



# 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 W. 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 7<sup>th</sup> 2021, Middlesex South County Registry of Deeds at Book 77444, Page 114; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

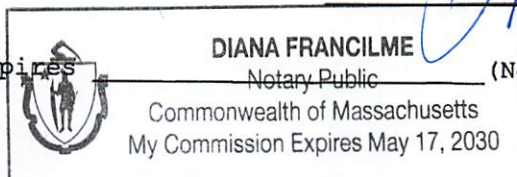
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

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

Diana Francilme  
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, possibly a signature or name, located in the lower middle section.

Handwritten text, possibly a date or reference number, located in the lower middle section.



Rectangular stamp or box containing printed text, likely an official notice or signature line.

## **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

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4864	4864 (no change)	3753	(max.)
<b><u>LOT AREA:</u></b>		8580	8580 (no change)	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		0.57	0.57 (no change)	0.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		2145	2145 (no change)	2500	
<b><u>SIZE OF LOT:</u></b>	WIDTH	50.36'	no change	50'	
	DEPTH	174.72'	no change	100'	
<b><u>SETBACKS IN FEET:</u></b>	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')	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	34.6'	34.76'	35'	
	WIDTH	50.35'	no change	n/a	
	LENGTH	34.65'	no change	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		65% +/-	65% +/-	40%	
<b><u>NO. OF DWELLING UNITS:</u></b>		4	4 (no change)	2	
<b><u>NO. OF PARKING SPACES:</u></b>		1	1	n/a	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	n/a	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		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**

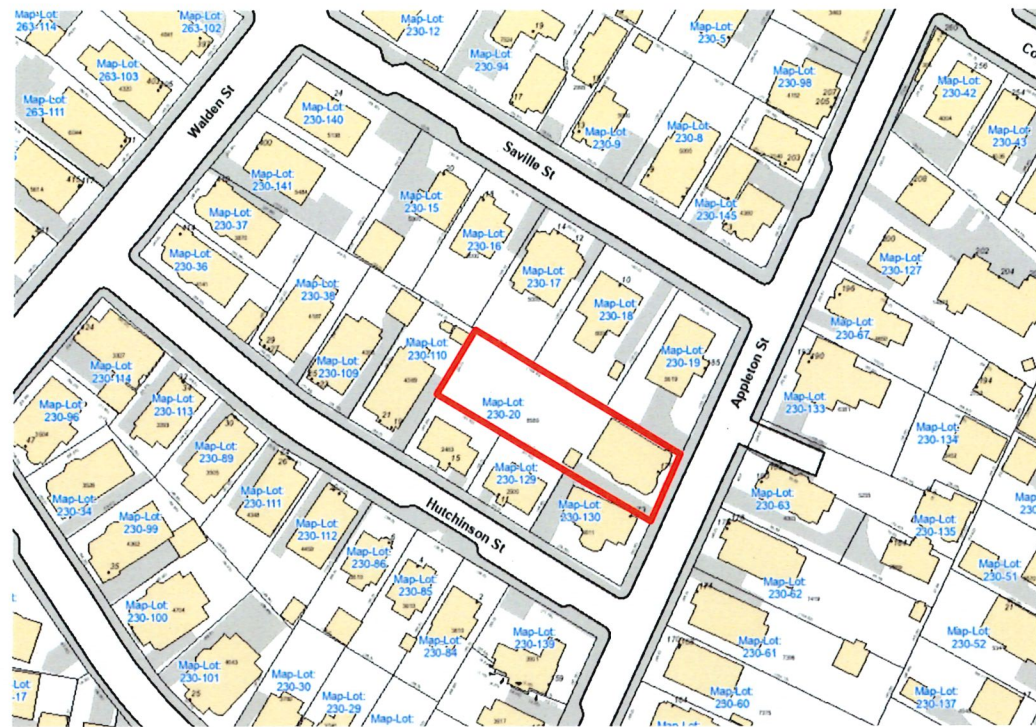
EXISTING NON-CONFORMING STRUCTURE  
(see dimensional form)

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

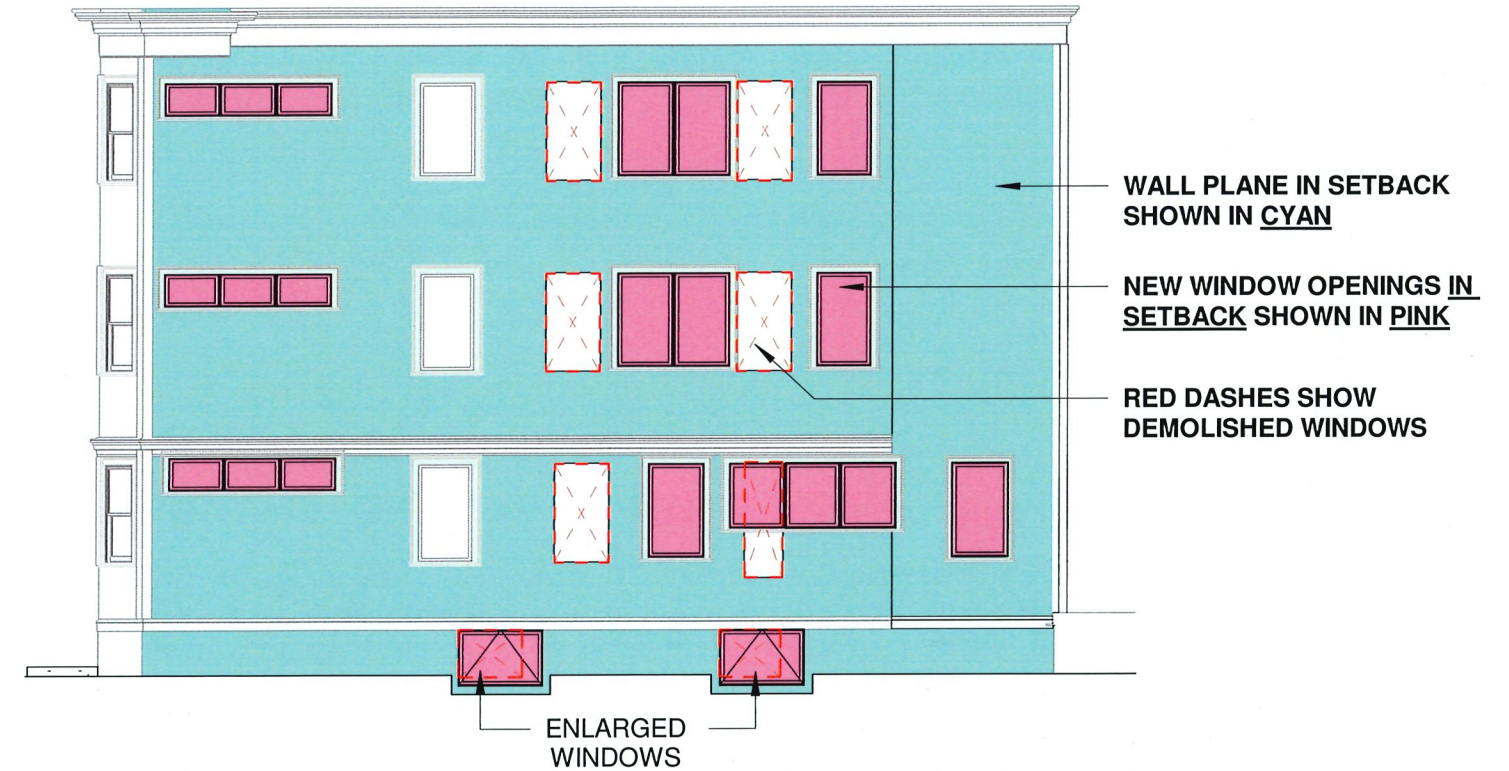
2024 JUL 22 A 8:34

**SUMMARY OF RELIEF REQUESTED**

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



**Locus Plan**  
(not to scale)



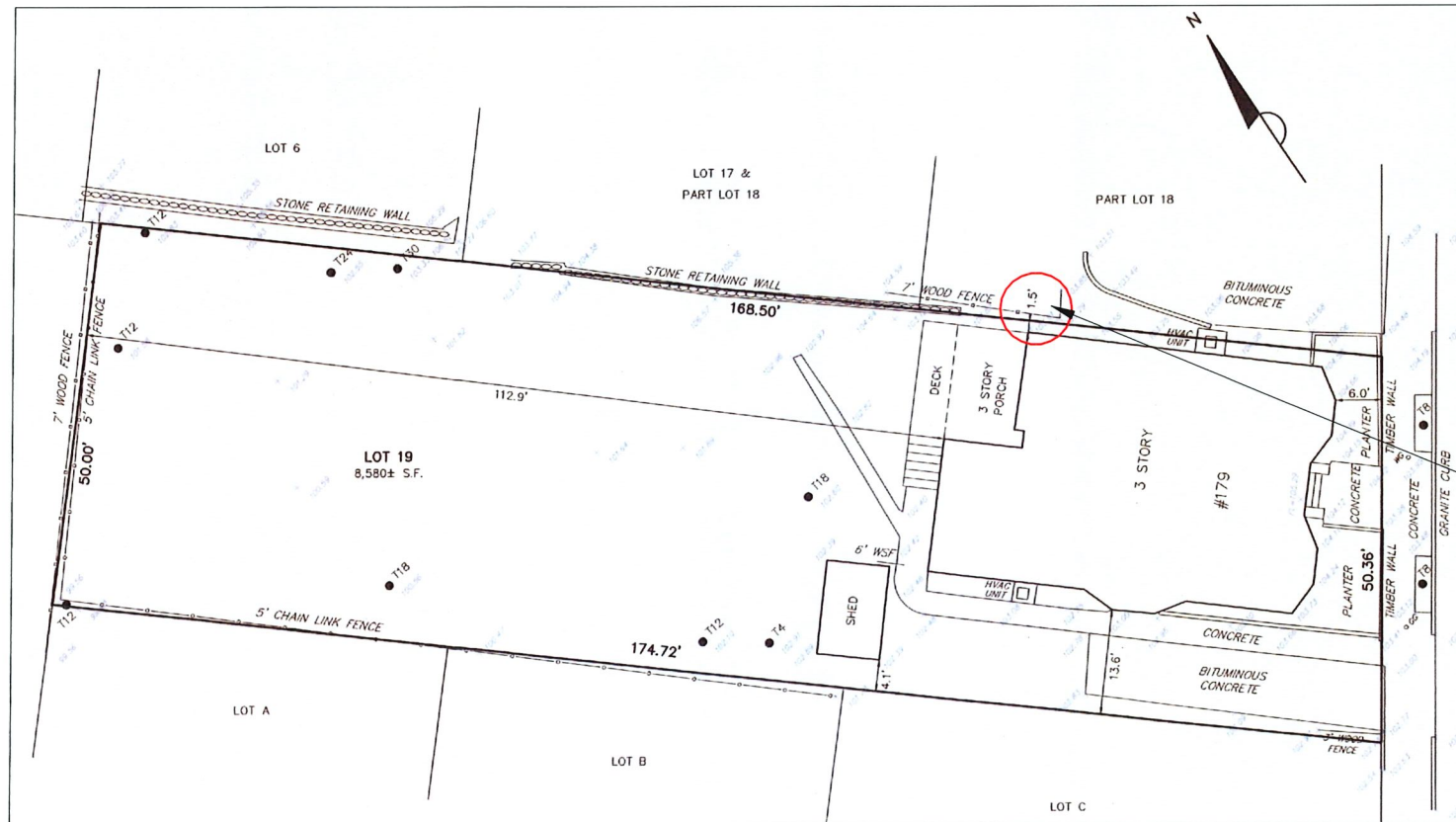
← WALL PLANE IN SETBACK  
SHOWN IN **CYAN**

← NEW WINDOW OPENINGS IN  
SETBACK SHOWN IN **PINK**

← RED DASHES SHOW  
DEMOLISHED WINDOWS

ENLARGED  
WINDOWS

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



**Site Survey Plan**  
(not to scale)

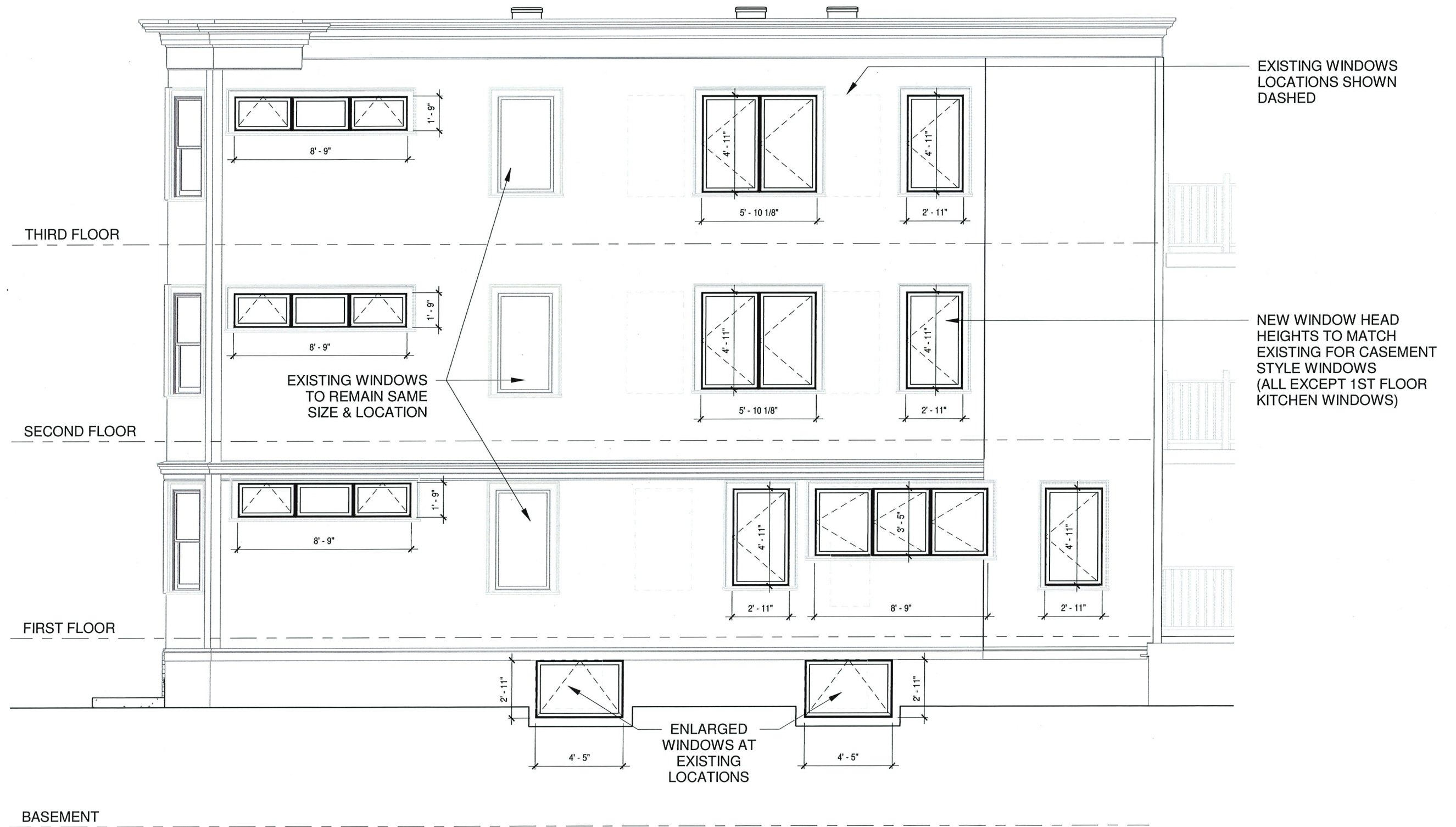
BUILDING FACADE FOR WHICH RELIEF IS SOUGHT



REAR PORCHES BEING FULLY ENCLOSED BY RIGHT

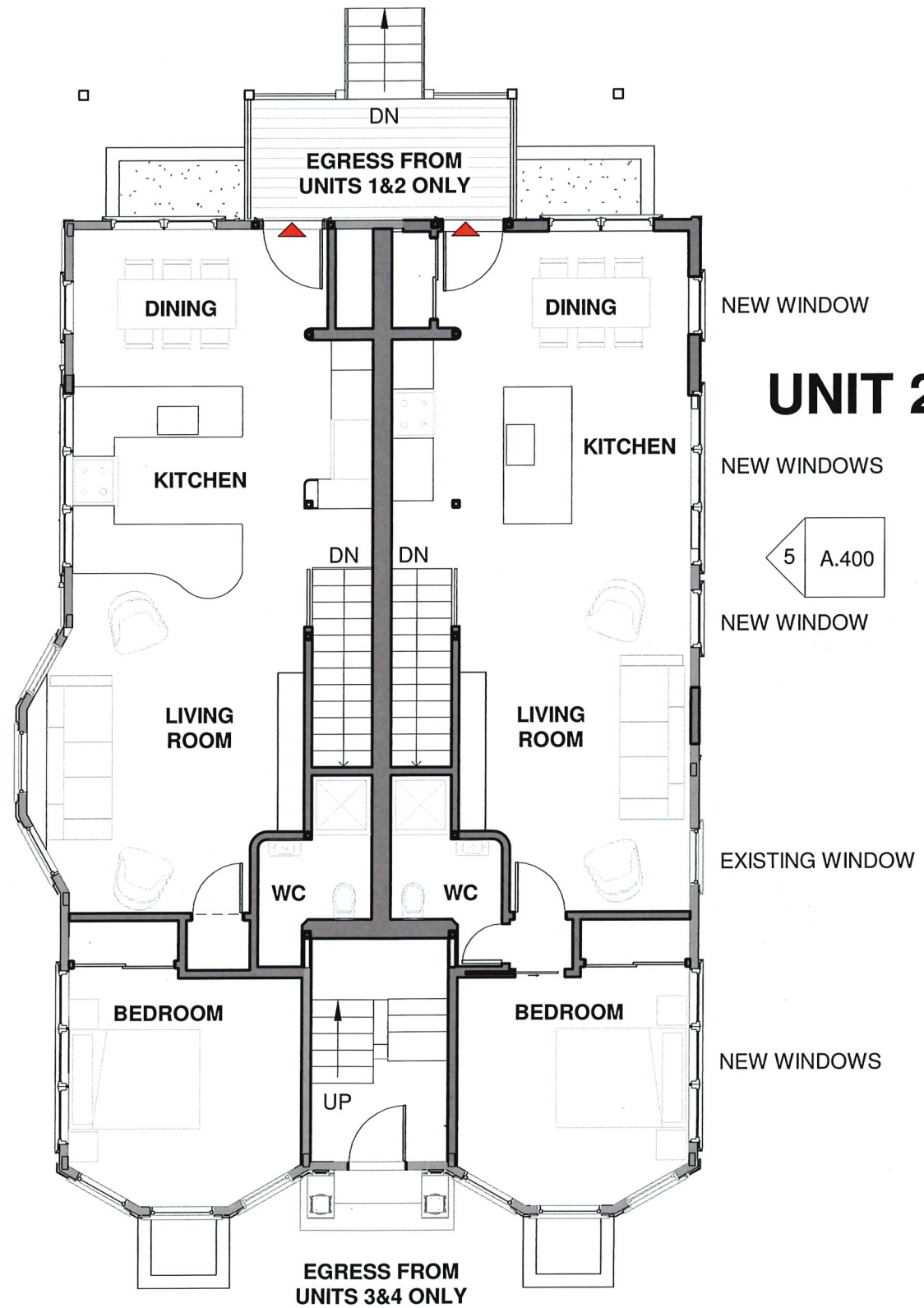
Front & Right Facade

North (Right) Facade



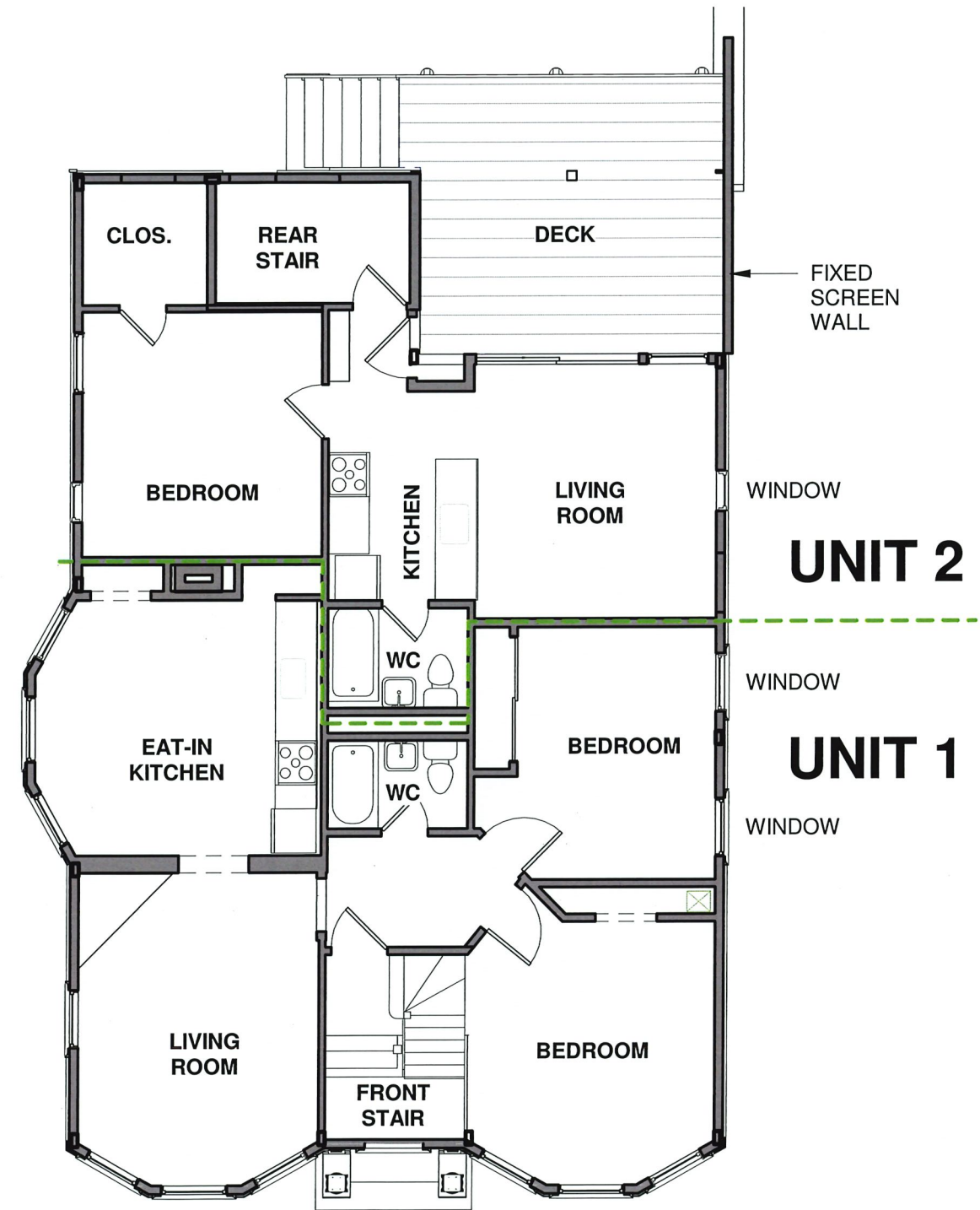


**UNIT 1**



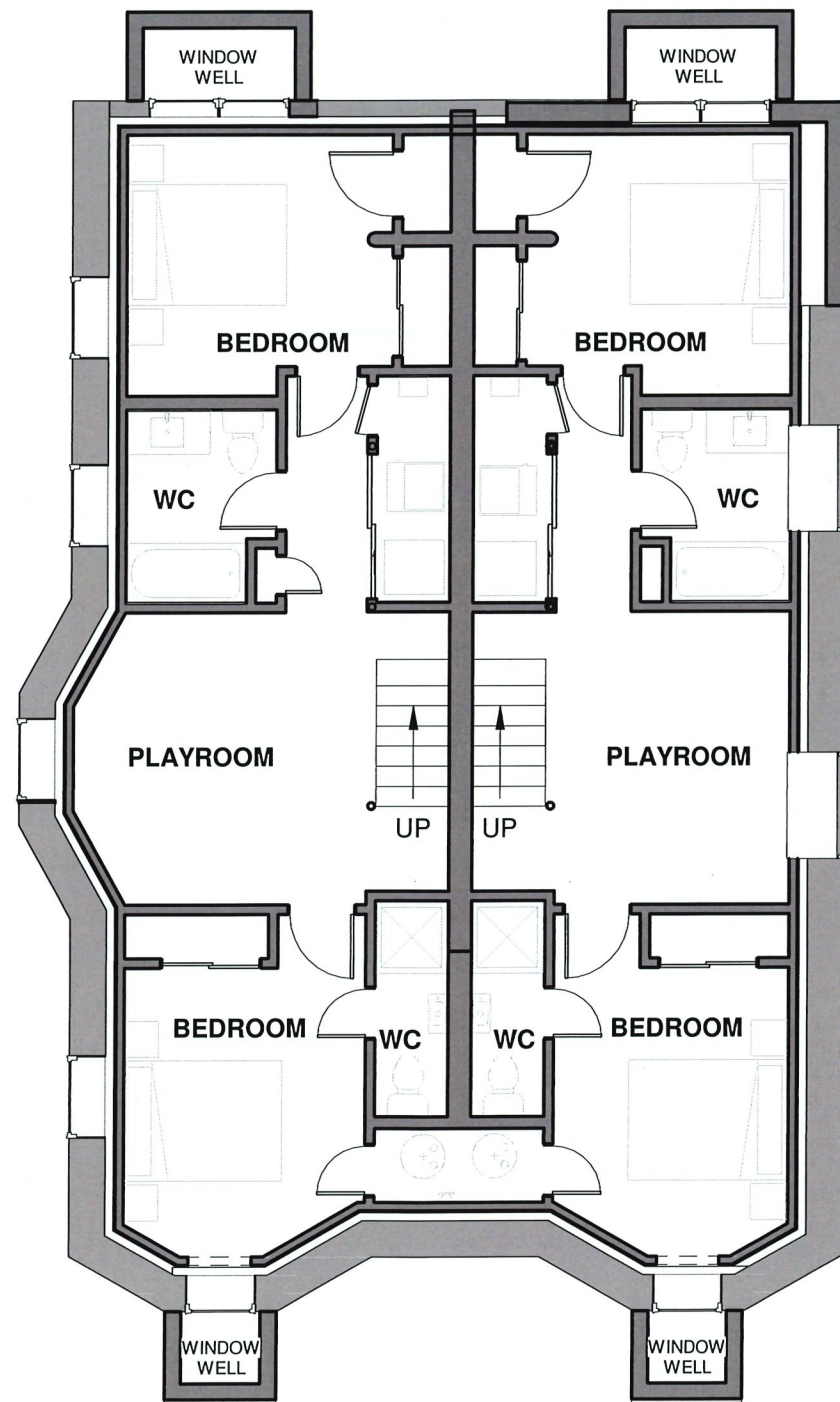
**PROPOSED FIRST FLOOR PLAN**

**UNIT 2**



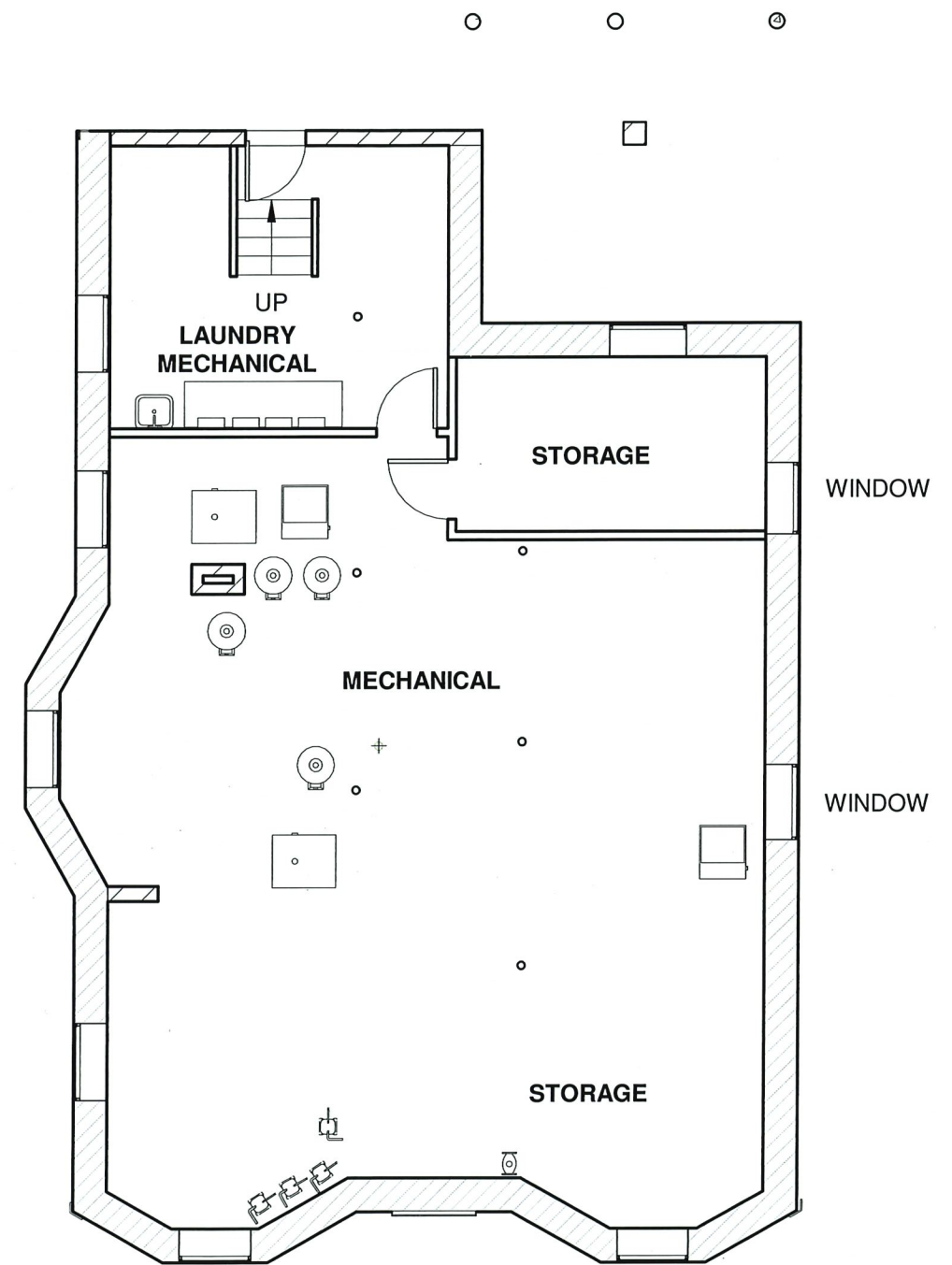
**EXISTING FIRST FLOOR PLAN**

# UNIT 1



PROPOSED BASEMENT FLOOR PLAN

# UNIT 2

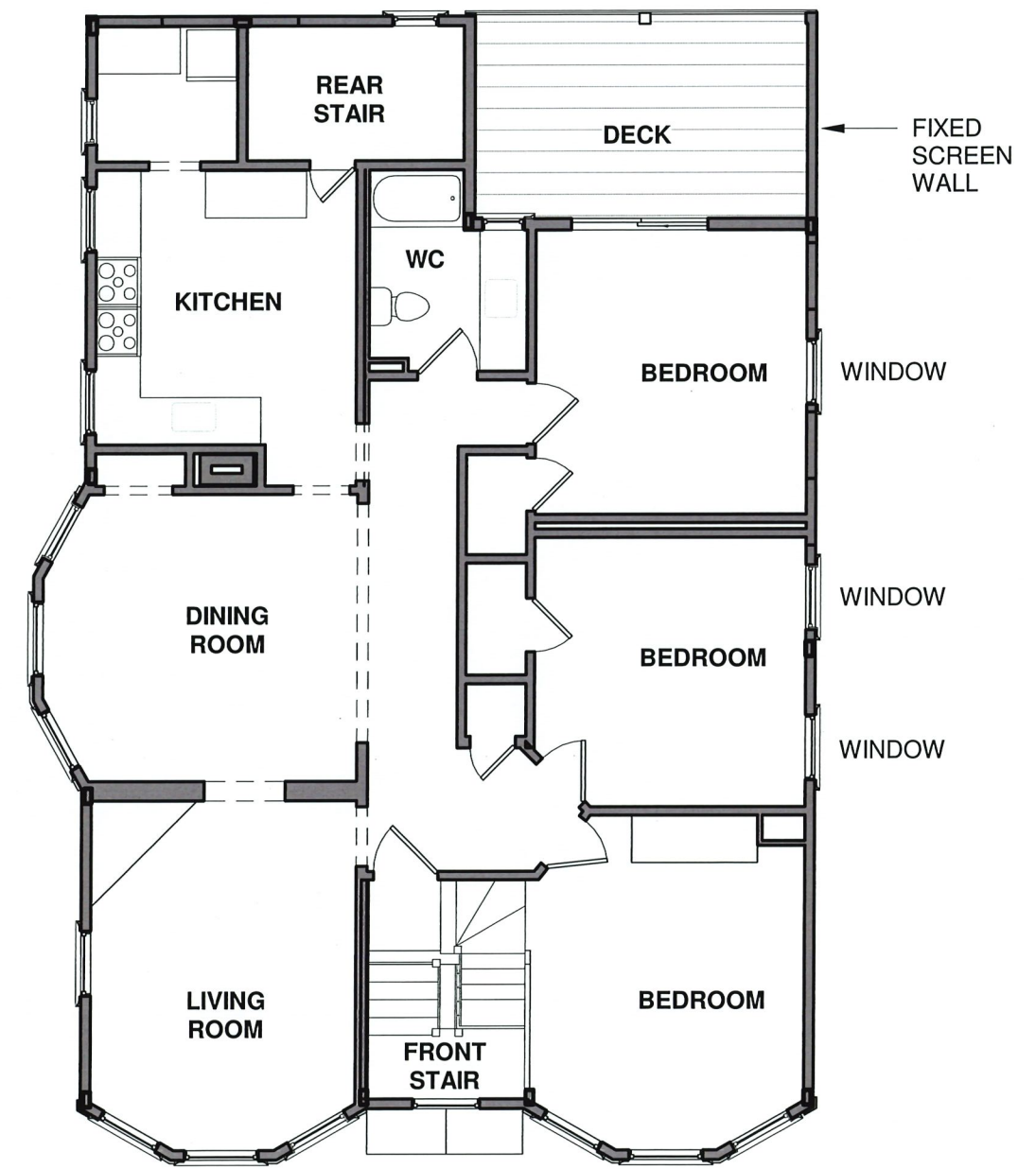


EXISTING BASEMENT FLOOR PLAN

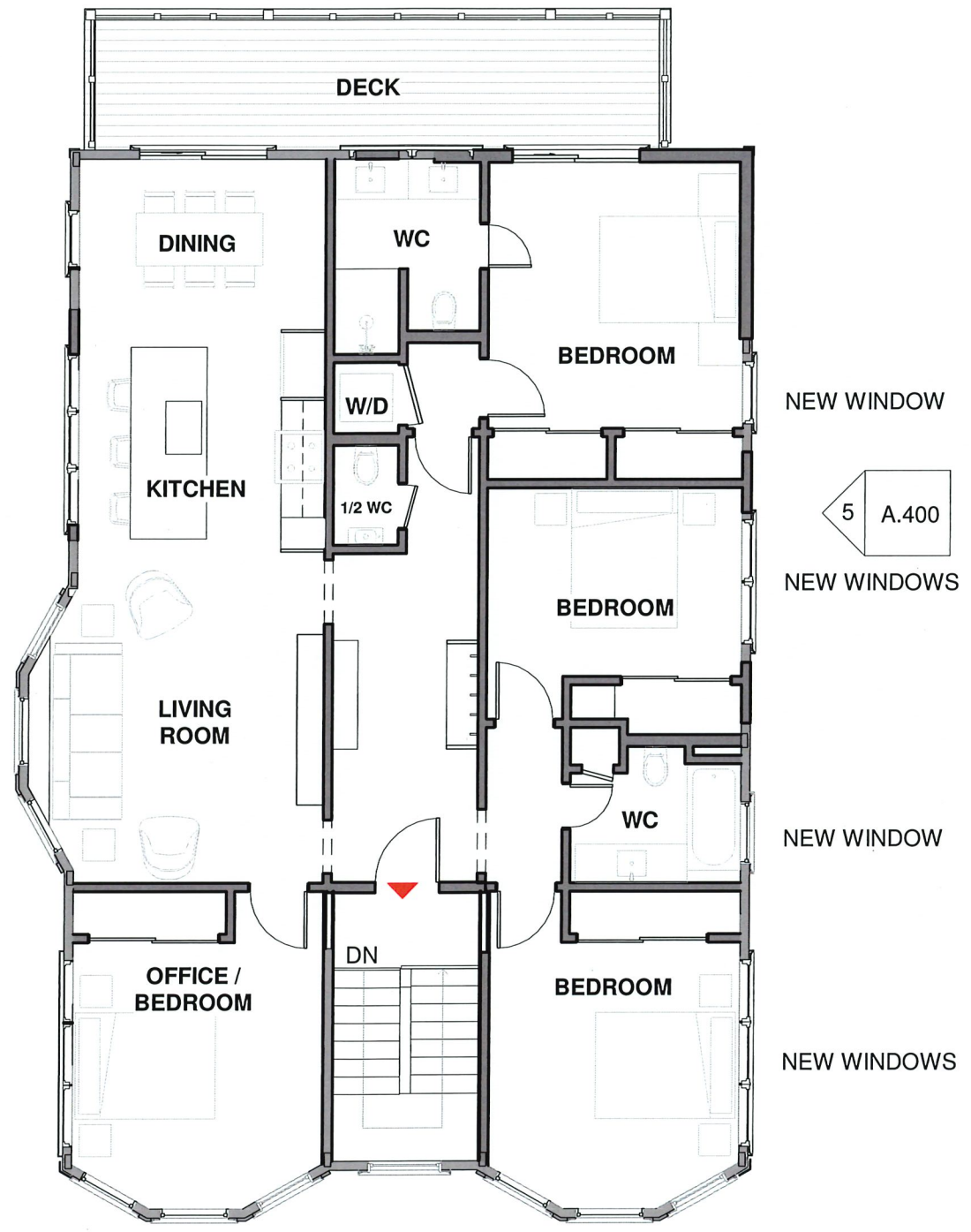


**UNIT 3**

PROPOSED SECOND FLOOR PLAN

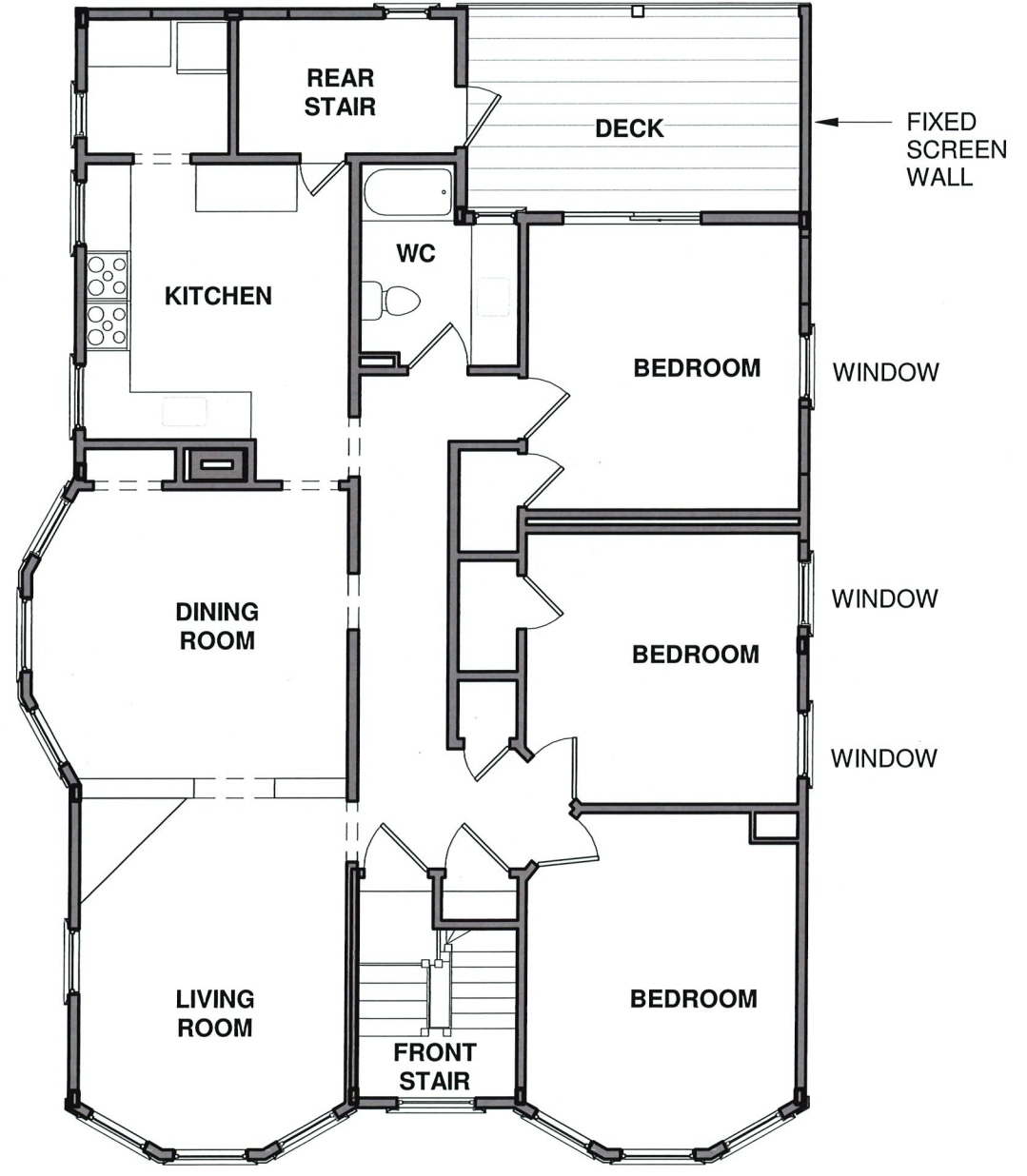


EXISTING SECOND FLOOR PLAN



**UNIT 4**

PROPOSED THIRD FLOOR PLAN



EXISTING THIRD FLOOR PLAN

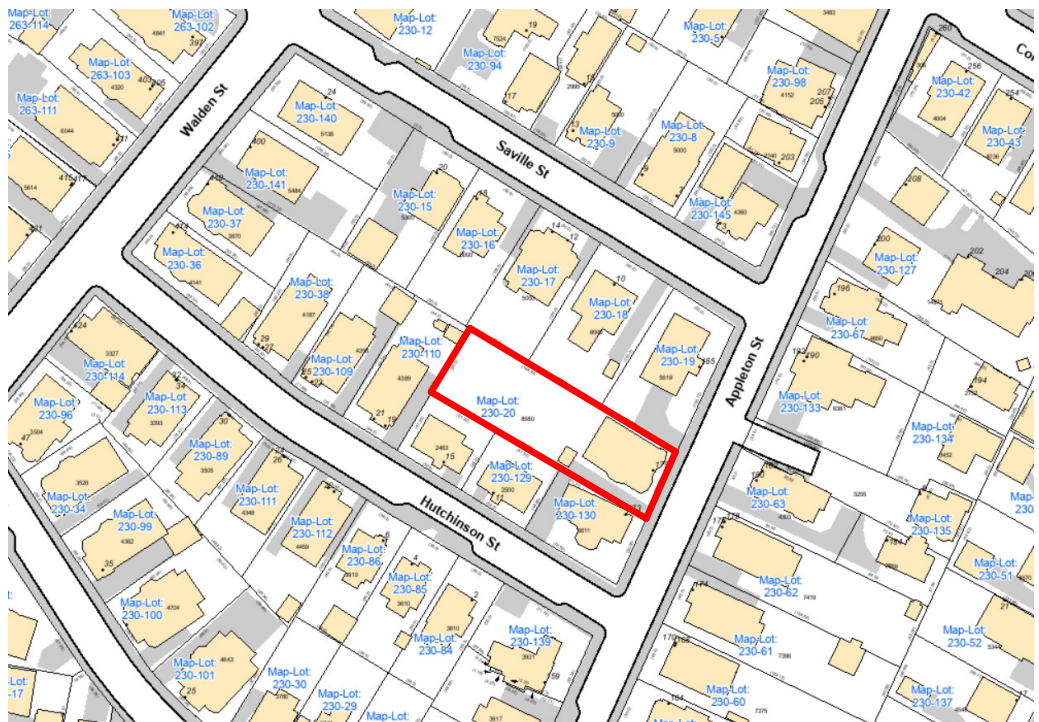
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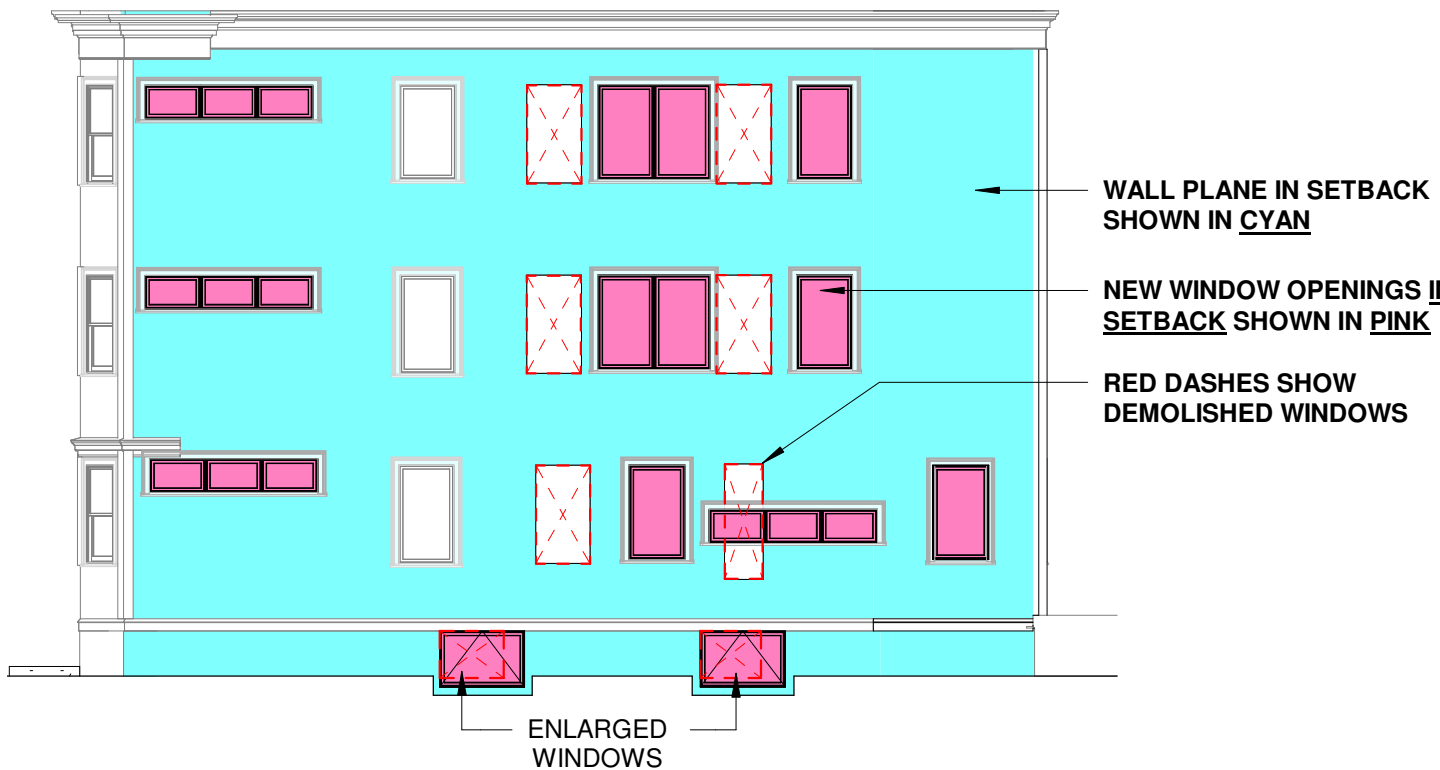
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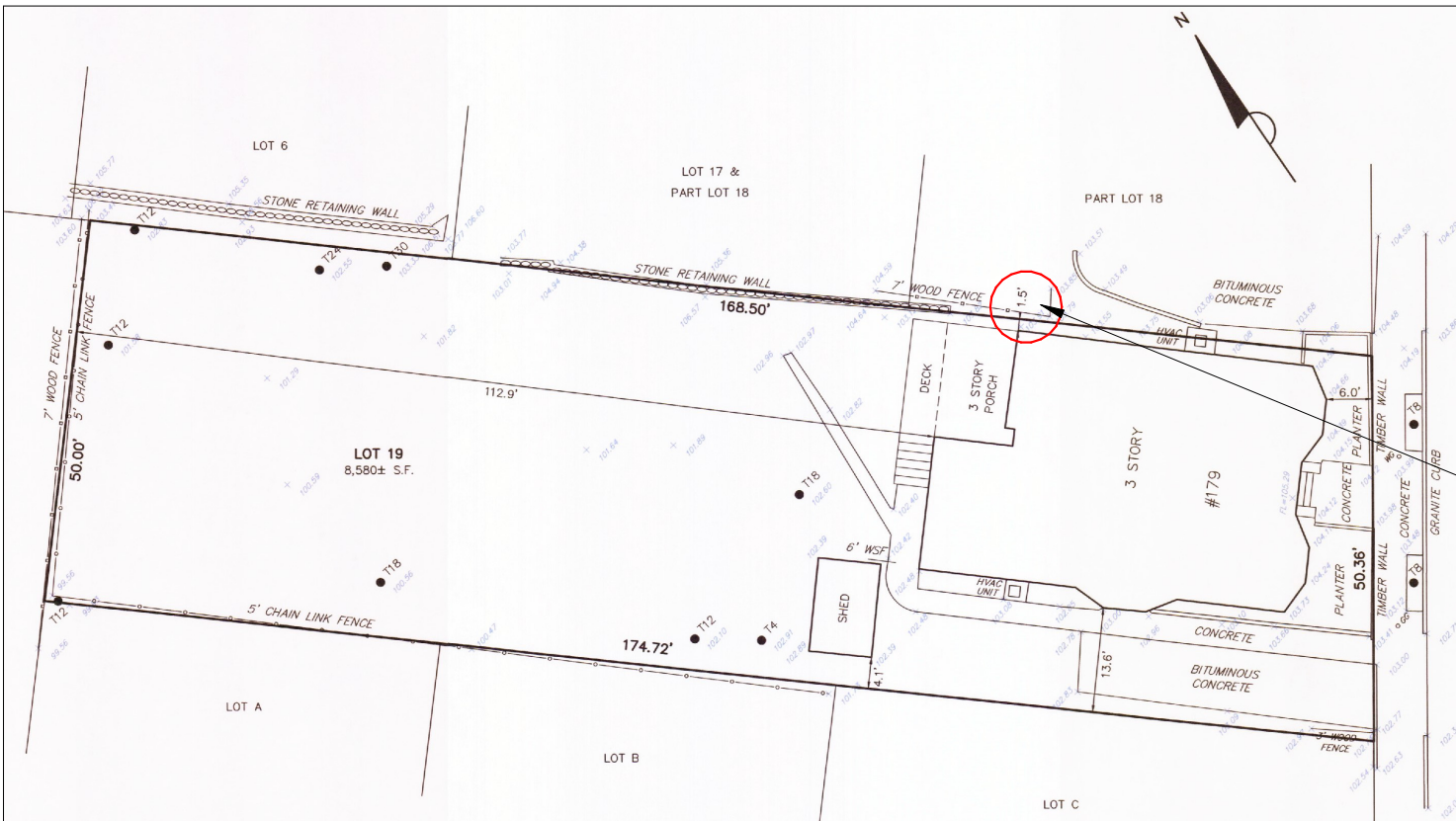
**Locus Plan**  
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WALL PLANE IN SETBACK SHOWN IN CYAN  
NEW WINDOW OPENINGS IN SETBACK SHOWN IN PINK  
RED DASHES SHOW DEMOLISHED WINDOWS

ENLARGED WINDOWS

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



**Site Survey Plan**  
(not to scale)

**BUILDING FACADE FOR WHICH RELIEF IS SOUGHT**

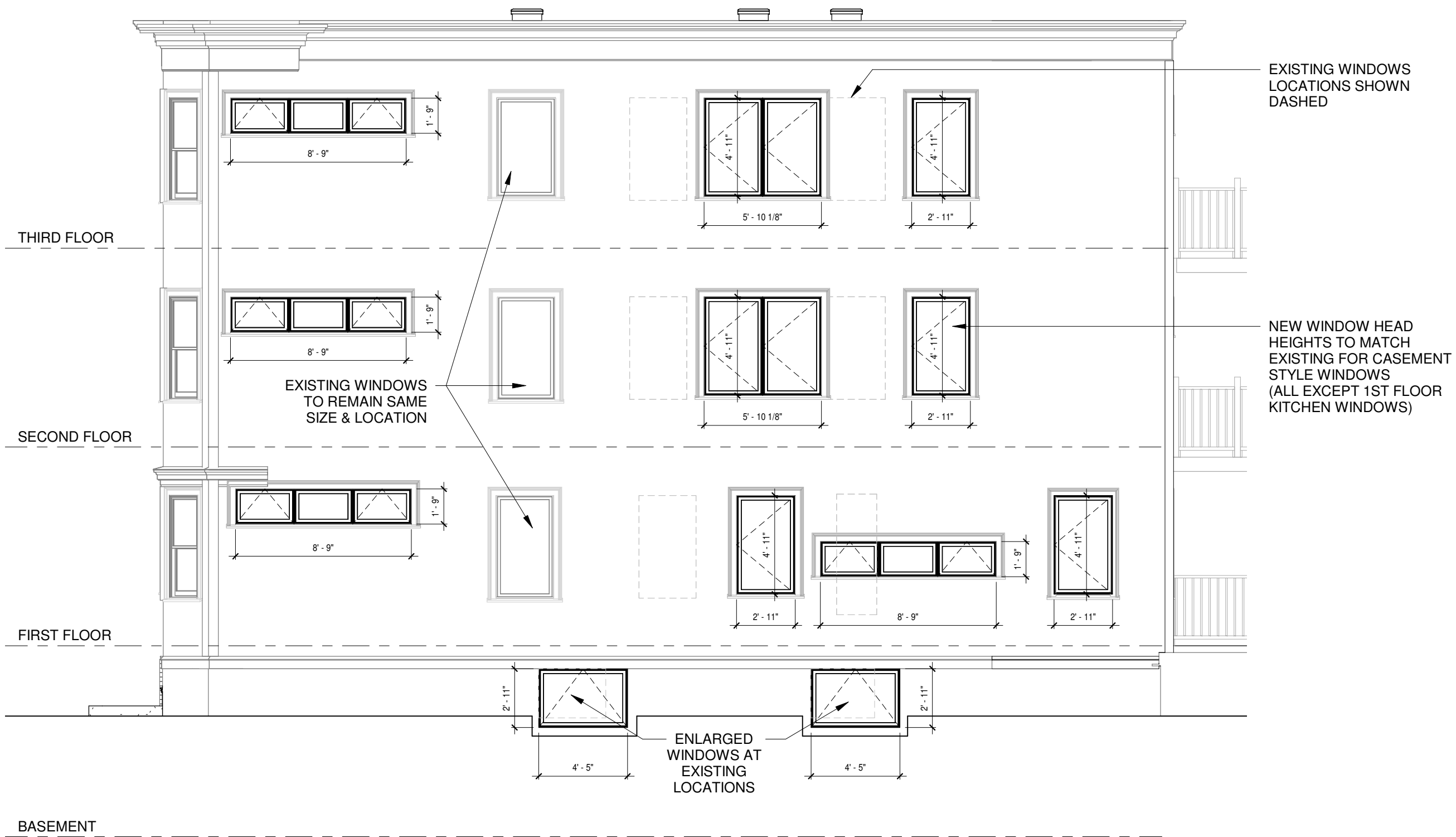


**Front & Right Facade**

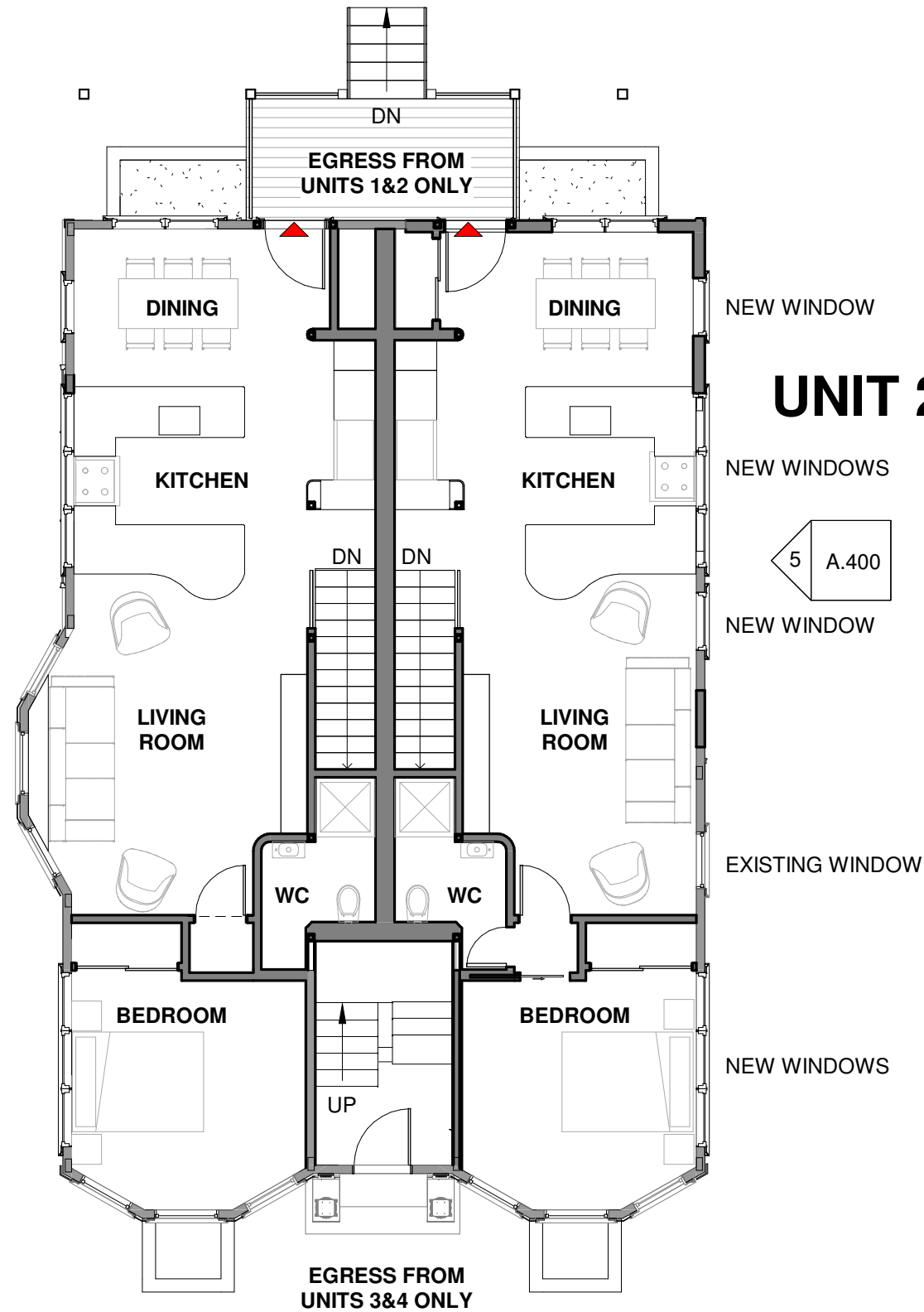


**North (Right) Facade**

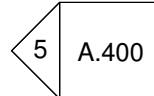
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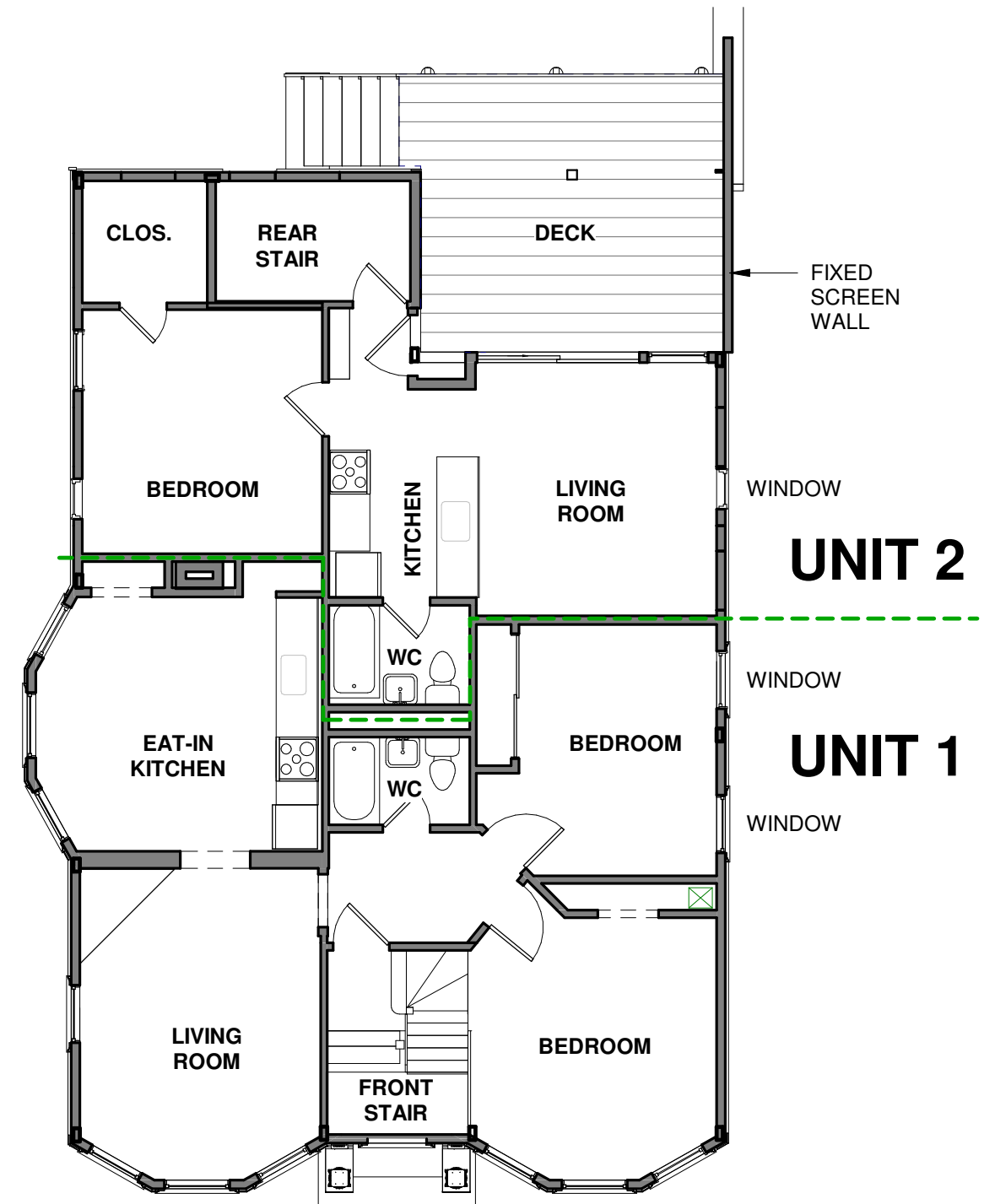
**UNIT 1**



**UNIT 2**



**PROPOSED FIRST FLOOR PLAN**



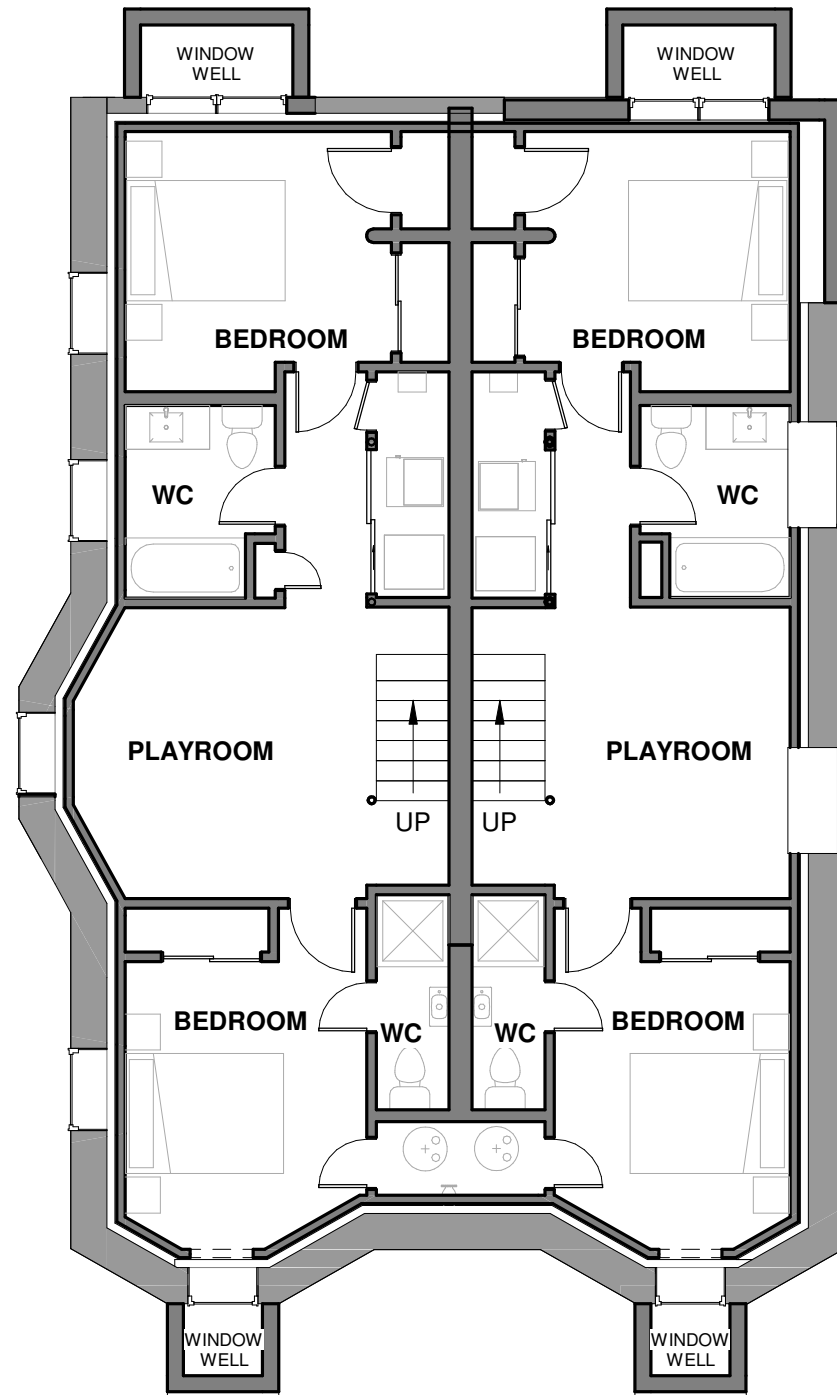
**UNIT 2**

**UNIT 1**

**EXISTING FIRST FLOOR PLAN**



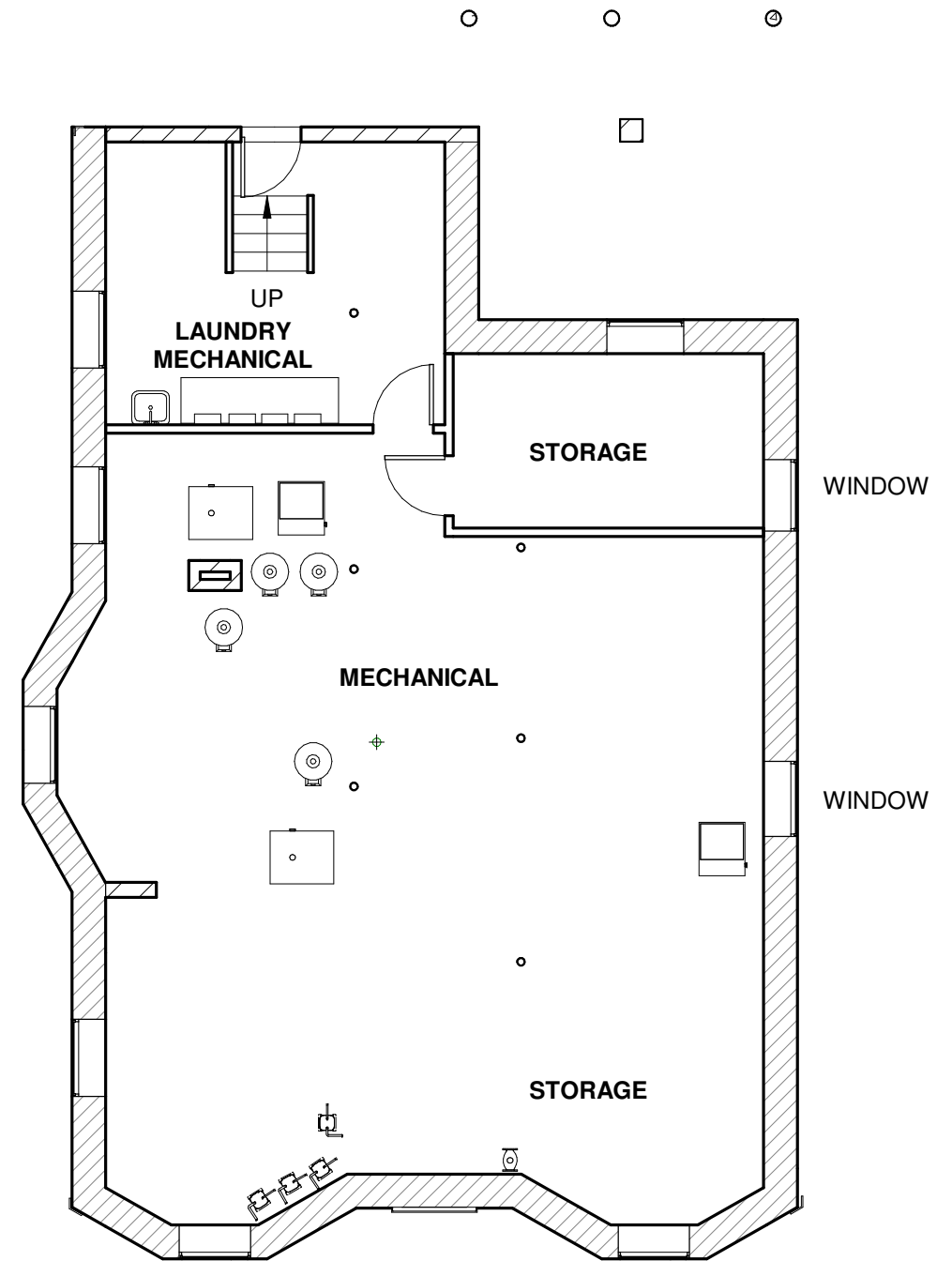
# UNIT 1



# UNIT 2

NEW WINDOW  
NEW WINDOW

PROPOSED BASEMENT FLOOR PLAN

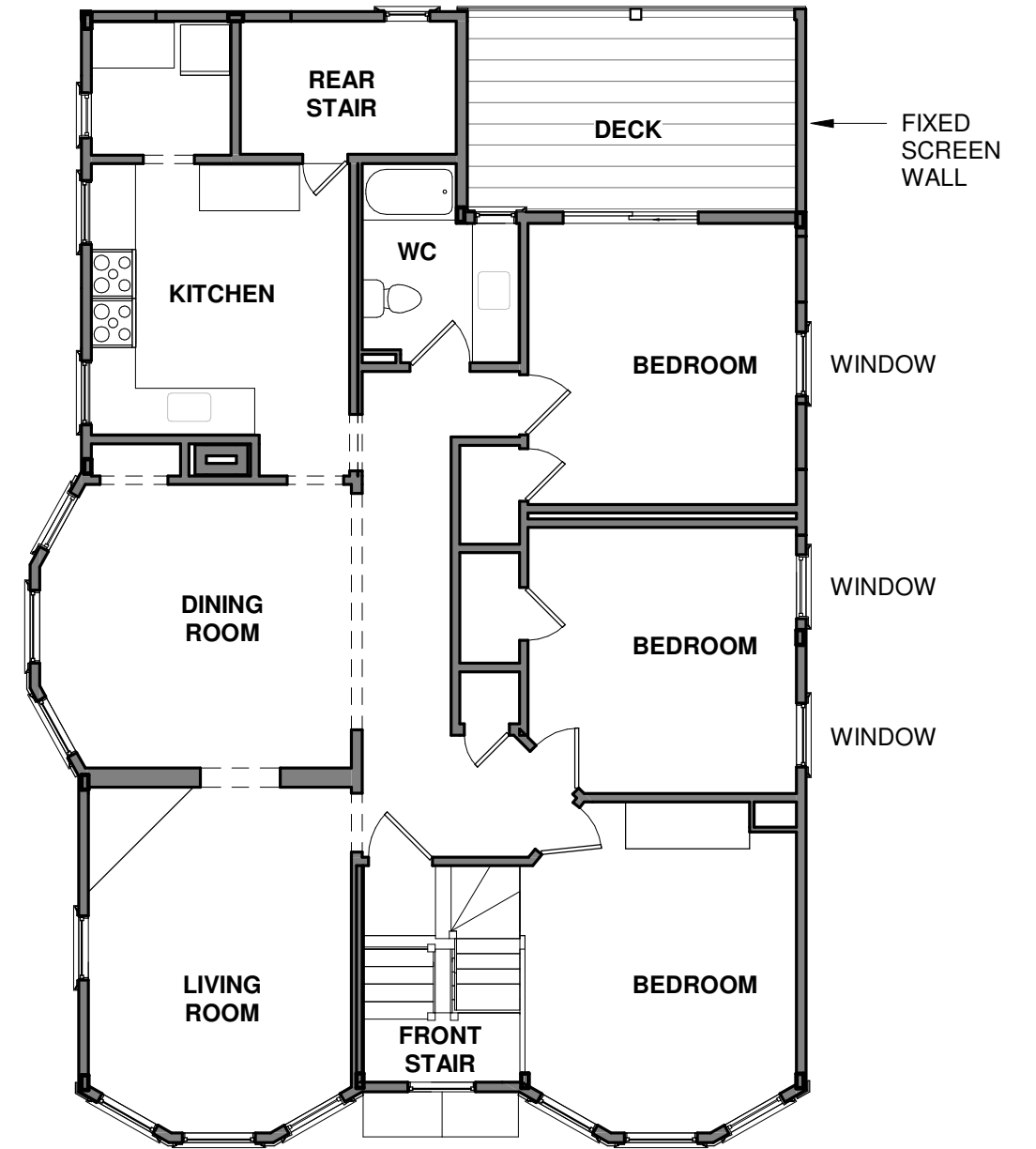


EXISTING BASEMENT FLOOR PLAN

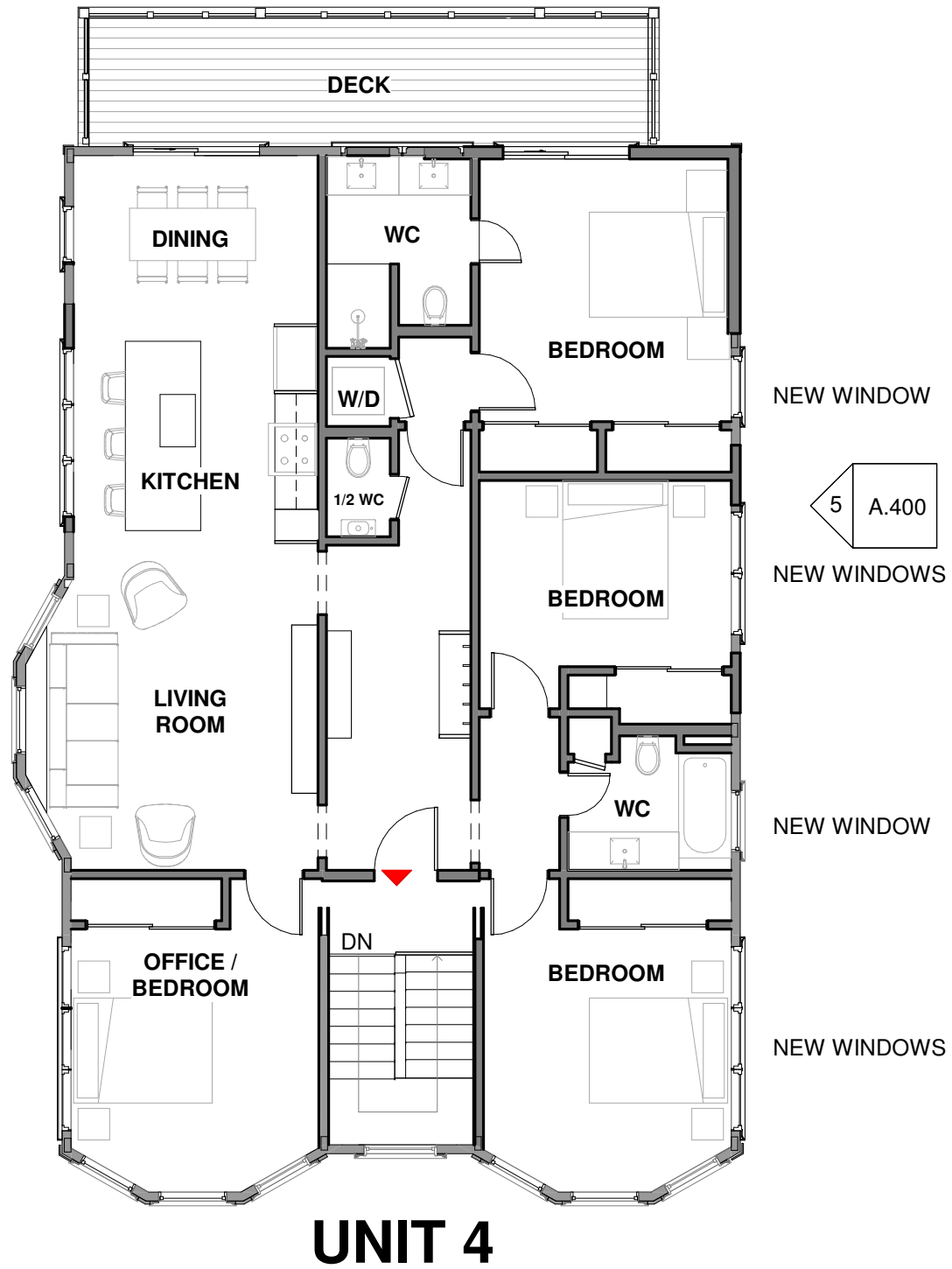


**UNIT 3**

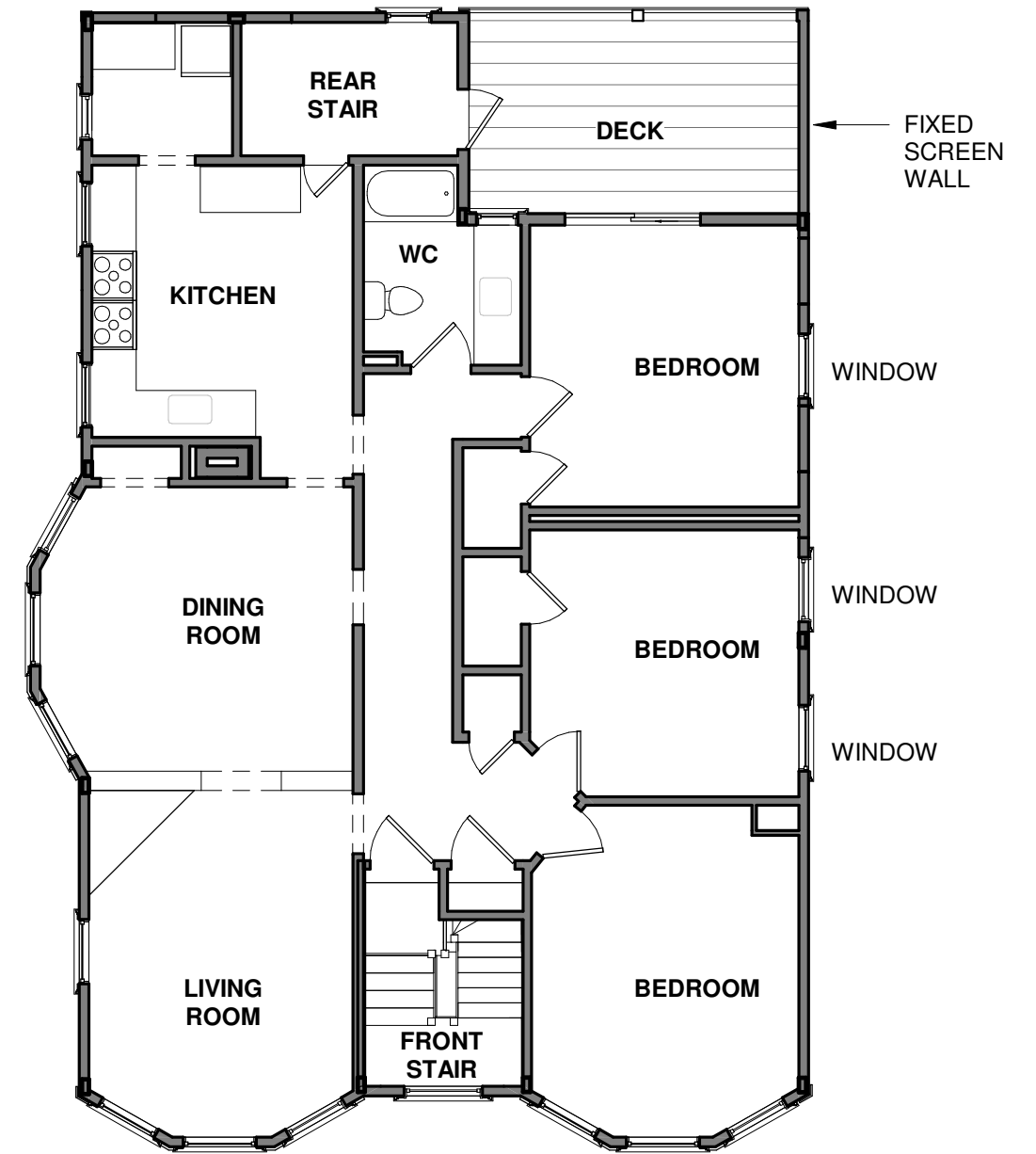
PROPOSED SECOND FLOOR PLAN



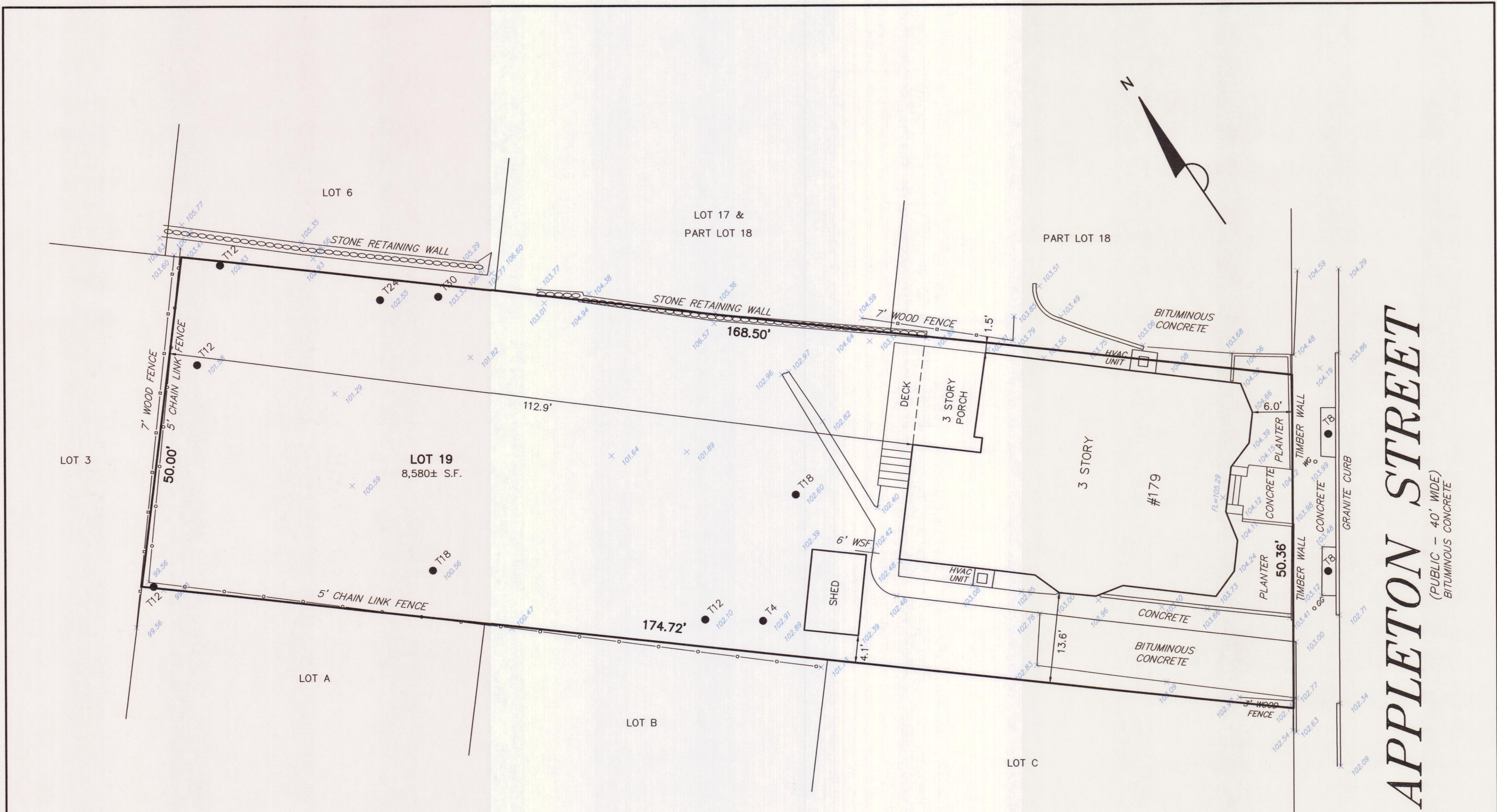
EXISTING SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



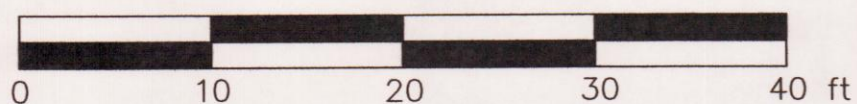
EXISTING THIRD FLOOR PLAN



**179 APPLETON STREET**

**SITE PLAN**  
 IN  
**CAMBRIDGE, MA**  
 (MIDDLESEX COUNTY)

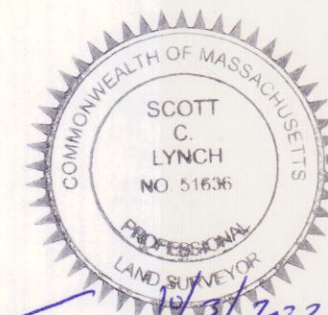
SCALE: 1" = 10' DATE: OCTOBER 3, 2022



**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.

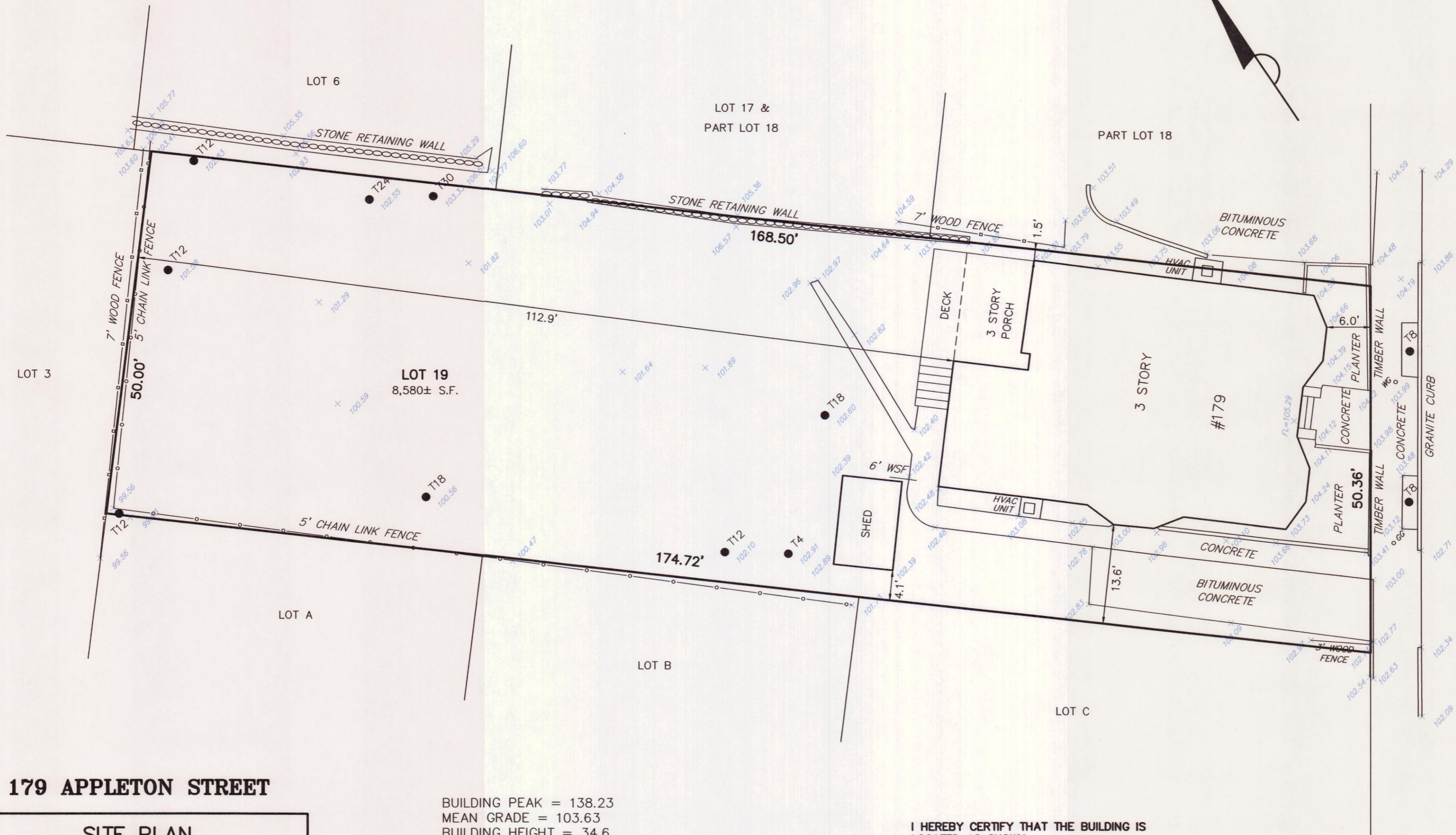
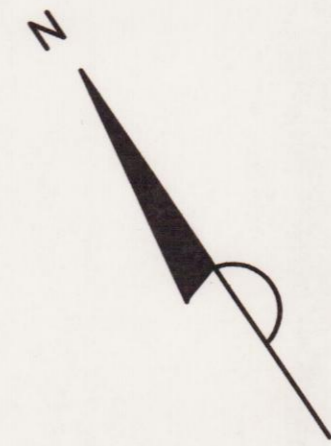


*Scott C. Lynch*  
 SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF  
 THE SIGNATURE IS NOT SIGNED IN BLUE.

**APPLETON STREET**  
 (PUBLIC - 40' WIDE)  
 BITUMINOUS CONCRETE

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

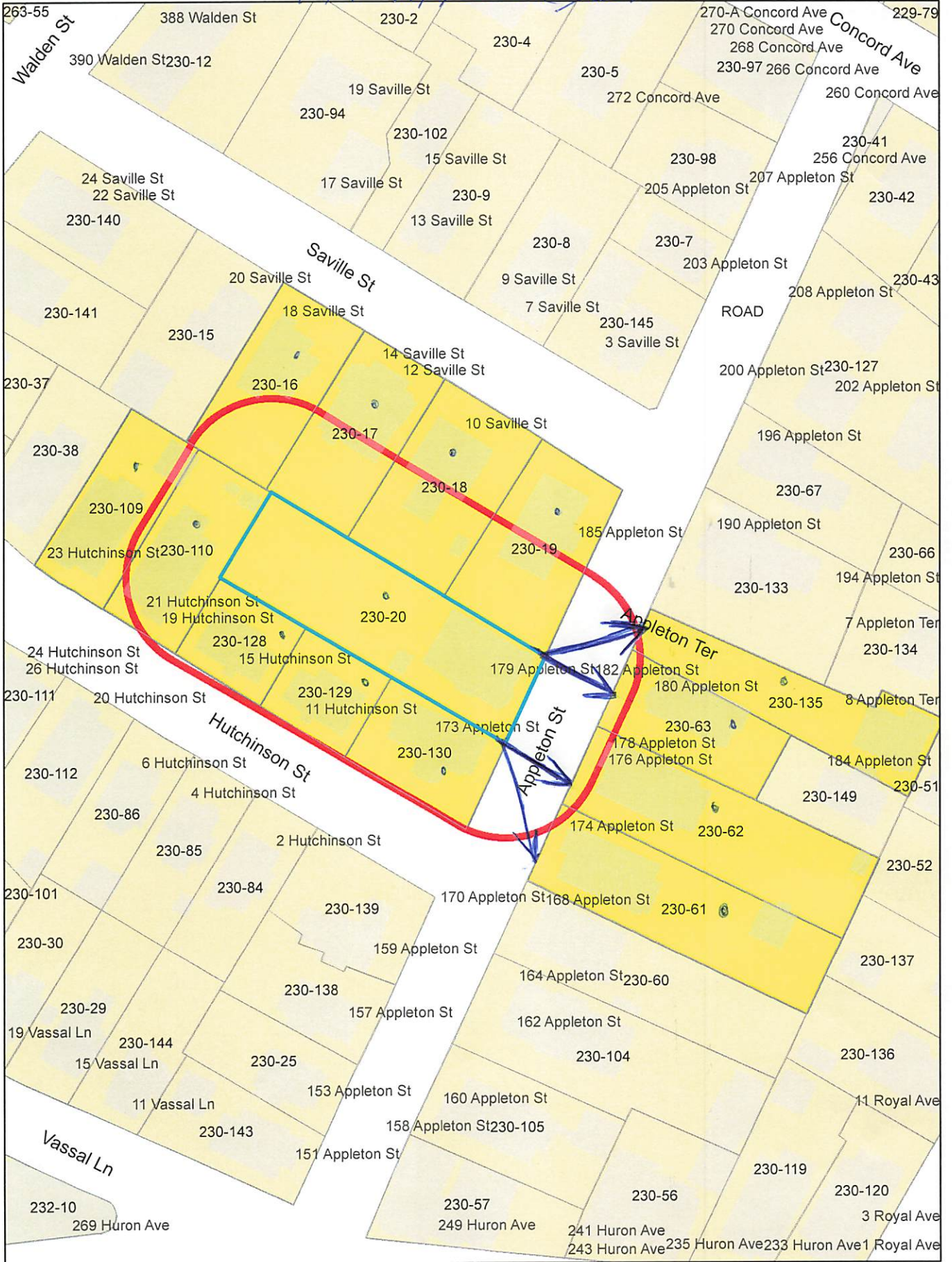
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1072A MASSACHUSETTS AVENUE  
ARLINGTON, MA 02476  
(781) 648-5533  
7132PL1.DWG

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. Retention

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



# 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: \_\_\_\_\_

(Print)

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Case No. \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Thank you,  
Bza Members