



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

BZA APPLICATION FORM

Plan No: BZA-015914-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Maeve McNally & Louis Ercolani

PETITIONER'S ADDRESS : 14 Seagrave St Cambridge, MA 02140

LOCATION OF PROPERTY : 14 Seagrave Rd Cambridge, MA 02140

TYPE OF OCCUPANCY : 102 2 Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Proposed (4) shed dormers require zoning relief per pre-existing non-conforming FAR and left side setback.

Proposed 3rd floor rear deck requires zoning relief per pre-existing non-conforming rear setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : _____

(Petitioner(s) / Owner)

(Print Name)

Address :

Tel. No. :

E-Mail Address :

Date :

3/21/18

Maeve McNally

MAEVE McNally

14 SEAGRAVE RD

CAMBRIDGE MA 02140

617-717-8868

mmcnally@olcs.net

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 MAEVE McNALLY ERCOLANI AND LOUIS ERCOLANI
(OWNER)

Address: 14 SEAGRAVE ROAD, CAMBRIDGE, MA 02140

State that I/We own the property located at 14 SEAGRAVE ROAD, CAMBRIDGE
which is the subject of this zoning application.

The record title of this property is in the name of MAEVE McNALLY ERCOLANI
AND LOUIS ERCOLANI

*Pursuant to a deed of duly recorded in the date 3/19/14, Middlesex South

County Registry of Deeds at Book 129, Page 96; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Maev McNally Ercolani Louis Ercolani
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

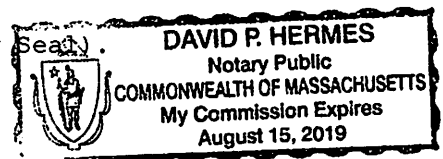
MAEVE McNALLY ERCOLANI +

The above-name LOUIS ERCOLANI personally appeared before me,

this 7 of March, 2014, and made oath that the above statement is true.

David P. Hermes Notary

My commission expires 8-15-19 (Notary Seal)



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

YU-2002-2 2002 09-10 09:05:23 YU-2002-2002

FILE NO. 100-368610, 409 EUGENE AVE. N.

Washington, D.C. 20540

1943-1985: 1943-1985 1943-1985 1943-1985

1741055 1100 046

29

121

DAVID N. CIVAO

[illegible]

2011 RELEASE UNDER E.O. 14176

Student's name: _____

0132 31 10 114

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10:

- A)** A Literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Both the existing house and lot are pre-existing non-conforming with regard to FAR and setbacks. As a growing family, just a modest amount of new habitable space and a modest rear deck will allow them to remain in their home comfortably. The stair to the 3rd level that the family uses for their bedrooms and shared bathroom has head height as low as 4'-8" at the winders and 1 of the proposed dormers would address this and create a legal head height of 7'-0". The other 3 dormers would allow this family to continue to share the 3rd floor comfortably by creating a larger shared bathroom and additional badly needed closet spaces. the proposed rear deck would provide a needed outdoor space with the only direct connection to their 2nd and 3rd floor unit. A literal enforcement of the ordinance would force the owners to drastically demolish and rebuild much their house in order to create a safer and more comfortable home for their growing family even in the most modest way.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The pre-existing nonconforming lot makes even the most minor modifications to the rear and left side elevation due to rear and side setbacks require zoning relief. The proximity of the structure to an existing detached garage is also a non-conforming condition, being made no worse by the proposed work.

The pre-existing lot is very small and increasing even 1 square foot of third floor space beyond an existing head height of 5'-0" would require a variance.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

The proposed dormers and rear deck are extremely modest in scale and are in keeping with the architectural and functional characteristics of the neighborhood. This work would create no new shadows on the adjacent properties, no air, noise or light pollution, no additional traffic, no loss of street parking or open space.

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

The proposed rear deck and side dormers maintain the scale and character of the neighborhood. The existing building height will not increase the existing footprint will not increase the FAR increase per increased head height in areas with less than 5'-0" existing head height is an extremely small (3%) increase in the total building FAR, all 4 dormers total less than 15' in length per side and meet the criteria of the Cambridge Preferred Dormer Guidelines. The proposed rear deck is very modest and cannot be seen from the street. This work has the support of all abutters.

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

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: GCD Architects PRESENT USE/OCCUPANCY: 2 Family
LOCATION: 14 Seagrave Rd Cambridge, MA 02140 ZONE: Residence B Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	4,155 gsf	4,277 gsf	2,140 gsf	(max.)
<u>LOT AREA:</u>	3,870 sf	3,870 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	1.07	1.10	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,935 sf	3,870	2,500.00	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40'	40'	50' (min.)
	DEPTH	90'	90'	na
<u>SETBACKS IN FEET:</u>	FRONT	5.0'	5.0'	15' (min.)
	REAR	24.6'	24.6'	25' (min.)
	LEFT SIDE	11.6'	11.6'	7.5' (min.)
	RIGHT SIDE	29.6'	29.6'	7.5' (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	29.9'	29.9'	35' (max.)
	LENGTH	45' +/-	45' +/-	na
	WIDTH	25' +/-	25' +/-	na
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	31.5%	31.5%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	na	na	na	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	3' +/-	3' +/-	10'	(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.

There is a small wood frame 2 car garage. All new work will be wood frame construction.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



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GENERAL INFORMATION

Plan No: BZA-015914-2018

2018 MAR 22 PM 2:39
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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(Petitioner(s) / Owner)

MAEVE McNally

(Print Name)

Address :

14 SEAGRAVE RD
CAMBRIDGE MA 02140

Tel. No. :

617-717-8868

E-Mail Address :

MMCNALLY@OLSON51

Date :

3/21/18



Cambridge Housing Authority

362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | www.cambridge-housing.org

March 15, 2018

Dear Board,

As Owner of Unit 13, 13-14 Seagrave Road Condominium, the Cambridge Housing Authority supports the application of Dr. Louis Ercolani and Ms. Maeve McNally, owners of Unit 14 of said condominium, for permission to construct (4) shed dormers and a small rear deck at 13-14 Seagrave Road, in substantially the same design and location as shown in the attached plans or schematics submitted with their application.

Sincerely,

Dean Petruzzi, CHA Title.
Hereunto duly authorized"

A handwritten signature in black ink, appearing to read "Dean Petruzzi", is written over the typed name and title. The signature is stylized with a large, looping initial "D" and a long, horizontal stroke at the end.

Support letter for 14 Seagrave Road Dormer

03/15/2018

To Whom It May Concern,

I am writing this letter to give our full support to our neighbors
We Louis Ercolani and Maeve McNally Ercolani , 14 Seagrave Road,
Cambridge MA 02140, for their plan to add (4) modest shed dormers
on third floor and other necessary remodeling work including a small
rear deck.

Living in Cambridge is quite an enjoyable experience, and efforts to
take care of building and making it more spacial and livable are worthy
of our support.

Sincerely,

Tiequan L. Roquerre

Hong Liu

11-12 Seagrave Raod

**Karen Downs & Kathryn Killoran
15-16 Seagrave Road
Unit # 15
Cambridge MA 0140**

March 23, 2018

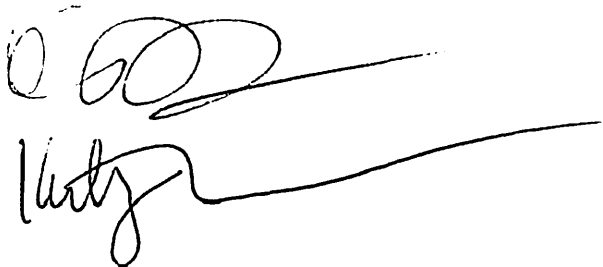
For the Attention of the Board of Zoning Appeal (BZA)

We are the owners and residents of 15-16 Seagrave road immediately adjacent neighbors to the property at 14 Seagrave Road, where the McNally- Ercolani reside.

The purpose of this letter is to let the Board of Zoning know of our strong support for the proposed project, of the installation of 4 modest shed dormers and a small rear deck addition. These properly designed dormers will make the existing 3rd floor habitable space safer and more functional while preserving the character of the building. The proposed rear deck would be a useful and important amenity for their family. Louis, Maeve & their daughter Keelin have been living on this street for more than twenty years. They take great pride in their neighborhood as is demonstrated by the planting trees in the median adjacent to Route 16. We know that the dormers will be aesthetically pleasing and will allow them to continue to live in this house.

We are communicating with you because we believe that this project deserves to be supported.

Sincerely,

Two handwritten signatures are present. The first signature is in dark ink and appears to be 'K. Downs'. The second signature is in lighter ink and appears to be 'K. Killoran'. Both signatures are followed by long horizontal lines.



STREET VIEW FROM LEFT



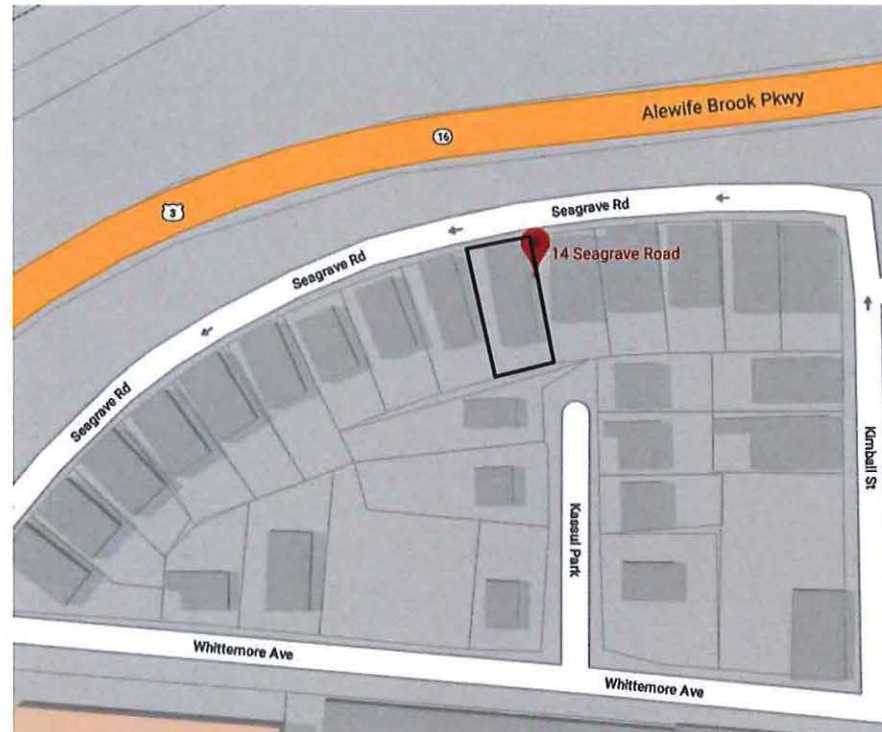
STREET VIEW FRONT



STREET VIEW FROM RIGHT



REAR VIEW



DRAWING LIST:

COVER SHEET / EXISTING STRUCTURE PHOTOS

D1.1 EXISTING PLANS

D2.1 EXISTING ELEVATIONS

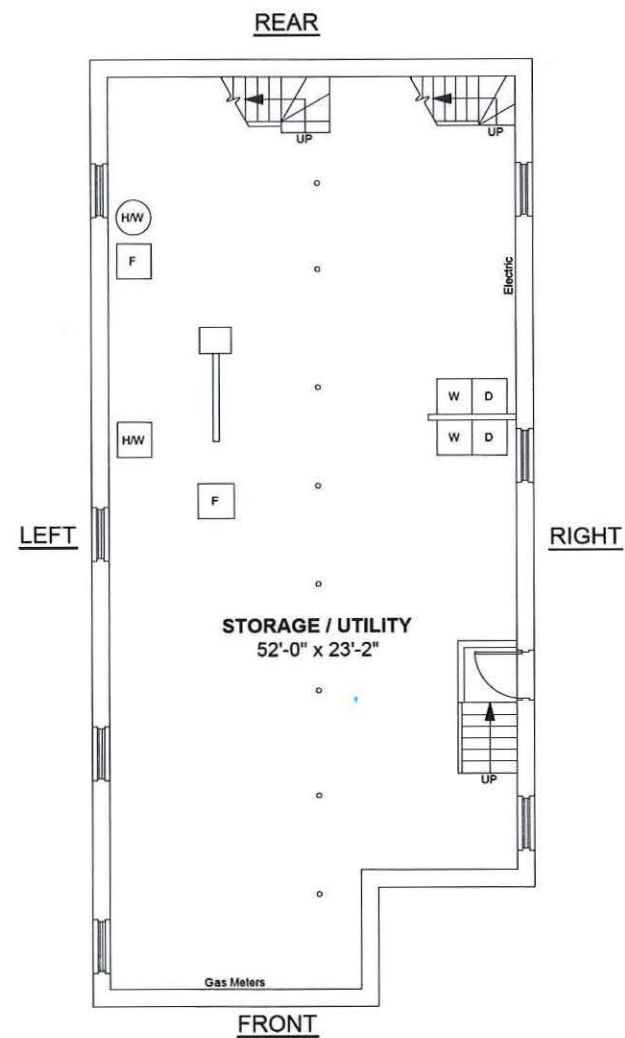
A1.1 PROPOSED UNIT 2 FLOOR PLANS

A1.2 PROPOSED ROOF PLAN AND DORMER SECTIONS

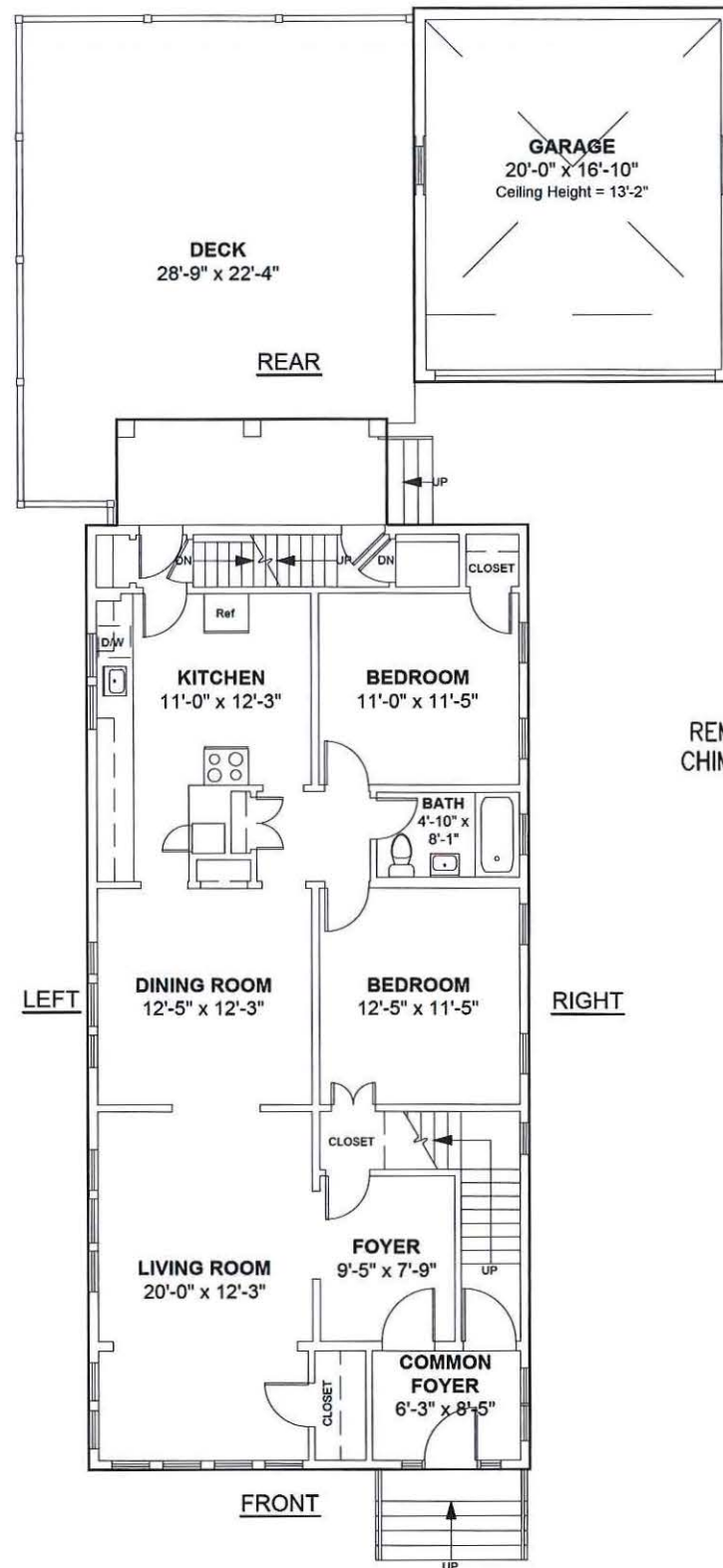
A2.1 PROPOSED ELEVATIONS

A2.2 PROPOSED ELEVATIONS

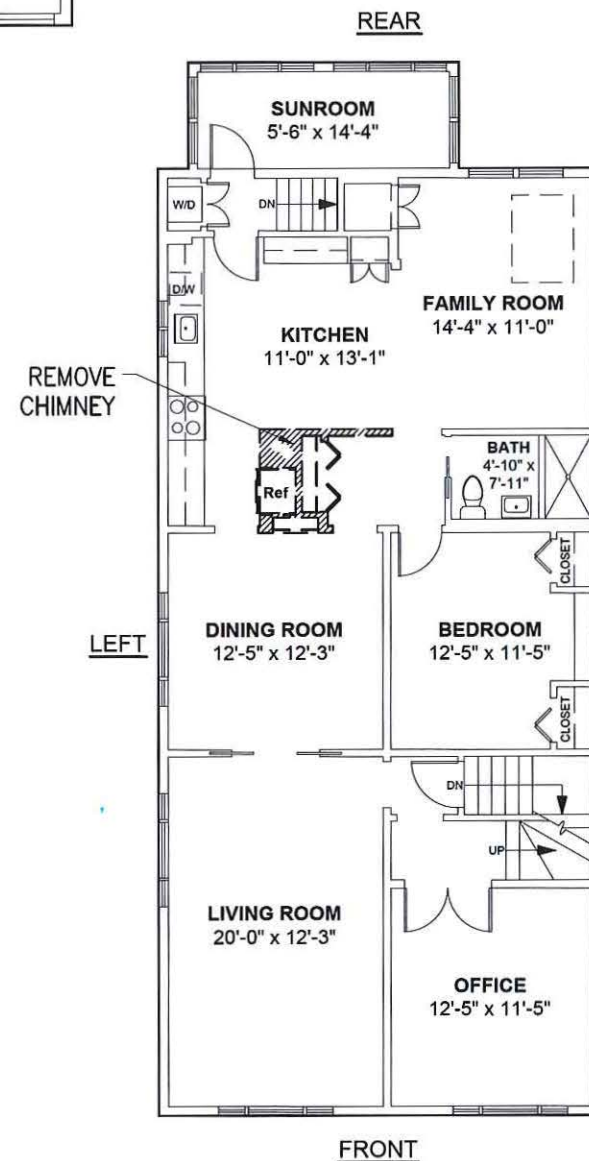
A2.3 PROPOSED ELEVATIONS



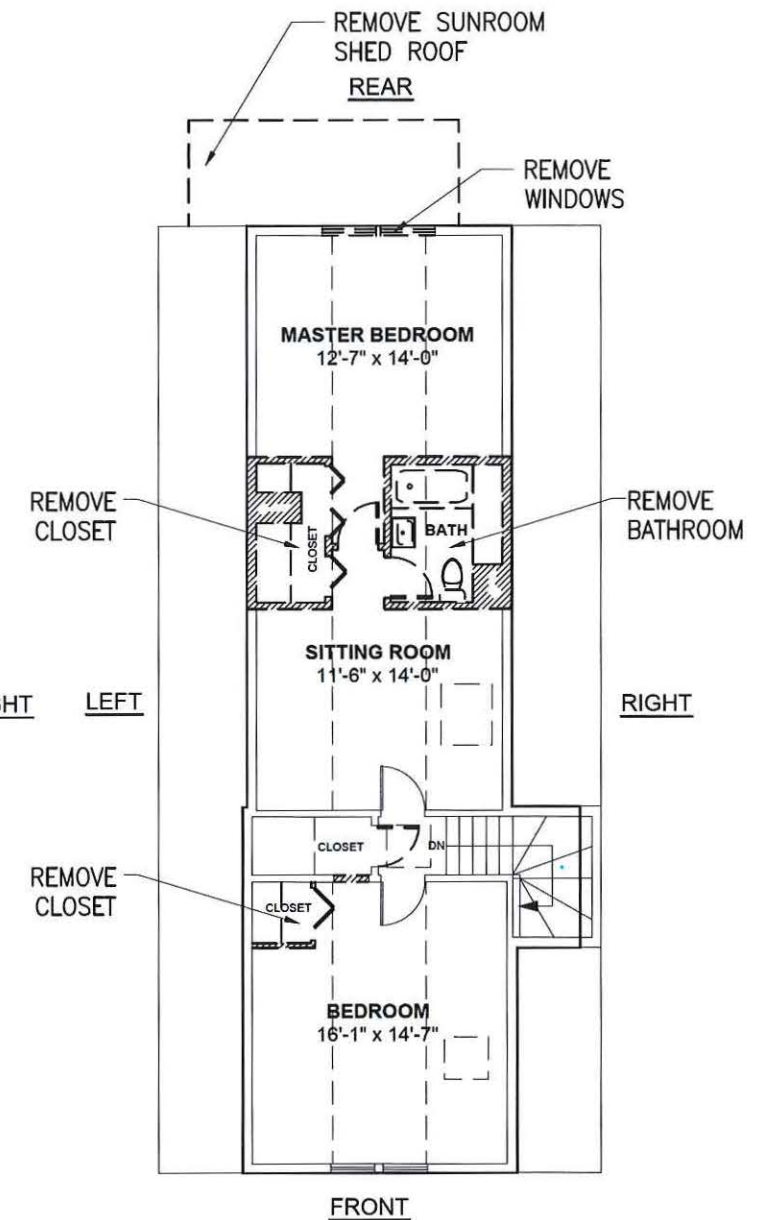
BASEMENT PLAN
Ceiling Height = 7'-3"



FIRST FLOOR PLAN UNIT 1
Ceiling Height = 8'-0"



SECOND FLOOR PLAN UNIT 2
Ceiling Height = 7'-10"



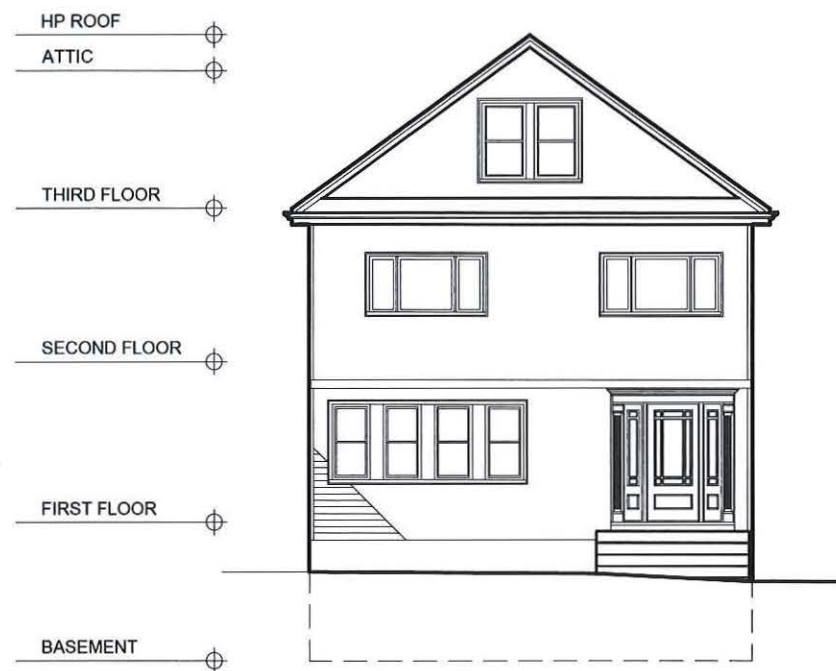
THIRD FLOOR PLAN UNIT 2
Ceiling Height = 7'-0"

EXISTING FAR:
FIRST FLOOR 1,456 GSF
SECOND FLOOR 1,456 GSF
THIRD FLOOR 856 GSF
GARAGE 387 GSF

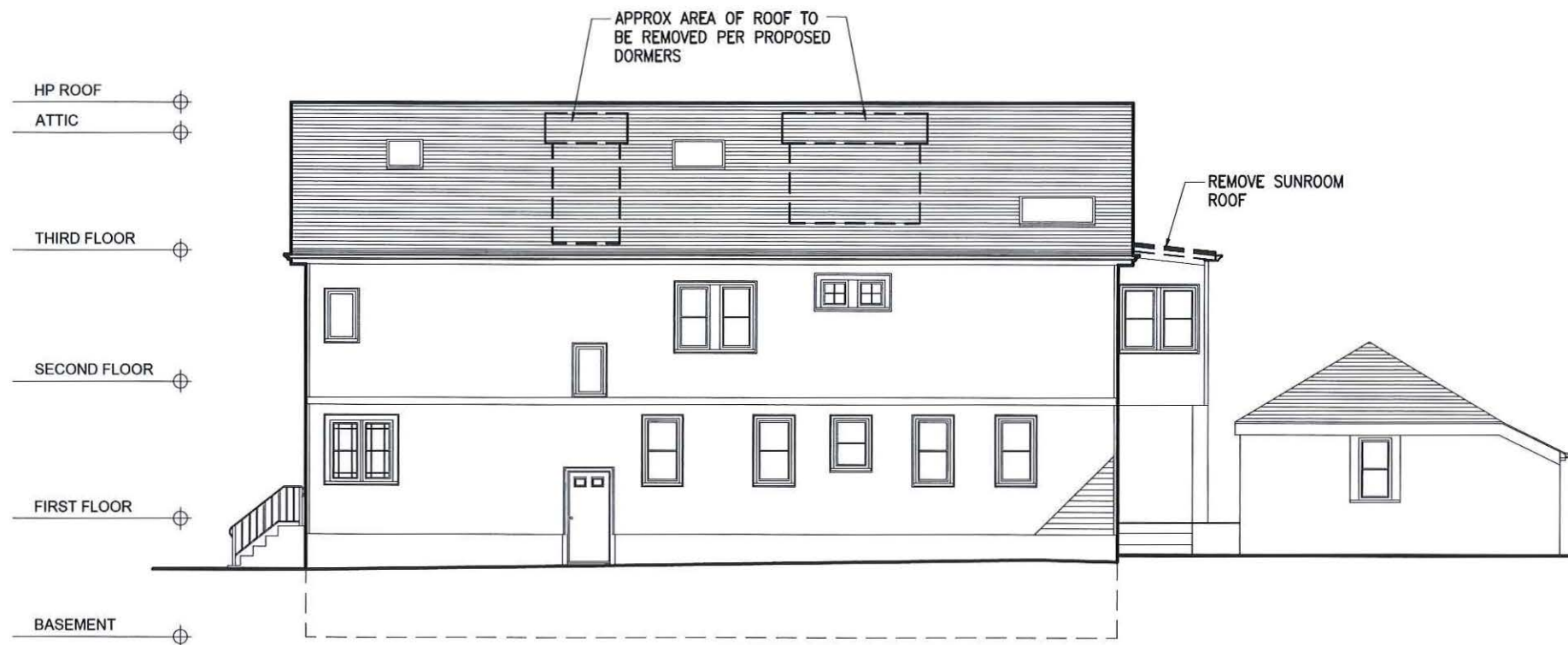
TOTAL GSF: 4,155 GSF

EXISTING FAR: 4,155 GSF / 3,870 SF LOT = 1.07

SCALE: 3/32" = 1'-0"



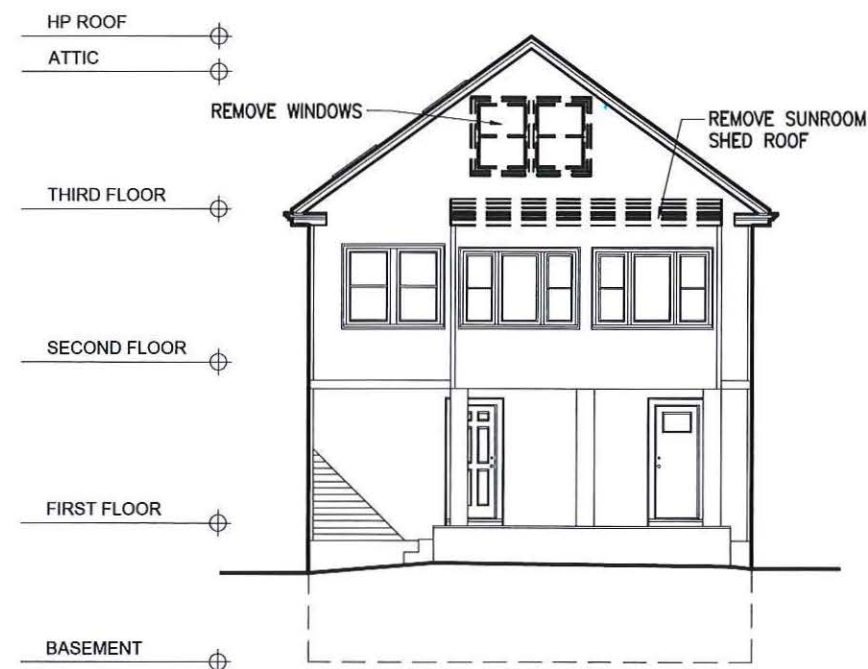
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

SCALE: $\frac{3}{32}$ " = 1'-0"

PROJECT

GCD ARCHITECTS

Adam J. Glassman, R.A.
2 Worthington St
Cambridge, MA 02138
Tel. 617-412-8450
ajglassman.ra@gmail.com
www.glassmanchungdesign.com

PROPOSED DORMER ADDITIONS

25 MARCH 2018

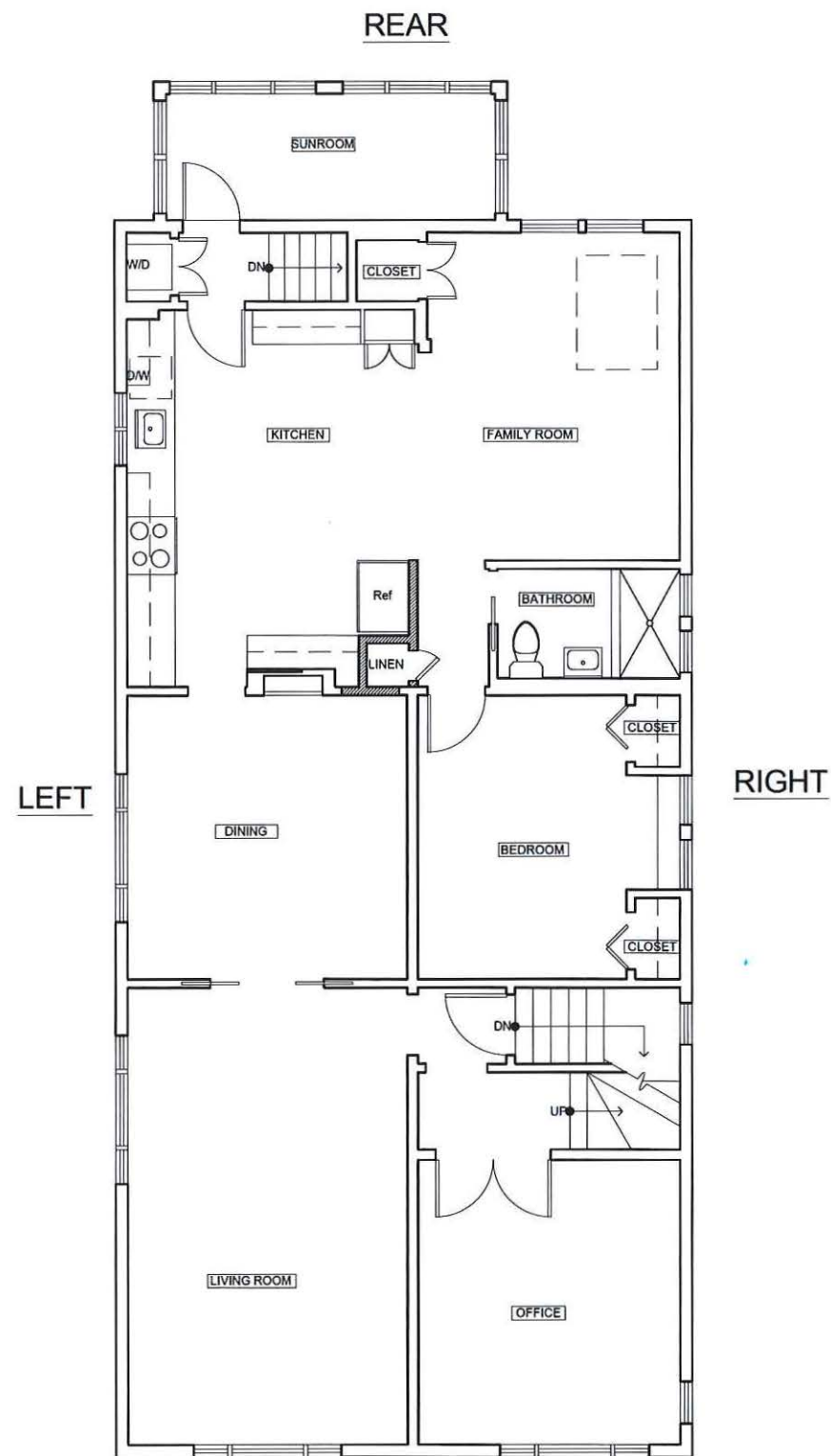
DRAWING TITLE

14 SEAGRAVE RD, CAMBRIDGE

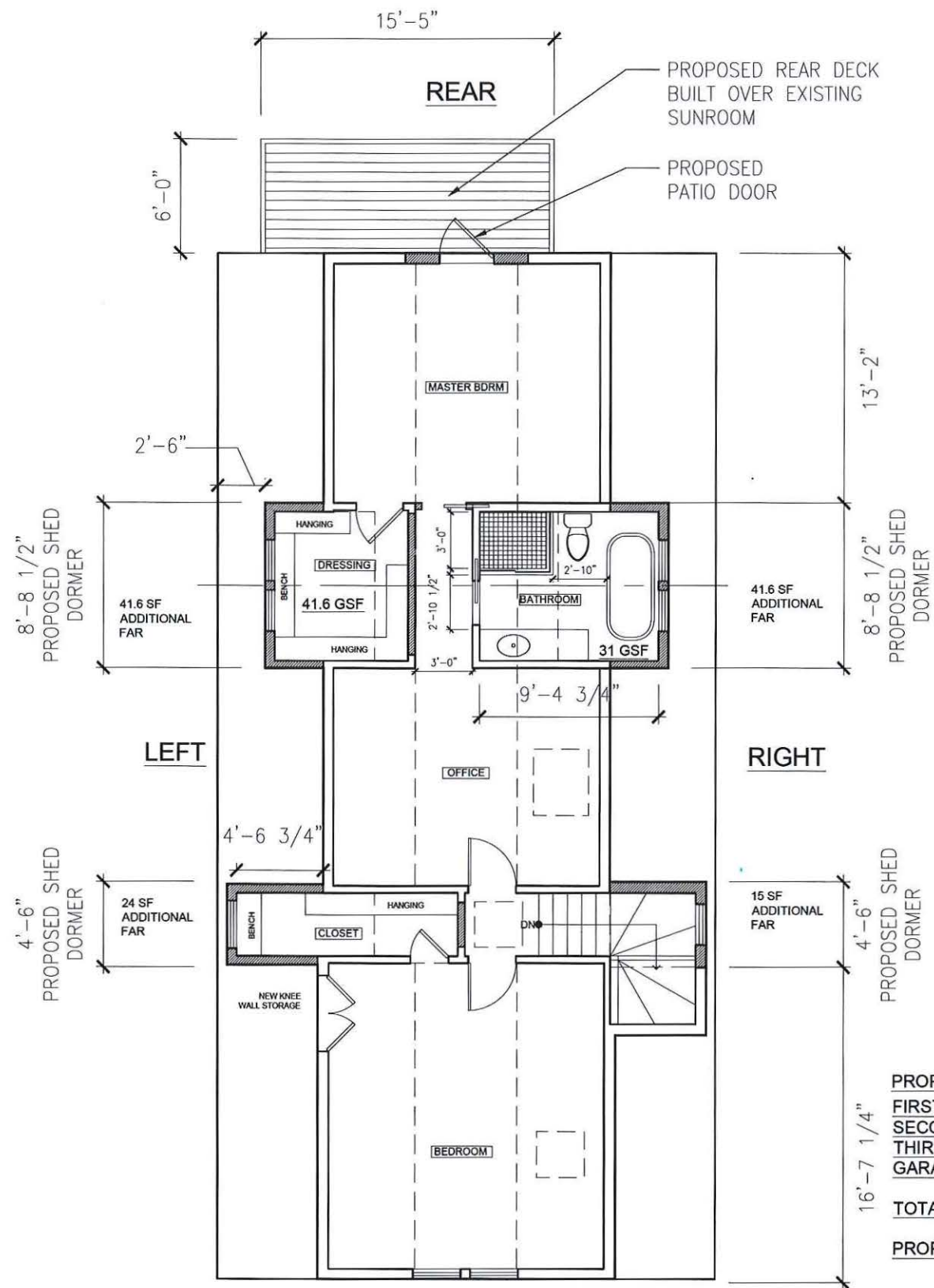
EXISTING ELEVATIONS

DRAWING NUMBER

D2.1



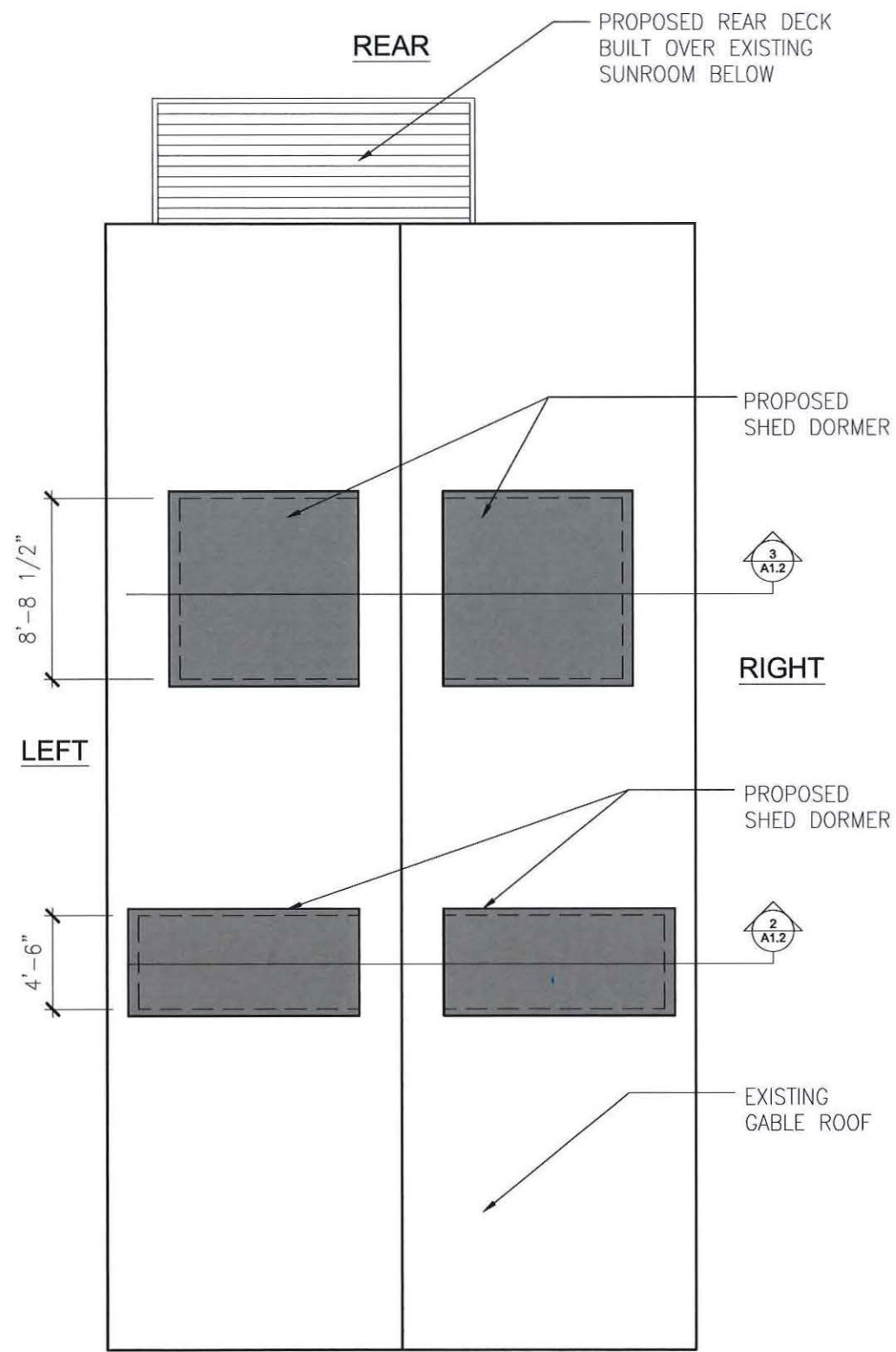
PROPOSED SECOND FLOOR PLAN UNIT 2
Ceiling Height = 7'-10"



PROPOSED THIRD FLOOR PLAN UNIT 2
Ceiling Height = 7'-0"

PROPOSED FAR	
FIRST FLOOR	1,456 GSF (NO CHANGE)
SECOND FLOOR	1,456 GSF (NO CHANGE)
THIRD FLOOR	978 GSF
GARAGE	387 GSF (NO CHANGE)
TOTAL GSF:	4,277 GSF
PROPOSED FAR:	4,277 GSF / 3,870 SF LOT = 1.10

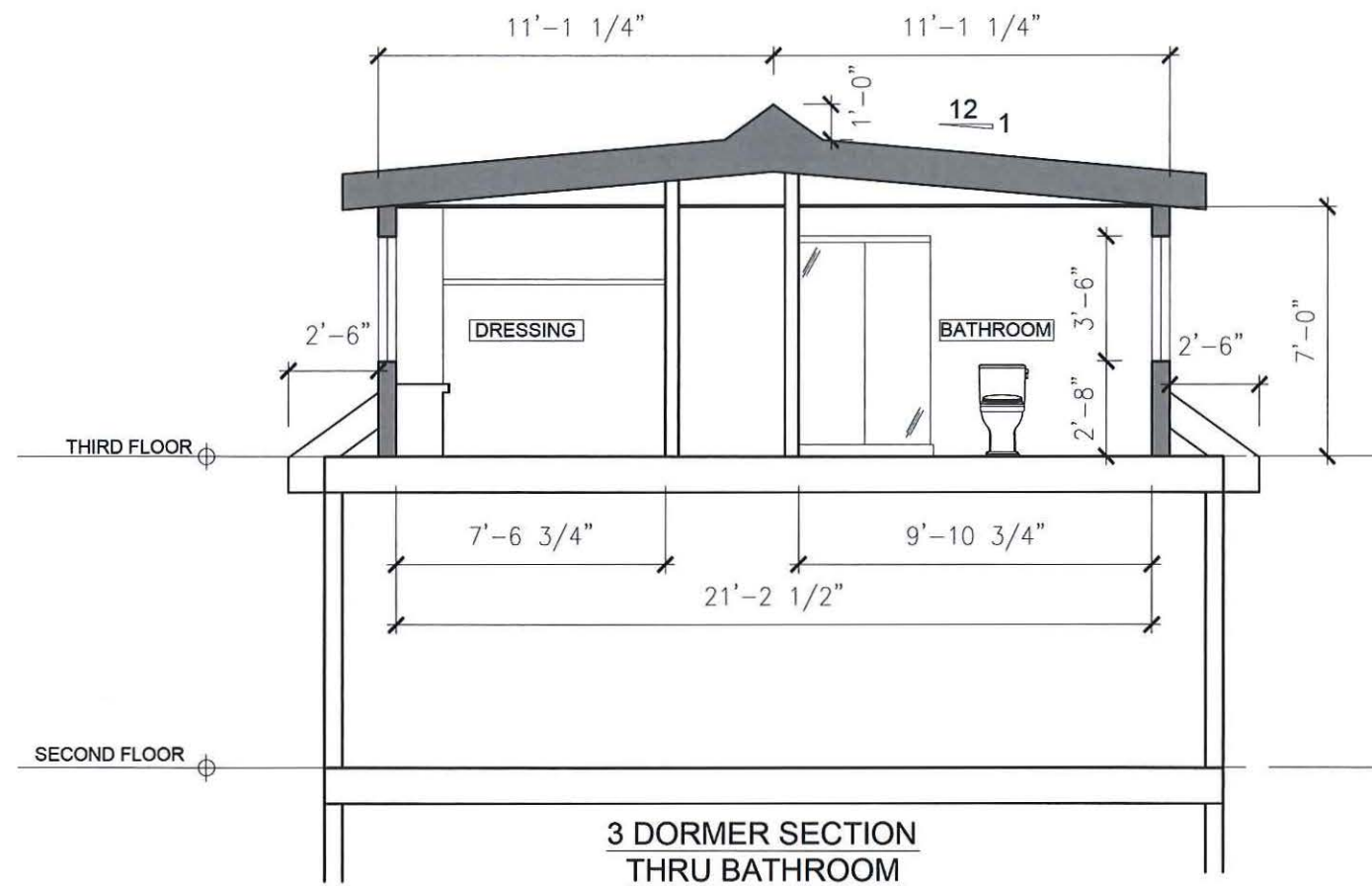
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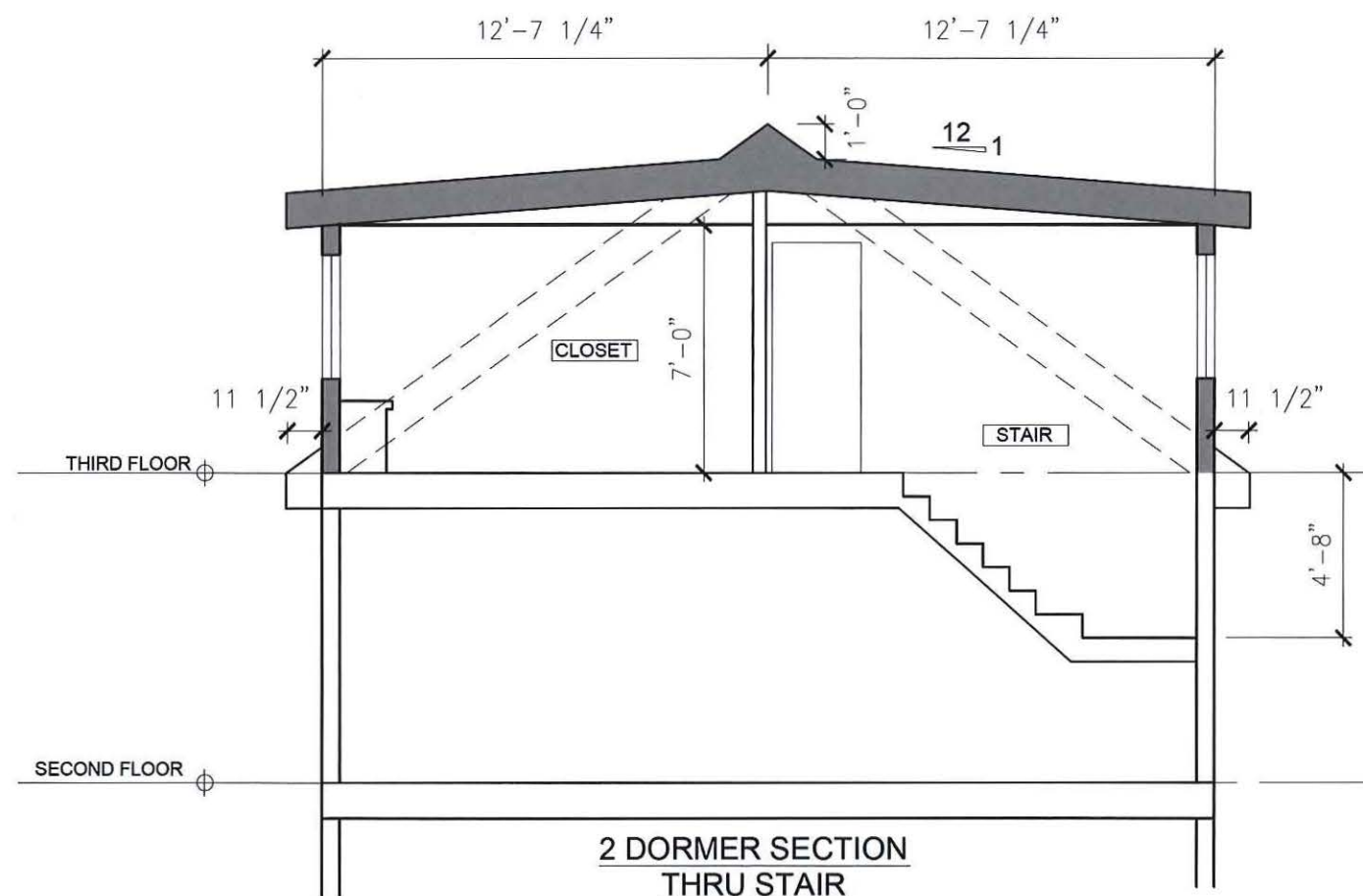
FRONT

1 PROPOSED ROOF PLAN
Ceiling Height = 7'-0"

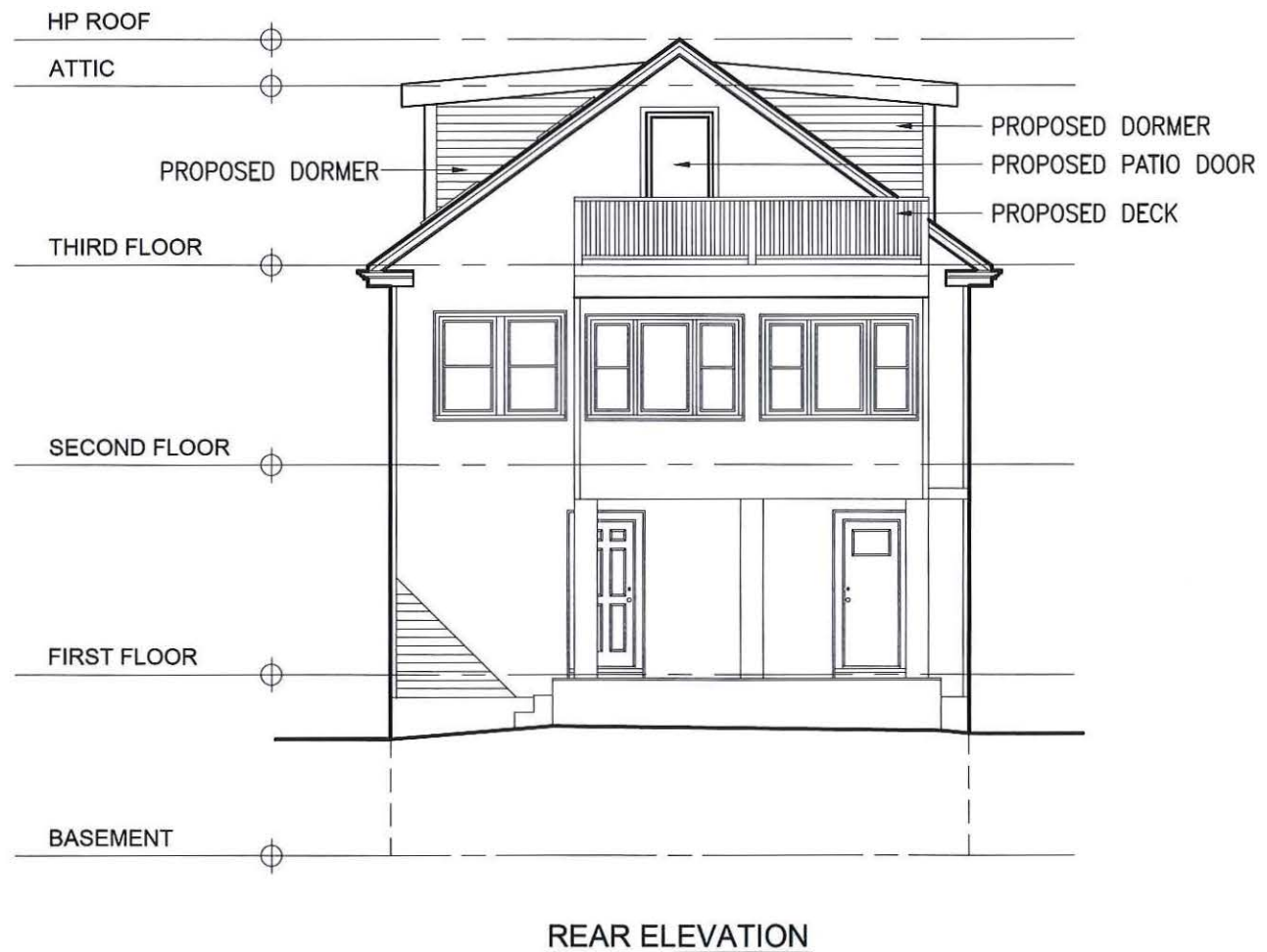
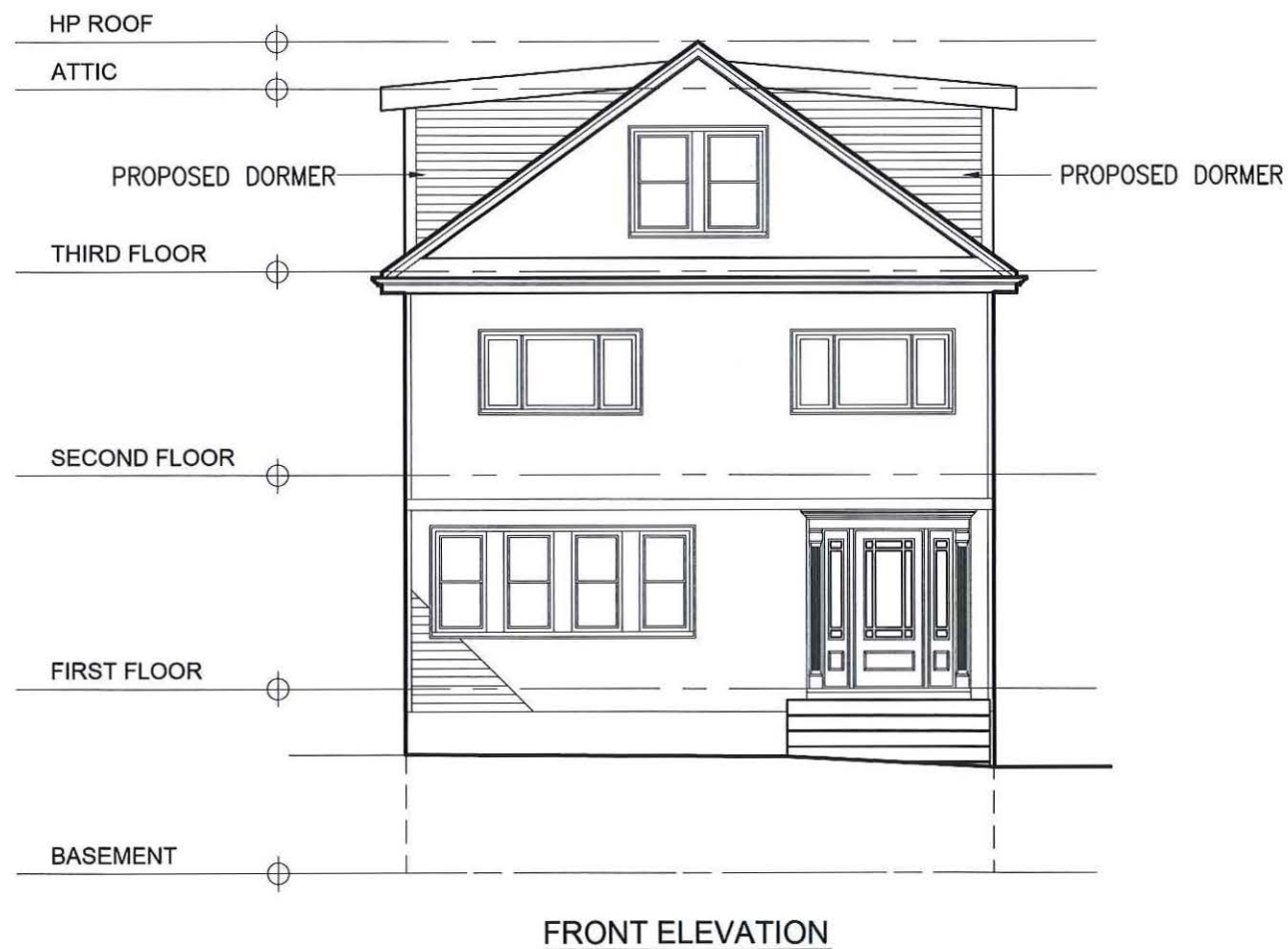
SCALE: $\frac{1}{8}" = 1'-0"$



SCALE: $\frac{3}{16}" = 1'-0"$



SCALE: $\frac{3}{16}" = 1'-0"$



SCALE: 1/8" = 1'-0"

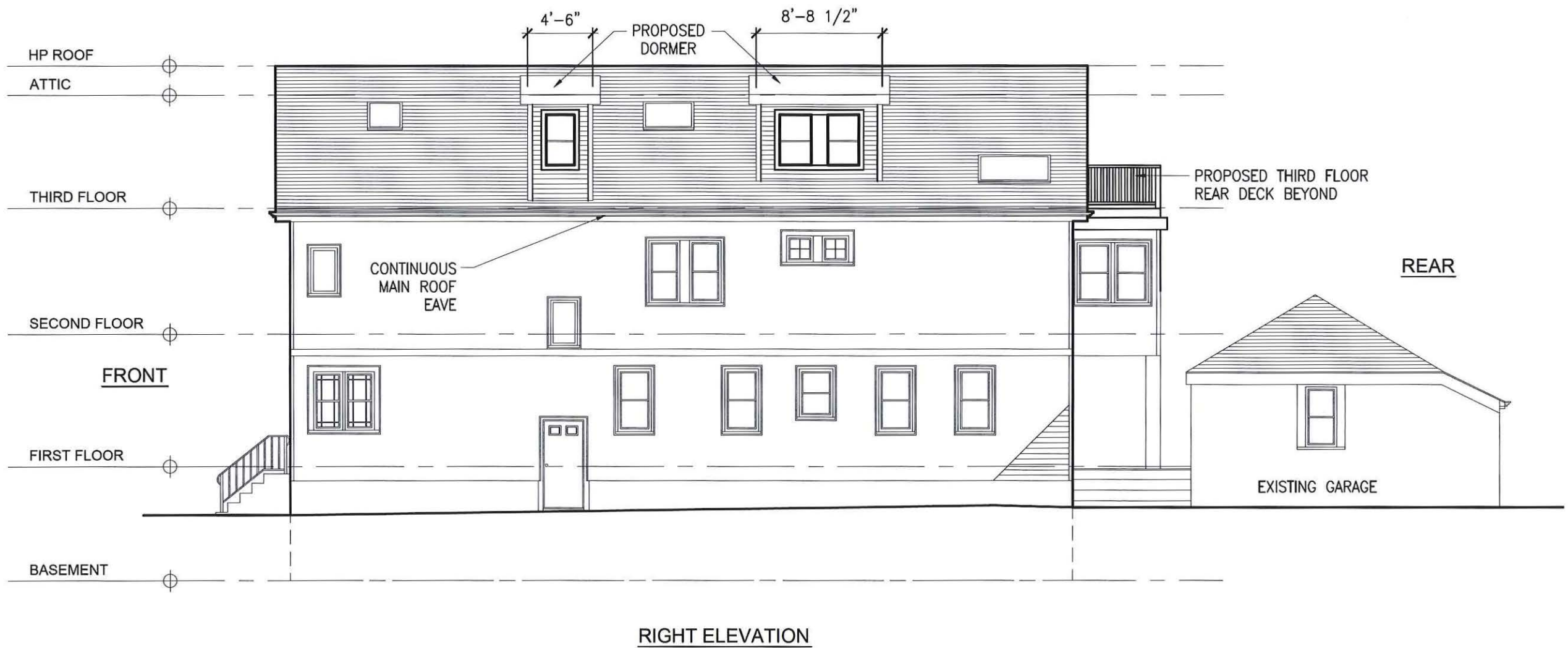
GCD ARCHITECTS
 Adam J. Glassman, R.A.
 2 Worthington St.
 Cambridge, MA 02138
 Tel. 617-412-8450
 ajglassman.ra@gmail.com
 www.glassmanchungdesign.com

PROJECT
PROPOSED DORMER ADDITIONS
25 MARCH 2018

DRAWING TITLE
14 SEAGRAVE RD, CAMBRIDGE
UNIT 2 PROPOSED ELEVATIONS

DRAWING NUMBER

A2.1



SCALE: 1/8" = 1'-0"

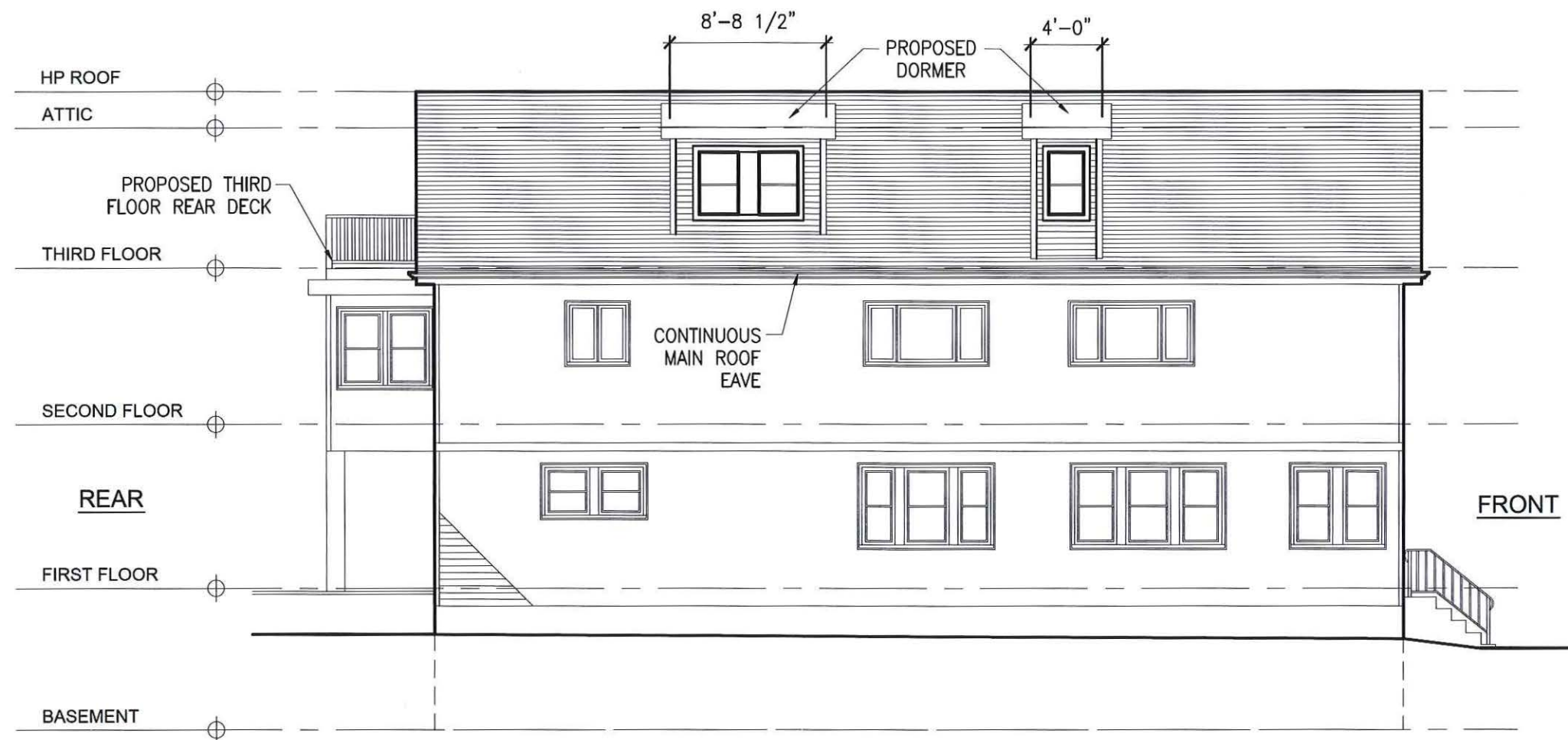
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PROJECT
PROPOSED DORMER ADDITIONS
25 MARCH 2018

DRAWING TITLE
14 SEAGRAVE RD, CAMBRIDGE
UNIT 2 PROPOSED ELEVATIONS

DRAWING NUMBER

A2.2



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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PROJECT
PROPOSED DORMER ADDITIONS
25 MARCH 2018

DRAWING TITLE
14 SEAGRAVE RD, CAMBRIDGE
UNIT 2 PROPOSED ELEVATIONS

DRAWING NUMBER

A2.3

14 Seagrave Rd .

187-28
ROPER, KATHLEEN ADELE
20 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-29
KELLIHER, JOSEPH F. & MARY MARTHA HALL
17 SEAGRAVE RD
CAMBRIDGE, MA 02139

Pettiner
MAEVE MCNALLY & LOUIS ERCOLANI
14 SEAGRAVE STREET
CAMBRIDGE, MA 02140

187-30
DOWNS, KARIN & KATHRYN KILLORAN
16 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-31
CAMBRIDGE AFFORDABLE HOUSING CORP.
675 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139

187-31
ERCOLANI, LOUIS &
MAEVE D. MCNALLY ERCOLANI
13-14 SEAGRAVE RD., #14
CAMBRIDGE, MA 02140

187-32
LIU, HONG & TIEQUIN LIU ROQUERRE
89 CLAFLIN ST
BELMONT, MA 02478

187-46
DAUSMAN & JESSICA A &
ROBERT PHILLIPS A LIFE ESTATE
C/O JESSICA DAUSMAN
15 KASSUL PARK
CAMBRIDGE, MA 02140

187-47
SHAIBANI, KAMAND B.
9 KASSUL PK
CAMBRIDGE, MA 02140

187-75
GCP APPLIED TECHNOLOGIES INC
62 WHITTEMORE AVENUE
CAMBRIDGE, MA 02140

188-113 / 187-59
MASSACHUSETTS COMMONWEALTH OF
STATE HOUSE
BOSTON, MA 02133

187-33
STAPLES, JENNIE M. & LAURIE D. CRANE
9-10 SEAGRAVE RD., #1
CAMBRIDGE, MA 02140

187-33
LUCHANGCO, VICTOR
9-10 SEAGRAVE RD., UNIT #2
CAMBRIDGE, MA 02140

187-30
DOWNS, KAREN & KATHRYN KILLORAN
15-16 SEAGRAVE RD., UNIT #15
CAMBRIDGE, MA 02140

GCD ARCHITECTS
C/O ADAM J. GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138