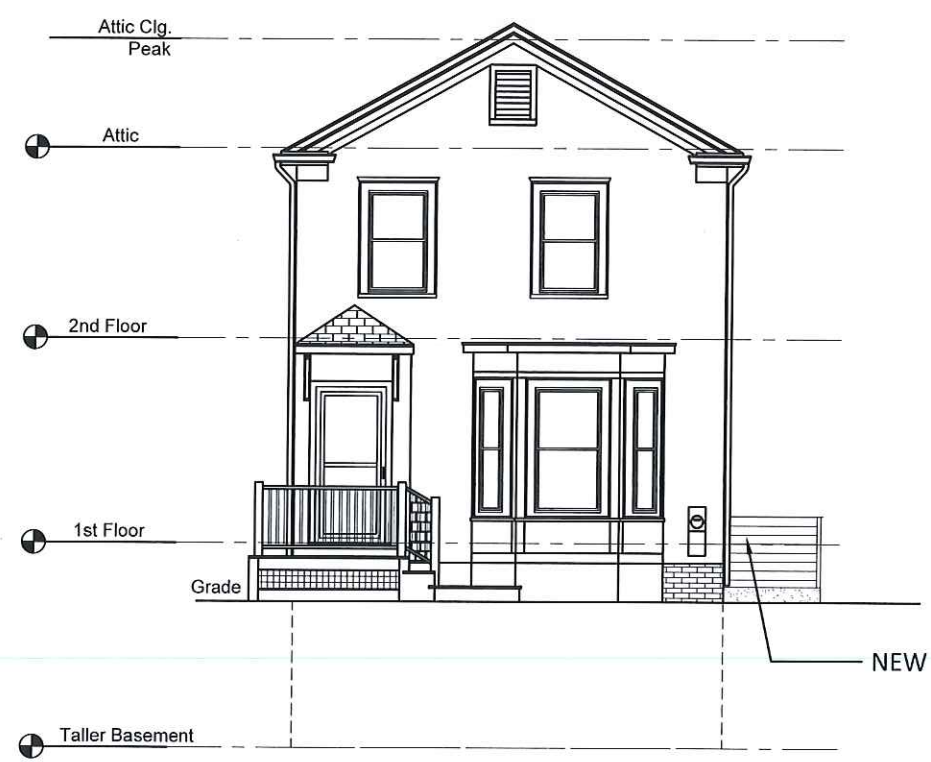
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 Job No.: **D2.1**  
 Date: 9/06/2023

PROJECT:  
**BASEMENT CONVERSION**  
**3 AMORY PLACE**  
**CAMBRIDGE, MA**

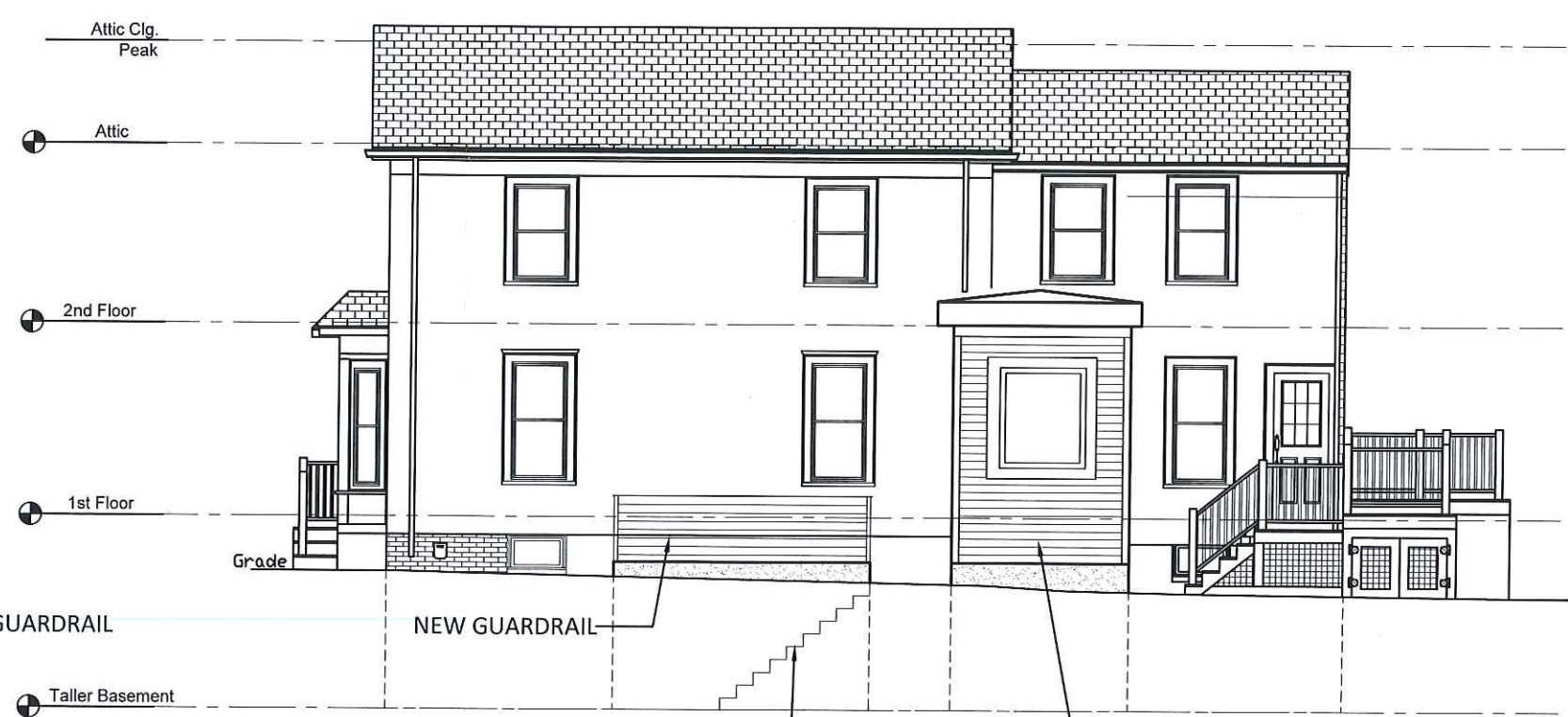
**GCD ARCHITECTS**  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450



REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

Drawing Title:  
**NEW WORK ELEVATIONS**

Scale: AS NOTED Drawing No.:  
 Job No.: **A2.1**  
 Date: 9/06/2023



# Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov  
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*  
Nan Laird, Catherine Tice, *Alternates*

## CERTIFICATE OF NON-APPLICABILITY

Property: 3 Amory Place

Applicant: Adam Glassman

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

Construct 1-story addition to rear corner, substantially not visible from public way; construct below grade egress.

### Permit #245516

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

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6859

Date of Certificate: October 13, 2023

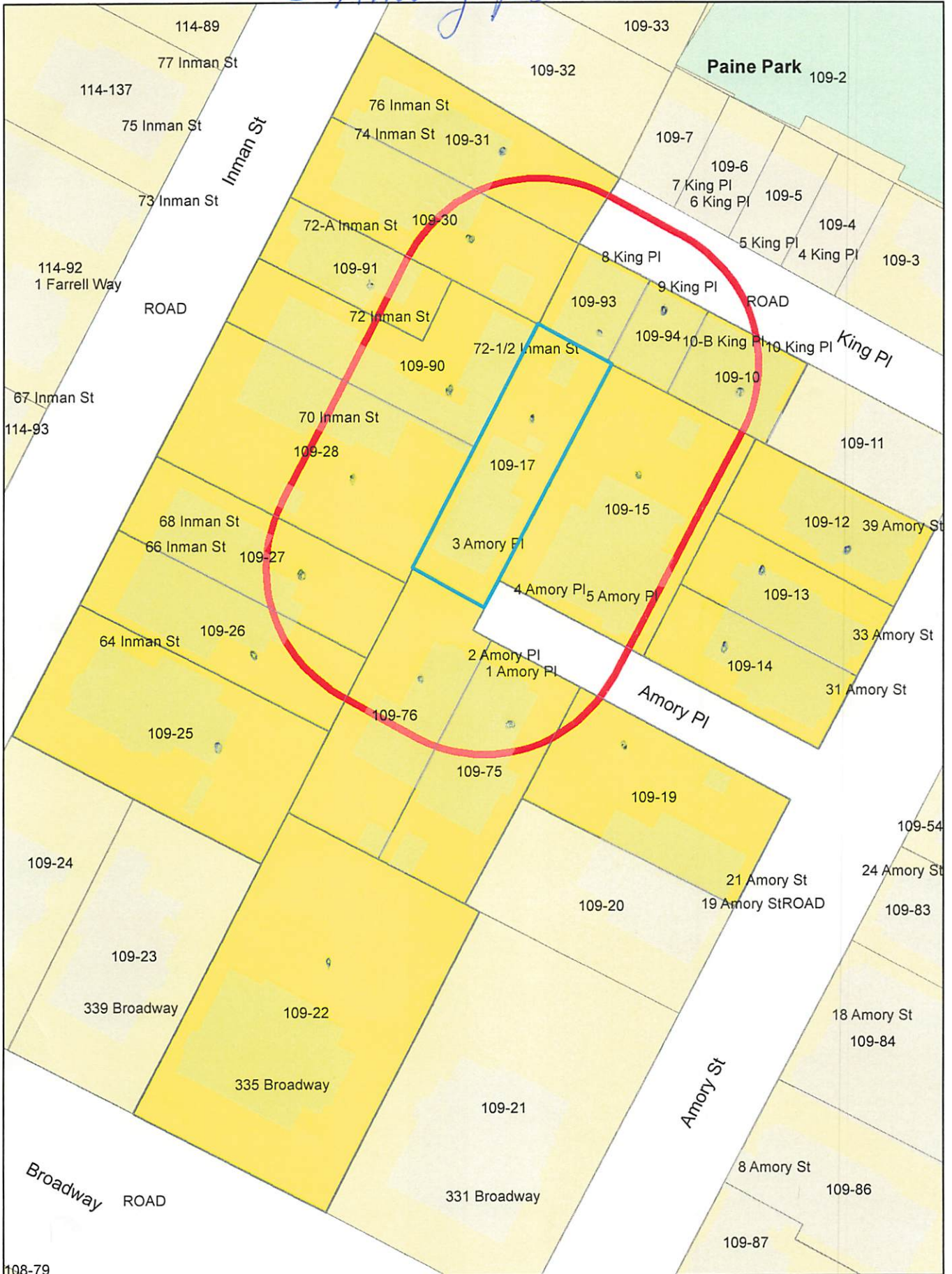
Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on October 13, 2023.

By Tony Hsiao/aac, Chair

\*\*\*\*\*

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

*3 Amory place*



3 Amory pl.

Petitioner

109-94  
HAGES, KEITH  
9 KING PL  
CAMBRIDGE, MA 02139

109-30  
VASS, BARBARA L. JACQUELINE C. &  
LYDIA L. LESTAGE  
74 INMAN ST  
CAMBRIDGE, MA 02139

GCD ARCHITECTS  
C/O ADAM GLASSMAN, R.A.  
17 BROWN STREET #2  
CAMBRIDGE, MA 02138

109-12  
HO, YUN-XIAN  
39 AMORY ST  
CAMBRIDGE, MA 02139

109-27  
JING MING LIU HONG  
4822 DERUSSEY PKWY  
CHEVY CASE, MD 20815

109-17  
WILLIAMS, CAROLINE F L J MICHAEL WILLIAMS  
3 AMORY PL  
CAMBRIDGE, MA 02139

109-28  
SCHWEITZER THOMAS M & SUSAN  
70 INMAN ST - APT 2  
CAMBRIDGE, MA 02139

109-91  
JAIMES, ANGELA & DANIEL C MONET  
72A INMAN ST  
CAMBRIDGE, MA 02141

109-93  
LISANTI, SUZANA  
TR. OF THE 8 KING PL REALTY TRUST  
8 KING PL  
CAMBRIDGE, MA 02139

109-10  
10 KING PLACE LLC  
50 FOLLEN ST  
CAMBRIDGE, MA 02138

109-25  
ROSE, RENATE S.  
64 INMAN ST. UNIT#1  
CAMBRIDGE, MA 02139

109-75  
STAUFFER, JOHN & DEBORAH L. CUNNINGHAM  
1 AMORY PL  
CAMBRIDGE, MA 02139

109-76  
BARTHOLOMEW, JOSHUA & KRISTIE J. WELSH  
2 AMORY PL  
CAMBRIDGE, MA 02139

109-14  
BRADY, PAULA L.  
31 AMORY ST  
CAMBRIDGE, MA 02139-1203

109-22  
MOXA/ZB REALTY GROUP LLC  
A MASS. LIABILITY CO.  
335 BROADWAY  
CAMBRIDGE, MA 02139

109-26  
MILDER, BRIAN & REBECCA ONIE  
66 INMAN ST  
CAMBRIDGE, MA 02139

109-31  
73109 LLC,  
126 PROSPECT ST  
CAMBRIDGE, MA 02139

109-13  
AGUIAR, JORGE & DEIDRE A AGUIAR  
33 AMORY ST  
CAMBRIDGE, MA 02139

109-15  
LIBERACKI, EDWARD M. & PATRICIA A. LOBERKI  
30 GOLDEN HILLS RD  
SAUGUS, MA 01906

109-25  
CUDDY, BERNARD M. & BRENDA P. STANFIELD  
64 INMAN ST - UNIT 2  
CAMBRIDGE, MA 02139

109-90  
ARTLEY, JOSEPH S. & LINDA M. STEVENS  
72-72.5 INMAN ST  
CAMBRIDGE, MA 02139

109-19  
SCHOENLE RAPHAEL ZHENG QI  
16 CATHARINE ST - APT 1L  
WORCESTER, MA 01605