



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL 11 AM 11:42

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number:** 183414

#### General Information

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

Special Permit:   X  

Variance:   X  

Appeal:           

**PETITIONER:** Caryn and Michael Bradley C/O Maggie Booz, SmartArchitecture

**PETITIONER'S ADDRESS:** 33 Lawn Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 7 Foster Pl., Cambridge, MA

**TYPE OF OCCUPANCY:** single family

**ZONING DISTRICT:** Residence A-2 Zone

#### **REASON FOR PETITION:**

/Additions/ /addition + new window configuration/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

To construct a small, one-story bathroom and pantry addition to the southwest (rear left) corner of the house.

To add 1 window to the existing 2 windows at the west façade of the kitchen, and make all 3 windows the same size in a slightly different configuration than existing.

#### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 8.000	Section: 8.22.2.c & Sec. 8.22.3 (Non-Conforming Structure)
Article: 10.000	Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

Maggie Booz / SmartArchitecture

(Print Name)

Address:

33 Lawn Street, Cambridge

Tel. No.

617-576-2720

E-Mail Address:

maggie@smartarchitecture.net

**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 Caryn Bradley and Michael Bradley  
(OWNER)  
Address: 7 Foster Place, Cambridge Ma 02138

State that I/We own the property located at 7 Foster Place,  
which is the subject of this zoning application. Cambridge Ma 02138

The record title of this property is in the name of \_\_\_\_\_  
Caryn and Michael Bradley

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

Caryn and Michael Bradley  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

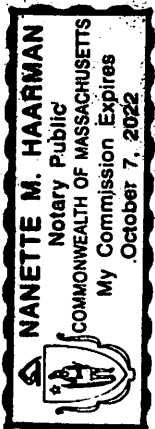
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Barnstable

The above-name Caryn and Michael Bradley personally appeared before me,  
this 24th of June, 2022, and made oath that the above statement is true.

Nanette M. Haarmann Notary

My commission expires 10.7.2022 (Notary Seal).

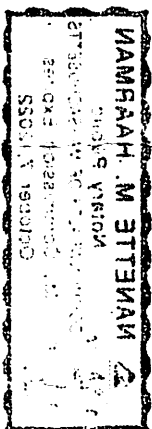


- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

02138

Handwritten text, mostly illegible due to fading. Some words like "potent" and "F" are visible.

Handwritten text: "BANG..."



## **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 7 Foster Pl, 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:

There are 2 mismatched and randomly located windows on the west wall of the house currently, 6.9 LF away from the property line. We are proposing to compose them on the facade, match their sizes to each other, and add a third. There is an immense evergreen hedge on the neighbor's property to the west as well as a wooden fence on the neighbor's property and because of those two barriers there is little visibility from house to house, year-round.

**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:

No traffic will be generated nor patterns of access and egress changed by the granting of this Special Permit.

**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 continued operation of the adjacent use (or the development of permissible uses there) will not be affected adversely by the third window requested on the west facade of 7 Foster Place.

**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 are 2 windows of different sizes and sill heights on this first story west wall of the house already. Adding the third window, making them all the same size and with the same sill height, and composing the openings with intention will make it a less chaotic facade and therefore less visually haphazard and more attractive.

**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 nature of the barrier described above, between 7 Foster Place and the adjoining property to the west, makes the request for a new window opening practically invisible from any other property and thus not a nuisance to the public.

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

The Owners of 7 Foster Place have a small house on a very small lot typical of the Marsh district cottages.

- A. This cottage has been through numerous renovations, including one that awkwardly and unhygienically located a full bath in the first floor opening directly into the dining room. There is also an inconvenient (it being on the opposite side of the house from the driveway) and redundant (there are back doors on the west side of the living room) side door leading to a historically incongruent open landing/porch on the south side of the house. The Owners wish to rectify the awkward plan by building a new bathroom in a more remote location at the first floor, simultaneously removing the side door and porch. This would make more useable garden space to the south of the house and make use of less desirable space to the west.
- B. The lot is extremely small (2100 sf) and is an anomaly in an A-2 district governed by regulations intended for much larger properties. The land to the west of the house is already very narrow and bordered by an immense evergreen hedgerow inside the neighboring/abutting property there.
- C. 1) Because the built porch and side door already constitute an encroachment on the south side setback and will actually reduce disturbance to the southerly neighbor, and because the land to the west of the house is already too narrow to be utilized as active outdoor space, no neighbors will be adversely affected by the proposal and no useful land will be further disturbed by the granting of the variance.
- C. 2) The proposal is a request for a very modest sideboard setback violation of 1.8', and a floor area ratio increase of .02. The rear yard setback, already in gross violation of the A-2 district requirements, still maintains walking/maintenance space between the proposed addition and the property line. Required open space for the district is maintained.

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Caryn and Michael Bradley  
**Location:** 7 Foster Pl., Cambridge, MA  
**Phone:** 617-576-2720

**Present Use/Occupancy:** single family  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** single family

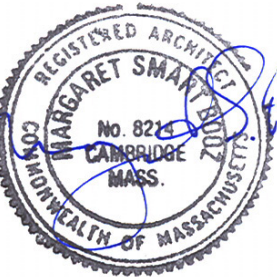
		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		1317 SF	1374 SF	1050 SF	(max.)
<b><u>LOT AREA:</u></b>		2100 SF	2100 SF	6000 SF	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		.63	.65	.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		2100 SF	2100 SF	4500 SF	
<b><u>SIZE OF LOT:</u></b>	WIDTH	50 LF	50 LF	65 LF	
	DEPTH	42 LF	42 LF	NA	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	7 LF	7 LF	20 LF	
	REAR	6.9 LF	3 LF	25 LF	
	LEFT SIDE	12.2 LF	8.2 LF	10 LF	
	RIGHT SIDE	8.98 LF	8.98 LF	10 LF	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	23 LF	23 LF	35 LF	
	WIDTH	28.1 LF	32 LF	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		54 % open	53 % open	50 % open	
<b><u>NO. OF DWELLING UNITS:</u></b>		1	1	1	
<b><u>NO. OF PARKING SPACES:</u></b>		1	1	1 minimum	
<b><u>NO. OF LOADING AREAS:</u></b>		NA	NA	NA	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		NA	NA	10 LF	

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.:

none

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'.





General Drawing Note:  
Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepancies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

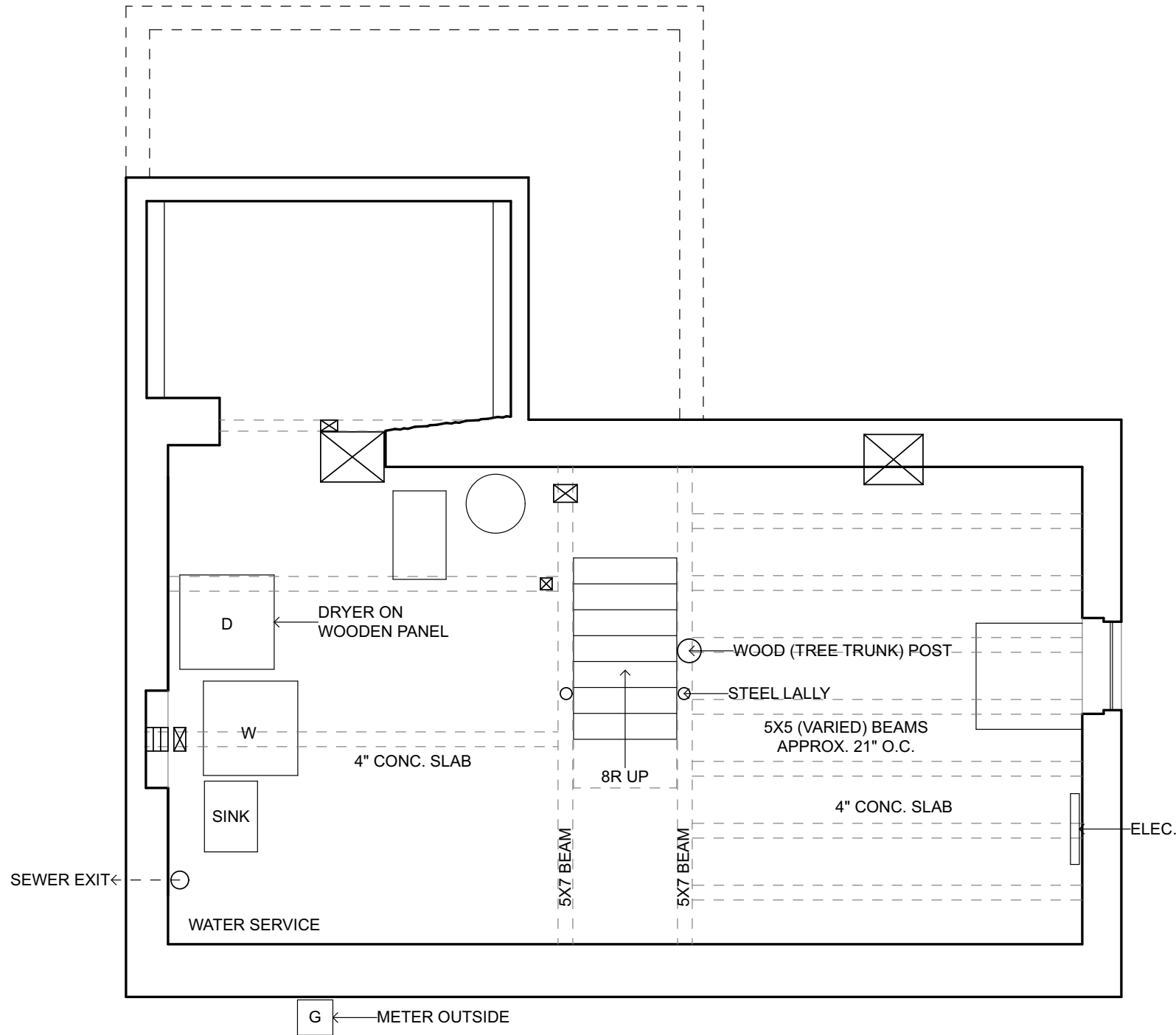
**SMART ARCHITECTURE**  
33 LAWN STREET, CAMBRIDGE, MA 02138

**Bradley Residence**  
7 Foster Place  
Cambridge, MA 02138

Job number	2204
Scale	as noted
Date	07.05.22
Drawn by	rb
Checked by	msb

Existing Basement, First, &  
Second Floor Plans

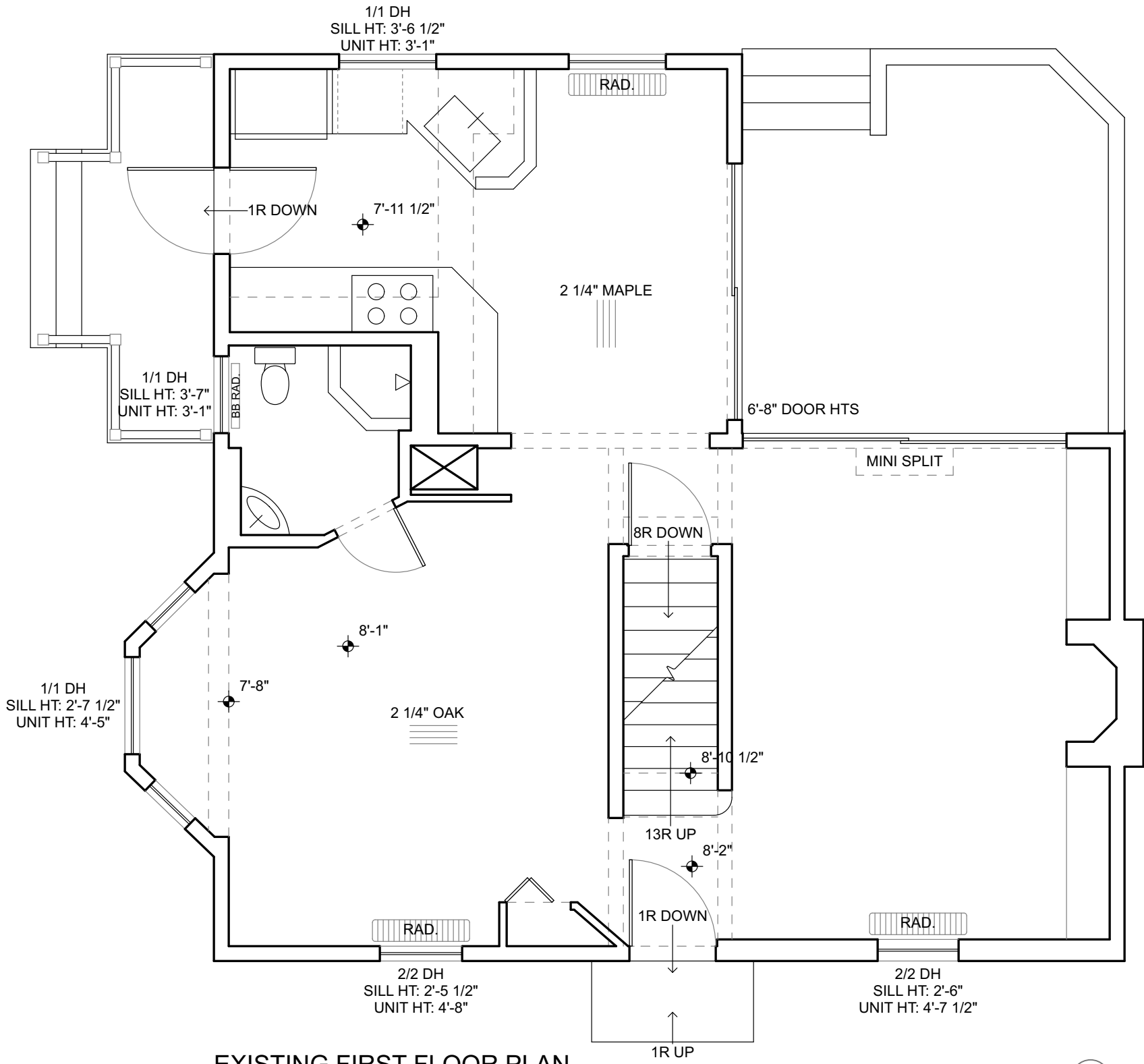
**A-2.0**



EXISTING BASEMENT PLAN

1/4" = 1'-0"

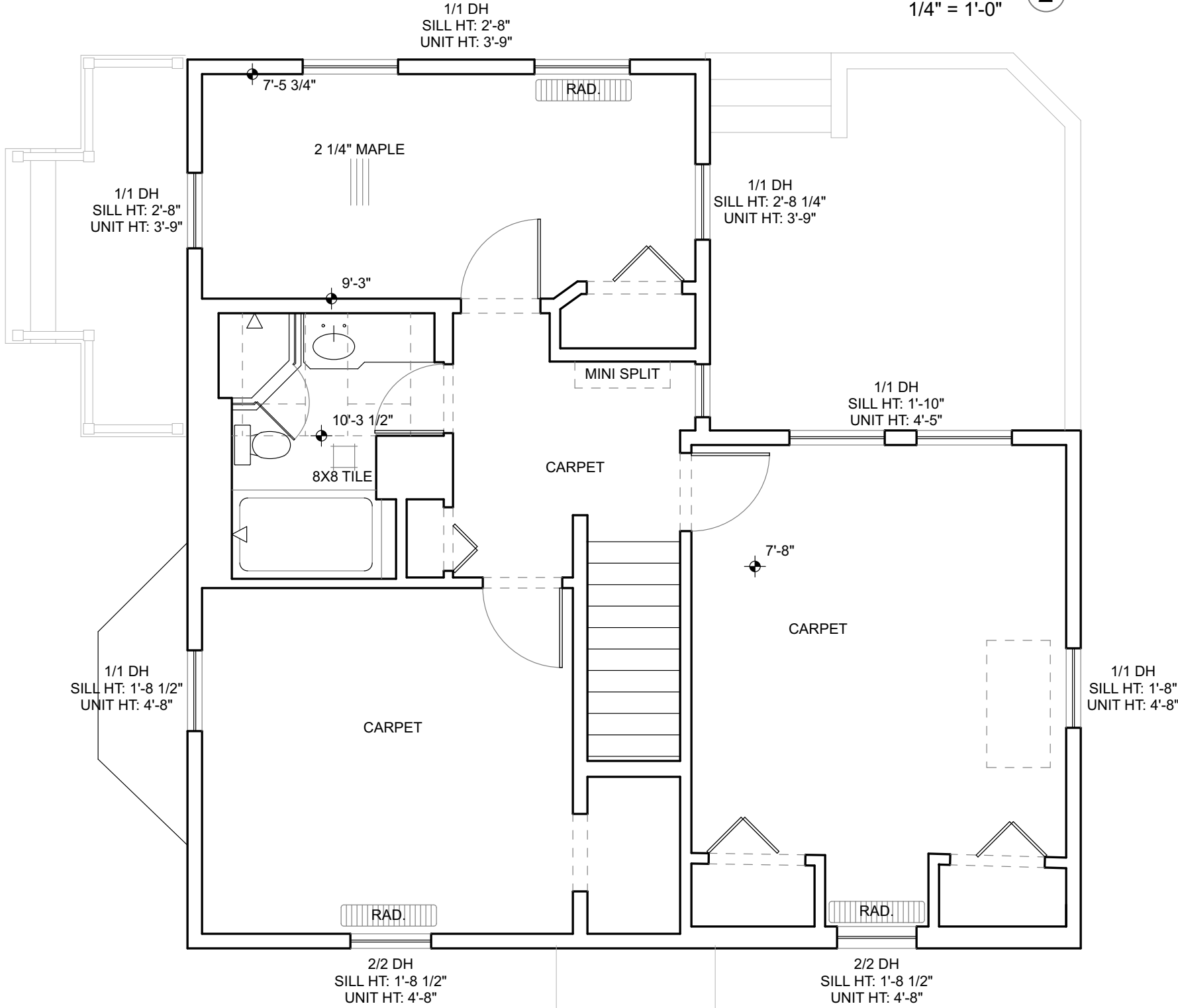
1



EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

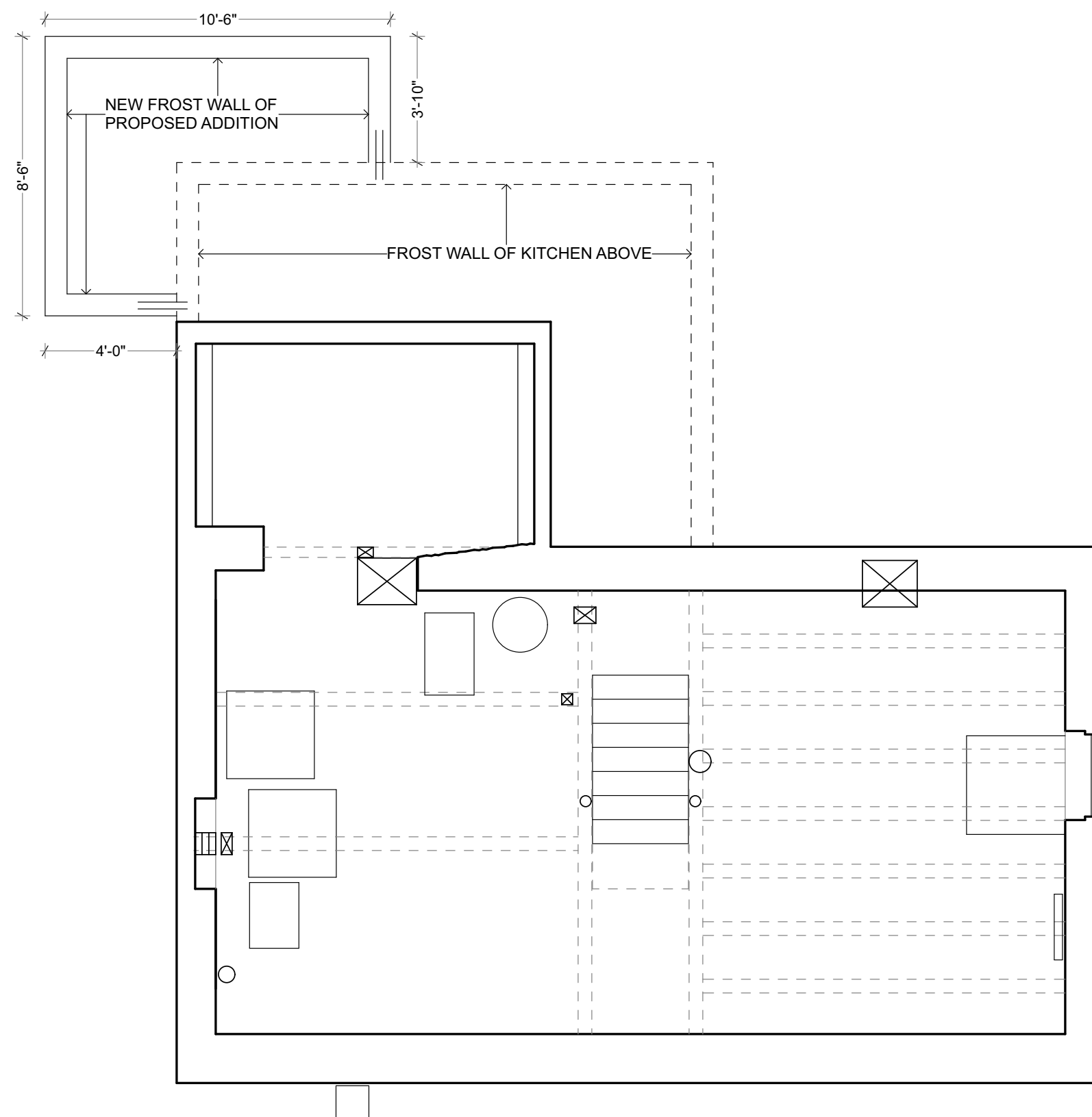
2



EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

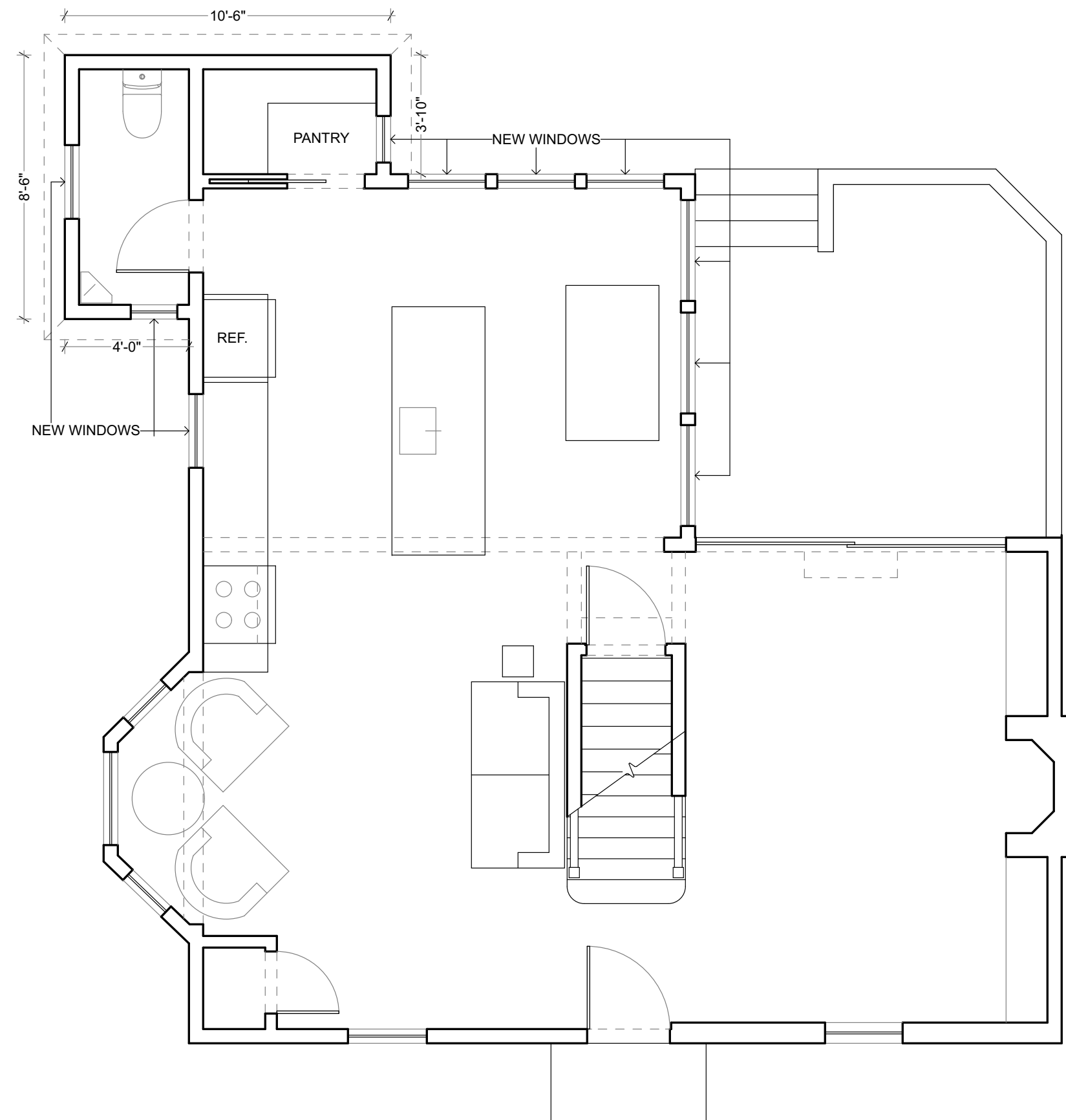
3



### PROPOSED BASEMENT PLAN

$$1/4'' = 1'-0''$$

1

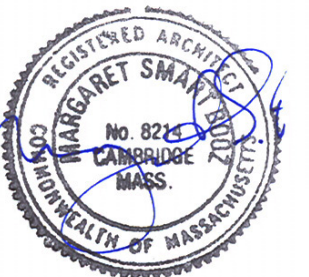


### PROPOSED FIRST FLOOR PLAN

---

1/4" = 1'-0"

2



General Drawing Note:  
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SMART  
ARCHITECTURE  
33 LAWN STREET, CAMBRIDGE, MA 02138

Bradley Residence  
7 Foster Place  
Cambridge, MA 02138

2204	
Job number	
as noted	
Scale	
07.05.22	
Date	
rb	
Drawn by	
msb	
Checked by	

## Proposed Basement & First Floor Plans

# A-3.0



EXISTING FRONT ELEVATION

1/4" = 1'-0"

1



EXISTING NORTH SIDE ELEVATION

1/4" = 1'-0"

2



EXISTING REAR ELEVATION

1/4" = 1'-0"

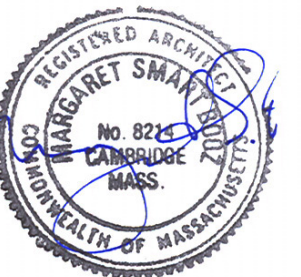
3



EXISTING SOUTH SIDE ELEVATION

1/4" = 1'-0"

4



General Drawing Note:  
Do not scale off these drawings. Written dimensions take precedence. Contractor to verify all written dimensions in field before proceeding with work. Notify architect and owner of any dimensional discrepancies before proceeding with work. Exterior dimensions given are to framing, interior dimensions given are to finished surfaces.

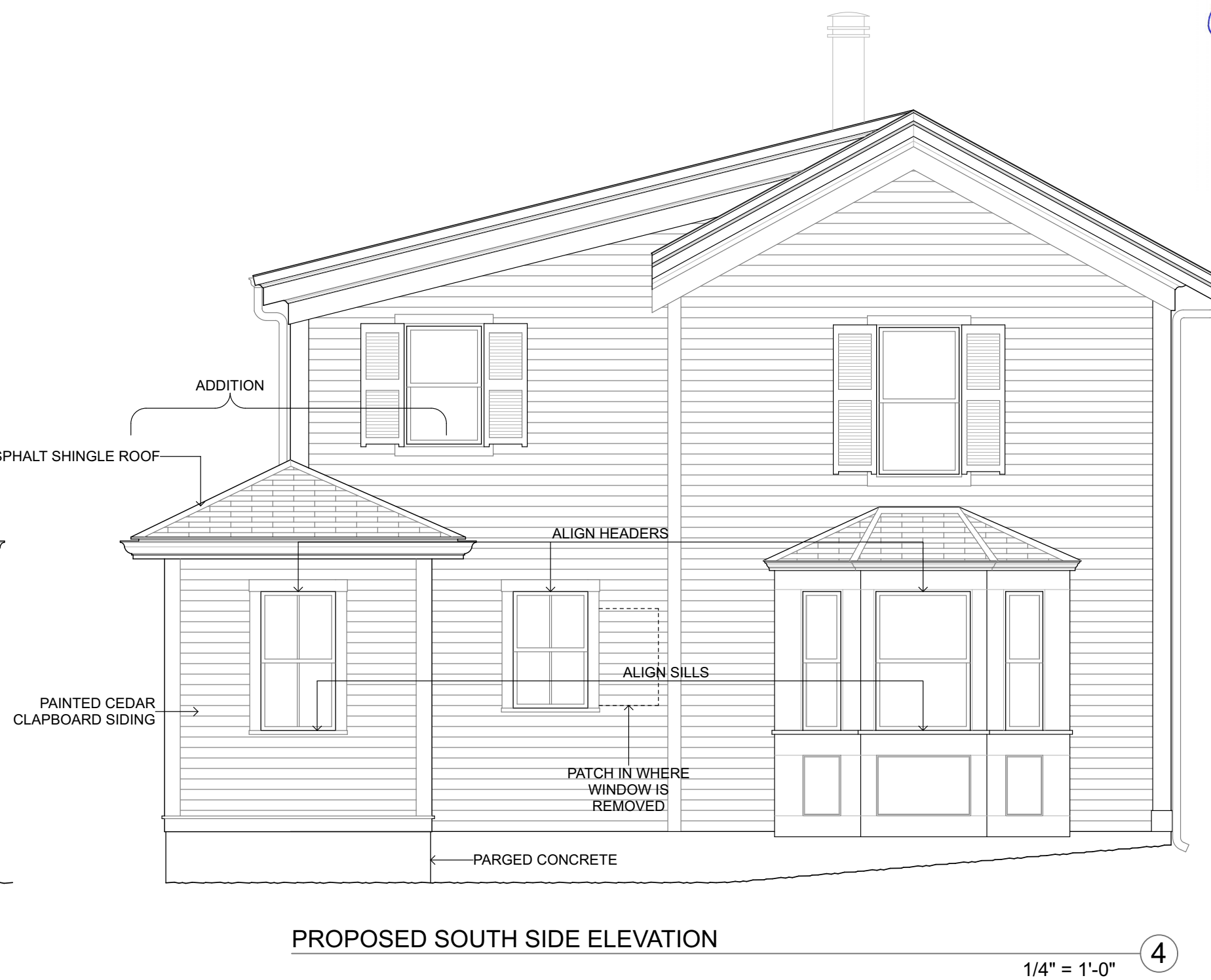
**SMART  
ARCHITECTURE**  
33 LAWN STREET, CAMBRIDGE, MA 02138

**Bradley Residence**  
7 Foster Place  
Cambridge, MA 02138

Job number	2204
Scale	as noted
Date	07.05.22
Drawn by	rb
Checked by	msb

Existing Elevations

**A-6.0**



General Drawing Note:  
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**SMART ARCHITECTURE**  
33 LAWN STREET, CAMBRIDGE, MA 02138

**Bradley Residence**  
7 Foster Place  
Cambridge, MA 02138

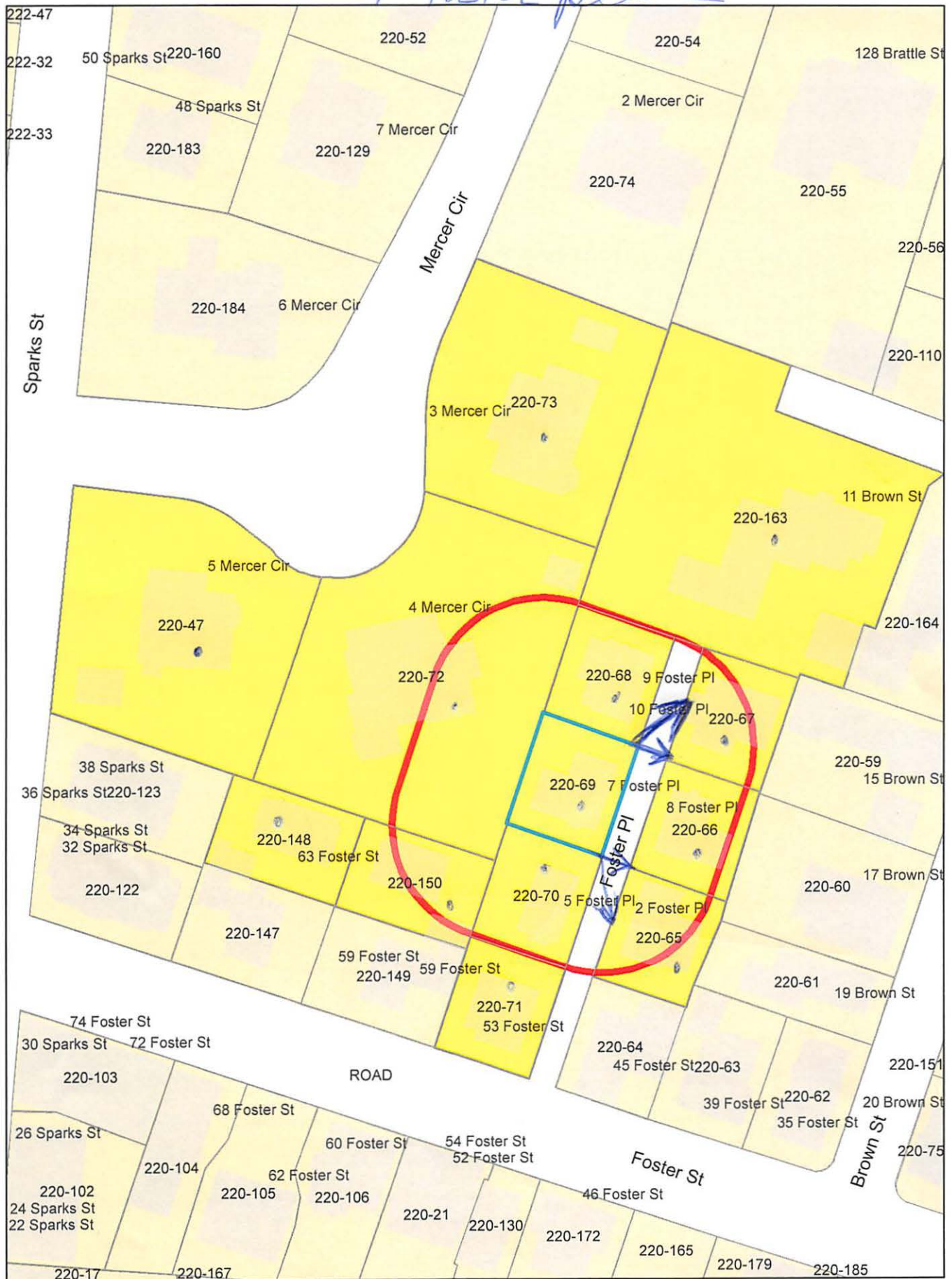
Job number	2204
Scale	as noted
Date	07.05.22
Drawn by	rb
Checked by	msb

Proposed Elevations

**A-7.0**



7 Foster place



7 Foster place

Petitioner

220-47  
WARREN, ALVIN CLIFFORD JR. &  
JUDITH BLATT WARREN  
5 MERCER CIR  
CAMBRIDGE, MA 02138-4833

220-67  
KAHN, BONNIE MENES  
10 FOSTER PL  
CAMBRIDGE, MA 02138

SMART/ARCHITECTURE  
C/O MAGGIE BOOZ  
33 LAWN STREET  
CAMBRIDGE, MA 02138

220-163  
PRATT, PATRICIA R. PRATT BERIT.,  
CHARLES H. PRATT, KATHERINE PRATT &  
KURT F. SOMMERVILLE AS TRST OF  
11 BROWN ST  
CAMBRIDGE, MA 02138

220-68  
O'CONNOR, RORY A. & H. CLAIRE MUHM  
9 FOSTER PL  
CAMBRIDGE, MA 02138

220-70  
LEVINE, NEIL & GILLIAN LEVINE  
5 FOSTER PLACE  
CAMBRIDGE, MA 02138-4827

220-71  
MASTERSON, DEBORAH C.  
53 FOSTER ST  
CAMBRIDGE, MA 02138

220-148  
BRUDER, SETH DANIEL & TATIANA SANDINO  
63 FOSTER STREET  
CAMBRIDGE, MA 02138

220-65  
KENT, GEORGE ALAN,  
TRUSTEE THE 2 FOSTER PL NOM TRUST  
2 FOSTER PL  
CAMBRIDGE, MA 02138

220-150  
BAUER, DANIEL & JILL DESIMINI  
61 FOSTER ST  
CAMBRIDGE, MA 02138

220-73  
MURRAY-BROWN, LUCY L. &  
NIGEL JEREMY MURRAY-BROWN  
3 MERCER CIR  
CAMBRIDGE, MA 02138

220-66  
BURNS, CAROLYN H  
TRS. CAROLYN H BURN REVOCABLE LIVING TR  
8 FOSTER PL  
CAMBRIDGE, MA 02138

220-69  
BRADLEY, MICHAEL & CARYN BRADLEY  
10 MOONPERRY LN  
CHATHAM, MA 02633

220-72  
LIPSON, PETER B. & DEBRA M. LONGSTREET  
4 MERCER CIR  
CAMBRIDGE, MA 02138



## Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2<sup>nd</sup> Fl., Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov

James Van Sickle, Chair; Marie-Pierre Dillenseger, Vice Chair;  
Jo Solet, Peter Schur, Members  
Adrian Catalano, Rory O'Connor, Alternates

### CERTIFICATE OF APPROPRIATENESS

**PROPERTY: 7 Foster Place**  
**APPLICANT: Maggie Booz**  
**OWNER: Caryn and Michael Bradley**

The Half Crown-Marsh 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 construction described below is not incongruous to the historic aspects or architectural character of the building or district:

**Construct one-story addition at southwest corner of house.**

**In accordance with plans dated 05-24-2022 titled "Bradley Residence" submitted by Smart Architecture.**

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

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 extension not exceeding six months may be allowed in writing by the Chairman.

Case Number: **HCM-544**

Date of Certificate: **June 14, 2022**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Half Crown-Marsh Neighborhood Conservation District Commission on June 14, 2022.

James VanSickle/EJH, Chair/Staff

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

**Pacheco, Maria**

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**From:** Loulie <loulie304@comcast.net>  
**Sent:** Tuesday, August 9, 2022 7:53 PM  
**To:** Pacheco, Maria  
**Cc:** Caryn Bradley  
**Subject:** Case BZA-183414 - 7 Foster Place

To Maria Pacheco and Board of Zoning Appeal:

We are writing in support of Michael and Caryn Bradley's plans to change the house which they recently purchased. We have looked at the architect's drawings and think the changes are reasonable and appropriate. We hope that you will approve these plans and allow them to proceed with the work.

Sincerely,  
Mary Louise and George A. Kent  
2 Foster Place

## **Pacheco, Maria**

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**From:** Cally Burns <callyburns@gmail.com>  
**Sent:** Monday, August 15, 2022 10:00 AM  
**To:** Caryn Bradley; Pacheco, Maria  
**Subject:** BZA Case # 183414 - Variance Petition for 7 Foster Place, Cambridge, MA

To whom it may concern:

I am a neighbor who lives at 8 Foster Place directly across Foster Place from Caryn and Michael Bradley. I am writing in full support of the request for BZA to allow the construction of the proposed addition to 7 Foster Place.

The alteration as designed will have low visible impact on the existing structure and will greatly enhance the interior space of the house. The proposed changes are in line with similar changes made at 9 Foster Place when that structure was renovated about 12 years ago.

I urge the board to approve the Bradley's request.

Regards,  
Carolyn H Burns  
8 Foster Pl, Cambridge, MA 02138  
Cell # 617-459-2016



# 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: Caryn Bradley Date: 8/3/22  
(Print)

Address: 7 Foster place

Case No. BZA-183414

Hearing Date: 8/18/22

Thank you,  
Bza Members