CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017048-2018

GENERAL INFORMATION

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

Special Permit : √ **Variance :** _____ **Appeal :** _____

PETITIONER : SmartArchitecture - C/O Margaret S. Booz, Architect

PETITIONER'S ADDRESS : 625 Mount Auburn Street Cambridge, MA 02138

LOCATION OF PROPERTY : 22 Craigie St Cambridge, MA 02138

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

REASON FOR PETITION :

Other: Openings in a setback

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner proposes to re-convert an enclosed, windowless, heated living space at the west side of the house back into a screened porch.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : _____

(Petitioner(s) / Owner)

MARGARET S. BOOZ

(Print Name)

Address : 625 MT. AUBURN ST., SUITE 206
CAMBRIDGE, MA 02138

Tel. No. : 617.576.2720

E-Mail Address : MAGGIE@SMARTARCHITECTURE.NET

Date : 12.13.18

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 Jeff Clements & Nancy Heselton
(OWNER)

Address: 22 Craigie St Cambridge MA 02138

State that I/We own the property located at 22 Craigie St.

which is the subject of this zoning application.

The record title of this property is in the name of 22 Craigie Realty Trust

*Pursuant to a deed of duly recorded in the date 6/27/18, Middlesex South County Registry of Deeds at Book 71222, Page 430 ; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Nancy Heselton Jeff Clements
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 Nancy Heselton & Jeff Clements personally appeared before me, this 07 of December, 2018, and made oath that the above statements are true.

T. Meernik
Notary

My commission expires 05/02/2025 (Notary Seal).

TATIANA MURNIKOVA
MY COMMISSION EXPIRES ON 05-02-2025
COMMONWEALTH OF MASSACHUSETTS
NOTARY PUBLIC

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


TATIANA MURNIKOVA
NOTARY PUBLIC

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 22 Craigie St Cambridge, MA 02138 (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 proposed alterations of the non-conforming structure are not in further violation of the dimensional requirements of Article 5 of the Zoning Ordinance.

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:

Reconversion of a living space back into a screened porch will not cause congestion nor substantially change the character of the neighborhood.

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 new proposed use of the existing structure will have no affect on the 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:

The reconversion of the structure at the west side of the house back into what it likely originally was, a porch, actually makes the exterior wall of the conditioned living space of the house 8' further away from the propertline than it is now.

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:

Currently, the western bump on the house being proposed for re-conversion is a windowless clapboard structure entirely out of character with both the house and the architecture of the neighborhood. The Owners feel that converting it back into a porch is advantageous to the district.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: SmartArchitecture **PRESENT USE/OCCUPANCY:** Single family

LOCATION: 22 Craigie St Cambridge, MA 02138 **ZONE:** Residence A-2 Zone

PHONE: **REQUESTED USE/OCCUPANCY:** Single family

		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS [1]	
TOTAL GROSS FLOOR AREA:		5447 sf	5447 sf	5447 sf	(max.)
LOT AREA:		10,787 sf	10,787 sf	6000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.5	.5	.5	(max.)
LOT AREA FOR EACH DWELLING UNIT:		10,787 sf	10,787 sf	4500 sf	(min.)
SIZE OF LOT:	WIDTH	70 lf	70 lf	65 lf	(min.)
	DEPTH	165 lf	165 lf	NA	
SETBACKS IN FEET:	FRONT	35.4 lf	35.4 lf	20 lf	(min.)
	REAR	59 lf	59 lf	35 lf	(min.)
	LEFT SIDE	5.2 lf	5.2 lf	10 lf	(min.)
	RIGHT SIDE	9.5 lf	9.5 lf	.0/sum of 25 lf	(min.)
SIZE OF BLDG.:	HEIGHT	40.3 lf	40.3 lf	35 lf	(max.)
	LENGTH	48 lf	48 lf	NA	
	WIDTH	54.5 lf	54.5 lf	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA: [3]		75 % open	75% open	50 %	(min.)
NO. OF DWELLING UNITS:		1	1	2	(max.)
NO. OF PARKING SPACES:		3	3	1/2	(min./max)
NO. OF LOADING AREAS:		NA	NA	NA	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:		NA	NA	NA	(min.)

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

No other occupancies exist on the lot.
The proposed screened porch would be wood frame and would utilize the same/existing wood framed floor and roof on the existing brick foundation.

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'.

CITY OF CAMBRIDGE
MASSACHUSETTS
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831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2018 DEC 13 PM 2:40
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No.: BZA-017048-2018

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MARGARET S. BOOZ
(Print Name)

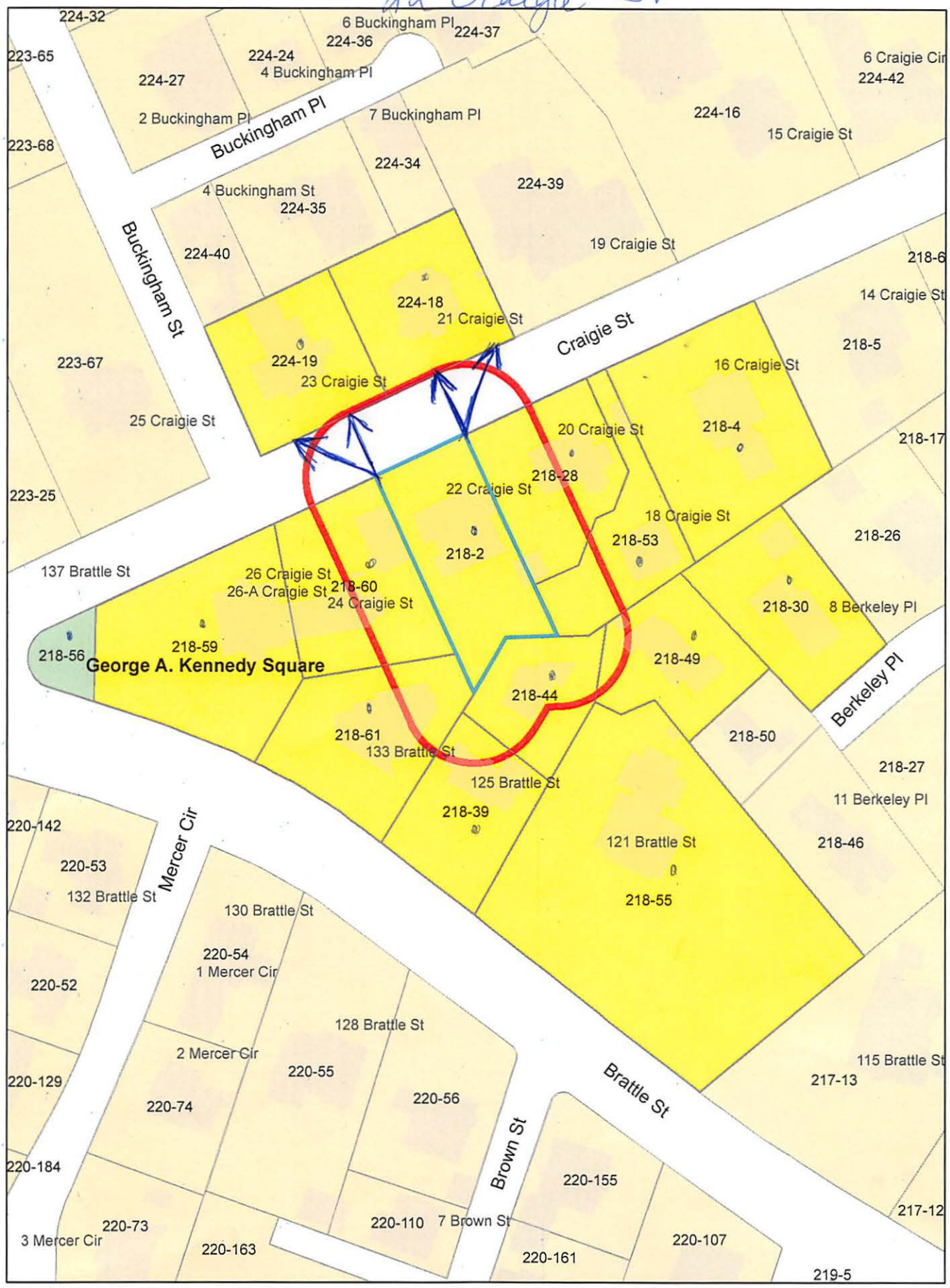
Address : 625 MT. AUBURN ST., SUITE 206
CAMBRIDGE, MA 02138

Tel. No. : 617.576.2720

E-Mail Address : MAGGIE@SMARTARCHITECTURE.NET

Date : 12.13.18

22 Craigie St.



22 Craigie St.

Petitioner

SMART-ARCHITECTURE
C/O MARGARET S. BOOZ, ARCHITECT
625 MT. AUBURN STREET – SUITE 206
CAMBRIDGE, MA 02138

218-2
RANDOLPH, PETER B. F. & HELEN G. F.
C/O DEMPZE, NANCY E., TRS
22 CRAIGIE
CAMBRIDGE, MA 02138

218-4
DEUEL, THOMAS F. &
INMACULADA SILOS-SANTIAGO
16 CRAIGIE ST
CAMBRIDGE, MA 02138

218-30
SUTHERLAND, MARY & JEREMY H. SILVERMAN
TRS, THE MARY SUTHERLAND 1989 FAM TR
8 BERKELEY PL
CAMBRIDGE, MA 02138

218-39
ORLIN, BONNIE
125 BRATTLE ST
CAMBRIDGE, MA 02138

218-44
BLUMENREICH, MARGARET J.
123 BRATTLE ST
CAMBRIDGE, MA 02138

218-49
CUOMO, JUNE B.
TR. OF JUNE B. CUOMO 2006 QTIP TRUST
121A BRATTLE ST
CAMBRIDGE, MA 02138

218-53
BULLITT, THOMAS & JUDITH O. BULLITT TRS.
18 CRAIGIE ST
CAMBRIDGE, MA 02138

218-55
KOERNER, JOSEPH L. &
MARGARET KOSTER KOERNER
121 BRATTLE ST
CAMBRIDGE, MA 02138

218-56
CAMBRIDGE CITY OF PWD
147 HAMPSHSIRE ST
CAMBRIDGE, MA 02139

218-56
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

218-56
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

218-61
BAILIS, LAWRENCE N.
133 BRATTLE ST
CAMBRIDGE, MA 02138

224-18
KARGER, DAVID & ALLEGRA GOODMAN KARGER
21 CRAIGIE ST
CAMBRIDGE, MA 02138

224-19
LEVITAN, SHARI A.
TRUSTEE 23 CRAIGIE STREET NOMINEE TRUST
C/O HOLLAND & KNIGHT LLP
10 SAINT JAMES AVE. 11FL
BOSTON, MA 02116

218-28
HIAM, PETER & HELEN HIAM
20 CRAIGIE ST
CAMBRIDGE, MA 02139

218-59
CAYNE, DAVID R. & AUDREY N. CAYNE,
TRS THE DAVID R. CAYNE TRUST
26 CRAIGIE ST
CAMBRIDGE, MA 02138

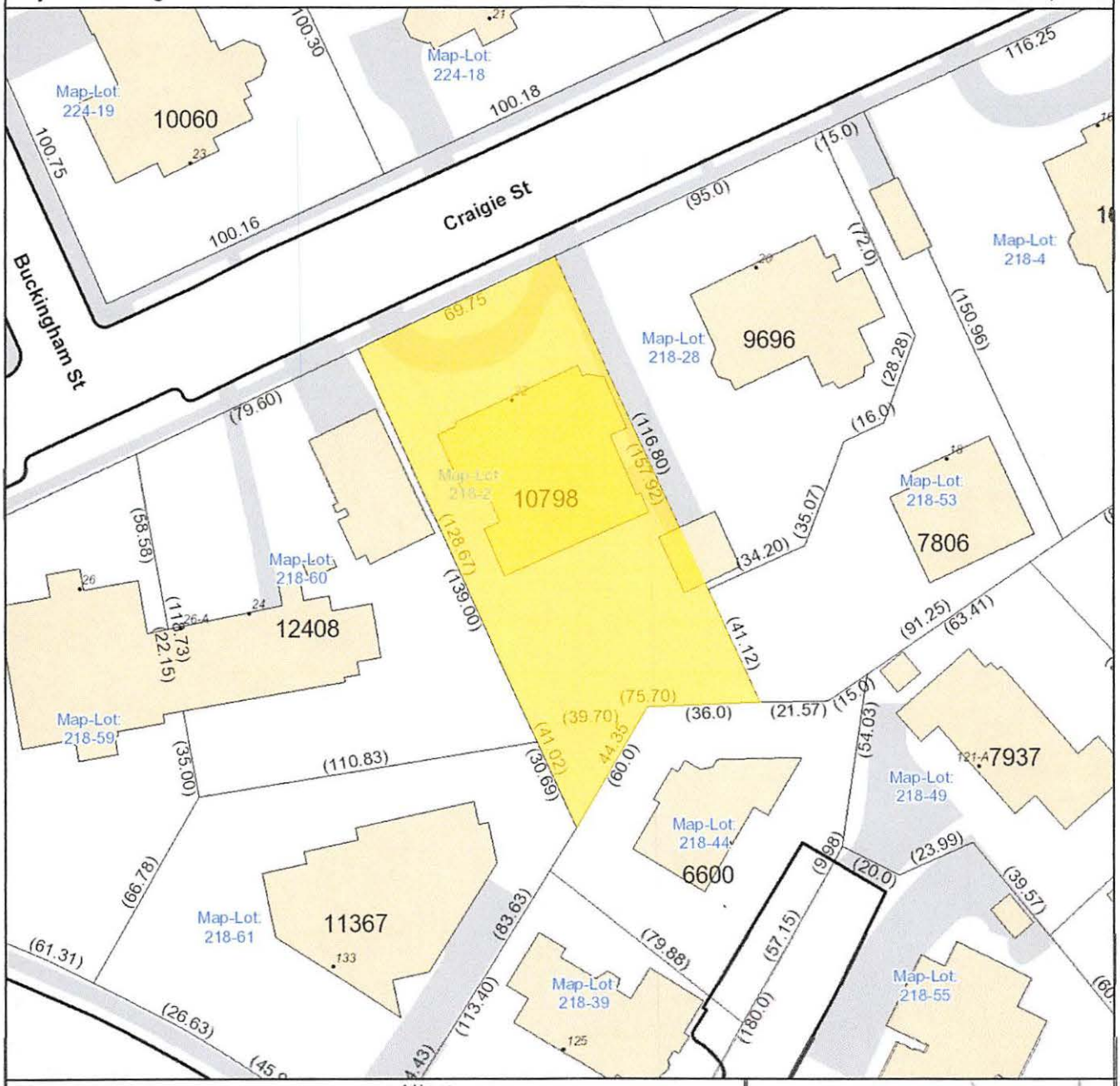
218-60
ROCKEFELLER, DIANA NEWELL ROWAN & STANLEY
SMITH WIRSIG, JR.
SYLKIE BAY NOMINEE TR.
24 CRAIGIE ST
CAMBRIDGE, MA 02138

22 CRAIGIE ST.

22 CRAIGIE ST.

City of Cambridge

October 19, 2018



City of Cambridge
Massachusetts

1" = 48 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Addresse
- Rail
- Building Footprints
- Parcels

Paved Surfaces

- Paved Roads
- Bridges
- Unpaved Roads
- Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath

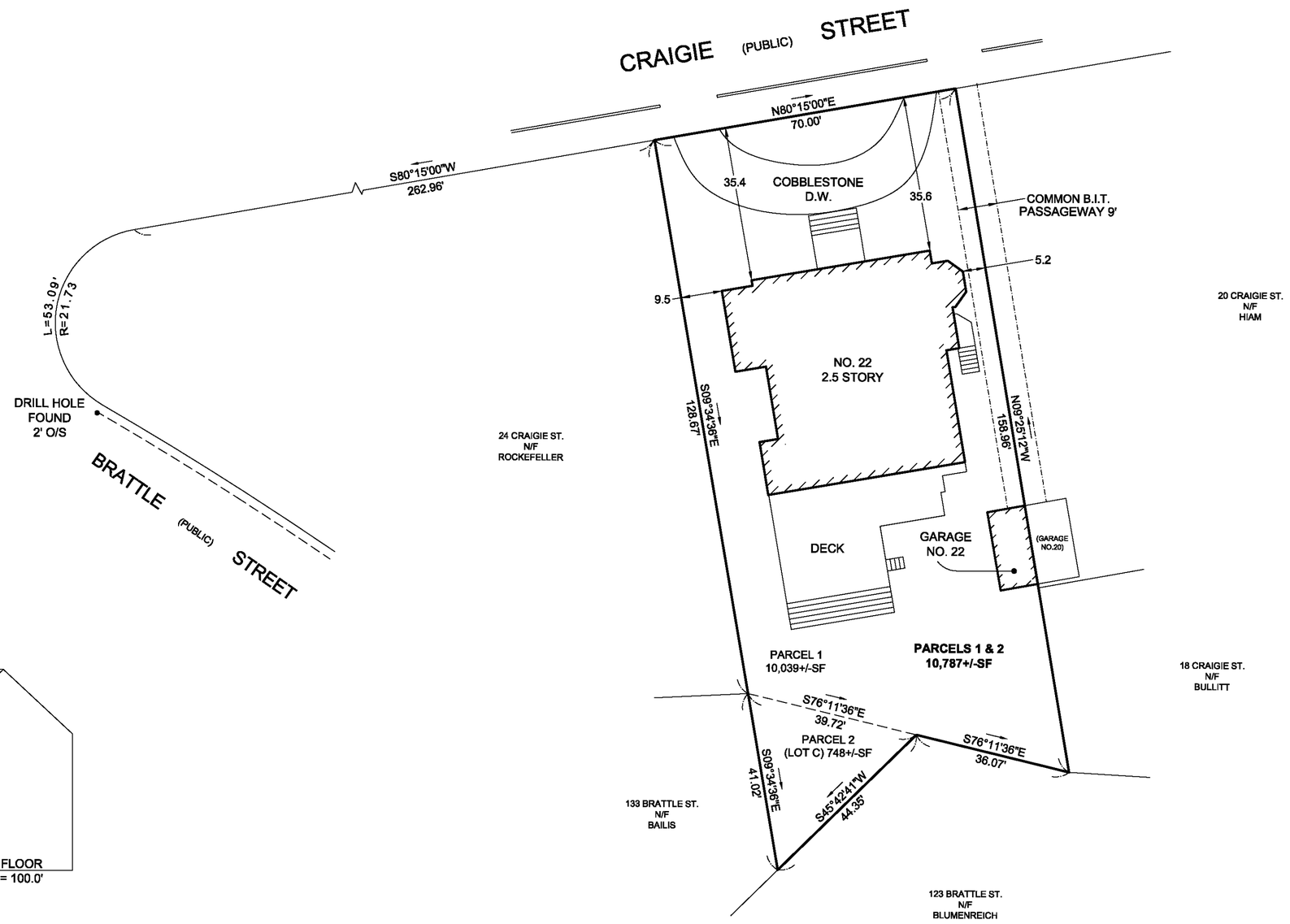
PLAN OF LAND

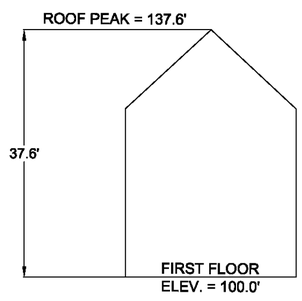
LOCATED AT
22 CRAIGIE STREET
CAMBRIDGE, MA

PREPARED FOR:
22 CRAIGIE REALTY TRUST

MASSACHUSETTS SURVEY CONSULTANTS

14 SUMNER STREET
GLOUCESTER, MA 01930
(617) 899-0703





REFERENCES

DEED: BOOK 71222, PAGE 430
PLAN: BOOK 8911, PAGE 177
PLAN: 512 OF 1970
PLAN: 66 OF 1971

NOTES:

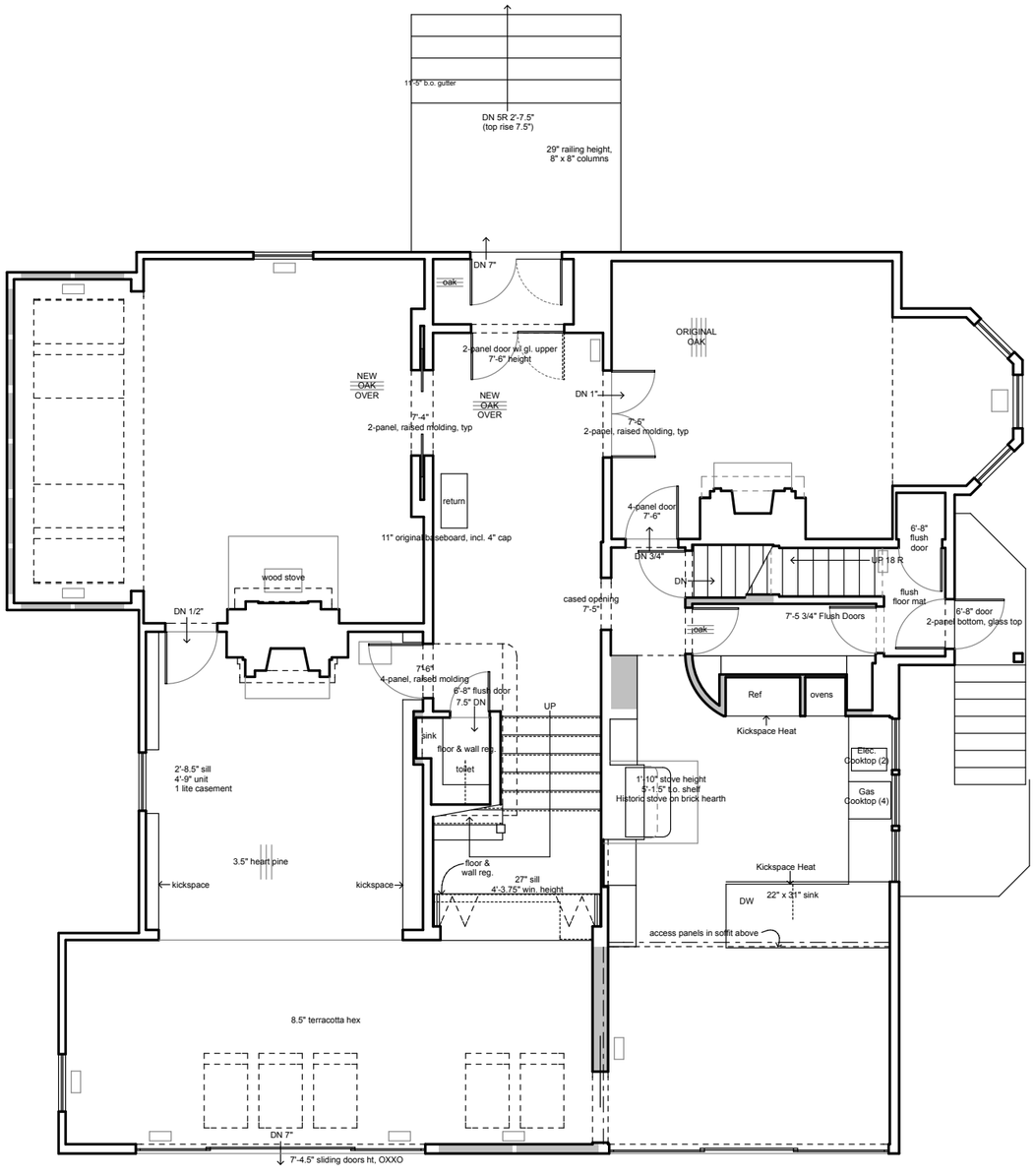
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN AUGUST OF 2018, ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

I HEREBY CERTIFY THAT 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: AUGUST 15, 2018

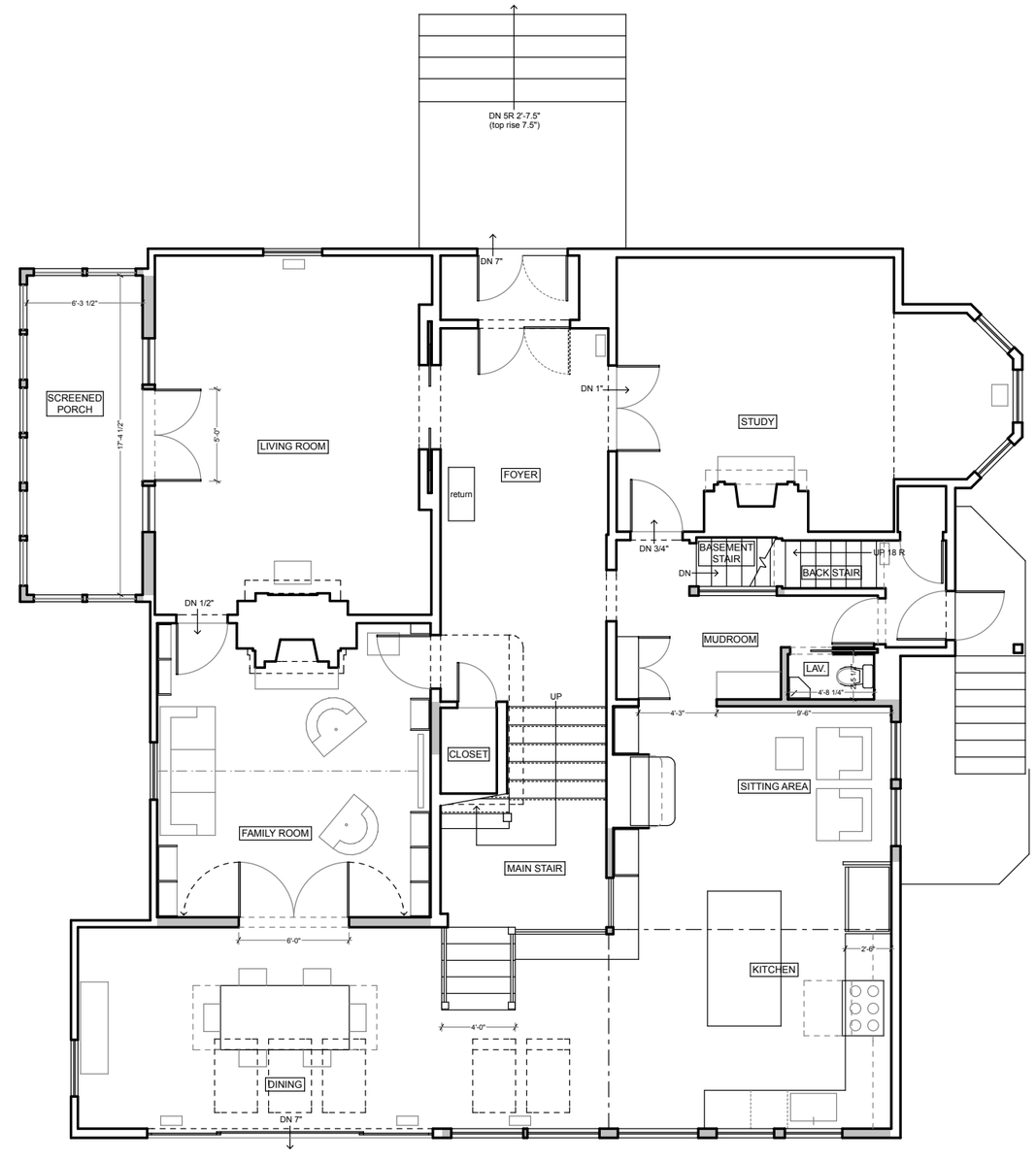
SCALE: 1" = 20'

0 40 80



First Floor Demolition Plan

1/8" = 1'-0" 1



First Floor Proposed Plan

1/8" = 1'-0" 2

SMART ARCHITECTURE 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138	Clements Residence 22 Craigie Street Cambridge MA, 02138	1809 Job number	10.18.18 Date	Board of Zoning Appeals Application	Demolition and Proposed First Floor Plans
		as noted Scale	AJG Drawn by		1 of 5

Existing North (Front) Elevation

3/16" = 1'-0" 1

SMART ARCHITECTURE 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138	Clements Residence 22 Craigie Street Cambridge MA, 02138	1809 Job number	10.18.18 Date	Board of Zoning Appeals Application	Existing North Elevation	2 of 5
		as noted Scale	AJG Drawn by			

Existing West (Side) Elevation

3/16" = 1'-0" 1

SMART ARCHITECTURE 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138	Clements Residence 22 Craigie Street Cambridge MA, 02138	1809 Job number	10.18.18 Date	Board of Zoning Appeals Application	Existing West Elevation	3 of 5
		as noted Scale	AJG Drawn by			

Proposed North (Front) Elevation

3/16" = 1'-0" 1

SMART ARCHITECTURE 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138	Clements Residence 22 Craigie Street Cambridge MA, 02138	1809 Job number	10.18.18 Date	Board of Zoning Appeals Application	Proposed North Elevation	4 of 5
		as noted Scale	AJG Drawn by			

Proposed West (Side) Elevation

3/16" = 1'-0" 1

SMART ARCHITECTURE 625 Mount Auburn Street, Suite 206 Cambridge, MA 02138	Clements Residence 22 Craigie Street Cambridge MA, 02138	1809 Job number	10.18.18 Date	Board of Zoning Appeals Application	Proposed West Elevation
		as noted Scale	AJG Drawn by		