



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.

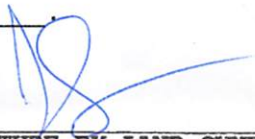
I/We Jeremy Seeger
(OWNER)

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*

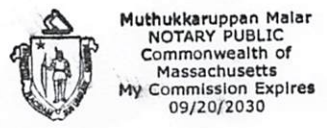
*Written evidence of Agent's standing to represent petitioner may be requested.

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> ² | | 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



05.21.24

OWNER

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

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client
JEREMY SEEGER
148 Oakley Road
Belmont, MA 02478

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

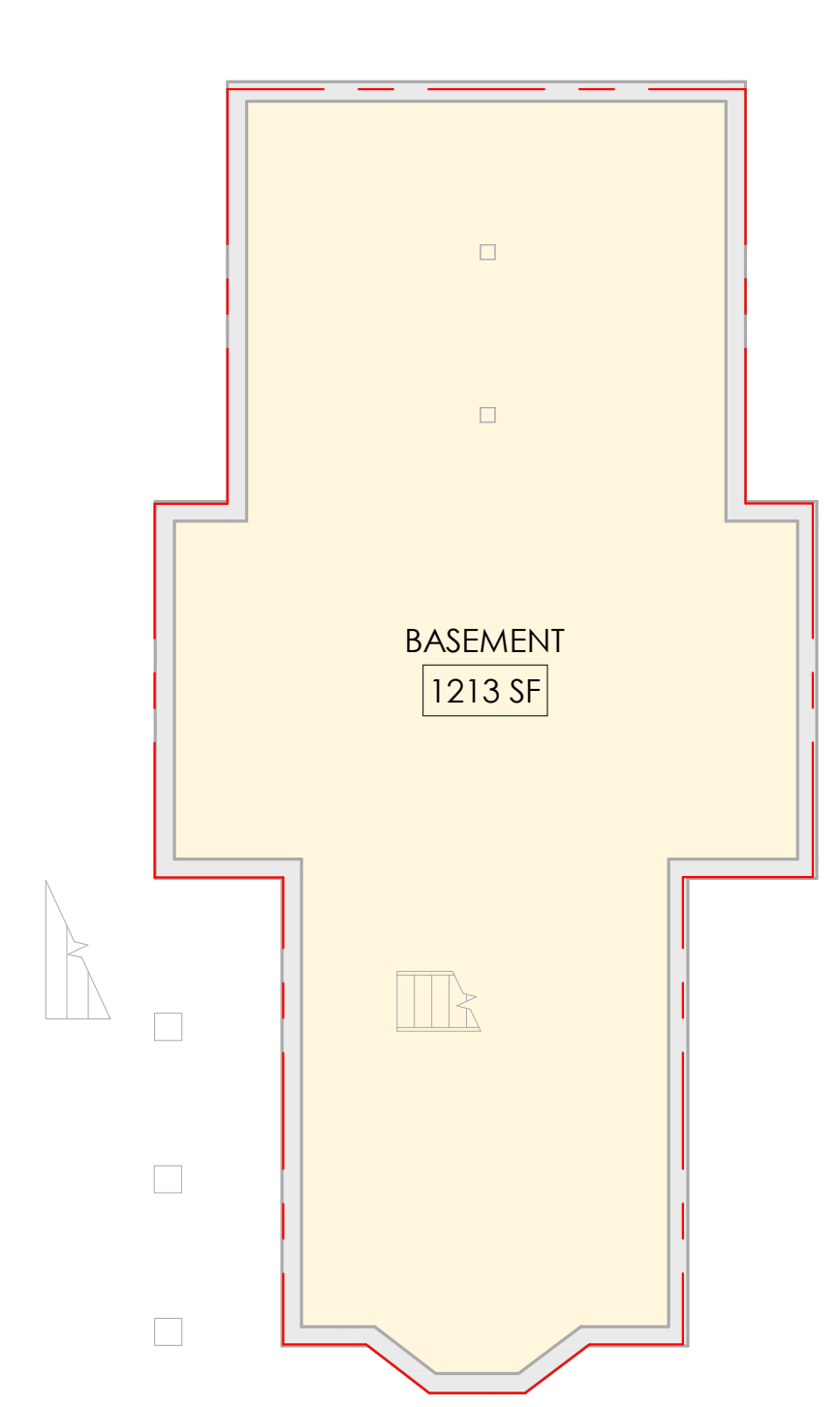
| <i>SHEET NO.</i> | <i>SHEET NAME</i> | <i>DATE</i> |
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| BZA-000 | COVER SHEET | 05.21.24 |
| BZA-001 | ZONING COMPLIANCE - 27 MELLEN GFA DIAGRAMS | 05.21.24 |
| BZA-010 | EXISTING AND PROPOSED SITE PLANS | 05.21.24 |
| BZA-100 | 27 MELLEN - EXIST 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 |

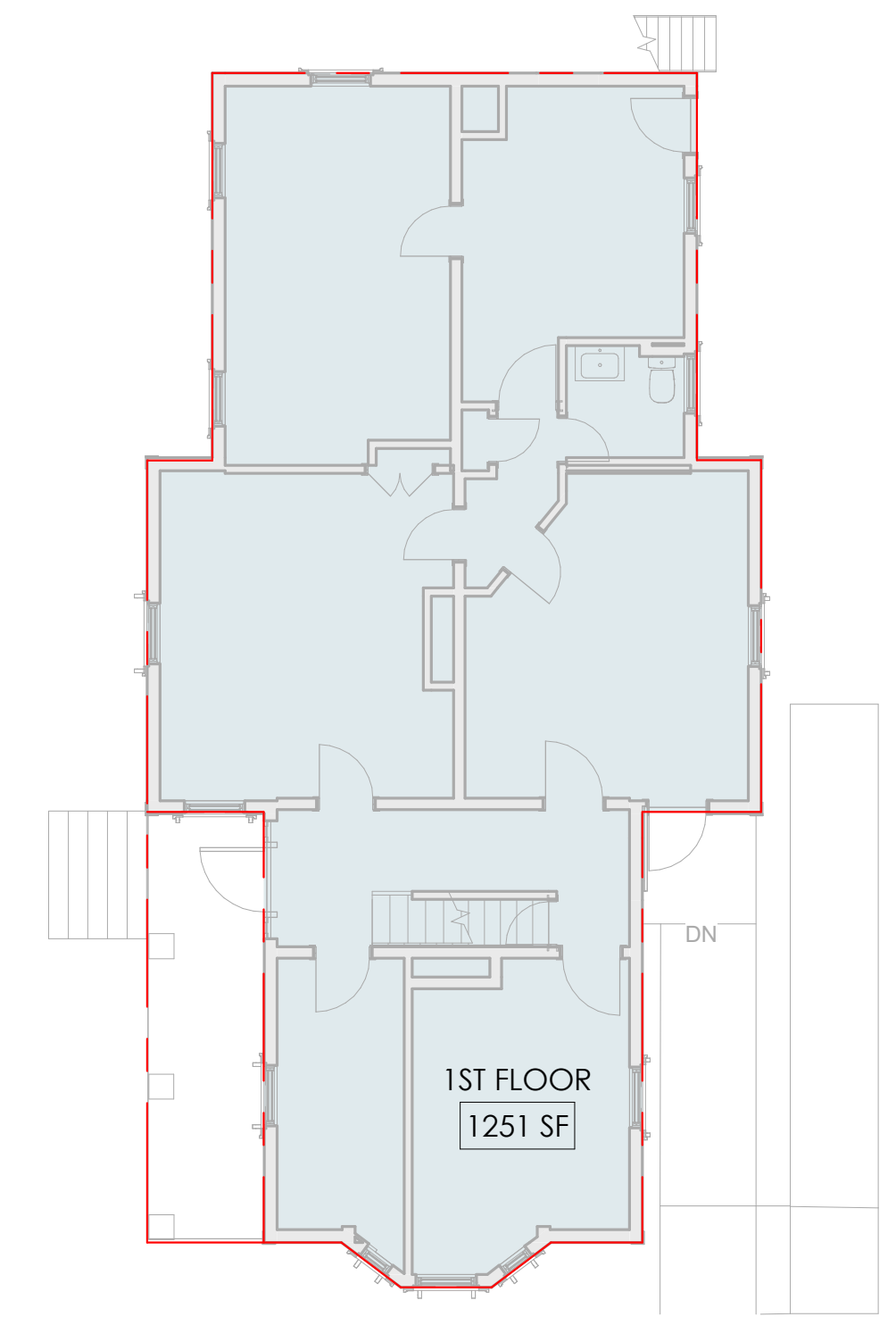
| GFA | | |
|-----------|---------|-----|
| 1ST FLOOR | 1251 SF | GFA |
| 2ND FLOOR | 1236 SF | GFA |
| 3RD FLOOR | 485 SF | GFA |
| | 2971 SF | |

| NON GFA | | |
|----------|---------|---------|
| BASEMENT | 1213 SF | NON GFA |
| | 1213 SF | |

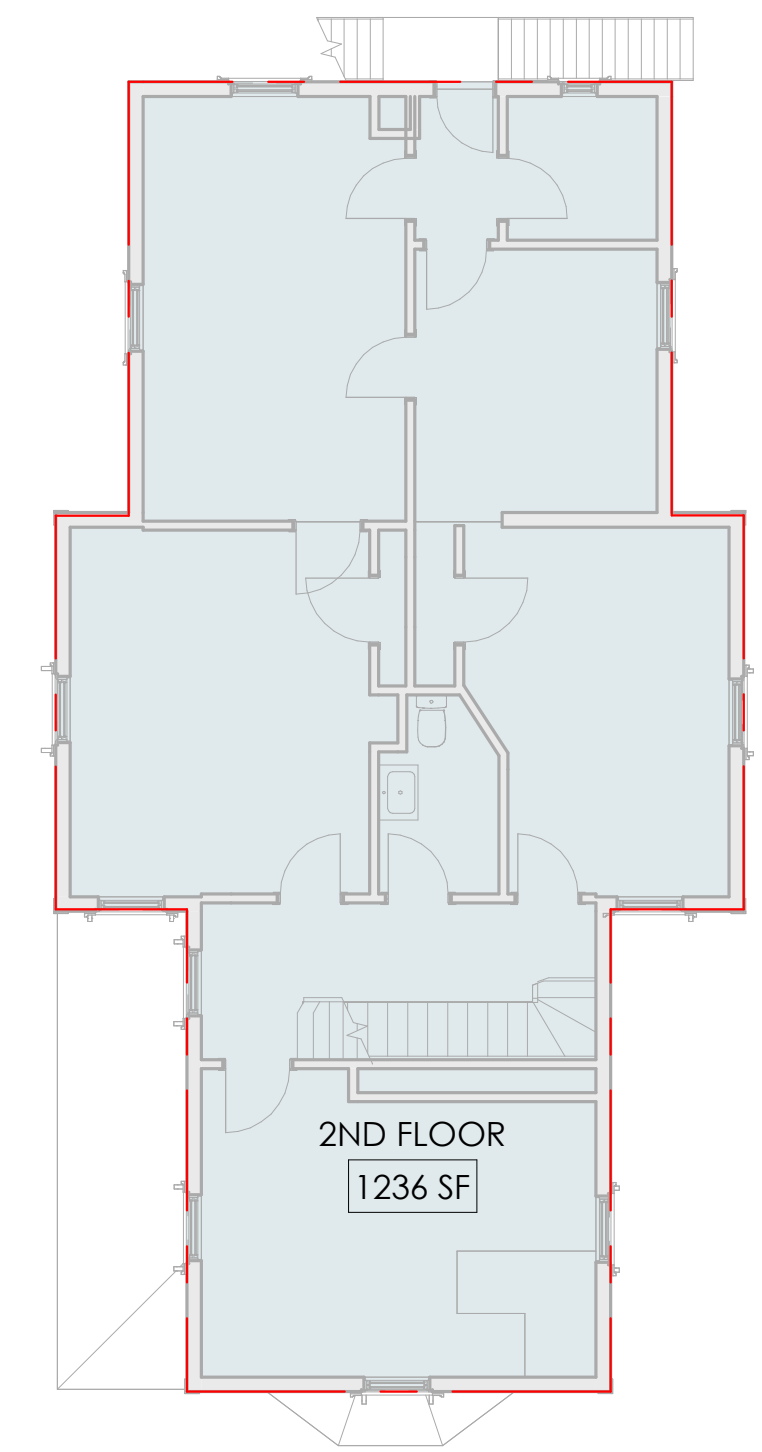
TOTAL SQUARE FOOTAGE
4184 SF



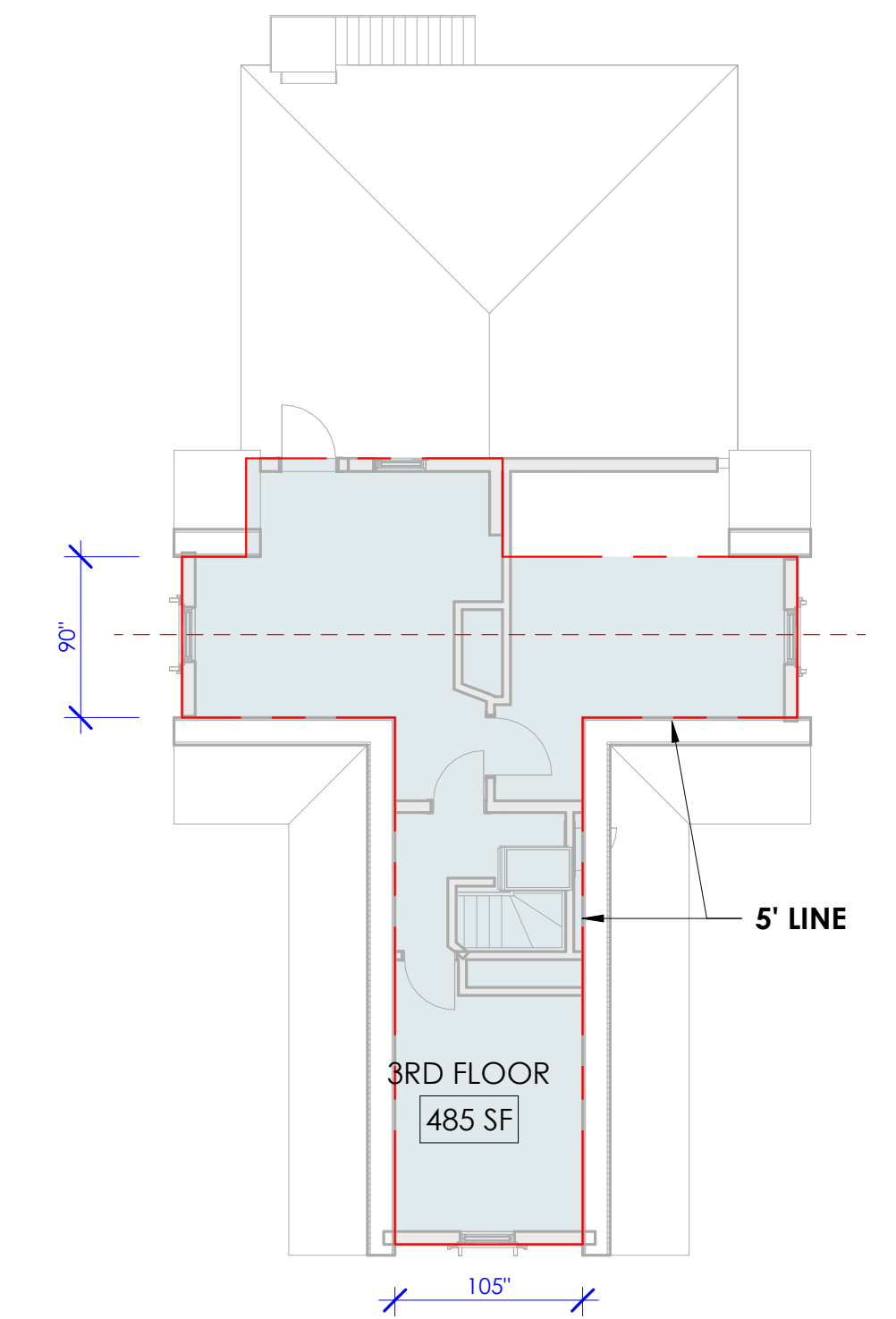
1 27 - EXIST BMENT AREA
1/8" = 1'-0"



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



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



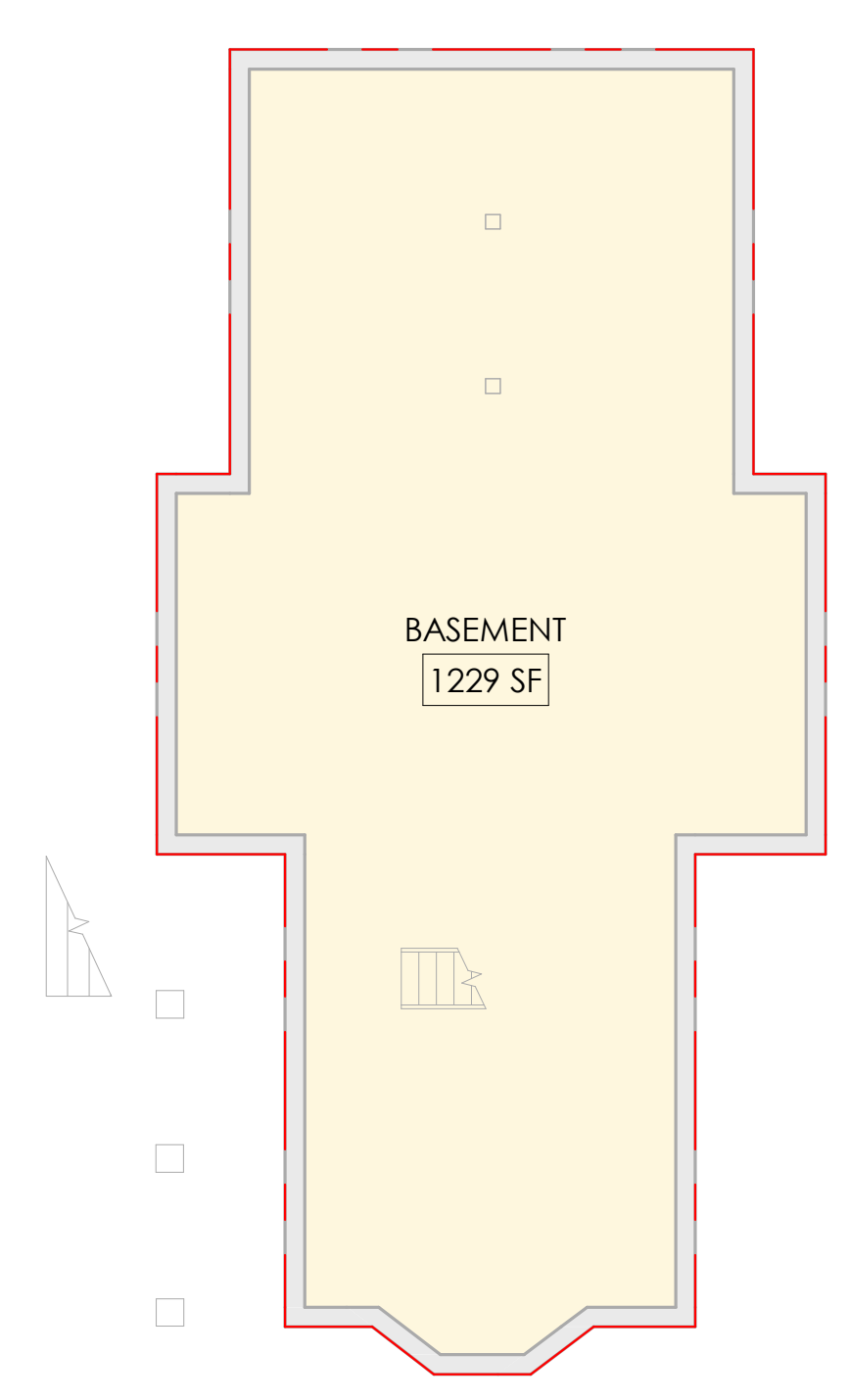
4 27 - EXIST 3RD FL AREA
1/8" = 1'-0"

| PROPOSED AREA - 27 MELLEN | | |
|---------------------------|------|----------|
| Name | Area | GFA Type |

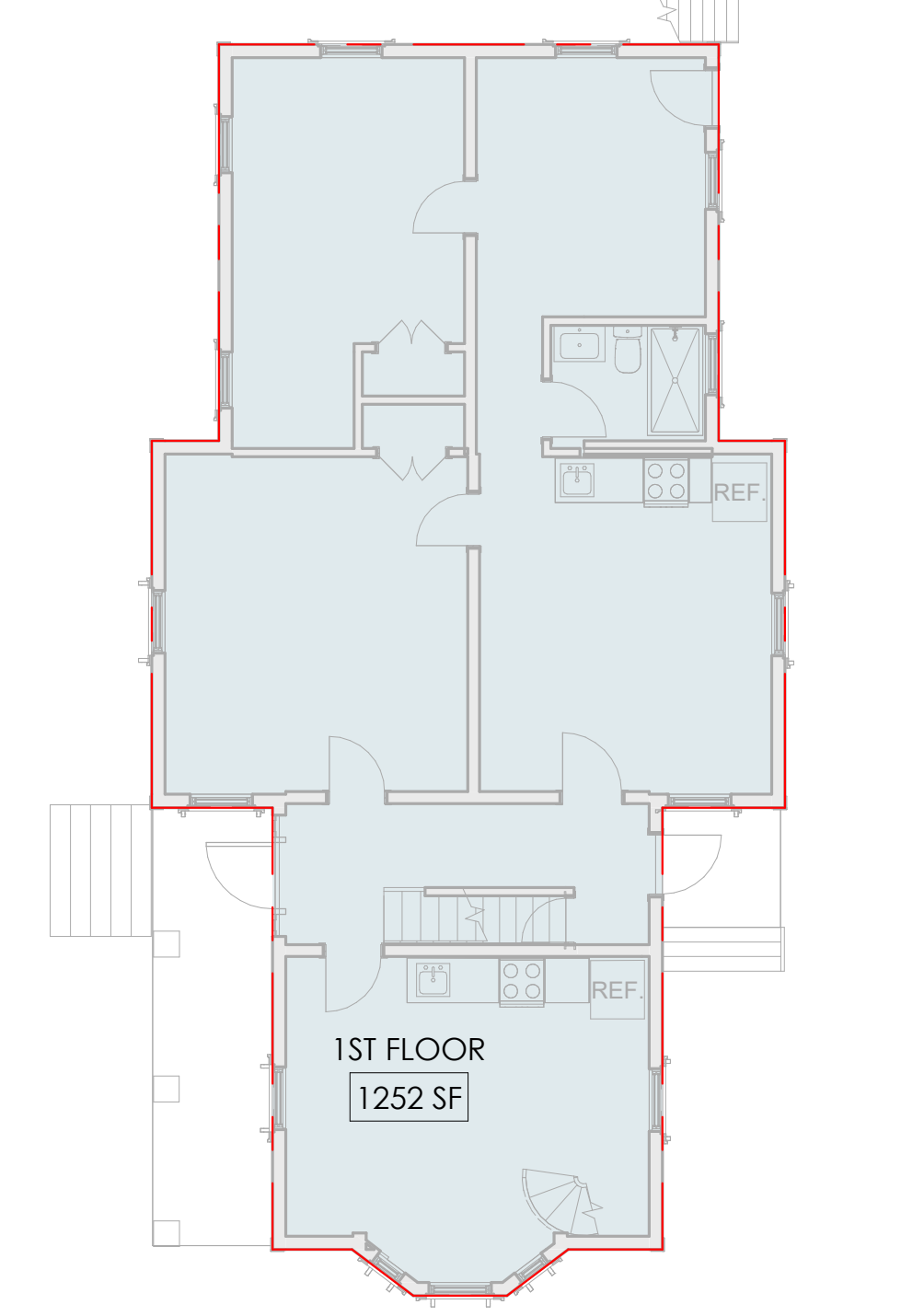
| GFA | | |
|-----------|---------|-----|
| 1ST FLOOR | 1252 SF | GFA |
| 2ND FLOOR | 1237 SF | GFA |
| 3RD FLOOR | 483 SF | GFA |
| ADDITION | 452 SF | GFA |
| | 3424 SF | |

| NON GFA | | |
|----------|---------|---------|
| BASEMENT | 1229 SF | NON GFA |
| | 1229 SF | |

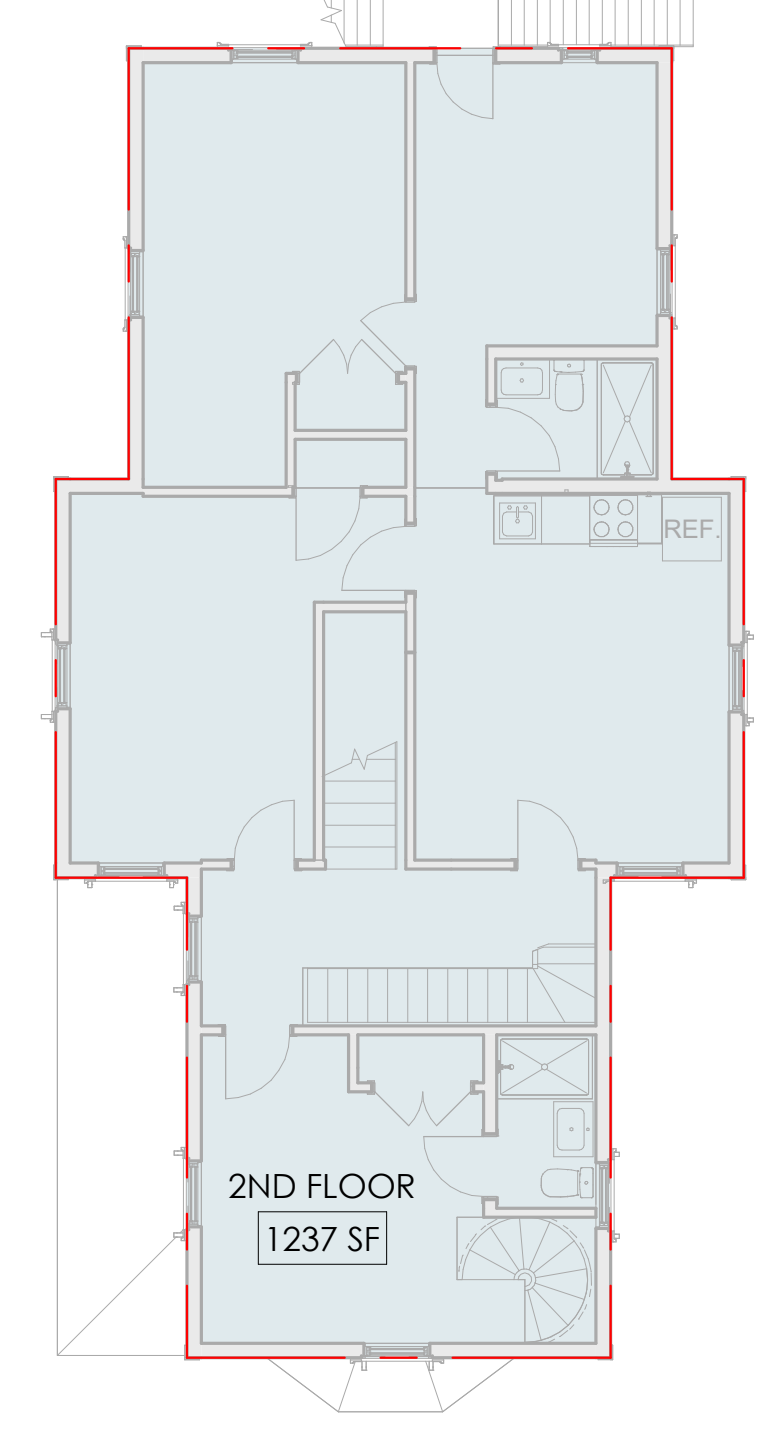
TOTAL SQUARE FOOTAGE
4653 SF



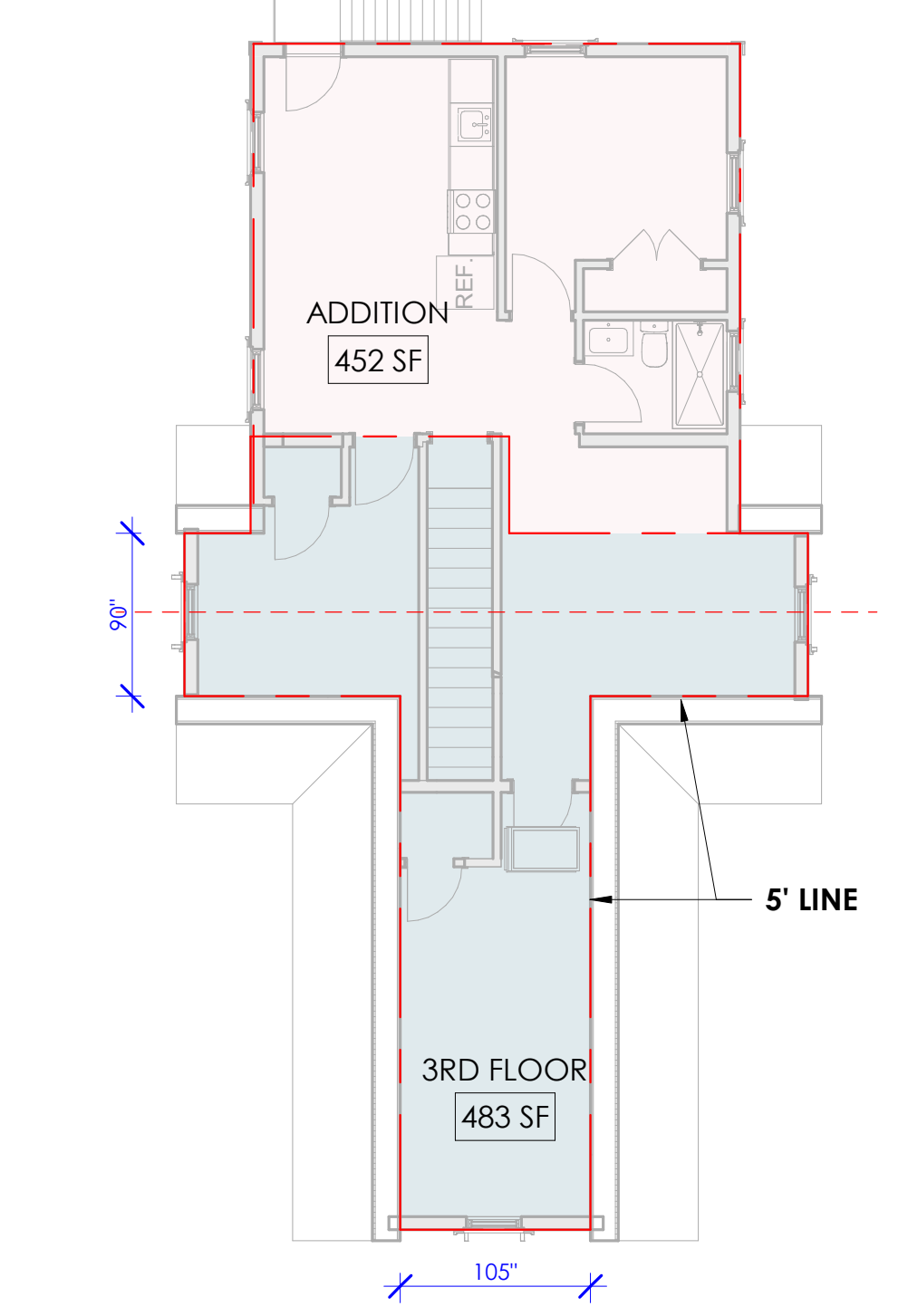
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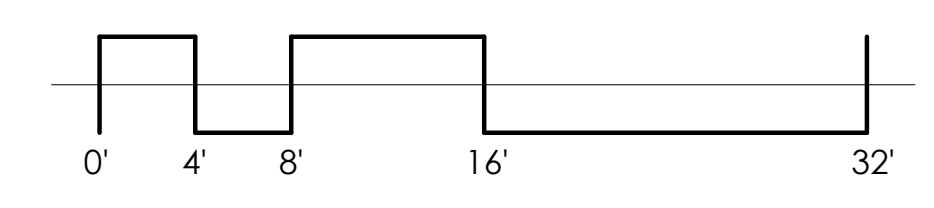
6 27 - PROP 1ST FL AREA
1/8" = 1'-0"



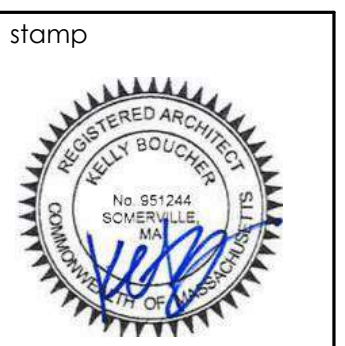
7 27 - PROP 2ND FL AREA
1/8" = 1'-0"



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



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client
JEREMY SEEGER
148 Oakley Road
Belmont, MA 02478

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

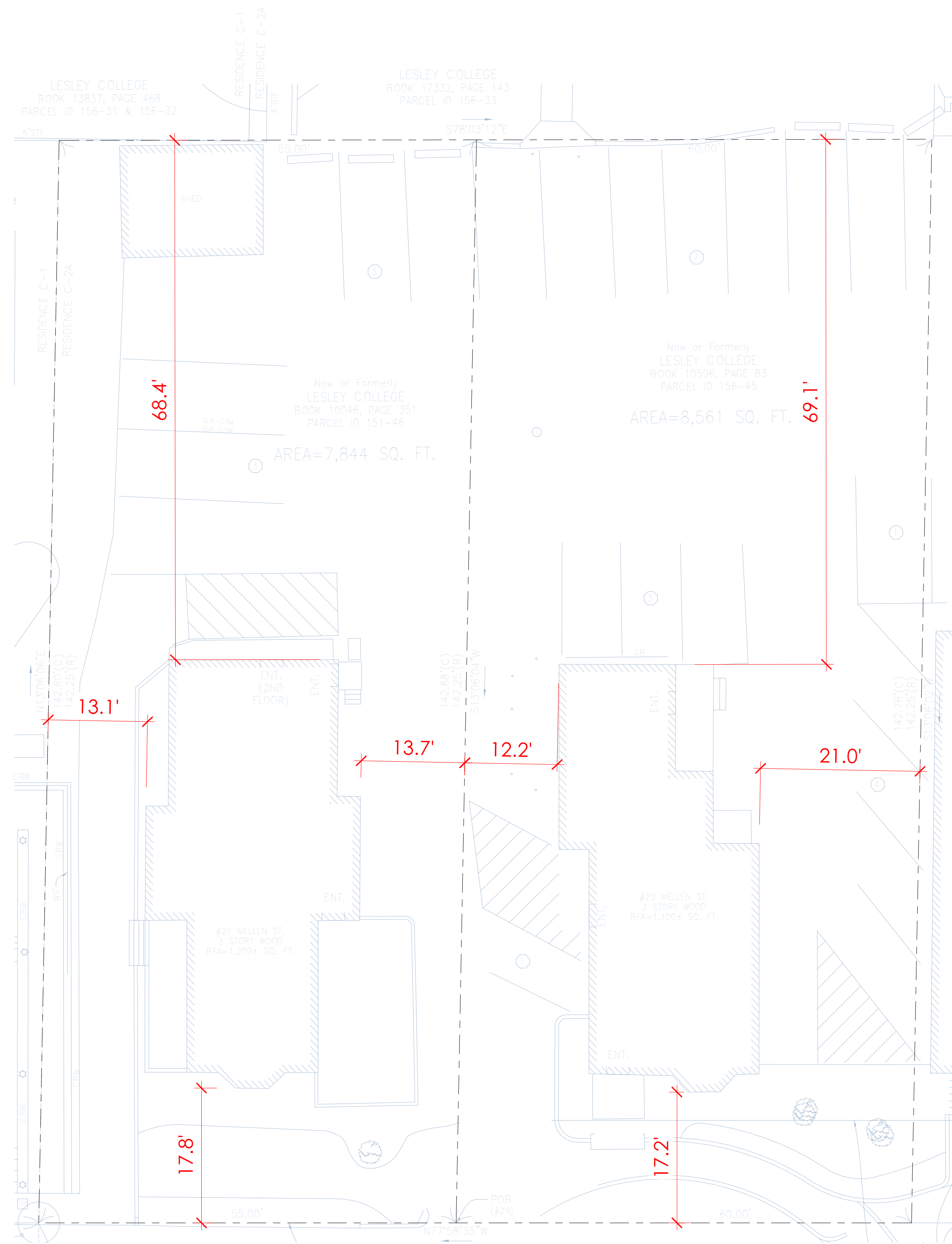


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scale 1/8" = 1'-0"

issue date 05.21.24

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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 |
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client
JEREMY SEEGER
 148 Oakley Road
 Belmont, MA 02478

file
EXISTING SITE PLAN

project
27 MELLEEN STREET, CAMBRIDGE MA 02138



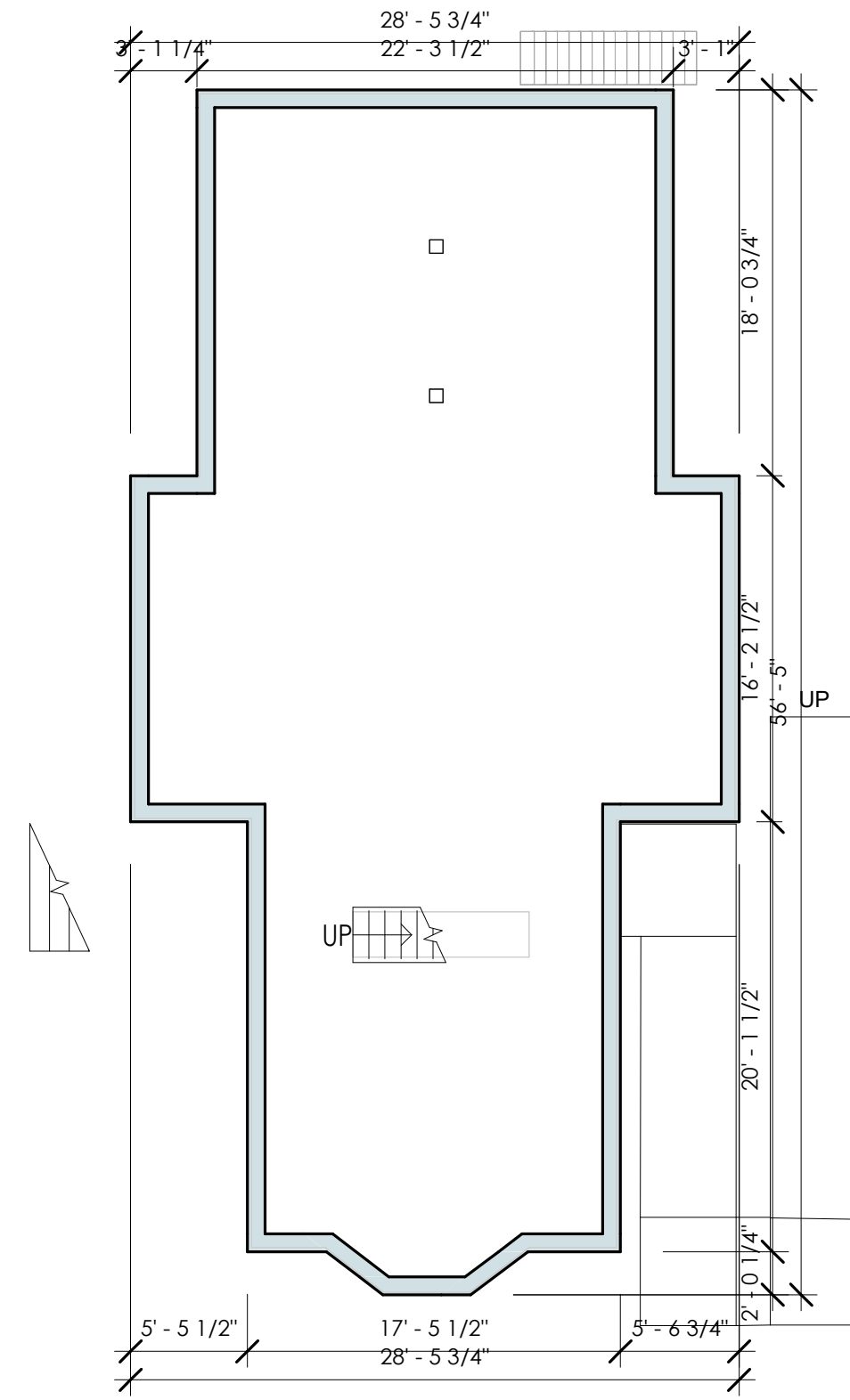
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scale 1" = 10'-0"

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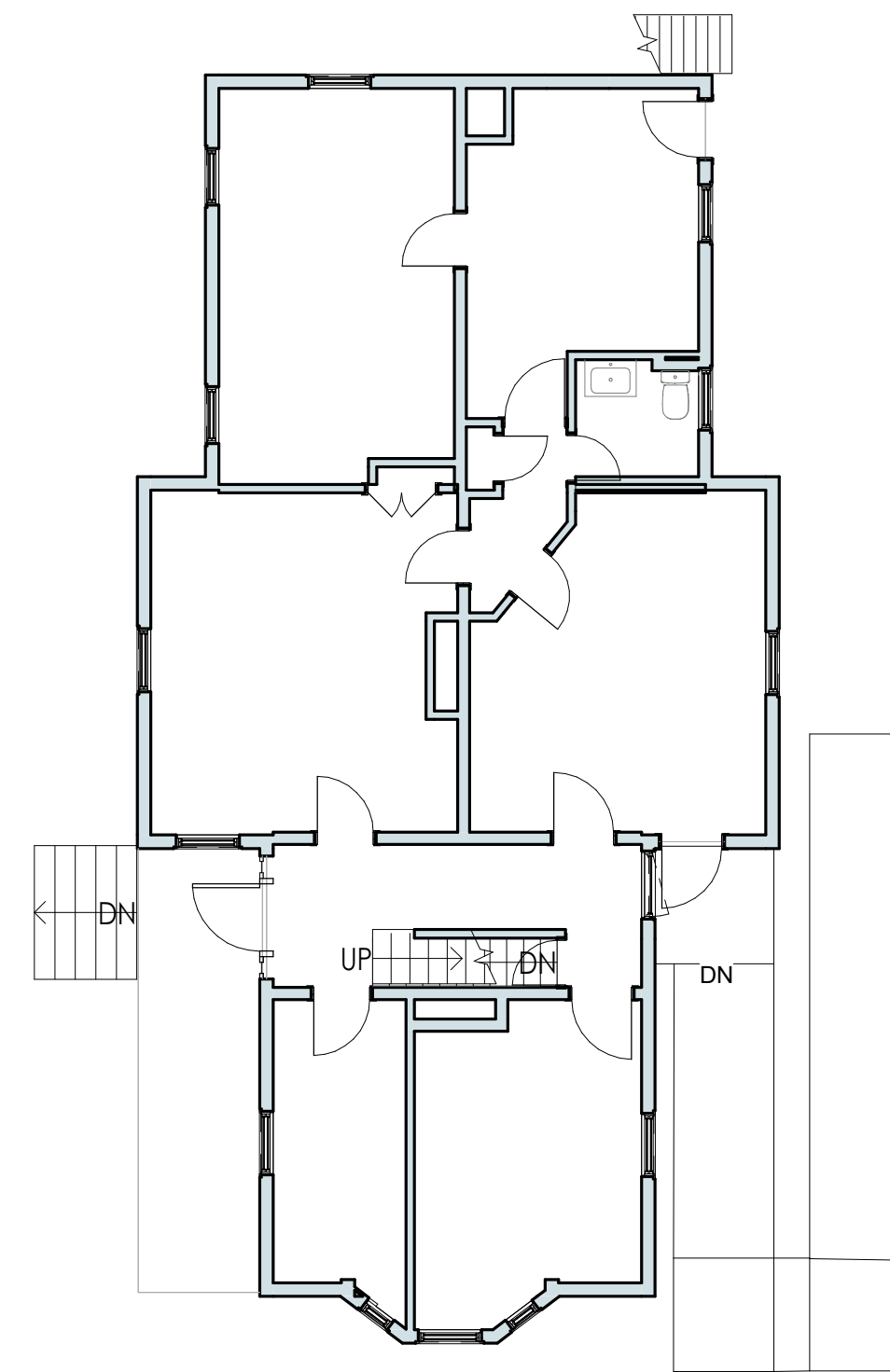
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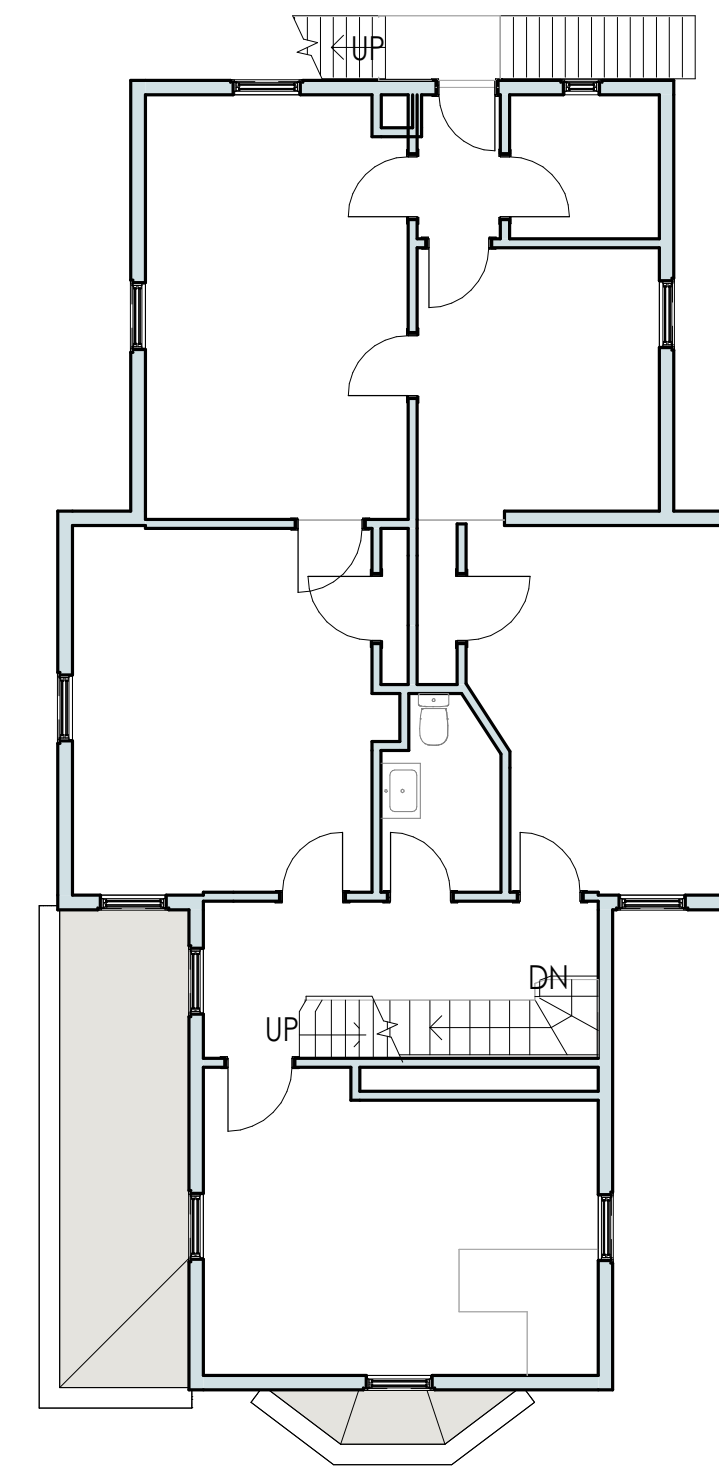
27 - EXIST BASEMENT

1/8" = 1'-0"



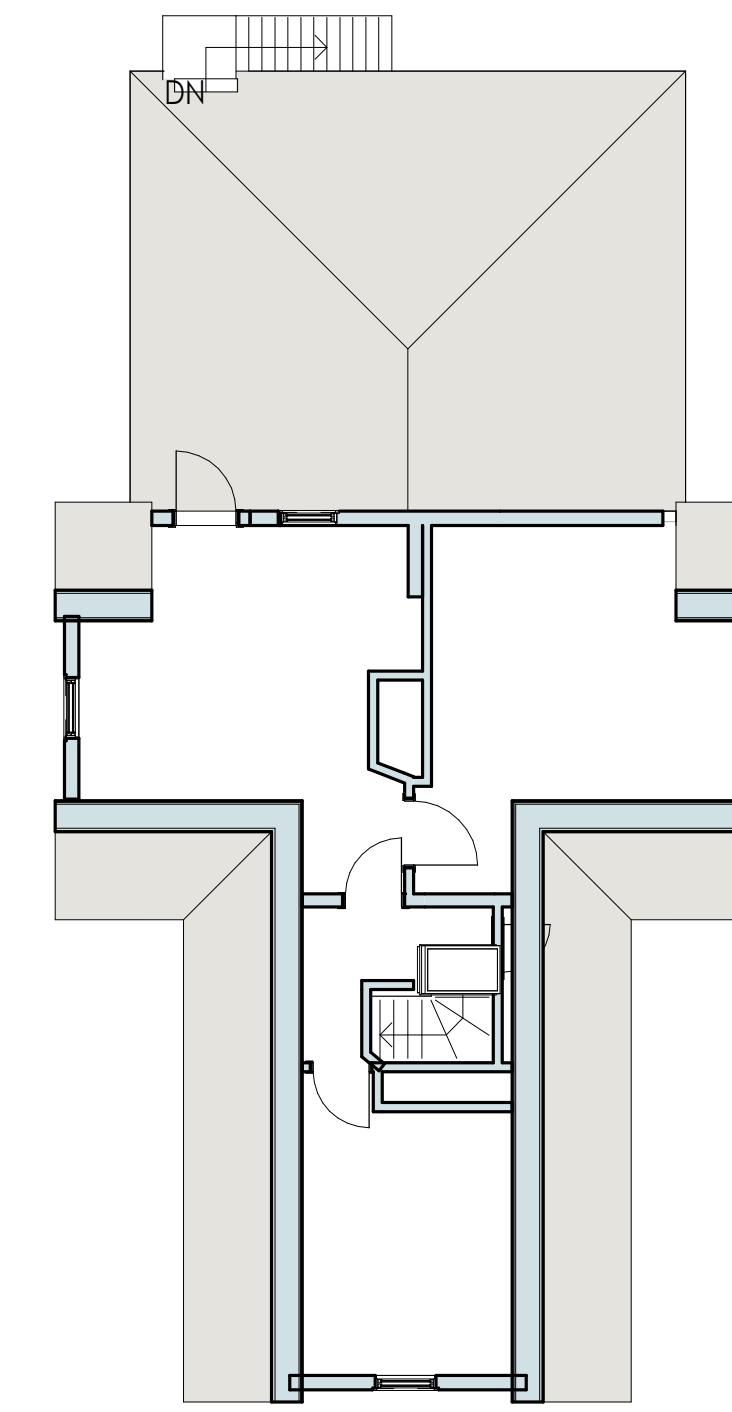
27 - EXIST 1ST FL

1/8" = 1'-0"



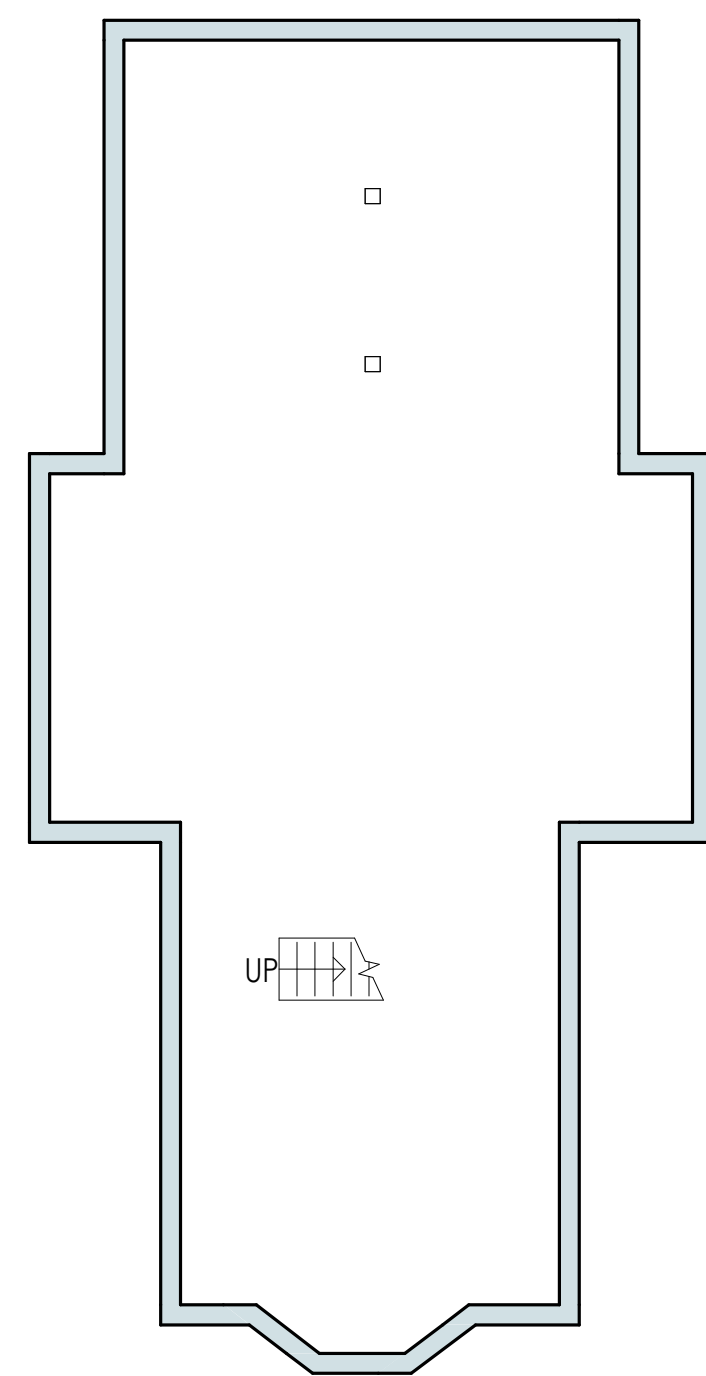
27 - EXIST 2ND FL

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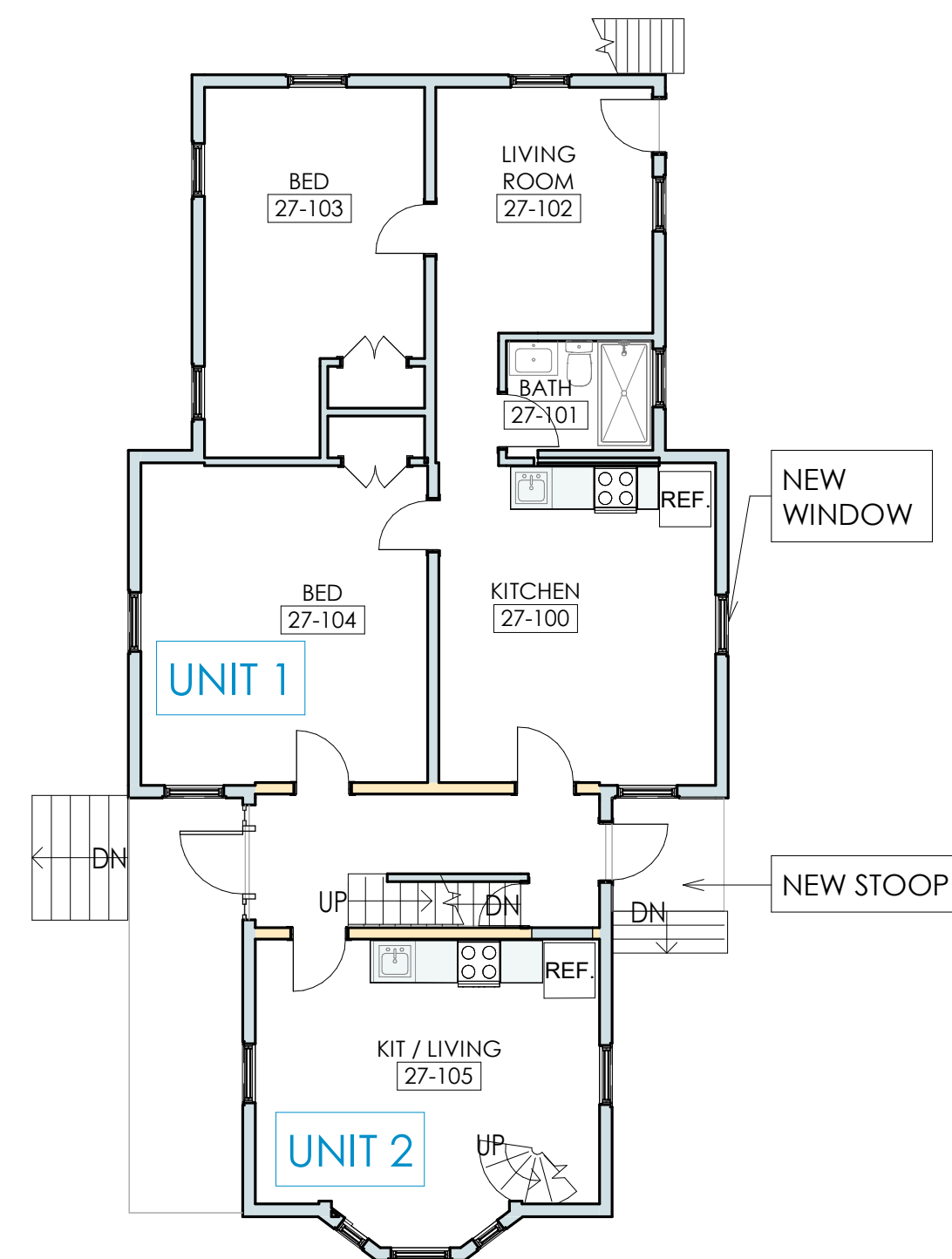
27 - EXIST 3RD FL

1/8" = 1'-0"



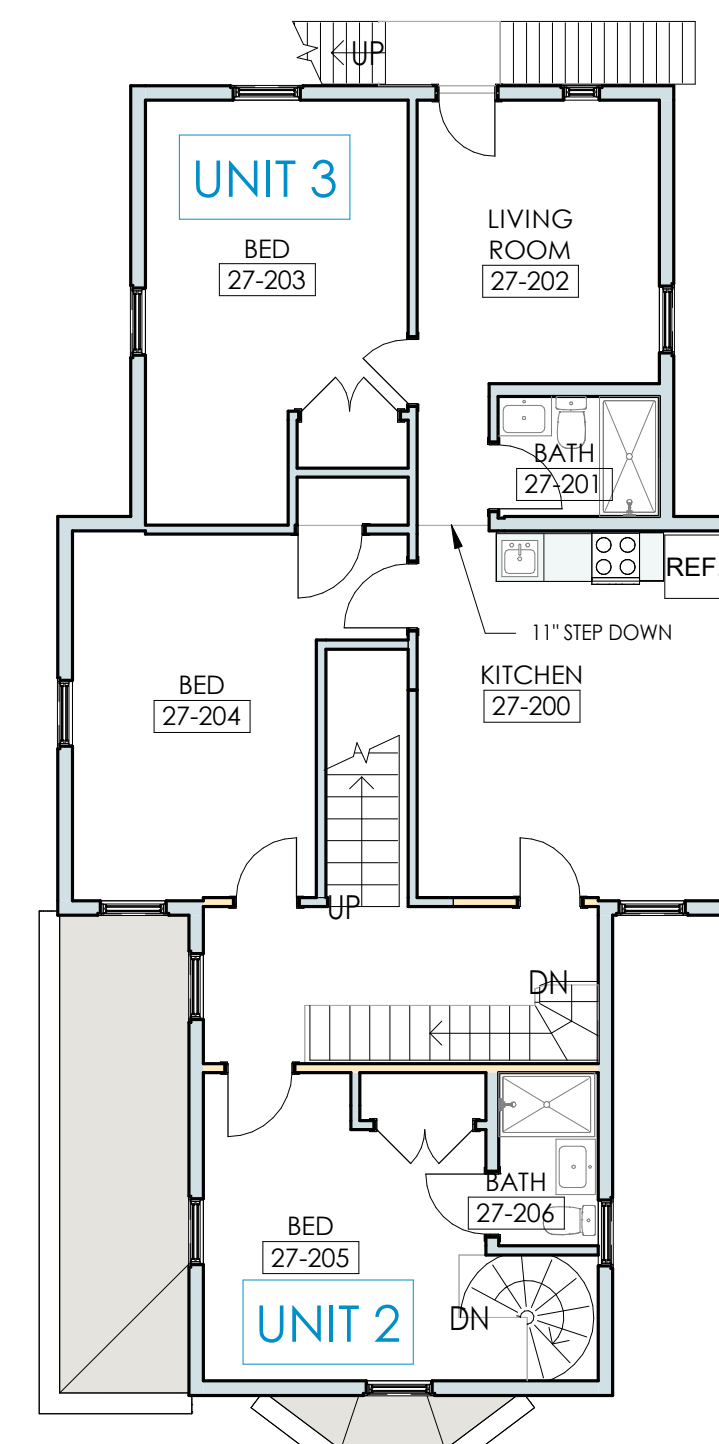
27 - PROPOSED BASEMENT

1/8" = 1'-0"



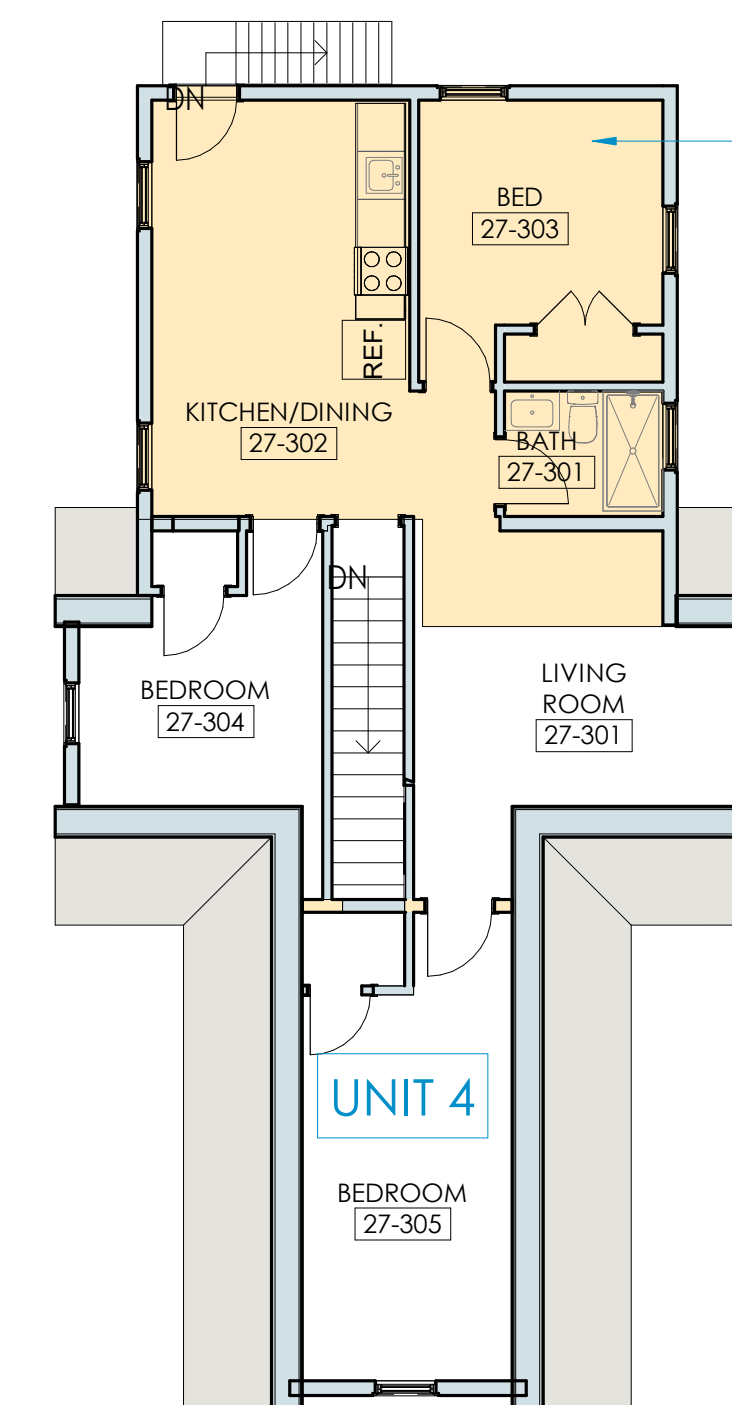
27 - PROPOSED 1ST FL

1/8" = 1'-0"



27 - PROPOSED 2ND FL

1/8" = 1'-0"



27 - PROPOSED 3RD FL

1/8" = 1'-0"

PROPOSED ADDITION

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client
JEREMY SEEGER
148 Oakley Road
Belmont, MA 02478

file 27 MELLEEN - EXIST AND PROPOSED PLANS

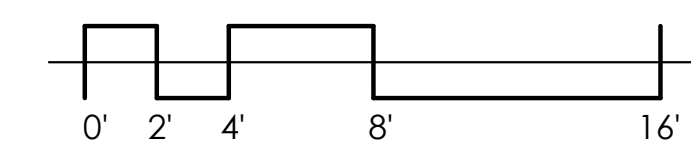
project 27 MELLEEN STREET, CAMBRIDGE MA 02138



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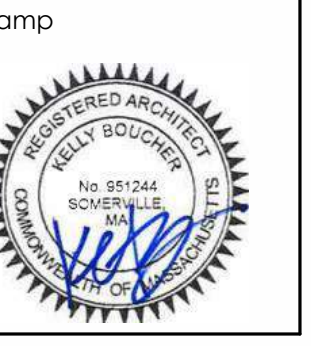
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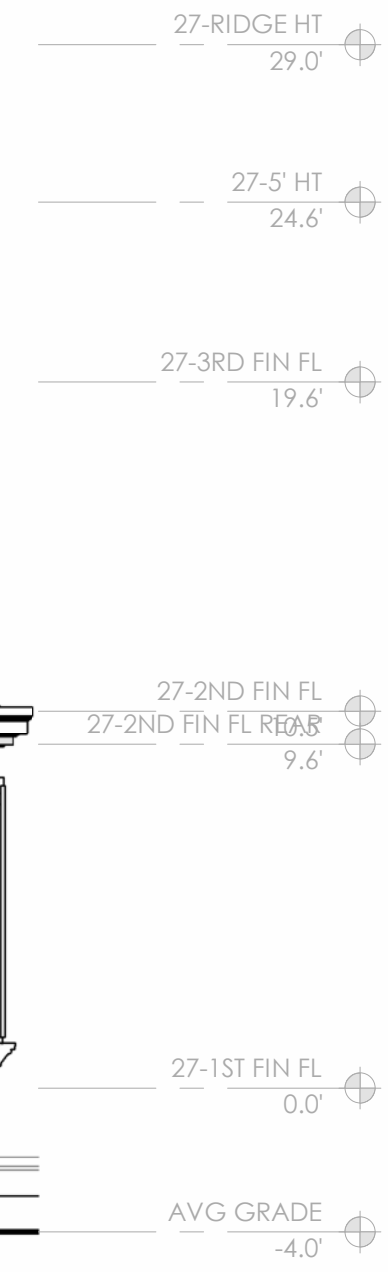
client
JEREMY SEEGER
 148 Oakley Road
 Belmont, MA 02478



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



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



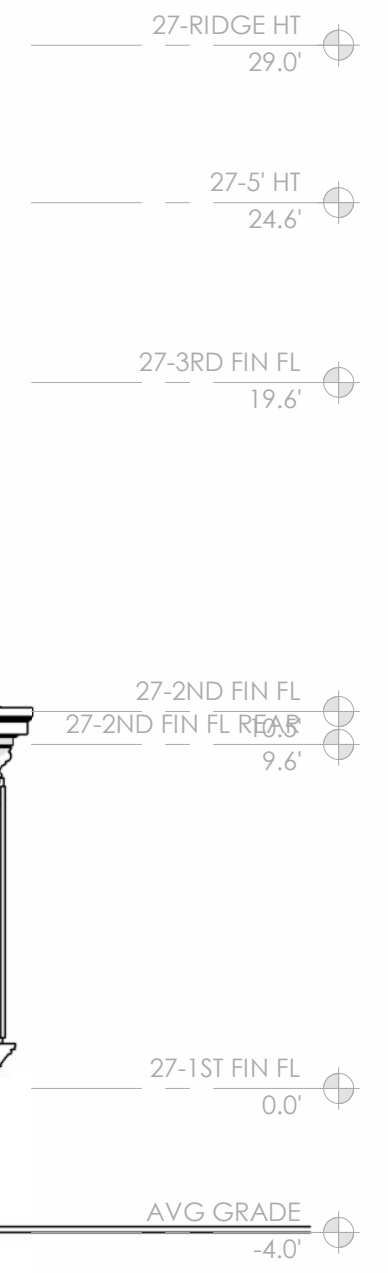
27 - EXISTING FRONT ELEV
 3/16" = 1'-0"



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"

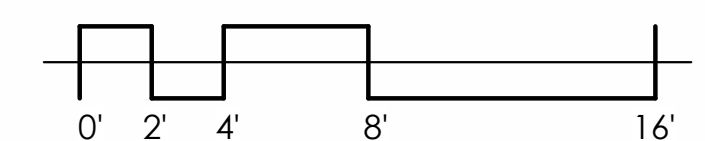
file **27 MELLEN - EXIST AND PROPOSED ELEVATIONS**
 project **27 MELLEN STREET, CAMBRIDGE MA 02138**



job number **24-001**

scale **3/16" = 1'-0"**

issue date **05.21.24**



Sheet no.
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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**

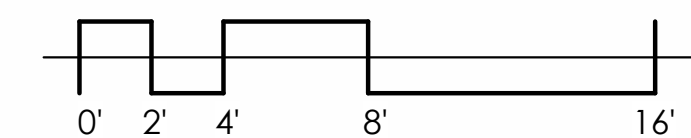
project **27 MELLEEN STREET, CAMBRIDGE MA 02138**



job number 24-001

scale 3/16" = 1'-0"

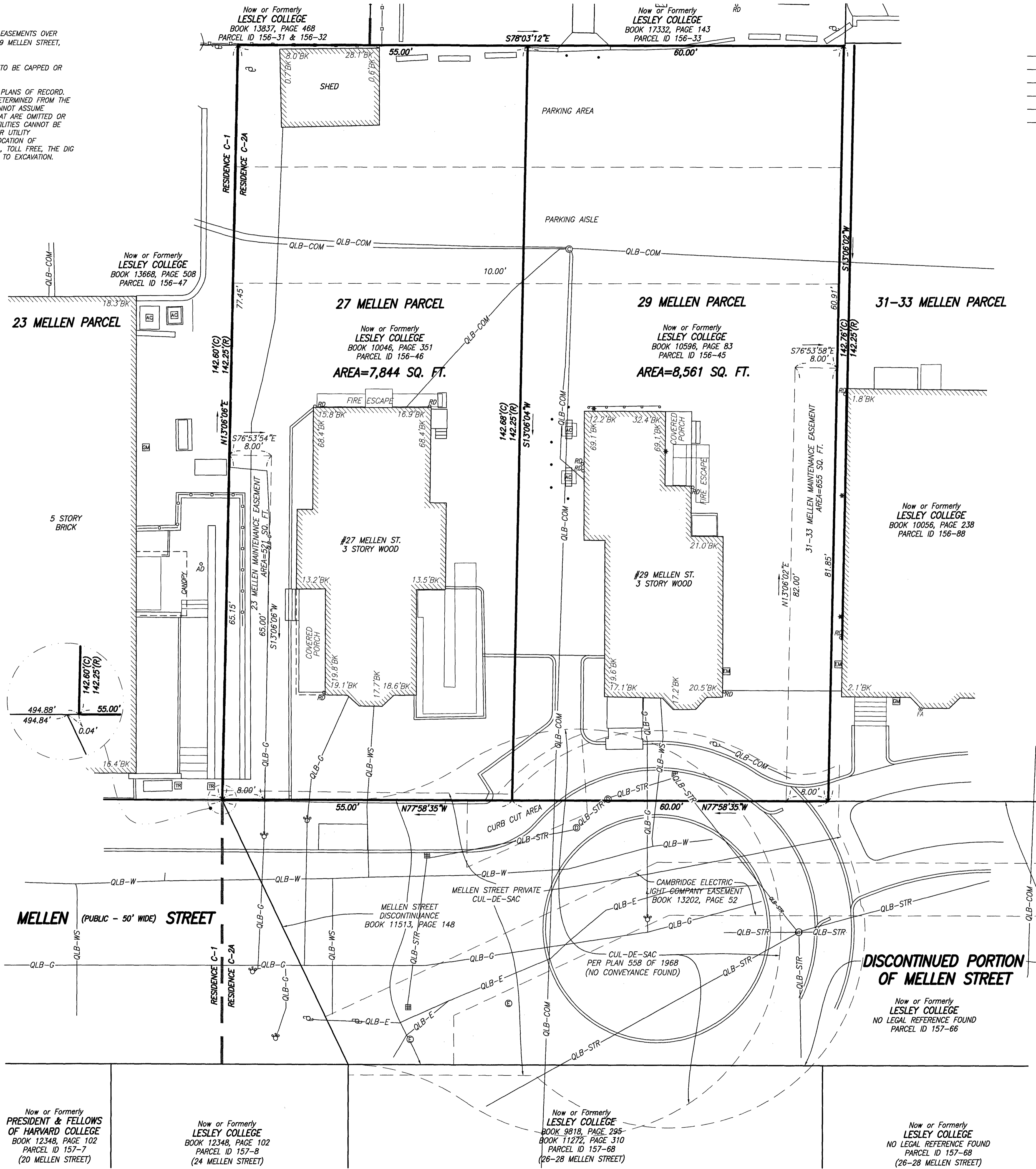
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Sheet no.
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NOTES:

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.



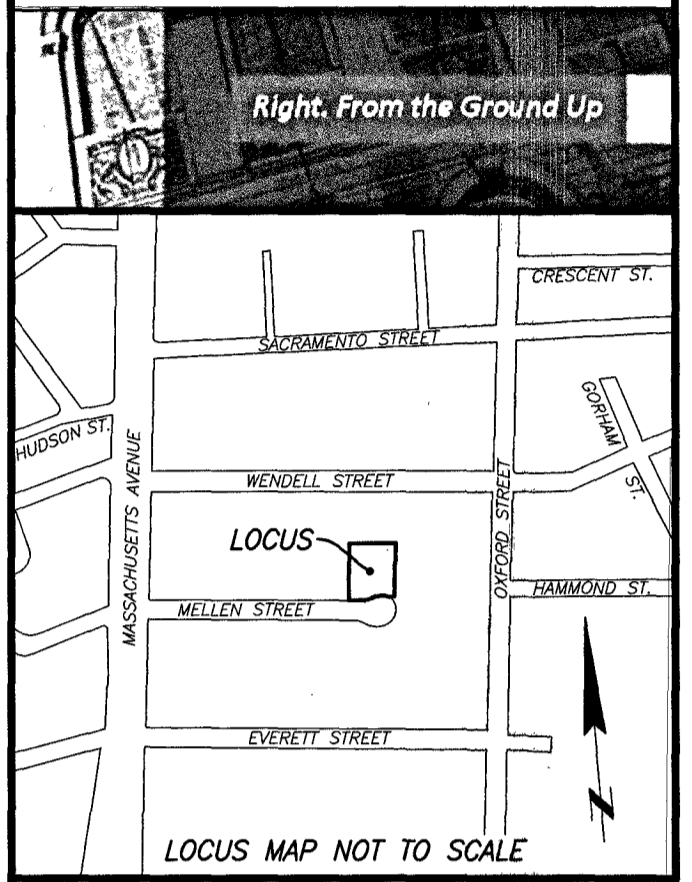
- SUBSURFACE UTILITIES LEGEND**
QUALITY LEVEL 'B' (QLB)
- QLB-E — MAIN ELECTRIC LINES
 - QLB-COM — COMMUNICATION, FIBER OPTICS, TELEPHONE, AND CABLE TV
 - QLB-G — GAS
 - QLB-W — MAIN WATER
 - QLB-WS — WATER SERVICE
 - QLB-STR — STORM DRAIN

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

FELDMAN
G E O S P A T I A L

BOSTON HEADQUARTERS
152 HAMPDEN STREET
BOSTON, MA 02119

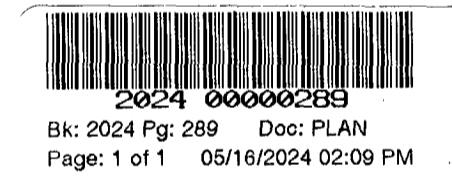
WORCESTER OFFICE
27 MECHANIC STREET
WORCESTER, MA 01608
(617)357-9740
www.feldmangeo.com



Middlesex Registry of Deeds
Southern District
Cambridge, Massachusetts
Plan No. 289 of 2024
Rec'd 05/10/2024
at 02:09 PM

Attest
[Signature]
Registrar

RESERVED FOR REGISTRY USE



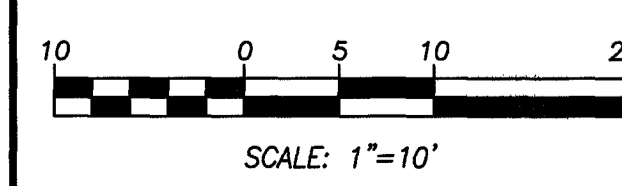
EASEMENT
PLAN OF LAND
27-29 MELLEN STREET
CAMBRIDGE, MASS.

DATE: FEBRUARY 7, 2024

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |

FILENAME: 2400045-EASE.dwg
RESEARCH: JRZ FIELD CHIEF: AM
PROJ MGR: JRZ APPROVED:
CALC: JMK CADD: JRZ
FIELD CHK: CRD FILE: 2300137



SHEET NO. 1 OF 1

FILENAME: S:\PROJECTS\2024\2400045\DWG\2400045-EASE.dwg

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)

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.

[Signature]
JOSEPH P. ZAMBUTO, PLS. (MA# 52783)
JZAMBUTO@FELDMANGEO.COM
APRIL 25, 2024
DATE



289 of 2024

AA



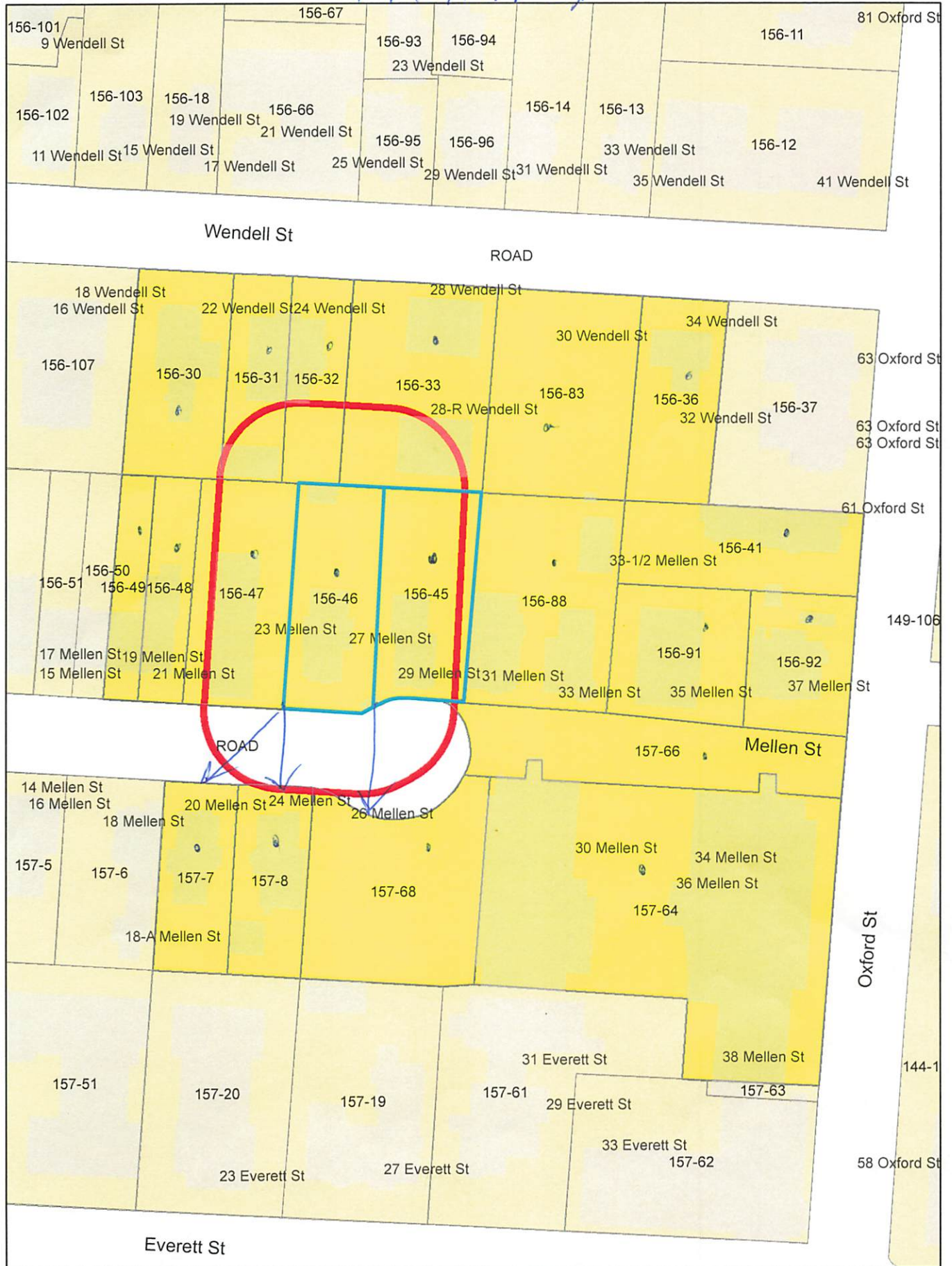








27 Mellen St.



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

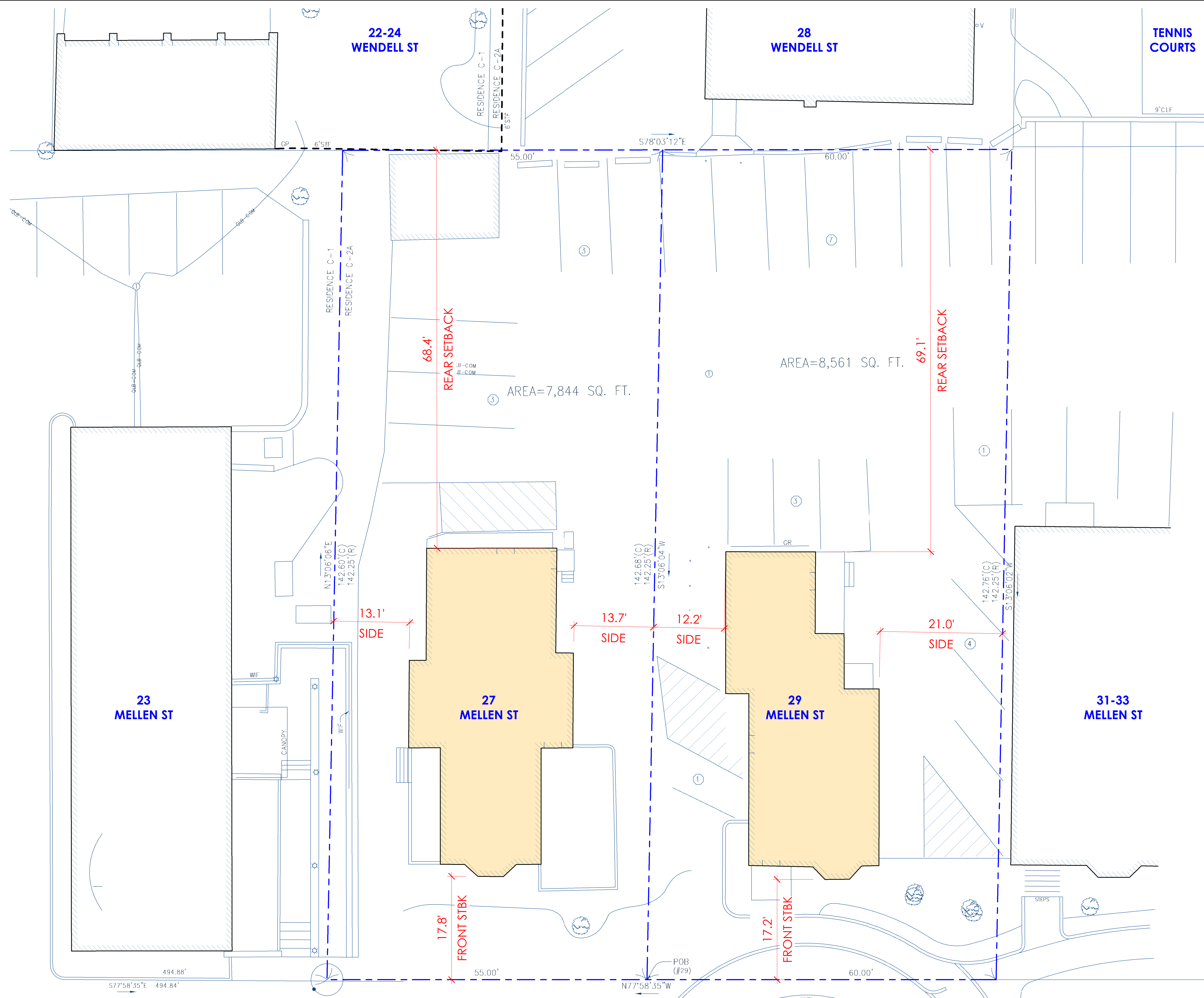
156-30
20 WENDELL STREET LLC
34 LOCUST ST
MARBLEHEAD, MA 01945

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

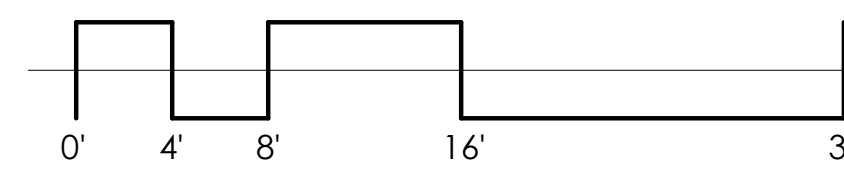
156-32-31
22-24 WENDELL STREET LLC
15 WENTWORTH FARM RD
MILTON, MA 02186

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

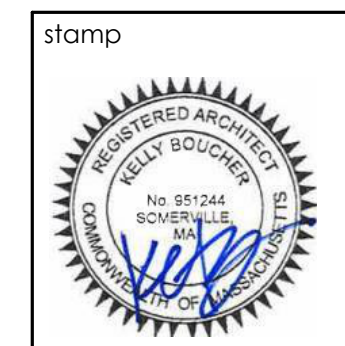
6/27/2024 3:47:50 PM



1 CONTEXT SITE PLAN - 27 & 29 MELLEN STREET
 1/8" = 1'-0"



| No. | Descrip. | Date |
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client
JEREMY SEEGER
 148 Oakley Road
 Belmont, MA 02478

file
CONTEXT PLAN
 project
27 MELLEN STREET, CAMBRIDGE MA 02138



job number 24-001
 scale 1/8" = 1'-0"
 issue date 06.27.24

Sheet no.
BZA-011



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:

Jeremy Seeger
(Print)

Date:

6/20/24

Address:

27 Mellen St.

Case No.

BZA-272620

Hearing Date:

7/11/24

Thank you,
Bza Members