



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-017067-2019

2019 JUN -3 PM 12:08
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit : v Variance : Appeal :

PETITIONER : John Lodge Architects - C/O John Lodge, Architect

PETITIONER'S ADDRESS : 56 Aberdeen Ave. Cambridge, MA 02138

LOCATION OF PROPERTY : 97 Pemberton St Cambridge, MA

TYPE OF OCCUPANCY : residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: new windows within a setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

We are proposing to add three new windows to an existing residence, Since the house occupies a corner lot, the three new windows, a pair on the first floor and a single on the second floor will fall within a side yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) :

(Petitioner(s) / Owner)

John Lodge

(Print Name)

Address :

John Lodge Architects
56 Aberdeen Ave., Cambridge, MA

Tel. No. :

617-308-3037

E-Mail Address :

John@JohnLodgeArchitects.com

Date :

6-3-19

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 97 Pemberton 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 new windows are located such that they will not diminish the privacy of any of the surrounding houses.
- 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 proposed windows will have no effect on traffic.
- 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 window will not encroach physically or visibly on the surrounding residences.
- 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 addition of the proposed windows will enhance the existing house and by association, the abutters.
- 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 windows are in keeping with the character of the surrounding residential neighborhood.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: John Lodge Architects **PRESENT USE/OCCUPANCY:** residential

LOCATION: 97 Pemberton St Cambridge, MA **ZONE:** Residence B Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** residential

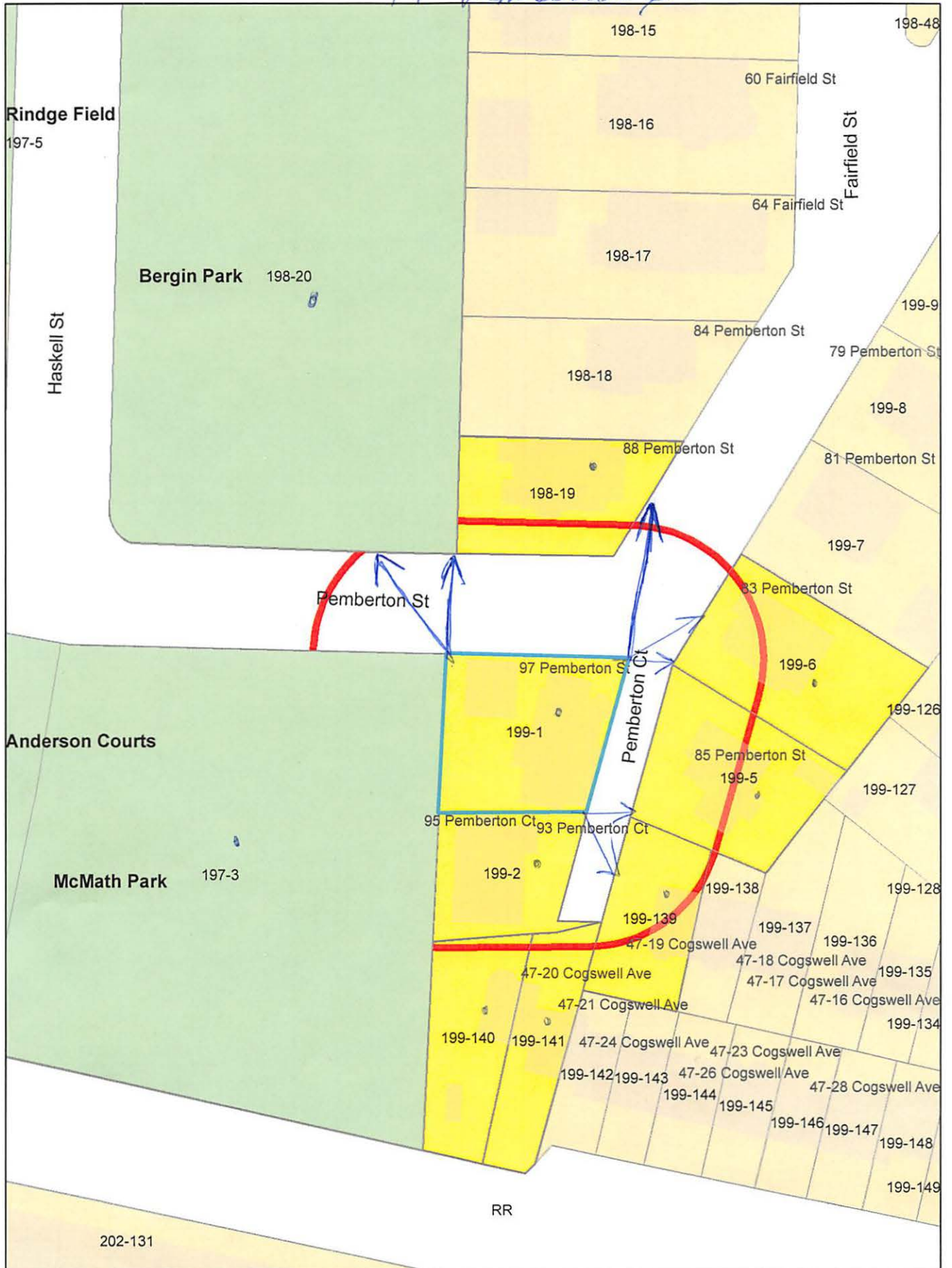
		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		<u>2619</u>	<u>2619</u>	<u>1697.5</u>	(max.)
<u>LOT AREA:</u>		<u>3395</u>	<u>3395</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		<u>.77</u>	<u>.77</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>3395</u>	<u>3395</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>64.87</u>	<u>64.87</u>	<u>50</u>	(min.)
	DEPTH	<u>57</u>	<u>57</u>	<u>100</u>	
<u>SETBACKS IN FEET:</u>	FRONT	<u>4.9</u>	<u>4.9</u>	<u>15</u>	(min.)
	REAR	<u>2.1</u>	<u>2.1</u>	<u>25</u>	(min.)
	LEFT SIDE	<u>4.2</u>	<u>4.2</u>	<u>7.5</u>	(min.)
	RIGHT SIDE	<u>20.3</u>	<u>20.3</u>	<u>12.5</u>	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>35</u>	<u>35</u>	<u>35</u>	(max.)
	LENGTH	<u>48.4</u>	<u>48.4</u>	<u>60</u>	
	WIDTH	<u>31.7</u>	<u>31.7</u>	<u>30</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		<u>na</u>	<u>na</u>	<u>.4</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>		<u>na</u>	<u>na</u>	<u>na</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>4.1</u>	<u>4.1</u>	<u>10</u>	(min.)

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

There is a 2-car masonry block garage on the lot.

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'.

97 Pemberton St.



97 Pemberton St.

Petitioner

197-3 / 198-20
CITY OF CAMBRIDGE RECREATION DEPT.
795 MASS AVENUE
CAMBRIDGE, MA 02139

198-19
REILLY, FRANCIS J. & DOROTHY M REILLY
88 PEMBERTON ST
CAMBRIDGE, MA 02140

JOHN LODGE, ARCHITECT
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

199-1
STARK, PAUL C. & JESSICA D. GOETZ
97 PEMBERTON ST
CAMBRIDGE, MA 02140

199-2
HOLLUM, HELEN G A LIFE ESTATE
93 PEMBERTON CT
CAMBRIDGE, MA 02140

199-5
SPANEL, ANN
85 PEMBERTON ST
CAMBRIDGE, MA 02140

199-6
HICKEY, BARBARA J.
83 PEMBERTON ST.
CAMBRIDGE, MA 02140

199-139
FISCHER, MONIQUE C.
47 COGSWELL AVENUE #19
CAMBRIDGE, MA 02140

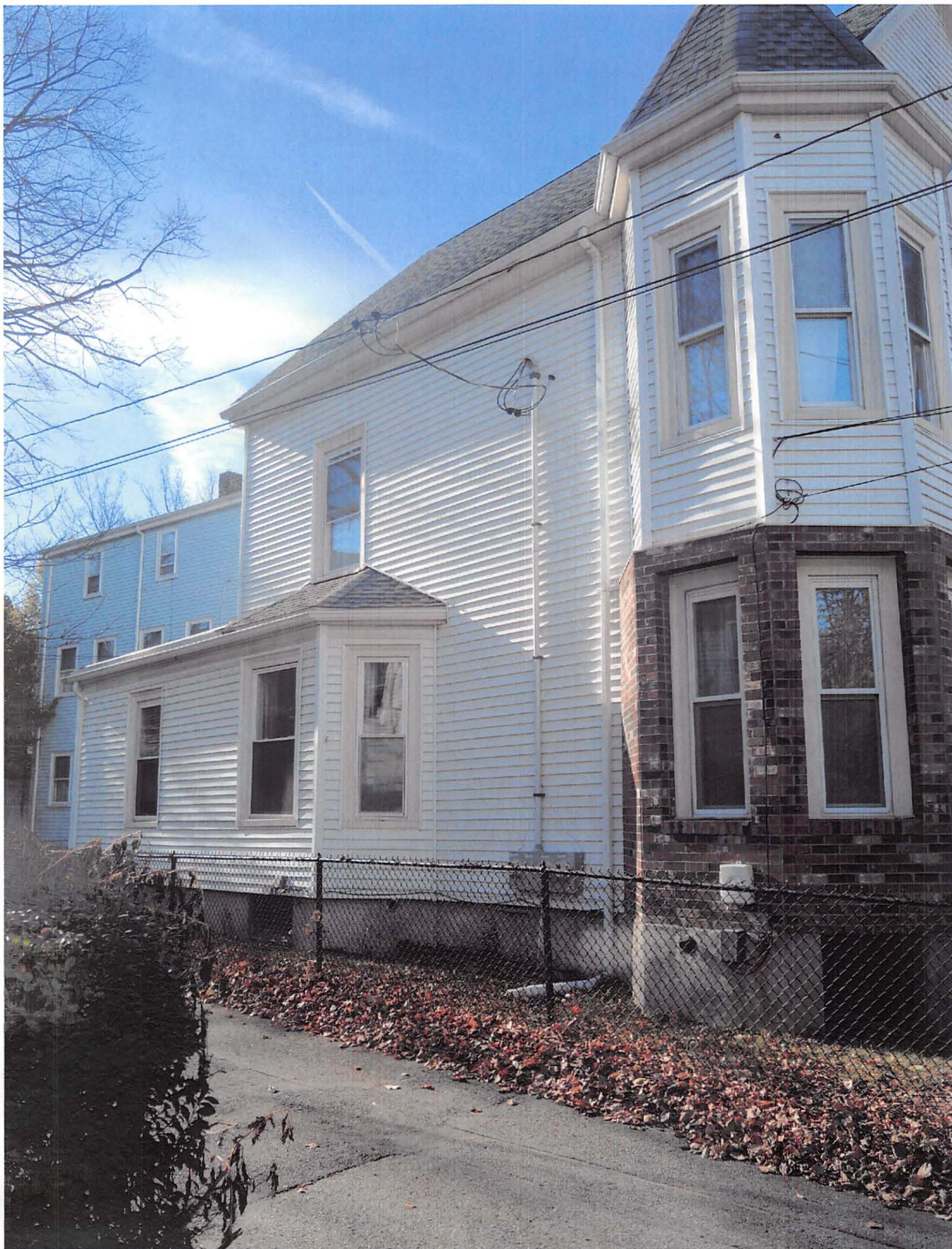
199-140
SCHAEFER, DANA & MATHEW PESCI
47-20 COGSWELL AVE
CAMBRIDGE, MA 02140

199-141
MERCER, ZONDA J.
47 COGSWELL AVE #21
CAMBRIDGE, MA 02140

BOSTON & MAIN RAILROAD
IRON HORSE PARK
N. BILLERICA, MA 01862

97 Pemberton St







I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MARCH 26, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS

ZONE: X
COMMUNITY PANEL: 25017C0419E
EFFECTIVE DATE: 06-04-2010

PREPARED FOR:
JOHN LODGE
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

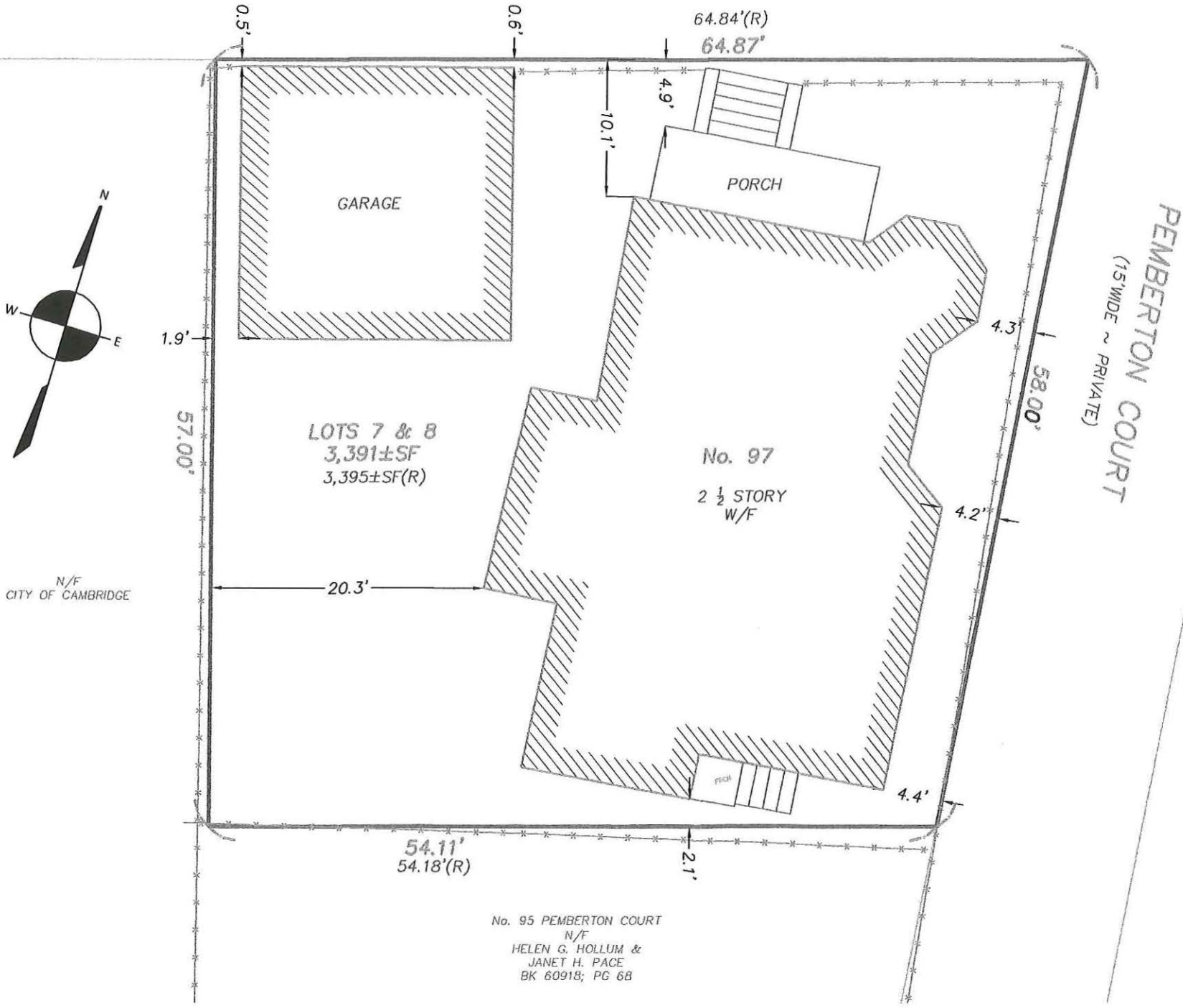
REFERENCES:
OWNER OF RECORD:
PAUL C. STARK
JESSICA D. GOETZ
97 PEMBERTON STREET
CAMBRIDGE, MA

DEED: BK 56840; PG 5
PLAN: PL BK 74; PL 5
PL BK 20B; PL 60
LCC: 1505-A

CITY OF CAMBRIDGE
STR-12-06 (PEMBERTON STREET ACCEPTANCE)



CERTIFIED PLOT PLAN
LOCATED AT
97 PEMBERTON STREET
CAMBRIDGE, MA



FIELD:	MO
DRAFT:	SAP/RAP
CHECK:	GCC
DATE:	04/04/18
JOB #	17-00687

Zoning Requirements	
District	B
Max. FAR (j)	.5 / .35
Min. Lot Size	5000 S.F.
Min. Lot Area / D.U.	2500 S.F.
Min. Lot Width	50 Ft.
Min. Front Yard	15 Ft.
Min. Side Yard	7.5 Ft. / 12.5 Ft.
Min. Rear Yd. (c)	25 Ft. / 35 Ft.
Max. Hgt.	35 Ft.
Min. Open Space	40%
(j) .5 x 1st 5000 SF, 35. x Addl. SF	
(c) 25' under 100', Max. of 35' for Deeper Lots	
Total Lot Area	3,395 S.F.
Corner Lot	
Allowable FAR:	
.5 x 3395 S.F.	1,697.5 S.F.
2-Car Garage	400 S.F.
Exist. Open Space	- SF - -%
1st Floor	1,120 S.F.
Porch	96 S.F.
2nd Floor	883 S.F.
3rd Floor	520 S.F.
Total GSF	2,619 S.F.



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

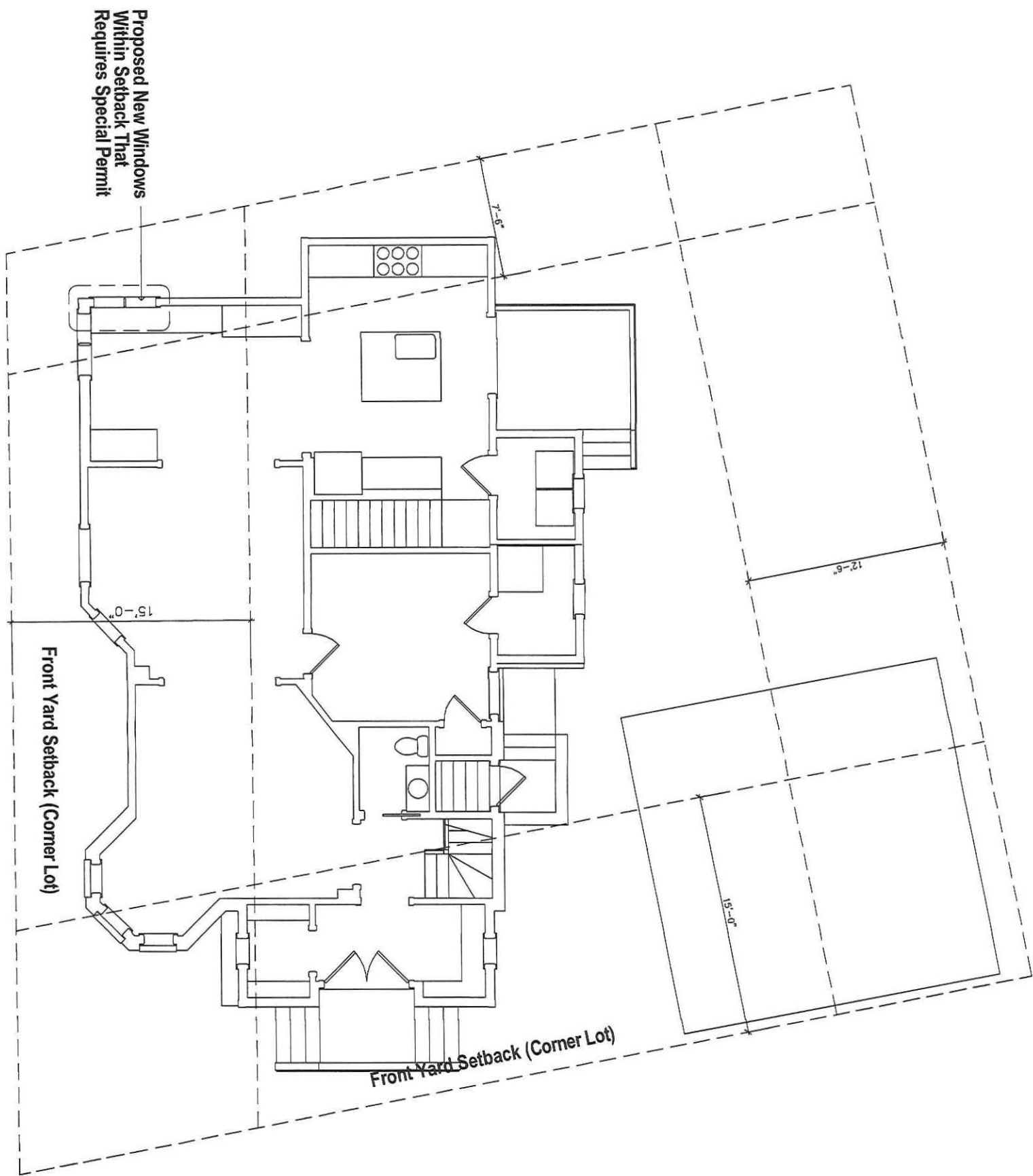
Zoning Worksheet

Project No.: 1706.01
Date: 01.23.19
Scale:

Revisions

No.	Date
1	
2	
3	
4	
5	
6	

Z-0



Z-1

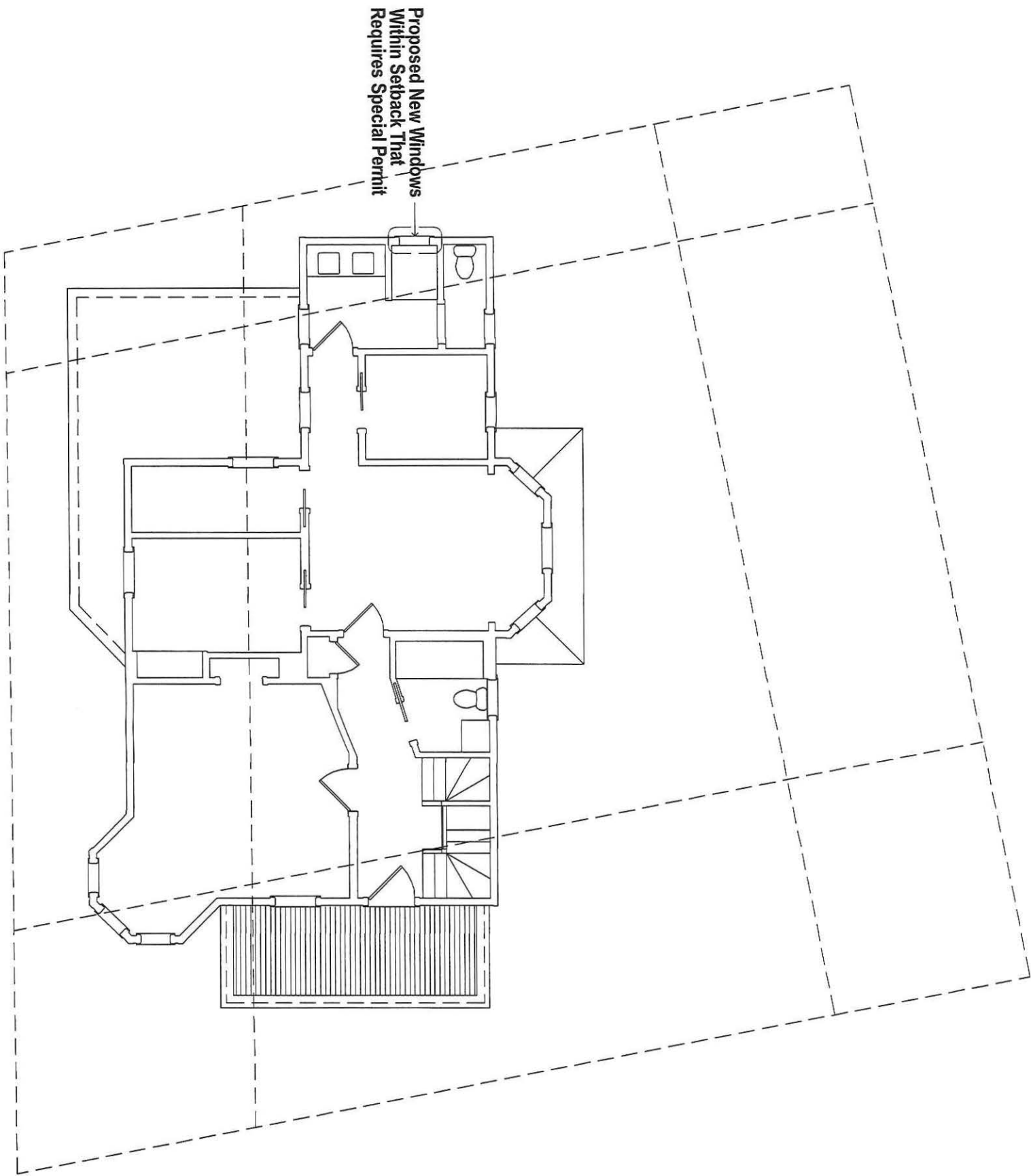
Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 1706.01
Date: 01.23.19
Scale: $\frac{3}{8}" = 1'-0"$

Zoning - 1st Flr. Plan

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





Z-2

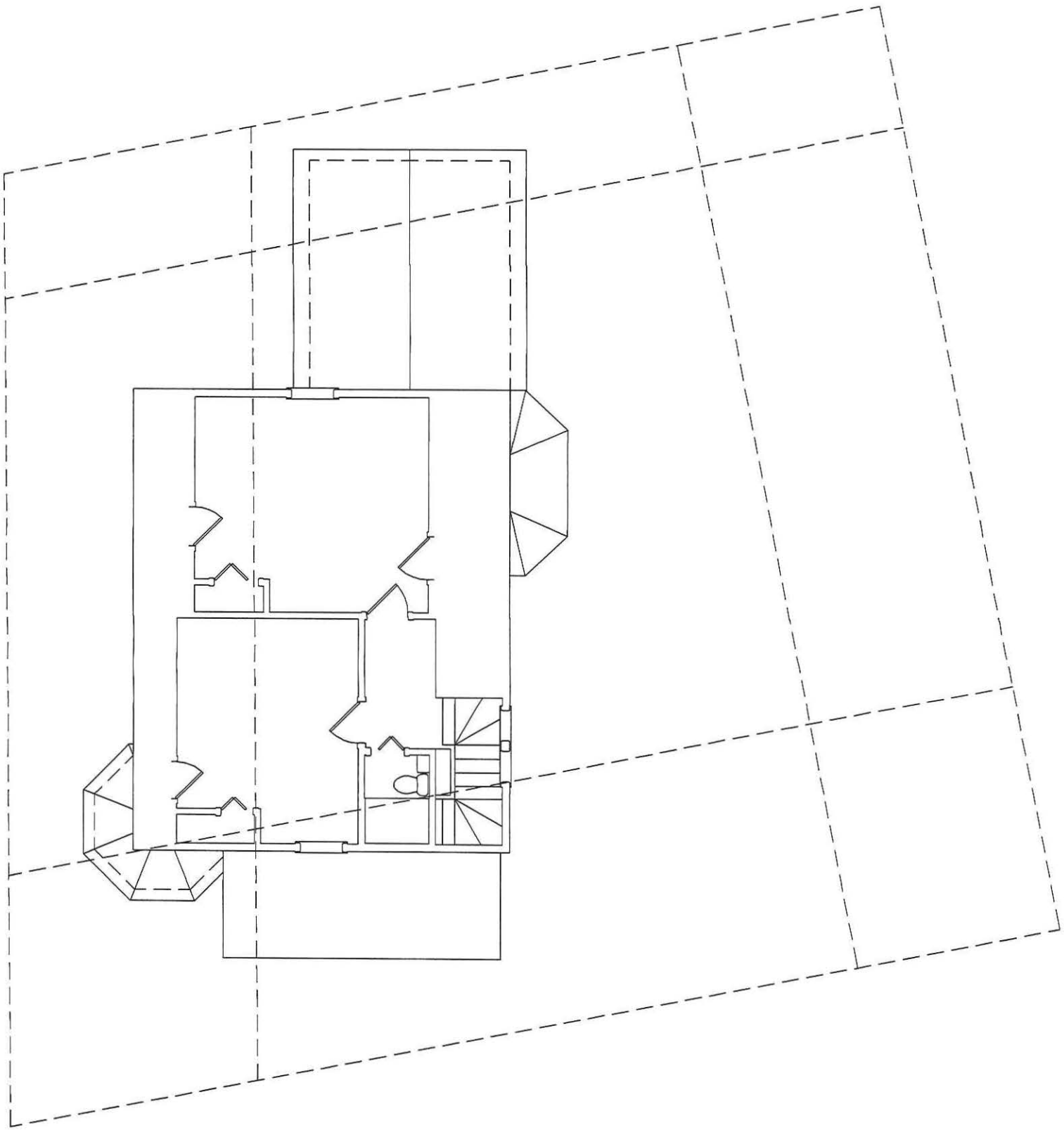
Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 1706.01
Date: 01.23.19
Scale: 1/4" = 1'-0"

Zoning - 2nd Flr. Plan

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





Z-3

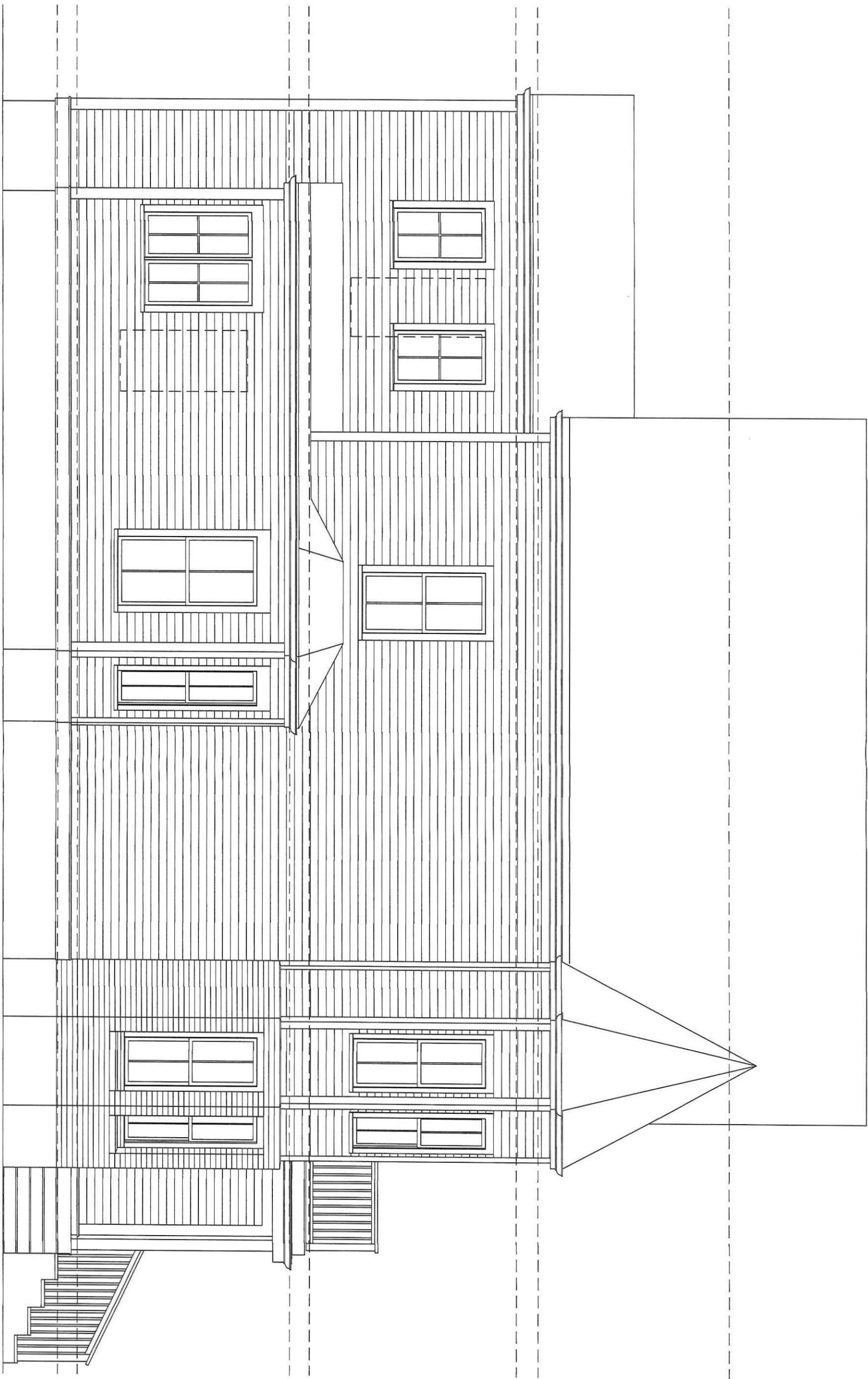
Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 1706.01
Date: 01.23.19
Scale: 1/4" = 1'-0"

Zoning - 2nd Flr. Plan

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





Z-4

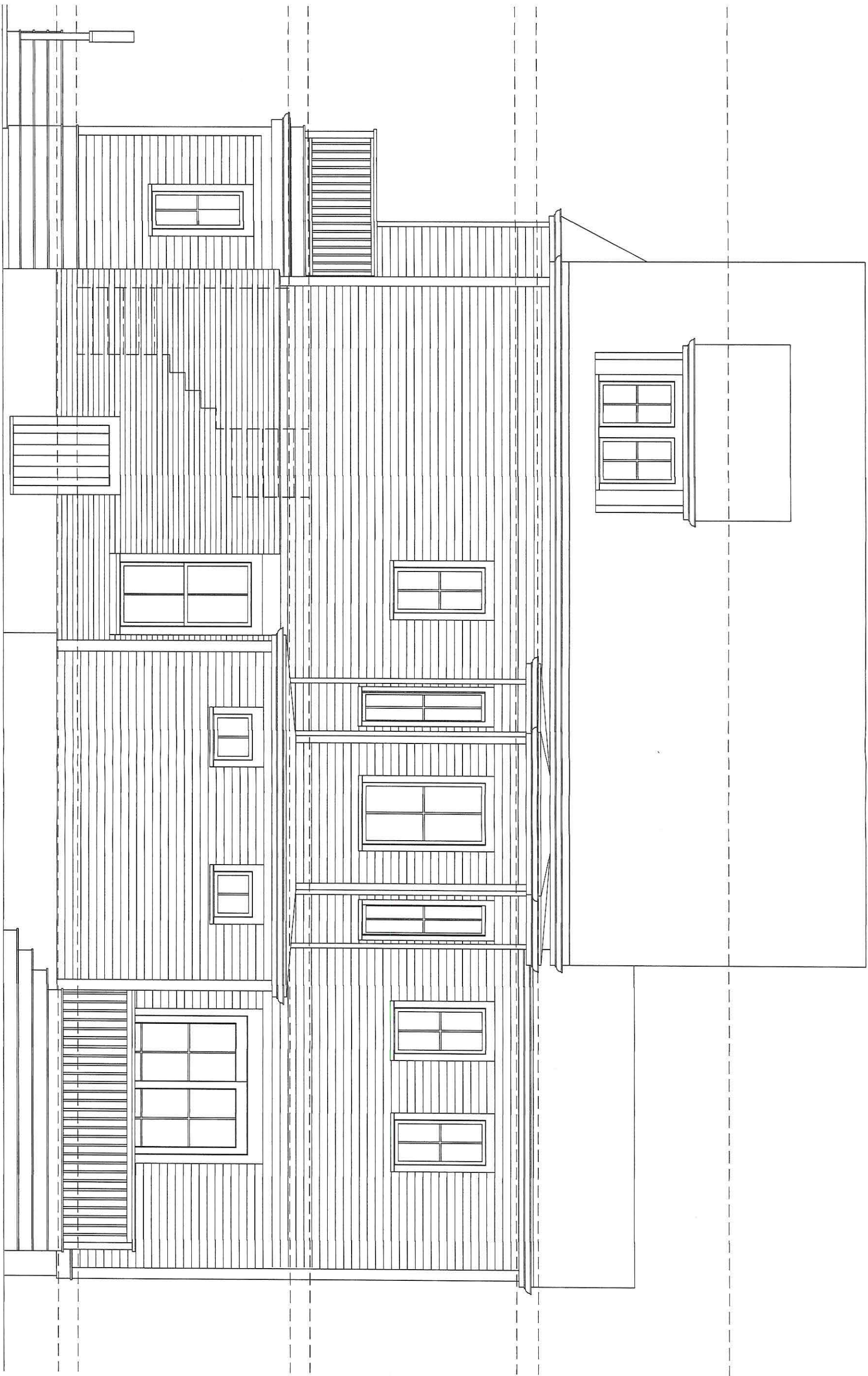
Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 1706.01
Date: 01.23.19
Scale: 1/4" = 1'-0"

East Elev. - Zoning

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





Z-5

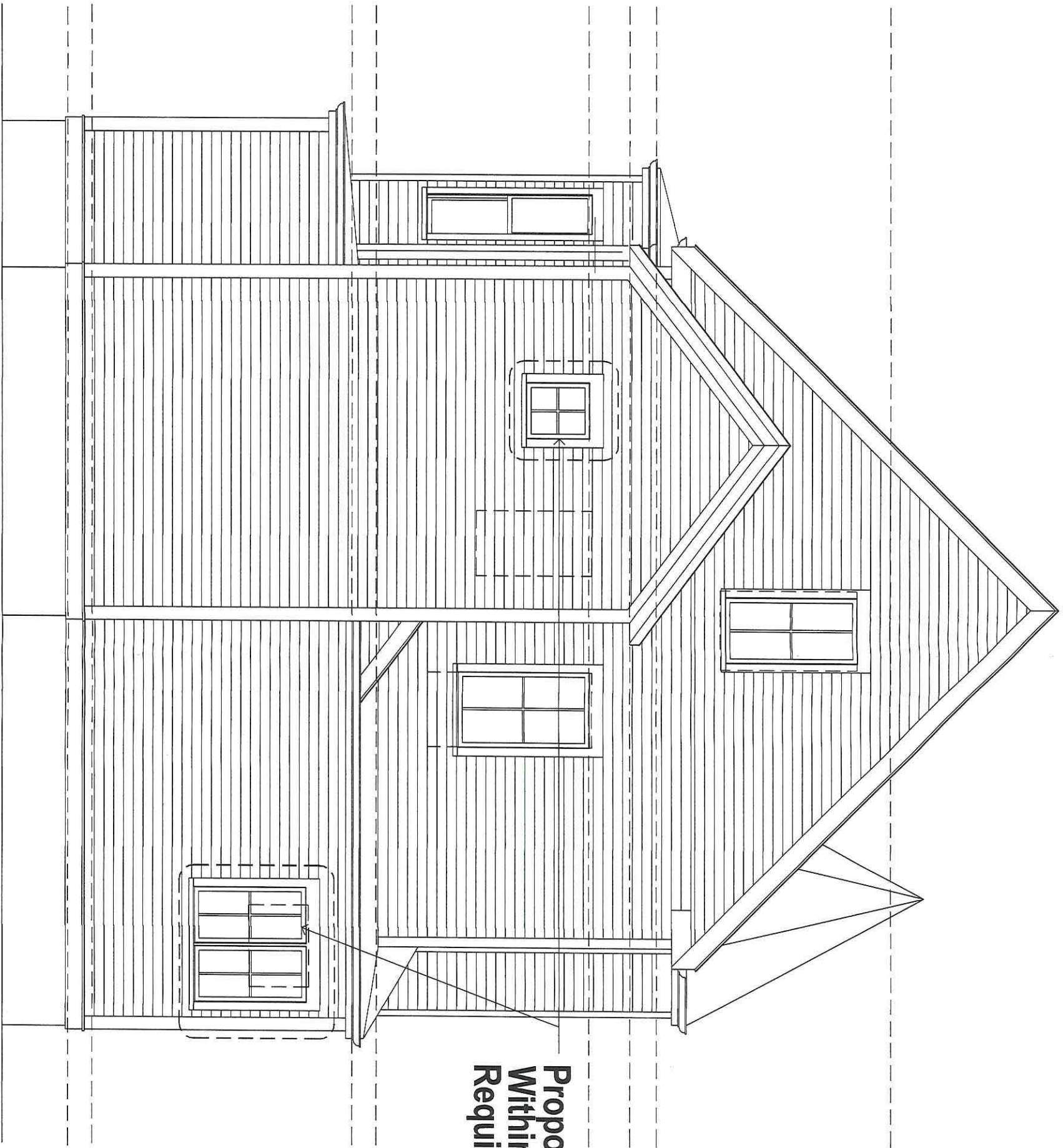
No.	Date
1	
2	
3	
4	
5	
6	

Revisions
Project No.: 1706.01
Date: 01.23.19
Scale: ¼" = 1'-0"

West Elev. - Zoning

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





**Proposed New Windows
Within Setback That
Require Special Permit**

Z-6

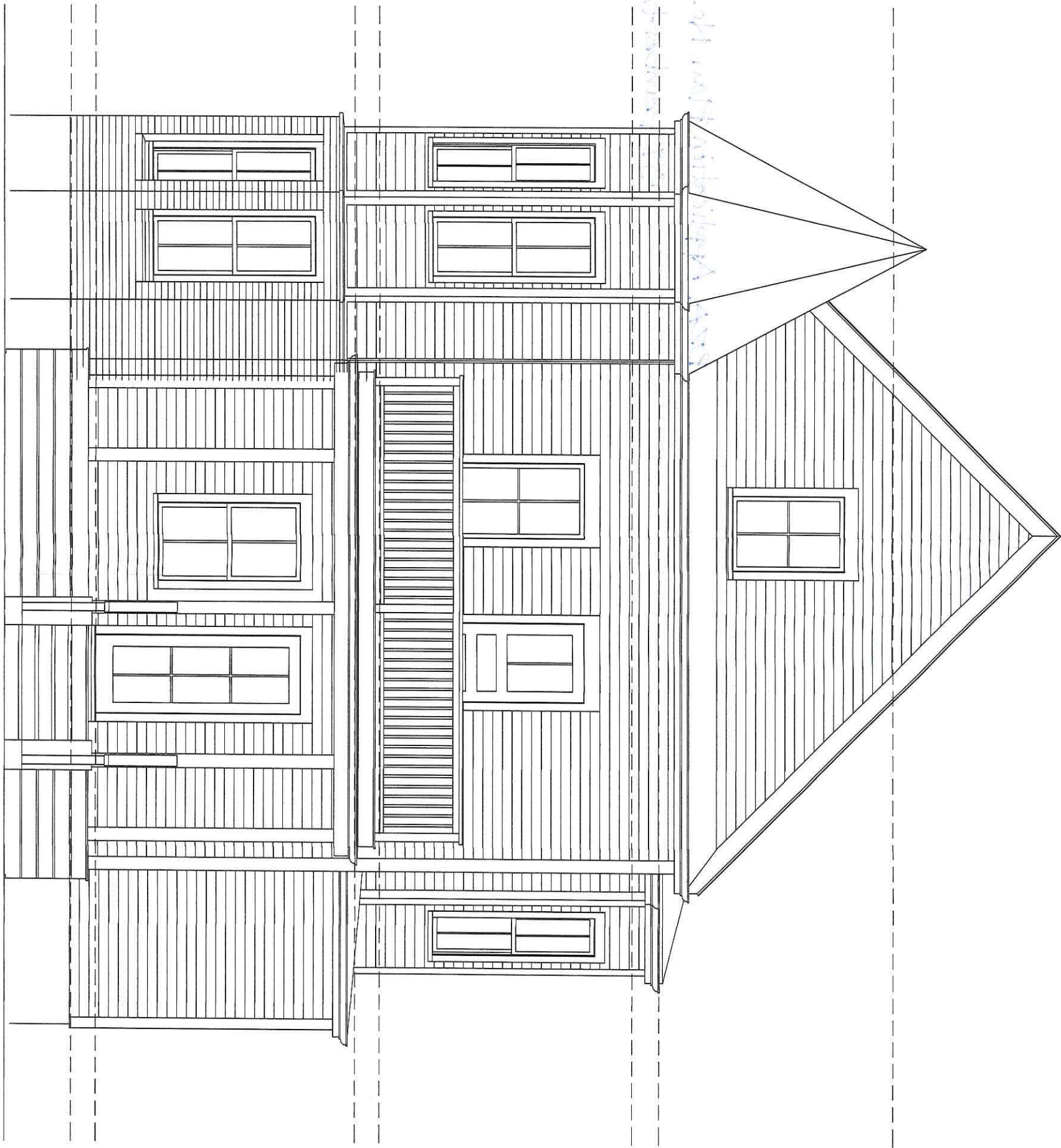
Revisions	
No.	Date
1	
2	
3	
4	
5	
6	

Project No.: 1706.01
Date: 01.23.19
Scale: ¼" = 1'-0"

South Elev. - Zoning

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





01.23.19
John Lodge Architects
1706.01

Z-7

No.	Date
1	
2	
3	
4	
5	
6	

Revisions
Project No.: 1706.01
Date: 01.23.19
Scale: 1/4" = 1'-0"

North Elev. - Zoning

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





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>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 97 Pemberton 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)
- ☒ **X** 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 review.
- ☐ 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 March 5, 2019

Received by Uploaded to Energov

Date March 5, 2019

Relationship to project BZA 017067-2019

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>

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 Paul Stark
(OWNER)

Address: 97 Pemberton St Cambridge MA 02140

State that I/We own the property located at 97 Pemberton St, which is the subject of this zoning application.

The record title of this property is in the name of Paul C Stark
and Jessica D Goetz

*Pursuant to a deed of duly recorded in the date 05/10/11, Middlesex South County Registry of Deeds at Book 56840, Page 5; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Paul C Stark
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 Paul Stark personally appeared before me, this 11 of June, 2019, and made oath that the above statement is true.

ADRIENNE BAILEY Notary

My commission expires April 24, 2020 (Notary Seal).



ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24, 2020

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

UNITED STATES DEPARTMENT OF JUSTICE

INVESTIGATION OF THE ACTS OF VIOLENCE COMMITTED BY THE MEMBERS OF THE KLU KLUX KLAN

REPORT OF THE SPECIAL AGENT IN CHARGE

FOR THE YEAR ENDING DECEMBER 31, 1954

THE FOLLOWING INFORMATION WAS OBTAINED FROM THE MEMBERS OF THE KLU KLUX KLAN

WHO WERE INTERVIEWED BY THE SPECIAL AGENT IN CHARGE

ON THE DATES INDICATED BELOW

THE RESULTS OF THE INTERVIEWS WERE AS FOLLOWS:

1. THE MEMBERS OF THE KLU KLUX KLAN

WHO WERE INTERVIEWED ON THE DATES INDICATED

WERE AS FOLLOWS:

THE RESULTS OF THE INTERVIEWS WERE AS FOLLOWS:

1. THE MEMBERS OF THE KLU KLUX KLAN

WHO WERE INTERVIEWED ON THE DATES INDICATED

WERE AS FOLLOWS:

THE RESULTS OF THE INTERVIEWS WERE AS FOLLOWS:

1. THE MEMBERS OF THE KLU KLUX KLAN

WHO WERE INTERVIEWED ON THE DATES INDICATED

WERE AS FOLLOWS:

THE RESULTS OF THE INTERVIEWS WERE AS FOLLOWS:

1. THE MEMBERS OF THE KLU KLUX KLAN

WHO WERE INTERVIEWED ON THE DATES INDICATED

WERE AS FOLLOWS:

THE RESULTS OF THE INTERVIEWS WERE AS FOLLOWS:

1. THE MEMBERS OF THE KLU KLUX KLAN

WHO WERE INTERVIEWED ON THE DATES INDICATED

WERE AS FOLLOWS:

THE RESULTS OF THE INTERVIEWS WERE AS FOLLOWS: