



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 254230

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Noor Johnson and Zachary Hunter C/O Edrick vanBeuzekom, AIA dba EvB Design

PETITIONER'S ADDRESS: 1310 Broadway, Somerville, MA 02144

LOCATION OF PROPERTY: 218 Hamilton St, Cambridge, MA

TYPE OF OCCUPANCY: 2-family Residence **ZONING DISTRICT:** Residence C Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposed work includes a 2nd story addition to the rear of the house, over the existing one story structure. The roof over the front portion of building will be raised and reconfigured to a 12:12 pitch, from the existing 10:12 pitch with dormers added on each side (conforming to the dormer guidelines). The existing structure is nonconforming to the front and side yard lot setback requirements. The proposed additions maintain the existing setbacks over the existing structure, and comply with all other dimensional requirements including height, but increase the gross floor area more than 25% (increase = 28%).

The proposed work includes the addition of windows on the side of the house which is nonconforming to the yard requirements.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.C & Sec. 8.22.3 (Non-Conforming Structure)
Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Edrick van Beuzekom, AIA

(Print Name)

Address:

EvB Design 1310 Broadway Suite 200

Tel. No.

617-623-2222

Somerville, MA 02144

E-Mail Address:

edrick@evbdesign.com

Date: 1/11/24

RECEIVED BY THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
2024 JAN 12 AM 11:13

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 Noor Johnson & Zachary Hunter
(OWNER)

Address: 218 Hamilton Street, Cambridge MA 02139

State that I/We own the property located at 218 Hamilton St. Cambridge MA. which is the subject of this zoning application.

The record title of this property is in the name of Zachary Richard Hunter and Noorjehan Sarah Johnson

*Pursuant to a deed of duly recorded in the date Oct 27 2015 Middlesex South County Registry of Deeds at Book 66282, Page 79; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Noor Johnson & Zachary Hunter
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

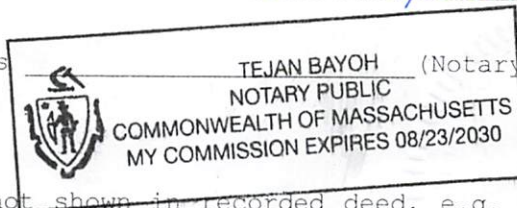
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name NOOR JOHANSON AND ZACHARY HUNTER personally appeared before me, this 3rd of DECEMBER, 2023, and made oath that the above statement is true.

Tejan Bayoh Notary

My commission expires _____ (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 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:

The petitioners have two young children and a relatively small 2 bedroom unit along with a rental unit on a nonconforming lot. They wish to remain in Cambridge, need more space, and cannot afford to purchase a larger home. The proposed addition does not further violate nor change any of the dimensional requirements except for exceeding the floor area ratio. A literal enforcement of the provisions of this Ordinance would be a substantial hardship as it would force the family to move out of Cambridge.

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 hardship is owing to the odd-shaped lot which is nonconforming to the lot width and irregularly shaped with substantial green space. The width of the lot limits options for adding usable space. The proposed additions will be in scale with the existing neighborhood and as such will not generally affect the zoning district.

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:

Desirable relief may be granted without substantial detriment to the public good as it will allow a long time resident of the neighborhood to stay in the neighborhood. The proposal is in scale with the neighborhood, as the rear addition will not be easily visible from the public way and the proposed work includes restoration of the entire exterior facade of the house which will enhance the public streetscape.

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

Desirable relief may be granted without nullifying or substantially derogating from the from the intent or purpose of this Ordinance because the proposed additions are in scale with the neighborhood character and do not have any substantial or detrimental effect on neighboring properties.

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

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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 218 Hamilton 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:

All of the proposed work either complies with the zoning dimensional requirements or does not increase existing nonconformity, other than an increase in FAR, and only the front and one side is noncompliant to the required setbacks. The proposed changes to windows on a nonconforming facade are toward the rear of the building, and are designed to maintain the detail of the original house.

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 changes requiring a Special Permit are window changes that will enhance the facades and have no impact on patterns of access or egress and will not cause congestion hazard, or substantial change in established neighborhood character.

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 window changes will not impact the adjacent residential uses as they do not have any impact on privacy nor do they prevent future development of neighboring properties.

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 window changes are minimal and will not create any nuisance or hazard to the occupants nor to any citizens of the City.

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 changes will be in harmony with the architectural vocabulary of the existing residential neighborhood and will not impair the the integrity of the district or otherwise derogate from the intent or purpose of the of this ordinance.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Noor Johnson and Zachary Hunter
Location: 218 Hamilton St., Cambridge, MA
Phone: 617-623-2222

Present Use/Occupancy: 2-family Residence
Zone: Residence C Zone
Requested Use/Occupancy: 2-family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,762	3,524	3,099	(max.)
<u>LOT AREA:</u>		5,165	5,165	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.53	0.68	0.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2,582.5	2,582.5	1,800	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	35	35	50	
	<u>DEPTH</u>	114	114	N/A	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7.5	7.5	10	
	<u>REAR</u>	30.6	30.6	20+3.5 (Lot depth 114') = 23.5	
	<u>LEFT SIDE</u>	8.6	8.6	7.5 min	
	<u>RIGHT SIDE</u>	1.7	1.7	7.5 min	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	30.67	34.67	35	
	<u>WIDTH</u>	50'-10"	50'-10"	N/A	
	<u>LENGTH</u>	18'-4"	18'-4"	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		54%	54%	36%	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		1	1	2	
<u>NO. OF LOADING AREAS:</u>		0	0	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		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.:

Proposed new construction will be 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'.

Noor Johnson & Zachary Hunter Residence

218 Hamilton St.
Cambridge, MA 02139

Zoning Review Set: January 05, 2024

Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

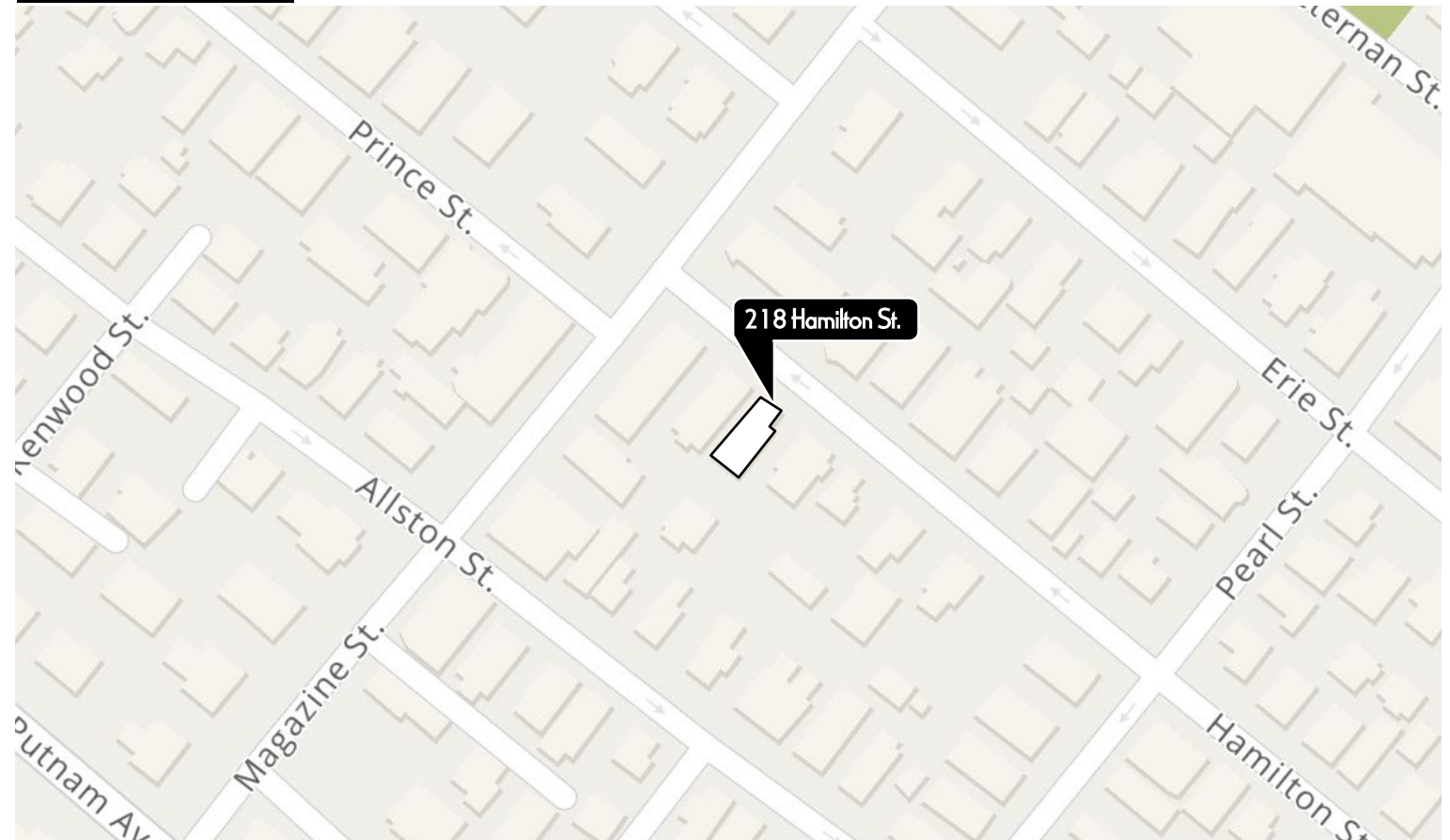
List Of Drawings:

- Cover Sheet
- Z1.0 Zoning Table
- Z1.1 Existing Zoning GFA Calculations
- Z1.2 Proposed/Existing Zoning GFA Calculations
- C1.0 Existing Site Plan
- C1.1 Proposed Site Plan
- A1.1 Proposed 1st Floor
- A1.2 Proposed 2nd Floor
- A1.3 Proposed 3rd Floor Plans
- A2.1 Proposed Exterior Elevations
- A2.2 Proposed Exterior Elevations
- A2.3 Proposed Exterior Elevations
- A2.4 Proposed Exterior Elevations
- A3.1 Proposed Section 1
- A3.2 Proposed Section 2

List Of Drawings Continued:

- X1.0 Basement Plan
- X1.1 Existing 1st Floor
- X1.2 Existing 2nd Floor Plans
- X1.3 Existing 3rd Floor Plan
- X2.1 Existing Exterior Elevations
- X2.2 Existing Exterior Elevations
- X2.3 Existing Exterior Elevations
- X2.4 Existing Exterior Elevations
- X3.1 Existing Section 1
- X3.2 Existing Section 2

LOCATION PLAN

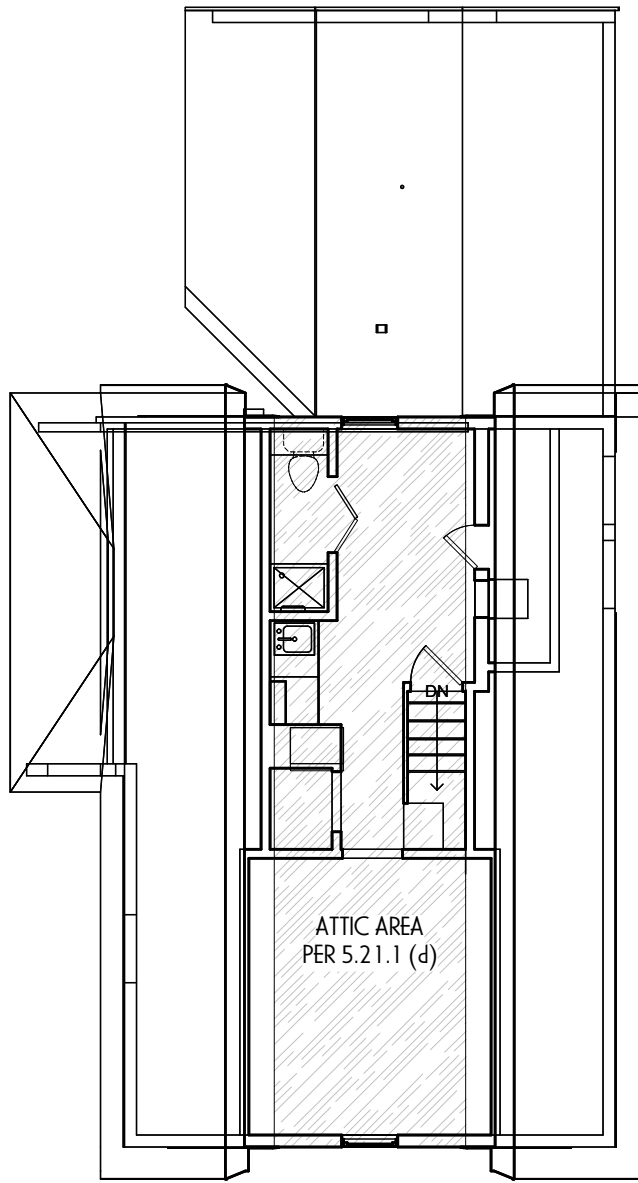


218 Hamilton St. Zoning Table		Zone: Residence - C		
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS
TOTAL GROSS FLOOR AREA (G.F.A.)		2,726SF	3,524 SF	3,099 SF (max.) NC, more than 25% increase from existing
LOT AREA		5,165 SF	NO CHANGE	5,000 SF (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.53	0.68	0.60 (max.) NC
LOT AREA FOR EACH DWELLING UNIT (D.U.)		2,582.5 SF	NO CHANGE	1800 SF (min.)
SIZE OF LOT	-WIDTH (Overall)	35'	NO CHANGE	50' (min.) NC
	-DEPTH (Overall)	114'	NO CHANGE	-
SETBACKS (IN FEET)	-FRONT (Hamilton St)	7.5'	NO CHANGE	10' (H+L)/(4+2), (10'-0"min.) NC fn(a) CZO 5.31 - Table 5-1
	-REAR	30.6'	NO CHANGE	20' + 3.5' (Lot Depth 114') (H+L)/(4+2), (20'-0"min.) fn (c) CZO 5.31 - Table 5-1
	-NORTH SIDE	1.7'	NO CHANGE	7.5' (H+L)/(5+2), (7'-6"min.) NC fn (n) CZO 5.31 - Table 5-1
	-SOUTH SIDE	8.6'	NO CHANGE	7.5' (H+L)/(5+2), (7'-6"min.) fn (n) CZO 5.31 - Table 5-1
SIZE OF BLDG.	-HEIGHT	30.67'	34'8"	35'0" (max.)
	-LENGTH	50'10"	NO CHANGE	-
	-WIDTH	18'4"	NO CHANGE	-
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		54%	NO CHANGE	36% (min.)
NO. OF DWELLINGS		2	NO CHANGE	2
NO. OF PARKING SPACES		1	NO CHANGE	N/A
NO. OF LOADING AREAS		N/A	NO CHANGE	N/A
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	NO CHANGE	
NC = Non Conforming				

GFA /FAR CALCULATION - 218 Hamilton St.			
Lot Size	5,165	SF	
		Existing	Proposed
Basement (Under 7'-0")		0	0
1st Floor		1473	1473
2nd Floor		1010	1438
3rd Floor		243	613
Total Area		2726 SF	3524 SF
FAR		0.53	0.68

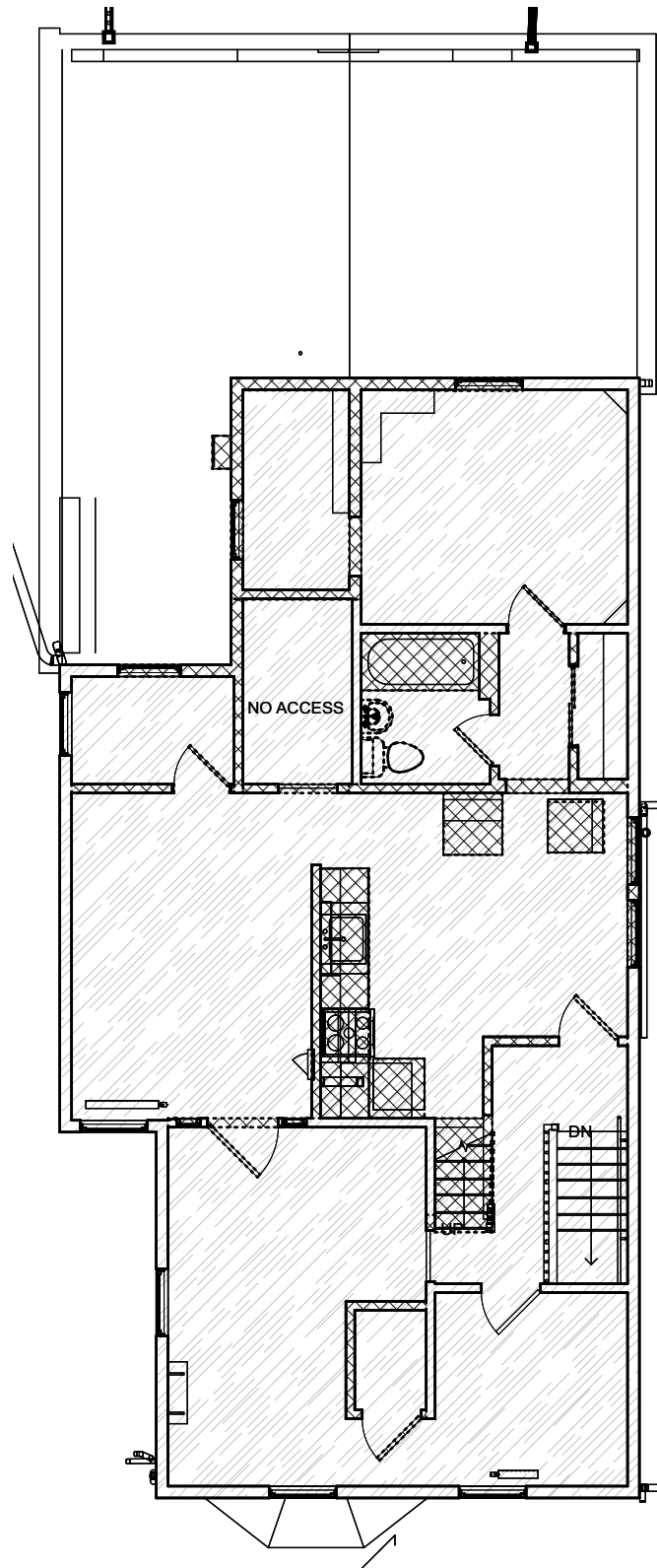
29% Increase

Noor Johnson - Zachary Richard Residence 218 Hamilton St. Cambridge, MA 02139	 1310 Broadway, Suite 200 Somerville, MA 02144	Date:	Z1.0
		01/05/2024	



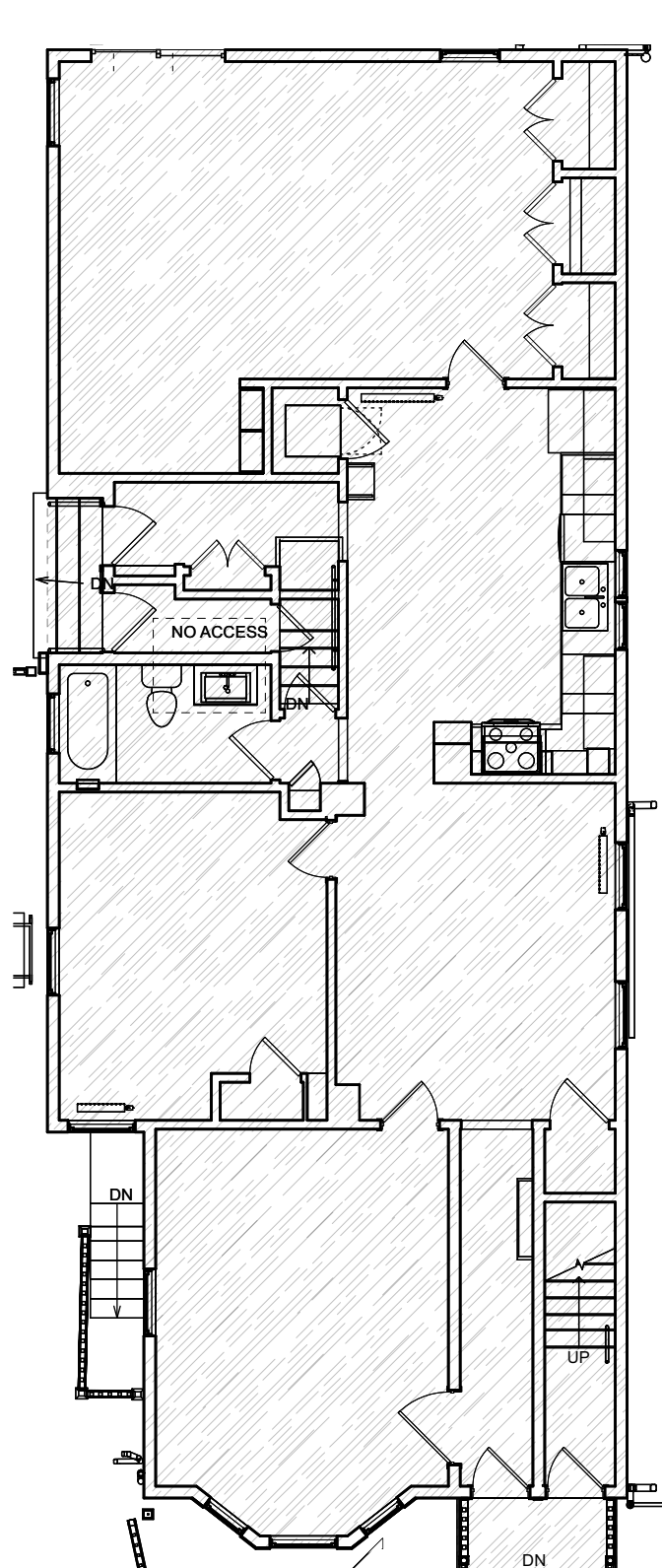
4 Existing Third Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = 243 SF



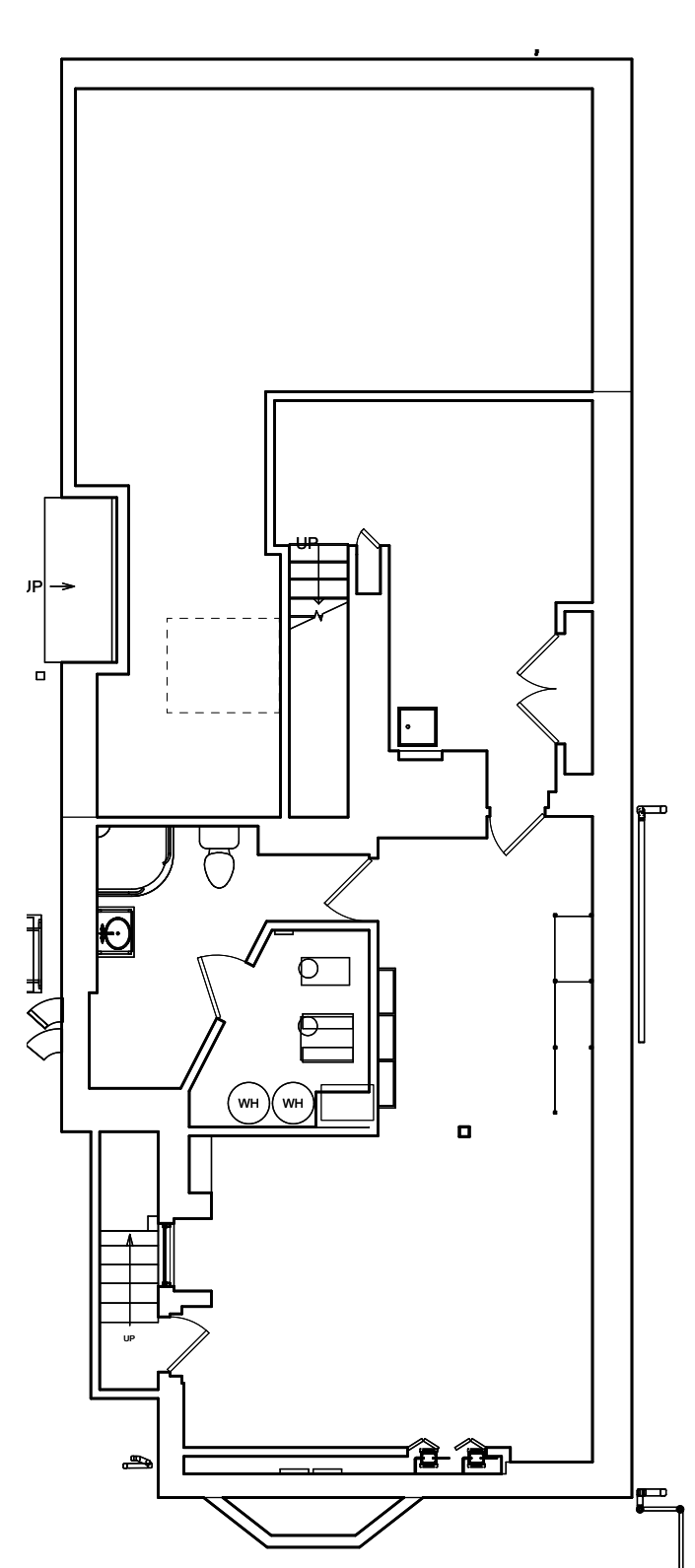
3 Existing Second Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = 1010 SF



2 Existing First Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = No change
1473 SF



1 Existing Basement GFA
Scale: 1/8" = 1'-0"

Existing GFA = Not Applicable, no change
basement ceiling height less than 7'-0"

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Residence
218 Hamilton St.
Cambridge, MA 02139

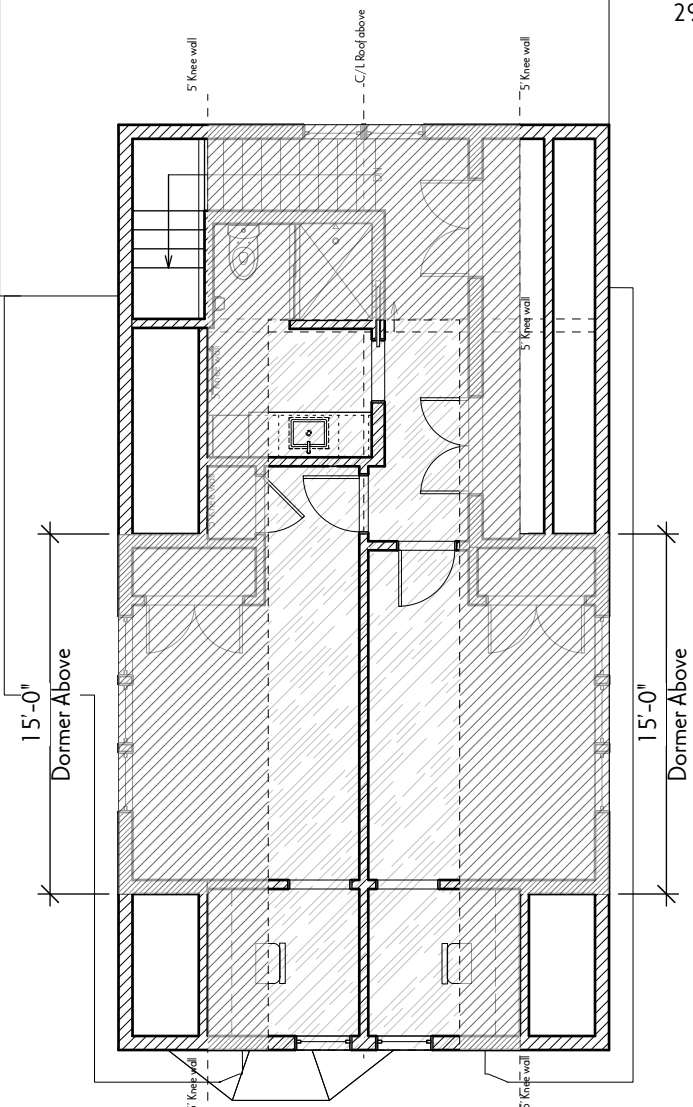
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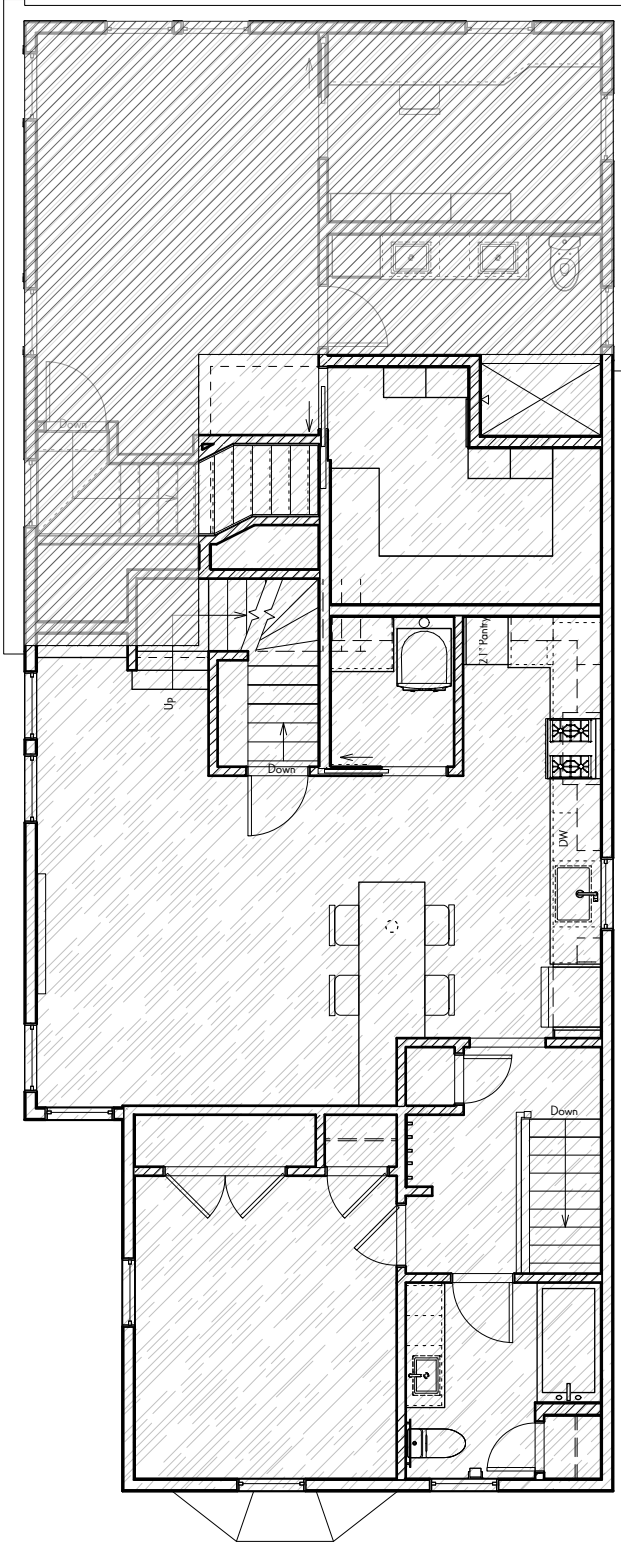
GFA /FAR CALCULATION - 218 Hamilton St.

Lot Size	5,165	SF
	Existing	Proposed
Basement (Under 7'-0")	0	0
1st Floor	1473	1473
2nd Floor	1010	1438
3rd Floor	243	613
Total Area	2726 SF	3524 SF
FAR	0.53	0.68
		29% Increase



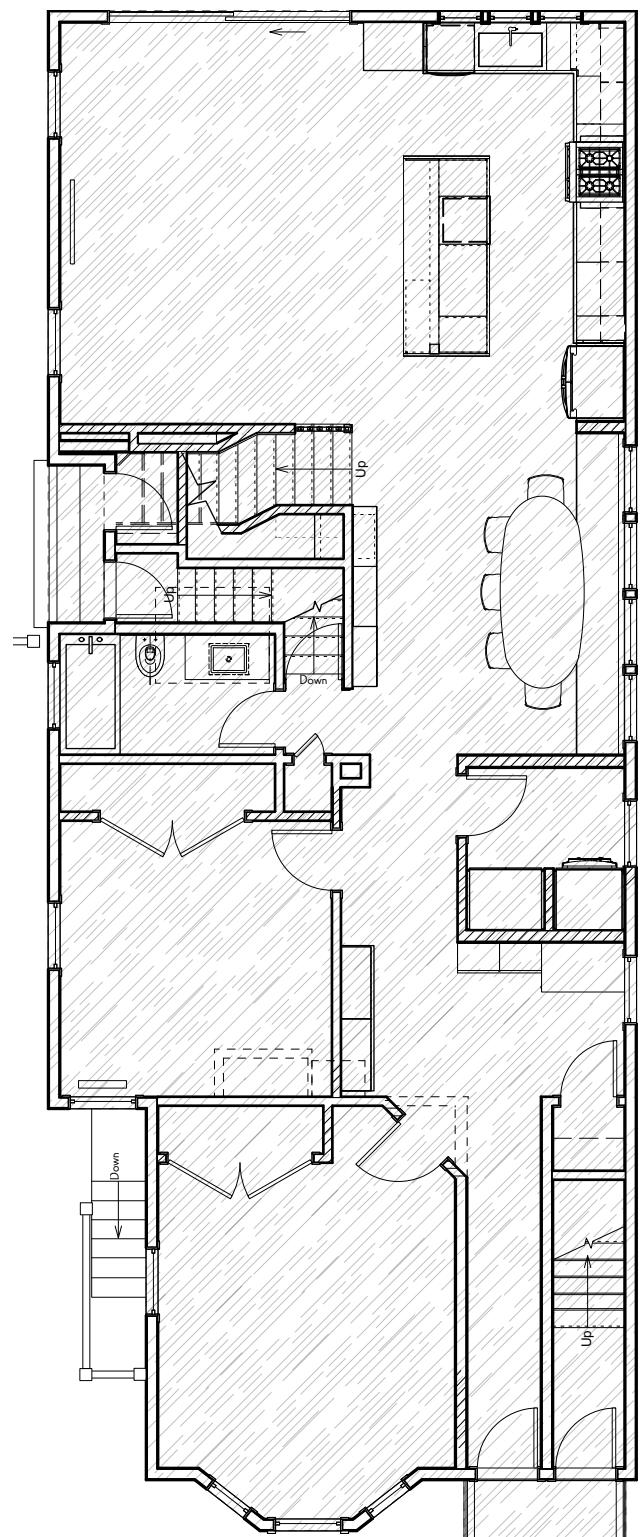
4 Third Floor GFA
Scale: 1/8" = 1'-0"

New GFA = 370 SF
 Existing GFA = 243 SF



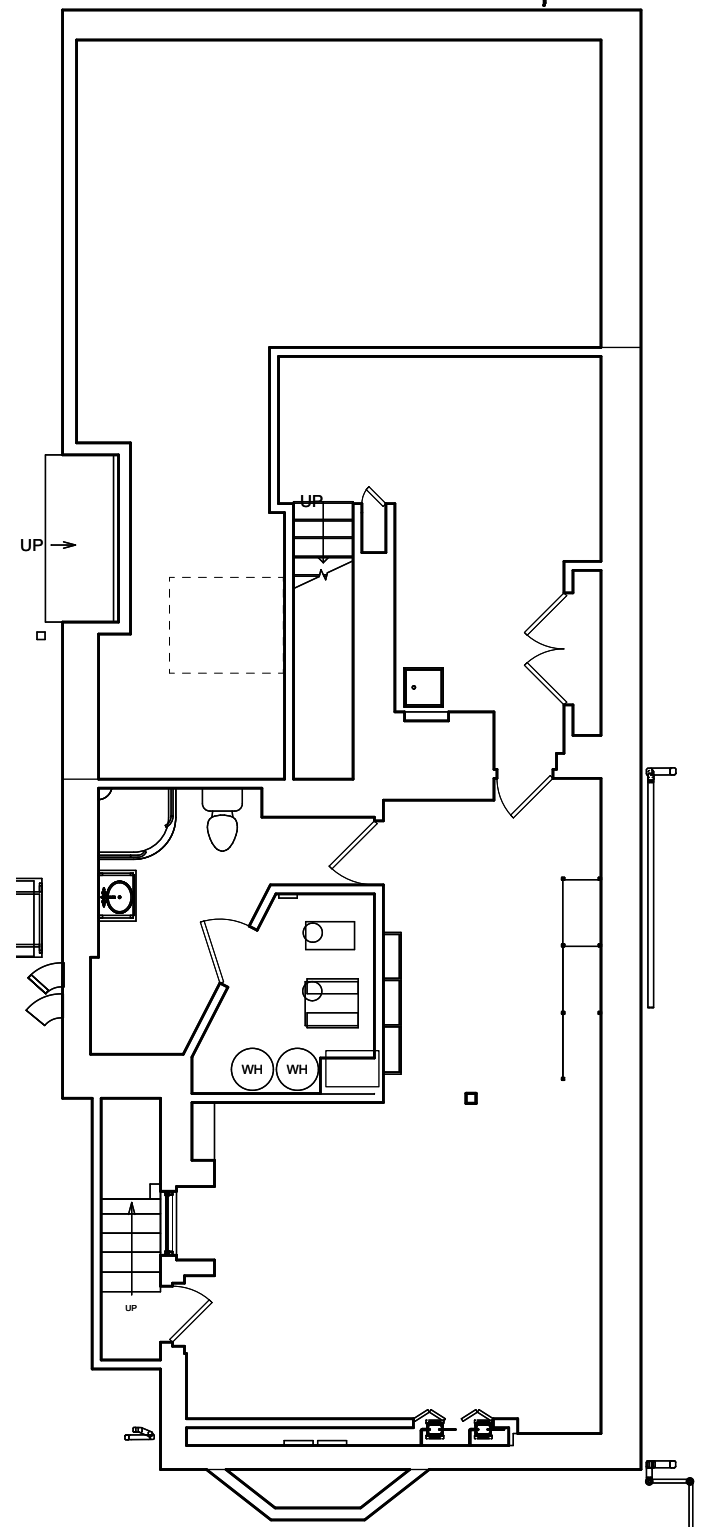
3 Second Floor GFA
Scale: 1/8" = 1'-0"

New GFA = 428 SF
 Existing GFA = 1010 SF



2 First Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = No change
 1473 SF



1 Basement GFA
Scale: 1/8" = 1'-0"

Existing GFA = Not Applicable, no change
 basement ceiling height less than 7'-0"

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Residence
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Cambridge, MA 02139

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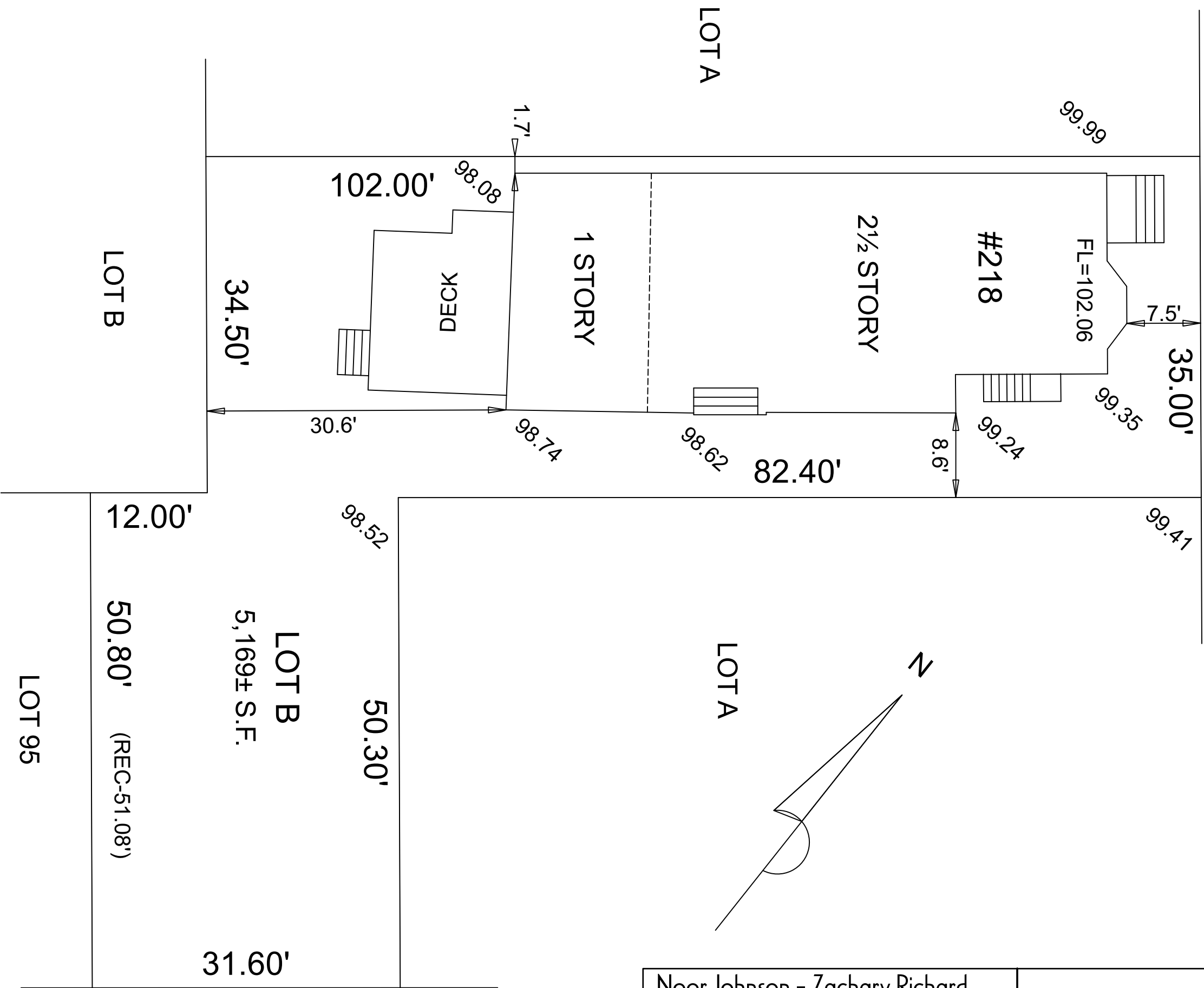
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Z1.2

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HAMILTON STREET



BASED ON SURVEY BY:
ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533

1 Existing - Site Plan
 Scale: 3/32" = 1'-0"

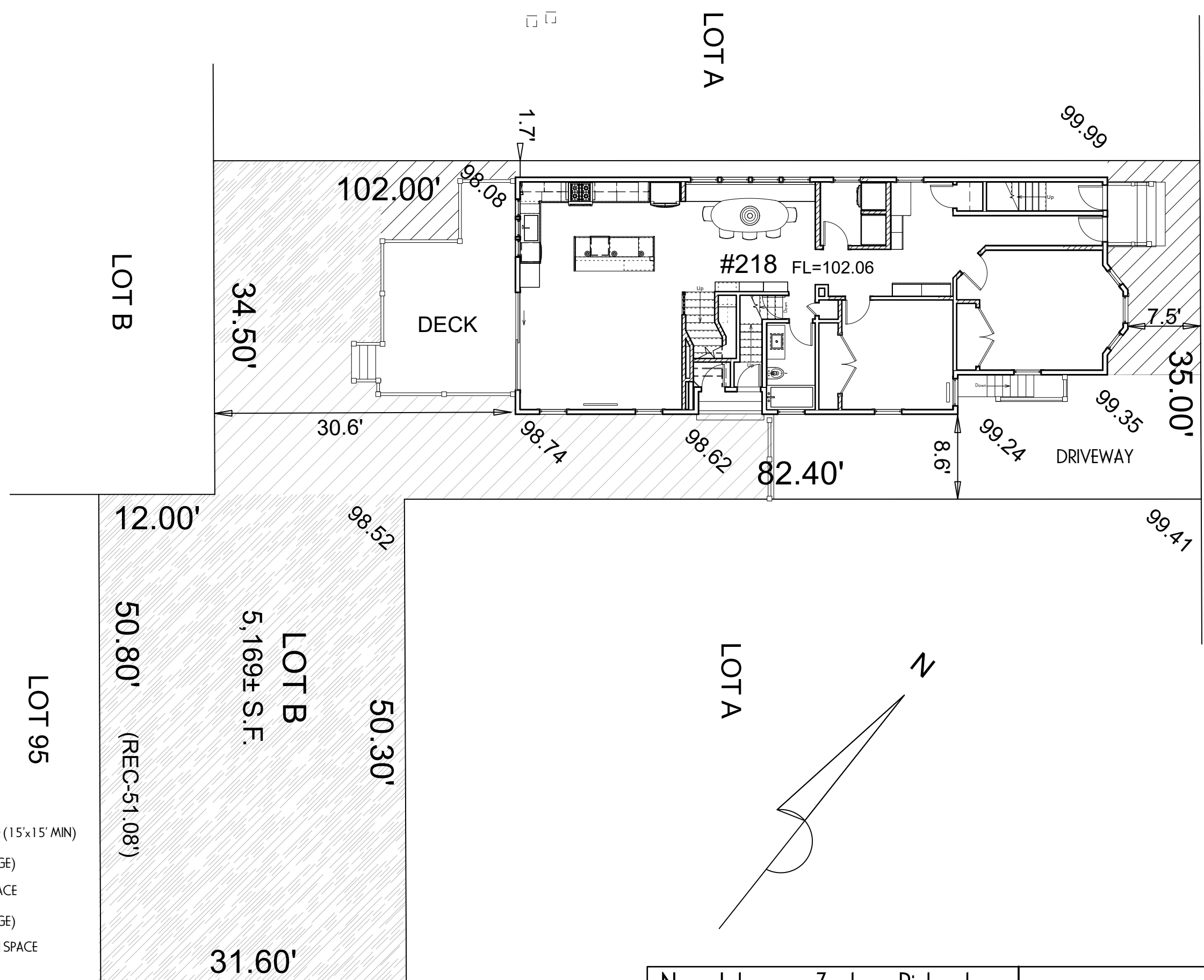
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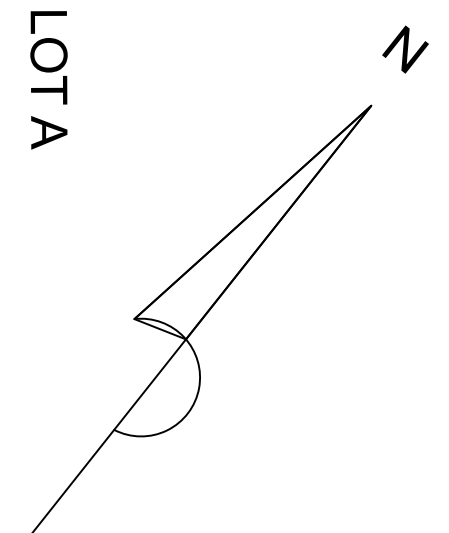
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01/05/2024

C1.0

HAMILTON STREET



- PRIVATE OPEN SPACE (15'x15' MIN)
 TOTAL = 1,934 SF
 (EXISTING NO CHANGE)
- PERMEABLE OPEN SPACE
 TOTAL = 871 SF
 (EXISTING NO CHANGE)
- TOTAL PRIVATE OPEN SPACE
 TOTAL = 2,805 SF



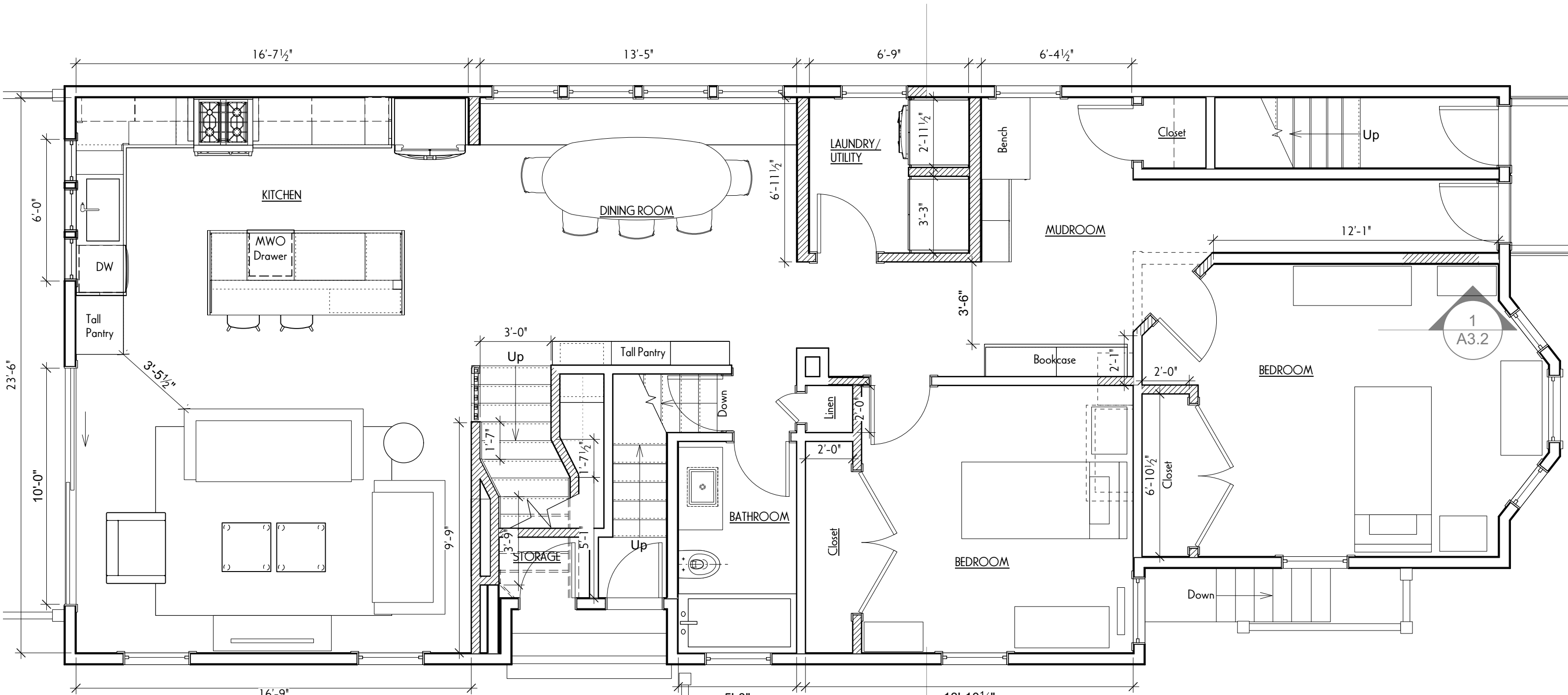
BASED ON SURVEY BY:
ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533

1 Proposed - Site Plan
 Scale: 3/32" = 1'-0"






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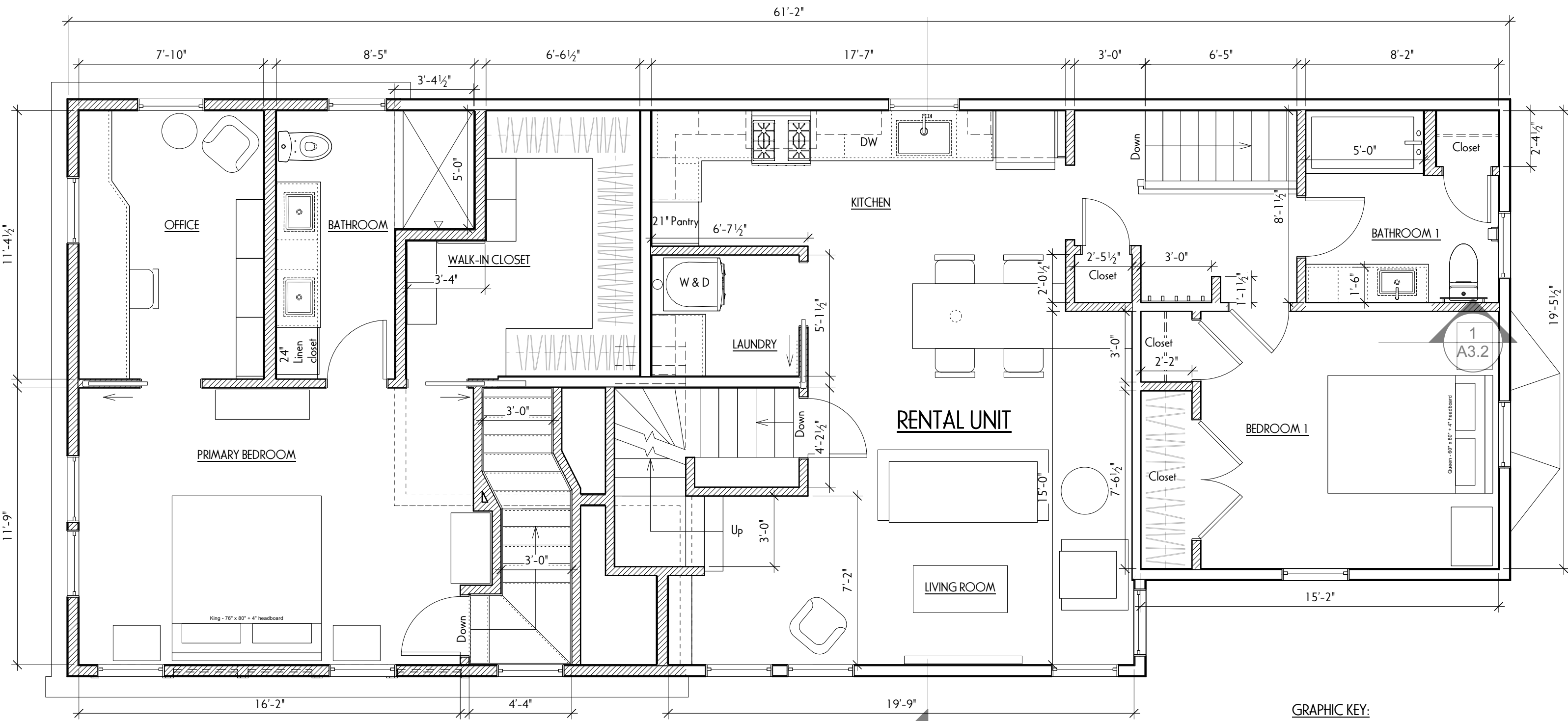
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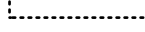

1 Proposed - 1st Floor Plan
 Scale: 1/4" = 1'-0"

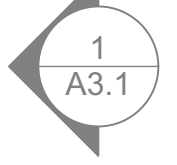
- GRAPHIC KEY:**
-  - Existing wall to be removed
 -  - Existing wall to remain
 -  - Existing fixture/finish to be removed
 -  - Denotes demo
 -  - New wall, typical

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1 Proposed 2nd Floor Plan
 Scale: 1/4" = 1'-0"

- GRAPHIC KEY:**
-  - Existing wall to be removed
 -  - Existing wall to remain
 -  - Existing fixture/finish to be removed
 -  - Denotes demo
 -  - New wall, typical

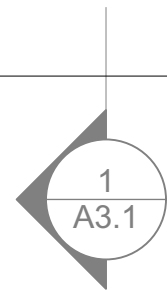
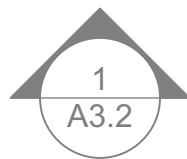
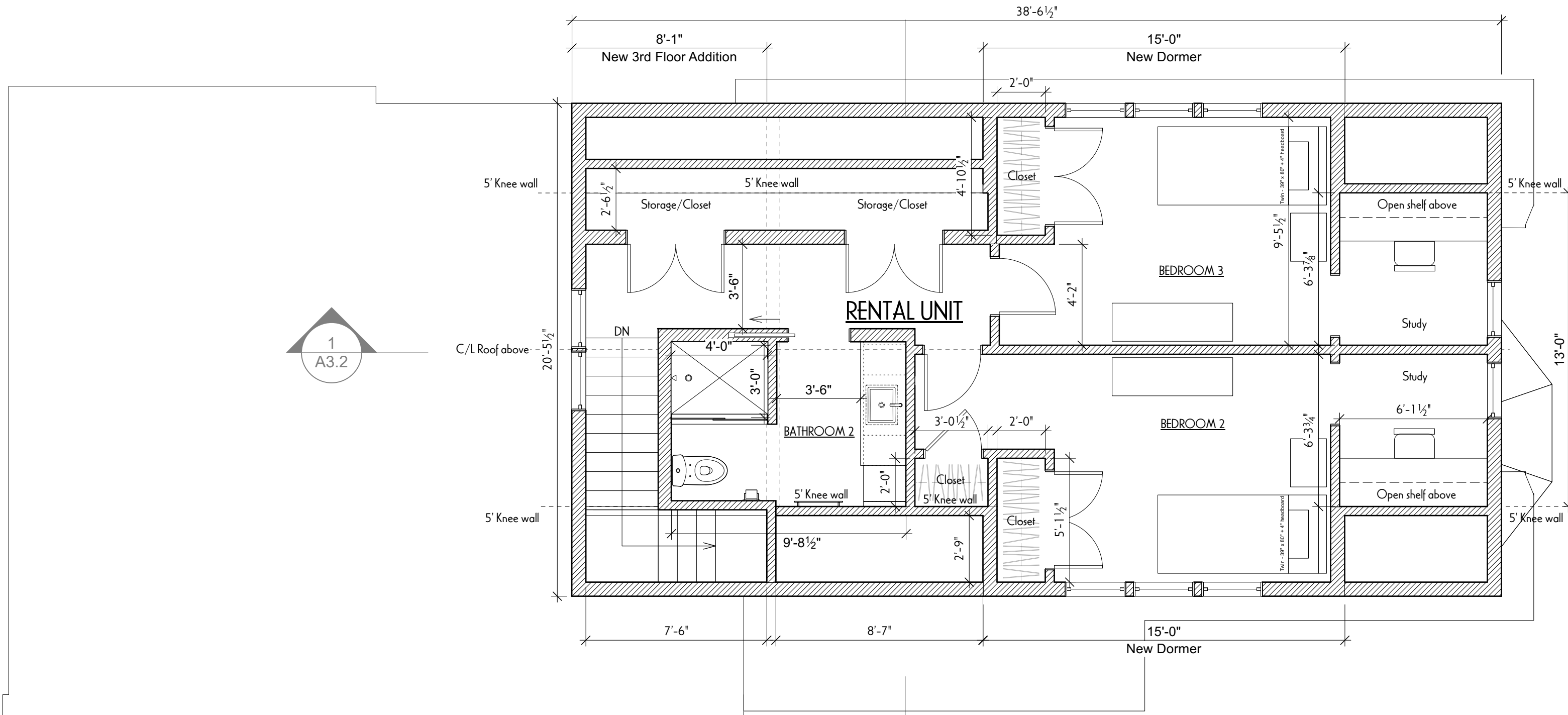


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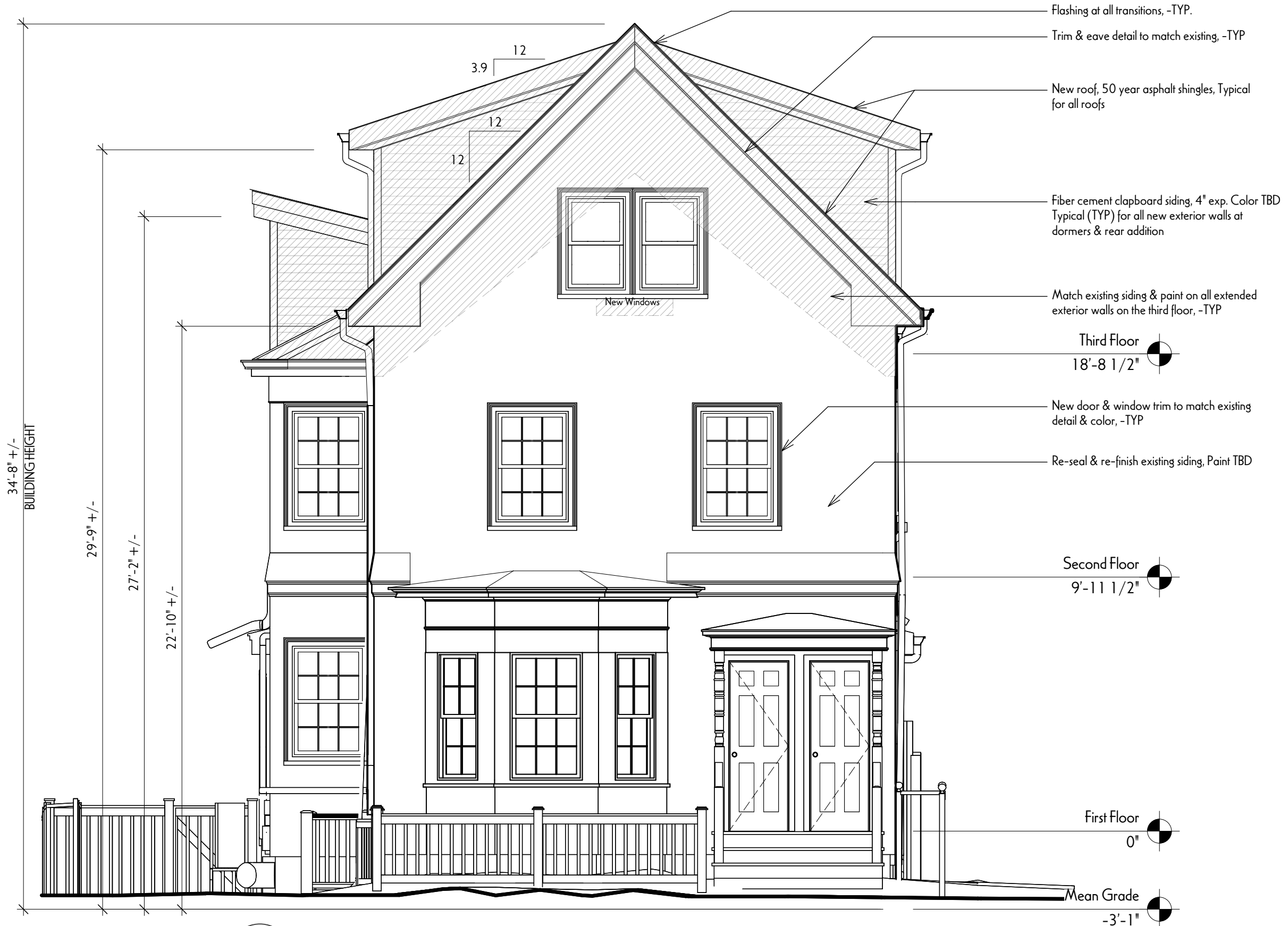
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- GRAPHIC KEY:**
- Existing wall to be removed
 - Existing wall to remain
 - Existing fixture/finish to be removed
 - Denotes demo
 - New wall, typical

1 Proposed 3rd Floor Plan
 Scale: 1/4" = 1'-0"

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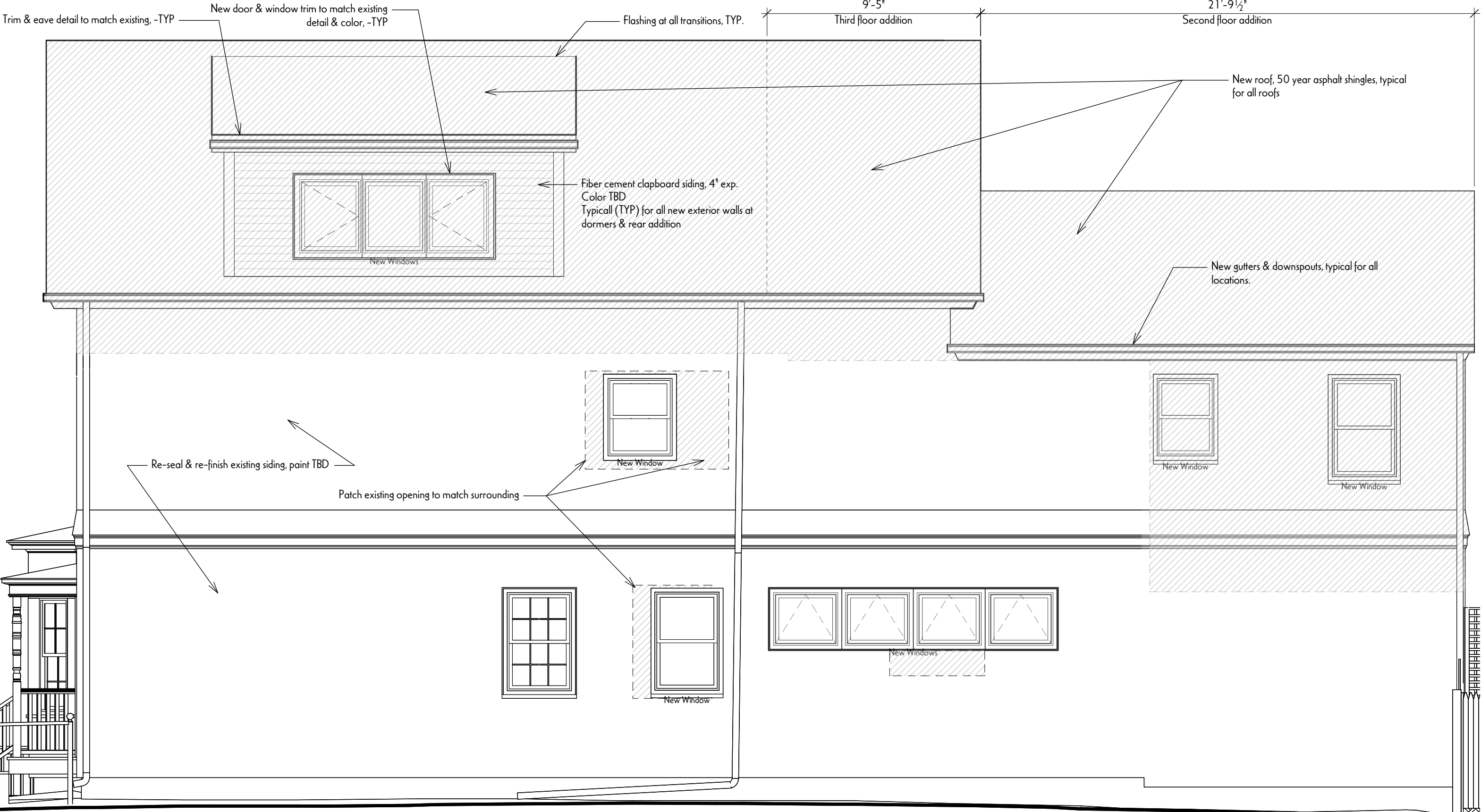
1 Front Elevation
 Scale: 1/4" = 1'-0"
 [Hatched Box] - New Structure

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Trim & eave detail to match existing, -TYP

New door & window trim to match existing detail & color, -TYP

Flashing at all transitions, TYP.

9'-5"
Third floor addition

21'-9 1/2"
Second floor addition

New roof, 50 year asphalt shingles, typical for all roofs

Fiber cement clapboard siding, 4" exp. Color TBD
Typical (TYP) for all new exterior walls at dormers & rear addition

New Windows

New gutters & downspouts, typical for all locations.

Re-seal & re-finish existing siding, paint TBD

Patch existing opening to match surrounding

New Window

New Window

New Window

New Window

New Windows

1 Proposed Right Elevation
Scale: 1/4" = 1'-0"

- New Structure

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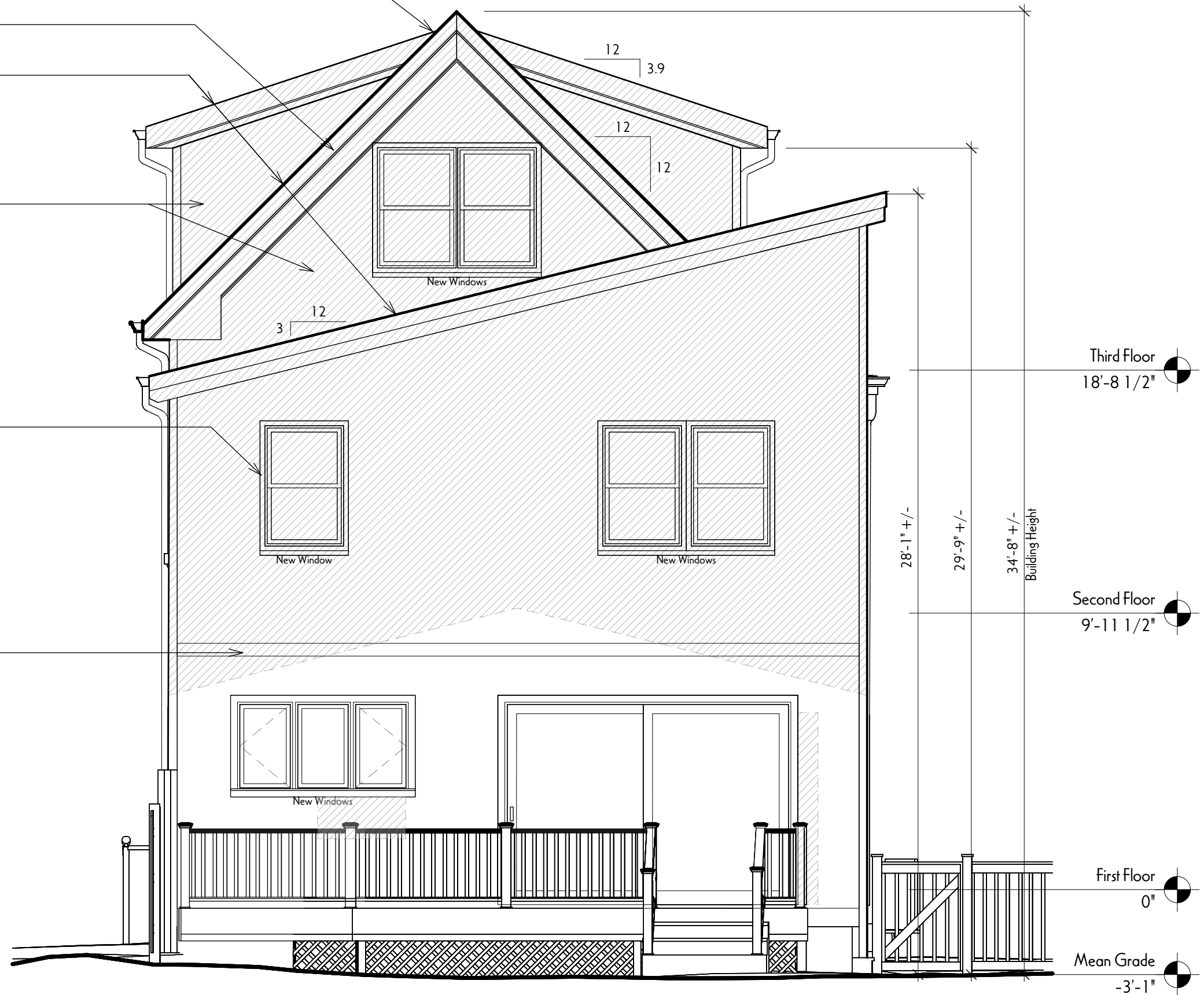
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Flashing at all transitions, -TYP
 Trim & eave detail to match existing, -TYP
 New roof, 50 year asphalt shingles, typical for all roofs

Fiber cement clapboard siding, 4" exp. Color TBD. TYP for all new exterior walls at dormers & rear addition.

New door & window trim to match existing detail & color, -TYP

Re-seal & re-finish existing siding, paint TBD



1 Proposed Rear Elevation
 Scale: 1/4" = 1'-0"
 [Hatched Box] - New Structure

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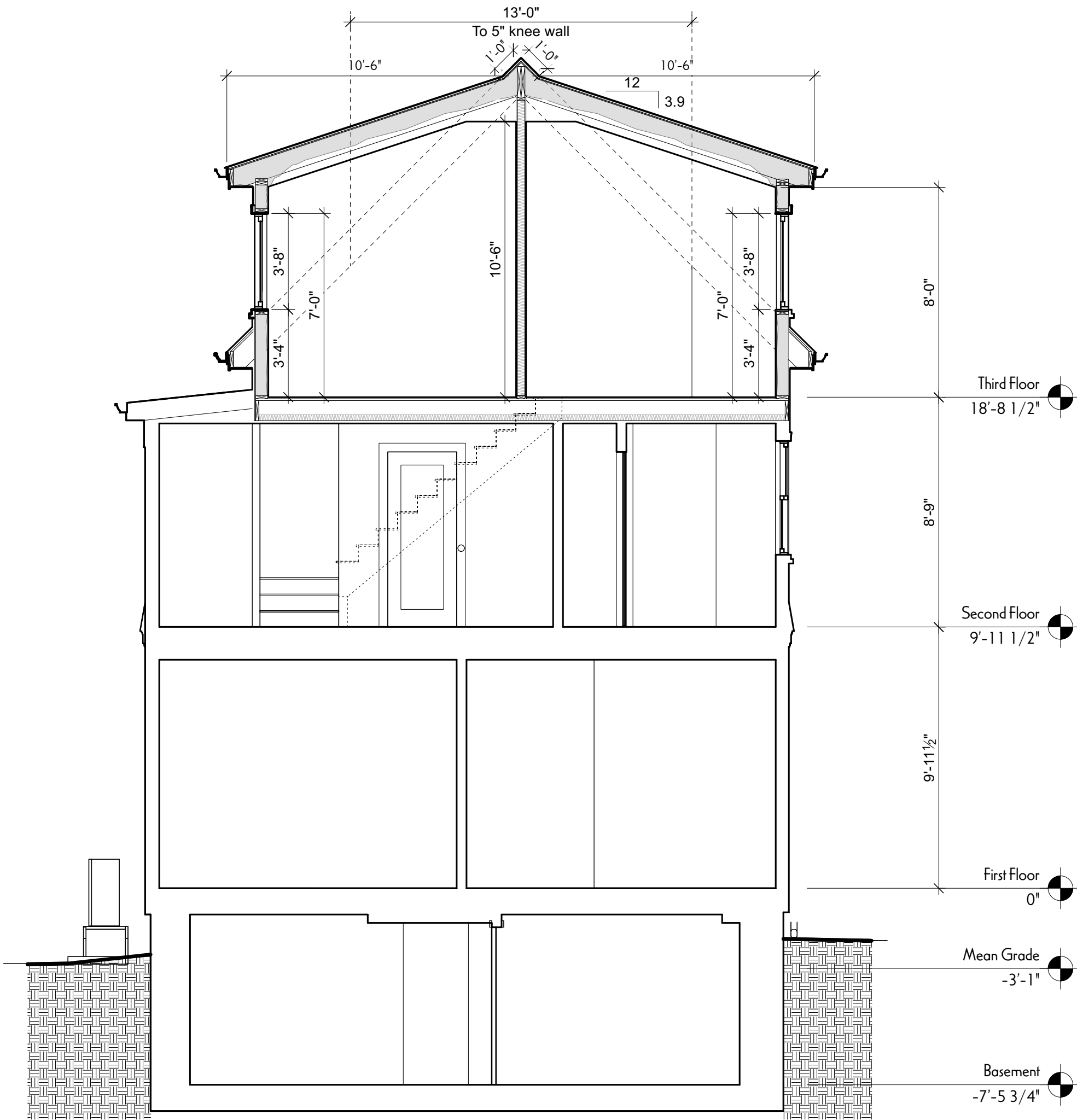
1 Proposed Left Elevation
 Scale: 1/4" = 1'-0"
 [Hatched Box] - New Structure

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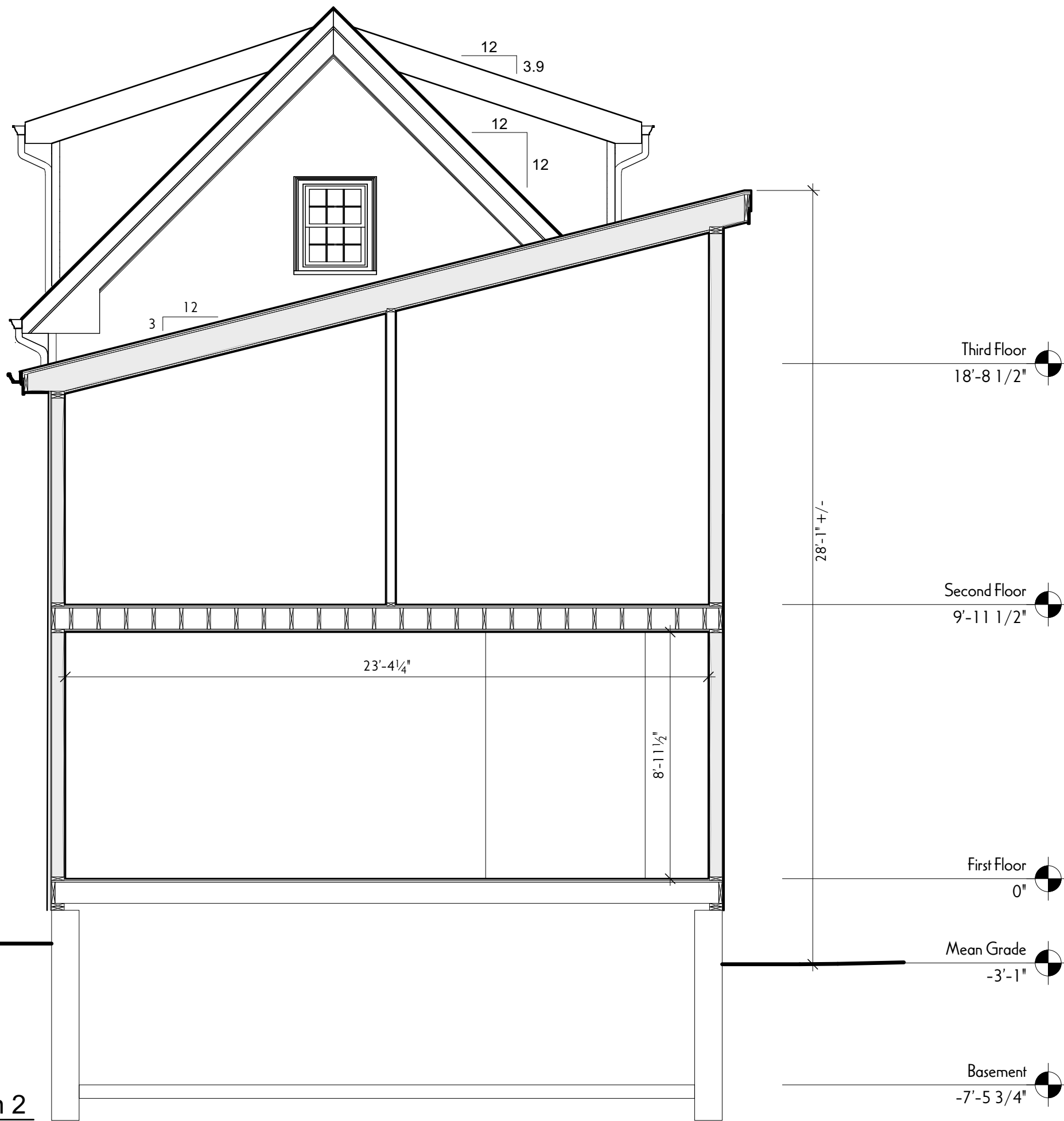
1 Proposed Section 1
Scale: 1/4" = 1'-0"

<h1 style="margin: 0;">A3.1</h1> <small>Copyright © EvB Design</small>	
Date:	01/05/2024
<h2 style="margin: 0;">EvB Design</h2> <small>1310 Broadway, Suite 200 Somerville, MA 02144</small>	
<p>Noor Johnson - Zachary Richard Residence 218 Hamilton St. Cambridge, MA 02139</p>	

1

Proposed Section 2

Scale: 1/4" = 1'-0"



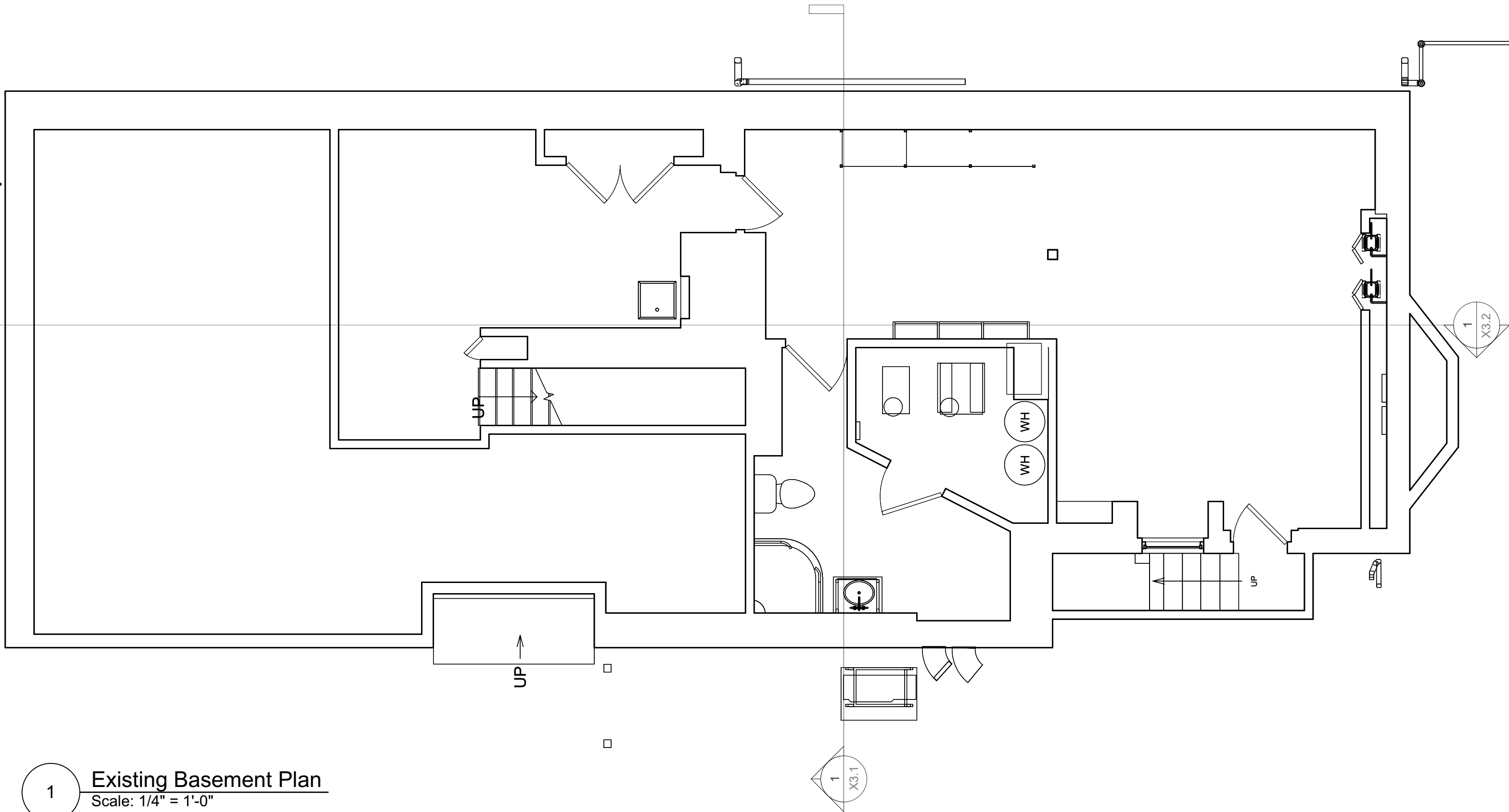
A3.2

Date: 01/05/2024

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 Cambridge, MA 02139

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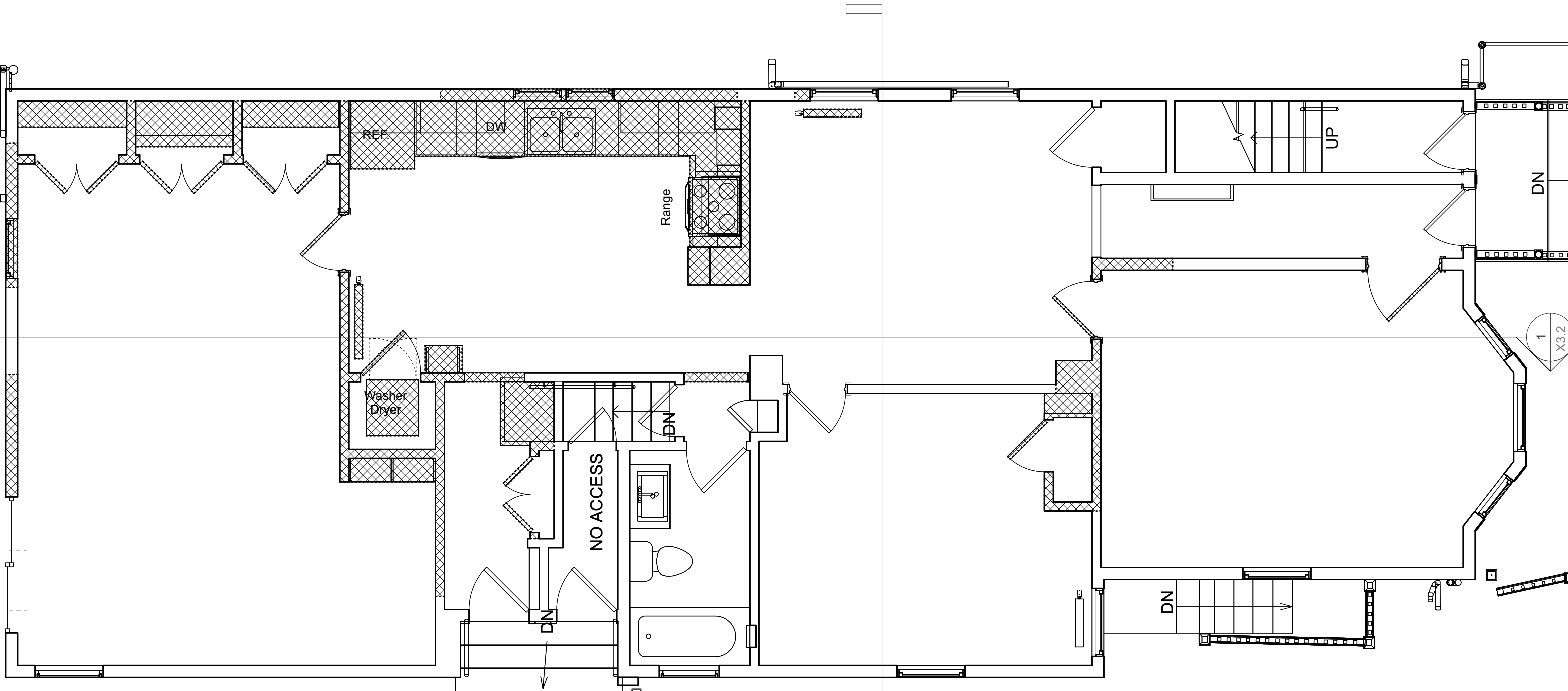
1 Existing Basement Plan
 Scale: 1/4" = 1'-0"

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Date:
01/05/2024

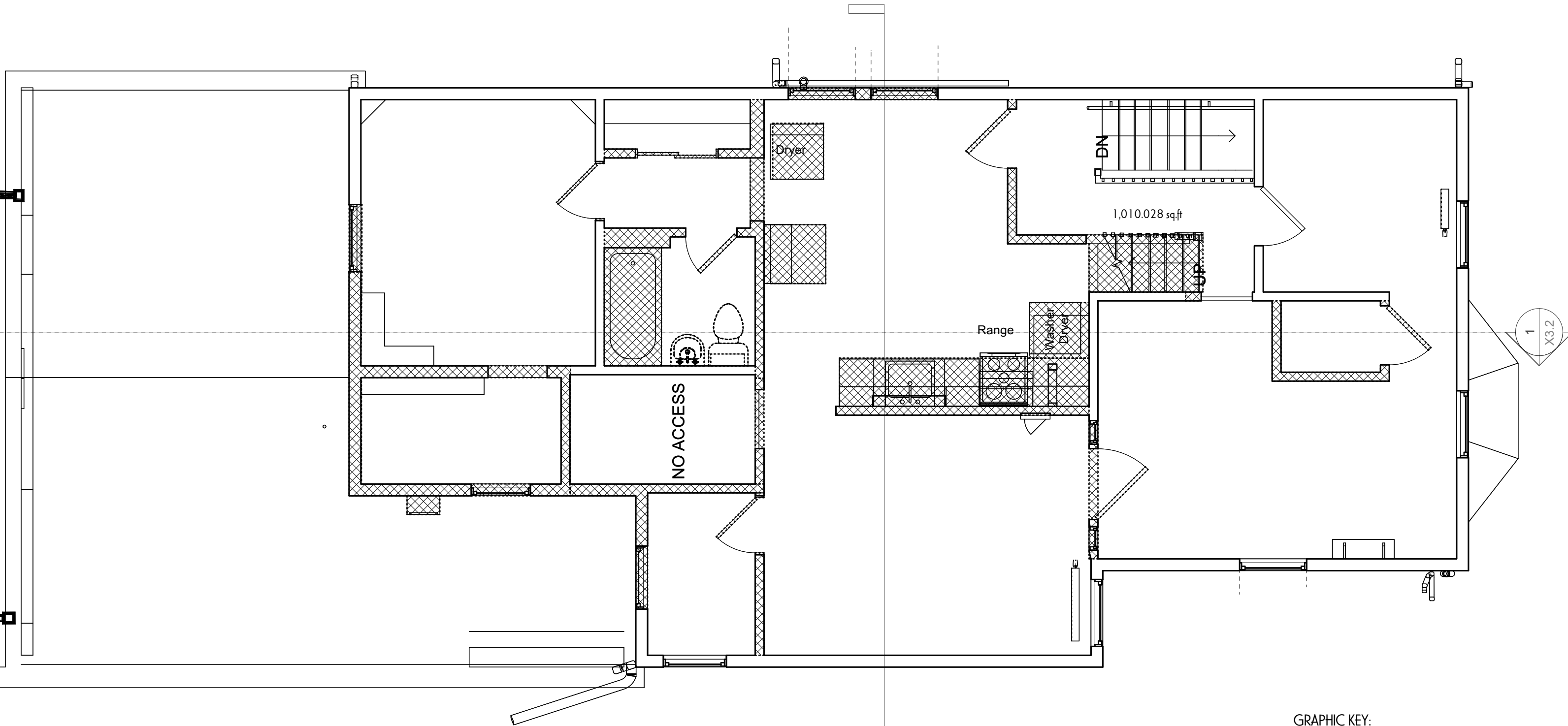
X1.0






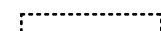

1 Existing 1st Floor Plan
 Scale: 1/4" = 1'-0"

- GRAPHIC KEY:**
- Existing wall to be removed
 - Existing wall to remain
 - Existing fixture/finish to be removed
 - Denotes demo
 - New wall, typical

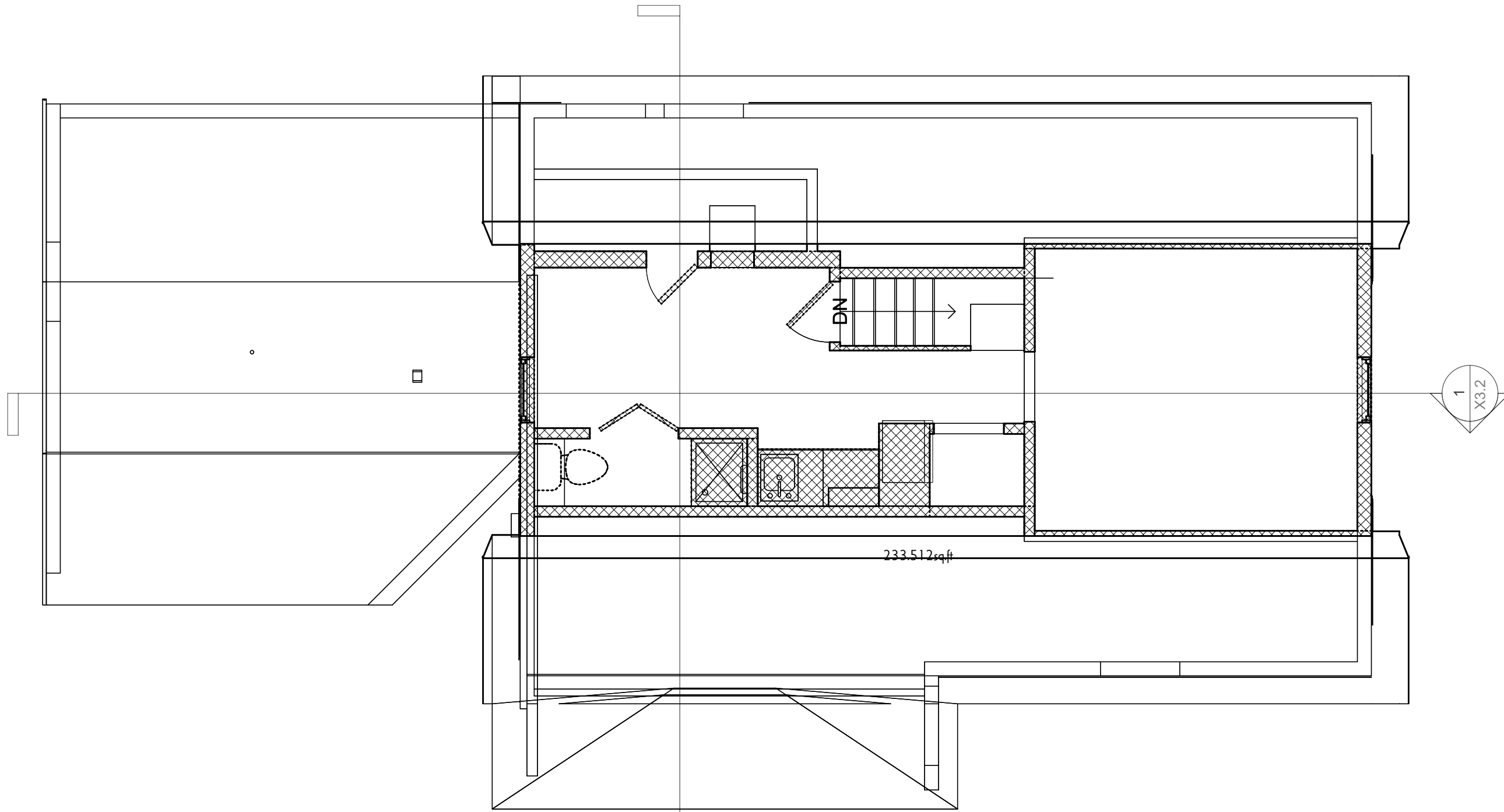
Noor Johnson - Zachary Richard Residence 218 Hamilton St. Cambridge, MA 02139	EvB Design	Date:	01/05/2024	<h1 style="font-size: 2em; margin: 0;">X1.1</h1>
		1310 Broadway, Suite 200 Somerville, MA 02144		








1 Existing 2nd Floor Plan
 Scale: 1/4" = 1'-0"

- GRAPHIC KEY:**
-  - Existing wall to be removed
 -  - Existing wall to remain
 -  - Existing fixture/finish to be removed
 -  - Denotes demo
 -  - New wall, typical

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1310 Broadway, Suite 200 Somerville, MA 02144			
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1 Existing 3rd Floor Plan
 Scale: 1/4" = 1'-0"

- GRAPHIC KEY:**
-  - Existing wall to be removed
 -  - Existing wall to remain
 -  - Existing fixture/finish to be removed
 -  - Denotes demo
 -  - New wall, typical

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1 Existing Front Elevation
 Scale: 1/4" = 1'-0"

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 Somerville, MA 02144

Date:
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X2.1
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1 Existing Right Elevation
Scale: 1/4" = 1'-0"

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Somerville, MA 02144

Date:
01/05/2024

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1

Existing Rear Elevation

Scale: 1/4" = 1'-0"

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Date:
 01/05/2024

X2.3
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1

Existing Left Elevation

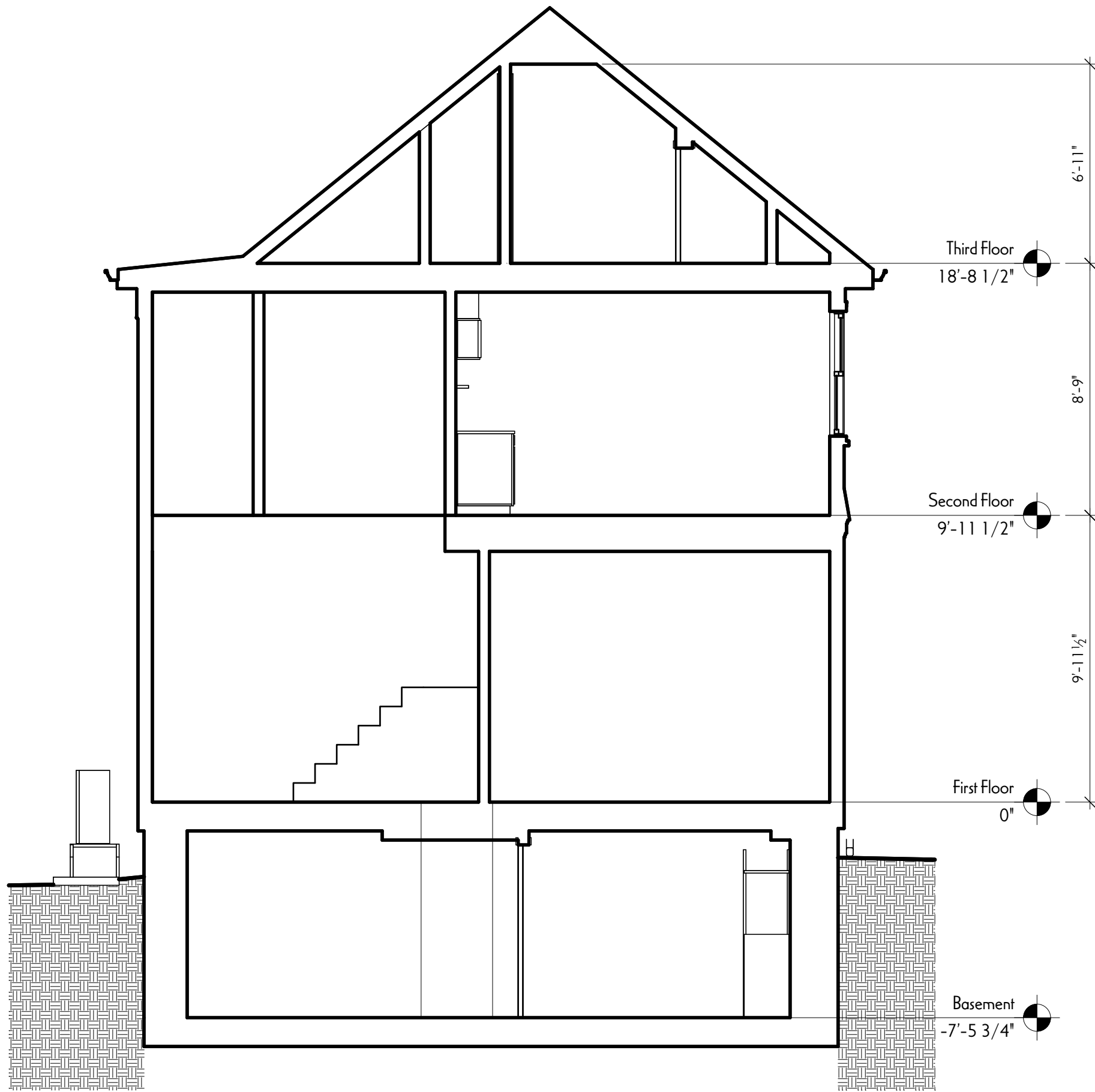
Scale: 1/4" = 1'-0"

Noor Johnson - Zachary Richard
Residence
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Date:
01/05/2024

X2.4



1 Existing Section 1
 Scale: 1/4" = 1'-0"

X3.1	
Date:	01/05/2024
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Noor Johnson - Zachary Richard Residence 218 Hamilton St. Cambridge, MA 02139	

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1 Existing Section 2
Scale: 1/4" = 1'-0"

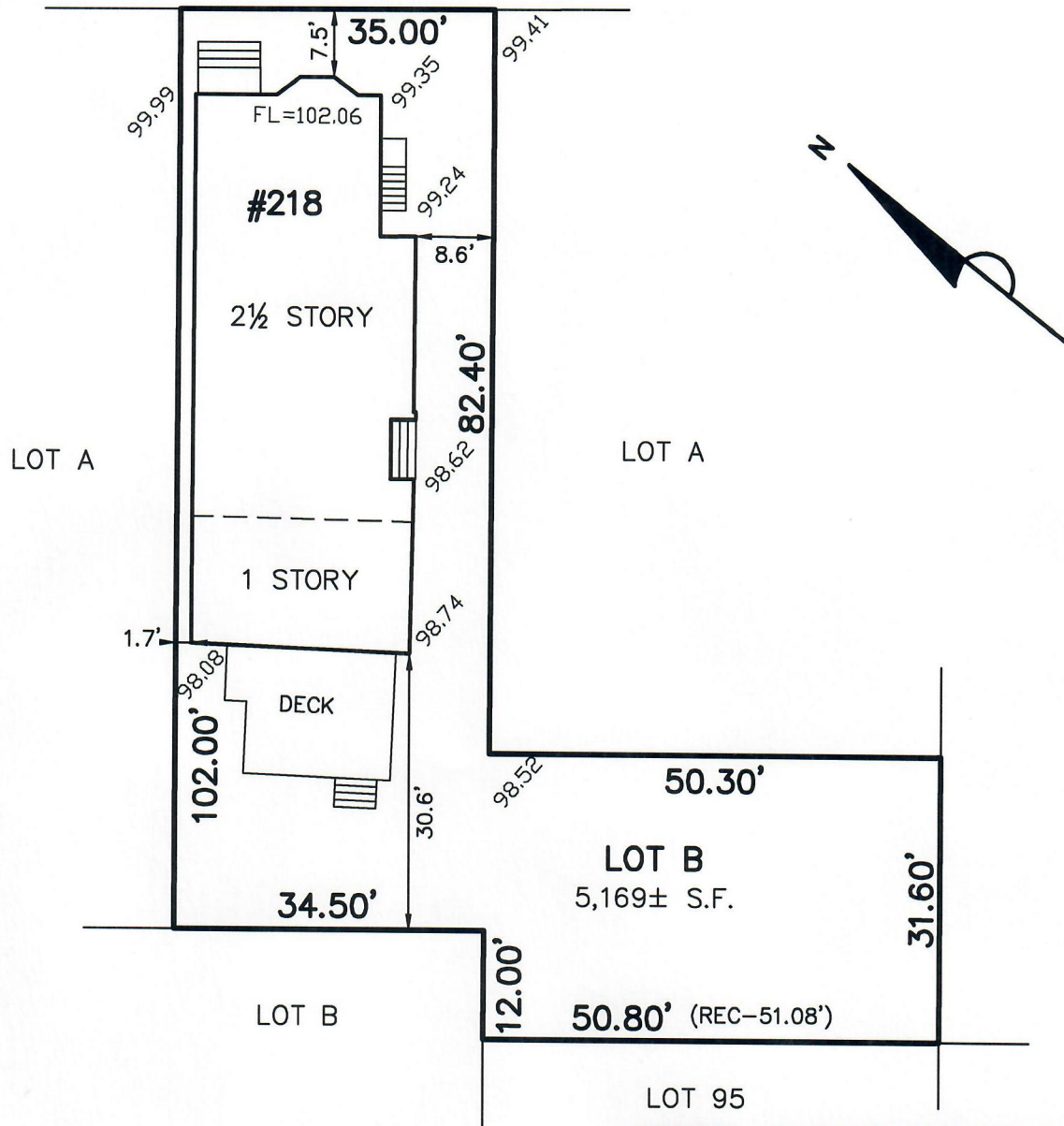
Noor Johnson - Zachary Richard
Residence
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Cambridge, MA 02139

EvB Design 
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Somerville, MA 02144

Date:
01/05/2024

X3.2
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HAMILTON STREET



I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

SCOTT LYNCH, PLS DATE
 THIS PLAN MAY HAVE BEEN ALTERED IF THE SIGNATURE IS NOT SIGNED IN BLUE.

LOT 95
 OWNER: ZACHARY HUNTER &
 NOORJEHAN JOHNSON

PROPOSED PLOT PLAN
 #218 HAMILTON STREET
 IN
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 20' DATE: 10/20/2022

ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 7152PP1.DWG

Photos of 218 Hamilton Street



Photos of 218 Hamilton Street



Photos of 218 Hamilton Street



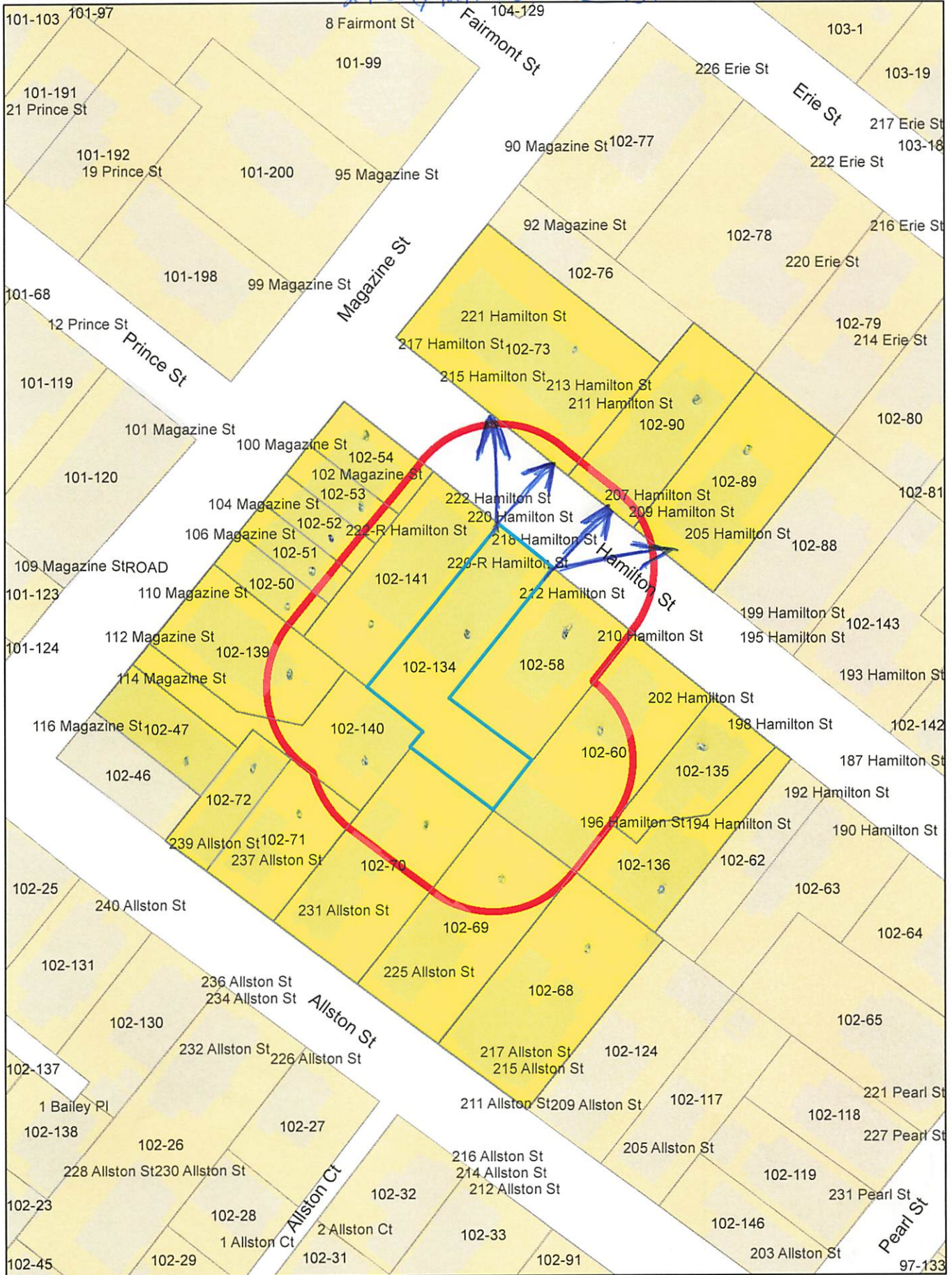
Photos of 218 Hamilton Street



Photos of 218 Hamilton Street



218 Hamilton St.



218 Hamilton St: Retirees

102-52
PEARSON, STEPHEN FUNK
104 MAGAZINE STREET
CAMBRIDGE, MA 02139

102-71
SELAYA, LINDA
237 ALLSTON ST
CAMBRIDGE, MA 02139-3917

EVB DESIGN
C/O EDRIK VANBEUZKOM, AIA
1310 BROADWAY - SUITE 200
SOMERVILLE, MA 02144

102-90
CACCIOLA REALTY, LLC.
90 CLARENDON AVE
SOMERVILLE, MA 02143

102-47
HALAJIAN, CRAIG A.
32 ROCKINGHAM ST
CAMBRIDGE, MA 02139

102-60
ZUSY, CATHERINE & SAMUEL C. KENDALL
202 HAMILTON ST.
CAMBRIDGE, MA 02139-3924

102-69
BRUBAKER, TOD & RHEA BRUBAKER
225 ALLSTON ST
CAMBRIDGE, MA 02139

102-70
BURKE, JOHN T. & CLAIRE M. BURKE
231 ALLSTON ST
CAMBRIDGE, MA 02139-3917

102-72
GAVANESCU, IRINA C.
57 CREHORE DR
NEWTON, MA 02462

102-73
WU, JENNIFER
211-221 HAMILTON ST - UNIT 211
CAMBRIDGE, MA 02139

102-50
533 SCHOOL STREET LLC
108 MAGAZINE ST
CAMBRIDGE, MA 02139

102-68
WATSON, PAUL
215 ALLSTON ST
CAMBRIDGE, MA 02139

102-72
COWLES, LORI
24 UPTON ST
CAMBRIDGE, MA 02139

102-72
HENNEBERGER, IAN M. & LOUISA L.
MACKINTOSH
239 ALLSTON ST - UNIT 3
CAMBRIDGE, MA 02139

102-73
PIZER, HARRY F. & CHRISTINE M. PIZER, TR
HARRY & CHRISTINE PIZER REALTY TRUST
500 PARK BLVD SOUTH - APT 9
VENICE, FL 34237

102-73
TONESS, BIANCA V. & SORIN GRAMA
217 HAMILTON ST
CAMBRIDGE, MA 02139

102-53
ONE HUNDRED TWO MAGAZINE STREET, LLC
62 TOBEY RD
BELMONT, MA 02478

102-89
LOGAN, CHARLES C. & CLAUDIA A. LOGAN
205 HAMILTON ST.
CAMBRIDGE, MA 02139

102-134
HUNTER, ZACHARY RICHARD &
NOORJEHAN SARAH JOHNSON
218 HAMILTON ST
CAMBRIDGE, MA 02139

102-139
STEVENS, KEVIN & JANICE LINNANE STEVENS
110 MAGAZINE STREET
CAMBRIDGE, MA 02139

102-73
SMITH, MICHAEL J.
219 HAMILTON ST.
CAMBRIDGE, MA 02139

102-89
UPDIKE, DAVID & WAMBUI GITHIORA
205-207 HAMILTON ST. U207
CAMBRIDGE, MA 02139

102-135
BAHLMANN, KARSTEN &
MARTINA BAHLMANN
12 LEONARD AVE UNIT 1
CAMBRIDGE, MA 02139

102-141
WALDRON, DAVID C.
TRS. OF WALDRON REALTY TRUST
43 FOREST PARK DRIVE
WALTHAM, MA 02154

102-54
DROST, MARTHA JANE
100 MAGAZINE ST. UNIT 1
CAMBRIDGE, MA 02139

102-54
SCHULKIND, MARKUS
100 MAGAZINE ST. UNIT 3
CAMBRIDGE, MA 02139

102-136
WALDRON, SALLY B.,
TRS THE SALLY B. WALDRON REV TRUST
194-196 HAMILTON ST.
CAMBRIDGE, MA 02139

102-58
MCCABE, JOSEPH T.
TR. OF THE NEAD NA CUAICHE LIVING TRT
212 HAMILTON ST
CAMBRIDGE, MA 02139

102-51
GREIG LUCIANO CUSTO & EUGENIA CUSTO
GREIG & MARIA T CUSTO GREIG ET AL
2850 MIDDLEFIELD RD - APT D 338
PALO ALTO, CA 94306

102-139
SLOAN, SHARON RUTH, TRS THE SHARON
RUTH SLOAN TRUST
110-112 MAGAZINE ST UNIT 112
CAMBRIDGE, MA 02139

218 Hamilton St.

102-73

MULLINS, SAMUEL RAY AMY SLIFE MULLINS
221 HAMILTON ST
CAMBRIDGE, MA 02139

102-54

MASOORI MOHAMMAD
100 MAGAZINE ST - UNIT 2
CAMBRIDGE, MA 02139

102-140

BOWEN KEN & CHARLETTA BOWEN
112R MAGAZINE STREET
CAMBRIDGE, MA 02139

102-73

BORTFELD, THOMAS & INA BORTFELD
215 HAMILTON ST
CAMBRIDGE, MA 02139

Pacheco, Maria

From: Margie Duignan <mduignan@ectgboston.com>
Sent: Thursday, February 1, 2024 10:12 AM
To: Pacheco, Maria
Subject: letter of support #254230

Dear Cambridge Zoning Board of Appeals,

I'm writing to support Noor Johnson and Zach Hunter's application for a variance for their house renovation. They have been our neighbors for the past 12 years and are involved in the Hamilton Street Block Party and other neighborhood events. We often see them at neighborhood parks or on the street with their young children. They hope to renovate to have more space since their family size has grown. We would hate to see the neighborhood lose another young family and fully support their plan to renovate and stay. As long-renters on Hamilton Street, we also appreciate that they plan to maintain a rental unit in the house.

Sincerely,

Margie Duignan & Rory Armitage
210 Hamilton St
Cambridge
Ma 02139

mduignan@ectgboston.com

Pacheco, Maria

From: Catherine Zusy <cathzusy@gmail.com>
Sent: Thursday, February 1, 2024 1:28 PM
To: Pacheco, Maria
Cc: Noor JOhnson; Zachary Hunter
Subject: Support for Noor Johnson & Zach Hunter's proposed renovation at 218 Hamilton St.

2.1.2024

To: Cambridge Zoning Board of Appeals
From: Cathie Zusy & Sam Kendall, 202 Hamilton St., Cambridge, MA 02139
Re: Noor Johnson & Zach Hunter's proposed renovation at 218 Hamilton St., Cambridge, MA 02139

We write in support of Noor and Zach's proposed renovations at 218 Hamilton St. They will improve the house without casting shadows on abutters property. This will allow them to stay in Cambridge with their two lovely daughters and house 2-3 others as well in their much-needed and scarce rental units.

Noor and Zach have been great neighbors and add to the sense of community on Hamilton Street.

This project advances Cambridge's goals of creating more housing without dramatically reducing open space.

Thank you!

Pacheco, Maria

From: Bianca V. Tones <biancavtoness@gmail.com>
Sent: Saturday, February 3, 2024 7:46 AM
To: Pacheco, Maria
Subject: Letter in Support of 218 Hamilton Street renovation
Attachments: Noor letter.docx

Hello, Please find the attached letter in support of Noor Johnson and Zach Hunter's proposed renovation at 218 Hamilton Street.

Thank you,
Bianca

Bianca Toness
217 Hamilton Street
Cambridge, MA 02139

To the Cambridge Board of Zoning Appeal:

I write to you in support of Noor Johnson and Zachary Hunter's proposed home renovation.

My family and I have lived across the street from Noor and Zach for nearly six years and have known them even longer. I regularly walk with Noor, my son plays with her children, and they have us over for dinner. We loan each other tools and missing ingredients for meals.

Noor and Zach have also helped us understand our street and greater Cambridgeport better. Since Zach grew up on our street, they've introduced us to longtime residents and helped us understand where they fit into the history of the city.

It would be a huge loss for the street if they had to move elsewhere so they could have enough space for their family. We appreciate that they plan to maintain a rental unit in their home given the housing crisis in our region.

If you have any questions about their role on our street, please do not hesitate to ask.

Sincerely,

Bianca Toness
biancavtoness@gmail.com

Pacheco, Maria

From: Martha Drost <mjdrost100@gmail.com>
Sent: Sunday, February 4, 2024 12:20 PM
To: Pacheco, Maria
Subject: Renovation Proposal Zach Hunter and Noor Johnson

Dear Cambridge Zoning Board of Appeals,

I am writing to support Noor Johnson and Zach Hunter's application to this board for a variance for their house renovation. Their renovation will allow them more space for their family of four. Noor and Zach live two doors away from me, and they have been engaged in the neighborhood since they moved here 12 years ago. They hope to stay and raise their kids here. I support their renovation plans!

Sincerely,

Martha Drost
100 Magazine Street
Cambridge, MA 02139

Sent from my iPhone



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Matin Gharibi Date: 1/19/2024
(Print)

Address: 218 Hamilton St.

Case No. BZA-254230

Hearing Date: 2/8/24

Thank you,
Bza Members

Noor Johnson & Zachary Hunter Residence - Shadow Study

Property Address:

**218 Hamilton St.
Cambridge, MA 02139**

Shadow Study: January 05, 2024

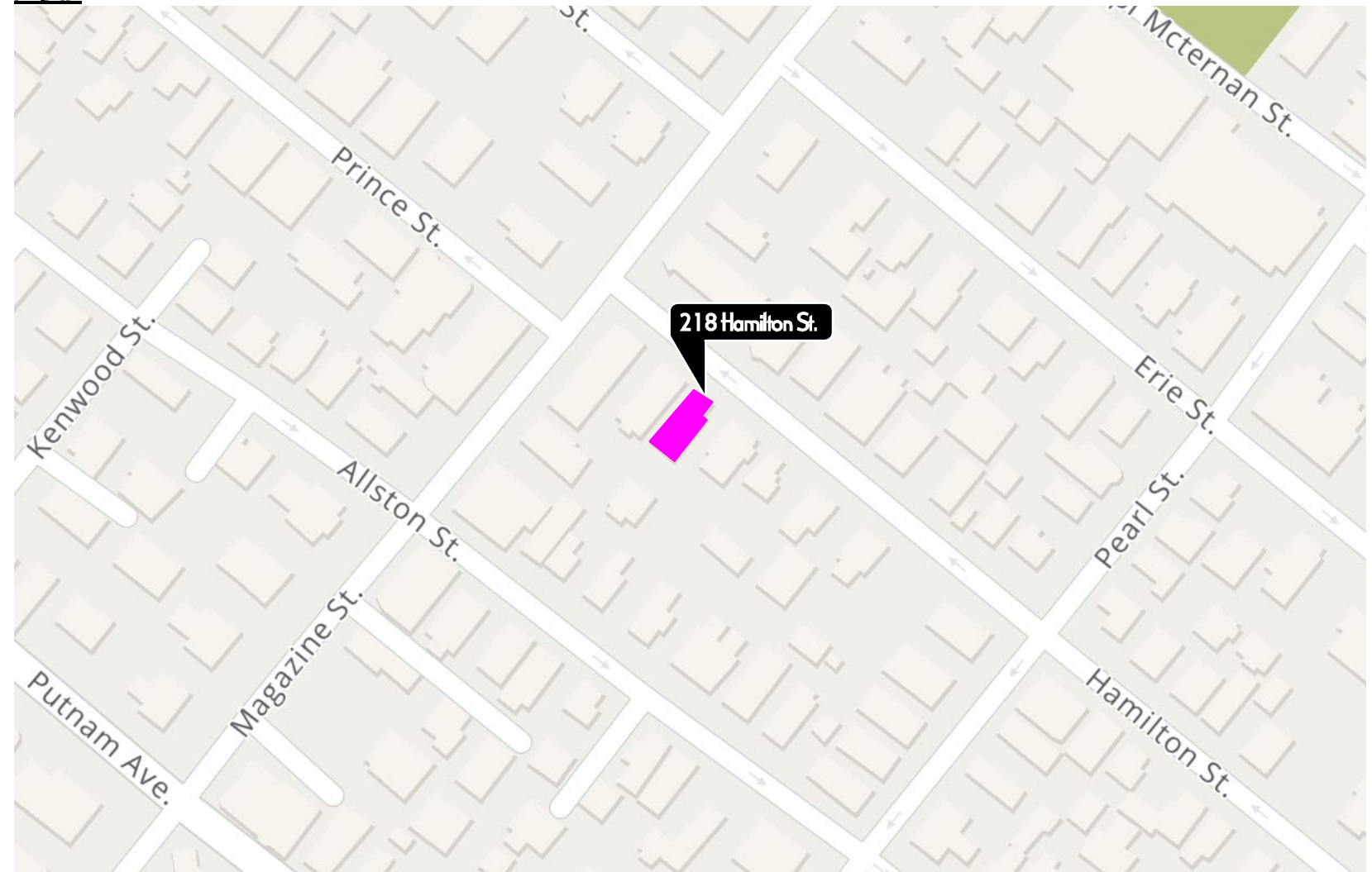
Architect:

EvB Design

Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222



Note:
The shadow study was done by EvB Design, based on the 3D model of city of Cambridge provided on the city of Cambridge website. The orientation was determined based on the survey by ROBER SURVEY, which showed the north direction. Location of windows and doors, and any detail on adjacent buildings that is not provided in the 3D model by the city of Cambridge website, is approximate. The shadow study was modeled in SketchUp software. The sun angle at different times of the year, was based on the SketchUp software shadow and sun settings.

MAP



MARCH/ SEPTEMBER EQUINOX
9:00 AM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.0

MARCH/ SEPTEMBER EQUINOX
12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.1

MARCH/ SEPTEMBER EQUINOX
3:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.2

SUMMER SOLSTICE
9:00 AM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT





PROPOSED



Noor Johnson & Zachary Hunter Residence	EvB Design 	Date:	R2.3
		01/05/2024	
Property Address: 218 Hamilton St. Cambridge, MA 02139	1310 Broadway, Suite 200 Somerville, MA 02144		

SUMMER SOLSTICE
12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.4

SUMMER SOLSTICE
3:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.5

WINTER SOLSTICE
9:00 AM

KEY:



Extent of New Shadow



Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139



EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.6

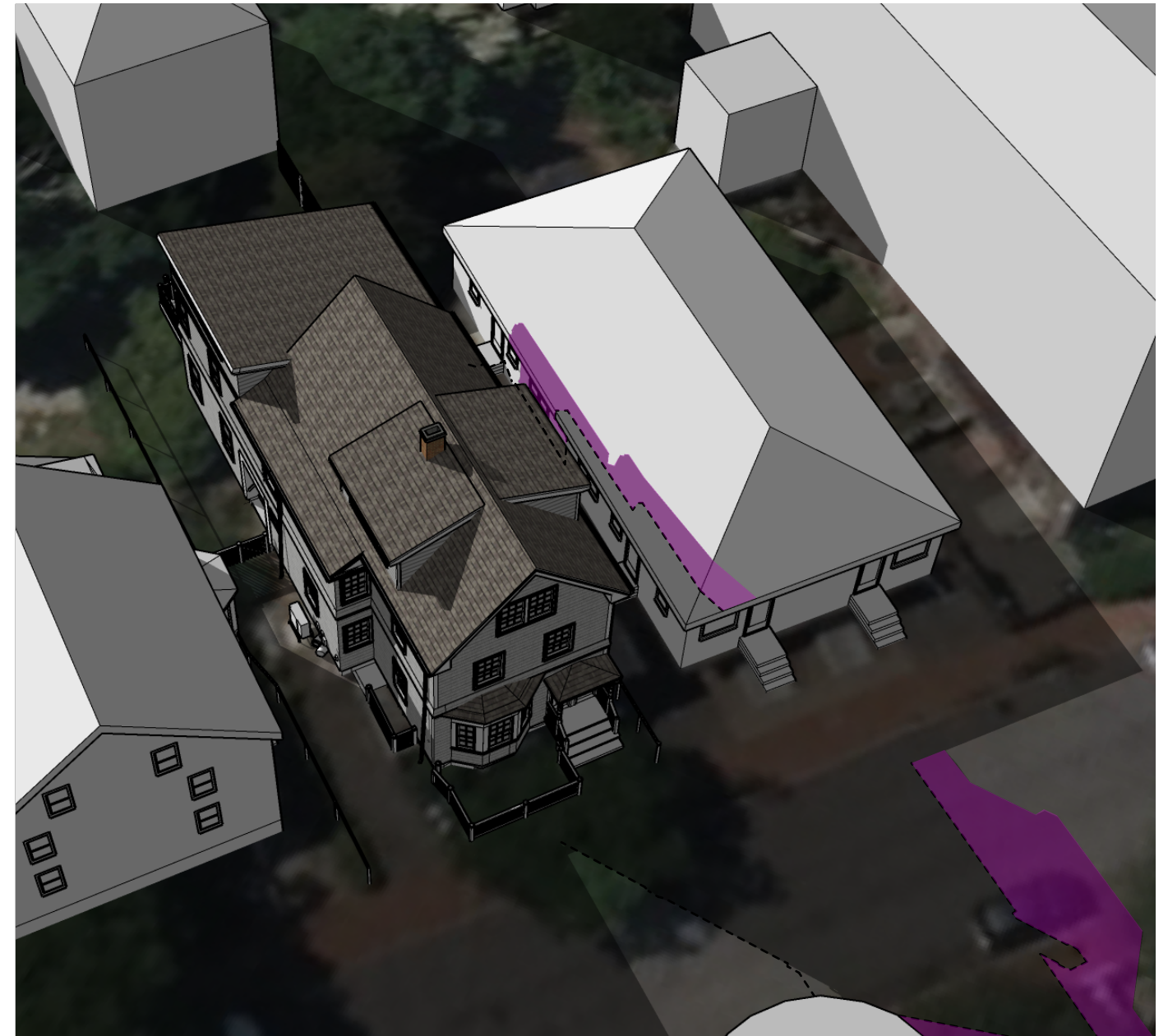
WINTER SOLSTICE
12:00 PM

KEY:

-  Extent of New Shadow
-  Line of Existing Shadow

CURRENT

PROPOSED



Noor Johnson & Zachary Hunter Residence	EvB Design 	Date:	R2.7
		01/05/2024	
Property Address: 218 Hamilton St. Cambridge, MA 02139	1310 Broadway, Suite 200 Somerville, MA 02144		

WINTER SOLSTICE
3:00 PM

KEY:



Extent of New Shadow



Line of Existing Shadow

CURRENT



PROPOSED



**Noor Johnson
& Zachary Hunter Residence**
Property Address: 218 Hamilton St.
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
01/05/2024

R2.8



CITY OF CAMBRIDGE
INSPECTORIAL SERVICES

2024 FEB -5 P 4: 07

February 5, 2024

Olivia Ratay
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

RE: 218 Hamilton Street, case no. BZA254230-2024

Dear Olivia,

As per our conversation this morning I am sending a drawing with FAR calculations showing the increase in FAR for one portion of the proposed additions to 218 Hamilton St. The project has two major parts, 1) a 2nd floor addition at the rear over an existing one story portion of the house, and 2) an addition which involves raising the main roof over the front portion of the house, rebuilding at a steeper pitch and adding two dormers to make the attic level more usable. The subject of this letter is the latter addition.

I am requesting that this portion of the proposed work be considered for a Special Permit rather than a Zoning Variance. The reasoning behind my request is that if this part of the work were the only portion we were requesting the total FAR increase would be 0.6, which meets the requirements of the Residence C zone. The addition would not otherwise further increase any preexisting nonconformity as it would occur on the footprint of the existing house (which is nonconforming to the side yard setback requirements). The increase is also less than 25% of the total floor area and as such conforms to the requirements of Article 8.22.2c for granting of a Special Permit.

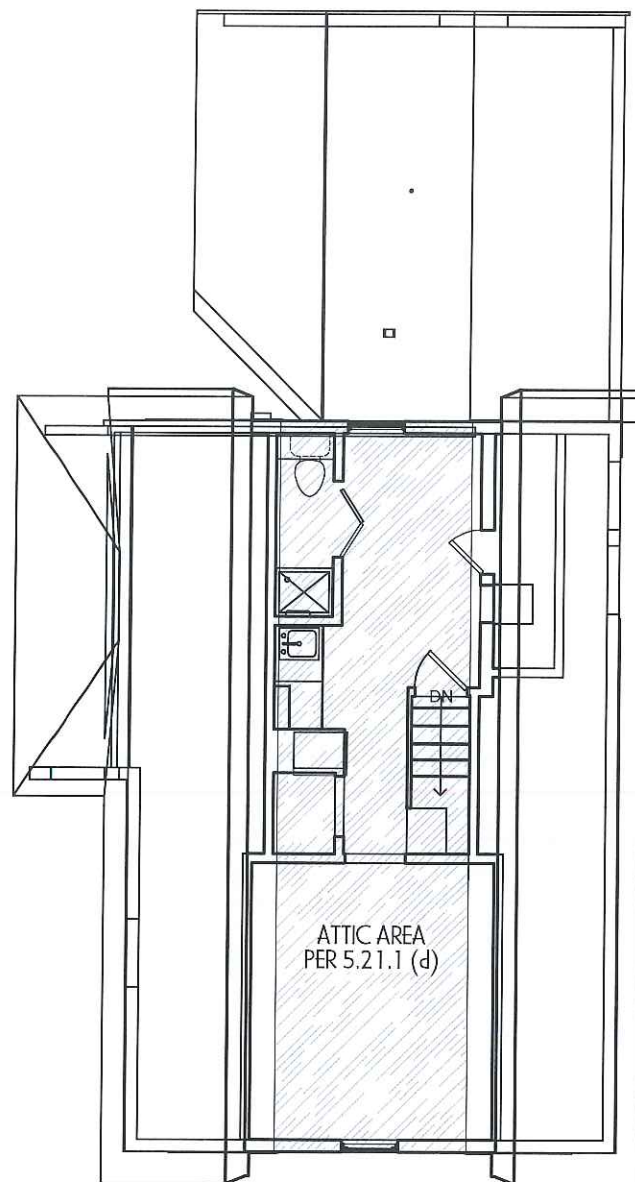
I will request at the hearing that the Board of Zoning Appeals consider this portion of the project under the provisions for Special Permit.

Please let me know if you have any questions or require any additional information.

Best regards,

A handwritten signature in black ink, appearing to read 'Edrick vanBeuzekom', followed by a long horizontal flourish.

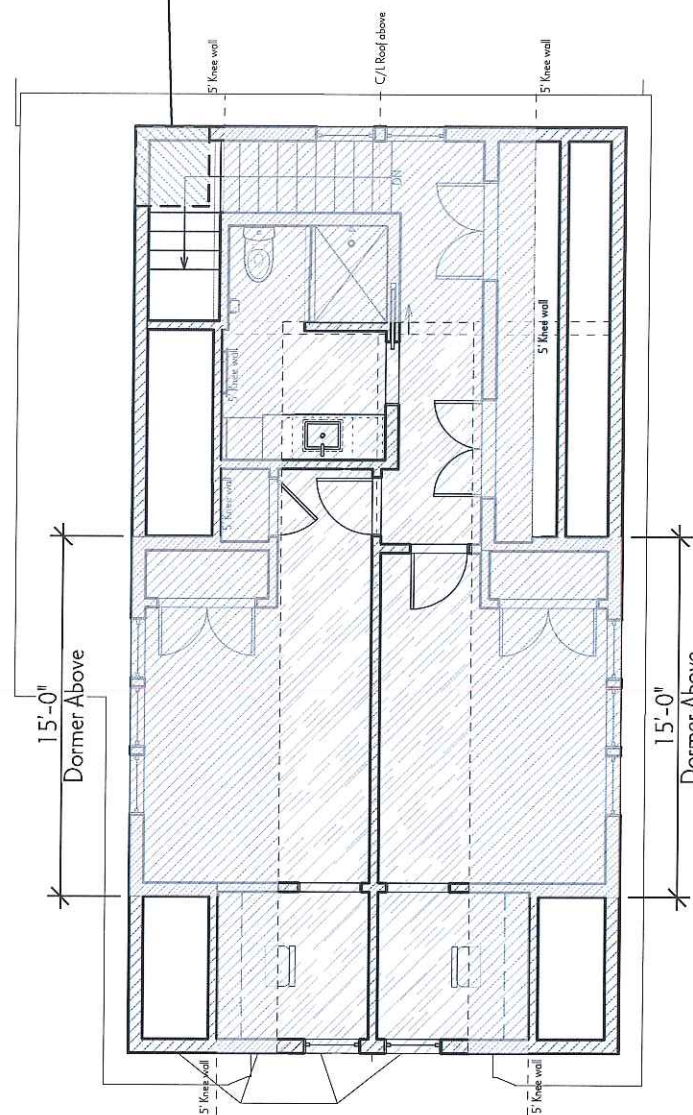
Edrick vanBeuzekom, AIA, LEED AP
Principal
EvB Design



1 Existing Third Floor GFA
Scale: 1/8" = 1'-0"

Existing GFA = 243 SF

10 SF 2nd floor addition to gain space for the stair case.



2 Proposed Third Floor GFA
Scale: 1/8" = 1'-0"

New 3rd Floor GFA = 370 SF

New 2nd Floor GFA = 10 SF

GFA /FAR CALCULATION - 218 Hamilton St.		
Lot Size	5,165	SF
	Existing	Proposed
Basement (Under 7'-0")	0	0
1st Floor	1473	1473
2nd Floor	1010	1020
3rd Floor	243	613
Total Area	2726 SF	3106 SF
FAR	0.53	0.60
		14% Increase

Note:

These calculations are exclusive of the proposed 2nd floor addition.

Noor Johnson - Zachary Richard
Residence
218 Hamilton St.
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
02/02/2024

Zoning