

BOARD OF ZONING APPEAL 831 Massachusetts Avenue, Cambridge MA 02139 617-349-6100 2021 CAMBRIDGE, MASSACHUSERING 617-349-6100 **CITY OF CAMBRIDGE**

BZA Number: 128101

General Information

The undersigned h	ereby petitions the Board of Zoning	Appeal for the following:			
Special Permit:	Variance:X	Appeal:			
PETITIONER: <u>Le</u>	yla Tegmo-Reddy C/O Adam Glassm	an, R.A. / GCD Architects			
PETITIONER'S A	DDRESS: GCD Architects, Cambrid	ge, MA 02138			
LOCATION OF PR	ROPERTY: 25 William St , Unit 25E	, Cambridge, MA			
TYPE OF OCCUP	ANCY: Residential 102	ZONING DISTRICT: Residence C Zone			
REASON FOR PE	TITION:				
/Additions/ /Dorn	ner/				
DESCRIPTION OF	PETITIONER'S PROPOSAL:				
(1) 15'-0" Dormer /	Addition and (1) Small 2nd Story Re	ar Deck Addition			
SECTIONS OF ZO	NING ORDINANCE CITED:				
Article: 5.000 Section: 5.31 (Table Dimensional Requirements). Article: 8.000 Section: 8.22.3 (Non Conforming Structure).					
	Original	Adam J. Glassman. R.A.			
	Signature(s):	(Petitioner (s) / Owner)			
		Adam J. Glassman, R.A.			
		(Print Name)			
	Address:				
6/30/202	Tel. No. E-Mail Address:	617-412-8450 ajglassman.ra@gmail.com			

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/WeLeyla Tegmo-Reddy
(OMNER)
Address: 25B William St Cambridge MA
State that I/We own the property located at 25B William St Cambridge MA ,
which is the subject of this zoning application.
The record title of this property is in the name of Leyla Tegmo-Reddy
*Pursuant to a deed of duly recorded in the date $\frac{10/11/2013}{}$, Middlesex South County Registry of Deeds at Book $\frac{62774}{}$, Page $\frac{198}{}$; or
Middlesex Registry District of Land Court, Certificate No.
BookPage
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 UUIC ICIMU - RICIUU personally appeared before me,
this 17 of JUM2, 2011, and made oath that the above statement is true.
My commission expires TOD 27, 2020 (Notary Seal) Notary Public Commission Expires February 27, 20

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

(ATTACHMENT B - PAGE 3)

SUPPORTING STATEMENT FOR A VARIANCE

ACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The existing structure is non-conforming and has an existing 15'-0" rear dormer as part of another unit. A literal enforcement would prevent the owner from adding her own 15'-0" dormer to accommodate a modest size bathroom for the 3rd floor which has 2 bedrooms, no bathroom and very steep old stairs to the 2nd floor. A literal enforcement would also prevent the owner from adding just enough additional code compliant headroom to her existing bedroom which currently has very low headroom. Additionally, a literal enforcement of the ordinance would prevent the owner from constructing a modest size rear deck on the second story roof which would allow her to enjoy a direct connection to the outside from her unit without having to go up and down steep stairs to the first level which is getting more difficult as she ages.

The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The existing structure and lot are very old and predates the zoning ordinance. Not even a modest exterior alteration such as a single 15'-0" foot dormer and a small 2nd story deck can be added without zoning relief.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed dormer is hardly visible from either a public way or a an abutting structure, and does not alter the existing light or privacy of her neighbors. The proposed deck compliments the existing architecture, maintains the scale the character of the neighborhood, and has the support of her direct abutters and her condo association who will not be negatively impacted by the deck size or location. The proposed deck is set back from the southern edge of the roof approx. 3'-10" to maintain the yard privacy for the unit below her #25A William Street.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The proposed dormer will add only a total of 75.00 GSF to the existing structure and the total FAR increase for the 3 unit building is only from .745 to .757, an increase of only .012%. The proposed deck is modest in size, creates no additional FAR, creates a modest amount of badly needed usable outdoor space and does not increase any existing zoning violations.

*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: Leyla Tegmo-Reddy Present Use/Occupancy: Residential 102

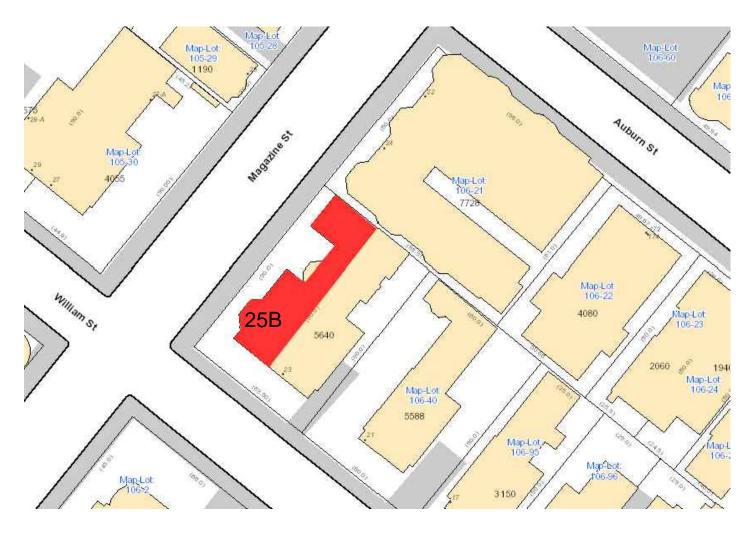
Location: GCD Architects **Zone:** Residence C Zone

Phone: 617-412-8450 Requested Use/Occupancy: Residential 102

		Existing Conditions	Requested Conditions	<u>Ordinance</u> <u>Requirements</u>	
TOTAL GROSS FLOOR AREA:		4,255.0	4,330.0	4,286.0	(max.)
LOT AREA: RATIO OF GROSS		5,715.0	No Change	5,000.0	(min.)
FLOOR AREA TO		.745	.757	.750	
LOT AREA OF EACH DWELLING UNIT		1,905.0	No Change	1,800.0	
SIZE OF LOT:	WIDTH	63.5'	No Change	50.0'	
	DEPTH	90.0'	No Change	NA	
SETBACKS IN FEET	FRONT	Magazine St Front #1: 14.5'	No Change	10'-0"	
	REAR	Left Side per Corner Lot: 1.25'	No Change	7.5'	
	LEFT SIDE	William St Front #2: 10.5'	No Change	10.0'	
	RIGHT SIDE	10.25'	No Change	12.5'	
SIZE OF BUILDING:	HEIGHT	34.1' +/-	No Change	35.0'	
	WIDTH	74.5'	No Change	NA	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		41%	15%	18%	
NO. OF DWELLING UNITS:		3	No Change	3	
NO. OF PARKING SPACES:		2	No Change	3	
NO. OF LOADING AREAS:		0	0	0	
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.

- 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'.



25B WILLIAM ST LOCUS MAP



25B WILLIAM ST EXISTING VIEW FROM WILLIAM AND MAGAZINE STREETS

PROJECT:
PROPOSED DORMER
AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA PREPARED BY:
GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

COVER

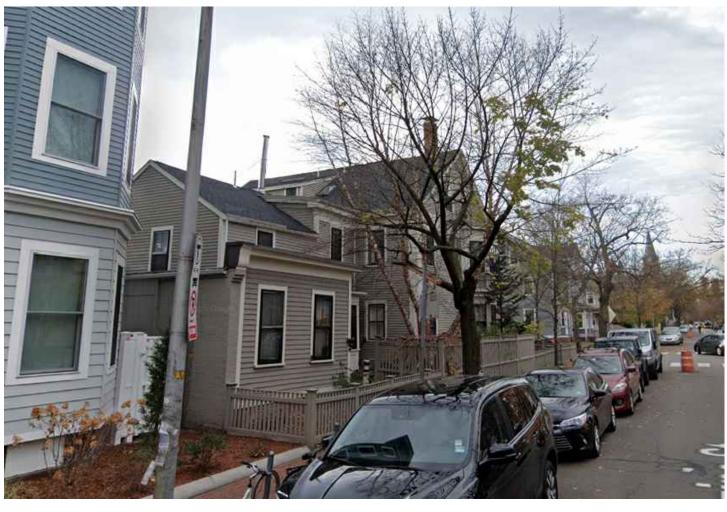
DATE:

6/10/2021

DRAWING:

A0.1





25B WILLIAM ST EXISTING VIEWS FROM MAGAZINE STREET

PROJECT:
PROPOSED DORMER
AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:
GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

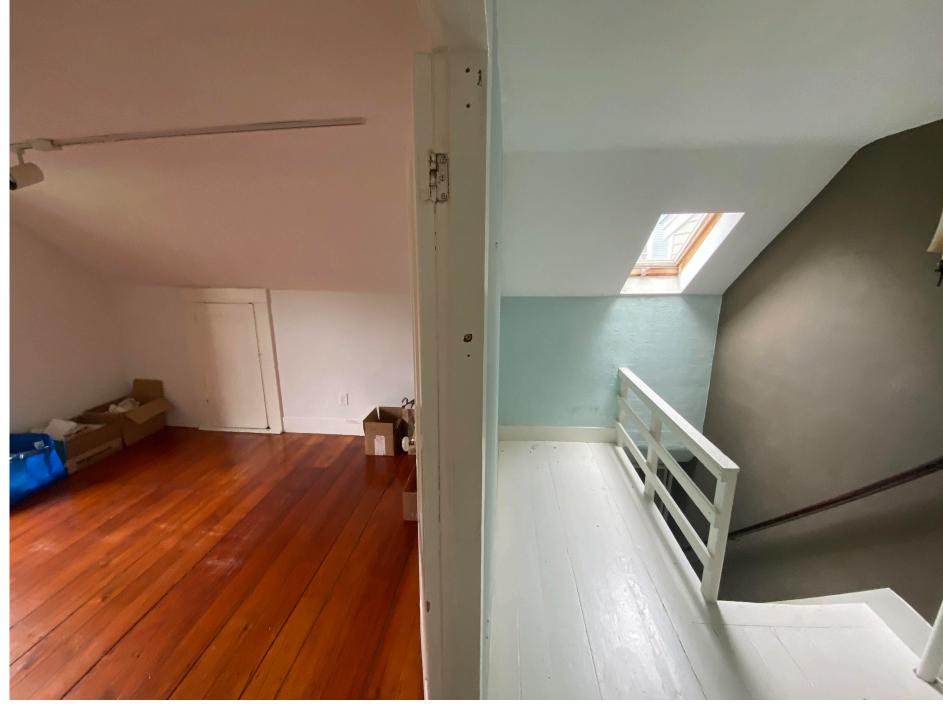
EXISTING PHOTOS

DATE:

6/10/2021

DRAWING:

A0.2





BEDROOM HALL / STAIR HALL / STAIR

25B WILLIAM ST EXISTING INTERIOR VIEWS FOR PROPOSED DORMER SPACE

PROJECT:
PROPOSED DORMER
AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:
GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

EXISTING PHOTOS

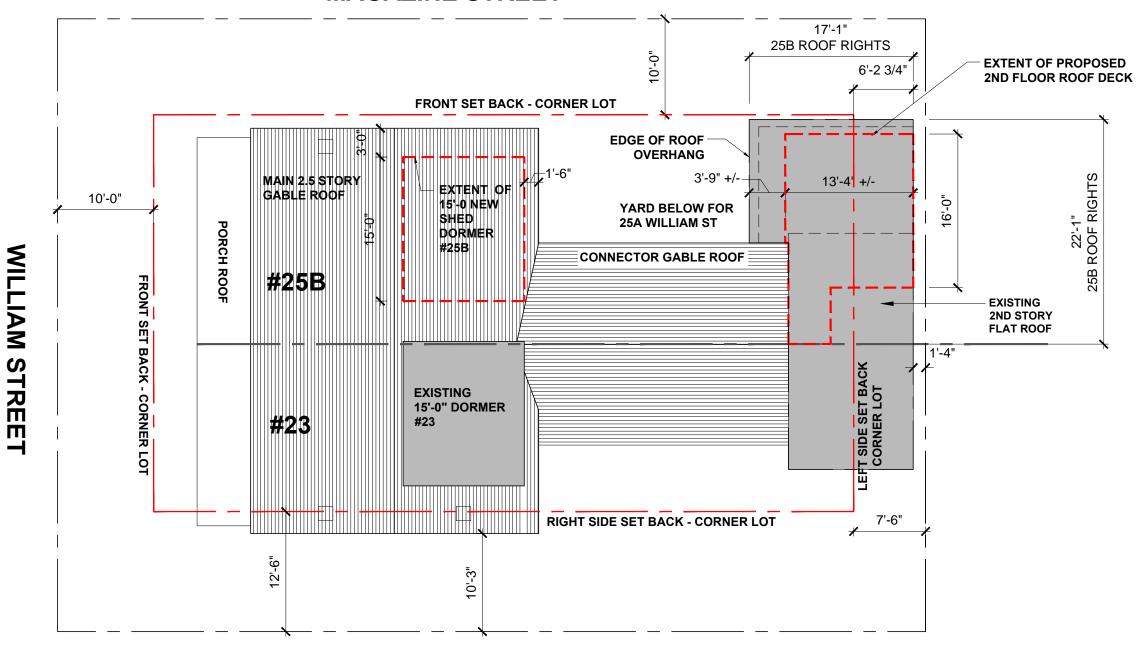
DATE:

6/10/2021

DRAWING:

A0.3

MAGAZINE STREET



PROJECT:
PROPOSED DORMER

AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

GCD ARCHITECTS

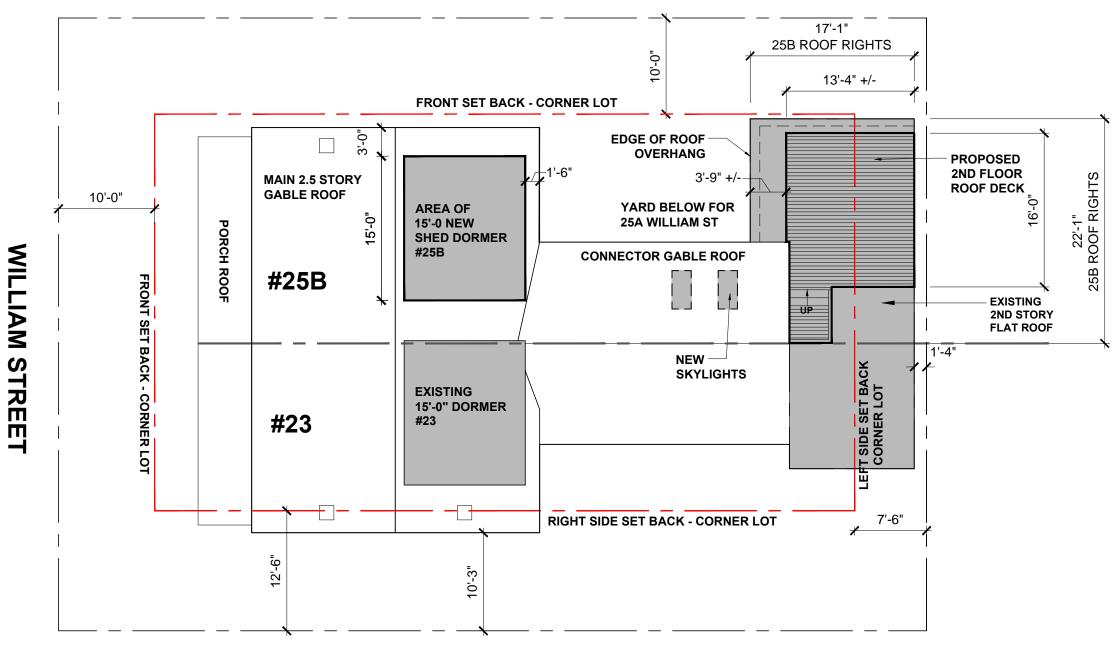
2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

EXISTING SITE PLAN

DATE: 6-10-2021

SCALE: 1" = 10'-0" DRAWING:

MAGAZINE STREET



PROJECT:

PROPOSED DORMER AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

GCD ARCHITECTS

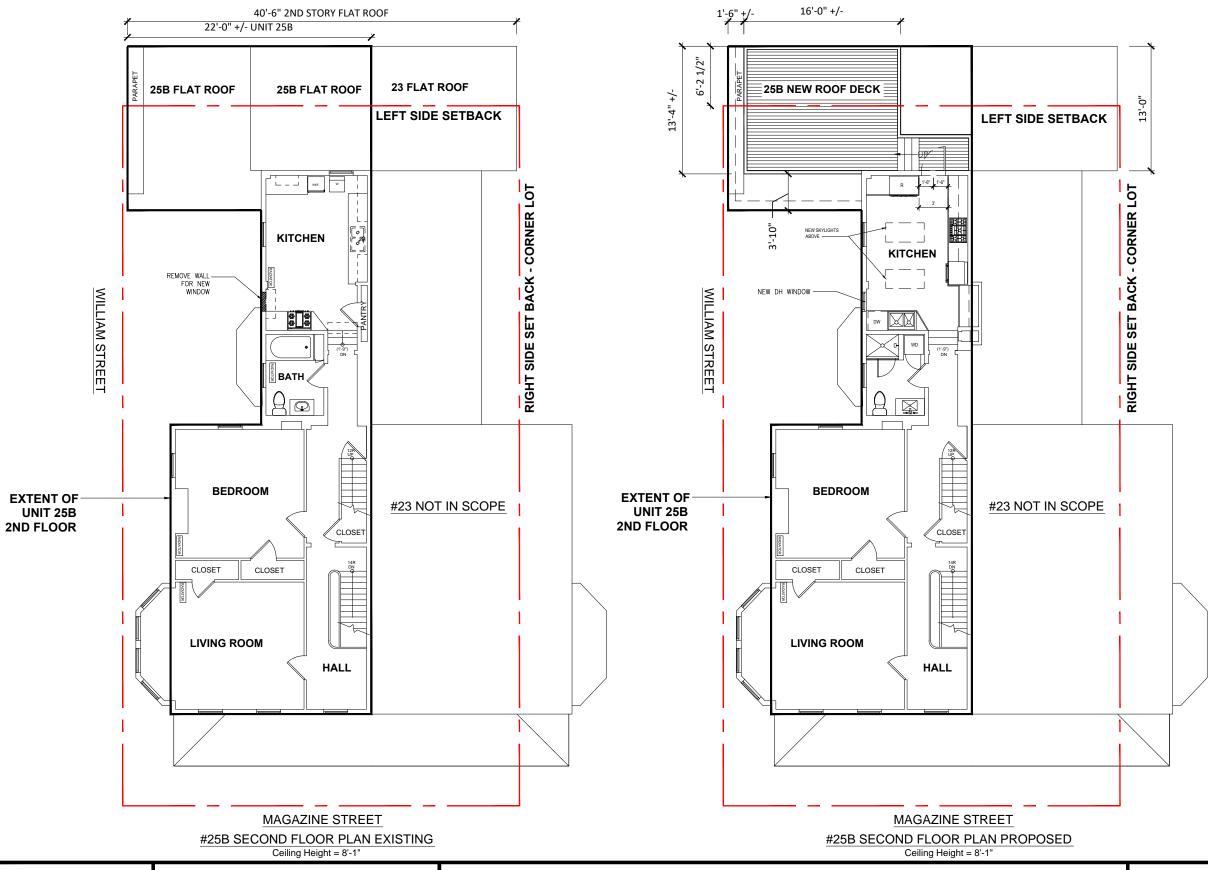
2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

SITE PLAN WITH PROPOSED DECK AND DORMER

DATE:

6-10-2021

SCALE: 1" = 10'-0" DRAWING:



PROJECT:

PROPOSED DORMER AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

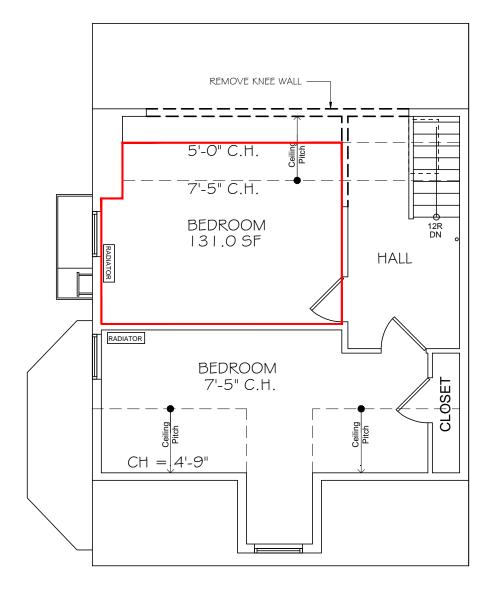
GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

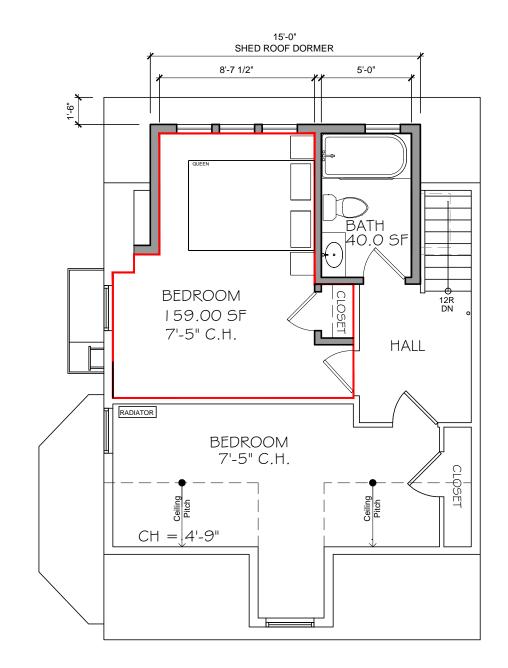
2ND FLOOR PLAN

DATE: 6-10-2021

SCALE: 1" = 10'-0" DRAWING:



#25B THIRD FLOOR PLAN EXISTING
Ceiling Height = 7'-5"



#25B THIRD FLOOR PLAN PROPOSED

Ceiling Height = 7'-5"

PROJECT:
PROPOSED DORMER
AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

3RD FLOOR PLAN

DATE: 6-10-2021

SCALE: $\frac{3}{16}$ " = 1'-0"

DRAWING:



PROJECT:

PROPOSED DORMER AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

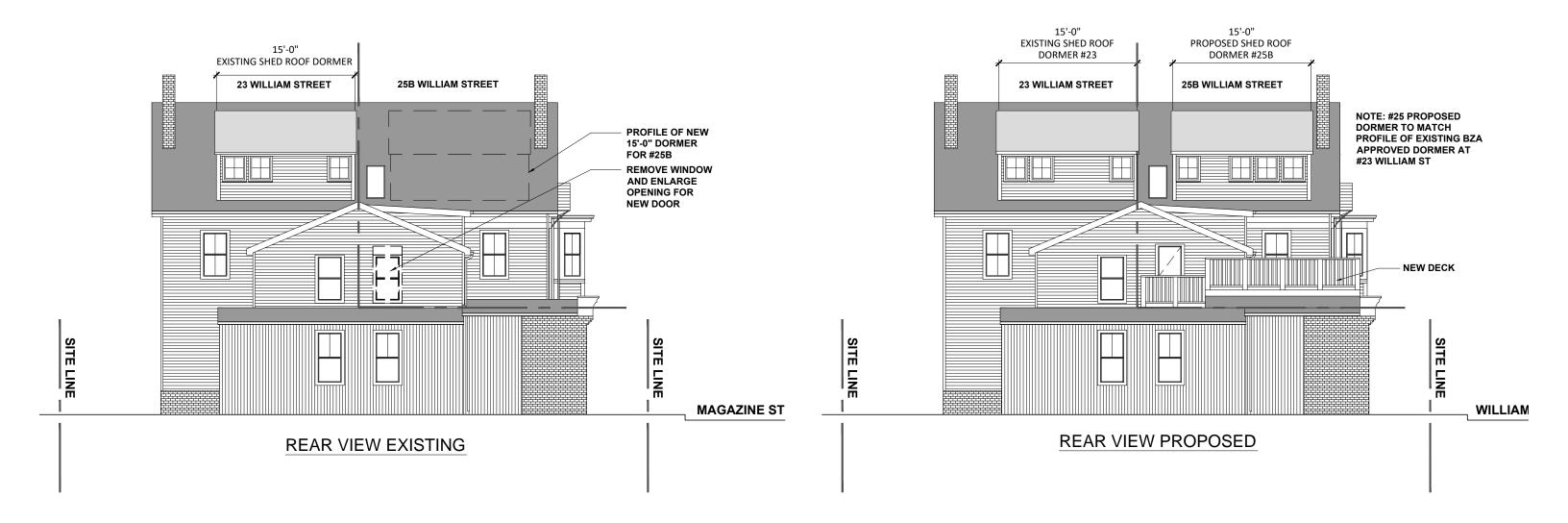
GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450

EXTERIOR ELEVATIONS

6/10/2021

DRAWING:



PROJECT:

PROPOSED DORMER AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

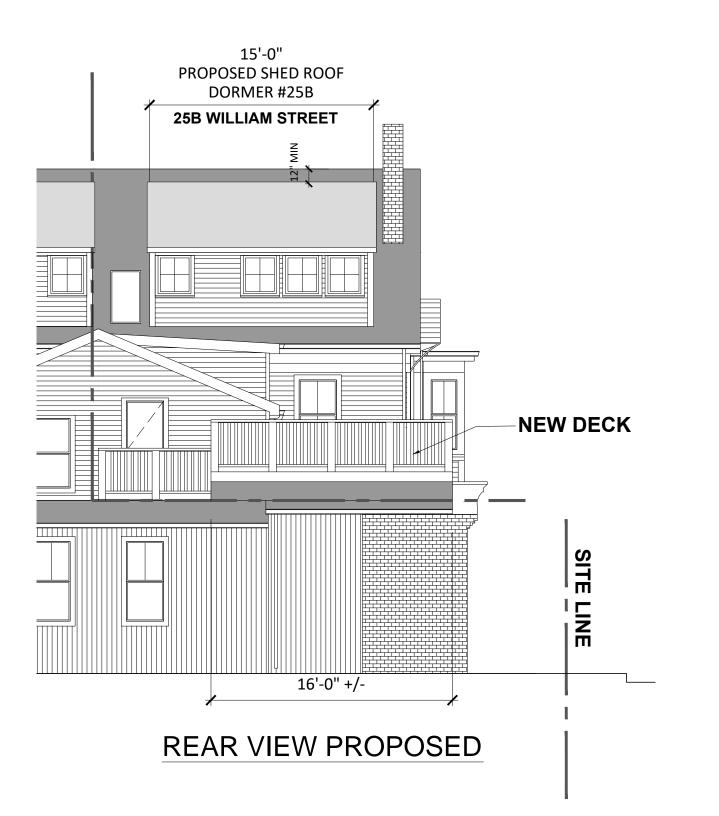
EXTERIOR ELEVATIONS

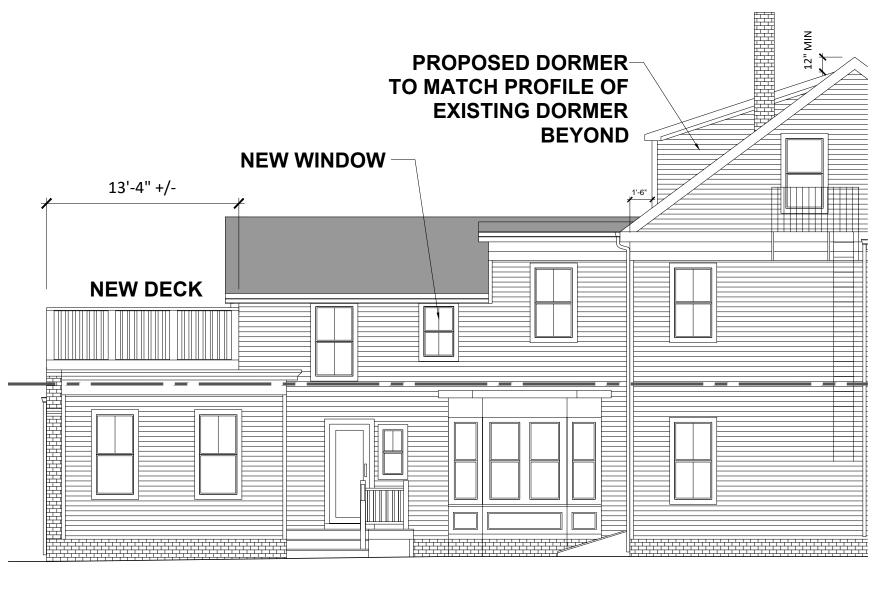
DATE:

6/10/2021

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LEFT VIEW PROPOSED FROM WILLIAM STREET

PROJECT:

PROPOSED DORMER AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

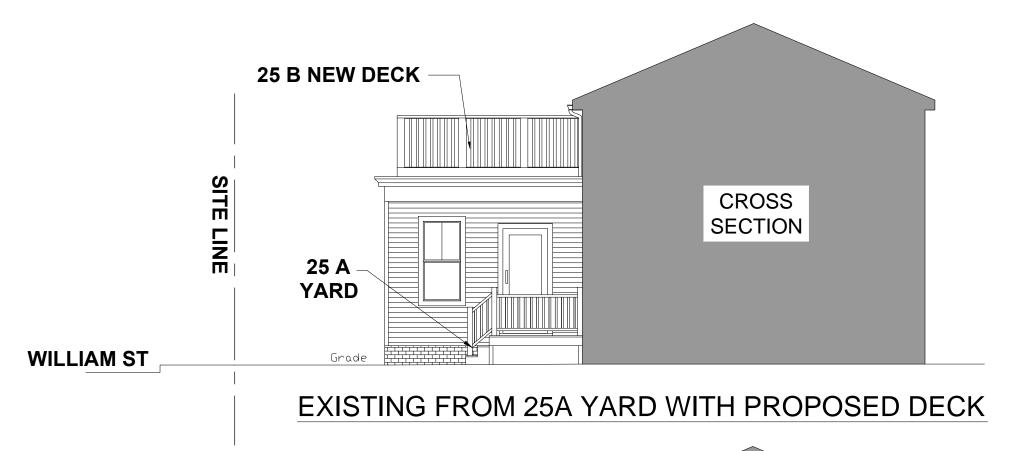
EXTERIOR ELEVATIONS PROPOSED WORK ENLARGED

DATE:

6/10/2021

DRAWING:

A2.3





EXISTING FROM 25A YARD

PROJECT:

PROPOSED DORMER AND DECK ADDITIONS

25B WILLIAM STREET CAMBRIDGE, MA

PREPARED BY:

GCD ARCHITECTS

2 Worthington St Cambridge, MA 02138 Tel. 617-412-8450 TITLE:

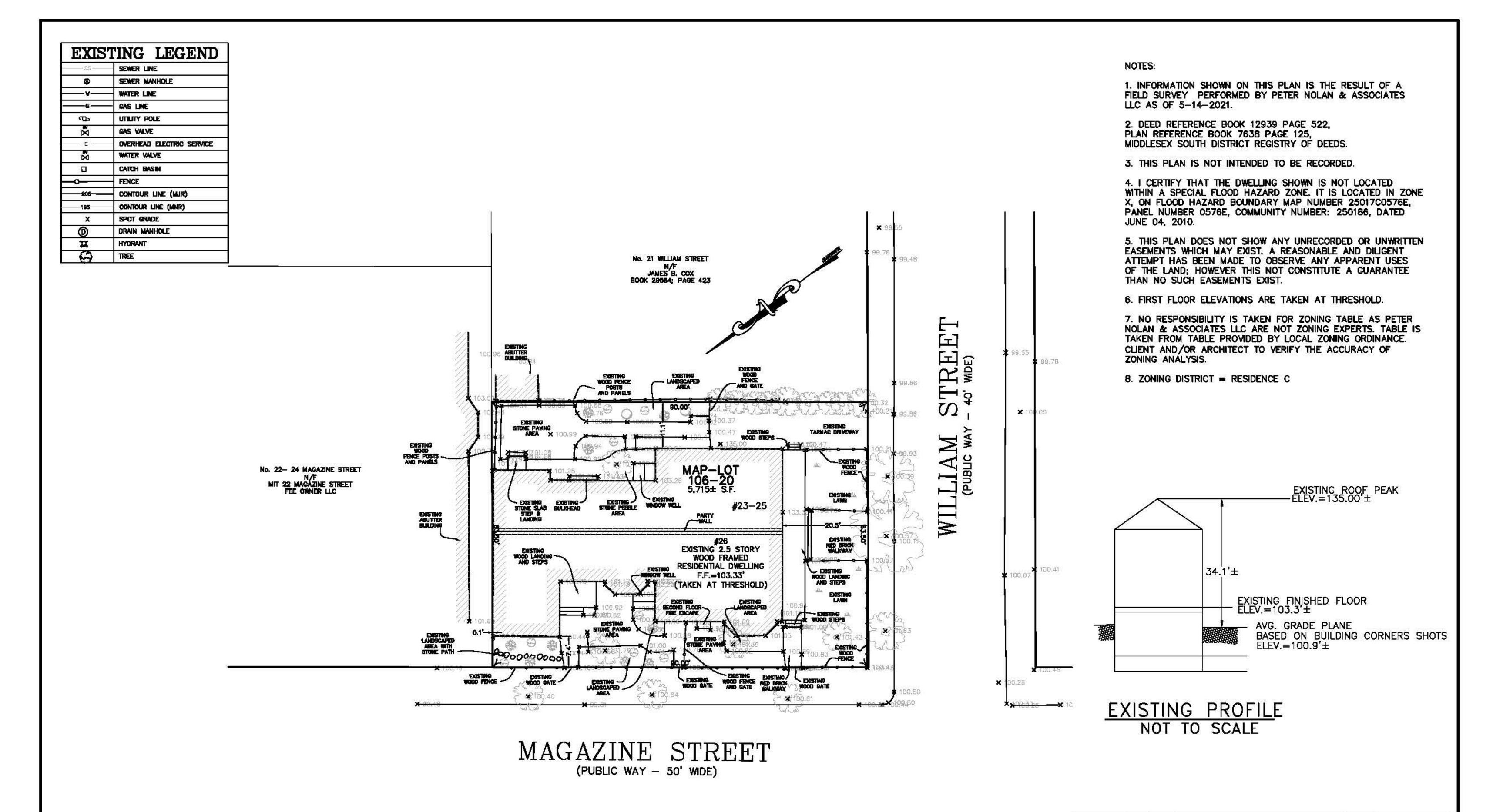
EXTERIOR ELEVATIONS
PROPOSED WORK ENLARGED

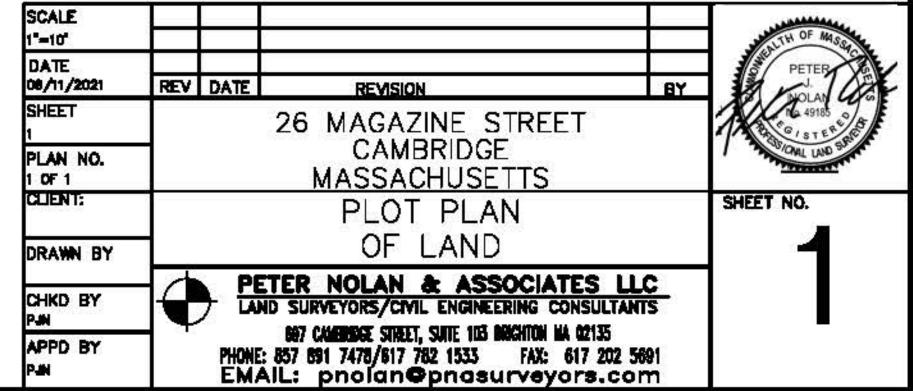
DATE:

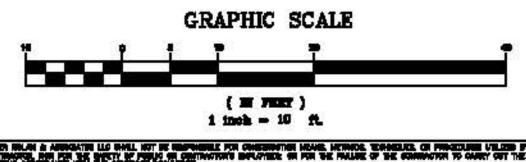
6/10/2021

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26 June 2021

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

Dear Cambridge BZA,

We are writing to express our support for the relief sought by Leyla Tegmo-Reddy, the owner of 25B William Street, which is the unit directly above our 25A William Street condominium.

We have reviewed the plans and elevations for the proposed single 15'-0" rear dormer and 2nd floor deck. The designs for both are tasteful and reasonable, and they complement very well the scale and character of both our building and our neighborhood.

The existing attic has very low ceiling heights, and a new dormer is a reasonable way for Leyla to achieve the additional headroom she needs to make her 2nd floor more comfortable, functional, and safe. The proposed deck, a modification of the original plan that Leyla showed us a few weeks ago, is a reasonable and modest request. The deck will enable Leyla to have some amount of usable outdoor space, easily and safely accessible from her unit and not likely to be an intrusion on our patio space below it. We are very supportive of this application.

The proposed work requiring zoning relief would have no negative impacts on our neighborhood that we can see. It will create the benefits of a safer and more functional 2nd level living space as well as a modest amount of additional usable open space for our neighbor to enjoy. We therefore support this project.

We ask the BZA to support this request for zoning relief.

Sincerely,

Rebecca Hayden & Scott Ruescher

25A William Street, Cambridge, MA 02139

June 26, 2021

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my support for the relief sought by Leyla Tegmo-Reddy, owner of 25B William St, and also our neighbor.

I have reviewed the plans and elevations for the proposed single 15'-0" rear dormer and 2nd floor deck. The designs for both are tasteful, reasonable and compliment the scale and character of both our building and our neighborhood extremely well.

The existing attic has very low ceiling heights and lacks a bathroom. A new dormer is a reasonable way for Leyla to achieve the additional headroom she needs to make her 2nd floor more comfortable, functional and safe. The proposed deck is a reasonable and modest request in order for Leyla to have some amount of usable outdoor space which is easily and safely accessible from her unit. I am very supportive of this application.

The proposed work requiring zoning relief would have no negative impacts on our neighborhood. It will create a safer, more functional 2nd level living space and a reasonable amount of usable outdoor space for our neighbor to enjoy, I therefore support this project.

We ask the BZA to support this request for zoning relief.

Sincerely,

Jonathan Lee Marcus

23 William St.

Cambridge MA 02139

June 26, 2021

105-23 105-43 15 Magazine St 105-45 105-24 202 Auburn St200 Auburn St 17 Magazine St 105-102 106-108 105-25 196 Auburn St 19 Magazine St 105-46 194 Auburn St 192 Auburn St 21 Magazine St 105-26 105-103 106-42 188 Auburn St 183 Auburn St 105-27 39 William St 105-28 106-60 23 Magazine St 105-32 35 William St 105-29 25 Madazine St Auburn St 22 Magazine St 105-31 27-A William 106-59 105-6 29-A William St 171 Auburn S 36 William St 24 Magazine St 29 William St105-30 105-91 27 William St 106-21 28 William St 174 Auburn St172 Auburn S N 105-92 106-22 166 Auburn St 106-20 105-8 25-A William St 106-23 25 William ROAD 23 William St 106-24 33 Magazine 106-40 21 William St 106-25 106-95 17 William St 105-8A 32 Magazine St30 Magazine 106-96 106-26 15 William St 35 Magazine St 13 William St 106-37 106-12 106-2 18 William St William St 11 William St 14 William St 9 William St 106-36 34 Magazine St 106-3 106-1 12 William St 106-4 104-95 106-19 106-35 10 William St 8 William St 106-5 23 Cottage St₁₀₆₋₁₈ 24 Cottage St Coffee St 8-1/2 William Ste William St 21 Cottage St 106-6 19-A Cottage St 106-17 103-52 20 Cottage St 19 Cottage St 106-16 106-7 42 Magazine St 15 Cottage St 103-108 103-74 106-15 18 Cottage St 13 Cottage St 106-8 16 Cottage St 106-14 103-106 14 Cottage St 20-A Cottage St 103-107 106-13 106-9 103-75 103-109 11 Cottage St 103-55 106-97 105-28 SKATES, STEVEN J. AND BEOW YONG YEAP 23 MAGAZINE ST, #1 CAMBRIDGE, MA 02139

105-30 27 WILLIAMS LLC, 61 FAYETTE ST CAMBRIDGE, MA 02139

106-22 GOODWIN, VIRGINIA HAFER & JUSTIN GOODWIN 172 AUBURN ST. UNIT#5 CAMBRIDGE, MA 02139

106-21 MIT 22 MAGAZINE ST FEE OWNER LLC ONE BROADWAY 9TH FL. SUITE 200 CAMBRIDGE, MA 02142

106-22 SOLANO, LOUISA C/O CECILIA SOLANO 850 WATSON AVE WINSTON-SALEM, NC 27103

106-20 MARCUS, EDWARD & KAREN MARCUS 1701 SCOTT DR NEWTOWN, PA 18940

105-29
TALLEY, CAROLE & R. GORDON TALLEY
TRUSTEES, BUFFLEHEAD REV TRUST
25 MAGAZINE ST
CAMBRIDGE, MA 02139

25 William St. # 25 B

105-28 LEE, VICTORIA & SIMON SKATES 188 AUBURN ST., #2 CAMBRIDGE, MA 02139

105-8
CAMBRIDGE COMMUNITY HOUSING
DEVELOPMENT C/O WINN COMPANIES
810 MEMORIAL DR., SUITE 102
CAMBRIDGE, MA 02139

106-40 COX, JAMES B 21 WILLIAMS ST CAMBRIDGE, MA 02139

106-22 KIM, IRA 174 AUBURN ST., UNIT #1 CAMBRIDGE, MA 02139-3944

106-22 SOLANO, MARIE-DOLORES 174 AUBURN ST #3 CAMBRIDGE, MA 02139-3950

106-20 HAYDEN, REBECCA & SCOTT RUESCHER 23-25 WILLIAM ST., UNIT #25A CAMBRIDGE, MA 02139 GCD ARCHITECTS
C/O ADAM GLASSMAN,
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

106-3 AWAD, LILY 18 WILLIAM ST CAMBRIDGE, MA 02139-3916

106-2 BABALAS & DEMARKLES FUNERAL SERVICE INC 336 BROADWAY CAMBRIDGE, MA 02139-1802

106-22 HAYLES, LISA M. 172 AUBURN ST. UNIT 4 CAMBRIDGE, MA 02139

106-95 VERRY, WILLIAM GREEN POOLE 17 WILLIAM ST CAMBRIDGE, MA 02139

106-20 TEGMO-REDDY, LEYLA 25B WILLIAM ST. CAMBRIDGE, MA 02139