

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 DEC -7 PM 12:07

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 100881

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Henriette Lazaridis C/O William Harper

PETITIONER'S ADDRESS: 254 E Riding Dr, Carlisle, MA 01741

LOCATION OF PROPERTY: 4 Dinsmore Ct., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-2 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

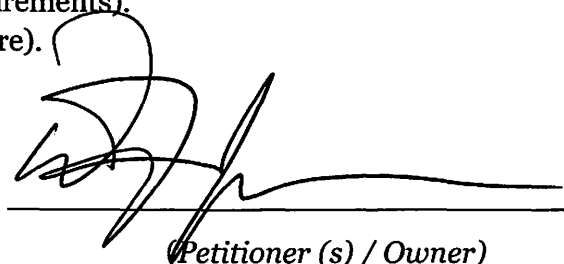
Remove existing deck and gable roof above existing addition, build single story addition adjacent to existing addition with new flat roof atop both existing and new addition, with entry deck and granite step.

SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original
Signature(s):



(Petitioner (s) / Owner)

William Harper

(Print Name)

Address:

Tel. No. 617-462-5181

E-Mail Address: williamAharper@gmail.com

Date: 12/3/20

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 HENRIETTE LAZARIDIS

(OWNER)

Address: 4 DINSMORE COURT, CAMBRIDGE, MA, 02138

State that I/We own the property located at 4 DINSMORE COURT,
which is the subject of this zoning application.

The record title of this property is in the name of HENRIETTE LAZARIDIS

*Pursuant to a deed of duly recorded in the date Oct. 29, 2014, Middlesex South
County Registry of Deeds at Book 64448, Page 141; or
Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

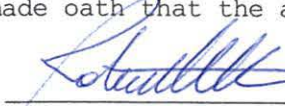


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Henriette Lazaridis personally appeared before me,
this 10th of November, 20 20, and made oath that the above statement is true.



Roberta Turi Vile Notary

My commission expires March 16, 2023 (Notary Seal).



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

REAL APPLICATION FORM - OWNERSHIP INFORMATION

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

Name: HENRIETTE LAZARIDIS

(OWNER)

Address: 4 DINSMORE COURT CAMBRIDGE, MA 02138

4 DINSMORE COURT

HENRIETTE LAZARIDIS

Signature of owner or authorized agent: _____

Notary Public for the State of Massachusetts: _____

Notary Public License No. _____

Page _____

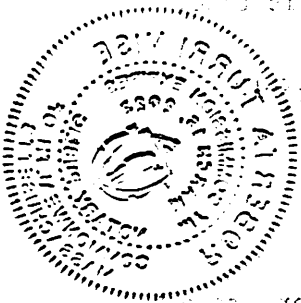
SIGNATURE BY OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT

Without evidence of Agent's standing no replacement petition may be requested.

The following information is required to be provided by the owner of the property:

1. The name of the owner of the property, and the name of the owner of the property.

2. The address of the property, and the address of the property.



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:
- A literal enforcement of this zoning ordinance would constitute a substantial hardship because the existing kitchen and dining areas are small by modern standards and dark. The additional floor area and windows will create more pleasant and functional spaces in keeping with modern standards.
- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:
- The hardship is related to the shape and topography of the land and structures because the house was built prior to the current zoning regulations and is located within the side and rear setbacks. The hardship and the petition for relief do not generally affect the zoning district because they apply solely to the property for which the variance is being requested.
- 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:
- Granting relief from the provisions of this ordinance would not cause substantial detriment to the public good because it would not infringe upon access to the property and would not in any way affect use of the roadway or sidewalks, or other public services and utilities.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Relief may be granted without nullifying or substantially derogating the purpose of this ordinance as it would infringe neither on the public good, nor on the rights of abutters.

***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:** Henriette Lazaridis**Present Use/Occupancy:** Residential**Location:** 254 E Riding Dr**Zone:** Residence C-2 Zone**Phone:** 617-462-5181**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1471	1536	3690	(max.)
<u>LOT AREA:</u>	2109	N/A	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.69	0.72	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2109	2109	600	
<u>SIZE OF LOT:</u>				
WIDTH	37	N/A	50	
DEPTH	57	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	11.3	N/A	10	
REAR	13.5	13.5	20	
LEFT SIDE	3.3	3.3	7.8	
RIGHT SIDE	2.6	N/A	7.0	
<u>SIZE OF BUILDING:</u>				
HEIGHT	20	20	85	
WIDTH	31.5	31.5	27	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	43.1	43.1	15	
<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>	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.

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'.



www.byggmeister.com

BYGGMEISTER ASSOCIATES

667a Sawmill Brook Parkway
Newton, MA 02459
t: 617-527-2872
f: 617-527-2872
www.byggmeister.com
HIC #104126

WILLIAM HARPER, Assoc. AIA

254 East River Drive
Cambridge, MA 02147
c: 617-462-5181
williamharper@gmail.com

LAZARIDIS
4 DINSMORE COURT
CAMBRIDGE, MA 02138

NUM	SET	DATE
18	HCM NCDC REVIEW	10/23/20

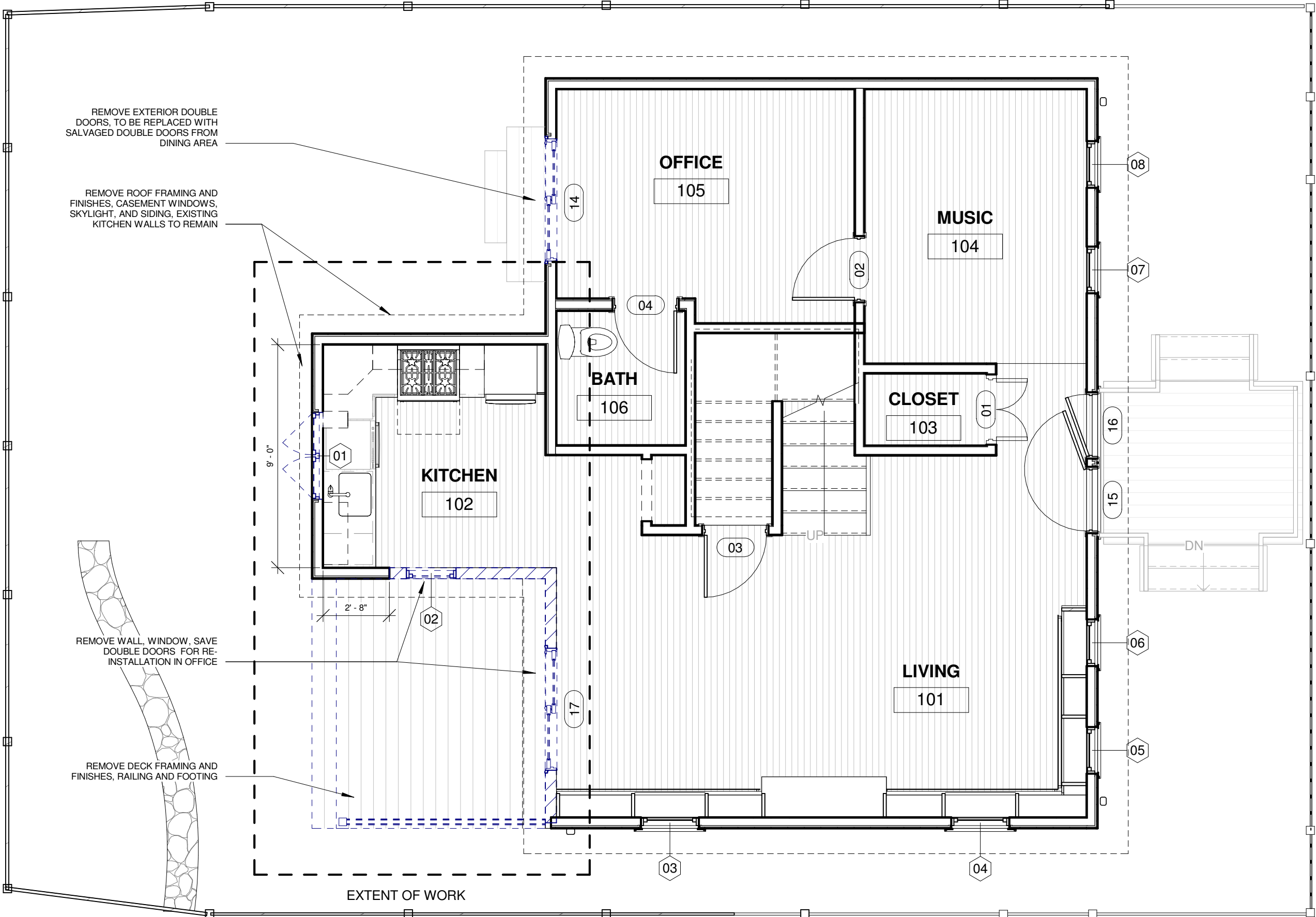
DATE 10/23/20

DEMO - 1ST FLR PLAN

D-101

SCALE 1/4" = 1'-0"

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





LAZARIDIS
4 DINSMORE COURT
CAMBRIDGE, MA 02138

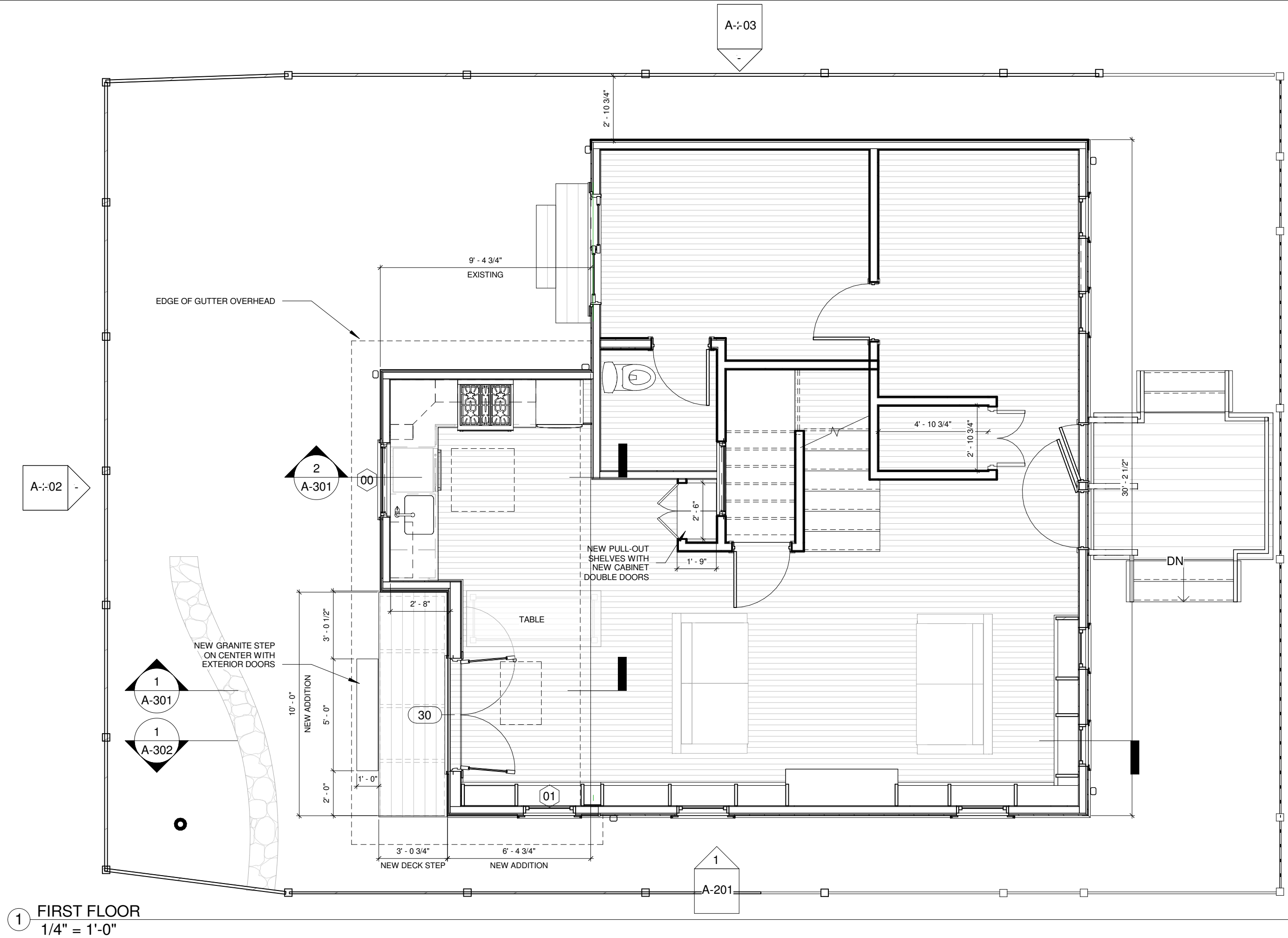
[illegible]

DATE 10/23/20

1ST FLR PLAN -
PROPOSED

A-101

SCALE 1/4" = 1'-0"



A-102

NEW COMPRESSORS,
ON 18' STANDS
MOUNTED ON ROOF

NEW SKYLIGHTS

OPEN TO BELOW, TYP.

2
A-301

1
A-301

1
A-303

1
A-201

A-103



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williamhapper@gmail.com

LAZARIDIS
4 DINSMORE COURT
CAMBRIDGE, MA 02138

NUM	SET	DATE
18	HCM NCDC SET	10/23/20

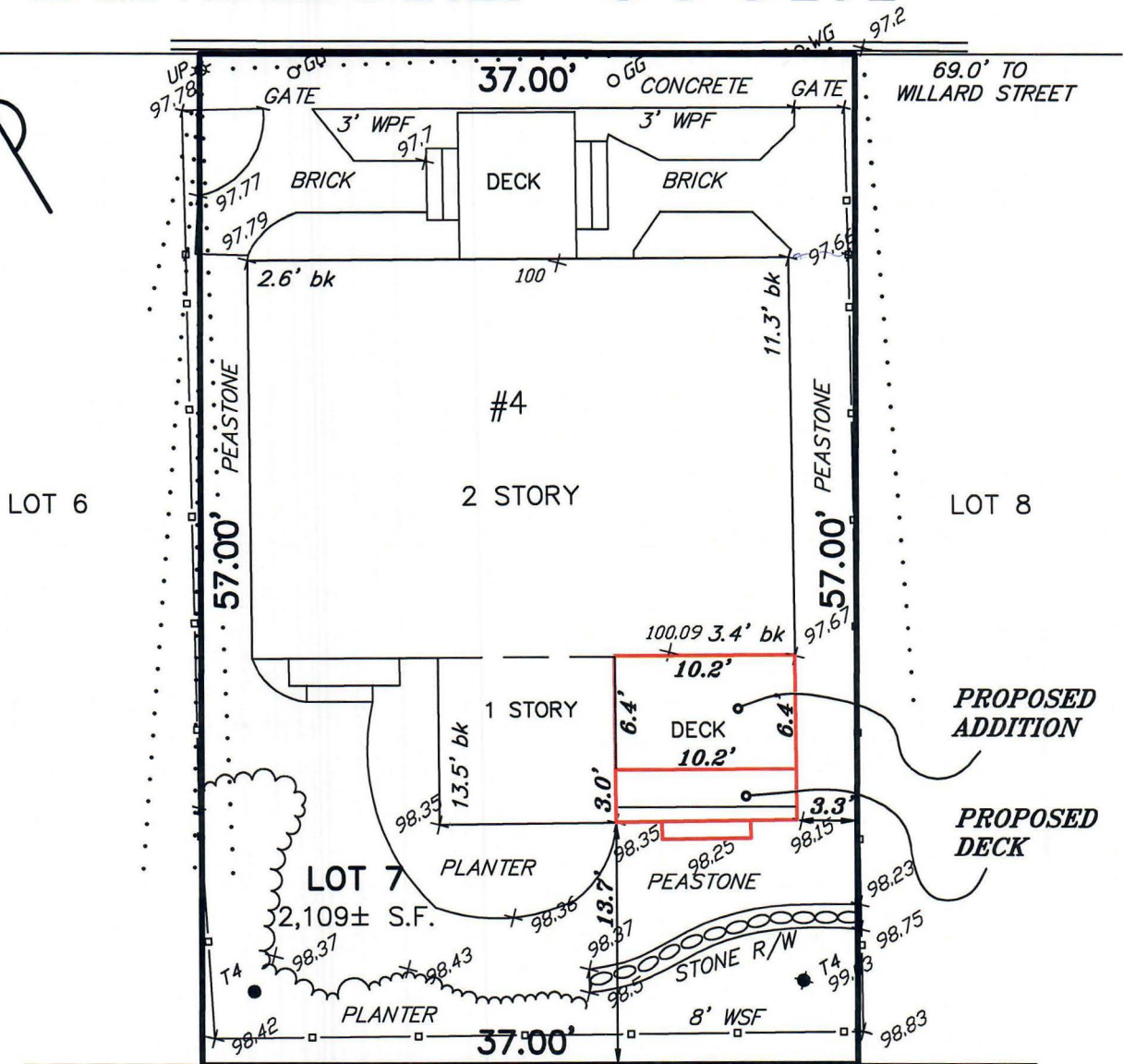
DATE 10/23/20

2ND FLR/ROOF -
PROPOSED

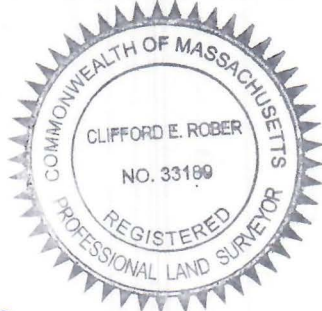
A-102

SCALE 1/4" = 1'-0"

DINSMORE COURT



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



CLIFFORD E. ROBER, PLS

DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

LOT 3
LOT 2
PREPARED FOR: HENRIETTE LAZARIDIS

PROPOSED PLOT PLAN #4 DINSMORE COURT

IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 10' DATE: 5/26/2020



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

6159PP1.DWG



www.byggmeister.com

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LAZARIDIS
4 DINSMORE COURT
CAMBRIDGE, MA 02138

NUM	SET	DATE
18	HCM NDCS SET	10/23/20

DATE 10/23/20

DEMO - EAST
ELEVATION

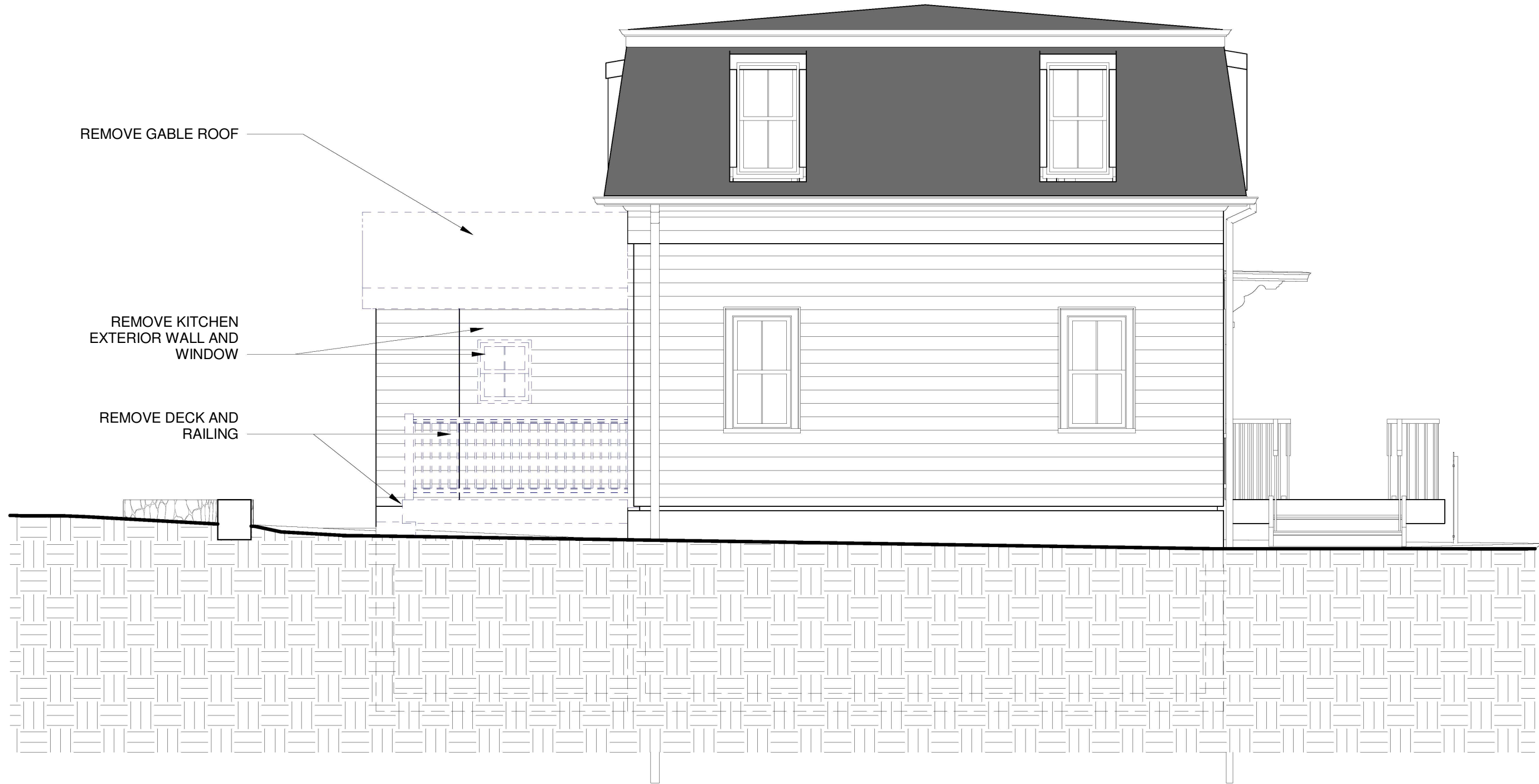
D-201

SCALE 1/4" = 1'-0"

REMOVE GABLE ROOF

REMOVE KITCHEN
EXTERIOR WALL AND
WINDOW

REMOVE DECK AND
RAILING



1 EAST
1/4" = 1'-0"



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LAZARIDIS
4 DINSMORE COURT
CAMBRIDGE, MA 02138

NUM	SET	DATE
18	HCM NCDC SET	10/23/20

DATE 10/23/20

DEMO - SOUTH
ELEVATION

D-202

SCALE 1/4" = 1'-0"

1
Ex-203

ATTIC
16' - 4 1/2"

SECOND FLOOR
8' - 11 1/2"

FIRST FLOOR
0"

BASEMENT
-7' - 10"

REMOVE EXISTING
GABLE ROOF AND
CASEMENT WINDOWS
FROM KITCHEN

REMOVE EXISTING
OFFICE DOORS

REMOVE EXTERIOR WALLS

REMOVE AND SAVE EXTERIOR DOORS
FOR RE-INSTALLATION IN OFFICE

REMOVE DECK AND RAILING

1 SOUTH - REAR OF HOUSE
1/4" = 1'-0"



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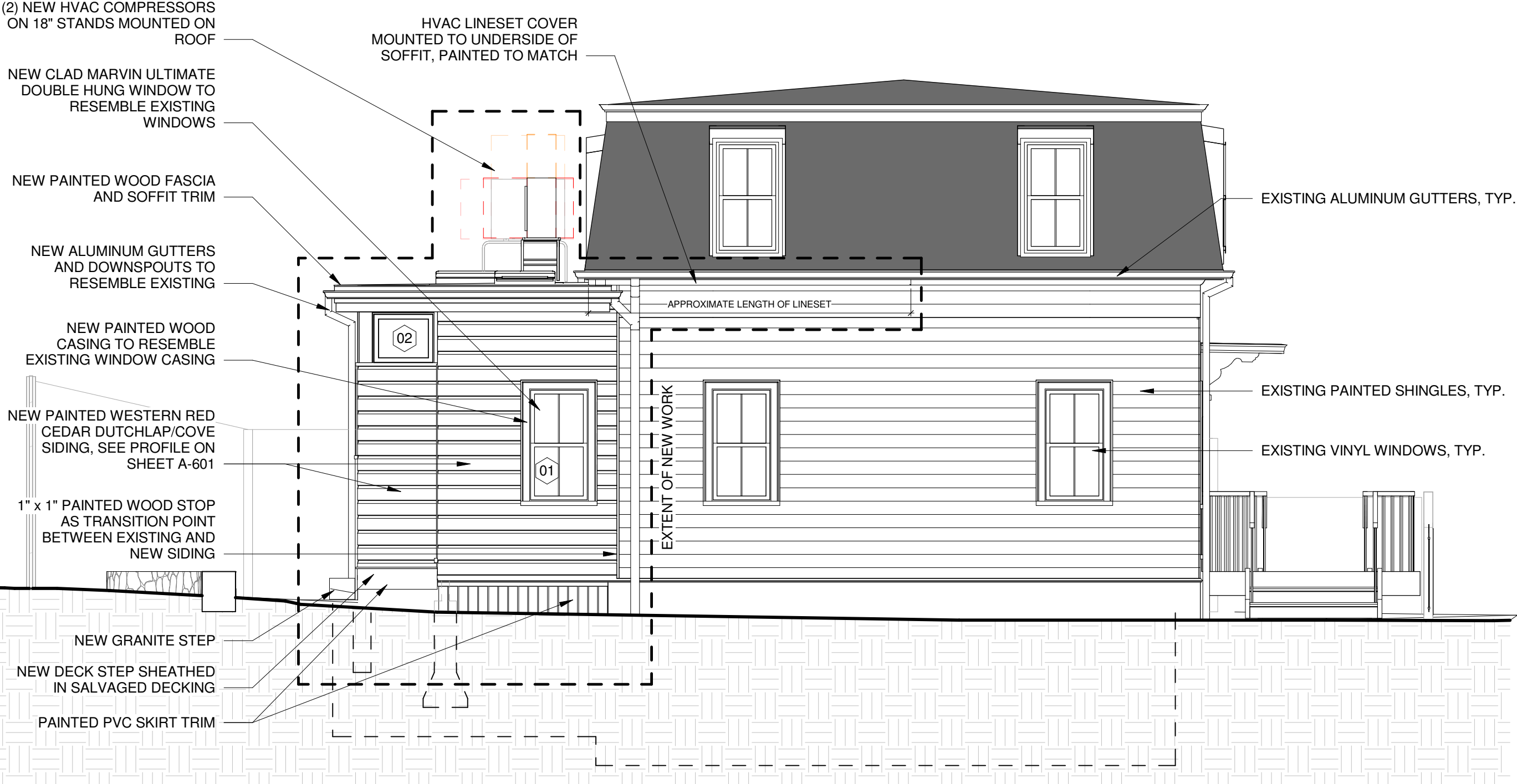
NUM	SET	DATE
18	HCM NCDC SET	10/23/20

DATE 10/23/20

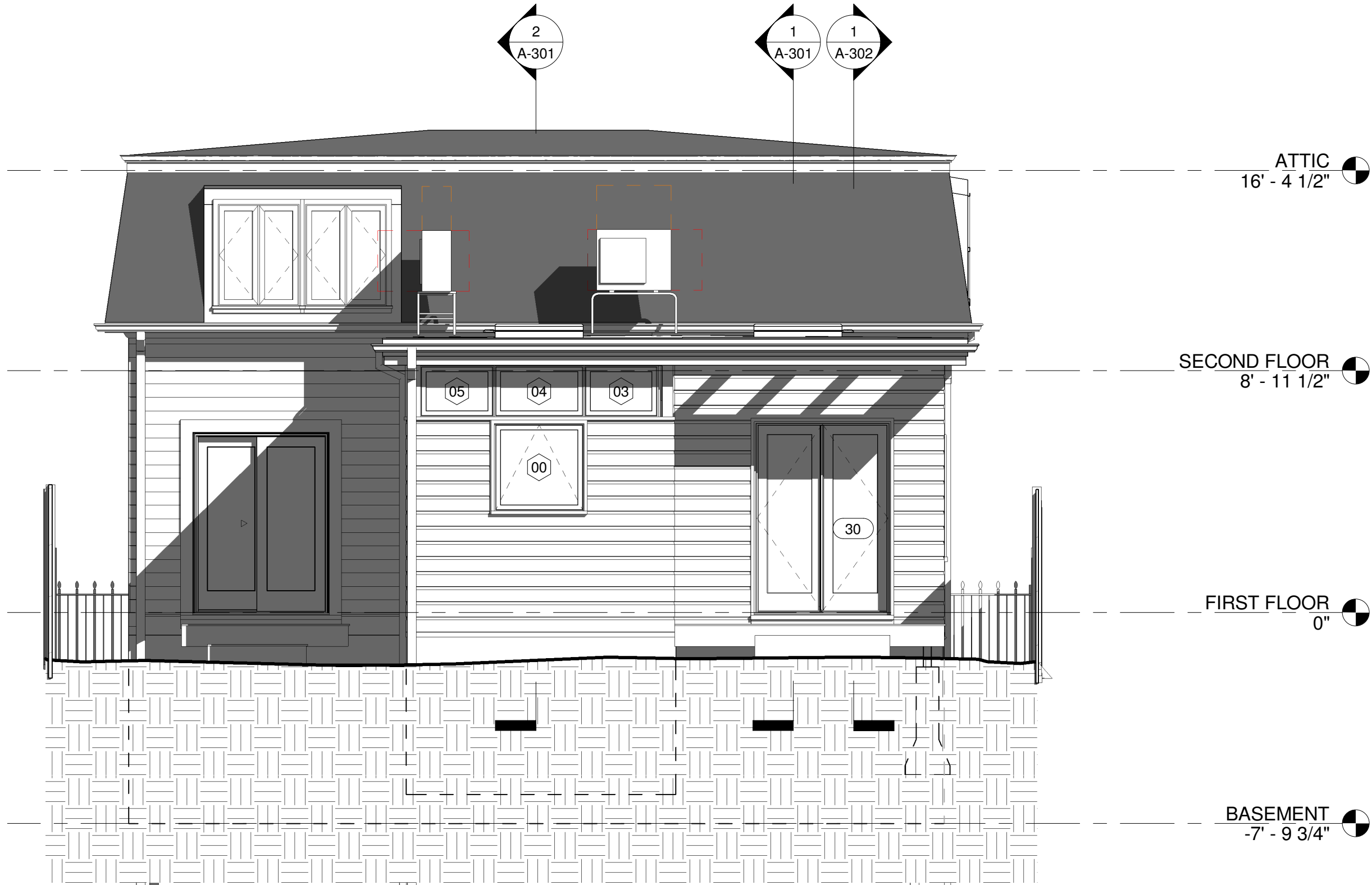
EAST ELEV - PROPOSED

A-201

SCALE 1/4" = 1'-0"



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



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



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LAZARIDIS
4 DINSMORE COURT
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DATE 10/23/20

SOUTH ELEV - PROPOSED

A-202

SCALE 1/4" = 1'-0"



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LAZARIDIS
4 DINSMORE COURT
CAMBRIDGE, MA 02138

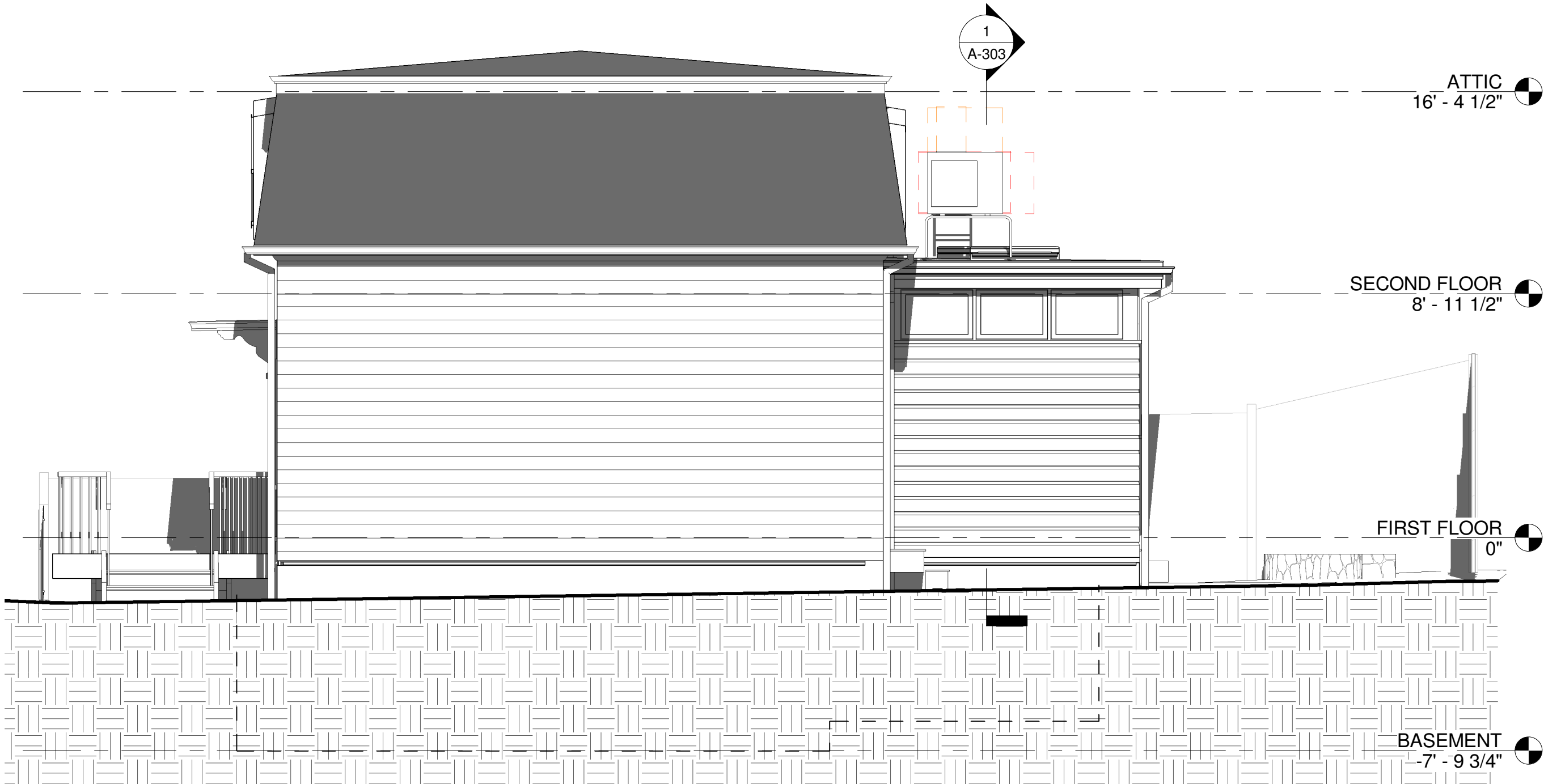
NUM	SET	DATE
18	HCM NCDC SET	10/23/20

DATE 10/23/20

WEST ELEV -
PROPOSED

A-203

SCALE 1/4" = 1'-0"



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

EASTERN VIEW FROM DINSMORE COURT





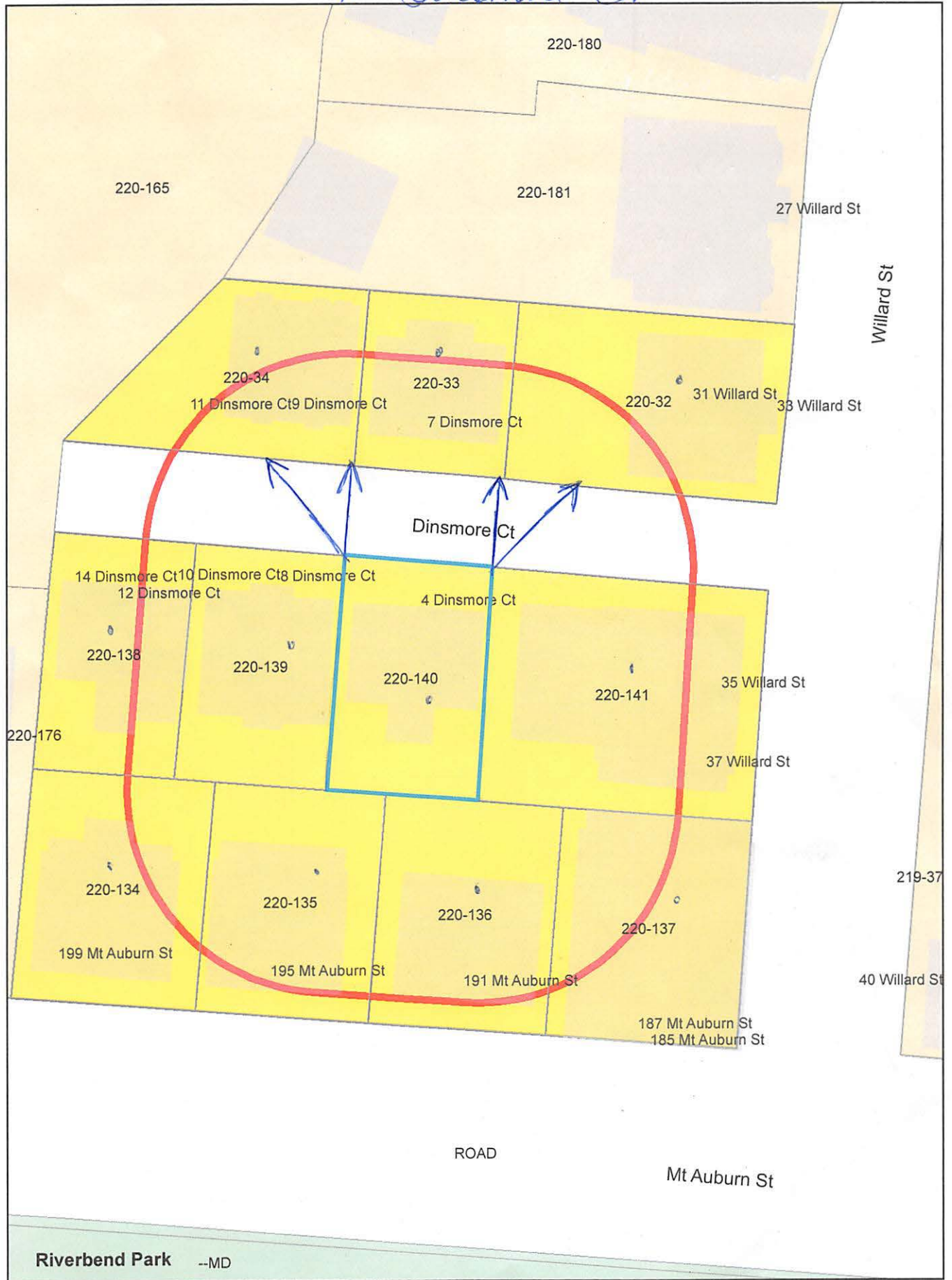
NO
PARKING
ANY
TIME
VIOLATORS
WILL BE
TOWED AWAY
AT OWNERS
EXPENSE

WESTERN VIEW FROM
DINSMORE COURT

REAR VIEW OF 4
DINSMORE COURT



4 Dinsmore Ct.



4 Dinsmore Ct.

Petitioner

220-33
GUERINO, MICHAEL J., PATRICIA GUERINO &
RICHARD GUERINO
7 DINSMORE CT
CAMBRIDGE, MA 02138-4822

220-136-134
CR VENTURES, LLC
1770 MASSACHUSETTS AVE, PMB #293
CAMBRIDGE, MA 02140

WILLIAM HARPER
254 EAST RIDING DRIVE
CARLISLE, MA 01741-1601

220-141
YU, BINYAN & TIANYI YU
35 WILLIARD ST
CAMBRIDGE, MA 02138

220-137
THE R B FAMILY LIMITED PARTNERSHIP
C/O THE BANKER REAL ESTATE COMP.
14A ELIOT STREET
CAMBRIDGE, MA 02138

220-140
LAZARIDIS, HENRIETTE
TR. OF THE HENRIETTE LAZARIDIS
POWER 1998 REVOC TRT
4 DINSMORE CT
CAMBRIDGE, MA 02138

220-139
TOUPIN, ELIZABETH AHN
C/O CECILE TOUPIN
300 MAIN STREET #2
WATERTOWN, MA 02472

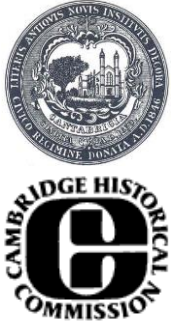
220-135
CR VENTURES, LLC
1770 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

220-32
NALLARI, SURYA
31 WILLARD ST. #31
CAMBRIDGE, MA 02138

220-32
NALLARI, MITHUN S. & LILUYE JHALA
31 WILLARD ST., #33
CAMBRIDGE, MA 02138

220-138
LANGSTON, ROBERT KRISTINE LANGSTON
12-14 DINSMORE CT
CAMBRIDGE, MA 02139

220-34
ENOS, RYAN DENA ENOS
9-11 DISMORE COURT
CAMBRIDGE, MA 02138



Half Crown-Marsh Neighborhood Conservation District Commission

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

James Van Sickle, Chair; Marie-Pierre Dillenseger, Vice Chair;

Jo Solet, Peter Schur, Members

Adrian Catalano, Maximillian Frank, and Rory O'Connor, Alternates

CERTIFICATE OF Appropriateness

Property: **4 Dinsmore Court**

Applicant: **Henriette Lazaridis**

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (M.G.L. Ch. 40C) and the Cambridge Historical Commission Ordinance (Cambridge City Code, Section 2.78), that failure to approve the work described below will involve a substantial hardship to the applicant and that the activity involved may be approved without substantial detriment to the public welfare and without substantial derogation from the purposes of the district:

Construct addition at rear of main house.

Work is to be carried out as indicated on the drawing and specifications by William Harper, Architect and Byggmeister Associates dated 12/04/2020 titled, "Lazaridis Addition".

Approval was granted for "Option A" as presented to the Half Crown-Marsh Commission.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. These plans and specifications are incorporated into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: **HCM-504**

Date of Certificate: 12/21/2020

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on 12/21/2020.

By James VanSickle / Eric Hill, Chair/CHC Staff.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk.

Pacheco, Maria

From: Kristine Langston <kjorloff@hotmail.com>
Sent: Thursday, January 7, 2021 5:06 PM
To: Pacheco, Maria
Subject: 6 Dinsmore Ct.

Dear Ms. Pacheco,

My husband and I are neighbors of Henriette and Matt at 6 Dinsmore Ct. We are perfectly happy that they wish to do things to make their home even more lovely. It is good that people want to improve and make their homes safer. No one seems to care that directly behind us there is a building with paint peeling off of it and there are all sorts of apparent fire hazards so close to us. Please approve the changes at 6 Dinsmore Ct.

Sincerely,

Kristine Langston
Robert Langston, MD

Sent from my iPhone



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: Michael M Gimbreve Date: 12/30/20
(Print)

Address: 4 Dinsmore Ct.

Case No. BZA-100881

Hearing Date: 1/14/21

Thank you,
Bza Members