



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

BZA APPLICATION FORM

Plan No: BZA-013661-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Susan Myoungsook Jung

PETITIONER'S ADDRESS : 16 Garfield Street, Unit 3 Cambridge, MA 02138

LOCATION OF PROPERTY : 16 Garfield St Cambridge, MA 02138

TYPE OF OCCUPANCY : _____ ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
 Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :
 To construct a dormer on the third floor of the house.

SECTIONS OF ZONING ORDINANCE CITED :
 Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Original Signature(s) : *Susan Myoungsook Jung*
 (Petitioner(s) / Owner)

 Susan Myoungsook, Jung
 (Print Name)

Address : 16 Garfield st, unit #3
 Cambridge MA 02138

Tel. No. : 617-895-6566

E-Mail Address : su44578@gmail.com

Date : 6/21/2017

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 Susan Myoungsook Jung
(OWNER)

Address: 16 Garfield St. Unit 3 Cambridge MA 02138

State that I/We own the property located at 16 Garfield unit #3, which is the subject of this zoning application.

The record title of this property is in the name of Jung, Susan

*Pursuant to a deed of duly recorded in the date May 31' 79, Middlesex South County Registry of Deeds at Book 13702, Page 555; or Middlesex Registry District of Land Court, Certificate No. —
Book — Page —.

Susan Myoungsook Jung
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 Susan Myoungsook Jung personally appeared before me, this 21 of June, 2017, and made oath that the above statement is true.

Antonieta Tavares Notary

My commission expires 05/04/2023 (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:

Presently, owner has substandard floor area. Access to turret space is awkward & unsafe. This hardship would be alleviated with the implementation of a dormer to allow safer access.

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:

Land was subdivided to allow the building of affordable housing on adjacent lot. This, subsequently, created a smaller nonconforming lot for future changes to applicant's lot.

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

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

The purposed addition will not be a detriment to the public good, but will enhance the character of the neighborhood.

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

Relief requested is very minimal.

*** 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

DIMENSIONAL INFORMATION

APPLICANT: Susan Jung **PRESENT USE/OCCUPANCY:** _____
LOCATION: 16 Garfield St Cambridge, MA 02138 **ZONE:** Residence B Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** _____

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3342 ft^2</u>	<u>3358(+16)</u>	<u>2100(.5)</u>	(max.)
<u>LOT AREA:</u>	<u>4200 ft^2</u>	<u>-</u>	<u>5000 ft^2</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>80%(.8)</u>	<u>.8(no change)</u>	<u>.5</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1400 ft^2</u>	<u>no change</u>	<u>2500 ft^2</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>60'-0"</u>	<u>-</u>	<u>50'-0"</u>	(min.)
<u>DEPTH</u>	<u>70'-0"</u>	<u>-</u>	<u>-</u>	
<u>SETBACKS IN FEET:</u>				
<u>FRONT</u>	<u>11'-0"</u>	<u>no change</u>	<u>15'-0"</u>	(min.)
<u>REAR</u>	<u>10'-0"</u>	<u>no change</u>	<u>25'-0"</u>	(min.)
<u>LEFT SIDE</u>	<u>8'-0"</u>	<u>no change</u>	<u>7'-6"</u>	(min.)
<u>RIGHT SIDE</u>	<u>23'-0"</u>	<u>no change</u>	<u>7'-6"</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>30'-0"</u>	<u>no change</u>	<u>35'-0"</u>	(max.)
<u>LENGTH</u>	<u>50'-0"</u>	<u>no change</u>	<u>-</u>	
<u>WIDTH</u>	<u>26'-0"</u>	<u>no change</u>	<u>-</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>27%</u>	<u>no change</u>	<u>20%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>-</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>-</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>-</u>	<u>-</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>-</u>	<u>-</u>	<u>-</u>	(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

Type of construction is wood w/ wood cladding to match existing, so as to blend in & uphold original character.

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'.



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2017 JUN 22 PM 12:02

CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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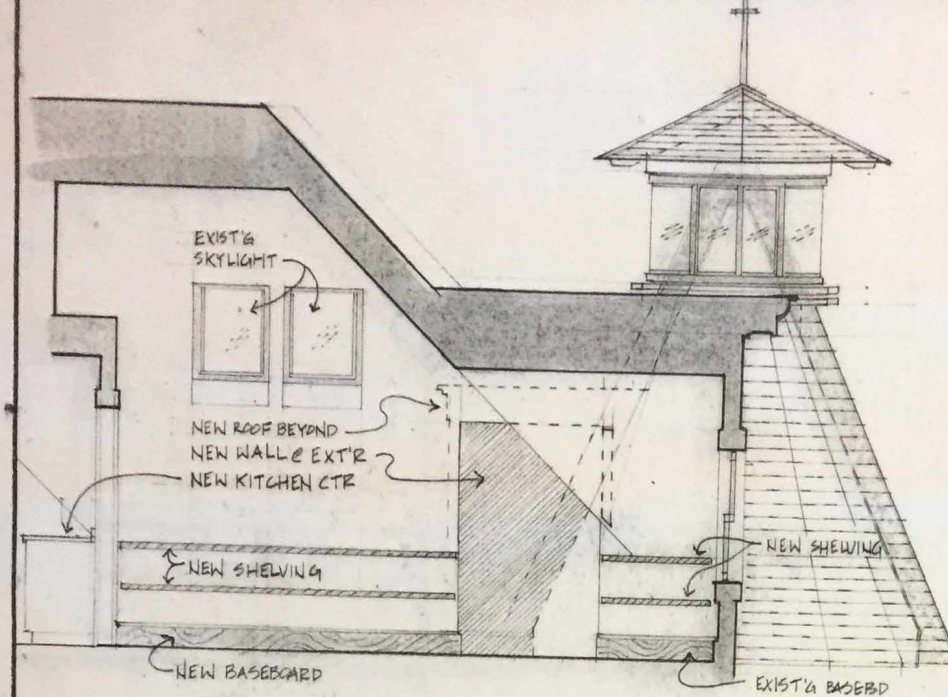
Susan Myoungsook Jung
 (Print Name)

Address : 16 Garfield st, unit # 3
Cambridge MA 02138

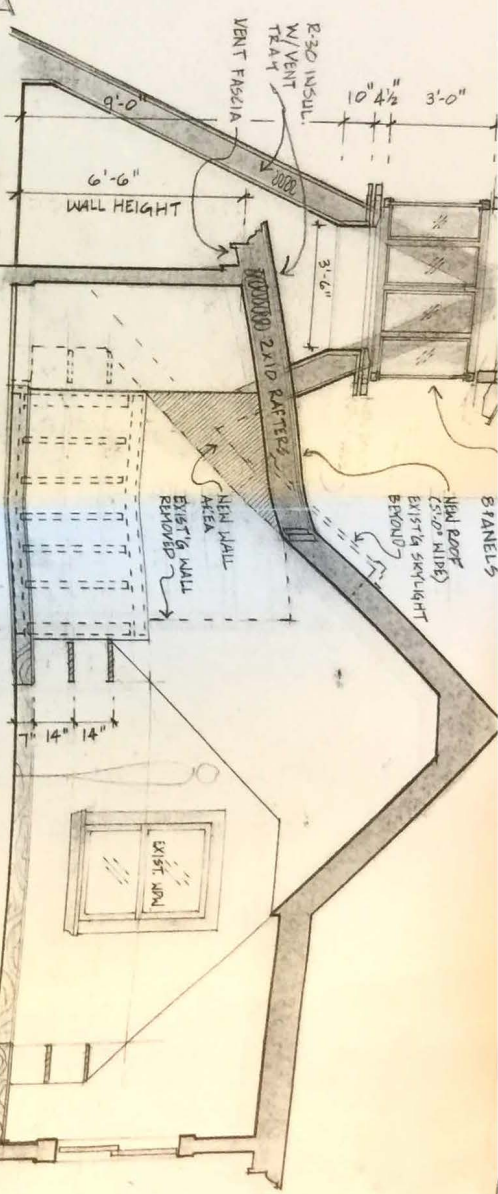
Tel. No. : 617-895-8566

E-Mail Address : su4518@gmail.com

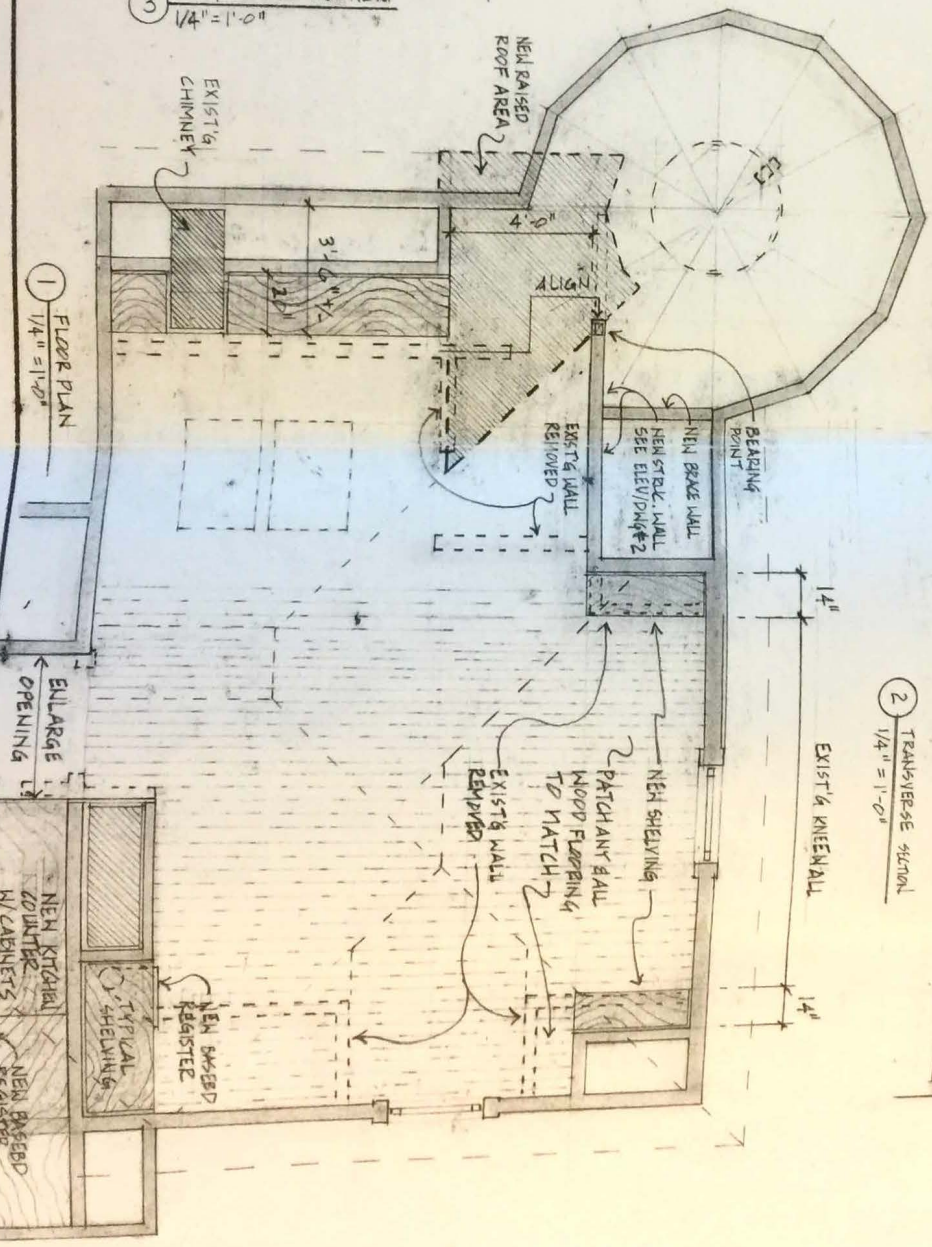
Date : 6/21/2017



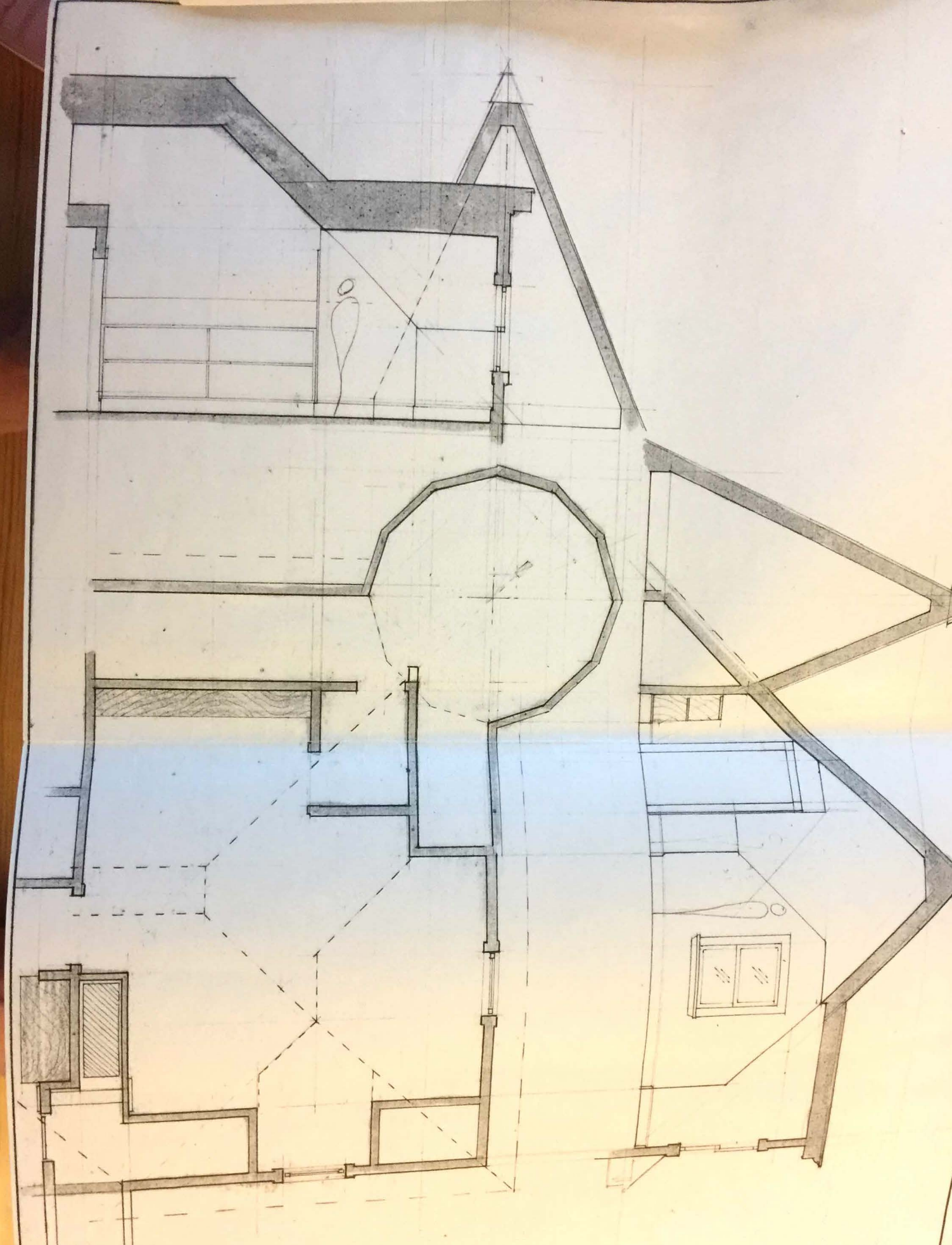
3 LONGITUDINAL SECTION
1/4" = 1'-0"



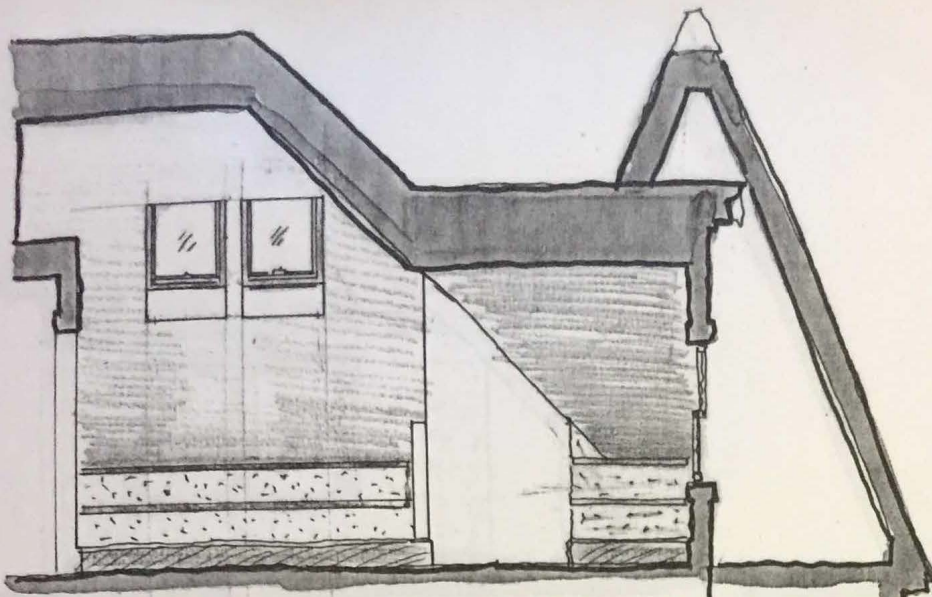
2 TRANSVERSE SECTION
1/4" = 1'-0"



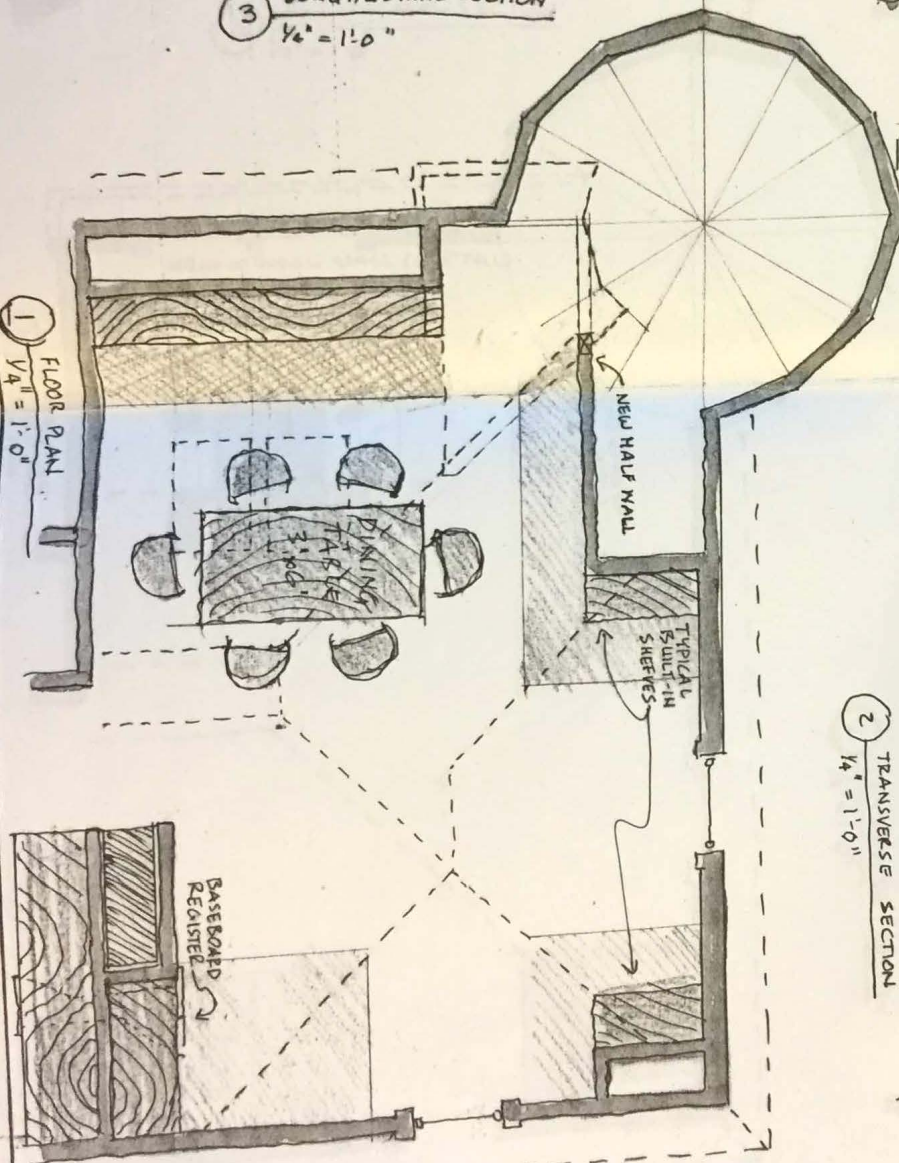
1 FLOOR PLAN
1/4" = 1'-0"



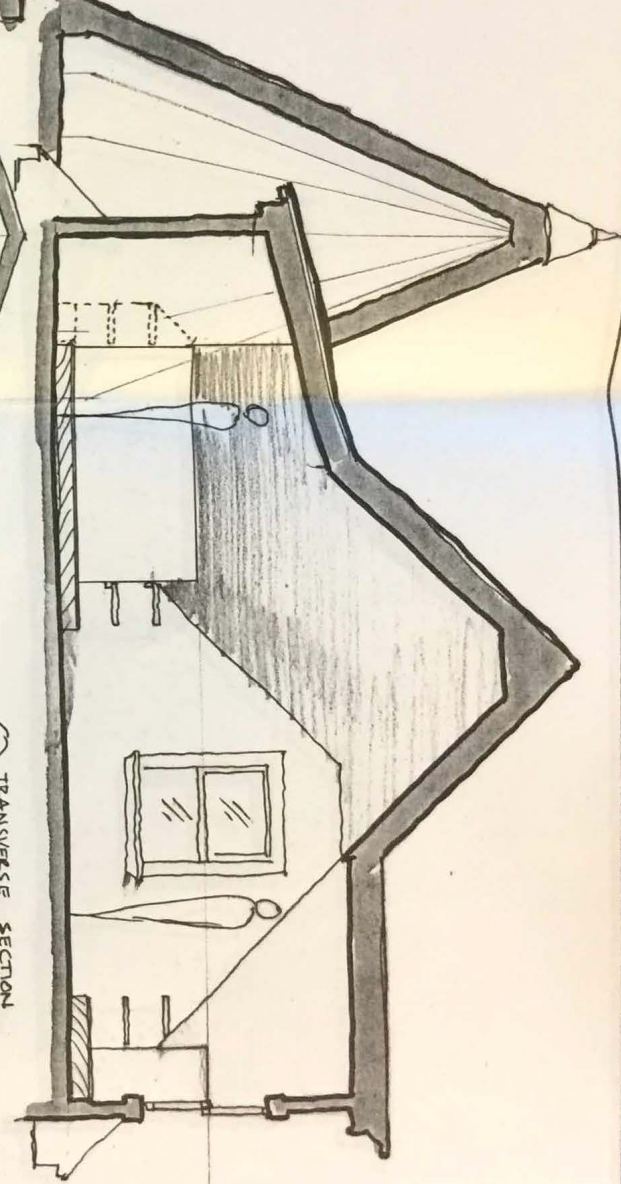
- Small
- electric
- push



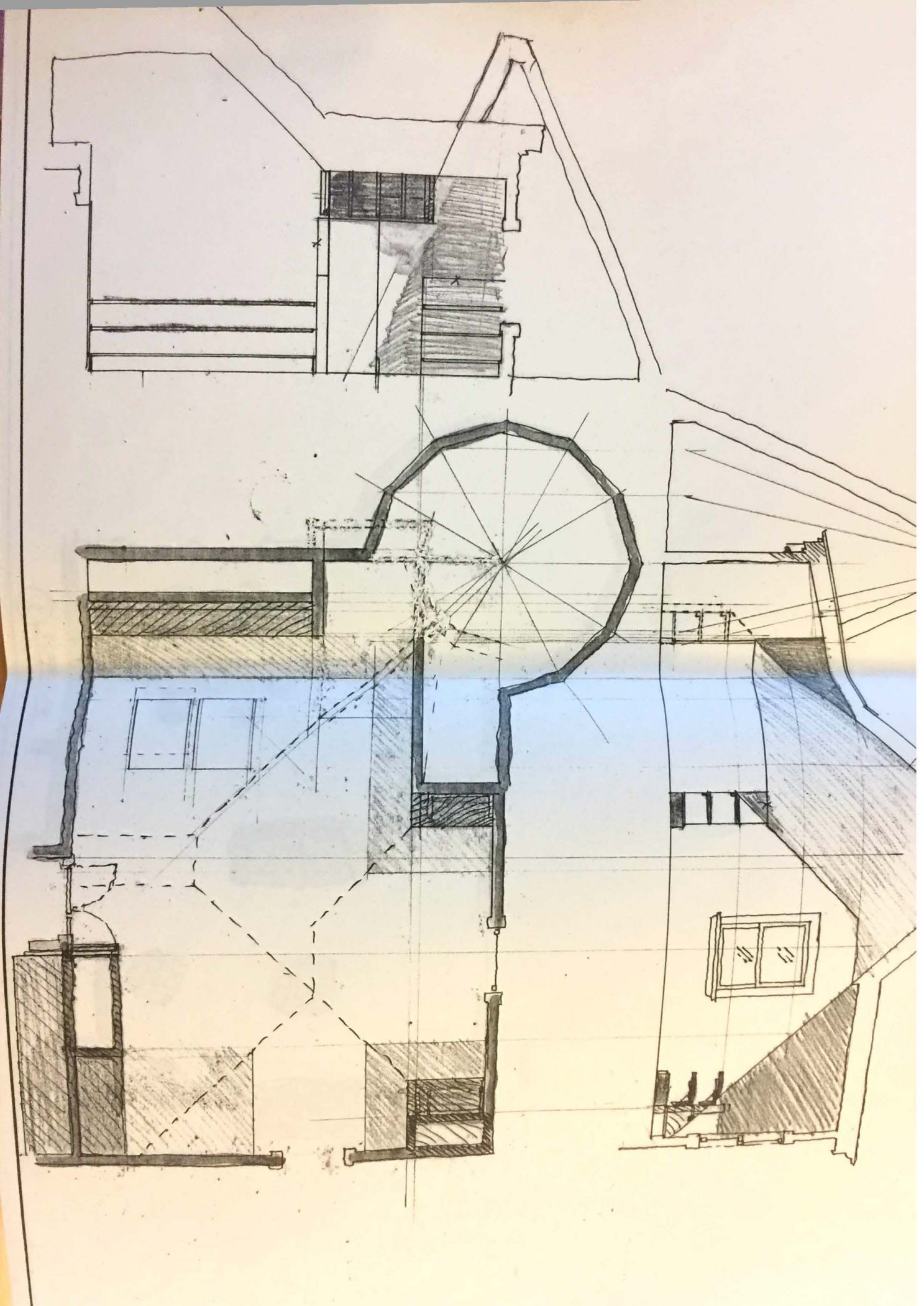
3 LONGITUDINAL SECTION
 $\frac{1}{4}'' = 1'-0''$



1 FLOOR PLAN
 $\frac{1}{4}'' = 1'-0''$



2 TRANSVERSE SECTION
 $\frac{1}{4}'' = 1'-0''$





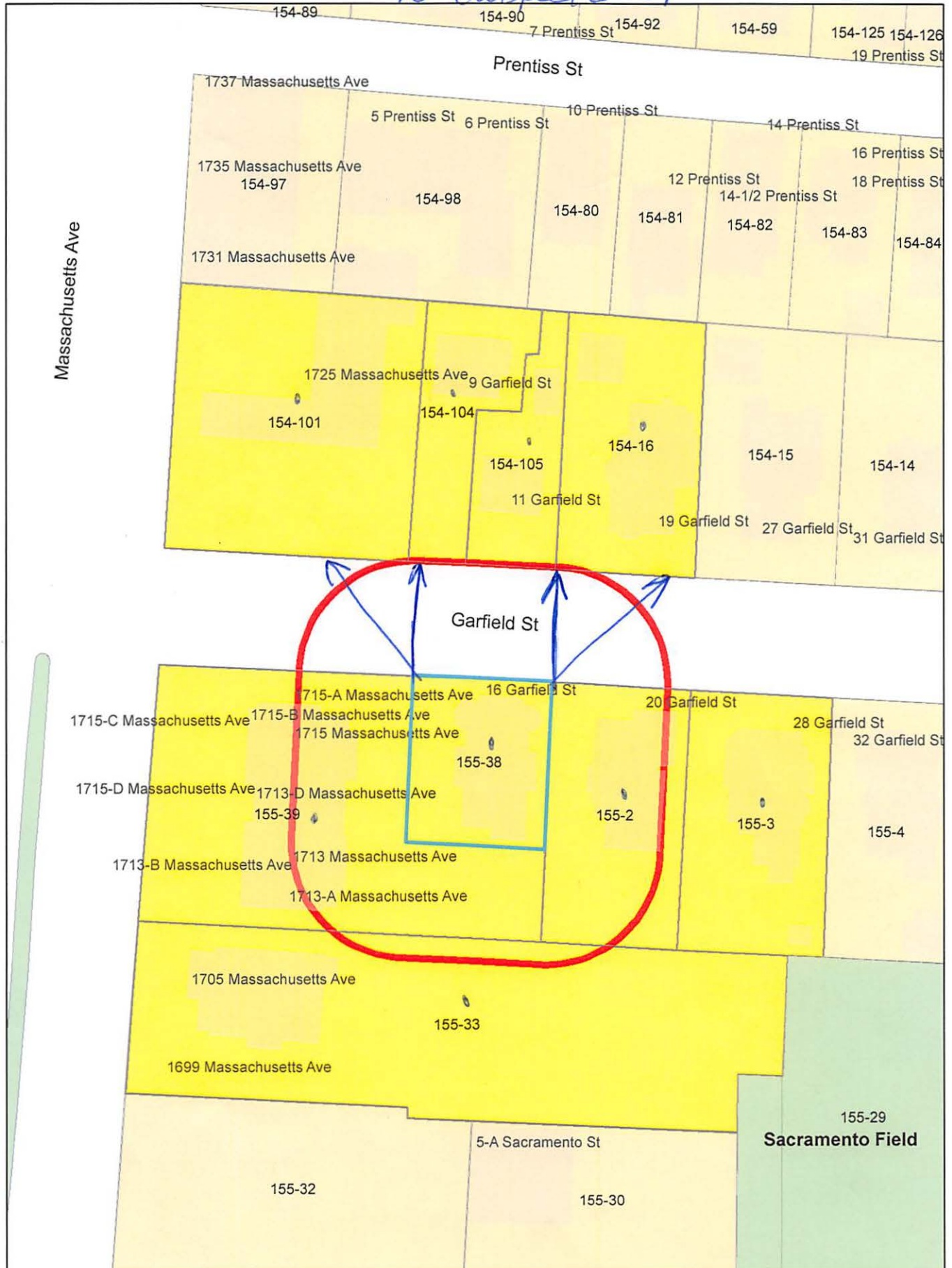








16 Garfield St.



16 Garfield St.

Petitioner

154-16
CECERE, EDWARD F. & DONNA C. CECRE
2 CALISTA TERRACE
WESTFORD, MA 01886

154-101
ELIE ON MASS. AVE., LLC
1725 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

155-38
JUNG, SUSAN M.
16 GARFIELD ST., #3
CAMBRIDGE, MA 02138

154-105
FARRELL, BRIAN
11 GARFIELD STREET
CAMBRIDGE, MA 02138

155-2
REALMUTO, JOSEPH T. & PAUL E. KORENBERG
20 GARFIELD ST
CAMBRIDGE, MA 02138

155-3
REDDI, REKHA P.,
TRUSTEE THE REDDI NOMINEE TRUST
28 GARFIELD ST
CAMBRIDGE, MA 02138

154-104
CHIESA, WILFREDO & AMY BRIGHAM
9 GARFIELD ST
CAMBRIDGE, MA 02138

155-38
OSBORNE, REGINA A
16 GARFIELD ST
CAMBRIDGE, MA 02138

155-39
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

155-38
RAO BEGINNINGS, LLC
16 GARFIELD ST., #2
CAMBRIDGE, MA 02138

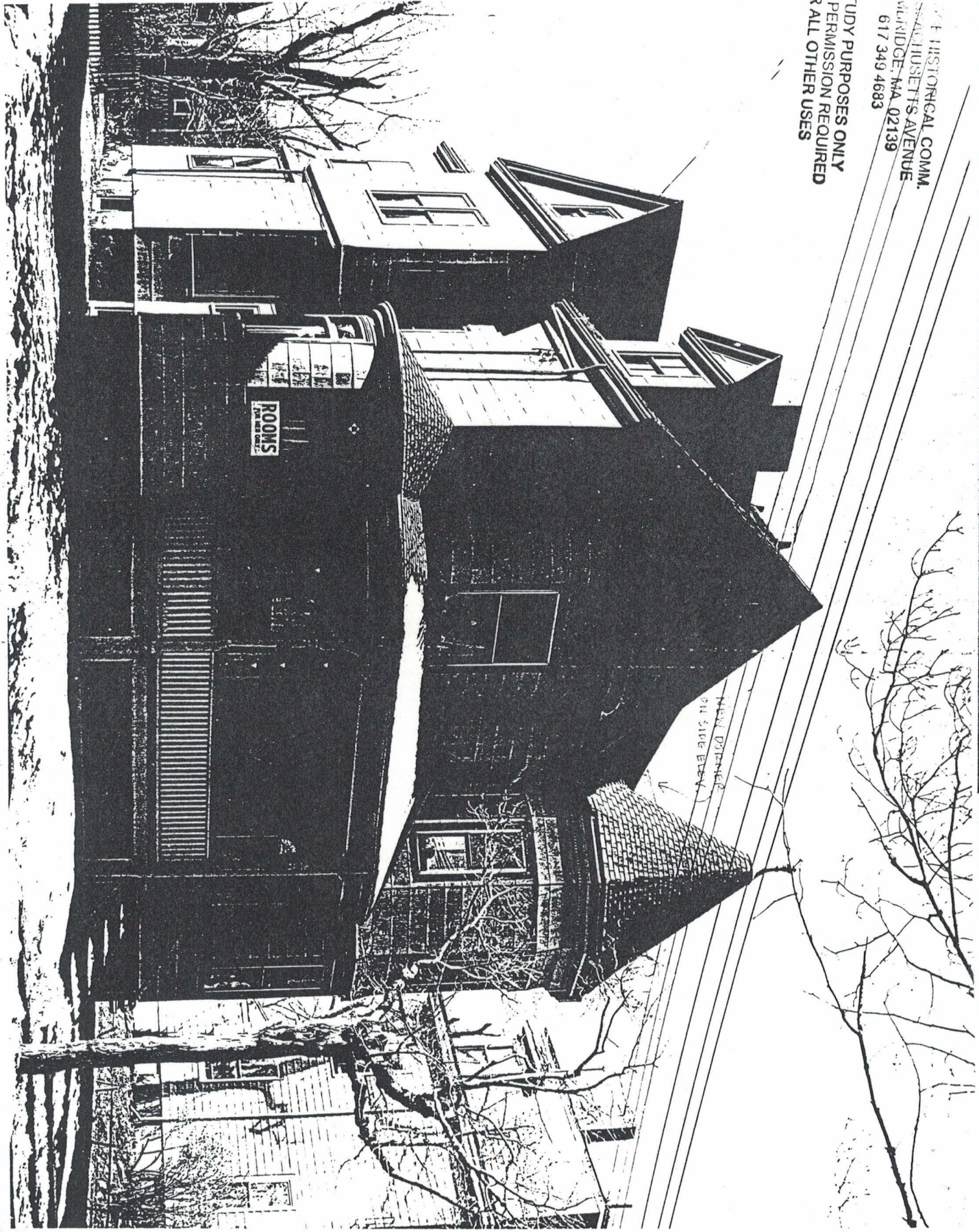
155-33
PRESIDENT & FELLOWS OF HARVARD COLLEGE
C/O HARVARD REAL ESTATE, INC.
HOLYOKE CENTER, ROOM 1000
1350 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

THE HISTORICAL COMM.
601 HUNTINGTON AVENUE
CAMBRIDGE, MA 02139
617 349 4683

FOR STUDY PURPOSES ONLY
WRITTEN PERMISSION REQUIRED
FOR ALL OTHER USES

16 Garfield Street, 1891, architect: William Stebbins

B. Our photograph #C30N4A2 80

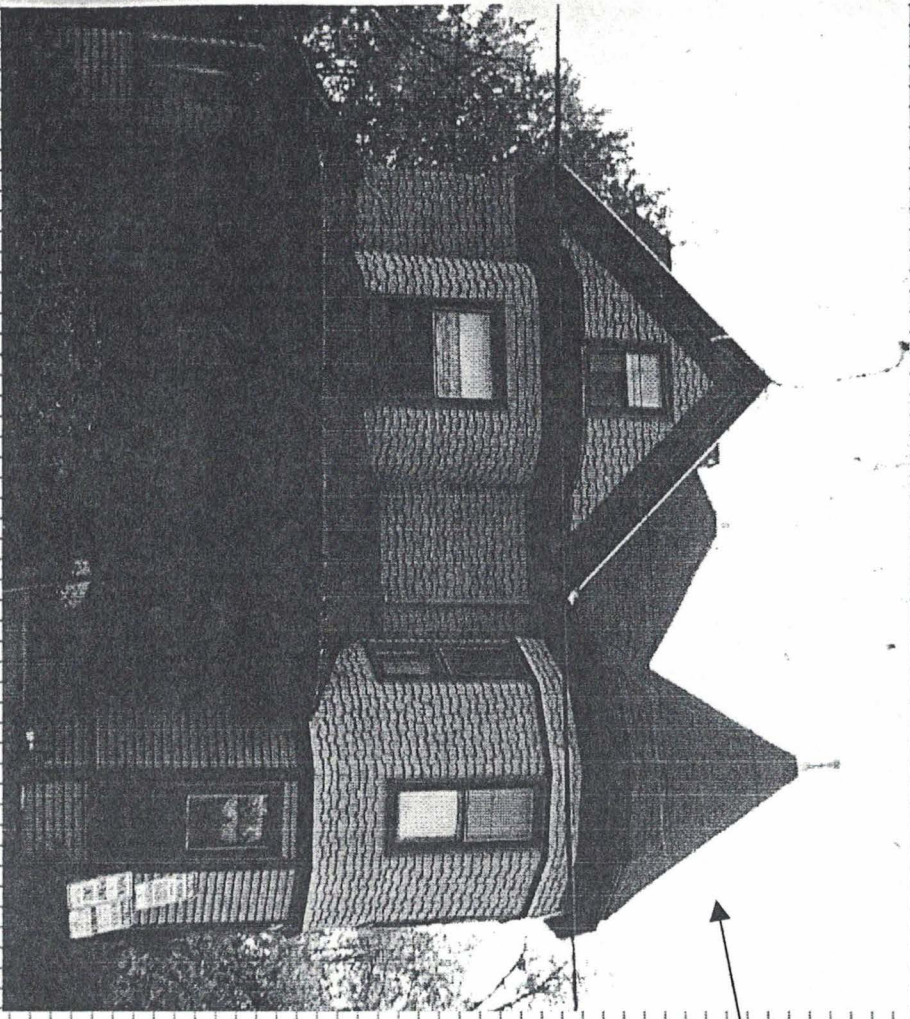


June 20, 2017

I Reginald O Morne trustee at
16 Barfield St. Cambridge, Agree to
the construction of a dormer on Unit
3 at ^{the} same address.

Thank for your consideration in
this matter.

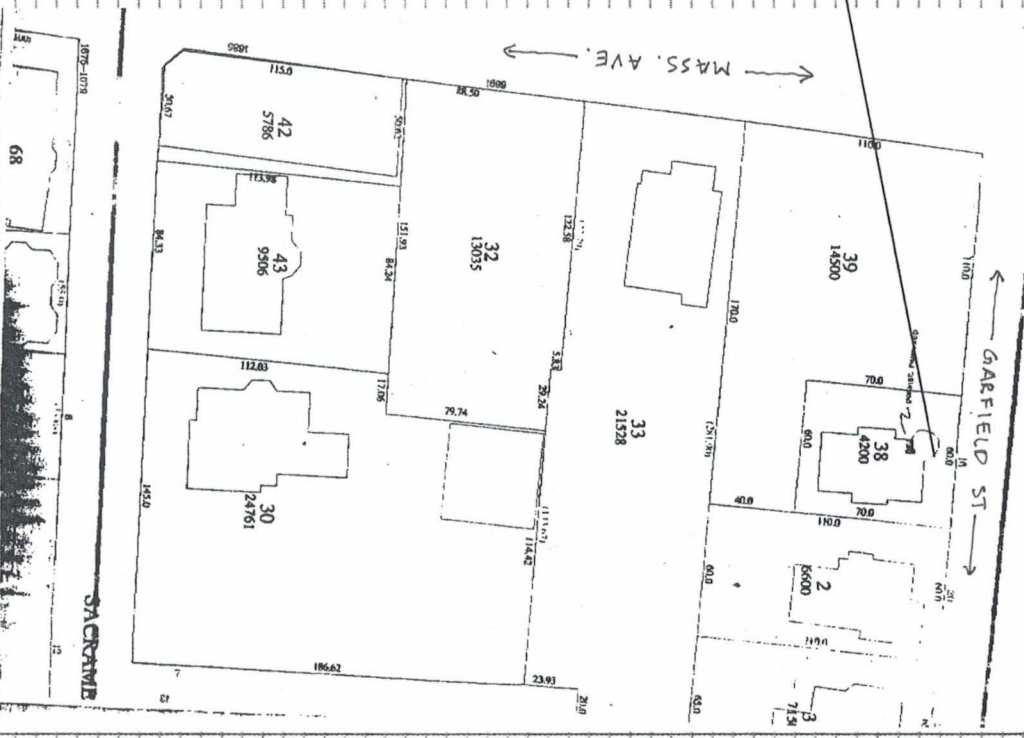
Front View



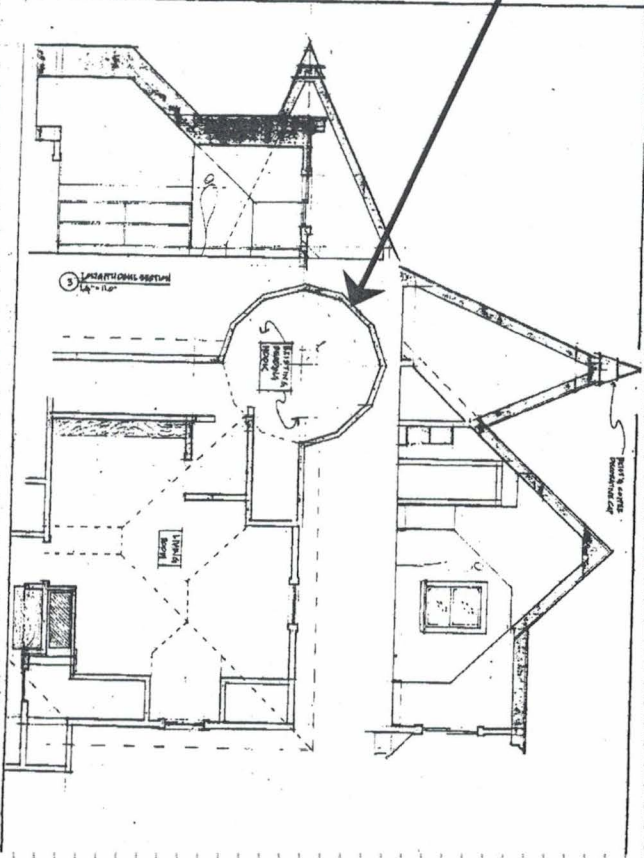
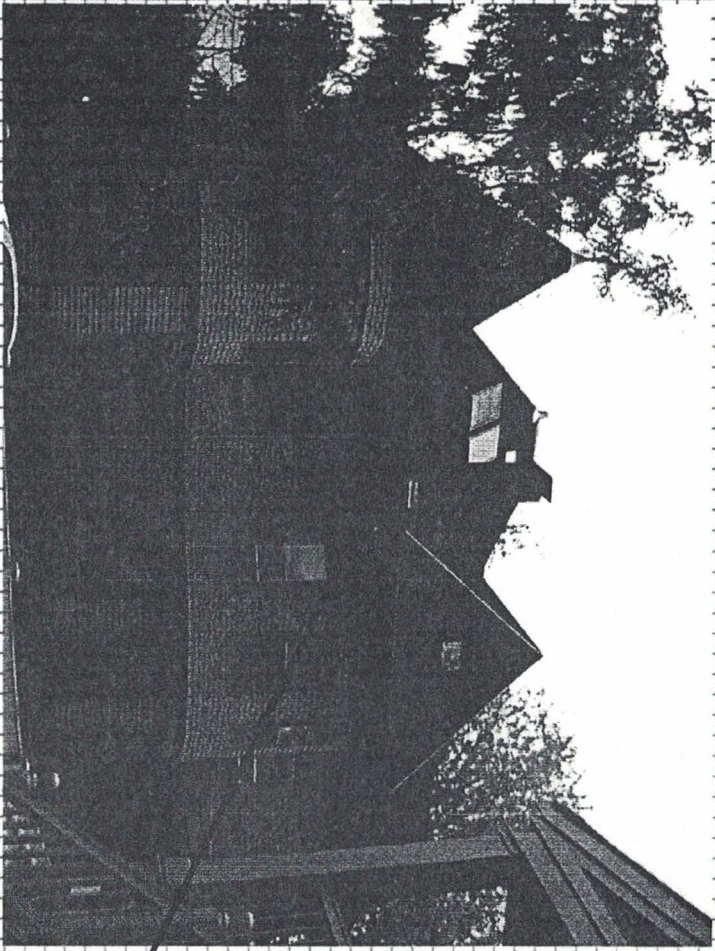
31 2001 18-19 FR MCKINSEY & CO.

TO 9617962063

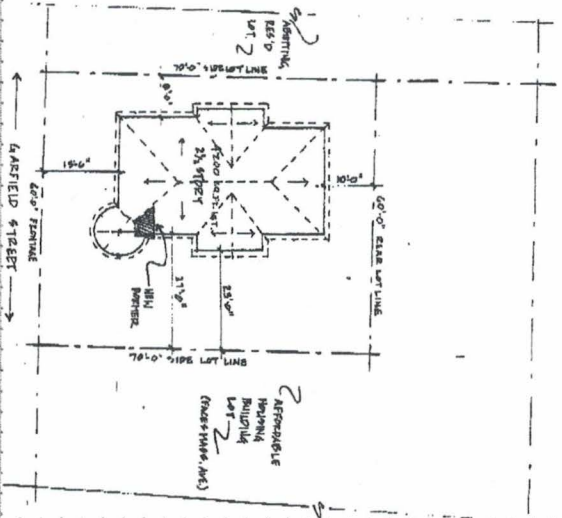
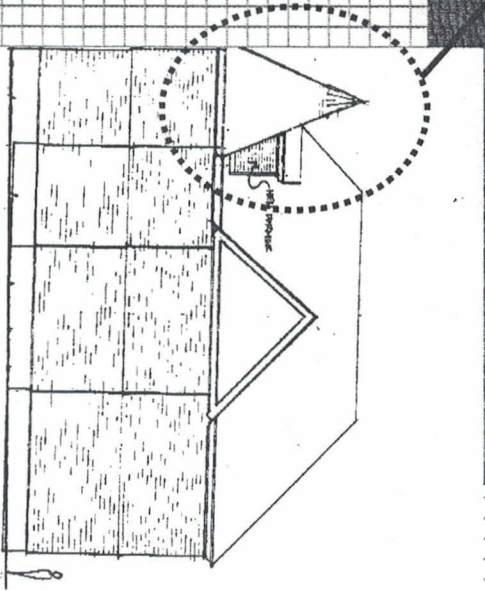
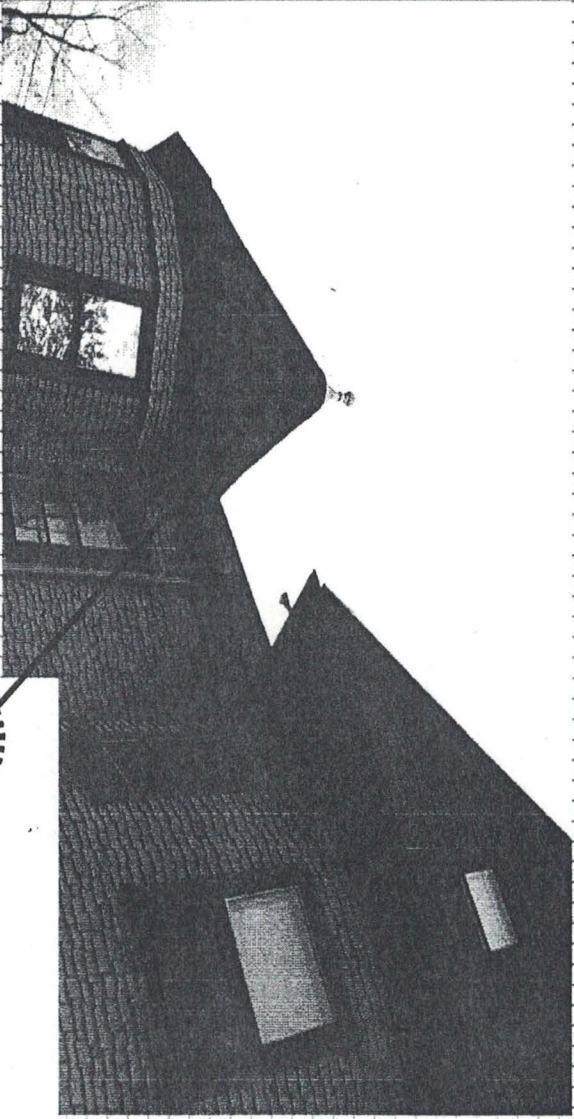
P. 02



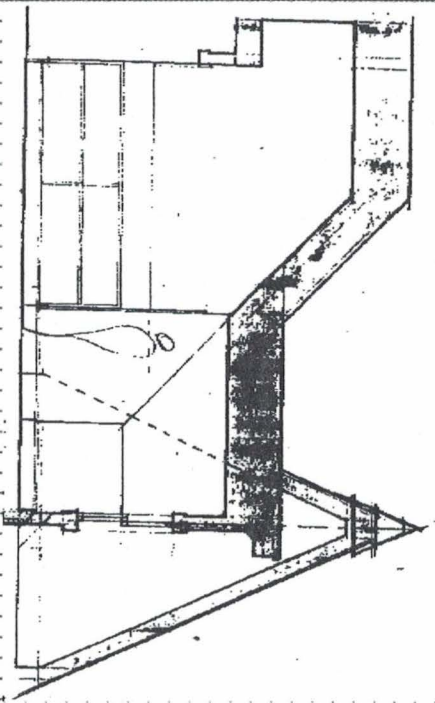
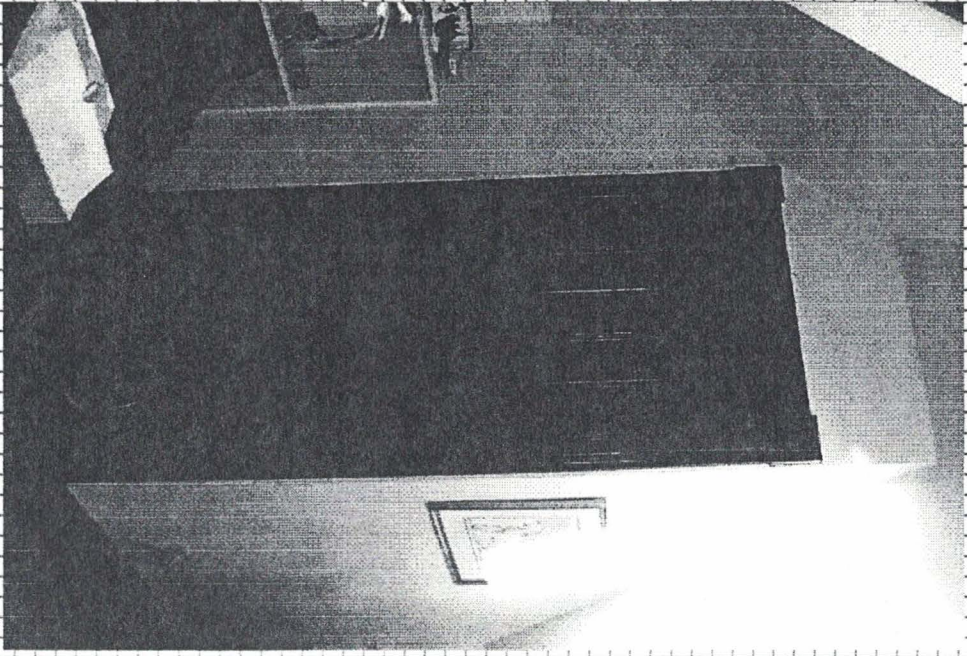
Side View



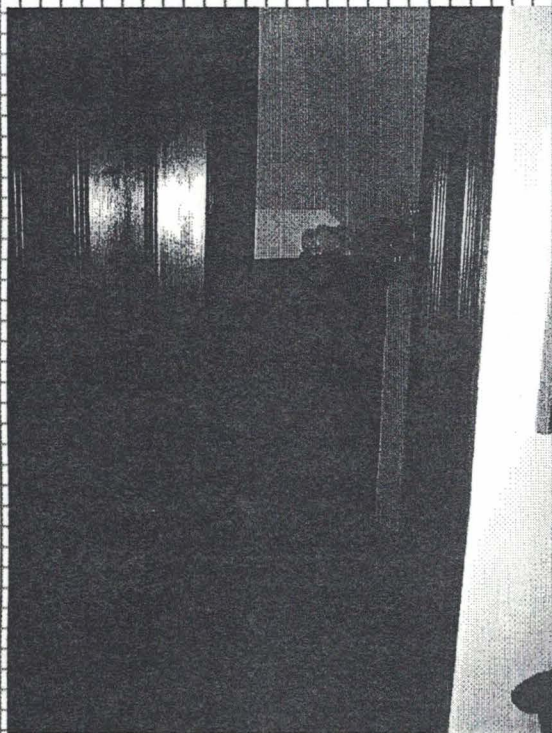
Ground View



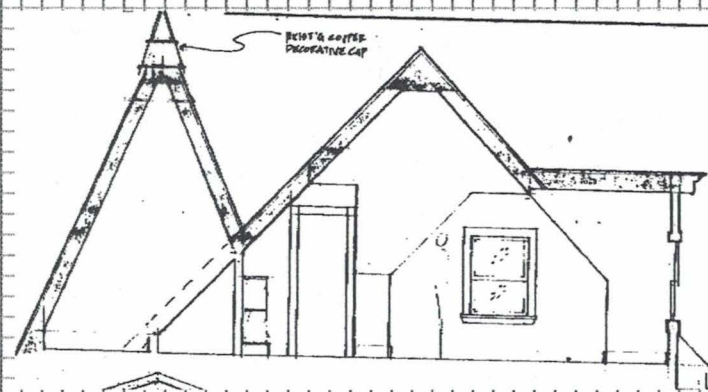
Interior View



Current Door to Space



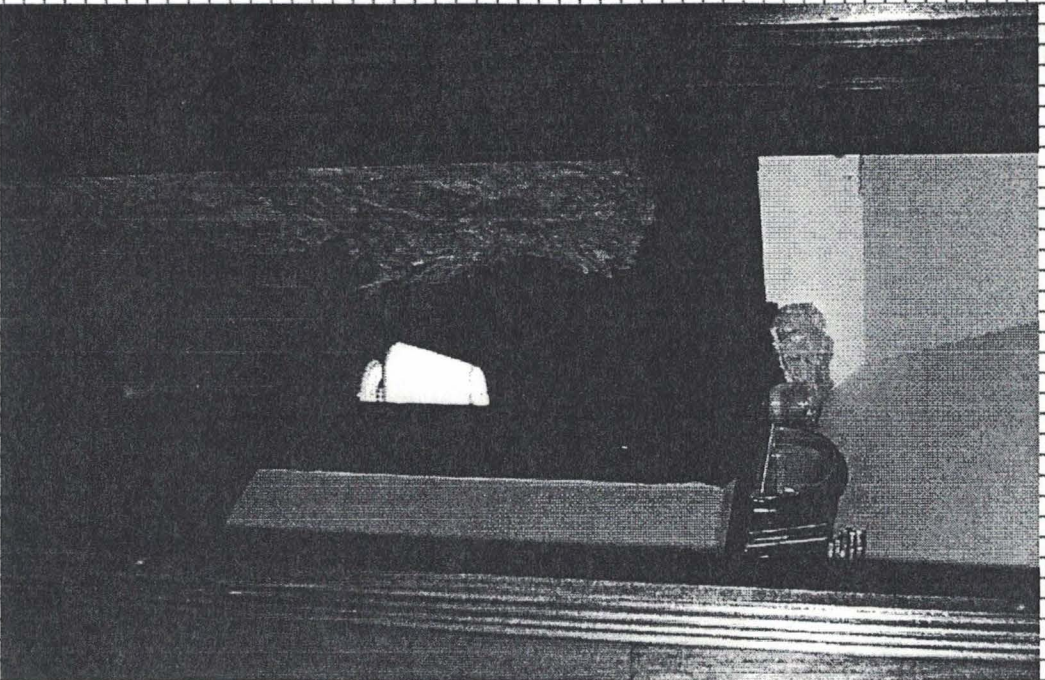
3 feet



- 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:

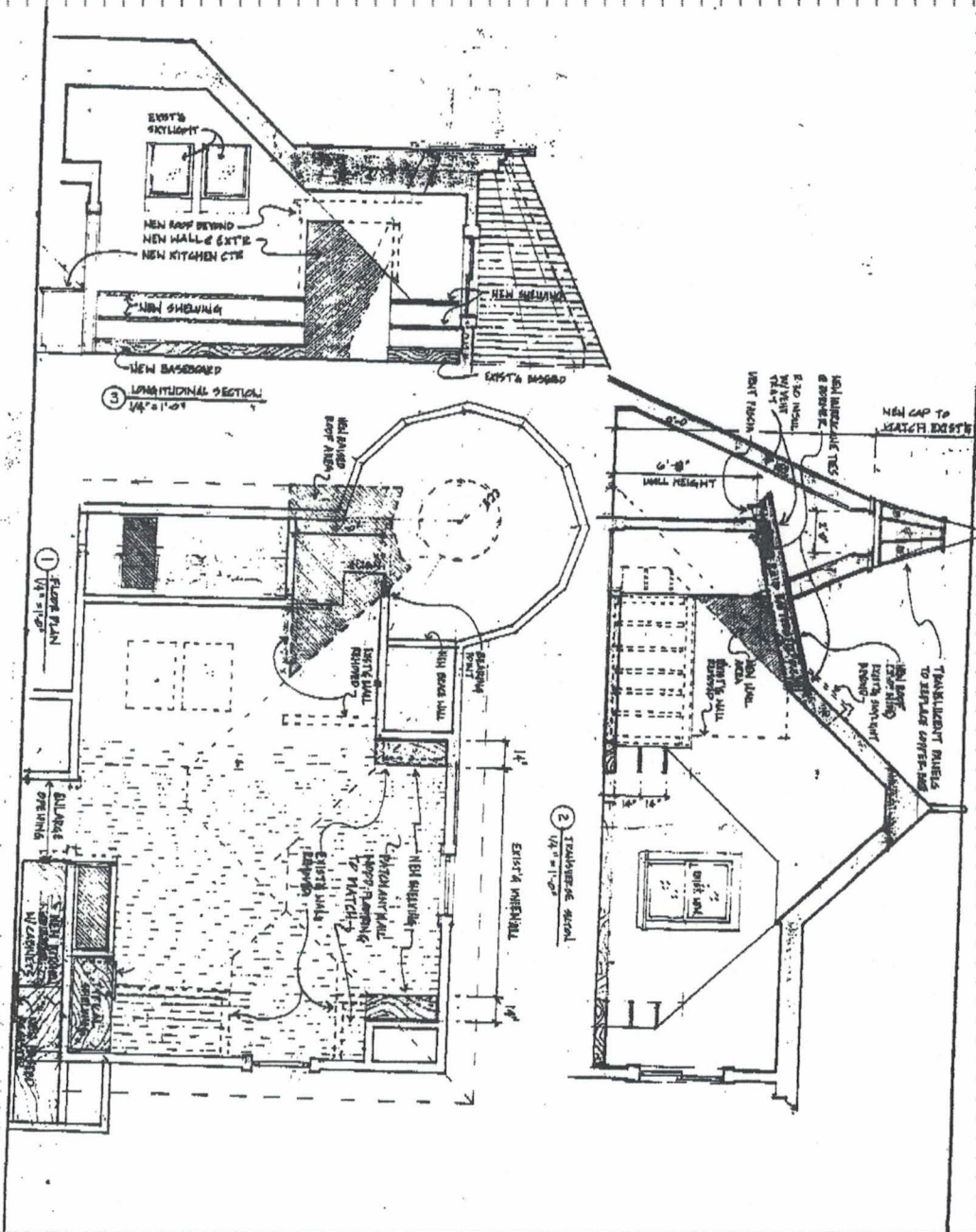
PRESENTLY, OWNER HAS SUBSTANDARD FLOOR AREA. ACCESS TO TURRET SPACE IS AWKWARD & UNSAFE, THIS HARDSHIP WOULD BE ALLEVIATED WITH THE IMPLEMENTATION OF A DORMER TO ALLOW SAFER ACCESS.

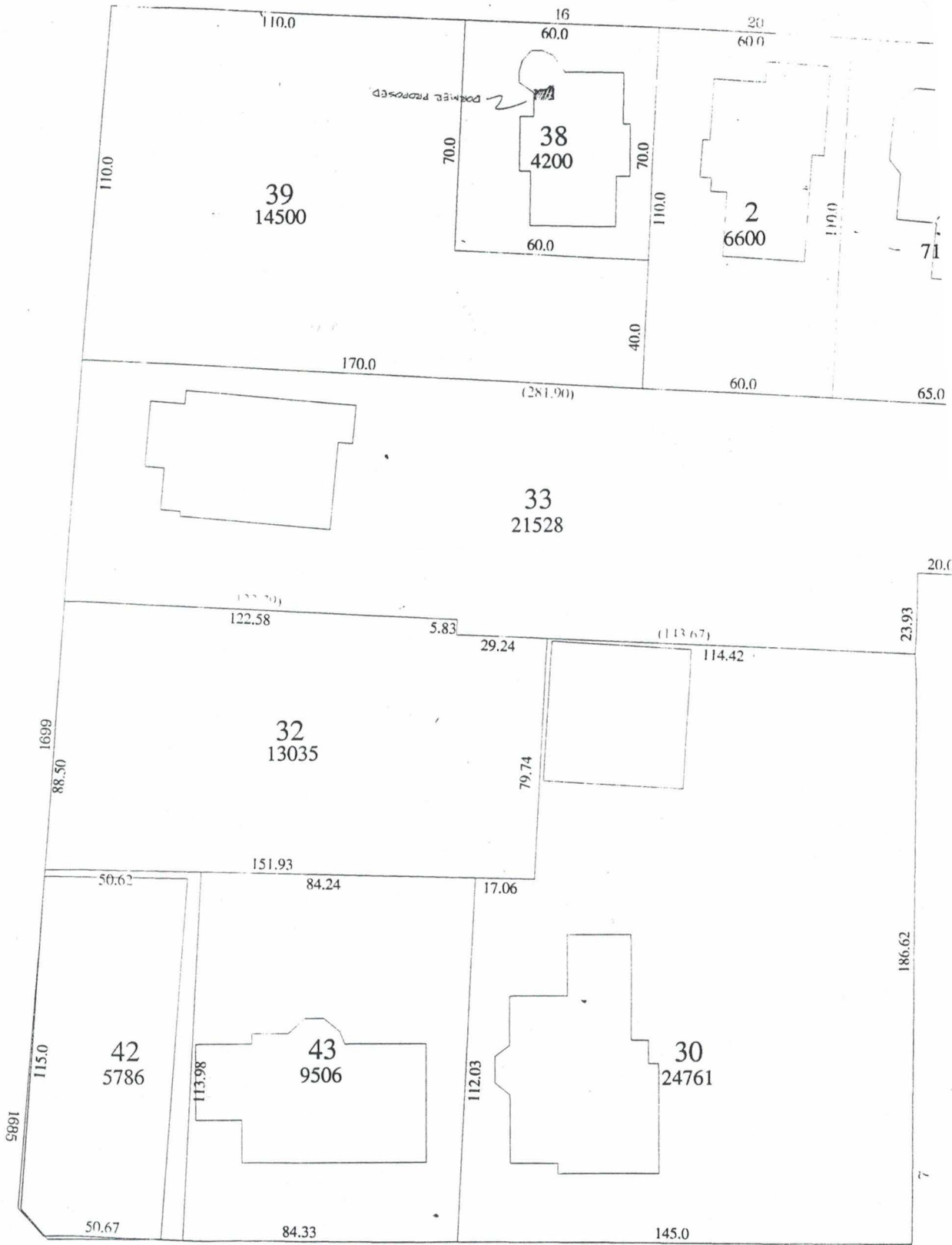
Door Open



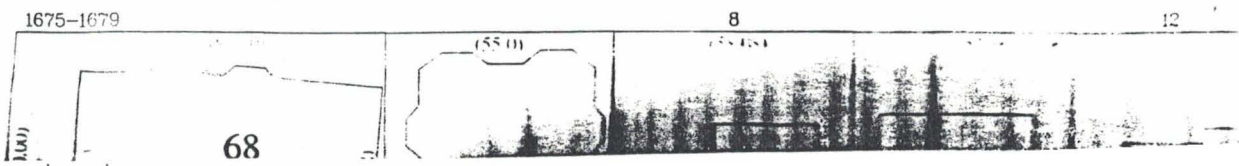
- Entrance encumbered by small opening
- Dormer needed to access room

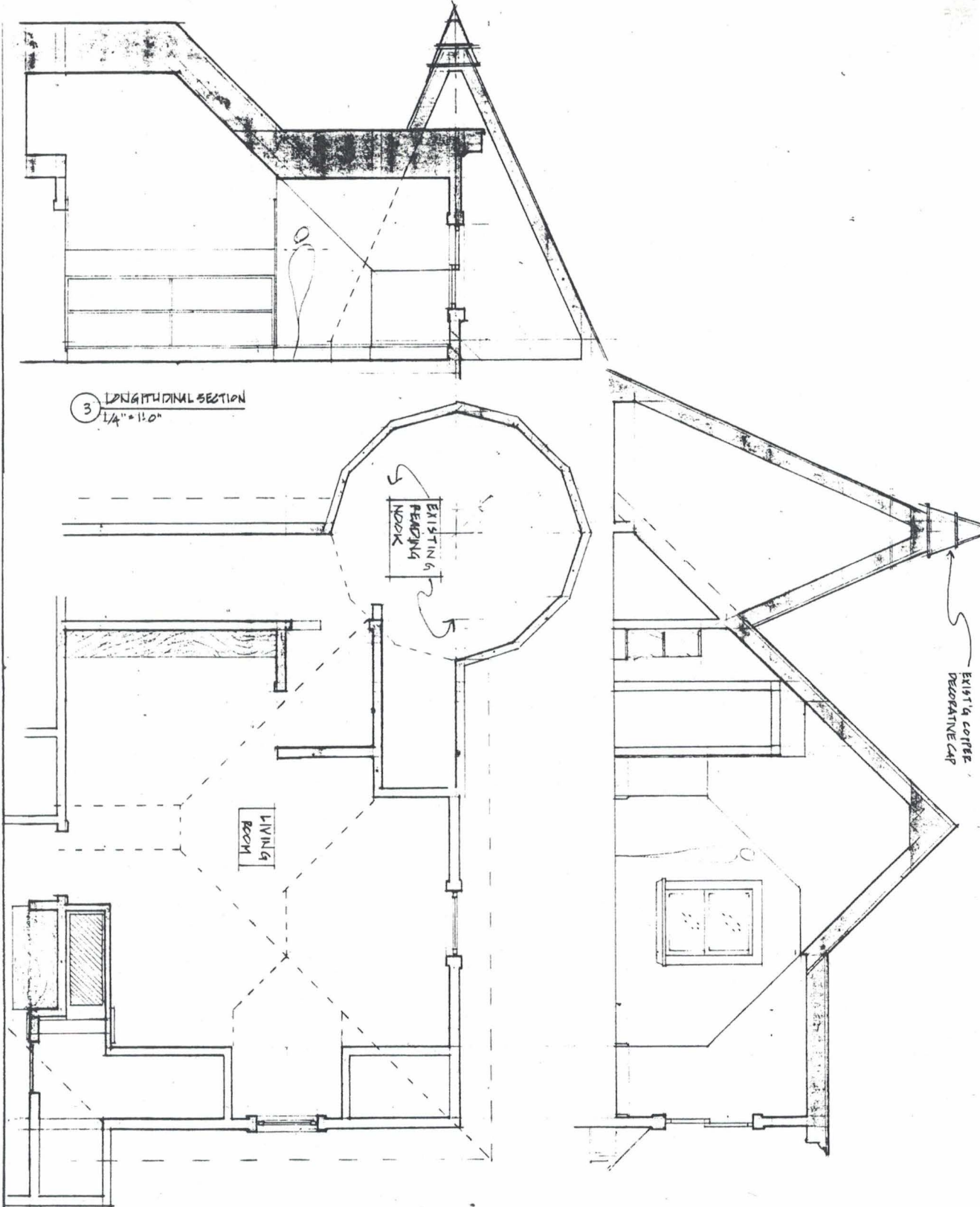
Proposed Variance





SACRAMENTO





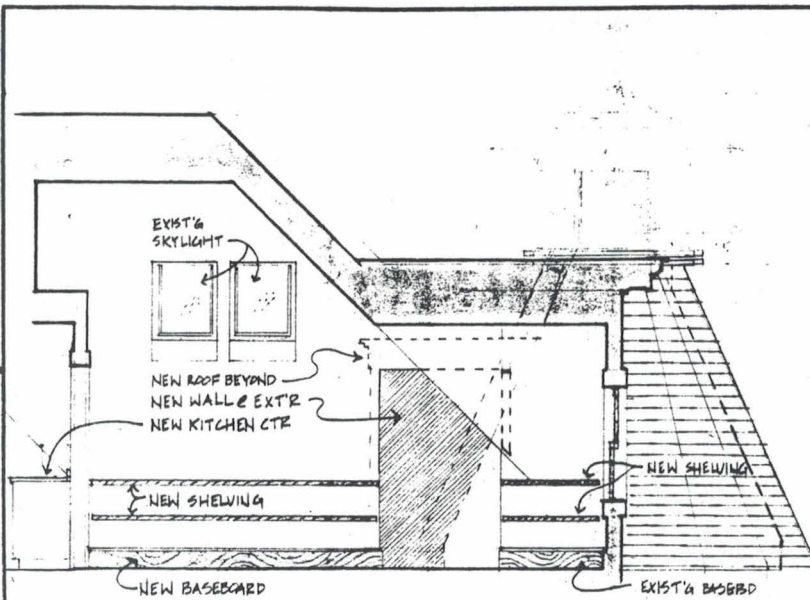
3 LONGITUDINAL SECTION
1/4" = 1'-0"

EXIST'G COFFER
DECORATIVE CAP

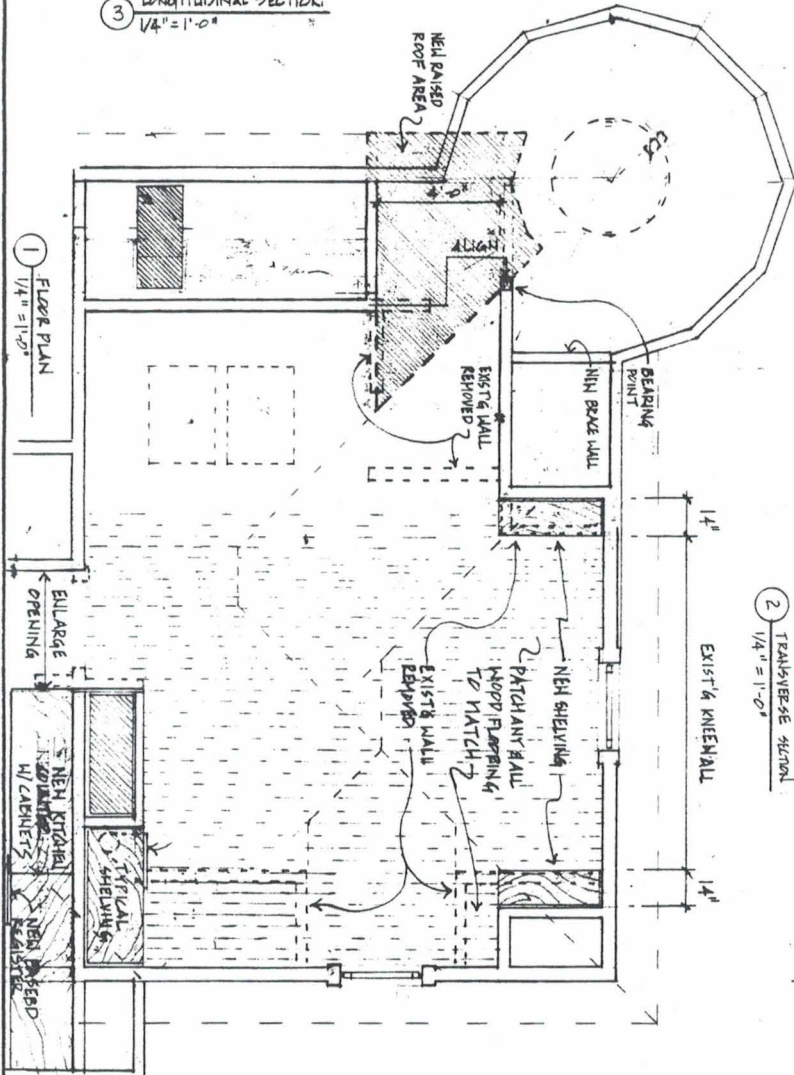
LIVING
ROOM

EXISTING
READING
NOOK

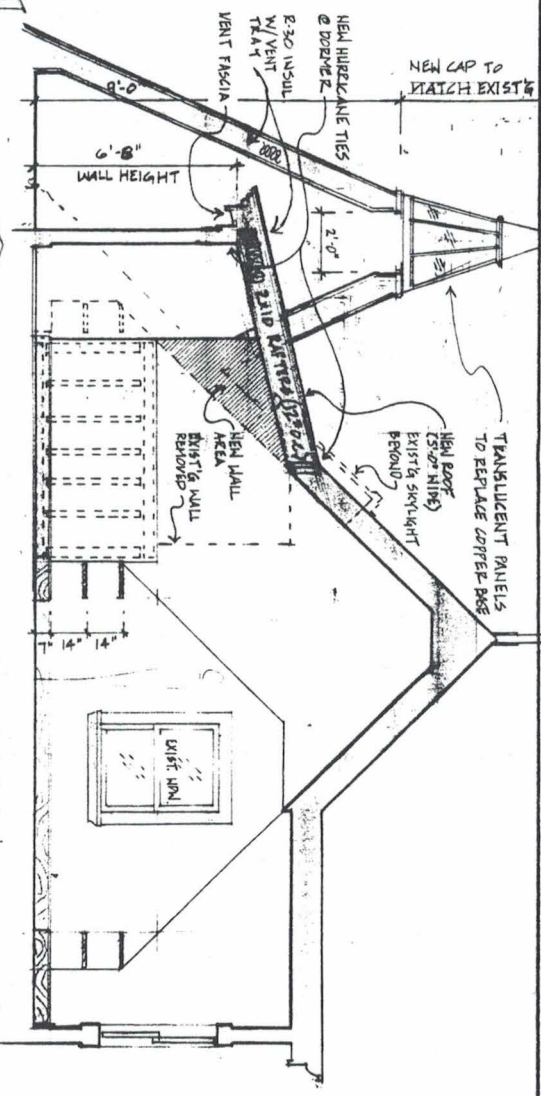
EX-1	SCALE 1/4" = 1'-0"	REV' P. 4.4.01	DATE 3.23.01	
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3 LONGITUDINAL SECTION
1/4" = 1'-0"



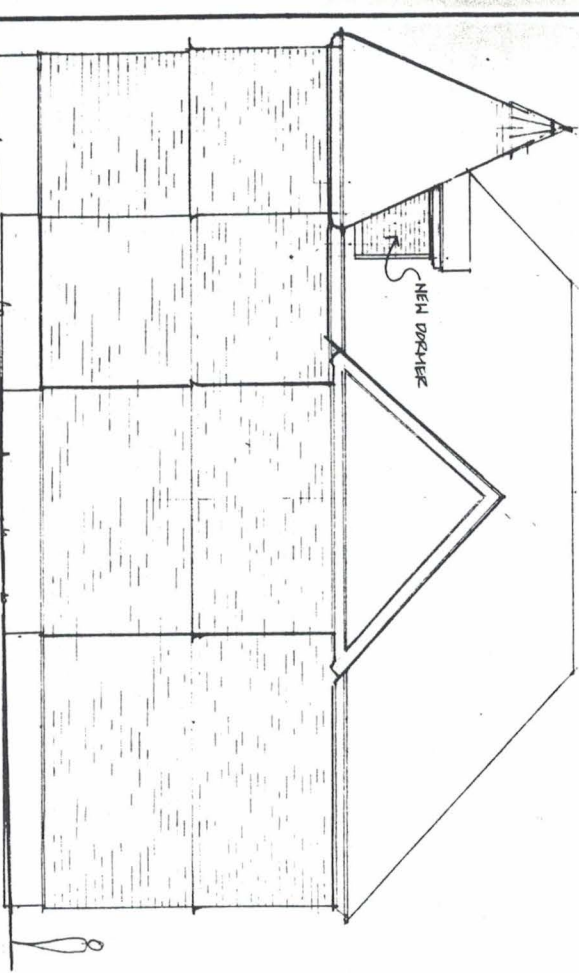
1 FLOOR PLAN
1/4" = 1'-0"



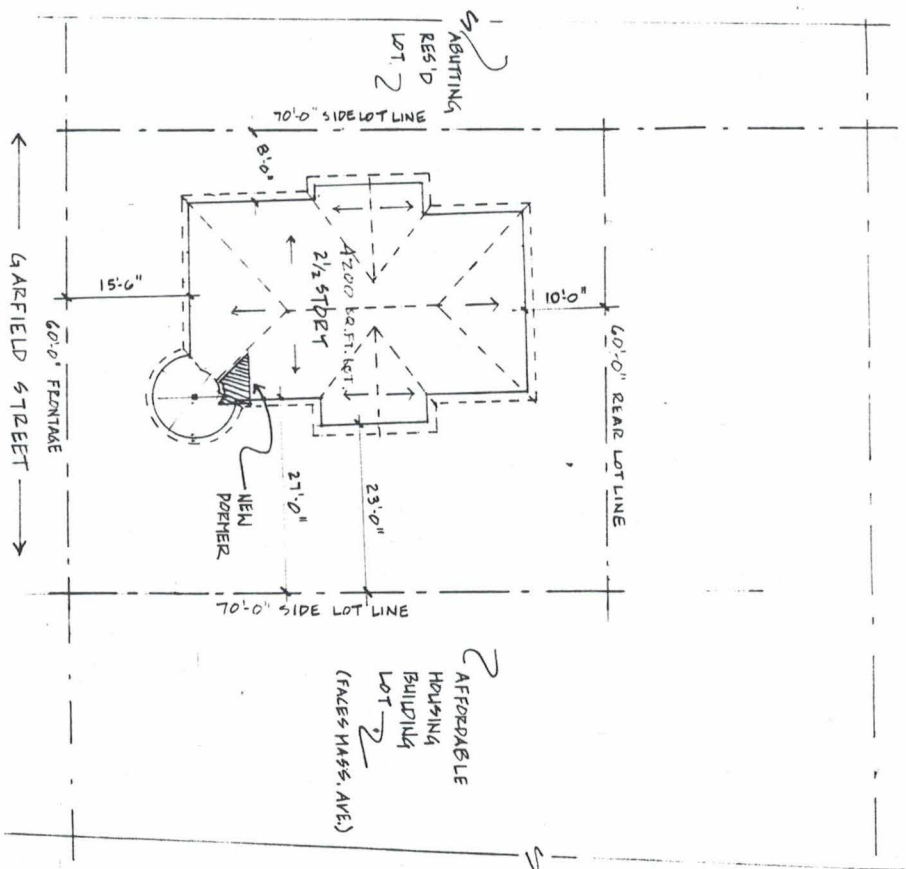
2 TRANSVERSE SECTION
1/4" = 1'-0"

DATE 4.3.01
REV'D
SCALE 1/4" = 1'-0"
A-1

2 SIDE ELEVATION
1/8" = 1'-0"



1 SITE PLAN
1/16" = 1'-0"



DATE 4.12.01
SCALE NOTED
A-D



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:

Pat James
(Print)

Date:

7/10/17

Address:

16 Garfield St.

Case No.

BZA-013661-2017

Hearing Date:

7/27/17

Thank you,
Bza Members



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

Bruce A. Irving, *Chair*, Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 16 Garfield 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: **Contributing Building (1891 Queen Anne) in the Garfield Street NR District.**

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 June 27, 2017

Received by Uploaded to Energov

Date June 27, 2017

Relationship to project BZA 13661-2017

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>