



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

BZA APPLICATION FORM

Plan No: BZA-011175-2016

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : New England Design and Construction - C/O Hilary Ward

PETITIONER'S ADDRESS : 103 Terrace Street Boston, ma 02120

LOCATION OF PROPERTY : 98-R Sherman St Cambridge, MA 02140

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C-2 Zone

REASON FOR PETITION :
Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add (2) dormers to existing single family house. Existing home is over side and rear setbacks.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) : *Hilary Ward*
 (Petitioner(s) / Owner)
HILARY WARD
 (Print Name)

Address : 103 TERRACE ST.
BOSTON MA 02120

Tel. No. : 617.708.0676

E-Mail Address : hilary@nedesignbuild.com

Date : _____

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 Thomas S. Seufert + Carolyn F. Fisher
(OWNER)

Address: 98R Sherman St. Cambridge, MA 02140

State that I/We own the property located at 98R Sherman St., which is the subject of this zoning application.

The record title of this property is in the name of Thomas S Seufert + Carolyn F. Fisher

*Pursuant to a deed of duly recorded in the date 8/15/2012, Middlesex South County Registry of Deeds at Book 59862, Page 465-469; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
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 Thomas S Seufert personally appeared before me,

CELIA M ARSENAULT, 2016, and made oath that the above statement is true.
Notary Public



Commonwealth of Massachusetts
My Commission Expires December 1, 2017

[Signature] Notary

My commission expires 10/1/2017 (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 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:

Existing third floor bath does not have head clearance for shower. This will allow the house to have a second full bath.

- 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:

Existing house is over setbacks at rear and side yard. Proposed work is entirely within footprint and height.

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

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

Proposed dormers will match the existing house and be set back from side and end walls.

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

Single family house will remain single family and will only add 1.4% FAR.

*** 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: New England Design & Construction

PRESENT USE/OCCUPANCY: Single Family residential

LOCATION: 98-R Sherman St Cambridge, MA 02140

ZONE: Residence C-2 Zone

PHONE: _____

REQUESTED USE/OCCUPANCY: Single Family Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1839</u>	<u>1866</u>	<u>4443</u>	(max.)
<u>LOT AREA:</u>	<u>2539</u>	<u>2539</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.72</u>	<u>.73</u>	<u>1.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2539</u>	<u>2539</u>	<u>600</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>17</u>	<u>17</u>	<u>50</u>	(min.)
DEPTH	<u>80</u>	<u>80</u>	<u>0</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>51.4</u>	<u>51.4</u>	<u>10.5</u>	(min.)
REAR	<u>4.75</u>	<u>4.75</u>	<u>15.05</u>	(min.)
LEFT SIDE	<u>2.5</u>	<u>2.5</u>	<u>10.1</u>	(min.)
RIGHT SIDE	<u>2.5</u>	<u>2.5</u>	<u>10.1</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>27.5</u>	<u>27.5</u>	<u>80</u>	(max.)
LENGTH	<u>38</u>	<u>38</u>	<u>0</u>	
WIDTH	<u>31</u>	<u>31</u>	<u>0</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>19</u>	<u>19</u>	<u>15</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>4</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>20</u>	<u>20</u>	<u>10</u>	(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.

None

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



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2016 AUG 18 PM 3:11

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OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
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BOSTON MA 02120

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E-Mail Address : hilary@nedesignbuild.com

Date : _____

FISHER/ SEUFERT RESIDENCE



NEW ENGLAND DESIGN & CONSTRUCTION
103 TERRACE ST.
BOSTON, MA 02120

PROJECT:
FISHER/ SEUFERT RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND
DESIGN & CONSTRUCTION

LICENSE AGREEMENT

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PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS

SHEET INDEX
ABBREVIATIONS
SYMBOLS

DATE
12 August 2016

DWG NO.
G-001

SHEET
1 OF 12

SHEET INDEX

SHEET #.	SHEET DESCRIPTION
G-001	Cover Sheet, Sheet Index, Abbreviation Key
Z-001	Zoning Analysis
EC-101	Existing Third Floor Plan
AD-101	Third Floor Demolition Plan
A-101	Proposed Third Floor Plan
A-201	Master Bathroom Elevation B, Master Bathroom Elevation D
A-202	Section @ Dormer
A-203	Master Bathroom Elevation C
A-204	Left Exterior Elevation
A-205	Right Exterior Elevation
A-206	Front Exterior Elevation

ABBREVIATIONS

ABBR.	DESCRIPTION	ABBR.	DESCRIPTION	ABBR.	DESCRIPTION
Adj.	Adjustable	Hdr.	Header	PPL	Polypropylene
Alum.	Aluminum	Hdwe.	Hardware	Pvmt.	Pavement
Approx.	Approximate	Honz.	Horizontal	Reinf.	Reinforced
Avg.	Average	Ht.	Height	Req'd.	Required
Brng.	Bearing	Htg.	Heating	Rsr	Riser
CH	Ceiling Height	HVAC	Heating, ventilation & air conditioning	S	Switch
CMU	Concrete masonry unit	HW	Hot water	S ₃	Three-way Switch
Conc.	Concrete	In.	Inch	S.F.	Square Foot
Cont.	Continuous	Int.	Interior	T.&G.	Tongue and Groove
Cu.Ft.	Cubic Foot	Inst.	Installation	V	Volt
DW	Dish Washer	Insul.	Insulation	W	Wire
Ea.	Each	LED	Light emitting diode	%	Percentage
Ext.	Exterior	Lt.Ga.	Light gauge	@	At
Flr.	Floor	Max.	Maximum	&	And
Fdn.	Foundation	MDF	Medium-density fiberboard	"	Inch
Ft.	Foot	Min.	Minimum	'	Foot
Ftg.	Footing	O.C.	On center	⊥	Centerline
Furn.	Furniture	OSB	Oriented strand board	#	Number
Ga.	Gauge	Pc.	Pieces		
GWB	Gypsum wall board	Pl.	Plate		
HH	Header Height	Ply.	Plywood		

SYMBOLS

⊙	Smoke Detector	⊕	Single receptacle outlet
⊙	CO ₂ Detector	⊕	Four-Plex receptacle outlet
⊕	Thermostat	⊕	Double receptacle outlet
⊕	Ceiling light	↕	Double lamp flood light
⊙	Recessed ceiling light	⊠	Exhaust Fan
⊕	Scone light/ Wall light	⊠	A/C Register

ZONING ANALYSIS

ZONING DISTRICT: C-2

OCCUPANCY: SNGL-FAM-RES

	EXISTING	LIMIT	PROPOSED	NOTES
LOT SIZE	2,539 s.f.	5,000s.f. min	2,539 s.f.	EXISTING NONCONFORMING
BUILDING HEIGHT	27'-6"	85'	27'-6"	-
BUILDING AREA	1839	-	1866	27 s.f. INCREASE
FLOOR AREA: LOT AREA	0.72	1.75	0.73	1.4% INCREASE
STREET FRONTAGE	17'	50'	17'	NO CHANGE
FRONT SETBACK	51'-4"	10.5'	51'-4"	NO CHANGE: Height: 27'6" + Length: 14'-6" / 4 = 10.5'
SIDE SETBACK	2'-10"	10.1'	2'-10"	NO CHANGE : Height: 27'-6" + Length: 23' / 5 = 10.1'
REAR SETBACK	4'-9"	15.05'	4'-9"	NO CHANGE: Height: 27'6" + Length: 32.7' / 4 = 15.05'

SEE CITY OF CAMBRIDGE SUBDIVISION
APPROVAL DATED APRIL 1990.



NEW ENGLAND DESIGN &
CONSTRUCTION
103 TERRACE ST
BOSTON, MA 02120

PROJECT:

FISHER/ SEUFERT RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND
DESIGN & CONSTRUCTION

LICENSE AGREEMENT

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PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS

SHEET INDEX
ABBREVIATIONS
SYMBOLS

DATE
12 August 2016

DWG NO.
Z-001

SHEET
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PROJECT:

FISHER RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND DESIGN & CONSTRUCTION

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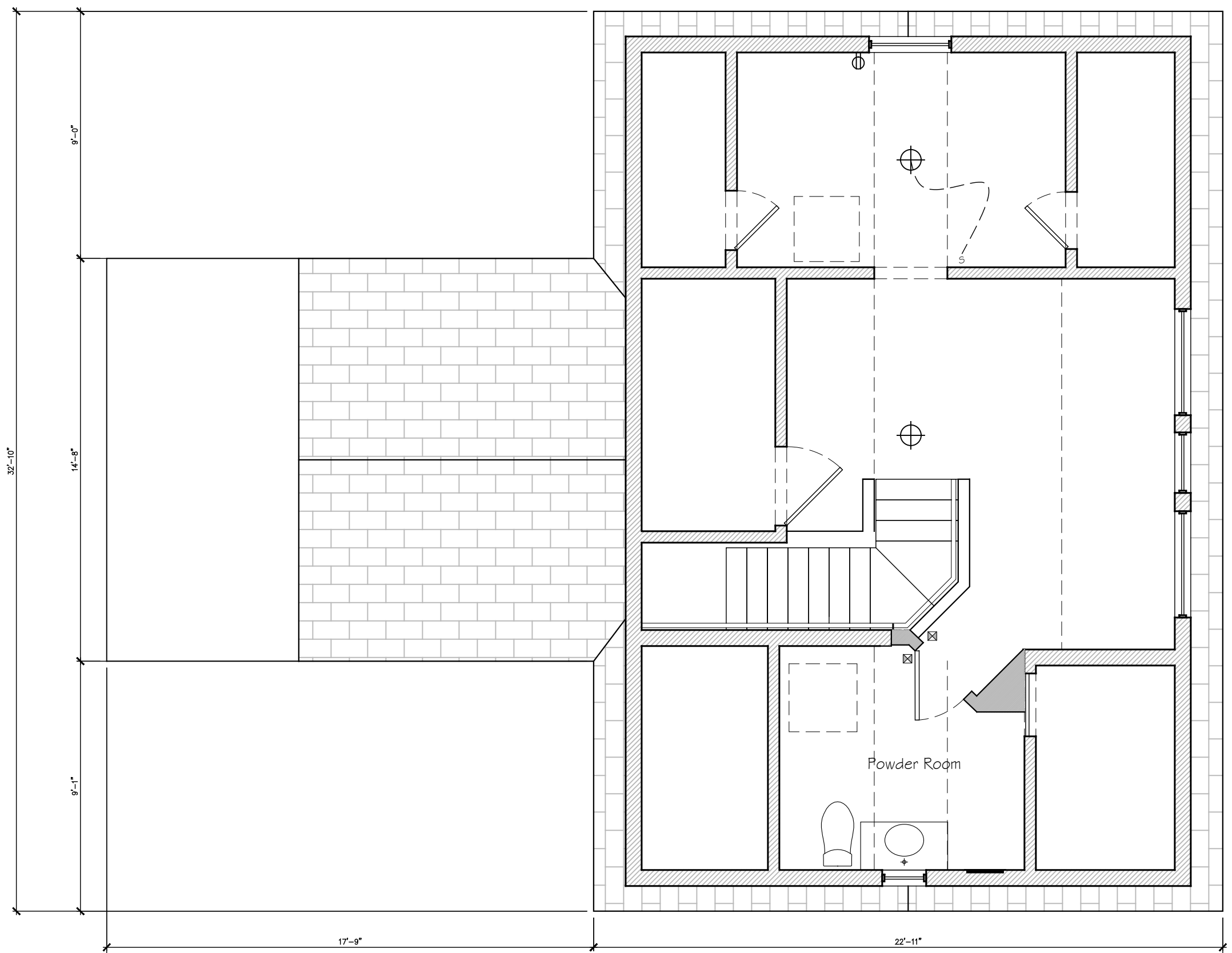
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EXISTING THIRD FLOOR PLAN

DATE
12 August 2016

DWG NO.
EC-101

SHEET
3 OF 12



A Existing Third Floor Plan
Scale $\frac{1}{4}'' = 1'-0''$

PROJECT:
FISHER RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND DESIGN + CONSTRUCTION

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CHECKED BY: DMS, DT

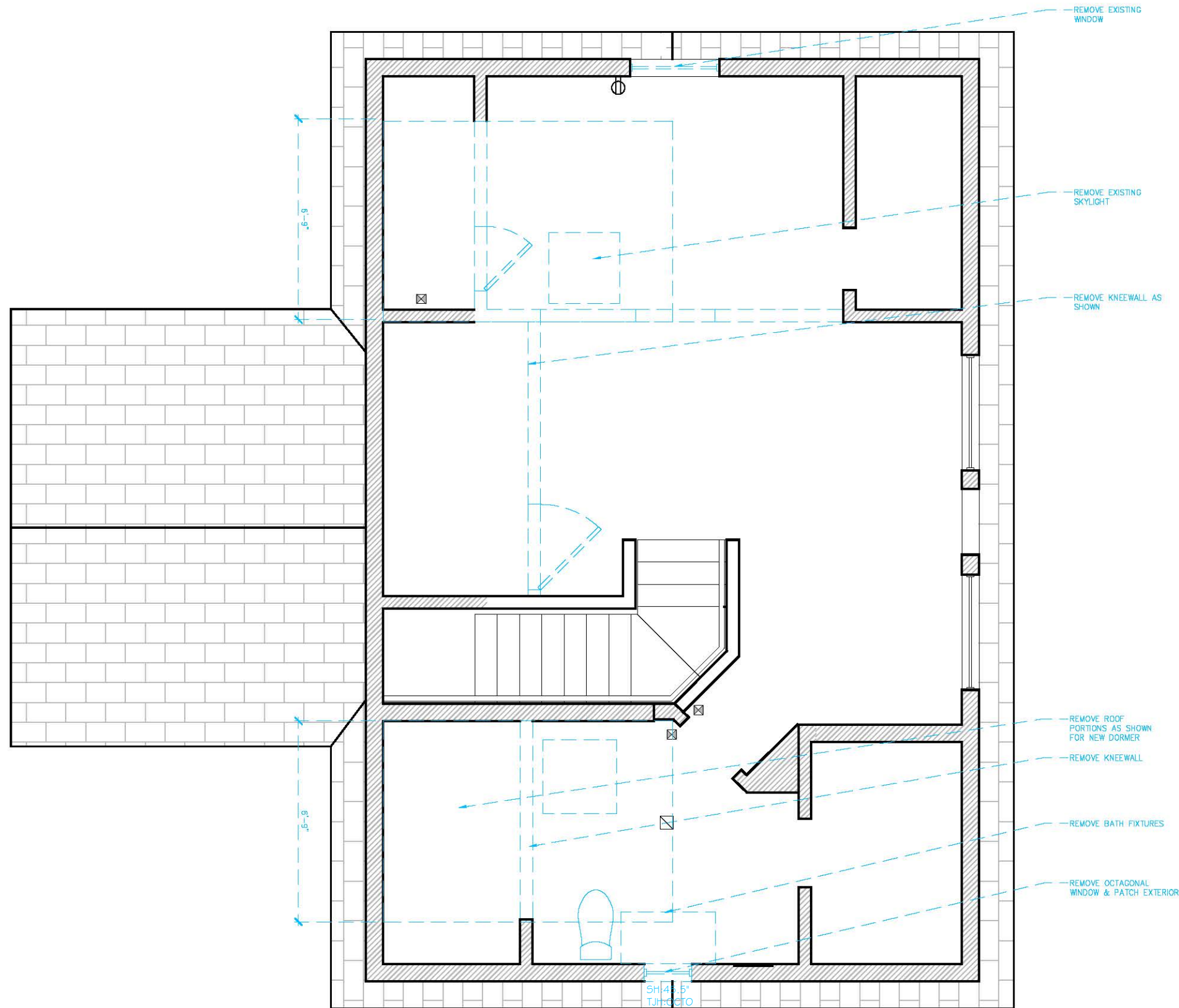
SHEET CONTENTS

THIRD FLOOR DEMOLITION PLAN

DATE
12 August 2016

DWG NO.
AD-101

SHEET
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A Third Floor Demolition Plan
Scale $\frac{1}{4}'' = 1'-0''$

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FISHER RESIDENCE
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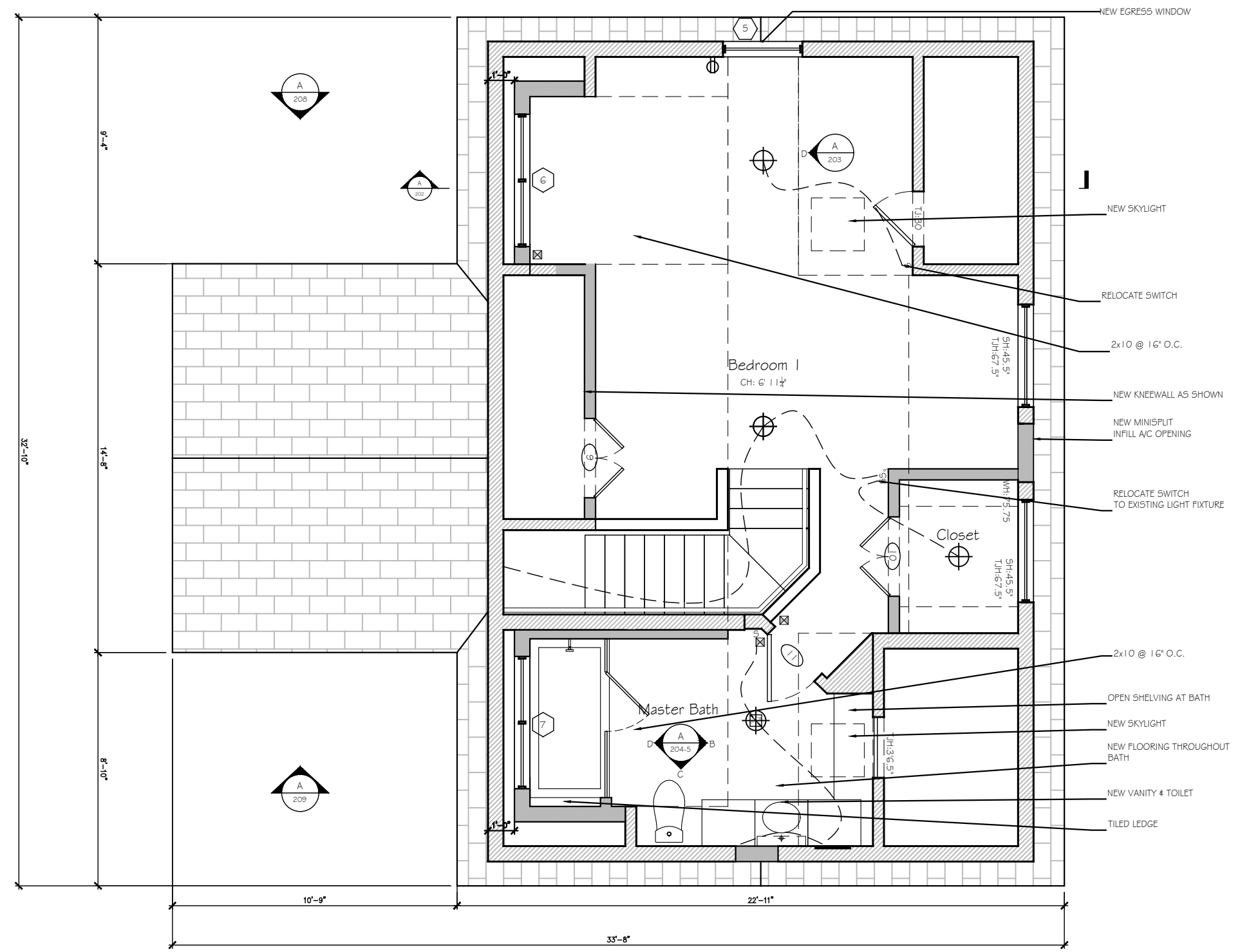
PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS
PROPOSED THIRD FLOOR PLAN

DATE
12 August 2016

DWG NO.
A-101

SHEET
6 OF 12



A Proposed Third Floor Plan
Scale $\frac{1}{4}'' = 1'-0''$

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CHECKED BY: DMS, DT

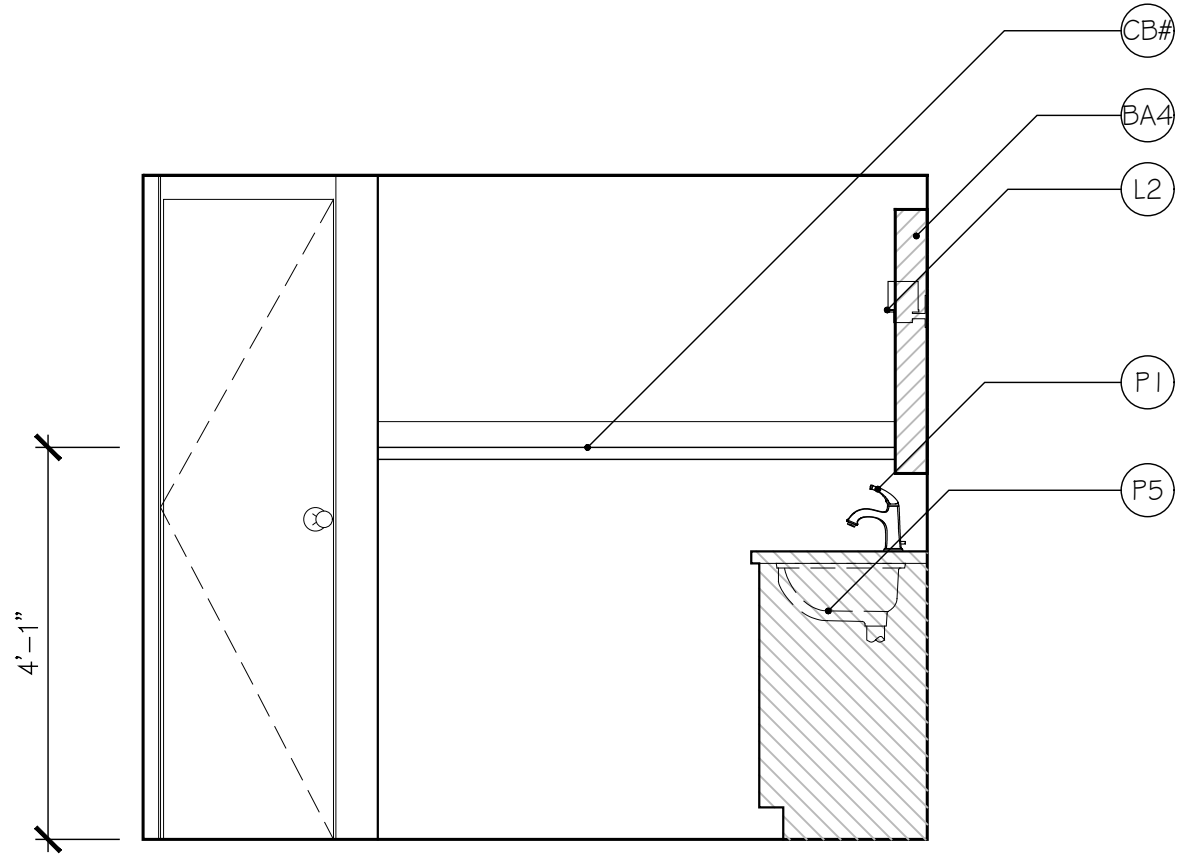
SHEET CONTENTS

MASTER BATHROOM ELEVATION B
MASTER BATHROOM ELEVATION D

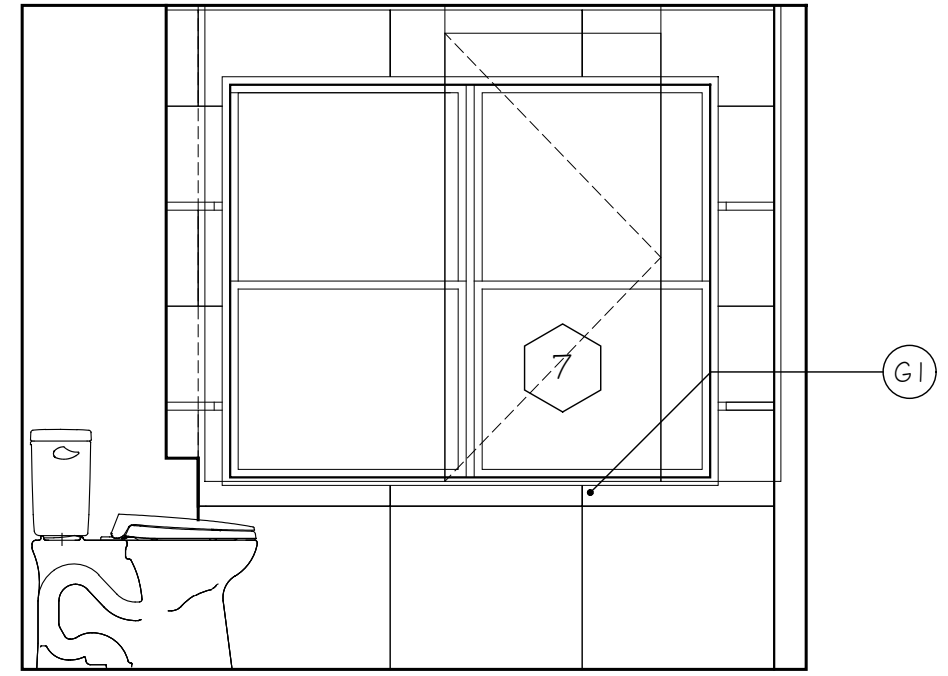
DATE
12 August 2016

DWG NO.
A-201

SHEET
7 OF 12



A Master Bathroom Elevation B
Scale $\frac{1}{2}'' = 1'-0''$



B Master Bathroom Elevation D
Scale $\frac{1}{2}'' = 1'-0''$

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PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS

Section @ Dormer

DATE
12 August 2016

DWG NO.
A-202

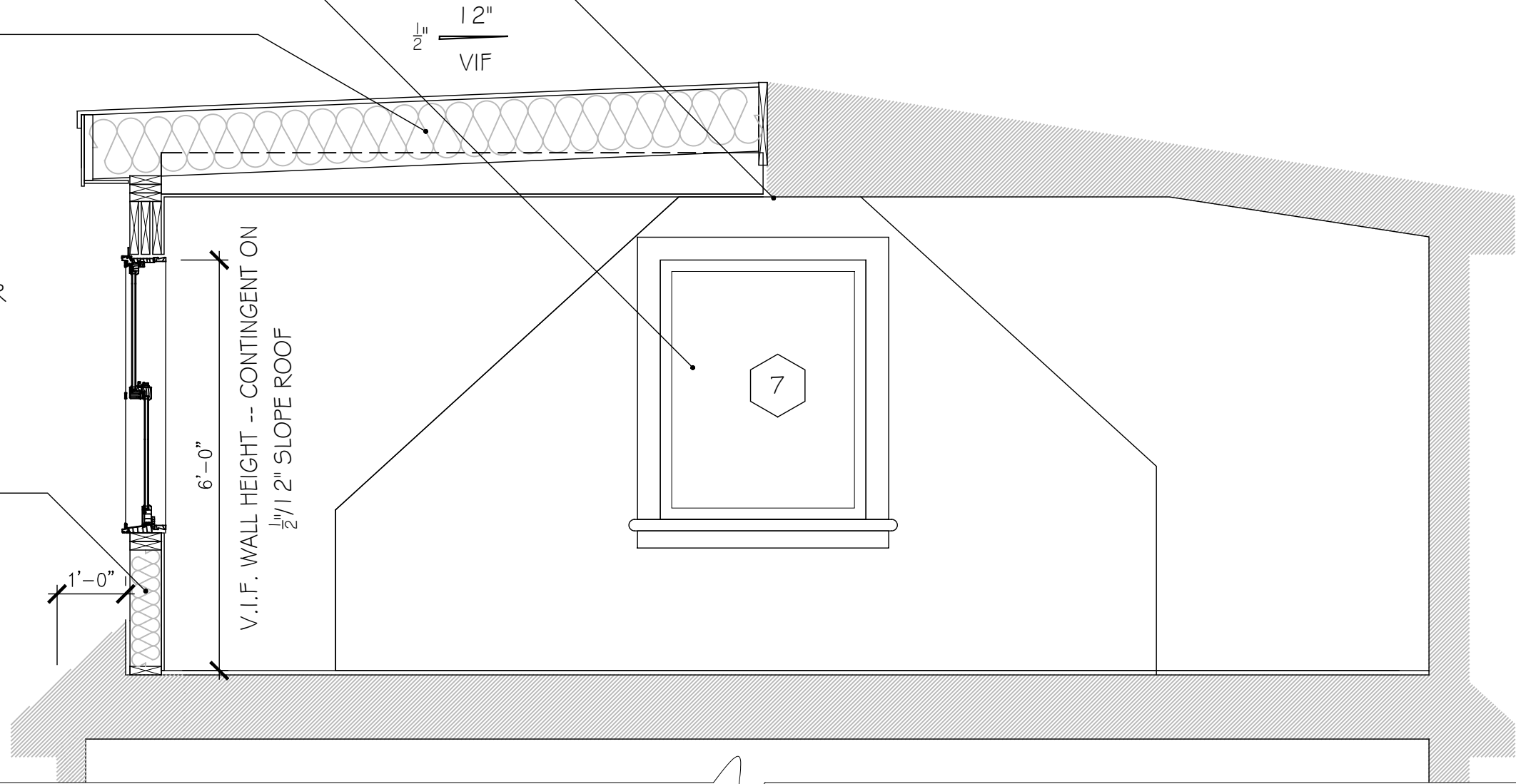
SHEET
8 OF 12

MATCH EXISTING CEILING
HEIGHT

NEW EGRESS WINDOW
PAINT GRADE FLAT TRIM

ROOF CONSTRUCTION:
EPDM RUBBER ROOFING TO
MATCH EXISTING
WITH RIDGE VENT,
VENTED SOFFIT
1 3/4" x 14" LVL RIDGE;
2x12 FRAMING @ 16" O.C.;
TIE TO EXISTING RIDGE;
5/8" ZIP PLY SHEATHING
R-38 BATT INSULATION W/AIR
SPACE TO CODE;
2x CEILING FRAMING
TO MATCH EXIST. CEILING;
1/2" GWB, PRIME AND TWO
COATS PAINT

TYPICAL WALL
CONSTRUCTION:
SIDING TO MATCH EXIST.,
HOUSE WRAP;
2x6 FRAMED WALL,
(3)2X10 HEADER,
R-21 BATT INSULATION,
1/2" GWB, PRIME AND TWO
COATS PAINT



A Section @ Dormer
Scale 1/2" = 1'-0"

PROJECT:
FISHER RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND
DESIGN & CONSTRUCTION

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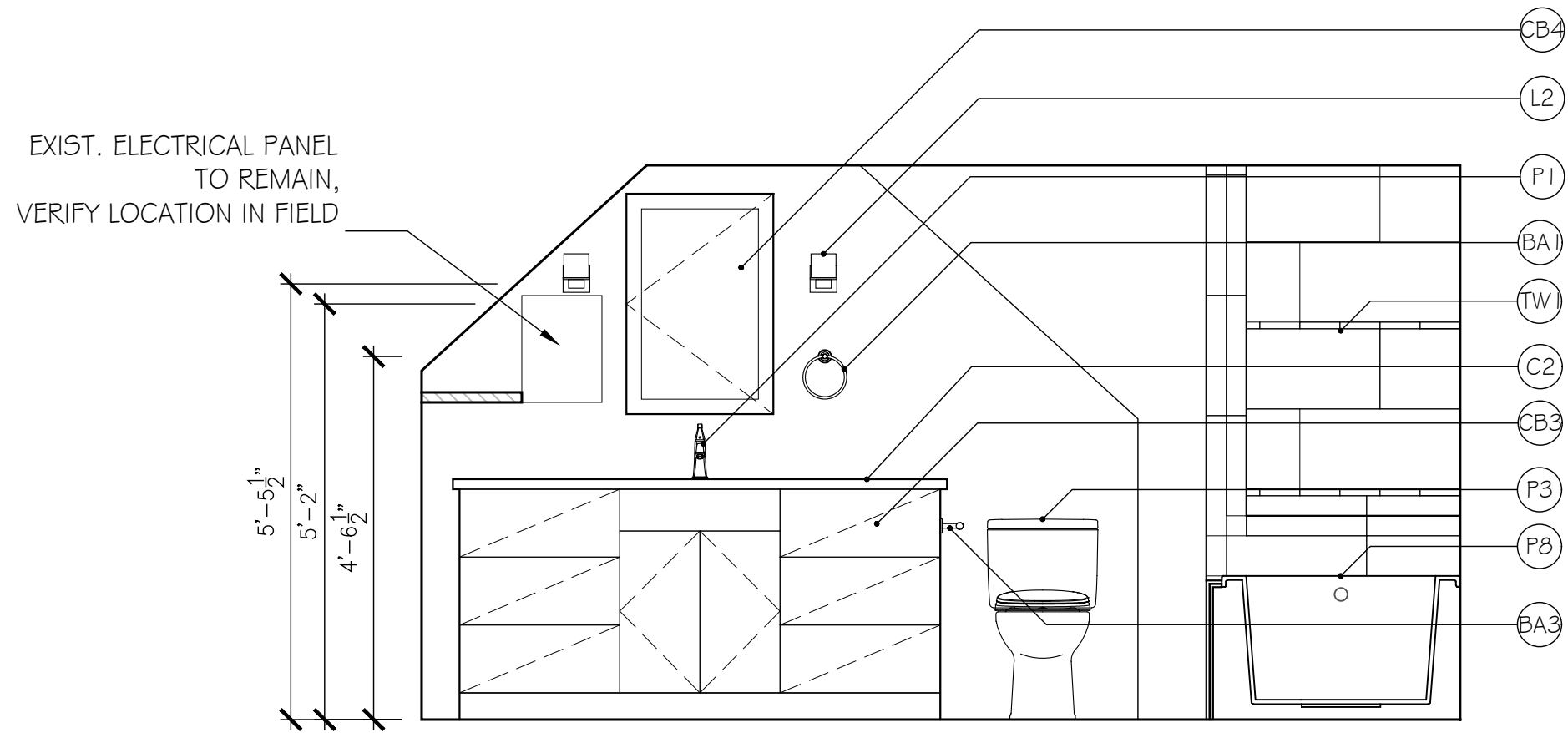
PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS
MASTER BATHROOM ELEVATION C

DATE
12 August 2016

DWG NO.
A-203

SHEET
9 OF 12



A Master Bathroom Elevation C
Scale 1/2" = 1'-0"

PROJECT:
FISHER RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND
DESIGN & CONSTRUCTION

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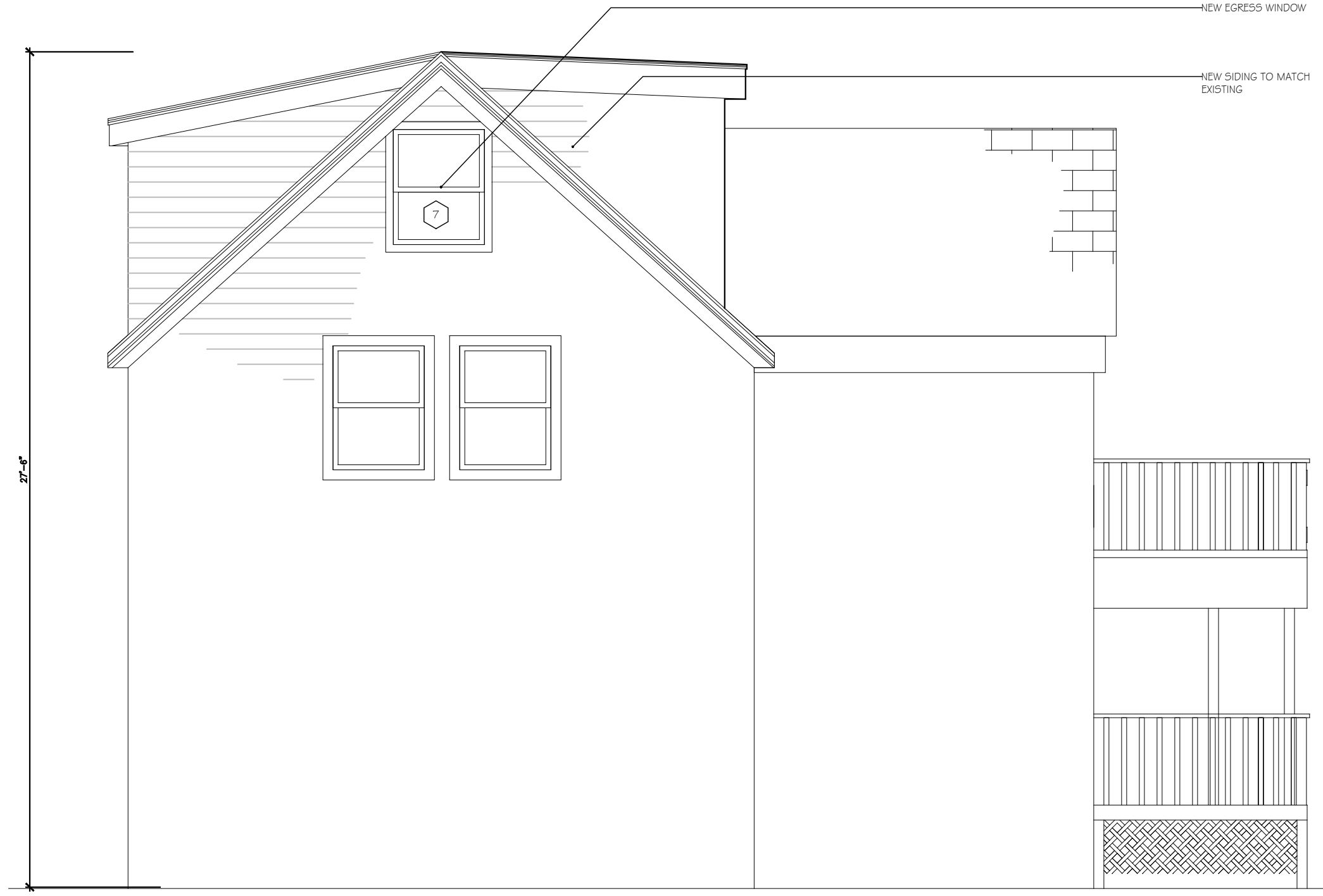
PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS
LEFT EXTERIOR ELEVATION

DATE
12 August 2016

DWG NO.
A-204

SHEET
10 OF 12



A Left Exterior Elevation
Scale $\frac{1}{4}'' = 1'-0''$

PROJECT:
FISHER RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND DESIGN & CONSTRUCTION

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PREPARED BY: BMC
CHECKED BY: DMS, DT

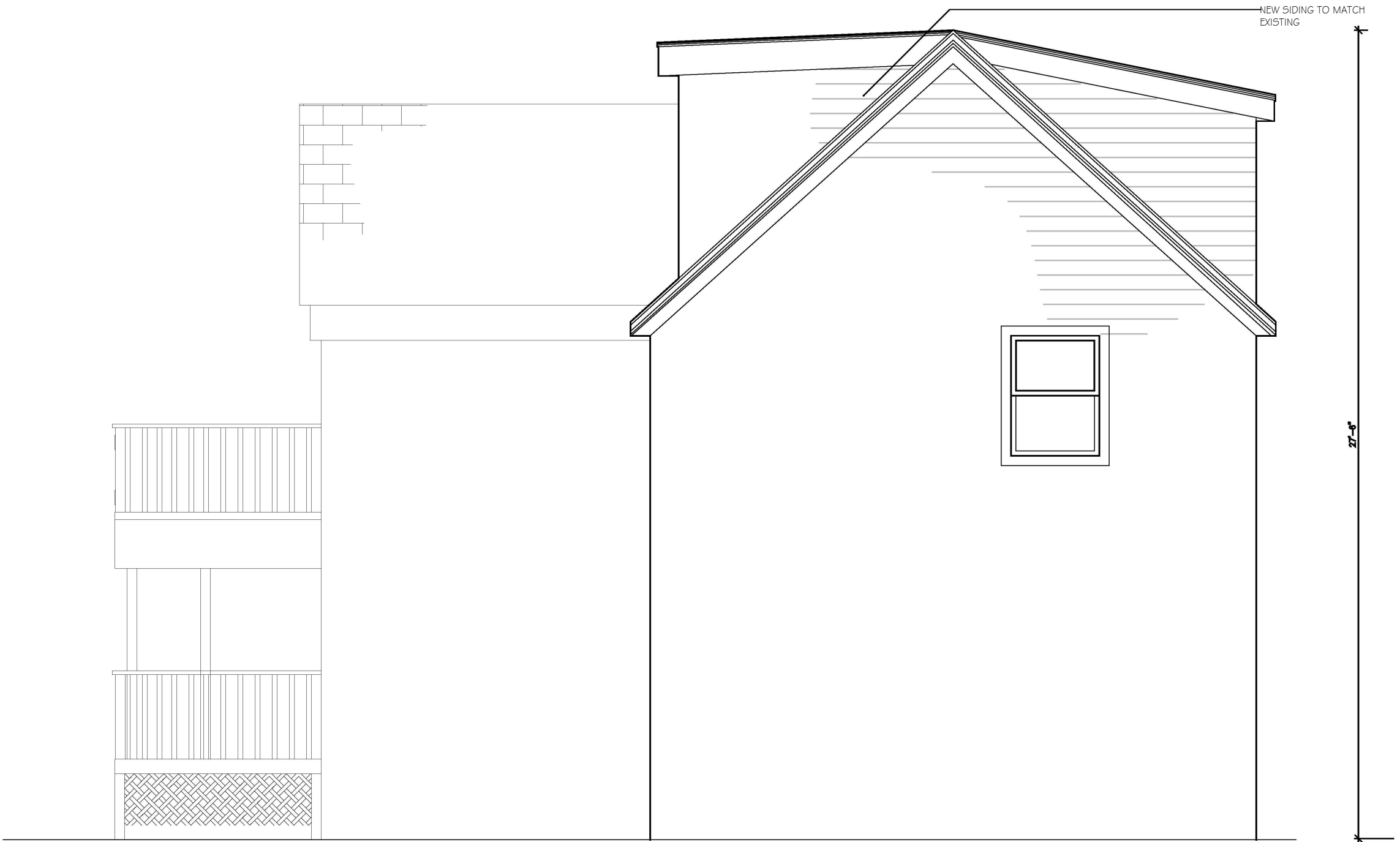
SHEET CONTENTS

RIGHT EXTERIOR ELEVATION

DATE
12 August 2016

DWG NO.
A-205

SHEET
11 OF 12



A Right Exterior Elevation
Scale $\frac{1}{4}'' = 1'-0''$

PROJECT:

FISHER RESIDENCE
98 Sherman St
Cambridge MA 02140

OWNED BY: NEW ENGLAND
DESIGN + CONSTRUCTION

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PREPARED BY: BMC
CHECKED BY: DMS, DT

SHEET CONTENTS

FRONT EXTERIOR ELEVATION

DATE
12 August 2016

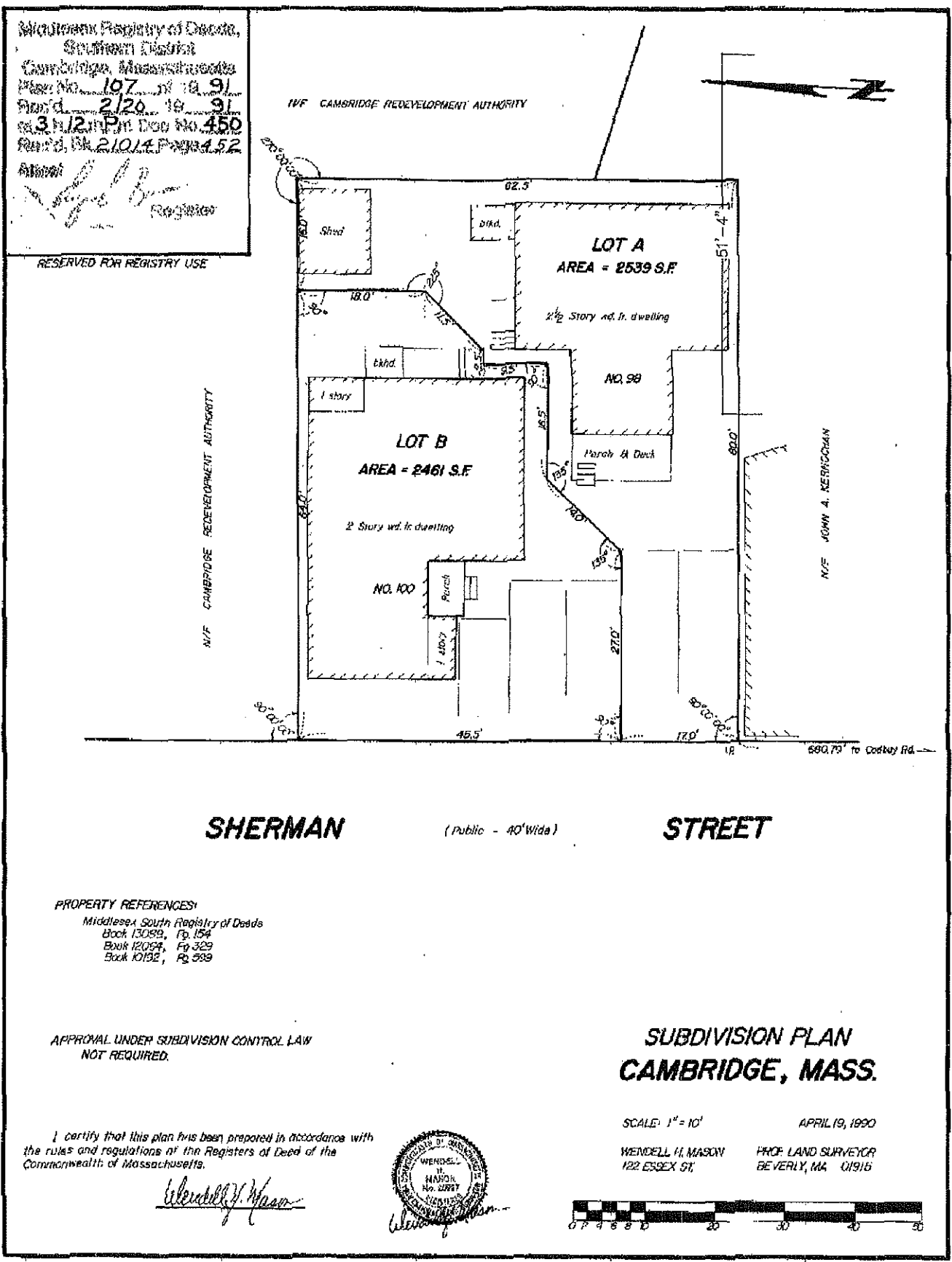
DWG NO.
A-206

SHEET
12 OF 12



A Front Exterior Elevation
Scale $\frac{1}{4}'' = 1'-0''$

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Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 107 of 10, 91
Filed 2/20/91
at 3:12 PM. Doc No. 450
Filed 1/21/91 Page 152
Attest
[Signature]
Register

RESERVED FOR REGISTRY USE

SHERMAN STREET (Public - 40' Wide)

PROPERTY REFERENCES:
Middlesex South Registry of Deeds
Book 13089, Pg. 154
Book 12094, Pg. 329
Book 10192, Pg. 589

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED.

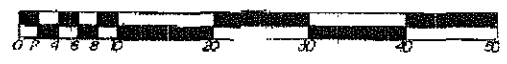
I certify that this plan has been prepared in accordance with
the rules and regulations of the Registers of Deed of the
Commonwealth of Massachusetts.

[Signature]



**SUBDIVISION PLAN
CAMBRIDGE, MASS.**

SCALE: 1" = 10' APRIL 19, 1990
WENDELL H. MASON PROF. LAND SURVEYOR
122 ESSEX ST. BEVERLY, MA 01915

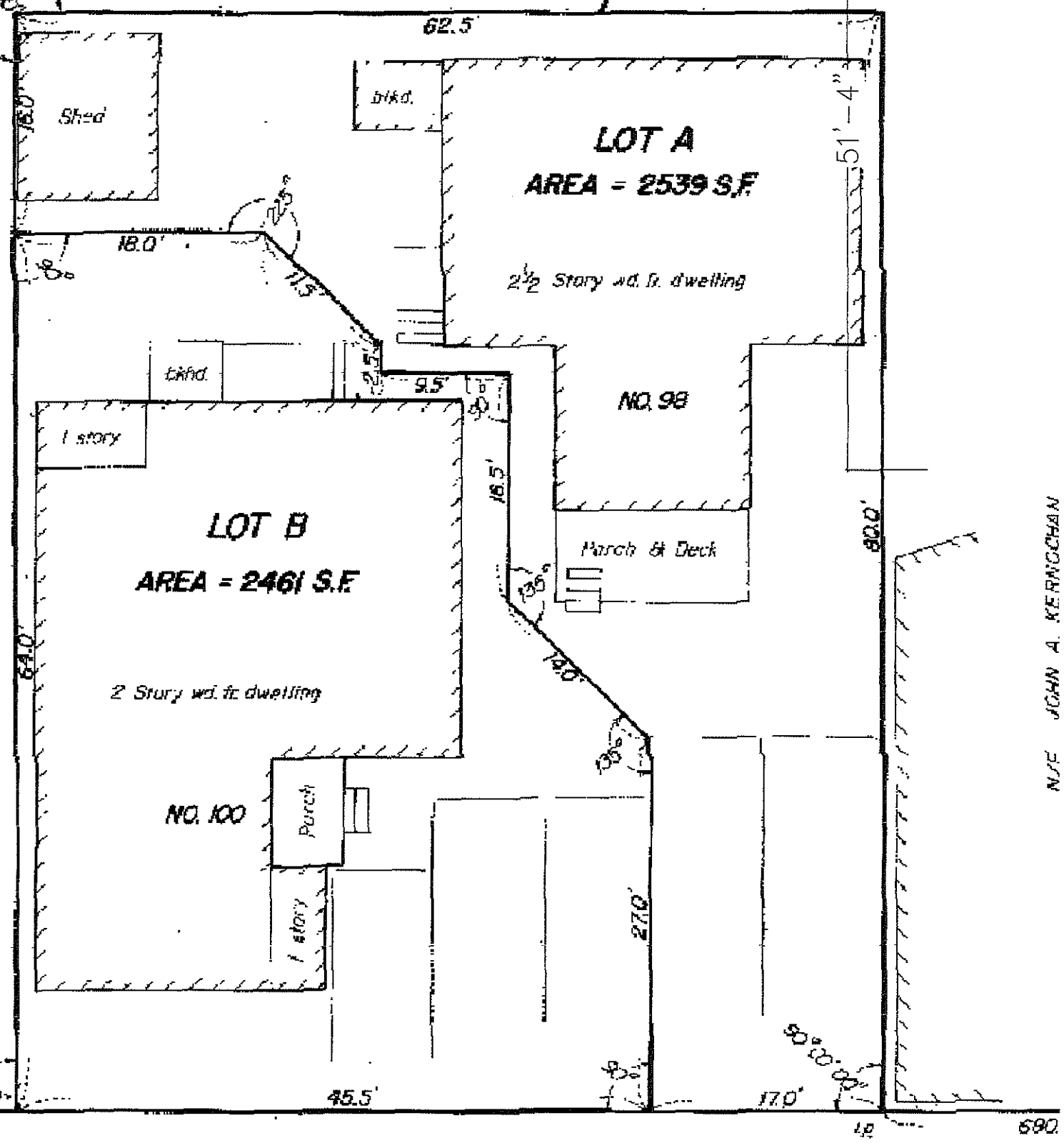


Middlesex South Registry of Deeds
 Book 13089, Pg. 154
 Book 12051, Pg. 329
 Book 10192, Pg. 599
 107 of 91
 2/20 18 91
 2nd Pn Doc No 450
 21014 Page 452
 Registered

N/F CAMBRIDGE REDEVELOPMENT AUTHORITY

N/F CAMBRIDGE REDEVELOPMENT AUTHORITY

N/E JOHN A. KERNICCHAN



SHERMAN

(Public - 40' Wide)

STREET

PROPERTY REFERENCES:
 Middlesex South Registry of Deeds
 Book 13089, Pg. 154
 Book 12051, Pg. 329
 Book 10192, Pg. 599

NO APPLICABLE ZONING REGULATIONS
 NO APPLICABLE SUBDIVISION CONTROL LAW
 NOT REQUIRED.

SUBDIVISION PLAN
CAMBRIDGE, MA

SCALE: 1" = 10'
 APRIL
 WENDELL H. MASON
 122 ESSEX ST.
 BEVERLY, MA

I certify that this plan has been prepared in accordance with
 the rules and regulations of the Registers of Deed of the
 Commonwealth of Massachusetts.

Wendell H. Mason





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
203B Block Number
10 Cam Street Number
(125.0) Deed Dimension

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

DISCLAIMER:
All Real Property shown on this map was copied from existing Assessors Tax Maps
dated 1993 to 2016 and was prepared by the City Assessor's Office and the Department
of Public Works. Assessing information has been updated using the City of
Cambridge Geographic Information System (GIS). Plans that are not examined
for accuracy, and are not to be used for assessing purposes only.
The City of Cambridge does not have any liability for information shown on this map.



0 20 40 80 Feet
1 inch = 43 feet



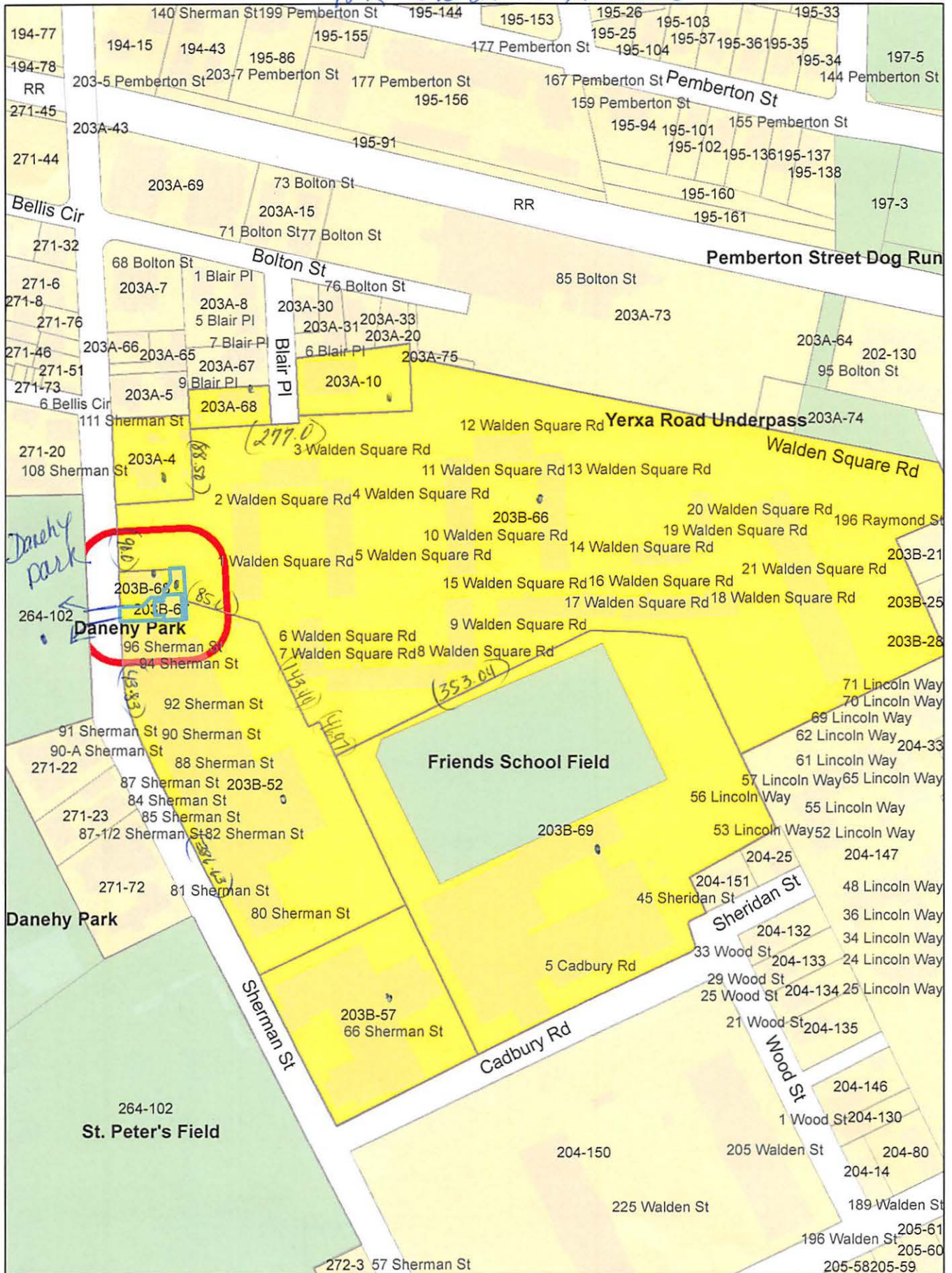
Parcel Block Map
203B







98R Sherman Street



98-R Sherman St.

Petitioner

203A-10
TAFT, EDWARD A.
TRUSTEE OF E & P TAFT REALTY TRUST
P.O. BOX #381085
CAMBRIDGE, MA 02238

203A-68
BASILE, MARILYN
9 BLAIR PL.
CAMBRIDGE, MA 02140

NEW ENGLAND DESIGN AND CONSTRUCTION
C/O HILARY WARD
103 TERRACE STREET
BOSTON, MA 02120

203B-52
KERNOCHAN, JOHN A.,
TR. OF BRICKYARD REALTY TRUST
C/O HAMMOND PROPERTY MGMT
TWO BRATTLE SQ
CAMBRIDGE, MA 02138

203B-57
CJK SHERMAN LIMITED PARTNERSHIP
C/O CWA
66 SHERMAN ST.
CAMBRIDGE, MA 02140

203B-69
CAMBRIDGE FRIENDS SCHOOL INC
5 CADBURY RD
CAMBRIDGE, MA 02140

203B-66
WSQ LIMITED PARTNERSHIP
C/O WINN RESIDENTIAL
ATTN: LI SOSNA
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

203B-68
DINARDO, VALERIE J.
98-100 SHERMAN ST
CAMBRIDGE, MA 02140

203A-4
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR CO
P.O. BOX 270
HARTFORD, CT 06141

203B-67
SEUFERT, THOMAS S. & CAROLYN F. FISHER
98R SHERMAN ST
CAMBRIDGE, MA 02140

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

264-102
CITY OF CAMBRIDGE
C/O RICHARD ROSSI
CITY MANAGER

264-102
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR