

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: ☒ Appeal: _____

PETITIONER: Rachel and Lawrence DeLucas

PETITIONER'S ADDRESS: 29 Seagrave Rd. Cambridge

LOCATION OF PROPERTY: 29-30 Seagrave Rd. Cambridge

TYPE OF OCCUPANCY: two family ZONING DISTRICT: ResB

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 checked="" type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

construct two 15' dormers within
left side set back

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31 Table of Dimensional Requirements

Article _____ Section _____

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): Lawrence DeLucas
(Petitioner(s)/Owner)

Rachel DeLucas Lawrence DeLucas
(Print Name)

Address: 29 Seagrave Rd.
Cambridge, MA 02140

Tel. No.: 617.388.8597

E-Mail Address: RDELUCAS@GMAIL.COM

Date: 2/9/2018

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) Rachel DeLucas⁽¹⁾, Lawrence DeLucas⁽¹⁾, Emma DeLucas⁽²⁾, James DeLucas⁽²⁾
(OWNER)

Address: 30 Seagrave Road, Cambridge MA 02140⁽¹⁾
5 Summit Drive, Peru, NY⁽²⁾

State that I (We) own the property located at 30 Seagrave Road,
which is the subject of this zoning application.

The record title of this property is in the name of Rachel and
Lawrence DeLucas and Emma and James DeLucas

*Pursuant to a deed of duly recorded in the date 12/23/2016 Middlesex South
County Registry of Deeds at Book 1502, Page 39; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Emma DeLucas Lawrence DeLucas
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

RACHEL DELUCAS
LAWRENCE DELUCAS

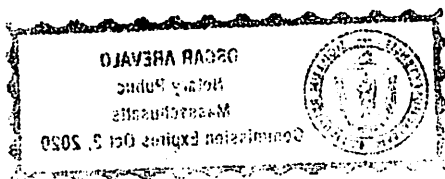
The above-name EMMA DELUCAS personally appeared before me,
this 9TH of FEBRUARY, 2018, and made oath that the above statement is true.

[Signature] Notary

My commission expires OCT 2, 2020 (Notary Seal).

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





BZA APPLICATION FORM - OWNERSHIP INFORMATION

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The Secretary of the Board of Zoning Appeals.

(We) Rachel DeLucas⁶, Lawrence DeLucas⁶, Emma De Lucas¹², James DeLuc
(OWNER)

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

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

James DeLucas

~~Commonwealth of Massachusetts, County of~~ _____

The above-name James DeLucas personally appeared before me,
this 9th of February, 20 18, and made oath that the above statement is true.

[Signature] Notary

My commission expires _____ (Notary Seal).

DARIN G. CHILDS
Notary Public, State of New York
Clinton County #01CH6284094
Commission Expires June 17, 2021

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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 for the following reasons:

We are a multigenerational family occupying both housing units of our two-family at 29-30 Seagrave Road. Rachel and Lawrence have lived in Cambridge our entire adult lives (20 and 24 years, respectively - Cambridge residential property owners since 2003) and both work in the city. We've committed to raising our growing family (son born 2015) here and decided to purchase a two family in late 2016 in order to combine households with Lawrence's parents in a mutually beneficial multigenerational housing arrangement (Emma cares for our son while we work and we intend to support them as needed as they age). We love our new neighborhood (current residence purchased in late 2016) and our neighborhood community in the Whittemore triangle. We hope to secure a variance to enable renovating our home by adding dormers to our currently unfinished third floor attic space, ideally configured to support the typical needs of a family over many years.

We are requesting a variance to add two opposing 15-foot shed dormers to the third floor attic area for two reasons: First is that a dormer addition on one side will allow for the existing 2nd to 3rd floor attic staircase to be rebuilt with adequate headroom that comply to current egress code requirements. Additionally, a family bathroom can be constructed in the remainder of this dormer to increase the total number of bathrooms in the unit to 2.0 total. The opposing dormer space would be used to accommodate the construction of an additional bedroom on the third floor. The design allows for a total of three bedrooms on the third floor, which would enable us to have our whole family (we hope to have additional children) sleeping contiguously on one floor for safety and convenience. Moreover, this increased total number of rooms in the 29 Seagrave unit overall would allow us to maintain a home office as well as comfortably relocate our parents into our unit should their aging processes require more closely attended care.

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 low clearances and configuration of the existing attic access stair present a hardship for zoning compliance. In addition, our property's location in a FEMA flood zone near the uncertainly developing Fresh Pond/Alewife Commercial District and proximity to Alewife

watershed make it particularly prone to increasing flooding risk from climate change. We have some concerns about leveraging our basement floor area for additional living area as has been encouraged recently by Cambridge zoning amendments.

C.) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The increase in GFA by 203 SF, 0.041 increase in FAR, and 2.67% increase in total volume resulting from the addition of the proposed dormers fits well within the scale of the neighboring houses and within the spirit of the recommended dormer guidelines.

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

The proposed project represents an increase of additional FAR, due to the increase in roof height and subsequent increase in usable floor space at the requested 15' dormers, without increase to footprint or reduction in open or landscaped space. Our property will continue to function as a two-family with multiple generations occupying both units of our home for the foreseeable future.

Our immediate neighbors at 28 Seagrave has a dormer, as do several other homes on both Seagrave and Whittemore. In addition, we have made an attempt to keep the look and placement of the dormers on our roof aesthetically appealing and consistent with the rest of the structure, particularly relevant considering our property's prominent/visible location on a corner near the intersection of route 2 and route 16.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Rachel and Lawrence DeLucas PRESENT USE/OCCUPANCY: 2 family
 LOCATION: 29-30 Seagrave Rd. ZONE: Res B
 PHONE: 617-388-8597 REQUESTED USE/OCCUPANCY: 2 family

	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS ¹
TOTAL GROSS FLOOR AREA:	<u>3668 SF</u>	<u>3871 SF</u>	<u>2477 SF</u> (max.)
LOT AREA:	<u>4954 SF</u>	<u>unchanged</u>	<u>5000 SF</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.740</u>	<u>.781</u>	<u>.500</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>2477 SF</u>	<u>unchanged</u>	<u>2500 SF</u> (min.)
SIZE OF LOT:			
WIDTH	<u>67.9 FT.</u>		<u>50 FT</u> (min.)
DEPTH	<u>125.7 FT.</u>		<u>100 FT</u>
Setbacks in Feet:			
FRONT	<u>6.5 FT</u>	<u>unchanged</u>	<u>15 FT/10 FT MIN</u> (min.)
REAR	<u>N/A</u>	<u>N/A</u>	<u>25 FT</u> (min.)
LEFT SIDE	<u>4.6 FT</u>	<u>unchanged</u>	<u>12.5 FT/sump^{F20}</u> (min.)
RIGHT SIDE	<u>7.4 FT</u>	<u>unchanged</u>	<u>7.5 FT</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>31.37 FT</u>	<u>unchanged</u>	<u>35 FT</u> (max.)
LENGTH	<u>54.5 FT</u>	<u>unchanged</u>	<u>n/a</u>
WIDTH	<u>31.3 FT</u>	<u>unchanged</u>	<u>n/a</u>
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>0.350</u>	<u>unchanged</u>	<u>0.400</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>unchanged</u>	<u>2 max</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>unchanged</u>	<u>1 per Dwell.</u> (max)
NO. OF LOADING AREAS:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>17.8 ft</u>	<u>unchanged</u>	<u>10 ft.</u> (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.

private 2 car garage/accessory (385 SF not included in FAR)
existing storage shed/accessory (66 SF included in FAR)

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'.

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Article _____ Section _____

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(Petitioner(s)/Owner)

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(Print Name)

Address:

29 Seagrave Rd.
Cambridge, MA 02140

Tel. No.:

617.388.8597

E-Mail Address:

RDELUCAS@GMAIL.COM

Date:

2/9/2018

29-30 SEAGRAVE RD., CAMBRIDGE, MASSACHUSETTS

PROPOSED RENOVATION to THIRD FLOOR



EXISTING FRONT

FEBRUARY 9TH, 2018
BZA VARIANCE SUBMITTAL SET

DRAWING INDEX		DATE ISSUED		
		BZA VARIANCE 2/9/2018		
■ ISSUED OR REISSUED WITH REVISION				
□ REISSUED WITHOUT REVISION				
A0.0	COVER SHEET / DRAWING INDEX	■		
-	CERTIFIED PLOT PLAN			
A0.1	SCHEMATIC SITE PLAN - PROPOSED	■		
A0.2	ZONING INFORMATION / DIMENSIONAL FORM	■		
A0.3	VOLUME INFORMATION / CALCULATIONS	■		
A0.4	ASSESSOR'S BLOCK MAP	■		
A0.5	CONTEXT PHOTOS	■		
A1.3	THIRD FLOOR PLAN - PROPOSED	■		
A1.4	ROOF PLAN - PROPOSED	■		
A2.0	FRONT ELEVATION - PROPOSED	■		
A2.1	RIGHT SIDE ELEVATION - PROPOSED	■		
A2.2	REAR ELEVATION - PROPOSED	■		
A2.3	LEFT SIDE ELEVATION - PROPOSED	■		
A3.0	BUILDING SECTION & DORMER - PROPOSED	■		
EXISTING CONDITIONS				
EX1.0	BASEMENT PLAN - EXISTING	■		
EX1.1	FIRST FLOOR PLAN - EXISTING	■		
EX1.2	SECOND FLOOR PLAN - EXISTING	■		
EX1.3	THIRD FLOOR PLAN - EXISTING	■		
EX1.4	ROOF PLAN - PROPOSED	■		
EX2.0	FRONT ELEVATION - EXISTING	■		
EX2.1	RIGHT SIDE ELEVATION - EXISTING	■		
EX2.2	REAR ELEVATION - EXISTING	■		
EX2.3	LEFT SIDE ELEVATION - EXISTING	■		
EX3.0	BUILDING SECTION - EXISTING	■		

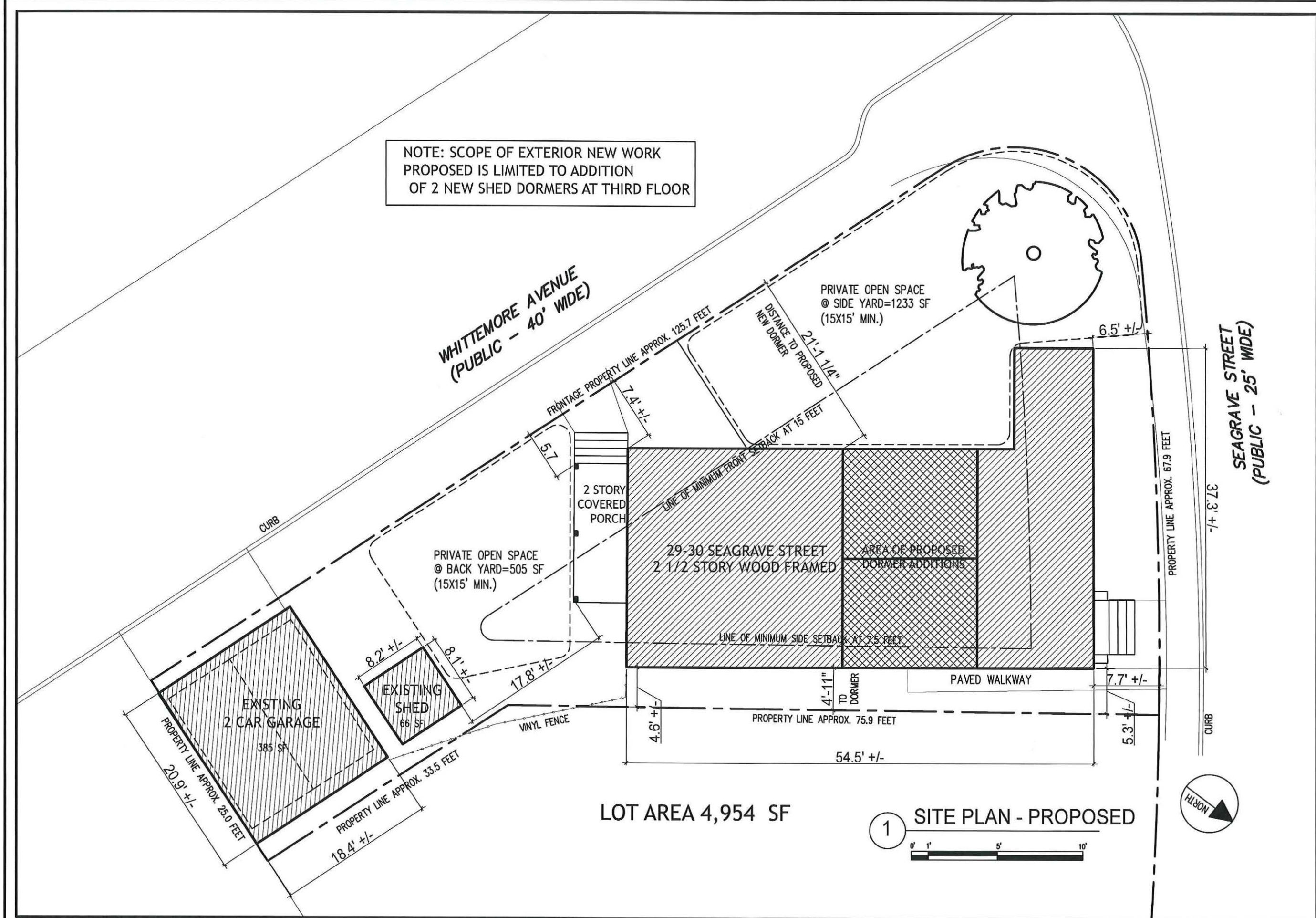
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29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
PLOT PLAN / DRAWING INDEX

PROJECT TITLE:
DRAWING TITLE:

DATE: 2/9/2018
SCALE: NONE
NOTE THAT SCALE IS
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A0.0



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29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
SCHEMATIC SITE PLAN - PROPOSED

DATE: 2/9/2018
SCALE: 3/32"=1'-0"
NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER/24

A0.1

DIMENSIONAL FORM:

	PRESENT USE/OCCUPANCY: (1) TWO FAMILY HOUSE IN ZONE "RESIDENCE B"- UNCHANGED			
	EXISTING CONDITIONS	REQUESTED COND.	ORDINANCE REQS.	ZONING STATUS
TOTAL GROSS FLOOR AREA:	3,668 SF.	3,871 SF.	2,477 SF	NON CONFORMING GFA PROPOSED TO BE INCREASED
LOT AREA:	4,954 SF.	UNCHANGED	5,000 SF	EXISTING NON-CONFORMING
RATIO OF GROSS FLOOR AREA TO LOT AREA:	.740	.781	.500	EXISTING NON-CONFORMING
LOT AREA FOR EACH DWELLING UNIT:	2,477 SF.	UNCHANGED	2,500 SF	EXISTING NON-CONFORMING
SIZE OF LOT: WIDTH:	67.9 FEET	UNCHANGED	50 FEET	CONFORMS
DEPTH:	125.7 FEET	UNCHANGED	100 FEET	CONFORMS
SETBACKS IN FEET: FRONT:	6.5 FEET.	UNCHANGED	15 FEET/10 FEET MIN	EXISTING NON-CONFORMING
LEFT SIDE: (WHITTEMORE AVE)	4.6 FEET	UNCHANGED	12.5' /@ SUM OF 20'	EXISTING NON-CONFORMING
RIGHT SIDE:	7.4 FEET	UNCHANGED	7.5 FEET	EXISTING NON-CONFORMING
REAR:	N/A	N/A	25 FEET	N/A
SIZE OF BLDG.: HEIGHT:	31.37 FEET.	UNCHANGED	35 FEET	CONFORMS
LENGTH:	54.5 FEET	UNCHANGED	N/A	N/A
WIDTH:	31.3 FEET	UNCHANGED	N/A	N/A
AREA OF PRIVATE/USABLE OPEN SPACE (15 X 15MIN):	1738 SF	UNCHANGED	1981.6 SF	EXISTING NON-CONFORMING
RATIO OF USABLE OPEN SPACE TO LOT AREA:	.350	UNCHANGED	.400	EXISTING NON-CONFORMING
NUMBER OF DWELLING UNITS:	2	UNCHANGED	2 MAXIMUM	CONFORMS
NUMBER OF PARKING SPACES:	2	UNCHANGED	1 PER D.U.	CONFORMS
NUMBER OF LOADING AREAS:	N/A	N/A	N/A	N/A
DISTANCE TO NEAREST BUILDING ON SAME LOT:	17.8 FEET	UNCHANGED	10 FEET	CONFORMS
DESCRIBE OTHER OCCUPANCIES/ADJACENT BUILDINGS ON SAME LOT, ETC.:	PRIVATE 2 CAR GARAGE/ACCESSORY (385 SF NOT INCLUDED IN FAR) EXISTING STORAGE SHED/ACCESSORY (66 SF INCLUDED IN FAR)			

GROSS FLOOR AREA SUMMARY FOR F.A.R.:

	EXISTING CONDITIONS	PROPOSED CONDITIONS	NOTES
BASEMENT LEVEL: (APPROX. 7'-4" CLEAR HEADROOM)	1,386 GSF (0 SF FOR F.A.R.)	1386 GSF (0 SF FOR F.A.R.)	
FIRST FLOOR LEVEL, (INCLUDING REAR COV'D PORCH):	1,492 GSF	1,492 GSF (UNCHANGED)	
SECOND FLOOR LEVEL (INCLUDING REAR COV'D PORCH):	1,492 GSF	1,492 GSF (UNCHANGED)	
THIRD FLOOR LEVEL: (AREA OF POTENTIAL > 5'-0" HEADROOM)	618 GSF	821 GSF (INCREASED)	203 SF =NET AREA INCREASE OF DORMER ADD.S
EXISTING ACCESSORY STORAGE SHED:	66 GSF	66 GSF (UNCHANGED)	
GFA TOTAL FOR PROPERTY:	3,668 GSF	3,871 GSF (INCREASED)	

AMY SEMMES, A.I.A.

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.

PROJECT TITLE:

DRAWING TITLE:

DATE: 2/9/2018

SCALE: NONE

NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

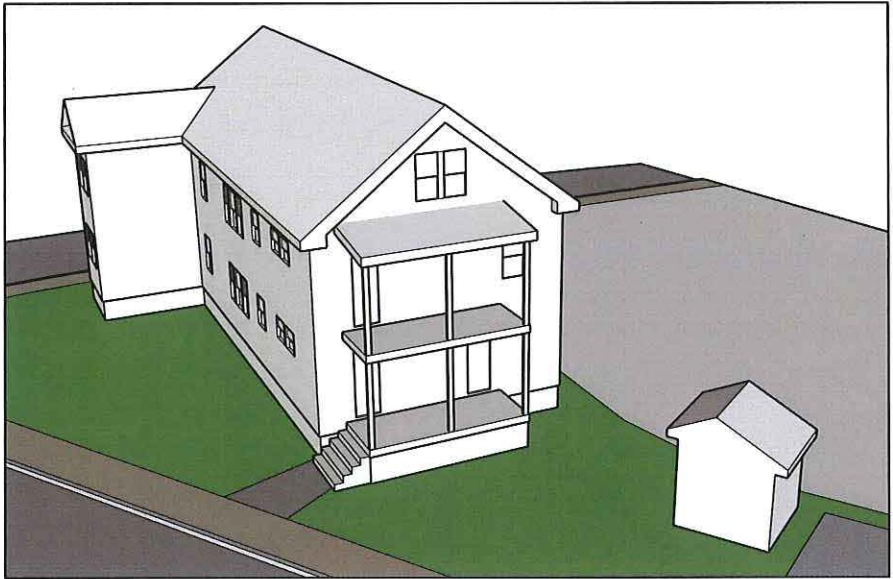
A0.2

VOLUME SUMMARY

EXISTING VOLUMES:	
2-1/2 STORY MAIN RESIDENCE	40,938 CU. FT.
2 STORY OPEN PORCH	2,156 CU. FT.
STORAGE SHED	656 CU. FT.
PROPOSED VOLUMES:	
STAIR DORMER	583 CU. FT.
BEDROOM DORMER	583 CU. FT.
VOLUME TOTALS:	
TOTAL EXISTING VOLUME:	43,750 CU. FT.
TOTAL PROPOSED VOLUME:	44,916 CU. FT.
TOTAL NET VOLUME CHANGE: (INCREASED)	1,166 CU. FT.
TOTAL CHANGE AS PERCENTILE:	2.67% INCREASE



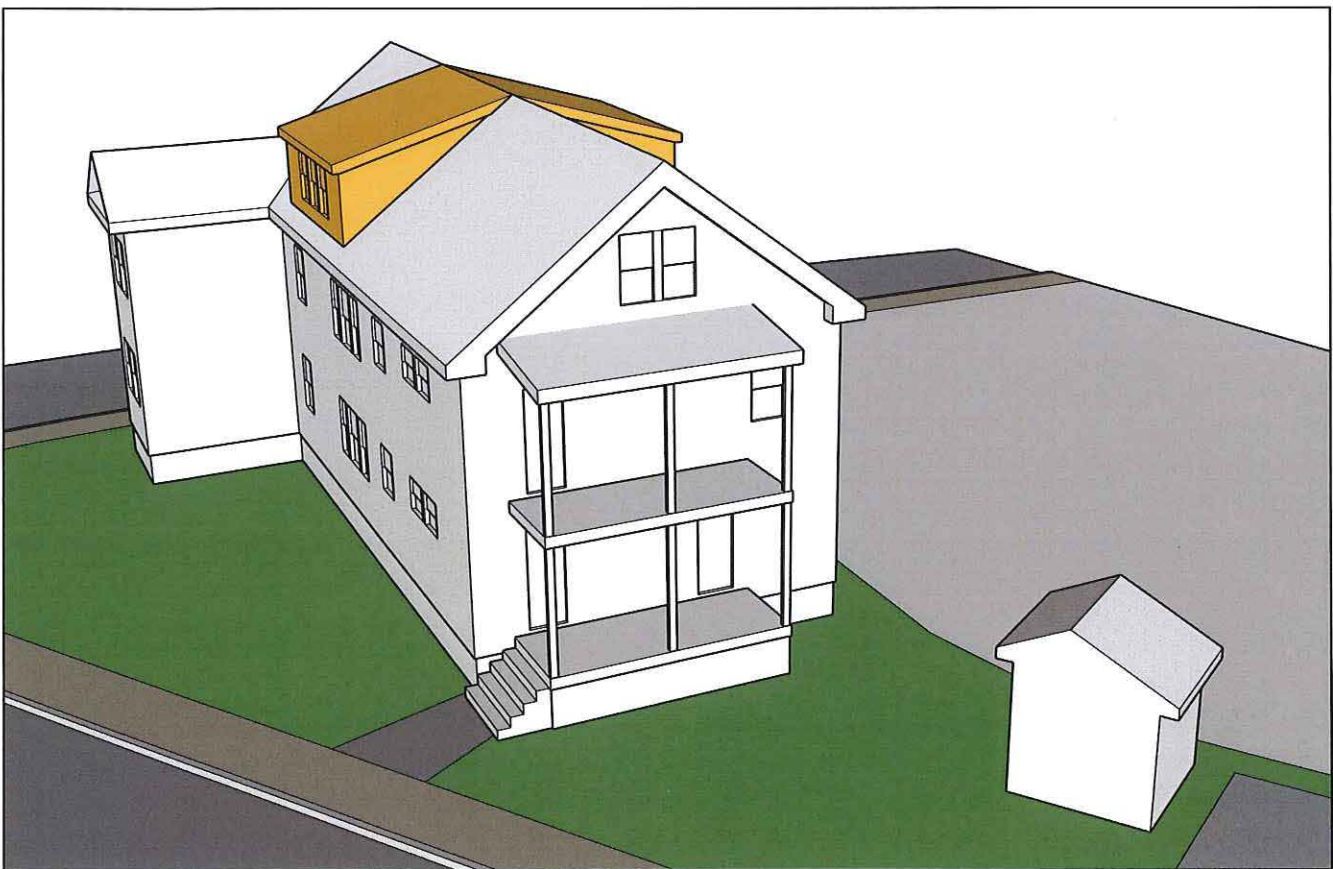
EXISTING FRONT VIEW



EXISTING REAR VIEW



PROPOSED FRONT VIEW



PROPOSED REAR VIEW

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29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
VOLUME INFORMATION / CALCULATIONS

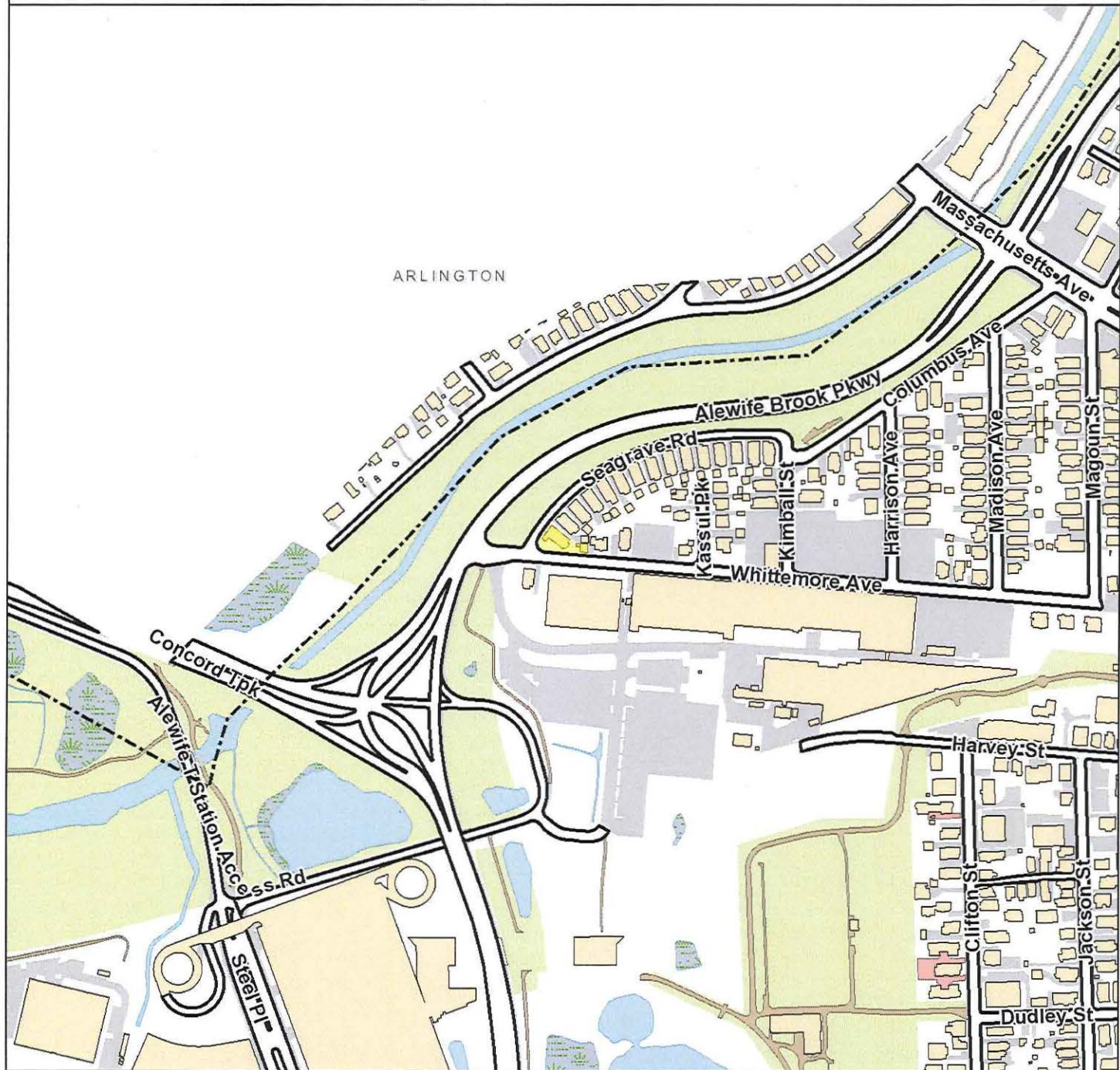
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City of Cambridge

Property Map for 30 SEAGRAVE RD.

February 5, 2018



City of Cambridge
Massachusetts

1" = 367 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Rail
- Building Footprints
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
- Sidewalks
- Driveways
- Alleys
- Other Paved Surface
- Public Footpath



A0.4

DATE: 2/9/2018
SCALE: NONE
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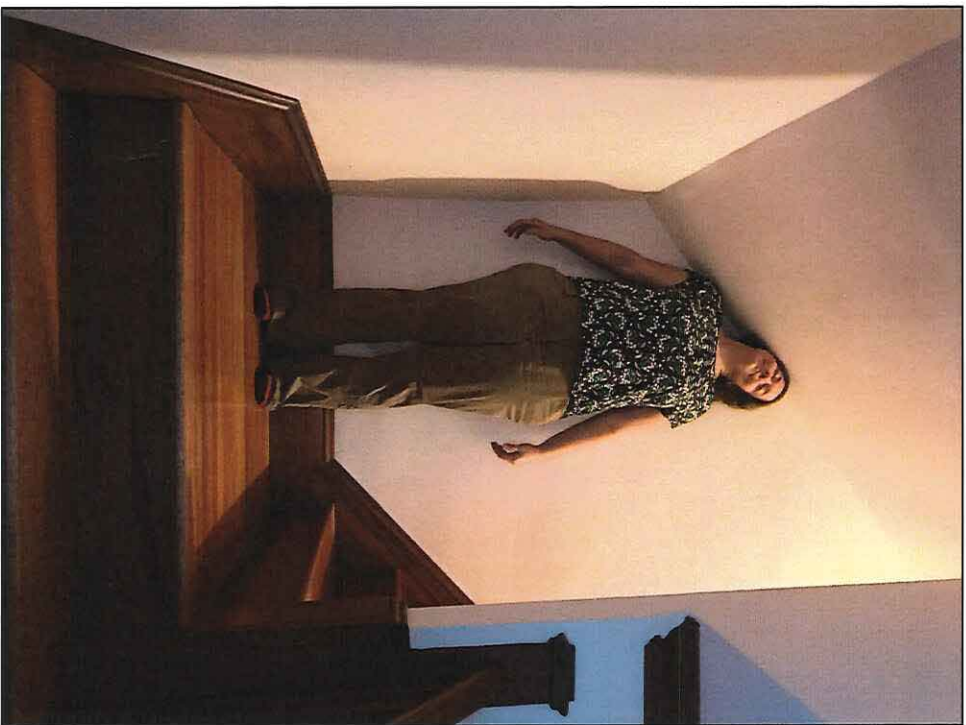
PROJECT TITLE: 29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
DRAWING TITLE: BLOCK MAP

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29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.

CONTEXT PHOTOS

PROJECT TITLE:

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A0.5

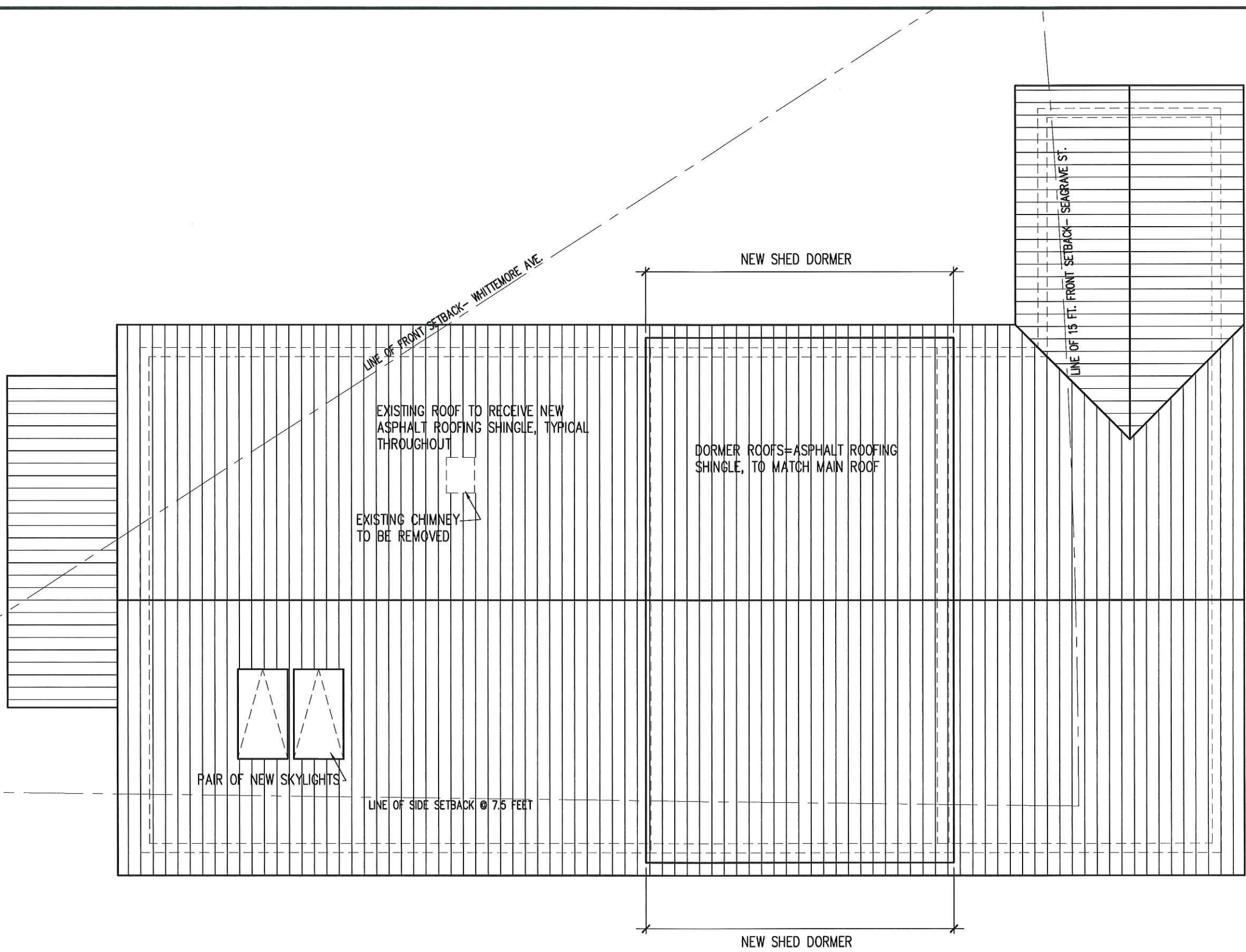
29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
THIRD FLOOR PLAN - PROPOSED

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
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A1.3



1 THIRD FLOOR PLAN - PROPOSED



1 ROOF PLAN - PROPOSED

0' 1' 5' 10'

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29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
 PROJECT TITLE:
 DRAWING TITLE:
 DATE: 2/9/2018
 SCALE: 3/16"=1'-0"
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A1.4



1 FRONT ELEVATION - PROPOSED

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29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
PROJECT TITLE:
DRAWING TITLE: FRONT ELEVATION - PROPOSED

DATE: 2/9/2018
SCALE: 3/16" = 1'-0"
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A2.0



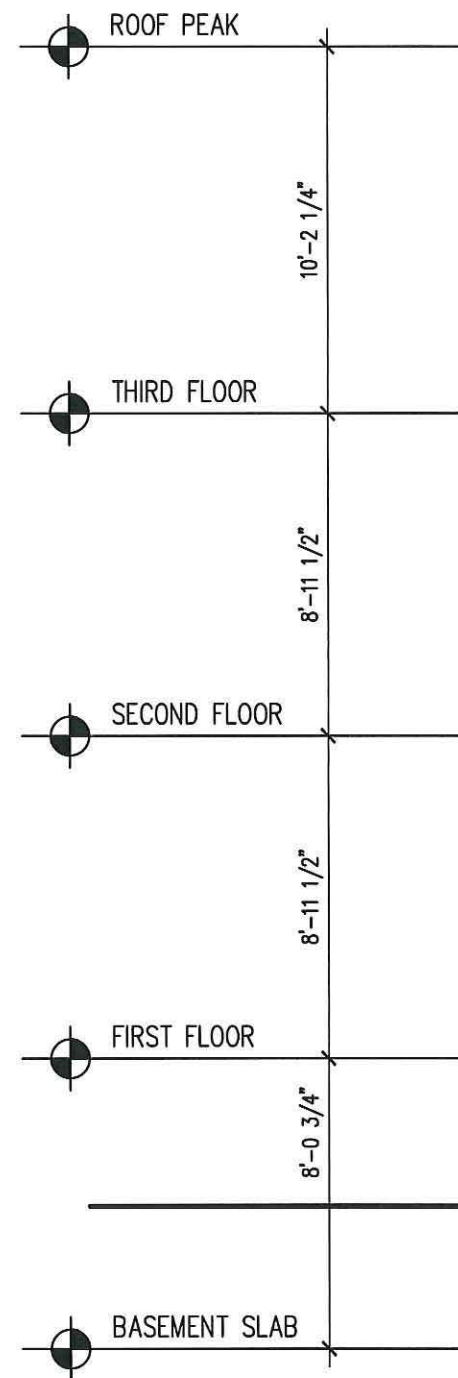
1 RIGHT SIDE ELEVATION - PROPOSED

0' 1' 5' 10'

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SCALE: 3/16" = 1'-0"
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A2.1



LINE OF 35' HEIGHT LIMIT



1 REAR ELEVATION - PROPOSED

0' 1' 5' 10'

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REAR ELEVATION - PROPOSED

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A2.2



LINE OF 35' HEIGHT LIMIT

ROOF PEAK

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

BASEMENT SLAB

NEW SKYLIGHTS

WOOD SIDING TO
MATCH EXISTING

1

LEFT SIDE ELEVATION - PROPOSED

0' 1' 5' 10'

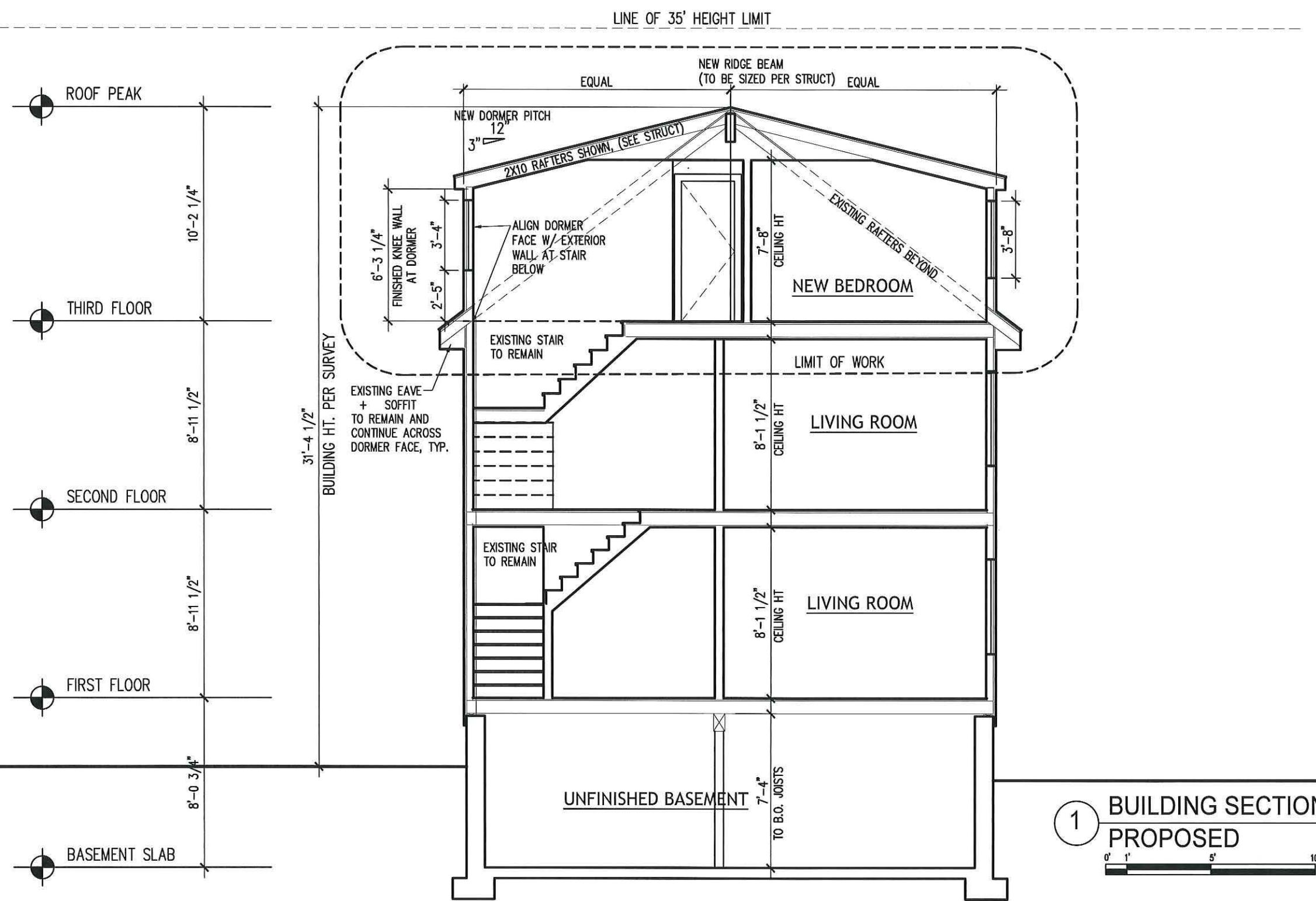
AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy@semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
LEFT ELEVATION - PROPOSED

PROJECT TITLE:
DRAWING TITLE:

DATE: 2/9/2018
SCALE: 3/16" = 1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

A2.3



1 BUILDING SECTION @ DORMER PROPOSED

0' 1' 5' 10'

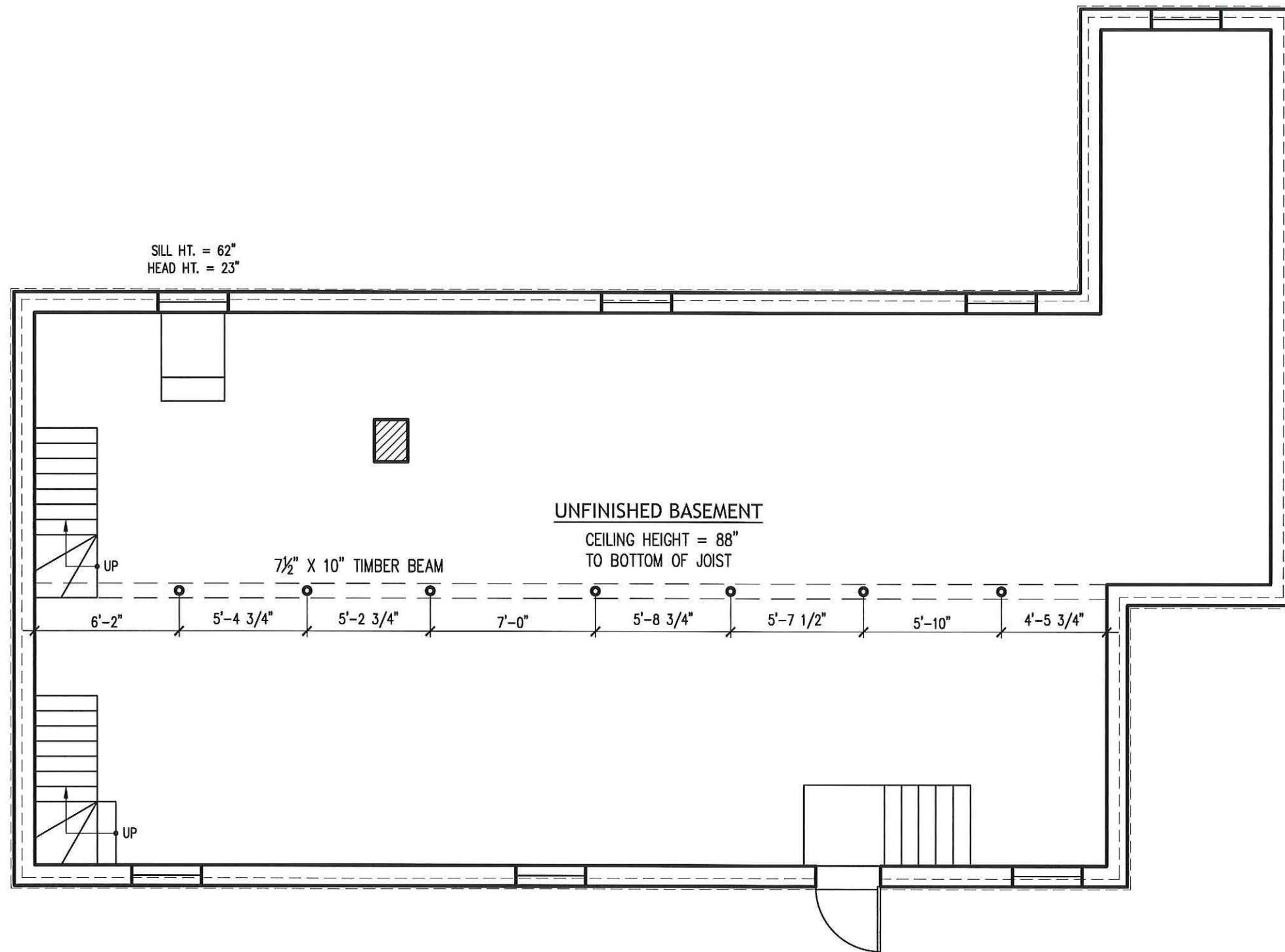
AMY SEMMES, A.I.A.
 120 AUBURN ST MEDFORD, MA 02155
 TELEPHONE: 781 507-6668
 EMAIL: amy @ semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
 BUILDING SECTION - PROPOSED

PROJECT TITLE:
 DRAWING TITLE:

DATE: 2/9/2018
 SCALE: 3/16" = 1'-0"
 NOTE THAT SCALE IS WHEN PRINTED @ 11 X 17 PAPER SIZE

A3.0



1 BASEMENT PLAN - EXISTING

0' 1' 5' 10'

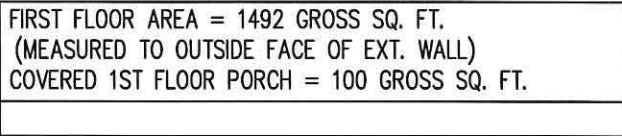
AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy @ semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
BASEMENT PLAN - EXISTING

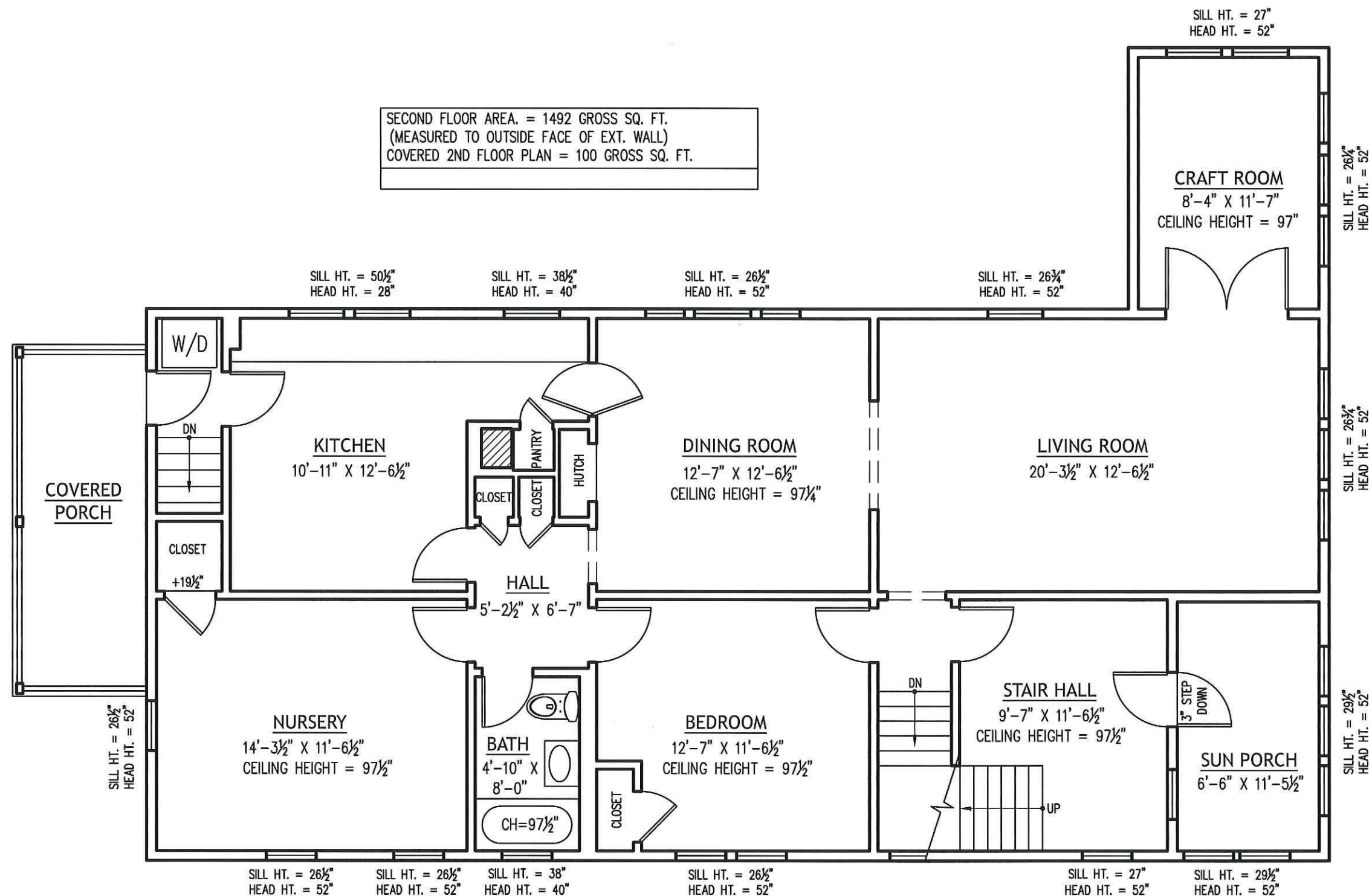
PROJECT TITLE:
DRAWING TITLE:

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17" PAPER SIZE

EX1.0



EX1.1



1 SECOND FLOOR PLAN - EXISTING

AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy@semmesdesign.com

PROJECT TITLE: 29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.

DRAWING TITLE: SECOND FLOOR PLAN - EXISTING

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

EX1.2

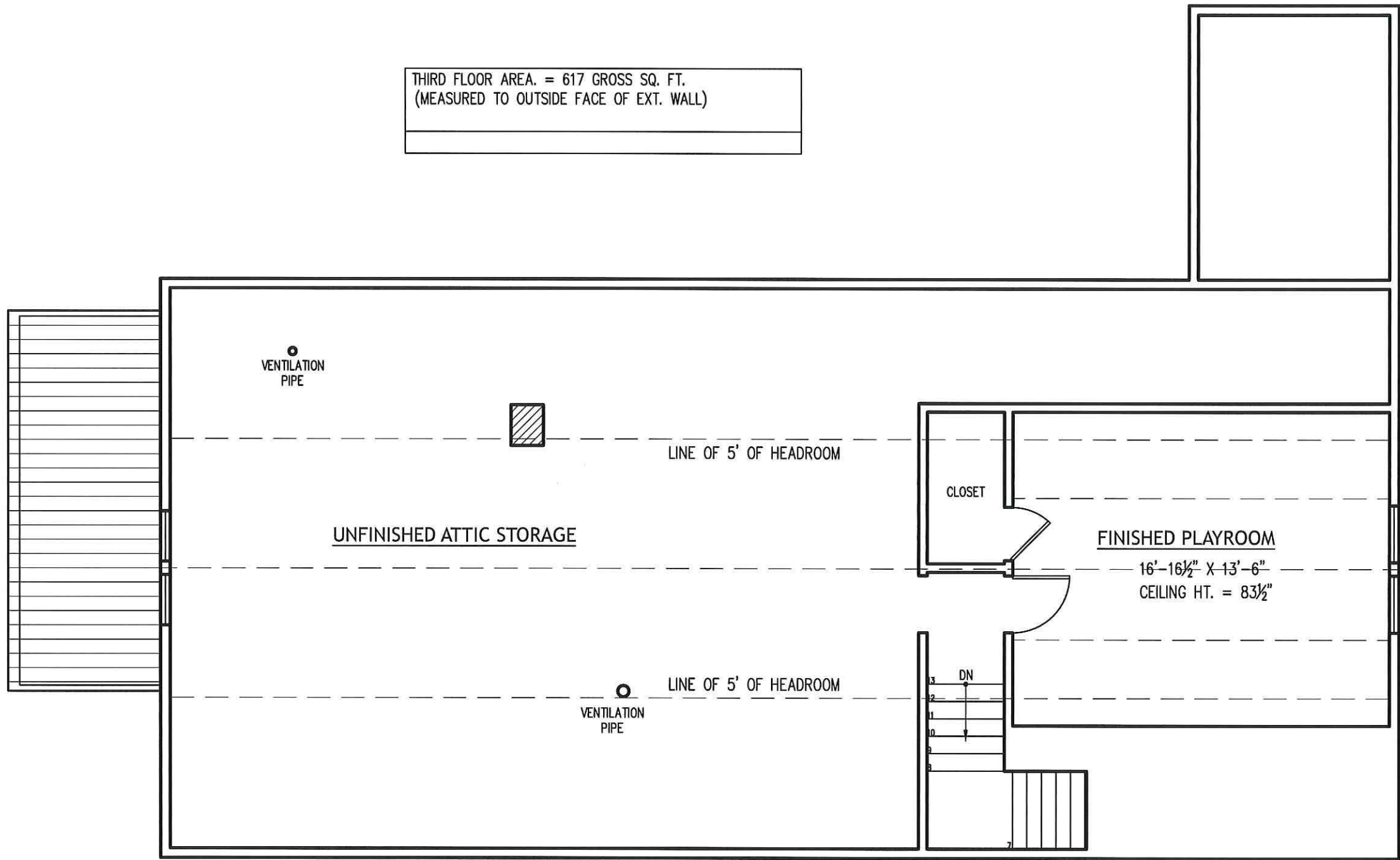
AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy @ semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
THIRD FLOOR PLAN - EXISTING

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17" PAPER SIZE

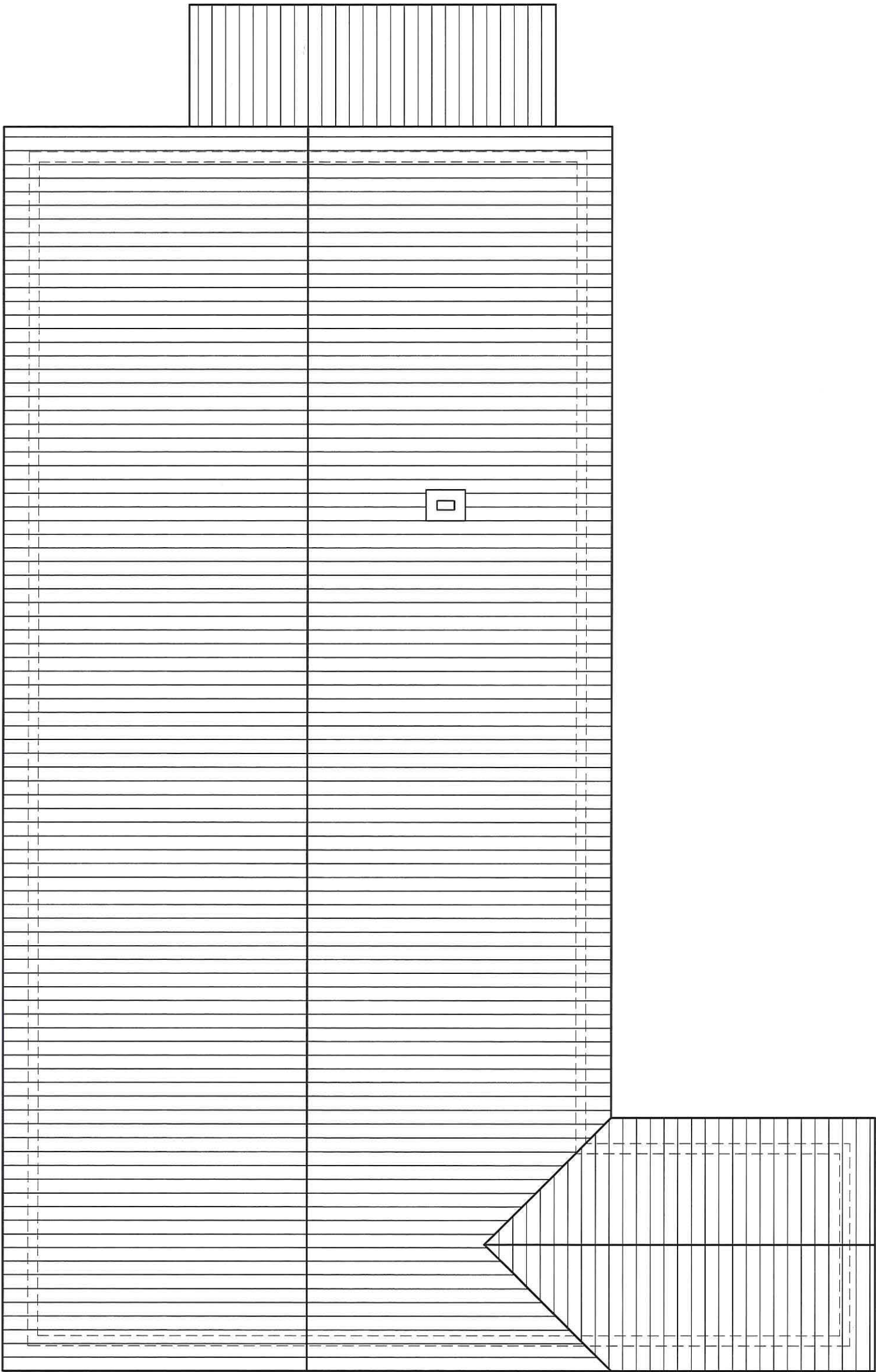
EX1.3

THIRD FLOOR AREA. = 617 GROSS SQ. FT.
(MEASURED TO OUTSIDE FACE OF EXT. WALL)



1 THIRD FLOOR PLAN - EXISTING





1 ROOF PLAN - EXISTING



EX1.4

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

PROJECT TITLE: 29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
DRAWING TITLE: ROOF PLAN - EXISTING

AMY SEMMES, A.I.A.
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AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy@semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
FRONT ELEVATION - EXISTING

PROJECT TITLE:
DRAWING TITLE:

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

EX2.1



1 RIGHT SIDE ELEVATION - EXISTING

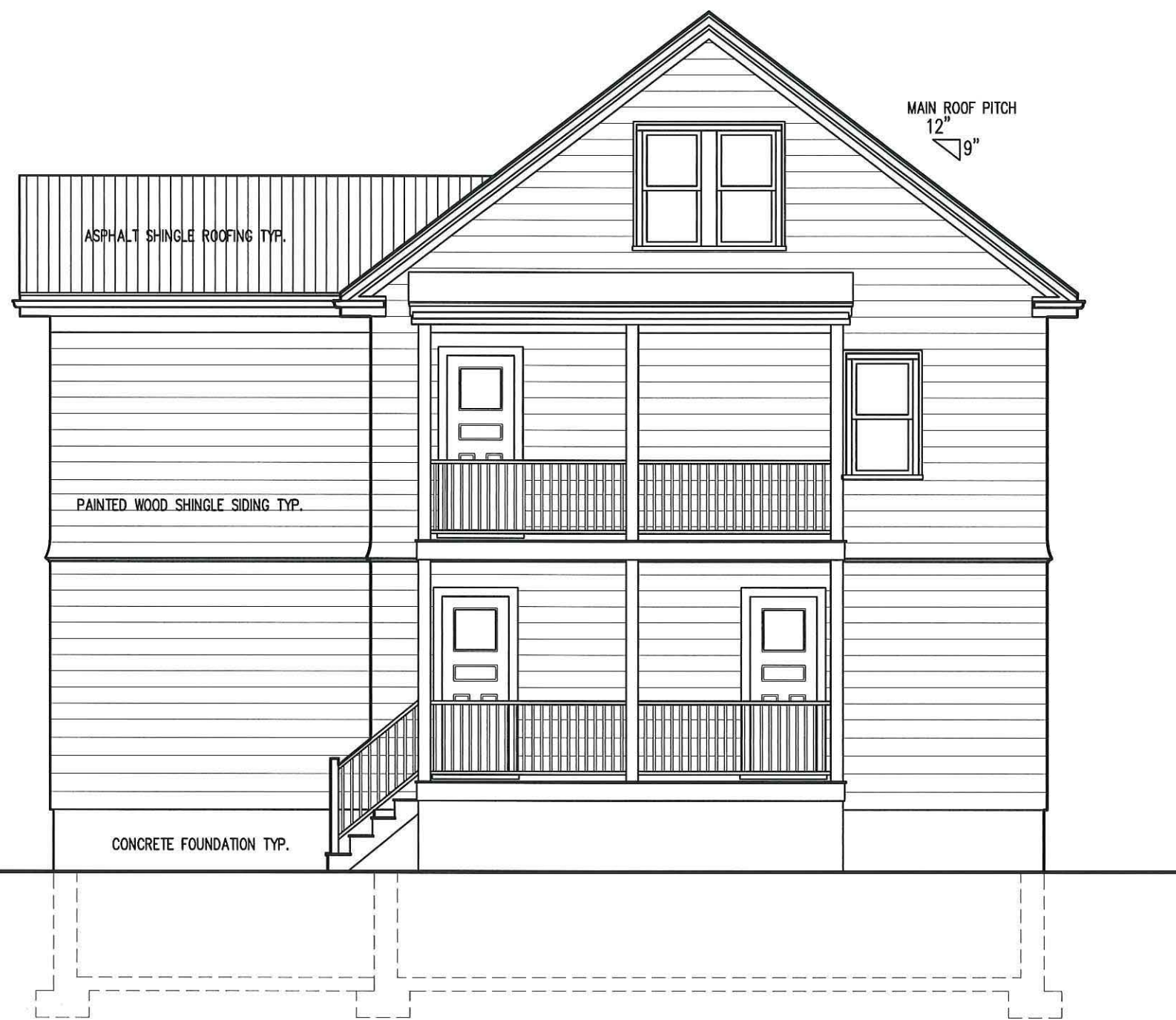
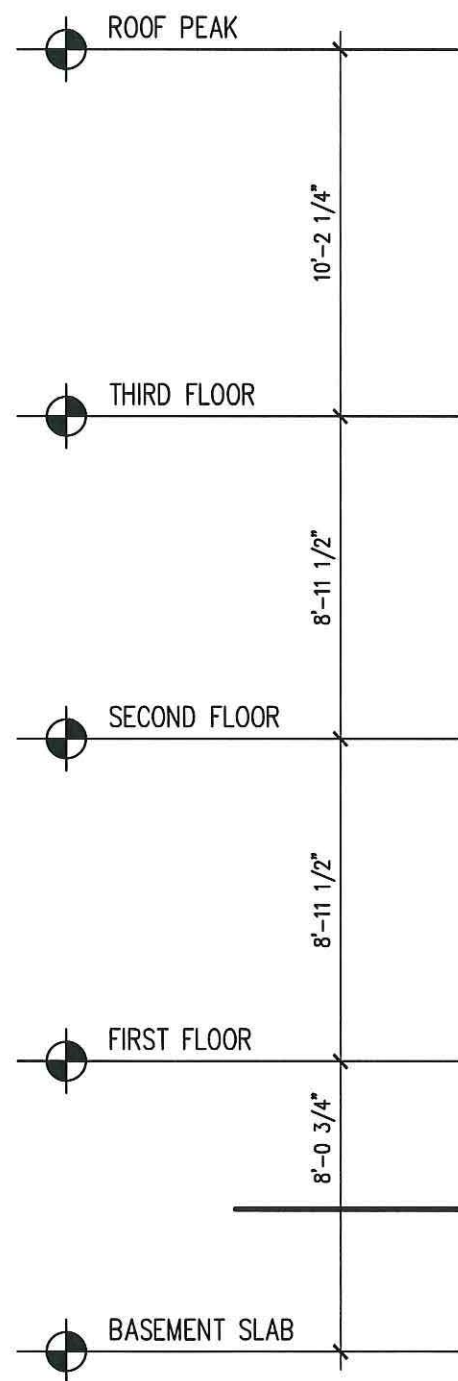
0' 1' 5' 10'

AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy@semmesdesign.com

PROJECT TITLE: 29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
DRAWING TITLE: RIGHT SIDE ELEVATION - EXISTING

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS WHEN PRINTED TO 11 X 17 PAPER SIZE

EX2.1



1 REAR ELEVATION - EXISTING

0' 1' 5' 10'

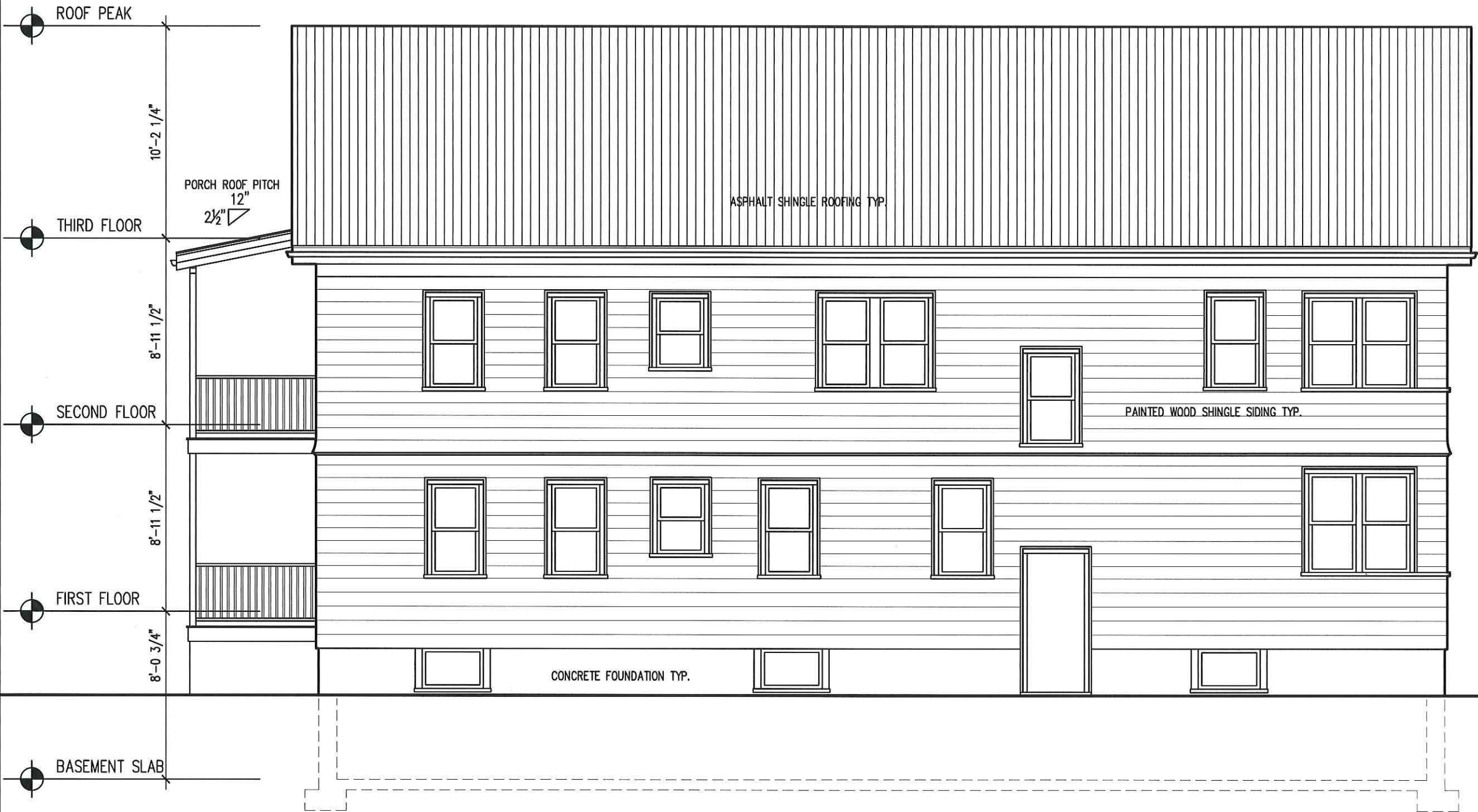
AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy@semmesdesign.com

PROJECT TITLE: 29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
DRAWING TITLE: REAR ELEVATION - EXISTING

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS WHEN PRINTED 8 1/2 X 11 PAPER SIZE

EX2.2

LINE OF 35' HEIGHT LIMIT



1 LEFT SIDE ELEVATION - EXISTING

AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy@semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
LEFT SIDE ELEVATION - EXISTING

PROJECT TITLE:
DRAWING TITLE:

DATE: 2/9/2018

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

NOTE THAT SCALE IS
WHEN PRINTED 8 1/2" X 11" PAPER SIZE

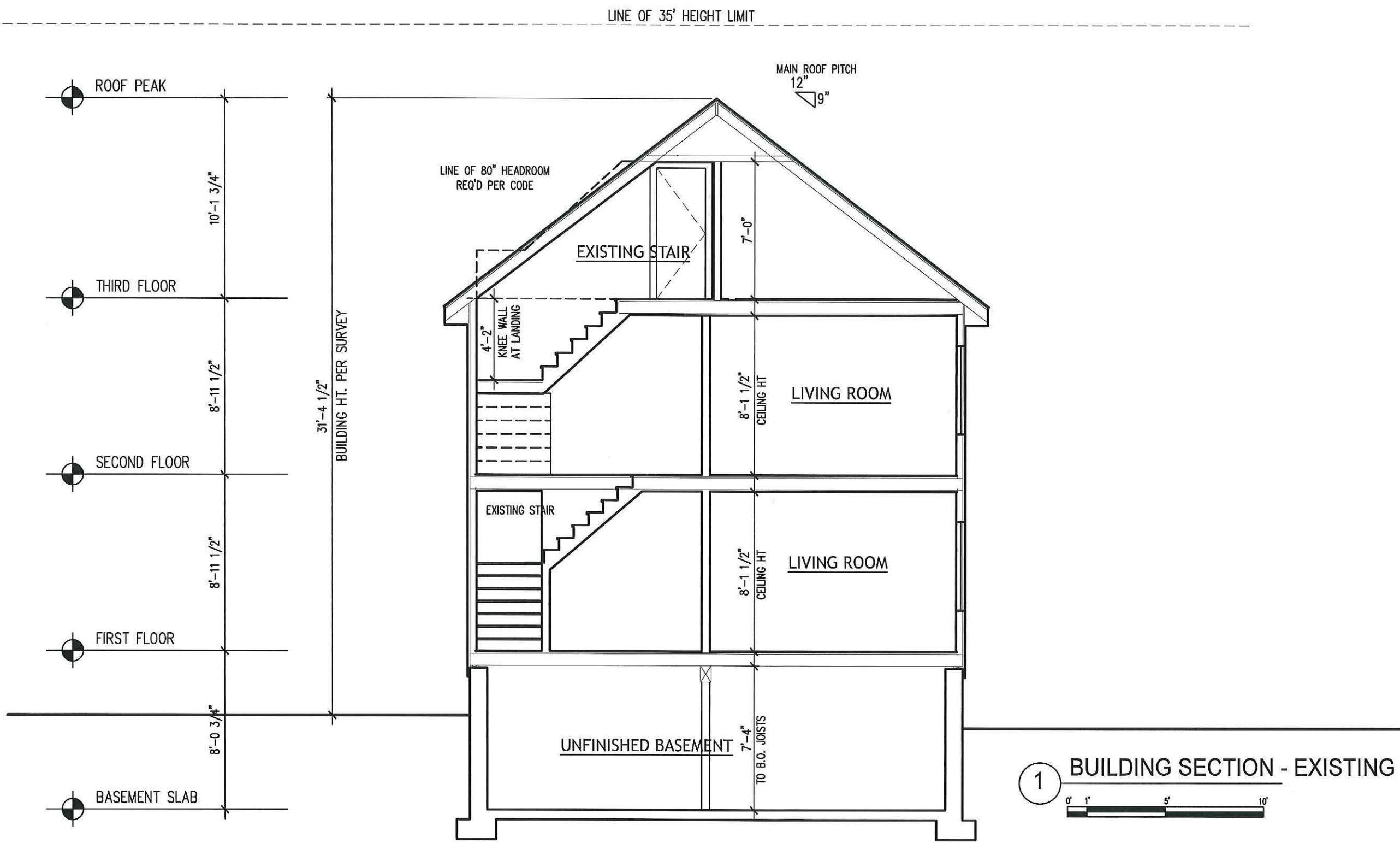
EX2.3

AMY SEMMES, A.I.A.
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy @ semmesdesign.com

29-30 SEAGRAVE ROAD, CAMBRIDGE, MA.
BUILDING SECTION - EXISTING

DATE: 2/9/2018
SCALE: 3/16"=1'-0"
NOTE THAT SCALE IS
WHEN PRINTED @ 11 X 17 PAPER SIZE

EX3.0





CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 29-30 Seagrave Road

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
- ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- ☐ Avon Hill Neighborhood Conservation District
- ☐ Half Crown – Marsh Neighborhood Conservation District
- ☐ Harvard Square Conservation District
- ☐ Mid Cambridge Neighborhood Conservation District
- ☐ Designated Landmark
- ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- ☐ Preservation Restriction or Easement (as recorded)
- ☒ Structures is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit application anticipated for dormers.
- ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date February 28, 2018

Received by Uploaded to Energov

Date February 28, 2018

Relationship to project BZA 15614-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

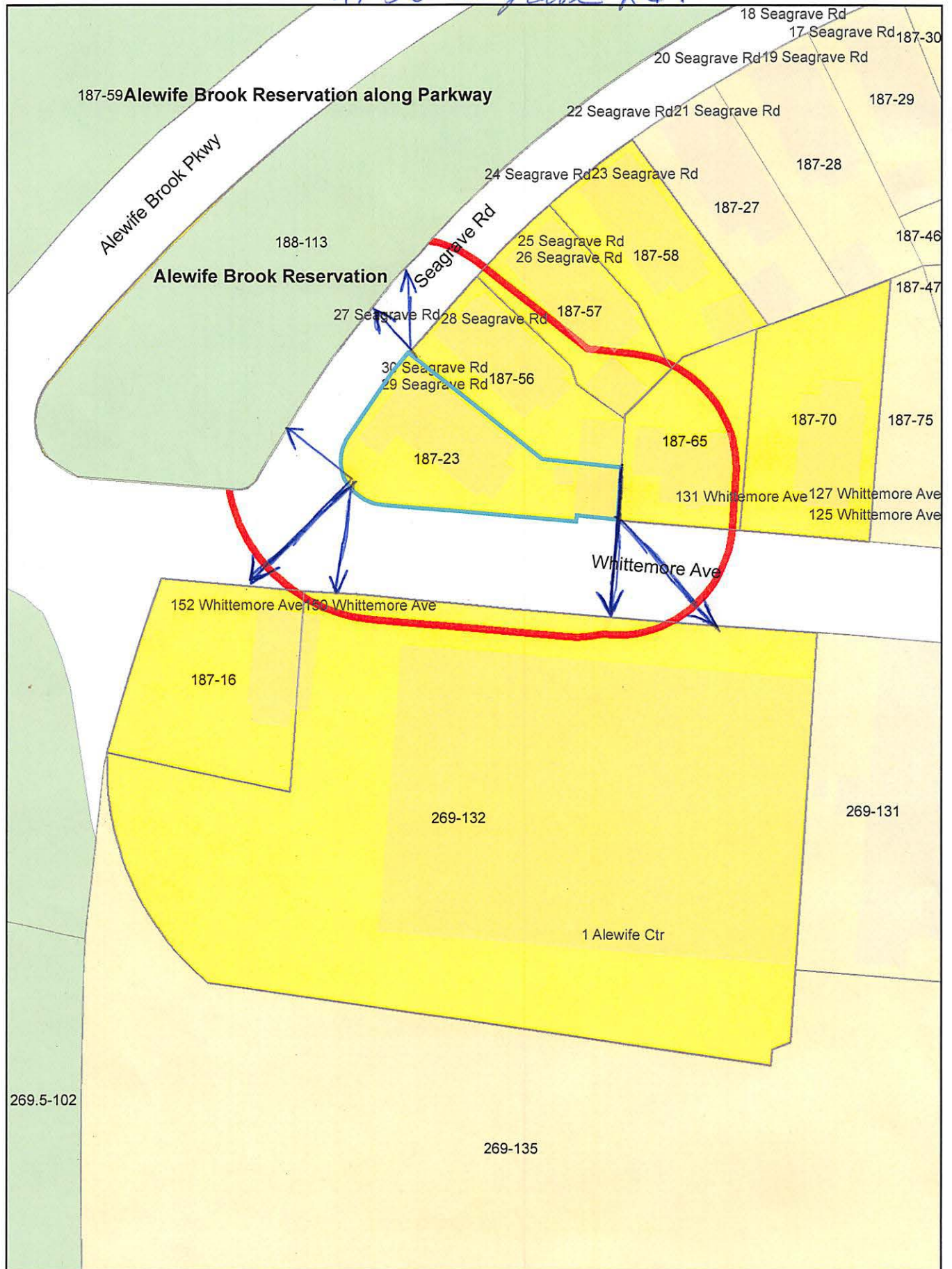
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

29-30 Seagrave Rd.



29-30 Seagrave Rd.

Petitioner

187-16
WALKER, JOHN
152 WHITTEMORE AVE
CAMBRIDGE, MA 02140

187-23
DELUCAS, LAWRENCE J. & RACHEL DELUCAS
EMMA DELUCAS & JAMES DELUCAS
30 SEAGRAVE RD
CAMBRIDGE, MA 02140

LAWRENCE DELUCAS & RACHEL DELUCAS
29 SEAGRAVE ROAD
CAMBRIDGE, MA 02140

187-57
OLCHANSKI, NATALIA V. &
ZACHARY D. ST. LAWRENCE
26 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-58
KELLEY, JAMES F.,
TRUSTEE OF THE MEG LILLIS KELLEY REALTY TR.
23 SEAGRAVE RD
CAMBRIDGE, MA 02140

187-65
LYNOTT, THOMAS
131 WHITTEMORE AVE
CAMBRIDGE, MA 02139

187-70
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

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

269-132
JCC ONE ALEWIFE PARKWAY LLC
C/O JAMES CAMPBELL COMPANT LLC
1001 KAMOKILA BLVD, SUITE 200
KOPOLEI, HI 96707

187-56
SEEGER, SUE FISHER
28 SEAGRAVE ROAD
CAMBRIDGE, MA 02140

Pacheco, Maria

BZA-015614-2018

From: Tom Lynott <tlynott@comcast.net>
Sent: Monday, February 26, 2018 7:05 PM
To: Pacheco, Maria
Cc: rdelucas@gmail.com
Subject: 29 Seagrave Road

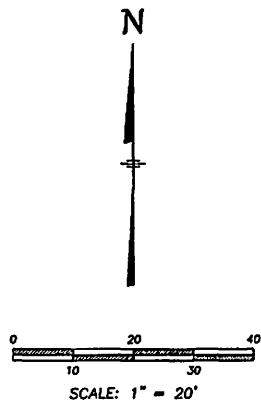
Dear Board of Zoning Appeal:

I am an abutter of the property at 29 Seagrave and **would like to express my support** of the proposed project to expand the third floor and construct new dormers. I greatly appreciate the effort to provide me and other neighbors copies of the plans.

Thanks.

Tom

Tom Lynott
131 Whittemore Avenue
Cambridge, MA 02140
617.335.7817



*HEIGHT OF ROOF PEAK = 31.37'

CURRENT ZONE: RESIDENCE B

CURRENT OWNER: LAWRENCE, RACHEL, EMMA & JAMES DELUCAS

TITLE REFERENCE: BOOK 1502 PLAN 39

PLAN REFERENCE: LCC 5236G
PLAN BOOK 227 PLAN 569


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

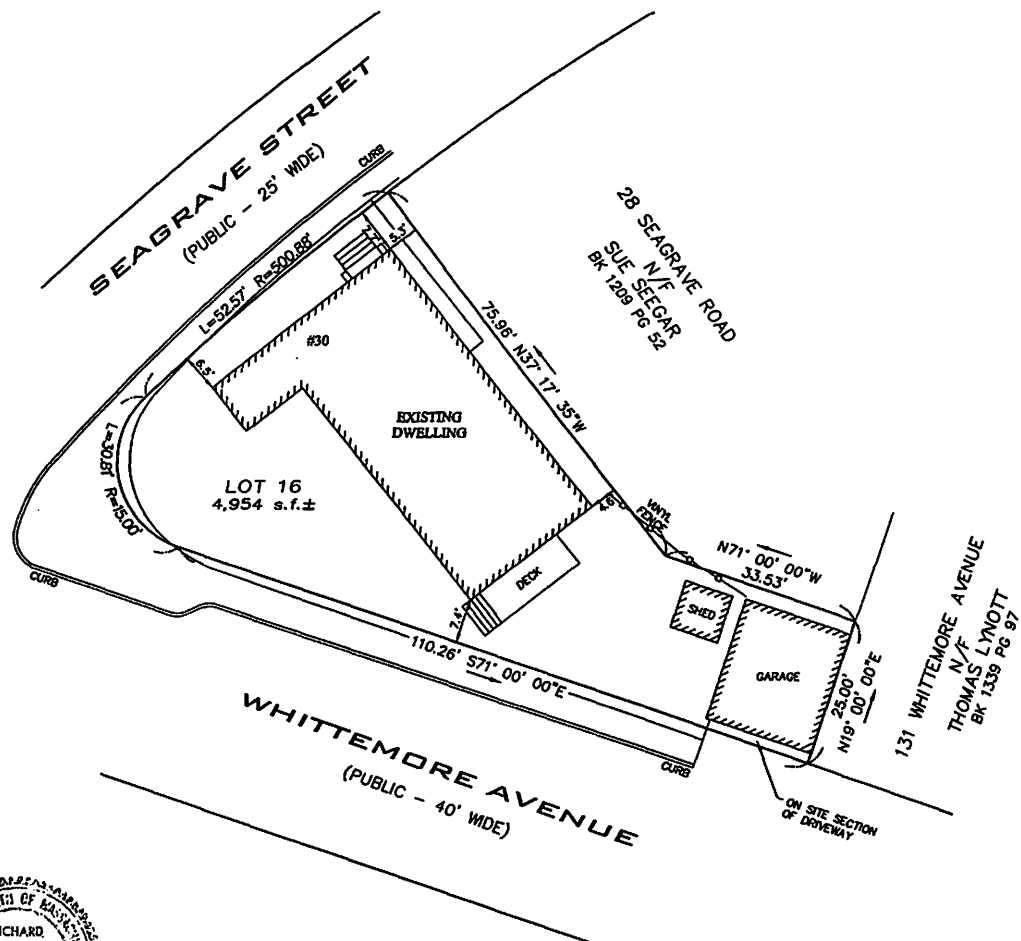
TO: RACHEL DELUCAS

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 27, 2017
DATE OF PLAN: SEPTEMBER 27, 2017


RICHARD J. MEDE, JR. P.L.S.

09/27/2017
DATE:



**PLOT PLAN
OF LAND**
30 SEAGRAVE ROAD
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

**MEDFORD
ENGINEERING
& SURVEY**

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-6032

PREPARED BY:

PREPARED FOR:

RACHEL DELUCAS

DRAWN	CHECKED	FILE No.
KKG	RJM	19896