



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 SEP 19 AM 11:55

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Date:

## BZA Application Form

**BZA Number: 286224**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Alex Franco C/O Taryn Bone

**PETITIONER'S ADDRESS:** 106 PERKINS ST, somerville, ma 02145

**LOCATION OF PROPERTY:** 10 Eighth St, Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Residential      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

We are propposing to add a bedroom addition off the rear of the house which will square off the rear facade. The addition will be within the existing non-conforming rear and side setbacks. The FAR will exceed beyond the already non-compliant FAR. We are also proposing refinishing the basement, following the new flood resiliency zoning ordinance.

### **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).
- Article: 10.000      Section: 10.30 (Variance).

Original  
Signature(s):

Taryn Bone

(Petitioner (s) / Owner)

Taryn Bone

(Print Name)

Address: \_\_\_\_\_  
 Tel. No: 5737772997  
 E-Mail Address: taryn@bcstudiola.com

Date: \_\_\_\_\_

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Alex Franco  
**Location:** 10 Eighth St., Cambridge, MA  
**Phone:** 5737772997

**Present Use/Occupancy:** Single Family Residential  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Single Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1281	2141	1349	(max.)
<u>LOT AREA:</u>		1799	1799	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.71	1.19	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1799	1799	5000	
<u>SIZE OF LOT:</u>	WIDTH	30	30	50	
	DEPTH	60	60	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	
	REAR	18'-6"	18'-6"	20'	
	LEFT SIDE	7'-11"	7'-11"	7'-6"	
	RIGHT SIDE	1'-5.75"	1'-5.75"	7'-6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	26'-3"	35'	35'	
	WIDTH	41'-6"	41'-6"	n/a	
	LENGTH	20'-6"	20'-6"	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		59%	52%	n/a	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	n/a	

**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 Cheryl Sadeli and Alexi Franco  
(OWNER)

Address: 10 8th St. Cambridge, MA 02141

State that I/We own the property located at 10 8th St. Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Cheryl Sadeli and Alexi Franco

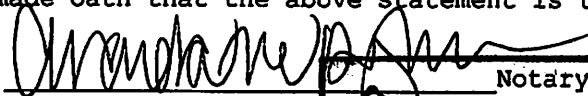
\*Pursuant to a deed of duly recorded in the date \_\_\_\_\_, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

  
Cheryl Sadeli  
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 Alexi Franco & Cheryl D. Sadeli personally appeared before me, this 19th of August, 2024, and made oath that the above statement is true.



My commission expires May 8, 2031 (Notary Seal)

Notary  
**AMANDA M. DEANGELO**  
Notary Public, Commonwealth of Massachusetts  
My Commission Expires May 08, 2031

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

REPUBLIC OF THE PHILIPPINES  
Department of Education  
Division Office - Marikina City  
Marikina City, Philippines



MEMORANDUM

TO: *Mr. [Name]*

FROM: *Mr. [Name]*

*[Signature]*

**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 hardship for the petitioners as their home currently only has two bedrooms for a family of 4. As the children grow, they wish to offer them each their own bedroom and stop using the the children's bedroom for their work from home space. Since the lot and building are already non-conforming, we find that squaring off the back of the building to house a primary bedroom is the scenario that will effect the home and neighborhood the least.**

- 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 non-conforming lot size and existing side setback. The existing structure is structure and our proposed addition will remain in scale with the rest of the neighborhood but the small size of the lot creates a nonconformity to Floor Area Ratio**

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

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

**Relief may be granted without substantial detriment to the public good because the addition will be one story in the rear of the house, not viewable from the public way and as such will have no impact to the public good.**

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

**Because the proposal is to square off the building by a small addtion at the rear of the home, it does not create a substantial change to the existing purpose of the home. Therefore, relief may be granted without nullifying or substantially derogating the purpose of this Ordinance.**

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

NEW APPLICANT FORM

OUTLINE STATEMENT FOR A VARIANCE

DATE OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN  
COMPARISON WITH THE APPLICABLE ZONING ORDINANCE WITH REFERENCE TO SECTION 15

(1) A plan of enforcement of the provisions of this Ordinance would involve a  
substantial hardship, financial or otherwise, to the applicant if  
applied for the following reasons:

A plan of enforcement of the provisions of this Ordinance would involve a hardship for  
the applicant as their home currently has two bedrooms for a family of 4. As the  
children grow, they wish to offer their own bedroom and also using the  
children's bedroom for their work from home space. Since the lot and building are  
already non-conforming, we find that siting off the back of the building to house  
a primary bedroom is the scenario that will affect the home and neighborhood the least.

(2) The hardship is being in the following circumstances related to the lot:  
The lot is a narrow strip of land on the east side of the street and especially  
situated such that it is difficult to access and especially the lot is  
situated such that it is difficult to access and especially the lot is  
situated such that it is difficult to access and especially the lot is

The hardship is being in the following circumstances related to the lot:  
The lot is a narrow strip of land on the east side of the street and especially  
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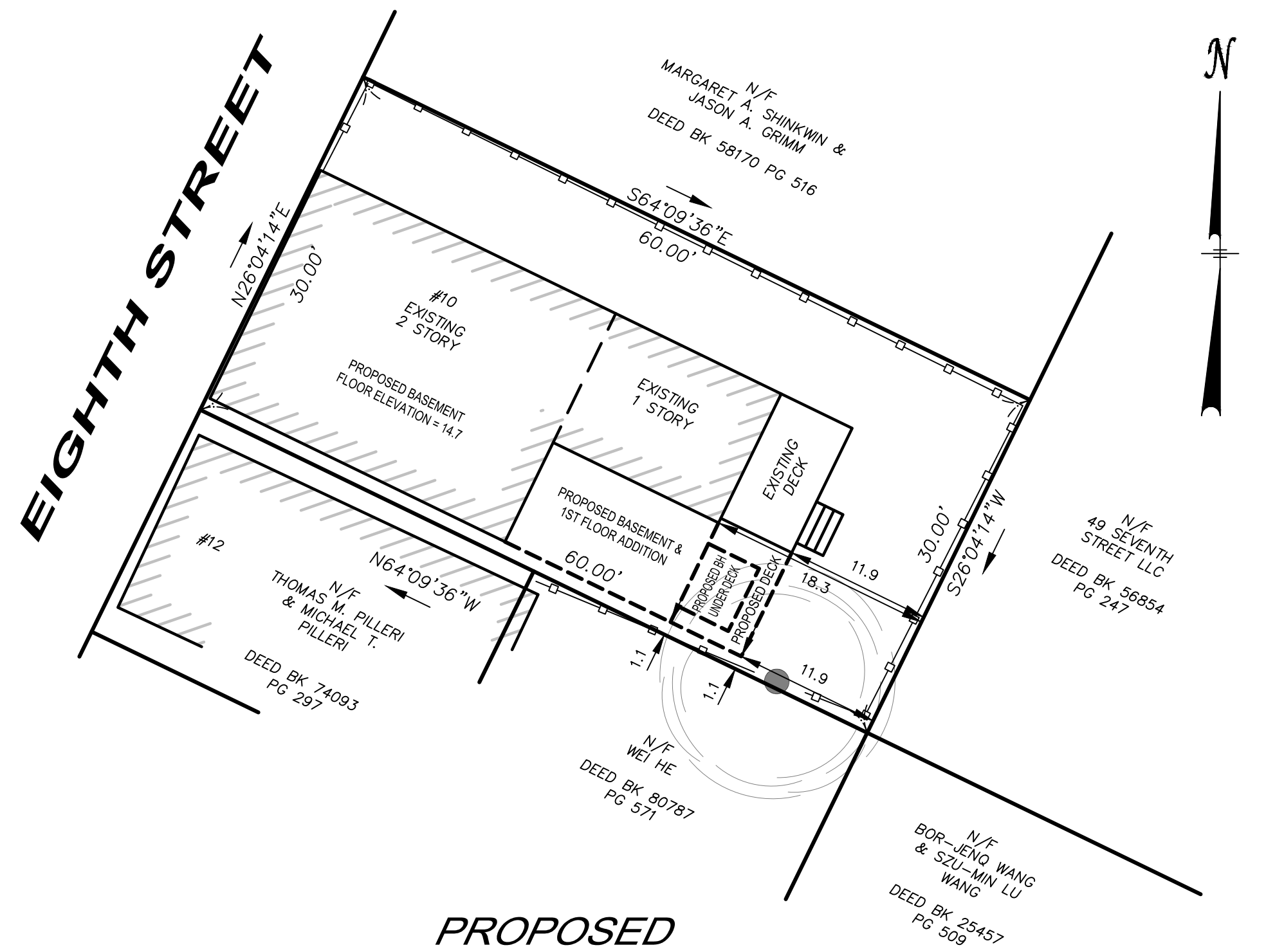
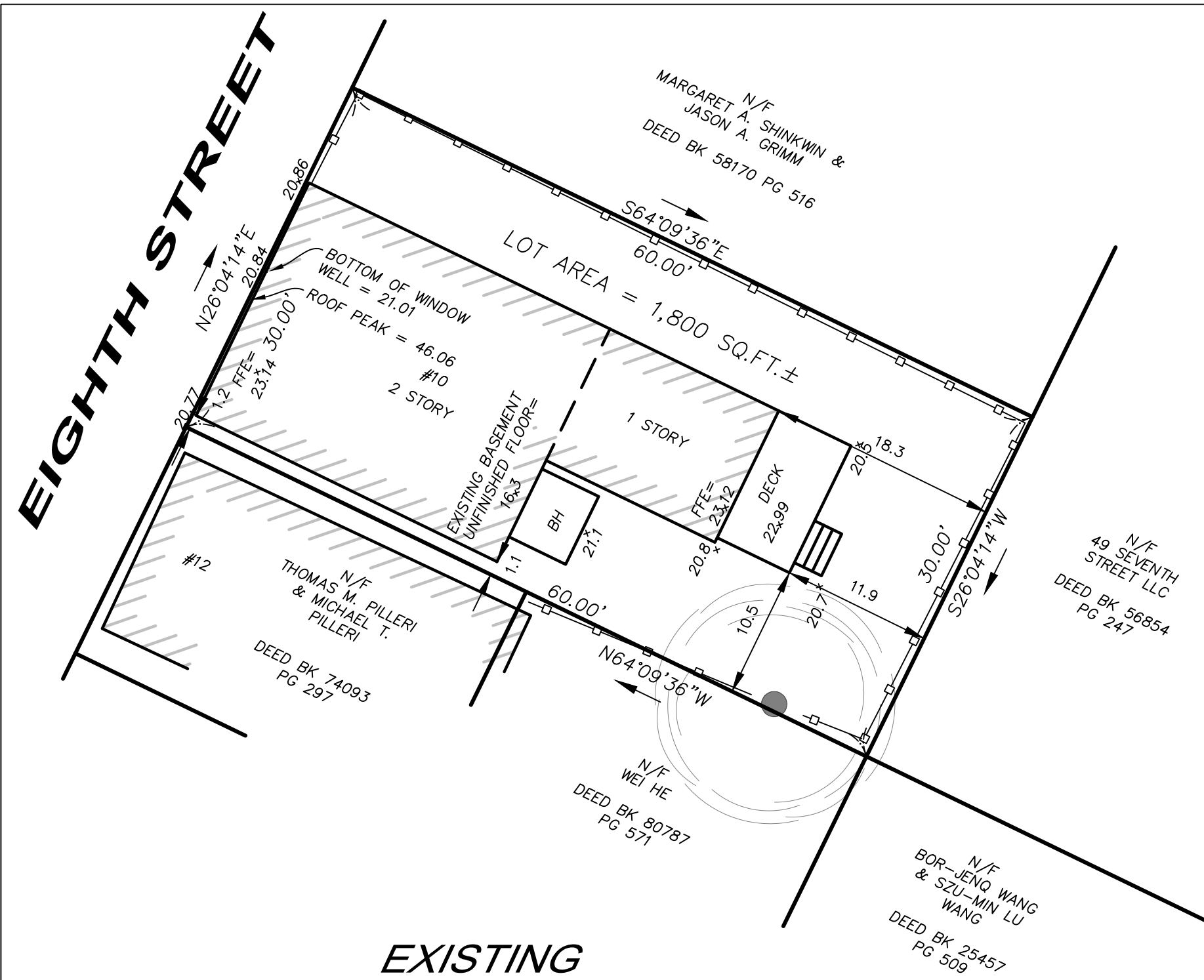
(3) VARIANCE RELIEF MAY BE GRANTED WITHOUT OTHERS:

(1) Substantial detriment to the public good for the following reasons:  
Relief may be granted without substantial detriment to the public good because  
the addition will be one story in the rear of the house, not visible from the public  
way and as such will have no impact to the public good.

(2) Relief may be granted without substantial detriment to the public good because  
the addition will be one story in the rear of the house, not visible from the public  
way and as such will have no impact to the public good.

Because the proposed addition is to be sited off the building by a small amount at the rear  
of the house, it does not create a substantial change to the existing purpose of  
the house. Therefore, relief may be granted without substantial detriment to the public  
good because the addition will be one story in the rear of the house, not visible from the public  
way and as such will have no impact to the public good.

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

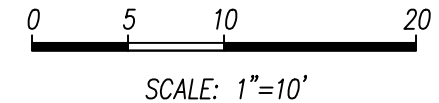


**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS AND PROPOSED ADDITIONS FOR THE DWELLING AT 10 EIGHTH STREET, CAMBRIDGE.
2. THIS SURVEY PLAN WAS PREPARED FROM AN ON-THE-GROUND INSTRUMENT SURVEY THAT WAS COMPLETED ON SEPTEMBER 5, 2024. NO EXISTING CONDITION CHANGES MADE AFTER THIS DATE ARE REFLECTED ON THIS SURVEY.
3. RECORD OWNER: ALEX FRANCO & CHERYL D. SADELI. DEED BOOK 73721 PAGE 532.
4. ALL RECORD OWNER INFORMATION IS BASED ON CITY OF CAMBRIDGE TAX RECORDS. NO CERTIFICATION IS HEREBY MADE TO THE ACTUAL OWNERSHIP OF THE SHOWN PROPERTIES.
5. ELEVATIONS ARE BASED ON THE BENCHMARKS SHOWN ON PLAN "ALTA/SNPS LAND TITLE SURVEY TRUMAN APARTMENTS 25 8TH STREET, CAMBRIDGE, MA", PREPARED BY BRYANT ASSOCIATES, DATED AUG. 10, 2016, AND ON FILE WITH THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT.
6. THE ELEVATION BASE OF THIS PLAN IS CAMBRIDGE CITY BASE.
7. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ONLY THOSE PLOTTABLE EASEMENTS OR RESTRICTIONS THAT WERE REFERENCED IN THE LOCUS DEED, SHOWN ON THE LOCUS PLAN, OR PROVIDED BY THE CLIENT ARE SHOWN. OTHER EASEMENTS, RESTRICTIONS, OR MATTERS OF TITLE MAY EXIST.
8. PROPOSED ADDITION INFORMATION WAS PROVIDED BY BONE COLLECTIVE STUDIO. PLANS DATED 2024.08.09

**PLAN REFERENCES**

- MIDDLESEX SOUTH REGISTRY OF DEEDS:  
PLAN 368 OF 1968
- CITY OF CAMBRIDGE ENGINEERING DEPARTMENT:  
"ALTA/SNPS LAND TITLE SURVEY TRUMAN APARTMENTS 25 8TH STREET, CAMBRIDGE, MA", PREPARED BY BRYANT ASSOCIATES, DATED AUG. 10, 2016  
"PLAN OF EIGHTH STREET", PREPARED BY ALLEN, DEMURJIAN, MAJOR, & NITSCH, DATED 11-2-88



PREPARED BY:  
CHARLESTOWN LAND SURVEYING  
P.O. BOX 290837  
CHARLESTOWN, MA 02129  
PHONE: (617) 691-7592

**PROPOSED PLOT PLAN**  
**10 EIGHTH STREET**  
**CAMBRIDGE, MASSACHUSETTS**

PREPARED FOR:  
  
ALEX FRANCO  
10 EIGHTH STREET  
CAMBRIDGE, MA 02141

PROJECT NUMBER: 1010  
FILE NAME: 1010\_Proposed-PP.dwg  
DRAWN BY: J. CAMPBELL

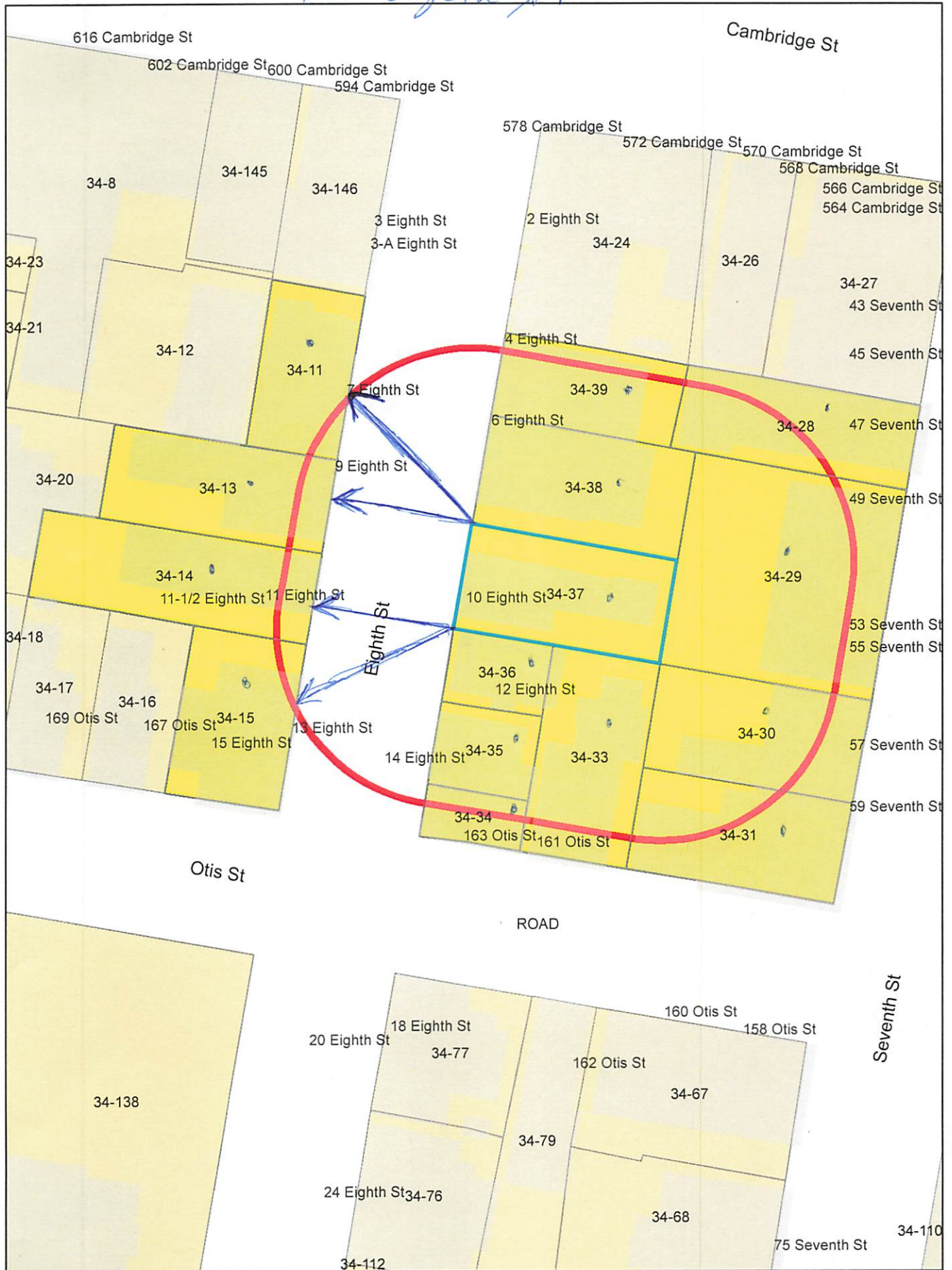
SEPTEMBER 10, 2024

10 Eighth St.





10 Eighth St.



70 Eighth St.

Petitioner  
TARYN BONE  
106 PERKINS STREET  
SOMERVILLE, MA 02145

34-14  
HUANG, SIYU & YINGCHAO YU  
11 EIGHT STREET  
CAMBRIDGE, MA 02141

34-29  
49 SEVENTH STREET LLC,  
47 SEVENTH ST  
CAMBRIDGE, MA 02141

34-38  
SHINKWIN, MARGARET A. & JASON GRIMM  
6 EIGHTH ST  
CAMBRIDGE, MA 02141

34-28  
47 SEVENTH STREET LLC,  
47 SEVENTH ST  
CAMBRIDGE, MA 02141

34-37  
FRANCO, ALEX CHERYL SADELI  
10 EIGHT ST  
CAMBRIDGE, MA 02141

34-39  
ZARZYCKI, ANDRZEJ & MALGORZATA STARUK  
27 GEORGE ST  
BELMONT, MA 02478

34-13  
2 CLARK ST LLC  
264 SALEM ST  
MEDFORD, MA 02155

34-34  
VIGILANTE, DENNIS, DAVID VIGILANTE &  
SUSAN C. PILLERI  
163 OTIS STREET  
CAMBRIDGE, MA 02141-1514

34-35  
VIGILANTE, ALFRED A LIFE ESTATE  
14 EIGHTH ST  
CAMBRIDGE, MA 02141

34-11  
DEJESUS ALBA A A LIFE ESTATE  
7 EIGHTH ST  
CAMBRIDGE, MA 02141

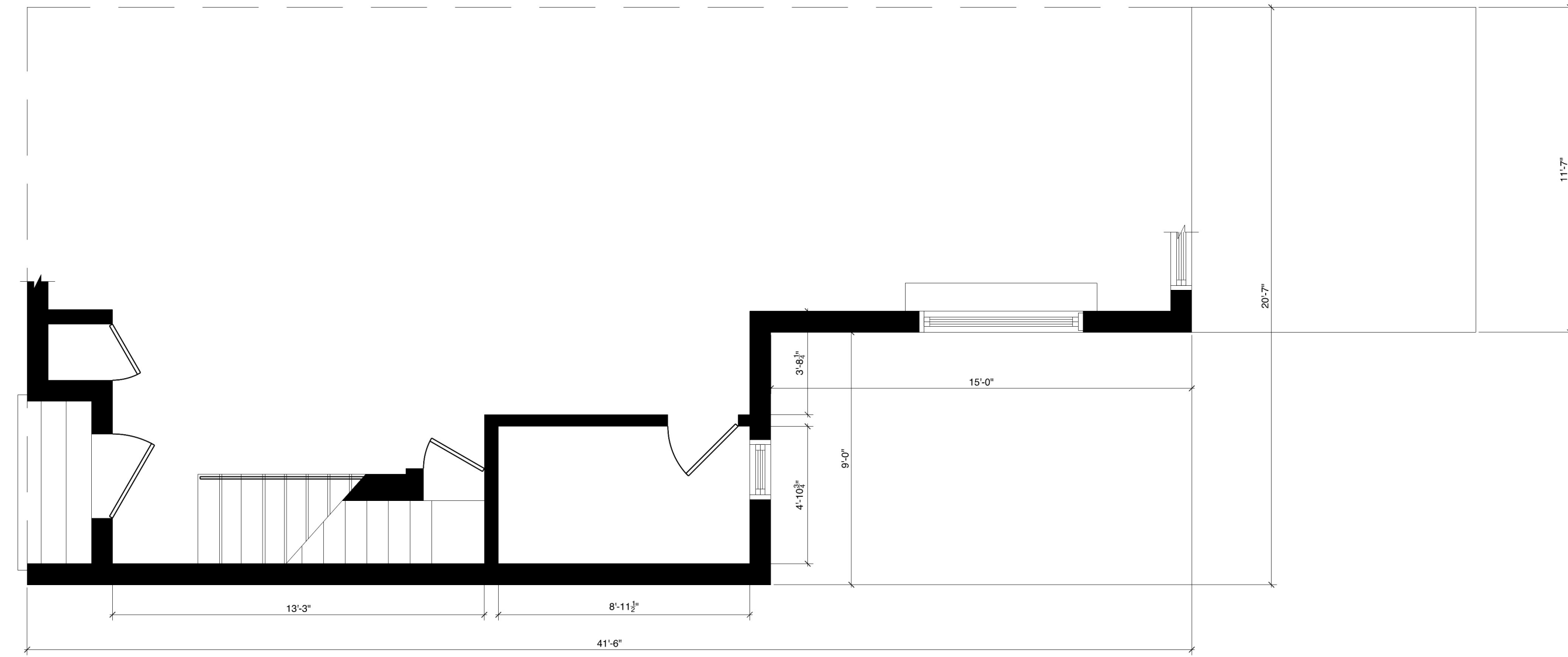
34-36  
PILLERI, SUSAN C. A LIFE ESTATE  
12 EIGHTH ST  
CAMBRIDGE, MA 02141

34-33  
HE, WEI  
265 BOULEVARD  
SCARSDALE, NY 10583

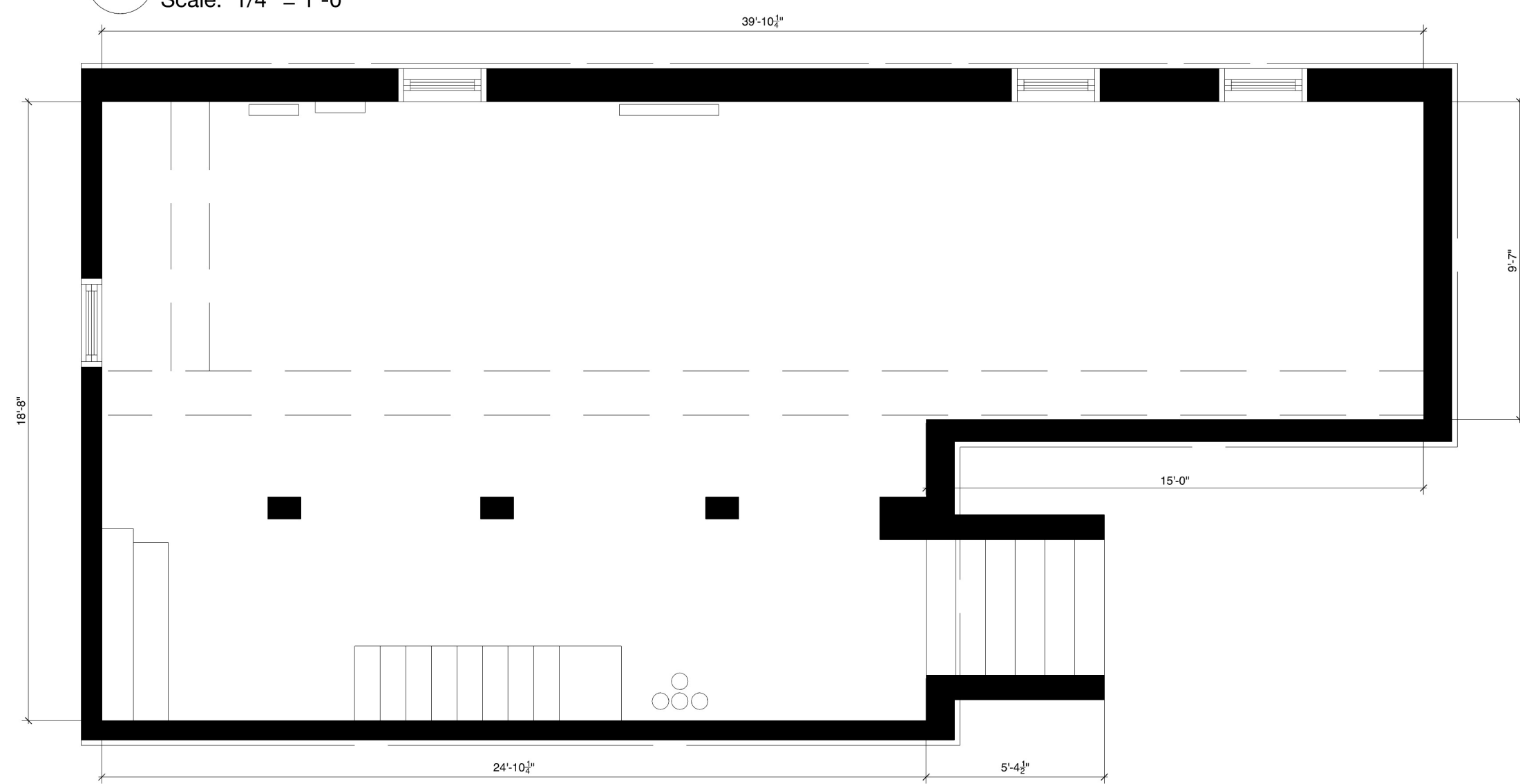
34-15  
CARRIERI, PHILIP J. & ELAINE M. CARRIERI  
59 SARGENT ST  
MELROSE, MA 02176

34-31  
FLYNN, JESSE & CHRISTOPHER ZAKAK  
POZEN, DANIEL  
17 ALLENS LN  
DUXBURY, MA 02332

34-30  
WANG, BOR-JENQ & SZU-MIN LU WANG  
P.O. BX 18144  
IRVINE, CA 92623-8144



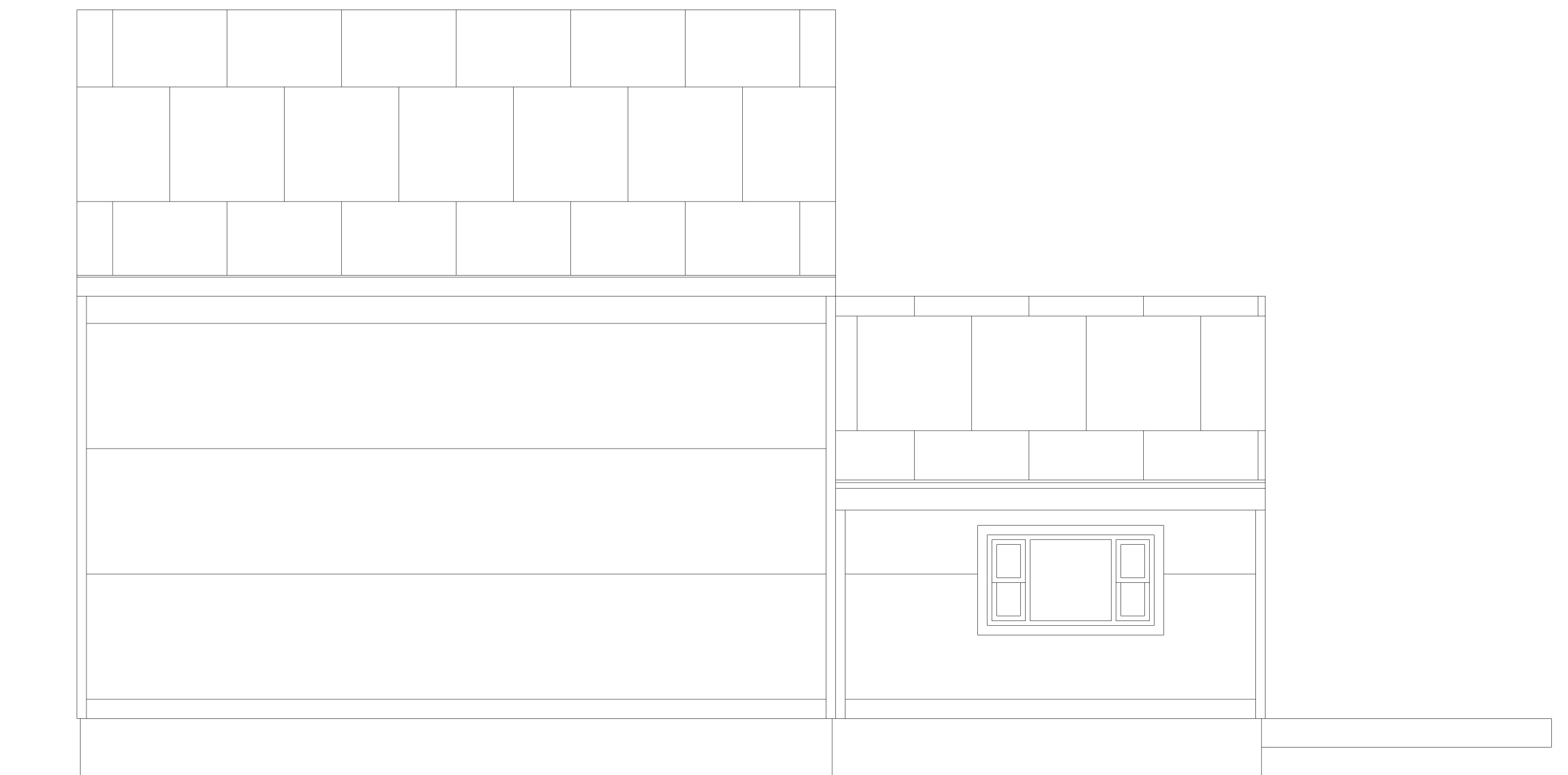
3 PLAN, FLOOR - LEVEL 1  
Scale: 1/4" = 1'-0"



4 PLAN, FLOOR - BASEMENT  
Scale: 1/4" = 1'-0"



1 REAR ELEVATION  
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION  
Scale: 1/4" = 1'-0"



PLOT/ROOF PLAN

**10 EIGHTH ST**  
 CAMBRIDGE, MA 02141

PROJECT 2406

2024.08.09	PRELIM SD SET TO SURVEYOR
2024.07.29	ZONING REVIEW BOARD

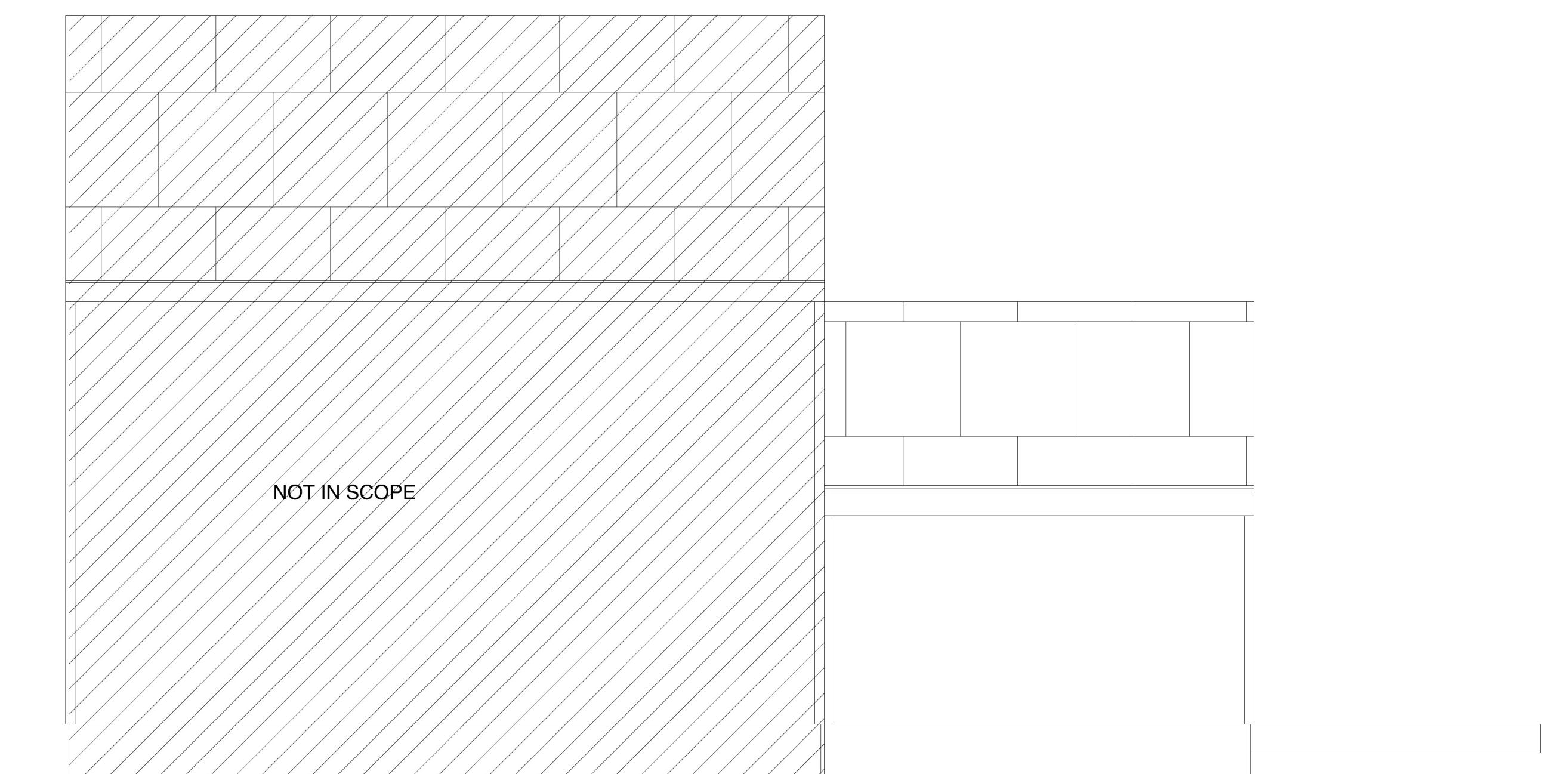
PLOT PLAN

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

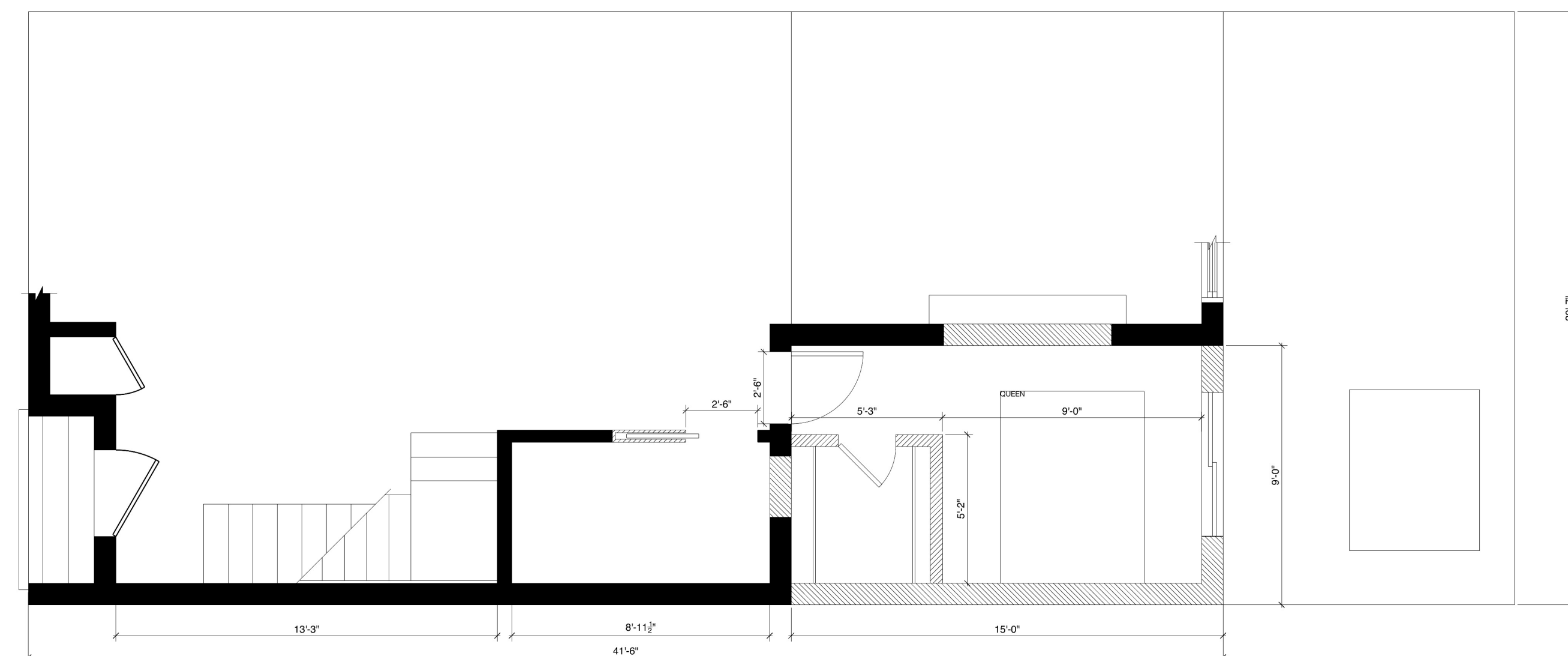
**A-01**



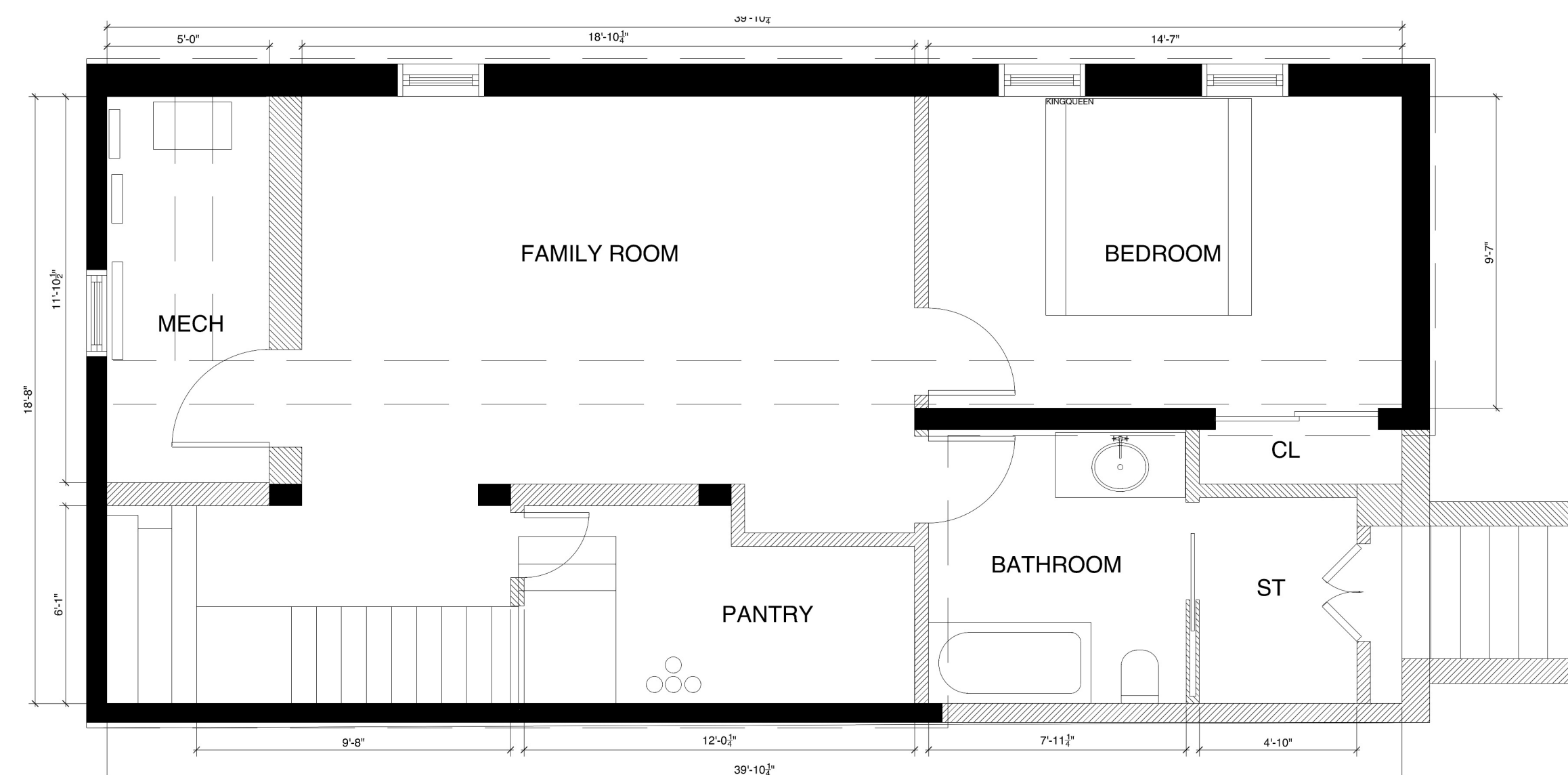
**1 REAR ELEVATION**  
Scale: 1/4" = 1'-0"



**2 SIDE ELEVATION**  
Scale: 1/4" = 1'-0"



**3 PLAN, FLOOR - LEVEL 1**  
Scale: 1/4" = 1'-0"



**4 PLAN, FLOOR - BASEMENT**  
Scale: 1/4" = 1'-0"

**ZONING CODE REVIEW**

PROJECT ADDRESS  
10 8TH STREET, CAMBRIDGE, MA 02141

ZONING DISTRICT  
C-1

**A. USES**

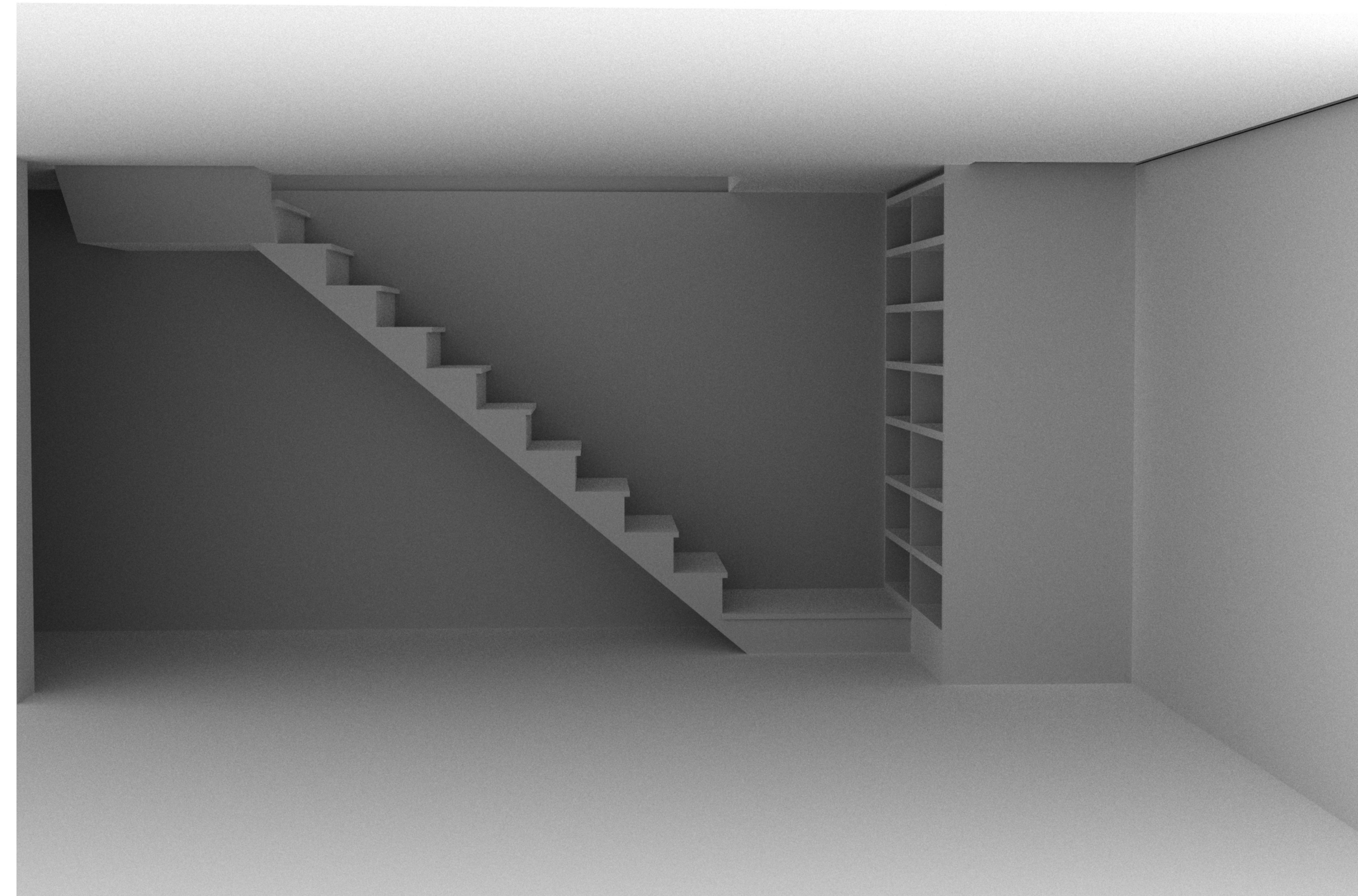
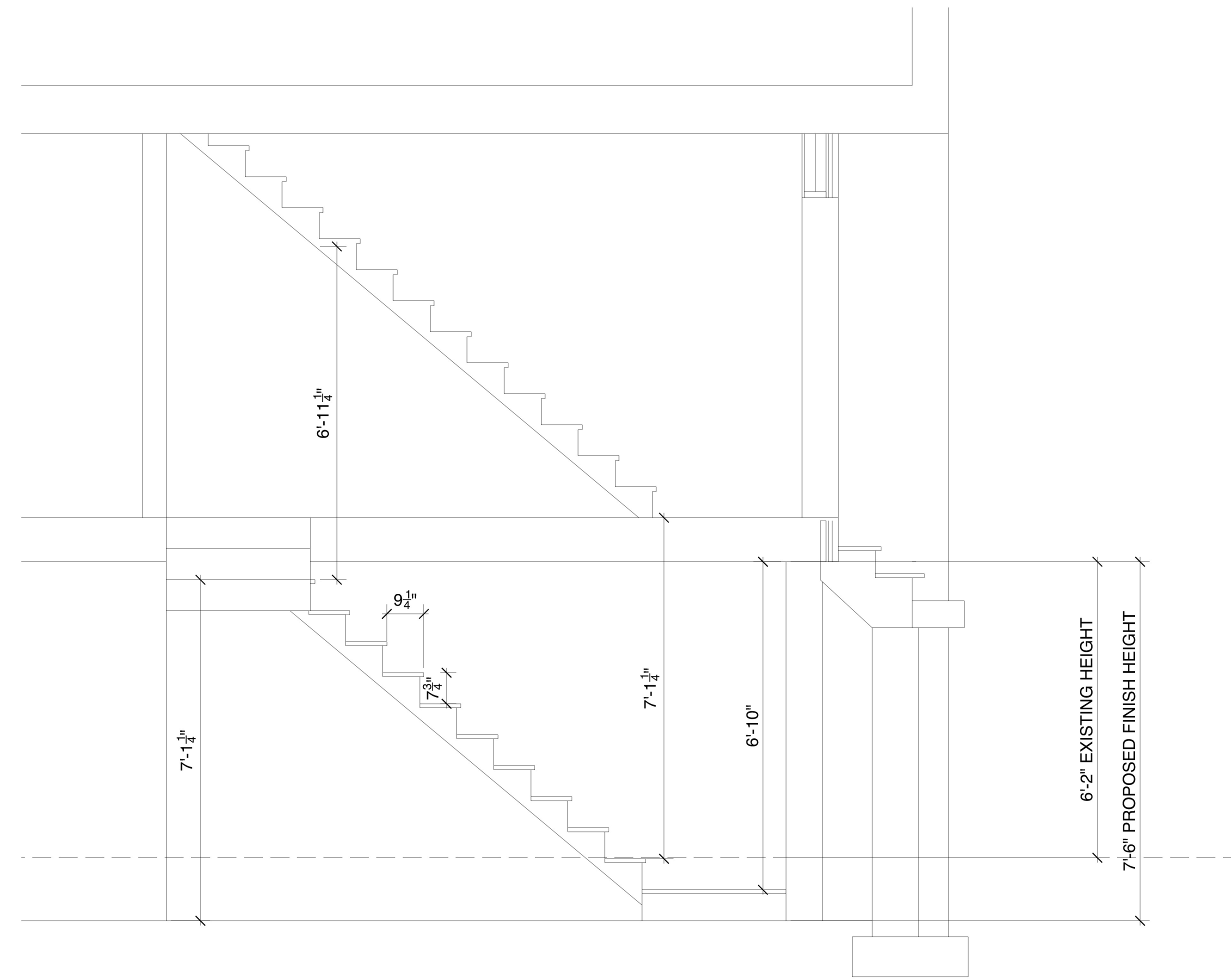
EXISTING	PROPOSED	ALLOWED	RELIEF REQ'D
SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	YES	NO

**B. DIMENSIONAL REQUIREMENTS**

DIMENSIONAL REQUIREMENT	ALLOWED/REQUIRED	EXISTING	PROPOSED	RELIEF REQ'D
FAR	.75	.71	1.19 / .77 (IF MEET 22.80)	YES
FRONT YARD SETBACK			NO CHANGE	NO
BACK YARD SETBACK			NO CHANGE	NO
LEFT SIDE YARD SETBACK	7'-6"	7'-11"	NO CHANGE	NO
RIGHT SIDE YARD SETBACK	7'-6"	1'-5"	NO CHANGE	YES
PRIVATE OPEN SPACE	30%	1077 SF / 59%	940 SF / 52%	NO

**PROPOSED BUILDING STATS**

DIMENSIONAL REQUIREMENT	EXISTING	PROPOSED	ADDED SF
LIVING AREA	1281 SF	1398 SF	117 SF - PRIMARY BEDROOM
BASEMENT	0 SF	743 SF	743 SF
GROSS	1281 SF	2141 SF	743 SF (137 SF IF WE APPLY FOR FLOOD RESILIENCY 22.80)
LOT	1799 SF	NO CHANGE	NONE



10 EIGHTH ST  
CAMBRIDGE, MA 02141

PROJECT 2406

2024.08.09	PRELIM SD SET TO SURVEYOR
2024.07.29	ZONING REVIEW BOARD

STAIR SECTION

SCALE: 1/2" = 1'-0"

A-03



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Tawyn Bone Date: 10-9-24  
(Print)

Address: 10 Eighth St.

Case No. BZA-286224

Hearing Date: 10/24/24

Thank you,  
Bza Members