



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2023 JAN -3 PM 12: 21

617-349-6100

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 204121**

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** Martha O'Mara

**PETITIONER'S ADDRESS:** 12 Maple Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 12 Maple Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Garage

**ZONING DISTRICT:** Residence B Zone

#### **REASON FOR PETITION:**

/Conversion to Additional Dwelling Units/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

To convert existing garage into an accessory dwelling unit.

#### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 4.000      Section: 4.22.1 (Accessory Dwelling).  
Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

Martha A. O'Mara  
(Petitioner (s) / Owner)

Martha A. O'Mara  
(Print Name)

Address:

Tel. No.

603 533 8837

E-Mail Address:

Northmenbuilders@gmail.com

**Date:** 12/16/22

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

891 Massachusetts Avenue, Cambridge MA 02139

617-442-0100



## BZA Application Form

BZA Number: 204121

### General Information

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

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: Wanda Omana

PETITIONER'S ADDRESS: 12 Maple Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 12 Maple Ave., Cambridge, MA

TYPE OF OCCUPANCY: Garage ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

\Conversion to Additional Dwelling Unit\

DESCRIPTION OF PETITIONER'S PROPOSAL:

To convert existing garage into an accessory dwelling unit.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4.000 Section 4.22.1 (Accessory Dwelling).  
Article 10.000 Section 10.40 (Special Permit).

Original  
Signature(s):

\_\_\_\_\_  
(Petitioner(s) / Owner)

\_\_\_\_\_  
(Print Name)

Address:

Tel. No.:

E-Mail Address:

803 833 8837  
Northmenclubbers@gmail.com

Date: \_\_\_\_\_

**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.

1. 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 single-family 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.

## **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 12 Maple Ave , 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:
- All amendments in zoning ordinance 4.22 have been met
- 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:
- Off street parking would prevent this
- 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 ADU is an existing structure
- 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:
- All requirements and codes have been and will be followed
- 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:
- 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.**

## 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 12 Maple Ave., 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:
- All amendments in zoning ordinance 4.22 have been met
- 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:
- Off street parking would prevent this
- 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 ADU is an existing structure
- D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupants of the proposed use or the citizens of the City for the following reasons:
- All requirements and codes have been and will be followed
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise detract 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.

## BZA Application Form

### 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

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

# RNA Application Form

## DIMENSIONAL INFORMATION

Applicant: Madhav Omara Location: 12 Maple Ave., Cambridge, MA Phone: 603 883 8837  
 Present Use/Occupancy: Garage Requested Use/Occupancy: ADU Zone: Residence B Zone

Existing Conditions	Requested Conditions	Ordinance Requirements
4,883	4,712	900 (max.)
7381	7381	3000 (min.)
80	65	0.75
0	300	300
50	50	50
145	145	n/a
145	145	n/a
0	0	none
7.5	7.5	5 min
30	30	5 min
17	17	15
18	18	n/a
19	19	n/a
74%	74%	30%
2	3	none
6	6	0
0	0	14.5
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 8.000, SECTION 5.33 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

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A

GENERAL NOTES

- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB. WHERE CONDITIONS PREVENT OBTAINING DIMENSIONS THEY SHOULD BE CHECKED BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER IF A DIMENSION IS MISSING.
- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS ONLY.
- CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY TO ALL PERSONS 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 WITH THE PERFORMANCE OF WORK ON THIS PROJECT
- ALL WORK PERFORMED BY THE CONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, MUNICIPAL, STATE AND FEDERAL LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON DRAWINGS OR IN SPECIFICATIONS. CONTRACTOR TO BE RESPONSIBLE FOR REQUIRED INSPECTION(S) OF HIS OR HER WORK.
- THE CONTRACTORS SHALL NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY IF HE CANNOT 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 THE WORK OR MAKE THE PARTS FIT TOGETHER PROPERLY.
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE REMOVAL OR REPLACEMENT OF DAMAGED OR DEFECTIVE MATERIAL, OR POOR WORKMANSHIP. THEY SHALL REPLACE OR REPAIR AS DIRECTED BY THE ARCHITECT/ENGINEER. ALL SUCH DAMAGED OR DEFECTIVE MATERIALS, WHICH SHALL APPEAR WITHIN A PERIOD OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE JOB.
- THE CONTRACTOR(S) SHALL REMOVE ALL RUBBISH, WASTE MATERIALS AND SURPLUS MATERIALS THAT ARE A BYPRODUCT OF THEIR WORK.
- CONTRACTORS SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORKERS.
- THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
- 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

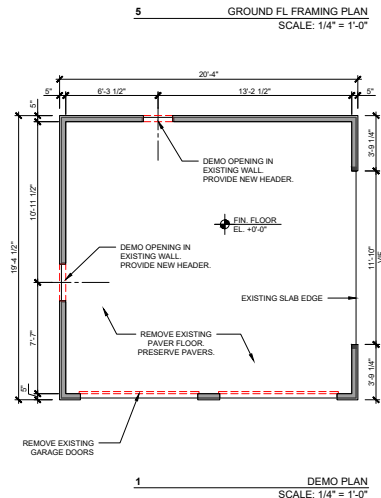
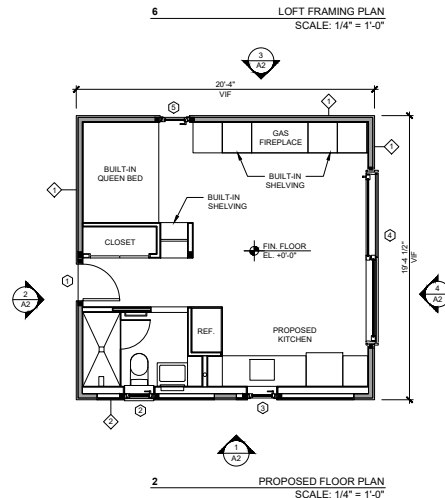
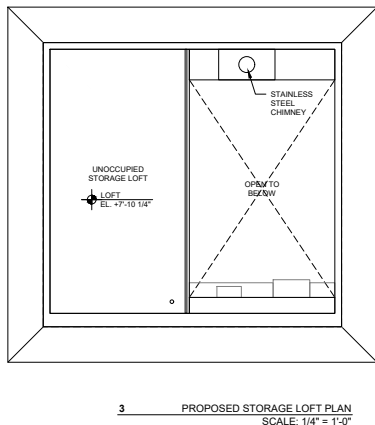
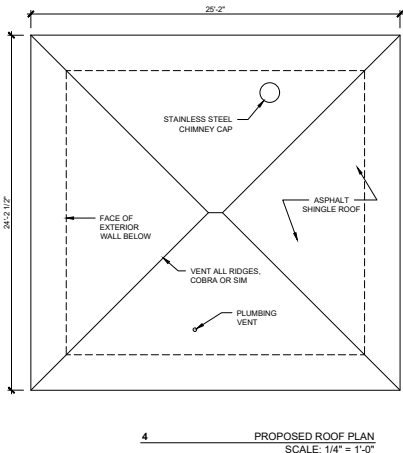
- BY ALL TRADES.
- NO CHANGES OR MODIFICATIONS TO THE WORK SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR ARCHITECT/ENGINEER. FAILURE TO OBTAIN THIS APPROVAL SHALL CAUSE THE CONTRACTOR OR SUBCONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR SUBSEQUENT MODIFICATION OF THE WORK REQUIRED BY OWNER OR ANY REGULATORY AUTHORITY.
- 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.
- ELECTRICAL WORK SHALL CONFORM TO NATIONAL ELECTRICAL CODE (LATEST EDITION) AND ANY APPLICABLE LOCAL CODES.
- CONTRACTOR TO NOTIFY OWNER IF LEAD-BASED PAINT, ASBESTOS, MOLD OR OTHER HAZARDOUS SUBSTANCES ARE PRESENT BEFORE STARTING WORK.
- CONTRACTOR IS RESPONSIBLE FOR ALL FLASHING.
- AFTER SERVICE LINES HAVE BEEN INSTALLED UNDER SLAB AREAS, ALL PLASTIC OR COPPER LINES SHOULD BE PROPERLY 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING EXISTING AND NEW UTILITIES AND PROVIDING AN AS-BUILT SITE UTILITY PLAN.
- COPPER JOINTS WILL NOT BE ALLOWED UNDER THE SLAB AND MUST BE PLACED IN A WALL MANIFOLD.
- ALL DRAINAGE STONE TO BE FREE-DRAINING GRANULAR MATERIAL SUCH AS COARSE SAND AND PEA GRAVEL.
- SITE TO BE SLOPED AWAY FROM HOUSE MINIMUM 1/8" PER FOOT FOR 10'.
- CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL FINISHES AND MILLWORK UNTIL APPROVED BY ARCHITECT.

NEIGHBOR

PROJECT  
ACCESSORY APARTMENT  
12 MAPLE AVE  
CAMBRIDGE, MA 02139  
OWNER  
MARTHA OMARA  
12 MAPLE AVE  
CAMBRIDGE, MA 02139  
617-216-3999  
ARCHITECT  
NEIGHBOR STUDIO LLC  
617-712-1336  
PAUL@NEIGHBORSTUDIO.COM

- LEGEND**
- EXISTING WALL
  - EXISTING TO REMAIN, NOT IN SCOPE
  - 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 CODE.
  - PROVIDE AND LOCATE ELECTRICAL RECEPTACLES AS REQUIRED BY MA STATE ELECTRICAL CODE. PROVIDE GFI RECEPTACLES AT ALL LOCATIONS REQUIRED BY MA STATE ELECTRICAL CODE.



1 6/22 PERMIT SET  
NO. DATE ISSUANCE

DEMOS & PROPOSED PLANS

CHANGES: NONE

A1

PERMIT NUMBER

NEIGHBOR



PROJECT	ACCESSORY APARTMENT 12 MAPLE AVE CAMBRIDGE, MA 02139
OWNER	MARTHA CHAMBA 12 MAPLE AVE CAMBRIDGE, MA 02139 617-253-8899
ARCHITECT	NEIGHBOR STUDIO LLC 1175-1305 PAUL G. NEIGHBOR STUDIO

NOTE 1:  
REMOVE EXISTING DRAIN  
TIE WITH HOLLOW POLYSTYRENE  
PIPE, TOP OF PIPE ALIGNED  
WITH EXISTING FINISH FLOOR  
MIN. 1" BELOW THE TOP OF  
EXISTING CONCRETE FLOOR  
MIN. 1" OF GRAVEL ON ALL  
SIDES WITH FILTER FABRIC  
UNDERDRAINING THE GRAVEL

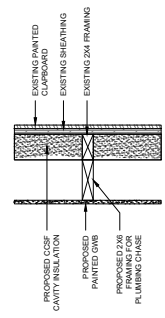
1	ISSUED	PERMIT SET
2	DATE	ISSUANCE



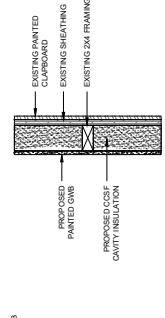
EXTERIOR  
ELEVATIONS &  
DETAILS

DATE: 12/2014  
A2

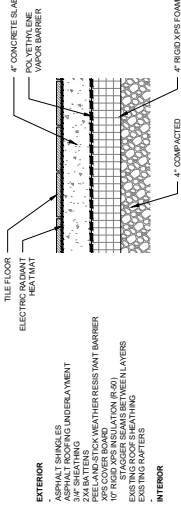
WALL TYPE DETAIL (R-20)



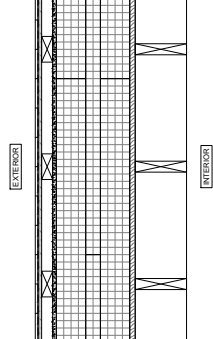
WALL TYPE DETAIL (R-20)



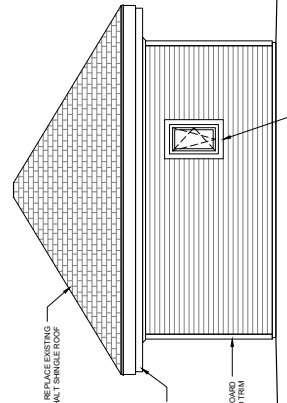
SLAB ASSEMBLY DETAIL (R-20)



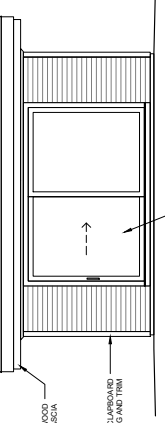
ROOF ASSEMBLY DETAIL (R-20)



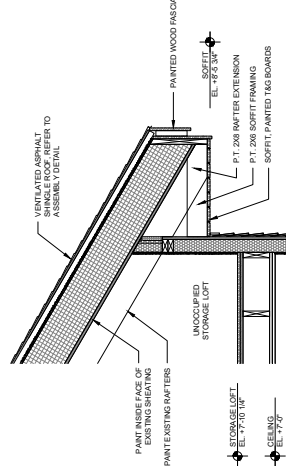
ROOF  
EL. 11'-0"



ROOF  
EL. 11'-0"



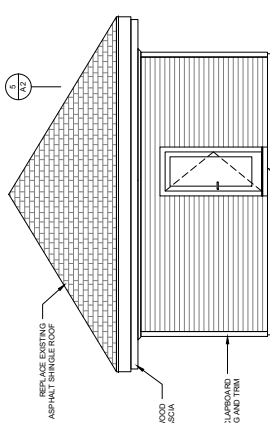
ROOF  
EL. 11'-0"



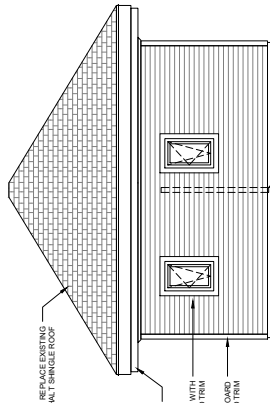
EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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

ROOF  
EL. 11'-0"



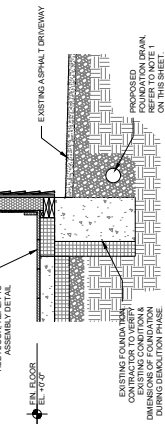
ROOF  
EL. 11'-0"



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

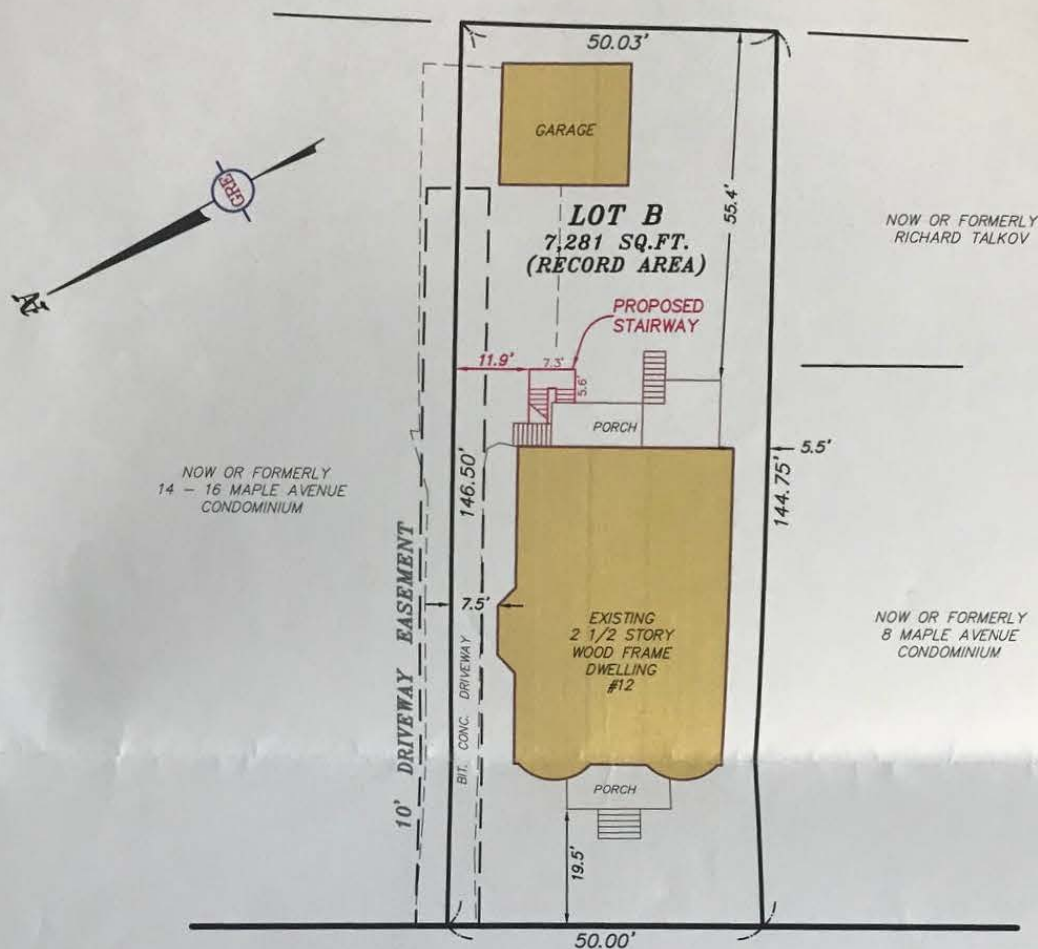
NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

WALL SECTION  
SCALE: 3/4" = 1'-0"



**REFERENCES:**

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



**MAPLE**

**AVENUE**

**NOTES:**

1. PHOTO REPRODUCTION OF THE SEAL AND SIGNATURE 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 WHATSOEVER. 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 RECONSTRUCTION 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 CAMBRIDGE'S 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.

**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**  
SURVEYING LLC

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

DWG No. 130514

GRE No. 130514



## NEIGHBOR

### Existing Garage

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



## NEIGHBOR



## 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: [histsncds@cambridgema.gov](mailto:histsncds@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 with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on March 8, 2022.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City Clerk





12 Maple Ave

Petitioner

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

112-106  
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  
GRAY, JACK C. & LISA THURAU-GRAY  
14-16 MAPLE AVE., UNIT #1  
CAMBRIDGE, MA 02139-1116

113-5  
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  
CAMBRIDGE, MA 02139

113-69  
BLUM, HOWARD L. & BARRY S. BLUM  
TRUSTEE OF 15 FAYETTE STREET REALTY TRUST  
11 FAYETTE ST  
CAMBRIDGE, MA 02139

113-2  
HERRON, JOHN JR. & JULIA L. MOORE  
6 MAPLE AVE  
CAMBRIDGE, MA 02139

113-2  
CLARKE, EDWINA & THOMAS GILLILAND  
6 MAPLE AVENUE  
CAMBRIDGE, MA 02139

113-5  
LEVY ROGER P & STEPHANIE L SMITH  
20 MAPLE AVE - UNIT D  
CAMBRIDGE, MA 02139

113-5  
MARIA JOHN SANTA & MARK KALINICH  
20 MAPLE AVE - UNIT A  
CAMBRIDGE, MA 02139

112-66  
RAJU, RAVIKIRAN  
15 MAPLE AVE - UNIT 3  
CAMBRIDGE, MA 02139

113-5  
ELIOT, MARY K. & SUPRATIK BOSE  
20 MAPLE AVE., #E  
CAMBRIDGE, MA 02139

## **Pacheco, Maria**

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**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 ½ Maple Avenue

**Pacheco, Maria**

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**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: Martha O'Mara Date: 1/9/2023  
(Print)

Address: 12 Maple Avenue

Case No. BZA-204121

Hearing Date: 1/26/23

Thank you,  
Bza Members

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

2022 DEC 28 A 10:31

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 11/07/2008, Middlesex South  
County Registry of Deeds at Book 51876, Page 113; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Martha A. O'Mara  
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 Martha A. O'Mara personally appeared before me,  
this 29<sup>th</sup> of Nov., 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires July 31, 2026 (Notary Seal)



**ANTHONY J. PORTELLE**  
Notary Public  
Commonwealth of Massachusetts  
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.

CITY OF BOSTON  
DEPARTMENT OF CITY PLANNING  
100 STATE STREET, 10TH FLOOR  
BOSTON, MA 02109

It is requested by [Name], signed under a solemn oath and returned to  
The Secretary of the Board of Zoning Appeals.

[Signature]  
[Name]  
[Address]  
[City, State, Zip]

I am applying for a [Type of Use] in the [Zone] which is the subject of this zoning application.

The record title of this property is [Title] and the name of the owner is [Name].

Transmitted to a spot or copy recorded in the date [Date] [Time] [Year] [Month] [Day]

County Registry of Deeds at [City, State, Zip]

Notary Public in and for the State of [State]

Notary Public in and for the State of [State]

[Signature]  
[Name]  
[Address]  
[City, State, Zip]

Notary Public in and for the State of [State]

Notary Public in and for the State of [State]

Notary Public in and for the State of [State]

Notary Public in and for the State of [State]

[Signature]  
[Name]  
[Address]  
[City, State, Zip]

ANTHONY J. PORTELLA  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
July 31, 2020



It is requested by [Name], signed under a solemn oath and returned to  
The Secretary of the Board of Zoning Appeals.