



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 NOV 21 PM 2:00  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 202530**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Ramon Raagas and Lisa Peterson Trustee

**PETITIONER'S ADDRESS:** 13 Harrington Road , Cambridge, MA 02140

**LOCATION OF PROPERTY:** 13 Harrington Rd , Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family Residence                      **ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/relief for windows in a setback/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Relief for new windows in a setback.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 8.000                      Section: 8.22.2.d & Sec. 8.22.2.c (Non-Conforming Structure).  
Article: 10.000                      Section: 10.40 (Special Permit).

Original  
Signature(s):

*Lisa Peterson*  
(Petitioner (s) / Owner)

LISA PETERSON + RAMON RAAGAS  
(Print Name)

Address: 13 HARRINGTON ROAD, Cambridge  
Tel. No.                      617 224 2862  
E-Mail Address:              lisap829@yahoo.com

**Date:** \_\_\_\_\_

## BZA Application Form

**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 LISA Peterson + RAMON RAAGAS  
(OWNER)

Address: 13 Harrington Road Cambridge, MA 02140

State that I/We own the property located at 13 Harrington Rd, which is the subject of this zoning application.

The record title of this property is in the name of RAMON RAAGAS + LISA PETERSON TRUSTEE

\*Pursuant to a deed of duly recorded in the date 2/5/2015, Middlesex South County Registry of Deeds at Book 64880, Page 370; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

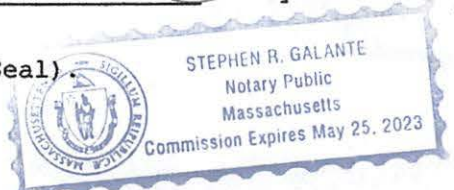
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name RAMON RAAGAS + LISA PETERSON personally appeared before me, STEPHEN GALANTE this 15 of NOVEMBER, 2022, and made oath that the above statement is true.

[Signature]  
Notary

My commission expires 05/25/2023 (Notary Seal)



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

MEMORANDUM FOR THE RECORD - [Illegible Title]

It is requested that you advise the Bureau of the results of your investigation of the above-captioned matter.

Very truly yours,  
[Illegible Signature]

Special Agent in Charge, [Illegible Office]

The enclosed copy of this report is being furnished to the Bureau for your information.

Very truly yours,  
[Illegible Signature]

Special Agent in Charge, [Illegible Office]

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

Very truly yours,  
[Illegible Signature]

Special Agent in Charge, [Illegible Office]

Page 2

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES

Enclosed for the Bureau are two copies of a report of the [Illegible] dated [Illegible].

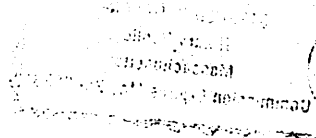
Very truly yours,  
[Illegible Signature]

Special Agent in Charge, [Illegible Office]

This document contains neither recommendations nor conclusions of the FBI. It is the property of the FBI and is loaned to your agency; it and its contents are not to be distributed outside your agency.

Very truly yours,  
[Illegible Signature]

(Postmark)



In compliance with the provisions of the Freedom of Information Act, this document is being released to you. If you have any questions, please contact the [Illegible] at [Illegible].

## 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 13 Harrington Rd., 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:**

Creating new windows in the rear and side setbacks does not create more detriment to the neighborhood. We are improving our property to bring in more natural light and to be more energy efficient; the improvements will also improve the appearance of our property from the outside.

**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 windows in the rear and side setbacks have no impact on traffic or parking; they are not near the street or parking areas.

**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 new windows will not effect the adjacent uses. There are existing windows and there will continue to be windows, in slightly different locations. In the rear setback on the first floor: we are closing two (2) large old windows, and reating one (1) smaller square awning window and adding two (2) windows.

On the second floor: we are closing one (1) large old window and creating three (3) casement windows.

The addition windows will bring natural light into the property and will be more energy efficient. In the side setback, we are relocating one small old bathroom window and moving it itches. It will be a smaller square awning window and be energy efficient.

**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:**

Creating windows in the setback will not create any detriment to health, safety or welfare of the citizens of Cambridge. For the occupants, it will help create a healthy and safe environment by improving natural light, energy efficiency and allow us to do renovations to improve conditions inside the property.

**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:**

Improving a house, originally built in 1891, will bring improvements to the street and neighborhood.

**DIMENSIONAL INFORMATION**

**Applicant:** Ramon Raagas and Lisa Peterson Trustee  
**Location:** 13 Harrington Rd., Cambridge, MA  
**Phone:** 617 224 2862

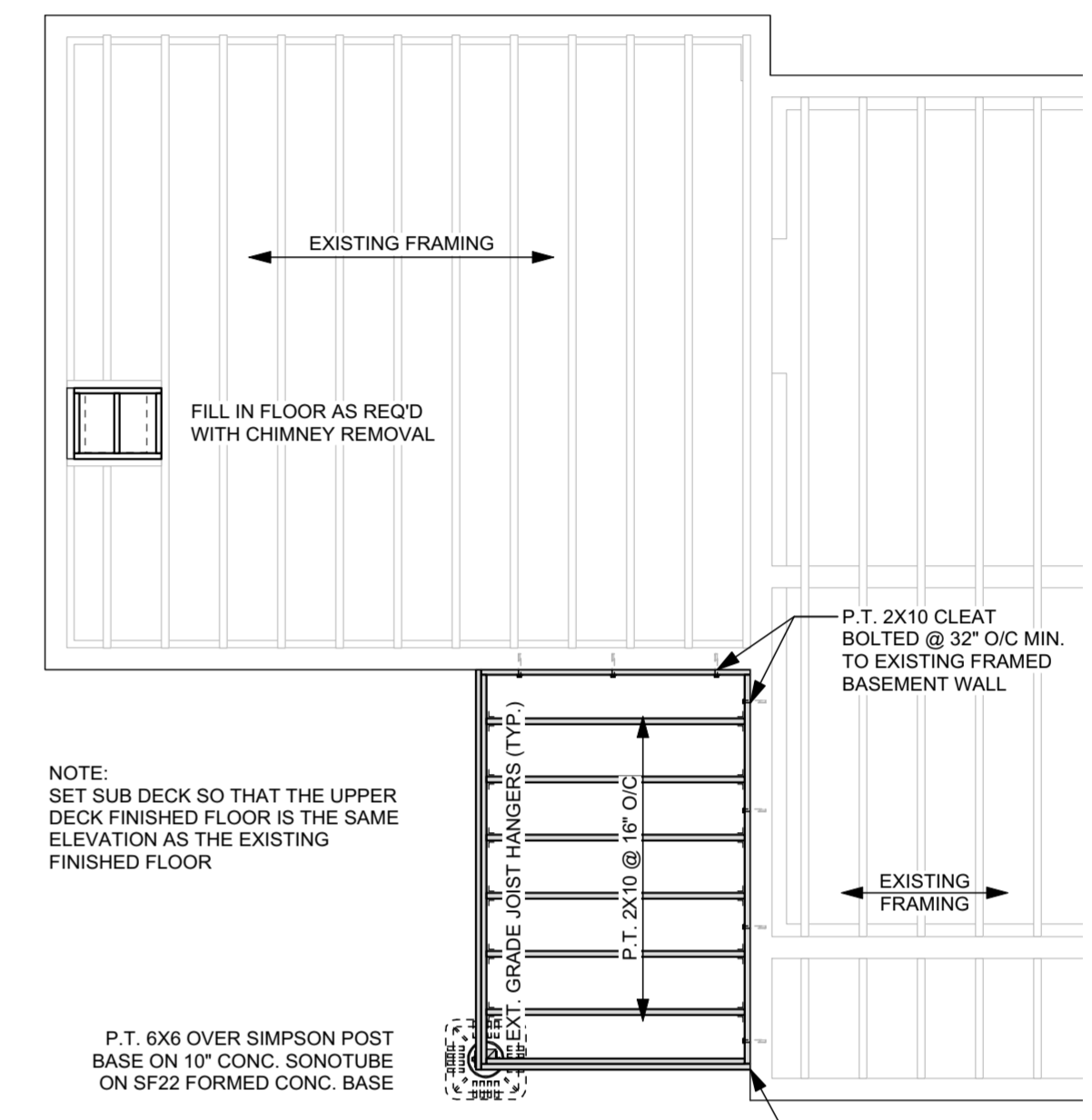
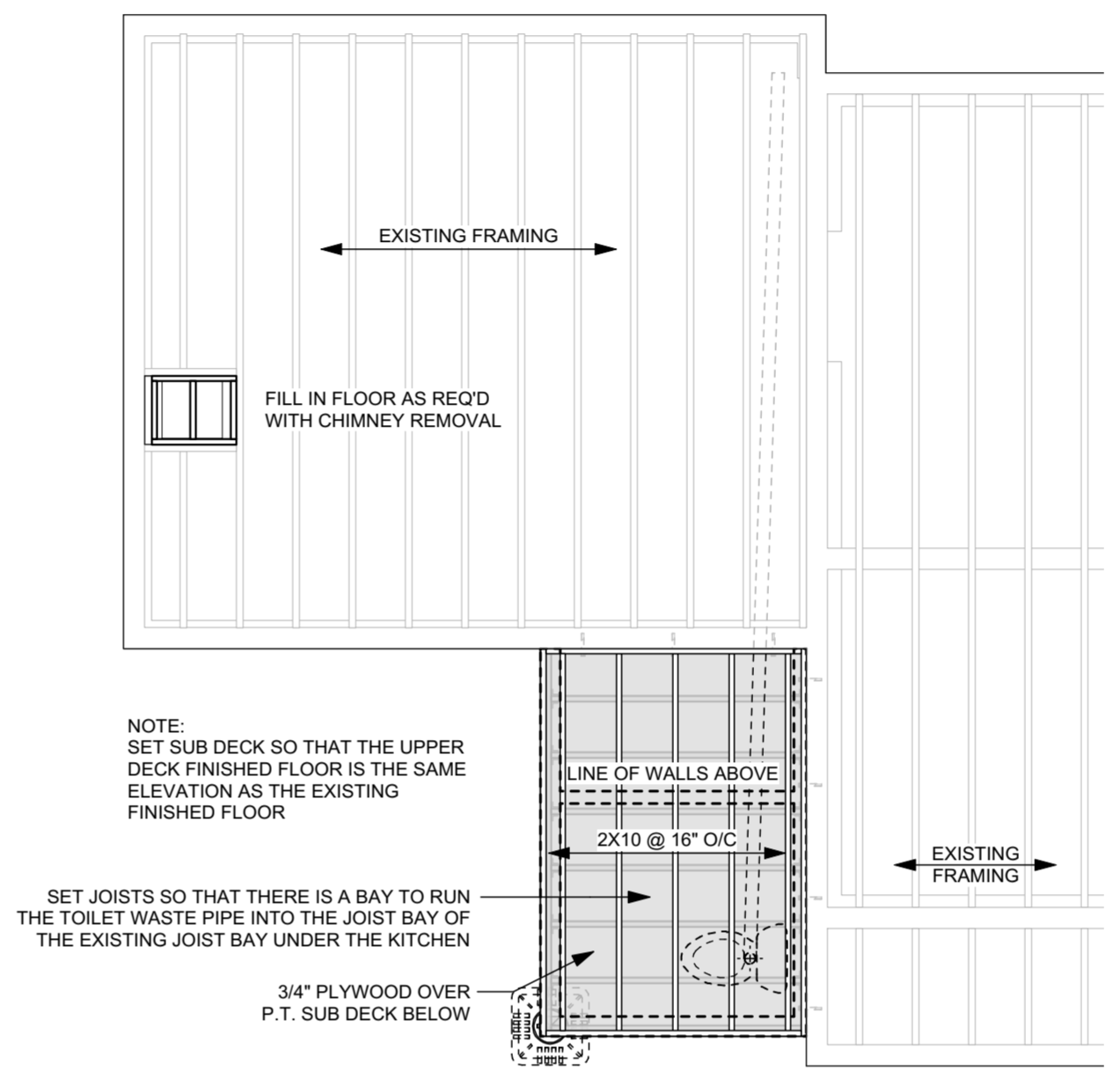
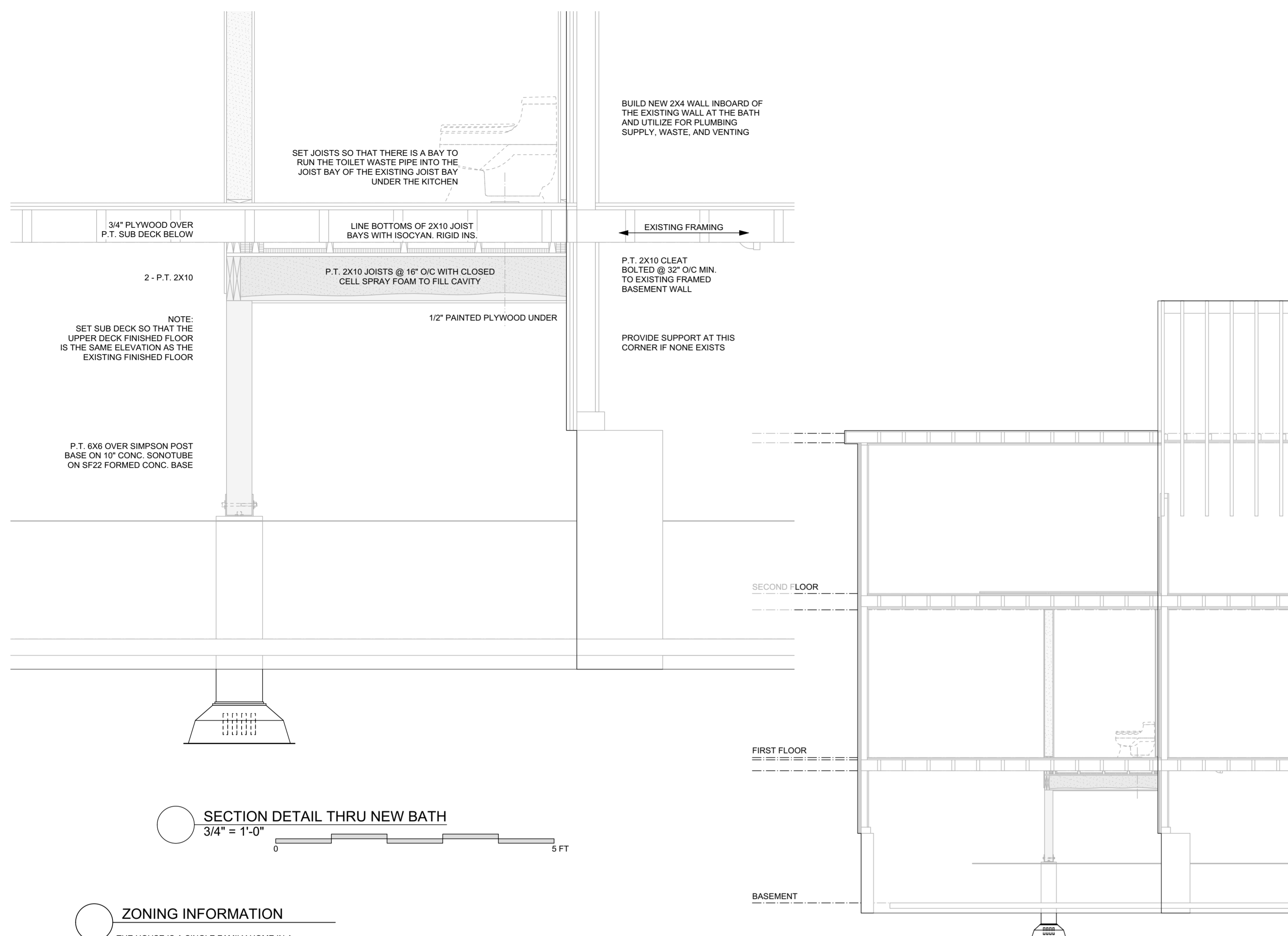
**Present Use/Occupancy:** Single Family Residence  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** Single Family Residence

		<b><u>Existing Conditions</u></b>		<b><u>Requested Conditions</u></b>		<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		1762		1762		2500	(max.)
<b><u>LOT AREA:</u></b>		2449		2449		5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		.72		.72		.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		1762		1762		2500	
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	35'		35'		50'	
	<b>DEPTH</b>	70'		70'		n/a	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	4'		4'		15	
	<b>REAR</b>	17'8"		17'8"		25	
	<b>LEFT SIDE</b>	7'6'		7'6'		7'6'	
	<b>RIGHT SIDE</b>	2'6"		2'6"		7'6'	
<b><u>SIZE OF BUILDING:</u></b>	<b>HEIGHT</b>	30		30		35	
	<b>WIDTH</b>	48		48		n/a	
	<b>LENGTH</b>	25		25		n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		50.9%		50.9%		40%	
<b><u>NO. OF DWELLING UNITS:</u></b>		1		1		1	
<b><u>NO. OF PARKING SPACES:</u></b>		1		1		n/a	
<b><u>NO. OF LOADING AREAS:</u></b>		0		0		0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		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.:

wood

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'.



SECTION THRU NEW BATH  
 1/4" = 1'-0"

UPPER DECK PLAN  
 1/4" = 1'-0"

SUB DECK PLAN  
 1/4" = 1'-0"

**ZONING INFORMATION**

THE HOUSE IS A SINGLE FAMILY HOME IN A B RESIDENTIAL ZONE. IT IS NON-CONFORMING FOR: LOT SIZE, LOT AREA, FRONT, SIDE AND REAR SETBACKS. THE PROJECT WILL REQUIRE CHANGES TO THE WINDOWS WITHIN THE RIGHT SIDE AND REAR SETBACKS.

**PROJECT DESCRIPTION**

**FIRST FLOOR:** RENOVATE THE KITCHEN WING, REBUILD THE EXISTING ENCLOSED PORCH TO HAVE A HALF BATH AND MUDROOM.  
**SECOND FLOOR:** ADD A FULL BATH IN THE AREA AT THE TOP OF THE STAIRS. REMODEL THE MASTER BEDROOM WING WITH A RECONFIGURED BATH. COMBINE THE TWO FRONT BEDROOMS TO MAKE A SINGLE ROOM. ALL WORK TO BE ACCOMPLISHED WITHIN THE VOLUME OF THE EXISTING HOUSE.

**EXTERIOR DOOR SCHEDULE**

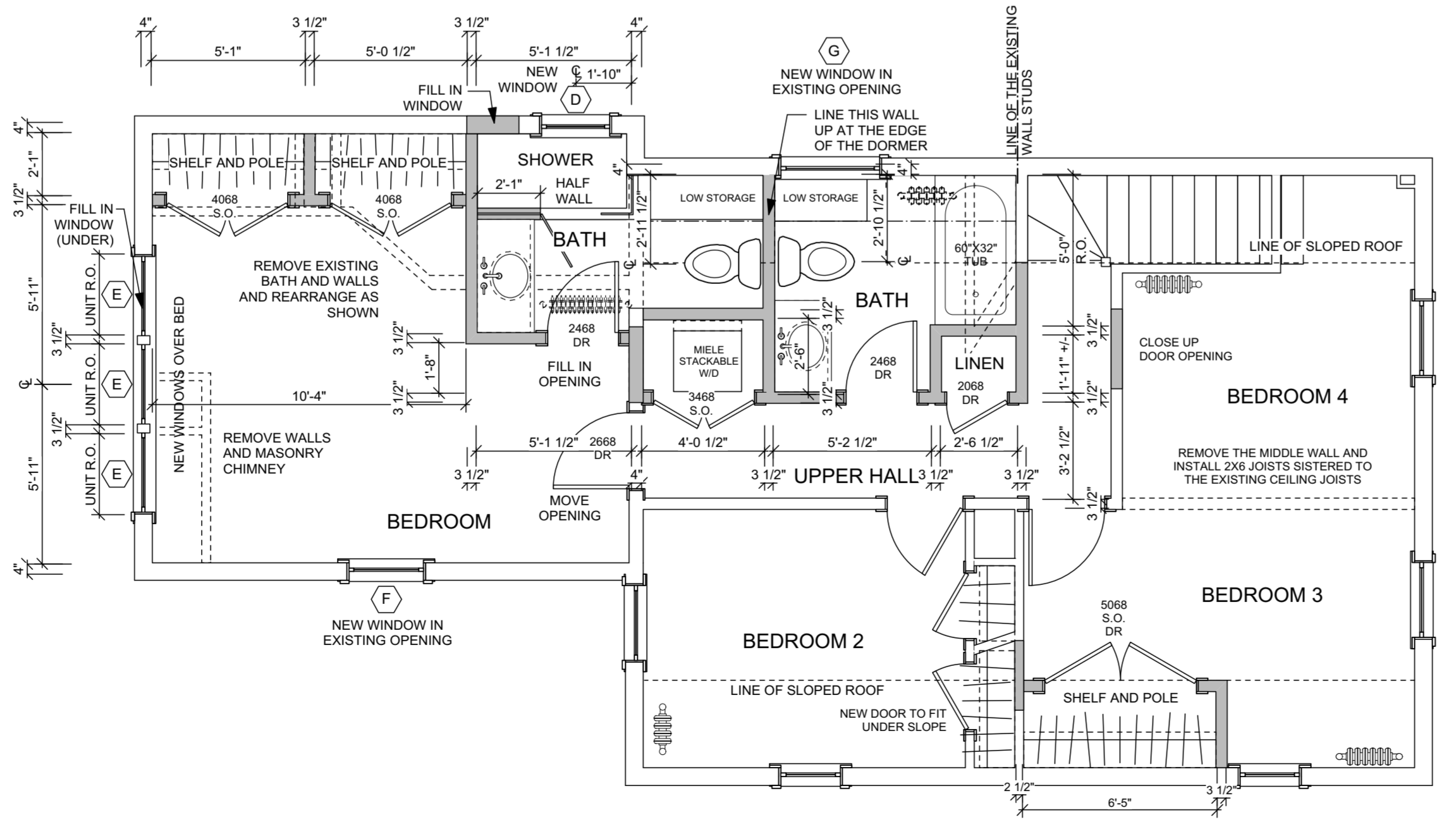
DOOR IS A THERMATRU FULL LITE FIBERGLASS DOOR WITH THRESHOLD, WEATHERSTRIP, COMPLY WITH CAMBRIDGE STRETCH CODE. DEADBOLT AND LEVER LATCH, OWNER'S SELECTION.

1 RH 2'-8" X 6'-8" INSWING EXT. DOOR.

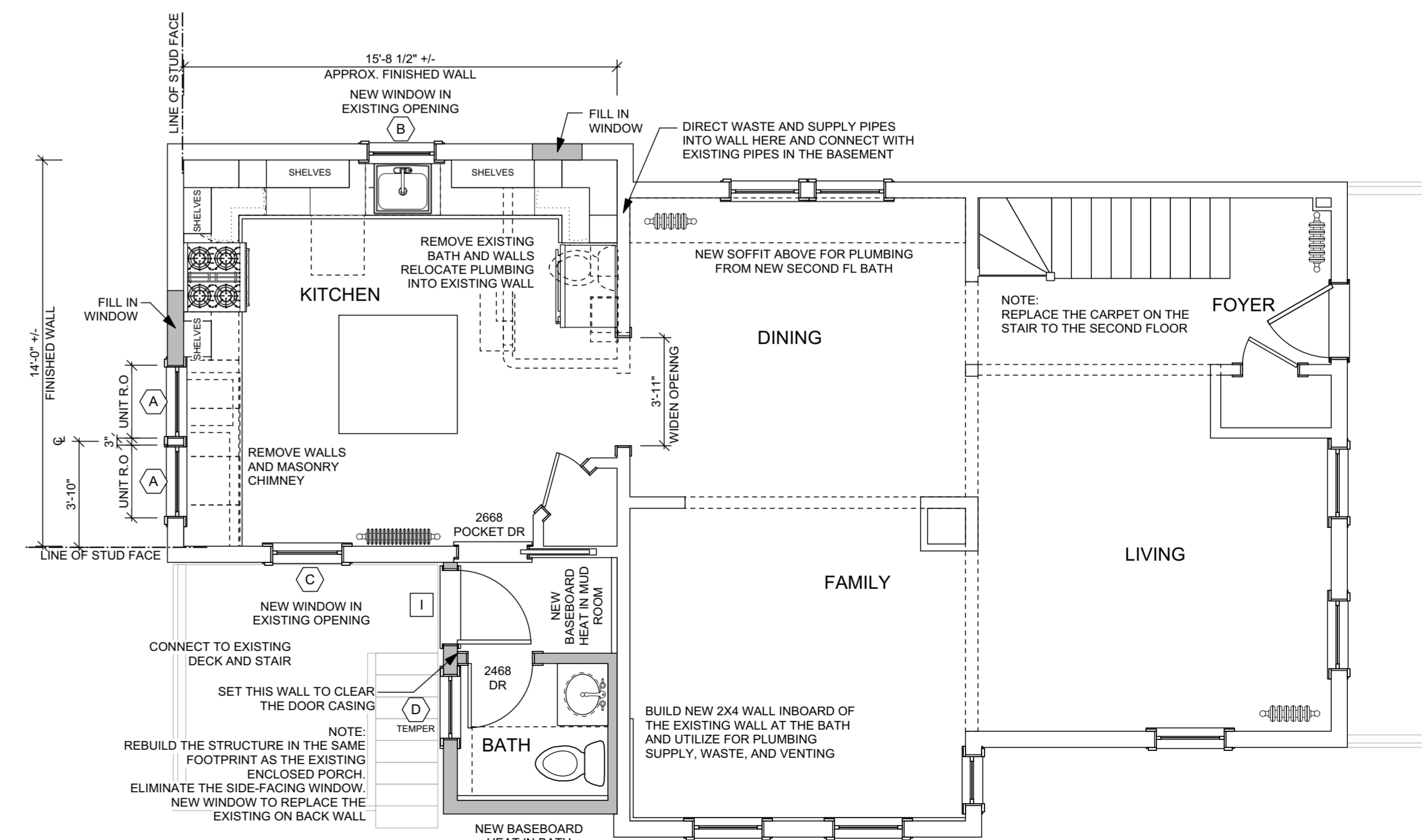
**WINDOW SCHEDULE**

ALL WINDOWS ARE ANDERSEN 400 SERIES CLAD UNITS; FIELD-APPLIED PVC SILL, FIELD-APPLIED 1/8" W/ BACKBAND PVC CASING; PRIMED INTERIOR; NO FINGERPLUWS; LO 2 WITH ARGON AND INTERCEPT GLAZING; COMPLY WITH STRETCH CODE IN EFFECT; FULL SCREENS; COLOR SELECTIONS BY OWNER. CHECK R.O. SIZES WITH MANUFACTURER. HAVE WINDOW SUPPLIER REVIEW PLANS AND ROUGH OPENINGS.  
 NOTE: ALL WINDOW UNITS MUST COMPLY WITH THE STRETCH CODE REQUIREMENTS.  
 NOTE: TEMPERED GLASS AS REQ'D BY CODE.  
 NOTE: SET FIRST FLOOR WINDOW HEADS SAME HEIGHT AS EXISTING.  
 NOTE: SET SECOND FLOOR WINDOW HEADS SAME HEIGHT AS EXISTING.

- A TW2636 1/1 DH; UNIT: 2'-7 5/8" X 3'-8 7/8"  
R.O.: 2'-8 1/8" X 3'-8 7/8"
- B TW2436 1/1 DH; UNIT: 2'-5 5/8" X 3'-8 7/8"  
R.O.: 2'-6 1/8" X 3'-8 7/8"
- C TW2640 1/1 DH; UNIT: 2'-7 5/8" X 5'-0 7/8"  
R.O.: 2'-8 1/8" X 5'-0 7/8"
- D AW251 AWNING; UNIT: 2'-4 3/8" X 2'-4 3/8"  
R.O.: 2'-4 7/8" X 2'-4 7/8"
- E CK125 CASMENT; UNIT: 2'-7 1/2" X 2'-4 3/8"  
R.O.: 2'-8" X 2'-4 7/8"
- F TW2646 1/1 DH; UNIT: 2'-7 5/8" X 4'-8 7/8"  
R.O.: 2'-8 1/8" X 4'-8 7/8"
- G TW3040 1/1 DH; UNIT: 3'-1 5/8" X 5'-0 7/8"  
R.O.: 3'-2 1/8" X 5'-0 7/8"



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



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



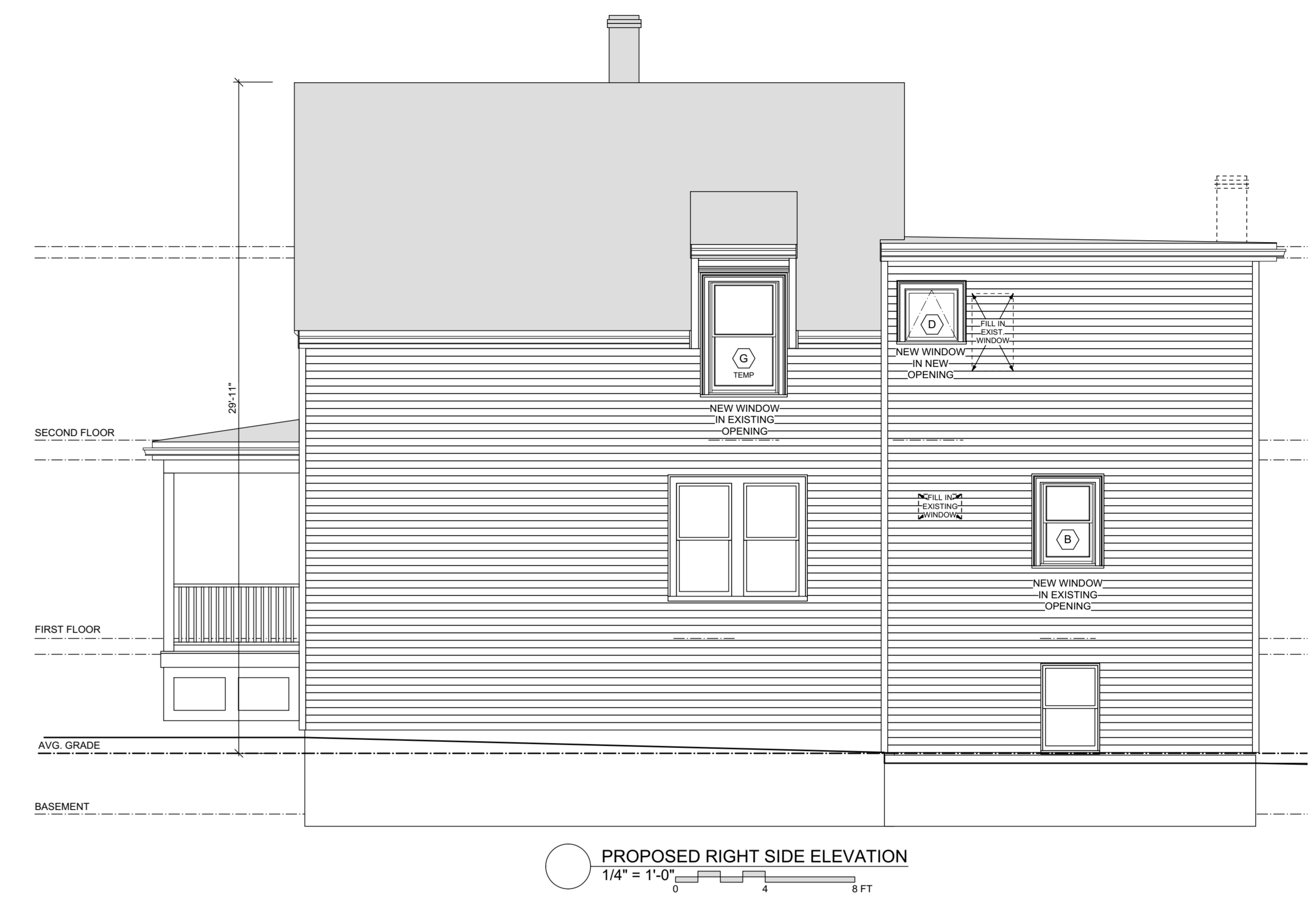
EXISTING REAR ELEVATION  
 1/8" = 1'-0"



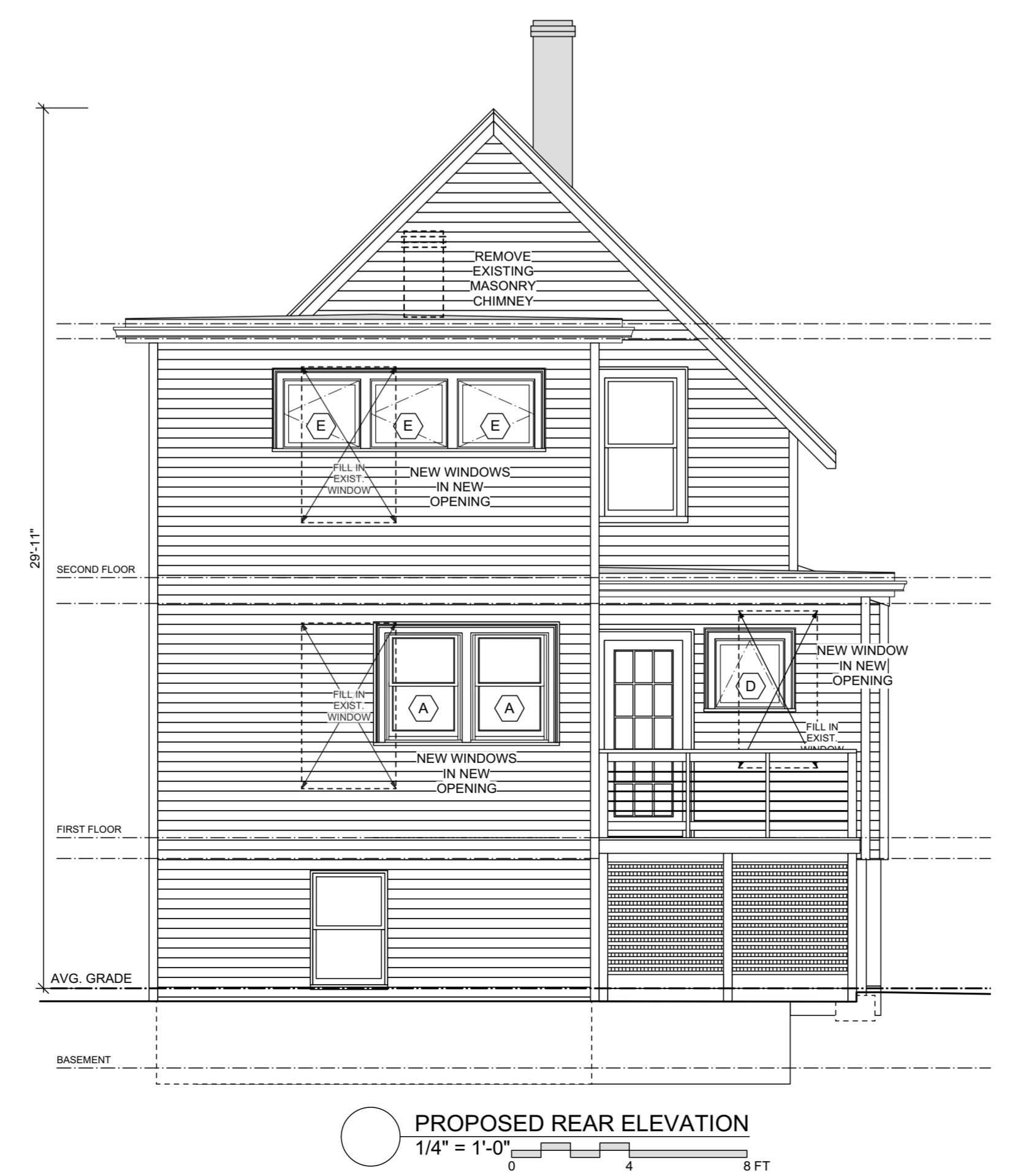
EXISTING LEFT SIDE ELEVATION  
 1/8" = 1'-0"



EXISTING RIGHT SIDE ELEVATION  
 1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION  
 1/4" = 1'-0"



PROPOSED REAR ELEVATION  
 1/4" = 1'-0"



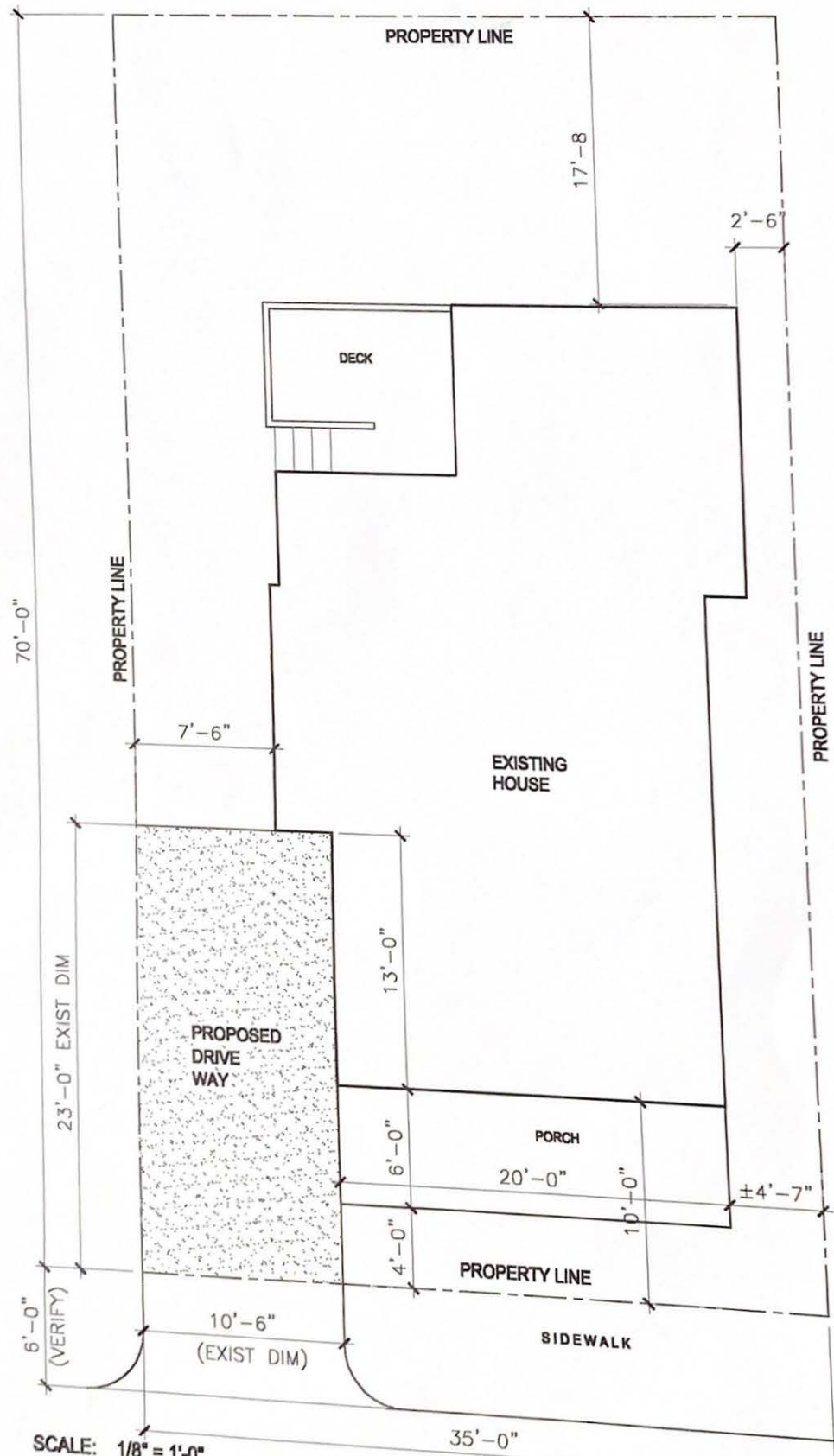
PROPOSED LEFT SIDE ELEVATION  
 1/4" = 1'-0"

PROPOSED ELEVATIONS  
 EXISTING ELEVATIONS

ALTERATIONS TO THE  
 PETERSON-RAAGAS RESIDENCE  
 13 HARRINGTON ROAD  
 CAMBRIDGE, MA

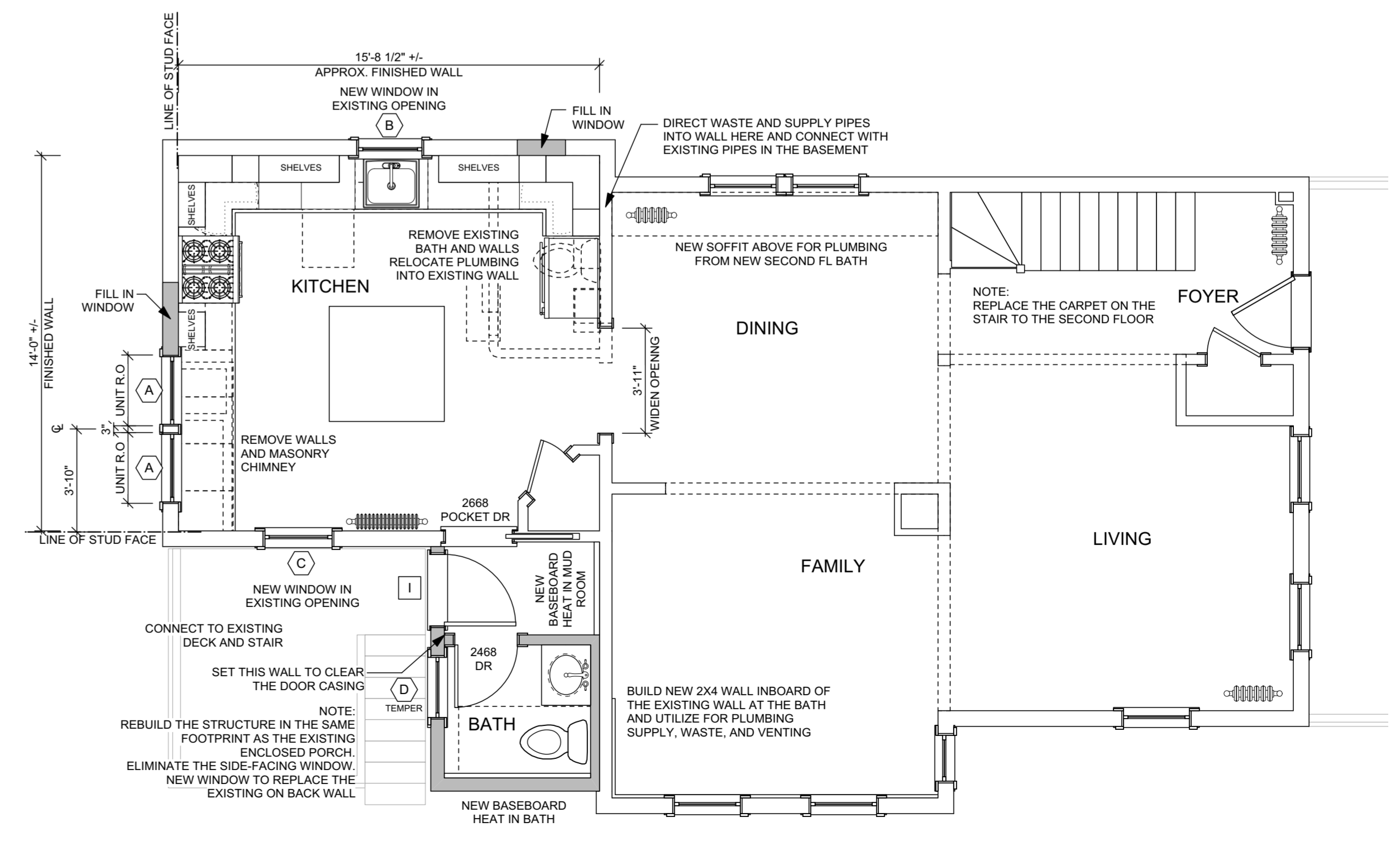
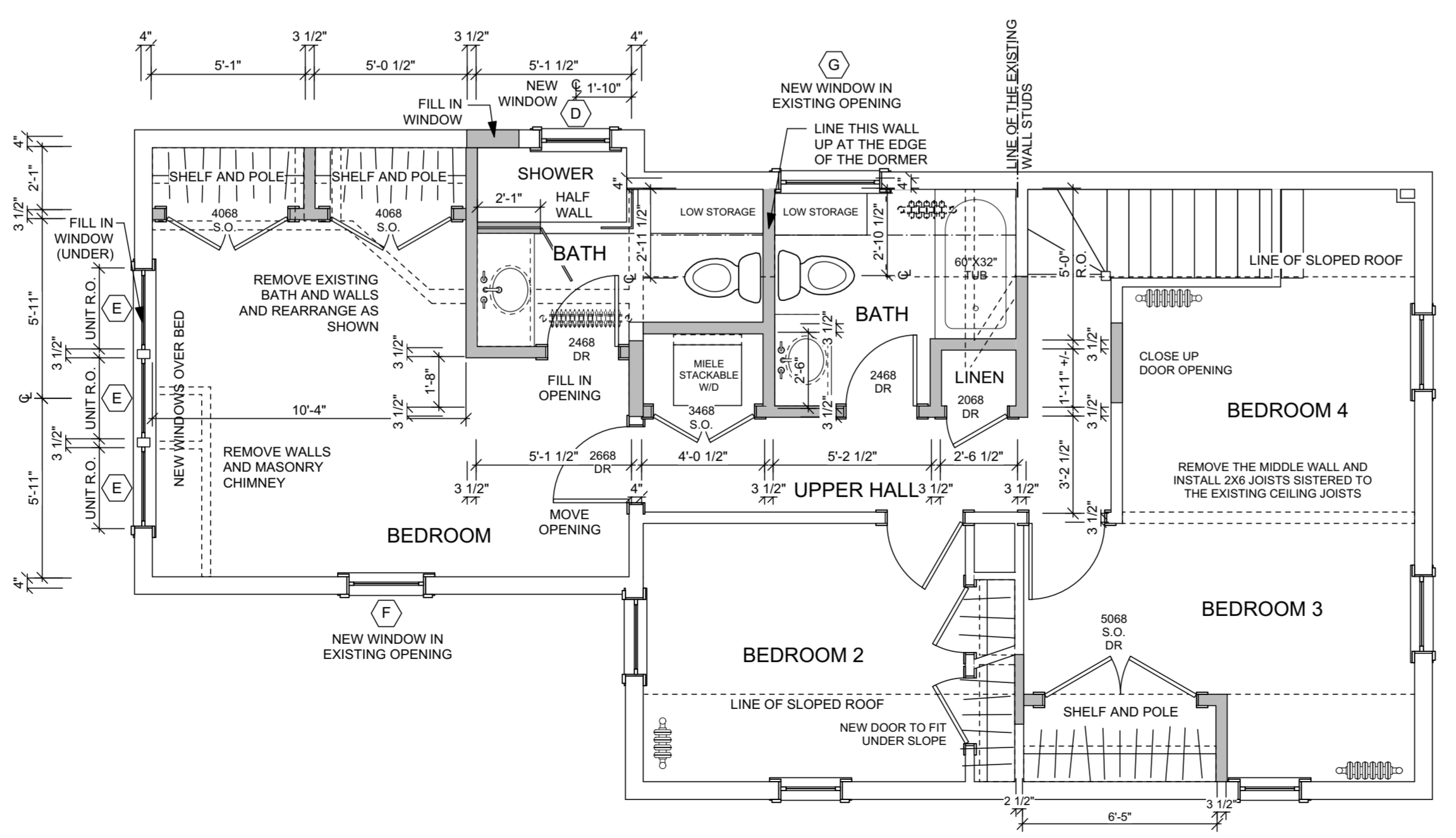
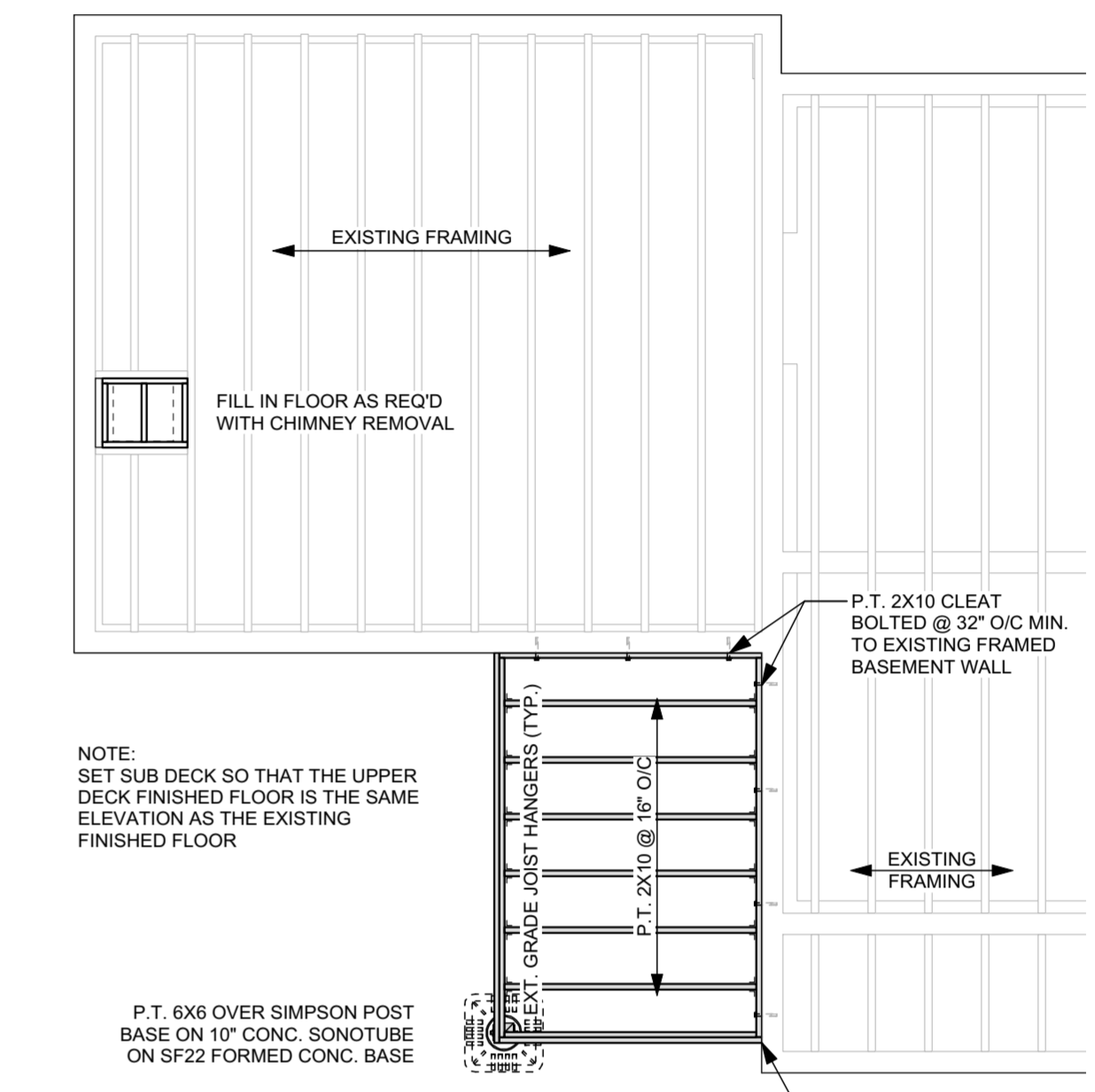
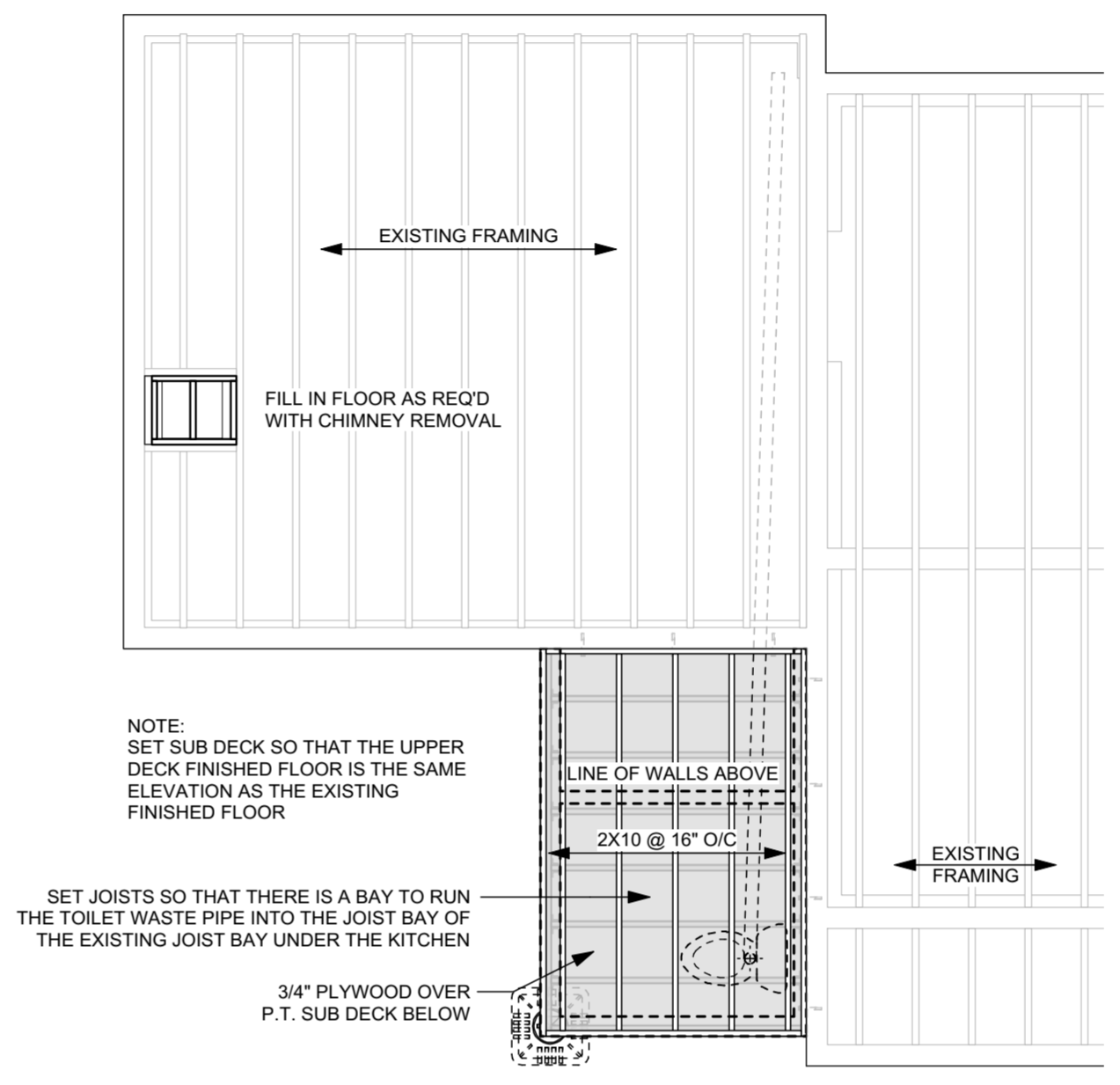
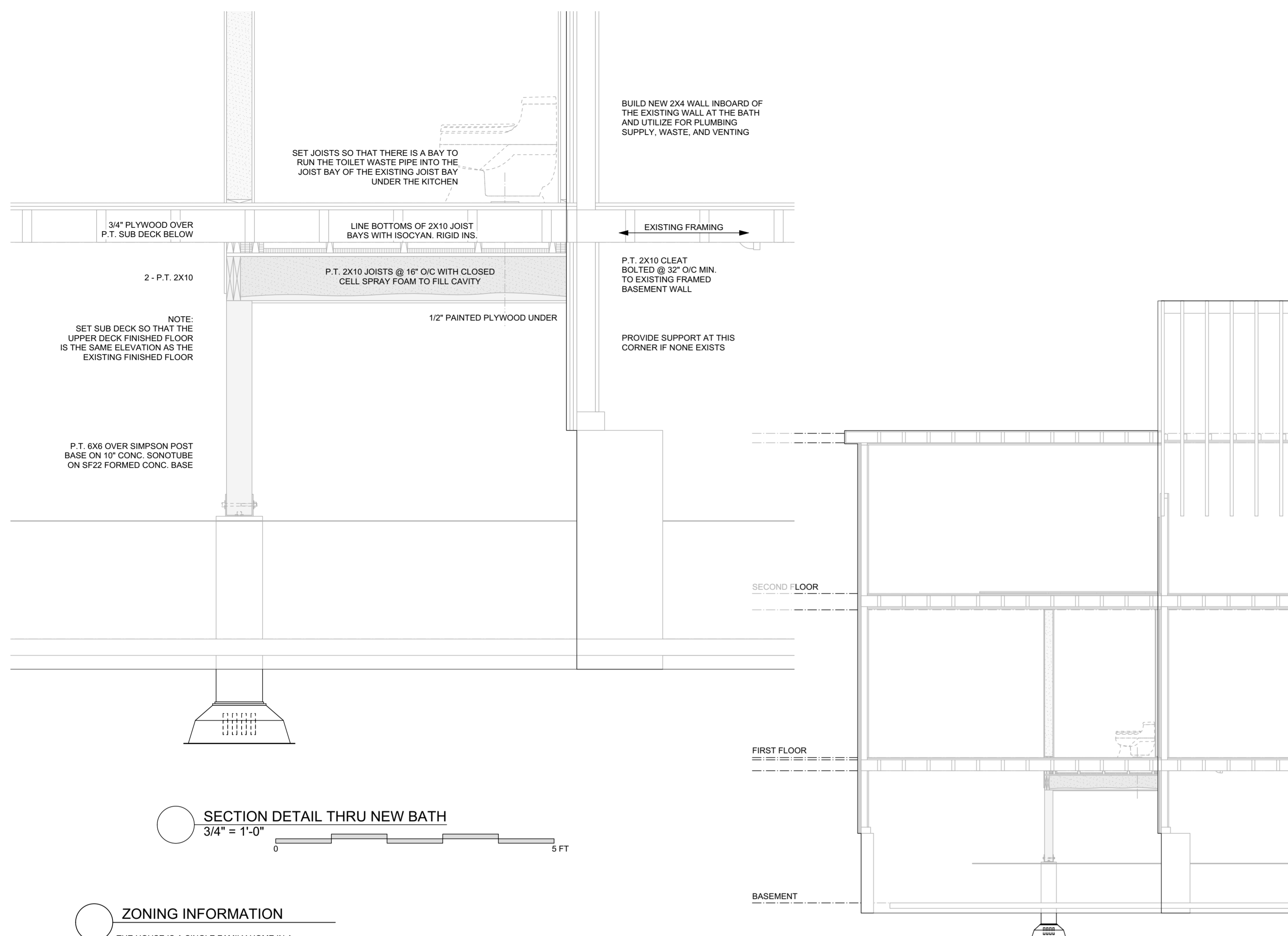
Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com

A02



**PROPOSED CURB CUT**  
 13 HARRINGTON ROAD  
 CAMBRIDGE, MA 02140





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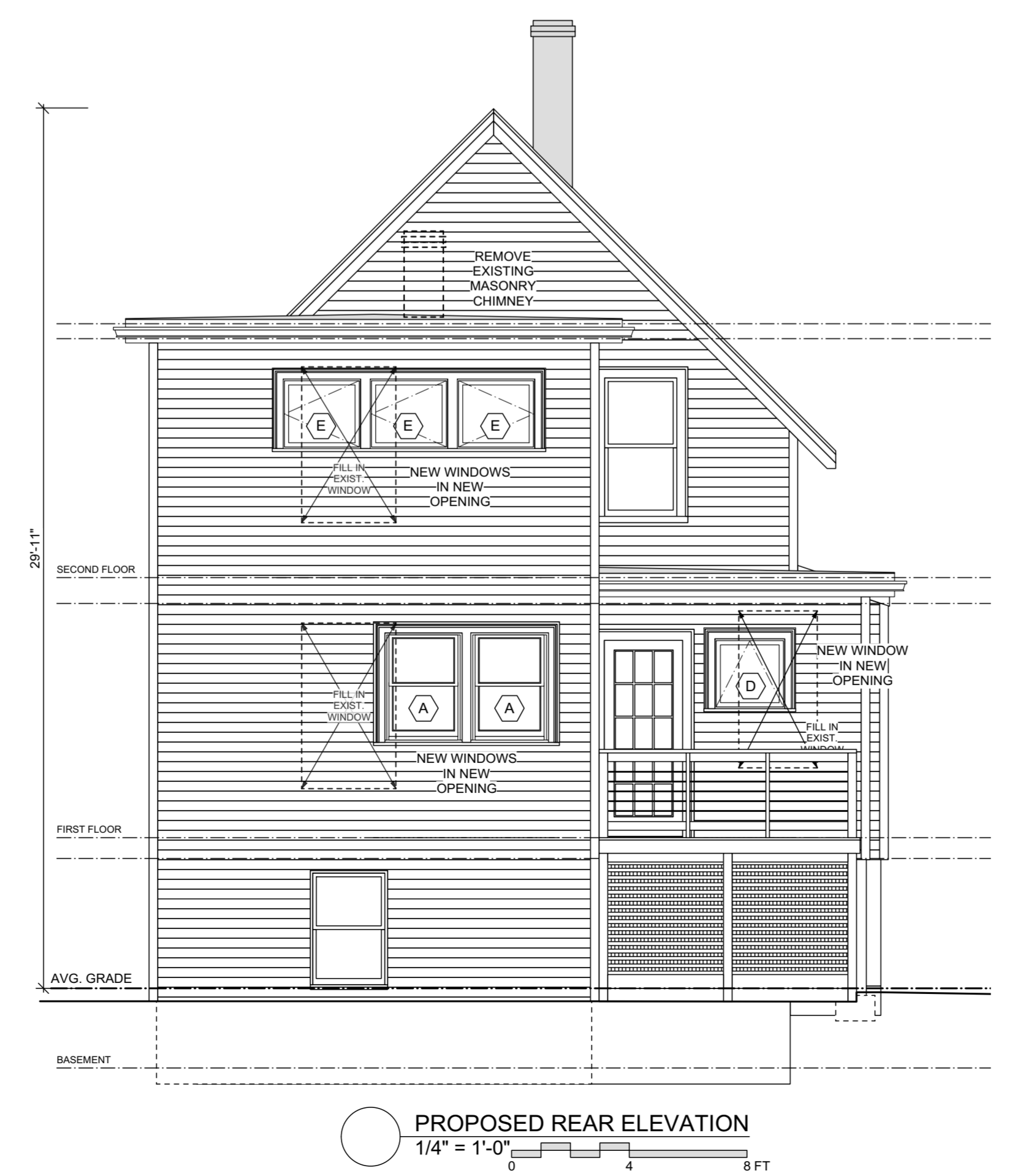
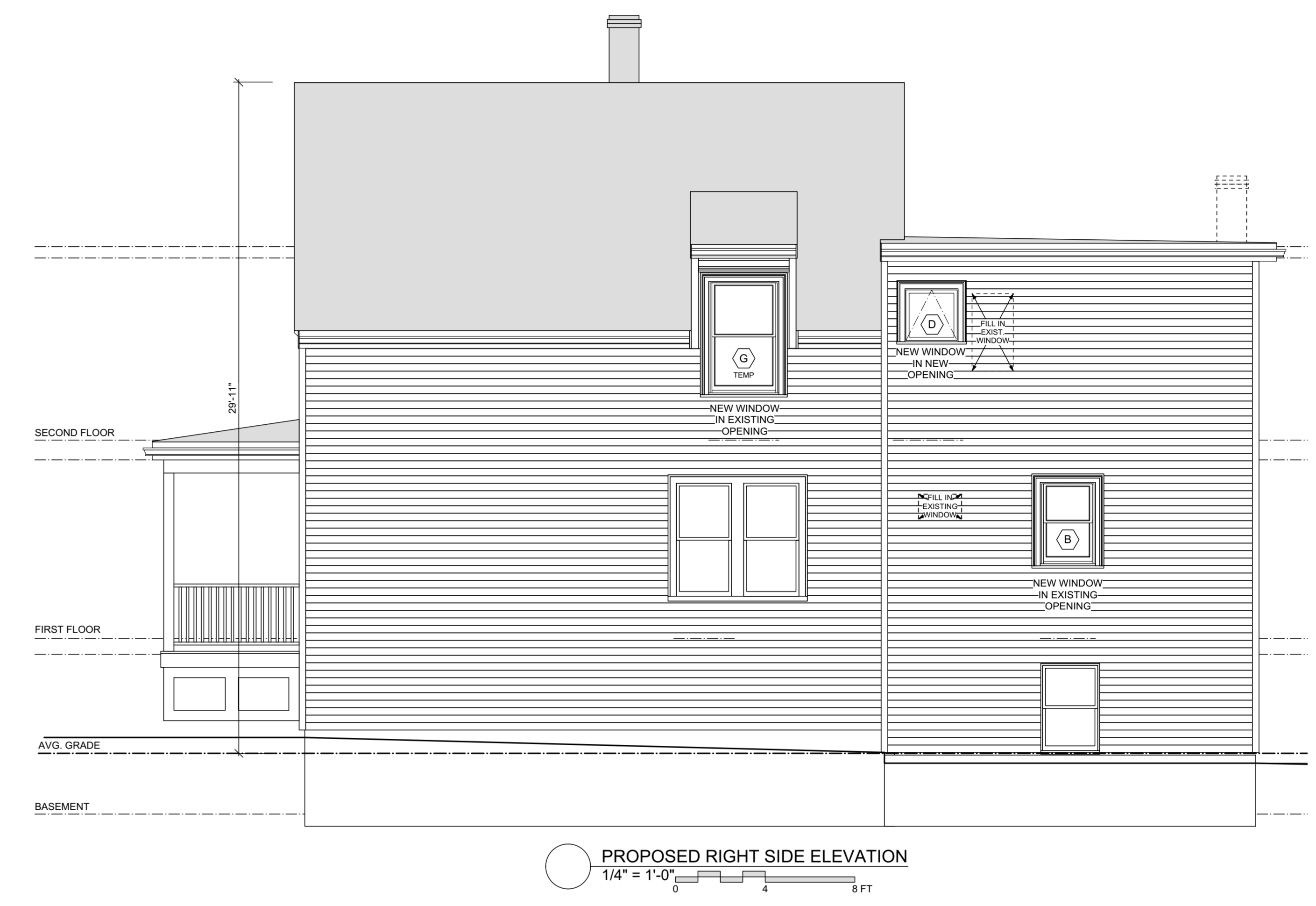
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PROPOSED ELEVATIONS  
 EXISTING ELEVATIONS

ALTERATIONS TO THE  
 PETERSON-RAAGAS RESIDENCE  
 13 HARRINGTON ROAD  
 CAMBRIDGE, MA

Joseph S. Artley  
 Architect  
 72 Inman Street  
 Cambridge, MA 02139  
 (617) 448-5557  
 jsartley@aol.com

A02

13 HARRINGTON ROAD PHOTOS

BZA-202530



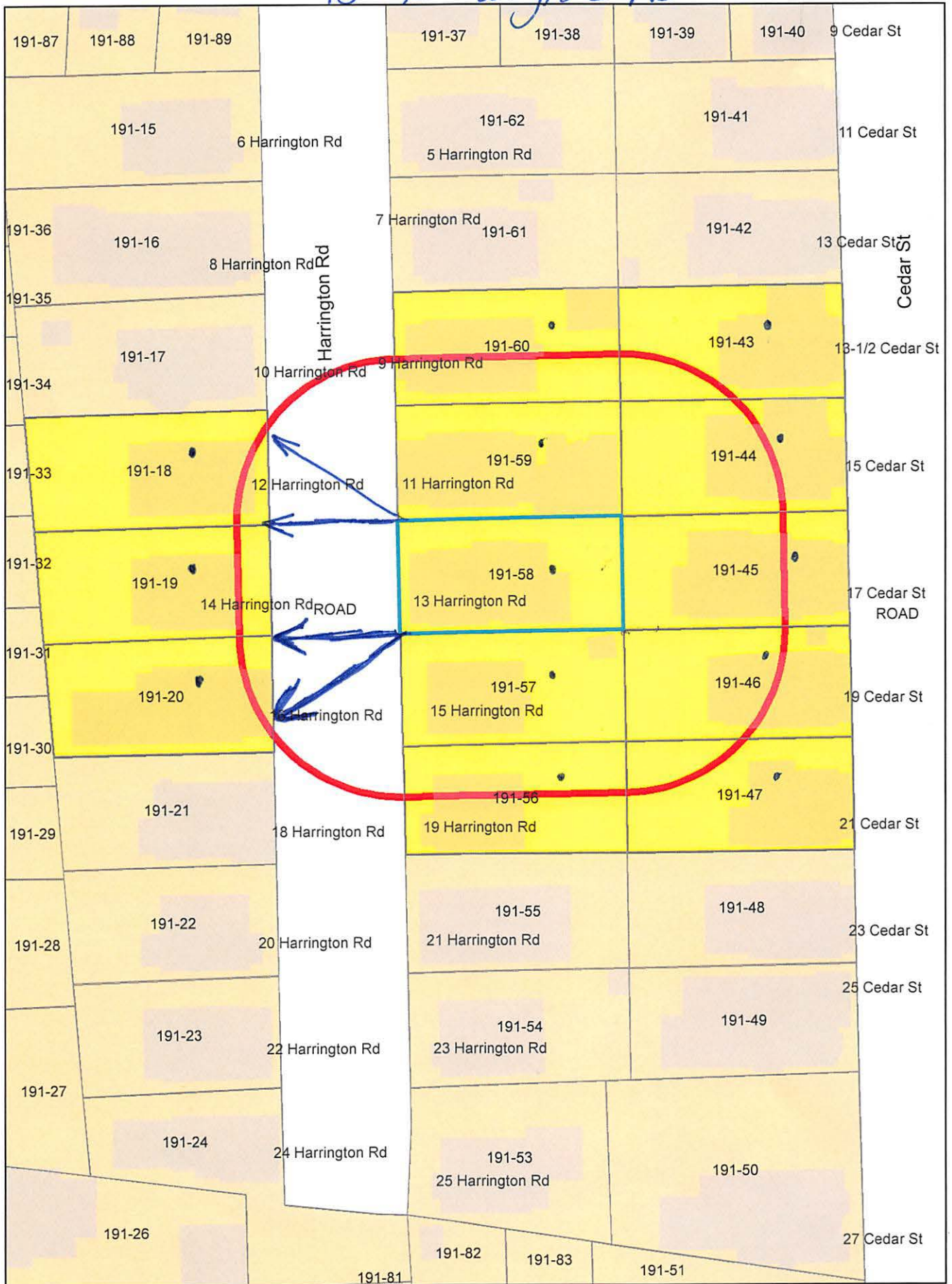








# 13 Harrington Rd.





13 Harrington Rd.

Petitioner.

191-18  
COHEN, STEPHEN & CARLA ASHTON-COHEN  
12 HARRINGTON RD  
CAMBRIDGE, MA 02140-1731

191-45  
MARCELIN, JEAN, BEVOLYN MARCELIN  
17 CEDAR ST  
CAMBRIDGE, MA 02140

191-58  
RAAGAS, RAMON V. &  
LISA C. PETERSON, TRUSTEE  
13 HARRINGTON RD  
CAMBRIDGE, MA 02140

191-46  
O'DRISCOLL, ALAN & KATHERINE O'RIORDAN  
19 CEDAR ST  
CAMBRIDGE, MA 02140

191-47  
HERMAN, IRENE M.  
21 CEDAR ST  
CAMBRIDGE, MA 02140

191-20  
DOWD, DEBRA, DANIEL J. DOWD  
16 HARRINGTON RD  
CAMBRIDGE, MA 02140

191-59  
KOOCHER, GLENN S. & WENDY SILVERBERG  
11 HARRINGTON RD  
CAMBRIDGE, MA 02140-1730

191-19  
FAGAN, MICHAEL  
14 HARRINGTON RD  
CAMBRIDGE, MA 02140-1731

191-43  
SINGH, JENNIFER FRIES  
13 1/2 CEDAR ST  
CAMBRIDGE, MA 02140-1803

191-44  
FERRARO, GAYLE P.  
C/O SUSANNA CHAN  
15 CEDAR ST  
CAMBRIDGE, MA 02140

191-56  
DONOVAN, WILLIAM N.  
19 HARRINGTON RD  
CAMBRIDGE, MA 02140

191-57  
JAHN, CYNTHIA  
15 HARRINGTON RD.  
CAMBRIDGE, MA 02140-1730

191-60  
HUNTER, ROBERT J. &  
MARY E. HUNTER A LIFE ESTATE  
9 HARRINGTON RD  
CAMBRIDGE, MA 02140