



CITY OF CAMBRIDGE  
MASSACHUSETTS  
BOARD OF ZONING APPEAL  
831 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139  
617 349-6100

**BZA APPLICATION FORM**

Plan No: BZA-010017-2016

**GENERAL INFORMATION**

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

Special Permit : X Variance : \_\_\_\_\_ Appeal : \_\_\_\_\_

PETITIONER : Thaddeus & Juliana Davis - C/O Sean D. Hope Esq

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 11 Gray Gdns E Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence A-2 Zone

**REASON FOR PETITION :**

Other: windows in a setback

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner requests Special Permit relief to add new windows and skylights to the north elevation and roof partially within the side yard setback.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 8.000 Section 8.22.2(C) (Non-Conforming Structures).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

Sean D. Hope Esq.

(Petitioner(s) / Owner)

Sean D. Hope

(Print Name)

Address : 675 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : April 22, 2016

**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 Juliana and Thaddeus Davis  
(OWNER)

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

State that I/We own the property located at 11 Gray Gardens East,  
which is the subject of this zoning application.

The record title of this property is in the name of Juliana V. Davis  
and Thaddeus H. Davis


\*Pursuant to a deed of duly recorded in the date 11/19/2015, Middlesex South  
County Registry of Deeds at Book 1481, Page 71; or  
Middlesex Registry District of Land Court, Certificate No. 260947  
Book 1481 Page 71.

  
\_\_\_\_\_  
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 SUFFOLK

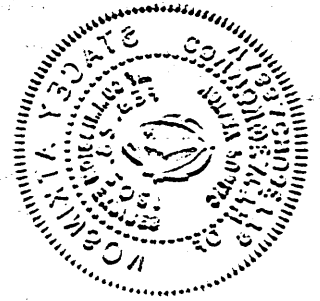
The above-name Thaddeus Davis personally appeared before me,  
this 14<sup>th</sup> of April, 2016, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 2/26/21 (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 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 11 Gray Gdns E 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:  
With the requested relief the requirements of the ordinance will be satisfied.
- 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:  
No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the requested relief because the windows and skylights are intended to add light and air into the dwelling and will be over 30' from the adjacent property. Additionally a 6' fence divides the closest property so the additional windows will not create a privacy issues.
- 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 continued operation of or the development of adjacent uses will not be adversely affected because the porperties use is unchanged as a single family infact the renovation will be a great improvement to the exterior facade.
- 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:  
No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the proposed windows and skylights are in keeping with the character of the house and neighborhood.
- 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 addition will not impair the integrity of the district and is consistent with the intent of the ordinance by allowing for the rational use of land which will be achieved increasing the functionality of the dwelling by adding light and air into the appropriate portions of the structure.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Sean Hope, Esq. **PRESENT USE/OCCUPANCY:** Single Family  
**LOCATION:** 11 Gray Gdns E Cambridge, MA **ZONE:** Residence A-2 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Single Family

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		4022sf	4022sf	4210sf	(max.)
<b><u>LOT AREA:</u></b>		8420sf	8420sf	6000sf	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u></b> <sup>2</sup>		.478	.478	.5	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		8420sf	8420sf	8420sf	(min.)
<b><u>SIZE OF LOT:</u></b>	WIDTH	84.58'	84.58'	65'	(min.)
	DEPTH	115.21'	115.21'	n/a	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	21'	21'	20'	(min.)
	REAR	38'	38'	25'	(min.)
	LEFT SIDE	23'	23'	12.5'	(min.)
	RIGHT SIDE	6.5'	6.5'	12.5'	(min.)
<b><u>SIZE OF BLDG.:</u></b>	HEIGHT	26.9'	26.9'	35'	(max.)
	LENGTH	50.9'	50.9'	n/a	
	WIDTH	29.2'	29.2'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		.76	.76	50%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		1	1	1	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		2	2	1	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		n/a	n/a	n/a	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		n/a	n/a	n/a	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

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'.



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MASSACHUSETTS  
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2016 APR 27 PM 3: 35

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-010017-2016

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(Petitioner(s) / Owner)

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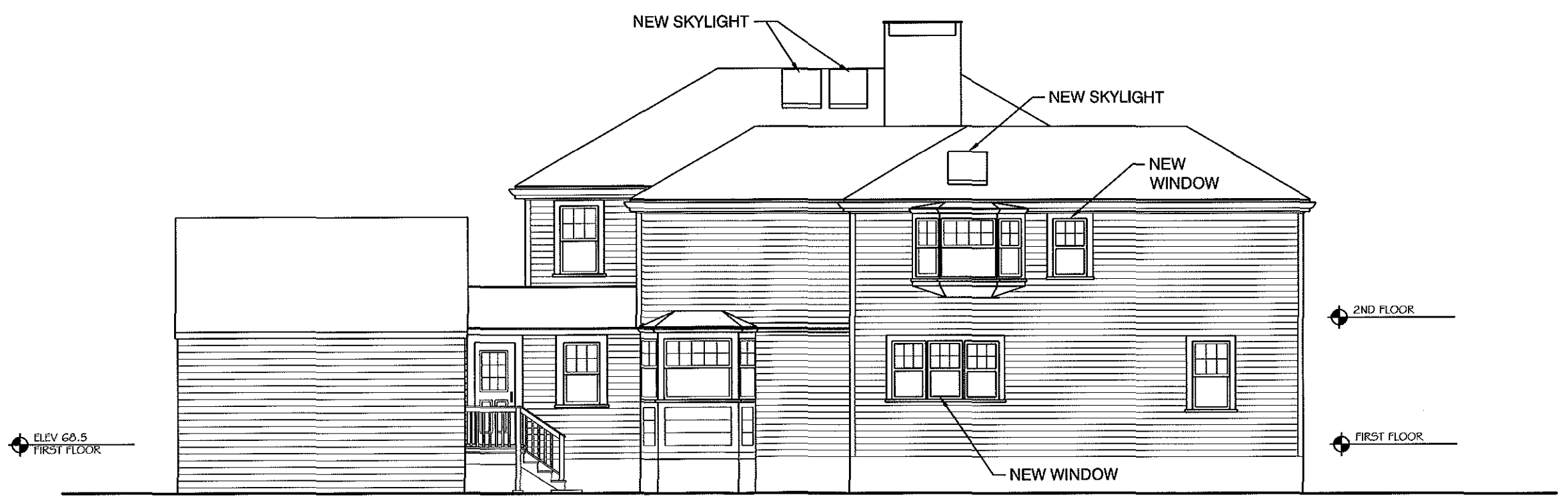
Date : April 22, 2016

CITY OF CAMBRIDGE  
SECTIONAL SERVICES

2016 APR 27 P 4: 20



EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

**Davis Residence**  
11 Gray Gardens East, Cambridge, MA

**RENOVATION PLANNING**

51 Charles Street | Boston, MA 02114  
info@renovationplanning.com  
renovationplanning.com

T 617 236 7399  
F 617 236 0044  
C 617 921 2558



EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**Davis Residence**  
11 Gray Gardens East, Cambridge, MA

**RENOVATION PLANNING**

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T 617 236 7399  
F 617 236 0044  
C 617 921 2558

This map shows a residential area with several streets and lots. A red line highlights a route starting from the bottom left, moving up along Huron Ave, then right along Gray Gardens East, and finally up towards the top right. A blue line highlights a route starting from the bottom left, moving up along Huron Ave, then right along Gray Gardens East, and finally up towards the top right. The map includes numerous lot numbers and street names.

**Streets:** Huron Ave, Newell Ter, Raymond St, Robinson St, Fernald Dr, Gray Gardens East, Cutler Ave.

**Lots and Addresses:**

- 206-14, 206-13, 206-59, 206-60, 206-81, 206-68, 206-77, 206-75, 206-20, 9 West Bellevue Ave, 206-21, 10 West Bellevue Ave, 206-23, 206-24, 6 West Bellevue Ave, 206-25, 209-33, 90 Raymond St, 84 Raymond St, 81 Raymond St, 79 Raymond St, 209-71, 206-62, 13 Huron Ave, 11 Huron Ave, 206-61, 15 Huron Ave, 206-27, 19 Huron Ave, 206-85, 25 Huron Ave, 206-84, 31 Huron Ave, 29 Huron Ave, 206-83, 35 Huron Ave, 33 Huron Ave, 206-82, 37 Huron Ave, 72 Raymond St, 207-63, 209-64, 60 Raymond St, 207-73, 7 Gray Gdns E, 207-74, 9 Gray Gdns E, 207-8, 40 Huron Ave, 207-7, 42 Huron Ave, 48 Huron Ave, 207-17, 207-16, 207-5, 207-40, 11 Gray Gdns E, 207-41, 13 Gray Gdns E, 207-42, 17 Gray Gdns E, 207-43, 19 Gray Gdns E, 207-65, 25 Gray Gdns E, 207-45, 27 Gray Gdns E, 207-69, 26 Gray Gdns E, 207-27, 30 Gray Gdns E, 207-25, 207-24, 208-7, 208-8, 208-9, 23 Robinson St, 208-10, 21 Robinson St, 208-11, 17 Robinson St, 208-12, 15 Robinson St, 208-13, 7 Robinson St, 208-14, 12 Robinson St, 208-16, 207-66, 207-71, 8 Gray Gdns E, 207-67, 2 Gray Gdns E, 209-11, 1 Gray Gdns E, 207-68, 5 Gray Gdns E, 207-64, 209-46, 209-64, 209-11, 207-35, 3 Gray Gdns E, 207-41, 13 Gray Gdns E, 207-42, 17 Gray Gdns E, 207-43, 19 Gray Gdns E, 207-65, 25 Gray Gdns E, 207-45, 27 Gray Gdns E, 207-69, 26 Gray Gdns E, 207-27, 30 Gray Gdns E, 207-25, 207-24, 208-7, 208-8, 208-9, 23 Robinson St, 208-10, 21 Robinson St, 208-11, 17 Robinson St, 208-12, 15 Robinson St, 208-13, 7 Robinson St, 208-14, 12 Robinson St, 208-16, 207-66, 207-71, 8 Gray Gdns E, 207-67, 2 Gray Gdns E, 209-11, 1 Gray Gdns E, 207-68, 5 Gray Gdns E, 207-64, 209-46, 209-64, 209-11, 207-35, 3 Gray Gdns E, 207-41, 13 Gray Gdns E, 207-42, 17 Gray Gdns E, 207-43, 19 Gray Gdns E, 207-65, 25 Gray Gdns E, 207-45, 27 Gray Gdns E, 207-69, 26 Gray Gdns E, 207-27, 30 Gray Gdns E, 207-25, 207-24, 208-7, 208-8, 208-9, 23 Robinson St, 208-10, 21 Robinson St, 208-11, 17 Robinson St, 208-12, 15 Robinson St, 208-13, 7 Robinson St, 208-14, 12 Robinson St, 208-16, 207-66, 207-71, 8 Gray Gdns E, 207-67, 2 Gray Gdns E, 209-11, 1 Gray Gdns E, 207-68, 5 Gray Gdns E, 207-64, 209-46, 209-64, 209-11, 207-35, 3 Gray Gdns E, 207-41, 13 Gray Gdns E, 207-42, 17 Gray Gdns E, 207-43, 19 Gray Gdns E, 207-65, 25 Gray Gdns E, 207-45, 27 Gray Gdns E, 207-69, 26 Gray Gdns E, 207-27, 30 Gray Gdns E, 207-25, 207-24, 208-7, 208-8, 208-9, 23 Robinson St, 208-10, 21 Robinson St, 208-11, 17 Robinson St, 208-12, 15 Robinson St, 208-13, 7 Robinson St, 208-14, 12 Robinson St, 208-16, 207-66, 207-71, 8 Gray Gdns E, 207-67, 2 Gray Gdns E, 209-11, 1 Gray Gdns E, 207-68, 5 Gray Gdns E, 207-64, 209-46, 209-64, 209-11, 207-35, 3 Gray Gdns E, 207-41, 13 Gray Gdns E, 207-42, 17 Gray Gdns E, 207-43, 19 Gray Gdns E, 207-65, 25 Gray Gdns E, 207-45, 27 Gray Gdns E, 207-69, 26 Gray Gdns E, 207-27, 30 Gray Gdns E, 207-25, 207-24, 208-7, 208-8, 208-9, 23 Robinson St, 208-10, 21 Robinson St, 208-11, 17 Robinson St, 208-12, 15 Robinson St, 208-13, 7 Robinson St, 208-14, 12 Robinson St, 208-16, 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11 Gray Gdns. East

Petitioner

207-7  
SULIKOWSKI, ALAN V. & MARISA G. SULIKOWS  
40 HURON AVE  
CAMBRIDGE, MA 02138

207-68  
IATRIDOU, SABINE & CONSTANTINOS MARINOS  
1 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

SEAN D. HOPE, ESQ.  
675 MASS AVENUE – 5<sup>TH</sup> FL.  
CAMBRIDGE, MA 02139

207-35  
NATHANSON, LARRY & ANNA NATHANSON  
3 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-41  
HARWOOD, SIBLY Y.  
13 GRAY GARDENS EAST.  
CAMBRIDGE, MA 02138

207-43  
WEBB, CHARLES & FRANCES T WEBB  
19 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-64  
GORE, NELSON  
60 RAYMOND STREET  
CAMBRIDGE, MA 02140

207-65  
HOLTZWORTH, ANNE S.  
23 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-17  
SULLIVAN, MICHAEL A. & DENISE M. SULLIVAN  
42 HURON AVE  
CAMBRIDGE, MA 02138

207-40  
MONCREIFF, ROBERT P. & ELISABETH H. MONCREIFF,  
TRS OF THE MONCREIFF REALTY TRUST  
11 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-74  
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS  
9 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-42  
KHOSLA, ANIL  
17 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

207-8  
EPSTEIN, ARON & JACQUELINE BELL  
28 HURON AVE  
CAMBRIDGE, MA 02138

207-5  
SEVERINO, VITTORIO & STEPHANIE HAIMS  
6 CUTLER AVE  
CAMBRIDGE, MA 02138

207-73  
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS  
TR. OF SEVEN GRAY GARDENS REALTY TR  
BOX #390109  
CAMBRIDGE, MA 02139



# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., M. Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Shary Page Berg, Joseph V. Ferrara, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 11 Gray Gardens East:

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

☐ Old Cambridge Historic District

☐ Fort Washington Historic District

(M.G.L. Ch. 40C, City Code §2.78.050)

☐ Avon Hill Neighborhood Conservation District

☐ Half Crown – Marsh Neighborhood Conservation District

☐ Harvard Square Conservation District

☐ Mid Cambridge Neighborhood Conservation District

☐ Designated Landmark

☐ Property is being studied for designation: \_\_\_\_\_

(City Code, Ch. 2.78., Article III, and various City Council Orders)

☐ Preservation Restriction or Easement (as recorded)

☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See **the back of this page for definition of demolition.**

☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.

☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.

Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date 4/26/2014

Received by uploaded to Snergov  
Relationship to project \_\_\_\_\_

Date 4

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139

Ph: 617/349-4683 or TTY: 617/349-6112

<http://www.cambridgema.gov/Historic/demolitiondelay.html>

**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 Juliana and Thaddeus Davis  
(OWNER)

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

State that I/We own the property located at 11 Gray Gardens East,  
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The record title of this property is in the name of Juliana V. Davis  
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Book 1481 Page 71.

Th H. Davis  
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 SUFFOLK

The above-name Thaddeus Davis personally appeared before me,  
this 14<sup>th</sup> of April, 2016, and made oath that the above statement is true.

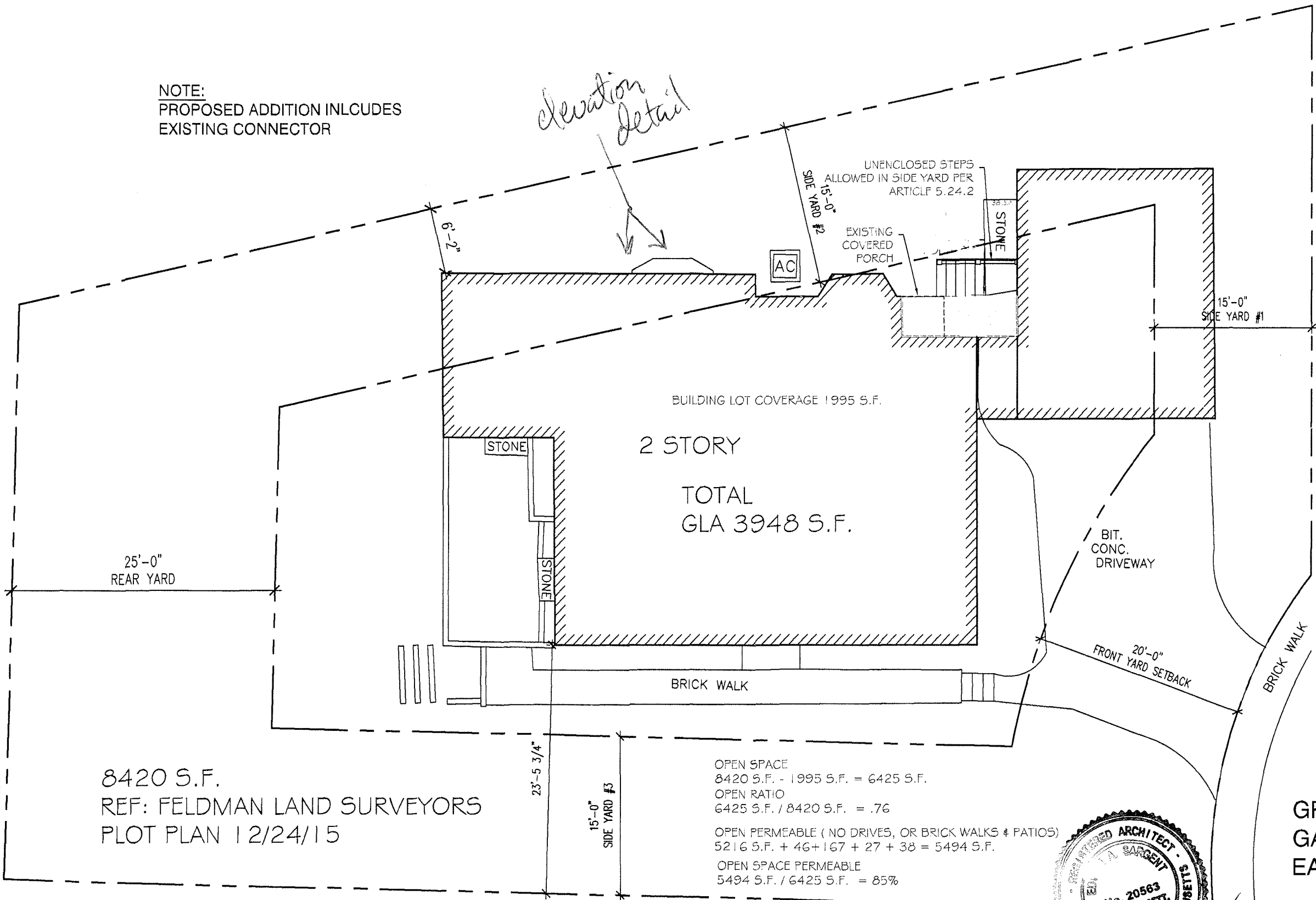
Shirley Robinson Notary  
My commission expires 2/26/21 (Notary Seal).

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

Davis  
Residence

11 Gray Gardens East  
Cambridge, MA

NOTE:  
PROPOSED ADDITION INCLUDES  
EXISTING CONNECTOR

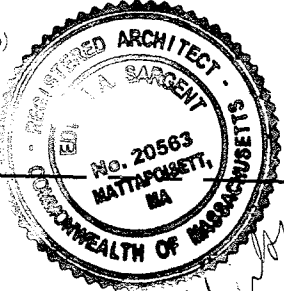


REGULATION	REQUIRED	EXISTING	PROPOSED
FRONT YARD	20 FT	21 FT +/-	NO CHANGE
SIDE YARD #1	15 FT	6.5 FT +/-	NO CHANGE
SIDE YARD #2	15 FT	4 FT +/-	NO CHANGE
SIDE YARD #3	15 FT	23 FT +/-	NO CHANGE
REAR YARD	25 FT	38 FT +/-	NO CHANGE
LOT AREA		8420 S.F.	
TOTAL LIVING AREA		3952 S.F.	4022 S.F.
MAX F. A. R.	.50	.469	.478
MIN OPEN SPACE RATIO	.50	.76	.76 (NO CHANGE)
MIN OPEN SPACE PERMEABLE	.50	.85	.85 (NO CHANGE)
BUILDING HEIGHT	35 FT	26.9 FT	NO CHANGE

AREAS:	8420 S.F.
LOT (REF FELDMAN)	8420 S.F.
DRIVES (IMPERVIOUS)	600 S.F.
IMPERVIOUS PATIO & WALKS	364 S.F.
TOTAL IMPERVIOUS	964 S.F.
BUILDING	1995 S.F.
OPEN SPACE	6425 S.F.
OPEN SPACE RATIO	6425 S.F. / 8420 = .76
OPEN SPACE PERMEABLE	5461 S.F.
% OPEN SPACE PERMEABLE	5461 / 6425 = .85

8420 S.F.  
REF: FELDMAN LAND SURVEYORS  
PLOT PLAN 12/24/15

OPEN SPACE  
8420 S.F. - 1995 S.F. = 6425 S.F.  
OPEN RATIO  
6425 S.F. / 8420 S.F. = .76  
OPEN PERMEABLE ( NO DRIVES, OR BRICK WALKS & PATIOS)  
5216 S.F. + 46+167 + 27 + 38 = 5494 S.F.  
OPEN SPACE PERMEABLE  
5494 S.F. / 6425 S.F. = 85%



GRAY  
GARDENS  
EAST

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ZONING PLAN

