



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 JUL -8 PM 1: 14

BZA Application Form

2024 JUL -8 PM 1: 14
CITY OF CAMBRIDGE, MASSACHUSETTS

BZA Number: 273648

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Tom suefert/ Caroyln Fisher C/O Schneidee Cyprien

PETITIONER'S ADDRESS: 103 terrace St, Ma, Boston 02120

LOCATION OF PROPERTY: 98-R Sherman St , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence C-2 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

Adding two windows to side elevation that extends into side yard setback. Enlargement of kitchen on front elevation that extend into side yard setback.

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):

(Petitioner (s) / Owner)

Schneidee Cyprien
(Print Name)

Address:

103 terrace st Boston Ma 02120

Tel. No.

5086497685

E-Mail Address:

schneidee@nedesignbuild.com

Date:

6/27/24



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 Thomas Seufert
(OWNER)

Address: 98R Sherman St Cambridge, MA

State that I/We own the property located at 98R Sherman St, which is the subject of this zoning application.

The record title of this property is in the name of _____

*Pursuant to a deed of duly recorded in the date _____, Middlesex South County Registry of Deeds at Book 59862, Page 465; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

TH
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

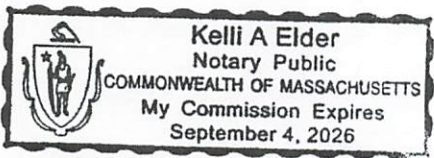
Commonwealth of Massachusetts, County of Middlesex

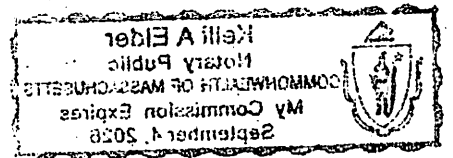
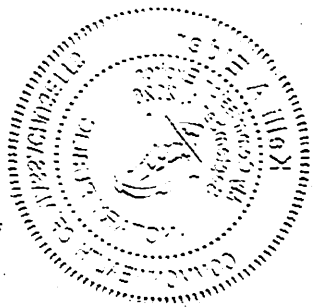
The above-name THOMAS SEUFERT personally appeared before me, this 14th of February, 2024, and made oath that the above statement is true.

Kelli A Elder Notary

My commission expires 9-4-2026 (Notary Seal).

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





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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 98-R Sherman 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:

No other work is being proposed that does not follow the requirements of all ordinances

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:

N/A

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:

N/A

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:

Applicant can see no way in which the welfare of the occupants or the citizens of the city will be adversely affected.

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:

Applicant can see no way in which the proposed changes would create an issue at odds with the intent of the ordinance

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

DIMENSIONAL INFORMATION

Applicant: Tom suefert/ Caroyln Fisher
Location: 98-R Sherman St., Cambridge, MA
Phone: 5086497685

Present Use/Occupancy: Single Family Residential
Zone: Residence C-2 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> | | 3016 | | 3016 | | No Change | (max.) |
| <u>LOT AREA:</u> | | 2539 | | 2539 | | 5000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ² | | 1.19 | | 1.19 | | 1.75 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | | 2539 | | 2539 | | 600 | |
| <u>SIZE OF LOT:</u> | WIDTH | 62.5 | | 62.5 | | 50 | |
| | DEPTH | 80 | | 80 | | No Change | |
| <u>SETBACKS IN FEET:</u> | FRONT | 37.3 | | 37.3 | | 6.87 | |
| | REAR | 3.5 | | 3.5 | | 20 | |
| | LEFT SIDE | 30.8 | | 30.8 | | 6.72 | |
| | RIGHT SIDE | .9 | | .9 | | 6.72 | |
| <u>SIZE OF BUILDING:</u> | HEIGHT | 28 | | 28 | | 85 | |
| | WIDTH | 39.2 | | 39.2 | | No Change | |
| | LENGTH | 31.4 | | 31.4 | | No change | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | | 66% | | 66% | | 15 | |
| <u>NO. OF DWELLING UNITS:</u> | | 1 | | 1 | | No Change | |
| <u>NO. OF PARKING SPACES:</u> | | 2 | | 2 | | No Change | |
| <u>NO. OF LOADING AREAS:</u> | | 0 | | 0 | | No Change | |
| <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).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

PLAN NOTES

GENERAL:

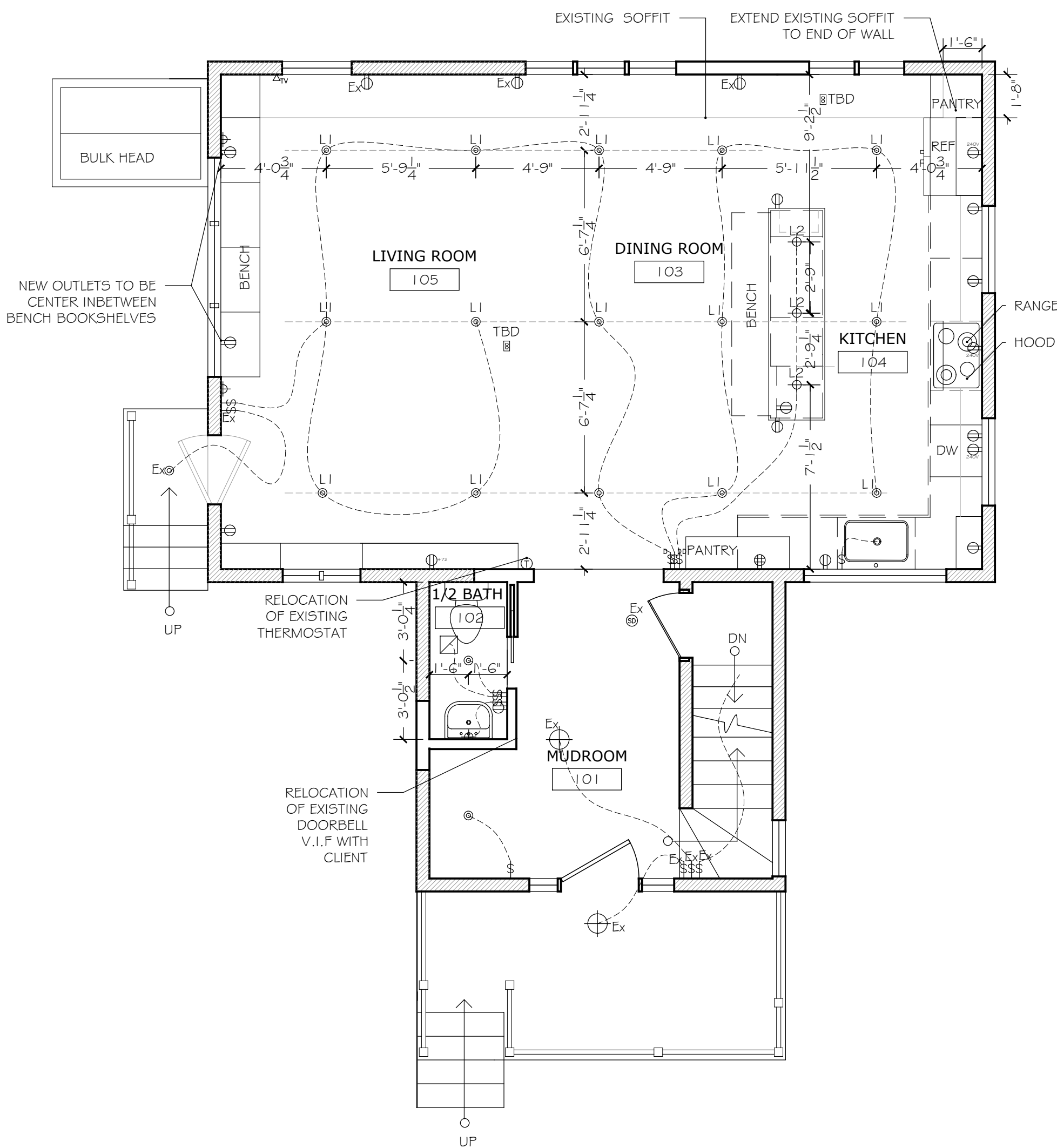
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE.
- COORDINATE ALL WORK WITH ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.
- MAKE PROJECT MANAGER AND ARCHITECT AWARE IF DIMENSIONS VARY SIGNIFICANTLY WITH THOSE INDICATED ON DRAWINGS.
- VENDORS AND SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS, LOCATIONS, AND PROJECT REQUIREMENTS PRIOR TO SUBMITTING A BID.
- VENDORS AND SUB-CONTRACTORS SHALL FIELD VERIFY DIMENSIONS, AND FAMILIARIZE THEMSELVES WITH PROJECT REQUIREMENTS PRIOR TO COMMENCING WITH THE WORK AND SHALL REPORT ANY DISCREPANCIES TO ARCHITECT.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS.

SCOPE:

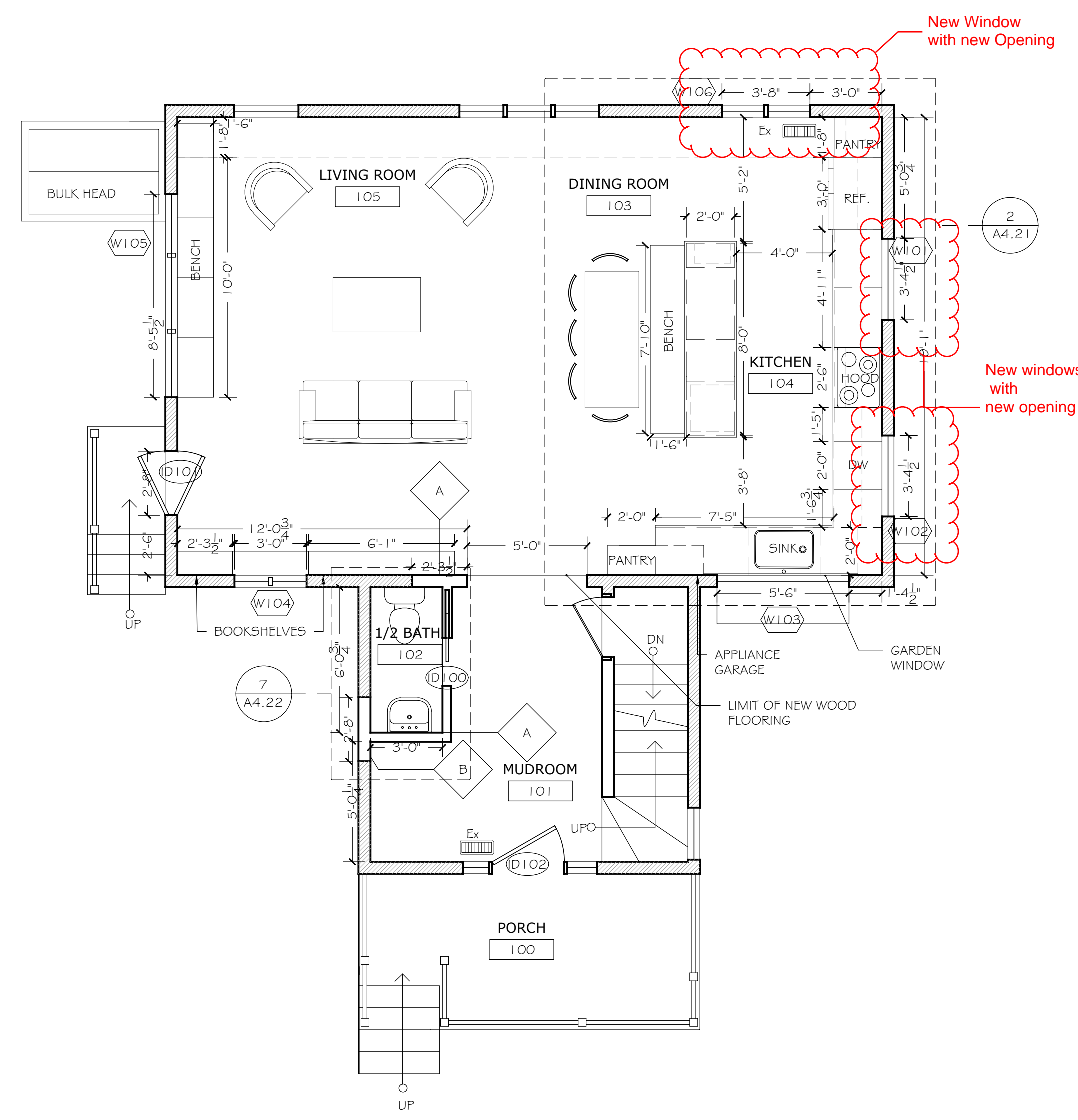
- NEW POWDER ROOM TO BE CONSTRUCTED IN EXISTING MUDROOM
 - POWDER ROOM TO INCLUDE NARROW STYLE VANITY AND TOILET
- INSTALL KITCHEN CABINETS PER PLAN
- INSTALL APPLIANCES PER MANUFACTURERS SPECS.
- INSTALL NEW COUNTERS PER PLAN
- INSTALL NEW HARDWOOD FLOORING PER PLAN
- INSTALL WINDOWS PER MANUFACTURERS SPECS.
- INSTALL NEW INTERIOR POCKET DOOR
- INSTALL NEW MILLWORK INCLUDING BASEBOARD, WINDOW TRIM, DOOR TRIM AND CROWN MOLDINGS PER PLAN
- INSTALL NEW DRYWALL AND >R21 INSULATION AT EXTERIOR WALLS
- INSTALL NEW TILE FLOORING IN MUDROOM AND POWDER ROOM PER PLAN

RCP:

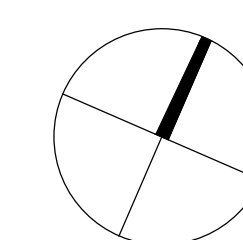
- INSTALL ALL NEW RECESSED LIGHTS PER PLAN, DIMMERS ON SOME SWITCH LOCATIONS
- INSTALL (3) Pendants LIGHTS OVER THE ISLAND
- INSTALL (1) WALL LIGHT ABOVE POWDER ROOM MIRROR
- INSTALL OUTLETS PER PLAN
- INSTALL SMOKE / CO DETECTORS PER CODE
- INSTALL UNDER SINK DISPOSAL
- INSTALL ALL APPLIANCES PER MANUFACTURERS SPECS.
- INSTALL BATH FAN
- VERIFY EXISTING SWITCHING DEMOED IS RE-INSTALLED TO ENSURE ALL EXISTING LIGHTS FUNCTION OUTSIDE SCOPE OF WORK.
- RECONFIGURE EXISTING HVAC VENTS AS NEEDED
- EXISTING THERMOSTAT TO BE RELOCATED TO WALL NEXT TO BOOKSHELVES
- EXISTING RING DOORBELL TO BE RELOCATED TO NEW POWDER ROOM WALL



2 FIRST FLOOR RCP PLAN
SCALE: 1/4" = 1' - 0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1' - 0"



The Fisher-Seufert
Residence
98R Sherman Street Cambridge, MA

Project No. 23-009

PROPOSED PLANS

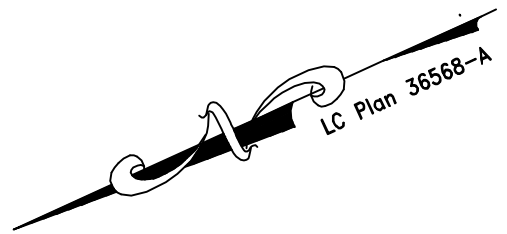
Revisions

Drawn By: S.C, G.R
Issue Date: 3/14/2024

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

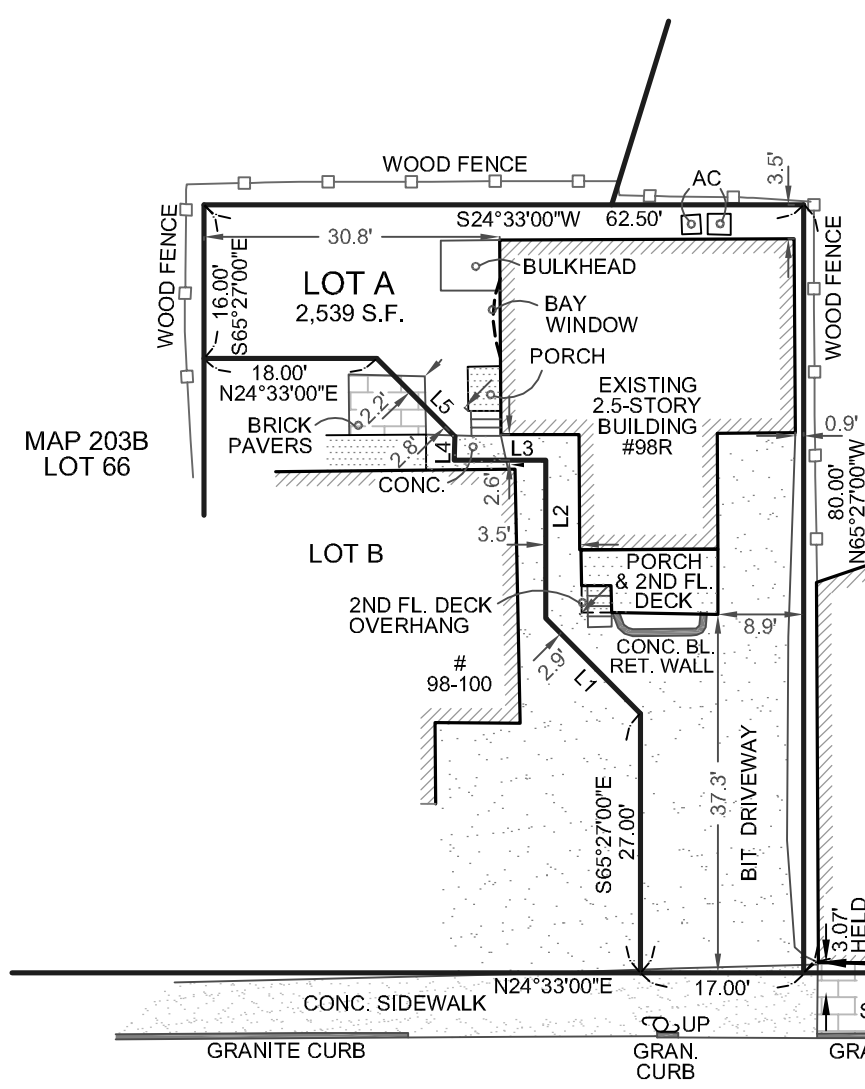
A1.21

Sheet No. ©2024



| | BEARING | DIMENSION |
|----|-------------|--------------------------|
| L1 | N69°33'00"E | 14.00' |
| L2 | S65°27'00"E | 16.50' |
| L3 | N24°33'00"E | 9.50' |
| L4 | S64°43'31"E | 2.47' CALC. 2.5' REC. |
| L5 | N69°33'00"E | 11.50' |

- NOTES:**
- * Registered Owner: Thomas S. Seufert & Carolyn F. Fisher
 - * Parcel ID: Map 203B Lot 67
 - * Deed Ref.: Book 59862 Page 465
 - * Plan Ref.: Plan No. 1769 (A of 2) of 1962
Plan No. 107 of 1991
LC Plan 36568-A
 - * Zone: Residence C-2



MAP 203B LOT 52

MAP 203B LOT 66

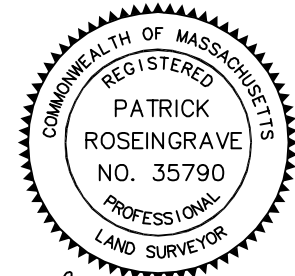
SHERMAN (PUBLIC - 40' WIDE) STREET

SHERMAN (PUBLIC - 40' WIDE) STREET

WALDEN STREET
(PUBLIC - 50' WIDE)



(IN FEET)
1 inch = 20 ft.



Patrick Roseingrave
Patrick Roseingrave Licence # 35790
Professional Land Surveyor

Plot Plan
98R Sherman Street
Cambridge, MA 02140



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: May 28, 2024

ELEVATION NOTES

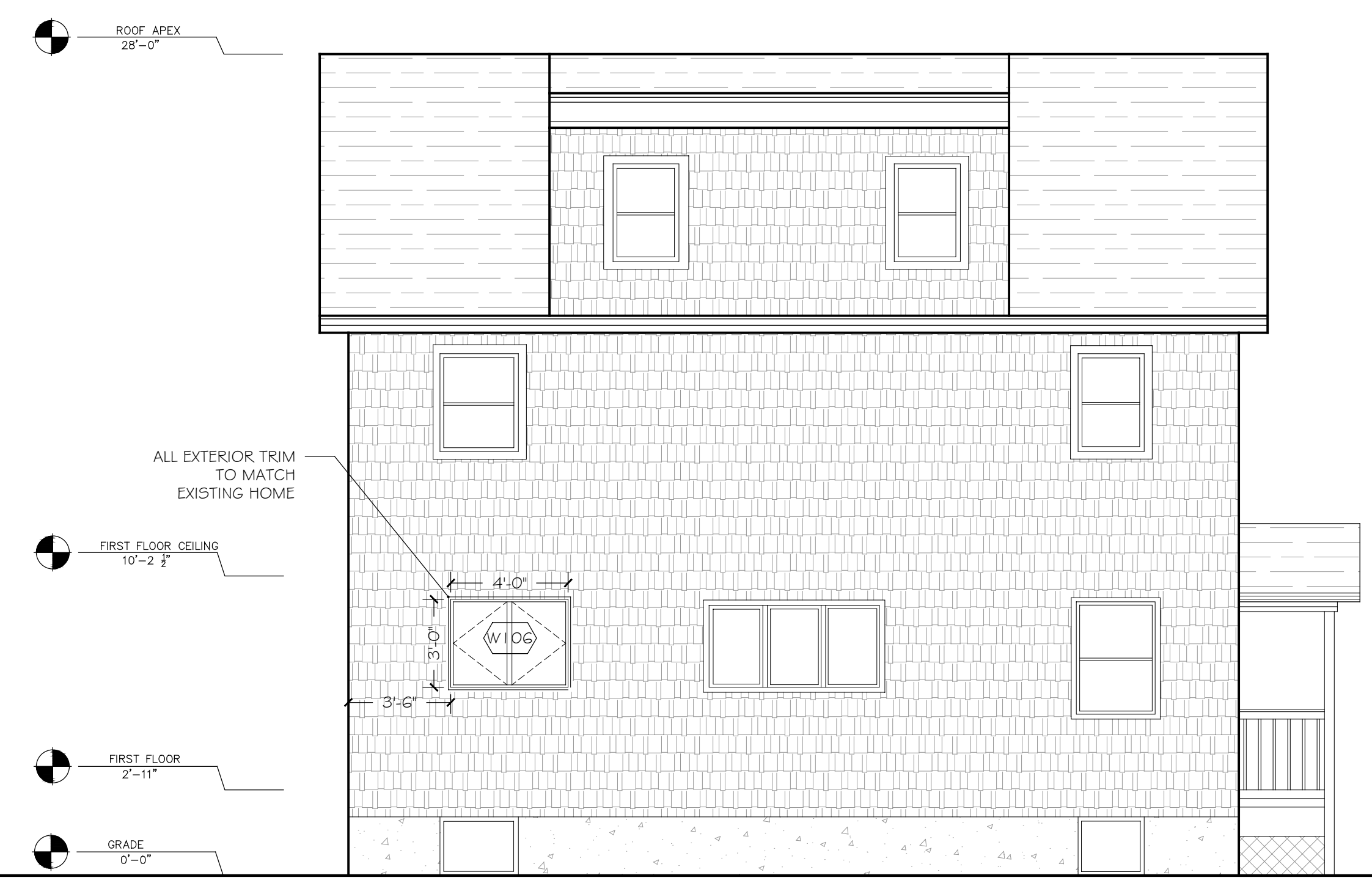
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- SCOPE:
- INSTALL NEW WINDOWS AND DOORS PER ELEVATION



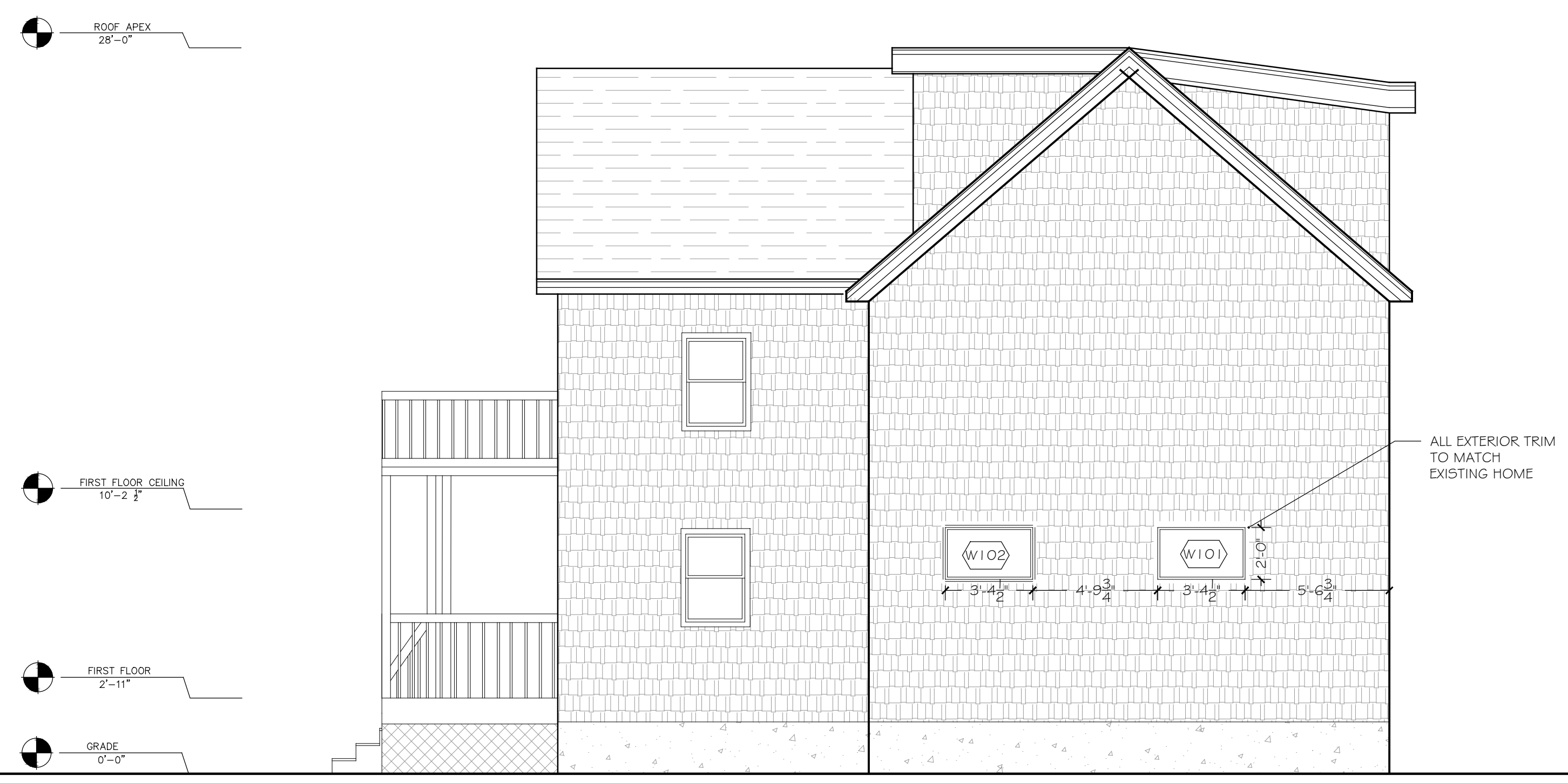
4 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1' - 0"



3 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1' - 0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1' - 0"

The Fisher-Seufert
Residence
98R Sherman Street Cambridge, MA

Project No. 23-009

PROPOSED EXTERIOR
ELEVATIONS

Revisions

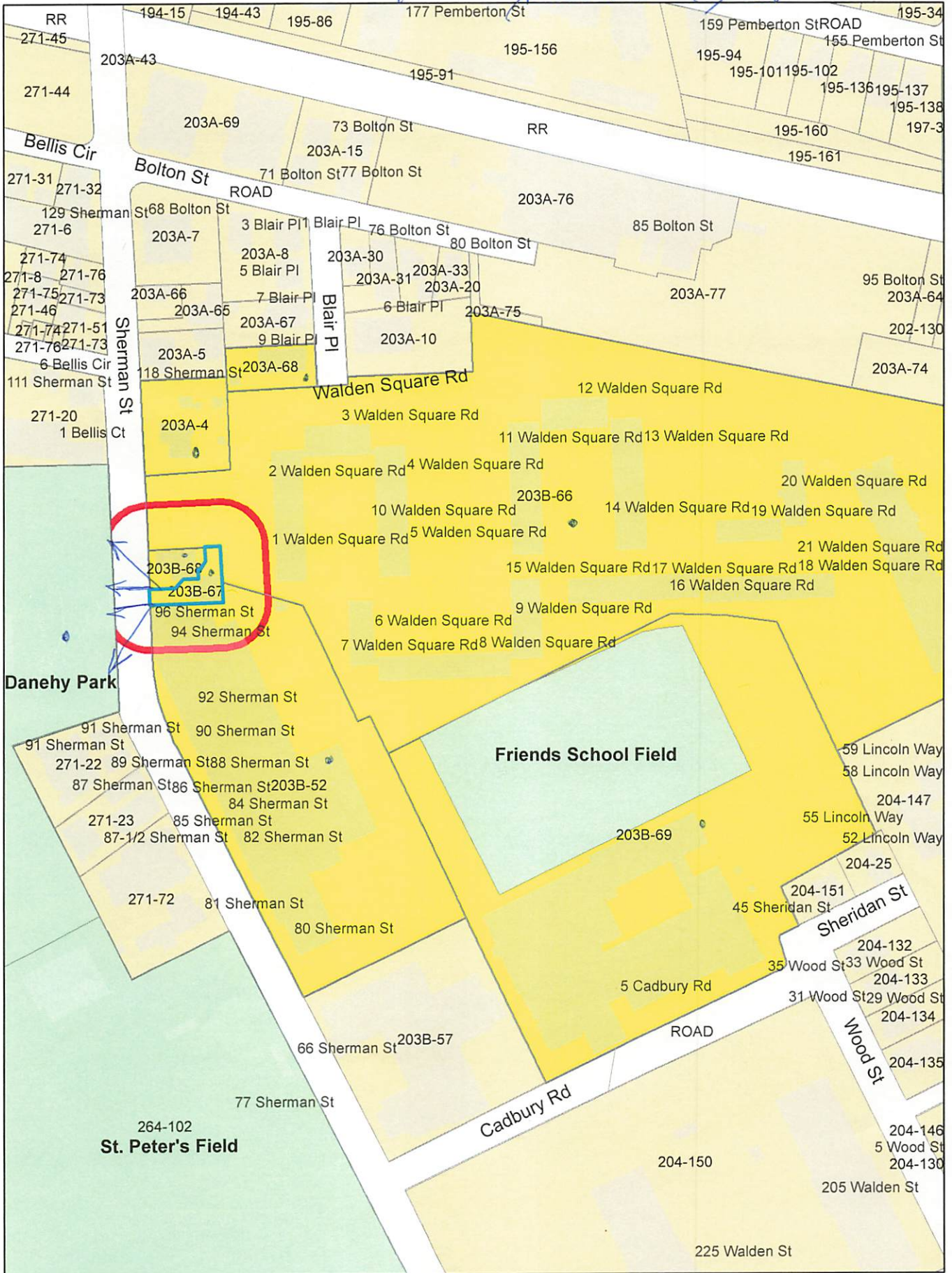
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Drawn By: S.C, G.R
Issue Date: 3/14/2024
Scale: 1/4" = 1' - 0"

98-R Sherman St.



98-R Sherman St.



98-R Sherman St.

Petitioner

203A-4
CAMBRIDGE ELECTRIC LIGHT CO
C/O NSTAR CO
P.O. BOX 270
HARTFORD, CT 06141-0270

203B-69
CAMBRIDGE FRIENDS SCHOOL INC
5 CADBURY RD
CAMBRIDGE, MA 02140

SCHNEIDEE CYPRIEN
103 TERRACE STREET
BOSTON, MA 02120

203B-66
WSQ LIMITED PARTNERSHIP
C/O WINN RESIDENTIAL
ONE WASHINGTON MALL, SUITE 500
BOSTON, MA 02108

203B-68
DINARDO, VALERIE J.
98-100 SHERMAN ST
CAMBRIDGE, MA 02140

203A-68
BASILE, MARILYN
9 BLAIR PL.
CAMBRIDGE, MA 02140

264-102
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

203B-52
KERNOCHAN, JOHN A.,
TR. OF BRICKYARD REALTY TRUST
HAMMOND PROPERTY MGMT
TWO BRATTLE SQ
CAMBRIDGE, MA 02138

203B-67
SEUFERT, THOMAS S. & CAROLYN F. FISHER
98R SHERMAN ST
CAMBRIDGE, MA 02140

264-102
CITY OF CAMBRIDGE
C/O MEGAN BAYER
CITY SOLICITOR

264-102
CITY OF CAMBRIDGE
CO YI-AN HUANG
CITY MANAGER