



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAY -6 AM 10:30
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 153081

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Orlando Cartagena C/O Dione Krieger

PETITIONER'S ADDRESS: 174 HARVARD ST , CAMBRIDGE, MA 02139

LOCATION OF PROPERTY: 174 Harvard St , Unit 1 , Cambridge, MA

TYPE OF OCCUPANCY: Two Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Roof Canopy over existing rear Deck/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Building roof canopy over exiting rear deck.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Dione Krieger

(Print Name)

22 Loomis St
REVERE MA 02451

Address:

Tel. No.

E-Mail Address:

7818380077

dionethebuilder@gmail.com

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.

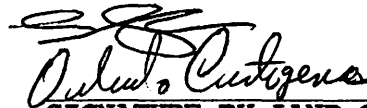
I/We ORLANDO CARTAGENA / LUCILA CARTAGENA
(OWNER)

Address: 174 HARVARD ST

State that I/We own the property located at 174 HARVARD ST,,
which is the subject of this zoning application.

The record title of this property is in the name of ORLANDO CARTAGENA
LUCILA CARTAGENA

*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book 25923, Page 466; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

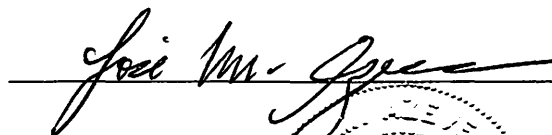


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name LUCILA CARTAGENA
ORLANDO CARTAGENA personally appeared before me,
this 14th of OCT., 2021, and made oath that the above statement is true.

 Notary
My commission expires 05/11/2023 (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:
- The deck is pre-existing and an installation of a regular roof will enable for use of the expanded family.
- 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 due to the shape of the lot and buildings on it.
- 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:
- Existing Rear Deck had already a Metal awning.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- The proposed will be very minimal and will not derogate from the intent 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.**

Date: _____

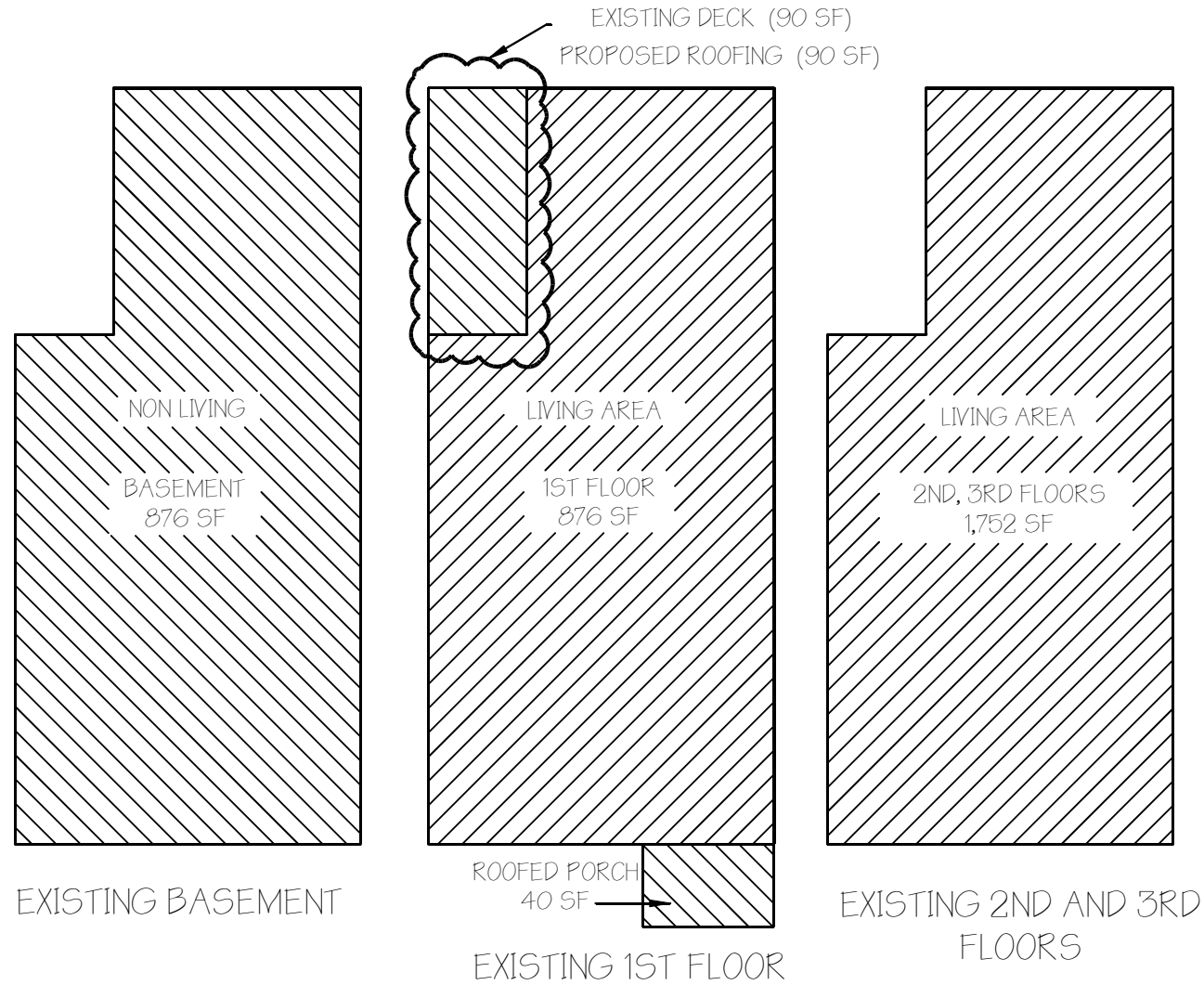
BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Orlando Cartagena**Present Use/Occupancy:** Two Family**Location:** 174 Harvard St., Unit 1, Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 7818380077**Requested Use/Occupancy:** Two Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3634		3724		2155.50	(max.)
<u>LOT AREA:</u>		2874		same		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.26		1.29		0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1437		n/a		1500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	37.79'		n/a		50'	
	<u>DEPTH</u>	73.88'		n/a		n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10'		n/a		10'	
	<u>REAR</u>	15		15		20	
	<u>LEFT SIDE</u>	24'		24'		7'6"	
	<u>RIGHT SIDE</u>	0' (Attached)		n/a		7'6"	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	33'		n/a		35'	
	<u>WIDTH</u>	45'.2"		n/a		n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		47%		n/a		30%	
<u>NO. OF DWELLING UNITS:</u>		2		n/a		n/a	
<u>NO. OF PARKING SPACES:</u>		1		n/a		2	
<u>NO. OF LOADING AREAS:</u>		n/a		n/a		n/a	
<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.:

Two Family Attached to #176 Harvard St.

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')



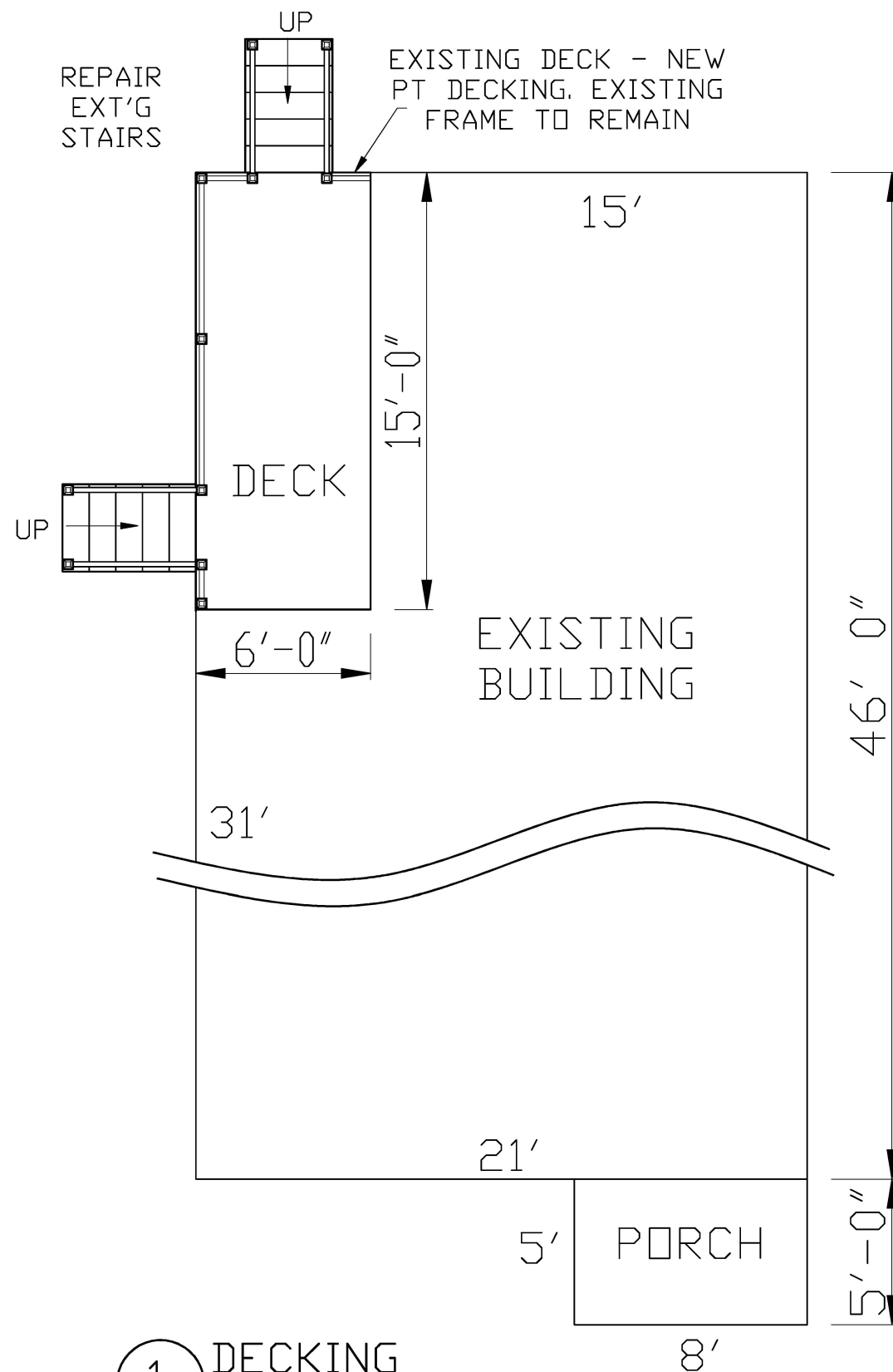
ZONING ANALYSIS

174 HARVARD ST
Cambridge, MA

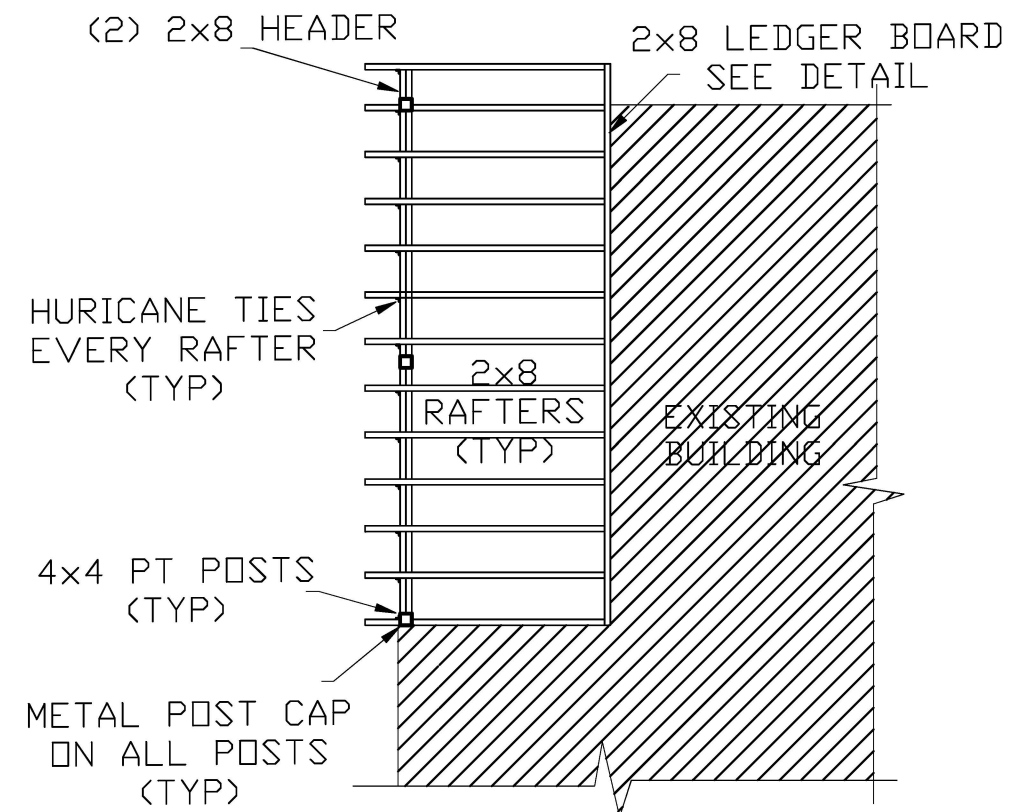
DATE 5-26-2021

ZONING	DESCRIPTION	EXISTING	PROPOSED	REMARKS
C1	USE Residential	Res.	Res.	NO change of use
	AREAS (sf)			
	Basement (unfinished)	876	876	NO CHANGE
	Basement - Finished	-x-	-x-	NO CHANGE
	First Floor - Finished	876	876	NO CHANGE
	First Floor- Porch (roofed)	40	40	NO CHANGE
	First Floor- Deck (open no roof)	90	-x-	REDUCTION OF AREA (open deck)
	First Floor- Deck (roofed)	-x-	90	INCREASED ROOF AREA (deck)
	Second Floor - Finished	876	876	NO CHANGE
	Third Floor - Finished	876	876	NO CHANGE
	TOTAL LIVING AREA (sf)	1,752	1,752	NO CHANGE
	TOTAL GROSS AREA (sf)	3,634	3,634	NO CHANGE
Tbl 5.1	LOT AREA (sf) Lot Min Size = 5,000 SF Lot B	2,840 SF 2,840 SF	N/A N/A	REQUIRED 5,000 SF PRE-EXISTING NON CONFORMING
Tbl 5.1	FAR (Max) Residential	1.28	1.28	MAX. F.A.R ALLOWED 0.75 PRE-EXISTING NON-CONFORMING
Tbl 5.1	SETBACKS (Ft) Front yard Side (East) Side (West) Rear yard	-x- -x- N/A 20'	NO LESS THAN 10' 7' 6" N/A 20'	PRE-EXISTING NON-CONFORMING PRE-EXISTING NON-CONFORMING NO CHANGE PRE-EXISTING NON-CONFORMING
Tbl 5.1	HEIGHT Max, Height (ft)	35'	35'	NO CHANGE

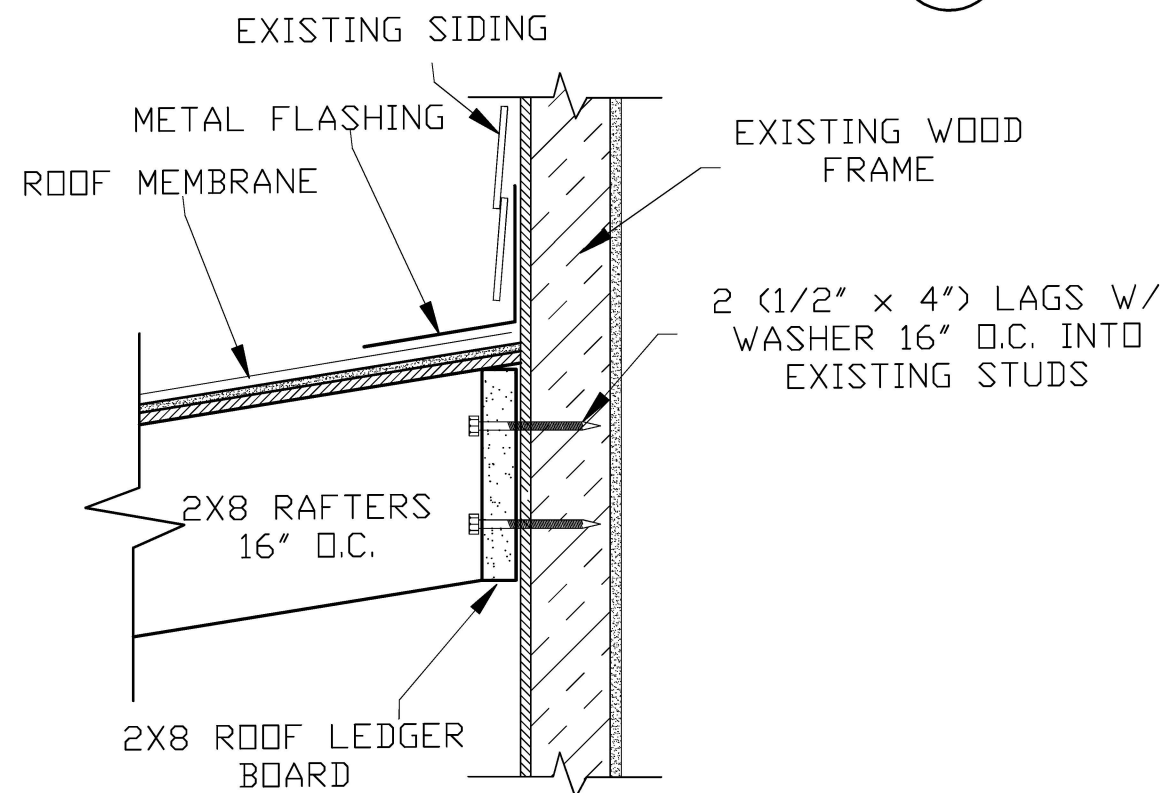
EXISTING F. A. R.	PROPOSED F. A. R.
BASEMENT = 876 SF FIRST FLOOR LIVING AREA: 876 FIRST FLOOR NON LIVING AREA: OPEN DECK= 40 SF ROOFED DECK= 0 ROOFED PORCH= 90 SF UPPER FLOORS LIVING AREA= 876 x 2 = 1,752 SF TOTAL AREA = 3,634 SF F.A.R. 3,634 / 2,840 = 1.28 > 0.75 PRE-EXISTING NON-CONFORMING	BASEMENT = 876 SF FIRST FLOOR LIVING AREA= 876 FIRST FLOOR NON LIVING AREA: OPEN DECK = 0 ROOFED DECK= 40 SF ROOFED PORCH= 90 SF UPPER FLOORS LIVING AREA= 876 x 2 = 1,752 SF TOTAL AREA = 3,634 SF F.A.R. 3,634 / 2,840 = 1.28 > 0.75 (NO CHANGE) PRE-EXISTING NON-CONFORMING



1 DECKING
SCALE: 3/16"=1'



2 ROOF FRAMING
SCALE: 3/16"=1'



3 LEDGER DETAIL
N.T.S.

FOR PERMITTING



BOSTON
SURVEY, INC.
UNIT C-4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
(617) 242-1313

THIS PLAN IS TO BE USED FOR
PERMITTING PURPOSES ONLY AND NOT
TO BE USED TO RECREATE LOT LINES.
THIS PLAN WAS MADE FROM A PARTIAL
SURVEY ON THE GROUND AND
COMPILED FROM PLANS OF RECORD.

ACCORDING TO THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
(F.E.M.A.) MAPS, THE MAJOR
IMPROVEMENTS ON THIS PROPERTY
FALL IN AN AREA DESIGNATED AS

ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 6/04/2010

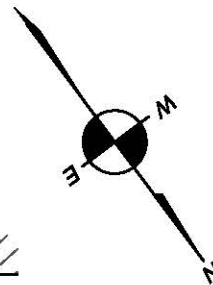
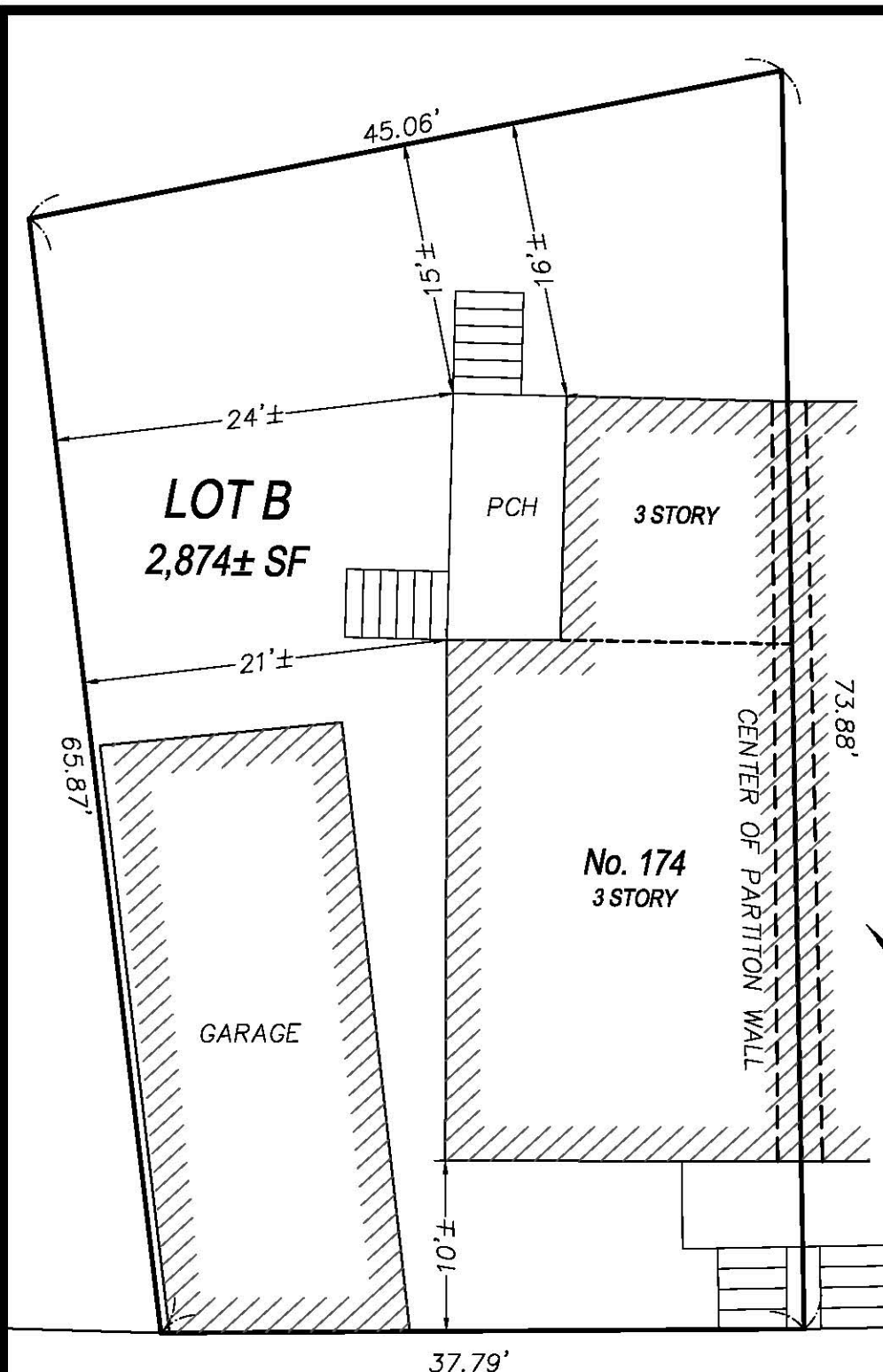
REFERENCES:

OWNER OF RECORD:
LUCILA & ORLANDO CARTAGENA
174 HARVARD STREET
CAMBRIDGE, MA 02139

DEED: BK 25636; PG 439
PL: BK 1979; PL 911

NOTES:

PARCEL ID: 74-128

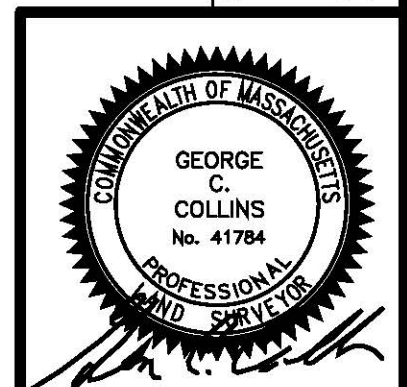
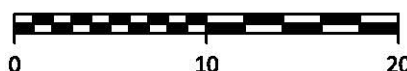


FIELD:	GCC
DRAFT:	AHD
CHECK:	GCC
DATE:	4/15/21
JOB #	21-00297

HARVARD STREET

PLOT PLAN

LOCATED AT
174 HARVARD STREET
CAMBRIDGE, MA 02139
SCALE: 1.0 INCH = 10.0 FEET





EXISTING CANOPY



Property Database

174 Harvard St

Property Information

Property Class	TWO-FAM-RES
State Class Code	104
Zoning (Unofficial)	C-1
Map/Lot	74-128
Land Area (sq. ft)	2,874

Property Value

Year of Assessment	2021
Tax District	R2
Residential Exemption	Yes
Building Value	\$379,200
Land Value	\$637,100
Assessed Value	\$1,016,300
Sale Price	\$183,000
Book/Page	25923/466
Sale Date	December 26, 1995
Previous Assessed Value	\$1,006,100

Owner Information

Photos



Sketches



178

177

Harvard St

176

Cherry St

EXISTING ROOF

172



174 Harvard St,
Cambridge, MA 02139

170

160





76-126

76-95

76-109

76-108

76-87

76-69

76-124

Cherry St

74-123

74-128

Harvard St

74-138

74-133

74-137


74-136

74-138

74-125


74-140




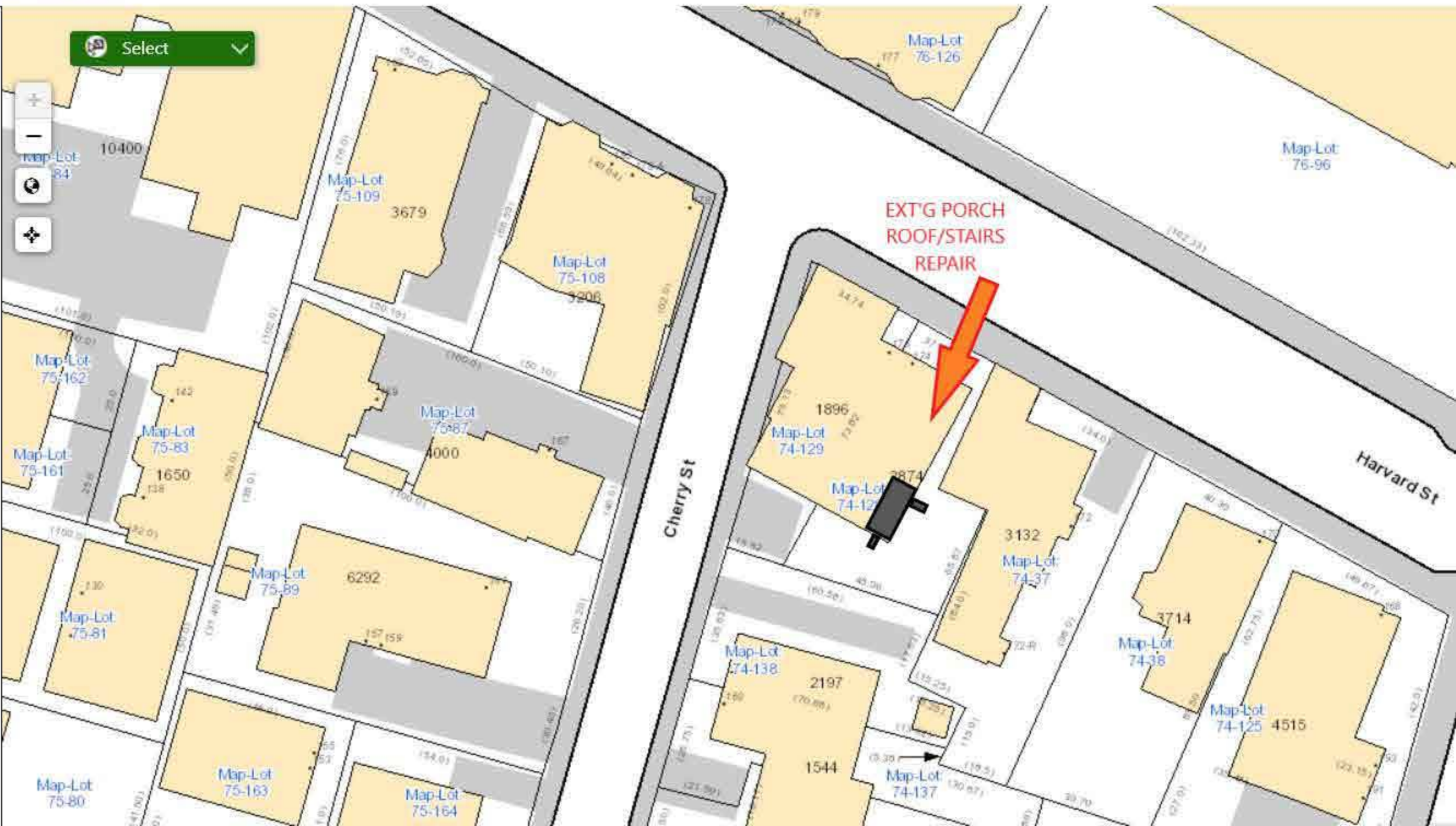
 Search

 Selection

 Maps

 Draw

 Share



FYI,

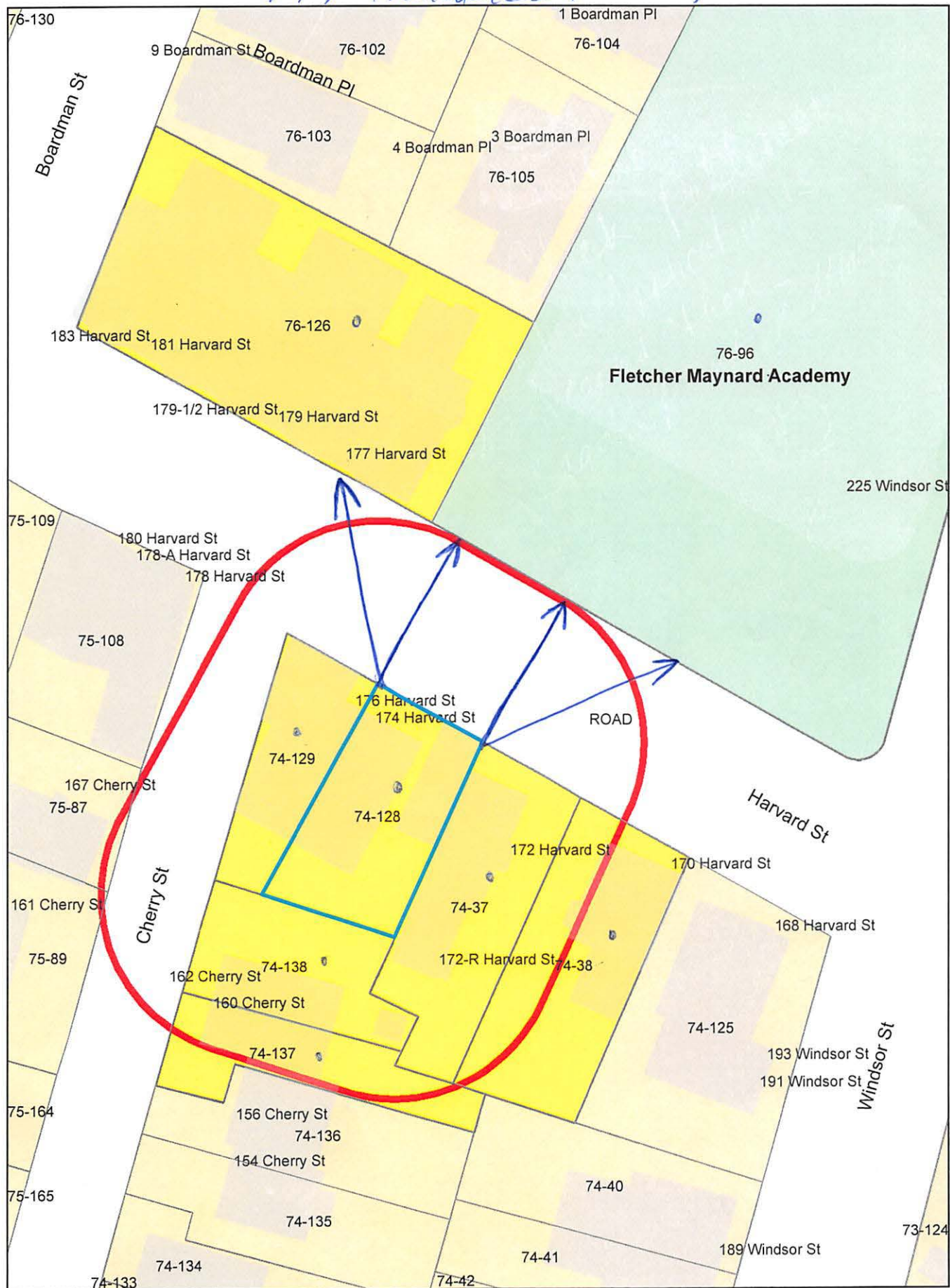
3/31/2021

My name is Orlando Cartagena, I 'am the owner of the two family house at 174 Harvard St. There is no a Condo Association at 174 Harvard St Propertie. If you need to contact me for any questions that you may have, my e-mail address is ocartag@hotmail.com and my cell is 617-460-1802.

Thank you...

Orlando Cartagena

174 Harvard St. #1



174 Harvard St. #1

Petitioner

74-38
GOLDBERG, RICHARD & NANCY SEYMOUR
170 HARVARD ST
CAMBRIDGE, MA 02139-2707

74-37
CNUDDER, CHARLES F. & SUSAN H. CNUDDER
TRS THE CNUDDER FAMILY TRUST
172 HARVARD ST
CAMBRIDGE, MA 02139

DIONE KRIEGER
453A BROADWAY
EVERETT, MA 02149

76-126
QURESHI, HAMID U. AND ZARINA QURESHI
8 ORCHARD CROSSING
ANDOVER, MA 01810

74-129
JAGHOO, DILIP R. & GRITA A. JAGHOO
CITY OF CAMBRIDGE TAX TITLE
176 HARVARD ST. #1
CAMBRIDGE, MA 02139

74-128
CARTAGENA, LUCILA & ORLANDO
174 HARVARD STREET
CAMBRIDGE, MA 02139-2726

74-138
HAN, PETER C. & LAI FAN CHOW HAN
162 CHERRY STREET
CAMBRIDGE, MA 02139

74-137
CARVALHO, HARRY & LEESHA CARVALHO
160 CHERRY ST
CAMBRIDGE, MA 02139

76-96
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

76-96
CAMBRIDGE CITY OF SCHOOL DEPT
159 THORNDIKE ST
CAMBRIDGE, MA 02141

76-96
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR