



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2026 JUN -2 PM 2: 33

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 1211946**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** Matthew Hanna C/O Kevin G. Richard, GC

**PETITIONER'S ADDRESS:** 55 Mt Pleasant St, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 55 Mt Pleasant St, Cambridge, MA

**TYPE OF OCCUPANCY:** 2-Family Home

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

**REASON FOR PETITION:**

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

2nd Flr Roof Deck:

Remove center window, replace with exterior door. Replace rubber roofing and any rotten sheathing. Install 1/2" layer of insulated fiberboard. Glue down a 7'x37' 60mil EPDM rubber roof membrane, metal drip edge, 8" of flashing up the house wall.

Deck: Build 6'6" x 25' deck using 5/4x6 Mahogany decking. Railing sections set at 36", balusters 3" apart to meet code.

**SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

*Matthew J Hanna*  
*Erika D A Hanna*

(Petitioner (s) / Owner)

Matthew J Hanna

Erika D A Hanna

(Print Name)

Address:

55 Mount Pleasant Unit 2 02140

Tel. No.

617-777-0703

E-Mail Address:

mhanna@gmail.com

**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 Matthew J Hanna and Erika D A Hanna  
(OWNER)

Address: 55 Mount Pleasant Street Cambridge 02140

State that I/We own the property located at 55 Mount Pleasant St, which is the subject of this zoning application.

The record title of this property is in the name of Matthew J. Hanna and Erika D Abbas Hanna

\*Pursuant to a deed of duly recorded in the date 6/15/2023 Middlesex South County Registry of Deeds at Book 81658, Page 283; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Erika D Abbas Hanna  
Matthew J Hanna  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

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Commonwealth of Massachusetts, County of Middlesex

The above-name Erika Hanna & Matthew Hanna personally appeared before me, this 14 of May, 2026, and made oath that the above statement is true.

[Signature] Notary

My commission expires 02/21/2031 (Notary Seal).



TU THIEN DO  
NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
February 21, 2031

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



NOTARY PUBLIC  
Commonwealth of Massachusetts  
My Commission Expires  
February 28, 2011



## **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 55 Mt Pleasant 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:**

A 2nd floor roof deck does not encroach beyond the existing open porch and would provide the only usable outdoor space for unit #2.

**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:**

Roofdeck access is above street level and would not introduce any congestion or hazard at street level.

**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 only access to the roof deck would be from the interior of unit #2.

**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:**

There is no access to the roof deck by the public.

**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 roof deck would be an entirely private outdoor use space for unit #2 with no access by the public.

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

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

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Matthew Hanna  
**Location:** 55 Mt Pleasant St., Cambridge, MA  
**Phone:** 617-777-0703

**Present Use/Occupancy:** 2-Family Home  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** 2-Family Home

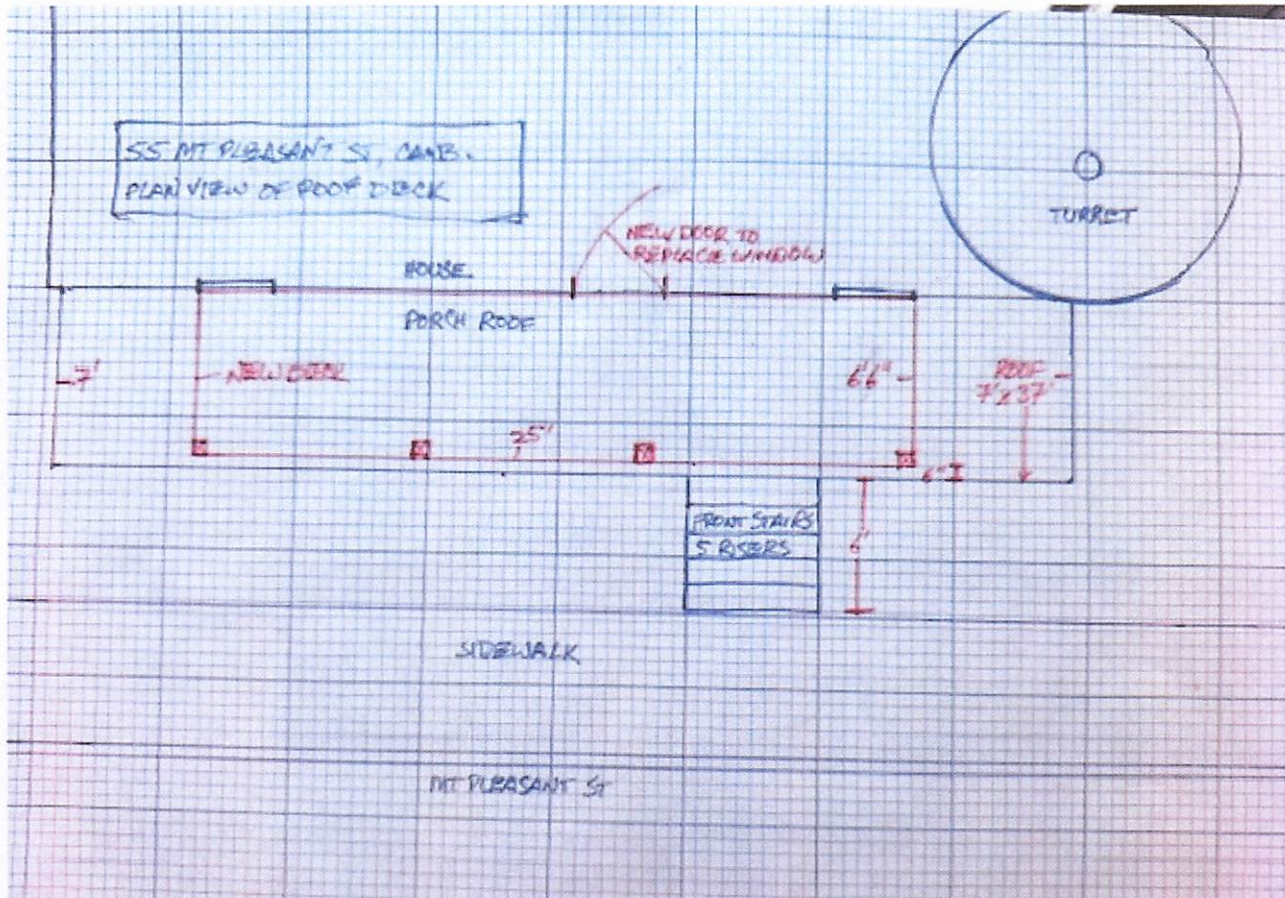
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4204	4204	4204	(max.)
<u>LOT AREA:</u>		3308	3308	3308	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		NA	NA	NA	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1013	1013	1013	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	55	55	55	
	<u>DEPTH</u>	72	72	72	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	6	6.5	10	
	<u>REAR</u>	66	66	5	
	<u>LEFT SIDE</u>	15	15	5	
	<u>RIGHT SIDE</u>	15	15	5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	35	35	35	
	<u>WIDTH</u>	32	32	32	
	<u>LENGTH</u>	37	37	37	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		NA	NA	NA	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		1	1	1	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

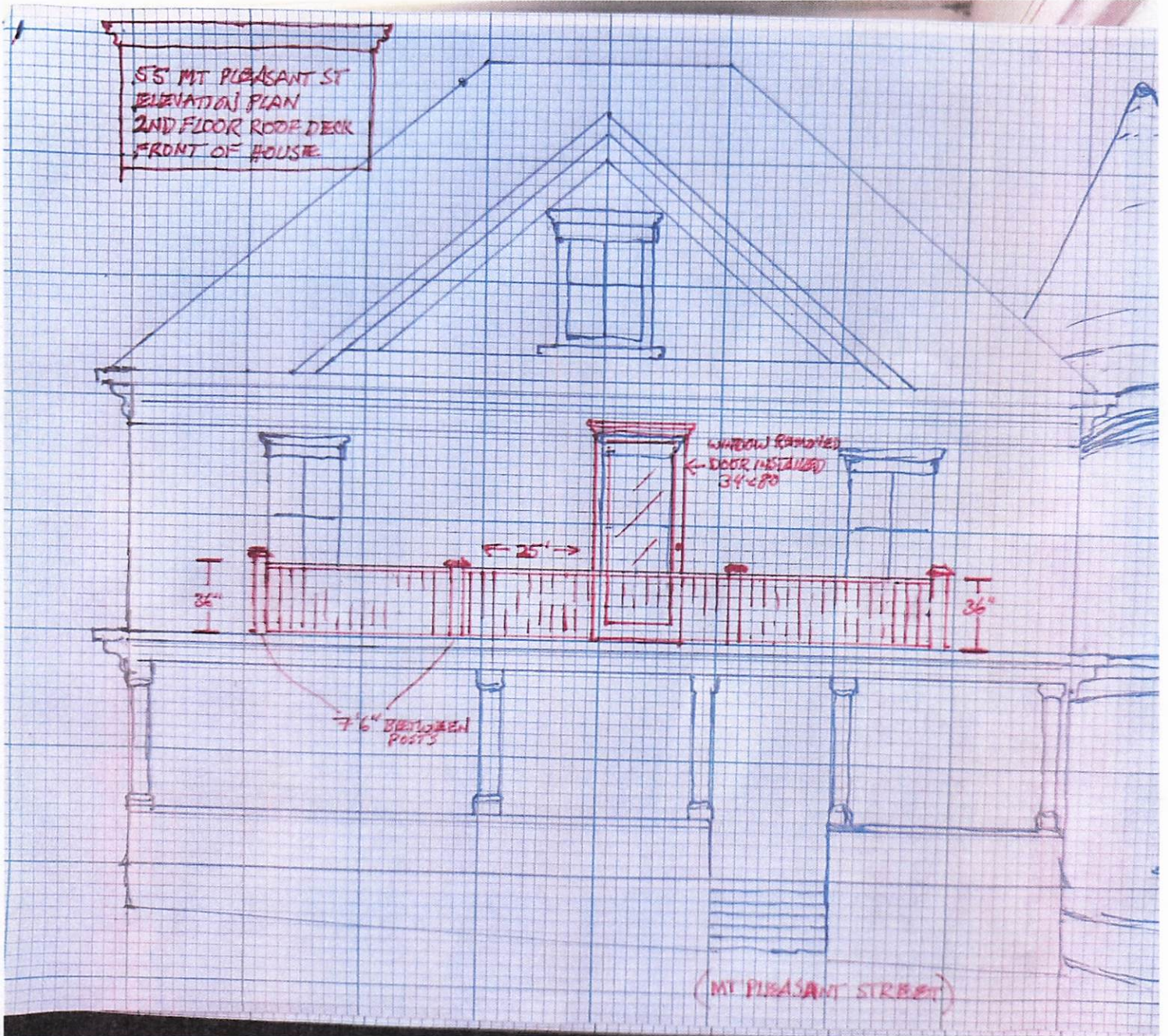
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

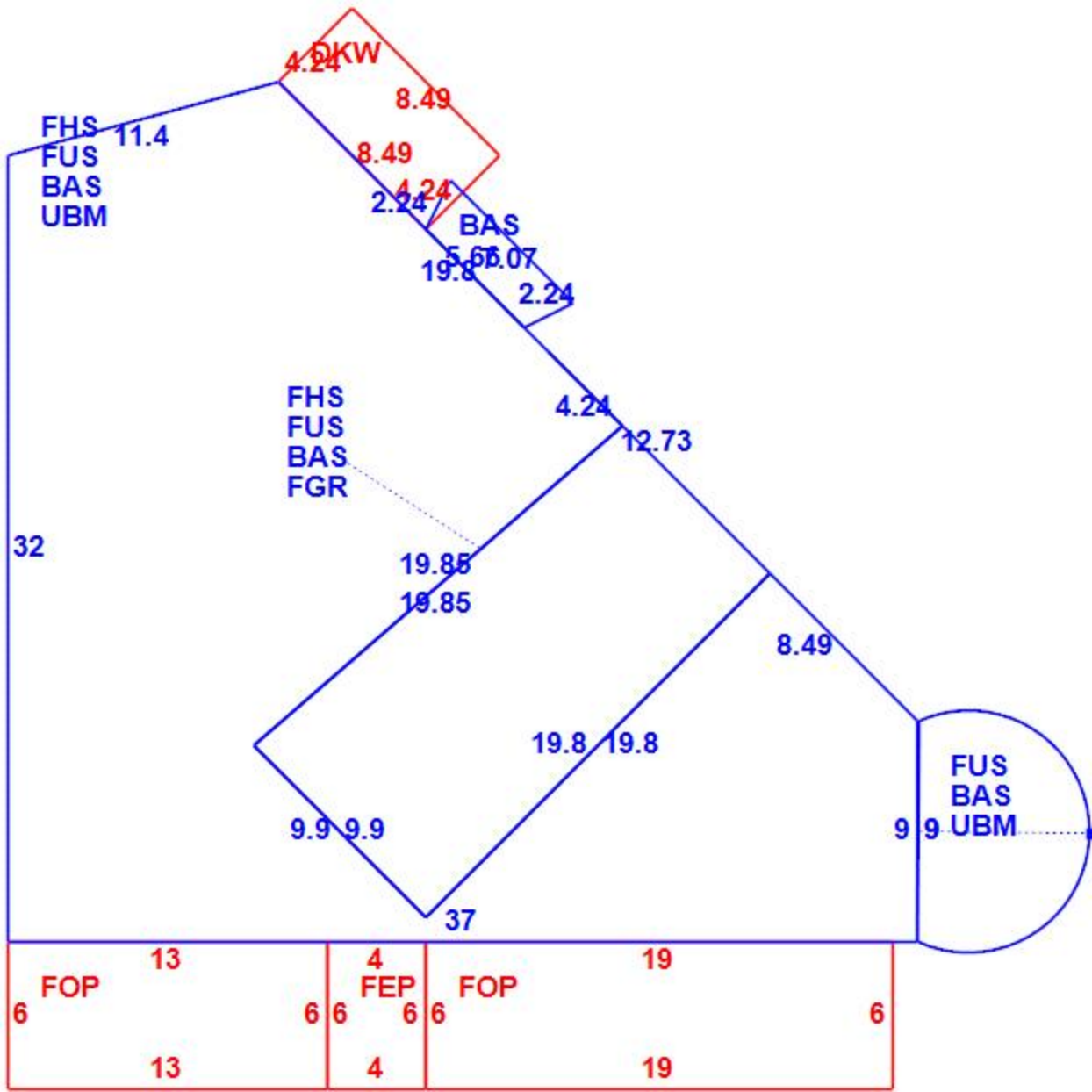
NA

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'.









55 Mt. Pleasant St.



Board of Zoning Appeal  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Request for variance on behalf of  
Erika and Matthew Hanna  
55 Mount Pleasant Street  
Cambridge, MA 02140

To the Board of Zoning Appeal:

We're writing in support of the proposed deck addition to 55 Mount Pleasant Street. We live right across the street and have a porch on the same floor as the proposed deck.

As longtime Cambridge/Somerville residents, we're firmly in favor of porches. The way they encourage the community to hang out together outdoors is a key contributor to the vibe of a neighborhood. The proposed construction is in line with the other houses in our area, almost all of which have either a porch or a sunroom on the second floor.

We were pretty surprised that there wasn't a deck there already when we moved in years ago!

In short, we wholeheartedly support the request for a variance to allow for this proposal to be built.

Annabeth and Reed Gilbride  
54 Mount Pleasant Street  
Cambridge, MA 02140

Board of Zoning Appeal  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Request for variance on behalf of  
Erika and Matthew Hanna  
55 Mount Pleasant Street  
Cambridge, MA 02140

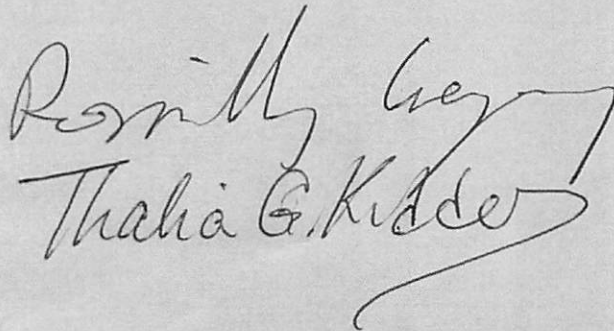
27th May 2026

To the Board of Zoning Appeal:

We live next door to Erika and Matthew Hanna. We support their application to create a balcony above their front door. We think this will enhance the appearance of the building and will not have negative impact on ourselves.

We support the request for a variance to allow for this proposal to be built.

Name and address of neighbor  
Romilly Gregory and Thalia Kidder  
51 Mt Pleasant St, Unit 2  
Cambridge  
MA  
02140



Romilly Gregory  
Thalia G. Kidder

Board of Zoning Appeal  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139

Request for variance on behalf of  
Erika and Matthew Hanna  
55 Mount Pleasant Street  
Cambridge, MA 02140

To the Board of Zoning Appeal:

We live a couple of houses down from Erika & Matthew at 49 Mount Pleasant St. on the same side. We pass their house several times a day, both driving and walking with our 3 year-old son. They have reached out to us to show us their plans for any thoughts, and we're happy to support their variance for adding a roof deck to their house to be built. The project keeps with the aesthetics of the neighborhood and we have no concerns, as other neighbors have similar second-floor porches. Additionally, because the deck will be built upon an existing covered porch, it does not materially alter the home's footprint or bring the structure any closer to the sidewalk.

Arnold & Victoria Esguerra  
49 Mount Pleasant St.  
Cambridge, MA 02140

On Mon, May 18, 2026 at 11:17 AM Jamie Mallinger <[jamie.mallinger@gmail.com](mailto:jamie.mallinger@gmail.com)> wrote:

Hi,

Thanks for stopping by and dropping off the 1-pager.

My wife Liz and I are happy to support the work you are proposing. I hope it brings you happiness.

Best,

Jamie

Jamie Mallinger (he/him)

47 Mt Pleasant St, Cambridge MA 02140

Mobile: 617-416-6812

Email: [jamie.mallinger@gmail.com](mailto:jamie.mallinger@gmail.com)

**May 19, 2026**

**Board of Zoning Appeal  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge, MA 02139**

**RE: Request for variance on behalf of Erika and Matthew Hanna  
55 Mount Pleasant Street, Cambridge, MA 02140**

**Dear Members of the Board of Zoning Appeal:**

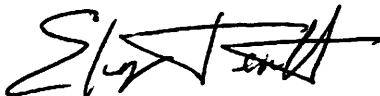
**I am a neighbor of Erika and Matthew Hanna, who live at 55 Mount Pleasant Street. I live directly across from their family at 85 Walden Street and have a wonderful view of the side of their beautiful Victorian.**

**I frequently walk past their home on Mount Pleasant Street and think the design of the second floor deck and railing suits the look and feel of other buildings in our neighborhood. In addition to the aesthetic appeal of the design, having an outdoor deck will directly connect their family to more of our neighbors and strengthen our neighborhood.**

**They are great neighbors, and I appreciate their communicating the details of the plan and encouraging input from neighbors.**

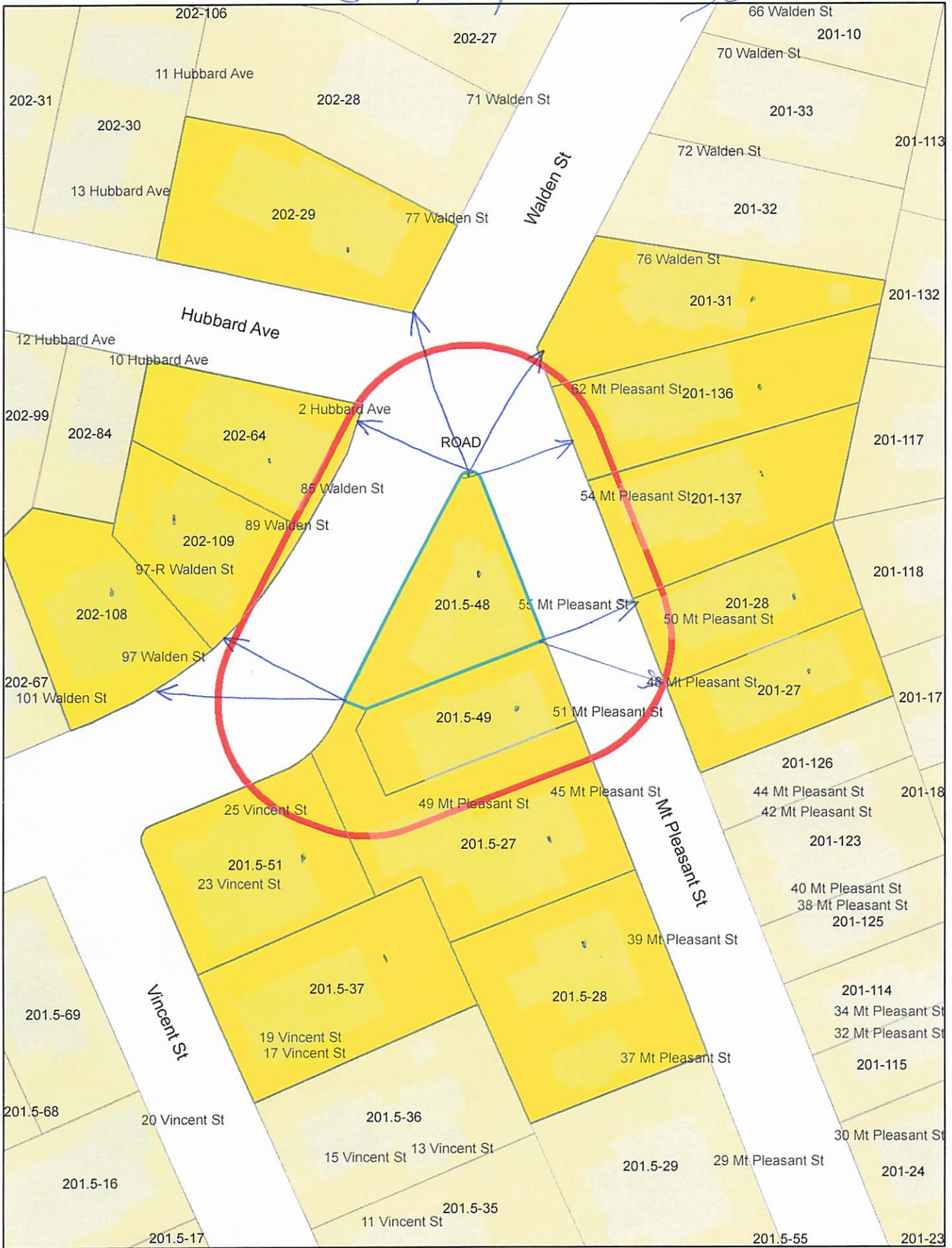
**I have no objections to the addition of their exterior deck and fully support their request for a variance.**

**Sincerely,**

A handwritten signature in black ink, appearing to read 'Eleanor Jewett', written in a cursive style.

**Eleanor Jewett  
85 Walden Street  
Cambridge MA 02140**

55 Mt. Pleasant St.



55 Mt. Pleasant St.

*Relatives*

201-137  
JOB, SHIRLEY A.  
TR. OF 54 MOUNT PLEASANT ST. REALTY TR.  
54 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201-136  
MCNULTY, STEVEN & KATHERINE BERSETH  
60-62 MT. PLEASANT ST.  
CAMBRIDGE, MA 02140-2614

201.5-48  
HANNA, MATTHEW J. ERIKA D. ABBAS  
53-55 MOUNT PLEASANT ST  
CAMBRIDGE, MA 02140

202-108  
AHERN, MAUREEN E.,  
TRUSTEE MAUREEN E. AHERN REV TRUST  
97 WALDEN ST  
CAMBRIDGE, MA 02140

201-27  
DICKMAN, STEVEN & SHARON BOBER  
48 MT PLEASANT ST  
CAMBRIDGE, MA 02140

KEVIN G. RICHARD, GC  
23 RINDGEFIELD STREET  
CAMBRIDGE, MA 02140

201.5-51  
WALLEY, CHRISTINE J. &  
CHRISTOPHER C. BOEBEL  
23-25 VINCENT ST UNIT 25  
CAMBRIDGE, MA 02140

201.5-37  
STANFORD, VIRGINIA LOUISE  
17 VINCENT ST  
CAMBRIDGE, MA 02140-2618

201.5-49  
CAMPOLI, LISA M.  
51 MT PLEASANT ST UNIT 3  
CAMBRIDGE, MA 02140

201.5-51  
RABIEH, MICHAEL S. & LINDA C. RABIEH  
23-25 VINCENT ST UNIT 23  
CAMBRIDGE, MA 02140

202-64  
JEWETT, ELEANOR F.  
85 WALDEN ST  
CAMBRIDGE, MA 02140

201.5-49  
DELANEY, JANE  
51 MT PLEASANT ST UNIT 1  
CAMBRIDGE, MA 02140

201.5-28  
SINCLAIR, ANDREW & KAREN A. SINCLAIR  
39 MT PLEASANT ST.  
CAMBRIDGE, MA 02140

201.5-28  
REED & CAROLYN BARR HOYT TRS REED &  
CAROLYN BARR HOYT TRUST TR  
37 MT PLEASANT ST  
CAMBRIDGE, MA 02140

201.5-27  
GATTI, ELIZABETH & JAMES H. MALLIGER  
47 MOUNT PLEASANT ST  
CAMBRIDGE, MA 02140

201-28  
SIMMONS, LORETTA P. &  
RICHARD SIMMONS CO TRUSTEE  
50 MT. PLEASANT ST  
CAMBRIDGE, MA 02140

202-109  
WISSA, WISSA Z TRS WISSA FAMILY TR  
89 WALDEN ST  
CAMBRIDGE, MA 02140

201.5-27  
ESGUERRA, ARNOLD JOSEPH VICTORIA  
BARTOLOME ESGUERRA CO-TRS  
49 MOUNT PLEASANT ST - UNIT 3  
CAMBRIDGE, MA 02140

201.5-27  
SEBESTA LISA  
TRS THE LISA SEBESTA REVOCABLE TR  
45 MOUNT PLEASANT ST  
CAMBRIDGE, MA 02140

201.5-49  
KIDDER, THALIA GAMBLE  
355 CONCORD AVE. UNIT B  
CAMBRIDGE, MA 02138

201-31  
76 WALDEN LLC  
418 MASS AVE  
ARLINGTON, MA 02474

202-64  
SHTULL-TRAURING, ASAF LIAT SCHLESINGER  
351 SIXTH AVENUE - APT. 2  
BROOKLYN, NY 11215

202-29  
STAMPER, ELEANOR E. & JOHN C. STAMPER  
77 WALDEN ST.  
CAMBRIDGE, MA 02140