



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 OCT 14 AM 11:54
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 95518

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Garrison Equity LLC

PETITIONER'S ADDRESS: 1290A Beacon Street, MA, Brookline 02446

LOCATION OF PROPERTY: 12 Norumbega St., Cambridge, MA

TYPE OF OCCUPANCY: Residential-Two family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/ /Rear stairs in setback and to relocate two windows in a facade within the side-yard setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

1. To construct dormers to the third floor, expanding floor area by 23 sf. (variance).
2. To add exterior stairs for a second means of egress in the side and rear yard setbacks (variance)

To relocate windows in a facade within the side-yard setbacks

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: 10.30 (Variance).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):

Audrey Garban

(Petitioner (s) / Owner)

AUDREY GARBAN

(Print Name)

Address:

Tel. No. 6178751914

E-Mail Address: aurel.garban@unlimitedsir.com

Date: 10/08/2020

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 AUREL GARBAN / GARRISON EQUITY LLC
(OWNER)

Address: 1290A BEACON ST, BROOKLINE, MA 02146

State that I/We own the property located at 12-14 NORUMDEGA ST.
which is the subject of this zoning application.

The record title of this property is in the name of GARRISON
EQUITY LLC

*Pursuant to a deed of duly recorded in the date 09/03/2020, Middlesex South
County Registry of Deeds at Book 75533, Page 424; 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 Norfolk

The above-name AUREL GARBAN personally appeared before me,
this 1 of October, 2020, and made oath that the above statement is true.

Tatiana Bardash Notary

My commission expires June 28, 2024 (Notary Seal).



TATIANA BARDASH
Notary Public
Commonwealth of Massachusetts
My Commission Expires June 28, 2024

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

DIMENSION OF 15'.

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:
- Were the lot of the area and width required in a residence B zone then no variance would be required. But the lot is in non-conforming in relation to size and width and therefore a variance is required.
- 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 by not affecting generally the zoning district in which it is located for the following reasons:
- The hardship is owing to the dimensions/size of this 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 property is currently a two family and will remain a two family.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- As the number of living units is remaining the same and the reduction of the rear yard depth is only partial and relatively minor (113 sf), the proposal does not substantially derogate the intent or purpose 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.**

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 Norumbega 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:

Windows are permitted in side elevations. the project includes the elimination and addition of new windows. The new windows must be approved by Special Permit because they are in an existing facade that is within the side yard setback.

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:

The property is a two family and will remain a two family and will not increase parking capacity after it is renovated. Therefore it is unlikely to cause a congestion hazard or change the established neighborhood character.

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 granting of a special permit for new windows will not adversely affect adjacent uses.

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:

a continuation of an existing 2 family use will not result in a nuisance or hazard detrimental to the health or welfare of the occupants or to the citizens of Cambridge.

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:

As the proposed use is the same as the current use, the proposed use will not derogate from the integrity of the district or from purpose of the Zoning Ordinance.

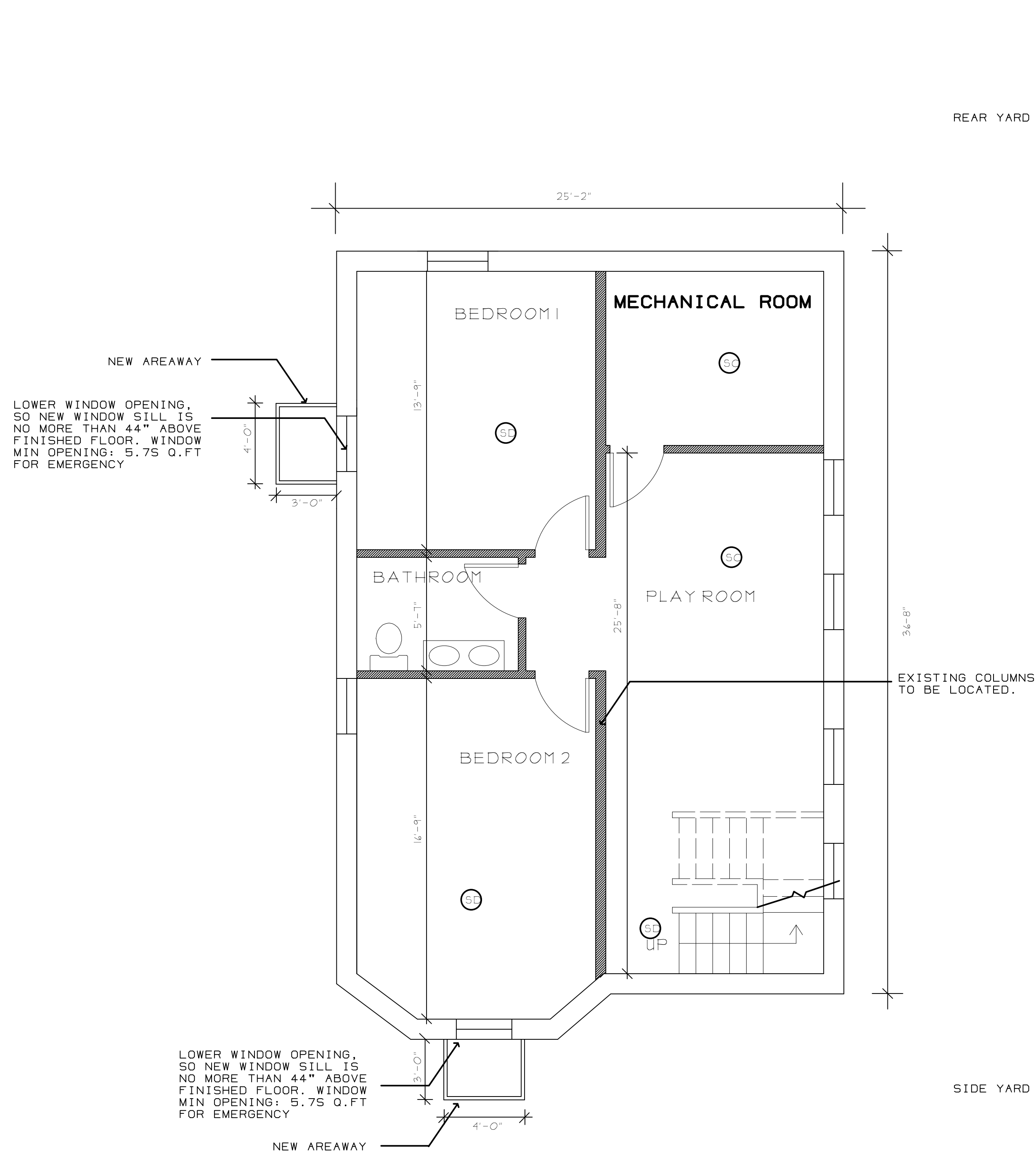
***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Garrison Equity LLC**Present Use/Occupancy:** Residential-Two family**Location:** 1290A Beacon Street**Zone:** Residence B Zone**Phone:** 6178751914**Requested Use/Occupancy:** residential-Two family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2554	2577	1610	(max.)
<u>LOT AREA:</u>	N/A	N/A	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	N/A	N/A	N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1610	N.C.	2500	
<u>SIZE OF LOT:</u>				
WIDTH	41	N.C.	50	
DEPTH	81	N.C.	100	
<u>SETBACKS IN FEET:</u>				
FRONT	10	N.C.	15	
REAR	29.8	23.1 AT MIN	25	
LEFT SIDE	10	12.8	7.5 SUM OF 20	
RIGHT SIDE	3.8	N.C.	7.5 SUM OF 20	
<u>SIZE OF BUILDING:</u>				
HEIGHT	37	N/A	35	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	2,047 (64%)	1,934 (60%)	1,288 (40%)	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	1	1	2	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

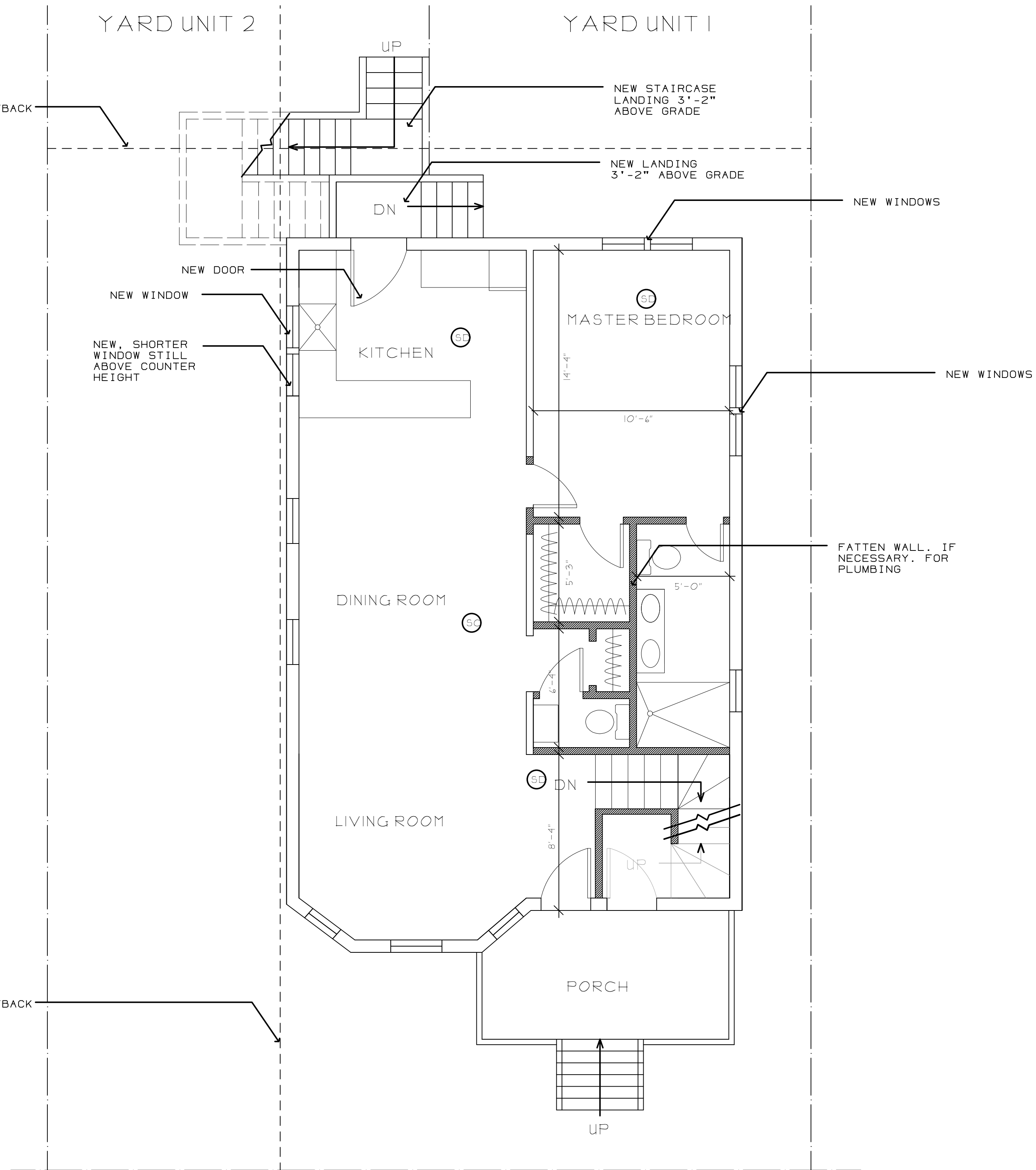
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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



VARIANCE: UNIT 1 BASEMENT PLAN

2 4 8 SCALE IN FEET 1/4"



VARIANCE: UNIT 1 FIRST FLOOR

2 4 8 SCALE IN FEET 1/4"

SYMBOL	DESCRIPTION
SD	SMOKE DETECTOR
SC	SMOKE AND CO DETECTOR

12-14 NORUMBEGA
CAMBRIDGE, MA

BLACK
RIVER
ARCHITECTS,
inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007



Title
UNIT 1
BASEMENT
1ST FLOOR

Scale
AS NOTED

Job No.
022120.0

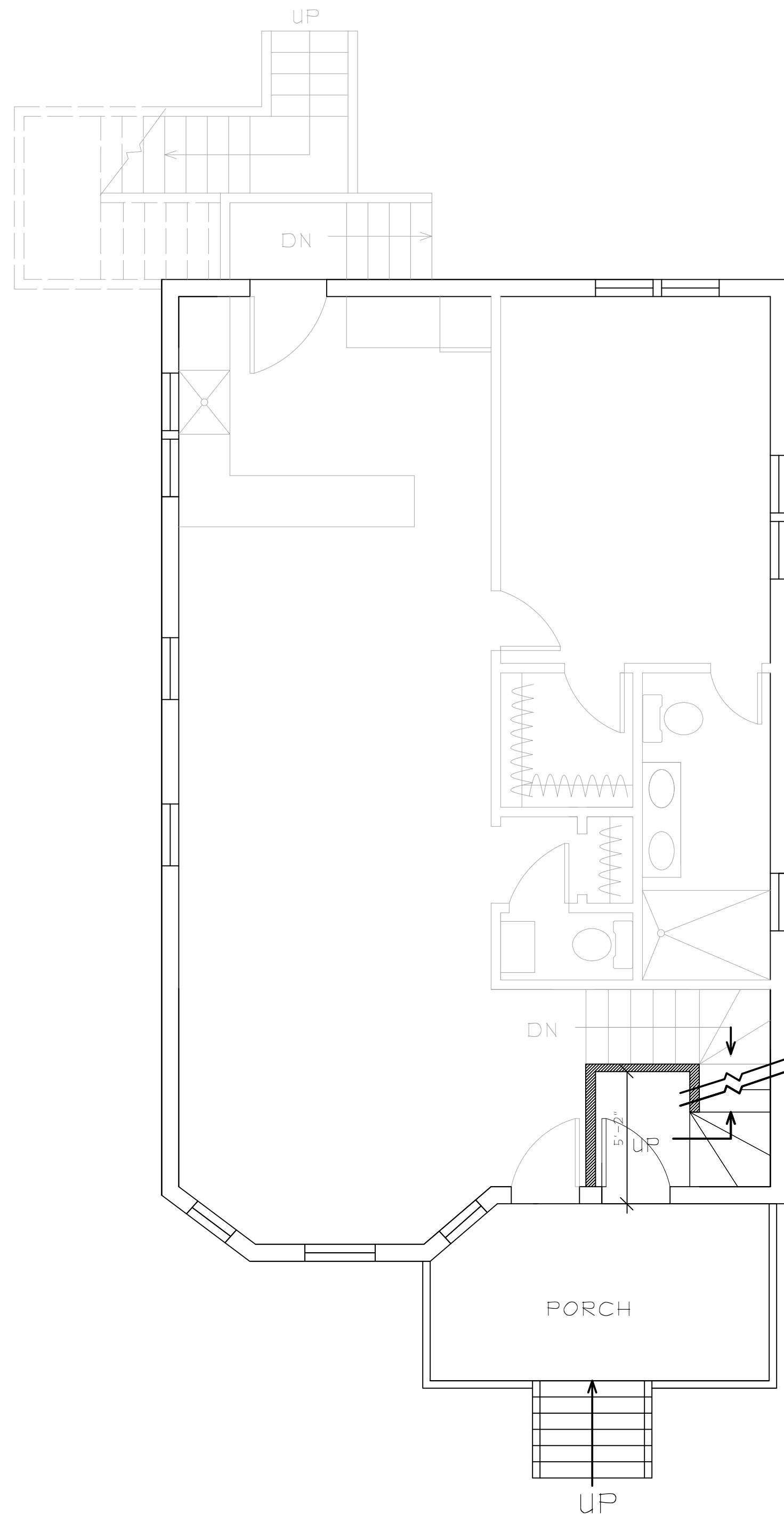
Drawing File

Drawn By
ON

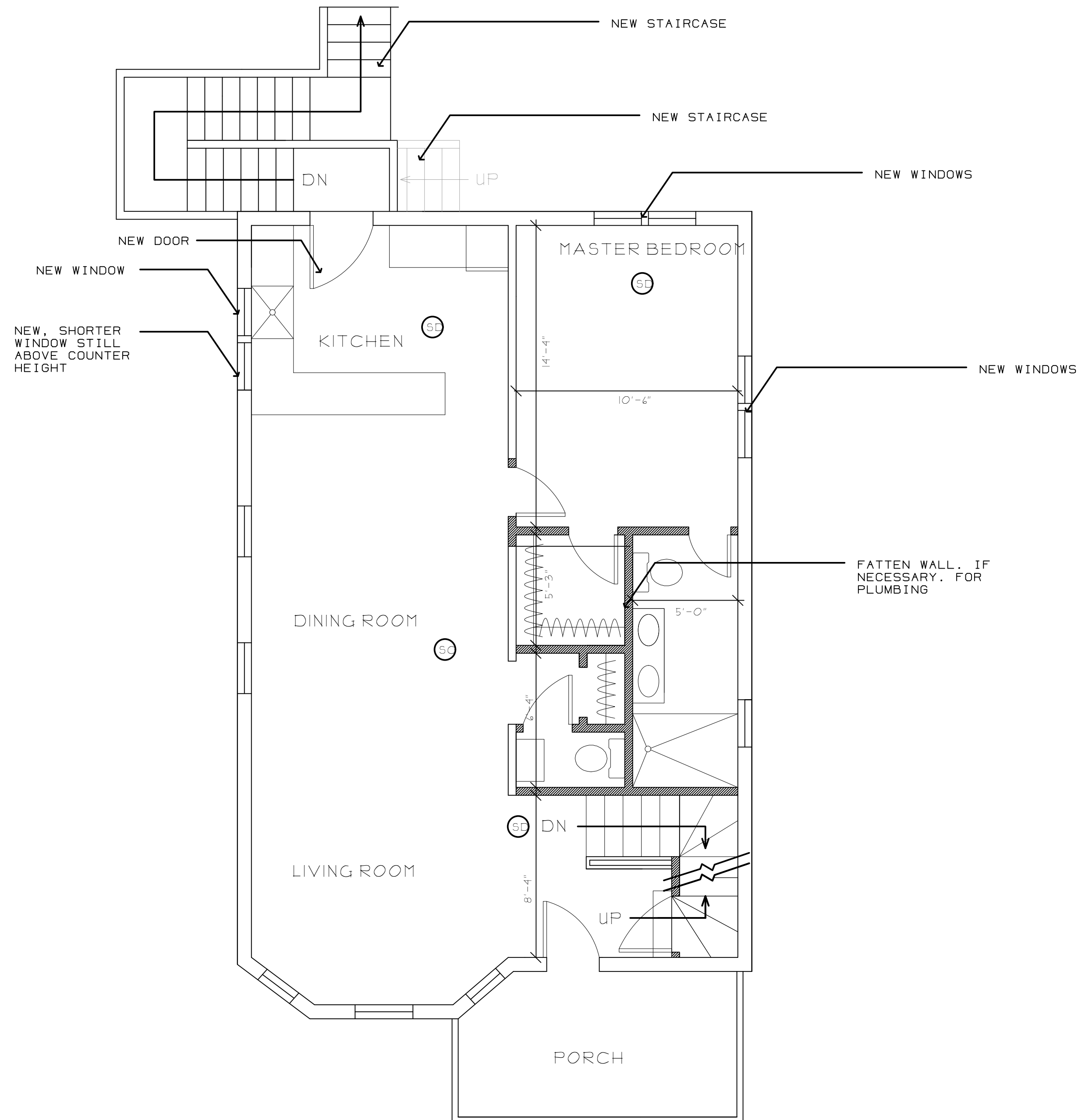
Checked By
AH

Date
09.24.20

A101



↑ VARIANCE: UNIT 2 FIRST FLOOR
0 2 4 8 SCALE IN FEET 16



↑ VARIANCE: UNIT 2 SECOND FLOOR
0 2 4 8 SCALE IN FEET 16

SYMBOL	DESCRIPTION
ⓈⓉ	SMOKE DETECTOR
ⓈⓈ	SMOKE AND CO DETECTOR

12-14 NORUMBEGA
CAMBRIDGE, MA

BLACK
RIVER
ARCHITECTS,
inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007



Title
UNIT 2
1ST FLOOR
& 2ND FLOOR

Scale
AS NOTED

Job No.
022120.0

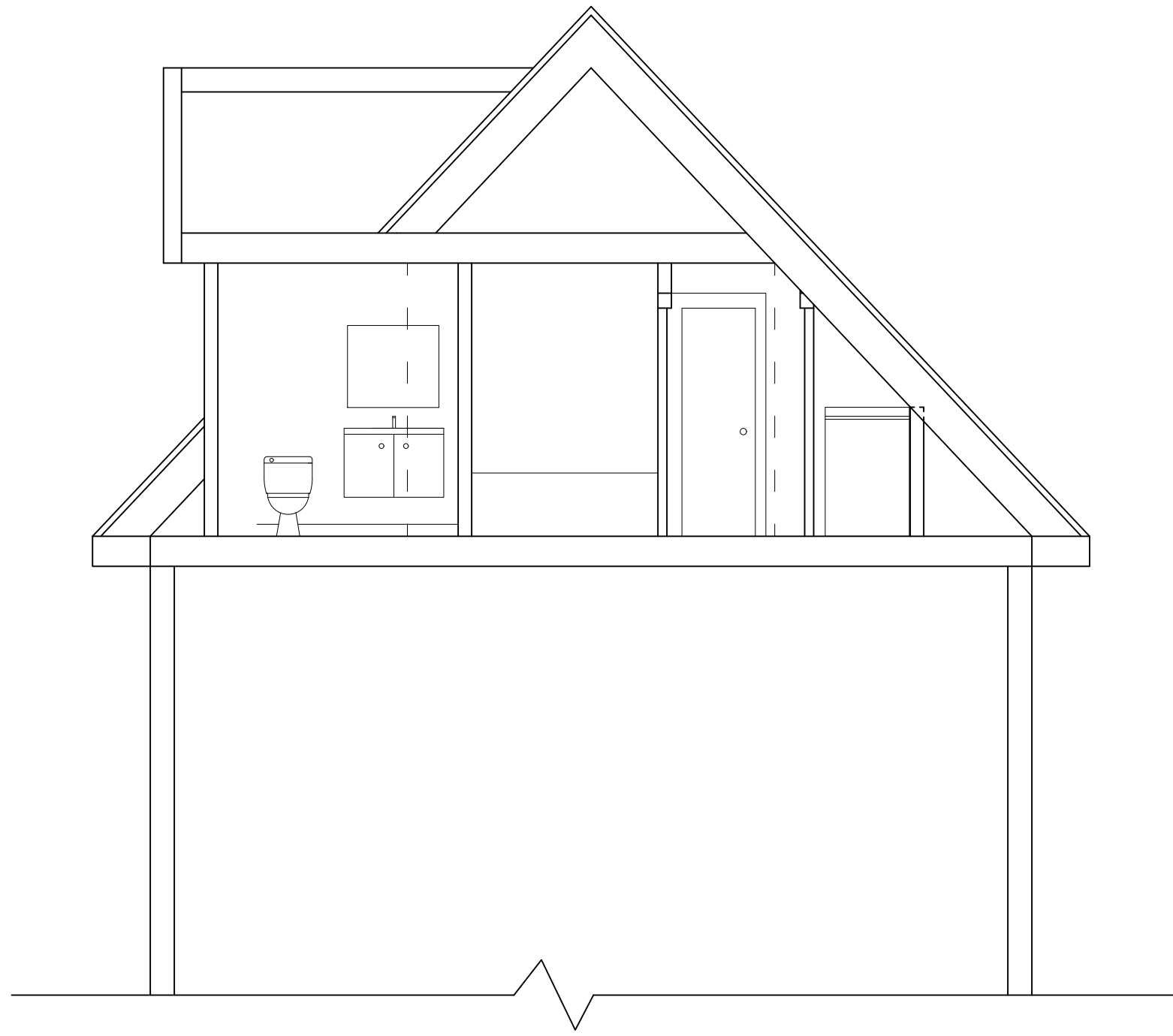
Drawing File

Drawn By
ON

Checked By
AH

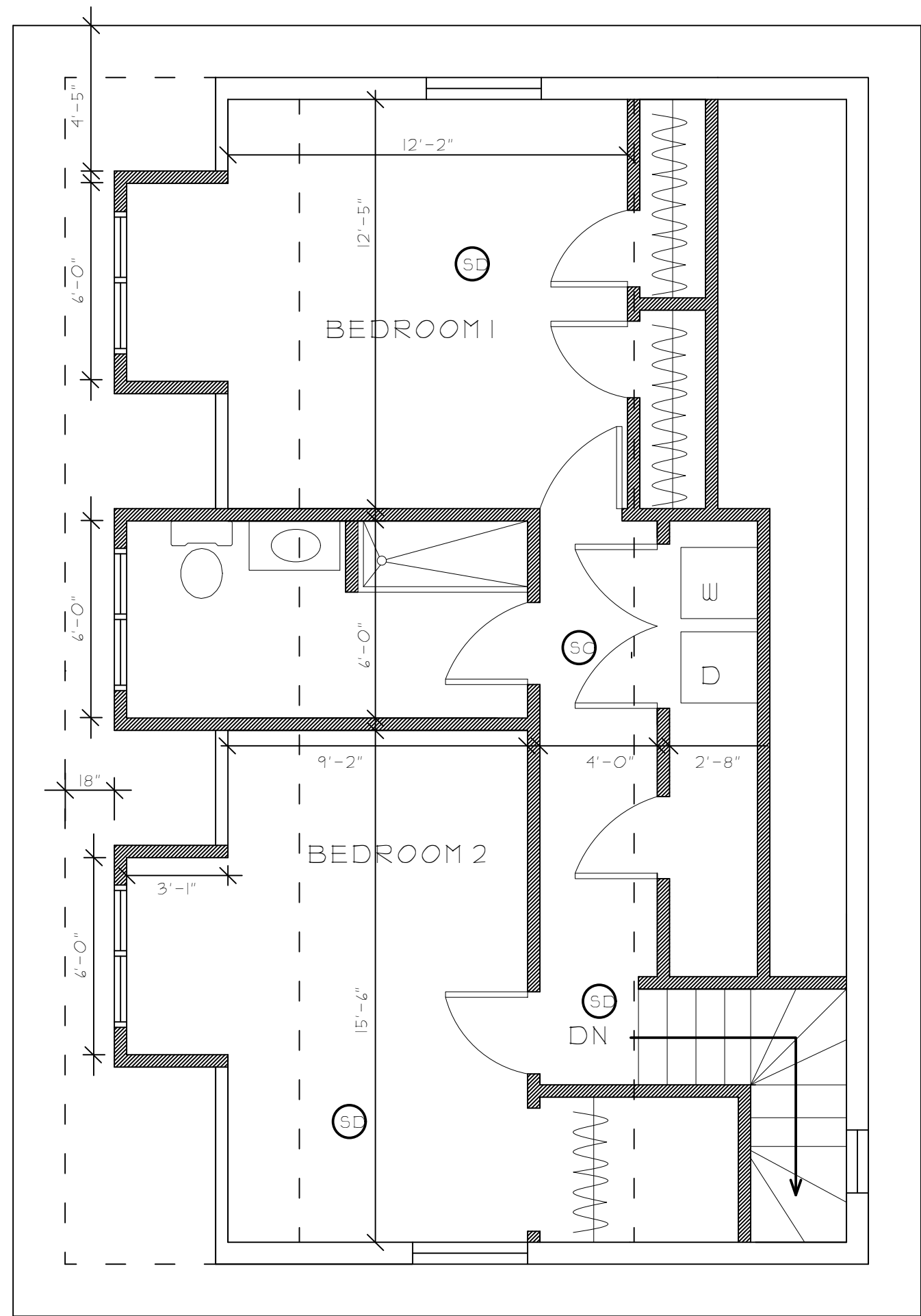
Date
09.24.20

A102



VARIANCE: THIRD FLOOR SECTION

2 4 8 SCALE IN FEET 1/6



VARIANCE: UNIT 2 THIRD FLOOR

2 4 8 SCALE IN FEET 1/6

FLOORS AND SQ. FOOTAGE	
BASEMENT PLAN	947 SQ.FT
FIRST FLOOR	1,002 SQ.FT
SECOND FLOOR	1,002 SQ.FT
THIRD FLOOR	573 SQ.FT
TOTAL	3,524 SQ.FT

SYMBOL	DESCRIPTION
SD	SMOKE DETECTOR
SC	SMOKE AND CO DETECTOR

12-14 NORUMBEGA
CAMBRIDGE, MA

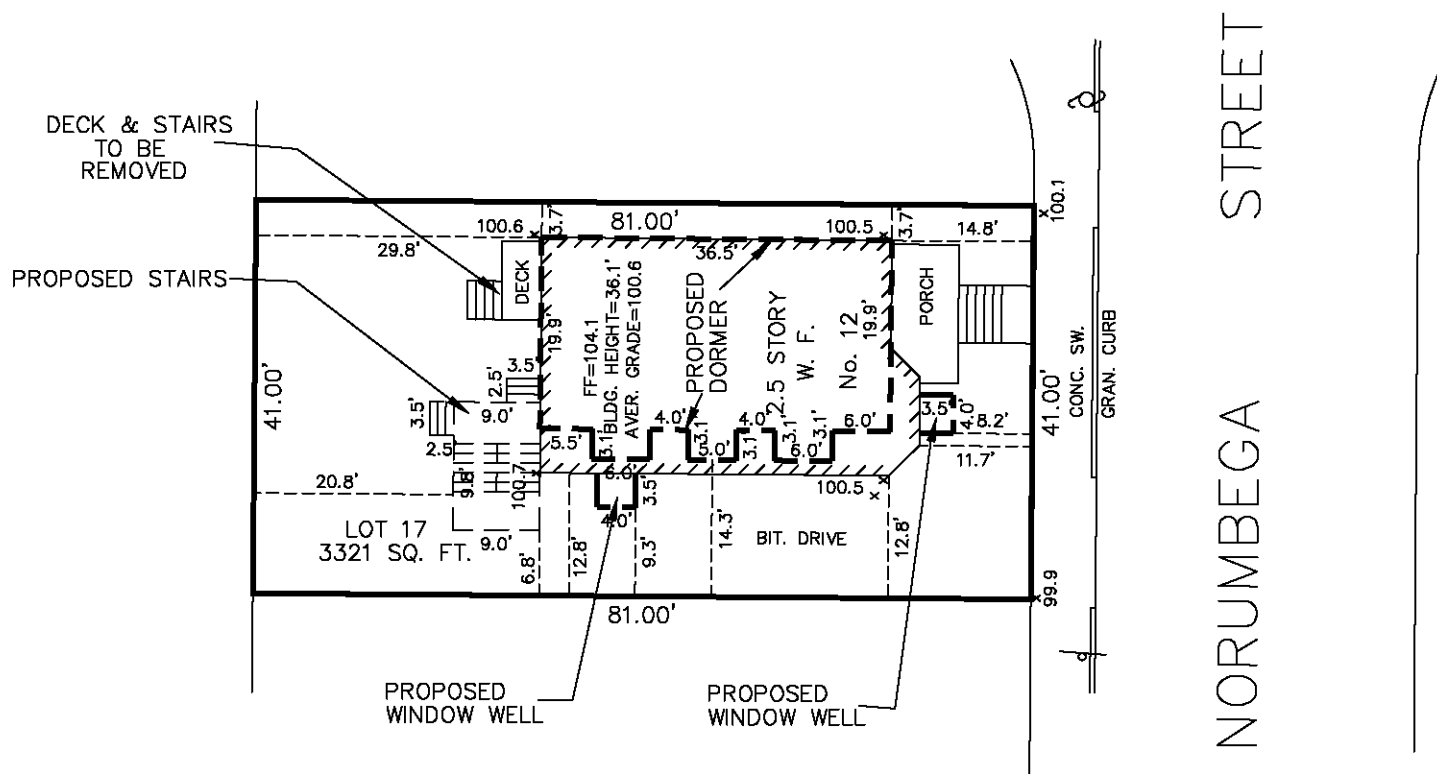
BLACK
RIVER
ARCHITECTS,
inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007



Title	UNIT 2 ATTIC
Scale	AS NOTED
Job No.	022120.0
Drawing File	
Drawn By	ON
Checked By	AH
Date	09.24.20

A103



Antoni Szerszunowicz



PLOT PLAN
12 NORUMBEGA STREET
CAMBRIDGE, MASS.

SCALE : 1"= 20'

SEPTEMBER 30, 2020

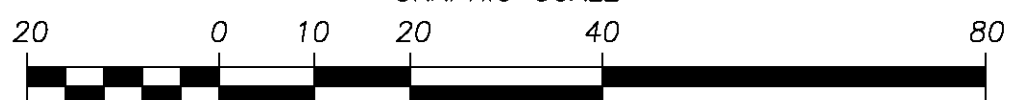
AGH ENGINEERING

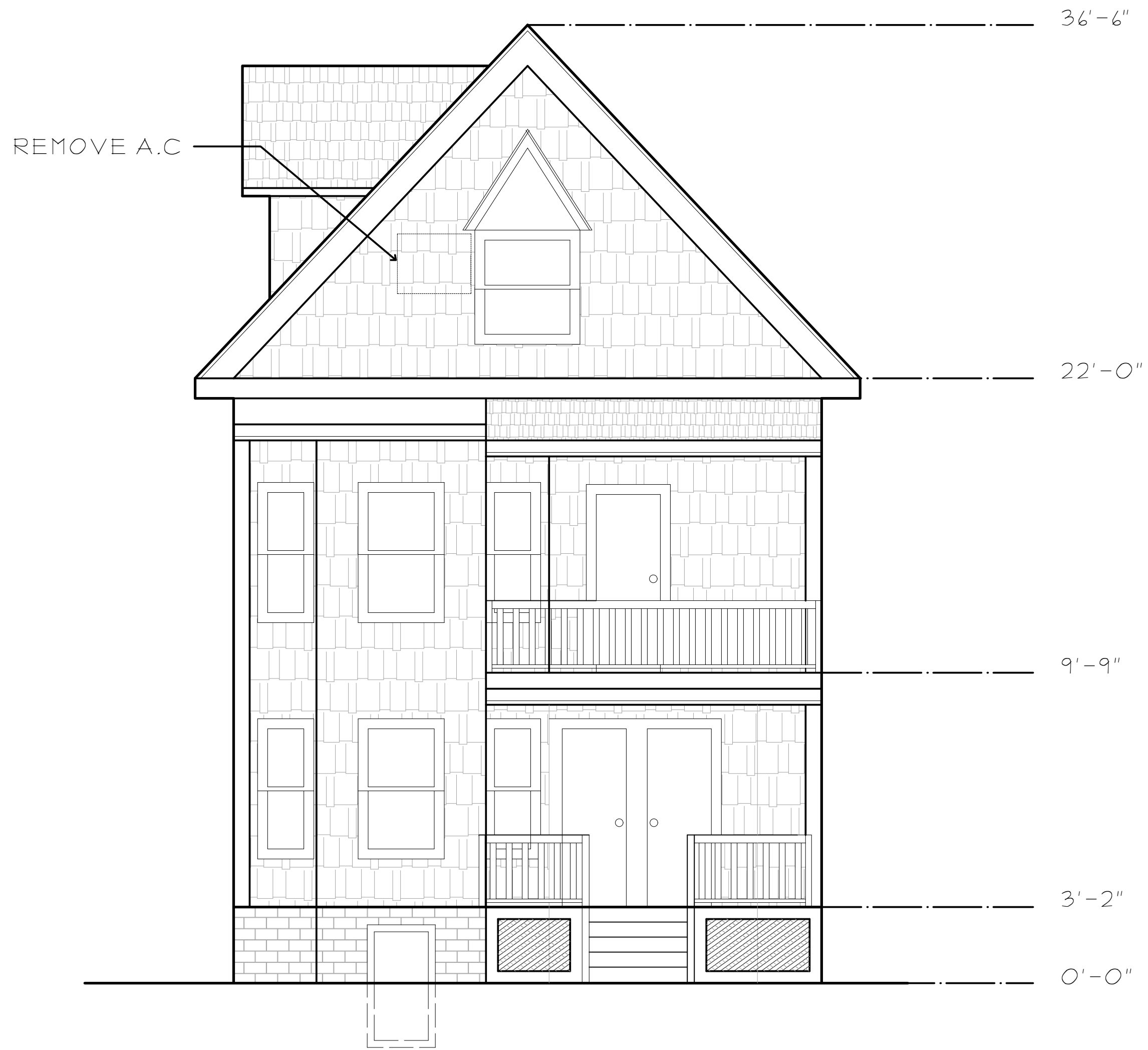
166 WATER STREET

STOUGHTON, MA 02072

PHONE: (781)344-2386

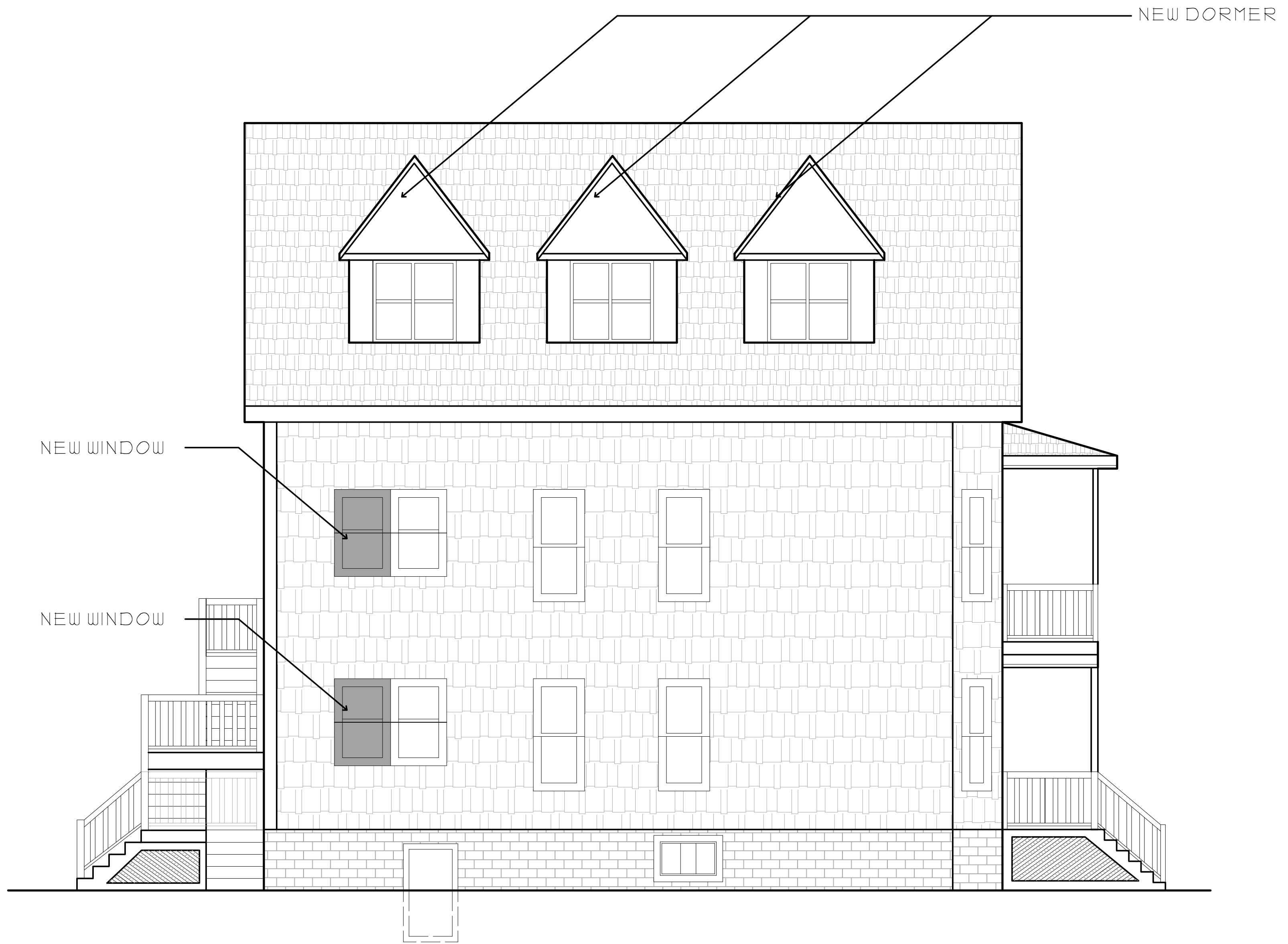
GRAPHIC SCALE





FRONT ELEVATION

2 4 8 SCALE IN FEET 1/4"



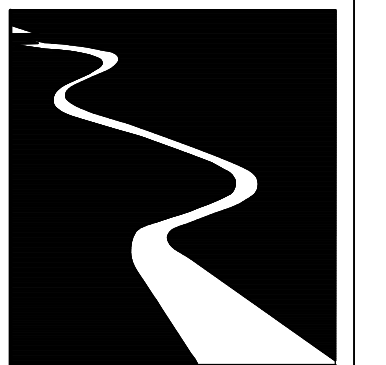
SIDE ELEVATION

2 4 8 SCALE IN FEET 1/4"

12-14 NORUMBEGA
CAMBRIDGE, MA

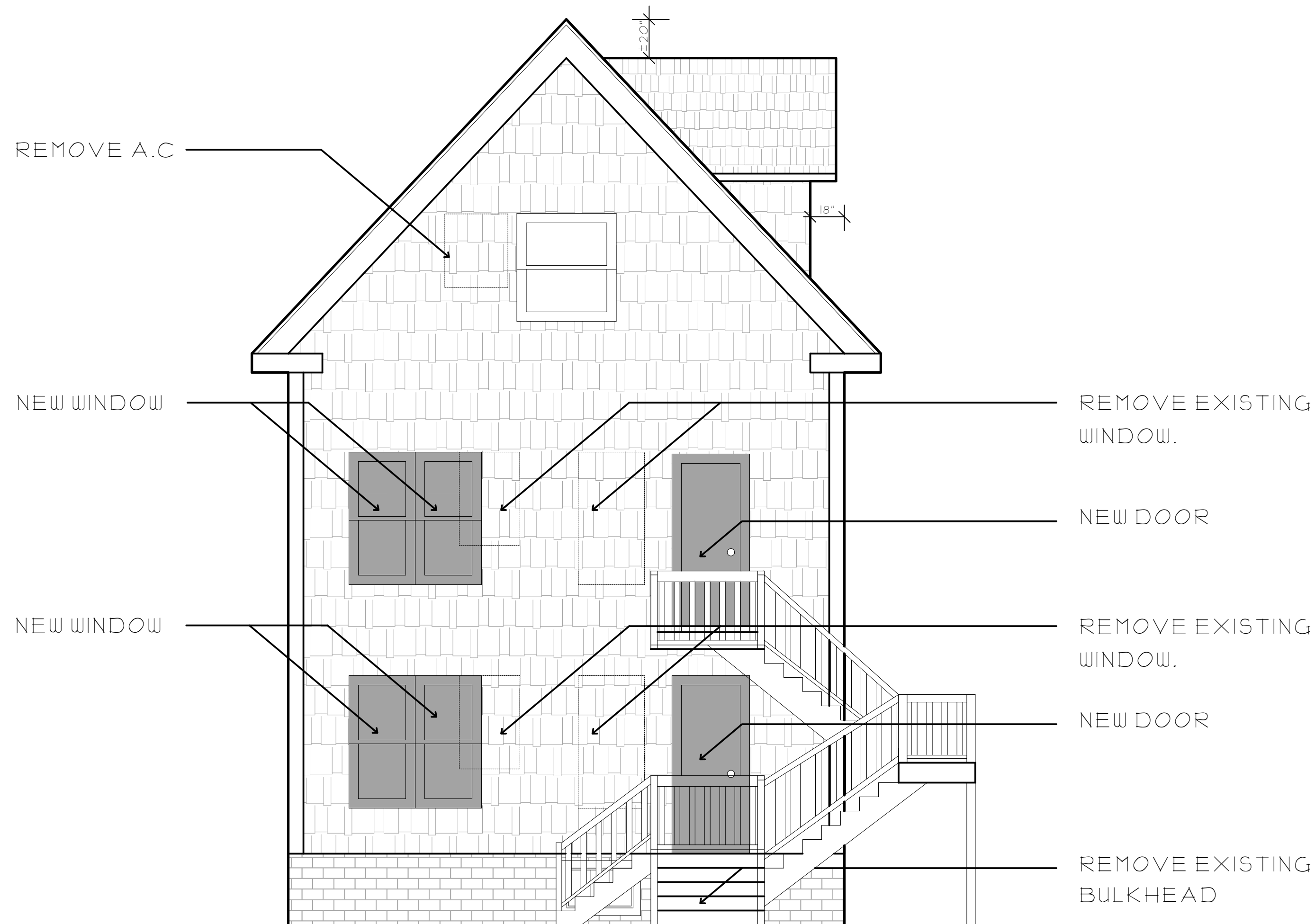
BLACK
RIVER
ARCHITECTS,
inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3001



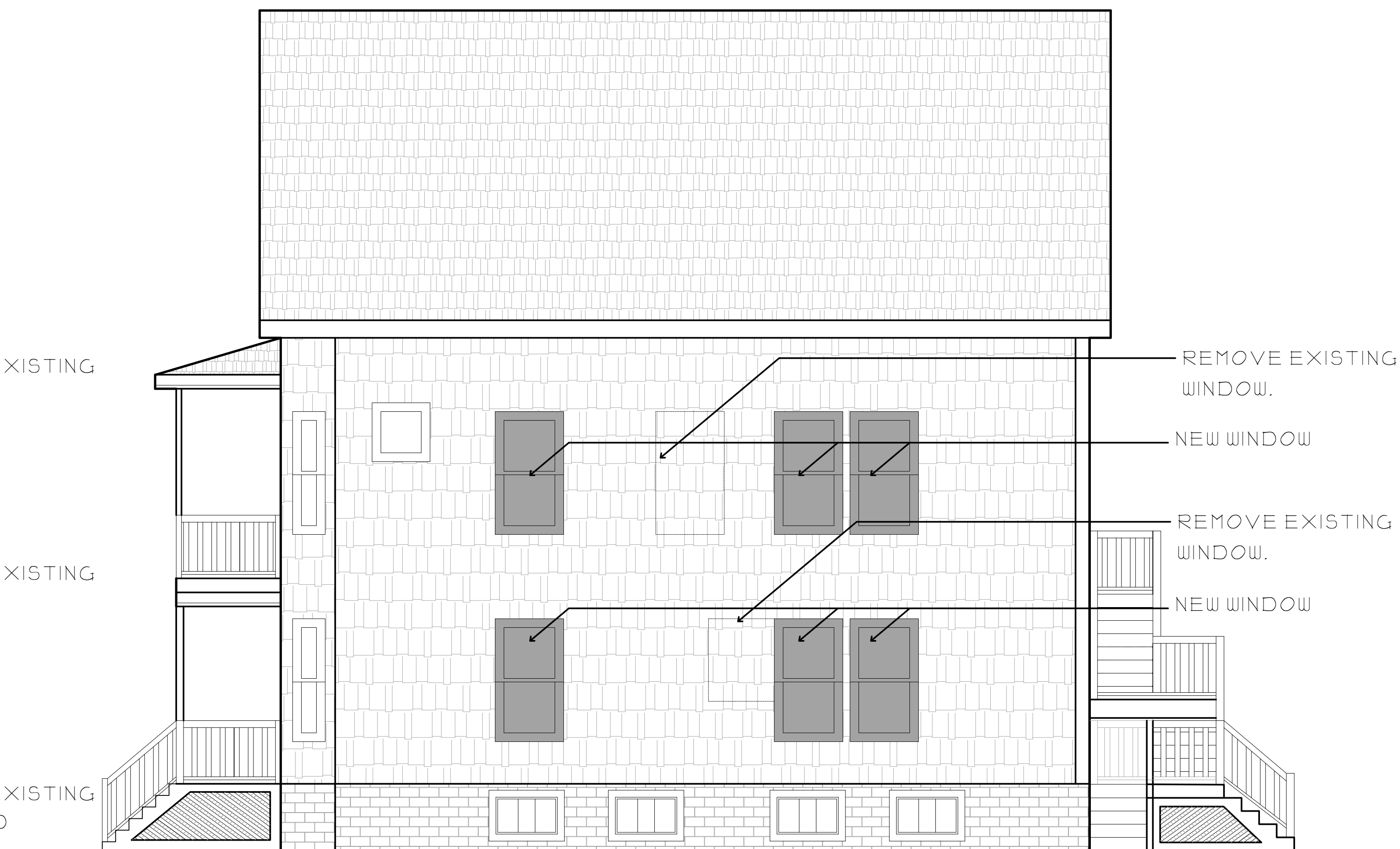
Title
Scale AS NOTED
Job No. 022120.0
Drawing File
Drawn By ON
Checked By AH
Date 08.24.20

A104



BACK ELEVATION

0 2 4 8 16 SCALE IN FEET



SIDE ELEVATION

0 2 4 8 16 SCALE IN FEET

12-14 NORUMBEGA
CAMBRIDGE, MA

BLACK
RIVER
ARCHITECTS,
inc.

1640 Mass. Ave.
Cambridge, MA
02138
(617) 661-3007



Title
Scale AS NOTED
Job No. 022120.0
Drawing File
Drawn By ON
Checked By AH
Date 08.24.20

A105

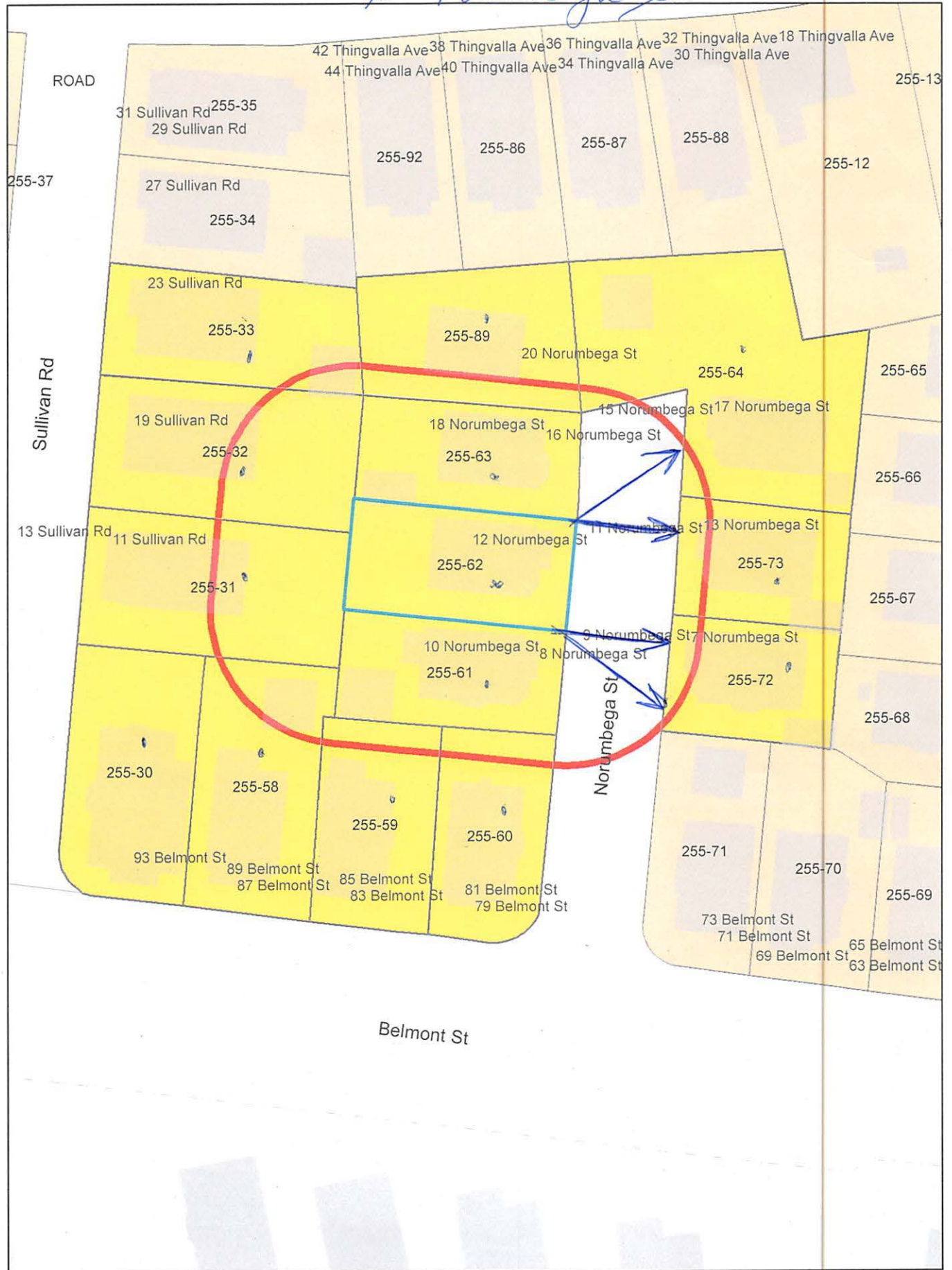








12 Norumbega St.



12 Norumbega St.

Petitioner

255-30
LEVAUX, JEAN, HOWARD A. LEVAUX, MATTHEW
SOLIT ADLAI- GAIL, ALAN FINCKE ET-AL
93 BELMONT ST
CAMBRIDGE, MA 02138

255-31
CRIMALDI, BARBARA A.
11 EDWARD T. SULLIVAN RD.
CAMBRIDGE, MA 02138

GARRISON EQUITY, LLC
C/O AUREL GARBAN
1290A BEACON STREET
BROOKLINE, MA 02446

255-32
COVELL, GRANT CHU & DEBORAH BOYKAN
12 EXETER ST
BELMONT, MA 02478

255-33
SYKLEY, ANATOLE & JULIANA N. ALLEN-SYKLEY
23 EDWARD T. SULLIVAN RD. - UNIT #1-#2
CAMBRIDGE, MA 02138

255-60
RODGERS, DIANE
81 BELMONT STREET
CAMBRIDGE, MA 02138-4439

255-59
SWADDIPONG, PICHAI & ELENA SWADDIPONG
83-85 BELMONT ST.
CAMBRIDGE, MA 02138-4439

255-64
BRANCAZIO, DAVID & DIANE BRANCAZIO
15 NORUMBEGA ST
CAMBRIDGE, MA 02138-4435

255-72
DISTEFANO, EILEEN J.
16 DANA RD
MAYNARD, MA 01754

255-89
HOLWAY, DAVID J.
20 NORUMBEGA ST.
CAMBRIDGE, MA 02138-4411

255-33
GALLOWAY, DONNA J.
23 EDWARD T. SULLIVAN RD., #3
CAMBRIDGE, MA 02138

255-58
GARCIA, FAUSTO J. & RACHELLE GARCIA DIANE
GARCIA & MARISA GARCIA
87 BELMONT ST
CAMBRIDGE, MA 02138

255-62
TRAINOR, KATHLEEN
524 PLEASANT ST
BELMONT, MA 02478

255-63
SHUMAKER, EFFIE ANN TRUSTEE OF EFFIE ANN
SHUMAKER REVOCABLE TR.
18 NORUMBEGA ST
CAMBRIDGE, MA 02139-4411

255-73
HUNG, YASMINE & MARGARITA HUNG
11 NORUMBEGA ST
CAMBRIDGE, MA 02138

255-61
BREU, MARTIN & ALLISON HUBERLIE
10 NORUMBEGA ST
CAMBRIDGE, MA 02138