



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY 13 PM 3:36
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 269729

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Christopher Smith C/O Adam Glassman / GCD Architects

PETITIONER'S ADDRESS: 17 Brown Street #2 , CAMBRIDGE, Massachusetts 02138

LOCATION OF PROPERTY: 145 Fifth St , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add new full second story, raise existing half story and add dormers.

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).

Original
Signature(s):

ADAM GLASSMAN

(Petitioner (s) / Owner)

ADAM GLASSMAN, R.A.

(Print Name)

Address: 17 BROWN ST #2 CAMBRIDGE 02138
Tel. No. 617-412-8450
E-Mail Address: ajglassman.ra@gmail.com

Date: 5/10/2024

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 Christopher Smith
(OWNER)

Address: 145 Fifth St Cambridge MA

State that I/We own the property located at 145 Fifth St Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Christopher Smith

*Pursuant to a deed of duly recorded in the date 10/27/2021, Middlesex South
County Registry of Deeds at Book 79004, Page 223; or
Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

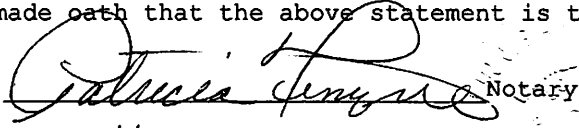


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Massachusetts, County of ~~Middlesex~~ SUFFOLK

The above-name Christopher Smith personally appeared before me,
this 7 of May, 2024, and made oath that the above statement is true.



Notary

My commission expires 8-23-2024 (Notary Seal).

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

FOR THE RECORD OF THE BOARD OF DIRECTORS

The Board of Directors of the [Organization Name] met on [Date] at [Time] in the [Location]. The meeting was called to order by the [Chairman's Name]. The minutes of the previous meeting were read and approved. [The following items were discussed: ...]

[The following items were discussed: ...]

[The following items were discussed: ...]

[The following items were discussed: ...]

[The following items were discussed: ...]



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 145 Fifth 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 increase in the non-conforming FAR per the proposed addition, to be constructed within (3) of the existing non-conforming setbacks of the undersized non-conforming corner lot, will have no negative impact on the abutters for whom there will be no loss of privacy, no increase in noise or light pollution, and no impact on neighborhood density. The addition itself will be conforming relative to open space, the building height will remain conforming, the existing proximity to the lot lines will remain unchanged.

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 work will have no impact on the existing traffic patterns or on street parking.

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 work will have no adverse affect on the development of the adjacent 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 work will cause no detriment to the citizens of the city, their safety or their welfare.

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 work will maintain the character of the house and the scale of the neighborhood. The proposed enlarged house will either match the style and scale of most of the nearby 2.5 story structures and will also remain subordinate to the many nearby and abutting 3-story triple decker style structures.

***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: Christopher Smith
Location: 145 Fifth St., Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: Single Family Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,277.0	1,870.0	855.0	(max.)
<u>LOT AREA:</u>		1,140.0	No Change	5,000.00	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.12	1.74	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,140.0	No Change	1,500.00	
<u>SIZE OF LOT:</u>	WIDTH	22.5	No Change	50.0	
	DEPTH	67.0	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	Front (1) 9.1 to Fifth street	No Change	10.0	
	REAR	Side Opposite Fifth St 4.4'	No Change	7.5	
	LEFT SIDE	Front (2) 8.4 to Hurley street	No Change	10.0	
	RIGHT SIDE	Side Opposite Hurley St 2.0	No Change / 20.0' To Addition	13.4'	
<u>SIZE OF BUILDING:</u>	HEIGHT	23.0'	31.5'	35.0'	
	WIDTH	45.9'	No Change	N/A	
	LENGTH	20.4'	No Change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		18%	18%	15%	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	0	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 and proposed Additions are 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'.



145 FIFTH STREET EXISTING STREET VIEW




145 FIFTH STREET LOCUS MAP

PROPOSED PROJECT

- RAISE EXISTING HALF STORY TO THIRD FLOOR AND ADD DORMERS
- CREATE FULL HEIGHT SECOND STORY

ZONING RELIEF /SPECIAL PERMIT REQUIRED FOR:

- PROPOSED VERTICAL ADDITION WITHIN EXISTING NON-CONFORMING SETBACKS
- INCREASE EXISTING NON-CONFORMING FAR

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/15/2023</p>	<p>PROJECT 145 5th Street Cambridge, MA</p>	<p>TITLE COVER</p>	<p>SCALE</p>	<p>DRAWING C1</p>
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145 FIFTH STREET PROPOSED STREET VIEW




145 FIFTH STREET EXISTING STREET VIEW

PROPOSED PROJECT

- RAISE EXISTING HALF STORY TO THIRD FLOOR AND ADD DORMERS
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ZONING RELEIF /SPECIAL PERMIT REQUIRED FOR:

- PROPOSED VERTICAL ADDITION WITHIN EXISTING NON-CONFORMING SETBACKS
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**145 FIFTH STREET EXISTING STREET VIEW
VIEW FROM HURLEY STREET**



**145 FIFTH STREET EXISTING STREET VIEW
VIEW FROM 5TH STREET**

ARCHITECT

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DATE

4/15/2023

PROJECT

145 5th Street

Cambridge, MA

TITLE

PHOTOS

SCALE

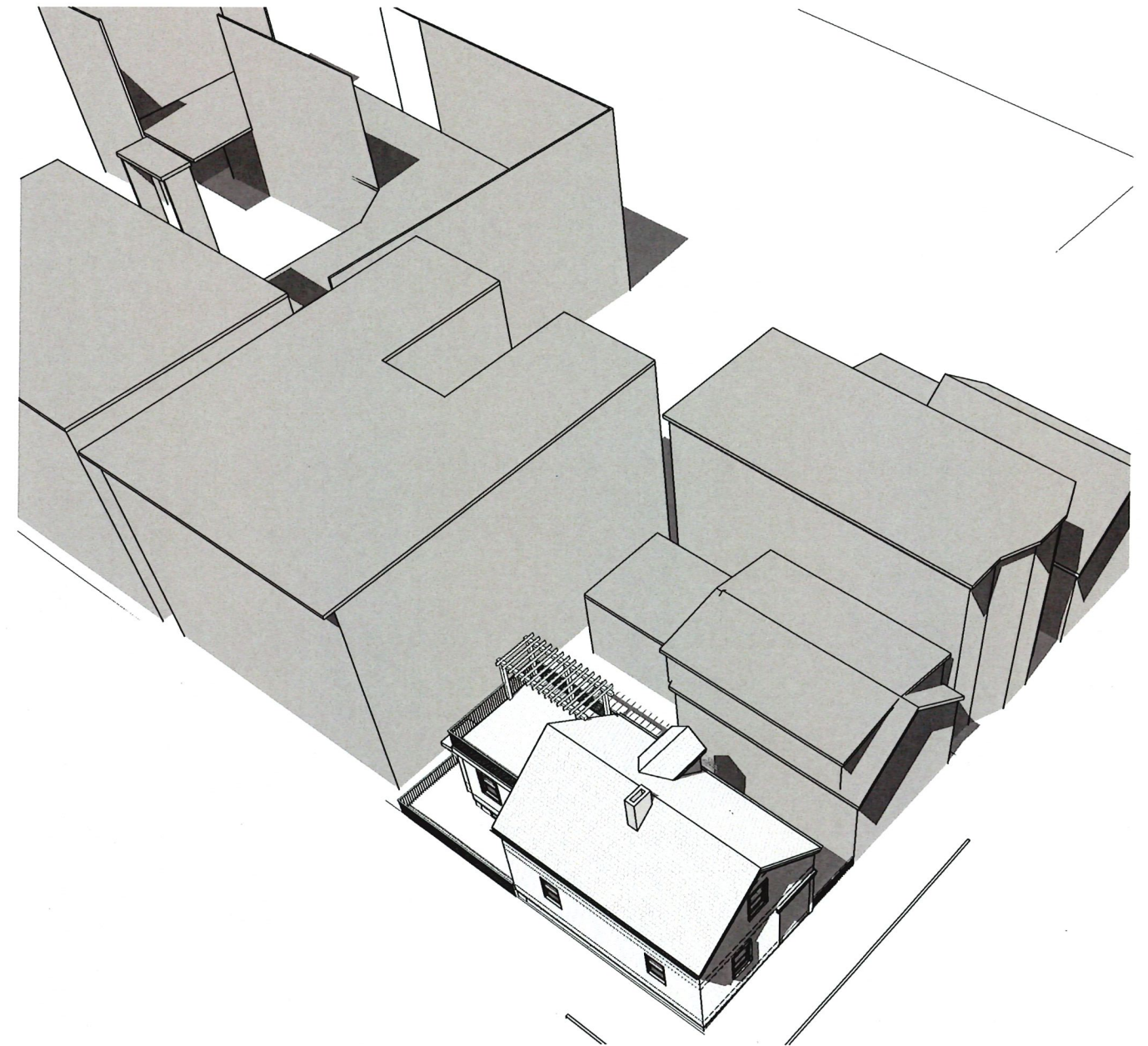
DRAWING

C2






**145 FIFTH STREET EXISTING STREET VIEW
VIEW FROM HURLEY STREET**



EXISTING CONTEXT RENDERING

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**CONTEXT PHOTOS
VIEW OF HURLEY STREET**



**CONTEXT PHOTOS
VIEW OF INTERSECTION AT HURLEY AND FIFTH STREET**



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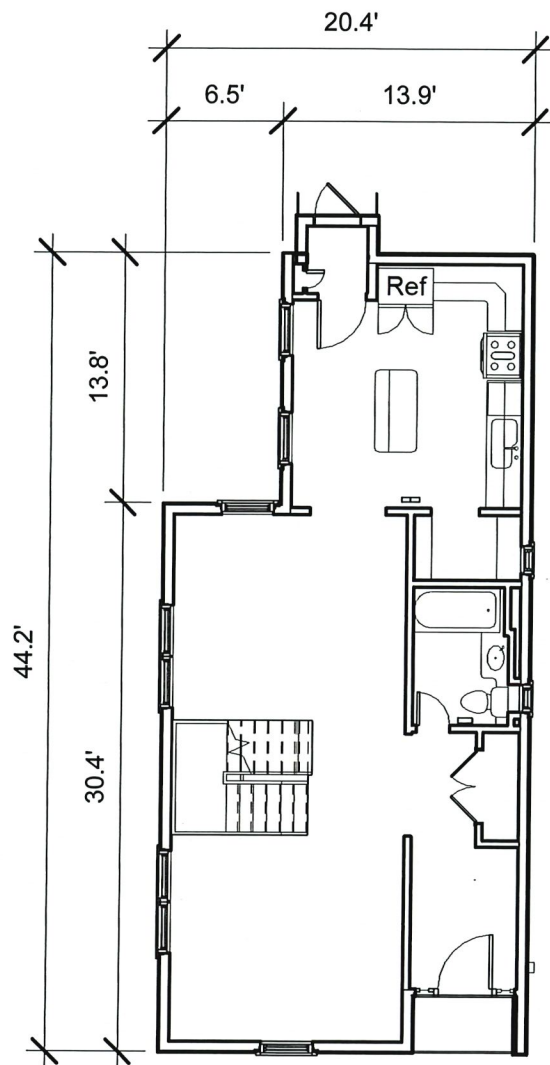
DATE
4/15/2023

PROJECT
145 5th Street
Cambridge, MA

TITLE
PHOTOS

SCALE

DRAWING
C4



① 1st Floor - ZONING
3/32" = 1'-0"

Dimension Regulation - ZONE C-1

	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	1.12	1.64	0.75	EXISTING NON CONFORMING
MIN. LOT SIZE	1,140 sq. ft.	1,140 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MIN. LOT AREA PER DWELLING UNIT	1,140 sq. ft.	1,140 sq. ft.	1,500 sq. ft.	EXISTING NON CONFORMING
MIN. LOT WIDTH	22.5'	22.5'	50'	EXISTING NON CONFORMING
MIN. FRONT SETBACK ON FIFTH ST.	9.1' From street	9.1' from street	25.3' (from center of street) 10' from street	EXISTING NON CONFORMING
MIN. FRONT SETBACK ON HURLEY ST.	8.4' from street	8.4' from street	13.3' (from center of street) 10' from street	EXISTING NON CONFORMING
MIN. RIGHT SIDE SETBACK	2'	2'	13.4'	EXISTING NON CONFORMING
MIN. REAR - (SIDE) SETBACK	4.4'	20.0' TO ADDITION	7.5'	EXISTING NON CONFORMING
MAXIMUM HEIGHT	23'	31.5'	35'	YES
TOT RATIO OF PRIVATE OPEN SPACE TO LOT AREA	42%	42%	30%	YES
PRIVATE OPEN SPACE as per 5.22.1	18%	18%	15%	YES

EXISTING REQUIRED SETBACKS

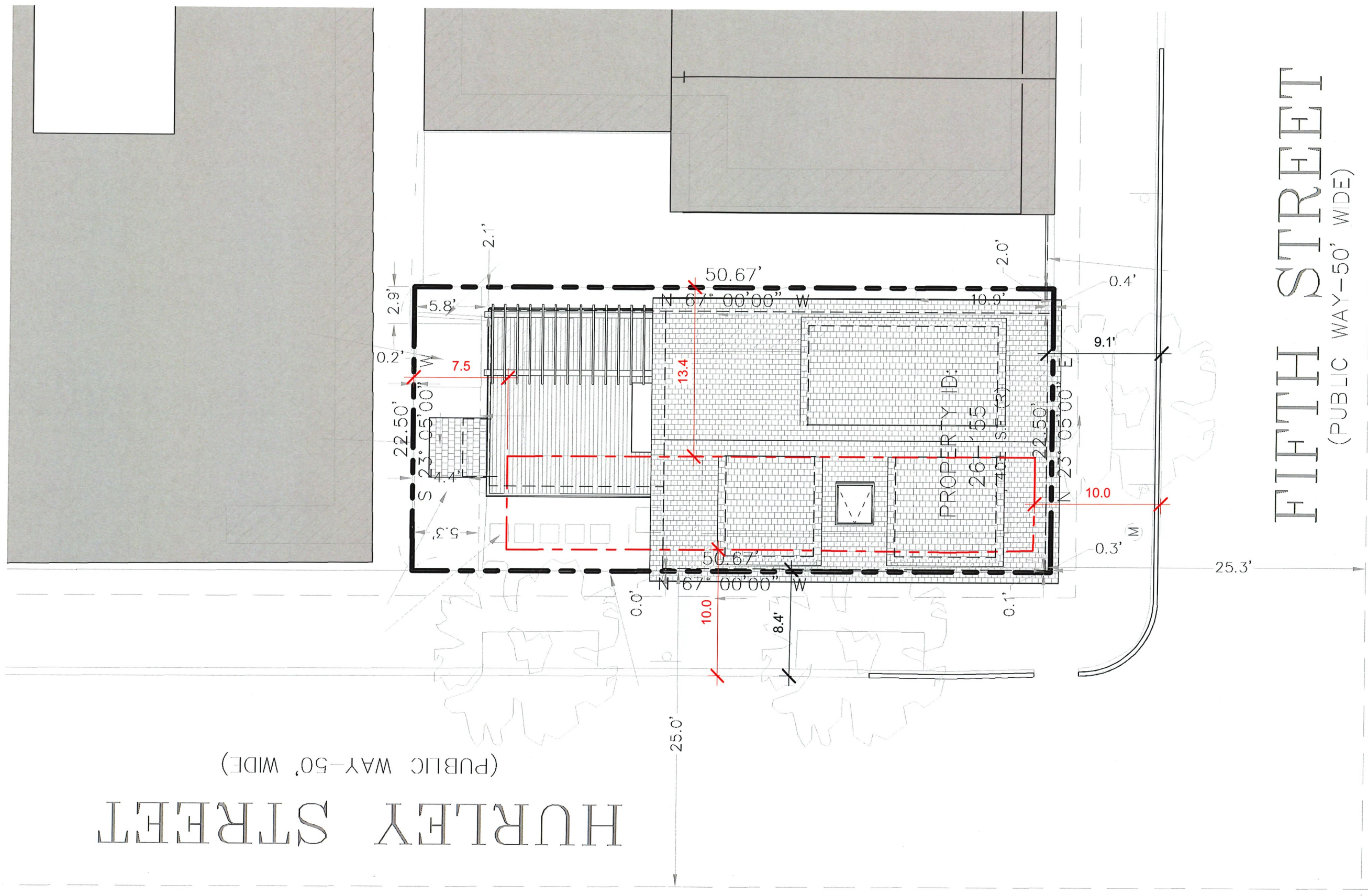
- * FIFTH ST = $H+L / 4 = (23' + 20.4') / 4 = 10.9' - \text{MIN. } 10'$
- ** HURLEY ST = $H+L / 4 = (23'+30.4') / 4 = 13.3' - \text{MIN. } 10'$
- *** (RIGHT SIDE) = $H+L/5 = (23'+44.2') / 5 = 13.4' - \text{MIN. } 7'-6''$
- ****(LEFT SIDE) = $H+L/5 = (12.5'+13.9') / 5 = 5.3' - \text{MIN. } 7'-6''$

PROPOSED REQUIRED SETBACKS

- * FIFTH ST = $H+L / 4 = (31.5' + 20.4') / 4 = 13' - \text{MIN. } 10'$
- ** HURLEY ST = $H+L / 4 = (31.5'+30.4') / 4 = 17.4' - \text{MIN. } 10'$
- *** (RIGHT SIDE) = $H+L/5 = (31.5'+44.2') / 5 = 15.1' - \text{MIN. } 7'-6''$
- ****(LEFT SIDE) = $H+L/5 = (12.5'+13.9') / 5 = 5.3' - \text{MIN. } 7'-6''$


8.22.d In all districts the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a preexisting dimensionally nonconforming detached single-family dwelling or two-family dwelling, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a preexisting nonconforming use, provided that there is no change in use and that any enlargement or alteration of such preexisting nonconforming detached single-family dwelling or two-family dwelling may only increase a preexisting dimensional nonconformity but does not create a new dimensional nonconformity. **In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43.**



	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	4/15/2023	145 5th Street Cambridge, MA	Zoning Analysis	3/32" = 1'-0"	Z.1

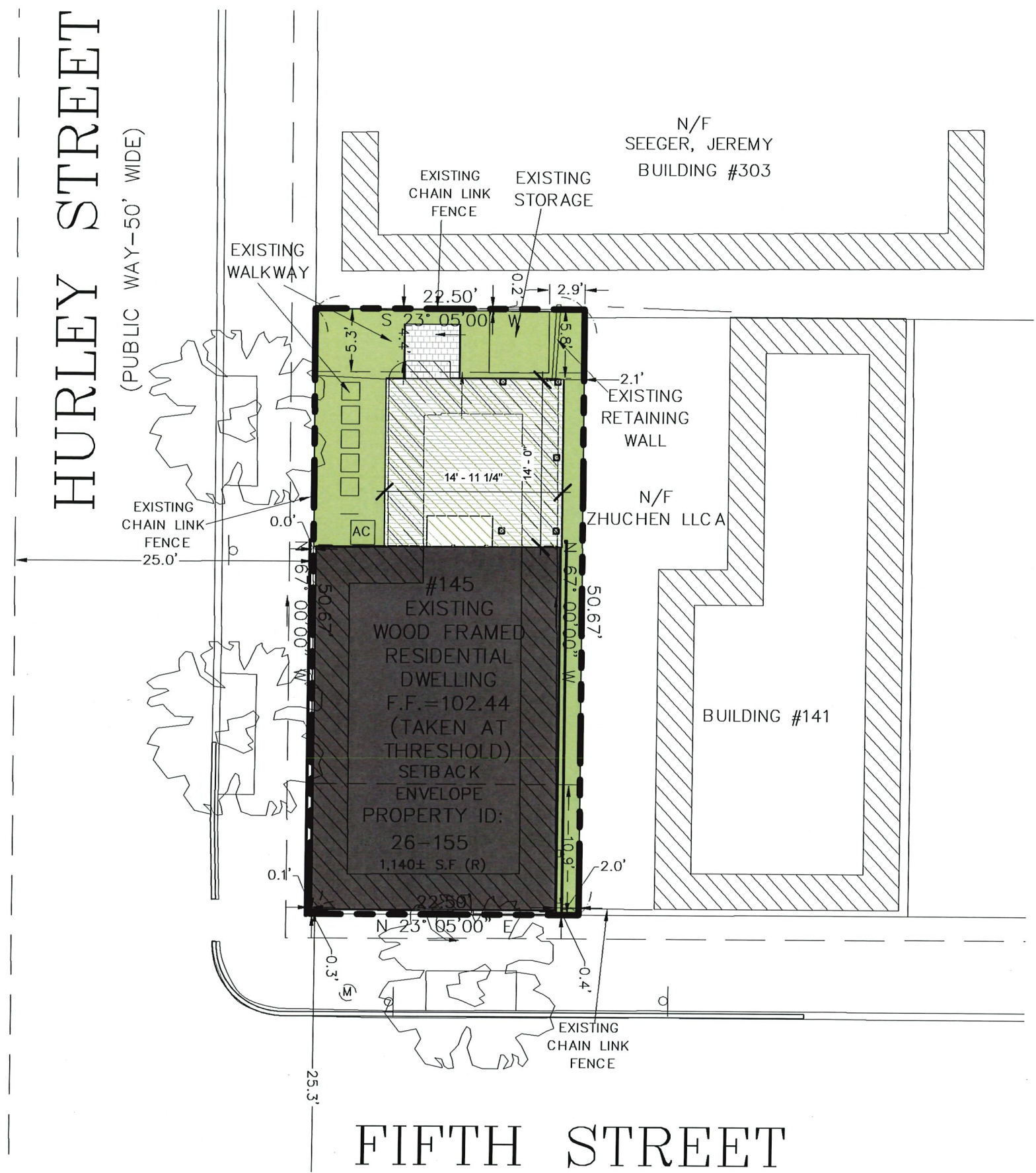
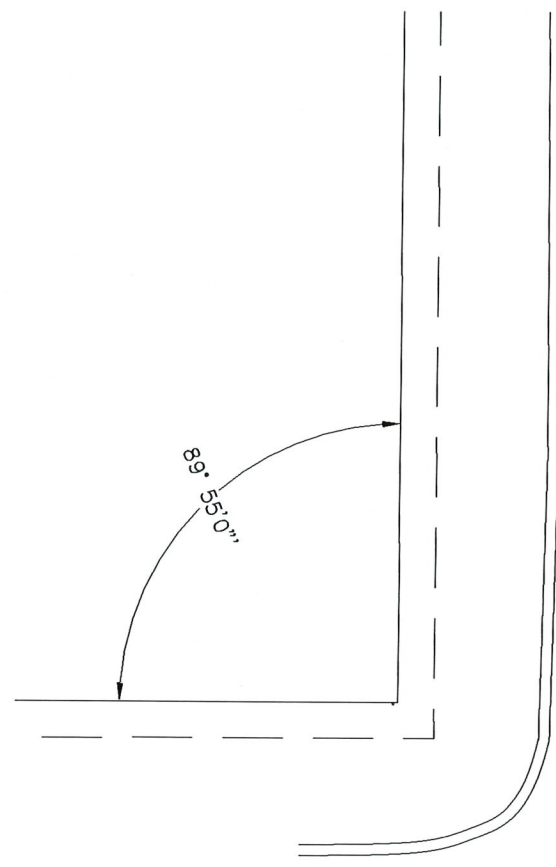



HURLEY STREET
(PUBLIC WAY-50' WIDE)

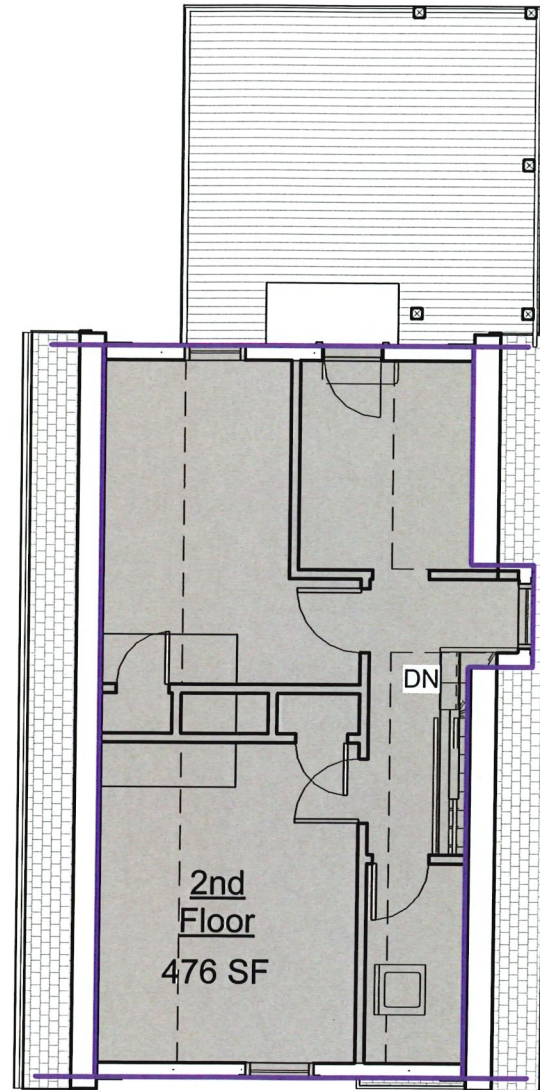
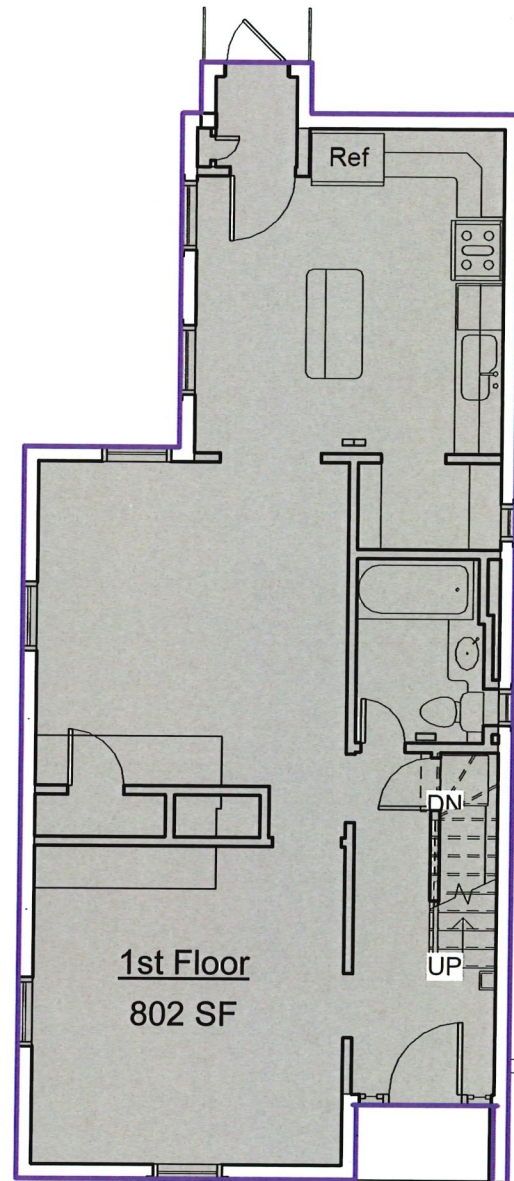
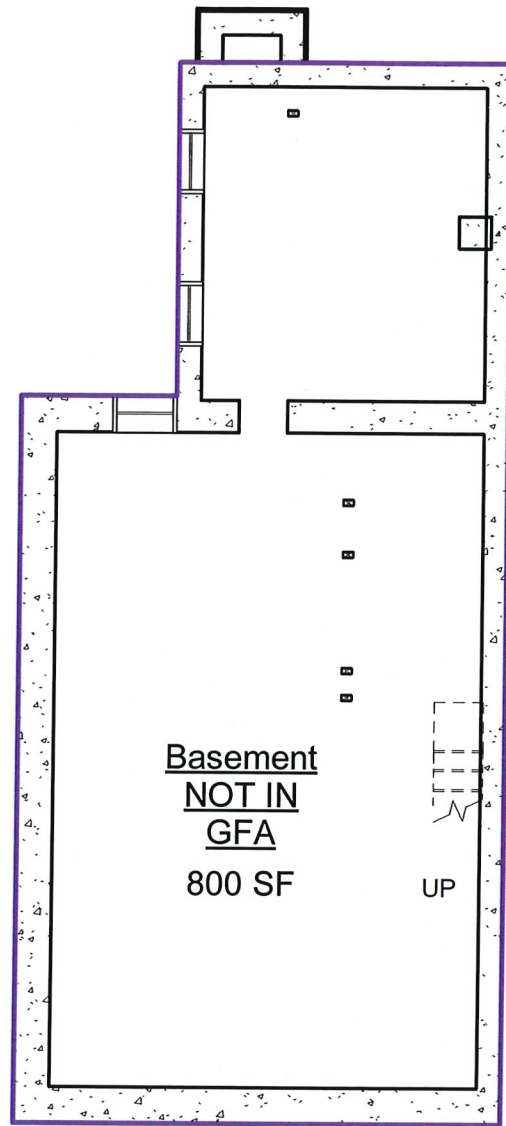
FIFTH STREET
(PUBLIC WAY-50' WIDE)

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 EXTG. AND PROPOSED OPEN SPACE = 270 S.F.
 EXTG. AND PROPOSED DECK = 210 S.F.
 TOT. OPEN SPACE = 270+210 = 480 S.F. = 42% S.F.
 DECK COUNTS AS PRIVATE OPEN SPACE
 210 S.F. = 18%



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EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
1st Floor	802 SF	1140 SF	0.703887
2nd Floor	476 SF	1140 SF	0.41746
	1278 SF		1.121347

① Basement
1/8" = 1'-0"

② 1st Floor
1/8" = 1'-0"

③ 2nd Floor
1/8" = 1'-0"



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DATE
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PROJECT
145 5th Street
Cambridge, MA

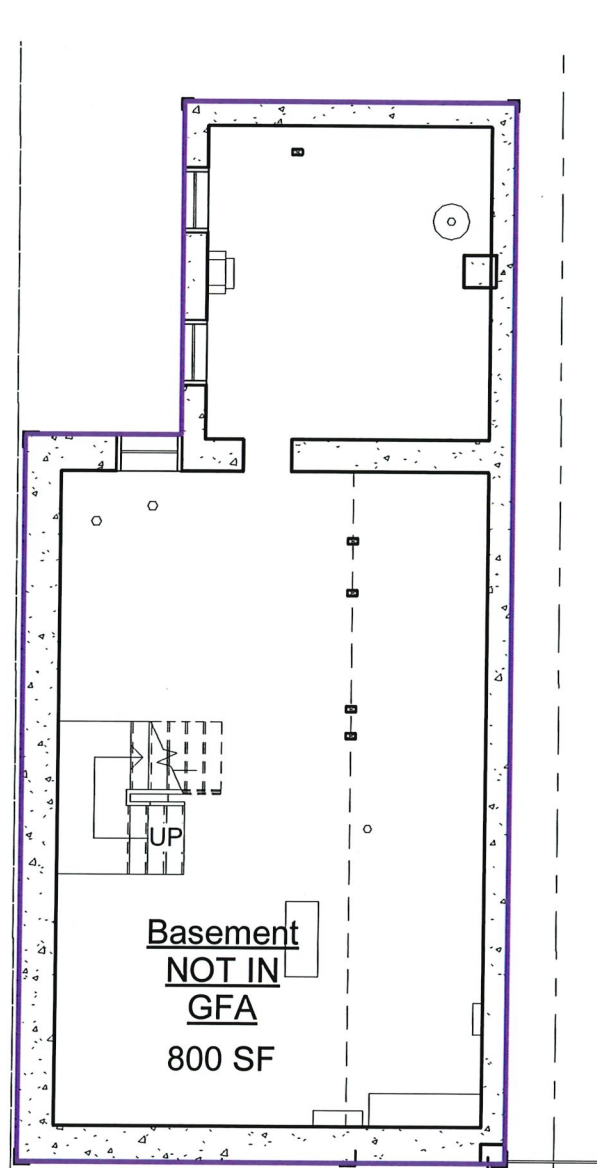
TITLE
**Zoning - EXTG. GFA
& FAR Analysis**

SCALE
1/8" = 1'-0"

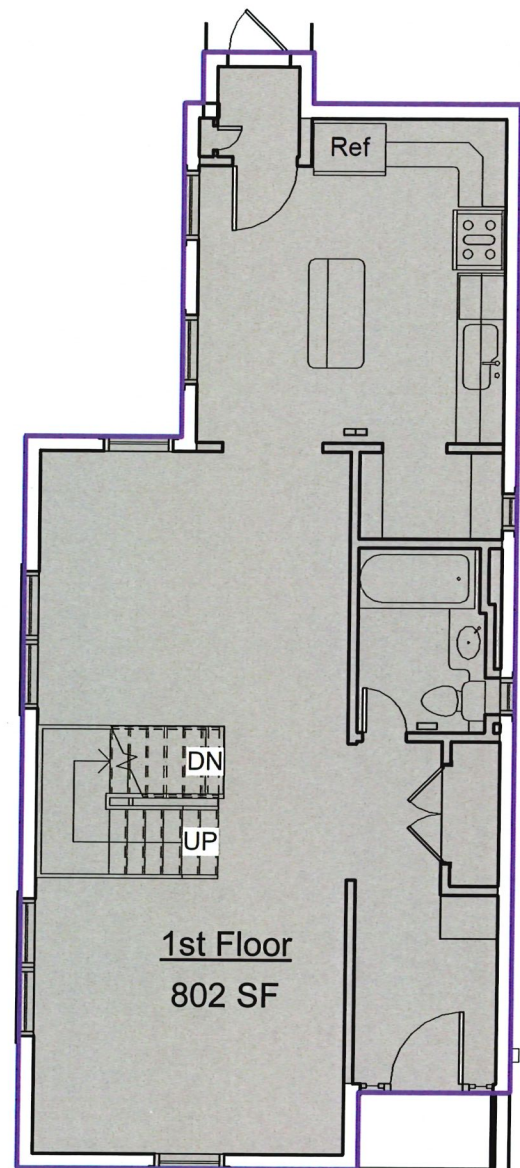
DRAWING
Z.4

PROPOSED GFA - FAR CALCULATION

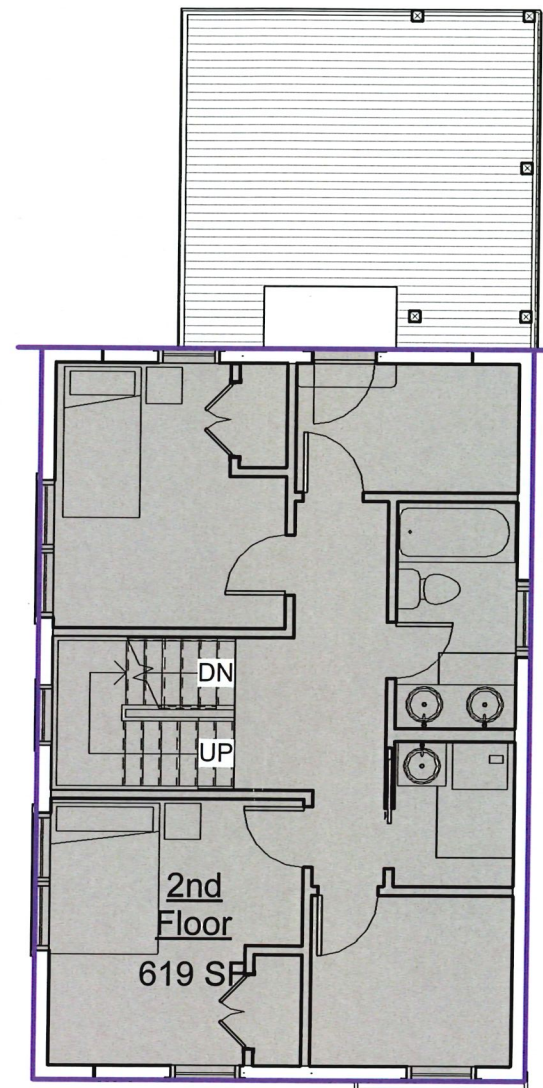
Name	GFA	Lot Area	FAR (GFA/LOT)
1st Floor	802 SF	1140 SF	0.703457
2nd Floor	619 SF	1140 SF	0.543314
3rd Floor	449 SF	1140 SF	0.393929
	1870 SF		1.640699



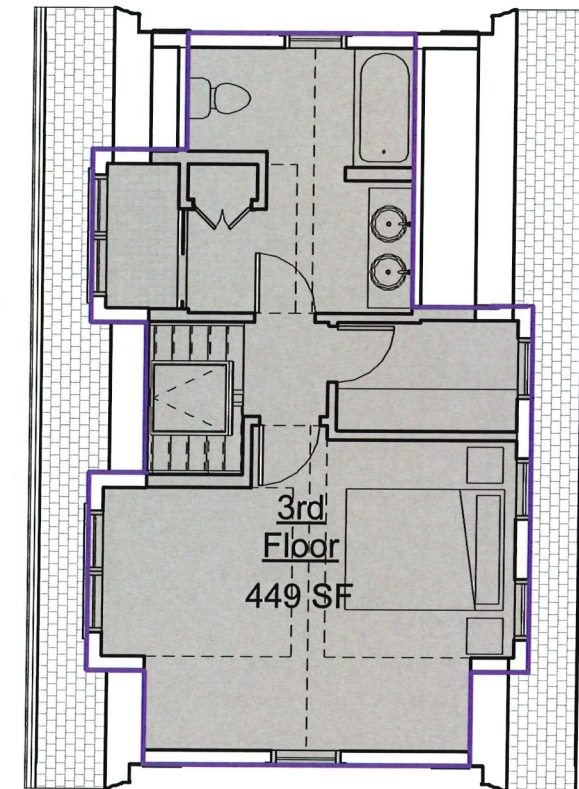
① Basement
1/8" = 1'-0"



② 1st Floor
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"



④ 3rd floor
1/8" = 1'-0"

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DATE

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PROJECT

145 5th Street

Cambridge, MA

TITLE

**Zoning - PROP. GFA
& FAR Analysis**

SCALE

1/8" = 1'-0"

DRAWING

Z.5





① Front/Left side view- EXTG



② Front/Left side view- PROPOSED


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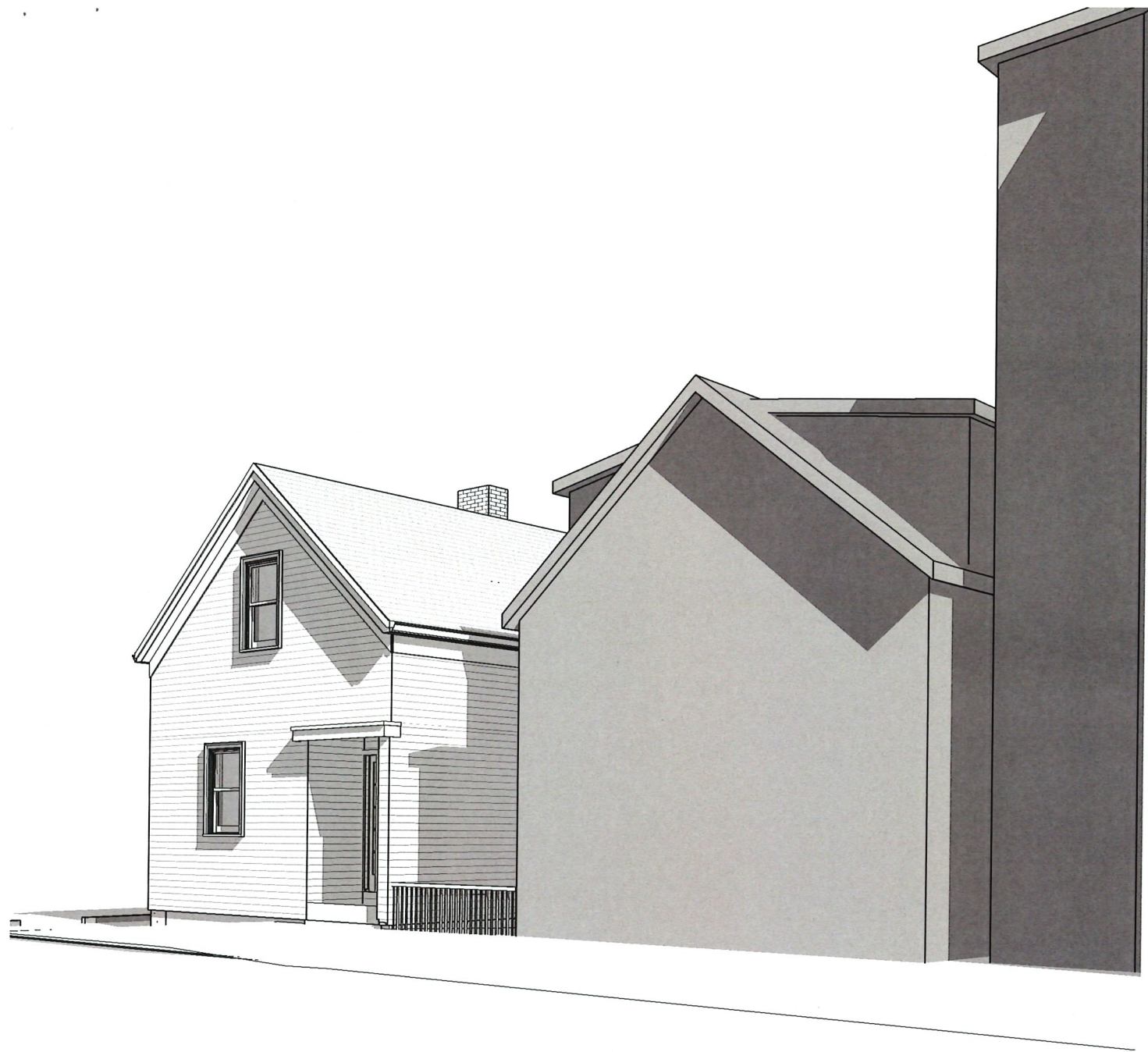
DATE
 4/15/2023

PROJECT
145 5th Street
Cambridge, MA

TITLE
3D views
COMPARISON

SCALE

DRAWING
A4.1



① Front Right View - EXTG



② Front Right View - PROPOSED



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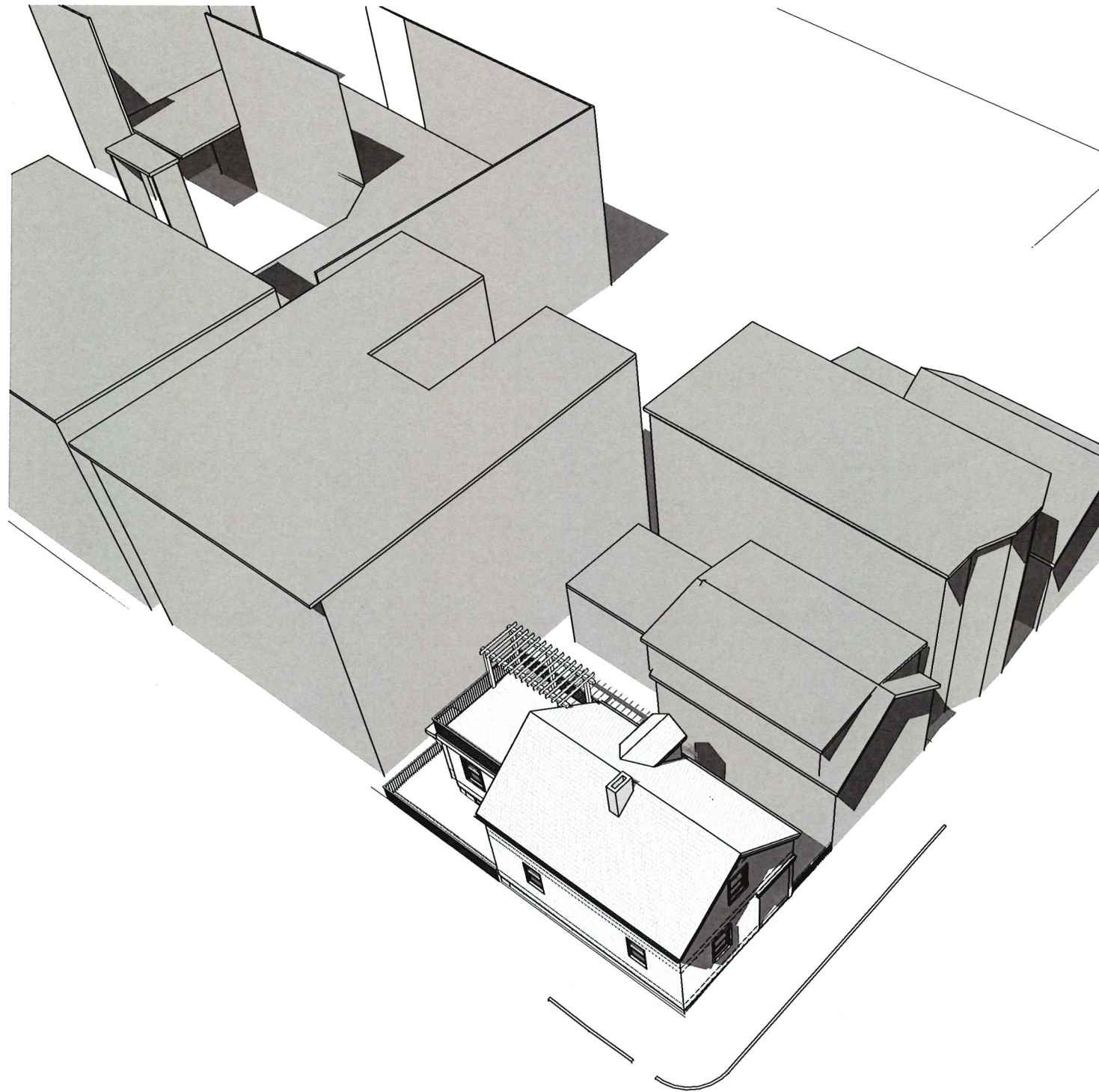
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145 5th Street
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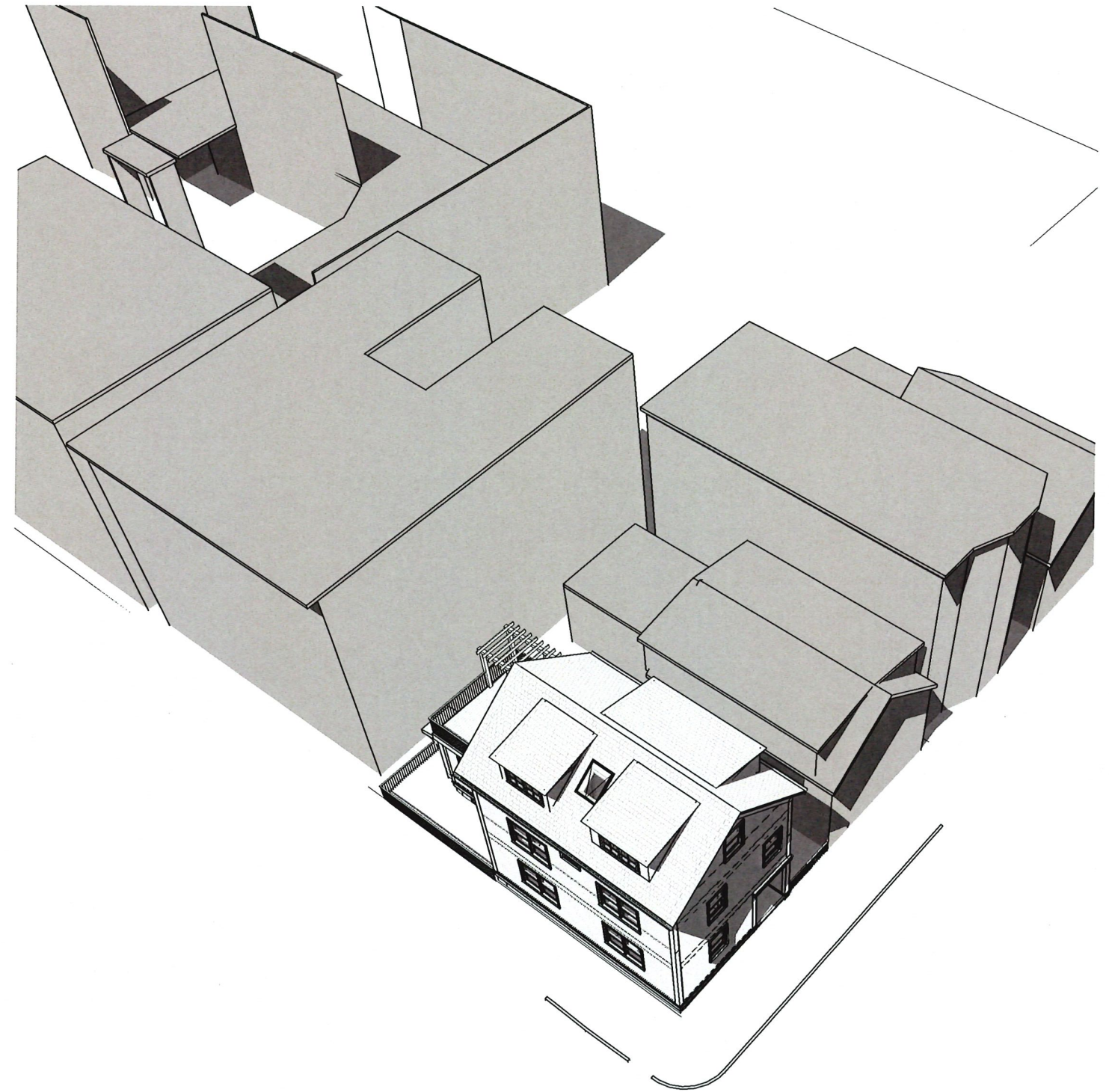
TITLE
**3D Views
 COMPARISON**

SCALE

DRAWING
A4.2



① Areal View Extg.



② Areal View Proposed



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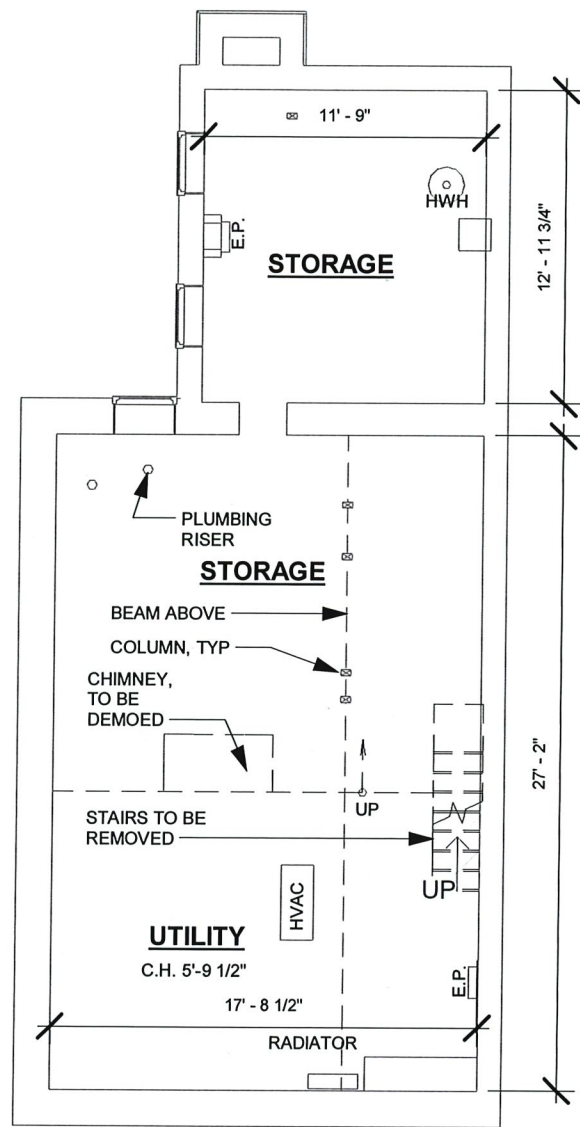
DATE
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PROJECT
145 5th Street
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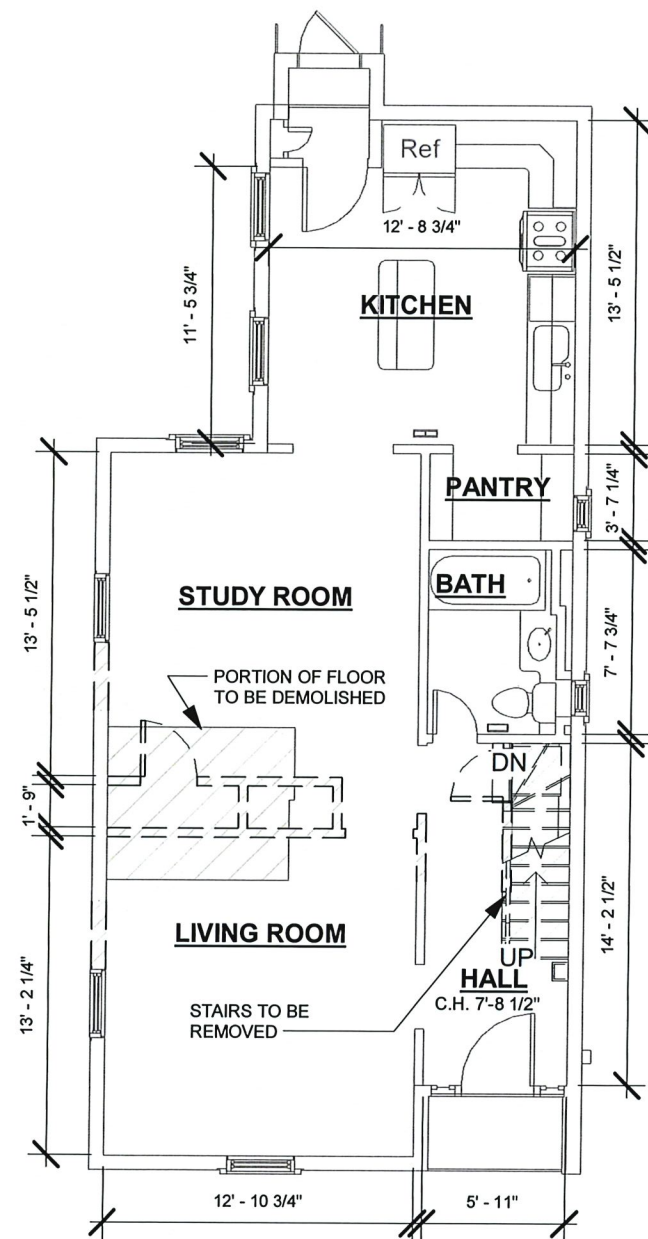
TITLE
**3D Views
 COMPARISON**

SCALE

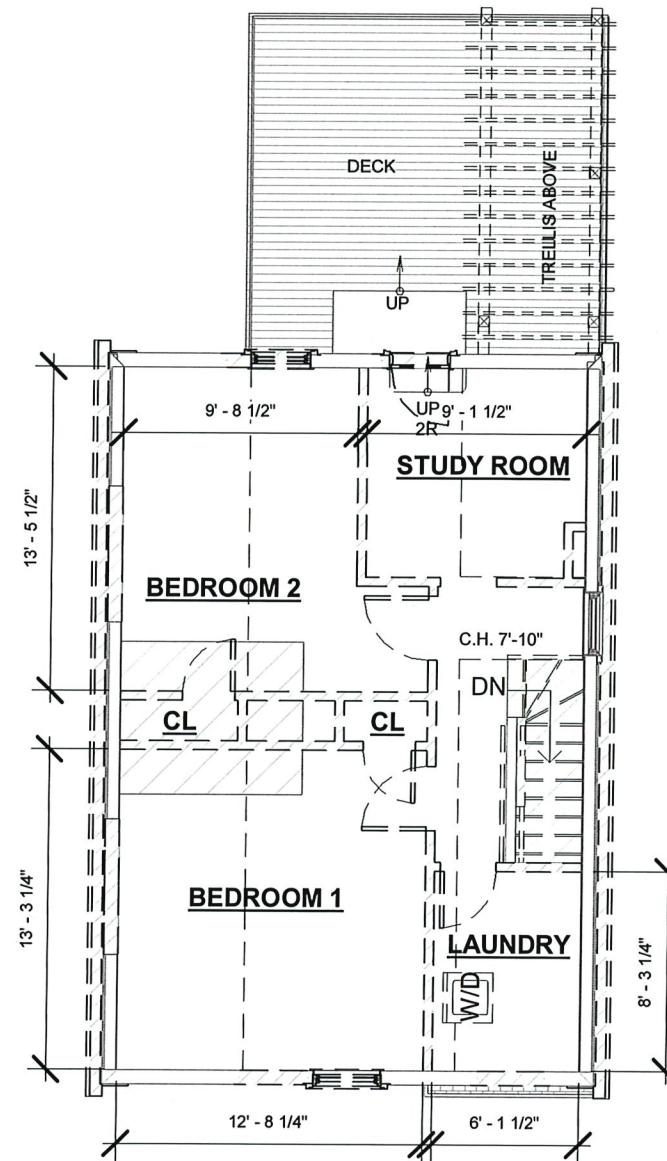
DRAWING
A4.3



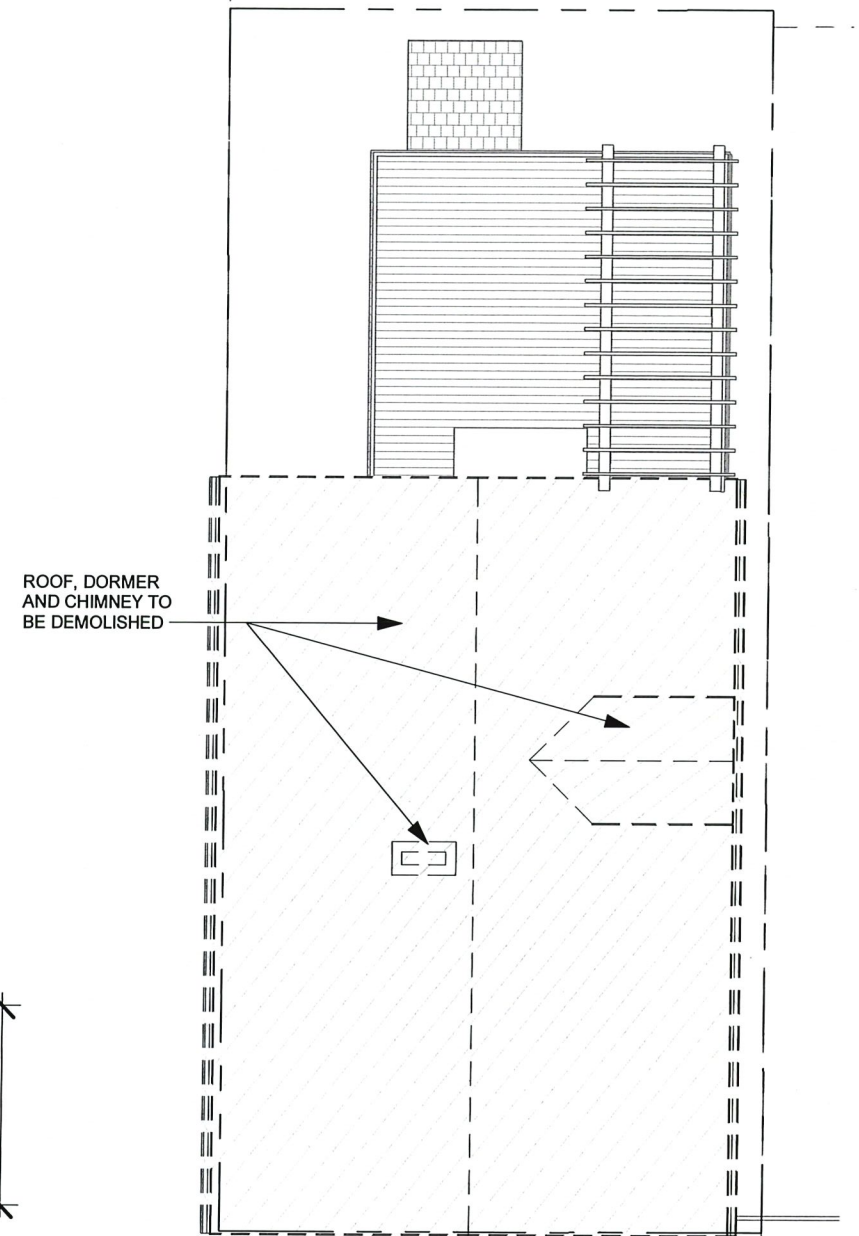
① Extg.0 Basement
1/8" = 1'-0"



② Extg. 1st Floor
1/8" = 1'-0"



③ Extg. 2nd Floor
1/8" = 1'-0"



④ Extg. Roof
1/8" = 1'-0"



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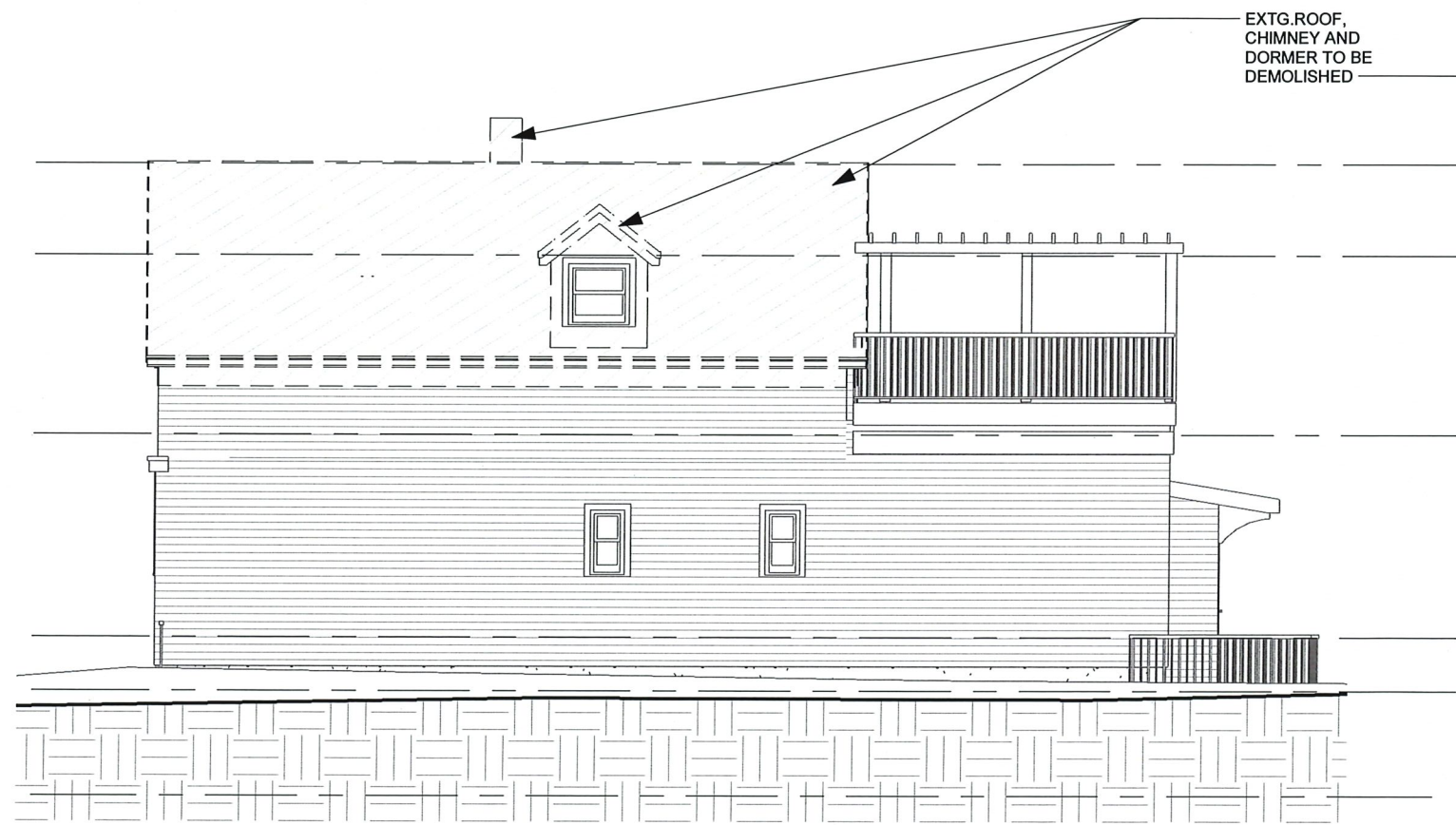
DATE
4/15/2023

PROJECT
145 5th Street
Cambridge, MA

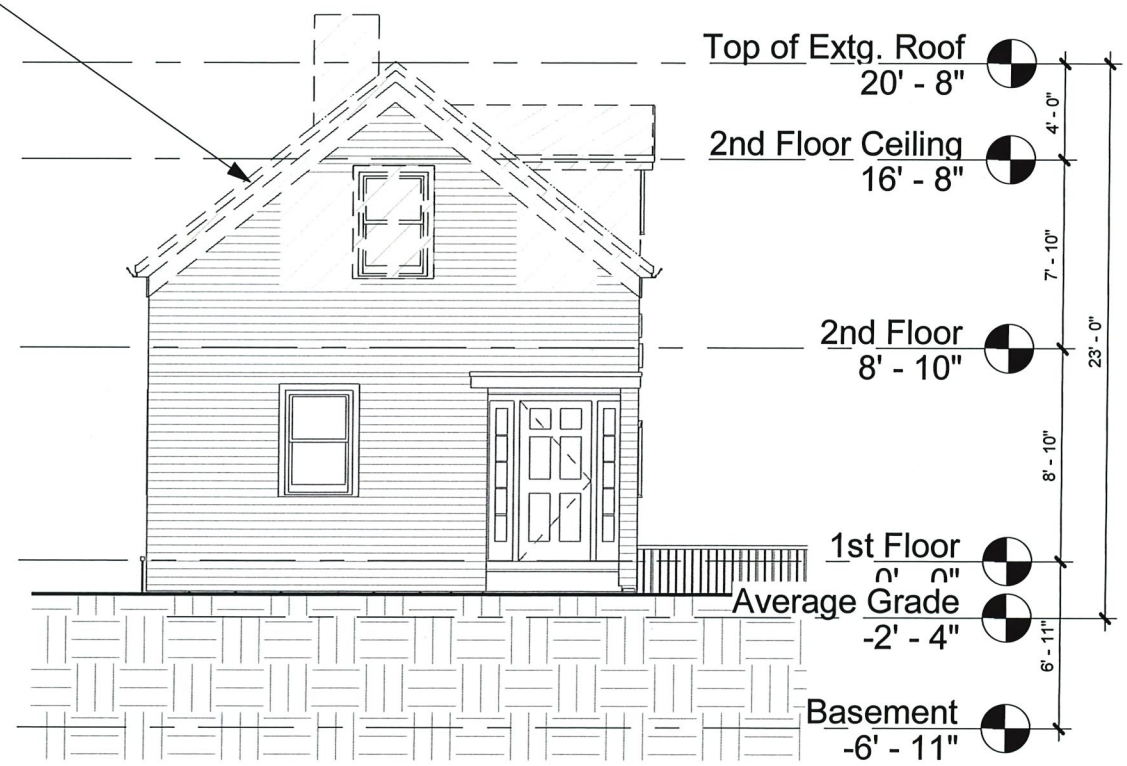
TITLE
Extg. Demo Plans

SCALE
1/8" = 1'-0"

DRAWING
D1.1



② Extg. Right
1/8" = 1'-0"



① Extg. Front
1/8" = 1'-0"



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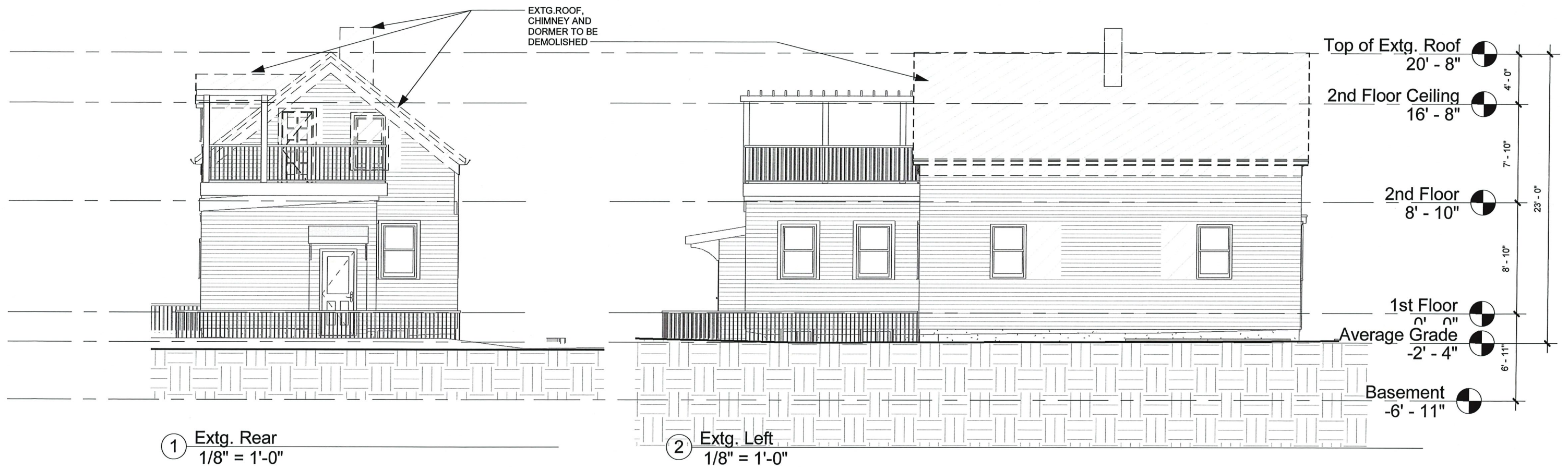
DATE
4/15/2023

PROJECT
145 5th Street
Cambridge, MA

TITLE
Extg. Demo Elevations

SCALE
1/8" = 1'-0"

DRAWING
D2.1



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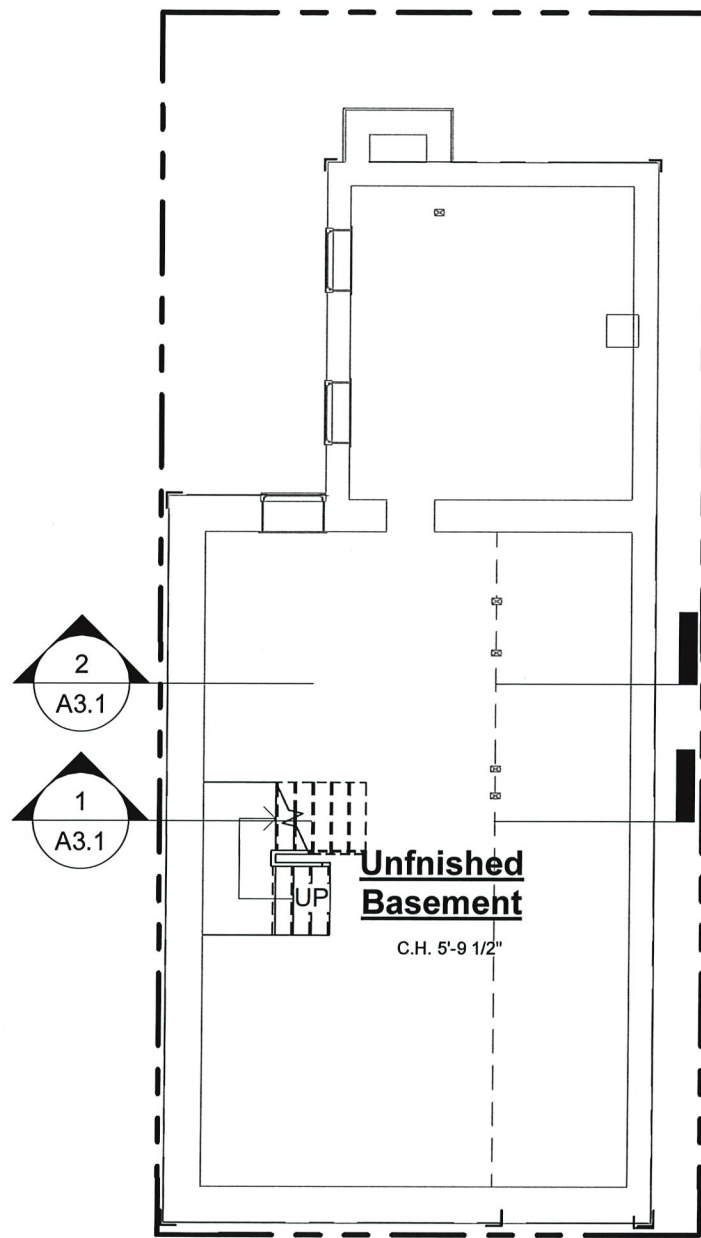
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Cambridge, MA

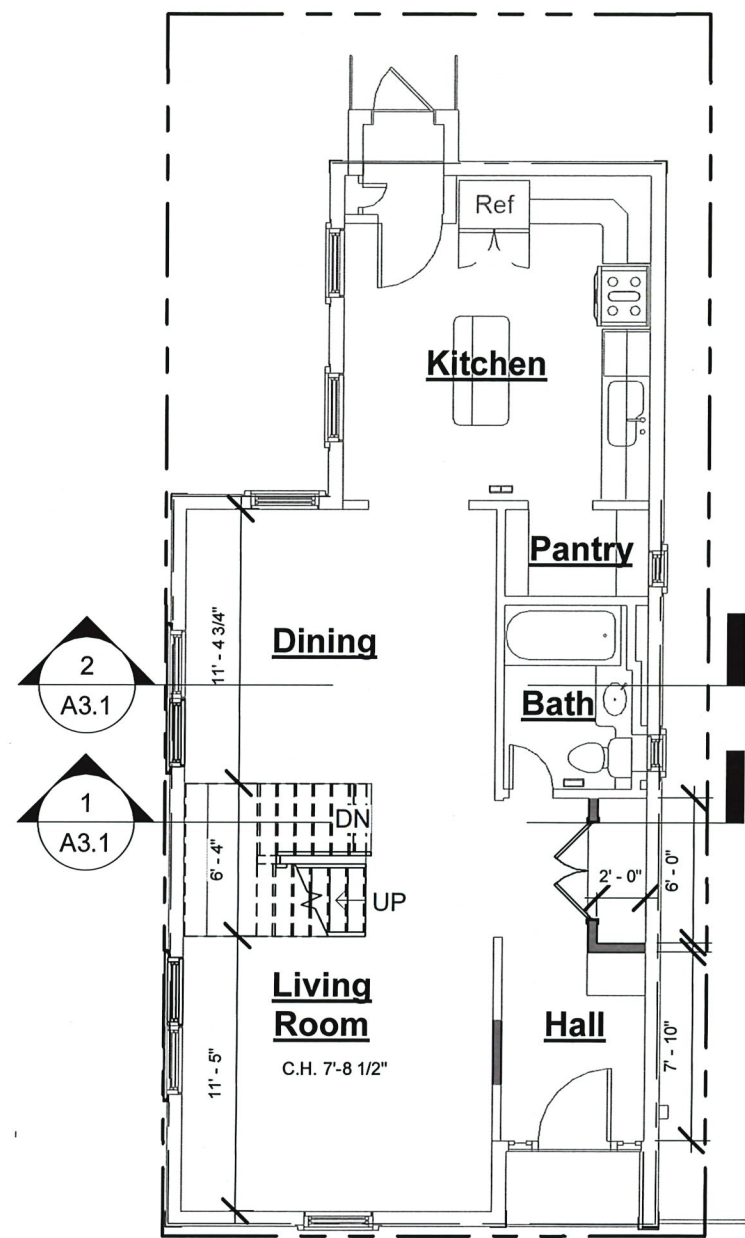
TITLE
**Extg. Demo
Elevations**

SCALE
1/8" = 1'-0"

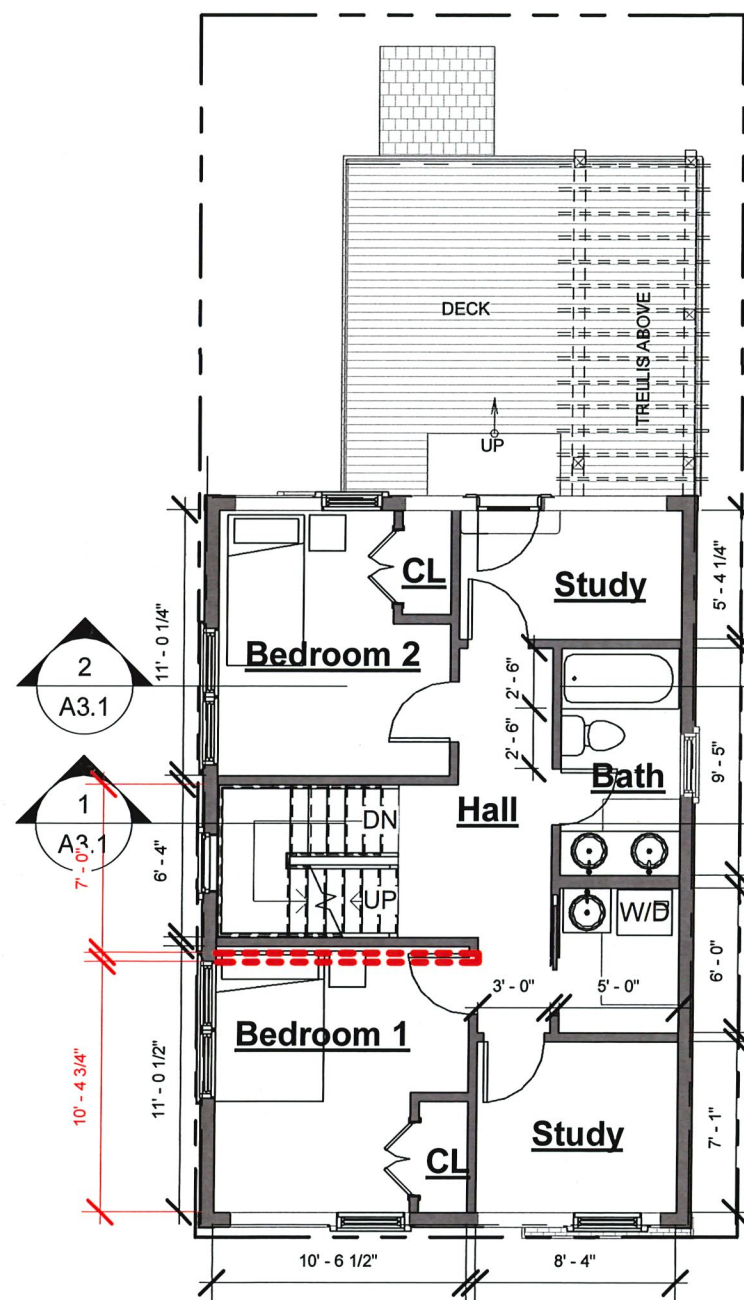
DRAWING
D2.2



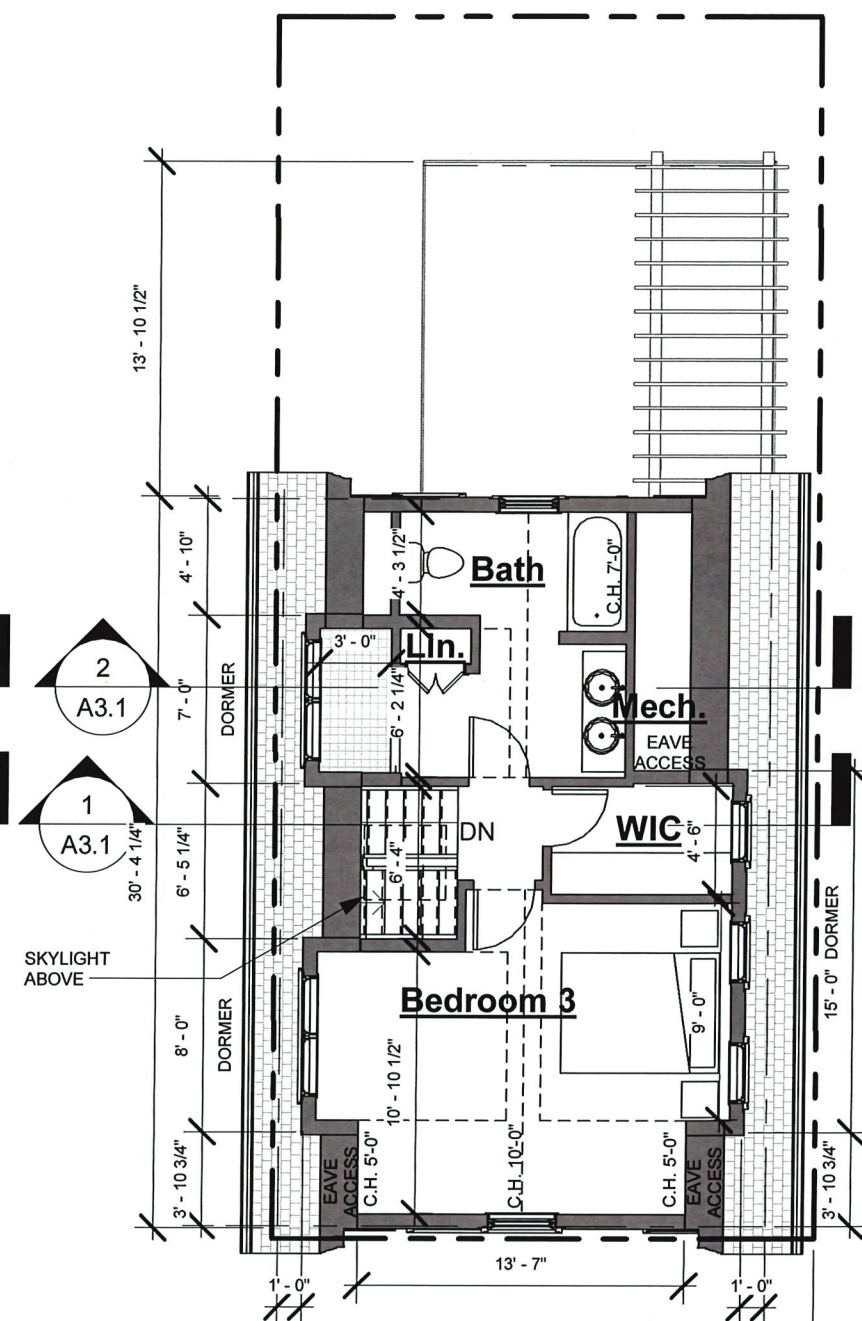
11 Prop. Basement
1/8" = 1'-0"



2 Prop. 1st Floor
1/8" = 1'-0"



3 Prop. 2nd Floor
1/8" = 1'-0"



4 Prop. 3rd floor
1/8" = 1'-0"

3'-0 1/4" DISTANCE FROM PROPERTY LINE



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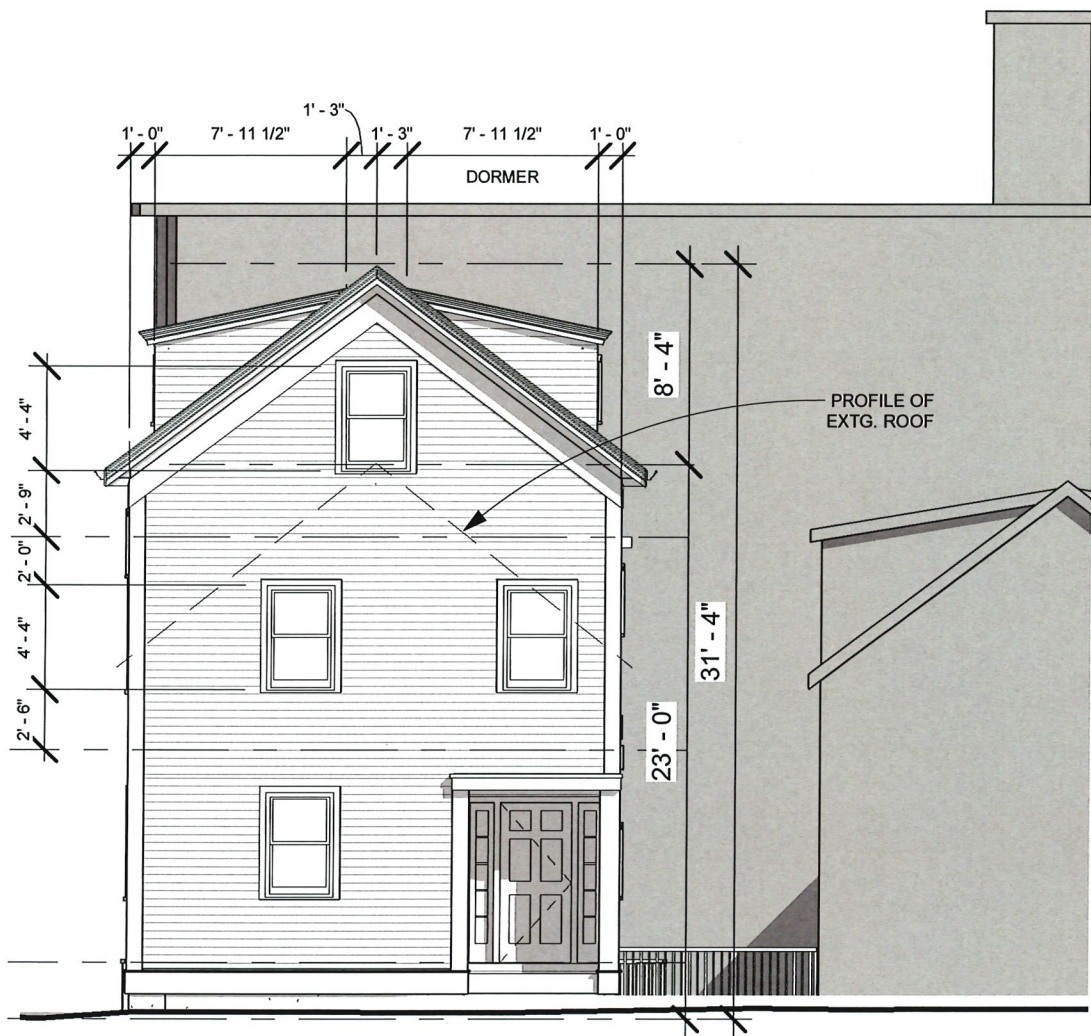
DATE
4/15/2023

PROJECT
145 5th Street
Cambridge, MA

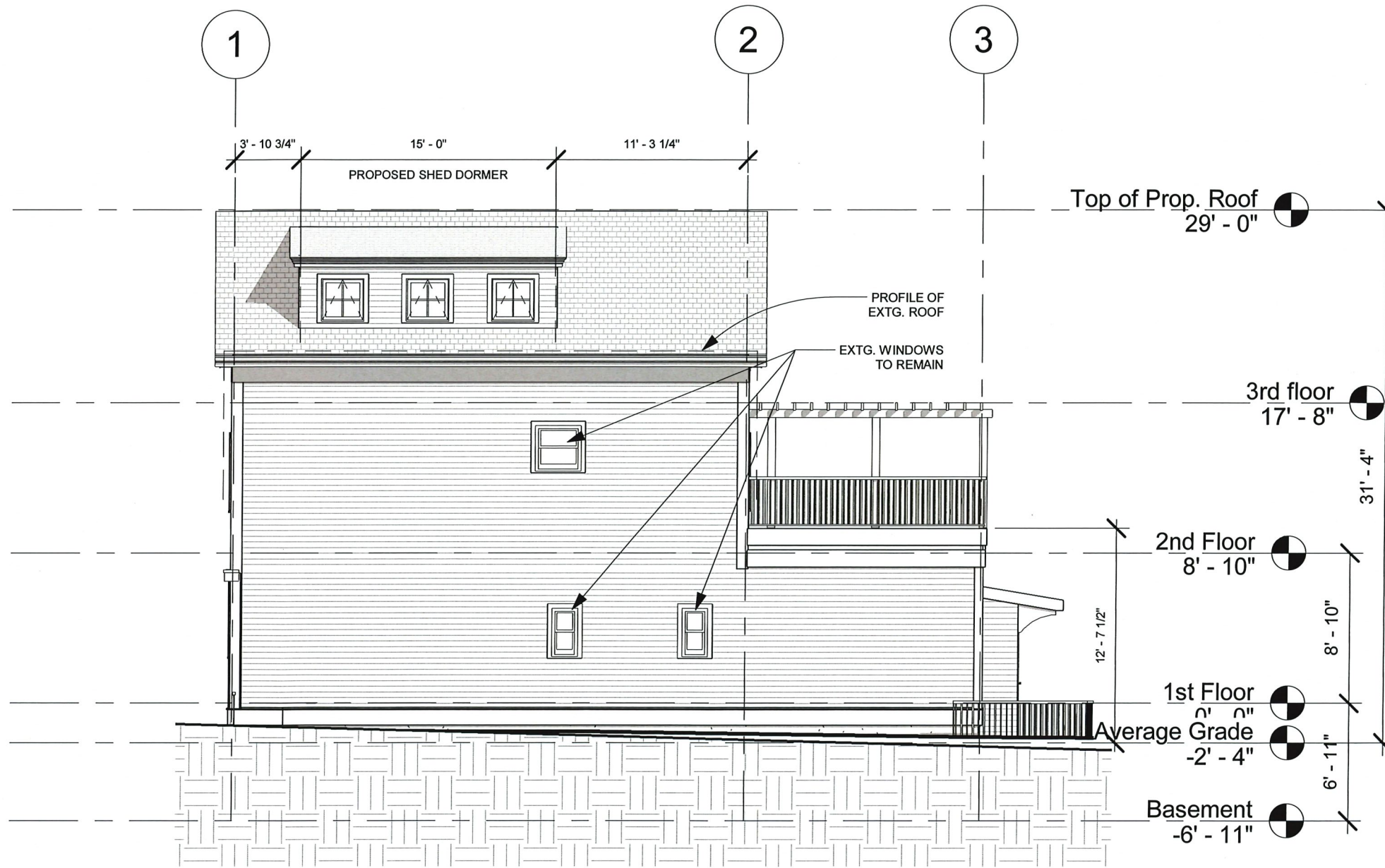
TITLE
Proposed Plans

SCALE
1/8" = 1'-0"

DRAWING
A1.1



① Front Elevation
1/8" = 1'-0"



② Right Side Elevation
1/8" = 1'-0"



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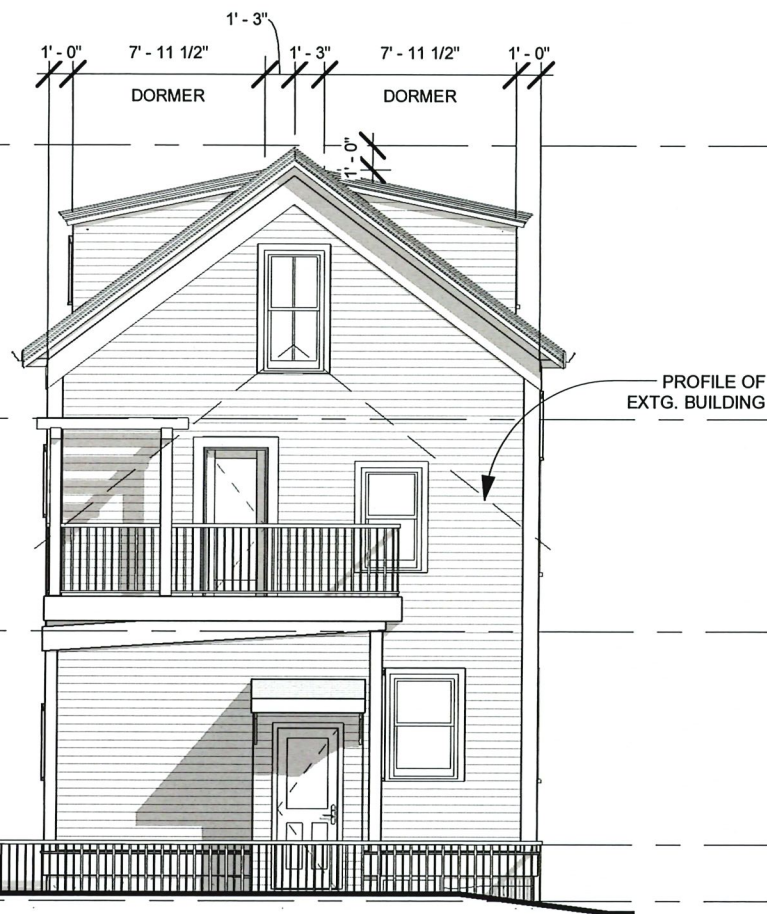
DATE
4/15/2023

PROJECT
145 5th Street
Cambridge, MA

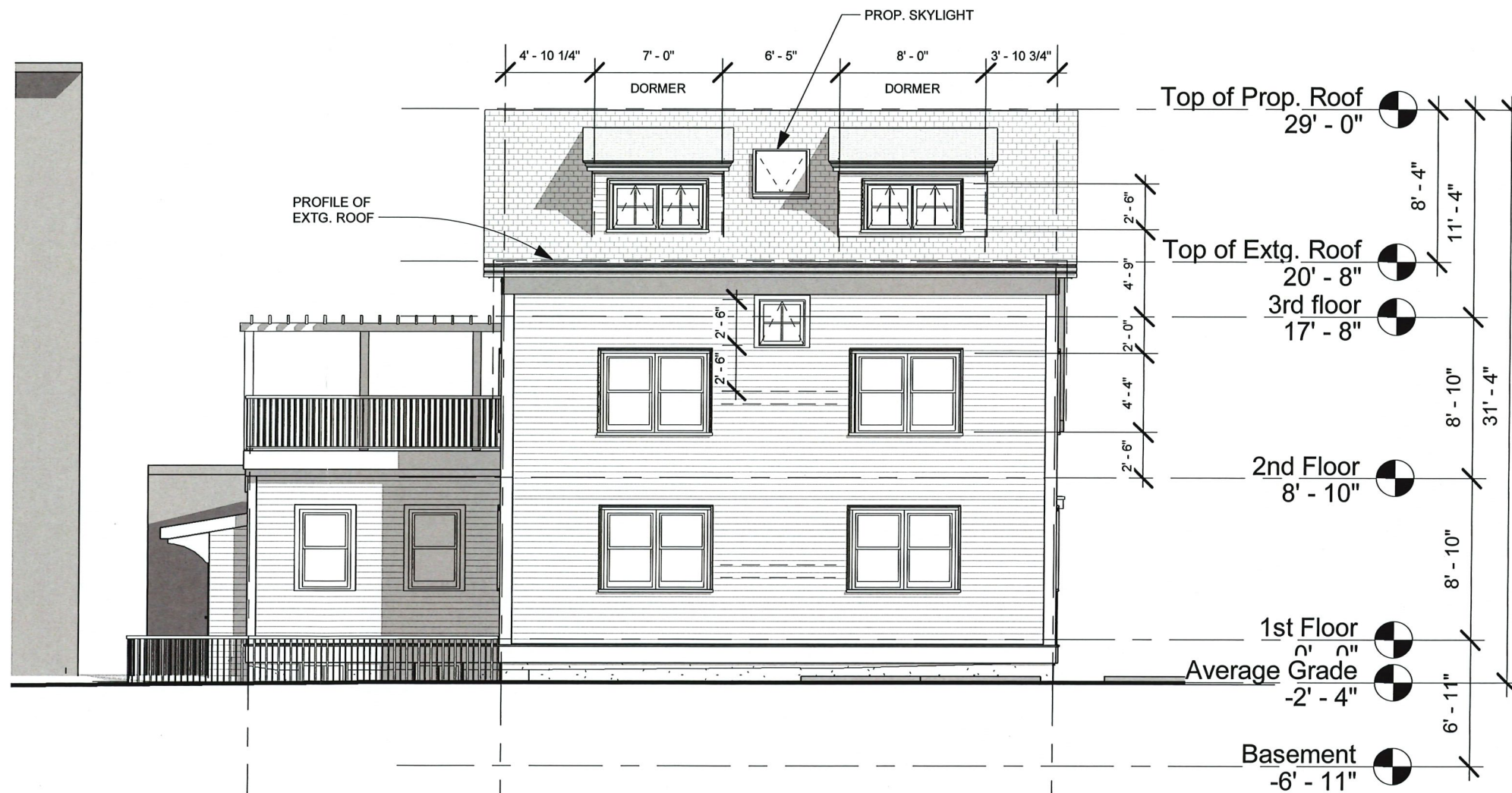
TITLE
Proposed Elevations

SCALE
1/8" = 1'-0"

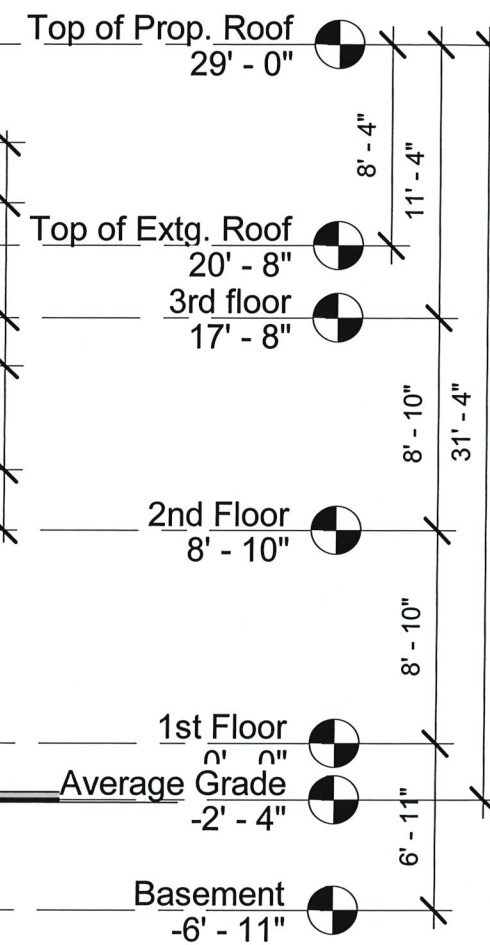
DRAWING
A2.1



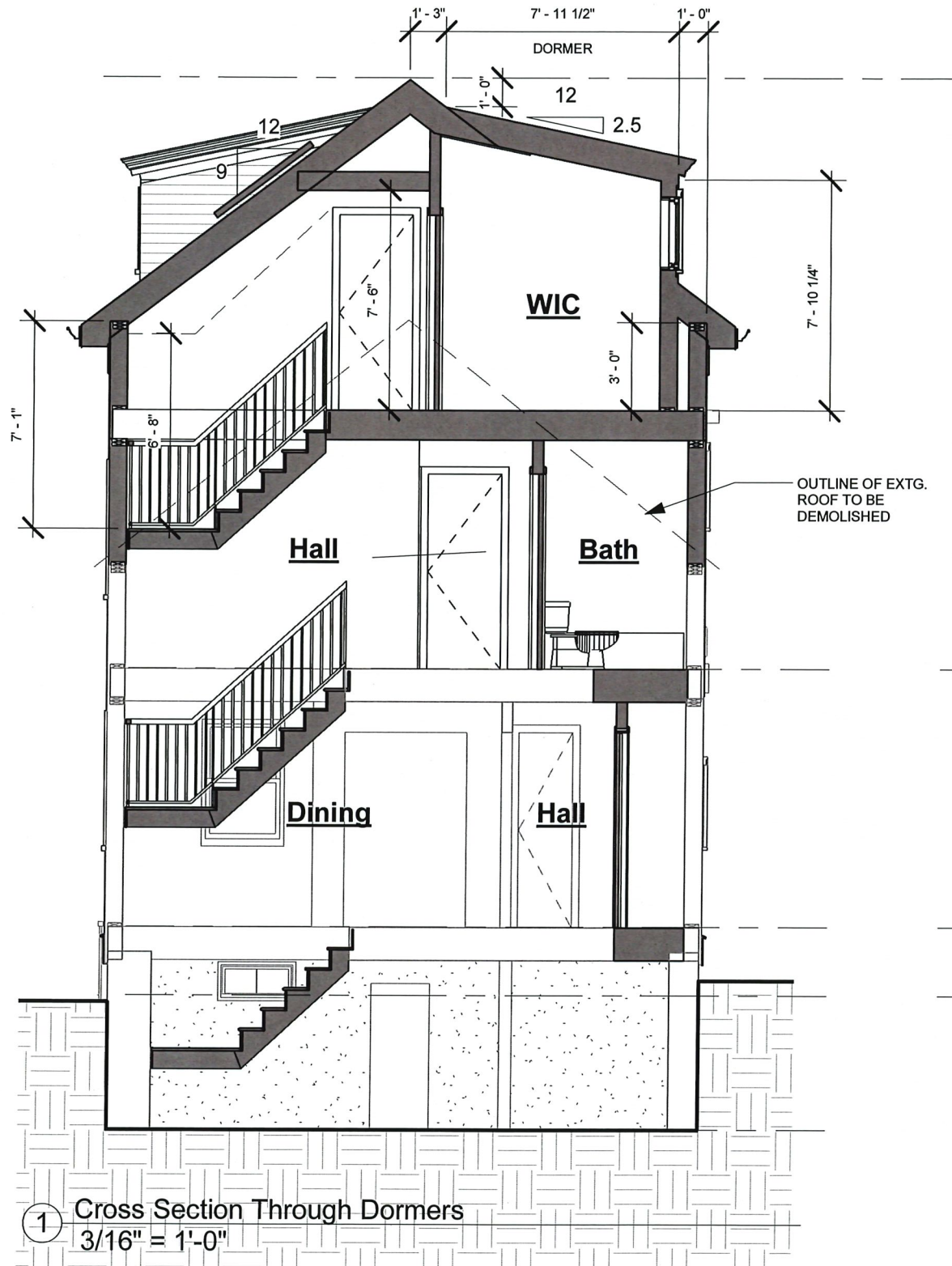
① Rear Elevation
1/8" = 1'-0"



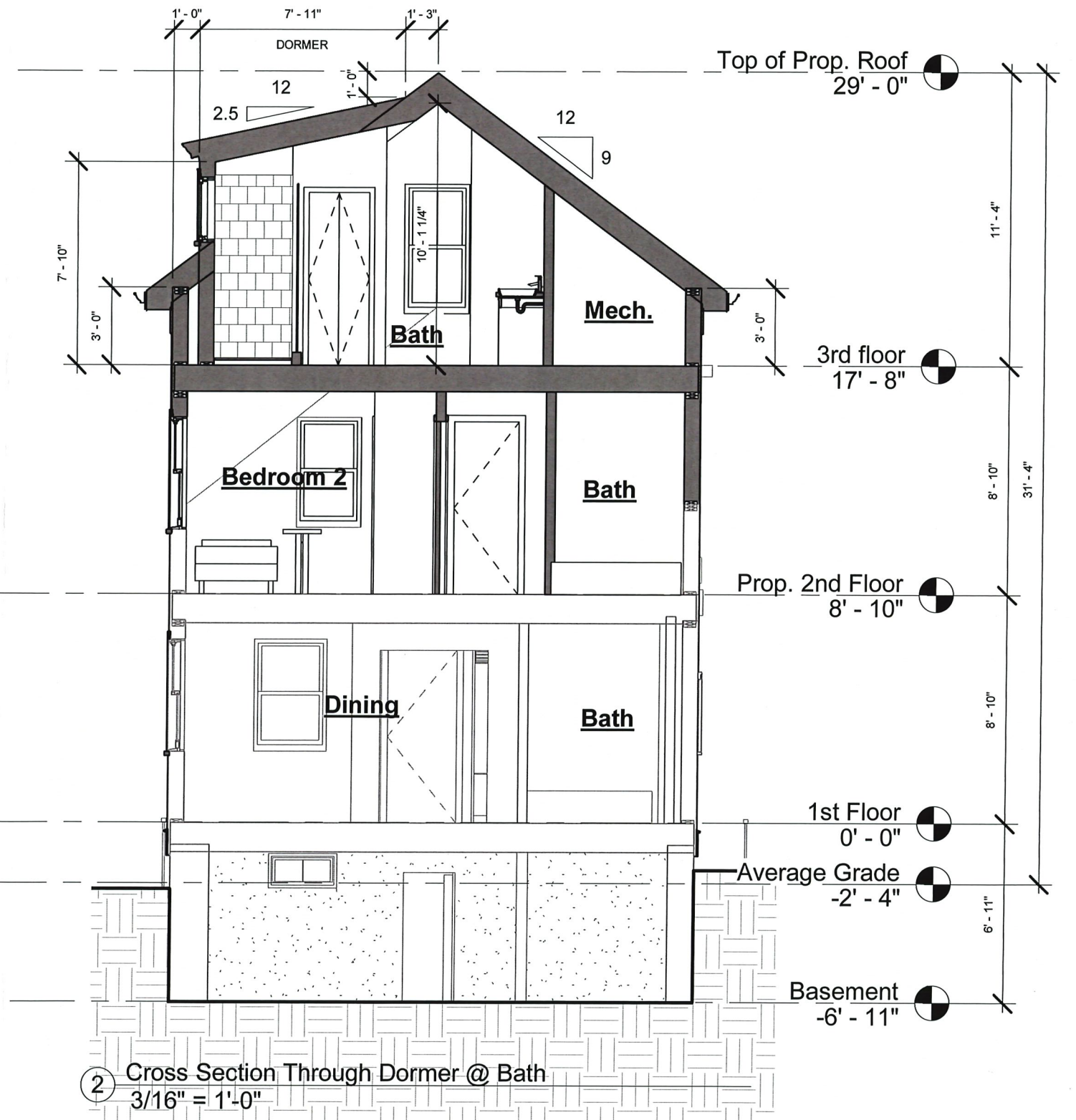
② Left Elevation
1/8" = 1'-0"



	<p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/15/2023</p>	<p>PROJECT 145 5th Street Cambridge, MA</p>	<p>TITLE Proposed Elevations</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>DRAWING A2.2</p>
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1 Cross Section Through Dormers
3/16" = 1'-0"



2 Cross Section Through Dormer @ Bath
3/16" = 1'-0"



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DATE
4/15/2023

PROJECT
145 5th Street
Cambridge, MA

TITLE
Cross Sections

SCALE
3/16" = 1'-0"

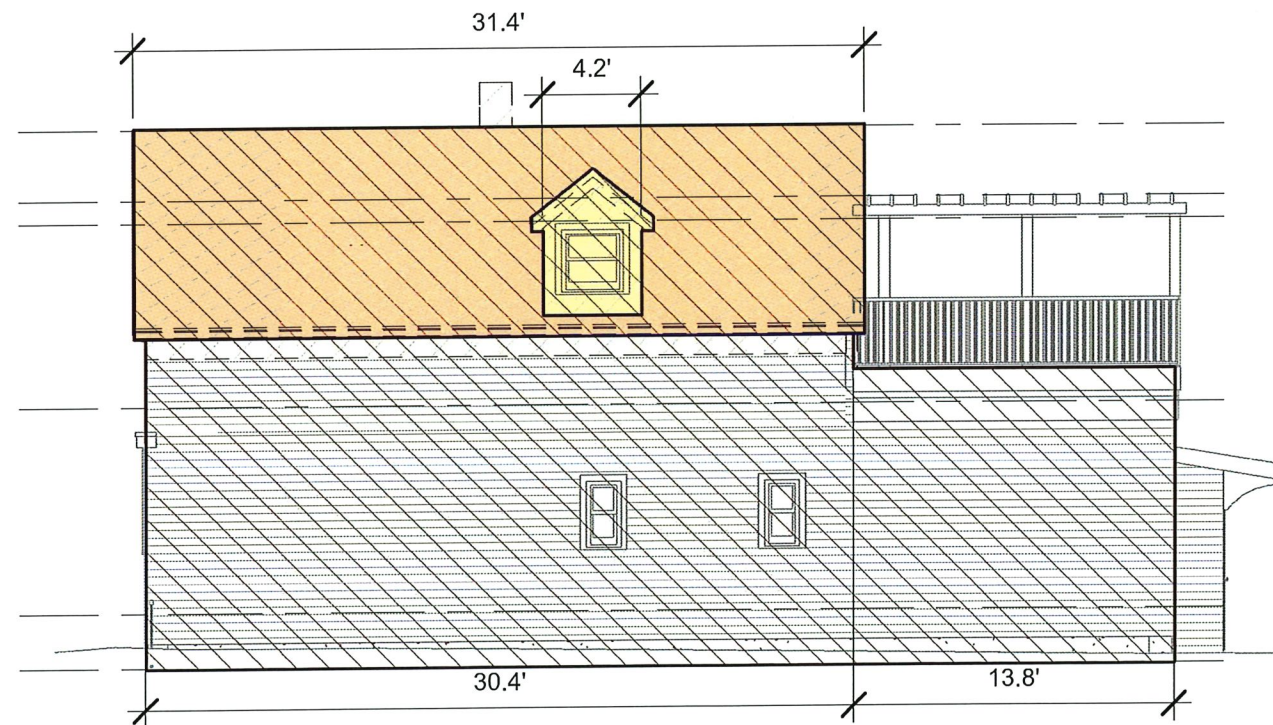
DRAWING
A3.1



- EXTG. MAIN HOUSE AREA (371 S.F.)
- DORMER TO BE DEMOLISHED (26 S.F.)
- ROOF TO BE DEMOLISHED (17 S.F.)
- EXTG. REAR PORTION OF HOUSE (176 S.F.)
- AREA TO BE DEMOLISHED (0 S.F.)

① Front Elevation VOLUME CALC
1/8" = 1'-0"

④ Rear Elevation VOLUME CALC
1/8" = 1'-0"



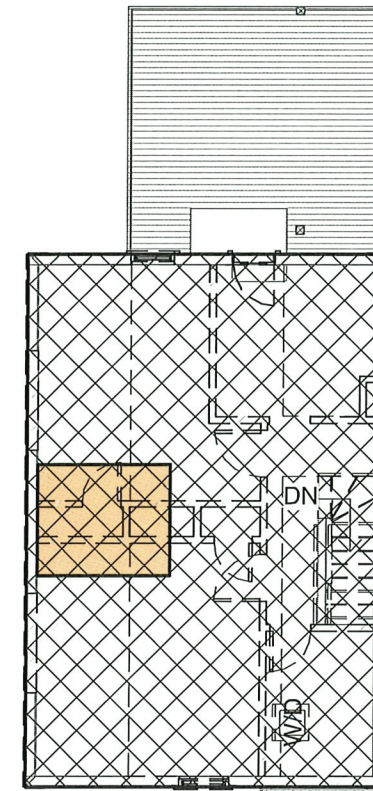
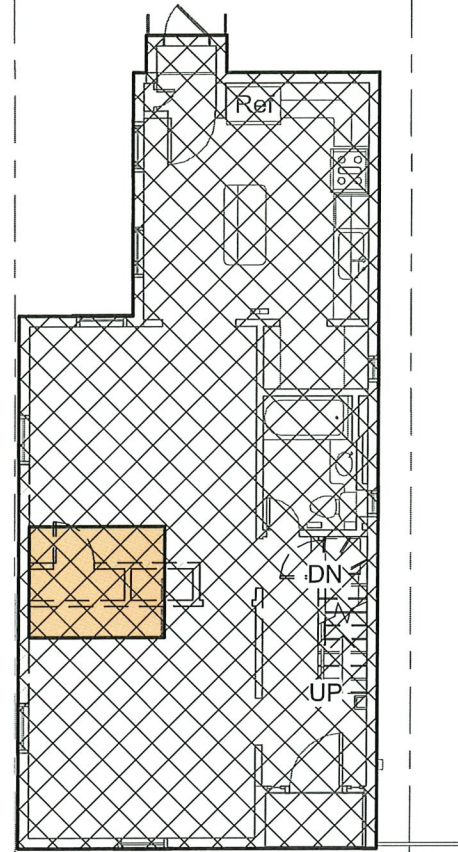
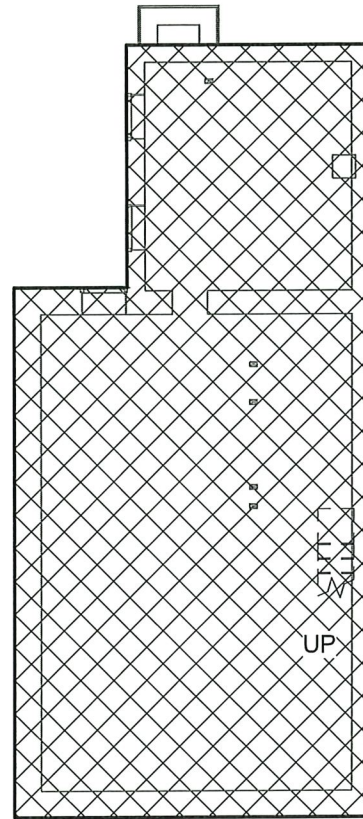
② Extg. Right VOLUME CALC
1/8" = 1'-0"



EXTG. VOLUME CALCULATION			
	S.F.	L	EXTG. VOLUME
EXTG. MAIN HOUSE	371.00	30.40	11,278.40
EXTG. ROOF	17.00	31.40	533.80
EXTG. DORMER	26.00	4.20	109.20
EXTG. REAR BUMP	176.00	13.80	2,428.80
TOT EXTG.			14,350.20

DEMO VOLUME CALCULATION			
	S.F.	L	DEMO VOLUME
DEMO MAIN HOUSE	0.00	0.00	0.00
DEMO ROOF	17.00	31.40	533.80
DEMO DORMER	26.00	4.20	109.20
DEMO REAR BUMP	0.00	0.00	0.00
TOT DEMO			643.00



Percentage of DEMO = 4.48% < 25% CONFORMING

	ARCHITECT GCD ARCHITECTS <small>2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</small>	DATE 6/4/2024	PROJECT 145 5th Street Cambridge, MA	TITLE VOLUME DEMO CALCS	SCALE 1/8" = 1'-0"	DRAWING Z.6
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 TOT. FLOOR AREA (800 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)

① GFA DEMO Basement
3/32" = 1'-0"

 TOT. FLOOR AREA (822 S.F.)
 FLOOR AREA TO BE DEMOLISHED (49 S.F.)

② GFA DEMO 1st Floor
3/32" = 1'-0"

 TOT. FLOOR AREA (619 S.F.)
 FLOOR AREA TO BE DEMOLISHED (49 S.F.)

③ GFA DEMO 2nd Floor
3/32" = 1'-0"

GFA DEMO PERCENTAGE CALCULATION				
	BASEMENT	1ST FLOOR	2NDFLOOR	TOT
EXTG. (S.F.)	800	822	619	2,241
DEMO (S.F.)	0	49	49	98

Percentage of DEMO = 4.37% < 25%



ARCHITECT
GCD ARCHITECTS
 2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE
 6/7/2024

PROJECT
145 5th Street
 Cambridge, MA

TITLE
GFA DEMO CALCS

SCALE
 3/32" = 1'-0"

DRAWING
Z.7

May 13 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am a nearby property owner to 145 5TH Street in East Cambridge.

Chris and Heather have shared with me their plans to raise the roof of their home to create a full second story.

The Dwyers are a growing family with whom our family often interacts at playdates and neighborhood events. Without the requested zoning relief, The Dwyers would be unable to utilize their existing space in a way that would allow them to remain comfortably in their current house. If the Dwyer family is unable to build a vertical addition, it would experience a legitimate hardship: the family would be forced to move out of a housing market that is prohibitively expensive and away from the local schools the Dwyer children attend. Unfortunately, the high water table in East Cambridge prevents Heather and Chris from being able to excavate and utilize their basement; in addition, they do not have yard space for a side addition.

The proposed vertical addition is modest and tasteful, maintains the architectural integrity of the existing house, and would create no change of scale or character to our neighborhood (in fact, most of the existing nearby buildings are actually much taller).

We fully support Heather and Chris's application and ask that the BZA grant them the relief they need to remain comfortably in their home.

Sincerely,



Name: Julia M. Rosenbloom, MD

Address: 281 Hurley Street Cambridge MA 02141

Phone: 734.649.2416

Pacheco, Maria

From: Patrick McNeal <patrick@mcneal.cc>
Sent: Saturday, May 18, 2024 2:18 PM
To: Pacheco, Maria
Subject: 145 5TH Street

To the Cambridge Board of Zoning Appeals,

I am writing to support my neighbors Chris and Heather Miller's request to raise the roof of their home at 145 5th Street to create a second story. Like so many others on our street, their family has grown in recent years.

Our children have been friends with Chris and Heather's kids since they were little. It would be such a loss for our community if their family had to move away simply because they've outgrown their current space. So many families are finding it impossible to stay in Cambridge as costs rise.

Approving this addition could allow them to remain in the neighborhood and town where they've put down roots. Their kids would be able to continue attending the same schools with their friends. Our street feels like more of a true community when long-time residents can stay through different phases of their lives. It's not just about the physical structure of the house, but about the social connections and sense of belonging that are at stake here.

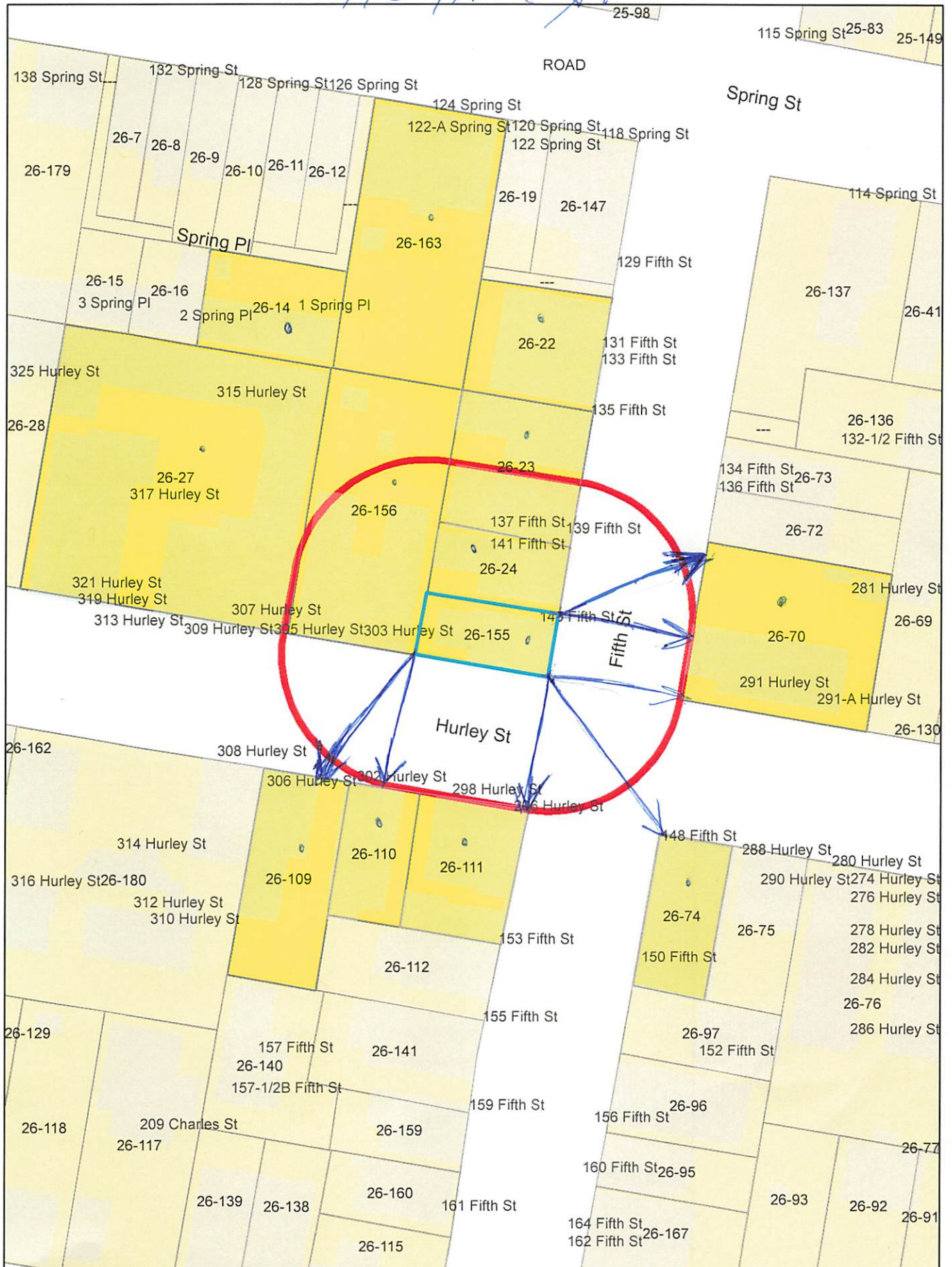
The proposed changes would preserve the home's architectural integrity and fit in with the scale of other houses nearby.

I fully support this application and ask that the BZA grant them the relief they need to remain comfortably in their home at 145 5th Street. It's so important that families have the option to stay in the places that have become home.

Thank you for your time and consideration.

Patrick McNeal
112 Spring Street, Unit 2
Cambridge, MA 02141

145 Fifth St.



145 Fifth St.

Petitioner

26-109
SANTORO, LORI & MARK A. SANTORO
306 HURLEY ST
CAMBRIDGE, MA 02141

26-111
NAVID, REZA & BENJAMIN GONZALES
296 HURLEY ST
CAMBRIDGE, MA 02139

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

26-74
YOGEL, DAVID M.
TR. OF EAST 148-6 TRUST
87 HAMPSHIRE ST
CAMBRIDGE, MA 02139

26-70
BIASELLA, MICHELE & MARIA A. BIASELLA
A LIFE ESTATE
291 HURLEY ST
CAMBRIDGE, FL 02141

26-155
SMITH, CHRISTOPHER M. &
HEATHER E. DWYER
145 FIFTH ST
CAMBRIDGE, MA 02141

26-163
DAROSA, JOSE F. AND MARIA C. DAROSA
829 HIGHLAND AVE
MEDFORD, MA 02155

26-23
PIERCE, KENNETH R.
137-139 FIFTH ST UNIT 137
CAMBRIDGE, MA 02141

26-23
CHEN, LIZI
137-139 FIFTH ST 139B
CAMBRIDGE, MA 02141

26-23
BRENNAN, KIMBERLY B.
137-139 FIFTH ST 139A
CAMBRIDGE, MA 02141

26-27
LIPLIL II, LLC HURLEY VENTURES, LLC
5 CLAREMON ST STE 1
SOMERVILLE, MA 02144

26-74
FIFTH EAST LLC
87 HAMPSHIRE ST
CAMBRIDGE, MA 02139

26-22
TREETOP INVESTMENTS LLC
100 TOWER OFFICE PARK - STE I
WOBURN, MA 01801

26-110
FORD, MARGARET E
TRS JANICE FORD REVOCABLE TR
302 HURLEY ST
CAMBRIDGE, MA 02141

26-23
PRZYTYCKI, PAWEL TANYA GRINBLAT
135 FIFTH ST - UNIT 135
CAMBRIDGE, MA 02141

26-14
CHOLFIN, BRYAN & THERESA M. CHOLFIN
1 SPRING PL
CAMBRIDGE, MA 02141

26-156
SEEGER, JEREMY
148 OAKLEY RD.
BELMONT, MA 02478

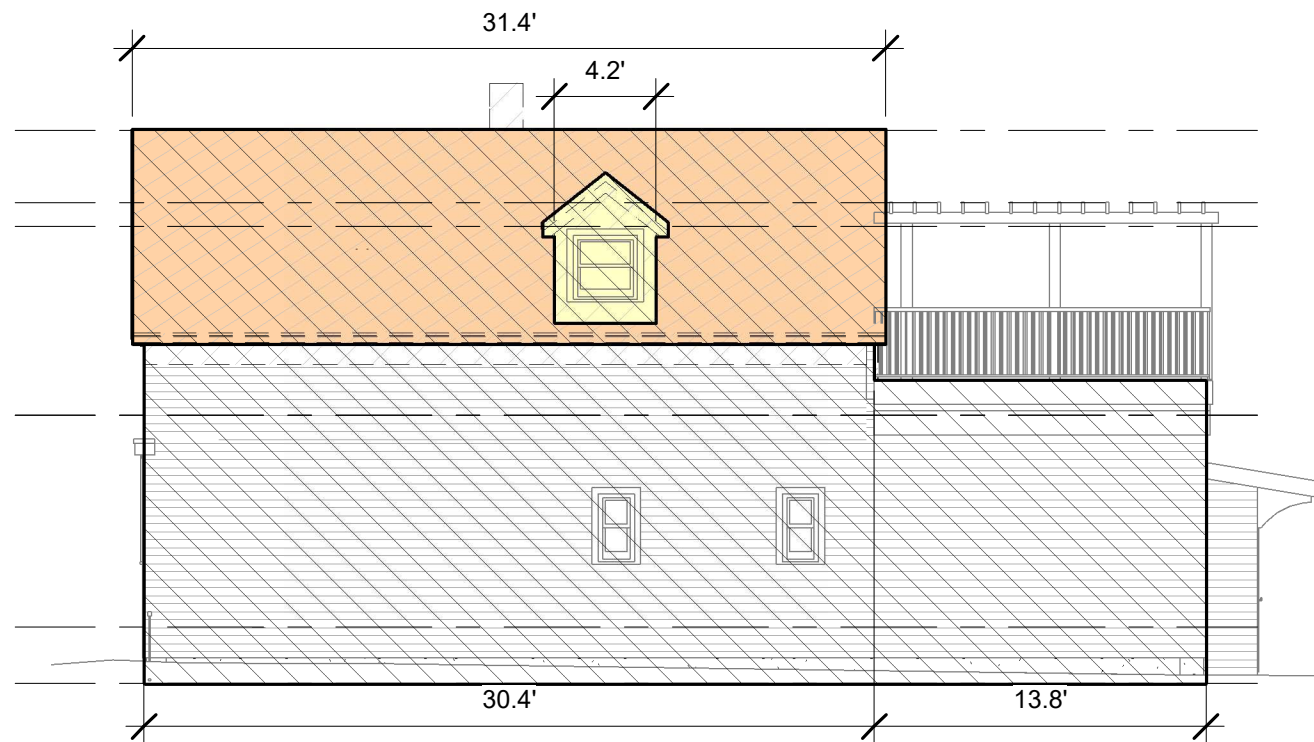
26-24
ZHUCHEN LLC
228 PARK AVE S
PMB 35567
NEW YORK, NY 10003



- EXTG. MAIN HOUSE AREA (371 S.F.)
- DORMER TO BE DEMOLISHED (26 S.F.)
- ROOF TO BE DEMOLISHED (17 S.F.)
- EXTG. REAR PORTION OF HOUSE (176 S.F.)
- AREA TO BE DEMOLISHED (0 S.F.)

① Front Elevation VOLUME CALC
1/8" = 1'-0"

④ Rear Elevation VOLUME CALC
1/8" = 1'-0"



② Extg. Right VOLUME CALC
1/8" = 1'-0"

EXTG. VOLUME CALCULATION			
	S.F.	L	EXTG. VOLUME
EXTG. MAIN HOUSE	371.00	30.40	11,278.40
EXTG. ROOF	17.00	31.40	533.80
EXTG. DORMER	26.00	4.20	109.20
EXTG. REAR BUMP	176.00	13.80	2,428.80
TOT EXTG.			14,350.20

DEMO VOLUME CALCULATION			
	S.F.	L	DEMO VOLUME
DEMO MAIN HOUSE	0.00	0.00	0.00
DEMO ROOF	17.00	31.40	533.80
DEMO DORMER	26.00	4.20	109.20
DEMO REAR BUMP	0.00	0.00	0.00
TOT DEMO			643.00

Percentage of DEMO = 4.48% < 25% CONFORMING

ARCHITECT
GCD ARCHITECTS
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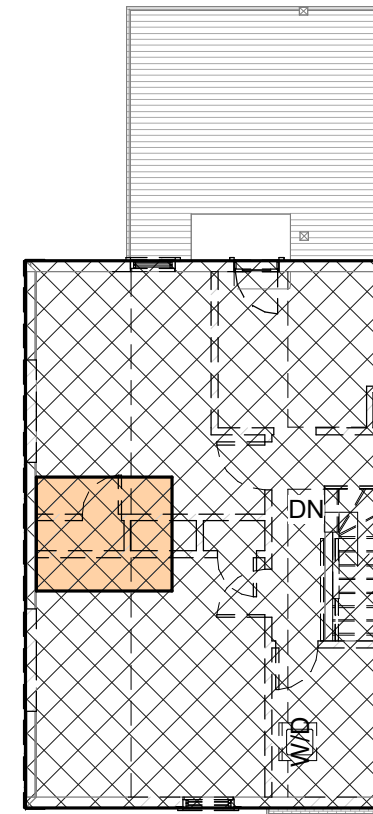
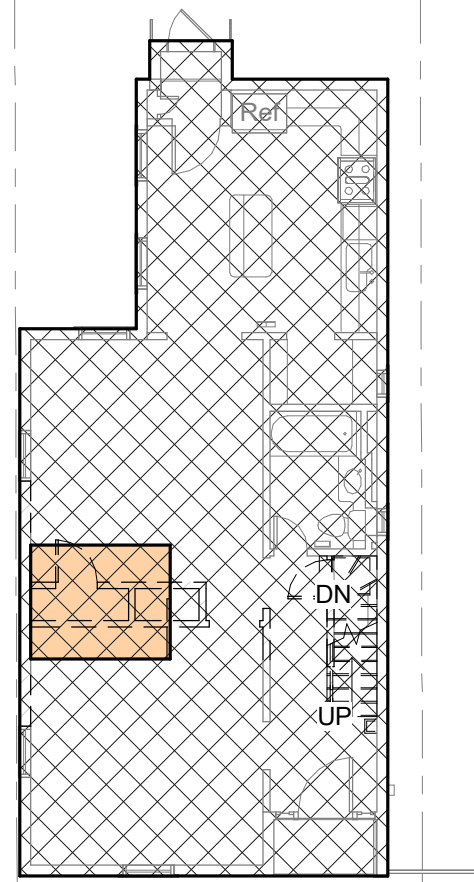
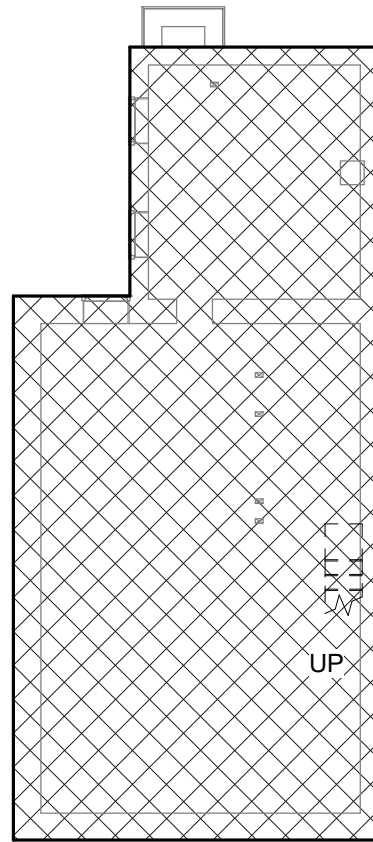
DATE
6/4/2024



PROJECT
145 5th Street
Cambridge, MA

TITLE
**VOLUME DEMO
CALCS**



SCALE
1/8" = 1'-0"

DRAWING
Z.6





 TOT. FLOOR AREA (800 S.F.)
 FLOOR AREA TO BE DEMOLISHED (0 S.F.)

① GFA DEMO Basement
 3/32" = 1'-0"

 TOT. FLOOR AREA (822 S.F.)
 FLOOR AREA TO BE DEMOLISHED (49 S.F.)

② GFA DEMO 1st Floor
 3/32" = 1'-0"

 TOT. FLOOR AREA (619 S.F.)
 FLOOR AREA TO BE DEMOLISHED (49 S.F.)

③ GFA DEMO 2nd Floor
 3/32" = 1'-0"

GFA DEMO PERCENTAGE CALCULATION				
	BASEMENT	1ST FLOOR	2NDFLOOR	TOT
EXTG. (S.F.)	800	822	619	2,241
DEMO (S.F.)	0	49	49	98

Percentage of DEMO = 4.37% < 25%

ARCHITECT
GCD ARCHITECTS
 2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

DATE
 6/7/2024

PROJECT
145 5th Street
Cambridge, MA

TITLE
GFA DEMO CALCS

SCALE
3/32" = 1'-0"

DRAWING
Z.7

May 9, 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

We are neighbors living a few houses down from 145 5TH Street in east Cambridge.

Chris and Heather have shared with us their plans to raise the roof of their home to create a full second story.

We understand that they are a growing family and without the requested zoning relief their family would be unable to utilize their existing space in a way that would allow their family to remain comfortably in their house. They would experience a legitimate hardship if they are unable to build a vertical addition and would therefore be forced to move out of a housing market that is prohibitively expensive, away from the local schools their children attend. Unfortunately, the high water table in east Cambridge prevents them from being able to excavate and utilize their basement, there is also no yard space for them to utilize for a side addition.

The proposed vertical addition is modest and tasteful, maintains the architectural integrity of the existing house, and would create no change of scale or character to our neighborhood, as most of the existing nearby buildings are actually much taller.

We fully support this application and ask that the the BZA grant them the relief they need to remain comfortably in their home.

Sincerely,

Tanya Grinblat and Pawel Przytycki

135 5th Street, Cambridge, MA 02141

713-443-9103

26 APRIL 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am a neighbor to 145 5TH Street in East Cambridge.

Chris and Heather have shared with me their plans with me to raise the roof of their home to create a full second story. We are good friends and have kids the same age and would love to see them be able to modify their house to stay in the neighborhood with us as their kids grow.

We support their need to make the most of their space. As a growing family, without the requested zoning relief their family would be unable to use their existing space in a way that would allow their family to remain comfortably in their house. They would experience a legitimate hardship if they were unable to build a vertical addition and would therefore be forced to move out of a housing market that is prohibitively expensive, away from the local schools their children attend. Unfortunately, the high water table in east Cambridge prevents them from being able to excavate and utilize their basement, and they have no yard space for them to utilize for a side addition.

The proposed vertical addition is really nice, fits well with the rest of the house, and would create no change of scale or character to our neighborhood, as most of the existing nearby buildings are actually much taller.

We fully support this application and ask that the the BZA grant them the relief they need to remain comfortably in their home.

Sincerely,

Caroline Lowenthal

62 Fulkerson St, Cambridge, MA 02141

610-955-8925

13 May 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am a nearby neighbor to 145 5TH Street in east Cambridge.

Chris and Heather have shared their plans with me to raise the roof of their home to create a full second story.

I understand they are a growing family and without the requested zoning relief their family would be unable to utilize their existing space in a way that would allow their family to remain comfortably in their house. They would experience a legitimate hardship if they are unable to build a vertical addition and would therefore be forced to move out of a housing market that is prohibitively expensive, away from the local schools their children attend. Unfortunately, the high water table in east Cambridge prevents them from being able to excavate and utilize their basement, there is also no yard space for them to utilize for a side addition.

They have shared that the proposed vertical addition is modest and tasteful, maintains the architectural integrity of the existing house, and would create no change of scale or character to our neighborhood, as most of the existing nearby buildings are actually much taller.

I fully support this application and ask that the the BZA grant them the relief they need to remain comfortably in their home.

Sincerely,



Name: Tracy Lennertz

Address: 117 Charles Street, Cambridge, MA 02141

Phone: 617-283-7590

26 APRIL 2024

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

To the Cambridge Board of Zoning Appeals,

I am a direct abutter to 145 5TH Street in east Cambridge.

Chris and Heather have shared with me their plans with me to raise the roof of their home to create a full second story.

We understand they are a growing family and without the requested zoning relief their family would be unable to utilize their existing space in a way that would allow their family to remain comfortably in their house. They would experience a legitimate hardship if they are unable to build a vertical addition and would therefore be forced to move out of a housing market that is prohibitively expensive, away from the local schools their children attend. Unfortunately, the high water table in east Cambridge prevents them from being able to excavate and utilize their basement, there is also no yard space for them to utilize for an side addition.

The proposed vertical addition is modest and tasteful, maintains the architectural integrity of the existing house, and would create no change of scale or character to our neighborhood, as most of the existing nearby buildings are actually much taller.

We fully support this application and ask that the the BZA grant them the relief they need to remain comfortably in their home.

Sincerely,

Jose A Biasella & Arlen W Brown

291A Hurley St

Cambridge MA 02141

617-899-9781