



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 AUG 16 PM 12:35
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 236649

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Rachel Legree

PETITIONER'S ADDRESS: 65 Dudley Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 65 Dudley St., Cambridge, MA

TYPE OF OCCUPANCY: Single family home

ZONING DISTRICT: Residence B zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

skylight openings which violate both side yard setbacks on the east and west side of the property.

SECTIONS OF ZONING ORDINANCE CITED:

| | |
|-----------------|----------------------------------------------------|
| Article: 5.000 | Section: 5.31 (Table of dimensional requirements) |
| Article: 8.000 | Section: 8.22.2.c (Non-Conforming structure) |
| Article: 10.000 | Section: 10.40 (Special Permit). |

Original
Signature(s):

Rachel Legree

(Petitioner (s) / Owner)

Rachel Legree

(Print Name)

Address:

65 Dudley St.

Tel. No.

415-342-0943

E-Mail Address:

Rachellegree@yahoo.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 Rachel Legree (OWNER)

Address: 65 Dudley St. Cambridge MA 02140

State that I/We own the property located at 65 Dudley St., which is the subject of this zoning application.

The record title of this property is in the name of Rachel Legree

*Pursuant to a deed of duly recorded in the date 5/18/23, Middlesex South County Registry of Deeds at Book 81549, Page 464; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
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 Rachel Nicole Legree personally appeared before me, this 7 of August, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 04/12/2030

(Notary Seal) ALEXANDRA DIAS
Notary Public, Commonwealth of Massachusetts
My Commission Expires April 12, 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 SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 65 Dudley St , Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
- Setback ordinance was established after the construction of the non-conforming lots.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- Traffic will not be impacted by this permit
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- Impacted development is solely to the roof of the building, zero impact to adjacent dwellings.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The skylights pose zero hazard or nuisance to the neighbors.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- The proposed use matches the skylight designs of the neighbors.

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

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Rachel Legree**Present Use/Occupancy:** Single family home**Location:** 65 Dudley St., Cambridge, MA**Zone:** Residence B zone**Phone:** 415-342-0943**Requested Use/Occupancy:** Single family home

| | | <u>Existing Conditions</u> | | <u>Requested Conditions</u> | | <u>Ordinance Requirements</u> | |
|-------------------------------------------------------------------|-------------------|-----------------------------------|--|------------------------------------|--|--------------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | | 998 | | 998 | | 2,500 | (max.) |
| <u>LOT AREA:</u> | | 1695 | | 1695 | | 5,000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | | 59% | | 59% | | 40% | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 998 | | 998 | | 2500 | |
| <u>SIZE OF LOT:</u> | WIDTH | 26.9' | | 26.9' | | 50' | |
| | DEPTH | 63' | | 63' | | 100 | |
| <u>SETBACKS IN FEET:</u> | FRONT | 7' | | 7' | | 15' | |
| | REAR | 15' | | 15' | | 25' | |
| | LEFT SIDE | 3' | | 3' | | 7'6" | |
| | RIGHT SIDE | 3' | | 3' | | 7'6" | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 23' | | 23' | | 30' | |
| | WIDTH | 26' | | 26' | | 30' | |
| | LENGTH | 20.6' | | 20.6' | | 28' | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 59% | | 59% | | 40% | |
| <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> | | NA | | NA | | NA | |

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.:

NA

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

Velux Deck-Mounted VS C06 Fresh Air "Open and Close" - 21 1/4" x 46"
1/4" (2 UNITS)

20'6"

new 21" x 46" skylights between existing joists

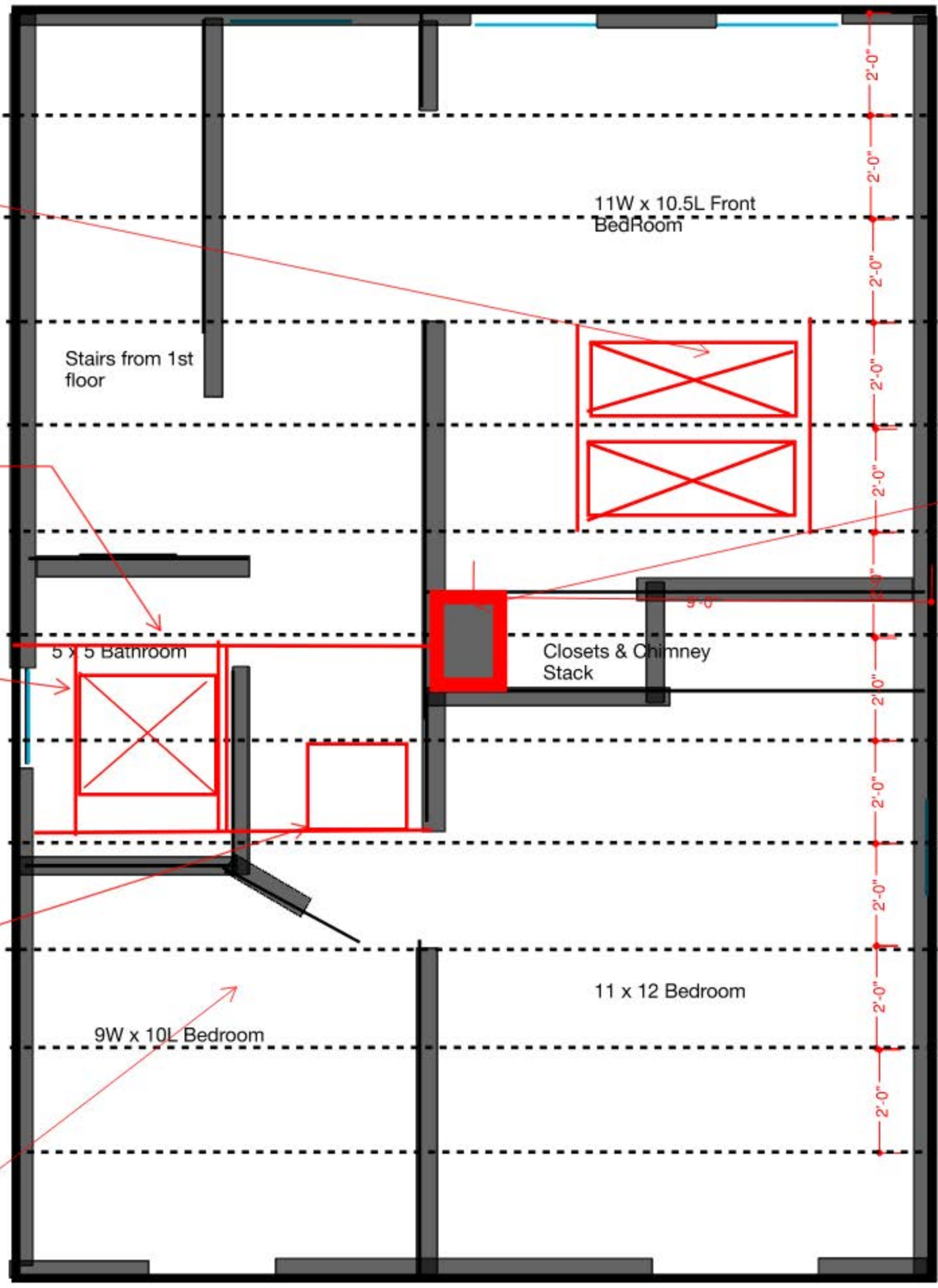
New 2x6 rafters sistered to existing joists on each side

New 30" x 46" skylight at bathroom

Velux Deck-Mounted VS M06 Fresh Air "Open and Close" - 30 9/16" x 46 1/4"

(E) 18x18 access hatch

Exist 2"x 4 3/4" rafters at 24" OC

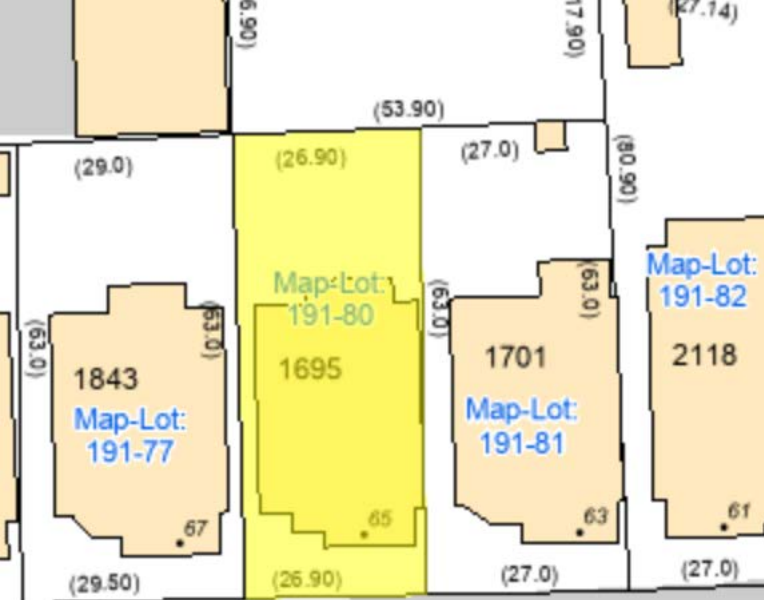


Existing brick chimney to be removed above roof

26'0"

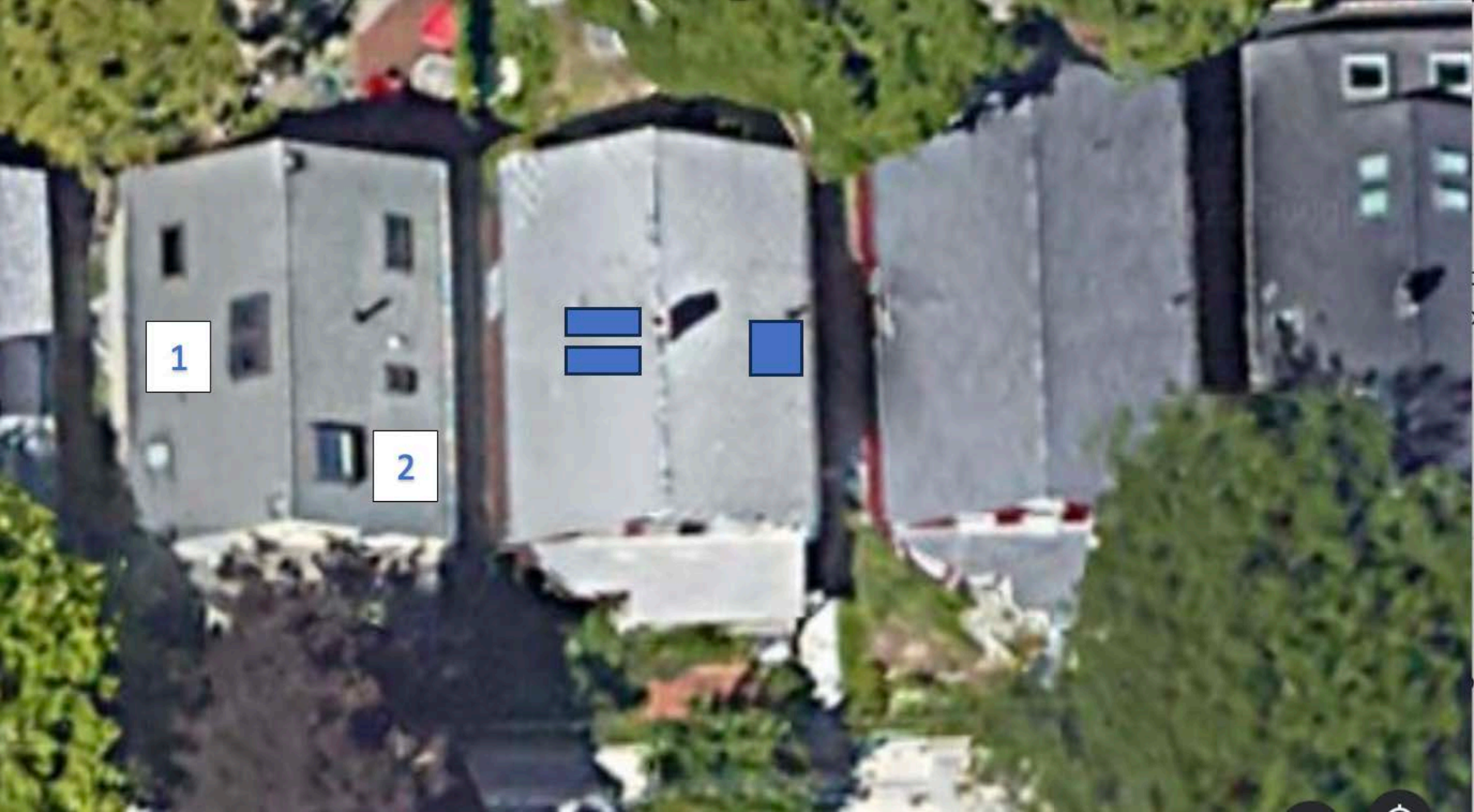
Decking to be cut and nailed to rafters to avoid fire damage.

20'6 x 26 House Size



Dudley St





1

2

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City of Cambridge
Zoning Board of Appeals
831 Massachusetts Avenue
Cambridge, MA
617-349-6100
Attn: mpacheco@cambridgema.gov

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Rachel Legree (65 Dudley Street) , who is seeking a variance for the installation of skylights on a non-conforming residence (Zone B).

Rachel has shared her floor plans and architectural mock-ups with us and we believe approving the variance will enhance both their living conditions and our neighborhood.

A handwritten signature in black ink that reads "Deanna Skow". The signature is written in a cursive, flowing style.

Deanna Skow
63 Dudley St
Cambridge MA 02140
Deannaskow@gmail.com

617-256-7920

Pacheco, Maria

From: Jessica Cashdan <jcashdan@icloud.com>
Sent: Friday, July 28, 2023 4:16 PM
To: Pacheco, Maria
Subject: Variance -65 Dudley st

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Rachel Legree (65 Dudley Street) , who is seeking a variance for the installation of skylights on a non-conforming residence (Zone B).

Rachel has shared her floor plans and architectural mock-ups with us and we believe approving the variance will enhance both their living conditions and our neighborhood.

Jessica Cashdan
67 Dudley St
Cambridge MA 02140
617-955-9503

Pacheco, Maria

From: Francois B <francoisdesign@icloud.com>
Sent: Thursday, July 27, 2023 2:28 PM
To: Pacheco, Maria
Subject: Variance - 65 Dudley street

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Rachel Legree (65 Dudley Street) , who is seeking a variance for the installation of skylights on a non-conforming residence (Zone B).

Rachel has shared her floor plans and architectural mock-ups with us and we believe approving the variance will enhance both their living conditions and our neighborhood.

Thank you,

Francois Berelowitch
67 Dudley street
Cambridge MA 02140
617-216-5895

Pacheco, Maria

From: Chris Deery <cdeery@gmail.com>
Sent: Wednesday, July 26, 2023 1:51 PM
To: Pacheco, Maria
Cc: rachellegree@yahoo.com
Subject: Abutter agreement for skylights at 65 Dudley St

To whom it may concern,

As a neighbor, I give my complete approval for installation of skylights at 65 Dudley street, Cambridge.

Christopher Deery
69 Dudley St
Cambridge MA
617-538-8601

Pacheco, Maria

From: Meg_Bond <Meg_Bond@comcast.net>
Sent: Monday, July 31, 2023 11:49 AM
To: Pacheco, Maria; rachellegree@yahoo.com
Subject: 65 Dudley St

City of Cambridge
Zoning Board of Appeals
831 Massachusetts Avenue
Cambridge, MA
617-349-6100
Attn: mpacheco@Cambridge ma.gov

Dear Cambridge Board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Rachel Legree (65 Dudley Street), who is seeking a variance for the installation of skylights on a non-conforming residence (Zone B).

Rachel has shared her floor plans and architectural mock-ups. Allowing them the variance will greatly enhance their living conditions. Additionally, many of the houses on our block already have skylights, so this request is compatible with other houses in the area. I see no reason to think there should be any problems for any neighbors; rather such changes are helpful for our neighborhood.

Meg A. Bond
61 Dudley Street

Cambridge MA 02140
Meg_bond@comcast.net
617-529-6205

Pacheco, Maria

From: Isaac Oakley <isaac.oakley@gmail.com>
Sent: Thursday, July 27, 2023 5:06 PM
To: Pacheco, Maria; rachellegree@yahoo.com
Subject: 65 Dudley St

City of Cambridge
Zoning Board of Appeals
831 Massachusetts Avenue
Cambridge, MA
617-349-6100
Attn: mpacheco@Cambridge [ma.gov](https://www.cambridge.gov)

Dear Cambridge board of Zoning Appeals,

I am writing this letter in strong support of my neighbor Rachel Legree (65 Dudley Street) , who is seeking a variance for the installation of skylights on a non-conforming residence (Zone B).

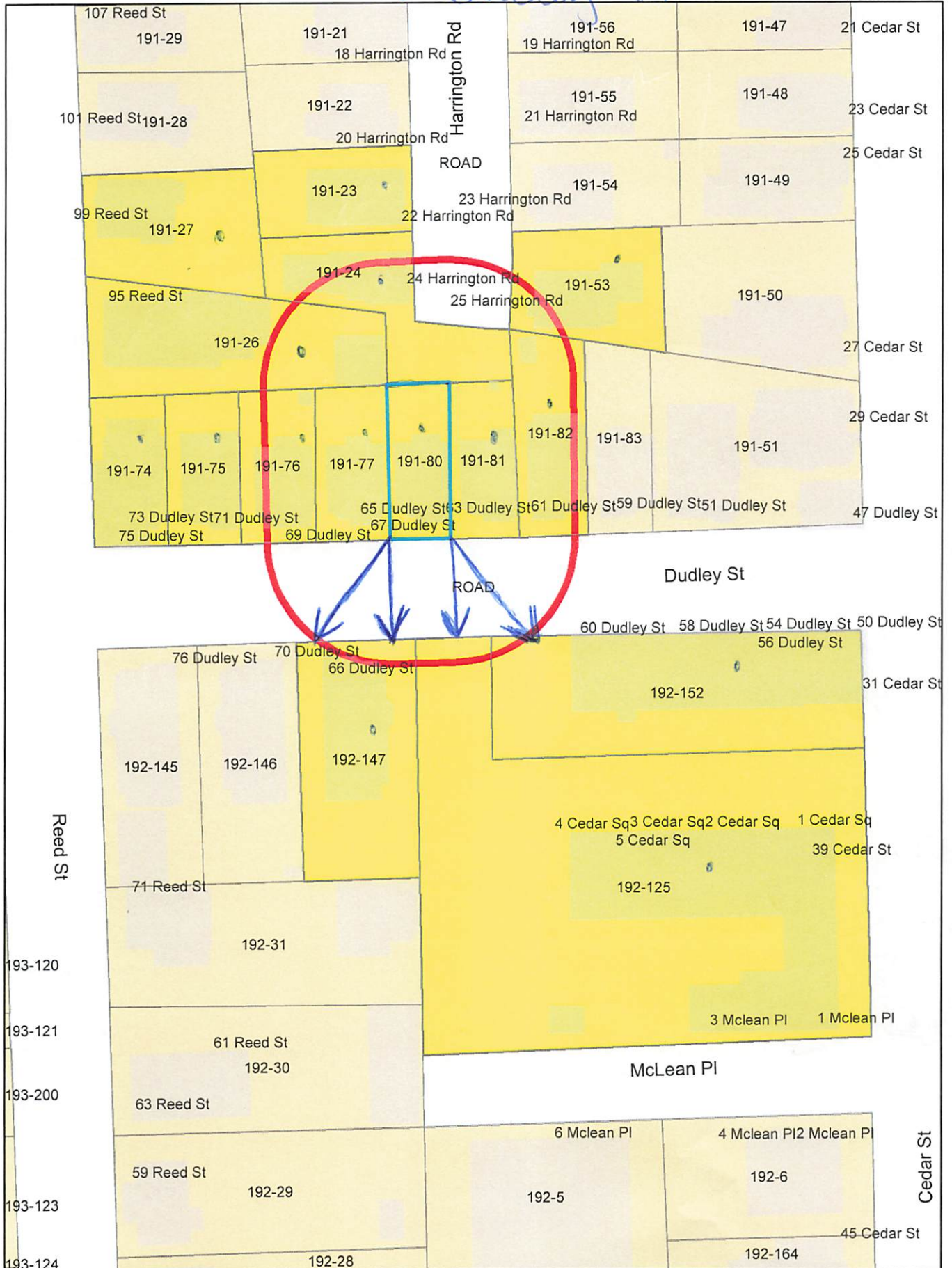
Rachel has shared her floor plans and architectural mock-ups with us and we believe approving the variance will enhance both their living conditions and our neighborhood.

Isaac Oakley
Arlyn Madsen-Bond
59 Dudley St

Cambridge MA 02140
[Isaac.oakley@gmail.com](mailto:isaac.oakley@gmail.com)

617-320-8602

65 Dudley St.



65 Dudley St.

Petitioner

191-26
GEORGES, ROLAND JOSETTE GEORGES
TRUSTEES OF THE GEORGES REVOC TRUST
95 REED ST
CAMBRIDGE, MA 02140

191-27
STOCKMAN, SEBASTIAN &
KATHERINE W. STOCKMAN
99 REED ST
CAMBRIDGE, MA 02140

191-80
LEGREE, RACHEL
65 DUDLEY ST
CAMBRIDGE, MA 02140

191-74
BAIN, JOSEPH F. & VERONIQUE A. BAIN
32 HENDERSON ST.
ARLINGTON, MA 02474

191-81
SKOW, BRADFORD A. & DEANNA P. SKOW
63 DUDLEY ST
CAMBRIDGE, MA 02140

191-23
SHABSHELOWITZ, ADAM
22 HARRINGTON RD
CAMBRIDGE, MA 02140

191-53
GRACE, WALTER J. JR. &
MARY GRACE A LIFE ESTATE
25 HARRINGTON RD
CAMBRIDGE, MA 02140-1730

192-152-125
FLORI FAMILY HOLDINGS, LLC
76 PIGEON LANE
WALTHAM, MA 02451

191-76
DEERY, CHRISTOPHER P. & MARGARET E. DEERY
69 DUDLEY ST
CAMBRIDGE, MA 02140-2419

191-24
MURPHY, GAIL A. & DONNA FRASER
24 HARRINGTON ROAD
CAMBRIDGE, MA 02140-1731

191-75
FITCH, JOHN L. & ANTOINETTE M FITCH
71 DUDLEY ST
CAMBRIDGE, MA 02140-2419

191-77
CASHDAN, JESSICA & FRANCOIS BERELOWITCH
67 DUDLEY ST
CAMBRIDGE, MA 02140-2419

192-147
CHURCHILL, JEFFREY H.
66 DUDLEY ST., #3
CAMBRIDGE, MA 02140

192-147
SUN, DAPENG & YONGTING WANG
152 WOBURN ST
LEXINGTON, MA 02420

192-147
RICH-SHEA, ATARA
JARED D. MACDONALD, CO-TRS
115 REED ST
CAMBRIDGE, MA 02140

191-82
BOND, MARGARET A.
TRUSTEE OF THE BOND NOMINEE TRUST
61 DUDLEY ST
CAMBRIDGE, MA 02140