



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

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Thaddeus Seymour - C/O Adam J. Glassman, Architect

PETITIONER'S ADDRESS : 2 Worthington St Cambridge, MA 02138

LOCATION OF PROPERTY : 72 Dana St Cambridge, MA

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

REASON FOR PETITION :
 Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Variance: Requested for new rear decks within the rear setback.

Special Permit: Requested for new window and door openings within the rear setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 Dimensional Requirements

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) :


 (Petitioner(s) / Owner)

ADAM GLASSMAN
 (Print Name)

Address : 2 WORTHINGTON ST
CAMBRIDGE, MA

Tel. No. : 617-417-8450

E-Mail Address : AJGLASSMAN.RA@GMAIL.COM

Date : _____

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 Suite B Somerville MA

State that I/We own the property located at 72 Dana Street Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of _____
72 Dana St. LLC

*Pursuant to a deed of duly recorded in the date 1-17-18, Middlesex South
County Registry of Deeds at Book 71619, Page 454; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

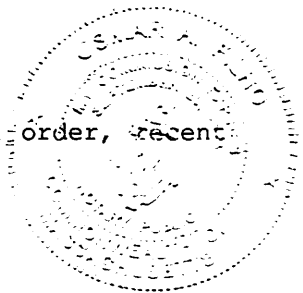
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of SUFFOLK

The above-name THADDEUS SEYMOUR personally appeared before me,
this 02ND of JULY, 2019, and made oath that the above statement is true.

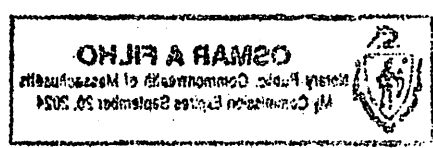
[Signature] Notary

My commission expires _____ (Notary Seal).



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

Handwritten text, possibly a signature or date, appearing as "24/10/2020".



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 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 substantial 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-conforming FAR, will not result in an increase in noise or light pollution, will not result in the loss of privacy for any abutters, will not negatively alter the character of the neighborhood 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.
- 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 rear window and door openings have no impact on the adjacent property uses.
- 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:
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 existing 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.



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2019 JUL 10 PM 2:51

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Original Signature(s) :

ADAM GLASSMAN
 (Petitioner(s) / Owner)

ADAM GLASSMAN
 (Print Name)

Address :

2 WORTHINGTON ST
CAMBRIDGE, MA

Tel. No. :

617-412-8450

E-Mail Address :

AGGLASSMAN.PA@gmail.com

Date :

7/9/19

72 Dana St.

Petitioner
ADAM J. GLASSMAN, ARCHITECT
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

139-20
PILTCH, CYNTHIA A. & DEBORAH PILTCH
18 BARBERRY LANE
LEXINGTON, MA 02420

139-21
CACCIOLA REALTY, LLC.
90 CLARENDON AVE
SOMERVILLE, MA 02143

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
JAFFRENOU, 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