



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP 19 AM 11:55

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Date:

BZA Application Form

BZA Number: 286224

General Information

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

Special Permit: _____ Variance: X

Appeal: _____

PETITIONER: Alex Franco C/O Taryn Bone

PETITIONER'S ADDRESS: 106 PERKINS ST, somerville, ma 02145

LOCATION OF PROPERTY: 10 Eighth St, Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are proppsing to add a bedroom addition off the rear of the house which will square off the rear facade. The addition will be within the existing non-conforming rear and side setbacks. The FAR will incread beyond the already non-compliant FAR. We are also proposing refinishing the basement, following the new flood resiliency zoning ordinance.

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).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Taryn Bone

(Petitioner (s) / Owner)

Taryn Bone

(Print Name)

Address: _____
 Tel. No. 5737772997
 E-Mail Address: taryn@bcstudiola.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Alex Franco
Location: 10 Eighth St., Cambridge, MA
Phone: 5737772997

Present Use/Occupancy: Single Family Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1281	2141	1349	(max.)
<u>LOT AREA:</u>		1799	1799	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.71	1.19	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1799	1799	5000	
<u>SIZE OF LOT:</u>	WIDTH	30	30	50	
	DEPTH	60	60	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	
	REAR	18'-6"	18'-6"	20'	
	LEFT SIDE	7'-11"	7'-11"	7'-6"	
	RIGHT SIDE	1'-5.75"	1'-5.75"	7'-6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	26'-3"	35'	35'	
	WIDTH	41'-6"	41'-6"	n/a	
	LENGTH	20'-6"	20'-6"	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		59%	52%	n/a	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<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>		n/a	n/a	n/a	

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 Cheryl Sadeli and Alexi Franco
(OWNER)

Address: 10 8th St. Cambridge, MA 02141

State that I/We own the property located at 10 8th St. Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of Cheryl Sadeli
and Alexi Franco

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

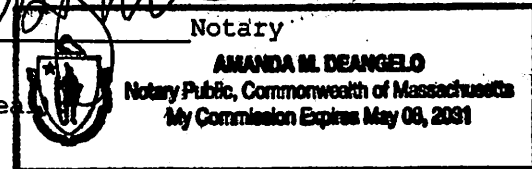

Cheryl Sadeli
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

***Written evidence of Agent's standing to represent petitioner may be requested.**

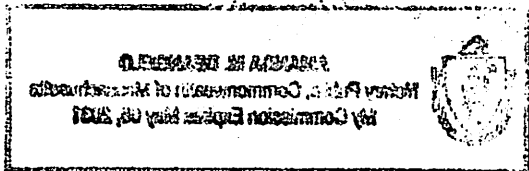
Commonwealth of Massachusetts, County of Middlesex

The above-name Alexi Franco & Cheryl D. Sadeli personally appeared before me,
this 19th of August, 2024, and made oath that the above statement is true.

My commission expires May 8, 2031 (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:**

A literal enforcement of the provisions of this Ordinance would involve a hardship for the petitioners as their home currently only has two bedrooms for a family of 4. As the children grow, they wish to offer them each their own bedroom and stop using the the children's bedroom for their work from home space. Since the lot and building are already non-conforming, we find that squaring off the back of the building to house a primary bedroom is the scenario that will effect the home and neighborhood the least.

- 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 is owing to the non-conforming lot size and existing side setback. The existing structure is structure and our proposed addition will remain in scale with the rest of the neighborhood but the small size of the lot creates a nonconformity to Floor Area Ratio

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

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

Relief may be granted without substantial detriment to the public good because the addition will be one story in the rear of the house, not viewable from the public way and as such will have no impact to the public good.

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

Because the proposal is to square off the building by a small addition at the rear of the home, it does not create a substantial change to the existing purpose of the home. Therefore, relief may be granted without nullifying or substantially derogating the purpose of this 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.**

SEE APPLICATION FORM
SUPPORTING STATEMENT FOR A VARIANCE

DATE OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN
COMPARISON WITH THE APPLICABLE ZONING ORDINANCE WITH THE CITY, SECTION 10

(1) A finding of substantial hardship, financial or otherwise, to the petitioner or
applicant for the following reasons:

A literal enforcement of the provisions of the Ordinance would involve a hardship for
the petitioner as their home currently only has two bedrooms for a family of 4. As the
children grow, they wish to offer them each their own bedroom and also using the
children's bedroom for their work from home space. Since the lot and building are
already non-conforming, we find that siting off the back of the building to house
a primary bedroom is the scenario that will affect the home and neighborhood the least.

(2) The hardship is due to the following circumstances relating to the lot:
contiguous, shape or topography of such land or adjacent and especially
adjoining such land or structure but not affecting generally the zoning
district in which it is located for the following reasons:

The hardship is owing to the non-conforming lot size and existing side setback.
The existing structure is structure and our proposed addition will remain in scale with the
rest of the neighborhood but the small size of the lot creates a nonconformity to Floor
Area Ratio.

(3) RELIEF MAY BE GRANTED WITHOUT EITHER:

(1) Substantial detriment to the public good for the petitioner or
Relief may be granted without substantial detriment to the public good because
the addition will be one story in the rear of the house, not visible from the public
way and as such will have no impact to the public good.

(2) Relief may be granted without substantially detracting
from the character or purpose of the Ordinance for the following
reasons:

Because the proposal is to add a small addition to the rear of the house, it does not create a substantial change to the existing purpose of
the house. Therefore, relief may be granted without nullifying or substantially
detracting the purpose of this 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.

2025 NOV -4 AM 9:40

November 3, 2025

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Cambridge BZA

Re: BZA-286224

Project address: 10 Eighth St, Cambridge

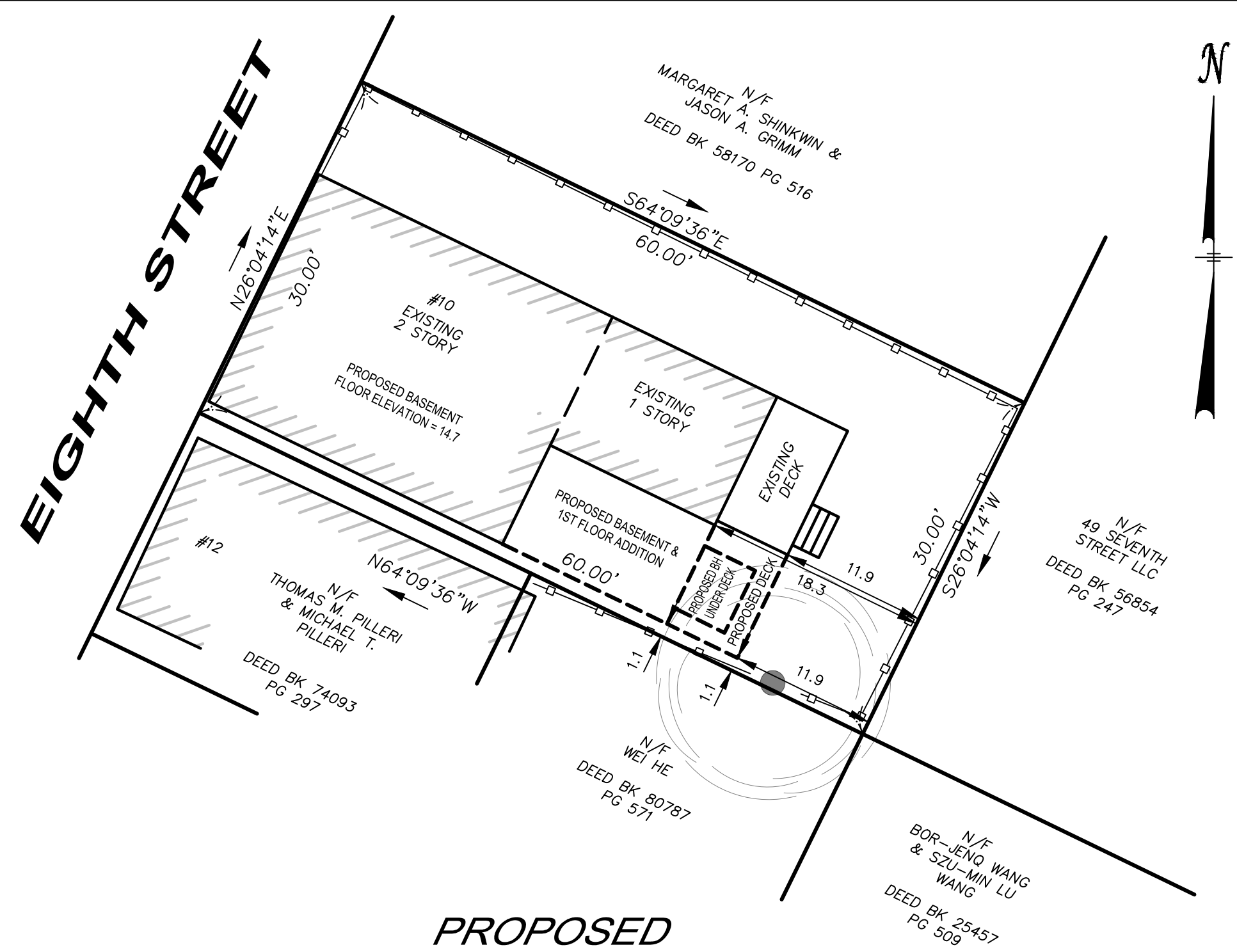
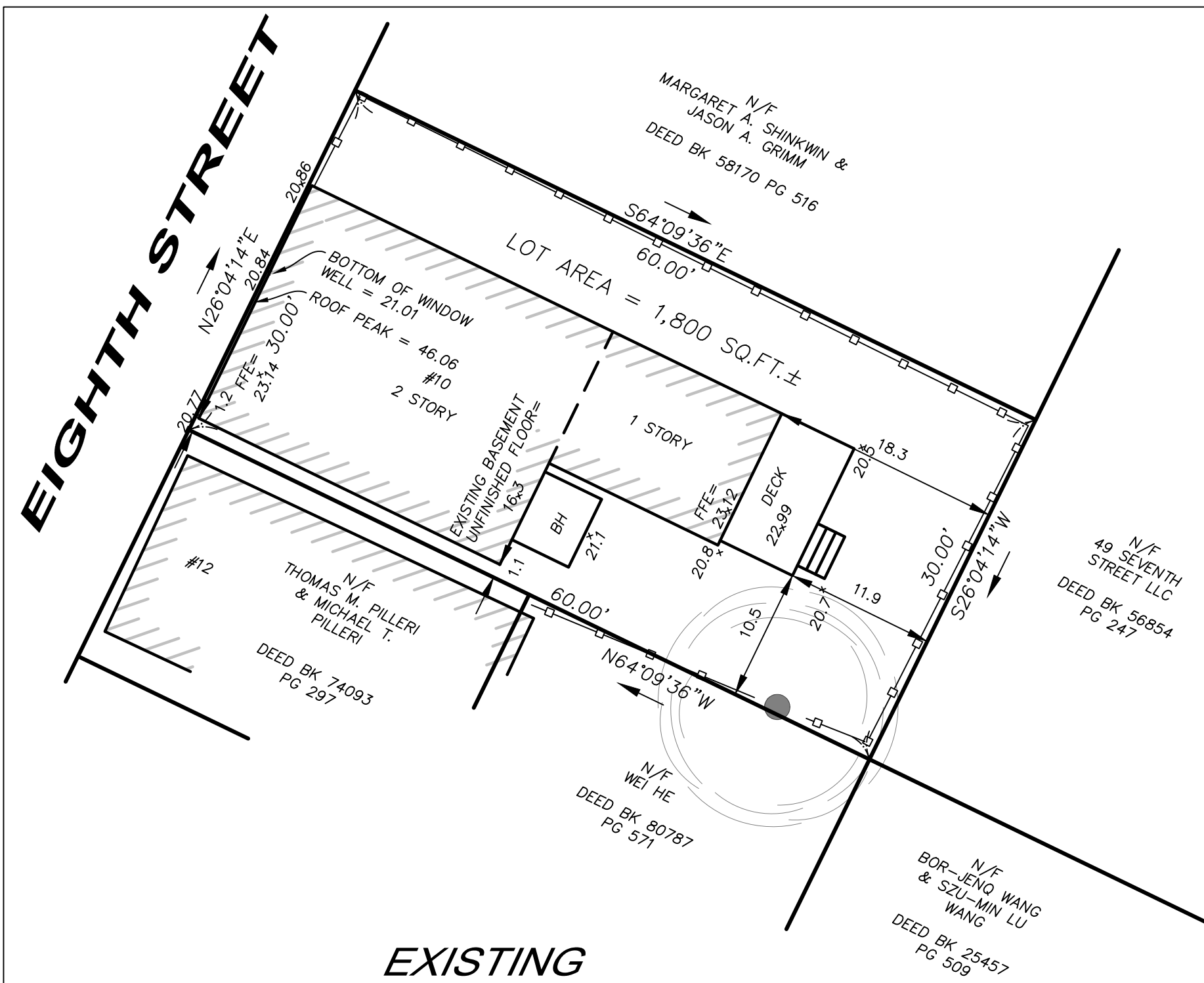
To Whom it may concern:

I am writing to request a 6 month extension to the approval from the Board of Zoning Appeals on this project. We are in the process of filing for a permit and want to ensure we have the proper amount of time so that we won't need to go before the board again on this same matter.

Very Best,

Taryn Bone, Architect

Taryn Bone



NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND PROPOSED ADDITIONS FOR THE DWELLING AT 10 EIGHTH STREET, CAMBRIDGE.
2. THIS SURVEY PLAN WAS PREPARED FROM AN ON-THE-GROUND INSTRUMENT SURVEY THAT WAS COMPLETED ON SEPTEMBER 5, 2024. NO EXISTING CONDITION CHANGES MADE AFTER THIS DATE ARE REFLECTED ON THIS SURVEY.
3. RECORD OWNER: ALEX FRANCO & CHERYL D. SADELI. DEED BOOK 73721 PAGE 532.
4. ALL RECORD OWNER INFORMATION IS BASED ON CITY OF CAMBRIDGE TAX RECORDS. NO CERTIFICATION IS HEREBY MADE TO THE ACTUAL OWNERSHIP OF THE SHOWN PROPERTIES.
5. ELEVATIONS ARE BASED ON THE BENCHMARKS SHOWN ON PLAN "ALTA/SNPS LAND TITLE SURVEY TRUMAN APARTMENTS 25 8TH STREET, CAMBRIDGE, MA", PREPARED BY BRYANT ASSOCIATES, DATED AUG. 10, 2016, AND ON FILE WITH THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT.
6. THE ELEVATION BASE OF THIS PLAN IS CAMBRIDGE CITY BASE.
7. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ONLY THOSE PLOTTABLE EASEMENTS OR RESTRICTIONS THAT WERE REFERENCED IN THE LOCUS DEED, SHOWN ON THE LOCUS PLAN, OR PROVIDED BY THE CLIENT ARE SHOWN. OTHER EASEMENTS, RESTRICTIONS, OR MATTERS OF TITLE MAY EXIST.
8. PROPOSED ADDITION INFORMATION WAS PROVIDED BY BONE COLLECTIVE STUDIO. PLANS DATED 2024.08.09

PLAN REFERENCES

MIDDLESEX SOUTH REGISTRY OF DEEDS:

PLAN 368 OF 1968

CITY OF CAMBRIDGE ENGINEERING DEPARTMENT:

"ALTA/SNPS LAND TITLE SURVEY TRUMAN APARTMENTS 25 8TH STREET, CAMBRIDGE, MA", PREPARED BY BRYANT ASSOCIATES, DATED AUG. 10, 2016

"PLAN OF EIGHTH STREET", PREPARED BY ALLEN, DEMURJIAN,
MAJOR, & NITSCH, DATED 11-2-88



PREPARED BY:
CHARLESTOWN LAND SURVEYING
P.O. BOX 290837
CHARLESTOWN, MA 02129
PHONE: (617) 691-7592

PROJECT NUMBER: 1010
FILE NAME: 1010_Proposed-PP.dwg
DRAWN BY: J. CAMPBELL

*PROPOSED PLOT PLAN
10 EIGHTH STREET
CAMBRIDGE, MASSACHUSETTS*

PREPARED FOR:

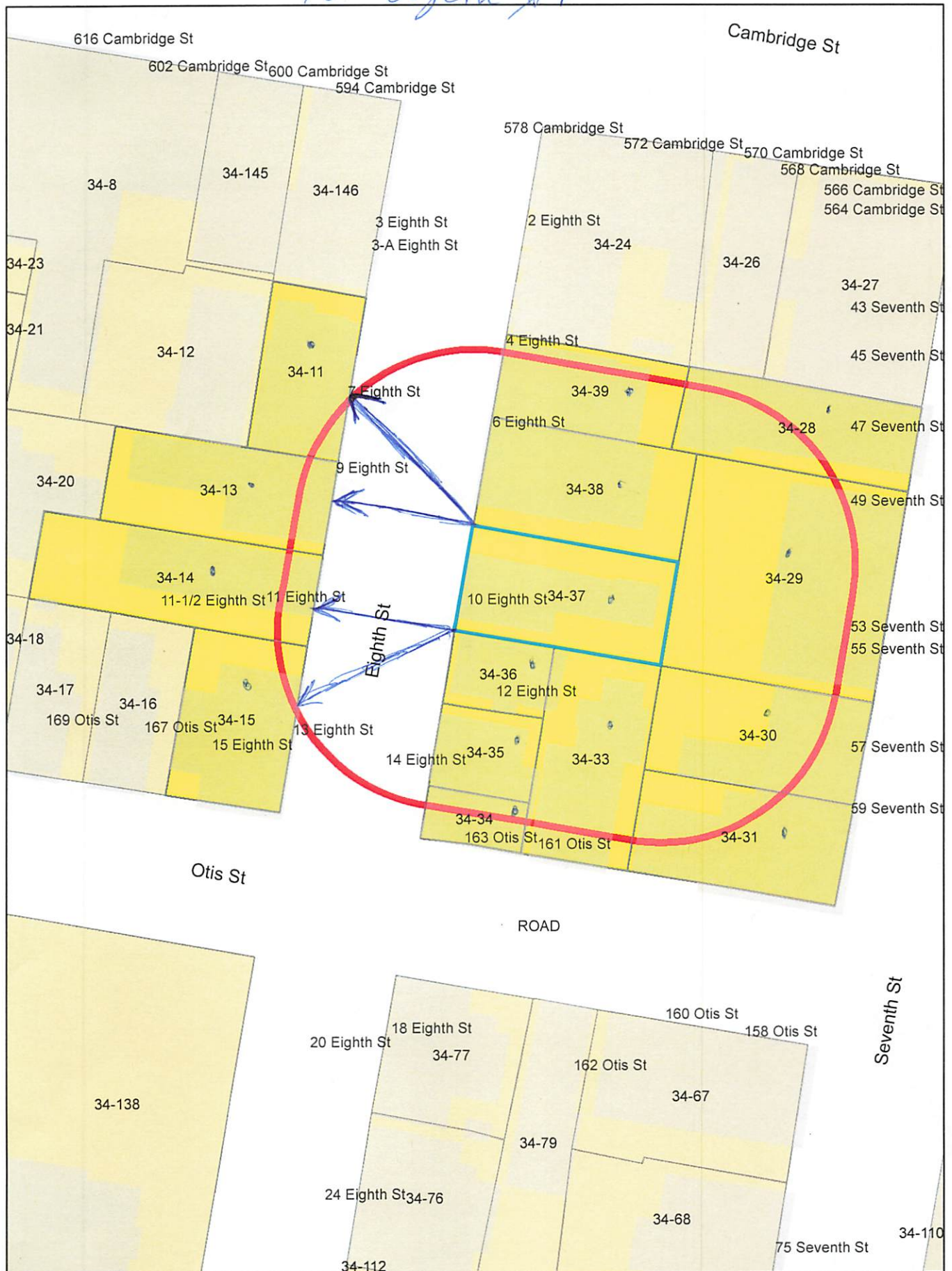
ALEX FRANCO
10 EIGHTH STREET
CAMBRIDGE, MA 02141

SEPTEMBER 10, 2024

10 Eighth St.



10 Eighth St.



70 Eighth St.

Petitioner
TARYN BONE
106 PERKINS STREET
SOMERVILLE, MA 02145

34-14
HUANG, SIYU & YINGCHAO YU
11 EIGHT STREET
CAMBRIDGE, MA 02141

34-29
49 SEVENTH STREET LLC,
47 SEVENTH ST
CAMBRIDGE, MA 02141

34-38
SHINKWIN, MARGARET A. & JASON GRIMM
6 EIGHTH ST
CAMBRIDGE, MA 02141

34-28
47 SEVENTH STREET LLC,
47 SEVENTH ST
CAMBRIDGE, MA 02141

34-37
FRANCO, ALEX CHERYL SADELI
10 EIGHT ST
CAMBRIDGE, MA 02141

34-39
ZARZYCKI, ANDRZEJ & MALGORZATA STARUK
27 GEORGE ST
BELMONT, MA 02478

34-13
2 CLARK ST LLC
264 SALEM ST
MEDFORD, MA 02155

34-34
VIGILANTE, DENNIS, DAVID VIGILANTE &
SUSAN C. PILLERI
163 OTIS STREET
CAMBRIDGE, MA 02141-1514

34-35
VIGILANTE, ALFRED A LIFE ESTATE
14 EIGHTH ST
CAMBRIDGE, MA 02141

34-11
DEJESUS ALBA A A LIFE ESTATE
7 EIGHTH ST
CAMBRIDGE, MA 02141

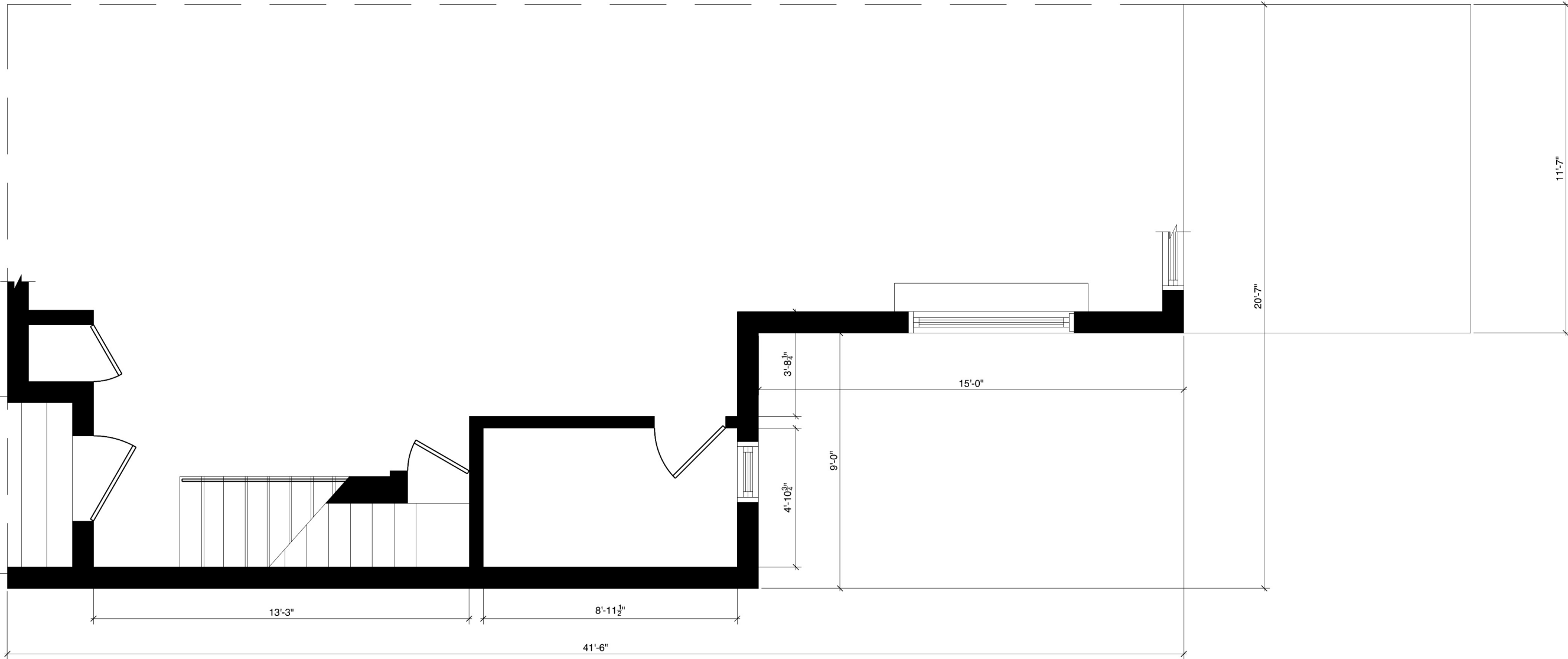
34-36
PILLERI, SUSAN C. A LIFE ESTATE
12 EIGHTH ST
CAMBRIDGE, MA 02141

34-33
HE, WEI
265 BOULEVARD
SCARSDALE, NY 10583

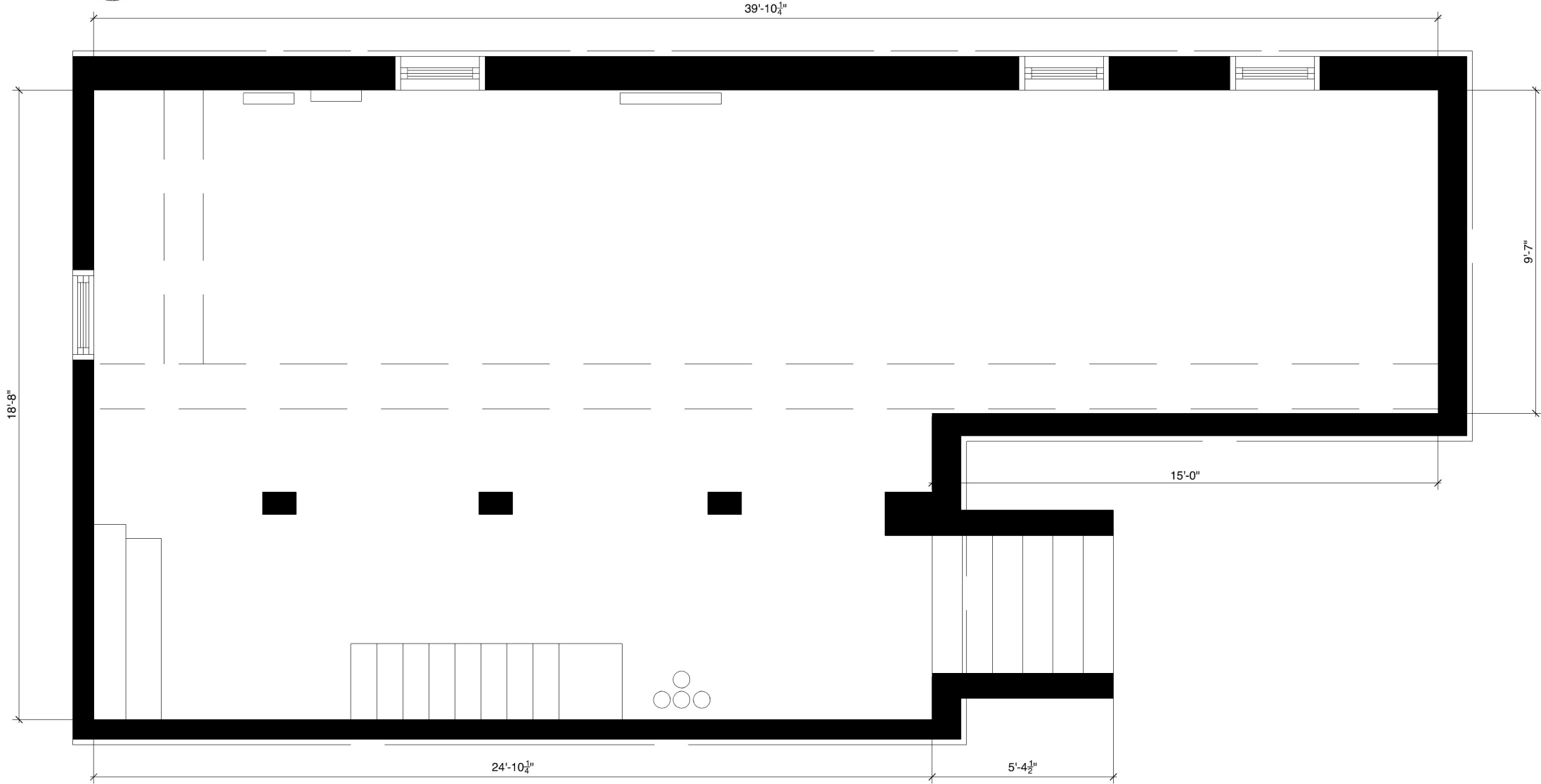
34-15
CARRIERI, PHILIP J. & ELAINE M. CARRIERI
59 SARGENT ST
MELROSE, MA 02176

34-31
FLYNN, JESSE & CHRISTOPHER ZAKAK
POZEN, DANIEL
17 ALLENS LN
DUXBURY, MA 02332

34-30
WANG, BOR-JENQ & SZU-MIN LU WANG
P.O. BX 18144
IRVINE, CA 92623-8144



3 PLAN, FLOOR - LEVEL 1
Scale: 1/4" = 1'-0"



4 PLAN, FLOOR - BASEMENT
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

BONE
COLLECTIVE STUDIO

www.bcstudiola.com

DRAWINGS PREPARED BY: TARYN BONE

10 EIGHTH ST
CAMBRIDGE, MA 02141

PROJECT 2406

2024.08.09 PRELIM SD SET TO SURVEYOR
2024.07.29 ZONING REVIEW BOARD

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

A-00

10 EIGHTH ST
CAMBRIDGE, MA 02141

PROJECT 2406

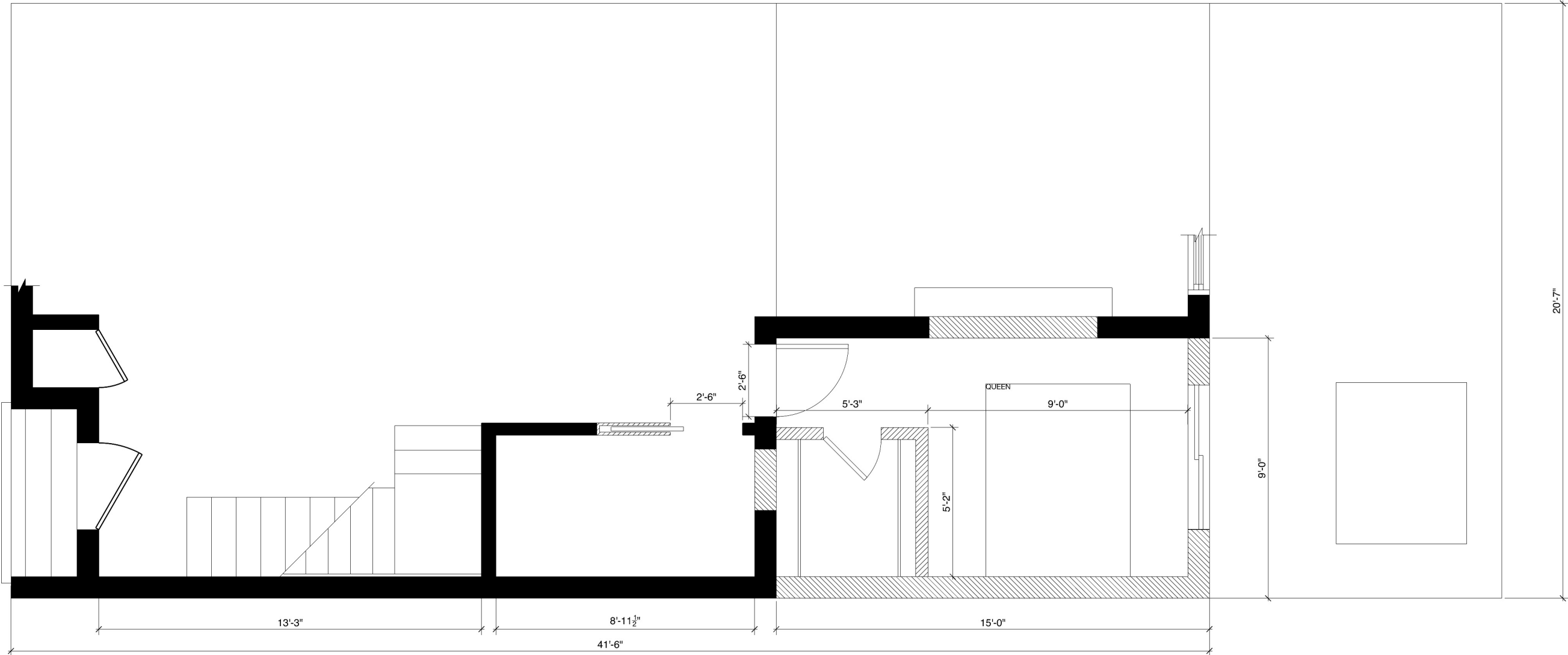
2024.08.09	PRELIM SD SET TO SURVEYOR
2024.07.29	ZONING REVIEW BOARD

PLOT PLAN

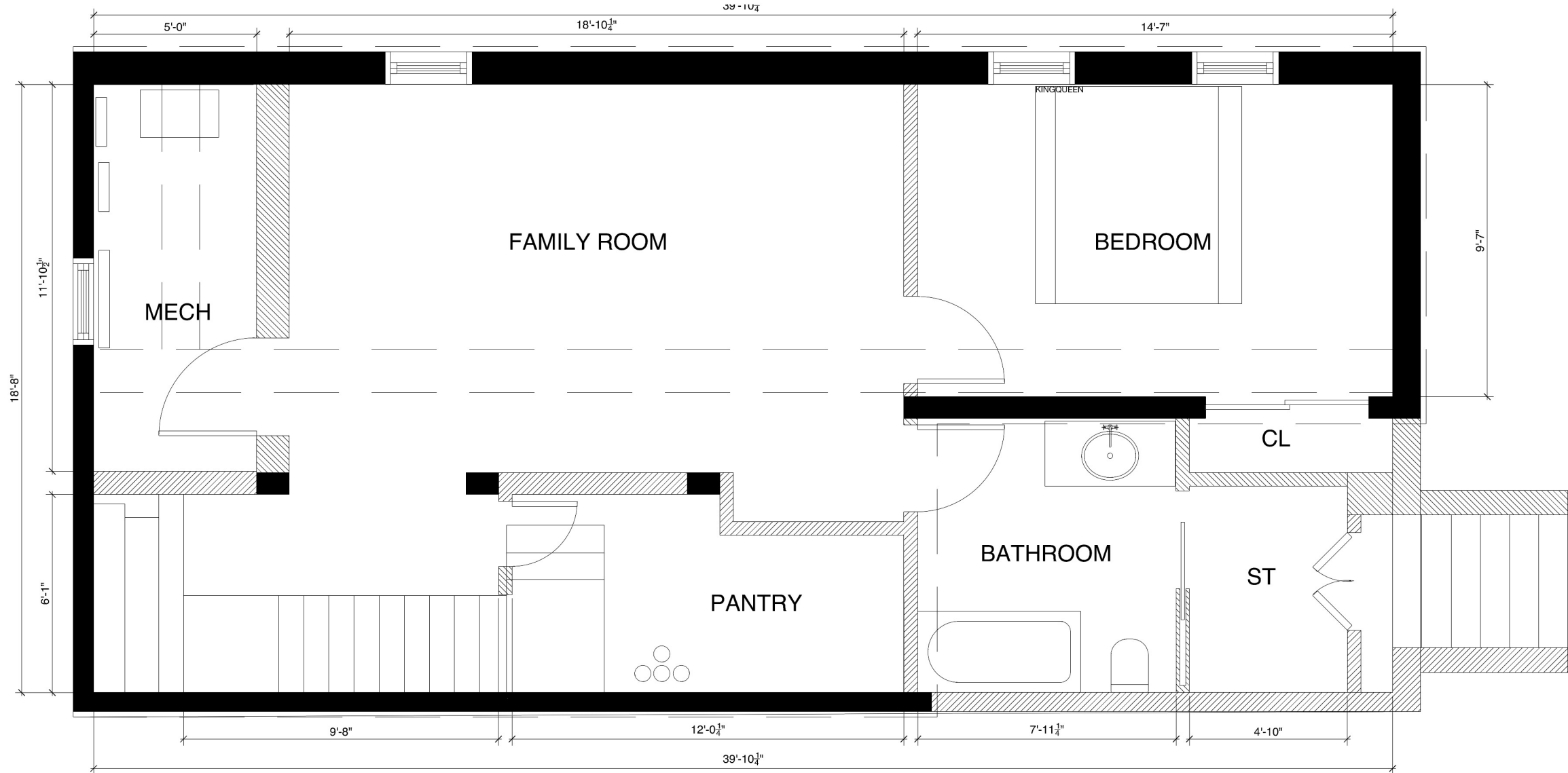
SCALE: 1/4" = 1'-0"

A-01





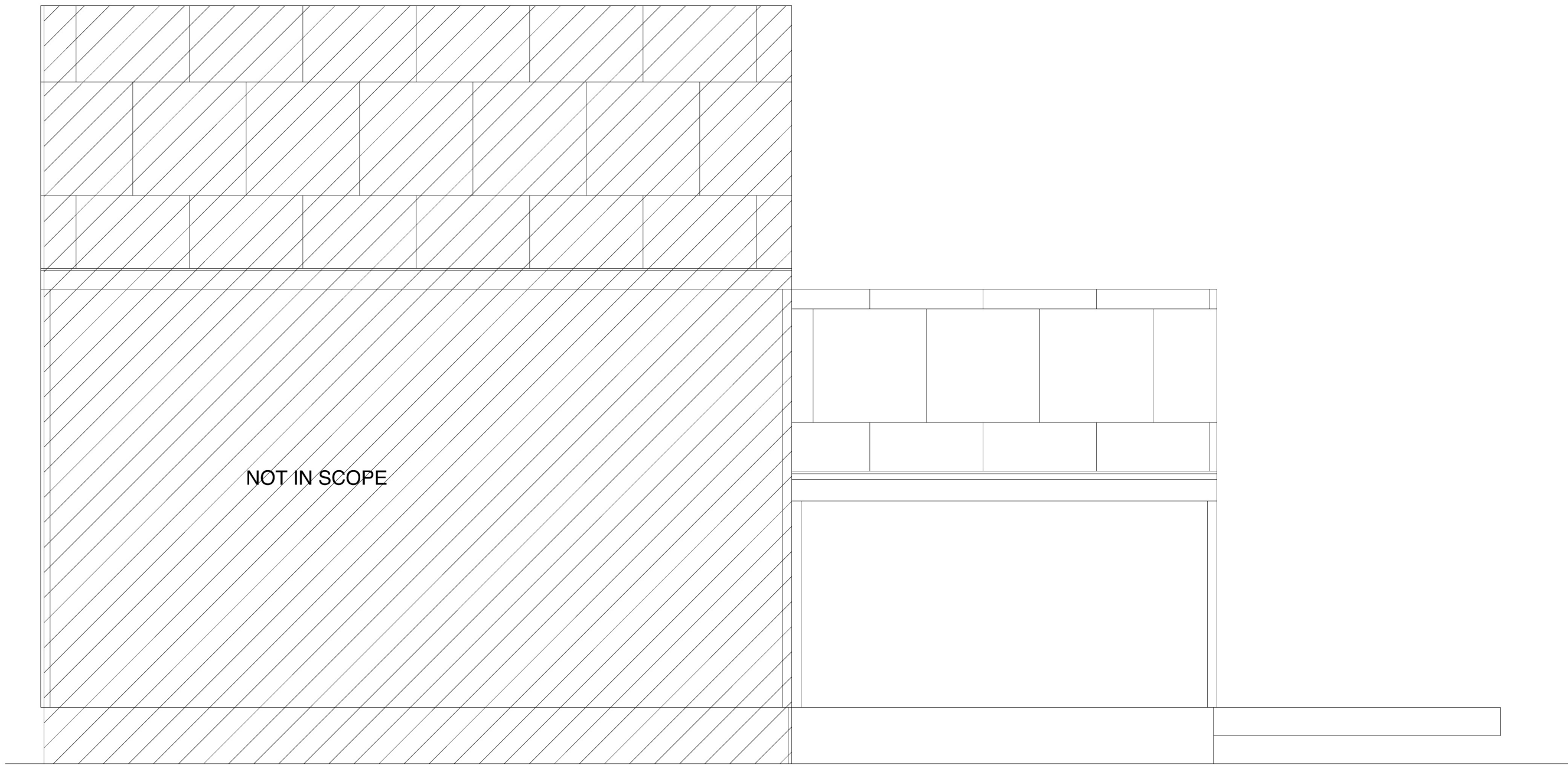
3 PLAN, FLOOR - LEVEL 1
Scale: 1/4" = 1'-0"



4 PLAN, FLOOR - BASEMENT
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

ZONING CODE REVIEW

PROJECT ADDRESS
10 8TH STREET, CAMBRIDGE, MA 02141

ZONING DISTRICT
C-1

A. USES

EXISTING	PROPOSED	ALLOWED	RELIEF REQ'D
SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	YES	NO

B. DIMENSIONAL REQUIREMENTS

DIMENSIONAL REQUIREMENT	ALLOWED/REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D
FAR	.75	.71	1.19 / .77 (IF MEET 22.80)	YES
FRONT YARD SETBACK			NO CHANGE	NO
BACK YARD SETBACK			NO CHANGE	NO
LEFT SIDE YARD SETBACK	7'-6"	7'-11"	NO CHANGE	NO
RIGHT SIDE YARD SETBACK	7'-6"	1'-5"	NO CHANGE	YES
PRIVATE OPEN SPACE	30%	1077 SF / 59%	940 SF / 52%	NO

PROPOSED BUILDING STATS

DIMENSIONAL REQUIREMENT	EXISTING	PROPOSED	ADDED SF
LIVING AREA	1281 SF	1398 SF	117 SF - PRIMARY BEDROOM
BASEMENT	0 SF	743 SF	743 SF
GROSS	1281 SF	2141 SF	743 SF (137 SF IF WE APPLY FOR FLOOD RESILIENCY 22.80)
LOT	1799 SF	NO CHANGE	NONE

BONE
COLLECTIVE STUDIO

www.bcstudiola.com

DRAWINGS PREPARED BY: TARYN BONE

10 EIGHTH ST
CAMBRIDGE, MA 02141

PROJECT 2406

PROPOSED PLANS (1)

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

A-02.1

10 EIGHTH ST
CAMBRIDGE, MA 02141

PROJECT 2406

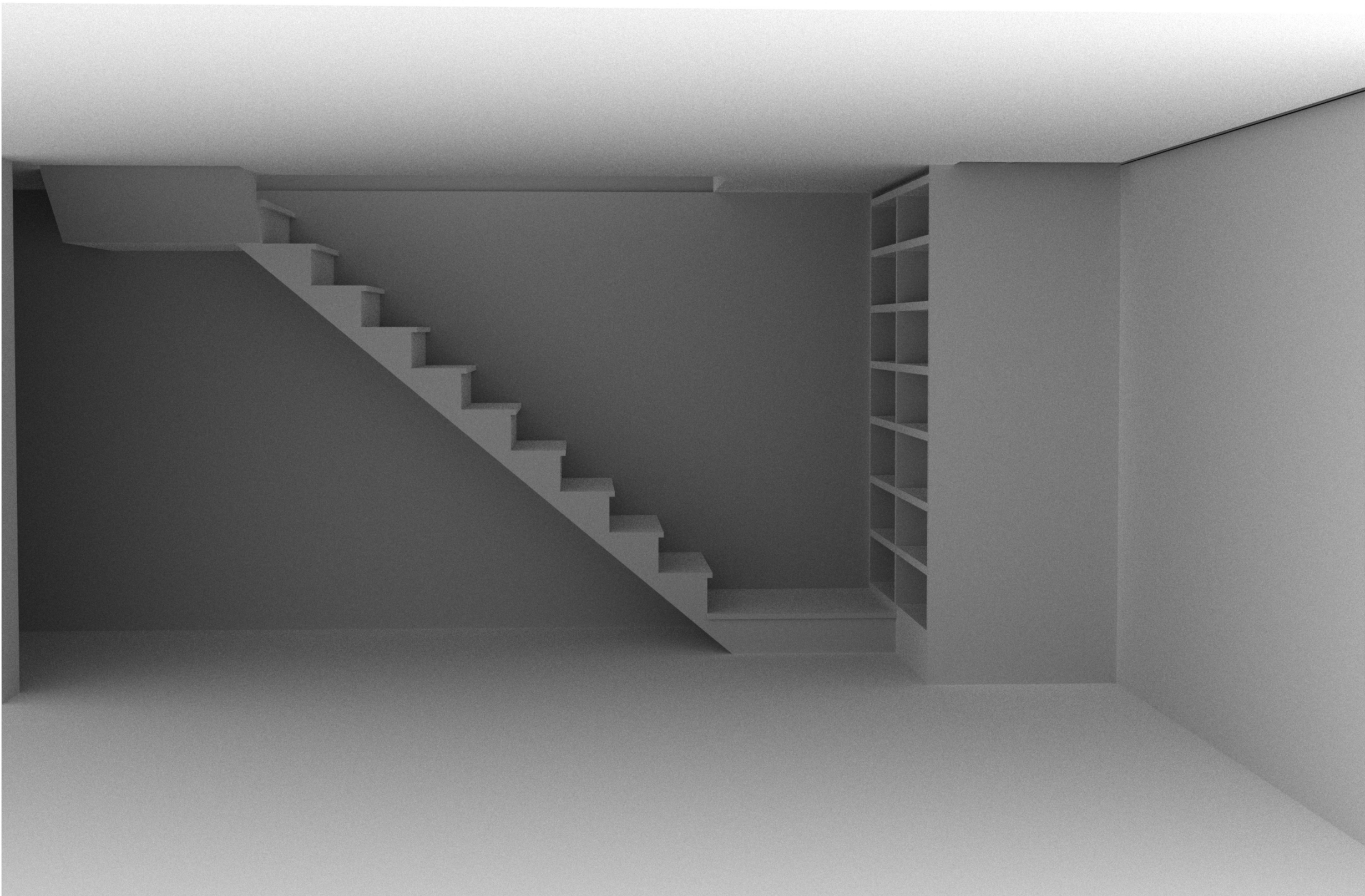
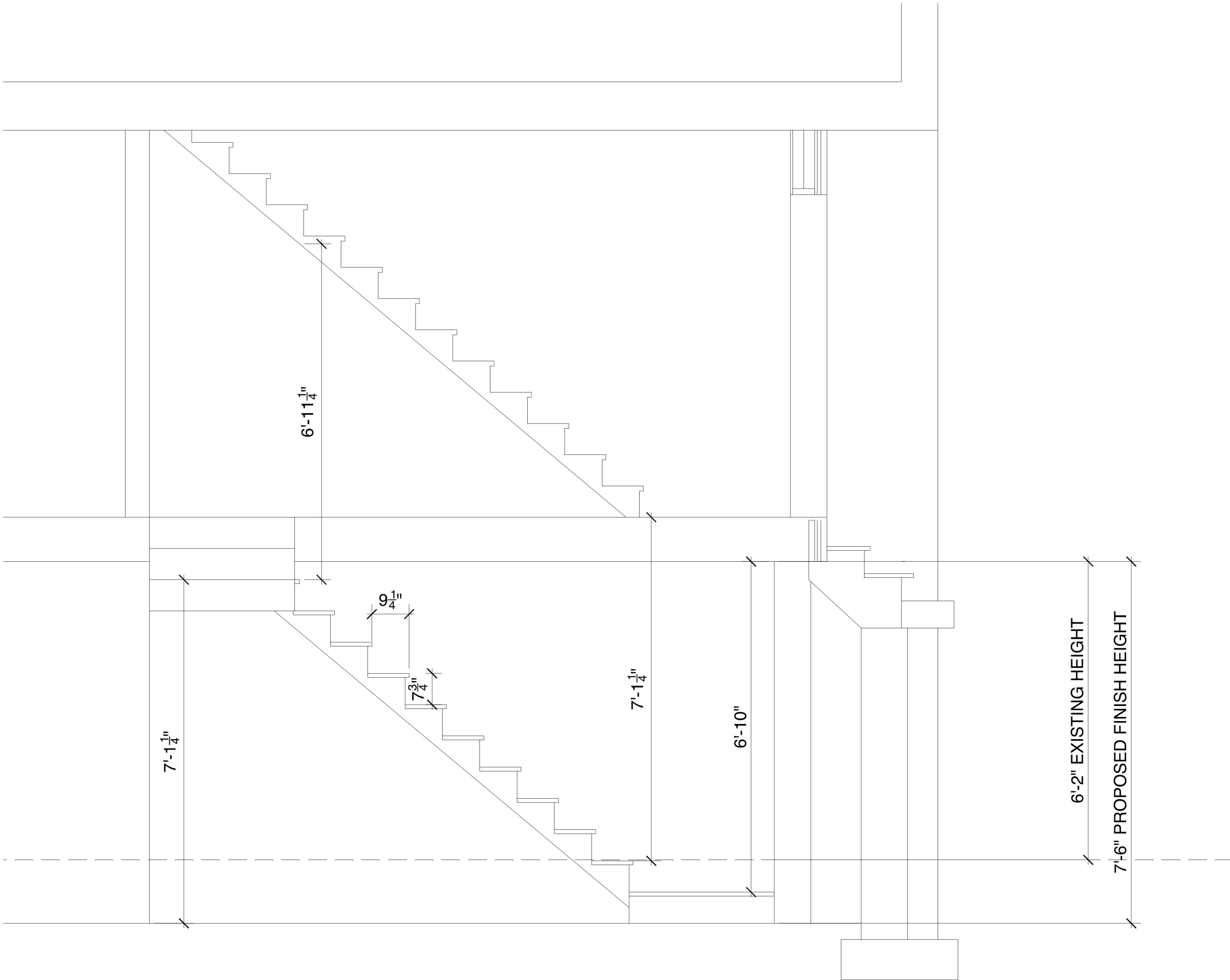
2024.08.09 PRELIM SD SET TO SURVEYOR

2024.07.29 ZONING REVIEW BOARD

STAIR SECTION

SCALE: 1/2" = 1'-0"

A-03





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: Tawyn Bone Date: 10-9-24
(Print)

Address: 10 Eighth St.

Case No. BZA-286224

Hearing Date: 10/24/24

Thank you,
Bza Members

* * * * *

(7:57 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia
Keesler, Carol Agate, and Wendy
Leiserson

JIM MONTEVERDE: Next case is BZA-286224 -- 10
Eighth Street. Is there anyone calling in to present this
project to us?

TARYN BONE: Yes. Hello, Taryn Bone. I'm the
architect. I'm representing the homeowners, Alex Franco,
and Cheryl Sadeli.

So this is a single-family home in East Cambridge.
And we're looking to do a modest addition off the back, kind
of square out the façade on the back. It's already a
nonconforming lot, a very small lot.

The current gross floor area is 1,281. We're
proposing the addition is around 117 square feet off the
back, and then we're also proposing to make the basement
finished so that they can utilize that as living space.
They're a young family with two young children, and they
want to remain in this area as their family has grown.

If we move to the plans and elevations, we can see

1 -- yeah, these are the -- we had a site survey done, so you
2 can see on the back of the property our proposed basement
3 and first floor addition.

4 And then if you go to the next plans, I think the
5 proposed plans and elevation -- or yeah, so this is a photo
6 of the back. These are the -- this is the existing plan of
7 the first floor and the basement, and you can see that back
8 little bump out and it has like a shed roof right now.

9 And so, if you go forward to the proposed plans,
10 the next one.

11 This is what we're proposing on the back. So we
12 would just square off that back first-floor façade to add a
13 primary bedroom, and then, you know, we'd have to dig out
14 the basement a little bit to get the property head height
15 for them to be able to have livable space downstairs.

16 And this is just to show the existing height of
17 the basement and the proposed height.

18 JIM MONTEVERDE: And your area tabulation for the
19 requested condition, does that include the basement or not?

20 TARYN BONE: It does, yes. So requested
21 conditions: yeah, 2,141, that includes the basement.

22 JIM MONTEVERDE: So they've got included. Okay.

1 Okay.

2 Any questions from Members of the Board? I have
3 just a couple. Since your presentation -- your drawings
4 basically show part plans, it's kind of impossible to figure
5 out what the condition is now and what the --

6 TARYN BONE: Oh sure.

7 JIM MONTEVERDE: -- rationale for the addition
8 [is.]

9 TARYN BONE: Okay. That's fair.

10 JIM MONTEVERDE: Talk to us about that, please?

11 TARYN BONE: Yeah. So what we're not -- if we go
12 back to the -- the proposed plans, or the existing -- the
13 existing ones I guess, so the upstairs is really kind of a
14 half story. It's two bedrooms and a bathroom; that's all
15 that's happening upstairs. So we're not proposing touching
16 any of that.

17 JIM MONTEVERDE: Mm-hm.

18 TARYN BONE: And then the first floor what you're
19 not seeing on the back bump-out is a kitchen. And then that
20 big open area next to the stair is a living room and dining
21 room, just to open space. And that that is a bathroom. So
22 -- you know, a modest, single-family home.

1 And nothing in the basement. The basement has --
2 you know, basically a dirt floor, and they use it for
3 storage. It's only 6'2".

4 JIM MONTEVERDE: Correct. So by your plans, it
5 looks like in the basement with this addition, you'd pick up
6 a bathroom?

7 TARYN BONE: A bathroom --

8 JIM MONTEVERDE: Okay.

9 TARYN BONE: -- and a bedroom and a family room,
10 Mm-hm.

11 JIM MONTEVERDE: Yep. And then on the ground
12 floor, that addition becomes a bedroom and a closet, is that
13 correct?

14 TARYN BONE: Yes. That's correct.

15 JIM MONTEVERDE: Okay. All right. Any questions
16 from Members of the Board? If not, I'll open it up to
17 public comment.

18 As of this evening, we have no correspondence in
19 the file, either for or against. So let me open it to
20 public comment.

21 Any members of the public who wish to speak should
22 now click the icon at the bottom of your Zoom screen that

1 says, "Raise hand." If you're calling in by phone, you can
2 raise your hand by pressing *9 and unmute or mute by
3 pressing *6.

4 I'll now ask Staff to unmute speakers one at a
5 time. You should begin by saying your name and address, and
6 Staff will confirm that we can hear you. After that you
7 will have up to three minutes to speak before I ask you to
8 wrap up.

9 Anybody out there?

10 STEPHEN NATOLA: No one's raised their hand.

11 JIM MONTEVERDE: No one. Okay. I will close
12 public testimony. Any discussion among Members of the
13 Board?

14 CAROL AGATE: I just want to point out that it's a
15 condominium, and the others all approved.

16 TARYN BONE: Oh. No, this is not a condo.

17 CAROL AGATE: Oh.

18 JIM MONTEVERDE: This is a single-family.

19 TARYN BONE: Mm-hm.

20 CAROL AGATE: Oh.

21 JIM MONTEVERDE: Right?

22 CAROL AGATE: I've got 302 to 308 Harvard Street.

1 Am I in the right place?

2 TARYN BONE: No.

3 JIM MONTEVERDE: No, no, no, we're at -- we're on
4 10 Eighth Street. This is a single-family.

5 CAROL AGATE: Oh, sorry.

6 JIM MONTEVERDE: That's okay.

7 TARYN BONE: That's okay.

8 JIM MONTEVERDE: That's okay.

9 TARYN BONE: We'll take it.

10 JIM MONTEVERDE: One question. So I have -- if
11 there is no discussion, Taryn, I have one other question for
12 you.

13 TARYN BONE: Mm-hm.

14 JIM MONTEVERDE: Sorry I didn't do that before.
15 Did you or the proponent reach out to your next-door
16 neighbor that this addition will sit close to your property
17 line? I can't tell if there's a fence there or what in the
18 existing condition.

19 TARYN BONE: There is a fence. I did not. I
20 don't know if Alex is on here to speak to that.

21 JIM MONTEVERDE: That would be my only concern,
22 that you haven't reached out to them or that they're not

1 aware of it, and lo and behold someday if this is approved,
2 then there will be a building right up against their fence.

3 STEPHEN NATOLA: [Unclear].

4 JIM MONTEVERDE: So okay. So they received the
5 letter, they just didn't respond.

6 TARYN BONE: Mm-hm.

7 JIM MONTEVERDE: Okay. Any other discussion among
8 Members of the Board? If not, I'll move to a motion. This
9 is a variance, so before we move to that, Taryn, could you
10 talk about -- a variance you've got to meet all of the
11 following:

12 a) A literal enforcement of the provisions of the
13 Ordinance would involve a substantial hardship, financial or
14 otherwise.

15 b) The hardship is owing to the circumstances
16 relating to the soil condition, shape, or topography of such
17 land or structures. And

18 c) Desirable relief may be granted without
19 substantial detriment to the public good or nullifying or
20 substantially derogating from the intent or purpose of the
21 Ordinance.

22 Can you talk about the hardship here?

1 TARYN BONE: Yeah. I think, you know, it's just a
2 -- it's a very small lot and a very, like modest home for a
3 family of four.

4 So I think that this -- what we're proposing
5 doesn't give any detriment to the public at all; it's all
6 happening kind of within their back yard and within -- you
7 know, a small footprint and kind of using what they have,
8 with adding --

9 JIM MONTEVERDE: Yeah.

10 TARYN BONE: -- square footage to the basement.

11 JIM MONTEVERDE: So I think in that sense, I --
12 looking at Dimensional Form, it's kind of clear what you're
13 saying, right? The lot is --

14 TARYN BONE: Mm-hm. They're --

15 JIM MONTEVERDE: -- way undersized, right? The --

16 TARYN BONE: Yeah.

17 JIM MONTEVERDE: -- Ordinance requires 5,000.

18 You've got --

19 TARYN BONE: Mm-hm.

20 JIM MONTEVERDE: -- less than 2,000. So it's an
21 undersized lot.

22 TARYN BONE: Yes.

1 JIM MONTEVERDE: I think that's the basis for the
2 hardship. On that basis, let me propose a motion then.

3 The Chair makes a motion to grant relief from the
4 requirements of the Ordinance under Sections 5.31, and
5 that's encroaching on the side yard setback, and 8.22.3 for
6 a Nonconforming Structure.

7 And the requirements for the 10.31 that we just
8 went through. And I think the basis for the hardship there
9 is the undersized lot that the structure sits on.

10 On the condition that the work proposed conforms
11 to the drawings entitled, "10 Eighth Street" prepared by
12 Bone Collective Studio and dated October 9, 2024; initialed
13 and dated by the Chair.

14 And further, that we incorporate the supporting
15 statements and dimensional forms submitted as part of the
16 application.

17 On a voice vote, please? Carol?

18 CAROL AGATE: In favor.

19 JIM MONTEVERDE: Thank you. Wendy?

20 WENDY LEISERSON: In favor.

21 JIM MONTEVERDE: Thank you. Virginia?

22 VIRGINIA KEESLER: In favor.

1 JIM MONTEVERDE: Thank you. Steven?

2 STEVEN NG: In favor.

3 JIM MONTEVERDE: Thank you. And Jim Monteverde in
4 favor.

5 [All vote YES]

6 JIM MONTEVERDE: That's five in favor. The relief
7 is granted.

8 TARYN BONE: Thank you.

9 JIM MONTEVERDE: You're welcome.

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CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA

617) 349-6100

2024 DEC 12 PM 2:16

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

CASE NO: 286224

LOCATION: 10 Eighth Street
Cambridge, MA

Residence C-1 Zone

PETITIONER: Cheryl Sadeli & Alex Franco – C/o Taryn Bone

PETITION: Variance: To add a bedroom addition off the rear of the house which will square off the rear facade. The addition will be within the existing non-conforming rear and side setbacks. The FAR will increase beyond the allowable FAR. We are also proposing excavating and refinishing the basement.

VIOLATIONS: Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).
Art. 8.000, Sec. 8.22.3 (Non-Conforming Structure).
Art. 10.000, Sec. 10.30 (Variance).

DATE OF PUBLIC NOTICE: October 10 & 17, 2024

DATE OF PUBLIC HEARING: October 24, 2024

MEMBERS OF THE BOARD:

JIM MONTEVERDE
STEVEN NG
VIRGINIA KEESLER
FERNANDO DANIEL HIDALGO
WILLIAM BOEHM

✓
✓
✓

ASSOCIATE MEMBERS:

MATINA WILLIAMS
WENDY LEISERSON
CAROL AGATE
THOMAS MILLER
ZARYA MIRANDA
MICHAEL LAROSA

✓
✓

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout, and other characteristics as well as the surrounding district.

Case No: BZA-286224

Location: 10 Eighth Street, Cambridge, MA

Petitioner: Cheryl Sadeli and Alex Franco – c/o Taryn Bone

On October 24, 2024, Petitioner's architect Taryn Bone appeared before the Board of Zoning Appeal requesting a variance in order to add a bedroom addition off the rear of the house within the existing non-conforming setbacks and exceeding the allowable FAR, and to excavate and refinish the basement. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Section 8.22.3, and Article 10, Section 10.30 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Ms. Bone stated that the property was a very small nonconforming lot containing a single-family home where the petitioners were proposing a modest rear addition. She stated that the addition would be in the setback and would bring the total FAR above what's allowed. She stated that the proposal also included excavating and finishing the basement. She stated that the hardship related to the very small lot and modest home. She stated that the small rear addition would not create any detriment to the public.

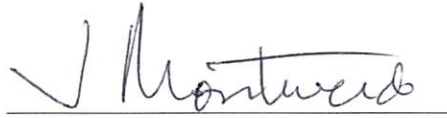
The Chair asked if anyone wished to be heard on the matter and no one indicated such.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship, financial or otherwise; that the Board find that the hardship owed to circumstances relating to the soil condition, shape, or topography of such land or structures, and especially affecting such land or structures but not affecting generally the zoning district in which they were located; that the Board find that desirable relief could be granted without either substantial detriment to the public good, or nullifying or substantially derogating from the intent and purpose of the Ordinance; that the Board find that the application met the criteria under Article 10, Section 10.31 for granting a variance; and that the Board incorporate the supporting statements and dimensional form submitted as part of the application.

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the condition that the work be in conformance with the drawings entitled "10 Eighth Street" prepared by Bone Collective Studio and dated October 9, 2024, as initialed by the Chair.

The five-member Board voted unanimously in favor of the findings and of granting the variance as conditioned (Monteverde, Ng, Keesler, Agate, and Leiserson). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.

A handwritten signature in black ink, appearing to read "J Monteverde", written over a horizontal line.

Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 12-12-24 by Maria Pacheco Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.