



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB 14 PM 3:19

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 257728

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Erin and Jamie Howell C/O Sarah Roszler, Roszler Architecture LLC

PETITIONER'S ADDRESS: 28-30 Shea Road, Cambridge, MA 02140

LOCATION OF PROPERTY: 30 Shea Rd, Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

This project is requesting zoning relief for a New Egress, at the right side of the building, which will serve the First Floor Unit.

Currently, the First Floor Unit has its secondary egress at the rear of the building. However, the proposed plan reconfigurations on this floor, intended to better serve the changing needs of the family, require that a different location be found for the required secondary egress.

The New Egress is to include a portico and door within the existing footprint of the building, and a small egress stair and canopy. The exterior wall where the New Egress is to be located is already non-conforming, since it has a side yard dimension less than the current requirement for this district. The side yard at this location is half of a paved walkway shared with the neighboring property. The New Egress is configured to maintain the privacy of the neighboring property. Additionally, the new exterior elements will be in keeping with the character of the building, and have minimal visibility from the street.

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).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Jamie Howell Sarah Roszler

(Print Name)

Address:

28-30 Shea Road, Cambridge,
MA 02140

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.

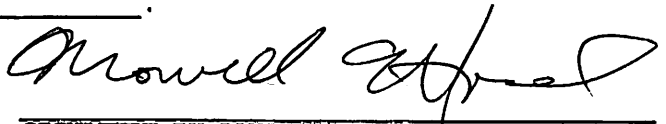
I/We Jamie and Erin Howell
(OWNER)

Address: 28-30 Shea Road, Cambridge, MA 02140

State that I/We own the property located at 28-30 Shea Road, which is the subject of this zoning application.

The record title of this property is in the name of Jamie and Erin Howell

*Pursuant to a deed of duly recorded in the date 6/16/2011, Middlesex South County Registry of Deeds at Book 67442, Page 142; 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

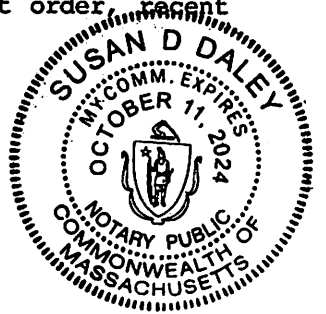
The above-name Jamie Howell Erin Howell personally appeared before me, this 5th of Feb, 2024, and made oath that the above statement is true.



Notary
Susan Daley
(Notary Seal)

My commission expires 10-11-2024 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 30 Shea Rd., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed renovations at 28-30 Shea preserve the current use and number of dwelling units, and remain in keeping with the character of the street. The New Egress stair, which requires the Special Permit, is proposed at the side of the building, towards the rear, and tucked behind an existing bay window, so that it has minimal visual impact from the street. The stair and canopy will use details and materials that tie it into the existing building. Additionally, there is a precedent for this on Shea Road, as there are neighboring houses that also have side entries.

The relocation of this Egress route, from its current location at the rear of the building to the proposed side location, is a result of interior plan changes. The main driver for this project is to meet the changing needs of this family, now with 2 teenagers, and aging out-of-town grandparents who often visit. In the proposed plan reconfiguration, some first floor spaces will be connected to the upstairs unit for needed mudroom and family use. The remaining first floor space will continue to be used as a rental unit, and also offering the option for future intergenerational living.

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 project does not anticipate changes to either vehicular or pedestrian traffic. In terms of resident movement and access, the stair would be on an existing paved walkway shared by 28-30 Shea Road and its neighbor, which is already used as a service / egress route from the public way to the rear yards.

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 proposed New Egress will not change the way this side yard is used. Many of the houses on this road have similar side yards, which are alleys / walkways bisected by the property line, but with use shared between the two buildings.

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:

The elements seeking zoning relief do not involve the creation of new nuisances or hazards. The New Egress doorway is configured to maintain privacy for the occupants of this building and the neighbors.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed project preserves the current use, egress patterns, and detailing of the existing building. The intent is to make this New Egress look like it's always been a part of the building. The owners completed a major renovation of the upper floors and the building envelope 5 years ago, with the exterior work aiming to preserve and enhance existing features. They are committed to doing the same in this phase of their renovation. The project on the first floor is their next step in updating the building for their family's future, in keeping with the character of neighboring buildings on Shea Road.

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

Tel. No. 6174175222
 E-Mail Address: roszlerarchitecture@gmail.com

Date: FEB 13 2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Erin and Jamie Howell
Location: 30 Shea Rd., Cambridge, MA
Phone: 6174175222

Present Use/Occupancy: Two-Family Residential
Zone: Residence B Zone
Requested Use/Occupancy: Two-Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3196	3196	1762	(max.)
<u>LOT AREA:</u>		3524	3524	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.9	0.9	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1762	1762	2500	
<u>SIZE OF LOT:</u>	WIDTH	33.33	33.33	50	
	DEPTH	106.06	106.06	100	
<u>SETBACKS IN FEET:</u>	FRONT	9.2	9.2	15	
	REAR	46.8	46.8	25	
	LEFT SIDE	3.7 Min, 4.3 Max	3.7 Min, 4.3 Max	7.5	
	RIGHT SIDE	2.6 Min, 5.2 Max	2.3 Min, 5.2 Max	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	34	34	35	
	WIDTH	53.5	53.5	Not applicable	
	LENGTH	24.5	24.5	Not applicable	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		80%	80%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	2 max	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

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

NA

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'.

Pacheco, Maria

From: Sarah Roszler <roszlerarchitecture@gmail.com>
Sent: Monday, March 25, 2024 4:49 PM
To: Pacheco, Maria
Cc: Jamie Howell; Erin Howell
Subject: Requesting a Continuance

Hello Maria,

I am writing to request a continuance for BZA Case #257728.
This hearing was for a Special Permit application for 30 Shea Road.
The case was to be heard this Thursday, March 28.

We are requesting the continuance to have more time to work on the drawings, and address an abutter's concerns.

Would it be at all possible to get on the docket for the April 11 meeting?

Thank you,
Sarah Roszler

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE W/ ALL APPLICABLE BUILDING CODES AND ORDINANCES, OR AGENCIES HAVING JURISDICTION OVER THIS PROJECT.
2. THE CONTRACTOR SHALL APPLY FOR AND MAINTAIN IN ORDER ALL REQUIRED PERMITS, AND SHALL COORDINATE WITH OFFICIALS ALL REQUIRED INSPECTIONS AND CERTIFICATIONS.
3. CONTRACTOR SHALL MAINTAIN ONSITE ONE RECORD COPY OF ALL DRAWINGS, MARKED TO REFLECT ANY CHANGES. CONTRACTOR SHALL ALSO MAINTAIN SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES.
4. CONTRACTOR SHALL FIELD-VERIFY EXISTING CONDITIONS PRIOR TO STARTING THE WORK. CONTRACTOR SHALL ENSURE THAT EXISTING CONDITIONS ARE SUITABLE TO RECEIVING NEW CONSTRUCTION OR ALTERATIONS. ANY DISCREPANCIES, OR DISCOVERY OF EXISTING CONDITIONS IMPACTING THE DESIGN, SHALL BE MARKED ON A PRINT OF THE RELEVANT DRAWING AND FORWARDED IMMEDIATELY TO THE ARCHITECT.
5. CONTRACTOR SHALL COORDINATE WITH OWNER TO HAVE PROPERTY PROFESSIONALLY SURVEYED AND STAKED WHEN A DIMENSION RELATING TO THE PROPERTY LINE IS REQUIRED FOR THE WORK. PROPERTY LINES SHOWN IN THE DRAWINGS ARE APPROXIMATE AND SHOWN FOR REFERENCE.
6. CONTRACTOR SHALL PROVIDE BRACING, BLOCKING, AND/OR STRUCTURE AS REQUIRED TO FACILITATE INSTALLATION OF ALL WALL, CEILINGS, MILLWORK, AND MOUNTED EQUIPMENT, IN BOTH NEW AND EXISTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE SUPPORT REQUIRED TO MAINTAIN THE INTEGRITY OF EXISTING AND NEW WALLS, FLOORS, AND CEILINGS, AND THE SECURITY OF EQUIPMENT AND MILLWORK.
7. CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT ALL REQUIREMENTS FOR INSTALLATION OF REQUIRED FURNISHINGS, WINDOWS, FIXTURES, AND EQUIPMENT.
8. CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT LOCATIONS AND COLORS OF ALL DEVICES (INCLUDING BUT NOT LIMITED TO SWITCHES, THERMOSTATS, AND OUTLETS), IF THEY ARE LOCATED IN ACCENT WALLS OR WALLS RECEIVING TILE, STONE, OR ADDITIONAL FINISHES.
9. ALL PLUMBING, ELECTRICAL & HVAC PER CODE.
10. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
11. ALL GWB, SHEETROCK, BLUEBOARD, AND GREENBOARD FINISHES TO RECEIVE TYPE 5 FINISH AND PAINT, U.N.O.
12. ALL MILLWORK SHALL CONFORM TO A.W.I. PREMIUM GRADE STANDARD, U.N.O.
13. DIMENSIONS ARE TO FACE OF GWB, U.N.O.

GENERAL DEMOLITION NOTES:

1. THE DEMOLITION PLAN DESCRIBES THE GENERAL SCOPE OF THE WORK. THE CONTRACTOR SHALL COORDINATE THE ACTUAL WORK SCOPE WITH FIELD CONDITIONS AND DESIGN REQUIREMENTS.
2. THE SELECTIVE DEMOLITION SCOPE OF WORK IS INDICATED ON THE DRAWINGS AND SHALL INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
 - DEMOLITION OF INDICATED ITEMS PER THE DRAWINGS;
 - PROTECTION FROM DAMAGE OF ALL EXISTING ITEMS TO REMAIN;
 - SALVAGE AND STORAGE OF ALL INDICATED ITEMS PER THE DRAWINGS;
 - COMPLETE REMOVAL FROM THE PREMISES AND THE LEGAL DISPOSAL THEREOF OF ALL REMOVED OR DEMOLISHED MATERIALS, OTHER THAN THOSE ITEMS EITHER DIRECTED BY THE ARCHITECT OR INDICATED ON THE DRAWINGS TO BE SALVAGED.
3. DEMOLITION SHALL INCLUDE THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, AND SUPPLIES, AND THE PERFORMANCE OF ALL OPERATIONS REQUIRED TO COMPLETE THE INDICATED SCOPE OF WORK.
4. CONTRACTOR SHALL USE DUE CARE IN CUTTING INTO AND WORKING ADJACENT TO EXISTING CONDITIONS WHICH ARE TO REMAIN. ALL CUTTING OF EXISTING MATERIALS SHALL BE HELD TO THE MINIMUM AS REQUIRED TO PROPERLY PERFORM THE WORK, AND SHALL BE SUBJECT AT ALL TIMES TO THE ARCHITECT'S APPROVAL.
5. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE SELECTIVE DEMOLITION PROCESS REVEALS PRE-EXISTING AND UNFORESEEN LATENT CONDITIONS OR DEFECTS REQUIRING IMMEDIATE REMEDIAL REPAIRS, TEMPORARY SUPPORT, OR OTHER ATTENTION.
6. WHERE WORK INVOLVES LOAD-BEARING STRUCTURES, PROVIDE TEMPORARY BRACING / SHORING AS REQUIRED TO SAFELY TRANSFER REQUIRED LOAD. DO NOT PROCEED WITH WORK UNLESS SHORING IS IN PLACE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THIS WORK, AND ARRANGING FOR ANY REQUIRED INSPECTIONS.
8. DUMPING SLIPS SHALL BE RETAINED BY THE CONTRACTOR AND GIVEN TO THE OWNER UPON REQUEST.

APPLICABLE CODES

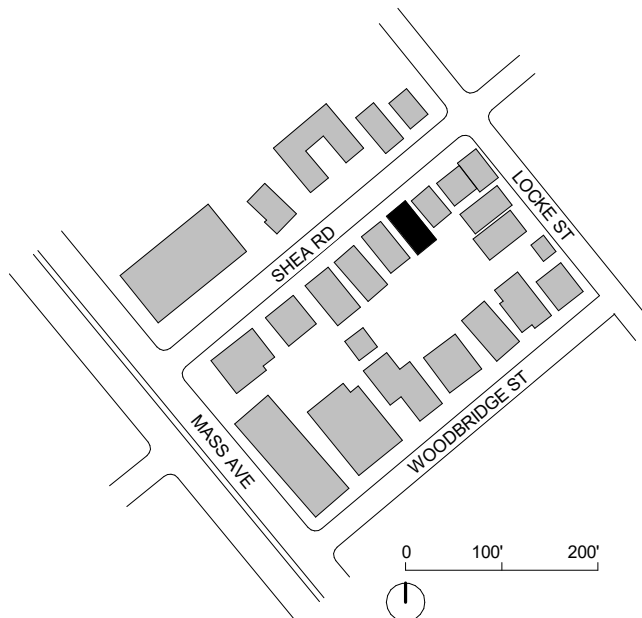
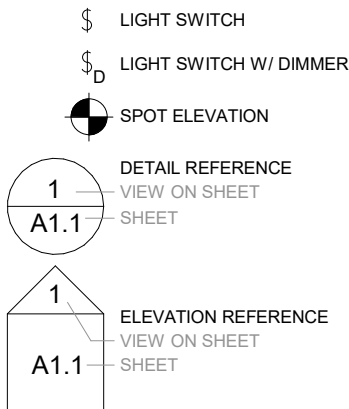
- 9TH EDITION CMR 780 / MA STATE BUILDING CODE: RESIDENTIAL / ONE- & TWO-FAMILY STRUCTURES
- 2015 IRC, AS MODIFIED BY MA STATE BUILDING CODE

ABBREVIATIONS

ADJ	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AT	AIRTIGHT
B.O.	BOTTOM OF
B.O.D.	BASIS OF DESIGN
CAB/S	CABINET/S
CL	CENTERLINE
CLNG	CEILING
CLR	CLEAR
CNTR	COUNTER
CONT	CONTINUOUS
DEG	DEGREE
DTL	DETAIL
DW	DISHWASHER
ELEC	ELECTRICAL SUBCONTRACTOR
ELEV/S	ELEVATION/S
E.O.	EDGE OF
EXT	EXTERIOR
EXTNG	EXISTING
FLR	FLOOR
F.O.	FACE OF
GWB	GYPSUM WALL BOARD
HR	HOUR
HT	HEIGHT
IC	INSULATION CONTACT
INCL	INCLUDES / INCLUDING
INT	INTERIOR
INSUL	INSULATION
JT/S	JOINT/S
LAM	LAMINATE
MANUF	MANUFACTURER
MAX	MAXIMUM
MECH	MECHANICAL SUBCONTRACTOR
MIN	MINIMUM
MTD	MOUNTED
NIC	NOT IN CONTRACT
PLUMB	PLUMBING SUBCONTRACTOR
PTD	PAINTED
QRTR	QUARTER
REQ'D	REQUIRED
SCHED	SCHEDULE
STN	STONE
TBD	TO BE DETERMINED
T.O.	TOP OF
TYP	TYPICAL
SIM	SIMILAR
U.N.O.	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
V.I.F.	VERIFY IN FIELD
W/	WITH
WD	WOOD
WIC	WALK-IN CLOSET
WNDW	WINDOW
WPFNG	WATERPROOFING

DRAWING LIST

A0.0	COVER
A1.0	ARCHITECTURAL SITE PLAN
A1.1	DEMO PLAN
A1.2	KEY PLAN
A2.1	PART PLAN - FRONT
A2.2	PART PLAN - REAR
A3.1	NEW EGRESS - PLAN & ELEV
A3.2	NEW EGRESS - REAR VIEW
A3.3	NEW EGRESS - STREET VIEW



ANNOTATION LEGEND

SITEPLAN

30 SHEA Level 1

FEB 08 2024

OWNER

Erin & Jamie Howell
30 Shea Road
Cambridge MA 02140

ARCHITECT

Sarah Roszler
Roszler Architecture
3 St Gerard Terrace
Cambridge MA 02140

BZA APPLICATION SET
NOT FOR CONSTRUCTION

SHEA RD

NEW SINGLE SHARED ENTRANCE @ FRONT

UNIT 2
EXPANDED MUD ROOM & ENTRY AREA

UNIT 1
RECONFIGURED PLAN FOR RENTAL / IN-LAW UNIT
INTERCONNECTABILITY BETWEEN UNITS 1 & 2

PROPERTY LINE - 6" +/-

4'-8" +/-

2'-7" +/-

2'-4" +/-

5'-2" +/-

COMMON UNIT 2

UNIT 2

UNIT 1

UNIT 1

UNIT 1

UNIT 2

UNIT 2

UNIT 2

UNIT 2

UNIT 2
NEW DEN / GUEST SUITE

UNIT 1
NEW EGRESS @ SIDE OF BUILDING

EXISTING PAVED SIDE ACCESS FROM SIDEWALK TO REAR YARDS

UNIT 1
UNIT 2

30 SHEA Level 1

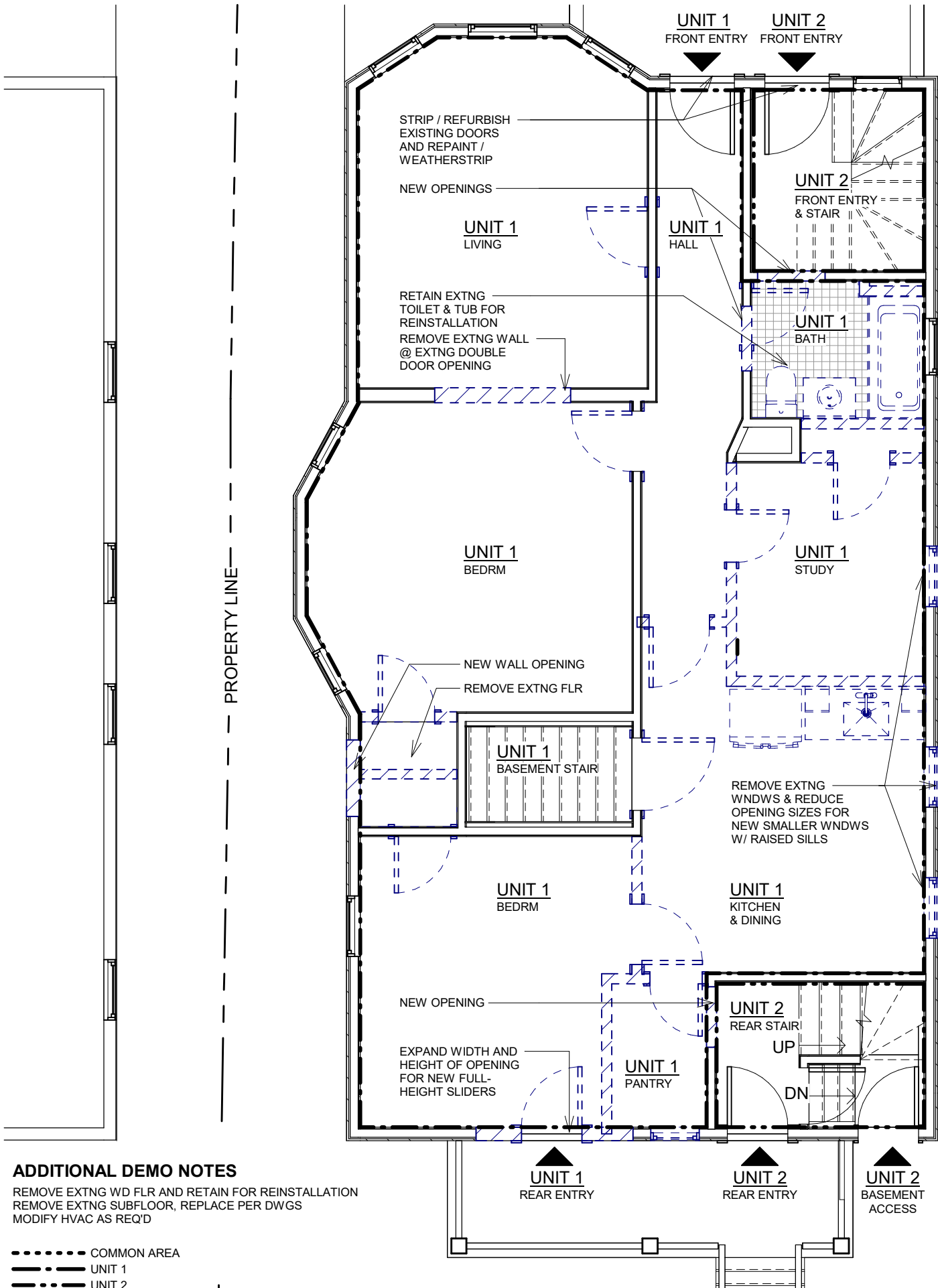
ROSZLER ARCHITECTURE

ARCHITECTURAL SITE PLAN

1" = 10'-0"
FEB 08 2024

A1.0

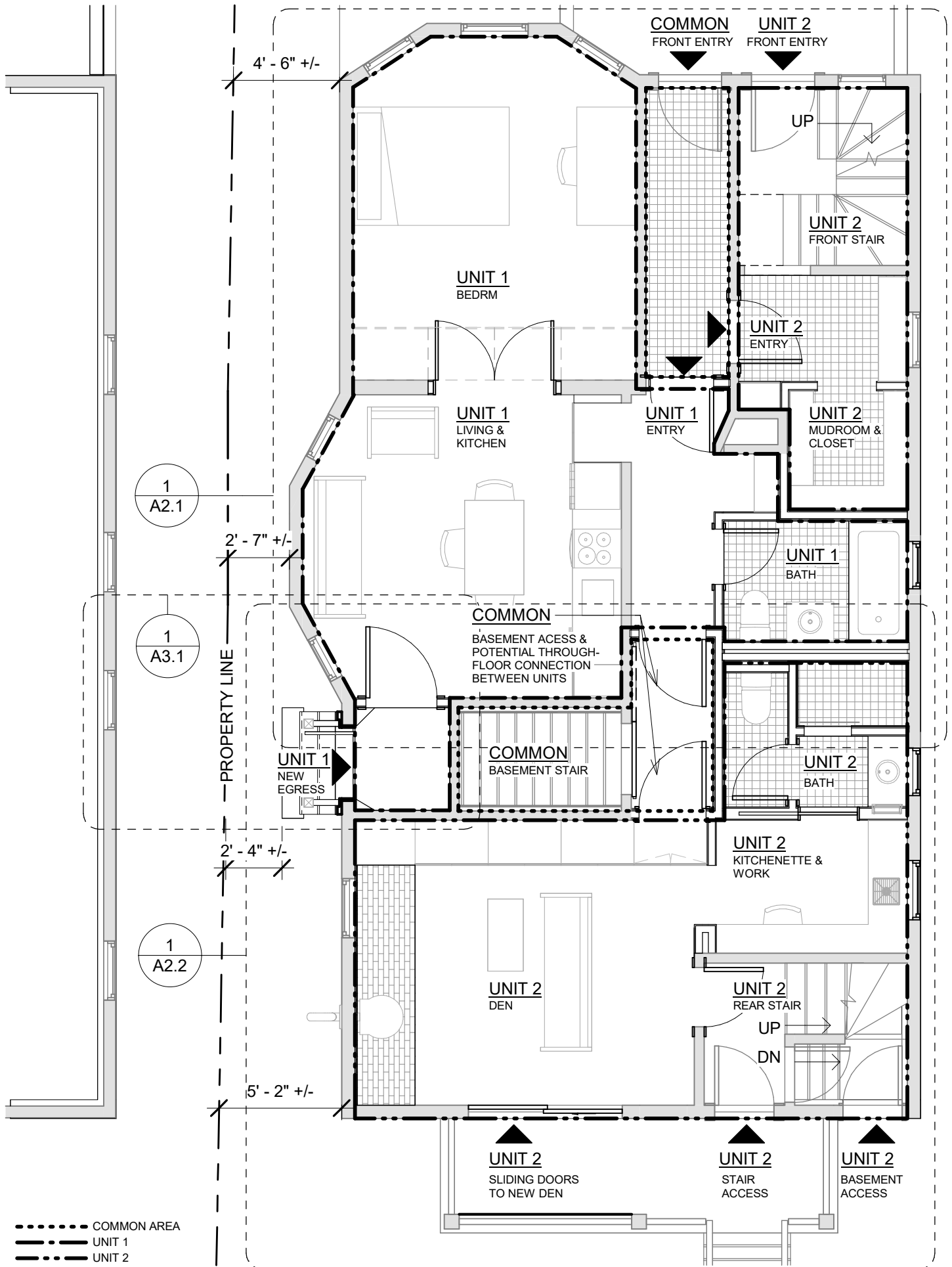
BZA APPLICATION SET

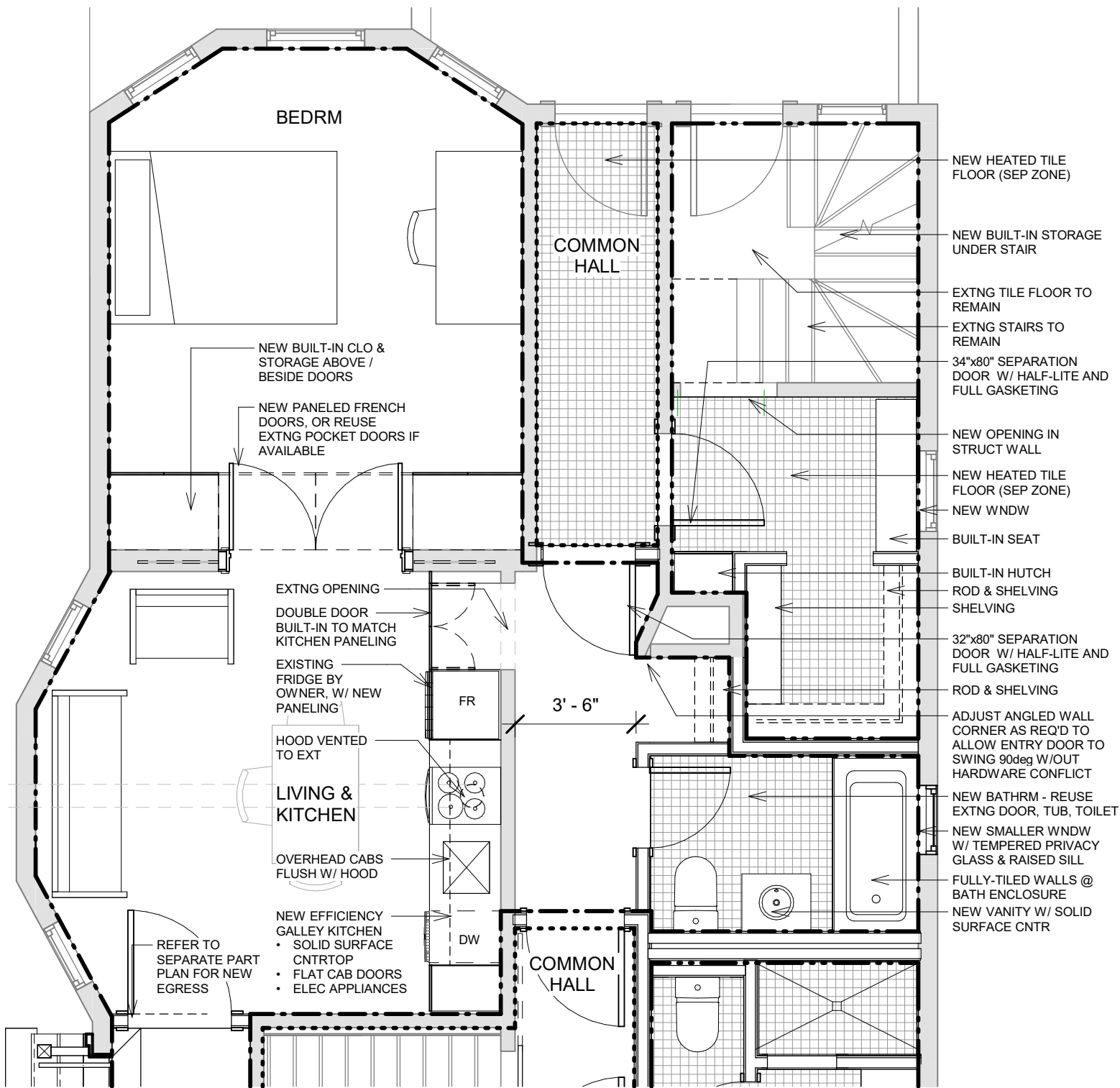


ADDITIONAL DEMO NOTES

REMOVE EXTNG WD FLR AND RETAIN FOR REINSTALLATION
 REMOVE EXTNG SUBFLOOR, REPLACE PER DWGS
 MODIFY HVAC AS REQ'D

- COMMON AREA
- UNIT 1
- UNIT 2





ADDITIONAL NOTES

UNIT SEPARATION WALLS (EXTNG & NEW)

- (1) LAYER 5/8" TYPE X GWB EACH SIDE W/ PLASTER FINISH, PTD
- FILL STUD CAVITY W/ MINERAL WOOL INSUL, ROCKWOOL SAFE N SOUND OR SIM

OTHER TYP WALLS

- 1/2" BLUEBOARD W/ PLASTER FINISH, PTD
- AT BATHS, USE MOISTURE-RESIST OR TILE SUBSTRATE AS REQ'D, & ACOUST INSUL

WHERE EXT WALL OPENED TO REVEAL CAVITY

- PROVIDE NEW MINERAL WOOL INSUL
- PROVIDE "SMART" MEMBRANE, INSTALLED AS VAPOR & AIR BARRIER

HVAC

- FOR UNIT 1, RECONFIGURE EXTNG HVAC SYSTEM
- FOR COMMON AREAS & UNIT 2 ENTRY SPACES, PROVIDE NEW HVAC AS REQ'D

CEILINGS @ UNIT 1 & COMMON AREA

- FILL CAVITY W/ MINERAL WOOL INSUL, ROCKWOOL SAFE N SOUND OR SIM
- ACOUSTICAL RESILIENT CLIPS SYSTEM
- (2) LAYERS 5/8" TYPE X GWB W/ PLASTER FINISH, PTD

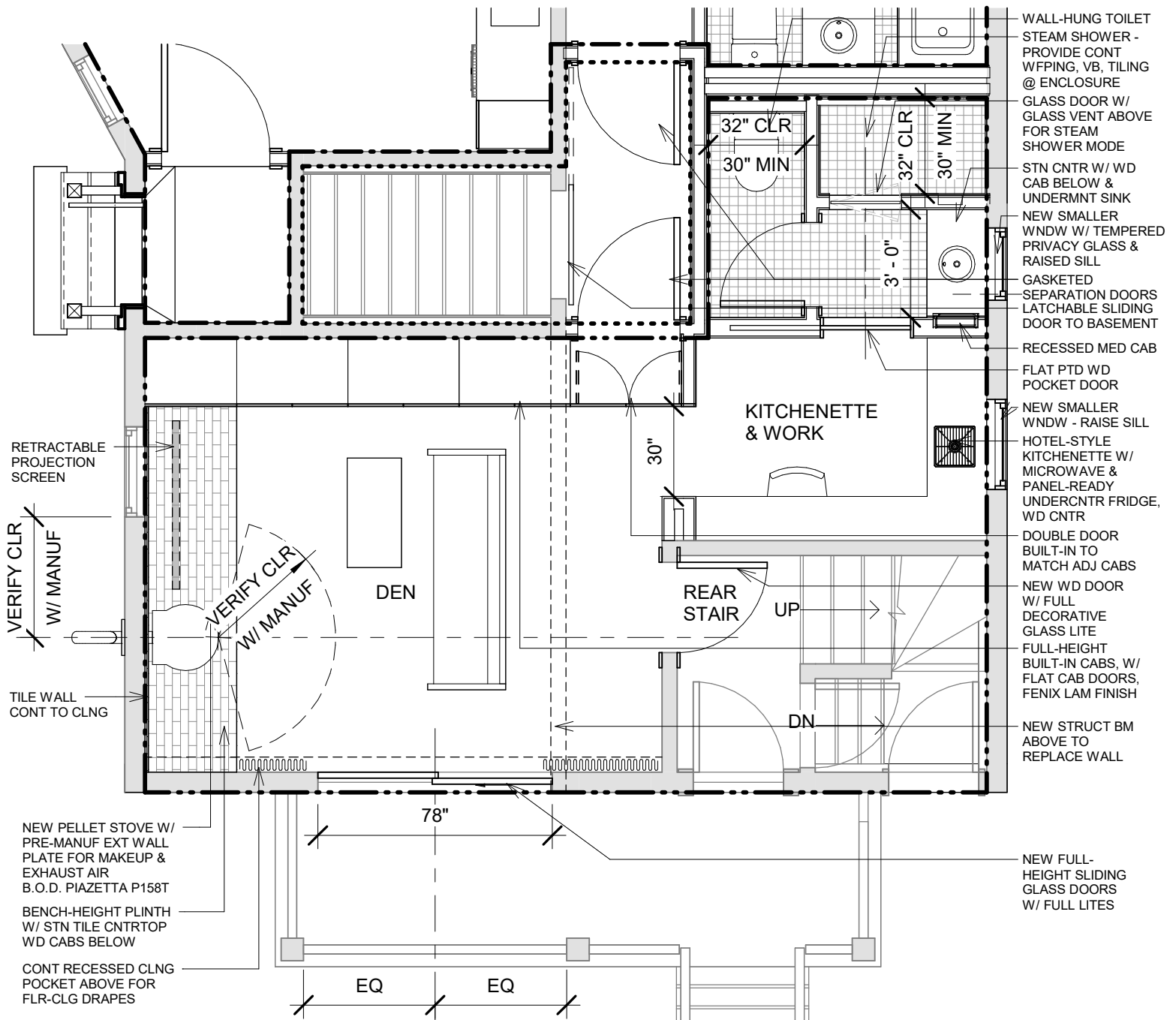
LIGHTING

- UNDERCAB KITCHEN LIGHTING
- (4) DIMMABLE RECESSED CANS @ BEDRM & LIVING RM
- (2) DIMMABLE RECESSED CANS @ HALL
- (2) DIMMABLE RECESSED CANS @ BATHROOM, WET-RATED
- RECESSED CAN FIXTURES TO MAINTAIN UNIT SEPARATIONS
- EACH ROOM TO HAVE (1) ADDITIONAL DECORATIVE FIXTURE

FLOORS

- NEW 3/4" PLYWOOD UNDERLAYMENT, GLUED & SCREWED TO JOISTS
- WD SALVAGED FROM EXTNG

- COMMON AREA
- UNIT 1
- UNIT 2



ADDITIONAL NOTES

UNIT SEPARATION WALLS (EXTNG & NEW)

- (1) LAYER 5/8" TYPE X GWB EACH SIDE W/ PLASTER FINISH, PTD
- FILL STUD CAVITY W/ MINERAL WOOL INSUL, ROCKWOOL SAFE N SOUND OR SIM

OTHER TYP WALLS

- 1/2" BLUEBOARD W/ PLASTER FINISH, PTD
- AT BATHS, USE MOISTURE-RESIST OR TILE SUBSTRATE AS REQ'D, & ACOUST INSUL

WHERE EXT WALL OPENED TO REVEAL CAVITY

- PROVIDE NEW MINERAL WOOL INSUL
- PROVIDE "SMART" MEMBRANE, INSTALLED AS VAPOR & AIR BARRIER

HVAC

- FOR NEW UNIT 2 LIVING SPACES, PROVIDE NEW STAND-ALONE HVAC SYSTEM

CLNG @ DEN

- PAINT EXTNG JOISTS / BRACING W/ CLEAR WD INTUMESCENT COATING
- BETWEEN JOISTS, APPLY MINERAL WOOL ACOUSTIC INSUL
- BETWEEN JOISTS, STRAPPING & 1/2" BLUEBOARD W/ PLASTER, PTD

LIGHTING

- DIMMABLE RECESSED CANS @ BATHROOM, WET-RATED
- DECORATIVE FIXTURES @ DEN & KITCHENETTE

FLOOR @ DEN & KITCHENETTE

- WD SALVAGED FROM EXTNG, LAID HERRINGBONE PATTERN.
- RADIANT SUBFLOOR SYSTEM,
 - ALT 1 - HYDRONIC: B.O.D. WARMBOARD S, INCL SUBFLOOR BY MANUF - REQUIRES NEW HYDRONIC ZONE FROM BOILER
 - ALT 2 - ELECTRIC: B.O.D. THERMOSOFT WARMSTEP MAT ON NEW 3/4" PLYWOOD SUBFLOOR.



ASSESSORS:

MAP 183, LOT 80

REFERENCES:

DEED BEOOK 67442, PAGE 142
PLAN BOOK 41, PLAN 12

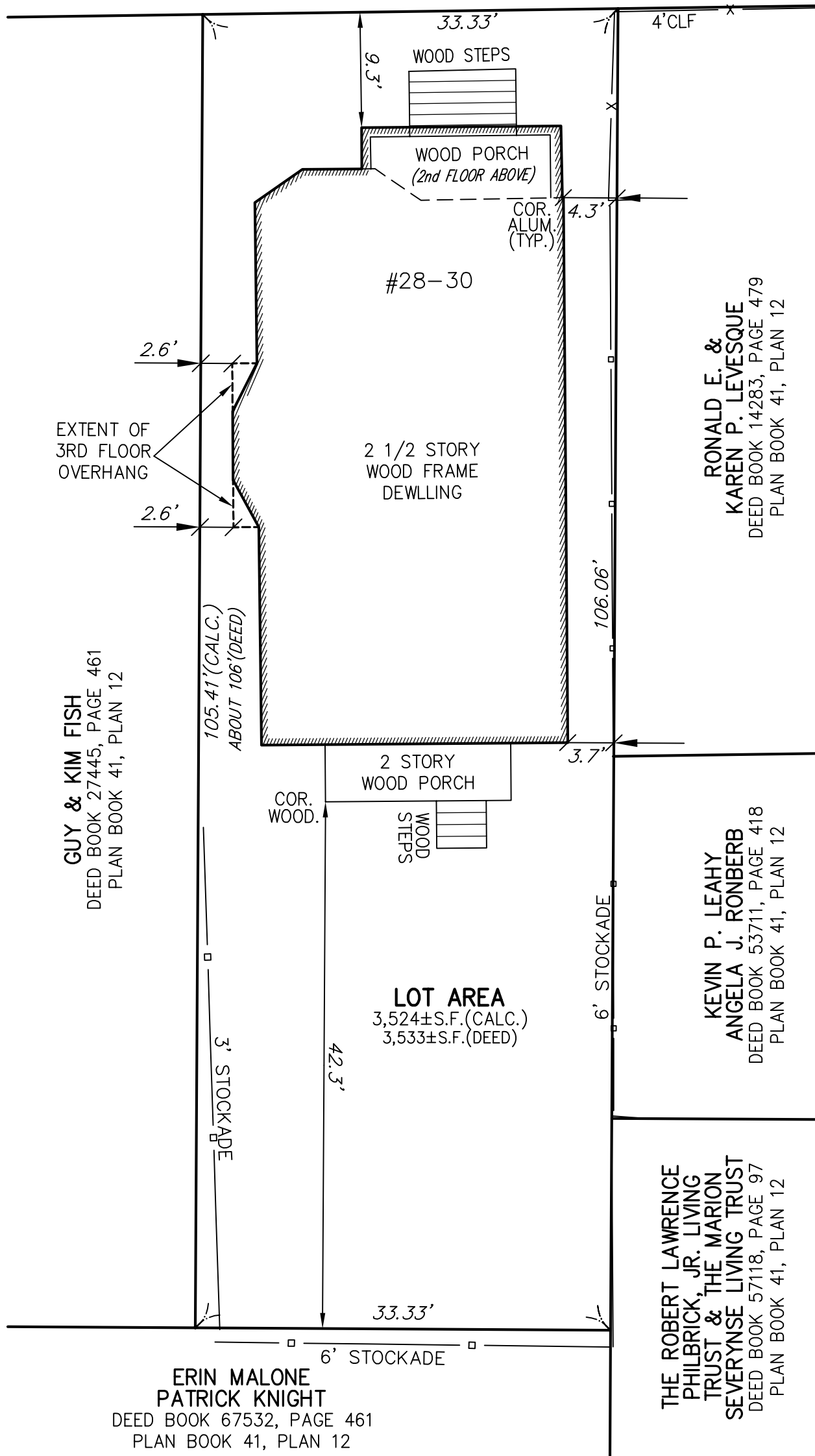
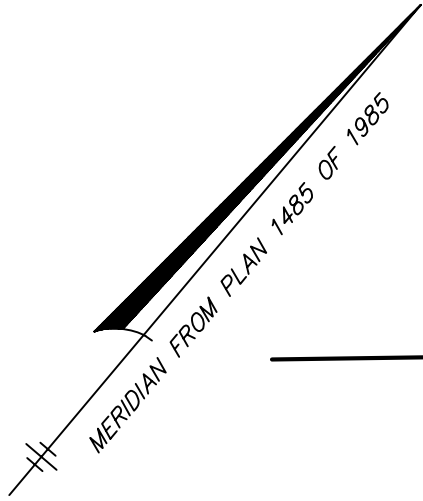
OWNERS OF RECORD:

JAMIE & ERIN HOWELL

SHEA

(PUBLIC - 40' WIDE)
(F.K.A. FRANK STREET)

ROAD



GUY & KIM FISH
DEED BOOK 27445, PAGE 461
PLAN BOOK 41, PLAN 12

RONALD E. &
KAREN P. LEVESQUE
DEED BOOK 14283, PAGE 479
PLAN BOOK 41, PLAN 12

KEVIN P. LEAHY
ANGELA J. RONBERG
DEED BOOK 53711, PAGE 418
PLAN BOOK 41, PLAN 12

THE ROBERT LAWRENCE
PHILBRICK, JR. LIVING
TRUST & THE MARION
SEVERYNSSE LIVING TRUST
DEED BOOK 57118, PAGE 97
PLAN BOOK 41, PLAN 12

ERIN MALONE
PATRICK KNIGHT
DEED BOOK 67532, PAGE 461
PLAN BOOK 41, PLAN 12

PLOT PLAN

OF LAND IN
CAMBRIDGE, MA
(#28 - 30 SHEA ROAD)

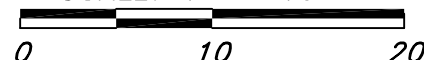
PREPARED FOR: JAMIE HOWELL

HANCOCK

Survey Associates, Inc.

185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

SCALE: 1" = 10'

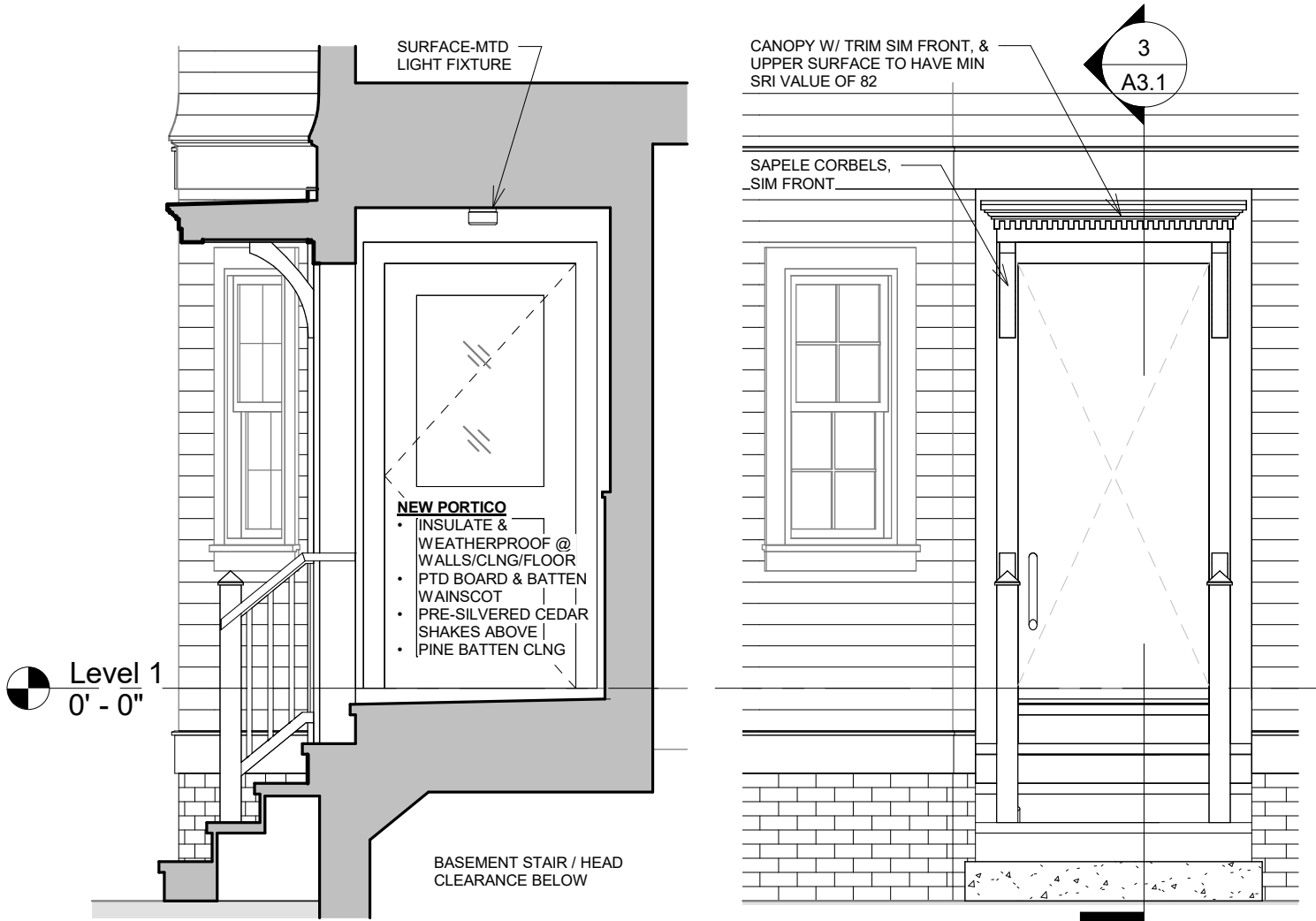


CHK. BY:

DATE:
2/2/18

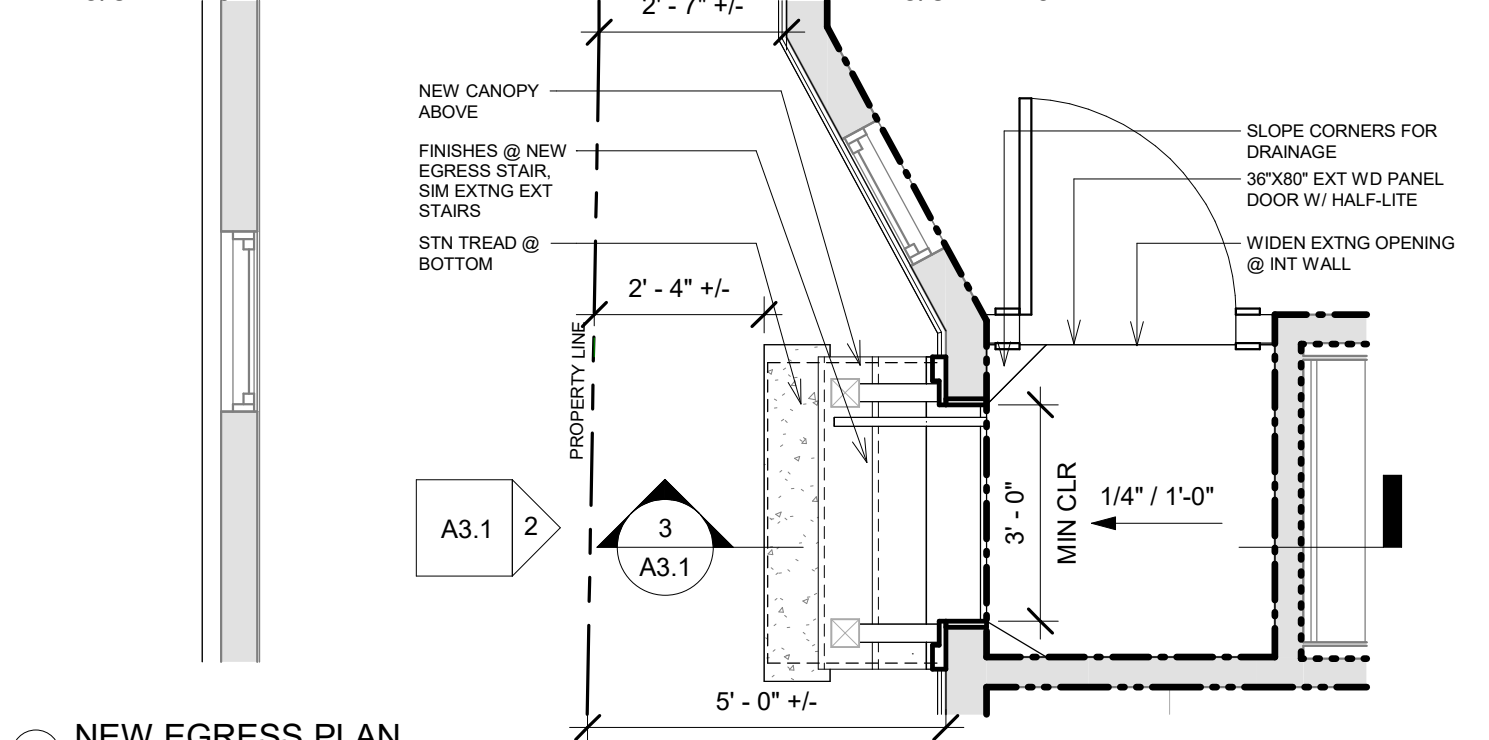
JOB
NO.
21052

PROFESSIONAL LAND SURVEYOR



③ NEW EGRESS SECTION
3/8" = 1'-0"

② NEW EGRESS ELEVATION
3/8" = 1'-0"



① NEW EGRESS PLAN
3/8" = 1'-0"



SIDE VIEW - EXISTING



SIDE VIEW - PROPOSED



STREET VIEW - EXISTING



STREET VIEW - PROPOSED

Pacheco, Maria

From: kayl8@aol.com
Sent: Sunday, March 3, 2024 12:24 PM
To: Pacheco, Maria
Subject: #257728 - special permit 28-30 Shea Road

March 4, 2024

To: Board of Zoning Appeal

It is our pleasure to write in support of Erin and Jamie Howell's proposed design. We saw the proposal and do not feel that it will have a negative impact on our community. They are great neighbors and go above and beyond to support the community. Please contact us anytime if you need more information or we can help in any way.

Best regards,

Karen and Ronald Levesque
32 Shea Road



Jamie Howell <jamie.howell@gmail.com>

House changes

Jamie Howell <jamie.howell@gmail.com>

19 January 2024 at 08:14

To: Guy Fish MD <guyfish.md@gmail.com>, Erin Howell <erinhowell77@gmail.com>

Hi Guy,

I hope all is well.

We're doing a small renovation in our downstairs unit, part of which requires a new secondary egress as the existing egress will be used by the upstairs unit. The new egress will be on the driveway side of the house, towards the back of the house, and will be well within the property line. We don't foresee this being used often at all, and will be primarily there as more of a fire escape.

I've attached excerpts from the plans that will be submitted for the variance that also have a rendering to help visualize how it will look in the driveway.

Please feel free to reach out if you have any questions or concerns.

Many thanks,

Jamie, Erin, Ben and Phoebe

 **28 Shea Egress.pdf**
4823K

30 Shea Rd.

Petitioner

183-43
CANNISTRARO, PAUL A. & YIH-HSIEN SHEN
23 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-78
LEVESQUE, RONALD E. &
KAREN P. LEVESQUE
32 SHEA RD
CAMBRIDGE, MA 02140-1218

ROSZLER ARCHITECTURE, LLC
C/O SARAH ROSZLER, ARCHITECT
30 SHEA ROAD
CAMBRIDGE, MA 02140

183-106
ARANCIO, NICHOLAS J. &
ELEANOR D. ARANCIO, LIFE ESTATES,
19 WOODBRIDGE ST.
CAMBRIDGE, MA 02140-1219

183-81
FISH, GUY & KIM FISH
26 SHEA RD
CAMBRIDGE, MA 02140-1218

183-80
HOWELL, JAMIE & ERIN HOWELL
28-30 SHEA RD
CAMBRIDGE, MA 02140

183-77
SMITH, DOUGLAS C & CLAIRE M DAHILL,
TRS OF 34 SHEA ROAD REALTY TRUST
34 SHEA RD.
CAMBRIDGE, MA 02140-1218

183-123
COMMUNITY ALTERNATIVE RESIDENTIAL
ENVIRONMENTS, INC.
291 MYSTIC AVE
MEDFORD, MA 02155

183-42
PHILBRICK, ROBERT LAWRENCE JR.
TRUSTEE MARION SEVERYNES TRUSTEE
25 LOCKE ST
CAMBRIDGE, MA 02140

183-76
BENT, JILL L. & CHARLES Q. BENT
36 SHEA RD
CAMBRIDGE, MA 02139

183-107
MALONE ERIN & PATRICK KNIGHT
17 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-27
HYLAND KATHERINE W A &
CRAIG T HYLAND, TR
31 SHEA RD
CAMBRIDGE, MA 02140

183-46
SMITH TURNER & DAVID GERSTLE
15 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-82
SLAGER SHEA ROAD REALTY TR
20 SHEA RD
CAMBRIDGE, MA 02140

183-79
LEAHY, KEVIN P. & ANGELA J. RONBERG
27 LOCKE ST
CAMBRIDGE, MA 02140

Pacheco, Maria

From: Erin Malone and Pat Knight <17woodbridgestreet@gmail.com>
Sent: Thursday, March 7, 2024 9:24 AM
To: Pacheco, Maria
Subject: Comments on special permit for 28-30 Shea Road

To: Board of Zoning Appeal

We are writing in support of Erin and Jamie Howell's proposed improvements to their house. We have reviewed the proposal, and we think it would be an improvement to our neighborhood. From the day we moved to Cambridge, Erin and Jamie have been wonderful, welcoming neighbors and I consider ourselves very lucky to share a fence with them. Please let us know if we can answer any questions.

Thanks,

Pat Knight and Erin Malone
17 Woodbridge St

--

Erin Malone & Patrick Knight
17woodbridgestreet@gmail.com
Erin's cell: 401-864-5342
Pat's cell: 860-861-2233

Pacheco, Maria

From: Guy Fish MD <guyfish.md@gmail.com>
Sent: Wednesday, March 20, 2024 11:46 PM
To: Pacheco, Maria
Subject: Opposition to Case No. BZA-257728

City of Cambridge
Board of Zoning Appeal
Case No: BZA-257728
Location: 30 Shea Road, Cambridge, MA
Petition: Special Permit: Install exterior door within the required setback

View in Opposition to the petition

Emailed to: Maria Pacheco mpacheco@cambridgema.gov

Dear Sirs:

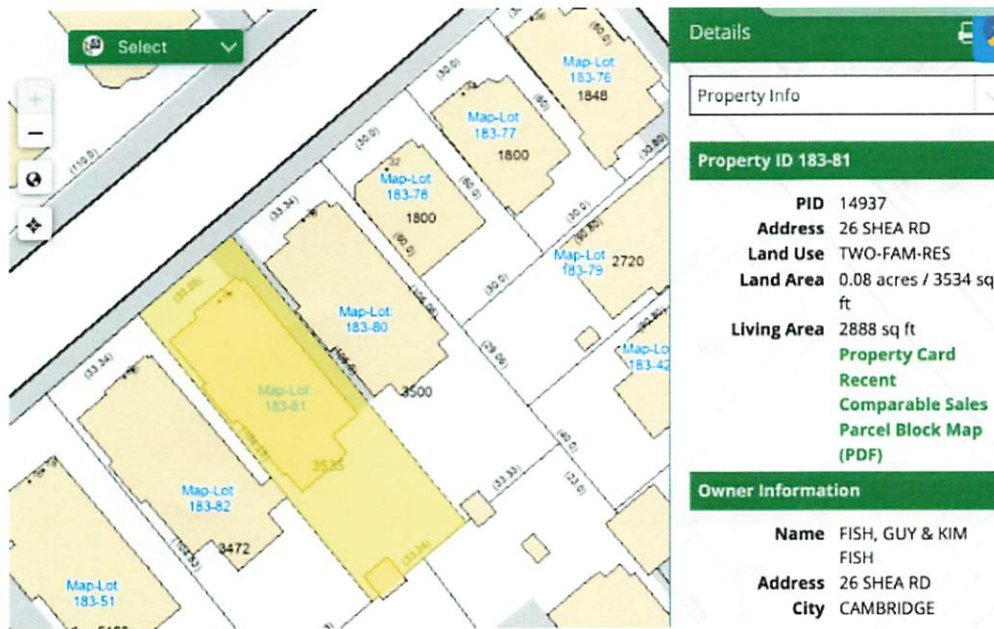
I am Guy Fish, MD.

My standing in this case is that we are owners and occupants of the abutting property, 24 and 26 Shea Road, to the petitioner Howell property at 28 and 30 Shea Road.

Having purchased our property in 1997, the neighborly understanding with Mrs. Allenberg – the original owner of 28- 30 Shea (Howell property today) – was that we “shared a driveway”. While originally sized for carriages in the era of 1902 house constructions, the driveway remains an active passageway for both property owners.

We are opposed to the proposed 28-30 Shea egress variance for three principal reasons.

First, the petitioner’s drawing submitted for the project suggests that the property line transects the driveway in equal halves. We dispute this. Despite the 28-30 property owners having secured a company to assess the property line prior to putting up a fence recently, there are documents on file with the City of Cambridge (Property Viewer Map Lot 183-81 Parcel 14937) (<https://gis.cambridgema.gov/map/Viewer.aspx>) that illustrates **asymmetric ownership** of the driveway.



While seemingly nonsensical to modern standards, we can neither dispute how the lines were drawn, nor the fundamentals of real estate property rights. In this case, the city’s Map of the 24 – 26 Shea property shows our ownership line asymmetrically extending to within 2 – 3 inches of the bay window bulge of 28 Shea dining room toward the driveway. Most of the driveway is mine. The consequence of acknowledging the actual property line is that the proposed egress would cross that line into my property.

Second, even if the property line was an even transect, of the driveway, sharing it “50 – 50”, a stairwell beginning at the driveway midline would materially impair use of the driveway for its intended purposes, to wit, conveyance of goods and materials to the back of the property. In recent past, we have had need to bring HVAC units to the back for installation. The units, as well as the ladders and equipment used to install them, would have a difficult time reaching the back without risk of harm to workmen, new and old equipment, and property. Impairment of fair use of my property to advantage an abutter is not equitable or legal.

Finally, the Howells are entitled to fair use of their property, which may include renovating and using their basement as habitable space, much as we have recently done at 24-26 Shea Road. However, they have other options available to them besides the choice they seek of unilaterally imposing restrictions on use of my property. There is a neighbor 3 doors down at 16 Shea Road who, despite fully owning their driveway, chose to install their finished basement egress in the front of their property. Many years later, we, the owners of 24 -26 Shea chose to do the same. We were told at the time that a driveway-facing egress was NOT allowed by code. Our egress implementation during COVID varied from our design, but it works! Our basement egress is in the front. Howell's property is nearly identical in all respects in form and footprint. Should they wish to, they can elect to egress the basement at the front of the house, or in back of the house, without needing a zoning permit and infringing my property rights.

In short, just after moving in in 1997, we came across that classic Cambridge joke: “what is worse in Cambridge than not owning a driveway? Answer: owning a shared driveway.” Sadly, there is much truth in that. We strongly oppose the variance requested on the above grounds: principally, re infringement on property rights. We suggest the Howells find a suitable alternative, much as their neighbors have done, that does not rest on taking away rights of use.

Should the zoning body decide to grant the Howells request, our next course of action will entail a court injunction, resurveying, and other steps at our disposal.

Thank you,

Guy L. Fish
24 - 26 Shea Road
Cambridge, MA 02144

617.821.8503

Pacheco, Maria

From: Jill Bent <jilltbent@yahoo.com>
Sent: Saturday, March 23, 2024 9:31 AM
To: Pacheco, Maria
Cc: Jamie Howell; Erin Howell; Charles Bent
Subject: Permit 257728 for 28-30 Shea Road.

To: Board of Zoning Appeal

We are writing in support of Erin and Jamie Howell's request for a special permit for 28-30 Shea Road. We have viewed the proposed improvements and we think the plans will add value to their property and to the neighborhood. We have lived on Shea Road for over 20 years and have seen the positive changes Erin and Jamie have made thus far to their property. They have restored an older home in a tasteful and respectful manner, and these plans seem in line with previous work. They are wonderful neighbors who contribute to making our neighborhood a special place to live. Please let us know you have any questions we can answer.

Sincerely,

Jill and Charlie Bent

Pacheco, Maria

From: Karen Dempsey <karen@kdempseycreative.com>
Sent: Sunday, March 24, 2024 7:31 PM
To: Pacheco, Maria
Cc: John Commisso; Erin Howell; Jamie Howell
Subject: Support for special permit number 257728, 28-30 Shea Road

3/24/2024

To: Maria Pacheco, City of Cambridge Inspectional Services
Re: Support for special permit number 257728, 28-30 Shea Road

Dear Ms. Pecheco,

We write in support of the Howell family at 28-30 Shea Road and their special permit application. We have lived in our home at 16 Shea Road since 2005 and have known the Howells since they purchased their home in 2016, after the death of the original owner, Mrs. Frances Allenberg, who was a dear friend. After Mrs. Allenberg's death the house was vacant for some time as Mrs. Allenberg's heirs worked through the difficulties of the estate process, and we are grateful that the Howells were patient and ultimately successful in purchasing the house. They have been wonderful neighbors and contributors to the larger North Cambridge Community, they are active volunteers for many causes, and their children attend the Cambridge Public Schools. We support their renovation efforts and commitment to maintaining the house's status as a two-family home.

Thank you for your consideration.

Sincerely,

Karen Dempsey
John Commisso
16 Shea Road
Cambridge, MA 02140

Karen Dempsey
she/her
Content writer and editor
617-894-5509



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name:

Erin Howell

(Print)

Date:

3/7/24

Address:

30 Albee Rd

Case No.

257728

Hearing Date:

3/28/24

Thank you,
Bza Members