



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUN 20 PM 1:46

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 276002

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: 179 Appleton Street LLC C/O Sisia Daglian

PETITIONER'S ADDRESS: 30 Quincy Street, Somerville, MA 02143

LOCATION OF PROPERTY: 179 Appleton St , Cambridge, MA

TYPE OF OCCUPANCY: 4.31.g Multifamily dwelling

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Modification of openings in side (right) yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original
Signature(s):

Sisia M. Hoagland
(Petitioner (s) / Owner)

Hoagland, Sisia
(Print Name)

Address:

30 Quincy St. Somerville MA

Tel. No.

617-600-6383

E-Mail Address:

sisia@evarch.com

02143

Date: 6/18/24

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 Eric M. Hoagland / 179 Appleton Street, LLC.
(OWNER)

Address: 100 Garden Street, Cambridge MA 02138

State that I/We own the property located at 179 Appleton Street, Cambridge 02138 which is the subject of this zoning application.

The record title of this property is in the name of 179 Appleton Street, LLC.

*Pursuant to a deed of duly recorded in the date April 7th 2021, Middlesex South County Registry of Deeds at Book 77444, Page 114; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Eric M. Hoagland
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

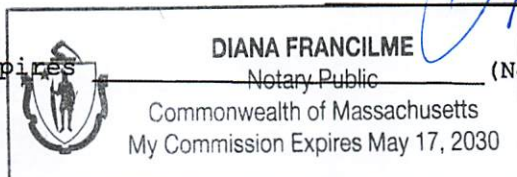
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Eric M. Hoagland personally appeared before me, this 5 of June, 2021, and made oath that the above statement is true.

[Signature]
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.

Handwritten text at the top of the page, possibly a title or header.

Handwritten text in the middle section of the page.

Handwritten text in the lower middle section of the page.



Rectangular stamp or box containing text, likely an official signature or date stamp.

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 179 Appleton 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:

8.22.2(c) allows for the modification of openings within the setback upon the issuance of a Special Permit. The right side wall of the house are within the rear yard setback. Modifications are proposed to increase the number and size of openings within the side setback that relate to the reconfiguration of spaces inside the 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 alterations to openings in the side of the structure will not affect a change in traffic patterns in the neighborhood. The existing structure has four dwelling units, and the proposed renovation will also contain four dwelling units and therefore access to and from the property will not create a substantial change to the 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 alteration of openings on the residential structure have been aesthetically designed to meet the characteristics of the neighborhood and have minimal visual and functional impact on the surrounding neighborhood. None of the openings are over-sized, rather are similar in size to the existing openings on the structure.

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 alteration to openings will be constructed in accordance with all the requirements of the State Building Code and will not cause nuisance or hazards. The proposed windows will be improving the functionality of the structure and will improve the health of its occupants.

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 intensity and patterns of use of the four-family dwelling will not be materially altered as a result of the proposed work. Section 8.22.2(c) of the Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact on the neighborhood. The proposed work will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

DIMENSIONAL INFORMATION

Applicant: 179 Appleton Street LLC
Location: 179 Appleton St., Cambridge, MA
Phone: 617-600-6383

Present Use/Occupancy: 4.31.g Multifamily dwelling
Zone: Residence B Zone
Requested Use/Occupancy: 4.31.g Multifamily dwelling

| | | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|---|------------|-----------------------------------|------------------------------------|--------------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 4864 | 4864 (no change) | 3753 | (max.) |
| <u>LOT AREA:</u> | | 8580 | 8580 (no change) | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | 0.57 | 0.57 (no change) | 0.5 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 2145 | 2145 (no change) | 2500 | |
| <u>SIZE OF LOT:</u> | WIDTH | 50.36' | no change | 50' | |
| | DEPTH | 174.72' | no change | 100' | |
| <u>SETBACKS IN FEET:</u> | FRONT | 6.0' | no change | 15' | |
| | REAR | 112.9' | no change | 25' | |
| | LEFT SIDE | 13.6' | no change | 7'-6" (sum of 20') | |
| | RIGHT SIDE | 1.5' | no change | 12'-6" (sum of 20') | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 34.6' | 34.76' | 35' | |
| | WIDTH | 50.35' | no change | n/a | |
| | LENGTH | 34.65' | no change | n/a | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 65% +/- | 65% +/- | 40% | |
| <u>NO. OF DWELLING UNITS:</u> | | 4 | 4 (no change) | 2 | |
| <u>NO. OF PARKING SPACES:</u> | | 1 | 1 | n/a | |
| <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.:

None.

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'.

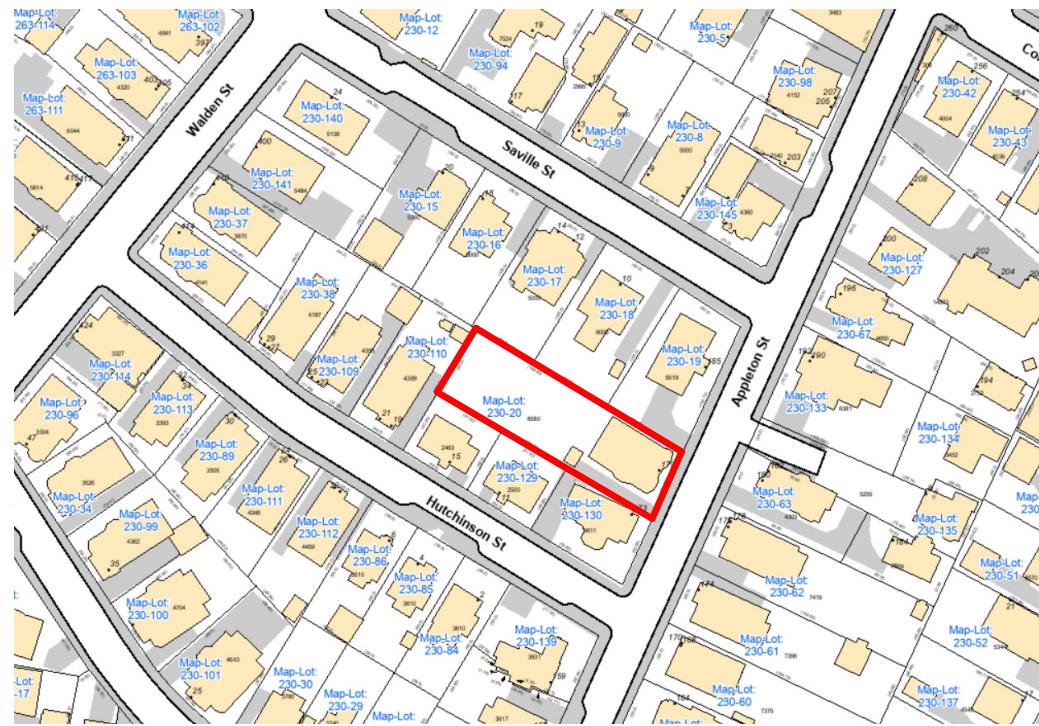
ZONING SUMMARY

ZONING DISTRICT: **B**
USE: **4.31.g Multifamily Dwelling**

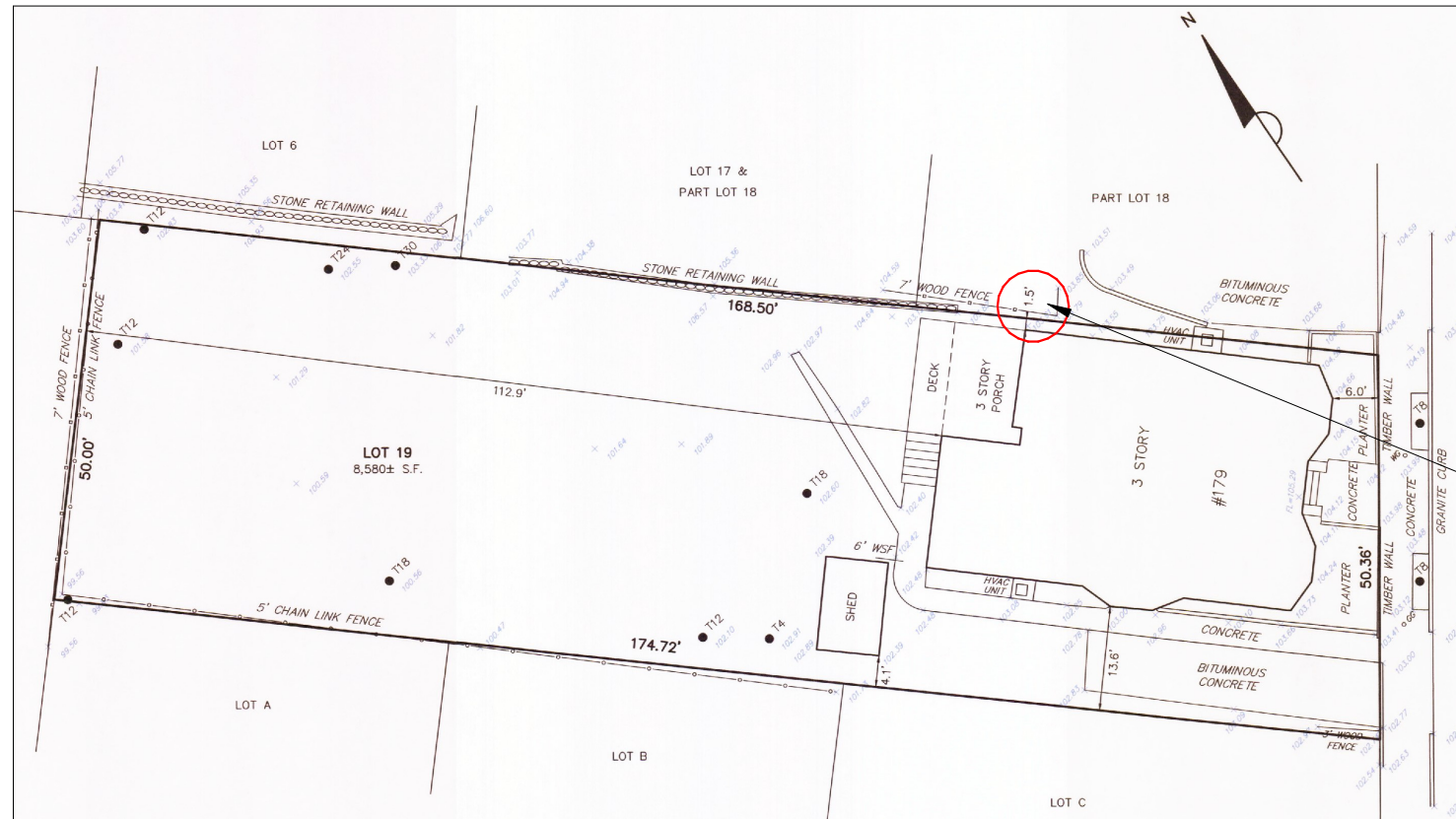
EXISTING NON-CONFORMING STRUCTURE
(see dimensional form)

SUMMARY OF RELIEF REQUESTED

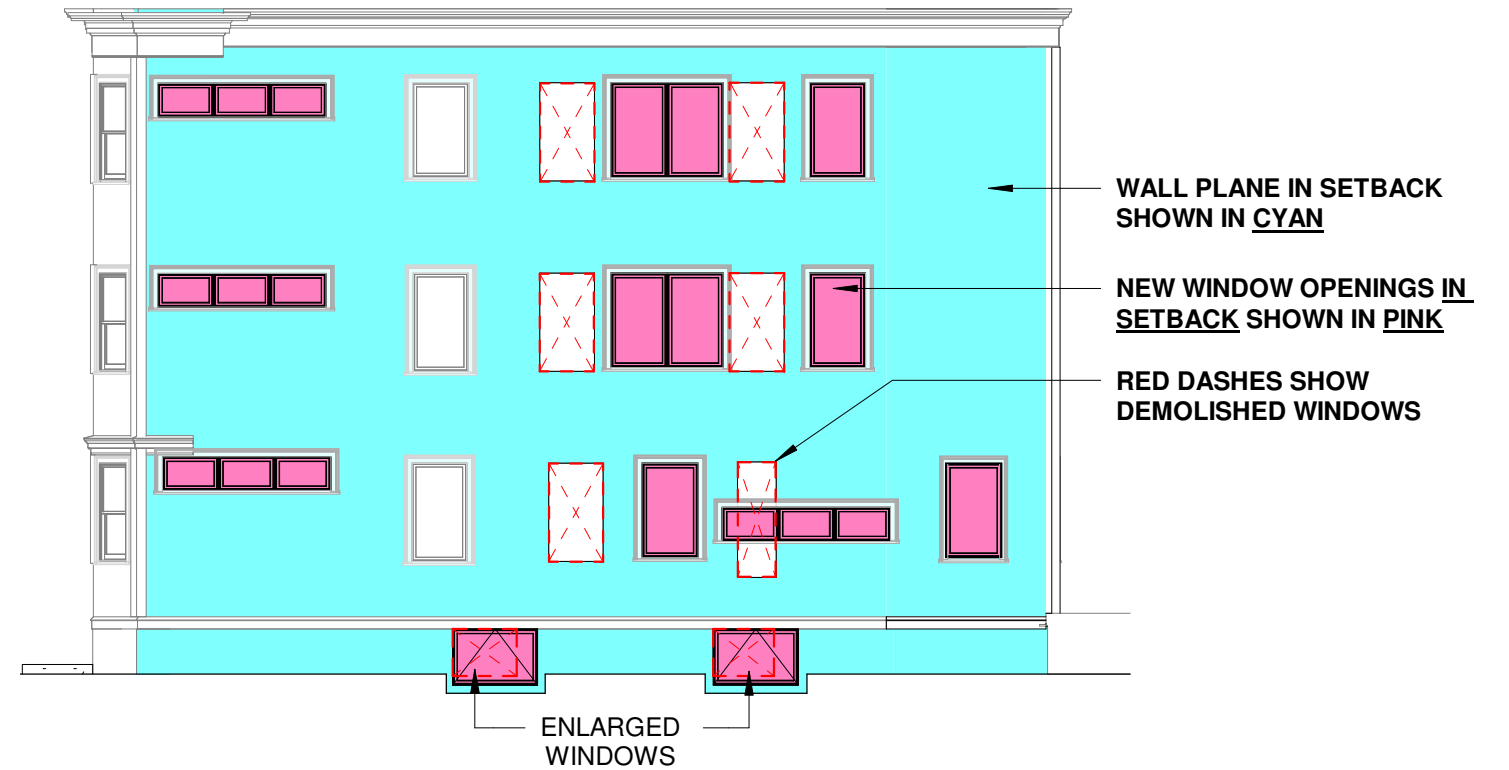
- ① **SPECIAL PERMIT 8.22.2 (c)** : Modification of openings in side yard setback.



Locus Plan
(not to scale)



Site Survey Plan
(not to scale)



NORTH (RIGHT) FACADE
OF BUILDING WITHIN 1.5'
OF PROPERTY LINE

BUILDING FACADE FOR WHICH RELIEF IS SOUGHT

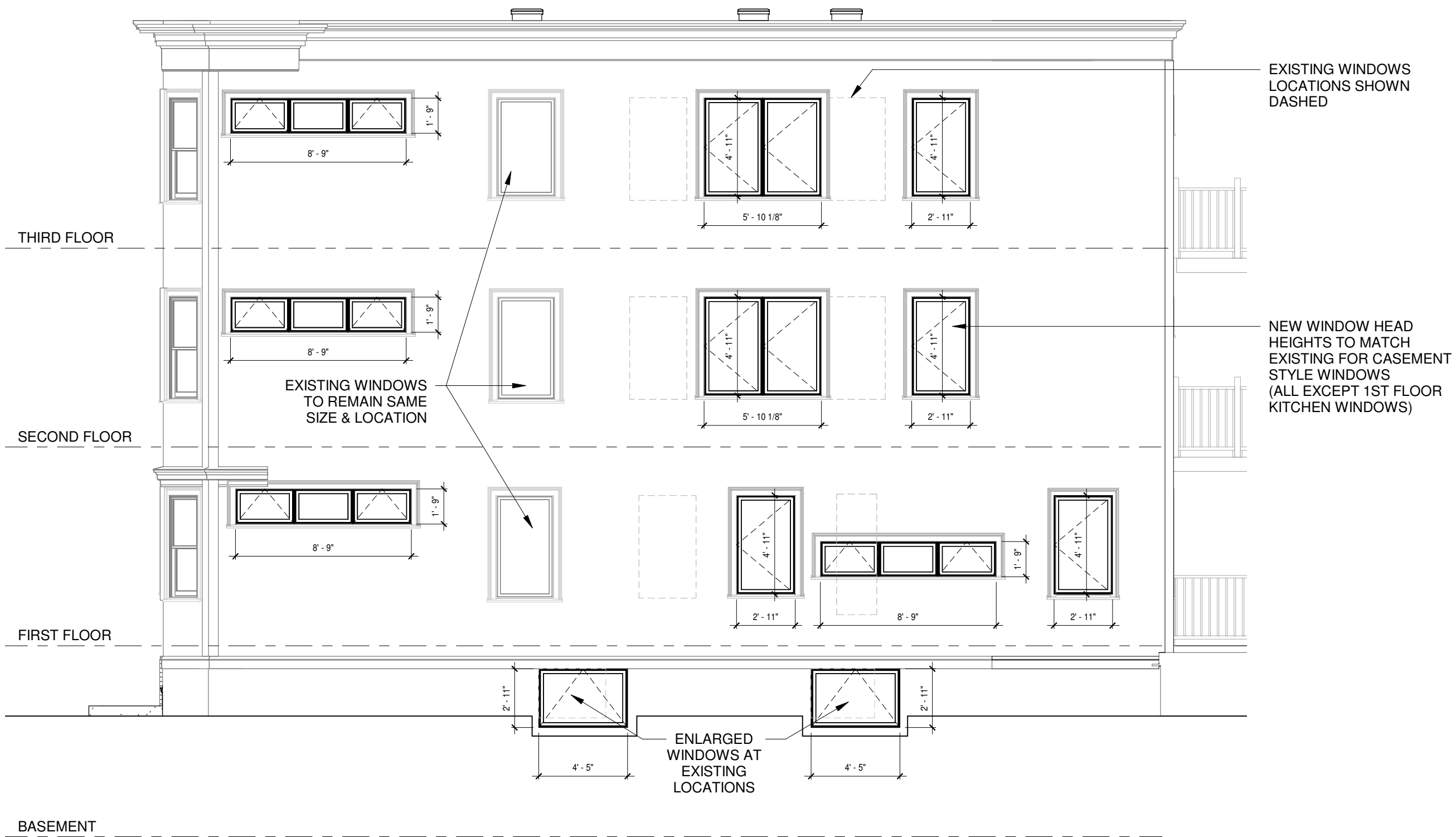


Front & Right Facade

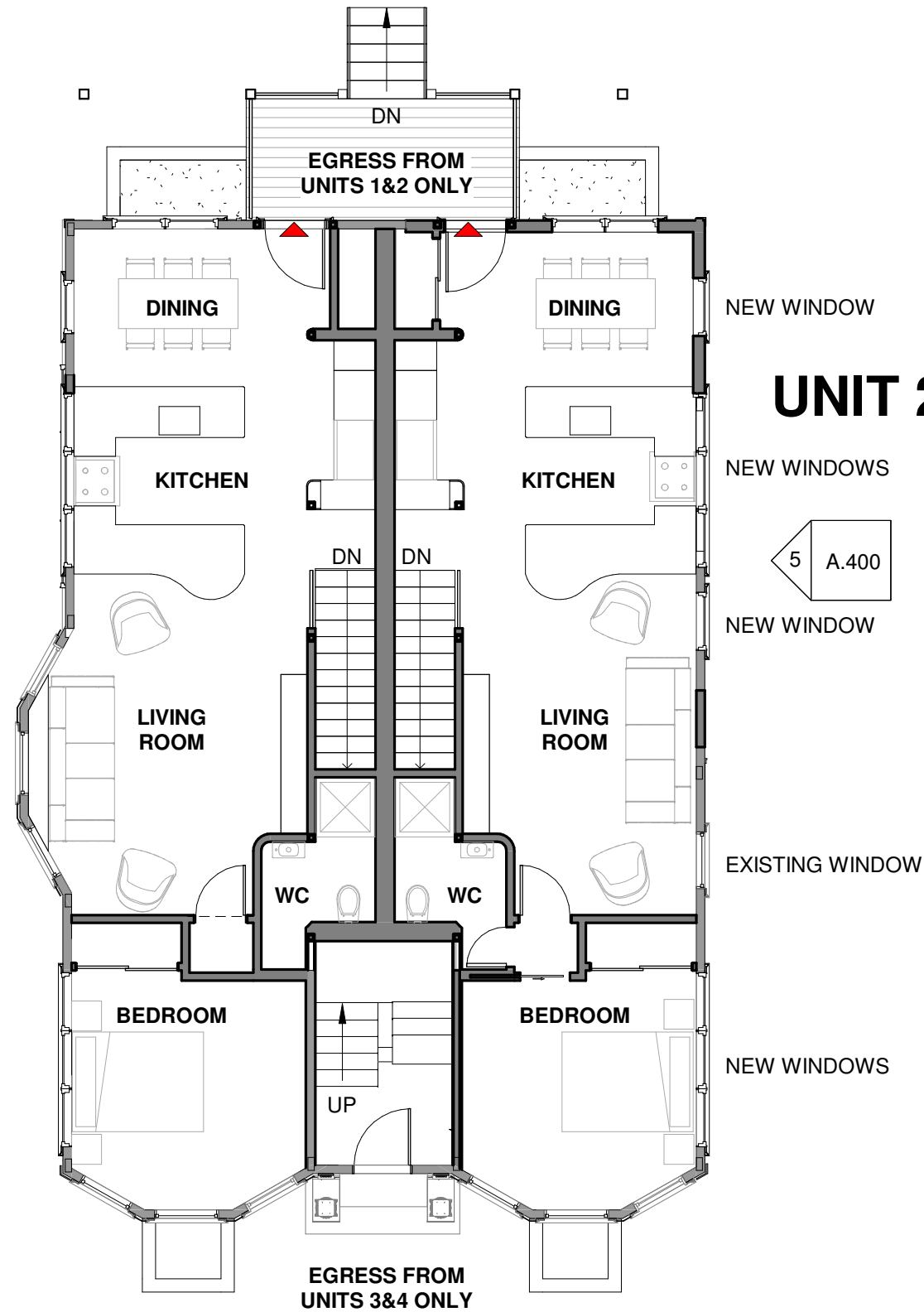


North (Right) Facade

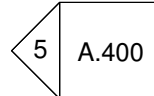
REAR PORCHES BEING FULLY ENCLOSED BY RIGHT



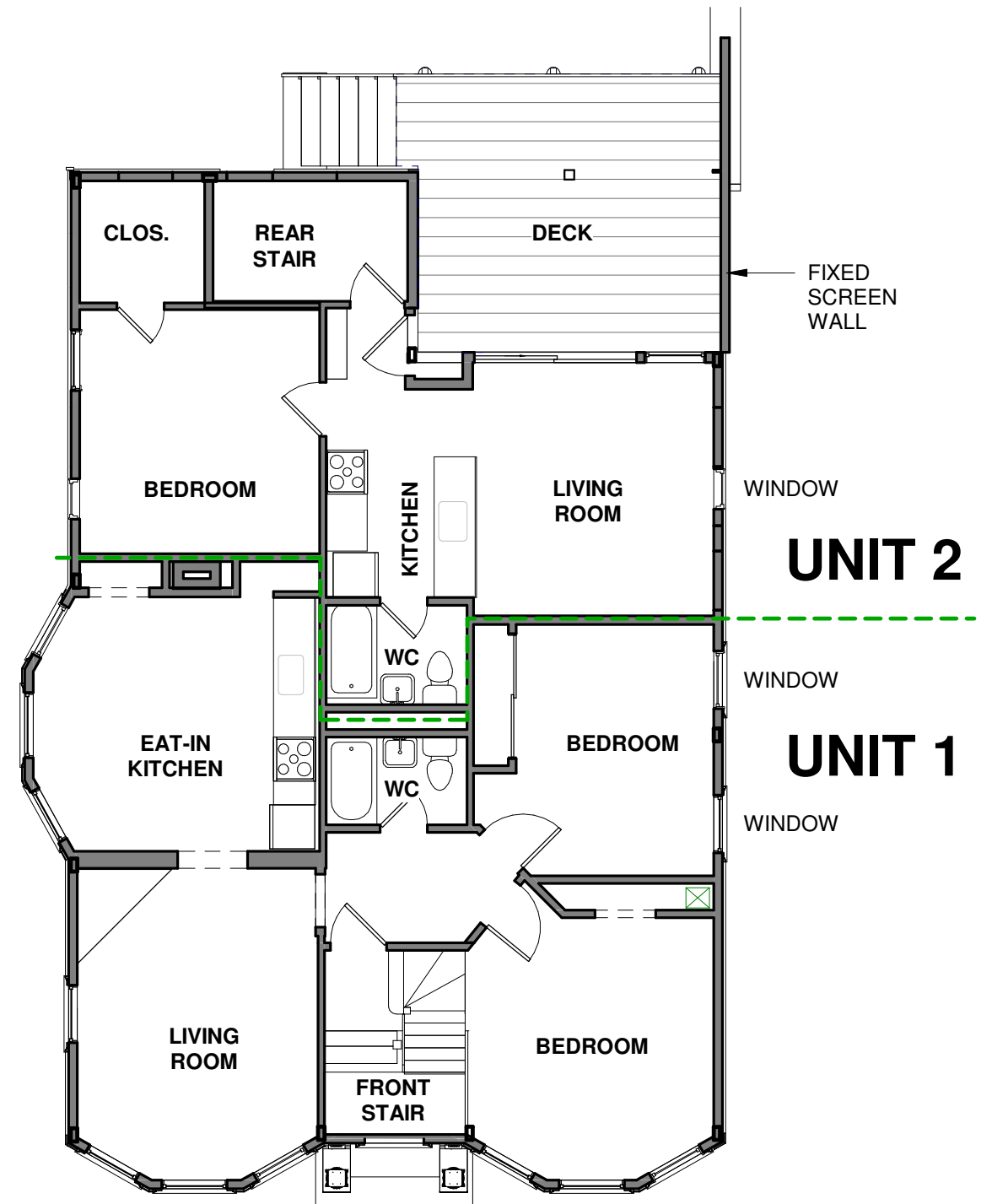
UNIT 1



UNIT 2

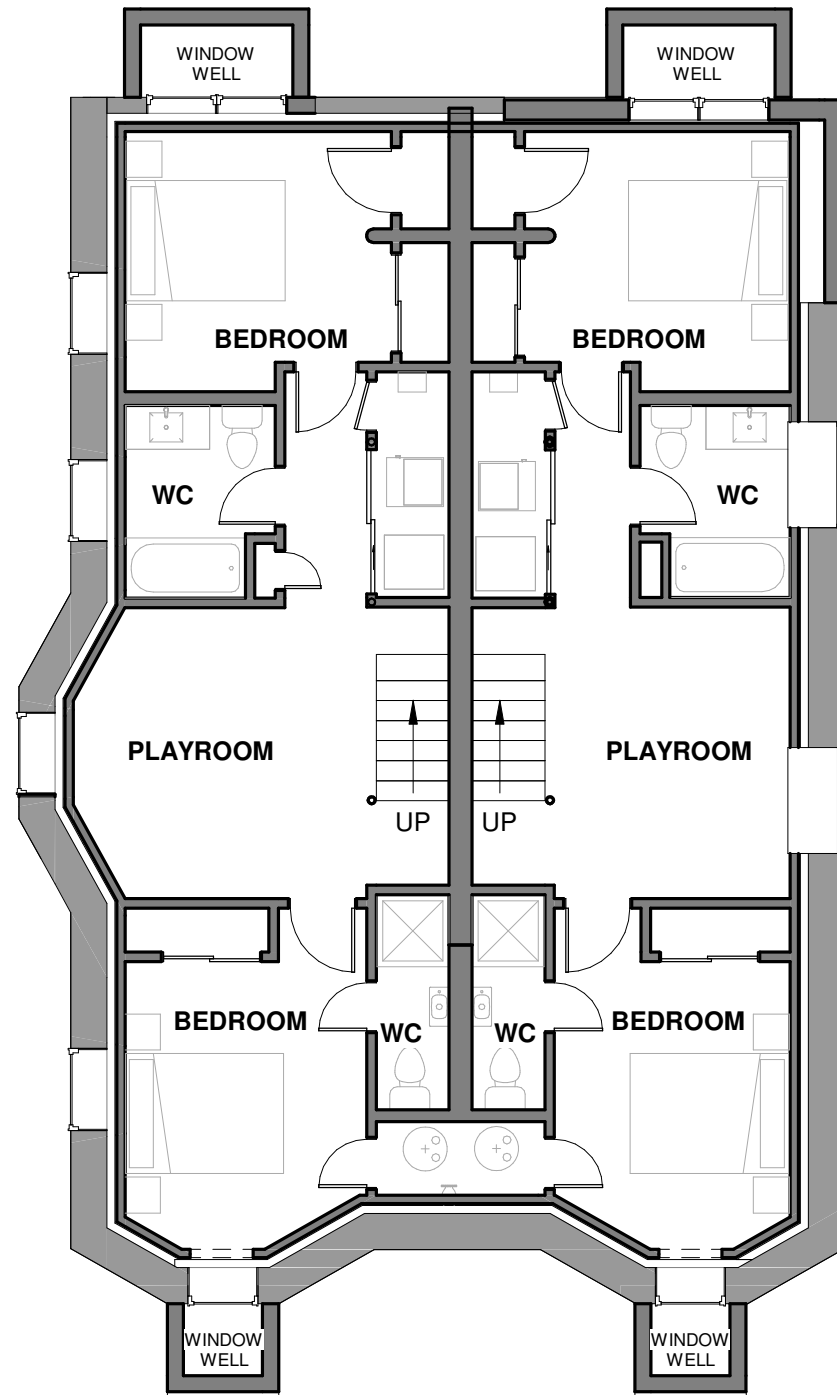


PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

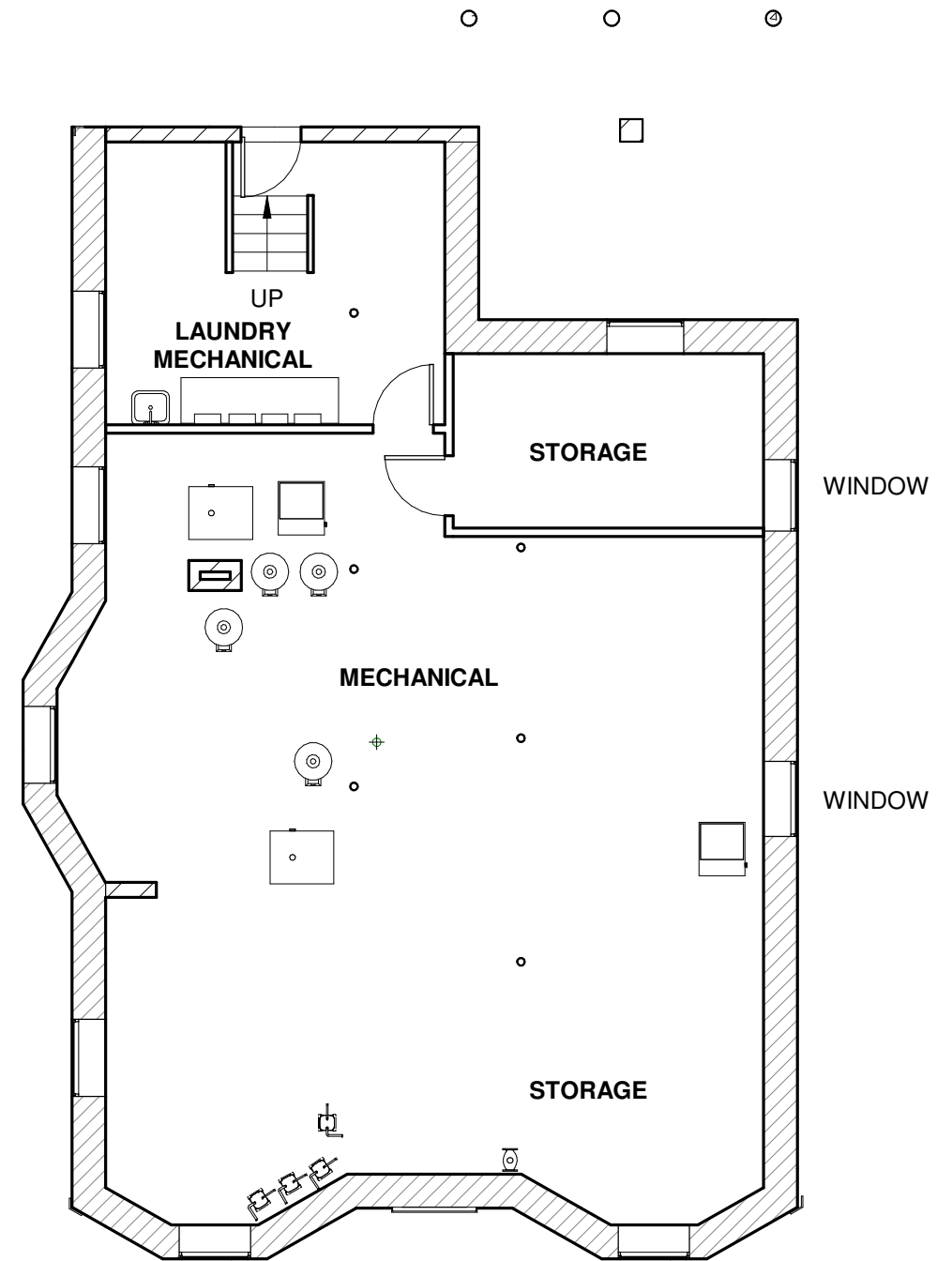
UNIT 1



UNIT 2

NEW WINDOW
NEW WINDOW

PROPOSED BASEMENT FLOOR PLAN

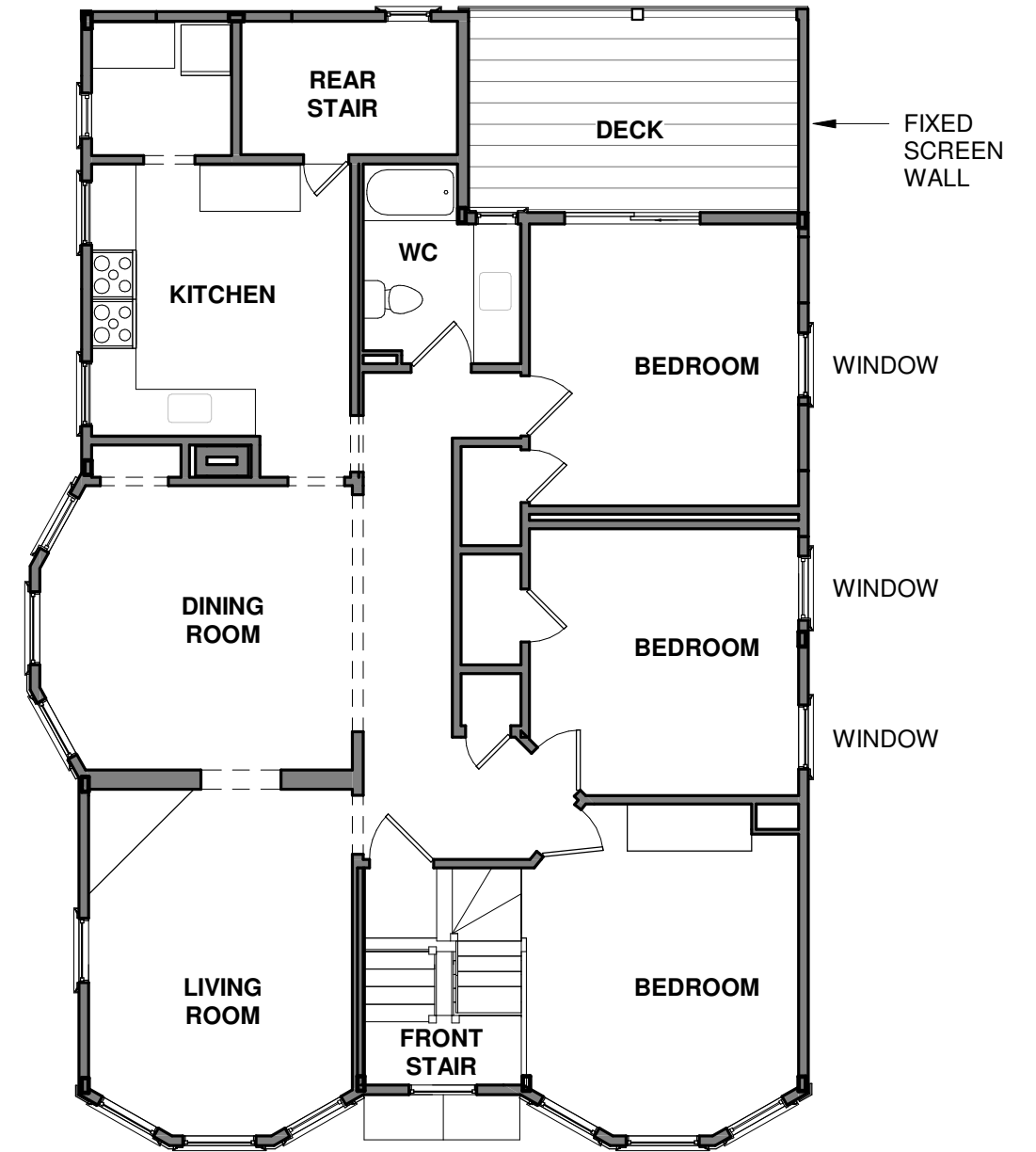


EXISTING BASEMENT FLOOR PLAN

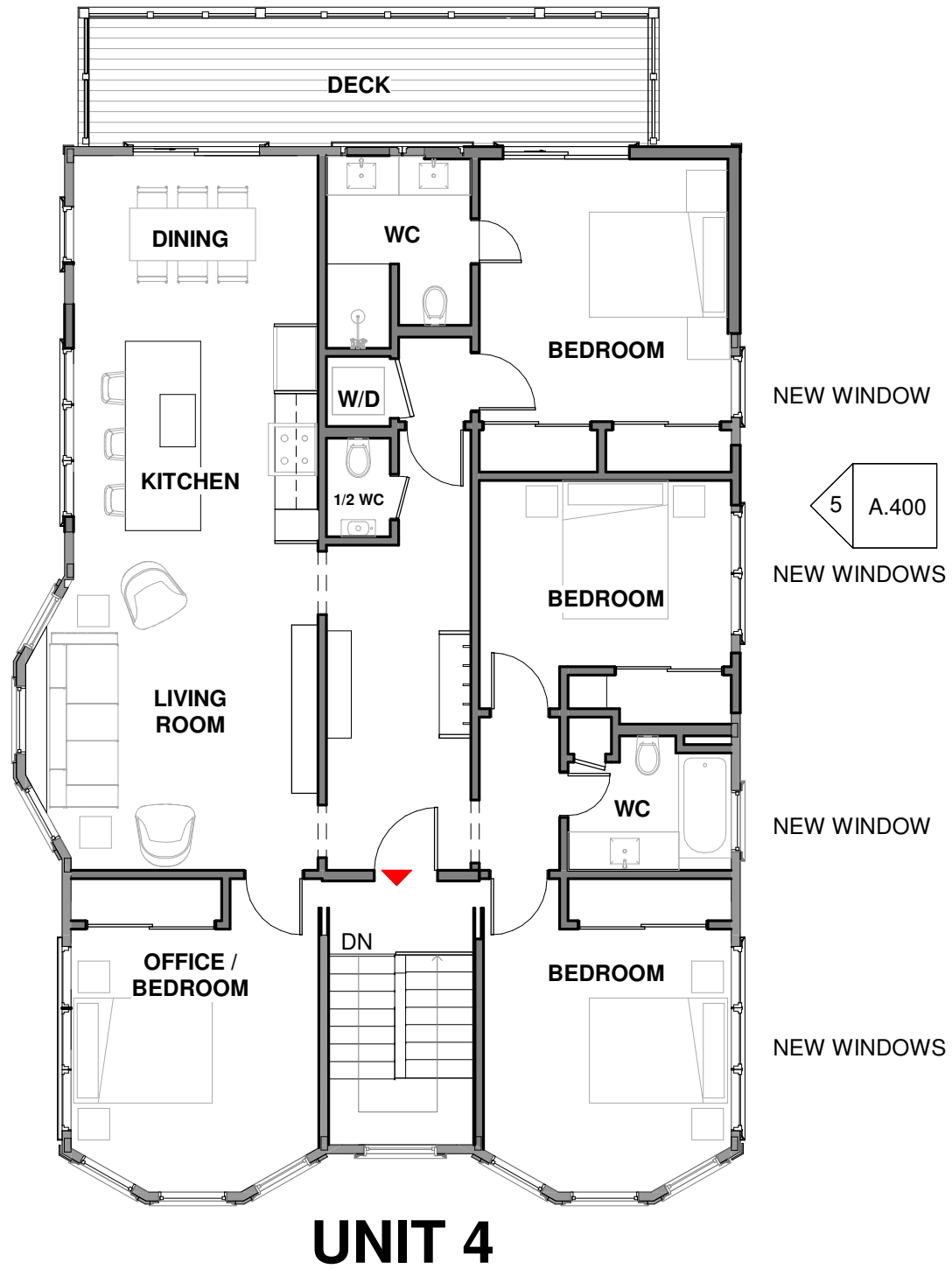


UNIT 3

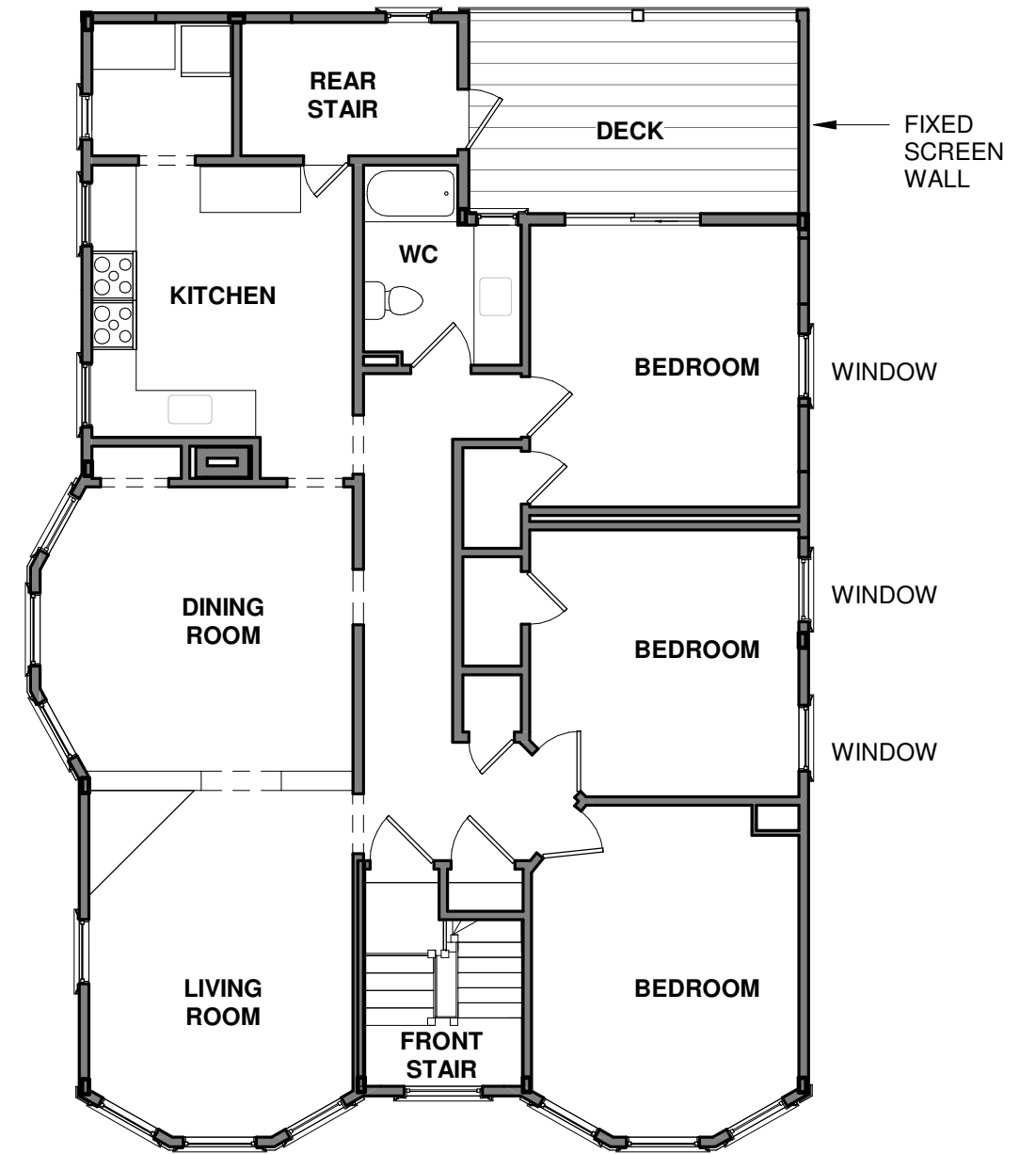
PROPOSED SECOND FLOOR PLAN



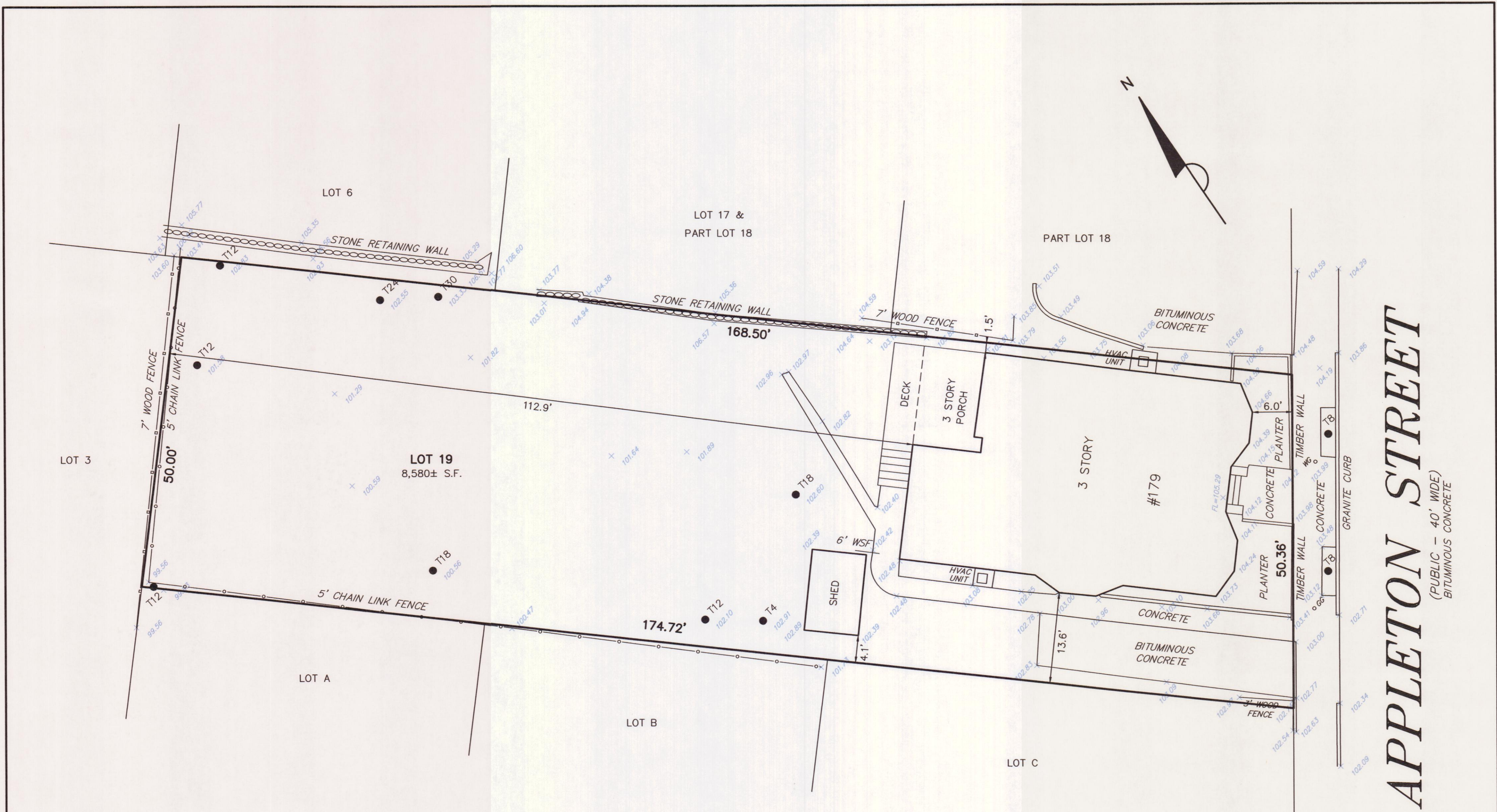
EXISTING SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



EXISTING THIRD FLOOR PLAN



APPLETON STREET
 (PUBLIC - 40' WIDE)
 BITUMINOUS CONCRETE

179 APPLETON STREET

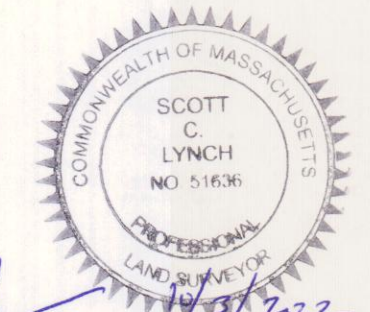
SITE PLAN
 IN
CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

SCALE: 1" = 10' DATE: OCTOBER 3, 2022

ROBER SURVEY
 1072A MASSACHUSETTS AVENUE
 ARLINGTON, MA 02476
 (781) 648-5533
 7132PL1.DWG

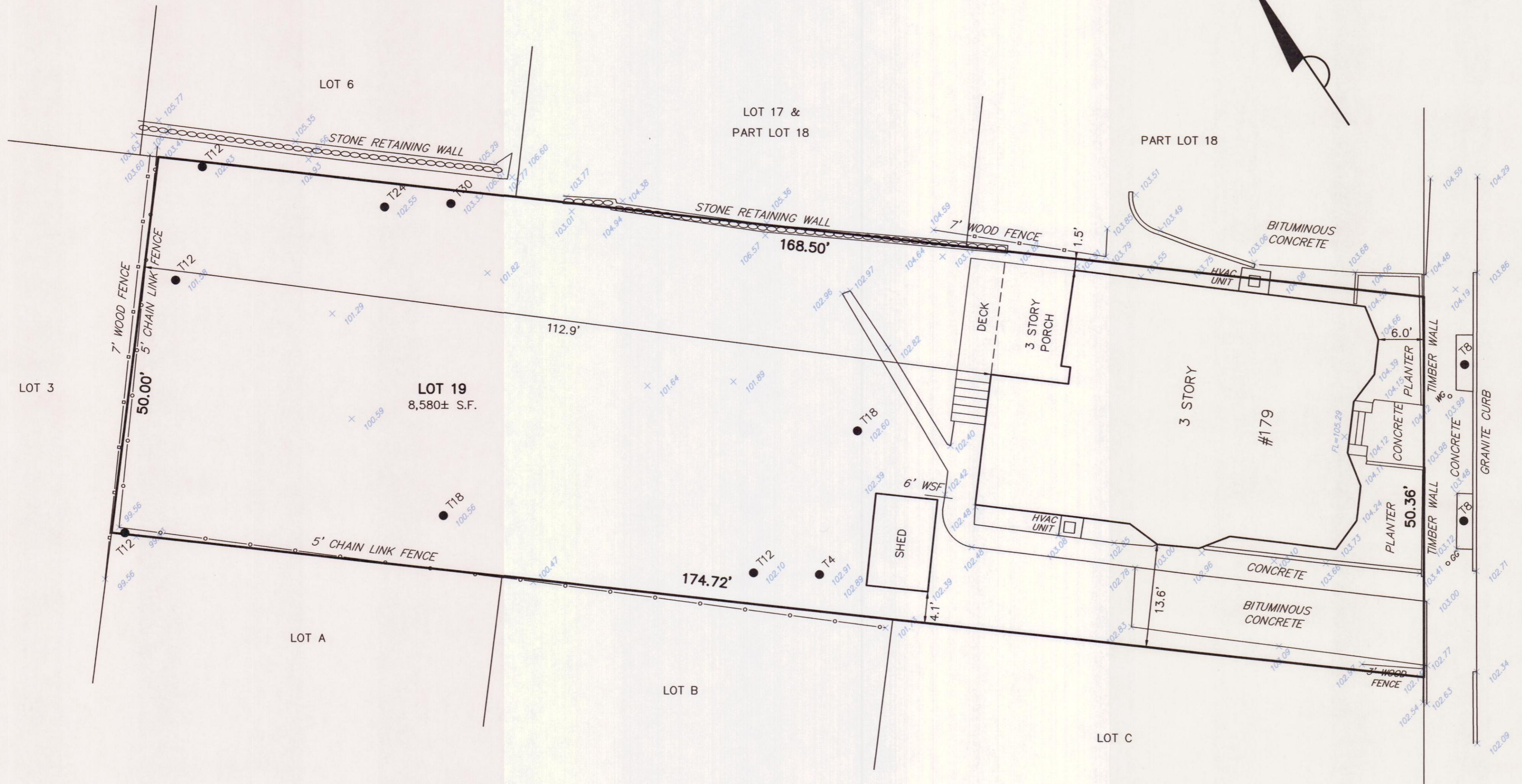
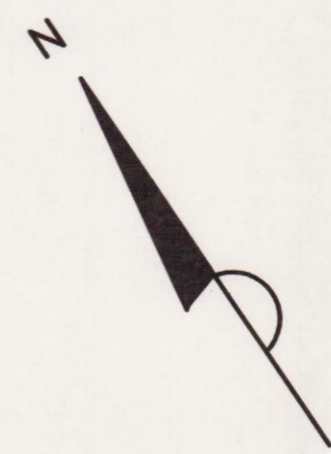
OWNER: 179 APPLETON STREET, LLC

I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.



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

o/wg



APPLETON STREET
(PUBLIC - 40' WIDE)
BITUMINOUS CONCRETE

179 APPLETON STREET

BUILDING PEAK = 138.23
MEAN GRADE = 103.63
BUILDING HEIGHT = 34.6

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

SITE PLAN
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)
SCALE: 1" = 10' DATE: OCTOBER 3, 2022

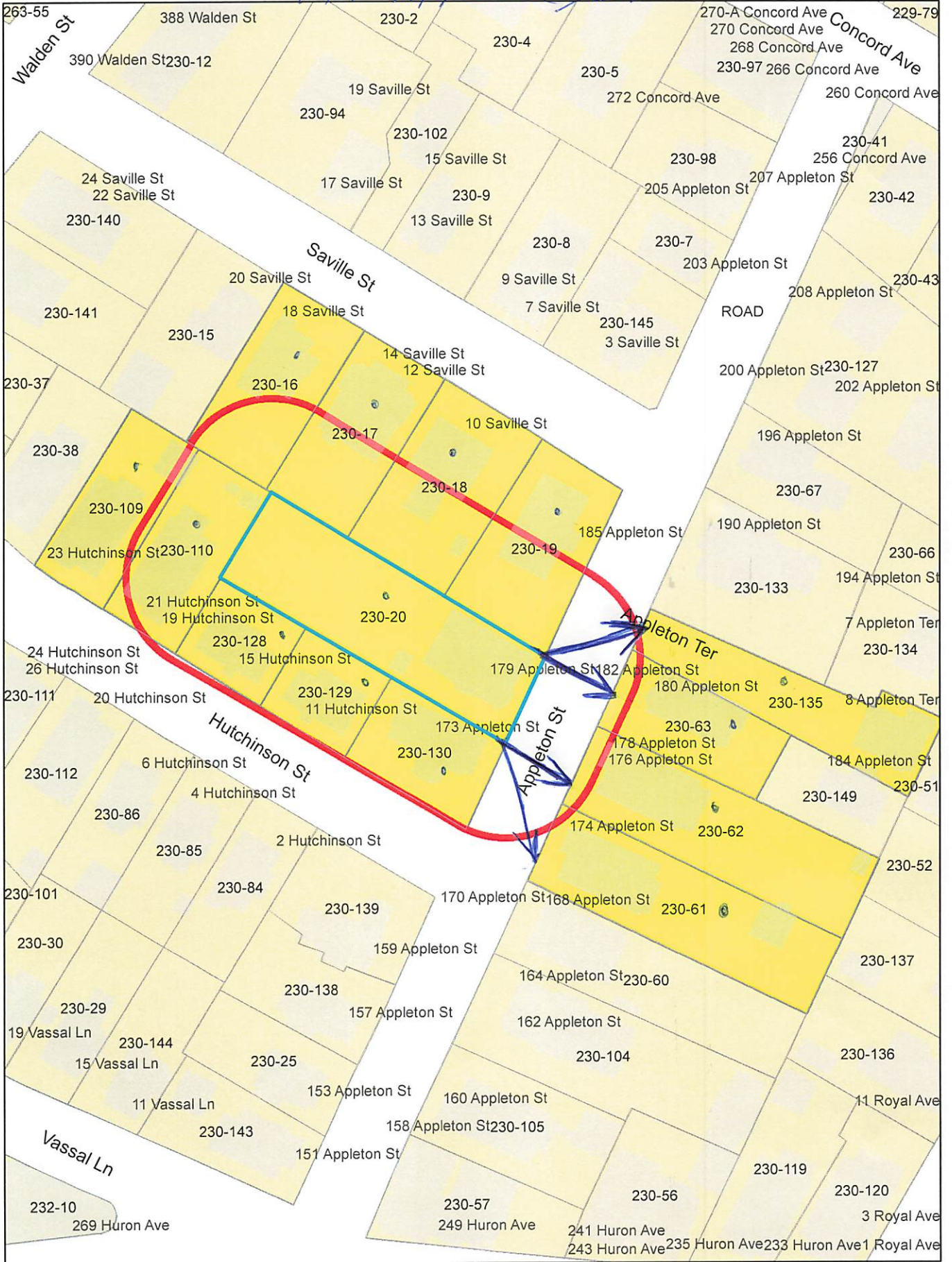
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7132PL1.DWG

OWNER: 179 APPLETON STREET, LLC

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

o W/C

179 Appleton St.



179 Appleton St. Retirees

230-18
MAZER, FRANK & ANGELA PENDLETON
10 SAVILLE ST.
CAMBRIDGE, MA 02138-1310

230-62
WILLIAMS, ANDREA L.
176 APPLETON ST
CAMBRIDGE, MA 02138

EVERGREEN ARCHITECTURE
C/O SISIA DAGLIN
30 QUINCY STREET
SOMERVILLE, MA 02143

230-129
JUE, CHARLEEN
11 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-17
BERNSTEIN, JANE
12 SAVILLE ST
CAMBRIDGE, MA 02138-1310

230-20
179 APPLETON STREET LLC
C/o ERIC M. HOAGLAND
100 GARDEN STREET
CAMBRIDGE, MA 02138

230-135
HUROWITZ, ILISA &
NICHOLAS PAUL ALEXANDER
8 APPLETON TERR.
CAMBRIDGE, MA 02138-1333

230-63
BROWN, CHRISTINE A.
TR. OF THE CHRISTINE A. BROWN TRT
180-182 APPLETON ST UNIT 2
CAMBRIDGE, MA 02140

230-130
BLUME, RANDY L.
173 APPLETON ST
CAMBRIDGE, MA 02138

230-110
MALLOY RYAN
TRS OWH REALTY TR
19 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-61
MARTIN JR., THOMAS J. JANE N. MARTIN
174 APPLETON ST
CAMBRIDGE, MA 02138

230-109
HALVERSON, PETER G, GEOFFREY A.
CHRISTOPHER D. HALVERSON
23-25 HUTCHINSON ST
CAMBRIDGE, MA 02138

230-16
BAKER, ELLEN R.
18 SAVILLE ST
CAMBRIDGE, MA 02138-1310

230-128
15 HUTCHINSON STREET LLC
1979 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

230-19
D'AMICO, CHARLES R.
TRS THE D'AMICO FAMILY REVOCABLE TR
185 APPLETON ST
CAMBRIDGE, MA 02138