



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 AUG 17 AM 10:51
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 137449

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 53 Raymond Street, LLC C/O Maryann Thompson Architects, Zac Cardwell, AIA

PETITIONER'S ADDRESS: 741 Mount Auburn Street, Watertown, MA 02472

LOCATION OF PROPERTY: 55 Raymond St., Cambridge, MA

TYPE OF OCCUPANCY: Single family + accessory apartment

ZONING DISTRICT: Residence A-2 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The proposed new house asks for relief to continue the existing use as a single family with accessory apartment. This use is as allowed per 4.22 in existing structures via special permit. As a new structure, relief is requested to allow the accessory apartment which otherwise meets all other requirements found in 4.22.

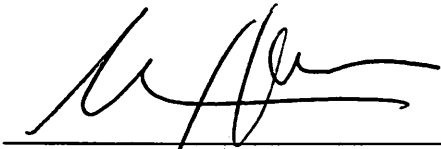
Side-yard setback relief is also requested to install exterior access stairs leading to the lower level accessory apartment and to reduce the side-yard setback for an accessory garage structure. The garage structure is attached to main residence with exterior deck on second floor requiring a larger setback than an entirely detached accessory structure. A smaller setback of 5ft aligning with accessory structure setback requirements would align the garage with the existing driveway location which is proposed to remain in the same location.

SECTIONS OF ZONING ORDINANCE CITED:

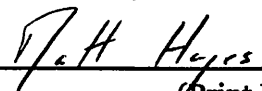
Article: 4.000 Section: 4.22 (Accessory Apartments).

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Original
Signature(s):



(Petitioner (s) / Owner)



(Print Name)

Address:

Tel. No.

512-633-9873

E-Mail Address:

zac@maryannthompson.com

Date: _____

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:
- Allowing the inclusion of an accessory apartment in the residence will give the owner flexibility to better provide for family, health or other situations that may arise where having a secondary dwelling unit in the structure would be beneficial.
- 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 by not affecting generally the zoning district in which it is located for the following reasons:
- Considering the design, age and condition of the existing structure it is beneficial from functional, longevity, energy and neighborhood fabric considerations to construct a new residence designed to modern building standards. Relief for the side-yard setback for the garage is requested to maintain the existing driveway 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:
- As accessory apartments are allowed in existing structures in the zoning district through a special permit application the creation of one in the proposed new structure only seeks permission to allow this use as well. Other than the age of the structure all other requirements for such accessory apartments listed in 4.22 are met. A portion of the side-yard setback relief requested is due to the required access stairs to the accessory apartment located on the left side-yard.
- The reduced setback for the garage structure would put it alignment with standard accessory building setbacks as allowed by the ordinance. Additionally, the location of the proposed garage places it adjacent to an existing accessory garage structure on the neighboring property so as to not cause any substantial detriment to neighboring owners.
- 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 design has been reviewed and approved by the Avon Hill NCD. Granting the construction of the accessory apartment would fulfill the purpose of section 4.22 of providing more flexibility within the zoning district to add more residential units without substantially altering the fabric of the district. Allowing the reduction in side yard setback for the garage structure would reduce impervious paving material by aligning the structure with the existing drive.

***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:** 53 Raymond Street, LLC**Location:** 741 Mount Auburn Street**Phone:** 512-633-9873**Present Use/Occupancy:** Single family + accessory apartment**Zone:** Residence A-2 Zone**Requested Use/Occupancy:** Single family + accessory apartment

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	5,041	8,365	8,368	(max.)
<u>LOT AREA:</u>	16,731	16,731	6,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.30	.50	.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	8,365.5	8,365.5	4,500	
<u>SIZE OF LOT:</u>				
WIDTH	87	87	65	
DEPTH	N/A	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	18.8	20	20	
REAR	86.6	69.8	25	
LEFT SIDE	6.2	11.25	10 (sum 25)	
RIGHT SIDE	14.6	5	10 (sum 25)	
<u>SIZE OF BUILDING:</u>				
HEIGHT	25.75	34.33	35	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	67%	74%	50%	
<u>NO. OF DWELLING UNITS:</u>	2	2	1	
<u>NO. OF PARKING SPACES:</u>	3	2	1 min	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

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'.

BZA Application Form

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 Paul H. Hayes manager of 53 Raymond St LLC
(OWNER)

Address: 17 Ellsworth Ave Cambridge, MA 02139

State that I/We own the property located at 53 Raymond St, which is the subject of this zoning application.

The record title of this property is in the name of 53 Raymond St LLC

*Pursuant to a deed of duly recorded in the date 4/25/21, Middlesex South County Registry of Deeds at Book 64829, Page 297; or

Middlesex Registry District of Land Court, Certificate No. _____

Book 8248 Page 159.

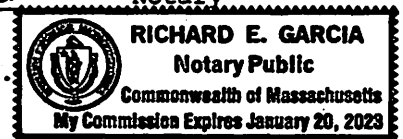

SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Samuel M Hayes personally appeared before me, this 12 of August, 2021, and made oath that the above statement is true.

My commission expires 1/20/2023 (Notary Seal).



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



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:

[Signature]
(Print) W. H. Hys

Date:

9/23/21

Address:

55 Raymond St.

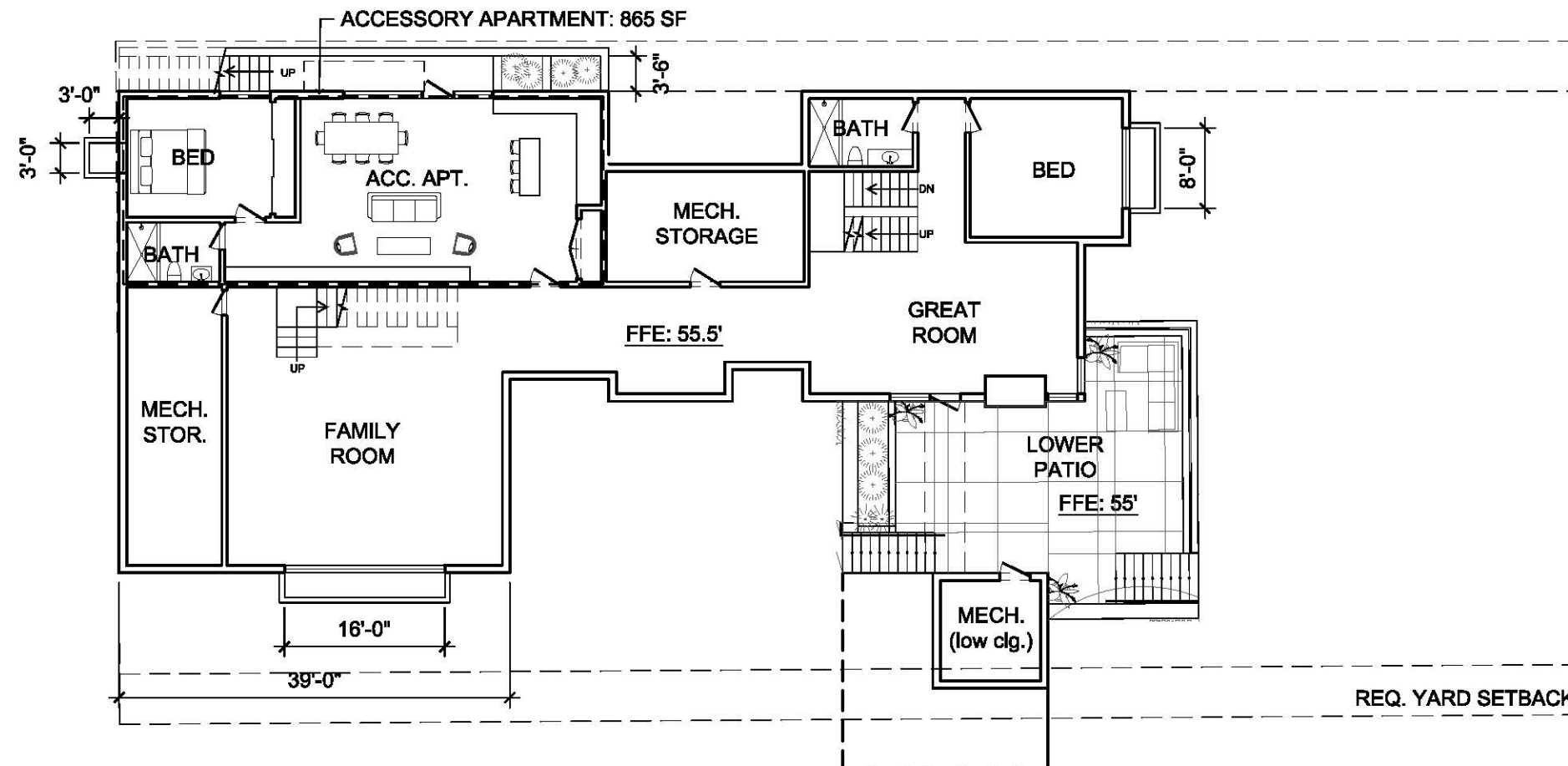
Case No.

BZA-137449

Hearing Date:

10/7/21

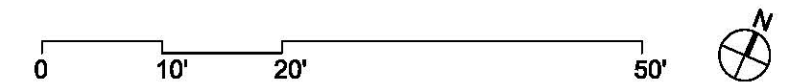
Thank you,
Bza Members



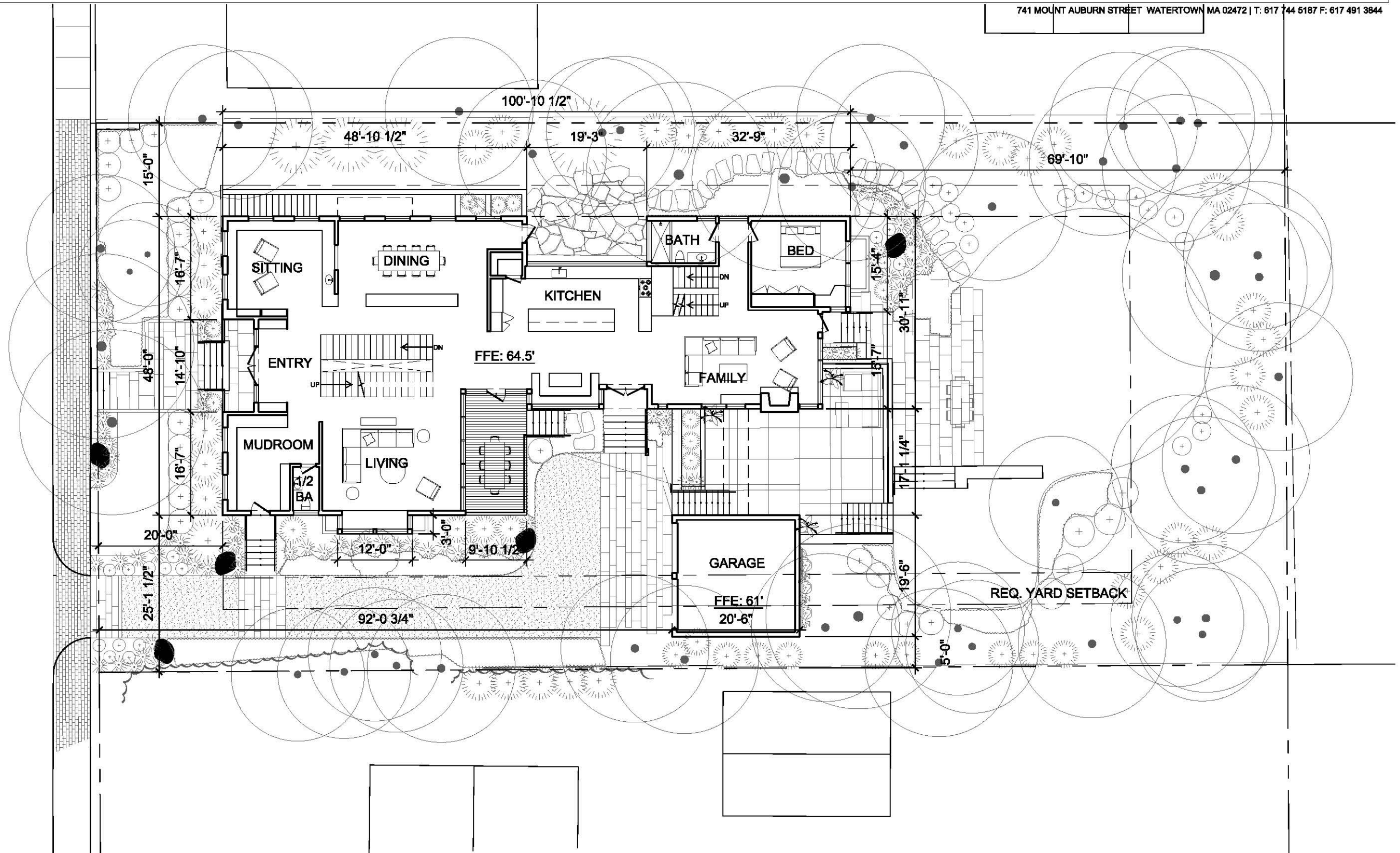
01 PROPOSED BASEMENT PLAN
SCALE: 1/16"=1'-0"

53 RAYMOND STREET
CAMBRIDGE, MA

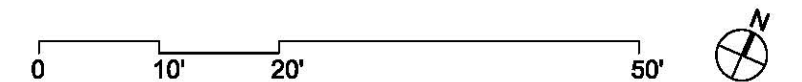
© MARYANN THOMPSON ARCHITECTS

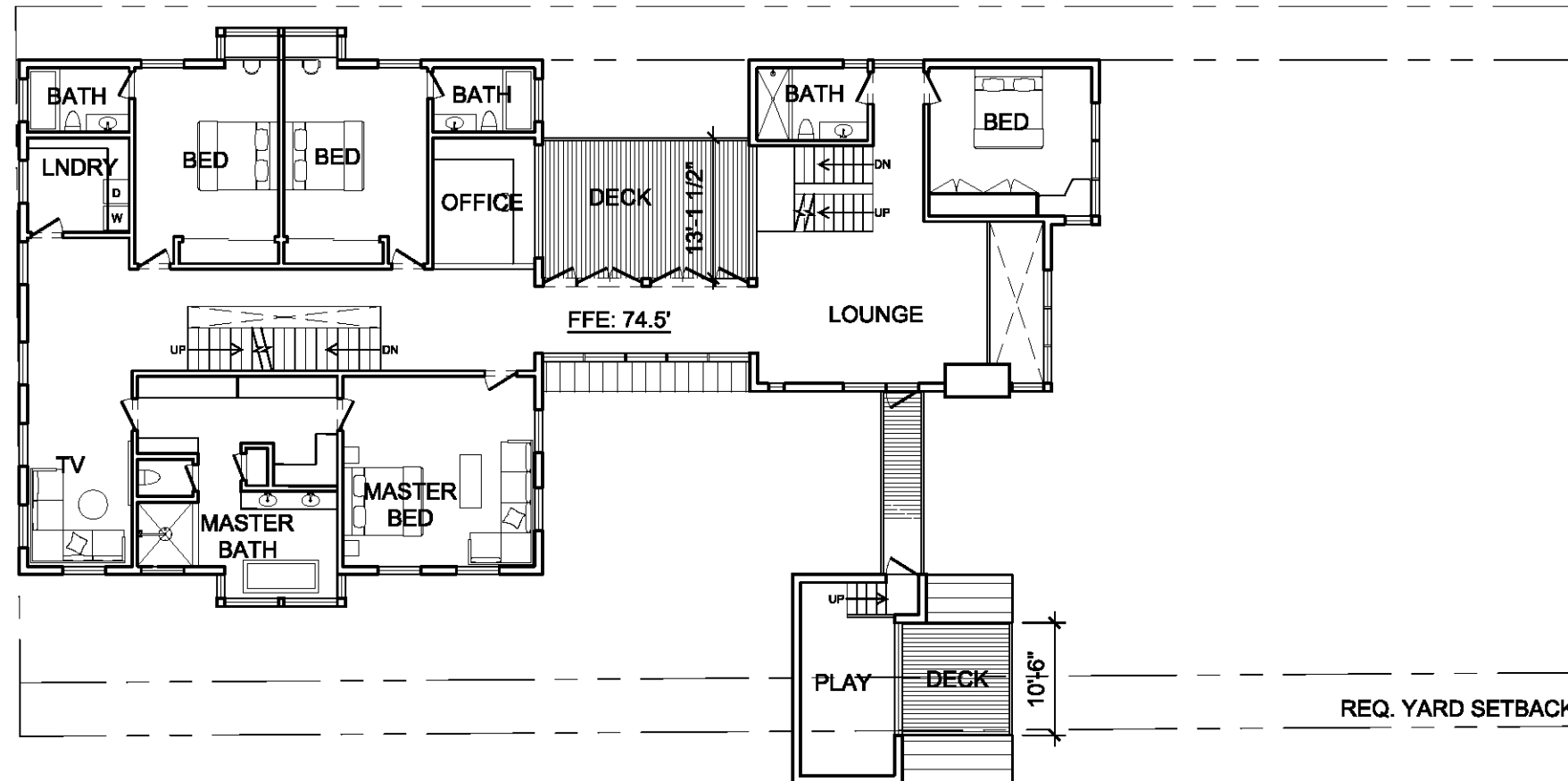


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07.16.2021

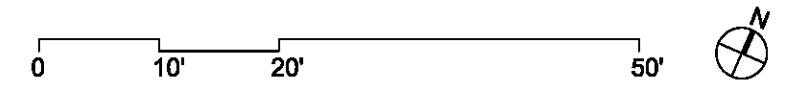


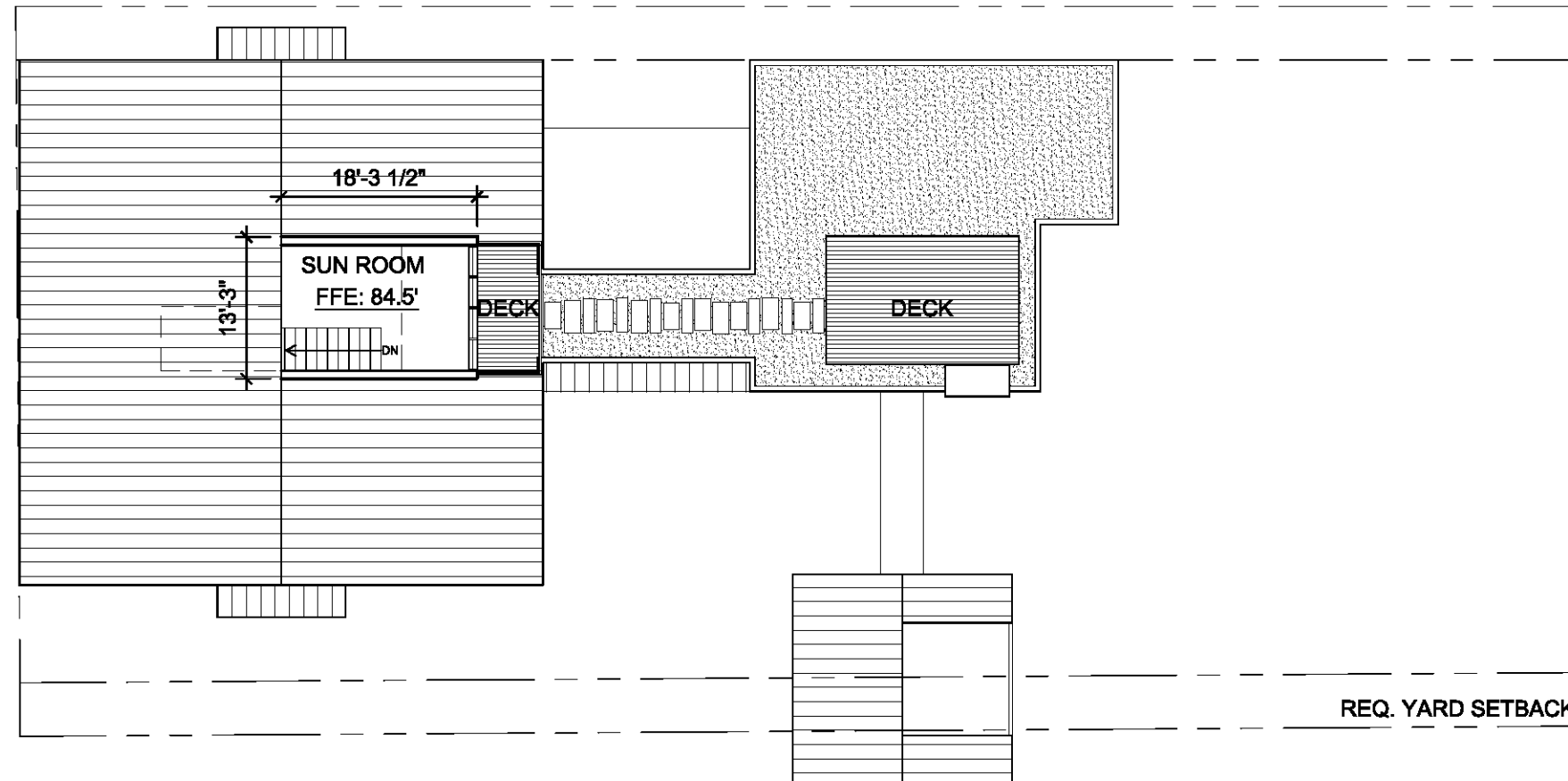
01 PROPOSED FIRST FLOOR PLAN
SCALE: 1/16"=1'-0"



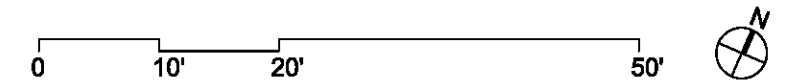


01 PROPOSED SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"



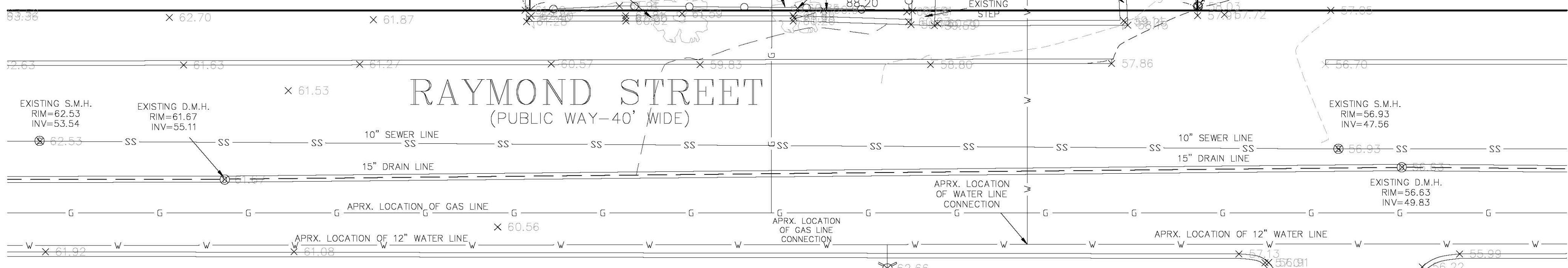
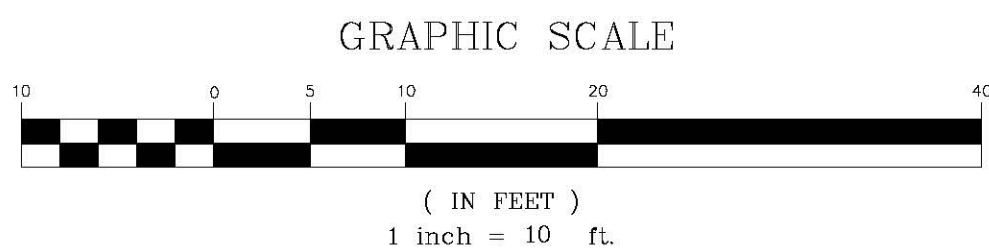


01 PROPOSED ROOF PLAN
SCALE: 1/16"=1'-0"



LEGEND	
	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
	SEWER MANHOLE
	DRAIN MANHOLE
	CATCH BASIN
	WATER MANHOLE
	WATER VALVE
	HYDRANT
	GAS VALVE
	ELECTRIC MANHOLE
	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
	MANHOLE
	SPOT GRADE
	TOP OF WALL
	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
	SEWER LINE
	DRAIN LINE
	WATER LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD WIRES
	CONTOUR LINE (MJR)
	CONTOUR LINE (MNR)

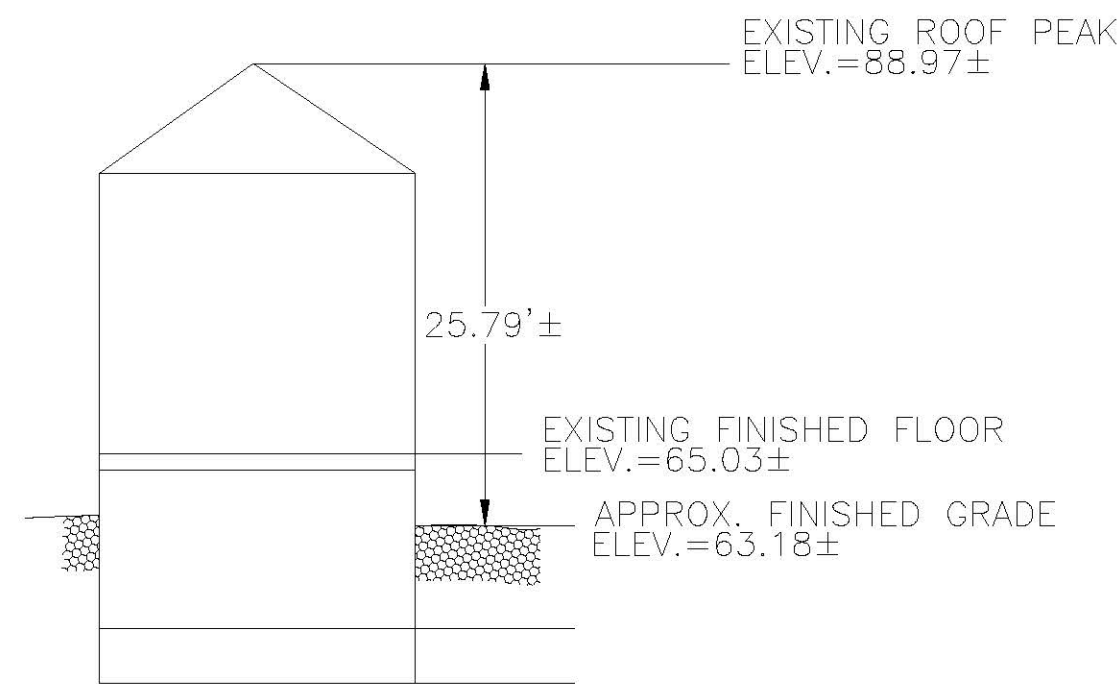
N/F
GOOD, BYRON J. & MARY-JO



MAP-LOT: 209-46
16,731± S.F. (MEASURED)
16,366± S.F. (RECORDED)

NOTES:

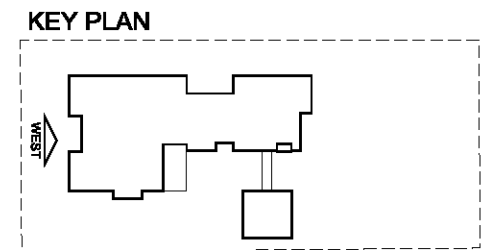
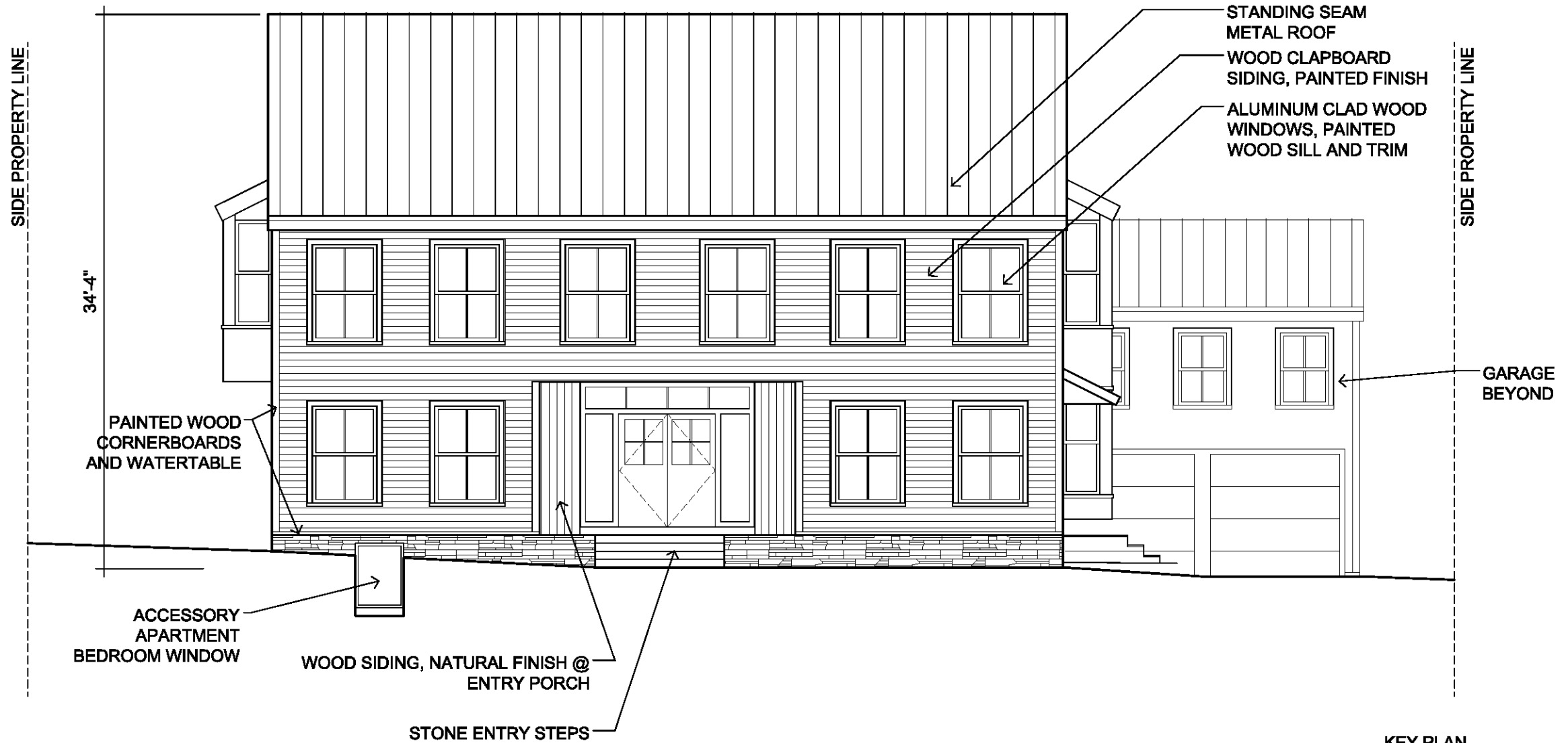
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 04/25/2021.
2. DEED REFERENCE: BOOK 64829, PAGE 297
PLAN REFERENCE 1: PLAN BOOK 8248, PAGE 159
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250486, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE BASED ON CITY OF CAMBRIDGE DATUM.



EXISTING PROFILE
NOT TO SCALE

SCALE 1"=10'				
DATE 4/27/2021	REV	DATE	REVISION	BY
SHEET 1	53 RAYMOND STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	EXISTING CONDITIONS PLAN			
CLIENT:	SHEET NO. 1			
DRAWN BY KK	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT STREET, SUITE 2 NEWTON MA 02458 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com			
CHKD BY P.J.N				
APPD BY P.J.N				

- T.O. ROOF
96'-3" (34'-4")
- FFE ROOF LEVEL
84'-6" (22'-7")
- FFE SECOND FLOOR
74'-6" (12'-7")
- FFE FIRST FLOOR
64'-6" (2'-7")
- AVERAGE GRADE
61'-11" (0'-0")



0 5' 10' 25'

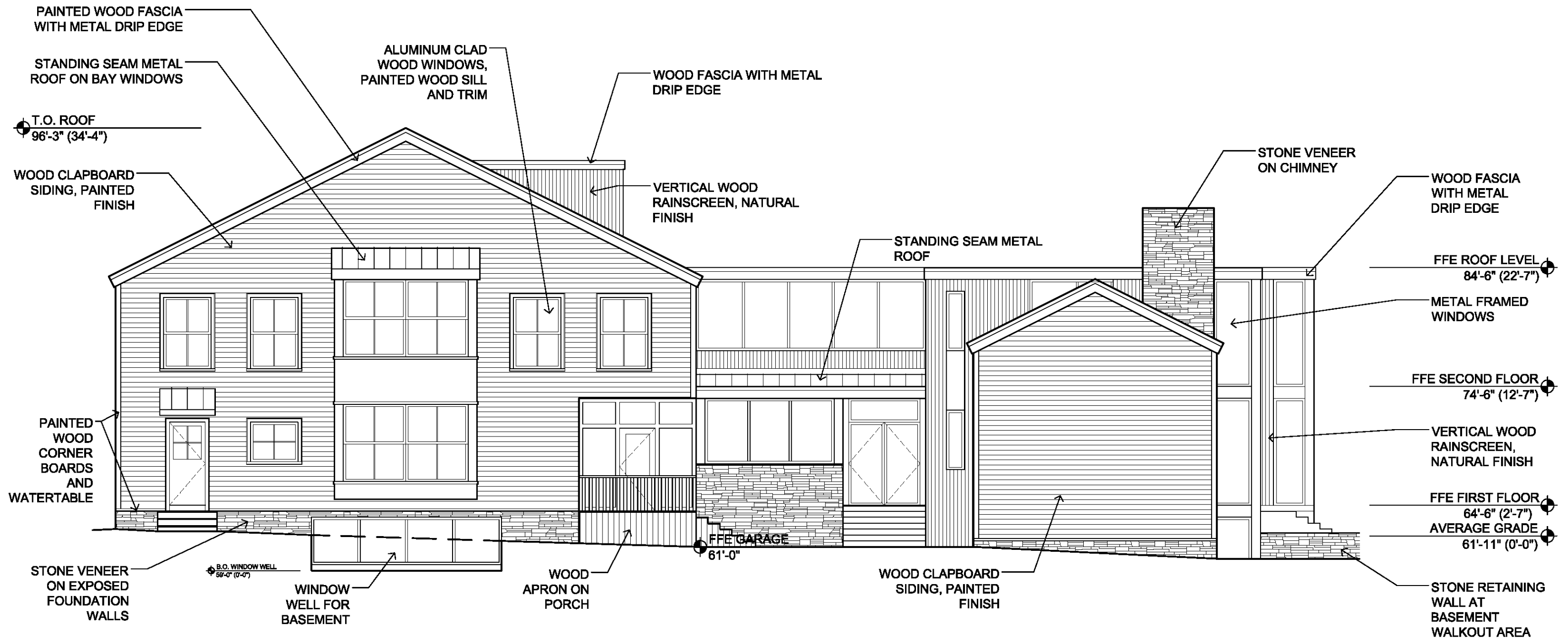
01 PROPOSED WEST ELEVATION

SCALE: 1/8"=1'-0"

53 RAYMOND STREET
CAMBRIDGE, MA

© MARYANN THOMPSON ARCHITECTS

A3.0
07.16.2021



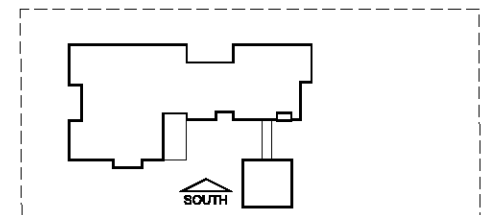
01 PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

53 RAYMOND STREET
CAMBRIDGE, MA

© MARYANN THOMPSON ARCHITECTS

KEY PLAN

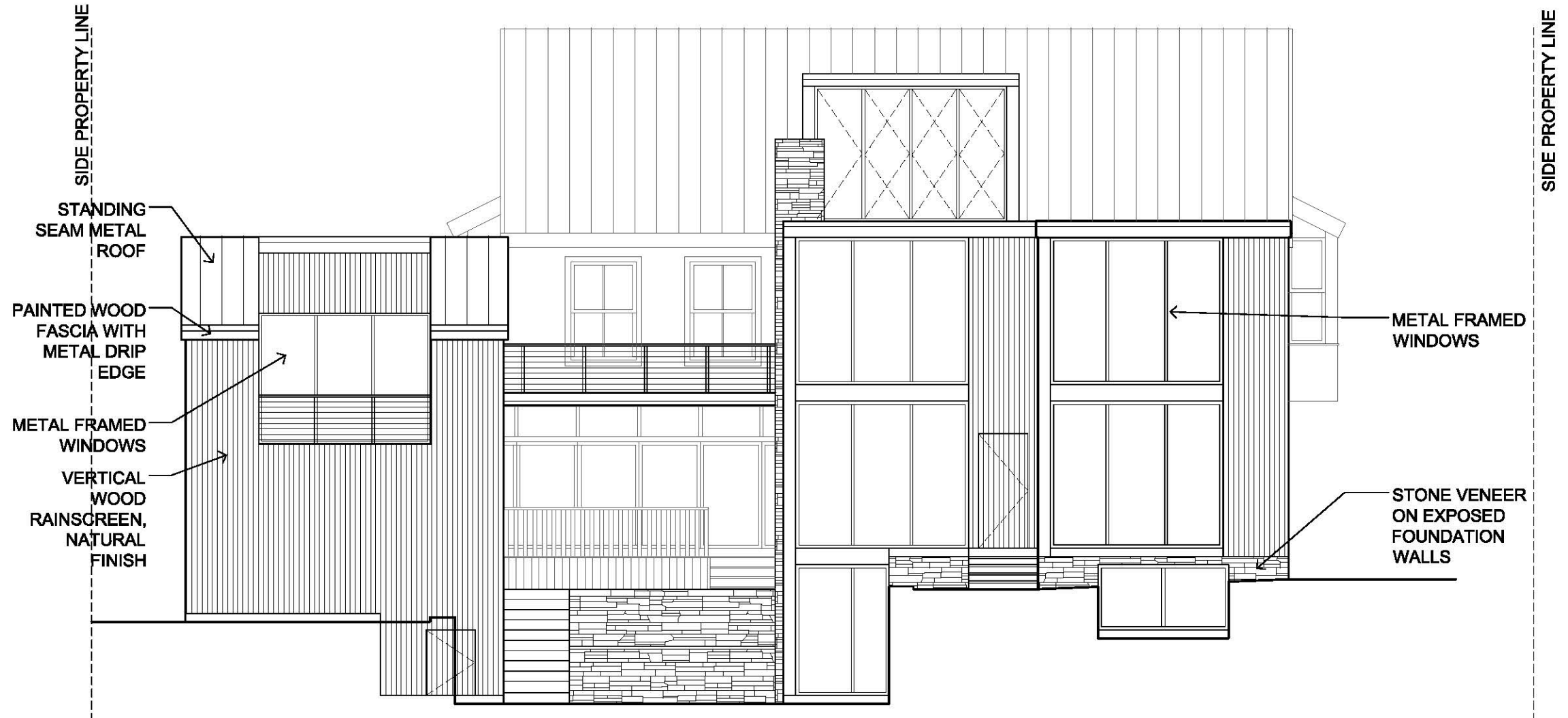


0 5' 10' 25'

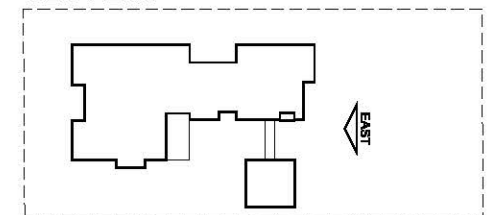
A3.1

07.16.2021

T.O. ROOF
 96'-3" (34'-4")
 FFE ROOF LEVEL
 84'-6" (22'-7")
 FFE SECOND FLOOR
 74'-6" (12'-7")
 FFE FIRST FLOOR
 64'-6" (2'-7")
 AVERAGE GRADE
 61'-11" (0'-0")



KEY PLAN



0 5' 10' 25'

01 PROPOSED EAST ELEVATION
 SCALE: 1/8"=1'-0"

53 RAYMOND STREET
 CAMBRIDGE, MA

© MARYANN THOMPSON ARCHITECTS

07.16.2021

T.O. ROOF
96'-3" (34'-4")

FFE ROOF LEVEL
84'-6" (22'-7")

METAL FRAMED
WINDOWS

FFE SECOND FLOOR
74'-6" (12'-7")

VERTICAL WOOD
RAINSCREEN,
NATURAL FINISH

FFE FIRST FLOOR
64'-6" (2'-7")

AVERAGE GRADE
61'-11" (0'-0")

WOOD SLAT RAILING,
NATURAL FINISH

STEPS TO ACCESSORY
APARTMENT

KEY PLAN

NORTH

0 5' 10' 25'

01

PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"

53 RAYMOND STREET
CAMBRIDGE, MA

© MARYANN THOMPSON ARCHITECTS

07.16.2021



FENCE ALONG STREET



SOUTHWEST CORNER



SOUTH ELEVATION

EXISTING CONDITIONS

53 RAYMOND STREET
CAMBRIDGE, MA

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A0.2

07.16.2021



ENTRY DOOR AND WALKWAY



SIDE ENTRY BY DRIVEWAY



FOUNDATION DETAIL



SOUTH ELEVATION WITH PARKING AREA

EXISTING CONDITIONS



PARKING AREA BEHIND HOUSE



ENTRY TO AUXILARY UNIT



WEST SIDE OF HOUSE



EAST ELEVATION

EXISTING CONDITIONS

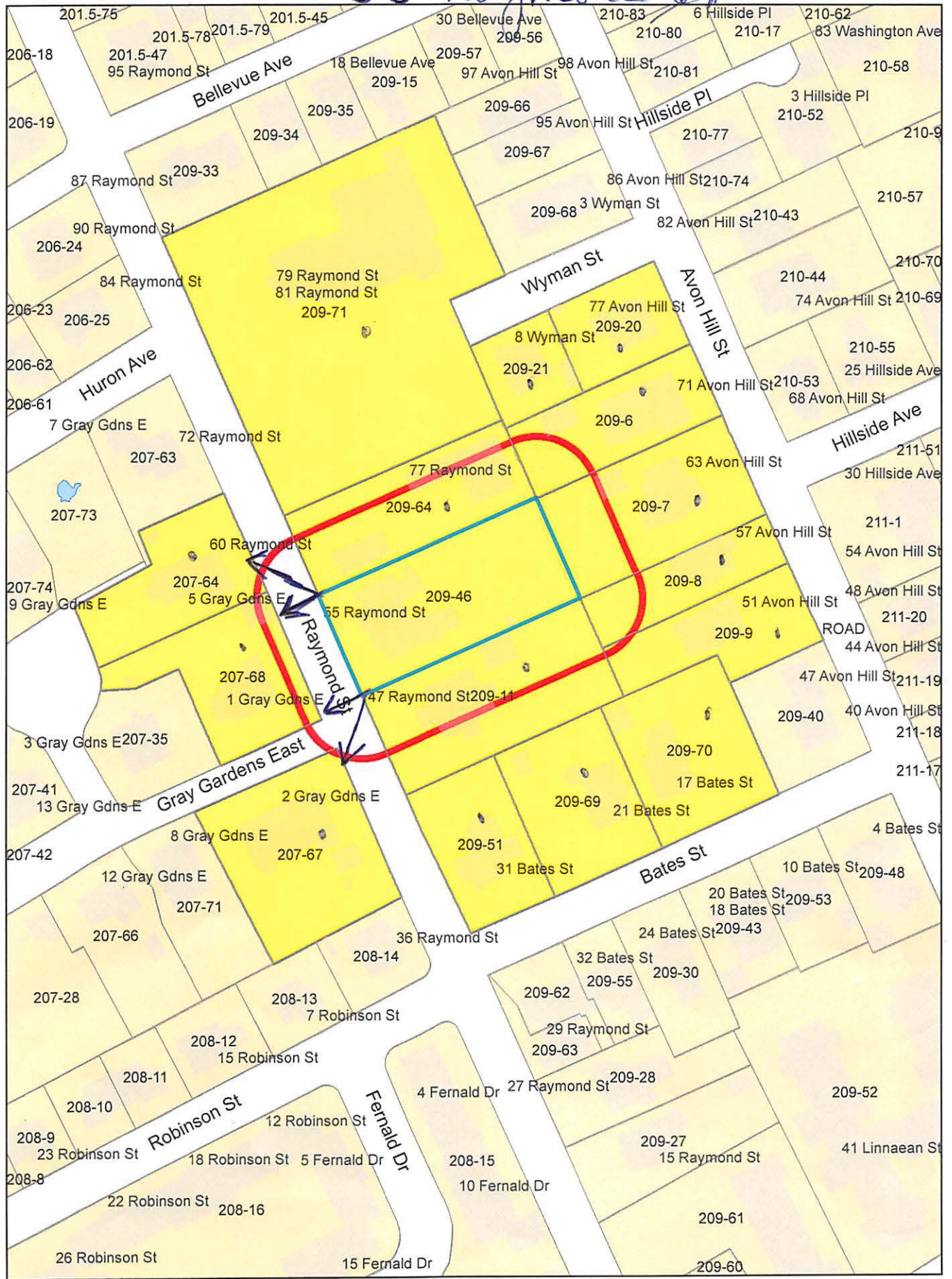


PROPOSED NORTHWEST VIEW



PROPOSED SOUTHWEST VIEW

55 Raymond St.



55 Raymond St.

Petitioner

207-64
MORIARTY, JOHN J.III &
KATHRYN ROSE MORIARTY
60 RAYMOND ST
CAMBRIDGE, MA 02140

209-20
DAVIS, PAUL R. &
MARGOT A. WELCH CO-TRUSTEES
77 AVON HILL ST
CAMBRIDGE, MA 02140

MARYANN THOMPSON ARCHITECTS
C/O ZAC CARDWELL, AIA
714 MT. AUBURN STREET
WATERTOWN, MA 02472

209-9
BURSACK, ELLIOTT S. & JOAN FRIEBEL
51 AVON HILL
CAMBRIDGE, MA 02140-3609

209-51
GOLBERG, MARK
35 RAYMOND ST
CAMBRIDGE, MA 02140-3638

MATT HAYES,
MANAGER OF 53 RAYMOND ST. LLC
17 ELLSWORTH AVE
CAMBRIDGE, MA 02139

209-71
SCYLLA PROPERTIES, LLC.
P.O BOX 990024
BOSTON, MA 02199

207-68
IATRIDOU, SABINE & CONSTANTINOS MARINOS
1 GRAY GARDENS EAST
CAMBRIDGE, MA 02138-1547

209-6
KRIEGER, SARAH H.
71 AVON HILL ST
CAMBRIDGE, MA 02140

209-8
RATHBONE, CHARLES H. & EDITH T. RATHBONE
57 AVON HILL ST.
CAMBRIDGE, MA 02140-3609

209-21
PARKER, JUDITH W.
8 WYMAN STREET
CAMBRIDGE, MA 02140-3628

209-64
GOOD, BYRON J. & MARY-JO DELVECCHIO GOOD
77 RAYMOND ST
CAMBRIDGE, MA 02140-3639

209-70
RESIDENT
17 BATES ST
CAMBRIDGE, MA 02140-3611

207-67
2 GRAY GARDENS LLC
292 NEWBURY ST - PMB #485
BOSTON, MA 02115

209-11
FOLLEN STREET LLC
47 RAYMOND ST
CAMBRIDGE, MA 02140

209-7
SCOTT, CLAUDIA BARNETT
120 SCHOOL ST
CONCORD, NH 03301

209-46
MOLLER, CLIFFORD B., TRUSTEE
THE 2000 CLIFFORD B. MOLLER REV TRUST
53 RAYMOND ST
CAMBRIDGE, MA 02140

209-69
SPERLING, JAMES D. &
VIRGINIA A. LOEB TRUSTEE
21 BATES ST
CAMBRIDGE, MA 02140



Avon Hill Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112 histncds@cambridgema.gov
<http://www.cambridgema.gov/historic/districtshistoricproperties/avonhillncd>

Constantin von Wentzel, *Chair*; Mark Golberg, *Vice Chair*
Levin Campbell, Heli Meltsner, *Members*
Art Bardige, Theresa Hamacher, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: 53 Raymond Street

**OWNER: 53 Raymond Street LLC
17 Ellsworth Avenue
Cambridge, MA 02139**

The Avon Hill Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the work described below is not incongruous to the historic aspects or architectural character of the district, and that the existing structure is not listed on the National Register of Historic Places nor has it been determined to be eligible; the existing structure is in advanced disrepair and restoration is not financially feasible; and the new design enhances the enjoyment of the district by providing pedestrians views into portions of the property:

Demolish the existing building and construct a new single-family house with auxiliary apartment.

The proposal was approved with the condition that there will be staff review of materials during final design development/construction as well as review of visible changes to the landscape plan.

Work is to be carried out as indicated on the drawings by Maryann Thompson Architects, Watertown, MA, titled "Avon Hill Neighborhood Conservation District Commission Review Set, 53 Raymond Street," dated June 8, 2021.

The plans referenced above are incorporated into this certificate, which is binding on the applicant, and all improvements shall be carried out as described herein.

This certificate is granted upon the condition that the work authorized is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **AH-713**

Date of Certificate: **June 28, 2021**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Avon Hill Neighborhood Conservation District Commission on June 29, 2021.

By cvw/aac, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed. Appeal has been filed.

Date, City Clerk.

Pacheco, Maria

From: Good, Byron <byron_good@hms.harvard.edu>
Sent: Monday, September 27, 2021 12:06 PM
To: Pacheco, Maria
Subject: Matt Hayes Project at 53-55 Raympnd

Dear M Pacheco @ Cambridge.Gov

We at 77 Raymond St have no issues with Matt's design for entry stairs to the accessory apartment. Best, Mary-Jo Good