



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

BZA APPLICATION FORM

Plan No: BZA-017301-2020

GENERAL INFORMATION

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

Special Permit : ✓ Variance : \_\_\_\_\_ Appeal : \_\_\_\_\_

PETITIONER : Thomas Carter and Christine Rogers - C/O Amy Munsat, Amy Munsat Design

PETITIONER'S ADDRESS : 71-73 Standish Street Cambridge, Ma 02138

LOCATION OF PROPERTY : 25 Standish St Cambridge, MA

TYPE OF OCCUPANCY : Multifamily Dwelling ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Modify windows + new egress window well

DESCRIPTION OF PETITIONER'S PROPOSAL :

The Owners/Occupants wish to finish and renovate a portion of the basement to include a mud room, family room and laundry room. This renovation includes a new interior stair for direct and safe access from the owners'/occupants' first floor unit to the newly finished basement spaces. Two existing basement window sills will be modified to provide access to a new single window well for emergency egress.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

Amy Munsat.  
(Petitioner(s) / Owner)

Amy Munsat, Amy Munsat Design  
(Print Name)

Address :

73 Standish St.  
Cambridge Ma 02138

Tel. No. :

617. 576-2893

E-Mail Address :

amunsatdesign@gmail.com

Date :

07/28/2020

**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 Thomas Carter and Christine Rogers

(OWNER)

Address: 25-27 Standish Street Unit #1 Cambridge Massachusetts 02138

State that I/We own the property located at 25-27 Standish Street Unit #1 Cambridge, Ma 02138 which is the subject of this zoning application.

The record title of this property is in the name of Thomas E Carter and Christine M Rogers  
Unit 1 of the 25 Standish Street Condominium

\*Pursuant to a deed of duly recorded in the date February 12, 1986, Middlesex South County Registry of Deeds at Book 16773, Page 148; 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 Thomas Carter & Christine Rogers personally appeared before me, this 4th of June, 2020, and made oath that the above statement is true.

\_\_\_\_\_  
Notary

My commission expires \_\_\_\_\_



JAYDEN DDHIR  
Notary Public  
Commonwealth of Massachusetts (Notary Seal).  
My Commission Expires  
May 16, 2025

- 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 25 Standish 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 proposed new windows are modified with lowered sills in existing openings to access a new window well for basement egress. They are presently located within a non-conforming set back. The proposed modification does not change the present status. The new window well modified the total building height from 34' to 34.16' and thus remains within the 35' limit.

**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:

There will be no change to traffic generated or patterns of access or egress that would cause any congestion hazard, or substantial change in established neighborhood character. The new window well will not be in the path of, used, or seen from the established 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 window well is in the most minimally used location on the property. Once the window well is installed, a path to access utilities, maintain upkeep, and allow for egress from the back of the property along the fence to the front garden and street will be maintained. The proposed modification will have little impact on abutters.

**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 window well will provide a safe and direct egress in the event of an emergency leading one from the basement to the side yard and then on out to the street.

**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 construction of this window well egress will have virtually no impact on the integrity of the district or adjoining districts. The change in appearance to the multifamily dwelling will be almost unnoticeable but it will allow a Cambridge family to remain in their home and the neighborhood they are committed to by adding additional basement living space.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** Amy Munsat Design      **PRESENT USE/OCCUPANCY:** Residence  
**LOCATION:** 25 Standish St Cambridge, MA      **ZONE:** Residence B Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** Residence

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>5853</u>	<u>no change</u>	<u>3238</u>	(max.)
<u>LOT AREA:</u>	<u>6475</u>	<u>no change</u>	<u>7500</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>.9</u>	<u>no change</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2158</u>	<u>no change</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>46'</u>	<u>50'</u>	(min.)
	<u>DEPTH</u>	<u>144.56</u>	<u>-</u>	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	<u>12.1'</u>	<u>15'</u>	(min.)
	<u>REAR</u>	<u>72.8'</u>	<u>25'</u>	(min.)
	<u>LEFT SIDE</u>	<u>6.1'</u>	<u>.5'</u>	(min.)
	<u>RIGHT SIDE</u>	<u>5.8'</u>	<u>7.5'</u>	(min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>34'</u>	<u>34.16'</u>	<u>35'</u> (max.)
	<u>LENGTH</u>	<u>-</u>	<u>no change</u>	<u>-</u>
	<u>WIDTH</u>	<u>34.1</u>	<u>no change</u>	<u>-</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0.4</u>	<u>no change</u>	<u>40%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>no change</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>no change</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>na</u>	<u>na</u>	<u>na</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>na</u>	<u>no change</u>	<u>10</u>	(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.

There are no other occupancies on the same lot. There is an 8' x 10' wood shed for bicycles that will remain. The new window well is to be built of concrete and the existing dwelling is a wood frame triple decker.

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

BZA APPLICATION FORM

GENERAL INFORMATION

2020 AUG -6 PM 2:49  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Plan No: BZA-017301-2020

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

Special Permit :   v   Variance :            Appeal :           

PETITIONER : Thomas Carter and Christine Rogers - C/O Amy Munsat, Amy Munsat Design

PETITIONER'S ADDRESS : 71-73 Standish Street Cambridge, Ma 02138

LOCATION OF PROPERTY : 25 Standish St Cambridge, MA

TYPE OF OCCUPANCY : Multifamily Dwelling ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Other: Modify windows + new egress window well

DESCRIPTION OF PETITIONER'S PROPOSAL :

The Owners/Occupants wish to finish and renovate a portion of the basement to include a mud room, family room and laundry room. This renovation includes a new interior stair for direct and safe access from the owners'/occupants' first floor unit to the newly finished basement spaces. Two existing basement window sills will be modified to provide access to a new single window well for emergency egress.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) :

Amy Munsat.  
(Petitioner(s) / Owner)

Amy Munsat, Amy Munsat Design  
(Print Name)

Address :

73 Standish St.  
Cambridge Ma 02138

Tel. No. :

617. 576.2893

E-Mail Address :

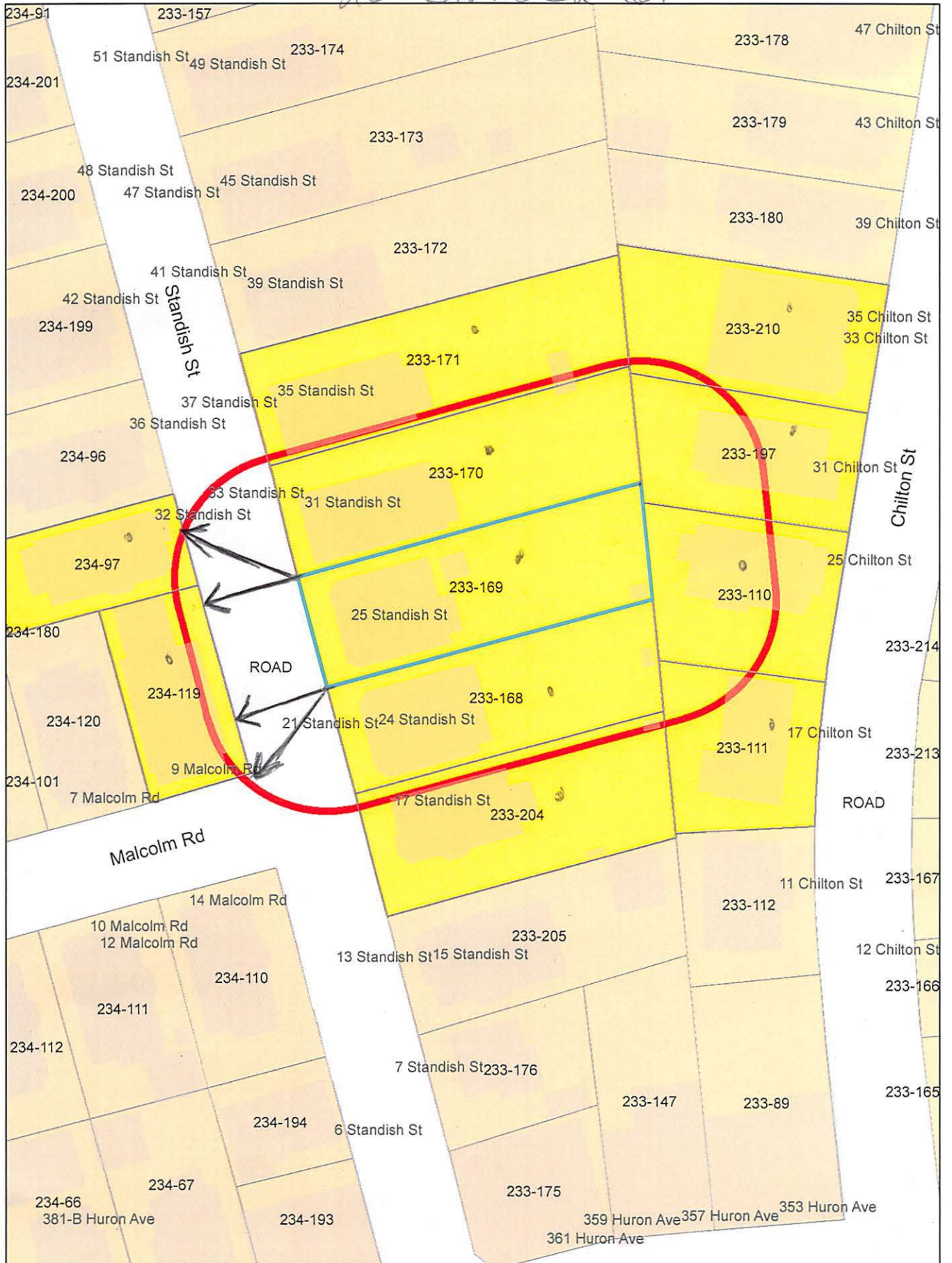
amunsatdesign@gmail.com

Date :

07/28/2020



25 Standish St.



25 Standish St.

*Politics*

233-170  
LOPEZ, ALBA  
33 STANDISH ST  
CAMBRIDGE, MA 02138

233-111  
SERIES D OF LEGACIES PROPERTY, LLC  
P.O. BOX# 400998  
CAMBRIDGE, MA 02140

AMY MUNSAT DESIGN  
C/O AMY MUNSAT  
71-73 STANDISH STREET  
CAMBRIDGE, MA 02138

233-169  
MILLER, DAVID & TIEN-YI LEE  
4 IVY ST  
CAMBRIDGE, MA 02138

233-197  
GONZALEZ, RAMON G.  
29-31 CHILTON ST., UNIT #3  
CAMBRIDGE, MA 02138

233-169  
CARTER, THOMAS E. & CHRISTINE M. ROGERS  
25-27 STANDISH ST. UNIT 1  
CAMBRIDGE, MA 02138

233-197  
WIGNARAJAH, NARESH  
12 MAY STREET  
JAMAICA PLAIN, MA 02130

233-197  
SPRENGNETHER, MICHELE  
29-31 CHILTON ST., UNIT #3  
CAMBRIDGE, MA 02138

233-204  
MARKET VALUE PROPERTIES, LLC  
2193 COMMONWEALTH AVE., #394  
BRIGHTON, MA 02135

233-169  
EPEE-BOUNYA, ALEXANDRA A. &  
SAMUEL EPEE-BOUNYA,  
25 STANDISH ST., UNIT #2  
CAMBRIDGE, MA 02138

233-171  
BROWN, DOUGLAS PARKER,  
TRUSTEE THE 35 STANDISH ST. NOM TRUST  
35 STANDISH ST  
CAMBRIDGE, MA 02138

234-97  
32 STANDISH STREET LLC  
151 SOUTH OLD WOODWARD AVE., STE 400  
BIRMINGHAM, MI 48009

234-119  
HERBST, JAMES H. & DOROTHY S. M. YEP  
9 MALCOLM RD.  
CAMBRIDGE, MA 02138

233-110  
KERNAN, HENRIETTA  
25 CHILTON ST., #3  
CAMBRIDGE, MA 02138

233-110  
SPRINGER, S.A.  
25 CHILTON ST., UNIT #2  
CAMBRIDGE, MA 02138

233-110  
O'NEIL, SAMUEL & SARAH E. O'NEIL  
25 CHILTON ST UNIT #1  
CAMBRIDGE, MA 02138

233-168  
MAZZOTTA, BENJAMIN D. &  
CHRISTIANA M. RUSS  
21 STANDISH ST., #1  
CAMBRIDGE, MA 02138

233-168  
FOLLANSBEE, JEANNE A.  
21 STANDISH ST., #2  
CAMBRIDGE, MA 02138

233-168  
ARCE, EMILIO & CLAUDIA ZORRILLA-RAMIREZ  
21 STANDISH ST., #3  
CAMBRIDGE, MA 02138

233-210  
FREEDMAN, JOSEPHINE FARIA COSTA  
7 EVERETT ST  
CAMBRIDGE, MA 02138-2705



DRAWING INDEX:

ARCHITECTURAL DRAWING LIST

CS	COVER SHEET, CODES, ZONING, DWG INDEX
A 0.0	ARCHITECTURAL NOTES
D1.1	DEMOLITION PLANS
A1.0	CONSTRUCTION PLANS
A1.1	RCP/ELECTRICAL/MECHANICAL PLANS
A1.2	RCP / ELECTRICAL / MECHANICAL PLANS
A2.0	ELEVATIONS
A3.0	INTERIOR ELEVATIONS
A3.1	INTERIOR ELEVATIONS
A3.2	INTERIOR ELEVATIONS
A4.0	WALL SECTIONS AND DETAILS
A5.0	WINDOW AND DOOR SCHEDULES + DETAILS

STRUCTURAL DRAWING LIST

S1.1	XXX
S2.1	XXX

ZONING: B

MAP / LOT: 233-169-1

CLIMATE ZONE: 5A (C-19)

PROJECT INFO.

OWNER:

CHRISTINE ROGERS AND THOMAS CARTER  
25-27 STANDISH STREET UNIT #1  
CAMBRIDGE, MA 02138

DESIGNER:

AMY MUNSAT DESIGN  
73 STANDISH STREET  
CAMBRIDGE MA 02138  
617.576.2893  
AMunsatDesign@gmail.com

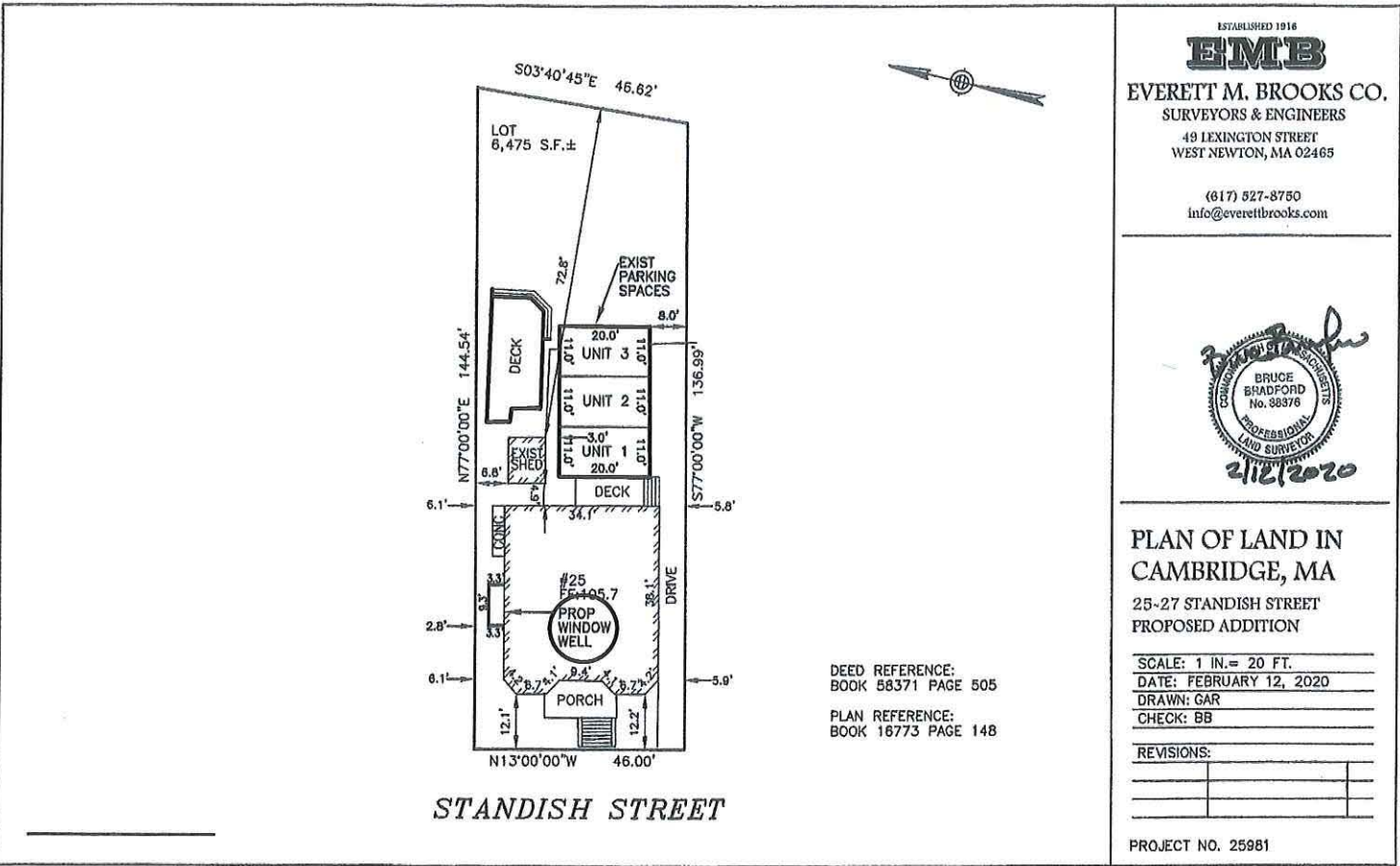
STRUCTURAL ENGINEER:

ROGER HOBEIKA ASSOCIATES, INC.  
85 MAIN STREET, SUITE 103  
WATERTOWN MA 02471  
617.924.5257

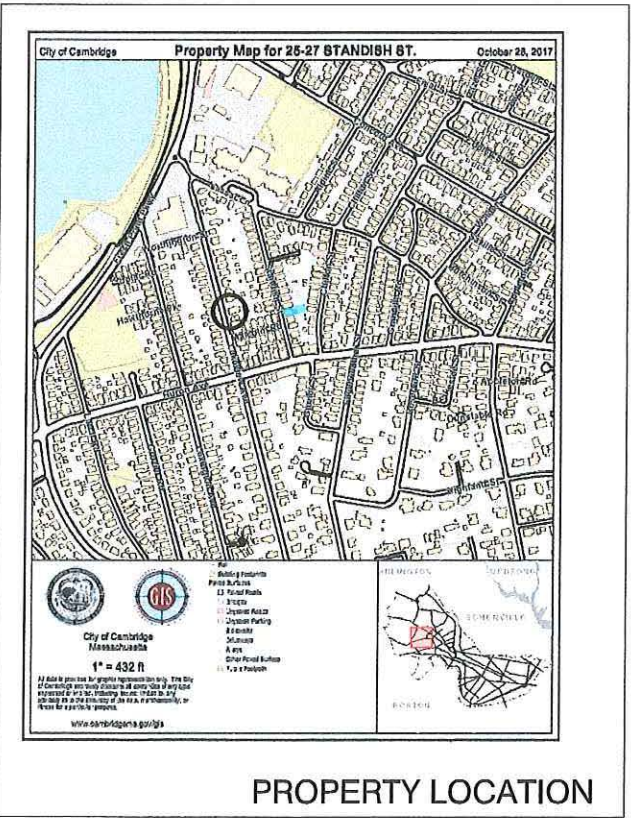
# 25 STANDISH STREET RESIDENCE

25 -27 STANDISH STREET UNIT #1 CAMBRIDGE, MA. 02138

BZA SUBMISSION DOCUMENTS:  
XX MAY 2019



PLOT PLAN



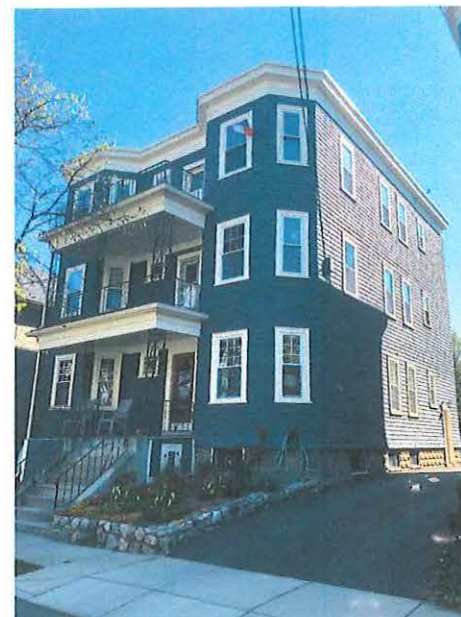




NORTH ELEVATION - LEFT SIDE - EXISTING



WEST ELEVATION - FRONT - FIRST FLOOR UNIT - EXISTING



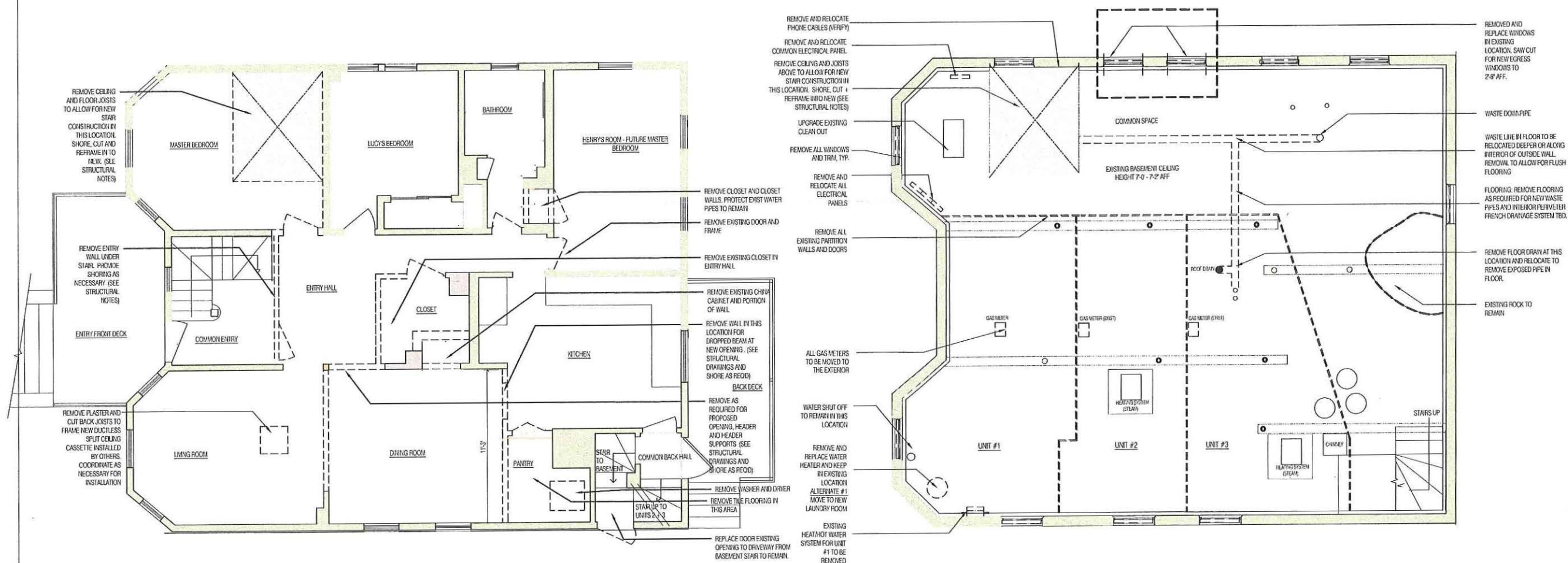
SOUTH ELEVATION - RIGHT SIDE - EXISTING



EAST ELEVATION - REAR - EXISTING

FENCE AT PROPERTY LINE  
TO REMAIN

LOCATION OF PROPOSED  
WINDOW WELL



Designer:

Amy Munsat Design  
73 Standish Street  
Cambridge MA 02138  
AMunsatDesign@gmail.com

617.576.2893

BZA SUBMISSION DOCUMENTS - XX MAY 2020

Project Name:

25 STANDISH STREET UNIT 1

Address: 25 - 27 STANDISH STREET UNIT #1 CAMBRIDGE MA 02138

Owners: CHRISTINE ROGERS AND THOMAS CARTER

Date of Issue: XXX  
Revision - Date - Description:

Drawing Contents:

BASEMENT  
+ FIRST FLOOR  
DEMOLITION  
PLAN

Scaled for: 22 X 34

Sheet No:

D1.0



Designer:  
Amy Munsat Design  
73 Standish Street  
Cambridge MA 02138  
AMunsatDesign@gmail.com  
617.576.2893

Project Name:  
**25 STANDISH STREET UNIT 1**

Address: 25 - 27 STANDISH STREET UNIT #1 CAMBRIDGE MA 02138  
Owners: CHRISTINE ROGERS AND THOMAS CARTER

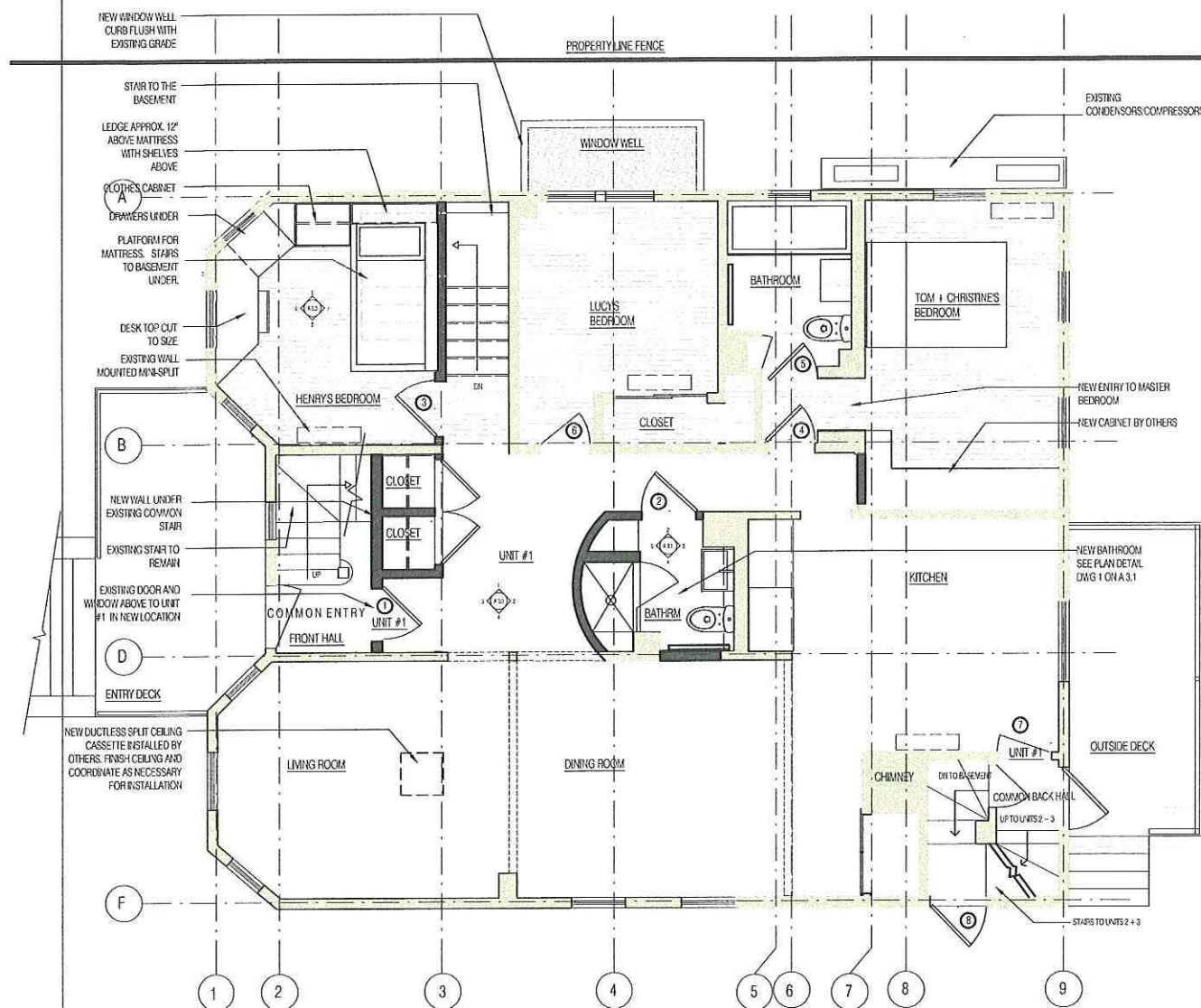
BZA SUBMISSION DOCUMENTS - XX MAY 2020

Date of Issue: XXX  
Revision - Date - Description:

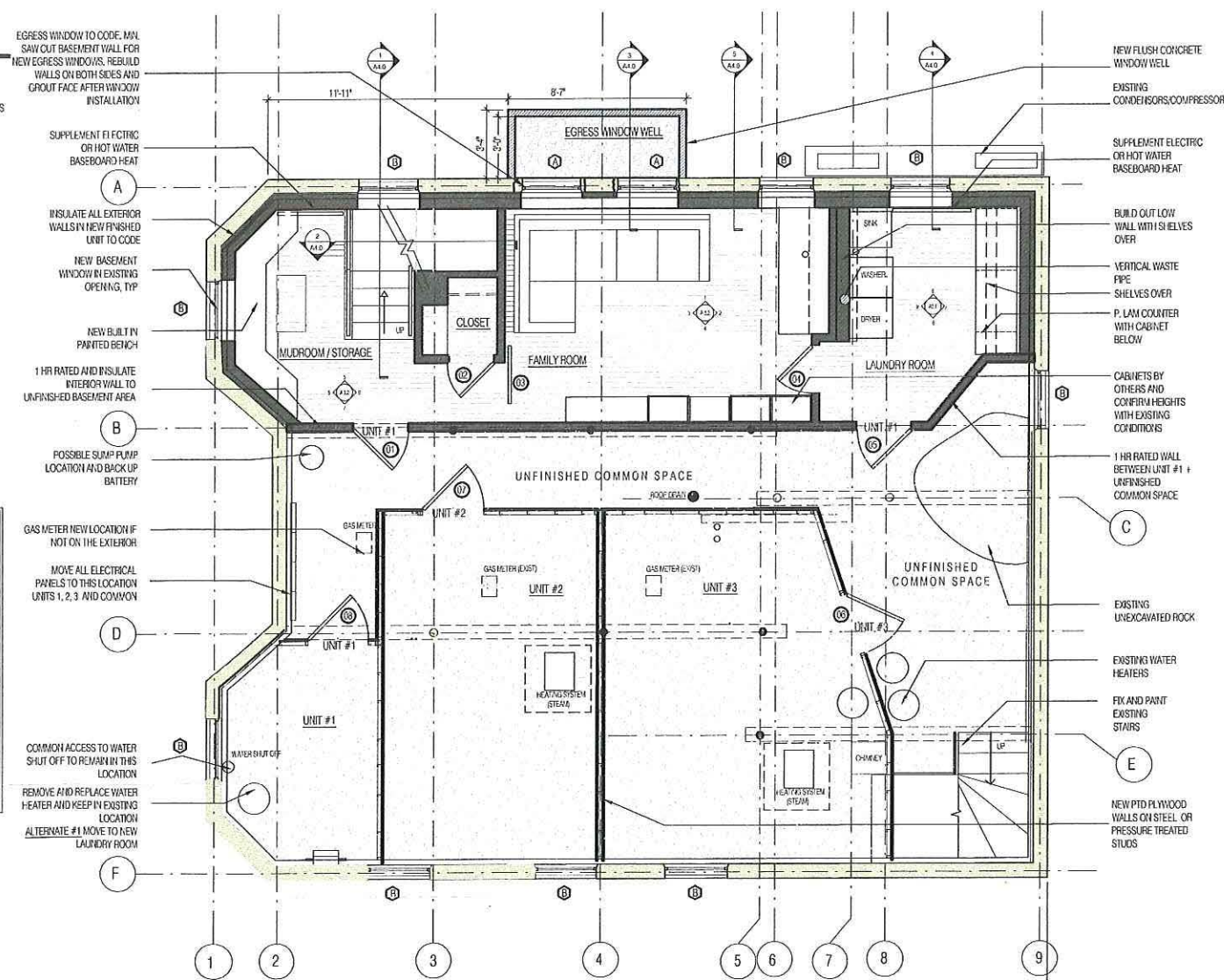
Drawing Contents:  
**BASEMENT  
+ FIRST FLOOR  
CONSTRUCTION  
PLAN**

Scaled for : 22 X 34  
Sheet No:

**A1.0**



**1 FIRST FLOOR CONSTRUCTION PLAN**  
1/4" = 1'-0"

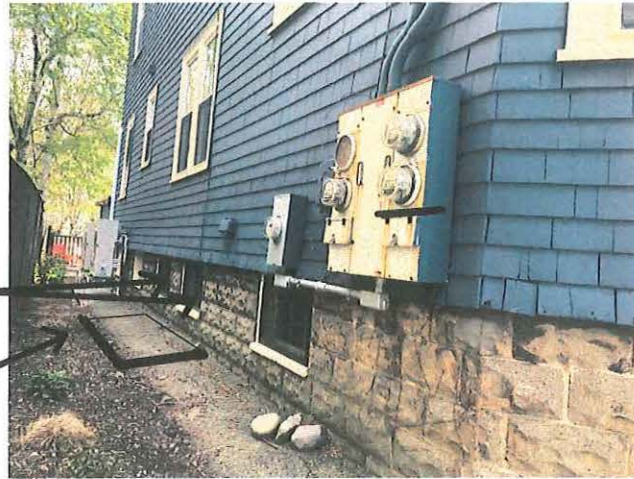


**2 BASEMENT CONSTRUCTION PLAN**  
1/4" = 1'-0"





NEW CASEMENT WINDOWS TO REPLACE  
EXISTING WINDOWS. WINDOWS ENLARGED  
BY 19" AT SILL TO BE 44" OFF FINISHED  
BASEMENT FLOOR  
FOR EGRESS  
NEW PATH



1 DETAIL OF EXSTING CONDITIONS NORTH ELEVATION



2 NORTH ELEVATION  
1/4" = 1'-0"

Designer:

Amy Munsat Design  
73 Standish Street  
Cambridge MA 02138  
AMunsatDesign@gmail.com

617.576.2893

Project Name:  
**25 STANDISH STREET UNIT 1**

Address: 25 - 27 STANDISH STREET UNIT #1 CAMBRIDGE MA 02138  
Owners: CHRISTINE ROGERS AND THOMAS CARTER

Date of Issue: XXX  
Revision - Date - Description:

Drawing Contents:

NORTH  
ELEVATION

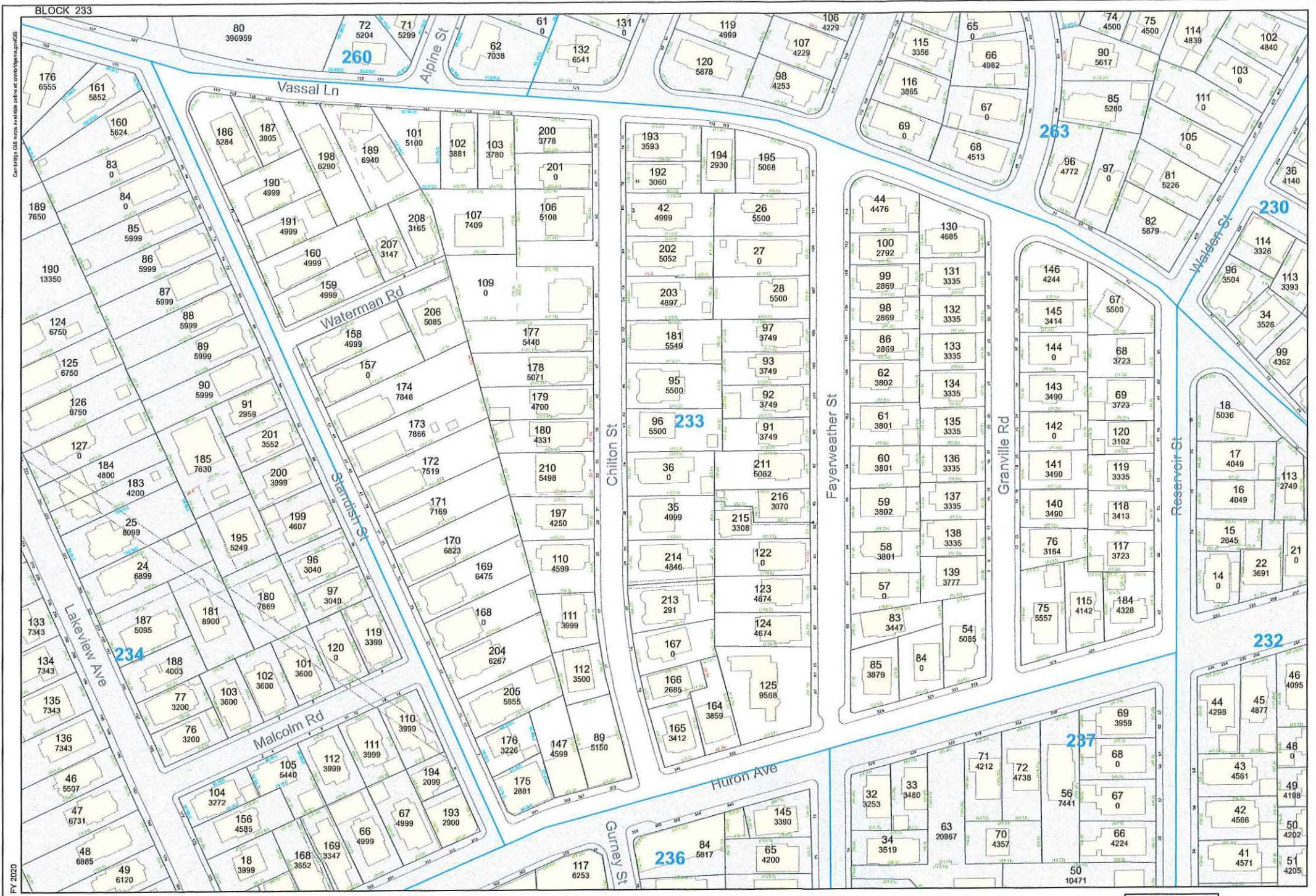
Scaled for : 22 X 34


Sheet No:

A2.0









B Z A SUBMISSION DOCUMENTS - XX MAY 2020








**City of Cambridge  
Assessing Department**  
795 Massachusetts Ave.  
Cambridge, MA 02139


	Buildings		Water
	Lot Line		Sub-Parcel Line
	Block Line		Easement
	City Boundary		Railway

10	Lot Number	100	Parcel size in Sq. Ft.
233	Block Number	44.0LC	Land Court Dimension
10	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

DISCLAIMER:  
All data shown on this map is derived from the City's most recent Aerial Photo Map  
dated 10/10/2019 and is not intended to be used for legal purposes. The City of  
Cambridge is not responsible for any errors or omissions on this map. The City of  
Cambridge is not responsible for any errors or omissions on this map.

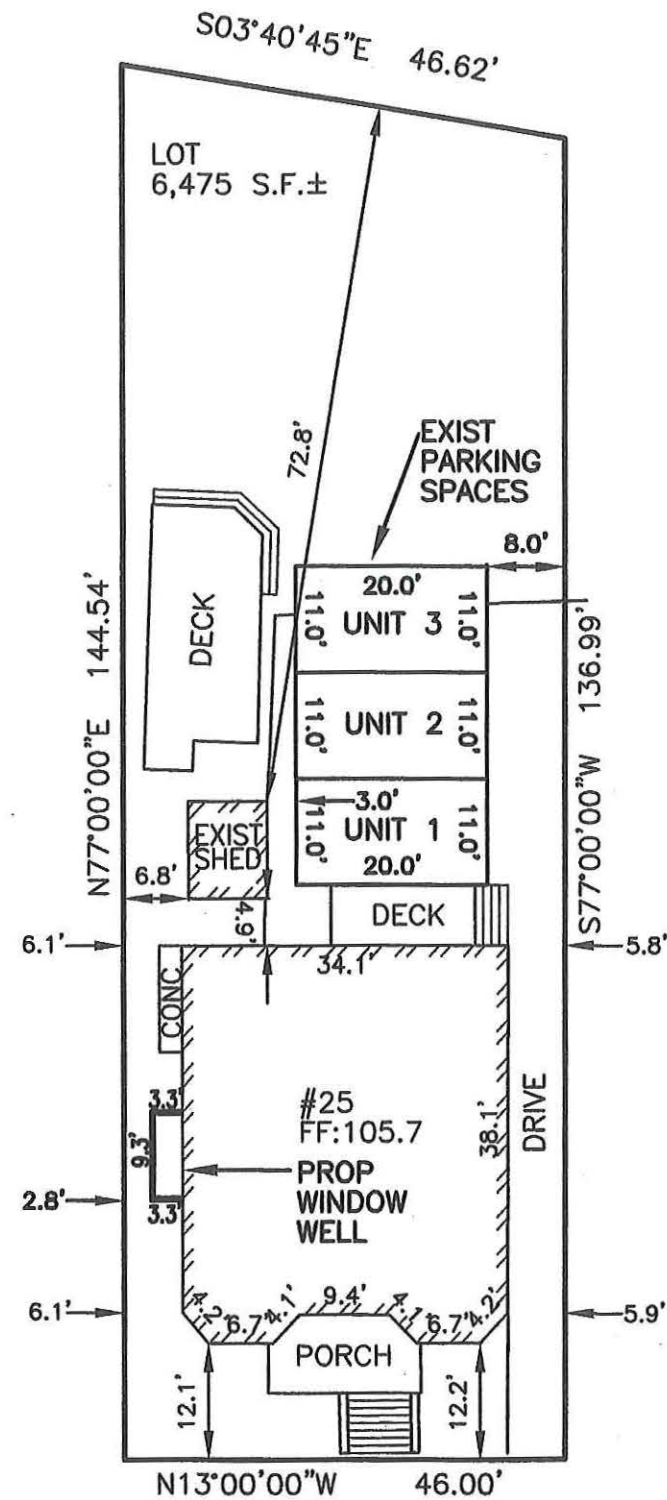


0 25 50 100 Feet  
1 inch = 110 feet



Parcel Block Map  
**233**





**STANDISH STREET**

DEED REFERENCE:  
BOOK 58371 PAGE 505

PLAN REFERENCE:  
BOOK 16773 PAGE 148



ESTABLISHED 1916

**EMB**

**EVERETT M. BROOKS CO.**  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
info@everettbrooks.com



## PLAN OF LAND IN CAMBRIDGE, MA

25-27 STANDISH STREET  
PROPOSED ADDITION

SCALE: 1 IN. = 20 FT.

DATE: FEBRUARY 12, 2020

DRAWN: GAR

CHECK: BB

REVISIONS:

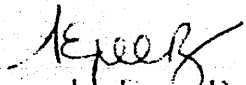


PROJECT NO. 25981

May 23, 2020

To the Members of the Cambridge Board of Zoning Appeal,

We, the other unit owners of the multifamily residence at 25 Standish Street, support the special permit application for Unit #1 that proposes the addition of a window well with emergency egress windows on the North side of the property. We have reviewed and approve of the drawings as they pertain to the special permit.

Best,

  
Alexandra Epee-Bounya        
Samuel Epee-Bounya  
Owners of Unit 2, 25 Standish Street Condominium

Tien-Yi Lee      David Miller  
Owners of Unit 3, 25 Standish Street Condominium

May 24, 2020

To the Members of the Cambridge Board of Zoning Appeal,

We, the other unit owners of the multifamily residence at 25 Standish Street, support the special permit application for Unit #1 that proposes the addition of a window well with emergency egress windows on the North side of the property. We have reviewed and approve of the drawings as they pertain to the special permit.

Best,

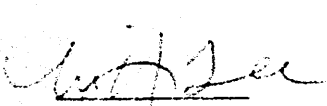
---

Alexandra Epee-Bounya

---

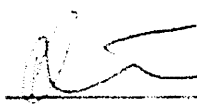
Samuel Epee-Bounya

Owners of Unit 2, 25 Standish Street Condominium



---

Tien-Yi Lee



---

David Miller

Owners of Unit 3, 25 Standish Street Condominium