

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: Linda Brion-Meisels

PETITIONER'S ADDRESS: 38 Sacramento St., Camb., MA 02138-1931

LOCATION OF PROPERTY: Same as above

TYPE OF OCCUPANCY: owner ZONING DISTRICT: Res. C-1

REASON FOR PETITION:

_____ Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>Sec. 8.22.2.C relocation of door</u>	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Moving location of rear door, opening onto  
existing deck, to abutting location of  
existing window.

SECTIONS OF ZONING ORDINANCE CITED:

Article 8 Section 8.22.2.C

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): Linda Brion-Meisels  
(Petitioner(s)/Owner)

Linda Brion-Meisels  
(Print Name)

Address: 38 Sacramento Street  
Cambridge MA 02138-1931

Tel. No.: 617-960-7411

E-Mail Address: meisels@lesley.edu

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) Linda Brion-Meisels and Sophia Brion-Meisels  
(OWNER)

Address: 38 Sacramento Street, Cambridge, MA 02138

State that I (We) own the property located at 38 Sacramento Street, Camb., MA which is the subject of this zoning application.

The record title of this property is in the name of Linda R Brion-Meisels and Sophia Elisabeth Brion-Meisels

\*Pursuant to a deed of duly recorded in the date 5/1/2019, Middlesex South County Registry of Deeds at Book 72537, Page 276; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Sophia Brion-Meisels / Linda Brion-Meisels  
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 Sophia Brion-Meisels & Linda Brion-Meisels personally appeared before me, this 11<sup>th</sup> of July, 2019, and made oath that the above statement is true.

[Signature] Notary

My commission expires Sept. 30<sup>th</sup> 2022 (Notary Seal)



THI QUANG TU  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Sept. 30, 2022

- 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 38 Sacramento 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:

I am 74 years old and lived in this house for 34 years with my husband until his death in March of 2014. The new layout of our two family home will create a unit for me on the first floor, including an accessible bathroom. I will also have a study on the second floor. The second unit is for my younger daughter who will occupy the remainder of the second floor and the third floor. We are not altering the footprint of the house. The reason for this application is that the reconfiguration of rooms on the first floor requires the relocation of an existing door that will still open onto the same deck.

**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:

We are not altering the footprint of the house. The permit is to relocate a door on the back deck of the house.

**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:

We are not altering the footprint of the house. All the abutters know of the building changes in a house and are supportive.

**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:

**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:

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

**APPLICANT:** Linda Brion-Meisels                      **PRESENT USE/OCCUPANCY:** two family  
**LOCATION:** 38 Sacramento St Cambridge, MA                      **ZONE:** Residence C-1 Zone  
**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** two family

		<b><u>EXISTING CONDITIONS</u></b>	<b><u>REQUESTED CONDITIONS</u></b>	<b><u>ORDINANCE REQUIREMENTS</u></b> <sup>1</sup>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		2039	same	NA	(max.)
<b><u>LOT AREA:</u></b>		2850	same	NA	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u></b>		71.51	same	NA	(max.)
<b><u>LOT AREA FOR EACH DWELLING UNIT:</u></b>		2850	same	1500	(min.)
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	47.5	same	NA	(min.)
	<b>DEPTH</b>	60	same	NA	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	NA	NA	NA	(min.)
	<b>REAR</b>	NA	NA	20	(min.)
	<b>LEFT SIDE</b>	NA	NA	7	(min.)
	<b>RIGHT SIDE</b>	NA	NA	7	(min.)
<b><u>SIZE OF BLDG.:</u></b>	<b>HEIGHT</b>	32	NA	35	(max.)
	<b>LENGTH</b>	36.5	NA	35	
	<b>WIDTH</b>	28	NA	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		28.95%	NA	30%	(min.)
<b><u>NO. OF DWELLING UNITS:</u></b>		2	same	same	(max.)
<b><u>NO. OF PARKING SPACES:</u></b>		2	same	same	(min./max)
<b><u>NO. OF LOADING AREAS:</u></b>		0	same	same	(min.)
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u></b>		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.

Install new exterior door in place of existing window off rear elevation to existing deck to create shower for existing half bath.

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'.

### SUPPORTING STATEMENT

My husband, Steven, and I purchased this house at 38 Sacramento Street in December of 1979. We lived here together continuously until my husband passed away in March of 2014. I have continued living in the house. The purpose of this application is obtain a special permit to support the current building permit which is designed to divide the house into two, revised separate units, one for me and one for my younger daughter. We purchased the house from Lesley College, where I was employed for 43 years. The College (now University) had been using the house as a dormitory. We moved in and occupied the first and second floors and kept the third floor as a separate unit, which we have rented continuously to third parties.

The new layout will create a unit for me on the first floor, including an accessible bathroom. I will also have a study on the second floor. My daughter's unit will occupy the remainder of the second floor and the third floor. We are not altering the footprint of the house. The reason for this application is that the reconfiguration of rooms on the first floor requires the relocation of an existing door, triggering this special permit application.

Thank you for your consideration,



Linda Brion-Meisels  
38 Sacramento Street  
Cambridge, MA 02138-1931  
[meisels@lesley.edu](mailto:meisels@lesley.edu)  
617-960-7411

8/1/2019

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Linda Brion-Meisels PRESENT USE/OCCUPANCY: Two Family  
 LOCATION: 38 Sacramento st ZONE: C-1  
 PHONE: 617-960-7411 REQUESTED USE/OCCUPANCY: Two Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	<u>2099</u>	_____	_____ (max.)
LOT AREA:	<u>2850</u>	_____	_____ (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>71.51</u>	_____	_____ (max.)
LOT AREA FOR EACH DWELLING UNIT:	_____	_____	<u>1,500</u> (min.)
SIZE OF LOT:	WIDTH	<u>47.5'</u>	_____ (min.)
	DEPTH	<u>60'</u>	_____ (min.)
Setbacks in Feet:	FRONT	_____	_____ (min.)
	REAR	_____	<u>20'</u> (min.)
	LEFT SIDE	_____	<u>7'</u> (min.)
	RIGHT SIDE	_____	<u>7'</u> (min.)
SIZE OF BLDG.:	HEIGHT	<u>32'</u>	<u>35'</u> (max.)
	LENGTH	<u>36.5'</u>	_____
	WIDTH	<u>28'</u>	_____
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>71.39</u>	<u>28.95%</u>	<u>30%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	_____	_____ (max.)
NO. OF PARKING SPACES:	<u>2</u>	_____	_____ (min./max.)
NO. OF LOADING AREAS:	<u>0</u>	_____	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	_____	_____	_____ (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.

Install new Exterior door in place of  
Existing window off Rear Elevation to exist.  
Deck to create shower for Exist Half Bath.

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2019 AUG-5 PM 3:40  
OFFICE OF THE CITY CLERK  
CAMBRIDGE MASSACHUSETTS

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_____ Dormer	_____ Subdivision
<u>X</u> Other: <u>Zoning Ordinance</u>	
	<u>Sec. 8.22.2.C relocation of door</u>

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Moving location of rear door, opening onto  
existing deck, to abutting location of  
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Article 8 Section 8.22.2.C

Article \_\_\_\_\_ Section \_\_\_\_\_

Article \_\_\_\_\_ Section \_\_\_\_\_

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Original Signature(s): Linda Brion-Meisels  
(Petitioner(s)/Owner)

Linda Brion-Meisels  
(Print Name)

Address: 38 Sacramento Street  
Cambridge MA 02138-1931

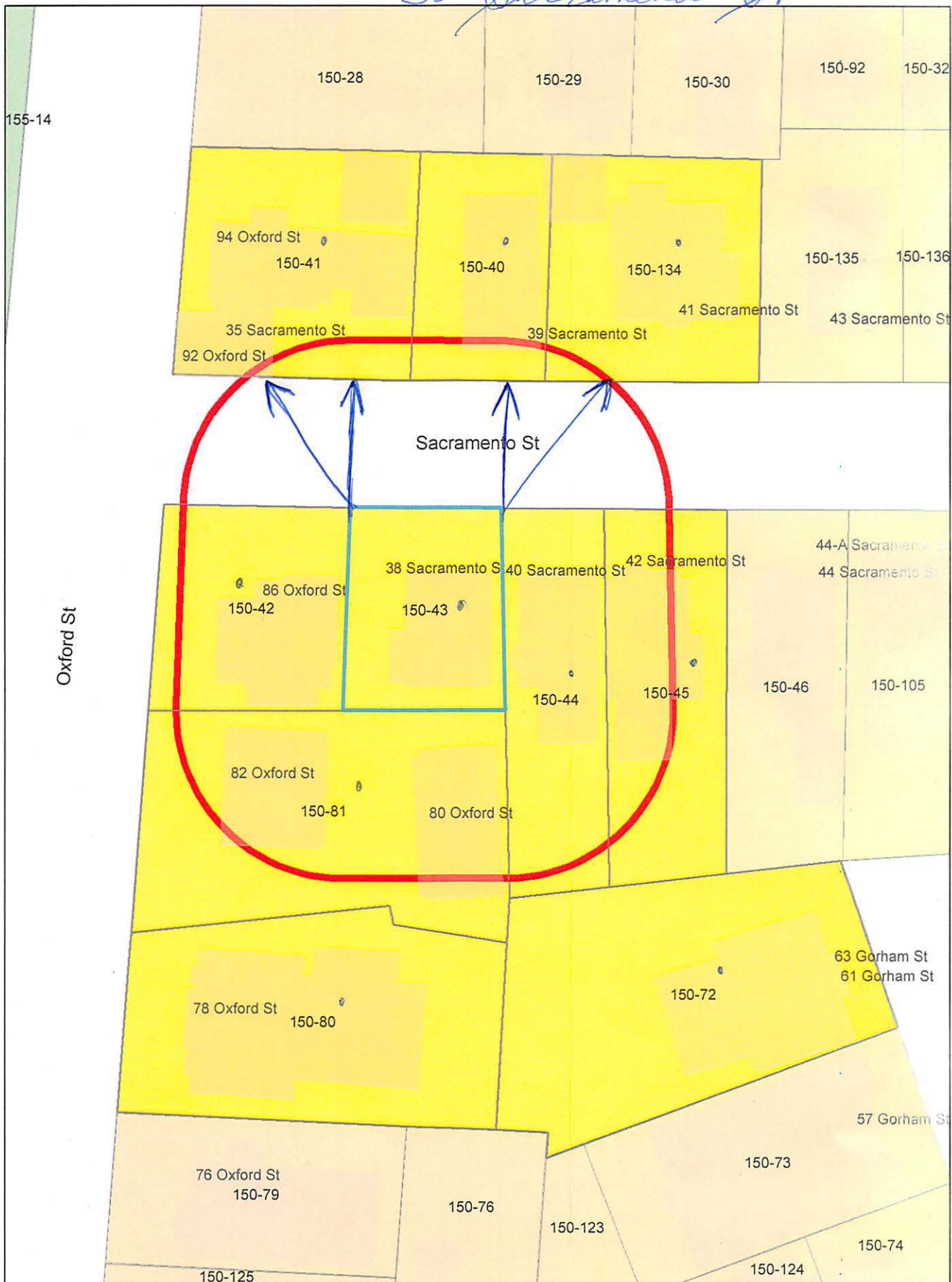
Tel. No.: 617-960-7411

E-Mail Address: meisels@lesley.edu

Date: \_\_\_\_\_



38 Sacramento St.





38 Sacramento St.

Petitioner

150-40  
GROARK, CHARLES H. & MARY E GROARK  
39 SACRAMENTO ST  
CAMBRIDGE, MA 02138

150-41  
DONALDSON, LAURENCE W.  
94 OXFORD ST  
CAMBRIDGE, MA 02139

150-43  
LINDA BRION-MEISELS  
38 SACRAMENTO ST  
CAMBRIDGE, MA 02138-1931

150-134  
MORWAY, JOHN B. T  
RUSTEE OF HOWELLS FOLLY TRUST  
41 SACRAMENTO STREET  
CAMBRIDGE, MA 02138

150-44  
SEMMELMEYER, KRISTIN L.  
40 SACRAMENTO ST.  
CAMBRIDGE, MA 02138

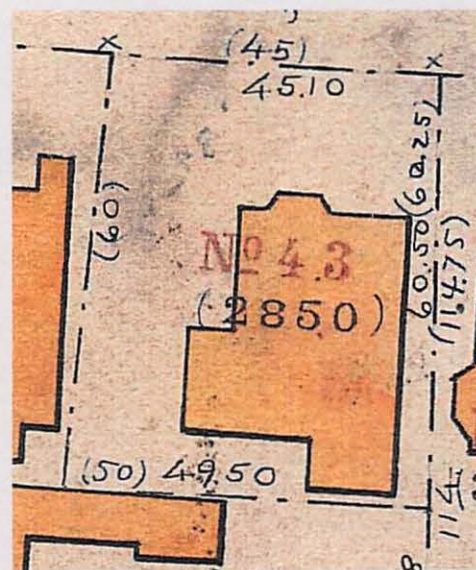
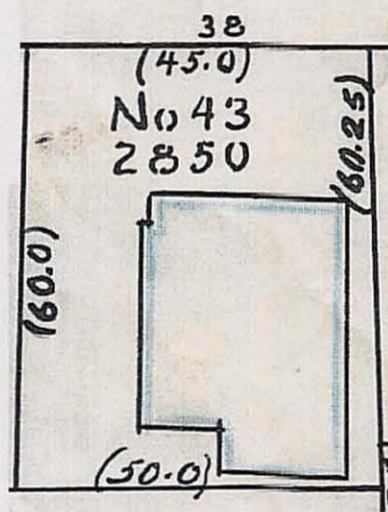
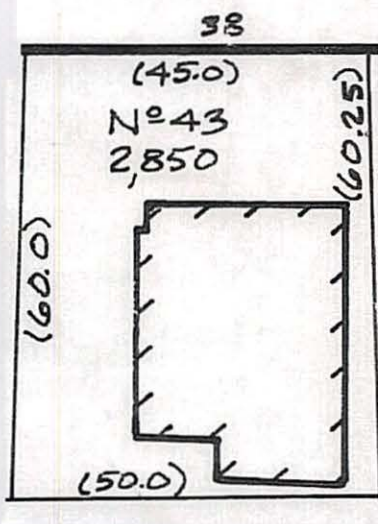
150-45  
HIGGINS, JOHN M. & SHIRIN PHILIPP  
42 SACRAMENTO ST  
CAMBRIDGE, MA 02138

150-72  
WOOD, GWENDOLYN F., A LIFE ESTATE  
LESLIE L. WOOD, JR. & DAVID A. WOOD  
63 GORHAM ST  
CAMBRIDGE, MA 02138

150-80-81  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

150-42  
ARMSTRONG, JOHN &  
CLAY ARMSTRONG & CLARA ARMSTRONG  
86 OXFORD ST  
CAMBRIDGE, MA 02138





# CITY OF CAMBRIDGE

SCALE: 1" = 40' APRIL-1978

DIMENSIONS FROM DEED, LAND COURT  
OR LAYOUT PLANS ARE IN BRACKETS ( )  
LAND COURT MARKED L.C. ALL OTHER  
DIMENSIONS ARE MEASURED  
DRAWN BY: AL THOMPSON

# CITY OF CAMBRIDGE

SCALE: 1" = 40' AUG-58

DIMENSIONS FROM DEED, LAND  
COURT, OR LAYOUT PLANS ARE IN  
BRACKETS ( ). ALL OTHER  
DIMENSIONS SHOWN ARE  
MEASURED. AREAS TITLED  
LAND COURT, MARKED "L.C."

# CITY OF CAMBRIDGE.

SCALE 40 FT. TO AN INCH.  
March 1896.























City of Cambridge  
Assessing Department  
705 Massachusetts Ave

	Buildings		Water	10	Lot Number	100	Parcel
	Lot Line		Sub-Parcel Line	150	Block Number	44.0LC	Land
	Block Line		Easement	10	Street Number	65.0	Surf



## CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

### Jurisdiction Advice

To the Owner of Property at 38 Sacramento Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structure is fifty years or more old and is therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
No demolition permit application is anticipated.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date August 27, 2019

Received by Uploaded to Energov

Date August 27, 2019

Relationship to project BZA 017161-2019

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>