



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

BZA APPLICATION FORM

Plan No: BZA-015914-2018

GENERAL INFORMATION

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

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

PETITIONER : Maeve McNally & Louis Ercolani

PETITIONER'S ADDRESS : 14 Seagrave St Cambridge, MA 02140

LOCATION OF PROPERTY : 14 Seagrave Rd Cambridge, MA 02140

TYPE OF OCCUPANCY : 102 2 Family Residential ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Proposed (4) shed dormers require zoning relief per pre-existing non-conforming FAR and left side setback.

Proposed 3rd floor rear deck requires zoning relief per pre-existing non-conforming rear setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : 

(Petitioner(s) / Owner)

MAEVE McNally

(Print Name)

Address : 14 SEAGRAVE RD

CAMBRIDGE MA 02140

Tel. No. : 617-717-8868

E-Mail Address : MMCNALLY@PCS.NET

Date : 3/21/18

**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 MAEVE McNALLY ERCOLANI AND LOUIS ERCOLANI  
(OWNER)

Address: 14 SEAGRAVE ROAD, CAMBRIDGE, MA 02140

State that I/We own the property located at 14 SEAGRAVE ROAD, CAMBRIDGE which is the subject of this zoning application.

The record title of this property is in the name of MAEVE McNALLY ERCOLANI AND LOUIS ERCOLANI

\*Pursuant to a deed of duly recorded in the date 3/19/14, Middlesex South County Registry of Deeds at Book 129, Page 96; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

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

Maev McNally Ercolani Louis Ercolani  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

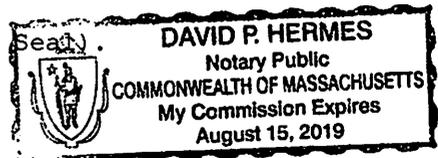
Commonwealth of Massachusetts, County of MIDDLESEX

MAEVE McNALLY ERCOLANI +

The above-name LOUIS ERCOLANI personally appeared before me, this 7 of March, 2014, and made oath that the above statement is true.

David P. Hermes Notary

My commission expires 8-15-19 (Notary Seal)



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

IN CONSERVATIVE ROAD, CHILBRIDGE, MA 02114

CHILBRIDGE, MA 02114

MASSACHUSETTS

AND JOHN BIRCHALL

1982

1982

DAVID N. HERBES  
1982  
COMMISSIONER OF MASS. CIVIL RIGHTS  
MA TRANSPORTATION BOARD  
APR 21 1982



**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:

Both the existing house and lot are pre-existing non-conforming with regard to FAR and setbacks. As a growing family, just a modest amount of new habitable space and a modest rear deck will allow them to remain in their home comfortably. The stair to the 3rd level that the family uses for their bedrooms and shared bathroom has head height as low as 4'-8" at the winders and 1 of the proposed dormers would address this and create a legal head height of 7'-0". The other 3 dormers would allow this family to continue to share the 3rd floor comfortably by creating a larger shared bathroom and additional badly needed closet spaces. The proposed rear deck would provide a needed outdoor space with the only direct connection to their 2nd and 3rd floor unit. A literal enforcement of the ordinance would force the owners to drastically demolish and rebuild much of their house in order to create a safer and more comfortable home for their growing family even in the most modest way.

- 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 pre-existing nonconforming lot makes even the most minor modifications to the rear and left side elevation due to rear and side setbacks require zoning relief. The proximity of the structure to an existing detached garage is also a non-conforming condition, being made no worse by the proposed work.

The pre-existing lot is very small and increasing even 1 square foot of third floor space beyond an existing head height of 5'-0" would require a variance.

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

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

The proposed dormers and rear deck are extremely modest in scale and are in keeping with the architectural and functional characteristics of the neighborhood. This work would create no new shadows on the adjacent properties, no air, noise or light pollution, no additional traffic, no loss of street parking or open space.

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

The proposed rear deck and side dormers maintain the scale and character of the neighborhood. The existing building height will not increase the existing footprint will not increase the FAR increase per increased head height in areas with less than 5'-0" existing head height is an extremely small (3%) increase in the total building FAR, all 4 dormers total less than 15' in length per side and meet the criteria of the Cambridge Preferred Dormer Guidelines. The proposed rear deck is very modest and cannot be seen from the street. This work has the support of all abutters.

- \*** 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**  
**DIMENSIONAL INFORMATION**

APPLICANT: GCD Architects PRESENT USE/OCCUPANCY: 2 Family  
 LOCATION: 14 Seagrave Rd Cambridge, MA 02140 ZONE: Residence B Zone  
 PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: 2 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	4,155 gsf	4,277 gsf	2,140 gsf	(max.)
<u>LOT AREA:</u>	3,870 sf	3,870 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	1.07	1.10	.50	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,935 sf	3,870	2,500.00	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	40'	40'	50'	(min.)
DEPTH	90'	90'	na	
<u>SETBACKS IN FEET:</u>				
FRONT	5.0'	5.0'	15'	(min.)
REAR	24.6'	24.6'	25'	(min.)
LEFT SIDE	11.6'	11.6'	7.5'	(min.)
RIGHT SIDE	29.6'	29.6'	7.5'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	29.9'	29.9'	35'	(max.)
LENGTH	45' +/-	45' +/-	na	
WIDTH	25' +/-	25' +/-	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	31.5%	31.5%	40%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	na	na	na	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	3' +/-	3' +/-	10'	(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.

There is a small wood frame 2 car garage. All new work will be wood frame construction.

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



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2018 MAR 22 PM 2:39  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-015914-2018

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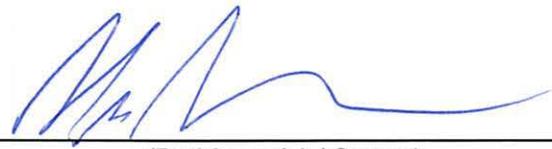
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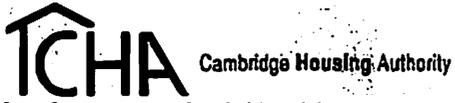
MAEVE McNALLY  
 (Print Name)

Address : 14 SEAGRAVE RD  
CAMBRIDGE MA 02140

Tel. No. : 617-717-8868

E-Mail Address : M McNally@OL5-N51

Date : 3/21/18



362 Green Street, Cambridge, MA 02139 | P: 617.864.3020 F: 617.868.5372 | [www.cambridge-housing.org](http://www.cambridge-housing.org)

March 15, 2018

Dear Board,

As Owner of Unit 13, 13-14 Seagrave Road Condominium, the Cambridge Housing Authority supports the application of Dr. Louis Ercolani and Ms. Maeve McNally, owners of Unit 14 of said condominium, for permission to construct (4) shed dormers and a small rear deck at 13-14 Seagrave Road, in substantially the same design and location as shown in the attached plans or schematics submitted with their application.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Petruzzi", written over a large, stylized, looped flourish.

Dean Petruzzi, CHA Title.  
Hereunto duly authorized"

A second handwritten signature in black ink, appearing to be "D. Petruzzi", written over a large, stylized, looped flourish.

Support letter for 14 Seagrave Road Dormer

03/15/2018

To Whom It May Concern,

I am writing this letter to give our full support to our neighbors  
We Louis Ercolani and Maeve McNally Ercolani , 14 Seagrave Road,  
Cambridge MA 02140, for their plan to add (4) modest shed dormers  
on third floor and other necessary remodeling work including a small  
rear deck.

Living in Cambridge is quite an enjoyable experience, and efforts to  
take care of building and making it more spacial and livable are worthy  
of our support.

Sincerely,

Tiequan L. Roquerre

Hong Liu

11-12 Seagrave Raod

**Karen Downs & Kathryn Killoran  
15-16 Seagrave Road  
Unit # 15  
Cambridge MA 0140**

March 23, 2018

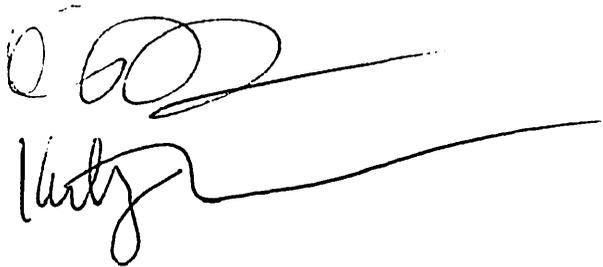
For the Attention of the Board of Zoning Appeal (BZA)

We are the owners and residents of 15-16 Seagrave road immediately adjacent neighbors to the property at 14 Seagrave Road, where the McNally- Ercolani reside.

The purpose of this letter is to let the Board of Zoning know of our strong support for the proposed project, of the installation of 4 modest shed dormers and a small rear deck addition. These properly designed dormers will make the existing 3rd floor habitable space safer and more functional while preserving the character of the building. The proposed rear deck would be a useful and important amenity for their family. Louis, Maeve & their daughter Keelin have been living on this street for more than twenty years. They take great pride in their neighborhood as is demonstrated by the planting trees in the median adjacent to Route 16. We know that the dormers will be aesthetically pleasing and will allow them to continue to live in this house.

We are communicating with you because we believe that this project deserves to be supported.

Sincerely,

Two handwritten signatures in black ink. The top signature is a stylized, cursive signature that appears to be 'K. Killoran'. The bottom signature is also cursive and appears to be 'K. Downs'. Both signatures have long horizontal lines extending to the right.



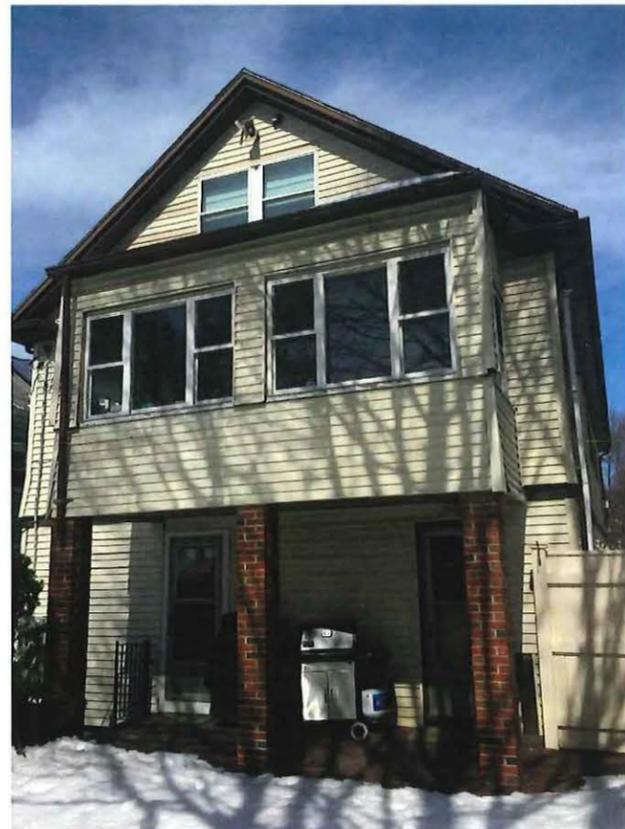
STREET VIEW FROM LEFT



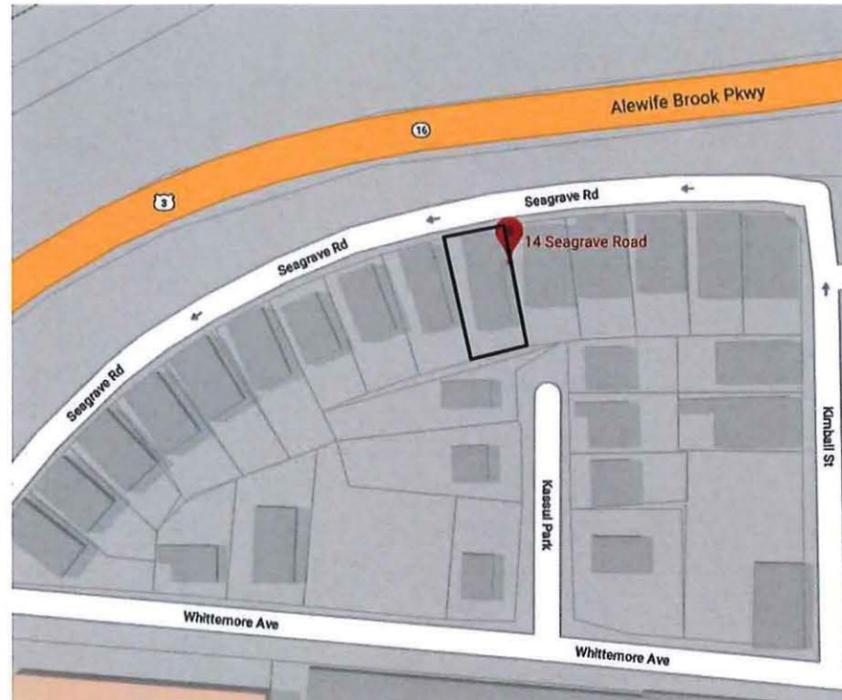
STREET VIEW FRONT



STREET VIEW FROM RIGHT

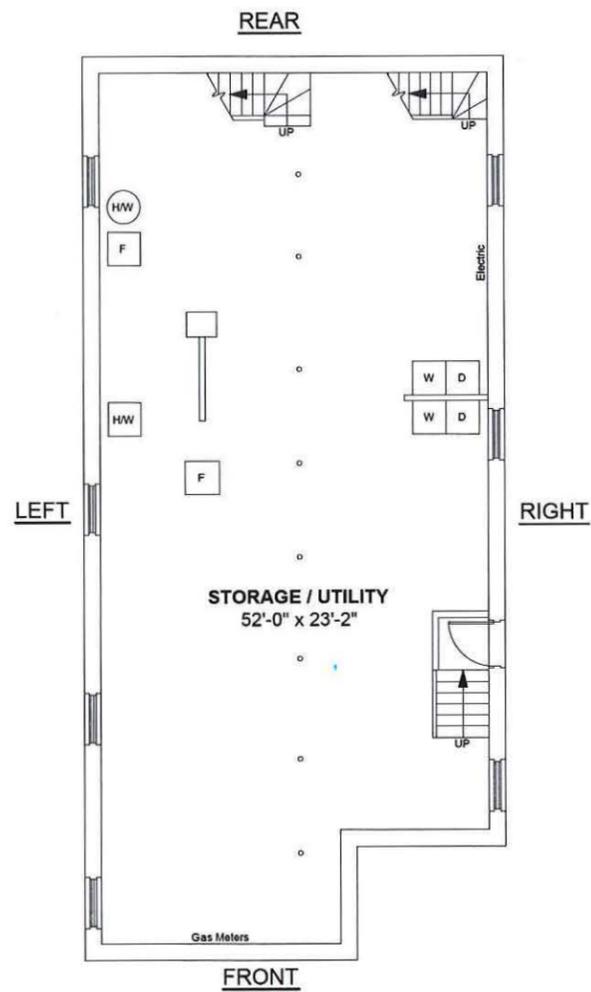


REAR VIEW

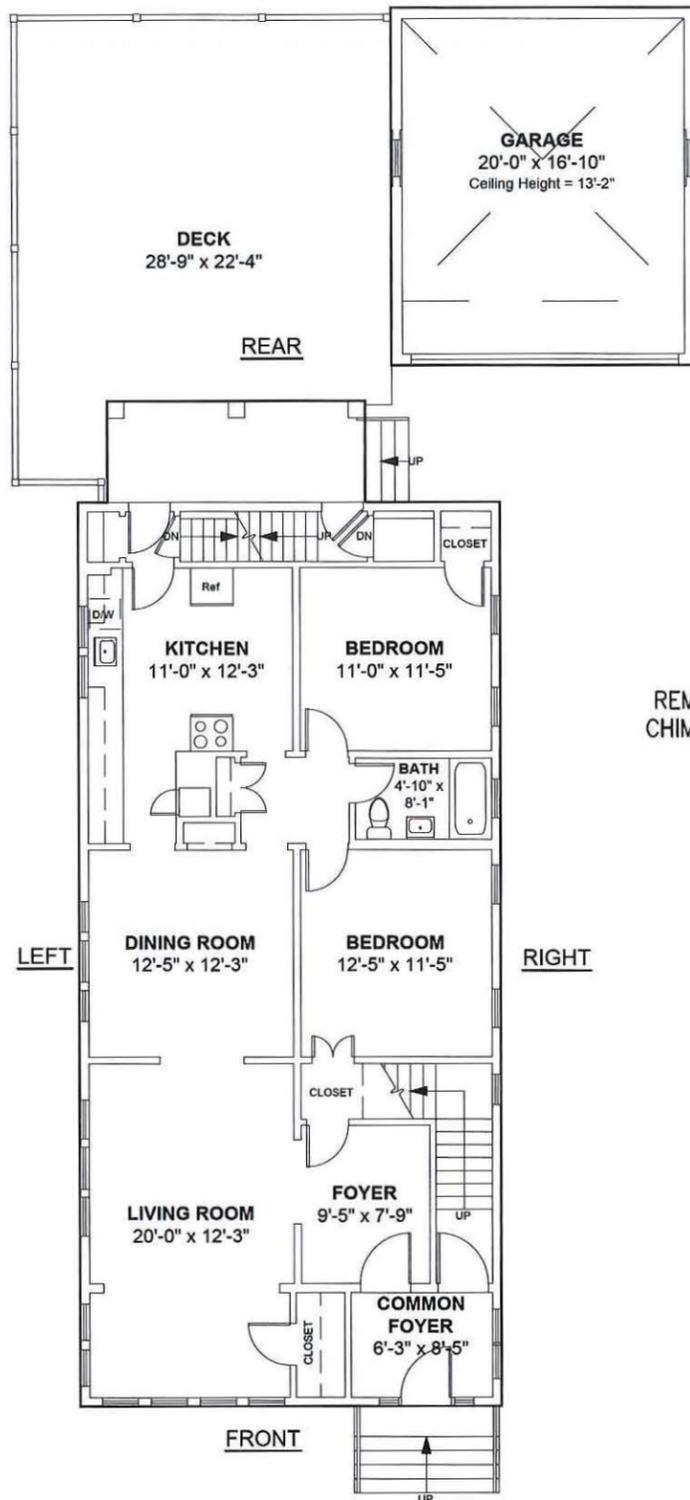


DRAWING LIST:

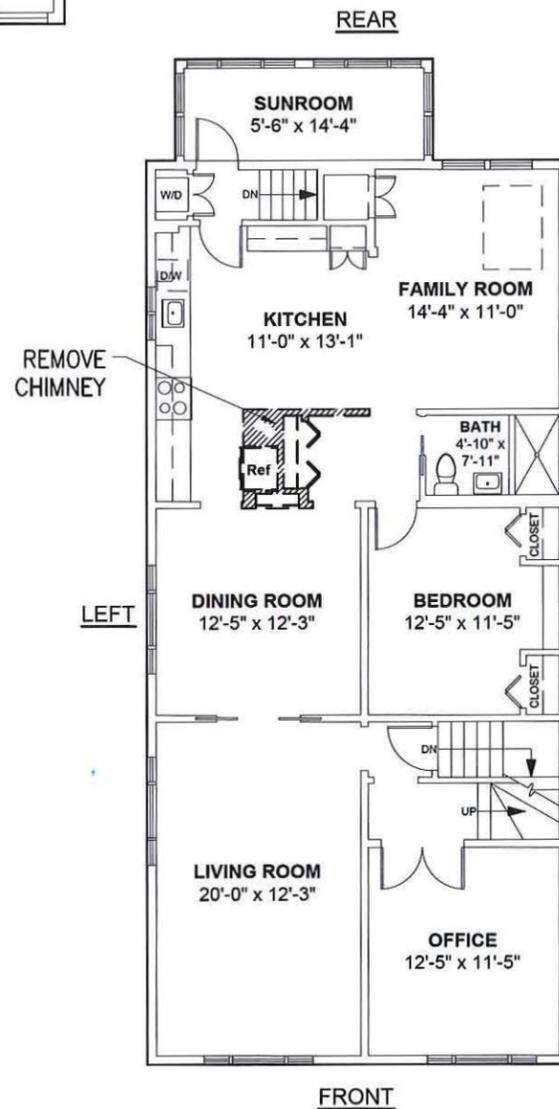
- COVER SHEET / EXISTING STRUCTURE PHOTOS
- D1.1 EXISTING PLANS
- D2.1 EXISTING ELEVATIONS
- A1.1 PROPOSED UNIT 2 FLOOR PLANS
- A1.2 PROPOSED ROOF PLAN AND DORMER SECTIONS
- A2.1 PROPOSED ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A2.3 PROPOSED ELEVATIONS



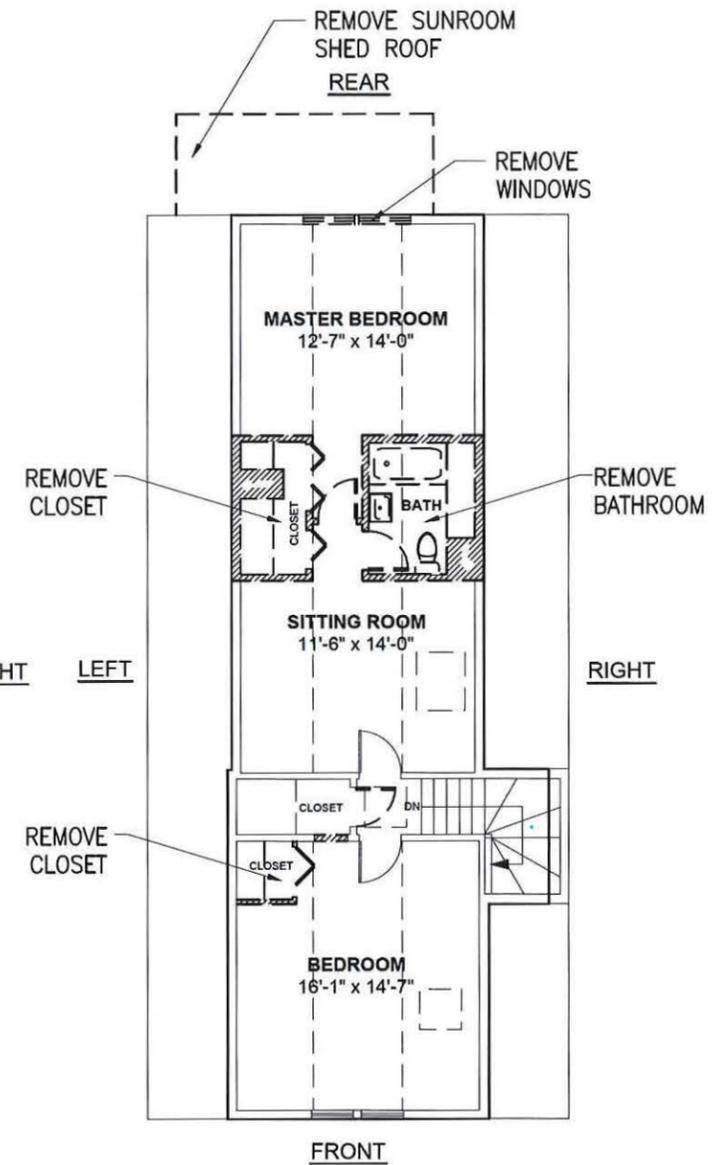
**BASEMENT PLAN**  
Ceiling Height = 7'-3"



**FIRST FLOOR PLAN UNIT 1**  
Ceiling Height = 8'-0"



**SECOND FLOOR PLAN UNIT 2**  
Ceiling Height = 7'-10"



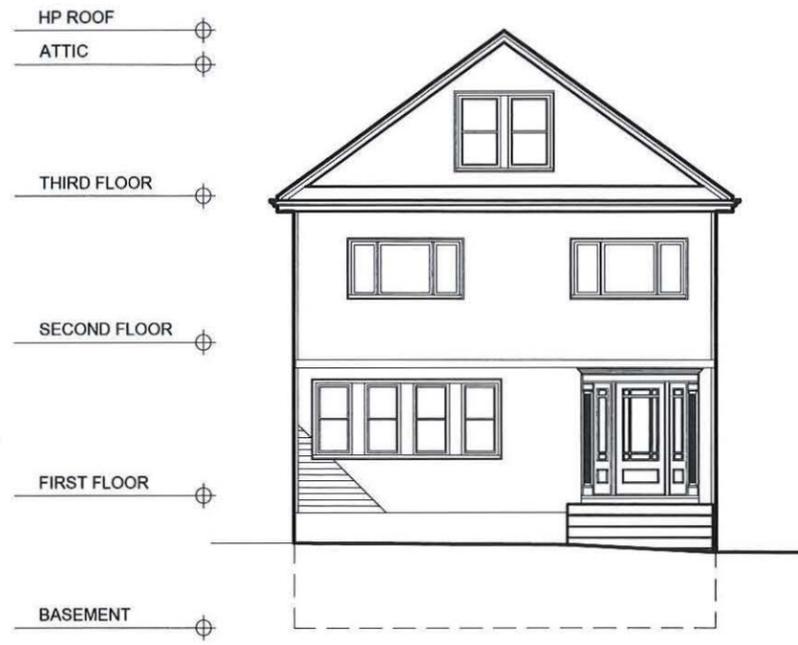
**THIRD FLOOR PLAN UNIT 2**  
Ceiling Height = 7'-0"

**EXISTING FAR:**  
**FIRST FLOOR** 1,456 GSF  
**SECOND FLOOR** 1,456 GSF  
**THIRD FLOOR** 856 GSF  
**GARAGE** 387 GSF

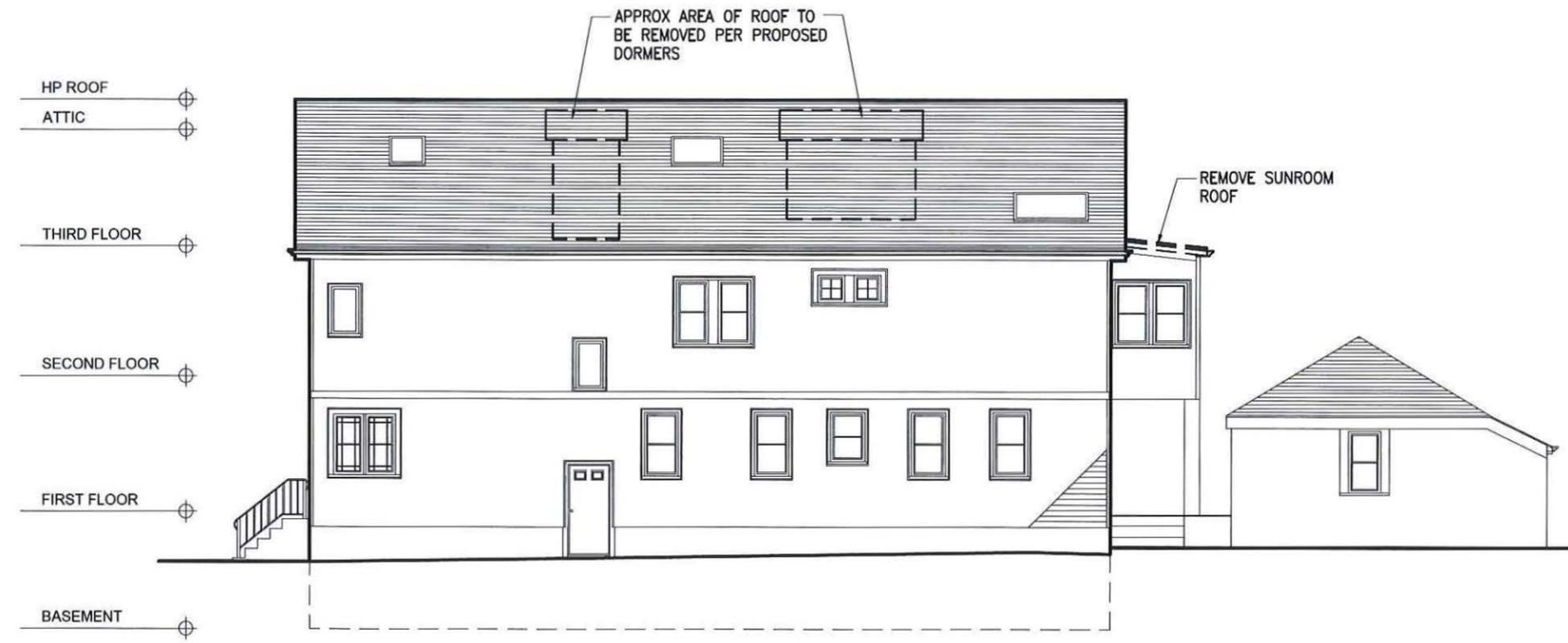
**TOTAL GSF:** 4,155 GSF

**EXISTING FAR:** 4,155 GSF / 3,870 SF LOT = 1.07

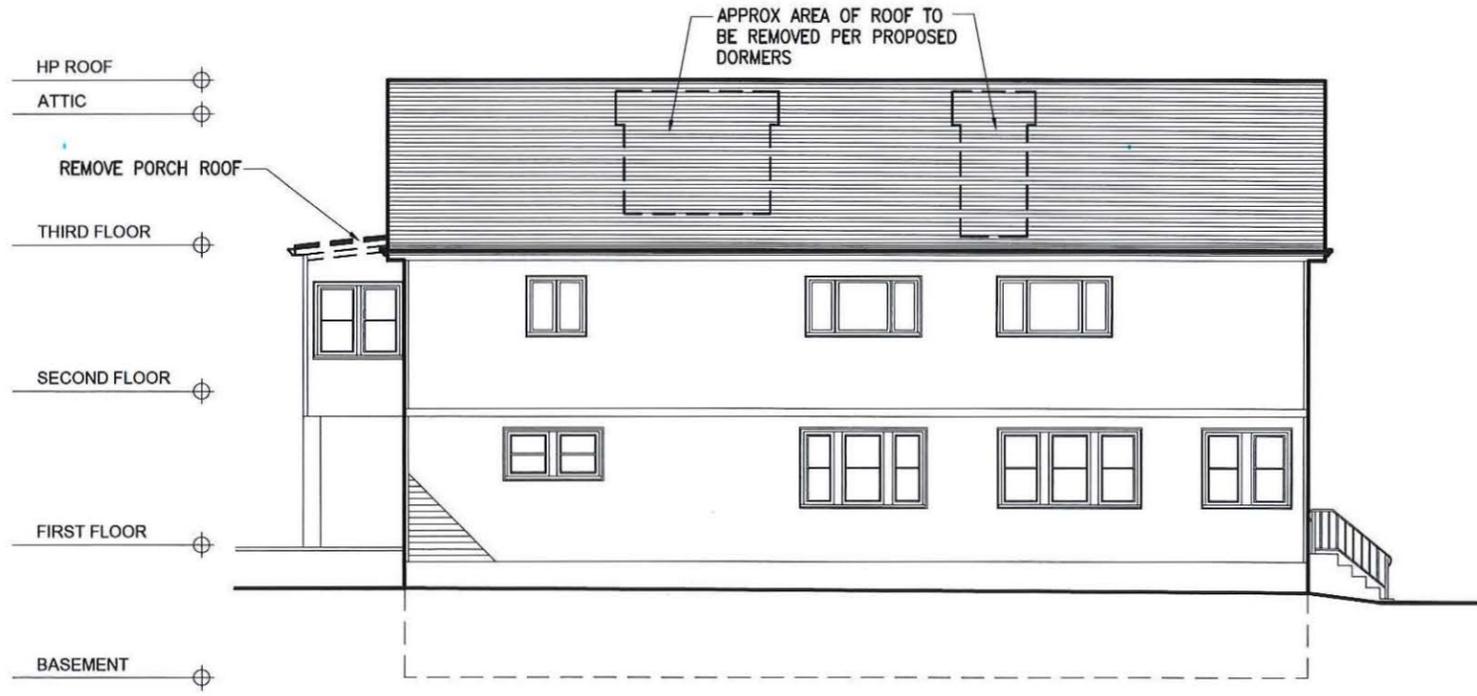
SCALE: 3/32" = 1'-0"



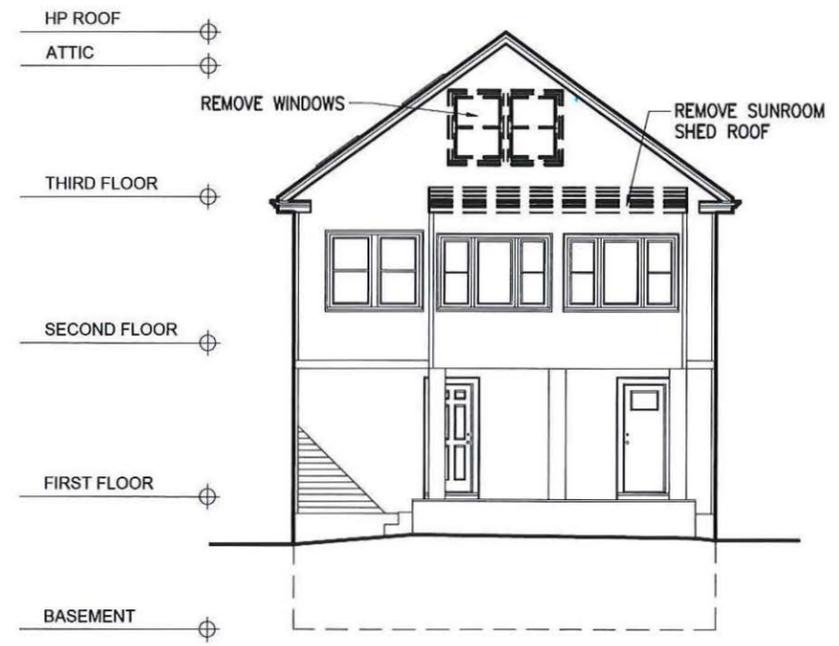
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

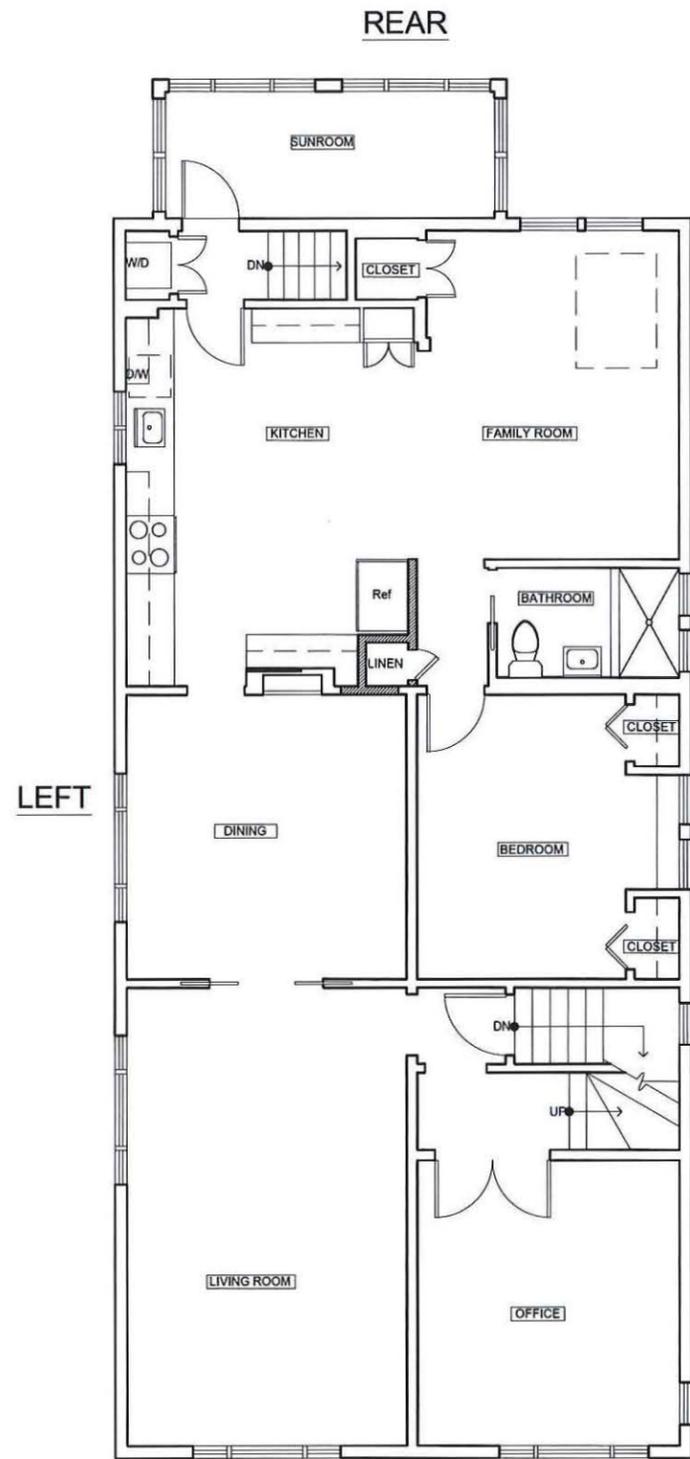
SCALE: 3/32" = 1'-0"

**GCD ARCHITECTS**  
 Adam J. Glassman, R.A.  
 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450  
 ajglassman.ra@gmail.com  
 www.glassmanchungdesign.com

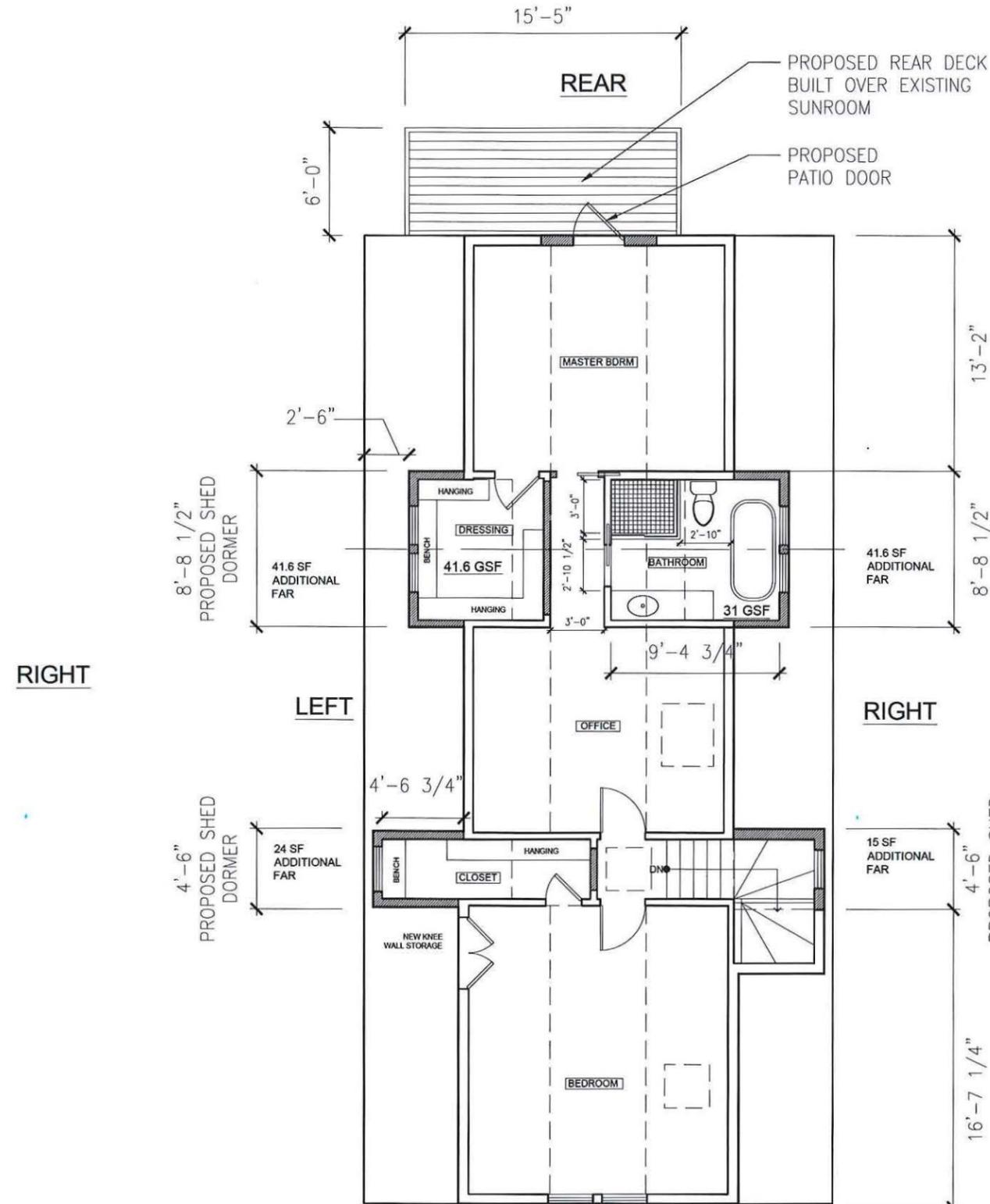
PROJECT  
**PROPOSED DORMER ADDITIONS**  
 25 MARCH 2018

DRAWING TITLE  
**14 SEAGRAVE RD, CAMBRIDGE**  
**EXISTING ELEVATIONS**  
 DRAWING NUMBER

**D2.1**



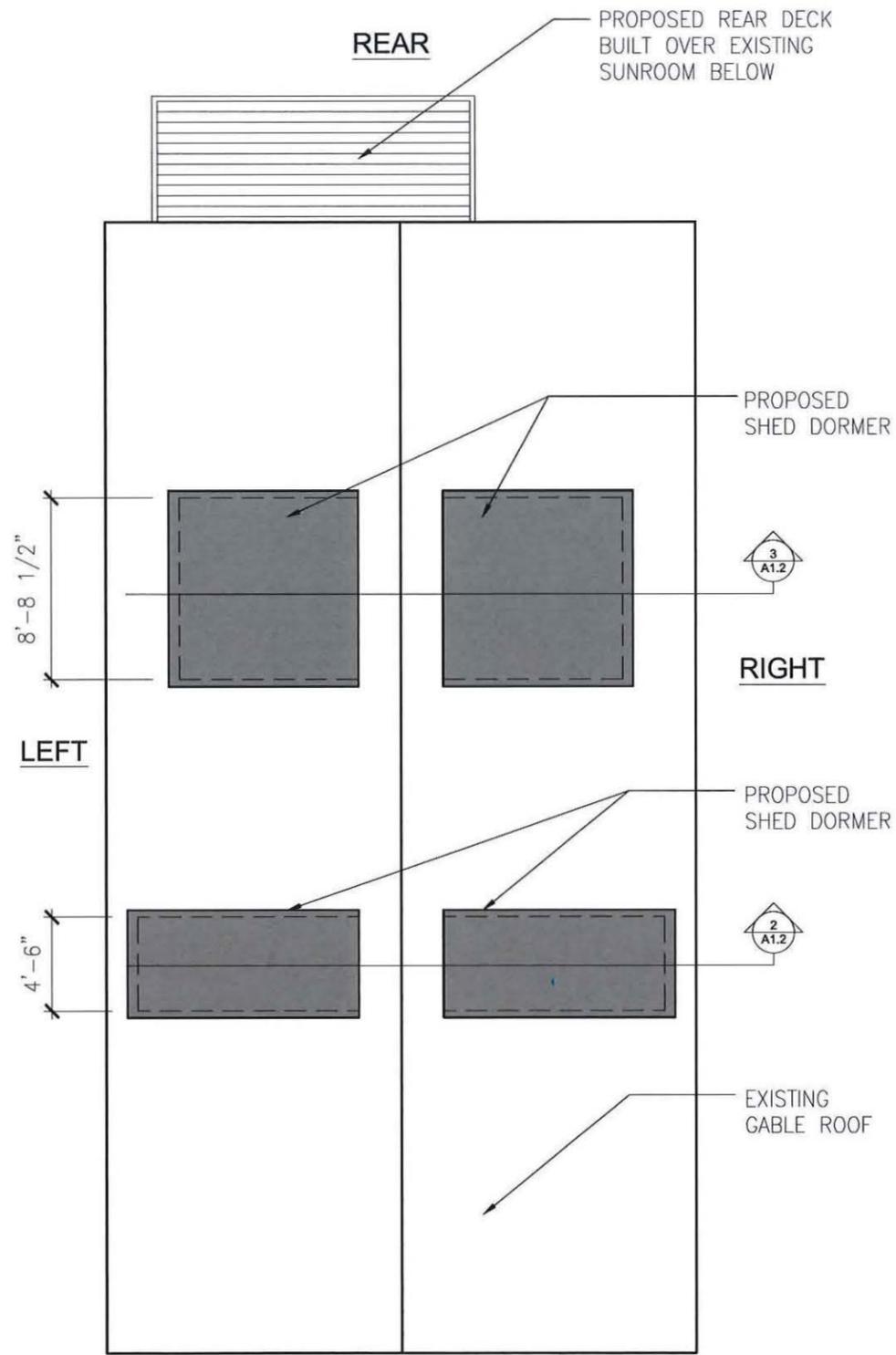
**PROPOSED SECOND FLOOR PLAN UNIT 2**  
Ceiling Height = 7'-10"



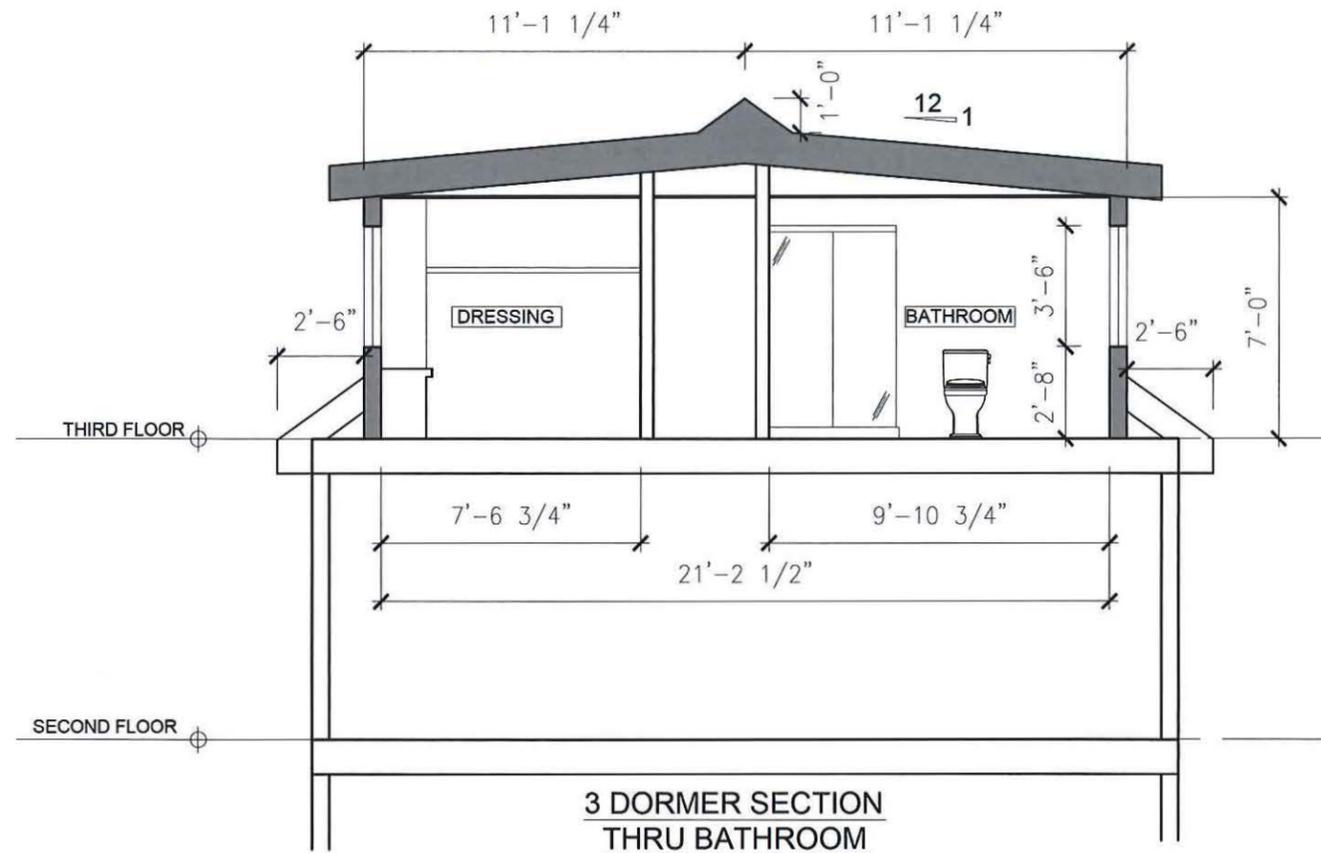
**PROPOSED THIRD FLOOR PLAN UNIT 2**  
Ceiling Height = 7'-0"

PROPOSED FAR	
FIRST FLOOR	1,456 GSF (NO CHANGE)
SECOND FLOOR	1,456 GSF (NO CHANGE)
THIRD FLOOR	978 GSF
GARAGE	387 GSF (NO CHANGE)
<b>TOTAL GSF:</b>	<b>4,277 GSF</b>
<b>PROPOSED FAR:</b>	<b>4,277 GSF / 3,870 SF LOT = 1.10</b>

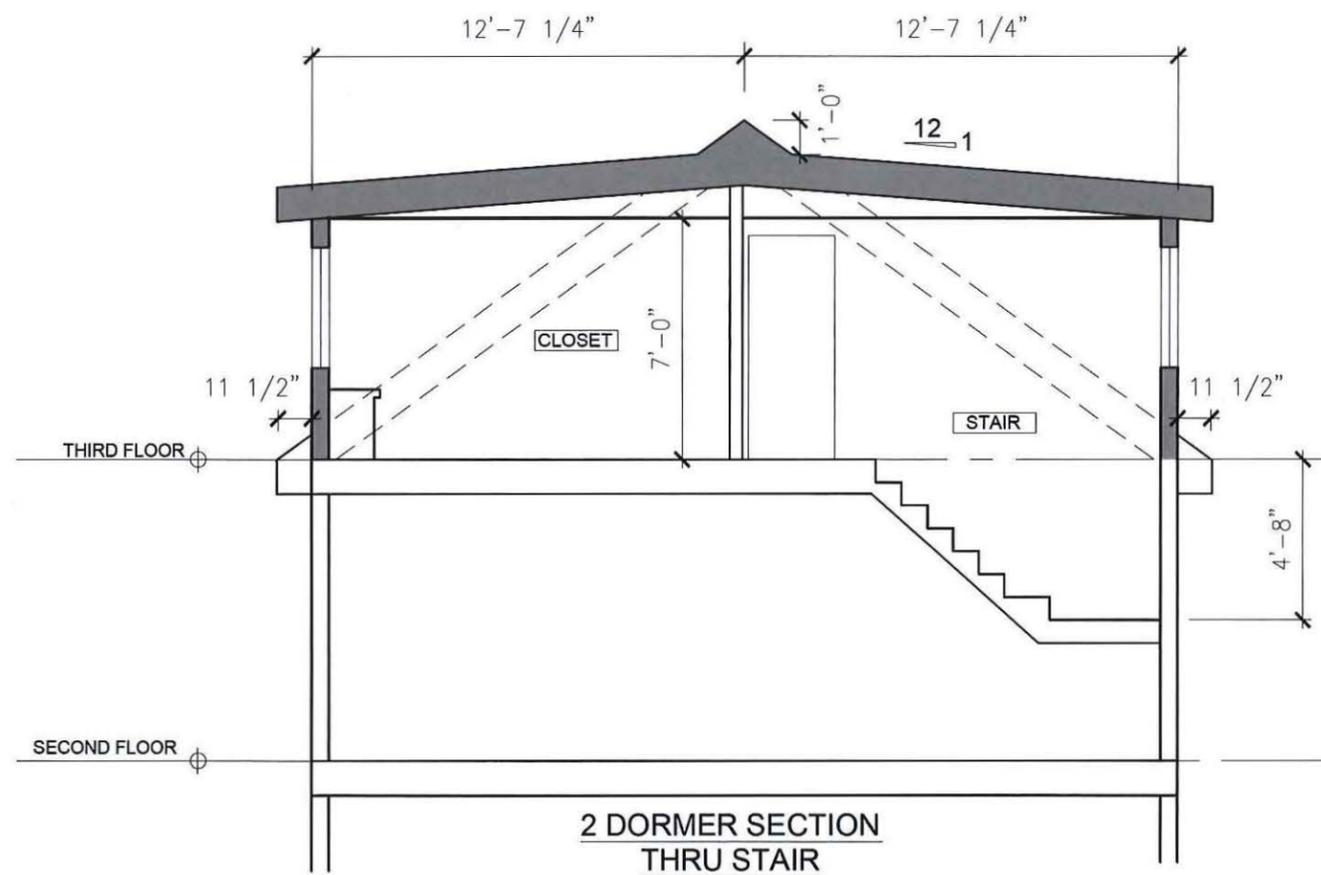
SCALE: 1/4" = 1'-0"



FRONT  
1 PROPOSED ROOF PLAN  
Ceiling Height = 7'-0"  
SCALE: 1/8" = 1'-0"



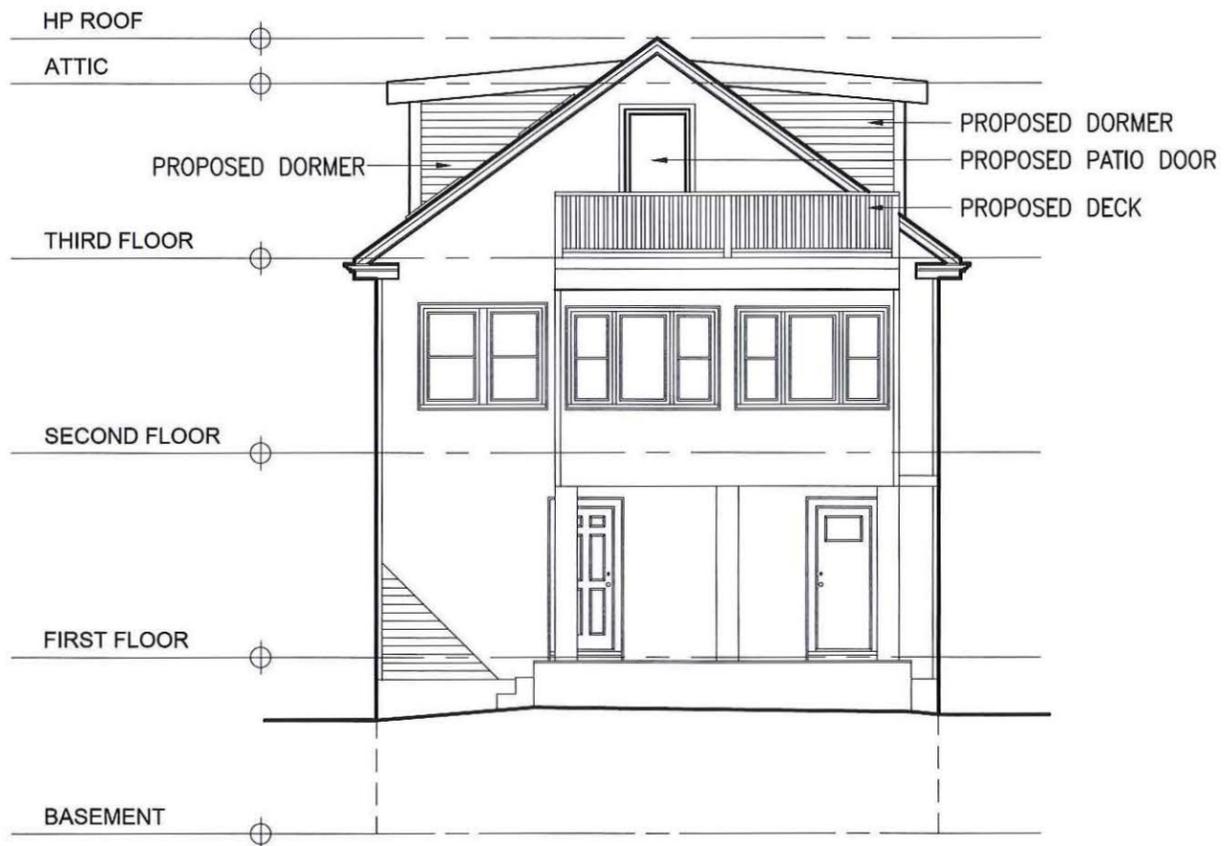
SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"



FRONT ELEVATION



REAR ELEVATION

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

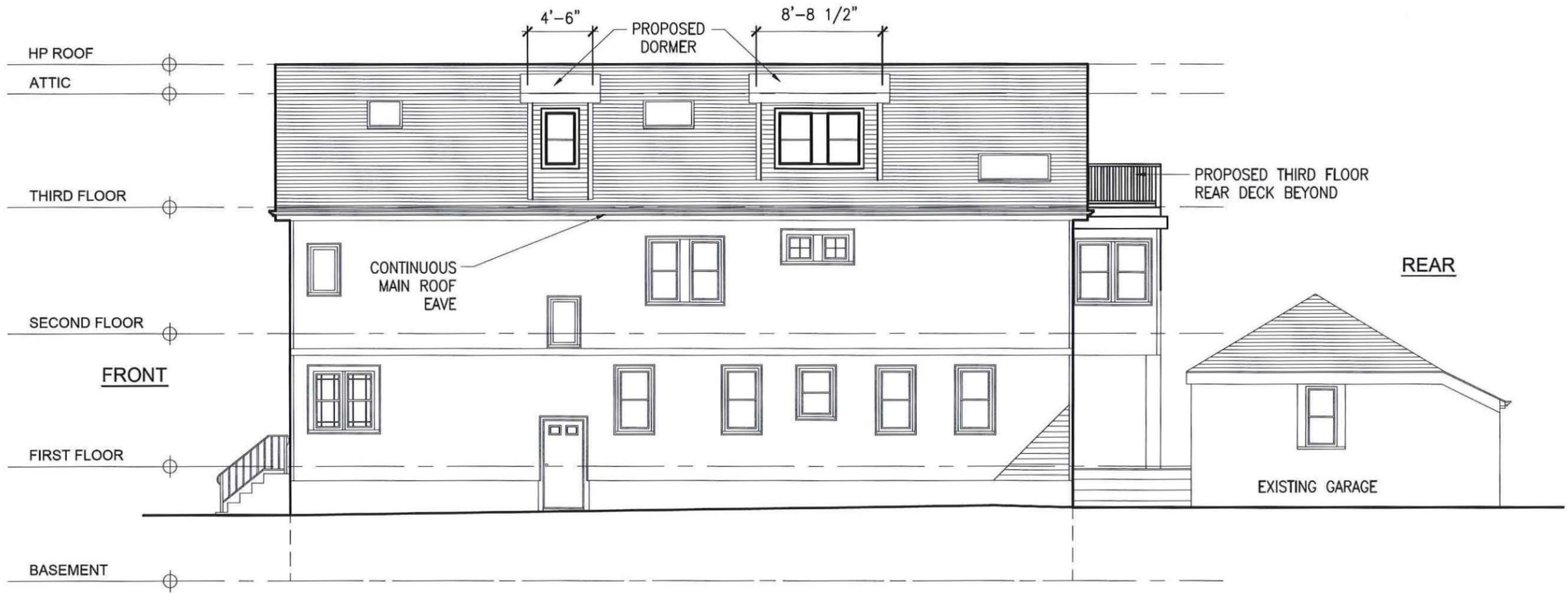
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 2 Worthington St  
 Cambridge, MA 02138  
 Tel. 617-412-8450  
 ajglassman.ra@gmail.com  
 www.glassmanchungdesign.com

PROJECT  
**PROPOSED DORMER ADDITIONS**  
**25 MARCH 2018**

DRAWING TITLE  
**14 SEAGRAVE RD, CAMBRIDGE**  
**UNIT 2 PROPOSED ELEVATIONS**

DRAWING NUMBER

**A2.1**



RIGHT ELEVATION

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

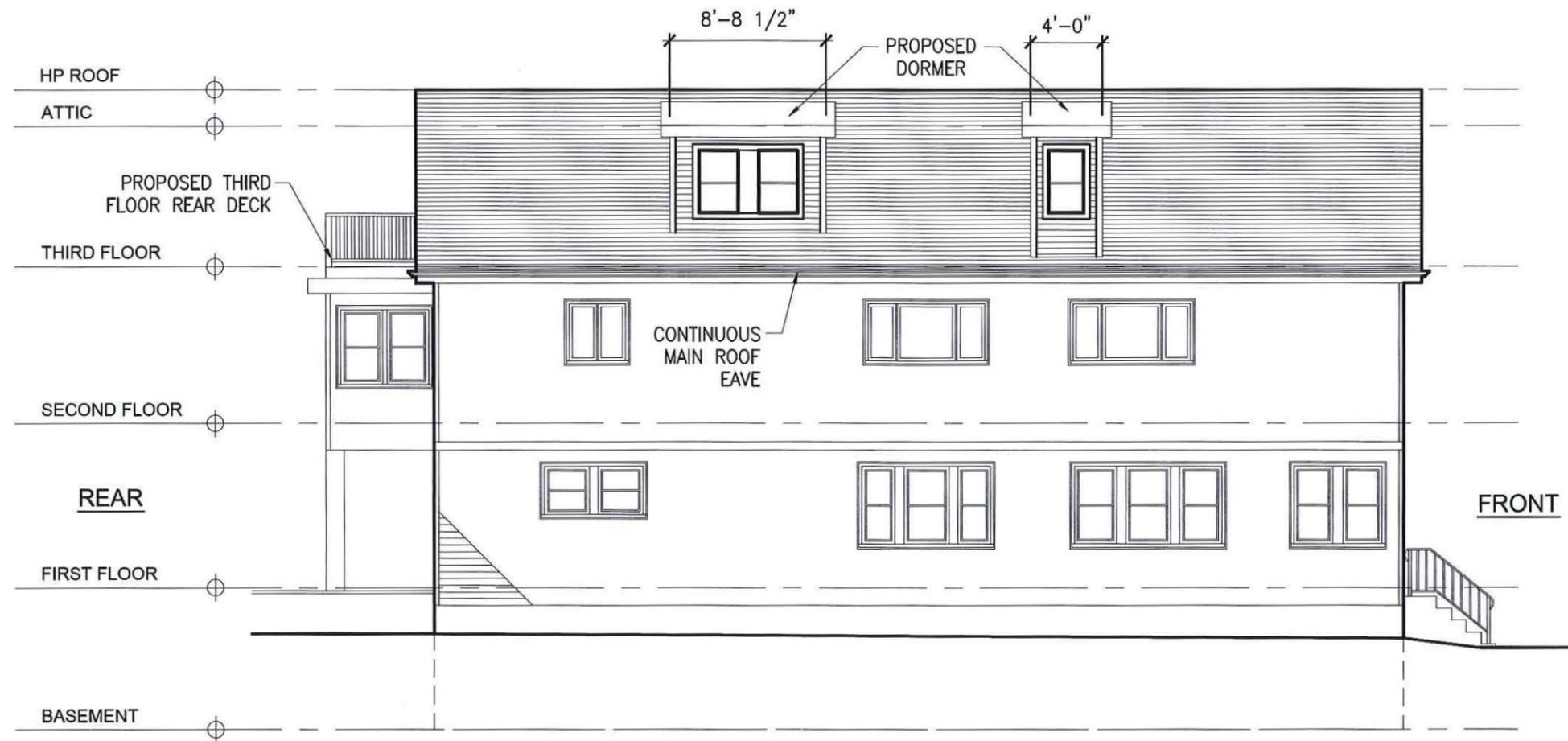
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PROJECT  
**PROPOSED DORMER ADDITIONS**  
 25 MARCH 2018

DRAWING TITLE  
**14 SEAGRAVE RD, CAMBRIDGE**  
**UNIT 2 PROPOSED ELEVATIONS**

DRAWING NUMBER

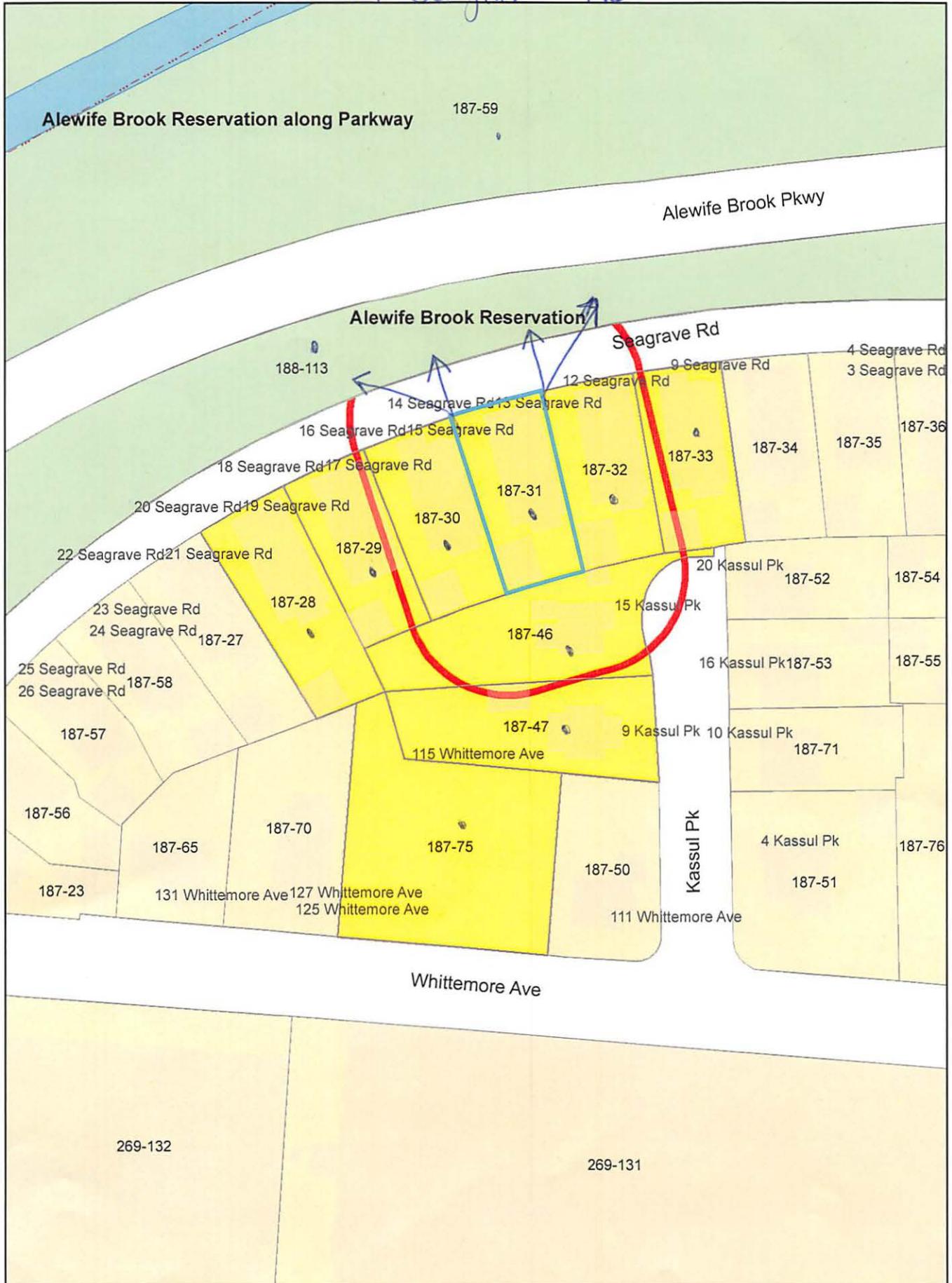
**A2.2**



LEFT ELEVATION

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

14 Seagrave Rd.



14 Seagrave Rd.

*Pettiner*  
MAEVE MCNALLY & LOUIS ERCOLANI  
14 SEAGRAVE STREET  
CAMBRIDGE, MA 02140

187-28  
ROPER, KATHLEEN ADELE  
20 SEAGRAVE RD  
CAMBRIDGE, MA 02140

187-29  
KELLIHER, JOSEPH F. & MARY MARTHA HALL  
17 SEAGRAVE RD  
CAMBRIDGE, MA 02139

187-30  
DOWNS, KARIN & KATHRYN KILLORAN  
16 SEAGRAVE RD  
CAMBRIDGE, MA 02140

187-31  
CAMBRIDGE AFFORDABLE HOUSING CORP.  
675 MASSACHUSETTS AVENUE  
CAMBRIDGE, MA 02139

187-31  
ERCOLANI, LOUIS &  
MAEVE D. MCNALLY ERCOLANI  
13-14 SEAGRAVE RD., #14  
CAMBRIDGE, MA 02140

187-32  
LIU, HONG & TIEQUIN LIU ROQUERRE  
89 CLAFLIN ST  
BELMONT, MA 02478

187-46  
DAUSMAN & JESSICA A &  
ROBERT PHILLIPS A LIFE ESTATE  
C/O JESSICA DAUSMAN  
15 KASSUL PARK  
CAMBRIDGE, MA 02140

187-47  
SHAIBANI, KAMAND B.  
9 KASSUL PK  
CAMBRIDGE, MA 02140

187-75  
GCP APPLIED TECHNOLOGIES INC  
62 WHITTEMORE AVENUE  
CAMBRIDGE, MA 02140

188-113 / 187-59  
MASSACHUSETTS COMMONWEALTH OF  
STATE HOUSE  
BOSTON, MA 02133

187-33  
STAPLES, JENNIE M. & LAURIE D. CRANE  
9-10 SEAGRAVE RD., #1  
CAMBRIDGE, MA 02140

187-33  
LUCHANGCO, VICTOR  
9-10 SEAGRAVE RD., UNIT #2  
CAMBRIDGE, MA 02140

187-30  
DOWNS, KAREN & KATHRYN KILLORAN  
15-16 SEAGRAVE RD., UNIT #15  
CAMBRIDGE, MA 02140

GCD ARCHITECTS  
C/O ADAM J. GLASSMAN, R.A.  
2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138