



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

BZA APPLICATION FORM

Plan No: BZA-012995-2017

GENERAL INFORMATION

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

Special Permit : ✓ Variance : ✓ Appeal : \_\_\_\_\_

PETITIONER : Saroj Joshi

PETITIONER'S ADDRESS : 4 Gracewood Park Cambridge, MA 02138-3358

LOCATION OF PROPERTY : 4 Gracewood Pk Cambridge, MA 02138-3358

TYPE OF OCCUPANCY : Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: To enlarge and existing 2nd floor space within required setback increasing gross floor area.

Special Permit: To enclose structure but change height. To enlarge & change openings for windows, enlarge window in rear setback, to alter nonconforming building in the rear.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 8.000 Section 8.22.1.D (Windows).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 8.000 Section 8.22.1.G (Windows Repair/Reconstruction).

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) :   
(Petitioner(s) / Owner)

SAROJ JOSHI  
(Print Name)

Address : 4 GRACEWOOD PARK.  
CAMBRIDGE, MA 02138

Tel. No. : 978-758-9278

E-Mail Address : saroj.joshi@verizon.net

Date : 4/14/17

**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 SARAJ JOSHI  
(OWNER)

Address: 4 GRACEWOOD PARK, CAMBRIDGE, MA 02138

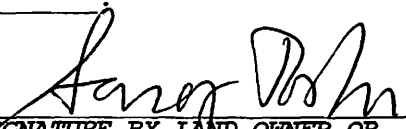
State that I/We own the property located at 4 GRACEWOOD PARK, CAMBRIDGE, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of SARAJ JOSHI

\*Pursuant to a deed of duly recorded in the date 12/19/2006, Middlesex South County Registry of Deeds at Book 31549, Page 006; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

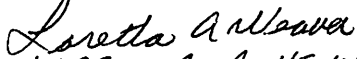
Book \_\_\_\_\_ Page \_\_\_\_\_

  
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

The above-name SARAJ JOSHI personally appeared before me this 6TH of APRIL, 2017, and made oath that the above statement is true.

  
LORETTA A. WEAVER Notary

My commission expires 8/21/20 (Notary Seal).

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

1. The first group of variables, *demographic variables*, includes age, sex, marital status, and education. The second group, *attitudinal variables*, includes attitudes toward the environment, attitudes toward the firm, and attitudes toward the government. The third group, *behavioral variables*, includes the frequency of recycling, the frequency of using public transportation, and the frequency of using energy-efficient appliances. The fourth group, *social variables*, includes the frequency of volunteering, the frequency of donating to charity, and the frequency of participating in community events. The fifth group, *economic variables*, includes income, wealth, and employment status. The sixth group, *psychological variables*, includes self-esteem, life satisfaction, and mental health. The seventh group, *social capital variables*, includes trust in others, trust in institutions, and social network size. The eighth group, *political variables*, includes political participation, political efficacy, and political tolerance. The ninth group, *cultural variables*, includes cultural participation, cultural consumption, and cultural identity. The tenth group, *religious variables*, includes religious participation, religious consumption, and religious identity. The eleventh group, *ethnic variables*, includes ethnicity, race, and language. The twelfth group, *regional variables*, includes region, urban/rural status, and population density. The thirteenth group, *temporal variables*, includes time of day, time of year, and season. The fourteenth group, *contextual variables*, includes weather, noise, and air quality. The fifteenth group, *individual variables*, includes personality, intelligence, and health. The sixteenth group, *organizational variables*, includes organizational size, organizational type, and organizational mission. The seventeenth group, *industry variables*, includes industry type, industry size, and industry growth. The eighteenth group, *market variables*, includes market size, market growth, and market competition. The nineteenth group, *technology variables*, includes technology adoption, technology innovation, and technology diffusion. The twentieth group, *policy variables*, includes policy type, policy implementation, and policy evaluation. The twenty-first group, *research variables*, includes research design, research methodology, and research findings. The twenty-second group, *publication variables*, includes publication type, publication venue, and publication date. The twenty-third group, *citation variables*, includes citation frequency, citation source, and citation context. The twenty-fourth group, *impact variables*, includes impact on society, impact on the environment, and impact on the economy. The twenty-fifth group, *knowledge variables*, includes knowledge level, knowledge type, and knowledge source. The twenty-sixth group, *skill variables*, includes skill level, skill type, and skill source. The twenty-seventh group, *competence variables*, includes competence level, competence type, and competence source. The twenty-eighth group, *performance variables*, includes performance level, performance type, and performance source. The twenty-ninth group, *quality variables*, includes quality level, quality type, and quality source. The thirtieth group, *quantity variables*, includes quantity level, quantity type, and quantity source. The thirty-first group, *value variables*, includes value level, value type, and value source. The thirty-second group, *cost variables*, includes cost level, cost type, and cost source. The thirty-third group, *benefit variables*, includes benefit level, benefit type, and benefit source. 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5. What is the purpose of the study?

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**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:

The Owner seeks to raise the 2nd floor area of a small portion of her home where headroom is 5'-11" at the side walls and 6'-5-3/4" at the center. It does not meet room height requirements. This room has several problems. One is the owner is unable to use it for more than a storage area though it has windows and the appearance of a 2nd floor room from the exterior. Another is that there is concern that shoveling heavy snow is difficult and has caused some leaking in the past. Fixing this roof, and making it habitable will have great impact on the owner's ability to inhabit an existing room with height too low.

The owner seeks to raise the roof and use it as a master bath within the bedroom that from the inside has complying height. The total space added is within existing footprint of the room and as complying and usable space to outside walls of 74 GSF. The total interior area is approximately 54 SF. Because the interior space of the home is narrow, there is no other easy space to provide a full bathroom without losing closets or other storage areas or decreasing the size of existing small rooms further at the second floor. The total volume added is 174 cf. While the proposal is a gable roof to match the higher existing gable. in added area this would be equivalent to adding a flat roof of 2.3 feet higher than existing. While this is small relief the granting will have substantial impact essentially adding a small but now usable room to the master bedroom.

Additionally the proposal for the entire building is to remove 34 gross SF from the first floor within the living room to make room for a driveway to be able to access the existing garage. The net difference therefore is a net gain of only 40 Gross SF.

- 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 building as originally built included this front room which is essentially unuseable for other than storage though looks like a second floor (it has windows on two sides). Additionally calculations from the Tax Assessor's Data Base appear to include this room as part of the FAR and GSF as 1664 SF. Field measurements confirm that the actual GSF is 1546 SF excluding the garage, and this 74 GFA room. While this margin of error is not atypical it appears that this room and also the chimney area which is only a first floor space are included in this the total GSF in the database also at the second floor. Raising this roof will not look like an added room, as the current structure and shape of the building already appears to look like a habitable second floor space from the exterior.

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

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

The room changes from the perspective of the public enhance the appearance of the building, and complement the upper roof line matching slope with a new gable. There is also no real change to the neighborhood as granting this variance does not change the look nor feel of the district or from the interior increase the number of rooms only the usability of this one small room.

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



There is no detriment to the public or the occupant for the requested change. The room height added which creates new Gross Floor area inside, from the exterior as existing looks like a second floor. There will be no perception visually of adding a second floor room simply a new roof line for this room with negligible addition in height and volume.

- \* 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

### 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 4 Gracewood Pk Cambridge, MA 02138-3358 (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:

1. The rear, roofed area is converted from a covered porch connecting house to garage to a stair connecting house to garage. Complying floor area exists. In relocating a complying stair from first floor within this existing floor area the roof needs to be raised (angled to minimize volume) to meet headroom at the first floor, several feet higher than the garage and grade. Added volume due to height change is approximately 121 cubic feet. FAR is not impacted by this change.

2. Windows are both enlarged and eliminated. Those within the south (left side), front and rear setbacks have some window changes which are within the yard setbacks. The small footprint at the front of the building contains two stacked rooms, proposed to be changed for interior renovations. This volume affects the south and front yard setbacks as follows. These windows provide additional privacy to owner and neighbors and result collectively in a net reduction of openings in setbacks:

-South (left) Setback: Remove 19 SF of existing windows replace with 4 new windows totaling 16 SF.

-Front Setback: Remove a total of 57 SF of existing windows, replace with 8 new windows totaling 32 SF.

At the rear elevation the house faces the patio and garden. Increasing visibility to this private outdoor space does not affect the intentions of the ordinance as these windows remain relatively invisible to neighbors but greatly enhance the connection between house and open space:

-Rear Setback: Enlarge and existing window opening totaling 23 SF

Totals of windows removed within all setbacks are 76 SF, and added are 71 SF. This is a net reduction of 5 SF.

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 special permits do not impact traffic in any way. No change.

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:

None of these proposals have a material affect on the adjacent uses.

1. The rear roof where it is connected to the garage and house is raised to create headroom at the house end to provide access from the first floor with 5 complying risers. This roof is then angled down toward the rear yard and just above the existing garage to be easily buildable. It will be barely visible from adjacent uses at grade, as the rear yard is fenced in, and will remain fenced to protect the owner's patio and garden. The total added volume is approximately 121 CF.

2. The windows added will all be new and will complement the appearance of the building and neighborhood. New windows will match existing in style.

**D)** Nuisance or hazard would not be created to the detriment of the healthsafety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

There is no detrmiment to the public or the occupant for any of the requested changes. The reloction of the rear stair actually corrects a non-complying condition of high risers and shallow treads that are unevenly distributed. The new stair meets code. The new windows provide more privacy at proposed bathrooms in the front and side yards where the setbacks are closer and add connection to the house at the rear yard which does not affect adjacent uses but connects the owner to the outdoor patio and garden spaces.

**E)** For other reasons the propo sed use would not impa ir t he int egri ty of t he district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed changes in the front room complement the neighborhood in creating new regularity in the windows on the grhee visible sides of the building at both stories. The proposed work in changing the window openings throughout is to accommodate interior renovtions as the owner anticipates aging in the house and is seeking a larger master bath maneuvering room for kitchen and dining areas and complying stairs that wil connect the house to the garage and rear yard. The rest of this neighborhood is also composed on small front rear and side yards, and lots that are smaller than average. The changes are in keeping with the district as a whole.

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

**APPLICANT:** Seitz Architects Inc                      **PRESENT USE/OCCUPANCY:** single family  
**LOCATION:** 4 Gracewood Pk Cambridge, MA 02138-3358                      **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** single family

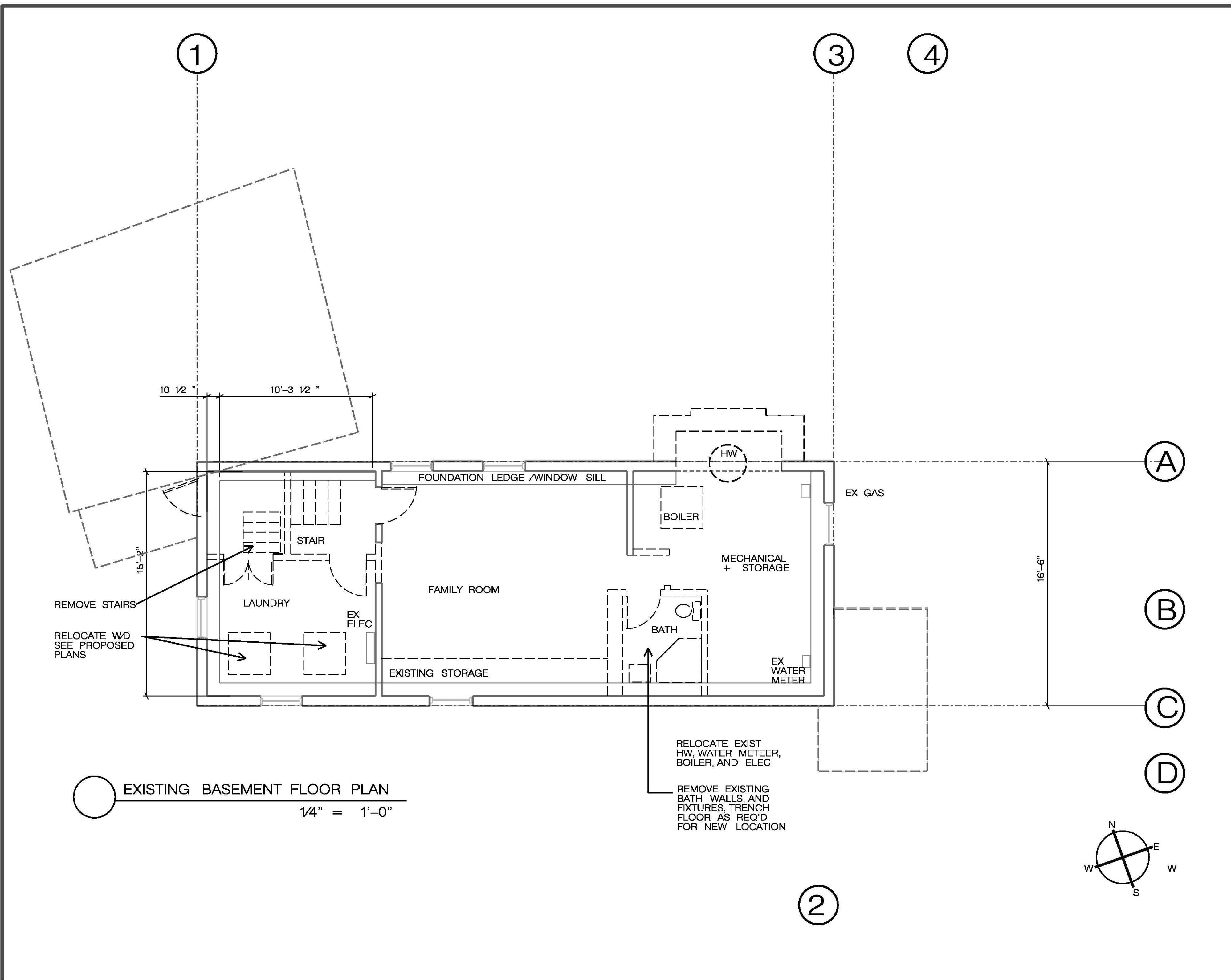
|   |                   | <b><u>EXISTING<br/>CONDITIONS</u></b> | <b><u>REQUESTED<br/>CONDITIONS</u></b> | <b><u>ORDINANCE<br/>REQUIREMENTS</u></b> <sup>1</sup> |            |
|---|-------------------|---------------------------------------|--|---|------------|
| <b><u>TOTAL GROSS FLOOR AREA:</u></b>                                 |                   | 1546                                  | 1586                                   | 1291  | (max.)     |
| <b><u>LOT AREA:</u></b>   |                   | 2582                                  | No Change                              | 5000  | (min.)     |
| <b><u>RATIO OF GROSS FLOOR AREA<br/>TO LOT AREA:</u></b> <sup>2</sup> |                   | 0.60                                  | 0.61                                   | 0.5   | (max.)     |
| <b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>                        |                   | 2,582                                 | No Change                              | 2500  | (min.)     |
| <b><u>SIZE OF LOT:</u></b>  | <b>WIDTH</b>      | 33'-34'                               | None                                   | 50'   | (min.)     |
|   | <b>DEPTH</b>      | 74.3'-89.91'                          | No Change                              | No Change   |            |
| <b><u>SETBACKS IN FEET:</u></b>                                       | <b>FRONT</b>      | 9.8'                                  | No Change                              | 15'   | (min.)     |
|   | <b>REAR</b>       | 12.8'-16.4'                           | No Change                              | 25'   | (min.)     |
|   | <b>LEFT SIDE</b>  | 2.5'-8.4'                             | No Change                              | 7.5'  | (min.)     |
|   | <b>RIGHT SIDE</b> | 5.1'-8.8'                             | 8.8'                                   | 7.5'  | (min.)     |
| <b><u>SIZE OF BLDG.:</u></b>  | <b>HEIGHT</b>     | 26'-6"                                | No Change                              | 35'   | (max.)     |
|   | <b>LENGTH</b>     | 49'-4.5"                              | No Change                              | No Change   |            |
|   | <b>WIDTH</b>      | 24'-6"                                | No Change                              | No Change   |            |
| <b><u>RATIO OF USABLE OPEN SPACE<br/>TO LOT AREA:</u></b>             |                   | .114                                  | No Change                              | 40%   | (min.)     |
| <b><u>NO. OF DWELLING UNITS:</u></b>                                  |                   | 1                                     | 1                                      | 1   | (max.)     |
| <b><u>NO. OF PARKING SPACES:</u></b>                                  |                   | 1                                     | 1                                      | 1   | (min./max) |
| <b><u>NO. OF LOADING AREAS:</u></b>                                   |                   | 0                                     | 0                                      | 0   | (min.)     |
| <b><u>DISTANCE TO NEAREST BLDG.<br/>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.

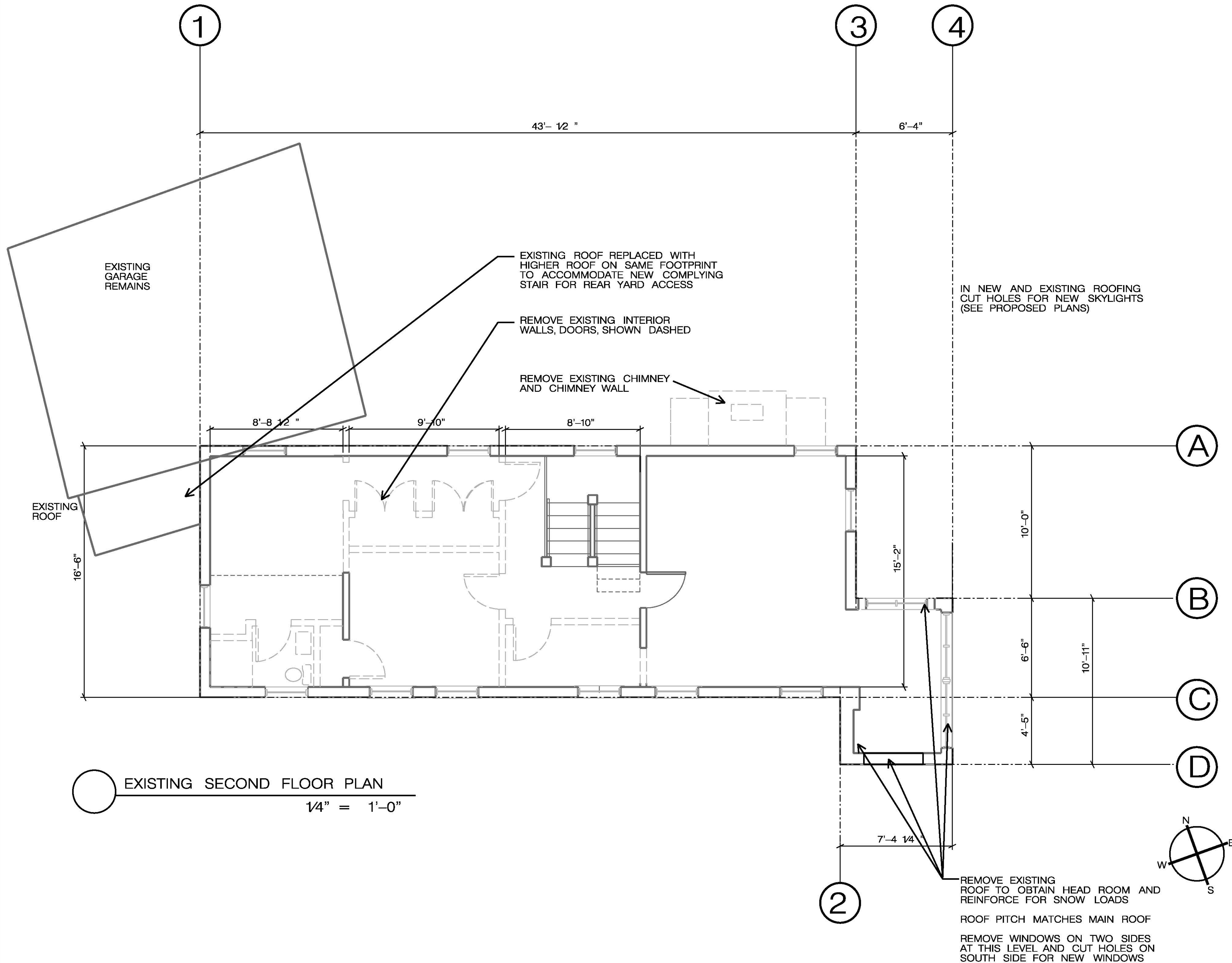
Garage, concrete, attached to house

Existing construction is wood frame and proposed construction is wood frame

- 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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SEITZ  
ARCHITECTS

156 PLEASANT STREET  
ARLINGTON, MA  
02476  
TEL.: (617) 593-9190

WRITTEN DIMENSIONS ON THESE  
PLANS SHALL HAVE PREFERENCE  
OVER SCALED DIMENSIONS.  
CONTRACTORS SHALL VERIFY AND  
BE RESPONSIBLE FOR ALL  
DIMENSIONS AND CONDITIONS ON  
THE JOB AND THIS OFFICE MUST BE  
NOTIFIED OF ANY VARIATIONS FROM  
THE DIMENSIONS AND CONDITIONS

PROJECT: 4 GRACEWOOD PARK, CAMBRIDGE, MA

DRAWING TITLE: EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

DATE: 3-28-17 - PLANNING SET

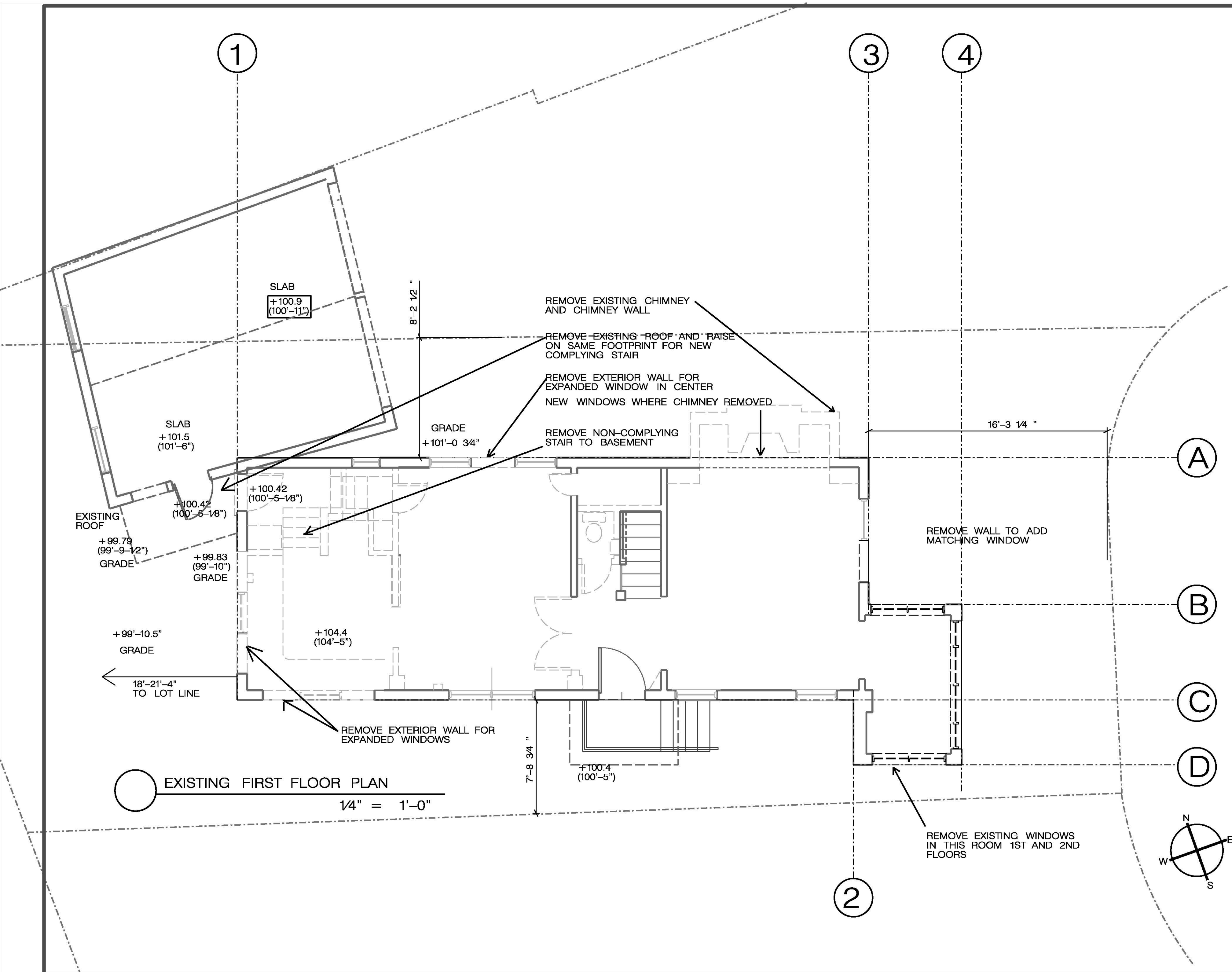
DRAWN BY:

OFFICE REF# 201604

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EX1.2

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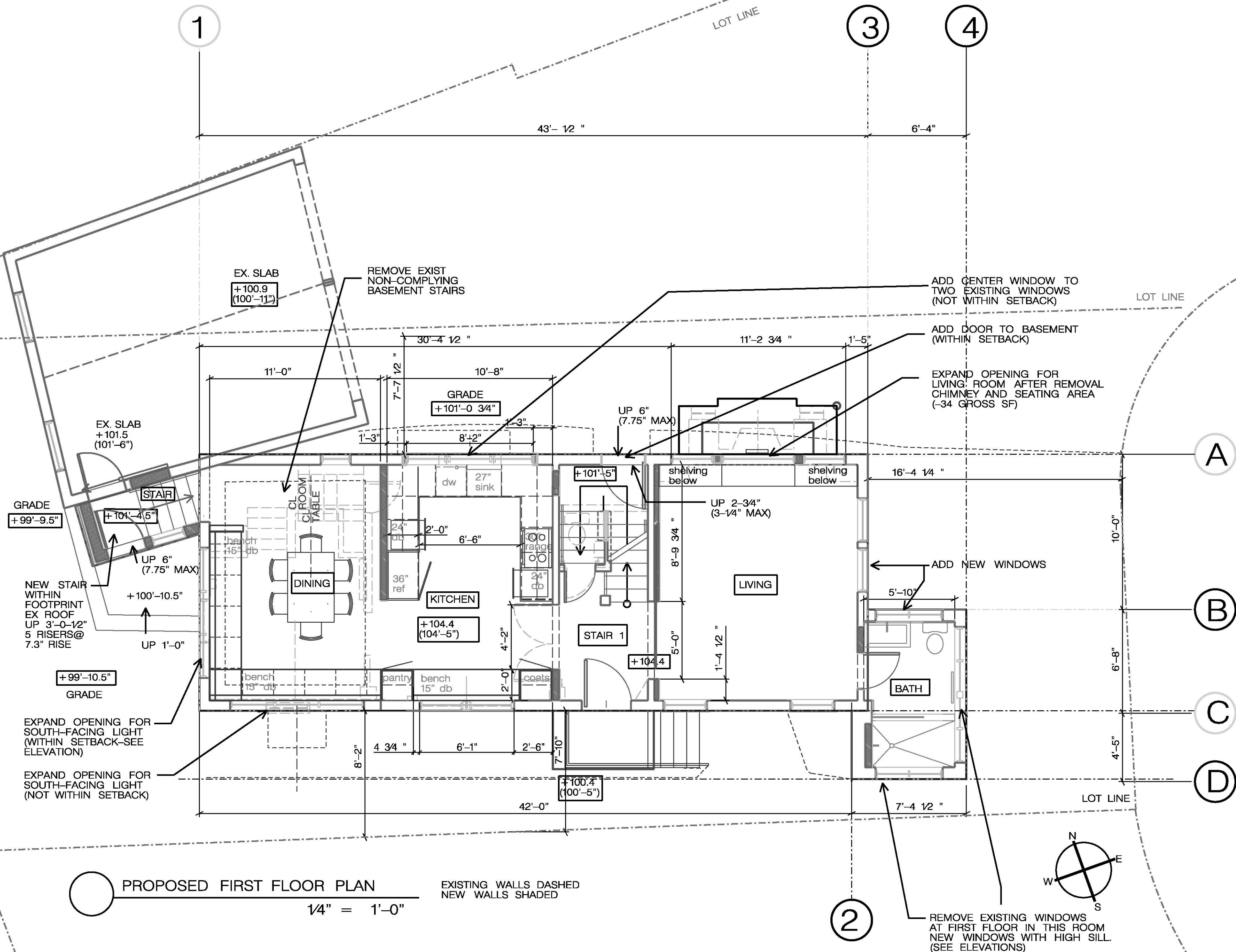


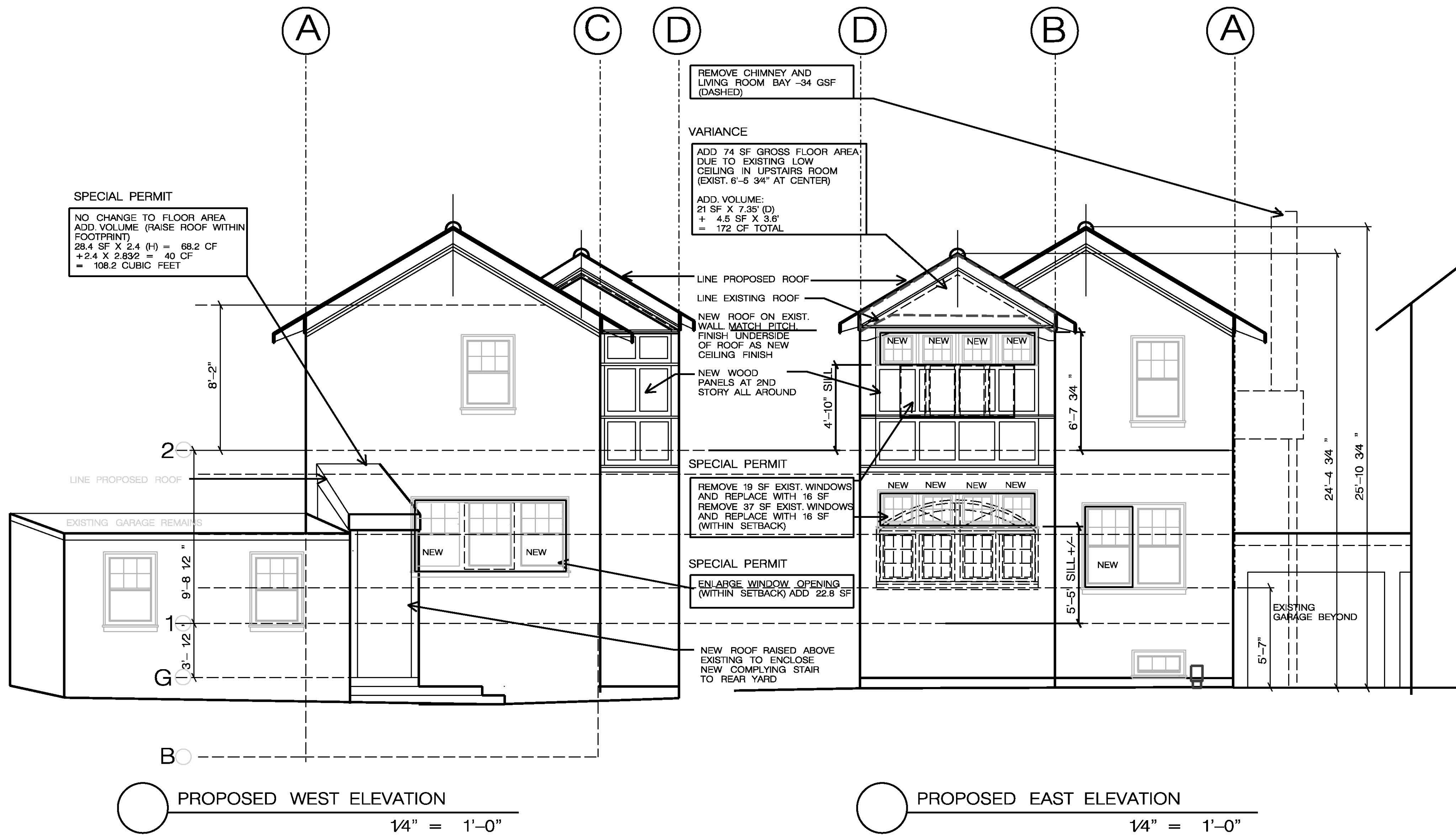


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PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

EXISTING WALLS DASHED  
NEW WALLS SHADED



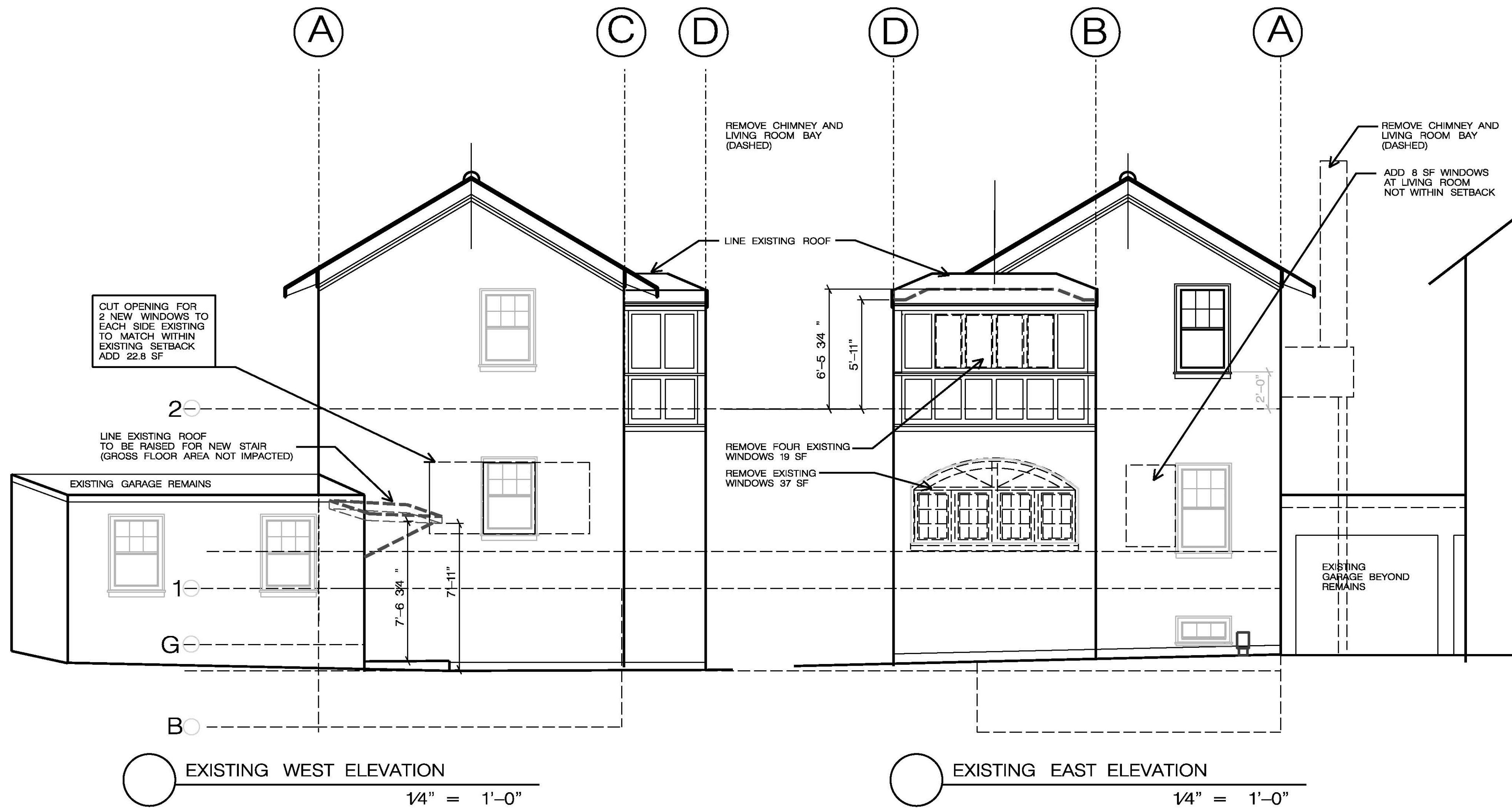


WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS

|                |  |
|----------------|--|
| PROJECT:       | 4 GRACEWOOD PARK, CAMBRIDGE, MA              |
| DRAWING TITLE: | EXISTING EAST + WEST FACING FRONT/REAR ELEV. |
| SCALE:         |  |
| DATE:          | 3-28-17 - PLANNING SET                       |
| DRAWN BY:      | OFFICE REF# 2016-04                          |

[illegible]

## EX2.1



WRITTEN DIMENSIONS ON THESE  
PLANS SHALL HAVE PREFERENCE  
OVER SCALED DIMENSIONS.  
CONTRACTORS SHALL VERIFY AND  
BE RESPONSIBLE FOR ALL  
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THE JOB AND THIS OFFICE MUST BE  
NOTIFIED OF ANY VARIATIONS FROM  
THE DIMENSIONS AND CONDITIONS

PROJECT: 4 GRACEWOOD PARK, CAMBRIDGE, MA

DRAWING TITLE: EXISTING SOUTH FACING ELEVATION

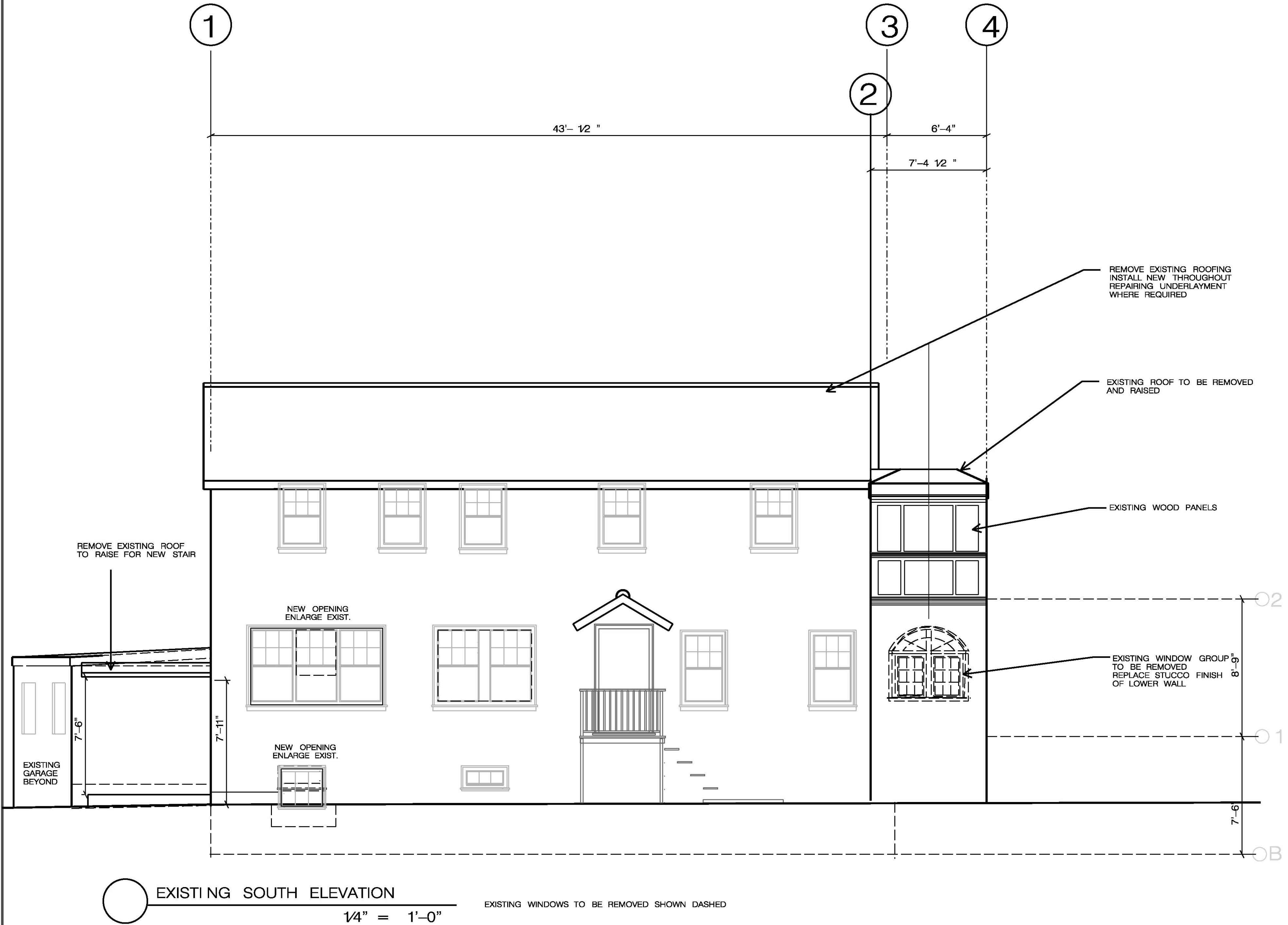
SCALE: 1/4" = 1'-0"

DATE: 3-28-17 - PLANNING SET

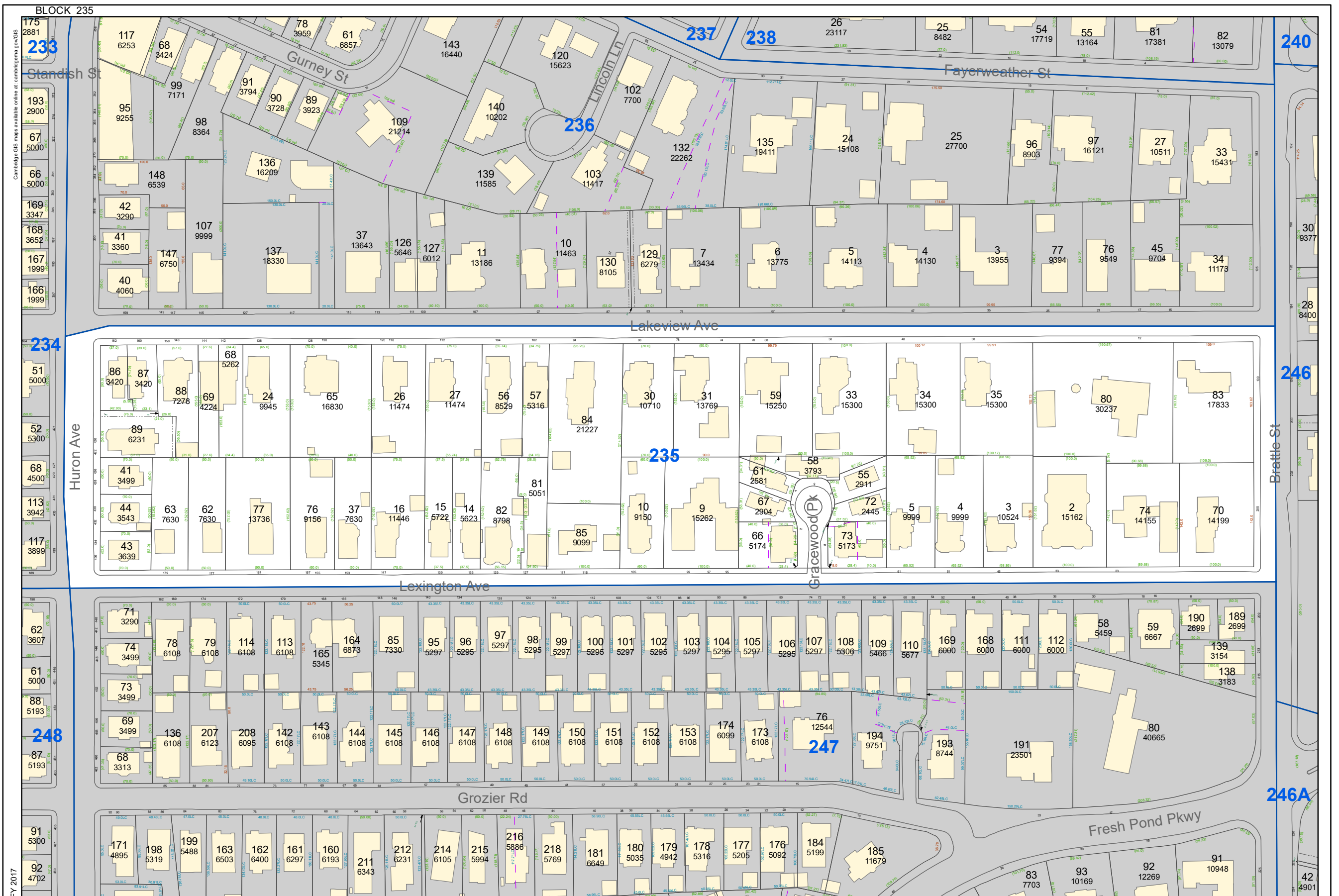
OFFICE REF# 201604

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EX2.2

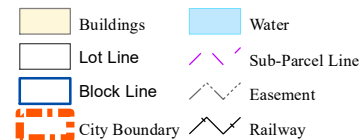






City of Cambridge  
Assessing Department

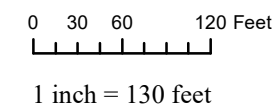
795 Massachusetts Ave.  
Cambridge, MA 02139



|         |                |      |                         |
|---------|----------------|------|-------------------------|
| 10      | Lot Number     | 100  | Parcel size in Sq. Ft.  |
| 235     | Block Number   | 44.0 | LC Land Court Dimension |
| 10      | Street Number  | 65.0 | Survey Dimensions       |
| (125.0) | Deed Dimension |      |                         |

**DISCLAIMER:**  
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.

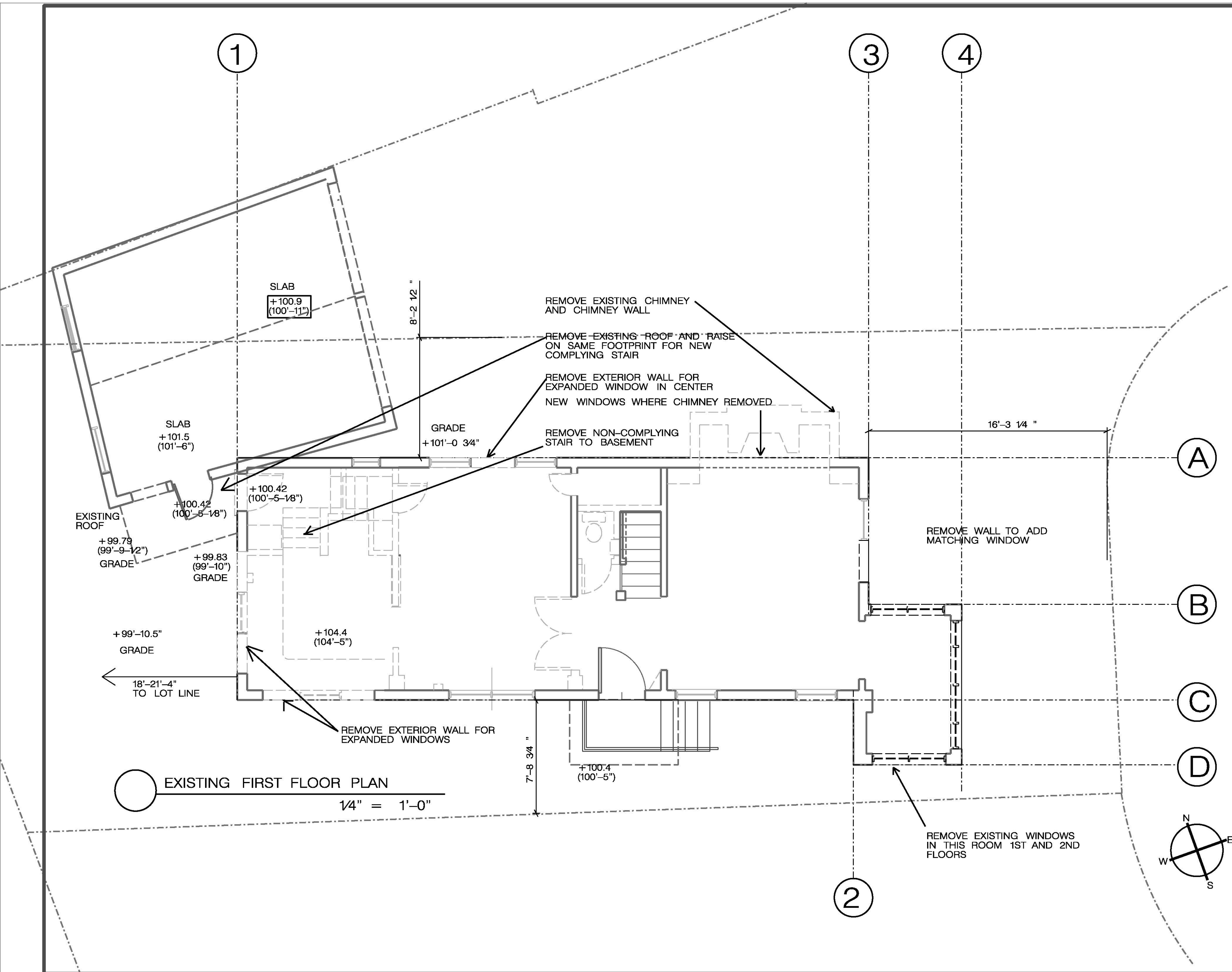
The City of Cambridge assumes no legal responsibility for information shown on this map.



Parcel Block Map

235

| ISSUE | DATE | REMARK |
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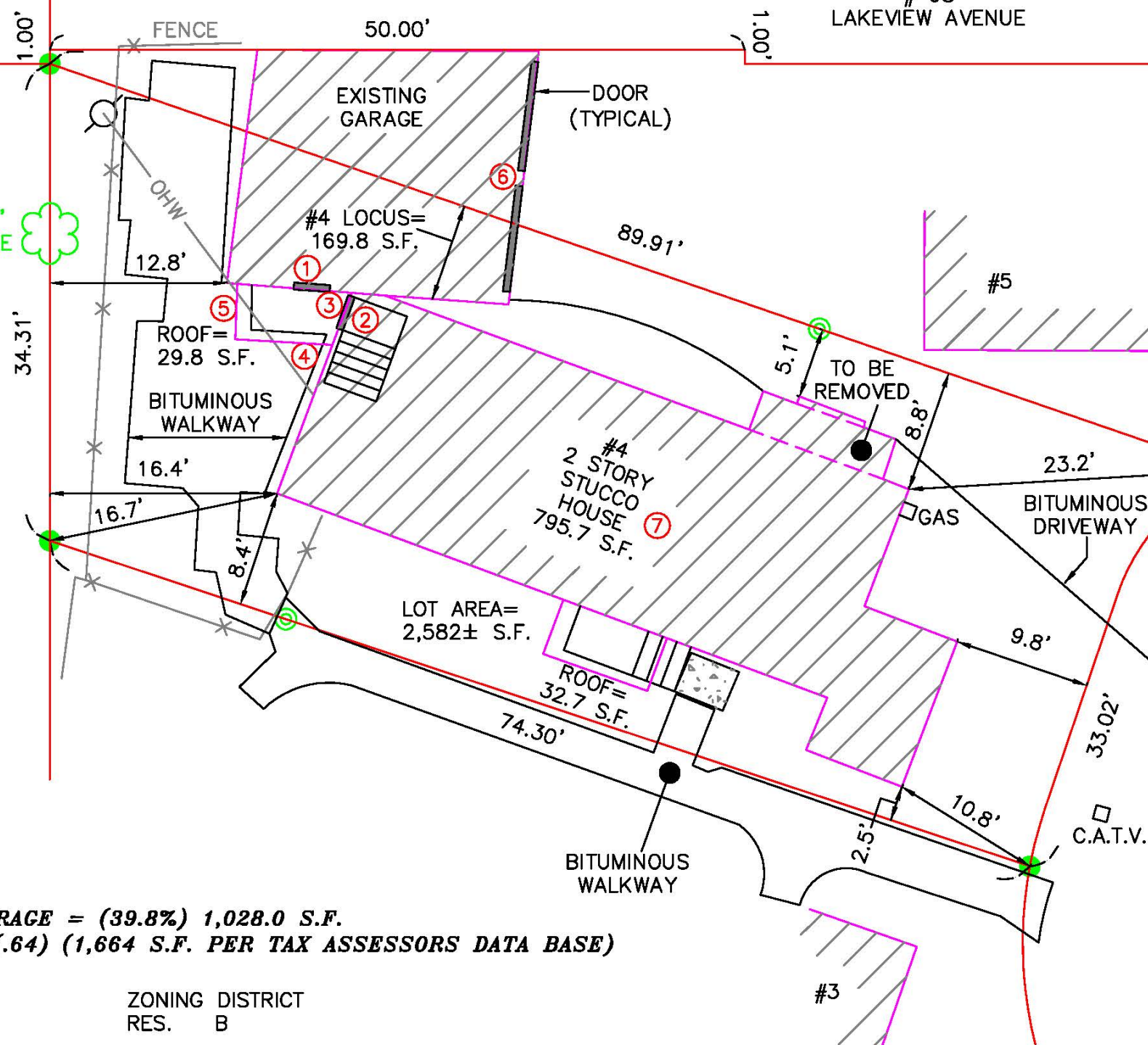
# 74-78  
LAKEVIEW AVENUE

# 68  
LAKEVIEW AVENUE

# 58  
LAKEVIEW AVENUE

# 95-99  
LEXINGTON AVENUE

24"  
TREE



| TABLE OF ELEVATIONS |         |                    |
|---------------------|---------|--------------------|
| 1                   | 101.05' | GARAGE FIRST FLOOR |
| 2                   | 100.65' | THRESHOLD          |
| 3                   | 100.42' | TOP OF CONC. STEP  |
| 4                   | 99.83'  | SPOT SHOT-GRADE    |
| 5                   | 99.79'  | SPOT SHOT-GRADE    |
| 6                   | 100.9'  | GARAGE SLAB        |
| 7                   | 104.4'  | HOUSE FIRST FLOOR  |

## GRACEWOOD PARK

NOTES:  
ALL OFFSETS & DIMENSIONS  
ARE TO THE SIDING UNLESS  
OTHERWISE NOTED.  
ELEVATIONS ARE ON AN  
ASSUMED DATUM.  
OHW= OVERHEAD WIRES

EXISTING LOT COVERAGE = (39.8%) 1,028.0 S.F.  
EXISTING F.A.R. = (.64) (1,664 S.F. PER TAX ASSESSORS DATA BASE)

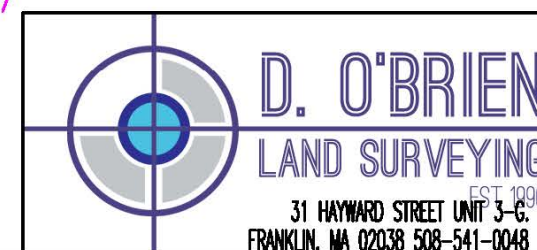
### LEGEND:

- ⊙ = NAIL - SET
- = IRON ROD & CAP - SET

ZONING DISTRICT  
RES. B

FAR- .5  
LOT SIZE-5,000 S.F.  
FRONT-15'  
SIDE-7.5'  
REAR-25'

Dennis O'Brien P.L.S.



PLAN SHOWING FIRST FL. RENOVATION  
4 GRACEWOOD PARK  
CAMBRIDGE, MA MIDDLESEX COUNTY

|                |                   |                      |                     |                     |
|----------------|-------------------|----------------------|---------------------|---------------------|
| SCALE:<br>1:10 | DATE:<br>6/8/2016 | REVISED:<br>2/6/2017 | DRAWN BY:<br>W.M.N. | CHECKED BY:<br>D.O. |
|----------------|-------------------|----------------------|---------------------|---------------------|





JOSH : SOUTH FACADE @ ENTRY





JOSH, CLOSE UP FRONT PORCH WINDOWS



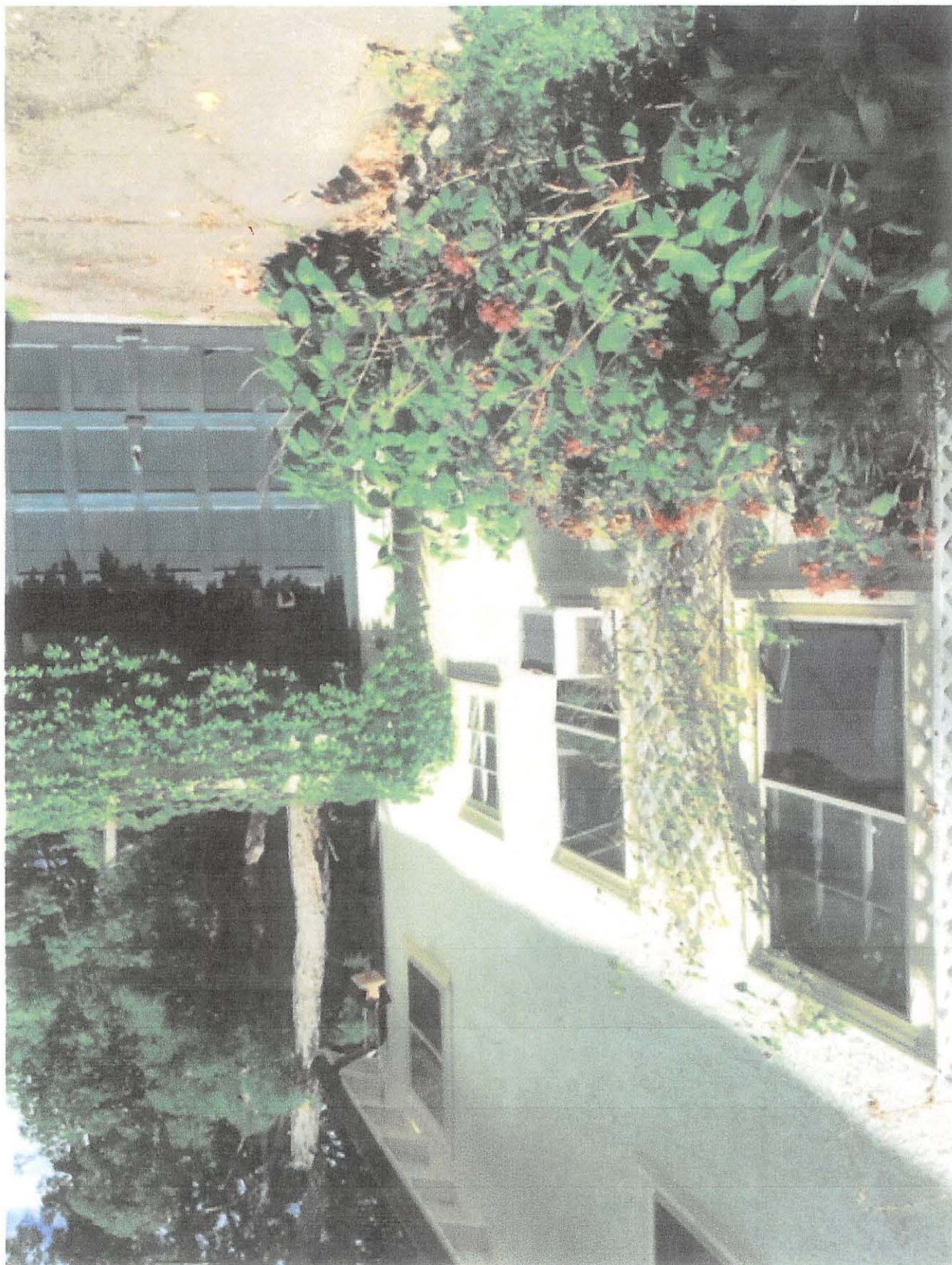








JRSH - NORTH PORCH @ GARAGE







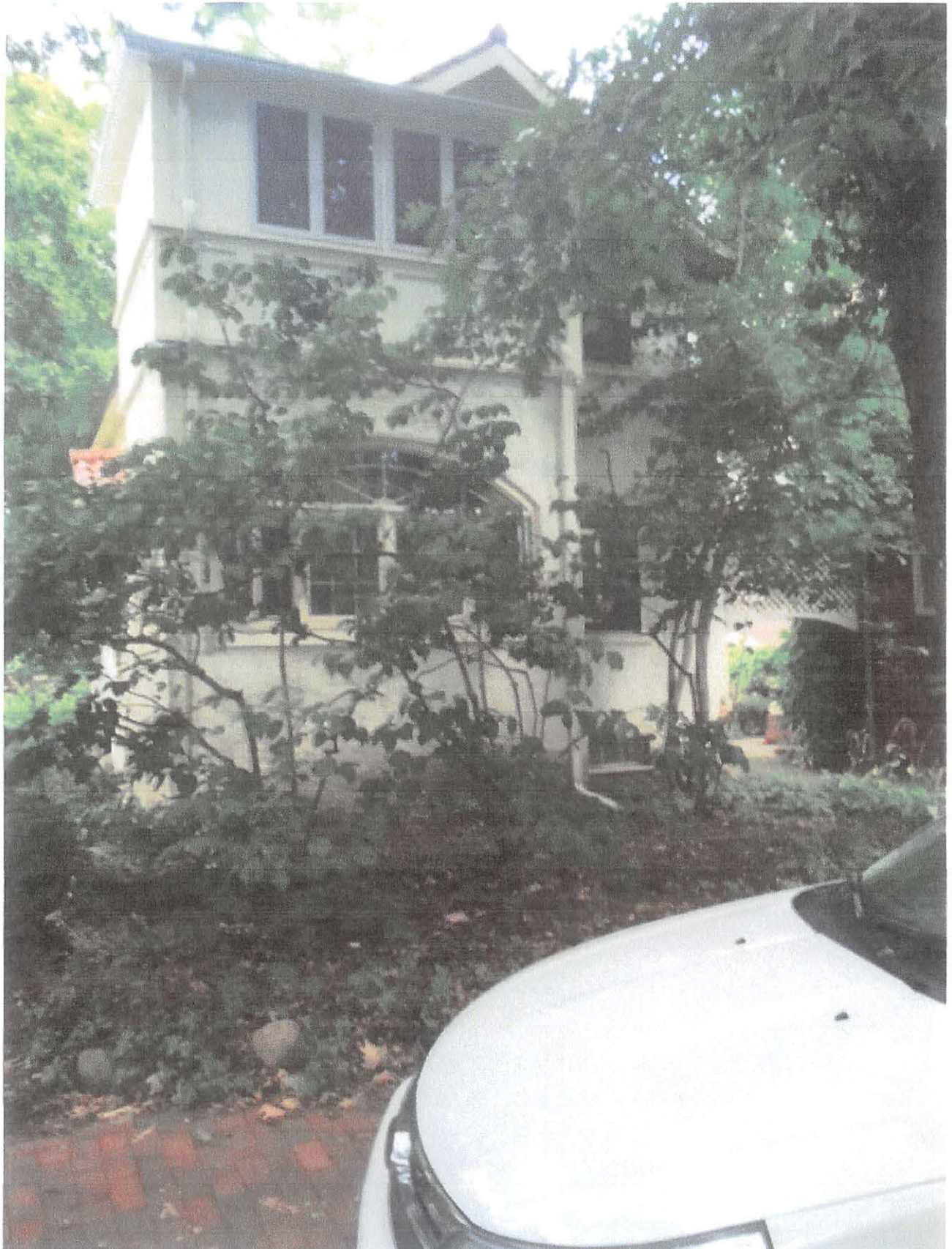
JOSH - EAST FACING FACADE





JOSH FRONT ROOM SHOWING SOUTH WINDOWS  
TO BE REMOVED





JOSH: EAST FACING FRONT ROOM SHOWING  
WINDOWS TO BE REMOVED + EXISTING ROOF





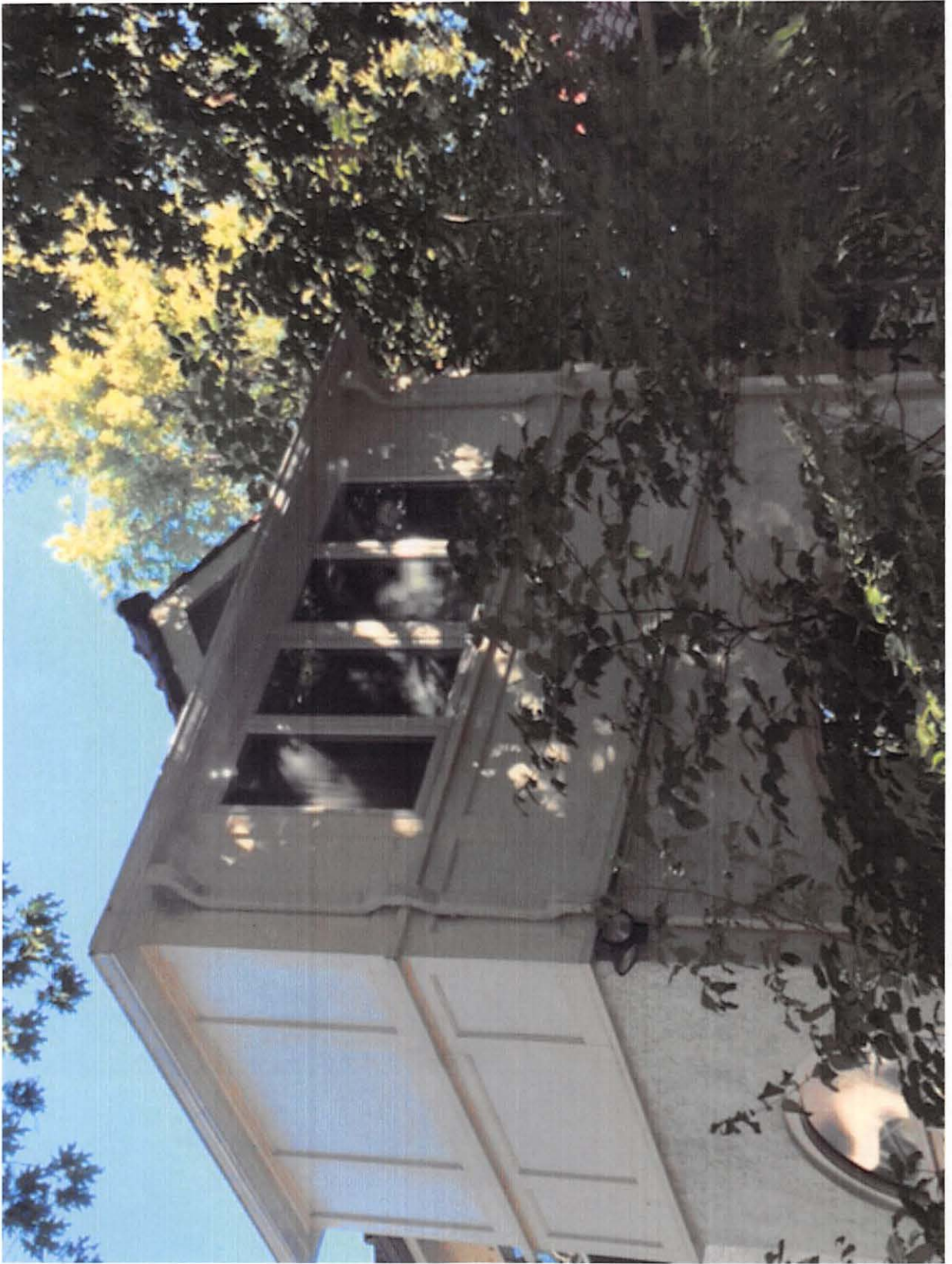
JOHN GARAGE LOOK

















JOSHI : NORTH FACADE BRUER VENT





# CAMBRIDGE HISTORICAL COMMISSION

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

Telephone: 617 349 4683 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., Robert G. Crocker, Chandra Harrington, Jo M. Solet, *Members*

Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 4 Gracewood Park

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 demolition permit application anticipated based on drawings submitted.*
  - ☐ 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 April 26, 2017

Received by Uploaded to Energov

Date April 26, 2017

Relationship to project BZA 12995-2017

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.

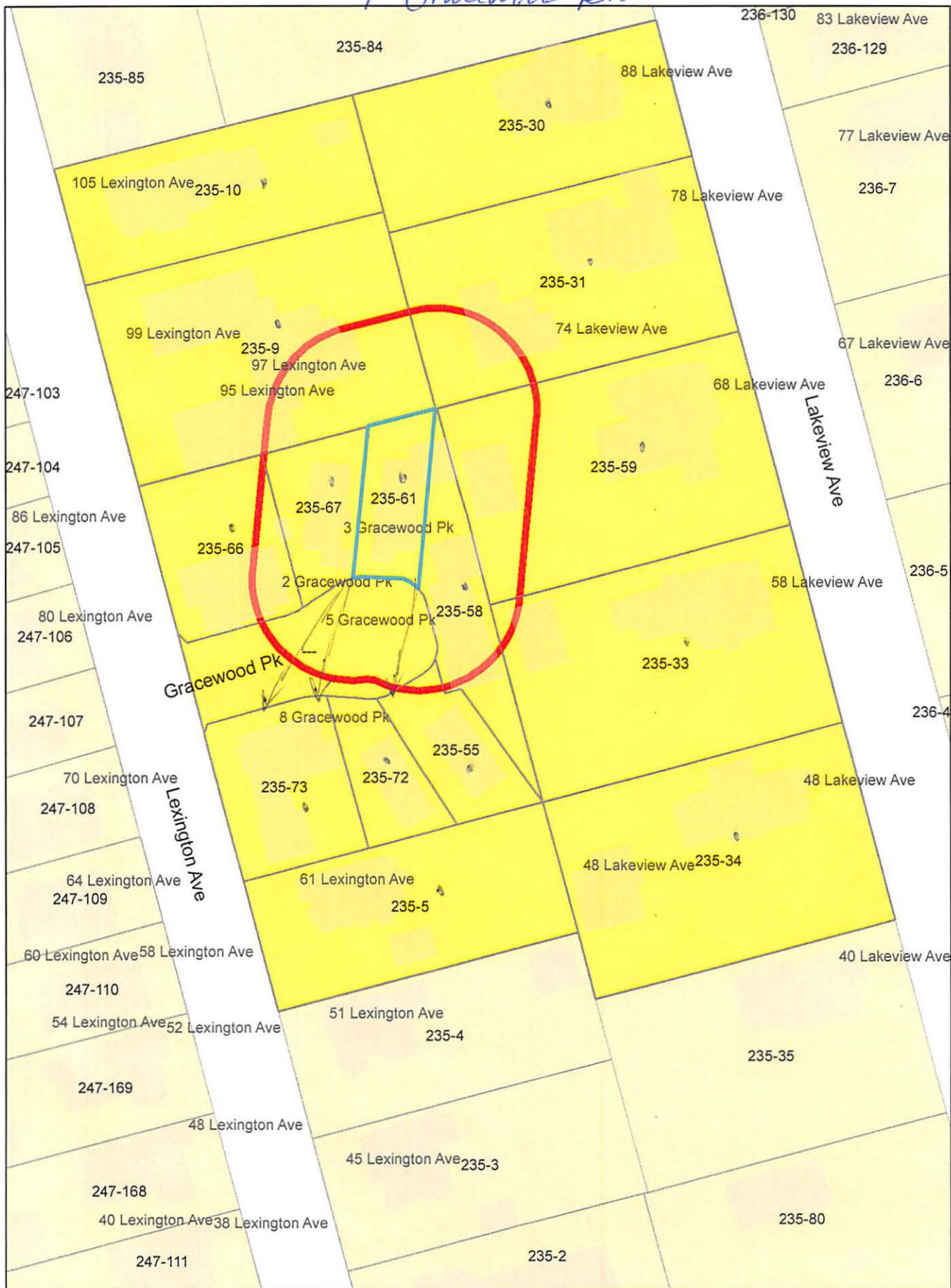
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

4 Gracewood Pk.





## 4 Gracewood park

## Petitioners

235-5  
BARON, SHANE A. & JESSICA EPSTEIN BARON  
TRUSTEES OF 61 LEXINGTON NOMINEE TRUST  
61 LEXINGTON AVE  
CAMBRIDGE, MA 02138

235-73  
SCHOECK, GUDRUN, TRUSTEE 84  
MONTGOMERY ST REALTY TRUST  
8 GRACEWOOD PARK  
CAMBRIDGE, MA 02138

235-61  
JOSHI, SAROJ,  
TRUSTEE THE SAROJ JOSHI REV TRUST  
4 GRACEWOOD PK  
CAMBRIDGE, MA 02138

235-9  
MAC PROPERTIES, LLC.  
C/O STEPHEN MCEVOY  
15 DAY SCHOOL LANE  
BELMONT, MA 02478

235-9  
MCEVOY, JOHN & CHRISTINE MCEVOY  
80 CUSHING AVE  
BELMONT, MA 02478

235-9  
MCEVOY, KATHLEEN A. TRUSTEE OF KATHLEEN  
A. MCEVOY 2006 REVOCABLE TR.  
97 LEXINGTON ST. UNIT#97/2  
CAMBRIDGE, MA 02138

235-66  
MEAD, MORGAN  
2 GRACEWOOD PK  
CAMBRIDGE, MA 02138

235-59  
FRITSCHER, PETER & PAMELA B. NELSON  
68-70 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

235-67  
ALSTON, ROWENA W.  
3 GRACEWOOD PARK  
CAMBRIDGE, MA 02138

235-72  
BAER, LUCY R.  
7 GRACEWOOD PK  
CAMBRIDGE, MA 02138

235-10  
WINSLOW, JOHN A.  
105 LEXINGTON AVE  
CAMBRIDGE, MA 02138

235-30  
KAFATOS, FOTIS C. & SARAH P. KAFATOU  
TRS. OF THE KAFATOS REALTY TRUST  
88 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

235-31  
GOODMAN, MARK D. &  
ABIGAIL ROSS GOODMAN  
78 LAKEVIEW AVE. UNIT#1  
CAMBRIDGE, MA 02139

235-31  
GARRETT, MARYAM & BRETT GARRETT  
74 LAKEVIEW AVE., #2  
CAMBRIDGE, MA 02138

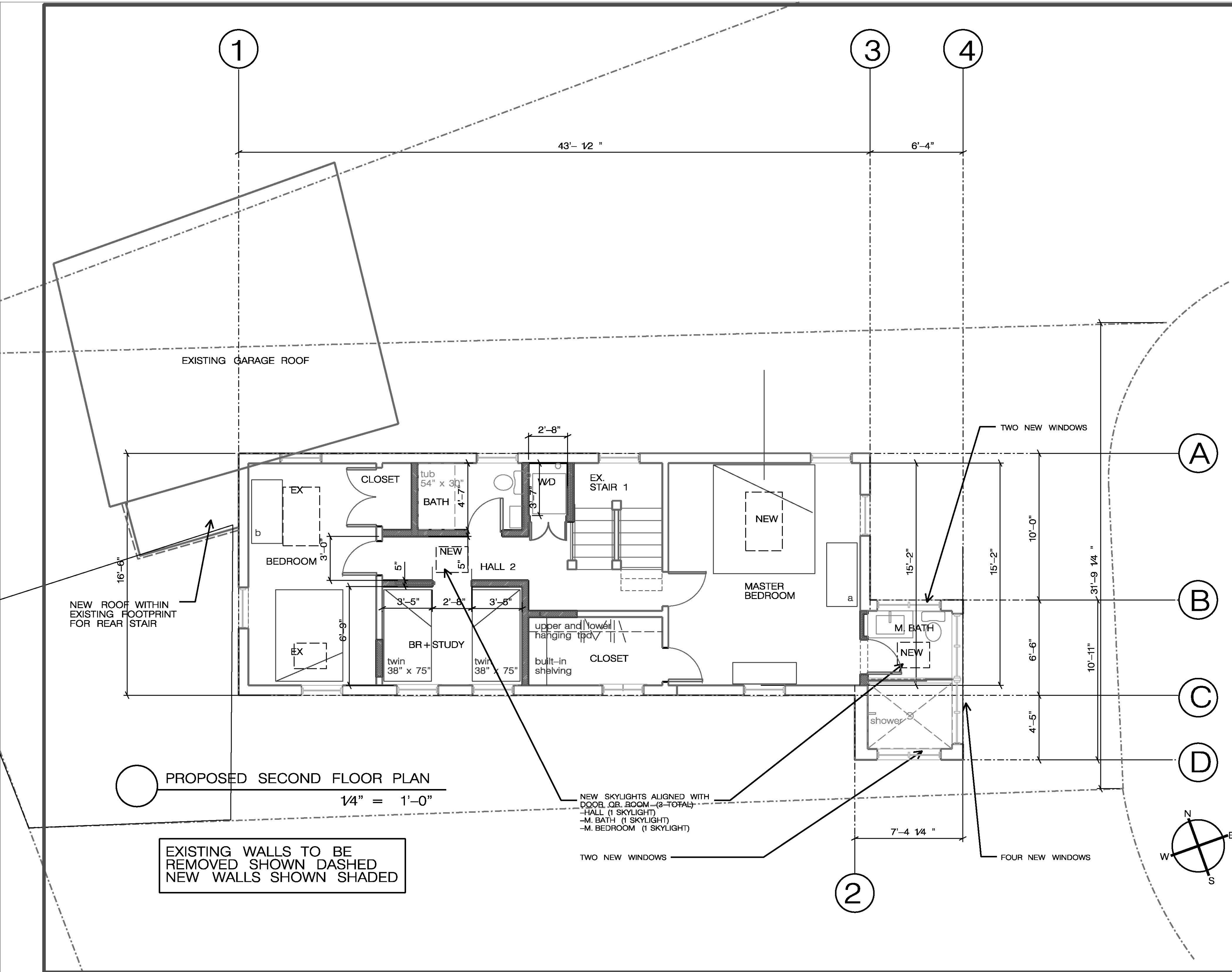
235-33  
GOODWIN, SETH H. & MARK A. NOWAK,  
TRS THE LAKE VIEW AVE REALTY TRUST  
125 SUMMER ST  
BOSTON, MA 02110

235-34  
METCALFE, M. KATHERINE &  
LANGDON B. WHEELER, TRUSTEES  
48 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

235-55  
HALLEY, MICHAEL R. & SARAH JANE MOSES  
6 GRACEWOOD PK  
CAMBRIDGE, MA 02138

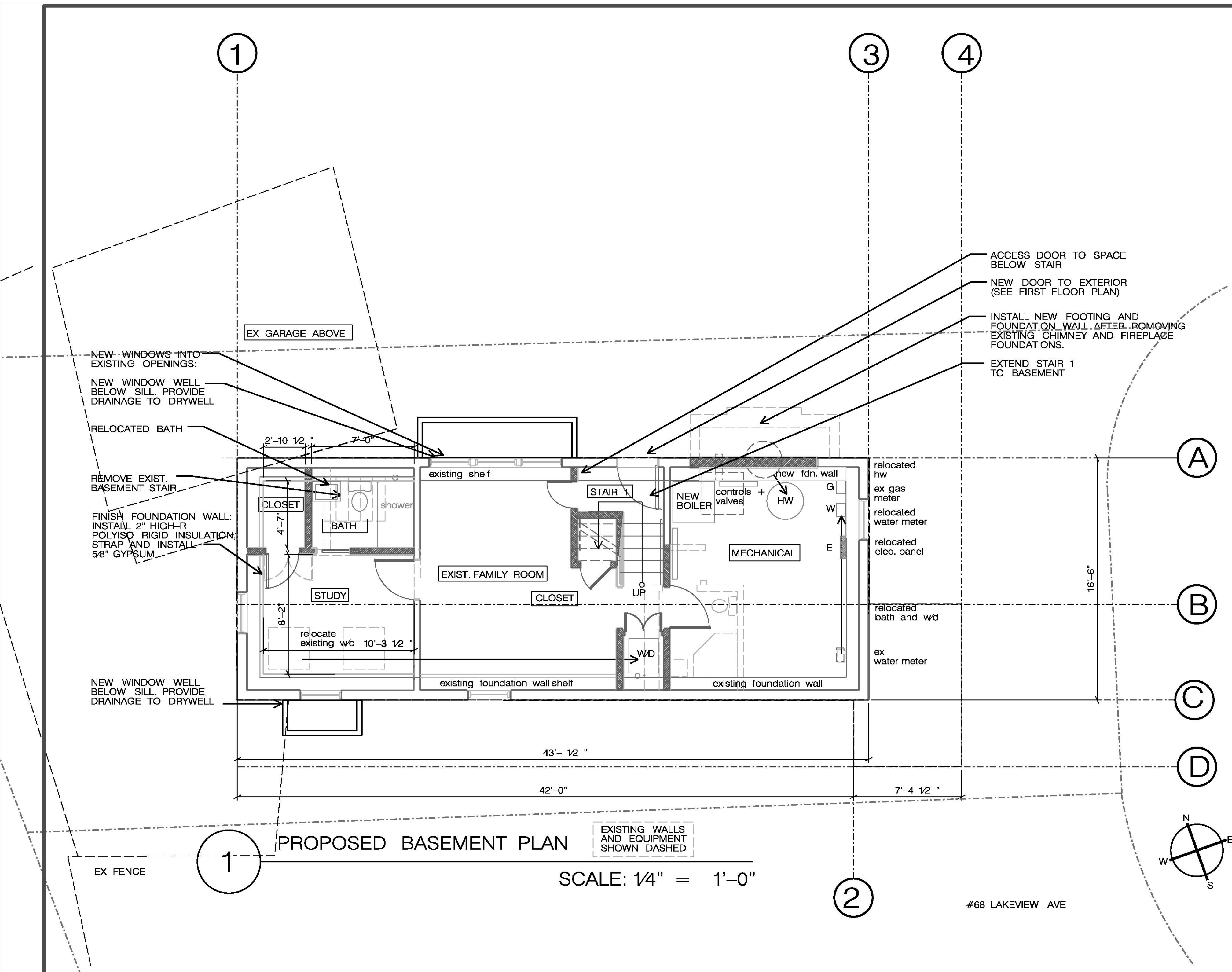
235-58  
CLENDANIEL, PHILIP & MINDY MENSCHALL  
5 GRACEWOOD PK.  
CAMBRIDGE, MA 02138

| ISSUE: | DATE: | REMARK: |
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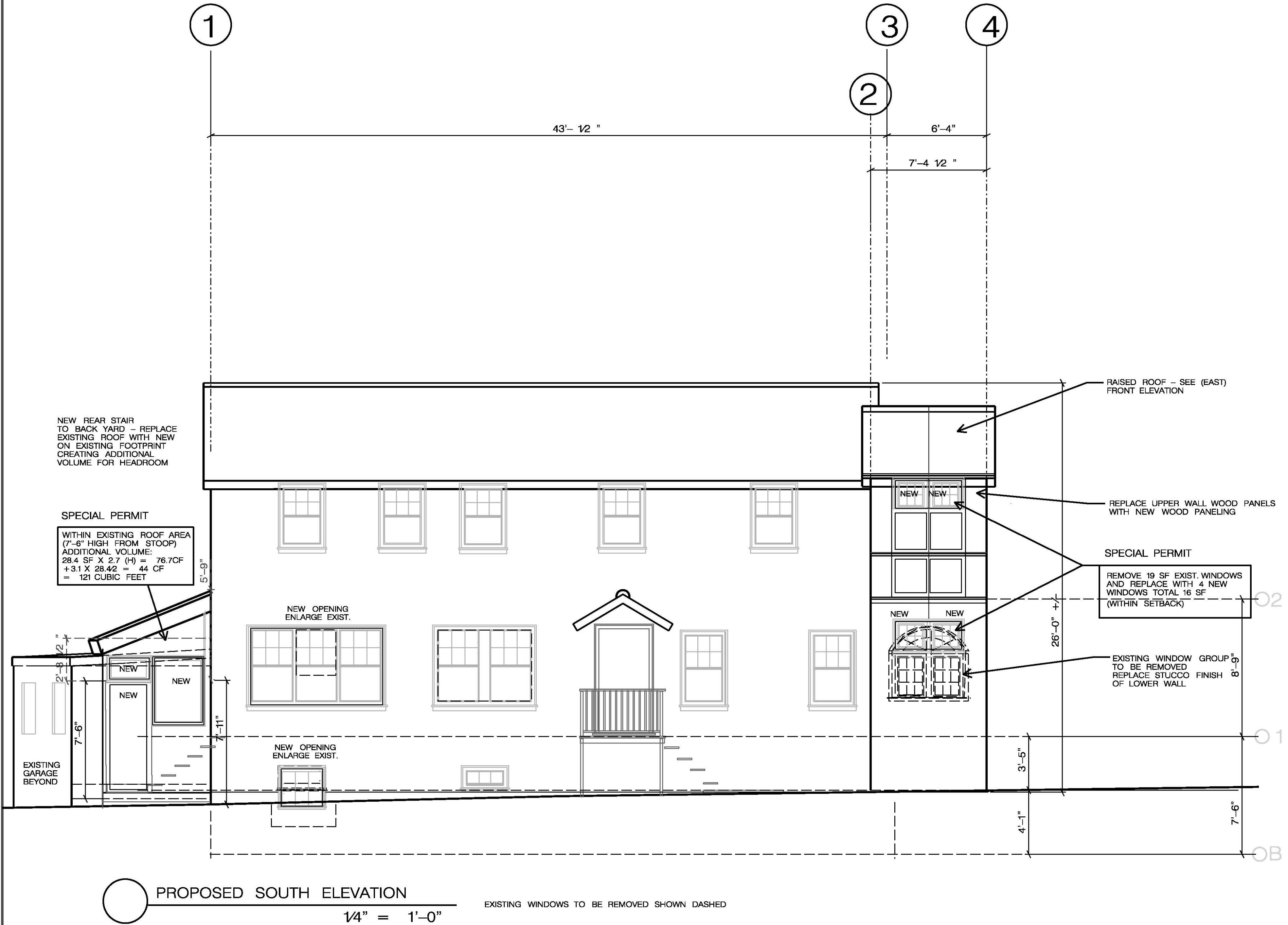
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THE DIMENSIONS AND CONDITIONS

|                |                                 |              |        |
|----------------|---------------------------------|--------------|--------|
| PROJECT:       | 4 GRACEWOOD PARK, CAMBRIDGE, MA | OFFICE REF#  | 201604 |
| DRAWING TITLE: | PROPOSED SOUTH FACING ELEVATION |              |        |
| SCALE:         | 1/4" = 1'-0"                    |              |        |
| DATE:          | 3-28-17                         | PLANNING SET |        |
| DRAWN BY:      |                                 |              |        |

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4 GRACEWOOD PARK, CAMBRIDGE, MA

PROPOSED NORTH FACING ELEVATION

---

0-1-0

3-20-17 - PLANNING SEI

201604

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| SUE: | DATE: | REMARK: |
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## A2.2



4 GRACEWOOD PARK, CAMBRIDGE, MA  
BZA APPLICATION

## PARTICIPANTS:

OWNER:  
SAROJ JOSHI  
4 GRACEWOOD PARK  
CAMBRIDGE, MA

ARCHITECT:  
SEITZ ARCHITECTS, INC.  
PATRICIA SEITZ, PROJECT ARCHITECT  
C: 617-593-9190  
EMAIL: PATTI@SEITZ-ARCHITECTS.COM

## CONTENTS:

| SURVEY<br>A0.1 | COVER                             |
|----------------|-----------------------------------|
| EX1.1          | EXISTING FIRST FLOOR PLAN         |
| EX1.2          | EXISTING SECOND FLOOR PLAN        |
| EX1.3          | EXISTING BASEMENT PLAN            |
| EX2.1          | EXISTING WEST+ EAST ELEVATIONS    |
| EX2.2          | EXISTING SOUTH ELEVATION          |
|                |                                   |
| A1.1           | PROPOSED FIRST FLOOR PLAN         |
| A1.2           | PROPOSED SECOND FLOOR PLAN        |
| A1.3           | PROPOSED BASEMENT PLAN            |
| A2.1           | PROPOSED WEST AND EAST ELEVATIONS |
| A2.2           | PROPOSED NORTH ELEVATION          |
| A2.3           | PROPOSED SOUTH ELEVATION          |

## ZONING REVIEW

4 GRACEWOOD PARK, CAMBRIDGE, MA

RESIDENTIAL B DISTRICT

ALLOWABLE HEIGHT -

LOT AREA 2,582 SF  
FAR 0.5

GFA EXISTING TO EXTERIOR WALLS:

BSMT: CEILING HEIGHT IS 6'-10" AND IN A SINGLE FAMILY HOME (NOT INCLUDED)

1ST: 819 SF SF TO EXTERIOR WALLS,  
+ 29.8 ROOF OVER REAR PORCH  
+ 32.7 SF ROOF OVER FRONT ENTRY PORCH  
= 881.5 SF  
2ND 785 SF TO EXTERIOR WALLS  
- 74 GFA UNDER REQ'D HEIGHT  
= 721.7 SF  
GARAGE 169.8 SF (PORTION BELONGING TO  
OWNER)

TOTAL EXISTING GFA: 1,592.53 SF (1,665 SF PER TAX ASSESSORS DATA BASE) (EXCLUDES GARAGE AND NON-COMPLYING 3RD FLOOR ROOM).

**TOTAL PROPOSED GFA:**  
BASEMENT - REMOVES AREA USED FOR MECHANICAL UNDER FIREPLACE AND LIVING ROOM  
BEING REMOVED (NO CHANGE TO FAR)

1ST - REMOVES LIVING ROOM SITTING/FIREPLACE AREA (-34 GFA)  
2ND - ADDS ADDITIONAL AREA TO MAKE  
FRONT ROOM COMPLYING HEIGHT +74 GFA

**TOTAL PROPOSED GFA: 1,632.53 -EXCLUDING  
RAISED FRONT ROOF AREAS- INCREASE IN FAR REQUESTED (VARIANCE):**

(1) AT FRONT BUMPED OUT ROOM. CHANGE SECOND FLOOR ROOF TO GAIN COMPLYING HEADROOM.  
ADD 74 SF FAR

EXISTING RANGES FROM 5'-11" TO 6'-5 3/4" AFF. PROPOSED NEW GABLE FROM 6'-8" TO 9'-10" UNDERSIDE OF RIDGE - RIDGE MATCHES SLOPE OF EXISTING MAIN ROOF.  
TOTAL NEW VOLUME: 172 CUBIC FEET

RAISED ROOF AREA THAT IS NO CHANGE TO FAR (SPECIAL PERMIT)

(2) REAR STAIR ADDED UNDER EXISTING REAR PORCH ROOF WITHIN FOOTPRINT, NO CHANGE IN FAR. RAISED ROOF ADDS 108 CUBIC FEET (VOLUME)

SPECIAL PERMITS ARE ALSO REQUESTED FOR WINDOWS FOR ENARGEMENT OF WINDOWS.

NET CHANGE OVERALL IS

EAST: REMOVE 37, ADD 16 (NET -21 SF)  
SOUTH: REMOVE 19 REPLACE WITH 16 (NET -3 SF)  
WEST: ADD 22.8 SF (NET +22.8 SF)  
NORTH: REMOVE 14 SF NEW WINDOWS WITHIN SETBACK (NET - 14)

NET - 14 SF OVERALL

SEITZ  
ARCHITECTS

156 PLEASANT STREET  
ARLINGTON, MA  
02476  
TEL.: (617) 593-9190

WRITTEN DIMENSIONS ON THESE PLANS SHALL HAVE PREFERENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS

PROJECT: 4 GRACEWOOD PARK, CAMBRIDGE, MA

COVER PAGE

**SCALE:**

3-28-17 - PLANNING SET

DRAWN BY:

OFFICE REF# 201604

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