

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: ✓ Appeal: _____

PETITIONER: Matthew Hanna + Erika Abbar

PETITIONER'S ADDRESS: 3 Amory Place Cambridge, MA

LOCATION OF PROPERTY: 3 Amory Place Cambridge, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: C-1

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>✓ Other: Expand front & rear landings</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Expand front landing to make access through front door safer.

Add onto rear landing & create a rear deck with storage below

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 § Section ~~21~~ 1.3 District Dimensional Regulation

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): *Matthew Hanna*
(Petitioner(s)/Owner)

Matthew Hanna
(Print Name)

Address: 3 Amory Place

Cambridge, MA 02139

Tel. No.: 617 921 4895

E-Mail Address: mhanna@gmail.com

Date: May 31, 2018

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 Hanna & Erica Abbas
(OWNER)

Address: 3 Amory Place, Cambridge, MA

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

The record title of this property is in the name of _____
Matthew Hanna & Erica Abbas

*Pursuant to a deed of duly recorded in the date 2/23/11, Middlesex South
County Registry of Deeds at Book 56506, Page 495; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Matthew Hanna
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 Matthew Hanna personally appeared before me,
this 31 of May, 2018, and made oath that the above statement is true.

Dawn M. Carlisle Notary

My commission expires 1/2/20 (Notary Seal).



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

REAL ESTATE INFORMATION FORM - OWNER'S REPORT

To be completed by OWNER, signed before a Notary and returned to
The Secretary of the Board of Land Commissioners.

Address: 1000 North 1st Street, Suite 100, Honolulu, Hawaii 96813
(Owner)

State: Hawaii County: Honolulu District: Manoa

Is the property being sold? Yes If so, for what purpose? For cash

Is the property being sold? Yes If so, for what purpose? For cash

Is the property being sold? Yes If so, for what purpose? For cash

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Is the property being sold? Yes If so, for what purpose? For cash

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LOCATION OF PROPERTY: 3 Amory Place Cambridge, MA

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REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>✓</u> Other: <u>Expand Front & rear landings</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Expand Front landing to make access through front door safer.

Add onto rear landing & create a rear deck with storage below

SECTIONS OF ZONING ORDINANCE CITED:

Article §5 Section 2.3 Distance Dimensional Regulation

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

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Original Signature(s): Matthew Hanna
(Petitioner(s)/Owner)

Matthew Hanna
(Print Name)

Address: 3 Amory Place

Cambridge, MA 02139

Tel. No.: 617 921-4895

E-Mail Address: mhanna@gmail.com

Date: May 31, 2018

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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:

Front landing: The current condition is incredibly unsafe with the landing being too small with no railing.

Rear Deck: The rear deck allows for storage & a better connection to the outside for our growing family.

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

The shape of the lot makes any new structure non-conforming. However, the additional deck/landings are modest in size & mainly do not encroach on property lines more than current house or fence.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:

The rear deck is not visible from a public way & will allow the removal of a much larger shed. This will actually create more open space.

The front steps are in keeping with style of house.

Both have been reviewed with CHC.

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

The rear deck does not encroach any closer to property line than existing house.

The front landing is a question of personal safety.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Matt Hanna + Erica Abbe PRESENT USE/OCCUPANCY: Residential Single Family

LOCATION: 3 Amory Place Cambridge ZONE: C-1

PHONE: (617) 714-7501 REQUESTED USE/OCCUPANCY: Residential, Single Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>1464</u>	<u>1464</u>	<u>1959</u> (max.)
LOT AREA:	<u>2,613</u>		<u>5,000</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.56</u>	<u>.56</u>	<u>.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2613</u>	<u>2613</u>	<u>1500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>28.25'</u>		<u>50.00'</u> (min.)
DEPTH	<u>92.5'</u>		
Setbacks in Feet:			
FRONT	<u>12.0'</u>	<u>12.0'</u>	<u>10.0'</u> (min.)
REAR	<u>36.9'</u>	<u>28.9'</u>	<u>20.0'</u> (min.)
LEFT SIDE	<u>2.3'</u>	<u>2.3'</u>	<u>13.5 Bt Foam</u> (min.)
RIGHT SIDE	<u>7.2'</u>	<u>7.2'</u>	<u>13.5 Bt Foam</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>24.5'</u>	<u>24.5'</u>	<u>35.0'</u> (max.)
LENGTH	<u>27.0' + 16.0'</u>		
WIDTH	<u>18.7' / 13.7'</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>.40</u>	<u>.40</u>	<u>.30</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u> (max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>1</u>	<u>1</u> (min./max)
NO. OF LOADING AREAS:	<u>NA</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</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.

Pressure treated wood framing on concrete base

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

GENERAL INFORMATION

The undersigned hereby petitions the Board of Zoning Appeal for the following: **2018 JUN 14 PM 3:04**

Special Permit: _____

Variance: ☒

Appeal **OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS**

PETITIONER: Matthew Hanna + Erika Abbas

PETITIONER'S ADDRESS: 3 Amory Place Cambridge, MA

LOCATION OF PROPERTY: 3 Amory Place Cambridge, MA

TYPE OF OCCUPANCY: Residential ZONING DISTRICT: C-1

REASON FOR PETITION:

- | | |
|--|--|
| ☐ Additions | ☐ New Structure |
| ☐ Change in Use/Occupancy | ☐ Parking |
| ☐ Conversion to Addi'l Dwelling Unit's | ☐ Sign |
| ☐ Dormer | ☐ Subdivision |
| ☒ Other: <u>Expand Front + rear landings</u> | |

DESCRIPTION OF PETITIONER'S PROPOSAL:

Expand Front landing to make access through front door safer.
Add onto rear landing + create a rear deck with storage below

SECTIONS OF ZONING ORDINANCE CITED:

Article 58 Section 2.3 District Dimensional Regulation

Article _____ Section _____

Article _____ Section _____

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Original Signature(s): Matthew Hanna
(Petitioner(s)/Owner)

Matthew Hanna
(Print Name)

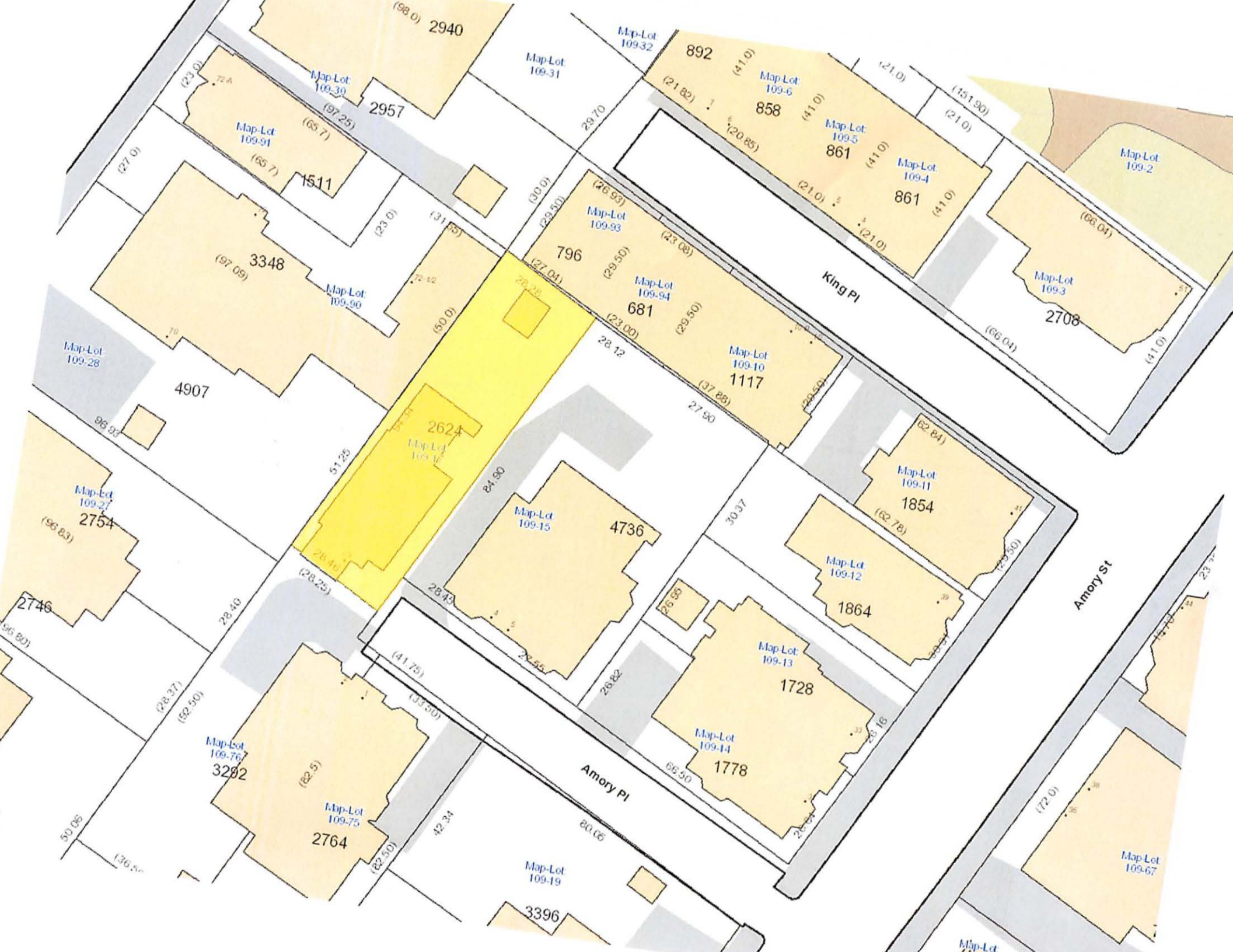
Address: 3 Amory Place

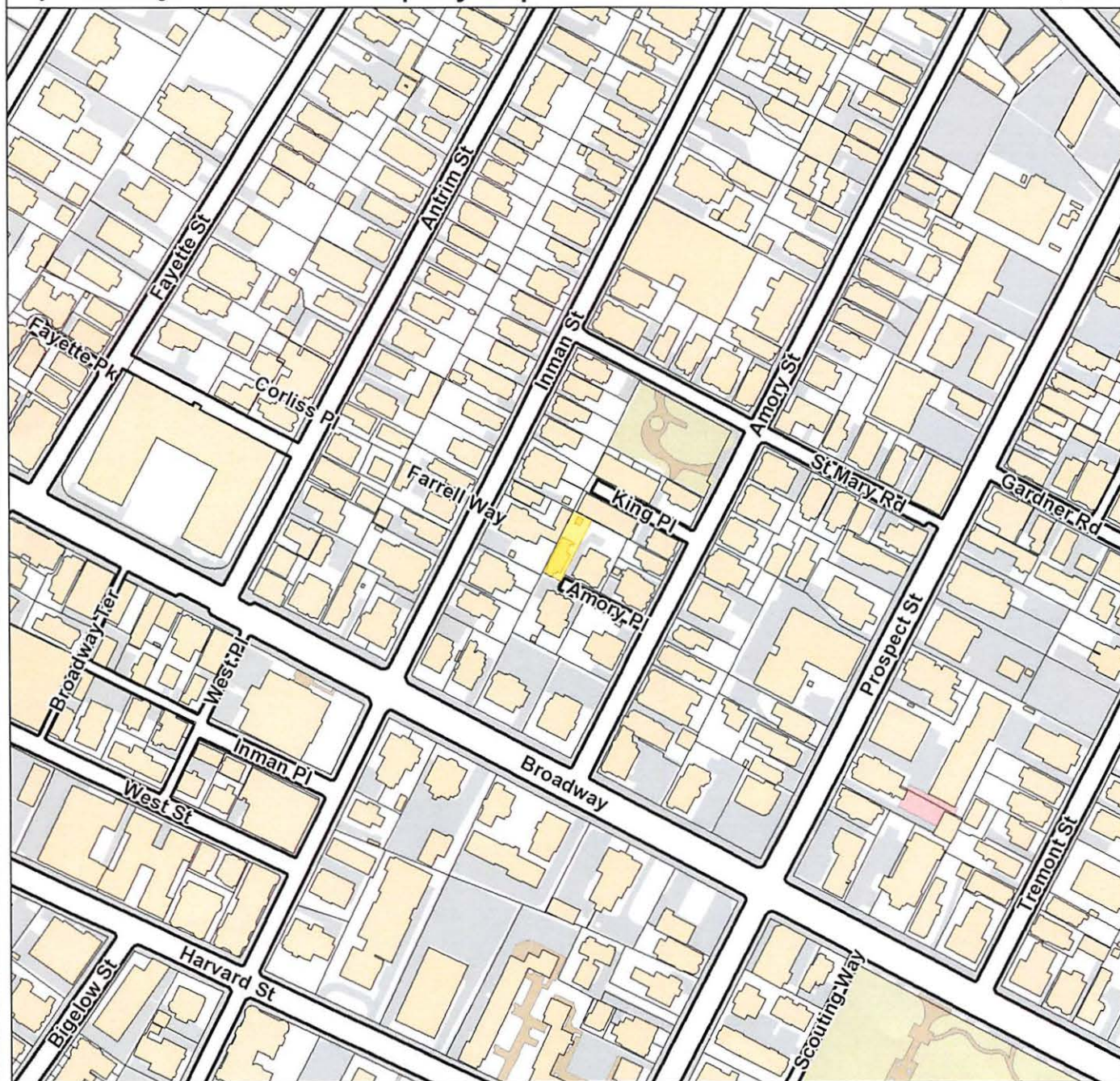
Cambridge, MA 02139

Tel. No.: 617 921 4895

E-Mail Address: mhanna@gmail.com

Date: May 31, 2018





City of Cambridge
Massachusetts

1" = 204 ft

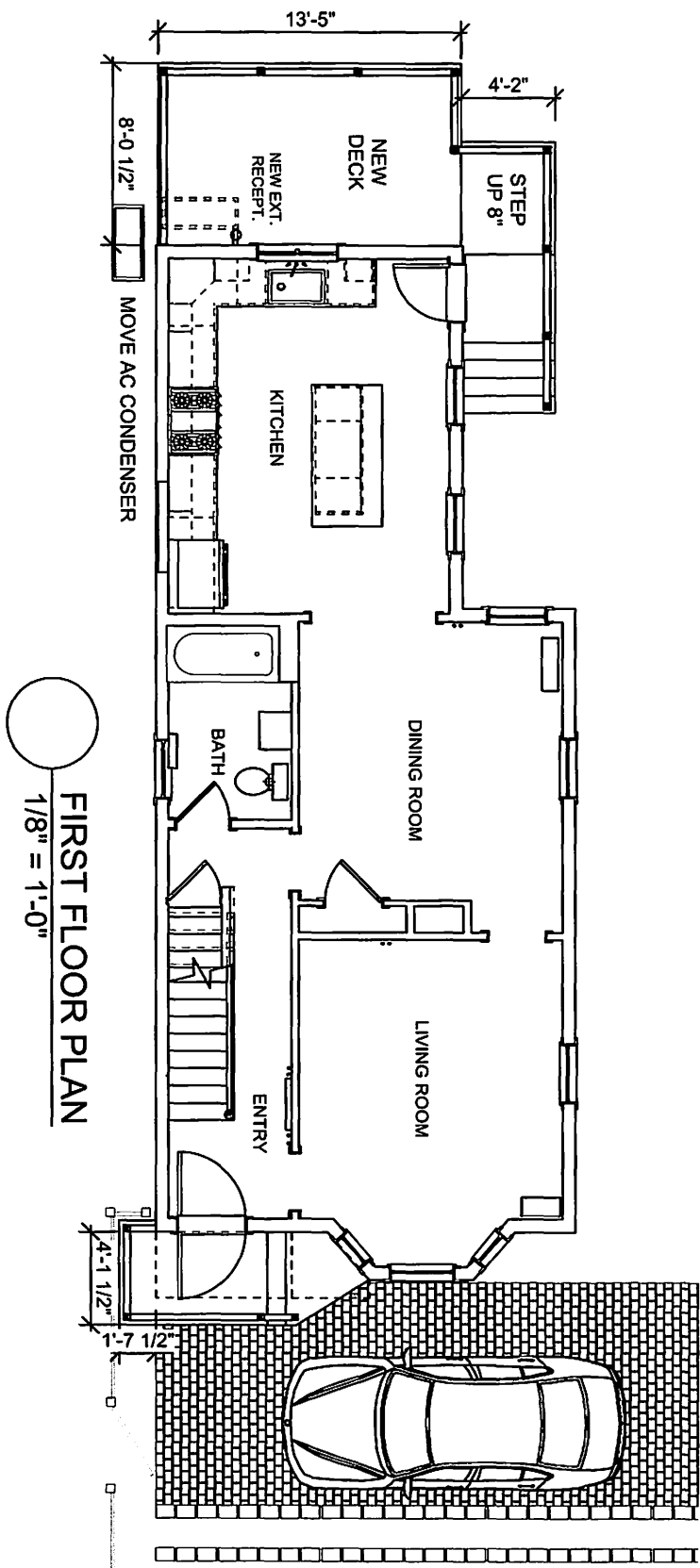
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www.cambridgema.gov/gis



- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





DRAWN BY: JSA
DATE: 24 MAY 18
SCALE: VARIES

REVISIONS:

FIRST FLOOR PLAN

ALTERATIONS TO THE
HANNA - ABBAS RESIDENCE
3 AMORY PLACE
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 354-8711
www.artleyarchitecture.com

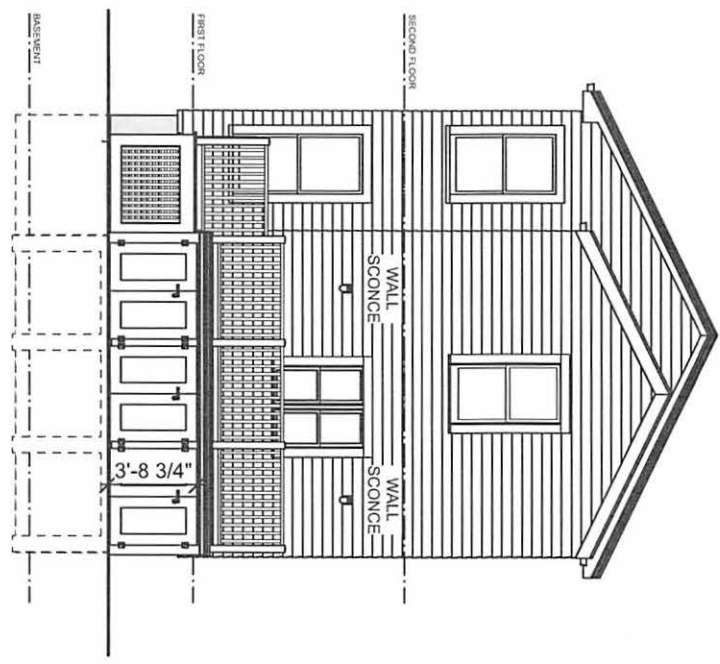
A01

SECOND FLOOR PLAN

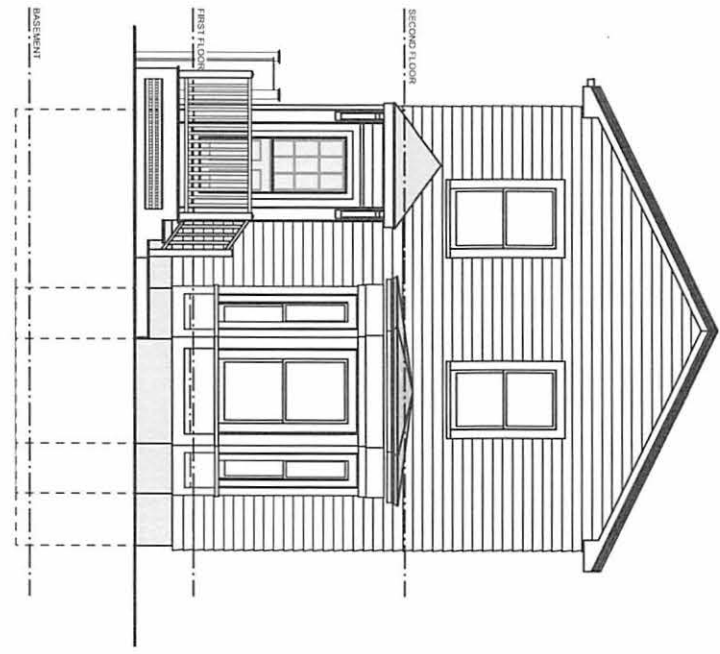
ALTERATIONS TO THE
HANNA - ABBAS RESIDENCE
3 AMORY PLACE
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
(617) 354-8711
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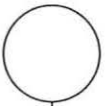
A02

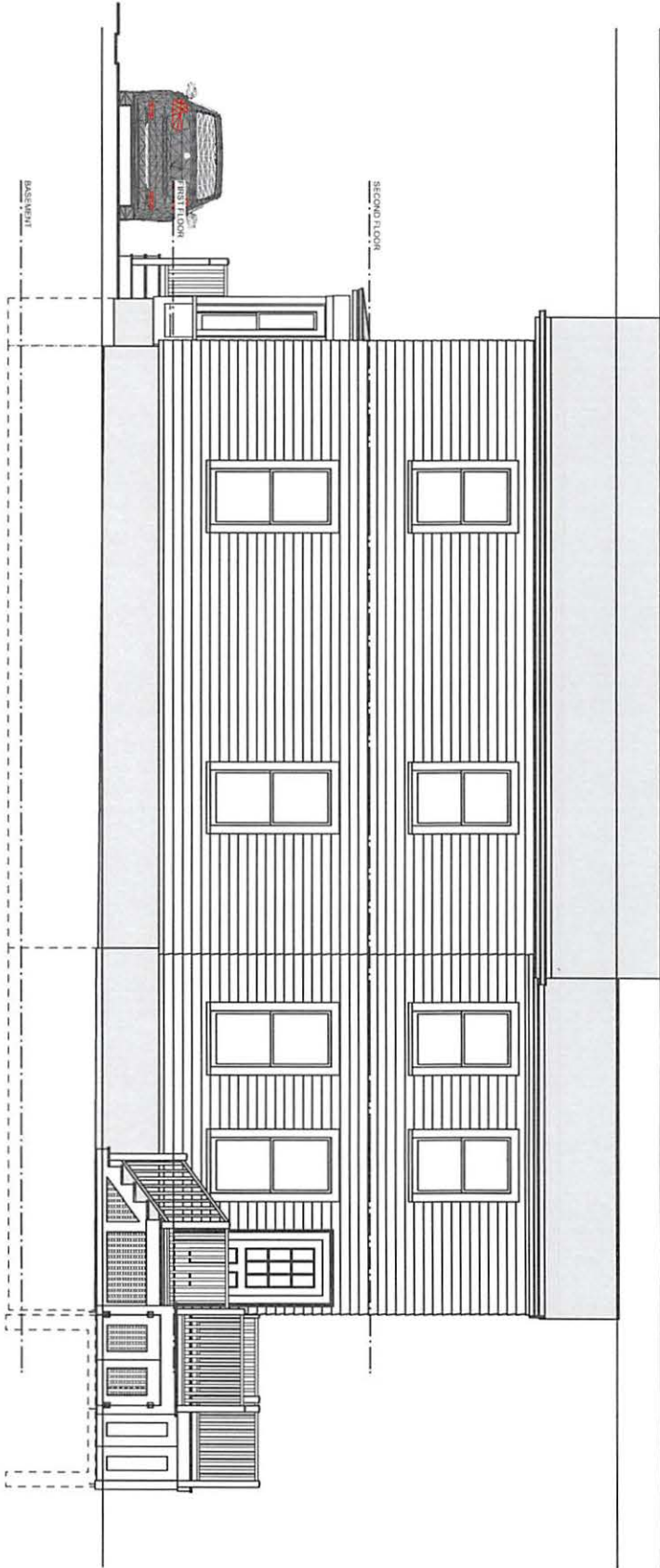


REAR ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"


 SIDE ELEVATION
 1/8" = 1'-0"



A03

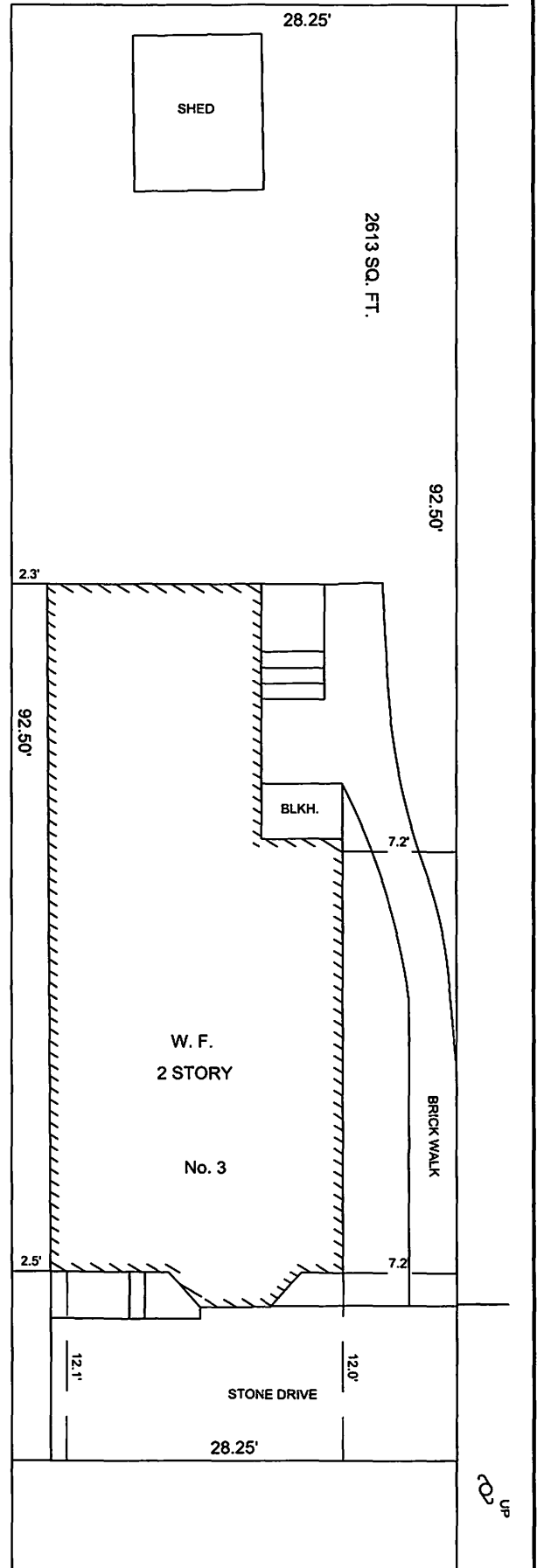
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 Cambridge, MA 02139
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ALTERATIONS TO THE
 HANNA - ABBAS RESIDENCE
 3 AMORY PLACE
 CAMBRIDGE, MA

EXTERIOR ELEVATIONS

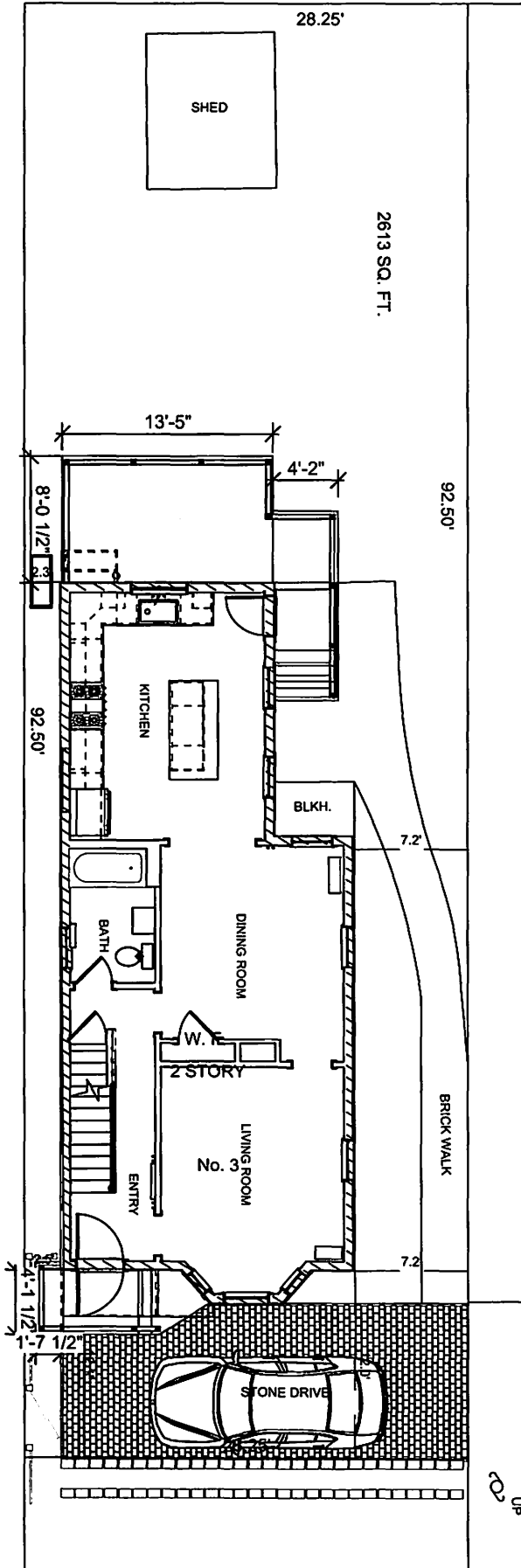
Date
 REVISIONS:

DRAWN BY: JSA
 DATE: 24 MAY 18
 SCALE: VARIES



EXISTING SITE PLAN

3/32" = 1'-0"



SITE PLAN WITH FIRST FLOOR

3/32" = 1'-0"

DRAWN BY: JSA
DATE: 24 MAY 18
SCALE: VARIES

REVISIONS:

SITE PLAN

ALTERATIONS TO THE
HANNA - ABBAS RESIDENCE

3 AMORY PLACE
CAMBRIDGE, MA

Joseph S. Artley
Architect
72 Inman Street
Cambridge, MA 02139
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A04

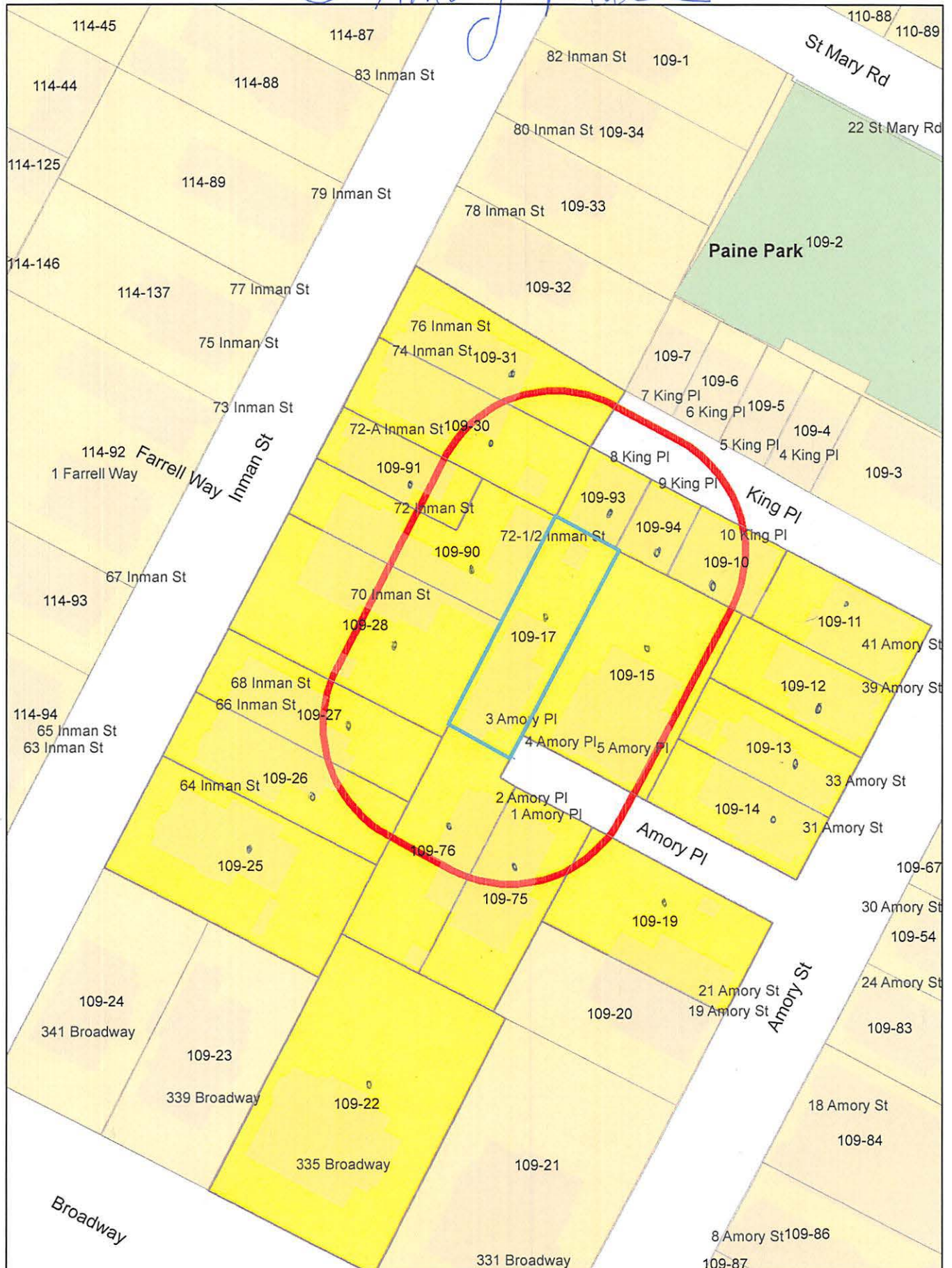








3 Amory Place



3 Amory Pl.

Petitioner

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

109-11
ARIEL, MIRIAM MARIE
C/O KEENAN, MOLLY & CHRISTOPHER
41 AMORY STREET
CAMBRIDGE, MA 02139

MATTHEW HANNA & ERIKA ABBAS
3 AMORY PLACE
CAMBRIDGE, MA 02139

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

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

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

109-17
HANNA, MATTHEW J. & ERIKA D. HANNA
3 AMORY PLACE
CAMBRIDGE, MA 02139

109-19
SPIEGELMAN, DONNA & ELAINE SCHEAR
21 AMORY ST
CAMBRIDGE, MA 02139

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

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

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

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

109-27
OCONNELL, JOSEPH F.,
TRUSTEE THE OCONNELL IRREV TR.
68 INMAN ST
CAMBRIDGE, MA 02139

109-28
SCHWEITZER, SUSAN
70 INMAN ST
CAMBRIDGE, MA 02139

109-30
ALLEN, THOMAS C.
74 INMAN ST
CAMBRIDGE, MA 02139

109-31
73109 LLC,
126 PROSPECT ST
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

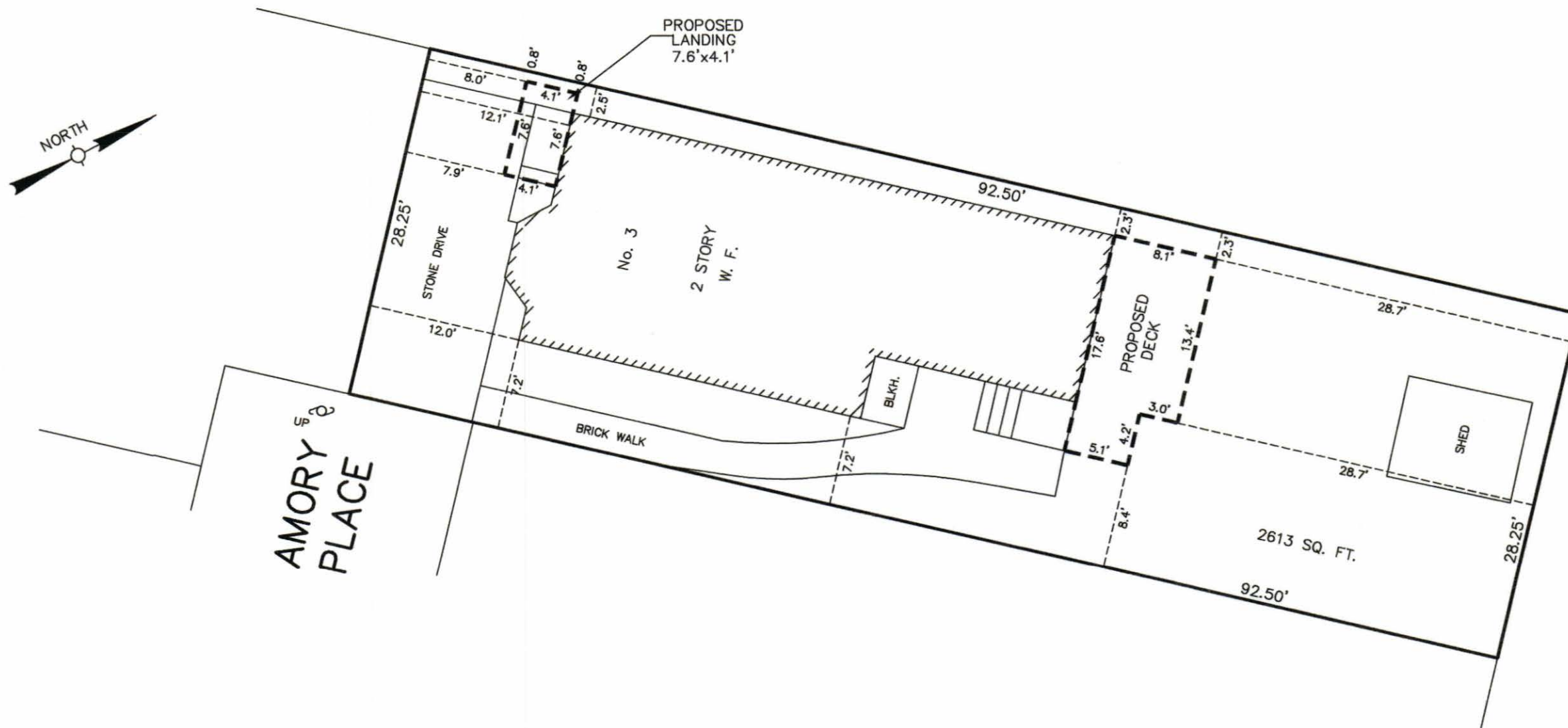
109-90
ARTLEY, JOSEPH S. & LINDA M. STEVENS
72-72.5 INMAN ST
CAMBRIDGE, MA 02139

109-91
RIVARD, DAVID & MICHAELA SULLIVAN
72-A INMAN ST.
CAMBRIDGE, MA 02139

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

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

109-12
LING, SAMUEL L. & YUN-XIAN HO
39 AMORY ST
CAMBRIDGE, MA 02139



PLOT PLAN
 3 AMORY PLACE
 CAMBRIDGE, MASS.

SCALE : 1" = 10'

JUNE 4, 2018

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE



Antoni Szerszunowicz

