



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN -1 PM 2:45

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 223456

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Jessica Bodner & Daniel T. Chong C/O Levi Tofias, Lightbox Architecture LLC

PETITIONER'S ADDRESS: 28 Donnell St., Cambridge, MA 02138

LOCATION OF PROPERTY: 28 DONNELL ST , Unit B , Cambridge, MA

TYPE OF OCCUPANCY: Single-family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Single-story mudroom addition requires relief because it is within the side yard setback and the property is already over the allowable GFA.

New windows, skylight, and a door within the setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 & Sec. 8.22.2.c (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance). <i>10.40 S.P</i>

Original
Signature(s):

(Petitioner (s) / Owner)

C/O LEVI TOFIAS - ARCHITECT

(Print Name)

Address: _____

Tel. No. 713-828-4810

E-Mail Address: jesselyse@gmail.com

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 Jessica Bodner & Daniel T. Chong
(OWNER)

Address: 28 Donnell St. Unit B Cambridge

State that I/We own the property located at 28 Donnell St. Unit B Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Jessica Bodner & Daniel T. Chong

*Pursuant to a deed of duly recorded in the date 08/12/29, Middlesex South County Registry of Deeds at Book 73096, Page 1; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

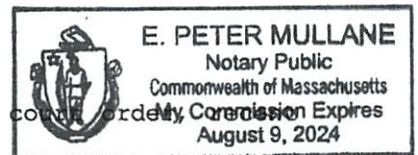
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name DANIEL T. CHONG personally appeared before me, this 11TH of MAY, 2023, and made oath that the above statement is true.

E. Peter Mullaney Notary

My commission expires 08/09/2024 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH 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:

It is a hardship for the family to get people and things in and out of the house with a child, an elderly dog and elderly parents who are regular caregivers, carrying bikes or even groceries in and out of the house.

- B)** 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 but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is owing to the shape of the land and the structures. The house is existing non-conforming and the entry side of the house is already entirely within the setback.

- 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:

There will be no detriment to the Public good because the addition is minor in nature: it is on the footprint of the existing porch, which was once covered, and it is only 50sf. There are many similar examples on the street and throughout Cambridge.

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

The addition is minor in nature.

***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

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 28 DONNELL ST , Unit B , 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 house is existing non-conforming, the entry side of the house, the right side, is already within the setback.

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:

Traffic will not be affected.

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:

Adjacent uses will not be affected.

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 nuisance or hazard will be created.

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:

It is an appropriate use and will not derogate the ordinance.

***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: Jessica Bodner & Daniel T. Chong
Location: 28 DONNELL ST., Unit B., Cambridge, MA
Phone: 713-828-4810

Present Use/Occupancy: Single-family
Zone: Residence B Zone
Requested Use/Occupancy: Single-family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4623	4673	2,850	(max.)
<u>LOT AREA:</u>		6100	6100	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.76	0.77	.47	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3050	3050	2500	
<u>SIZE OF LOT:</u>	WIDTH	60	60	50	
	DEPTH	100	100	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	29	29	10	
	REAR	23.5	23.5	25	
	LEFT SIDE	36.5	36.5	12	
	RIGHT SIDE	7.6	3.8	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	29.7	29.7	35	
	WIDTH	47.5	47.5	N/A	
	LENGTH	19.7	19.7	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39%	39%	40%	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	2	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		9	9	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.:

Lot contains two wood-framed single-family houses of similar size.

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'.

28 DONNELL ST. - BZA DRAWINGS

05/16/23

PROJECT NARRATIVE:

28-30 Donnell St. contains two detached single-family houses that comprise a Condominium Association. The proposed work is on 28-Unit B, the righthand unit when looking from the street.

#28 has no mudroom currently, and the existing entry door is not visible from the street. It enters into the bottom of the interior stairs, a landing that is less than 3'. It is a hardship for the family to get people in and out of the house with a child, an elderly dog and elderly parents who are regular caregivers, carrying bikes or even groceries in and out of the house. The entry porch was originally covered, but a previous owner did not want to pay to repair it when it was rotted, and replaced it with a much smaller cover.

The homeowner's would like to add a single-story mudroom with the footprint of the existing porch. Adding a mudroom with the footprint of the existing porch would meet all of the family's needs to get people and things in and out of the house.

The #28 is existing non-conforming with regards to the right side setback and GFA/FAR, and the addition will extend both of these non-conformities.

Variance Requested:

- To build a 5'3"x13'8" addition and associated stairs within the setback.
- To add 50 sf of additional GFA over the allowable limit

Special Permit Requested:

- To add new windows, skylights, and door on the proposed addition within the setback.



EXISTING AERIAL VIEW

EXISTING PHOTOGRAPHS



**BZA
SUBMISSION**

A0.1
Context & Survey

Lightbox
ARCHITECTURE

06/08/23
28 DONNELL CAMBRIDGE
Bodner/Chong Residence



EXISTING VIEW FROM STREET



PROPOSED RENDERING FROM STREET



EXISTING VIEW OF ENTRY



PROPOSED RENDERING OF ENTRY

**BZA
SUBMISSION**



**A0.2
PHOTOS &
RENDERINGS**

06/08/23
28 DONNELL CAMBRIDGE
Bodner/Chong Residence

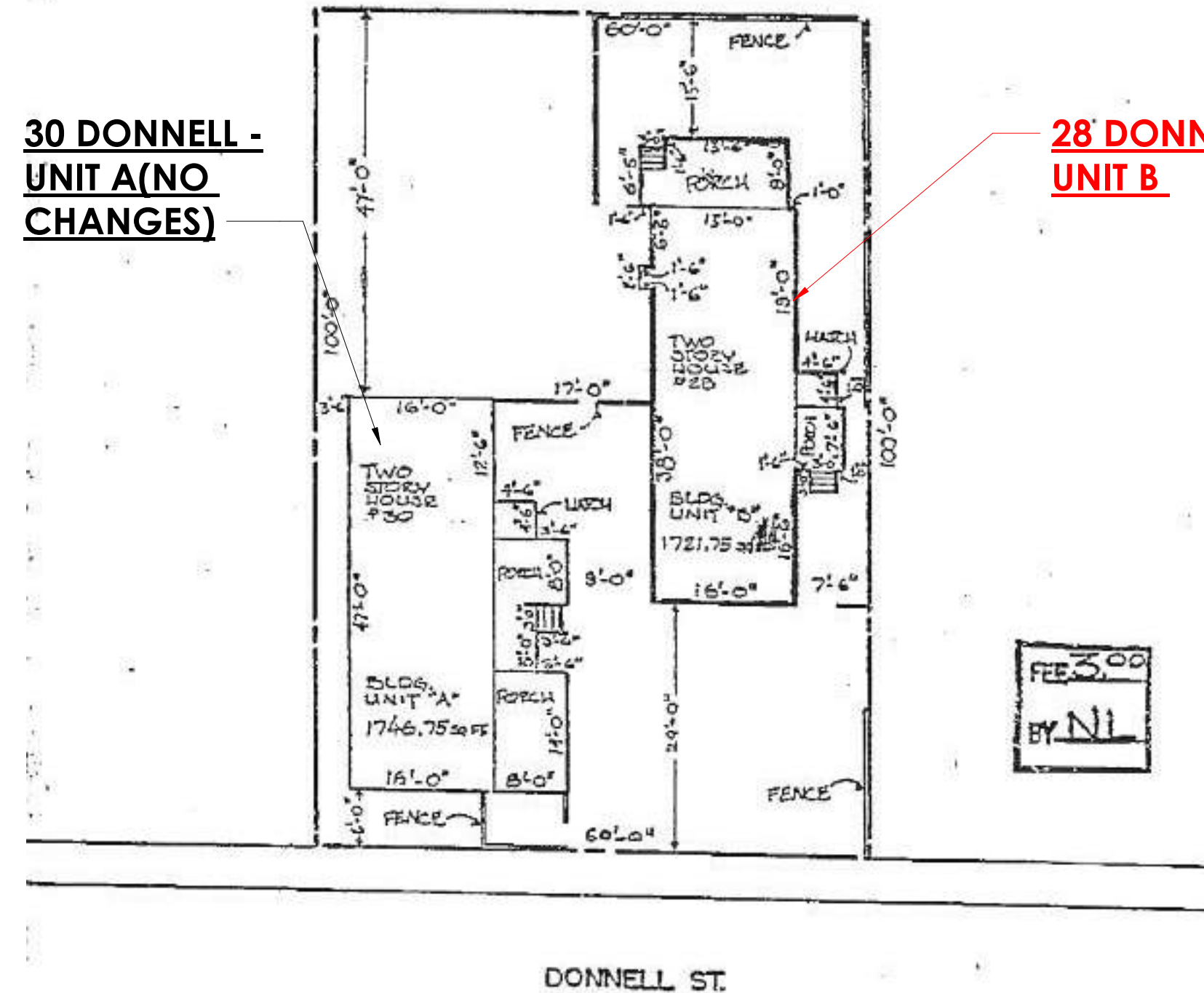
B 1 8 9 9 B P 3 7 5
Exhibit A

Register of Deeds, So. Dist.
CAMBRIDGE, MASS.
Plan Number 1334 of 1970
Rec'd DEC 31 1970 10:21 AM
CONDOM. DEED Doc. No. 620
FLORENCE H. MINTZ
DECL. CONDOM.
Recorded, Book 11938, Page 520

John F. Fayoull
REGISTER

30 DONNELL -
UNIT A (NO
CHANGES)

28 DONNELL
UNIT B



THE DONNELL CONDOMINIUM
PLOT PLAN 28 & 30 DONNELL STREET, CAMBRIDGE, MASS.

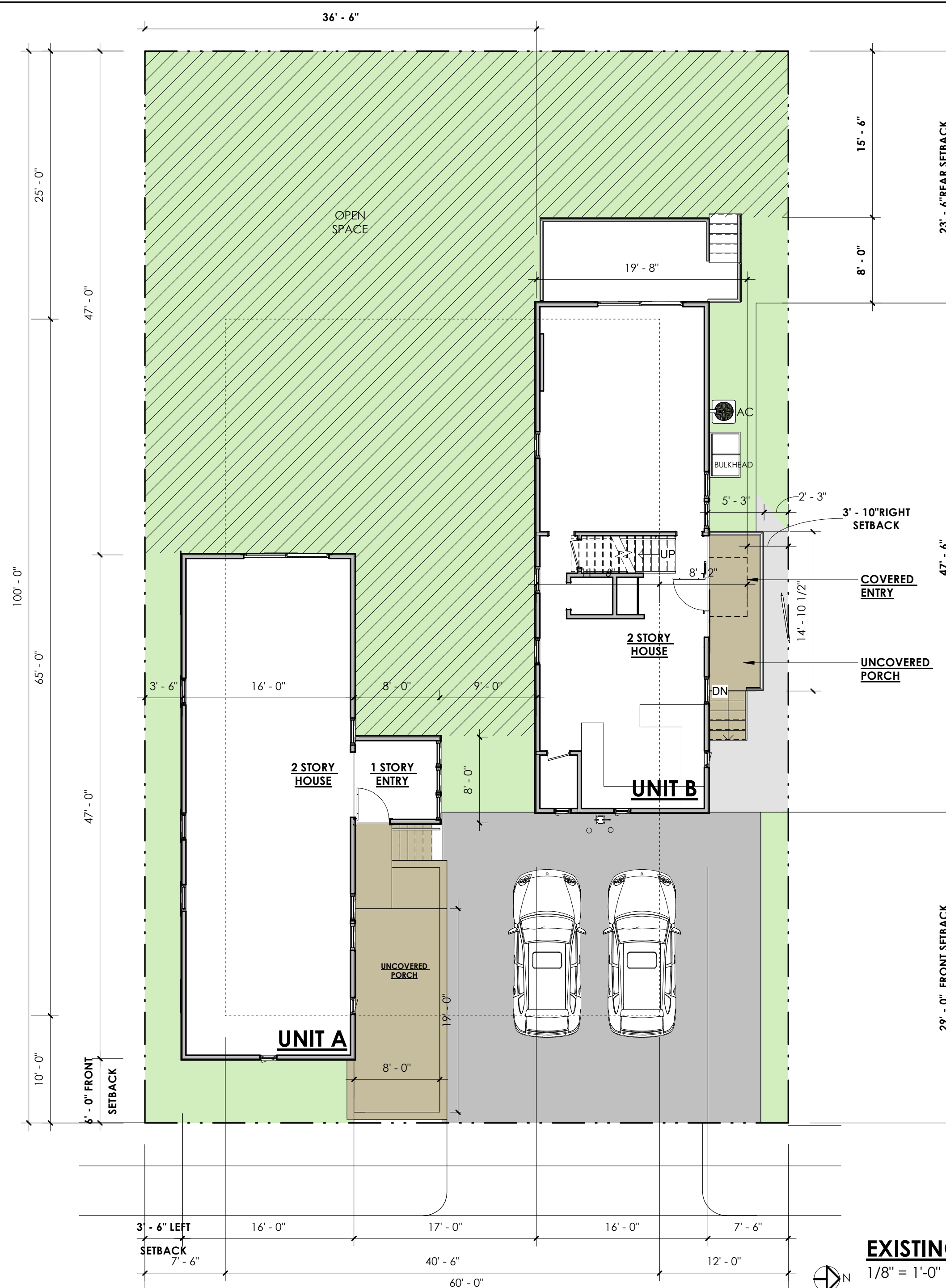


scale: 1" = 16'-0"

(Original on file.)

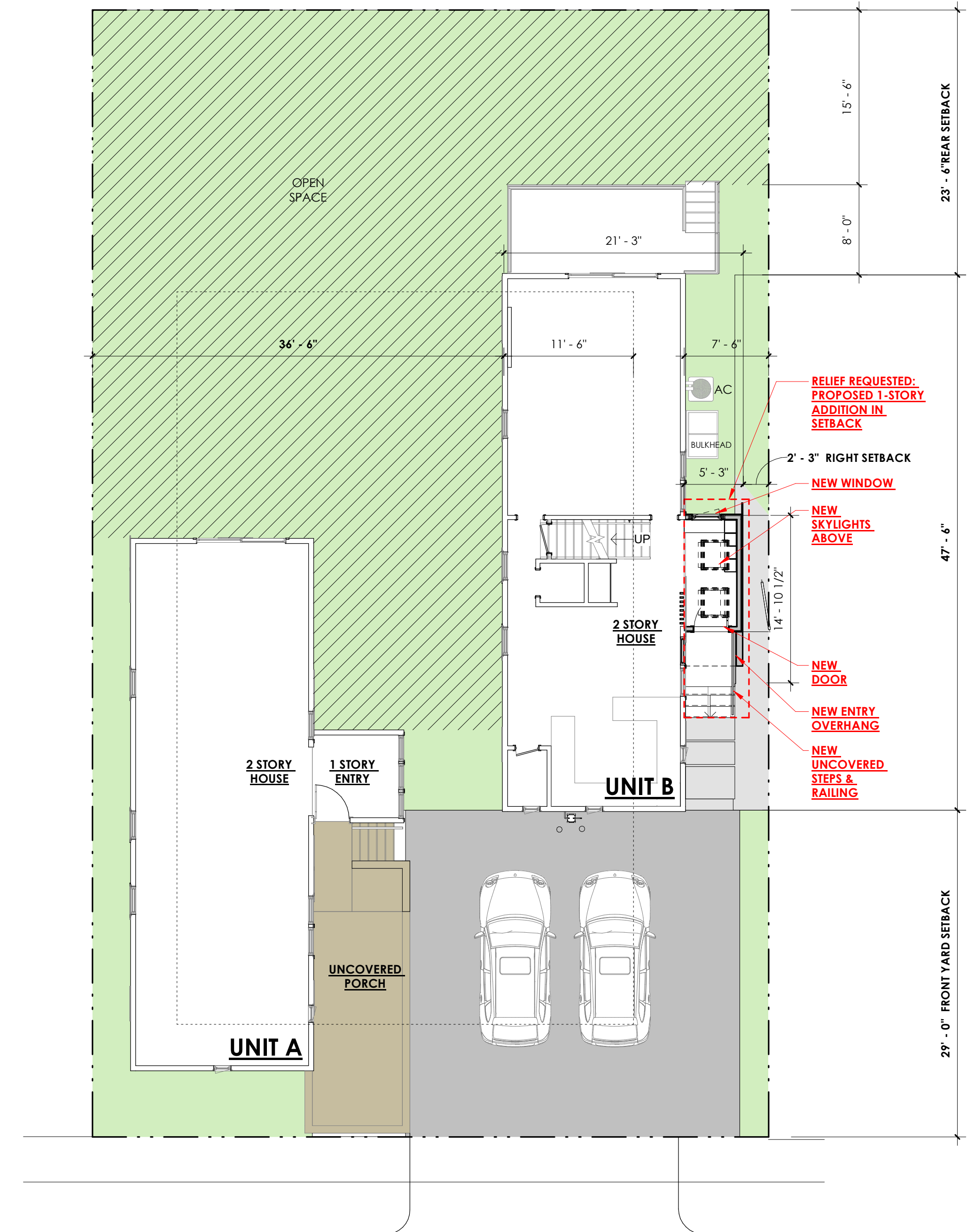


EXISTING PLOT PLAN OF 28-30 DONNELL ST.



EXISTING SITE PLAN

1/8" = 1'-0"

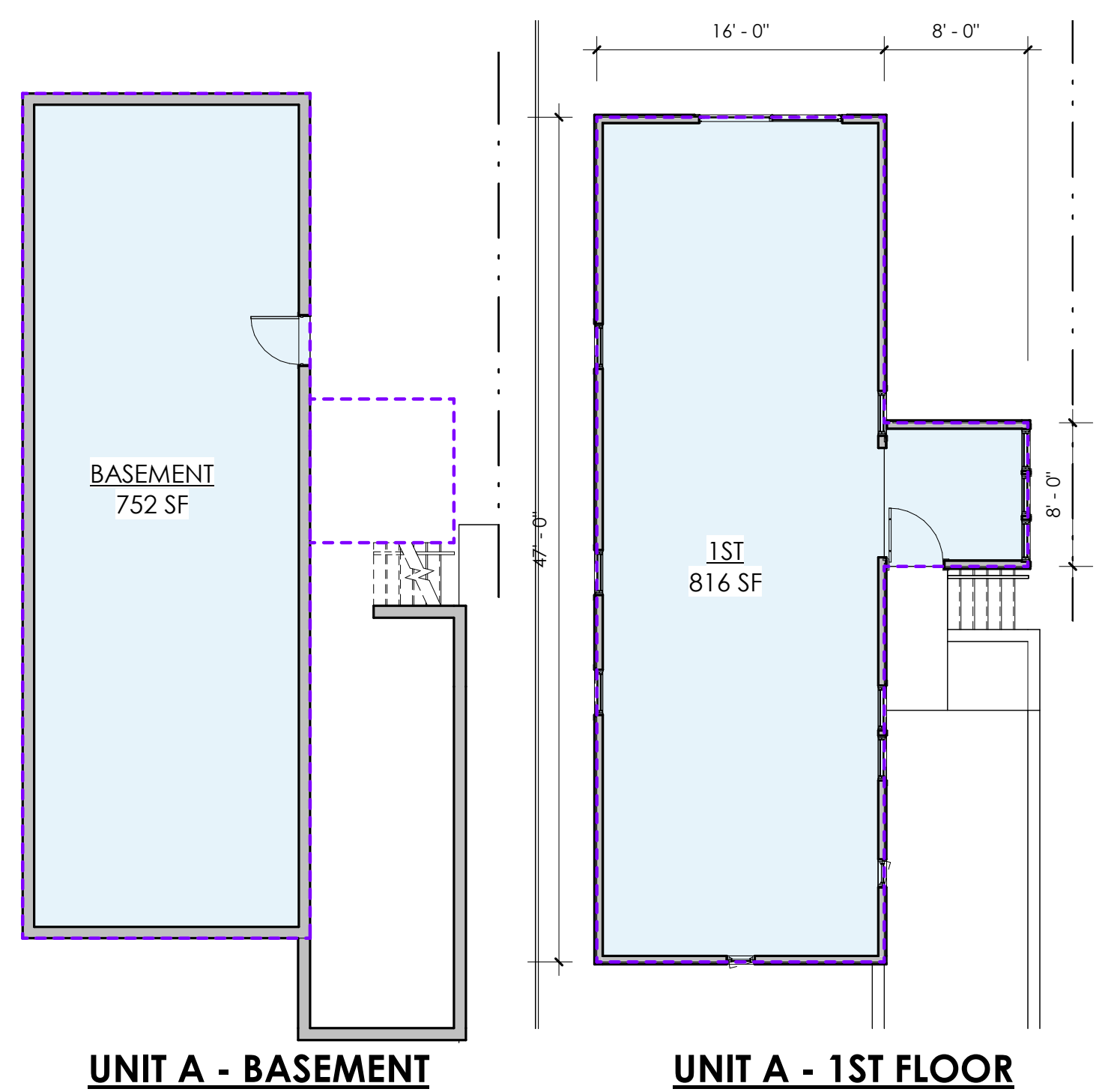


PROPOSED SITE PLAN

1/8" = 1'-0"

GFA LEGEND

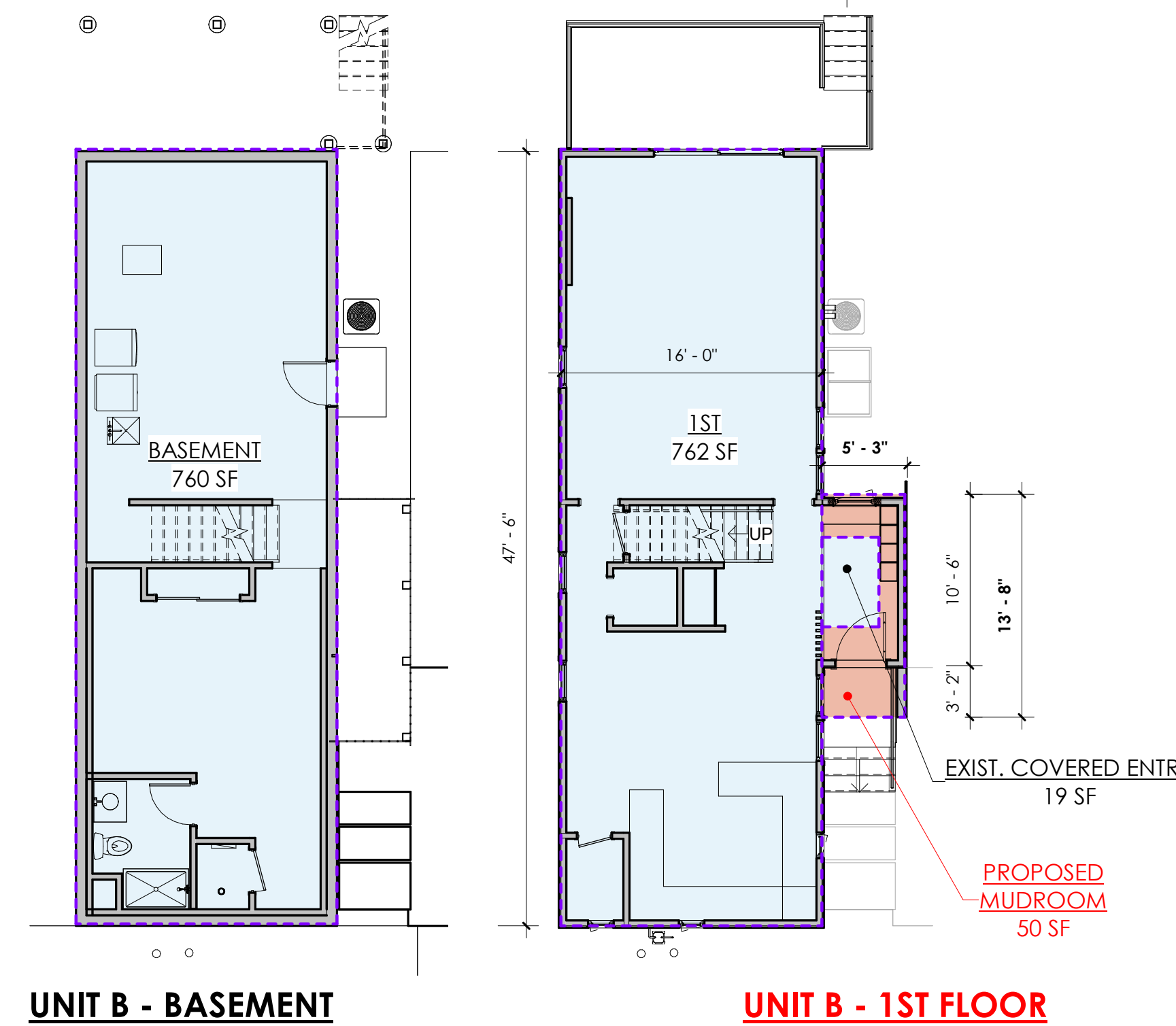
- EXISTING GFA
- PROPOSED GFA



UNIT A - BASEMENT

UNIT A - 1ST FLOOR

UNIT A - 2ND FLOOR



UNIT B - BASEMENT

UNIT B - 1ST FLOOR

UNIT B - 2ND FLOOR

**RELIEF REQUESTED TO ADD
PROPOSED 50 SF GFA**

LOT AREA: 6100 SF
ALLOWABLE GFA: 2850 SF
ALLOWABLE FAR: 0.47

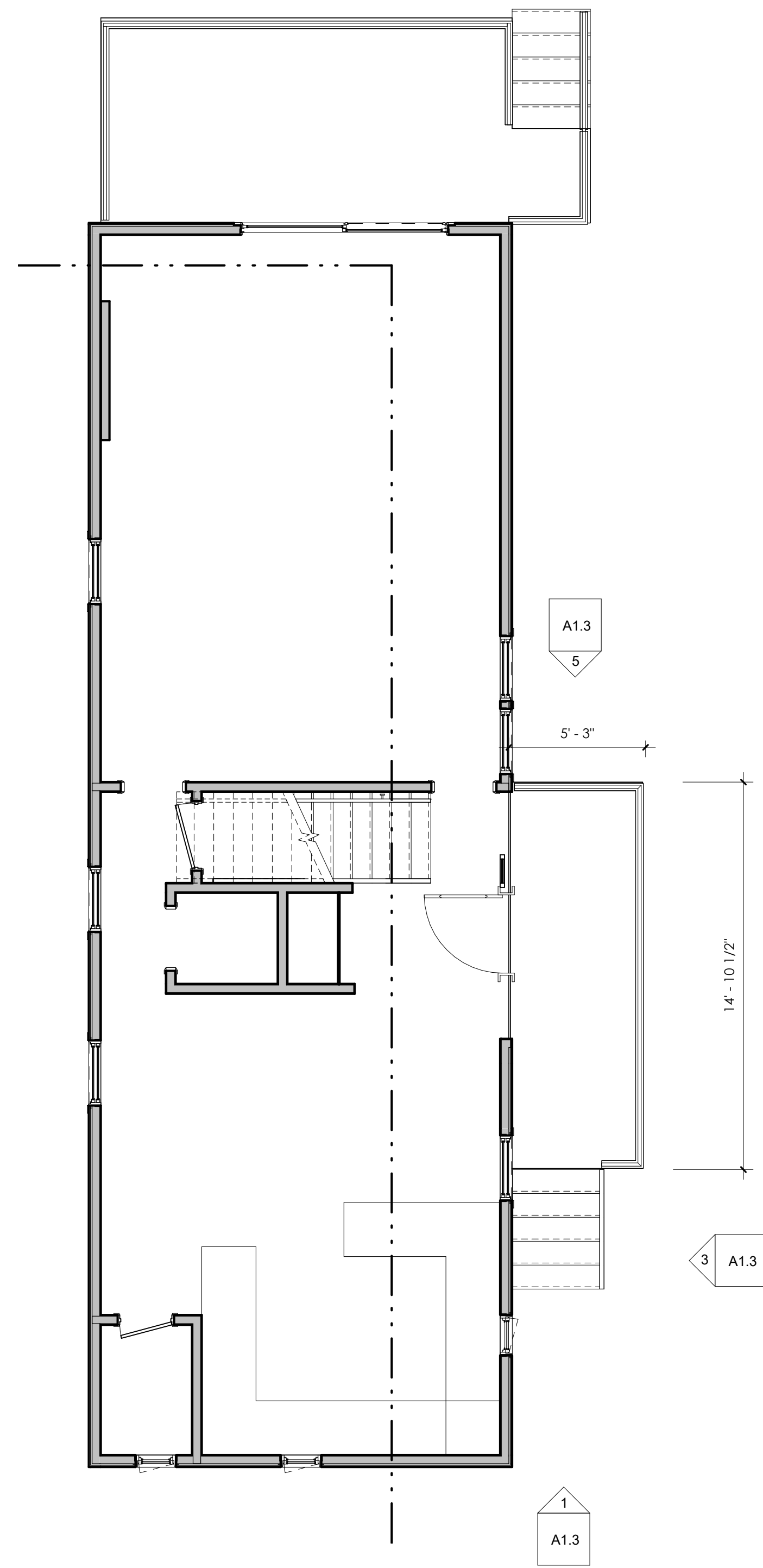
EXISTING GFA: 4623 SF
PROPOSED GFA: 4673 SF

EXISTING FAR: 0.76
PROPOSED FAR: 0.77

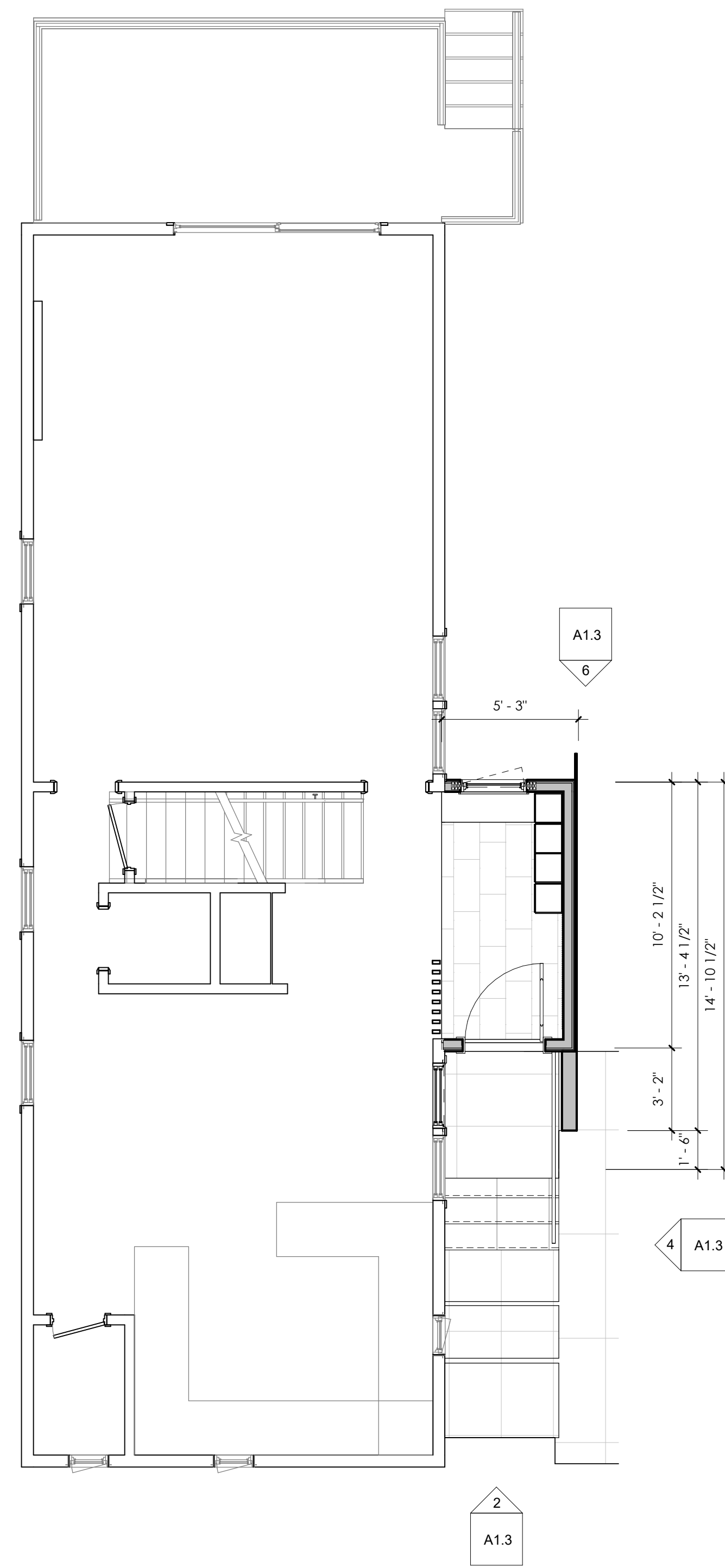
REQ. OPEN SPACE: 40% (2440 SF)

EXISTING OPEN SPACE: 39% (2349) SF
PROPOSED OPEN SPACE: 39% (2349) SF

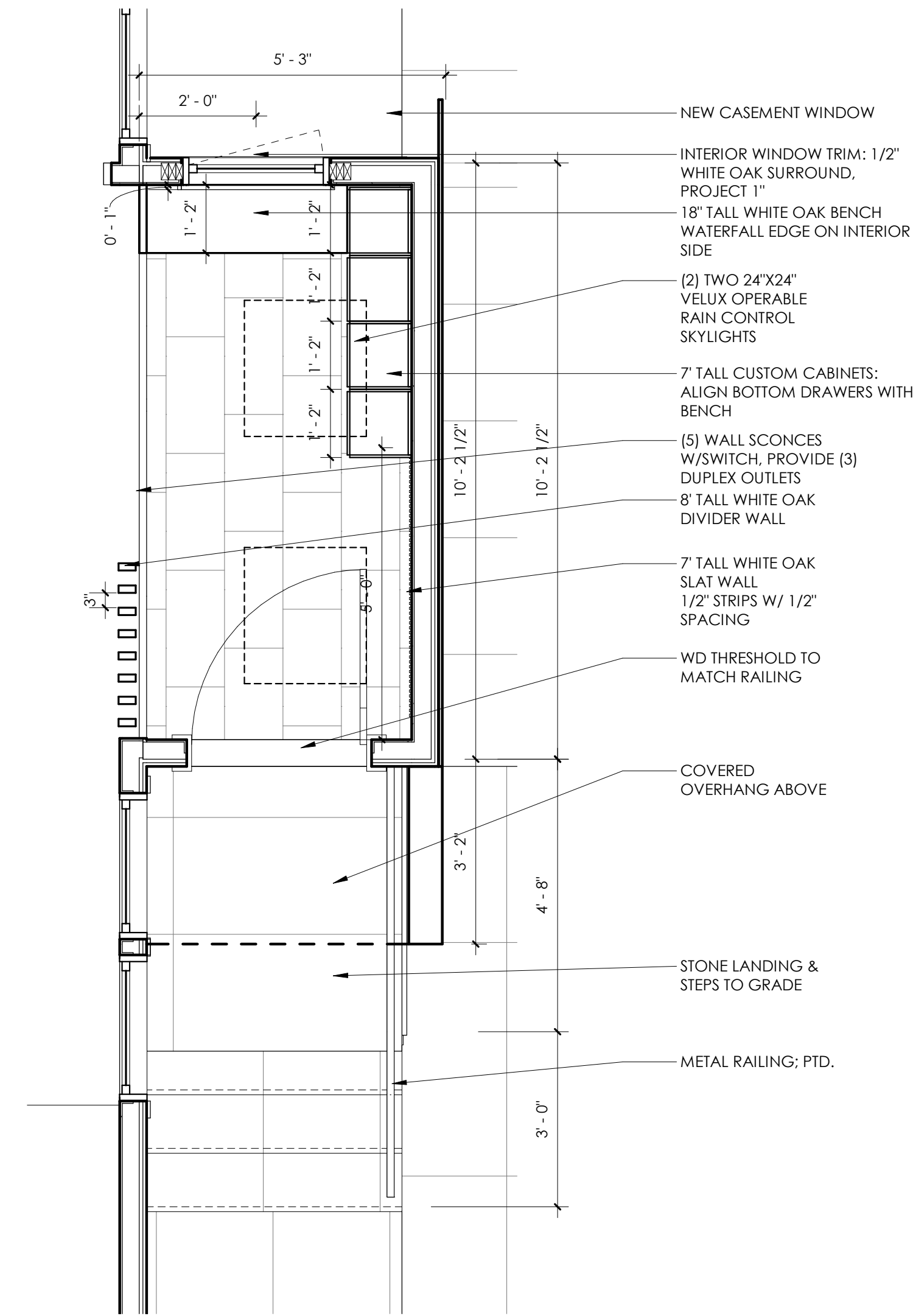
BZA
SUBMISSION



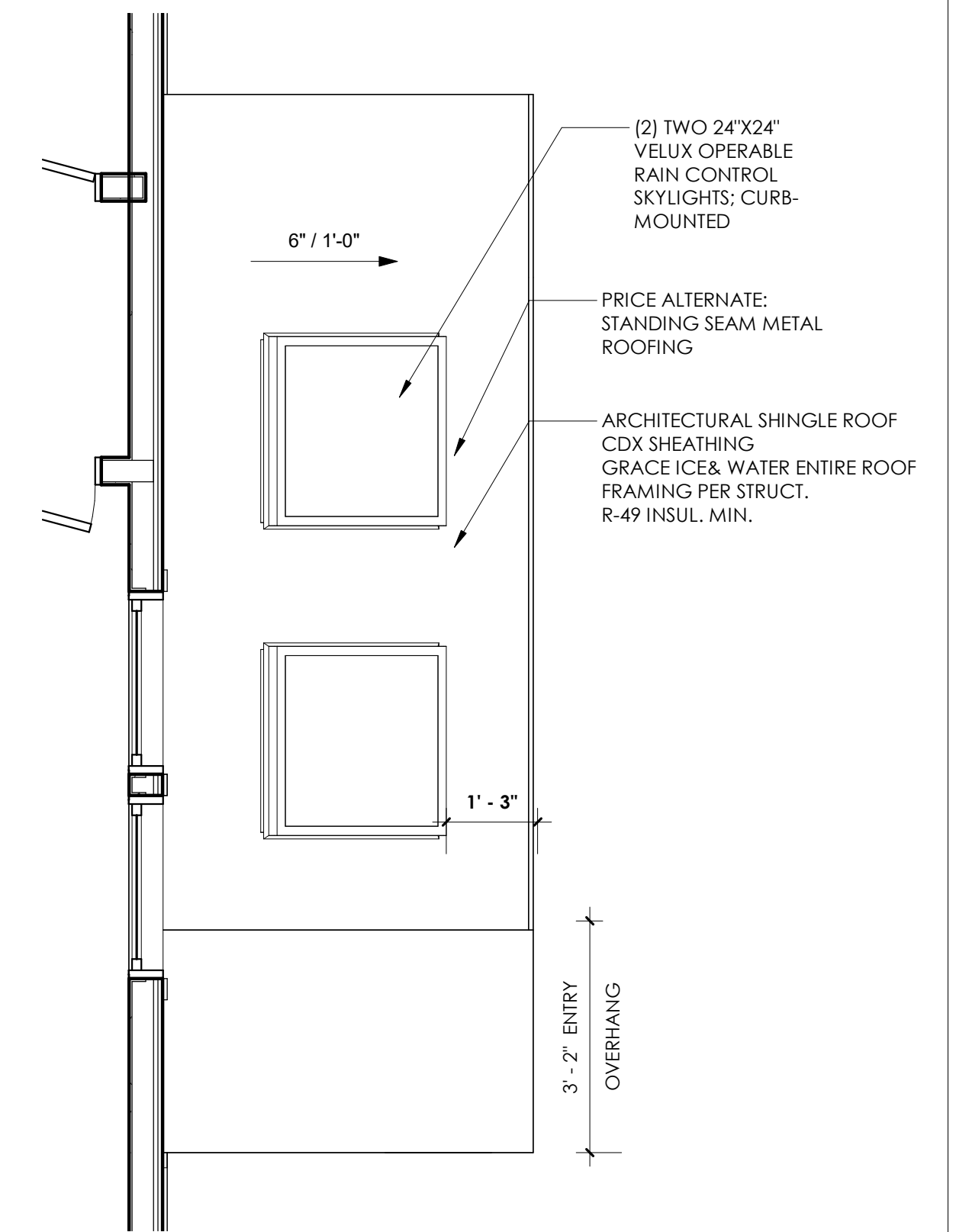
1 EXISTING 1ST FLOOR
1/4" = 1'-0"



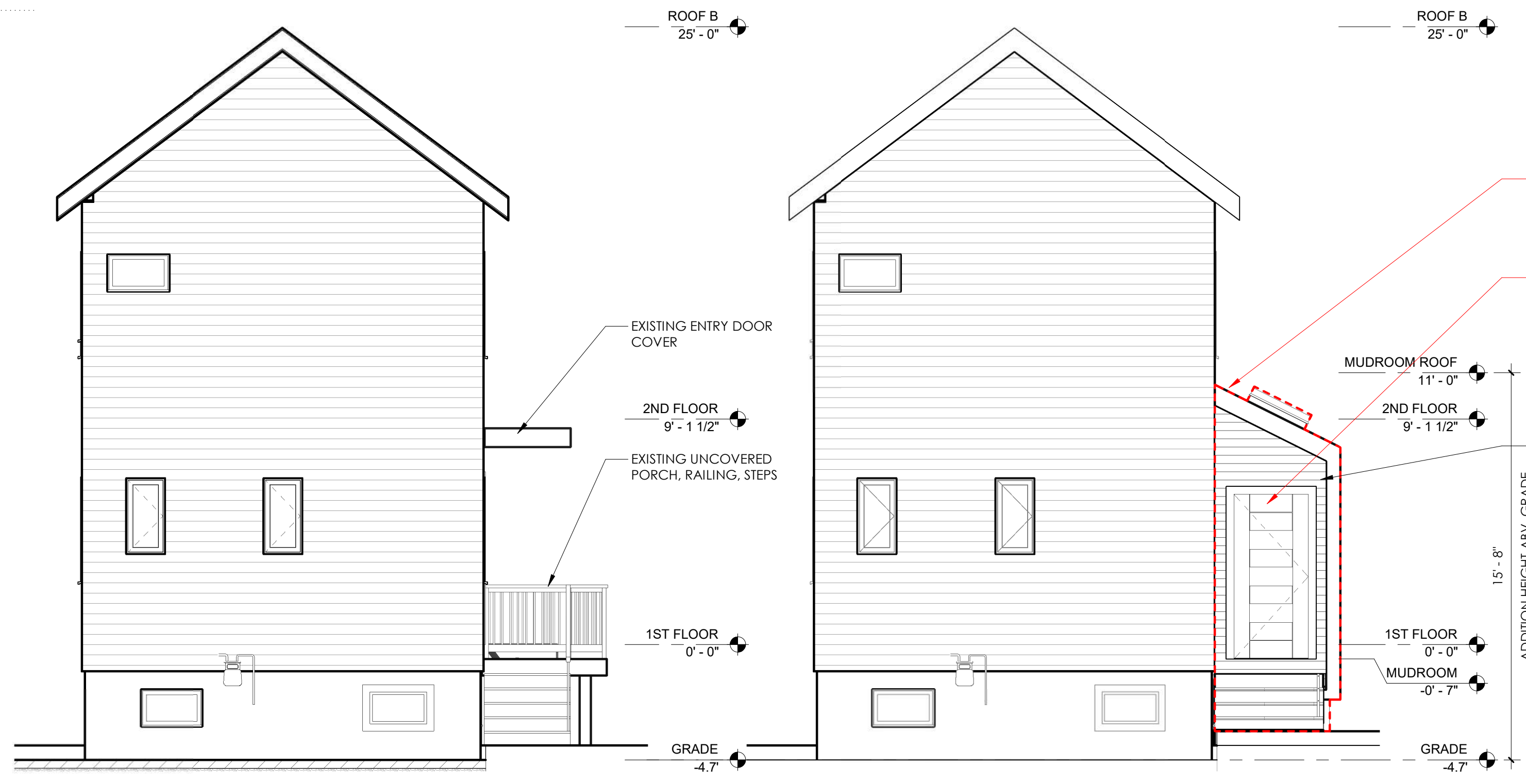
2 PROPOSED 1ST FLOOR
1/4" = 1'-0"



3 PROPOSED MUDROOM PLAN
1/2" = 1'-0"



4 PROPOSED MUDROOM ROOF
1/2" = 1'-0"

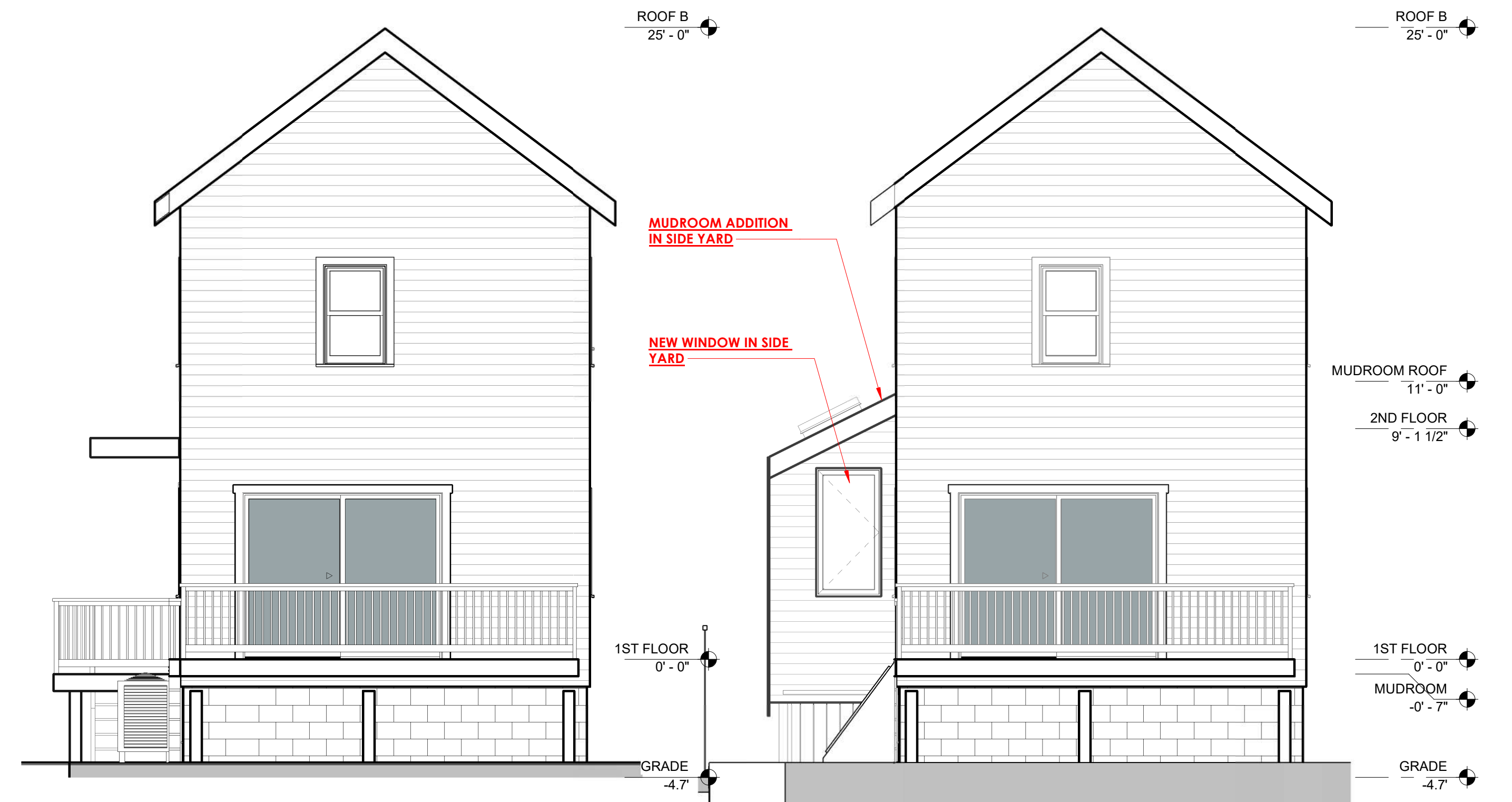


1 EXISTING FRONT
1/4" = 1'-0"

2 PROPOSED FRONT - MUDROOM
1/4" = 1'-0"

RELIEF REQUESTED:
MUDROOM ADDITION
IN SIDE YARD

RELIEF REQUESTED: NEW
DOOR IN SIDE YARD

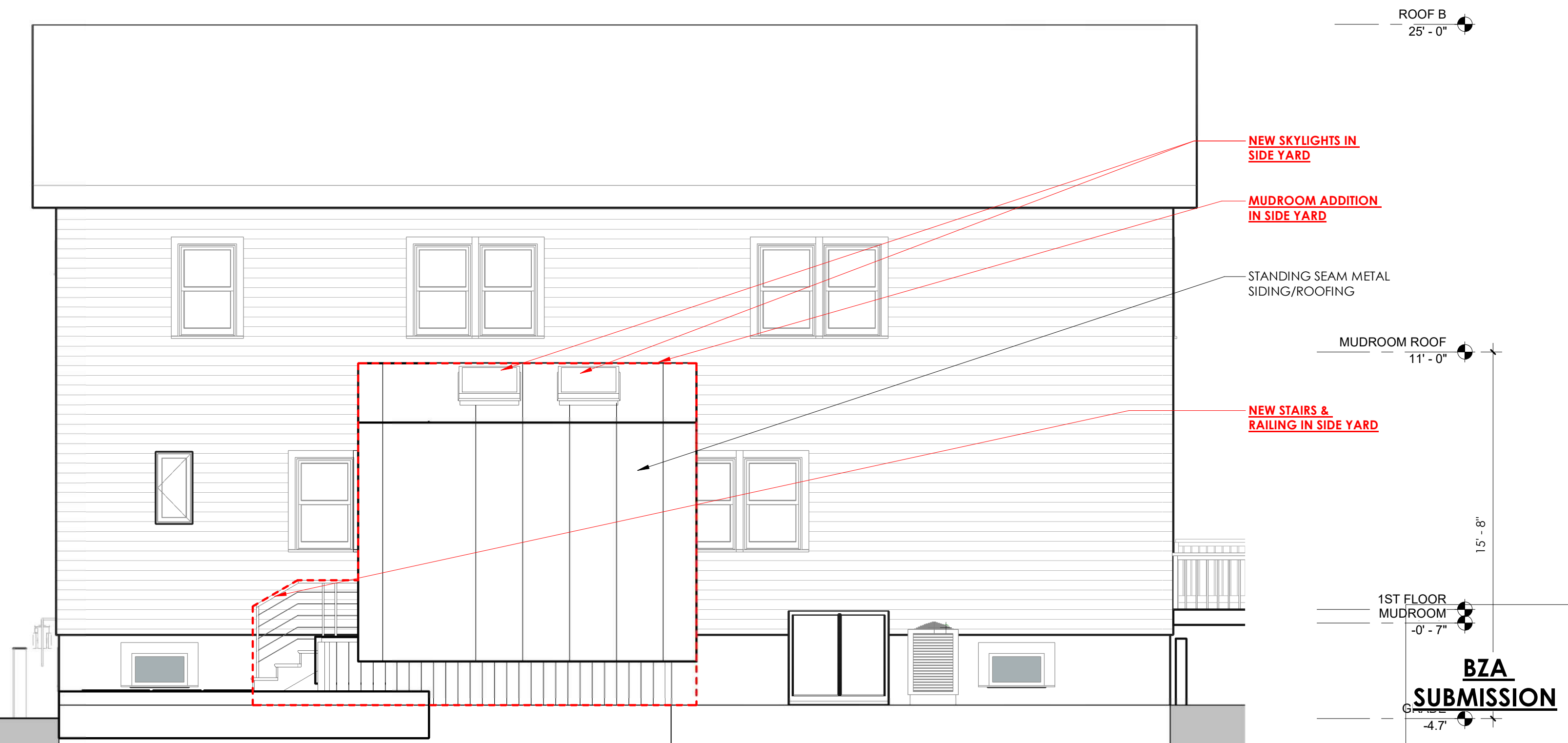


5 EXISTING REAR
1/4" = 1'-0"

6 PROPOSED REAR
1/4" = 1'-0"



3 EXISTING RIGHT SIDE
1/4" = 1'-0"



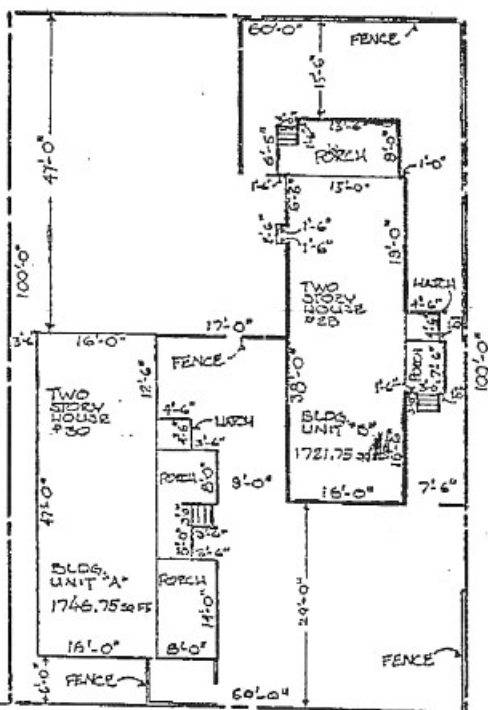
4 PROPOSED RIGHT SIDE - MUDROOM
1/4" = 1'-0"

**BZA
SUBMISSION**

Register of Deeds, So. Dist.,
 CAMBRIDGE, MASS.
 Plan Number 1334 of 1970
 Rec'd DEC. 31, 1970 10:21 AM
 CONDMN. DEED Doc. No. 60
FLORENCE H. MINTZ
DECL. CONDMN.
 Recorded, Book 1938 Page 520

Attorney *John F. Javali*

REGISTER



FEE 3.00
 BY NL

DONNELL ST.

THE DONNELL CONDOMINIUM
 PLOT PLAN 28 & 30 DONNELL STREET, CAMBRIDGE, MASS.



scale: 1" = 16'-0"

(Original on file.)

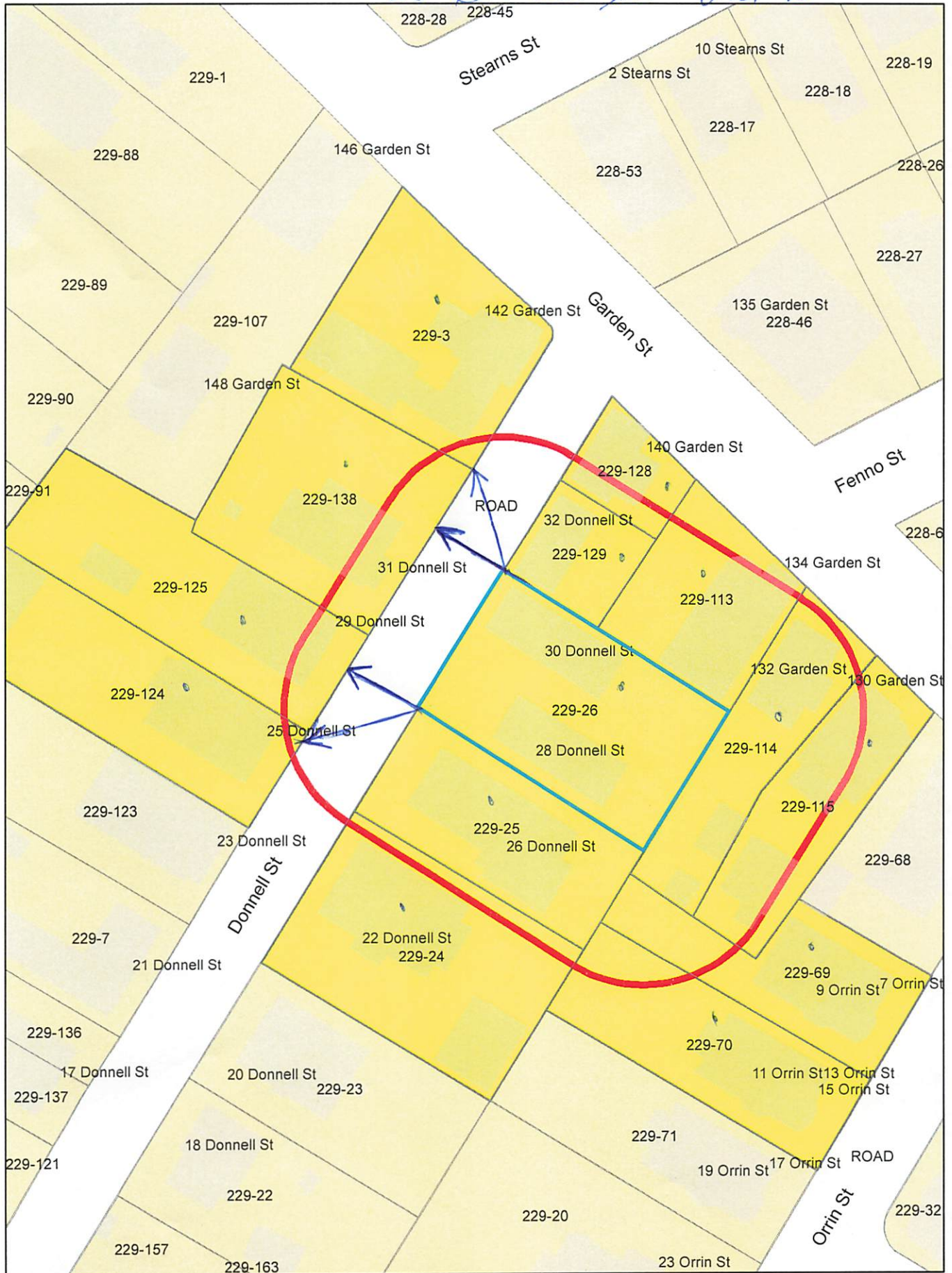




28

02/26/2021

28 Donnell St. Unit B



28 Donnell St. Units Petitioner

229-3
EVANS, JEAN CRAIG
142 GARDEN ST.
CAMBRIDGE, MA 02138

229-124
ZEPF, PATRICIA R.
25 DONNELL ST
CAMBRIDGE, MA 02138-1305

LIGHTBOX ARCHITECTURE LLC
C/O LEVI TOFIAS
30 BELLIS CIRCLE
CAMBRIDGE, MA 02140

229-25
FREEDMAN, NOAM M. & SAMANTHA E. TEH
26 DONNELL ST
CAMBRIDGE, MA 02138

229-69
SCM FAMILY LLC
15 DAY SCHOOL LANE
BELMONT, MA 02478

229-129
SHIREY, LYNN M. & RICARDO MALDONADO
32 DONNELL STREET
CAMBRIDGE, MA 02138

229-113
MICHAELSON, MIRIAM D.
134 GARDEN STREET
CAMBRIDGE, MA 02138-6724

229-125
CEDRONE, DANIEL
29 DONNELL ST
CAMBRIDGE, MA 02138

229-128
THOMPSON, PAUL J. & SARAH E. GILBEY
140 GARDEN ST
CAMBRIDGE, MA 02138

229-138
ADAMS, WESTON W. III & ELIZABETH K. ADAMS
31 DONNELL ST
CAMBRIDGE, MA 02138

229-26
MULLANE E PETER JANET C. ACALUSO
30 DONNELL ST
CAMBRIDGE, MA 02138

229-70
LEOFANTI, PAUL & JAY PABIAN,
TRS JOHN W. MCEVOY, MARY JANE WALSH, TRS &
CHRISTINE MCEVOY
80 CUSHING ST
BELMONT, MA 02478

229-26
BODNER, JESSICA DANIEL T. CHONG
28 DONNELL ST UNIT #B
CAMBRIDGE, MA 02138

229-114
BURKE, EILEEN BRODY
TRS 132 GARDEN STREET REAL TR
132 GARDEN ST
CAMBRIDGE, 02138

229-115
HALLORAN SHEILA A.
TRS SHEILA A HALLORAN TR
130 GARDEN ST
CAMBRIDGE, MA 02138

229-24
WILLIS, STEVEN & ELISSA FREUD
22 DONNELL ST
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Beth Kelley Adams <BethKelley140@hotmail.com>
Sent: Thursday, June 29, 2023 9:14 PM
To: Pacheco, Maria
Cc: Jessica Bodner
Subject: 28 Donnell St.

Dear Ms. Pacheco:

I am writing today to express my support for our neighbors, Jessica Bodner and Dan Chong, and their proposed mudroom addition and bathroom renovation at 28 Donnell St. We live across the street at 31 Donnell St.

We met Jessica and Dan when they moved across the street a few years ago. Dan and Jessica have been very conscientious and responsible neighbors. We are so incredibly glad that they have become part of the neighborhood.

It is my sincere hope that you approve the plans for them. We completely support them.

Best wishes,

Beth Kelley Adams

Pacheco, Maria

From: Steve Willis <swillis@swillis.org>
Sent: Tuesday, July 4, 2023 4:02 PM
To: Pacheco, Maria
Subject: Strong Support for BZA-223456 - Variance for Single-Story Mudroom Addition

City of Cambridge
Zoning Board of Appeals
[831 Mass Avenue](#)
[Cambridge, MA](#)
(617) - 349 6100
Attn : mpacheco@cambridgema.gov.

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbors, Jessica Bodner and Daniel Chong, who are seeking a variance for the construction of a single-story mudroom addition to their property located at 28 Donnell St, Unit B.

Jessica and Daniel have shared their floor plans and architectural mock-ups with us and we believe approving the variance will enhance both their living conditions and our neighborhood.

On a personal note, we value having them as neighbors and friends and hope they continue to live and raise their family in our neighborhood.

Steve and Elissa

Steven Willis and Elissa Freud
[22 Donnell St](#)
[Cambridge, MA 02138](#)
swillis@swillis.org
508-517-6140





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: LEVI TOFINS Date: 6/27/23
(Print)

Address: 28 DONNELL ST.

Case No. BZA-223456

Hearing Date: 7/13/23

Thank you,
Bza Members