



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN -6 AM 10:51
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 206433

General Information

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

Special Permit: _____ Variance: X _____ Appeal: _____

PETITIONER: Thomas J. Snow and Lydia-Agatha Knab

PETITIONER'S ADDRESS: 5 Dana Place, Cambridge, MA 02138

LOCATION OF PROPERTY: 5 Dana Pl., Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Rebuild and expand rear deck to comply with building code and improve safety/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Rebuild and enlarge a rear deck to conform to current building code and to increase safety.

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).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

(Petitioner (s) / Owner)

Thomas Snow / Lydia Knab
(Print Name)

Address:

Tel. No.

E-Mail Address:

5 Dana Place, Cambridge, 02138
617-997-6229
sneaux@fastmail.com

Date: 1/5/23

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1/2/52

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 THOMAS J. SNOW
(OWNER)

Address: 11 DANA ST., UNIT 5, CAMBRIDGE, MA 02138


State that I/We own the property located at 11 DANA ST., UNIT 5, CAMBRIDGE, MA 02138
which is the subject of this zoning application.

The record title of this property is in the name of THOMAS J. SNOW + LYDIA AGATHA KNAK

*Pursuant to a deed of duly recorded in the date 5/16/2022, Middlesex South
County Registry of Deeds at Book 25127, Page 513; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____


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

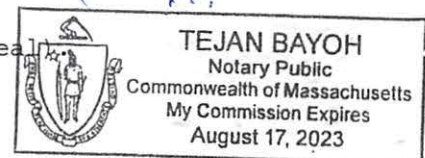
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name THOMAS J. SNOW personally appeared before me,
this 29th of DECEMBER, 2022, and made oath that the above statement is true.

 Notary

My commission expires AUGUST 17, 2023 (Notary Seal)



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

NEW APPLICATION FORM - COMMUNITY INVESTIGATION

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

Name James J. Jones
Address 1120 N. 1st St., N. 1st St., N. 1st St.
City St. Paul, Minn.

State that I am the owner of the property located at 1120 N. 1st St., N. 1st St., N. 1st St.
which is the subject of this zoning application.

The zoning of this property is in the name of James J. Jones
1120 N. 1st St., N. 1st St., N. 1st St.

Reference is made to any recorded in the name of James J. Jones
County Registry of Deeds in Book 217 Page 217

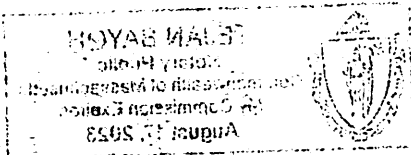
Residence of the owner of the property is 1120 N. 1st St., N. 1st St., N. 1st St.
City St. Paul, Minn.

NOTARIAL PUBLIC
STATE OF MINNESOTA

Wherein evidence of the owner's standing to represent the property may be required.

James J. Jones, owner of the property, County of St. Paul, Minn.
The above name James J. Jones is the owner of the property, County of St. Paul, Minn.
City of St. Paul, Minn. and the name of the above owner is James J. Jones

Notary



If owner is not shown as owner, it is by order of the Board of zoning appeals, please send a copy of the application to the Board of zoning appeals.

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 prior rear deck was extremely unsafe and unstable: it wobbled and shifted under the weight of a single (normal-sized) person. It also did not conform to current Massachusetts building code (780 CMR 9th Edition) in terms of the railings, the stair tread and risers, the post connections to the deck and footings, the concrete footers, and the size of the lumber used in the original construction (see Annex 2). These facts, in addition to its small size (roughly 6'x8') created a significant safety risk for anyone (the owners, guests, and/or emergency services personnel) entering or exiting the residence through the rear sliding doors.

In addition, enforcing the Ordinance at this point would involve demolishing the new deck which was approved for construction by the Cambridge ISD. This would involve significant financial hardship, as costs for demolition and rebuilding of a new deck were estimated at at least \$38,000 (see Annex 6).

Finally, given the layout of the structure at 11 Dana St., it would be impossible to construct a rear deck which does not somehow violate the Ordinance -- e.g., the Ordinance stipulates that left and right setbacks should be 7.5 feet each, which would make building any deck impossible, given that the lot is only 16 feet wide.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

Due to the concentration of the 8 units that are part of 11 Dana St, the lot lines create dimensional nonconformity for all units inbetween Unit 1 and Unit 8. These constraints mean that we can only address the egress, safety and code issues of the rear deck by means of a Variance.

- 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:

The deck is at the rear of the property, and is neither visible by nor accessible to the public.

Rebuilding and expanding the deck per the plans submitted to ISD has no impact on the public and would not be substantially more detrimental than the existing nonconforming structure to the neighborhood. In fact, given the safety issues with the previous deck noted above, bringing the deck up to code would actually benefit the public good by improving safety.

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

The previous deck was already nonconforming to the setbacks required by this Ordinance. Relief would allow for a structure that would "conserve health, secure safety from fire, flood, panic and other danger," and would "conserve the value of land and buildings," per Section 1.30.

***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: Thomas J. Snow and Lydia-Agatha Knab
Location: 5 Dana Pl., Cambridge, MA
Phone: 617-997-6229

Present Use/Occupancy: single family.
Zone: Residence C-1 Zone
Requested Use/Occupancy: single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1894	1941	1200	(max.)
<u>LOT AREA:</u>		1600	1600	1200 min	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.18	1.21	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1600	1600	1200 min	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	16	16	n/a	
	<u>DEPTH</u>	100	100	n/a	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	10	10	10	
	<u>REAR</u>	18.5	15.5	20	
	<u>LEFT SIDE</u>	0	0	7.5	
	<u>RIGHT SIDE</u>	0	0	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	n/a	n/a	n/a	
	<u>WIDTH</u>	n/a	n/a	n/a	
	<u>LENGTH</u>	n/a	n/a	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		n/a	n/a	n/a	
<u>NO. OF DWELLING UNITS:</u>		n/a	n/a	n/a	
<u>NO. OF PARKING SPACES:</u>		n/a	n/a	n/a	
<u>NO. OF LOADING AREAS:</u>		n/a	n/a	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	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.:

8 total townhouses, ranging from 1600 to 2800 sq ft (lot area)

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'.



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgenced

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*

CERTIFICATE OF NON-APPLICABILITY

Property: 5 Dana Place

Applicant: Thomas Snow

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Alter rear deck. Not visible from public way.

Permits #206433

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference 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: MC 6635

Date of Certificate: January 5, 2023

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on January 5, 2023.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____ .

Appeal has been filed ____ . Date _____ City Clerk:

[illegible]

5 Dana pl.

185
Petitioner

116-2
SHIVERS, OLIN G.
352 HARVARD ST. 1D
CAMBRIDGE, MA 02138-4212

116-2
BARRETT, DEIRDRE &
CITY OF CAMBRIDGE TAX TITLE
352 HARVARD ST. UNIT 2A
CAMBRIDGE, MA 02138

116-110
SNOW, THOMAS & LYDIA-AGATHA KNAB
5 DANA PL
CAMBRIDGE, MA 02138

116-16
CASSESSO, LOUIS J. &
JEAN C. CASSESSO REV TRUST
304 35TH STREET
NEWPORT BEACH, CA 92663

116-16
GOLD RIVER INDUSTRIES CORPORATION
3530 PIEDMONT RD NE, SUITE 15L
ATLANTA, GA 30305

116-111
FELDMAN, BRAD S. ELIZABETH A. GRAHAM
11-6 DANA ST
CAMBRIDGE, MA 02138

116-16
JITJARUEK, NUANCHAN
1081 CENTRE STREET
NEWTON, MA 02459

116-16
OLSON, KENNETH W. & ELLEN M. BERGER
12 ELLERY ST., #503
CAMBRIDGE, MA 02138

116-16
BYUN, YOONG KOO
4 CANAL PARK UNIT # 507
CAMBRIDGE, MA 02141

116-16
CLARK, JOHN E., JR.
26 KERRINGTON WAY
STOW, MA 01775

116-16
PARRA, FRANK
C/O J.M FORBES & CO
121 MT. VERNON ST
BOSTON, MA 02108

116-2
ZHANG, BARBARA
208 COUNTRY CLUB RD
NEWTON, MA 02459

116-2
KAHN, DAVID
352 HARVARD ST. #1B
CAMBRIDGE, MA 02138

116-5
9 DANA VENTURES LLC
1 FRANKLIN ST., UNIT 5201
BOSTON, MA 02110

116-16
LI, FEI
12-16 ELLERY ST., #101
CAMBRIDGE, MA 02138

116-16
JITJARUEK, NUANCHAN
1081 CENTRE ST.
NEWTON, MA 02458

116-16
MUKESH ENTERPRISES LLC
877 STEWART ST., #2
GARDEN CITY, NY 11530

116-16
RAKO, SUSAN
83 WALKER ST.
NEWTONVILLE, MA 02460

116-16
WANG, HELEN HAI-LING &
CHIA-LING CAROLINE WANG
1105 MASSACHUSETTS AVE APT 4F
CAMBRIDGE, MA 02138

116-16
BERKOWITZ PETER
12-16 ELLERY ST. UNIT #403
CAMBRIDGE, MA 02139

116-83
FORD, DALE S.
10 DANA ST., #1
CAMBRIDGE, MA 02138

116-83
SHEN, LITAO & MIN PU
10 DANA ST. UNIT#2
CAMBRIDGE, MA 02138-5420

116-83
METALLIDIS ARIS & MARIE T. METALLIDIS
10 DANA ST. UNIT#7
CAMBRIDGE, MA 02138

116-83
WENDER, PETER J.
10 DANA ST., #10
CAMBRIDGE, MA 02138-5420

116-83
RODRIG, KIM
1055 MAY CT
SANTA BARBARA, CA 93111

116-83
MALENFANT, ELIZABETH J.
6 THERIAULT COURT
CAMBRIDGE, MA 02140

116-83
AVIDON, BERYL ANNE
55 CONGRESS ST APT #602
PORTSMOUTH, NH 02138

116-83
KARAVANNYKH, ELENA
10 DANA ST. UNIT 206
CAMBRIDGE, MA 02139

116-79
GROSS, NORMAN
TRS OF 354-356A HARVARD ST
ATTN: ALDENOR REAL ESTATR LLC
PO BOX 1215
WESTON, CT 06883

116-83
VILLALPANDO, FEDERICO
10 DANA ST., #9
CAMBRIDGE, MA 02138

5 Dana pl.

245

116-83
MATTOX, MARTHA M.
C/O MARTHA MATTOX YUKEVICH
P.O. BOX 2121
TISBURY, MA 02568

116-83
LIAO, SHU-YI
2634 IVANHOE ST
DENVER, CO 80207

116-83
KOZOREZ, BORIS & NONNA KHACHIYAN
10 DANA ST UNIT #308
CAMBRIDGE, MA 02139

116-83
KALICK, SHELDON
10 DANA ST., UNIT #310
CAMBRIDGE, MA 02138-5420

116-83
ZHANG, XIANGHONG
10 DANA ST., #402
CAMBRIDGE, MA 02139

116-83
BELLINO, THERESE GAIL.
P.O. BOX 390056
CAMBRIDGE, MA 02139

116-83
DANBERG, SEYMOUR A., TRUSTEE TEH
DANBERG CAMBRIDGE REALTY TRUST
12 TRAYMORE ST.
CAMBRIDGE, MA 02140

116-83
MEYER, MARILEE B.
10 DANA ST., UNIT #405
CAMBRIDGE, MA 02138-5420

116-83
WANG, JIAXUAN
10 DANA ST UNIT #409
CAMBRIDGE, MA 02138

116-83
RHOADES, KYLE S.
10 DANA ST. SB
CAMBRIDGE, MA 02138

116-2
GRISSIN, DARRELL K. & LAURA BUSSA
352 HARVARD ST., #38
CAMBRIDGE, MA 02138

116-16
JIANG, CHENG CHENG,
TRUSTEE JIANG REALTY TRUST II
PO BOX 130350
BOSTOON, MA 021113

116-16
OSLUND, LAWRENCE E. & LORETTA E. OSLUND
15742 CAMINO CRISALIDA
SAN DIEGO, CA 92127

116-16
ALHAKIM, MOHAMED
12-16 ELLERY ST., UNIT #304
CAMBRIDGE, MA 02138

116-16
ZHANG, LIWEN
12-16 ELLERY ST UNIT #401
CAMBRIDGE, MA 02139

116-16
CROWLEY, JR. WILLIAM T.
12-16 ELLERY ST, UNIT #404
CAMBRIDGE, MA 02138

116-16
MORSE, MERNA E.,
TR. OF THE M.E MORSE REALTY TRUST.
C/O MORSE MERNA TRUSTEE
102 BROOKSBY VILLAGE DRIVE #204
PEABODY, MA 01960

116-16
OLSON, KENNETH & ELLEN BERGER
12 ELLERY ST., #504
CAMBRIDGE, MA 02139

116-16
CHAKRAVORTY, RUDRA
TR. RUDRA CHAKRAVORTY REV. TRUST
70 STILLWATER DRIVE
NASHUA, NH 03062

116-83
MAZUR, DANIEL ISAAC
122 HANCOCK ST
CAMBRIDGE, MA 02139

116-83
WENDER, PETER J.
10 DANA ST. UNIT #11
CAMBRIDGE, MA 02138-5420

116-83
RAMAKRISHNAN, GIGI,
TRUSTEE THE JAYA KRISHNA TRUST
22330 HOMESTEAD RD. #305
CUPERTINO, CA 95014

116-83
RAFF, GEORGE
10 DANA ST. UNIT 201
CAMBRIDGE, MA 02139

116-83
ALAMGIR, JALAL & FAZEELA MORSHED
10 DANA ST., UNIT #204
CAMBRIDGE, MA 02138

116-83
WANG, XUEFENG & YING CHEN
266 PARK AVE
ARLINGTON, MA 02476

116-6
DOMINI, AMY L.
7 DANA ST,
CAMBRIDGE, MA 02138-5401

116-83
LEADER, TATYANA
10 DANA ST. UNIT #214 & 215
CAMBRIDGE, MA 02139

116-83
LONGWOOD PROPERTY GROUP, LLC,
11 WORTHINGTON ST
BOSTON, MA 02120

116-83
EVA J. PADDOCK & JAMES A. PADDOCK,
TRS THE PADDOCK REALTY TRUST
312 WALDEN ST.
CAMBRIDGE, MA 02138

116-83
SHARARA, NASSER
10 DANA STREET, UNIT #311
CAMBRIDGE, MA 02138-5423

5 Dana pl.

348

116-83
AMITAI TOUVAL,
TRUSTEE OF 10 DANA ST REALTY TRUST
310 RIVERSIDE DR. #1105
NEW YORK, NY 10025

116-83
MEYER, MARILEE B.
10 DANA ST., UNIT #404
CAMBRIDGE, MA 02139

116-83
CHRISTIA, FOTINI
10 DANA ST. UNIT#10
CAMBRIDGE, MA 02138

116-83
SAYED, ISMAIL ALI &
CITY OF CAMBRIDGE TAX TITLE
10 DANA ST., UNIT 415
CAMBRIDGE, MA 02138-5420

116-108
MONTALVO, LUIS & DIANA RAMIREZ JASSO
3 DANA PL
CAMBRIDGE, MA 02138

116-109
WHITMAN, HENDRICKS HALLETT III &
ANNE WHITMAN TRUSTEES
11-4 DANA PLACE
CAMBRIDGE, MA 02138

116-113
LIPSON, PAMELA & PAWAN SINHA
11-8 DANA ST.
CAMBRIDGE, MA 02138

116-114
BENHADJI-SCHAFF, SOPHEAP &
AMIR M. BENHADJI-SCHAFF
348 HARVARD ST., #8/4
CAMBRIDGE, MA 02139

116-2
GARBER, SHOSHANAH
352 HARVARD ST UNIT #1A
CAMBRIDGE, MA 02138

116-2
QIN, YUXIN
352 HARVARD ST., #1C
CAMBRIDGE, MA 02138

116-2
CHIANG, KOPHU & SHIH MEI J. CHIANG
TIMOTHY K. CHIANG
352 HARVARD ST., #3A
CAMBRIDGE, MA 02138

116-120
MURATOGLU, ORHUN KAMIL &
TONYA OYA ORME
5 DANA STREET
CAMBRIDGE, MA 02138-5401

116-16
FU, JUN & YANMING XIAO
12-16 ELLERY ST #204
CAMBRIDGE, MA 02138-5346

116-16
XU, HONGLING & WEN LI
C/O MARTOCCHIA & CO. INC.
633 TRAPELO ROAD
WALTHAM, MA 02452

116-16
WU, DAVID & GRACE W. WU,
TRUSTEES THE WU FAMILY TRUST
5045 NE 70 ST
SEATTLE, WA 98115

116-16
DUCKETT, DEIDRE
12 ELLERY ST. UNIT#601
CAMBRIDGE, MA 02138

116-16
WANG, XUEFENG & YING CHEN
12-16 ELLERY ST., UNIT #602
CAMBRIDGE, MA 02139

116-18
CLARK, JOHN E., JR. AND INGEBOG H. CLARK
26 KERRINGTON WAY
STOW, MA 01775

116-83
COOPER, SUSANNAH J., TRUSTEE OF 10 DANA
STREET WEST BASEMENT UNIT NOMINEE TR.
10 DANA ST., UNIT BWA
CAMBRIDGE, MA 02138

116-114
VABULAS, GERARD J. & SEUNG-WON VABULAS
21 ETHAN ALLEN DR.
ACTON, MA 01720

116-114
XU, MING QUN
40 CRESCENT RD
HAMILTON, MA 01982

116-116
SOMMER, DORIS,
TR. OF UNIT 2 350 HARVARD STREET TRUST
350 HARVARD ST., UNIT #3
CAMBRIDGE, MA 02139

116-116
SOMMER, DORIS
350 HARVARD ST. UNIT#3
CAMBRIDGE, MA 02139

116-107
SMITH, MARK SAVOLAINEN &
SHARON C. NICOLETTO
11-2 DANA ST
CAMBRIDGE, MA 02138

116-114
JOSEPH, ELEANOR C.
19 LILAC COURT
CAMBRIDGE, MA 02141

116-114
TZAFRIR, MORDECHAI
65 SHREWSBURY ST
LIVINGSTON, NJ 07039

116-80
WARD, BARRY T.
20 ELLERY STREET
CAMBRIDGE, MA 02138-5308

116-83
BROKALAKIS, ALEXANDRA &
MELISSA C WAYNE C. JOHNSON
10 DANA ST., #6
CAMBRIDGE, MA 02138

116-83
KIM, ESTHER & KRISTIAN R. CIBULSKIS
10 DANA ST., UNIT #8
CAMBRIDGE, MA 02138

116-83
KHOSLA, LYNN
17 GRAY GARDENS EAST
CAMBRIDGE, MA 02138

495

5 Dana pl.

116-83
RAFF, GEORGE
955 MASSACHUSETTS AVENUE #245
CAMBRIDGE, MA 02139

116-83
PSKOWSKI, HAROLD W., &
REBECCA P. PSKOWSKI
3020 TILDEN STREET, NW #201
WASHINGTON, DC 20008

116-83
RONDEAU, RAFAEL P. & DANA L. HALE
10 DANA ST., #312
CAMBRIDGE, MA 02138

116-83
M.R. VACCARO, LLC NO. 5
C/O OXFORD ST REALTY INC
1644 MASS AVE
CAMBRIDGE, MA 02138

116-83
MATEO, JOSE E.
32 DORSET DR
GLOUSTER, MA 01930

116-83
CHOI, KATHLEEN
10 DANA ST., #414
CAMBRIDGE, MA 02138

116-106
RUBIO, FREDERIC DEBRUYN &
DEIRDRE DEBRUYN RUBIO
11-1 DANA ST
CAMBRIDGE, MA 02138

116-114
JI, JOHN S. & CITY OF CAMBRIDGE TAX TITLE
346 HARVARD ST. UNIT 6-4
CAMBRIDGE, MA 02138

116-114
XU, MING QUN
40 CRESCENT ST
HAMILTON, MA 01982

116-116
SOMMER, DORIS
TR. OF 350 HARVARD STREET REALTY TRUST
350 HARVARD STREET UNIT #3
CAMBRIDGE, MA 02138

116-42
ELMER, ROBERT G.
14-18 DANA ST 16
CAMBRIDGE, MA 02138

116-42
COHEN, ADAM E & JENNIFER HSIN-I HOU
14-18 DANA ST UNIT #14
CAMBRIDGE, MA 02138

116-119
THE MARIE WU & RENEE WU LLC,
10 ELLERY STREET
CAMBRIDGE, MA 02138

116-42
GONDEK, KATHLEEN & ISTVAN MOLNAR
14-18 DANA ST., #18
CAMBRIDGE, MA 02138

116-16
MEUSER, CAROL S., TRUSTEE
600 COLE FARM RD., #A12
WARWICK, RI 02889

116-83
CHU, SHAOYAN LEILEI ZHANG, TRS
2206 WALDEN CREEK DR
APEX, NC 27523

116-114
KENMORE PROPERTY GROUP LLC
132 CARLTON ST
BROOKLINE, MA 02446

116-16
PRASAD, RAY
TRUSTEE OF THE R.R PRASAD REALTY TRUST
12-16 ELLERY ST UNIT #305
CAMBRIDGE, MA 02138

116-83
PAJOVIC JAVAN & SANJA
1329 SWEETBIRCH CRT
MISSISSAUGA,

116-83
LATTOUF, OMAR MAHMOUD & LINA AL-
ADHAM LATTOUF ZEENA LATTOUF
10 DANA ST UNIT #305
CAMBRIDGE, MA 02138

116-83
JAMES, MANJU & THOMAS V. JOHNSON
10 WOODPARK CIR
LEXINGTON, MA 02421

116-114
CHANG CHIA-JUNG
9 CARROLL CIRCLE
WESTON, MA 02493

116-114
MIDUTURU CHANDRASEKAR & VASUMATHY
MIDUTU THE MIDUTURU NOMINEE TR
134 VASSAL LN
CAMBRIDGE, MA 02138

116-16
HAN, JONG YOON
5 APPLETREE LANE
BEDFORD, MA 01730

116-16
WANG, JINGQI
21 SHADE ST.
LEXINGTON, MA 02421

116-16
KAM, SUSAN MING JOHN SHUH-HWA SIH
12 ELLERY ST #402
CAMBRIDGE, MA 02138

116-119
PAPISH, MICHAEL NINA PORZUCKI
10 ELLERY ST UNIT B
CAMBRIDGE, MA 02138

116-16
CHAN, YING KAI
241 NORFOLK ST #1
CAMBRIDGE, MA 02139

116-83
CIOFFI, LESLIE A.,
10 DANA ST UNIT #406
CAMBRIDGE, MA 02139

116-83
MCDOWELL JOHN
10 DANA ST - UNIT 5
CAMBRIDGE, MA 02138

5 Dana pl.

5 y 5

116-112
MANDLE SARAH & AUDREY CHEN
7 DANA PL
CAMBRIDGE, MA 02138

116-83
CHEN LUCY X & MICHAEL
29 KNOB HILL ST - UNIT 412
SHARON, MA 02067

116-83
OBERON REALTY LLC
264 MONUMENT VALLEY RD
GREAT BARRINGTON, MA 01230

116-16
WU PENG FAYE YIFEI WU
12 ELLERY ST - UNIT 506
CAMBRIDGE, MA 02139

116-83
ENGLEMAN LARISSA
10 DANA ST - UNIT 508
CAMBRIDGE, MA 02135

116-2
LEVY JOANNA G
352 HARVARD ST - UNIT 1E
CAMBRIDGE, MA 02138

116-83
CLARKE MAUREEN
10 DANA ST - UNIT 212
CAMBRIDGE, MA 02138

116-83
DEHART LINDA C, ARTHUR N STOWE TRS
DEHART LINDA C, ARTHUR N STOWE LIVING TR
10 DANA ST - UNIT 211
CAMBRIDGE, MA 02138

116-16
SAFTAPA LLC
20505 EAST COUNTY CLUB DR
AVENTURA, FL 33180

116-83
STOWE ARTHUR N & LINDA C DEHART
TRS STOWE ARTHUR N &
LINDA C DEHART LIVING
10 DANA ST - UNIT 210
CAMBRIDGE, MA 02138

116-83
VALENTI, LIVIO
10 DANA ST - UNIT 207
CAMBRIDGE, MA 02138

116-16
WU, AMY FANG & ROBERT HAO WU
80 BEAVER RD
WESTON, MA 02493

116-83
LAHOTI SANDEEP & SHEELA LAHOTI
10 DANA ST - UNIT 315
CAMBRIDGE, MA 02138

116-83
ZHANG, MARTIN & RUOFEI YAO
10 DANA ST - UNIT 4
CAMBRIDGE, MA 02138

116-114
YANG, ZHONQUN
153 WALPOLE ST
DOVER, MA 02030

Pacheco, Maria

From: Audrey Chen <c.audrey.m@gmail.com>
Sent: Monday, January 30, 2023 3:37 PM
To: Pacheco, Maria
Cc: Billie Mandle
Subject: Case No. BZA-206433

Dear Ms. Pacheco,

We are writing to support the variance request (case number BZA-206433) of our neighbor, in 5 Dana Place, Cambridge. We live at #7, two doors down, and had previously written to support our other neighbors who also apparently had non-conforming decks. The deck in this case at #5 does not create any logistical, visual, or egress issues for us!

Thank you,

Audrey Chen and Billie Mandle

Pacheco, Maria

From: Mark Smith <savolainen@mac.com>
Sent: Tuesday, January 31, 2023 4:28 PM
To: Pacheco, Maria
Subject: Letter of Support for BZA206433

To whom it may concern,

My wife and I fully support the zoning variance for the new deck at 5 Dana Place in Cambridge. We are close neighbors at 2 Dana Place.

Thanks,
Mark Smith
Sharon Nicoletto
2 Dana Place,
Cambridge, MA 02138

Pacheco, Maria

From: pamelalipson <pamelalipson@gmail.com>
Sent: Tuesday, January 31, 2023 9:01 PM
To: Pacheco, Maria
Cc: Thomas /US Snow; Lydia Knab; Pawan Sinha
Subject: Letter of support for BZA206433

January 31, 2022
Board of Zoning Appeal 831 Massachusetts Avenue Cambridge, MA 02139
Subject: BZA206433

Dear Sir / Madam,

We wish to convey our strong support for the Variance petition filed by my neighbors, Tom Snow and Lydia Knab, who reside in unit 5 of 11 Dana Street (also referred to as 'Dana Place'). We own unit 8 in the same set of townhouses. We have resided here since 2001. The original rear decks of the Dana Place units had poor quality construction and were noncompliant with code. Hence, Mr. Snow/Ms. Knab's work to rebuild the deck and expand its size is entirely understandable. The new deck is a positive step forward in enhancing safety and it contributes to improving the aesthetics of Dana Place. The suggestion of ripping down the deck and replacing it would cause significant disruption and harm to all residents of Dana Place. I hope that you will accede to Mr. Snow/Ms. Knab's request to keep their existing deck without modification.

Many thanks for your consideration of this matter.

Sincerely,
Pamela Lipson, Ph.D
Pawan Sinha, Ph.D.
11-8, Dana Place Cambridge, MA 02138



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: LYDIA KNAB Date: JAN 26th, 2023
(Print)

Address: 5 Dana Place

Case No. BZA-206433

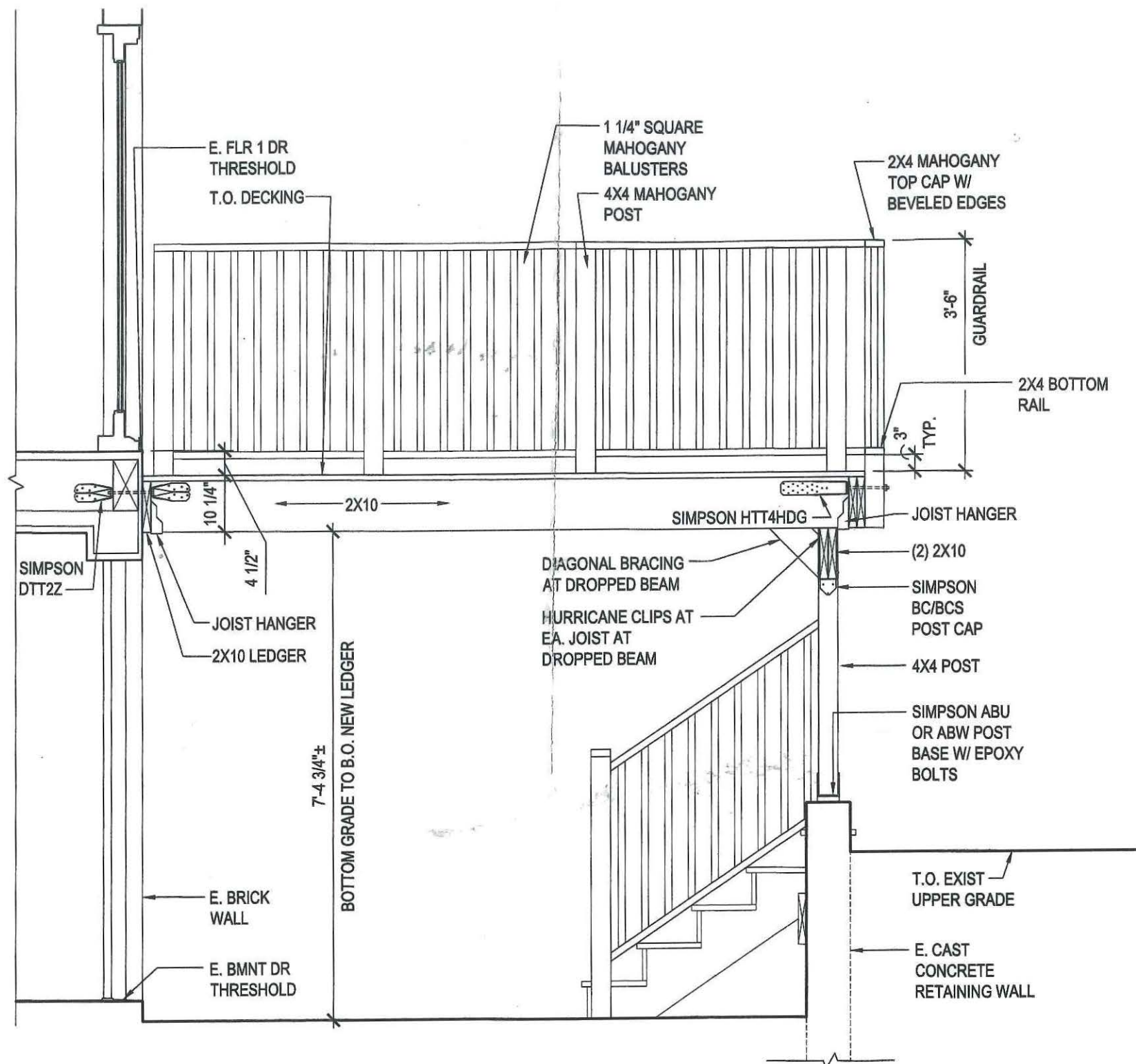
Hearing Date: 2/9/23

Thank you,
Bza Members

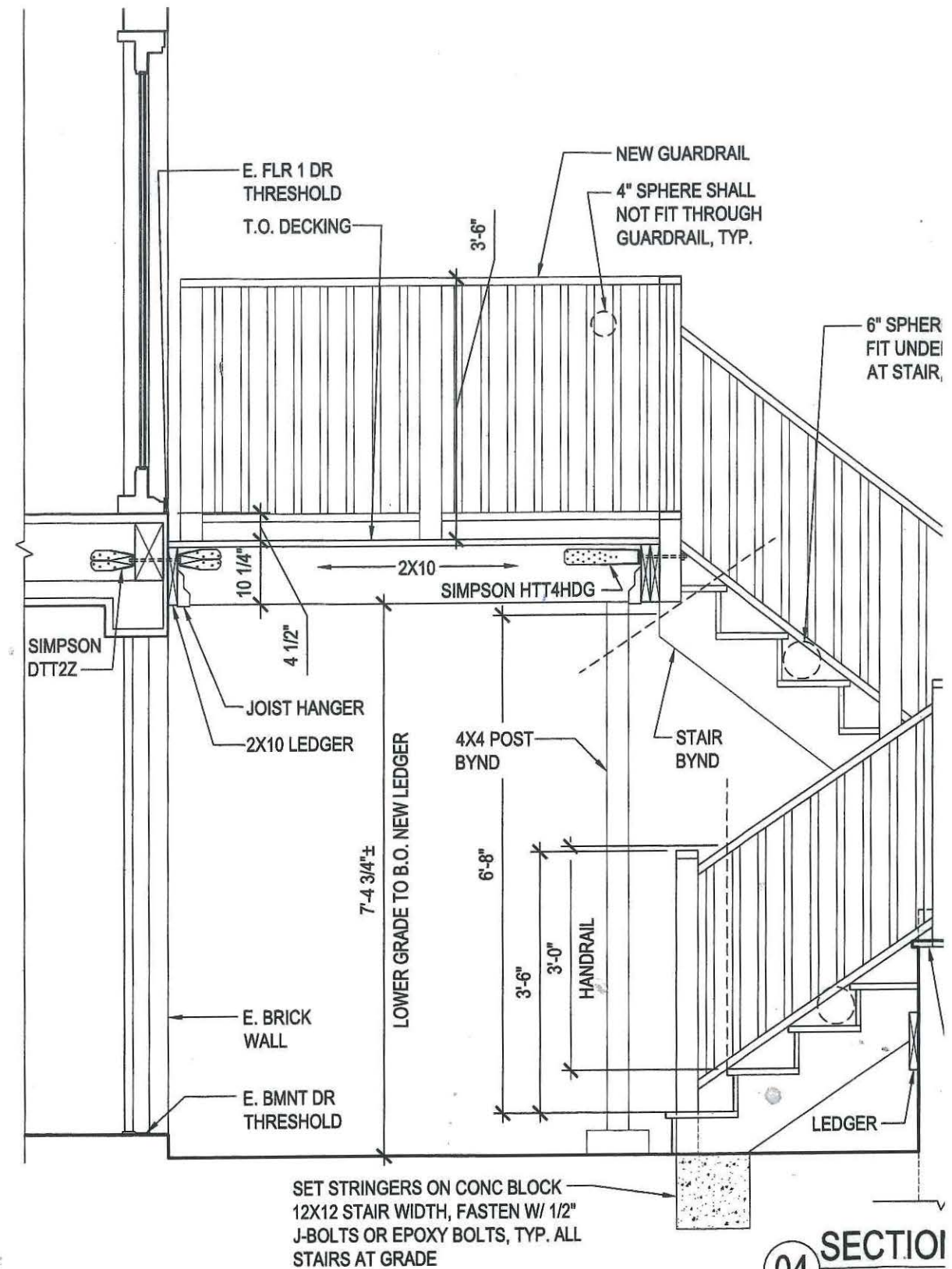
[illegible]

PLAN OF LAND IN
CAMBRIDGE MASS
SCALE 10 FEET TO AN INCH

APPROVED FOR ISSUANCE

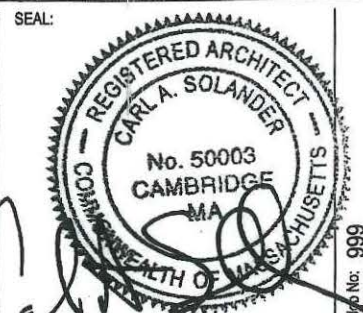


05 SECTION THROUGH NEW WOOD DECK
SCALE: 1/2" = 1'-0"



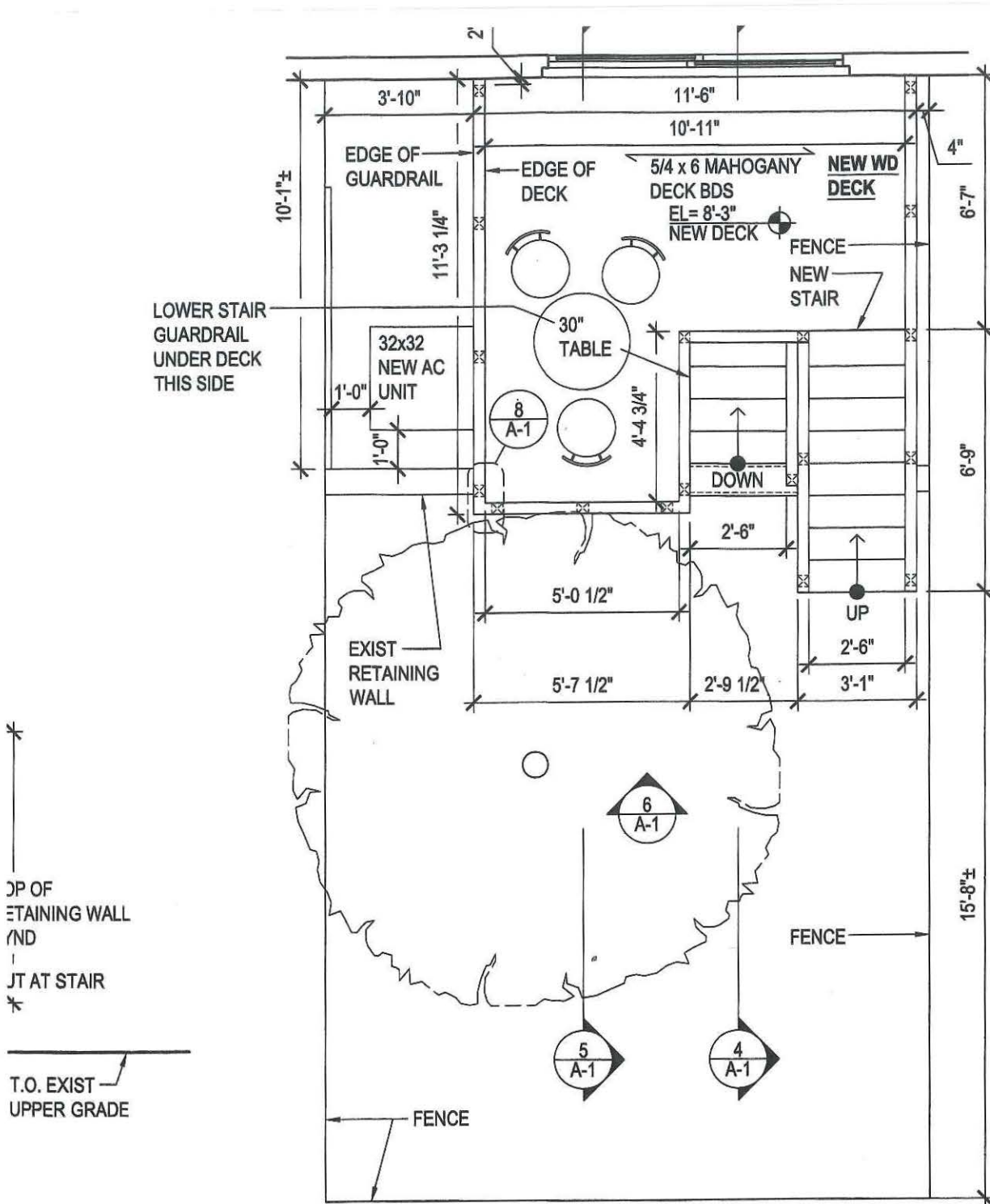
04 SECTION THROUGH STAIRS
SCALE: 1/2" = 1'-0"

ARCHITECT:
REVERSE
ARCHITECTURE
www.reversearchitecture.com
 P/F: 617-440-3622
 818 Mt Auburn St, Watertown, MA 02472



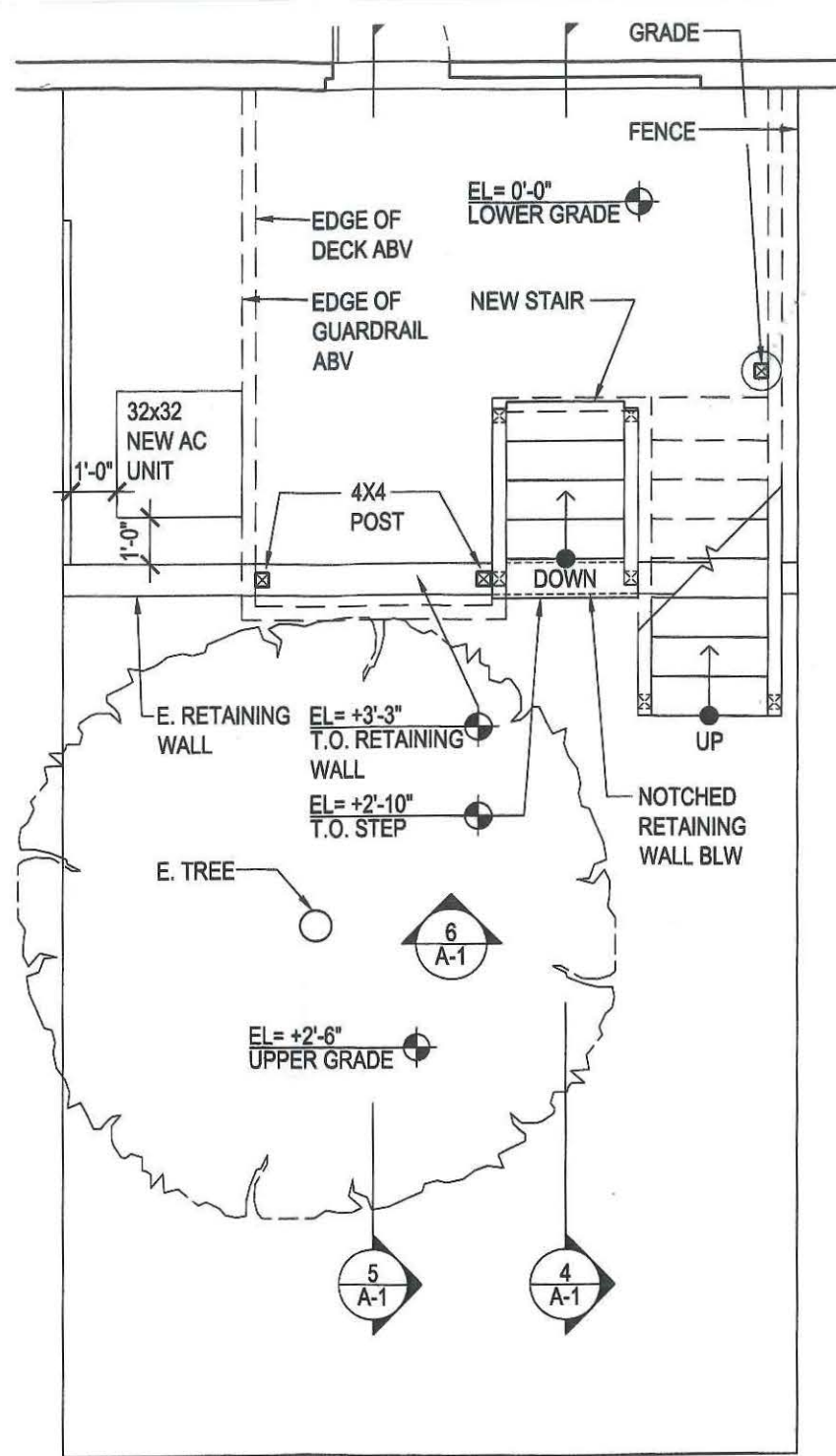
PROJECT:
5 DANA PLACE
CAMBRIDGE, MA 02138
 OWNER:
THOMAS SNOW & LYDIA KNAB
 5 DANA PL.
 CAMBRIDGE, MA 02138

CONTRACTOR:
THOMAS ANDERSON
 617-594-9333

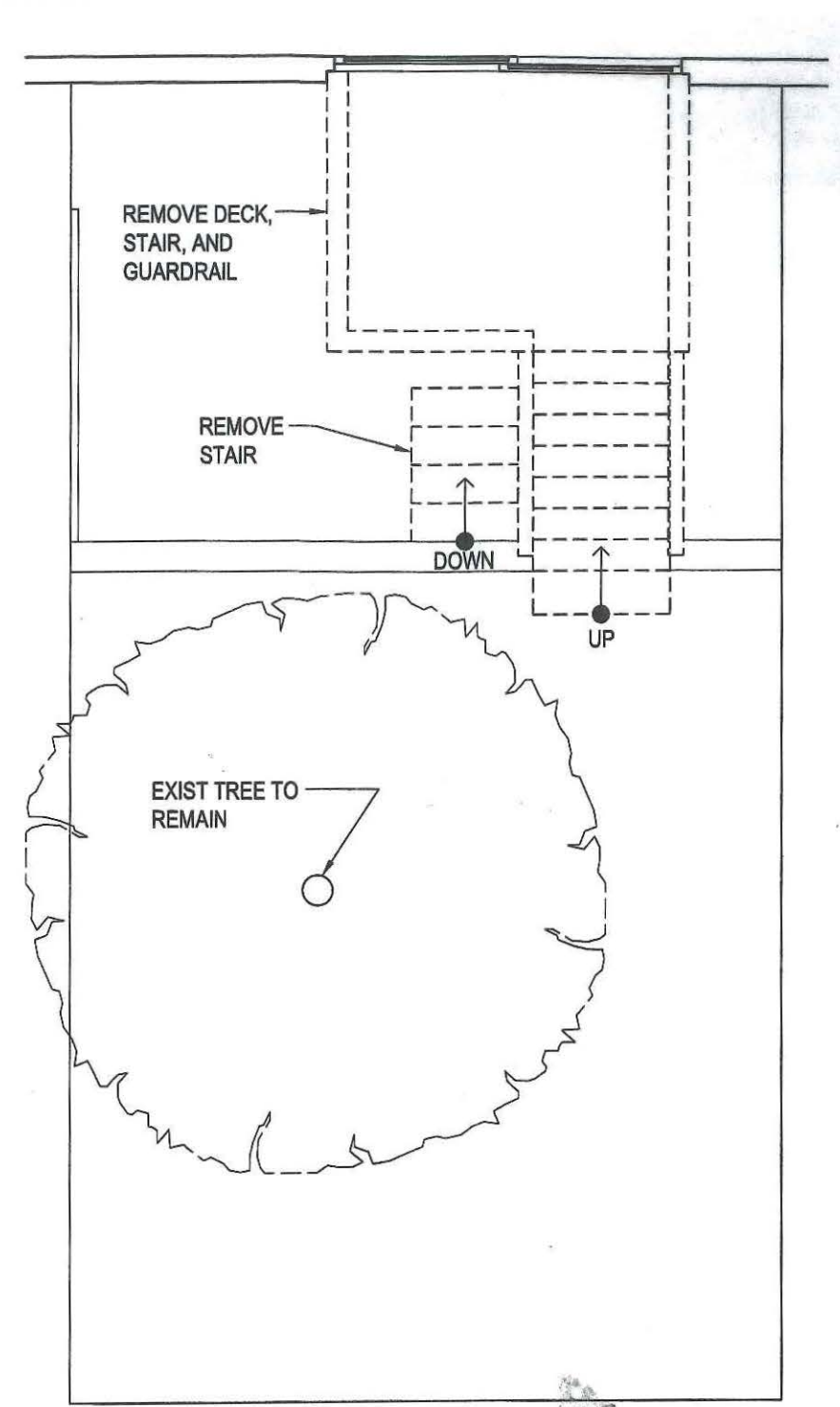


R STAIR

03 NEW WD DECK 1ST FLR PLAN
SCALE: 1/4" = 1'-0"



02 NEW WD DECK BASEMENT FLR PLAN
SCALE: 1/4" = 1'-0"



01 WD DECK 1ST FLR PLAN - DEMO
SCALE: 1/4" = 1'-0"

REVISION # | DATE | DESCRIPTION

TITLE:

WOOD DECK DEMO PLAN, NEW PLAN, SECTION, ELEVATION,
FRAMING PLAN, AND DETAILS

DRAWN BY:

VM

CHECKED BY:

DATE:

7-6-2022

SCALE:

PHASE:

PERMIT

SECTION:

A

NUMBER:

1

NOTE: AT ALL TENSION TIES AND METAL CONNECTORS, USE MANUFACTURER-RECOMMENDED FASTENERS, PLATES, RODS, AND WASHERS AT REQUIRED SPACING. FOLLOW MANUFACTURER'S INSTRUCTIONS.

SIMPSON DTT22 TENSION TIES
INSTALLED WITHIN 2'-0" OF EA.
END OF DECK. TIE DECK JOISTS
TO HOUSE JOISTS. FOLLOW
MANUFACTURER'S INSTALLATION
INSTRUCTIONS.

EXTERIOR WALL OF
HOUSE
2X10 LEDGER

5/8" DIA TENSION ROD W/
HTT4HDG AT SECOND BAY

4X4 MAHOGANY
GUARDRAIL POSTS,
TYP.

CONNECT POST TO EA.
BEAM W/ SIMPSON
LCE4

TALLER POSTS AT TOP
OF STAIR ALIGN TO
DECK POSTS

DTT2 AT 36" HIGH STAIR
GUARDRAIL, TYP.

2X12 STRINGERS MIN.
12" SPACING EA. STAIR

EDGE OF DECK

HANDRAIL ABV

4X4 POSTS

2X10 SOLID BLOCKING AT
POST GUARDRAIL TENSION
TIES PERP TO JOISTS, TYP.

SPACE JOISTS TO ALIGN TO
POST TENSION TIES

5/8" DIA TENSION ROD W/
HTT4HDG TYP AT 42"
GUARDRAIL

ε POST
ε POST = ε
RETAINING WALL

4X4
POST DN

4X4
POST DN

SOLID BLOCK BTW
STRINGERS AT
POSTS FOR TENSION
TIES

BLOCKING AT ENDS

3'-5 1/2"

3'-5 1/2"

3'-5 1/2"

3'-2 1/2"

3'-2 1/2"

3'-2"

3'-1 3/4"

10'-5"

2X10 @ 16" O.C.

2X10 @ 16" O.C.

3'-11 1/4"

3'-1 3/4"

2'-2 1/2"

2'-2 1/2"

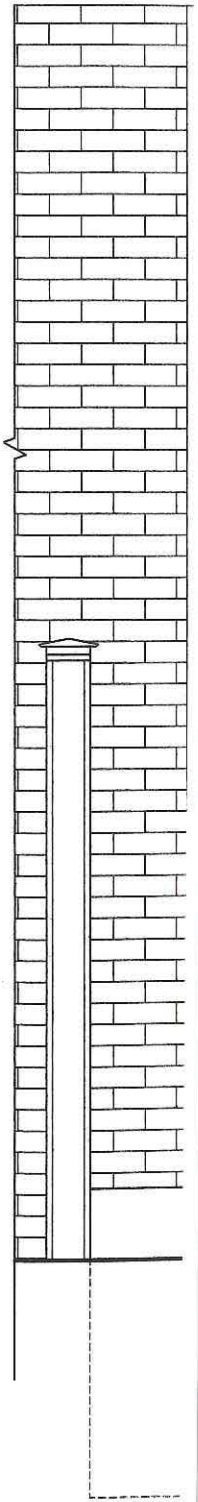
2'-6"

5 1/2"

DBL 2X10 SET
BELOW JOISTS

5'-0 1/2"

5'-0 1/2"



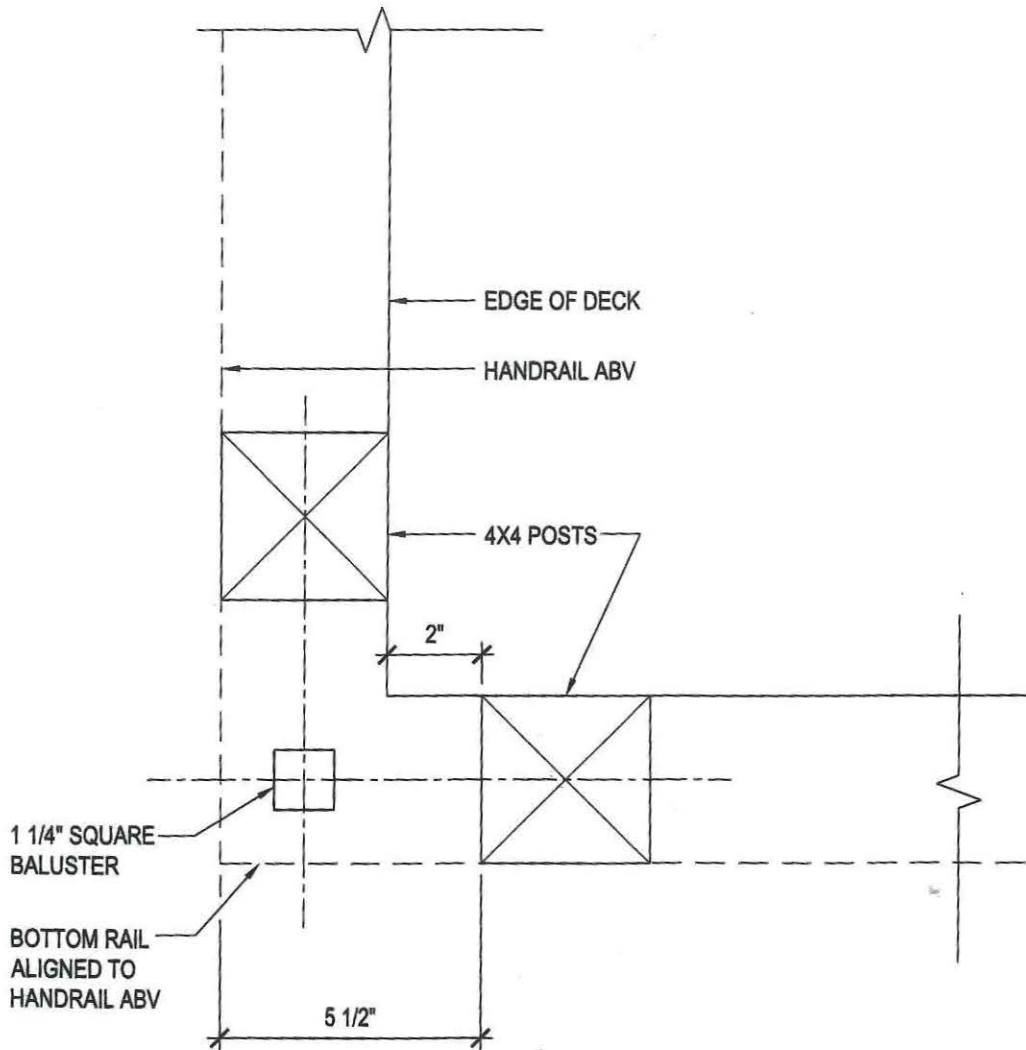
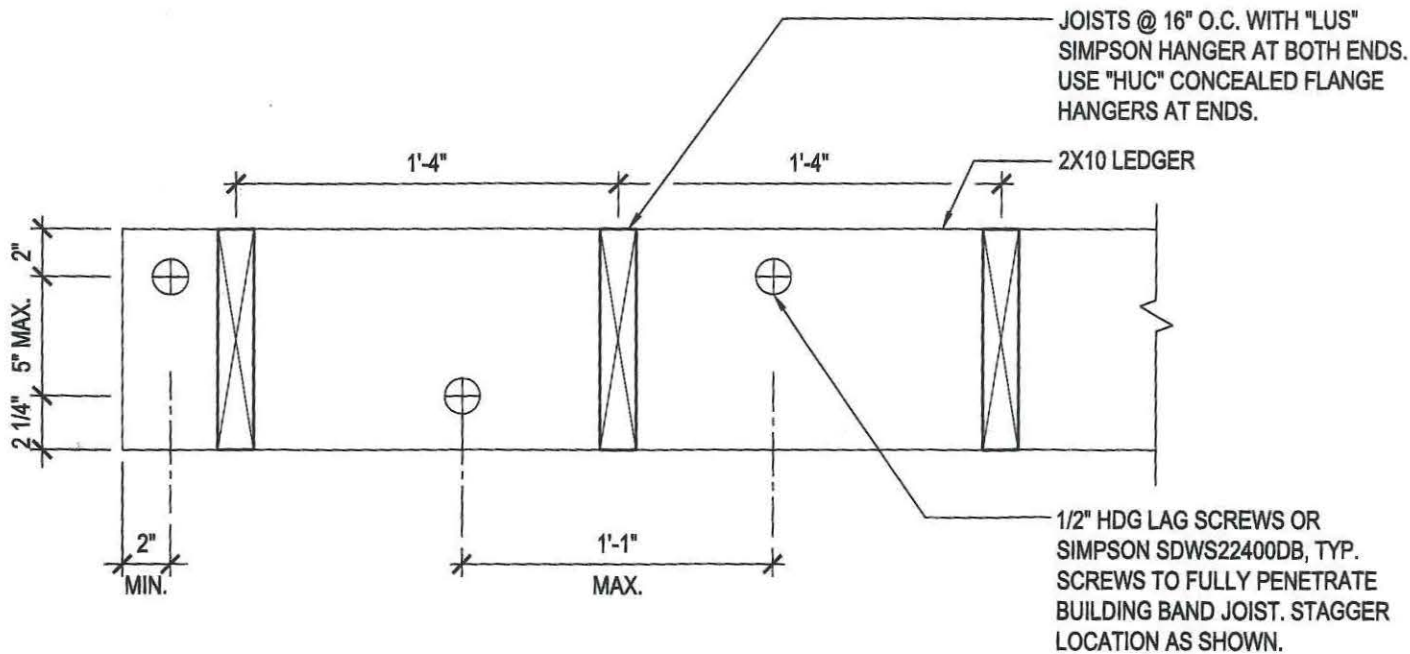
DESCRIPTION OF WORK

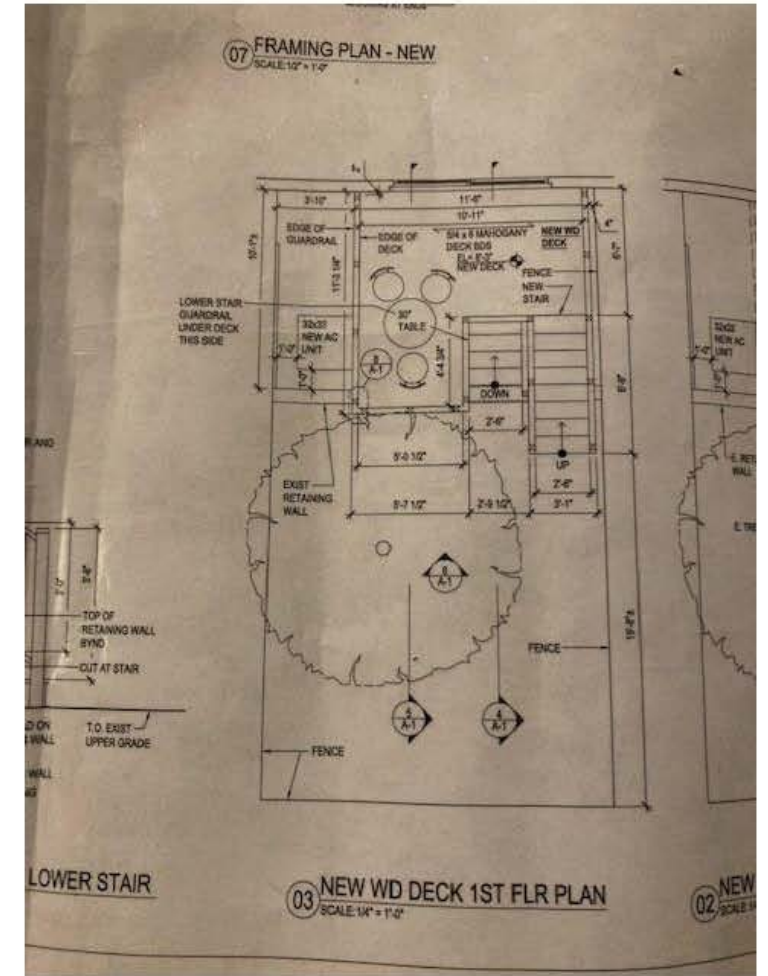
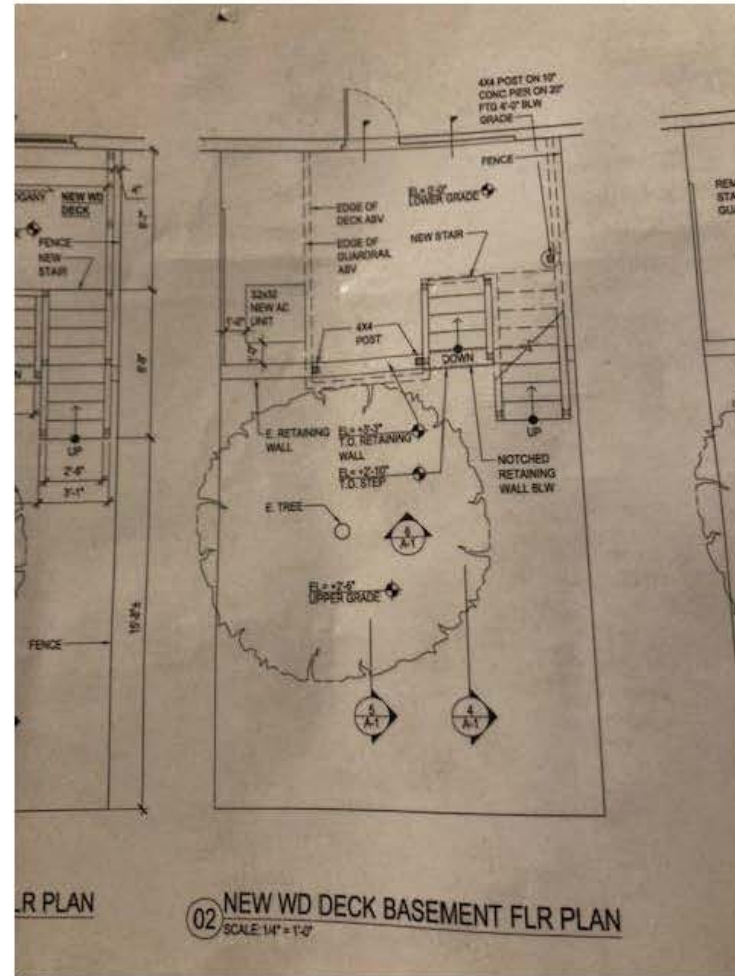
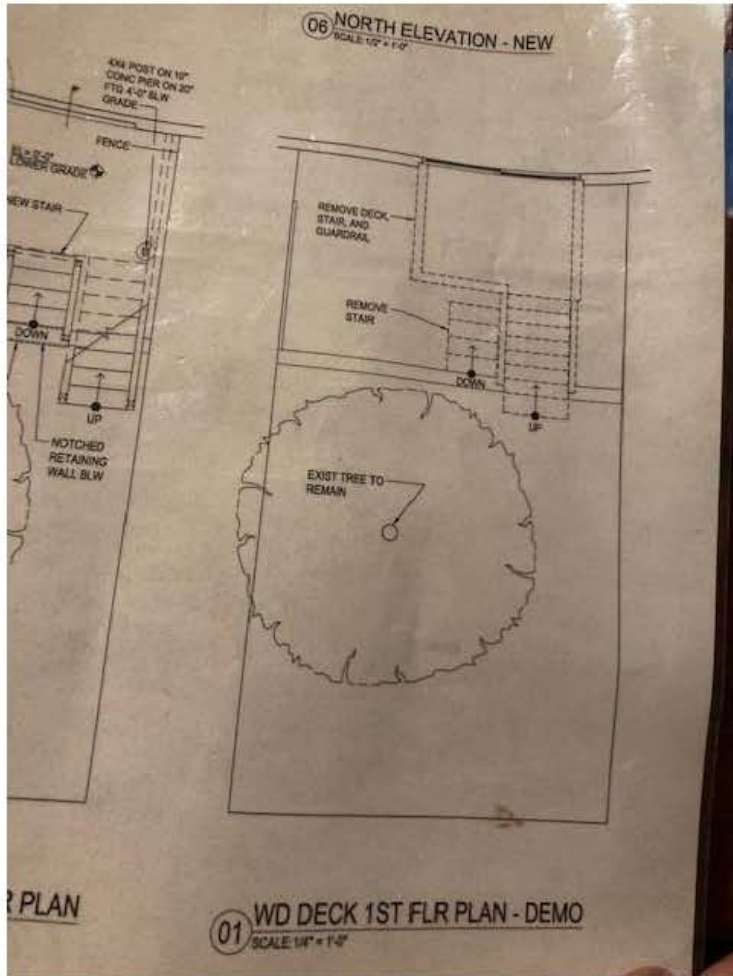
105 DANA PLACE IS AN ATTACHED SINGLE FAMILY TOWNHOUSE WITH A PARTY WALL ON BOTH SIDES. THE WORK CONSISTS OF THE RECONSTRUCTION OF A RAISED DECK IN THE BACK YARD AND THE REPLACEMENT OF A STAIR LEADING TO A MEZZANINE CLOSET WHICH IS A BALCONY ABOVE THE MASTER BEDROOM. THE NEW STAIR IS A STRAIGHT-RUN STAIR WHICH REPLACES AN EXISTING SPIRAL STAIR. THE GUARDRAIL AT THE BALCONY WILL ALSO BE REPLACED.

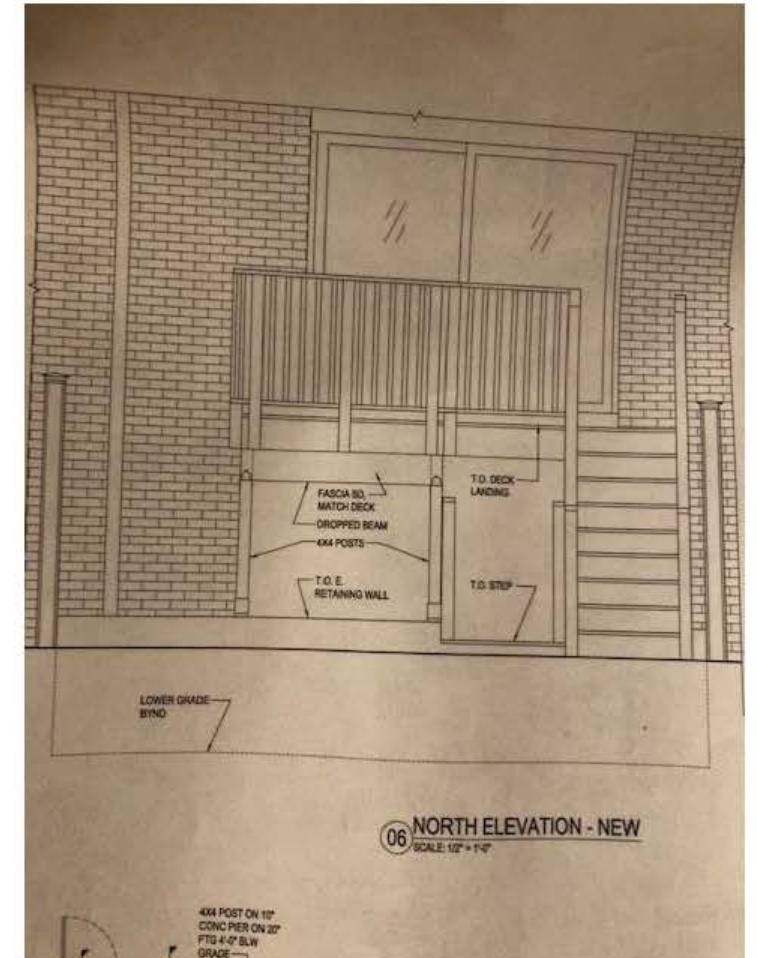
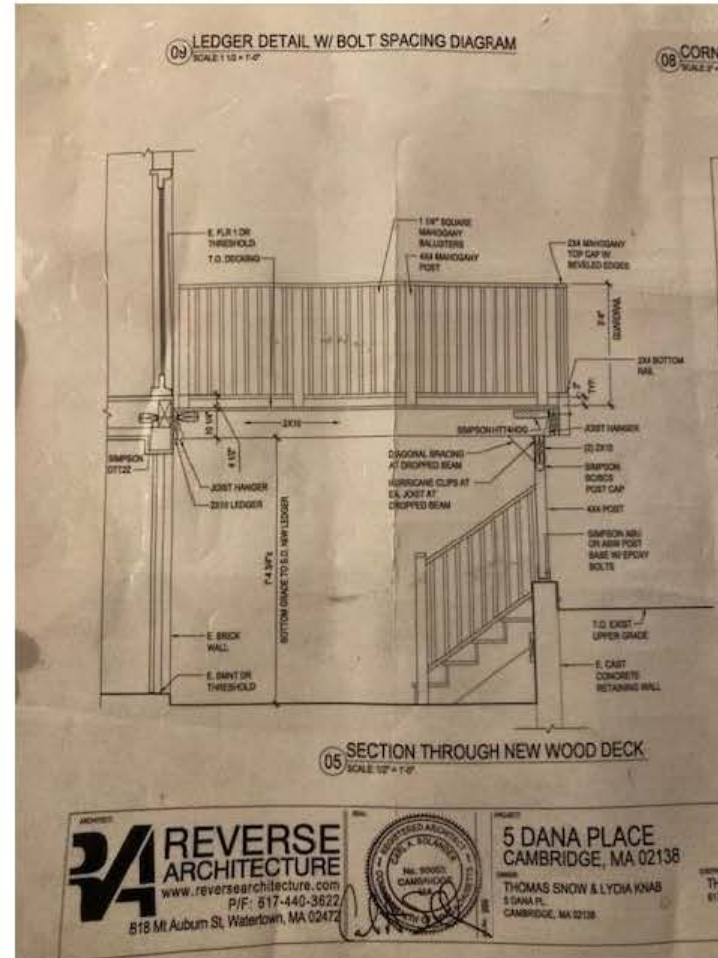
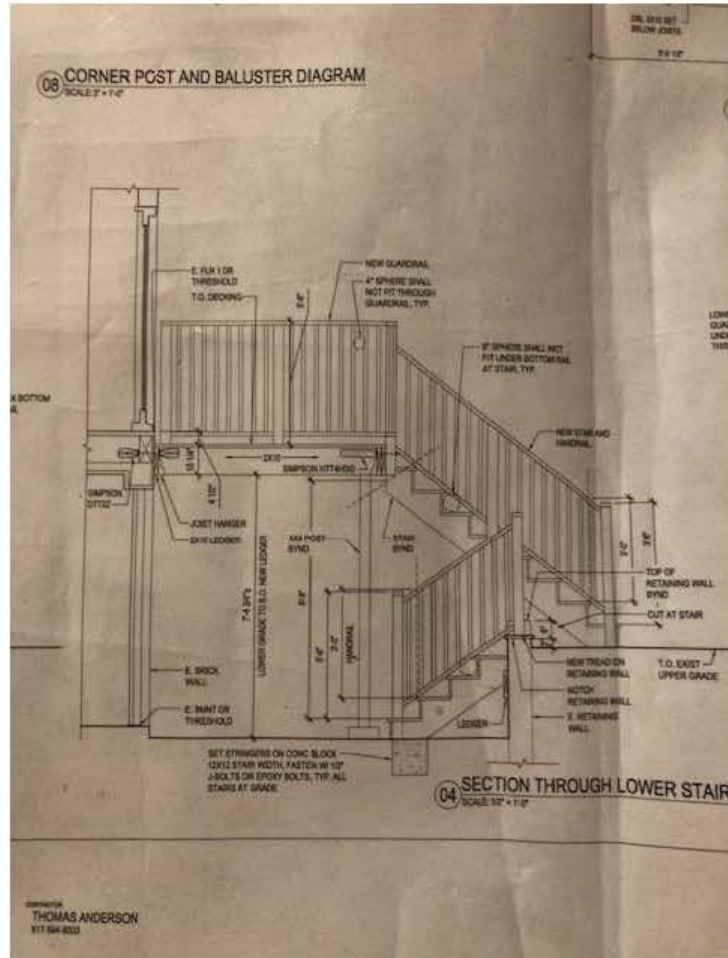
DRAWING LIST:

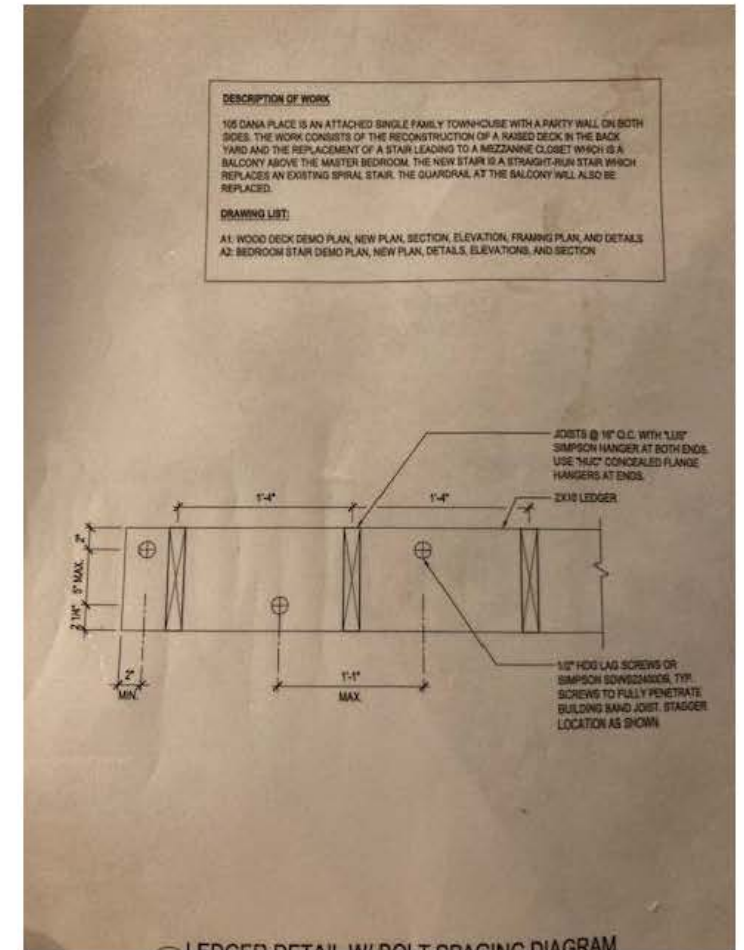
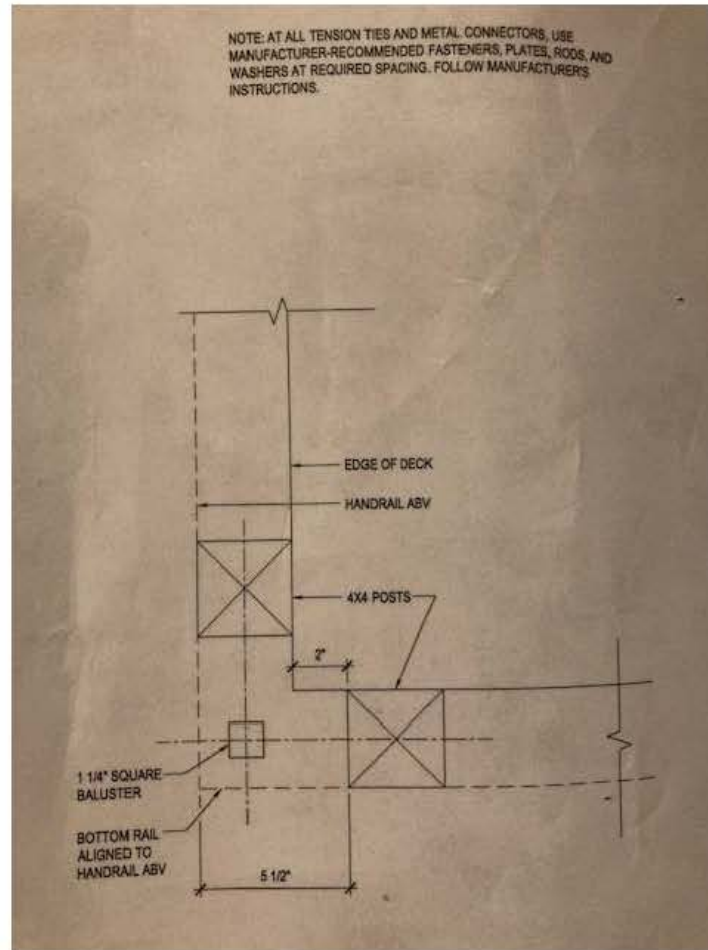
A1: WOOD DECK DEMO PLAN, NEW PLAN, SECTION, ELEVATION, FRAMING PLAN, AND DETAILS
A2: BEDROOM STAIR DEMO PLAN, NEW PLAN, DETAILS, ELEVATIONS, AND SECTION

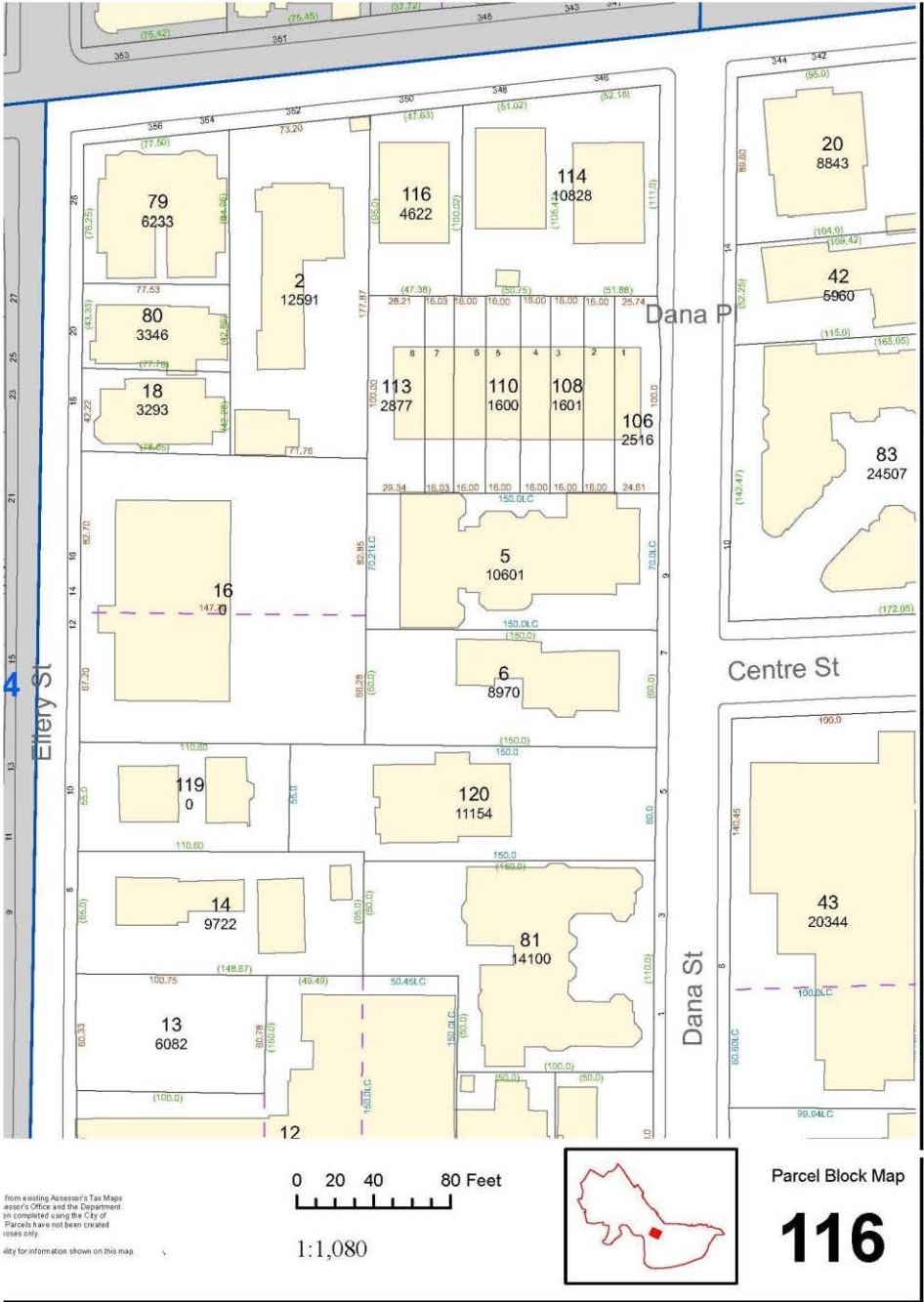
NOTE: AT ALL TENSION TIES AND METAL CONNECTORS, USE MANUFACTURER-RECOMMENDED FASTENERS, PLATES, RODS, AND WASHERS AT REQUIRED SPACING. FOLLOW MANUFACTURER'S INSTRUCTIONS.



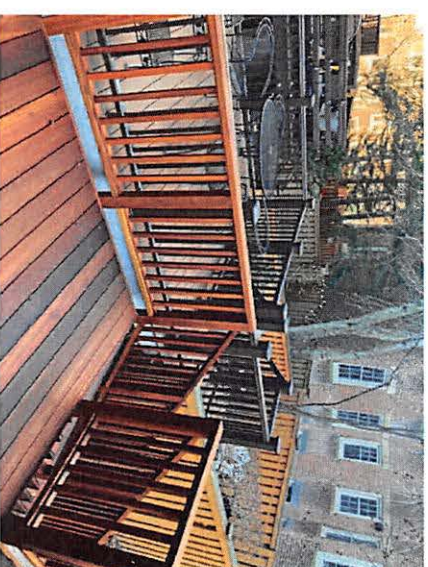
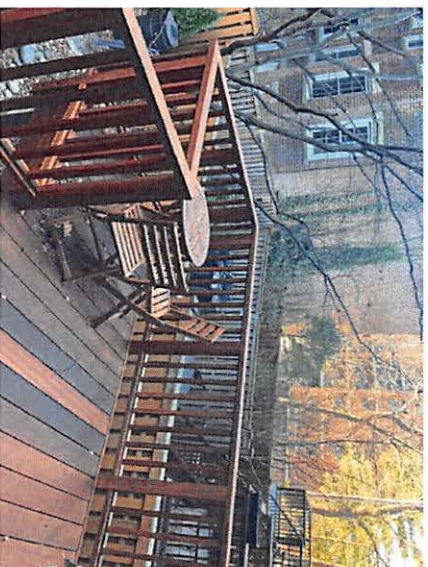
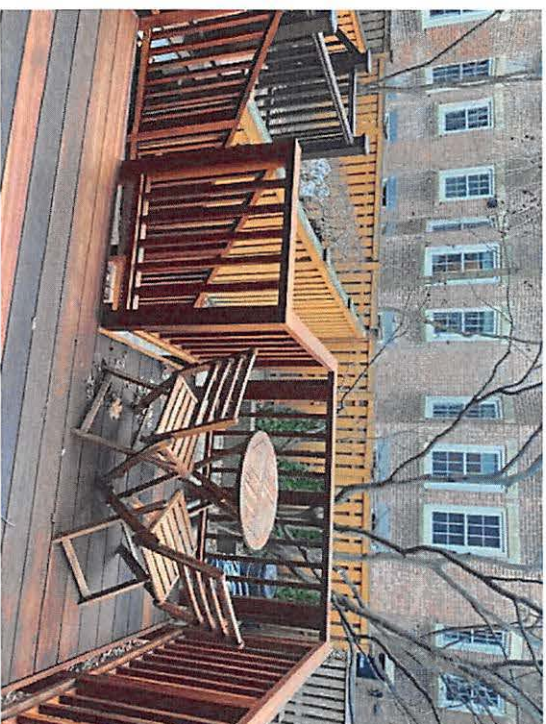






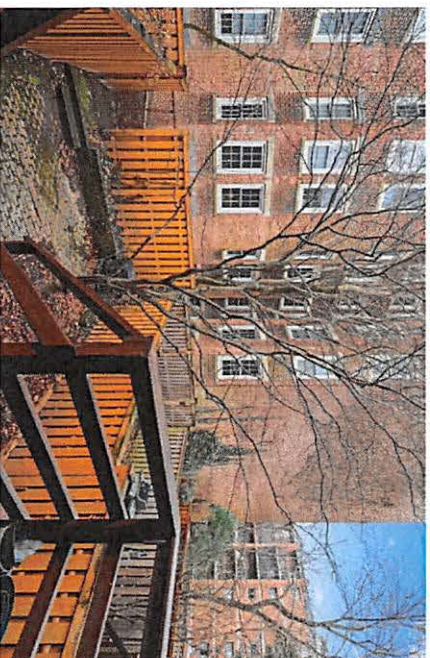
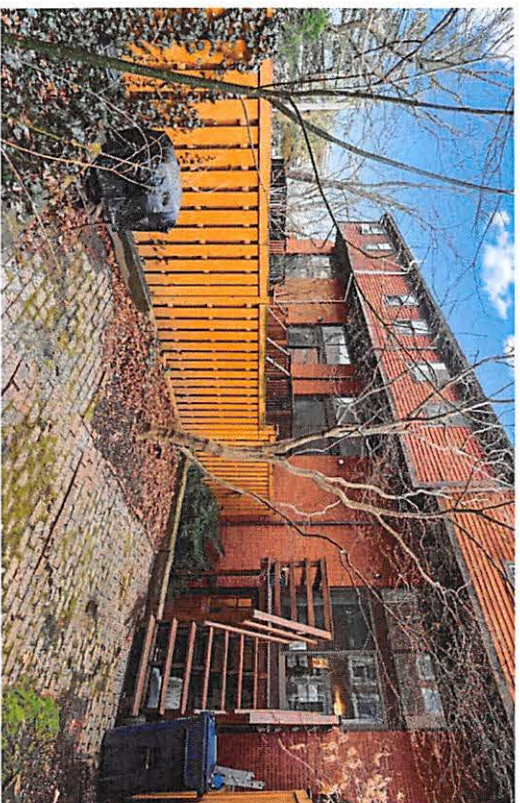


Annex 9: Photos of new deck



11-5 Dana Place

Annex 2: Photos of previous deck



11-5 Dana Place

11-5 Dana Street
Cambridge, MA 02138

December 30, 2022

Commissioner Ranjit Singanayagam
City of Cambridge Inspectional Services Department
831 Massachusetts Ave.
Cambridge, MA 02139

Dear Commissioner Singanayagam:

Following our phone conversation of December 20th, I request a Variance to the Cambridge Zoning Ordinance as it relates to the construction of a rear deck on my property, pursuant to Articles 1, 5, 8, and 10 of the Ordinance. In this case, literal enforcement of the Ordinance would involve significant hardship to me and potentially others, both financially and in terms of safety, and relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of the Ordinance.

Some relevant details:

1. My wife, Lydia-Agatha Knab, and I purchased the residence and property at 11-5 Dana Street (aka 5 Dana Place) on May 16, 2022. Before moving in, we hired a licensed contractor (Thomas Anderson) to perform various renovations on the house, including replacing and expanding the rear deck which was unsafe, not in conformity to building code, and already violative of the Ordinance, given the concentration of the 8 units that are part of 11 Dana St. (see Annex 2)
2. Before starting any work, Mr. Anderson submitted all appropriate documents, including demolition plan, new plan, section, elevation, framing plan and details (see Annex 3), to the City of Cambridge Inspectional Services Department, which issued a Building Permit (BLDC-180217-2022) on July 13, 2022 (see Annex 4)
3. The renovations were completed during the summer/fall of 2022, and a final inspection was completed on November 22, 2022. All construction work passed final inspection. (See Annex 4).
4. On December 1, 2022, the City of Cambridge Inspectional Services Department issued a letter stating that the deck violates the Ordinance and requesting that it be removed. The letter was erroneously sent to the former owner, Helen Hai-Ling Wang, and I did not receive it until December 7th. (See Annex 5)

I submit that a Variance is the appropriate relief in this case, and that any other remediation (e.g., demolition of the existing deck) would be disproportionate, considering we acted in good faith and according to the best of our knowledge. In addition, given the layout of the structure at 11 Dana St., it would not be feasible to construct a rear deck which does not violate the Ordinance – e.g., the Ordinance stipulates that left and right setbacks should be 7.5 feet each, which would make building any deck essentially impossible, since the lot is only 16 feet wide.

I have completed a petition for this Variance via the city's online portal. Copies of all required documents are included. Please contact me at the address above or at 617-997-6229 if you have any questions or need additional information. Thank you very much.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th JS", followed by a period. The signature is stylized and cursive.

Thomas J. Snow



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT



Permit Number: BLDC-180217-2022

Date: July 13, 2022

BUILDING PERMIT

Thomas L Anderson

has permission to: Fully gut and renovate (2) bathrooms, ~~add new deck in rear~~. Remove existing spiral stair case in master bed area. Build new stairs. Replace (1) front door.

5 Dana Pl

Cambridge, MA 02138

provided that the person accepting this permit adhere to regulations governing the Inspectional Services Department. Approved plans must be retained on the job site and this permit kept posted until the final inspection had been made. Buildings shall not be occupied until a final inspection has been made and a Certificate of Use and Occupancy has been issued. Work shall not proceed until inspectors approve various stages below. Code violations are subject to Violation Penalties, 780 CMR 114.4.

No Dumpster Required

Ranjit Singaneysagam, Commissioner

Excavation Depth: Soil Condition: Date: Inspector:	Footings Plan Date: Date: Inspector:	Rough Frame Date: Inspector:	HVAC Duct Work Date: Inspector:	Above Ceiling Date: Inspector:	Insulation Date: Inspector:	Final Inspection Date: Inspector:
Plumbing Rough Date: Final Date:	Gas Rough Date: Final Date:	HVAC Equipment Rough Date: Final Date:	Sprinkler Rough Date: Final Date:	Electrical Rough Date: Final Date:	Sanitary Rough Date: Final Date:	Fire Department Rough Date: Final Date:



CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT 831 MASS. AVE.
CAMBRIDGE, MASSACHUSETTS 02139 (617) 349-6100

Ranjit Singanayagam
Commissioner

December 1, 2022

BY REGULAR MAIL AND CERTIFIED MAIL – RETURN RECEIPT REQUESTED

Helen Hai-Ling Wang

11-5 Dana Street

Cambridge, MA 02138

RE: Illegal Construction at 11-5 Dana Street, Cambridge, MA

Dear Helen Hai-Ling Wang,

I am writing regarding a complaint received by the Cambridge Inspectional Services department about the construction of a rear deck at 11-5 Dana Street. The rear deck construction, as built, violates Article 5 (Section 5.31 – dimensional requirements) of the Cambridge Zoning Ordinance.

Please remove the offending structure immediately. You have the right to appeal this decision to the Board of Zoning Appeals within 30 days from the date of this letter. If you fail to comply with this order, further steps may be taken, including court action and/ or fines up to \$300 per day, pursuant to Article 9, Section 9.16 of the Cambridge Zoning Ordinance.

If you have questions, call me at (617) 349-7221. Thank you for your attention to this matter.

Stephen Natola

Zoning Associate

From: Thomas Anderson <andersonandsonsconstruction@gmail.com>
Sent: Thursday, December 29, 2022 18:57
To: Snow, Thomas /US
Subject: 5 Dana Place, Cambridge Deck rebuild.

Hi Tom,

The cost to remove the existing deck as built and replace it with a deck the same size as neighbors with the smaller deck size is approximately \$38,000. It should also be noted that there is a gas line that runs across the rear of all units at Dana Place that the original undersized deck footers were very close to. I'm not sure that a deck built to todays codes could work with that footer design and may have to be engineered to cantilever off the building increasing its replacement cost. Don't hesitate to reach out if you have questions. Thanks. Tom

Sent from my iPhone