



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

[617-349-6100](tel:617-349-6100)

BZA Application Form

BZA Number: 154221

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 213 Harvard St Condominium Trust C/O Evan Smith/PT RED

PETITIONER'S ADDRESS: 103 Terrace St, Roxbury Crossing, MA 02120

LOCATION OF PROPERTY: 213 Harvard St., Cambridge, MA

TYPE OF OCCUPANCY: 8 Unit Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/New Structure/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New 8 unit building to replace 8 unit building lost to fire in 2020. We are changing the setbacks and gross area to account for new code requirements

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000

Section: 5.31 (Table of Dimensional Requirements).

Article: 6.000

Section: 6.36.1.G (Multi-Family Parking Requirements).

Original
Signature(s):

(Petitioner (s) / Owner)

Amanda Marcus

(Print Name)

Address: _____

Tel. No.

[617-894-7419](tel:617-894-7419)

E-Mail Address:

Smith@placetaylor.com

Date: _____

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 213 Harvard St Condominium Trust
(OWNER)

Address: c/o Perkins & Anctil, P.C. 6 Lyberty Way, Suite 201
Westford, MA 01881

State that I/We own the property located at 213 Harvard St, Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of The Trust of 213
Harvard St. Cambridge, MA.

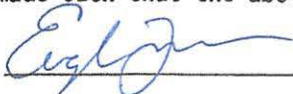
*Pursuant to a deed of duly recorded in the date _____, Middlesex South
County Registry of Deeds at Book _____, Page _____; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

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

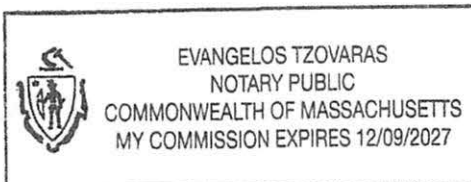
Commonwealth of Massachusetts, County of Middlesex

The above-name Amenda M. Marcus personally appeared before me,
this 18 of November, 2021, and made oath that the above statement is true.

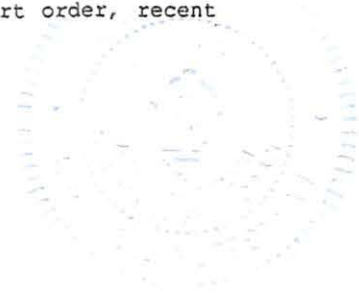
 Notary

My commission expires 12/09/2021 (Notary Seal).

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



(ATTACHMENT B - PAGE 3)



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The existing 8 unit building which was destroyed by fire in 2020 was non-conforming to this code for most of the same variances we are requesting. We are asking for variances in order to better site the existing non-conforming use on the site with better street front sight lines. Furthermore improve the functionality of the units for the unit owners, create required ADA accessibility, and bring stair and egress layouts into conformity with current building and life safety codes.

- 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 existing non-conforming 8 unit building which was destroyed by fire was poorly sited on the lot, and rather than grandfathering the existing plan we are trying to improve upon it by relocating it on the site, which would trigger the need for variances.

- 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:

Per Cambridge Statutes, the unit owners could request a building permit for the building previously destroyed 8 unit building without needing to request variances, but instead are taking this opportunity to improve the building from both a siting, safety, aesthetic, and functionality perspective. If anything this design should have less impact on the public good than the old building for which the unit owners could request a grandfathered permit.

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

The existing building lost to fire already required the same variances, consequently granting the same variances for the new building does not diminish from the intent of said Ordinances.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: 213 Harvard St Condominium Trust
Location: 213 Harvard St., Cambridge, MA
Phone: 617-894-7419

Present Use/Occupancy: 8 Unit Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: 8 Unit Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		10000	13107	4434	(max.)
<u>LOT AREA:</u>		5912	5912	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.69	2.21	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		739	739	1500	
<u>SIZE OF LOT:</u>	WIDTH	66.14	66.14	50	
	DEPTH	88.84	88.84	NA	
<u>SETBACKS IN FEET:</u>	FRONT	2	5.3	4	
	REAR	30	26	20	
	LEFT SIDE	5	7.75	5	
	RIGHT SIDE	0	.5	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	33	34.25	35	
	WIDTH	NA	54	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		13%	9.7%	30%	
<u>NO. OF DWELLING UNITS:</u>		8	8	3	
<u>NO. OF PARKING SPACES:</u>		6	6	8	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

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.:

NA

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'.

ALL INFORMATION CONTAINED

68-1479	ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED	DATE 08-01-2001 BY SP-6 BTJ/KJS
	EXCEPT WHERE SHOWN OTHERWISE	
	DATE 08-01-2001 BY SP-6 BTJ/KJS	

ITEM NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	1000	1	EA	1000	1000
2	2000	1	EA	2000	2000
3	3000	1	EA	3000	3000
4	4000	1	EA	4000	4000
5	5000	1	EA	5000	5000
6	6000	1	EA	6000	6000
7	7000	1	EA	7000	7000
8	8000	1	EA	8000	8000
9	9000	1	EA	9000	9000
10	10000	1	EA	10000	10000

1. The first step is to identify the problem or goal. This involves understanding the current situation and what needs to be achieved. For example, if the goal is to increase sales, the first step would be to identify the target market and the current sales volume.

vii

- [illegible]

213 HARVARD STREET RESIDENCES



PLACETAILOR

ARCHITECT
PLACETAILOR, INC.
103 TERRACE STREET
ROXBURY, MA 02120
617.639.0633

CLIENT
213 HARVARD STREET
CONDOMINIUM TRUST

SURVEY
BOSTON SURVEY INC.
4 SHIPWAY PLACE
CHARLESTOWN, MA 02129
617.242.1313

CIVIL ENGINEER

STRUCTURAL ENGINEER



PROJECT: **213 HARVARD ST**

PROJECT ADDRESS: 213 Harvard St.
Cambridge, MA 02139

TAX ASSESSOR PARCEL #: ---

ARCHITECT: PLACETAILOR, INC.
103 TERRACE STREET
ROXBURY, MA 02120

CONSULTANT

CLIENT 213 Harvard Street
Condominium Trust



DRAWING LIST_ZONING		
SHEET NUMBER	SHEET NAME	11.12.21 ZONING SET
G0-00	COVER	•
	PLOT PLAN	
A0-20	ZONING COMPLIANCE	•
A1-00	GARDEN LEVEL FLOOR PLAN	•
A1-01	LEVEL 1 FLOOR PLAN	•
A1-02	LEVEL 2 FLOOR PLAN	•
A1-03	LEVEL 3 FLOOR PLAN	•
A1-04	ROOF PLAN	•
A1-05	SOLAR ARRAY PLAN	•
A2-10	EXTERIOR ELEVATIONS	•
A3-00	BUILDING SECTIONS	•

ZONING SET

SUBMISSION DATE: **11/12/2021**

COPYRIGHT: PLACETAILOR INC.
11/12/2021 4:08:18 PM

PREPARED FOR:
DWM PROPERTY MANAGEMENT
60 MASSACHUSETTS AVENUE
ARLINGTON, MA 02474

REFERENCES:
OWNER OF RECORD:
213 HARVARD STREET CONDOMINIUM
213 HARVARD STREET
CAMBRIDGE, MA 02139

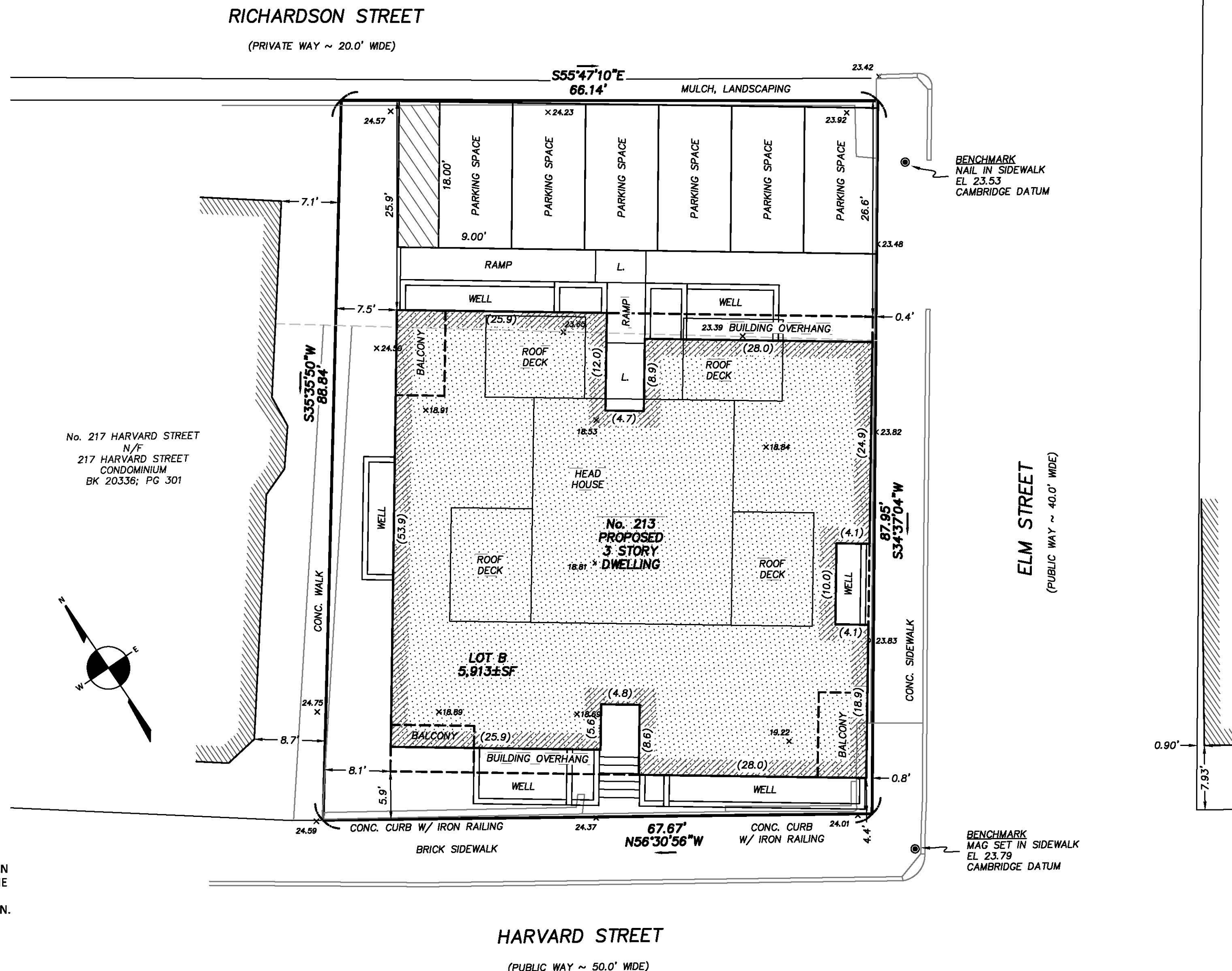
DEED: BK 20336; PG 257
PLAN: PL 1983 #673
PL 1995 #1073
PL 1996 #370
LCC: 3611-B

NOTES
MAP/LOT: 88-63
VERTICAL DATUM: CAMBRIDGE CITY BASE
ZONING: C-1

CERTIFIED PLOT PLAN

LOCATED AT
213 HARVARD STREET
CAMBRIDGE, MA

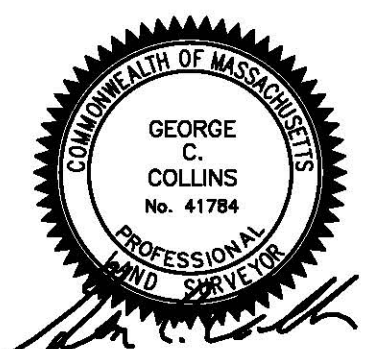
SCALE: 1.0 INCH = 10.0 FEET



I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF NOVEMBER 11, 2020 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

FEMA
ACCORDING TO THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE
MAJOR IMPROVEMENTS ON THIS PROPERTY FALL
IN AN AREA DESIGNATED AS
ZONE: X
COMMUNITY PANEL: 25017C0576E
EFFECTIVE DATE: 06/04/2010

FIELD:	MO
DRAFT:	SAP, RAP
CHECK:	GCC
DATE:	11/11/21
JOB #	20-00579



GARDEN LEVEL	3031 SF
LEVEL 1	3007 SF
LEVEL 2	3184 SF
LEVEL 3	3208 SF
T.O. ROOF STRUCTURE	685 SF
GROSS AREA	13114 SF



PARCEL ID:	88-63
TOTAL LOT AREA:	5 912 SF
GROSS PROPOSED SF:	13107 SF
ZONING DISTRICT:	C-1 RESIDENCE
8 UNITS TOTAL:	
2 - GROUP 1 UNITS (3 BEDROOM)	
2 - 3 BEDROOM	
4 - DUPLEX (3 BEDROOM)	

NOTE: NEW BUILDING TO REPLACE RECENTLY BURNED DOWN STRUCTURE. NEW BUILDING TO HAVE SAME NUMBER OF UNITS, SAME NUMBER OF STORIES, AND SIMILAR SIZE & MASSING AS PREVIOUS STRUCTURE.

THE BUILDING SHALL COMPLY WITH NFPR 13 AND BE FULLY SPRINKLERED.

APPLICABLE CODES:
- 780 CMR: MASSACHUSETTS STATE BUILDING CODE, 8TH EDITION (IBC 2015 WITH MA AMENDMENTS)

- 527 CMR 1: MASSACHUSETTS BOARD OF FIRE PREVENTION REGULATIONS,
MASSACHUSETTS
COMPREHENSIVE FIRE SAFETY CODE (NFPA 1-2012 WITH MA AMENDMENTS)

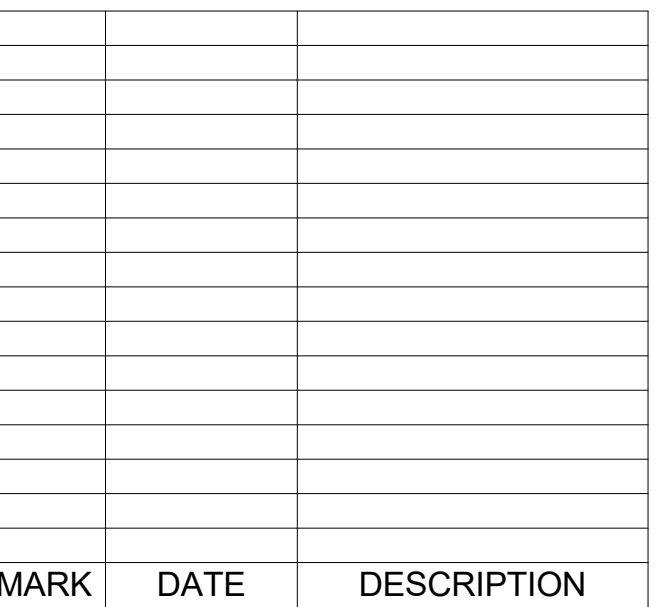
CONSTRUCTION TYPE: 5B
OCCUPANCY: R-2
NUMBER OF EXITS 1 (PER TABLE 1006.3.2(1))



TAX ASSESSOR PARCEL #: ---

ARCHITECT: **PLACETAILEOR, INC.**
103 TERRACE STREET
ROXBURY, MA 02120

CLIENT	213 Harvard Street Condominium Trust
--------	---

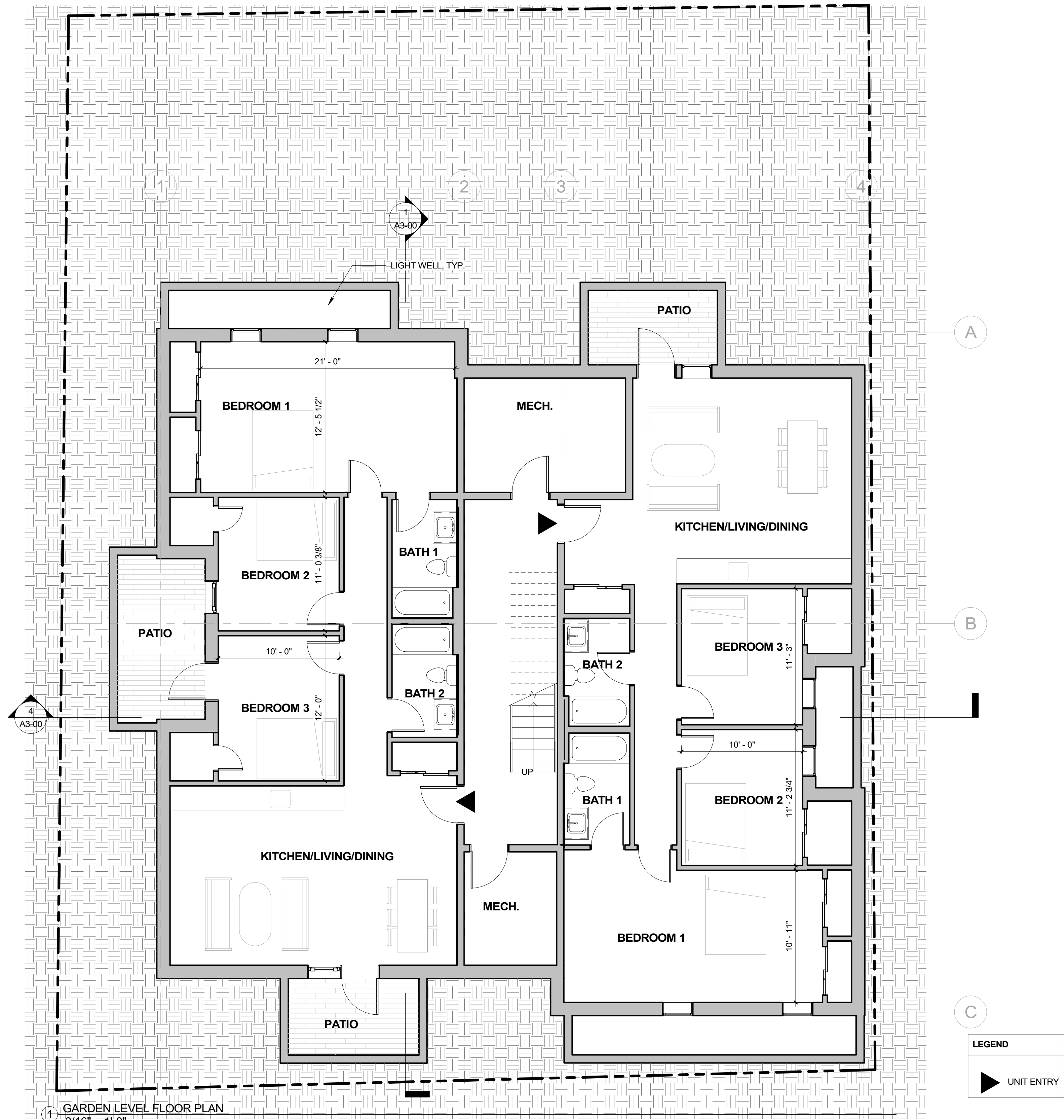


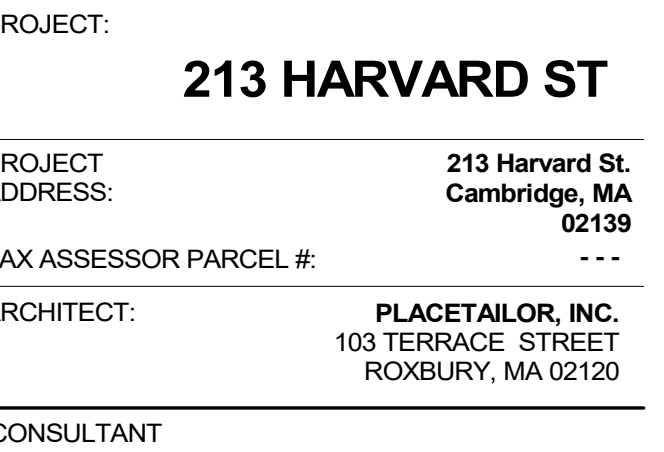
ZONING SET

COPYRIGHT: PLACETAILEOR INC.
11/12/2021 4:07:58 PM

ZONING COMPLIANCE

A0-20

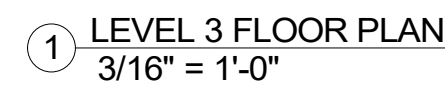


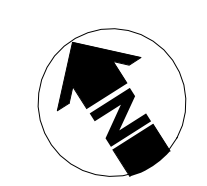
[illegible]

ZONING SET

LEVEL 3 FLOOR PLAN

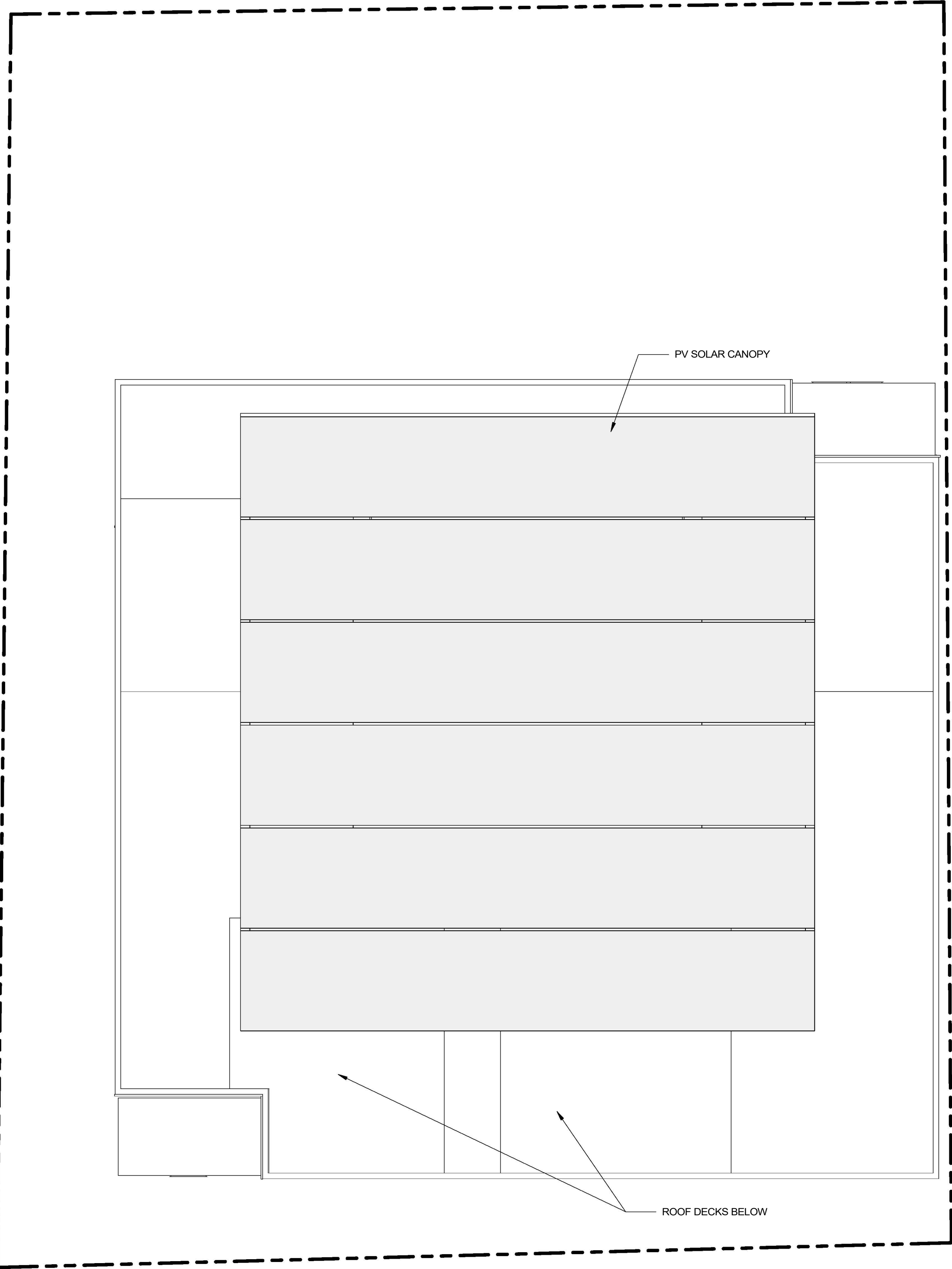
A1-03





[illegible]

A1-05



① SOLAR ARRAY PLAN
3/16" = 1'-0"



ARCHITECT: **PLACETAILOR, INC.**
103 TERRACE STREET
ROXBURY, MA 02120

CONSULTANT

CLIENT 213 Harvard Street
Condominium Trust

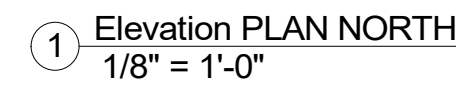
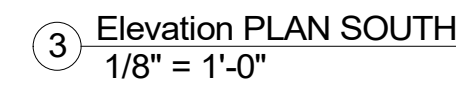
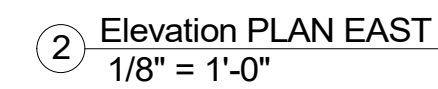
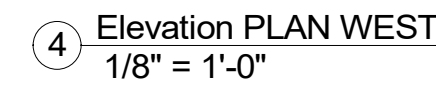


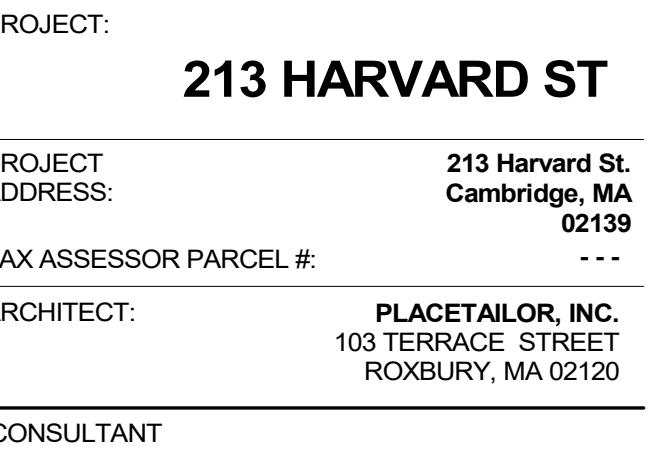
ZONING SET

COPYRIGHT: PLACETAILOR INC.
11/12/2021 4:08:12 PM

EXTERIOR ELEVATIONS

A2-10



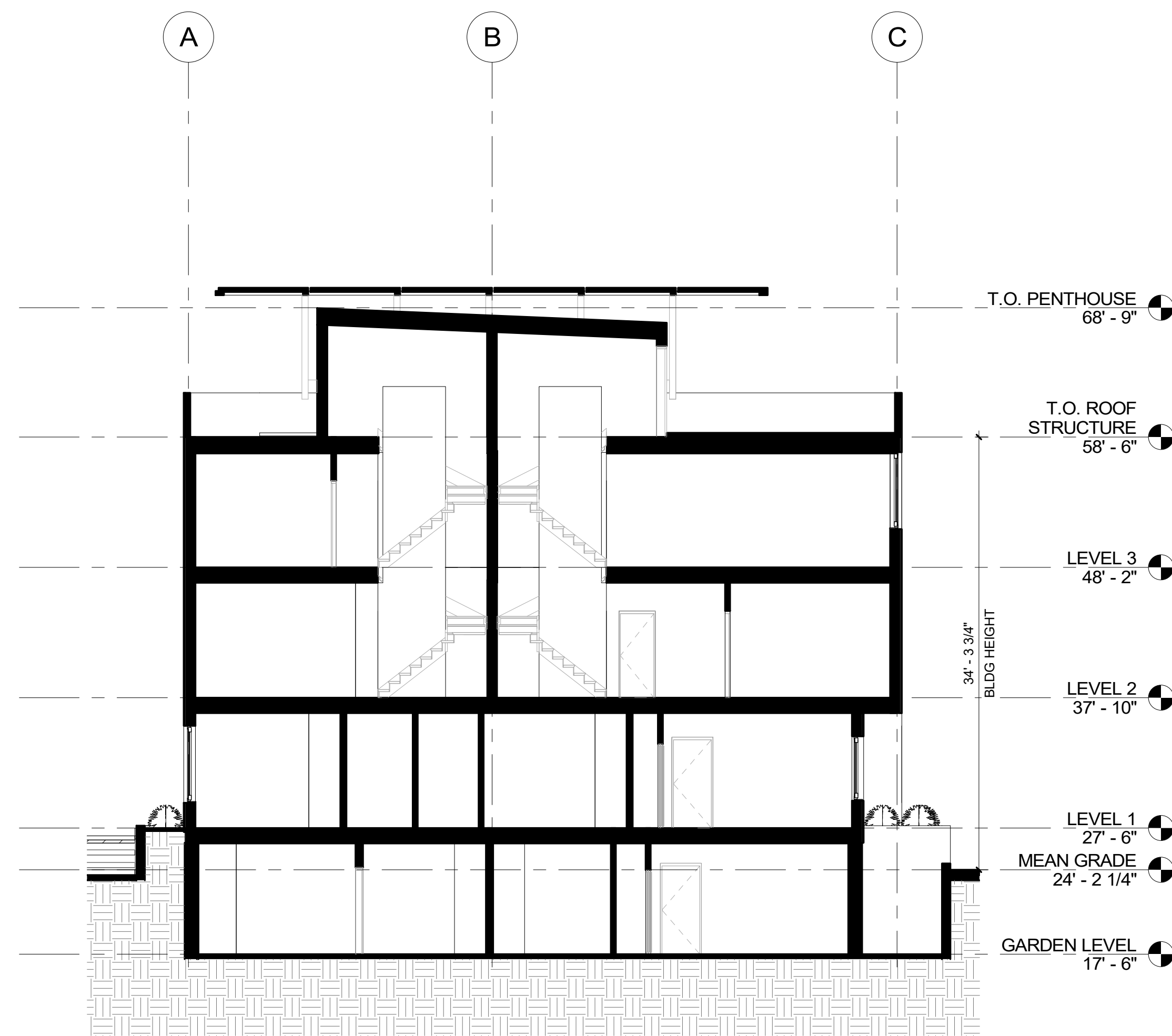
[illegible]

ZONING SET

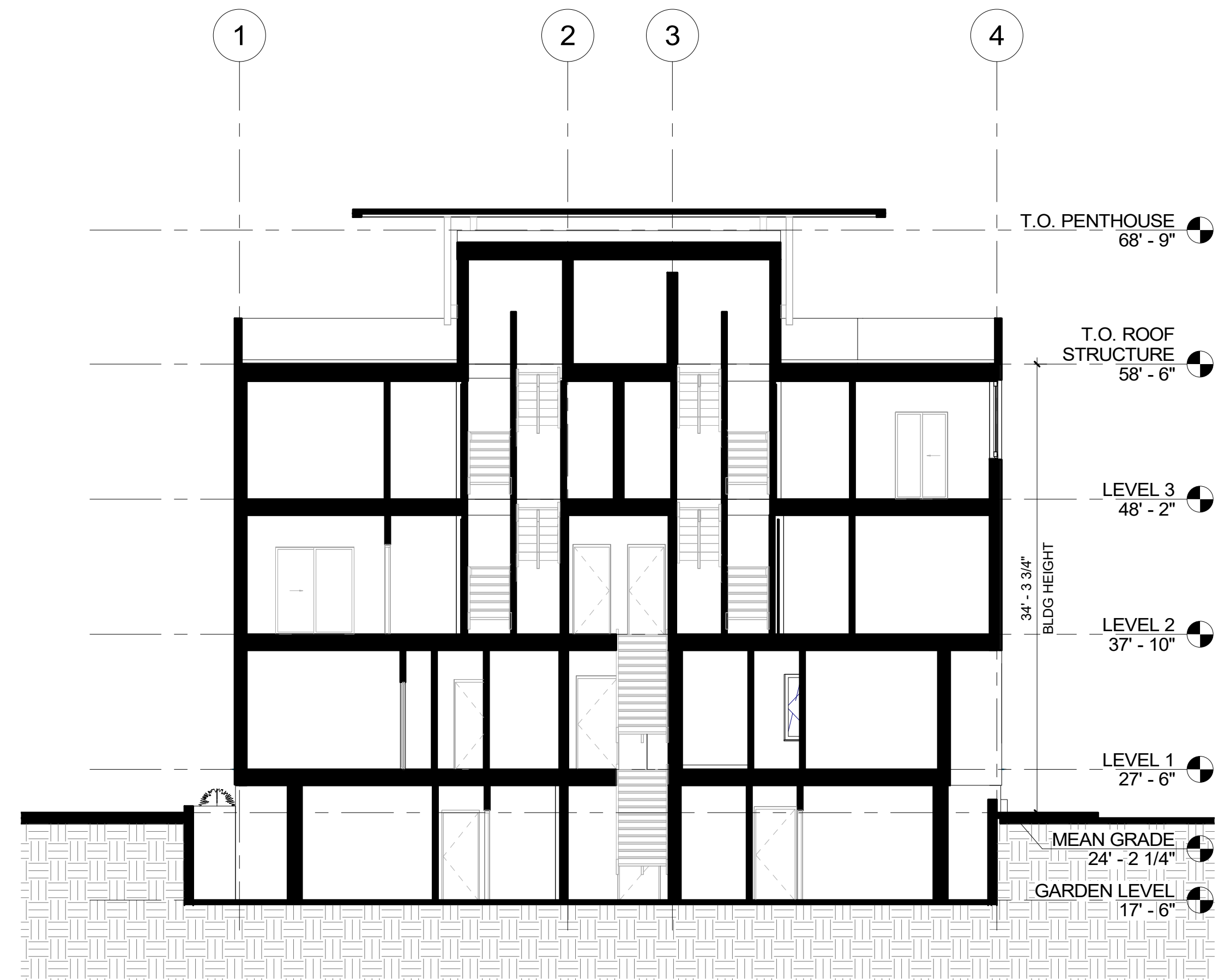
COPYRIGHT: PLACETAILOR INC.
11/12/2021 4:08:13 PM

BUILDING SECTIONS

A3-00



1 Section 6
1/8" = 1'-0"



④ Section 3
1/8" = 1'-0"

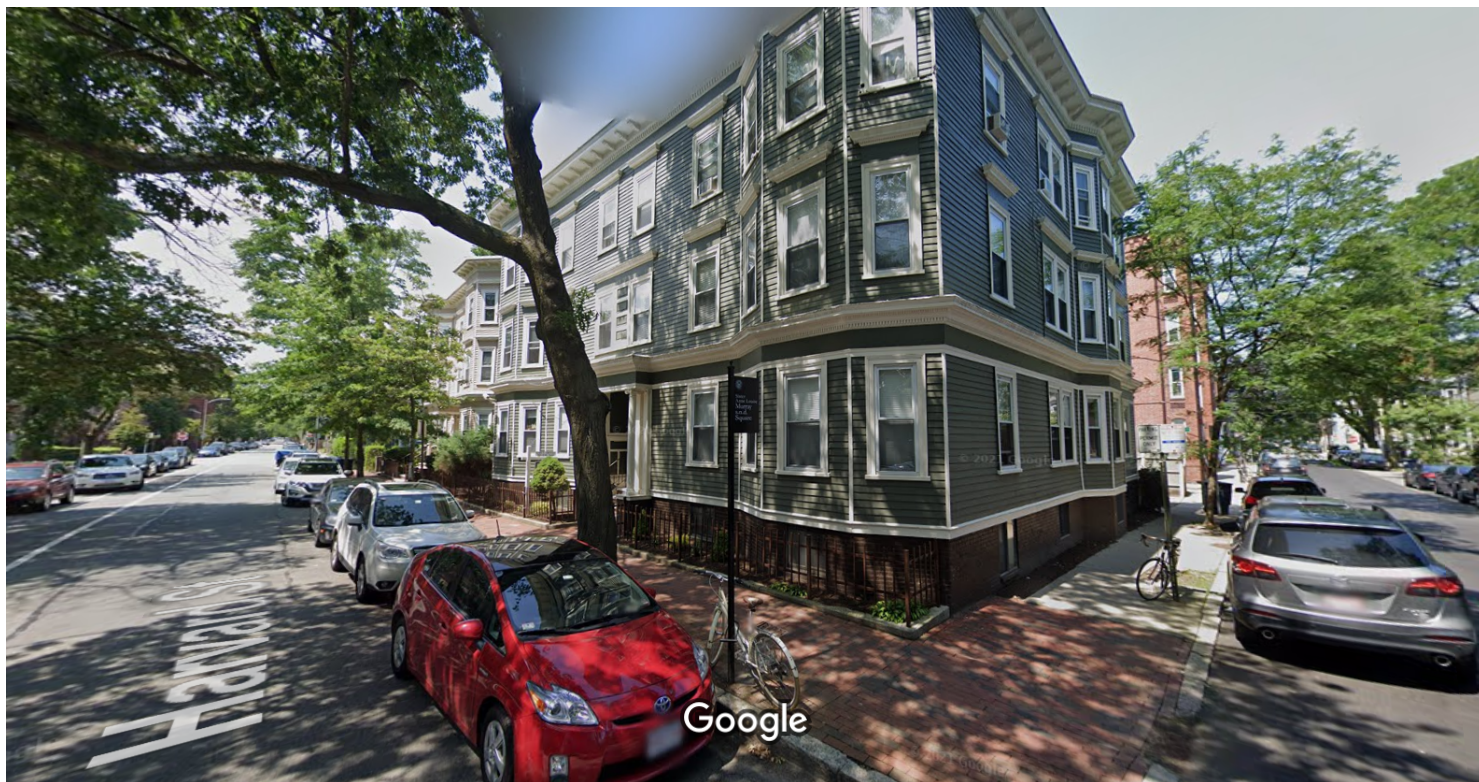


Image capture: Jul 2019 © 2021 Google

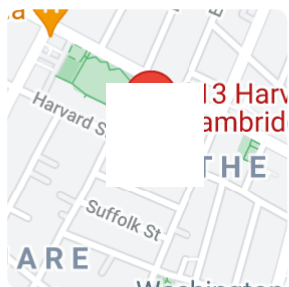
Cambridge, Massachusetts

Google

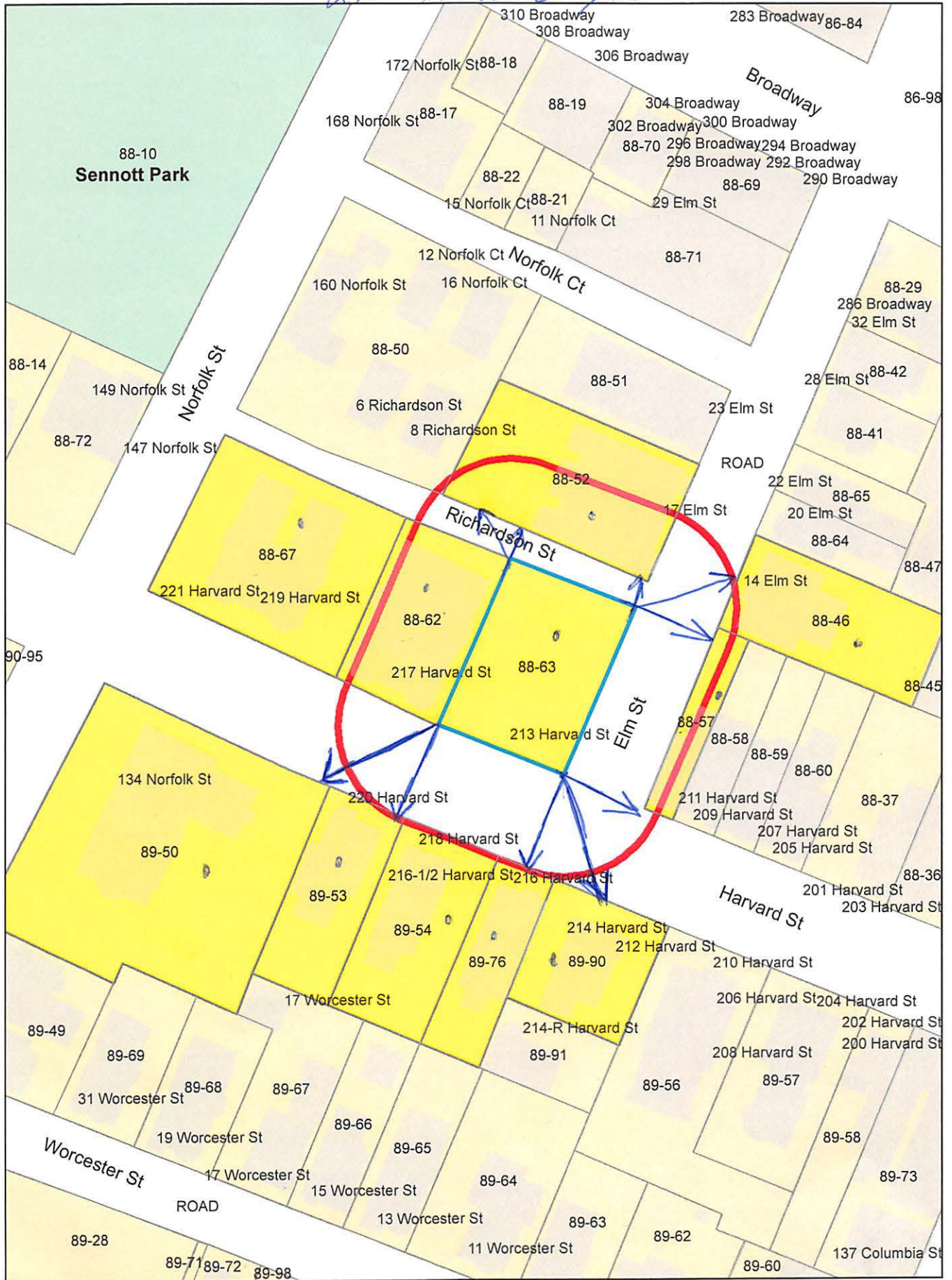
Street View - Jul 2019



Currently shown: Jul 2019



213 Harvard St.



213 Harvard St.

Reditioner

88-63
METHRATTA, RENS & SWETHA SUBRAMANIAN
213 HARVARD ST., #1/R
CAMBRIDGE, MA 02139

88-63
FREDA, PASQUALE,
TR. OF 213 HARVARD #3L TRUST
213 HARVARD ST
CAMBRIDGE, MA 02139

213 HARVARD ST. CONDOMINIUM TRUST
C/O EVAN SMITH/PT RED
103 TERRACE STREET
ROXBURY CROSSING, MA 02120

88-63
FREDA, PASQUALE,
TR. OF 213 HARVARD #BR TRUST
213 HARVARD ST
CAMBRIDGE, MA 02139

88-67
HOLT, CHRISTINA T.
221 HARVARD ST., UNIT #3
CAMBRIDGE, MA 02139

88-63
MARCUS, AMANDA M. &
ALASDAIR C. POST-QUINN
213 HARVARD ST. # B/L
CAMBRIDGE, MA 02139

88-46
PUREKA, MICHAEL T. & YUAN-MIN CHONG
14-2 ELM ST
CAMBRIDGE, MA 02139

88-62
SHERMAN, PAUL & LYNN HSU
21 GIBSON RD.
NEWTON, MA 02460

88-62
GOLDHABER-FIEBERT, JEREMY & SARA
TRS. THE GOLDHABER-FIEBERT FAMILY TRUST
217 HARVARD ST., UNIT #2/L
CAMBRIDGE, MA 02139

88-63
CHIANG, JENNIFER & JACOB AUGUSTUS HOWE
213 HARVARD ST., #2/R
CAMBRIDGE, MA 02139

88-52
MARIA C. SALVIA,
TRS. OF 17-23 ELM STREET REALTY TRUST
45 MT. VERNON ST. APT. #4B
BOSTON, MA 02108

88-62
ANCELSON, VICTOR, SHARON GREENBERG &
PAULA BETH ANCELSON
217 HARVARD ST., #2/R
CAMBRIDGE, MA 02139

88-62
RAPINAC, TODD JAMES &
JOCELYNE FARIZY-RAPINAC
FLAT 21 TIFFANY HEIGHTS
59 STANDEN RD.
LONDON, -- SW18 5TF

88-62
MEHTA, PANKAJ & NICOLE ASCHOFF
217 HARVARD ST., #3/R
CAMBRIDGE, MA 02139

88-62
MURPHY, JENNIFER
217 HARVARD ST. UNIT B/L
CAMBRIDGE, MA 02139

88-62
PAYACK, PETER PAUL
217 HARVARD ST. #B/R
CAMBRIDGE, MA 02139

88-63
LOEWUS-DEITCH, DANIEL
213 HARVARD STREET #2/L
CAMBRIDGE, MA 02139

88-63
FREDA, PASQUALE,
TR. OF 213 HARVARD #3R TRUST
213 HARVARD ST
CAMBRIDGE, MA 02139

88-67
SUNG, YUNG-CHI
219-221 HARVARD ST., #221/1
CAMBRIDGE, MA 02139

88-46
LAGOS, ROBERT S.
14 ELM ST. 14/1
CAMBRIDGE, MA 02139

88-67
MACHLOCHLAINN, IAN
219 HARVARD ST
CAMBRIDGE, MA 02139

89-76
BAILEY, STEPHEN J. & BEATRICE BERNIER
216 1/2 HARVARD ST
CAMBRIDGE, MA 02139-2717

89-90
SANTA CONSTANZA, SOCIETA IMMOBILIARE
212 HARVARD ST
CAMBRIDGE, MA 02139-2717

89-50
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
134 NORFOLK STREET
CAMBRIDGE, MA 02139

88-57
THILLY, GRETHE
229 HIGH ST.
BROOKLINE, MA 02445

89-53
CRANE, JUSTIN & SARAH K. ROSZLER
3 ST GERARD TERRACE
CAMBRIDGE, MA 02140

89-53
MILLER, CRISTANNE C. & JEROLD C. FRAKES
465 NORWOOD AVE
BUFFALO, NY 14222

88-57
WANG, YAN & SHUJI LI
211 HARVARD ST., #1
CAMBRIDGE, MA 02139

89-54
FARLEY, ALEXANDER HAMILTON &
RICHARD JOHN FARLEY
218 HARVARD ST., #1
CAMBRIDGE, MA 02139

89-54
TICOTSKY, REBECCA
301 HARDY POND RD
WALTHAM, MA 02451

213 Harvard St.

89-54
HUANG, LUWEN
218 HARVARD ST., #2
CAMBRIDGE, MA 02139

88-67
EASTON, MATTHEW & LYNN CLARK
219 HARVARD ST. UNIT 2
CAMBRIDGE, MA 02139

88-62
ZHANG, TINGTING BENJAMIN
ALISTER ROSS MASUCH
217 HARVARD ST UNIT 1-R
CAMBRIDGE, MA 02139

88-63
LI. XIAO & ELTON SHUM
213 HARVARD ST UNIT #1-L
CAMBRIDGE, MA 02139

88-57
LE YING LU YI
211 HARVARD ST UNIT 2
CAMBRIDGE, MA 02139

88-67
PHILLIPS, MATHEW JOSEPH
JENNA CATHERINE TROUP PHILLIPS
221 HARVARD ST UNIT #2
CAMBRIDGE, MA 02139

88-67
HENRIE CONOR & EMMA NOTO
219 HARVARD ST - UNIT 1
CAMBRIDGE, MA 02139

88-46
DELANCEY, JOHN CHARLES AND
HELENA MING-CHU CHANG
16 ELM ST
CAMBRIDGE, MA 02139