



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR -5 PM 2:50
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 113073

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Yul Amara and Noi Amara C/O Lisa Murphy

PETITIONER'S ADDRESS: 71 Belmont St, Cambridge, Ma

LOCATION OF PROPERTY: 71 Belmont St., Cambridge, MA

TYPE OF OCCUPANCY: 2-family **ZONING DISTRICT:** Residence B Zone

REASON FOR PETITION:

/Additions/ /Add additional roof area to existing roof area on 2nd fl porch/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The second floor front porch has an existing small roof that is being extended to cover the footprint of the existing porch.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Noi Amara Yul Amara

(Petitioner (s) / Owner)

NOI AMARA + YUL AMARA

(Print Name)

Address:

Tel. No. 781 393 0671
E-Mail Address: themurphygroup29@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) YUDTANAH LIMPA-AMARA AND NAENENOI LIMPA-AMARA
(OWNER)

Address: 71 BELMONT STREET CAMBRIDGE MA 02138

State that I (We) own the property located at 71-73 BELMONT STREET CAMBRIDGE MA 02138 which is the subject of this zoning application.

The record title of this property is in the name of YUDTANAH LIMPA-AMARA AND NAENENOI LIMPA-AMARA

*Pursuant to a deed of duly recorded in the date NOV. 22, 1996, Middlesex South County Registry of Deeds at Book 21561, Page 23; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____

*Yudtanah Limp-Amaru
Naengnoi Limp-Amaru*

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

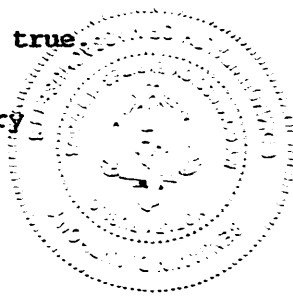
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Yudtanah Limp-Amaru and Naengnoi Limp-Amaru personally appeared before me, this 25 of January, 2021, and made oath that the above statement is true

[Signature]
Notary

My commission expires 11/13/2026 (Notary Seal).



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



NOTARIAL PUBLIC - COMMONWEALTH OF MASSACHUSETTS

to be completed by the Notary Public and returned to the Secretary of the Board of Health.

Name of the person whose name is to be recorded: _____

Address: _____

Place and date when the property located at _____ which is the subject of this recording application.

The record title of this property as in the name of _____

Reference to a deed or deed recorded in the _____ County Registry of Deeds at Book _____ Page _____

Reference to a deed or deed recorded in the _____ County Registry of Deeds at Book _____ Page _____

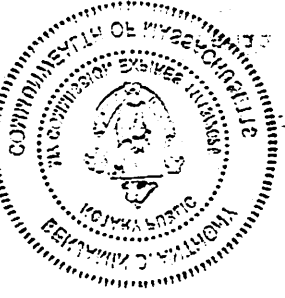
Witnesses: _____

Notary Public for the Commonwealth of Massachusetts, County of _____

The above-named _____ personally appeared before me, _____ and made oath that the above statements are true.

Notary: _____

If ownership is not shown in recorded deed, a fee of _____ shall be by court order.



Notary Public for the Commonwealth of Massachusetts, Commission Expires _____



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 71 Belmont 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:

The proposed renovation will not adversely affect neighboring residences or change the use or occupancy of the building

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 renovation will not add new occupants therefore no added vehicles, parking requirement or added traffic will be incurred

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:

Adjacent properties on all sides of this one are residential use, as is 71 Belmont St, The proposed renovation would not adversely affect adjacent uses. It would enhance the neighborhood residential uses with proposed improvements to the property

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 proposed renovation will improve the quality and structural integrity of the 2 family home. This renovation is strongly supported by the neighbors

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 renovation does not change the property use, nor impair the integrity of this or any adjacent district

***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: Yul Amara and Noi Amara

Present Use/Occupancy: 2-family

Location: 71 Belmont St

Zone: Residence B Zone

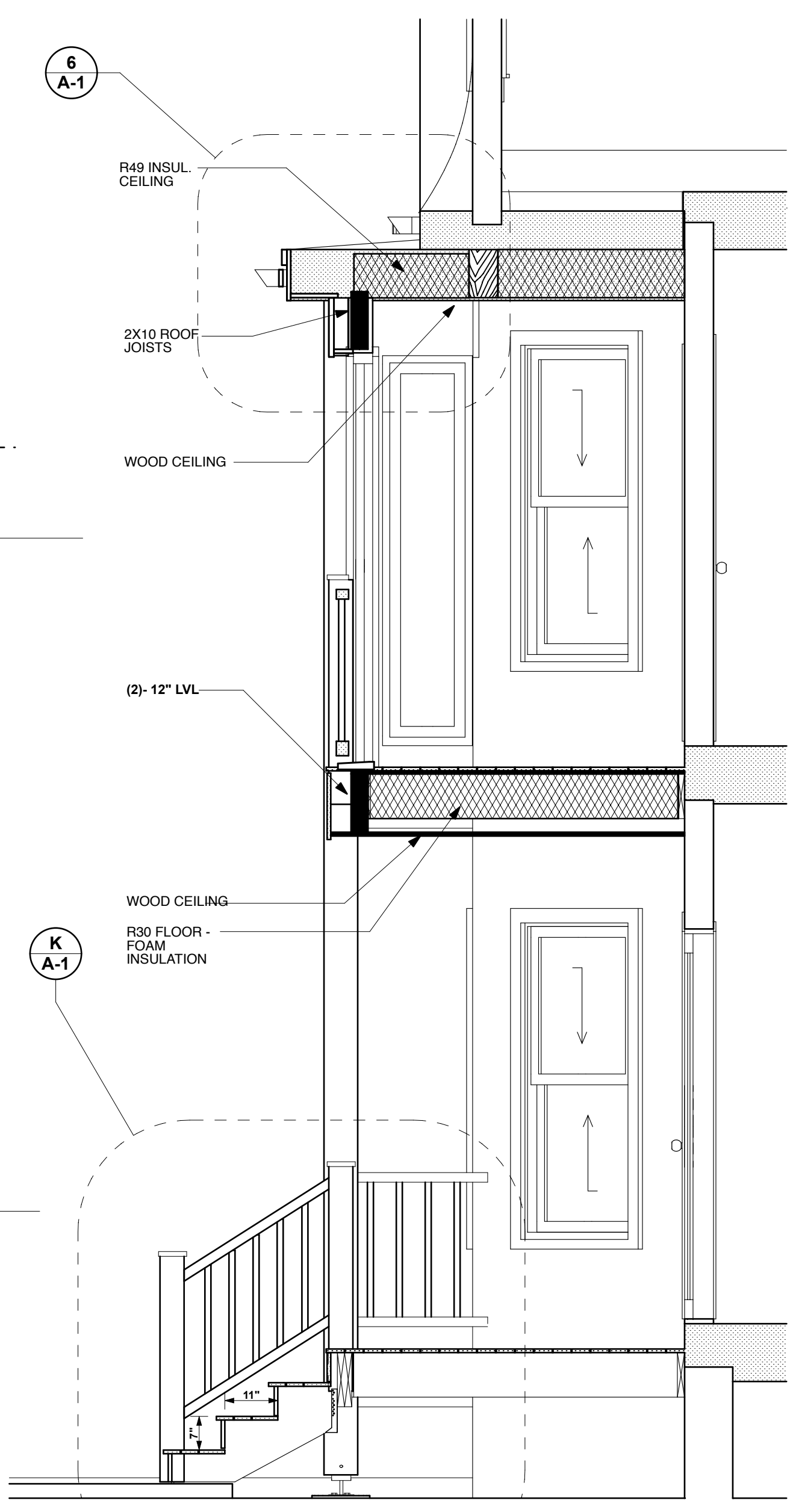
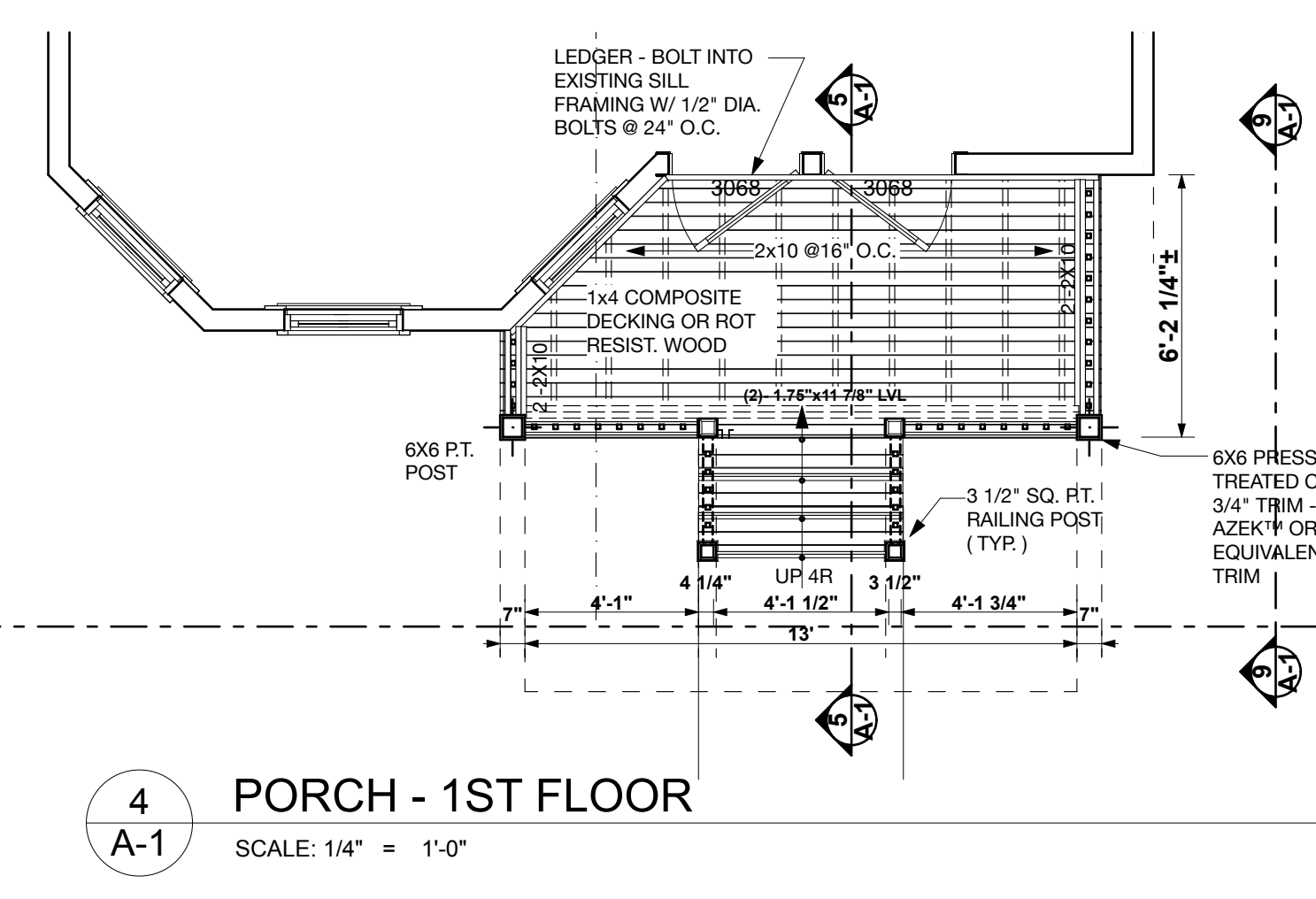
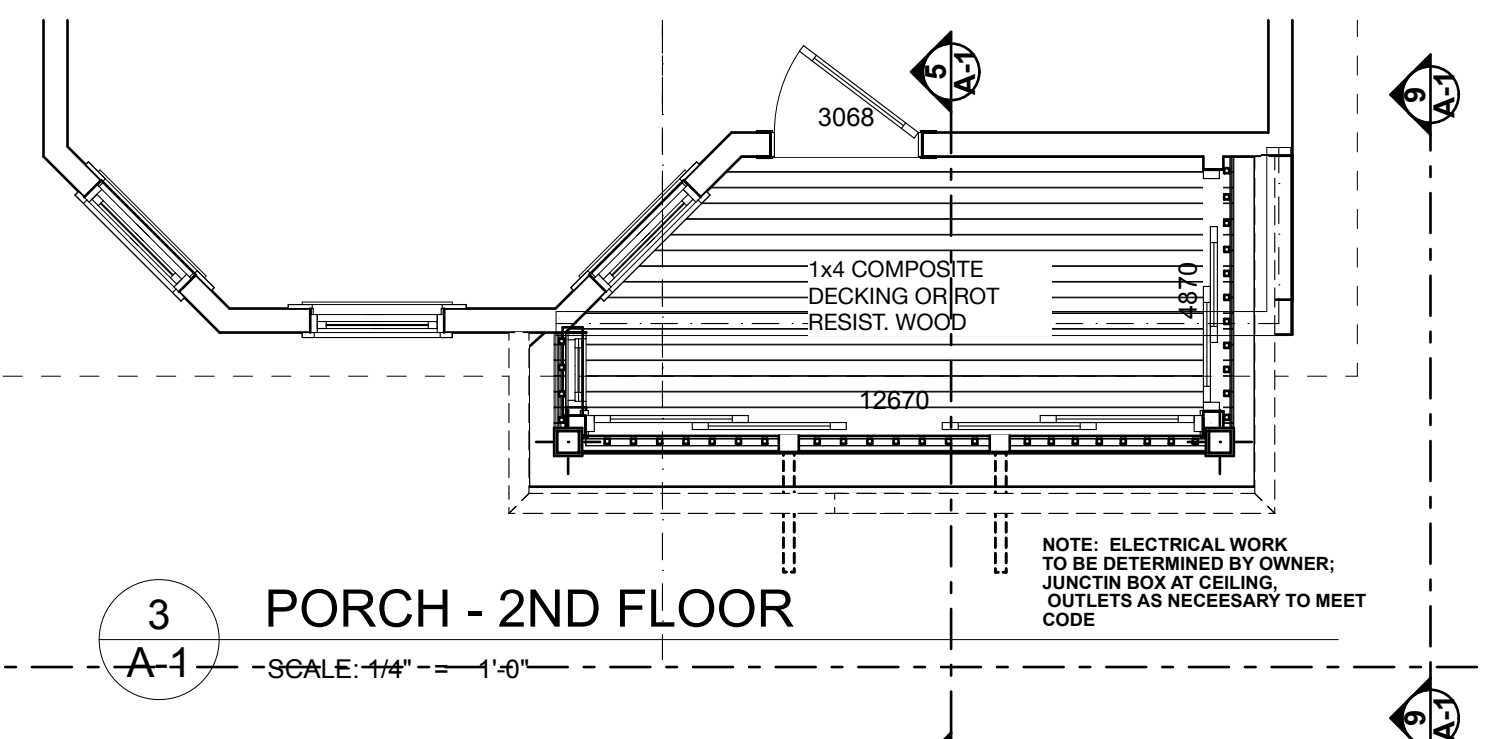
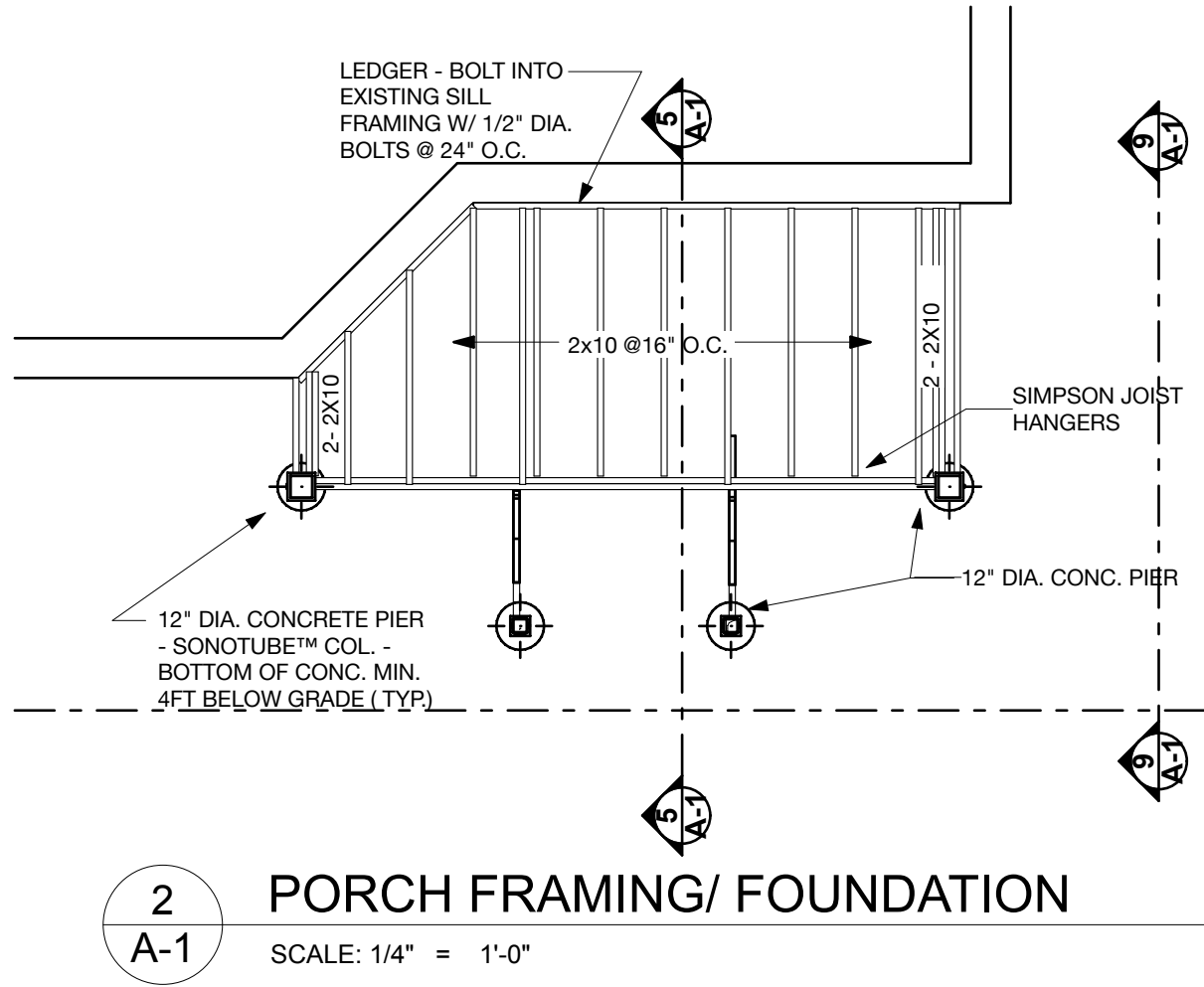
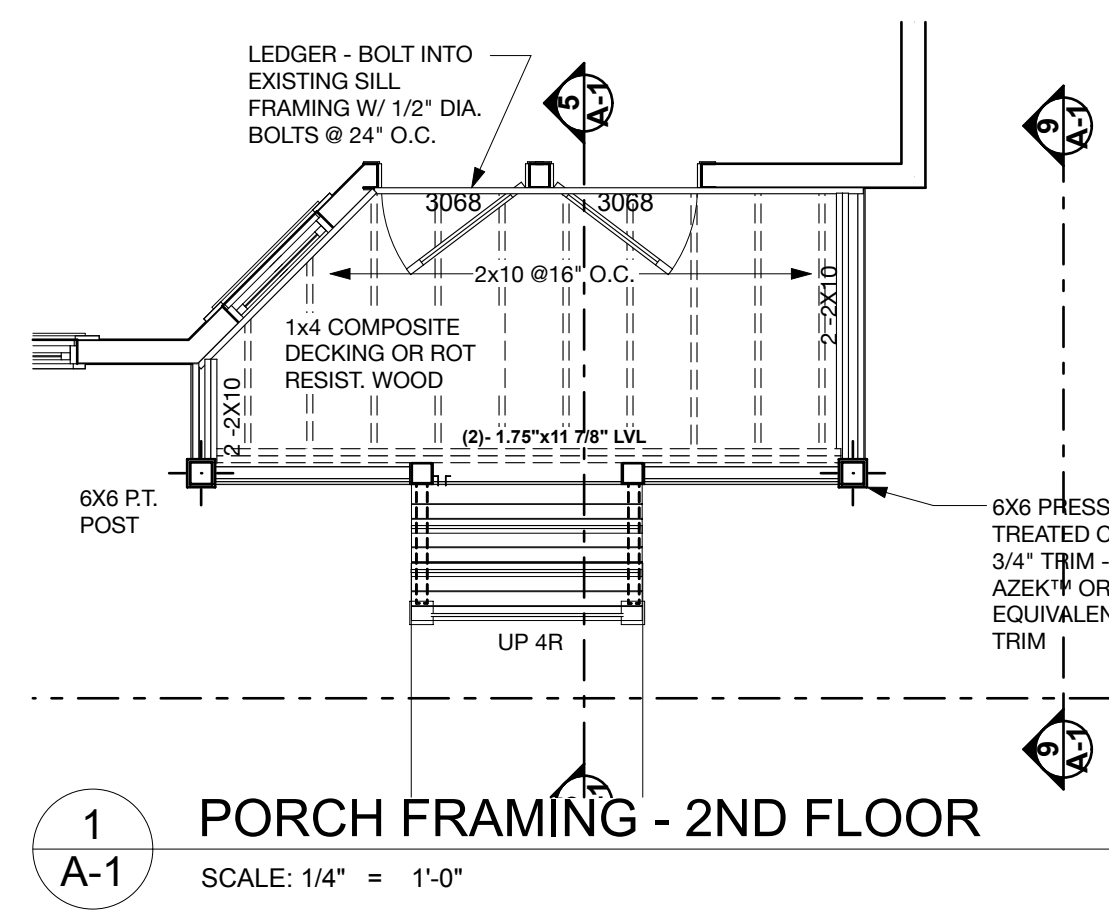
Phone: 781 393 0671

Requested Use/Occupancy: no change - 2 family

| | <u>Existing Conditions</u> | <u>Requested Conditions</u> | <u>Ordinance Requirements</u> | |
|---|-----------------------------------|------------------------------------|--------------------------------------|--------|
| <u>TOTAL GROSS FLOOR AREA:</u> | 3055 | 3126 | 5000 | (max.) |
| <u>LOT AREA:</u> | 3558 | no change | 5,000 | (min.) |
| <u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u> | .86 | .88 | .5 | |
| <u>LOT AREA OF EACH DWELLING UNIT</u> | n/a | n/a | 2500 | |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | 86.57 | <> | 50 | |
| DEPTH | 42 | <> | 100 | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | 13 | <> | 15 | |
| REAR | n/a | no change | 25 | |
| LEFT SIDE | 10 | no change | 7.5 | |
| RIGHT SIDE | 5 | no change | 12.5 | |
| <u>SIZE OF BUILDING:</u> | | | | |
| HEIGHT | n/a 36.1 | no change | 35 | |
| WIDTH | n/a | no change | n/a | |
| <u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u> | n/a | no change | 40% | |
| <u>NO. OF DWELLING UNITS:</u> | 2 | 2 - no change | 1 | |
| <u>NO. OF PARKING SPACES:</u> | no change | no change | 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 | |

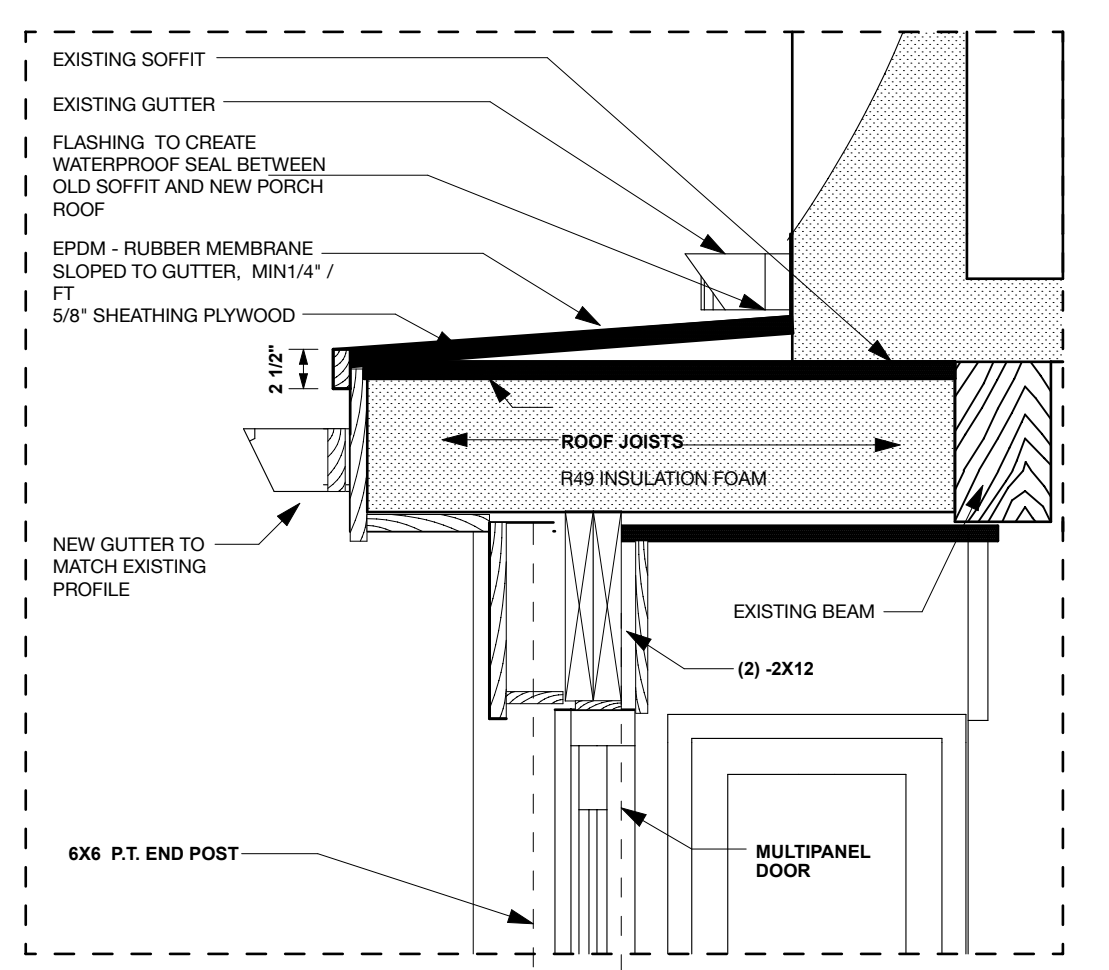
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

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'.

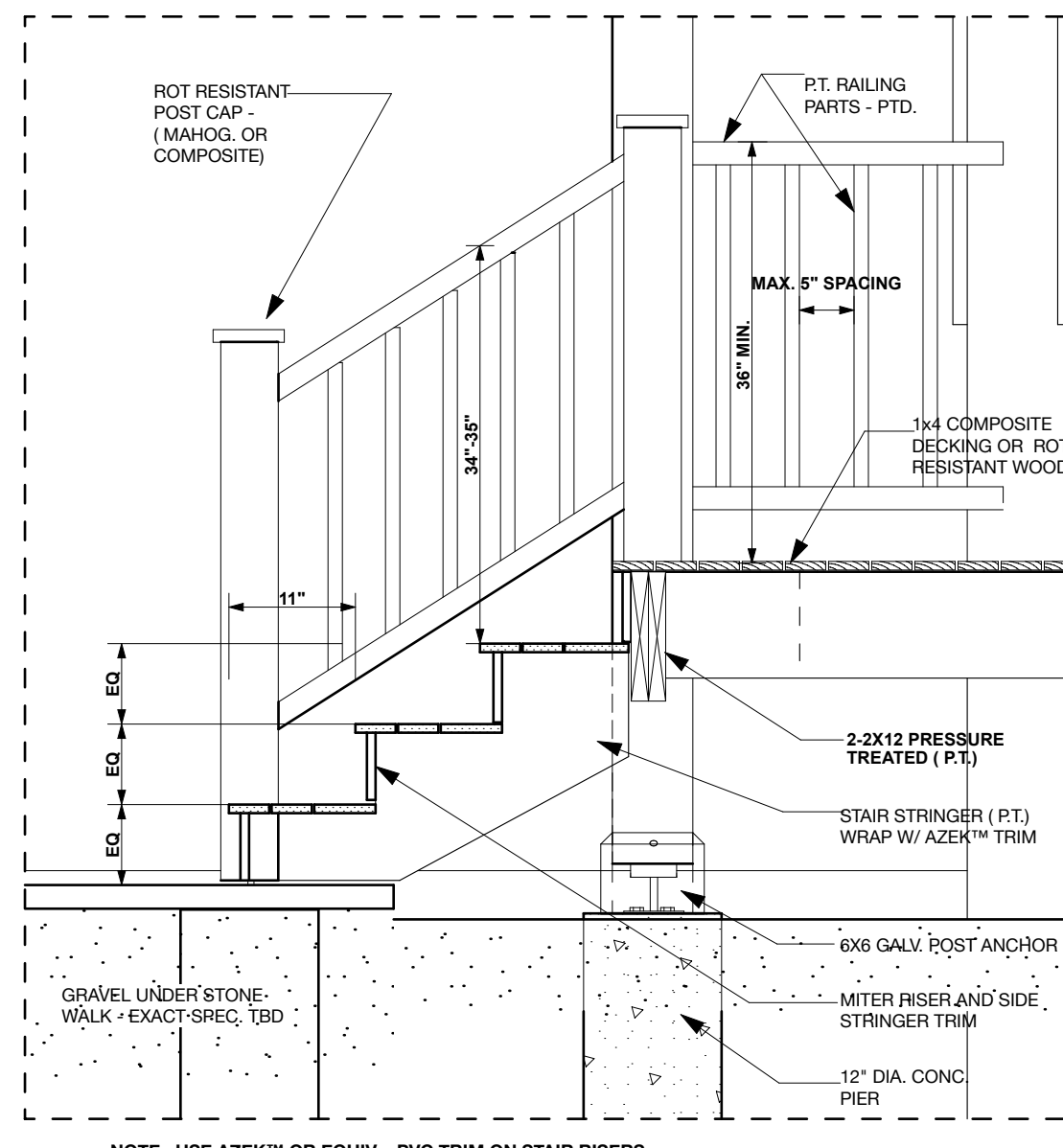


5 PORCH SECTION
SCALE: 1/2" = 1'-0"

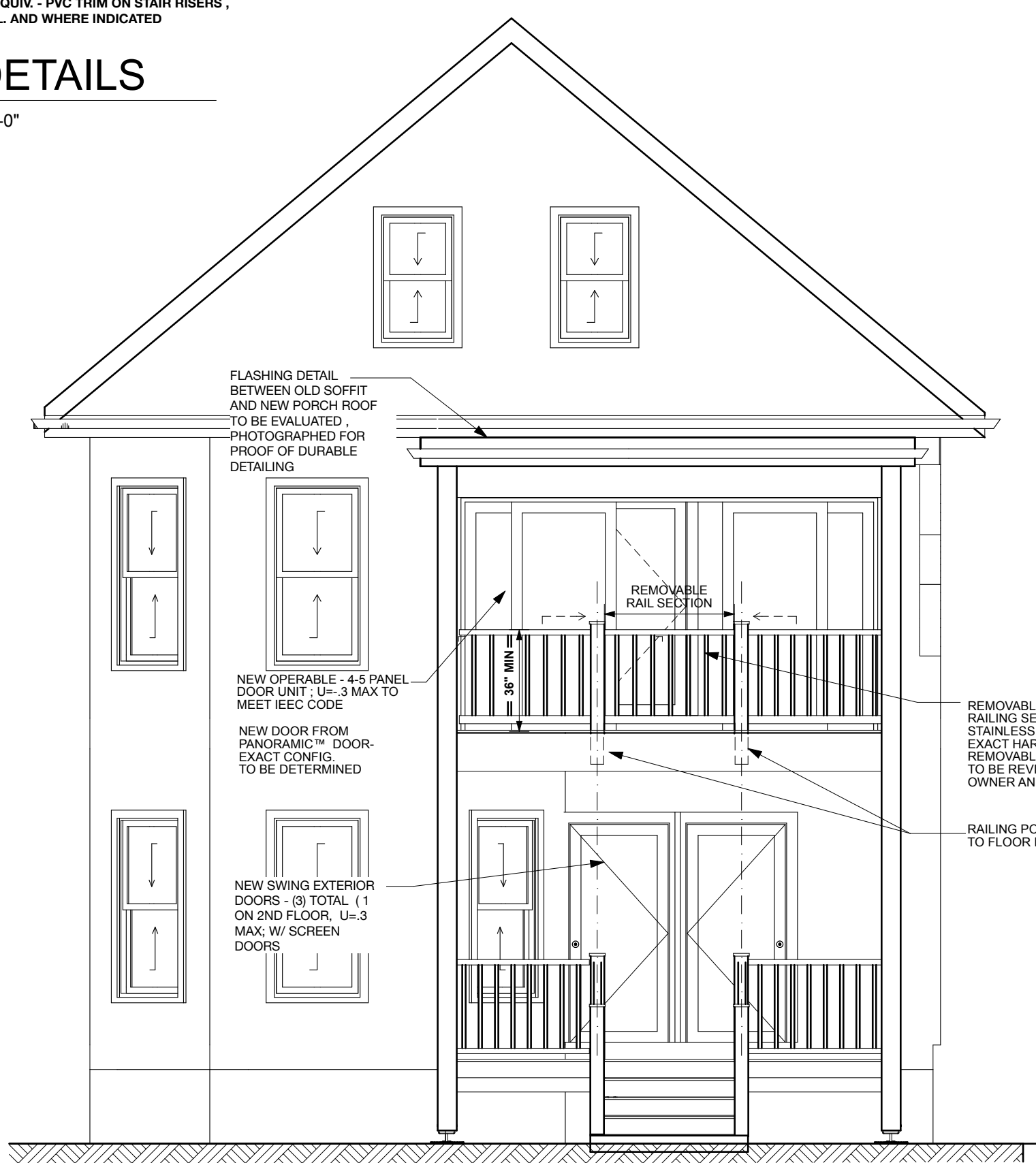
- STRUCTURAL NOTES:**
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE EXISTING STRUCTURE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY.
- CONCRETE:**
CONCRETE MINIMUM DESIGN STRENGTH OF $F_c = 3000$ PSI.
- LVL BEAMS:**
LVL - $F_b = 3100$ PSI
- ROUGH CARPENTRY**
- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION "TIMBER CONSTRUCTION STANDARDS" - ATC 100.
 - WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE CONSTRUCTION GRADE OR BETTER, WITH A MINIMUM $F_b = 1000$ PSI
 - LVL BEAMS, AS NOTED ON PLANS, SHALL HAVE A MINIMUM $F_b = 3100$ PSI.
 - MANUFACTURER'S RECOMMENDATIONS FOR BEARING, REINFORCING, CUTS, CANTILEVERS, FASTENING, ETC., SHALL BE STRICTLY ADHERED TO.
 - PLYWOOD WALL SHEATHING, ROOF SHEATHING, AND SUBFLOORING SHALL BE APA GRADE, TRADEMARKED C-D INTERIOR WITH EXTERIOR GLUE. SUBFLOORING SHALL BE 3/4" THICK TONGUE AND GROOVE AND SHALL BE GLUED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 5/8" THICK AND SHALL BE TONGUE AND GROOVE OR ALIGNED WITH METAL CLIPS BETWEEN RAFTERS. WALL SHEATHING SHALL BE 1/2" THICK.
 - ALL WOOD HAVING DIRECT CONTACT WITH MASONRY OR CONCRETE AND, WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
 - JOIST AND BEAM HANGERS SHALL BE BY SIMPSON STRONG-TIE CO. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS.
 - THE NEED OR CUTS AND BORE HOLES IN FRAMING/ STRUCTURAL LUMBER SHALL BE REVIEWED BY THE STRUCTURAL ENGINEER PRIOR TO CUTTING
 - AT WOOD POSTS LANDING ON FLOOR DECKS, PROVIDE SOLID VERTICAL WOOD BLOCKING IN THE FLOOR CAVITY TO CREATE CONTINUOUS CONTACT BETWEEN STRUCTURAL ELEMENTS TO TRANSMIT LOADS VERTICALLY TO THE LOWEST POINT OF BEARING.
 - ALL EXPOSED WOOD FOR DECKS, EXTERIOR STAIRS ETC. TO BE PRESSURE TREATED (PT.) AND ALL METAL FASTENERS TO BE GALVANIZED.



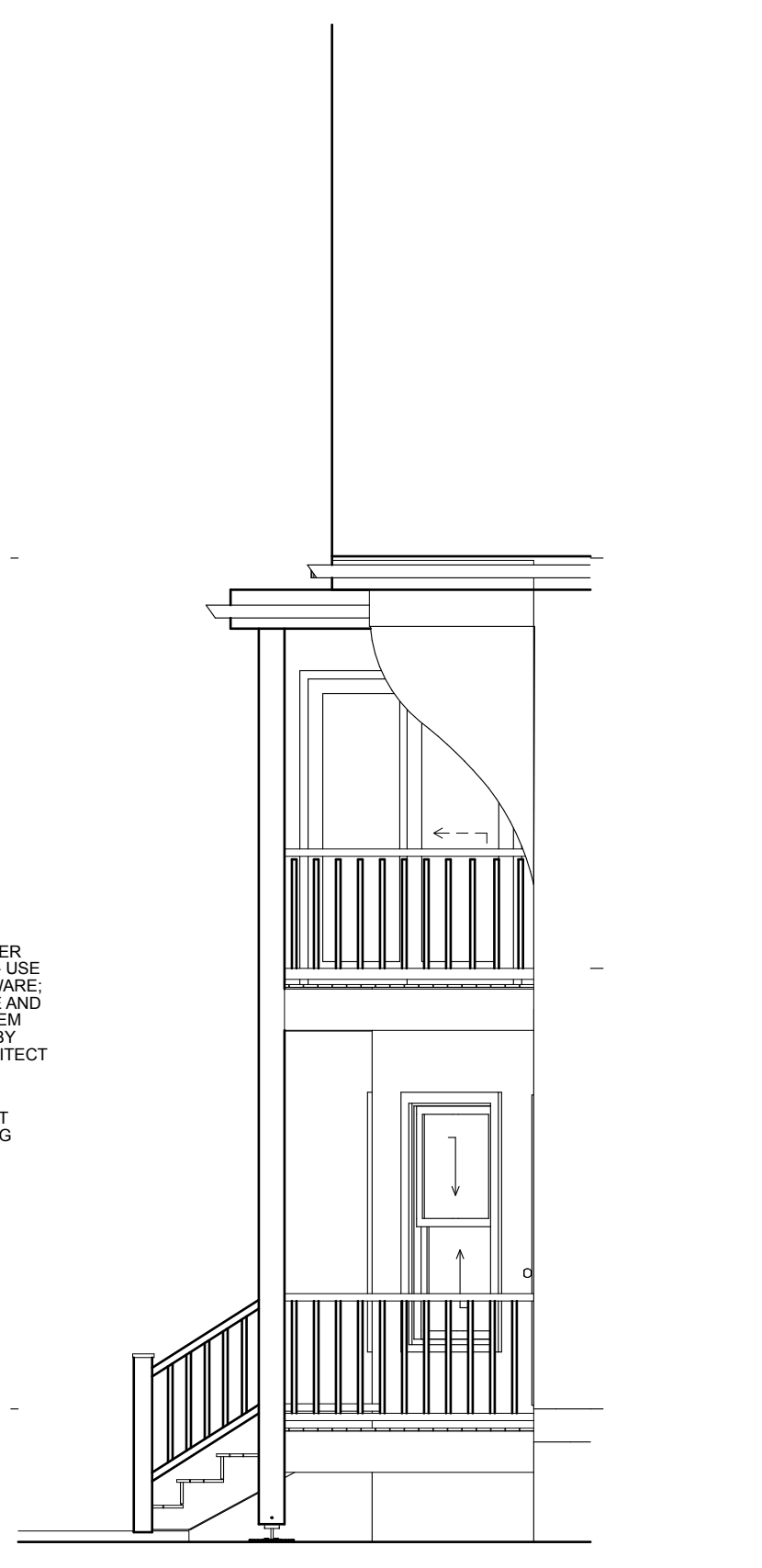
6 EAVE DETAIL
SCALE: 1" = 1'-0"



K A-1 STAIR DETAILS
SCALE: 3/4" = 1'-0"



8 PORCH FRONT ELEVATION
SCALE: 1/4" = 1'-0"



9 PORCH SIDE ELEV.
SCALE: 1/4" = 1'-0"



- GENERAL NOTES**
- ALL WORK SHALL CONFORM WITH THE MASSACHUSETTS STATE BUILDING CODES, THE NATIONAL ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS
 - THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL PERMITS AND APPROVALS REQUIRED FOR CONSTRUCTION
DO NOT SCALE DRAWINGS
 - CONTRACTOR MUST BE LICENSED WITH THE STATE OF MASSACHUSETTS AND MUST MAINTAIN ALL REQUIRED INSURANCES DURING ALL CONSTRUCTION PHASES.
 - ELECTRICAL, MECHANICAL SUBCONTRACTORS TO BE LICENSED AND SHALL FOLLOW ALL APPLICABLE CODES
- SCOPE OF WORK**
- REMOVAL EXISTING FRONT PORCH AND REPLACE WITH NEW PORCH BUILT TO THE PLAN LIMITS OF THE ORIGINAL.

ARCHITECT:

DAVID HARMON ARCHITECTURE
BOSTON PORTLAND
DHAPARTNERS.COM

David Harmon Reg. Architect
T 617 870 4548

OWNER:

NOI AMARA

PROJECT LOC. :

71 BELMONT ST
CAMBRIDGE, MA

DATE: 09-07-20

DWG. TITLE:

PORCH DRAWINGS

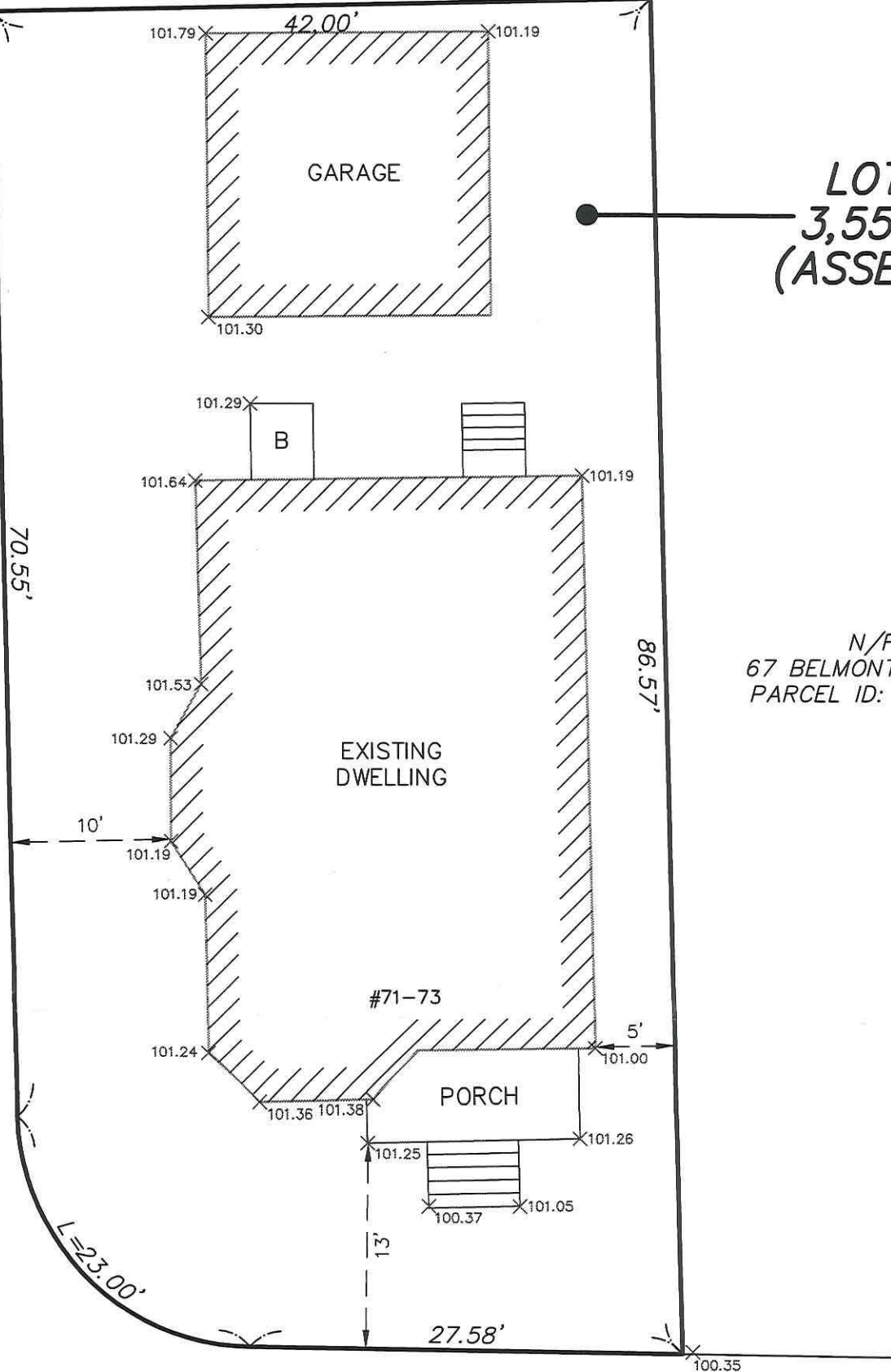
SHEET NO.

A-1



NORUMBEGA STREET
(PUBLIC 40' WIDE)

N/F
9 NORUMBEGA STREET
PARCEL ID: 255-72



LOT AREA
3,558± S.F.
(ASSESSOR'S)

N/F
67 BELMONT STREET
PARCEL ID: 255-70

BELMONT STREET
(PUBLIC - VARIABLE WIDTH)

AVERAGE GRADE 101.3
BUILDING HEIGHT 36.1'

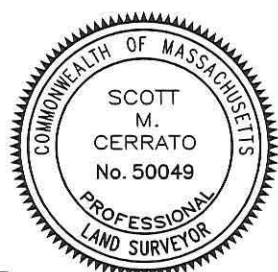
ZONING SETBACKS: B

RECORD OWNER:

NAENGOI & YUTHANA LIMPA-AMARA
BOOK 35014 PAGE 241

PLAN REFERENCE:

LOT 12 ON PLAN BOOK 133 PLAN 20

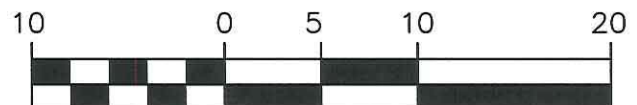


I HEREBY CERTIFY THAT THIS PLAN IS BASED
ON AN ACTUAL INSTRUMENT SURVEY MADE ON THE
GROUND IN FEBRUARY 2021 AND THE STRUCTURES
DEPICTED HEREON ARE LOCATED AS SHOWN.

3-6-21
DATE

Scott M. Cerrato
SIGNATURE

GRAPHIC SCALE



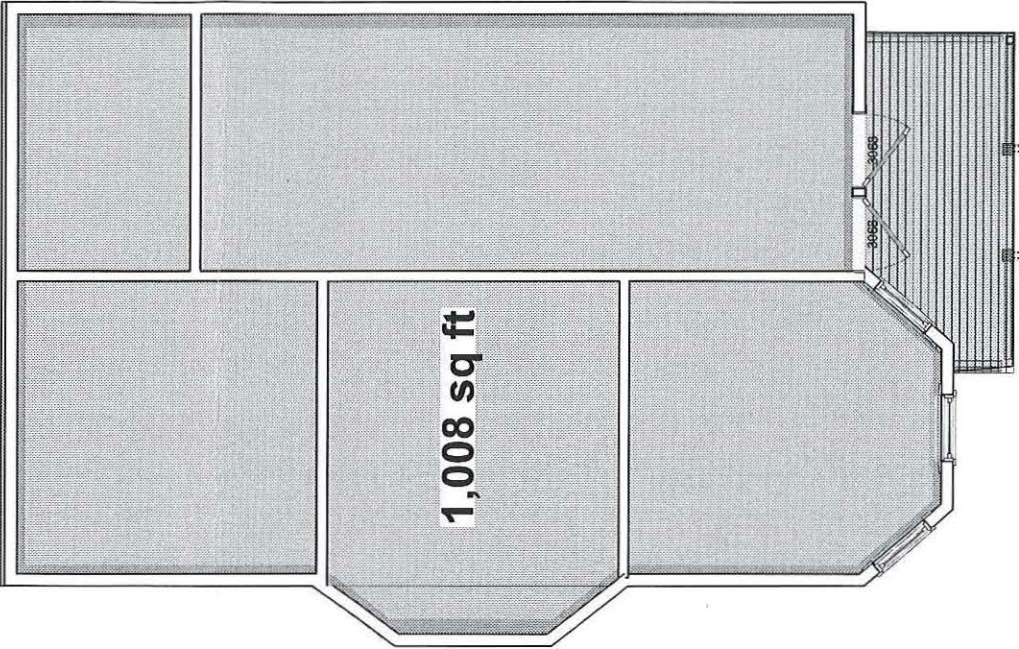
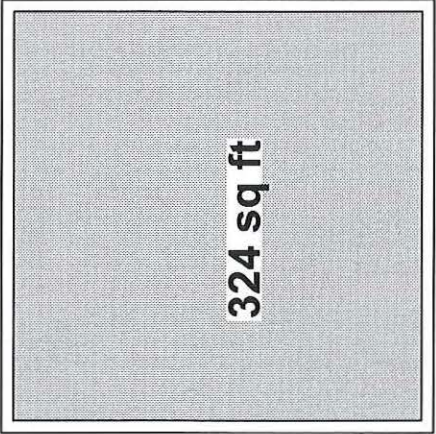
1" = 10'

SCOTT M. CERRATO
Professional Land Surveyor

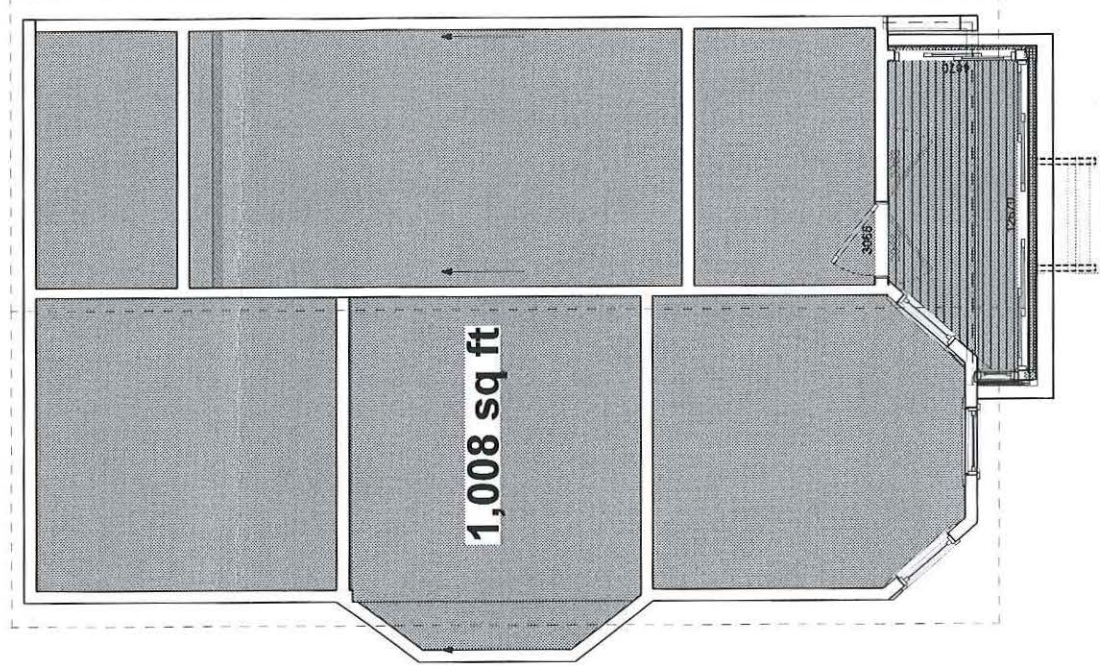
24 Pleasant View Drive - Exeter, NH 03833 - 781-775-3724

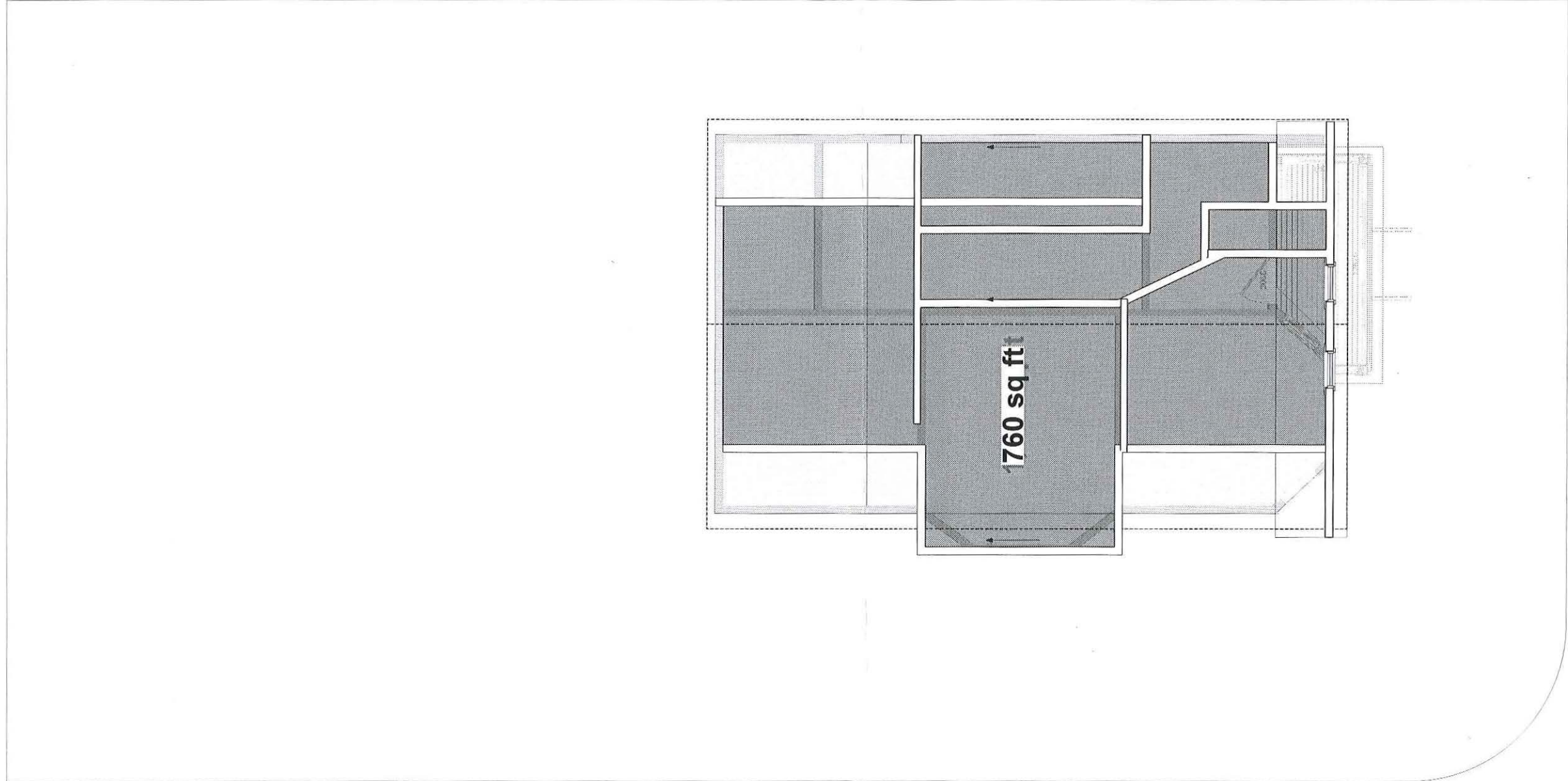
PLOT PLAN
71 BELMONT STREET
CAMBRIDGE, MASSACHUSETTS
PARCEL ID: 255-71

MARCH 6, 2021



324 sq ft





71 Belmont St.







Dear Neighbors,

This is Yudtanah (Yutha) and Noi Limpa-Amara at 71 Belmont Street. We are writing to ask for your support. Our porch is in dilapidated condition and need to be rebuilt. We are in the process of applying for a variance (special permit) to rebuild it as an enclosed porch. Most of housing in our area was built in the early 1900's before the City of Cambridge Zoning Ordinance was put in effect. Therefore the buildings are not in compliance with dimensional requirement of the zoning ordinance. A special permit would be needed for pretty much any construction. We were advised that support from our neighbors would be very helpful for acquiring the permit. Please lend your support to our effort by signing and printing your name on the attached sheet.

Please feel free to add any comment you may have. Your help in this matter is greatly appreciated.

If you have any question please call or text at 857 998 9153 or email at "naengnoi49@hotmail.com"

Thank you very much.




(Yudtanah Limpa-Amara)




(Naengnoi Limpa-Amara)

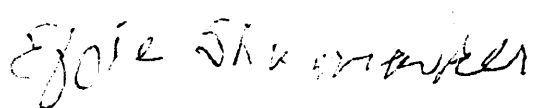
We, the undersigned, support the rebuild of enclosed porch at 71-73 Belmont Street, Cambridge, MA02138.

Name: Bonnie Ryan


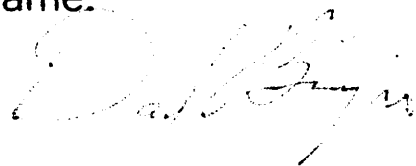
Address: 67 Belmont St.
Camb. 02138

Name:
Cory Lancer


Address:
69 Belmont St. Cambridge MA
02138

Name:
Ejoie Shumaker


Address:
18 Norumboga St
Cambridge

Name:


Address:
17 Norumboga St
Cambridge MA 02138

We, the undersigned, support the rebuild of enclosed porch at 71-73 Belmont Street, Cambridge, MA02138.

Name: David Hong

Address: 16 Norumbega St
Cambridge, MA
02138

Name: Ali Hubertie and
Marnn Breu

Address: 10 Norumbega St
Cambridge, MA
02138
(owners of #8 as well)

Name: Yasmine Hong
Yasmine Hong

Address: 11-13 Norumbega St.
Cambridge, MA 02138

Name: Diane Rodgers
DIANE RODGERS

Address: 179 Belmont St
Cambridge, MA

DAVID HARMON ARCHITECTURE

3/8/21

To: **Cambridge Planning dept.**

Subject: New Gross Floor area generated from new proposed roof at 2nd floor porch.
project address: 71 Belmont St Cambridge

To: Cambridge Planning Dept:

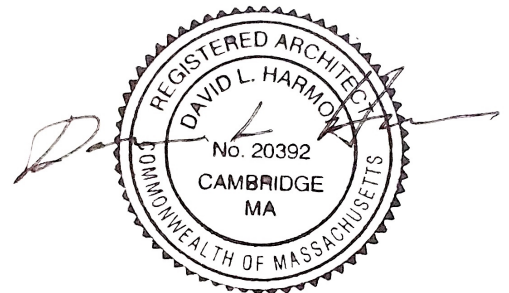
Total Calculated GFA was generated from a recent onsite survey by DH Architecture 2/2021.

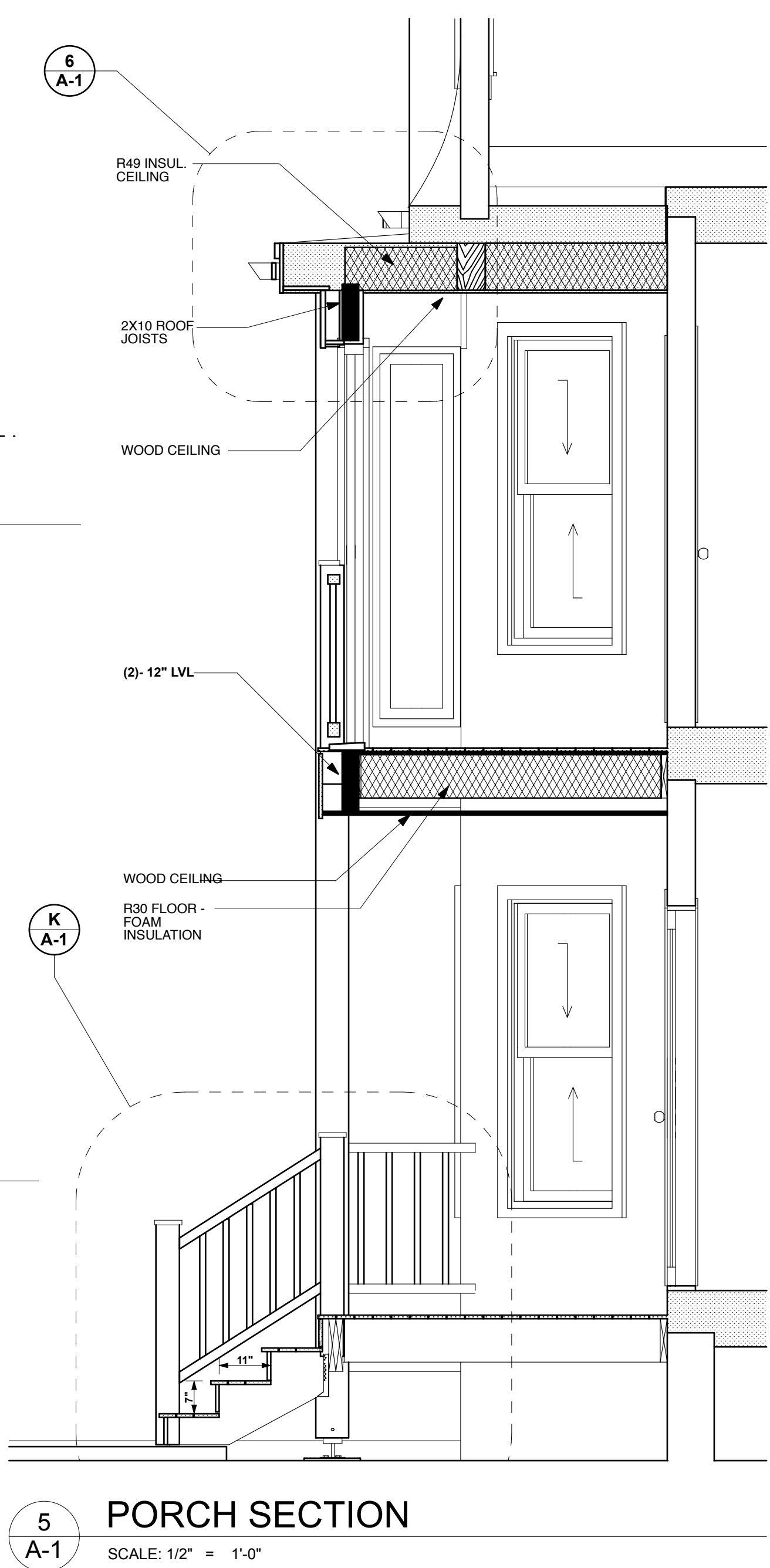
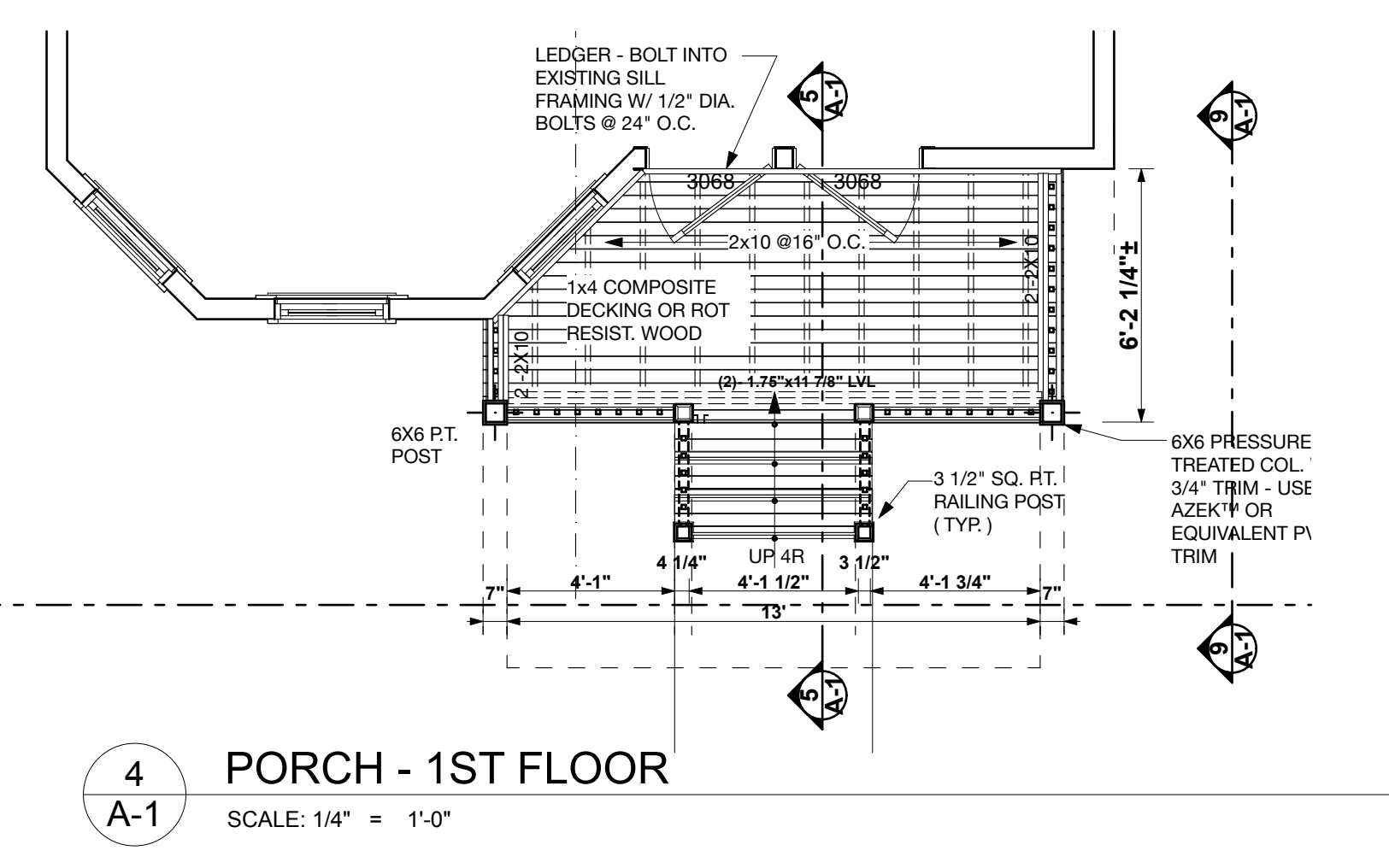
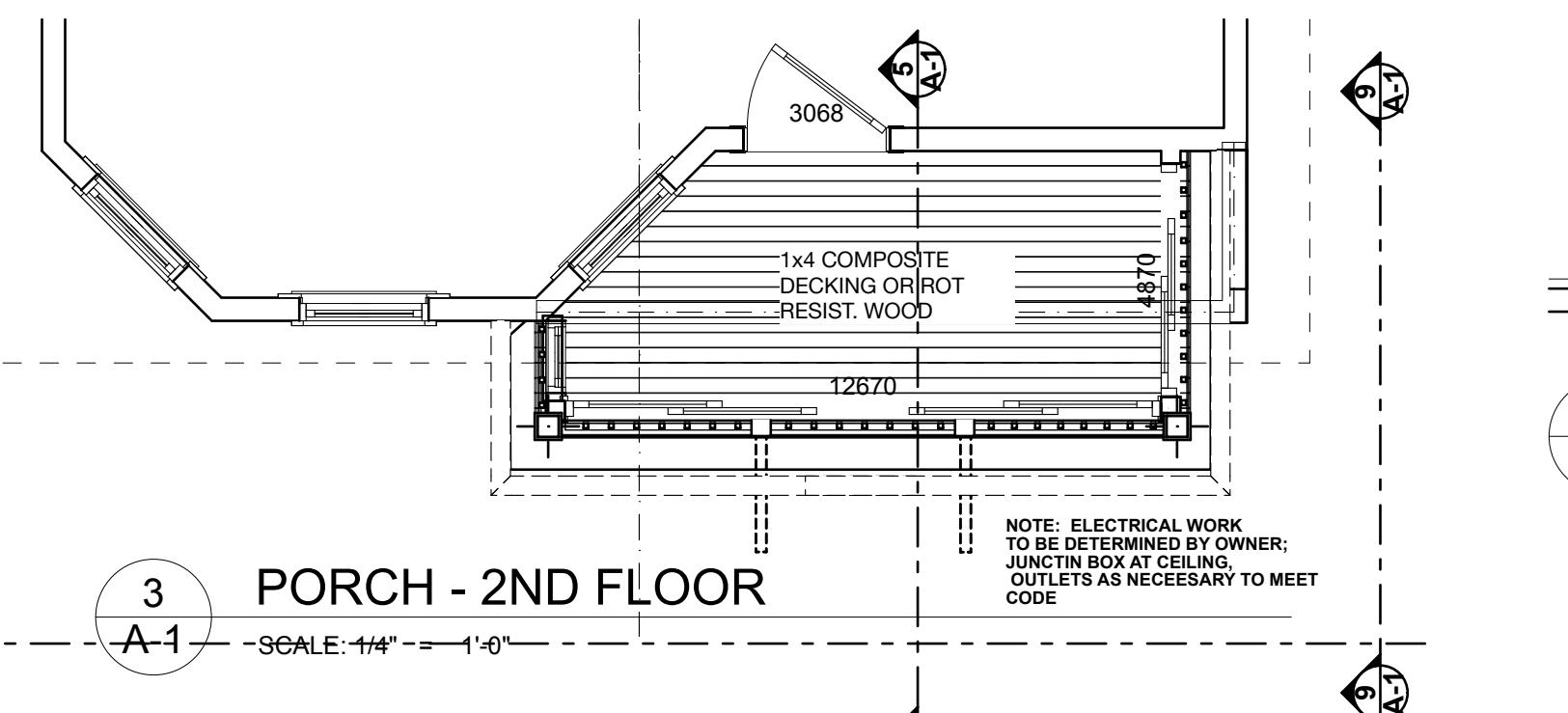
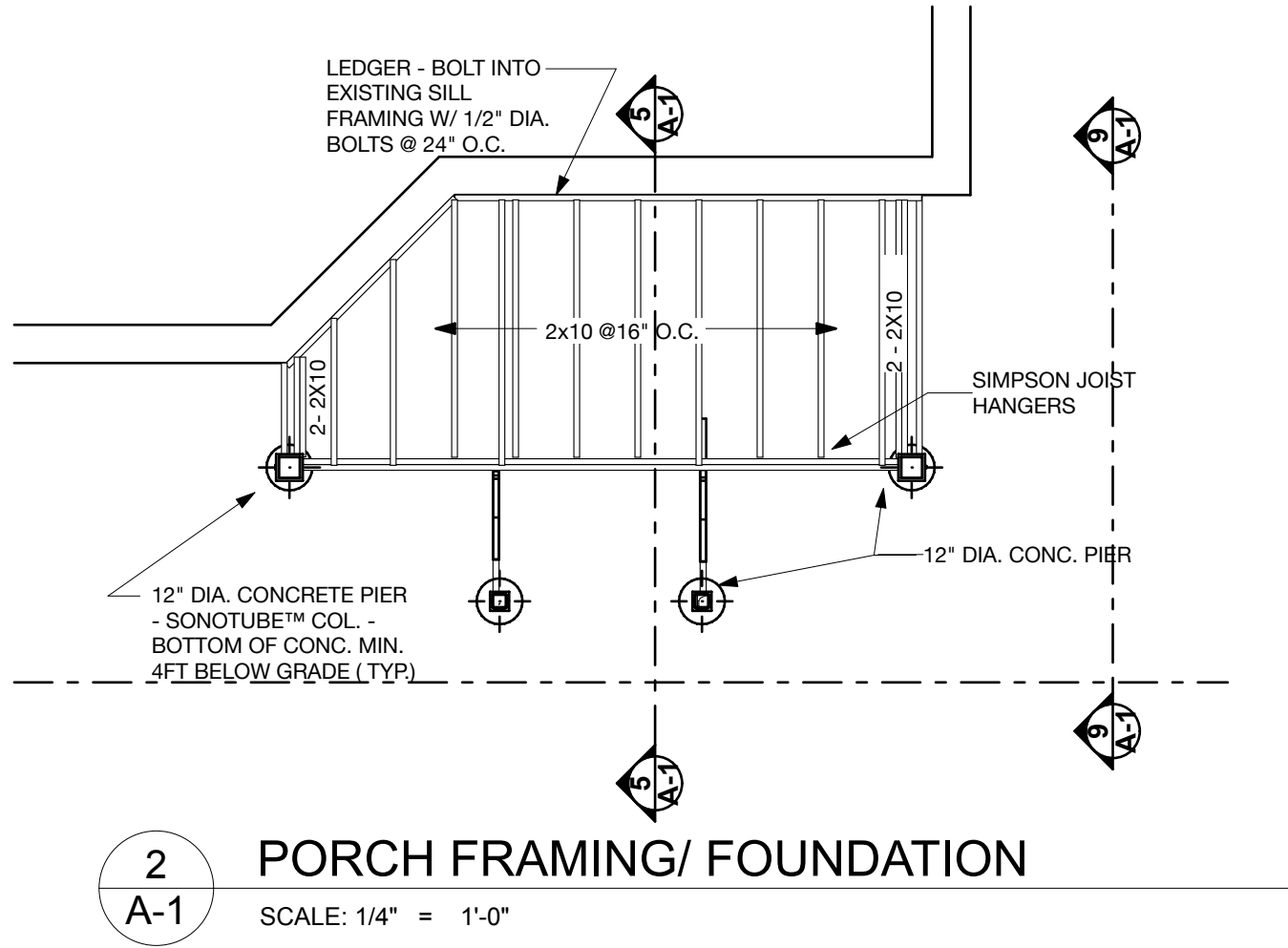
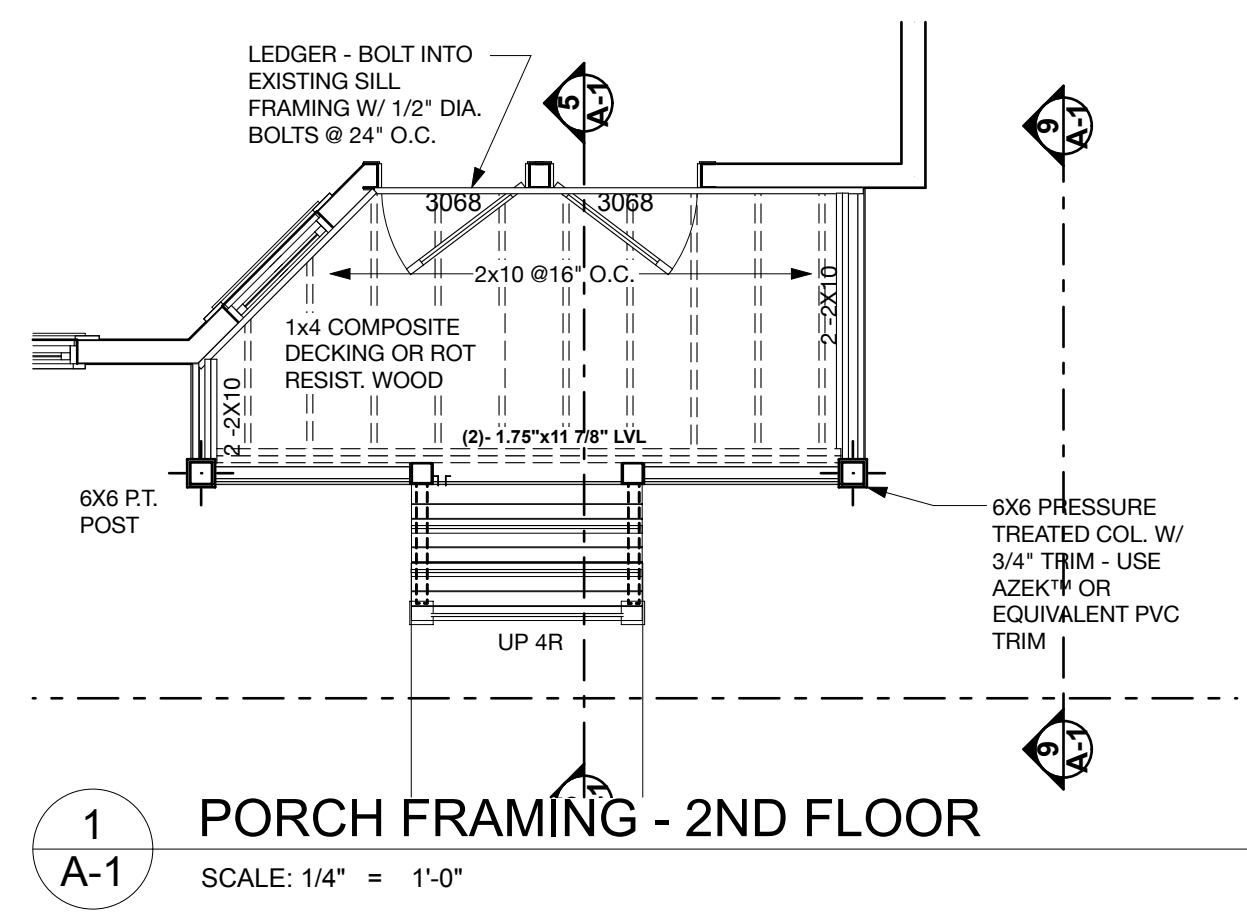
| GFA | EXISTING | PROPOSED | TOTAL |
|---------------------------|----------|----------|--------------------------|
| BASEMENT | 0 | 0 | 0 |
| FIRST FLR W/ ROOF ENTRY | 1003 | 0 | 1003 |
| 2ND FLR W/ NEW PORCH ROOF | 932 | 71 | 1003 |
| ATTIC | 725 | 0 | 725 |
| GARAGE (ACCESSORY BLDG) | 324 | | 324 |
| | | | TOTAL GFA 3055 SF |

Sincerely,

David Harmon

Registered Architect [MA - No. 20392 , ME - No. ARC440]





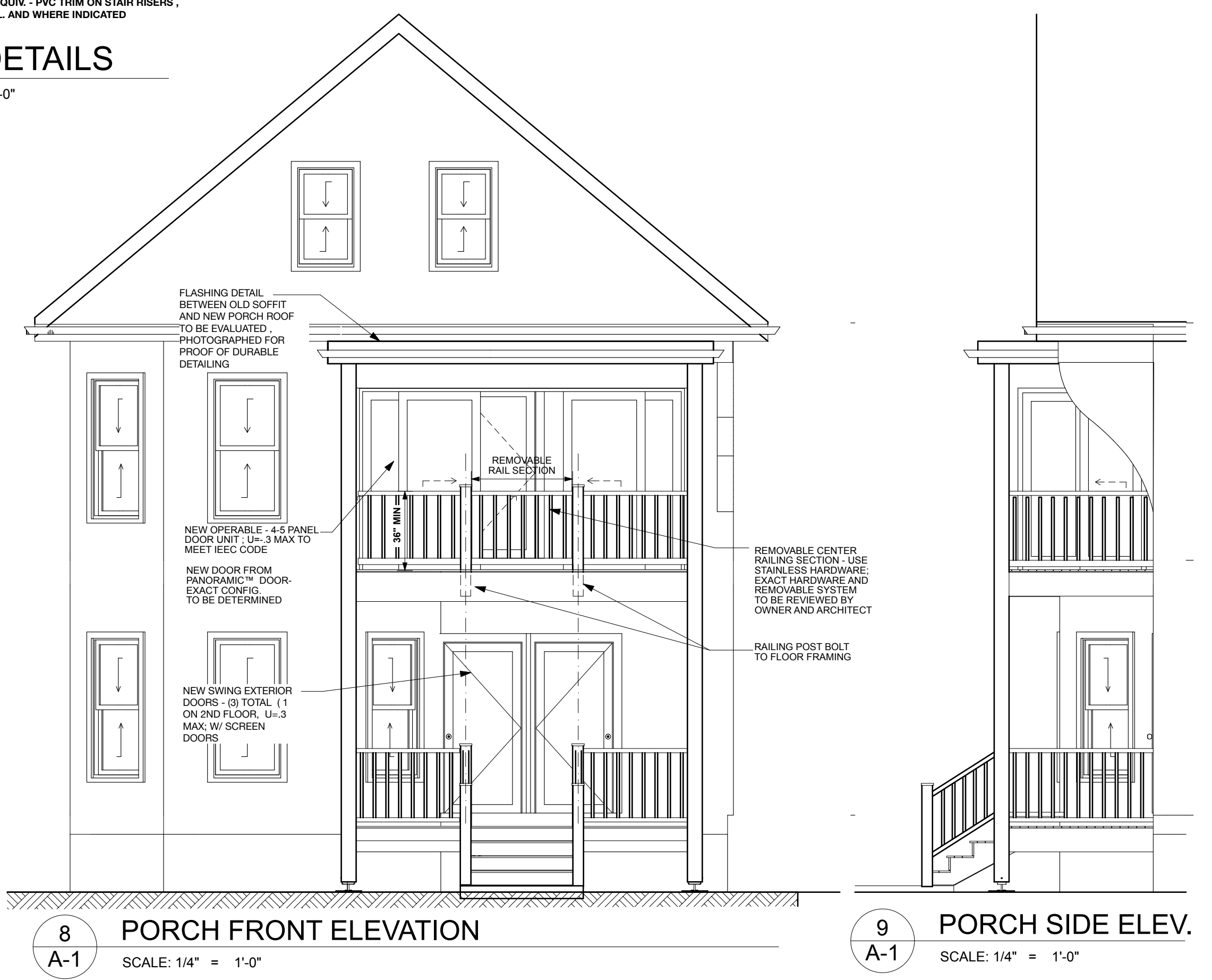
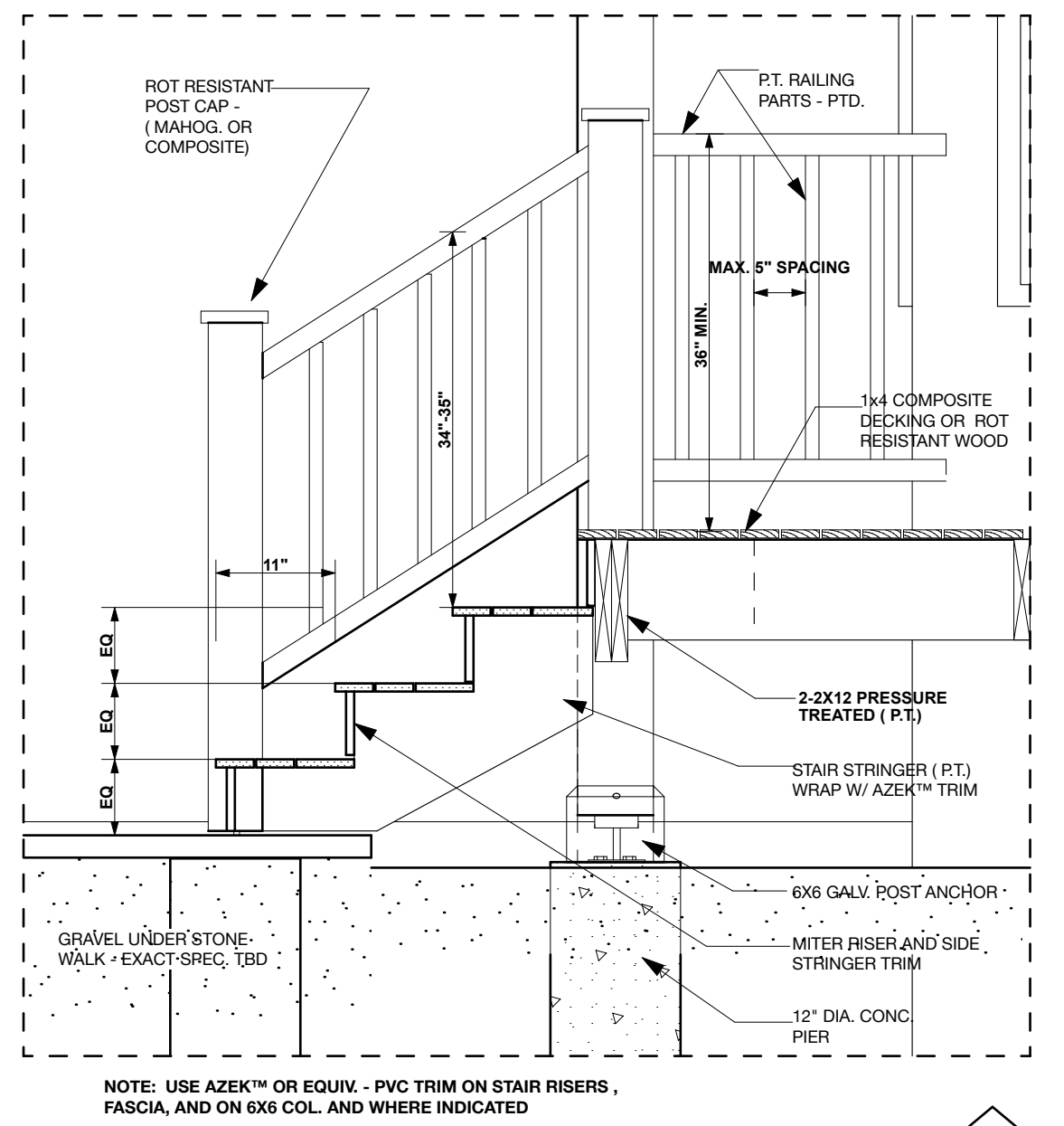
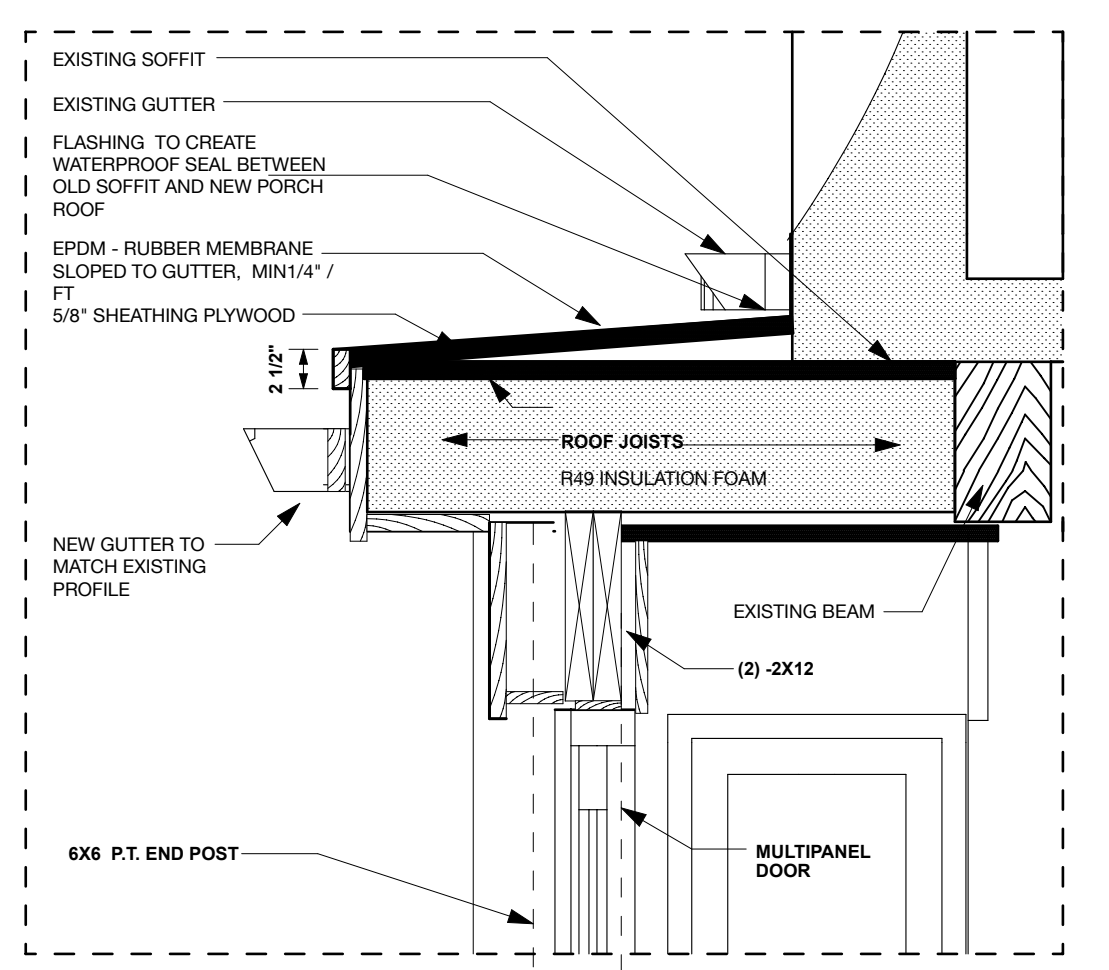
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CONCRETE:
CONCRETE MINIMUM DESIGN STRENGTH OF $F_c = 3000$ PSI.

LVL BEAMS:
LVL - $F_b = 3100$ psi

ROUGH CARPENTRY

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- ALL EXPOSED WOOD FOR DECKS, EXTERIOR STAIRS ETC. TO BE PRESSURE TREATED (PT.) AND ALL METAL FASTENERS TO BE GALVANIZED.



GENERAL NOTES

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- ELECTRICAL, MECHANICAL SUBCONTRACTORS TO BE LICENSED AND SHALL FOLLOW ALL APPLICABLE CODES

SCOPE OF WORK
REMOVAL EXISTING FRONT PORCH AND REPLACE WITH NEW PORCH BUILT TO THE PLAN LIMITS OF THE ORIGINAL.

ARCHITECT:
DAVID HARMON ARCHITECTURE
BOSTON PORTLAND
DHAPARTNERS.COM
David Harmon Reg. Architect
T 617 870 4548

OWNER:
NOI AMARA

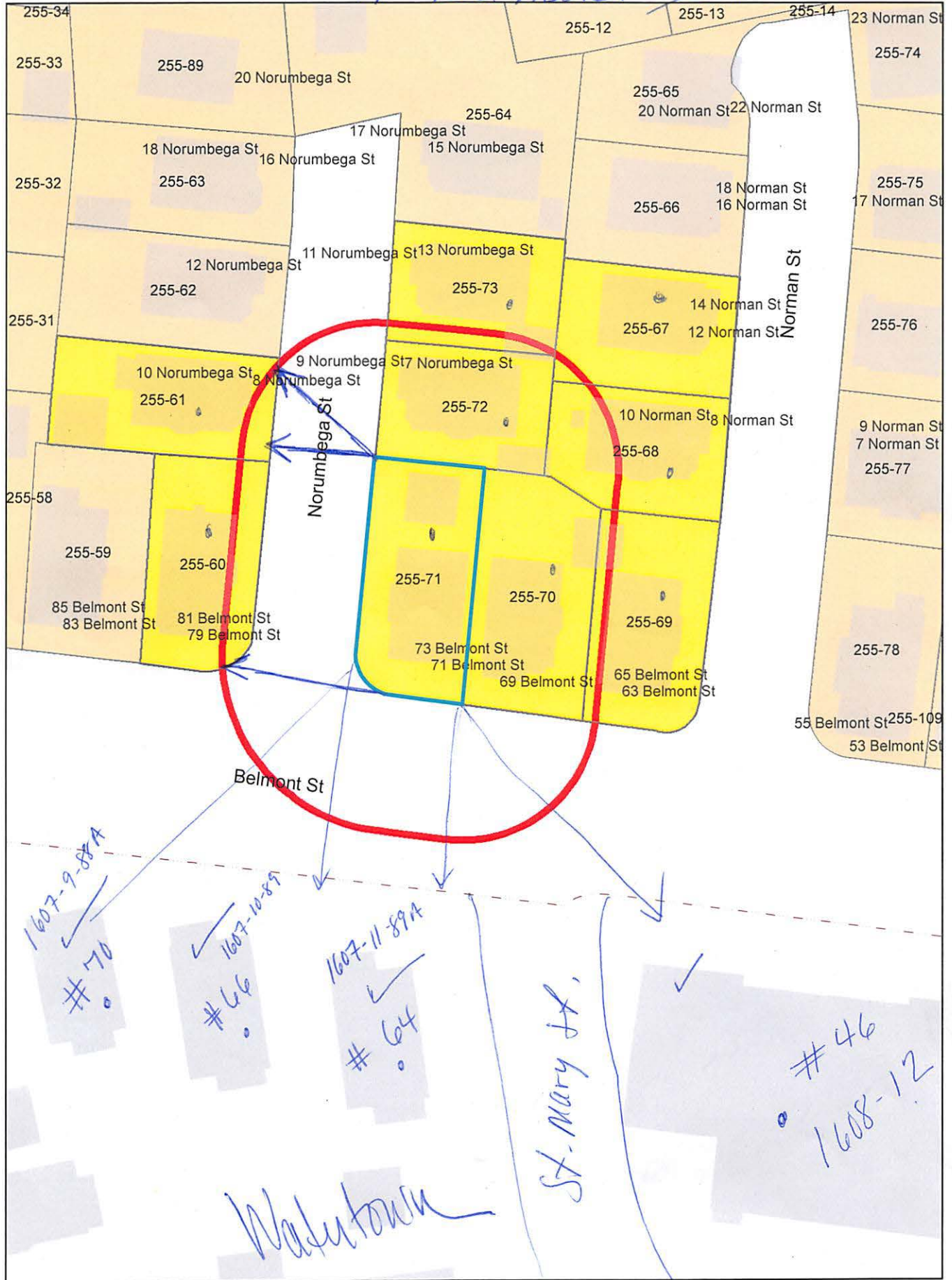
PROJECT LOC.:
71 BELMONT ST
CAMBRIDGE, MA

DATE: 09-07-20

DWG. TITLE:
PORCH DRAWINGS

SHEET NO.
A-1

71 Belmont St.



Watertown Abutters

Find Abutters

Parcel ID:

Distance (ft):

Parcel ID: 1607 10 89 X
Location: 66 BELMONT ST
Owner(s): KIM HYO-JIN KUO BOBBY
Mailing: 179 LARCH RD APT 2
Address: CAMBRIDGE, MA 02138

Parcel ID: 1607 11 89A X
Location: 64-64A BELMONT ST
Owner(s): VALENTINE CHRISTINA R.
Mailing: 64A BELMONT ST
Address: WATERTOWN, MA 02472

Parcel ID: 1607 9 88A X
Location: 70 BELMONT ST
Owner(s): MALGWI CHARLES A MALGWI CHRISTINA C
Mailing: 4A MT AUBURN ST
Address: CAMBRIDGE, MA 02438-6010

Parcel ID: 1608 1 2 X
Location: 46 BELMONT ST
Owner(s): ROMAN CATHOLIC ARCHBISHOP OF B
Mailing: 770 MT AUBURN ST
Address: WATERTOWN, MA 02472

71 Belmont St. Petitioner
THE MURPHY GROUP
C/O LISA MURPHY
183 VIRGINIA ROAD
CONCORD, MA 01742

255-73
HUNG, YASMINE & MARGARITA HUNG
11 NORUMBEGA ST
CAMBRIDGE, MA 02138

255-67
BONACCI, MICHAEL J.
14 NORMAN ST
CAMBRIDGE, MA 02138-4409

255-72
DISTEFANO, EILEEN J.
16 DANA RD
MAYNARD, MA 01754

255-70
RYAN, BONNIE A.
67 BELMONT ST
CAMBRIDGE, MA 02138

255-71
LIMPA-AMARA, NAENGNOI &
YUTHANA LIMPA-AMARA
71-73 BELMONT ST
CAMBRIDGE, MA 02138

255-60
RODGERS, DIANE
81 BELMONT STREET
CAMBRIDGE, MA 02138-4439

255-61
BREU, MARTIN & ALLISON HUBERLIE
10 NORUMBEGA ST
CAMBRIDGE, MA 02138

255-69
ERCOLINI MAUREEN E.
TRS CHARLES A CHUTE IRREVOCABLE TR
63-65 BELMONT ST
CAMBRIDGE, MA 02138

255-68
DONAHE, MARILYN &
JACLYN SUZANNE DONAHE
10 NORMAN ST
CAMBRIDGE, MA 02138

1607-10-89
HYO-JIN KIM & BOBBY KUO
179 LARCH ROAD – APT. 2
CAMBRIDGE, MA 02138

1607-11-89A
CHRISTINA R. VALENTINE
64A BELMONT STREET
WATERTOWN, MA 02472

1607-9-88A
CHARLES MALGWI & CHIRSTINA MALGWI
4A MT. AUBURN STREET
CAMBRIDGE, MA 02138-6010

1608 1 2
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
770 MT. AUBURN STREET
WATERTOWN, MA 02472