

BZA APPLICATION FORM

GENERAL INFORMATION

2019 MAR 28 PM 3:18

The undersigned hereby petitions the Board of Zoning Appeal for the following:
Special Permit: X Variance: X Appeal: _____

OFFICE OF THE CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: JAMIE & ERIN HOWELL

PETITIONER'S ADDRESS: 28-30 SHEA ROAD

LOCATION OF PROPERTY: 28-30 SHEA ROAD

TYPE OF OCCUPANCY: RESIDENCE ZONING DISTRICT: B

REASON FOR PETITION:

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

DESCRIPTION OF PETITIONER'S PROPOSAL:

EXTEND AN EXISTING SECOND FLOOR COVERED PORCH BY 2'-6" WITH AN UNCOVERED DECK. THE FIRST FLOOR PORCH WILL NOT BE EXTENDED - REPLACE D-H WINDOW w/ TRANSOM

SECTIONS OF ZONING ORDINANCE CITED:

- Article 5 Section 5.3D FAR
- Article 8 Section 8.22.2C
- 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): Howell
(Petitioner(s)/Owner)
Jamie Howell
(Print Name)

Address: 30 Shea Road

Cambridge MA 02140

Tel. No.: 617-460-7523

E-Mail Address: jamie.howell@gmail.com

Date: 3/28/19

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 JAMIE & ERIN HOWELL
(OWNER)

Address: 28-30 SHEA ROAD, CAMBRIDGE

State that I/We own the property located at 28-30 SHEA ROAD, which is the subject of this zoning application.

The record title of this property is in the name of JAMIE & ERIN HOWELL

*Pursuant to a deed of duly recorded in the date 6/16/2016, Middlesex South County Registry of Deeds at Book 67442, Page 142; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

Browell

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 Jamie Howell personally appeared before me, this 1st of March, 20 19, and made oath that the above statement is true.

My commission expires 11/09/2023

(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:

Currently the house has a back porch on the first and second floor that is 16'-0" wide but with only just over four feet of useable depth (4'-5 1/2' minus railing). For the first floor this is quite adequate since the ground level is easily accessible, but for the second level that depth is totally inadequate for a dining table or a conversation area. This makes the second floor porch almost unusable. The addition of an uncovered deck extension of 2'-6" would be able to accommodate these functions and make the deck a pleasant place to use. Since the first floor is not to be enlarged, the only FAR increase will be the covering of the stairs off of the first floor porch (2'-6" x 4'-0" = 10 sq. ft.).

- 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 due to the original construction of the structure which did not allow for a usable depth to the second floor porch. It should be noted that although most triple-deckers have porches that are not as wide as on this house, they are usually 6'-0" or more in depth, which makes the space functional.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

There is no proposed increase in occupancy, no proposed increase in parking or vehicular use and there is no significant increase of shadows on neighbors.

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

The requested variance does not significantly increase the FAR and it does not change the character of the neighborhood at all.

- * 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

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 18-30 SHEA ROAD (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:

This Special Permit request is to change on² double hung window for a high transom window. It will not alter any of the Zoning requirements including setback, FAR, height, open space, parking or number of vehicles.

- 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:

There will be no increase in vehicles or parking.

- 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 changing of the windows will have no impact on the neighbors except to give them more privacy.

- 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:

The changing of the window would have no impact on the safety of the occupants nor would it have any impact on any other residents of the City.

- 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:

Changing the window would be barely visible from the street and would therefore not architecturally change the character of the district or the integrity of its character.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: JAMIE GERIN HOWELL PRESENT USE/OCCUPANCY: RES.

LOCATION: 28-30 SHEA ROAD ZONE: B

PHONE: 617-460-7523 REQUESTED USE/OCCUPANCY: RES.

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>	
TOTAL GROSS FLOOR AREA:	<u>3319</u>	<u>3329</u>	<u>1762</u>	(max.)
LOT AREA:	<u>3524</u>		<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.941</u>	<u>.944</u>	<u>.5</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1175</u>	<u>1175</u>	<u>2500</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>33.33</u>		<u>50</u>	(min.)
DEPTH	<u>106.06</u>			
Setbacks in Feet:				
FRONT	<u>9.3</u>	<u>9.3</u>	<u>15</u>	(min.)
REAR	<u>42.3</u>	<u>39.8</u>	<u>25</u>	(min.)
LEFT SIDE	<u>3.7</u>	<u>3.7</u>	<u>7'-6" (SUM 20)</u>	(min.)
RIGHT SIDE	<u>2.6</u>	<u>2.6</u>	<u>7'-6" (SUM 20)</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>34'-6"</u>	<u>34'-6"</u>	<u>35'-0"</u>	(max.)
LENGTH	<u>54'-6 1/2"</u>	<u>57'-0 1/2"</u>		
WIDTH	<u>26'-5"</u>	<u>26'-5"</u>		
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>.4</u>	<u>.4</u>	<u>.4</u>	(min.)
NO. OF DWELLING UNITS:	<u>2</u>	<u>2</u>	<u>1</u>	(max.)
NO. OF PARKING SPACES:	<u>0</u>	<u>0</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:				(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:				(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.

NA

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'.

30 Shea Rd

183-27
HYLAND, KATHERINE W. & CRAIG HYLAND
31 SHEA ROAD.
CAMBRIDGE, MA 02139

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

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

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

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

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

183-76
BENT, JILL L. & CHARLES Q. BENT
36 SHEA RD
CAMBRIDGE, MA 02139

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

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

183-123
COMMUNITY ALTERNATIVE RESIDENTIAL
ENVIRONMENTS, INC.
35 CHARLESTOWN STREET
SOMERVILLE, MA 02143

183-80
HOWELL, JAMIE & ERIN HOWELL
28-30 SHEA RD
CAMBRIDGE, MA 02140

183-77
SMITH, DOUGLAS C & CLAIRE M DAHILL,
TRS OF 34 SHEA ROAD REALTY TRUST
34 SHEA RD.
CAMBRIDGE, MA 02140

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

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

Petitioner

We, the neighbors of Jamie and Erin Howell have seen their proposal for an extended second floor rear porch and a window change on the south side of their house. We understand that they need a variance for the rear porch extension and a special permit for the window. We fully support their applications and understand that porch extension will make their back porch usable and the window change will give them more privacy to their living room. We also realize that these changes will not have any negative impact on the neighborhood.

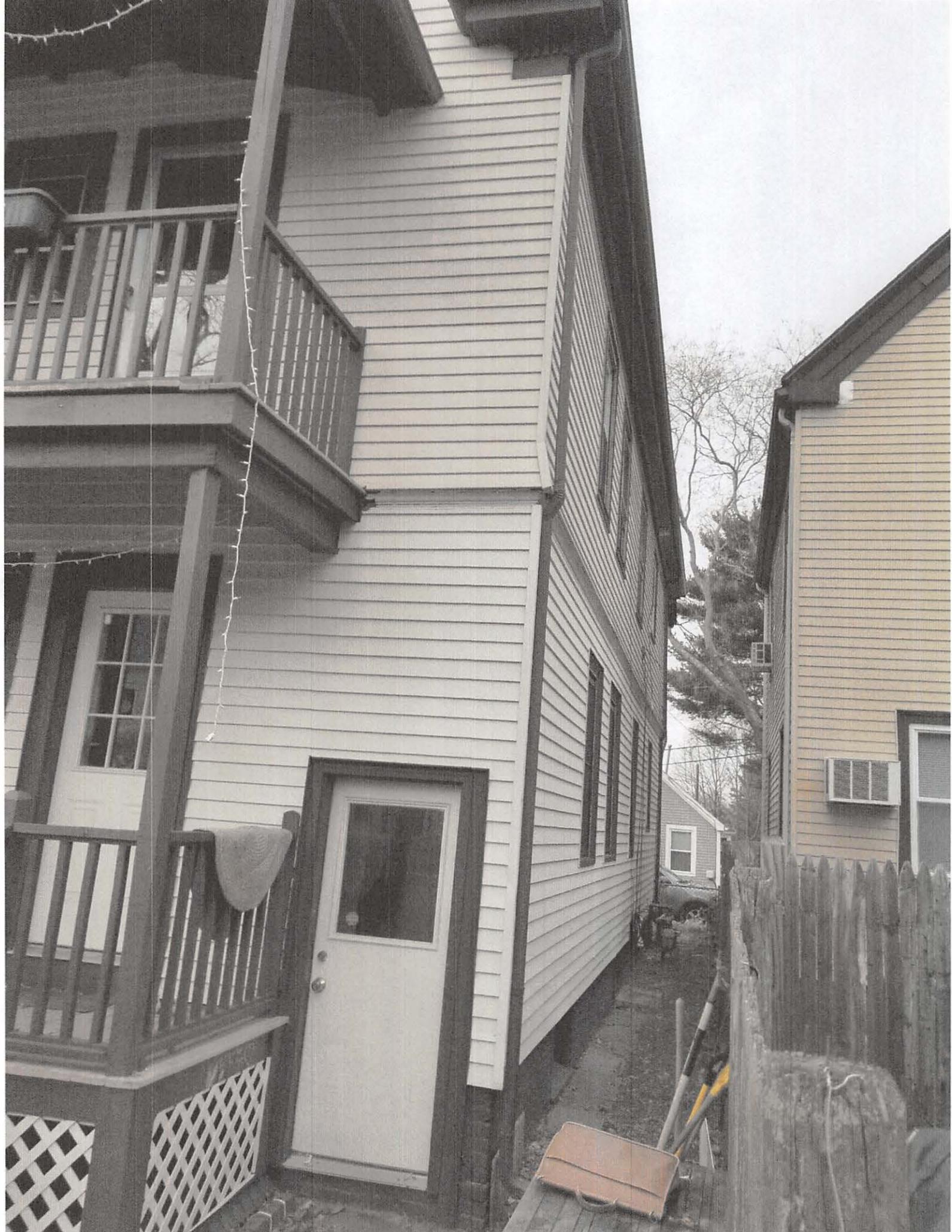
Name	Address
Karen Dempsey	16 Shea Rd 02140
Craig Hyland	31 Shea rd 02140
Katherine Hyland	31 Shea Road 02140
PAUL NORMAN	32 LOCKE ST 02140
Jill Bent	36 Shea Rd 02140
CHARLES BENT	36 SHEA RD 02140
Angela Ronberg	29 Locke St 02140
Kevin Leahy	29 Locke St 02140
Yih-hsien Shen	23 Woodbridge St. 02140
Erin Malone	17 Woodbridge St 02140
ROBERT E. Levesque	32 Shea Road 02140

28-30 Shee Rd.











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 30 Shea 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)
- Structure 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 is anticipated.
- 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 March 13, 2019

Received by Uploaded to Energov

Date March 13, 2019

Relationship to project BZA 017078-2019

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.

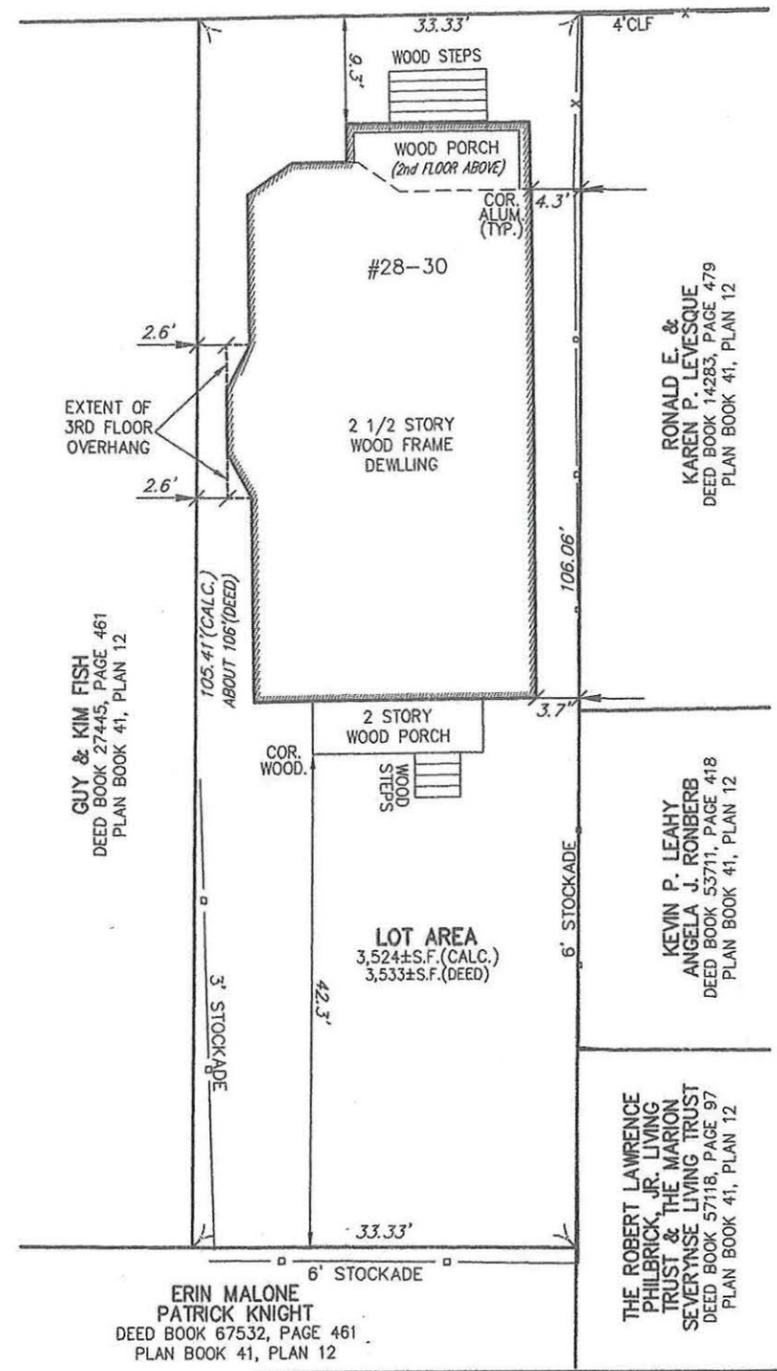
July 2003

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>

MERIDIAN FROM PLAN 1485 OF 1985

SHEA (PUBLIC - 40' WIDE) ROAD (F.K.A. FRANK STREET)

ASSESSORS:
MAP 183, LOT 80
REFERENCES:
DEED BOOK 67442, PAGE 142
PLAN BOOK 41, PLAN 12
OWNERS OF RECORD:
JAMIE & ERIN HOWELL



GUY & KIM FISH
DEED BOOK 27445, PAGE 461
PLAN BOOK 41, PLAN 12

ERIN MALONE
PATRICK KNIGHT
DEED BOOK 67532, PAGE 461
PLAN BOOK 41, PLAN 12

RONALD E. &
KAREN P. LEVESQUE
DEED BOOK 14283, PAGE 479
PLAN BOOK 41, PLAN 12

KEVIN P. LEAHY
ANGELA J. RONBERG
DEED BOOK 53711, PAGE 418
PLAN BOOK 41, PLAN 12

THE ROBERT LAWRENCE
PHILBRICK, JR. LIVING
TRUST & THE MARION
SEVERYNSE LIVING TRUST
DEED BOOK 57118, PAGE 97
PLAN BOOK 41, PLAN 12

PLOT PLAN
OF LAND IN
CAMBRIDGE, MA
(#28 - 30 SHEA ROAD)
PREPARED FOR: JAMIE HOWELL

HANCOCK
Survey Associates, Inc.
185 CENTRE STREET, DANVERS, MA. 01923
VOICE (978) 777-3050, FAX (978) 774-7816

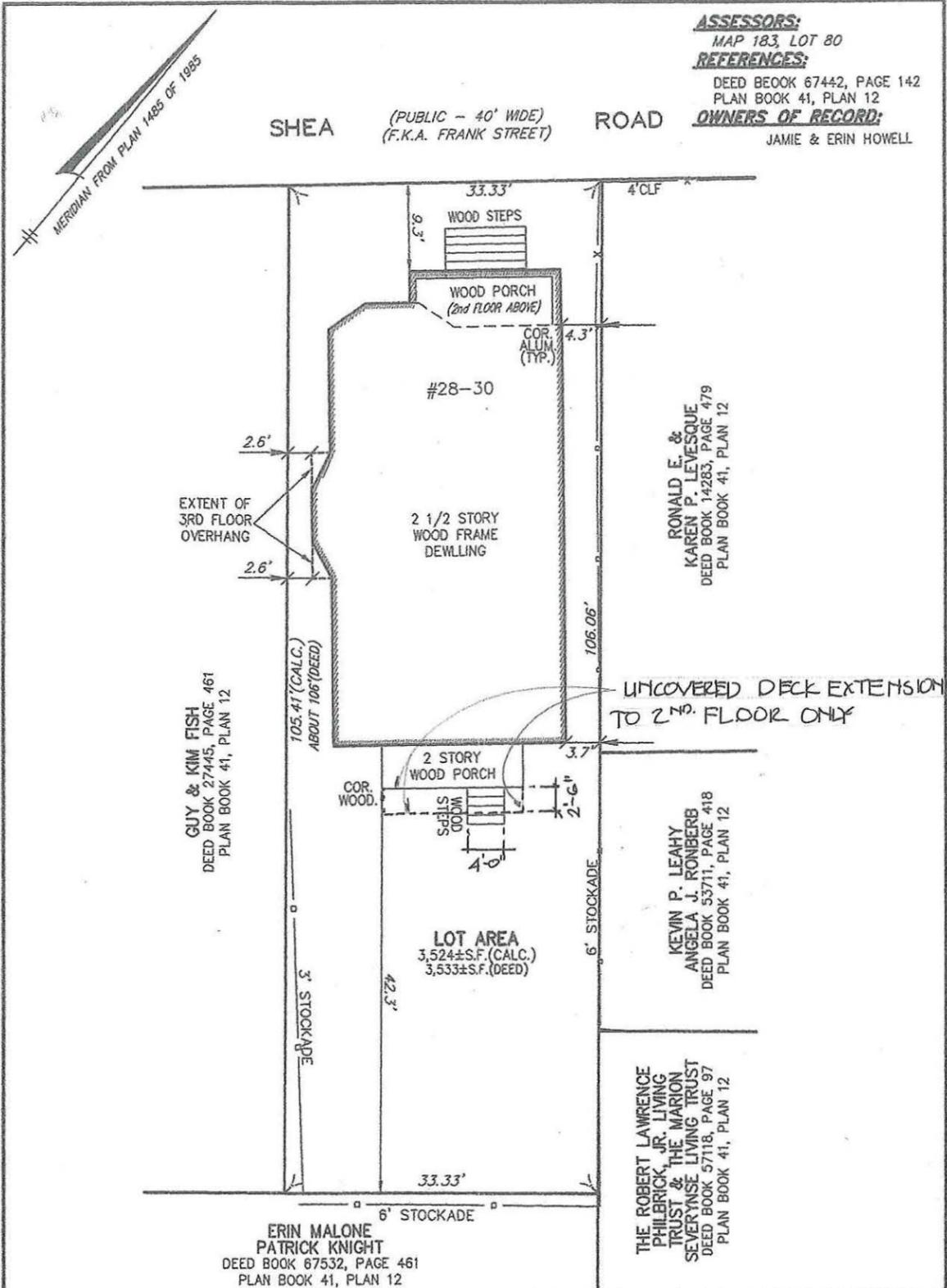
SCALE: 1" = 10'

CHK. BY: _____
DATE: 2/2/18
JOB NO. 21052

PROFESSIONAL LAND SURVEYOR

EXISTING

CLOSE TO 1" = 15' 0"



ASSESSORS:
 MAP 183, LOT 80
REFERENCES:
 DEED BOOK 67442, PAGE 142
 PLAN BOOK 41, PLAN 12
OWNERS OF RECORD:
 JAMIE & ERIN HOWELL

GUY & KIM FISH
 DEED BOOK 27445, PAGE 461
 PLAN BOOK 41, PLAN 12

RONALD E. &
 KAREN P. LEVESQUE
 DEED BOOK 14285, PAGE 479
 PLAN BOOK 41, PLAN 12

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 DEED BOOK 53711, PAGE 418
 PLAN BOOK 41, PLAN 12

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 DEED BOOK 57118, PAGE 97
 PLAN BOOK 41, PLAN 12

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 PLAN BOOK 41, PLAN 12

PLOT PLAN
 OF LAND IN
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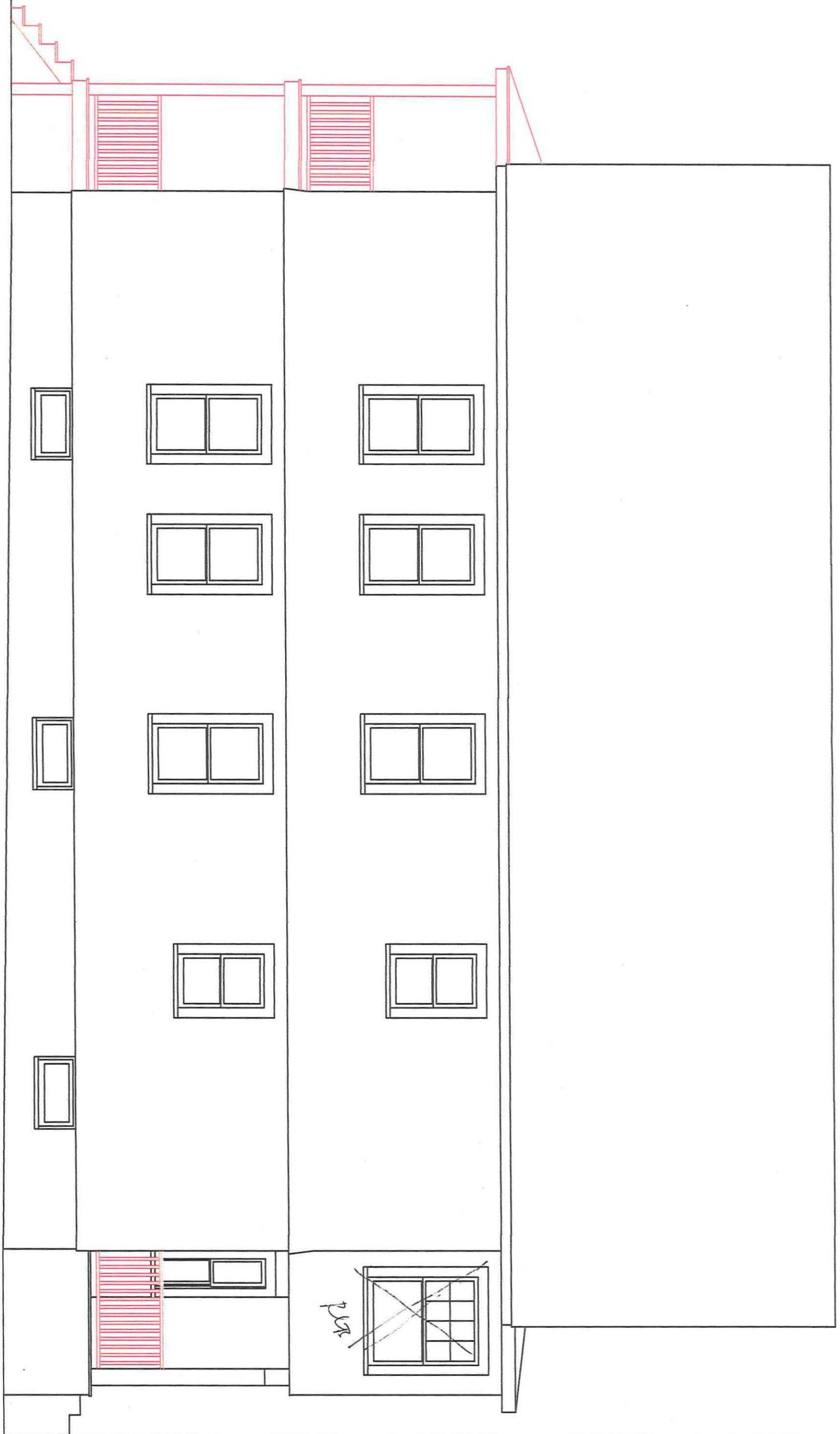
SCALE: 1" = 10'

CHK. BY:
 DATE:
 2/2/18
 JOB NO.
 21052

PROFESSIONAL LAND SURVEYOR

PROPOSED

CLOSE TO 1" = 15'-0"



North Elevation - Existing
2/15/19
1/4"=1'-0"

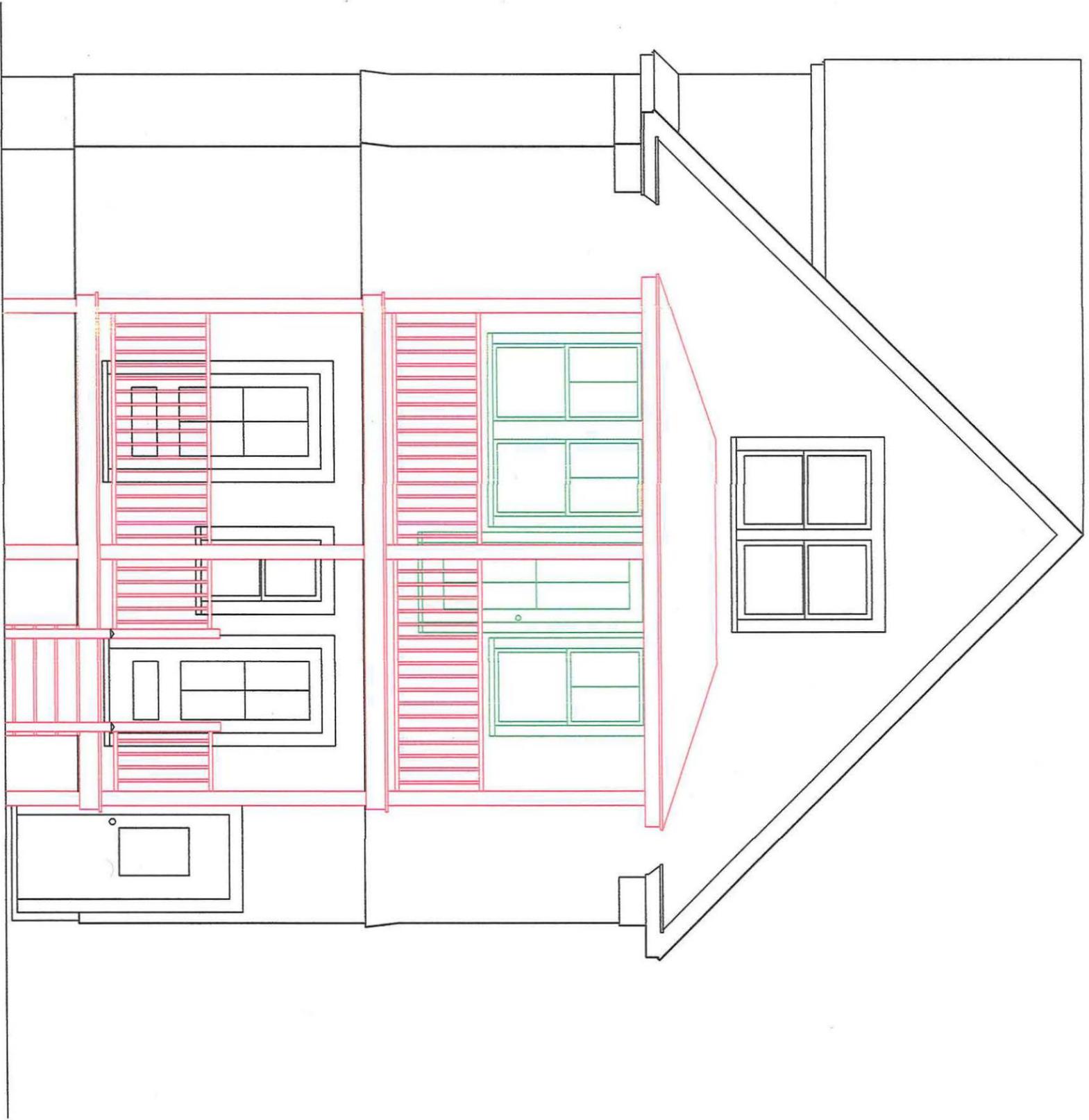
Howell Residence
28-30 Shea Road
Cambridge, MA
(617) 460-7523

Richard Brown Architects
50 Hillcrest Ave. Lexington, MA 02420
(617) 515-7403
RichardBrownArchitects.com

Date

6/20/18
2/15/19

RBR



A-2c

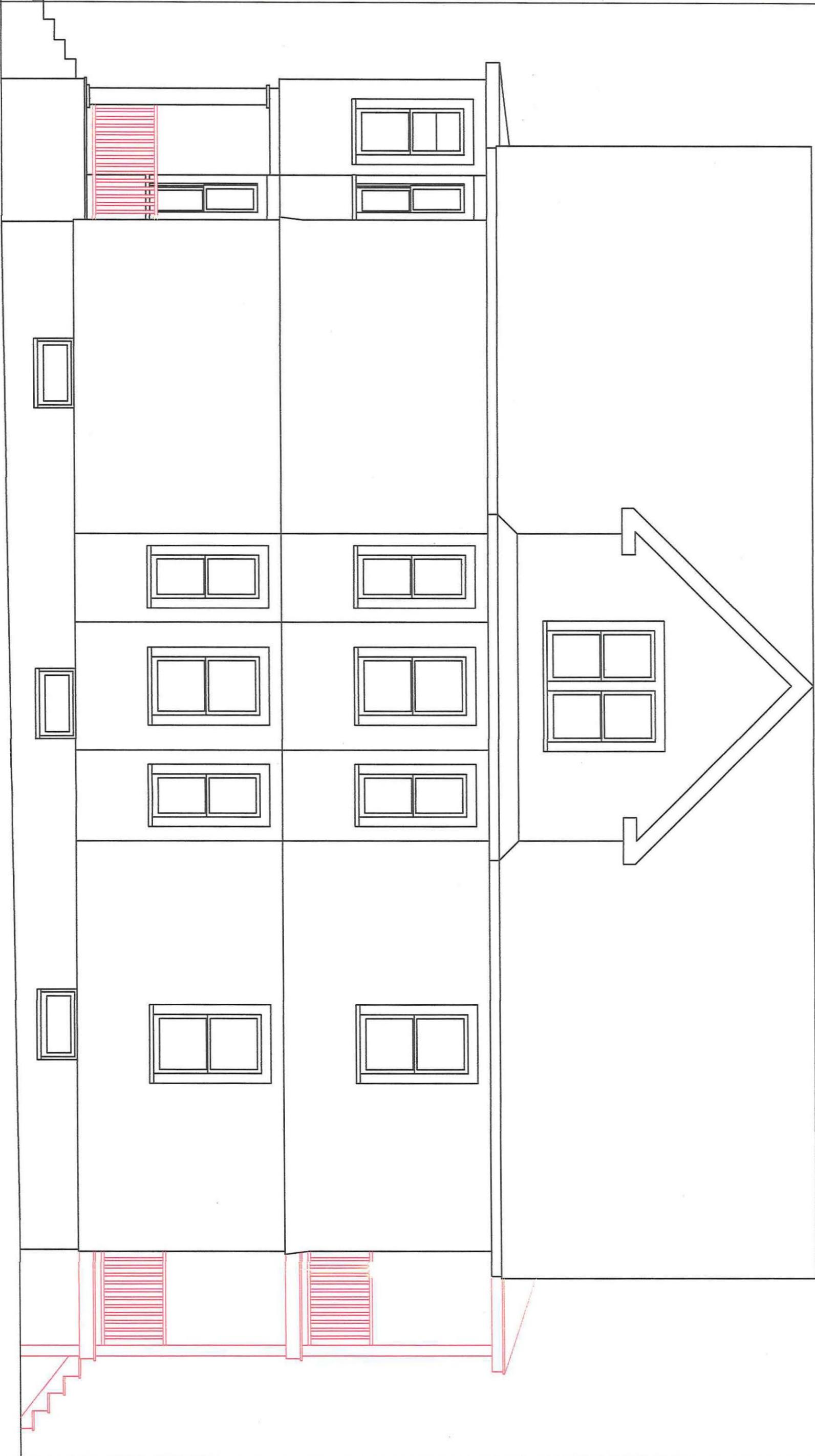
Rear (East) Elevation-Existing
2/15/19
1/4"=1'-0"

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Date

6/20/18
11/2/18
2/15/19



A-2d

South Elevation - Existing
2/15/19
1/4"=1'-0"

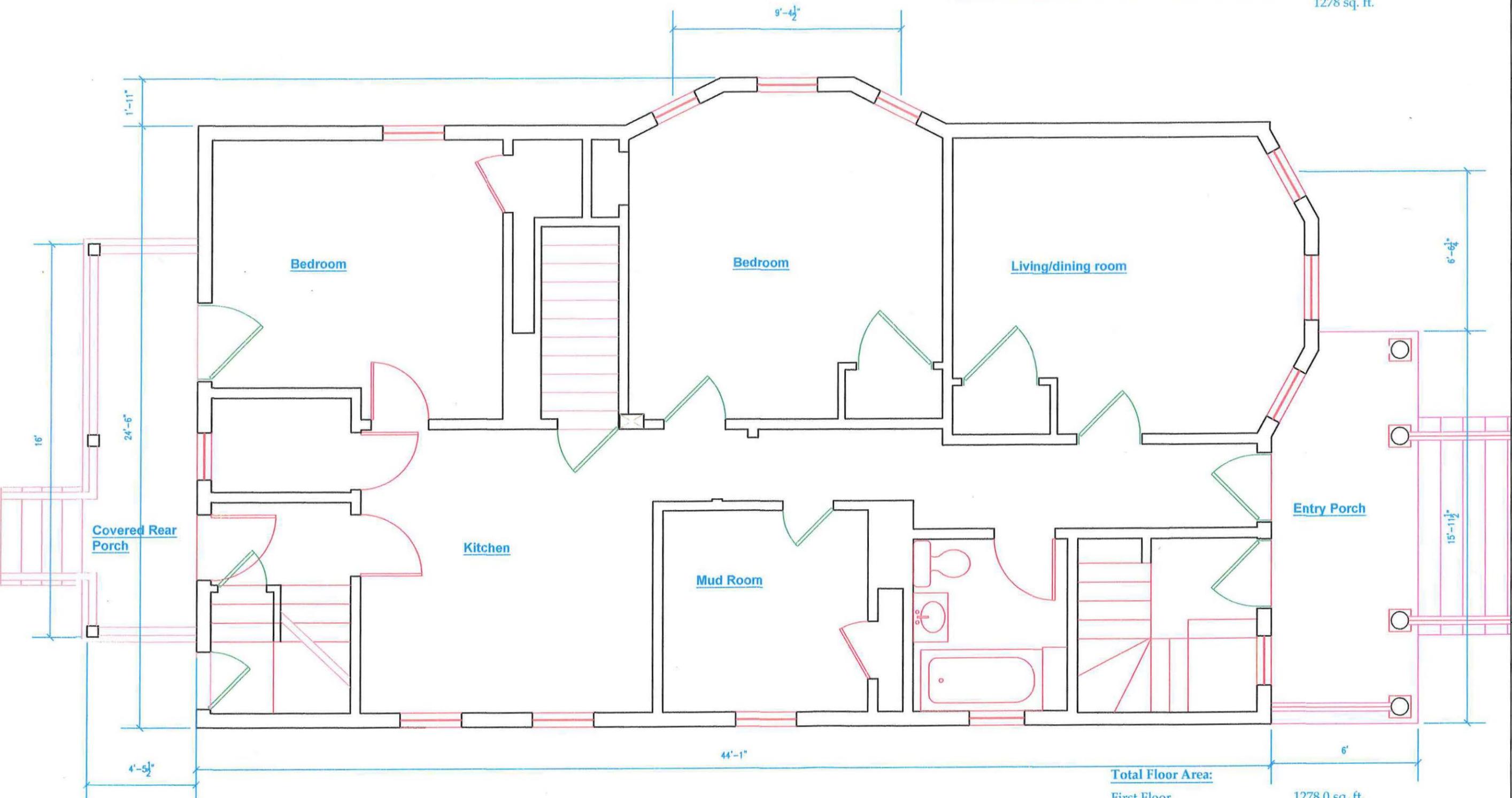
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Date

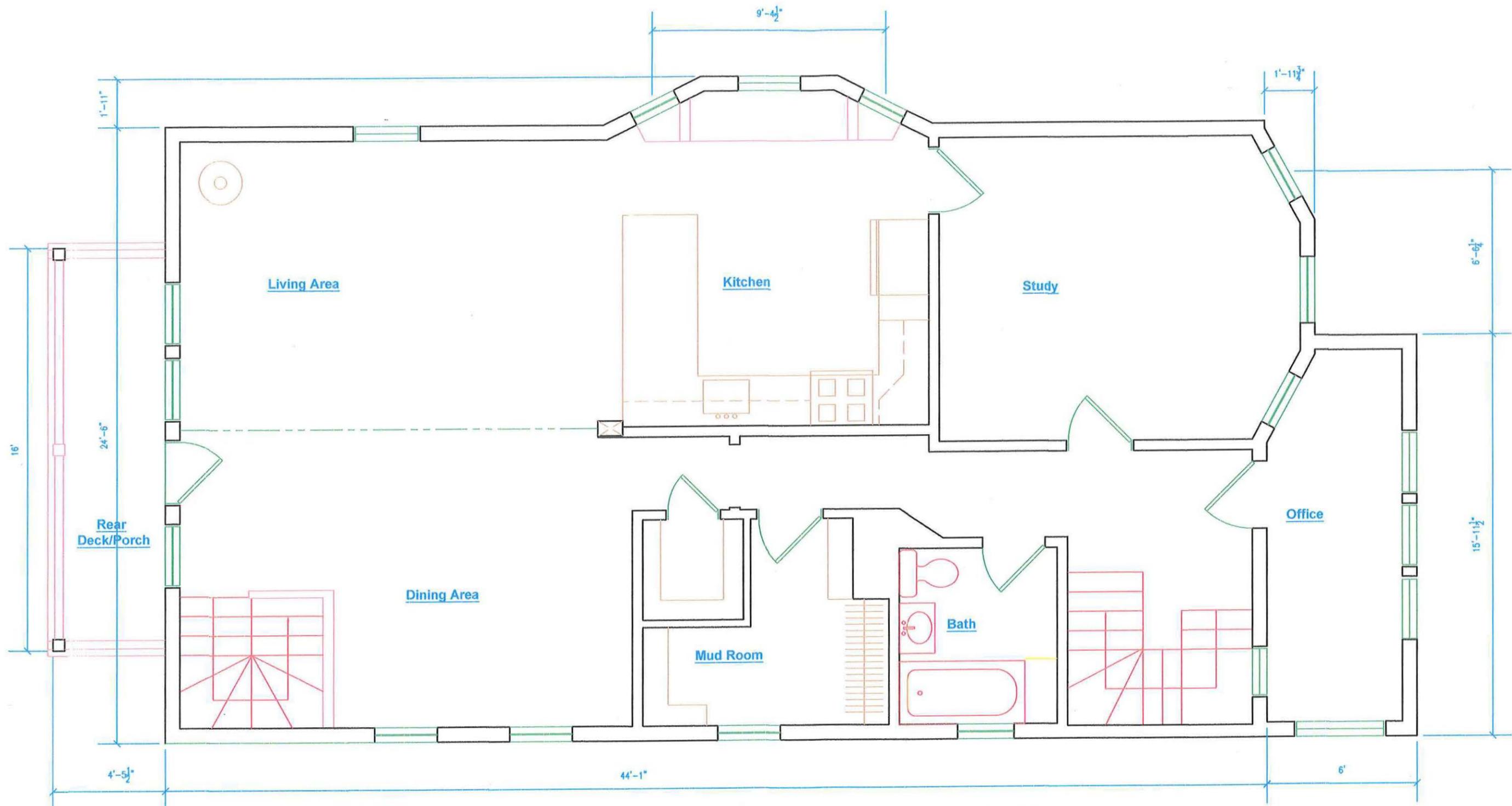
6/20/18
2/15/19

First Floor Area		
Main Body of Second Floor	44'-0" x 24'-6" =	1080 sq. ft.
Rear Porch Covered Area	4'-5 1/2" x 16'-0" =	71
Kitchen Bay	1'-11" x 9'-4 1/2" =	18
Study Bay	1'-11 3/4" x 6'-6 1/4" =	13
Office	6'-0" x 15'-11 1/2" =	96
		1278 sq. ft.



Total Floor Area:	
First Floor	1278.0 sq. ft.
Second Floor	1278.0
Third Floor	763.0
Total square feet	3319.0 sq. ft.
Additional sq. ft.	10.0
Total proposed sq. ft.	3329.0 sq. ft.

4/6/18 5/30/18 6/20/18 10/22/18 11/2/18 12/14/18 12/18/18 12/24/18 2/15/19	Date
Richard Brown Architects 50 Hillcrest Ave. Lexington, MA 02420 (617) 515-7403 RichardBrownArchitects.com	Richard Brown Architects
Howell Residence 28-30 Shea Road Cambridge, MA (617) 460-7523	Howell Residence
First Floor Existing 2/15/19 1/4" = 1'-0"	First Floor Existing
A-4a	



Second Floor Area		
Main Body of Second Floor	44'-0" x 24'-6" =	1080 sq. ft.
Rear Porch Covered Area	4'-5 1/2" x 16'-0" =	71
Kitchen Bay	1'-11" x 9'-4 1/2" =	18
Study Bay	1'-11 3/4" x 6'-6 1/4" =	13
Office	6'-0" x 15'-11 1/2" =	96
		1278 sq. ft.

4/19/18
 4/23/18
 5/22/18
 5/30/18
 6/20/18
 10/22/18
 11/2/18
 12/14/18
 12/18/18
 12/24/18
 2/15/19

Date
 Richard Brown Architects
 50 Hillcrest Ave. Lexington, MA 02420
 (617) 515-7403
 RichardBrownArchitects.com

Howell residence
 28-30 Shea Road
 Cambridge, MA
 (617) 460-7523

Second Floor existing
 2/15/19
 1/4"=1'-0"

A-4b

4/6/18
 5/22/18
 5/30/18
 6/20/18
 10/22/18
 11/2/18
 2/15/19

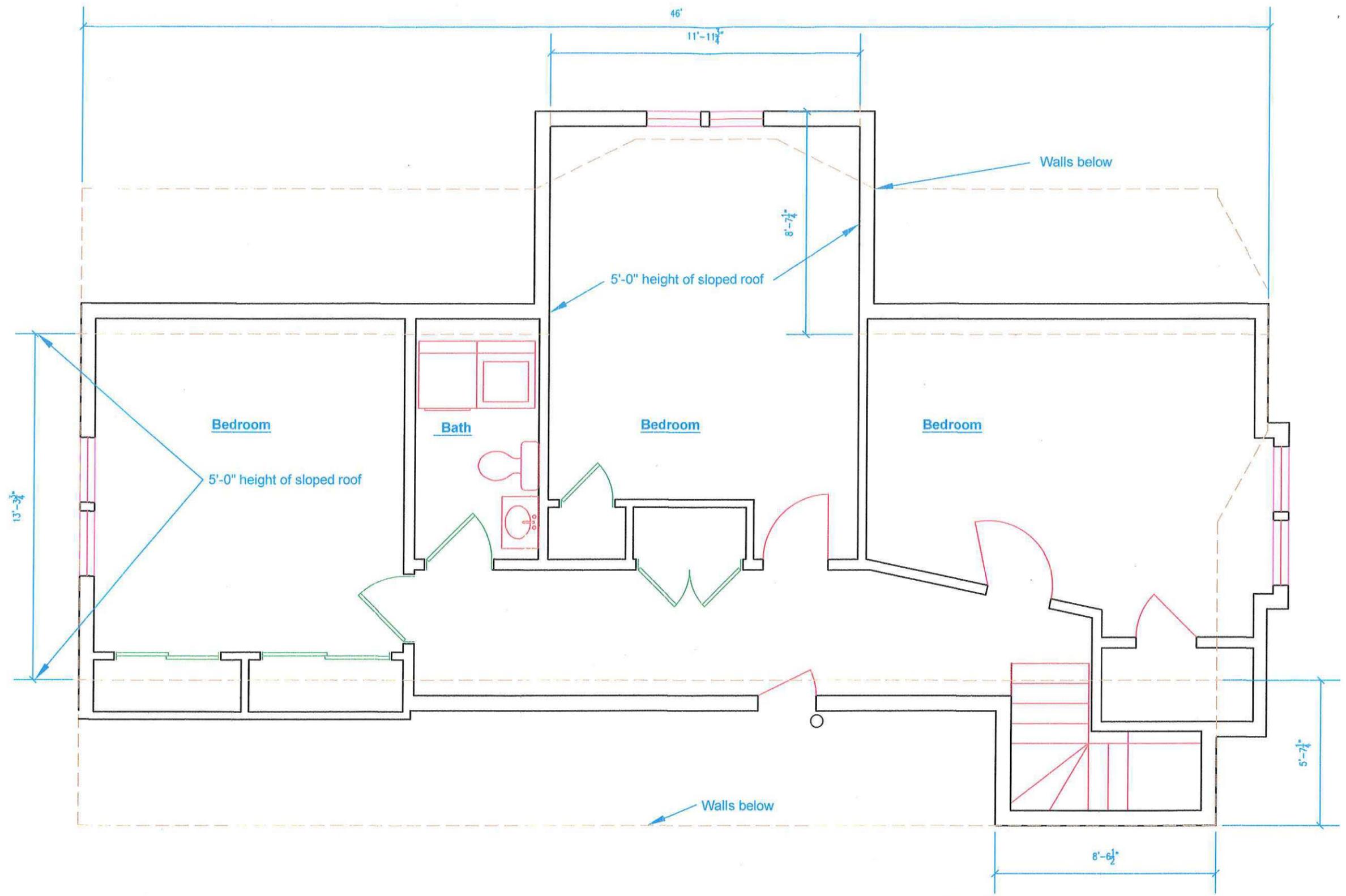
Date

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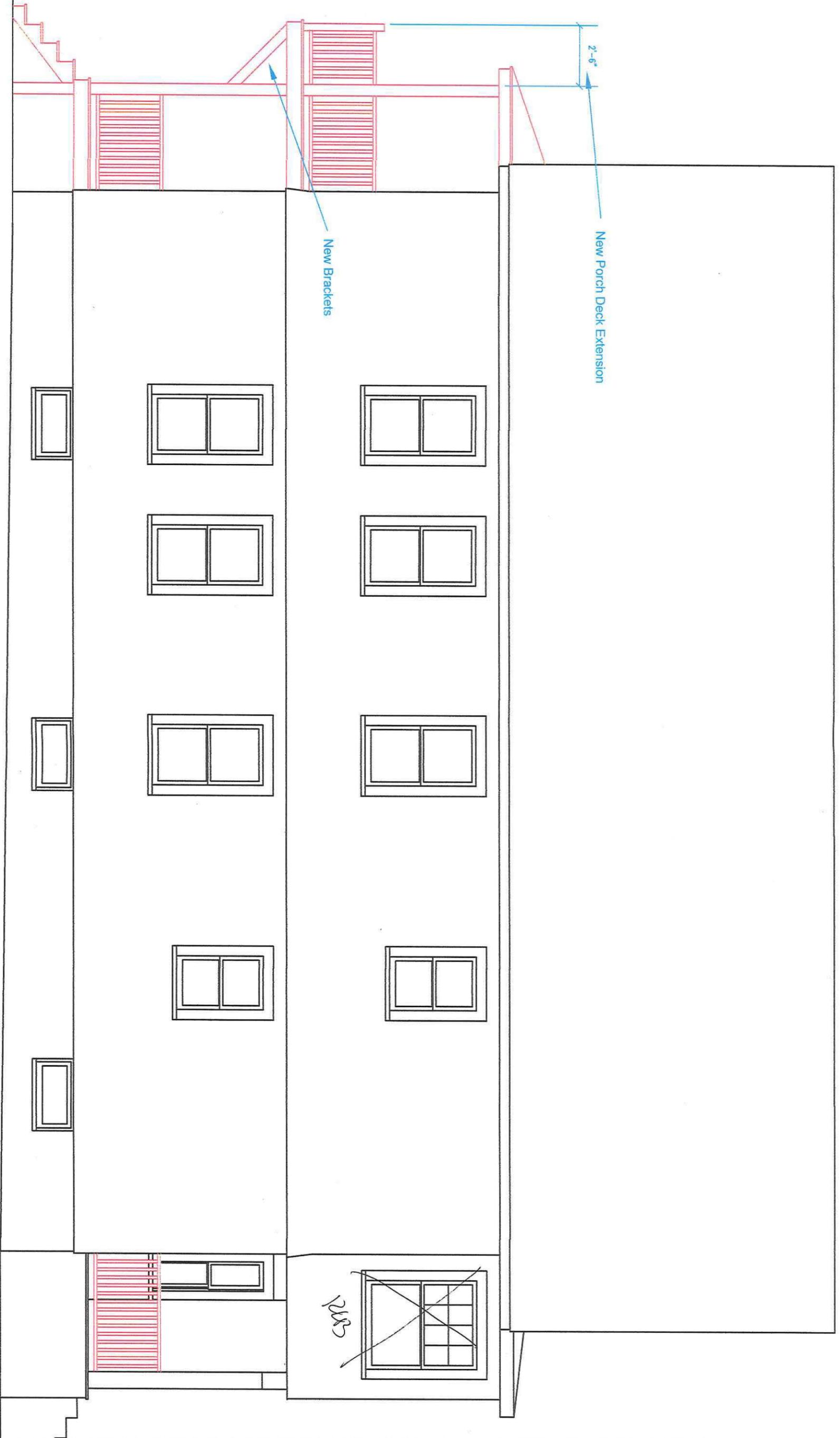
Howell Residence
 28-30 Shea Road
 Cambridge, MA
 (617) 460-7523

Third Floor Existing Plan
 2/15/19
 1/4"=1'-0"

A-4c



Third Floor Area		
Main body of third floor	46'-0" x 13'-3 3/4" =	612 sq. ft.
Bedroom Dormer	11'-11 3/4" x 8'-7 1/4" =	103
Stairs	8'-6 1/2" x 5'-7 1/4" =	48
		<hr/> 763 sq. ft.



A-71b

North Elevation - Proposed
 2/15/19
 1/4"=1'-0"

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Date

6/20/18
 2/15/19





A-7d

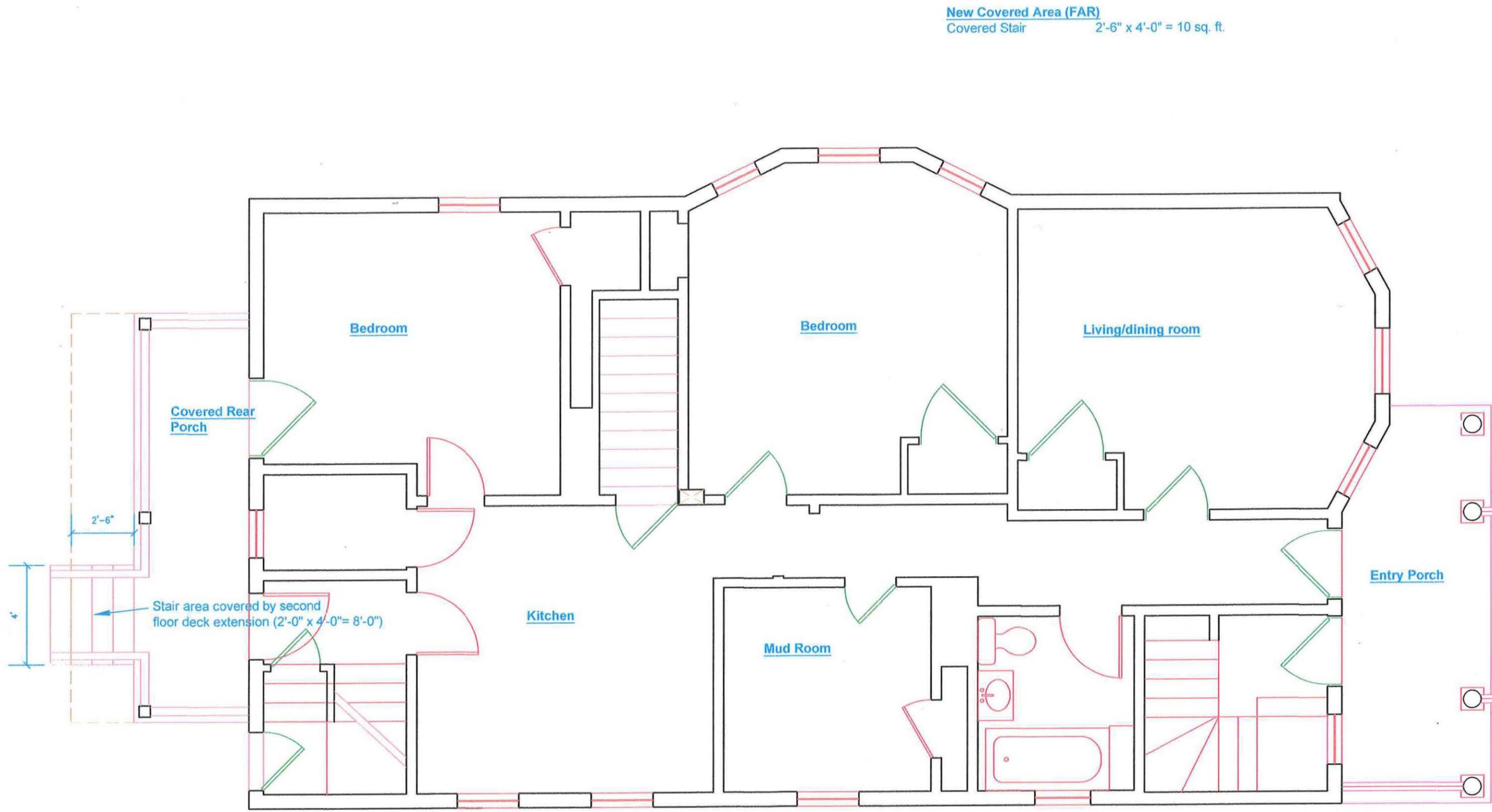
South Elevation 2/15/19
1/4"=1'-0"

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Date

6/20/18
2/15/19



New Covered Area (FAR)
 Covered Stair 2'-6" x 4'-0" = 10 sq. ft.

Covered Rear Porch

Bedroom

Bedroom

Living/dining room

Kitchen

Mud Room

Entry Porch

Stair area covered by second floor deck extension (2'-0" x 4'-0" = 8'-0")

- 4/6/18
- 5/30/18
- 6/20/18
- 10/22/18
- 11/2/18
- 12/14/18
- 12/18/18
- 12/24/18
- 2/15/19

Date

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Howell Residence
 28-30 Shea Road
 Cambridge, MA
 (617) 460-7523

First Floor Proposed
 2/15/19
 1/4" = 1'-0"

A-9a

-  Menu
-  Search
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Selection ?

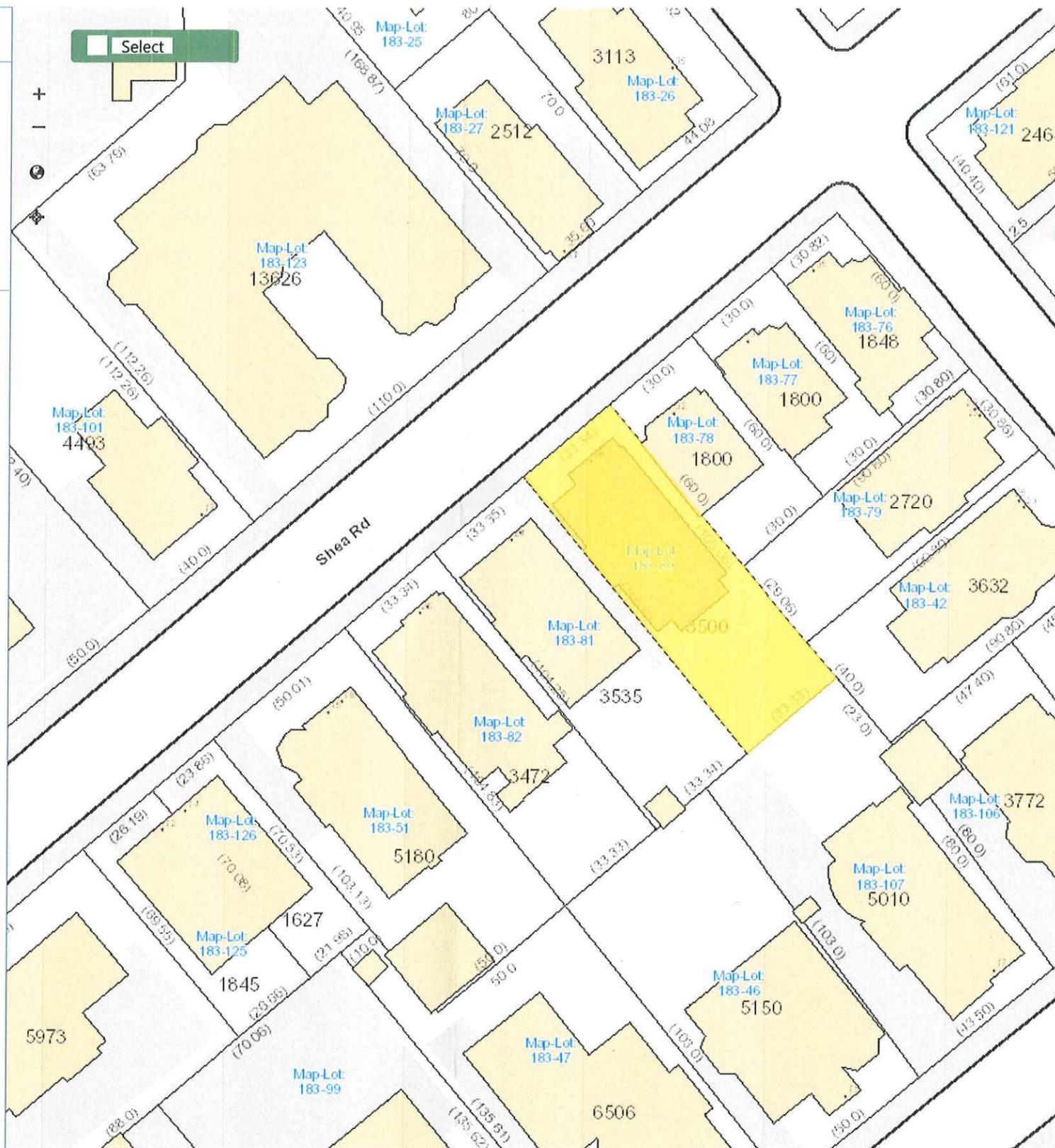
Build a Spatial Query

Select Parcels

(show all)

Select All Zoom To Clear

Property ID	Address	Unit	Land Use
183-80	28 SHEA RD		TWO-FAM-RES



30 ft

Leaflet (http://leafletjs.com)

1 selected

Spreadsheet

Mailing Labels

Details

Property Info

Property ID 183-80

PID 14936
Address 28 SHEA RD
Land Use TWO-FAM-RES
Land Area 0.08 acres / 3499 sq ft
Living Area 2918 sq ft

Property Card
<https://www.cambridgema.gov/PropertyDatabase/14936>

Recent Comparable Sales
<https://www.cambridgema.gov/PropertyDatabase/CompSales/14936>

Parcel Block Map (PDF)
https://gis.cambridgema.gov/blockmaps/Block_183.pdf

Owner Information

Name HOWELL, JAMIE & ERIN HOWELL
Address 28 SHEA RD
City CAMBRIDGE
State MA
Zip Code 02140