

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: THODDUS SEYMOUR

PETITIONER'S ADDRESS: _____

LOCATION OF PROPERTY: 74-76 DONA ST CAMBRIDGE

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

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

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

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31 TABLE S-1
Article 2 Section GFA #16
Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): [Signature]
(Petitioner(s)/Owner)
Thad Seymour
(Print Name)

Address: 14 Crescent St.
Suite B. Somerville, MA 02145
Tel. No.: (781) 715-5581
E-Mail Address: TS@tedco.com.com

Date: 12/10/18

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We THADDEUS SEYMOUR
(OWNER)

Address: 14 CRESCENT ST SOMERVILLE

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

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

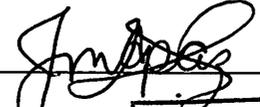
*Pursuant to a deed of duly recorded in the date 7/3/18, Middlesex South County Registry of Deeds at Book 71268, Page 456; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.


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

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

Commonwealth of Massachusetts, County of Middlesex

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

 Notary

My commission expires Sept. 18 2020 Notary



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

STATE OF TEXAS - DEPARTMENT OF AGRICULTURE

To be completed by the Board of Directors of the State of Texas

NAME OF THE BOARD OF DIRECTORS

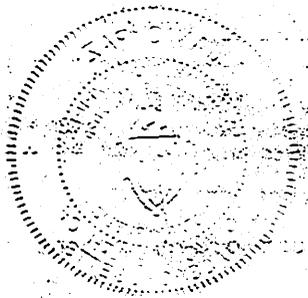
ADDRESS OF THE BOARD OF DIRECTORS

DATE OF THE MEETING

STATE OF TEXAS

COUNTY OF _____

SECTION _____



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 74-76 Dana St. Cambridge, MA 02138 (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
- The proposed work is limited to the basement conversion which can be achieved without detriment to the neighborhood, does not create any new non conforming conditions, and only the pre-existing non conforming condition to be increased is the FAR.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- The proposed work is not resulting in the loss of any on street parking spaces and no additional traffic or congestion will be created. The existing building height will remain and there will be no loss of open space and no creation of new shadows on adjacent lots. The work is limited to the basement and the character of the property and the neighborhood will remain unchanged.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The proposed work is completely limited to the basement. There will be no change in the existing conditions of the neighborhood from the creation of additional living space in the basement.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- There will be no additional noise, air or light pollution as the result of the basement conversion.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed basement conversion will make it possible for a family to remain in this unit for many years without any detriment to the community which is a benefit to the integrity of the district and this is consistent with the intent of the ordinance.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

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

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

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

The proposed construction is limited to the basement of the existing wood frame building.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

BZA APPLICATION FORM

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

Special Permit: X Variance: _____

PETITIONER: THODOOS SYMON

PETITIONER'S ADDRESS: _____

LOCATION OF PROPERTY: 74-76 DONA ST CAMBRIDGE

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

REASON FOR PETITION:

- _____ Additions
- _____ Change in Use/Occupancy
- _____ Conversion to Addi'l Dwelling Unit's
- _____ Dormer
- X Other: BASEMENT CONVERSION
- _____ New Structure
- _____ Parking
- _____ Sign
- _____ Subdivision

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Thad Seymour
(Print Name)

Address: 141 Crescent St.
Suite B. Somerville, MA. 02145

Tel. No.: (981) 715-5581

E-Mail Address: TSE@tedco.com.com

Date: 12/10/18

STATE OF CALIFORNIA

DEPARTMENT OF INDUSTRIAL RELATIONS

The undersigned hereby certifies that the following is a true and correct copy of the original as the same appears in the files of the Department of Industrial Relations:

Special Permit: _____
 Applicant: _____
 Employer: _____
 Location of Property: _____
 Name of Occurrence: _____
 Reason for Issuance: _____

Character of Use/Compensation: _____
 Name of the Party: _____
 Date: _____
 Other: _____

Inspector's Name: _____
 Title: _____
 Date: _____

City: _____
 County: _____
 State: _____

Original State License: _____
 License Number: _____
 (Date of Issue) _____

Signature: _____
 Title: _____
 Date: _____
 State: _____



STREET VIEW FROM LEFT



STREET VIEW FROM FRONT



STREET VIEW FROM RIGHT



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

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

DRAWING LIST:

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

GENERAL NOTE

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

Location

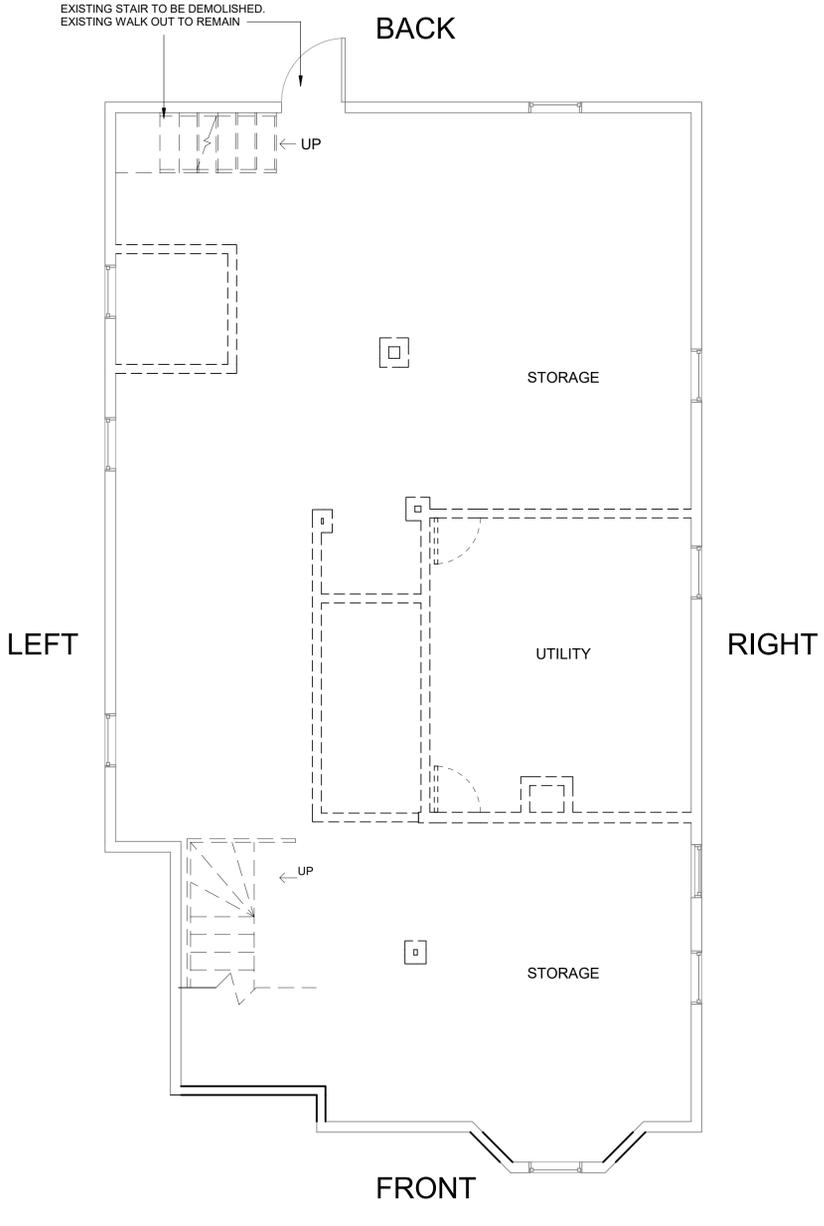
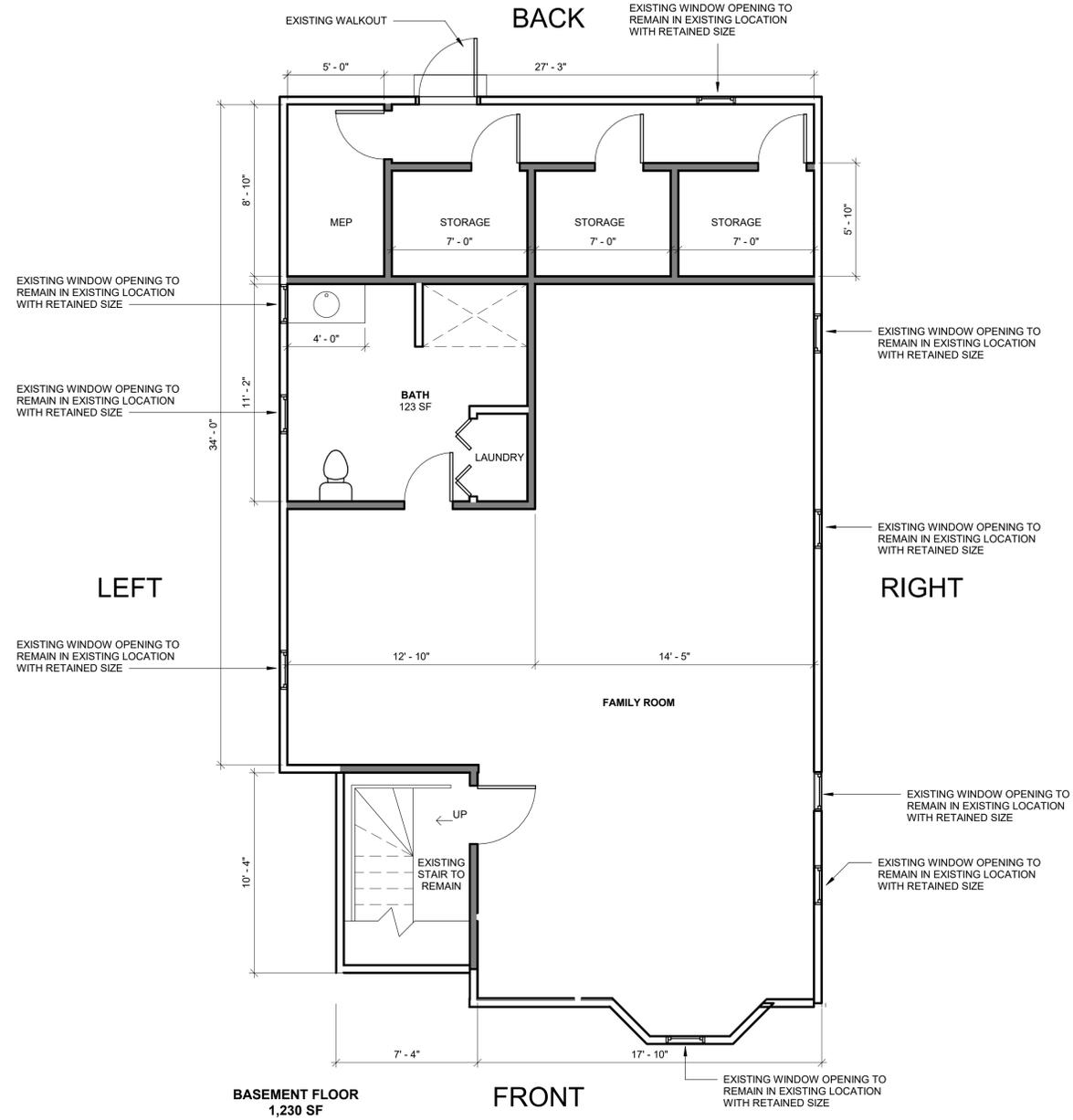
74-76 DANA STREET
 CAMBRIDGE MA 02138

| No. | Description | Date |
|-----|-------------|------|
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Project No: 72-74
 Scale:

Drawing Name
COVER SHEET

Sheet No.
0



PROPOSED FAR:

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

TOTAL GSF: 5,020 GSF (PROPOSED)

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

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

PARTITION LEGEND

- EXISTING TO REMAIN
- TO BE DEMOLISHED
- NEW CONSTRUCTION

GENERAL NOTE

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1 BASEMENT 1/4"
SCALE 1/4" = 1'-0"

| No. | Description | Date |
|-----|-------------|------|
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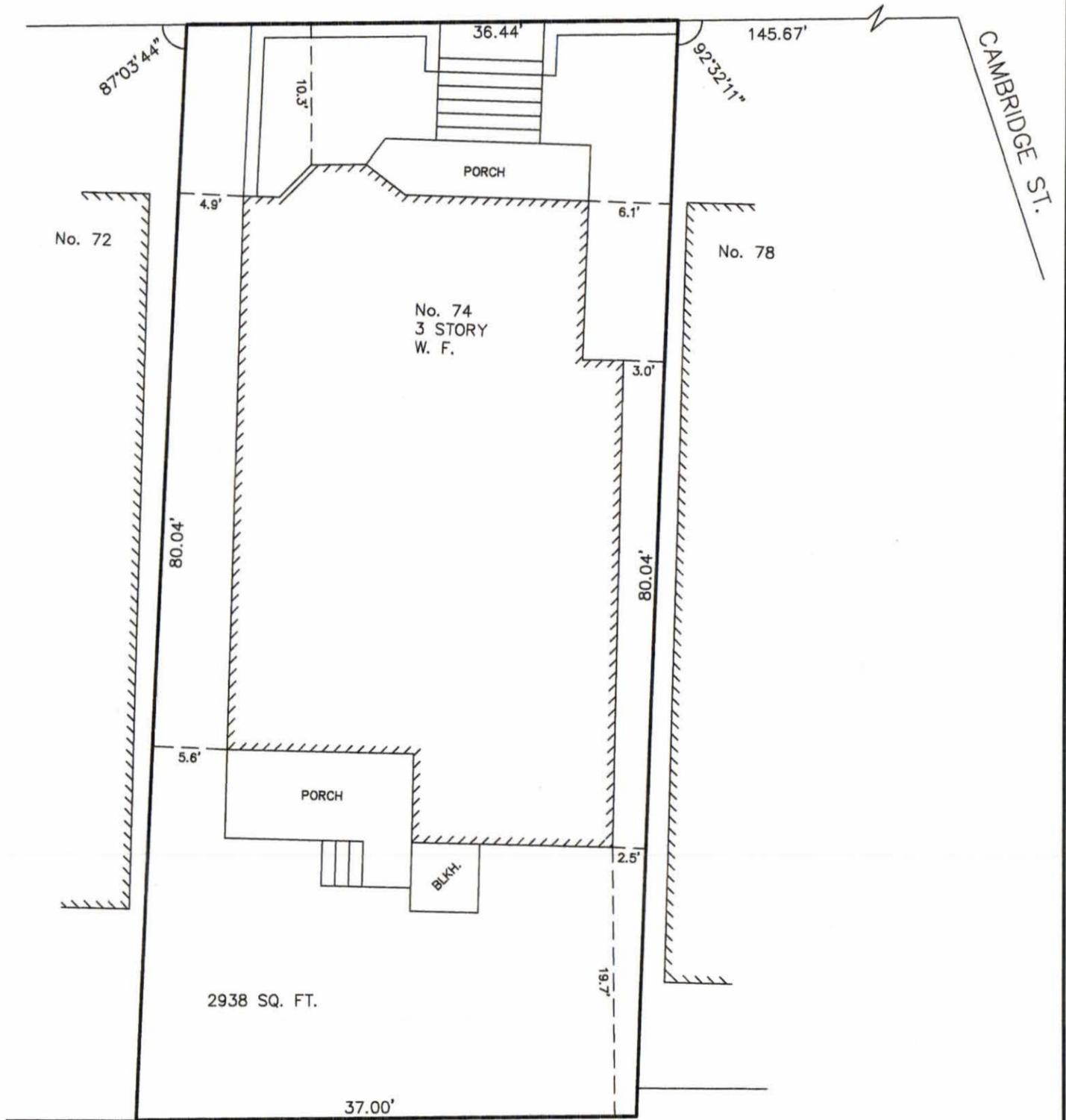
Project No: 72-74
Scale: 1/4" = 1'-0"

Drawing Name
BASEMENT

Sheet No.
A1.01



DANA STREET



Antoni Szerszunowicz



PLOT PLAN

74-76 DANA STREET

CAMBRIDGE, MASS.

SCALE : 1" = 10'

DECEMBER 7, 2018

AGH ENGINEERING

166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

GRAPHIC SCALE

