

**BZA APPLICATION FORM**

**GENERAL INFORMATION**

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

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

PETITIONER: THODDERS SEYMOUR

PETITIONER'S ADDRESS: \_\_\_\_\_

LOCATION OF PROPERTY: 74-76 DONA ST CAMBRIDGE

TYPE OF OCCUPANCY: 105 3 FOM DWELLING ZONING DISTRICT: C-1

**REASON FOR PETITION:**

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Other: <u>BASEMENT CONVERSION</u>	

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

CONVERT EXISTING BASEMENT INTO LIVING SPACE  
TO CONNECT TO THE FIRST FLOOR UNIT.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article 5 Section 5.31 TABLE S-1

Article 2 Section GFA #16

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):

  
(Petitioner(s)/Owner)

Thad Seymour  
(Print Name)

Address:

141 Crescent St.

Suite B. Somerville, MA 02145

Tel. No.:

(781) 715-5581

E-Mail Address:

TS@tedcoco.com

Date:

12/10/18



**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 THADDEUS SEYMOUR  
(OWNER)

Address: 14 CRESCENT ST SOMERVILLE

State that I/We own the property located at 74-76 DANA ST,  
which is the subject of this zoning application.

The record title of this property is in the name of 74 DANA LLC

\*Pursuant to a deed of duly recorded in the date 7/3/18, Middlesex South  
County Registry of Deeds at Book 71268, Page 456; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_.

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

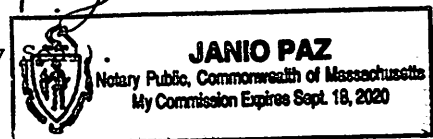
**\*Written evidence of Agent's standing to represent petitioner may be requested.**

Commonwealth of Massachusetts, County of Middlesex

The above-name Thaddeus S. Seymour personally appeared before me,  
this 10 of December 2018, and made oath that the above statement is true.

My commission expires Sept. 18 2020 (Notary

 Notary



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



SECRET - SECURITY INFORMATION

to be completed by 1965. The Board is now in the process of reviewing the Board's findings and recommendations.

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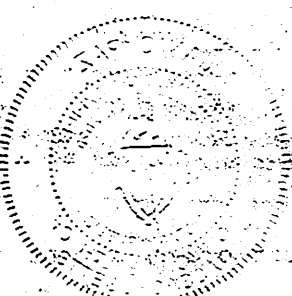
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**BZA APPLICATION FORM**

**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 74-76 Dana St. Cambridge, MA 02138 (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 work is limited to the basement conversion which can be achieved without detriment to the neighborhood, does not create any new non conforming conditions, and only the pre-existing non conforming condition to be increased is the FAR.
- 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 work is not resulting in the loss of any on street parking spaces and no additional traffic or congestion will be created. The existing building height will remain and there will be no loss of open space and no creation of new shadows on adjacent lots. The work is limited to the basement and the character of the property and the neighborhood will remain unchanged.
- 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:
- The proposed work is completely limited to the basement. There will be no change in the existing conditions of the neighborhood from the creation of additional living space in the basement.
- 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:
- There will be no additional noise, air or light pollution as the result of the basement conversion.
- 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 basement conversion will make it possible for a family to remain in this unit for many years without any detriment to the community which is a benefit to the integrity of the district and this is consistent with the intent of the ordinance.



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

**APPLICANT:** Tedco **PRESENT USE/OCCUPANCY:** 105 Residential 3 Family  
**LOCATION:** 74-76 Dana St. Cambridge, MA 02138 **ZONE:** Residence C-1 Zone  
**PHONE:** **REQUESTED USE/OCCUPANCY:** 105 Residential 3 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	3790	5020	2203.5	(max.)
<u>LOT AREA:</u>	2938	2938	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>	1.70	1.70	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	979	979	1500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	36	36	50	(min.)
DEPTH	80	36		
<u>SETBACKS IN FEET:</u>				
FRONT	10.3	10.3	10	(min.)
REAR	19.7	19.7	21	(min.)
LEFT SIDE	2.5	2.5	16.8	(min.)
RIGHT SIDE	4.9	4.9	16.8	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	37	NO CHANGE	37	(max.)
LENGTH	47	NO CHANGE		
WIDTH	28	NO CHANGE		
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	40%	NO CHANGE	30%	(min.)
<u>NO. OF DWELLING UNITS:</u>	3	3	3	(max.)
<u>NO. OF PARKING SPACES:</u>	0	0	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	N/A	N/A	(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 proposed construction is limited to the basement of the existing wood frame building.

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'.



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Special Permit: X

Variance: \_\_\_\_\_

2019 JAN -4 AM 10:45  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS  
Appeal

PETITIONER: THODOS SYMON

PETITIONER'S ADDRESS: \_\_\_\_\_

LOCATION OF PROPERTY: 74-76 DONA ST CAMBRIDGE

TYPE OF OCCUPANCY: 105 3 FPM DWELLING ZONING DISTRICT: C-1

REASON FOR PETITION:

\_\_\_\_\_ Additions

\_\_\_\_\_ New Structure

\_\_\_\_\_ Change in Use/Occupancy

\_\_\_\_\_ Parking

\_\_\_\_\_ Conversion to Addi'l Dwelling Unit's

\_\_\_\_\_ Sign

\_\_\_\_\_ Dormer

\_\_\_\_\_ Subdivision

X Other: BASEMENT CONVERSION

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Suite B. Somerville, MA. 02145

Tel. No.:

(781) 715-5581

E-Mail Address:

TSE@tedco.com.com

Date: 12/10/18



SEE ATTACHED FORM

IDENTIFICATION INFORMATION

The following information is being furnished for the identification of the person or persons who are the subject of this report.

Special Agent: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Organization: \_\_\_\_\_

Attention: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of occurrence: \_\_\_\_\_

Reason for filing: \_\_\_\_\_

Character of case: \_\_\_\_\_

Time of day: \_\_\_\_\_

Place: \_\_\_\_\_

Other: \_\_\_\_\_

Investigator: \_\_\_\_\_

Case number: \_\_\_\_\_

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

Time of day: \_\_\_\_\_

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

Place: \_\_\_\_\_

The following information is being furnished for the identification of the person or persons who are the subject of this report. This information is being furnished for the identification of the person or persons who are the subject of this report. This information is being furnished for the identification of the person or persons who are the subject of this report.

Original signature: \_\_\_\_\_  
(Print name)

(Print name)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Other: \_\_\_\_\_

ATTENTION: \_\_\_\_\_





STREET VIEW FROM LEFT



STREET VIEW FROM FRONT



STREET VIEW FROM RIGHT



PREPARED BY:  
GCD ARCHITECTS  
2 WORTHINGTON ST  
CAMBRIDGE, MA 02138  
617-412-8450

THE PURPOSE OF THIS SPECIAL PERMIT  
IS FOR THE BASEMENT CONVERSION.

DRAWING LIST:

- COVER SHEET / EXISTING STRUCTURE PHOTOS
- A1.01 BASEMENT PLANS
- A1.02 FLOOR AREA RATIO PLANS
- A1.03 FIRST FLOOR PLANS
- A1.04 SECOND FLOOR PLANS
- A1.05 THIRD FLOOR PLANS

GENERAL NOTE

The owner is to restore the historical value of all features, if siding is removed the existing siding will be restored to its original feature per meeting with Cambridge Historical commission. Any and all changes to exterior features to be presented to the Cambridge Historical Society

Location

74-76 DANA STREET  
CAMBRIDGE MA 02138

No.	Description	Date

Project No: 72-74  
Scale:

Drawing Name  
**COVER SHEET**

Sheet No.



Location

No.	Description	Date

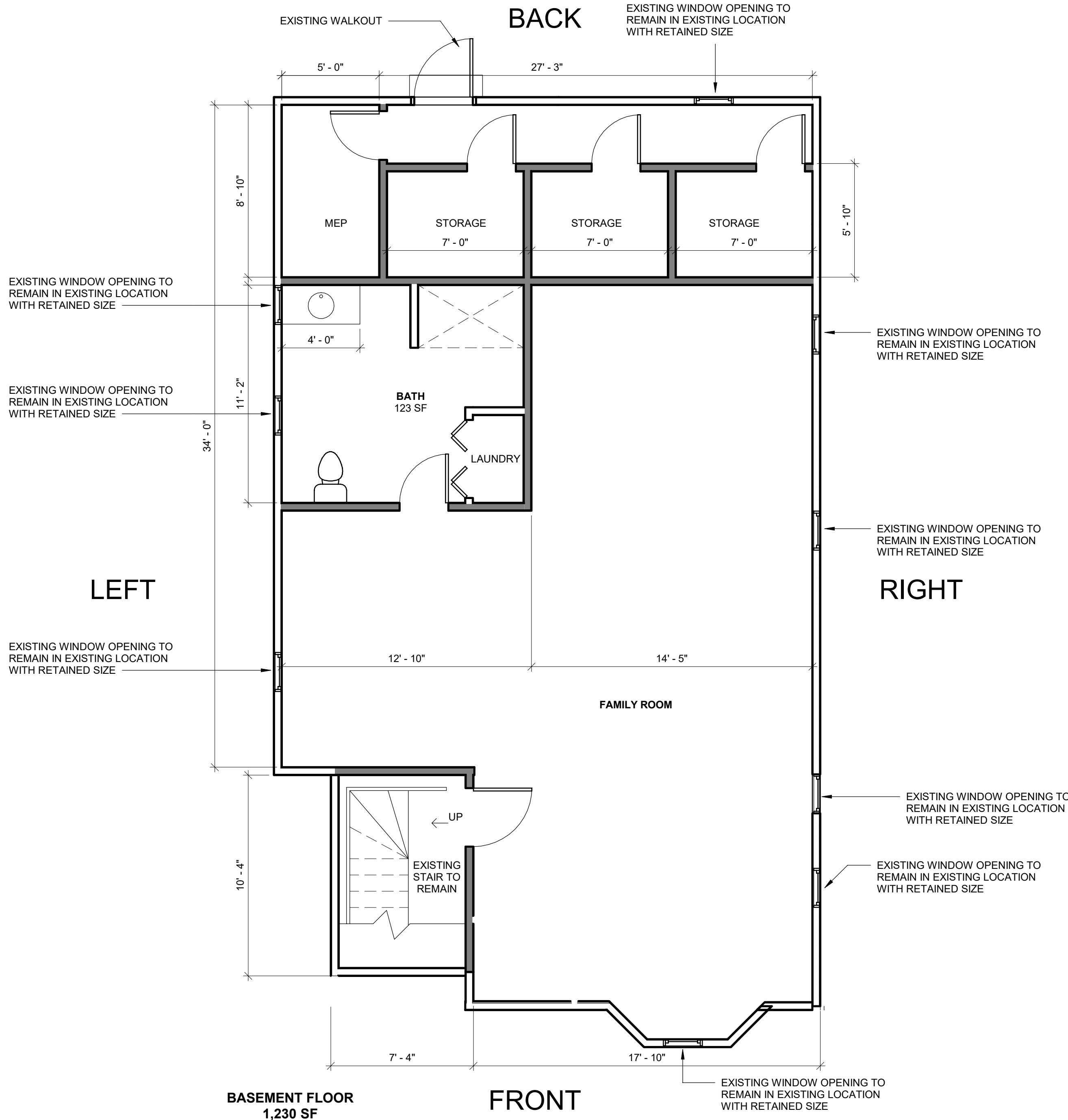
Project No: 72-74  
Scale: 1/4" = 1'-0"

Drawing Name

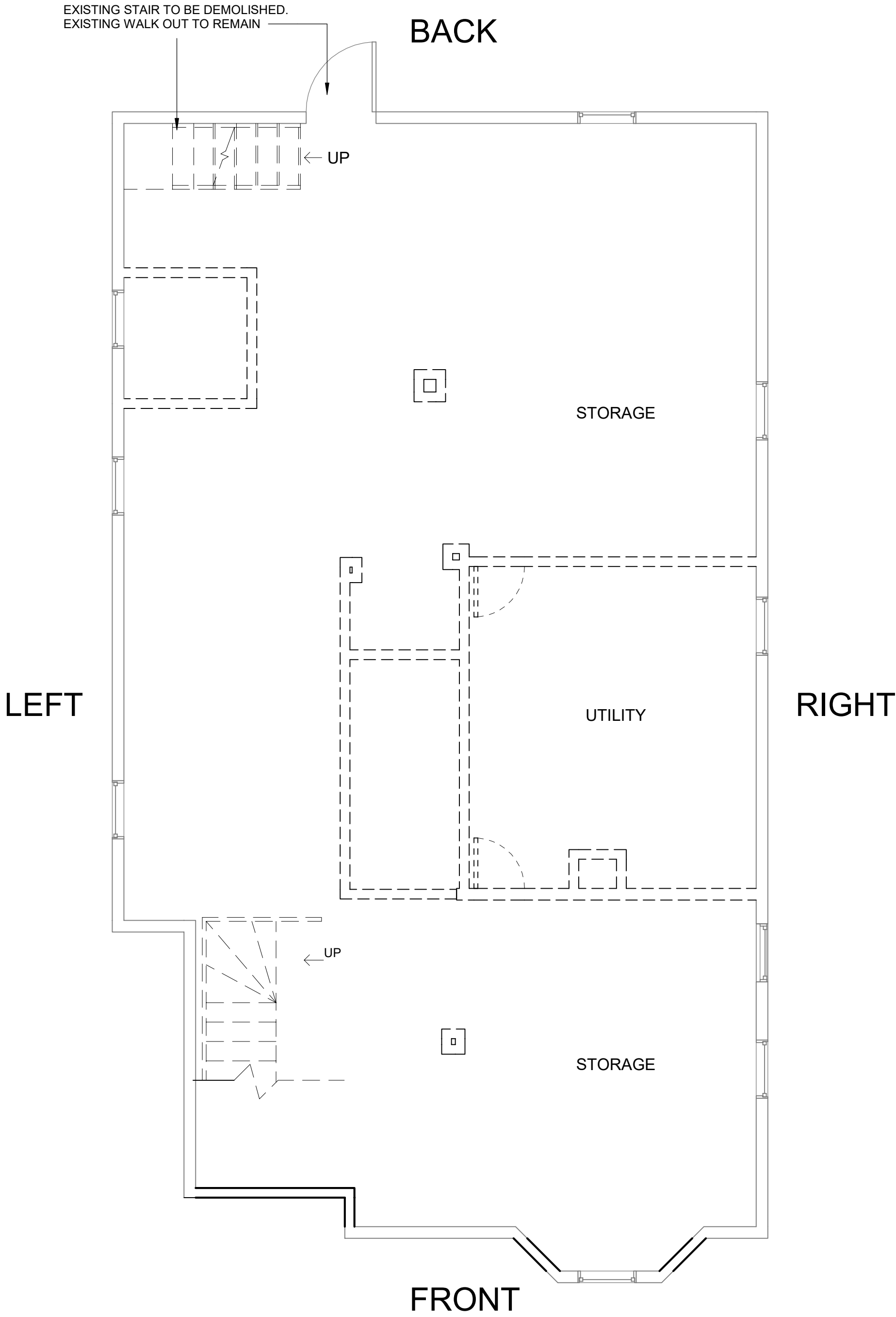
BASEMENT

Sheet No.

A1.01



PROPOSED BASEMENT FAR: 1,230 SF



EXISTING BASEMENT FAR: 0 SF (NON INCLUSIVE)

PROPOSED FAR:

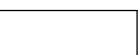
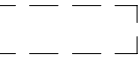

BASMENT: 1,230 GSF (PROPOSED)  
FIRST FLOOR: 1,310 GSF (NO CHANGE)  
SECOND FLOOR: 1,240 GSF (NO CHANGE)  
THIRD FLOOR: 1,240 GSF (NO CHANGE)

TOTAL GSF: 5,020 GSF (PROPOSED)

PROPOSED FAR: 5,020 GSF / 2,938 SF LOT = 1.70

EXISTING FAR: 3,970 SF / 2,928 = 1.29

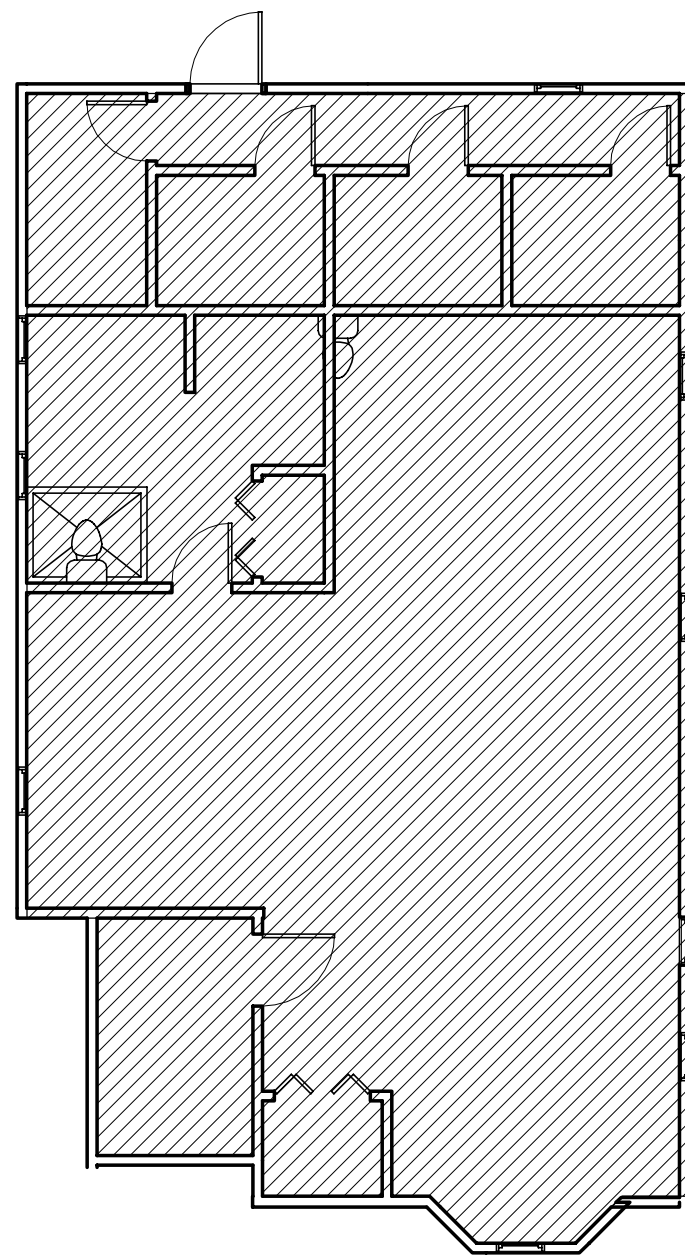
PARTITION LEGEND

- EXISTING TO REMAIN 
- TO BE DEMOLISHED 
- NEW CONSTRUCTION 

GENERAL NOTE

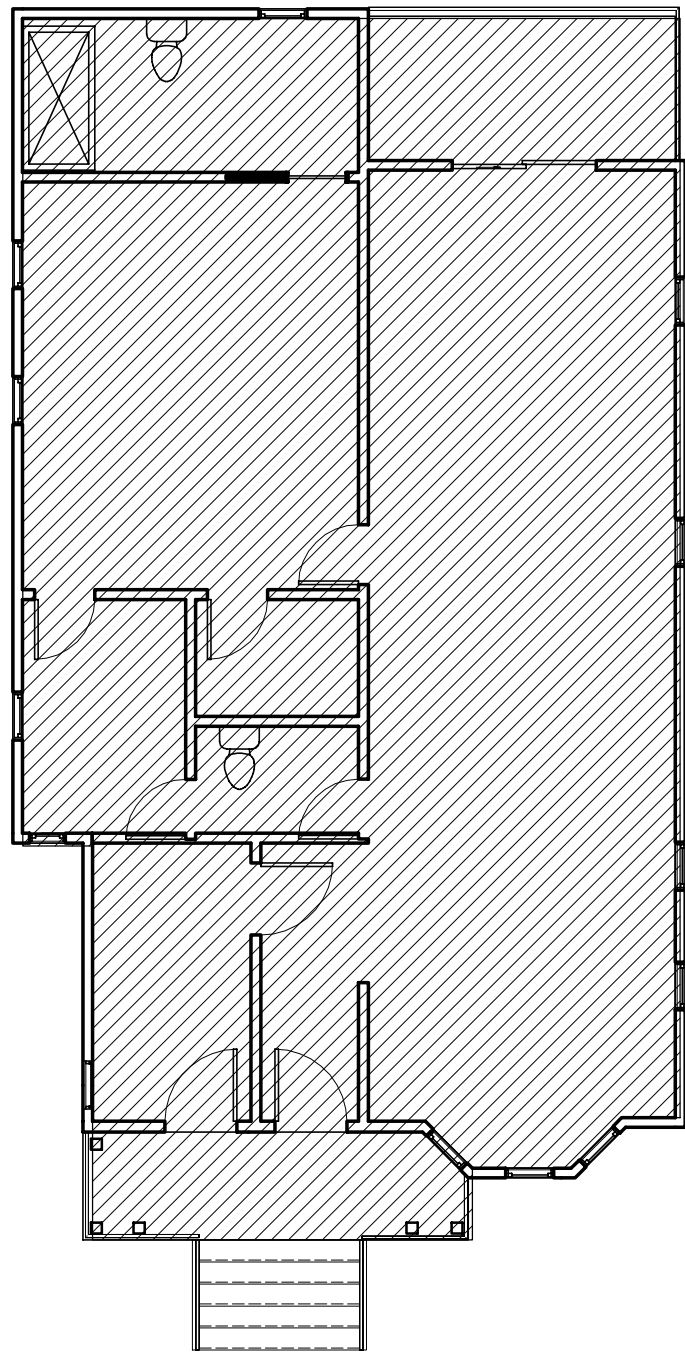
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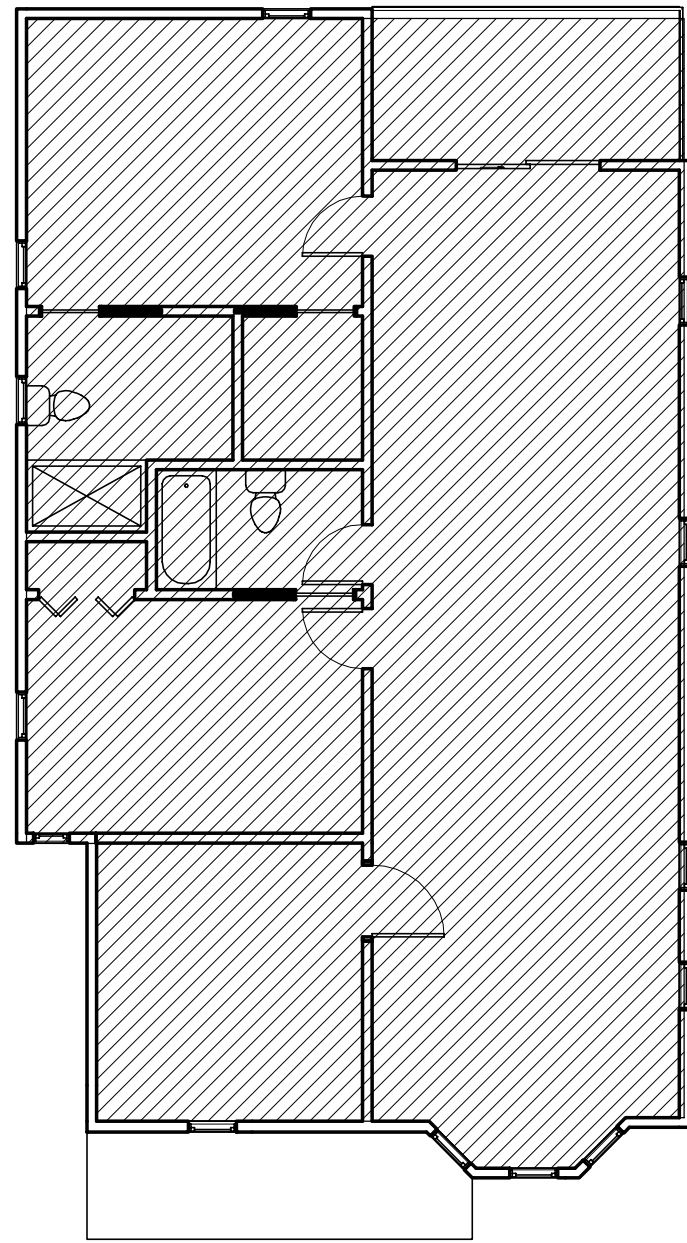
BASEMENT FLOOR  
1,230 SF

**A** BASEMENT  
SCALE: 1/8" = 1'-0"



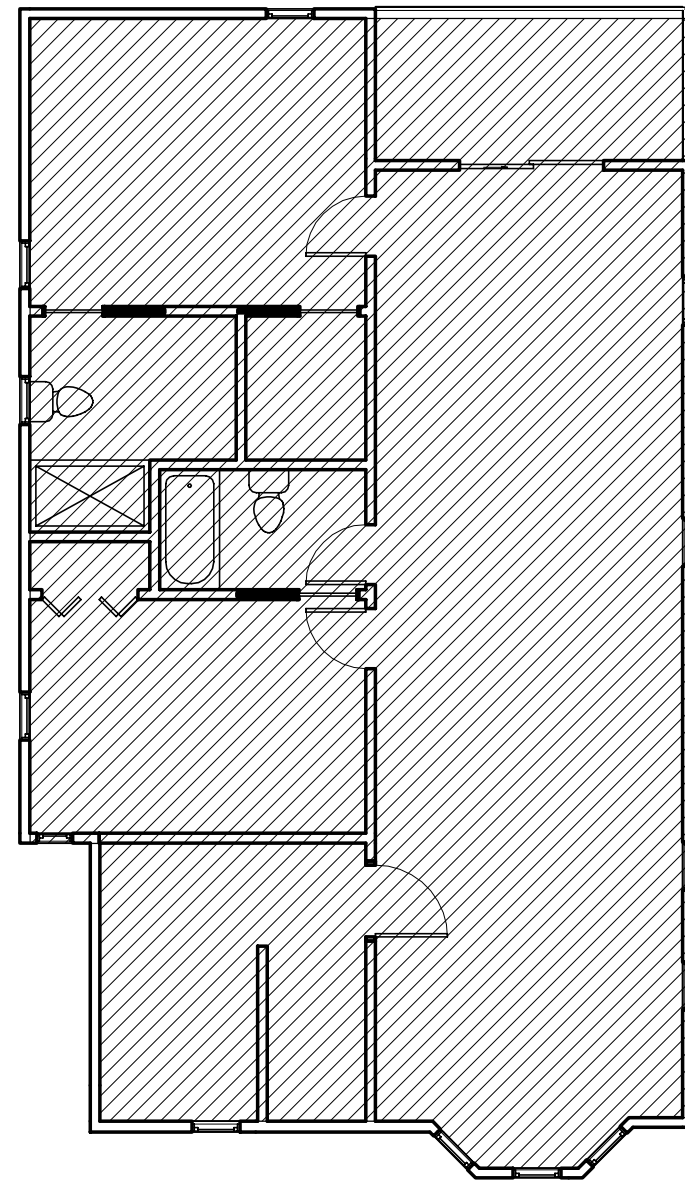
FIRST FLOOR  
1,310 SF  
NO CHANGE

**B** FIRST FLOOR  
SCALE: 1/8" = 1'-0"



2ND FLOOR  
1,240 SF  
NO CHANGE

**C** SECOND FLOOR  
SCALE: 1/8" = 1'-0"



3RD FLOOR  
1,240 SF  
NO CHANGE

**D** THIRD FLOOR  
SCALE: 1/8" = 1'-0"

Location

74-76 DANA STREET  
CAMBRIDGE MA 02138

No.	Description	Date

Project No: 72-74  
Scale: 1/8" = 1'-0"

Drawing Name

PROPOSED  
FAR PLANS

Sheet No.

A1.02







### Location

Project No: 72-74

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

## SECOND FLOOR

## A1.04



1

SECOND FLOOR 1/4'

SCALE 1/4" = 1'-0"



## PARTITION LEGEND

EXISTING TO REMAIN

TO BE DEMOLISHED

## NEW CONSTRUCTION

## GENERAL NOTE

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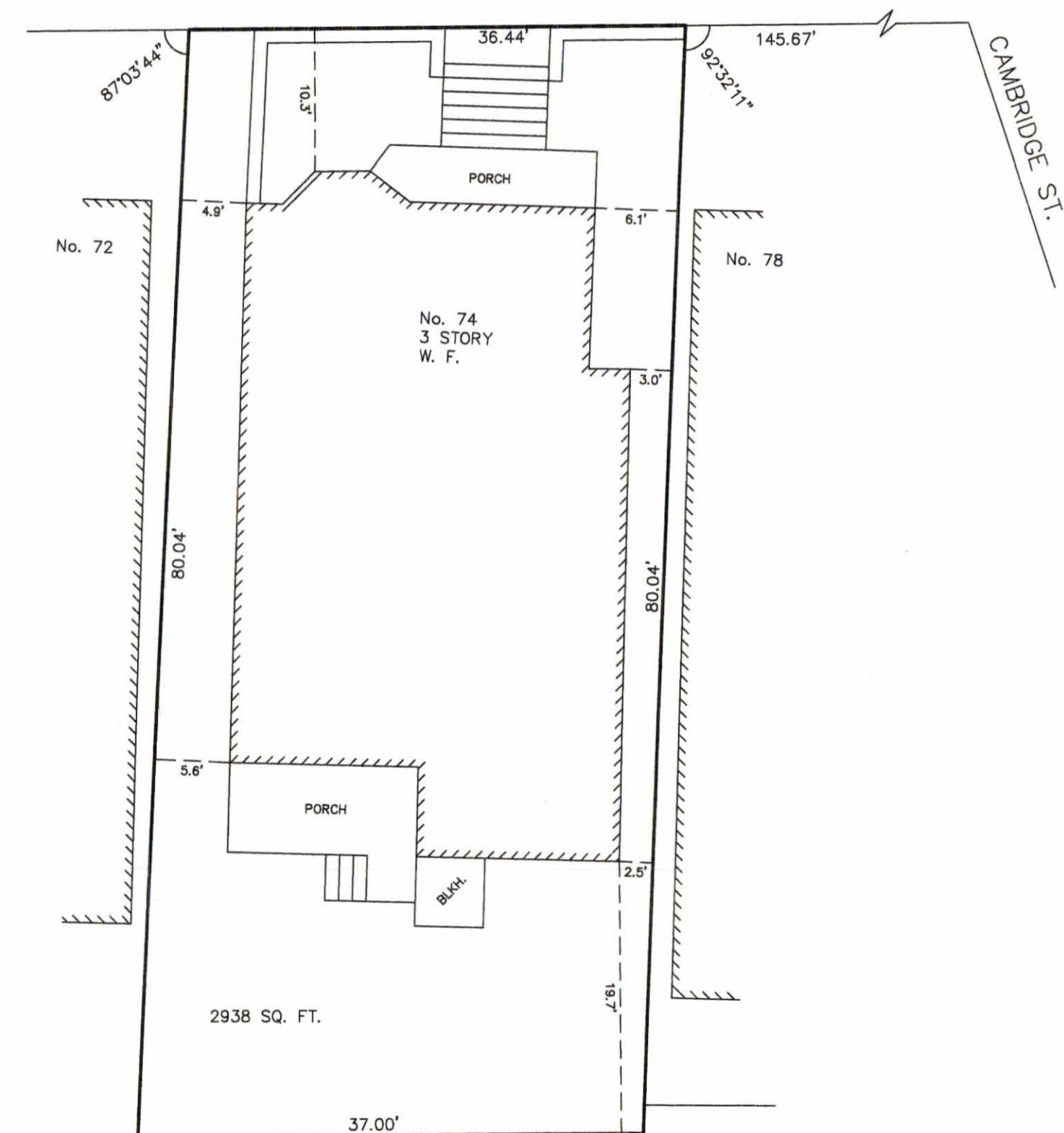








# DANA STREET



*Antoni Szerszunowicz*



## PLOT PLAN 74-76 DANA STREET CAMBRIDGE, MASS.

SCALE : 1" = 10'

DECEMBER 7, 2018

**AGH ENGINEERING**

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE

