



**CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100**

BZA APPLICATION FORM

Plan No: BZA-011655-2016

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Ms. Dina Rugamas - C/O Benjamin Lee, Architect

PETITIONER'S ADDRESS : 121 Briar Lane Westwood, MA 02090

LOCATION OF PROPERTY : 12 Harding St Cambridge, MA

TYPE OF OCCUPANCY : Multifamily dwellings ZONING DISTRICT : Residence C-1 Zone

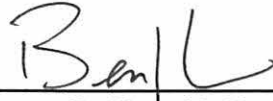
REASON FOR PETITION :
Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

'The owner is asking for zoning relief to construct two dormers at the attic level, one new window and one new door at basement level.'

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).

Original Signature(s) : 
(Petitioner(s) / Owner)

BENJAMIN LEE
(Print Name)

Address : 121 BRIAR LANE
WESTWOOD, MA 02090

Tel. No. : 617-775-7052

E-Mail Address : benlee_aia@yahoo.com

Date : OCTOBER 15, 2016

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~~ Dina Rugamas
(OWNER)

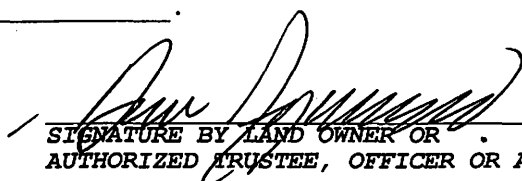
Address: _____

State that I/We own the property located at 10-12 Harding Street, which is the subject of this zoning application.

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

*Pursuant to a deed of duly recorded in the date 5/6/2009, Middlesex South County Registry of Deeds at Book 52718, Page 167; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

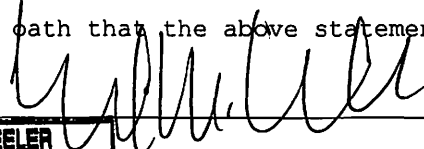


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

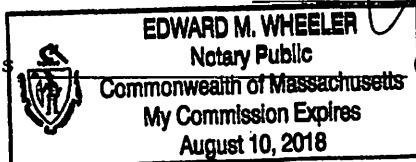
Commonwealth of Massachusetts, County of Middlesex

The above-name Dina Rugamas personally appeared before me, this 5th of October, 2016, and made oath that the above statement is true.



Notary

My commission expires _____



(Notary Seal).

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

THE UNIVERSITY OF MICHIGAN LIBRARY

of the University of Michigan Library, Ann Arbor, Michigan, U.S.A.

Director, University of Michigan Library

10-15 Harvard Street

Director, University of Michigan Library

10-15 Harvard Street

Ann Arbor, Michigan

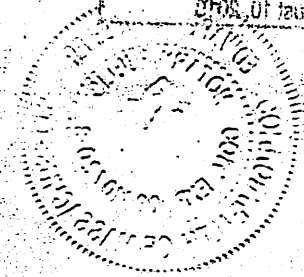
[Handwritten signature]

10-15 Harvard Street

Director, University of Michigan Library

[Handwritten signature]

UNIVERSITY OF MICHIGAN LIBRARY
Ann Arbor, Michigan, U.S.A.
My Commission Expires
August 10, 1968



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 owner has suffered a hardship due to a fire at the property which requires reconstruction of the structures located on the lot. The lot is non-conforming and the structures are in need of up-dating

- 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 lot is non-conforming and a hardship exists because of the non-conforming nature of the structures and the shape and configuration of the lot which is long but narrow.

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

- 1)** Substantial detriment to the public good for the following reasons:

The reconstruction of the structures would remove an eyesore, restore housing units, and enhance the housing stock of the City of Cambridge.

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

The requested relief is modest and an improvement over what existed prior to the fire.

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

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 12 Harding 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:
The requested relief is modest and would not alter the footprint of the structure.
- 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 would not be impacted as no more new housing units are contemplated than what existed prior to the fire.
- 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:
The requested change would not affect a change to the established neighborhood character.
- 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 requested change would not be more detrimental than what presently exists in the neighborhood.
- 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 requested change is designed to be consistent with the main body of the structure.



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2016 OCT 19 AM 11:13

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-011655-2016

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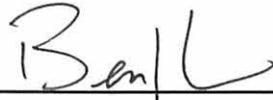
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 (Petitioner(s) / Owner)

BENJAMIN LEE
 (Print Name)

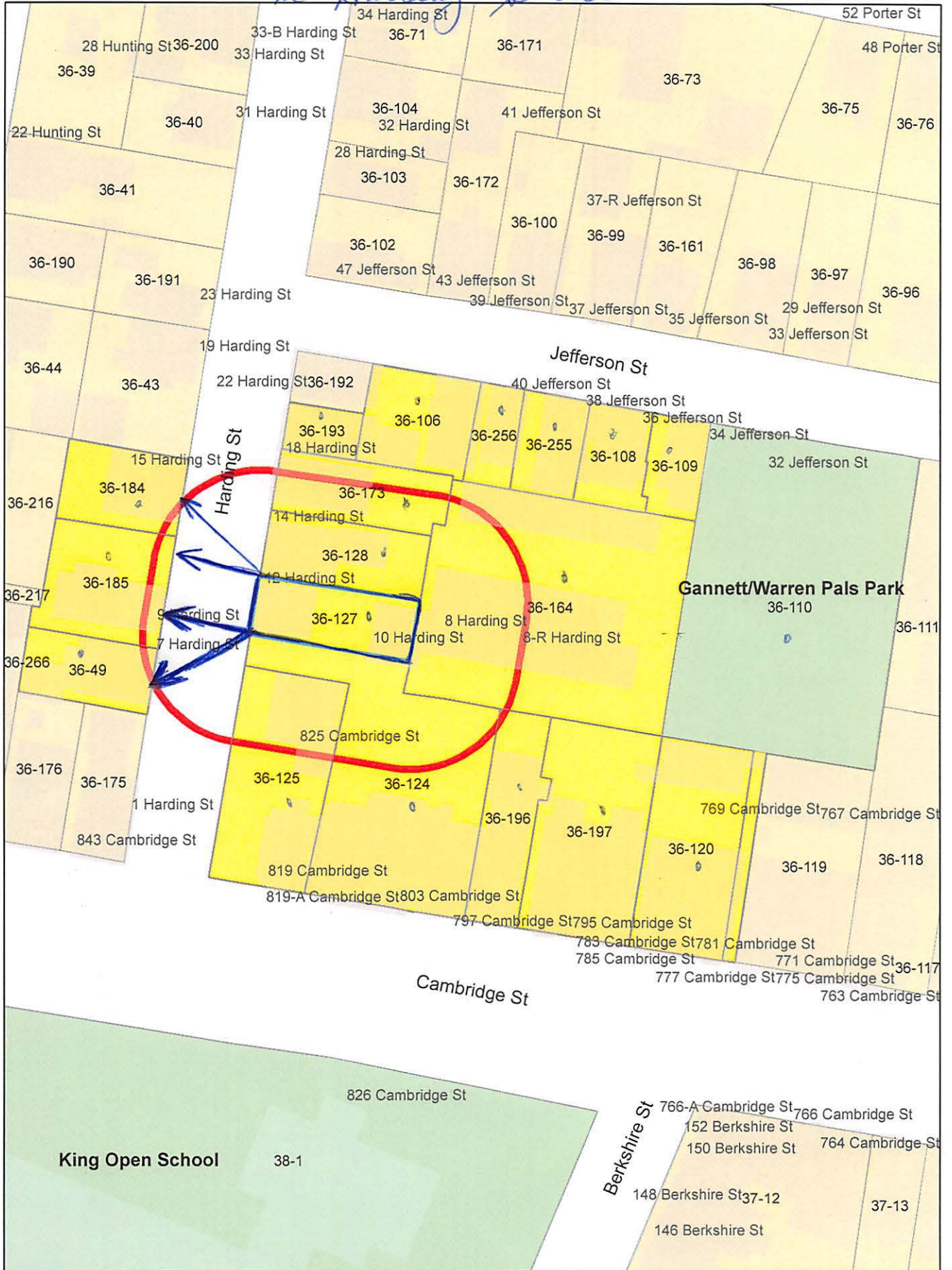
Address : 121 BRIAR LANE
WESTWOOD, MA 02090

Tel. No. : 617-775-7052

E-Mail Address : benlee_aia@yahoo.com

Date : OCTOBER 15, 2016

12 Harding Street



12 Harding St.

Petitioner

36-106
ALLEN, MALECIA
42 JEFFERSON ST., UNIT #1
CAMBRIDGE, MA 02141

36-106
MARINELLI, ANDREA T.
42 JEFFERSON ST., #3
CAMBRIDGE, MA 02141

BENJAMIN LEE, ARCHITECT
121 BRIAR LANE
WESTWOOD, MA 02090

36-120
GOMES, LUIS M.
785 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

36-106
LUO, FEIDU
42 JEFFERSON ST. UNIT#2
CAMBRIDGE, MA 02141

36-120
GOMES, JASON
781 CAMBRIDGE ST. UNIT#7
CAMBRIDGE, MA 02141

36-185
UNNI, MARIA & UPASANA UNNI
9 HARDING ST., #2
CAMBRIDGE, MA 02141

36-124
CASCAP REALTY INC. C/O CASCAP INC.
231 SOMERVILLE AVENUE
SOMERVILLE, MA 02143

36-120
MCLAUGHLIN, LAUREN
781 CAMBRIDGE ST., #4
CAMBRIDGE, MA 02143

36-125
PONTE, ALBANO, TR. OF P & K REALTY TRUST II
819 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

36-49
ZHANG, YUN ANNIE
7 HARDING ST
CAMBRIDGE, MA 02140

36-108
SMUTNY, GREG & DANIELLE WALQUIST
36 JEFFERSON ST
CAMBRIDGE, MA 02141

36-109
KOPCO, NORBERT & VIRGINIA BEST
34 JEFFERSON ST. UNIT#1
CAMBRIDGE, MA 02141

36-109
WRIGHT, ANDREW M.
34 JEFFERSON ST., UNIT #2
CAMBRIDGE, MA 02141

36-109
ROBINSON, JAIME L.
34 JEFFERSON ST., UNIT #3
CAMBRIDGE, MA 02141

36-110
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

CITY OF CAMBRIDGE
C/O LOUIS DePASQUALE
CITY MANAGER

CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

36-127
RUGAMAS, DINA
PO BOX 390620
CAMBRIDGE, MA 02139

36-128
CHEN, KENNETH & GARY CHEN
14 BLUEBERRY CIR
ANDOVER, MA 01810

36-164-197
FRISOLI, FRANK J.
TRUSTEE & DANIEL DEGUGLIELMO
795 CAMBRIDGE ST
CAMBRIDGE, MA 02139

36-173
RCH HARDING LLC
17 IVALOO ST., SUITE 100
SOMERVILLE, MA 02143

36-184
NICOLORO, AMINDA LOUIS
15 HARDING ST
CAMBRIDGE, MA 02141

36-193
ZHANG, YUN ANNIE
20 HARDING STREET
CAMBRIDGE, MA 02141

36-196
CIP REAL ESTATE, LLC,
5 CROSS ST
STOW, MA 01775

36-185
DUNN, GRANT & ALEXIS DUNN
9 HARDING ST., #3
CAMBRIDGE, MA 02141

36-255
SILVA, ALICE A. & LUIS T. SILVA
38 JEFFERSON ST. unit#1
CAMBRIDGE, MA 02141

36-256
DEROSE, EDWARD J. & MIYAKO DEROSE
40 JEFFERSON ST. UNIT#1
CAMBRIDGE, MA 02141

36-185
WASHINGTON, IVY
9 HARDING ST., #1
CAMBRIDGE, MA 02141

2 FAMILY DWELLING RENOVATION
12 HARDING STREET
CAMBRIDGE, MA

10/06/16 ZBA SUBMISSION

REV DATE DESCRIPTION

DRAWING ISSUE:
ISSUE DATE: 06 OCT 2016

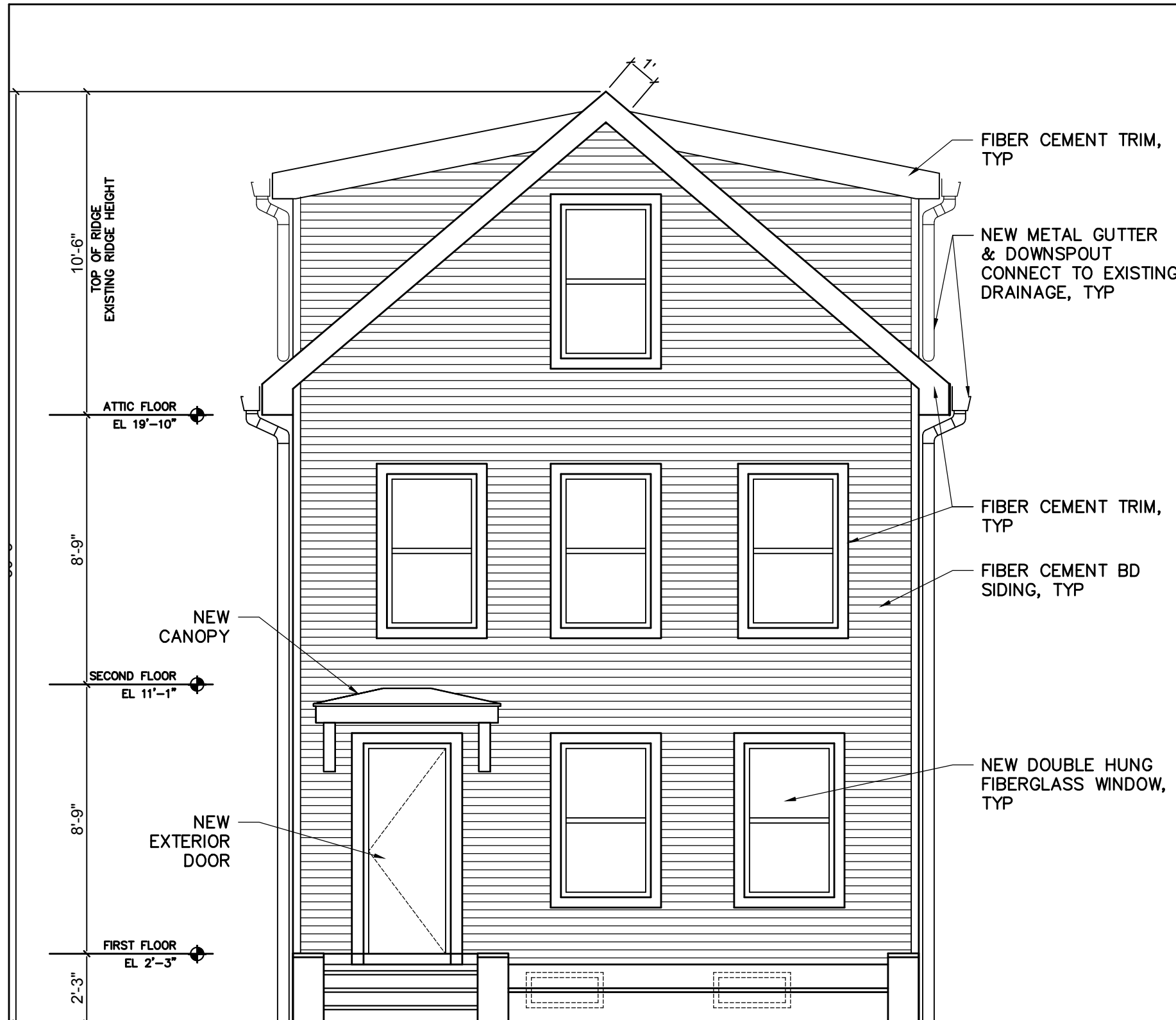
SEAL:

PROJECT NUMBER: 16013
DRAWN BY: EP
CHECKED BY: BL

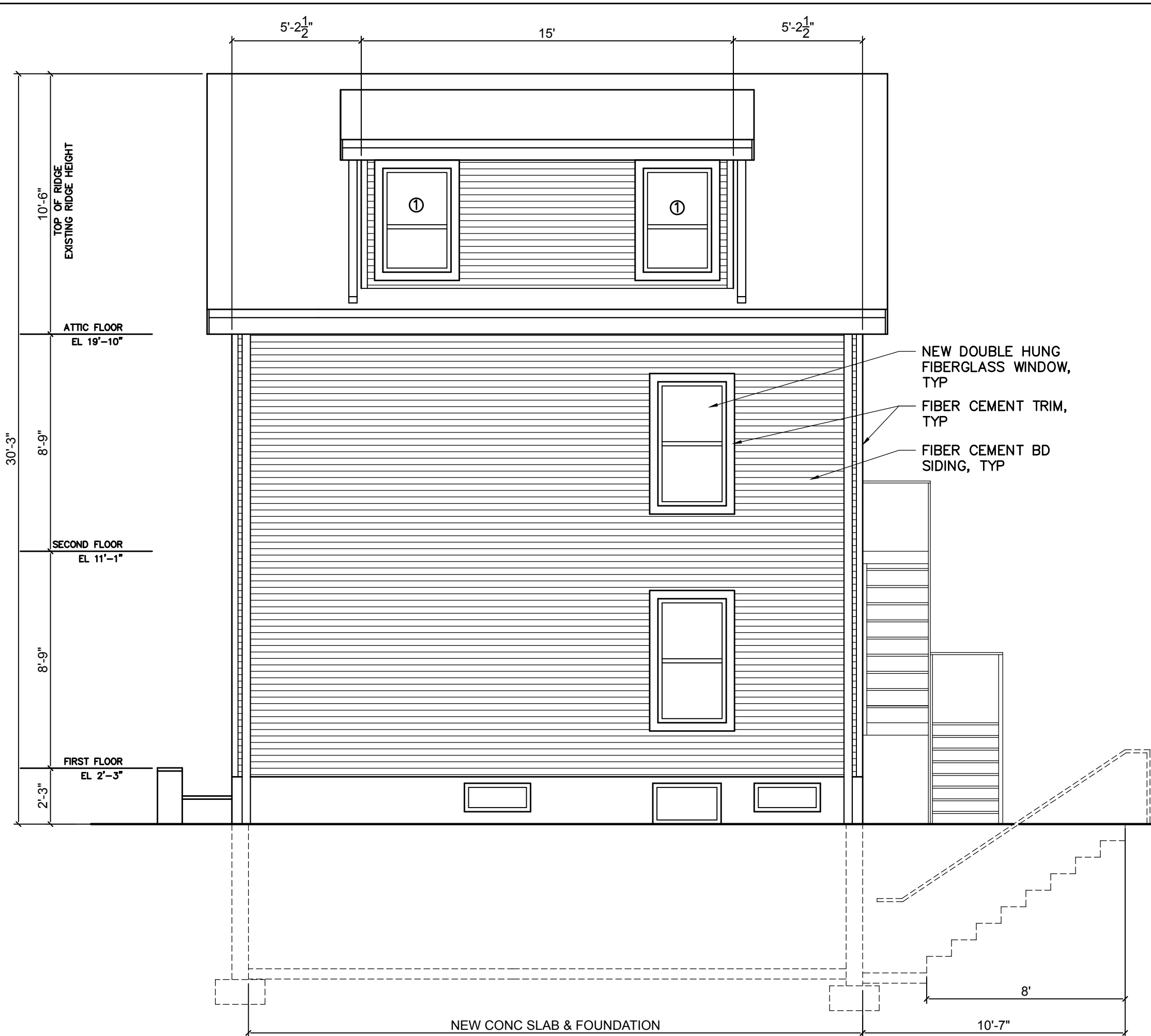
SHEET TITLE:
**ELEVATIONS
& SECTION**

SHEET NUMBER:

A4.0



1 FRONT ELEVATION
1/4" = 1'-0"



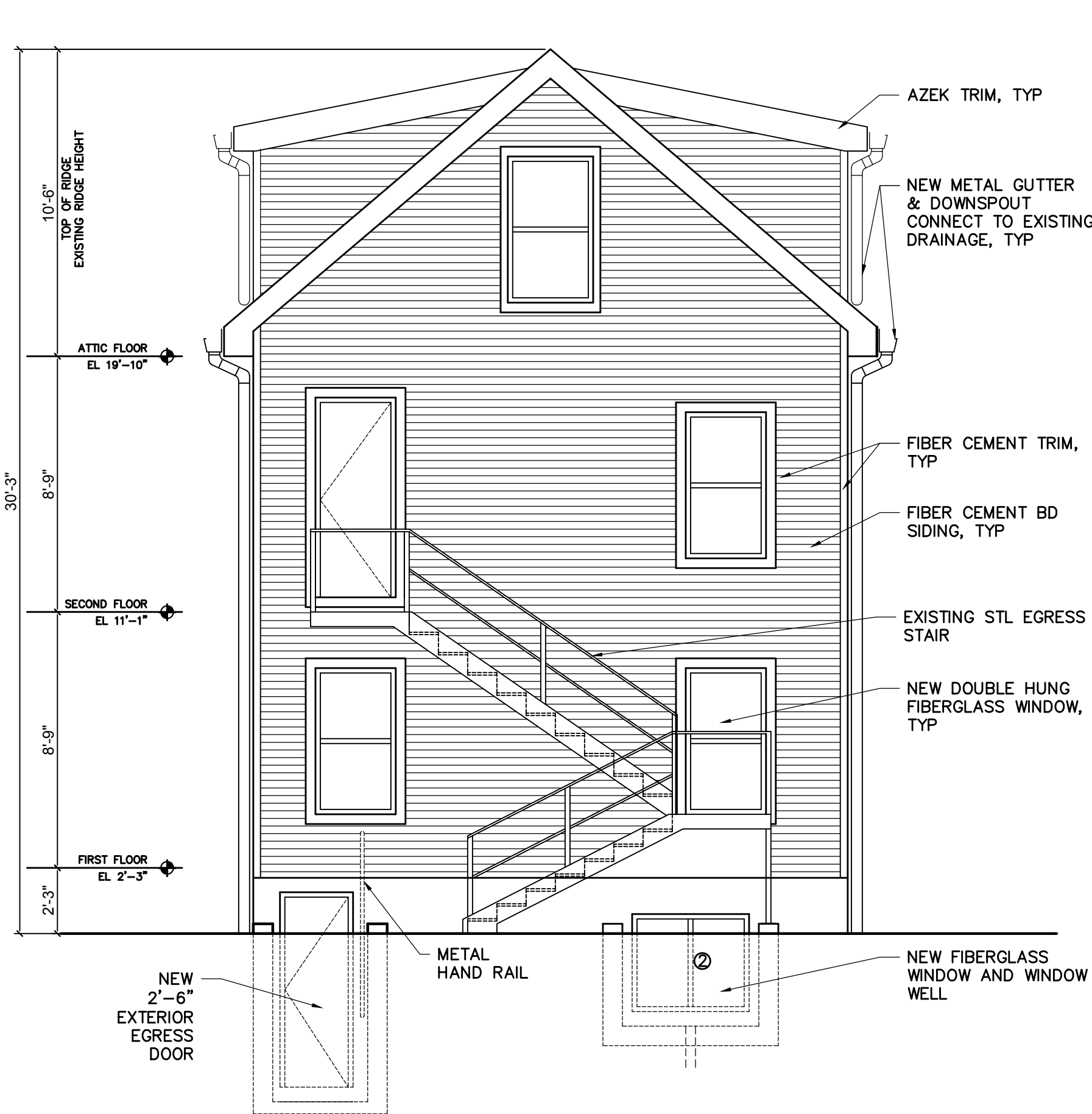
2 RIGHT ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE:

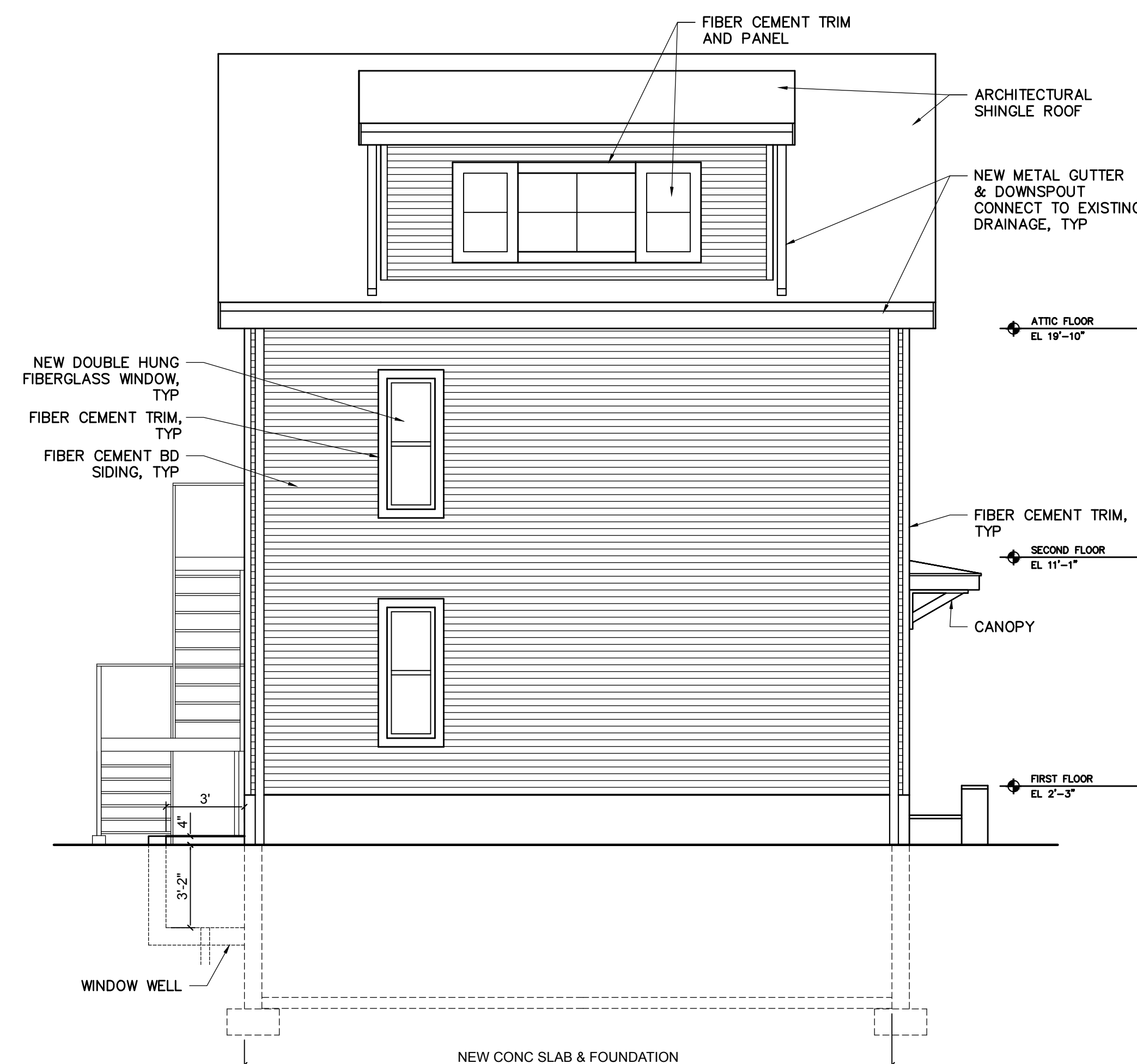
TYPE 1 - ANDERSEN 'A' SERIES DOUBLE PANE / DOUBLE HUNG FIXED

TYPE 2 - ANDERSEN 'A' SERIES DOUBLE PANE / SLIDER FIXED

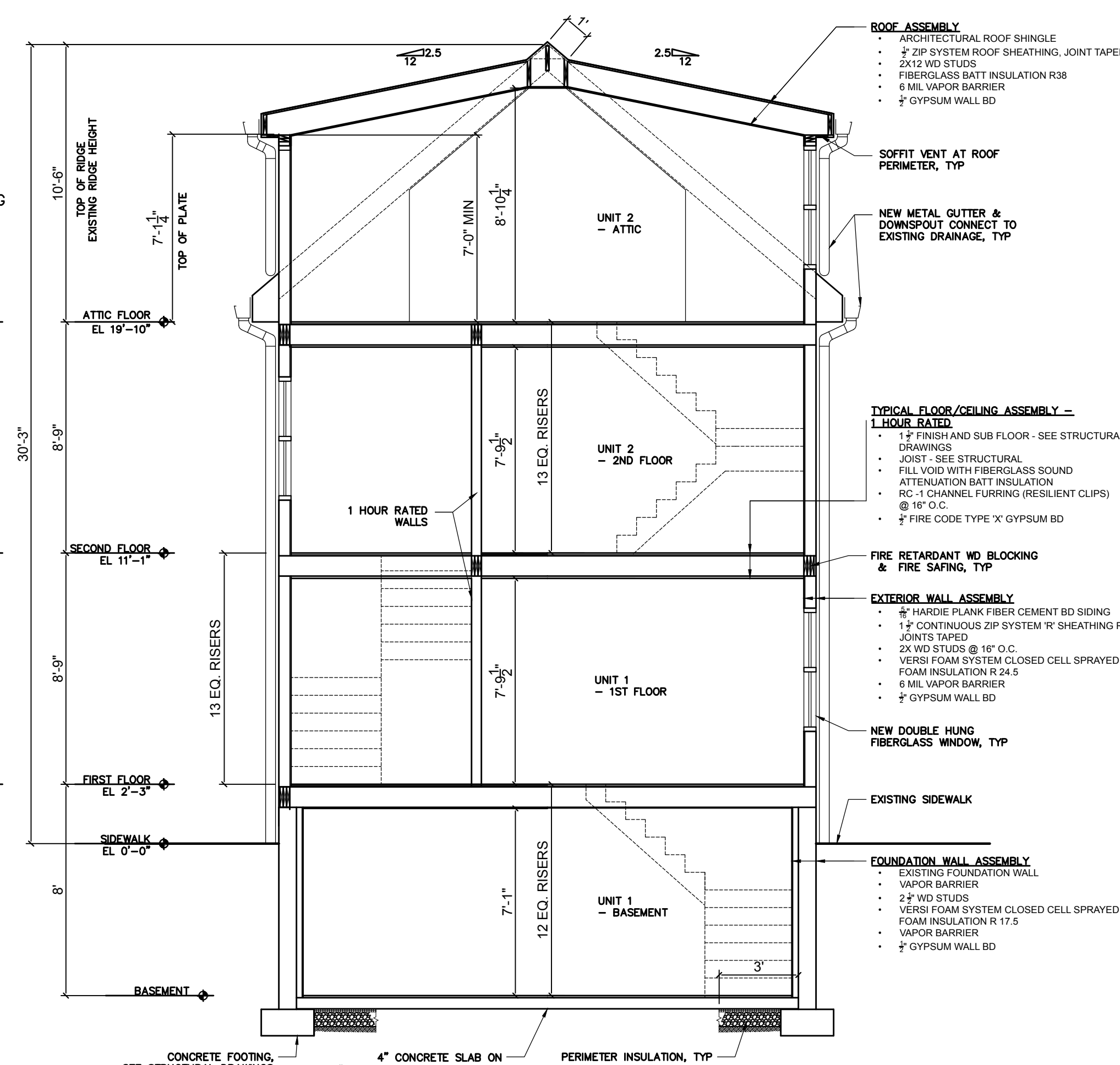
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|--|
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3 REAR ELEVATION
1/4" = 1'-0"



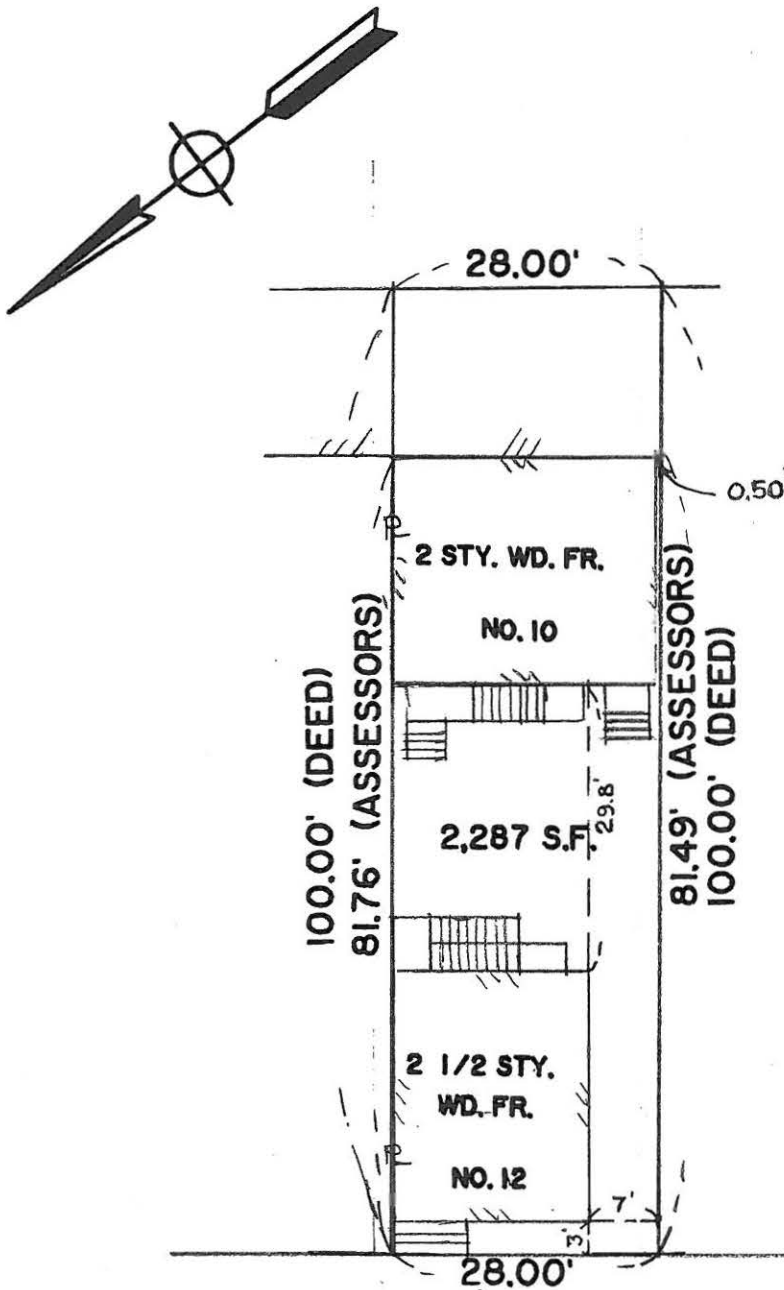
4 LEFT ELEVATION
1/4" = 1'-0"



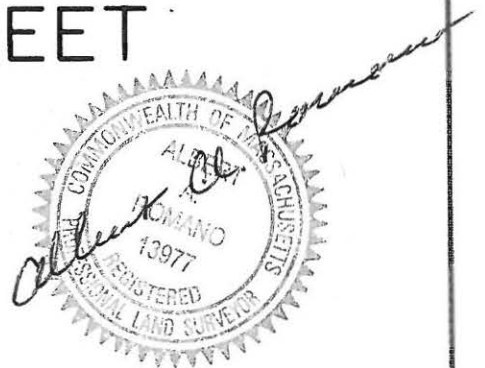
5 SECTION
1/4" = 1'-0"

GLORAL ASSOCIATES

Registered Land Surveyor Registered Professional Engineer
9 Broadway Wakefield, MA 01880 T: 781-246-9345 Fax: 781-246-4333



HARDING STREET



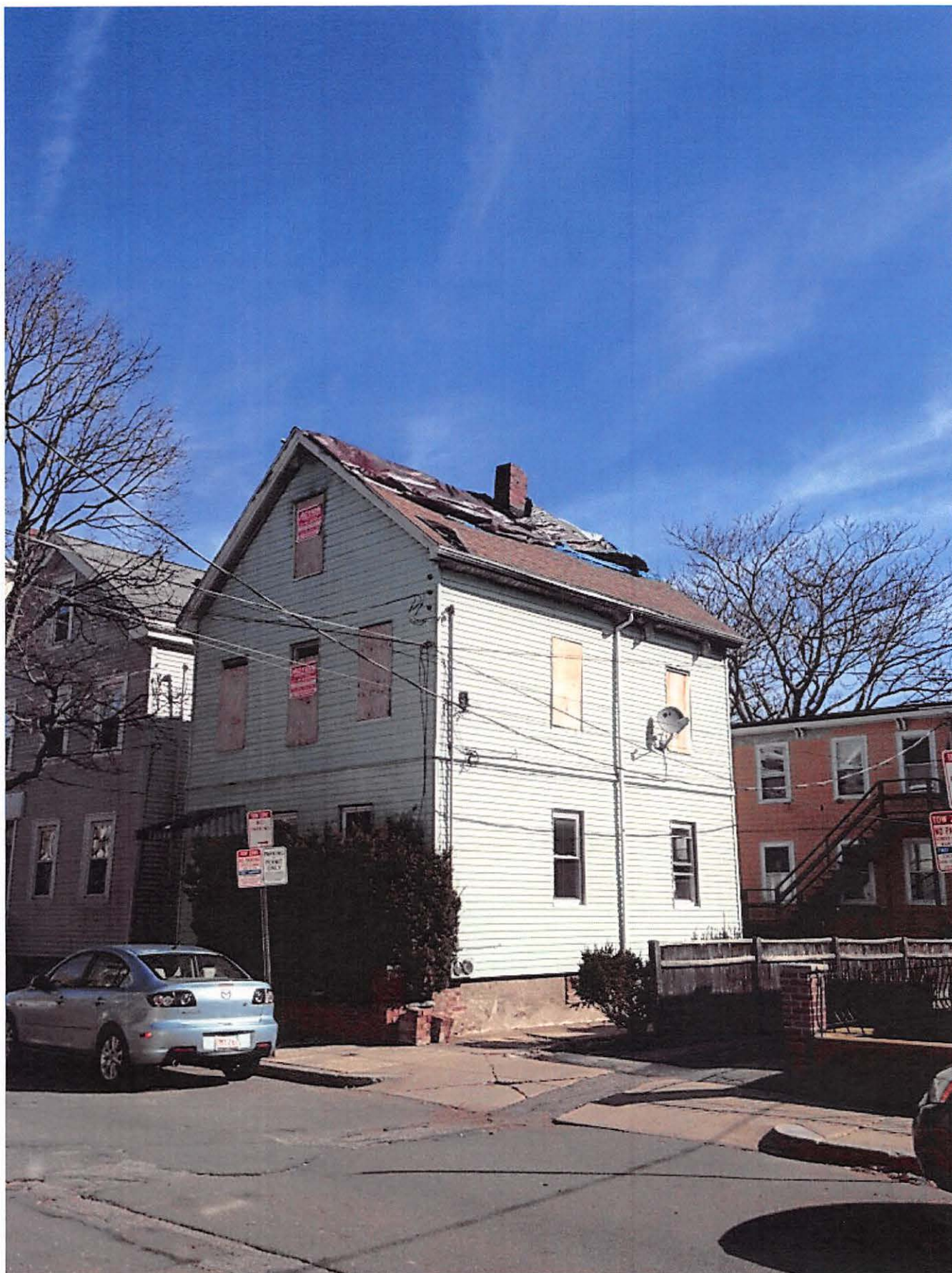
I CERTIFY THAT THIS PLAN DEPICTS THE LOCATION OF THE EXISTING BUILDINGS AS BUILT. PROPOSED REMODEL OF EXISTING DWELLING DUE TO FIRE. AN INSTRUMENT SURVEY IS RECOMMENDED TO GENERATE A NEW DEED DUE TO ENCROACHMENT BY ABUTTING PROPERTY.

Plot Plan
In
CAMBRIDGE, MA.
Owner

Signature: *Alex N. Romano* Date: *9-14-16*

Scale 1" = 20' Date 9-14-16









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.

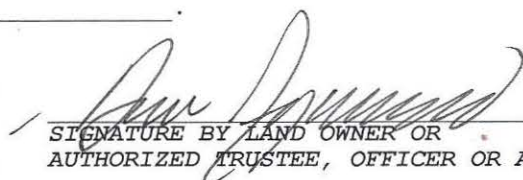
I/~~WE~~ Dina Rugamas
(OWNER)

Address: _____

State that I/We own the property located at 10-12 Harding Street, which is the subject of this zoning application.

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

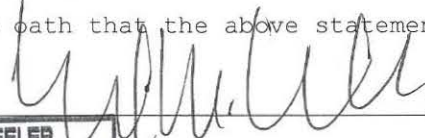
*Pursuant to a deed of duly recorded in the date 5/6/2009, Middlesex South County Registry of Deeds at Book 52718, Page 167; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

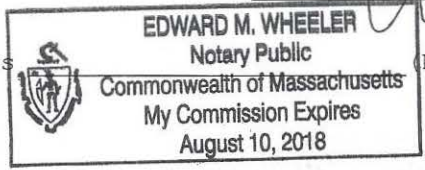
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Commonwealth of Massachusetts, County of Middlesex

The above-name Dina Rugamas personally appeared before me, this 5th of October, 2016, and made oath that the above statement is true.


Notary

My commission expires _____



(Notary Seal).

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



2009 00079468

Bk: 52718 Pg: 167 Doc: DEED
Page: 1 of 2 05/06/2009 10:54 AM

QUITCLAIM DEED

We, DINA RUGAMAS and VICTOR OLIVA, of Cambridge, Middlesex County, Massachusetts,

for consideration of \$1.00, grants to the said DINA RUGAMAS of 10-12 Harding Street, Cambridge, Middlesex County, Massachusetts,

with quitclaim covenants

the land with the buildings thereon in the section of Cambridge in Middlesex County, Massachusetts known as Cambridgeport, on the easterly side of Harding Street (formerly known as Rideout Street) bounded beginning at a point on the easterly side of Harding Street on land formerly of Malden; thence running:

NORTHERLY on Harding Street about twenty-eight (28) feet; thence turning at a right angle and running

EASTERLY on land now or formerly of Rafferty, one hundred (100) feet; thence turning at a right angle and running

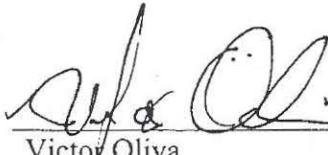
SOUTHERLY on land now or formerly of Rafferty, twenty-eight (28) feet; thence turning at a right angle and running

WESTERLY on land now or formerly of Rafferty et al, one hundred (100) feet the point of beginning.

Being the same premises conveyed to the grantors by a deed dated April 29,2005, recorded in Middlesex South Deeds Book 45118, Page 579.

Witness my hand and seal this 3rd day of April, 2008


Dina Rugamas


Victor Oliva

Mail to:

Dina Rugamas
P.O. Box 39620
Cambridge 02139

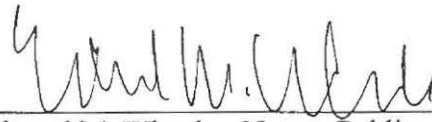
10-12 Harding Street, Cambridge

COMMONWEALTH OF MASSACHUSETTS

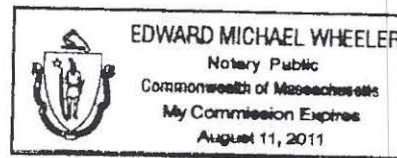
Middlesex, ss

April 3, 2008

Then before me personally appeared the above-named Dina Rugamas proven to me to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Edward M. Wheeler, Notary Public
My commission expires: August 11, 2011



No title examination undertaken



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

Jurisdiction Advice

To the Owner of Property at 12 Harding Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). **See the back of this page for definition of demolition.**
No demolition permit request anticipated.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date October 13, 2016

Received by Uploaded to Energov

Date October 13, 2016

Relationship to project BZA 11655-2016

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>