



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2019 OCT 21 AM 11:53

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No. BZA-017197-2019

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Allison Huberlie

PETITIONER'S ADDRESS : 10 Norumbega Street Cambridge, MA 02138

LOCATION OF PROPERTY : 10 Norumbega St Cambridge, MA

TYPE OF OCCUPANCY : Two Family Residence ZONING DISTRICT : Residence B Zone

REASON FOR PETITION :
New Structure

DESCRIPTION OF PETITIONER'S PROPOSAL :

The property at 10 NORUMBEGA ST, consists of a 3,240 square foot lot with a two-family Residence and detached garage constructed in 1901. The garage was constructed 0.7 feet from the side lot line and 0.1 feet from the rear lot line.

The petitioner proposes to raze the existing 366sq.ft. garage and construct a 361 sq. ft. garage inside the limits of the existing garage footprint.

Relief requested: Request to continue and not to extend the nonconforming conditions.

SECTIONS OF ZONING ORDINANCE CITED :

Article 4.000 Section 4.21 (Accessory Uses).

Original Signature(s) :

Allison L Huberlie

(Petitioner(s) / Owner)

Allison L Huberlie

(Print Name)

Address : 10 Norumbega Street

Cambridge, MA 02138

Tel. No. : 603-321-6184

E-Mail Address : ali.huberlie@gmail.com

Date : 10/17/19

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 Allison Hubertie and Martin Brev
(OWNER)

Address: 8-10 Norumbega Street, Cambridge MA 02138

State that I/We own the property located at 10 Norumbega St, which is the subject of this zoning application.

The record title of this property is in the name of Allison Hubertie and Martin Brev

*Pursuant to a deed of duly recorded in the date 8/19/1901, Middlesex South County Registry of Deeds at Book 133, Page 20; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Allison A. Hubertie

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 Suffolk

The above-name Allison Hubertie personally appeared before me, this 11th of October, 2019, and made oath that the above statement is true.

Deborah Spitzley Notary

My commission expires April 8, 2022 (Notary Seal)



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

STATE OF MASSACHUSETTS
DEPARTMENT OF REVENUE

NOTICE TO TAXPAYER

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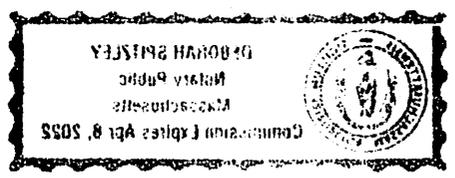
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BZA APPLICATION FORM

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:

Due to the layout of the property, if the garage needed to be rebuilt in accordance with the Ordinance, it would be too small to be used for its intended purpose. Keeping the existing garage as-is is not an option as it is an old structure that cannot be used for its intended purpose (does not have a door, etc.)

- 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 hardship owes to the size of the lot and where the garage structure was originally built.

- C) *DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

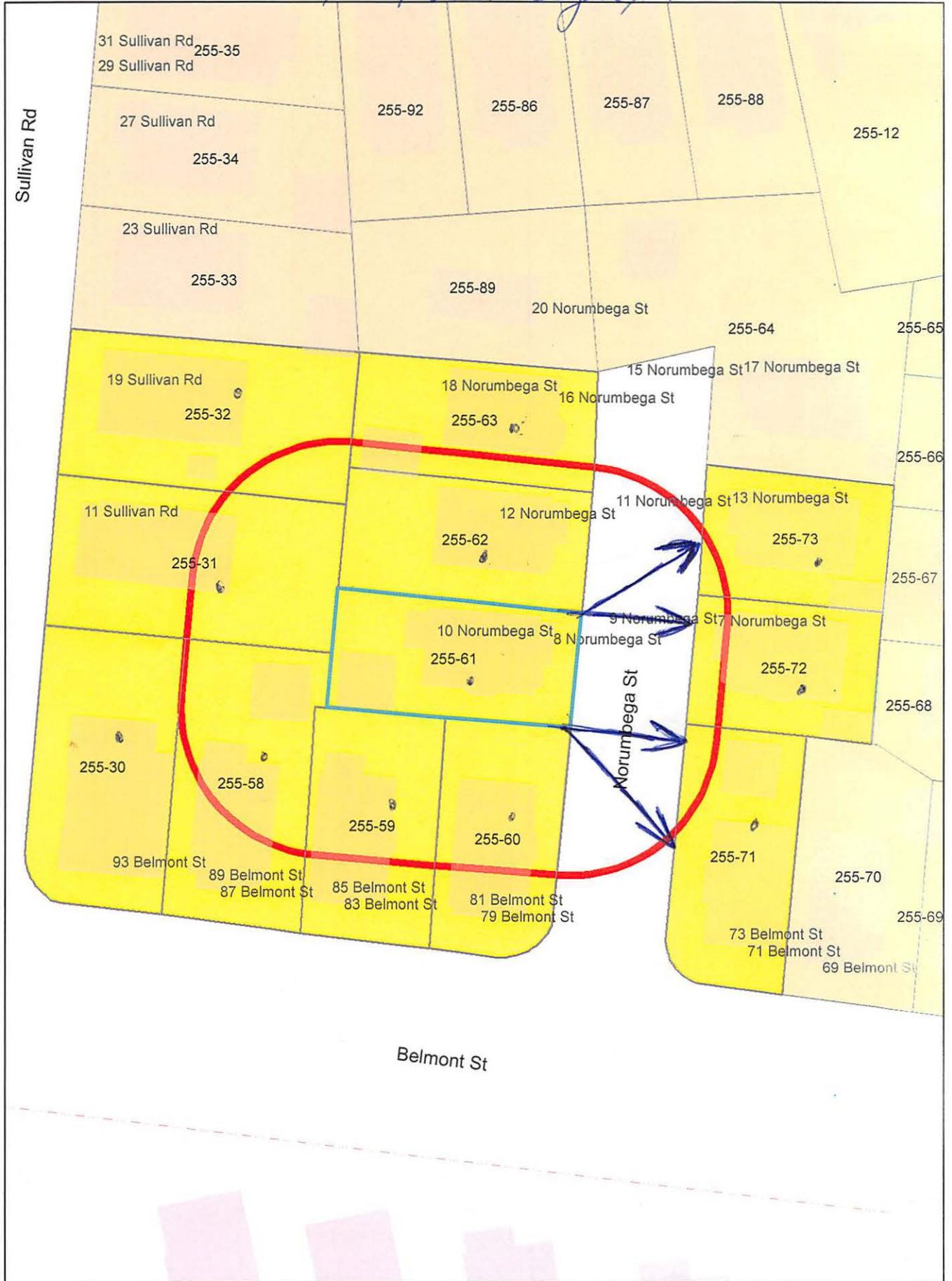
The new proposed garage will sit in the identical footprint of the old garage, and the structure will be identical (just updated). This means there will be no impact on the public good, as it will be an identical structure in the same footprint.

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

The intent or purpose of the Ordinance is for structures that do not already exist. This structure will be built in the exact same footprint; as such, the layout of the property will remain exactly the same as it is today.

*** If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.**

10 Norumbega St.



10 Norumbega St. Petitioner

255-30
LEVAUX, JEAN, HOWARD A. LEVAUX, MATTHEW
SOLIT ADLAI- GAIL, ALAN FINCKE ET-AL
93 BELMONT ST
CAMBRIDGE, MA 02138

255-31
CRIMALDI, BARBARA A.
11 EDWARD T. SULLIVAN RD.
CAMBRIDGE, MA 02138

ALLISON HUBERLIE
10 NORUMBEGA STREET
CAMBRIDGE, MA 02138

255-58
GARCIA, FAUSTO J. & RACHELLE GARCIA
DIANE GARCIA & MARISA GARCIA
87 BELMONT ST
CAMBRIDGE, MA 02138

255-59
SWADDIPONG, PICHAI & ELENA SWADDIPONG
83-85 BELMONT ST.
CAMBRIDGE, MA 02138

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

255-61
BARRY, WILLIAM G. & KAREN R. BARRY
8-10 NORUMBEGA STREET
CAMBRIDGE, MA 02138

255-62
TRAINOR, KATHLEEN
524 PLEASANT ST
BELMONT, MA 02478

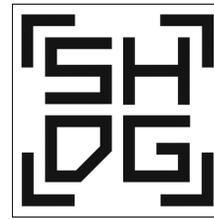
255-63
SHUMAKER, EFFIE ANN
TR. OF EFFIE ANN SHUMAKER REVOCABLE TR.
18 NORUMBEGA ST
CAMBRIDGE, MA 02139

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

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

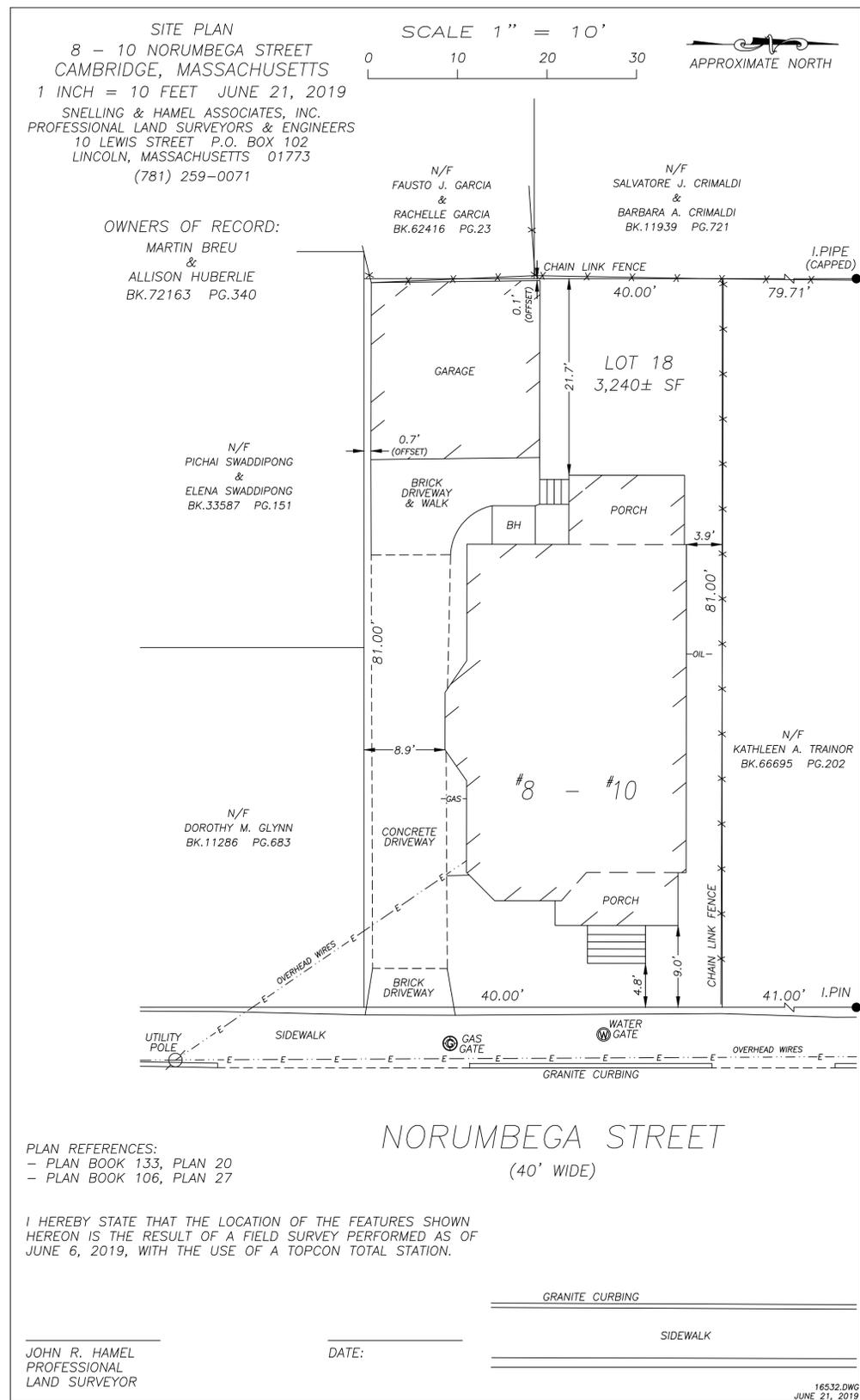
255-73
HUNG, YASMINE & MARGARITA HUNG
11 NORUMBEGA ST
CAMBRIDGE, MA 02138

255-32
COVELL, GRANT CHU & DEBORAH BOYKAN
12 EXETER ST
BELMONT, MA 02478



SLOCUM HALL DESIGN GROUP, INC
 10 Wiltshire Rd.
 NEWTON, MA 02458
 617-744-6399
 slocumhalldesign.com

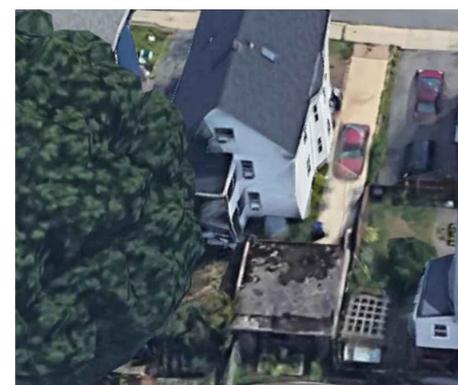
©2019, Slocum Hall Design Group, Inc.



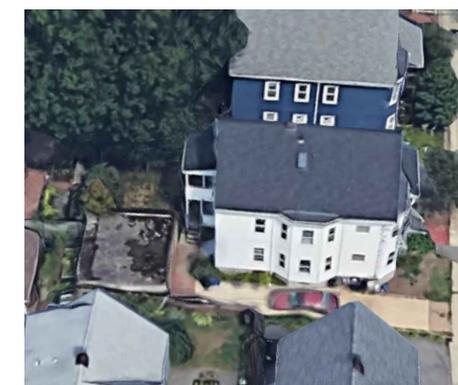
VIEW OF THE FRONT OF THE HOUSE



VIEW OF THE EXISTING GARAGE



TOP VIEW OF THE REAR OF THE HOUSE



TOP VIEW OF THE LEFT SIDE OF THE HOUSE



VIEW OF THE LEFT SIDE FROM NORUMBEGA STREET



VIEW OF THE RIGHT SIDE FROM NORUMBEGA STREET

HUBERLIE-BREU RESIDENCE
 10 NORUMBEGA ST
 CAMBRIDGE, MA

PROJECT NO: 1911
 ISSUE DATE: 09.04.2019
 SHEET TITLE:

EXISTING CONDITIONS

SHEET NO:

AEX100

SITE PLAN
8 - 10 NORUMBEGA STREET
CAMBRIDGE, MASSACHUSETTS

1 INCH = 10 FEET AUGUST 13, 2019

SNELLING & HAMEL ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS & ENGINEERS
 10 LEWIS STREET P.O. BOX 102
 LINCOLN, MASSACHUSETTS 01773
 (781) 259-0071

1 INCH = 10 FEET



OWNERS OF RECORD:

MARTIN BREU
 &
 ALLISON HUBERLIE
 BK.72163 PG.340

N/F
 FAUSTO J. GARCIA
 &
 RACHELLE GARCIA
 BK.62416 PG.23

N/F
 SALVATORE J. CRIMALDI
 &
 BARBARA A. CRIMALDI
 BK.11939 PG.721

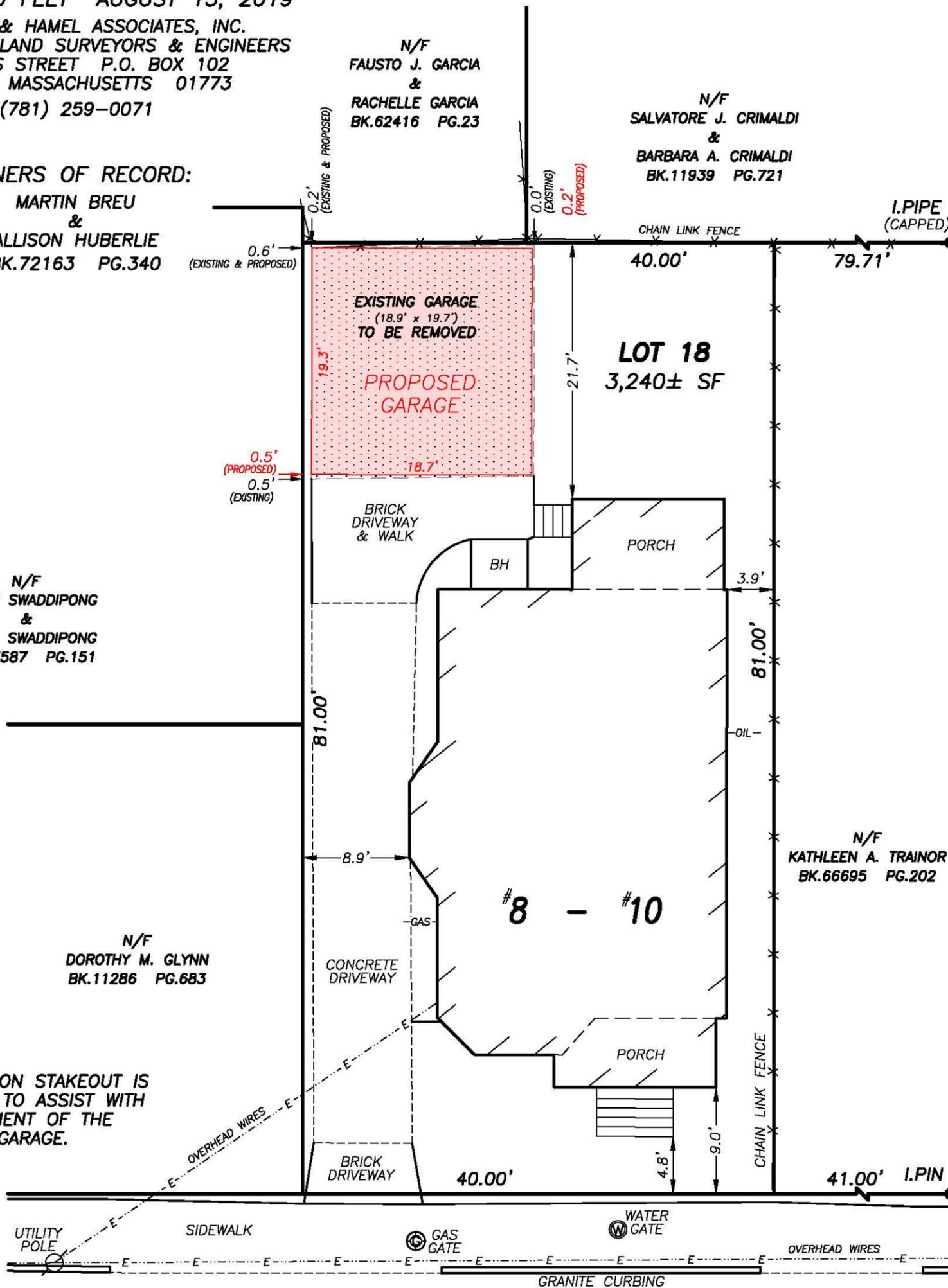
N/F
 PICHAI SWADDIPONG
 &
 ELENA SWADDIPONG
 BK.33587 PG.151

N/F
 DOROTHY M. GLYNN
 BK.11286 PG.683

N/F
 KATHLEEN A. TRAINOR
 BK.66695 PG.202

NOTE:

- CONSTRUCTION STAKEOUT IS NECESSARY TO ASSIST WITH THE PLACEMENT OF THE PROPOSED GARAGE.



NORUMBEGA STREET
 (40' WIDE)

- PLAN REFERENCES:**
 - PLAN BOOK 133, PLAN 20
 - PLAN BOOK 106, PLAN 27

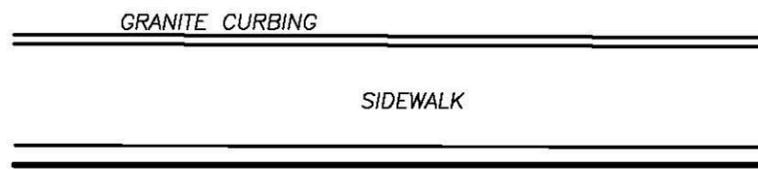
I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF JUNE 6, 2019, WITH THE USE OF A TOPCON TOTAL STATION.

John R. Hamel



JOHN R. HAMEL
 PROFESSIONAL
 LAND SURVEYOR

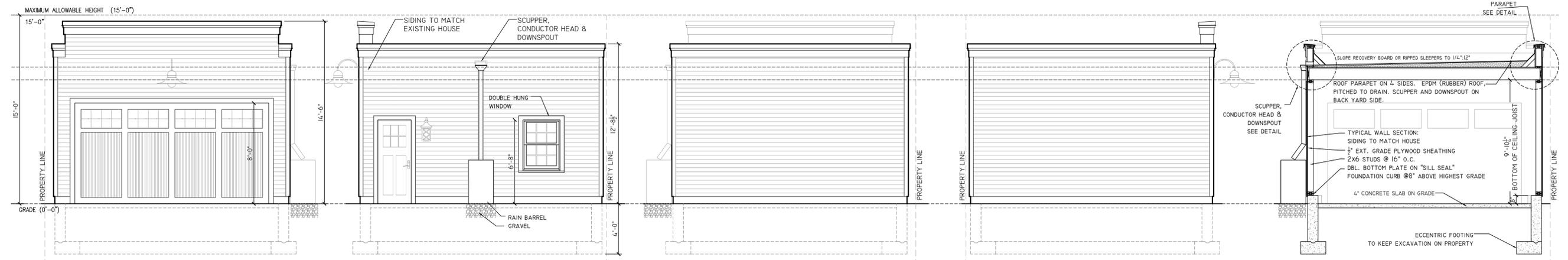
AUGUST 13, 2019
 DATE:





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 10 Wiltshire Rd.
 NEWTON, MA 02458
 617-744-6399
 slocumhalldesign.com

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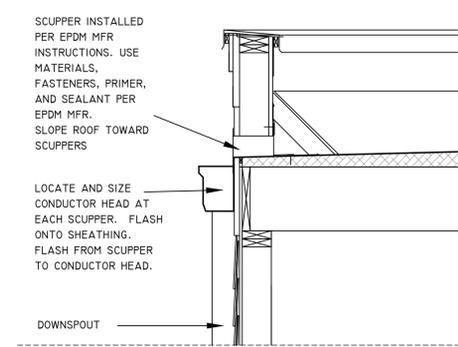
4 PROPOSED EAST ELEVATION (FRONT)
 1/4"=1'-0"

5 PROPOSED NORTH ELEVATION (RIGHT SIDE)
 1/4"=1'-0"

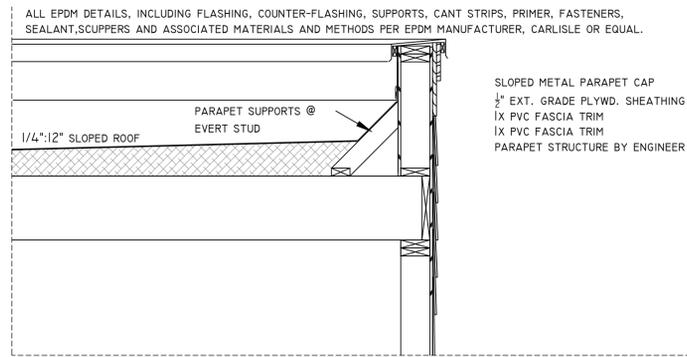
6 PROPOSED WEST ELEVATION (REAR)
 1/4"=1'-0"

7 PROPOSED SOUTH ELEVATION (LEFT-SIDE)
 1/4"=1'-0"

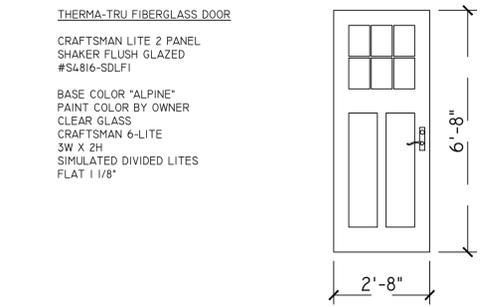
8 PROPOSED SECTION
 1/4"=1'-0"



11 DETAIL AT ROOF SCUPPER
 3/4"=1'-0"



10 DETAIL AT ROOF PARAPET
 3/4"=1'-0"

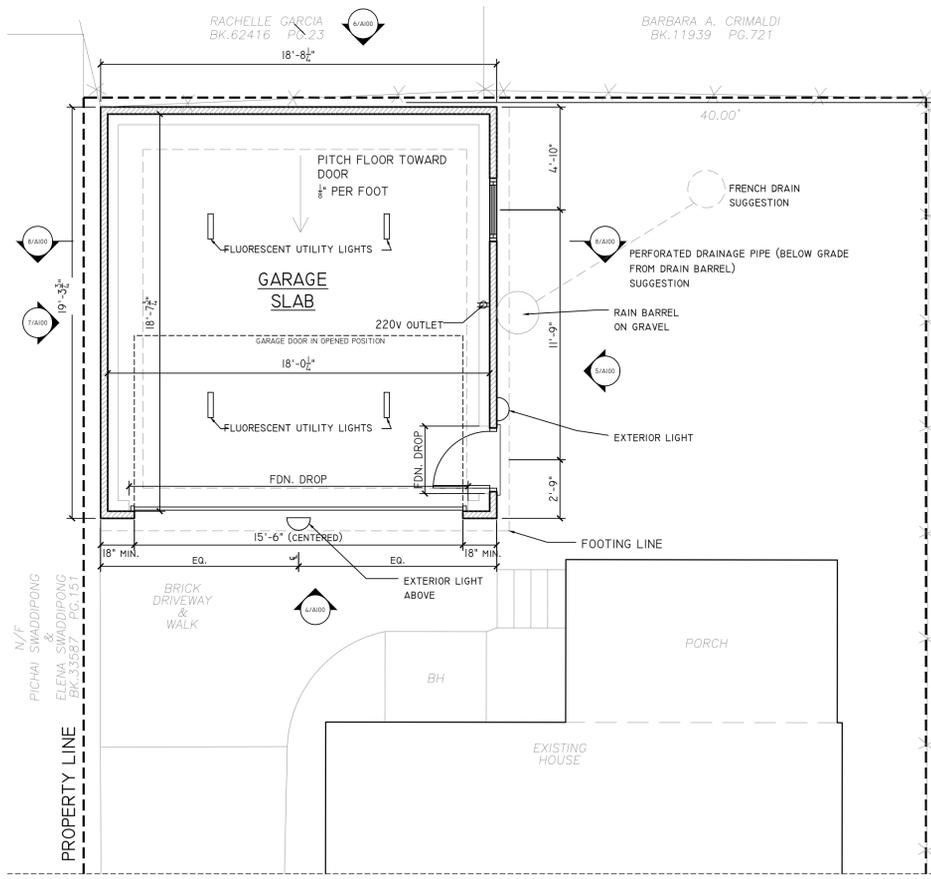


11 SWING DOOR ELEVATION & DIMENSIONS

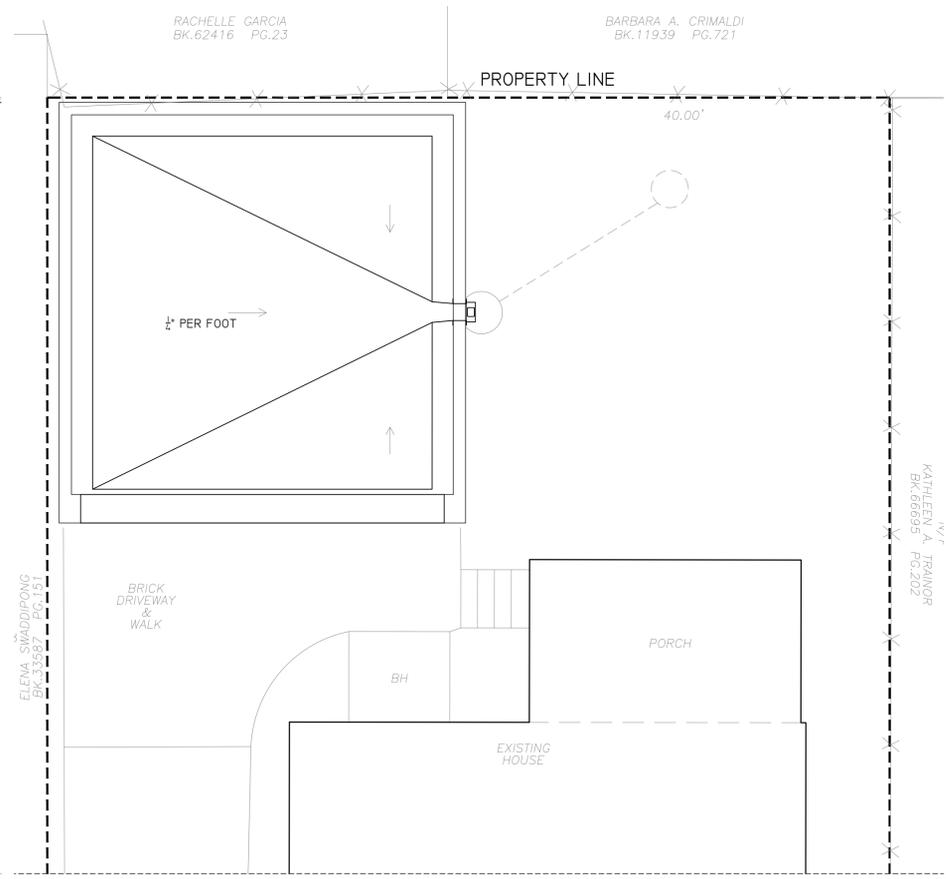
SQUARE FOOTAGE

| EXISTING HOUSE DESCRIPTION | GROSS AREA | LIVING AREA |
|----------------------------|-----------------|-----------------|
| 1ST FLOOR | 939 | 939 |
| 2ND FLOOR | 939 | 939 |
| FINISHED ATTIC | 883 | 514 |
| BASEMENT | 939 | 0 |
| TOTAL | 3,700 SF | 2,392 SF |

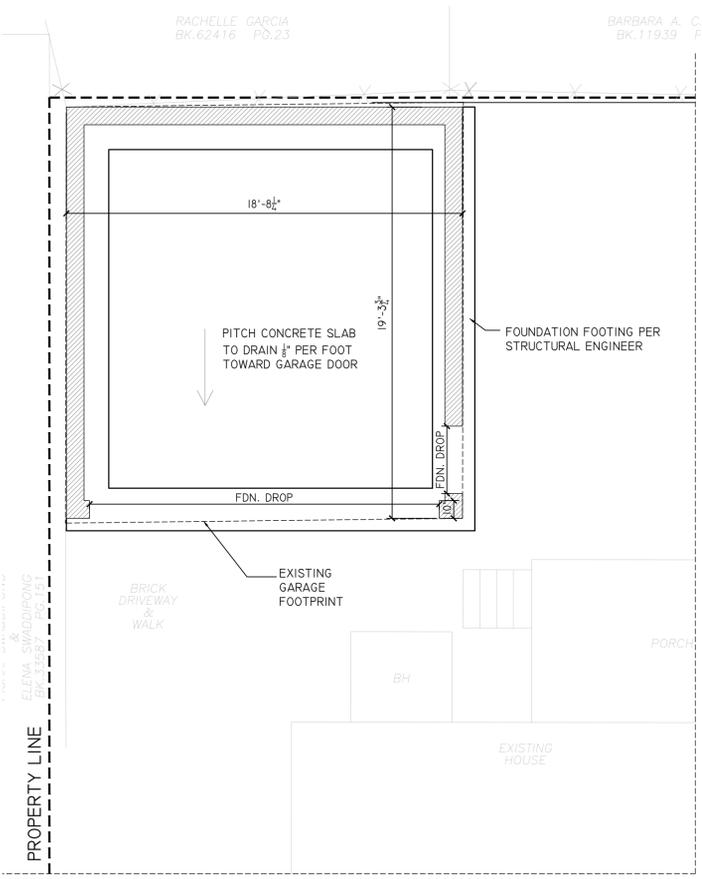
| | | |
|-----------------|-----|---|
| EXISTING GARAGE | 366 | 0 |
| PROPOSED GARAGE | 361 | 0 |



1 PROPOSED GARAGE FLOOR PLAN
 1/4"=1'-0"



2 PROPOSED ROOF PLAN
 1/4"=1'-0"



3 PROPOSED FOUNDATION PLAN
 1/4"=1'-0"

HUBERLIE-BREU RESIDENCE
 10 NORUMBEGA ST
 CAMBRIDGE, MA

PROJECT NO: 1911
 ISSUE DATE: 09.04.2019
 SHEET TITLE: FLOOR PLAN, ROOF PLAN & EXTERIOR ELEVATIONS DETAILS
 SHEET NO:

A100

Rev: _____ Date: _____

FOR CONST.

Date: SEPT. 4, 2019

DRAWING SCALES
SHOWN ARE BASED ON
AN 24x36 SIZE DRAWING

**PLANS,
SECTIONS,
NOTES**

S1.0

GENERAL CONDITIONS

- G. C. MUST BUILD EXACTLY WHAT IS SHOWN ON STRUCTURAL DRAWINGS. ANY PROPOSED DEPARTURES FROM WHAT IS INDICATED MUST BE REVIEWED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL UNAUTHORIZED CHANGES TO THE APPROVED DRAWINGS MUST BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CAREFULLY VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF THE WORK, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ENGINEERING AND ARCHITECTURAL DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF TEMPORARY SHORING, BRACING, OR OTHERWISE PROTECTING ANY PORTION OF THE STRUCTURE, SITE AND UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE ENGINEER IS SPECIFYING THE FINISHED CONDITION ONLY, WITHOUT ASSUMING KNOWLEDGE NOR RESPONSIBILITY FOR HOW THE CONTRACTOR WILL ACHIEVE THIS RESULT.
- FOR RENOVATION WORK STRUCTURAL DRAWINGS PRODUCED WITH ASSUMPTIONS MADE REGARDING EXISTING CONDITIONS. IF CONTRACTOR FINDS EXISTING CONDITIONS NOT AS ASSUMED CONTACT ENGINEER IMMEDIATELY. REVISIONS TO THE STRUCTURAL FRAMING MAY BE REQUIRED. FOR EXACT LOCATIONS OF FLOOR AND ROOF OPENINGS, POSTS, ETC., SEE ARCHITECTURAL DRAWINGS.

FOUNDATIONS

- WHERE FOUNDATIONS ARE EXISTING, DESIGN HAS BEEN COMPLETED ASSUMING FOUNDATIONS ARE SUITABLE TO SUPPORT PROPOSED RENOVATION. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT THE EXISTING FOUNDATION CONFORMS TO BUILDING CODE REQUIREMENTS AND REPORT FOOTING CONDITIONS TO ENGINEER FOR VERIFICATION.
- EXCAVATE TO LINES AND GRADES REQUIRED TO PROPERLY INSTALL THE FOUNDATIONS ON INORGANIC, UNDISTURBED SOIL OR CONTROLLED STRUCTURAL BACKFILL AS REQUIRED BY THE ARCHITECT. ALL EXCAVATIONS SHALL BE DRY BEFORE PLACING ANY CONCRETE.
- EXTERIOR FOOTINGS SHALL BE PLACED ON APPROVED SOIL AT A MINIMUM DEPTH OF 4 FEET, OR AS MODIFIED BY THE STRUCTURAL ENGINEER, BELOW THE LOWEST ADJACENT GROUND EXPOSED TO FREEZING. ANY ADJUSTMENT OF FOOTING ELEVATIONS DUE TO FIELD CONDITIONS MUST HAVE THE APPROVAL OF THE ARCHITECT.
- SOIL BEARING CAPACITY: FOOTINGS MUST BE PLACED ON SOIL WITH A MINIMUM BEARING CAPACITY OF 4000 POUNDS PER SQUARE FOOT.
- BACKFILL BELOW FOOTINGS AND SLABS SHALL BE MADE WITH APPROVED GRANULAR MATERIALS PLACED IN 6" LAYERS. LAYERS SHALL BE COMPACTED TO 96% DENSITY AT OPTIMUM MOISTURE CONTENT, AS DEFINED BY ASTM D1557.
- BACKFILLING AGAINST WALLS OR PIERS MAY ONLY BE DONE AFTER WALLS OR PIERS ARE BRACED TO PREVENT MOVEMENT. FOR WOOD FRAMED RESIDENTIAL CONSTRUCTION, NO BACKFILLING OF WALLS MAY TAKE PLACE UNTIL THE FIRST FLOOR DECK HAS BEEN FRAMED AND SHEATHED, UNLESS WRITTEN APPROVAL IS GIVEN BY THE ARCHITECT OR ENGINEER.
- PROVIDE FOUNDATION DRAINAGE, WATERPROOFING/DAMP-PROOFING, AND FOUNDATION WALL INSULATION AS INDICATED ON THE ARCHITECTURAL DRAWINGS.

CONCRETE

- ALL CONCRETE WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST EDITION OF ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- CONCRETE SHALL ACHIEVE A MINIMUM 28 DAY DESIGN STRENGTH AS FOLLOWS: FOOTINGS, WALLS, INTERIOR SLABS-ON-GRADE, AND OTHER CONCRETE NOT OTHERWISE SPECIFIED - 3000 PSI. EXTERIOR SLABS EXPOSED TO WEATHER - 4000 PSI.
- SLUMP AT THE POINT OF DISCHARGE FROM THE READY-MIX TRUCK SHALL BE 3-5"
- REINFORCING STEEL: TYPICAL - ASTM A615, GRADE 60, FIELD BENT - ASTM A615, GRADE 40 WELDED WIRE FABRIC - ASTM A185.

ROUGH CARPENTRY

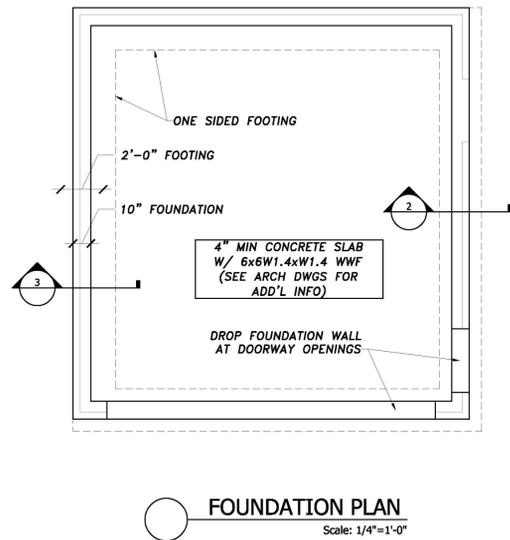
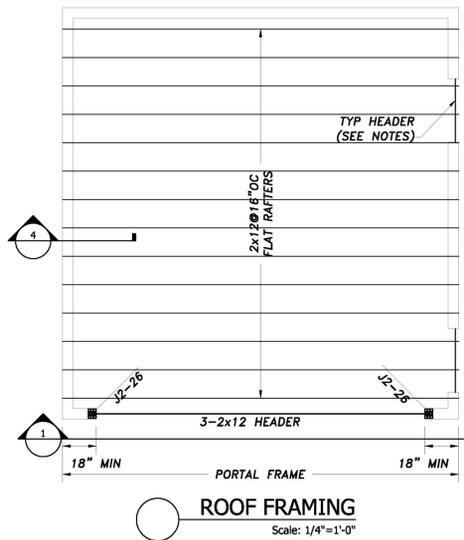
- ALL ROUGH CARPENTRY WORK SHALL BE EXECUTED IN CONFORMANCE WITH THE LATEST EDITION OF THE MASSACHUSETTS BUILDING CODE FOR ONE AND TWO FAMILY DWELLINGS (MBC 1&2) AND THE INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC 1&2).
- REFER TO THE MBC 1&2 AND IRC 1&2 FOR FRAMING COMPONENTS NOT SPECIFIED IN PLANS AND SECTIONS. NOTIFY THE ENGINEER OF ANY COMPONENT NOT DEFINED IN EITHER THE MBC 1&2 AND IRC 1&2 OR IN THESE DRAWINGS.
- REFER TO THE IRC 1&2 FASTENER SCHEDULE FOR STRUCTURAL MEMBERS TABLE 602.3 FOR CONNECTION FASTENING NOT IDENTIFIED IN THESE PLANS OR DETAILS.
- WHEN NOT OTHERWISE IDENTIFIED, ALL WOOD BEAMS, JOISTS, RAFTERS, HEADERS, STRINGERS, PLATES, AND SILLS SHALL BE SPRUCE PINE FIR #2 OR BETTER, WITH A MINIMUM Fb = 875 PSJ (SINGLE USE) AND Fb = 1000 PSI (REPETITIVE USE), AND E SHALL BE 1,400,000 PSI OR BETTER. WOOD STUDS MAY BE EASTERN HEMLOCK, EASTERN SPRUCE, OR HEM-FIR, GRADED "STUD" GRADE, #2 OR BETTER.
- 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 GLED TO FLOOR JOISTS WITH AN APPROVED ADHESIVE PRIOR TO NAILING. ROOF SHEATHING SHALL BE 1/2" THICK AND WALL SHEATHING SHALL BE 1/2" THICK.
- ALL WOOD HAVING DIRECT CONTACT WITH CONCRETE OR MASONRY, AND WHEREVER WOOD IS WITHIN 8" OF FINISHED GRADE OR PART OF OPEN DECK CONSTRUCTION, SHALL BE PRESSURE TREATED.
- ALL METAL CONNECTORS INCLUDING JOIST AND BEAM HANGERS AND COLUMN CAP AND BASES SHALL BE BY SIMPSON STRONG-TIE CORP. THE CONTRACTOR SHALL STRICTLY ADHERE TO MANUFACTURER'S FASTENING REQUIREMENTS. CONTRACTOR TO VERIFY ALL CONNECTOR SIZES TO FRAMING ELEMENTS BEFORE ORDERING.
- UNLESS DETAILED OR SPECIFIED OTHERWISE ON THE PLANS, HEADERS AND BEAMS SHALL BE SUPPORTED BY AT LEAST ONE JACK STUD AND ONE KING STUD.
- PROVIDE SIMPSON H1 OR H2.5 HURRICANE TIES BETWEEN EACH RAFTER BOTTOM AND ITS BEARING POINT.
- CONTRACTOR SHALL CAREFULLY COORDINATE THE WORK OF ALL TRADES TO MINIMIZE THE NEED FOR CUT, BORED OR NOTCHED IN FRAMING LUMBER. STRUCTURAL FLOOR MEMBERS SHALL NOT BE CUT, BORED OR NOTCHED IN EXCESS OF THE LIMITATIONS SPECIFIED IN THE BUILDING CODE WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.

DESIGN LOADS

LIVE LOADS
GROUND SNOW LOAD: 40 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20 PSF
HABITABLE ATTICS AND SLEEPING AREAS: 30 PSF
ALL OTHER AREAS EXCEPT DECKS AND BALCONIES: 40 PSF

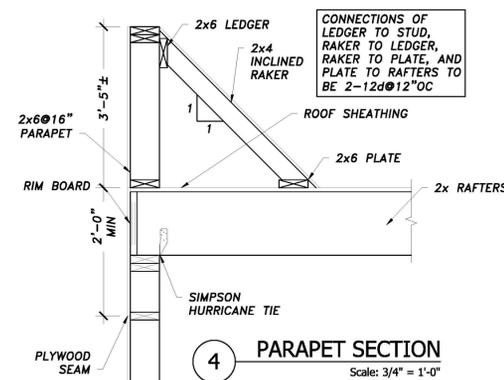
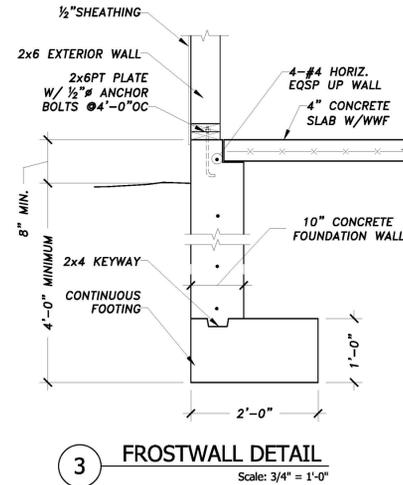
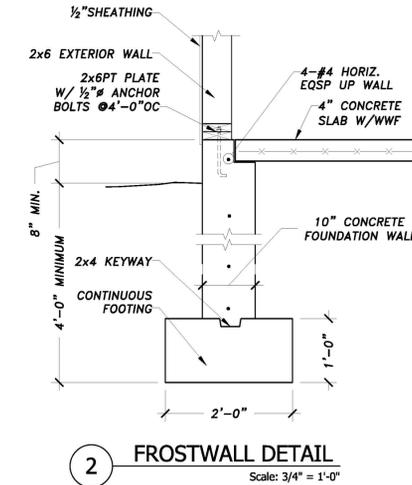
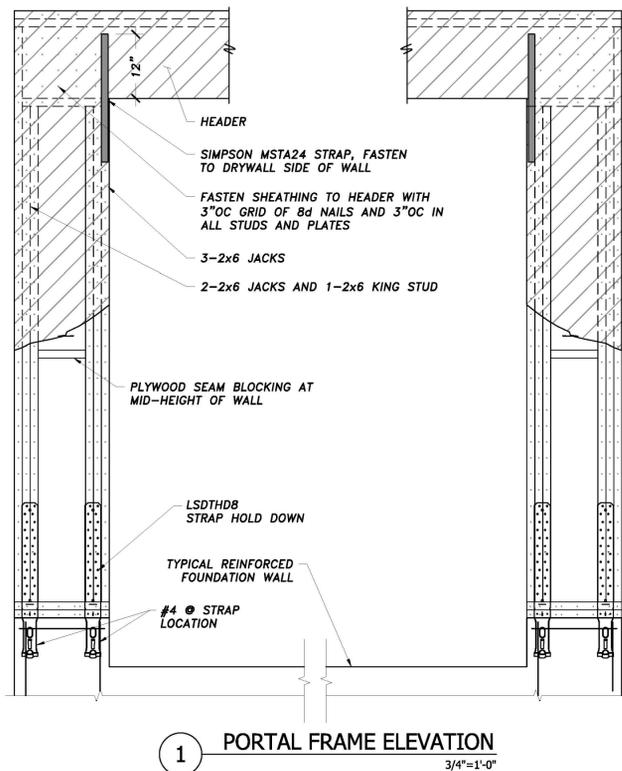
WIND LOADS
MASSACHUSETTS STATE BUILDING CODE 127 MPH, EXP. B

DEAD LOAD
WEIGHTS OF MATERIALS AND CONSTRUCTION



ROOF NOTES

- TYPICAL HEADERS ARE TO BE 3-2x8 BEAM W/ 1-2x6 JACK STUD AND 1-2x6 KING STUD
- PROVIDE SIMPSON H2.5 HURRICANE TIES CONNECTING EACH RAFTER TO STRUCTURE BELOW. TIE TO BE PLACED OVER THE OUTSIDE WALL SHEATHING.
- EXTEND PLYWOOD SHEATHING UNDER ENTIRE OVER FRAMED AREA.



LEGEND

- BW = BEARING WALL
- FVP = FLAT VALLEY PLATE
- (E) = EXISTING
- (N) = NEW
- TBR = TO BE REMOVED
- POST LOCATION (POST UP ABOVE LINE) (POST DOWN BELOW LINE)
- DIM. LUMBER POST NUMBER OF STUDS
- P3-26 SIZE OF STUD
- TYPE OF POST: P-POST, J-JACK,
- ENGINEERED POST LC 3/4" SIZE
- TYPE OF POST: VC-VERSA COLUMN, LC-LALLY COLUMN, HSS-TUBE STEEL