

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 156403

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Hao Wang

PETITIONER'S ADDRESS: 1-3 Longfellow Road, Cambridge, MA 02138

LOCATION OF PROPERTY: 1 Longfellow Rd., Unit 1, Cambridge, MA

TYPE OF OCCUPANCY: 2 Family residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Lowering the basement floor by approximately 4" to have 7'2" of ceiling height. Create window wells and areaways which will lower the mean grade around the building but not creating a height violation./

DESCRIPTION OF PETITIONER'S PROPOSAL:

To create an areaway and guardrail.

To replace/relocate doors and create window wells and areaways to meet life safety requirements that will lower the average mean grade but not create a height violation.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 & Sec. 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):

(Petitioner (s) / Owner)

Hao Wang

(Print Name)

Address:

Tel. No.

E-Mail Address:

1-3 Longfellow Rd, Cambridge, MA

6178991199

dr.hao.wang@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 Hao Wang
(OWNER)

Address: 1-3 Longfellow Rd, Cambridge, MA 02138

State that I/We own the property located at 1-3 Longfellow Rd, Unit 2, Cambridge, MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of Hao Wang

*Pursuant to a deed of duly recorded in the date May 20, 2021, Middlesex South County Registry of Deeds at Book 77818, Page 456; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

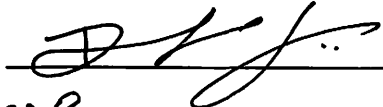


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Hao Wang personally appeared before me, this 29th of Nov., 2021, and made oath that the above statement is true.

 Notary

My commission expires 07-14-2028 (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:
- Literal enforcement of the ordinance would prevent the owner/petitioner from using the previously finished basement living spaces that already contain two legal habitable bathrooms, hence nullifying substantial financial investment made to the property. It would also prevent them from creating safe and code-compliant regresses for the existing finished living space in the basement.
- 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 house and the lot pre-date the zoning code and are existing-nonconforming with regard to the max allowable FAR and front yard setback. The modest amount of the additional headroom to make the existing finished basement the code-compliant habitable space cannot be achieved without requiring zoning relief.
- 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:
- Neither the proposed lowered floor nor the proposed window well guardrail and areaways will create any new noise pollution, light pollution, new shadows on abutting properties, or eliminate any off-street parking or privacy for abutters. The proposed left-side basement entry will reduce the noise pollution to its abutter at 7 Longfellow Rd. None of these proposed changes will affect the existing appearance of the house as viewed from the street.
- 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 changes will not alter the scale or character of the existing house, nor would they have any adverse effects on the abutting properties or the neighborhood. Therefore the proposed change is consistent with zoning relief frequently granted by the BZA in the same neighborhood.

***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 1 Longfellow Rd., Unit 1, 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:

The proposed change will not increase the FAR or the building height violation, or any other requirements of the ordinance.

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 proposed change will only reduce the traffic to one existing basement entry. Therefore, it will not cause any congestion hazard, nor will it affect the 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 proposed change will not deteriorate any setbacks for the butter properties therefore it will not adversely affect the continued operation or the development of 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:

The lowering of the floor by the modest amount of 4", and adding safe and code-compliant window wells and areaways will not introduce any noise pollution, light pollution, adverse setbacks, or congestions. It will not increase traffics or introduce any elements to negatively affect the health, safety, and welfare of the citizens of the City including the petitioner/occupant of the proposed use.

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:

The guardrails for the front yard window wells are at least 17' from the curb. The lowering of the right-side entrance to the basement does not 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.**

Date: 12-13-2021**BZA Application Form****DIMENSIONAL INFORMATION**Applicant: Hao WangPresent Use/Occupancy: 2 Family residentialLocation: 1 Longfellow Rd., Unit 1., Cambridge, MAZone: Residence B ZonePhone: 6178991199Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4161		4161		2500	(max.)
<u>LOT AREA:</u>		5000		5000		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.715		0.715		0.50	
<u>LOT AREA OF EACH DWELLING UNIT:</u>		2500		2500		2500	
<u>SIZE OF LOT:</u>	WIDTH	53'6"		53'6"		50'	
	DEPTH	90'0"		90'0"		50'	
<u>SETBACKS IN FEET:</u>	FRONT	17'0"		17'0"		15'	
	REAR	26'5"		26'5"		25'	
	LEFT SIDE	15'0"		15'0"		7'6"	
	RIGHT SIDE	8'6"		8'6"		7'6"	
<u>SIZE OF BUILDING:</u>	HEIGHT	33'		33'82"		35'	
	WIDTH	45'		45'		na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		55.4%		55.4%		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		2	
<u>NO. OF PARKING SPACES:</u>		4		4		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.:

n/a

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'.

Case # 156403

Hao Wang

1-3 Longfellow Road Cambridge, MA

We are writing as neighbors in strong opposition to Hao Wang's variance and special permit request for proposed modifications to 1– 3 Longfellow Road (case #156403). We have lived at 14-16 Longfellow Road since 1970.

Our concern with Hao Wang's variance and special permit request is twofold: the very problematic exterior double stairway to the right of the front door and the intent to maintain two rental units in the basement as shown by the proposed plans for window wells and complicated back stairway design.

Variance request

The proposed exterior double stairway requiring a variance is unnecessary, dangerous, prevents adequate space for fire or other emergency service to the side and back of the house, and requires acquisition of his neighbor's land. This stairway to the basement should be contained within the house as is the existing stairway. It is a matter of architectural design, not hardship, to keep this stairway within the structure of the house.

The construction of this proposed exterior double stairway requires the acquisition of property that is owned by Mary Hester, Hao Wang's neighbor. Mary Hester and her late husband have lived at 5-7 Longfellow Road for over 50 years. Hao Wang claims 2 feet of Mary Hester's property as belonging to him but has not provided an authoritative instrument survey to justify this claim. It should be noted that this is the first time in his 20 years (+/-) of owning 1 – 3 Longfellow Road that Hao Wang has claimed this land. Mary Hester's ownership of this land has never before been contested and she has consistently maintained it for her entire time living on Longfellow Road.

Even if Hao Wang were to acquire the small amount of land, it is not enough to provide for setbacks to the stairway as required by code. It also is not enough to bring his property from 4608 square feet (as shown on the Cambridge Property Database) to the 5000 square footage which he claims in this proposed

application. Further, it is very premature to claim such additional land as rightfully his when it would remain subject to a Land Court decision.

Special Permit

Although Mr. Wang states there will be only 2 Units in the entire property, the proposed back stairway design and window wells are changes that suggest he is adding 2 substantially separate basement rental units. We oppose Hao Wang's special permit request for window wells and oppose his plans for creating multiple basement rental units. Although he told us he intends to use the basement area for storage, his 1.16.22 email states his intention is to create in the basement "code-compliant habitable space..."

There is no justification for these window wells except for rental unit habitation. Hao Wang states that the basement units are connected to Unit 1 (first floor apartment) and Unit 2 (second and third floor apartment). However, a recent guided tour of the basement by Hao Wang showed existing basement units (these don't meet code) that have been rented out separately or occupied separately by him and have separate locked doors to make them independent living units. The architectural plans show that both basement units are designed to function as separate rental units with separate kitchenettes, bathrooms, and washer/dryers which duplicate the kitchens and washer/dryers in the upstairs units.

The existing stairways are sufficient for the needs of this two-condo property unless Mr. Wang intends to convert his current property into a 4-unit house using the basement units as separate rental units. The proposed plans support such an intention as does Hao Wang's prior rental of the basement units. We oppose these additional rental units which create a 4-unit house.

Hao Wang says in his 1.16.22 email as "long as I live in our street I will not apply for rooming or boarding house licenses to house more than four individuals in any one of my units that we [sic] not related to the second kinship." This is very disturbing new information that he had not disclosed

before. We had no idea that he entertained the idea of converting his house into a rooming house.

Hao Wang's tenants say that he is only there once a month on weekends. He has consistently used the 2 basement units as habitable rental spaces until very recently when they were determined not to comply with code; therefore the need for this filing for a variance and special permit as "Legalization" of existing spaces.

In an email to Attorney David Philbin, trustee for Mary Hester, Hao Wang states, "I cannot assure that no unit in the future will not be rented out to multiple students." The design he is proposing provides for rental and sublet to numerous students/tenants under the guise of renting a single unit.

Finally, according to Hao Wang, "The [special zoning] petition will not create a new unit. It will not include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years." Has Wang currently has two such units in his basement which do not meet code. For years he has been renting both or renting one and occupying the other himself. He claims they are part of the upstairs units and maintains that he is not making a 2-condo property into a 4-unit rental despite all the evidence to the contrary. We strongly oppose his variance and special permit request as detailed in the present application.

Carlos and Judi Neu

14 Longfellow Road

Cambridge, MA 02128

Case # 156403
1-3 Longfellow Road
Hao Wang, owner
1.20.22

To: Cambridge Board of Zoning Appeal

We are writing as an abutter-to-abutter in **strong opposition** to Hao Wang's variance and special permit request for proposed modifications to 1 – 3 Longfellow Road (case #156403). We have lived at 10-12 Longfellow Road since 1973.

Our concern with Hao Wang's variance and special permit request is twofold—the very problematic exterior double stairway to the right of the front door and the intent to maintain two rental units in the basement as shown by the proposed plans for doors, window wells and areaways.

1. **Variance request: to create an areaway and guardrail.** The proposed exterior double stairway requiring a variance is unnecessary, dangerous, prevents adequate space for fire or other emergency service to the side and back of the house, and requires acquisition of his neighbor's land.
 - a. This stairway to the basement should be contained within the house as is the existing stairway. It is a matter of architectural design, not a hardship, to keep this stairway within the structure of the house.
 - b. The construction of this proposed exterior double stairway requires the acquisition of property that is owned by Mary Hester, Hao Wang's neighbor. Mary Hester has lived at 7–9 Longfellow Road for over 50 years.
 - c. Hao Wang claims 2 feet of Mary Hester's property as belonging to him, but, despite repeated requests, he has not provided an authoritative instrument survey to justify this claim. It should be noted that this is the first time in his 20 years (+/-) of owning 1 – 3 Longfellow Road that Hao Wang has claimed this land. Mary Hester's ownership of this land has **never before** been contested and she has consistently and obviously maintained it for her entire time living on Longfellow Road.
 - d. Even if Hao Wang were to acquire the small amount of land, it is NOT enough to provide for setbacks to the stairway as required by code. It also is NOT enough to bring his property from 4608 square feet (as shown on the Cambridge Property Database) to the 5000 square footage which he claims in this proposed application.
2. **Special Permit request: to replace/relocate doors and to create window wells and areaways.** Although Hao Wang states there will be only "2 (Two)" Units in the entire property, the proposed doors, window wells, and areaways are changes that suggest he is **adding two (2) substantially separate basement rental units**. We oppose Hao Wang's special permit request for window wells and oppose his plans for creating multiple basement rental units. Although he told us he intends to use the basement area for storage, his 1.16.22 email states his intention is to create in the basement "code-compliant habitable space..."
 - a. There is no justification for these window wells except for rental unit habitation. Hao Wang states that the basement units are connected to

Unit 1 (first floor apartment) and Unit 2 (second and third floor apartment). However, a recent guided tour of the basement showed 2 existing basement units (these don't meet code) that have been rented out separately or occupied separately by him and others and have separate locked doors to make them independent living units. Of note, basement unit 2 is separated from the upstairs Unit 2 by the entire first floor of the house.

- b. The architectural plans show that both basement units are designed to function as separate rental units with separate kitchenettes, bathrooms, and washer/dryers which duplicate the kitchens and washer/dryers in the upstairs Units 1 and 2.
 - c. The existing stairways are sufficient for the needs of this two-condo property unless Hao Wang intends to convert his current property into a 4-unit house using the basement units as separate rental units. The proposed plans support such an intention as does Hao Wang's prior rental of the basement units. We oppose these additional rental units which create a 4-unit house.
 - d. Hao Wang says in his 1.16.22 email as "long as I live in our street I will not apply for rooming or boarding house licenses to house more than four individuals in any one of my units that we [sic] not related to the second kinship." We are not reassured by his entertaining the possibility of creating a rooming house out of his current two-condo property which in this proposal to the Zoning Board he is trying to make legal as 4 units.
3. Further points of note:
- We have lived at 10-12 Longfellow Road continuously since 1973, long before Hao Wang's Longfellow Road home ownership. We note:
- he says he is a resident of Longfellow Road yet is rarely here (tenants say he comes once a month, at most weekends only),
 - he has consistently used the 2 basement units as habitable rental spaces until very recently when they were determined not to comply with code—hence the need for this filing for a variance and special permit as "Legalization" of existing spaces.
 - In an email to Attorney David Philbin, trustee for Dr. Mary Hester, Hao Wang states, I cannot assure that no unit in the future will not be rented out to multiple students." The design he is proposing (# 156403) provides for rental and sublet to numerous students/tenants under the guise of renting a single unit.

For the reasons stated above, we strongly oppose Hao Wang's variance and special permit request as detailed in his present application before the BZA.

Rebecca and Weldon Pries
10 Longfellow Road
Cambridge, MA 02128

Case # 156403
1-3 Longfellow Road
Hao Wang, owner

We are writing as direct abutters in **strong opposition** to Hao Wang's variance/special permit request to add window wells, relocate windows and doors and create new areaways/stairs with guardrails for the basement of his property at 1 – 3 Longfellow Road (case #156403). We have consulted with other neighbors regarding these proposals and have learned from them about their tour of the property. In addition, we have the benefit of direct observation of tenant/owner activity and the property itself which is in full view of our home.

Our opposition to Hao Wang's application stems from our having sufficient reason to believe that, through these variance/special permit requests, he is attempting to "legalize" two illegal apartments in his basement in order to make a 2-unit dwelling into a 4-unit dwelling. Although we are relative newcomers to Longfellow Road having recently purchased our home, we have had ample time and opportunity to notice that although Mr. Wang claims to be a resident of Longfellow Road, he is rarely here (tenants say he comes approximately once a month) and he appears most invested in having as many rental units and renters as possible.

We are aware from research completed when purchasing our home, that city records and the zoning map show 1 – 3 Longfellow Road as a legal 2-family property sitting on 4608 square feet in an area with Residential B zoning. In his application to the BZA, Mr. Wang has asked us to believe that the basement units he is attempting to "legalize" are in fact components of his upstairs units. It is a stretch to understand basement space is part of the living space upstairs, particularly for Unit 2 which is **two floors above!** If they are integral to the upstairs units, there would be no reason for there to be duplicate washers and dryers and kitchenettes unless he intends them as separate rental units. Further there would be no need for the new egresses and entryways since both Unit 1 and Unit 2 are well provided for in this regard. This concern raises further the possibility that the proposed design provides for rental and sublet to numerous groups of students/tenants under the guise of renting two single units. In fact, in an email to neighbors he says, "I cannot assure that no unit in the future will not be rented out to multiple students." We are very opposed to the new entryways and window wells that essentially create a 4-unit property.

As we noted we are new to the neighborhood so we do not have such a long relationship with Dr. Mary Hester who lives at 7 – 9 Longfellow Road, another abutter. Nevertheless, from our home office window we have a direct view of the very narrow sidewalk area between the two homes where Mr. Wang is proposing a double stairway and areaway. First, this is unnecessary for a 2-unit condo building; there are other entrances and exits to access. Further, it is dangerous as it prevents adequate space for fire or other emergency service to adequately access the side and back of the house. Any modification to the basement entrance on the right side should be contained within the house in keeping with the current existing stairway. This is something for Mr.

Wang to instruct his architect to achieve as it is not a hardship to keep the stairway within the structure of the house.

We notice how very narrow the access is between the two properties. The construction of this exterior access is objectionable as it requires that Mr. Wang acquire property that has been owned and obviously maintained by Dr. Hester for over 50 years. Even if Mr. Wang were to acquire the very small amount of land he claims, it is NOT enough to provide his plan with the necessary setbacks and certainly NOT enough to bring it to the 5,000 square feet he claims on his BZA application form (Cambridge property database states 4,608). In addition, the construction itself would be impossible unless Dr. Hester granted use of her land for all the large-scale equipment that would be required.

We were particularly dismayed to read Mr. Wang's 1/16/22 email saying, "as long as I live on our street I will not apply for rooming or boarding house licenses to house more than four individuals in any one of my units that we [sic] not related to the second kinship." It is not at all reassuring to hear him entertain the possibility of creating a rooming house out of his 2-condo property on Longfellow Road.

Although we are strongly opposed to Mr. Wang's proposed plans for 4 units, we are aware that he may be entitled to one accessory unit in his basement. If so we are prepared to review a detailed proposal for such a unit which should be possible to achieve without external construction that encroaches on his neighbor's land.

Ying Tian and Yong Wang
6 – 8 Longfellow Road
Cambridge, MA 02138

January 16, 2022

To: Cambridge Board of Zoning Appeal

Re: Case # 156403
1-3 Longfellow Road
Hao Wang, Owner
22 January 2022

We live at 18-20 Longfellow Road and are writing as a Longfellow Road neighbor in **strong opposition** to Hao Wang's request for special permit and/or variance for proposed modifications to 1-3 Longfellow Road (case #156403). We have lived at 18-20 Longfellow Road since 2013 and have made a significant investment in our two family home.

Our concerns are as follows:

1. We have not seen Mr. Wang but one brief time during the entire time we have lived at our residence since 2013. We understand that he has a full time job and lives in upstate New York. It has been reported to us by our neighbors that Mr. Wang does stay briefly (not more than a weekend a month) at 1-3 Longfellow Road. We have doubts whether this qualifies under Cambridge Zoning bylaw, section 4.21.b(2) as the requirement that the owner resides on the premises.
2. We are concerned about the number of renters in this non-owner occupied 2 unit house. It has been brought to our attention that there are at least 3 units currently being rented in a 2 unit residence. We have doubts whether the intention is to add an accessory use of only one unit (as opposed to 2 units) as contemplated by section 4.22 of the Cambridge Zoning bylaw.
3. Our neighbors observed during a site visit with Hao Wang that, currently, each of two basement areas have separate lockable egress doors, as well as having separate kitchenettes, washers and dryers, in addition to each of those features for the upstairs units 1 and 2. This is evidence that the current property has been used, or will be as 4 separate units. We have doubts whether this qualifies under Cambridge Zoning bylaw section 4.21.b (4).

We are fortunate to have as neighbors on our street a professor of architecture as well as a second architect and urban planner. We understand they have written to you with detailed analysis in relation to the plans Hao Wang has shared with them. It appears to us, based on conversations Mr. Wang had with some of our neighbors, that Mr. Wang's goal is to have as many renters as possible in the dwelling to maximize his profit.

We have lived at 18-20 Longfellow Road continuously since 2013 and Hao Wang's Longfellow Road property has been in his ownership that entire time. We note that Mr. Wang's property is the first house and very prominent as you enter our road from Mt. Auburn Street. Yet, as a mostly absent landlord, he does not maintain the property at the same level as all the other owner occupants on the road.

For the reasons stated above, **we strongly oppose** Hao Wang's special permit request as detailed in his present application before the BZA.

Longfellow Road was actually chosen in 2014 by the City of Cambridge for a new test design turning it into a "walking" street with the removal of parking spots and sidewalks. The neighborhood is proud to have this design and the city's landscaping work to make it a nice inviting, place to live. Please do not bend the rules to allow Mr. Wang to rent his property with an inordinate amount of renters that turn over frequently and for him not be present to make sure his property is taken care of in the same manner as the rest of the street.

Eric and Barbara Elfman

18-20 Longfellow Road

Pacheco, Maria

From: Muireann Glenmullen <mglenmullen.dublon@gmail.com>
Sent: Monday, January 24, 2022 2:31 PM
To: Pacheco, Maria
Subject: 1-3 Longfellow Road (Case# 156403)

4 Channing Circle
Cambridge MA 02138
1.24.2022

Board of Zoning Appeal
City of Cambridge, MA

Re BZA Case # 156403

Dear Board of Zoning Appeal:

I am writing as a friend and neighbor of Dr. Mary Hester (5-7 Longfellow Road), and as an abutter-of-an abutter, re the application (Case # 156403) of Dr. Hester's next door neighbor, Dr. Hao Wang of 1-3 Longfellow Road.

I am opposed to this application on two grounds:

1. the proposed entryways and window well on the right side (contiguous with Mary Hester's property) would render a rather narrow, beautifully maintained passage between the two properties into an unsightly mishmash of depressions, concrete walls and iron guardrails. The proposed plans also ignore setback requirements and appear to rely on the taking of a portion of Dr. Hester's land, the right to which has not been demonstrated.
2. the plans appear to propose legalizing two illegal basement apartments, bringing the total number of units to four on a 4,608sf lot in Res B. It is the endeavor to legalize these two units with code-compliant egresses that is driving the proposed construction between Dr. Hester's and Dr. Wang's properties.

I urge the Board to reject this application.

Sincerely,

Muireann Glenmullen

Pacheco, Maria

From: Jan Dillon Schaub <jandillon1@gmail.com>
Sent: Monday, January 24, 2022 12:57 PM
To: Pacheco, Maria
Cc: Thomas Schaub; Jan Dillon
Subject: Case #156403 Hao Wang variance/special permit request

To Cambridge Board of Zoning:

We are writing as an abutter-to-abutter in **strong opposition** to Hao Wang's variance/special permit request for proposed modifications to 1 – 3 Longfellow Road (case #156403). We have lived at 11 - 13 Longfellow Road since 2000.

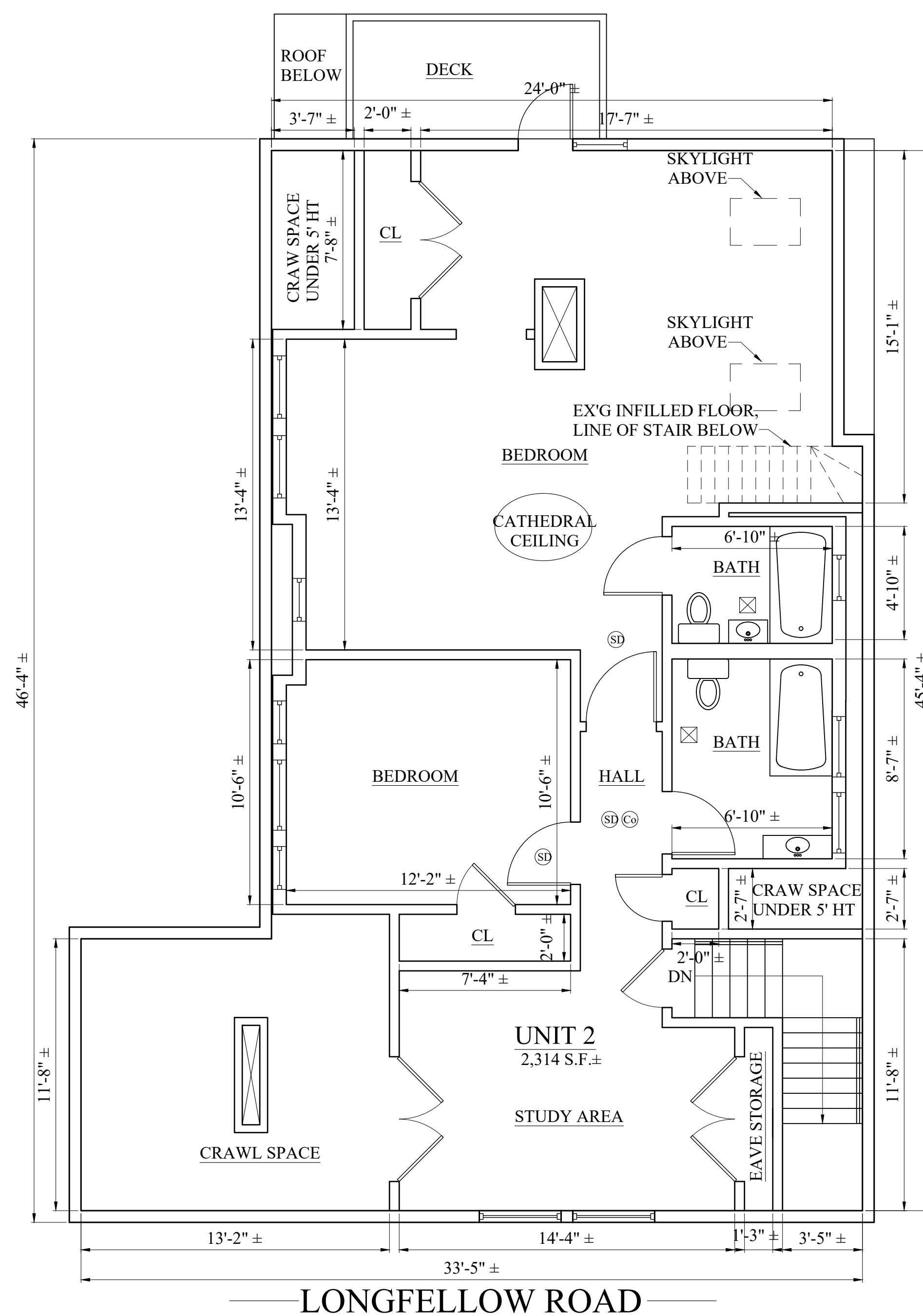
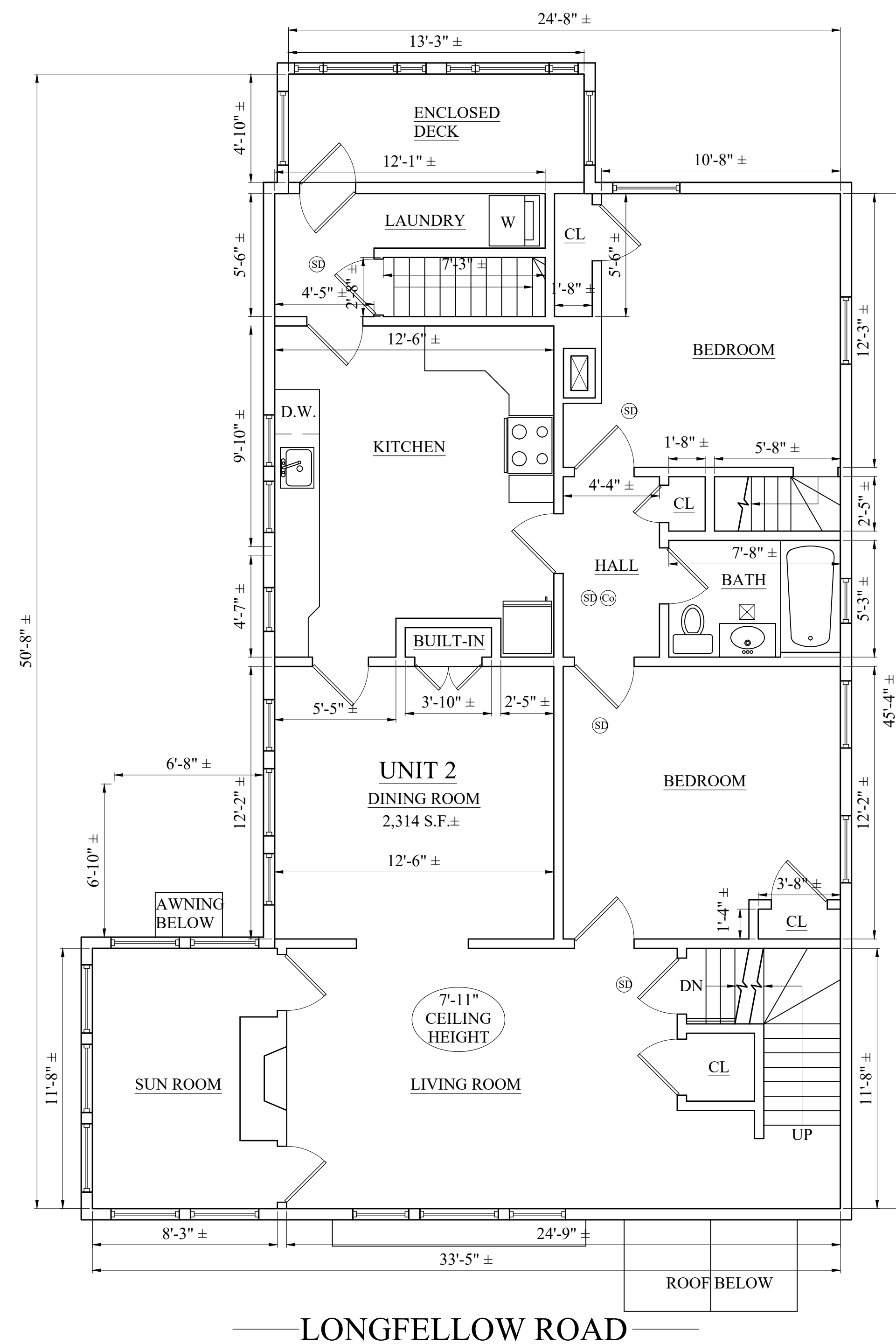
Our opposition to Hao Wang's application stems from having sufficient reason to believe that, through these variance/special permit requests, he is attempting to "legalize" two illegal apartments in his basement. We also believe he is trying to take over the neighbor's land without proof of any survey. (Dr Mary Hester)

Our concerns in net:

- **Mr. Wang's infringement on property of Dr. Mary Hester**, a direct abutter, which he declares he has rights to. We have yet to see any documents to show this to be true. Dr. Hester has lived at her property for ~ 50 years.
- We are abutters to Dr Hester property. **We have reason to believe Mr Wang has been renting 4 units in his house**, which is only legally to be a 2 unit house. (a current renter let us know there are four rental units). **Changes Mr Wang has requested would apparently make the house more suitable for 4 units by modifying the basement.**
- Mr Wang says he lives at 1-3 Longfellow, but he appears to only come a day or two a month from New York where he works. This has been confirmed by one of his current renters, and our view of his presence in the neighborhood.

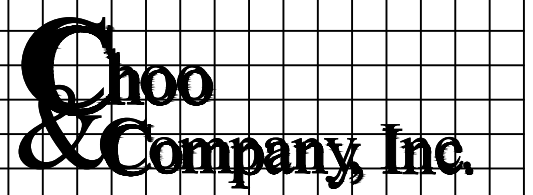
Please let me know if you have any questions or concerns. Thank you very much for your attention to this important matter.

Jan and Tom Schaub
914 720-9043



location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	03-10-21
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21

Project No: 2021042
Scale: AS NOTED
Date: 02-17-21
Drawn By: ST

Drawing Name

EXISTING FLOOR PLANS

Sheet No. _____

D-1.2



1 EXISTING FRONT ELEVATION (LONGFELLOW ROAD)
SCALE: 1/4"=1'-0"

2 EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)
SCALE: 1/4"=1'-0"

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo & Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	03-10-21
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21

Project No: 2021042
Scale: AS NOTED
Date: 09-17-21
Drawn By: ST

Drawing Name

EXISTING
ELEVATIONS

Sheet No.

D-2.1



1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo & Company, Inc.

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Drawing Name

EXISTING
ELEVATIONS

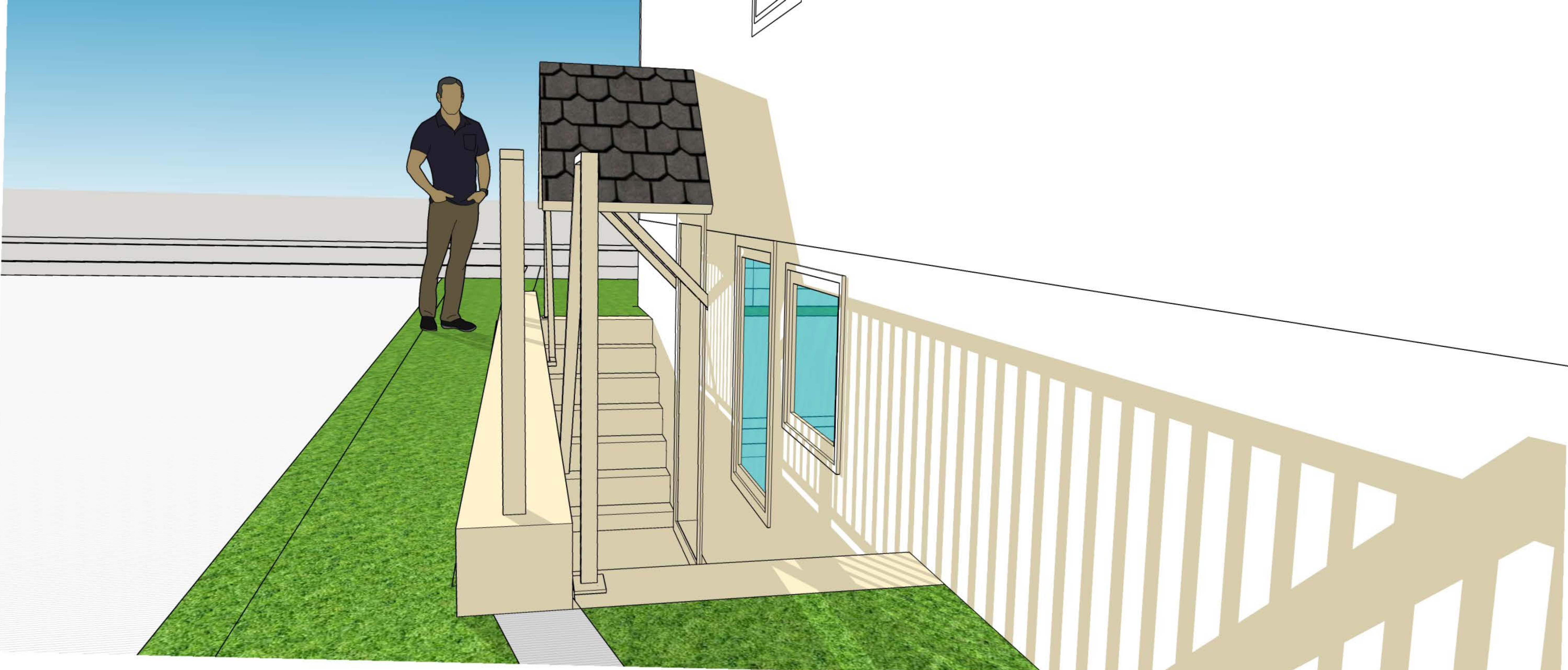
Sheet No.

D-2.2











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: HAO WANG Date: 1/12/2022
(Print)

Address: 1 Longfellow Rd. #1

Case No. BZA-156403

Hearing Date: 1/27/22

Thank you,
Bza Members

Pacheco, Maria

From: Hao Wang <dr.hao.wang@gmail.com>
Sent: Thursday, January 13, 2022 12:21 PM
To: Pacheco, Maria
Subject: Re: 1 Longfellow Rd

Thank you Maria, I want you to know that I posted the public notice yesterday as follows.

In case I cannot obtain support from my neighbors this weekend, do I have the option to delay the case for a future date?



On Jan 12, 2022, at 10:33 AM, Hao Wang <dr.hao.wang@gmail.com> wrote:

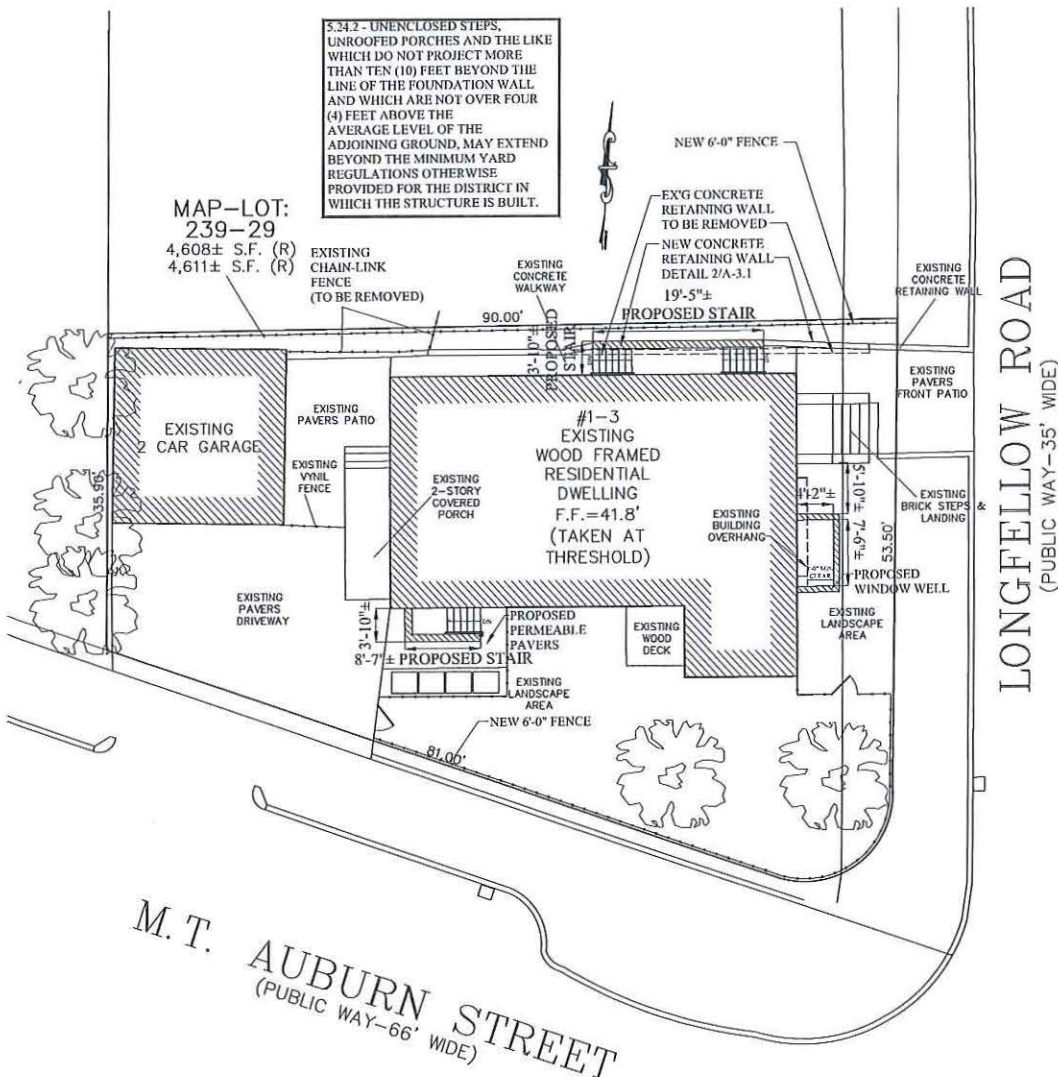
Got it. I picked it up. Will post it as soon as I get back.

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | [617-899-1199](tel:617-899-1199)
| <http://www.linkedin.com/in/hw168>

On Jan 12, 2022, at 9:09 AM, Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

RENOVATION/ BASEMENT LEGALIZATION

1 LONGFELLOW ROAD,
CAMBRIDGE,
MASSACHUSETTS



RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
617-766-7727 fax 617-766-7715



No.	Revision Date
	03-10-21
	09-29-21
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	11-01-21
	11-29-21
	12-15-21

Project No: 2021042
Scale: AS NOTED
Date: 02-17-21
Drawn By: ST

Drawing Name:

COVER
SHEET

Sheet No:

A-0

KEY	EXISTING AND/ OR PROPOSED APPLIANCES
Ⓢ	SMOKE DETECTOR
Ⓢ	HEAT DETECTOR
Ⓢ	CARBON MONOXIDE DETECTOR
Ⓢ	FAN
Ⓢ	45 MIN. DOOR
Ⓢ	FIRE EXTINGUISHER
◇	1 HOUR WALL(SEE W.T.1/A-3.1)
1	1 HOUR CLG. ABOVE(SEE C.T.1/A-3.1)
▨	NEW WALL
—	EX'G WALL TO REMAIN
---	WALL TO BE REMOVED

CODE SUMMARY
EX'G TYPE 5B CONSTRUCTION
EX'G R-3 USE GROUP (2 FAMILY)
ZONE RES. B

DRAWING NOT TAKEN FROM
INSTRUMENTAL SURVEY.
INFORMATION TAKEN FROM
PROPOSED PLOT PLAN
BY PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/ CIVIL ENGINEERING
CONSULTANTS
NEWTON, MA
(MARCH 25, 2021)

YARD AREA (1,998 S.F.±) + DECK AREA
(45 S.F.±)=
2,043 S.F.±/ 4,611 S.F.± =
44% PRIVATE OPEN SPACE TO LOT AREA

1 LANDSCAPING PLAN
1" = 20'-0"

UNDERPINNING GENERAL NOTES

1. AREAS TO BE UNDERPINNED HAVE BEEN NOTED ON THE DRAWINGS. EXCAVATION ADJACENT TO AN EXISTING STRUCTURE SHALL NOT EXTEND BELOW THE BOTTOM OF AN EXISTING STRUCTURE BY MORE THAN 1 UNIT VERTICALLY FOR EVERY TWO UNITS OF HORIZONTAL DISTANCE FROM THE EXISTING STRUCTURE.
2. IF IT BECOMES NECESSARY FOR THE DEPTH OF THE EXCAVATION TO EXCEED THESE RESTRICTIONS IN AREAS WHERE UNDERPINNING IS NOT INDICATED, CONTRACTOR SHALL CEASE WORK IN THE IMMEDIATE AREA BEFORE EXTENDING DEEPER THAN THE RESTRICTIONS ALLOW AND NOTIFY ARCHITECT. WORK IN THE AFFECTED AREA SHALL NOT RECOMMENCE UNTIL CONTRACTOR HAS OBTAINED WRITTEN DIRECTION FROM THE ARCHITECT.
3. AREAS TO BE UNDERPINNED SHALL BE PROTECTED FROM THE WEATHER AT ALL TIMES DURING UNDERPINNING OPERATIONS. PERIMETERS OF EXCAVATIONS SHALL BE TEMPORARILY BERMED TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION. GROUNDWATER SHALL BE REMOVED.
4. UNDERPINNING SHALL BE DONE IN SHORT SEGMENTS WITH LENGTHS NOT TO EXCEED 4 FEET.
5. WORK ON EACH SEGMENT SHALL BE COMPLETED PRIOR TO MOVING ON TO THE ADJACENT SEGMENTS. WHERE MORE THAN ONE SEGMENT IS TO BE WORKED ON AT THE SAME TIME, SEGMENTS SHALL BE SEPARATED BY AT LEAST TWO TIMES THE LENGTH OF THE LONGER SEGMENT.
6. CONCRETE PORTIONS OF UNDERPINNING SHALL BE KEPT 3 INCHES BELOW THE BOTTOM OF THE EXISTING STRUCTURE TO ALLOW FOR THE INSTALLATION OF DRYPACKED NON-SHRINK GROUT.
7. CONCRETE PORTION OF THE UNDERPINNING SHALL BE ALLOWED TO CURE AT LEAST SEVEN DAYS PRIOR TO THE INSTALLATION OF THE DRYPACKED NONSHRINK GROUT BETWEEN THE TOP OF THE TOP OF THE CONCRETE PORTION AND THE BOTTOM OF THE EXISTING STRUCTURE.
8. WORK ON AN ADJACENT SEGMENT SHALL NOT BEGIN UNTIL THE CONCRETE PORTION OF THE SEGMENT HAS BEEN ALLOWED TO CURE FOR AT LEAST 3 DAYS AND THE NON-SHRINK GROUT HAS BEEN ALLOWED TO CURE FOR AT LEAST 24 HOURS. COMPRESSIVE STRENGTH OF ALL MATERIALS SHALL HAVE ATTAINED A MINIMUM OF 1800 PSI.
9. DURING ALL UNDERPINNING WORK, CARE SHALL BE TAKEN NOT TO DISPLACE THE BACK FACE OF EXCAVATION. IF BACK FACE OF EXCAVATION IS EXTENDED BEYOND THE BACK OF THE EXISTING FOOTING, WHERE PRESENT, EXISTING SLAB-ON-GRADE ABOVE THE AFFECTED AREA SHALL BE ASSUMED TO BE UNDERMINED AND SHALL BE REMOVED AND REPLACED AFTER NEW COMPACTED STRUCTURAL FILL HAS BEEN PLACED FROM THE TOP OF THE UNDERPINNING TO THE BOTTOM OF THE SLAB, AT CONTRACTOR'S COST.
10. IF EXISTING SOIL CONDITIONS ARE NOT SUITABLE TO ALLOW FOR THE INSTALLATION OF THE FULL HEIGHT OF THE UNDERPINNING IN A SINGLE PIECE, SEGMENT SHALL BE DIVIDED INTO VERTICAL SECTIONS AND INSTALLED IN SEVERAL LIFTS OF UNDERPINNING.

GENERAL NOTES:

- CONTRACTOR RESPONSIBILITY-
CONTRACTOR IS SOLELY RESPONSIBLE FOR:
1. VIEWING SITE AND INCLUDING ANY SPECIAL CONDITIONS NECESSARY TO PERFORM THE WORK AS DESCRIBED IN THE DRAWINGS.
2. ESTABLISHING CONTROL OF THE SITE VIA SURVEY, AND LAYOUT.
3. OBTAINING AND PAYING FOR ALL PERMITS.
4. PAYING FOR ALL TEMPORARY UTILITIES AND FACILITIES.
5. CHECKING AND CONFIRMING ALL DIMENSIONS, AND LAYOUTS.
6. SCHEDULING AND SEQUENCING.
7. CONSTRUCTION MEANS, METHODS AND TECHNIQUES
8. MAINTAINING DRAWINGS AND PERMITS ON SITE.
9. JOB SITE SAFETY
10. COORDINATION BETWEEN TRADES, AND SUPPLIERS.
11. PROVIDE SCHEDULE TO OWNER AND ARCHITECT.
12. PROVIDE A SCHEDULE OF VALUES TO THE OWNER AND ARCHITECT.
13. TEMPORARY HEAT, ICE AND SNOWPLOWING IS THE RESPONSIBILITY OF THE CONTRACTOR.
14. SITE CLEANLINESS AND CONFORMANCE TO NFPA 241 REQUIREMENTS.
15. REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
16. GIVING WARRANTY FOR HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.

REVIEW OF WORK BY DESIGNERS-

CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE PROJECT STARTS.

CONTRACTOR SHALL NOTIFY ARCHITECT, ONE WEEK PRIOR TO:

17. POURING CONCRETE
18. INSULATING
19. INSTALLING DRYWALL
20. FINAL INSPECTION

SHOP DRAWINGS-

ALL SHOP DRAWINGS SHALL BE SUBMITTED 30 DAYS AFTER CONTRACT AWARD.

GENERAL CONTRACTOR SHALL APPROVE SHOP DRAWINGS, PRIOR TO SUBMITTING TO ARCHITECT OR ENGINEER.

NON SUBMISSION DOES NOT CONSTITUTE APPROVAL OF ANY WORK.

NO EXCEPTIONS TAKEN DOES NOT RELIEVE THE CONTRACTOR OF PERFORMING ANY OTHER WORK ON THE DRAWINGS.

CONTRACTOR SHALL EXPECT A MINIMUM OF 2 WEEKS FOR DESIGNERS' REVIEW TIME.

ANY VARIANCE FROM THE ORIGINAL DESIGN SHALL BE NOTED.

ANY SUBSTITUTION NOT INDICATED SHALL NOT CONSTITUTE APPROVAL OF A CHANGE.

SHOP DRAWINGS ARE NOT COORDINATION DRAWINGS.

DESIGNERS ARE NOT RESPONSIBLE FOR DIMENSIONS.

CHANGE ORDERS-

CONTRACTOR SHALL VISIT THE SITE AND BE THOROUGHLY ACQUAINTED WITH THE PROJECT PRIOR TO SUBMITTING A PRICE. ADDITIONAL MONEY WILL NOT BE GRANTED FOR WORK NOT CLARIFIED PRIOR TO BIDDING.

DESIGNER SHALL BE NOTIFIED OF ANY CHANGE TO THE DRAWINGS, UNFORESEEN FIELD CONDITIONS OR DISCREPANCIES PRIOR TO PERFORMING WORK.

ANY PROPOSED CHANGES SHALL BE ACCOMPANIED WITH A WRITTEN DESCRIPTION OR A SKETCH FOR CLARIFICATION.

ALL CHANGE ORDERS SHALL BE APPROVED PRIOR TO PERFORMING WORK.

CHANGE ORDERS SHALL BE PRICED EITHER LUMP SUM OR UNIT PRICE OR TIME AND MATERIALS.

ANY SUBSTITUTION REQUEST SHALL BE MADE VIA CHANGE ORDER, AND NOT VIA SHOP DRAWINGS UNLESS AGREED TO.

ANY CHANGE SHALL STATE THE CREDIT OR COST ADD AND/OR ANY CHANGE TO THE SCHEDULE.

REQUISITIONS-

ANY REQUISITION REQUIRED TO BE SIGNED BY THE ARCHITECTED SHALL BE SUBMITTED A MINIMUM OF ONE WEEK PRIOR TO BEING SUBMITTED TO THE BANK FOR REVIEW.

CONTRACTOR SHALL PROVIDE RECEIPTS AND INSURANCE CERTIFICATES FOR ANY MATERIALS FOR PAYMENT FOR ANY UNINSTALLED MATERIALS.

WOOD NOTES:

1. ALL LUMBER SHALL HAVE A MOISTURE CONTENT OF NOT MORE THAN 19%.
2. ALL FRAMING LUMBER SHALL BE #2 SPF, OR BETTER, HAVING A MINIMUM:
FB=875 PSI, FV=135 PSI, E=1,300,000 PSI.
3. ALL JOIST SPANS SHALL HAVE ONE ROW OF 1" X 3: CROSS BRIDGING AT MID SPAN AND NOT MORE THAN 8'-0" O.C.
4. ALL STUD BEARING WALLS SHALL HAVE ONE ROW OF 2X HORIZONTAL BLOCKING AT 1/2 STUD HEIGHT, AND NOT MORE THAN 6'-0" O.C. MAXIMUM.
5. PROVIDE AND INSTALL ALL NECESSARY TIMBER CONNECTORS WITH ADEQUATE STRENGTH.
6. PROVIDE DOUBLE JOIST BELOW PARTITIONS PARALLEL TO JOIST FRAMING.
7. PROVIDE SOLID BRIDGING BELOW PARTITIONS PERPENDICULAR TO JOIST FRAMING.
8. PROVIDE SOLID BRIDGING BETWEEN JOIST FRAMING MEMBERS WHEN BEARING ON STUD PARTITIONS OR BEAMS.
9. PROVIDE A CONTINUOUS BAND JOIST AT EXTERIOR STUD WALLS.
10. PROVIDE DIAGONAL METAL STRAP BRACING AT ALL CORNERS AND WALL INTERSECTIONS, AT THE INSIDE FACE OF STUDS, FROM TOP PLATE TO FLOOR PLATE AT A 45 DEGREE ANGLE WITH A SIMPSON TYPE "RCWB" STRAP, OR EQUAL.
11. ALL BUILT-UP BEAMS SHALL BE BOLTED WITH ½" Ø THRU BOLTS, MEETING A307 STANDARDS, OR, AS NOTED ON DRAWINGS.

WOOD LINTEL SCHEDULE:

Lintels over openings in bearing walls shall be as follows;or as noted on drawings.

Span of opening:	Size: 2x6 studs	Size: 2x4 studs
less than 4'-0"	3 - 2x4	2 - 2x4
up to 6'-0"	3 - 2x6	2 - 2x6
up to 8'-0"	3 - 2x8	2 - 2x8
up to 10'-0"	3 - 2x10	2 - 2x10

DESIGN CRITERIA:

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL CONFORM TO THE NINTH EDITION OF THE MASSACHUSETTS BUILDING CODE.

DESIGN LIVE LOAD = 40 POUNDS PER SQUARE FOOT
- FLOORS
- PRIVATE DECK

DESIGN SNOW LOAD = 40 POUNDS PER SQUARE FOOT
WITH SNOW DRIFT
WHERE APPLICABLE.

WIND LOAD = 128 MILES PER HOUR
SEISMIC: Ss = 0.217
S1 = 0.069

ALL LUMBER SHALL BE #2 SPF, Fb= 875 PSI, Fv=135 PSI.

CONTRACTOR NOTE:
PRIOR TO COMMENCEMENT OF WORK OR FABRICATION OF COMPONENTS, CONTRACTOR SHALL INVESTIGATE AND VERIFY IN THE FIELD ALL CONDITIONS, DIMENSIONS, AND ELEVATIONS OF THE EXISTING CONSTRUCTION. ALL DISCREPANCIES BETWEEN FIELD-VERIFIED CONDITIONS, DIMENSIONS AND ELEVATIONS AND THOSE INDICATED ON THE DRAWINGS SHALL BE IMMEDIATELY MADE KNOWN TO THE ENGINEER IN WRITING. THE USE OF (V.I.F.) OR (+/-) OR OTHER SIMILAR NOTES AT CERTAIN LOCATIONS ON THE DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR VERIFYING ALL CONDITIONS DESCRIBED ABOVE.

FOUNDATION NOTES:

1. ALL FOUNDATION FOOTINGS SHALL BE CARRIED DOWN TO A MINIMUM OF 4'-0" BELOW FINISH GRADE, OR DEEPER, IF NECESSARY, TO OBTAIN A SAFE SOIL BEARING PRESSURE OF 2 TONS PER SQUARE FOOT, FOUNDATION DESIGN IS BASED ON ASSUMED SOIL BEARING CAPACITY OF 2 TONS PER SQUARE FOOT.
2. ALL FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL; OR, ON ENGINEERED BANK RUN GRAVEL FILL MATERIAL WITH A MINIMUM DRY DENSITY OF 95%.
3. ALL FOOTING SHALL BE POURED IN THE DRY ONLY. WATER SHALL NOT BE ALLOWED TO FLOW THROUGH THE DEPOSITED CONCRETE.
4. NO FOOTING SHALL BE POURED ON FROZEN GROUND. FOUNDATIONS NEED TO BE PROTECTED FROM FREEZING FOR A MIN. OF 5 DAYS AFTER THEY WERE POURED.
5. THE MINIMUM REINFORCING FOR ALL FOUNDATION WALLS SHALL BE 2-#6 BARS AT THE TOP AND BOTTOM, CONTINUOUS; OR, AS SHOWN ON DRAWINGS.
6. LAP ALL BARS 40 DIAMETERS AND PROVIDE CORNER BARS.
7. ALL REINFORCEMENT: ASTM A615-60, WWF A185.

CONCRETE NOTES:

1. ALL CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF:
- **3000 PSI** FOR FOUNDATION WALL, EXTERIOR WALLS AND OTHER VERTICAL CONCRETE SURFACES EXPOSED TO THE WEATHER.
2. MAXIMUM SLUMP SHALL NOT EXCEED 3"; AND MAXIMUM; COARSE AGGREGATE SIZE SHALL NOT EXCEED 3/4" IN DIAMETER.

REINFORCING NOTES:

1. ALL REINFORCEMENT, EXCEPT FOR TIES AND STIRRUPS, SHALL CONFORM TO ASTM 615-60.
2. ALL REINFORCEMENT FOR TIES AND STIRRUPS SHALL CONFORM TO ASTM 615-40.
3. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185-70 SPECIFICATIONS.
4. ALL REINFORCEMENT SHALL BE INSPECTED AND APPROVED BY THE ARCHITECT OR HIS ENGINEER PRIOR TO THE PLACEMENT OF ANY CONCRETE.
5. THE CONTRACTOR SHALL SUBMIT FOUR PRINTS OF SHOP DRAWINGS: SHOWING ALL REINFORCING DETAILS, CHAIR BARS, HIGH CHAIRS, SLAB BOLSTERS, ETC. TO THE ARCHITECT FOR HIS APPROVAL. THE CONTRACTOR SHALL RECEIVE WRITTEN APPROVED SHOP DRAWINGS FROM THE ARCHITECT OR HIS ENGINEER PRIOR TO THE FABRICATION OF REINFORCEMENT.
6. CLEARANCES OF MAIN REINFORCING FROM ADJACENT CONCRETE SURFACES SHALL BE AS FOLLOWS:

A. FOOTINGS 3 INCHES

B. SIDES OF FOUNDATIONS WALLS. EXPOSED FACES OF FOUNDATIONS. SIDES OF COLUMNS/PIERS, SLABS ON GRADE FROM TOP SURFACE 2 INCHES

C. INTERIOR FACES OF FOUNDATIONS, TOP REINFORCING IN SLABS EXPOSED TO THE WEATHER 1-1/2 INCHES

D. TOP STEEL OF INTERIOR SLABS 1 INCHES
7. MAXIMUM DEVIATION FROM THESE REQUIREMENTS SHALL BE 1/4" OF SECTIONS 10" OR LESS, 1/2" FOR SECTIONS GREATER THAN 10".

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA


One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	03-10-21
	09-29-21
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Project No:	2021042
Scale:	AS NOTED
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Drawn By:	ST

Drawing Name

NOTES

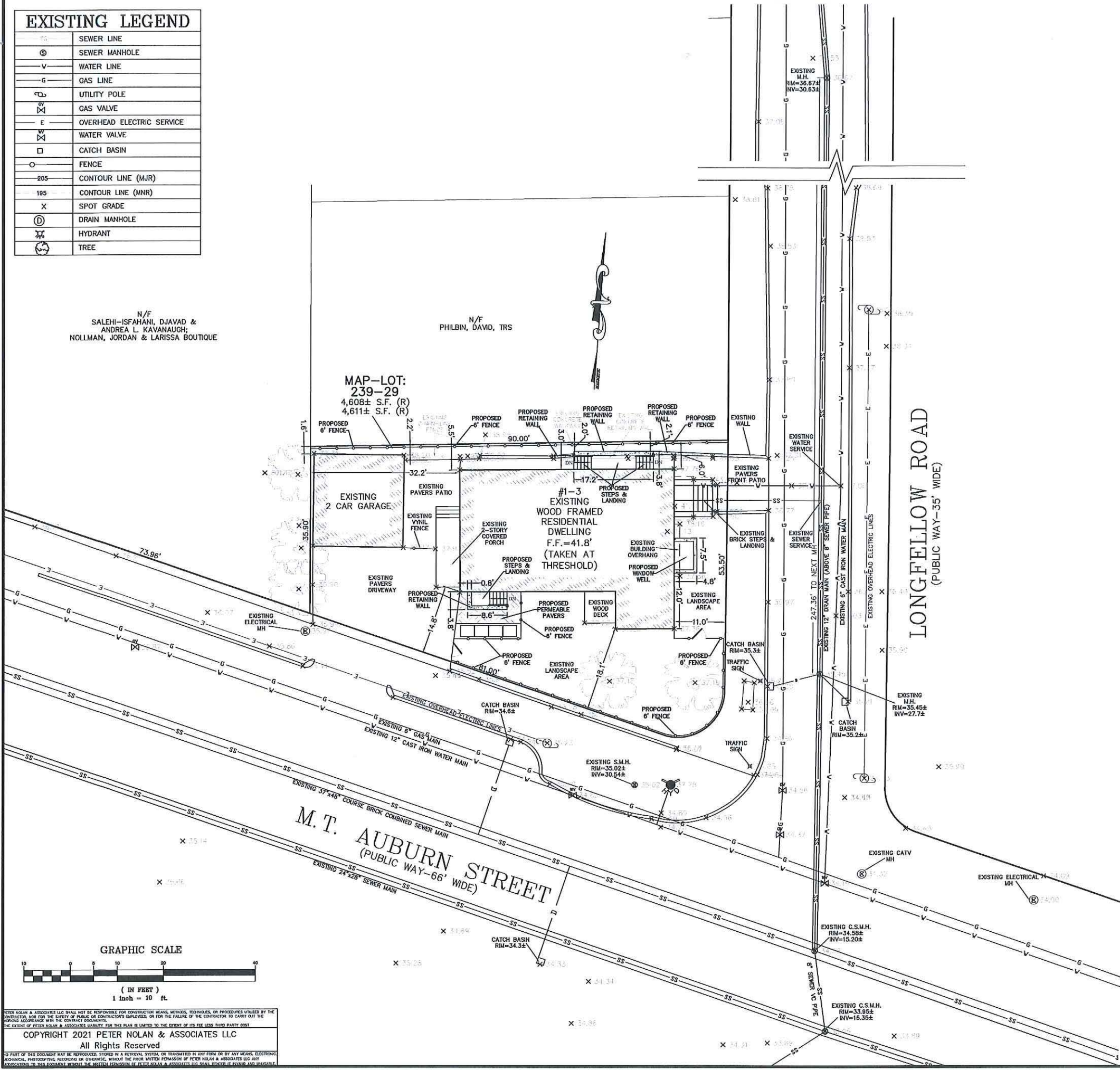
Sheet No.

A-O.I

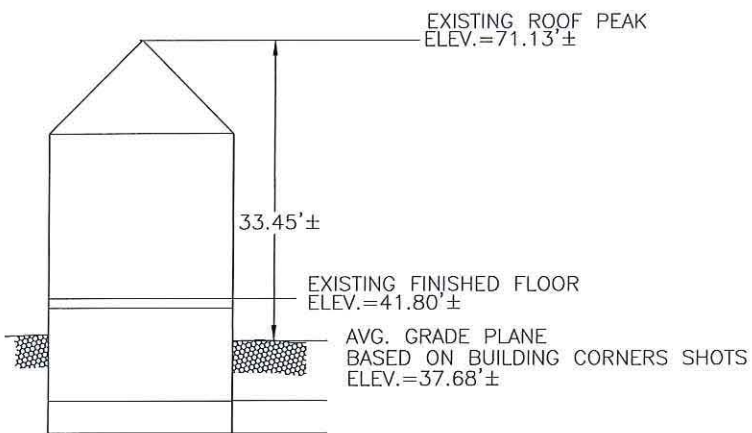
- GENERAL NOTES:
1. PROVIDE R-30 INSULATION IN ALL EXPOSED FLOOR JOIST CAVITIES.
2. PROVIDE R-21 INSULATION IN ALL EXPOSED EXTERIOR STUD WALL CAVITIES.
3. PROVIDE R-49 INSULATION IN ALL EXPOSED ROOF JOIST CAVITIES, TYPICAL.
4. PROVIDE R-19 INSULATION IN ALL EXPOSED BASEMENT STUD WALL CAVITIES. INSULATION MUST BE NON-WATER SENSITIVE.
5. REFER TO THE FRAMING PLANS PRIOR TO DEMOLITION. CONTACT THE ARCHITECT IMMEDIATELY IF THERE ARE CONFLICTS OR OMISSIONS.

NOTE: THERE HAS BEEN NO SOIL TESTING PROVIDED TO THIS OFFICE FOR THIS PROJECT. THE DESIGNING ARCHITECT OR STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. ANY SOIL BEARING CAPACITY OF THIS FOUNDATION SYSTEM IS DESIGNED BASED ON A 2 TON MINIMUM SOIL BEARING CAPACITY. IT SHALL BE THE CONTRACTORS OR OWNERS' RESPONSIBILITY TO DETERMINE SUITABLE SOIL CONDITIONS AND VERIFY THE BEARING PRESSURE. IF A SUITABLE SOIL THAT CAN WITHSTAND A 2 TON BEARING CAPACITY IS NOT AVAILABLE, THIS OFFICE SHOULD BE CONTACTED BY THE CONTRACTOR OR OWNER FOR A FOUNDATION REDESIGN.

NOTE:ENERGY CODE COMPLIANCE
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING STRETCH/ ENERGY CODE COMPLIANCE PRIOR TO CLOSING OF WALLS. THE PROPER ENERGY CONSULTANT, IHERs RATER, OR OTHER ALLOWED PROFESSIONAL SHALL PERFORM THE FINAL INSPECTIONS ASSOCIATED WITH THE CONSTRUCTION REQUIREMENTS AT THE DIRECTION OF THE CONTRACTOR.



- NOTES:
1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 02-22-2020.
 2. LOCUS DEED BOOK 322172 PAGE 565
REFERENCE PLAN NO. 649 OF 1989: BOOK 20059, PAGE 473
REFERENCE PLAN: BOOK 19887, PAGE 473
REFERENCE PLAN: BOOK 13150, PAGE 413
SOUTH MIDDLESEX COUNTY DISTRICT REGISTRY OF DEEDS.
 3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
 4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250186, DATED 06/04/2010.
 5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
 6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
 7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
 8. ELEVATION SHOWN BASED ON CITY OF CAMBRIDGE DATUM.
 9. ZONE DISTRICT= RESIDENCE B.



EXISTING PROFILE
NOT TO SCALE

SCALE 1"=10'	REV	DATE	REVISION	BY
DATE 03/25/2021				
SHEET 1	1 LONGFELLOW ROAD CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1	PROPOSED SITE PLAN			
CLIENT:	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 80 JEWETT ST, SUITE 1, NEWTON, MA 02458 PHONE: 857 891 7478/617 782 1533 EMAIL: pnolan@phasurveyors.com			
DRAWN BY AU	SHEET NO. 1			
CHKD BY P.N				
APPD BY P.N				

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST.
COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

BASEMENT HABITABLE AREA NATURAL LIGHT & VENTILATION CALCULATIONS

UNIT 1 KITCHENETTE/LIVING AREA
TOTAL AREA = 193 ± SQ.FT.

(R303.1) REQUIRED 8% NATURAL LIGHT = 15.44 ± SQ.FT.

PROPOSED WINDOWS =
(1) 2'-8" X 4'-1/2" = 10.70 ± SQ.FT

EX'G WINDOWS =
(1) 2'-6" X 2'-2" = 5.40 ± SQ.FT

TOTAL GLASS = 16.1 ± SQ.FT
16.1 ± SQ.FT > 15.44 ± SQ.FT. = OK

(R303.1) REQUIRED 4% NATURAL VENTILATION = 7.72 ± SQ.FT.

PROPOSED WINDOWS =
(1) 2'-8" X 4'-1/2" = 10.70 ± SQ.FT

EX'G WINDOWS =
(1) 2'-6" X 2'-2" = 5.40 ± SQ.FT

TOTAL GLASS = 16.1 ± SQ.FT
16.1 ± SQ.FT > 7.72 ± SQ.FT. = OK

UNIT 2 KITCHENETTE/FAMILY ROOM
TOTAL AREA = 190 ± SQ.FT.

(R303.1) REQUIRED 8% NATURAL LIGHT = 15.20 ± SQ.FT.

PROPOSED WINDOWS =
(3) 2'-8" X 2'-4 3/8" = 18.90 ± SQ.FT

TOTAL GLASS = 18.90 ± SQ.FT
18.90 ± SQ.FT > 15.20 ± SQ.FT. = NOT OK

(R303.1) REQUIRED 4% NATURAL VENTILATION = 7.6 ± SQ.FT.

PROPOSED WINDOWS =
(3) 2'-8" X 2'-4 3/8" = 18.90 ± SQ.FT

TOTAL GLASS = 18.90 ± SQ.FT
18.90 ± SQ.FT > 7.6 ± SQ.FT. = OK

UNIT 2 BEDROOM
TOTAL AREA = 81 ± SQ.FT.

(R303.1) REQUIRED 8% NATURAL LIGHT = 6.48 ± SQ.FT.

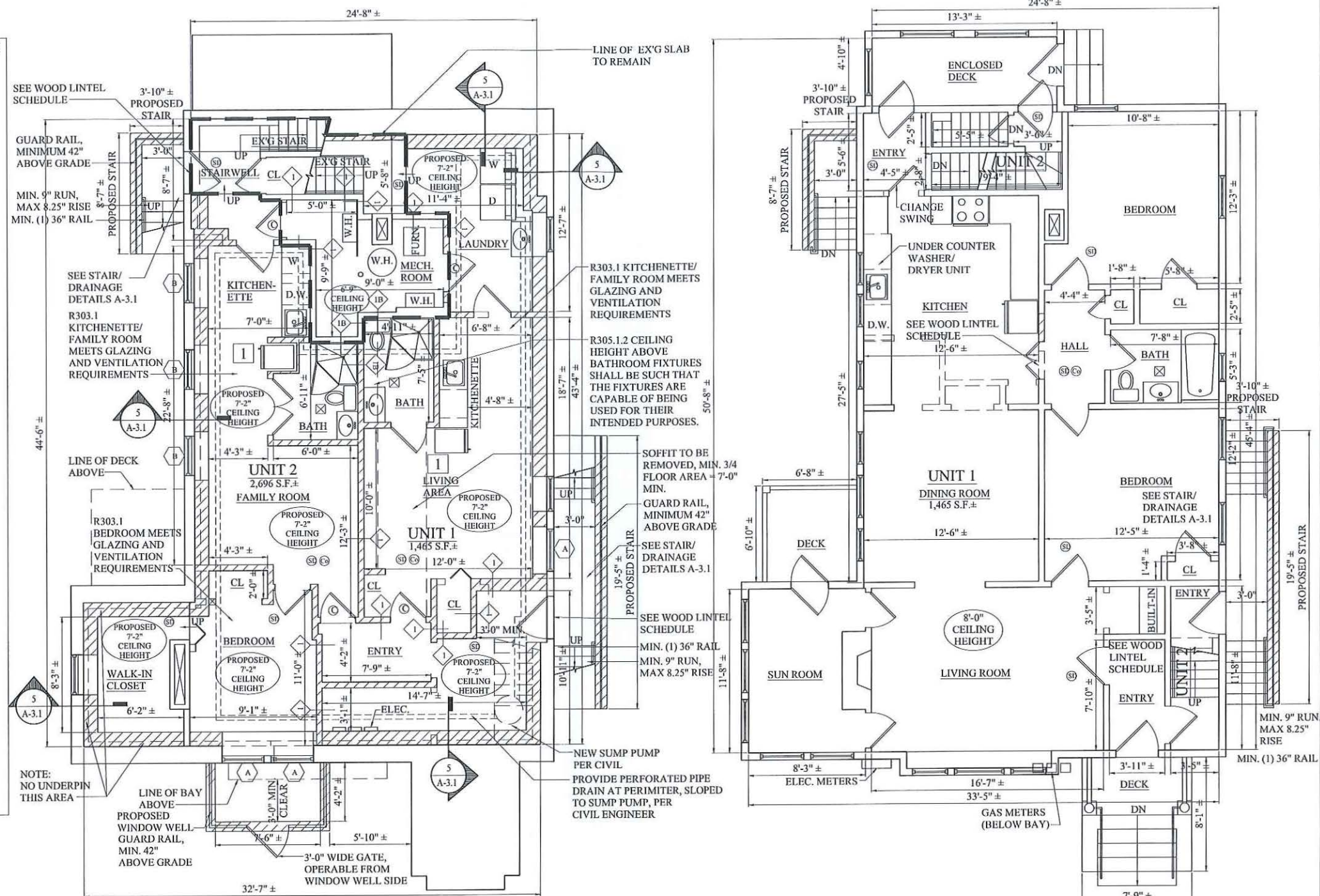
PROPOSED WINDOWS
(2) 2'-8" X 4'-1/2" = 21.40 ± SQ.FT

TOTAL GLASS = 21.40 ± SQ.FT
21.40 ± SQ.FT > 6.48 ± SQ.FT. = OK

(R303.1) REQUIRED 4% NATURAL VENTILATION = 3.24 ± SQ.FT.

PROPOSED WINDOWS
(2) 2'-8" X 4'-1/2" = 21.40 ± SQ.FT

TOTAL GLASS = 21.40 ± SQ.FT
21.40 ± SQ.FT > 3.24 ± SQ.FT. = OK



LONGFELLOW ROAD

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

LONGFELLOW ROAD

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

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

One Billings Road Quincy, MA 02171
617-786-7721 fax 617-786-7715

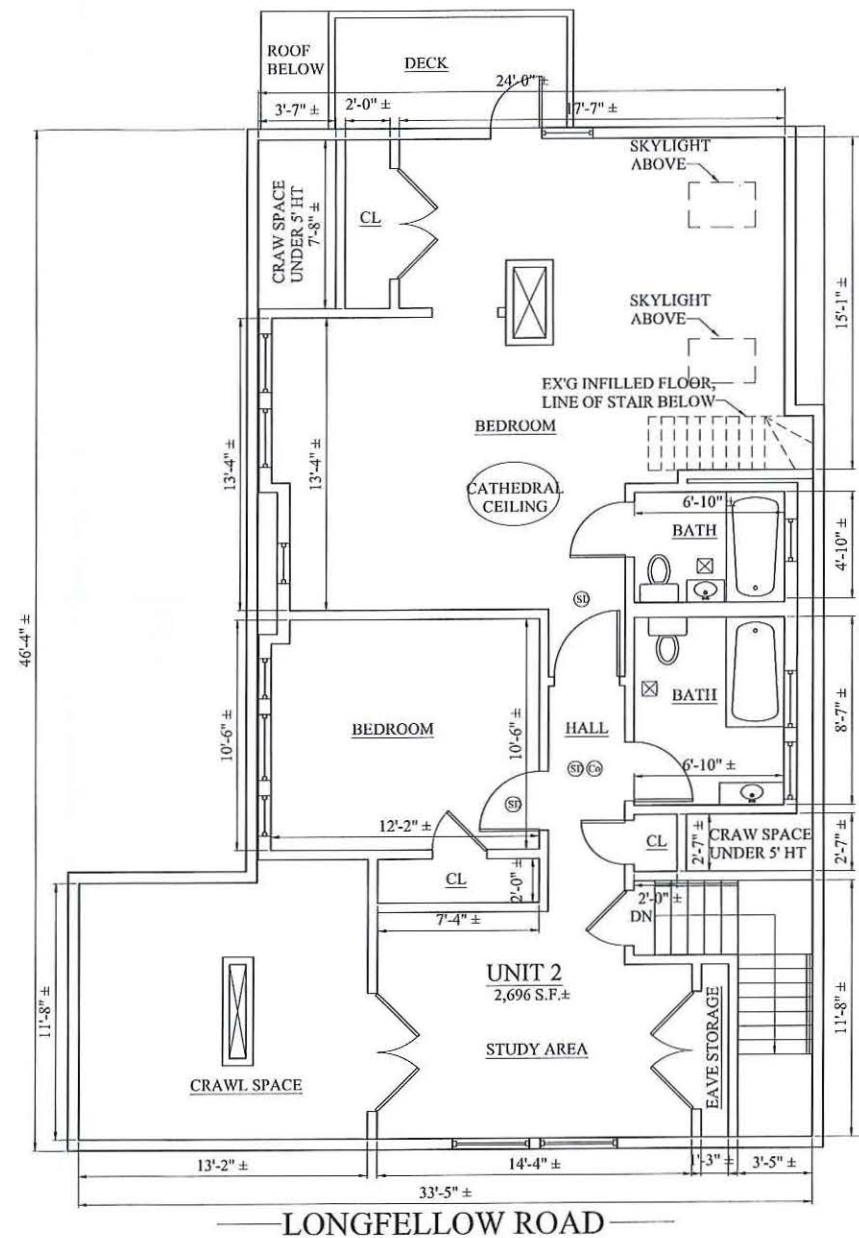
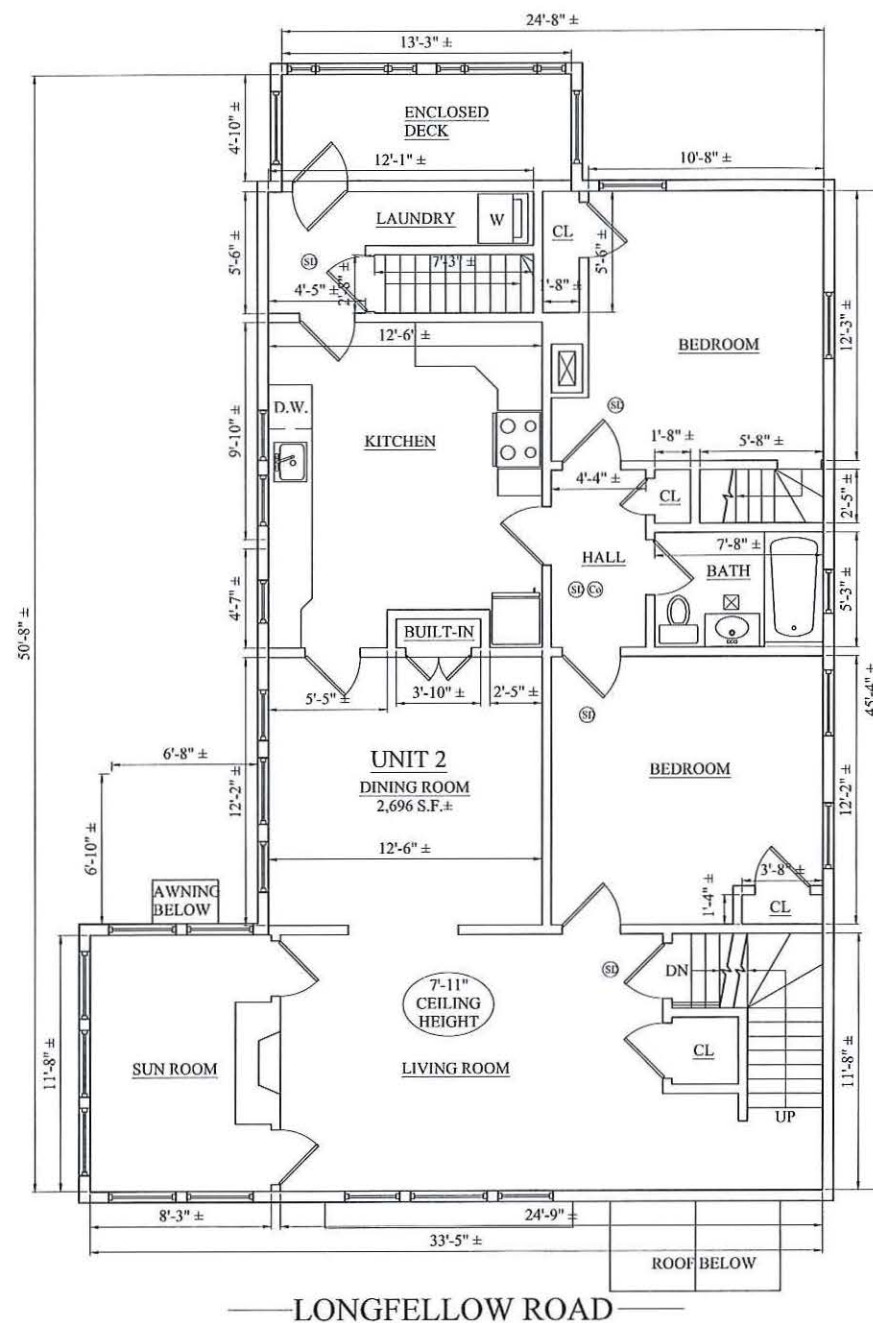


No.	Revision Date
	03-10-21
	09-29-21
	10-06-21
	11-01-21
	11-29-21
	12-15-21

Project No. 2021042
Scale: AS NOTED
Date: 02-17-21
Drawn By: ST

Drawing Name
PROPOSED
FLOOR PLANS

Sheet No.
A-1.1



Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715



No.	Revision Date
	03-10-21
	09-29-21
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Drawn By: ST

PROPOSED FLOOR PLANS

Sheet No.

A-1.2



AVERAGE GRADE - FRONT
11.58' X 0.0' = 0.0 S.F.±
7.5' X 1.91' = 14.32 S.F.±
16.5' X 0.0' = 0.0 S.F.±

1 PROPOSED FRONT ELEVATION (LONGFELLOW ROAD)
SCALE: 1/4"=1'-0"

WINDOW SCHEDULE CONTRACTOR TO VERIFY SIZE AND QUANTITY PRIOR TO ORDERING

NO.	MANUFACTURER	MODEL	# NEEDED	R.O.	REMARKS
A	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CX14	3	2'-8" X 4'-1/2"	MEETS EGRESS WINDOW REQUIREMENTS
B	ANDERSON 400 SERIES CASEMENT (OR EQUAL)	CX125	3	2'-8" X 2'-4 3/8"	INQUIRE WITH MANUFACTURER FOR CUSTOM SIZE TO MAXIMIZE USE OF R.O.

NOTE: ANY WINDOWS WITH SILLS LESS THAN 3' ABOVE THE FLOOR & MORE THAN 6' UP FROM THE ADJACENT GRADE SHALL HAVE OPENING CONTROL DEVICES THAT COMPLY WITH ASTM F2090

TOP OF EX'G ROOF
33'-0"
EX'G ATTIC FLOOR
22'-0"
PROPOSED PORTICO TO REPLACE ALUM. AWNING
EX'G 2ND FLOOR
13'-0"
GUARD RAIL
PROPOSED PORTICO
CUT EX'G FND AS NECESSARY
EX'G 1ST FLOOR
4'-0"
GRADE
0'-0"
EX'G BSMT SLAB
-3'-8"
PROPOSED BSMT SLAB
-4'-4"



AVERAGE GRADE - LEFT
1.08' X 0.0' = 0.0 S.F.±
9.08' X 3.5' = 31.78 S.F.±
36.0' X 0.0' = 0.0 S.F.±

2 PROPOSED LEFT SIDE ELEVATION (MT. AUBURN ST)
SCALE: 1/4"=1'-0"

AVERAGE GRADE - FRONT
11.58' X 0.0' = 0.0 S.F.±
7.5' X 1.91' = 14.32 S.F.±
16.5' X 0.0' = 0.0 S.F.±
AVERAGE GRADE - LEFT
1.08' X 0.0' = 0.0 S.F.±
9.08' X 3.5' = 31.78 S.F.±
36.0' X 0.0' = 0.0 S.F.±
AVERAGE GRADE - REAR
35.5' X 0.0' = 0.0 S.F.±
AVERAGE GRADE - RIGHT
3.83' X 0.0' = 0.0 S.F.±
19.41' X 4.58' = 88.96 S.F.±
23.08' X 0.0' = 0.0'
TOTAL 135.06 S.F.±

BUILDING PERIMETER = 163.5'
PROPOSED BELOW GRADE STAIRS & WINDOW WELL
135.06 S.F.± / 163.5' = 0.82' LOWER THAN AVERAGE GRADE
EXISTING BUILDING HEIGHT = 33.0' ±
ZONE B-1 MAX. BUILDING HEIGHT = 35'-0"
PROPOSED BUILDING HEIGHT = 33.0' + 0.82' = 33.82' < 35'-0" = OKAY

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

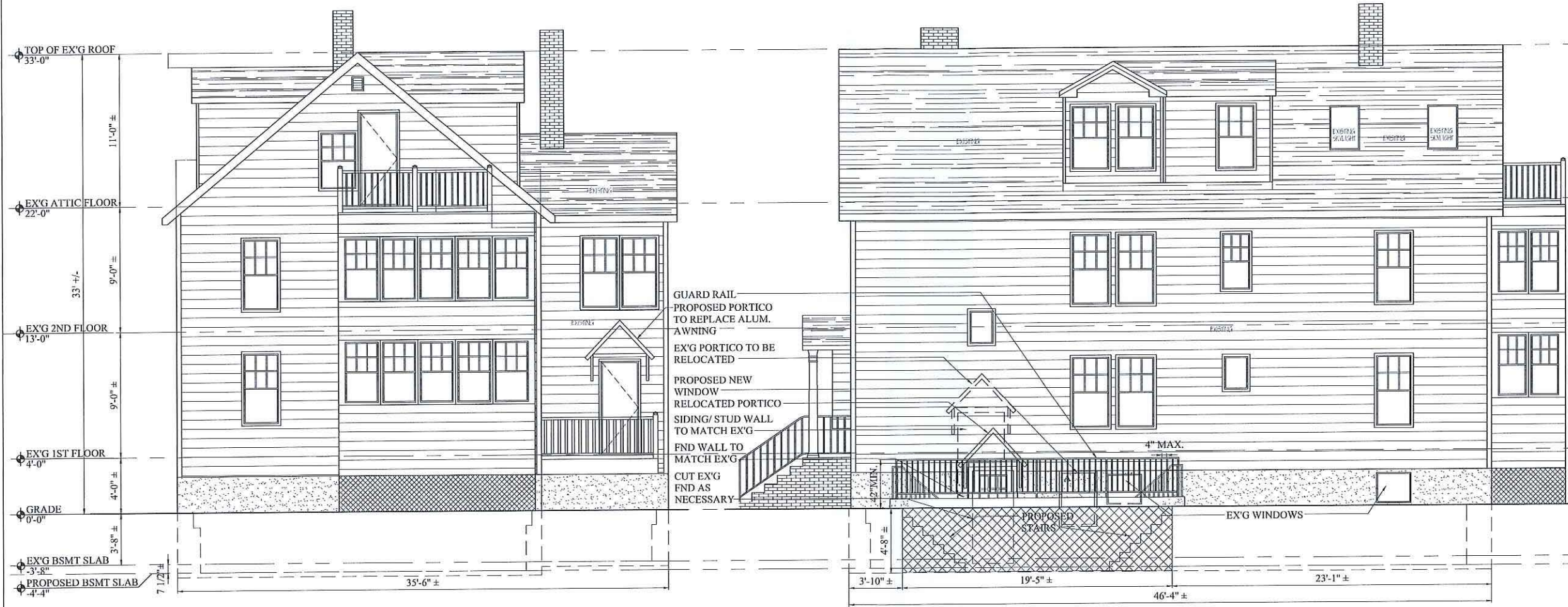


No.	Revision Date
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	10-06-21
	11-01-21
	11-29-21
	12-15-21

Project No: 2021042
Scale: AS NOTED
Date: 09-17-21
Drawn By: ST

Proposed
Elevations

Sheet No.
A-2.1



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

2 PROPOSED RIGHT ELEVATION
SCALE: 1/4"=1'-0"

AVERAGE GRADE - REAR
35.5' X 0.0' =0.0 S.F.±

AVERAGE GRADE - RIGHT
3.83' X 0.0' =0.0 S.F.±
19.41' X 4.58' =88.96 S.F.±
23.08' X 0.0' =0.0'

Location

**RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA**

**Choo
& Company, Inc.**
One Billings Road Quincy, MA 02171
617-766-7727 fax 617-766-7715

REGISTERED ARCHITECT
ARTHUR K.P. CHOO
2019
BOSTON
MA
COMMONWEALTH OF MASSACHUSETTS

No.	Revision Date
	03-10-21
	09-29-21
	10-06-21
	11-01-21
	11-29-21
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Project No: 2021042
Scale: AS NOTED
Date: 09-17-21
Drawn By: ST

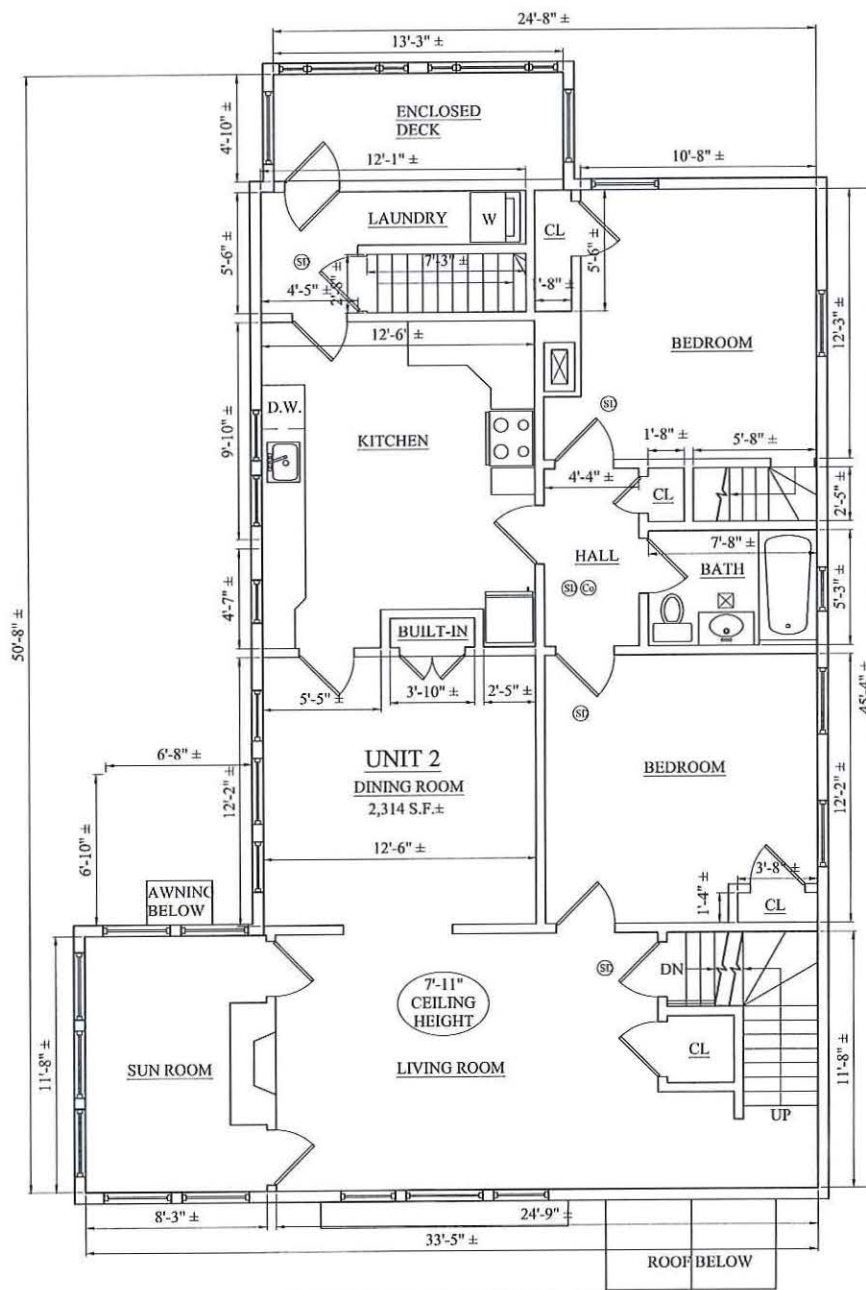
Drawing Name

**PROPOSED
ELEVATIONS**

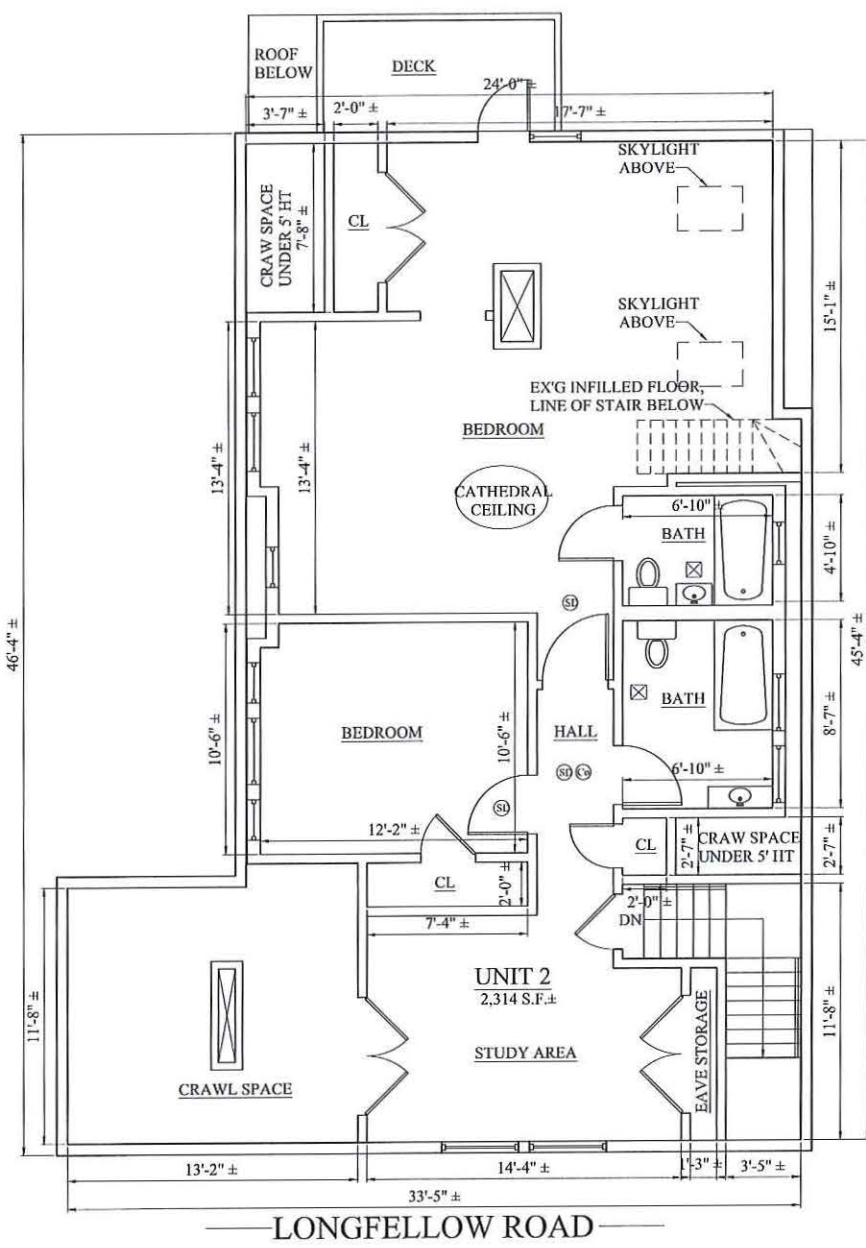
Sheet No.

A-2.2

A-3.1



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



2 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

Location

**RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA**

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-766-7727 fax 617-766-7715

No.	Revision Date
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	09-29-21
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	11-29-21
	12-15-21

Project No. 2021042
Scale: AS NOTED
Date: 02-17-21
Drawn By: ST

Drawing Name

**EXISTING
FLOOR PLANS**

Sheet No.

D-1.2

Location

RENOVATION/
BASEMENT LEGALIZATION
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo
& Company, Inc.

One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	03-10-21
	09-29-21
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	11-29-21
	12-15-21

Project No: 2021042
Scale: AS NOTED
Date: 09-17-21
Drawn By: ST

Drawing Name

EXISTING
ELEVATIONS

Sheet No.

D-2.1



1 EXISTING FRONT ELEVATION (LONGFELLOW ROAD)
SCALE: 1/4"=1'-0"



2 EXISTING LEFT SIDE ELEVATION (MT. AUBURN ST)
SCALE: 1/4"=1'-0"



1 EXISTING REAR ELEVATION
SCALE: 1/4"=1'-0"

2 EXISTING RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Location

**RENOVATION/
BASEMENT LEGALIZATION**
1 LONGFELLOW ROAD
CAMBRIDGE, MA

Choo & Company, Inc.
One Billings Road Quincy, MA 02171
617-766-7727 fax 617-766-7715

No.	Revision Date
	03-10-21
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Project No: 2021042
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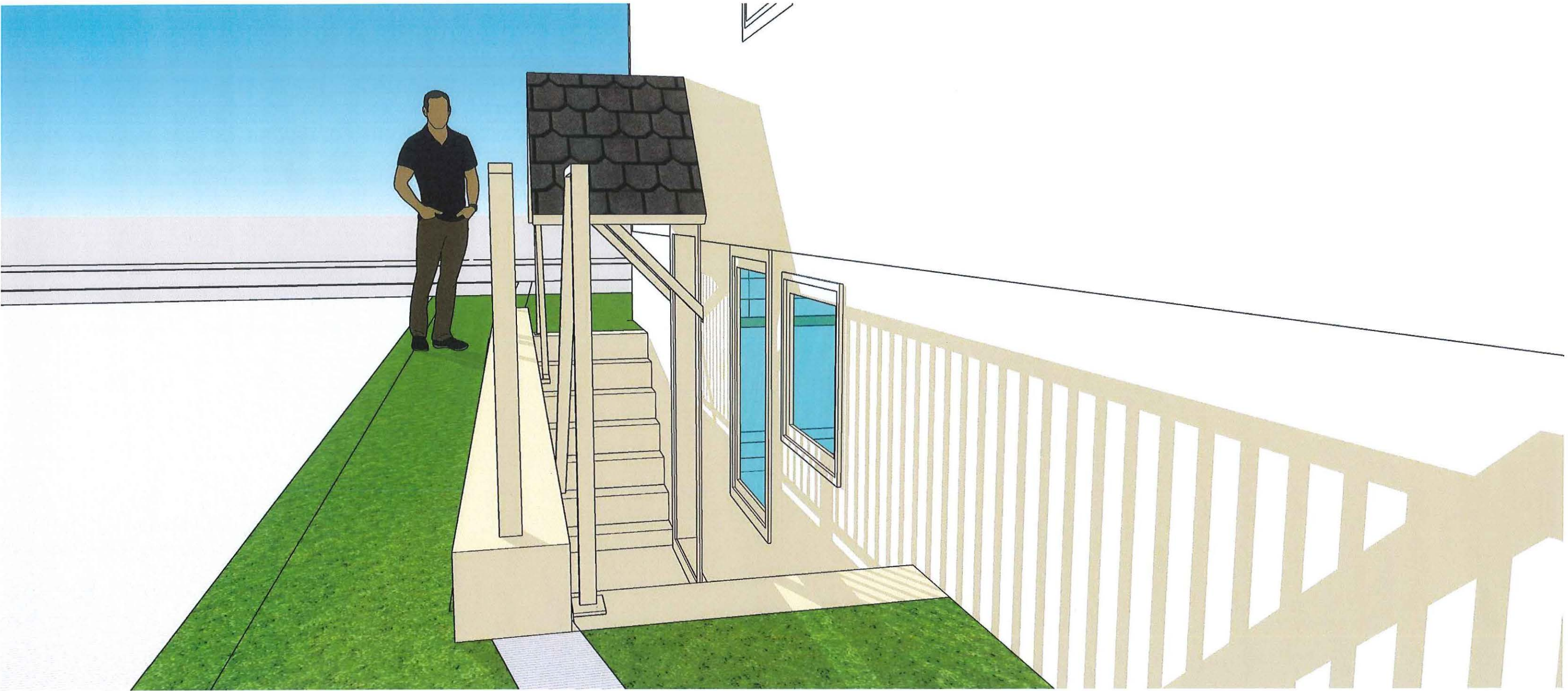
Drawing Name
**EXISTING
ELEVATIONS**

Sheet No.
D-2.2









From: Hao Wang, 1-3 Longfellow Rd, Cambridge, MA 02138
To: Board of Zoning Appeal, City of Cambridge
Date: January 21, 2022

Subject: Request for Continuation of Application #156403

Dear Board of Zoning Appeal,

Since submitting my variance and special permit application #156403, I have engaged all my direct abutters and neighbors on Longfellow Road and in Channing Circle. Many neighbors have given me support, while others have given me constructive suggestions and shared with me their concerns.

As a result of amicably working with all my neighbors, I decided to remove the variance portion of my application #156403. I will not build the double staircase areaway with the guardrail on the right side of my house.

Instead, I will only apply for a special permit to modify the right-side basement entrance as suggested by our neighbors.

A stamped copy will replace the design I submitted to you last month.

Additionally, I want to apply for a special permit for Accessory Use for the basement living space(s) due to this project.

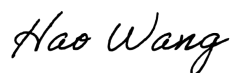
Given contemporary lifestyles, housing needs, and energy and maintenance costs, I want to thank the City of Cambridge for allowing greater flexibility in this type of accessory use without substantially altering their surrounding neighborhoods' environmental quality. My basement space(s) happen to qualify for such a special permit.

Following Monday, I will file a new application that only contains a special permit for:

- a. Front window well without guardrail.
- b. Side entrance basement and a small window without the double-staircase areaway.
- c. Accessory Use for my basement space(s).

Please give me your suggestions, comments, and support for this simplified and modest renovation project.

Best

A handwritten signature in cursive script that reads "Hao Wang".

Hao Wang











From: Larissa Boutique larissa.boutique@gmail.com
Subject: Re: 1-3 Longfellow Road basement renovation plan
Date: November 24, 2021 at 8:05 PM
To: Hao Wang dr.hao.wang@gmail.com
Cc: Jordan Nollman jordan@sprout.cc

LB

Hi Hao,
We reviewed the architectural drawings and we have no objections!
Good luck and happy Thanksgiving
Larissa

Sent from my iPhone

On Nov 12, 2021, at 9:21 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Dear Larissa and Jordan,

How are you lately?

I want to share my near-final design for my 1-3 Longfellow Road basement renovation plan for your feedback and support.

Late Professor Sevchenko and I co-owned 1-3 Longfellow Road in the past. He owned the first floor and part of the basement. I owned the second and third floors and the other part of the basement. In the early 2000s, we both finished our basements with a bathroom and living/storage areas. Our basement spaces were counted as living space in our deeds and condo documents but about 2 inches short of the required headroom. In 2011, I purchased Professor's Unit and became the 100% owner of 1-3 Longfellow Road.

According to the City, my two bathrooms in the basement are legal, with a floor-to-ceiling height of about 6'10". However, the rest of the finished basement is roughly 2 inches lower than the required 7' clearance. Therefore, I plan to file a petition to our Board of Zoning Appeal (BZA) soon to lower my basement slab to create a headroom of 7'2".

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

1. Lowering my existing basement door on the right side to create enough headroom.
2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

The petition will NOT create a new unit. It will NOT include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years.

Would you mind reviewing the plan and letting me know your advice and suggestions? I very much need your support to legalize the finished basement space.

Thank you and best regards,

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199

| <http://www.linkedin.com/in/hw168>

<1 longfellow rd bsmt legalization 11-02-21 neighbors.pdf>

From: David Philbin philbindap@yahoo.com
Subject: Re: Renovation project at 1 Longfellow Rd, Cambridge, MA and abutting property line with Ms. Mary Hester
Date: November 22, 2021 at 1:06 PM
To: Hao Wang dr.hao.wang@gmail.com, Barbara Prinos bprinos@philbin-oneil.com, aduggan@philbin-oneil.com, David philbindap@yahoo.com

DP

Thank you for your prompt response.

Part of my concern was based on your original letter which indicated a new entrance as follows :

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

- 1. Lowering my existing basement door on the right side to create enough headroom.**
- 2. Creating a window well in the front of the house for proper egress for a habitable bedroom.**
- 3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.**

Is there an entrance now on the Hester side? Perhaps you can send me a picture of the existing

entryway and its proximity to the Hester property. Is that entrance currently used by the occupants for primary access and how frequently?"

As for the second survey, it is highly unlikely that we could obtain one by the end of the year.

Now that I have had the opportunity to review the plan, another survey would not satisfy my objection. If the fence has been in place for fifty years or more, then it is quite obvious that the property owners all assumed that land in dispute was presumed to be owned by the Hesters. Under Mass law , if one has open, adverse, notorious and actual uninterrupted continuous use of a piece of land for twenty years, then Mass Land Court is likely to approve a petition to establish title via a claim by adverse possession regardless of the current survey results..

If there will be no change in the existing entryway on the Hester side other than its height, (assuming there is an entrance there currently}, I would be willing to withdraw any objection provided to your permit request, if the fence stays where it is . We establish a boundary line agreement to set the boundary where the parties agree. I cannot now agree to give up land that has been part of the Hester property for sixty plus years.

I will await to hear from you.

David A. Philbin

On Monday, November 22, 2021, 07:59:10 AM EST, Hao Wang <dr.hao.wang@gmail.com> wrote:

I agreed **for you** to obtain a second survey by a reputable firm by the end of this calendar year.

On Nov 22, 2021, at 7:53 AM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Good morning, Attorney Philbin

Good morning, Attorney Philbin,

Our emails have crossed. I have just sent you my response to your earlier email.

I look forward to our meeting.

We are not creating a new entrance facing Mary's house. We are simply lowering the existing entry without enlarging it.

The survey result surprised me too; however, it was an engineering result that was received early this year and communicated to you quickly. We have to protect our property rights. However, I agreed to obtain a second survey by a reputable firm by the end of this calendar year.

Let us discuss more and reach an agreement soon.

Best

Hao

On Nov 22, 2021, at 7:41 AM, David Philbin <philbindap@yahoo.com> wrote:

Good day Dr. Hang.

I had an opportunity over the weekend to review your proposal as it affects the Hester property at 7-9 Longfellow Rd in Cambridge . Please note since I am retired and thus never saw your email from last March.

As indicated, I will be visiting Mary some time over the last two weeks of December and would be happy to meet to discuss your plan..

I have been the Hesters attorney for over fifty years and am trustee of the trust that holds title to the Hester property.

The Hesters have lived at the Longfellow property for over sixty years. While Mrs. Hester is not well, her deceased husband Dr. James Hester would want me to protect his wife and their property as is and I am inclined to do so.

Having that in mind, my initial reaction is that I must object to several of your proposals.

1. I would be opposed to a new entrance being installed at the side of your home. It would be disruptive to the Hester property. Mrs. Hester's bedroom (as well as all bedrooms) are located on the side of the house facing your building. A new entrance would produce a significant change to that area, with the ensuing pedestrian traffic, noise, and attached lighting. It will adversely change the area. Furthermore, a new entrance is unnecessary. You indicated that you are not creating any new units, so there already is access to the units as is.
2. The survey result troubles me. The existing fence has been in place for many years, well before your ownership. All parties have recognized the boundary as being the fenced area. This has been the case for your entire ownership period and well before you. The Hesters have occupied and maintained the land on their side of the fence openly , notoriously, and adversely for many more than the twenty years required under Mass law for adverse possession. I would like the fence to remain in its current location. I would suggest we enter into a boundary line agreement that recognizes the current location of the fence as the boundary line to avoid the cost of litigation. I must put you on notice, that if you do relocate the fence on to the land in dispute, you do so at your peril. In my opinion it is highly likely that the Massachusetts Land Court would approve a claim for adverse possession of the land in dispute which has for so long been recognized by all to belong to the Hesters.. This is especially true in an urban environment where the acts of possession are so obvious.

obviously met.

I expect to solicit the opinion of other neighbors as well as to the intended structural changes,

I will be retaining counsel to review this matter in further detail. I will have representation at any public hearing on the proposal, if we do not reach an agreement. I would be happy to not object at the hearing if we can have an agreement on your petition for zoning relief. However please note, I am prepared to file a complaint in the Land Court to establish an adverse possession claim of title to that area to substantiate the rightful legal claim of the Hesters to that area.

I regret that I have to take this position but I have a fiduciary duty to Mrs. Hester and the Trust of Dr. Hester and to protect their investment of sixty plus years.

Please acknowledge receipt of this email by replying to all.

David A. Philbin

On Tuesday, November 16, 2021, 08:23:29 AM EST, Barbara Prinos <bprinos@philbin-oneil.com> wrote:

From: Hao Wang [<mailto:dr.hao.wang@gmail.com>]

Sent: Friday, November 12, 2021 9:36 PM

To: Barbara Prinos <bprinos@philbin-oneil.com>

Subject: Re: Renovation project at 1 Longfellow Rd, Cambridge, MA and abutting property line with Ms. Mary Hester

Good evening, Barbara,

How are you lately?

About seven months ago, I informed you of my plan to legalize my basement and install fences around my property, abutting Ms. Mary Hester's property at 7 Longfellow Rd, Cambridge, MA. I have not heard from you.

I want to share my near-final design for my 1-3 Longfellow Road basement renovation plan for your feedback and support.

Late Professor Sevchenko and I co-owned 1-3 Longfellow Road in the past. He owned the first floor and part of the basement. I owned the second and third floors and the other part of the basement. In the early 2000s, we both finished our basements with a bathroom and living/storage areas. Our basement spaces were counted as living space in our deeds and condo documents but about 2 inches short of the required headroom. In 2011, I purchased Professor's Unit and became the 100% owner of 1-3 Longfellow Road.

According to the City, my two bathrooms in the basement are legal, with a floor-to-ceiling height of about 6'10". However, the rest of the finished basement is roughly 2 inches lower than the required 7' clearance. Therefore, I plan to file a petition to our Board of Zoning Appeal (BZA) soon to lower my basement slab to create a headroom of 7'2".

Attached, please review my near-final floor plan and elevation plan. The notable changes include:

1. Lowering my existing basement door on the right side to create enough headroom.
2. Creating a window well in the front of the house for proper egress for a habitable bedroom.
3. Making a new entrance on the right side of my house for safer access to the Unit 2 basement.

The petition will NOT create a new unit. It will NOT include a new kitchen. It simply makes my existing spaces conform to the requirements for habitable spaces and help me recuperate the investment made over the years.

Peter Nolan and Associates, when they did the instrument survey for the plot plan, discovered that my property line is 6 feet from my wall on the right side, about 2 feet inside the existing garden of 7 Longfellow Rd. I will install a fence along my property line. The fence does not require a permit by the city. I am willing to take your advice on behalf of Ms. Mary Hester on the fence dividing our property.

Would you mind reviewing the plan and letting me know your advice and suggestions? I very much need your support to legalize the finished basement space.

Thank you and best regards,

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199
| <http://www.linkedin.com/in/hw168>

On Wed, Mar 31, 2021 at 2:00 PM Hao Wang <dr.hao.wang@gmail.com> wrote:

Good afternoon, Barbara and Attorney Philbin,

I am Hao Wang. I am the owner of 1-3 Longfellow Road, Cambridge, MA 02138. My property directly abuts that of Ms. Mary Hester's. Mary and my family are good neighbors; please let Mary know that I am saying hi and wish her well.

I plan on a basement legalization project that will involve building a stairwell along the property line abutting Mary's. My land surveyor, Peter Nolan & Associates, performed the land survey and site plot. He delivered to me the final drawing as attached.

It became apparent to me that our property line is, in fact, inside Mary's yard. Please review the drawing, which depicts the dimensions for us. I want to inform you and Mary that I'd like to improve the walkway and fences along our natural property line as part of my basement project. The retaining wall I put in the front of the house is slanted, and I'd like to redo it as well.

Please let me know your thoughts. I want to improve our abutting space to be more appealing to both sides. I seek your and Mary's input.

Best

..

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | <http://www.linkedin.com/in/hw168>

<1 longfellow rd bsmt legalization 11-02-21 neighbors.pdf>

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

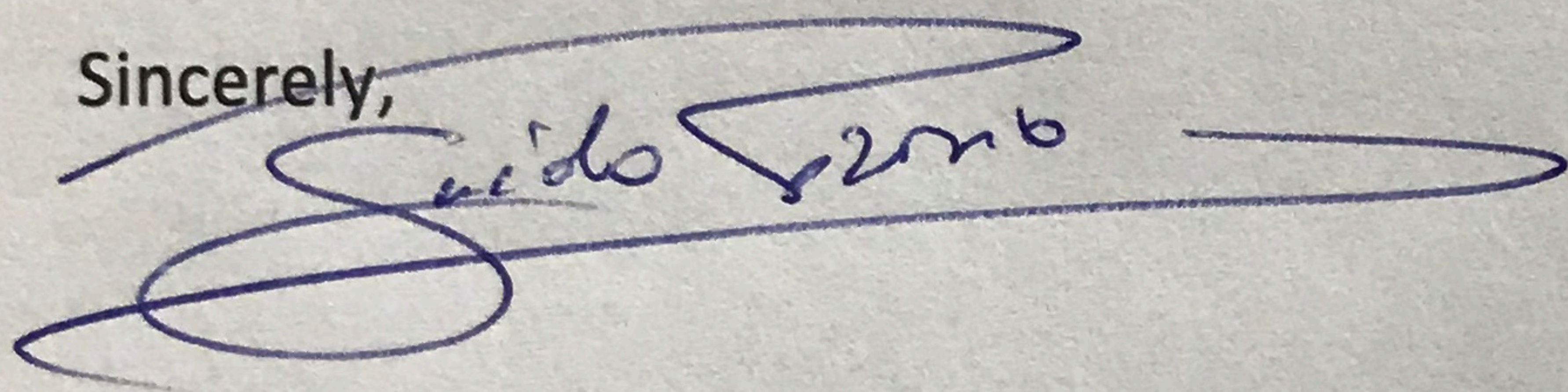
Re: Petition by Hao Wang for variance at 1-3 Longfellow Road for basement renovation and legalization

Dear Board of Zoning Appeal:

Dr. Hao Wang has shared his plans for renovations to his house at 1-3 Longfellow Road. We have no objections and believe this work will contribute to the neighborhood.

Thank you for your considerations.

Sincerely,

A handwritten signature in blue ink, appearing to read "Guido Brosio", with a large, loopy flourish extending to the right.

Guido Brosio
14 Channing Street/Circle
Cambridge, MA 02138
Date: November 27, 2021

From: Carlos Neu carlosneu1942@gmail.com

Subject: proposed changes to your property

Date: December 4, 2021 at 10:49 AM

To: Hao Wang dr.hao.wang@gmail.com

Cc: Rebecca Pries rebeccapries@gmail.com, Judi Neu judineu@comcast.net, Barbara Elfman belfman@gmail.com, Jan Dillon jandillon1@gmail.com, Fleet Hill fleethill@gmail.com, Weldon Pries pries.weldon@gmail.com, Walter Popper wjpopper@gmail.com, Eric Elfman eelfman@gmail.com

CN

Good day Hao,

A group of neighbors met yesterday to discuss the changes you are proposing to your property on Longfellow Road. In reviewing the materials you have provided for us we appreciate receiving further explanation and clarification on the following items:

- a. **to review drawings of the existing plan and proposed plan:** the drawings you submitted to us earlier were not clear to us as we examined them as they combined both existing and proposed plans. We would appreciate receiving separate copies of existing and proposed floor plans for each floor, and existing and proposed elevations for the building.
- b. **to see the visual impact of the proposed fences from both Mt. Auburn Street and Longfellow Road:** we would appreciate receiving a picture (photo or drawings), showing the proposed design of both fences including height(s). We would also appreciate knowing the location of these fences in relation to the road/sidewalk
- c. **to see the visual impact of the stairway adjacent to Dr. Hester's property:** in addition to seeing the visual impact from the elevation drawings, we are also interested in understanding how the front and the back of the stairway can be accessed. A scaled drawing of the proposed site plan along the right side of the building would be appreciated.
- d. **to review the stamped instrument survey showing the property site plan:** since you informed us that your property boundaries are different from the current measurements, we request a copy of the stamped survey.
- e. **to review the number of total units in the building:** please furnish

or to review the number of total units in the building, please furnish us with the current total number of legal units in the building - including yours and those currently rented or for rent, and any proposed changes to this number .

Thank you very much for allowing us to comment on your proposed plan. We look forward to meeting with you after we receive the above requested information and have had a chance to review.

In the meantime we wish you an enjoyable holiday season,

Carlos and Judi Neu

Weldon and Rebecca Pries

Eric and Barbara Elfman

Walter Popper and Fleet Hill

Jan Dillon Schaub

From: Hao Wang dr.hao.wang@gmail.com
Subject: Re: Mt. Auburn noise
Date: November 23, 2021 at 8:24 AM
To: Muireann Glenmullen mglenmullen.dublon@gmail.com



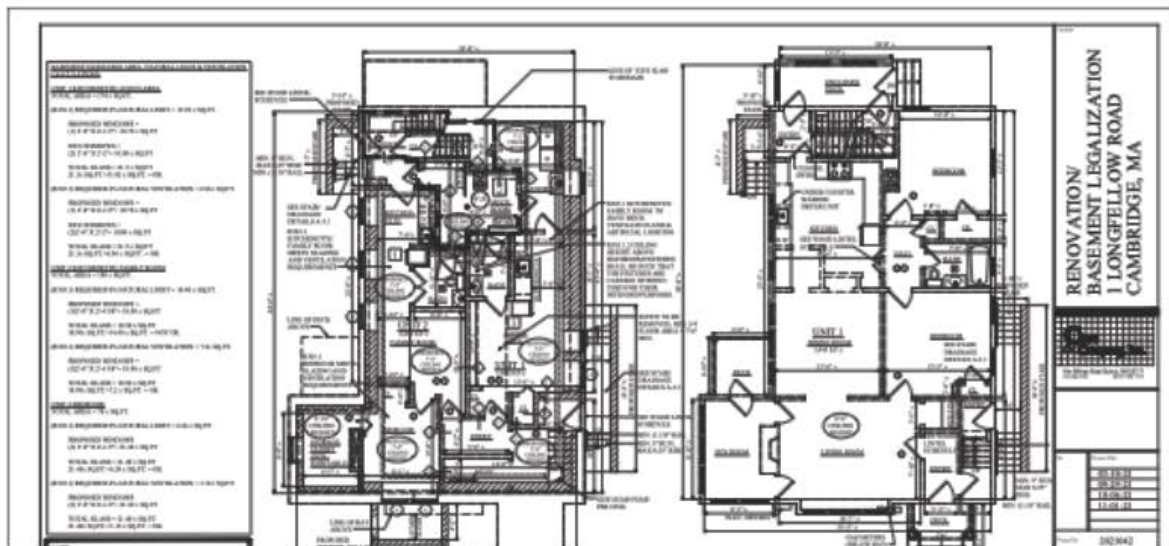
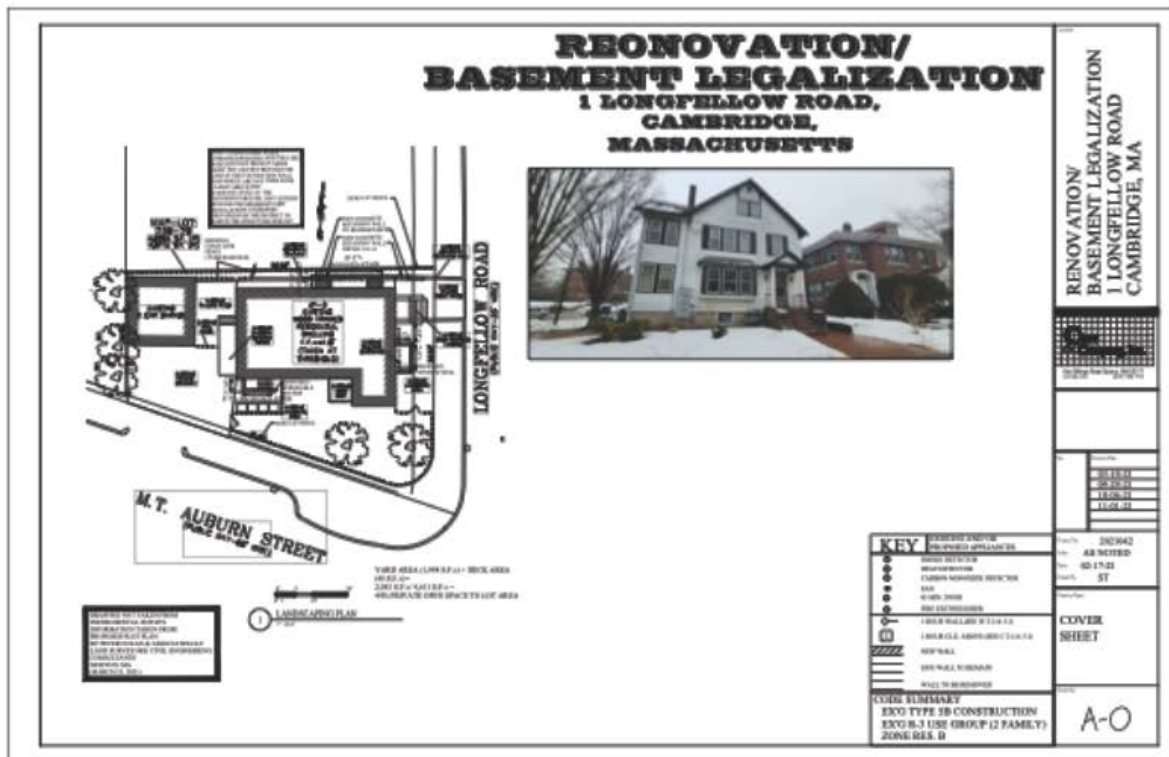
Good morning, Muireann,

Attached, please find five single-page PDFs that I prepared for your ease to review.

Thank you for providing me the contacts of our interested neighbor. I will send them the information plus some updated discussion to all.

Best

Hao





1 longfellow rd
bsmt le...f 5.pdf

On Nov 19, 2021, at 4:11 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

Thank you.

My neighbours are:

Pilar Iglesias, 16 Channing Street/Circle

Gardiner Brown, 5 Channing Circle

Tony & Lenore Martin, 3 Channing Circle

Guido Brosio, 14 Channing Street/Circle

Guido and Pilar are interested. Their emails:

guido.brosio@mac.com

mpiglesias@gmail.com

If the others express interest I'll let you know. There has been some illness etc. and they may prefer not to be involved.

Best,

Muireann

Sent from my iPhone

On Nov 18, 2021, at 6:39 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

Ok. Let me attempt to do this over the weekend.

In the meantime, could you please introduce me to other neighbors in Channing Circle? I do not know them and would like to share my details with them too.

Best

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | <http://www.linkedin.com/in/hw168>

On Nov 18, 2021, at 5:16 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

Hi Hao,

I am finding the drawings hard to read. For legibility purposes can you send each page, including the survey, in its own PDF?

Thanks,

Muireann

Sent from my iPhone

On Nov 17, 2021, at 8:37 PM, Hao Wang <dr.hao.wang@gmail.com> wrote:

As shown in the elevation plan, a new door is added to the left side of the house. A window well is added in the front of the house.

Additionally we lowered the existing door on the right for better headroom.

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 |
<http://www.linkedin.com/in/hw168>

On Nov 17, 2021, at 8:32 PM, Muireann Glenmullen <mglenmullen.dublon@gmail.com> wrote:

So proposed is the same as existing except for egresses? Which egresses are being added or changed?

Sent from my iPhone

From: Hao Wang dr.hao.wang@gmail.com

Subject: Re: proposed changes to your property

Date: December 18, 2021 at 6:08 PM

To: Carlos Neu carlosneu1942@gmail.com

Cc: Rebecca Pries rebeccapries@gmail.com, Judi Neu judineu@comcast.net, Barbara Elfman belfman@gmail.com, Jan Dillon jandillon1@gmail.com, Fleet Hill fleethill@gmail.com, Weldon Pries pries.weldon@gmail.com, Walter Popper wjpopper@gmail.com, Eric Elfman eelfman@gmail.com



Good evening, Carlos and all of our neighbors,

As promised, I have attached the visual rendering of the areaway for the lowered right-side entrance to my basement. Please review. With this visualization and my emails dated December 4 and 12, I have fully addressed your email dated December 4 and 12. I will do my best to secure your support or no-objection.

Please also be advised that I have submitted my BZA petition #156403. The hearing will be scheduled for late January. Would you mind letting me know if you will participate in the hearing to make sure you receive the information and zoom links beforehand?

Would you please review the slightly updated elevation plan for the design? Choo & Company is known for its expertise in structural engineering. With the underpinning they designed, the structure of my house will be enhanced via the floor lowering, which does not need a variance nor a special permit.

I wish everyone a happy holiday season.

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199
| <http://www.linkedin.com/in/hw168>

On Sat, Dec 4, 2021 at 6:17 PM Hao Wang <dr.hao.wang@gmail.com> wrote:

Good evening, Carlos, and all of our neighbors,

I wish you all a happy holiday season, and appreciate your attention to my proposed project.

a. **All floor plans are existing.** There is no proposed change to existing floor plans for all levels. This renovation project only deals with the egress and lowers the basement floor. I am available tomorrow to walk you through it if that helps.

b. **I will incorporate your suggestions for the fences outside the variance application.** The fences do not require a building permit, let alone a variance/special permit; my architect will not render the visual for me. However, I will send you the privacy fence and door models from Reliable Fences as soon as I have a walk-through with them in a separate email.

c. **I will discuss with my architect how to depict the stairway for the lowered side entrance to the basement.** I am available tomorrow to walk you through it if that helps.

d. **Attached, please review the stamped site survey by Peter Nolan & Associates.**

e. **The number of the total units in the building will be 2 (two).** I do not plan to add any new unit(s). The project is simply bringing the existing finished basements to be code-compliant.

Again, thank you very much for your review and support.

Hao

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199
| <http://www.linkedin.com/in/hw168>

On Dec 4, 2021, at 10:40 AM, Carlos Neu, carlosneu1942@gmail.com, wrote:

On Dec 4, 2021, at 10:49 AM, Carlos Neu <carlosneu1942@gmail.com> wrote.

Good day Hao,

A group of neighbors met yesterday to discuss the changes you are proposing to your property on Longfellow Road. In reviewing the materials you have provided for us we appreciate receiving further explanation and clarification on the following items:

a. **to review drawings of the existing plan and proposed**

plan: the drawings you submitted to us earlier were not clear to us as we examined them as they combined both existing and proposed plans. We would appreciate receiving separate copies of existing and proposed floor plans for each floor, and existing and proposed elevations for the building.

b. **to see the visual impact of the proposed fences from both Mt. Auburn Street and Longfellow Road:** we would appreciate receiving a picture (photo or drawings), showing the proposed design of both fences including height(s). We would also appreciate knowing the location of these fences in relation to the road/sidewalk

c. **to see the visual impact of the stairway adjacent to Dr. Hester's property:** in addition to seeing the visual impact from the elevation drawings, we are also interested in understanding how the front and the back of the stairway can be accessed. A scaled drawing of the proposed site plan along the right side of the building would be appreciated.

d. **to review the stamped instrument survey showing the**

property site plan: since you informed us that your property boundaries are different from the current measurements, we request a copy of the stamped survey.

e. **to review the number of total units in the building:** please furnish us with the current total number of legal units in the building

turnish us with the current total number of legal units in the building - including yours and those currently rented or for rent, and any proposed changes to this number .

Thank you very much for allowing us to comment on your proposed plan. We look forward to meeting with you after we receive the above requested information and have had a chance to review.

In the meantime we wish you an enjoyable holiday season,

Carlos and Judi Neu
Weldon and Rebecca Pries
Eric and Barbara Elfman
Walter Popper and Fleet Hill
Jan Dillon Schaub



visual areaway
for low...ce.pdf



2021042 reno
and bs...ors.pdf

From: Hao Wang dr.hao.wang@gmail.com 
Subject: Re: Updating you
Date: December 12, 2021 at 10:57 AM
To: Carlos Neu carlosneu1942@gmail.com
Cc: Rebecca Pries rebeccapries@gmail.com, Weldon Pries pries.weldon@gmail.com, Judi Neu judineu@comcast.net, Barbara Elfman belfman@gmail.com, Eric Elfman eelfman@gmail.com, Fleet Hill fleethill@gmail.com, Walter Popper wjpopper@gmail.com, Jan Dillon Schaub jandillon1@gmail.com



Carlos,

Thank you for letting me know.

Mary's attorney is Mr. David Philbin, who has contacted me recently.

On November 22, 2021, David Philbin wrote to me the following:

"If there will be no change in the existing entryway on the Hester side other than its height, (assuming there is an entrance there currently), I would be willing to withdraw any objection provided to your permit request, if the fence stays where it is. We establish a boundary line agreement to set the boundary where the parties agree. I cannot now agree to give up land that has been part of the Hester property for sixty plus years."

Subsequently, on November 23, 2021, I proposed a possible agreement to keep the existing fences as long as Mary lives at 7 Longfellow Rd. Mr. Philbin has yet formally responded to my proposed agreement.

Please note that I informed Mr. Philbin of the boundary line issue in March 2021, and he did not respond to me until eight months later.

Mr. Philbin will have no ground to claim adverse possession. I purchased 60% of the interests of 1-3 Longfellow in 2002, then 40% in 2011. I bought the land precisely defined in the deeds recorded publicly in both cases. Neither case gives Mr. Philbin the required 20 years to make any adverse possession claims. Three small trees established our property line next to my garage as a prominent monument installed long before the fence. Should 7 Longfellow Rd take over my parcel of land of about 3 feet by 40 feet, several new zoning violations will result, let alone it will throw into question many public records, titles, and credibility.

However, being a good neighbor with Mary, I do not want Mary's resources spent on needless land court suits. I had proposed to Mr. Philbin that as long as Mary lives in 7 Longfellow Road, I will keep the existing fences there, provided that Mr. Philbin enters an agreement to yield the enclosed land back to me when Mary leaves 7 Longfellow Rd. I also want the right of first refusal to purchase 7 Longfellow Rd should Mary leave.

Initially, I did not want to involve the rest of the neighbors in a potential legal matter between two neighbors. Now that you are entering the discussion, I seek your advice and mediation for both Mr. Philbin and me to reach a possible agreement. I hope and trust you all as impartial neighbors without any preferences based on race or longevity in the same neighborhood. A mutual agreement outside the land court will serve Mary the best.

Lastly, I want you to know that I had submitted my petition with BZA number 156403. Attached, please review the application form for your references. The BZA has informed me that I do not need a variance or special permit to lower my basement floor. A special permit is required for the window well in front of the building to install guardrails for safety reasons. A variance is needed for the areaway to lower the basement entrance facing Mary's house.

Would you please let me know if you have any concerns or objections to my petition?

Best

Hao



BZA Application
Form F...ion.pdf

Hao Wang, Ph.D. | dr.hao.wang@gmail.com | 617-899-1199 | <http://www.linkedin.com/in/hw168>

On Dec 12, 2021, at 10:09 AM, Carlos Neu <carlosneu1942@gmail.com> wrote:

Good morning Hao,

Thank you very much for your recent letter and your invitation to meet with us. We would like you to know that we have reached out to Mary Hester's attorney Mr Michael Philbin. At this point we are awaiting a response from him and will get back to you as soon as we hear from him and our group has had a chance to discuss his letter.

So let's wait until we accomplish the afore mentioned before setting up a meeting time with you.

We hope this letter finds you well

Signatures

Carlos and Judi Man...

Carlos and Judi Neu

Rebecca and Weldon Pries

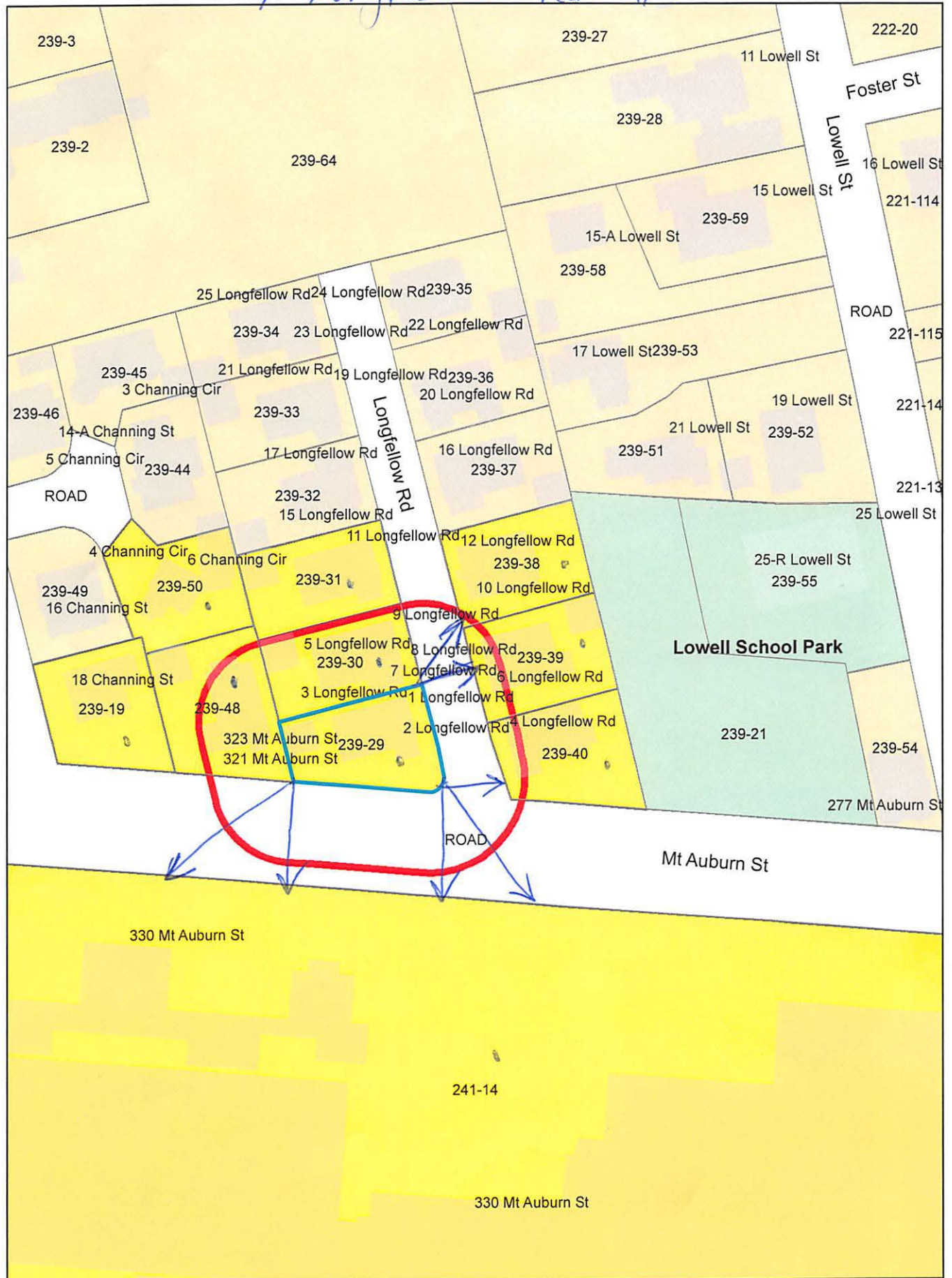
Jan Dillon Schaub

Barbara and Eric Elfman

Fleet Hill and Walter Popper

Sent from my iPad

1 Longfellow Rd. #1



1 Longfellow Rd. #1

Petitioner

239-48
NOLLMAN, JORDAN & LARISSA BOUTIQUE
321 MT AUBURN ST. UNIT#2
CAMBRIDGE, MA 02138

239-50
GLENMULLEN, MUIREANN
4 CHANNING CIRCLE
CAMBRIDGE, MA 02138

239-29
WANG, HAO
1-3 LONGFELLOW RD.
CAMBRIDGE, MA 02138

239-40
STILES, KATHERINE M.
2 LONGFELLOW RD. UNIT#1
CAMBRIDGE, MA 02138

241-14
MT. AUBURN HOSPITAL
C/O NICHOLAS DILESCO, CHIEF OPER OFFICER
300 MT AUBURN ST
CAMBRIDGE, MA 02138-5502

239-19
SAFIZADEH, FEREDOUN & ARLENE DALLALFAR
18 CHANNING STREET
CAMBRIDGE, MA 02138

239-39
WANG YONG & YING TIAN
6-8 LONGFELLOW RD
CAMBRIDGE, MA 02138

239-38
PRIES WELDON D & REBECCA E PRIES
10-12 LONGFELLOW RD
CAMBRIDGE, MA 02138

239-40
TORRA, MICHAEL
4 LONGFELLOW RD UNIT 2
CAMBRIDGE, MA 02138

239-31
SCHAUB THOMAS F
TRS THOMAS F SCHAUB TRUST - 2016 TR
11 LONGFELLOW RD
CAMBRIDGE, MA 02138

239-30
PHILBIN, DAVID,
TRS THE MARY Y. HESTER REV TRUST
43 HIGH ST
CLINTON, MA 01510

Pacheco, Maria

From: Tom Schaub <schaub.t@gmail.com>
Sent: Saturday, January 8, 2022 5:30 PM
To: Pacheco, Maria
Cc: Schaub Thomas
Subject: case no BZA-156403 Location 1 Longfellow Road Cambridge MA

Dear Ms Pacheco,

We received a Board Of Zoning Appeal letter today regarding a Notice of Public Hearing January 27, 2022 @ 8:15 PM.

I am following its guidance in contacting you by email ahead of the event.

My wife and I live at 11 Longfellow Street. We are abutters of abutters. 1 Longfellow is one house away from our home, 11 Longfellow.

It is clear both from our observations and conversations with renters at 1 Longfellow, that the so called "duplex" is already a quadplex, with unhappy residents, with Mr Wang or his family members residing only occasionally in a third floor apartment to claim residence.

Our fear, and that of our residential neighbors, is that an absentee landlord at the entrance to our street is looking to expand his commercial enterprise.

Your advise on how to verify this, and if correct then stop a misrepresentation, would be much appreciated.

Until then, we object to any variance that might permit 1 Longfellow Road #1 Cambridge MA commercial expansion.

Thanks for your service.

Thomas Schaub
11 Longfellow Road
Cambridge MA, 02138
tel: 617 642 0046

Pacheco, Maria

From: Tom Schaub <schaub.t@gmail.com>
Sent: Thursday, January 13, 2022 1:38 PM
To: Pacheco, Maria
Subject: Re: case no BZA-156403 Location 1 Longfellow Road Cambridge MA

Thank you Maria for you quick response and adding the letter to the file.

My original note should have included that the 1-3 Longfellow expansion plans include a claim on the land of Mr. Wang's abutter and our neighbor and abutter, Mary Hester.

Mary, now widowed and in her 90s, has lived in her home on Longfellow Street far longer than Mr. Wang has owned 1-3 Longfellow. Mary is bed ridden now. Without help she is unable to defend herself against this claim on her land.

This is another of the several drivers behind her neighbors and Longfellow Street residents concern with any 1-3 Longfellow variance.

Thanks again for your help.

Tom Schaub

> On Jan 11, 2022, at 08:31, Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

>
> Hi Tom,
>
> Thank you for your email and I will put this letter in the file.
>
> Maria

> -----Original Message-----

> From: Tom Schaub <schaub.t@gmail.com>
> Sent: Saturday, January 8, 2022 5:30 PM
> To: Pacheco, Maria <mpacheco@cambridgema.gov>
> Cc: Schaub Thomas <schaub.t@gmail.com>
> Subject: case no BZA-156403 Location 1 Longfellow Road Cambridge MA

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>

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>

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>

> Thanks for your service.

>

> Thomas Schaub

> 11 Longfellow Road

> Cambridge MA, 02138

> tel: 617 642 0046