



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR -1 PM 3:48

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 112778

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Emily Sequeira C/O Maggie Booz, SmartArchitecture

PETITIONER'S ADDRESS: 27 Lawn Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 12 Newman St., Cambridge, MA

TYPE OF OCCUPANCY: Single-family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Addition of a third floor shed dormer, raising roof ridge and knee-wall height of southwest-facing ell, one story addition to first floor living room. Change in first floor window location at northeast side (non-conforming setback). Addition of a 3' high railing at the existing second floor deck, around the perimeter, including on the non-conforming northeast side.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure) Additions less than 25%

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Maggie Booz / SmartArchitecture

(Print Name)

Address:

Tel. No. 617-435-2426

E-Mail Address: maggie@smartarchitecture.net

Date: 3/26/21

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 EMILY SEQUEIRA
(OWNER)

Address: 12 NEWMAN ST. CAMBRIDGE, MA 02140

State that I/We own the property located at 12 NEWMAN ST. CAMB, MA, which is the subject of this zoning application.

The record title of this property is in the name of EMILY SEQUEIRA

*Pursuant to a deed of duly recorded in the date 11/16/20, Middlesex South County Registry of Deeds at Book 76179, Page 411; or Middlesex Registry District of Land Court, Certificate No. n/a


Book _____ Page _____.

[Signature]
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 Emily Sequeira personally appeared before me, this 24th of March, 2021, and made oath that the above statement is true.

My commission expires 9/4/2026 (Notary Seal)  Notary
JAZIR JALAL
Notary Public
Commonwealth of Massachusetts
My Commission Expires September 4, 2026

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

REGISTRATION FORM - OWNERSHIP INFORMATION

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

(OWNER)

Indicate the location of the property in the space provided below. State clearly on the property located at [] with a view of the []

The record title of this property is in the name of []

Reference to a deed of 1911 []

County Register of Deeds of []

Volume [] Page []

STATE OF MASSACHUSETTS
DEPARTMENT OF REVENUE

Attention of Agent's regarding to request partition may be []

and made each []

Notary Public
Commission Expires []



By []

If any part of this document is not shown in record, it is not a copy, and if by any means, record, or otherwise, please include description.

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 Newman St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The Ordinance provides for the conforming expansion of a non-conforming building by 25% over its original pre-war square footage by Special Permit. This proposal falls statistically within this allowance by proposing 3 very-small but impactful additions to the house while respecting the integrity of the house and its architecture.

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

The proposed additions are each a small adjustment to an existing public or private space in the house. They do not generate traffic in the neighborhood, nor cause the house to be inhabited by more families or similarly disrupt the established character of the neighborhood. On the contrary, they preserve the overall house density and the exterior character and form of the building within its neighborhood context.

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:

Operation nor development of current adjacent uses will be affected by the proposed use of this house. Indeed, the proposed use of the house remains unchanged by this proposal.

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:

No nuisance, hazard, or detriment to the welfare of the occupants nor to the citizens of Cambridge would be caused by the proposed use. It is and would remain a single-family house.

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

The Petitioner feels that the proposal would serve only to make a compact house serve a family much better, and would not impair any of the integrity of its zoning district or neighborhood, nor any adjoining district.

***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: Emily Sequeira

Present Use/Occupancy: Single-family

Location: 27 Lawn Street

Zone: Residence B Zone

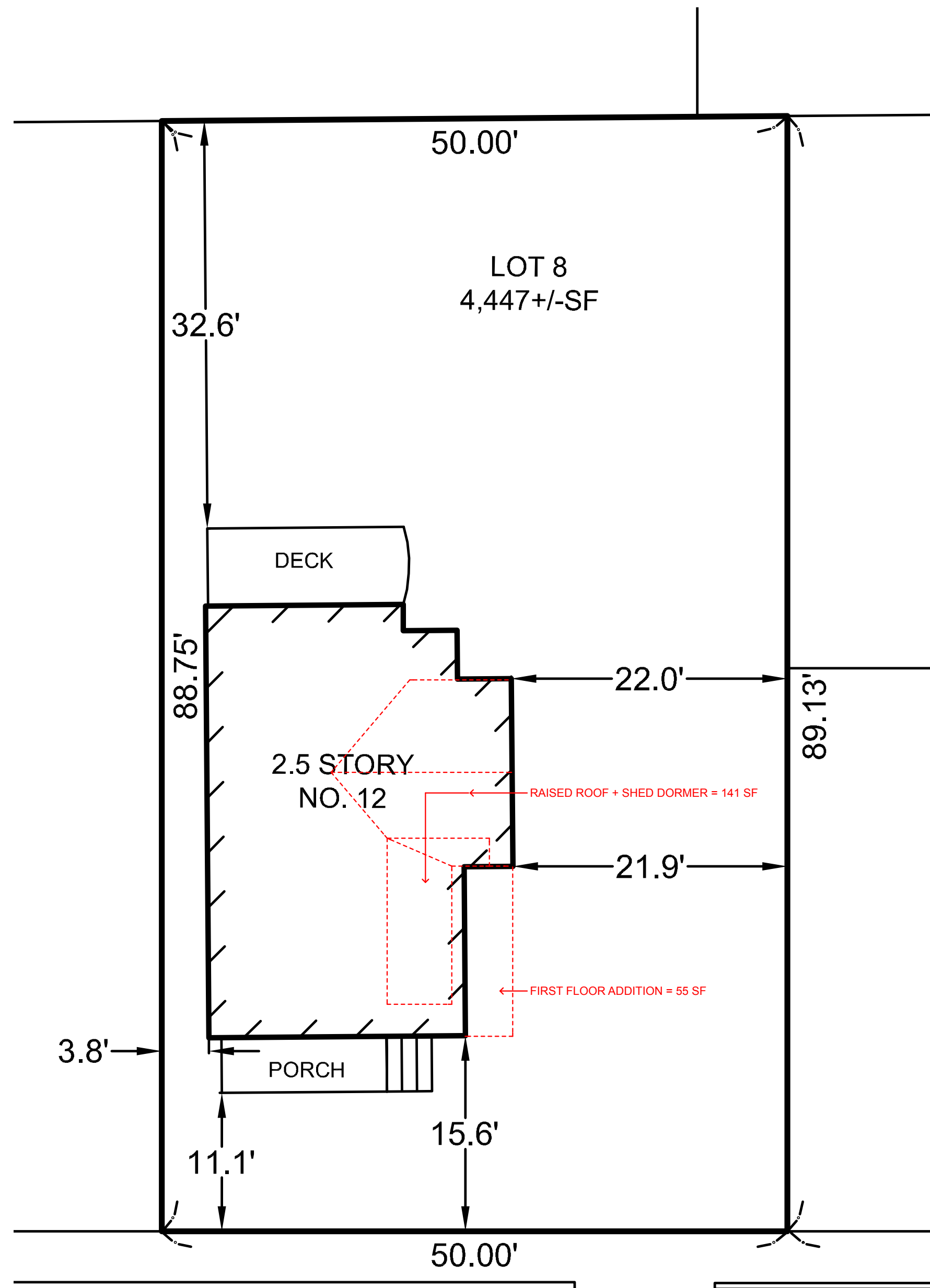
Phone: 617-435-2426

Requested Use/Occupancy: Single-family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1912 SF	2108 SF	2224 SF	(max.)
<u>LOT AREA:</u>	4447 SF	4447 SF	5000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.43	.47	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4447 SF	4447 SF	2500 SF	
<u>SIZE OF LOT:</u>	WIDTH	50 LF	50 LF	50 LF
	DEPTH	88.94	88.94	NA
<u>SETBACKS IN FEET:</u>	FRONT	15.6 LF	15.6 LF	15 LF
	REAR	32.6 LF	32.6 LF	25 LF
	LEFT SIDE	3.8 LF	3.8 LF	7.5 LF
	RIGHT SIDE	21.9 LF	21.9 LF	12.5 LF
<u>SIZE OF BUILDING:</u>	HEIGHT	32.75 LF	32.75 LF	35 LF
	WIDTH	40.25 LF	40.25 LF	NA
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	78% open	76% open	40 % minimum	
<u>NO. OF DWELLING UNITS:</u>	1	1	2 maximum	
<u>NO. OF PARKING SPACES:</u>	2	2	1	
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	NA	NA	NA	

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

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'.



Existing Plot Plan w/ Proposed Notes

1/8" = 1'-0"

1

ZONING CALCULATIONS

FLOOR AREA CALCULATIONS

ORIGINAL/ PRE-WAR

1ST	763 SF (FULL FRONT PORCH, ORIGINAL 6' REAR PORCH)
2ND	629 SF (SECOND FLOOR W/OUT REAR PORCH ADDITION)
3RD	340 SF (AS EXISTING)
TOTAL	1,732 SF

CHANGES TO SF, POST-WAR

1ST	+87 SF (CURRENT REAR PORCH),
2ND	+93 SF (ENCLOSED AREA ABOVE ORIGINAL FIRST FLOOR PORCH)
3RD	0 SF
TOTAL	180 SF

PROPOSED CHANGES TO SF:

1ST	+55 SF (FIRST FLOOR ADDITION AT FRONT)
2ND	0 SF
3RD	+141 SF (RAISE LOWER ROOF TO 3'-8" KNEEWALL, ADD L-SHAPED SHED DORMER)
TOTAL	196 SF

TOTAL POST- WAR CHANGES, EXISTING/ PROPOSED = 376 SF, OR 22%

8.22.2C: 25% ADDITION IN ANY RESIDENTIAL DISTRICT REQUIRES A SPECIAL PERMIT

EXISTING FLOOR AREA

1,912 SF / 4,447 SF = 43 %

PROPOSED FLOOR AREA

2,108 SF / 4,447 SF = 47 %

REQUIRED, RESIDENCE B: .50 FAR

EXISTING LOT: 4,447 SF

REQUIRED: 5,000 SF

EXISTING HEIGHT: 32'-9"

PROPOSED: 32'-9"

REQUIRED: 35' SF

OPEN SPACE

EXISTING:
3,450 SF / 4,447 SF = .78

PROPOSED:
3,395 SF / 4,447 SF = .76

REQUIRED: 40%

SETBACKS:

EXISTING/ PROPOSED FRONT: 11.1'
REQUIRED: 15'

EXISTING/PROPOSED SIDE: 3.8'
REQUIRED: 7'-6"

EXISTING/PROPOSED REAR: 32.6'
REQUIRED: 25'

LOT WIDTH:
50' EXISTING/ REQUIRED

Zoning Calculations

2



SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

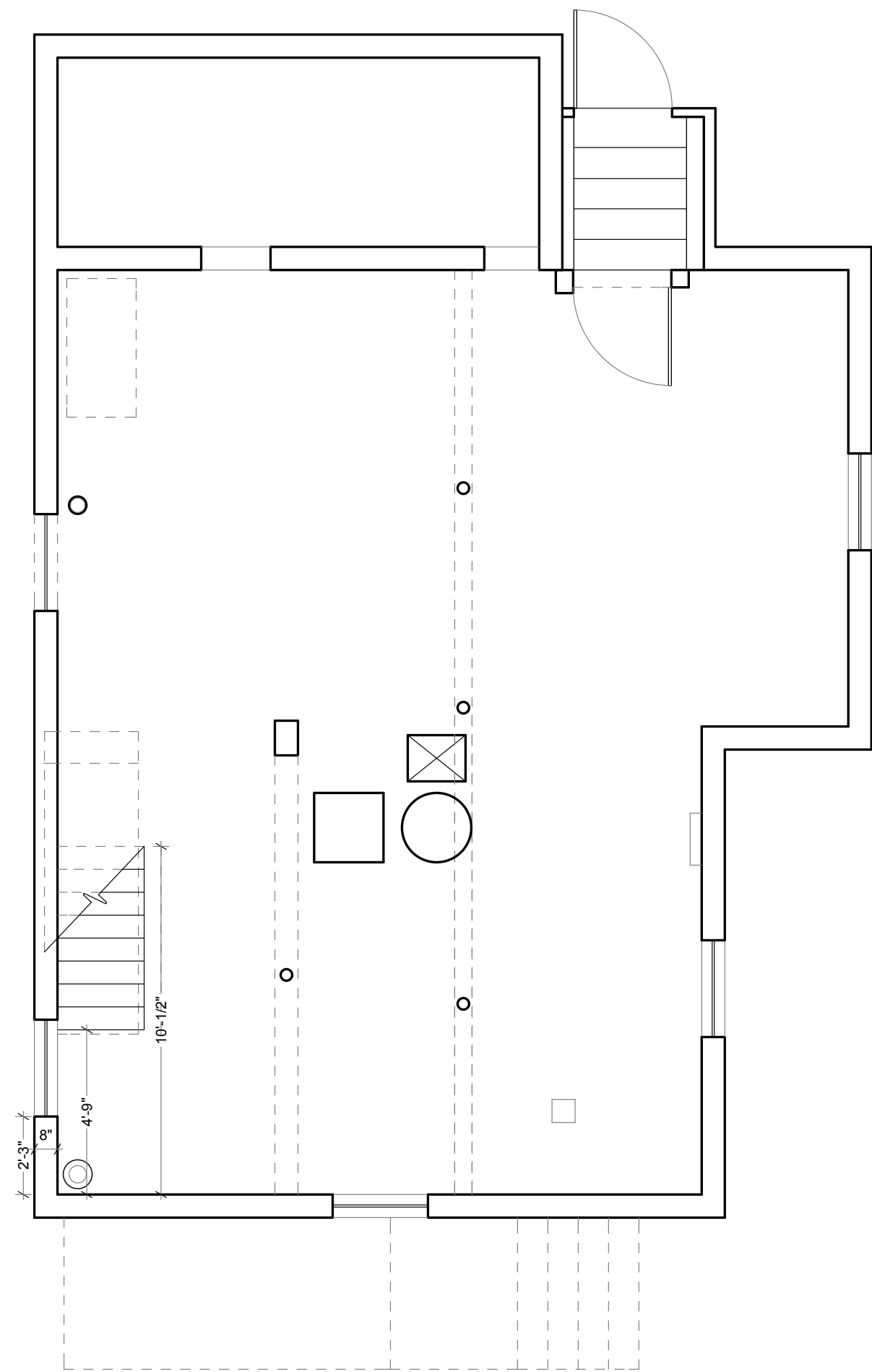
General Drawing Note:
Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepancies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

Sequeira Residence
12 Newman Street
Cambridge, MA

Job number	2013
Scale	as noted
Date	03.23.21
Drawn by	ajg/rb
Checked by	msb

Plot Plan and Zoning Calculations

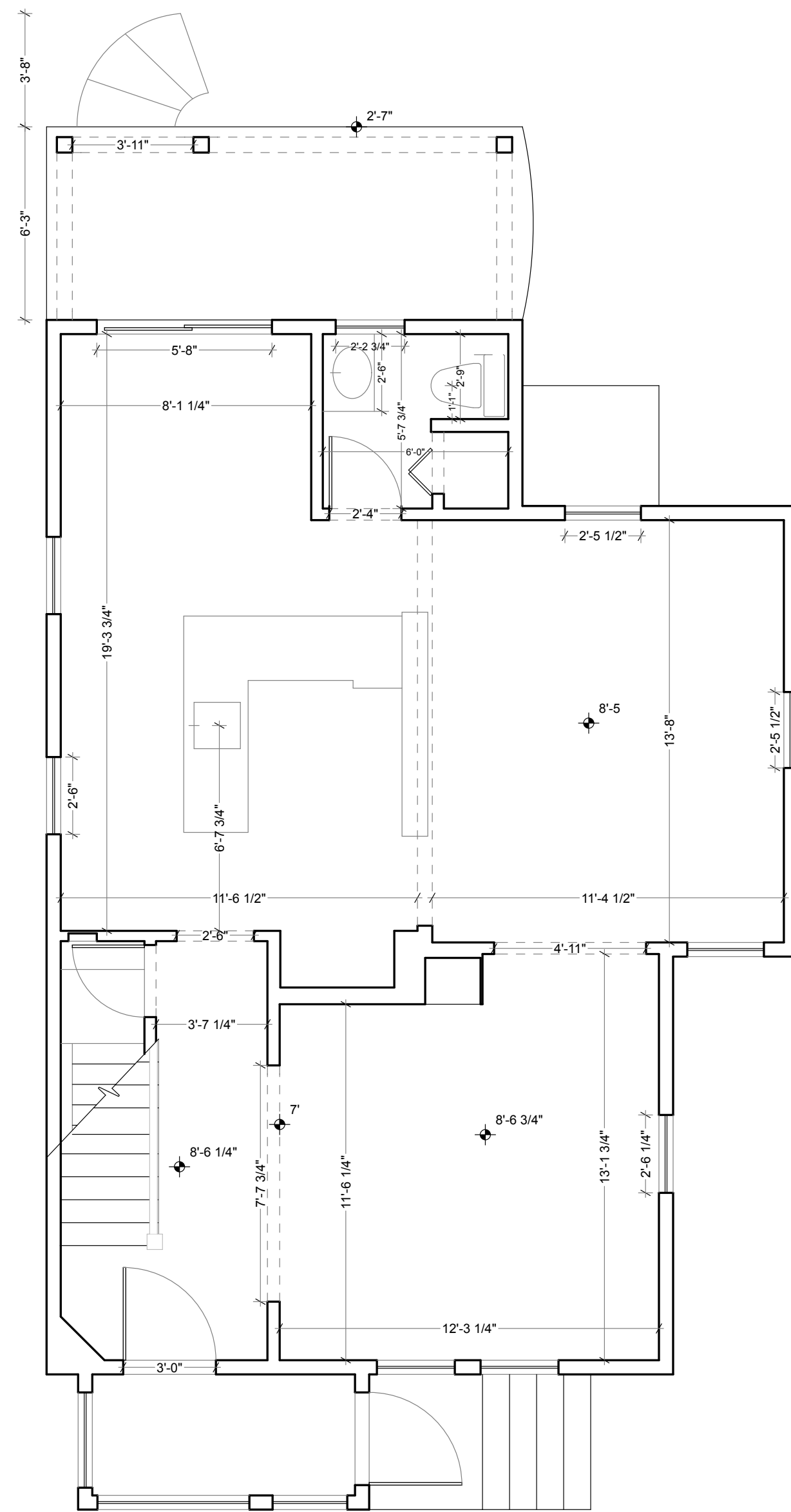
A-1.0



Existing Basement Plan

1/4" = 1'-0"

1



Existing First Floor Plan

1/4" = 1'-0"

2

SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

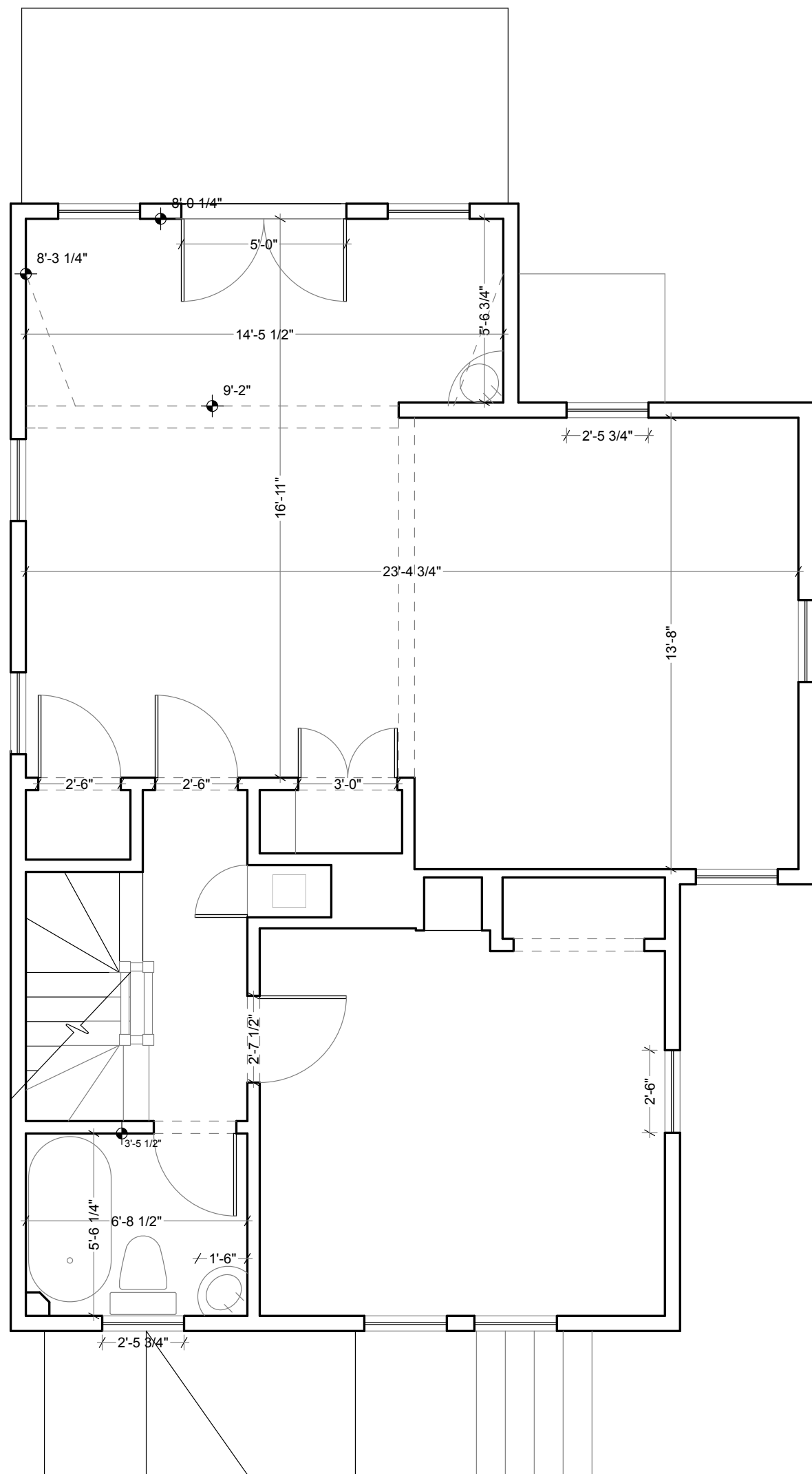
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Sequeira Residence
12 Newman Street
Cambridge, MA

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Date 03.23.21
Drawn by ajg/rb
Checked by msb

Existing Basement and First Floor Plans

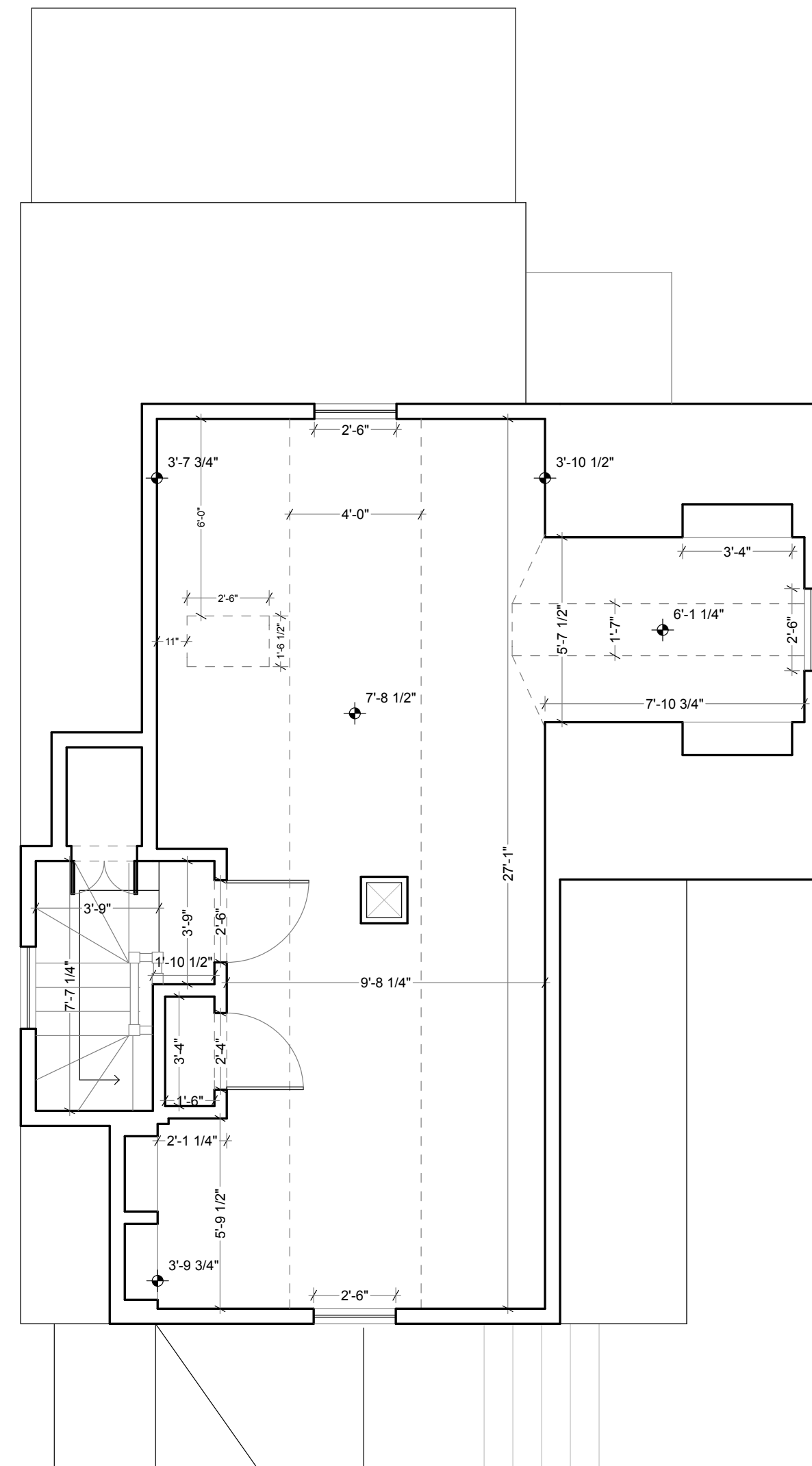
A-2.0



Existing Second Floor Plan

1/4" = 1'-0"

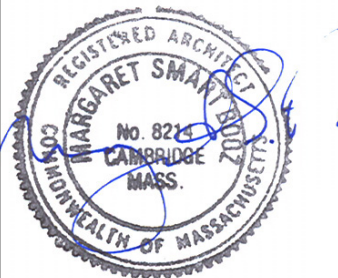
1



Existing Third Floor Plan

1/4" = 1'-0"

2



SMART ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

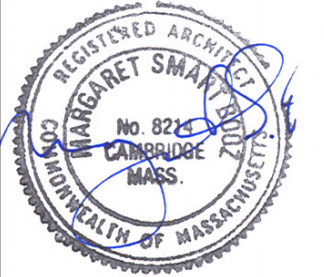
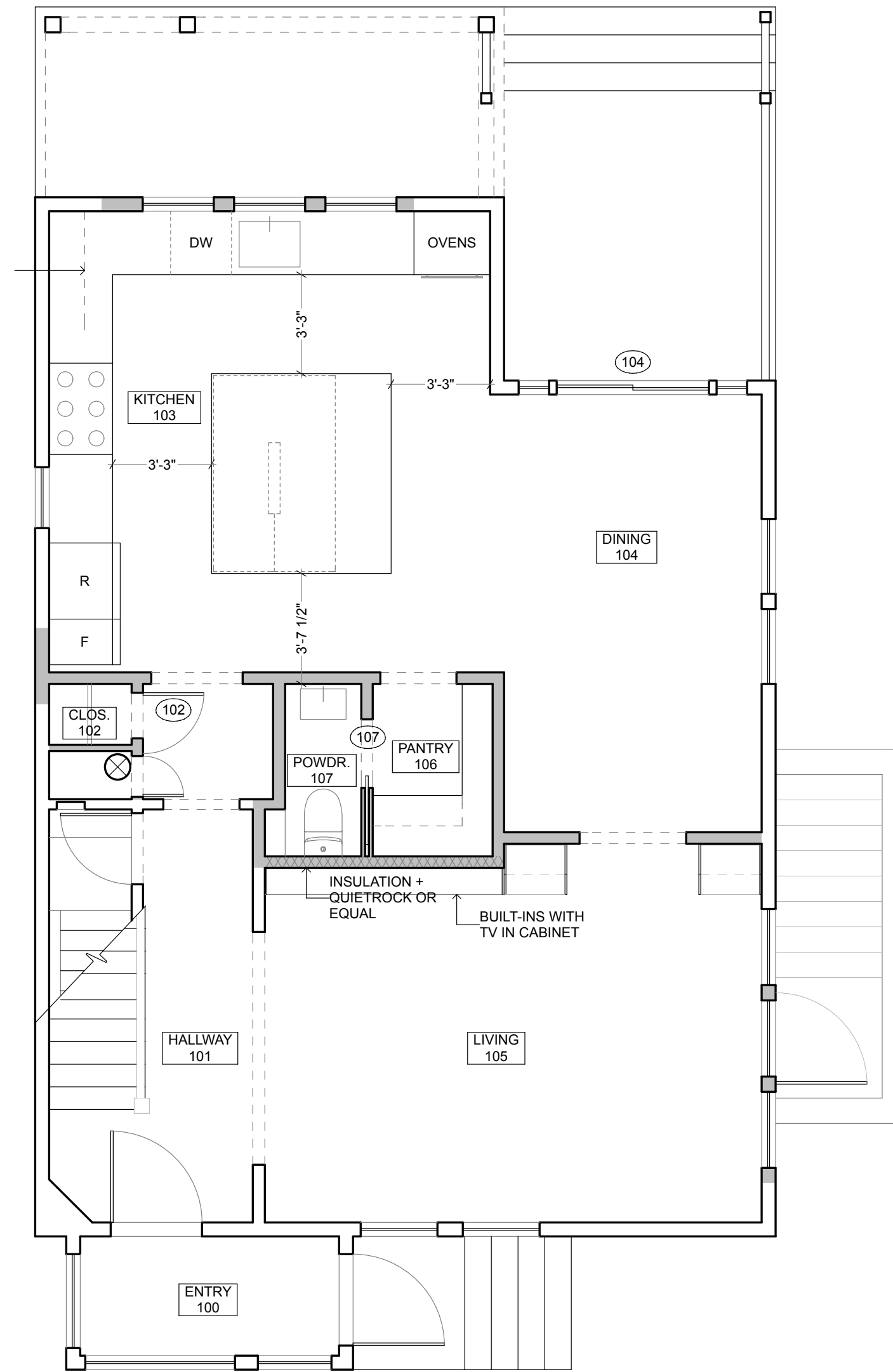
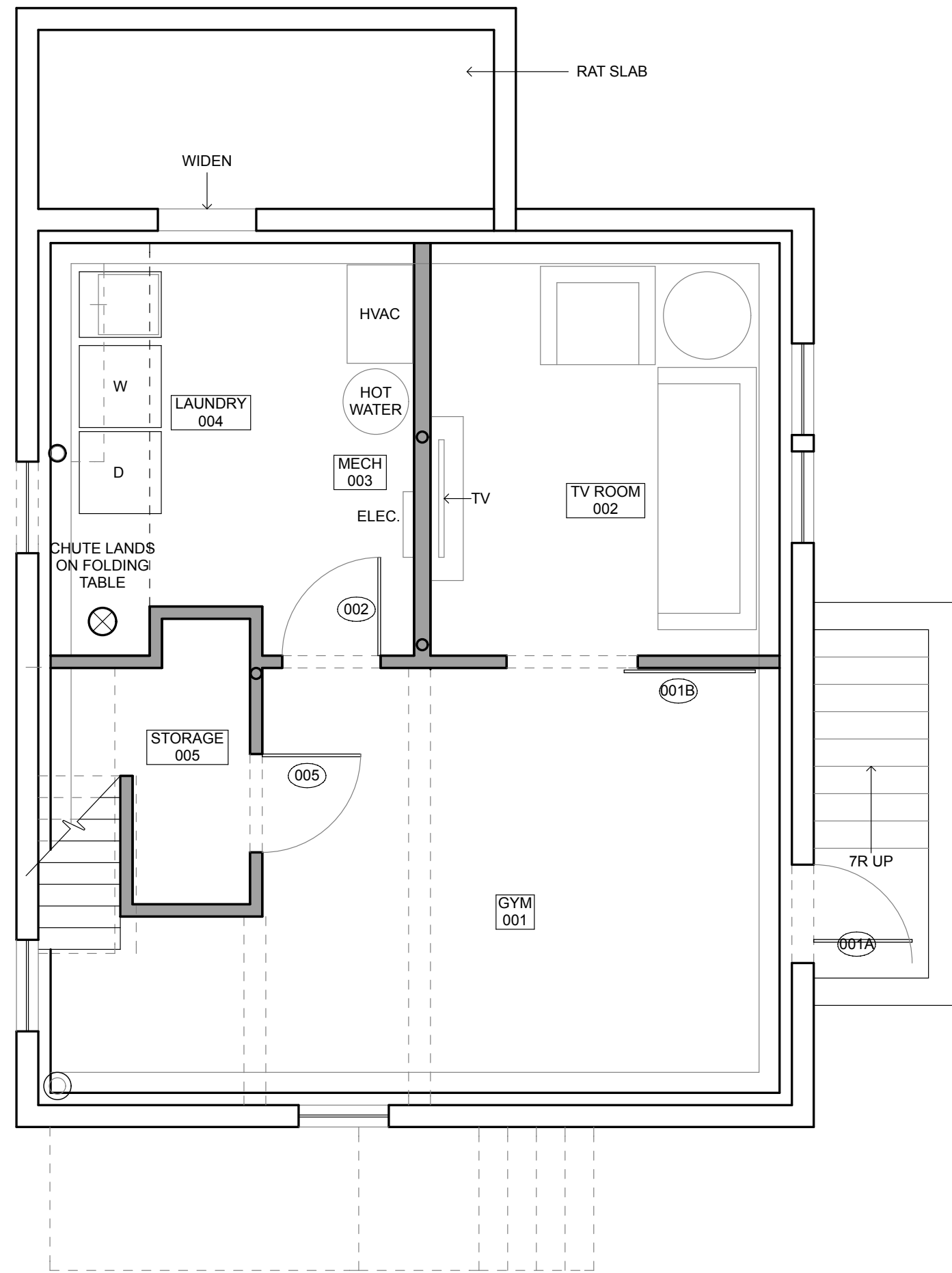
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Sequeira Residence
12 Newman Street
Cambridge, MA

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Drawn by	ajg/rb
Checked by	msb

Existing Second and Third Floor Plans

A-2.1



SMART ARCHITECTURE
 825 Mount Auburn Street, Suite 206 Cambridge, MA 02138

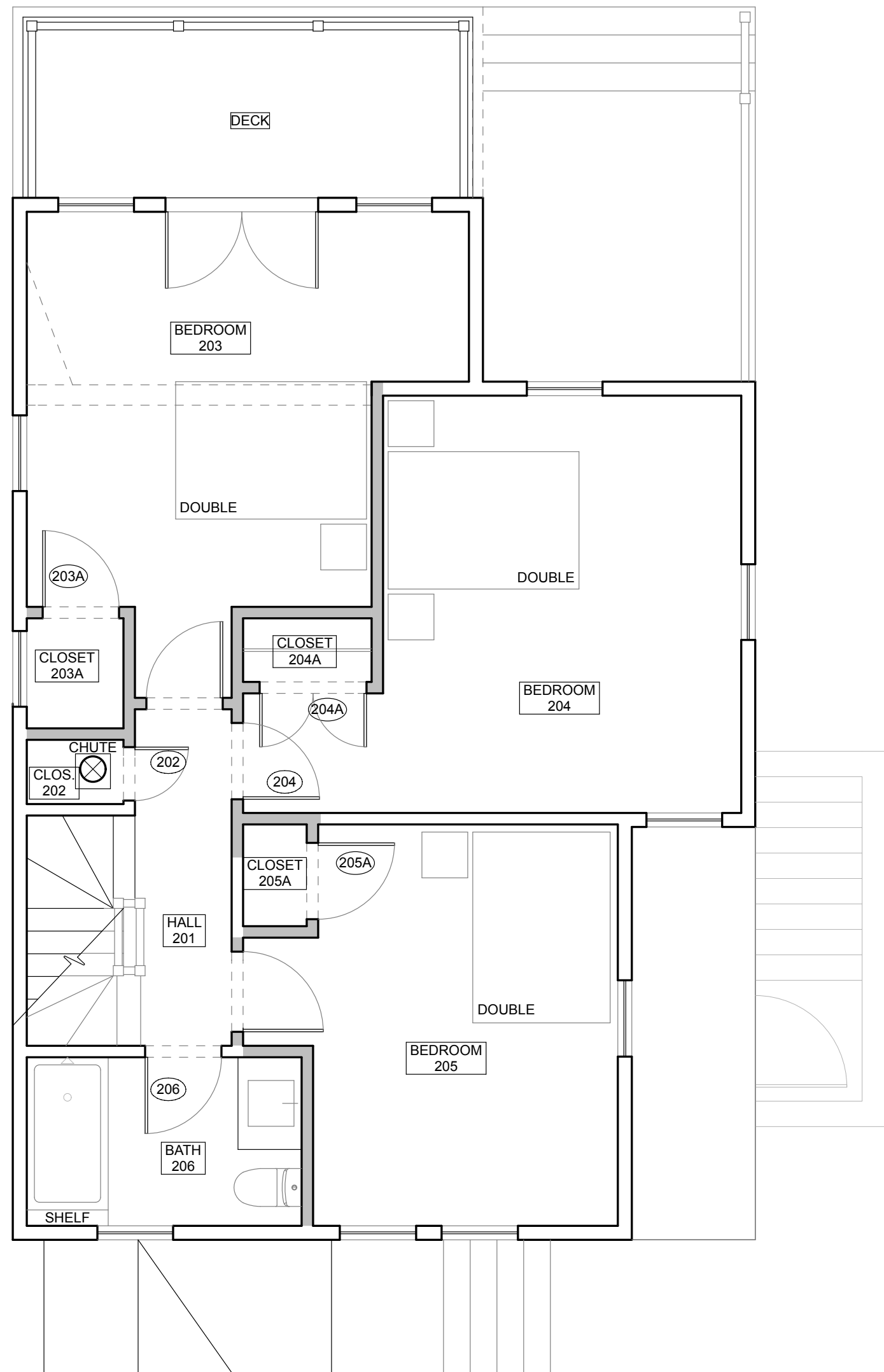
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Sequeira Residence
 12 Newman Street
 Cambridge, MA

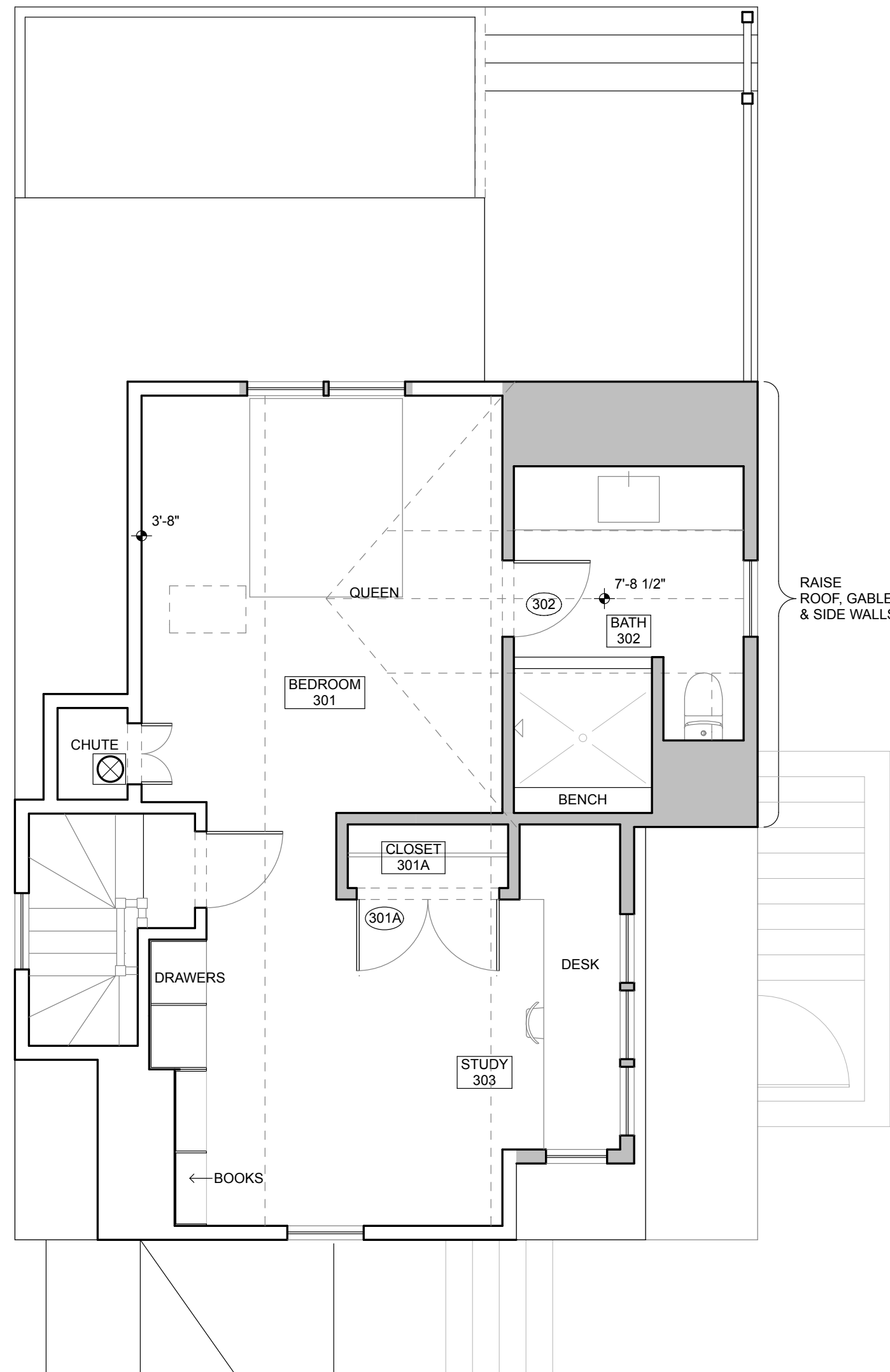
Job number: 2013
 Scale: as noted
 Date: 03.23.21
 Drawn by: ajg/rb
 Checked by: msb

Proposed Basement and First Floor Plans

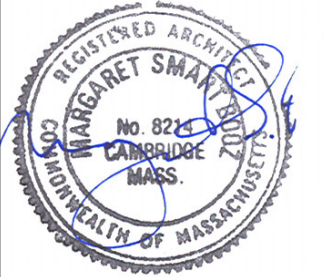
A-3.0



Proposed Second Floor Plan 1
1/4" = 1'-0"



Proposed Third Floor Plan 2
1/4" = 1'-0"



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Proposed Second and Third Floor Plans

A-3.1

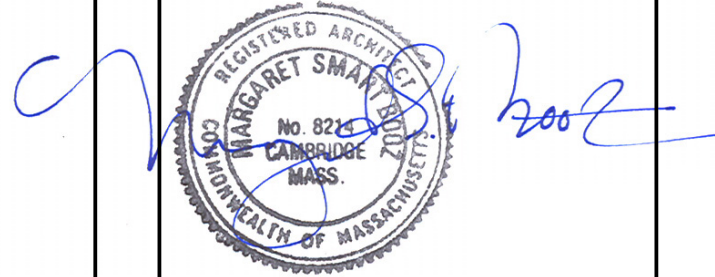


32'-9"

Existing Front Elevation

1/4" = 1'-0"

1



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 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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 12 Newman Street
 Cambridge, MA

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Scale	as noted
Date	03.23.21
Drawn by	ajg/rb
Checked by	msb

Existing Front Elevation

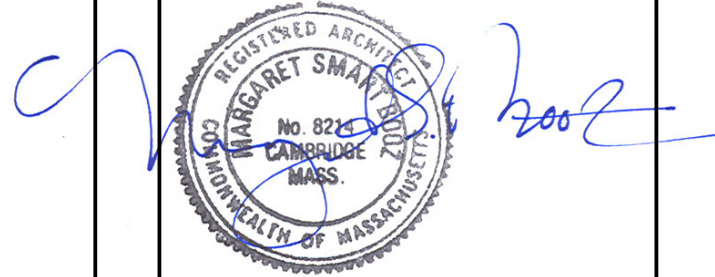
A-6.0



Existing Southwest Side Elevation

1/4" = 1'-0"

1



SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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Sequeira Residence
12 Newman Street
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Existing Side
(Southwest) Elevation

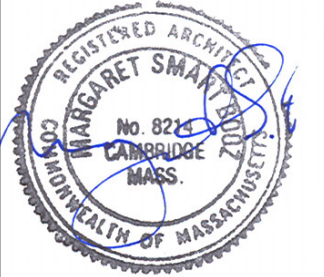
A-6.1



Existing Rear Elevation

1/4" = 1'-0"

1



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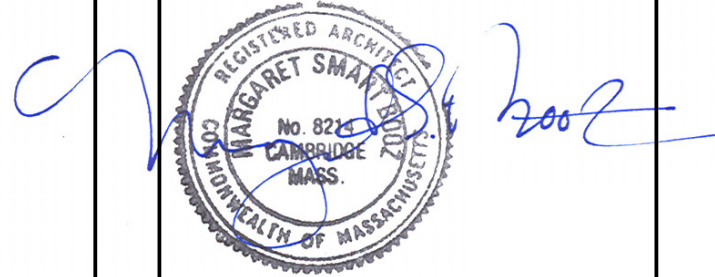
Existing Rear
Elevation

A-6.2



Existing Northeast Side Elevation

1/4" = 1'-0" 1



SMART ARCHITECTURE
 825 Mount Auburn Street, Suite 206 Cambridge, MA 02138

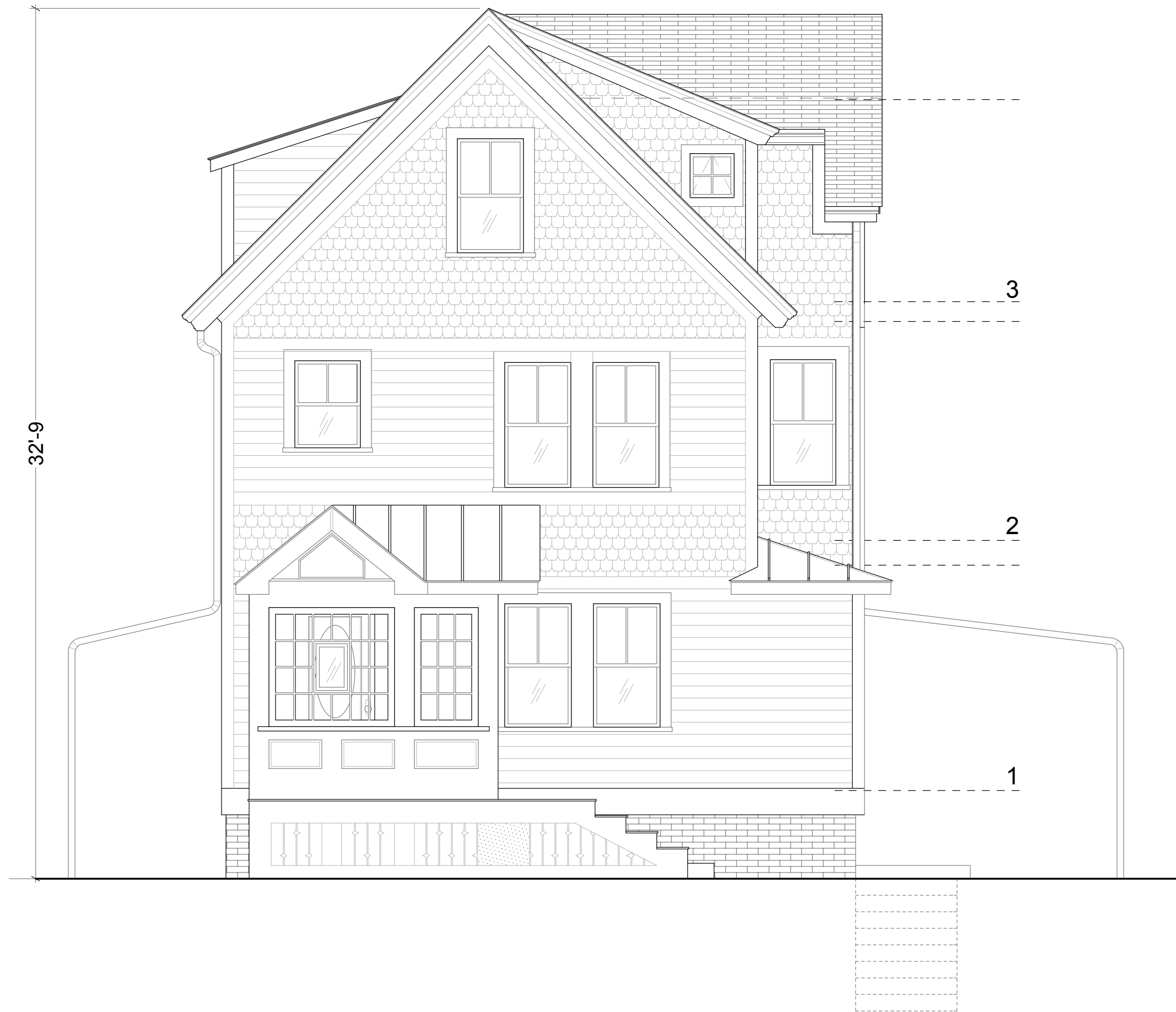
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Sequeira Residence
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Existing Side
 (Northeast) Elevation

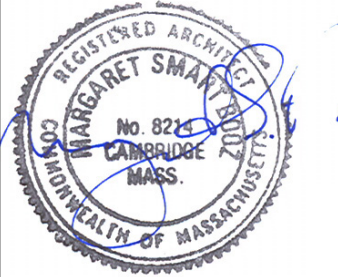
A-6.3



Proposed Front Elevation

1/4" = 1'-0"

1



SMART
ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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Proposed Front Elevation

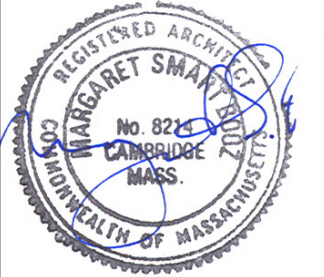
A-7.0



Proposed Side Elevation

1/4" = 1'-0"

1



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ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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Proposed Side
(Southwest) Elevation

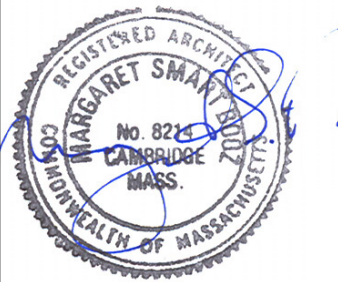
A-7.1



Proposed Rear Elevation

1/4" = 1'-0"

1



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ARCHITECTURE
625 Mount Auburn Street, Suite 206 Cambridge, MA 02138

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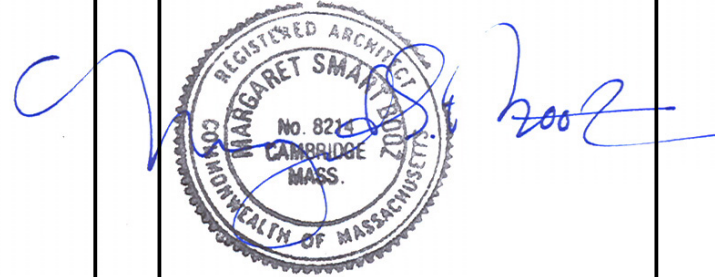
Proposed Rear
Elevation

A-7.2



Proposed Northeast Side Elevation

1/4" = 1'-0" 1



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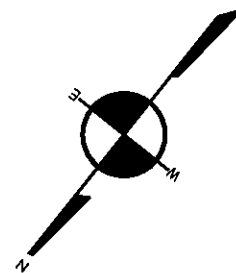
Proposed Side
 (Northeast) Elevation

A-7.3

PLAN OF LAND

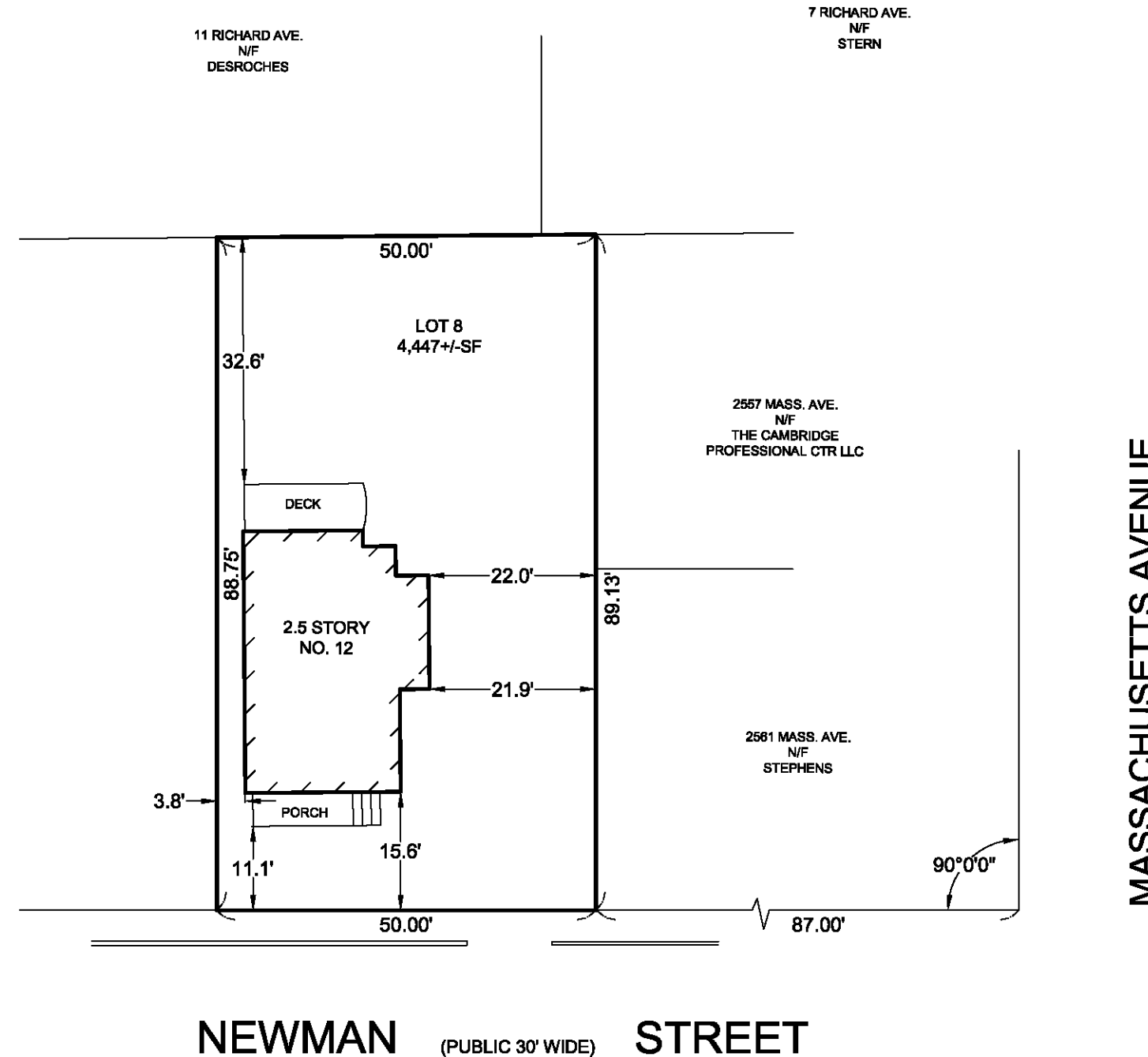
LOCATED AT
12 NEWMAN STREET
CAMBRIDGE, MA

SCALE: 1 INCH = 20 FEET



MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



REFERENCES

DEED: BOOK 20324, PAGE 194
PLAN: PLAN BOOK 83, PLAN 12

NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN NOVEMBER OF 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

DATE: NOVEMBER 11, 2020

12 Newman St.



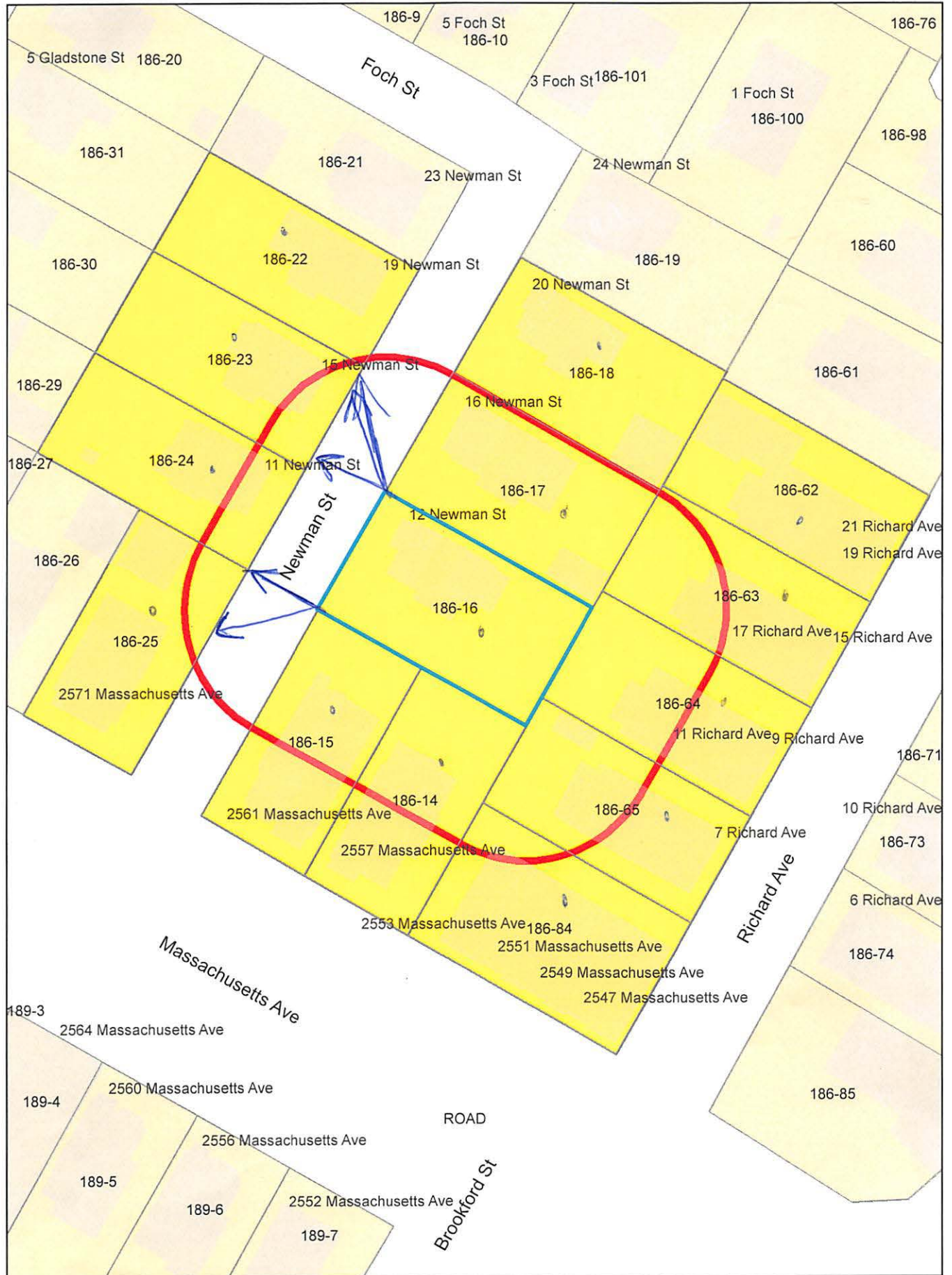
12 Newman St.



12 Newman St.



12 Newman St.



186-22
MOUNTAIN, CHARLES F. &
FLORENCE G. MOUNTAIN, A LIFE ESTATE
19 NEWMAN ST
CAMBRIDGE, MA 02140

186-23
CARNEY, ROBERT & DOREEN KELLY-CARNEY
15 NEWMAN ST
CAMBRIDGE, MA 02140-1012

SMART ARCHITECTURE
C/O MAGGIE BOOZ
27 LAWN STREET
CAMBRIDGE, MA 02138

186-15
SUKONICK, HANNAH L.
TR. OF MASSA AVENUE REALTY TRUST
2561 MASS AVE
CAMBRIDGE, MA 02140

186-17
BEERMAN, ROBERT S. & CHRISTINA M. LESHOCK
16 NEWMAN ST
CAMBRIDGE, MA 02140-1013

186-16
SEQUEIRA EMILY
12 NEWMAN ST
CAMBRIDGE, MA 02140

186-62
DANEHY, MARGARET E.,
TR. OF THE 19 RICHARD AVE. NOMINEE TRUST
19 RICHARD AVE
CAMBRIDGE, MA 02140

186-64
DESROCHES, PATRICIA A., A LIFE ESTATE
9 RICHARD AVENUE
CAMBRIDGE, MA 02140

186-65
STERN, MENACHEM &
ELIZABETH M. STERN A LIFE ESTATE
20 CAMBRIDGE TERRACE
CAMBRIDGE, MA 02140

186-14
THE CAMBRIDGE PROFESSIONAL CTR LLC
202 CHARLES ST
CAMBRIDGE, MA 02141

186-15
STEPHENS, JENNIE C.
2561 MASSACHUSETTS AVE UNIT #3
CAMBRIDGE, MA 02140

186-63
CATTANEO, MARIAGNESE & MARIA GANNON TR
THE CATTANEO GANNON 2018 TRUST
17 RICHARD AVE
CAMBRIDGE, MA 02140

186-84
ZHANG, JIAN-MIN KINCHUNG TONG
2551 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

186-84
CHAYIR, YALCIN RAYMOND
2547 MASSACHUSETTS AVE
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186-25
VELLUCCI PETER A ASIMINA VELLUCCI
233 HURLEY ST 2
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186-84
ROUNDS, BYRON MAISHA G. ROUNDS
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186-84
OWEN, KENT W.
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186-18
SQUIRES, JOSEPH & DIANE L SQUIRES
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186-15
ORMES MARGARET FERGUSON
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186-24
HOULETTE, RYAN & LAURA HOULETTE
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