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

**BZA APPLICATION FORM**

**Plan No:** BZA-017025-2018

**GENERAL INFORMATION**

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

**Special Permit :** √ **Variance :** _____ **Appeal :** _____

**PETITIONER :** Erin Malone & Pat Knight - C/O Andrea Morton & Emily Lammert

**PETITIONER'S ADDRESS :** 561 Windsor Street, Ste A404 Somerville, MA 02143

**LOCATION OF PROPERTY :** 17 Woodbridge St Cambridge, MA 02140

**TYPE OF OCCUPANCY :** _____ **ZONING DISTRICT :** Residence B Zone

**REASON FOR PETITION :**

Other: changes within setbacks

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Install windows on non-conforming side.

**SECTIONS OF ZONING ORDINANCE CITED :**

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)*

ANDREA MORTON
**(Print Name)**

**Address :** 561 WINDSOR ST., A404
SOMERVILLE, MA 02143

**Tel. No. :** 617.994.0285

**E-Mail Address :** andrea@aMorton

**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 Erin Malone, Patrick Knight
(OWNER)

Address: 17 Woodbridge Street Cambridge, MA 02140

State that I/We own the property located at 17 Woodbridge St Cambridge MA 02140 which is the subject of this zoning application.

The record title of this property is in the name of Erin Malone, Patrick Knight

*Pursuant to a deed of duly recorded in the date 6/29/2016, Middlesex South County Registry of Deeds at Book 67532, Page 461; 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 Erin Malone, Patrick Knight personally appeared before me, this 5 of Sept, 2018, and made oath that the above statement is true.

_____ Notary

My commission expires _____ (Notary Seal).

JENNIFER MARUSIAK
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 29, 2022

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

## OWNERSHIP CERTIFICATE

**Project Address:** 17 Woodbridge St Cambridge, MA 02140 **Application Date:** Sep 5, 2018

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Andrea Morton, Emily Lammert

at the following address: aMorton Design 561 Windsor St, Suite A404 Somerville, MA 02143

to apply for a special permit for: rear deck in setback, move windows

on premises located at: 17 Woodbridge St, Cambridge MA 02140

for which the record title stands in the name of: Erin Malone, Patrick Knight

whose address is: 17 Woodbridge St, Cambridge MA 02140

by a deed duly recorded in the:

Registry of Deeds of County: 6/29/2016 Book: 67532 Page: 461

***OR*** Registry District of the Land Court, Certificate No.: Book: Page:

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Middlesex

The above named Erin Malone / Patrick Knight personally appeared before me,

on the month, day and year Sept 5, 2018 and made oath that the above statement is true.

Notary:

My Commission expires:

JENNIFER MARUSIAK
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
April 29, 2022

## 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 17 Woodbridge St Cambridge, MA 02140 (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:

No change of occupancy or use. No expansion of enclosed space or building area. Expansion of Unit 1 to include Basement living area and enclosed rear porch will enable owners to remain in the home with a growing family. The addition of a deck within the rear yard setback conforms to the limitations of a 4'-0" height restriction and 10'-0" dimension off existing foundation. Window changes are minimal and do not increase overall glass / opening area within the setback. The window wells for Basement sleeping room egress are limited to 3'x3'.

*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 change of occupancy or use.

*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:

No change of occupancy or use.

*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:

No change of occupancy or use.

*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:

No change of occupancy or use.

## BZA APPLICATION FORM

## DIMENSIONAL INFORMATION

**APPLICANT:** aMortonDesign **PRESENT USE/OCCUPANCY:** Residential

**LOCATION:** 17 Woodbridge St Cambridge, MA 02140 **ZONE:** Residence B Zone

**PHONE:** **REQUESTED USE/OCCUPANCY:** Residential

| | | EXISTING CONDITIONS | REQUESTED CONDITIONS | ORDINANCE REQUIREMENTS [1] | |
|---|---|---|---|---|---|
| TOTAL GROSS FLOOR AREA: | | 6291 | 6291 | 2505 | (max.) |
| LOT AREA: | | 5010 | 5010 | 5000 | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: [2] | | 1.26 | 1.26 | 0.5 | (max.) |
| LOT AREA FOR EACH DWELLING UNIT: | | 1670 | 1670 | 2500 | (min.) |
| SIZE OF LOT: | WIDTH | 48.5 | 48.5 | 50 | (min.) |
| | DEPTH | 103 | 103 | 100 | |
| SETBACKS IN FEET: | FRONT | 7.5 | 7.5 | 15 | (min.) |
| | REAR | 32.3 | 32.3 | 26 | (min.) |
| | LEFT SIDE | 12.2 | 12.2 | 7.5 | (min.) |
| | RIGHT SIDE | 3.4 | 3.4 | 7.5 | (min.) |
| SIZE OF BLDG.: | HEIGHT | 33.9 | 33.9 | 35.0 | (max.) |
| | LENGTH | existing | existing | existing | |
| | WIDTH | existing | existing | existing | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: [3] | | 33.4% | 33.4% | 40% | (min.) |
| NO. OF DWELLING UNITS: | | 3 | 3 | 3 | (max.) |
| NO. OF PARKING SPACES: | | 2 tandem | 2 tandem | 3 | (min./max) |
| NO. OF LOADING AREAS: | | n/a | n/a | n/a | (min.) |
| DISTANCE TO NEAREST BLDG. ON SAME LOT: | | 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.

n/a

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'.

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

2018 OCT -5 AM 10: 13

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

**BZA APPLICATION FORM**

Plan No: BZA-017025-2018

**GENERAL INFORMATION**

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TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

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DESCRIPTION OF PETITIONER'S PROPOSAL :

Install windows on non-conforming side.

SECTIONS OF ZONING ORDINANCE CITED :

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

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) : [signature]
(Petitioner(s) / Owner)

ANDREA MORTON
(Print Name)

Address : 561 WINDSOR ST., A404
SOMERVILLE, MA 02143

Tel. No. : 617-994-0285

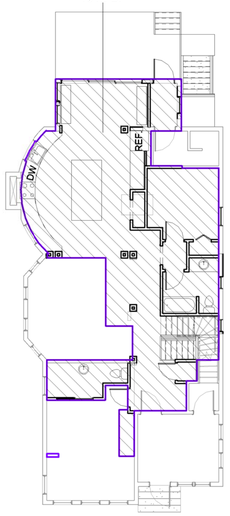
E-Mail Address : andrea@aMorton

Date : _____

# MALONE-KNIGHT RESIDENCE

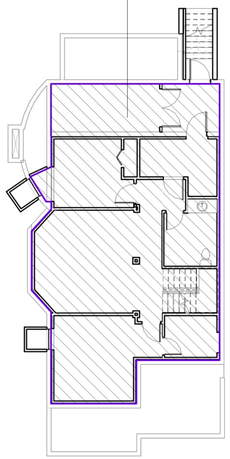
## ZONING APPLICATION PACKAGE - 10/04/18

WORK AREA - LEVEL 1
1012 SF



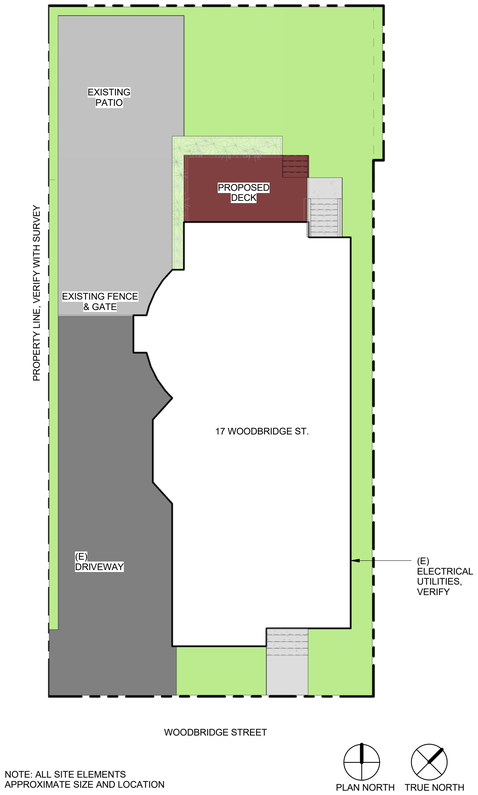

7 WORK AREA - LEVEL 1
3/32" = 1'-0"

WORK AREA - BASEMENT
1163 SF



6 WORK AREA - BASEMENT
3/32" = 1'-0"

| Work Area | |
|---|---|
| Level | Area |
| | |
| LEVEL 1 | 1,012 SF |
| (N) BASEMENT | 1,163 SF |
| | 2,175 SF |

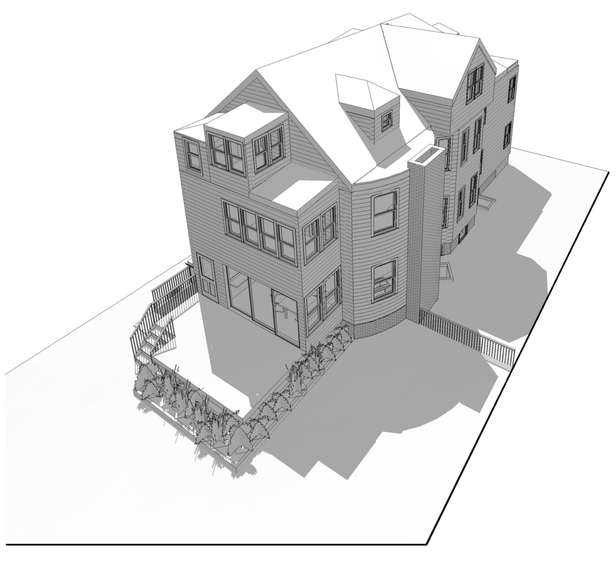



NOTE: ALL SITE ELEMENTS APPROXIMATE SIZE AND LOCATION

4 SITE PLAN - FOR REFERENCE ONLY
3/32" = 1'-0"

DRAWING LIST

| | |
|---|---|
| COVERSHEET & REFERENCE VIEWS | A-000 |
| PHOTOS & PROPOSED 3D VIEWS | A-100 |
| PROPOSED PLANS - BASEMENT & FIRST FLOOR | A-101 |
| PROPOSED EXTERIOR ELEVATIONS | A-201 |
| EXISTING PLANS - BASEMENT & FIRST FLOOR | X-101 |
| EXISTING EXTERIOR ELEVATIONS | X-201 |



3 BACK OF HOUSE PERSPECTIVE

2 FRONT OF HOUSE PERSPECTIVE

1 OVERVIEW AXON

DRAWINGS IN PROGRESS - NOT FOR CONSTRUCTION


aMortonDESIGN

561 Windsor Street
Suite A404
Somerville, MA 02143
617.894.0285
www.aMortonDesign.com


PROJECT

**FIRST FLOOR & BASEMENT RENOVATION**

CLIENT

**ERIN MALONE & PATRICK KNIGHT**

ADDRESS

**17 WOODBRIDGE STREET, CAMBRIDGE, MA 02143**

STAMP


LEGEND

(E) EXISTING TO REMAIN

(N) NEW CONSTRUCTION

REVISIONS

| | | |
|---|---|---|
| | ZONING REVIEW MEETING | 08/28/18 |
| | SCHEMATIC DESIGN | 08/30/18 |
| | ZONING REVIEW MEETING 2 | 09/20/18 |
| | ZONING APPLICATION PACKAGE | 10/04/18 |
| | | |
| | | |

CONTENT

**COVERSHEET & REFERENCE VIEWS**

SCALE

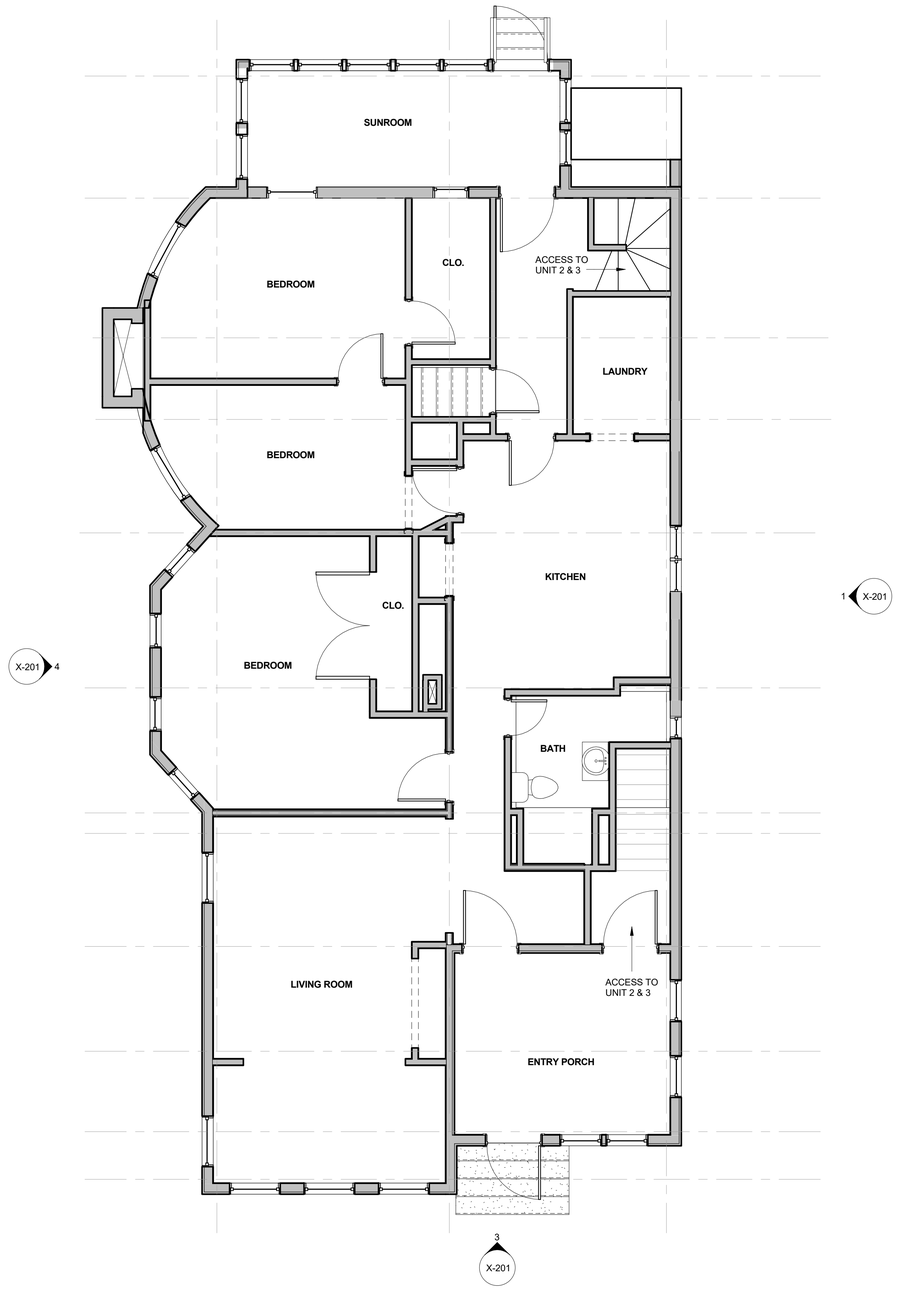
**As indicated**

DATE

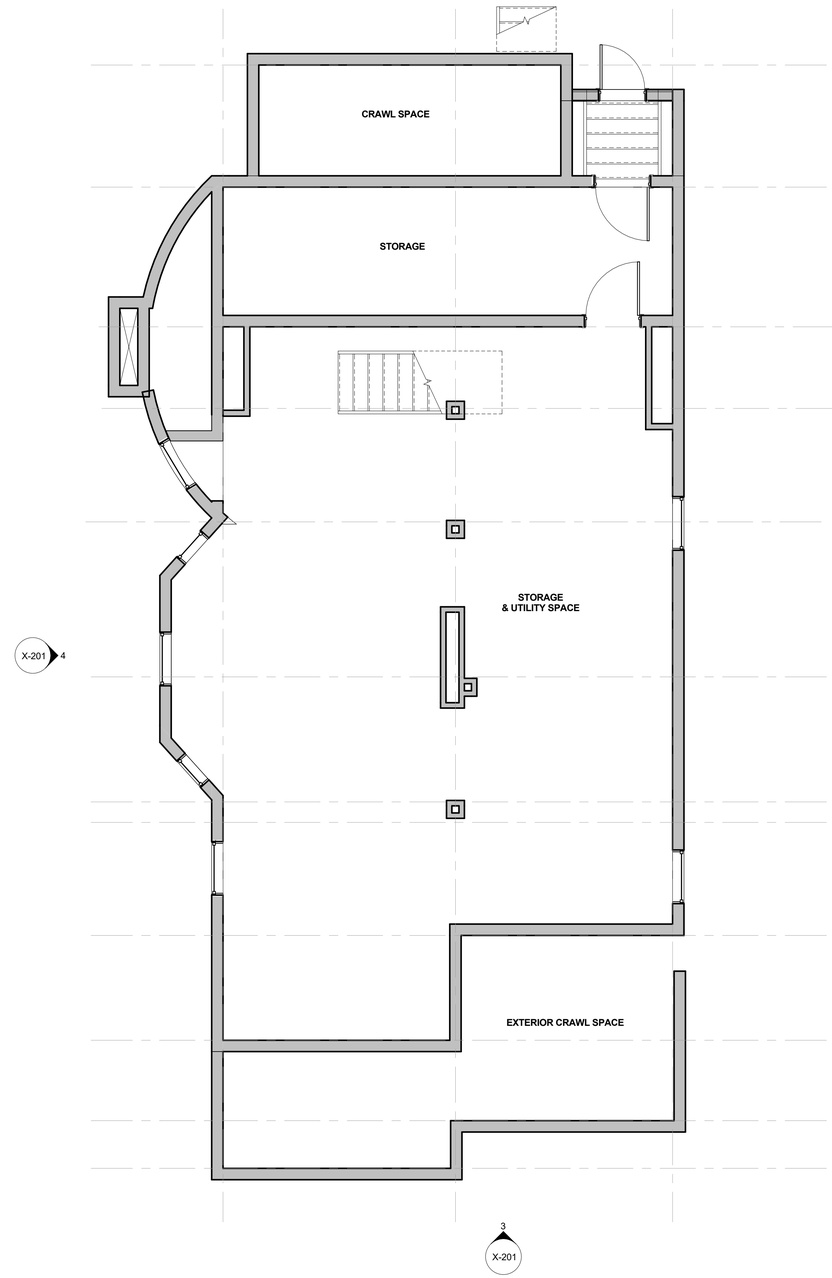
**10/04/18**

DRAWING NUMBER

**A-000**




2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"




1 EXISTING BASEMENT PLAN
1/4" = 1'-0"

DRAWINGS IN PROGRESS - NOT FOR CONSTRUCTION

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ADDRESS

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STAMP


LEGEND

REVISIONS

| | | |
|---|---|---|
| | ZONING APPLICATION PACKAGE | 10/04/18 |
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CONTENT

# EXISTING PLANS - BASEMENT & FIRST FLOOR

SCALE

**1/4" = 1'-0"**

DATE

**10/04/18**

DRAWING NUMBER

# X-101

3 EXISTING SOUTH
1/4" = 1'-0"


4 EXISTING WEST
1/4" = 1'-0"

1 EXISTING EAST
1/4" = 1'-0"

2 EXISTING NORTH
1/4" = 1'-0"

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REVISIONS

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|---|---|---|
| | ZONING APPLICATION PACKAGE | 10/04/18 |
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CONTENT

# EXISTING EXTERIOR ELEVATIONS

SCALE

**1/4" = 1'-0"**

DATE

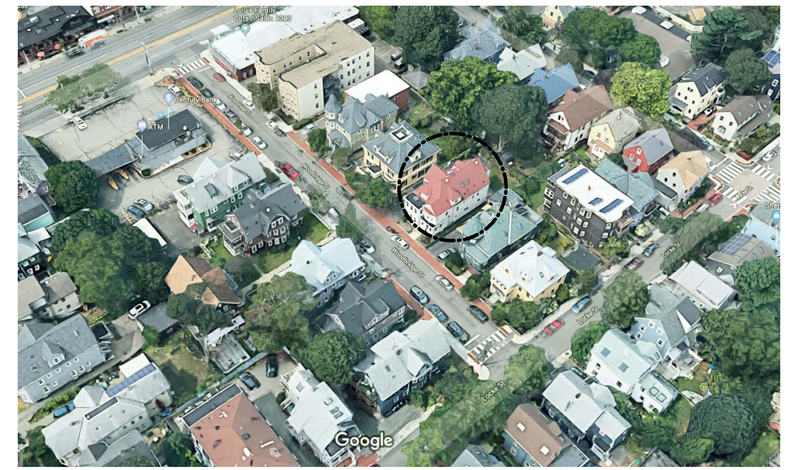
**10/04/18**

DRAWING NUMBER

# X-201

7 EAST SIDE
1/4" = 1'-0"

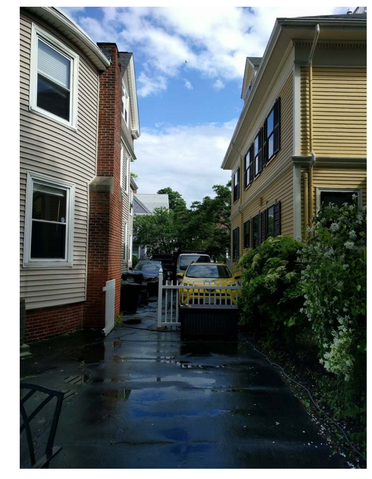
6 FRONT OF HOUSE - NOT IN SCOPE
1/4" = 1'-0"



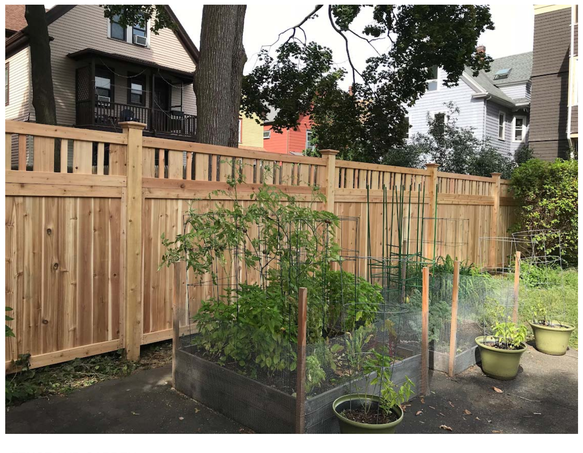

2 CONTEXT OVERVIEW
1/4" = 1'-0"

1 GROUND LEVEL VIEW - PROPOSED

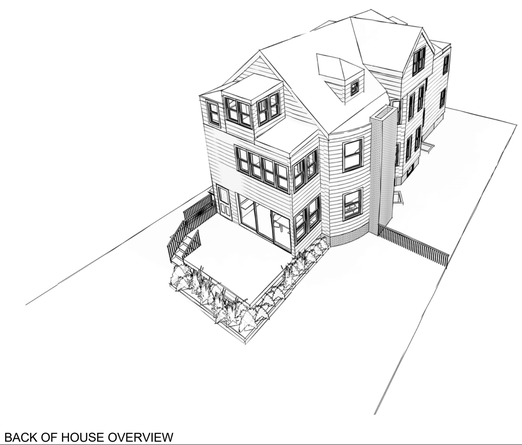
5 REAR OF HOUSE - CURRENT
1/4" = 1'-0"



8 WEST SIDE
1/4" = 1'-0"



9 FENCE AND GARDEN
1/4" = 1'-0"



3 BACK OF HOUSE OVERVIEW

4 BACK OF HOUSE DIRECT PERSPECTIVE

DRAWINGS IN PROGRESS - NOT FOR CONSTRUCTION

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PROJECT

**FIRST FLOOR & BASEMENT RENOVATION**

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ADDRESS

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(N) NEW CONSTRUCTION

REVISIONS

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| | | |

CONTENT

# PHOTOS & PROPOSED 3D VIEWS

SCALE

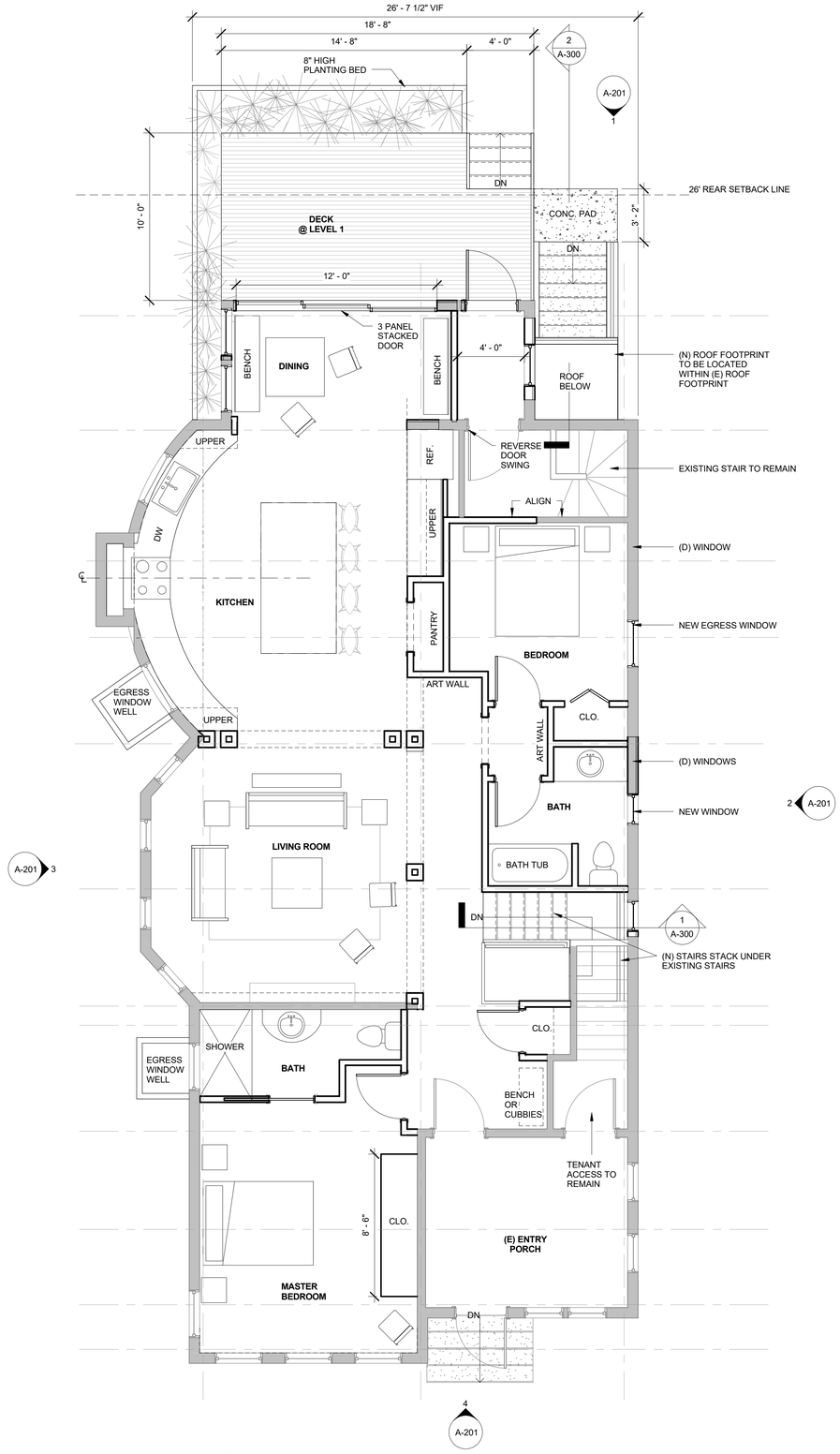
**1/4" = 1'-0"**

DATE

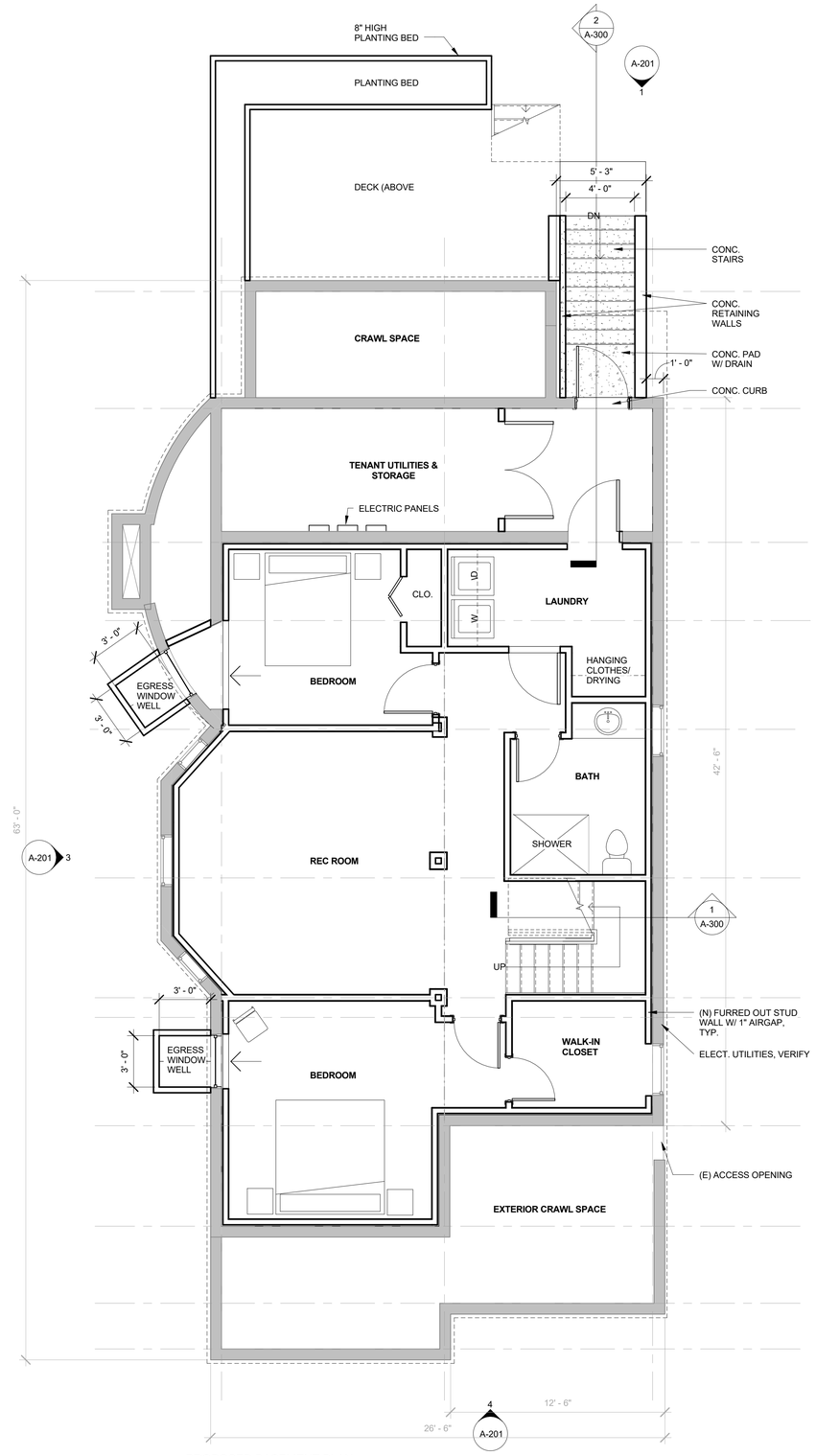
**10/04/18**

DRAWING NUMBER

# A-100




1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"




2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"

PLAN NORTH TRUE NORTH

DRAWINGS IN PROGRESS - NOT FOR CONSTRUCTION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| | | |

CONTENT

# PROPOSED PLANS - BASEMENT & FIRST FLOOR

SCALE

**As indicated**

DATE

**10/04/18**

DRAWING NUMBER

# A-101

GENERAL NOTE: Existing roof, siding, windows, and doors to remain unless otherwise noted. Existing elements such as siding or roofing required to be repaired, patched, or replaced in the area of work will match existing to the greatest extent possible unless otherwise noted.

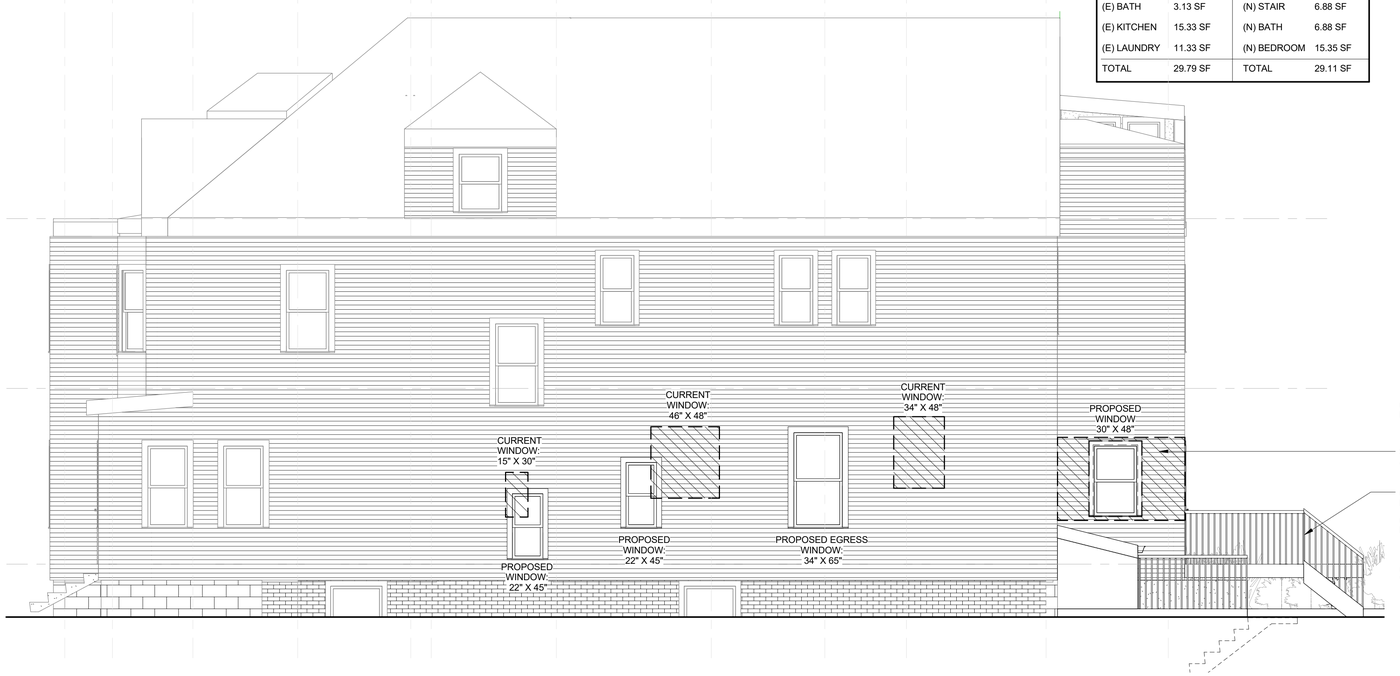

4 SOUTH
1/4" = 1'-0"

FRONT OF HOUSE, NOT IN SCOPE OF WORK

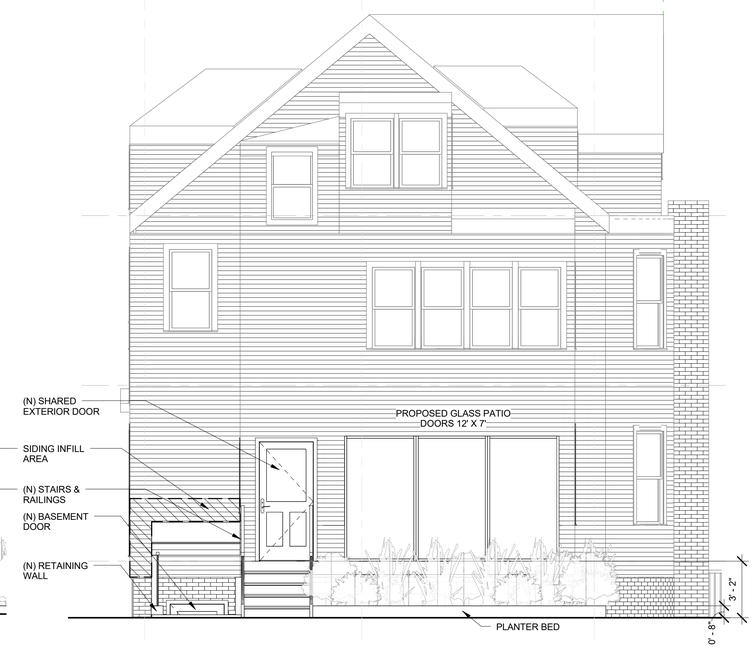

3 WEST
1/4" = 1'-0"

**AREA FOR WINDOWS WITHIN 7'-6" SETBACK - EAST FACADE**

| CURRENT | | PROPOSED | |
|---|---|---|---|
| (E) BATH | 3.13 SF | (N) STAIR | 6.88 SF |
| (E) KITCHEN | 15.33 SF | (N) BATH | 6.88 SF |
| (E) LAUNDRY | 11.33 SF | (N) BEDROOM | 15.35 SF |
| TOTAL | 29.79 SF | TOTAL | 29.11 SF |




2 EAST
1/4" = 1'-0"




1 NORTH
1/4" = 1'-0"

DRAWINGS IN PROGRESS - NOT FOR CONSTRUCTION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# PROPOSED EXTERIOR ELEVATIONS

SCALE

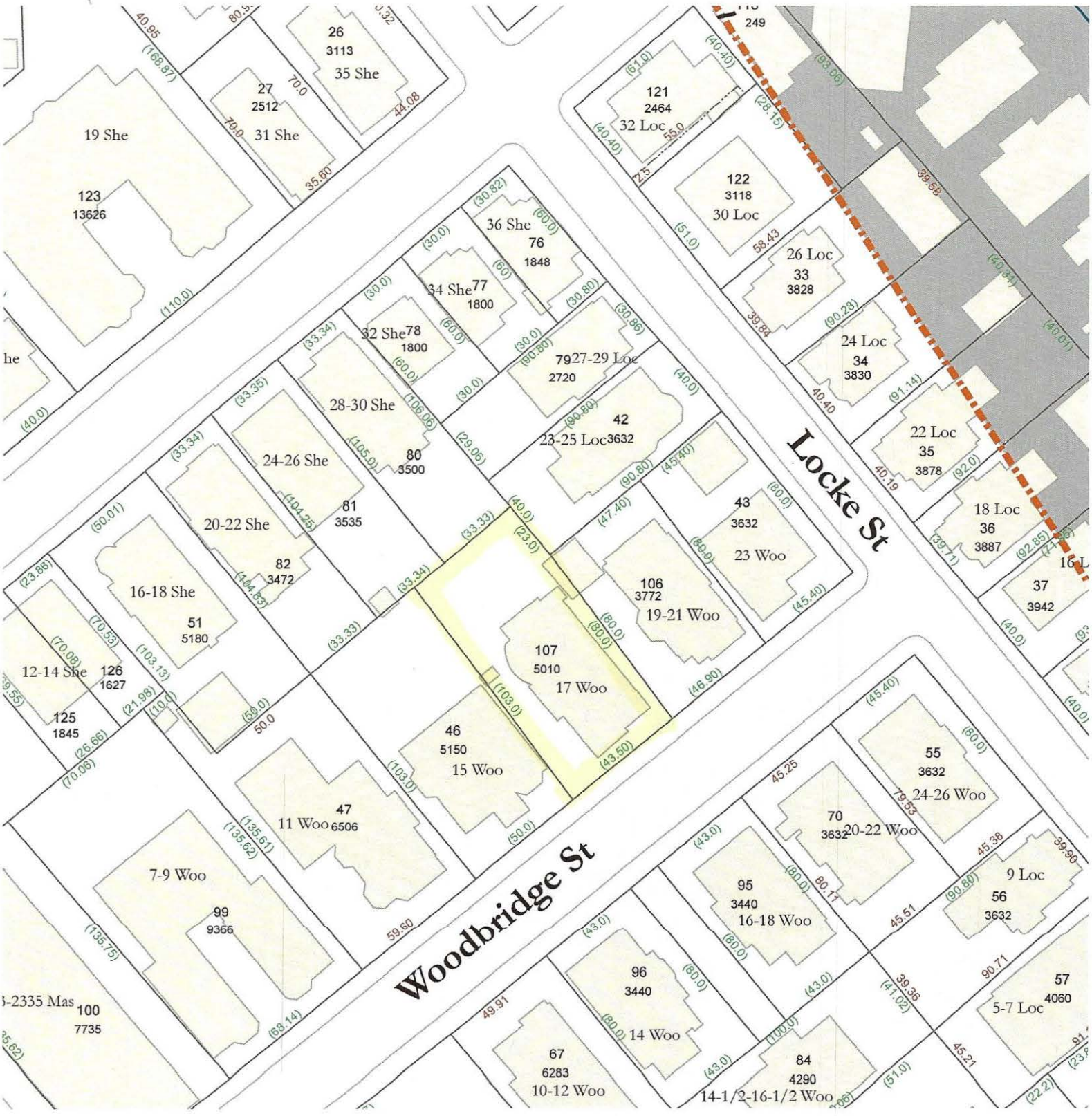
**1/4" = 1'-0"**

DATE

**10/04/18**

DRAWING NUMBER

# A-201


Locke St
Woodbridge St
19 She
123
13626
26
3113
35 She
27
2512
31 She
121
2464
32 Loc
122
3118
30 Loc
26 Loc
33
3828
24 Loc
34
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22 Loc
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3878
18 Loc
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36 She
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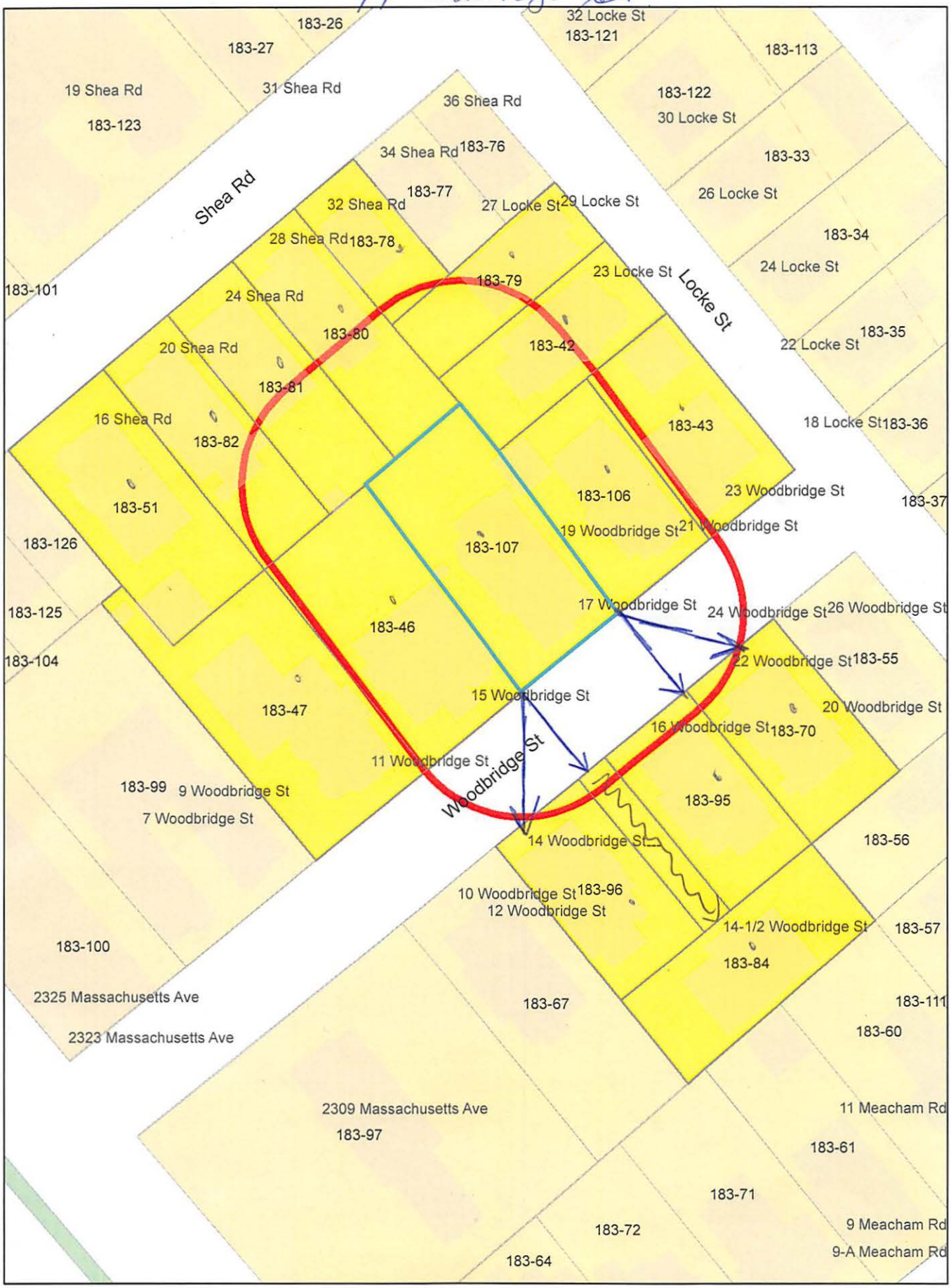
1848
34 She 77
1800
32 She 78
1800
79 27-29 Loc
2720
28-30 She
80
3500
42
23-25 Loc 3632
24-26 She
81
3535
20-22 She
82
3472
16-18 She
51
5180
12-14 She
126
1627
125
1845
43
3632
23 Woo
106
3772
19-21 Woo
107
5010
17 Woo
46
5150
15 Woo
47
11 Woo 6506
7-9 Woo
99
9366
100
7735
55
3632
24-26 Woo
70
3632
20-22 Woo
95
3440
16-18 Woo
9 Loc
56
3632
96
3440
14 Woo
57
4060
5-7 Loc
67
6283
10-12 Woo
84
4290
14-1/2-16-1/2 Woo

17 Woodridge St.



17 Woodbridge St.

Petitioner

AMORTON DESIGN
C/O ANDREA MORTON
561 WINDSOR STREET – SUITE A404
SOMERVILLE, MA 02143

183-42
PHILBRICK, ROBERT LAWRENCE JR.
TRUSTEE MARION SEVERYNES TRUSTEE
25 LOCKE ST
CAMBRIDGE, MA 02140

183-43
CANNISTRARO, PAUL A. & YIH-HSIEN SHEN
23 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-47
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

183-51
COMMISSO, JOHN J. & KAREN E. DEMPSEY
16 SHEA RD
CAMBRIDGE, MA 02140

183-107
MALONE ERIN & PATRICK KNIGHT
17 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-70
WINFIELD, ROSEMARY
20-22 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-78
LEVESQUE, RONALD E. & KAREN P. LEVESQUE
32 SHEA RD
CAMBRIDGE, MA 02140

183-79
LEAHY, KEVIN P. & ANGELA J. RONBERG
27 LOCKE ST
CAMBRIDGE, MA 02140

183-80
HOWELL, JAMIE & ERIN HOWELL
28 SHEA RD
CAMBRIDGE, MA 02140

183-81
FISH, GUY & KIM FISH
26 SHEA RD
CAMBRIDGE, MA 02140

183-82
SHEA ROAD LLC
20 SHEA RD
CAMBRIDGE, MA 02140

183-95
NIES, JUDITH E.
16-18 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-96
DE HAAN, ALAN B. & ELLEN S. PERKO-DE HAN
14 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-106
ARANCIO, NICHOLAS J. &
ELEANOR D. ARANCIO, LIFE ESTATES,
19 WOODBRIDGE ST.
CAMBRIDGE, MA 02140

183-51
MACARTHUR, JAMES B.& ALISON HICKEY
18 SHEA RD
CAMBRIDGE, MA 02140

183-46
KERSLAKE, EDWARD & MELINDA GRAY
15 WOODBRIDGE ST
CAMBRIDGE, MA 02140

183-84
SHEN, QIN & HENRY G. LONG
16 1/2 WOODBRIDGE ST.
CAMBRIDGE, MA 02139