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

BZA APPLICATION FORM

Plan No: BZA-013091-2017

GENERAL INFORMATION

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

Special Permit : √ **Variance :** √ **Appeal :** _____

PETITIONER : Bradford Skow & Deanna Skow

PETITIONER'S ADDRESS : 63 Dudley Street Cambridge, MA 02140

LOCATION OF PROPERTY : 63 Dudley St Cambridge, MA 02140

TYPE OF OCCUPANCY : _____ **ZONING DISTRICT :** Residence B Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Changes to a non-conforming structure on a non-conforming lot. Add second floor space over existing first floor within the rear yard setback. Add a dormer and two skylights within the side yard setbacks.

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).

Original Signature(s) : Bradford Skow Deanna Skow
(Petitioner(s) / Owner)

Bradford Skow Deanna Skow
(Print Name)

Address : 63 Dudley St
Cambridge, MA 02140

Tel. No. : 617 899 2951 617 256 7920

E-Mail Address : bskow@mit.edu

Date : 4/25/17

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Bradford Skow **PRESENT USE/OCCUPANCY:**

LOCATION: 63 Dudley St Cambridge, MA 02140 **ZONE:** Residence B Zone

PHONE: **REQUESTED USE/OCCUPANCY:**

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		1288	1360	850	(max.)
LOT AREA:		1700	1700	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.76	.80	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		1700	1700	2500	(min.)
SIZE OF LOT:	WIDTH	27'	27'	50'	(min.)
	DEPTH	63'	63'	100'	
SETBACKS IN FEET:	FRONT	8.8'	8.8'	15'	(min.)
	REAR	18.8'	18.8'	25'	(min.)
	LEFT SIDE	2.1'	2.1'	7.5'	(min.)
	RIGHT SIDE	3.5'	3.5'	7.5'	(min.)
SIZE OF BLDG.:	HEIGHT	28'	28'	35'	(max.)
	LENGTH	32' 6"	0	0	
	WIDTH	20' 6"	0	0	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		30%	30%	40%	(min.)
NO. OF DWELLING UNITS:		1	1	2	(max.)
NO. OF PARKING SPACES:		0	0	1	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		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.

Wood frame within the footprint of the existing volume

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'.

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 Deanna P Skow and Bradford A. Skow
(OWNER)

Address: 63 Dudley Street, Cambridge, MA 02140

State that I/We own the property located at 63 Dudley Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Deanna P. and Bradford A. Skow

*Pursuant to a deed of duly recorded in the date Jan 17 2014, Middlesex South County Registry of Deeds at Book 63184, Page 131; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Deanna Skow Bradford Skow
*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 Deanna Pskow w/ Bradford Skow personally appeared before me, this 21 of April, 20 17, and made oath that the above statement is true.

_____ Notary

My commission expires April 24 2020 (Notary Seal).

ADRIENNE BAILEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 24, 2020

- 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 63 Dudley St Cambridge, MA 02140 (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:

The addition to the rear will not intrude significantly, if at all, into the sight lines of the neighboring houses.

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:

There will be no change in use, occupancy, or traffic congestion, therefore no impact on 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 adjacent uses will not be adversely affected as this is a single family neighborhood and 63 Dudley will remain a single family residence.

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:

There will be no hazard or nuisance created and therefore no adverse impact on the health, safety, and/or welfare of the occupants or the citizens of the City

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 modifications are very minor and will permit a young family with children to continue living in the district and taking maximum advantage of the volume of the house with modest changes to the house's size.

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:

A literal enforcement of the privisions of the Ordinance would prevent he homeowners from increasing useable interior space to accomodate their growing family. They are unlikely to be able to find other affordable housing in Cambridge and they wish to stay in the neighborhood where they have lived for 10 years.

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 hardship owes to the fact that the structure is on a non-conforming lot and any modifications, even one (such as this) that merely expands the second floor living space requires a variance.

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

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

The renovated structure will not extend any further into the rear yard than the similar workers' cottages on the same side of the street.

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

Relief is minor and in keeping with the spirit and intent of the Ordinance

* **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: Bradford Skow **PRESENT USE/OCCUPANCY:**

LOCATION: 63 Dudley St Cambridge, MA 02140 **ZONE:** Residence B Zone

PHONE: **REQUESTED USE/OCCUPANCY:**

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		1288	1360	850	(max.)
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NO. OF DWELLING UNITS:		1	1	2	(max.)
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DISTANCE TO NEAREST BLDG. ON SAME LOT:		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.

Wood frame within the footprint of the existing volume

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
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[illegible]

[illegible]

APPLICANT: [illegible] PRIMARY GEOLOGOGRAPHY: [illegible]

LOCATION: [illegible] ZONE: [illegible]

PHONE: [illegible] PROVIDERED GEOLOGOGRAPHY: [illegible]

		EXISTING FEATURES	REQUIRED CHANGES	GEOGRAPHY REQUIREMENTS	
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]
[illegible]		[illegible]	[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

1. [illegible]
2. [illegible]
3. [illegible]

City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

Buildings
Lot Line
Block Line
City Boundary
Water
Sub-Parcel Line
Easement
Railway

10 Lot Number
191 Block Number
10 Street Number
(125.0) Deed Dimension

100 Parcel size in Sq. Ft.
44.0LC Land Court Dimension
65.0 Survey Dimensions

0 15 30 60 Feet
1 inch = 80 feet

Parcel Block Map
191

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

2017 APR 26 PM 12: 02
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-013091-2017

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Date : 4/25/17

BZA APPLICATION FORM

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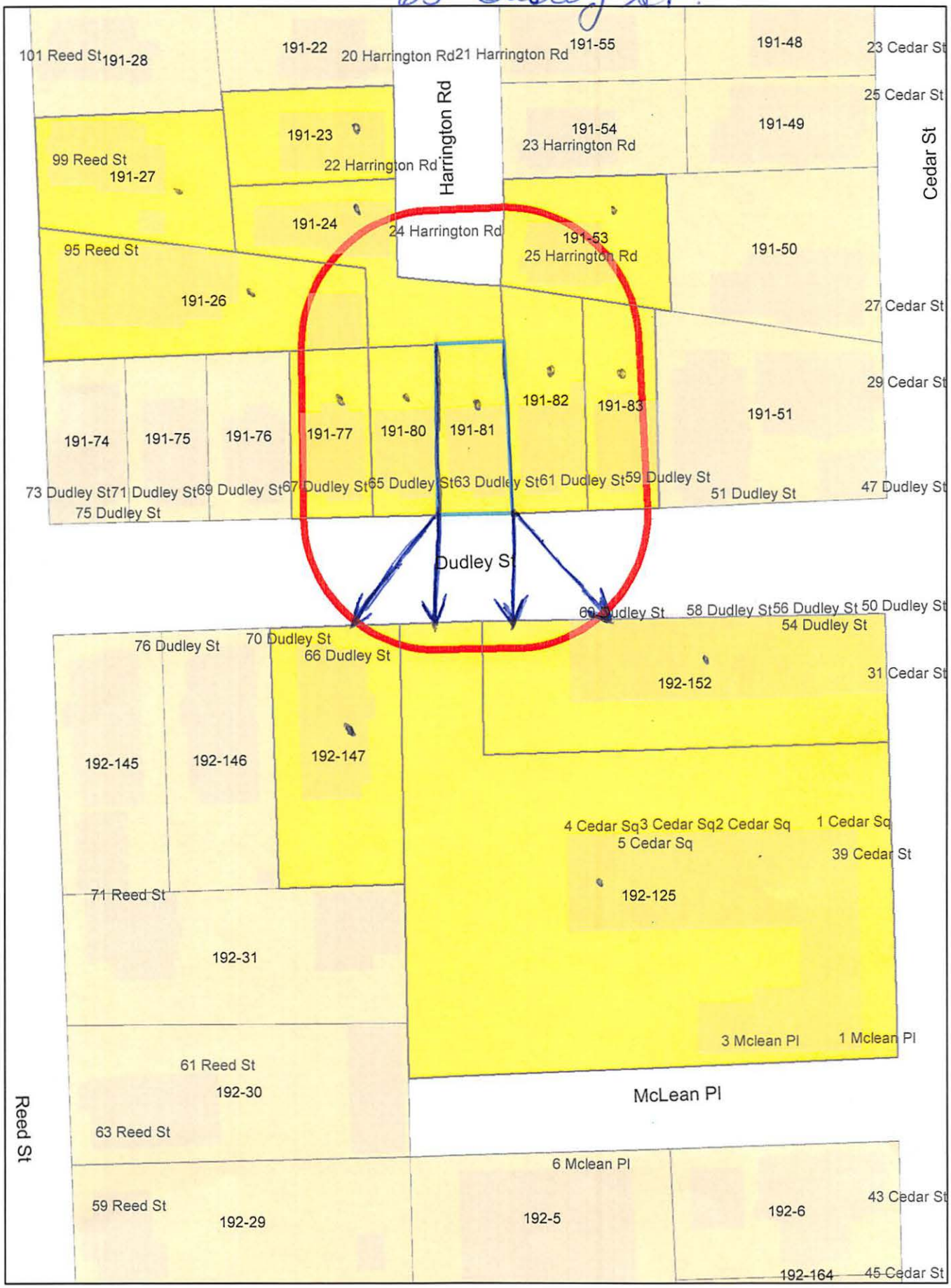
63 Dudley St.


101 Reed St
191-28
191-22
20 Harrington Rd
21 Harrington Rd
191-55
191-48
23 Cedar St
25 Cedar St
Harrington Rd
191-23
22 Harrington Rd
191-54
23 Harrington Rd
191-49
Cedar St
99 Reed St
191-27
191-24
24 Harrington Rd
191-53
25 Harrington Rd
191-50
95 Reed St
191-26
27 Cedar St
29 Cedar St
191-82
191-83
191-51
191-74
191-75
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191-77
191-80
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73 Dudley St
71 Dudley St
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56 Dudley St
50 Dudley St
54 Dudley St
76 Dudley St
70 Dudley St
66 Dudley St
192-152
31 Cedar St
192-145
192-146
192-147
4 Cedar Sq
3 Cedar Sq
2 Cedar Sq
1 Cedar Sq
5 Cedar Sq
39 Cedar St
71 Reed St
192-125
192-31
3 Mclean Pl
1 Mclean Pl
61 Reed St
192-30
McLean Pl
Reed St
63 Reed St
6 Mclean Pl
43 Cedar St
59 Reed St
192-29
192-5
192-6
192-164
45 Cedar St

63 Dudley St.

Petitioner

192-147
MACDONALD, JARED & ATARA RICH-SHEA
66 DUDLEY ST., UNIT #1
CAMBRIDGE, MA 02140

192-147
CHURCHILL, JEFFREY H.
66 DUDLEY ST., #3
CAMBRIDGE, MA 02140

191-81
SKOW, BRADFORD A. & DEANNA P. SKOW
63 DUDLEY ST
CAMBRIDGE, MA 02140

191-23
SHABSHELOWITZ, ADAM
22 HARRINGTON RD
CAMBRIDGE, MA 02140

191-24
MURPHY, GAIL A. & DONNA FRASER
24 HARRINGTON ROAD
CAMBRIDGE, MA 02140

191-26
GEORGES, ROLAND & JOSETTE GEORGES
95 REED STREET
CAMBRIDGE, MA 02140

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-53
GRACE, WALTER J. JR. & MARY GRACE
A LIFE ESTATE
25 HARRINGTON RD
CAMBRIDGE, MA 02140

191-77
CASHDAN, JESSICA & FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140

191-80
QUINCY, DONALD A. & JANE E. QUINCY
65 DUDLEY ST
CAMBRIDGE, MA 02140

192-147
SUN, DAPENG & YONGTING WANG
66 DUDLEY ST., #2
CAMBRIDGE, MA 02140

191-82
BOND, MARGARET A.
61 DUDLEY ST
CAMBRIDGE, MA 02140

191-83
FRIEDMAN, KAREN E.
59 DUDLEY ST
CAMBRIDGE, MA 02140

192-125-152
FLORI FAMILY HOLDINGS, LLC
76 PIGEON LANE
WALTHAM, MA 02452

CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Jurisdiction Advice

To the Owner of Property at 63 Dudley Street

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)
_X_ 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 anticipated based on scope of work described.
__ 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 13091-2017

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.**

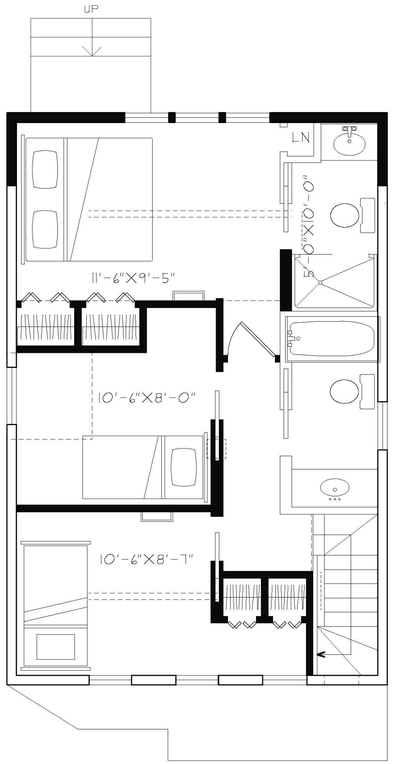
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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.

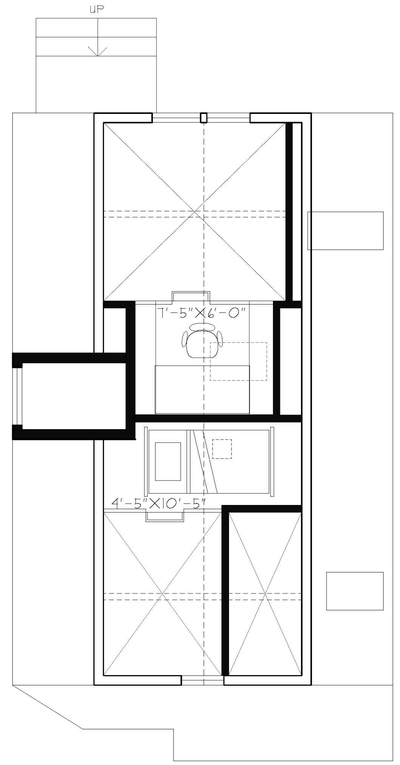
July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
http://www.cambridgema.gov/Historic



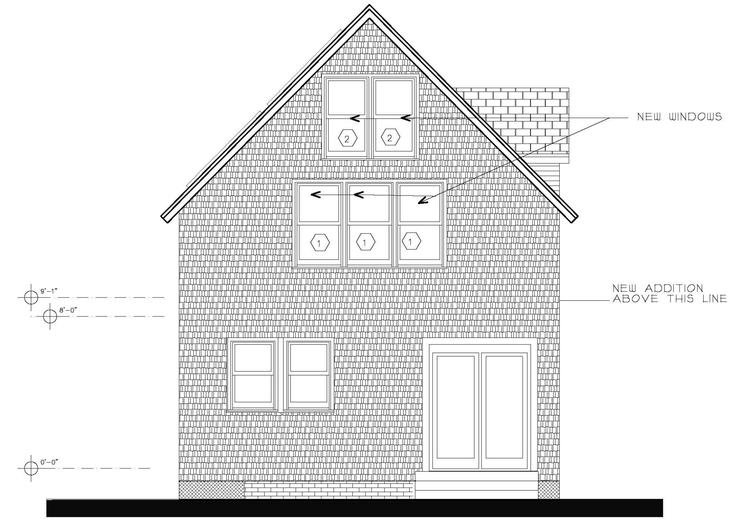
2 SECOND FLOOR- OPTION 2

1 2 3 4 8 SCALE IN FEET



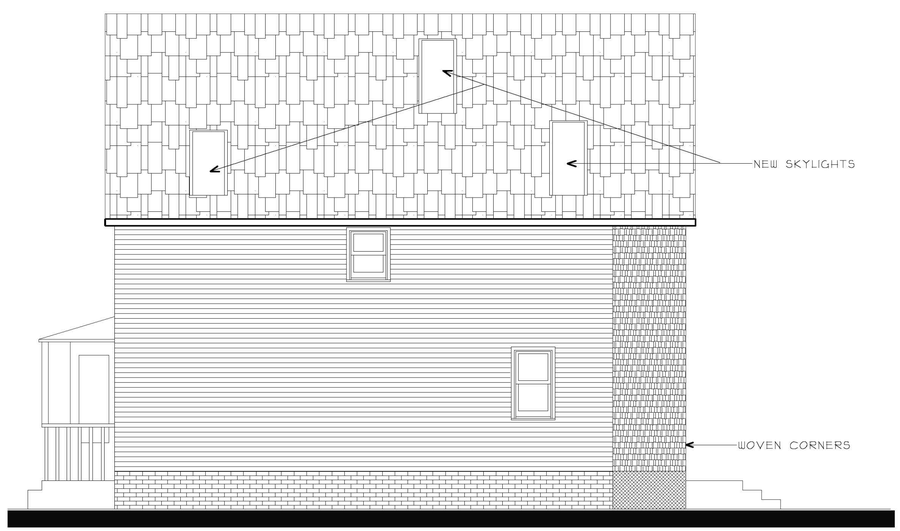
3 ATTIC FLOOR

1 2 3 4 8 SCALE IN FEET



1 NORTH ELEVATION

1 2 3 4 8 SCALE IN FEET



EAST ELEVATION

1 2 3 4 8 SCALE IN FEET

WEST ELEVATION

1 2 3 4 8 SCALE IN FEET

SKOW HOUSE RENOVATION
63 DUDLEY STREET
CAMBRIDGE, MA 02140

BLACK RIVER ARCHITECTS, *inc.*

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007

Title
FLOOR PLANS
ELEVATIONS

Scale
AS NOTED

Job No.
022017.0

Drawing File
DUD 17 04 A.AEC

Drawn By
DN

Checked By
AH

Date
04.18.2017

A 101

City of Cambridge
Board of Zoning Appeal
831 Massachusetts Ave
Cambridge, MA 02139

To The Board of Zoning Appeals:

I am writing in support of Deanna and Brad Skow's proposal to make changes to their home at 63 Dudley Street, Cambridge. I have had the opportunity to look over the plans and have no objections to them. I hope that you will vote to approve this plan.

Sincerely,

Meg Bond
61 Dudley Street
Cambridge, MA 02140

City of Cambridge
Board of Zoning Appeal
831 Massachusetts Ave
Cambridge, MA 02139

To The Board of Zoning Appeals:

I am writing in support of Deanna and Brad Skow's proposal to make changes to their home at 63 Dudley Street, Cambridge. I have had the opportunity to look over the plans and have no objections to them. I hope that you will vote to approve this plan.

Sincerely,

Jane Quincy
65 Dudley Street
Cambridge, MA 02140

SITE PLAN
63 DUDLEY STREET
CAMBRIDGE, MASSACHUSETTS
1 INCH = 8 FEET APRIL 20, 2017

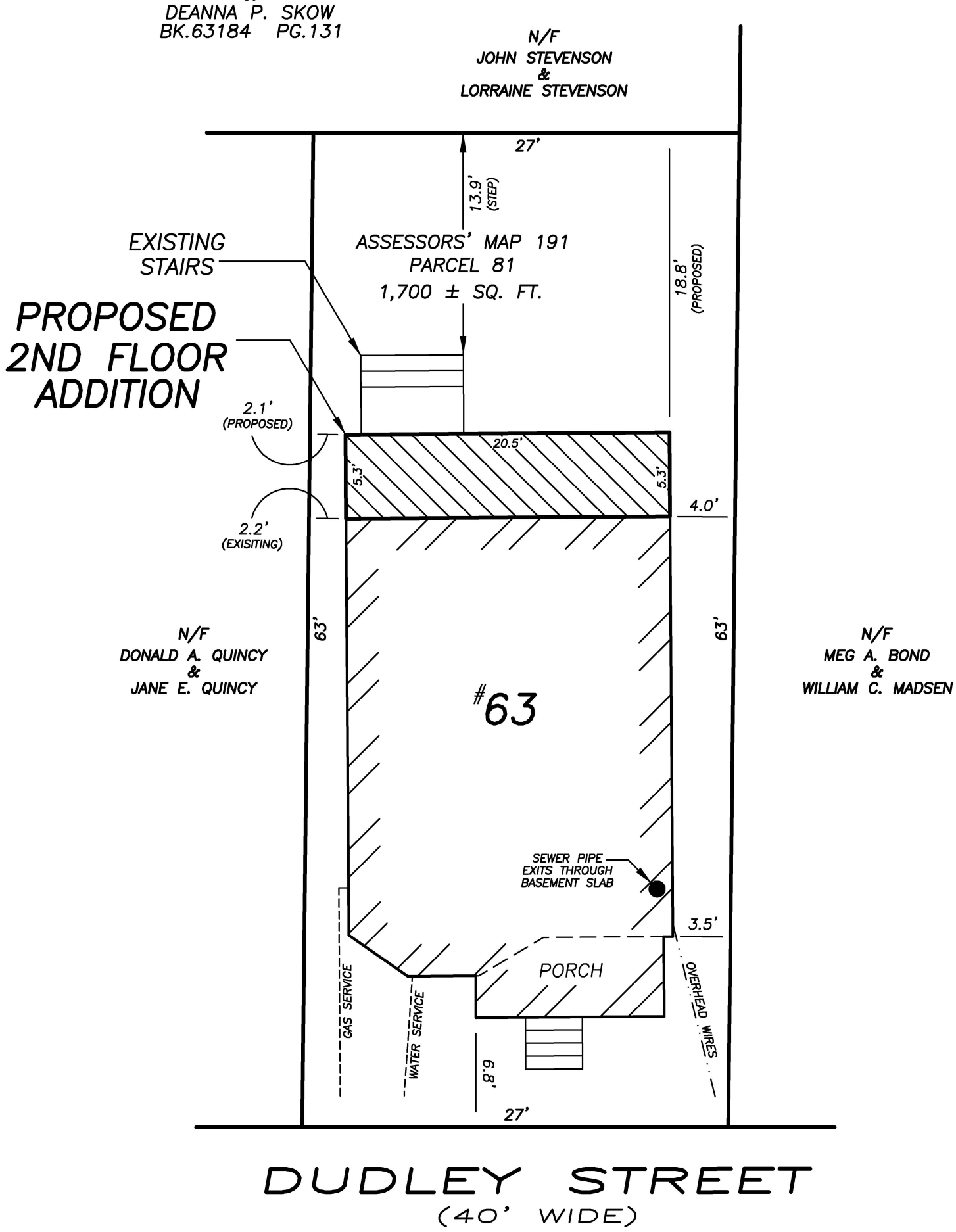
SNELLING & HAMEL ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
10 LEWIS STREET P.O. BOX 102
LINCOLN, MASSACHUSETTS 01773
(781) 259-0071

OWNERS OF RECORD:
BRADFORD A. SKOW
&
DEANNA P. SKOW
BK.63184 PG.131

SCALE 1" = 8'

0 8 16 24 32

APPROXIMATE NORTH



I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF APRIL 21, 2015, WITH THE USE OF A TOPCON TOTAL STATION.

JOHN R. HAMEL
PROFESSIONAL
LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
JOHN R. HAMEL
35029
PROFESSIONAL LAND SURVEYOR

APRIL 20, 2017
DATE:

15770.DWG
APRIL 20, 2017

63 Dudley St.