



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 DEC 22 PM 2:35
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 205777

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Pamela Lipson and Pawan Sinha C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, MA, Boston 02108

LOCATION OF PROPERTY: 8 Dana Pl, a/k/a 11 Dana Street, Unit 8, Cambridge, MA

TYPE OF OCCUPANCY: Single-Family (w/ Accessory Apt) **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Expand rear deck into side setback/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The variance is requested to legalize an expanded rear deck built in accordance with a validly issued building permit and thereafter determined by Inspectional Services to be in zoning violation due to encroachment into the side setback.

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: 10.30	Section: 10.30 (Variance)

Original
Signature(s):

(Petitioner (s) / Owner)

Sarah Like Rhatigan, Esq., on behalf of the
(Print Name) Petitioners

Address: Trilogy Law LLC, 12 Marshall St., Boston, MA 02108
Tel. No. 617-543-7009
E-Mail Address: sarah@trilogylaw.com

Date: 12/20/22

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by OWNER, signed before a notary, and returned to Secretary of Board of Appeal).

We, **Pamela Lipson and Pawan Sinha**, of **Cambridge, Massachusetts**

(OWNER)

Address: **11-8 Dana Street (a/k/a 8 Dana Place), Cambridge, Massachusetts**

state that we own the property located at **11-8 Dana Street (a/k/a 8 Dana Place), Cambridge, Massachusetts** which is the subject of this zoning application.

The record title of this property is in the name of **Pamela Lipson and Pawan Sinha**, pursuant to a deed dated **September 2, 2001** and duly recorded on **September 4, 2001**, in the Middlesex South County Registry of Deeds at Book **33588**, Page **287**.

[Signature appears on the following page.]

☐



Pawan Sinha

Commonwealth of Massachusetts

COUNTY: **Middlesex** County, ss.

On this **17** day of December, 2022, before me, the undersigned notary public, personally appeared the above named **Pawan Sinha**, proved to me through satisfactory evidence of identification which was MA I.D. CARD a driver's license or (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

2022 DEC 20 P 12:32

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

Charles B Spiegel

Notary Public:

CHARLES B. SPIEGEL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 17, 2024



Commission Expires:

May 17, 2024

□

Pamela Lipson
Pamela Lipson

Commonwealth of Massachusetts

COUNTY: Midsex County, ss.

On this 17 day of December, 2022, before me, the undersigned notary public, personally appeared the above named Pamela Lipson, proved to me through satisfactory evidence of identification which was a driver's license or (form of photo identification) to be the same person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Charles B Spiegel

Notary Public:

CHARLES B. SPIEGEL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 17, 2024



CHARLES B. SPICER

Notary Public

Commission Expires May 15, 1954



CHARLES B. SPICER

Notary Public

Commission Expires May 15, 1954



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:

Petitioners, who have owned this single-family townhouse since 2001, applied for and received a building permit on June 15, 2021 to replace a rotting, substandard (8 x 10.5 feet) rear deck to their home. Thereafter, the rear deck was removed and replaced with a new, code-compliant rear deck slightly larger (12x15 feet) than the original. All work was completed approximately 1 year ago in accordance with the plans filed with the building permit, including modifications--moving of a support post and installation of a grab bar requested by the building inspector after inspection. The Petitioners and their contractor sought final inspection by the City for several months, but were unsuccessful in reaching the building inspector. In December 2022, the Petitioners were shocked to receive a notice of zoning violation and an order to demolish the newly constructed deck from Cambridge Inspectional Services. The Petitioners came to learn that the newly constructed deck extended approximately 8 inches further into the left side setback than the original deck, a condition that Inspectional Services determined constituted a zoning violation requiring a variance.

At no time prior had they or their contractor ever been informed of this zoning non-conformity. Neither the Petitioners nor their architect, who had prepared the plans and expressly sought to design a deck that would be conforming in all respects to zoning, ever realized that the location of the new deck was non-conforming. If they had realized this, the deck would have been redesigned and built in accordance with this setback. The Petitioners expressly desired and instructed their architect that they wished to design and construct an "as of right" deck; and the Petitioners would never have proceeded with the current design if they had been aware of the issue.

At this point, the Petitioners have expended approximately \$40,000 from the design through the construction of their new deck. Removal of the deck or portion of the deck would likely cause damage to the existing structures and be extremely costly. The deck required very long concrete footings for each deck support leg, buried deep in the ground. The City also required a large concrete landing pad at the garden level where two stairs meet. These concrete elements have rebar. New concrete is touching an old retaining wall and thus demolition of one is likely to damage the other. Each of these circumstances imposes an extreme hardship on the Petitioners if they are required to comply with the order of demolition.

- 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:

The 8-inch further intrusion of the new deck into the setback is the result of the very narrow lot and zero lot line with its neighbor as well as the original design of the townhouse structure and exterior rear deck, as well as the topography of the site, leading to a significant height above grade towards the rear where the deck is sited.

- 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 newly constructed deck is not causing any detriment to the public good, and in fact is providing a code-compliant, safe and desirable open space for the Petitioners to enjoy at their home.

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

Zoning relief may be granted without nullifying or substantially derogating from the intent or purpose of the Ordinance because the Petitioners did everything in their power to design and construct a zoning compliant replacement deck and through no fault of their own ended up in this situation where the City now requires them to demolish it due to a very minor encroachment on the zero setback side of the structure.

***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: Pamela Lipson and Pawan Sinha
Location: 8 Dana Pl., Cambridge, MA
Phone: 617-543-7009

Present Use/Occupancy: Single-Family (w/ Accessory Apt).
Zone: Residence C-1 Zone
Requested Use/Occupancy: Single-Family (w/ Accessory Apt)

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1,973 sf	2,015 sf	2,158 sf	(max.)
LOT AREA:		2,877 sf	2,877 sf	5,000 sf	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.69	0.70	0.75	
LOT AREA OF EACH DWELLING UNIT		2,877 sf	2,877 sf	1,500 (min.)	
SIZE OF LOT:	WIDTH	29 ft	29 ft	50 ft	
	DEPTH	100	100	n/a	
SETBACKS IN FEET:	FRONT	28 ft	28 ft	10 ft	
	REAR	22.0 (stairs)	20.0 ft	20.0 ft	
	LEFT SIDE	0 ft (bldg.)/3.6 ft	0 ft (bldg.)/3.0 ft	7.5 ft	
	RIGHT SIDE	10.9 ft (bldg.)/14.8 ft (deck)	10.9 ft (bldg.)/10.9 ft (deck)	7.5 ft	
SIZE OF BUILDING:	HEIGHT	<35 ft	<35 ft	35.0 ft (max)	
	WIDTH	18 ft	18 ft	n/a	
	LENGTH	50	52 ft	n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.40/0.20 (conforming to 15x15)	0.39/0.19 (conforming to 15x15)	0.30/ 0.15 (conforming to 15x15)	
NO. OF DWELLING UNITS:		1 (plus Accessory Apt)	1 (plus Accessory Apt)	1 (plus Accessory Apt)	
NO. OF PARKING SPACES:		1	1	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a	n/a	H+H/6	

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.:

n/a. Townhouse-style construction with a party-wall on the left side of the structure.

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'.

Pacheco, Maria

From: Liz Graham <elizabeth.ames.graham@gmail.com>
Sent: Wednesday, January 18, 2023 8:46 AM
To: Pacheco, Maria
Cc: Brad Feldman
Subject: Support for BZA-205777

To the Chair and Members of the Board:

We are writing in support of the petition for Variance (BZA-205777) filed by Pamela Lipson and Pawan Sinha for 11 Dana Street Unit 8. We are the current owners and residents of Unit 6 which is near to the petitioner's unit.

We recently petitioned the Board (BZA-201979) to replace the original rear deck on our unit because of the significant safety risks due to noncompliance with code. We believe the rebuilt and expanded deck in Unit 8 has improved the safety of their deck for their use and for any first responders who may have to enter their unit in case of emergency. In addition, the construction is attractive and promotes the neighborly atmosphere we share at 11 Dana Street. We fully support their petition and consider the work that was done a substantial improvement over the original construction.

Thank you for your consideration.

Liz Graham & Brad Feldman



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: PAWAN SINHA Date: 12th Jan. 2022
(Print)

Address: 8 Dana Pl. A/K/A-11 Dana St. Unit 8

Case No. BZA-205777

Hearing Date: 1/26/23

Thank you,
Bza Members

NEW DECK

8 DANA PLACE

CAMBRIDGE, MASSACHUSETTS

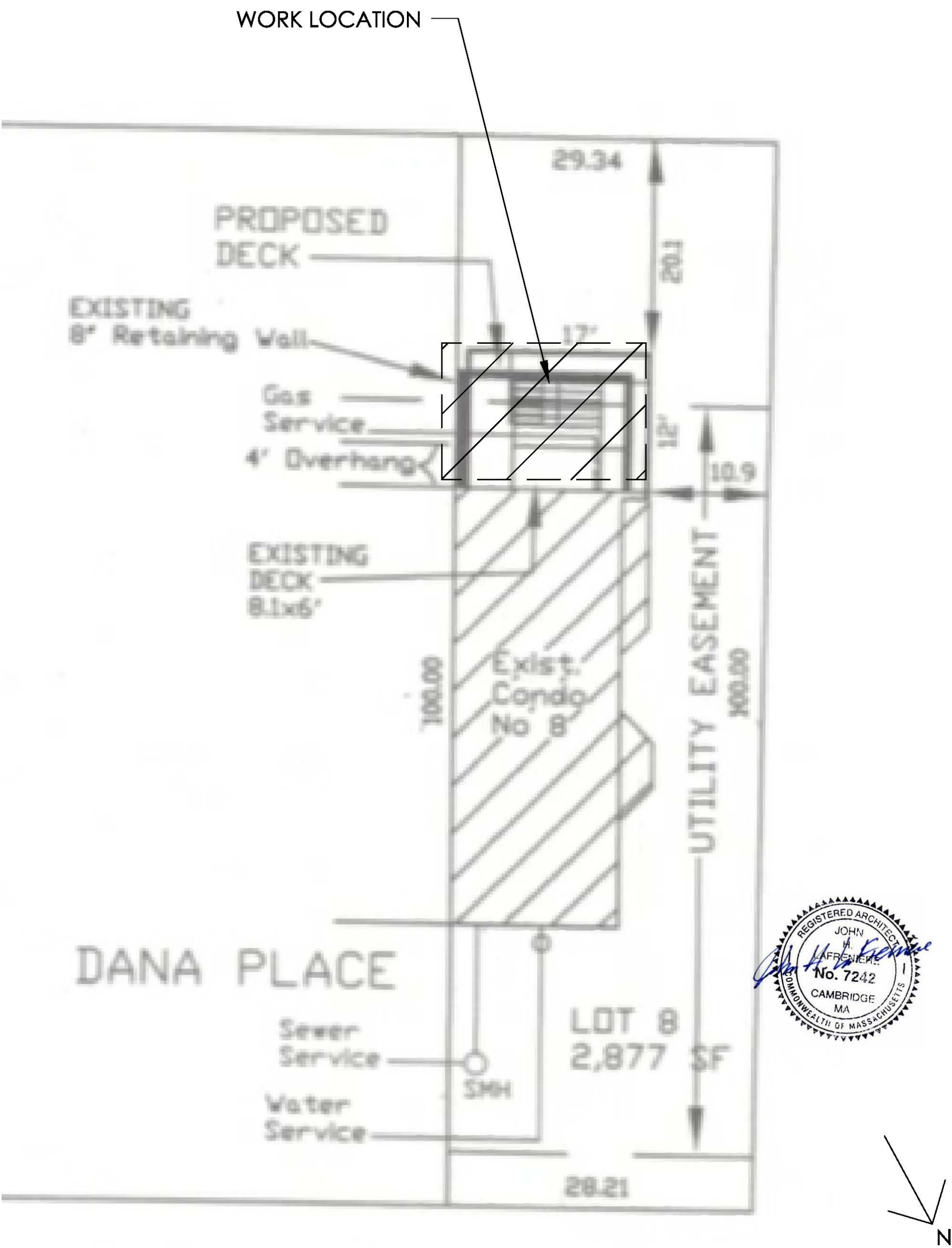
ARCHITECT:



tel: 617-661-4222
fax: 617-661-4244
678 Massachusetts Ave
Cambridge, MA 02139

ARCHITECTURAL DRAWING LIST

NO	TITLE
	COVER SHEET
A0	NOTES, SCHEDULES & DETAILS
A1	PLANS, ELEVATIONS & SECTIONS



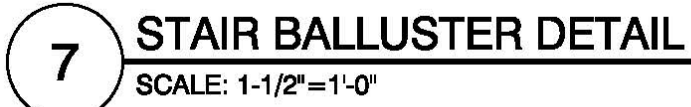
BUILDING CODE:

Building Type: Type V
Occupancy Type: R-3 - Residential
Sprinkler: N/A
Fire Alarm: N/A
Plumbing fixtures: N/A
Classification of Work: Alteration-Level 02
Scope of Work: 1. Removal of existing deck.
2. Construction of new deck

JULY 30, 2020
REVISION 1: 2021.08.09

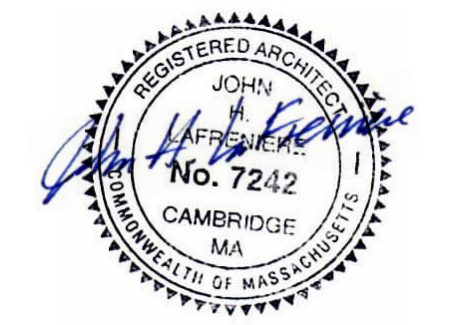


2 PLAN DETAIL- POST AT DECK FRAMING
SCALE: 1-1/2"=1'-0"



**8 DANA PLACE
NEW DECK**

CAMBRIDGE, MA



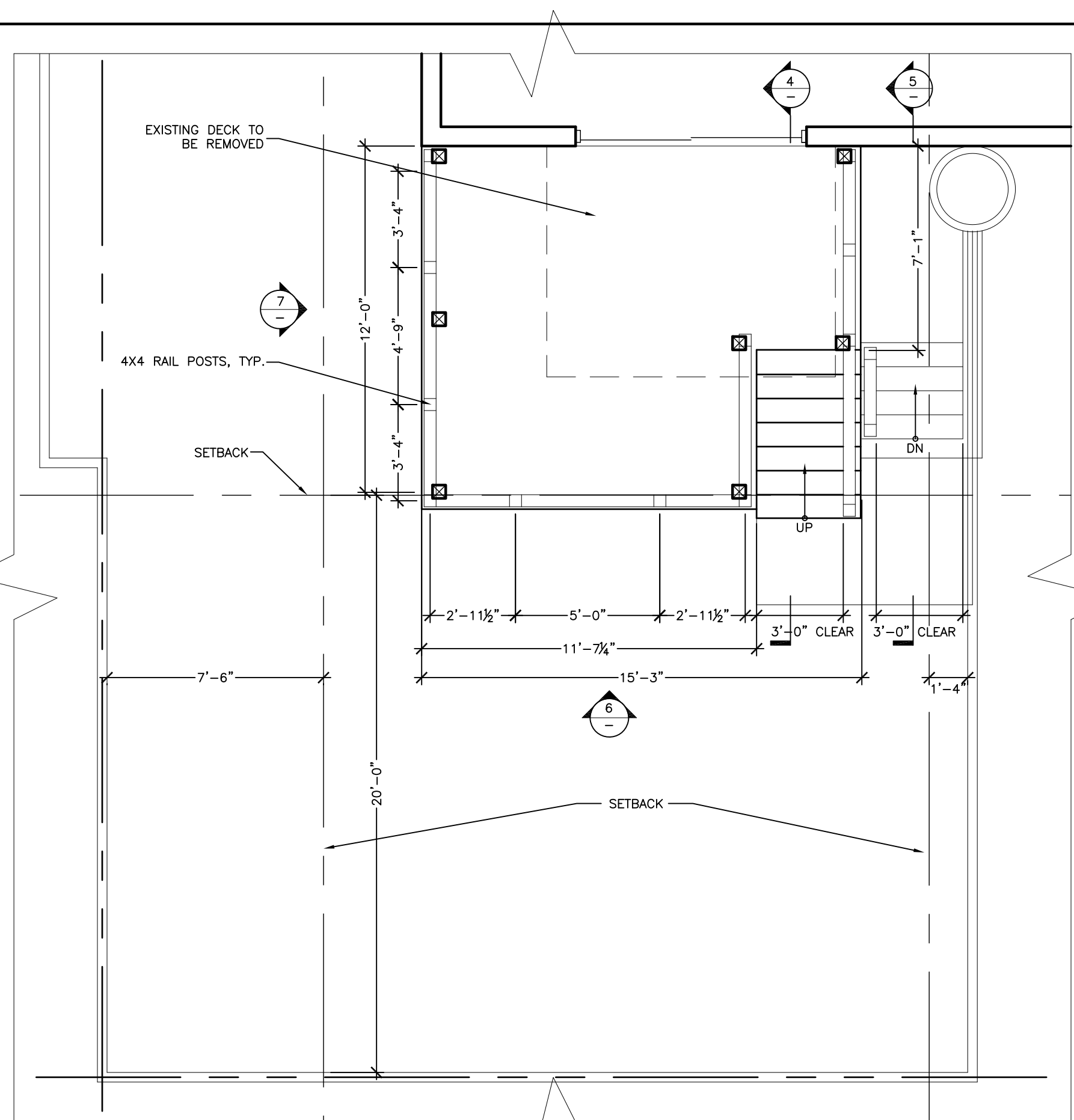
REVISIONS:

1: 2021.08.09

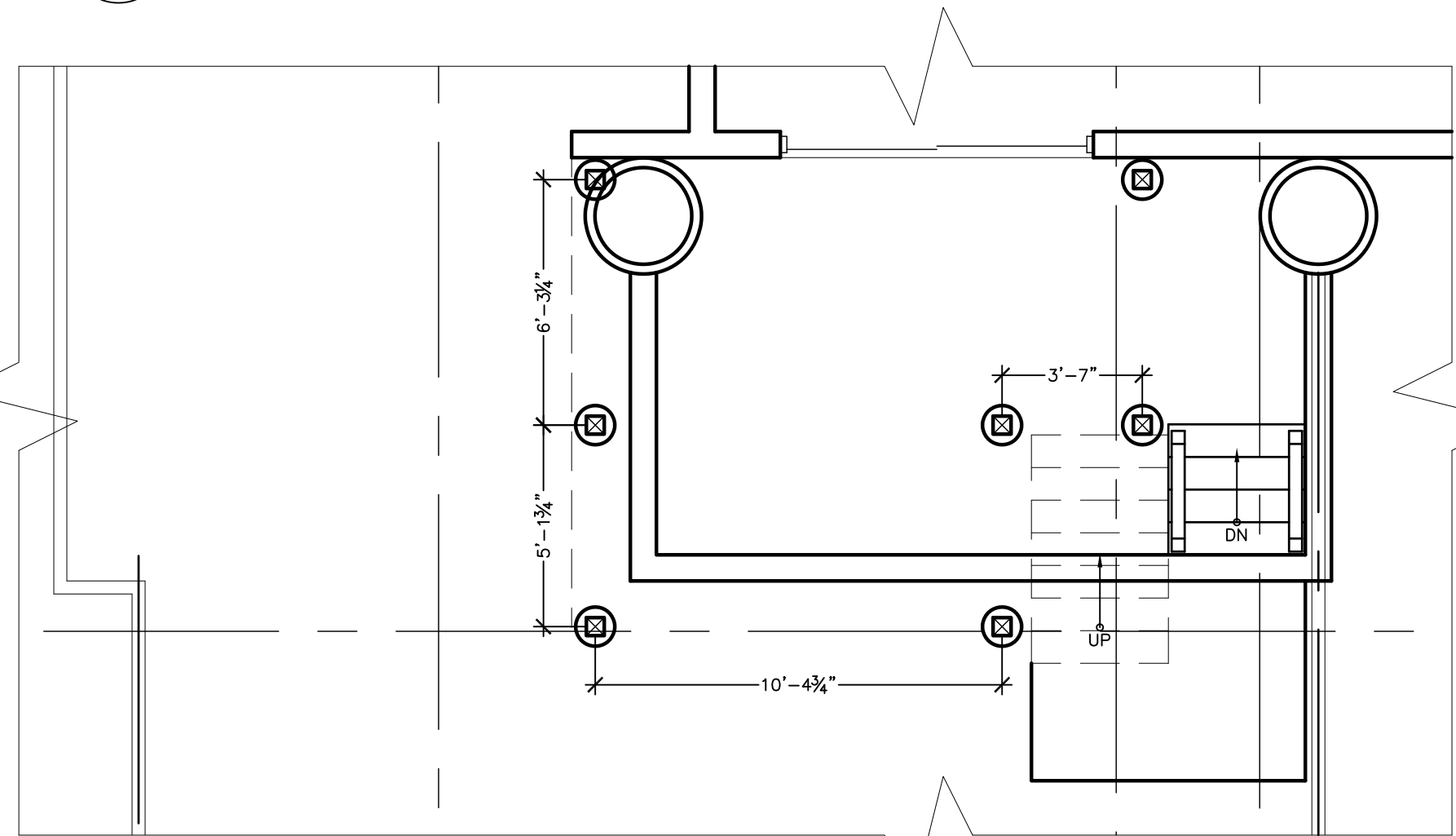
DATE: JULY 30, 2020
PROJECT #: 20029
SCALE: AS NOTED

**PLANS,
ELEVATIONS &
SECTIONS**

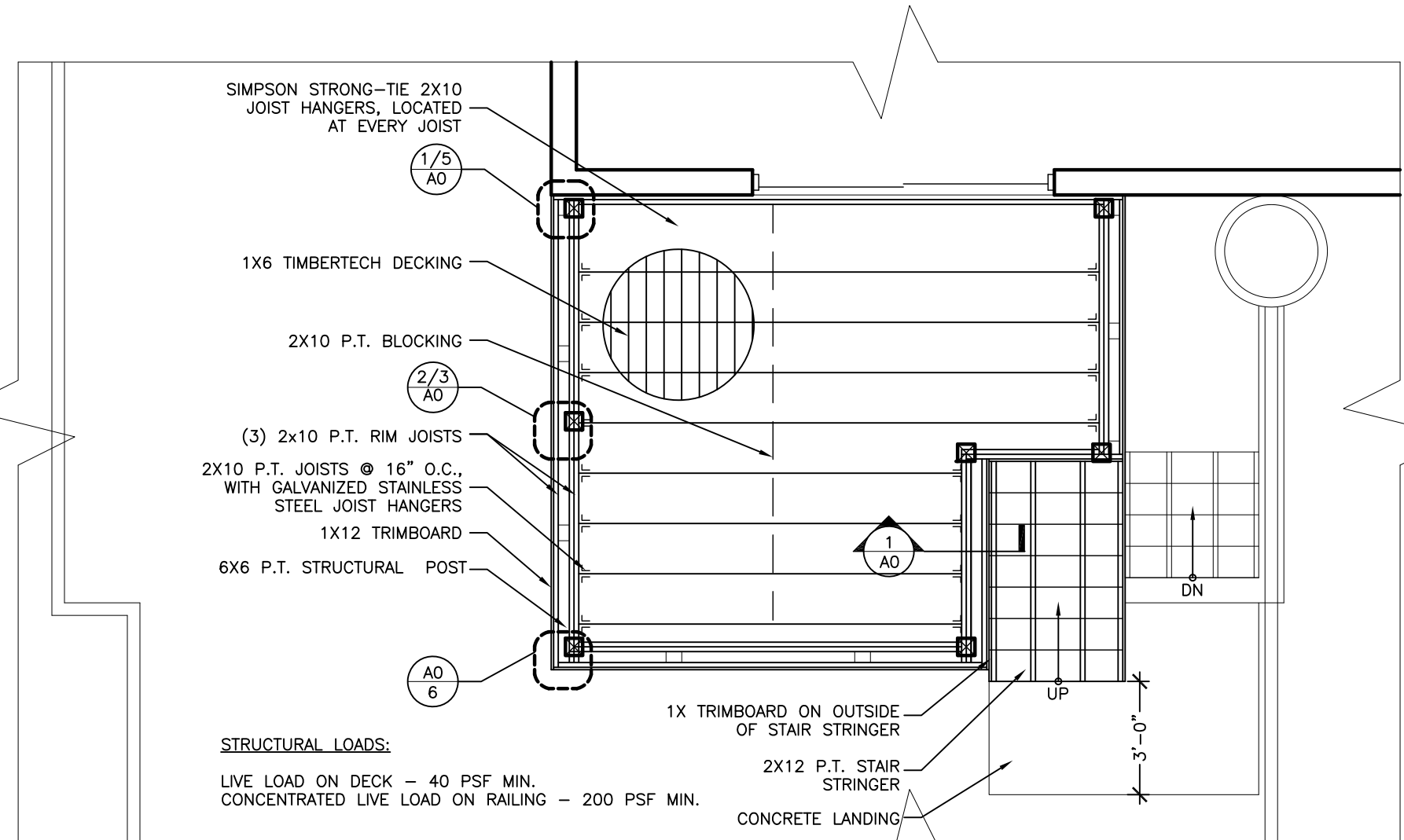
A1



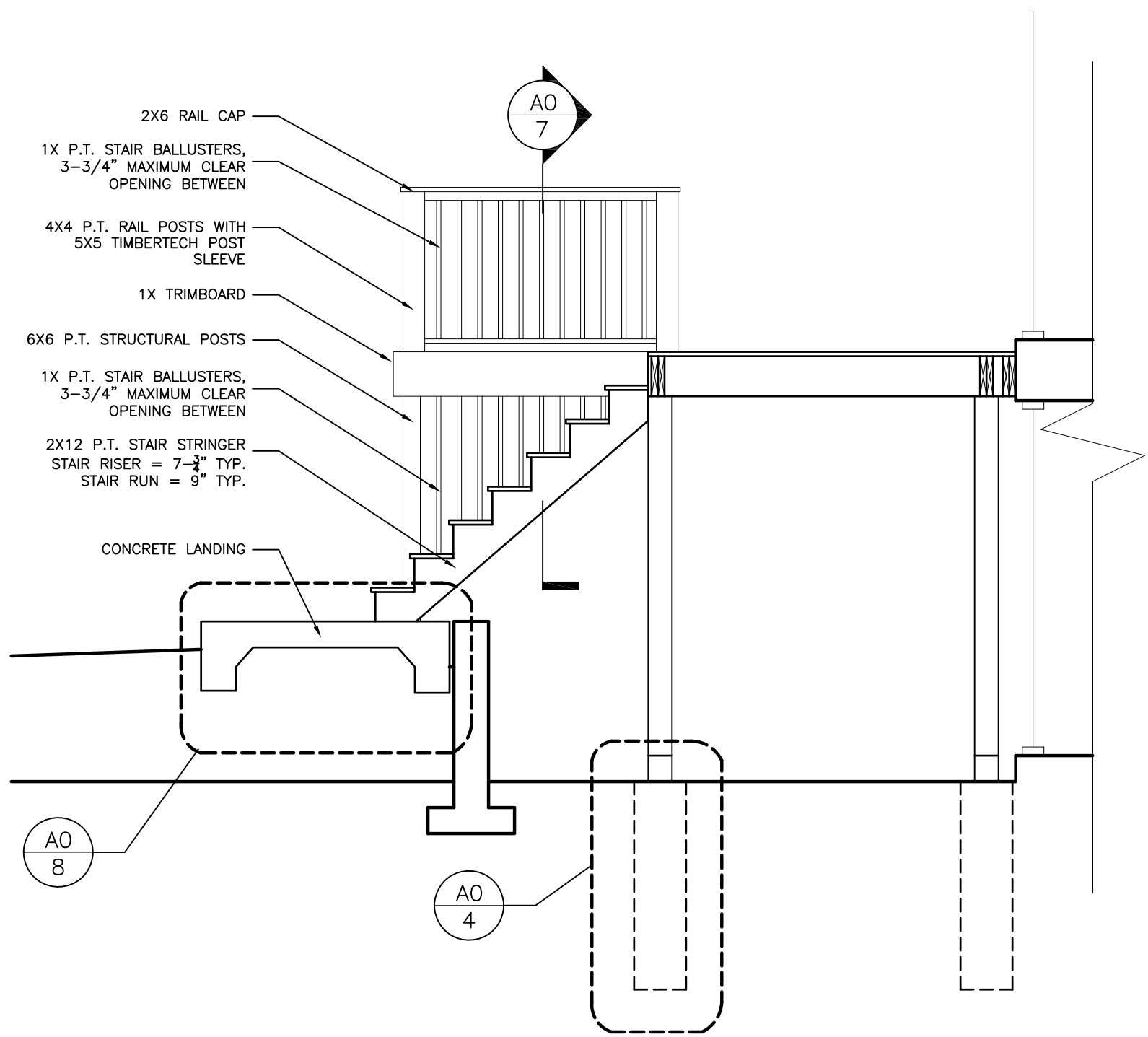
1 ABOVE GRADE FLOOR PLAN
SCALE: 1/4"=1'-0"



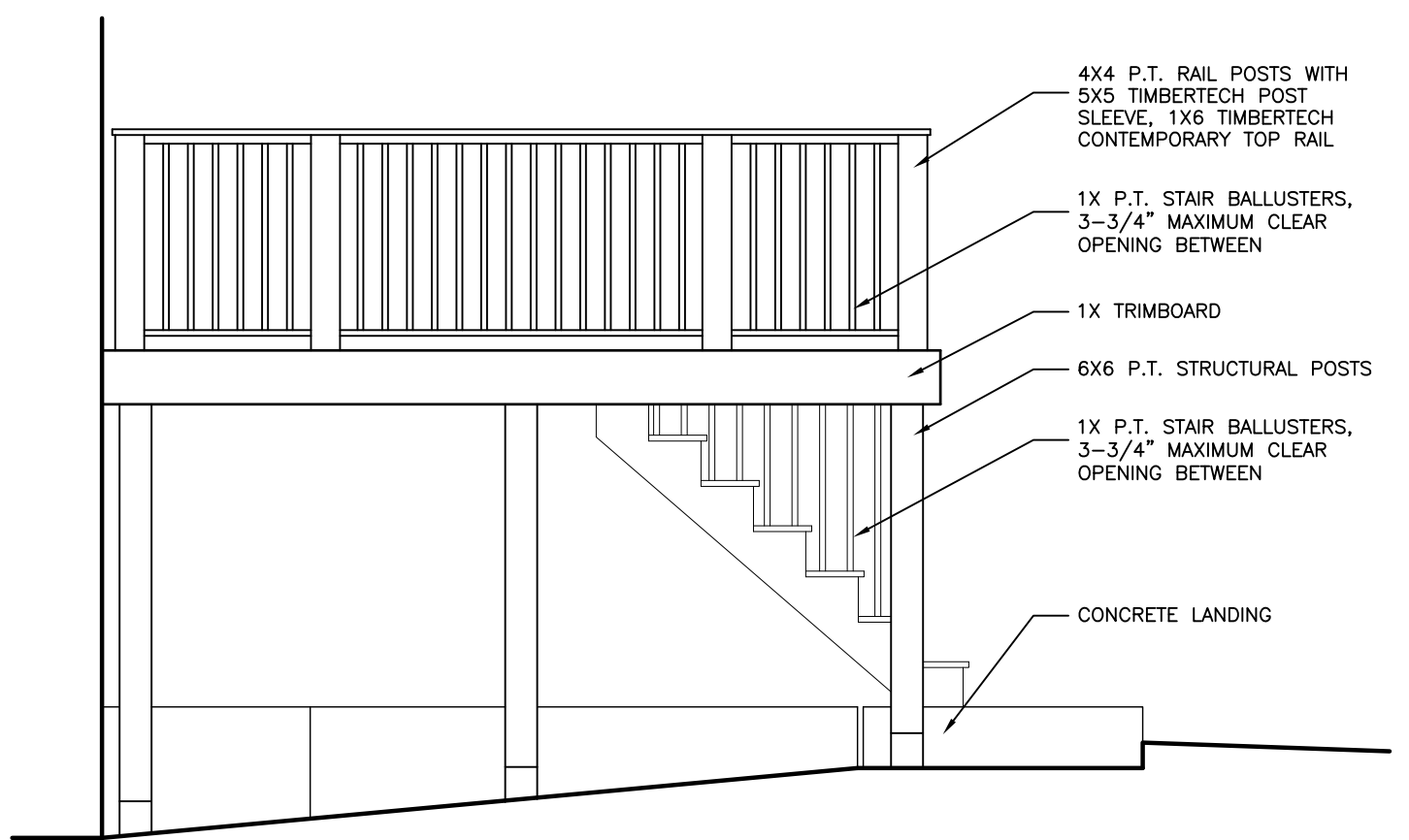
2 BELOW GRADE FLOOR PLAN
SCALE: 1/4"=1'-0"



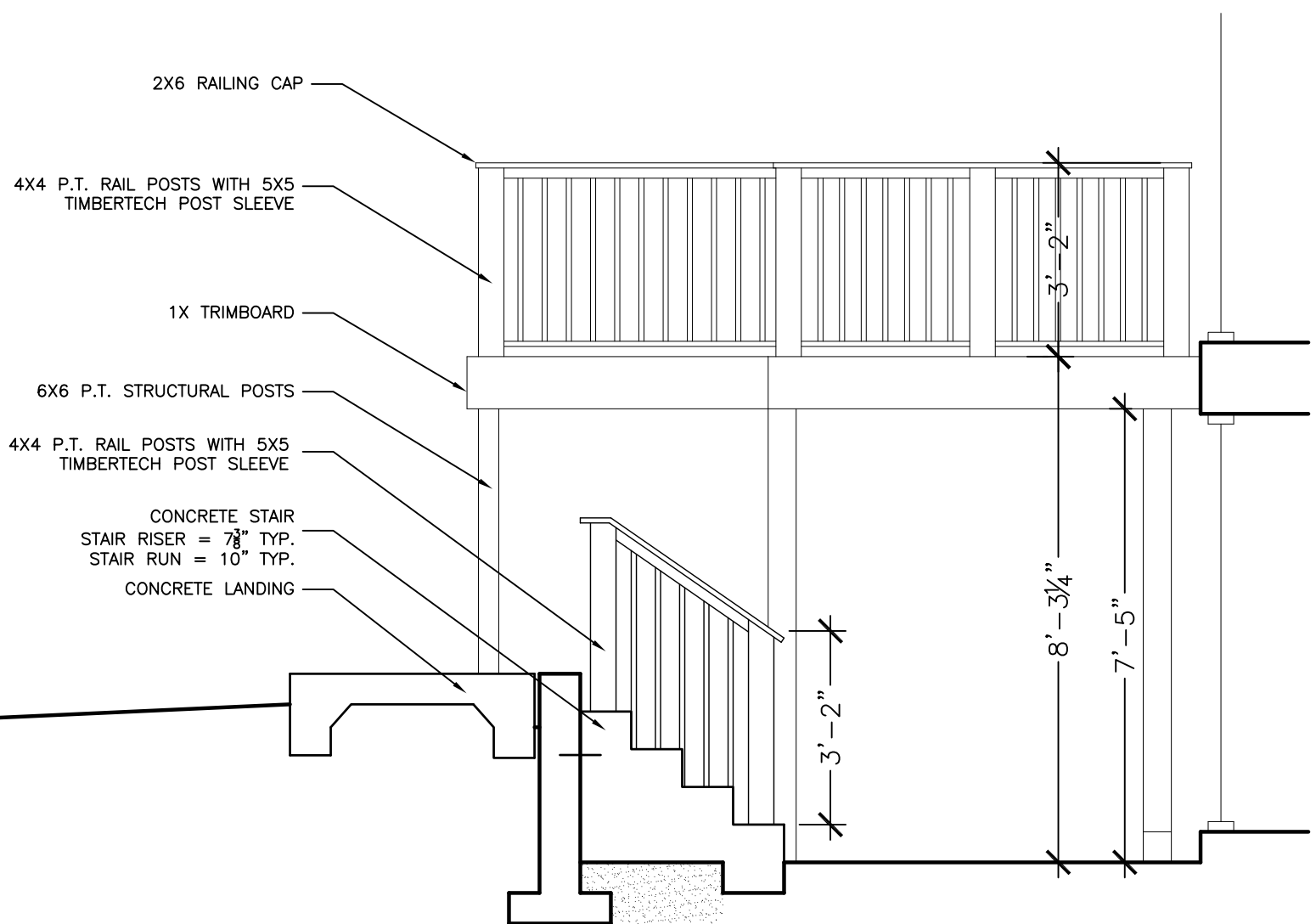
3 FRAMING PLAN
SCALE: 1/4"=1'-0"



4 SECTION
SCALE: 3/8"=1'-0"

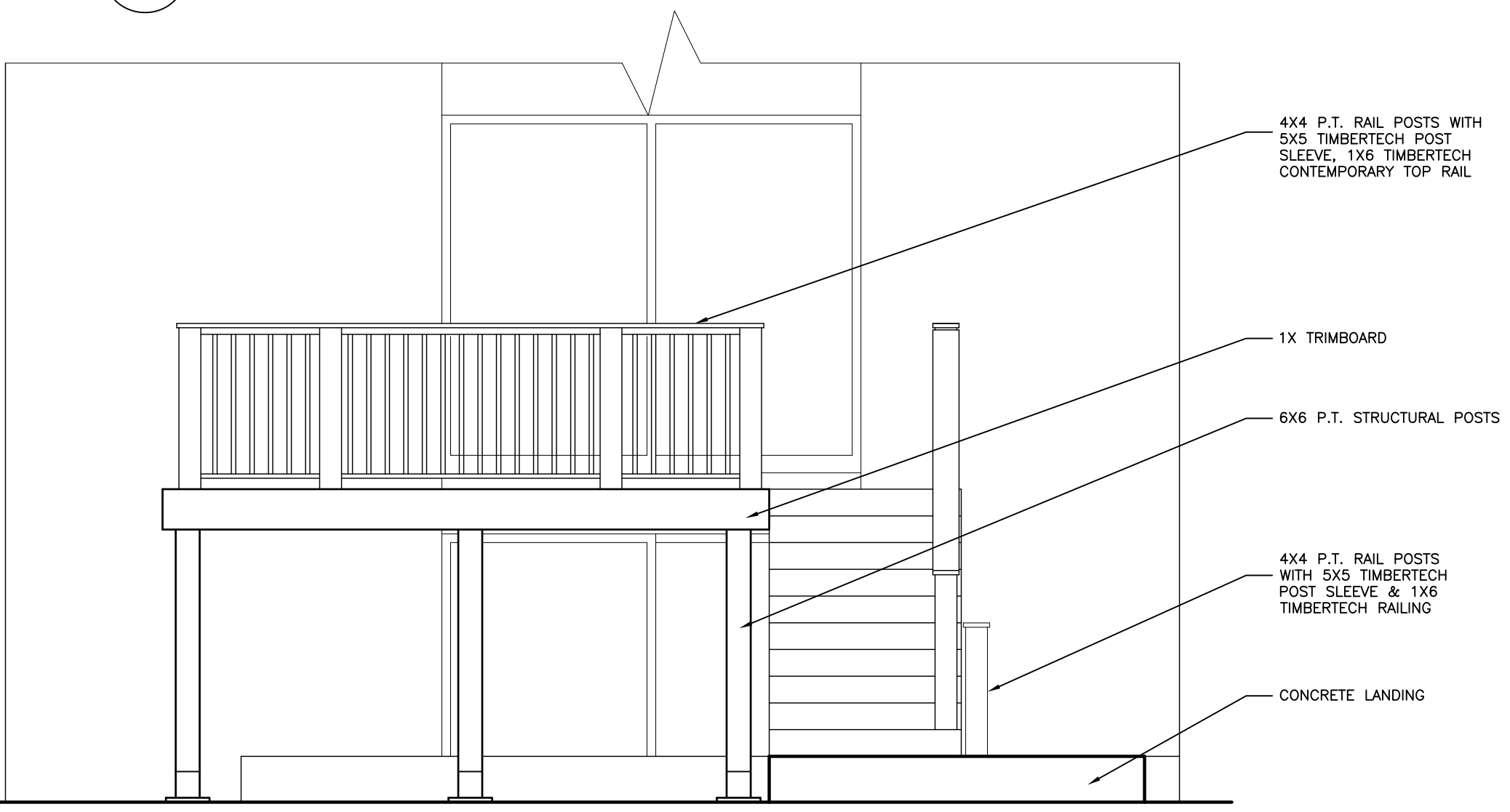


7 EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"



5 SECTION
SCALE: 3/8"=1'-0"

- MATERIAL LEGEND:**
- RAILING SYSTEM**
- R1 TIMBERTECH
STYLE: CONTEMPORARY RAIL
COLOR: T.B.D
- DECKING**
- D1 TIMBERTECH DECKING
STYLE: 1X6 VINTAGE COLLECTION
COLOR: T.B.D
- HARDWARE**
- H1 SIMPSON STRONG-TIE
STYLE: GALVANIZED FACE MOUNTED
2X10 JOIST HANGERS
- H2 SIMPSON STRONG-TIE
STYLE: GALVANIZED 6X6 POST BASE & CAP
- H3 SIMPSON STRONG-TIE
STYLE: GALVANIZED 3/8" LAG BOLTS



6 EXTERIOR ELEVATION
SCALE: 3/8"=1'-0"









Permit Number: BLDC-125616-2021

CITY OF CAMBRIDGE

INSPECTIONAL SERVICES DEPARTMENT



Date: June 15, 2021

BUILDING PERMIT

GIOVANNI C NARDELLA

has permission to: Rebuild rear deck, same footprint - NO DIMENSIONAL CHANGES

8 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 Singanayagam, Commissioner

Excavation Depth Soil Condition Date Inspector	Footings Depth Fdn Drain 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 Final Date

Footings

Some holes moved due to
gas lines. Plans adjusted to
accommodate change. OK, pending plans.
Updated and match foot print. BAW 9/14/21,
Adjust where so doesn't touch forms.

Final Bump

Need gaspable railings + guards on each side of
stairs blocking. All hazard. BAW 12/27/21



City of Cambridge
Massachusetts

1" = 35 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



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





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/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, *Members*
Margaret McMahon, *Alternate*

CERTIFICATE OF NON-APPLICABILITY

Property: 8 Dana Place

Applicant: Kyle Marder

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:

Replace rear deck not visible from public way.

ISD Record #125616

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 6201

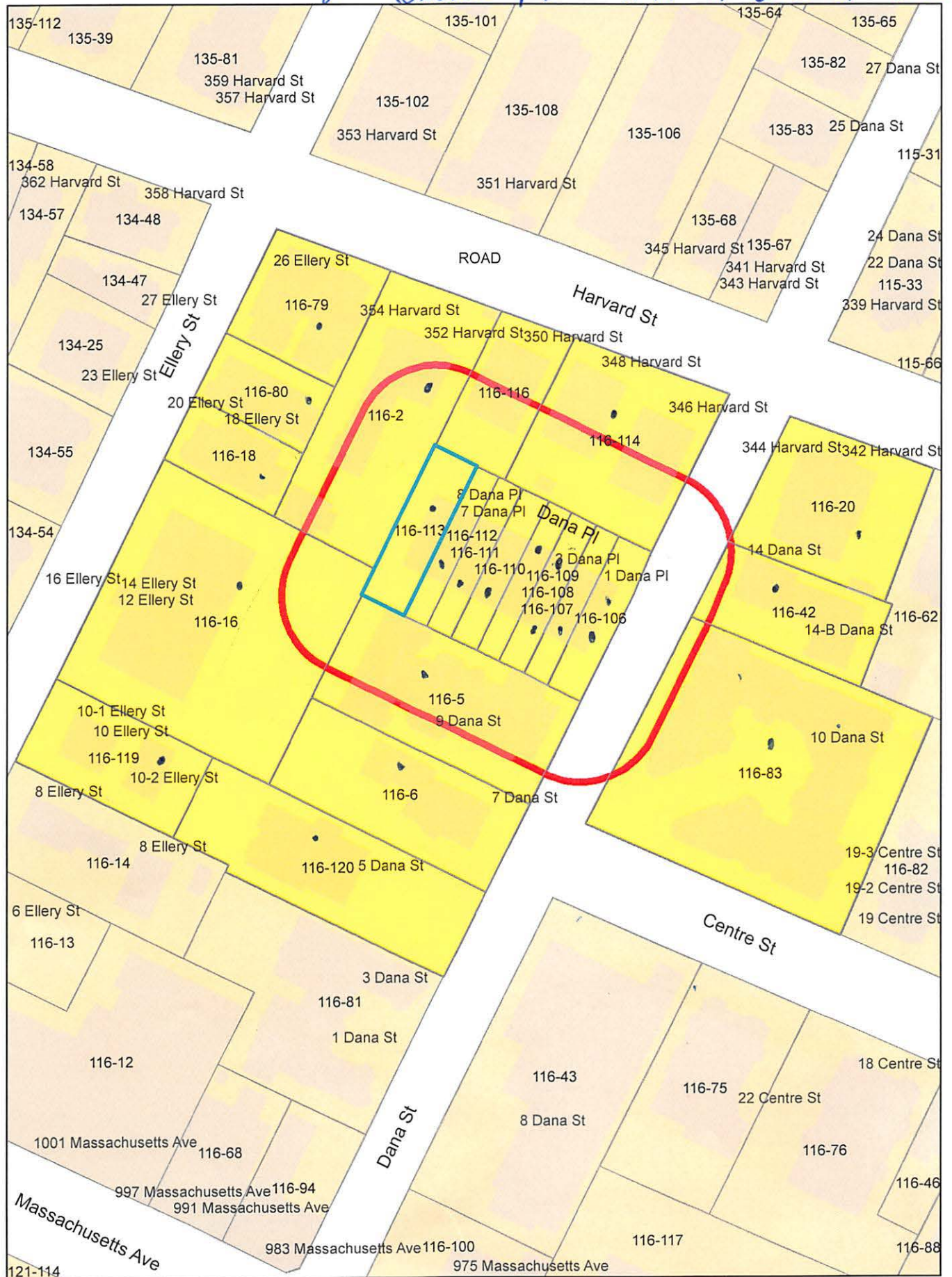
Date of Certificate: June 10, 2021

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on June 10, 2021.

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:

8 Dana Pl. AKA 11 Dana St Unit 8



8 Dana pl. /
11 Dana st #8

Petitioner 195

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

TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

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

116-113
LIPSON, PAMELA & PAWAN SINHA
11-8 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

116-20
WAXWING, LLC
1188 CENTRE ST.
NEWTON, MA 02459

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

8 Dana Pl.

295

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

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

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

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

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

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

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

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

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

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

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

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

116-83
DANBERG, SEYMOUR A.,
TR. OF THE DANBERG CAMBRIDGE REALTY TR.
12 TRAYMORE ST.
CAMBRIDGE, MA 02140

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

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

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

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

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

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

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

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

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

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

116-2
GRISSEN, DARRELL K. & LAURA BUSSA
352 HARVARD ST., #3B
CAMBRIDGE, MA 02138

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

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

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

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

116-83
LEADER, TATYANA
10 DANA ST., 214
CAMBRIDGE, MA 02138

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

8 Dana pl.

398

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8 Dana pl.

495

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8 Dana pl.

595

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

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

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

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

Pacheco, Maria

From: Audrey Chen <c.audrey.m@gmail.com>
Sent: Thursday, January 12, 2023 11:33 AM
To: Pacheco, Maria
Cc: Billie Mandle
Subject: Case Nos. BZA-205777 and BZA-201979

Dear Ms. Pacheco,

We are writing to support the requested variances BZA-205777 and BZA-201979. We live directly between these two residences, at 11 Dana St. Our family lives in unit #7, case 205777 is in unit #8, and case 201979 is in unit #6.

We have reviewed their plans and they do not create any logistical or even visual issues for us, nor do they impede any passageways - and we unequivocally support them.

Thank you for allowing us to provide input.

Sincerely,

Audrey Chen and Billie Mandle

Pacheco, Maria

From: Snow, Thomas /US <Thomas.Snow@sanofi.com>
Sent: Saturday, January 14, 2023 1:49 PM
To: Pacheco, Maria
Subject: BZA-205777

Dear Maria:

We are writing in support of the petition for Variance (BZA-205777) filed by Pamela Lipson and Pawan Sinha Feldman for 11 Dana Street Unit 8 (aka 8 Dana Place). We are the current owners and residents of the neighboring townhouse at 5 Dana Place.

The units at 11 Dana Street were built in 1980, and the original construction was not in compliance with current building codes. In particular, the original rear decks present numerous safety risks due to noncompliance with code. Rebuilding and expanding the deck behind Unit 8 improved overall safety and has not created any visual, logistic, or other issues for us. It is also aesthetically pleasing and positively contributes to the social and neighborly atmosphere we share at 11 Dana Street.

Thank you for your consideration.

Very truly yours,

Tom Snow and Lydia Knab