



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB -9 AM 11:42
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 107421

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Thaddeus and Juliana Davis C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Suite 300, Cambridge, MA 02139

LOCATION OF PROPERTY: 11 Gray Gdns E, Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/New Structure/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct spa/pool within the side setback and within 10' of the principal building.

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).
- Article: 4.000 Section: 4.21.H (Accessory Structure Location).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty

(Print Name)

Address:

Tel. No. 617.492.4100

E-Mail Address: jrafferty@adamsrafferty.com

Date: 2/8/21

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Thaddeus and Juliana Davis
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 11 Gray Gardens East, Cambridge MA 02138

the record title standing in the name of Thaddeus H and Juliana V. Davis

whose address is 11 Gray Gardens East, Cambridge MA 02138
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 1481 Page 71 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Thaddeus H. Davis
(Owner)
Juliana Davis

On this 1st day of January, 2021, before me, the undersigned notary public, personally appeared Thad Davis, Juliana Davis proved to me through satisfactory evidence of identification, which were Known to me, Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

[Signature]
Notary Public

My commission expires: **KOPROWSKI**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 10, 2025



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 Ordinance would prevent the petitioners from installing a spa on the lot.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is directly related to the irregular shape of the lot and the orientation of the existing house thereon.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

There will not be any detriment to the public good by allowing the spa to be located in the backyard of this property.

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

The nature and intensity of the use of this single family structure will not be changed by the installation of the proposed spa.

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

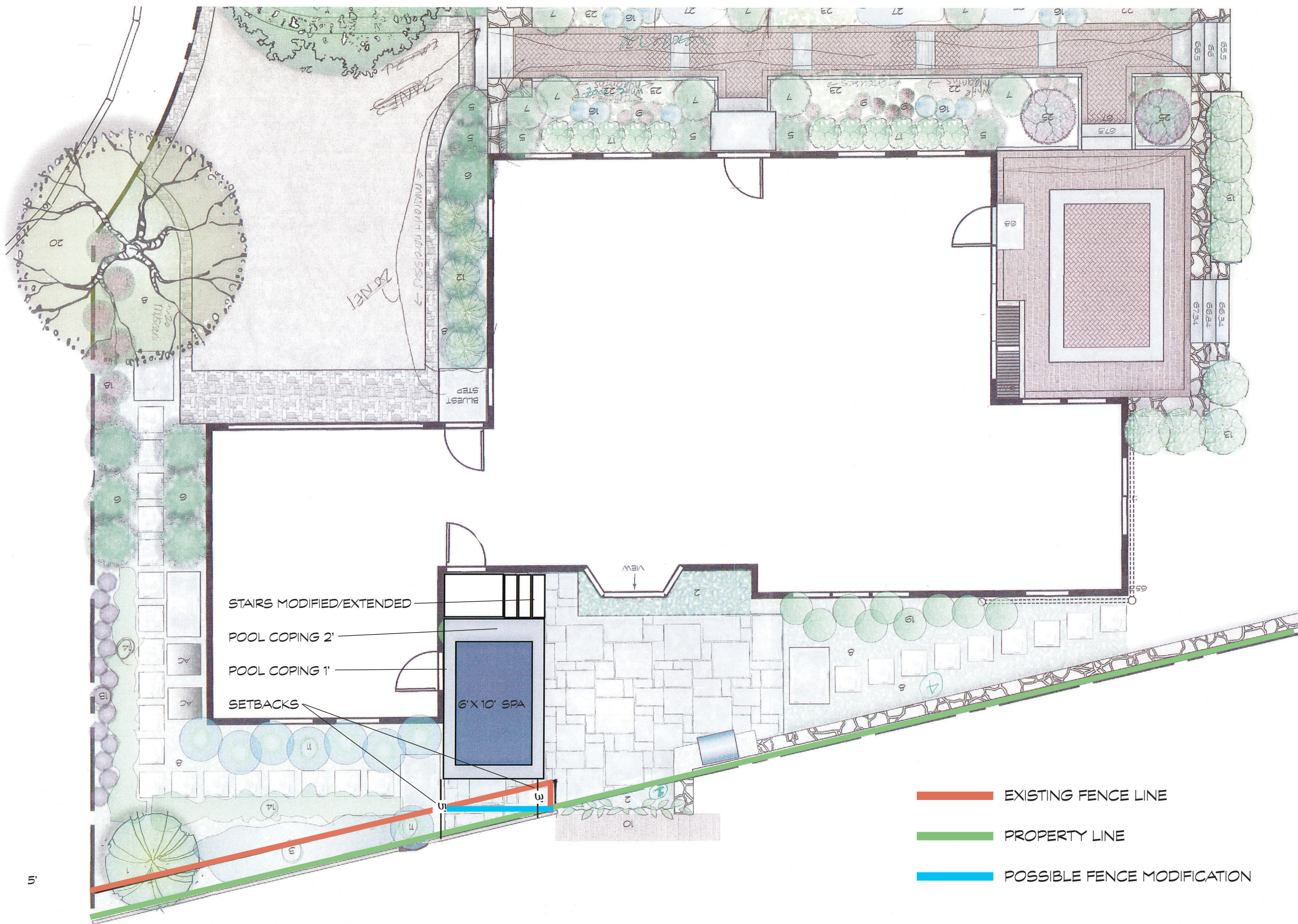
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Thaddeus and Juliana Davis**Present Use/Occupancy:** Single Family**Location:** 907 Massachusetts Avenue, Suite 300**Zone:** Residence A-2 Zone**Phone:** 617.492.4100**Requested Use/Occupancy:** Single Family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,310	no change	4,212.5	(max.)
<u>LOT AREA:</u>	8,425 sf	no change	6,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.39	no change	.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	8,425 sf	no change	6,000 sf	
<u>SIZE OF LOT:</u>				
WIDTH	varies	no change	65'	
DEPTH	varianes	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	>20'	no change	20'	
REAR	varies	3'	25'	
LEFT SIDE	+/-20'	no change	10' (sum of 25')	
RIGHT SIDE	+/-9'	no change	10' (sum of 25')	
<u>SIZE OF BUILDING:</u>				
HEIGHT	+/-33'	no change	35'	
WIDTH	47'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	55%	50%	50%	
<u>NO. OF DWELLING UNITS:</u>	1	no change	1	
<u>NO. OF PARKING SPACES:</u>	N/A	no change	1	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	0'	10'	

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.

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



255 Commandants Way
Chelsea, MA 02150

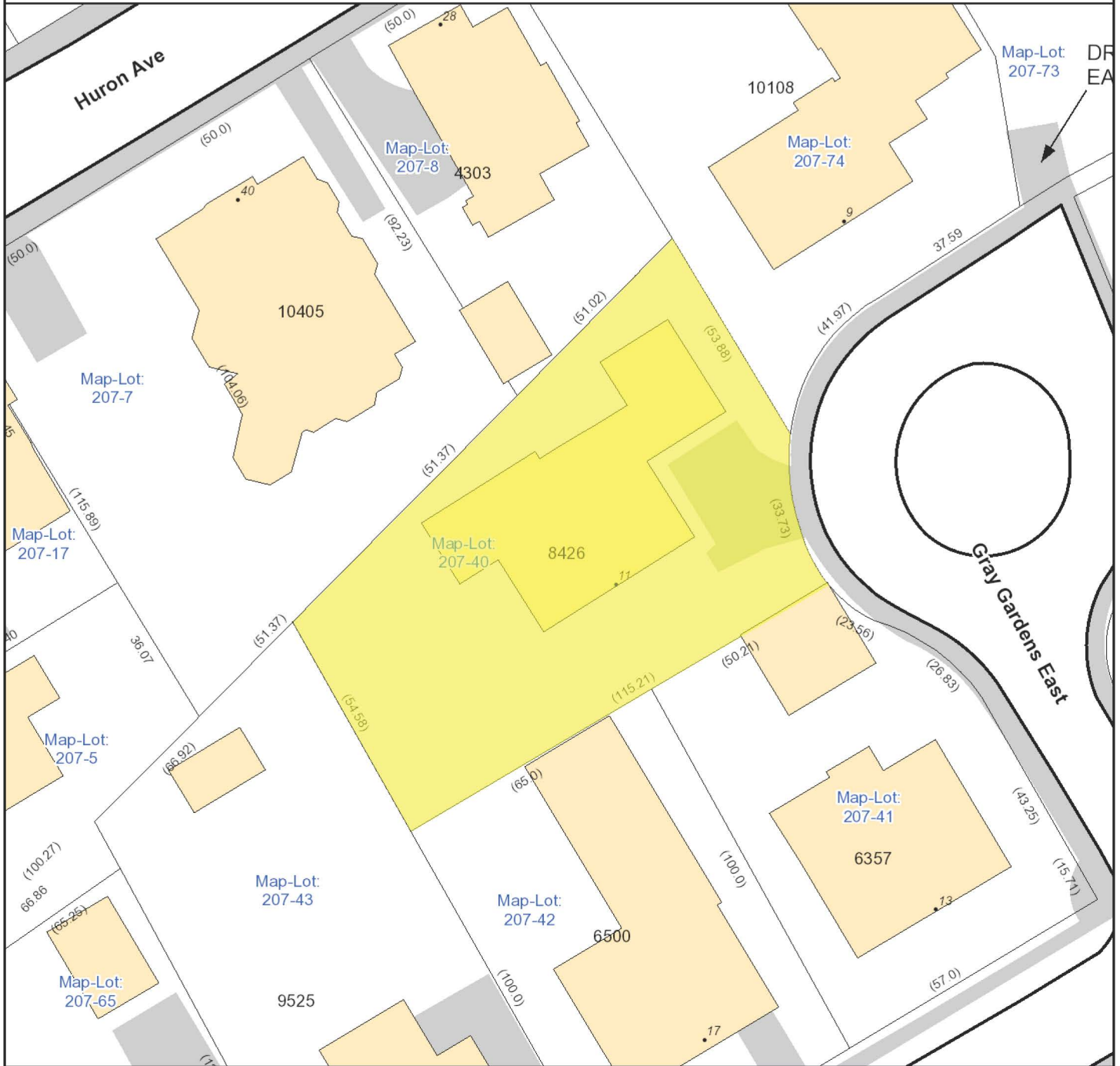
(617) 354-0643
info@jeanbrookslandscapes.com
www.jeanbrookslandscapes.com

DAVIS RESIDENCE

POOL LAYOUT

GRAY GARDENS EAST
CAMBRIDGE, MA

1/8" = 1'
OCTOBER 4, 2020



City of Cambridge
Massachusetts

1" = 35 ft

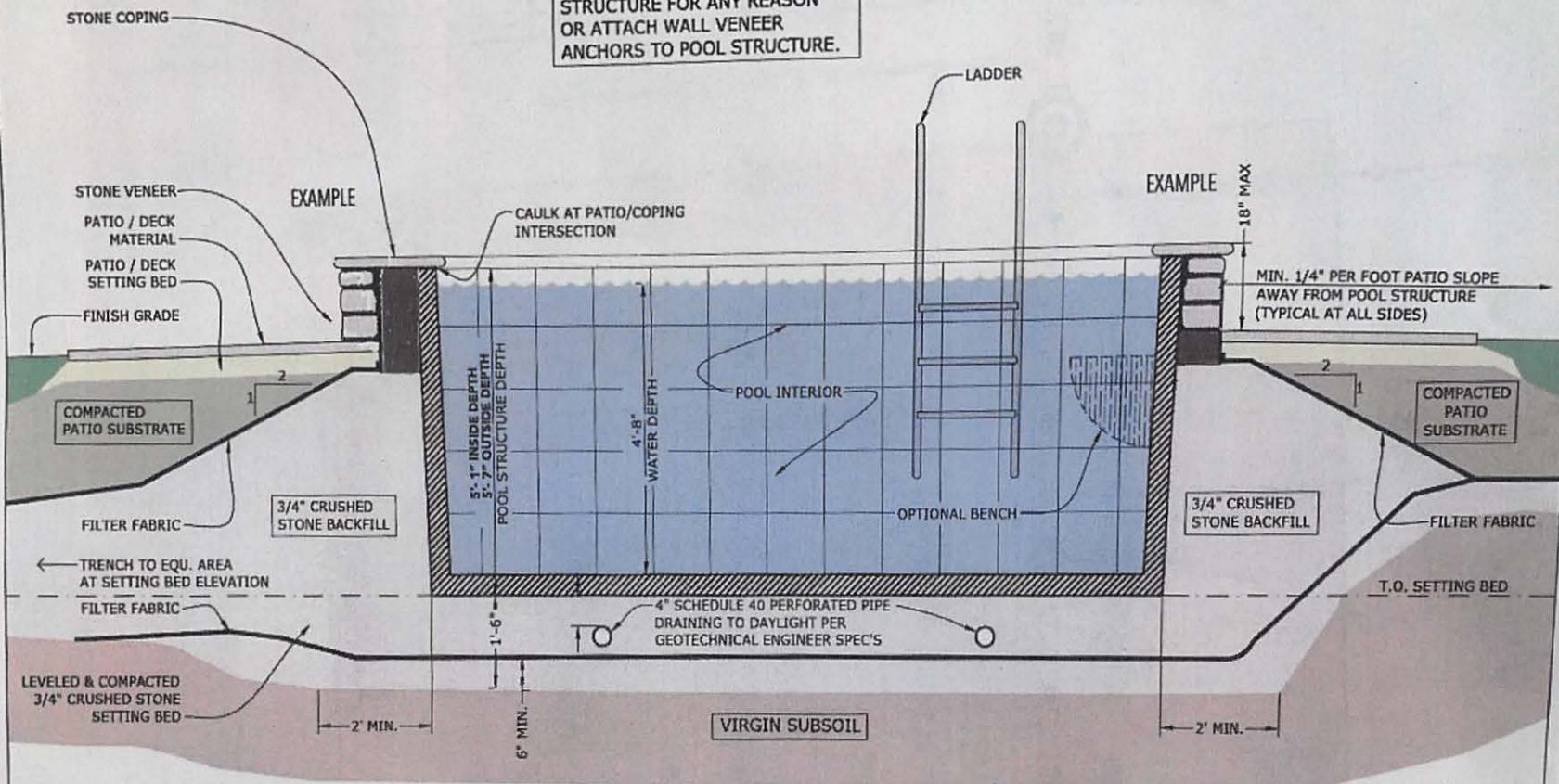
All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath



NOTE: DO NOT DRILL INTO POOL STRUCTURE FOR ANY REASON OR ATTACH WALL VENEER ANCHORS TO POOL STRUCTURE.



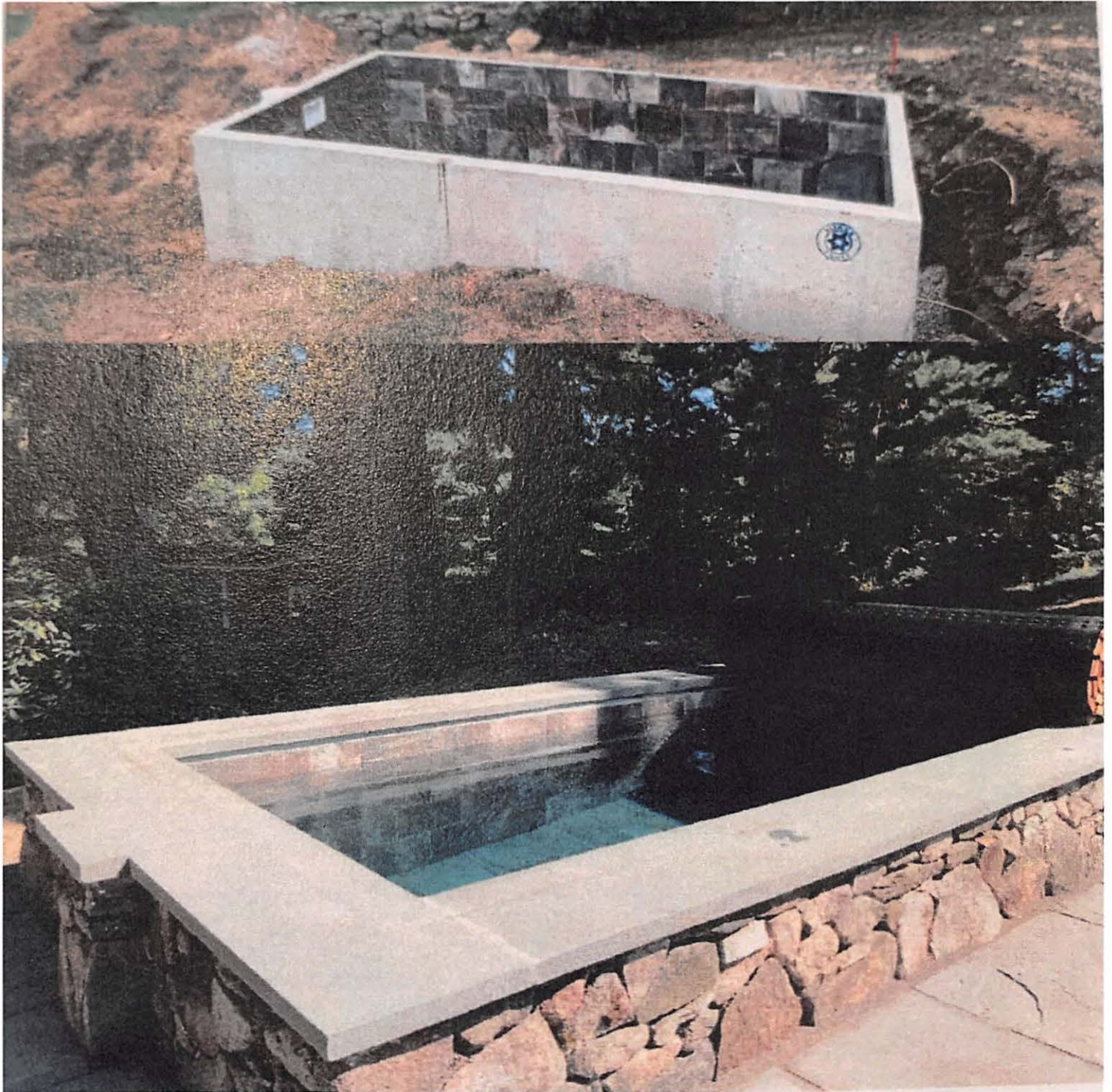
NOTES:
 Interior pool depth 61" (5'-1")
 Exterior pool structural depth 67" (5'-7")
 Base of pool is 6" thick

DIAGRAM A
RAISED INSTALLATION



SOAKE POOLS
 WWW.SOAKEPOOLS.COM
 PHONE: 603.749.0665

NOTE: Methods described for backfill and compaction are not guaranteed to be ideal for all sites. To be certain of what method you should use, consult a licensed geotechnical engineer & structural engineer in your state





255 Commandants Way
Chelsea, MA 02150

(617) 354-0643
info@jeanbrookslandscapes.com
www.jeanbrookslandscapes.com

DAVIS RESIDENCE
11 GRAY GARDENS EAST
CAMBRIDGE, MA

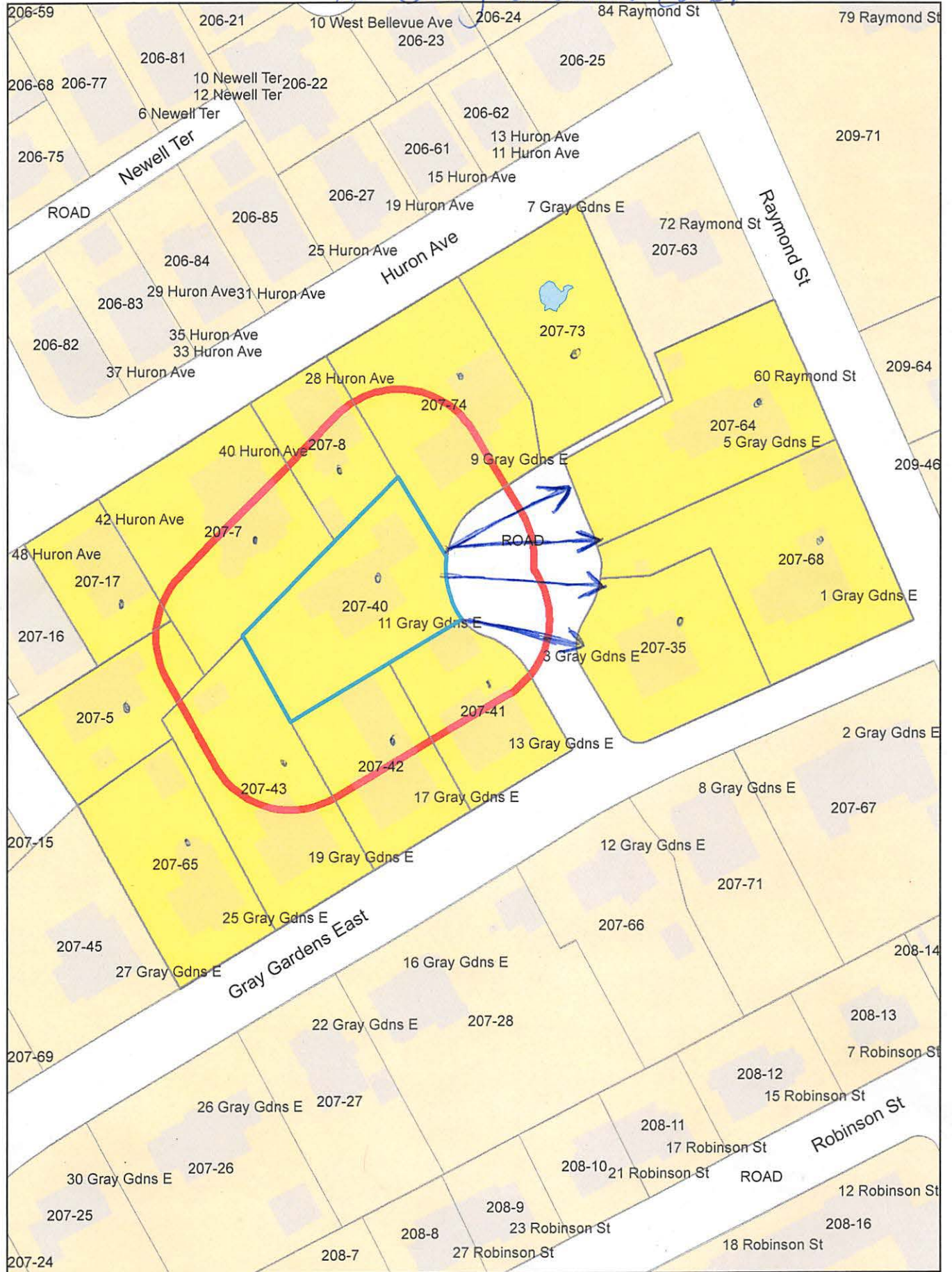
Built Or Paved Area
(Impermeable)
approx 3,892

Permeable Area:
approx. 4,492

SCALE 1/16" = 1'
JANUARY 27, 2021



11 Gray Gardens East



11 Gray Gardens E.

Petitioner
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

207-7
SULIKOWSKI, ALAN V. & MARISA G. SULIKOWS
40 HURON AVE
CAMBRIDGE, MA 02138

207-17
SULLIVAN, MICHAEL A. & DENISE M. SULLIVAN
42 HURON AVE
CAMBRIDGE, MA 02138-6706

207-64
MORIARTY, JOHN J.III &
KATHRYN ROSE MORIARTY
60 RAYMOND ST
CAMBRIDGE, MA 02140

207-40
DAVIS, THADDEUS H. & JULIANA V. DAVIS
11 GRAY GDNS E
CAMBRIDGE, MA 02138

207-5
SEVERINO, VITTORIO & STEPHANIE HAIMS
6 CUTLER AVE
CAMBRIDGE, MA 02138

207-8
EPSTEIN, ARON & JACQUELINE BELL
28 HURON AVE
CAMBRIDGE, MA 02138

207-42
KHOSLA, ANIL
17 GRAY GARDENS EAST
CAMBRIDGE, MA 02138-1509

207-43
WEBB, CHARLES & FRANCES T WEBB
19 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

207-65
HOLTZWORTH, ANNE S.
23 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

207-73
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS
TRUSTEES OF SEVEN GRAY GARDENS REALTY TR
BOX #390109
CAMBRIDGE, MA 02139

207-35
NATHANSON, LARRY & ANNA NATHANSON
3 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

207-68
IATRIDOU, SABINE & CONSTANTINOS MARINOS
1 GRAY GARDENS EAST
CAMBRIDGE, MA 02138-1547

207-74
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS
9 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

207-41
HARWOOD, SIBLY Y.
13 GRAY GARDENS EAST.
CAMBRIDGE, MA 02138-1509