



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR -3 AM 10:19

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 212290

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Mark and Angie Gregor C/O Maggie Booz/SmartArchitecture

PETITIONER'S ADDRESS: 33 Lawn Street, Cambridge, MA 02138

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

TYPE OF OCCUPANCY: Single family **ZONING DISTRICT:** Residence A-2 Zone

REASON FOR PETITION:

/Widening of front porch steps/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The Owners would like to widen the steps that go from grade up to their front porch.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

Margaret S. Booz

(Print Name)

Smart Architecture
33 Lawn St., Cambr. 02138

Address:

Tel. No.

E-Mail Address:

617-576-2720

maggie@smartarchitecture.net

Date: 3.2.23

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 Mark Gregor _____
(OWNER)

Address: 12 Scott St, Cambridge MA 02138 _____

State that I/We own the property located at Massachusetts _____,
which is the subject of this zoning application.

The record title of this property is in the name of Mark Gregor _____

*Pursuant to a deed of duly recorded in the date MA _____, Middlesex South
County Registry of Deeds at Book 66665 _____, Page 14 _____; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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 _____

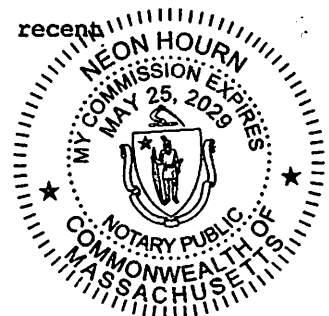
The above-name Mark Gregor _____ personally appeared before me,
this 13 of February, 2023, and made oath that the above statement is true.



Notary

My commission expires May 25, 2029 (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 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 _____ (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:

WIDENING THE FRONT FRONT STEPS WHICH ARE ALREADY NON-CONFORMING TO THE FRONTYARD SETBACK DOES NOT CREATE A NEW NON-CONFORMITY.

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 STEPS - WIDENING HAS NO AFFECT ON NEIGHBORHOOD CHARACTER, NOR DOES IT GENERATE CONGESTION, HAZARD, OR TRAFFIC.

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 WIDEN STEPS DO NOT AFFECT OPERATION NOR DEVELOPMENT OF ADJACENT USES.

*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 HAZARD NOR NUISANCE IS CREATED THAT WOULD ENDANGER CITIZENS BY THE GRANTING OF THIS PROPOSAL.

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 PROPOSAL DOES NOT IMPAIR THE INTEGRITY OF THE DISTRICT.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Mark and Angie Gregor
Location: 12 Scott St., Cambridge, MA
Phone: 617-576-2720

Present Use/Occupancy: Single family
Zone: Residence A-2 Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		5656 sf	5694 sf	6654 sf maximum	(max.)
LOT AREA:		13,308 sf	13,308 sf	6000 sf minimum	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.425	.427	.5	
LOT AREA OF EACH DWELLING UNIT		6654 sf	13,308 sf	4500 sf	
SIZE OF LOT:	WIDTH	103'	103'	65'	
	DEPTH	130.94'	130.94'	NA	
SETBACKS IN FEET:	FRONT	13.25'	13.25'	20'	
	REAR	21.9'	21.9'	33' (including 1/4' in excess of 100')	
	LEFT SIDE	21'	21'	10'/sum of 25'	
	RIGHT SIDE	53.6'	53.6'	10'/sum of 25'	
SIZE OF BUILDING:	HEIGHT	37'	37'	35'	
	WIDTH	81.25' + front porch depth 9.25' + steps 4.4'	81.25' + 9.25' + 4.4'	77.94'	
	LENGTH	46.5'	46.5'	78' maximum	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		63% open	62.9% open	50% open	
NO. OF DWELLING UNITS:		2	1	2 maximum	
NO. OF PARKING SPACES:		2	2	1	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

none. all construction existing and proposed is 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'.

GREGOR RESIDENCE

12 SCOTT STREET, CAMBRIDGE, MASSACHUSETTS

ARCHITECT
SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138
 T: 617.576.2720 www.smartarchitecture.net

GENERAL CONTRACTOR
ROCKBRIDGE CONSTRUCTION, INC.
 316 WEST WASHINGTON STREET, HANSON, MA 02341
 T: 781.953.4215

DRAWING INDEX:

- A-0.0 Cover Page + Certified Plot Plan
- A-2.1 Existing First Floor Plan
- A-3.1 Proposed First Floor Plan
- A-6.0 Existing and Proposed Front Elevations

Stretch Energy Code Compliance - Prescriptive Option for Residential Alterations

Alterations to this existing building shall conform to Chapter 11 - Energy Efficiency 2015 International Residential Code w/ Massachusetts Amendments, and shall further demonstrate compliance with:

- Implementation of the Energy Star Qualified Homes Thermal Bypass Inspection List:
 - Overall Air Barrier and Thermal Barrier Alignment - Insulation shall be installed in full contact with sealed interior and exterior air barrier except for alternate to interior air barrier under Walls Adjoining Exterior Walls or Unconditioned Spaces.
 - Walls Adjoining Exterior Walls or Unconditioned Spaces - Fully insulated wall aligned with air barrier at both interior & exterior, or, Alternate for Climate Zones 1 thru 3, sealed exterior air barrier aligned with RESNET grade 1 insulation fully supported. Continuous top and bottom plates or sealed blocking.
 - Floors between Conditioned and Exterior Spaces - Air barrier is installed at any exposed fibrous insulation edges. Insulation is installed to maintain permanent contact with sub-floor above including necessary supports. Blanket insulation is verified to have no gaps, voids or compression. Blown-in insulation is verified to have proper density with firm packing.
 - Shafts - Opening to unconditioned space are fully sealed with solid blocking or flashing and any remaining gaps are sealed with caulk or foam (provide fire-rated collars and caulking where req'd).
 - Attic/ Ceiling Interface - All attic penetrations and dropped ceilings include a full interior air barrier aligned with insulation with any gaps fully sealed with caulk, foam or tape. Movable insulation fits snugly in opening and air barrier is fully gasketed.
- All Windows, Doors, and Skylights shall meet the minimum Energy Star Requirements for U-factor: Windows ≤ 0.30 ; Solid Doors ≤ 0.21 ; More than 50% Glass ≤ 0.32 ; Skylights ≤ 0.55
- Ducts for new HVAC systems shall be sealed and tested post-construction to demonstrate leakage to outdoors of less than or equal to 4 cfm per 100 SF of conditioned floor area, except where the air handler and all ducts are located within conditioned space.
- Electrical Power and Lighting Systems: Lighting equipment (Prescriptive). A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficiency lamps.

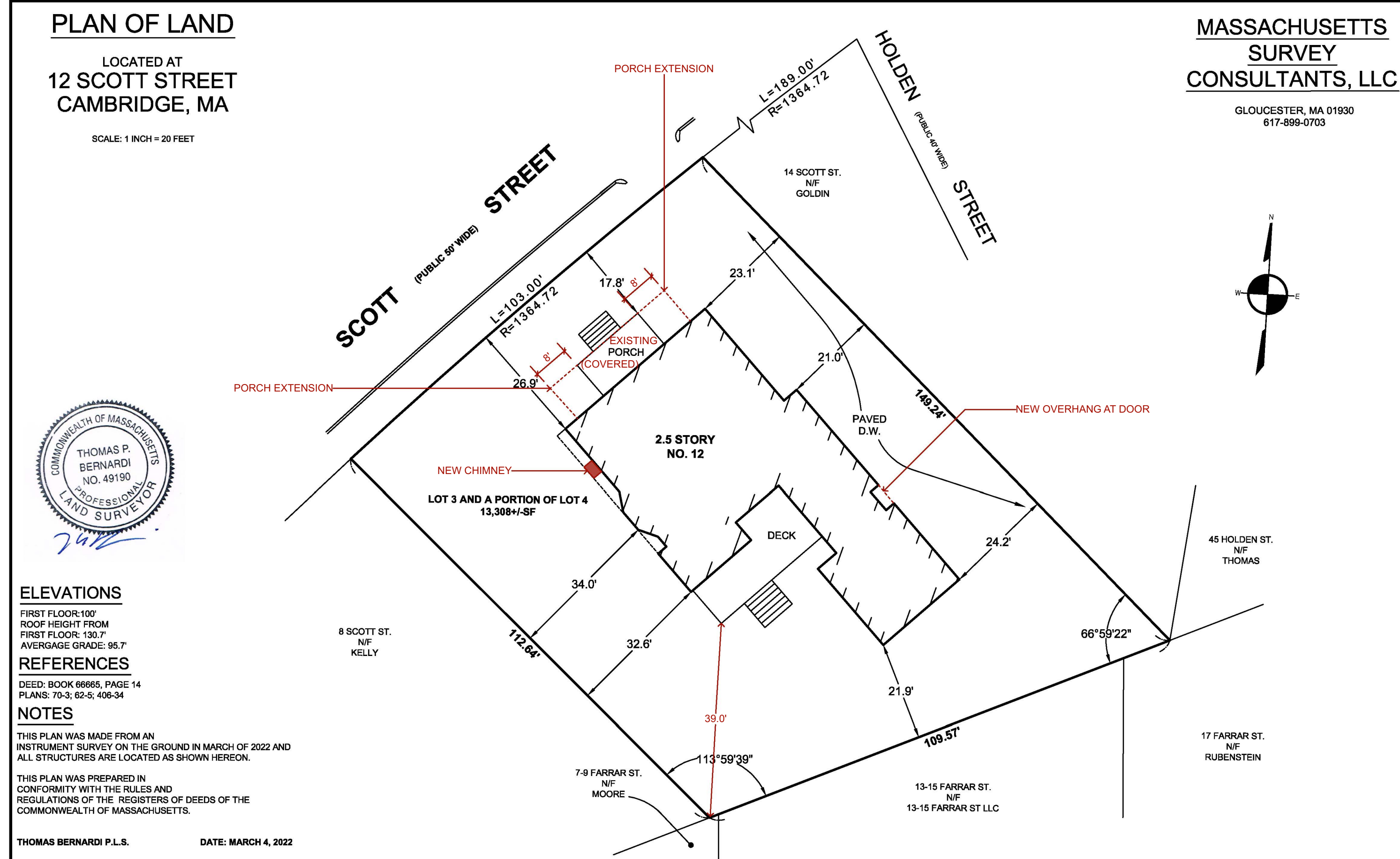
ENERGY CODE COMPLIANCE ①

A-2 ZONING DISTRICT

	ALLOWED	EXISTING	PROPOSED
FLOOR AREA:	6,654 SF	5,656 SF	5,694 SF
FLOOR AREA RATIO:	.5 MAX	.425	.427
LOT SIZE:	6,000 SF MIN	13,308 SF	13,308 SF
LOT AREA/DWELLING UNIT:	4,500 SF MIN	6,654 SF	13,308 SF
LOT WIDTH:	65 LF MIN	103 LF	103 LF
FRONT YARD SETBACK:	20 LF MIN	26.9 LF	26.9 LF
SIDE YARD SETBACK:	10 LF MIN/SUM OF 25 LF	21'/53.6'	21'/53.6'
*REAR YARD SETBACK:	33 LF MIN (INCLUDING 1/4' IN EXCESS OF 100')	21.9'	21.9'
*BUILDING HEIGHT:	35 LF MAX	37 LF	37 LF
OPEN SPACE:	50% MINIMUM	63%	63%
AVERAGE LOT DEPTH:	NA	131 LF	131 LF

*INDICATES NONCONFORMITY

ZONING COMPLIANCE



CERTIFIED PLOT PLAN ②

NOTES

NEW ROOF OVERHANG AT REAR DINING ROOM DOORS ADDS 38SF MORE FLOOR AREA.

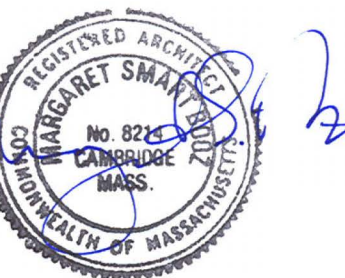
PROPOSED EXTENDS WIDTH OF FRONT PORCH BUT DOES NOT EXTEND COVERED PORTION. PROPOSED REMOVES ROOFLET OVER EXISTING DRIVEWAY DOOR.

BECAUSE OF CONFORMING LEFT SIDE YARD SETBACK, WINDOW CHANGES IN KITCHEN ARE BY-RIGHT. BECAUSE OF CONFORMING RIGHT YARD SETBACK, NEW CHIMNEY AND WINDOW CHANGES IN LIVING & FAMILY ROOMS ARE BY-RIGHT.

ALL REAR WINDOW CHANGES ARE ON CONFORMING FACADES.

149.24' + 112.64' = 261.88' + 2 = 130.94'

③



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.

SMART ARCHITECTURE
 33 LAWN STREET, CAMBRIDGE, MA 02138

Gregor Residence
 12 Scott Street
 Cambridge, MA 02138

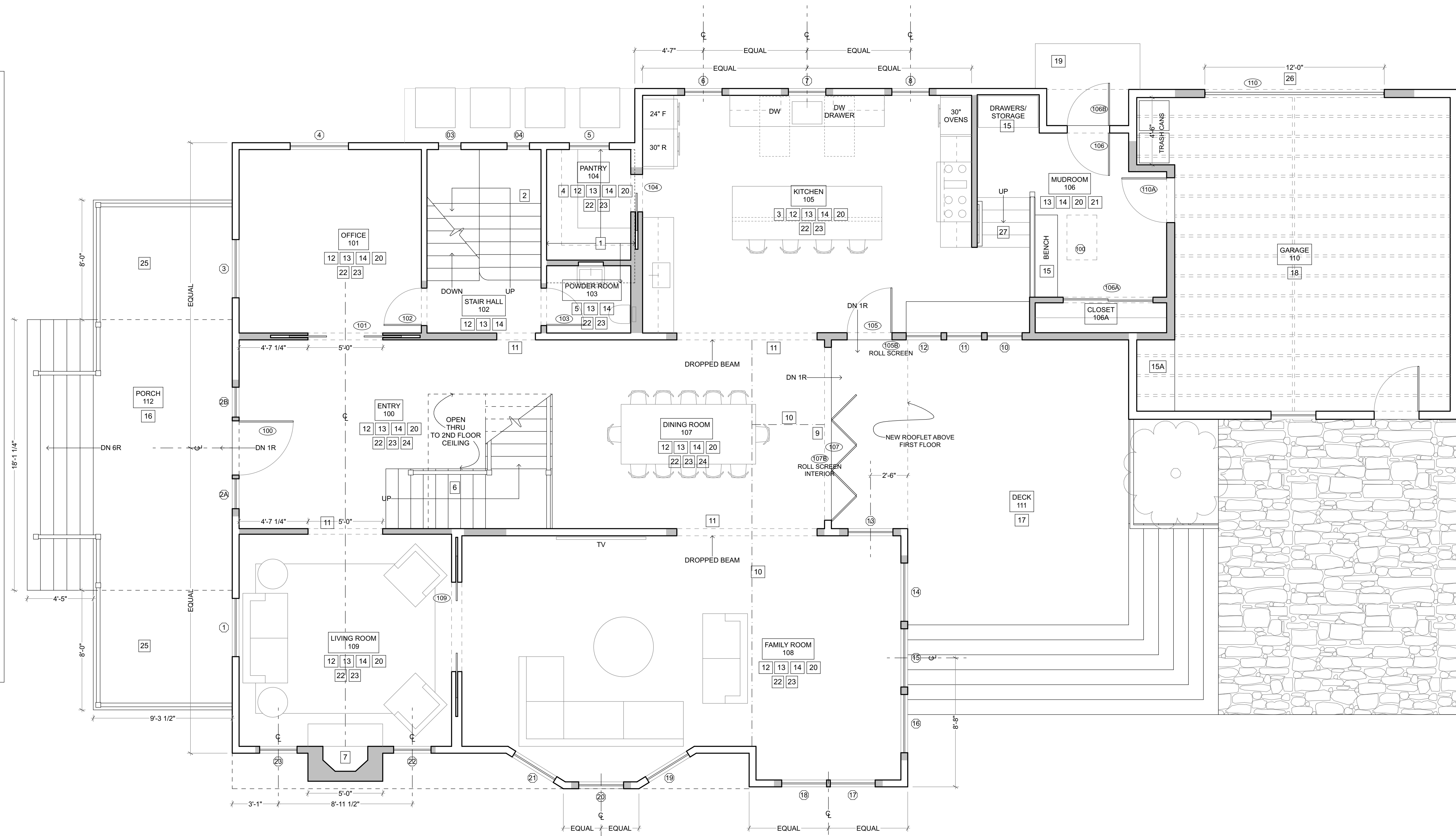
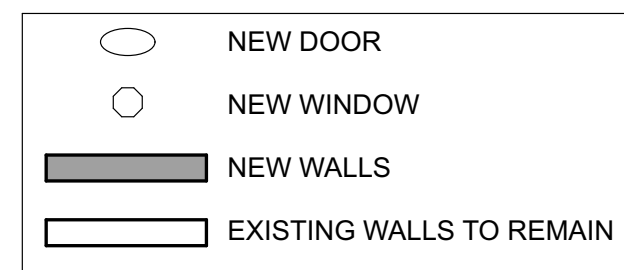
Job number: 2203
 Scale: as noted
 Date: 02.22.23
 Drawn by: rb
 Checked by: mab

Cover Page + Certified Plot Plan

A-0.0

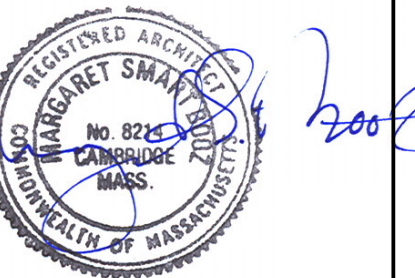
FIRST FLOOR CONSTRUCTION NOTES:

- 1 FRAME IN FLOOR WHERE STAIR IS REMOVED AT FIRST FLOOR LEVEL.
- 2 RECONSTRUCT STAIR TO SECOND FLOOR, OAK TREADS, PAINTED RISERS, NEW TURNED WOOD BALUSTERS, WOODEN HANDRAIL.
- 3 NEW KITCHEN. CUSTOM NATURAL AND PAINTED WOOD CABINETS, STONE COUNTERTOPS, STAINLESS STEEL UNDERMOUNT SINK WITH GARBAGE DISPOSAL, BUTCHER'S BLOCK COUNTER SECTION AT ISLAND, WET BAR WITH UNDERMOUNT SINK WITH INSTANT HOT WATER AND INSTANT SPARKLING WATER, BEVERAGE REFRIGERATOR, WALL OVENS, PANELED DISHWASHER AND DRAWER DISHWASHER, PANELED COLUMN REFRIGERATOR AND FREEZER, ISLAND WITH MICROWAVE DRAWER AND STORAGE, GAS RANGE AND HOOD WITH EXTERNAL BLOWER. PROVIDE MAKEUP AIR TO HOOD AS REQUIRED.
- 4 PANTRY ROOM WITH NATURAL AND PAINTED WOOD SHELVES.
- 5 NEW POWDER ROOM WITH TILED FLOOR, PEDESTAL SINK, WALL-HUNG W.C., RECESSED MEDICINE CABINET.
- 6 NEW STAIR TO SECOND FLOOR IN NEW LOCATION. SOLID WOOD TREADS, OPEN RISERS, NEW CUSTOM WOOD & STEEL HANDRAIL & BALUSTERS.
- 7 NEW MASONRY CHIMNEY TO WOOD-BURNING FIREPLACE IN NEW FORMAL LIVING ROOM. WOODEN MANTLE, STONE FIREPLACE SURROUND AND STONE HEARTH.
- 9 NEW NANAWALL (OR EQUIVALENT) DOOR WITH STEEL HEADER, NEW WOODEN ROOFLET AT EXTERIOR.
- 10 NEW FLUSH BEAM.
- 11 NEW CASED OPENING.
- 12 NEW WOOD FLOOR.
- 13 NEW 1/2" BLUEBOARD AND SMOOTH PLASTER WALLS AND CEILING.
- 14 PAINT ROOM.
- 15 NEW PAINTED WOOD BUILT-IN, DESIGN TBD.
- 15A BUILD & INSTALL UTILITY STORAGE SHELVING.
- 16 REBUILD FRONT PORCH WITH STANDING SEAM RED COPPER ROOF. UNCOVERED DECK ON EITHER SIDE. KEBONY DECKING, STAIR TO SIDEWALK REMAINS AS EXISTING.
- 17 NEW DECK TO BE CONSTRUCTED AFTER ALL OTHER CONSTRUCTION IS COMPLETE. KEBONY DECK BOARDS, NEW STAIR TO BACKYARD, PT FRAMING.
- 18 INSTALL NEW ELECTRIC VEHICLE CHARGING STATION IN GARAGE.
- 19 NEW STONE LANDING AT SIDE DOOR.
- 20 PROVIDE INSULATION IN EXTERIOR WALLS TO MAXIMUM POSSIBLE R-VALUE.
- 21 MUDROOM: TILE FLOOR, PAINTED WOOD BUILT-INS WITH NATURAL WOOD BENCH TOP.
- 22 THROUGHOUT FIRST FLOOR, INSULATE FLOOR SANDWICH.
- 23 THROUGHOUT FIRST FLOOR, INSTALL HYDRONIC RADIANT HEAT PIPING IN RAUPANEL SYSTEM.
- 24 LONG WALLS OF ENTRY 100 & DINING 107 WILL BE FINISHED WITH HORIZONTAL WOOD SURFACES.
- 25 EXTEND FRONT PORCH, UNCOVERED, 8' TO SIDES OF EXISTING COVERED PORTION.
- 26 REDUCE GARAGE DOOR OPENING WIDTH TO 12'-0".
- 27 NEW STAIR FROM MUDROOM LEVEL TO KITCHEN LEVEL, OAK TREADS, PAINTED RISERS.



PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0" ①



General Drawing Note:
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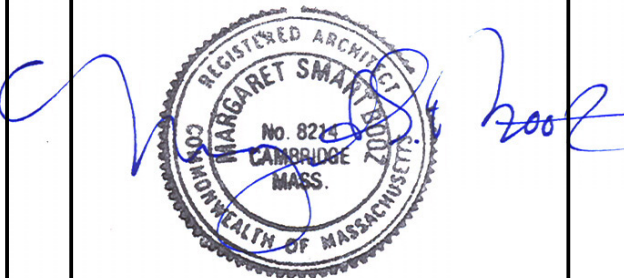
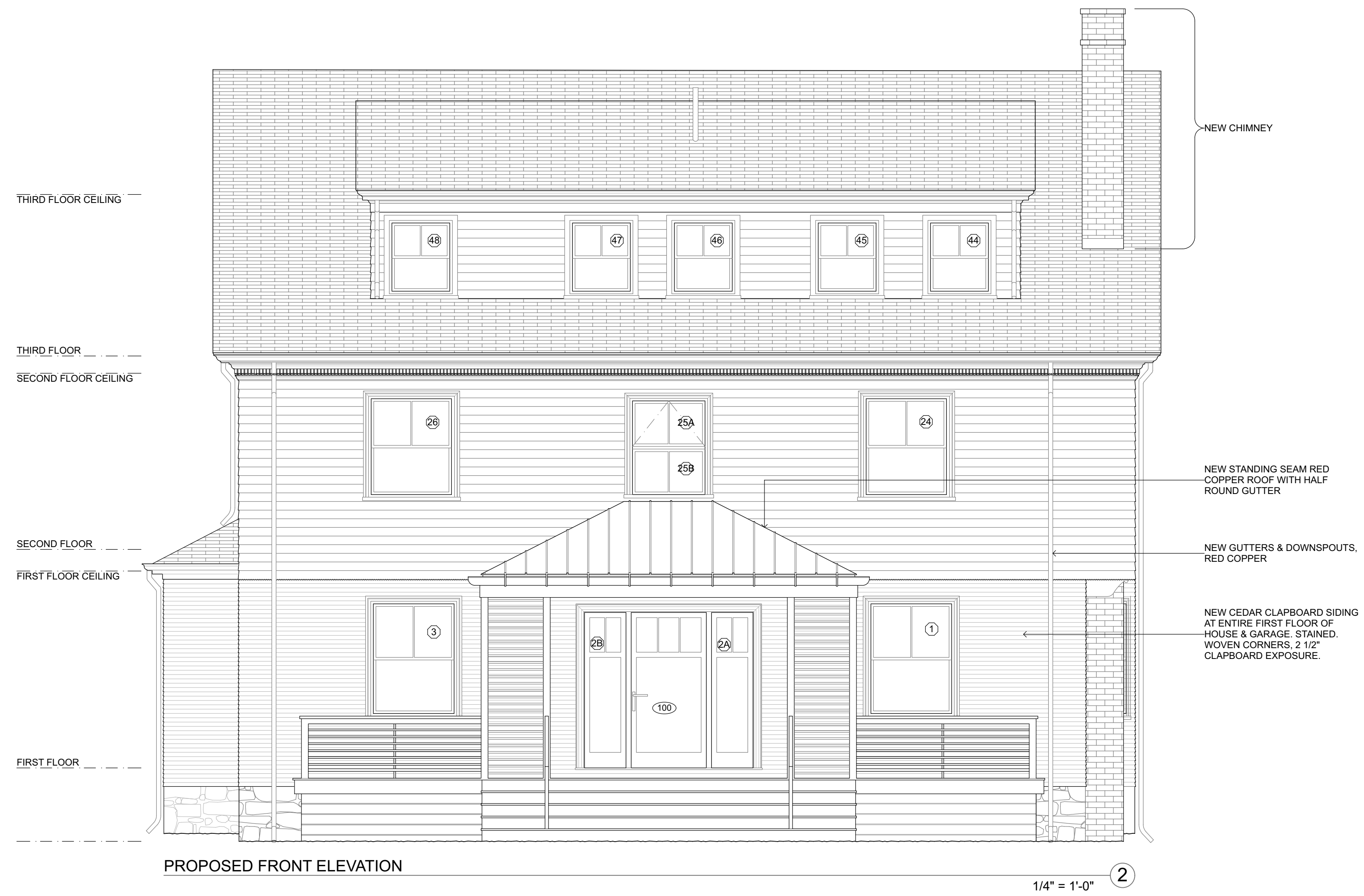
SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Gregor Residence
12 Scott Street
Cambridge, MA 02138

Job number	2203
Scale	as noted
Date	02.22.23
Drawn by	rb
Checked by	msb

Proposed First Floor Plan

A-3.1



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SMART ARCHITECTURE
33 LAWN STREET, CAMBRIDGE, MA 02138

Gregor Residence
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Cambridge, MA 02138

Job number 2203
Scale as noted
Date 02.22.23
Drawn by rb
Checked by mab

Existing and Proposed Front Elevations

A-6.0

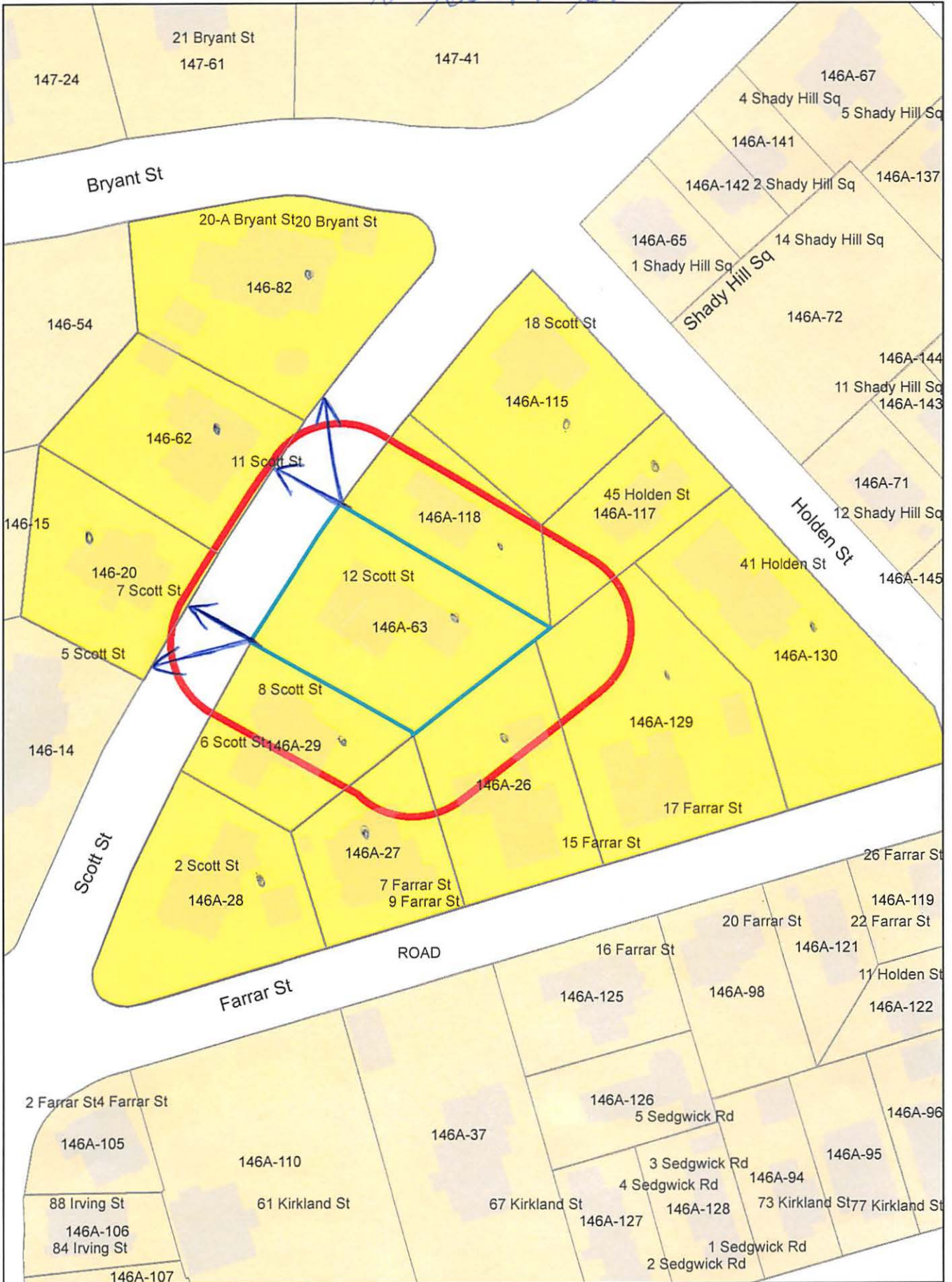






12

12 Scott St.



12 Scott St.

Petitioner
SmartArchitecture
c/o Margaret S. Booz, Architect
33 Laws Street
Cambridge, MA 02138

146-62
COMAROFF, JOHN L. & JEAN COMAROFF
11 SCOTT ST
CAMBRIDGE, MA 02138

146-82
POGORZELSKI, MILICA G. &
DONALD POGORZELSKI, TRUSTEE
20 BRYANT STREET
CAMBRIDGE, MA 02138

146A-29
KELLY, DENNIS J. & DR. LINDA S. AGLIO
8 SCOTT ST
CAMBRIDGE, MA 02138-2016

146A-26
13-15 FARRAR STREET, LLC,
C/O LAVINIA ROSENTHAL
15 FARRAR ST APT #2
CAMBRIDGE, MA 02138

146A-63
GREGOR, MARK T & ANGIE YANG GREGOR
12 SCOTT ST
CAMBRIDGE, MA 02138

146A-118
GOLDIN, CLAUDIA
TR. OF THE CLAUDIA GOLDIN LIVING TRUST
14 SCOTT ST
CAMBRIDGE, MA 02138

146A-129
RUBENSTEIN, WILLIAM B.,
TRS THE WILLIAM B. RUBENSTEIN TRT
17 FARRAR ST
CAMBRIDGE, MA 02138

146A-130
CARTER, SUSAN M.
TR. OF THE HOLDEN ST NOMINEE TRUST
41 HOLDEN ST
CAMBRIDGE, MA 02138

146A-27
MOORE, YAN & REVITAL B. MOORE
9 FARRAR ST
CAMBRIDGE, MA 02138

146A-115
POWELL BARBARA S & JULIA S TRS
18 SCOTT ST
CAMBRIDGE, MA 02138

146A-117
PHILIPPOT AUDREY & MICHEL DAHAN
45 HOLDEN ST
CAMBRIDGE, MA 02138

146A-28
BENKLER, YOCHAI & DEBORAH SCHRAG
2 SCOTT STREET
CAMBRIDGE, MA 02138

146A-27
DOLD AMY L TRS THE MAIR REAL ESTATE TR
7 FARRAR ST
CAMBRIDGE, MA 02138

146-20
KNIGHT, CHRISTOPHER G. & KATHRYN L. KNIGHT
7 SCOTT
CAMBRIDGE, MA 02138-2015