



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUN 16 PM 12:06

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

**BZA Number: 122612**

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

**PETITIONER:** 58 Granville LLC C/O Adam Munnelly

**PETITIONER'S ADDRESS:** 572 Freeport Street, Boston, MA 02122

**LOCATION OF PROPERTY:** 58 Granville Rd., Cambridge, MA

**TYPE OF OCCUPANCY:** Two Family Residence

**ZONING DISTRICT:** Residence B Zone

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

/Additions/ /Dormer/ /New exterior egress stairway in sideyard setback. Areaway guardrail in rear yard setback. /

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

The petitioner proposes alterations to an existing non-conforming Two Family Residence requiring a Special Permit per MGL Chapter 40a, Section 6 and recently adopted Ordinance 2021-1. The alterations include: 1) New dormers on the 3rd Floor increasing non-conforming GFA 2) addition of an egress stair and deck in the side yard setback. 3) relocation and addition of openings on a non-conforming facade facing the right side yard and 4) 3' high areaway guardrail in the rear yard setback.

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

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22. 2.D (Non-Conforming Structure).
Article: 8.000	Section: 8.22.2.C (Non-Conforming Structure).
Article: 10.000	Section: 10.40 (Special Permit).

Original  
Signature(s):

  
(Petitioner (s) / Owner)  
Lauren Munnelly  
(Print Name)

Address:

Tel. No. 617-406-8605  
E-Mail Address: adammunnelly@gmail.com

Date: 6/14/21

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 58 Granville LLC

(OWNER)

Address: 32 Shady Hill Rd Weston, MA 02493

State that I/We own the property located at 58 Granville Rd Cambridge, MA  
which is the subject of this zoning application. 02138

The record title of this property is in the name of 58 Granville LLC

\*Pursuant to a deed of duly recorded in the date 12/14/2020, Middlesex South  
County Registry of Deeds at Book 76416, Page 80; or

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

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

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

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

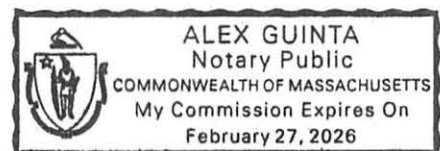
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name ADAM MUNNELLY personally appeared before me,  
this 1<sup>st</sup> of APRIL, 2021, and made oath that the above statement is true.

[Signature] Notary

My commission expires 02/27/2026 (Notary Seal).

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



U.S. DEPARTMENT OF AGRICULTURE

OFFICE OF THE SECRETARY

WASHINGTON, D. C.

February 1, 1944

Dear Sir:

I have the honor to acknowledge the receipt of your letter of January 27, 1944, regarding the matter mentioned therein.

The Bureau is currently reviewing the information submitted and will advise you of the results of its study.

Very truly yours,

Director

Enclosed for you are two copies of the report of the Bureau's study of the matter mentioned in your letter.

Very truly yours,

Director

Enclosed for you are two copies of the report of the Bureau's study of the matter mentioned in your letter.

Very truly yours,



**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** 58 Granville LLC**Present Use/Occupancy:** Two Family Residence**Location:** 572 Freeport Street**Zone:** Residence B Zone**Phone:** 617-406-8605**Requested Use/Occupancy:** Two Family Residence

	<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>	3760	3839	2739	(max.)
<b><u>LOT AREA:</u></b>	5281	5281	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.69	.73	.5 (FIRST 5000 SF) .35 (REMAINING SF)	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	2640.5	2640.5	2500	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	58.3'	58.3'	50'	
DEPTH	99.98'	99.98'	n/a	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	6.0'	6.0'	15'	
REAR	31.0'	31.0'	26.6'	
LEFT SIDE	15.6'	15.6'	7.5' (SUM OF 20')	
RIGHT SIDE	5.0'	2.0'	7.5' (SUM OF 20')	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	33.3'	33.8'	35'	
WIDTH	59.0'	59.0'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	45.7%	40.0%	40.0%	
<b><u>NO. OF DWELLING UNITS:</u></b>	2	2	2	
<b><u>NO. OF PARKING SPACES:</u></b>	2	2	2	
<b><u>NO. OF LOADING AREAS:</u></b>	n/a	n/a	n/a	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	16.6'	16.6'	10'	

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.

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'.



## **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 58 Granville Rd., 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:**

MGL Chapter 40a, Section 6 provides unique protections for existing non conforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. The proposed alterations and extensions at 58 Granville increase the non-conforming nature of the residence in modest ways, the changes are not substantially more detrimental to the neighborhood.

**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 development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

**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 driveway curb cut will remain as it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed additions and fenestration changes are modest and occur in areas that have limited impact on adjacent uses. The changes proposed at 58 Granville will not adversely affect the continued operation of adjacent 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:**

Areas dedicated to Open Space will largely remain intact to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

**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 alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the existing use and the other uses in the neighborhood. The proposed minor additions and site planning changes will not impair the integrity of the district or derogate from the intent of the ordinance.

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



# 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: Adam Minnelly Date: 7/13/2021  
(Print)

Address: 58 Granville Rd.

Case No. BZA-122612

Hearing Date: 7/29/21

Thank you,  
Bza Members



58 GRANVILLE ROAD

No.	Description	Date



client  
ADAM MUNNELLY  
& LAUREN MARETT

COVER

58 GRANVILLE RD

job number	000
scale	
date issued	03-01-21
ISSUED FOR PERMIT	

Sheet no.  
A 01







No.	Description	Date



client  
**ADAM MUNNELLY  
& LAUREN MARETT**

CONTEXT PHOTOS

job number 000

scale

date issued 03-01-21

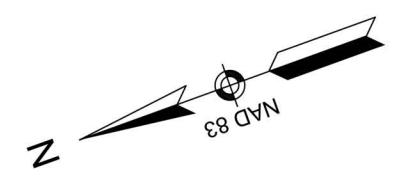
ISSUED FOR PERMIT

Sheet no.

A 03

58 GRANVILLE RD





INV=25.73'

DDMH  
RIM=33.85'

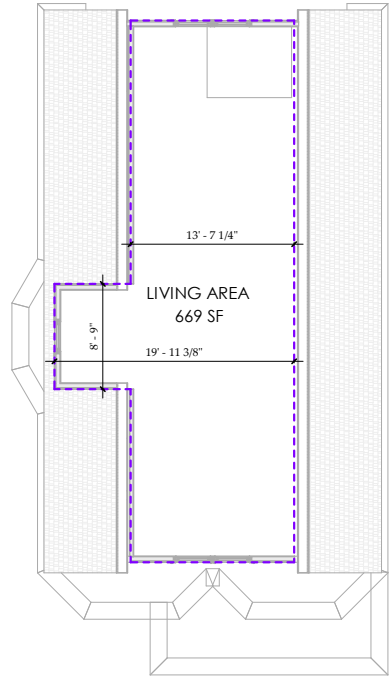
SSMH  
RIM=33.72'

INV=23.17'

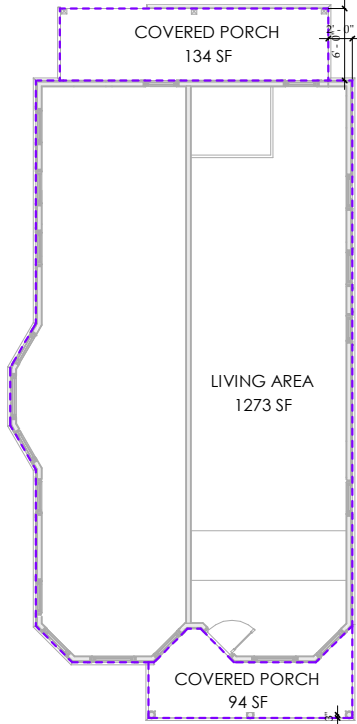




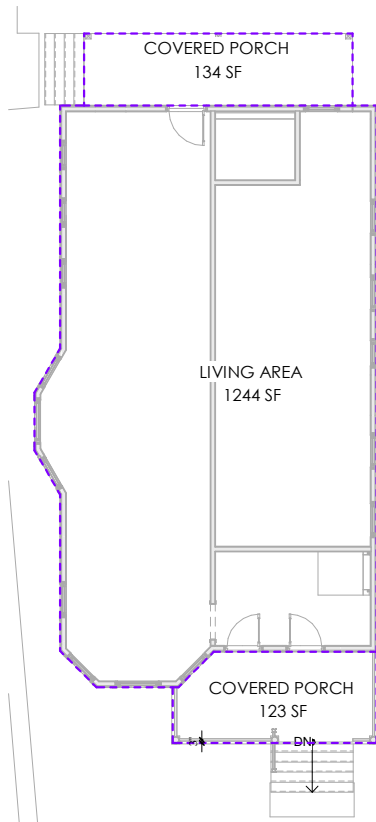
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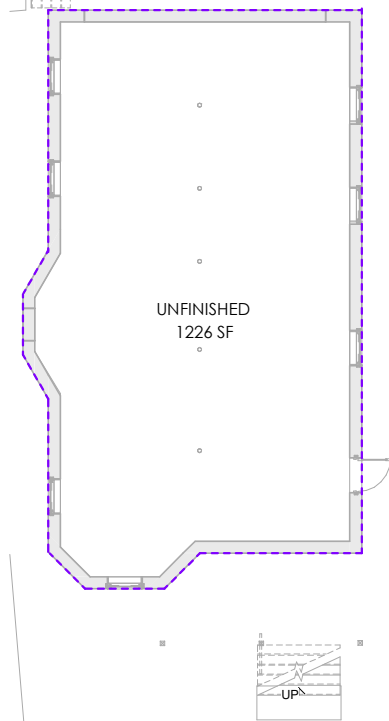
6 EXISTING AREA PLAN - 3RD FLOOR  
1/8" = 1'-0"



7 EXISTING AREA PLAN - 2ND FLOOR  
1/8" = 1'-0"



8 EXISTING AREA PLAN - 1ST FLOOR  
1/8" = 1'-0"



5 EXISTING AREA PLAN - BASEMENT  
1/8" = 1'-0"

BUILDING AREA - EXISTING

GFA	
1ST FLOOR	
LIVING AREA	1244 SF
COVERED PORCH	123 SF
COVERED PORCH	134 SF
2ND FLOOR	
LIVING AREA	1273 SF
COVERED PORCH	94 SF
COVERED PORCH	134 SF
THIRD FLOOR	
LIVING AREA	669 SF
	3670 SF
NON GFA	
EXIST. BASEMENT	
UNFINISHED	1226 SF
	1226 SF
TOTAL FLOOR AREA	4896 SF

No.	Description	Date



client  
**ADAM MUNNELLY  
& LAUREN MARETT**

ZONING DATA - GFA CALCULATIONS  
58 GRANVILLE RD

Title  
job number 000

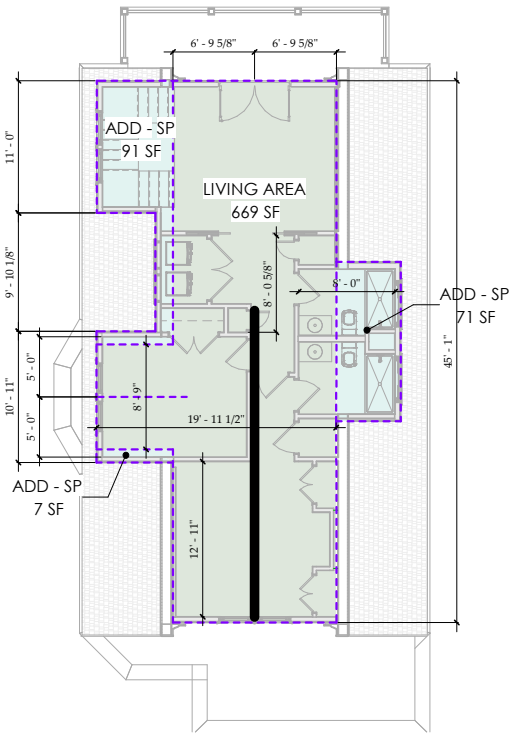
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date issued 03-01-21

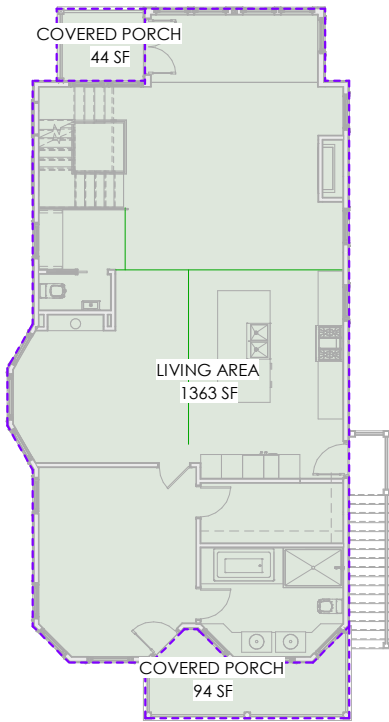
ISSUED FOR PERMIT

Sheet no.

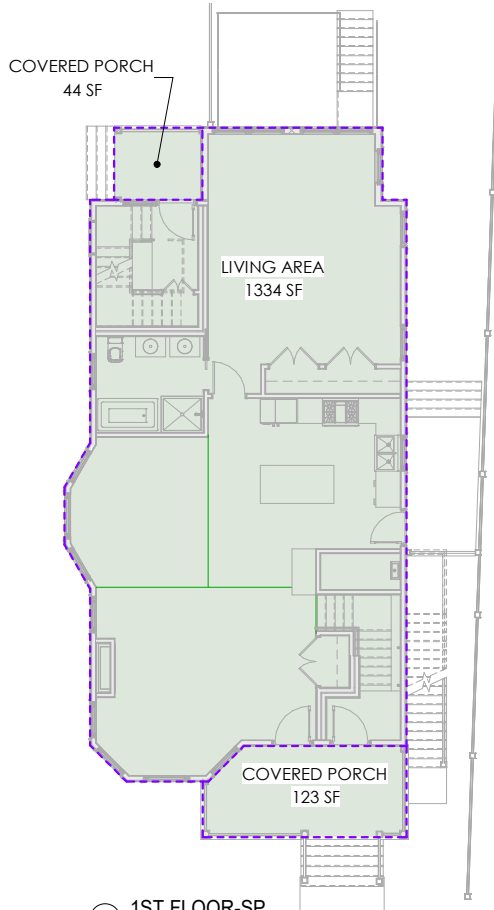
A 05



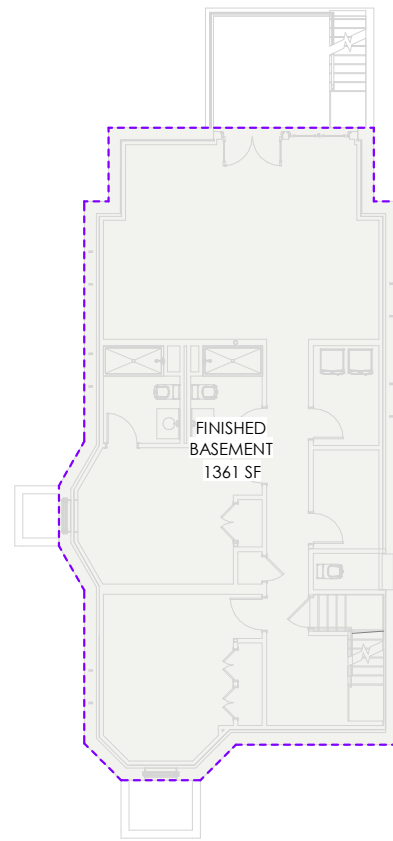
3 3RD FLOOR - SP  
1/8" = 1'-0"



2 2ND FLOOR-SP  
1/8" = 1'-0"



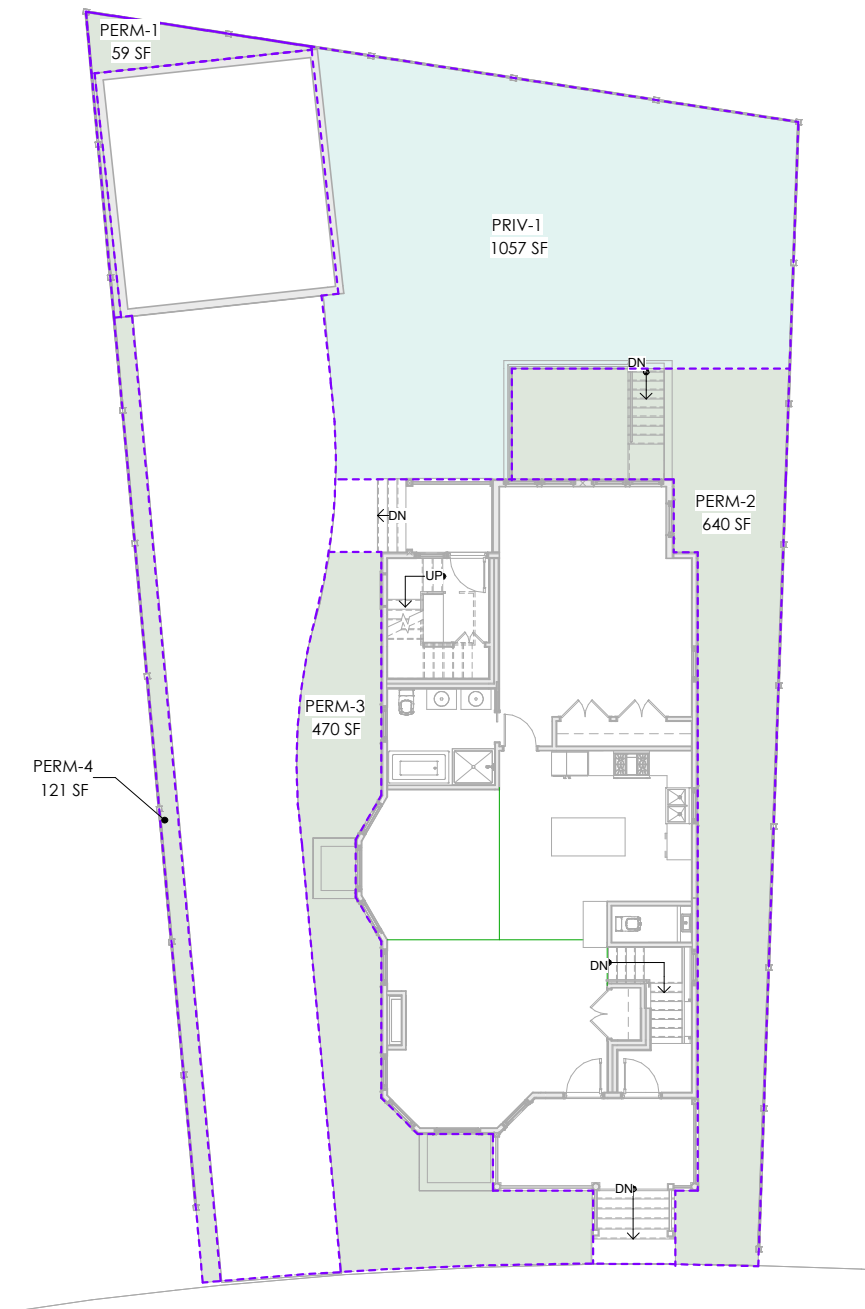
1 1ST FLOOR-SP  
1/8" = 1'-0"



4 BASEMENT - SP  
1/8" = 1'-0"

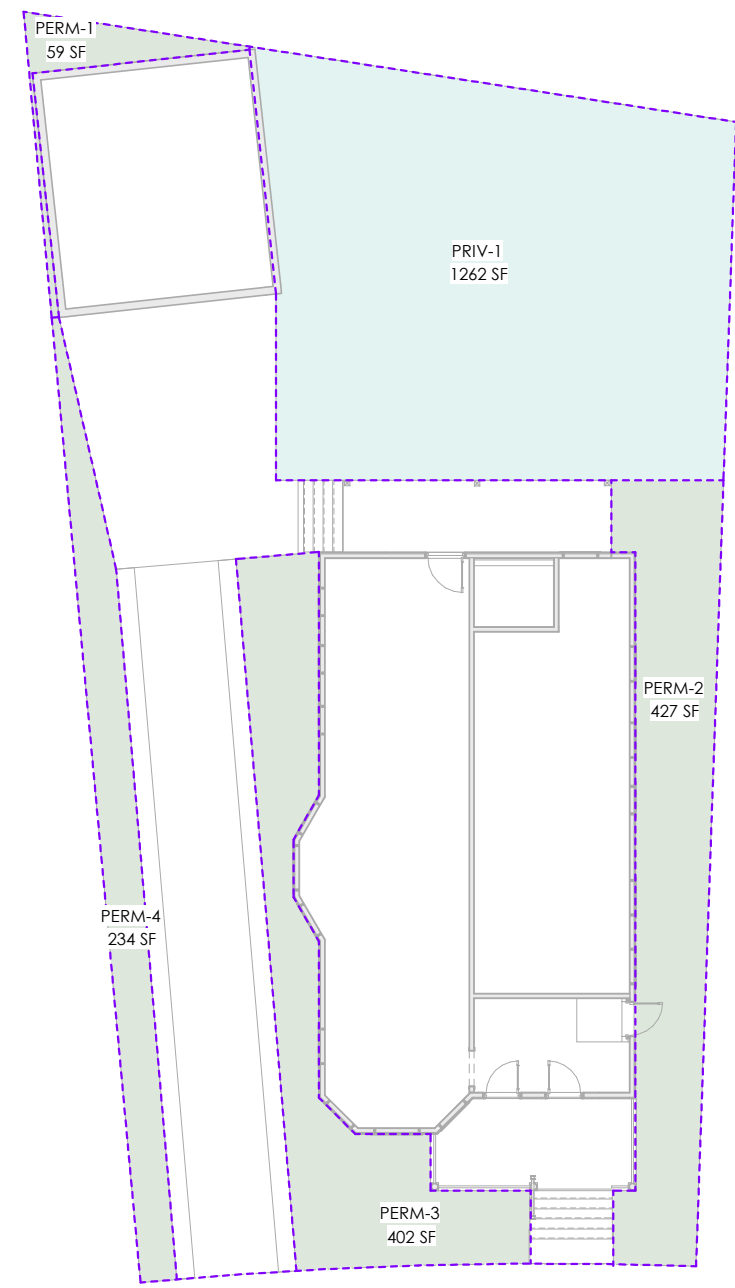
BUILDING AREA - SPECIAL PERMIT

GFA	
1ST FLOOR	
COVERED PORCH	44 SF
LIVING AREA	1334 SF
COVERED PORCH	123 SF
2ND FLOOR	
LIVING AREA	1363 SF
COVERED PORCH	44 SF
COVERED PORCH	94 SF
THIRD FLOOR	
LIVING AREA	669 SF
	3670 SF
GFA-ADD	
THIRD FLOOR	
ADD - SP	91 SF
ADD - SP	7 SF
ADD - SP	71 SF
	169 SF
NON GFA	
BASEMENT	
FINISHED BASEMENT	1361 SF
	1361 SF
TOTAL FLOOR AREA	5201 SF



PROPOSED OPEN SPACE	
PERMEABLE	
PERM-1	59 SF
PERM-2	640 SF
PERM-3	470 SF
PERM-4	121 SF
1290 SF	
PRIVATE	
PRIV-1	1057 SF
1057 SF	

1 PROPOSED OPEN SPACE - Dependent 1  
1/8" = 1'-0"



EXISTING OPEN SPACE	
PERMEABLE	
PERM-1	59 SF
PERM-4	234 SF
PERM-3	402 SF
PERM-2	427 SF
1123 SF	
PRIVATE	
PRIV-1	1262 SF
1262 SF	

2 EXISTING OPEN SPACE - Dependent 1  
1/8" = 1'-0"

No.

Description

Date


REGISTERED ARCHITECT  
STEPHEN HISENRODT  
NO. 951571  
JAMAICA PLAIN  
MASS  
COMMONWEALTH OF MASSACHUSETTS

client  
ADAM MUNNELLY  
& LAUREN MARETT

title  
OPEN SPACE PLAN

project  
58 GRANVILLE RD

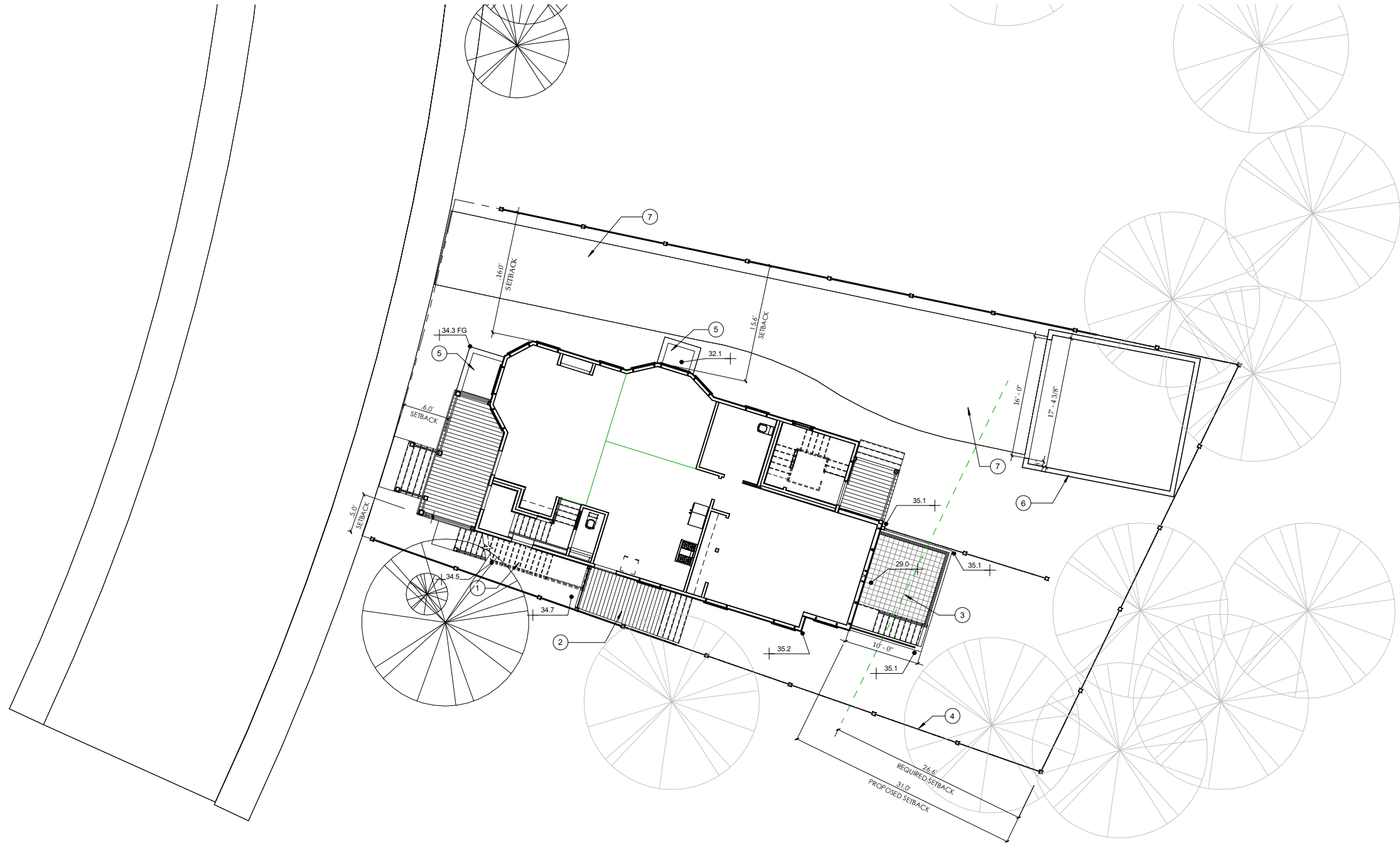
job number  
000

scale  
1/8" = 1'-0"

date issued  
03-01-21

ISSUED FOR PERMIT

Sheet no.  
A 06



1 SITE PLAN-SP  
1/8" = 1'-0"

No.	Description	Date



client  
ADAM MUNNELLY  
& LAUREN MARETT

Site Plan	58 GRANVILLE RD
Project	

job number 000

scale 1/8" = 1'-0"

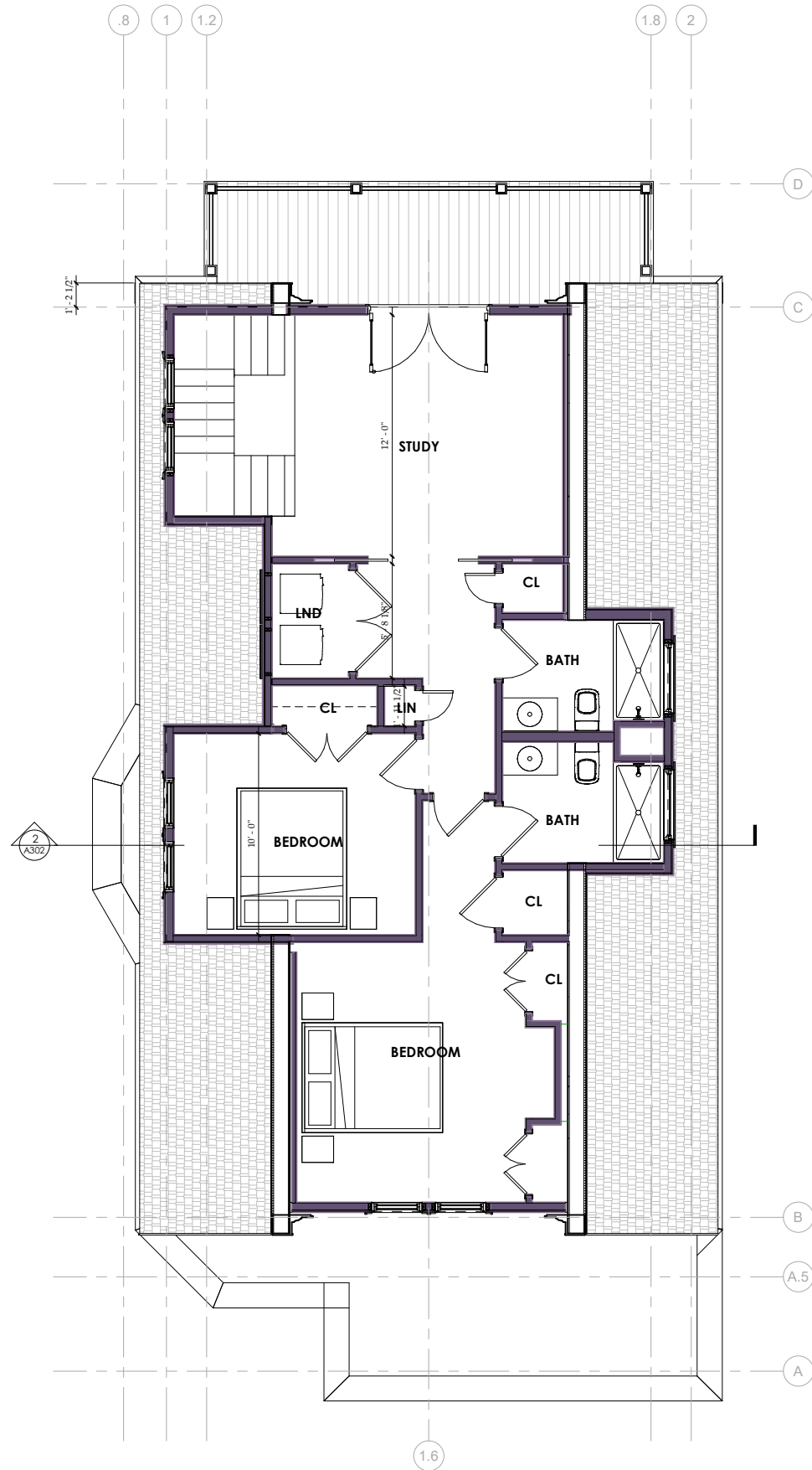
date issued 03-01-21

ISSUED FOR PERMIT

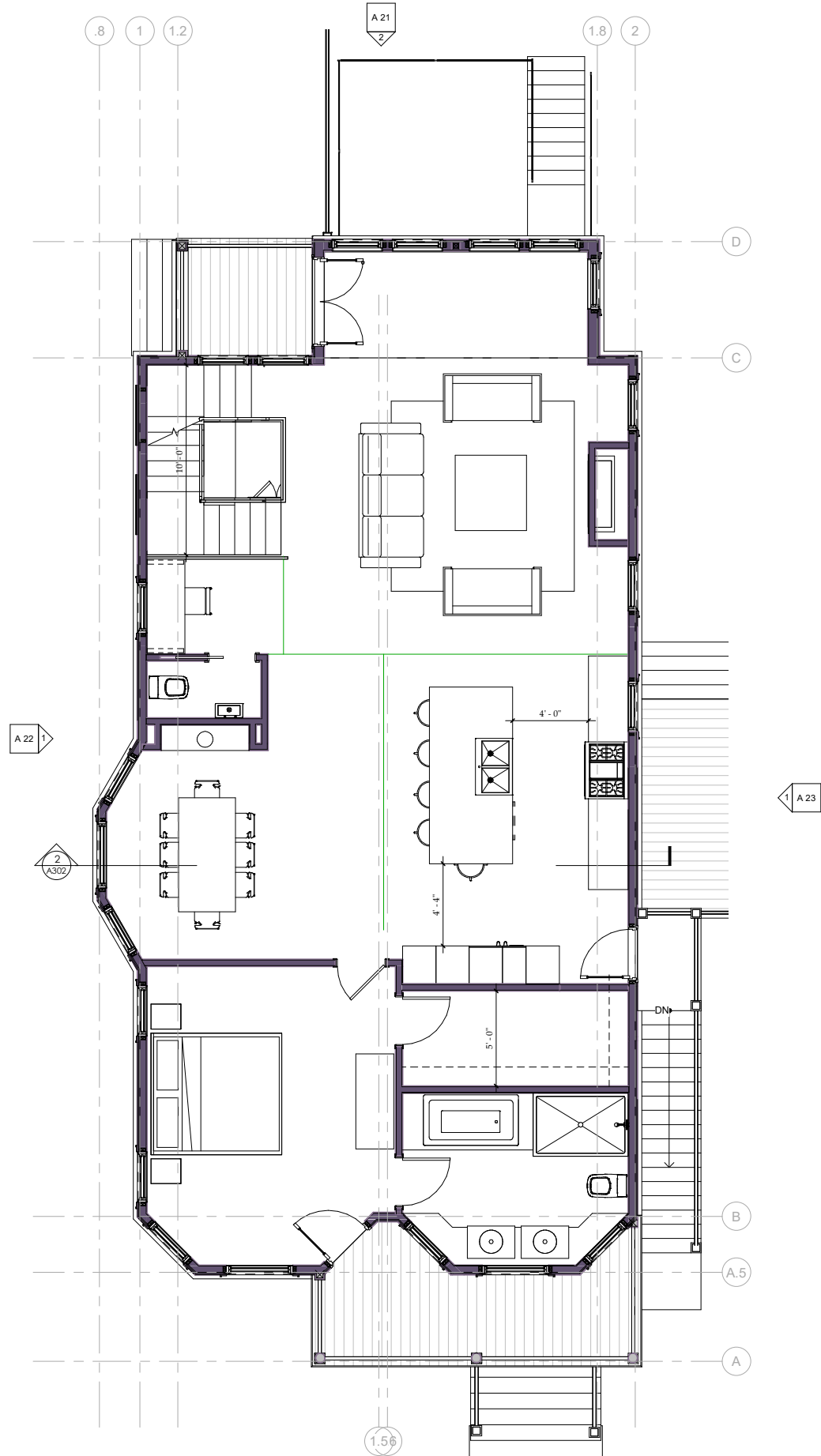
Sheet no.

A 11

5/24/2021 12:27:23 AM



① 3RD FLOOR - SP  
1/4" = 1'-0"



② 2ND FLOOR - SP  
1/4" = 1'-0"

No.	Description	Date



client  
**ADAM MUNNELLY  
& LAUREN MARETT**

FLOOR PLANS

58 GRANVILLE RD

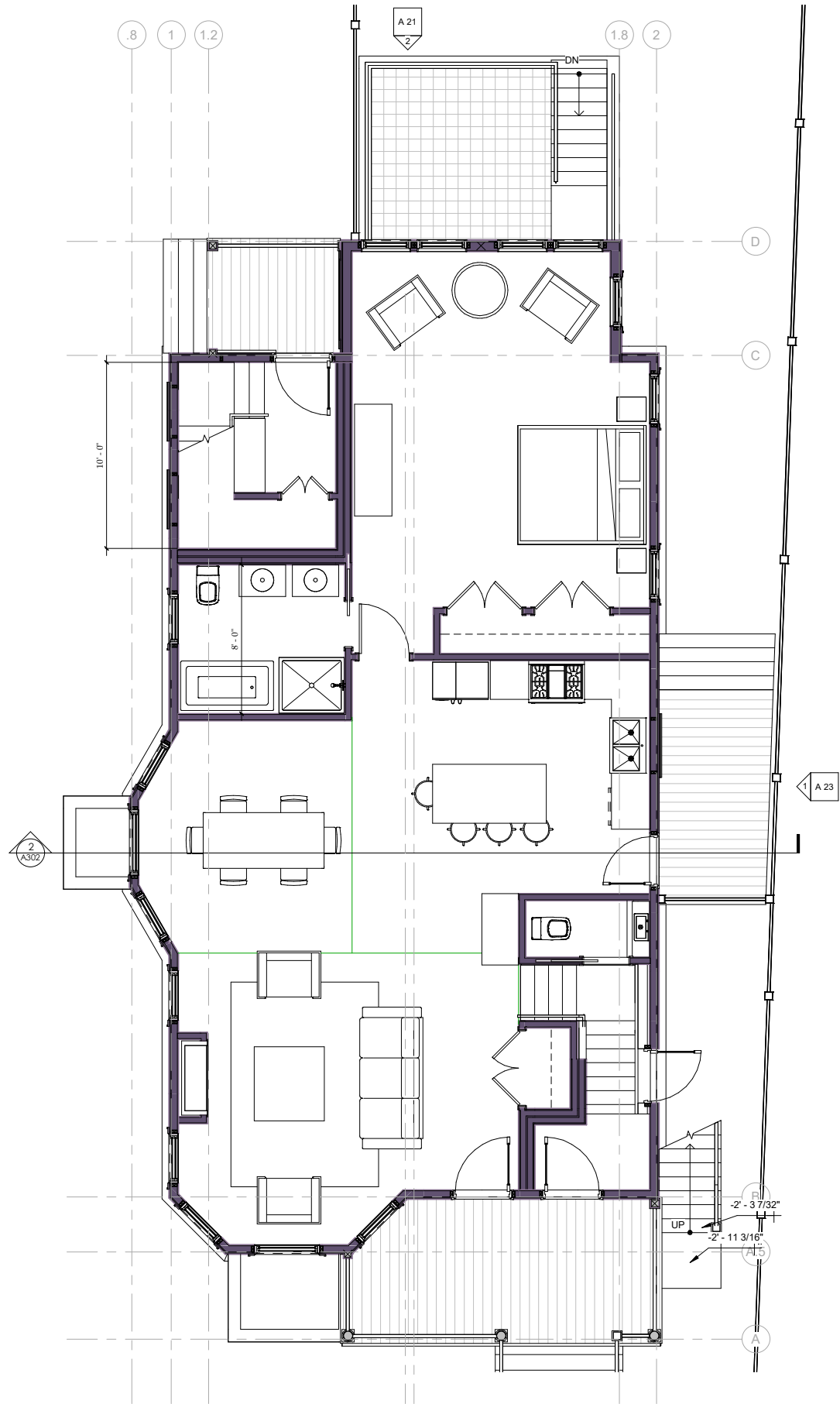
job number 000  
scale 1/4" = 1'-0"  
date issued 03-01-21

ISSUED FOR PERMIT

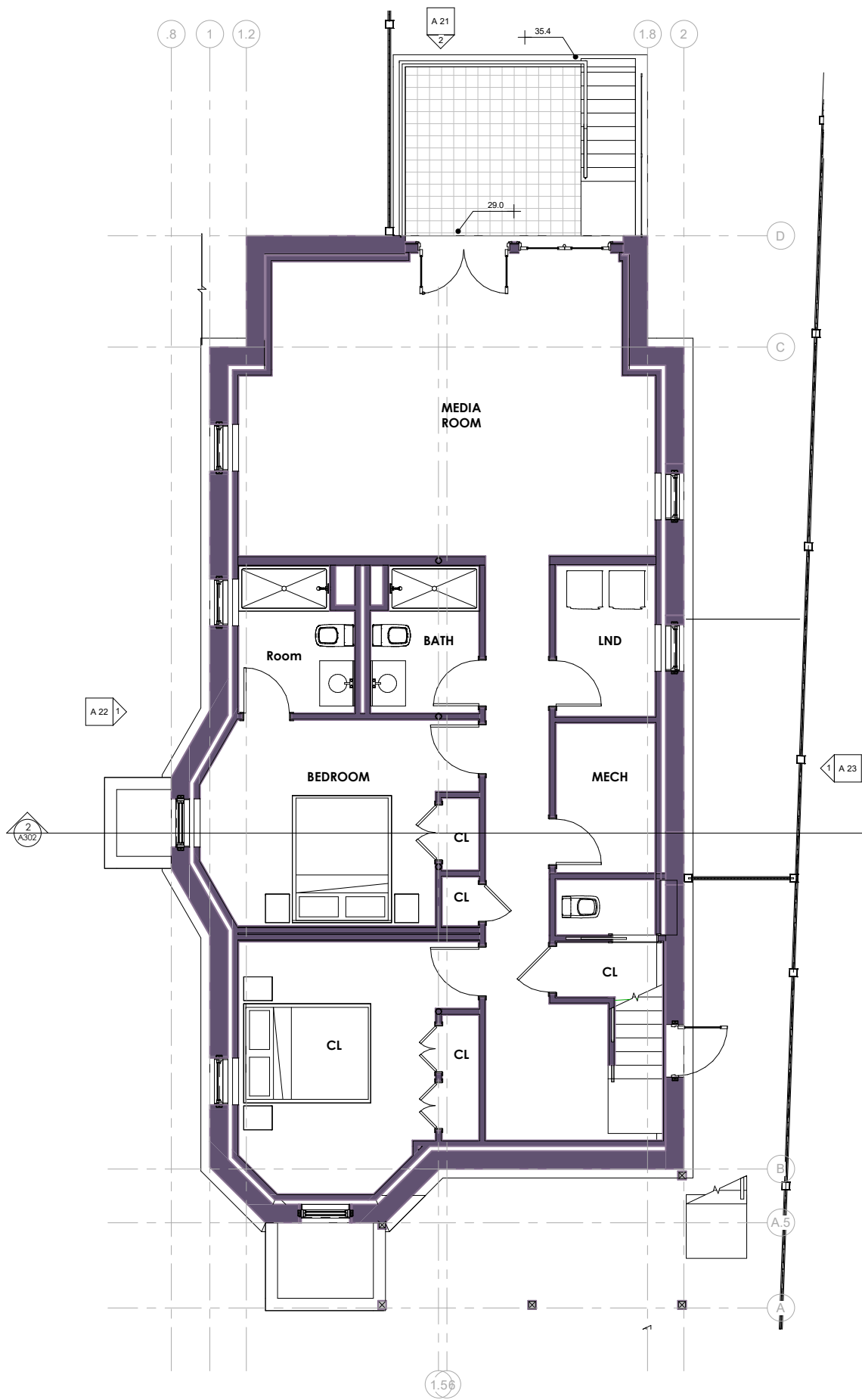
Sheet no.

A 12

5/24/2021 12:27:27 AM



② 1ST FLOOR - SP  
1/4" = 1'-0"



① 0ST FLOOR - SP  
1/4" = 1'-0"

No.	Description	Date

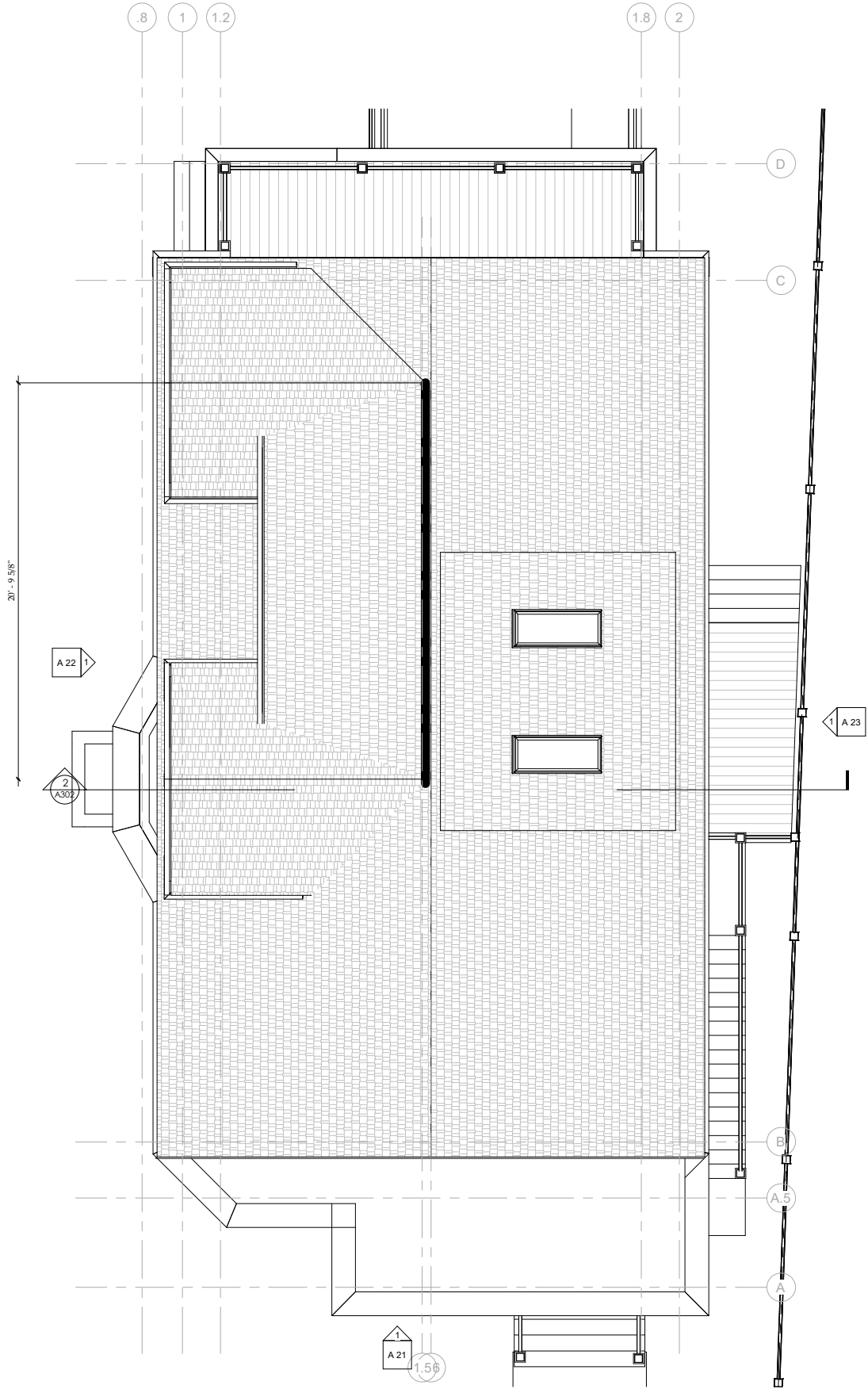


client  
ADAM MUNNELLY  
& LAUREN MARETT

FLOOR PLANS

58 GRANVILLE RD

Title	Project
Job number	000
Scale	1/4" = 1'-0"
Date issued	03-01-21
ISSUED FOR PERMIT	
Sheet no.	A 13



1 ROOF PLAN - SP  
1/4" = 1'-0"

No.	Description	Date



client  
ADAM MUNNELLY  
& LAUREN MARETT

FLOOR PLANS	
58 GRANVILLE RD	
title	project

job number 000

scale 1/4" = 1'-0"

date issued 03-01-21

ISSUED FOR PERMIT

Sheet no.



5/24/2021 12:27:33 AM



② REAR ELEVATION - SP  
1/4" = 1'-0"



① FRONT ELEVATION - SP  
1/4" = 1'-0"

No.	Description	Date



client  
ADAM MUNNELLY  
& LAUREN MARETT

BUILDING ELEVATIONS

58 GRANVILLE RD

job number 000

scale 1/4" = 1'-0"

date issued 03-01-21

ISSUED FOR PERMIT

Sheet no.

A 21

5/24/2021 12:27:34 AM



1 LEFT SIDE ELEVATION - SP  
1/4" = 1'-0"

No.	Description	Date



client  
ADAM MUNNELLY  
& LAUREN MARETT

BUILDING ELEVATIONS  
58 GRANVILLE RD

job number 000

scale 1/4" = 1'-0"

date issued 03-01-21

ISSUED FOR PERMIT

Sheet no.

A 22

5/24/2021 12:27:37 AM



1 RIGHT SIDE ELEVATION - SP  
1/4" = 1'-0"

No.	Description	Date



client  
ADAM MUNNELLY  
& LAUREN MARETT

BUILDING ELEVATIONS

58 GRANVILLE RD

job number 000

scale 1/4" = 1'-0"

date issued 03-01-21

ISSUED FOR PERMIT

Sheet no.

A 23

Architectural drawing of the existing basement floor plan. The plan shows a rectangular room with a total width of 26'-1" and a total depth of 26'-1". The room has a central area with a grid of 6'-11" by 6'-11" squares. The walls are 4'-1" thick. The drawing includes dimensions for the walls, the central area, and the overall footprint. A north arrow is located in the bottom right corner. A scale bar indicates 1/4" = 1'-0". The drawing is labeled "1 EXIST. BASEMENT" and "1/4" = 1'-0".

[illegible]

client  
ADAM MUNNELLY  
& LAUREN MARETT

EXISTING PLANS

job number 000

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

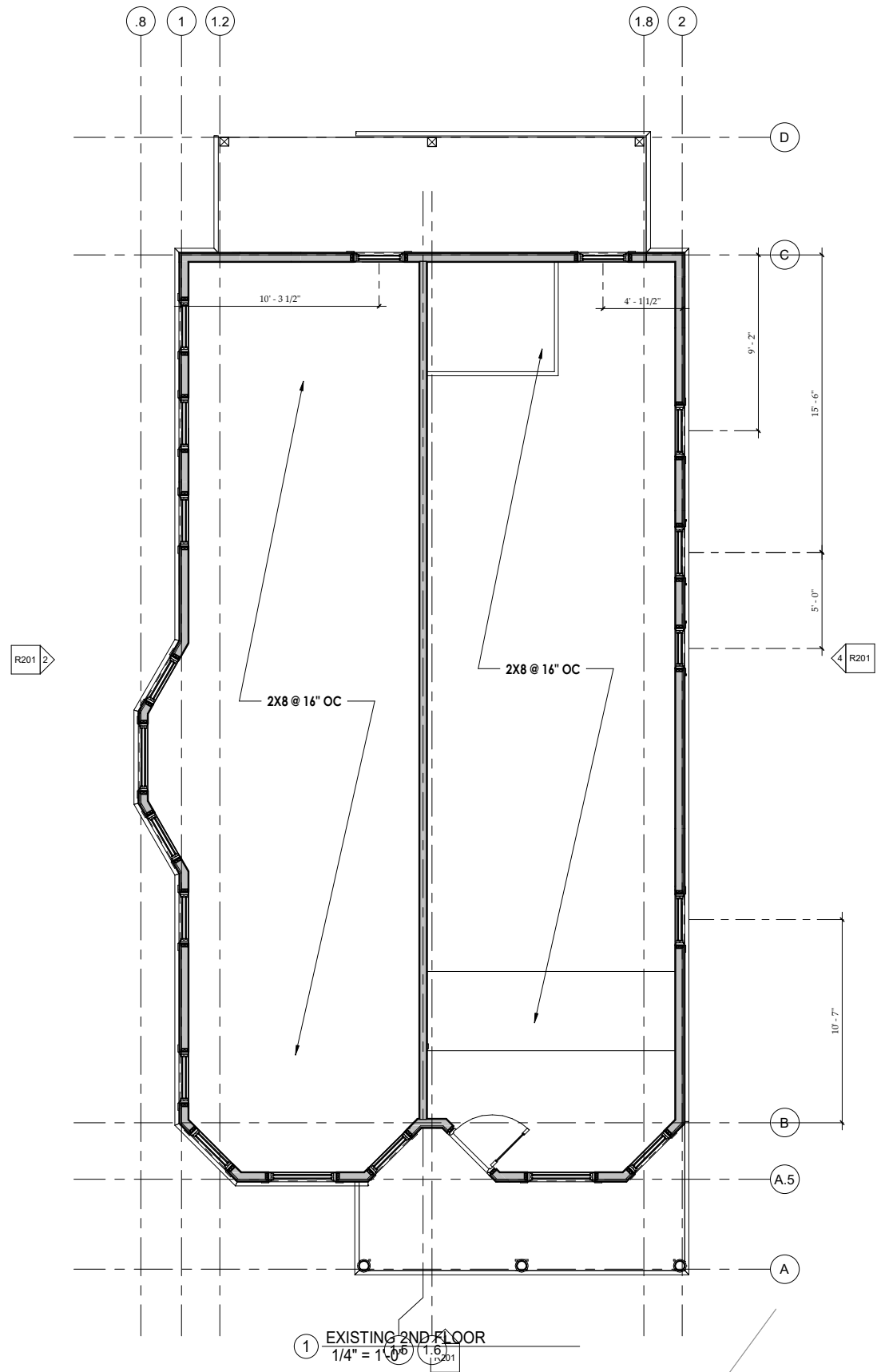
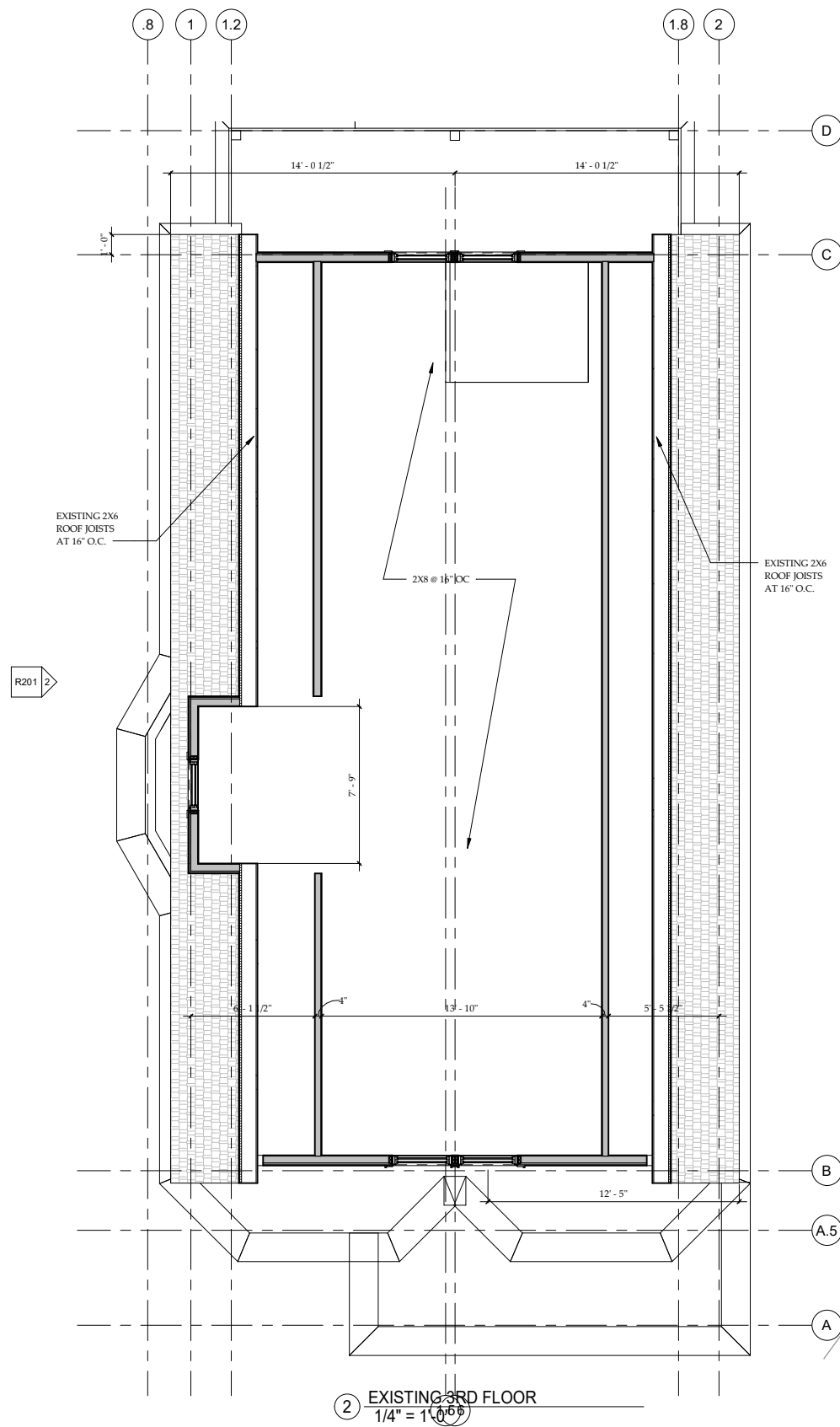
date issued	03-01-21
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ISSUED FOR PERMIT

Sheet no. \_\_\_\_\_

R101

5/24/2021 12:27:40 AM



No.	Description	Date



client  
**ADAM MUNNELLY  
& LAUREN MARETT**

EXISTING PLANS  
58 GRANVILLE RD

Title	Project
Job number	000
Scale	1/4" = 1'-0"
Date issued	03-01-21
ISSUED FOR PERMIT	
Sheet no.	R102

5/24/2021 12:27:45 AM



③ EXISTING ELEVATION - REAR  
1/4" = 1'-0"



④ EXISTING ELEVATION - RIGHT  
1/4" = 1'-0"



② EXISTING ELEVATION - LEFT  
1/4" = 1'-0"



① EXISTING ELEVATION - FRONT  
1/4" = 1'-0"

No.	Description	Date



client  
**ADAM MUNNELLY  
& LAUREN MARETT**

EXISTING ELEVATIONS

58 GRANVILLE RD

Title	Project
job number	000
scale	1/4" = 1'-0"
date issued	03-01-21
ISSUED FOR PERMIT	

Sheet no.  
**R201**





NOTES:

- 1) LOT OWNED BY: 58 GRANVILLE, LLC
- 2) LOT IS ZONED: B
- 3) PROPERTY DEED BOOK 76416 PAGE 80
- 4) PLAN REFERENCE PLAN BOOK 202 PLAN 2
- 5) ELEVATIONS DEPICTED ARE BASED ON THE CITY OF CAMBRIDGE VERTICAL DATUM. HORIZONTAL DATUM IS NAD83.

PRIVATE OPEN SPACE AREA CALCULATION:

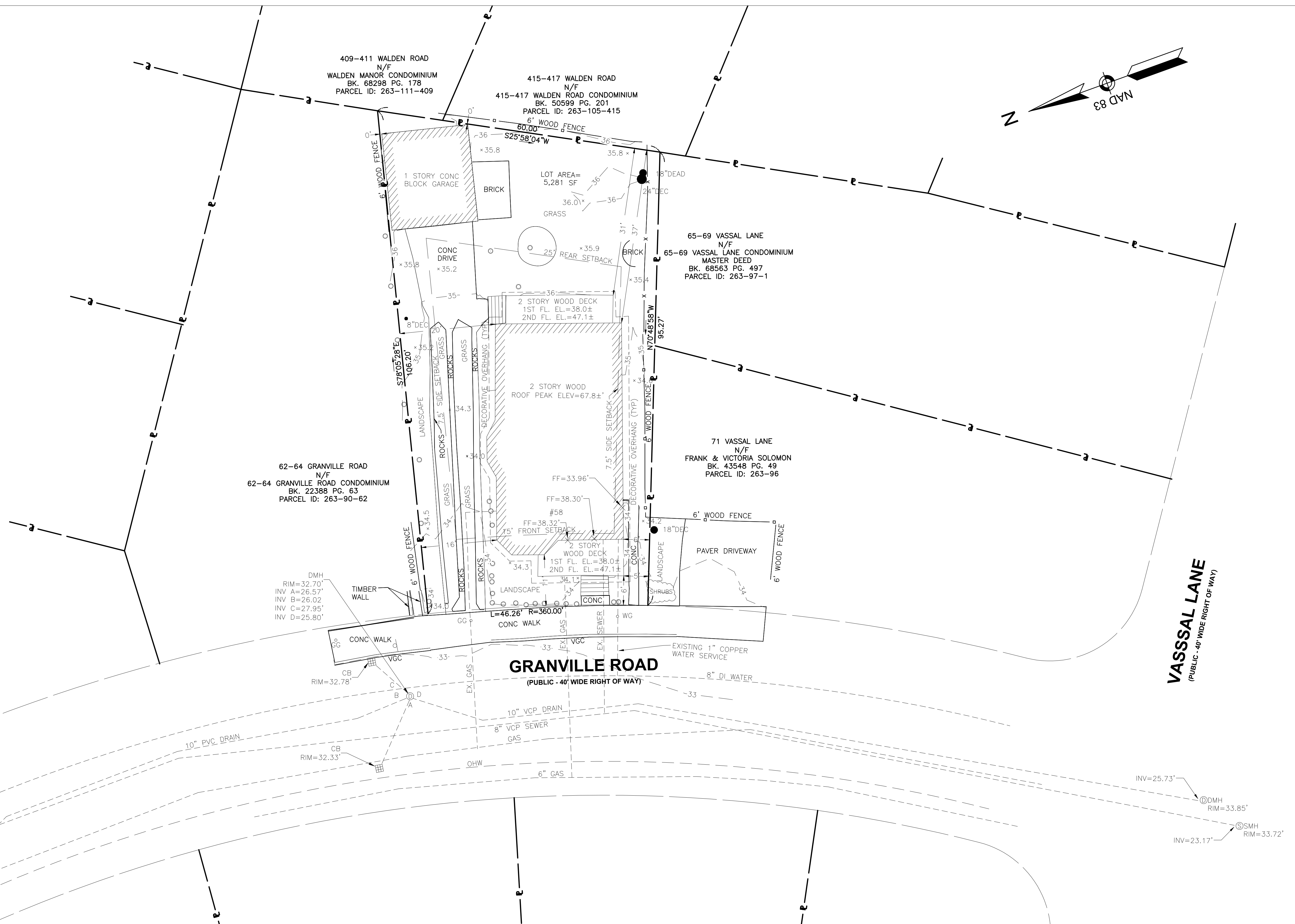
REAR YARD=1,335 SF  
FRONT DECK=129 SF  
REAR DECK=132 SF  
TOTAL=1,596 SF

LOT COVERAGE CALCULATION:

$$1,519(\text{HOUSE\&DECKS}) + 370(\text{GARAGE})/5,281 = 35.8\%$$

BUILDING HEIGHT CALCULATION:

ROOF PEAK=67.8'  
AVERAGE GRADE=34.7'  
BUILDING HEIGHT=33.1'



REVISIONS		
REV.	COMMENTS	DATE

ORIGINAL FULL SIZE DRAWING=4"  
REPRODUCTIONS MAY BE REDUCED SIZE

PREPARED BY:  
**A-PLUS CONSTRUCTION**  
**SERVICES CORPORATION**  
17 ACCORD PARK DRIVE, UNIT 102      NORWELL, MASS.  
TEL (781) 681-6867      FAX (781) 681-6573

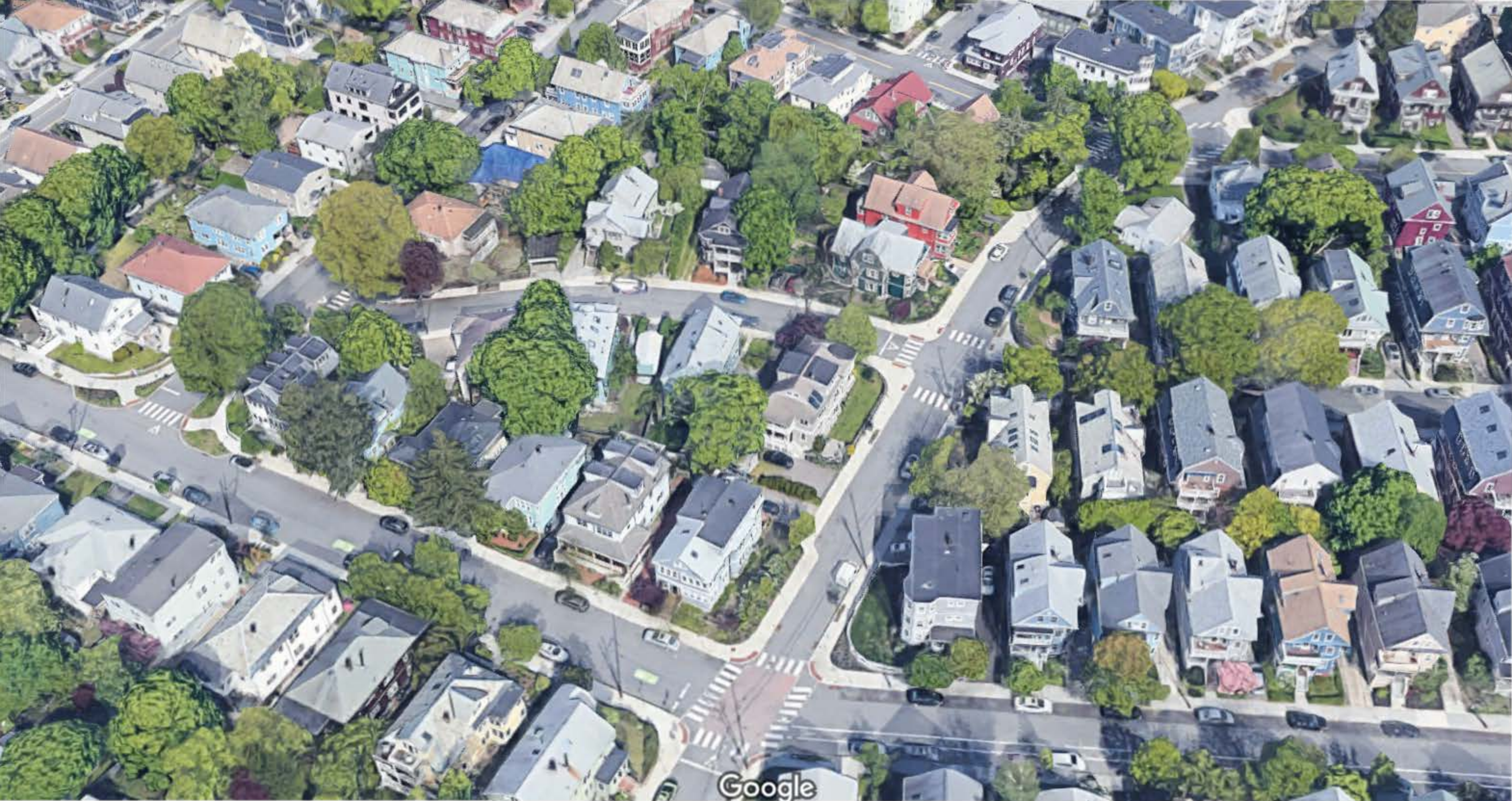
FIELD CHIEF: AG	DES/COMP: N/A	DRAFTED BY: JED	CHECKED BY: MC
DATE: JANUARY 6, 2021	SCALE: 1"=10'	JOB#:4089	FILE: 58 GRANVILLE EXISTING

PLOT PLAN OF LAND  
58 GRANVILLE ROAD  
CAMBRIDGE, MA  
PREPARED FOR:  
LAUREN MARETT

	SHEET
--	-------

1 of 1





















Granville Rd













Granville Rd





NO PARKING  
EXCEPT FOR  
LOADING AND  
UNLOADING  
PASSENGERS  
OR MERCHANDISE  
IN THE  
REAR OF THE  
VEHICLE  
ONLY  
VIOLATORS  
WILL BE  
TOWED  
AT  
OWNER'S  
RISK

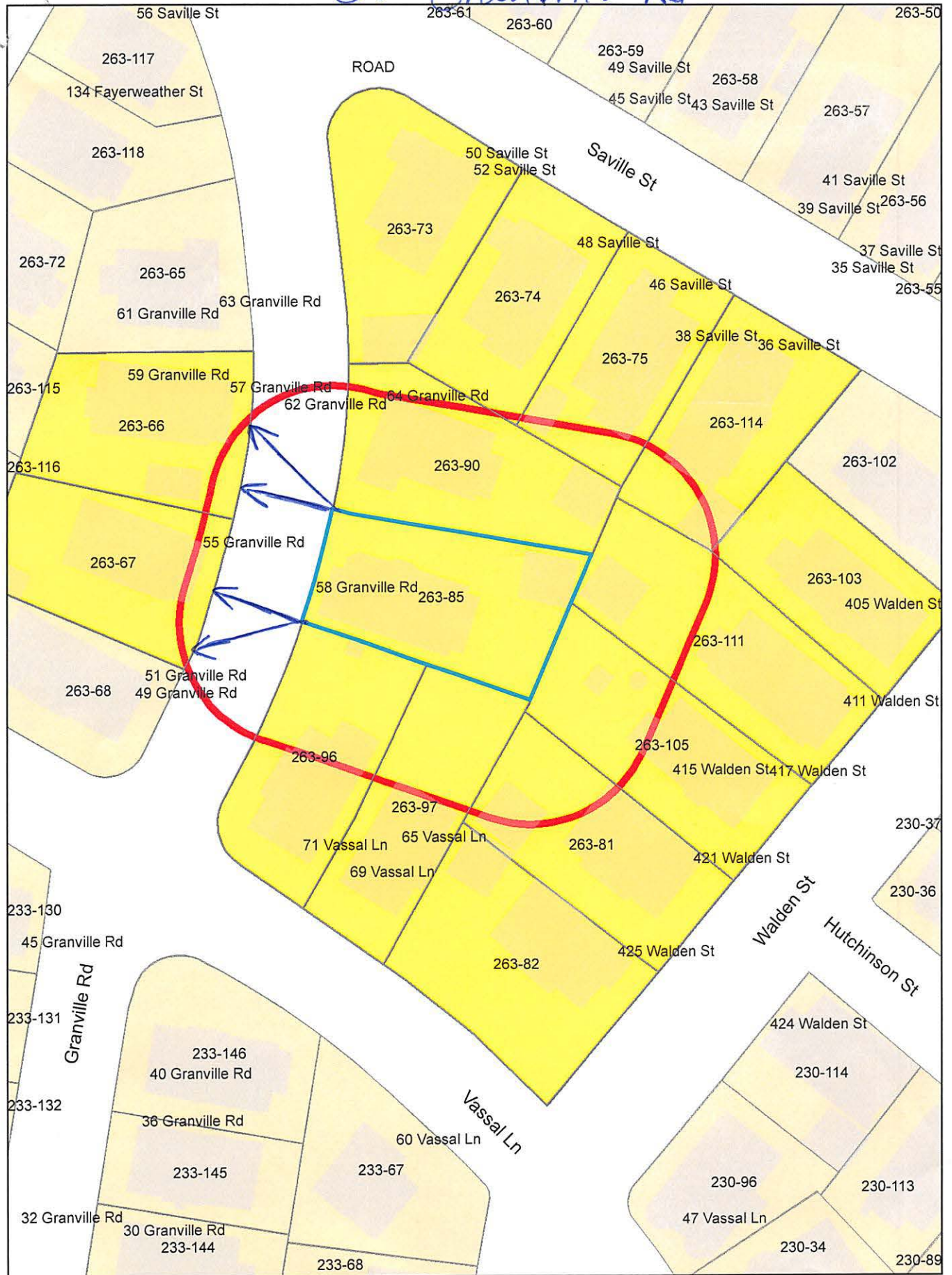
PARKING  
BY  
PERMIT  
ONLY  
←







58 Granville Rd.





58 Granville Rd.

Petitioner

263-66  
PERLMUTTER, DIANNE B.,  
TRUSTEE JULIE ANN SILBERMAN, TRUSTEE  
59 GRANVILLE RD  
CAMBRIDGE, MA 02138

263-90  
RANDALL, JANET  
64 GRANVILLE RD  
CAMBRIDGE, MA 02138

DH ARCHITECTS  
C/O STEPHEN HISERODT  
499 LAGRANGE STREET  
WEST ROXBURY, MA 02132

263-74  
48 SAVILLE STREET, LLC  
83 CONCORD AVE  
BELMONT, MA 02478

263-81  
GILLETTE, BEVERLY & JOHN KELLER  
C/O LEFKOWITZ, ERIN  
421 WALDEN ST  
CAMBRIDGE, MA 02138

58 GRANVILLE RD.  
C/O ADAM MUNNELLY  
572 FREEPORT STREET  
BOSTON, MA 02122

263-82  
BIRMINGHAM, VIRGINIA M.  
425 WALDEN ST  
CAMBRIDGE, MA 02138-1349

263-73  
FUCHS, PAULA  
52 SAVILLE ST., UNIT #50  
CAMBRIDGE, MA 02139

263-73  
AMIR, ARIEL & LINDY KAHANOVITZ-AMIR  
52 SAVILLE ST  
CAMBRIDGE, MA 02138

263-75  
YACONO, PATRICK  
46 SAVILLE ST  
CAMBRIDGE, MA 02138

263-114  
NEVILL, LAURA A. & SANDRA WOZNIAK  
38 SAVILLE STREET  
CAMBRIDGE, MA 02138-6824

263-67  
LEWIS, LOYD & MAURA MCCAFFREY-LEWIS  
55 GRANVILLE RD., UNIT #1  
CAMBRIDGE, MA 02138

263-105  
SCHOENAU, PAUL J. & LINDSAY J. FROESS  
417 WALDEN ST  
CAMBRIDGE, MA 02138

263-111  
MAGLIOZZI, LUCILLE ANN  
411 WALDEN ST  
CAMBRIDGE, MA 02138

263-97  
YILDIRIM, BAHADIR HALIL &  
AYSIN YOLTAR YILDIRIM  
65-69 VASSAL LANE, UNIT 2  
CAMBRIDGE, MA 02138

263-103  
YASUDA, NORIKO T.  
TRUSTEE OF THE NORIKO YASUDA TRUST  
403-405 WALDEN ST UNIT #403  
CAMBRIDGE, MA 02138

263-111  
ALI, SIRAJ & SHAILA RAHMAN  
409-411 WALDEN ST UNIT 409  
CAMBRIDGE, MA 02138

263-67  
MASSEY ROBERT L KAREN W MASSEY  
55 GRANVILLE RD - UNIT 2  
CAMBRIDGE, MA 02138

263-97  
YILDIRIM, BAHADIR HALIL  
AYSIN YOLTAR YILDIRIM  
65-69 VASSAL LANE, UNIT 2  
CAMBRIDGE, MA 02138

263-105  
FLYNN, BERNARD F. GAIL B. FLYNN, TRS  
415 WALDEN ST  
CAMBRIDGE, MA 02138

263-103  
COVELL, WENDY & BENJAMIN JARAMILLO  
405 WALDEN ST  
CAMBRIDGE, MA 02138

263-85  
58 GRANVILLE LLC  
32 SHADY HILL RD  
WESTON, MA 02493

263-96  
SOLOMON, FRANK & VICTORIA SOLOMON  
71 VASSAL LA  
CAMBRIDGE, MA 02138

263-90  
RANDALL, JANET  
62 GRANVILLE RD  
CAMBRIDGE, MA 02138

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** 58 Granville LLC**Present Use/Occupancy:** Two Family Residence**Location:** 572 Freeport Street**Zone:** Residence B Zone**Phone:** 617-406-8605**Requested Use/Occupancy:** Two Family Residence

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3670	3839	2739	(max.)
<u>LOT AREA:</u>	5281	5281	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>	.69	.73	.5 (FIRST 5000 SF) .35 (REMAINING SF)	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2640.5	2640.5	2500	
<u>SIZE OF LOT:</u> WIDTH	58.3'	58.3'	50'	
DEPTH	99.98'	99.98'	n/a	
<u>SETBACKS IN FEET:</u> FRONT	6.0'	6.0'	15'	
REAR	31.0'	31.0'	26.6'	
LEFT SIDE	15.6'	15.6'	7.5' (SUM OF 20')	
RIGHT SIDE	5.0'	2.0'	7.5' (SUM OF 20')	
<u>SIZE OF BUILDING:</u> HEIGHT	33.3'	33.8'	35'	
WIDTH	59.0'	59.0'	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	45.7%	40.0%	40.0%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	2	2	2	
<u>NO. OF LOADING AREAS:</u>	n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	16.6'	16.6'	10'	

2021 JUL 26 P 2:59  
CITY OF CAMBRIDGE  
SPECTIONAL SERVICES

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.

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'.

[illegible]

2021 JUL 26 P 2:59

client  
**ADAM MUNNELL**  
**& LAUREN MARE**



58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number: 21-010

scale

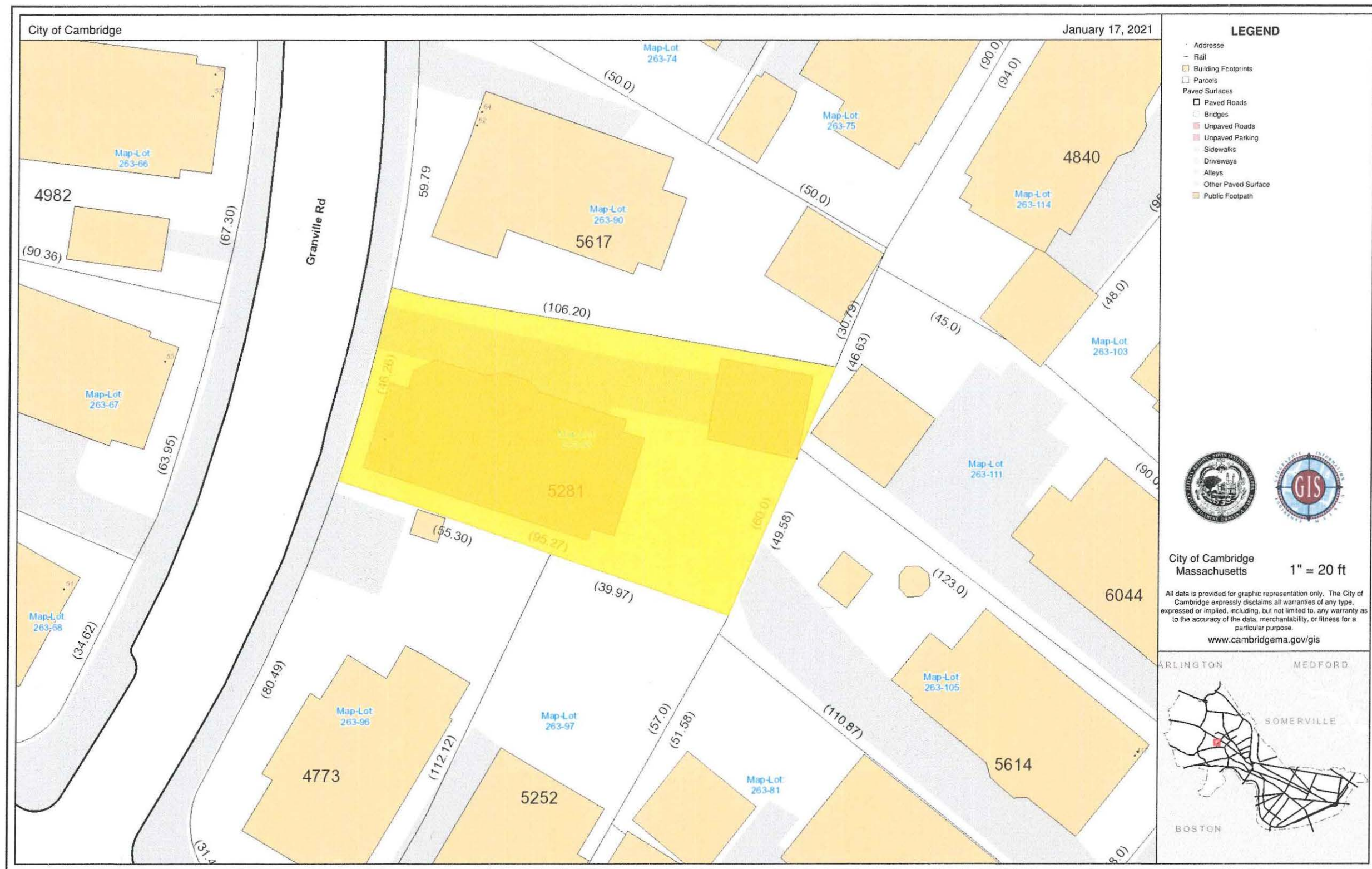
date issued 07-26-21

SUBMITTED FOR  
BZA SPECIAL  
PERMIT

Steel no.

A 01





No.	Description	Date

client  
**ADAM MUNNELLY  
& LAUREN MARETT**

ASSESSORS PLOT PLAN

58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number 21-010

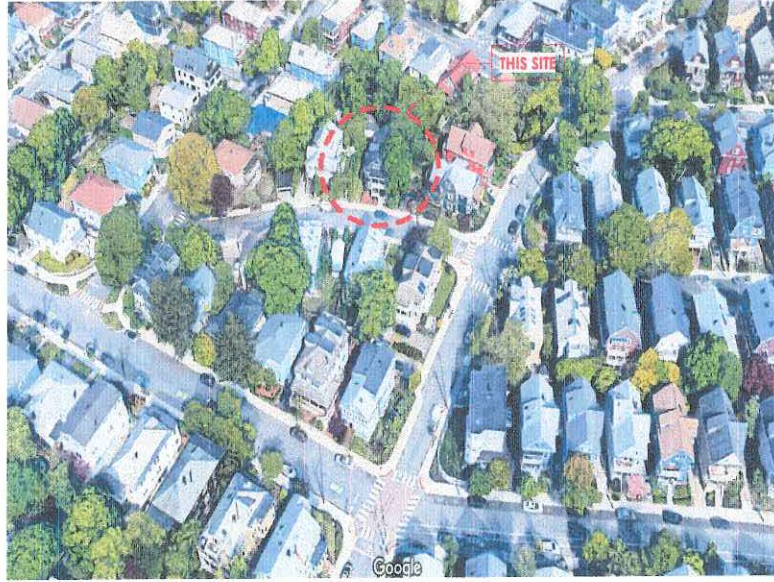
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date issued 07-26-21

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BZA SPECIAL  
PERMIT

Sheet no.





No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

CONTEXT PHOTOS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number: 21-010

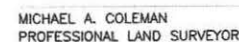
scale:

date issued: 07-26-21

SUBMITTED FOR  
BZA SPECIAL  
PERMIT

Sheet no.





NOTES:

- 1) LOT OWNED BY: 58 GRANVILLE, LLC
- 2) LOT IS ZONED: B
- 3) PROPERTY DEED BOOK 76416 PAGE 80
- 4) PLAN REFERENCE PLAN BOOK 202 PLAN 2
- 5) ELEVATIONS DEPICTED ARE BASED ON THE CITY OF CAMBRIDGE VERTICAL DATUM. HORIZONTAL DATUM IS NAD83.

PRIVATE OPEN SPACE AREA CALCULATION:

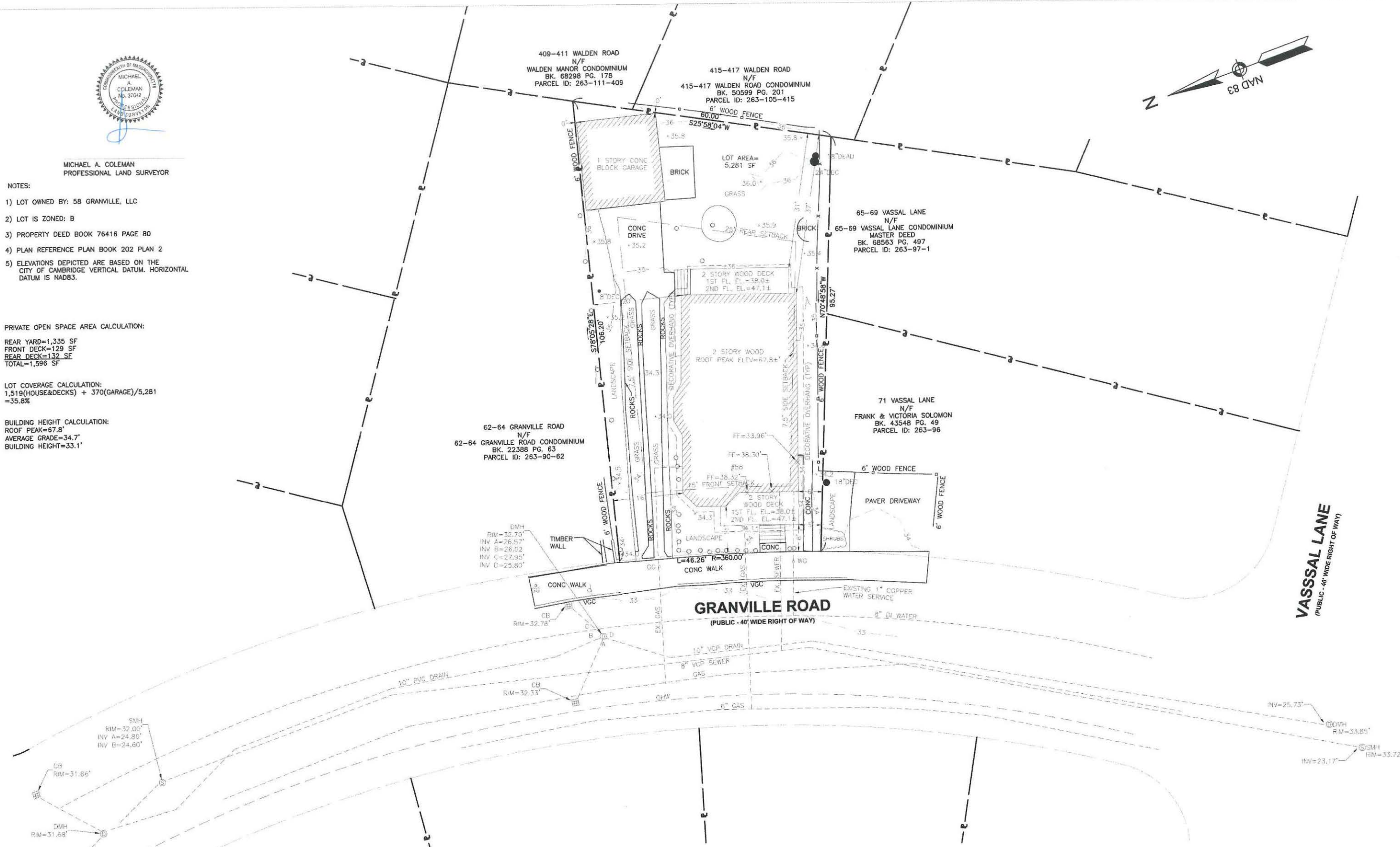
REAR YARD=1,335 SF  
FRONT DECK=129 SF  
REAR DECK=132 SF  
TOTAL=1,596 SF

LOT COVERAGE CALCULATION:

LOI COVERAGE CALCULATION:  
 $1,519(\text{HOUSE\&DECKS}) + 370(\text{GARAGE})/5,281$   
 $= 35.8\%$

BUILDING HEIGHT CALCULATION:

BUILDING HEIGHT=33.1'



REVISIONS		
REV.	COMMENTS	DATE

ORIGINAL FULL SIZE DRAWING=4"  
REPRODUCTIONS MAY BE REDUCED S

FIELD CHIEF: AG	DES/COMP: N/A	DRAFTED BY: JED	CHECKED BY: MC
DATE: JANUARY 6, 2021	SCALE: 1"=10'	JOB#: 4089	FILE: 58 GRANVILLE EXISTING

PREPARED BY:

**A-PLUS CONSTRUCTION  
SERVICES CORPORATION**  
17 ACCORD PARK DRIVE, UNIT 102 NORWELL, MASS.  
TEL. (781) 681-0057 FAX. (781) 681-0073

PLOT PLAN OF LAND  
58 GRANVILLE ROAD  
CAMBRIDGE, MA  
PREPARED FOR:  
LAUREN MARETT

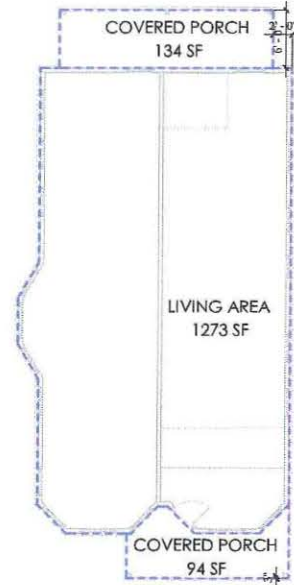
SHEET

1 of 1





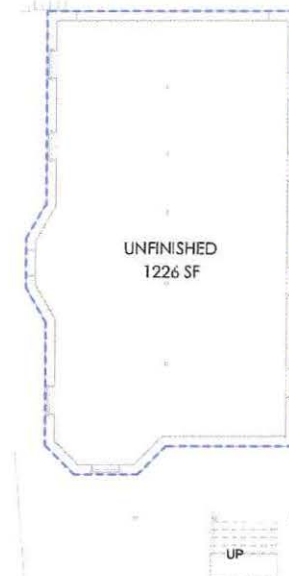
⑥ EXISTING AREA PLAN - 3RD FLOOR  
1" = 10'-0"



⑦ EXISTING AREA PLAN - 2ND FLOOR  
1" = 10'-0"

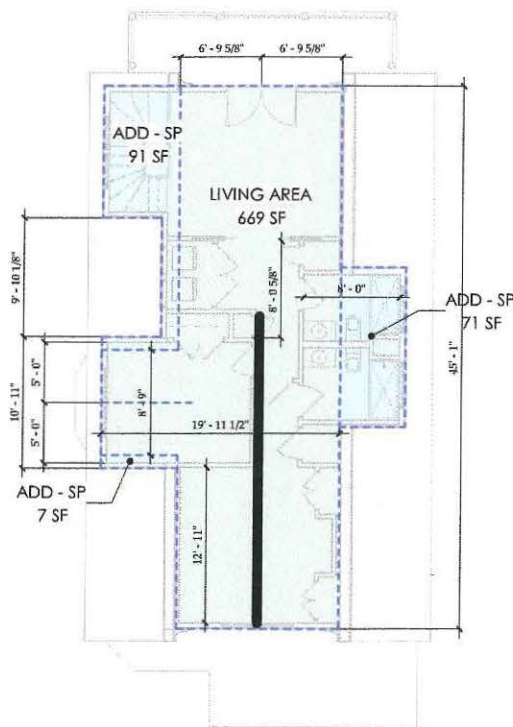


⑧ EXISTING AREA PLAN - 1ST FLOOR  
1" = 10'-0"



⑤ EXISTING AREA PLAN - BASEMENT  
1" = 10'-0"

BUILDING AREA - EXISTING	
GFA	
1ST FLOOR	
LIVING AREA	1244 SF
COVERED PORCH	123 SF
COVERED PORCH	134 SF
2ND FLOOR	
LIVING AREA	1273 SF
COVERED PORCH	94 SF
COVERED PORCH	134 SF
THIRD FLOOR	
LIVING AREA	669 SF
	3670 SF
NON GFA	
EXIST. BASEMENT	
UNFINISHED	1226 SF
	1226 SF
TOTAL FLOOR AREA	4896 SF



③ 3RD FLOOR - SP  
1/8" = 1'-0"



② 2ND FLOOR-SP  
1/8" = 1'-0"



① 1ST FLOOR-SP  
1/8" = 1'-0"



④ BASEMENT - SP  
1/8" = 1'-0"

BUILDING AREA - SPECIAL PERMIT	
GFA	
1ST FLOOR	
COVERED PORCH	44 SF
LIVING AREA	1334 SF
COVERED PORCH	123 SF
2ND FLOOR	
LIVING AREA	1363 SF
COVERED PORCH	44 SF
COVERED PORCH	94 SF
THIRD FLOOR	
LIVING AREA	669 SF
	3670 SF
GFA-ADD	
THIRD FLOOR	
ADD - SP	91 SF
ADD - SP	7 SF
ADD - SP	71 SF
	169 SF
NON GFA	
BASEMENT	
FINISHED BASEMENT	1361 SF
	1361 SF
TOTAL FLOOR AREA	5201 SF

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

ZONING DATA - GFA CALCULATIONS  
58 GRANVILLE RD

DH Architects  
Boston MA

ghislerodt@dharchts.com  
617-824-0732

job number 21-010

scale As indicated

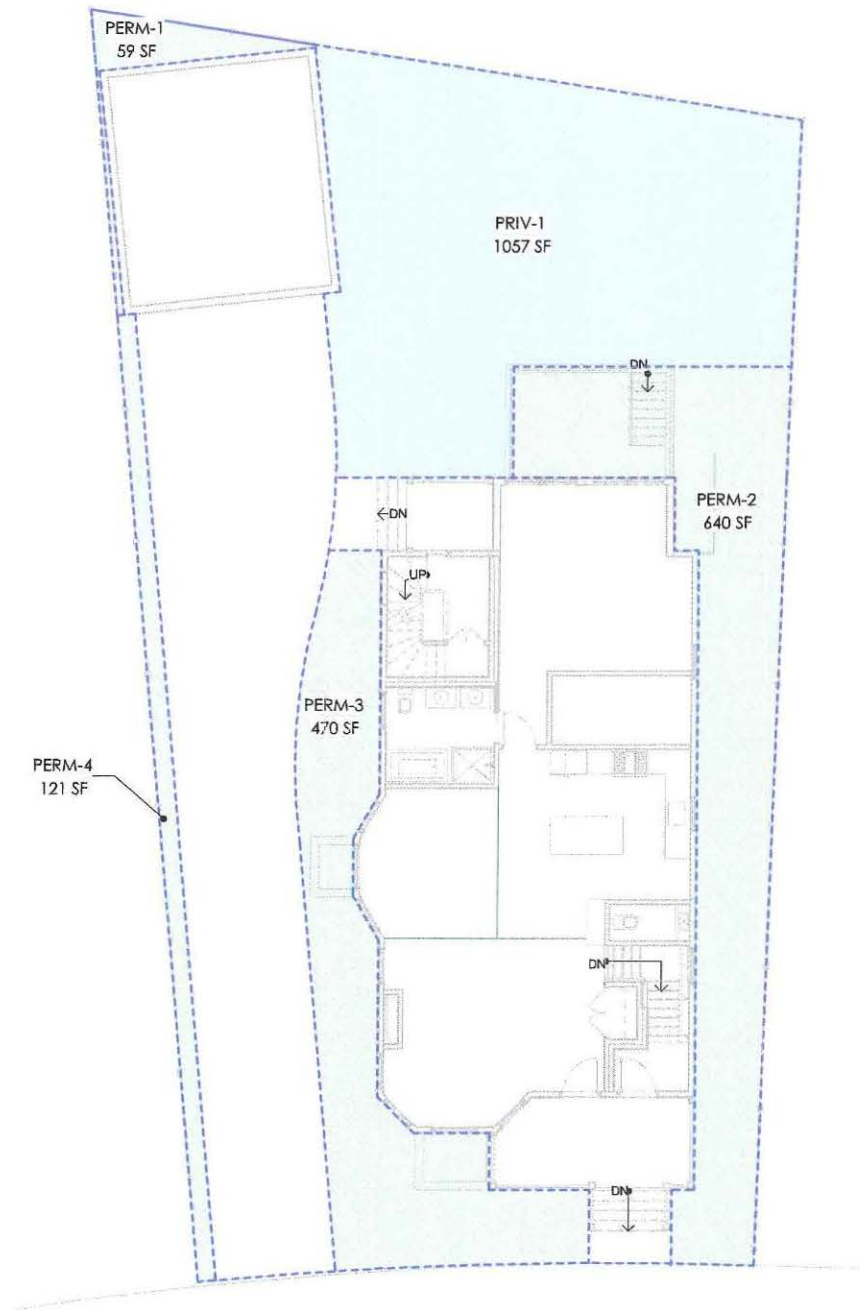
date issued 07-26-21

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BZA SPECIAL  
PERMIT

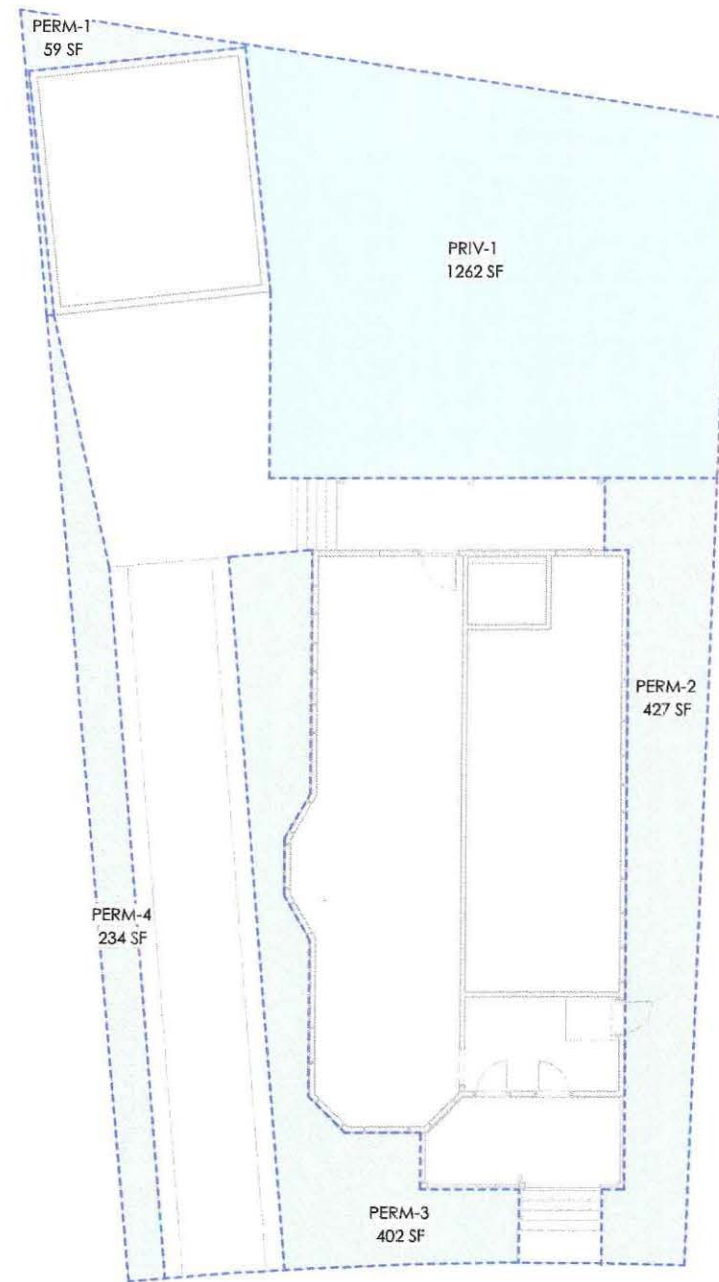
Sheet no.

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① PROPOSED OPEN SPACE - Dependent 1  
1/8" = 1'-0"



② EXISTING OPEN SPACE - Dependent 1  
1/8" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

OPEN SPACE PLAN  
58 GRANVILLE RD

DH Architects  
Boston MA

shiseroct@dharchs.com  
617-824-0732

job number: 21-010

scale: 1/8" = 1'-0"

date issued: 07-26-21

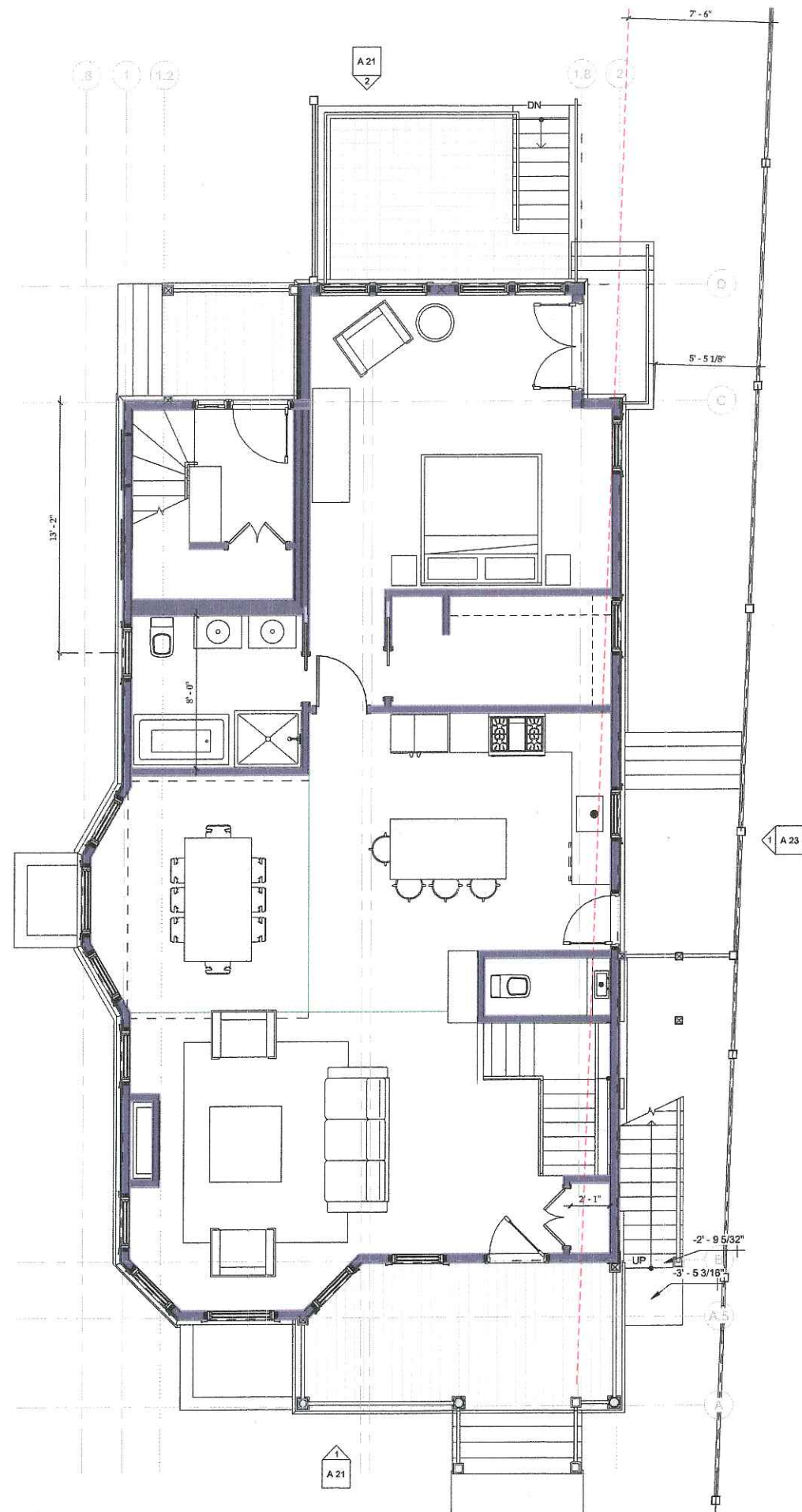
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BZA SPECIAL  
PERMIT

sheet no.

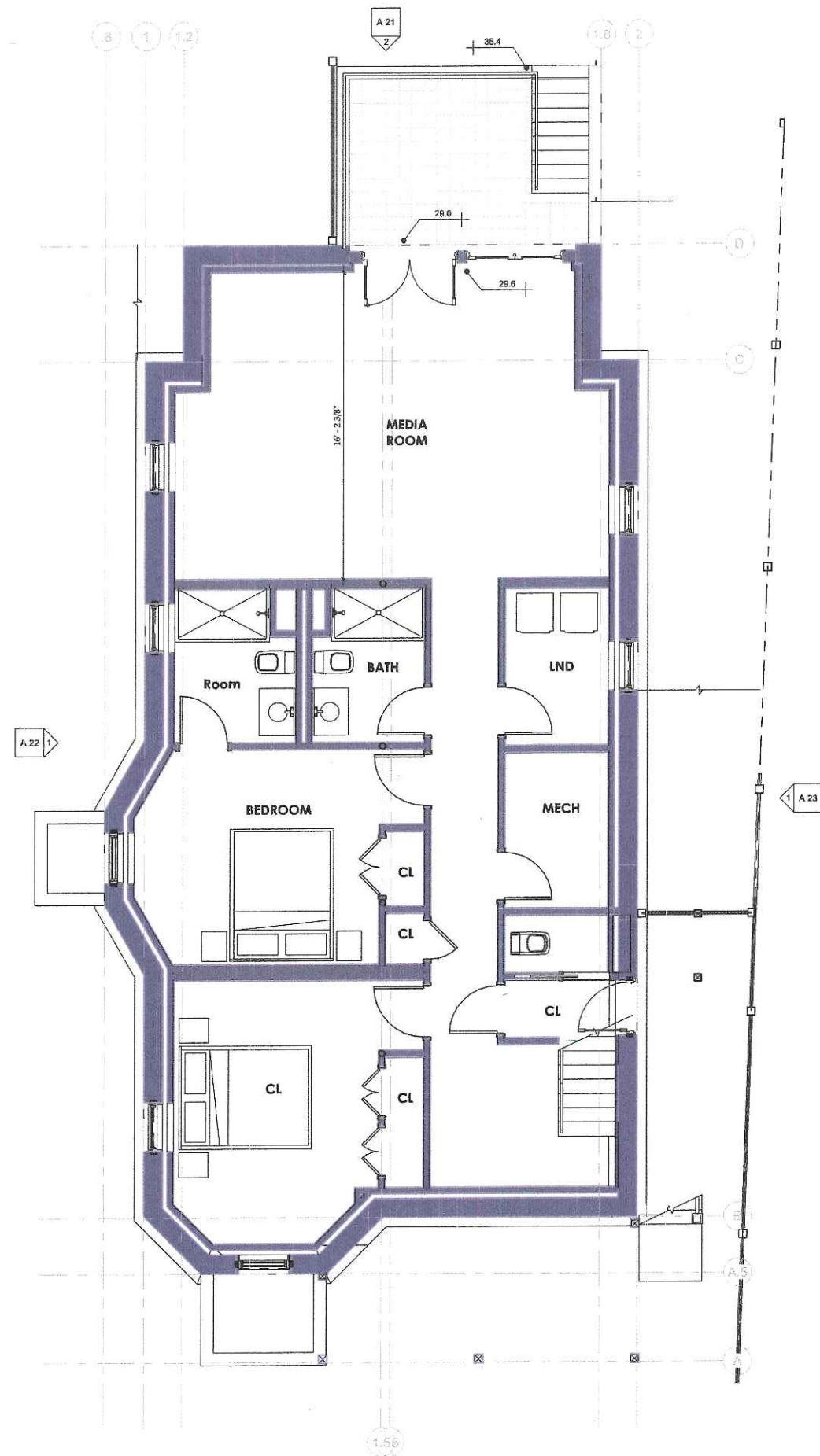
A 06







② 1ST FLOOR - SP  
1/4" = 1'-0"



① 0ST FLOOR - SP  
1/4" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

FLOOR PLANS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserod@dharchs.com  
617-824-0732

job number 21-010

scale 1/4" = 1'-0"

date issued 07-26-21

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Sheet no.

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**ADAM MUNNELLY  
& LAUREN MARETT**

FLOOR PLANS

58 GRANVILLE RD

PH Architects  
Boston MA

hiserodt@dharchs.com  
17-824-0732

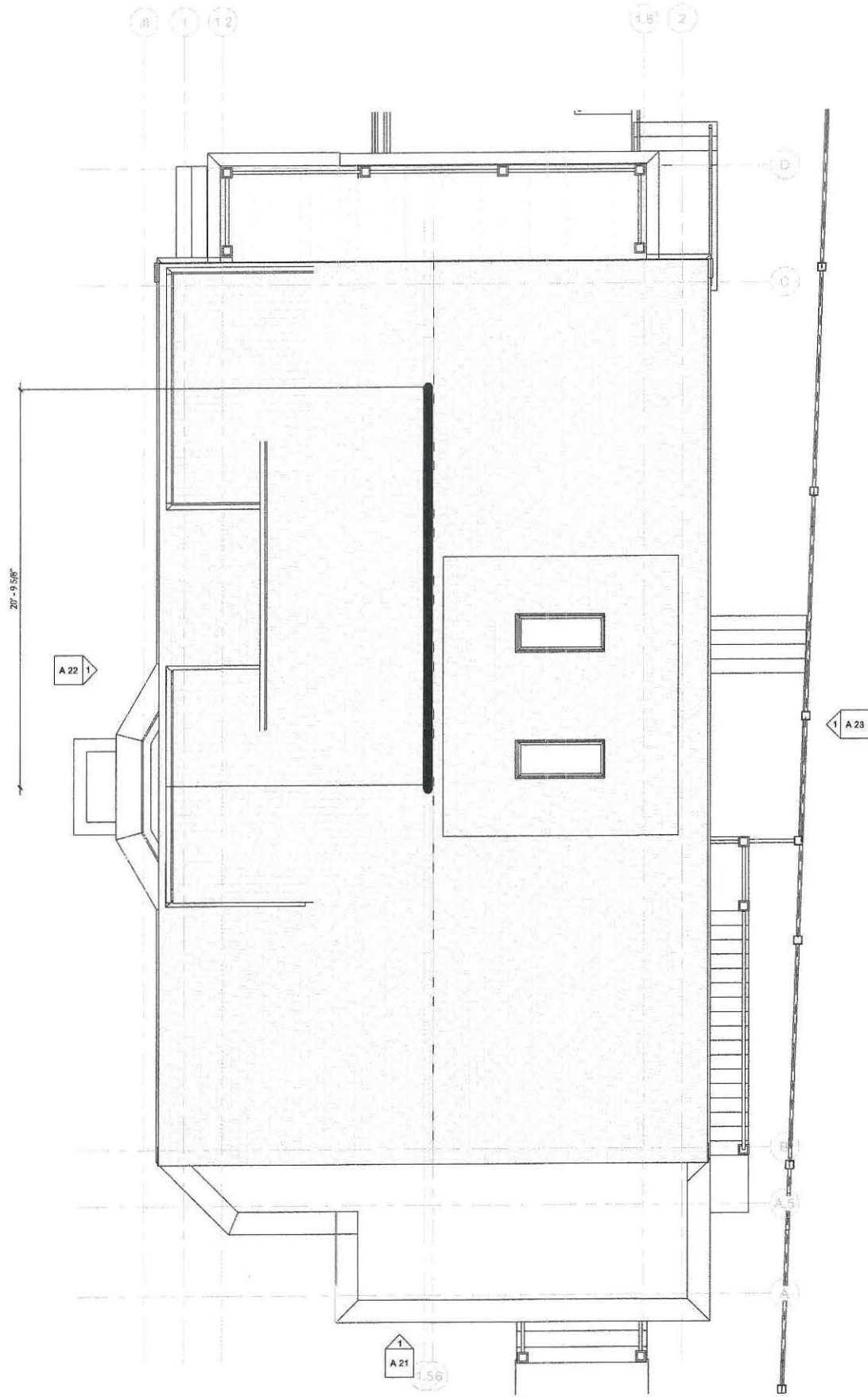
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Scale  $1/4" = 1'-0"$

07-26-21

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BZA SPECIAL  
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1 ROOF PLAN - SP  
1/4" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

FLOOR PLANS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number 21-010

scale 1/4" = 1'-0"

date issued 07-26-21

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② REAR ELEVATION - SP  
1/4" = 1'-0"



① FRONT ELEVATION - SP  
1/4" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

BUILDING ELEVATIONS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchts.com  
617-824-0732

job number: 21-010

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

date issued: 07-26-21

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BZA SPECIAL  
PERMIT

sheet no.





① LEFT SIDE ELEVATION - SP  
1/4" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

BUILDING ELEVATIONS

58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number 21-010

scale 1/4" = 1'-0"

date issued 07-26-21

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sheet no.

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① RIGHT SIDE ELEVATION - SP  
1/4" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

BUILDING ELEVATIONS

58 GRANVILLE RD

DH Architects  
Boston MA

shisero@dharchts.com  
617-824-0732

job number 21-010

scale 1/4" = 1'-0"

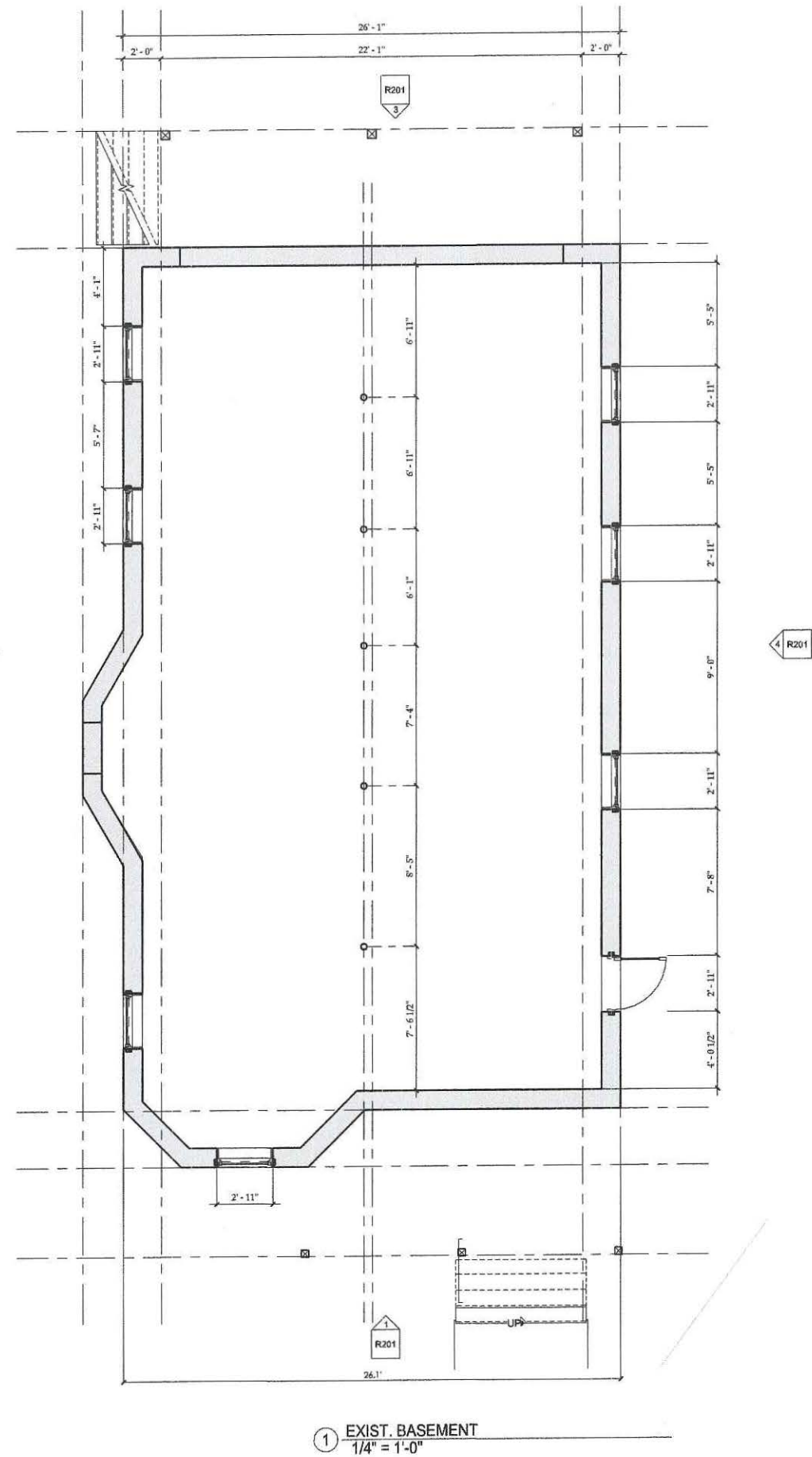
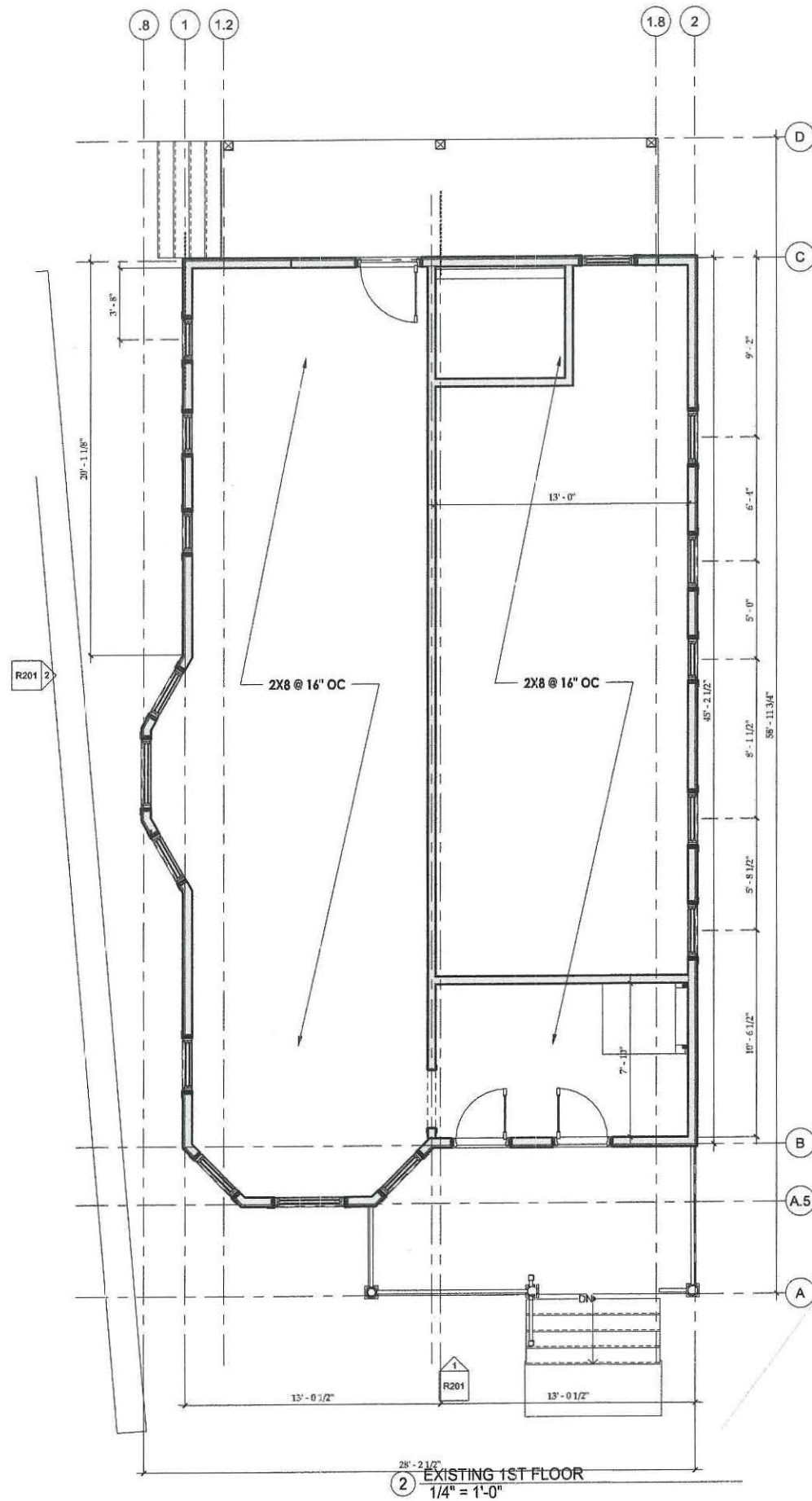
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BZA SPECIAL  
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A 23

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No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

EXISTING PLANS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number 21-010

scale 1/4" = 1'-0"

date issued 07-26-21

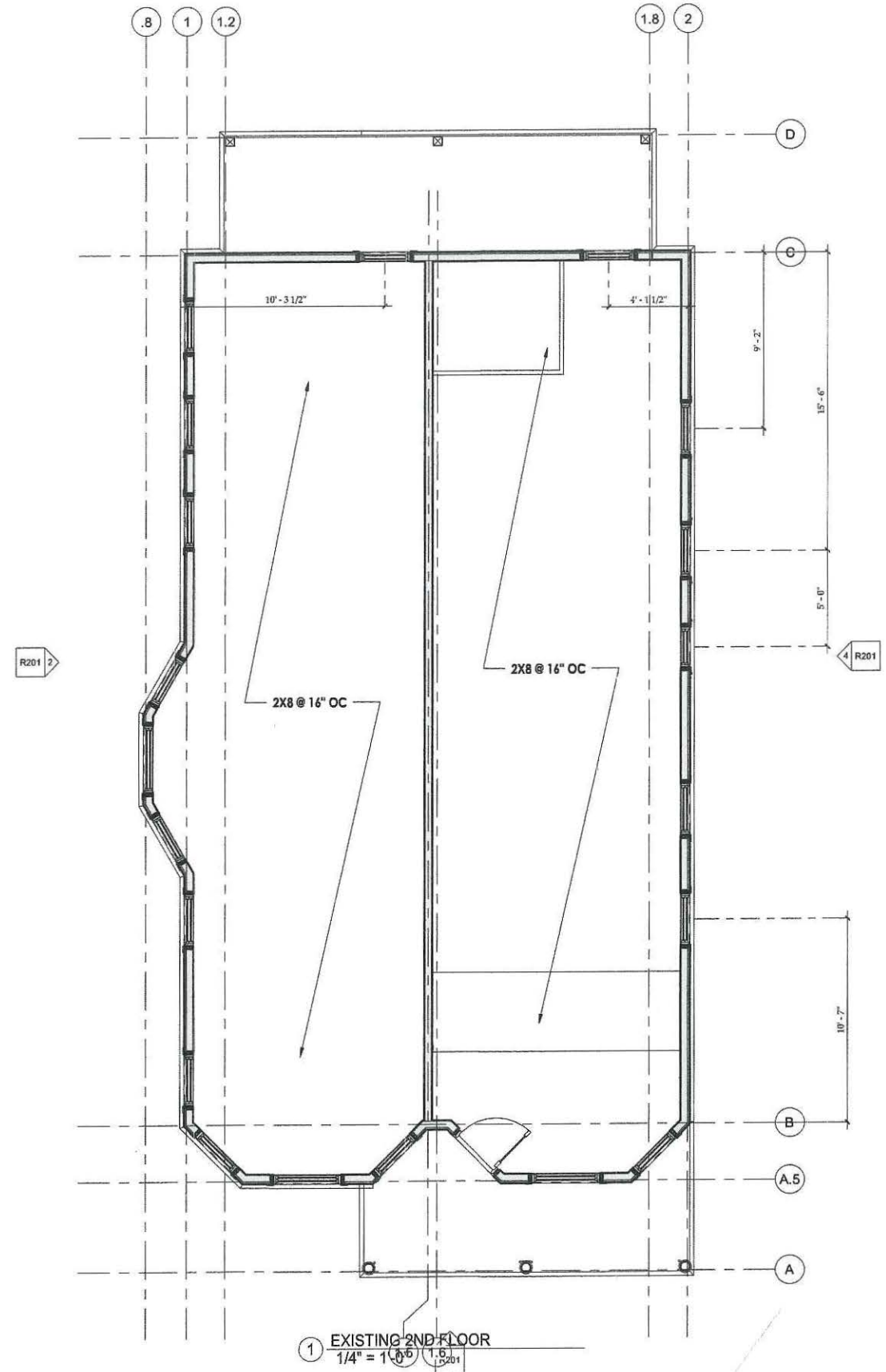
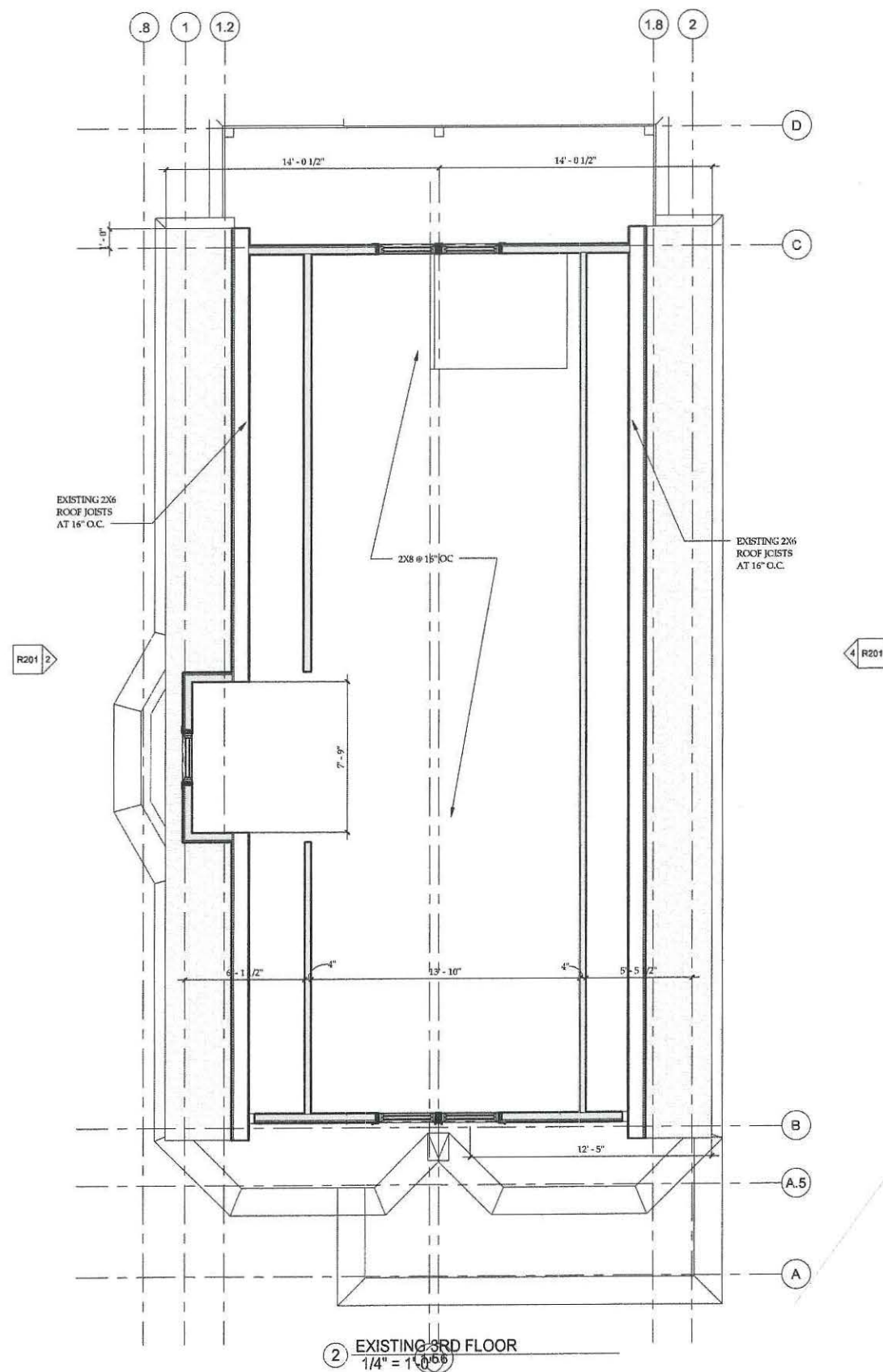
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BZA SPECIAL  
PERMIT

Sheet no.

R101



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No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

EXISTING PLANS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number: 21-010

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

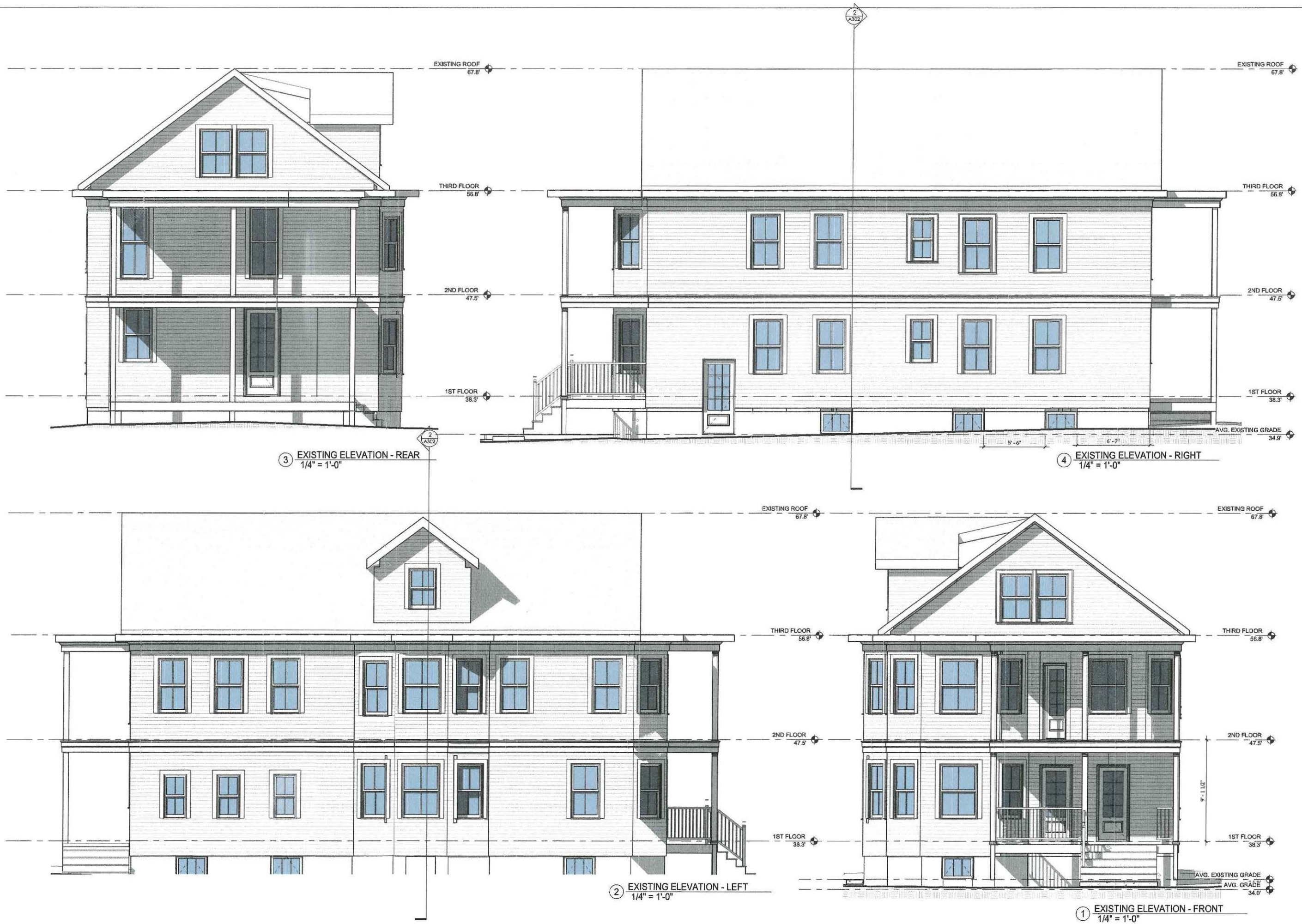
date issued: 07-26-21

SUBMITTED FOR  
BZA SPECIAL  
PERMIT

sheet no.

R102





3 EXISTING ELEVATION - REAR  
1/4" = 1'-0"

4 EXISTING ELEVATION - RIGHT  
1/4" = 1'-0"

2 EXISTING ELEVATION - LEFT  
1/4" = 1'-0"

1 EXISTING ELEVATION - FRONT  
1/4" = 1'-0"

No.	Description	Date

client  
ADAM MUNNELLY  
& LAUREN MARETT

EXISTING ELEVATIONS  
58 GRANVILLE RD

DH Architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

job number 21-010

scale 1/4" = 1'-0"

date issued 07-26-21

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BZA SPECIAL  
PERMIT

Sheet no.

R201



From: Janet Randall, 62 and 64 Granville Road (owner of both condominiums)

To: Members of the Board of Zoning Appeal

Re.: Petition by Adam Munnelly, Case #BZA-122612

Date: 7.25.21

I am pleased to be invited to speak to the BZA on Adam Munnelly's petition for a Special Permit. I have owned and lived in 64 Granville since 1991, and I, myself, came before you in 1997 for a variance to convert my unfinished attic into living space. My plan involved 2 shed dormers, but the BZA rejected it, because shed dormers are not in keeping with the architectural flavor of the house, and instead proposed that my dormer parallel the other roof lines. "But that violates the height restriction," I said, to which they replied, "Well, we'll give you a variance for THAT!" And though more expensive, in the end it was much more spacious and aesthetically "right", consistent with the other lines of the house and those around it. I tell this story because I appreciate this committee for having that larger view in mind – the building in relation to itself as well as to the buildings around it.

**I would like to support Adam's petition, since I welcome him and Lauren as new neighbors and would like him to see his vision realized. But I have a few concerns that I need to lay out first.**

## **1. A Significant Tree**

Right on the property line between our houses stands a 10" diameter "significant" apple tree, now in full fruit. The tree is the offshoot daughter of an 82-year old, 40' high tree (one of the 10 tallest apple trees of its time), which got sick and had to come down. It was planted by the prior owner's dad in 1927 between our houses (both of which he built). The daughter tree is growing out of the base, and after 12 years is now bearing the same heirloom Baldwins. When Adam and I met, he said that he was planning to remove it, but after I explained that the tree falls under the definition of a "significant" tree, and described how important this heirloom tree is to me and to Cambridge, we agreed to protect it. I put our understanding in writing (attached below) with a brief history of the tree and on 7.24, sent it to him to sign. I don't have it back yet.

## **2. Protecting the Tree During and After Construction: The Tree Ordinance**

### **2.1 The Tree Save Area**

To protect significant trees during construction, the Cambridge Tree Ordinance requires a "Tree Save Area". To understand what this means, I phoned Andrew Putnam, Superintendent of Urban Forestry & Landscapes and he sent me this description (7.14, email): "The Tree Save Area as defined by the ordinance is:

*The area surrounding a tree which must remain as undisturbed as possible so as to prevent damage to the tree. Disturbance within the Tree Save Area may only be for limited and exceptional reasons."*

### **2.2 A Tree Study**

In addition, for all projects seeking a special permit, the Ordinance requires "a *Tree Study*, certified complete by the City Arbarist," showing all significant trees (formerly 8" diameter, now

6"). Adam didn't include a Tree Study in the plans he sent me, and when I met with Commissioner Ranjit Singanayagam on Friday, 7.16, there was none on file. **Before the construction moves forward, I would like the BZA to ask Adam to supply the required tree study and set up Tree Save Areas to protect the significant trees.**

### 2.3 Parking and its Effect on Tree Roots

Something else that will put the tree at risk is parked cars. Adam told me that he plans to have cars park in front of the garages, not inside. This would put the cars right on top of the tree roots, which will ultimately kill the tree. I discussed the situation with Adam and my landscape architect, Manny Stefanakis, and Adam agreed to invite Manny to our last meeting. They discussed some options (all of which offer the advantage of increasing the usable backyard space) and Adam agreed to work with Manny to develop a design. I am very, very grateful to Adam for his commitment to do this.

**Before the construction moves forward, I would like the BZA to ask Adam to submit a parking plan that will avoid the apple tree roots.**

### 2.4 My requests related to the Tree

To summarize, if the BZA approves Adam's petition, before construction resumes, I would like them to ensure that,

- a. the plans include a Tree Study;
- b. each significant tree be protected during construction with a Tree Save Area;
- c. the apple tree roots be protected from cars parking on them after the construction is complete;
- d. our understanding about the tree (as detailed in our agreement) be signed, notarized and passed to future owners as a deed restriction.

## 3. The Dormers

My other concern with this Special Permit request is an aesthetic one. As I laid out in my opening, our "twin" houses, built together, have 1927-style rooflines and the original dormers all follow the same roof angle. In order to maximize the 3<sup>rd</sup> floor interior space and stay within the current height, Adam's plan shows shed dormers. However, these, just like my originally-proposed shed dormers, are out of character with the rest of the house and neighboring houses. Not only that, viewed from the front, these asymmetrical dormers go off at two different angles, and don't even match each other.

I would **strongly** support Adam's request to add dormers, **as long as they follow the other roof lines.** Therefore,

**I would like to ask the BZA to grant Adam a variance for a higher roofline, so that the new dormers can be aligned with the existing roof lines of 58 Granville and the houses around it.** Not only would this follow Article 10.32 of the Zoning Ordinance that asks the Board to consider "*the character and use of nearby buildings and land*," it would add more living space to his current plan. (Note: Before proposing this, I wondered if a raised roof would shade my solar panels, also mentioned in Article 10.32. But if the two roofs are the same height, it would not.)



#### **4. Other issues**

I have considered the other non-conforming elements on the Special Permit request: *#2) addition or an egress stair and deck in the side yard setback, #3) relocation and addition of openings on a non-conforming façade facing the right side yard, and #4) 3' high areaway guardrail in the rear yard setback.* All of these changes would affect other neighbors more than me, so I leave it to them to register their opinions.

#### **5. Summary**

I agree to support Adam's petition, provided that:

- Adam formalize our attached agreement, and
- guarantee the safety and longevity of our shared apple tree as summarized in (1) and (2) above.

In addition,

- I'm requesting that the BZA and Adam work together to revise his dormer plan, as laid out in (3) above.

24 July 2021



### **Agreement** between

Janet Randall	62 & 64 Granville Road	Cambridge MA 02138
Adam Munnelly	58 Granville Road	Cambridge MA 02138

#### **Background**

The Baldwin apple tree that spreads over both sides of our property line is an important tree. It's the daughter of a massive apple tree, more than 40' high, one of the tallest apple trees on record in Massachusetts. That giant mother tree was planted in 1927 on the border between our two houses, both built by Elian Battit, the father of George Battit, from whom Adam bought 58 Granville. The tree produced a huge crop of apples every year, too many for us to use, so each harvest time, Janet lined up a donated bucket truck, a pile of fruit crates, and a team of friends. The extra apples went to Food For Free, a local organization that provides food to students, seniors, and those at risk for hunger and provides year-round fresh fruits and vegetables to food programs. Janet also took a few boxes of apples to Drumlin Farm during Farm Family Days for demos on their hand-powered wooden cider press. Children loaded the press and turned the crank, and got to sample "their own" cider. Baldwins are an Heirloom variety; they make wonderful pies and cakes, apple crisps, and sauce and apple chutney became the annual Randall holiday gift. Unfortunately, in November 2009, at age 82, the tree succumbed to a disease and was taken down. But it left a legacy: a daughter tree is now growing out of the root system to take its place (see attached photos). Now a "significant tree," over 10" in diameter, it's bearing fruit for the first time. With apples on both sides of our border, we will continue to share the tree's generous bounty.

Against this background, Adam Munnelly, new owner of 58 Granville Road, and Janet Randall, owner of 62 & 64 Granville Road, agree to jointly preserve and care for this tree and share liability for it. Specifically, we agree that:

1. No one connected to or working on either property, at 58 Granville or 62 & 64 Granville, will damage the tree or take it down;
2. We will work together to maintain the tree to keep it healthy. Since the tree would be damaged by cars parked on the roots, and since Adam doesn't plan to use his garages for parking, he will arrange to put parking elsewhere on the property.
3. During the current construction at 58 Granville, Adam will create a Tree Save Area, as required by Cambridge's Tree Protection Ordinance. This involves constructing a temporary fence around the area under the canopy. Whenever Janet has construction on her property, she will do the same.
4. The shared tree is only one element on our shared property line. In our same spirit of cooperation, we agree to discuss and mutually approve of any changes along that line, including plantings and fencing, and will share in maintaining them.
5. When either of us sells one or both of our units, this agreement will be transferred to the new owner(s) as a deed restriction.
6. This agreement will stand until we both agree to change it.



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Janet Randall



The 40' tall apple tree, age 82.

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Adam Munnelly



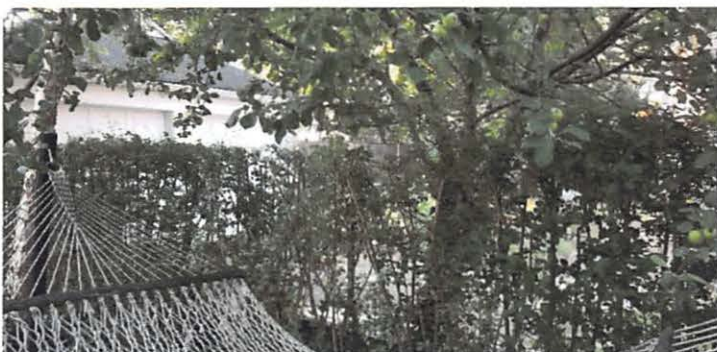
Goodbye, tree.



Hartney Greymont, our tree experts



Taking down the large tree, leaving the offshoot.



The "offshoot" daughter tree, now 12 years old, about to produce a crop of apples.



## **Pacheco, Maria**

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**From:** JULIE SILBERMAN <julsilb@comcast.net>  
**Sent:** Sunday, July 25, 2021 3:15 PM  
**To:** Pacheco, Maria  
**Subject:** tree preservation

To: BZA Cambridge  
From: Julie Silberman and Dianne Perlmutter  
59 Granville Road  
Cambridge, MA 02138

As neighbors of Janet Randall and Adam Munnelly on Granville Road, we support efforts to preserve the historic apple tree between their properties.



## **Pacheco, Maria**

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**From:** Victoria Solomon <visolomon@gmail.com>  
**Sent:** Saturday, July 24, 2021 6:54 PM  
**To:** Pacheco, Maria  
**Subject:** Renovations at 58 Granville Rd

Dear Marie Pacheco,

We are writing this letter in support of the plans of Adam Munnelly for 58 Granville Rd. They seem just fine to us, and will add to the neighborhood. As I understand the plans they are retaining the house as a two family property. There will not be a third residence.

We want to add our support to keep the big apple tree in the back between 58 and 64 Granville Rd.

Thank you.

Victoria and Frank Solomon  
71 Vassal Lane