



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAY 30 PM 1:22  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 272620

### General Information

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

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

PETITIONER: Jeremy Seeger

PETITIONER'S ADDRESS: 148 Oakley Road, Belmont, MA 02478

LOCATION OF PROPERTY: 27 Mellen St., Cambridge, MA

TYPE OF OCCUPANCY: University offices

ZONING DISTRICT: Residence C-2A, Basement Housing Institutional Overlay District, and the Harvard, Radcliffe, Lesley Institutional Overlay District

### REASON FOR PETITION:

/Additions/ /Change in Use/Occupancy/ /Subdivision/

### DESCRIPTION OF PETITIONER'S PROPOSAL:

Re-establish the previously existing lot lines of the Property by subdividing the Property from land which merged as a result of common ownership by Lesley University. This subdivision creates nonconformities for abutting lots, but the proposed 27 Mellen Street lot and structure will be conforming. The existing structure at 27 Mellen Street, which is currently non-conforming as to open space ratio, will be altered and expanded to allow for its use conversion from university offices to four residential units and will be dimensionally conforming in all respects.

### SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.15 (Subdivision)
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):

(Petitioner (s) / Owner)

Jeremy Seeger by Adam Dash, Esq.

(Print Name)

Address:

48 Grove Street, Suite 304, Somerville, MA 02144

Tel. No. 617-625-7373

E-Mail Address: dash@adamdashlaw.com

**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.*

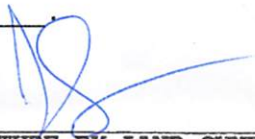
I/We Jeremy Seeger  
(OWNER)

Address: 148 Oakley Road, Belmont, MA 02478

State that I/We own the property located at 27 Mellen Street,  
which is the subject of this zoning application.

The record title of this property is in the name of Jeremy Seeger

\*Pursuant to a deed of duly recorded in the date May 20, 2024, Middlesex South  
County Registry of Deeds at Book 82790, Page 203; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

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

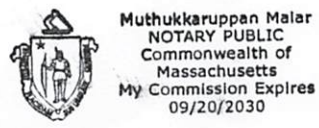
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Jeremy Seeger personally appeared before me,  
this 23 of May, 2024, and made oath that the above statement is true.

Muthukaruppan Malas Notary

My commission expires 9/20/2030 (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:

The property exists as a separate lot on the title, however, both lots have been merged into Lesley University as a matter of common ownership. The applicant is seeking a variance to re-establish the previously existing lot lines so that it can be legally used as a separate lot again. The applicant has a substantial hardship because the lot must be subdivided from the University campus before it can be used in any productive capacity. While the Applicant's proposed subdivision creates some non-conformities with abutting lots, the proposed new lot is conforming, and the proposed alterations and multi-family use are conforming. In addition, the subdivision brings the existing open space nonconformity at the property into compliance.

- 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 relates to the shape and location of the existing structures on Mellen Street which prevent this lot from being subdivided from the rest of the Lesley University campus without creating nonconformities with the abutting lots. Without the requested relief, the lot could not be subdivided at all.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The relief allows much-needed housing to be created in the City. The relief also will allow applicant to mostly preserve the exteriors of this beautiful structure and to bring the lot into compliance with the open space ratio requirements of the district. The relief really just returns the affected properties back to their original status as separate lots and to their original dimensions from when Lesley University bought them decades ago, which is how they are shown at the Registry of Deeds.

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

The proposed alterations to the structure and the subdivision are needed to change the use of the property into a residential use, which conforms with this residential zoning district. Conformity is a purpose of the zoning ordinance. This proposal does not create or have any nonconformities as to use or dimensions on the lot. In fact, the proposal brings the existing nonconforming open space ratio into compliance.

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

Date: May 30, 2024

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Jeremy Seeger

**Present Use/Occupancy:** University offices

**Location:** 27 Mellen St., Cambridge, MA

Residence C-2A, Basement  
Housing Institutional Overlay  
Zone: District, and the Harvard,  
Radcliffe, Lesley Institutional  
Overlay District

**Phone:** 617-230-1601

**Requested Use/Occupancy:** Multi-Family Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,971	3,424	19,610	(max.)
<u>LOT AREA:</u>		7,844	7,844	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		0.38	0.44	2.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	1,961	300	
<u>SIZE OF LOT:</u>	WIDTH	55	55	50	
	DEPTH	142	142	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	17.8	17.8	10 (Res. C-1)	
	REAR	68.4	68.4	30 (Res. C-1)	
	LEFT SIDE	13.1	13.1	12.5 (Res. C-1)	
	RIGHT SIDE	13.7	13.7	12.5 (Res. C-1)	
<u>SIZE OF BUILDING:</u>	HEIGHT	33	33	60	
	WIDTH	28.7	28.7	N/A	
	LENGTH	54.6	54.6	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		17.5%	33.8%	30% (Res. C-1)	
<u>NO. OF DWELLING UNITS:</u>		0	4	26	
<u>NO. OF PARKING SPACES:</u>		7	6	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	

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.:

N/A

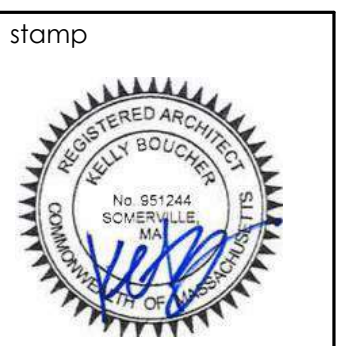
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

# 27 MELLEN STREET, CAMBRIDGE MA 02138



No.	Descrip.	Date

05.21.24



**OWNER**  
**JEREMY SEEGER**  
 148 Oakley Road  
 Belmont, MA 02478

client  
**JEREMY SEEGER**  
 148 Oakley Road  
 Belmont, MA 02478

**ARCHITECT**  
**KELLY BOUCHER ARCHITECTURE**  
 54 HARVARD STREET  
 BROOKLINE, MA 02445  
 (617) 827-3527  
 www.boucherarchitecture.com

**ATTORNEY**  
**ADAM DASH & ASSOCIATES**  
 48 GROVE STREET, SUITE 304  
 SOMERVILLE, MA 02144  
 (617) 625-7373 PHONE  
 (617) 625-9452 FAX

**SURVEYOR**  
**FELDMAN GEOSPATIAL**  
 152 HAMPDEN STREET  
 BOSTON, MA 02119  
 (617) 357-9740 PHONE  
 www.feldmangeo.com

file COVER SHEET  
 project 27 MELLEN STREET, CAMBRIDGE MA 02138



job number 24-001

scale

issue date 05.21.24

Sheet no.  
**BZA-000**

## BZA APPLICATION SET

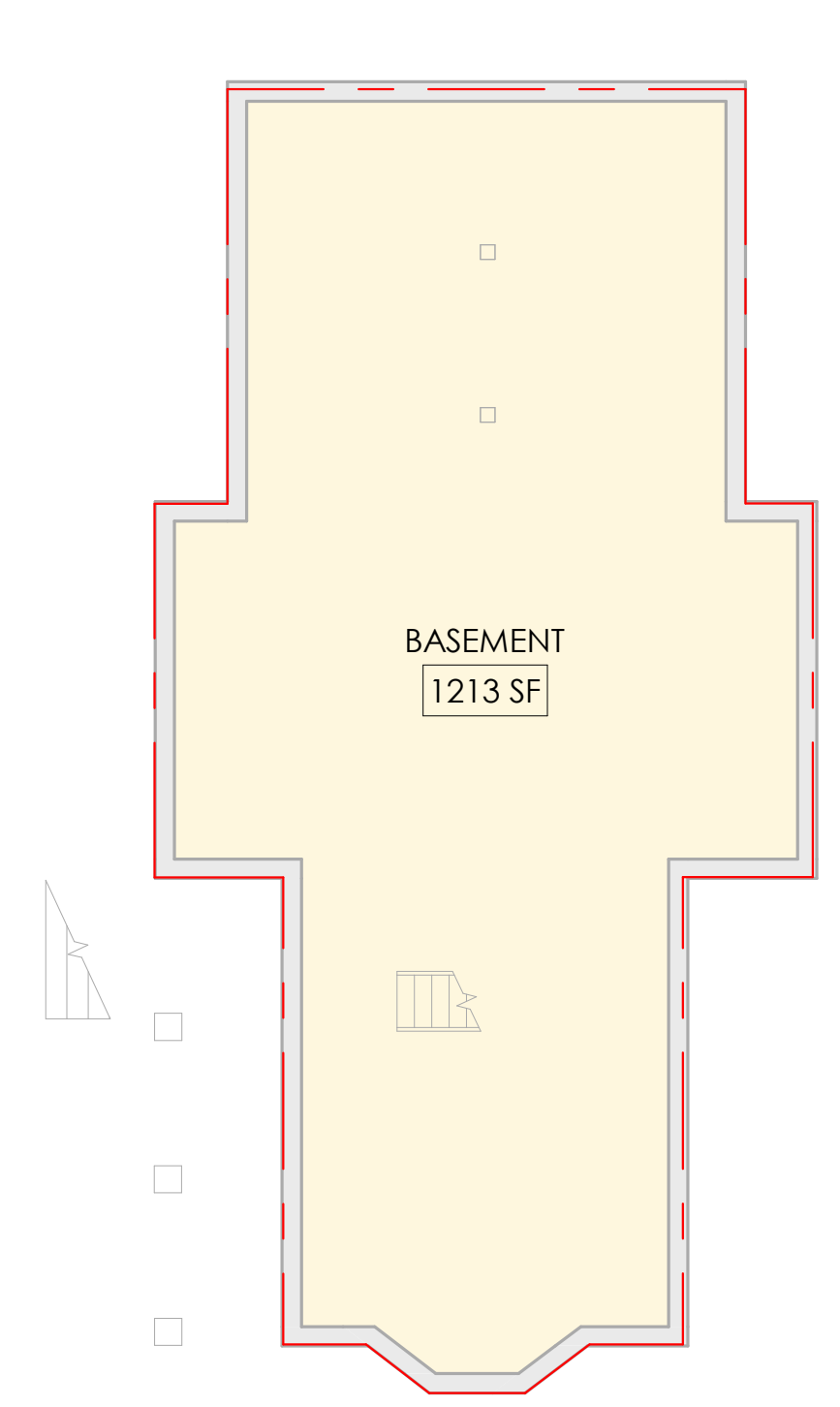
SHEET NO.	SHEET NAME	DATE
BZA-000	COVER SHEET	05.21.24
BZA-001	ZONING COMPLIANCE - 27 MELLEN GFA DIAGRAMS	05.21.24
BZA-010	EXISTING AND PROPOSED SITE PLANS	05.21.24
BZA-100	27 MELLEN - EXIST AND PROPOSED PLANS	05.21.24
BZA-200	27 MELLEN - EXIST AND PROPOSED ELEVATIONS	05.21.24
BZA-201	27 MELLEN - EXIST AND PROPOSED ELEVATIONS	05.21.24

EXISTING AREA - 27 MELLEN		
Name	Area	GFA Type

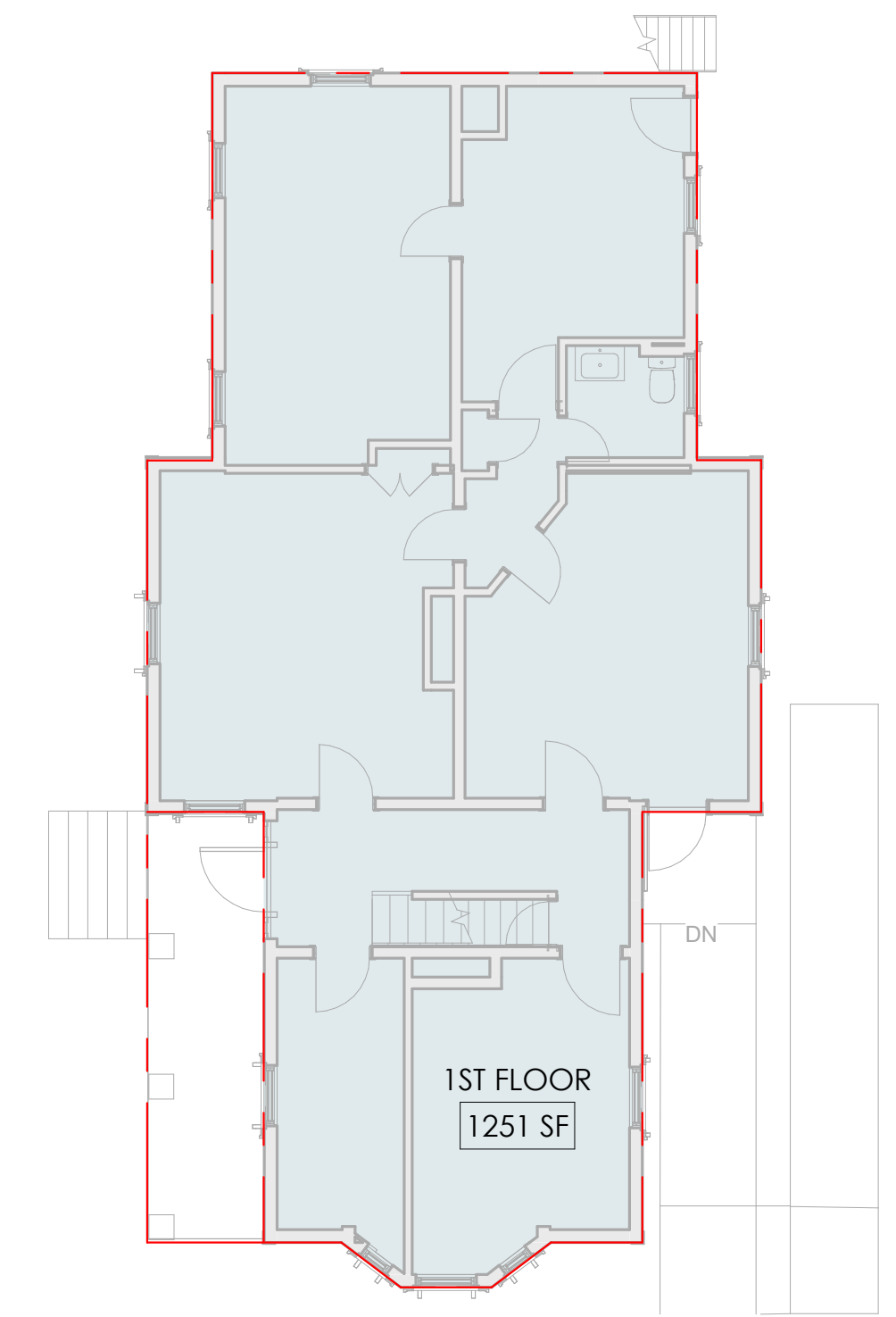
GFA		
1ST FLOOR	1251 SF	GFA
2ND FLOOR	1236 SF	GFA
3RD FLOOR	485 SF	GFA
	2971 SF	

NON GFA		
BASEMENT	1213 SF	NON GFA
	1213 SF	

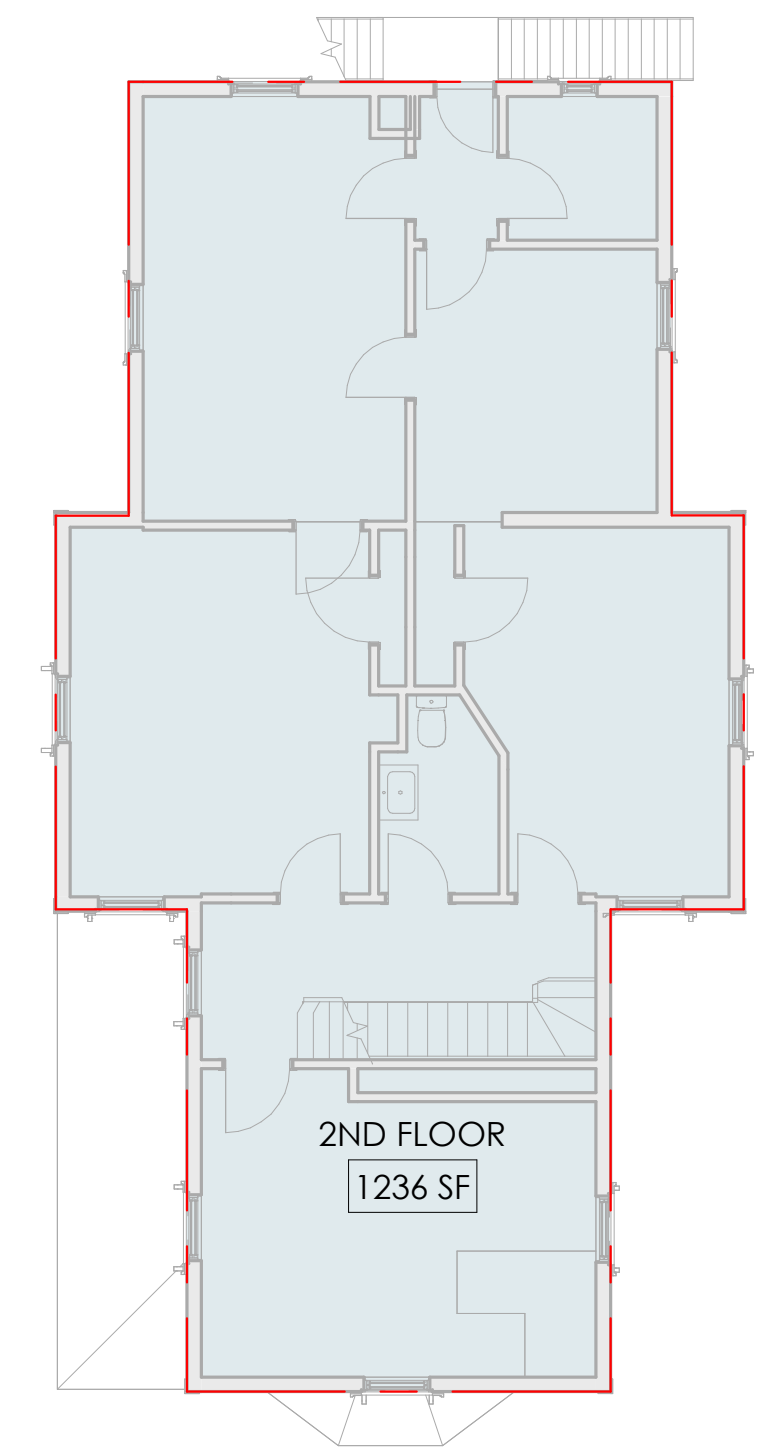
TOTAL SQUARE FOOTAGE  
4184 SF



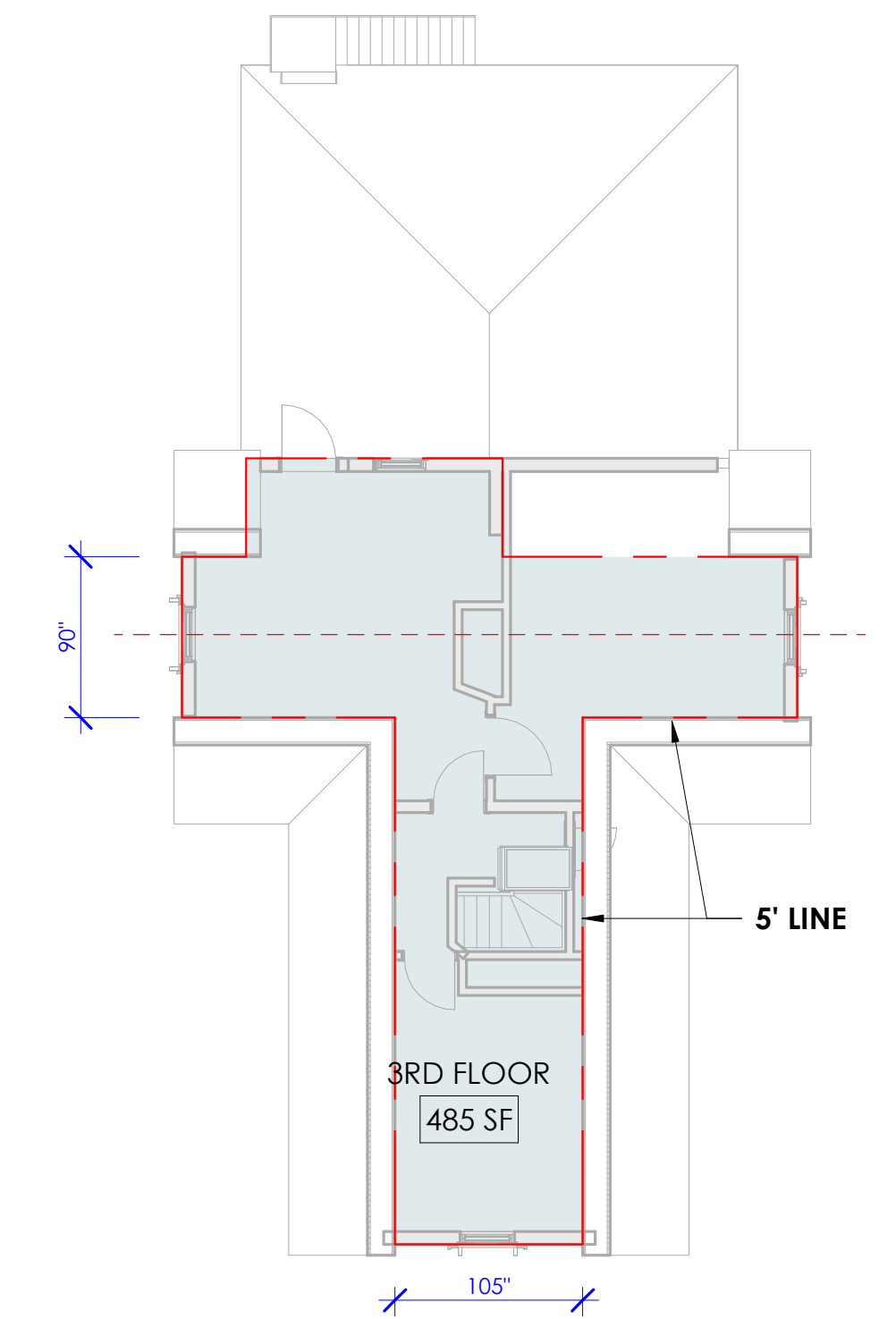
1 27 - EXIST BMENT AREA  
1/8" = 1'-0"



2 27 - EXIST 1ST FL AREA  
1/8" = 1'-0"



3 27 - EXIST 2ND FL AREA  
1/8" = 1'-0"



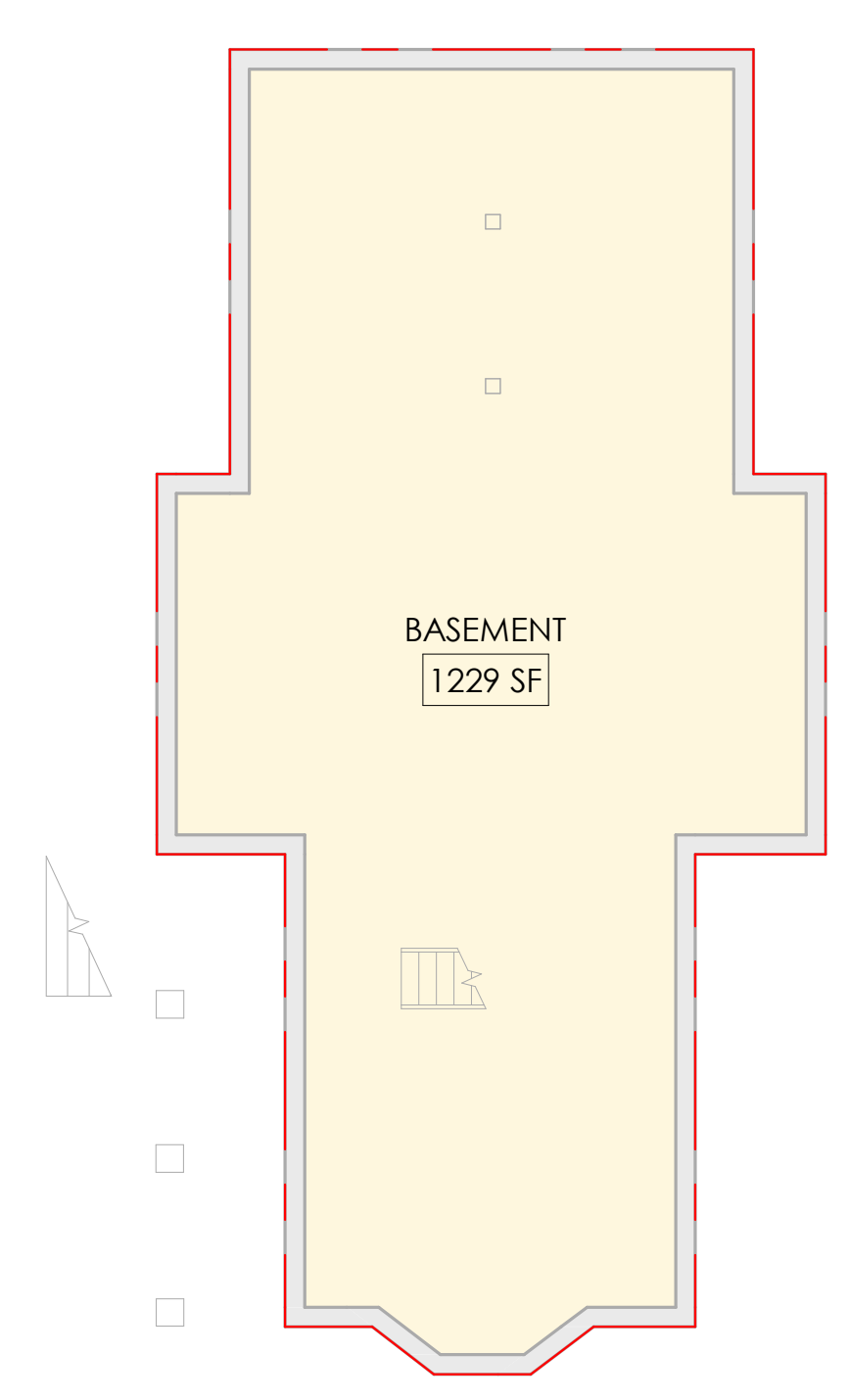
4 27 - EXIST 3RD FL AREA  
1/8" = 1'-0"

PROPOSED AREA - 27 MELLEN		
Name	Area	GFA Type

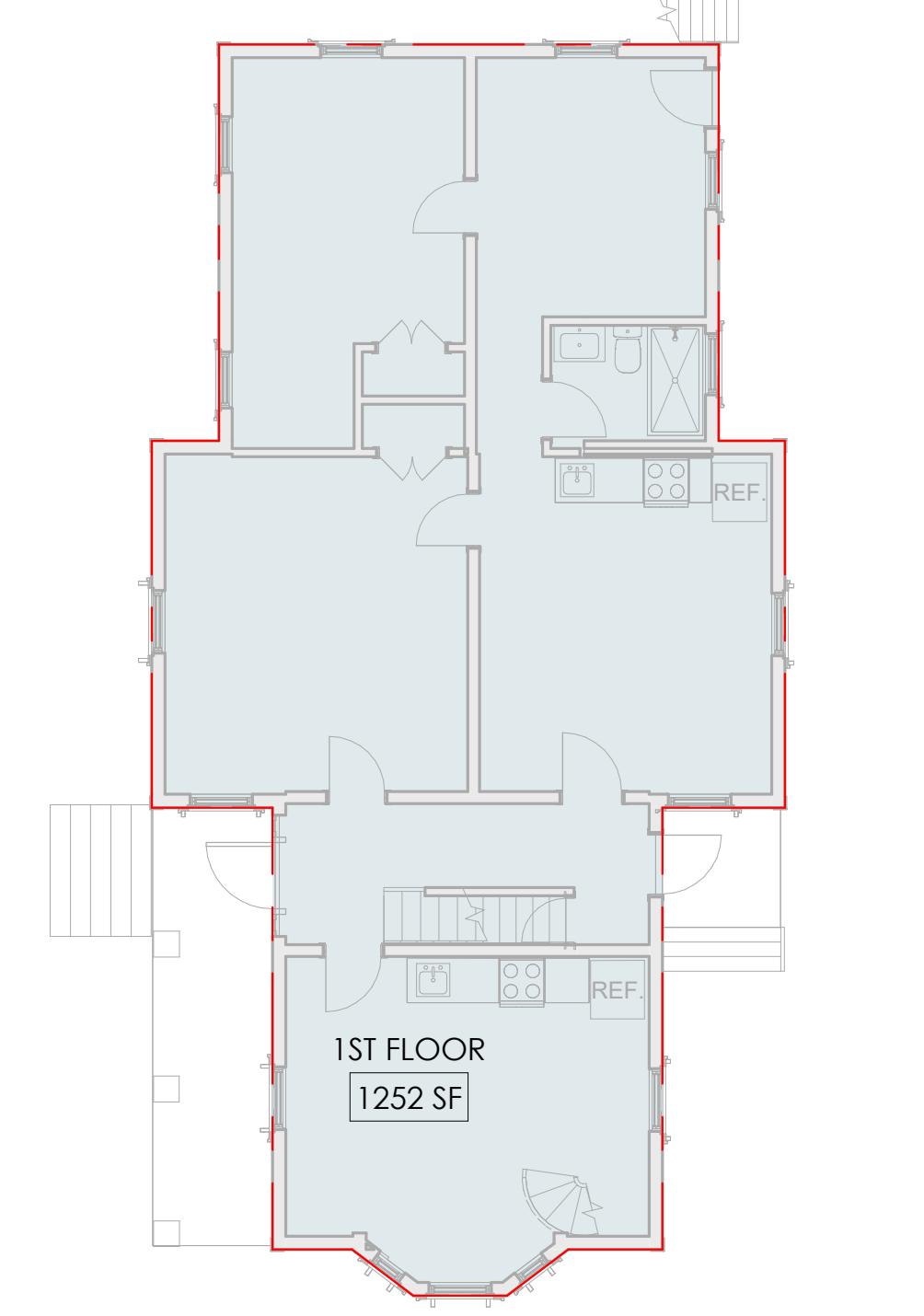
GFA		
1ST FLOOR	1252 SF	GFA
2ND FLOOR	1237 SF	GFA
3RD FLOOR	483 SF	GFA
ADDITION	452 SF	GFA
	3424 SF	

NON GFA		
BASEMENT	1229 SF	NON GFA
	1229 SF	

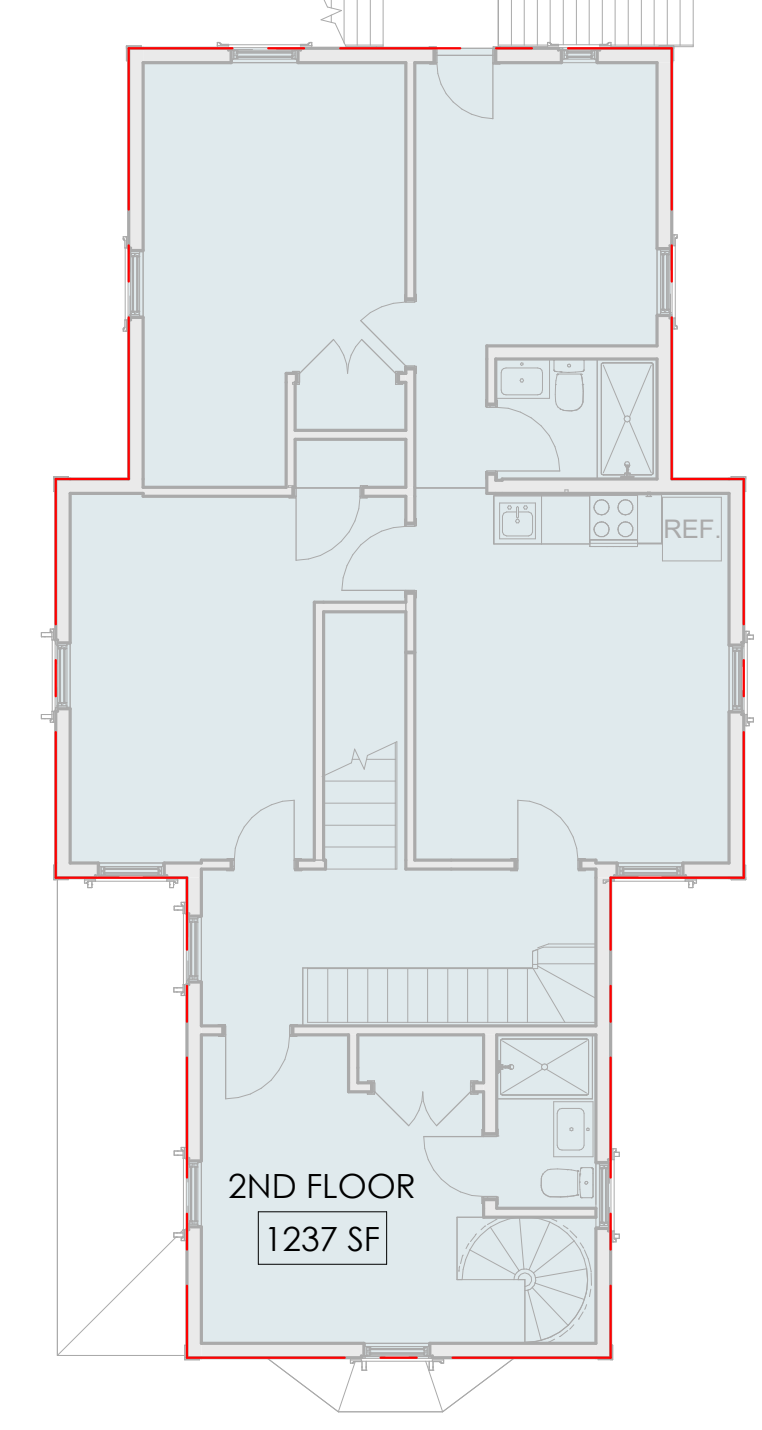
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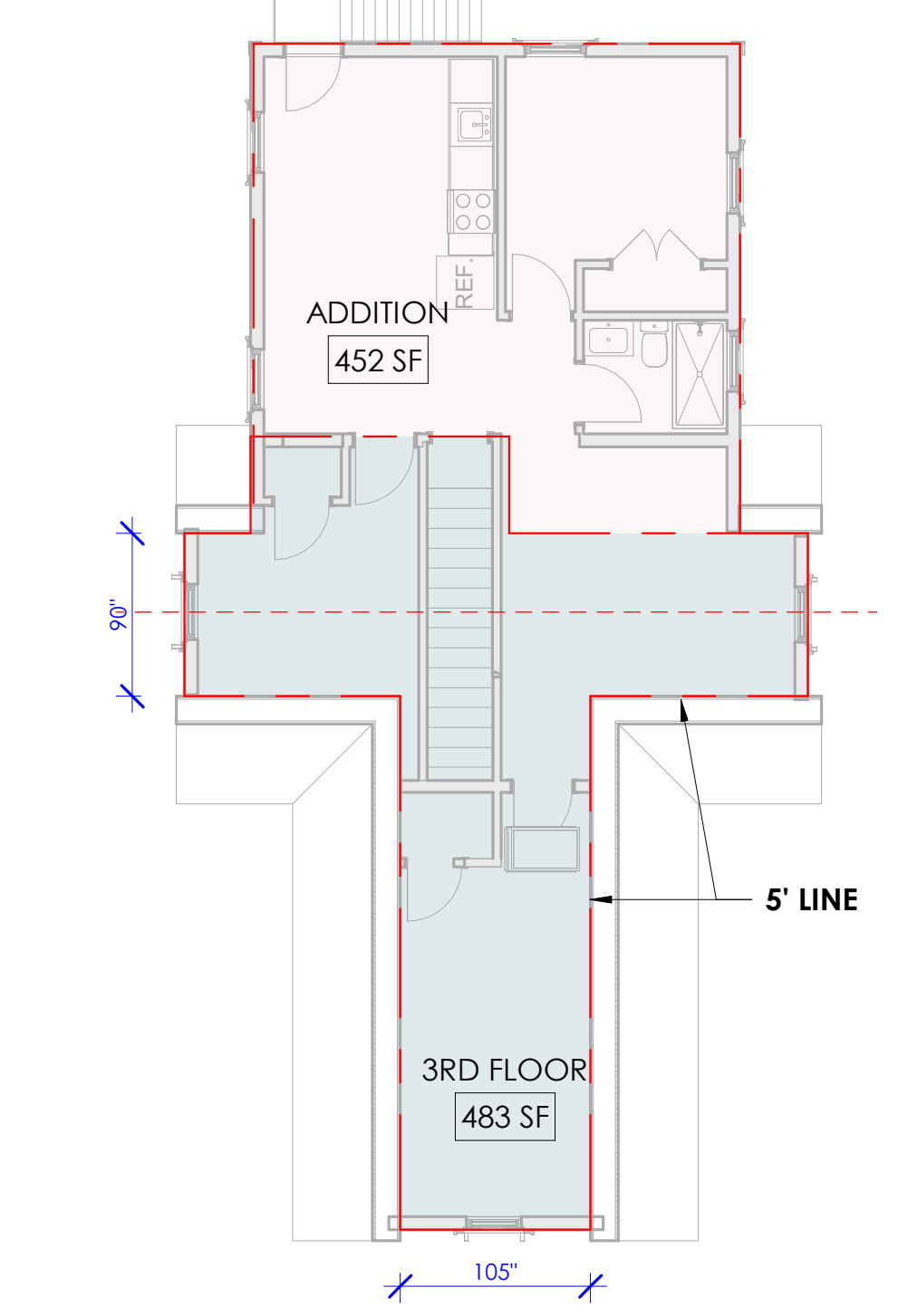
5 27 - PROP BMENT AREA  
1/8" = 1'-0"



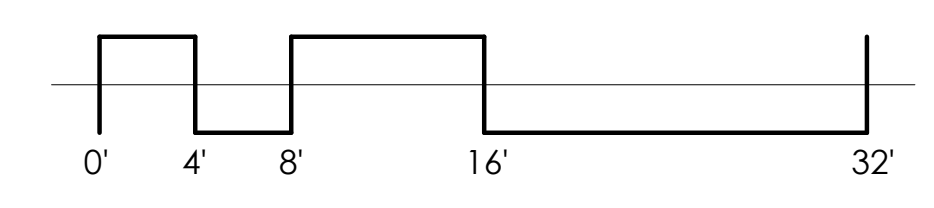
6 27 - PROP 1ST FL AREA  
1/8" = 1'-0"



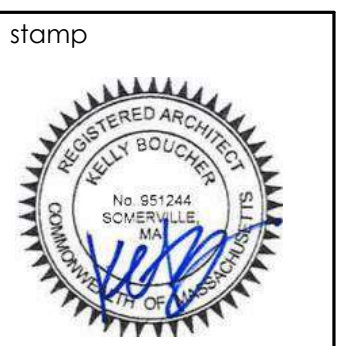
7 27 - PROP 2ND FL AREA  
1/8" = 1'-0"



8 27 - PROP 3RD FL AREA  
1/8" = 1'-0"



No.	Descrip.	Date



client  
**JEREMY SEEGER**  
148 Oakley Road  
Belmont, MA 02478

file ZONING COMPLIANCE - 27 MELLEN GFA DIAGRAMS  
project 27 MELLEN STREET, CAMBRIDGE MA 02138

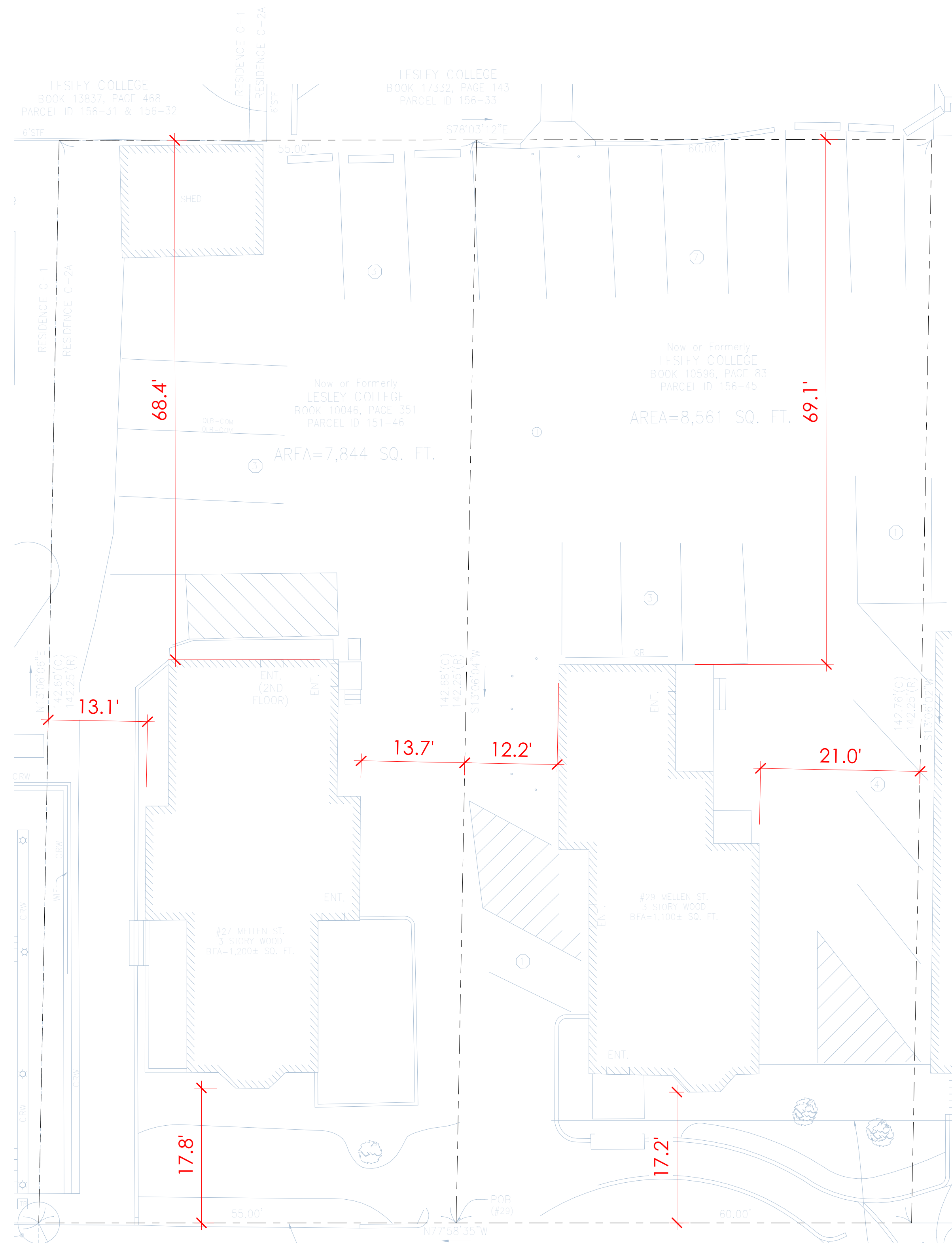


job number 24-001

scale 1/8" = 1'-0"

issue date 05.21.24

Sheet no.  
**BZA-001**



**EXISTING SITE PLAN**

1" = 10'-0"

BASED ON SITE SURVEY PROVIDED BY FELDMAN GEOSPATIAL



**PROPOSED LANDSCAPE PLAN**

BASED ON LANDSCAPE PLANS PROVIDED BY VERDANT L.A.

No.	Descrip.	Date



client  
**JEREMY SEEGER**  
148 Oakley Road  
Belmont, MA 02478

title **EXISTING SITE PLAN**  
project **27 MELLEEN STREET, CAMBRIDGE MA 02138**



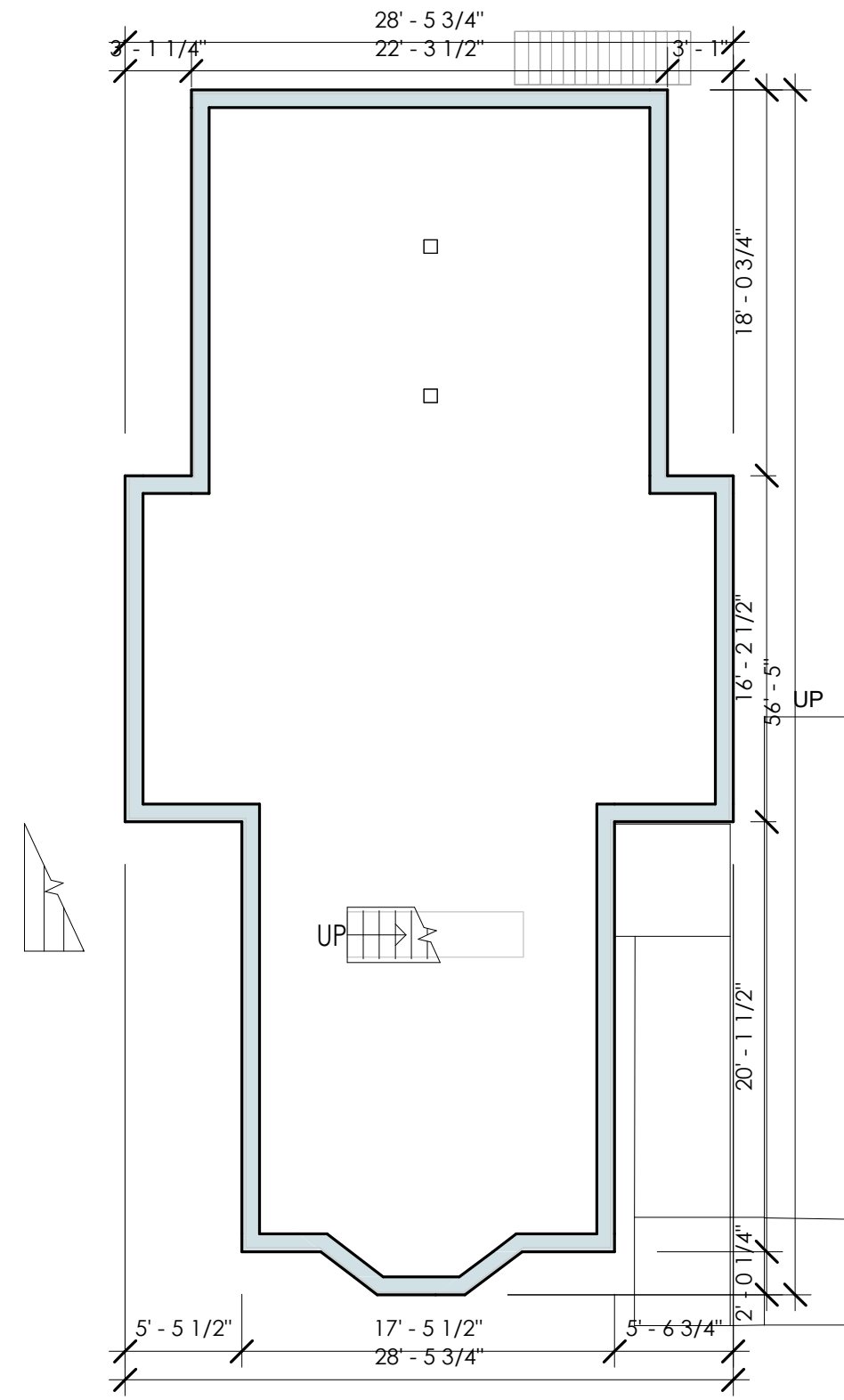
job number 24-001

scale 1" = 10'-0"

issue date 05.21.24

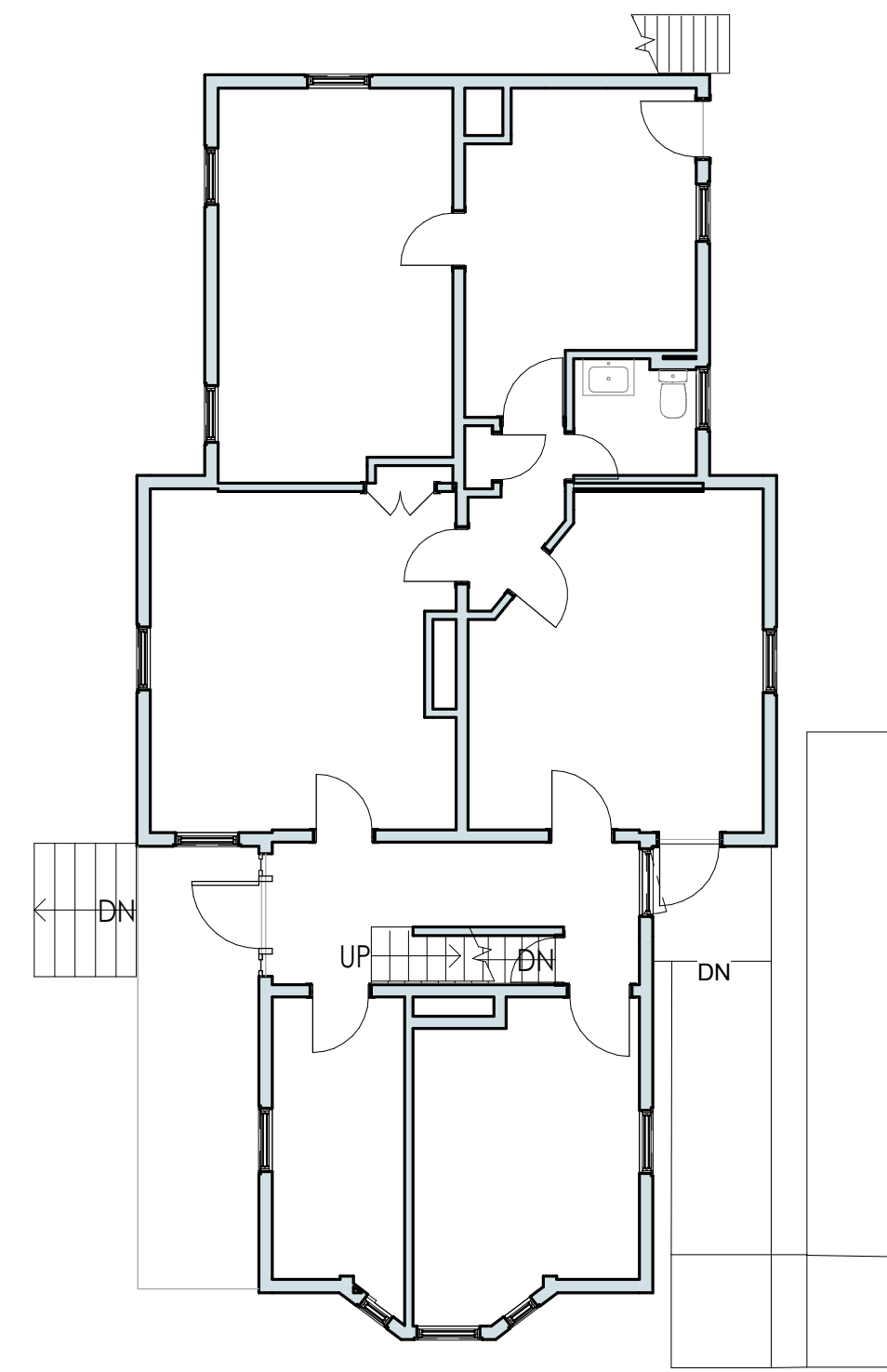
Sheet no.  
**BZA-010**

5/23/2024 1:42:21 PM



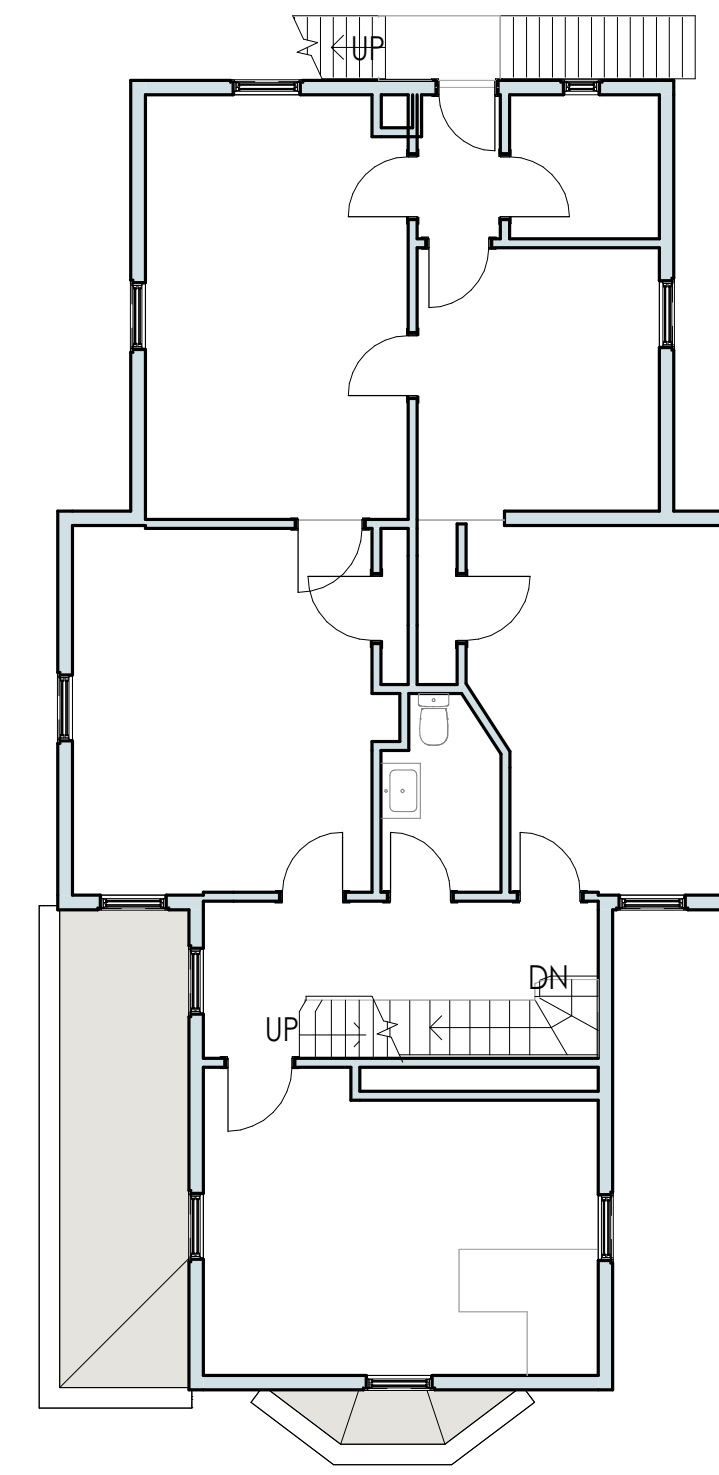
**27 - EXIST BASEMENT**

1/8" = 1'-0"



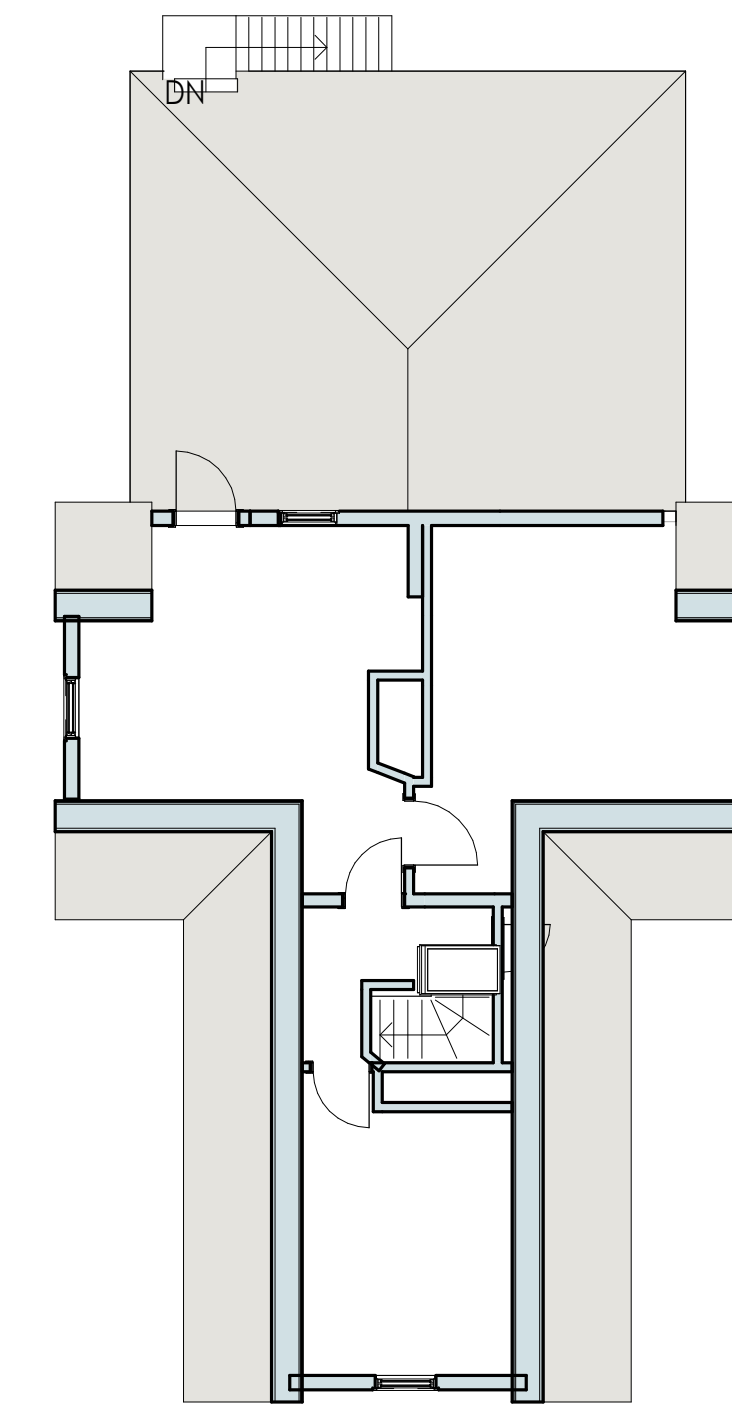
**27 - EXIST 1ST FL**

1/8" = 1'-0"



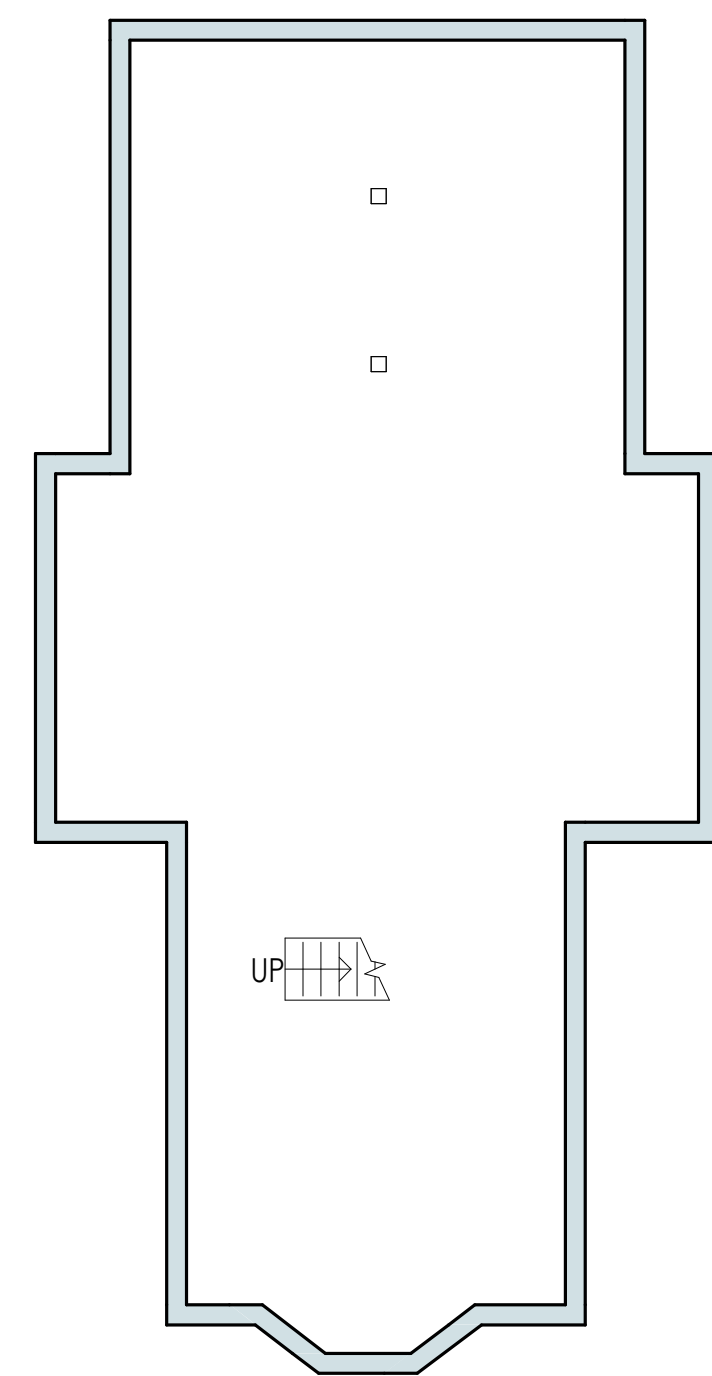
**27 - EXIST 2ND FL**

1/8" = 1'-0"



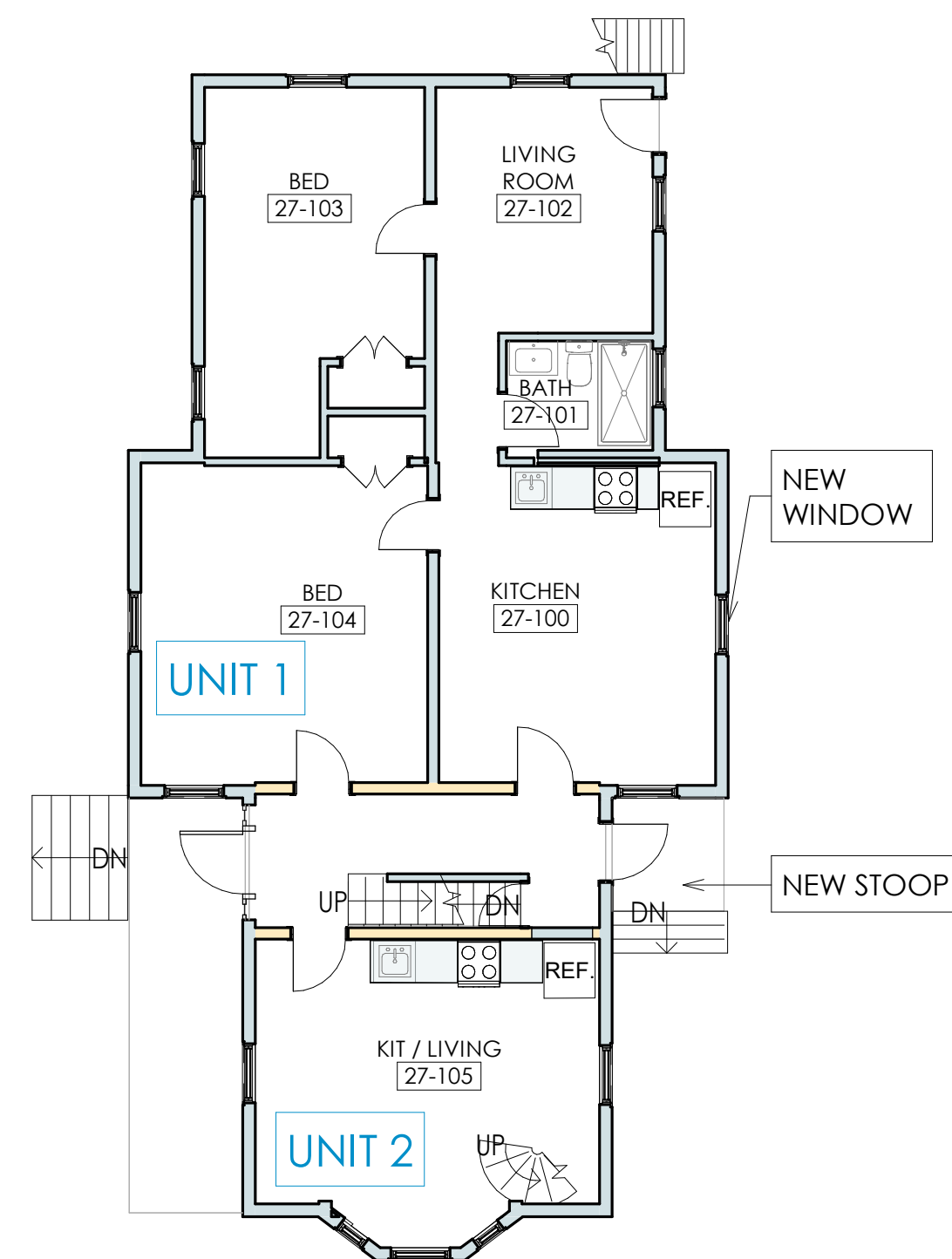
**27 - EXIST 3RD FL**

1/8" = 1'-0"



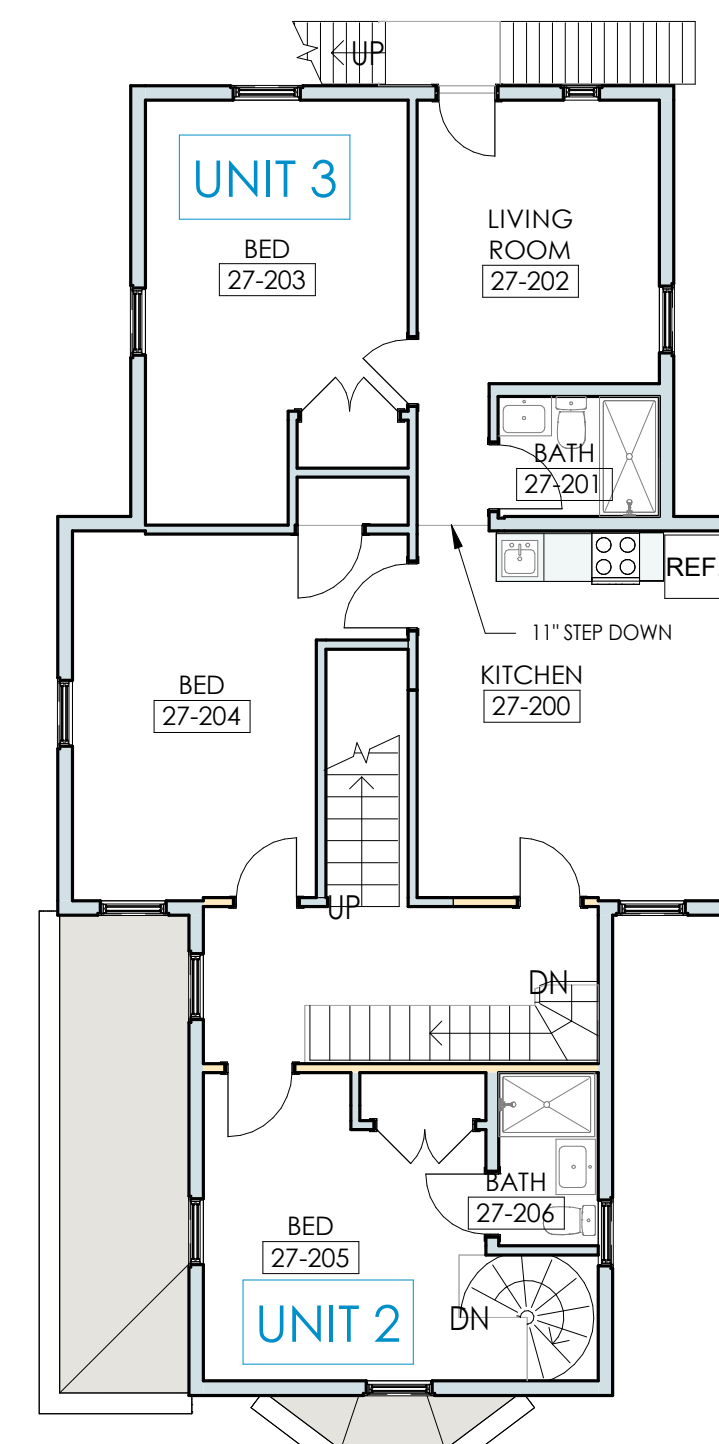
**27 - PROPOSED BASEMENT**

1/8" = 1'-0"



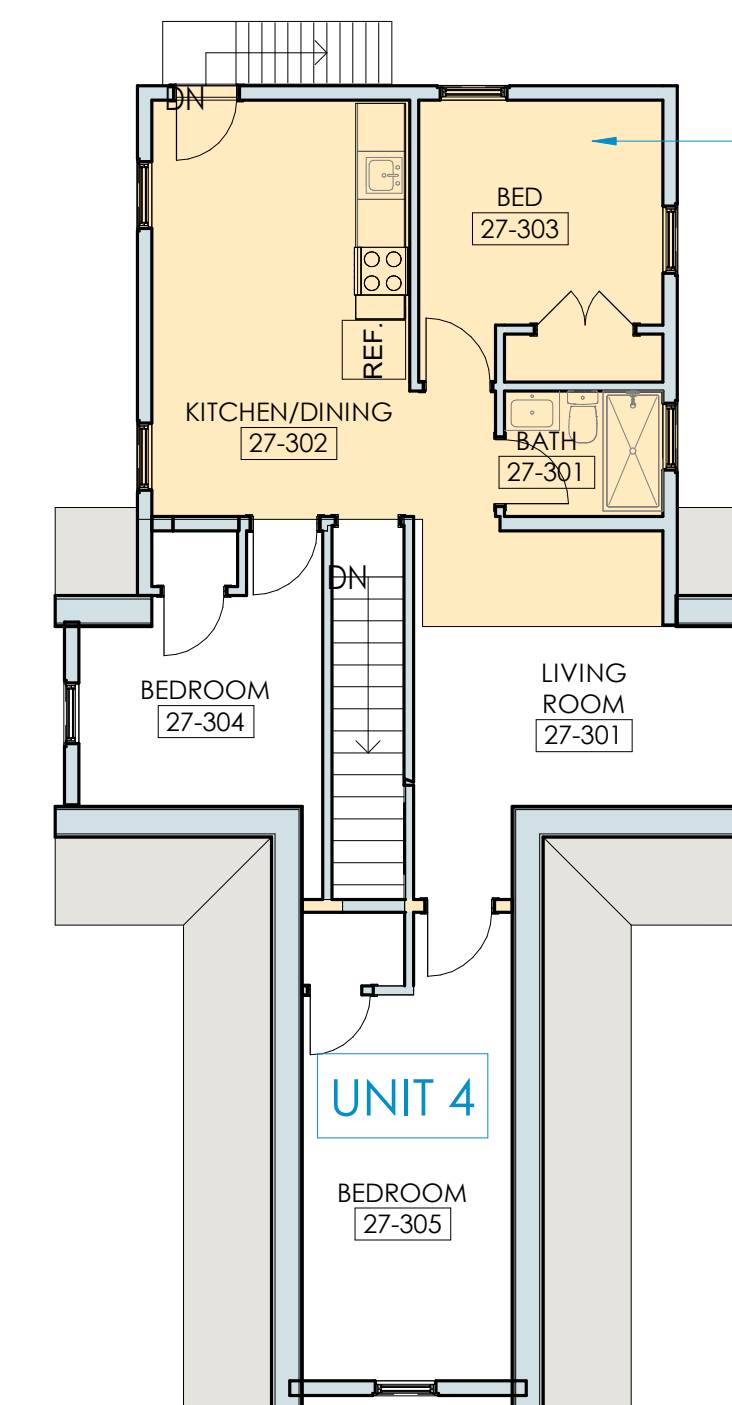
**27 - PROPOSED 1ST FL**

1/8" = 1'-0"



**27 - PROPOSED 2ND FL**

1/8" = 1'-0"



**27 - PROPOSED 3RD FL**

1/8" = 1'-0"

No.	Descrip.	Date



client  
**JEREMY SEEGER**  
148 Oakley Road  
Belmont, MA 02478

file 27 MELLEEN - EXIST AND PROPOSED PLANS

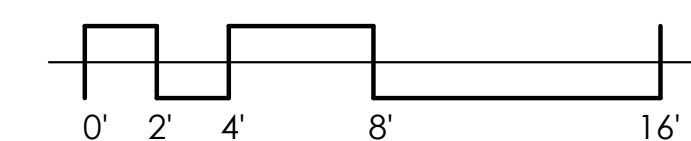
project 27 MELLEEN STREET, CAMBRIDGE MA 02138



job number 24-001

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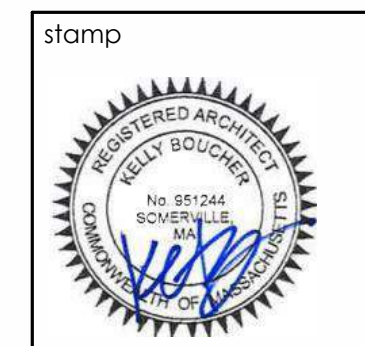
issue date 05.21.24



Sheet no.  
**BZA-100**



No.	Descrip.	Date



client  
**JEREMY SEEGER**  
 148 Oakley Road  
 Belmont, MA 02478



**27 - EXIST REAR ELEV**  
 3/16" = 1'-0"



**27 - EXIST LEFT SIDE ELEV**  
 3/16" = 1'-0"



**27 - EXISTING FRONT ELEV**  
 3/16" = 1'-0"



**27 - PROPOSED REAR ELEV**  
 3/16" = 1'-0"



**27 - PROPOSED LEFT SIDE ELEV**  
 3/16" = 1'-0"



**27 - PROPOSED FRONT ELEV**  
 3/16" = 1'-0"

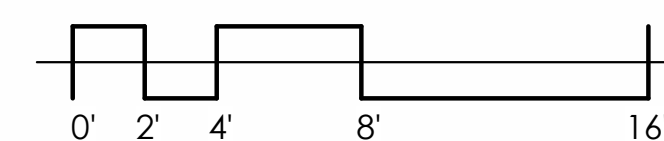
file **27 MELLEN - EXIST AND PROPOSED ELEVATIONS**  
 project **27 MELLEN STREET, CAMBRIDGE MA 02138**



job number 24-001

scale 3/16" = 1'-0"

issue date 05.21.24



Sheet no.  
**BZA-200**

No.	Descrip.	Date



client  
**JEREMY SEEGER**  
 148 Oakley Road  
 Belmont, MA 02478



**27 - EXIST RIGHT SIDE ELEV**

3/16" = 1'-0"



**27 - PROPOSED RIGHT SIDE ELEV**

3/16" = 1'-0"

file 27 MELLEEN - EXIST AND PROPOSED ELEVATIONS

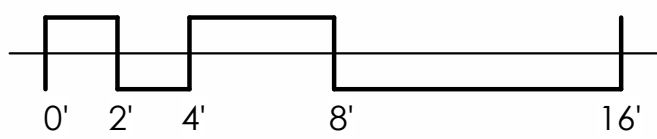
project 27 MELLEEN STREET, CAMBRIDGE MA 02138



job number 24-001

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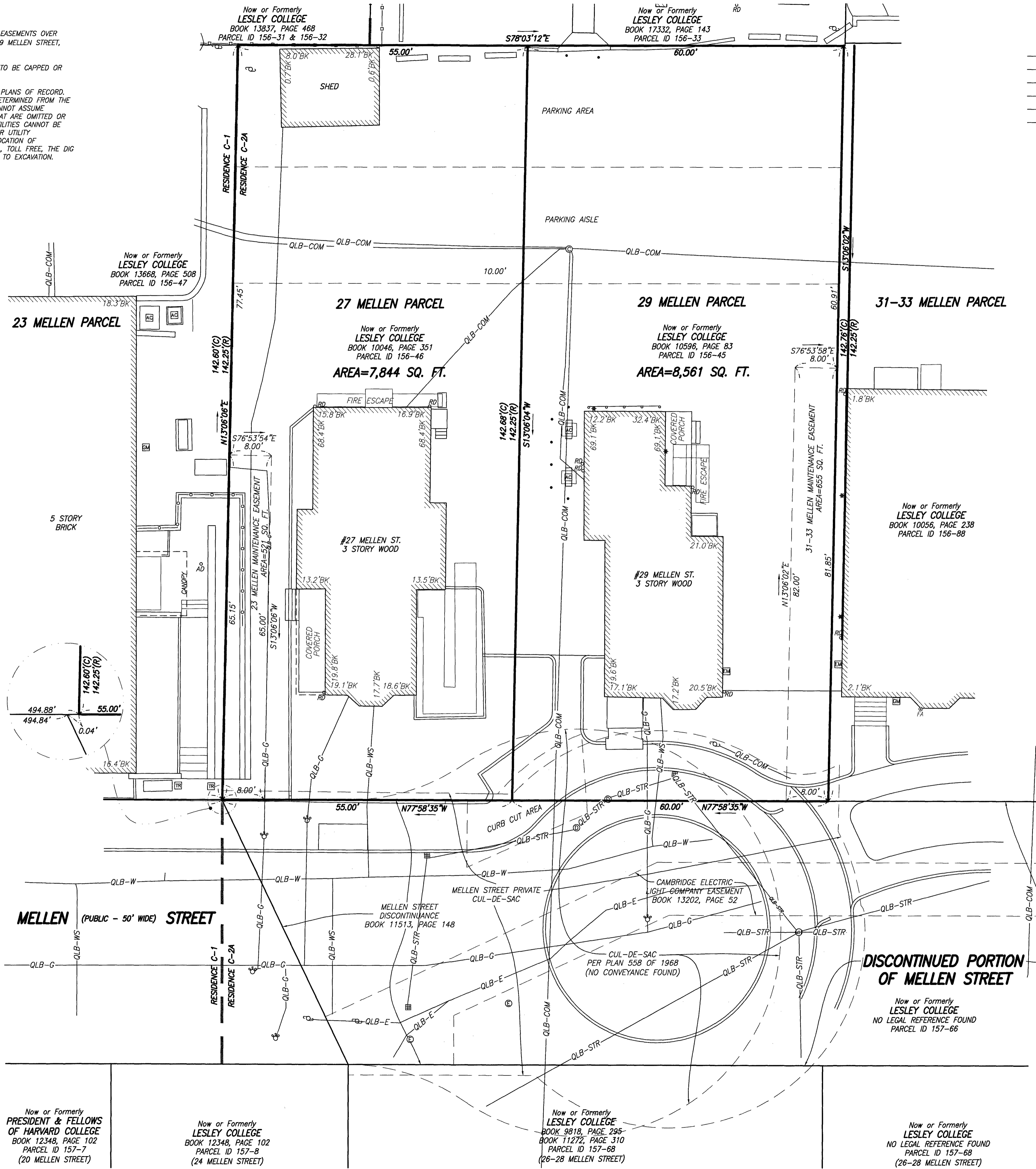
issue date 05.21.24



Sheet no.  
**BZA-201**

**NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO DEPICT ACCESS AND MAINTENANCE EASEMENTS OVER #27 MELLEN STREET, ASSESSOR'S PARCEL NO. 156-46, AND OVER #29 MELLEN STREET, ASSESSOR'S PARCEL NO. 156-45.
2. TELECOMMUNICATIONS LINES RUNNING TO 27 & 29 MELLEN BUILDINGS TO BE CAPPED OR REMOVED.
3. UTILITY INFORMATION SHOWN IS BASED ON BOTH A FIELD SURVEY AND PLANS OF RECORD. THE LOCATIONS OF UNDERGROUND PIPES AND CONDUITS HAVE BEEN DETERMINED FROM THE AFOREMENTIONED RECORD PLANS AND ARE APPROXIMATE ONLY. WE CANNOT ASSUME RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES THAT ARE OMITTED OR INACCURATELY SHOWN ON SAID RECORD PLANS, SINCE SUBSURFACE UTILITIES CANNOT BE VISIBLY VERIFIED. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED AND THE ACTUAL LOCATION OF SUBSURFACE STRUCTURES SHOULD BE DETERMINED IN THE FIELD. CALL, TOLL FREE, THE DIG SAFE CALL CENTER AT 1-888-344-7233 SEVENTY-TWO HOURS PRIOR TO EXCAVATION.



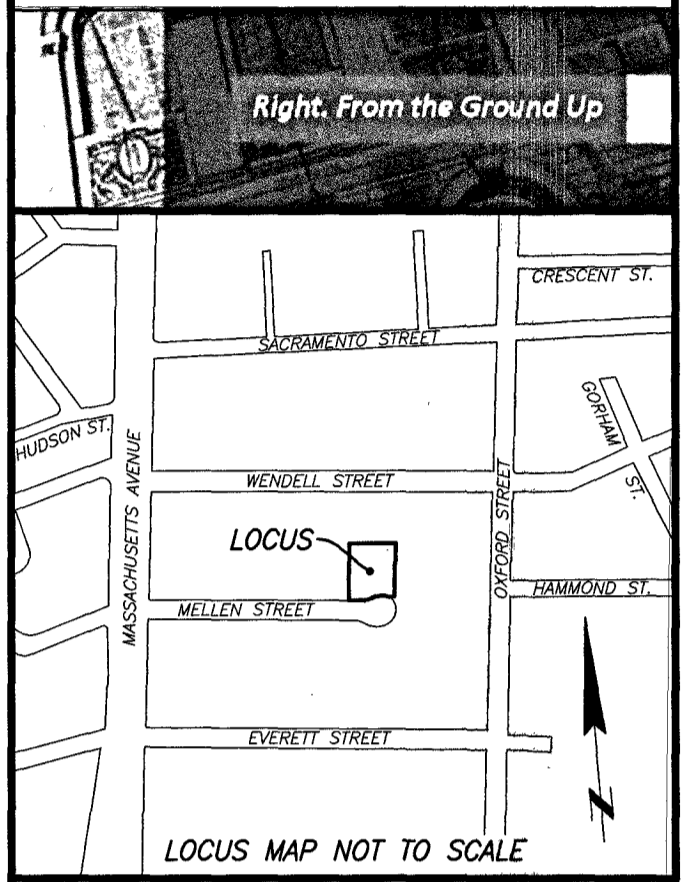
- SUBSURFACE UTILITIES LEGEND**  
QUALITY LEVEL 'B' (QLB)
- QLB-E MAIN ELECTRIC LINES
  - QLB-COM COMMUNICATION, FIBER OPTICS, TELEPHONE, AND CABLE TV
  - QLB-G GAS
  - QLB-W MAIN WATER
  - QLB-WS WATER SERVICE
  - QLB-STR STORM DRAIN

- LEGEND**
- ⊙ DRAIN MANHOLE
  - ⊕ ELECTRIC MANHOLE
  - ⊕ COMMUNICATIONS MANHOLE
  - ⊕ MANHOLE
  - ⊕ GAS SHUT OFF/GAS GATE
  - ⊕ CATCH BASIN
  - ⊕ UTILITY POLE
  - ⊕ WALK LIGHT
  - ⊕ BOLLARD
  - ⊕ RD ROOF DRAIN
  - ⊕ GAS METER
  - ⊕ ELECTRIC METER
  - ⊕ AIR CONDITIONING UNIT
  - ⊕ BK BACK
  - (C) CALCULATED
  - L= ARC LENGTH
  - R= RADIUS
  - (REC) RECORD
  - SQ. FT. SQUARE FEET
  - X- METAL FENCE
  - WOOD FENCE
  - GUARD RAIL

**FELDMAN**  
G E O S P A T I A L

**BOSTON HEADQUARTERS**  
152 HAMPDEN STREET  
BOSTON, MA 02119

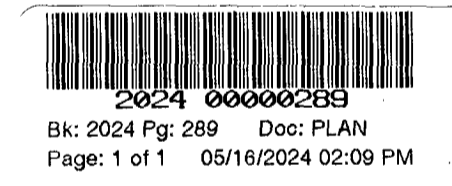
**WORCESTER OFFICE**  
27 MECHANIC STREET  
WORCESTER, MA 01608  
(617)357-9740  
www.feldmangeo.com



**Middlesex Registry of Deeds**  
Southern District  
Cambridge, Massachusetts  
Plan No. 289 of 2024  
Rec'd 05/10 20 24  
at 02 H 09 M P M

Attest  
*[Signature]*  
Registrar

RESERVED FOR REGISTRY USE



DRAWING NAME:  
**EASEMENT PLAN OF LAND**  
27-29 MELLEN STREET  
CAMBRIDGE, MASS.

DATE: FEBRUARY 7, 2024

REVISIONS:

NO.	DESCRIPTION	DATE

FILENAME: 2400045-EASE.dwg

RESEARCH: JRZ	FIELD CHIEF: AM
PROJ MGR: JRZ	APPROVED:
CALC: JMK	CADD: JRZ
FIELD CHK:	CRD FILE: 2300137

SCALE: 1"=10'

SHEET NO. 1 OF 1

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

I CERTIFY THAT THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY AND THE LATEST RECORD PLANS, DEEDS AND CERTIFICATES OF TITLE.



Now or Formerly  
**PRESIDENT & FELLOWS OF HARVARD COLLEGE**  
BOOK 12348, PAGE 102  
PARCEL ID 157-7  
(20 MELLEN STREET)

Now or Formerly  
**LESLEY COLLEGE**  
BOOK 12348, PAGE 295  
PARCEL ID 157-8  
(24 MELLEN STREET)

Now or Formerly  
**LESLEY COLLEGE**  
BOOK 9818, PAGE 295  
BOOK 11272, PAGE 310  
PARCEL ID 157-68  
(26-28 MELLEN STREET)

Now or Formerly  
**LESLEY COLLEGE**  
NO LEGAL REFERENCE FOUND  
PARCEL ID 157-68  
(26-28 MELLEN STREET)

289 of 2024

AA





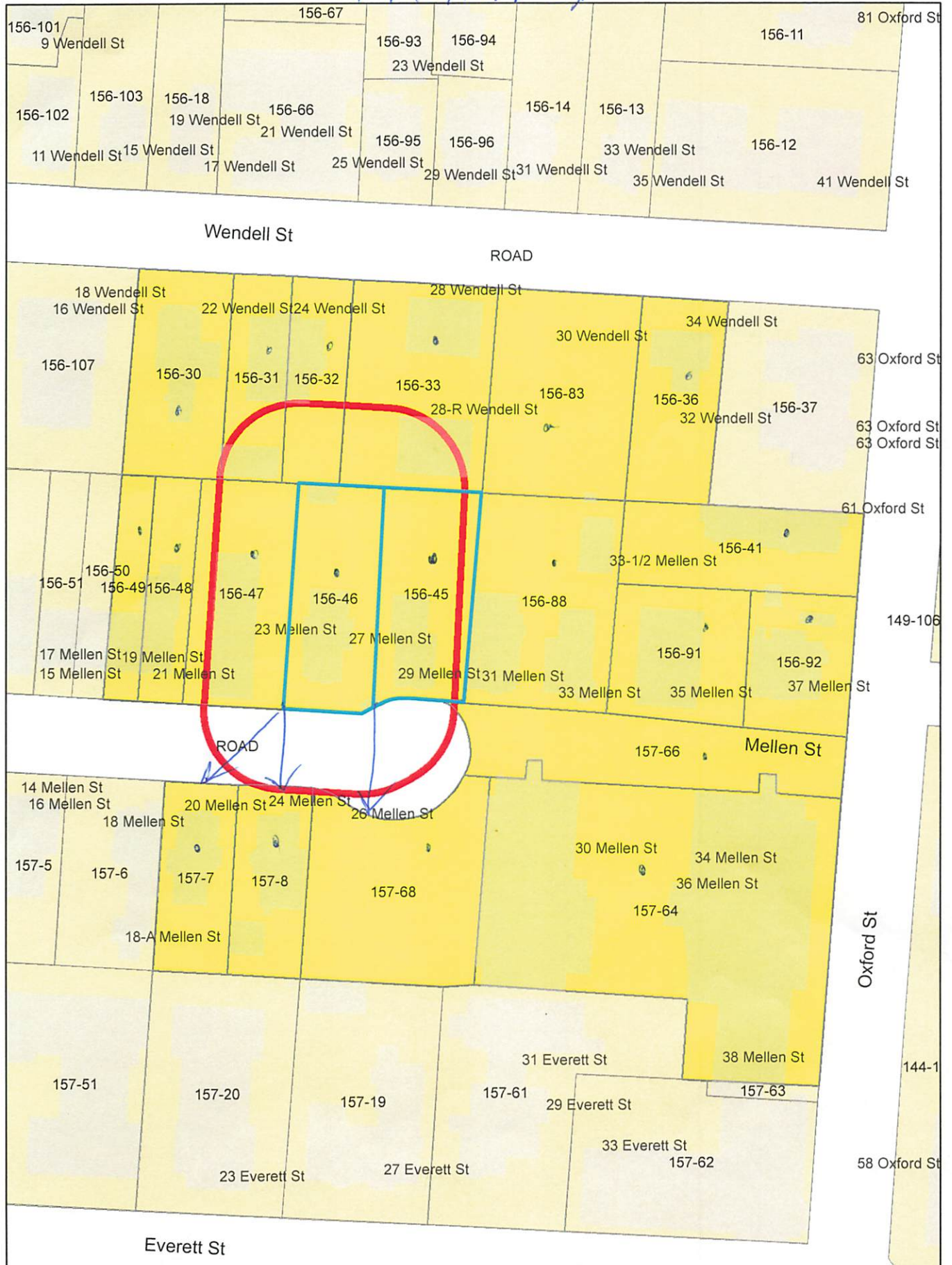








27 Mellen St



27 Mellen St .

*Petitioner*

156-45-41-91-46-47-88-92-33-  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

157-7  
PRESIDENT & FELLOWS OF HARVARD  
COLLEGE C/O HARVARD REAL ESTATE INC.  
HOLYOKE CENTER - ROOM 1000  
1350 MASS AVE  
CAMBRIDGE, MA 02138-3895

ADAM DASH, ESQ.  
148 GROVE STREET #304  
SOMERVILLE, MA 02144

157-8-64-66-68  
LESLEY COLLEGE  
29 EVERETT STREET  
CAMBRIDGE, MA 02138

156-49  
MELLEN STREET REALTY LLC  
99 WESTCLIFF RD  
WESTON, MA 02493

JEREMY SEEGER  
148 OAKLEY ROAD  
BELMONT, MA 02478

156-48  
ZHAO, MEIMEI & QUAN XIAO  
23 HILLTOP RD  
WELLESLEY, MA 02482

156-30  
20 WENDELL STREET LLC  
34 LOCUST ST  
MARBLEHEAD, MA 01945

156-83  
HRI 30 WENDELL LLC  
280 FRANKLIN STREET  
CAMBRIDGE, MA 02139

156-32-31  
22-24 WENDELL STREET LLC  
15 WENTWORTH FARM RD  
MILTON, MA 02186

156-36  
34 WENDELL STREET LLC  
7 MORRISON RD W  
WAKEFIELD, MA 01880