



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN 20 PM 3:17

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 226777

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Philip McKenna and Rachel Parrish

PETITIONER'S ADDRESS: 28 Harding St., Cambridge, MA 02141

LOCATION OF PROPERTY: 28 Harding St., Cambridge, MA

TYPE OF OCCUPANCY: One Family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

DESCRIPTION OF PETITIONER'S PROPOSAL:

To add a new egress window to the 2nd floor south facing facade of the building

SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Philip McKenna

(Petitioner (s) / Owner)

Philip McKenna

(Print Name)

Address:

28 Harding St. Cambridge

Tel. No.

617.642.0305

E-Mail Address:

phil.mckenna08@gmail.com

Date:

06/20/23

BZA Application Form

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We PHILIP R MCKENNA RACHEL C PARRISH
(OWNER)

Address: 28 Harding Street, Cambridge, MA 02141

State that I/We own the property located at 28 Harding Street, Cambridge, MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of PHILIP R MCKENNA
RACHEL C PARRISH

*Pursuant to a deed of duly recorded in the date 01/07/2021, Middlesex South County Registry of Deeds at Book 76638, Page 1; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

PHILIP R MCKENNA RACHEL C PARRISH
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

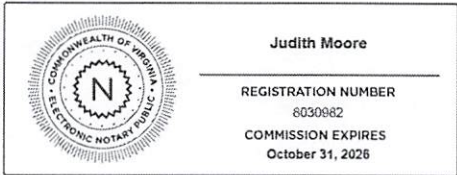
sm Virginia
Commonwealth of ~~Massachusetts~~, County of Prince William

The above-name PHILIP R MCKENNA personally appeared before me, this 29th of April, 2023, and made oath that the above statement is true.

Judith Moore
Notary

My commission expires 10/31/2026 (Notary Seal).

Notarized online using audio-video communication



- 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 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 28 Harding St, Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

There are only 2 existing windows on the south facade of the building. We are proposing to add a third, an egress window on the second floor so that we can create a separated bedroom for our eldest of two children, allowing us to remain in Cambridge. There is currently little visibility from our house to the house to the south. Adding one window along the south facade will not significantly change this.

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:

No traffic will be generated nor patterns of access and egress changed by the granting of this Special Permit.

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 continued operation of the adjacent use (or the development of permissible uses there) will not be affected adversely by the third window requested on the south facade of 28 Harding Street.

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:

Adding a third window to the south facade of 28 Harding Street will not create a nuisance or hazard.

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 proposed use will not reduce off street parking, will add no additional dwelling units, will cause no loss of open space, and will not change the conforming height of the building.

DIMENSIONAL INFORMATION

Applicant: Philip McKenna and Rachel Parrish
Location: 28 Harding St., Cambridge, MA
Phone: 617.642.0305

Present Use/Occupancy: One Family
Zone: Residence C-1 Zone
Requested Use/Occupancy: One Family

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1496		1496 (no change)		1086	(max.)
<u>LOT AREA:</u>		1448		1448 (no change)		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.03		1.03		0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1448		1448		1500	
<u>SIZE OF LOT:</u>	WIDTH	25		25		50	
	DEPTH	58		58		n/a	
<u>SETBACKS IN FEET:</u>	FRONT	1.1"		1.1"		H+L/A4(a)	
	REAR	13.7'		13.7'		20'	
	LEFT SIDE	6.8'		6.8'		7.6'	
	RIGHT SIDE	1.7'		1.7'		7.6'	
<u>SIZE OF BUILDING:</u>	HEIGHT	28'		28'		35'	
	WIDTH	40'		40'		n/a	
	LENGTH	16.5'		16.5		n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0		0		0.5	
<u>NO. OF DWELLING UNITS:</u>		1		1		n/a	
<u>NO. OF PARKING SPACES:</u>		0		0		n/a	
<u>NO. OF LOADING AREAS:</u>		0		0		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.:

wood frame

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'.

NOTE: NO CHANGES TO REAR ELEVATION



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

NOTE: NO CHANGES TO LEFT ELEVATION



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

NOTE: NO CHANGES TO FRONT ELEVATION

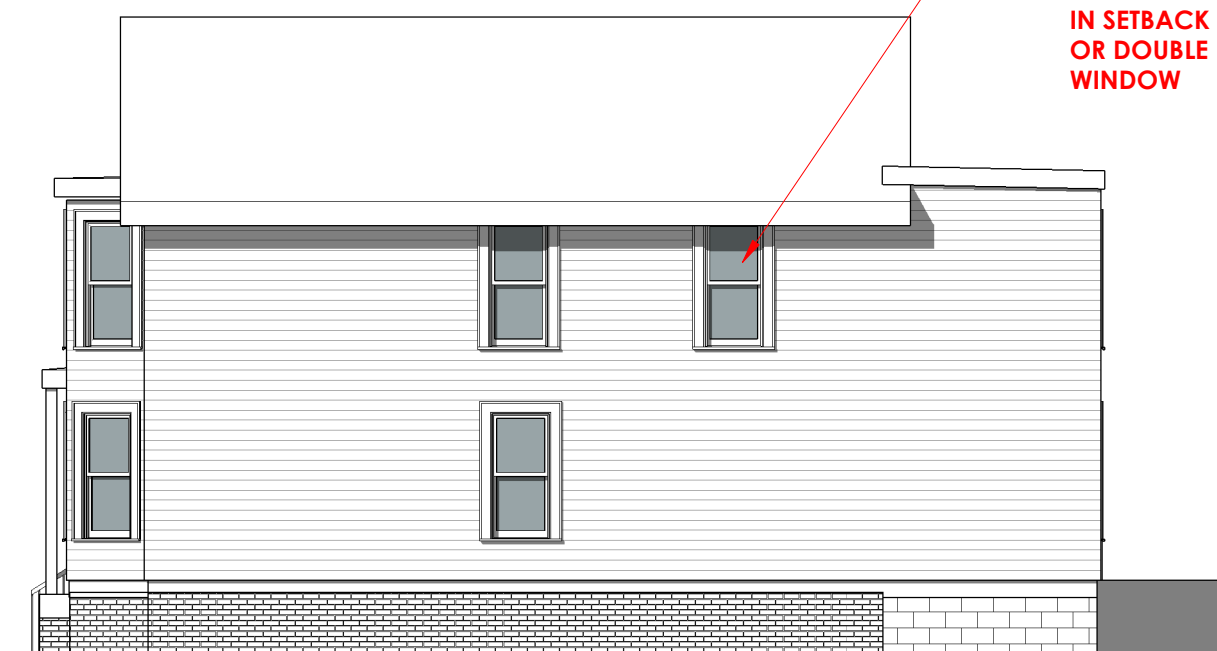


3 EXISTING FRONT ELEVATION
1/8" = 1'-0"

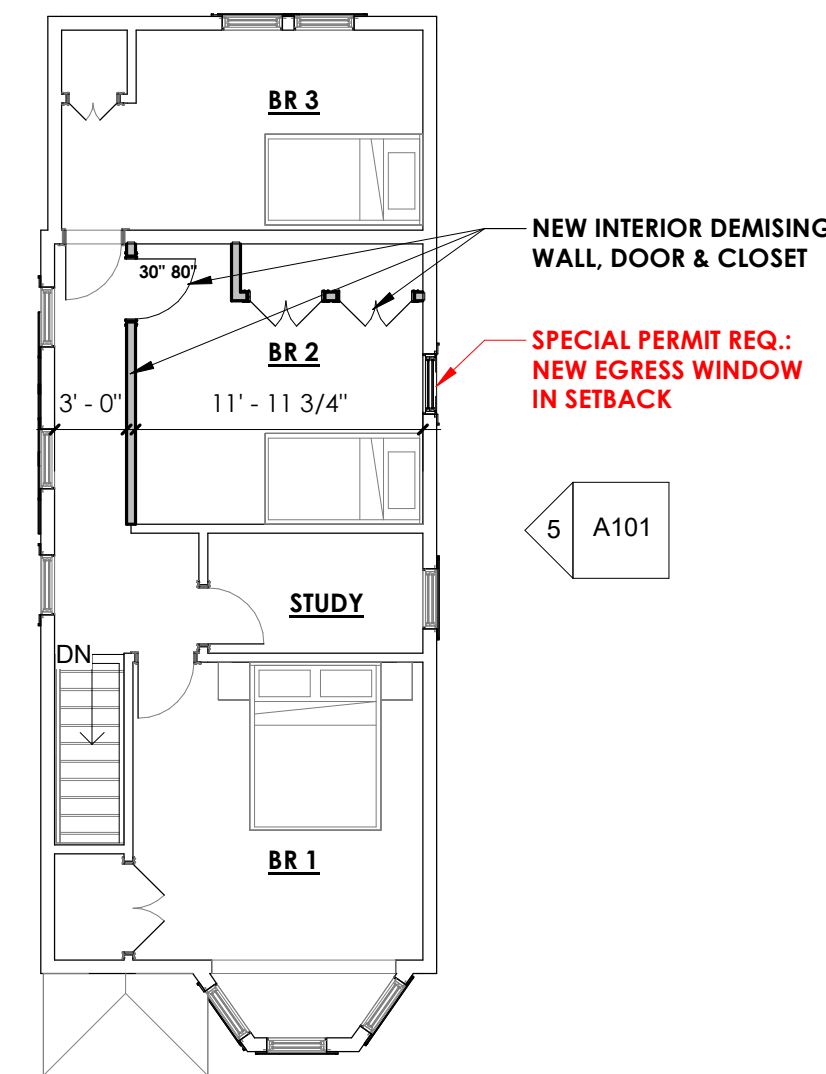
4 EXISTING RIGHT ELEVATION
1/8" = 1'-0"



5 PROPOSED RIGHT ELEVATION
1/8" = 1'-0"

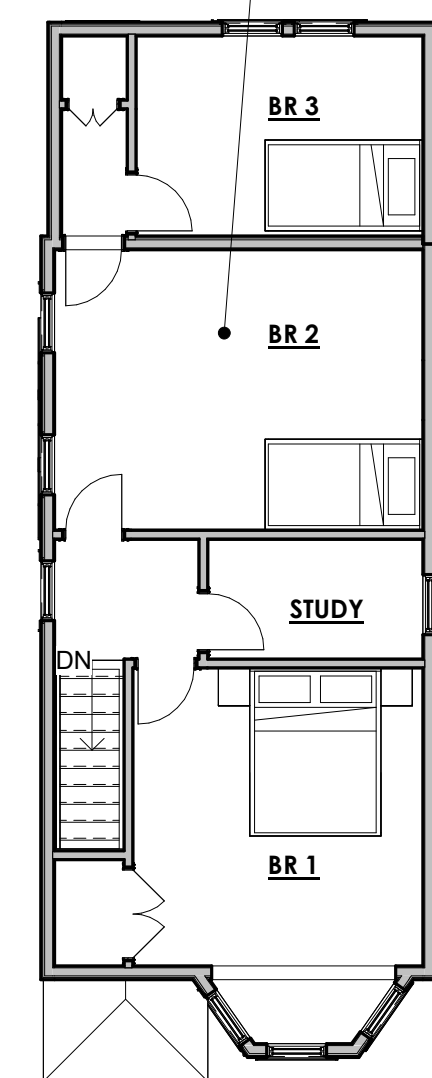


SPECIAL PERMIT REQ.:
NEW OPERABLE FIRE-
RATED EGRESS WINDOW
IN SETBACK - CASEMENT
OR DOUBLE HUNG
WINDOW

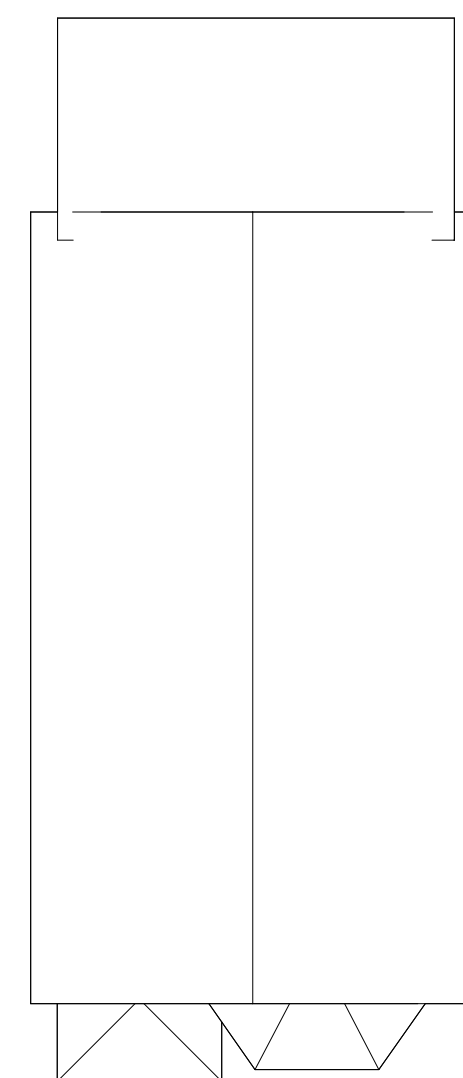


6 PROPOSED 2ND FLOOR
1/8" = 1'-0"

CURRENT BEDROOM ISSUES:
• HALLWAY PASSES THROUGH BEDROOM
• NO CLOSET

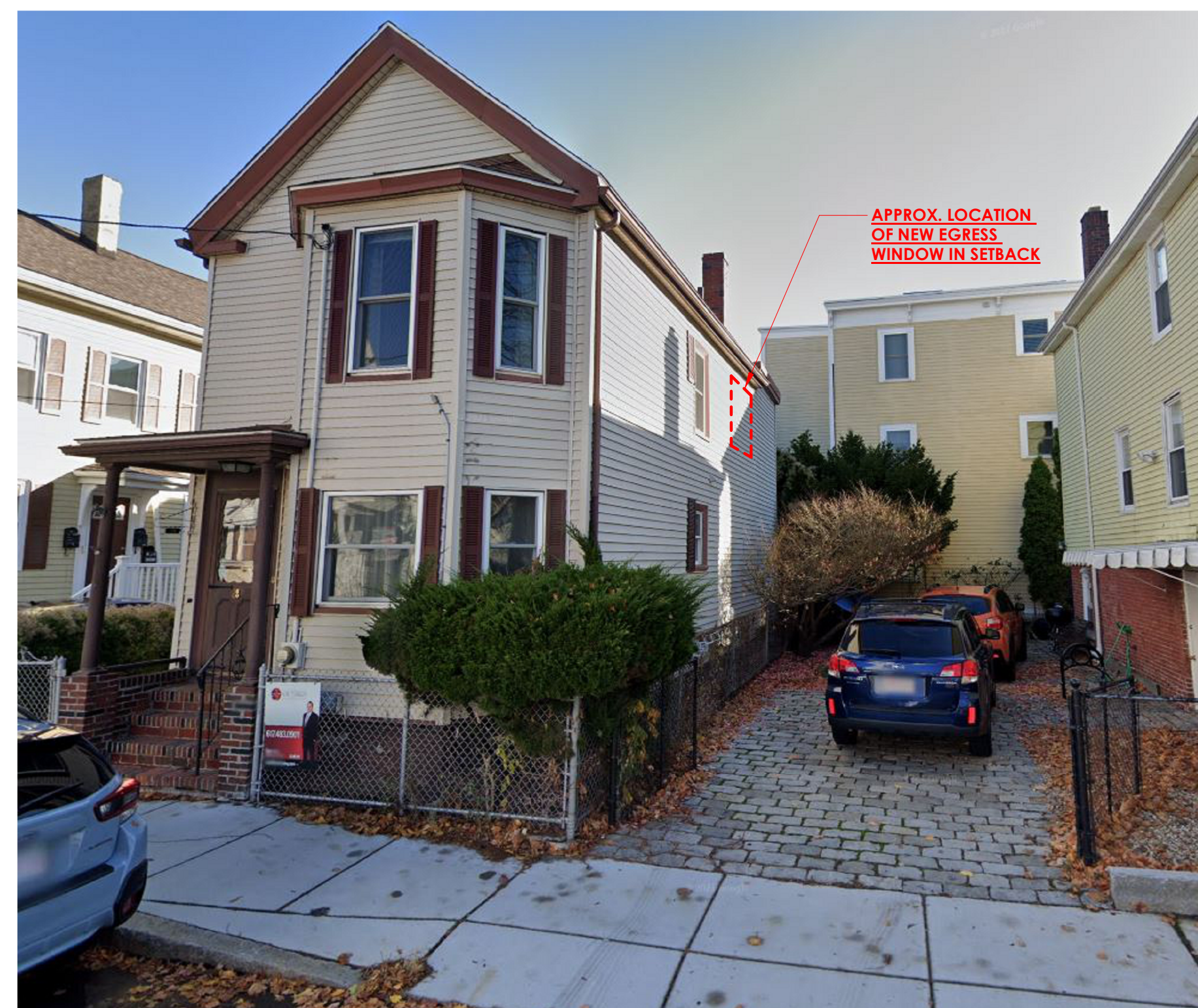


9 EXISTING 2ND FLOOR
1/8" = 1'-0"

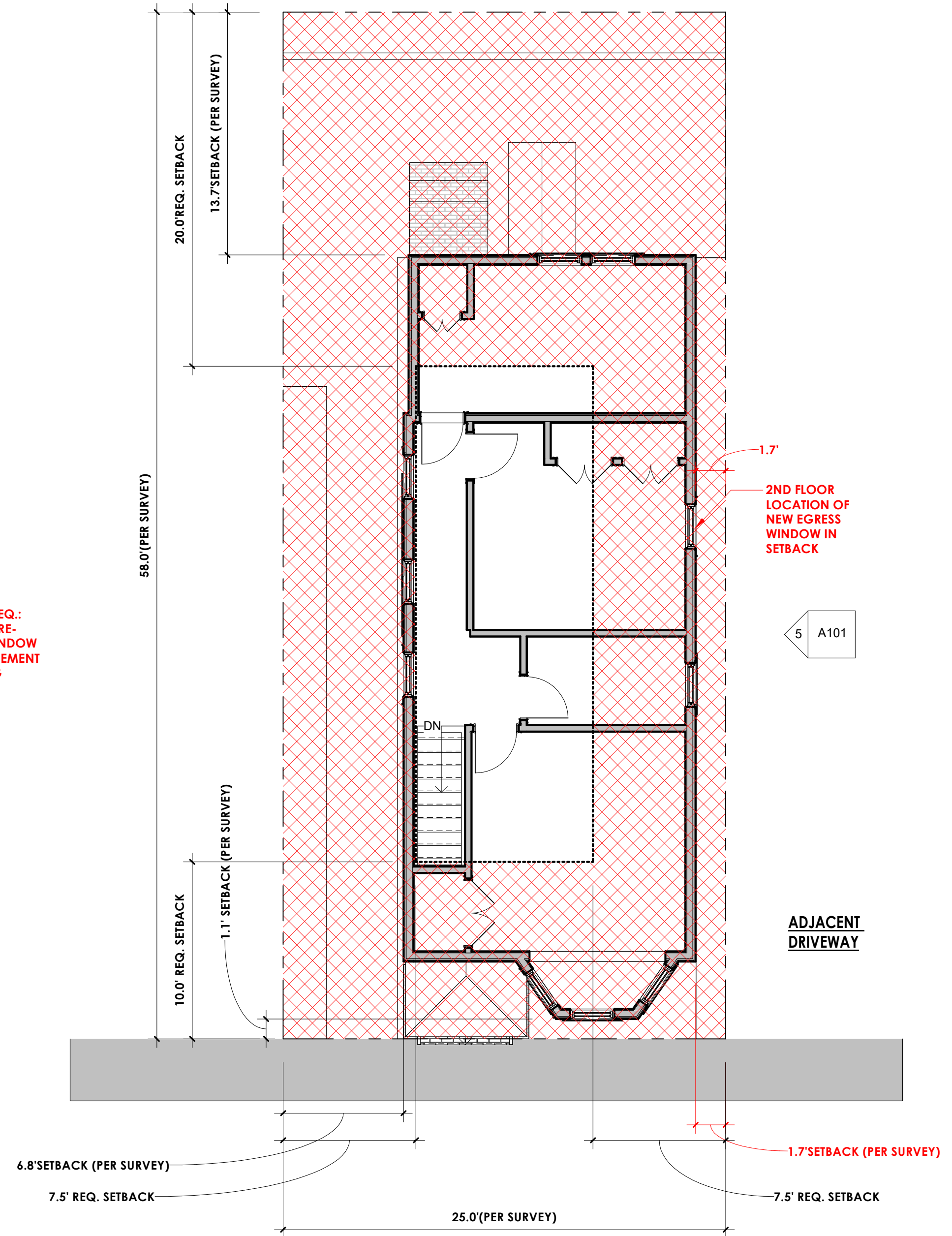


NOTE: NO CHANGES TO ROOF

10 EXISTING ROOF PLAN
1/8" = 1'-0"

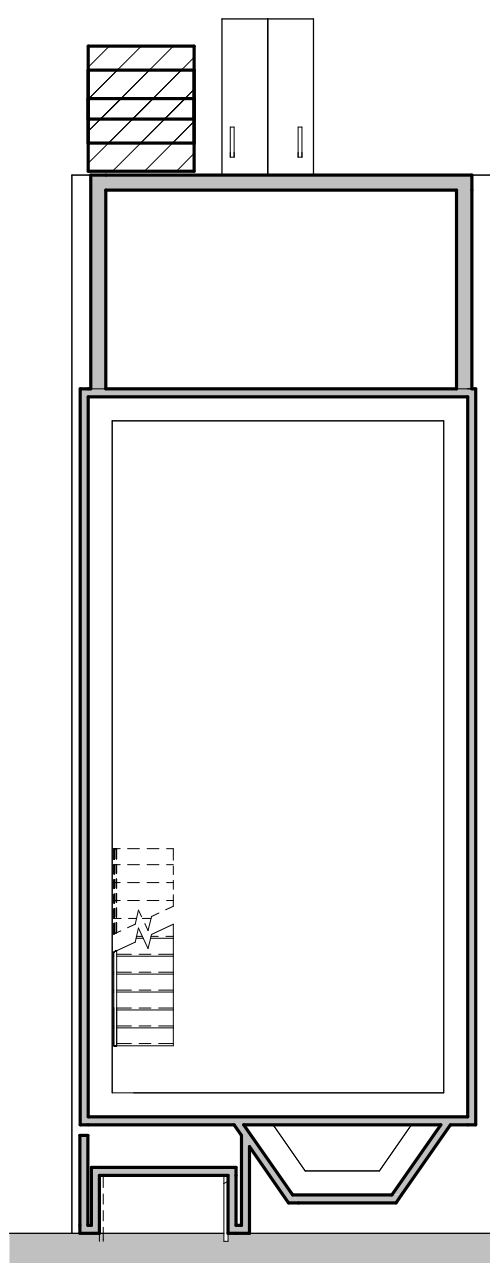


APPROX. LOCATION
OF NEW EGRESS
WINDOW IN SETBACK



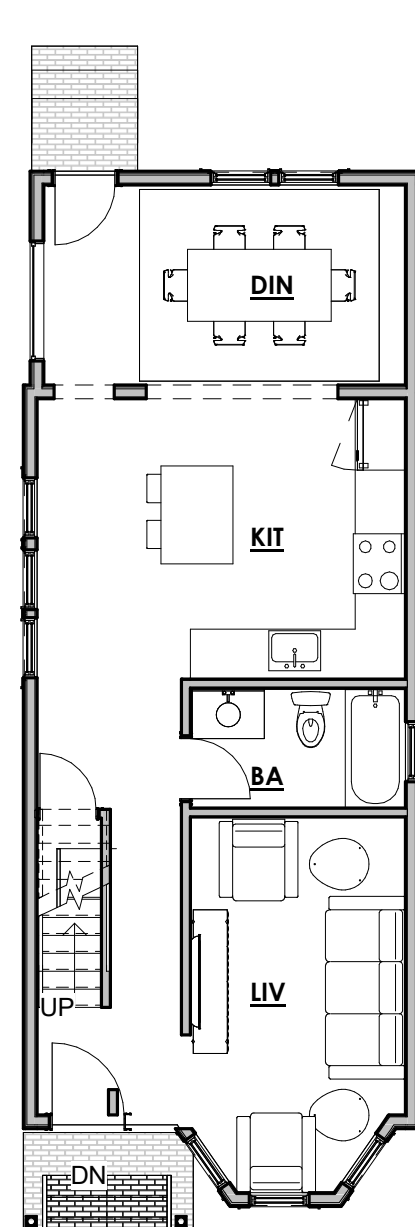
11 ZONING SITE PLAN
3/16" = 1'-0"

NOTE: NO CHANGES TO BASEMENT



7 EXISTING BASEMENT
1/8" = 1'-0"

NOTE: NO CHANGES TO 1ST FLOOR



8 EXISTING 1ST FLOOR
1/8" = 1'-0"

**28 Harding St.
Special Permit Required (Per 8.22.1c):**

A special permit is required to add a new fire-rated egress window within the right yard setback. The proposed window is being added to a 2nd floor bedroom. The existing non-conforming house is wood framed on a masonry foundation.

Dimensional Compliance Table:				
Zone: C-1	Required:	Existing	Proposed	Complies?
Use:		Single-Family	Unchanged	Yes
Lot Frontage:	50'	25'	Unchanged	No
Lot Area(sf):	5,000	1,448	Unchanged	No
Lot Area/D.U.:	1,500	1,448	Unchanged	No
FAR:	0.75	1.03	Unchanged	Yes
GFA:	Basement	0		
	1st	712		
	2nd	681		
	Attic	103		
Total GFA:	1,086	1,496		No
Front Yard	H+L/4(a)	1.1'	Unchanged	No
Side Yard - Left	7'6" (Lot width <50')	6.8'	Unchanged	No
Side Yard - Right	7'6" (Lot width <50')	1.7'	Unchanged	No
Rear Yard	20'	13.7'	Unchanged	No
Lot Depth	n/a	58	Unchanged	n/a
Open Space (SF)	521	0	Unchanged	No
Usable Open Space(SF)	261	0	Unchanged	No
Building Height	35'	28	Unchanged	Yes

Cambridge BZA
Architectural Drawings
28 HARDING ST.

Map-Lot: 36-200

Map-Lot: 36-171

Map-Lot: 36-104

Map-Lot: 36-103

Map-Lot: 36-172

Map-Lot: 36-102

Map-Lot: 36-100

Harding St

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

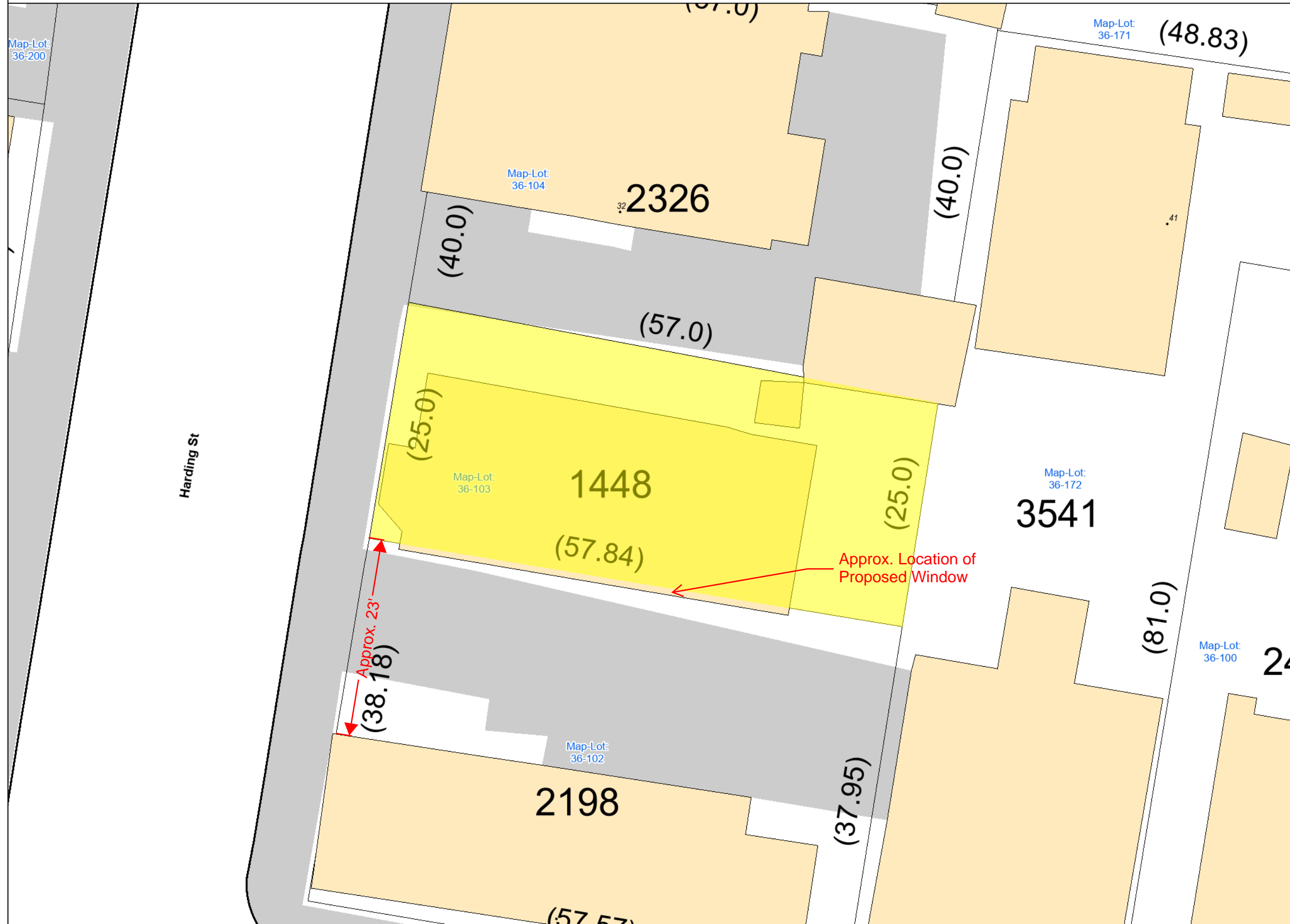
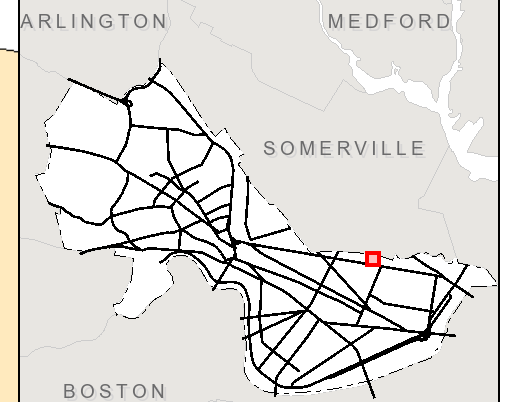


City of Cambridge
Massachusetts

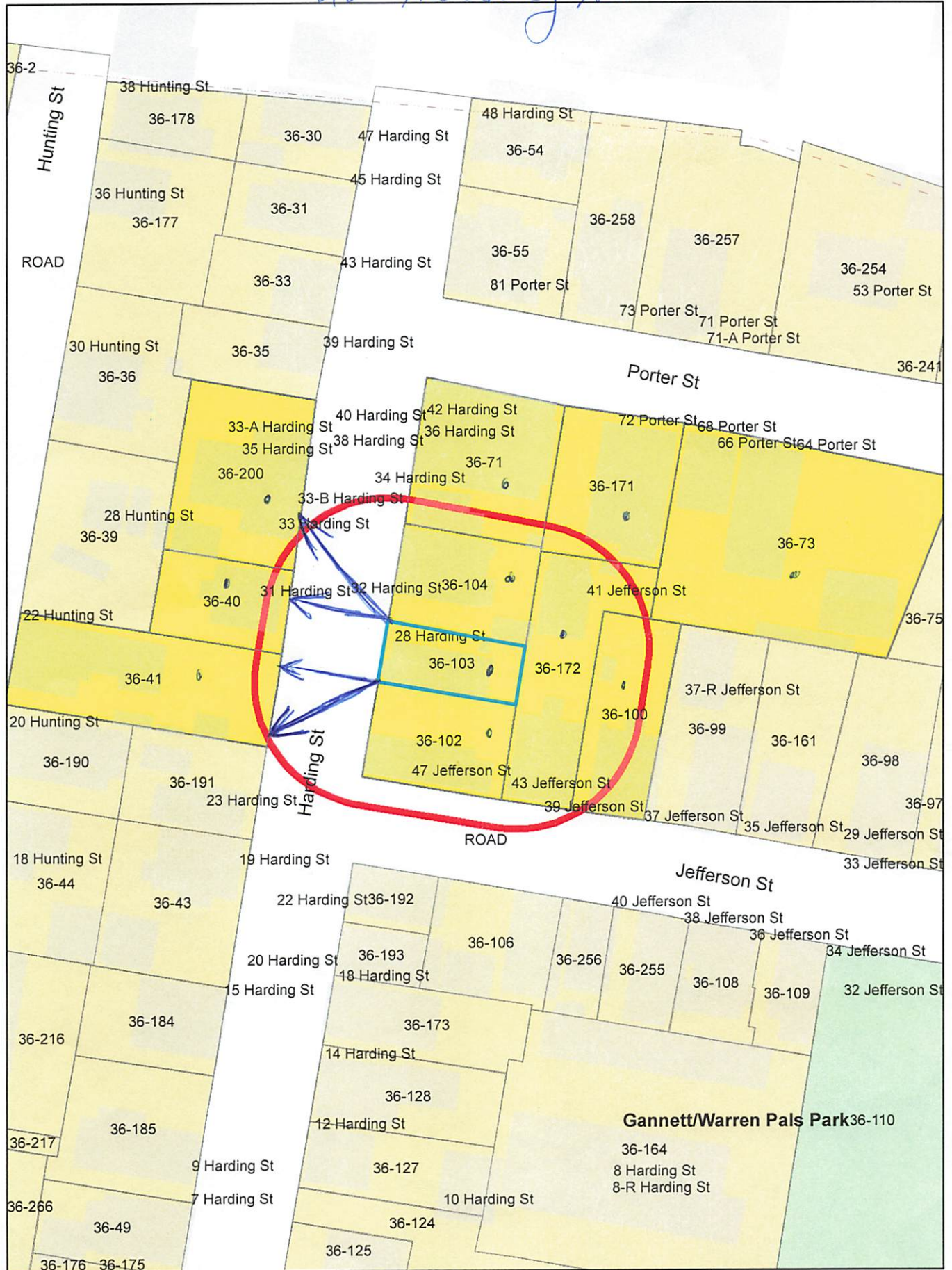
1" = 10 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis



28 Harding St.



28 Harding St.

Petitioner

36-104
TAVARES, LINO B. & IRENE S. TAVARES
53 PORTER ST
CAMBRIDGE, MA 02141

36-200-71
CAMBRIDGE-HARDING REALTY LLC
59 UNION SQ
SOMERVILLE, MA 02143

36-103
MCKENNA PHILIP R PARRISH RACHEL C
28 HARDING ST
CAMBRIDGE, MA 02141

36-171
REGO, ANTONIO & MARIA G. REGO,
TRS. OF THE REGO FAMILY TRUST
106 DOVER STREET
MEDFORD, MA 02155

36-100
FLEMING, HELEN A LIFE ESTATE
39 JEFFERSON ST
CAMBRIDGE, MA 02141-1026

36-102
PEDERSEN, JAN EGEDAL &
REBECCA J. HARTWELL
47 JEFFERSON ST.
CAMBRIDGE, MA 02141-1013

36-40
KENNEY, KATHLEEN P.
307 ASH ST
READING, MA 01867-3629

36-73
MAGALHAES, PAULO B. &
STEVEN B. MAGALHAES
66 PORTER ST
CAMBRIDGE, MA 02141

36-172
PITTMAN, JEDEDIAH
41-43 JEFFERSON ST 43/3
CAMBRIDGE, MA 02141

36-172
BALLIRO, LINDA
43 JEFFERSON ST., UNIT #1
CAMBRIDGE, MA 02138

36-172
PILLSBURY, AMANDA T. &
GEORGE STURGIS PILLSBURY, JR.
24 ROSA'S LANE
SCITUTATE, MA 02066

36-172
KOPCO NORBERT BEST VIRGINIA
41 JEFFERSON ST
CAMBRIDGE, MA 02141

36-41
BADARO, LEANDRO R & NATALIA C BADARO
54 WILD PASTURE LN
ROWLEY, MA 01969

June 19, 2023

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02141

Re: BZA Case No. 226777

I write in support of the special permit that Phil McKenna and Rachel Parrish are seeking to add an egress window to the 2nd floor, south facing façade of 28 Harding street in Cambridge.

I have viewed the plans for the proposed window and they seem reasonable.

Sincerely,

Rebecca Hartwell
Name

47 Jefferson St.
Address

June 19, 2023

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Lino Ismael Soares

Name

*53
Porter G.T. Landriell*

Address

32 Harding St

June 19, 2023

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831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Carol Spina

Name

23 Harding Street

Address

June 19, 2023

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Joe Kenney

Name

31 Harding St

Address

21
June 20, 2023

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831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Virginia Best
Name

41 Jefferson St
Address Cambridge MA 02141

June 19, 2023

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831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Joseph Dudek - R

Carl Thoen

Name

47 Harding St.

Address

June 19, 2023

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Cambridge, MA 02141

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Sincerely,

Paulo B Magalhães
Name

64 Porter St.
Address

June 20, 2023

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Robert C. Bellato

Name

43 HARDINGST. CAMB. MA
02141

Address

June 19, 2023

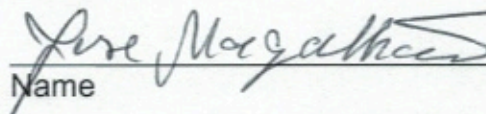
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Sincerely,


Name

66 Porter St Landlord
Address

June 20, 2023

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02141


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Rose Billetti
Rose Billetti
11 Hunting St.
Cambridge, MA 02141

Sincerely,

KENNETH A. LONGO 

Name

11 HUNTING ST, CAMBRIDGE, MA
Address
02141

June 20¹, 2023

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, MA 02141

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Sincerely,

Ming-Lun Tung
Name

2 Bedford Street
Address





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: Rachel Parish Date: June 21, 2023
(Print)

Address: 28 Harding St.

Case No. BZA-226777

Hearing Date: 7/13/23

Thank you,
Bza Members