

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 272623

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Jeremy Seeger C/O Adam Dash & Associates

PETITIONER'S ADDRESS: 48 Grove Street, Somerville, MA 02144

LOCATION OF PROPERTY: 29 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 29 Mellen Street lot and structure will be conforming. The existing structure at 29 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 five 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

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 29 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 207; 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.

Muthukkaruppan Malar, Notary

My commission expires 9/20/2030. (Notary Seal).



Muthukkaruppan Malar
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
09/20/2030

- 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.**

Tel. No. 617-625-7373
 E-Mail Address: dash@adamdashlaw.com

Date: May 30, 2024

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Jeremy Seeger

Present Use/Occupancy: University offices

Location: 29 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

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,513		3,352		21,402	(max.)
LOT AREA:		8,561		8,561		5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.29		0.39		2.5	
LOT AREA OF EACH DWELLING UNIT		N/A		1,712		300	
SIZE OF LOT:	WIDTH	60		60		50	
	DEPTH	142		142		N/A	
SETBACKS IN FEET:	FRONT	17.2		17.2		10	
	REAR	69.1		69.1		30	
	LEFT SIDE	12.2		12.2		11	
	RIGHT SIDE	21		21		11	
SIZE OF BUILDING:	HEIGHT	34		34		60	
	WIDTH	26.8		26.8		N/A	
	LENGTH	54.2		54.2		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		7.1%		40%		10%	
NO. OF DWELLING UNITS:		0		5		28	
NO. OF PARKING SPACES:		16		6		0	
NO. OF LOADING AREAS:		0		0		0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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).

29 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

No.	Descrip.	Date



client
JEREMY SEEGER
 148 Oakley Road
 Belmont, MA 02478

title **COVER SHEET**
 project **29 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-002	ZONING COMPLIANCE - 29 MELLEN GFA DIAGRAMS	05.21.24
BZA-110	29 MELLEN - EXIST AND PROPOSED PLANS	05.21.24
BZA-210	29 MELLEN - EXIST AND PROPOSED ELEVATIONS	05.21.24
BZA-211	29 MELLEN - EXIST AND PROPOSED ELEVATIONS	05.21.24

EXISTING AREA - 29 MELLEEN		
Name	Area	GFA Type

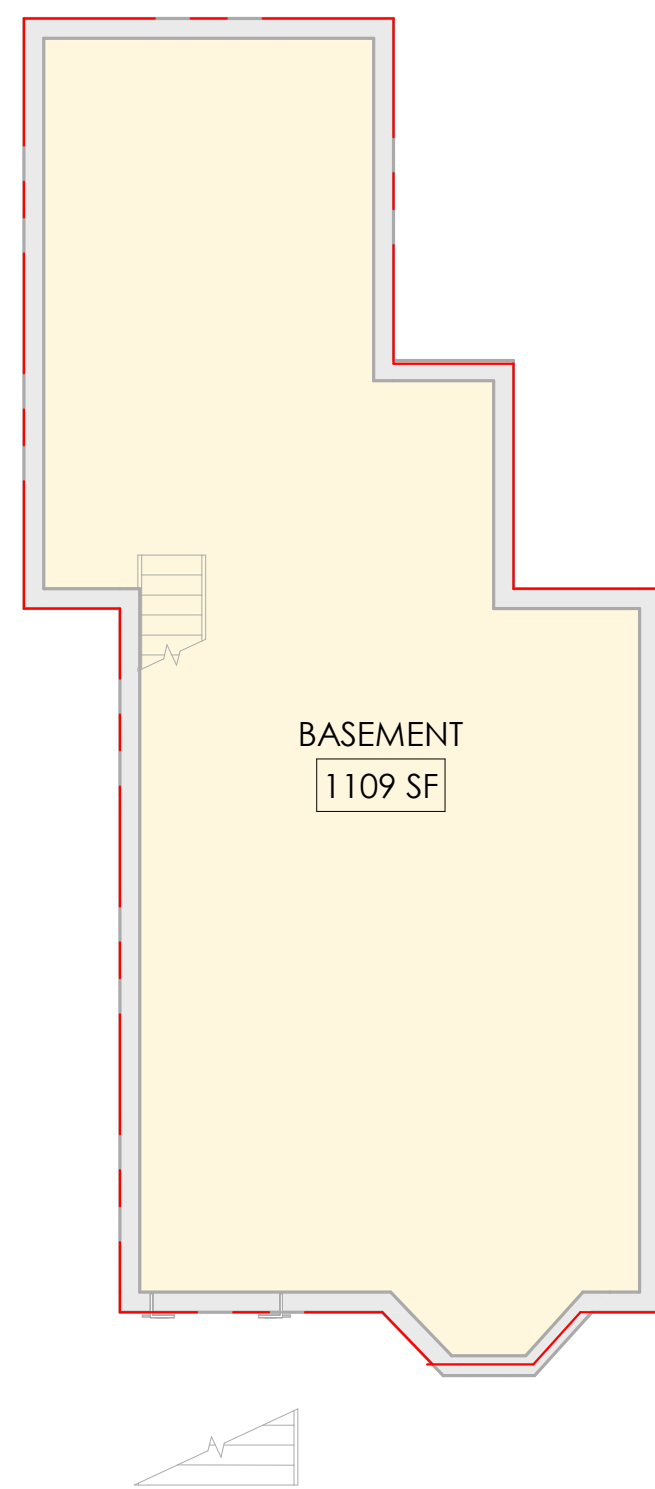
GFA

1ST FLOOR	1132 SF	GFA
2ND FLOOR	920 SF	GFA
3RD FLOOR	461 SF	GFA
	2513 SF	

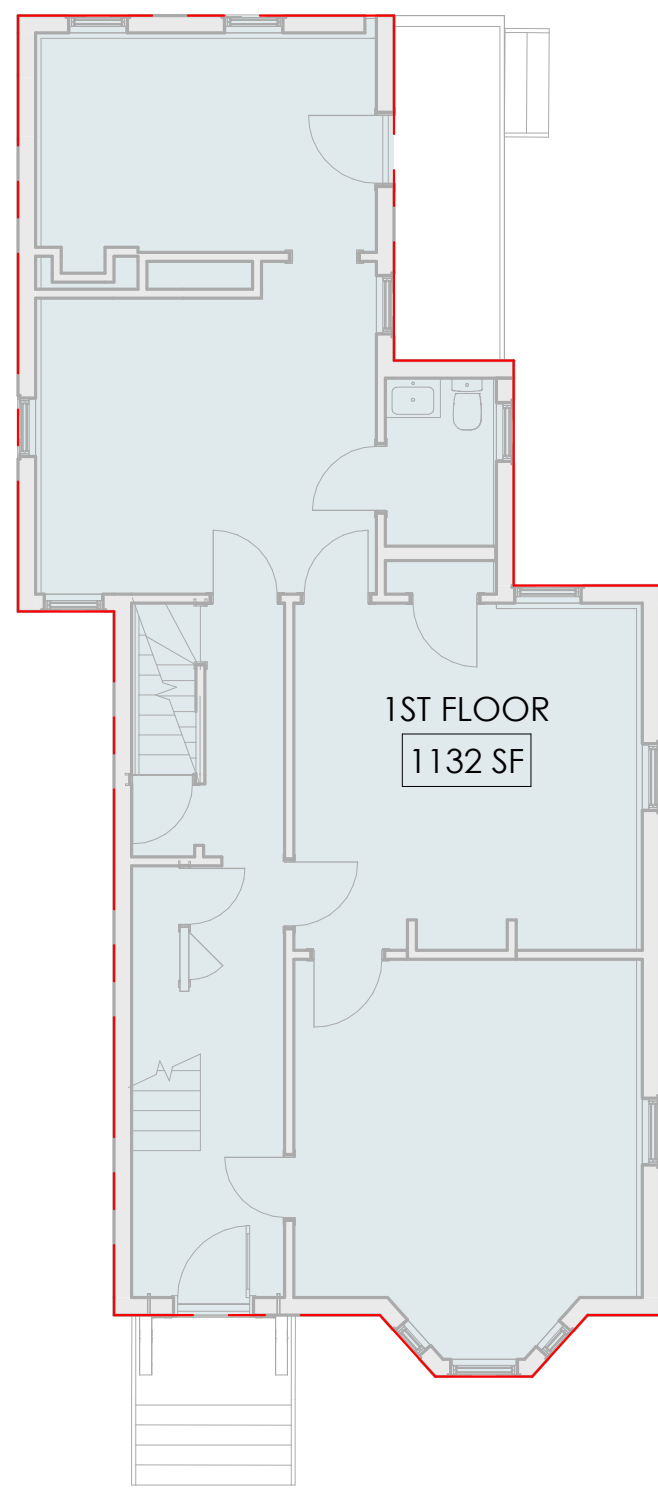
NON GFA

BASEMENT	1109 SF	NON GFA
	1109 SF	

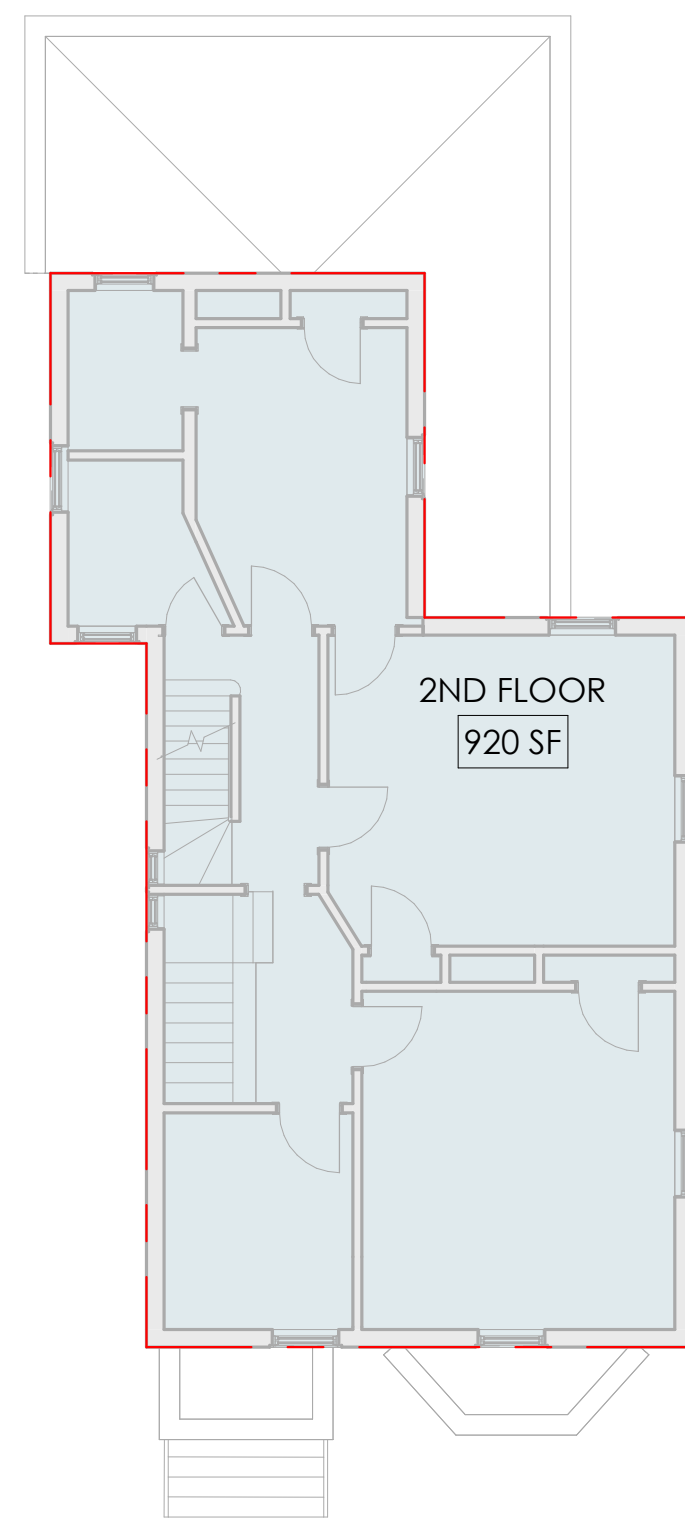
TOTAL SQUARE FOOTAGE 3622 SF



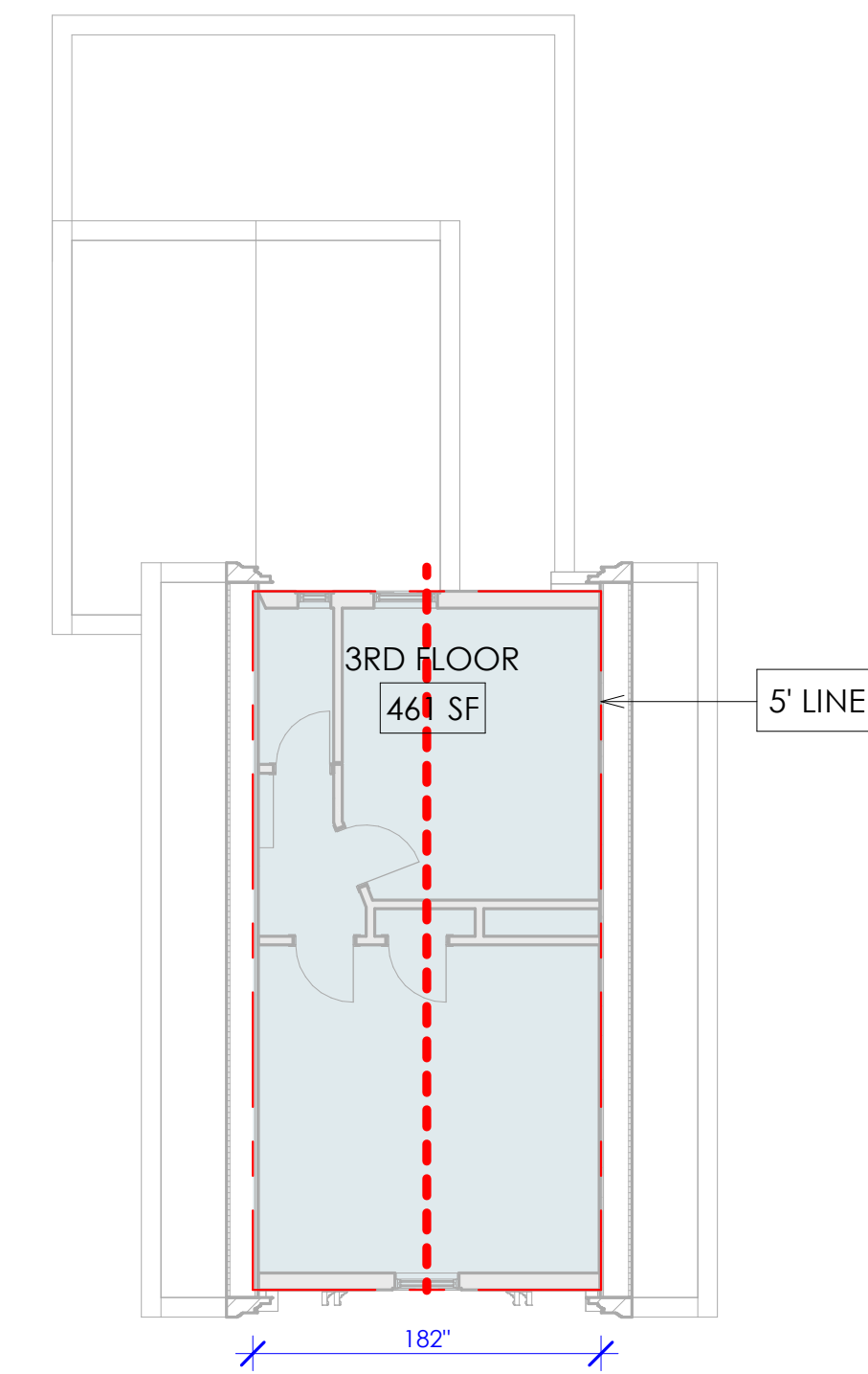
1 29 - EXIST BMENT AREA
1/8" = 1'-0"



2 29 - EXIST 1ST FL AREA
1/8" = 1'-0"



3 29 - EXIST 2ND FL AREA
1/8" = 1'-0"



4 29 - EXIST 3RD FL AREA
1/8" = 1'-0"

PROPOSED AREA - 29 MELLEEN		
Name	Area	GFA Type

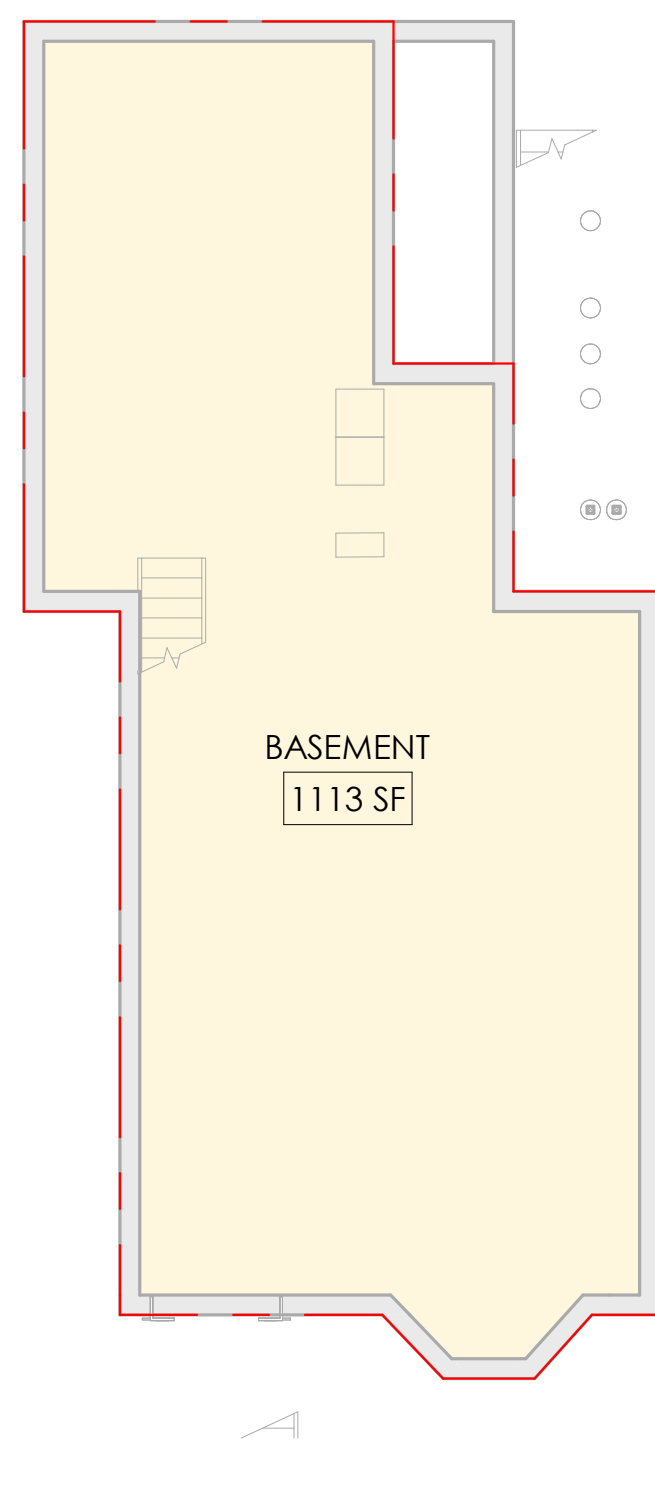
GFA

1ST FLOOR	1132 SF	GFA
2ND FLOOR	920 SF	GFA
3RD FLOOR	461 SF	GFA
ADDITION	72 SF	GFA
ADDITION	267 SF	GFA
ADDITION	500 SF	GFA
	3352 SF	

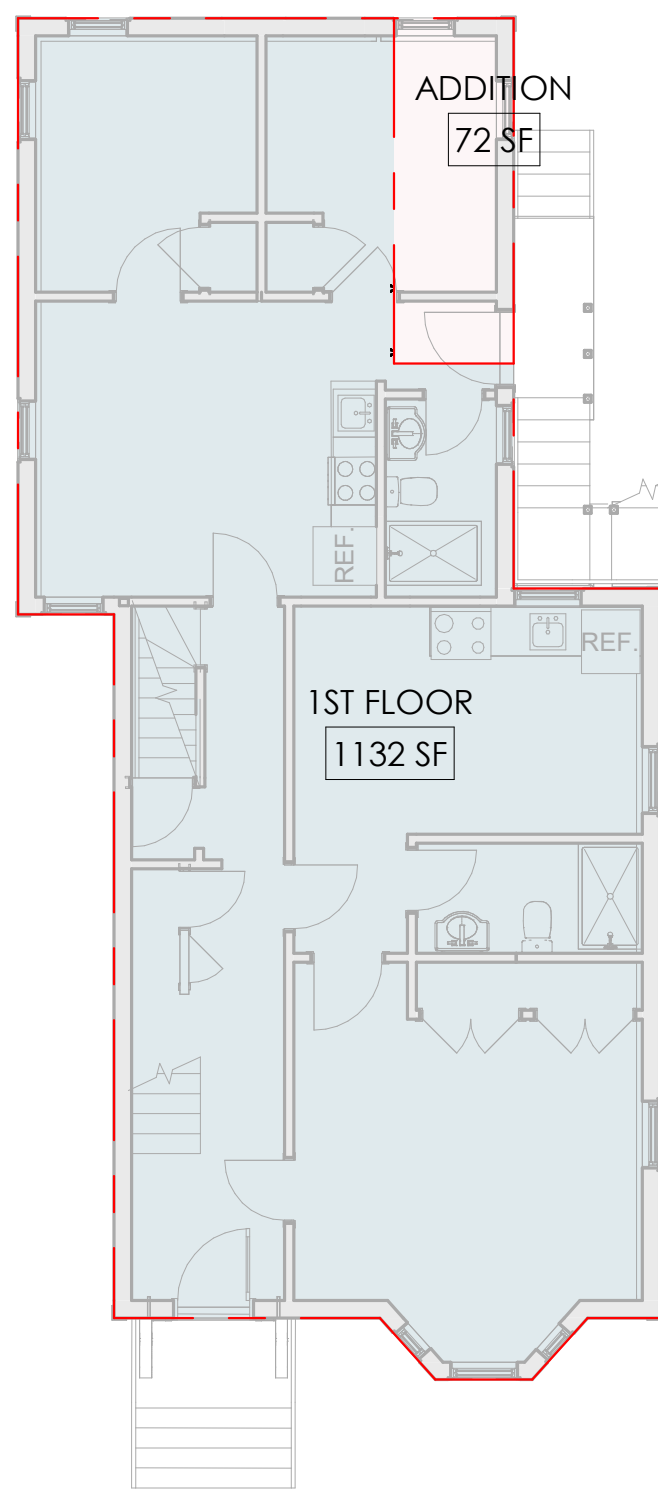
NON GFA

BASEMENT	1113 SF	NON GFA
	1113 SF	

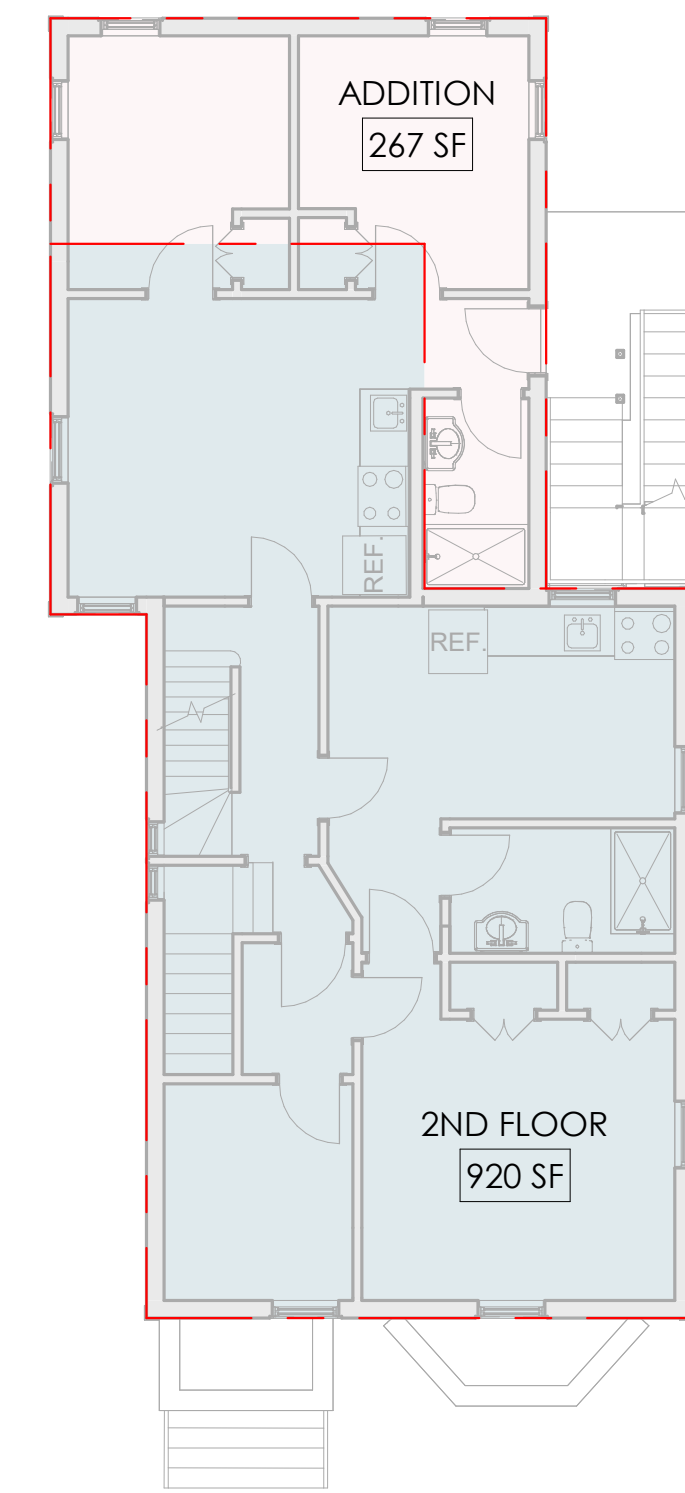
TOTAL SQUARE FOOTAGE 4465 SF



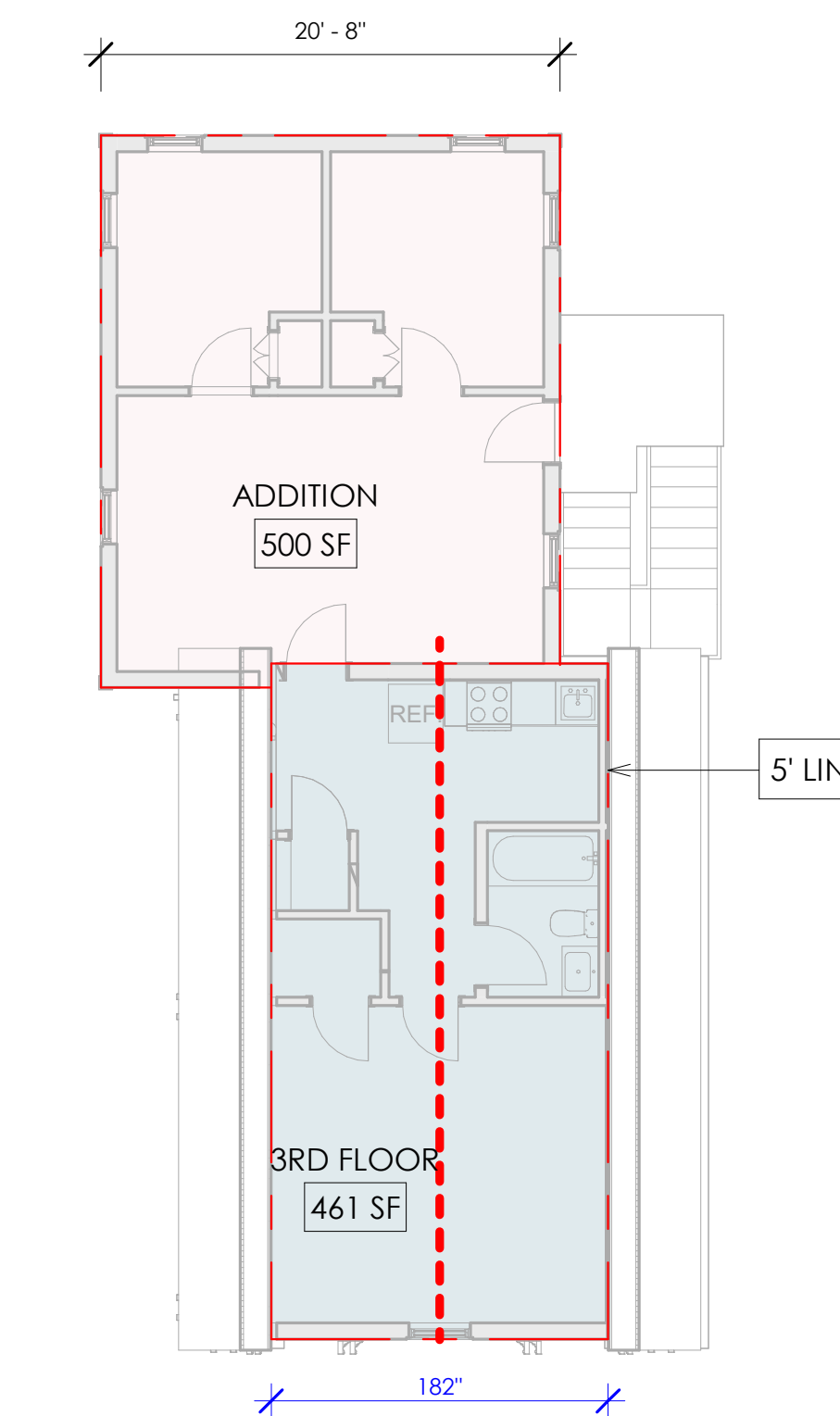
5 29 - PROP BMENT AREA
1/8" = 1'-0"



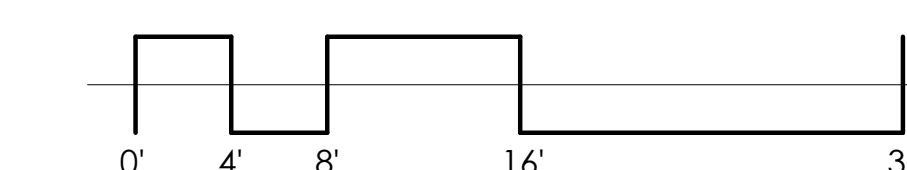
6 29 - PROP 1ST FL AREA
1/8" = 1'-0"



7 29 - PROP 2ND FL AREA
1/8" = 1'-0"



8 29 - PROP 3RD FL AREA
1/8" = 1'-0"



No.	Descrip.	Date

stamp

client
JEREMY SEEGER
148 Oakley Road
Belmont, MA 02478

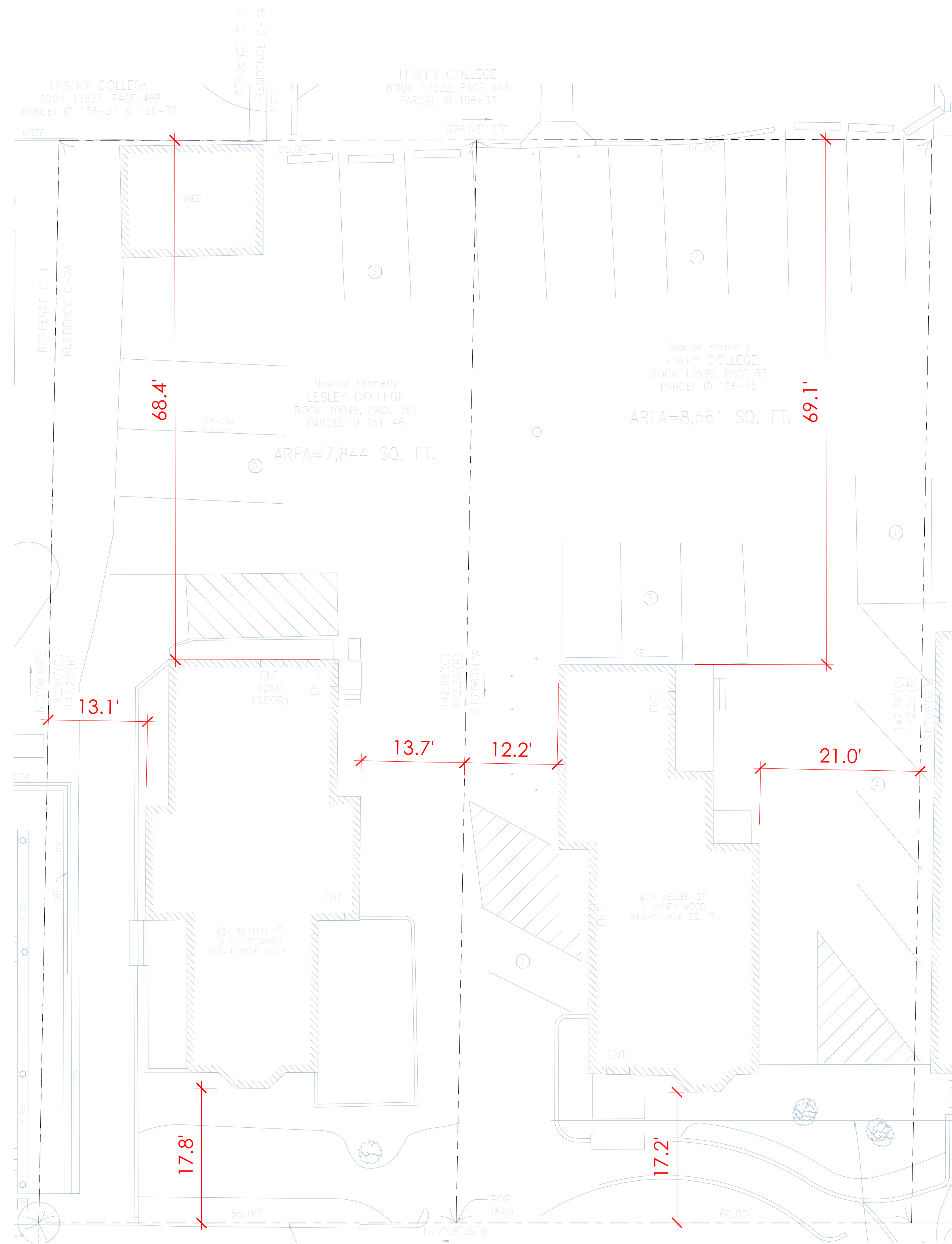
file **ZONING COMPLIANCE - 29 MELLEEN GFA DIAGRAMS**

K B A
KELLY BOUCHER ARCHITECTURE
kelly@kbaarchitecture.com
phone: (617) 827-3527

job number 24-001
scale 1/8" = 1'-0"
issue date 05.21.24

Sheet no. **BZA-002**

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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

file **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

No.	Descrip.	Date



client
JEREMY SEEGER
 148 Oakley Road
 Belmont, MA 02478

file 29 MELLEEN - EXIST AND PROPOSED PLANS

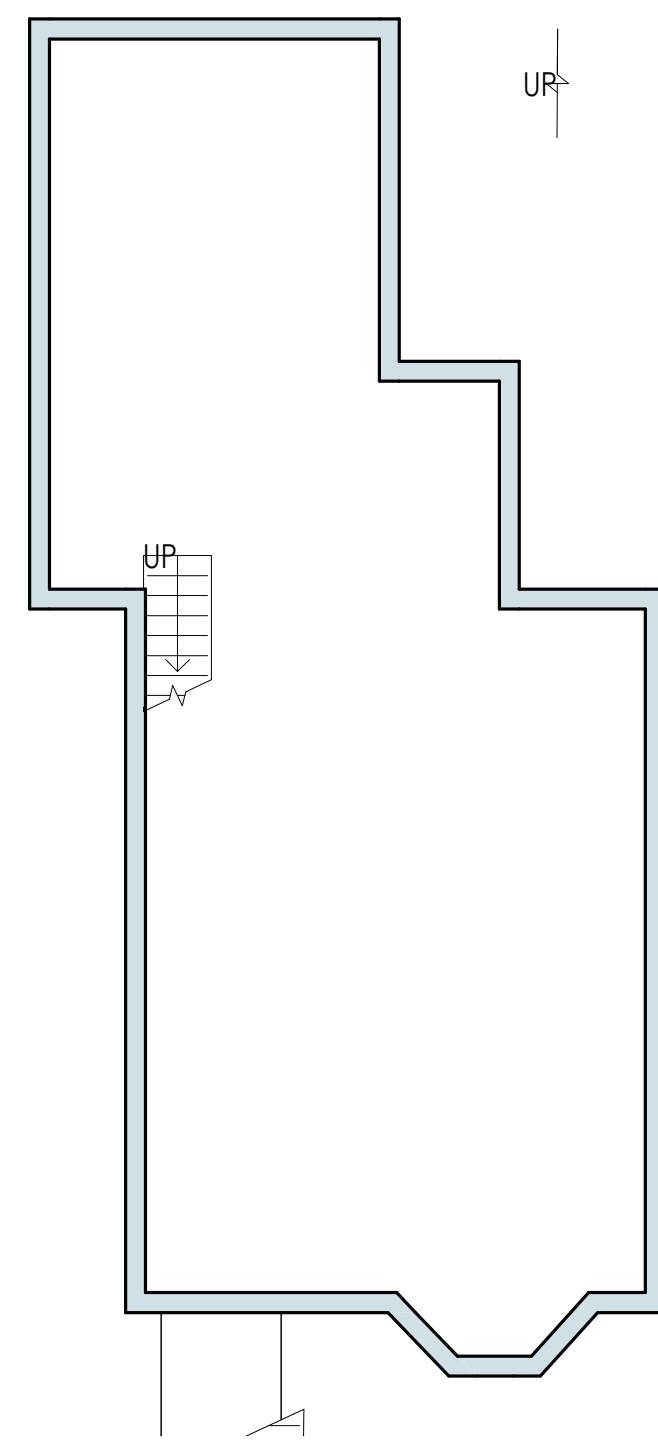


job number 24-001

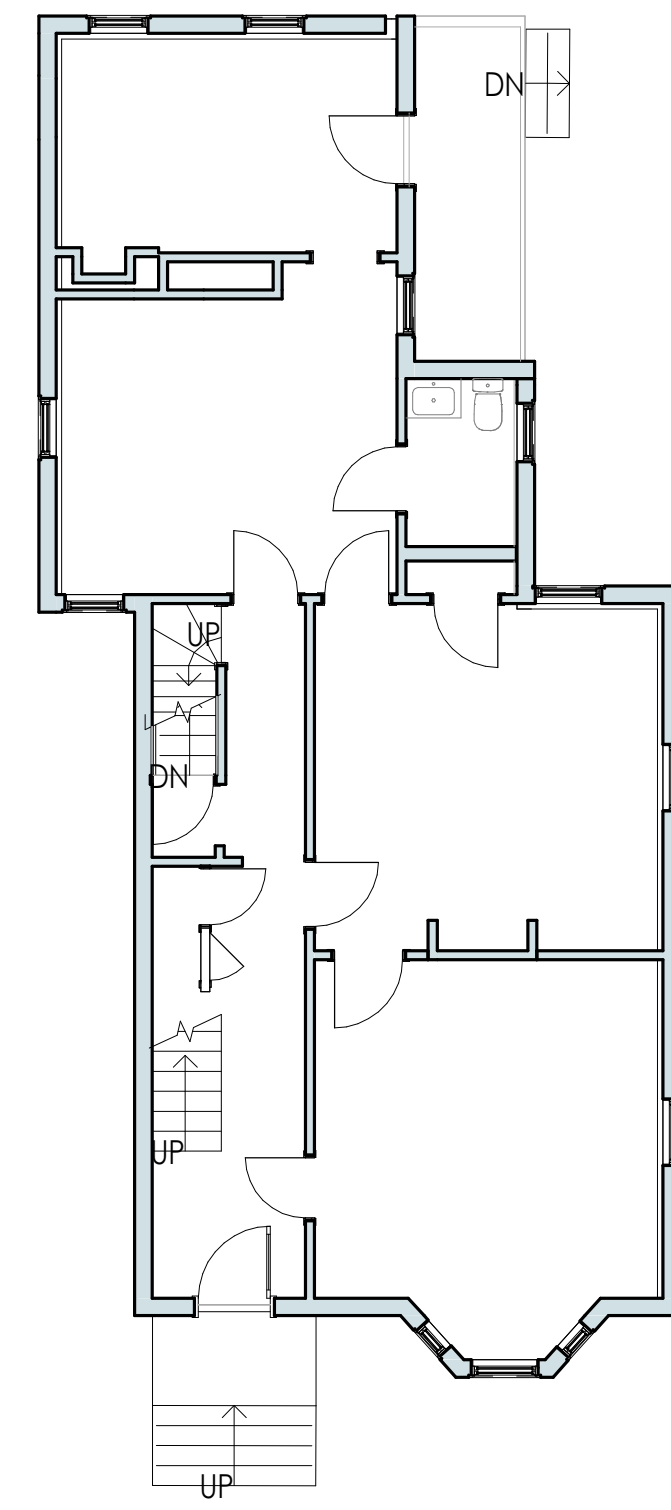
scale 1/8" = 1'-0"

issue date 05.21.24

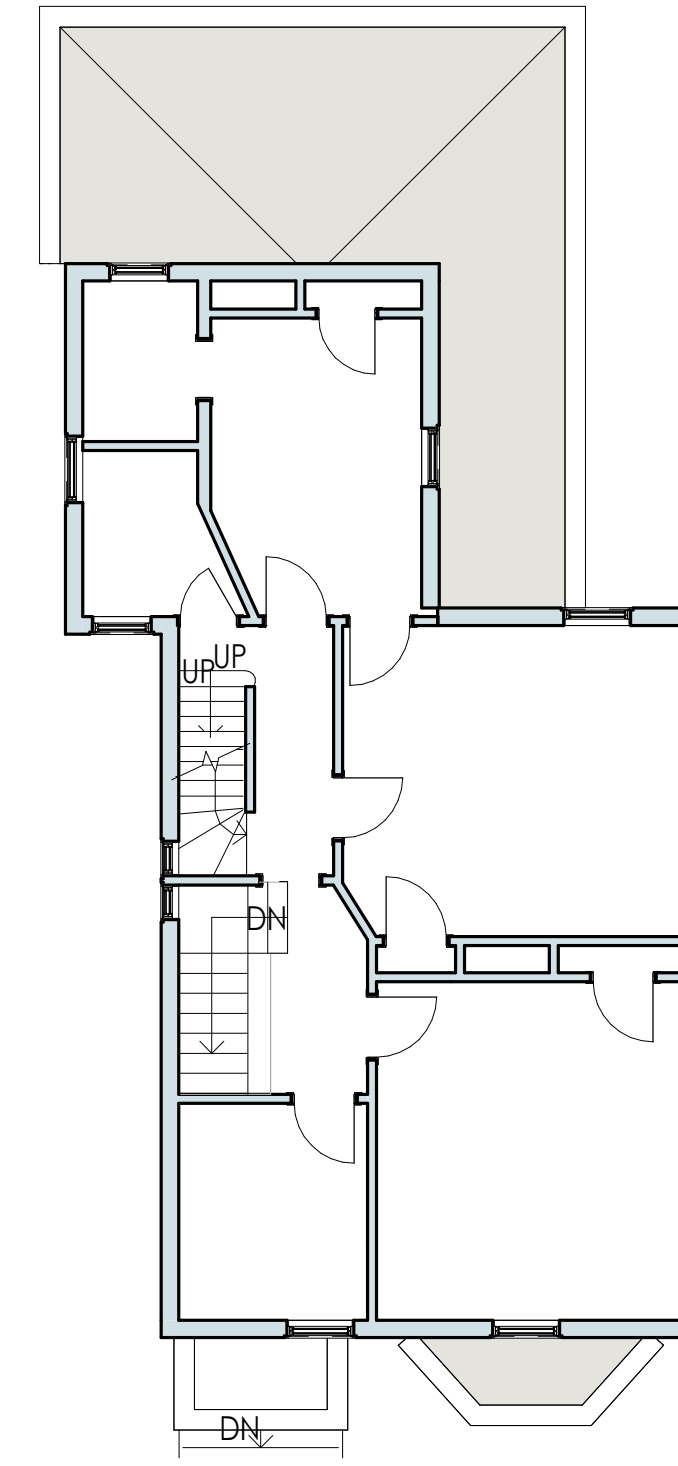
Sheet no.
BZA-110



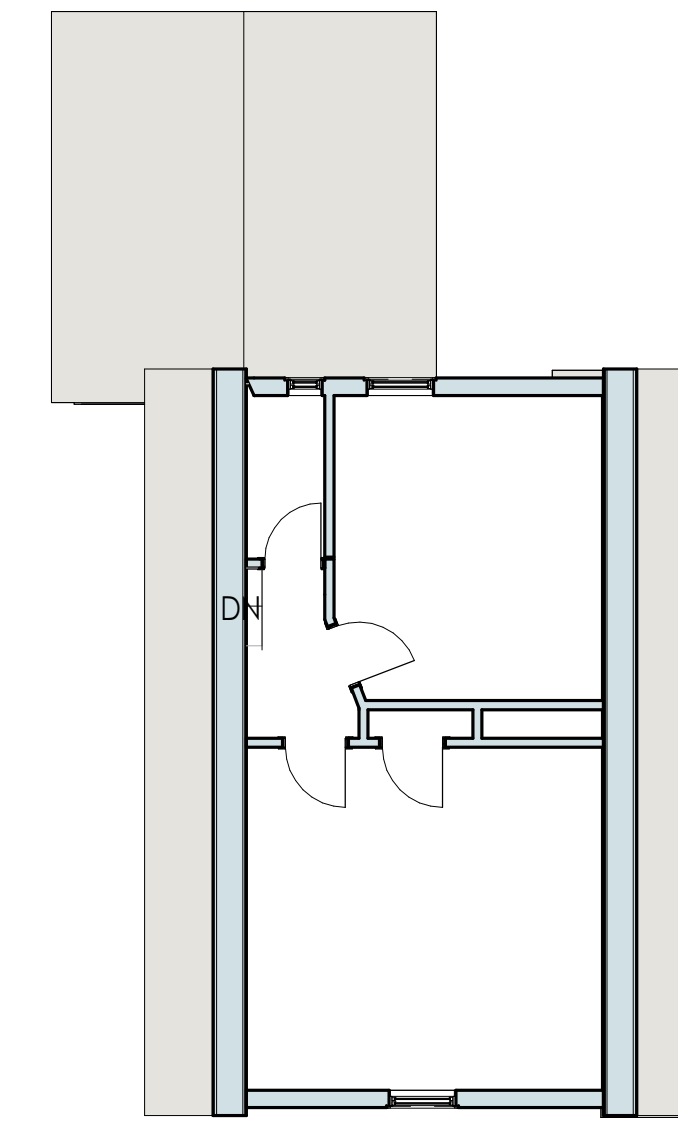
29 - EXISTING BASEMENT
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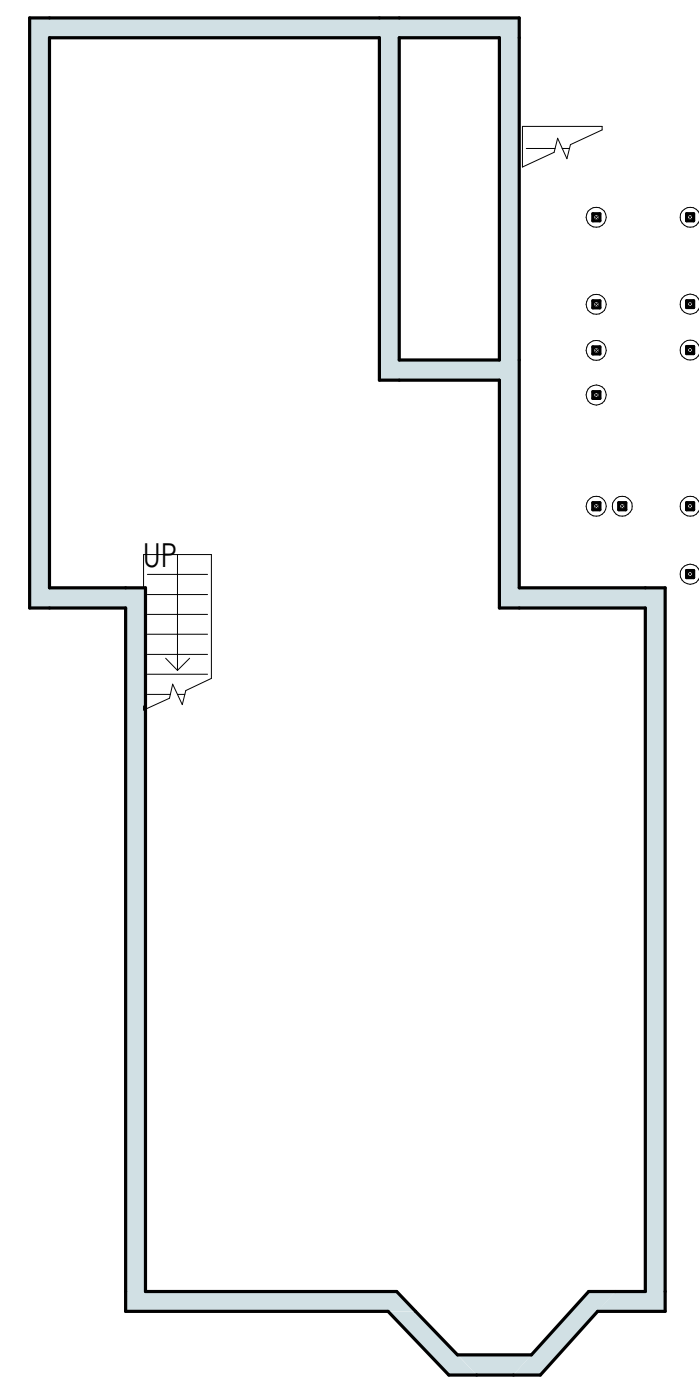
29 - EXISTING 1ST FL
 1/8" = 1'-0"



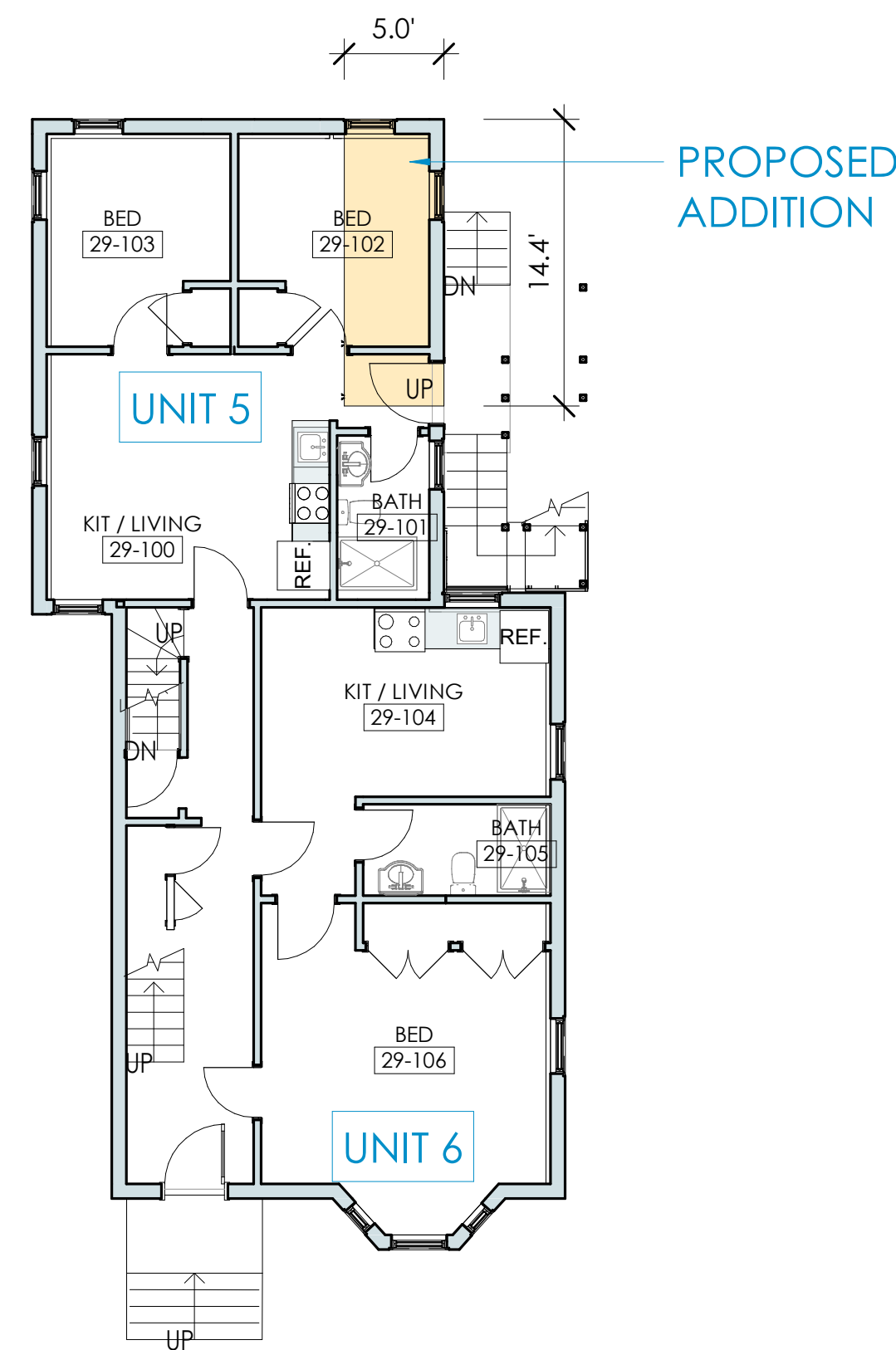
29 - EXISTING 2ND FL
 1/8" = 1'-0"



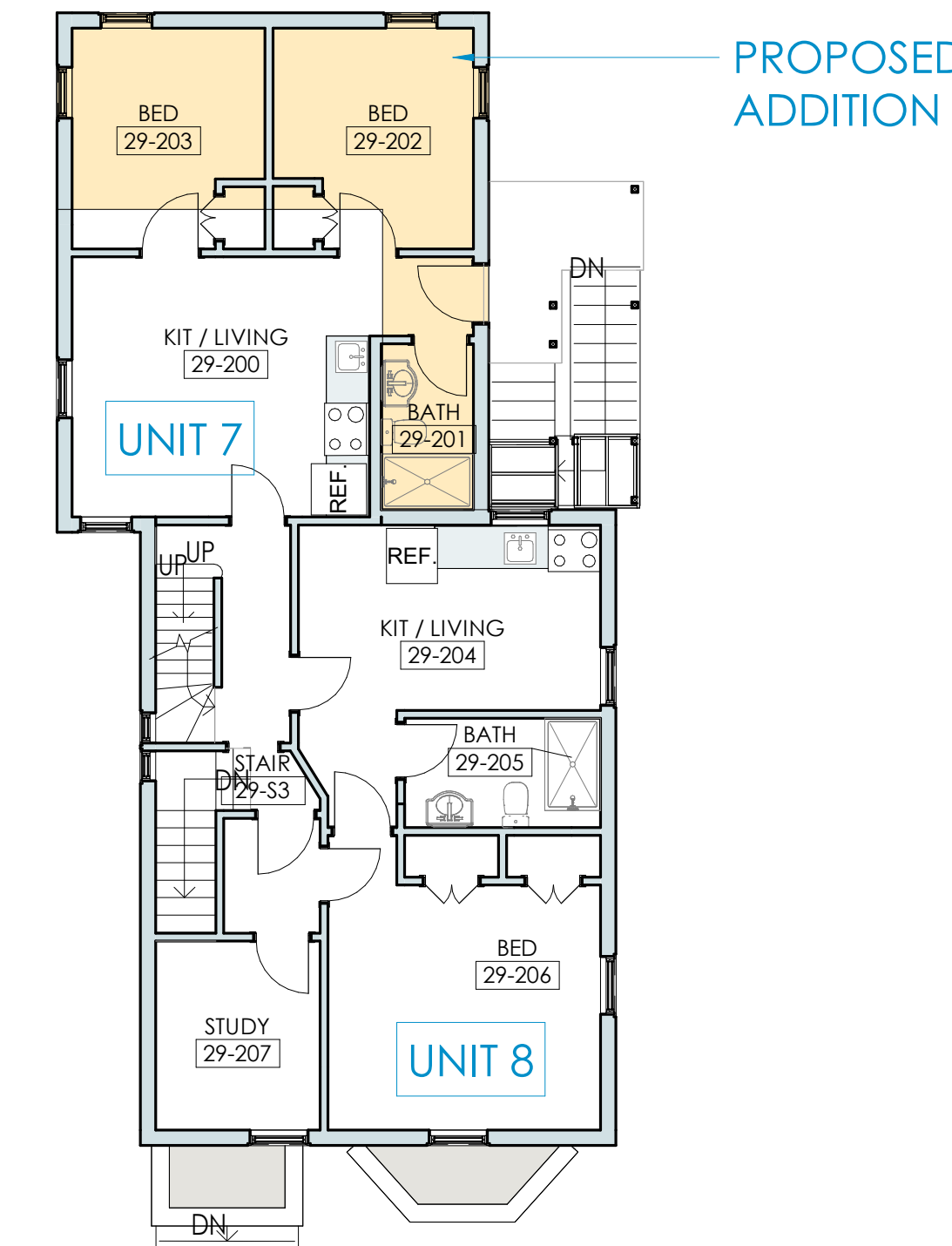
29 - EXISTING 3RD FL
 1/8" = 1'-0"



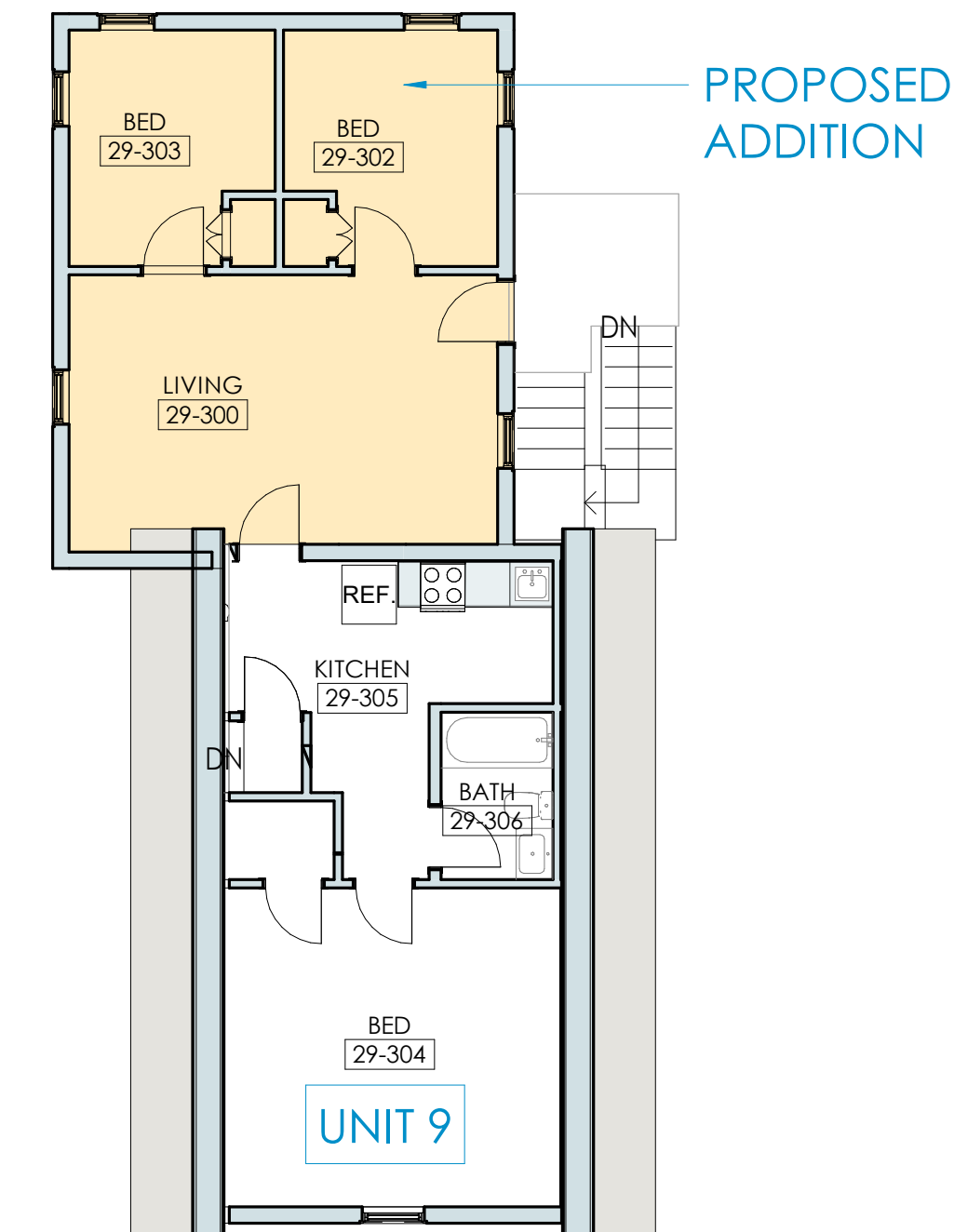
29 - PROPOSED BASEMENT
 1/8" = 1'-0"



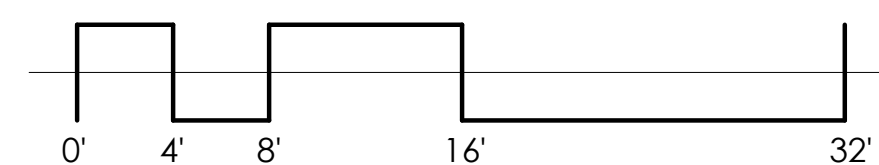
29 - PROPOSED 1ST FL
 1/8" = 1'-0"



29 - PROPOSED 2ND FL
 1/8" = 1'-0"



29 - PROPOSED 3RD FL
 1/8" = 1'-0"





29 - EXIST REAR ELEV

3/16" = 1'-0"



20 - EXIST LEFT SIDE ELEV

3/16" = 1'-0"

29-RIDGE HEIGHT
29.6'
29-5' HT
23.7'
29-3RD FIN FL
18.7'
29-2ND FIN FL
9.7'
29-1ST FIN FL
0.0'
AVG GRADE
-4.0'
BASEMENT
-7.0'



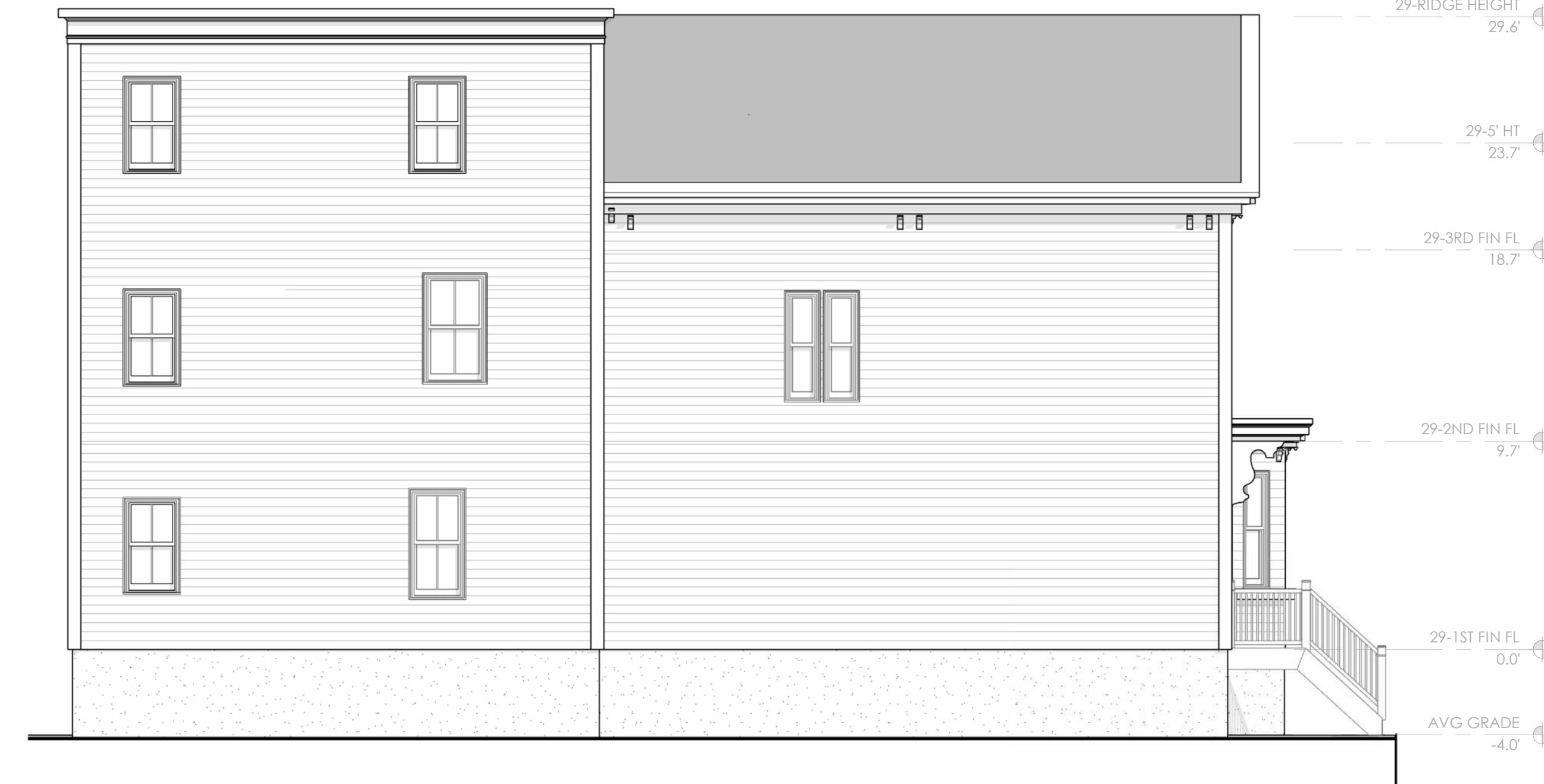
29 - EXIST FRONT ELEV

3/16" = 1'-0"



29 - PROPOSED REAR ELEV

3/16" = 1'-0"



29 - PROPOSED LEFT SIDE ELEV

3/16" = 1'-0"

29-RIDGE HEIGHT
29.6'
29-5' HT
23.7'
29-3RD FIN FL
18.7'
29-2ND FIN FL
9.7'
29-1ST FIN FL
0.0'
AVG GRADE
-4.0'



29 - PROPOSED FRONT ELEV

3/16" = 1'-0"

No.	Descrip.	Date



client
JEREMY SEEGER
148 Oakley Road
Belmont, MA 02478

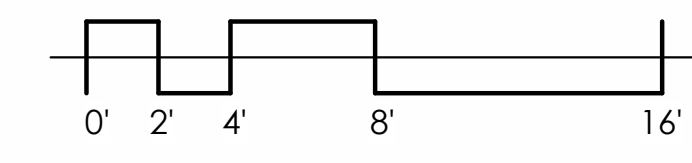
file 29 MELLEEN - EXIST AND PROPOSED ELEVATIONS



job number 24-001

scale 3/16" = 1'-0"

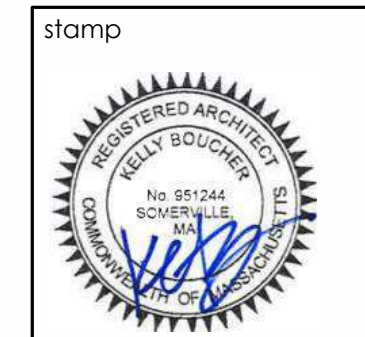
issue date 05.21.24



Sheet no.
BZA-210

5/21/2024 3:05:33 PM

No.	Descrip.	Date



client
JEREMY SEEGER
 148 Oakley Road
 Belmont, MA 02478

title **29 MELLEEN - EXIST AND PROPOSED ELEVATIONS**



job number 24-001

scale 3/16" = 1'-0"

issue date 05.21.24

Sheet no.
BZA-211



- 29-RIDGE HEIGHT 29.6'
- 29-5' HT 23.7'
- 29-3RD FIN FL 18.7'
- 29-2ND FIN FL 9.7'
- 29-1ST FIN FL 0.0'
- AVG GRADE -4.0'

29 - EXIST RIGHT SIDE ELEV
 3/16" = 1'-0"

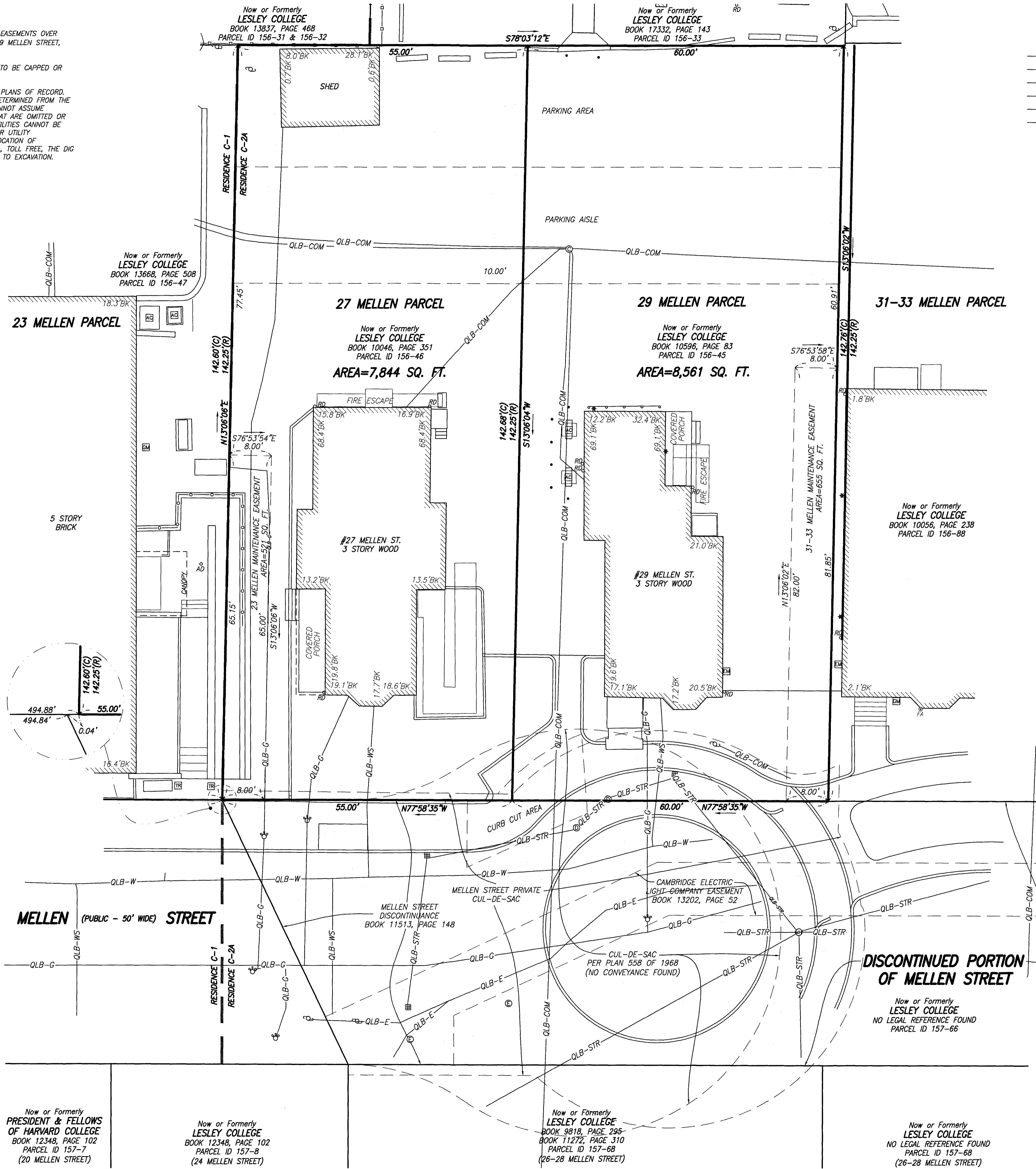


- 29-RIDGE HEIGHT 29.6'
- 29-5' HT 23.7'
- 29-3RD FIN FL 18.7'
- 29-2ND FIN FL 9.7'
- 29-1ST FIN FL 0.0'
- AVG GRADE -4.0'

29 - PROPOSED RIGHT SIDE ELEV
 3/16" = 1'-0"

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.



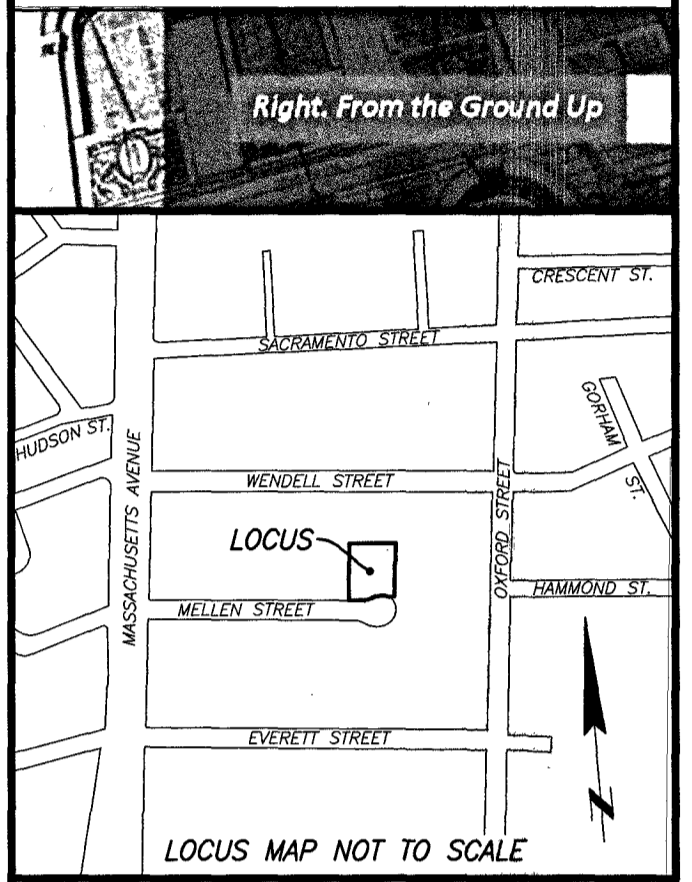
- SUBSURFACE UTILITIES LEGEND**
QUALITY LEVEL 'B' (QLB)
- QLB-E — MAIN ELECTRIC LINES
 - QLB-COM — COMMUNICATION, FIBER OPTICS, TELEPHONE, AND CABLE TV
 - QLB-G — GAS
 - QLB-W — MAIN WATER
 - QLB-WS — WATER SERVICE
 - QLB-STR — STORM DRAIN

- 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 20 24
at 02 H 09 M P M

Attest
[Signature]
Registrar

RESERVED FOR REGISTRY USE

2024 0000002353
Bk: 2024 Pg: 289 Doc: PLAN
Page: 1 of 1 05/16/2024 02:09 PM

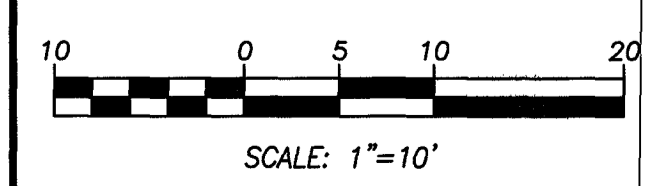
DRAWING NAME:
EASEMENT PLAN OF LAND
27-29 MELLEN STREET
CAMBRIDGE, MASS.

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 202
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



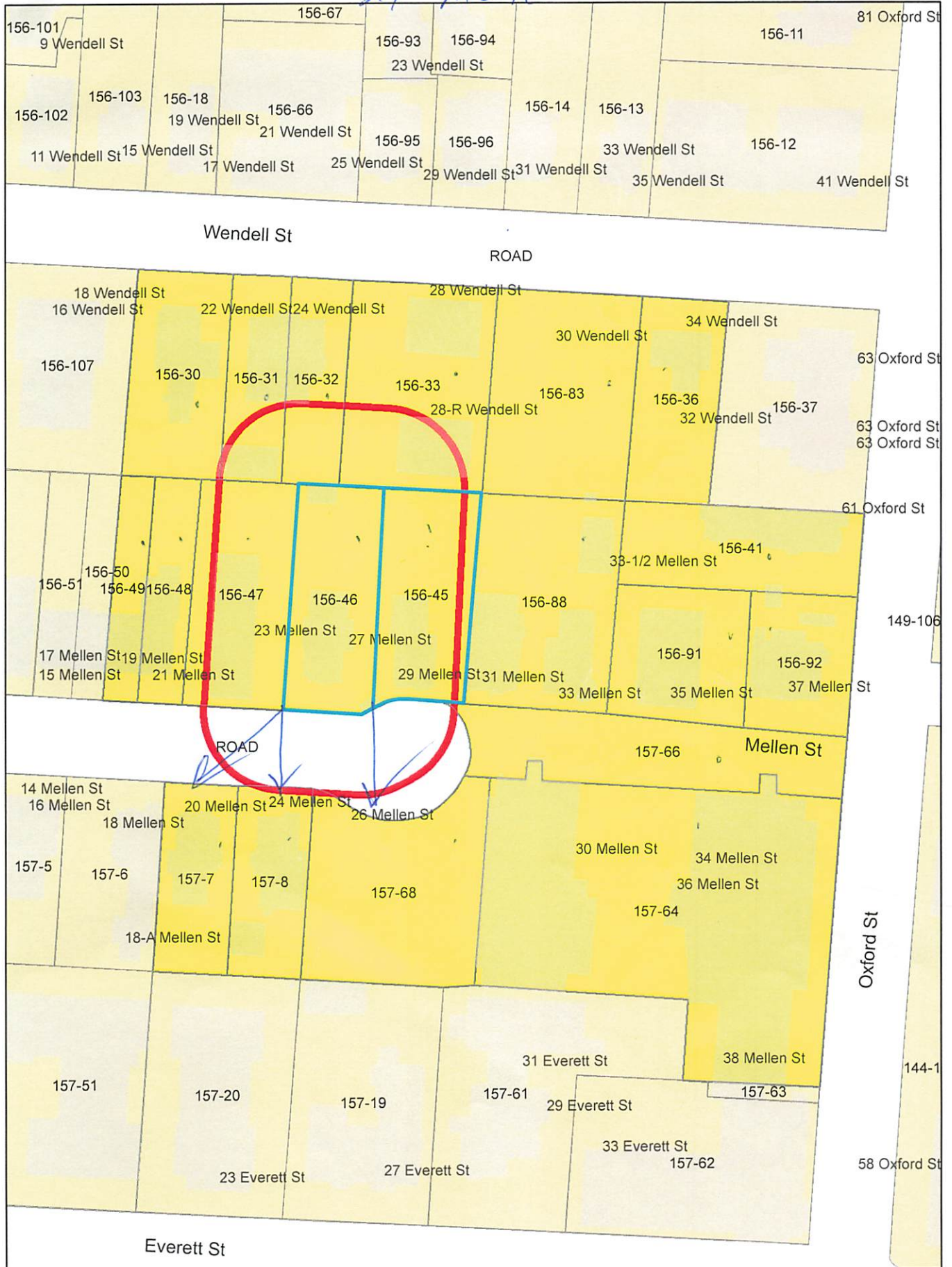
Pedestrian
& Bicycle
Access Only







29 Mellen St



29 Mellen St.

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

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

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

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

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

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

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

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

Petitioner

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

JEREMY SEEGER
148 OAKLEY ROAD
BELMONT, MA 02478

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



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.

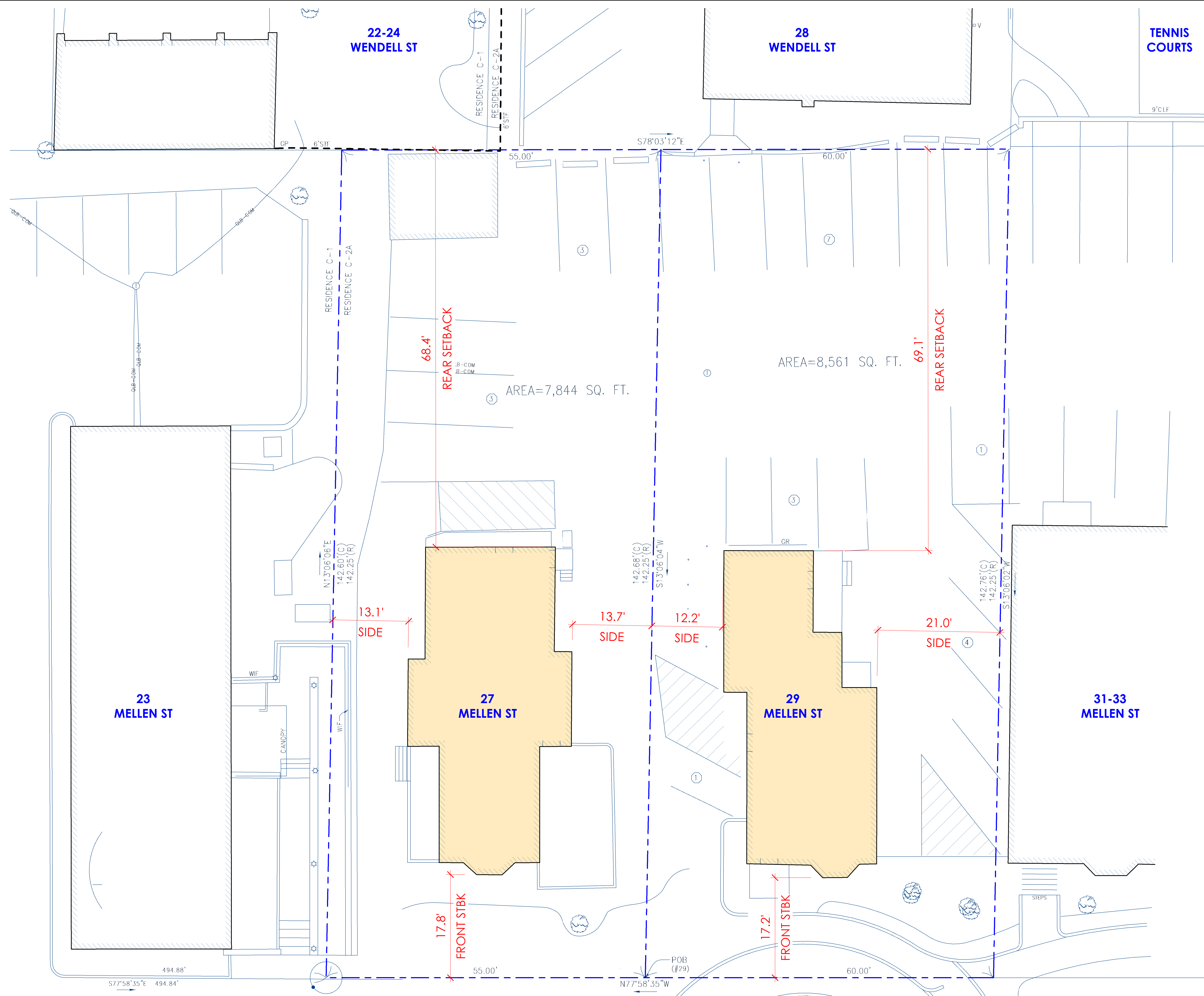
Name: Jeremy Seeger Date: 6/20/24
(Print)

Address: 29 Mellen St.

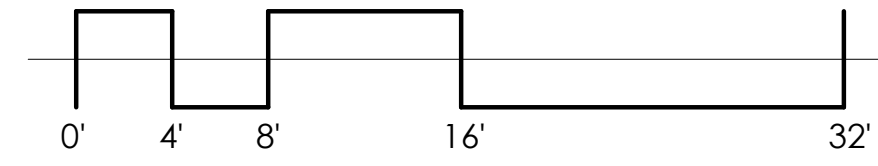
Case No. BZA-272623

Hearing Date: 7/11/24

Thank you,
Bza Members

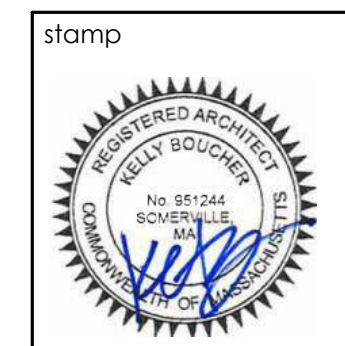


1 CONTEXT SITE PLAN - 27 & 29 MELLEN STREET
1/8" = 1'-0"



6/27/2024 3:47:50 PM

No.	Descrip.	Date



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