



Mid Cambridge Neighborhood Conservation District Commission

Cambridge Historical Commission, 831 Massachusetts Ave., 2nd Fl., Cambridge, MA 02139
Telephone: 617-349-4683 TTY: 617-349-6112 histncds@cambridgema.gov
www.cambridgema.gov/Historic/DistrictsHistoricProperties/MidCambridgeNCD

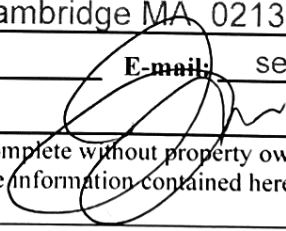
APPLICATION FOR CERTIFICATE

Section I:

1. The undersigned hereby applies to the Mid Cambridge Neighborhood Conservation District Commission for a Certificate of (check type of certificate): Appropriateness, Nonapplicability, or Hardship, in accordance with Ch. 2.78 of the Municipal Code and the order establishing the district.
2. Address of property: 3 St. Mary Road, Cambridge, Massachusetts
3. Describe the proposed alteration(s), construction, or demolition in the space provided below:
(An additional page can be attached, if necessary).

We are proposing to demolish a one story mudroom bump-out and a detached garage and replace it with a storage shed structure that has an attached covered outdoor patio area. The combined total square footage of both the demo and proposed shed result in a reduction of lot coverage. It also creates a larger outdoor opening in between the house and shed structure allowing easier access and more daylight.

The existing garage is falling down. We feel the proposed structure has a better aesthetic with roof pitches that match the existing house. We also feel the scale, shape, style and building materials (wood siding & asphalt roof shingles) are all in keeping with the house and neighborhood.

Name of Property Owner of Record: <u>Judy Nee & Jonathan Gall</u>
Mailing Address: <u>3 St. Mary Road, Cambridge MA, 02139</u>
Telephone/Fax: <u>617-850-2925</u> E-mail: <u>sesamegall@gmail.com</u>
Signature of Property Owner of Record*: 
<small>(Required field; application will not be considered complete without property owner's signature) *I have read the application in full and certify that the information contained herein is true and accurate to the best of my knowledge and belief.</small>
Name of proponent, if not record owner: _____
Mailing Address: _____
Telephone/Fax: _____ E-mail: _____

<small>(for office use only):</small>
Date Application Received: _____ Case Number: _____ Hearing Date: _____
Type of Certificate Issued: _____ Date Issued: _____

Section II:

Is property listed on the National Register of Historic Places? no Publicly owned? no
Current Zoning District: Residence C-1 Current Use: Residential

Section III:

Will this project require: variance yes special permit _____

If yes, nature of zoning relief sought: setbacks yes FAR _____ use _____

height _____ parking _____ other (explain) _____

Section IV (Complete any portions that apply to proposed scope of work):

New Construction or Additions: See attached site plan information from surveyor.

demo garage = 249.34 gsf

demo mudroom = 27 gsf floor area of existing structures on the lot

proposed shed = 154 gsf

proposed covered patio = 80 gsf amount of floor area (gross square feet) of proposed construction

net = - 42.34 gsf percentage increase in total floor area after construction

3123 +- sq ft total area of lot in square feet

_____ percentage of total lot area covered after construction

Demolition:

_____ amount of floor area (gross square feet) of proposed demolition

_____ floor area of existing structure

_____ percentage decrease in total floor area after demolition

Alterations:

Does the proposed work include (check all that apply):

_____ enclosure or removal of decorative elements (including cornice, fascia, soffit, bay, porch, hood, cornerboard, window sash, or window or door casing);

_____ increase or reduction of window or door size;

_____ relocation of windows or doors;

_____ change in slope, pitch, or configuration of roof;

_____ removal of original or historic roofing material.

Date: 8/1/24**BZA Application Form****DIMENSIONAL INFORMATION**

Applicant: Judy Nee & Jonathan Gall
Location: 3 St Mary Rd., Cambridge, MA
Phone: 617-850-2925

Present Use/Occupancy: garage
Zone: Residence C-1 Zone
Requested Use/Occupancy: storage shed

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,106	2,181	2,342.25	(max.)
<u>LOT AREA:</u>		3,123	3,123	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.67	0.70	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N.A.	N.A.	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	40.00'	N.A.	50.00'	
	DEPTH	71.00'	N.A.	N.A.	
<u>SETBACKS IN FEET:</u>	FRONT	-	-	10.0 ft	
	REAR	3.9 ft	3.9 ft	5.0 ft	
	LEFT SIDE	-	-	5.0 ft	
	RIGHT SIDE	0.2 ft	1.3 ft	5.0 ft	
<u>SIZE OF BUILDING:</u>	HEIGHT	11.9 ft	14.7 ft	15.0 ft	
	WIDTH	18.2 ft	14.0 ft	-	
	LENGTH	13.8 ft	11.0 ft	-	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		private open 15.2% / permeable 33.1%	private open 16.2% / permeable 31.2%	30%	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<u>NO. OF PARKING SPACES:</u>		2	2	-	
<u>NO. OF LOADING AREAS:</u>		N.A.	N.A.	N.A.	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		4.7 ft	5.0 ft	10.0 ft	

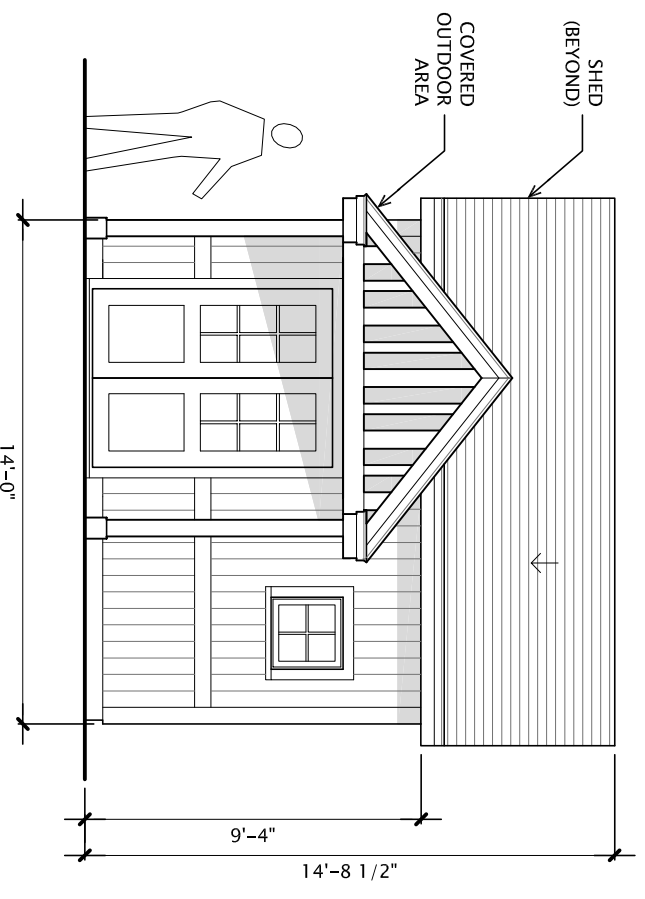
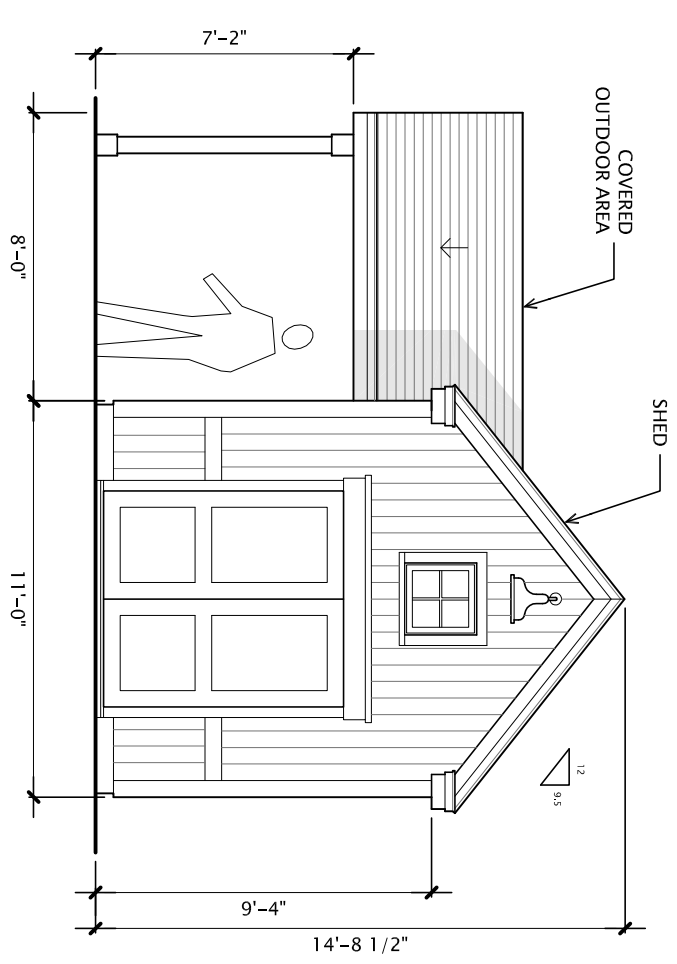
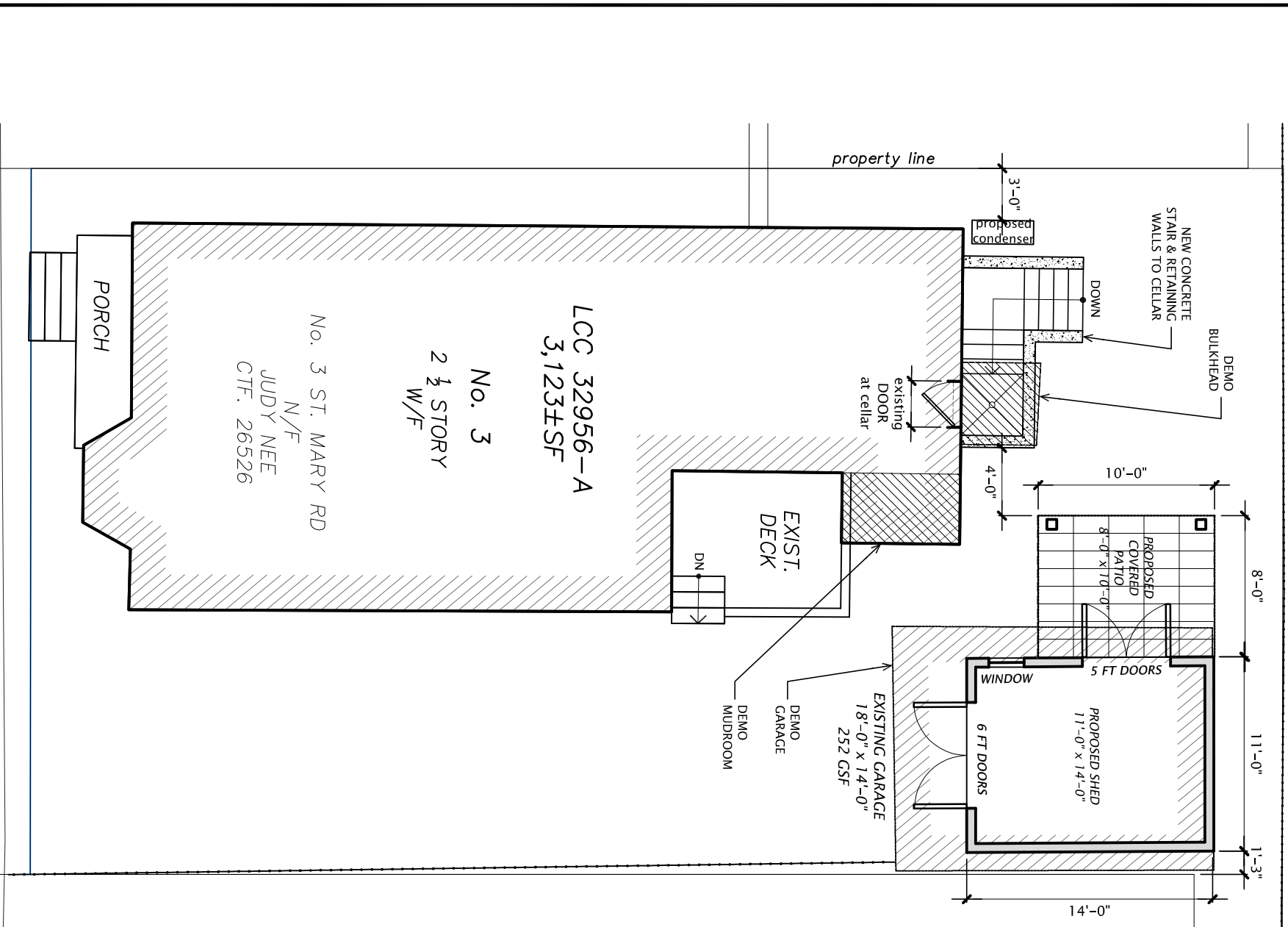
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

The proposed shed will be 10.4 ft from the house and the attached covered patio will be 5.0 ft from the house. Both structures will be wood framed.

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'.

Neer Gall
3 St. Mary Road
Cambridge, MA



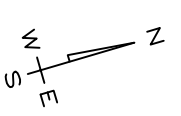


WENDY J. COTE-MAGAN
a r c h i t e c t
Harvard, MA 01451 978.660.6966

NEE GALL
SHED &
EXTERIOR STAIR
PROJECT

3 St. Mary Road
Cambridge, MA 02139

SITE PLAN
& EXTERIOR
ELEVATIONS
@ SHED

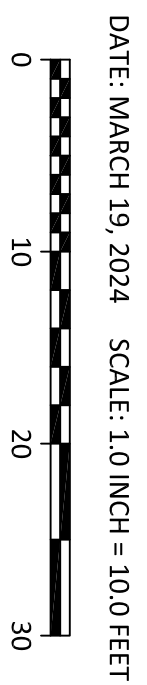


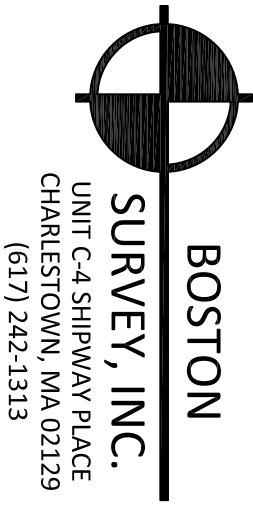
June 10, 2024
scale: 3/16" = 1'-0"

A-0

SITE PLAN OF LAND - EXISTING CONDITIONS

LOCATED AT
3 SAINT MARY STREET
CAMBRIDGE, MA

DATE: MARCH 19, 2024 SCALE: 1.0 INCH = 10.0 FEET




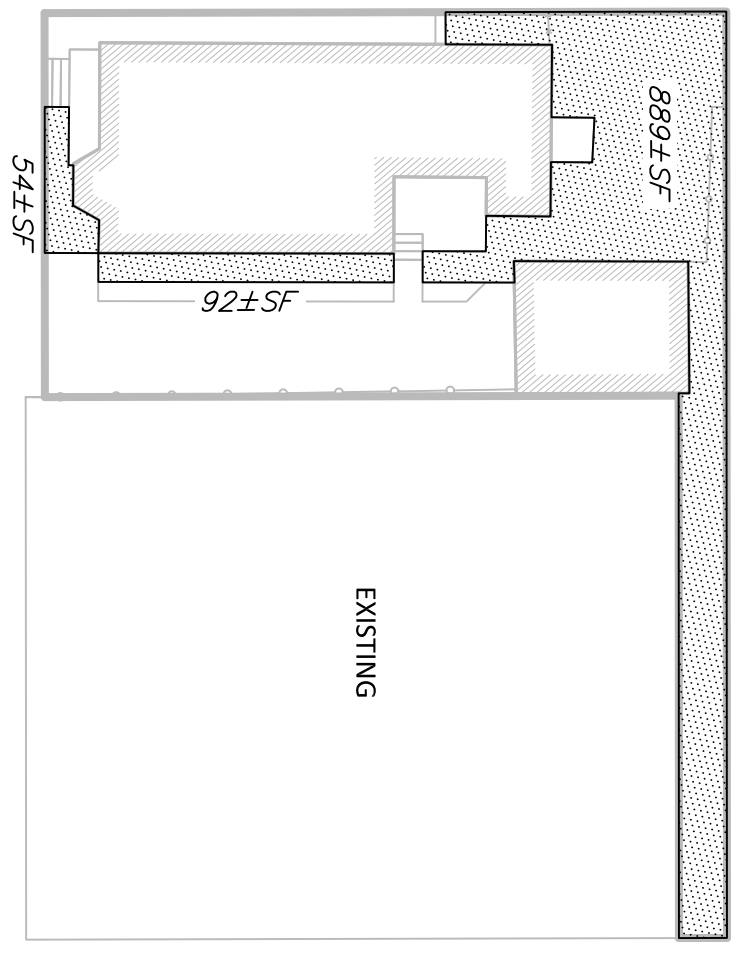
PREPARED FOR:
 OWNERS OF RECORD:
 10 WATKINS GALL
 3 SAINT MARY ROAD
 CAMBRIDGE, MA 02139

DEED: C. 265626 (#3)
 PLAN: PL 1A BK; PL 15

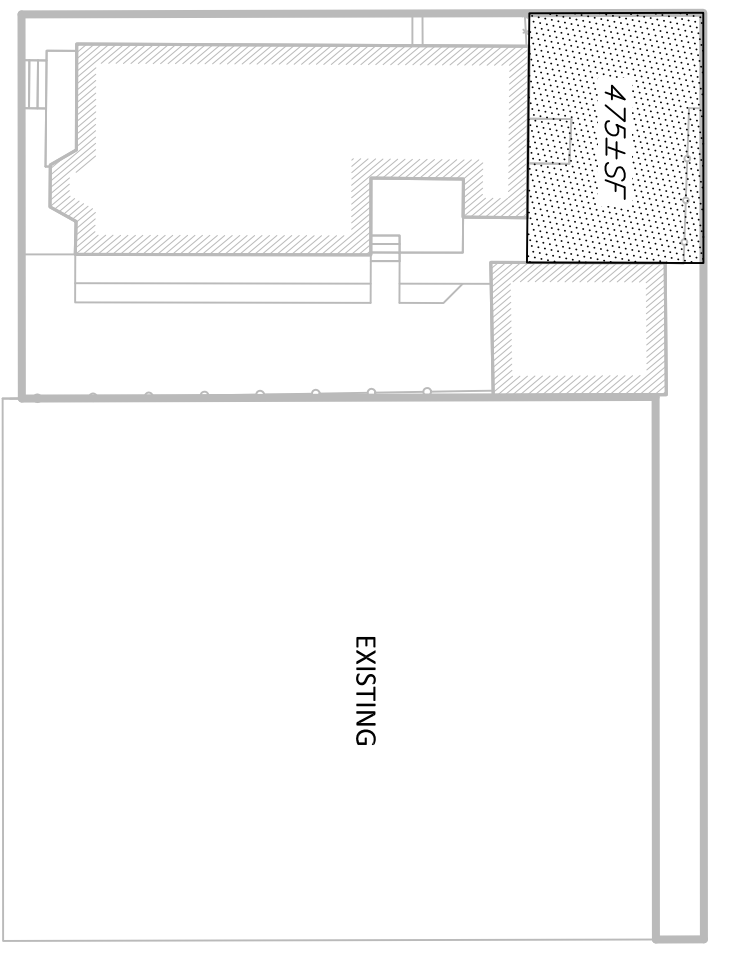
REFERENCES:
 #73 OF 2008
 #1835 OF 1947
 #4045 OF 1997
 #1994 OF 2003
 #733 OF 2009
 #757 OF 2015
 32955-A
 3772-C
 2616-B
 2200-B
 2200-C

CITY OF CAMBRIDGE ENGINEERING RECORDS
 FB 1: PG 31
 FB 53: PGS 122-125
 FB 70: PG 136
 FB 85: PG 135
 FB 99: PGS 79, 147
 FB 156: PG 75
 STR-08-08 AMORY STREET

PRIVATE OPEN SPACE DIAGRAM - PERMEABLE
 SCALE: 1.0" = 20'



PRIVATE OPEN SPACE DIAGRAM - PRIVATE
 SCALE: 1.0" = 20'



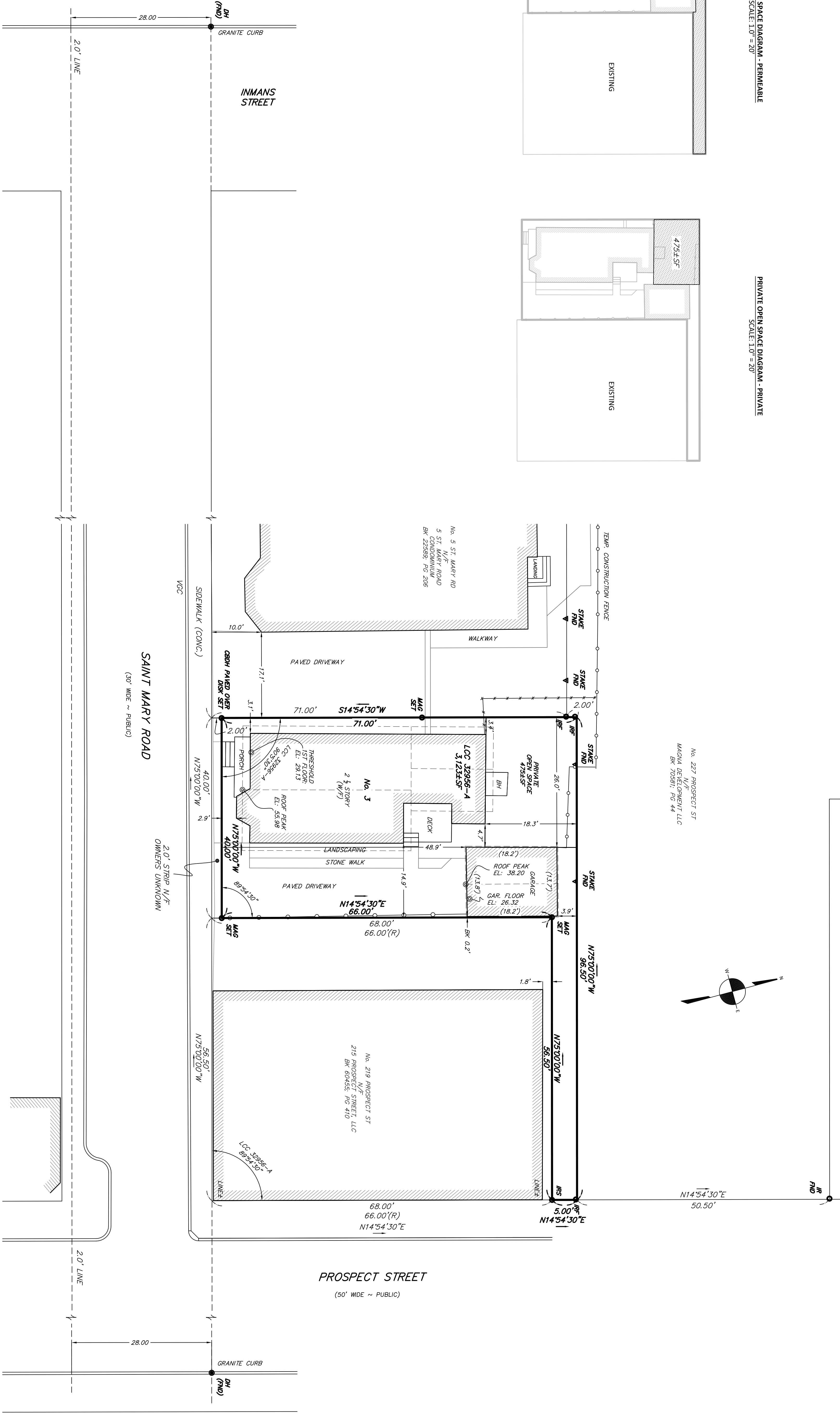
ZONING:
 MAP/DIST: 110-110
 DISTRICT: C-1

	REQUIRED	EXISTING
FAR	0.75	0.67
LOT SIZE	5,000 SF	3,123 SF*
LOT AREA, EACH ADU	(MIN.) 1,500 SF	N/A
FRONT SETBACK	(MIN.) 19.3'	5.6'
SIDE SETBACK	(MIN.) 7.5'	3.1'
REAR SETBACK	(MIN.) 5.0'	18.0'
HEIGHT, FEET	(MAX.) 35'	30.1'
PRIVATE OPEN SPACE	(MIN.) 30%	15.2%*
PERMEABLE OPEN SPACE	(MIN.) 30%	33.1%


- NOTES:**
- HEIGHT = H = 30.1'
 - BUILDING LENGTH = L = 47.1'
 - FRONT SETBACK CALCULATION
 $(H+L)/4 = (30.1+47.1)/4 = 19.3'$
 - SIDE SETBACK CALCULATION
 $(H+L)/5 = (30.1+47.1)/5 = 15.44'$
 - REAR SETBACK CALCULATION
 $(30.1+47.1)/4 = 19.3'$
 - * = NON-CONFORMING
 - LIVING AREA: 2,123 SF (FROM ASSESSOR CARD)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF FEBRUARY 19, 2016 - DECEMBER 9, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAP SHOWS THIS PROPERTY FALLS IN AN AREA DESIGNATED AS X COMMUNITY PANEL: 25017G0576E EFFECTIVE DATE: 06/04/2010



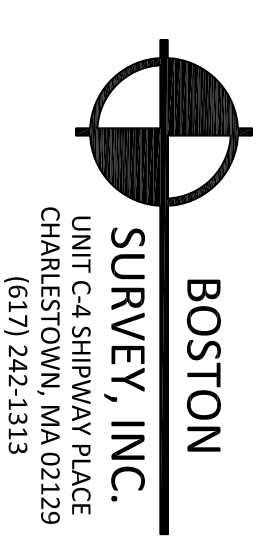
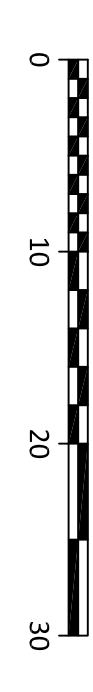
FIELD:	MJD
DRAWN:	NPP, RAB
CHECK:	GCC
DATE:	03/19/24
JOB #:	17-00097



SITE PLAN OF LAND - PROPOSED CONDITIONS

LOCATED AT
3 SAINT MARY STREET
CAMBRIDGE, MA

DATE: APRIL 3, 2024 SCALE: 1.0 INCH = 10.0 FEET

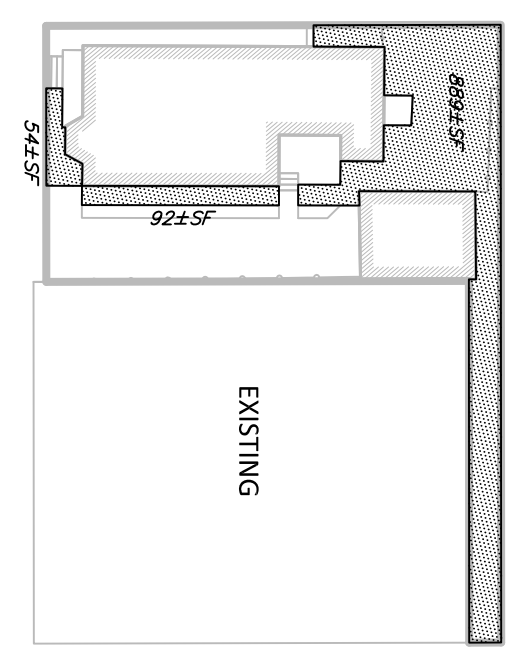


PREPARED FOR:
 OWNERS OF RECORD:
 JOHN W. GALL
 3 SAINT MARY ROAD
 CAMBRIDGE, MA 02139

DEED: C. 265626 (#3)
 PLAN: PL 1A BK; PL 15
 #73 OF 2008
 #1835 OF 1947
 #1405 OF 1937
 #1994 OF 2003
 #783 OF 2009
 #757 OF 2015
 32395-A
 3772-C
 2616-B
 2200-B
 2200-C

CITY OF CAMBRIDGE ENGINEERING RECORDS
 FB 1; PG 31
 FB 53; PGS 122-125
 FB 70; PG 136
 FB 85; PG 135
 FB 99; PGS 79, 147
 FB 156; PG 75
 STR-08-08 AMORY STREET

OPEN SPACE DIAGRAM - PERMEABLE
 SCALE: 1.0" = 30'



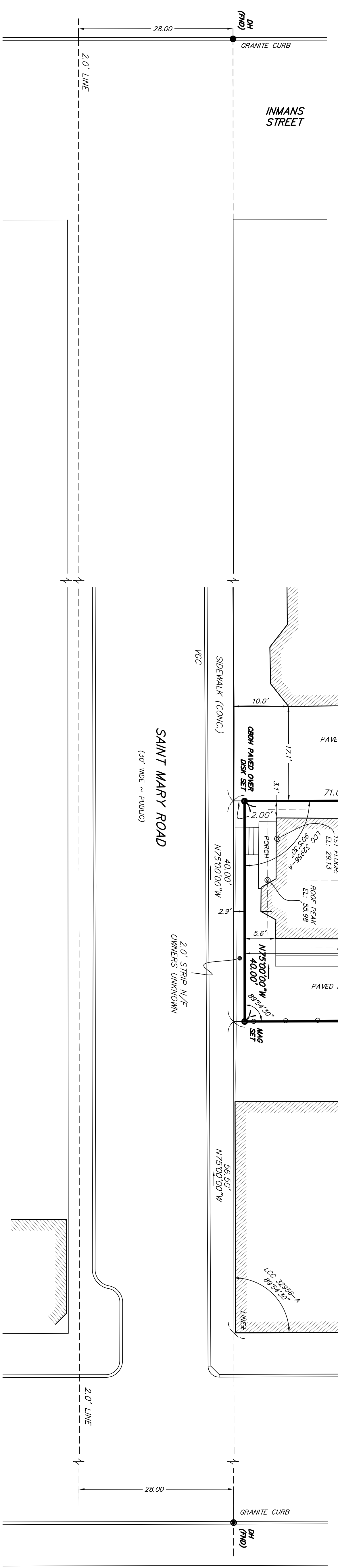
OPEN SPACE DIAGRAM - PRIVATE
 SCALE: 1.0" = 30'



ZONING:
 MAP/LOT: 110-110
 DISTRICT: C-1

	REQUIRED EXISTING	PROPOSED
FAR	0.75	0.70
LOT SIZE (MIN.)	5,000 SF	3,123SF*
LOT AREA, EACH ADJ (MIN.)	1,500 SF	N/A
FRONT SETBACK (MIN.)	19.3'	5.6'
SIDE SETBACK (MIN.)	7.5'	3.1'
REAR SETBACK (MIN.)	5.0'	3.1'
HEIGHT, FEET (MAX.)	35'	30.1'
PERMEABLE OPEN SPACE (MIN.)	30%	16.2%

- NOTES:**
- HEIGHT = H = 30.1'
 - BUILDING LENGTH = L = 47.1'
 - FRONT SETBACK CALCULATION (H+L)/4 (30.1+47.1)/4 = 19.3'
 - SIDE SETBACK CALCULATION (H+L)/5 (MIN. 7.5, SJUV 20) (30.1+47.1)/5 = 15.44'
 - REAR SETBACK CALCULATION (H+L)/4 (30.1+47.1)/4 = 19.3'
 - * = NON-CONFORMING
 - LIVING AREA: 2,123SF (FROM ASSESSOR CARD)



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND BETWEEN THE DATES OF FEBRUARY 19, 2016 - DECEMBER 9, 2019 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAPS, THE MAP SHOWS THIS PROPERTY FALLS IN AN AREA DESIGNATED AS X ZONE. COMMUNITY PANEL: 25017G0576E EFFECTIVE DATE: 06/04/2010

FIELD: MGD
 DRAFT: NRP, RAD
 CHECK: GCC

DATE: 04/03/24
 JOB #: 17-00097