



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

RECEIVED FEB 22 AM 11:29
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 194140

General Information

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

Special Permit: X Variance: X Appeal:

PETITIONER: Steedman L. Bass

PETITIONER'S ADDRESS: 4 Shepard Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 4 Shepard St , Cambridge, MA

TYPE OF OCCUPANCY: 2-Family Residence **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/ /Addition, attic stair addition, bicycle and recycling shed./

DESCRIPTION OF PETITIONER'S PROPOSAL:

Construct new accessory building for Bicycle Storage & Recycling Shed;
Extend existing rear stair to 3rd floor and construct covered deck within existing footprint.
Enlarge interior floor area and covered roof deck within attic stair addition and construct 2 dormers with windows in the setback.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 4.000 Section: 4.21.h (Distance to Principal Building)
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000 Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure)
- Article: 10.000 Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address: STEEDMAN BASS
 Tel. No. (617) 792-8212
 E-Mail Address: steedman.bass@gmail.com

Date: 21 Feb 2023**BZA Application Form****DIMENSIONAL INFORMATION**Applicant: Steedman L. BassPresent Use/Occupancy: 2-Family ResidenceLocation: 4 Shepard St., Cambridge, MAZone: Residence B Zone

Phone: (617) 792-8212

Requested Use/Occupancy: 2-Family Residence

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4220 sf	4488 sf	2384 sf	(max.)
<u>LOT AREA:</u>		4768 sf	4768 sf	5000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.89	.94	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2384 sf	2384 sf	2500 sf	
<u>SIZE OF LOT:</u>	WIDTH	50.00'	50.00'	50.00'	
	DEPTH	99.73'/91.14'	99.73'/91.14'	100.00'	
<u>SETBACKS IN FEET:</u>	FRONT	8.1'	8.1'	15.0'	
	REAR	33.0'	33.0'	25.0'	
	LEFT SIDE	14.8'	14.8' (Shed 0.4')	12.5'	
	RIGHT SIDE	2.0'	2.0'	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	36.5'	35.0'	35.0'	
	WIDTH	56.5'	56.5'	60.0'	
	LENGTH	33.5'	33.5'	30.0'	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		46%	44%	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>		n/a	7.5'	10.0'	

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 STEEDMAN L. BASS
(OWNER)

Address: 4 SHEPARD STREET, CAMBRIDGE, MA 02138

State that I/We own the property located at 4 SHEPARD STREET,
which is the subject of this zoning application.

The record title of this property is in the name of STEEDMAN L. BASS TRS.

*Pursuant to a deed of duly recorded in the date April 8th 2022, Middlesex South
County Registry of Deeds at Book 79950, Page 576; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

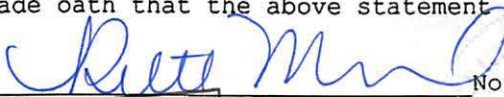


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

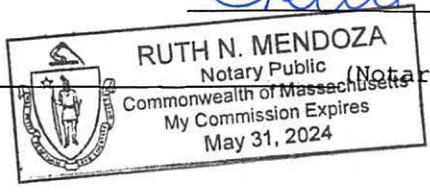
Commonwealth of Massachusetts, County of Middlesex

The above-name STEEDMAN L. BASS personally appeared before me,
this 13 of September, 2022, and made oath that the above statement is true.



Notary

My commission expires _____ (Notary Seal).

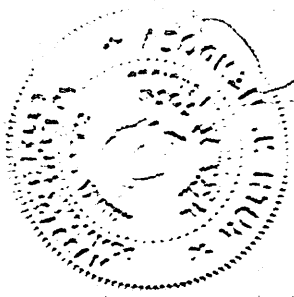


• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

2023

Richard

18 September 99



Commission Expires
May 31, 2024
Ruth N. Mendoza
Notary Public
Commonwealth of Massachusetts



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:

Location of the proposed shed for Bicycle Parking and enclosed Recycling/Compost/Trash bin storage is the only feasible option due to the configuration and use of the property, the siting of the existing house and enable the preservation of existing mature and usable landscaped area to the benefit of the residents of the house and neighboring apartment buildings.

- 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 property is the first conforming residential use along Shepard Street from Massachusetts Avenue and rather than neighbors of similar use, the pair of historic 6-story apartment buildings and existing landscaped entry courtyards are a unique situation to this Residence B zoned location.

- 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:

Though the adjacent apartment buildings are built very close to the property line, the proposed shed is away from any windows or usable open space; the proposed attic stair addition is designed to be within the existing roof lines of the house, maintains all historic details and built on the existing footprint of the rear 2-story addition, and its location is no closer to the side yard as the existing house.

- 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 improvements meet or exceed the intent of the zoning ordinance, in particular: The extension of the rear stair to the 3rd floor apartment is a significant Life Safety Improvement which will replace insufficient and dangerous existing fire-escapes servicing the 3rd floor apartment and provide the occupants with an independent apartment access; The proposed shed will encourage bicycle use by the residents and the ability to enclose the recycling, compost and trash bins will protect them from potential rodent and animal disturbance and also be an aesthetic improvement for the neighborhood.

***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 4 Shepard 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 Attic Stair Addition is in harmony with the style and design of this historic home built in 1895 and is no more detrimental to the neighborhood than the existing non-conforming conditions it is designed to remain within.

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:

Not applicable since there is no change in use or patterns of use proposed.

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:

No change in the existing use or pattern of use as a two-family house is proposed: Enhancement to life-safety issues and functional improvements will be the result of the proposal.

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 quality of life of the occupants of this property will be enhanced by the proposed improvements and the potential nuisance of openly stored trash and compost bins will be eliminated.

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 proposed improvements meet or exceed the intent of the zoning ordinance requirements for the neighborhood, is in keeping with the existing patterns of use and enhance the quality of life for the occupants of this and abutting properties.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**



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: _____

(Print)

Date: _____

Address: _____

Case No. _____

Hearing Date: _____

Thank you,
Bza Members



4

Notice of Public Hearing

The following information is being provided to you for your information and to allow you to participate in the public hearing process. The public hearing will be held on the date and time specified below. The purpose of the public hearing is to provide an opportunity for you to express your views on the proposed project and to provide input to the decision-making process.

Project Name: [Illegible]

Project Location: [Illegible]

Public Hearing Date and Time: [Illegible]

Public Hearing Location: [Illegible]

For more information, please contact the project manager at [Illegible] or visit the project website at [Illegible].

30.03.2023 09:42



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

*replacement
Bd -
4/5/23*

BZA

POSTING NOTICE - PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: STEDMAN BASS Date: 5 APR 2023
(Print)

Address: 4 Shepard St.

Case No. BZA-194140

Hearing Date: 4/13/23

Thank you,
Bza Members



14.06.2022 09:10



16.08.2022 07:39



20.04.2022 13:45







16.08.2022 07:33



16.08.2022 07:37



RF BERNSTEIN
ARCHITECT
GLOUCESTER, MA

4 Shepard Street

BZA
12/1/2022

Cambridge, MA

REVISED: 2/15/2023

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measuring equipment and our best standards and practices.
All work will be field verified by client prior to design or
construction or other use.

General Notes:

- It is expressly understood by client that ECS is not an architectural or engineering entity. None of the documents prepared by ECS for client shall have any stamping or certification of such trade professionals.
- This is not a structural or MEP analysis or due diligence model. Visible and accessible elements are modeled for location and size. Further structural or MEP analysis could be necessary by other.
- STANDARD OF PRACTICE:** Services performed by ECS under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document or otherwise. Client shall field verify all work prior to design, construction, or other use.
- These drawings are for the intended purpose listed in the scope of work at the time of survey and should not be used for any other reasons. See scope of work provided to client for further information.

Laser Scanning Notes:

- Visit FARO.com and leica-geosystems.com for 3D laser scanner tolerances, range information and product specifications.
- Laser scanning equipment uses light waves to measure distances, unfettered site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration, etc. may impact registration between scan locations.
- Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.
- The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Point cloud adjustments are made in Revit for a final verification.

Project Number: 9434453688

Existing
Basement & First
Floor Plan

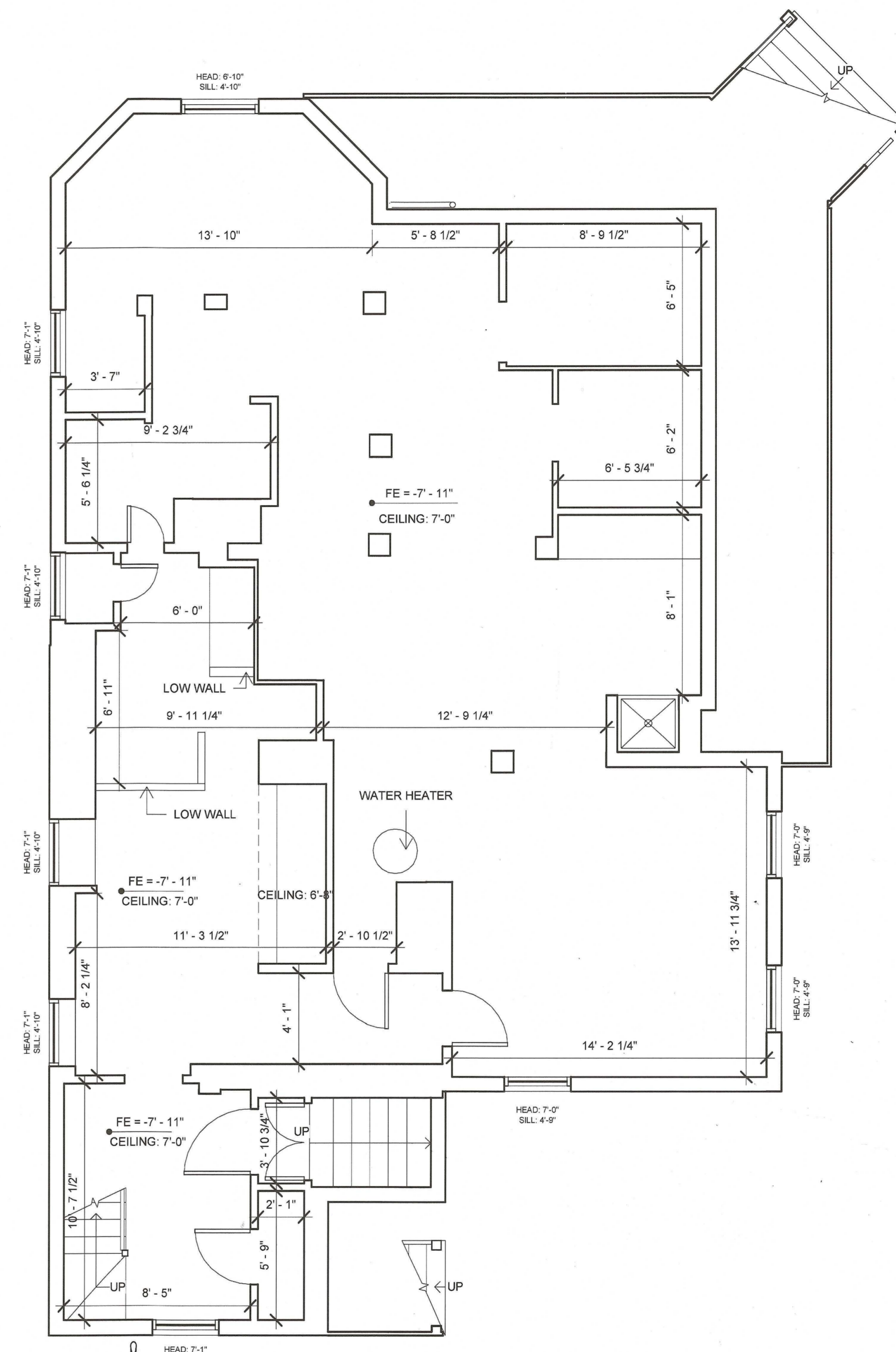
Date: 9/6/2022

Scale: 1/4" = 1'-0"

Drawn By: EC

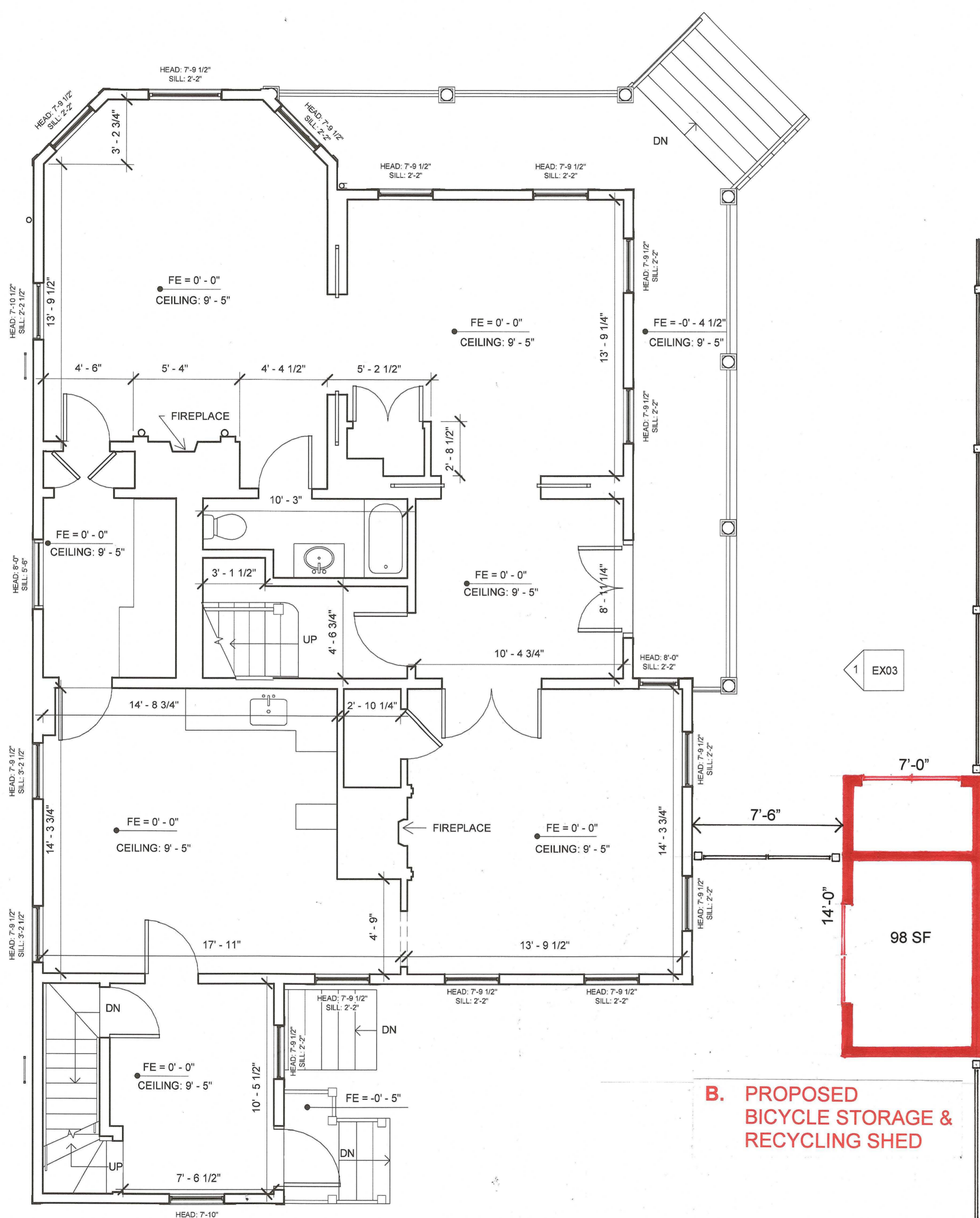
EX01

Gross Area Schedule	
Level	Area
Basement	1437 SF
First Floor	1439 SF
Second Floor	1439 SF
Third Floor	1221 SF
Total	5536 SF



BASEMENT PLAN

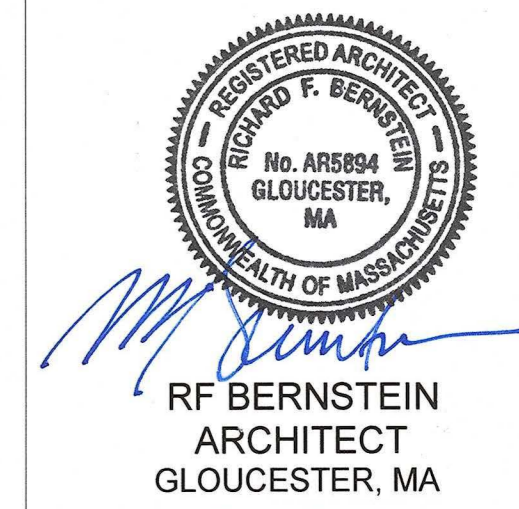
1 | Basement
Scale: 1/4" = 1'-0"



**B. PROPOSED
BICYCLE STORAGE &
RECYCLING SHED**

1ST FLOOR PLAN

2 | First Floor
Scale: 1/4" = 1'-0"



RF BERNSTEIN
ARCHITECT
GLOUCESTER, MA

4 Shepard Street

BZA
12/1/2022

Cambridge, MA

REVISED: 2/15/2023

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Project Number: 9434453688

Existing Second
& Third Floor
Plan

Date: 9/6/2022

Scale: 1/4" = 1'-0"

EX02

Drawn By: EC

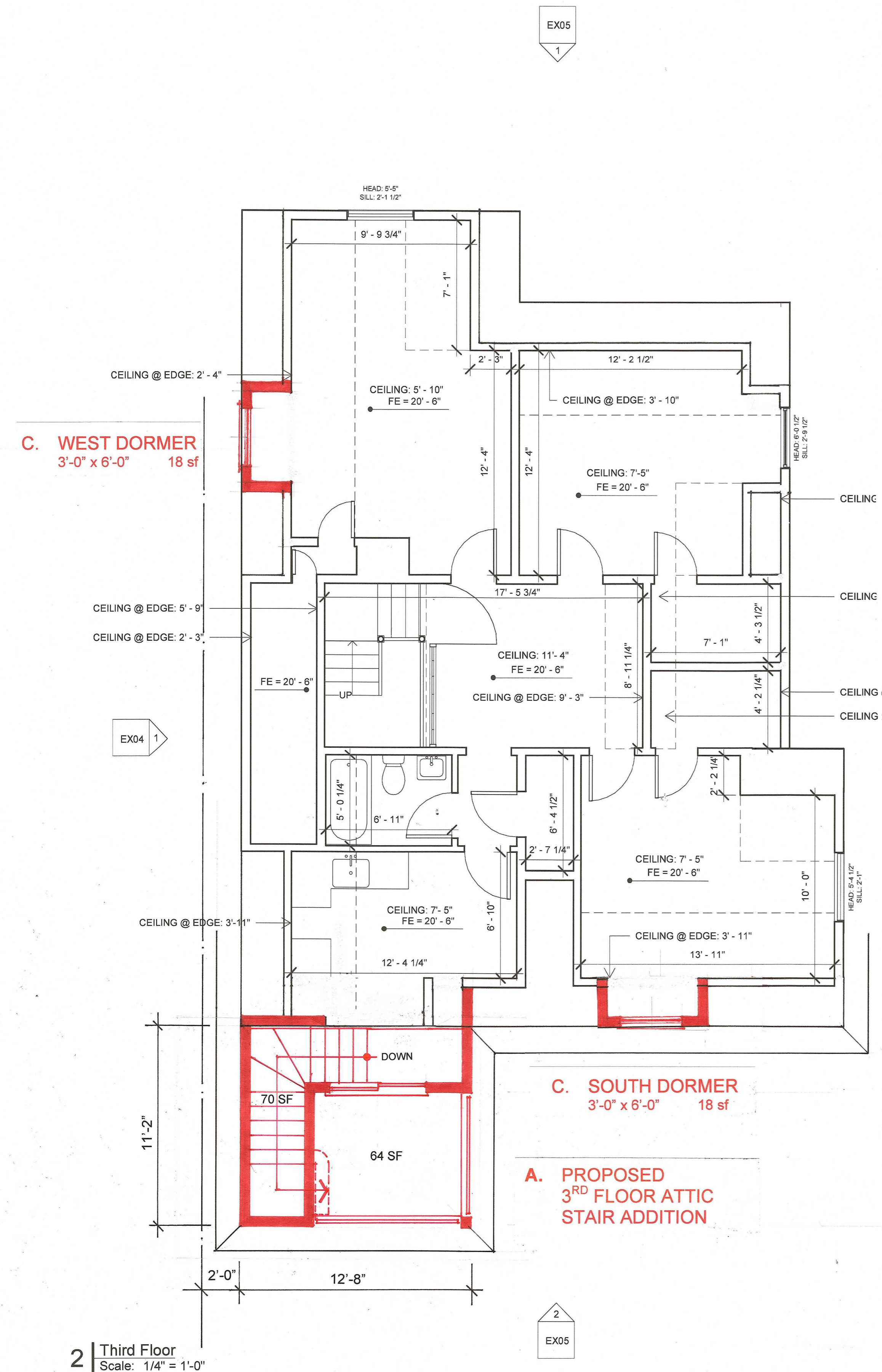
ZONING ANALYSIS TABLE

DISTRICT:	RESIDENCE B	2-FAMILY RESIDENCE	
SETBACKS:	REQUIRED:	EXISTING:	PROPOSED:
FRONT:	15.0'	8.1	8.1
SIDE:	7.5'/12.5'	2.0/14.8	2.0/14.8
REAR:	25	33.0	33.0
BLDG. HEIGHT:	35'	36.5'	36.5'
SITE AREA:		4768 sf	
OPEN SPACE:	40%	46%	44%
FAR:	.5	.89	.94

FLOOR AREA ANALYSIS:	EXISTING:	PROPOSED:
BASEMENT:	(1488 sf)	~
1 ST FLOOR:	1488 sf	~
ENTRY PORCH:	235 sf	~
2 ND FLOOR:	1488 sf	~
3 RD FLOOR:	1009 sf	70 sf
ROOF PORCH:		64 sf
STORAGE SHED:		98 sf
DORMERS:		36 sf
TOTAL EXISTING:	4220 sf	268 sf
PROPOSED:	4488 sf	

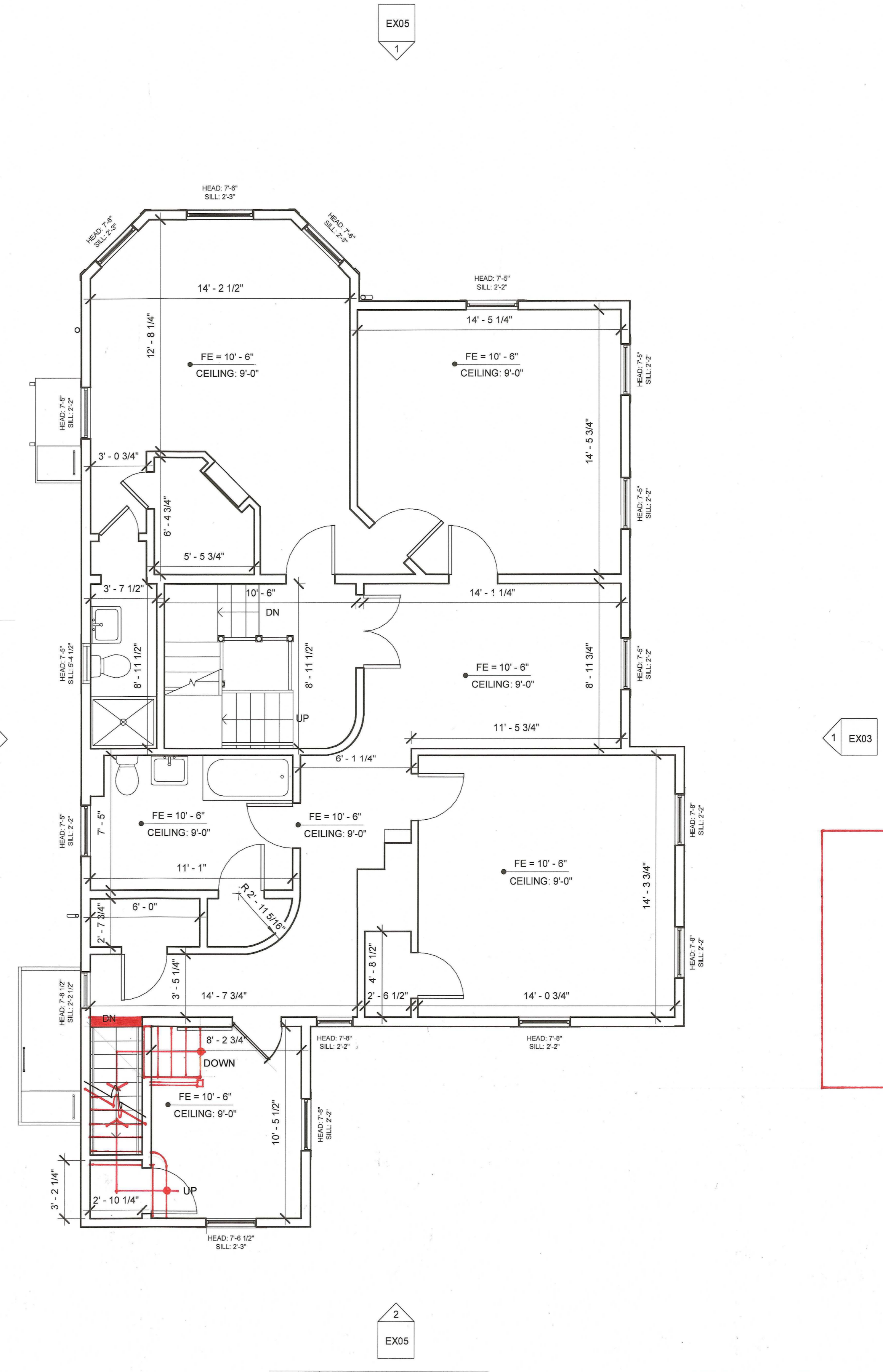
PROPOSED STRUCTURES ZONING ANALYSIS:

- A. 3RD FLOOR ATTIC STAIR ADDITION**
 Side Yard: 2.0'
 Rear Yard: 33.0'
 Living Area: 70 sf
 Roofed Porch: 64 sf
- B. BICYCLE STORAGE & RECYCLING SHED**
 Side Yard: 0.4'
 Rear Yard: 33.0'
 Front Yard: 41.8'
 Area: 98 sf
 Height: 10.5'
 Distance to House: 7.5'
- C. 3RD FLOOR DORMERS**
 Side Yard: 2.0'
 Gross Floor Area: 36 sf



3RD FLOOR PLAN

2 Third Floor
Scale: 1/4" = 1'-0"



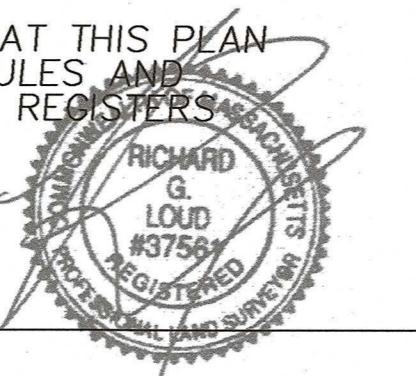
2ND FLOOR PLAN

1 Second Floor
Scale: 1/4" = 1'-0"

Gross Area Schedule	
Level	Area
Basement	1437 SF
First Floor	1439 SF
Second Floor	1439 SF
Third Floor	1221 SF
Total	5536 SF

I CERTIFY THAT THE PROPERTY LINES SHOWN ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIPS OR FOR NEW WAYS ARE SHOWN.
CHAPTER 41 SECTION 81X M.G.L.

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.



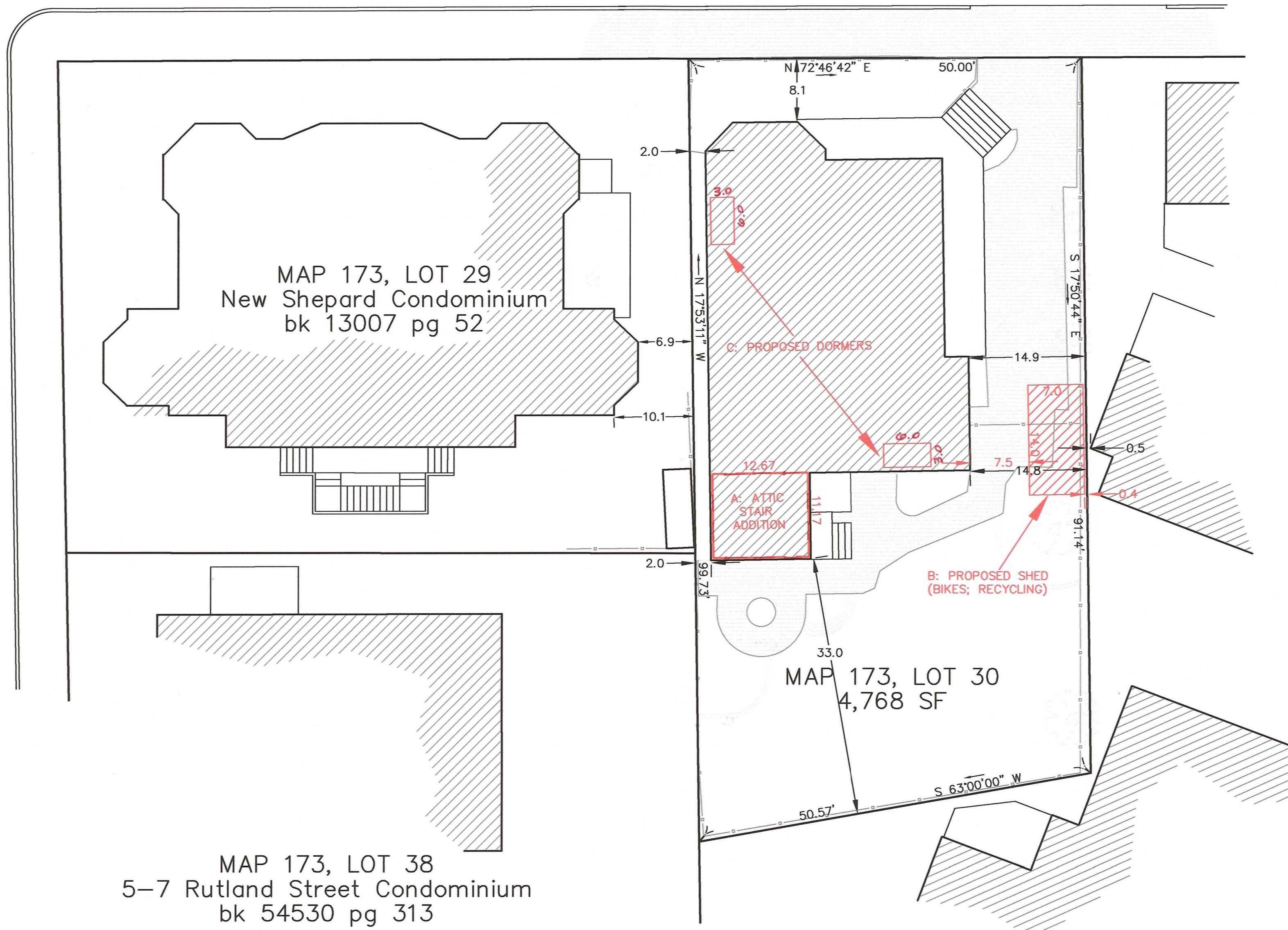
11-28-2022

FOR REGISTRY USE ONLY

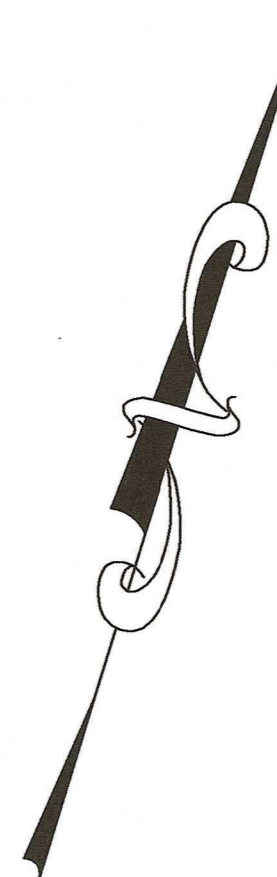
SHEPARD STREET

RUTLAND STREET

ZONING ANALYSIS TABLE			
DISTRICT:	RESIDENCE B	2-FAMILY RESIDENCE	
SETBACKS:	REQUIRED:	EXISTING:	PROPOSED:
FRONT:	15.0'	8.1	8.1
SIDE:	7.5'/12.5'	2.0/14.8	2.0/14.8
REAR:	25	33.0	33.0
BLDG. HEIGHT:	35'	36.5'	36.5'
SITE AREA:	40%	4768 sf	44%
OPEN SPACE:	40%	46%	44%
FAR:	.5	.89	.94
FLOOR AREA ANALYSIS:		EXISTING:	PROPOSED:
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STORAGE SHED:			98 sf
DORMERS:			36 sf
TOTAL EXISTING:		4220 sf	268 sf
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PROPOSED STRUCTURES ZONING ANALYSIS:			
A. 3RD FLOOR ATTIC STAIR ADDITION			
Side Yard:	2.0'		
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Living Area:	70 sf		
Roofed Porch:	64 sf		
B. BICYCLE STORAGE & RECYCLING SHED			
Side Yard:	0.4'		
Rear Yard:	33.0'		
Front Yard:	41.8'		
Area:	98 sf		
Height:	10.5'		
Distance to House:	7.5'		
C. 3RD FLOOR DORMERS			
Side Yard:	2.0'		
Gross Floor Area:	36 sf		

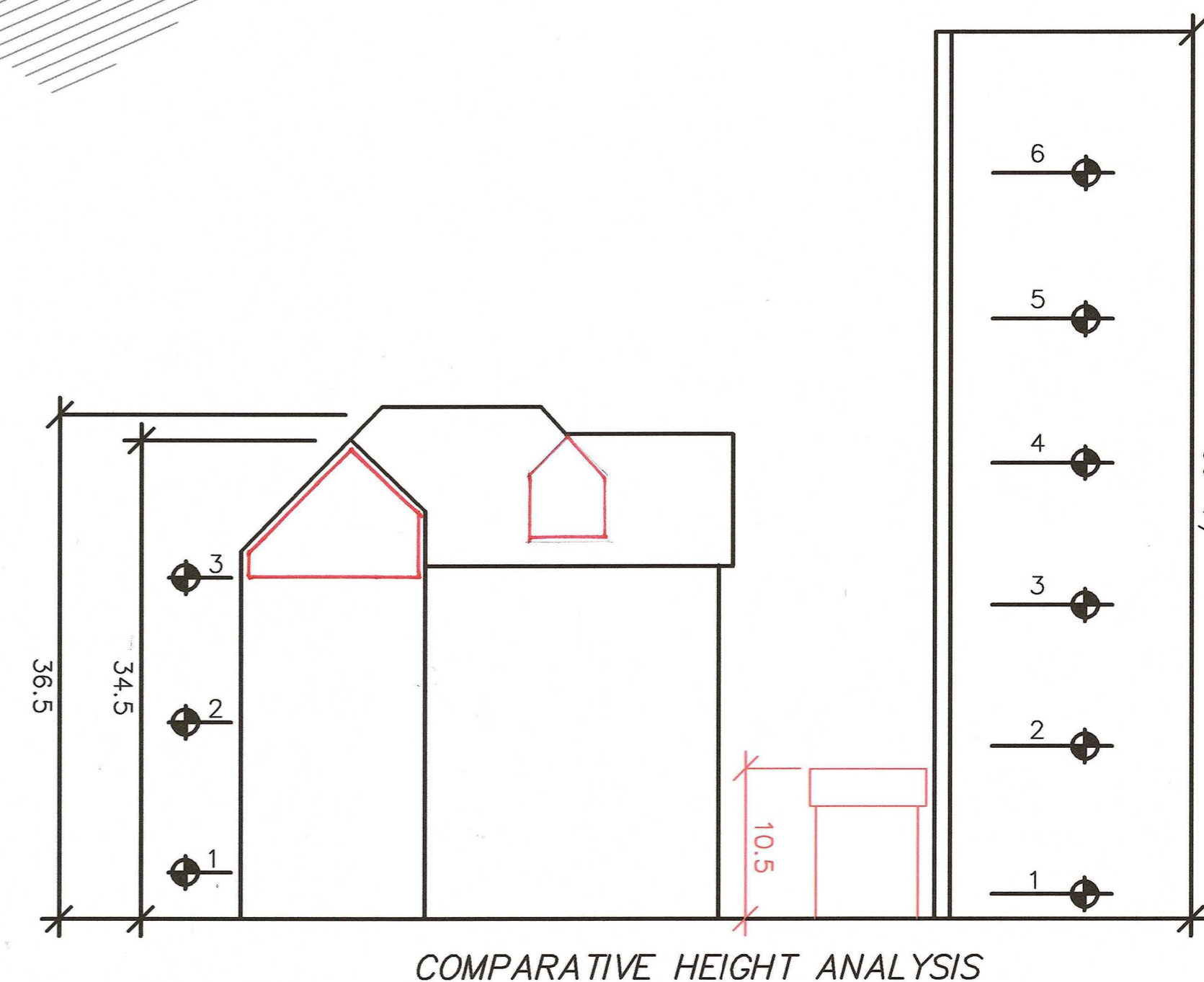
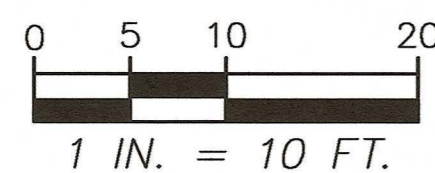


MAP 173, LOT 48
Clifford V Miller Inc.
bk 12356 pg 367

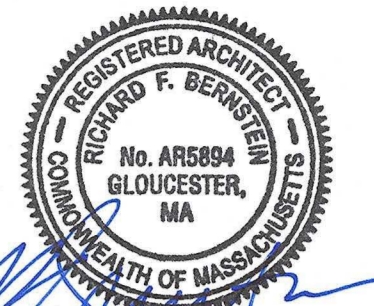


PLAN OF LAND
LOCATED AT 4 SHEPARD STREET IN
CAMBRIDGE, MA.
RECORD OWNER
Stedman L Bass Trs.

ASSESSOR MAP REFERENCE: MAP 173, LOT 30
LOCUS TITLE REFERENCE: BOOK 79950 PAGE 576
November 25, 2022



COMPARATIVE HEIGHT ANALYSIS



R.F. BERNSTEIN
ARCHITECT
GLOUCESTER, MA

4 Shepard Street

BZA
12/1/2022

Cambridge, MA

REVISED: 2/15/2023

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Project Number: 9434453688

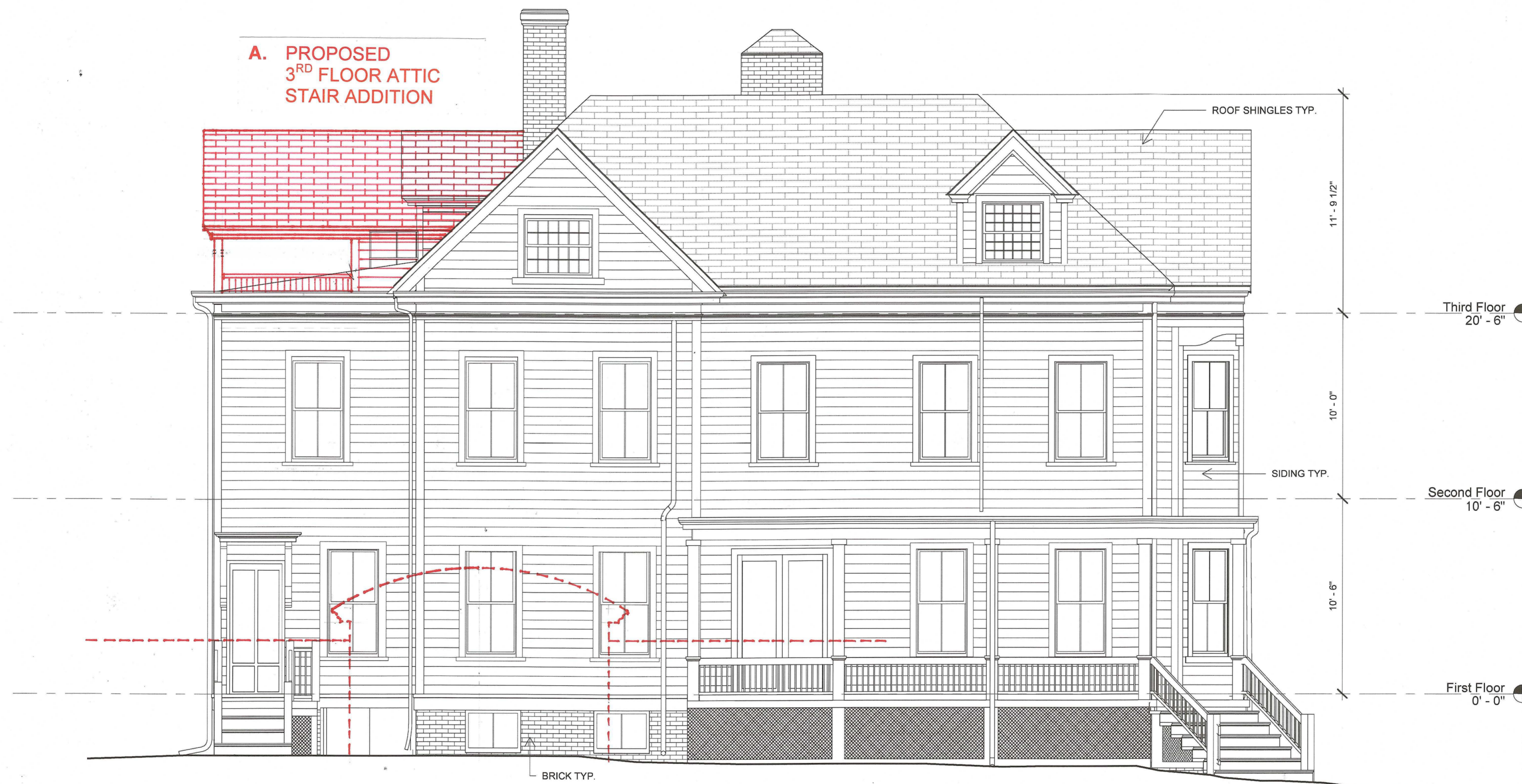
Existing Exterior
Elevations

Date: 9/6/2022

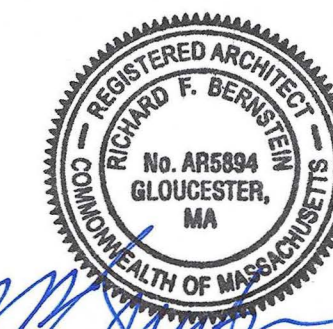
Scale: 1/4" = 1'-0"

Drawn By: EC

EX03



EAST ELEVATION



RF BERNSTEIN
ARCHITECT
GLOUCESTER, MA

4 Shepard Street

BZA
12/1/2022

Cambridge, MA

REVISED: 2/15/2023

**EXISTING
CONDITIONS**

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2. This is not a structural or MEP analysis or due diligence model. Visible and accessible elements are modeled for location and size. Further structural or MEP analysis could be necessary by others.
3. STANDARD OF PRACTICE: Services performed by ECS under this Agreement will be conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, expressed or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document or otherwise. Client shall field verify all work prior to design construction, or other use.
4. These drawings are for the intended purposes listed in the scope of work at the time of survey and should not be used for any other purposes. See scope of work provided to client for further information.

Laser Scanning Notes:

1. Visit FARO.com and leica-geosystems.com for 3D laser scanner tolerances, range information and product specifications.
2. Laser scanning equipment uses light waves to measure distances, unless the conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration etc. may impact registration between scan locations.
3. Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.
4. The Rvt file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Point cloud adjustments are made in Revit for a final verification.

Project Number: 9434453688

Existing Exterior
Elevations

Date: 9/6/2022

Scale: 1/4" = 1'-0"

Drawn By: EC

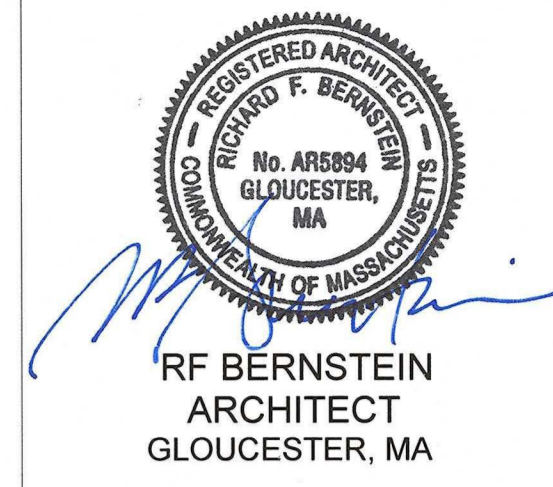
EX04



C. WEST DORMER
3'-0" x 6'-0"

A. PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION

WEST ELEVATION



4 Shepard Street

BZA
12/1/2022

Cambridge, MA

REVISED: 2/15/2023

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General Notes:

- It is expressly understood by client that ECS is not an architectural or engineering entity. None of the documents prepared by ECS for client shall have any stamping or certification of such trade professionals.
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- Visit FARO.com and Leica-geosystems.com for 3D laser scanner information, range information and product specifications.
- Laser scanning equipment uses light waves to measure distances, unforeseen site conditions such as dust, moisture, vibration, surface reflectivity, lighting conditions, temperature, humidity, ferromagnetic materials, building configuration etc. may impact registration between scan locations.
- Accuracy over long distances can be improved if the client provides survey benchmarks prior to scanning in order to reference the laser scan data into a coordinate system.
- The Revit file contains the most complete alignment of point cloud data. All laser scanning by default is in a localized coordinate system. Laser scans completed on multiple days may be tied into previous laser scans by use of site specific features and targets. Point cloud adjustments are made in Revit for a final verification.

Project Number: 9434453688

Existing Exterior
Elevations

Date: 9/6/2022

Scale: 1/4" = 1'-0"

Drawn By: EC

EX05



**A. PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION**

**C. SOUTH DORMER
3'-0" x 6'-0"**

SOUTH ELEVATION

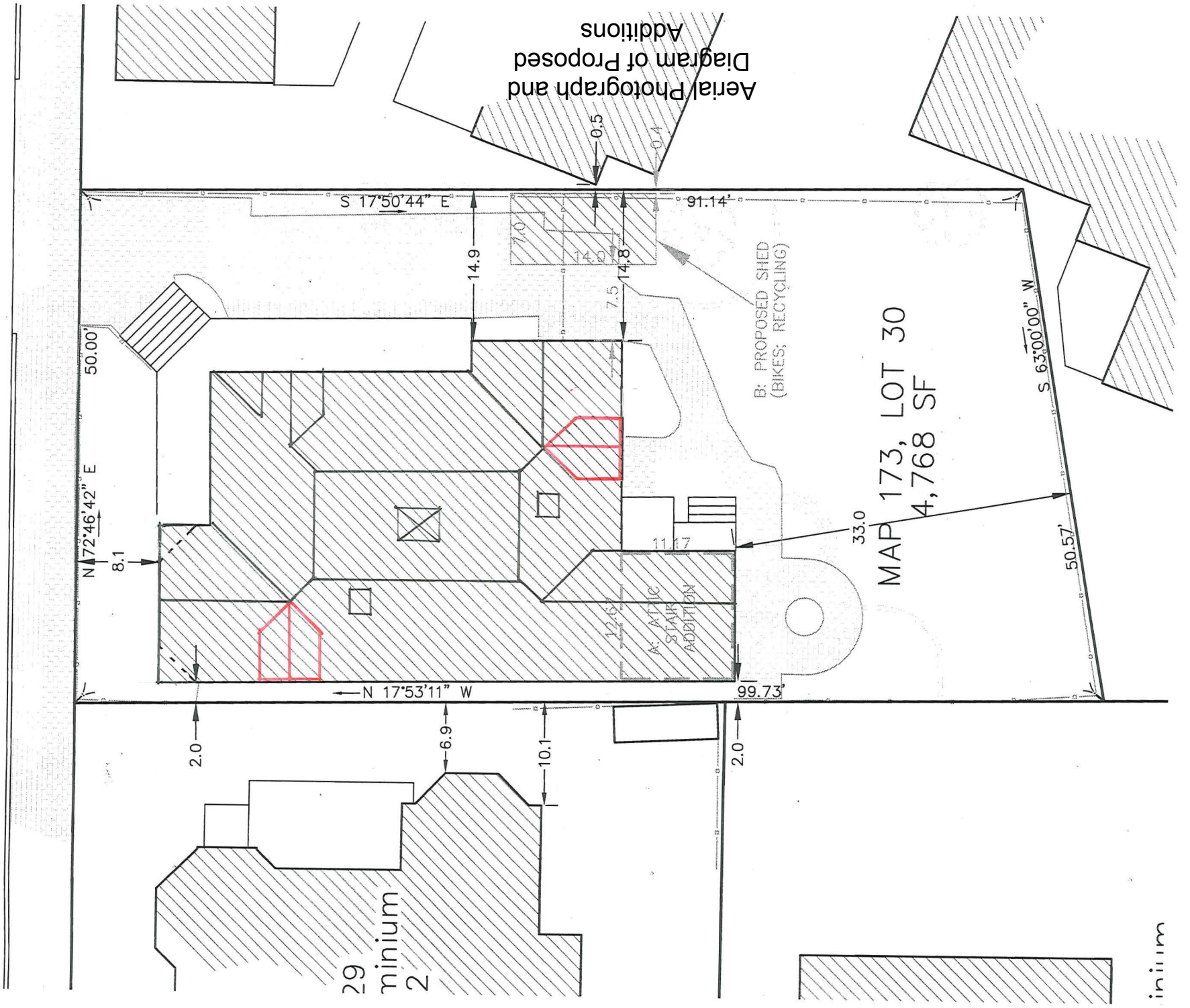
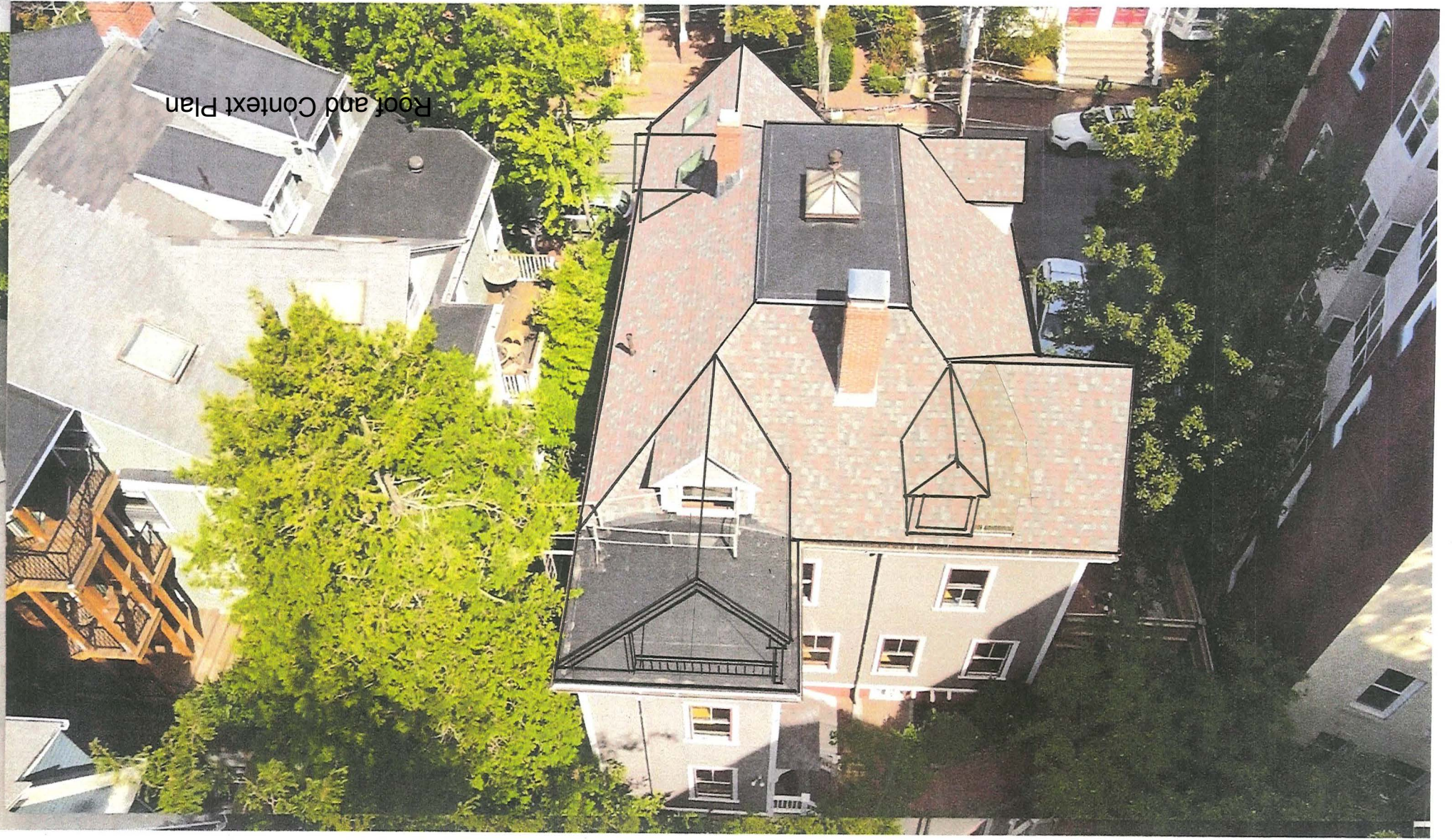
2 | South
Scale: 1/4" = 1'-0"



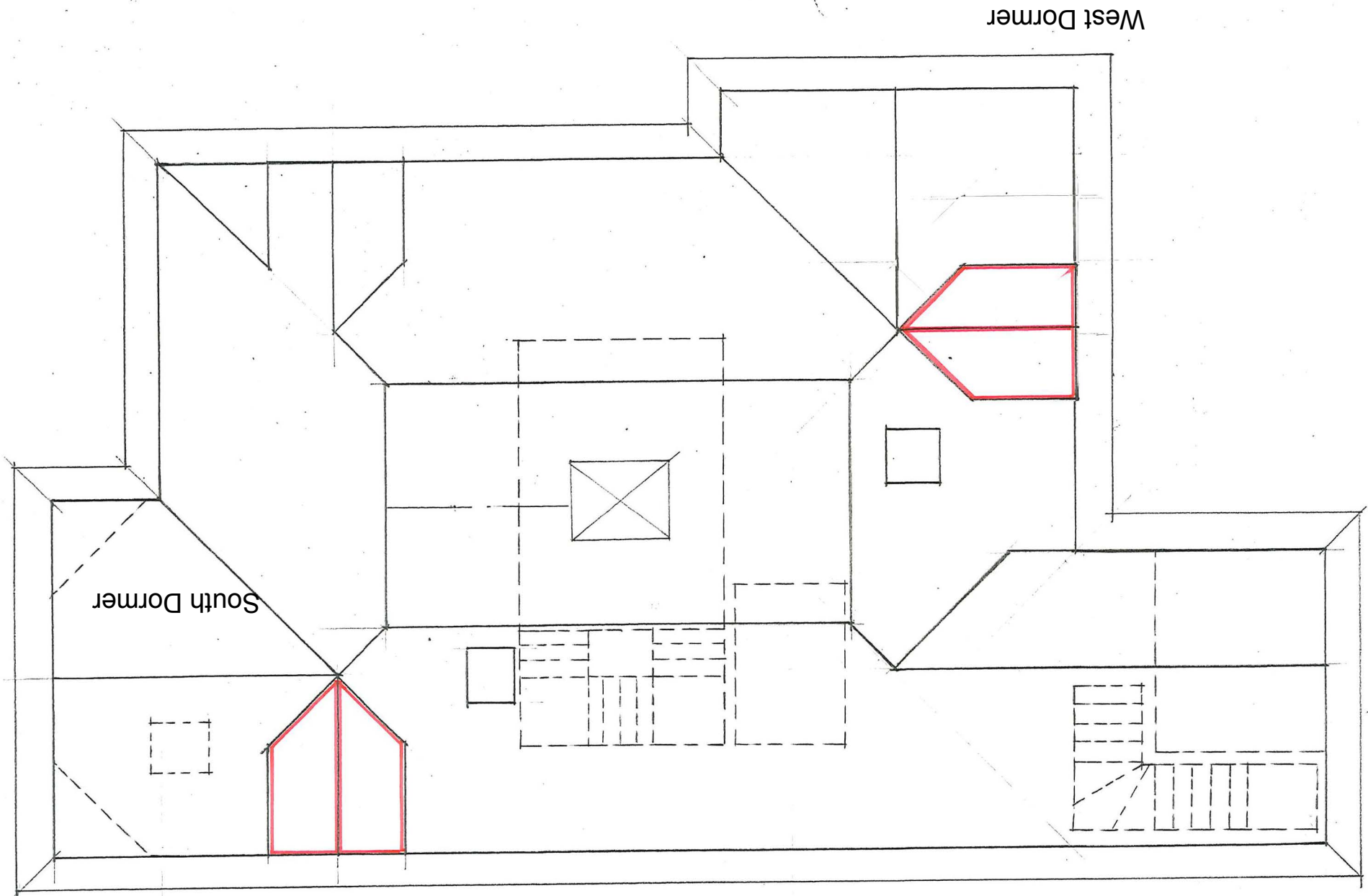
**B. PROPOSED
BICYCLE STORAGE &
RECYCLING SHED**

NORTH ELEVATION

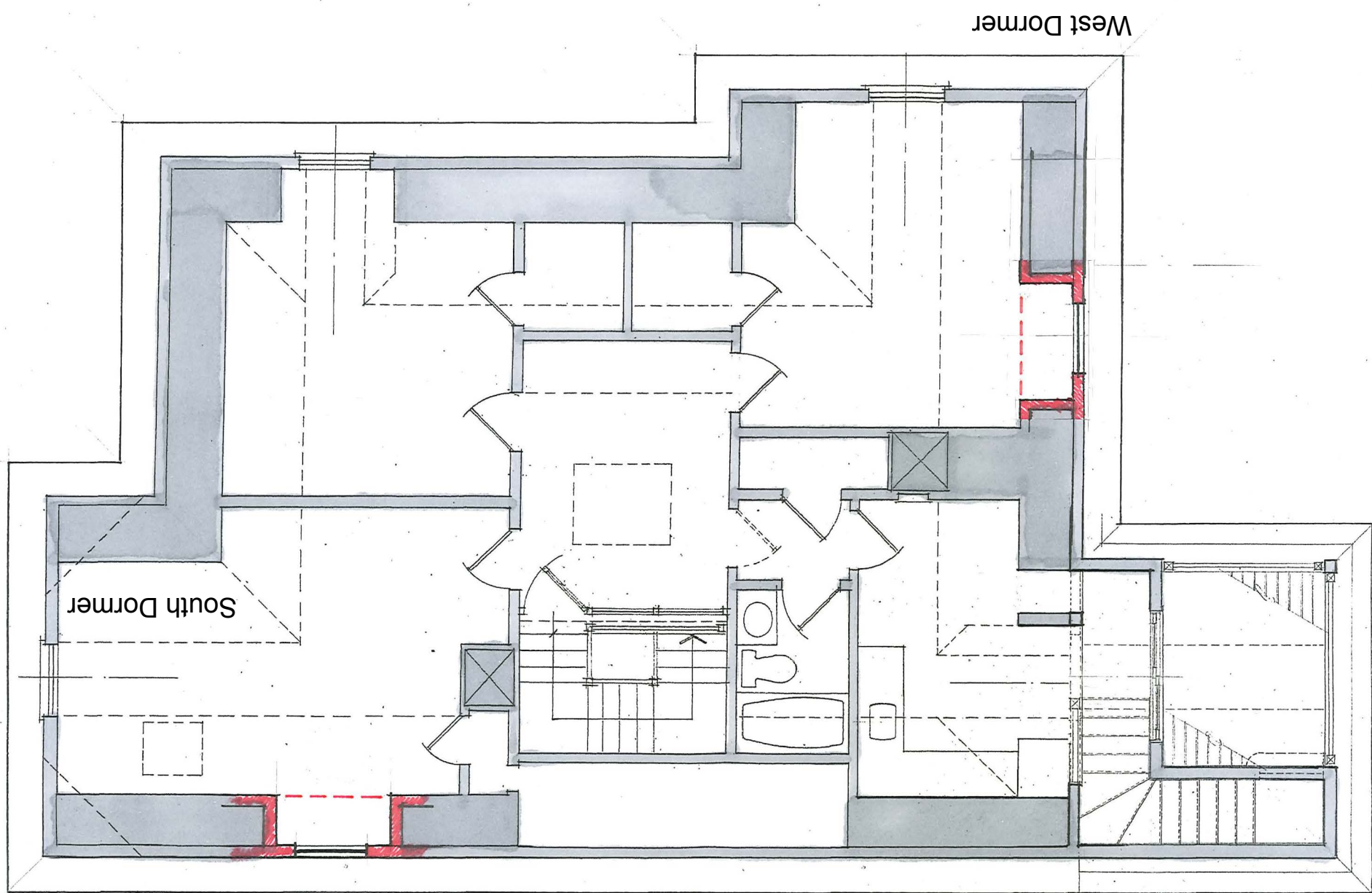
1 | North
Scale: 1/4" = 1'-0"



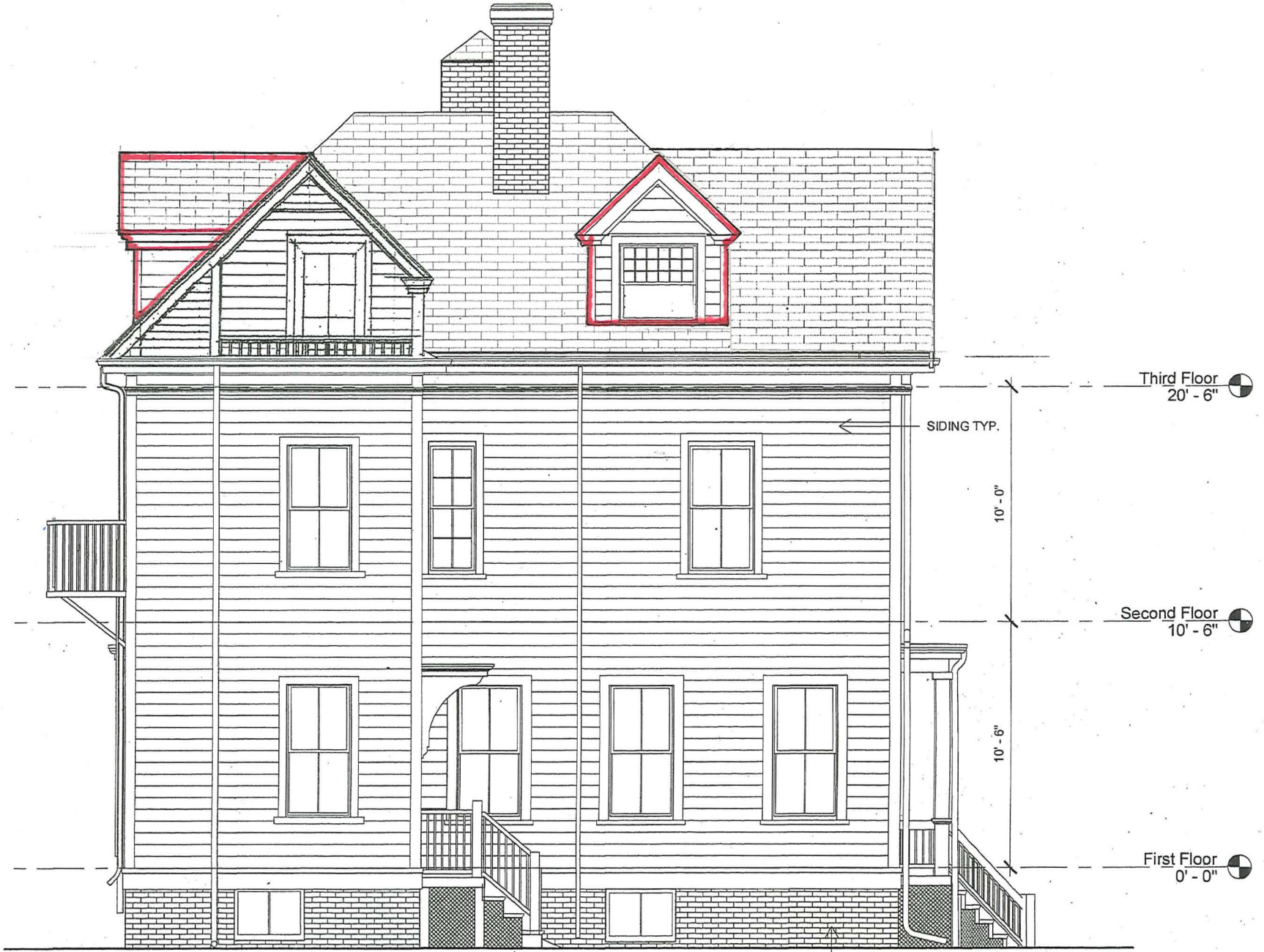
3rd Floor Plan



Root Plan Diagram



West Elevation



South Elevation





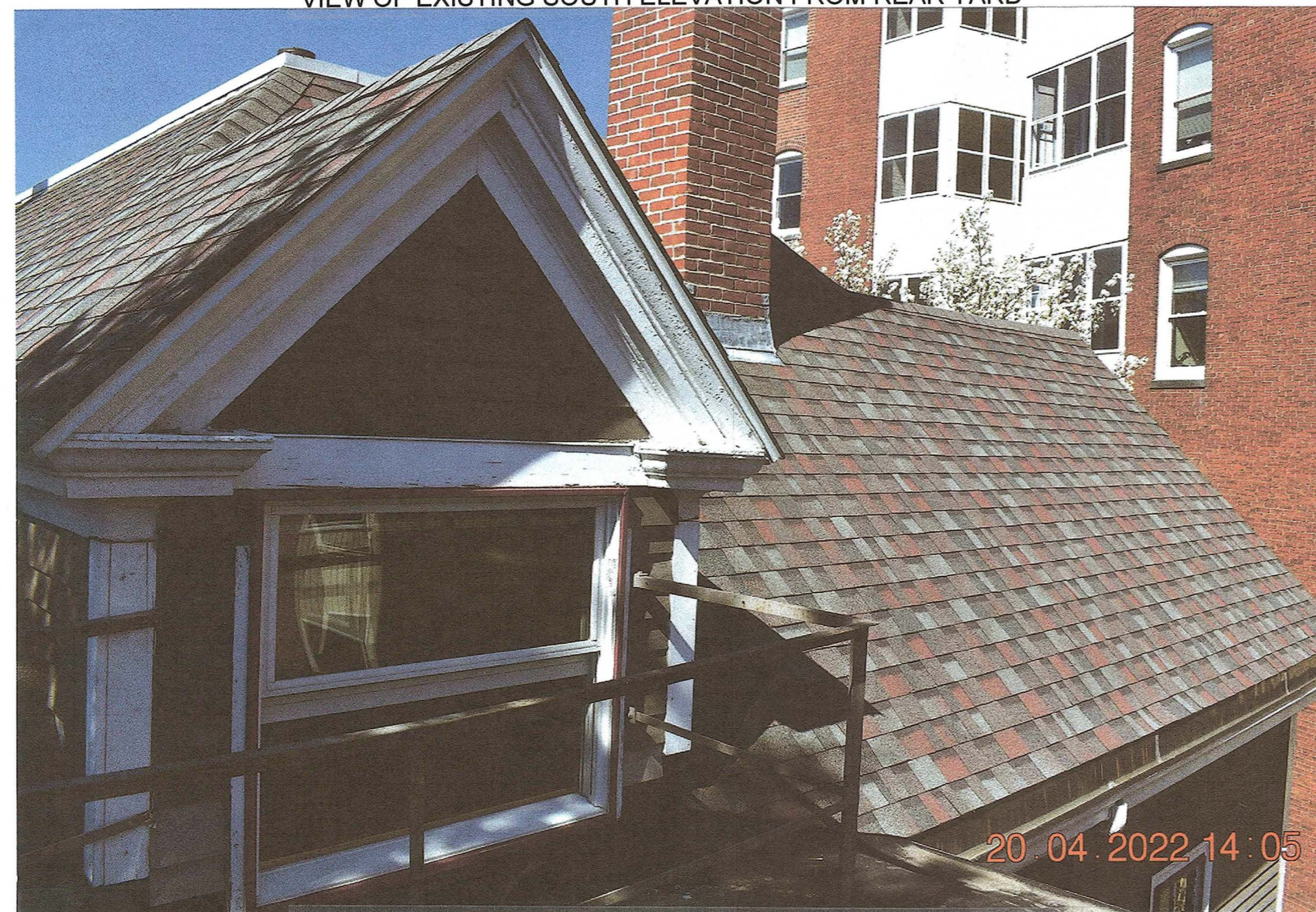
VIEW OF EXISTING SOUTH ELEVATION FROM REAR YARD



VIEW OF ORIGINAL 1895 ATTIC FRAMING and 2' KNEE WALL



VIEW OF EXISTING EAVE and CORNICE DETAIL



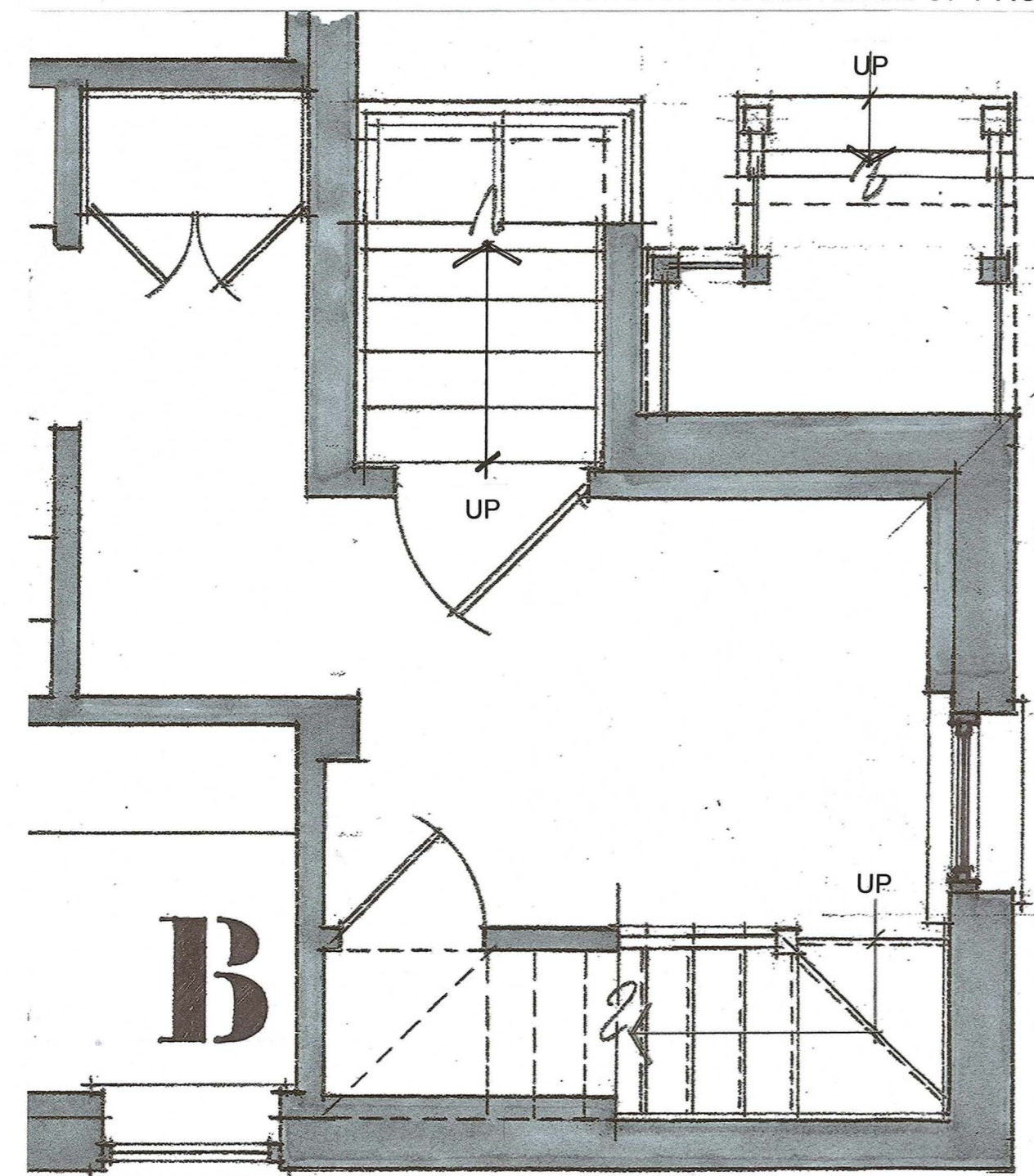
EXISTING REAR DORMER AND RIDGE OF PROPOSED ADDITION



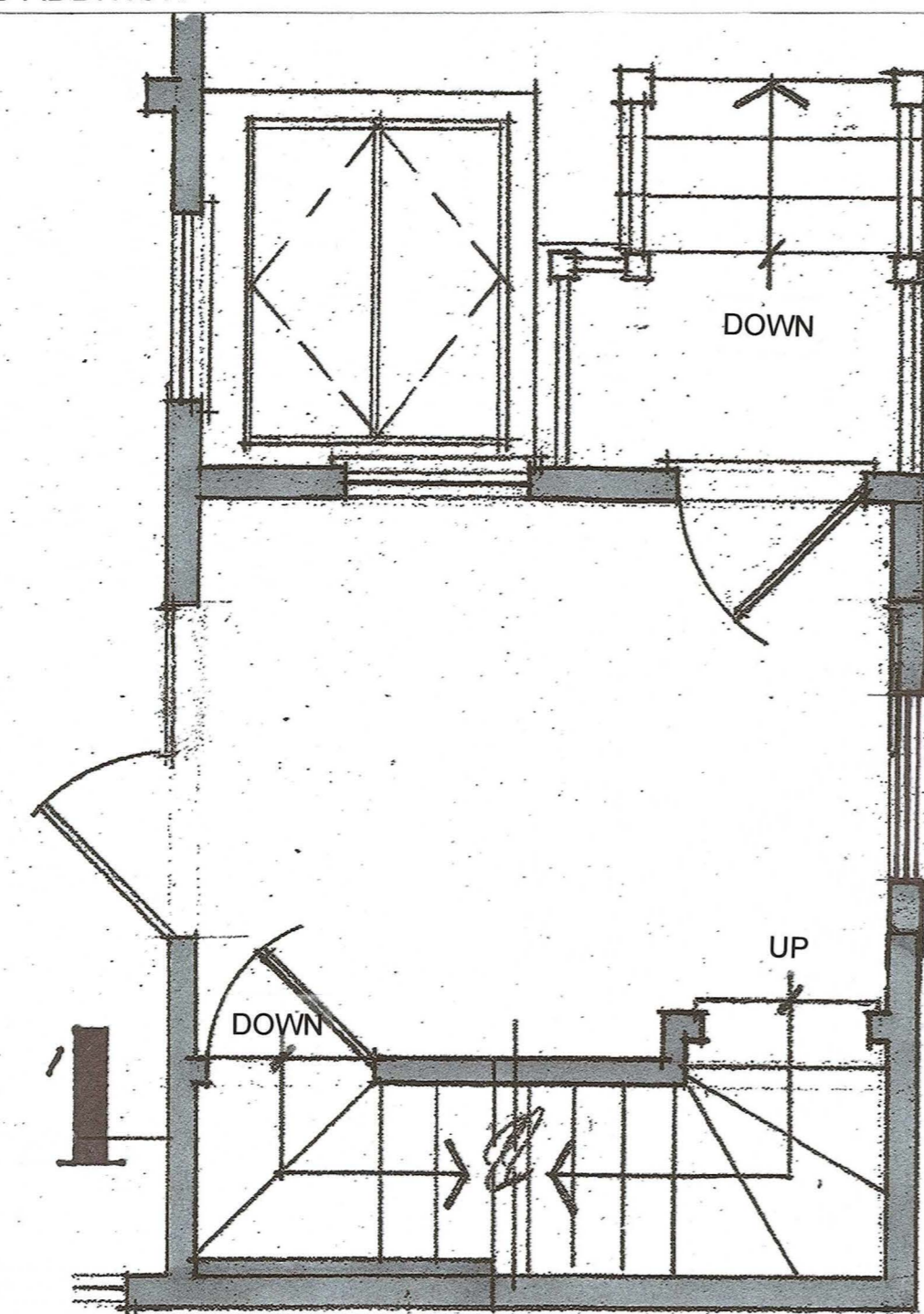
EXISTING ROOF DETAIL OF REAR STRUCTURE



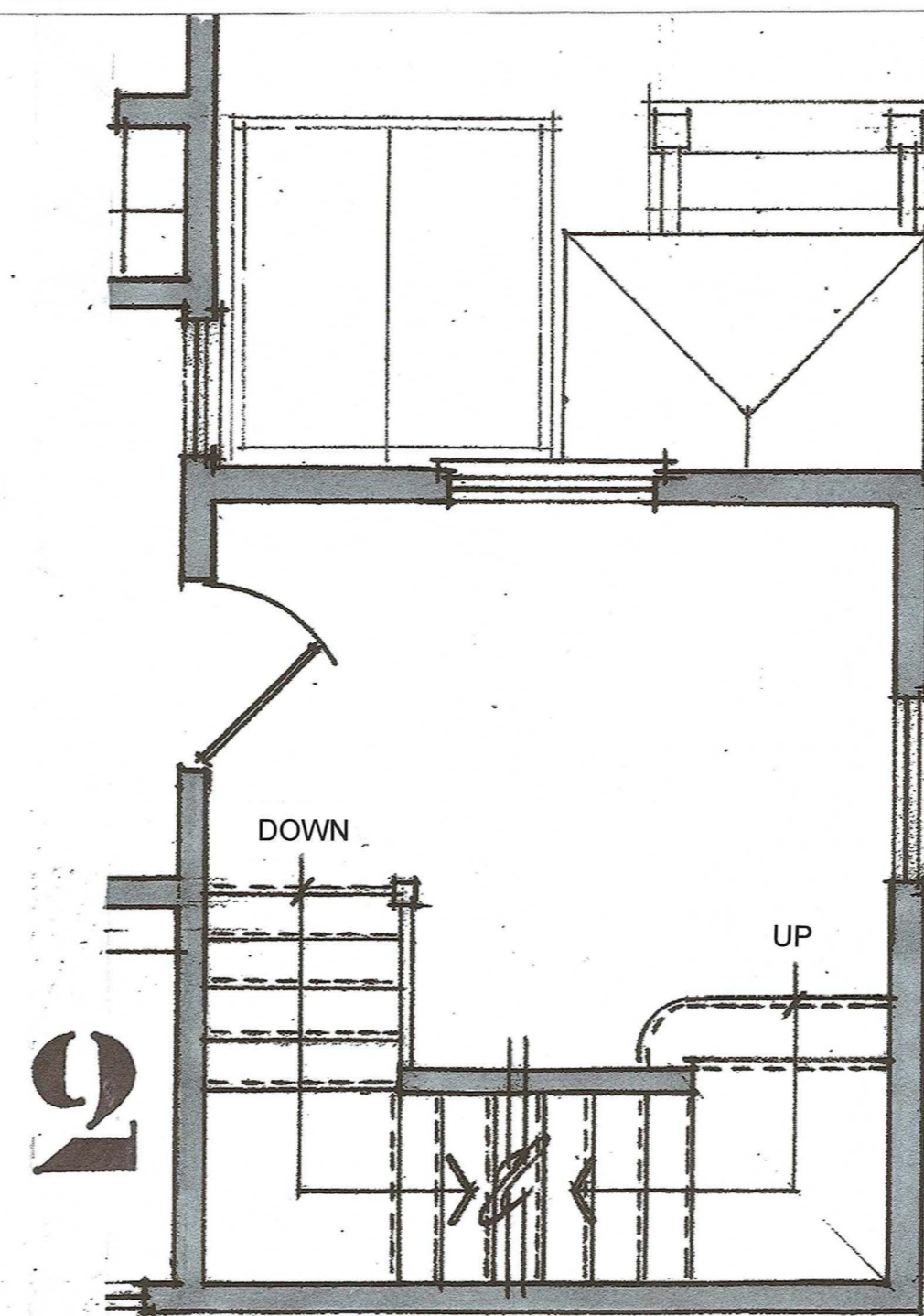
EXISTING 3RD FLOOR APARTMENT KITCHEN



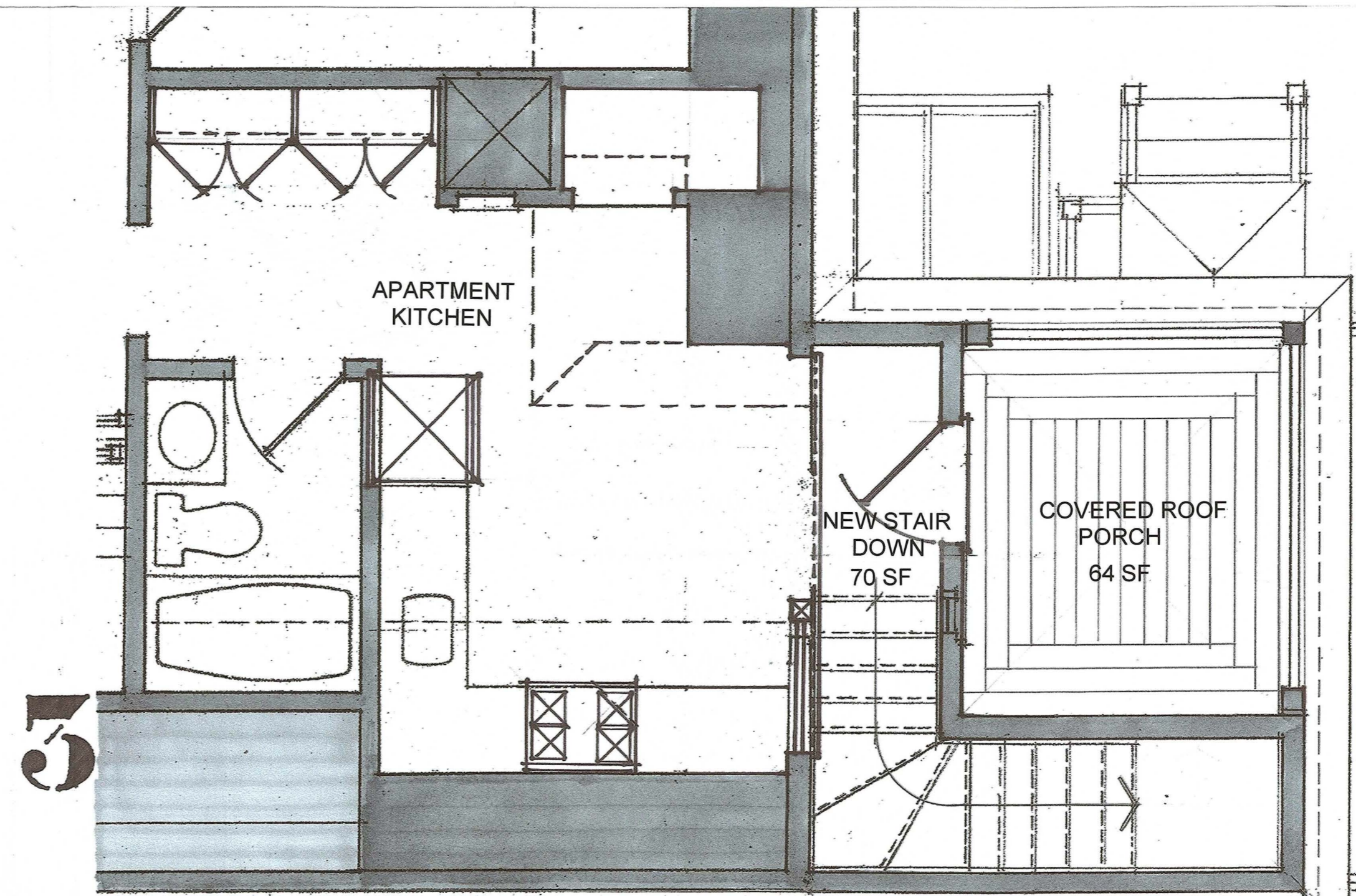
BASEMENT PLAN 3/8"=1'-0"



1ST FLOOR PLAN 3/8"=1'-0"



2ND FLOOR PLAN 3/8"=1'-0"



3RD FLOOR PLAN 3/8"=1'-0"

4 SHEPARD ST.
CAMBRIDGE, MA

PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION
& ACCESSORY SHED

DESIGN
PLANS

DECEMBER 1ST 2022

REVISED: 2/15/2023

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BZA1

4 SHEPARD ST.
CAMBRIDGE, MA

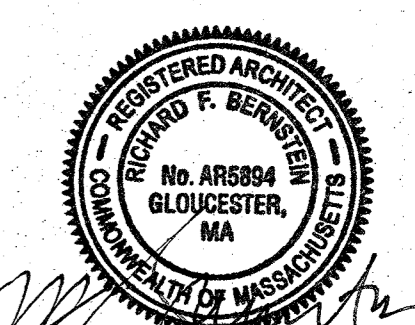
PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION
& ACCESSORY SHED

DESIGN
ELEVATIONS

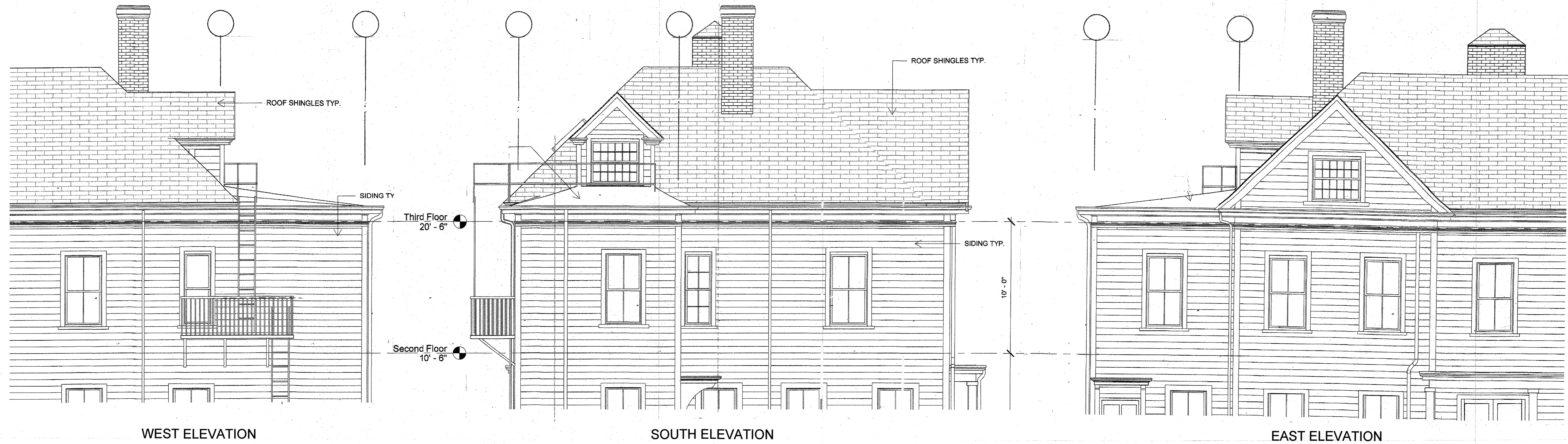
DECEMBER 1ST 2022

REVISED: 2/15/2023

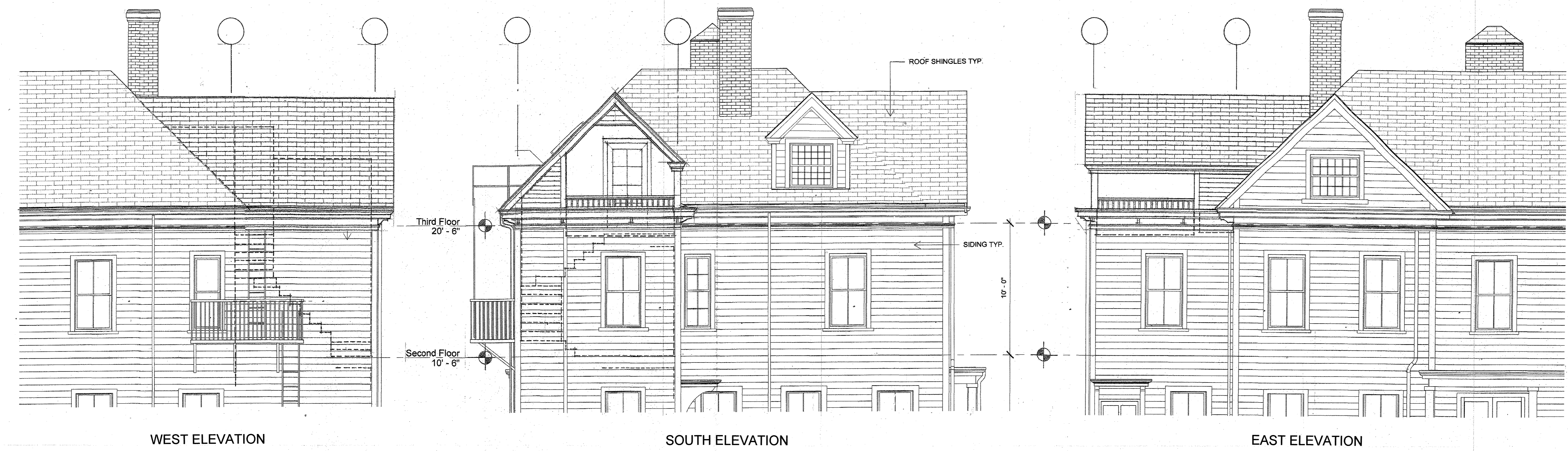
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BZA2



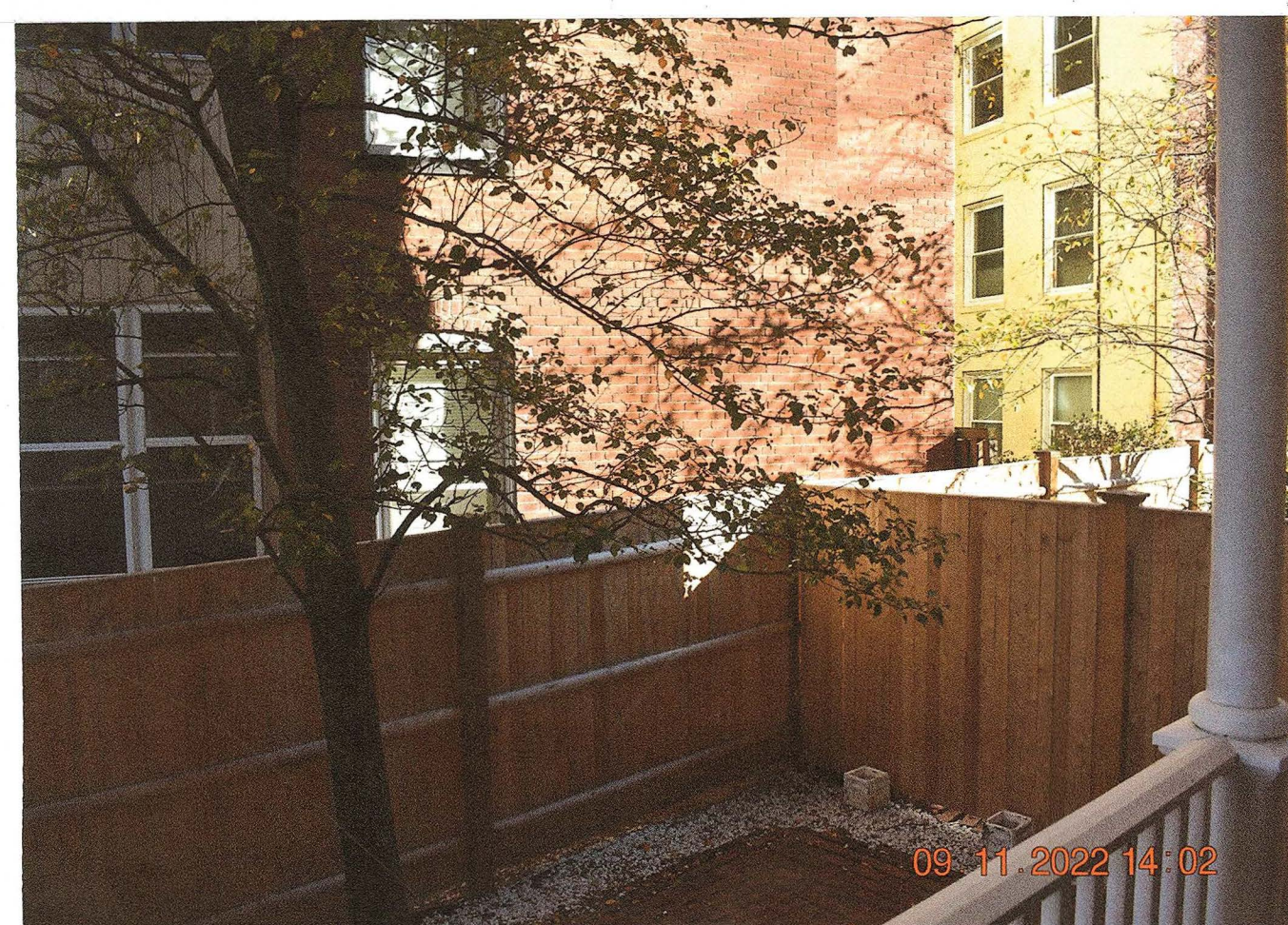
EXISTING ELEVATIONS 1/4"=1'-0"



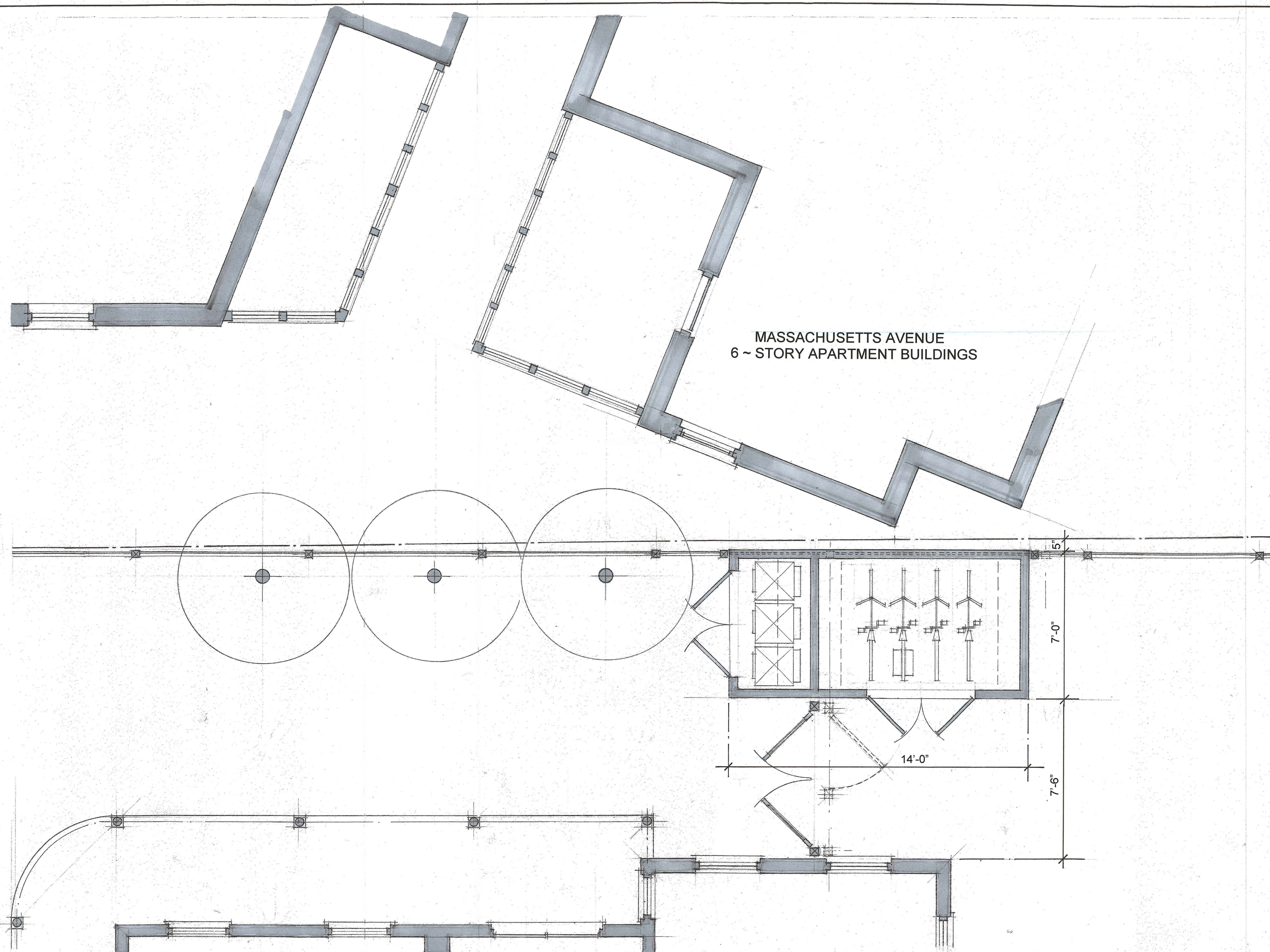
PROPOSED ELEVATIONS 1/4"=1'-0"



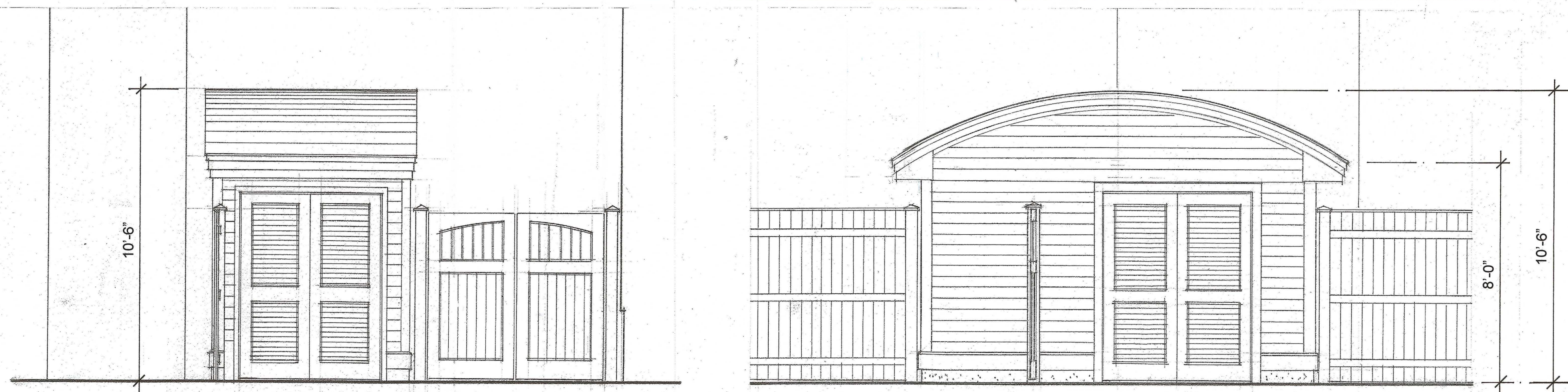
VIEW OF 6 ~ STORY APARTMENT BUILDING ALONG SHEPARD STREET



VIEW OF APARTMENT BUILDING WALL IN AREA OF PROPOSED SHED



ACCESSORY SHED CONTEXT PLAN 3/8"=1'-0"



NORTH ELEVATION 3/8"=1'-0"

WEST ELEVATION 3/8"=1'-0"

4 SHEPARD ST.
CAMBRIDGE, MA

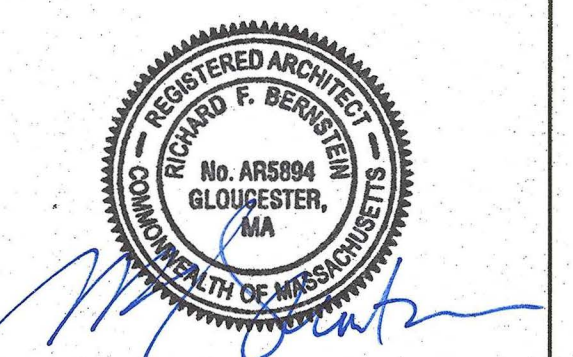
PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION
& ACCESSORY SHED

SHED PLAN
& ELEVATIONS

DECEMBER 1ST 2022

REVISED: 2/15/2023

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BZA3

4 Shepard St.

Petitioner

173-29
WHELAN, PATRICIA MARIE
6 SHEPARD ST #2
CAMBRIDGE, MA 02138-1712

173-29
SIMPSON, ANITA RAE
8 SHEPARD ST. UNIT#1
CAMBRIDGE, MA 02138

173-30
BASS, STEEDMAN L TRS
4 SHEPARD ST
CAMBRIDGE, MA 02138

173-29
BASS, STEEDMAN
6 SHEPARD ST., UNIT #4
CAMBRIDGE, MA 02139

173-29
MOULTON, MARGARET M. &
PETER F. MOULTON
6-8 SHEPARD ST #6
CAMBRIDGE, MA 02138

RICHARD BERNSTEIN
988 WASHINGTON STREET
GLOUCESTER, MA 01930

174-70
LEE, SHIRLEY Y. & FRANK S. LEE.,
TR. FRANK S. LEE & SHIRLEY Y. LEE FAMILY TR.
3 SHEPARD ST., UNIT #1
CAMBRIDGE, MA 02139

174-70
METTLER, BERNARD
2120 KEYWOOD PARKWAY
MINNEAPOLIS, MN 55405

174-79
STONE INVESTMENT HOLDING LLC,
9 SHEPARD ST
CAMBRIDGE, MA 02138

173-65
TABIT, SALIM, NANCY C TABIT & EDDY TABIT
TRUSTEES THE TABIT FAMILY 2010 IRREV TRU
1804 DOGWOOD CIRCLE
NORTH ANDOVER, MA 01845

174-70
ZUCKER, DEBORAH
3 SHEPARD ST #3
CAMBRIDGE, MA 02138

174-78
KANTOR, DAVID,
TR. THE KANTOR SHEPARD ST NOMINEE TR
7 SHEPARD STREET
CAMBRIDGE, MA 02138-1711

173-38
RUTTER, JOHN A. & KATHLEEN HUNTER RUTTER
5-7 RUTLAND ST. UNIT#5/1
CAMBRIDGE, MA 02139

174-70
RAGER, CLARE SELDEN & KYLE M. RAGER
3 SHEPARD ST UNIT 4
CAMBRIDGE, MA 02138

173-38
FEDAK, SCOTT M. & LAUREN ELIZABETH
7 RUTLAND ST UNIT 7-2
CAMBRIDGE, MA 02138

173-38
PUTRIH, TOBIAS & MOJCA SKOBERNE
5-7 RUTLAND ST. UNIT#7/1
CAMBRIDGE, MA 02139

173-75
CM-CHR INC
TRS 1640 MASS AVE REALTY TRUST TR
300 INDEPENDENCE DR
CHESTNUT HILL, MA 02467

173-29
BASS STEEDMAN L
TRS STEDMAN L BASS 2008 TRUST
1770 MASSACHUSETTS AVE #317
CAMBRIDGE, MA 02140

174-70
WELCH, MARY TUCK
3-5 SHEPARD ST - UNIT 2
CAMBRIDGE, MA 02138

173-29
HUNT, MELISSA & GARTH ISAAK HUNT-ISAAK,
IAN ET AL
6-8 SHEPARD ST - UNIT 5
CAMBRIDGE, MA 02138

173-48
MILLER, TUCKER REED JOHN KURT MILLER
C/O CLIFFORD V MILLER INC
1396 BEACON ST
BROOKLINE, MA 02446

173-37
MOORE, GORDON T., CHARLOTTE B. MOORE
9 RUTLAND ST
CAMBRIDGE, MA 02138

RICHARD BERNSTEIN ARCHITECT
ARCHITECTURE & PLANNING
988 WASHINGTON STREET
GLOUCESTER, MA 01930

March 15th 2023

Letter to Neighbors of 4 Shepard Street
Cambridge, MA 02138

Re: Proposed Improvements

Dear Neighbor,

In anticipation of the Board of Zoning Appeal notification to abutters that you will receive, I am pleased to contact you concerning the proposed project at 4 Shepard Street.

The purpose of this letter is to describe the proposed improvements planned and the review process required. You will soon be receiving notification of the scheduled BZA Public Hearing on April 13th to review the Special Permit required:

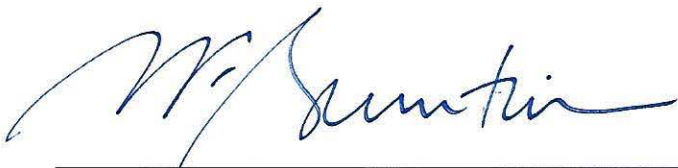
Enclosed are the application site plan, aerial photograph and plans that illustrate the scope and design of the project. The property remains an owner-occupied home with an existing 3rd floor apartment. The proposed improvements include:

- a) Attic addition within existing 2-story structure as a life-safety improvement to provide direct stair access to the 3rd floor apartment as required by current building code;
- b) Adding two dormers to the 3rd floor which would match the existing historic original gabled dormers to provide needed additional light and air;
- c) Side yard shed for bicycle storage and an enclosure for the recycling, compost and trash bins;

The zoning relief required would be a Special Permit for the 3rd floor apartment improvements since the house is an existing non-conforming structure and an accessory building variance to be able to locate the shed along the side yard driveway across from the brick wall of the 6-story apartment building preserving the open backyard for the benefit of all properties.

Please do not hesitate to contact me with any questions that I may answer or if you would need any additional information about the proposed project. Your support is appreciated and I look forward to a successful project for the neighborhood.

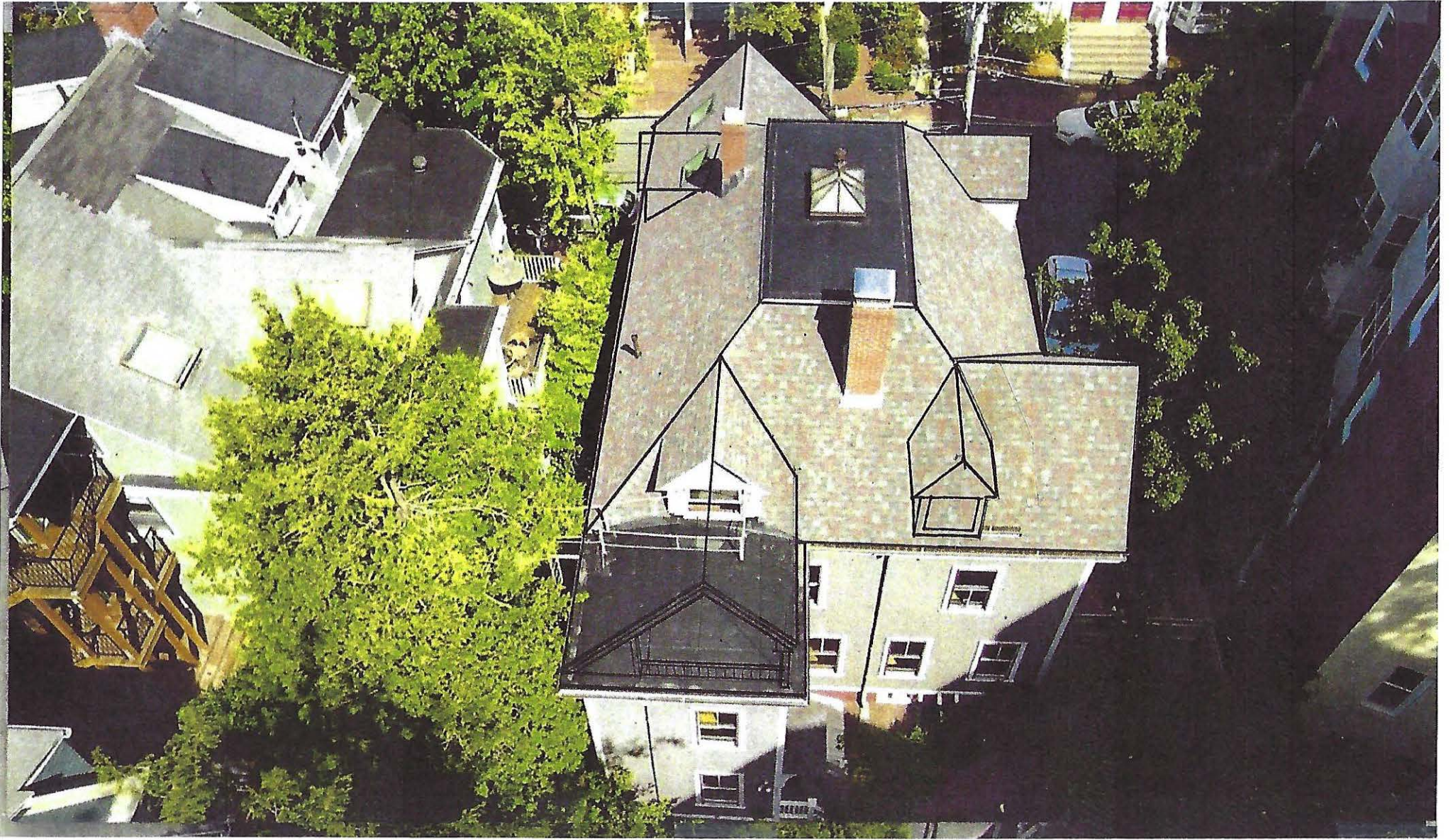
Respectfully,



Richard Bernstein Architect
rfbarch@aol.com

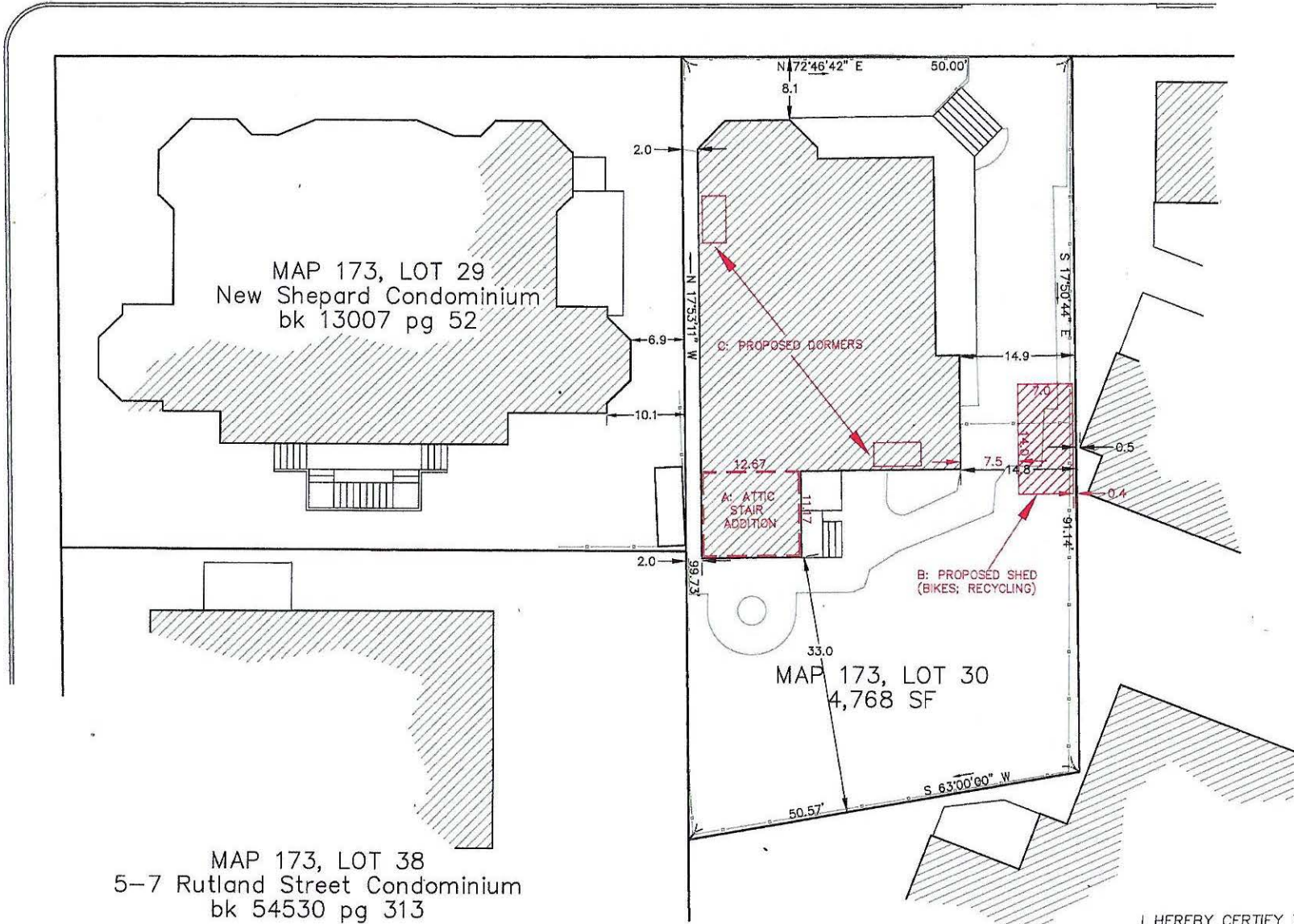


20.04.2022 13:47



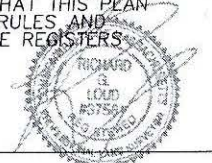
SHEPARD STREET

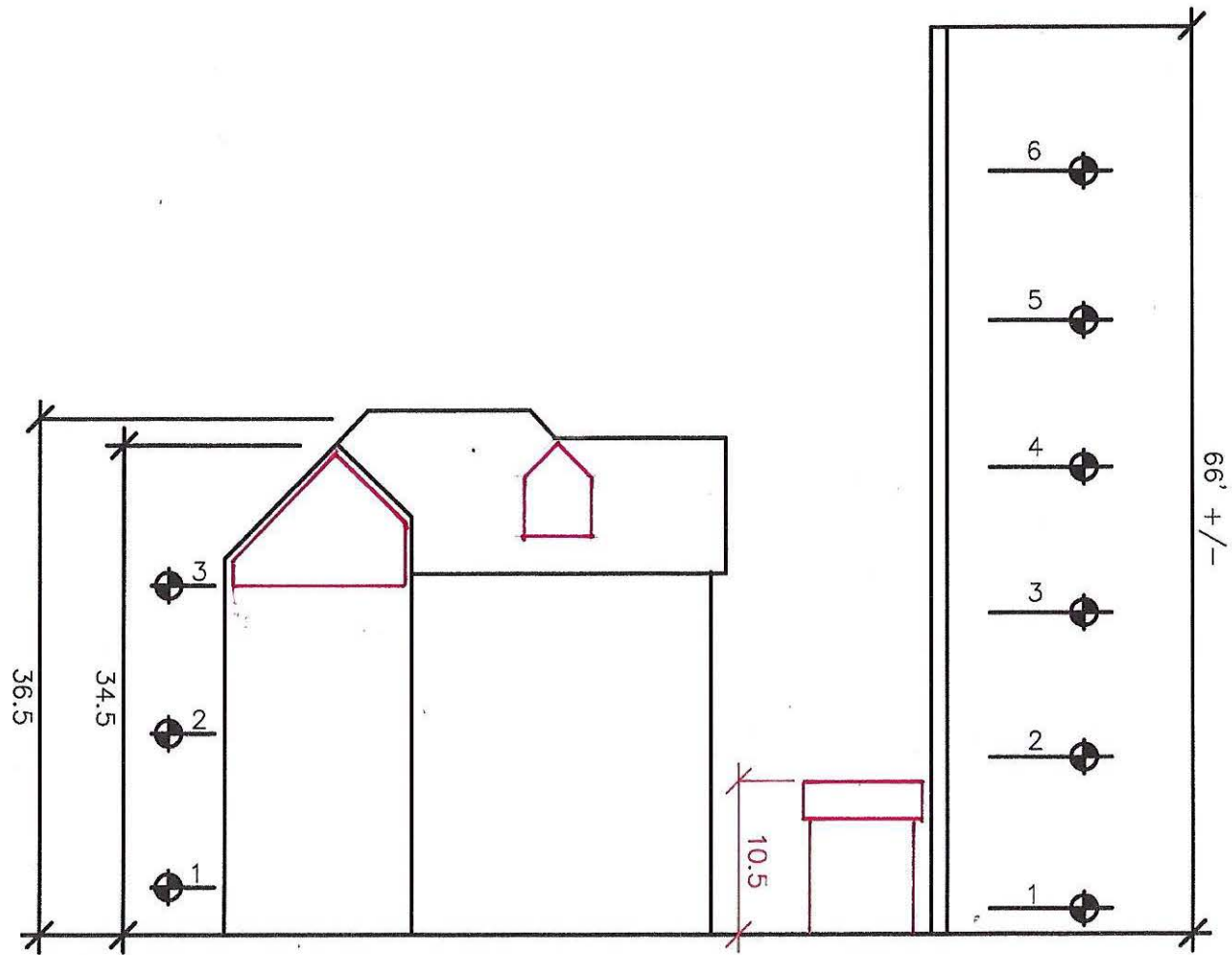
RUTLAND STREET



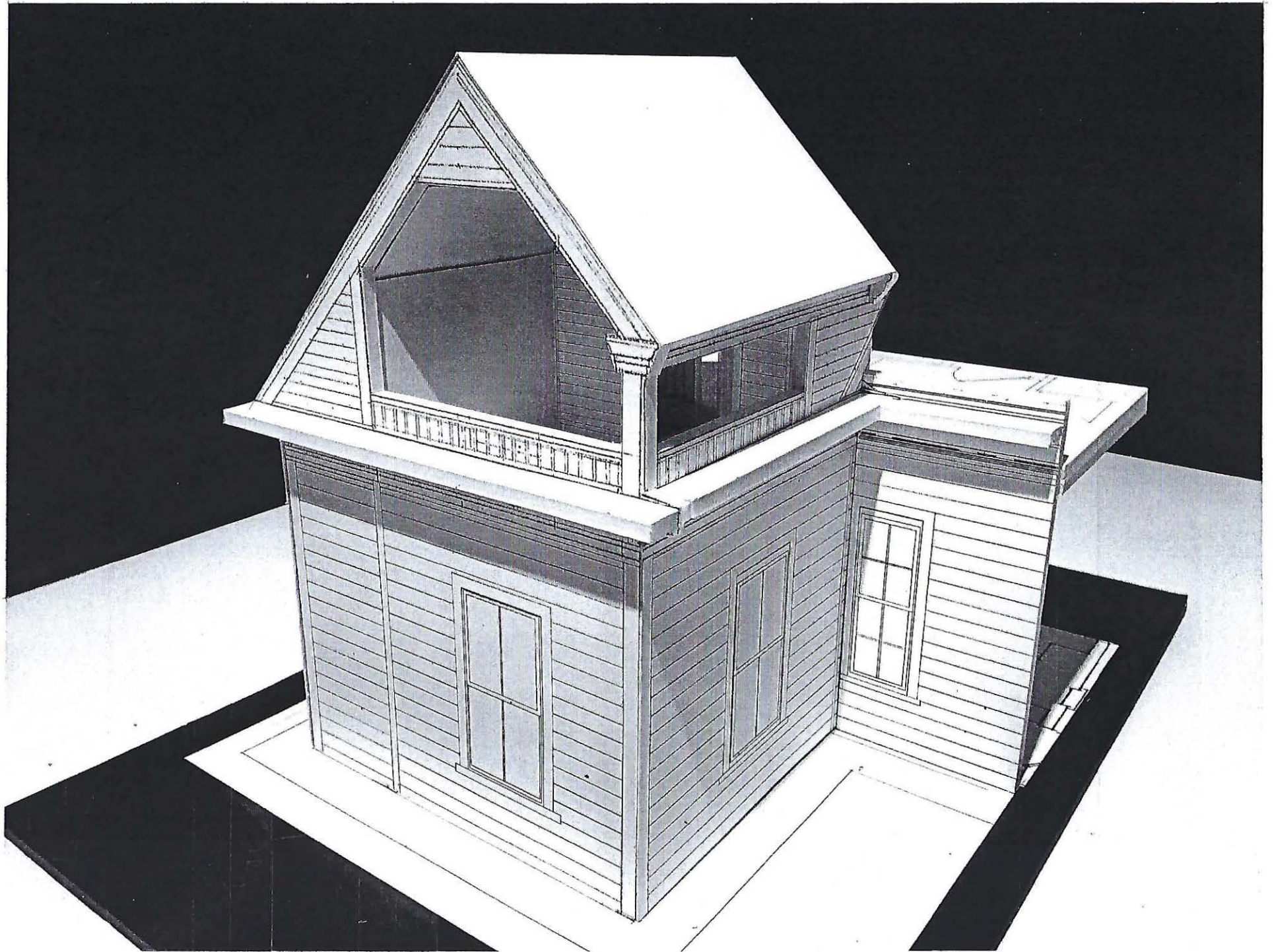
MAP 173, LOT
Clifford V Miller
bk 12356 pg :

I HEREBY CERTIFY THAT THIS PLAN
CONFORMS TO THE RULES AND
REGULATIONS OF THE REGISTER
OF DEEDS.





COMPARATIVE HEIGHT ANALYSIS



4 SHEPARD ST.
CAMBRIDGE, MA

PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION
& ACCESSORY SHED

DESIGN
ELEVATIONS

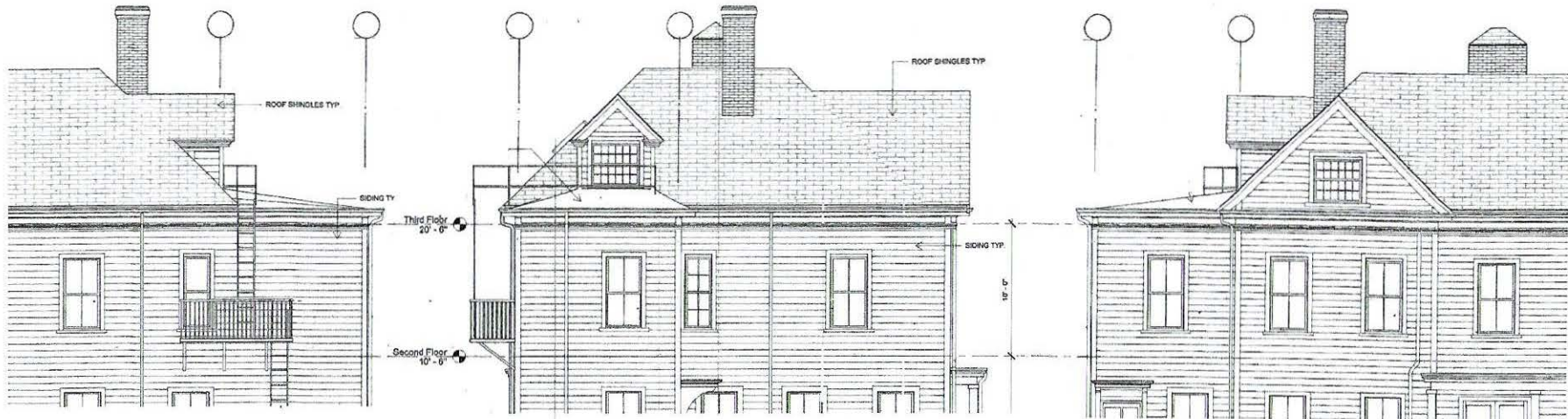
DECEMBER 1ST 2022

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617-721-9227



RF Bernstein
BZA2

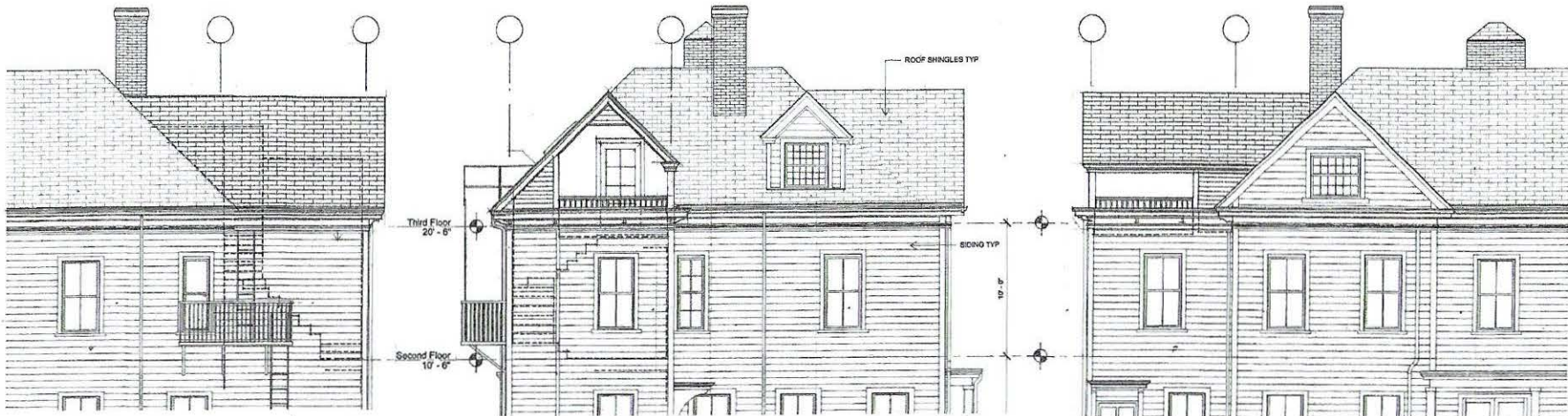


WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

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



WEST ELEVATION

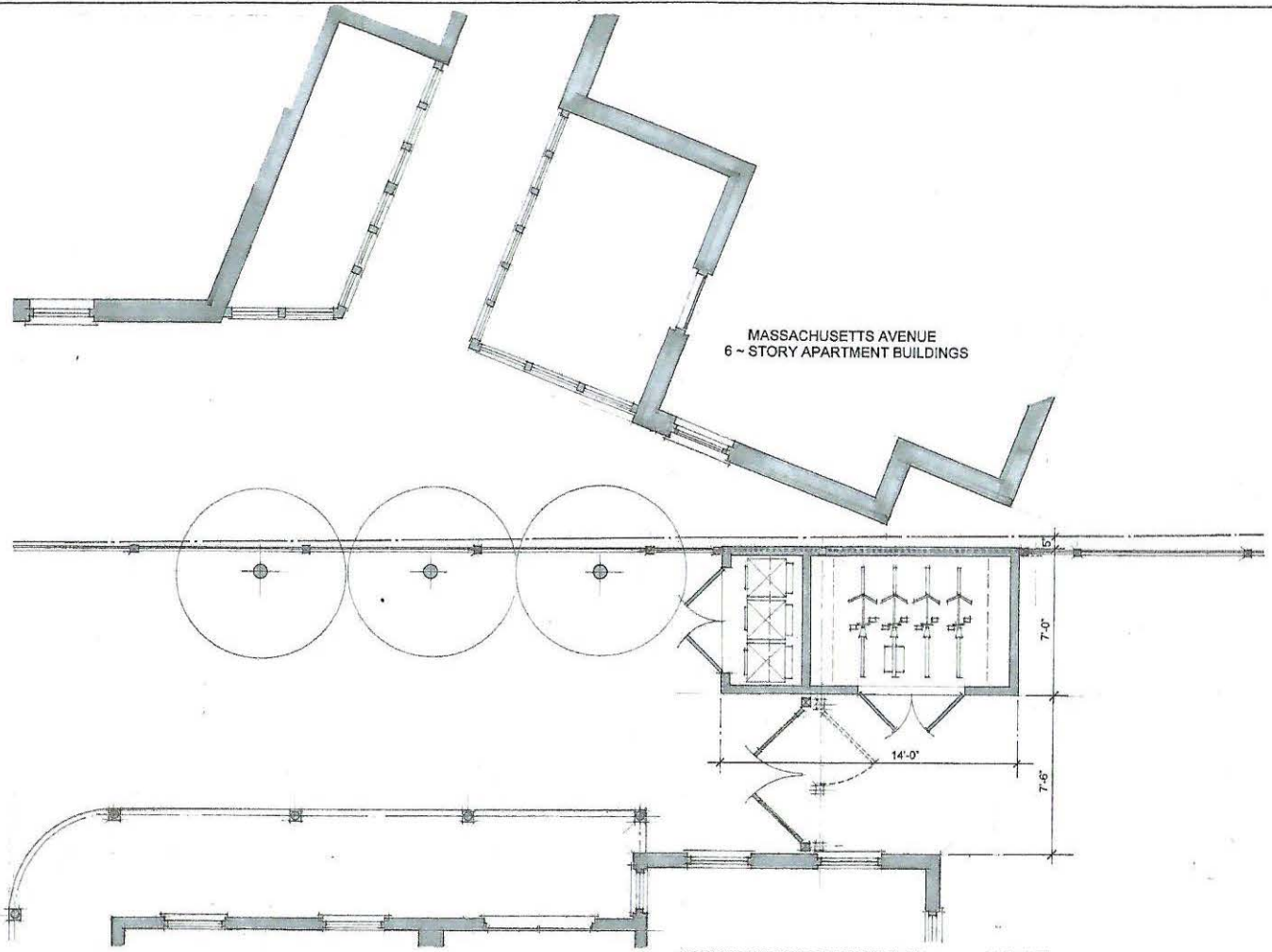
SOUTH ELEVATION

EAST ELEVATION

PROPOSED ELEVATIONS 1/4"=1'-0"

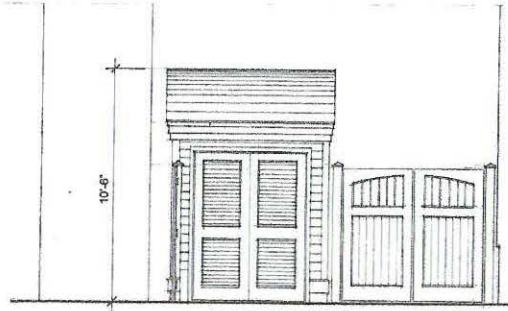


VIEW OF 6-STORY APARTMENT BUILDING ALONG SHEPARD STREET

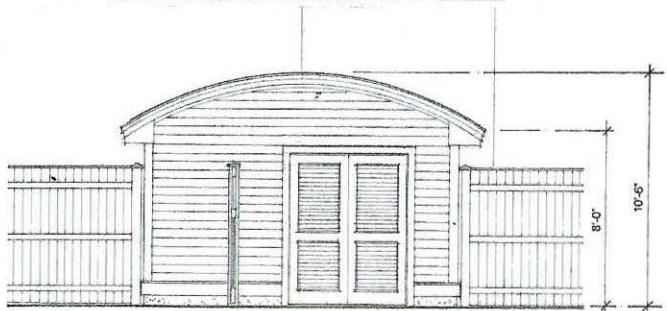


MASSACHUSETTS AVENUE
6-STORY APARTMENT BUILDINGS

ACCESSORY SHED CONTEXT PLAN 3/8"=1'-0"



NORTH ELEVATION 3/8"=1'-0"



WEST ELEVATION 3/8"=1'-0"



VIEW OF APARTMENT BUILDING WALL IN AREA OF PROPOSED SHED

4 SHEPARD ST.
CAMBRIDGE, MA

PROPOSED
3RD FLOOR ATTIC
STAIR ADDITION
& ACCESSORY SHED

SHED PLAN
& ELEVATIONS

DECEMBER 1ST 2022

REVISED: 2/15/2023

RF BERNSTEIN ARCHITECT
983 WASHINGTON STREET
GLOUCESTER, MA 01930
817-721-0227



BZA3