



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 MAR 13 PM 2:22  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 257173**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** JONE ABOITIZ DAHER, SALEH DAHER, LAURA ABOITIS RABIDEAU, DUSTIN JARRETT RABIDEAU  
C/O Douglas Okun

**PETITIONER'S ADDRESS:** 334 Walden Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 19 Huron Ave., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Renovating the existing basement, adding a new courtyard at the front of the building, and adding new stairs and access to the basement on the rear of the building.

**SECTIONS OF ZONING ORDINANCE CITED:**

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

X Jane D. Daher  
 X [Signature]  
 X [Signature]  
 X [Signature]

Original  
Signature(s):

[Signature]

(Petitioner (s) / Owner)

DOUGLAS OKUN

(Print Name)

Address:  
Tel. No.

334 Walden St. Cambridge  
617-312-8206                      02138

**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 Jone Aboitiz Daher  
(OWNER)

Address: 19 Huron Avenue, Cambridge, MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of Dustin Jarrett Rabideau Larra Aboitiz Rabideau, Saleh Daher Jr., and Jone Aboitiz Daher JJWS

\*Pursuant to a deed of duly recorded in the date 5/31/18, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 77314 Book 71040 Page 51C.

Jone D Daher  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

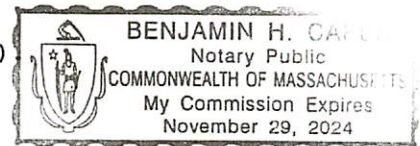
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name Jone Aboitiz Daher personally appeared before me, this 24th of April, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 11/29/24 (Notary Seal)



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

**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 Salah Daher Jr.  
(OWNER)

Address: 19 Huron Avenue, Cambridge MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of DUSTIN JARRETT RABIDEAU AND LAURA ABOITIZ RABIDEAU AND SALEH DAHER JR. AND JONE ABOITIZ DAHER JTURS

\*Pursuant to a deed of duly recorded in the date 5/31/2018, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 77314 Book 71090 Page 516.

Salah Daher Jr.  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

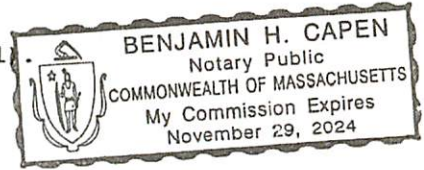
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Suffolk

The above-name Salah Daher Jr. personally appeared before me, this 24<sup>th</sup> of April, 2023, and made oath that the above statement is true.

Benjamin H. Capen Notary

My commission expires 11/29/24 (Notary Seal)



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

**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 Laura Aboitiz Daher  
(OWNER)

Address: 19 Huron Avenue, Cambridge, MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of Dustin Jarrett Rabideau, Laura Aboitiz Rabideau, Saleh Daher Jr., Jone Aboitiz Daher

\*Pursuant to a deed of duly recorded in the date 5/13/18, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or Middlesex Registry District of Land Court, Certificate No. 77314 Book 71090 Page 516.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

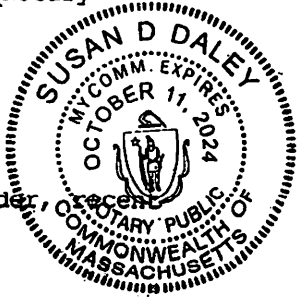
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Laura Aboitiz Rabideau personally appeared before me, this 27 of April, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires 10-11-2024 (Notary Seal).



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



**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 Dustin Jarrett Rabideau  
(OWNER)

Address: 19 Huron Avenue, Cambridge MA 02138

State that I/We own the property located at 19 Huron Ave., which is the subject of this zoning application.

The record title of this property is in the name of Dustin Jarrett Rabideau  
Laura Abotiz Rabideau, Saleh Daher Jr.  
and Jane Abotiz Daher

\*Pursuant to a deed of duly recorded in the date 5/21/18, Middlesex South County Registry of Deeds at Book \_\_\_\_\_, Page \_\_\_\_\_; or

Middlesex Registry District of Land Court, Certificate No. 77314

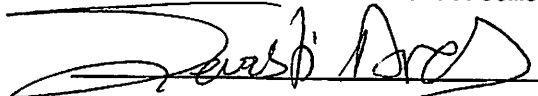
Book 71090 Page 516.

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

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

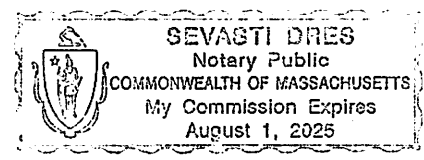
-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Dustin J Rabideau personally appeared before me, this 19<sup>th</sup> of April, 2023, and made oath that the above statement is true.

 Notary

My commission expires August 1, 2025 (Notary Seal).

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



## **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 19 Huron Ave., 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 new access to the basement and the new courtyard at the front do not affect the set backs requirements or the building height requirements.

**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 new access to the basement and the new courtyard will not affect traffic or pedestrian movement.

**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:

The new work will not affect any adjacent properties.

**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 use of the renovated basement will not create any noise.

**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 new work will not be seen by the public. It will not impair the integrity or intent of this ordinance.

E-Mail Address: doug@doassoc.com

Date: 03/06/2024

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** JONE ABOITIZ DAHER, SALEH DAHER, LAURA ABOITIS RABIDEAU, DUSTIN JARRETT RABIDEAU

**Present Use/Occupancy:** Residential

**Location:** 19 Huron Ave., Cambridge, MA

**Zone:** Residence B Zone

**Phone:** 617-312-8206

**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5067		5067		N/A	(max.)
<u>LOT AREA:</u>		3950		3950		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		1.28		1.28		0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A		N/A		2500	
<u>SIZE OF LOT:</u>	WIDTH	62.5		62.5		50	
	DEPTH	64.07		64.07		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.3		10.3		15	
	REAR	1.6		1.6		25	
	LEFT SIDE	19		19		7.5	
	RIGHT SIDE	10		10		7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	38.5		38.6		35	
	WIDTH	52.17		52.17		N/A	
	LENGTH	32.5		32.5		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		30.17		21.44		40%	
<u>NO. OF DWELLING UNITS:</u>		2		2		N/A	
<u>NO. OF PARKING SPACES:</u>		2		2		N/A	
<u>NO. OF LOADING AREAS:</u>		N/A		N/A		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A		N/A		N/A	

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

There are no other buildings on same lot.

# A PROPOSAL FOR 19 HURON AVENUE RESIDENCE

19 HURON AVENUE, CAMBRIDGE, MA 02138

DATE: 12-26-2023

## OWNER:

Sal Daher & Jone Daher  
19 Huron Avenue,  
Cambridge, Ma 02138  
781-771-4947  
[sal@earlstagehub.com](mailto:sal@earlstagehub.com)  
[jone@daher.net](mailto:jone@daher.net)

## ARCHITECT:

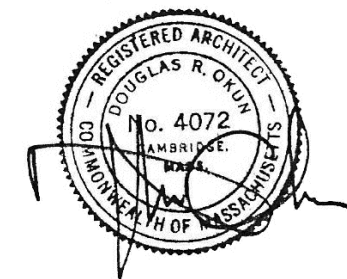
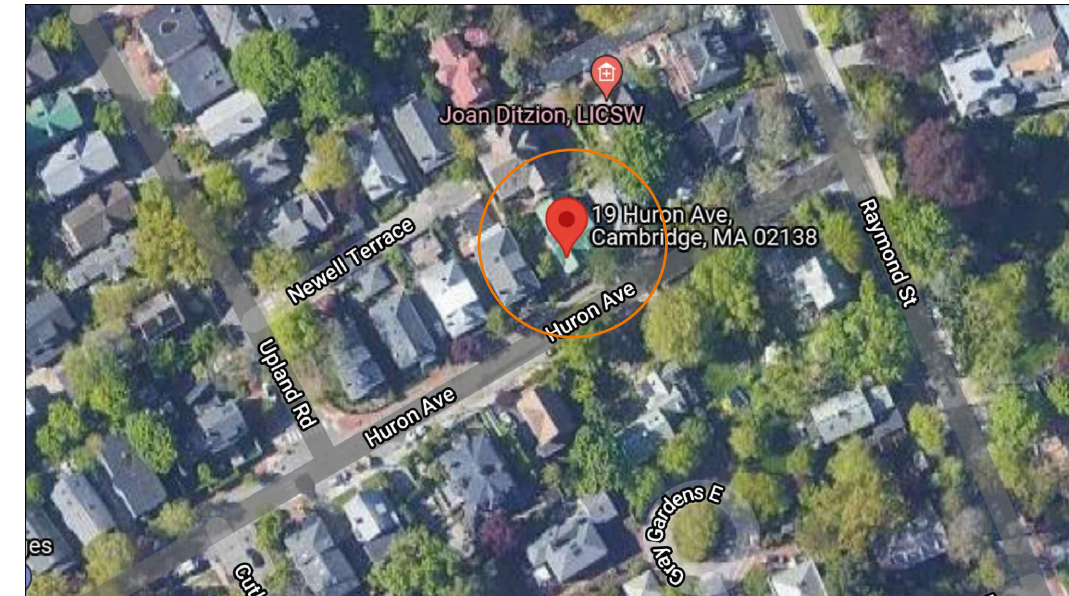
**Douglas Okun, AIA**  
Douglas Okun & Associates  
156 Mount Auburn Street,  
Cambridge, MA 02138  
617-312-8206  
[doug@doassoc.com](mailto:doug@doassoc.com)

## SURVEYOR:

**Massachusetts Survey Consultants**  
Thomas Bernardi P.L.S.  
14 Sumner Street,  
Gloucester, MA 019308  
617-8992-0703

## DRAWING LIST

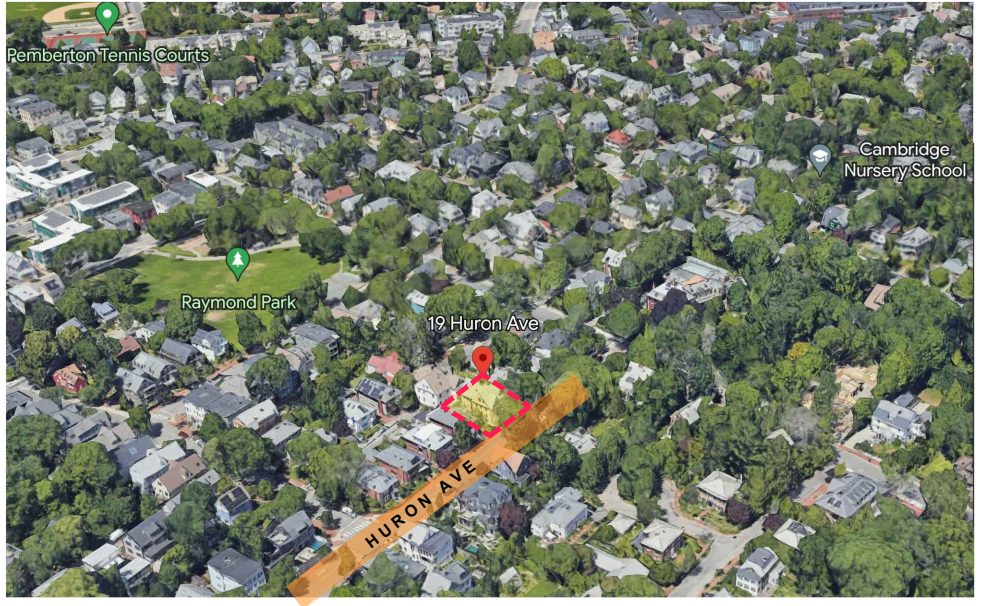
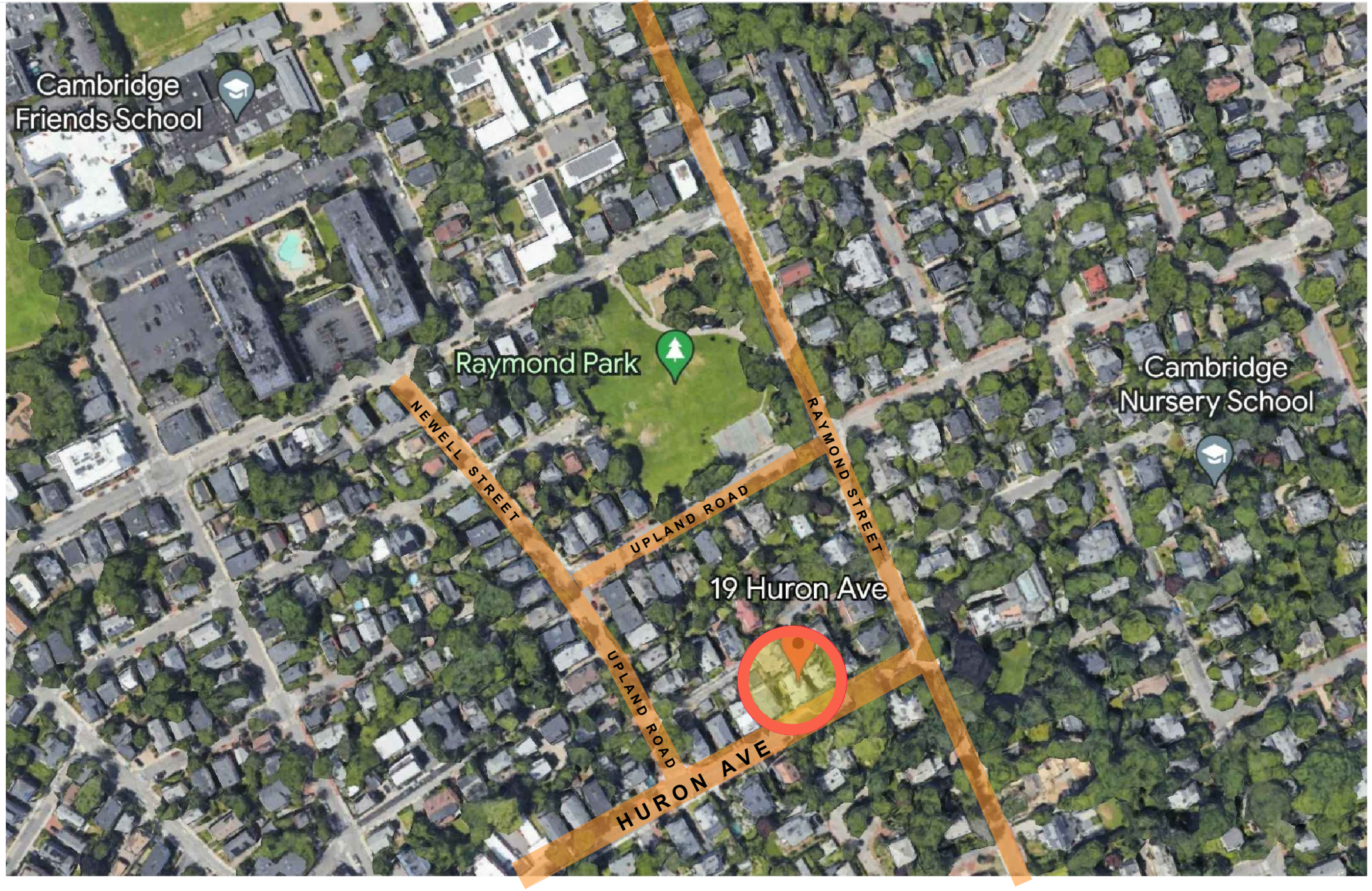
T1 - TITLE SHEET  
SITE CONTEXT MAP  
L1 - EXISTING SITE PLAN  
E1 - PHOTOS OF THE EXISTING CONDITIONS  
E2 - EXISTING BASEMENT- PLUMBING  
E3 - EXISTING BASEMENT- STRUCTURAL  
L2 - PROPOSED SITE PLAN  
A1 - PROPOSED BASEMENT PLAN  
A2 - SCHEMATIC SECTION 1-1  
A3 - SCHEMATIC SECTION 2-2



**DOUGLAS OKUN & ASSOCIATES**

156 Mount Auburn Street, Cambridge, MA 02138 / (617) 312-8206 / [doug@doassoc.com](mailto:doug@doassoc.com) / [www.dougokun.com](http://www.dougokun.com)





**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

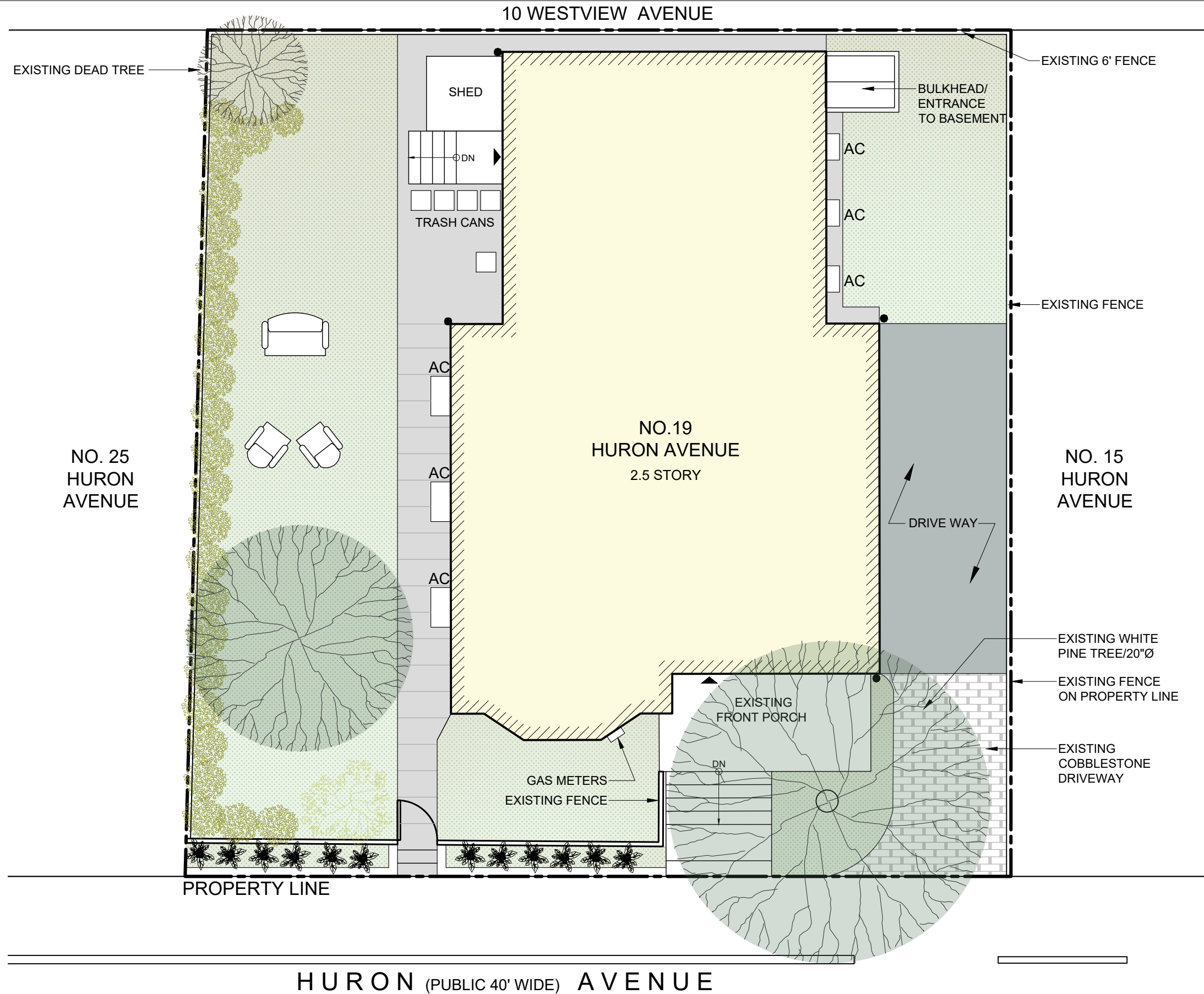
DATE: 12-26-2023  
 SCALE: -

**DOUGLAS OKUN & ASSOCIATES**

**SITE CONTEXT MAP**

156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com





HURON (PUBLIC 40' WIDE) AVENUE

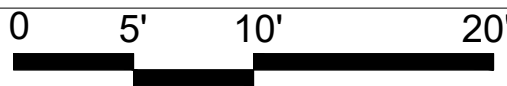


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/8" = 1'-0"

**EXISTING SITE PLAN**

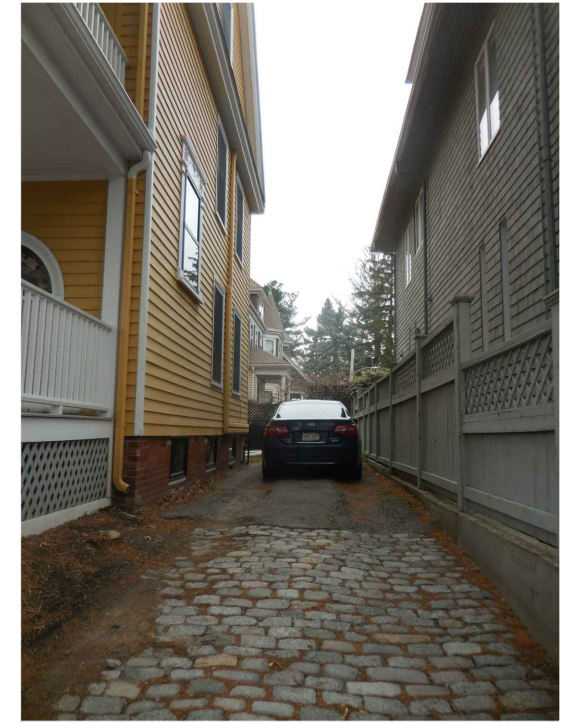
**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**L1**





**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
SCALE: -

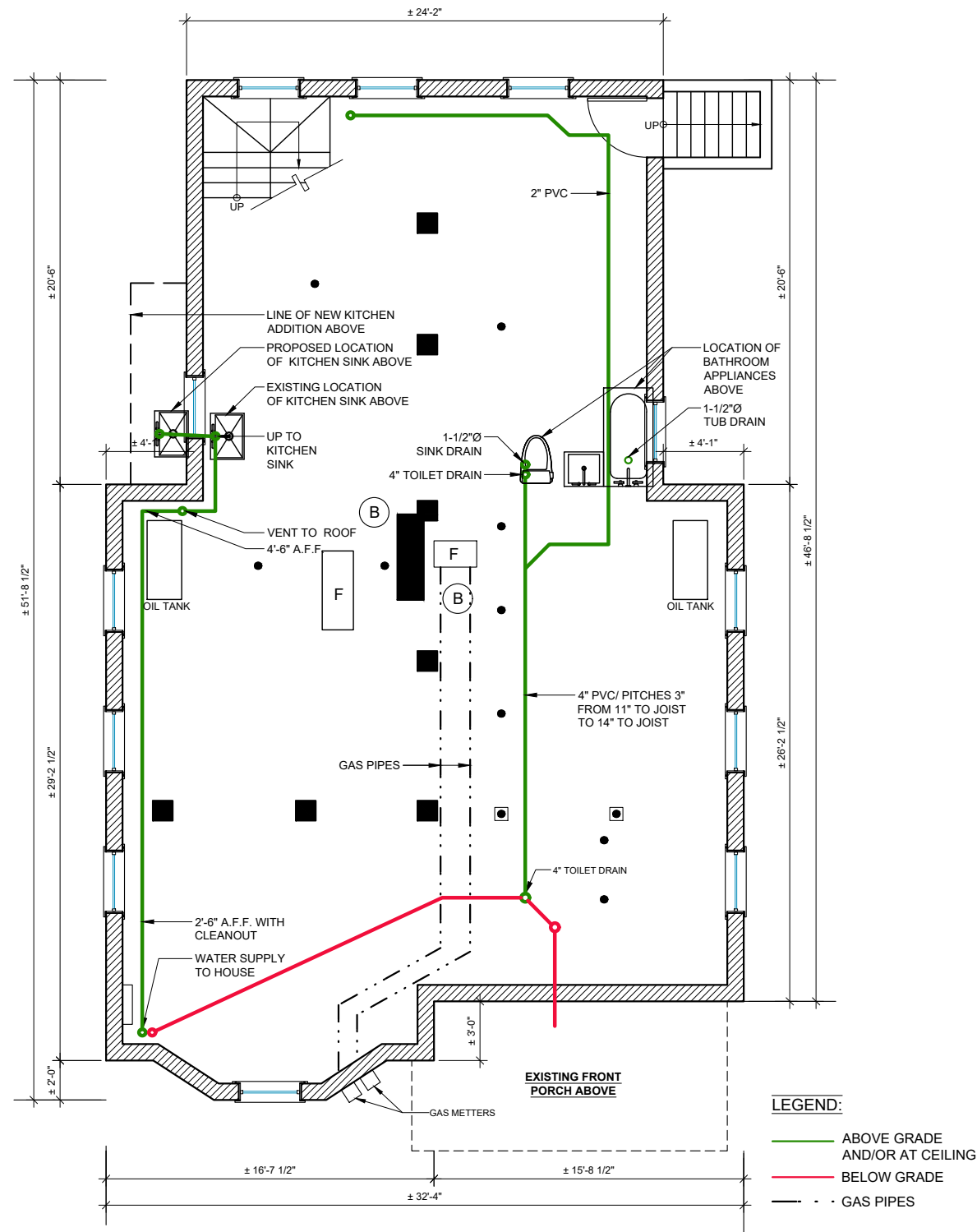
**PHOTOS OF EXISTING CONDITIONS**

**DOUGLAS OKUN & ASSOCIATES**

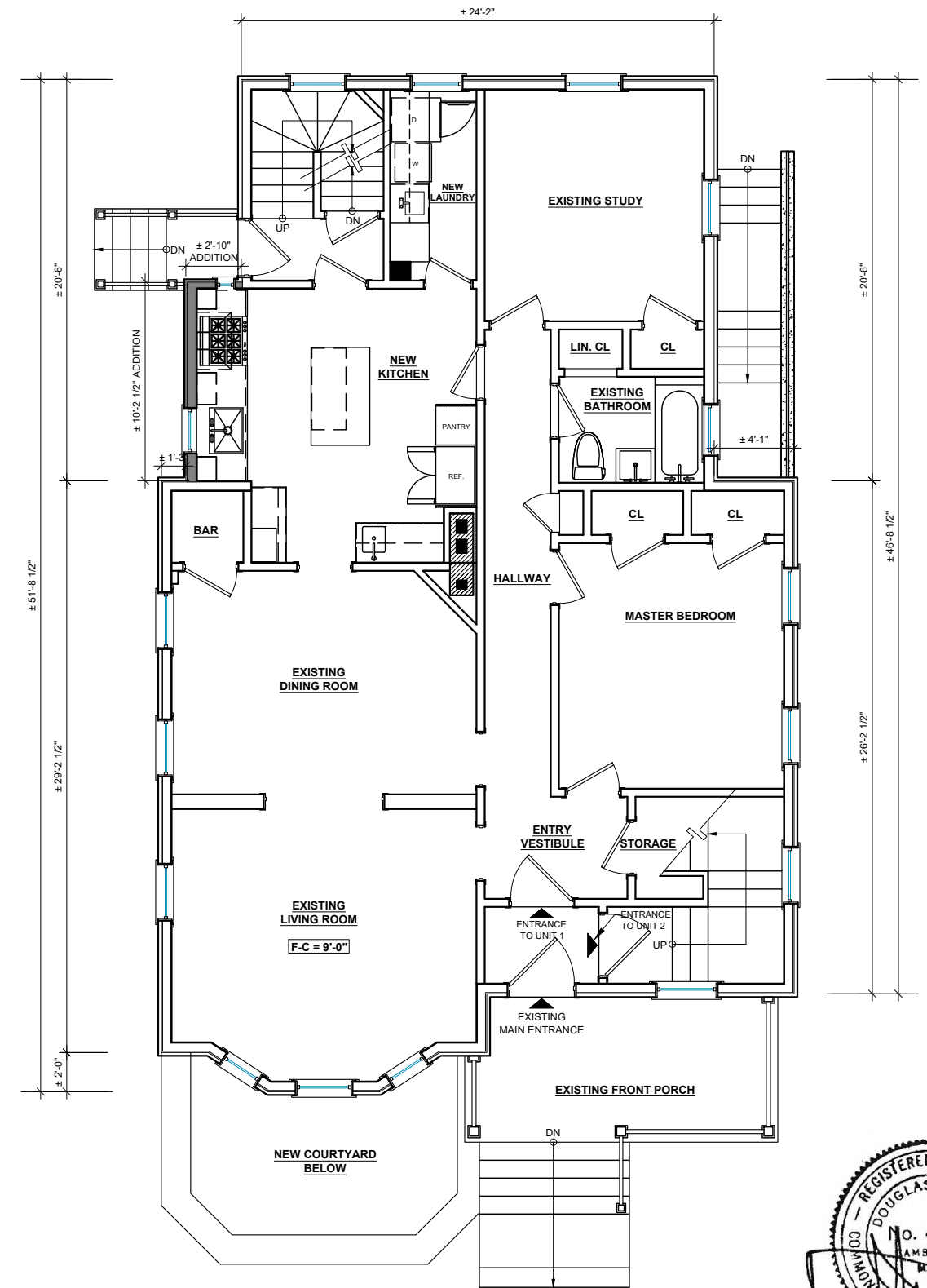
156 Mount Auburn Street, Cambridge, MA 02138 /  
(617) 312-8206 / doug@doassoc.com / www.dougokun.com

**E1**

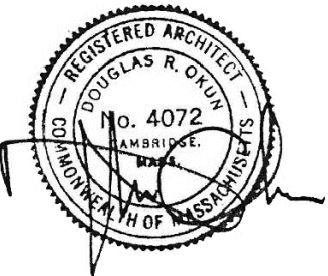




**BASEMENT PLUMBING PLAN**



**1ST FLOOR PLAN AS A REFERENCE**

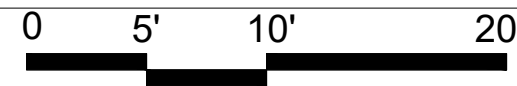


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/8" = 1'-0"

**EXISTING BASEMENT- PLUMBING**

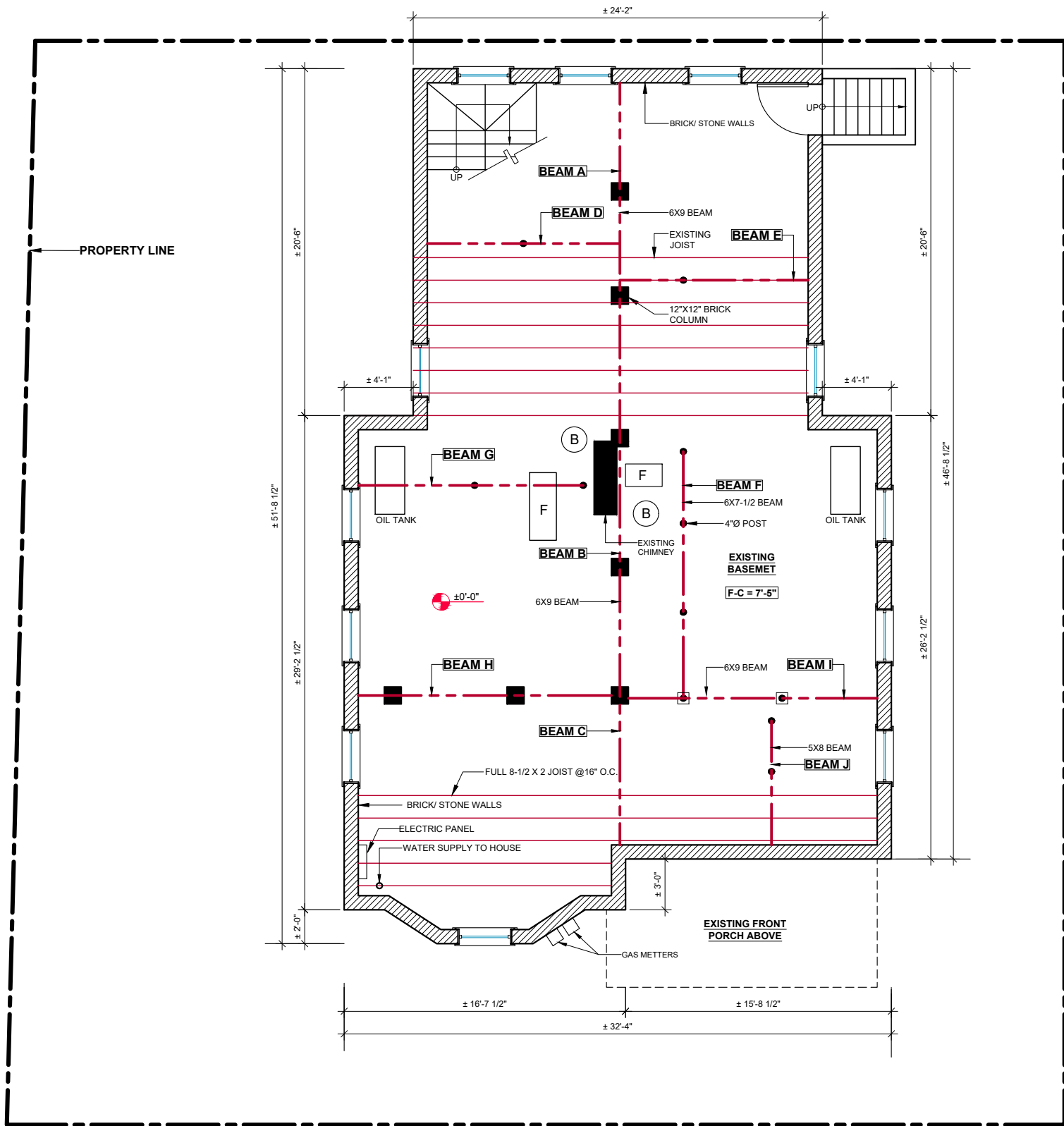
**DOUGLAS OKUN & ASSOCIATES**



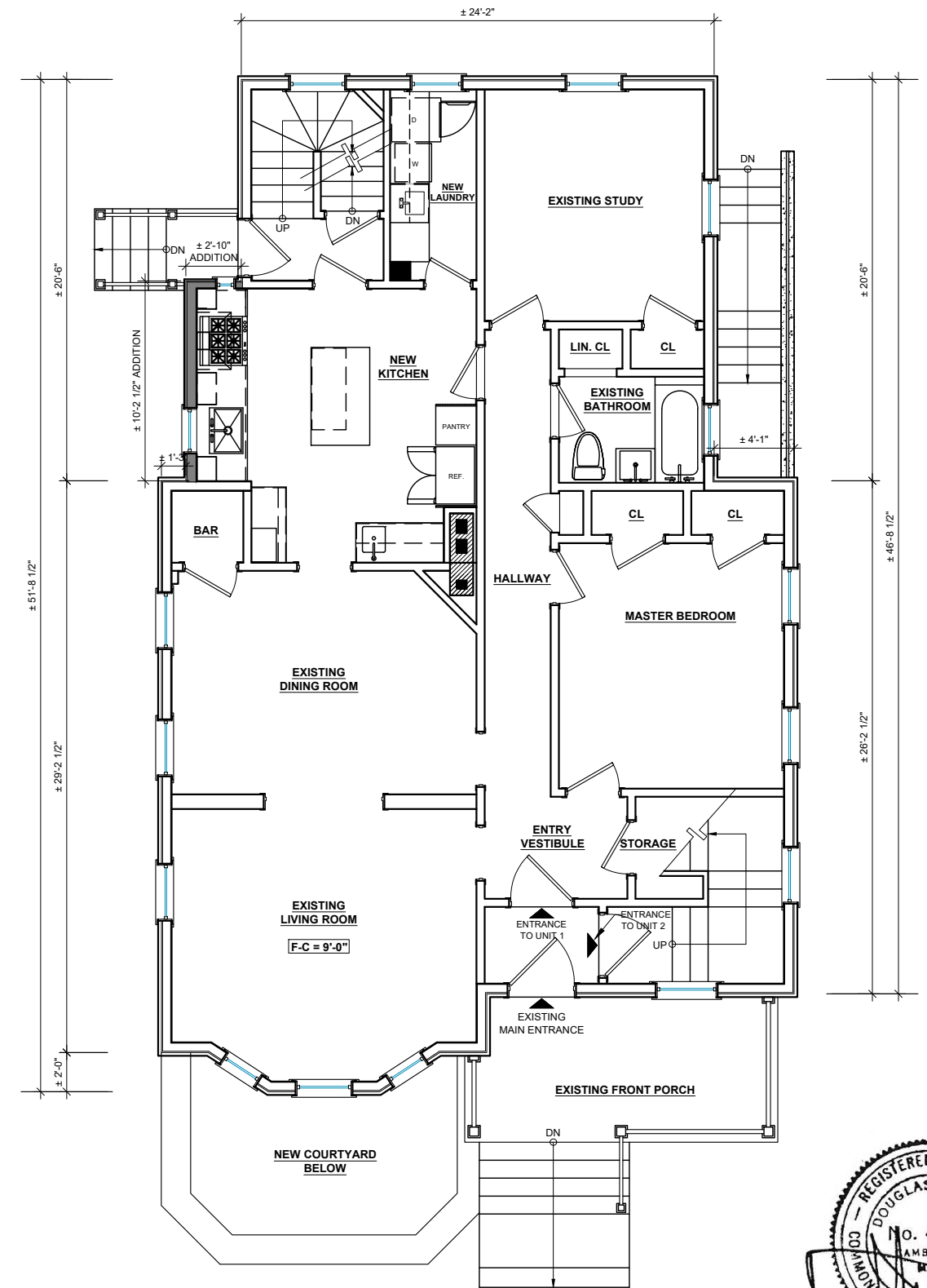
156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**E2**

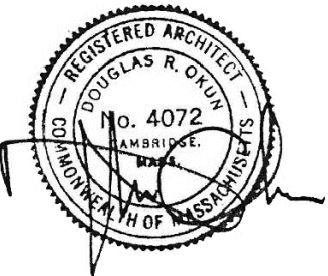




**BASEMENT STRUCTURAL PLAN**



**1ST FLOOR PLAN AS A REFERENCE**

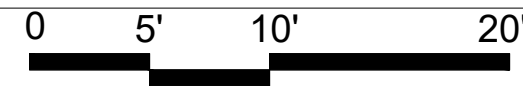


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/8" = 1'-0"

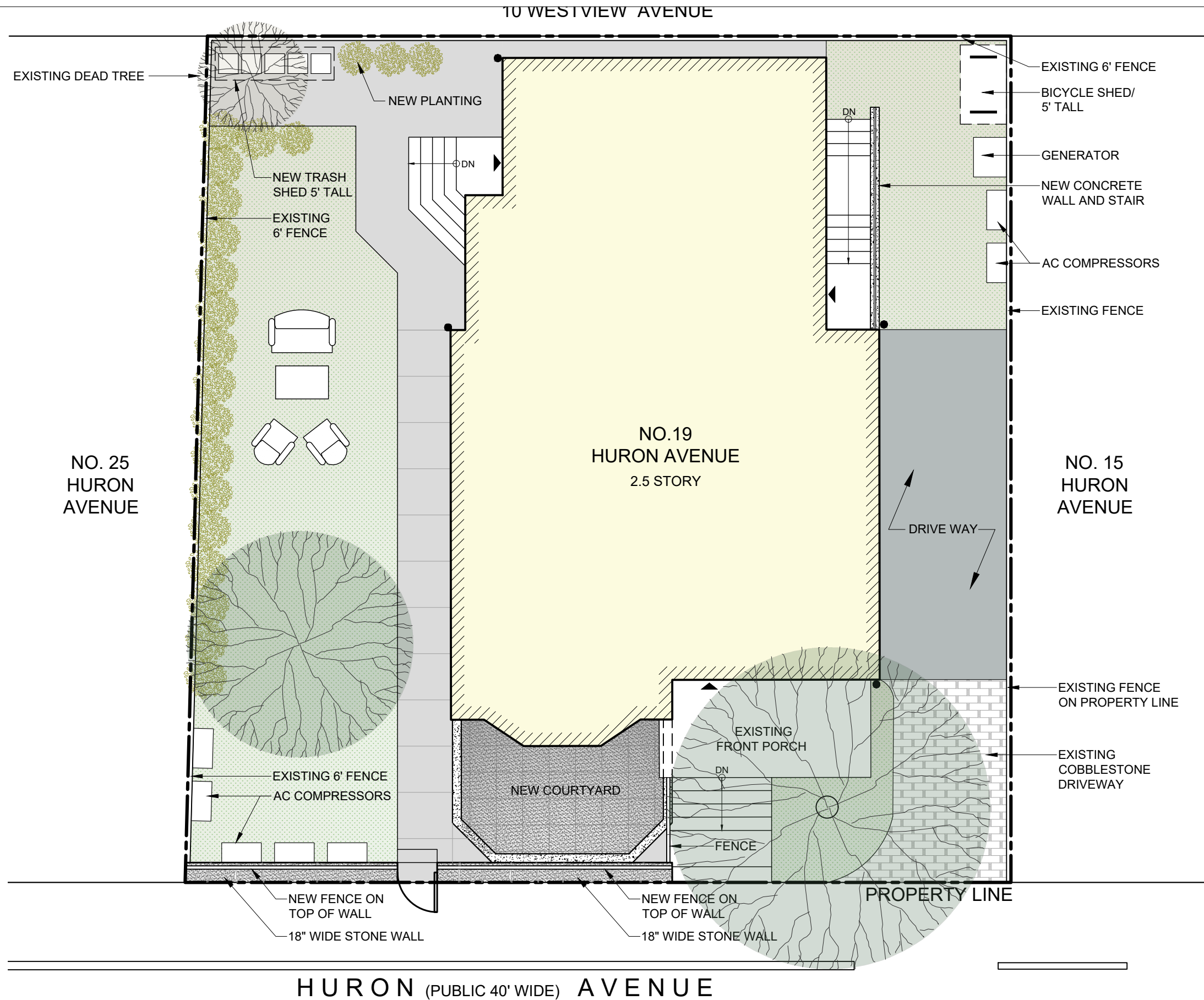
**EXISTING BASEMENT- STRUCTURAL**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**E3**

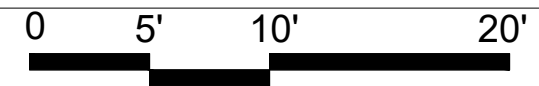


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/8" = 1'-0"

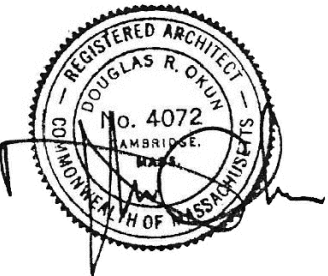
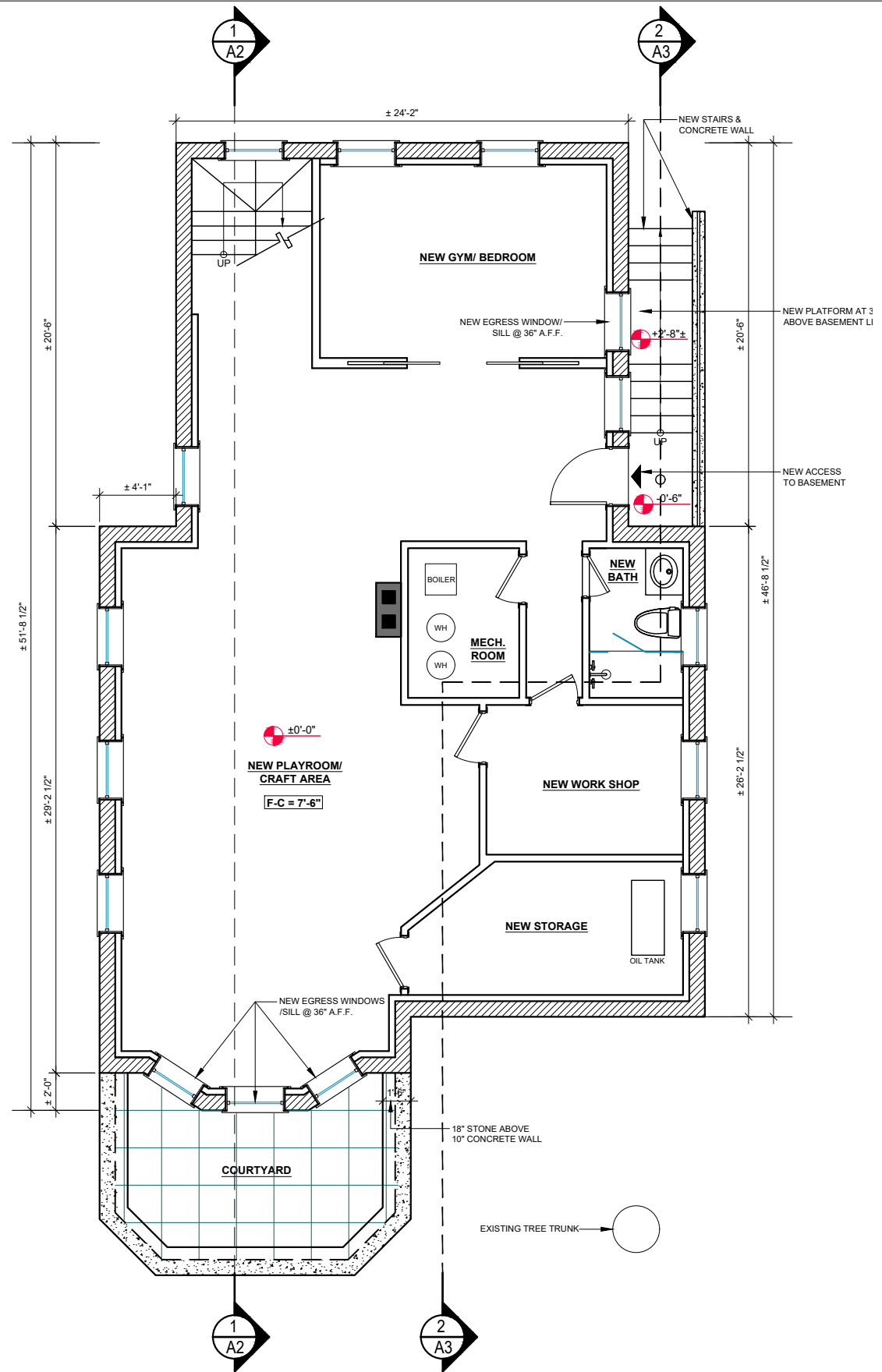
**PROPOSED SITE PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**L2**

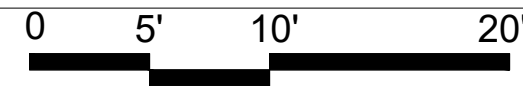


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/8" = 1'-0"

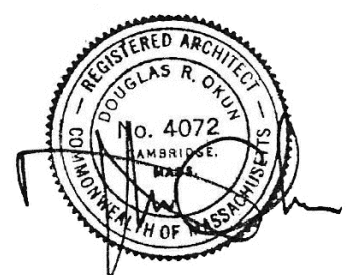
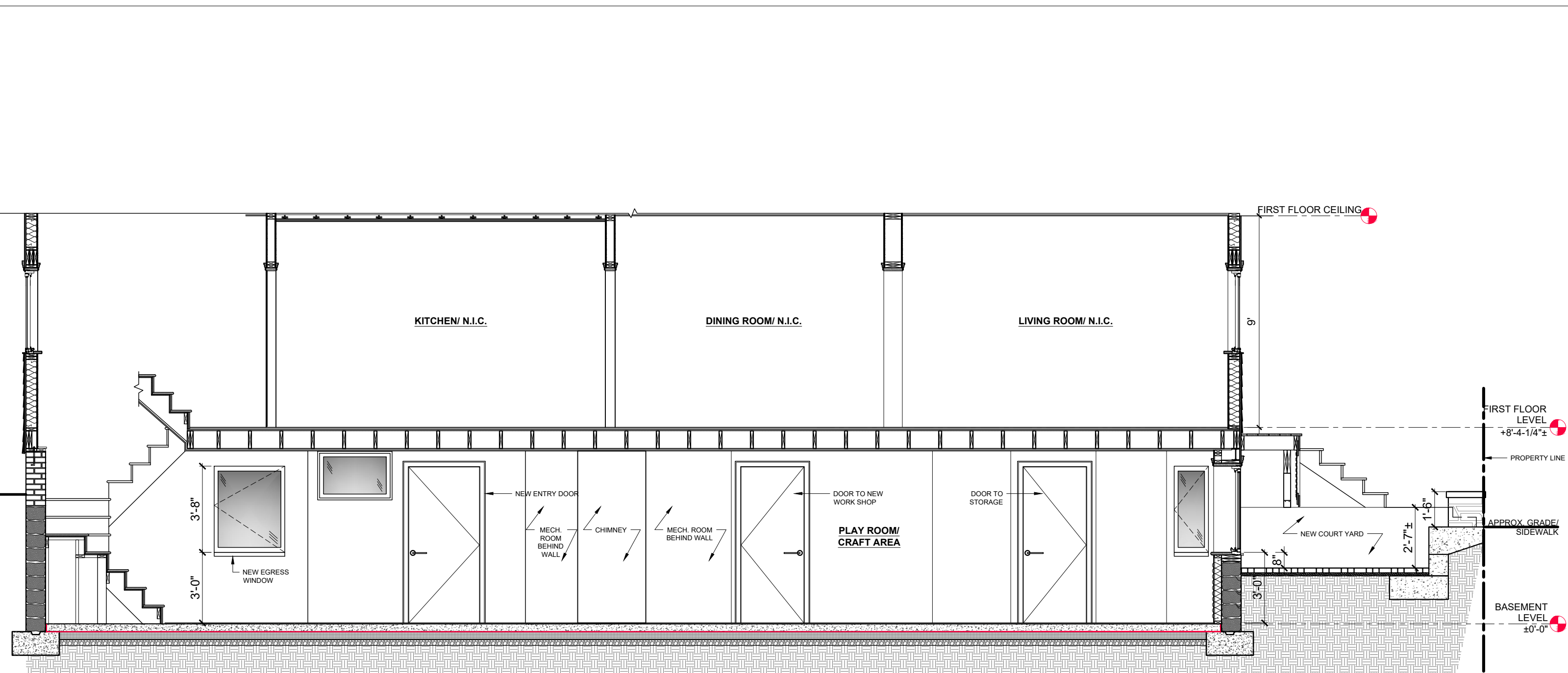
**PROPOSED BASEMENT PLAN**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A1**

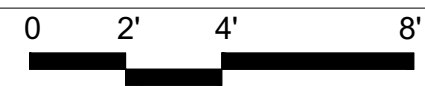


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/4" = 1'-0"

**SCHEMATIC SECTION 1-1**

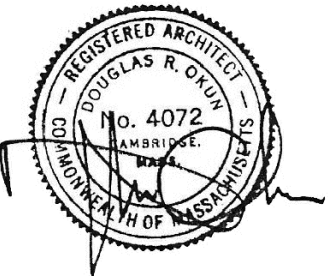
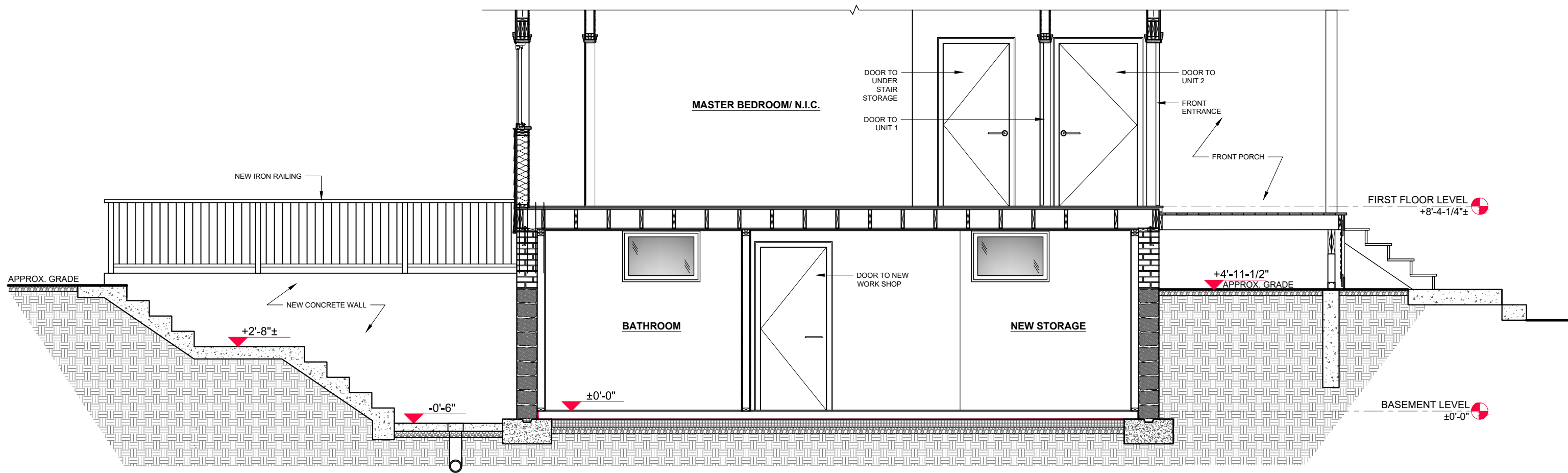
**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A2**



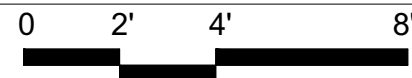


**A PROPOSAL FOR 19 HURON AVENUE RESIDENCE**  
 19 HURON AVENUE, UNIT #1, CAMBRIDGE, MA 02138

DATE: 12-26-2023  
 SCALE: 1/4" = 1'-0"

**SCHEMATIC SECTION 2-2**

**DOUGLAS OKUN & ASSOCIATES**



156 Mount Auburn Street, Cambridge, MA 02138 /  
 (617) 312-8206 / doug@doassoc.com / www.dougokun.com

**A3**

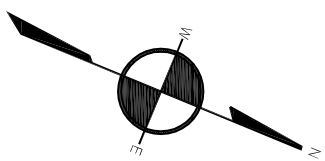
# PLAN OF LAND

LOCATED AT  
**19 HURON AVENUE  
CAMBRIDGE, MA**

SCALE: 1 INCH = 10 FEET

MASSACHUSETTS  
**SURVEY  
CONSULTANTS**

GLOUCESTER, MA 01930  
617-899-0703



## ELEVATIONS

FIRST FLOOR ELEVATION = 100.0' ASSUMED  
ROOF PEAK ELEVATION = 135.2"  
+ = SPOT ELEVATION  
AVERAGE GRADE FROM FIRST FLOOR = 96.7'

## REFERENCES

DEED: BOOK 71090, PAGE 516  
PLAN: PLAN BOOK 59, PLAN 9

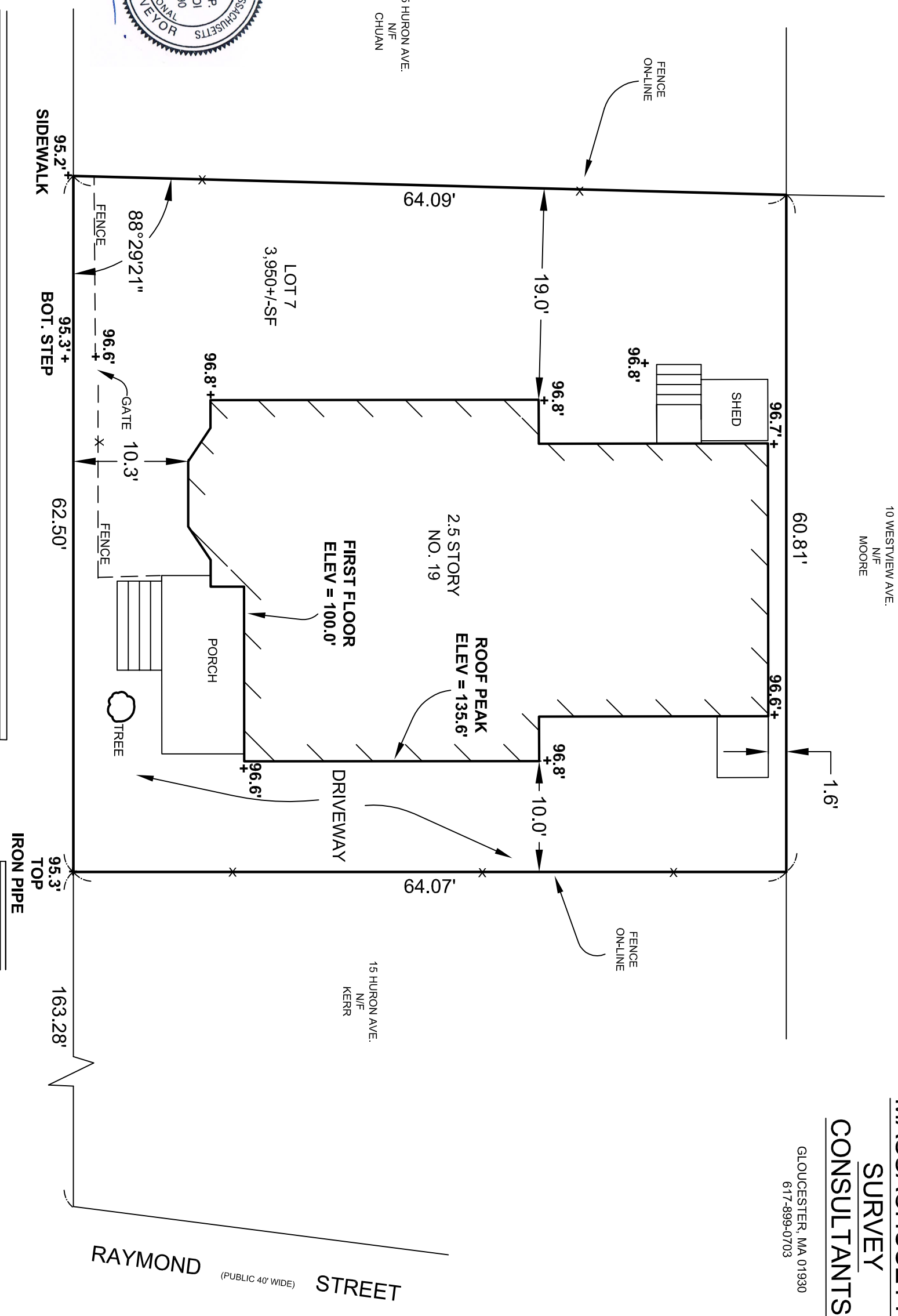
## NOTES

THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND IN JULY AND SEPTEMBER OF 2021 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

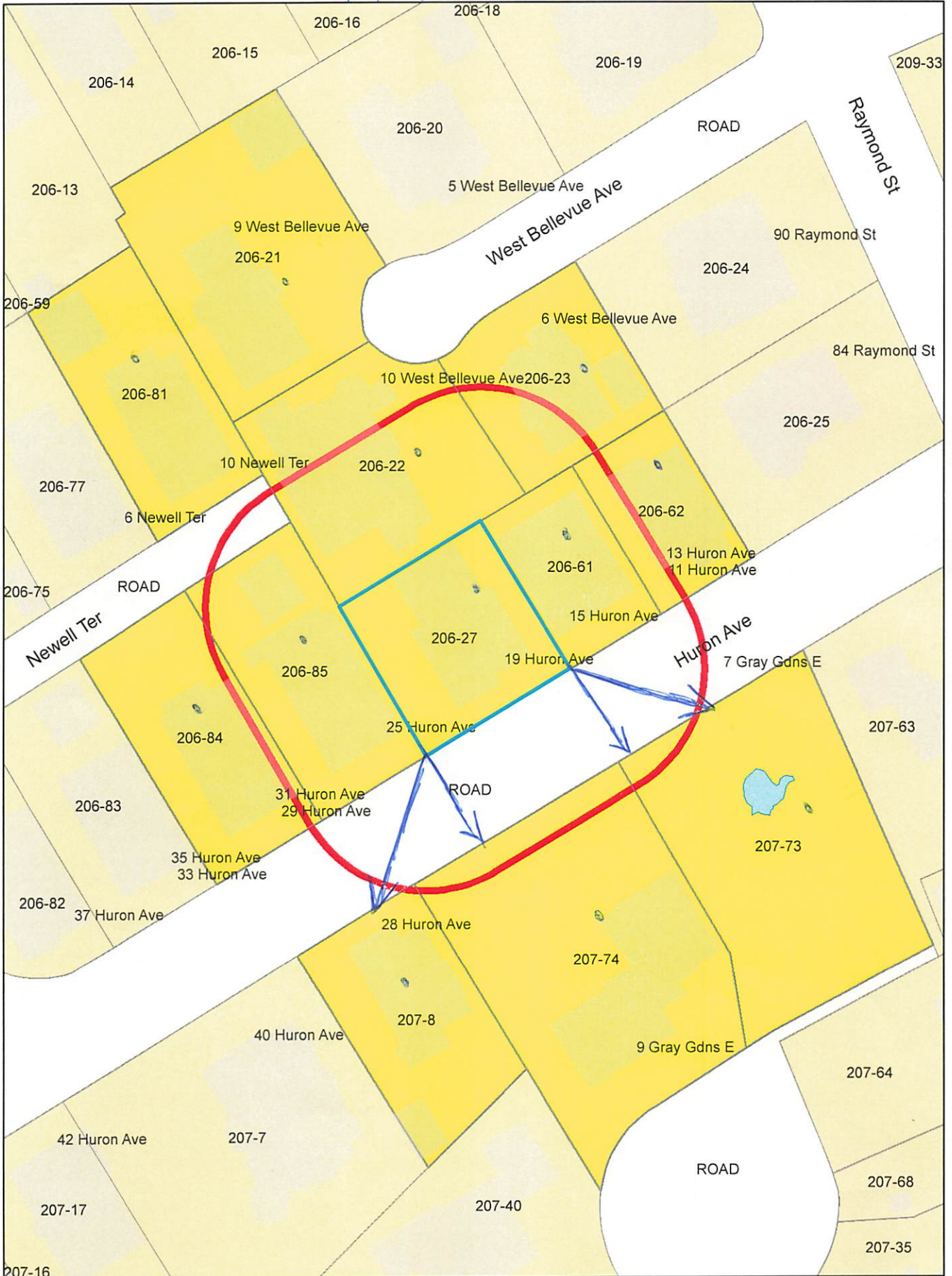
DATE: SEPTEMBER 22, 2021



**HURON AVENUE**  
(PUBLIC 40' WIDE)

**RAYMOND STREET**  
(PUBLIC 40' WIDE)

19 Huron Ave



19 Huron Ave

Petitioner

206-62  
VANNICELLI, MARSHA  
11 HURON AVE  
CAMBRIDGE, MA 02138

206-27  
RABIDEAU, DUSTIN JARRETT &  
LAURA ABOITIZ RABIDEAU, JONE A. DAHER &  
SALEH DAHER, JR.  
19 HURON AVE  
CAMBRIDGE, MA 02138

DOUGLAS OKUN  
334 WALDEN STREET  
CAMBRIDGE, MA 02138

207-8  
EPSTEIN, ARON & JACQUELINE BELL  
28 HURON AVE  
CAMBRIDGE, MA 02138

207-73  
JOBIN-LEEDS, GREGORY & MARIA JOBIN-LEEDS  
TRUSTEES OF SEVEN GRAY GARDENS REALTY TR  
BOX 390109  
CAMBRIDGE, MA 02139

206-61  
KERR, ANDREW P.  
TR. THE PHYLLIS F. KERR 2014 REV TRUST  
15 HURON AVE  
CAMBRIDGE, MA 02138

206-85  
CHUAN, JU HSIANG & SHENG T. LUNG  
25 HURON AVE  
CAMBRIDGE, MA 02138-6705

207-74  
JOBIN-LEEDS, GREGORY &  
MARIA JOBIN-LEEDS  
9 GRAY GARDENS EAST  
CAMBRIDGE, MA 02138

206-81  
STOKES, ELIZABETH ANNE,  
TR. THE ELIZABETH ANNE STOKES TRUST  
12 NEWELL TER  
CAMBRIDGE, MA 02140

206-22  
MOORE, PATRICIA R,  
TRS THE 10 WEST BELLEVUE AVE REALTY TR  
10 WEST BELLEVUE AVE  
CAMBRIDGE, MA 02140

206-21  
SMITH DAVID B.  
TRS SANDRA SWEETNAM TR  
9 W BELLEVUE AVE  
CAMBRIDGE, MA 02140

206-23  
BRENNER, MICHAEL & LUCY COLWELL  
78 COLLEGE AVE - U2  
SOMERVILLE, MA 02144

206-84  
GRUNBAUM, HENRY W. & BARBARA G.  
TRS. THE 29 HURON AVENUE TRUST  
29 HURON AVE  
CAMBRIDGE, MA 02138-6705





# 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: DEAGUS OKUN Date: 3/27/24  
(Print)

Address: 19 Huron Ave

Case No. BZA-257173

Hearing Date: 4/11/24

Thank you,  
Bza Members







