

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 021392023 JAN -3 PM 12: 21

617-349-6100

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 204121

Date: 12/16/22

General Information

The undersigned h	ereby petitions the	Board of Zoning A	opeal for the following:
Special Permit:	X	Variance:	Appeal:
PETITIONER: Ma	artha dMara		
PETITIONER'S A	DDRESS: 12 Mapl	e Avenue, Cambrido	ge, MA 02139
LOCATION OF PI	ROPERTY: 12 Mag	ole Ave , Cambridg	<u>e, MA</u>
TYPE OF OCCUP	ANCY: Garage		ZONING DISTRICT: Residence B Zone
REASON FOR PE	TITION:		
/Conversion to Ad	ditional Dwelling I	Jnits/	
DESCRIPTION	OF PETITIONER	'S PROPOSAL:	
To convert existing	garage into an ac	cessory dwelling un	it.
SECTIONS OF ZO	NING ORDINANO	CE CITED:	
Article: 4.000 Article: 10.000	Section: 4.22.1 (A Section: 10.40 (Sp	ccessory Dwelling). pecial Permit).	
		Original Signature(s):	(Petitioner (s) / Owner)
			Martha A. O'Mara (Print Name)
			03 533 8837 Iorthmenbuilders@gmail.com



CITY OF CANBRIDGE

BOARD OF ZONING APPEAL.

831 Massachusetts Avenue, Combridge MA 02139

617-349-6100

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	Appeal:	Variance:	<u>X</u>	Special Permit:
			eanha Omara	PETITIONER: W
	MA 02139	de Avenue, Cambridge.	N DDRES S: 12 Map	PETITIONER'S
	<u> 40</u>	ple Ave., Cambridge, A	PROPERTY: <u>12 Ma</u>	LOCATION OF F
	DMMG DISTRICT: Residence 6 Zone	Z	PANCY: <u>Garage</u>	TYPE OF OCCU
			ETITION:	reason for P
		Units/	dditional Dwelling	/Conversion to A
		R'S PROPOSAL:	OF PETITIONE	DESCRIPTI ON
		ccessory dwelling unit.	ng garage into an c	To convert existin
		,	ONING DRDINAN	
		Accessory Dwelling).		Article: 4.000
			Section: 10.40 (S	Article: 10.000
		Original		
		Signature(s):		
	(Petitioner (s) / Owner)			
	(Prinț Name)			
and the second s		Address:		
	533 8637 nmenbuildersଙ୍ଗୁmail.com			
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			11 <u> </u>	

12 Maple Ave Supporting Statement for a Special Permit

Granting the special permit requested for 12 Maple Ave, Cambridge, MA would not be a detriment to the public interest for the following reasons.

Requirements of the ordinance are being met as follows.

 As stated in the Cambridge Zoning Ordinance article 4.22.1 "In all districts the Board of Zoning Appeal may grant a special permit for the alteration of an existing singlefamily detached dwelling, two-family dwelling, or accessory building on the same lot as a single-family or two-family dwelling to provide one accessory apartment if the following conditions are met:" The following two items listed are met in this instance.

"The building containing the accessory apartment has been in existence since on or before February 1, 2019." This existing structure well predates 2019.

"No more than one accessory apartment shall be allowed on any lot." There are currently no other accessory apartments on this lot and this will be the only accessory apartment.

2. As state in article 4.22.4 "In granting a special permit for an accessory apartment, the Board shall determine that the General Special Permit Criteria set forth in Section 10.43 of this Zoning Ordinance are met and that any alterations that are visible from the exterior of the building shall be compatible with the appearance and character of the neighborhood and are minimally necessary to enable the creation of the accessory apartment. The Board may impose such conditions as it may deem appropriate to ensure ongoing compliance with such criteria and to avoid undue detriment to the neighborhood or to nearby persons or property."

Siding and window locations will be kept to further conform with the appearance and character of the neighborhood. The roofing will be replaced only to allow adequate insulation and will be replaced with roofing that conforms to the neighborhood and what was there before.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons.

1. Off street parking in the driveway will prevent this from being an issue.

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 <u>12 Maple Ave , Cambridge, MA</u> (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:

All amendments in zoning ordinance 4.22 have been met

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

Off street parking would prevent this

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 ADU is an existing structure

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:

All requirements and codes have been and will be followed

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:

All amendments have been met

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

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All amendments have been met

[&]quot;If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.

DIMENSIONAL INFORMATION

Applicant:

Martha Omara

Present Use/Occupancy: Garage

Location:

12 Maple Ave , Cambridge, MA

Zone: Residence B Zone

Phone:

603 533 8837

Requested Use/Occupancy: ADU

		Existing Conditions	Requested Conditions	<u>Ordinance</u> <u>Requirements</u>	
TOTAL GROSS FLOOR AREA:		4,382	4,742	900	(max.)
LOT AREA:		7281	7281	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA; ²		.60	.65	0.75	
LOT AREA OF EACH DWELLING UNIT		0	360	900	
SIZE OF LOT:	WIDTH	50	50	50	
	DEPTH	145	145	n/a	
SETBACKS IN FEET:	FRONT	145	145	n/a	
	REAR	6	6	none	
	LEFT SIDE	7.5	7.5	5 min	
	RIGHT SIDE	30	30	5 min	
SIZE OF BUILDING:	HEIGHT	17	17	15	
	WIDTH	18	18	n/a	
	LENGTH	19	19	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		74%	74%	30%	
NO. OF DWELLING UNITS:		2	3	none	
NO. OF PARKING SPACES:		6	6	0	
NO. OF LOADING AREAS:		0	0	n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		40	40	n/a	

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.:

wood frame

- 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'.

DEMINISTRANCIONALINGORMANTON

Applicant: Martha Omara

Locations 12 Maple eve. Cambridge, MA

> 503 533 8837 Phone:

Zone: Residence 6 Zone

Present Use/Occupancy: Garage

Requested Use/Occupancy: ADU

	<u>Ordbance</u> Beguirements	<u>Requested</u> Conditions	Existing Conditions	<u>I</u>	
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	s\n	145	145	TMORR	SETPACKS IN PEST:
	none	0		PASS	
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	5 _{,min}	30	30	RIGHT SIDE	
	31	77	17	HEIGHT	SIZE OF BUILDING.
	ß ⁽ a	18	81	HTOW	
	n/ċi	61	19	LENGTH	
	30%	50V.	7.4%		RATIO OF USABLE OPEN SPACE TO LOT ABE∆:
and the second s	none	ε	S		NO. OF DWELLING UNITS:
	0	Э	Э		<u>NO. OF PARKING</u> <u>SPACES:</u>
	641	Ü	()		NO CELOADING AREAS.
	CAC:	OI.	70	}	DISTAILCE TO NEAREST

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 - 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMIUM DIMENSION OF 151.

- ALL CONSTRUCTION TO CONFORM WITH ALL APPLICABLE PROVISIONS OF THE CODE OF THE CITY OF CAMBRIDGE, THE MASSACHUSETTS STATE BUILDING CODE, AND ALL OTHER LAWS GOVERNING BUILDING CONSTRUCTION AND SAFETY.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB, WHERE CONDITIONS PREVENT ORTAINING DIMENSIONS THEY SHOULD BE CHECKED BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER IF A
- BY THE ARCHITECTENSINEER, TO ANY CONTACTOR SHALL CONTACT THE ARCHITECTENSINEER IF-DIMENSION IS SUSSISSING. FOLLOW THE ARCHITECT SHALL CONTACT THE ARCHITECT SHALL BE REQUIRED TO ASSUME CONSTRUCTION CONTRACTOR AND IMENSIONS ONLY.

 CONSTRUCTION OF THE PROPECT ENGLINE OF SHILL DISCONSISSION OF THE CONTRACTOR SHALL BE REGULATED. TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB STIE CONDITIONS OF THE CONTRACTOR.

 CONSTRUCTION OF THE PROPECT ENGLINES SHAPETY OF LIPESDOS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. CONTRACTORS AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION
- PROFESSIONALS HARBLESS FROM ANY AND ALL LIABILITY, REAL OR ALEGED, IN CONNECTION WITH THE REPRESENTATION OF THIS PROJECT OF THE PROJECT OF TH

- COMPLY WITH THE WORK CALLED FOR ON THE DRAWINGS.
 THE CONTRACTORS SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS. NOTES, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATION. CONTRACTOR TO VERIFY NEW WORK WITH SURVEY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING. FITTING OR PATCHING TO COMPLETE
- COMTRACTOR SHALL BE RESPONSIBLE FOR CUTTING, THE OFFIRM OR PATCHING TO COMPLETE
 THE WORK OR MINE THE PARTS IT TO GETHER PROPERTY.
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE RESPONJL OR REPLICEMENT OF
 DAMAGED OR DEFECTIVE MATERIAL OR POOD WINDOWNSHIP. THEY SHALL REPLACE OR
 REPAR AS DIRECTED BY THE ARCHITECTIFISHINEER, ALL SUCH DAMAGED OR DEFECTIVE
 MATERIALS, WHICH SHALL APPEAR WITHIN A PERIOD OF TWO YEARS FROM THE DATE OF
- SUBSTANTIAL COMPLETION OF THE JOB. 11. THE CONTRACTOR(S) SHALL REMOVE ALL RUBBISH, WASTE MATERIALS AND SURPLUS MATERIALS THAT ARE A BYPRODUCT OF THEIR WORK.
- MATERIALS THAT ARE A BYPRODUCT OF HERWORK.
 CONTRACTORS SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORKERS.
 THE CONSTRUCTION DRAWNINGS AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE
 DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIGN DAIL DATE INFERIOLE TO MILEY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- 14. THE CONTRACTOR(S) SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS IN HARD COPY AND ON THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE

_____ 31 | 30 | 29 | 28 | 27 | 26 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | ____

- BY ALL TRADES.

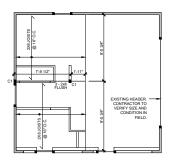
 15. NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR ARCHITECT/ENGINEER. FAILURE TO OBTAIN THIS APPROVAL SHALL CAUSE THE CONTRACTOR OR SUBCONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR SUBSEQUENT
- MODIFICATION OF THE WORK REQUIRED BY OWNER OR ANY REGULATORY AUTHORITY.

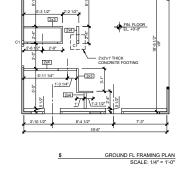
 16. THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS. METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRESS IN CONJUNCTION WITH THE WORK. THERE ARE NO WARRANTIES, NOR ANY MERCHANTABILITY OF FITNESS, NOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF
- THESE PLANS.
 THE CONTRACTOR SHALL RETAIN THE SERVICES OF LICENSED PROFESSIONALS FOR CODE COMPLIANCE FOR THE ELECTRICAL. MECHANICAL AND PLUMBING SYSTEMS WHICH ARE NOT PART OF THESE DRAWINGS.
- 18. ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE (LATEST EDITION) AND 18. ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE (CATEST EDITION ANY APPLICABLE LOCAL CODE)
 19. CONTRACTOR TO NOTIFY OWNER IF LEAD-BASED PAINT, ASBESTOS, MOLD OR OTHER HAZAROUS SUBSTANCES ARE PRESENT BEFORE STARTING WORK.
 20. CONTRACTOR IS RESPONSIBLE FOR ALL FLASHING.
 21. EXTEREPRISED AND SHALL PROMISED AND AGENCE AND AGENCE AND THE PROMISED AND THE PROMISED

- CONTRACTOR IS RESPONSIBLE FOR ALL FLASHING.
 AFTER SERVICE LINES HAVE BEEN INSTALLED UNDER SLAB AREAS, ALL PLASTIC OR COPPER LINES SHOULD BE PROPERTY BEDDED (CLEAN FILL, NO ROCKS) AND TESTED FOR LEAKS PRIOR

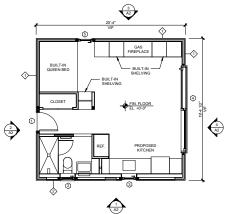
- TO BACKFILLING. ALL COPPER LINES SHOULD BE CHECKED FOR DENTS OR ABRASIONS AND WRAPPED IN SPLIT FOAM INSULATION.
- 22. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING EXISTING AND NEW UTILITIES AND PROVIDING AN AS-BUILT SITE UTILITY PLAN. 23 COPPER JOINTS WILL NOT BE ALLOWED LINDER THE SLAB AND MUST BE PLACED IN A WALL
- 24. ALL DRAINAGE STONE TO BE FREE-DRAINING GRANULAR MATERIAL SUCH AS COARSE SAND

ALL DRAINAGE STONE TO BE FREE-DRAINING GRANLLAR MATERIAL SUCH AS COARSE AND PEA GRAVEL
 SITE TO BE SLOPED MAY FROM HOUSE MINIMUM ½ PER FOOT FOR 10'.
 CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL FINISHES AND MILLWORK UNTIL APPROVED BY ARCHITECT.





LOFT FRAMING PLAN SCALE: 1/4" = 1'-0



PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"

6'-3 1/2" FIN. FLOOR EL. +0'-0" EXISTING WALL. PROVIDE NEW HEADER. EXISTING SLAB EDGE REMOVE EXISTING GARAGE DOORS

STAINLESS STEEL FACE OF EXTERIOR WALL BELO VENT ALL RIDGES, COBRA OR SIM

PROPOSED ROOF PLAN

PROPOSED STORAGE LOFT PLAN

31 | 30 | 29 | 28 | 27 | 28 | 25 | 24 | 23 | 22 | 21 | 20 | 19 | 18 | 17 | 16 | 15 | 14 | 13 | 12 | 11 | 10 | 9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1

UNOCCUPIED STORAGE LOFT

LOFT EL. +7'-10 1/4"

A1

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

NEIGHBOR

NEIGHBOR

ACCESSORY APARTMENT

12 MAPLE AVE CAMBRIDGE, MA 02139

MARTHA O'MARA

12 MAPLE AVE CAMBRIDGE, MA 02139

617-216-3999

NEIGHBOR STUDIO LLC 617-712-1336 PAUL@NEIGHBOR.STUDIO

LEGEND

EXISTING WALL

POST ABOVE

POST BELOW

TYP POST: 2 - 2x4 TYP HEADER: 2 - 2x6 C1: 3 - 2x4

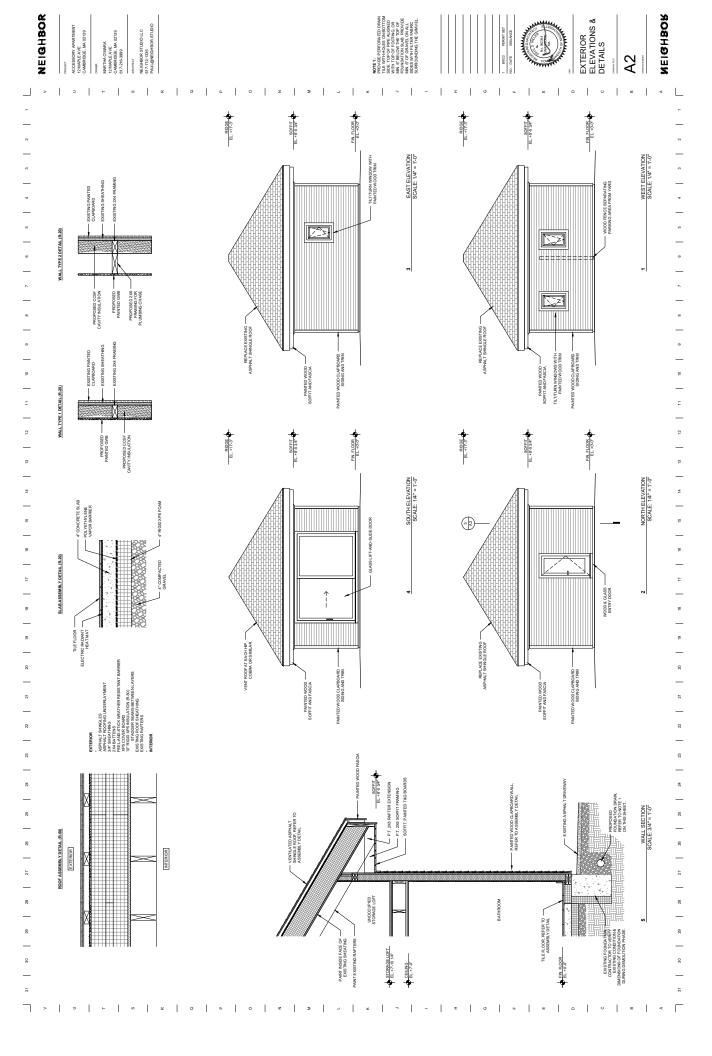
NOTES PROVIDE AND LOCATE
 SMOKE AND CARBON
 MONOXIDE DETECTORS AS
 REQUIRED BY MA STATE
 RESIDENTIAL BUILDING

PROVIDE AND LOCATE
ELECTRICAL RECEPTACLE
AS REQUIRED BY MA STAT AS REQUIRED BY MA STATE ELECTRICAL CODE. PROVIDE GFI RECEPTACLES AT ALL LOCATIONS REQUIRED BY MA STATE ELECTRICAL CODE.

NK

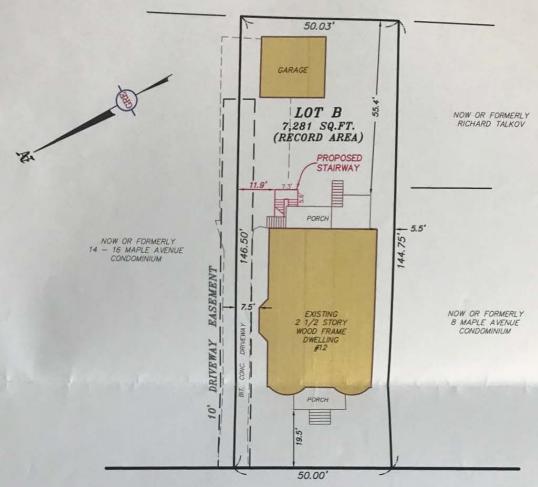
DEMO &

PROPOSED PLANS



REFERENCES:

- 1. DEED IN BOOK 51876 AT PAGE 113
- 2. PLAN IN BOOK 7526 AT PAGE 438



MAPLE

NOTES:

,2017

- 1. PHOTO REPRODUCTION OF THE SEAL AND SIGN—ATURE HEREON IS INDICATIVE OF UNAUTHORIZED REPRODUCTION AND USE OF THIS PLAN. IF THIS PLAN DOES NOT CONTAIN AN ORIGINAL SIGNATURE IN RED TOGETHER WITH AN EMBOSSED SEAL, IT IS NOT AN AUTHORIZED PLAN FROM GRE SURVEYING AND CANNOT BE USED FOR ANY PURPOSE WHAT—SOEVER. ANY UNAUTHORIZED USE OR MODIFICATION OF THIS PLAN MAY CONSTITUTE FRAUD AND WILL RENDER THIS PLAN NULL AND VOID.
- 2. THIS PLAN IS NOT TO BE USED FOR THE RECON-STRUCTION OF BOUNDARY LINES NOR FOR TITLE INSURANCE PURPOSES.
- 3. THIS PLAN DOES NOT REPRESENT A CONFIRMATION OF BOUNDARY LINES NOR A DETERMINATION OF TITLE BUT IS SOLELY INTENDED TO DEPICT THE OFFSET DIMENSIONS OF THE PROPOSED STRUCTURE TO THE LOT LINES AS DEPICTED ON A PLAN RECORDED IN BOOK 7526 AT PAGE 438.
- 4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 65 ON CAMBRIDGES ASSESSOR'S MAP 113.
- 5. OWNER OF RECORD IS MARTHA O'MARA 12 MAPLE AVENUE, CAMBRIDGE, MA
- 6. ALL OFFSETS SHOWN HEREON ARE TO THE NEAREST ONE TENTH (1/10) OF A FOOT.
- 7. ZONING DISTRICT IS RESIDENCE B.

AVENUE

PLOT PLAN of LAND LOCATED IN CAMBRIDGE, MASSACHUSETTS

(MIDDLESEX COUNTY)

PREPARED FOR

MARTHA O'MARA

SCALE: 1"= 20' DATE: AUG. 9, 2013 10 0 10 20 40



GRE

24 Raymond Place, Winchester, MA 01890 Telephone 781-721-1944

DWG No. 130514

GRE No. 130514

12 Maple Ave Accessory Apartment

NEIGHBOR

Existing Garage

This project will convert an existing, freestanding, two-car garage into a contemporary and comfortable accessory apartment.











VEIGHBOKJanuary 27, 2022Page 2 of 9



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histncds@cambridgema.gov

URL: http://www.cambridgema.gov/Historic/midcambridgehome.html

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair* Monika Pauli, Charles Redmon, *Members* Margaret McMahon, *Alternate*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: 12 Maple Avenue

OWNER: Martha O'Mara

12 Maple Avenue

Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Alter garage in rear of lot for accessory dwelling.

Approval was granted based on the findings of fact that the proposed alterations will retain the overall structure, building footprint, and clapboard siding.

The plans and specifications that were submitted with the application, titled "12 Maple Avenue Accessory Apartment," dated January 27, 2022, are incorporated into this certificate, which is binding on the applicant.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: MC 6397	Date of Certificate: March 8, 2022
Attest: A true and correct copy of decision filed Cambridge Neighborhood Conservation District Co By	•
Twenty days have elapsed since the filing of this de No appeal has been filed Appoint	

12-62
3 Highland Pk

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12 maple Ave

112-106 BAVIER, PAUL & EVELYN BAVIER 17 MAPLE AVE UNIT #3 CAMBRIDGE, MA 02139

MAYR VON BALDEGG, PRAXEDIS M. 17 MAPLE AVE 5 CAMBRIDGE, MA 02139

113-65 O'MARA, MARTHA A. 12 MAPLE AVE CAMBRIDGE, MA 02139

113-67

FAYETTE STREET PROPERTIES LLC 70 FRANCIS AVE CAMBRIDGE, MA 02138

113-83 DAVIES, SUSAN & RICHARD W. TALKOV 8 1/2 MAPLE AVE. CAMBRIDGE, MA 02139-1116

GAVIN HODGKINS, CONTRACTOR 3 WARE STREET BOSTON, MA 02125

113-13

SHAO, GAO-WEN & MICHAEL LIEBSON 9 FAYETTE ST CAMBRIDGE, MA 02139-1111

113-64

112-106

GRAY, JACK C. & LISA THURAU-GRAY 14-16 MAPLE AVE., UNIT #1 CAMBRIDGE, MA 02139-1116

HILDUM, DAVID W. & RISA L. MEDNICK 20 MAPLE AVE., #C CAMBRIDGE, MA 02138

113-68

BLUM, HOWARD L. & BARRY S. BLUM TRUST OF HOWARD L. BLUM 2017 TRUST 11 FAYETTE ST CAMBRIDGE, MA 02139

113-15 CAREY, MICHAEL A., MAUREEN S. CAREY, HELEN M. SNIVELY, JAKE STEWART & NANCY WALSH

1 FAYETTE PARK CAMBRIDGE, MA 02139-1113 113-82 ELLEN PINSKY, TRUSTEE OF THE IAMBIC REALTY TRUST 8 MAPLE AVE 1 CAMBRIDGE, MA 02139

112-106

WILSON, JULIE BOATRIGHT & THOMAS E. WILSSON 17 MAPLE AVE. UNIT#2 CAMBRIDGE, MA 02139

112-66

NICHOLS, CHARLES A., DONNA L. PALERMINO & JOAN ASHWORTH NICHOLS 15 MAPLE AVE., UNIT #1 CAMBRIDGE, MA 02139

112-66 STICKLES, ROBERT C. 28520 N. 101ST WAY SCOTTSDALE, AZ 85262-3631

112-106

SCHMAHMANN, KIM S. & WANDA J. ORLIKOWSKI 17 MAPLE AVE #4 CAMBRIDGE, MA 02139

113-5

CORTESE, ANTHONY D. & DONNA M. DIGIOIA 18 MAPLE AVE. UNIT F CAMBRIDGE, MA 02139

112-66

FARJOUN, JOSEPH & RACHEL WACHS 15 MAPLE AVE., #2 CAMBRIDGE, MA 02139

113-82

PINSKY, ROBERT & ELLEN 8 MAPLE AVE UNIT 2 CAMBRIDGE, MA 02139

112-106

GLORIOSO, JOSEPH C. PAOLA GRANDI 17 MAPLE AVE #1 CAMBRIDGE, MA 02139

113-5

SCHMUHL, MARY JANE 20 MAPLE AVE UNIT B CAMBRIDGE, MA 02138

113-64

ABHISHEK GUPTA ALEXANDRA R. GRASSIAN 16 MAPLE AVE

113-69

BLUM, HOWARD L. & BARRY S. BLUM TRUSTEE OF 15 FAYETTE STREET REALTY TRUST 11 FAYETTE ST

113-2

113-5

HERRON, JOHN JR. & JULIA L. MOORE 6 MAPLE AVE CAMBRIDGE, MA 02139

CAMBRIDGE, MA 02139

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113-5

LEVY ROGER P & STEPHANIE L SMITH 20 MAPLE AVE - UNIT D CAMBRIDGE, MA 02139

CAMBRIDGE, MA 02139

MARIA JOHN SANTA & MARK KALINICH 20 MAPLE AVE - UNIT A CAMBRIDGE, MA 02139

113-2

CLARKE, EDWINA & THOMAS GILLILAND **6 MAPLE AVENUE** CAMBRIDGE, MA 02139

RAJU, RAVIKIRAN ELIOT, MARY K. & SUPRATIK BOSE 20 MAPLE AVE., #E CAMBRIDGE, MA 02139

112-66

15 MAPLE AVE - UNIT 3 CAMBRIDGE, MA 02139

Pacheco, Maria

From:

Susan Davies <susan8.5@hotmail.com>

Sent:

Saturday, January 21, 2023 9:07 AM

To:

Pacheco, Maria

Cc:

rtalkov@hotmail.com

Subject:

Re: BZA-204121 - 12 Maple Avenue

Maria Pacheco Board of Zoning Appeal Cambridge MA 02139

Dear Ms. Pacheco,

We are next-door neighbors of Martha O'Mara and are writing to support the conversion of the garage to an ADU at 12 Maple Avenue in accordance with the plans submitted. We understand the Cambridge Historical Commission has already voted to approve the design.

We support your approval of this conversion.

Susan Davies and Rick Talkov

8 1/2 Maple Avenue

Pacheco, Maria

From:

Howard Blum < howieblum@gmail.com>

Sent:

Friday, January 20, 2023 7:03 PM

To:

Pacheco, Maria; Martha O'Mara

Subject:

Case No BZA 204121 12 Maple Ave

Hi Maria,

I am Howard Blum, owner of 11 and 15 Fayette St.

My 15 Fayette building is directly behind the proposed garage project ADU for 12 Maple Ave.

After reviewing the plans and meeting with Martha Omara, I fully support the plan and have no objection.

Sincerely,

Howard Blum



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: Marthu O'Mara (Print)	Date: 1/9/2023
Address: 12 Maple Avenue	· · · · · · · · · · · · · · · · · · ·
Case No. BZA - 204121	*
Hearing Date: 1/26/23	*

Thank you, Bza Members

CITY OF CAMBRIDGE BZA APPLICATION FORM MSPECTIONAL SERVICES BZA APPLICATION FORM

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I)We Martha A. O'Mara (OWNER)
Address: 12 Maple Ave Cambridge, MA 02139
State that I we own the property located at 12 Maple Ave.
which is the subject of this zoning application.
The record title of this property is in the name of Martha O'Mara
*Pursuant to a deed of duly recorded in the date $\frac{11/07/2008}{2008}$, Middlesex South
County Registry of Deeds at Book 51876, Page 113; or
Middlesex Registry District of Land Court, Certificate No
Book Page
SIGNATURE BY LAND OWNER OR AGENT*
*Written evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of
The above-name
this 25th of Nov., 2023, and made oath that the above statement is true.
Notary
My commission expires July 31, 2026 (Notary Seal) ANTHONY J. PORTELLE Notary Public Commonwealth of Massachuset My Commission Expires July 31, 2026

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

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July 31, 2025