



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100

2022 SEP -2 AM 10: 39
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 189522

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jon Lewis / Alison Goldberg C/O John Lodge Architects

PETITIONER'S ADDRESS: 56 Aberdeen Ave., Cambridge, MA 02138

LOCATION OF PROPERTY: 14 Rice St., Cambridge, MA

TYPE OF OCCUPANCY: residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

We are proposing to turn an existing accessory building (a 750 SF carriage house) from an office into a dwelling unit by adding a kitchen and a bathroom. There are no proposed changes to the building's exterior. The existing pair of parking spaces are in tandem and as such are non-conforming.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000 Section: 8.22.2 (Non-Conforming Structure).
- Article: 4.000 Section: 4.221.1 (Conversion of an Accessory Building into an Accessory Apartment).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

John E. Lodge

(Print Name)

Address:

56 Aberdeen Ave, Cambridge, MA

Tel. No.

617-308-3037

E-Mail Address:

john@johnlodgearchitects.com

02138

Date: _____

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 ALISON GOLDBERG + JONATHAN LEWIS
(OWNER)

Address: 14 RICE ST CAMBRIDGE MA 02140

State that I/We own the property located at 14 RICE ST. CAMB. MA, 02140 which is the subject of this zoning application.

The record title of this property is in the name of ALISON GOLDBERG and JONATHAN LEWIS


*Pursuant to a deed of duly recorded in the date 03/30/2010, Middlesex South County Registry of Deeds at Book 54472, Page 263; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

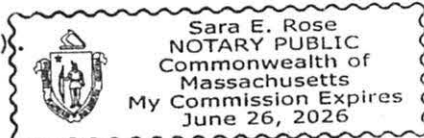
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Barnstable

The above-name Alison Goldberg and Jonathan Lewis personally appeared before me, this 11 of August, 2022, and made oath that the above statement is true.

 Notary

My commission expires 06/26/2026 (Notary Seal)



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

STATE OF MASSACHUSETTS - DEPARTMENT OF REVENUE

to be completed by the filer and returned to the Secretary of the Board of Assessors.

NAME OF TAXPAYER: [Handwritten Name]

ADDRESS: [Handwritten Address]

DATE OF SALE: [Handwritten Date]

THE REAL ESTATE OF THE PROPERTY IS IN THE NAME OF: [Handwritten Name]

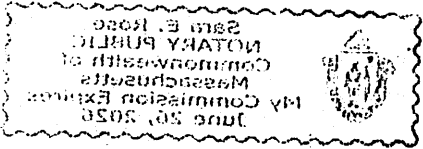
PROPERTY IS BEING SOLD TO: [Handwritten Name]

[Handwritten Signature]

TESTIMONY OF THE TAXPAYER'S SIGNATURE IS REQUIRED.

DATE OF SALE: [Handwritten Date]

[Handwritten Signature]



MY COMMISSION EXPIRES: [Handwritten Date]

IN WITNESS WHEREOF, I have hereunto set my hand and seal this [Handwritten Date] day of [Handwritten Month], 20[Handwritten Year].

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 14 Rice 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 conversion of the carriage house from a home office to a one-bedroom, accessory dwelling unit to accommodate aging parents will happen exclusively on the interior and will not change the building density on the lot. In addition, the existing level of privacy for abutters will not change as no windows will be added or moved. Finally, on street parking will not be impacted as the lot currently has and will maintain two parking spaces. While these tandem parking spaces are non-conforming, there is ample room for two cars.

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 conversion of the carriage house from a home office to a one-bedroom, accessory dwelling unit for aging parents will not change the access and/or egress patterns or substantially change the established neighborhood character as there will be adequate (though non-conforming) off-street parking and the neighborhood already features a mix of housing types from apartments, to multi families residences, to single family houses.

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 continued operation of, or development of adjacent uses would not be adversely affected by the conversion of the carriage house to an accessory dwelling unit for aging parents as there will be no changes to the exterior of the building and the proposed use is in keeping with the residential quality of the neighborhood.

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:

The proposed conversion of the carriage house to a one-bedroom, accessory dwelling unit for aging parents will not create a nuisance or hazard as the proposed use is very much in keeping with the surrounding neighborhood.

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 proposed conversion of the carriage house to a one-bedroom, accessory dwelling unit for aging parents will not impair the integrity of the district or otherwise derogate from the intent of this ordinance because the proposed use is in keeping with the district's current uses. In fact, it will add to the quantity and availability of the current housing stock.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jon Lewis / Alison Goldberg
Location: 14 Rice St., Cambridge, MA
Phone: 617-308-3037

Present Use/Occupancy: residential
Zone: Residence B Zone
Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		2574 GSF	2574 GSF - No change	2174 GSF	(max.)
LOT AREA:		2574 GSF	2574 GSF - No change	2174 GSF	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		.59	.59 - No change	.5	
LOT AREA OF EACH DWELLING UNIT		4375	2174	2500	
SIZE OF LOT:	WIDTH	53.95	53.95 - No change	50	
	DEPTH	80.12	80.12 - No change	71.6	
SETBACKS IN FEET:	FRONT	10.3	10.3 - No change	15	
	REAR	.4	.4 - No change	25	
	LEFT SIDE	1.2	1.2 - No change	7.5	
	RIGHT SIDE	18	18 - No change	12.5	
SIZE OF BUILDING:	HEIGHT	20.25	20.25 - No change	35 max	
	WIDTH	33.125	33.125 - No change	33.95	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		33.5%	33.5% - No change	40%	
NO. OF DWELLING UNITS:		1	2	2 Max	
NO. OF PARKING SPACES:		2 - non-conforming	2 - non-conforming	2	
NO. OF LOADING AREAS:		NA	NA	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		17.5	17.5 - No change	10	

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

A wood-framed, mansarded carriage house, which is currently used as a home office is being remodeled, on the interior, as an accessory dwelling unit.

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'.

PREPARED FOR:
 OWNERS OF RECORD:
 JONATHAN LEWIS
 ALISON GOLDBERG
 14 RICE STREET
 CAMBRIDGE, MA 02140

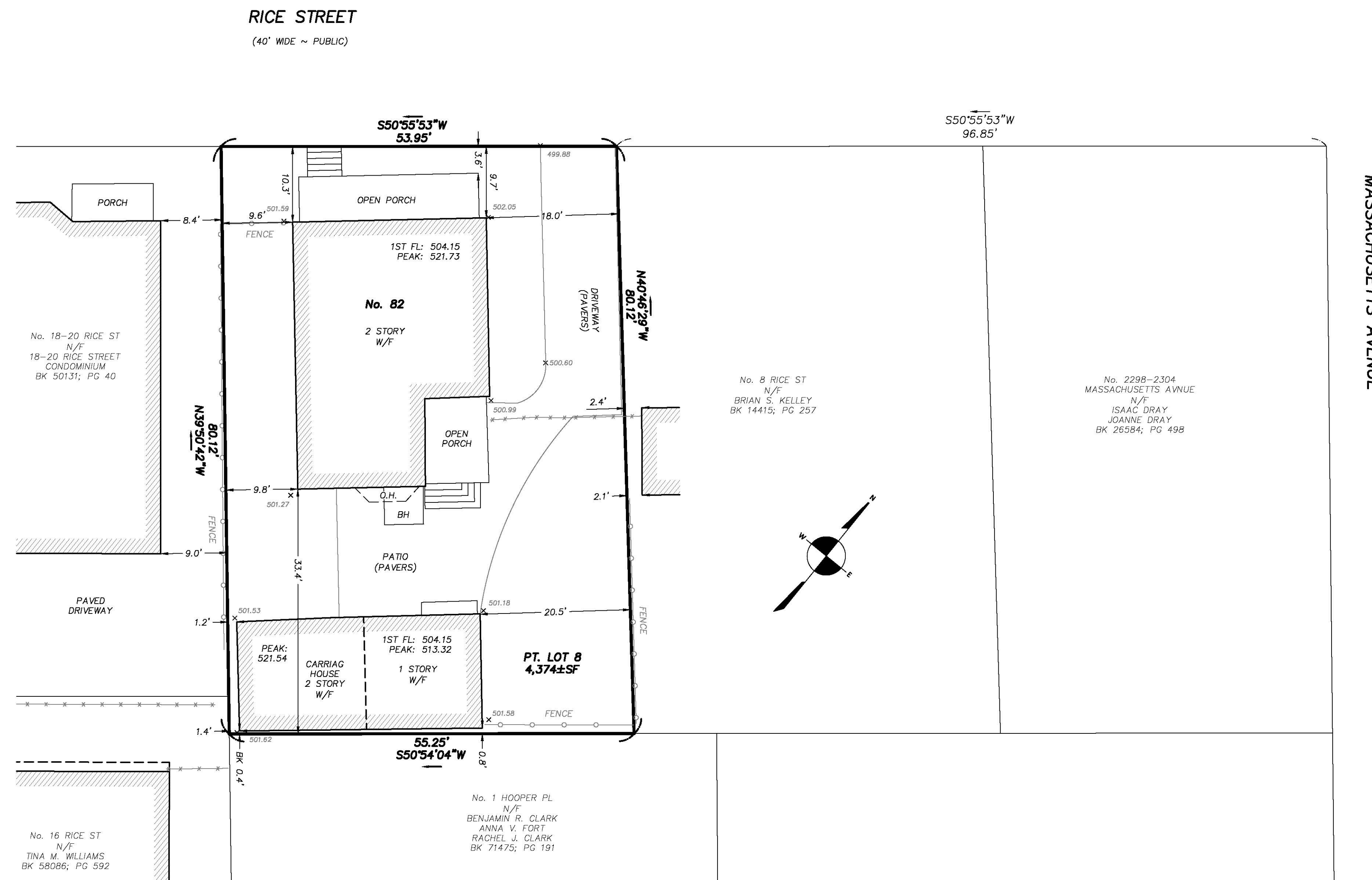
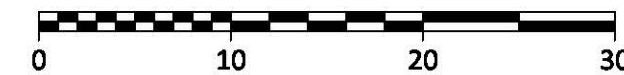
REFERENCES:
 DEED: BK 54472; PG 263
 PLAN: PL BK 6; PL 17
 PL BK 29; PG 13
 PL BK 326; PG 11
 PL 1948 #1454
 PL 1981 #1173
 PL 1985 #1619
 PL 2007 #1027
 LCC: 2248-F
 13763-A

NOTES:
 MAP/LOT: 196-13
 ZONING: B
 DATUM: ASSUMED

SITE PLAN OF LAND

LOCATED AT
 14 RICE STREET
 CAMBRIDGE, MA

DATE: MAY 13, 2020 SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF MAY 8, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0419E
 EFFECTIVE DATE: 06/04/2010

RESIDENTIAL B			
	(MAX.)	REQUIRED	EXISTING
FAR	0.5		
LOT SIZE (MIN.)	5,000 SF		4,374±SF*
LOT AREA/ DW. UNIT (MIN.)	2,500 SF		2,187±SF*
LOT WIDTH (MIN.)	50.0'		54.30'
FRONT SETBACK (MIN.)	15.0'		9.7''
SIDE SETBACK (MIN.)	7.5'		9.6'
REAR SETBACK (MIN.)	25.0'		33.4'
HEIGHT, FEET (MAX.)	35.0'		20.25'
PVT. OPEN SPACE (MIN.)	40%		33.5%*

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	05/13/20
JOB #	20-00187







Zoning Requirements

District	B	
Max. FAR (j)	.5 / .35	
Min. Lot Size	5000 S.F.	
Min. Lot Area / D.U.	2500 S.F.	
Min. Lot Width	50 Ft.	
Min. Front Yard	15 Ft.	
Min. Side Yard	7.5 Ft. / 12.5 Ft.	
Min. Rear Yd. (c)	25 Ft. / 35 Ft.	
Max. Hgt.	35 Ft.	
Min. Open Space	40%	
(j) .5 x 1st 5000 SF, 35. x Addl. SF		
(c) 25' under 100', Max. of 35' for Deeper Lots		
Total Lot Area	4374 S.F.	
Allowable FAR:	2174 S.F.	No Change
(.50 x 4,374 S.F.)		
Exist. PVT. Open Space	33.5%	No Change
Proposed Lot Area / D.U.	2174 S.F. - Requires Special Permit	
Exist. Pair of Tandem Parking Spaces - Requires Special Permit		

Main House

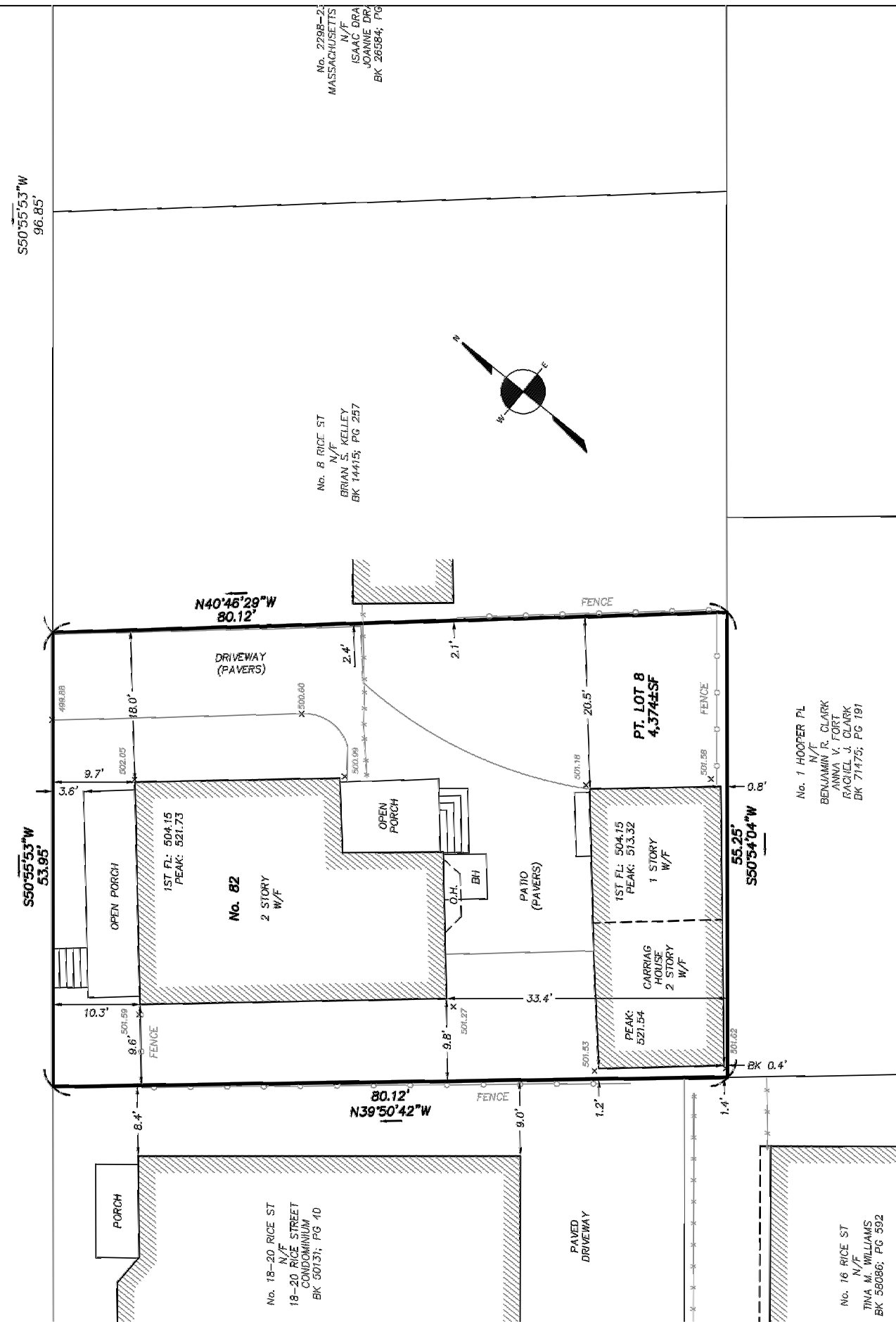
Exist. 1st Floor	891 S.F.	No Change
Exist. Front Porch	258 S.F.	No Change
Exist. 2nd Floor	675 S.F.	No Change
Exist. House SF	1824 S.F.	No Change

Carriage House

Exist. CH 1st Floor	503 S.F.	No Change
Exist. CH 2nd Floor	247 S.F.	No Change
Exist. CH GSF	750 S.F.	No Change

Exist. Total FAR	.59	No Change
Exist. Total GSF	2574 S.F.	No Change

RICE STREET
(40' WIDE ~ PUBLIC)



John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: john@johnlodgearchitects.com

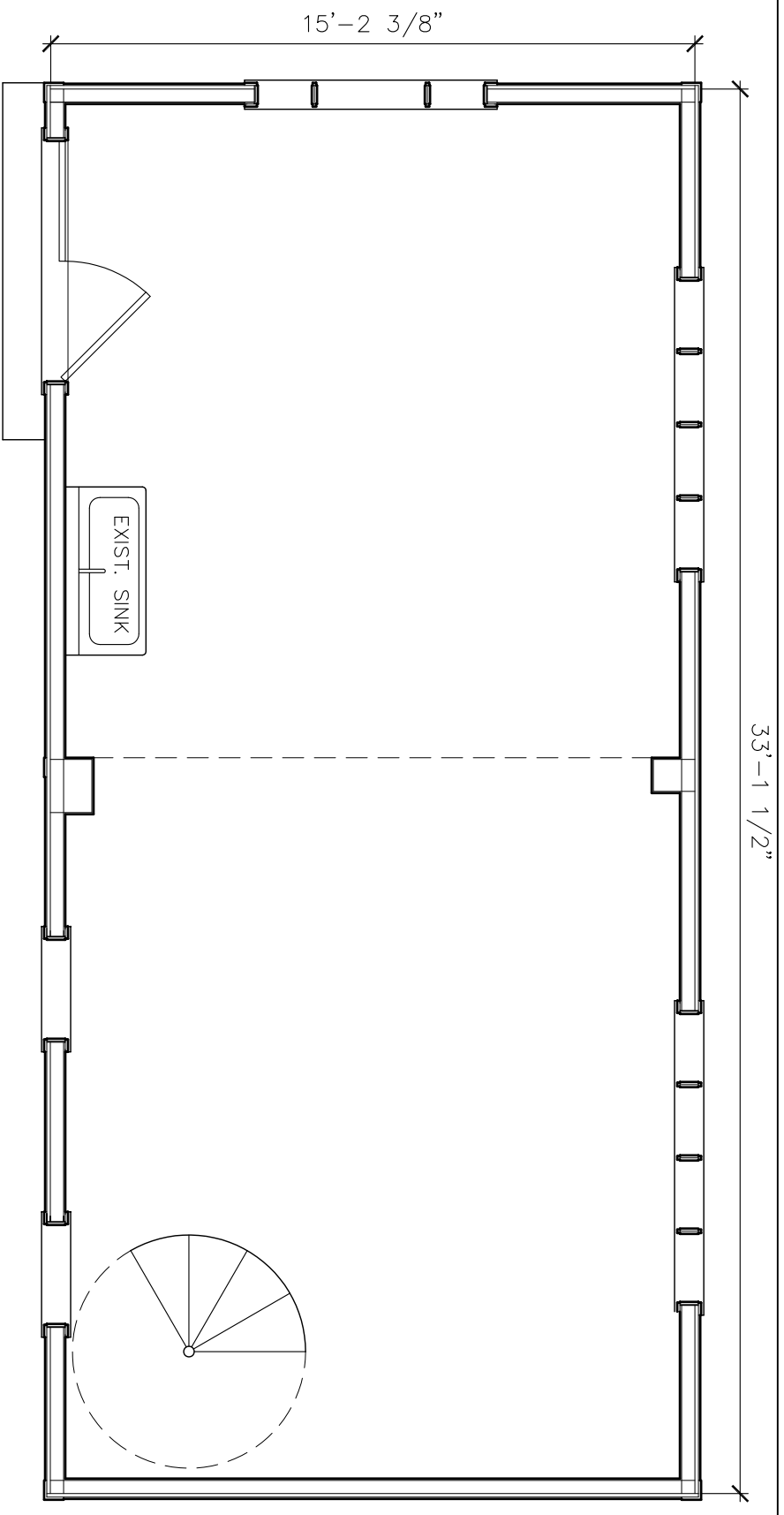
**Zoning Worksheet,
Plot Plan**

Project No.: 2205.01
Date: 08.08.22
Scale: As Noted

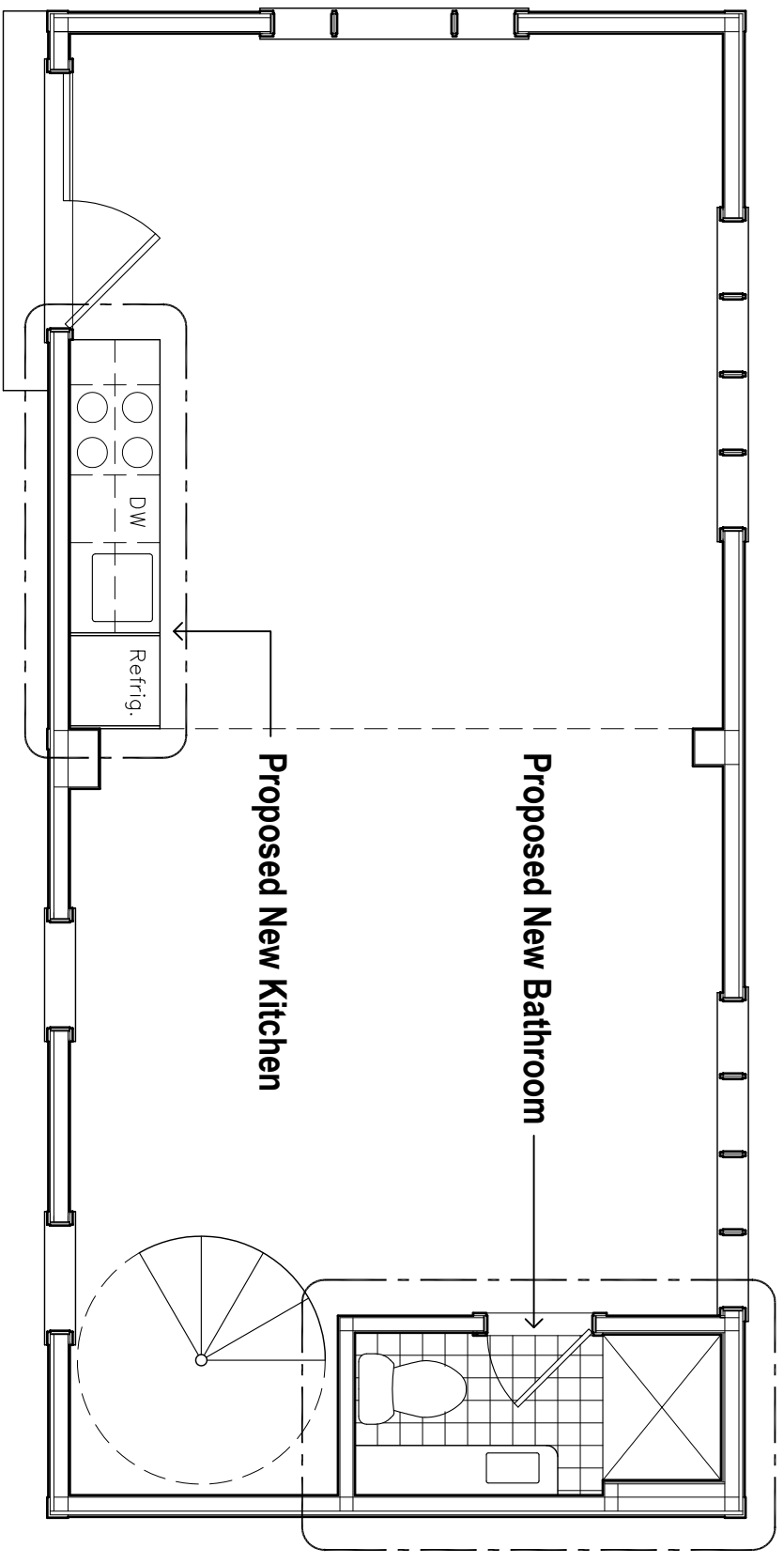
No.	Date
1	
2	
3	
4	
5	
6	

**14 Rice Street
Cambridge, MA**

Z-0



1
Existing 1st Floor Plan
1/4" = 1'-0"



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

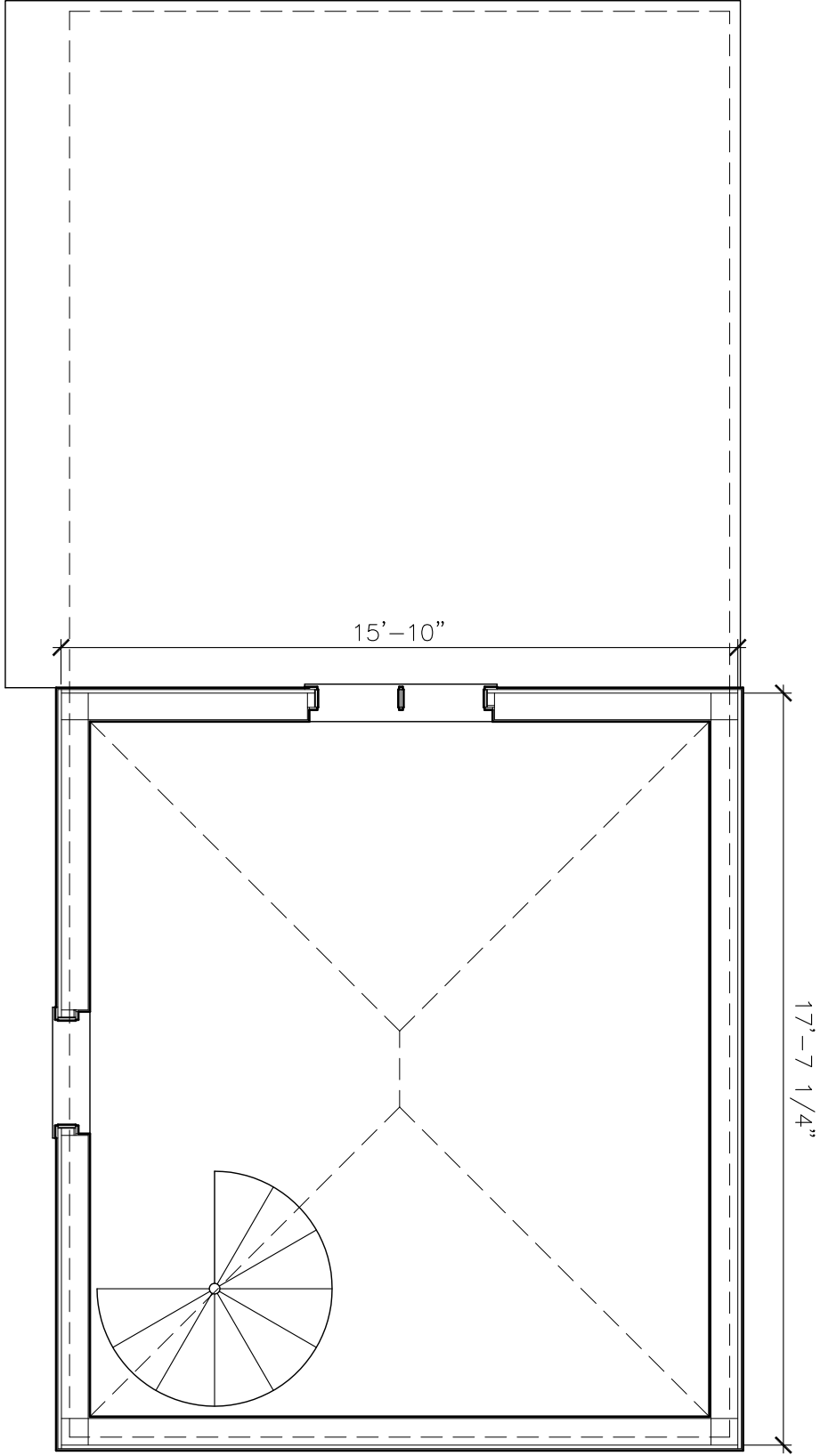
33'-1 1/2"

15'-2 3/8"

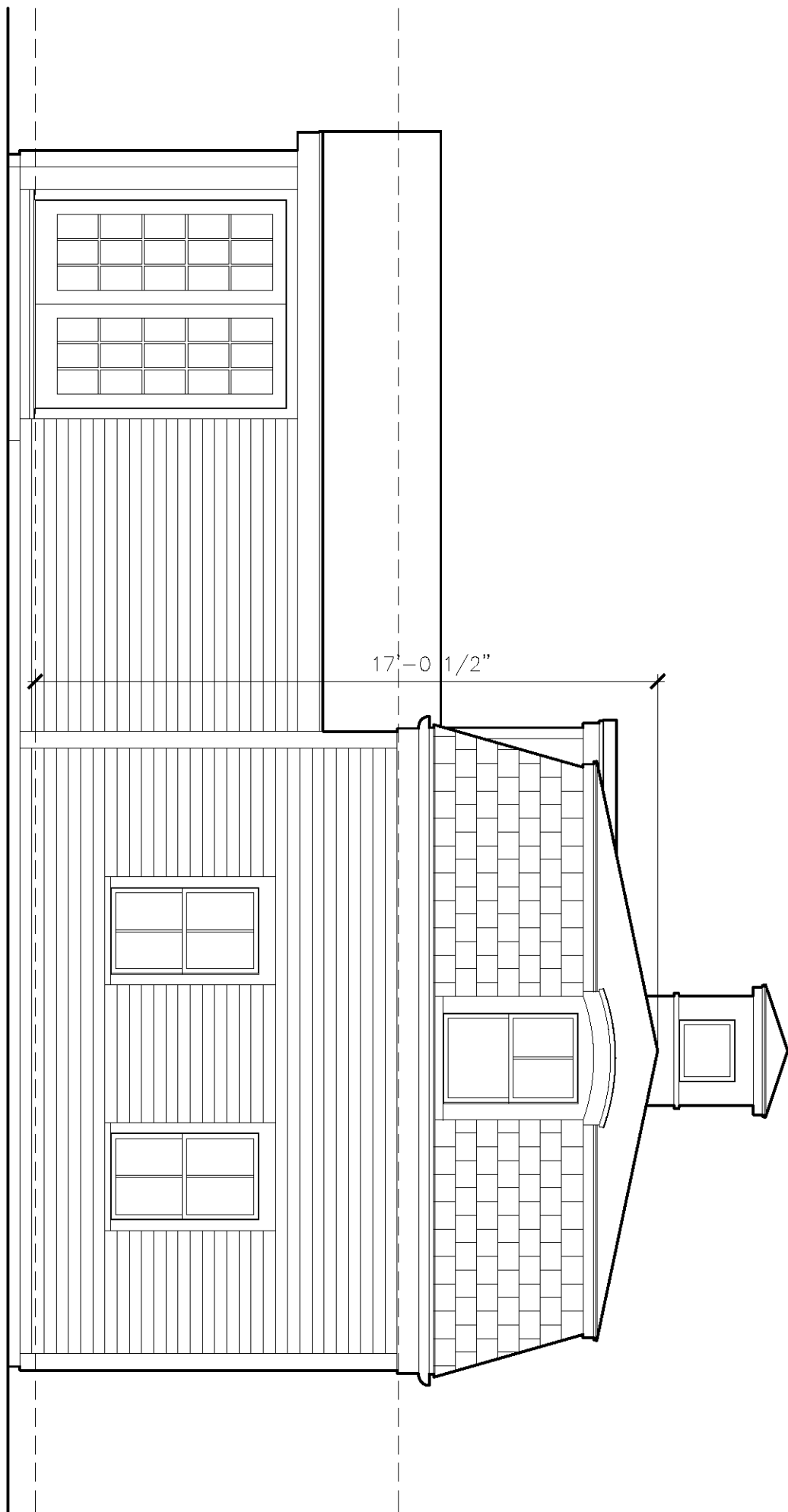
No.	Date
1	
2	
3	
4	
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6	

1

Existing 2nd Floor Plan
1/4" = 1'-0"



No.	Date
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2	
3	
4	
5	
6	



Z-3

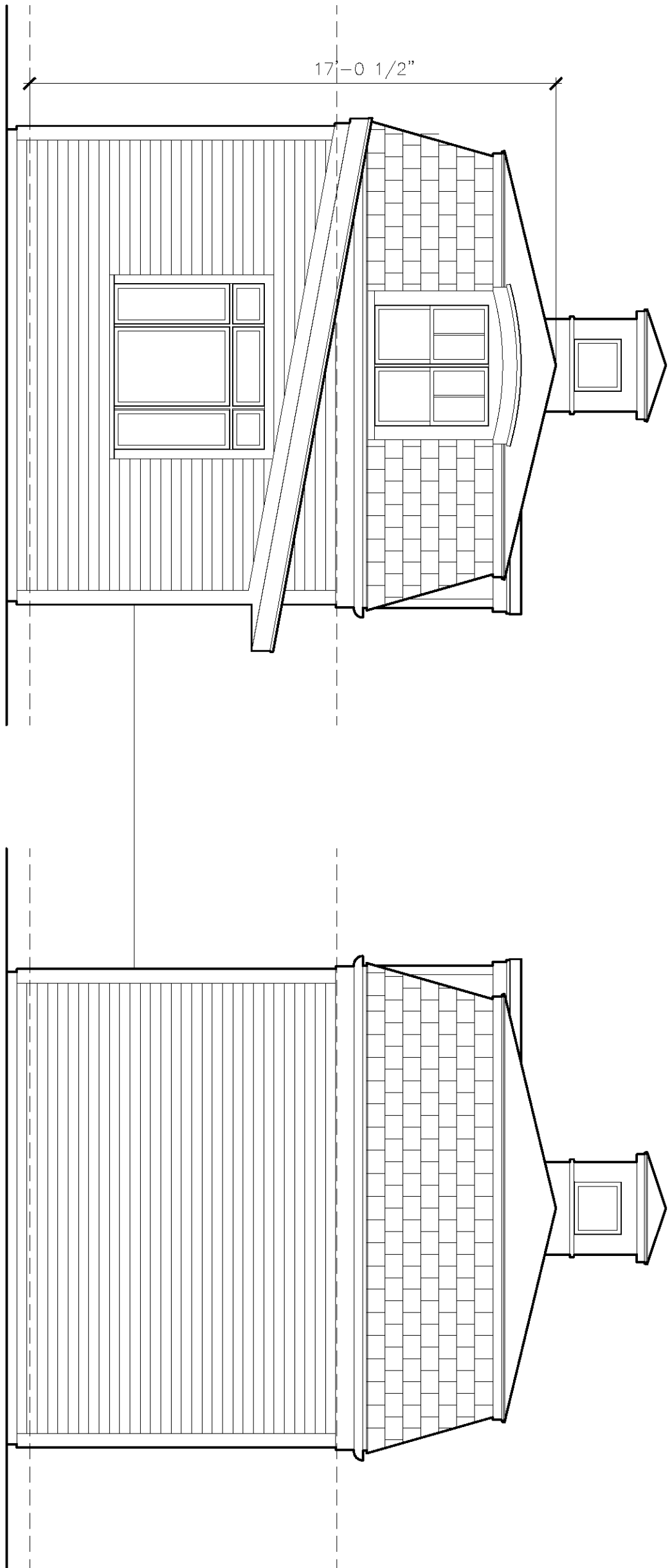
**14 Rice Street
Cambridge, MA**

No.	Date	Revisions
1		
2		
3		
4		
5		
6		

Project No.: 2205.01
Date: 08.08.22
Scale: As Noted

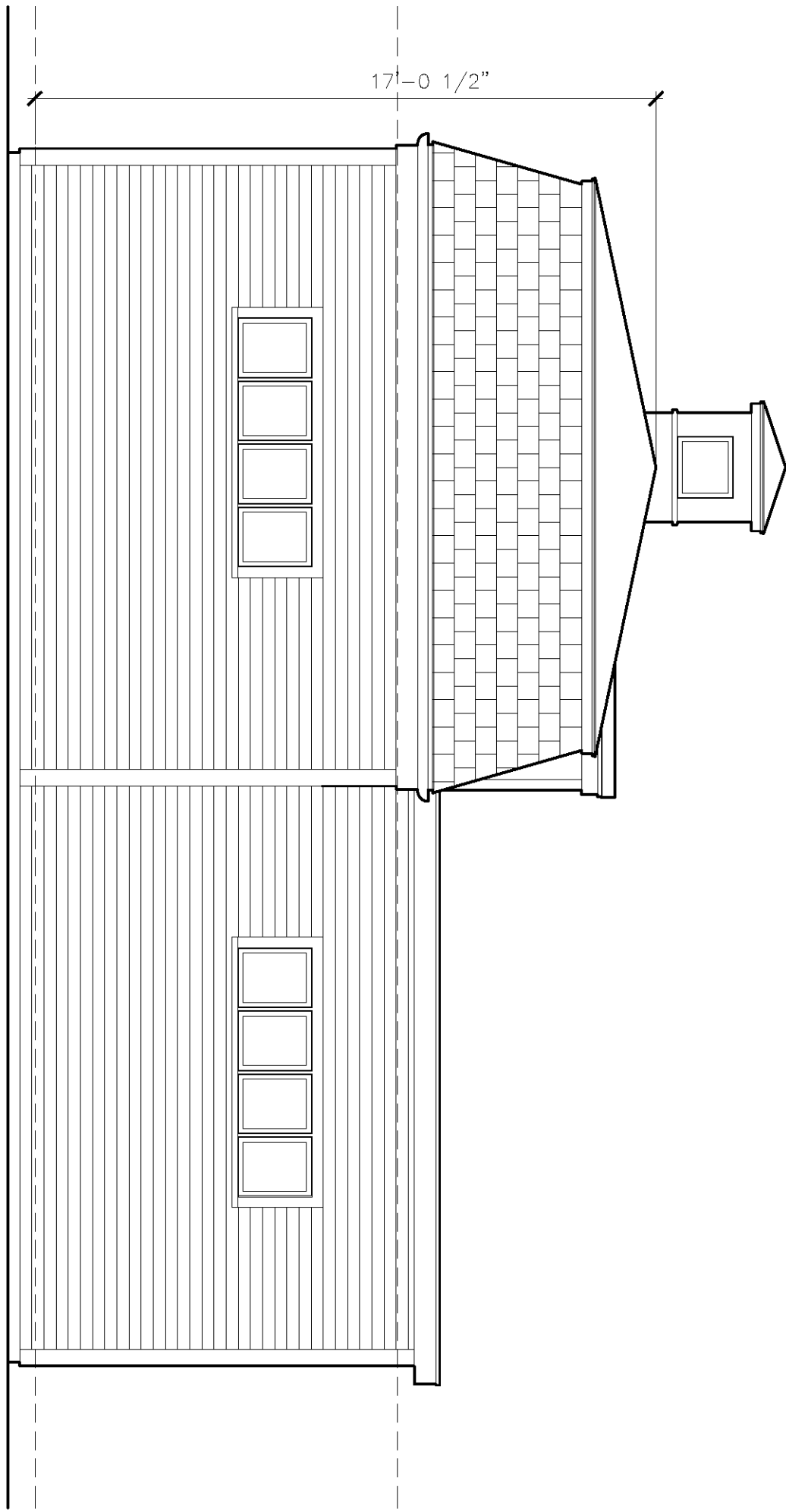
**Existing North
Elevation - Zoning**

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com



No.	Date
1	
2	
3	
4	
5	
6	

Revisions
 Project No.: 2205.01
 Date: 08.08.22
 Scale: As Noted



Z-5

**14 Rice Street
Cambridge, MA**

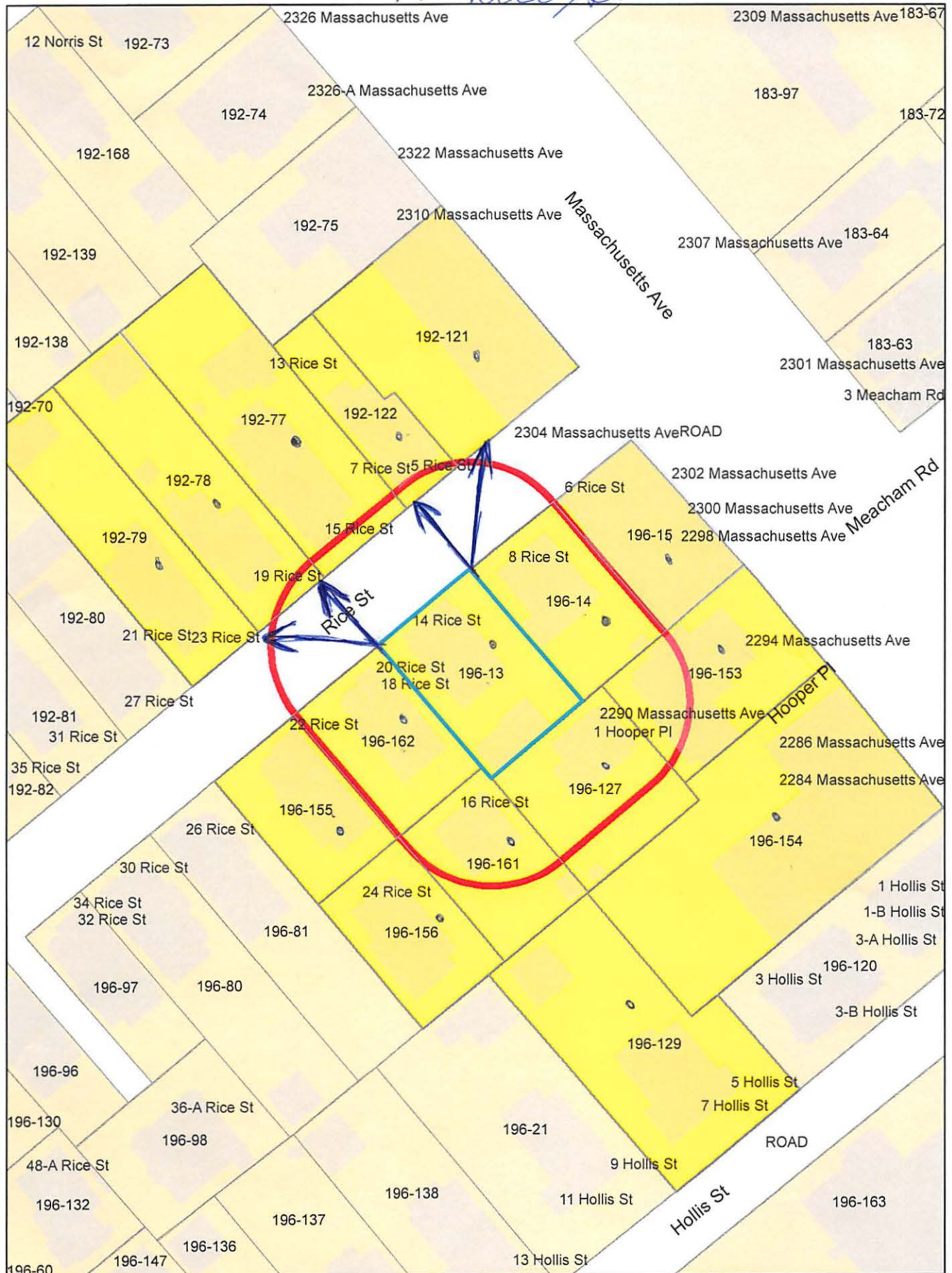
No.	Date
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2	
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5	
6	

Revisions
Project No.: 2205.01
Date: 08.08.22
Scale: As Noted

**Existing South
Elevation - Zoning**

John Lodge Architects
56 Aberdeen Ave. Cambridge, MA 02138
T: 617.308.3037
E: John@JohnLodgeArchitects.com

14 Rice St.



14 Rice St.

Petitioner

192-77
BRIDWELL, SANDRA D.,
TRUSTEE THE SANDRA D. BRIDWELL
15 RICE ST., #1
CAMBRIDGE, MA 02140

192-78
FAVREAU, LOUIS, JR, A LIFE ESTATE
19 RICE ST
CAMBRIDGE, MA 02140-1816

JOHN LODGE, ARCHITECT
56 ABERDEEN AVENUE
CAMBRIDGE, MA 02138

192-122-121
WILLIAM G. RAVANIS
TR OF W G R REALTY TRUST
163 BISHOPS FOREST DRIVE
WALTHAM, MA 02452

192-77
POSNER, EMMA C.
15 RICE ST., #3
CAMBRIDGE, MA 02140

196-13
LEWIS, JONATHAN & ALISON GOLDBERG
14 RICE ST
CAMBRIDGE, MA 02140

192-77
COOK, LISA D.
13 RICE ST., UNIT#4
CAMBRIDGE, MA 02140

192-79
DEAN, AMANDA
23 RICE ST
CAMBRIDGE, MA 02140

196-15
DRAY, ISAAC & JOANNE DRAY,
TRS OF LAMAR REALTY TRUST
1 CHARLES STREET SOUTH #606
BOSTON, MA 02116

196-153
DANEHY REALTY CORP
2294 MASS AVE
CAMBRIDGE, MA 02140-1889

196-127
CLARK, BENJAMIN RUPERT, ANNA V. FORT &
RACHEL JUSTINE CLARK
37 OLD MARLBORO RD
MAYNARD, MA 01754

196-154
BRYANT, WILLIAM & BARBARA PREUSSNER-BRYA
TRUSTEE OF AP MIDDLESEX REALTY TRUST
14 HAVEN RD.
MEDFIELD, MA 02052

196-156
AGNEW, THOMAS & ARIANE AGNEW
24 RICE ST
CAMBRIDGE, MA 02140

196-161
WILLIAMS, STEVEN & GRACE WILLIAMS
A LIFE ESTATE
16 RICE ST
CAMBRIDGE, MA 02140

196-155
WU LI, HONG & ZUO YUAN
22 RICE ST
CAMBRIDGE, MA 02140

196-14
HOWE, JOEL E. & JENNIFER J. PEACE
8 RICE ST
CAMBRIDGE, MA 02140-1817

196-162
GOGOLEN, CLAIRE & PETER BELL
18-20 RICE ST., #2
CAMBRIDGE, MA 02140

196-129
CANAVAN, PETER J.
CITY OF CAMBRIDGE TAX TITLE
7 HOLLIS STREET
CAMBRIDGE, MA 02140

196-162
LEONARD, CANDICE J.,
TRS THE CANDICE J. LEONARD REVOC TR
18-20 RICE ST UNIT 3
CAMBRIDGE, MA 02140

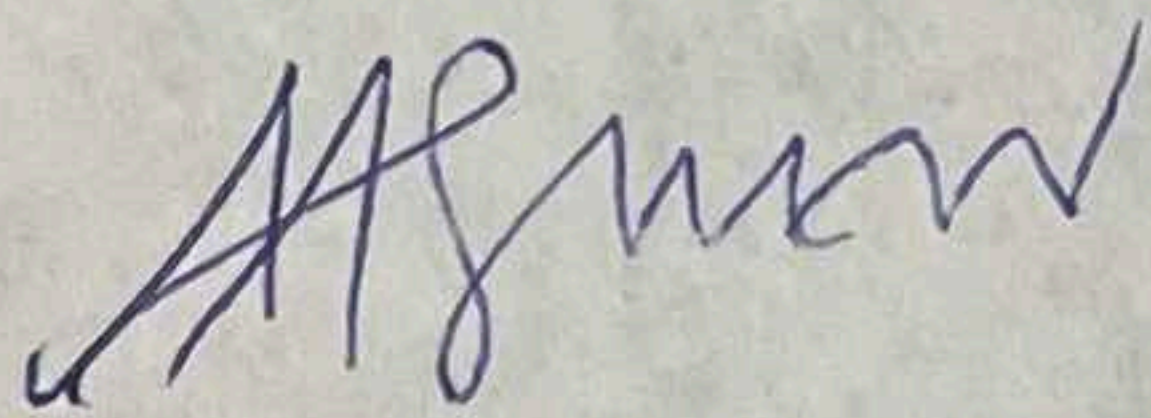
196-162
ZHAO JINSONG & ZHOU PING
TRS PING ZHOU TRUST
18-20 RICE ST -UNIT 1
CAMBRIDGE, MA 02140

192-77
FREIMARK, JONATHAN
CODY HALLIE MAY TOSHER
15 RICE ST UNIT 2
CAMBRIDGE, MA 02140

To the members of the Cambridge Zoning Board of Appeals:

We are neighbors of Jon Lewis and Alison Goldberg who live at 14 Rice Street. We understand that they are renovating their house to accommodate the changing needs of their extended family. We have reviewed the design plans for the proposed renovations and we fully support them. We feel that the proposed renovations complement the existing house and are in character with the neighborhood.

We hope the Zoning Board of Appeals will grant them the Special Permit they are seeking to keep them in the neighborhood for the long term.



ARIANE AGNEW
24 RICE STREET
CAMBRIDGE, MA 02140

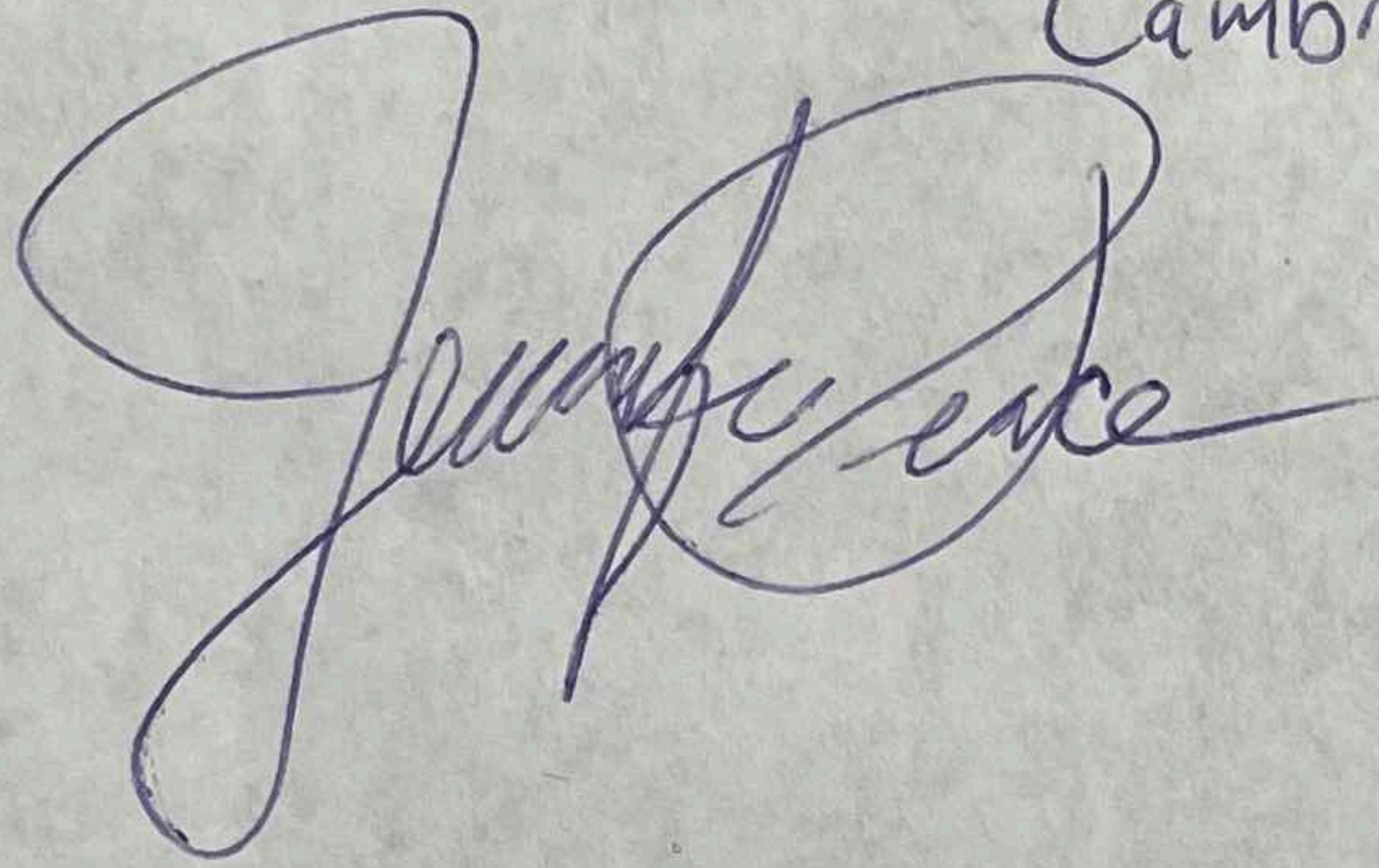
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We hope the Zoning Board of Appeals will grant them the Special Permit they are seeking to keep them in the neighborhood for the long term.

Jennifer Peace, 8 Rice Street
Cambridge, MA
02140

August 29, 2022

A handwritten signature in blue ink, appearing to read "Jennifer Peace", written in a cursive style.



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: Johns Lodge Date: 10/4/22
(Print)

Address: 14 Rice Street

Case No. BZA-189522

Hearing Date: 10/27/22

Thank you,
Bza Members