

Date:

CITY OF CAMBRIDGE MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

BZA APPLICATION FORM

Plan No:

BZA-017150-2019

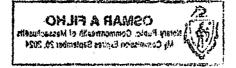
GENERAL INFORMATION

he undersigned	74	ions the Boa		erecent residence	to a fig. 1-b. commission and a fig. 1	
Special Permit :			Variance :		•	Appeal:
PETITIONER:	Thaddeu	s Seymour	- C/O Adam	J. Glass	man, Architect	
ETITIONER'S A	DDRESS:	2 Wort	hington St	Cambridg	e, MA 02138	
OCATION OF PR	ROPERTY:	72 Dana	St Cambrid	lge, MA		
YPE OF OCCUP	ANCY:	Residentia	il	z	ONING DISTRICT :	Residence C-1 Zone
REASON FOR PE	TITION:					
	Addi	tions				
ESCRIPTION OF	PETITIONE	R'S PROPOS	SAL:			
ariance: Rec	quested fo	r new rea	r decks wit	hin the	rear setback.	
necial Permi	t: Reques	ted for ne	ew window a	nd door	openings within	the rear setback.
poolal lolmi	.c. negace	icca for in	ow willidow d	na acci	openings within	the rear sectator.
ECTIONS OF ZO	NING ORDII	NANCE CITE	o :			
rticle 5.000)	Section	5.31 Dimens	sional Re	equirements	
rticle 8.000)	Section	8.22.2.C (1	Non-Confo	orming Structure	e).
						1
					2	//
			Original Signa	turo(c):		
			Original Signa	iture(s).	-//	(Petitioner(s) / Owner)
					DOOM	GLO35WN
						(Print Name)
					1 1 200	11/012/101 Sh
			A	ddress :	COMBOIR	15 MA
			-	ol No :	610-410	1/4/1
				el. No. :	01/1	755MAN, RA GGMIT. COI
			E	-Mail Addre	ess: N 10/10	1 ING IKA (QUINT'.CO)

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

Thaddeus Seymour I/We
(OWNER)
Address: 14 Crescent St Suite B Somerville MA
State that I/We own the property located at
which is the subject of this zoning application.
The record title of this property is in the name of
*Pursuant to a deed of duly recorded in the date $\frac{1-17-18}{}$, Middlesex South County Registry of Deeds at Book $\frac{71619}{}$, Page $\frac{454}{}$; or
Middlesex Registry District of Land Court, Certificate No
BookPage
*Written evidence of Agent's standing to represent petitioner may be requested.
Commonwealth of Massachusetts, County of Suffock
The above-name THADOGUS SEYMOUR personally appeared before me,
this 02^{NP} of 3010^{-1} , and made oath that the above statement is true.
Notary
My commission expires OSMAR A FILHO Notary Fublic, Commonwealth of Messachusetts My Commission Expires September 20, 2024
• 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 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:
 - A literal enforcement of the Ordinace would make it impossible for the owner to remove the rear dilapidated and hazardous rear enclosure and stair and replace it with attractive and functional decks without dramatically reducing the size of the existing non-conforming structure.
- 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 lot and structure are existing non-conforming, not even the most modest or sensible modifications can be made to the existing envelope without first obtaining zoning relief.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:
 - The rear enclosure is dilapidated, it is unsafe and it is a terrible eyesore. Removing it and replacing it with modestly sized rear decks will greatly improve the units to which they are attached, will provide a more attractive feature and a substsntial aesthetic improvement for the neighborhood, will provide the new homeowners with a small amount of outdoor space connected to their units. The new decks are not large enough to be 'party decks' but would be able to accommodate a small usable space for the homeowners.
- 2) Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
 - The new decks will not create any new traffic or reduce off street parking, will not cast shadows on the neighboring properties, will not increase any existing non-conforming conditions, will actually decrease the existing non-comforming FAR, will not result in an increase in noise or light pollution, will not result in the loss of provacy for any abutters, will not negatively alter the character of the neighbohood and will not increase any existing non-conforming set-backs. The proposed decks are modest in scale, blend in and compliment the architecture of the structure and the neighborhood, and are in the rear of the structure and will not be visible from the street. The deck additions will not alter the use, scale, or character of the existing structure except to improve its appearance, provide a modest but important amenity for the home owners, and remove what is currently a dangerous eyesore.
- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own 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 72 Dana 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 rear wall window and door openings are located in an existing non-conforming rear wall per required rear setbacks, and will not increase any existing non-conforming conditions, there will be no loss of privacy nor will there be any adverse impacts for the abutters

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:

The proposed rear window and door openings have no connection to traffic or parking.

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:

The proposed rear window and door openings have no impact on the adjacent property uses.

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 proposed rear window and door openings are in the rear of the building, the alterations are modest in nature, and will not create any new noise or light pollution or loss of privacy for any residents of the city nor will the character of the neighborhood be affected.

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 exsting structure will remain a 3 family dwelling unit, there is no change in use and the footprint and scale of the structure will remain intact.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: GCD Architects PRESENT USE/OCCUPANCY: 3 Family

LOCATION: 72 Dana St Cambridge, MA

ZONE: Residence C-1 Zone

PHONE: REQUESTED USE/OCCUPANCY: 3 Family

PHONE :		REQUESTED US	DE/OCCUPANCY:	amily	
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA:		5,683	5,533	1,917	(max.)
LOT AREA:		2,557	2,557	5,000	(min.)
RATIO OF GROSS FLOOF TO LOT AREA: 2	R AREA	2.22	2.14	.75	· (max.)
LOT AREA FOR EACH DW	ELLING UNIT:	852.0	852.0	1500	(min.)
SIZE OF LOT:	WIDTH	33.56'	33.56'	50.0'	(min.)
	DEPTH	80.0'	80.0'	NA	
SETBACKS IN FEET:	FRONT	8.9'	No Change	10.0'	(min.)
	REAR	15.1'	No Change	15.6'	(min.)
	LEFT SIDE	.40'	No Change	7.51	(min.)
	RIGHT SIDE	3.21	No Change	7.51	(min.)
SIZE OF BLDG.:	HEIGHT	36.5'	No Change	35.0'	(max.)
	LENGTH	65.5'	No Change	NA	
	WIDTH	28.0'	No Change	NA NA	
RATIO OF USABLE OPEN TO LOT AREA:	SPACE	0.0	0.0	.30	(min.)
NO. OF DWELLING UNITS:		3	3	3	(max.)
NO. OF PARKING SPACE	<u>s:</u>	00	0	3	(min./max)
NO. OF LOADING AREAS:		0	0	0	(min.)
DISTANCE TO NEAREST ON SAME LOT:	BLDG.	NA NA	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.

The existing structure is wood frame.

The proposed rear decks would by wood frame.

Note: While Open Space and Permeable Open Space = 34%, the existing lot conditions do not accommodate any Open Space with a min dimension of 15' x 15'.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5')
 DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



CITY OF CAMBRIDG MASSACHUSETTS BOARD OF ZONING APPEAL 831 MASSACHUSETTS AVENUE CAMBRIDGE, MA 02139 617 349-6100

2019 JUL 10 PM 2:51

BZA APPLICATION FORM

Plan No:

BZA-017150-2019CITY CLERK CAMBRIDGE, MASSACHUSETTS

GENERAL INFORMATION

The under	signed hereby petition	ons the Board of Zo	oning Appe	al for the foll	owing:	
Special Pe	rmit :	Va	riance :	<u></u>		Appeal:
PETITIONE	R: Thaddeus	Seymour - C/O	Adam J.	Glassman,	Architect	
PETITIONE	ER'S ADDRESS :	2 Worthingto	on St Car	mbridge, M	A 02138	
LOCATION	OF PROPERTY:	72 Dana St C	ambridge	, MA		
TYPE OF C	OCCUPANCY:	esidential		ZONIN	IG DISTRICT :	Residence C-1 Zone
REASON F	OR PETITION :					
	Addit	ions				
DESCRIPT	ION OF PETITIONER	R'S PROPOSAL :				
Variance	e: Requested for	new rear decl	ks withir	n the rear	setback.	
Special	Permit: Request	ed for new wir	ndow and	door open	ings within	the rear setback.
				,		
	OF ZONING ORDIN					
Article		Section 5.31				/4
Article	8.000	Section 8.22.	2.C (Nor	n-Conformi	ng Structure	e).
					\$D444	CIASSMAN) II
		Origin	al Signatur	re(s):	PULIVIC	(Petitioner(s) / Owner)
						64035 MN
				, –	1-101011	(Print Name)
			Add	ress:	2 War	THINGION ST
				_(- PMBRI	082, M
	. /		Tel.	No. :	617-9	12-8450
	1/9/19	7	E-Ma	ail Address :	136	LOSSMAN. PAPEMON.CO
Date :	/ / / /	1				

72 Dana St.

	ta Dana St.
Hovey Ave	140-134
	Cambridge St
1588 Cambridge St 1586 Cambridge St 1578 Cambridge	St ₁₅₇₆ Cambridge St
139-14 1	39-17 1570 Cambridge St 139-18 1556 Cambridge St 1554 Cambridge St 1554 Cambridge St
	139-19 79 Dana St 139-74 1554 Cambridge St 139-81 139-81
139-12	82-Dana St 139-80
139-21	139-55 75 Date St 78 Dana St 139-77
73-A Dana St 133-21	4 Dana St 72 Dana St 139-72 139-78
139-22 71 Dana S	25 Ellsworth A
	70 Dana St 139-52 68 Dana St
69-A Dana St 139-23 69 Dana St	21 Ellsworth Ave
	139-51 19-A Ellsworth Ave
139-95	139-50 17 Ellsworth Ave 112-12
67 Dana St 64 Dana St	139-94 20 Ellsworth Ave
139-49	139-93 18 Ellsworth Ave 139-64 15 Ellsworth Ave 112-10
139-48	13 Elisworth Ave 112-10

72 Dana SA.

139-20 PILTCH, CYNTHIA A. & DEBORAH PILTCH 18 BARBERRY LANE LEXINGTON, MA 02420 139-21 CACCIOLA REALTY, LLC. 90 CLARENDON AVE SOMERVILLE, MA 02143 ADAM J. GLASSMAN, ARCHITECT 2 WORTHINGTON STREET CAMBRIDGE, MA 02138

139-52 SMITH, ELISE K. 70 DANA ST CAMBRIDGE, MA 02138 139-61 HAVERTY, MARGARET 19 ELLSWORTH AVE., UNIT #19 CAMBRIDGE, MA 02139

THADDEUS SEYMOUR 14 CRESCENT STREET – SUITE B SOMERVILLE, MA

139-62 OCONNELL, MAUREEN 17 ELLSWORTH AVE. CAMBRIDGE, MA 02138 139-71 GILMORE, SANFORD L. 72 DANA ST CAMBRIDGE, MA 02140 139-72 SHAKALIS, EDWARD G., C/O 74-76 DANA STREET, LLC 85 SPEEN ST FRAMINGHAM, MA 01701

139-76 HERLANDS, LOUIS 21 ELLSWORTH AVE., UNIT #1 CAMBRIDGE, MA 02139 139-76 STONE, ANDREW C. & SUSAN E. MOODY 21 ELLSWORTH AVE., #2 CAMBRIDGE, MA 02138 139-76 DEMPSEY, SAYA & DANIEL ERKER 21 ELLSWORTH AVE., #3 CAMBRIDGE, MA 02139

139-77 CAREAGA, MARK & ALLISON CROSBIE 78 DANA ST, #1 CAMBRIDGE, MA 02138 139-77 COLBY, SARAH J. & PHILLIP J. CHANDLER 78 DANA ST., UNIT #2 CAMBRIDGE, MA 02138 139-77 COOKE, CHRISTOPHER A. & ISABELLE ANGUELOVSKI 110 ROBERT COLE CT. WILLIAMSBURG, VA 23815

139-78 CUMMINS,THOMAS B.F & JANE KYLE HUFFMAN 25 ELLSWORTH AVE., UNIT #1 CAMBRIDGE, MA 02139 139-78 JAFFRENNOU, DOMINIQUE M. 25 ELLSWORTH AVE., #2 CAMBRIDGE, MA 02139 139-75 DOYLE, THOMAS S. & SUMMER R. DOYLE 23 ELLSWORTH AVE. UNIT#1 CAMBRIDGE, MA 02139

139-75 CLIFFORD, CICCARONE & KATERINA CICCARONE 2193 COMM AVE. UNIT#394 BRIGHTON, MA 02135

139-75 HIBBARD, GEORGE & CYNTHIA STRONG HIBBARD 23 ELLSWORTH AVE, #2 CAMBRIDGE, MA 02139 139-51 DOEBELE, WILLIAM A. & MARY VOURAS TR. OF MARY VOURAS REVOCABLE TRUST 68 DANA ST CAMBRIDGE, MA 02138

139-61 HAVERTY, DEBORAH A. TRUSTEE OF HAVERTY FAMILY TRUST 19 ELLSWORTH AVE CAMBRIDGE, MA 02139