



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

BZA APPLICATION FORM

Plan No: BZA-015150-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Marietta Sbraccia - C/O Edrick VanBeuzekom, Architect

PETITIONER'S ADDRESS : 1310 Broadway - Suite 200 Somerville, MA 02144

LOCATION OF PROPERTY : 18 Perry St Cambridge, MA 02139

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

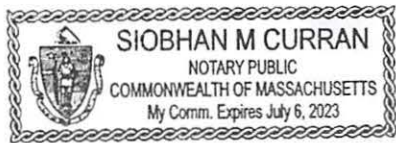
DESCRIPTION OF PETITIONER'S PROPOSAL :

The petitioner proposes to replace an existing basement bulkhead with a new basement stair and exterior enclosure to improve egress access and safety.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).



Original Signature(s) :

Marietta M Sbraccia
(Petitioner(s) / Owner)
Marietta M Sbraccia
(Print Name)

Address :

18 Perry St
Cambridge Ma 02139

Tel. No. :

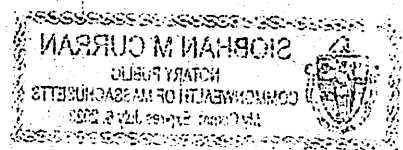
617 997 8938

E-Mail Address :

MariettaS@gmail.com

Date :

Dec 6, 2017



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 Marietta M Sbraccia (OWNER)

Address: 18 Perry St

State that I/We own the property located at Cambridge Ma 02139 which is the subject of this zoning application.

The record title of this property is in the name of Marietta M Sbraccia

*Pursuant to a deed of duly recorded in the date 2/29/12, Middlesex South County Registry of Deeds at Book 58782, Page 162; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Marietta M Sbraccia
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 Marietta M Sbraccia personally appeared before me, this 6th of December, 2017, and made oath that the above statement is true.

Scott M. A

Notary

My commission expires July 6th 2023 (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

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:

A literal enforcement of the provisions of this Ordinance would involve a substantial hardship in that it would prevent the owner from improving the safety of egress from her basement, and to be able to use the existing opening in the foundation wall for this purpose.

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 hardship is owing to the shape of the existing structure which violates the yard setback requirements. The only feasible location for the basement egress is pre-existing in the rear yard setback.

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

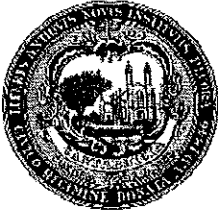
1) Substantial detriment to the public good for the following reasons:

Desirable relief may be granted without substantial detriment to the public good because the proposed addition is at the rear of the existing structure and is not visible from the public way.

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

Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because the proposed addition is at the rear of the existing structure, replaces an existing bulkhead structure is not visible from the public way. Adjacent properties are also in violation of the rear yard setback requirements, so the proposed addition is consistent with the neighborhood.

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



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

2017 DEC 13 AM 11:44

BZA APPLICATION FORM

CAMBRIDGE, MASSACHUSETTS

Plan No: BZA-015150-2017

GENERAL INFORMATION

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

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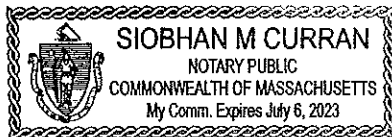
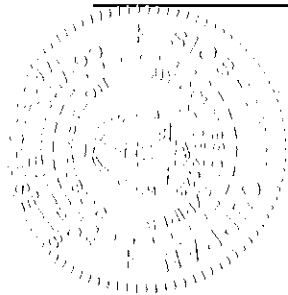
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Original Signature(s) :

Marietta M Sbraccia
(Petitioner(s) / Owner)

Marietta M Sbraccia
(Print Name)

Address :

18 Perry St
Cambridge Ma 02139

Tel. No. :

617 997 8938

E-Mail Address :

MariettaSb@gmail.com

Date :

Dec 6, 2017

This map shows a residential neighborhood in San Francisco, centered around Magazine St and Upton St. A red oval highlights a specific area, and blue arrows indicate a path or flow within this area. The map includes numerous street names and house numbers, such as Magazine St, Upton St, Lawrence St, and Dana Park. The highlighted area is bounded by Magazine St to the north, Upton St to the west, and Lawrence St to the south. The blue arrows show a path starting from the intersection of Magazine St and Upton St, moving south along Magazine St, then east along Lawrence St, and finally north along Perry St.

18 Perry St.

Petitioner

103-29
OPIE, LYMAN
60 MAGAZINE STREET
CAMBRIDGE, MA 02139

103-30
CHRISTIAN MISSION PENTECOSTAL
TABERNACLE OF CAMBRIDGE, INC
77 COLUMBIA ST.
CAMBRIDGE, MA 02139

EDRICK VANBEUZEKOM, ARCHITECT
33 1/2 UNION SQ.
SOMERVILLE, MA 02143

103-33
FINLEY, NATHANIEL C. & SHANNON M. FINLEY
10 PERRY ST
CAMBRIDGE, MA 02139

103-44
KEZIERE, RUSSELL N. & SUSAN J. BUCKLEY
21 LAWRENCE ST. UNIT#1
CAMBRIDGE, MA 02139

103-44
WERMAN, MARCO & SCHUYLER ENGEL
21 LAWRENCE ST. UNIT#2
CAMBRIDGE, MA 02139

103-44
KERR THOMAS G. & KATHERINE J. KERR
23 LAWRENCE ST. UNIT 1
CAMBRIDGE, MA 02139

103-44
GANE GILLIAN H
C/O SUBRAMANIAN, MANJULA
23 LAWRENCE STREET
CAMBRIDGE, MA 02139

103-48
BECKER, JILL S.
23 PERRY ST
CAMBRIDGE, MA 02139

103-73
DIIANNI, DENISE
19 PERRY ST
CAMBRIDGE, MA 02139

103-78
REID, FRANCES SVENSSON,
TR. THE FRANCES SVENSSON REID LIV TR.
66 MAGAZINE ST
CAMBRIDGE, MA 02139

103-78
HARRISON, SHUREE & GERARD MICHEL
66 MAGAZINE ST., #2
CAMBRIDGE, MA 02139

103-79
ROBERTS, BRYAN E. AND JACQUELINE S. MILLER
35 LAWRENCE ST.
CAMBRIDGE, MA 02139

103-87
AUGUST, WILLIAM & BARBARA L. AUGUST
17-19 LAWRENCE ST
CAMBRIDGE, MA 02139

103-101
MCNALLY, ELIZABETH A.
31-33 LAWRENCE ST., UNIT #31A
CAMBRIDGE, MA 02139

103-101
SILVER, MATTHEW R. &
SARAH K. BRESOLIN SILVER
31B LAWRENCE ST.
CAMBRIDGE, MA 02139

103-101
WURSTER, RANDALL PATRICK &
NEERU BHARDWAJ
33 LAWRENCE ST., #33A
CAMBRIDGE, MA 02139

103-101
JANJIGIAN, ANDREW & MELISSA RIVARD
33 LAWRENCE ST. UNIT#33B
CAMBRIDGE, MA 02139

103-102
RAO, VALMIKI E.
27 LAWRENCE ST. UNIT 27A
CAMBRIDGE, MA 02139

103-102
TINGLE, JAMES, JR. &
CATHERINE A. McDERMOTT-TINGLE
27-29 LAWRENCE ST #27B
CAMBRIDGE, MA 02139

103-102
HAMEL, JONATHAN
27-29 LAWRENCE ST., #29A
CAMBRIDGE, MA 02139

103-31
SBRACCIA, MARIETTA M.,
TRUSTEE PERRY STREET TRUST
18 PERRY ST
CAMBRIDGE, MA 02139

103-32
FRISHMAN, ANDREW &
LEIGH ANNE NEEDLEMAN, TRS
14 PERRY ST., #1
CAMBRIDGE, MA 02139

103-32
MONOSSON, DEBORAH J.
16 PERRY ST. UNIT#2
CAMBRIDGE, MA 02139

103-32
BROWNE, FELIX O.
12 PERRY ST. UNIT#1
CAMBRIDGE, MA 02139

103-32
ROBERGE, STEVEN J. & CHRISTINE ROBERGE
12 PERRY ST., UNIT #2
CAMBRIDGE, MA 02139

103-32
BAJPAYEE, ANURAG & BAJPAYEE, AMBIKA
12 PERRY ST 5
CAMBRIDGE, MA 02139

103-72
BATHE, MARK
17 PERRY ST. UNIT#1
CAMBRIDGE, MA 02139

103-72
NOVICKI, DEBORAH L.
C/O ANDERS, GEORGE M.
17 PERRY ST., UNIT #3
CAMBRIDGE, MA 02139

103-72
HABER, EDWARD F. & JAMIE LOGAN
271 DEAN RD
BROOKLINE, MA 02445

Marietta Sbraccia Residence

18 Perry Street
Cambridge, Mass.

ISSUE DATE: June 07, 2017

FOR REVIEW NOT FOR CONSTRUCTION

Architect:

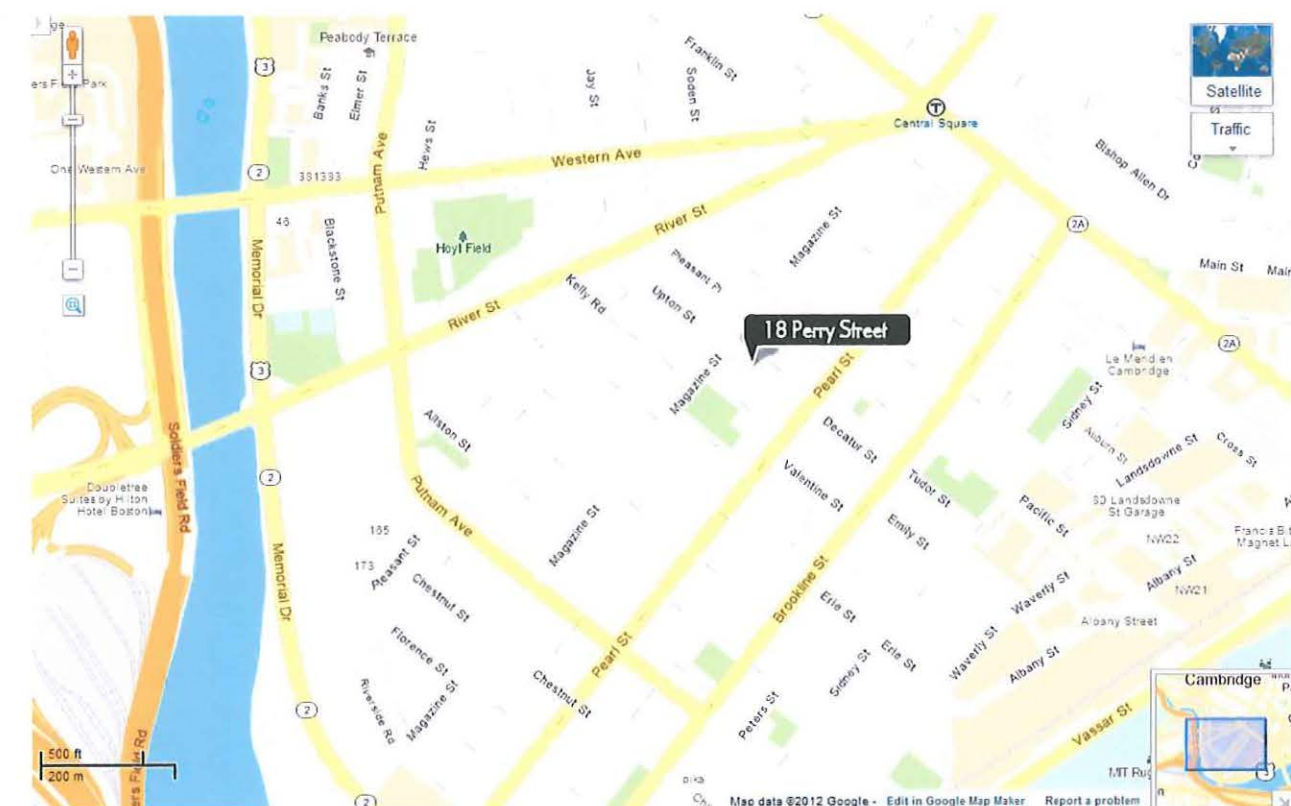
EvB Design

Edrick vanBeuzekom, AIA
33 1/2 Union Square
Somerville, MA 02143
Tel: 617-623-2222
Fax: 617-629-2971

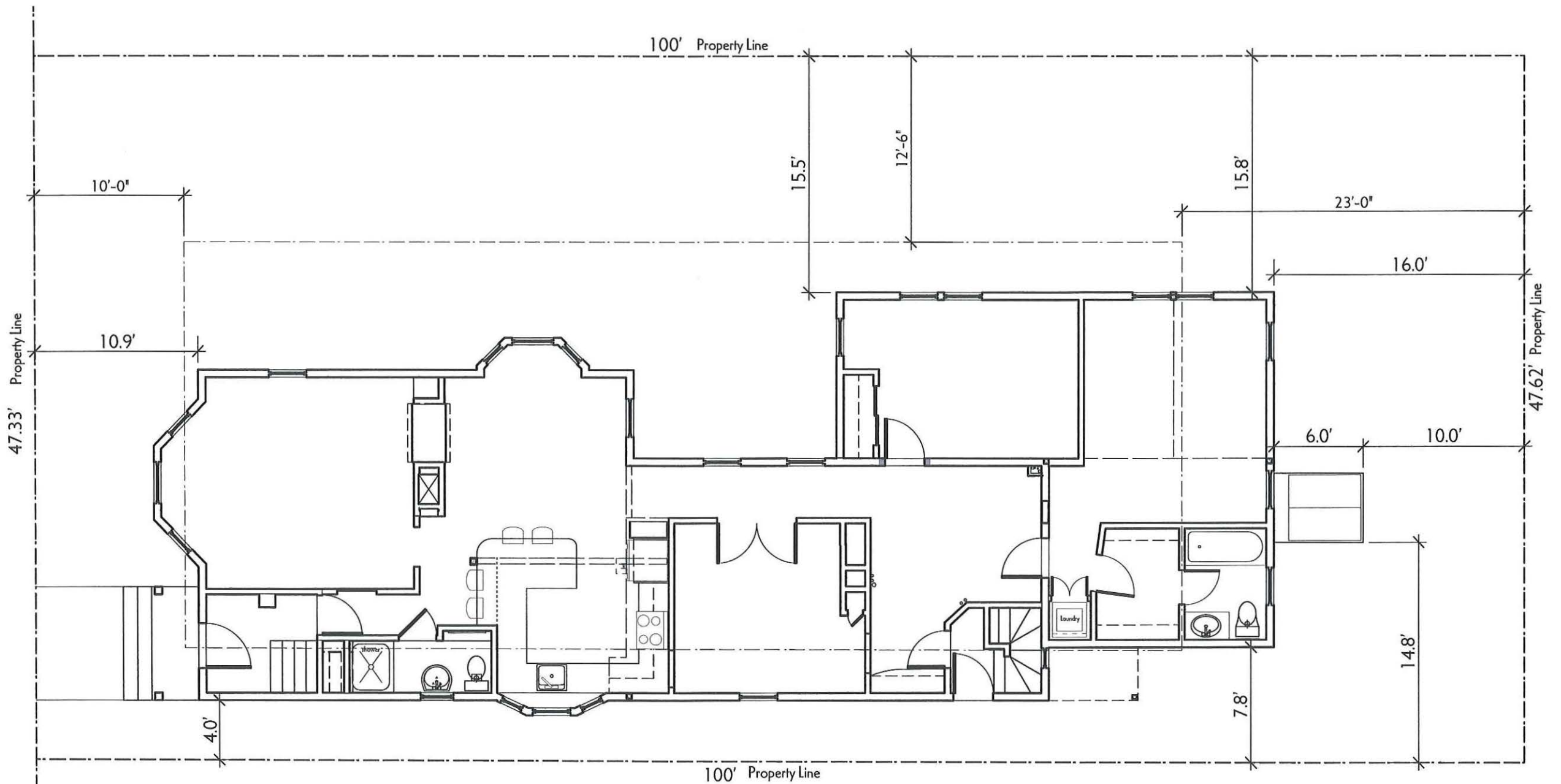
List Of Drawings:

Cover Sheet
C1.1 Proposed Site Plan
X1.0 Existing Foundation & Demo Plan
X2.0 Existing Right & Left Elevations
X2.1 Existing Rear Elevation
A1.0 Proposed Foundation & 1st Floor Plan
A2.0 Proposed Right & Left Elevations
A2.1 Proposed Rear Elevation
A3.0 Proposed Section

Locus Plan:



Perry St



Plot Plan and dimensions based on
certified plot plan by Wendell H. Mason
dated April 6, 2004

Existing Site Plan

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

Residence of Marietta Sbraccia
18 Perry Street
Cambridge, MA 02139

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144

Date:

05/18/17

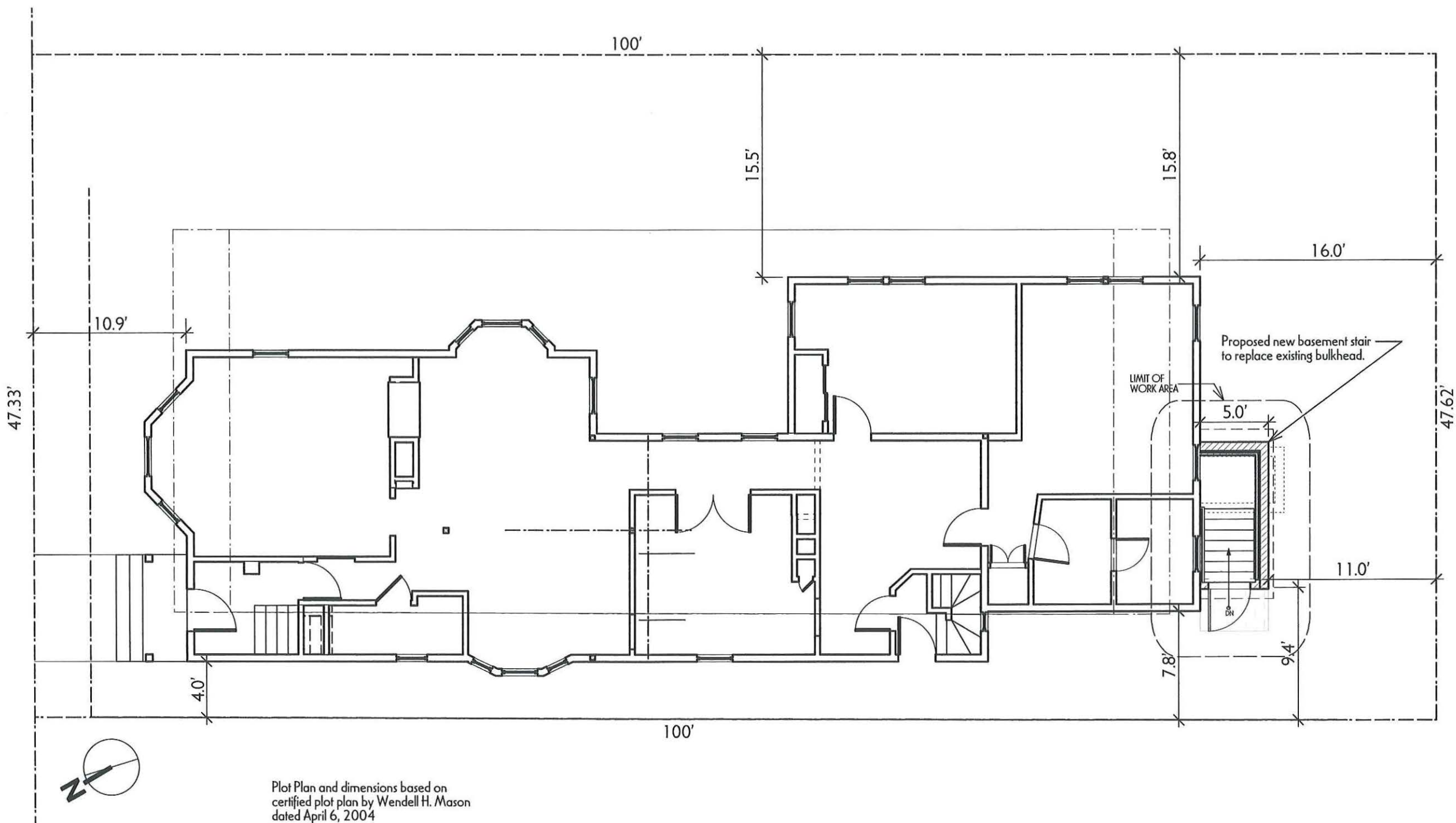
06/07/17

C1.1

☼

Perry St

☼



1 Proposed Site Plan
Scale: 1/8" = 1'-0"

Residence of Marietta Sbraccia
18 Perry Street
Cambridge, MA 02139

EvB Design **EvB**
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
05/18/17
06/07/17

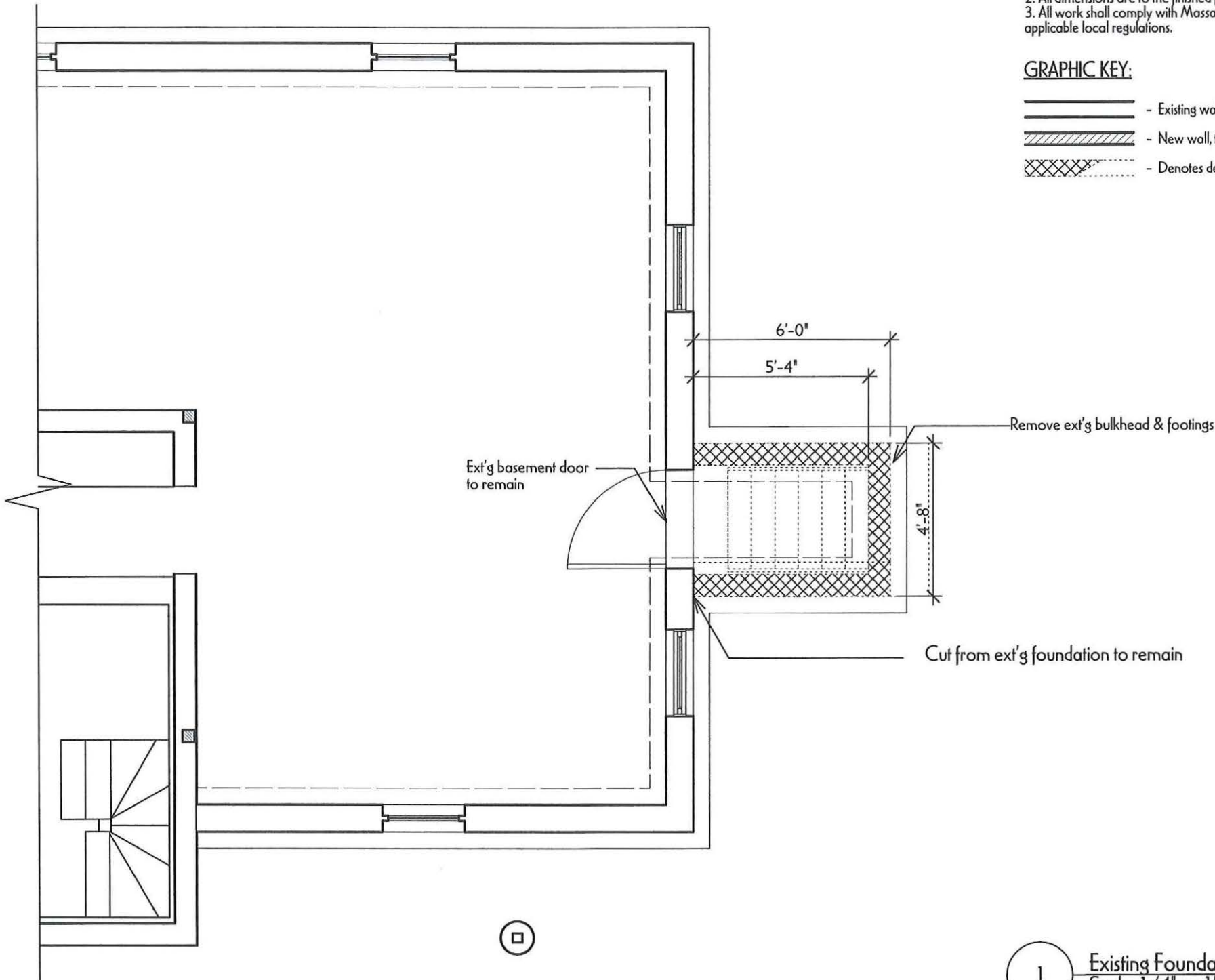
C1.1

GENERAL NOTES

- 1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
- 2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
- 3. All work shall comply with Massachusetts State Building Code 8th edition and all applicable local regulations.

GRAPHIC KEY:

- Existing wall to remain
- New wall, typical
- Denotes demo, typical



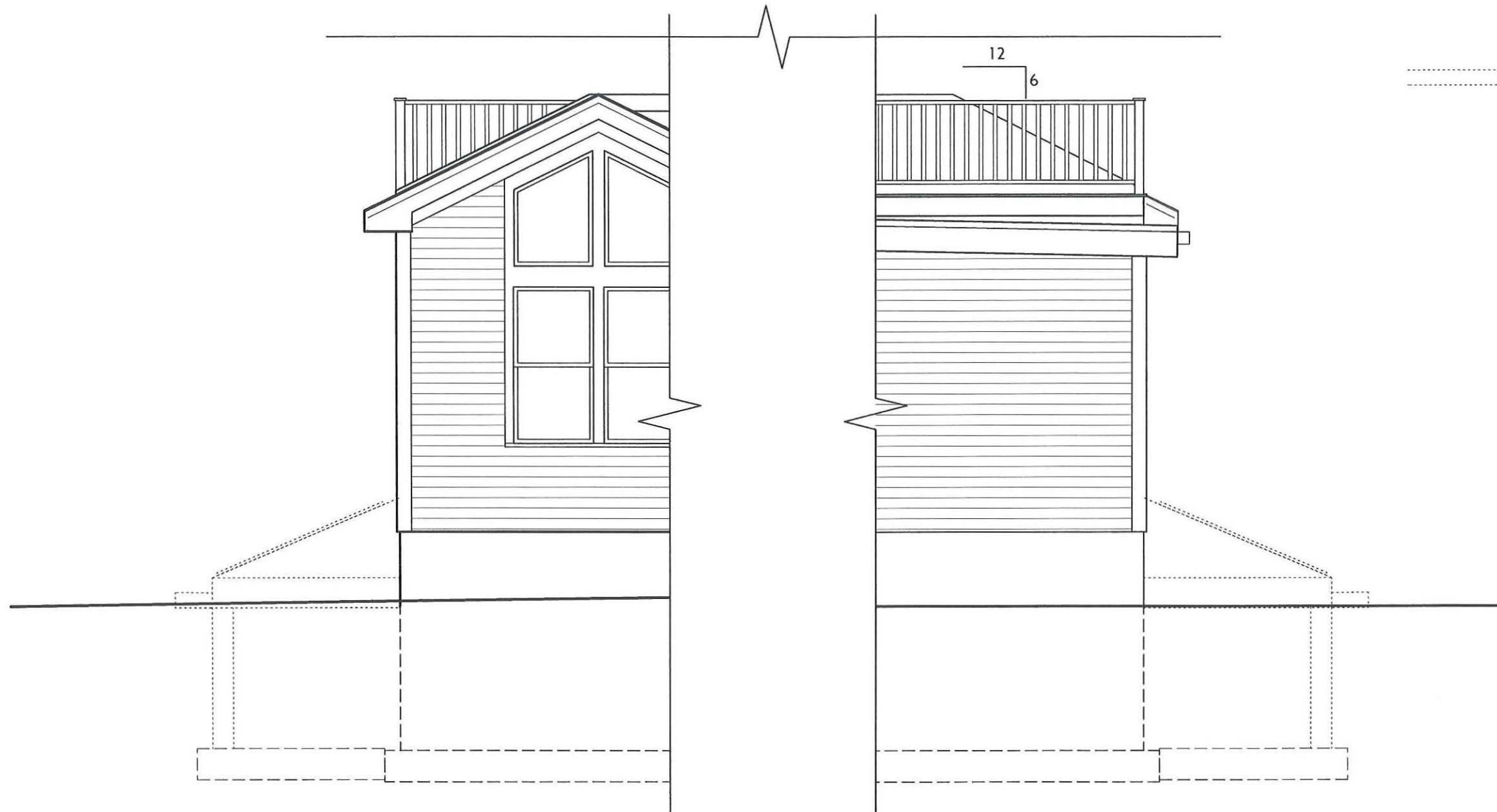
1 Existing Foundation & Demo Plan
Scale: 1/4" = 1'-0"

Residence of Marietta Sbraccia
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Somerville, MA 02144

Date:
05/18/17
06/07/17

X1.0



2 Existing Left Elevation
Scale: 1/4" = 1'-0"

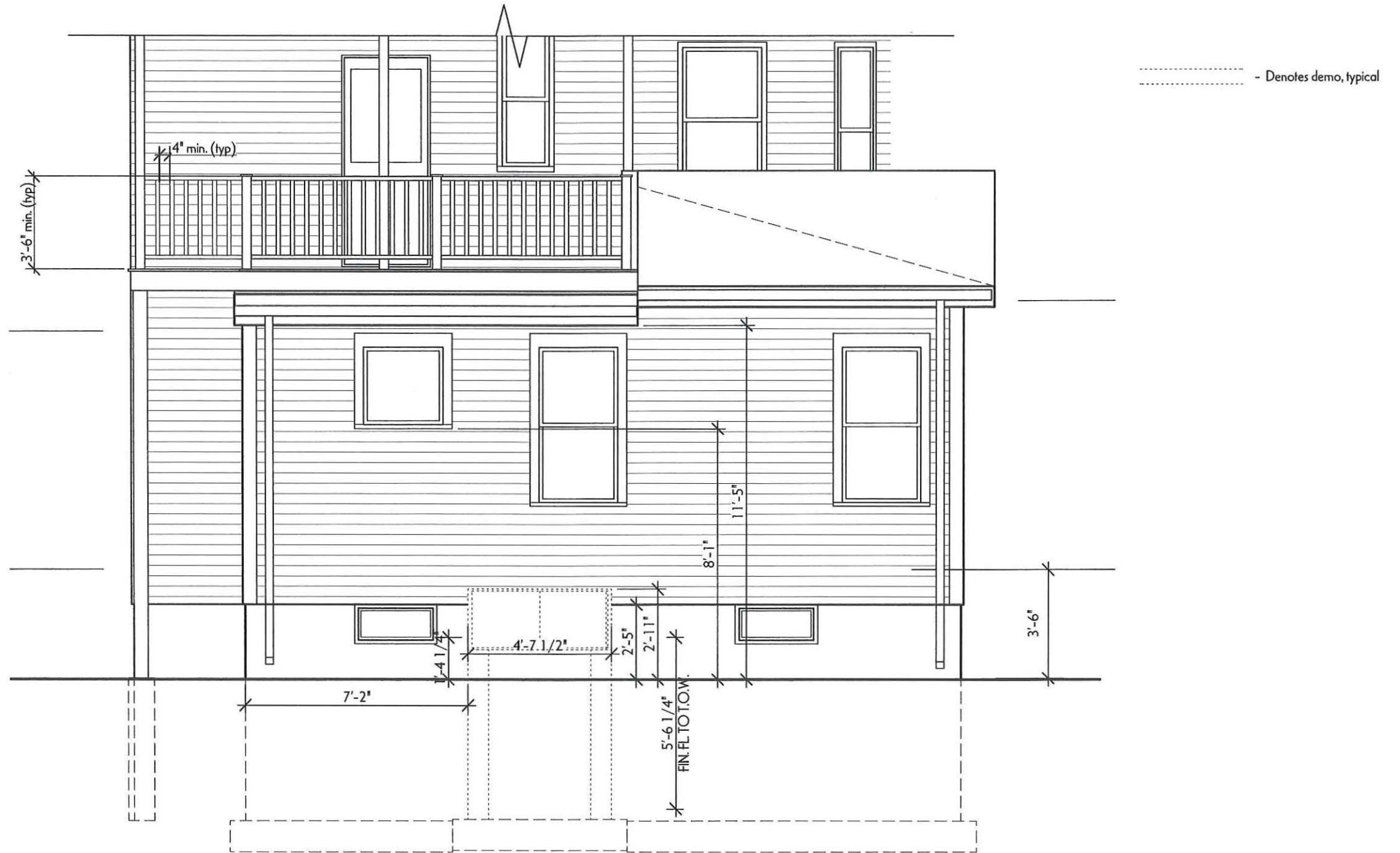
1 Existing Right Elevation
Scale: 1/4" = 1'-0"

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18 Perry Street
Cambridge, MA 02139

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1310 Broadway, Suite 200
Somerville, MA 02144

Date:
05/18/17
06/07/17

X2.0



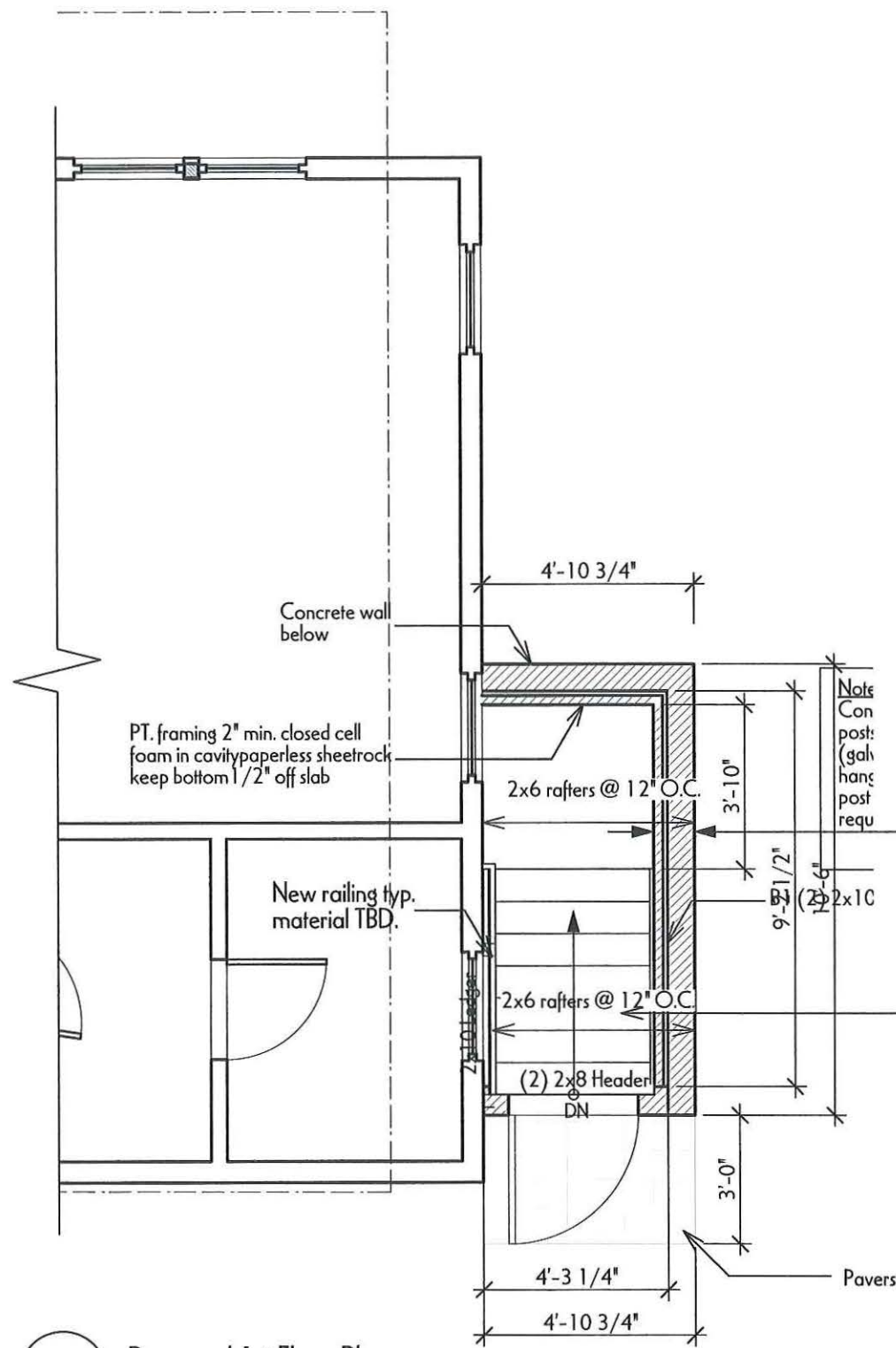
1 Existing Rear Elevation
Scale: 1/4" = 1'-0"

Residence of Marietta Sbraccia
18 Perry Street
Cambridge, MA 02139

EvB Design 
1310 Broadway, Suite 200
Somerville, MA 02144

Date:
05/18/17
06/07/17

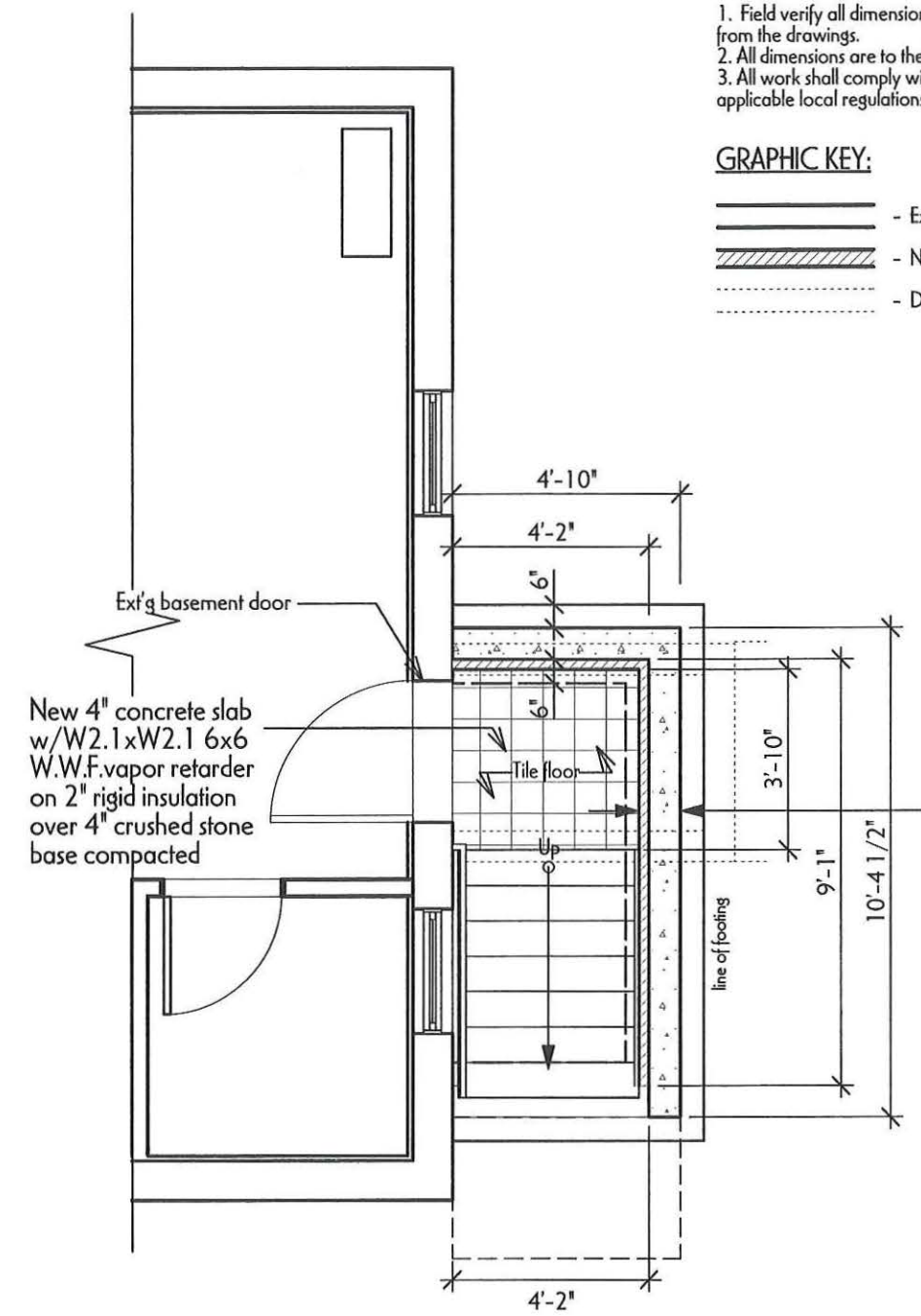
X2.1



2 Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"

Exterior Wall Assembly
 - Match ext'g exposure Hardieplank fiber cement siding, finish TBD
 - Dupont "Tyvek" vapor-permeable house wrap, tape all seams
 - 2x6 studs & 1/2" plywood sheathing
 - Strap out to foundation assembly
 - 4" closed cell spray foam insulation (R=26)
 - 1/2" Paperless sheetrock, finish TBD, keep 1/2" gap above floor

New Stairs
 Rise = 7 3/4"
 Tread = 10"
 Material TBD.



1 Proposed Foundation Plan
Scale: 1/4" = 1'-0"

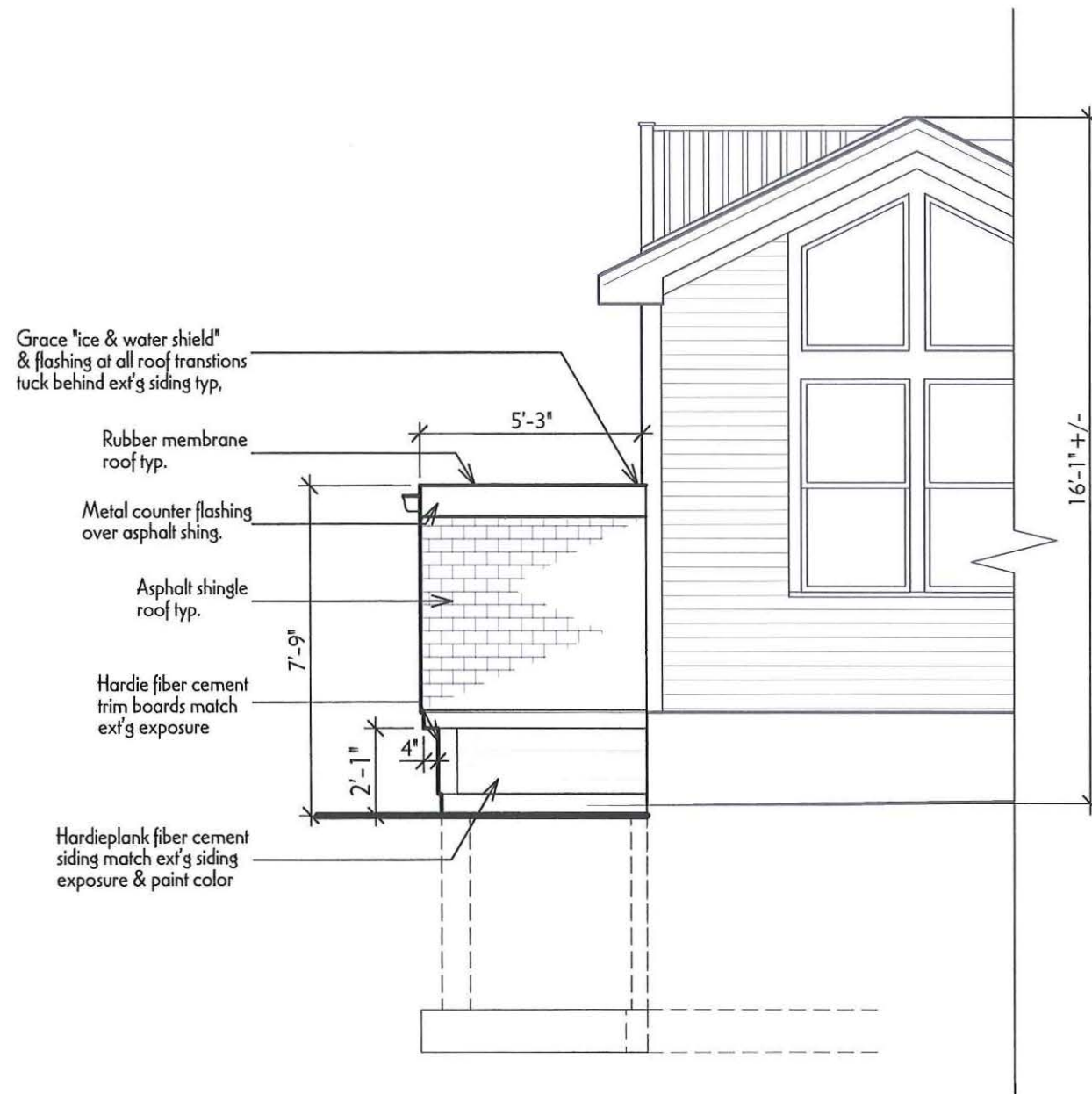
GENERAL NOTES

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3. All work shall comply with Massachusetts State Building Code 8th edition and all applicable local regulations.

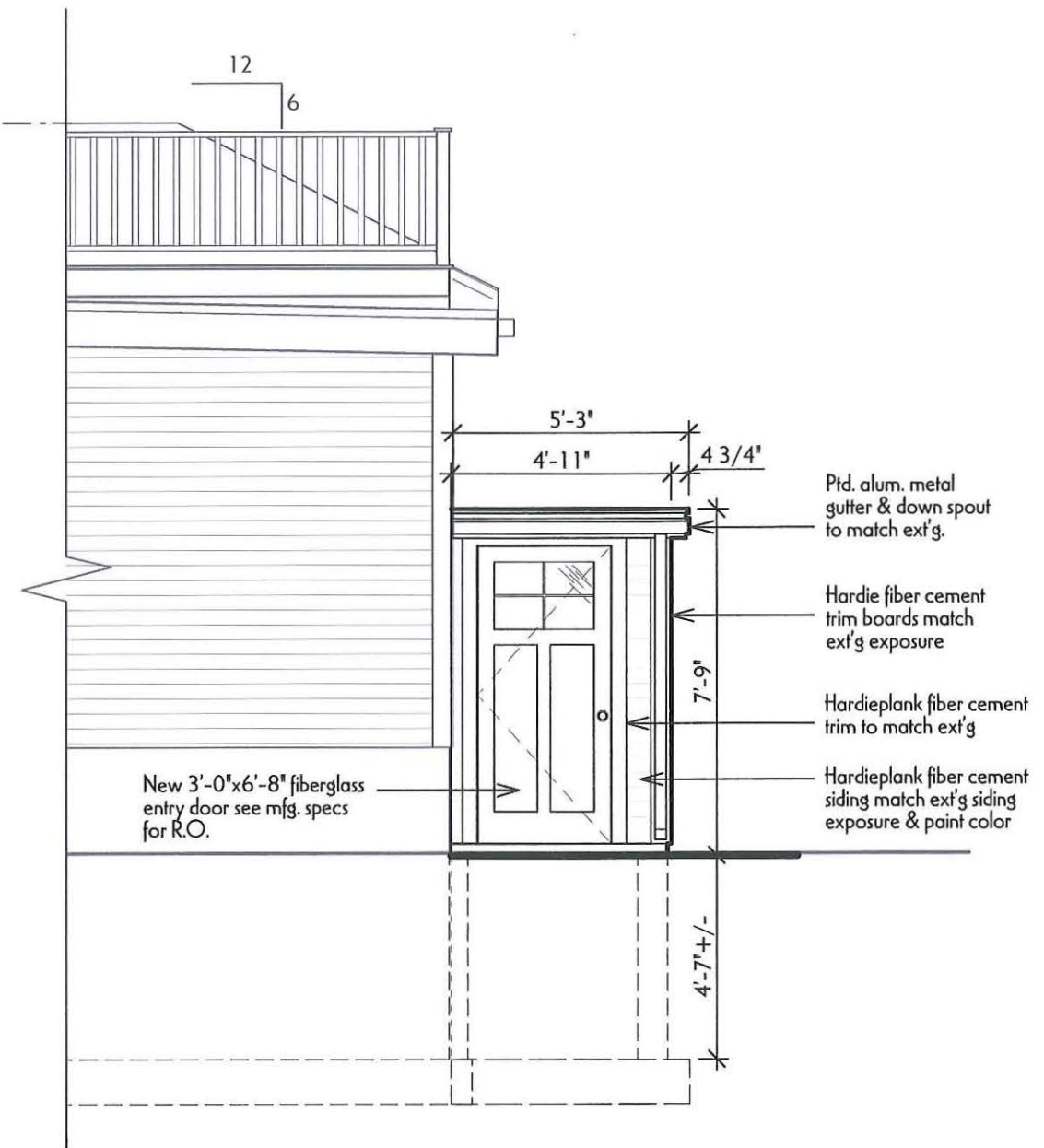
GRAPHIC KEY:

- Existing wall to remain
- New wall, typical
- Denotes demo, typical

Typical Exterior Wall Assembly (New Basement Entry)
 - 8" CMU frost wall on continuous concrete strip footing, reinforced per engineer's spec.'s, w/ continuous bituminous damp-proofing (exterior face, below grade) & perimeter perforated drain
 - 2" (actual) framing 2" metal studs on side, 5/4 P.T. doubled, or equiv.
 - Min. 2" closed cell spray foam insulation (R=13) @ interior face of CMU wall in framing cavities



2 Proposed Left Elevation
Scale: 1/4" = 1'-0"



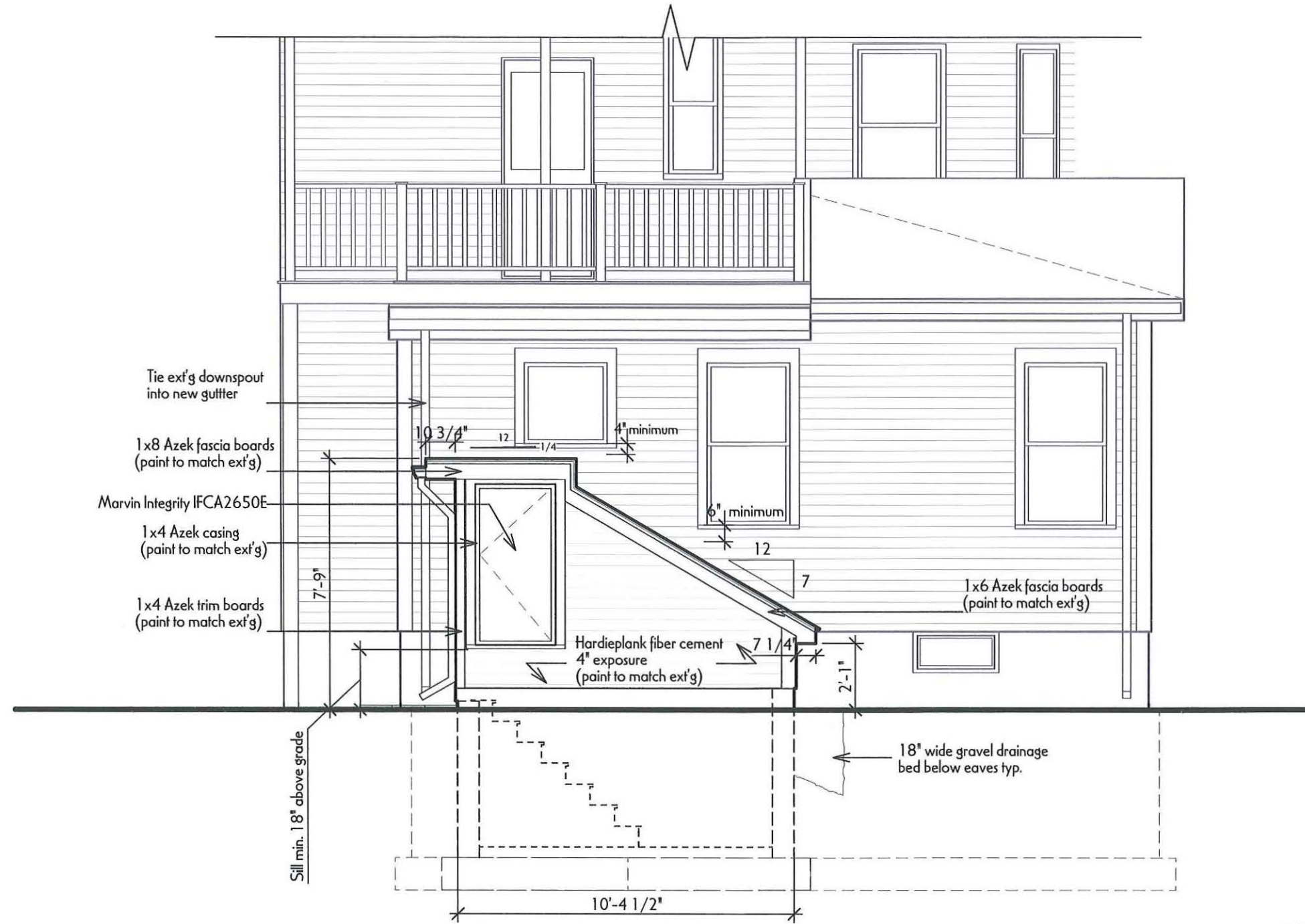
1 Proposed Right Elevation
Scale: 1/4" = 1'-0"

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Cambridge, MA 02139

EvB Design
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Somerville, MA 02144

Date:
05/18/17
06/07/17

A2.0



1 Proposed Rear Elevation
Scale: 1/4" = 1'-0"

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18 Perry Street
Cambridge, MA 02139

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1310 Broadway, Suite 200
Somerville, MA 02144

Date:
05/18/17
06/07/17

A2.1

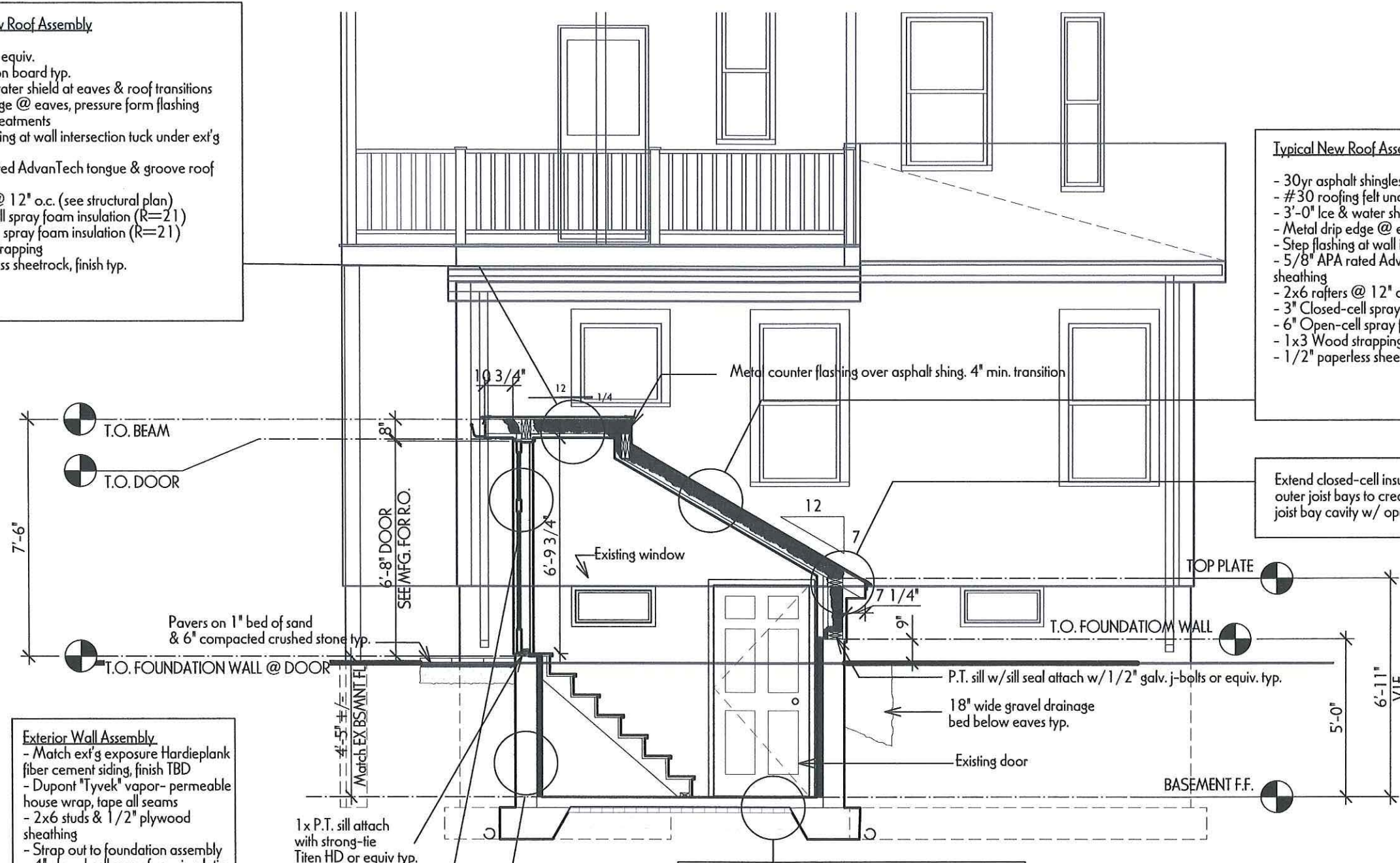
Low Slope New Roof Assembly

- Epdm roof or equiv.
- 1/2" insulation board typ.
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves, pressure form flashing over all edge treatments
- Counter flashing at wall intersection tuck under ext'g siding
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2x6 rafters @ 12" o.c. (see structural plan)
- 3" Closed-cell spray foam insulation (R=21)
- 6" Open-cell spray foam insulation (R=21)
- 1x3 Wood strapping
- 1/2" paperless sheetrock, finish typ.

Typical New Roof Assembly

- 30yr asphalt shingles
- #30 roofing felt underlayment
- 3'-0" Ice & water shield at eaves & roof transitions
- Metal drip edge @ eaves
- Step flashing at wall intersection tuck under ext'g siding
- 5/8" APA rated AdvanTech tongue & groove roof sheathing
- 2x6 rafters @ 12" o.c. (see structural plan)
- 3" Closed-cell spray foam insulation (R=21)
- 6" Open-cell spray foam insulation (R=21)
- 1x3 Wood strapping
- 1/2" paperless sheetrock, finish typ.

Extend closed-cell insulation down around rim joist @ outer joist bays to create air seal; fill remaining outer joist bay cavity w/ open cell insulation (typical)



Exterior Wall Assembly

- Match ext'g exposure Hardieplank fiber cement siding, finish TBD
- Dupont "Tyvek" vapor-permeable house wrap, tape all seams
- 2x6 studs & 1/2" plywood sheathing
- Strap out to foundation assembly
- 4" closed cell spray foam insulation (R=26)
- 1/2" Paperless sheetrock, finish TBD, keep 1/2" gap above floor

Typical Exterior Wall Assembly (New Basement Entry)

- 8" CMU frost wall on continuous concrete strip footing, reinforced per engineer's spec.'s, w/ continuous bituminous damp-proofing (exterior face, below grade) & perimeter perforated drain
- 2" (actual) framing 2" metal studs on side, 5/4 P.T. doubled, or equiv.
- Min. 2" closed cell spray foam insulation (R=13) @ interior face of CMU wall in framing cavities

Typical Concrete Slab Assembly (New Basement Entry)

- 4" Concrete slab reinforced per engineer's spec.'s w/ 2" rigid foam (XPS) @ slab perimeter
- 2" Extruded polystyrene (XPS) rigid foam insulation
- 6 min. polyethylene vapor barrier
- 6" crushed stone

1 Proposed Section Through Stairs
Scale: 1/4" = 1'-0"

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Somerville, MA 02144

Date:	A3.0
05/18/17	
06/07/17	

18 Perry St.





side yard →

18 Perry St.

→ Rear yard





Bulkhead at rear of 18 Perry St

