CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV 29 PM 2:56

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 201979

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: Brad Feldman C/O Gold Beech Construction

PETITIONER'S ADDRESS: 9 Meriam St, Lexington, MA 02420

LOCATION OF PROPERTY: 11 Dana St , Cambridge, MA

TYPE OF OCCUPANCY: Townhouse **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Rebuild and expand rear deck for code compliance and safety./

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rebuild the existing deck to increase safety and update to the current building code, as well as enlarge to conform to neighborhood decks.

SECTIONS OF ZONING ORDINANCE CITED:

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)

JOHN CHAN-TSE

(Print Name)

Gold Beech Construction
9 Meriam St, Unit 18
Address: Lexington, MA 02420
Tel. No. 7813258655
E-Mail Address: chris@goldbeech.com

Date: 11/28/22

Gold Beech Construction
9 Marian St, Unit 1A
Lexington, MA 02420

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 Elizabeth A. Graham
(OWNER)

Address: 11 Dana St, Unit 6, Cambridge MA 02138

State that I/We own the property located at 11 Dana St. Unit 6, Cambridge MA 02138
which is the subject of this zoning application.

The record title of this property is in the name of Elizabeth A. Graham and Brad S. Feldman

*Pursuant to a deed of duly recorded in the date 1/31/2020 Middlesex South County Registry of Deeds at Book 74074, Page 542; 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 SUFFOLK

The above-name ELIZABETH A. GRAHAM personally appeared before me, this 18th of NOVEMBER 2022, and made oath that the above statement is true.

Sulamita T. Mauzy Notary

My commission expires June 29, 2029 (Notary Seal).

Sulamita T Mauzy
My Commission Expires
June 29, 2029
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

- 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:

1.30 - Purpose: "It shall be the purpose of this Ordinance to lessen congestion in the streets; conserve health; to secure safety from fire, flood, panic and other danger..."

The existing deck does not meet building code and is extremely unsafe as a primary means of egress from the home. Issue 1: The main deck area is 6'x8' including the landing/pathway that needs to be kept clear in order to egress from the home. The common understanding with a rear deck is to be able to furnish it with seating and other items, but the regulated size creates safety concerns due to the egress pathway becoming impeded.

Issue 2: The stairs are not up to code. The rise of the steps vary from step to step with one step being 6" high, another being 9.5" high, and another being 8" high. The tread depth also varies from 8" to 11" over the length of the 7 steps. Should firefighters need access, or individuals need emergency means of egress, the chances of falling or becoming seriously injured is very high.

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:

Due to the concentration of the 8 units that are part of 11 Dana St, the lot lines create dimensional nonconformity for all units inbetween Unit 1 and Unit 8. These constraints mean that we are unable to remedy the egress, safety and code issues, without futher violating the Ordinance unless a Variance is issued for expanding the deck footprint, and increasing the length of the stair assembly into the rear of the property.

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 deck is at the rear of the property and is not visible to the public, nor accessable to the public. Any alterations or changes to the dimensions of the deck would have no impact on the public and would not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

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

The existing deck is already nonconforming of the setbacks as required by this Ordinance. Relief would allow us to construct a structure that would provide "secure safety from fire, flood, panic and other danger" per Section 1.30.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Brad Feldman
Location: 11 Dana St , Cambridge, MA
Phone: 7813258655

Present Use/Occupancy: Townhouse
Zone: Residence C-1 Zone
Requested Use/Occupancy: Townhouse

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2700		2749		1200	(max.)
LOT AREA:		1601		1601		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		1.69		1.72		.75 Max	
LOT AREA OF EACH DWELLING UNIT		1601		1601		1200 Min	
SIZE OF LOT:	WIDTH	16		16		N/A	
	DEPTH	100		100		N/A	
SETBACKS IN FEET:	FRONT	10		10		10	
	REAR	24		19		20	
	LEFT SIDE	0		0		7.5	
	RIGHT SIDE	0		0		7.5	
SIZE OF BUILDING:	HEIGHT	N/A		N/A		N/A	
	WIDTH	N/A		N/A		N/A	
	LENGTH	N/A		N/A		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		N/A		N/A		N/A	
NO. OF DWELLING UNITS:		N/A		N/A		N/A	
NO. OF PARKING SPACES:		N/A		N/A		N/A	
NO. OF LOADING AREAS:		N/A		N/A		N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0		0			

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.:

Townhouses, same sizes, wood frame

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'.

GENERAL NOTES

1. DEMO EXISTING DECK AND STAIRCASES IN THEIR ENTIRETY.

2. EXISTING STAIRCASE RISE IS 8"

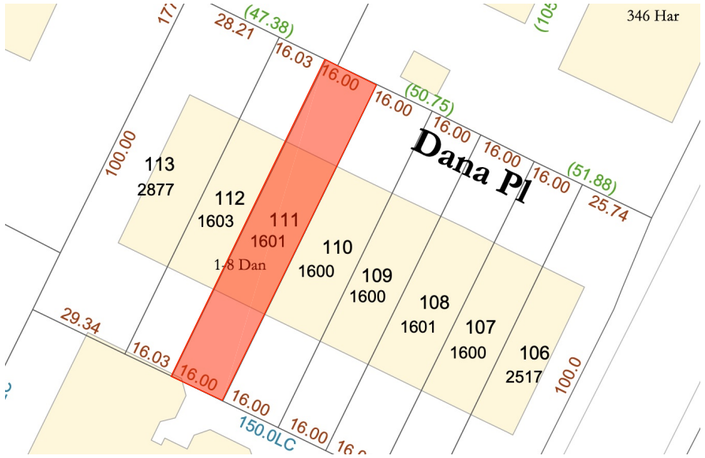
3. EXISITING STAIRCASE RUN IS 9 1/4"

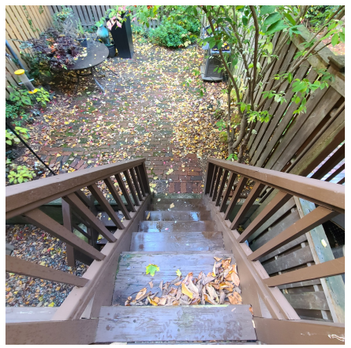
LEGEND

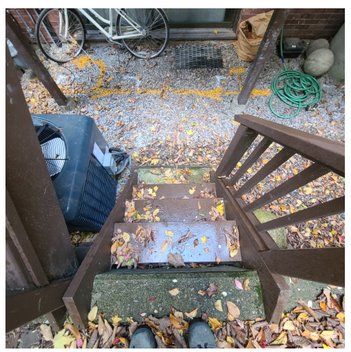
EXISTING PATIO

EXISTING FENCE

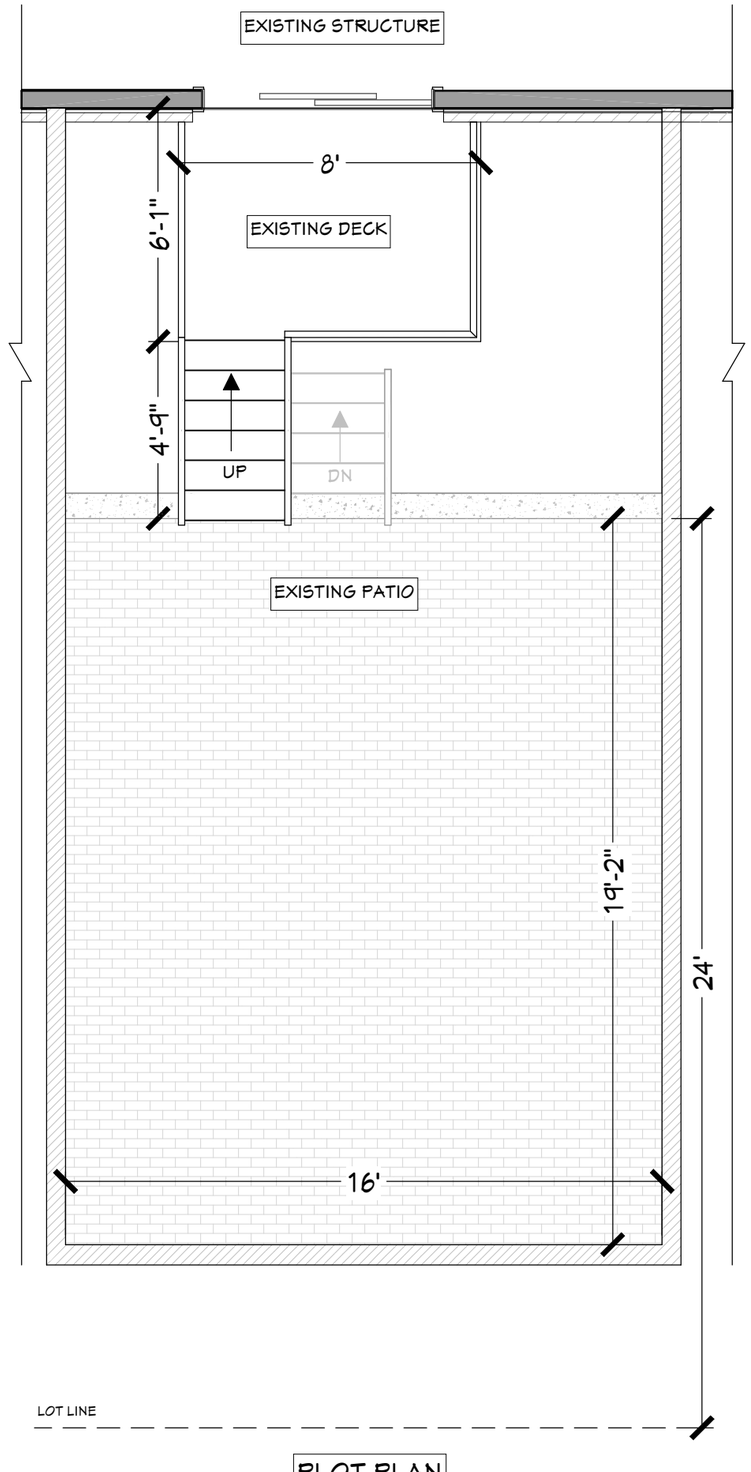
DEMO





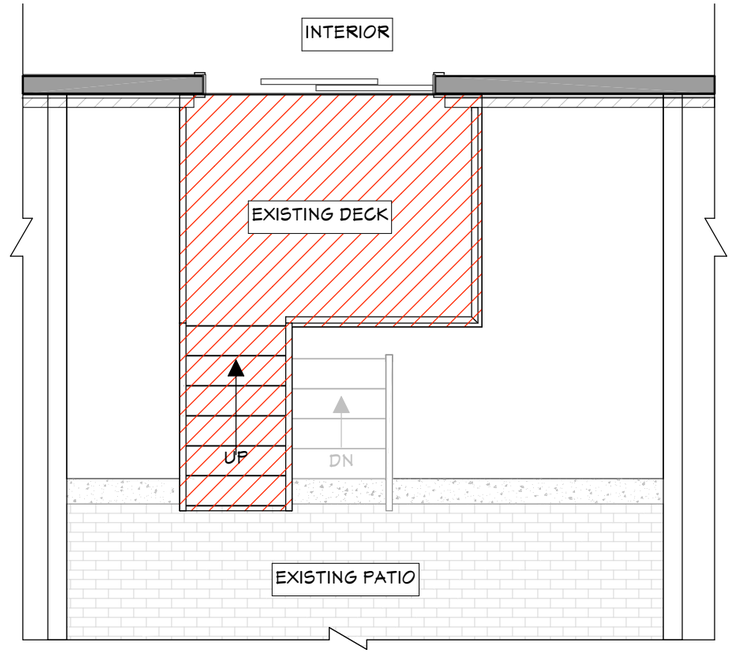


EXISTING CONDITION - PHOTOS



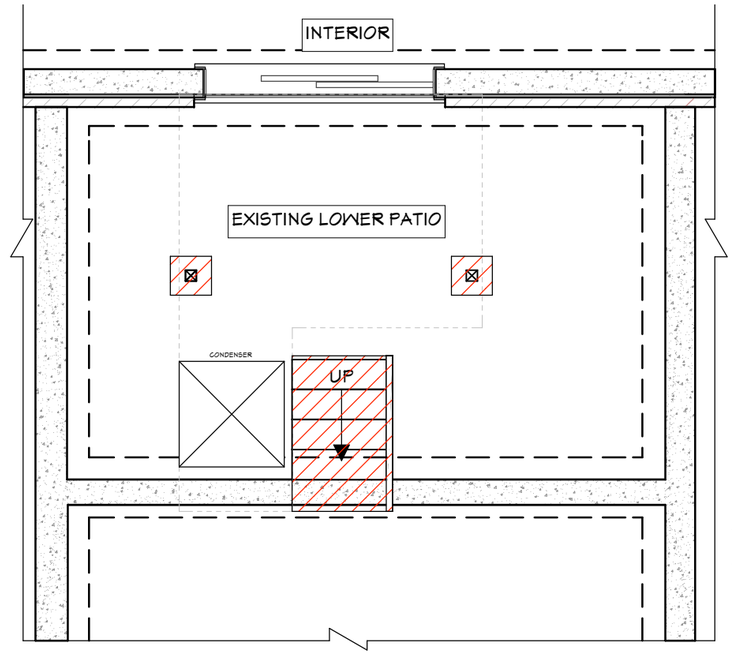
PLOT PLAN

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



MAIN LEVEL DEMO PLAN

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



LOWER LEVEL DEMO PLAN

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

GOLD BEECH CONSTRUCTION

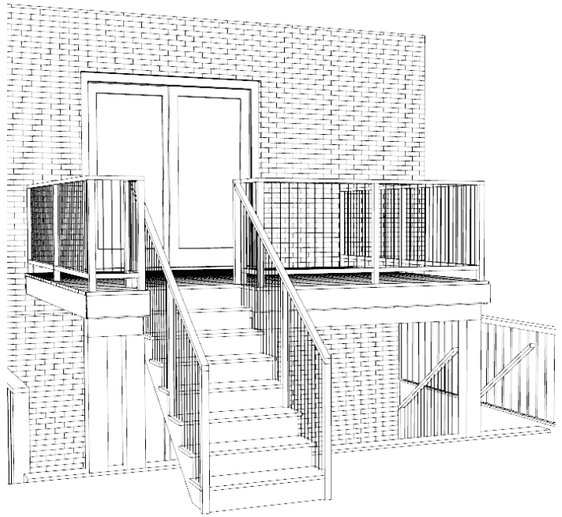
EXISTING CONDITIONS + DEMO PLANS

FELDMAN RESIDENCE

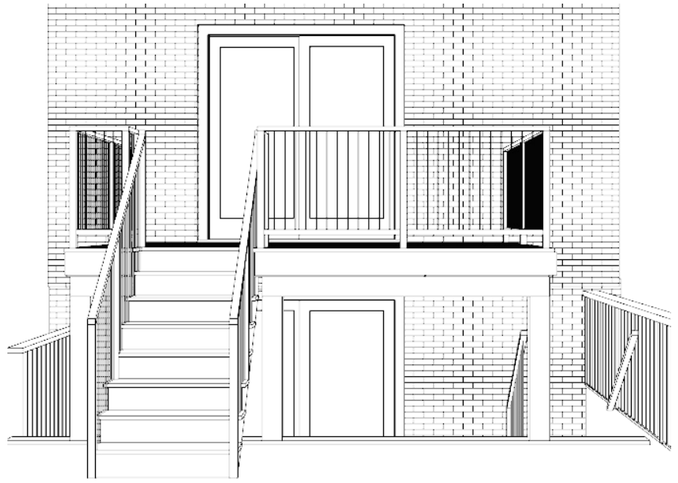
7 DANA STREET CAMBRIDGE, MA 02138

Project #	FELDMAN (2022)
Date:	NOVEMBER 9, 2022
Scale:	AS SHOWN

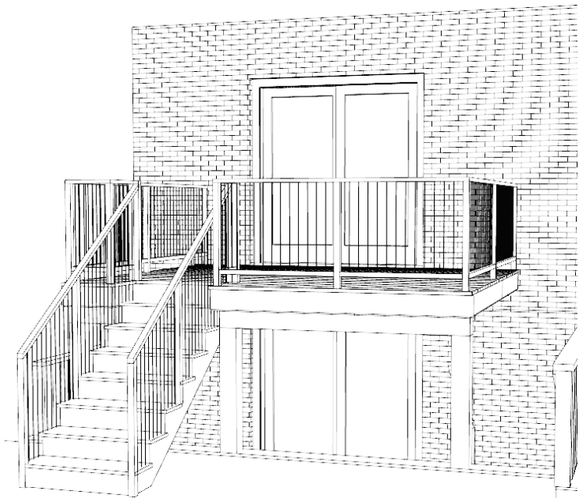
A1



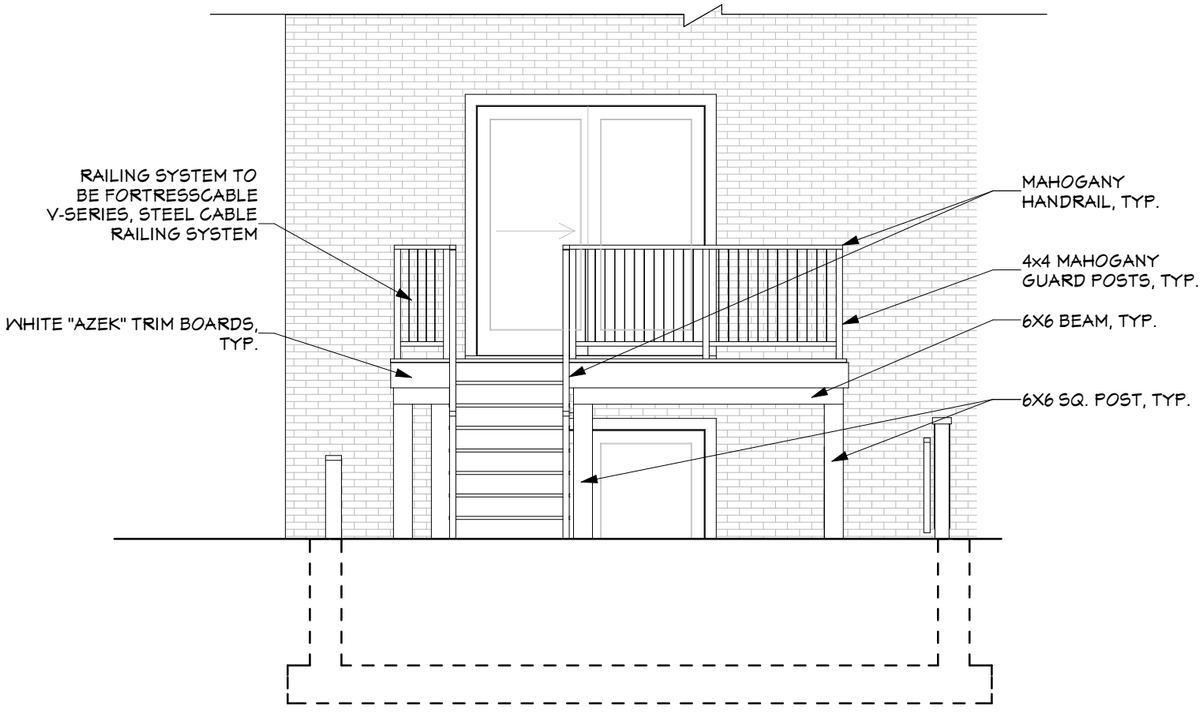
REAR LEFT ELEVATION PERSPECTIVE



REAR ELEVATION PERSPECTIVE

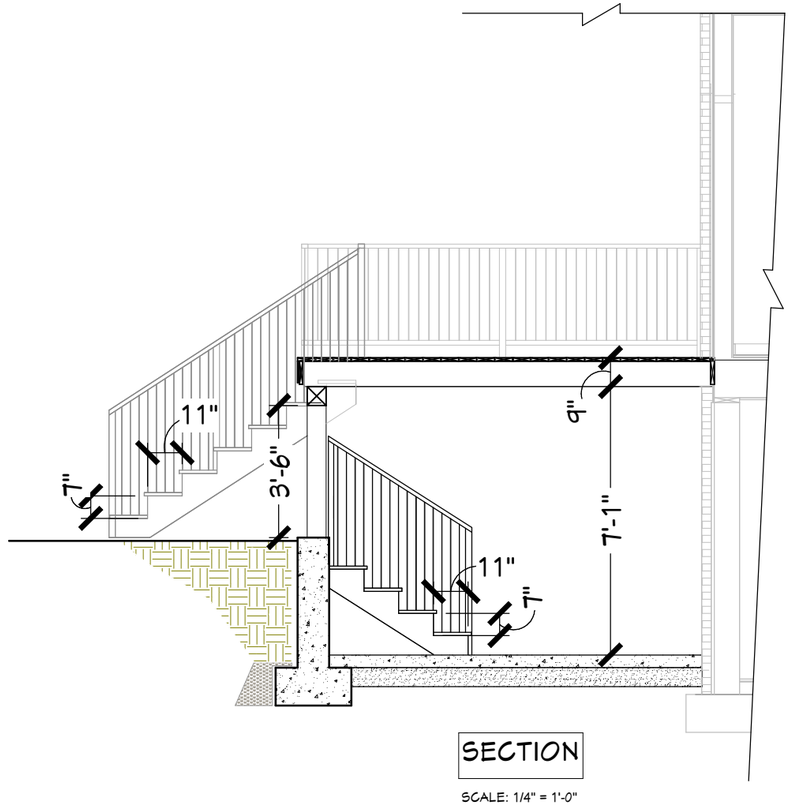


REAR RIGHT ELEVATION PERSPECTIVE



FRONT ELEVATION

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



SECTION

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

GOLD BEECH CONSTRUCTION

PROPOSED FRONT ELEVATION, SECTION, AND 3D PERSPECTIVES

FELDMAN RESIDENCE

7 DANA STREET CAMBRIDGE, MA 02138

Project #	FELDMAN (2022)
Date:	NOVEMBER 9, 2022
Scale:	AS SHOWN

A2

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

CARPENTRY

FRAMING LUMBER
1. STUDS #3 OR STUD GRADE
2. JOISTS AND RAFTERS - SPF #2 (Fb 875 - E 1.3)
3. SOLID SAWN BEAMS AND GIRDERS - SPF #2 (Fb 875 - E 1.3)
4. BEAMS - L.V.L.'S (Fb 2800 OR BETTER)
5. UNLESS OTHERWISE NOTED:
   A. DOUBLE HEADER JOISTS AND TRIMMER @ ALL OPNGS.
   B. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

STRUCTRAL

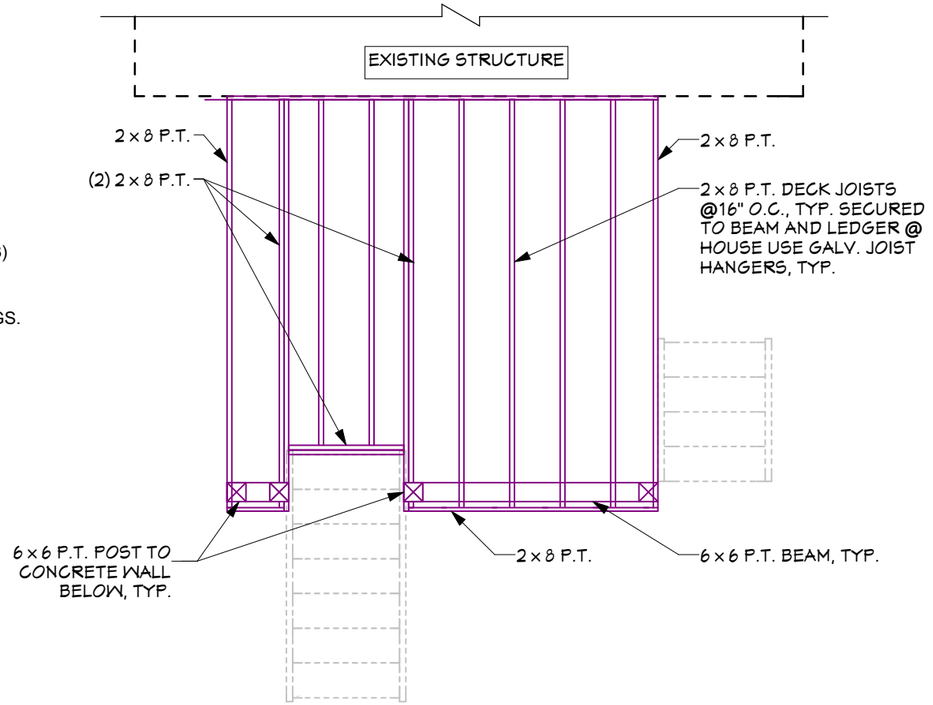
DESIGN LOADS:

FLOOR @ LIVING SPACE	40 PSF LIVE/ 15 PSF DEAD
FLOOR @ SLEEPING SPACE	30 PSF LIVE/ 15 PSF DEAD
ROOF GROUND SNOW	45 PSF LIVE/ 15 PSF DEAD

ALLOWABLE DEFLECTION:	FLOOR	1/360
	ROOF	1/240

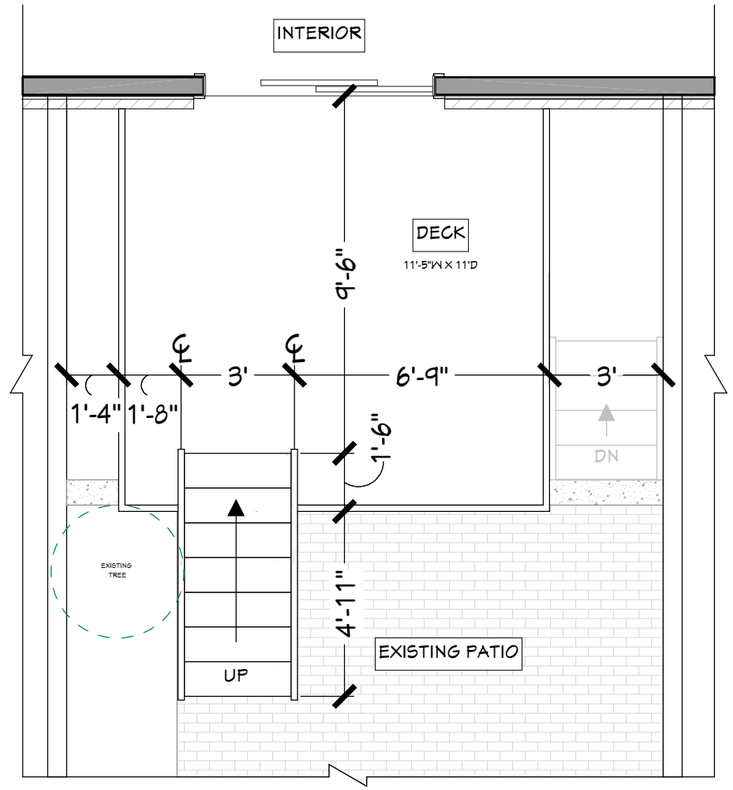
SOIL BEARING CAPACITY: 2000 PSF

NOTE: DESIGN LOADS AND SITE CONDITIONS SHOULD BE VERIFIED WITH LOCAL BUILDING CODES AND OFFICIALS. SPECIAL CONDITIONS SUCH AS SEISMIC, SNOW, WIND OR HYDROSTATIC LOADING MAY REQUIRE ENGINEERING PROFESSIONAL REVIEW.



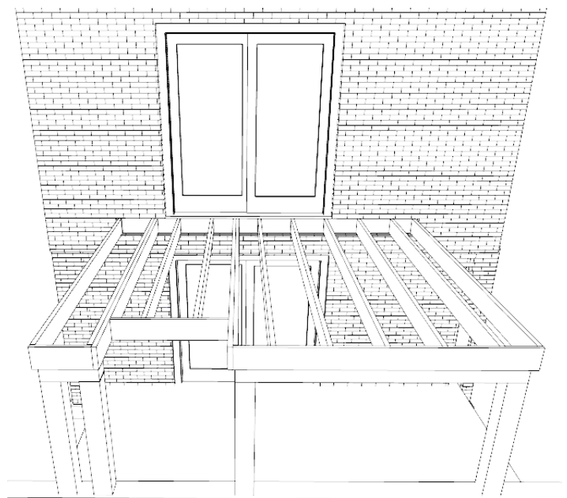
DECK FRAMING PLAN

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

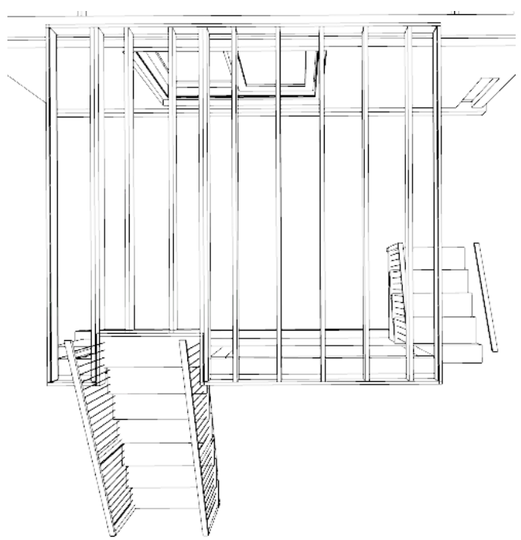


MAIN LEVEL PLAN

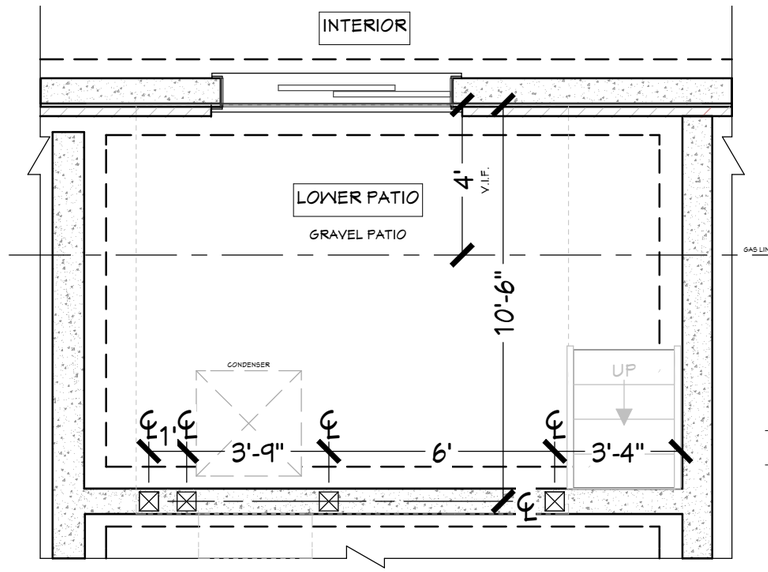
SCALE: 1/4" = 1'-0"



REAR PERSPECTIVE



TOP PERSPECTIVE



LOWER LEVEL FOUNDATION PLAN

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

GOLD BEECH CONSTRUCTION

PROPOSED DECK PLANS, PROPOSED DECK FRAMING PLAN, 3D PERSPECTIVES, AND GENERAL NOTES

FELDMAN RESIDENCE

7 DANA STREET CAMBRIDGE, MA 02138

Project #	FELDMAN (2022)
Date:	NOVEMBER 9, 2022
Scale:	AS SHOWN

A3

STANLEY
THE STANLEY WORKS

STANLEY
8
7
6
5
4
3
2

STANLEY
THE STANLEY WORKS

ft
25ft
in
STANLEY
1
2
3
4
5
6
7
8
9
10
THE STANLEY WORKS

THE STANLEY WORKS ©1995

GUARDIAN

Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF NON-APPLICABILITY

Property: 11 Dana Place, unit 6

Applicant: John Chan-Tse

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Extend rear deck, not visible from public right of way.

Permit #198516

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 6588 Date of Certificate: October 18, 2022

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on October 18, 2022.
By *Tony Hsiao/aac*, Chair

****

Twenty days have elapsed since the filing of this decision. No appeal has been filed ___ .
Appeal has been filed ___. Date_____ City Clerk:

11 Dana St.
135-39
135-81
359 Harvard St
357 Harvard St
135-101
135-102
353 Harvard St
135-108
351 Harvard St
135-106
135-64
135-65
135-82
27 Dana St
115-30
135-83
25 Dana St
26 Dana St
115-31
135-68
345 Harvard St
135-67
341 Harvard St
343 Harvard St
22 Dana St
24 Dana St
115-33
339 Harvard St
115-66
134-58
134-57
358 Harvard St
134-48
134-47
27 Ellery St
Ellery St
ROAD
Harvard St
26 Ellery St
116-79
354 Harvard St
352 Harvard St
350 Harvard St
348 Harvard St
134-25
23 Ellery St
25 Ellery St
20 Ellery St
116-80
18 Ellery St
116-2
116-116
346 Harvard St
116-114
134-55
21 Ellery St
116-18
344 Harvard St
342 Harvard St
8 Dana Pl
7 Dana Pl
Dana Pl
116-20
116-113
116-112
116-111
116-110
116-109
116-108
116-107
116-106
3 Dana Pl
1 Dana Pl
14 Dana St
134-54
16 Ellery St
14 Ellery St
12 Ellery St
116-16
116-42
116-62
14-B Dana St
116-5
9 Dana St
116-63
10-1 Ellery St
10 Ellery St
116-119
10-2 Ellery St
8 Ellery St
116-6
7 Dana St
10 Dana St
116-83
19-4 Centre St
8 Ellery St
116-14
116-120
5 Dana St
19-3 Centre St
116-82
19-2 Centre St
19 Centre St
Centre St
116-13
3 Dana St
116-81
1 Dana St
116-12
116-43
8 Dana St
116-75
22 Centre St
18 Centre St
16 Centre St
1001 Massachusetts Ave
116-68
997 Massachusetts Ave
116-94
991 Massachusetts Ave
Dana St
116-76
116-46
Massachusetts Ave
983 Massachusetts Ave
116-100
975 Massachusetts Ave
116-117
116-88
121-114

11 Dana St

Petitioner's

116-2
SHIVERS, OLIN G.
352 HARVARD ST. 1D
CAMBRIDGE, MA 02138-4212

116-2
BARRETT, DEIRDRE &
CITY OF CAMBRIDGE TAX TITLE
352 HARVARD ST. UNIT 2A
CAMBRIDGE, MA 02138

2

GOLD BEECH CONSTRUCTION
C/O JOHN CHAN-TSE
9 MERIAM STREET – UNIT 18
LEXINGTON, MA 02420

116-16
CASSESSO, LOUIS J. &
JEAN C. CASSESSO REV TRUST
304 35TH STREET
NEWPORT BEACH, CA 92663

116-16
GOLD RIVER INDUSTRIES CORPORATION
3530 PIEDMONT RD NE, SUITE 15L
ATLANTA, GA 30305

116-111
FELDMAN, BRAD S. ELIZABETH A. GRAHAM
11-6 DANA ST
CAMBRIDGE, MA 02138

116-16
JITJARUEK, NUANCHAN
1081 CENTRE STREET
NEWTON, MA 02459

116-16
OLSON, KENNETH W. & ELLEN M. BERGER
12 ELLERY ST., #503
CAMBRIDGE, MA 02138

116-16
BYUN, YOONG KOO
4 CANAL PARK UNIT # 507
CAMBRIDGE, MA 02141

116-16
CLARK, JOHN E., JR.
26 KERRINGTON WAY
STOW, MA 01775

116-16
PARRA, FRANK
C/O J.M FORBES & CO
121 MT. VERNON ST
BOSTON, MA 02108

116-2
ZHANG, BARBARA
208 COUNTRY CLUB RD
NEWTON, MA 02459

116-2
KAHN, DAVID
352 HARVARD ST. #1B
CAMBRIDGE, MA 02138

116-5
9 DANA VENTURES LLC
1 FRANKLIN ST., UNIT 5201
BOSTON, MA 02110

116-16
LI, FEI
12-16 ELLERY ST., #101
CAMBRIDGE, MA 02138

116-16
JITJARUEK, NUANCHAN
1081 CENTRE ST.
NEWTON, MA 02458

116-16
MUKESH ENTERPRISES LLC
877 STEWART ST., #2
GARDEN CITY, NY 11530

116-16
RAKO, SUSAN
83 WALKER ST.
NEWTONVILLE, MA 02460

116-16
WANG, HELEN HAI-LING &
CHIA-LING CAROLINE WANG
1105 MASSACHUSETTS AVE APT 4F
CAMBRIDGE, MA 02138

116-16
BERKOWITZ PETER
12-16 ELLERY ST. UNIT #403
CAMBRIDGE, MA 02139

116-83
FORD, DALE S.
10 DANA ST., #1
CAMBRIDGE, MA 02138

116-83
SHEN, LITAO & MIN PU
10 DANA ST. UNIT#2
CAMBRIDGE, MA 02138-5420

116-83
METALLIDIS ARIS & MARIE T. METALLIDIS
10 DANA ST. UNIT#7
CAMBRIDGE, MA 02138

116-83
WENDER, PETER J.
10 DANA ST., #10
CAMBRIDGE, MA 02138-5420

116-83
RODRIG, KIM
1055 MAY CT
SANTA BARBARA, CA 93111

116-83
MALENFANT, ELIZABETH J.
6 THERIAULT COURT
CAMBRIDGE, MA 02140

116-83
AVIDON, BERYL ANNE
55 CONGRESS ST APT #602
PORTSMOUTH , NH 02138

116-83
KARAVANNYKH, ELENA
10 DANA ST. UNIT 206
CAMBRIDGE, MA 02139

116-79
GROSS, NORMAN
TRS OF 354-356A HARVARD ST
ATTN: ALDENOR REAL ESTATR LLC
PO BOX 1215
WESTON, CT 06883

116-83
VILLALPANDO, FEDERICO
10 DANA ST., #9
CAMBRIDGE, MA 02138

11 Dana St.

295

116-83
MATTOX, MARTHA M.
C/O MARTHA MATTOX YUKEVICH
P.O. BOX 2121
TISBURY, MA 02568

116-83
KALICK, SHELDON
10 DANA ST., UNIT #310
CAMBRIDGE, MA 02138-5420

116-83
DANBERG, SEYMOUR A., TRUSTEE TEH
DANBERG CAMBRIDGE REALTY TRUST
12 TRAYMORE ST.
CAMBRIDGE, MA 02140

116-83
RHOADES, KYLE S.
10 DANA ST. SB
CAMBRIDGE, MA 02138

116-16
OSLUND, LAWRENCE E. & LORETTA E. OSLUND
15742 CAMINO CRISALIDA
SAN DIEGO, CA 92127

116-16
CROWLEY, JR. WILLIAM T.
12-16 ELLERY ST, UNIT #404
CAMBRIDGE, MA 02138

116-16
CHAKRAVORTY, RUDRA
TR. RUDRA CHAKRAVORTY REV. TRUST
70 STILLWATER DRIVE
NASHUA, NH 03062

116-83
RAMAKRISHNAN, GIGI,
TRUSTEE THE JAYA KRISHNA TRUST
22330 HOMESTEAD RD. #305
CUPERTINO, CA 95014

116-83
WANG, XUEFENG & YING CHEN
266 PARK AVE
ARLINGTON, MA 02476

116-83
LONGWOOD PROPERTY GROUP, LLC,
11 WORTHINGTON ST
BOSTON, MA 02120

116-83
LIAO, SHU-YI
2634 IVANHOE ST
DENVER, CO 80207

116-83
ZHANG, XIANGHONG
10 DANA ST., #402
CAMBRIDGE, MA 02139

116-83
MEYER, MARILEE B.
10 DANA ST.,UNIT #405
CAMBRIDGE, MA 02138-5420

116-2
GRISSEN, DARRELL K. & LAURA BUSSA
352 HARVARD ST., #3B
CAMBRIDGE, MA 02138

116-16
ALHAKIM, MOHAMED
12-16 ELLERY ST., UNIT #304
CAMBRIDGE, MA 02138

116-16
MORSE, MERNA E.,
TR. OF THE M.E MORSE REALTY TRUST.
C/O MORSE MERNA TRUSTEE
102 BROOKSBY VILLAGE DRIVE #204
PEABODY, MA 01960

116-83
MAZUR, DANIEL ISAAC
122 HANCOCK ST
CAMBRIDGE, MA 02139

116-83
RAFF, GEORGE
10 DANA ST. UNIT 201
CAMBRIDGE, MA 02139

116-6
DOMINI, AMY L.
7 DANA ST,
CAMBRIDGE, MA 02138-5401

116-83
EVA J. PADDOCK & JAMES A.PADDOCK,
TRS THE PADDOCK REALTY TRUST
312 WALDEN ST.
CAMBRIDGE, MA 02138

116-83
KOZOREZ, BORIS & NONNA KHACHIYAN
10 DANA ST UNIT #308
CAMBRIDGE, MA 02139

116-83
BELLINO, THERESE GAIL.
P.O. BOX 390056
CAMBRIDGE, MA 02139

116-83
WANG, JIAXUAN
10 DANA ST UNIT #409
CAMBRIDGE, MA 02138

116-16
JIANG, CHENG CHENG,
TRUSTEE JIANG REALTY TRUST II
PO BOX 130350
BOSTOON, MA 021113

116-16
ZHANG, LIWEN
12-16 ELLERY ST UNIT #401
CAMBRIDGE, MA 02139

116-16
OLSON, KENNETH & ELLEN BERGER
12 ELLERY ST., #504
CAMBRIDGE, MA 02139

116-83
WENDER, PETER J.
10 DANA ST. UNIT #11
CAMBRIDGE, MA 02138-5420

116-83
ALAMGIR, JALAL & FAZEELA MORSHED
10 DANA ST., UNIT #204
CAMBRIDGE, MA 02138

116-83
LEADER, TATYANA
10 DANA ST. UNIT #214 & 215
CAMBRIDGE, MA 02139

116-83
SHARARA, NASSER
10 DANA STREET, UNIT #311
CAMBRIDGE, MA 02138-5423

116-83
AMITAI TOUVAL,
TRUSTEE OF 10 DANA ST REALTY TRUST
310 RIVERSIDE DR. #1105
NEW YORK, NY 10025

116-83
MEYER, MARILEE B.
10 DANA ST., UNIT #404
CAMBRIDGE, MA 02139

116-83
CHRISTIA, FOTINI
10 DANA ST. UNIT#10
CAMBRIDGE, MA 02138

116-83
SAYED, ISMAIL ALI &
CITY OF CAMBRIDGE TAX TITLE
10 DANA ST., UNIT 415
CAMBRIDGE, MA 02138-5420

116-108
MONTALVO, LUIS & DIANA RAMIREZ JASSO
3 DANA PL
CAMBRIDGE, MA 02138

116-109
WHITMAN, HENDRICKS HALLETT III &
ANNE WHITMAN TRUSTEES
11-4 DANA PLACE
CAMBRIDGE, MA 02138

116-113
LIPSON, PAMELA & PAWAN SINHA
11-8 DANA ST.
CAMBRIDGE, MA 02138

116-114
BENHADJI-SCHAFF, SOPHEAP &
AMIR M. BENHADJI-SCHAFF
348 HARVARD ST., #8/4
CAMBRIDGE, MA 02139

116-2
GARBER, SHOSHANAH
352 HARVARD ST UNIT #1A
CAMBRIDGE, MA 02138

116-2
QIN, YUXIN
352 HARVARD ST., #1C
CAMBRIDGE, MA 02138

116-2
CHIANG, KOPHU & SHIH MEI J. CHIANG
TIMOTHY K. CHIANG
352 HARVARD ST., #3A
CAMBRIDGE, MA 02138

116-120
MURATOGLU, ORHUN KAMIL &
TONYA OYA ORME
5 DANA STREET
CAMBRIDGE, MA 02138-5401

116-16
FU, JUN & YANMING XIAO
12-16 ELLERY ST #204
CAMBRIDGE, MA 02138-5346

116-16
XU, HONGLING & WEN LI
C/O MARTOCCHIA & CO. INC.
633 TRAPELO ROAD
WALTHAM, MA 02452

116-16
WU, DAVID & GRACE W. WU,
TRUSTEES THE WU FAMILY TRUST
5045 NE 70 ST
SEATTLE, WA 98115

116-16
DUCKETT, DEIDRE
12 ELLERY ST. UNIT#601
CAMBRIDGE, MA 02138

116-16
WANG, XUEFENG & YING CHEN
12-16 ELLERY ST., UNIT #602
CAMBRIDGE, MA 02139

116-18
CLARK, JOHN E., JR. AND INGEBORG H. CLARK
26 KERRINGTON WAY
STOW, MA 01775

116-83
COOPER, SUSANNAH J., TRUSTEE OF 10 DANA
STREET WEST BASEMENT UNIT NOMINEE TR.
10 DANA ST., UNIT BWA
CAMBRIDGE, MA 02138

116-114
VABULAS, GERARD J. & SEUNG-WON VABULAS
21 ETHAN ALLEN DR.
ACTON, MA 01720

116-114
XU, MING QUN
40 CRESCENT RD
HAMILTON, MA 01982

116-116
SOMMER, DORIS,
TR. OF UNIT 2 350 HARVARD STREET TRUST
350 HARVARD ST., UNIT #3
CAMBRIDGE, MA 02139

116-116
SOMMER, DORIS
350 HARVARD ST. UNIT#3
CAMBRIDGE, MA 02139

116-107
SMITH, MARK SAVOLAINEN &
SHARON C. NICOLETTO
11-2 DANA ST
CAMBRIDGE, MA 02138

116-114
JOSEPH, ELEANOR C.
19 LILAC COURT
CAMBRIDGE, MA 02141

116-114
TZAFRIR, MORDECHAI
65 SHREWSBURY ST
LIVINGSTON, NJ 07039

116-80
WARD, BARRY T.
20 ELLERY STREET
CAMBRIDGE, MA 02138-5308

116-83
BROKALAKIS, ALEXANDRA &
MELISSA C WAYNE C. JOHNSON
10 DANA ST., #6
CAMBRIDGE, MA 02138

116-83
KIM, ESTHER & KRISTIAN R. CIBULSKIS
10 DANA ST.,UNIT #8
CAMBRIDGE, MA 02138

116-83
KHOSLA, LYNN
17 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

11 Dana St.

116-83
RAFF, GEORGE
955 MASSACHUSETTS AVENUE #245
CAMBRIDGE, MA 02139

116-83
PSKOWSKI, HAROLD W., &
REBECCA P. PSKOWSKI
3020 TILDEN STREET, NW #201
WASHINGTON , DC 20008

116-83
RONDEAU, RAFAEL P. & DANA L. HALE
10 DANA ST., #312
CAMBRIDGE, MA 02138

116-83
M.R. VACCARO, LLC NO. 5
C/O OXFORD ST REALTY INC
1644 MASS AVE
CAMBRIDGE, MA 02138

116-83
MATEO, JOSE E.
32 DORSET DR
GLOUSTER, MA 01930

116-83
CHOI, KATHLEEN
10 DANA ST., #414
CAMBRIDGE, MA 02138

116-106
RUBIO, FREDERIC DEBRUYN &
DEIRDRE DEBRUYN RUBIO
11-1 DANA ST
CAMBRIDGE, MA 02138

116-114
JI, JOHN S. & CITY OF CAMBRIDGE TAX TITLE
346 HARVARD ST. UNIT 6-4
CAMBRIDGE, MA 02138

116-114
XU, MING QUN
40 CRESCENT ST
HAMILTON, MA 01982

116-116
SOMMER, DORIS
TR. OF 350 HARVARD STREET REALTY TRUST
350 HARVARD STREET UNIT #3
CAMBRIDGE, MA 02138

116-42
ELMER, ROBERT G.
14-18 DANA ST 16
CAMBRIDGE, MA 02138

116-42
COHEN, ADAM E & JENNIFER HSIN-I HOU
14-18 DANA ST UNIT #14
CAMBRIDGE, MA 02138

116-119
THE MARIE WU & RENEE WU LLC,
10 ELLERY STREET
CAMBRIDGE, MA 02138

116-42
GONDEK, KATHLEEN & ISTVAN MOLNAR
14-18 DANA ST., #18
CAMBRIDGE, MA 02138

116-16
MEUSER, CAROL S., TRUSTEE
600 COLE FARM RD., #A12
WARWICK, RI 02889

116-83
CHU, SHAOYAN LEILEI ZHANG, TRS
2206 WALDEN CREEK DR
APEX, NC 27523

116-114
KENMORE PROPERTY GROUP LLC
132 CARLTON ST
BROOKLINE, MA 02446

116-16
PRASAD, RAY
TRUSTEE OF THE R.R PRASAD REALTY TRUST
12-16 ELLERY ST UNIT #305
CAMBRIDGE, MA 02138

116-83
PAJOVIC JAVAN & SANJA
1329 SWEETBIRCH CRT
MISSISSAUGA,

116-83
LATTOUF, OMAR MAHMOUD & LINA AL-
ADHAM LATTOUF ZEENA LATTOUF
10 DANA ST UNIT #305
CAMBRIDGE, MA 02138

116-83
JAMES, MANJU & THOMAS V. JOHNSON
10 WOODPARK CIR
LEXINGTON , MA 02421

116-114
CHANG CHIA-JUNG
9 CARROLL CIRCLE
WESTON, MA 02493

116-114
MIDUTURU CHANDRASEKAR & VASUMATHY
MIDUTU THE MIDUTURU NOMINEE TR
134 VASSAL LN
CAMBRIDGE, MA 02138

116-16
HAN, JONG YOON
5 APPLETREE LANE
BEDFORD, MA 01730

116-16
WANG, JINGQI
21 SHADE ST.
LEXINGTON, MA 02421

116-16
KAM, SUSAN MING JOHN SHUH-HWA SIH
12 ELLERY ST #402
CAMBRIDGE, MA 02138

116-119
PAPISH, MICHAEL NINA PORZUCKI
10 ELLERY ST UNIT B
CAMBRIDGE, MA 02138

116-16
CHAN, YING KAI
241 NORFOLK ST #1
CAMBRIDGE, MA 02139

116-83
CIOFFI, LESLIE A.,
10 DANA ST UNIT #406
CAMBRIDGE, MA 02139

116-83
MCDOWELL JOHN
10 DANA ST - UNIT 5
CAMBRIDGE, MA 02138

11 Dana St.

595

116-112
MANDLE SARAH & AUDREY CHEN
7 DANA PL
CAMBRIDGE, MA 02138

116-16
WU PENG FAYE YIFEI WU
12 ELLERY ST - UNIT 506
CAMBRIDGE, MA 02139

116-83
CLARKE MAUREEN
10 DANA ST - UNIT 212
CAMBRIDGE, MA 02138

116-83
STOWE ARTHUR N & LINDA C DEHART
TRS STOWE ARTHUR N &
LINDA C DEHART LIVING
10 DANA ST - UNIT 210
CAMBRIDGE, MA 02138

116-83
LAHOTI SANDEEP & SHEELA LAHOTI
10 DANA ST - UNIT 315
CAMBRIDGE, MA 02138

116-110
SNOW, THOMAS & LYDIA-AGATHA KNAB
5 DANA PL
CAMBRIDGE, MA 02138

116-83
CHEN LUCY X & MICHAEL
29 KNOB HILL ST - UNIT 412
SHARON, MA 02067

116-83
ENGLEMAN LARISSA
10 DANA ST - UNIT 508
CAMBRIDGE, MA 02135

116-83
DEHART LINDA C, ARTHUR N STOWE TRS
DEHART LINDA C, ARTHUR N STOWE LIVING TR
10 DANA ST - UNIT 211
CAMBRIDGE, MA 02138

116-83
VALENTI, LIVIO
10 DANA ST - UNIT 207
CAMBRIDGE, MA 02138

116-83
ZHANG, MARTIN & RUOFEI YAO
10 DANA ST - UNIT 4
CAMBRIDGE, MA 02138

116-83
OBERON REALTY LLC
264 MONUMENT VALLEY RD
GREAT BARRINGTON, MA 01230

116-2
LEVY JOANNA G
352 HARVARD ST - UNIT 1E
CAMBRIDGE, MA 02138

116-16
SAFTAPA LLC
20505 EAST COUNTY CLUB DR
AVENTURA , FL 33180

116-16
WU, AMY FANG & ROBERT HAO WU
80 BEAVER RD
WESTON, MA 02493

116-114
YANG, ZHONQUN
153 WALPOLE ST
DOVER, MA 02030

Pacheco, Maria

From: Snow, Thomas /US <Thomas.Snow@sanofi.com>
Sent: Tuesday, January 3, 2023 9:56 AM
To: Pacheco, Maria
Subject: BZA-201979 support letter

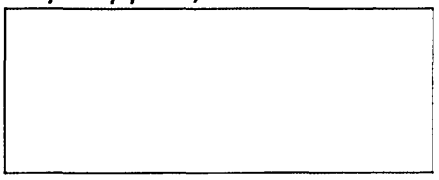
To whom it may concern:

I am writing in support of the petition for Variance (BZA-201979) filed by Brad Feldman c/o Gold Beech Construction for 11 Dana Street Unit 6. My wife and I are the current owners and residents of the adjacent townhouse (Unit 5).

The units at 11 Dana Street were built in 1980, and the original construction is often not in compliance with current building codes. In particular, the original rear decks present significant safety risks due to noncompliance with code, as outlined in Mr. Feldman's petition. Rebuilding and expanding the deck behind Unit 6 would improve safety and would not create any visual, logistic, or other issues for us. It would also be aesthetically pleasing and would positively contribute to the social and neighborly atmosphere we share at 11 Dana Street.

Thank you for your consideration.

Very truly yours,



Tom Snow

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: _____ **Date:** 12/21/22
(Print)

Address: 11 Dana St.

Case No. BZA-201979

Hearing Date: 1/12/23

Thank you,
Bza Members

to Be Posted by 12/29/22 No Later!