



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 Deirdre A. Deegan (OWNER)

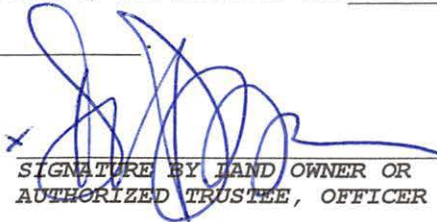
Address: 7-9 Crescent Street, Cambridge, MA 02138

State that I/We own the property located at 7-9 Crescent Street, which is the subject of this zoning application.

The record title of this property is in the name of Deirdre A. Deegan

\*Pursuant to a deed of duly recorded in the date 5/13/12, Middlesex South County Registry of Deeds at Book 59116, Page 444; 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 Deirdre Deegan personally appeared before me, this 20<sup>th</sup> of August, 2028, and made oath that the above statement is true.

\_\_\_\_\_  
Notary

My commission expires August 28, 2020 (Notary Seal).



• 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 Ordinance would be a substantial hardship to Petitioner because the current layout of Petitioner's third floor living area has become congested and the additional head room provided by the dormer will significantly improve the functionality of the layout and livability for the Petitioner and their family.

- 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 hardship is owing to the design of the house and shape of the lot such that the additional living area necessary to make the third floor functional for a family with small children exceeds the allowable gross floor area despite the minimal increase.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

Desirable relief may be granted without substantial detriment to the public good because the requested increase is minimal and the additional dormer will be consistent with other two family structures in the neighborhood and will not negatively impact any abutters.

- 2)** Relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

Desirable relief may be granted without nullifying the intent or purpose of the Ordinance because the requested relief will make the property more family friendly will add to the housing stock of properties suitable for families.

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





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

2018 AUG 22 PM 12:01

OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-017006-2018

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : Deidre A. Deegan - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Mass Ave Cambridge, MA 02139

LOCATION OF PROPERTY : 9 Crescent St Cambridge, MA 02138

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :  
 Dormer

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Petitioner requests Variance relief to add a dormer to the third floor of an non-conforming dwelling increasing the gross floor area and is within the rear yard setback.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

  
 (Petitioner(s) Owner)

Sean D. Hope  
 (Print Name)

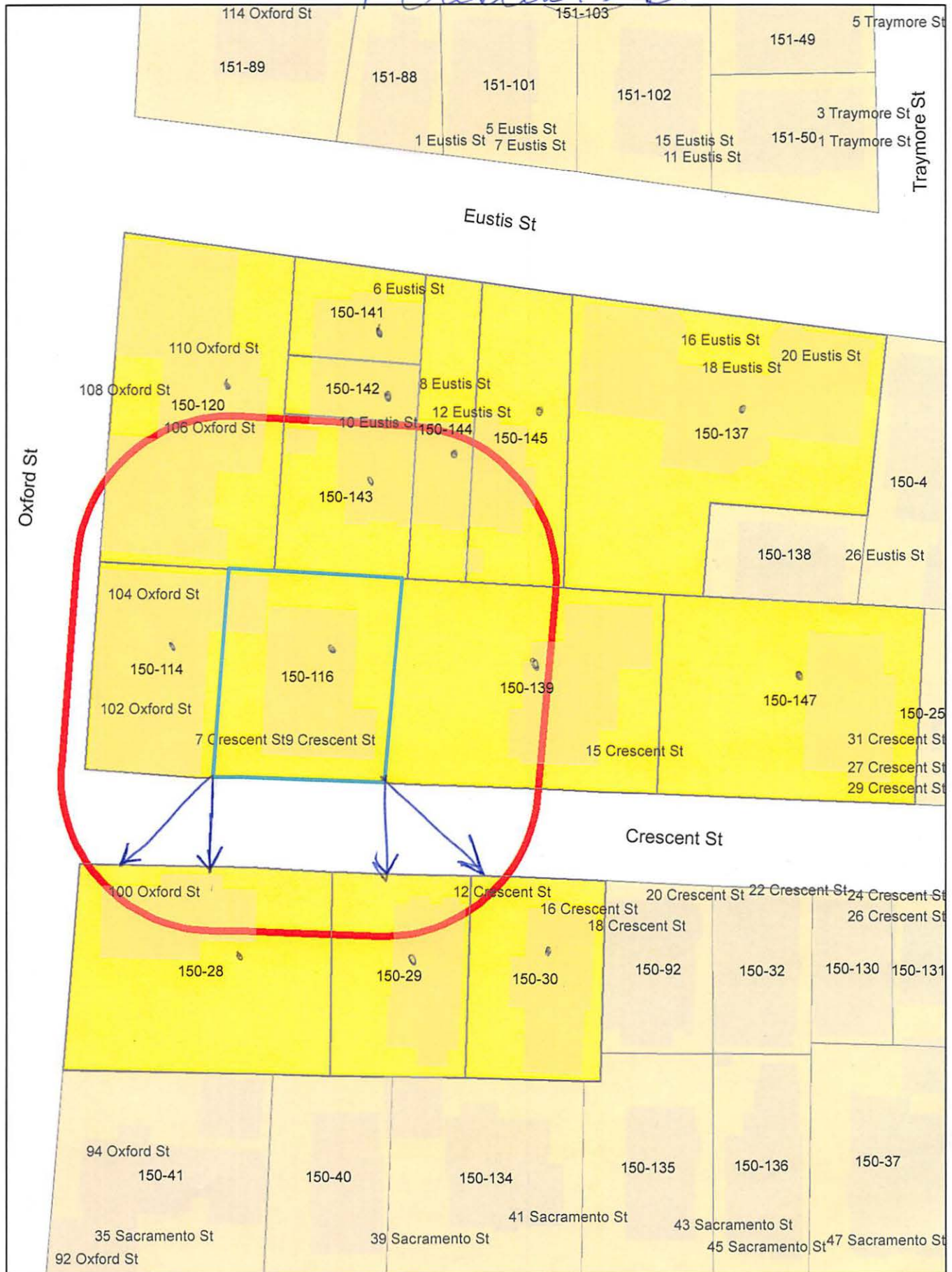
Address : 675 Massachusetts Avenue  
Cambridge, MA 02139

Tel. No. : 617.492.0220

E-Mail Address : sean@hopelegal.com

Date : August 20, 2018

9 Crescent St.





9 Crescent St

150-147  
GOULD, DEBORAH LEE  
29 CRESCENT ST  
CAMBRIDGE, MA 02138

150-28  
BERMAN, JEFFREY S. & JANICE WALKER  
100 OXFORD ST  
CAMBRIDGE, MA 02138

Petitioner  
SEAN D. HOPE, ESQ.  
675 MASS AVENUE  
CAMBRIDGE, MA 02139

150-30  
BLOOMSTEIN, WILLIAM W. &  
APARNA AGRAWAL, TRUSTEE  
18 CRESCENT ST  
CAMBRIDGE, MA 02138

150-114  
GEORGE, BILL  
TR.OF BILL GEORGE IRREVOCABLE TRUST  
29 HIGHLAND AVE.  
WATERTOWN, MA 02472

150-116  
DEEGAN, DEIDRE A.  
7-9 CRESCENT ST  
CAMBRIDGE, MA 02138

150-120  
THE RB FAMILY LIMITED PARTNERSHIP  
C/O THE BANKER REAL ESTATE CO  
GENERAL PARTNER  
14A ELIOT ST  
CAMBRIDGE, MA 02138

150-137  
BANKER, ROBERT TRUSTEE  
C/O THE BANKER REAL ESTATE CO  
14A ELIOT ST  
CAMBRIDGE, MA 02138

150-139  
FRANK, JOHN R. ,  
TRUSTEE OF 15 CRESCENT STREET TRUST.  
15 CRESCENT ST  
CAMBRIDGE, MA 02138

150-141  
VANCE, ELIZABETH O'CONNOR &  
JASON C. INNES  
6 EUSTIS STREET  
CAMBRIDGE, MA 02138

150-142  
MCCLELLAND, GEORDIE &  
LINDSAY MCCLELLAND  
8 EUSTIS STREET  
CAMBRIDGE, MA 02140

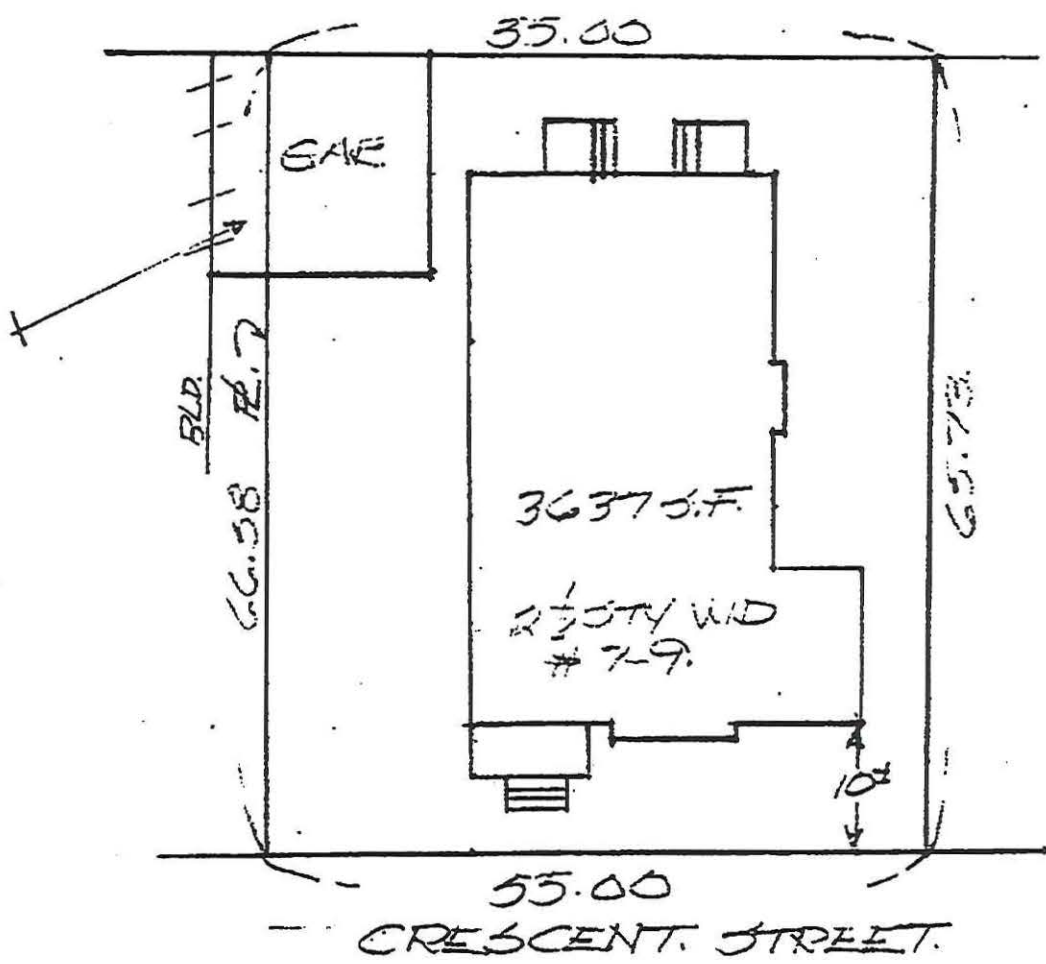
150-143  
NEELEY, WILLIAM LAWRENCE JR., &  
TSEDAL BEYENE NEELEY  
10 EUSTIS ST  
CAMBRIDGE, MA 02140

150-144  
EAGLE, VERNON A. & VERNON EAGLE AS TR.  
12 EUSTISS ST.  
CAMBRIDGE, MA 02140

150-145  
GILBOA, RAN  
14 EUSTIS ST  
CAMBRIDGE, MA 02140

150-29  
KRIEGSMAN, SUZANNE A. & HITESH P. TRIVEDI  
12 CRESCENT STREET  
CAMBRIDGE, MA 02138

NOTE:  
 ENCROACHMENT OF GARAGE  
 OVER PROPERTY LINE



NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY MASS. EFFECTIVE 7-5-1993 BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION.

NOTE: THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, HEDGES, OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. NOT TO BE RECORDED.

I CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L. TITLE VII, C.40A, §7.

EXCEPT GARAGE.



**MORTGAGE INSPECTION PLAN**

L.G. BRACKETT COMPANY, INC.  
 WINCHESTER, MA

PLAN OF PROPERTY IN  
 CAMBRIDGE MA.

OWNED BY

THOMAS SELEMANOR DEEGAN

I CERTIFY THIS PLAN TO

SCALE: 1" = 20'

DATE: 7-7-03

DATE OF PLAN: 7-6-1993  
 PLAN BY: W.A. MASON, F.S.M.

COUNTY: MIDDLESEX  
 PLAN: 5581-143

03-1066



**B&R SURVEYORS**

P.O. BOX 102  
WORCESTER, MA 01613  
(508) 756-8579

**MORTGAGE INSPECTION PLAN**

NAME: ELEANOR & THOMAS DEEGAN

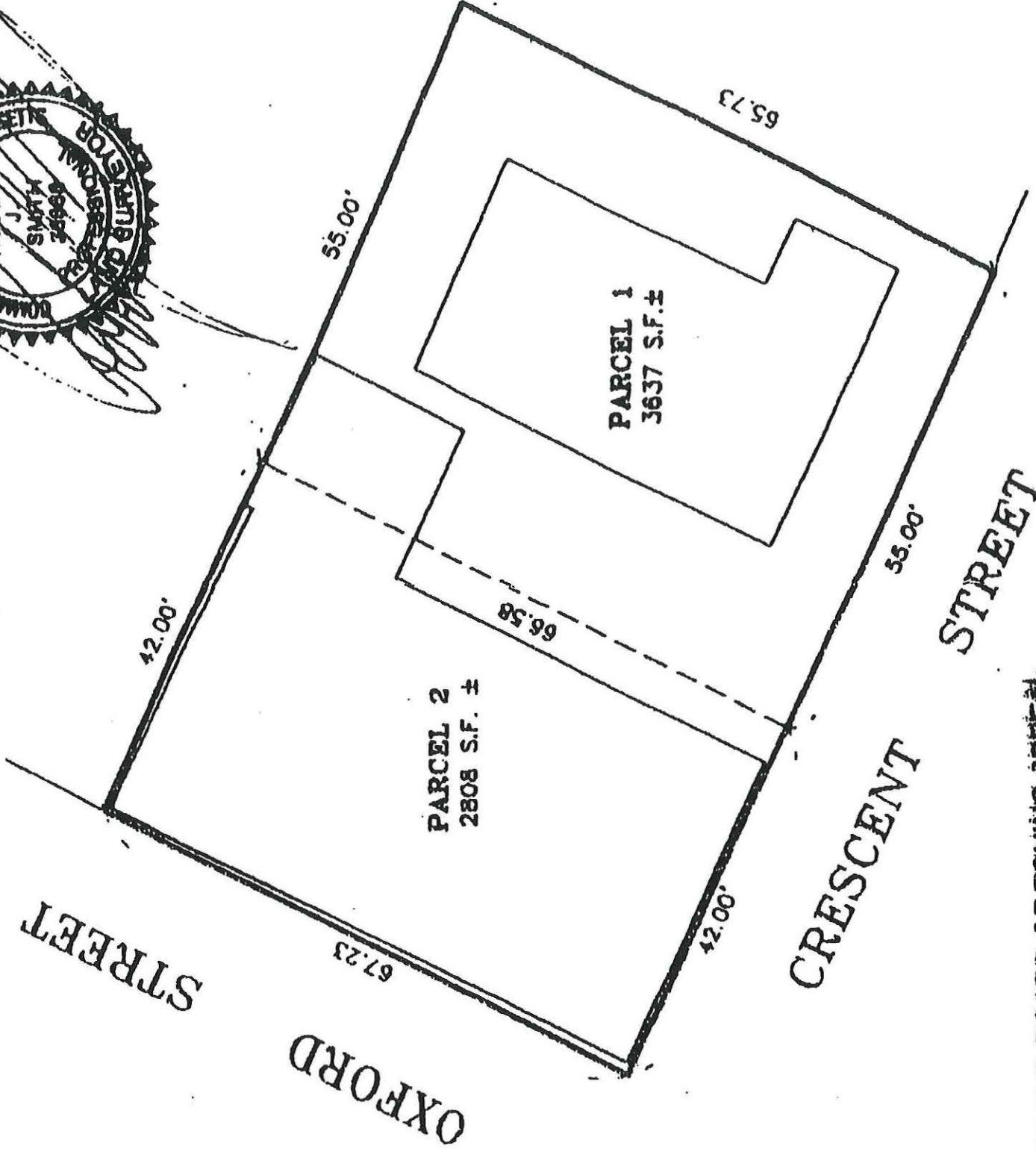
LOCATION: 7-9 CRESCENT STREET & 102-104 OXFORD STREET  
CAMBRIDGE, MA

SCALE: 1" = 20' DATE: APRIL 10, 2001

BASED UPON DOCUMENTATION PROVIDED, IF BY PROFESSIONAL OPINION THAT THE PERMANENT STRUCTURES LOCATED ARE EITHER IN COMPLIANCE WITH THE HORIZONTAL DIMENSIONAL REQUIREMENTS OF THE LOCAL APPLICABLE ZONING BYLAWS WHEN CONSTRUCTED, OR ARE COMPLY FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 90A, CH. 40A, SECTION 7 UNLESS OTHERWISE NOTED OR SHOWN BELOW. THIS PLAN HAS BEEN PREPARED FOR B&R PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE SETBACK AN INSTRUMENT SURVEY AND NO QUANTITIES ARE SHOWN AS TO TITLE OR OWNERSHIP LINES. THIS PLAN IS NOT TO BE USED TO ERECT FENCES, ADDITIONAL GARAGES, SEEDS OR ANY OTHER STRUCTURES. THIS PLAN IS NOT TO BE USED TO OBTAIN SPECIAL PERMITS, BUILDING PERMITS, OCCUPANCY PERMITS OR VARIANCES. THIS PLAN IS BASED UPON CLIENT FURNISHED INFORMATION AND MAY BE SUBJECT TO FURTHER LABORATORY, TANKING, RIGHTS OF WAY AND OUT-TO-SALES.

REED BOOKS/PAGES 14923/32  
PLAN BOOKS/PAGES 722 OF 1931 & 550 OF 1930  
BASED UPON MY KNOWLEDGE, BELIEF AND INFORMATION, I HEREBY CERTIFY THAT THE PERMANENT STRUCTURES SHOWN ARE NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN ON F.L.M.A. MAP 250186 0002 B DATED 7/5/82

NOTE: FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY MUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



SUBMITTED TO THE BOARD OF ZONING APPEALS  
FOR CASE NO. 10274

2121124 GNS





No.	Description	Date

stamp

client  
**MAHMOOD EIROUZBAHKT + DEIDRE DEEGAN**

EXISTING AND PROPOSED ELEVATIONS

Project  
**9 CRESCENT STREET**

**BOYES-WATSON ARCHITECTS**  
 thirty bow street  
 somerville, ma 02143  
 architects@boyes-watson.com  
 phone (617) 623-8200  
 fax (617) 623-8201

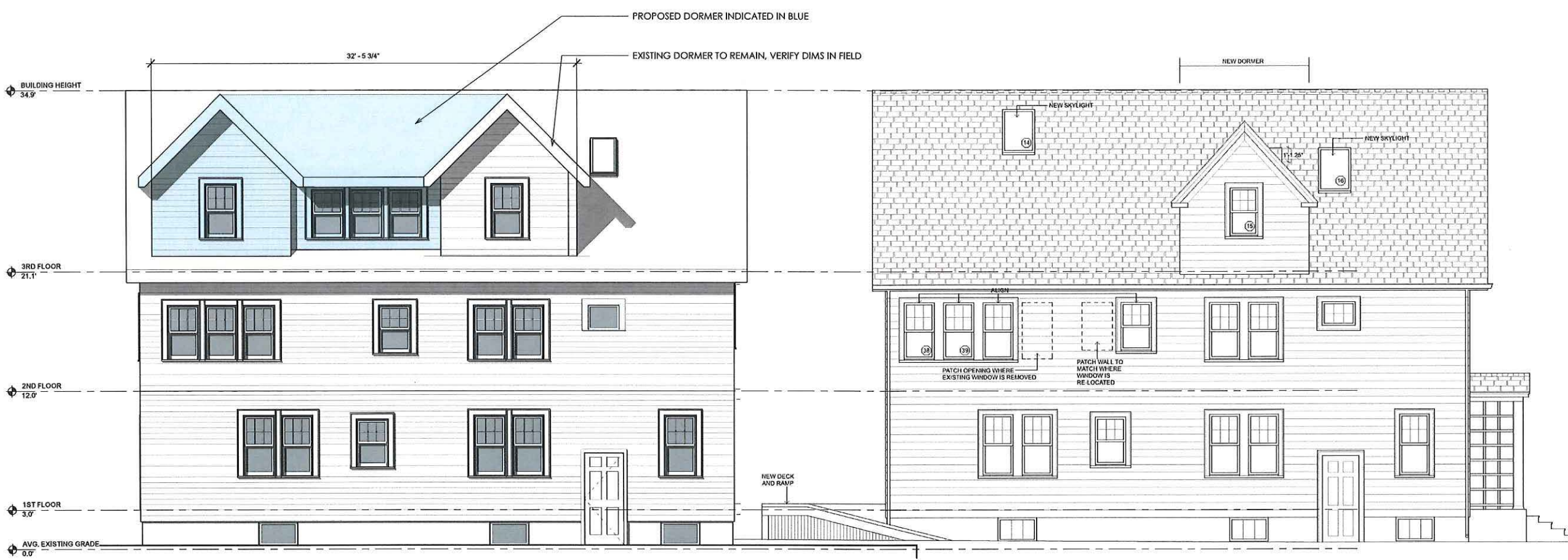
Job number

scale 1/4" = 1'-0"

date issued 03.15.18

DRAFT - BZA  
 VARIANCE  
 APPLICATION SET

Sheet no.  
**A201**



PROPOSED WEST (PARTIAL) ELEVATION

EXISTING WEST ELEVATION



PROPOSED (PARTIAL) NORTH ELEVATION

EXISTING NORTH ELEVATION

3/15/2018 9:47:45 AM





9 Crescent St.













# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> Floor, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 9 Crescent Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District  
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: \_\_\_\_\_  
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.  
**No demolition permit anticipated.**
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.  
Staff comments: \_\_\_\_\_

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

**If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.**

CHC staff initials SLB

Date August 21, 2018

Received by Uploaded to Energov

Date August 21, 2018

Relationship to project BZA 17006-2018

cc: Applicant  
Inspectional Services Commissioner

## Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>