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CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 251999

Concret Information

	<u>General</u>	<u>Information</u>
The undersigned	hereby petitions the Board of Zoning A	ppeal for the following:
Special Permit: _	X Variance:	Appeal:
PETITIONER: Ar	ngela Jaimes and Daniel C Monet C/O	Jonathan Pagaduan, AIA
PETITIONER'S A	DDRESS: 51 Charles Street, Boston, I	MA 02114
LOCATION OF P	ROPERTY: <u>72-A Inman St , Cambrid</u>	g <u>e, MA</u>
TYPE OF OCCUP	PANCY: Residential	ZONING DISTRICT: Residence C-1 Zone
REASON FOR PE	ETITION:	
/Dormer/		
DESCRIPTION	OF PETITIONER'S PROPOSAL:	
Addition of 3rd floa	or dormers.	
SECTIONS OF Z	ONING ORDINANCE CITED:	
Article: 5.000 Article: 8.000	Section: 5.31 (Table of Dimensional F Section: 8.22.2.d (Non-Conforming S	· ·
Article: 10.000	Section: 10.40 (Special Permit).	a.s.a. s.y.
		0 4
	Original Signature(s):	Clarky In
	J.g. (2).	(Fetitioner (s) / Owner)
		Jonathan Pagadoan
		(Print Name)

Address:

Tel. No.

6172367399

E-Mail Address: Jonathan@charlesstreetdesign.com

Date: 12/4/23

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 Angela Taines and Dan Monet
Address: 72A Inman Street, Cambridge, MA 02139
Address. 1211 Maria Street Carrettotole, 1111 02151
State that I/We own the property located at 724 Inman Street,
which is the subject of this zoning application.
The record title of this property is in the name of
Jaimes, Angela & Daniel C. Monet
- Vierries / Marie Vierries Vi
*Pursuant to a deed of duly recorded in the date $\frac{5}{10}$ $\frac{22}{22}$, Middlesex South
County Registry of Deeds at Book 80130, Page 248; or
Middlesex Registry District of Land Court, Certificate No
BookPage
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*
*Written evidence of Agent's standing to represent petitioner may be requested.
and the second of the second o
Commonwealth of Massachusetts, County of MiddleSix
The above-name Angla James + Daniel Montersonally appeared before me,
this μM of Dicumber 2023, and made oath that the above statement is true.
Lou Sn Lou SN Notary
My commission expires Ava 11, 2024 (Notary Seal).
KEIRSA K. JOHNSON
Notary Public Commonwealth of Massachusetts
My Commission Expires
• If ownership is not shown in recorded deed, e.g. if by court orde AUGUSI 16, 2024 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 <u>72a Inman Street</u>, <u>Cambridge MA</u>, <u>02319</u> would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Waiver of Yard Requirements

Existing Condition: The property does not comply with side and rear yard requirements.

Special Permit: 20.95.3 - Request a waiver of side and rear yard requirements, emphasizing the challenges posed by the existing structure. Proposed changes will enhance functionality without compromising aesthetics.

Special Permit for Increased Floor Area Ratio

Proposed Condition: The proposed project seeks a floor area ratio of 1.22.

Special Permit: 20.95.1 - Request a special permit from the Planning Board for a maximum floor area ratio of 2.0 for residential uses. Based on the need for additional space due to family expansion and the owners' work-from-home situation, emphasizing the overall improvement in livability.

The special permit ordinance requirements will be met for an increased floor area ratio to 2.0, allowing for the essential expansion of living space to accommodate a growing family and the specific needs of the owners working from home, thereby addressing the unique circumstances of the property.

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:

No change to the access to the property or roadways ensures that traffic generated or patterns of access or egress would not cause congestion, hazard, or a substantial change in established neighborhood character, as the existing conditions and access remain unchanged, maintaining the current traffic flow and neighborhood dynamics.

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 continued operation or development of adjacent uses, as permitted in the Zoning Ordinance, would not be adversely affected by the nature of the proposed use due to the fact that there is no change in use, ensuring compatibility and continuity with the existing zoning regulations.

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:

No nuisance or hazard would be created to the detriment of the health, safety, and welfare of the occupants of the proposed use or the citizens of the City because the use is not changing, and furthermore, there will be an improvement in health by removing allergens that are causing health issues for the property owners.

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:

For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise detract from the intent or purpose of this ordinance because the use is not changing, ensuring continuity with the established zoning regulations and preserving the intended character of the district.

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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Angela Jaimes and Daniel C Monet

Present Use/Occupancy: Residential

Location: 72-A Inman St , Cambridge, MA

Zone: Residence C-1 Zone

Phone: 6172367399 Requested Use/Occupancy: Residential

		Existing Conditions	Requested Conditions	<u>Ordinance</u> <u>Requirements</u>	
TOTAL GROSS FLOOR AREA:		1640	1846	1133	(max.)
LOT AREA:		1511	1511	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.08	1.22	0.75	
LOT AREA OF EACH DWELLING UNIT		1511	1511	1500	
SIZE OF LOT:	WIDTH	23	no change	50	
	DEPTH	65.7	no change	n/a	
SETBACKS IN FEET:	FRONT	10.5	No Change	10	
	REAR	14	No Change	20	
	LEFT SIDE	1.3	No Change	7.5	
	RIGHT SIDE	2.31	No Change	7.5	
SIZE OF BUILDING:	HEIGHT	32.6	No Change	35	
	WIDTH	41.01	No Change	N/A	
	LENGTH	19.6	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		No Change	No Change	30%	
NO. OF DWELLING UNITS:		1	No Change	1	
NO. OF PARKING SPACES:		0	No Change	1	
NO. OF LOADING AREAS:		n/a	n/a	n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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.:

N/A

- 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'.

CITY OF CAMBRIDGE MSPECTIONAL SERVICES

2024 FEB 26 A 10: 49

CHARLES

Jaimes-Monet Residence

GENERAL NOTES

- DO NOT SCALE DRAWINGS IN ORDER TO ASCERTAIN DIMENSIONAL
- DRAWINGS LISTED UNDER THE 'DRAWING LIST' MUST BE READ IN CONJUNCTION WITH THIS DRAWING FOR COMPLETE INFORMATION.
- INTERIOR DETAILS ARE KEYED TO THE PLANS AT TYPICAL LOCATIONS, THE DETAILS APPLY TO ALL LOCATIONS THAT ARE NOT KEYED IN AN AREA OF THE SAME CONSTRUCTION AND SCOPE OF WORK, THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE TO COORDINATE THE LOCATION OF ALL TYPICAL DETAILS AND INSTALL THE WORK INDICATED. IF DISCREPANCIES EXIST OR QUALIFICATION IS REQUIRED THE CONTRACTOR IS TO NOTIFY THE ARCHITECT TO OBTAIN CLARIFICATION.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ANY CUSTOM CABINETRY AND MILLWORK SUPPLIED BY CONTRACTOR BEFORE FABRICATION
- CONTRACTOR WILL BE RESPONSIBLE FOR CORRECTING ALL ERRORS OR OMISSIONS IN CONSTRUCTION THAT RESULT FROM ERRORS OR OMISSIONS IN SHOP DRAWINGS THAT ARE CLEARLY IN CONFLICT WITH THE INTENT OF CONSTRUCTION DOCUMENTS.
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ANY AND ALL EXISTING CONDITIONS THAT MAY COME INTO CONFLICT WITH ANY OF THE NEW WORK AND ALTERATIONS PROPOSED AND REPORT ANY ISSUES WITH THE ARCHITECT AND/OR ENGINEER OF RECORD.
- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS FOR WORK AND MATERIALS AT THE JOB AND BE RESPONSIBLE FOR THE ACCURACY OF SAME BEFORE THE ORDERING OF ANY MATERIALS OR LABOR.
- THROUGHOUT AREA OF WORK, PATCH/REPAIR AND PREPARE WALLS TO
- ALL SPACES NOT EXPLICITLY SPECIFIED ELSEWHERE, INCLUDING MECHANICAL AND STORAGE AREAS, ARE TO BE FINISHED WITH GYPSUM WALLBOARD AND RECEIVE THE SAME TYPICAL BASE, CROWN AND CASING DETAILS SPECIFIED
- ALL BASEBOARDS SHALL BE SCRIBED TO FINISH FLOORING. NO BASE SHOE SHALL BE APPLIED.
- ALL DOORS TO BE 6" CLEAR FROM ADJACENT WALLS UNLESS NOTED
- NO ORIGINAL HEAVY TIMBER FRAMING SHALL BE NOTCHED OR CUT UNLESS SPECIFICALLY DIRECTED BY THE ARCHITECT OR STRUCTURAL ENGINEER.
- ALL VERTICAL AND HORIZONTAL DUCTS, PIPE, CONDUIT, ETC. (WHETHER SHOWN OR NOT) IN FINISHED ROOMS SHALL BE FURRED IN AND FINISHED TO MATCH ADJACENT FINISHED SURFACES AND ANY REQUIRED WALL OR CEILING RATINGS
- ALL RUN-OFF FROM IMPERVIOUS SURFACES SHALL BE RECHARGED ON SITE BY BEING DIVERTED TO STORM WATER INFILTRATION BASINS DESIGNED TO HANDLE
- FOUNDATIONS SHALL BE CONSTRUCTED TO REFLECT NATURAL SLOPE OF THE TERRAIN; EXCESSIVE SUPPORT MEMBERS OR MECHANICAL SYSTEMS SHALL BE COVERED AND SCREENED.
- ALL WORK SHALL COMPLY WITH STATE & LOCAL BUILDING CODES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS FOR CONSTRUCTION AND SHALL PAY ALL RELATED FEES & EXPENSES.
- ALL WORK SHALL BE ACCOMPLISHED BY SKILLED MECHANICS IN WORKMANLIKE

DEMOLITION NOTES

- COORDINATE ALL DEMOLITION WORK WITH ANTICIPATED NEW CONSTRUCTION IN EACH LOCATION. REFER TO ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR NEW WORK BEFORE BEGINNING DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR SURVEYING EXISTING CONDITIONS AND EXTENT OF DEMOLITION TO DETERMINE WHETHER OR NOT ANY WORK TO BE PERFORMED WILL PRESENT STRUCTURAL ISSUES AND WILL REPORT ANY ISSUES PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING ANY INTERMEDIARY SUPPORT REQUIRED DUE TO DEMOLITION TO BE REPLACED LATER BY NEW
- CONTRACTOR IS RESPONSIBLE THAT ALL DEMOLITION DEBRIS IS LEGALLY DISPOSED OF AND IS RESPONSIBLE FOR ALL FEES THEREOF, INCLUDING TRASH
- THE CONTRACTOR SHALL INFORM OWNER/DESIGNER OF ANY DAMAGE REVEALED DURING CONSTRUCTION WHETHER IT BE DUE TO PAST IMPROPER CONSTRUCTION OR DAMAGE DUE TO DEMOLITION. OWNER AND CONTRACTOR SHALL DETERMINE PROPER LEVEL OF REPAIR.
- GC TO IDENTIFY ALL EXISTING ITEMS OF WORK, HARDWARE AND DEVICES SCHEDULED TO REMAIN AND/OR BE SALVAGED FOR REUSE. SCHEDULES OF ITEMS TO BE SALVAGED (IF ANY) ARE TO BE PROVIDED BY THE ARCHITECT, OWNER, AND/OR UTILITIES AS APPROPRIATE. ALL ITEMS SCHEDULED TO BE SALVAGED FOR REUSE SHALL BE REMOVED WITH CARE, STORED AND PROTECTED FROM DAMAGE UNTIL INCORPORATED IN THE NEW WORK AND/OR TURNED OVER TO OWNER, IT SHALL BE THE GC'S RESPONSIBILITY TO REPLACE AND/OR RESTORE ANY ITEMS SCHEDULED FOR SALVAGE AND REUSE THAT ARE DAMAGED DURING THE COURSE OF CONTRACT OPERATIONS. THE OWNER SHALL DETERMINE THE SUITABILITY OF SALVAGED ITEMS FOR REUSE IN WORK
- USE DEMOLITION METHODS WITHIN LIMITATIONS OF GOVERNING REGULATIONS IN A SYSTEMATIC AND ORDERLY MANNER. DO NOT OVERLOAD BUILDING STRUCTURES. "REMOVE" OR "REMOVED" INDICATES ITEM(S) TO BE DEMOLISHED, DISCONNECTED AND/OR DISASSEMBLED IN THEIR ENTIRETY INCLUDING BUT NOT LIMITED TO ALL ADHESIVES, FASTENERS, HANGERS AND ACCESSORIES. ALL DEMOLISHED ITEMS TO BE PROMPTLY REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF AND/OR TURNED OVER TO THE OWNER AS SPECIFIED UTILIZING ONLY PASSAGEWAYS AND EXITS DESIGNATED BY THE OWNER. STORAGE OR SALE OF DEMOLISHED ITEMS ON THE PROJECT SITE IS PROHIBITED WITHOUT OWNER APPROVAL, THE CONSTRUCTION AREA SHALL BE MAINTAINED BY GC IN A CLEAN AND ORDERLY CONDITION.
- GC TO TAKE SPECIAL CARE TO CONTROL DUST AND NOISE TO AVOID DISTURBING NEARBY PERSONS AND/OR PROPERTY. GC TO OBTAIN OWNER/ARCHITECT APPROVAL OF DUST AND NOISE CONTROL MEASURES PRIOR TO PERFORMING DEMOLITION WORK, GC TO PROVIDE TEMPORARY PROTECTION OF ADJACENT WORK TO REMAIN, INCLUDING DUST PARTITIONS TO
- 9. GC TO COORDINATE AND CUT NEW PENETRATIONS AS REQUIRED.
- IT IS NOT INTENDED NOR THE RESPONSIBILITY OF THESE NOTES, DRAWINGS AND SPECIFICATIONS FOR THE DISCOVERY, HANDLING OR REMOVAL OF HAZARDOUS MATERIALS IN ANY FORM FROM THE PROJECT SITE INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL CPCB OR OTHER TOXIC SUBSTANCES.
- 11. REFER TO ENGINEER'S DRAWINGS FOR SCOPE OF MEP/FP DEMOLITION, SALVAGE AND RELOCATION. PRIOR TO COMMENCING ANY DEMOLITION OF MEP/FP SYSTEMS, GC SHALL REVIEW THE EXTENT OF WORK WITH OWNER SO AS TO NOT ADVERSELY AFFECT EXISTING SYSTEMS. GC SHALL BE RESPONSIBLE FOR SAFE SEPARATION AND/OR COORDINATION OF SHIT DOWN OF UTILITIES TO OCCUPIED AREAS WHILE PROVIDING TEMPORARY SERVICES AS REQUIRED. GC TO ENSURE TEMPORARY SUPPORTS FOR EXISTING TO REMAIN SYSTEMS INCLUDING BUT NOT LIMITED TO DIFFUSERS, FLEX DUCT, LIGHT FIXTURES, ETC.
- ALL MILLWORK INDICATED TO BE REMOVED WILL BE REMOVED WITH CARE SO AS TO CAUSE MINIMAL DAMAGE
- GC TO REMOVE ALL MISCELLANEOUS UNUSED FASTENERS INCLUDING BRACKETS, HANGERS, NAILS, CLEATS, CLIPS, HOOKS, ETC. ATTACHED TO EXISTING TO REMAIN WALLS, CEILINGS OR MILLWORK, PATCH AND REPAIR AS NEEDED, ALL EXISTING TO REMAIN WALLS TO BE PATCHED AND REPAIRED TO
- PROVIDE ALL SELECTIVE DEMOLITION AND PATCHING REQUIRED FOR THE BUILT WORK OF THIS CONTRACT, WHETHER OR NOT SPECIFICALLY NOTED IN THE
- GC SHALL REMOVE ALL EXISTING FLOORING AND/OR BASE AND REMOVE/SCRAPE ALL ADHESIVES, FASTENERS, UNDERLAYMENT, ETC. DOWN TO SUBFLOOR AT ALL AREAS SCHEDULED TO RECEIVE NEW FLOORING AND/OR

ABBREVIATIONS

	ABBREVIA
ADJ. AFF. BLDG. B.O. BOT. C.I.P. C.J. CI.P. C.J. CI.G. CLO. CLO. CONC. DIA. DIM. DWG. E.J. E.C. ELEC. PAN ELEV. EQ. EQUP. EXT. ETR. EXT. ETR. EXT. FIG. GA. GALV. GALV. GRID.	ABOVE FINISH FLOOR BUILDING BOTTOM OF BOTTOM OF CAST IRON CAST IN PLACE CONTROL JOINT CELLING CLOSET CLEAR CONCRETE MASONRY UNI COLUMN

G1.0	GENERAL NOTES
G1.1	GENERAL NOTES
G1.2	SCHEDULES
PL-1	PLOT PLAN
A1.1	EXISTING / DEMO PLANS
A1.2	PROPOSED PLANS
A1.3	PROPOSED PLANS
A2.0	EXISTING EXTERIOR ELEVATIONS
A2.1	PROPOSED EXTERIOR ELEVATIONS
A9.0	CONTEXT PHOTOS
A9.1	PROPOSED RENDER

PROJECT SCOPE

INTERIOR/ EXTERIOR REMODEL PER PLAN - CREATING ADDITIONAL BEDROOM AND RELOCATION OF BATHROOM ON SECOND FLOOR, THIRD FLOOR ADDED DORMERS, ADDITIONAL FULL BATH AND PRIMARY BEDROOM, INTERIOR REMODEL PER PLAN. REPLACE ALL EXISTING WINDOWS IN THE HOME, THERMO-PANE. NEW HVAC SYSTEM (COORDINATING WITH HOMEOWNERS THROUGH MASSSAVE PROGRAM), UPGRADE ELECTRICAL TO 200 AMPS (IF NEEDED, TO ACCOMMODATE NEW HVAC SYSTEM)

REFERENCE CODE

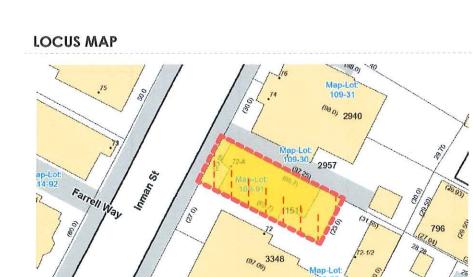
THE FOLLOWING BUILDING CODE OF THE CITY OF CAMBRIDGE IS ADOPTED UNDER AUTHORITY OF MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION OF THE STATE OF

THE INTERNATIONAL MODEL CODES ADOPTED, AS AMENDED HEREIN, INCLUDE:

- PRIMARY BUILDING CODE: 780 CODE OF MASSACHUSETTS REGULATIONS (CMR), THE MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION 2017. PRIMARY ELECTRICAL CODE: 527 CMR - MASSACHUSETTS ELECTRICAL CODE. PRIMARY PLUMBING CODE: 248 CMR - PLUMBING AND GAS CODE 2021
- PRIMARY MECHANICAL CODE: 780 CMR MECHANICAL SYSTEMS 2017. PRIMARY ENERGY CODE: 780 CMR STATE BUILDING CODE, 9TH EDITION 2017
- FIRE PREVENTION REGULATIONS: 527 CMR MASSACHUSETTS COMPREHENSIVE FIRE

DRAWING LIST

GENERAL NOTES



SYMBOLS

1 1 1 1 1 1	\bigoplus	NORTH ARROW	Room name tot	ROOM MAKE
	-410-	BITTEROR ELEVATIONS	(i)>	WALLTAG
	Nome-O- Elevalion	ELEVATION MARKER	(1)	WENDOWTA
		SPLICTURAL OPD LEVE	(101)	DOORTAG
	SIM SIM		~~~	

ZONING ANALYSIS

	ZONE:C-1	REQUIRED	EXISITNG	PROPOSED	
	LOT AREA, MIN SF	5,000 SQ.FT	1,511SQ.FT	1,511SQ.FT	
	LOT AREA, MIN SF/DU	1,500 SF / D.U	1,511SQ.FT	1,511SQ.FT	
	MAX, FAR	0.75 (1,133SQ.FT)	1.08 (1,640 SQ.FT)	1.19 (1,805 SQ.FT)	
	MIN. LOT WIDTH	50'-0"	23'-0"	23'-0"	
	MIN SIDE YARD*	7'-6" MIN	N/A	NO CHANGE	
	MIN REAR YARD	20'-0" MIN	N/A	NO CHANGE	
8	MAX HEIGHT	35'-0"	N/A	NO CHANGE	
SETBAC	MIN RATIO OF PRIVATE OP. SP. TO LOT AREA **	30% (50% OF ALL OPEN SPACE REQUIRED TO BE PRIVATE OPEN SPACE)	N/A	NO CHANGE	
-	PARKING	1 SPACE/DU	0 SPACE	NO CHANGE	

FLOOR	AREA	EXISTING		PROPOSED		NOTES
		SQ.FT	GFA	SQ.FT	GFA	
BSMT	BODY	627		627	-	measured to interior face of concrete foundation wall
1ST FL	BODY	695.0	695	695.0	695.0	measured to exterior of 2x6 stud typ
	DECK	70.0		70.0		
	COVERED ENTRY	32	32	32	32	<u> </u>
2ND FL	BODY	688	688	688	688	
3RD FL	BODY	330	225	401	390	
TOTAL		2,442	1,640	2,513	1,805	

RENOVATED AREA ANALYSIS

FLOOR	RENOVATED AREA	NOTES
	SQ.FT	
BSMT	-	NO CHANGE APART FROM UPDATED HVAC
1ST FL	-	NO CHANGE APART FROM UPDATED HVAC
2ND FL	560	The scope of work only includes minor changes to the hallway, therefore excluded from the overall renovated square footage. However, due to health issues, the clients have been dealing with in their homes. Exploratory work will be conducted to identify if the homeowner's allergies are being triggered by something in the walls, and cellings.
3RD FL	401	
TOTAL	961	



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	61/30/2024	
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GENERAL NOTES

G1.1

WINDOW SCHEDULE

				Windo	w Schedule		
Level	Type	Description	Manufacturer	Width	Helght	Head Height	Comments
LEVEL 1	N5	Elevate Double Hung	Marvin Windows and Doors	1'-9 1/4"	3' - 1 1/2"	7'-9"	Eisling Inside Opening
LEVEL 1	N6	Elevate Double Hung Insert	Marvin Windows and Doors	2'-8"	5' - 3"	7'-41/2'	Existing Inside Opening
LEVEL 1	N6	Bevate Double Hung Insert	Marvin Windows and Doors	2' - 8'	5' - 3"	7' - 4 1/2"	Existing Inside Opening
LEVEL 1	N7	Bevate Double Hung	Marvin Windows and Doors	2' - 10"	5' - 7 1/2'	7' - 4"	Existing Inside Opening
LEVEL 1	N7	Bevale Double Hung	Marvin Windows and Doors	2' - 10'	5' - 7 1/2'	7' - 4"	Existing Inside Opening
LEVEL 1	N8	Bevate Double Hung Insert	Marvin Windows and Doors	1' - 11 1/2'	5' - 7 1/2'	7' - 4"	Existing Inside Opening
LEVEL 1	N8	Bevate Double Hung Insert	Marvin Windows and Doors	1' - 11 1/2'	5' - 7 1/2"	7' - 4"	Existing Inside Opening
LEVEL 2	N7	Bevate Double Hung Insert	Marvin Windows and Doors	2' - 10'	5' - 7 1/2'	8, - 0,	Existing Inside Opening
LEVEL 2	N7	Bevale Double Hung	Marvin Windows and Doors	2' - 10'	5' - 7 1/2'	7' - 10"	Existing Inside Opening
LEVEL 2	N7	Bevate Double Hung	Marvin Windows and Doors	2' - 10'	5' - 7 1/2'	8' - 0"	Existing Inside Opening
LEVEL 2	N7	Bevate Double Hung Insert	Marvin Windows and Doors	2 - 10"	5' - 7 1/2"	8' - 0"	Existing Inside Opening
LEVEL 2	N7	Elevate Double Hung Insert	Marvin Windows and Doors	2' - 10'	5' - 7 1/2"	8'-0"	Existing Inside Opening
EVEL 2	18	Elevate Double Hung	Marvin Windows and Doors	1' - 11 1/2'	5' - 7 1/2'	7' - 10"	Existing Inside Opening
EVEL 2	N8	Bevale Double Hung	Marvin Windows and Doors	1' - 11 1/2'	5' - 7 1/2'	7' - 10"	Existing Inside Opening
EVEL 2	N9	Bevate Double Hung	Marvin Windows and Doors	2 - 6 1/2"	5' - 7 1/2'	8' - 0"	Existing Inside Opening
EVEL 2	NIO	Bevate Double Hung Insert	Marvin Windows and Doors	2 - 2 1/2'	3' - 8"	7' - 5"	Window(EX15) to be framed to match N10
EVEL 2	N10	Bevate Double Hung Insert	Marvin Windows and Doors	2-21/2	3' - 8"	7' - 5"	Existing Inside Opening
EVEL 3	NII	Bevale Double Hung	Marvin Windows and Doors	3 3.	5' - 4'	6' - 10 1/2"	Existing Inside Opening
EVEL 3	N12	Bevate Double Hung	Marvin Windows and Doors	2' - 6"	4' - 3 1/2'	6'-01/2"	Existing Inside Opening

WALL SCHEDULE

FIXTURE SCHEDULE

CHARLES ST CHARLES ST CHARLES CONTRACTOR DESIGN

Jaimes-Monet kesidence

September 1 Septem

DOOR SCHEDULE

		Door Schedule	
Туре	Function	Comments	
EX2.0	Interior	REUSE FOR OFFICE/BEDROOM	
EX2.1	Interior		
EX2,2	Interior		
EX2.3	Interior	REUSE FOR CLOSET IN BEDROOM 1	
EX2.4	Interior	REUSE FOR CLOSET IN BEDROOM 2	
EX2.5	Interior	REUSE FOR NEW LINENS	
EX2.6	Interior	REUSE FOR NEW BEDROOM 2	
EX3.1	Interior	REUSE FOR NEW PRIMARY ENTRY	
EX3.2	Interior	REUSE FOR NEW PRIMARY WALK-IN CLOSET	
EX3.3	Interior		

New Door Schedule						
Level	Туре	Width	Height	Manufacturer	Model	Comments
LEVEL 2	D2.0	5' - 0"	6'-8"			NEW DOUBLE DOOR TBD
LEVEL 2 LEVEL 3	D2.0 D3.0	5' - 0" 2' - 4"	6' - 8"			NEW DOUBLE DOOR TBD NEW POCKET DOOR

FINISH SCHEDULE

LIGHTING SCHEDULE

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REVISIONS:	01/30/2024	
	Description	Dat
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SCHEDULES



Record Cwner.
ANGELA JAIMES &
DANIEL C. MONET
72A INMAN STREET
CAMBRIDGE, MA
BK R0130 P3 243

ASSESSORS MAP-LOT 109-91 72A INMAN STREET CAMBRIDGE, MA

PREPARED BY.

RJO'CONNELL

& ASSOCIATES, INC.

CIVIL ENOINEERS, SURVEYORS & LAND PANNERS
BD MONTYALE AVENUE, SURF 201 STONHAM, MA 03150
PROBLE, FREE STONE A. ROCOMMENT, 03150

CHARLES STREET DESIGN, LLC.

51 CHARLES STREET BOSTON, MA 02114

PROJECT NAME:

72A INMAN STREET

CAMBRIDGE, MA



1°=17 2007,801 SCALE: 12/8/2023 REVISED:

PLOT PLAN

PL-1

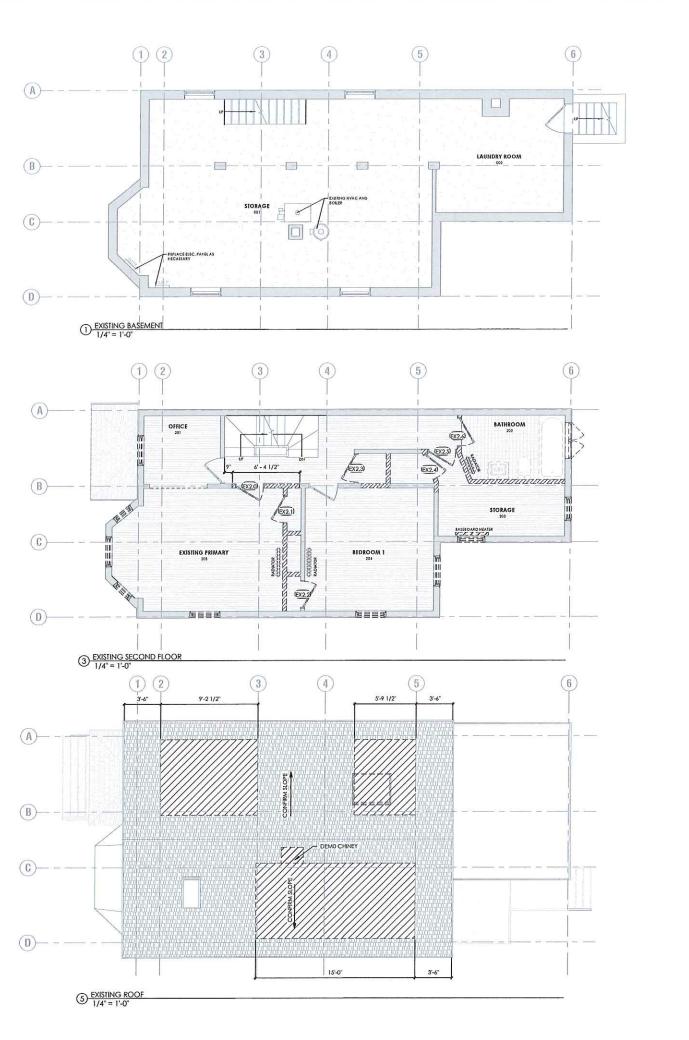
PROJECT NUMBER: 23581

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Jaimes-Monet Residence



PLOT PLAN



NOTE:

- EXISTING WINDOWS TO BE REPLACED PER PLAN (SEE SCHEDULE)
 DEMOLISHED DOORS TO BE SAVED AND REUSED PER SCHEDULE NOTE: OWNER HAS SEVERAL EXTRA
 DOORS THAT CAN BE USED WHERE NECESSARY.
- DEMO ROOF AS REQ.
- ELECTRICAL PANEL TO BE UPGRADED TO 200 AMPS(IF NEEDED, TO ACCOMMODATE NEW HVAC SYSTEM)
- NEW MINI-SPLIT HVAC SYSTEM (COORDINATING WITH HOMEOWNERS THROUGH MASSSAVE PROGRAM)
 REMOVE ALL EXISTING RADIATORS AND BASEBOARD HEATERS PATCH AND REPAIR FLOOR AS
- NECESSARY USE WOOD SAVED FORM DEMO AREAS.
 DEMO CHIMNEY AND CAP ON SECOND AND THIRD FLOOR PATCH AND REPAIR FLOOR AS NECESSARY
- HRST FLOOR:

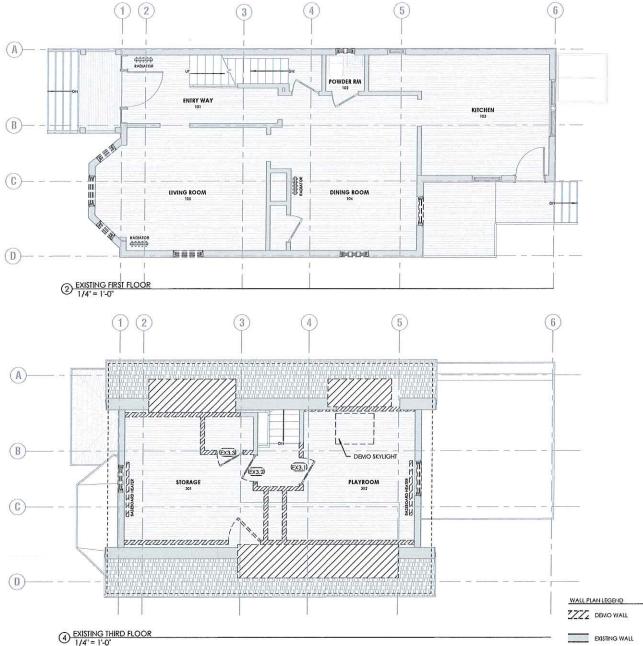
 TO BE PROTECTED AND COVERED DURING THE DURATION OF DEMOLITION AND CONSTRUCTION.

- THE WOOD FLOORING ON THE SECOND IS TO BE COVERED AND PROTECTED DURING CONSTRUCTION IN AREAS WHERE THE FLOOR IS TO REMAIN.

 WORK INCLUDES MINOR CHANGES TO THE HALLWAY, THEREFORE EXCLUDED FROM THE OVERALL AFFECTED SQUARE FOOTAGE. HOWEVER, DUE TO HEALTH ISSUES THE CLIENTS HAVE BEEN DEALING WITH IN THEIR HOMES, EXPLORATORY WORK WILL BE CONDUCTED TO IDENTIFY IF THE HOMEOWNER'S ALLERGIES ARE BEING TRIGGERED BY SOMETHING IN THE WALLS, FLOORS, AND CEILINGS.
- EXISTING OFFICE STRIP WALLS TO FRAMING AND REMOVE INSULATION, SAVE EXISTING FLOOR TO PATCH OTHER AREAS AS NECESSARY
- **EXSITING STORAGE** STRIP WALLS TO FRAMING AND REMOVE INSULATION, REMOVE FLOORING AND PREP FOR NEW WOOD FINSIH
- EXISTING BATHROOM REMOVE TILE FLOORING AND PREP FOR NEW WOOD FINSH, REMOVE ALL EXISTING FIXTURE AND CAP PLUMBING ACCORDINGLY.

 EXISTING PRIMARY AND BEDROOM STRIP WALLS TO FRAMING AND REMOVE INSULATION
- THIRD FLOOR:

 STRIP WALLS TO FRAMING REMOVE WOOD AND SAVE WOOD FLOORING FOR PATCHING IN OTHER LOCATION, AND PREP AND LEVEL FOR NEW OAK FLOOR FIN.



CHARLES STREET

OESIGN 10 total broad to 10 total broad to 10 total broad to 10 total broad total broad total broad total broad total broad broa

Jaimes-Monet Residence





EXISTING / DEMO PLANS





PROPOSED WALL

- TE: FLOOR TO BE PATCHED WHERE RADIATOR WERE REMOVED USED SAVED FLOORING FORM SECOND FLOOR DEMO

BASEMENT

NEW HVAC - EXISTING BOILER TO REMAIN AS BACKUP

Jaimes-Monet Residence





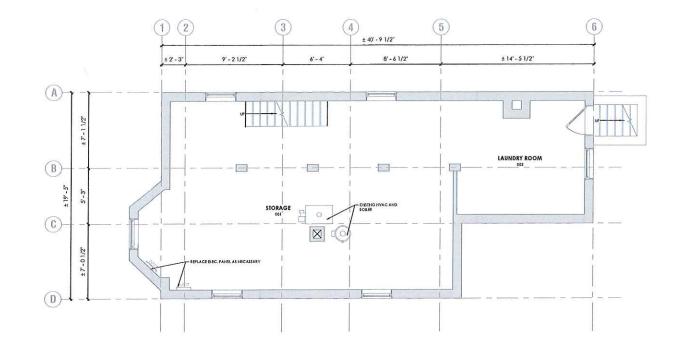
PROPOSED PLANS

WALL PLAN LEGEND ZZZ DEMO WALL

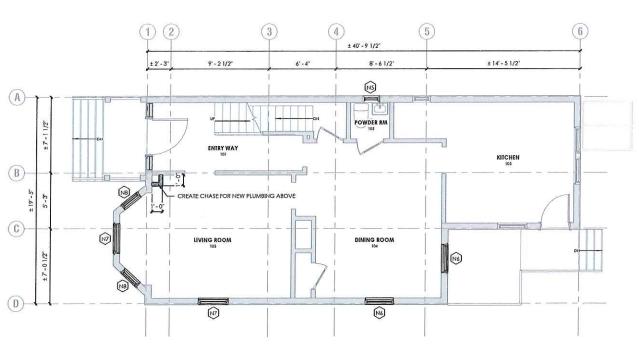
EXISTING WALL

A1.2

PROPOSED WALL

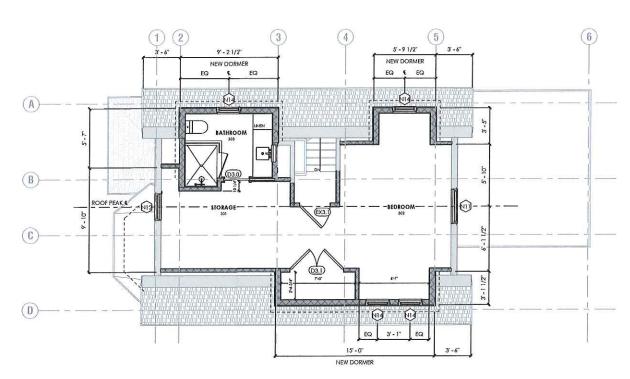


1/4" = 1'-0"



PROPOSED FIRST FLOOR
1/4" = 1'-0"

PROPOSED SECOND FLOOR
1/4" = 1'-0"



PROPOSED THIRD FLOOR
1/4" = 1'-0"

NOTE:

THE SCOPE OF WORK INCLUDES ONLY MINOR CHANGES TO THE HALLWAY; THEREFORE EXCLUDED FROM THE OVERALL AFFECTED SQUARE FOOTAGE. HOWEVER, DUE TO HEALTH ISSUES, THE CLIENTS HAVE BEEN DEALING WITHIN THEIR HOMES, EXPLORATORY WORK WILL BE CONDUCTED TO IDENTIFY IF THE HOMEOWNER'S ALLERGIES ARE BEING TRIGGERED BY SOMETHING IN THE WALLS, AND CEILINGS.

Jaimes-Monet Residence





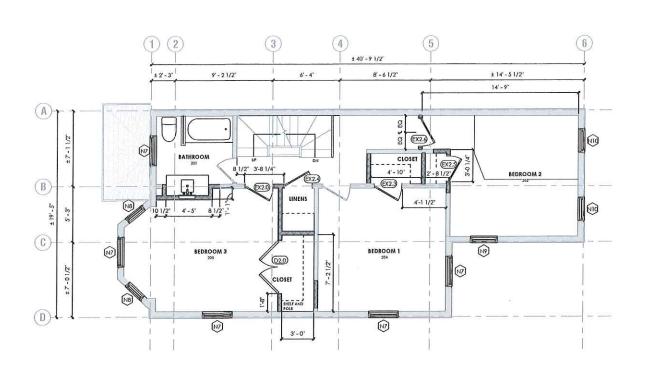
PROPOSED PLANS

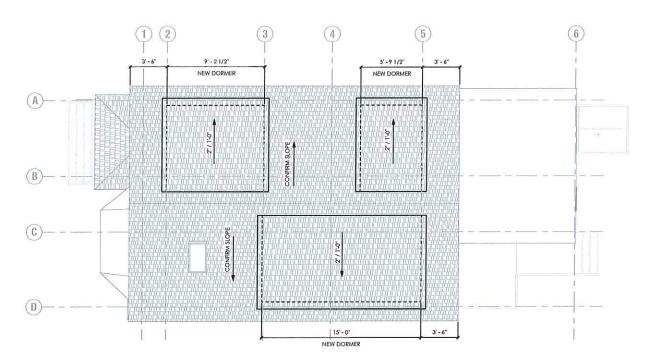
WALL PLAN LEGEND ZZZ DEMO WALL

EXISTING WALL

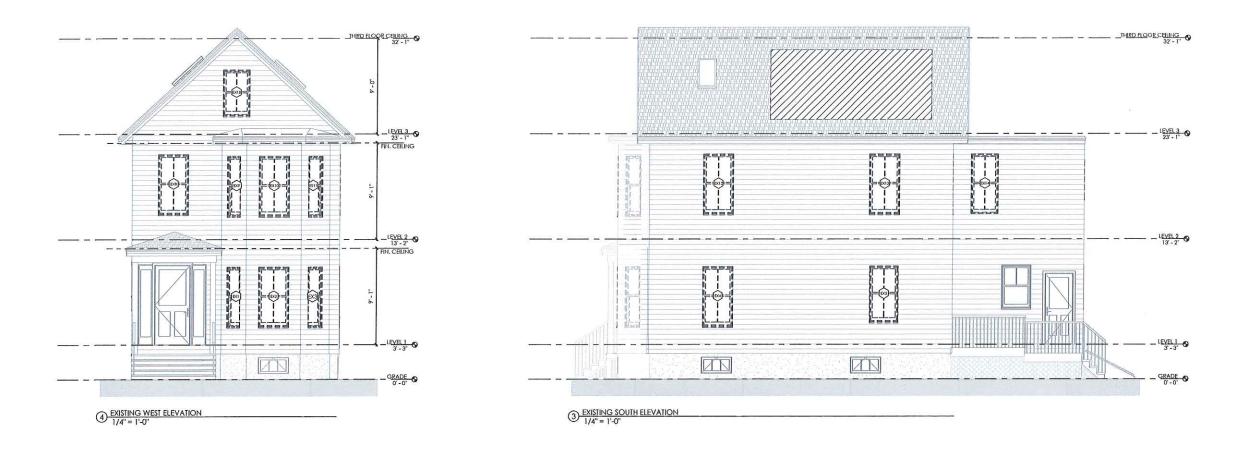
A1.3

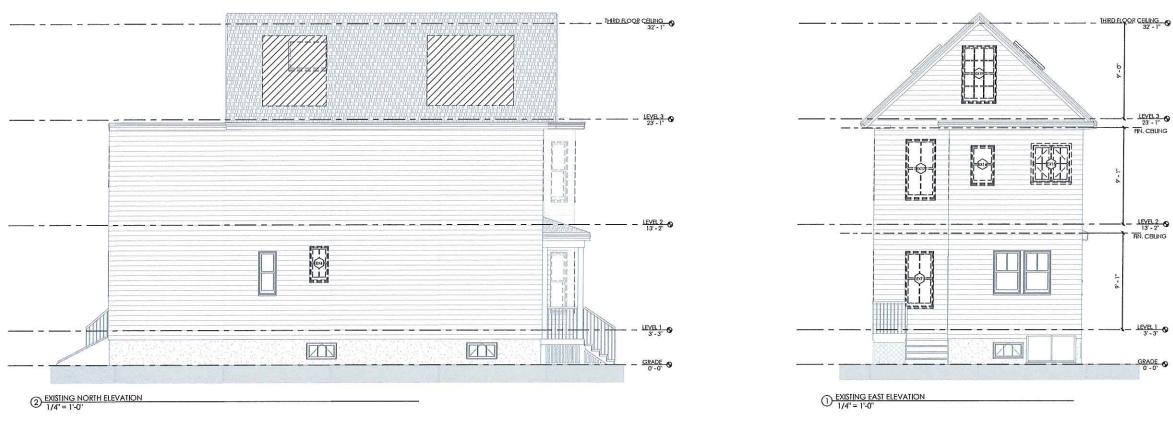
PROPOSED WALL





3 PROPOSED ROOF







WALL PLAN LEGEND ZZZZ DEMO WALL

EXISTING WALL



Jaimes-Monet Residence

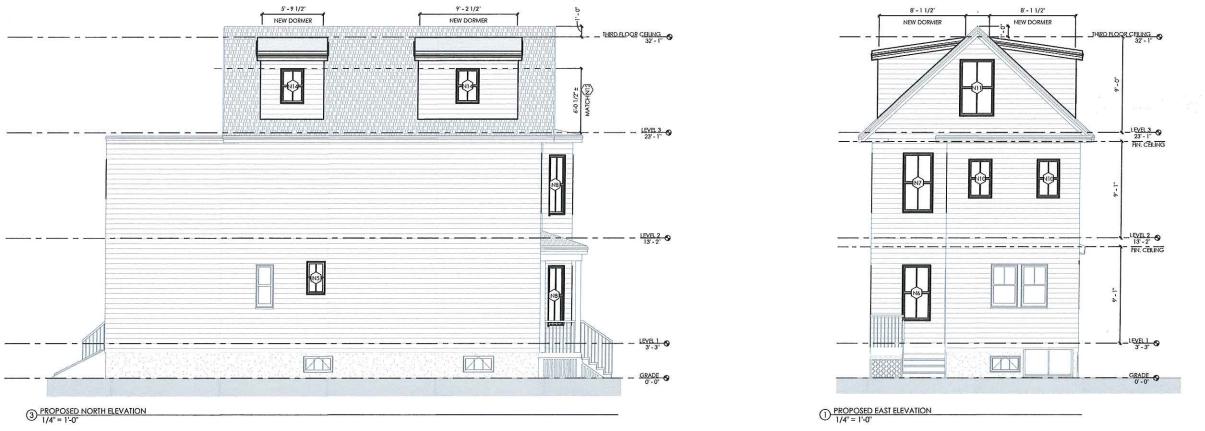




EXISTING EXTERIOR ELEVATIONS

A2.0







PROPOSED EXTERIOR ELEVATIONS WALL PLAN LEGEND ZZZ DEMO WALL A2.1 EXISTING WALL

PROPOSED WALL

Jaimes-Monet Residence



CONTEXT PHOTOS

A9.0

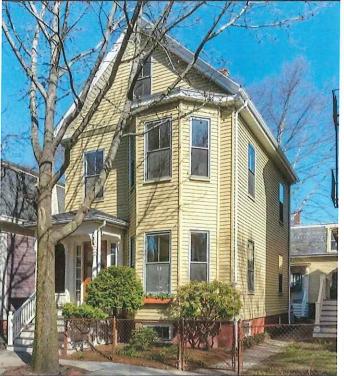






ODRMER EXAMPLE IN MID CAMBRIDGE







23 MARY ROAD

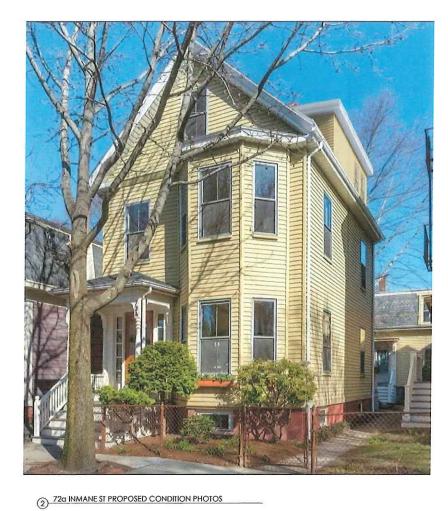






PROPOSED RENDER

A9.1







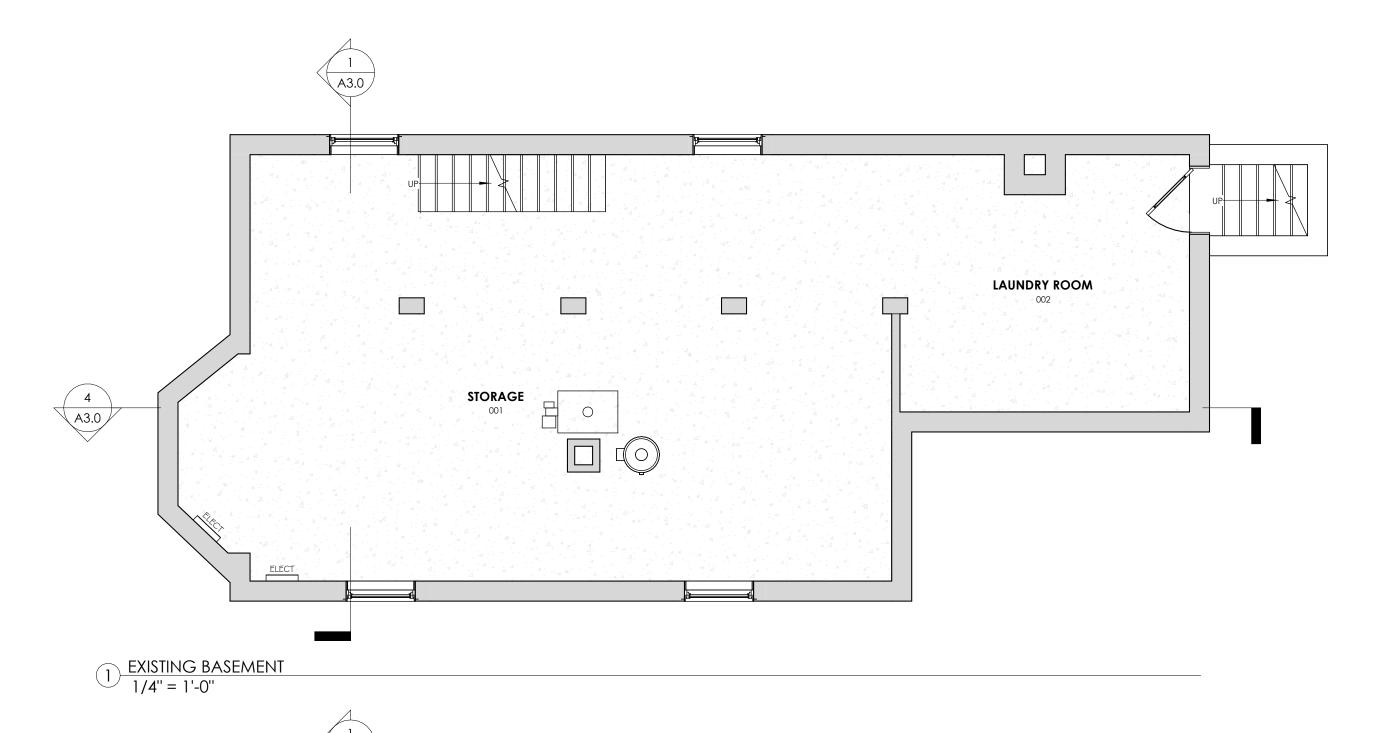


WALL PLAN LEGEND

ZZZ DEMO WALL

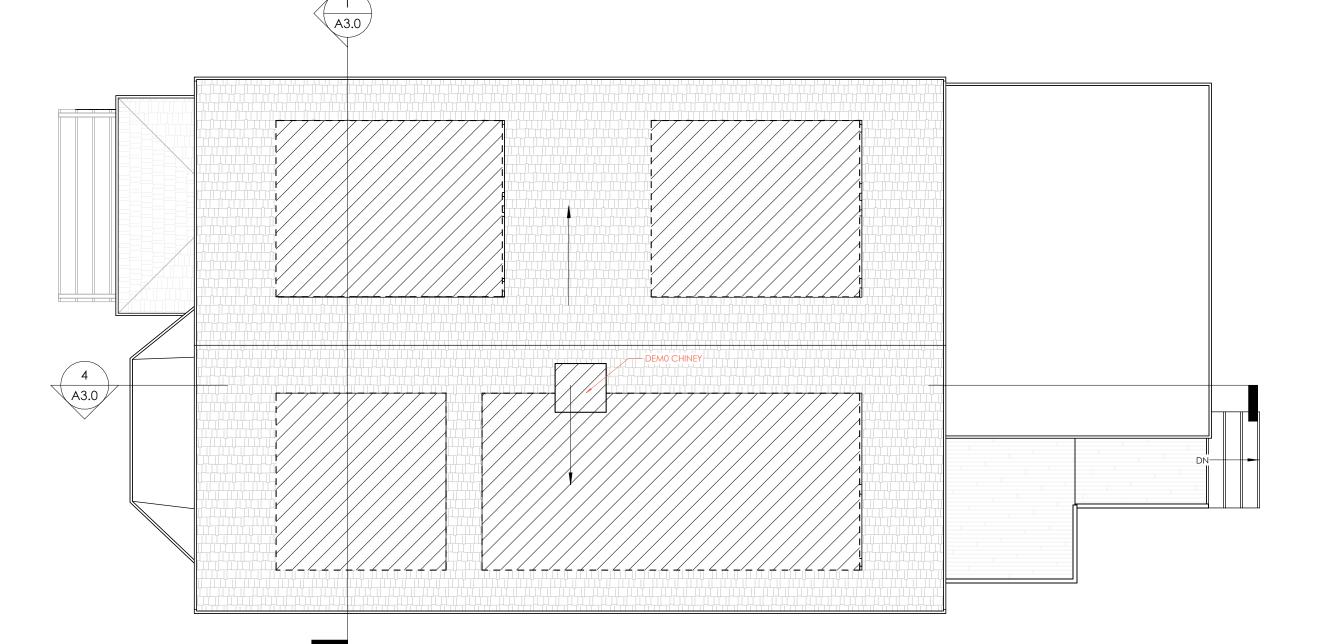
EXISTING WALL

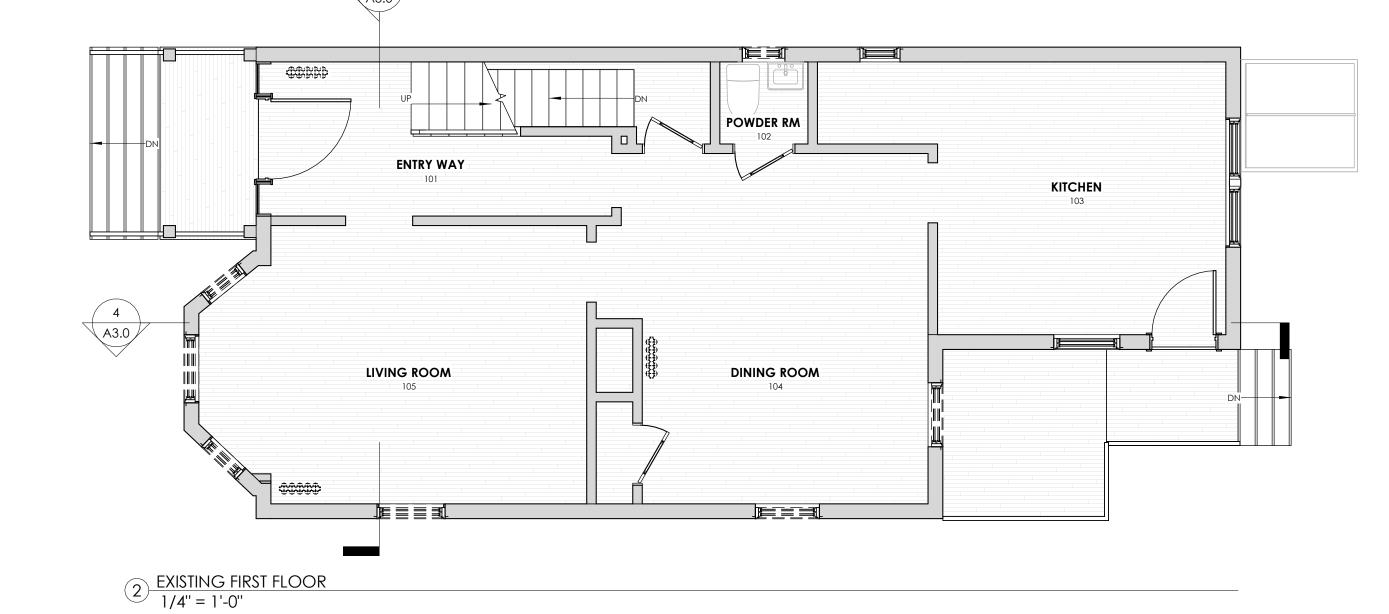
PROPOSED WALL



3 EXISTING SECOND FLOOR 1/4" = 1'-0"

5 EXISTING ROOF 1/4" = 1'-0"





A3.0

STORAGE

PLAYROOM

SOU

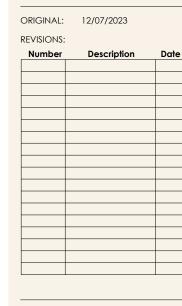
PLAYROOM

PLAYRO

 $4 \frac{\text{EXISTING THIRD FLOOR}}{1/4" = 1'-0"}$

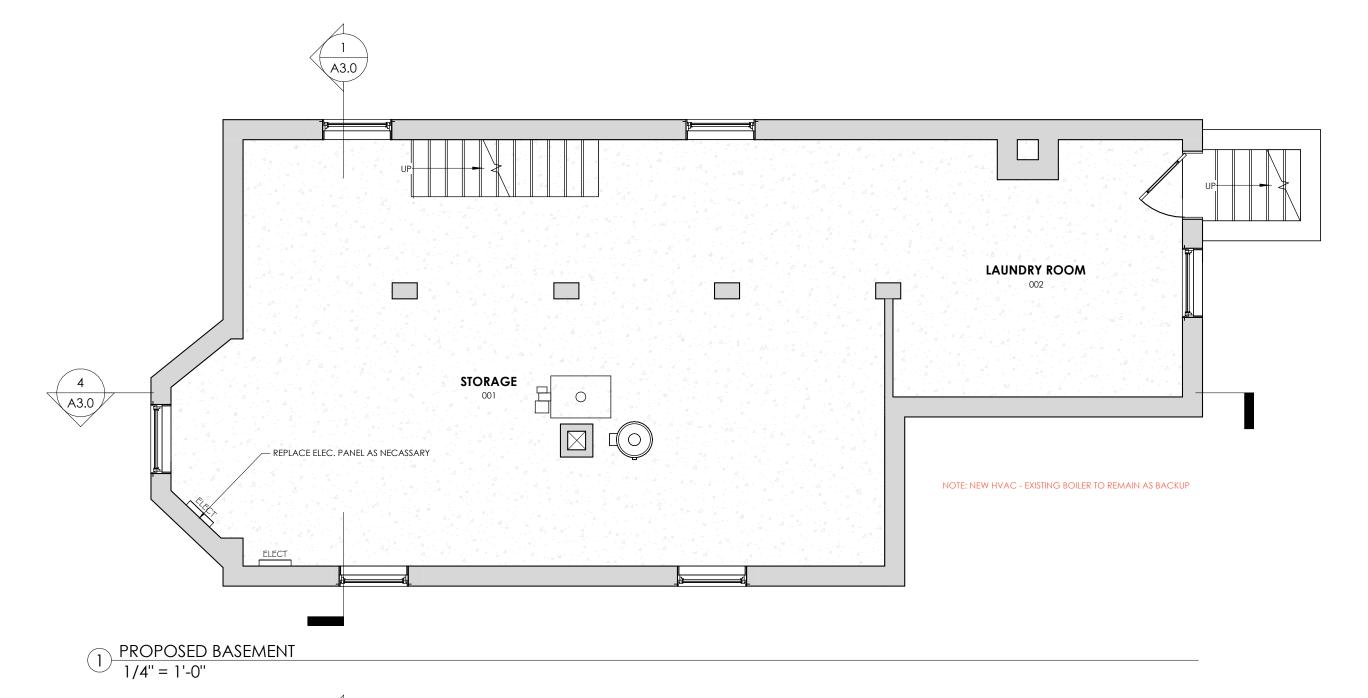
NOTE:

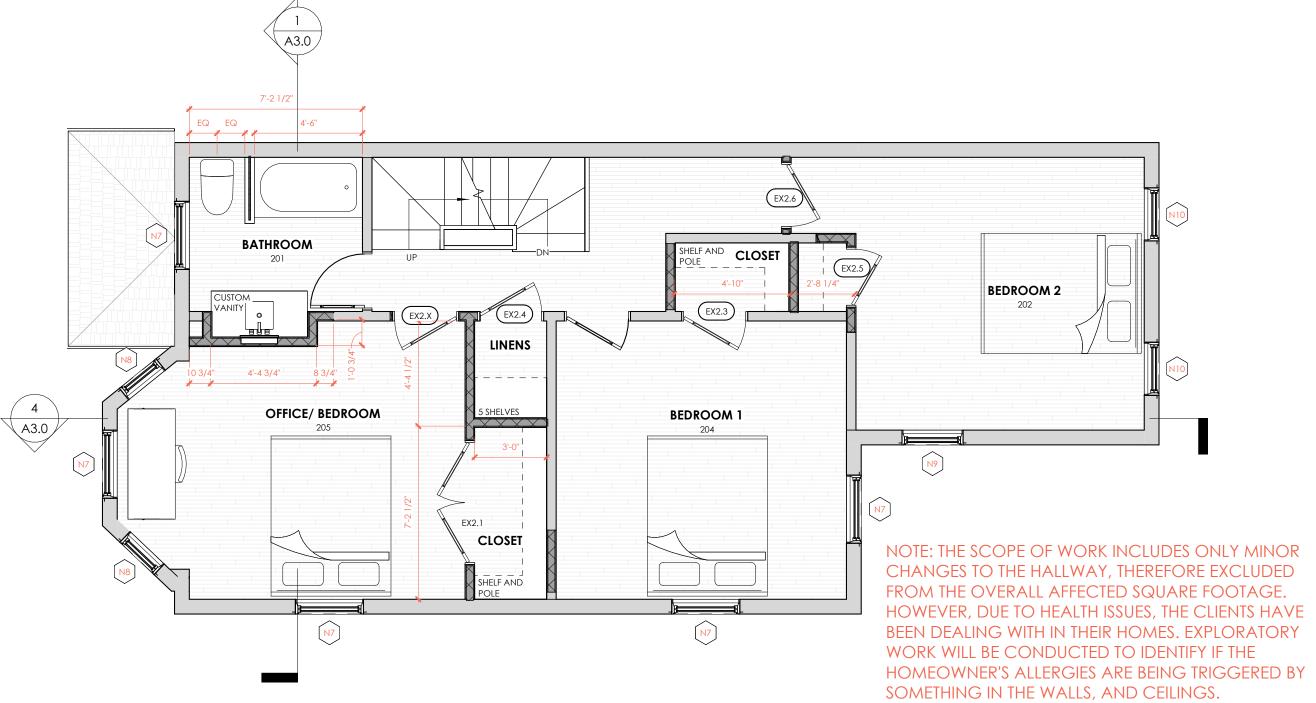
- ALL EXISTING WINDOWS TO BE REPLACED (SEE SCHEDULE)
- DEMO ROOF AS REQ.
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- NEW MINI-SPLIT HVAC SYSTEM (COORDINATING WITH HOMEOWNERS THROUGH MASSSAVE PROGRAM)
- REMOVE ALL EXISTING RADIATORS PATCH AND REPAIR FLOOR AS NECESSARY
- DEMO CHIMENY AND CAP ON SECOND AND THIRD FLOOR PATCH AND REPAIR FLOOR AS NECESSARY
 ENTIRE THIRD FLOOR AND PARTIAL 2ND FLOOR TO BE STRIPPED TO FRAMING, REMOVING ALL PLASTER AND
- INSULATION. CLIENTS ARE HAVING ISSUE WITH ALLERGIES ON THESE 2 FLOORS. LOOKING FOR
- RECOMMENDATIONS FOR SOLUTIONS.
- WORK INCLUDES MINOR CHANGES TO THE HALLWAY, THEREFORE EXCLUDED FROM THE OVERALL AFFECTED SQUARE FOOTAGE. HOWEVER, DUE TO HEALTH ISSUES, THE CLIENTS HAVE BEEN DEALING WITH IN THEIR HOMES, EXPLORATORY WORK WILL BE CONDUCTED TO IDENTIFY IF THE HOMEOWNER'S ALLERGIES ARE BEING.
- HOMES. EXPLORATORY WORK WILL BE CONDUCTED TO IDENTIFY IF THE HOMEOWNER'S ALLERGIES ARE BEING TRIGGERED BY SOMETHING IN THE WALLS, FLOORS, AND CEILINGS.

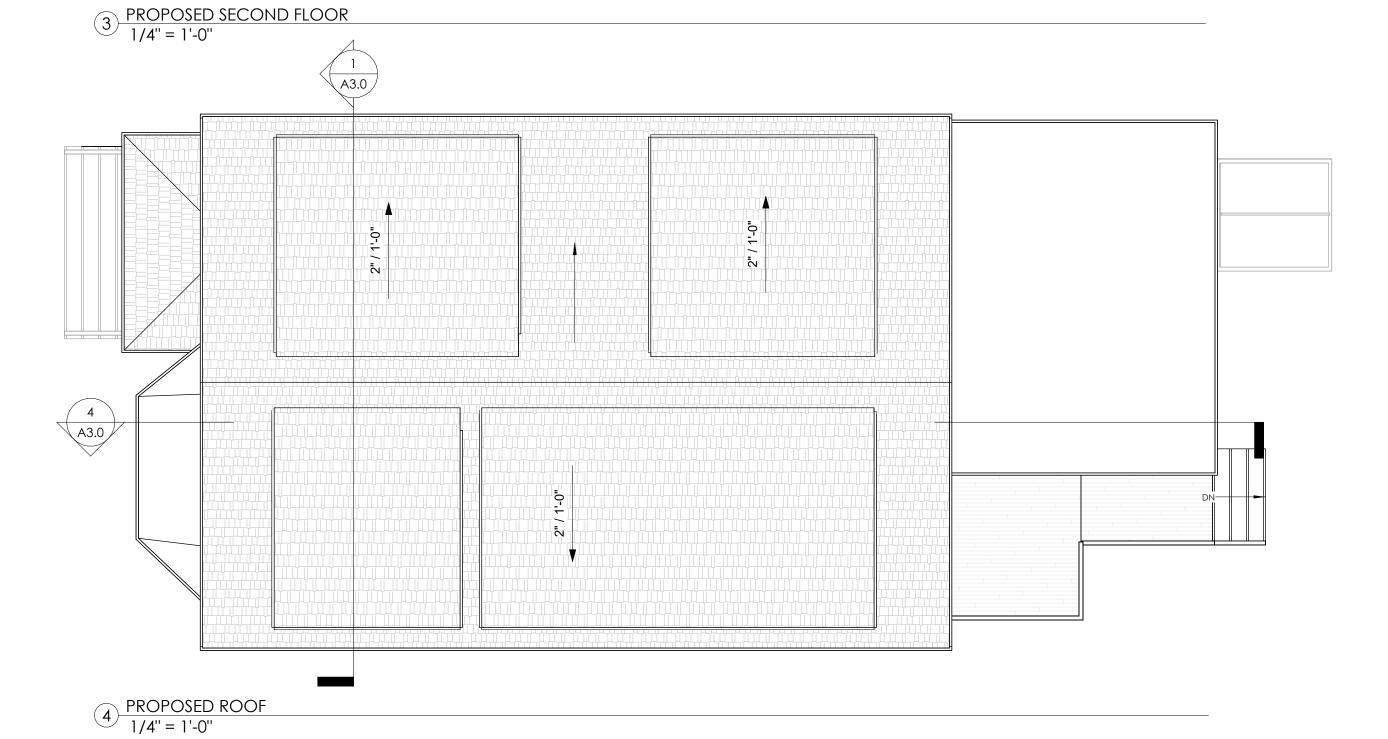


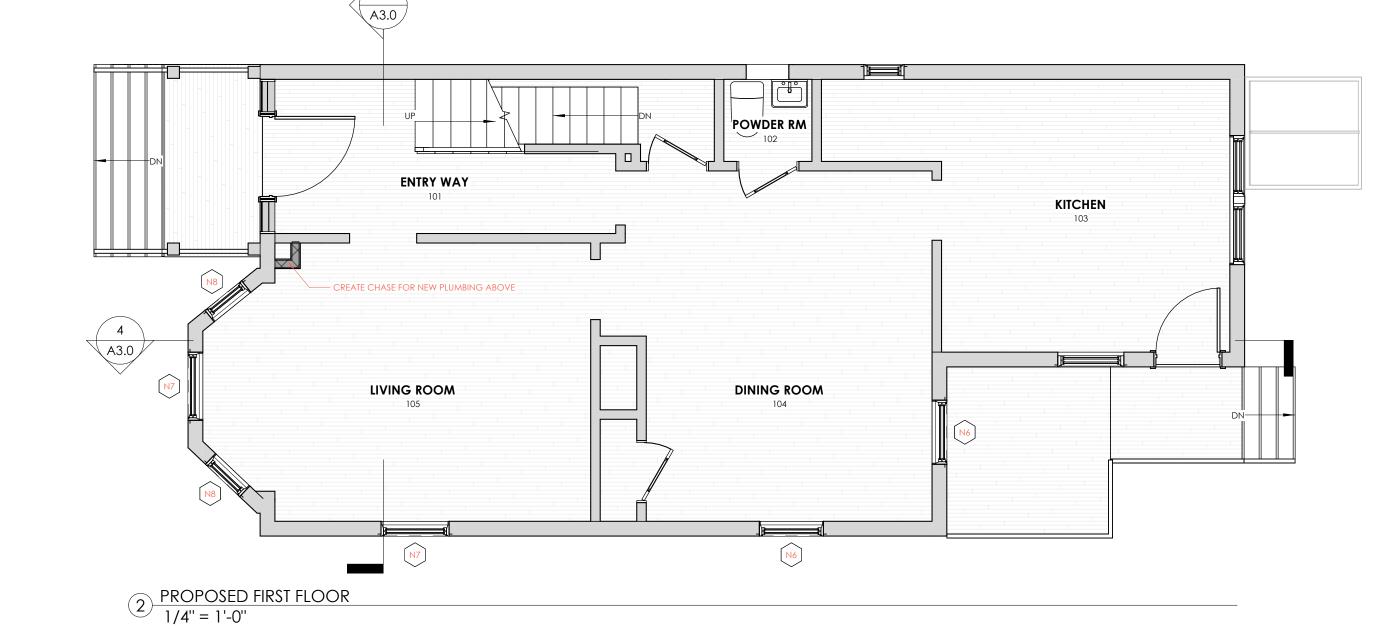
PROPOSED PLANS

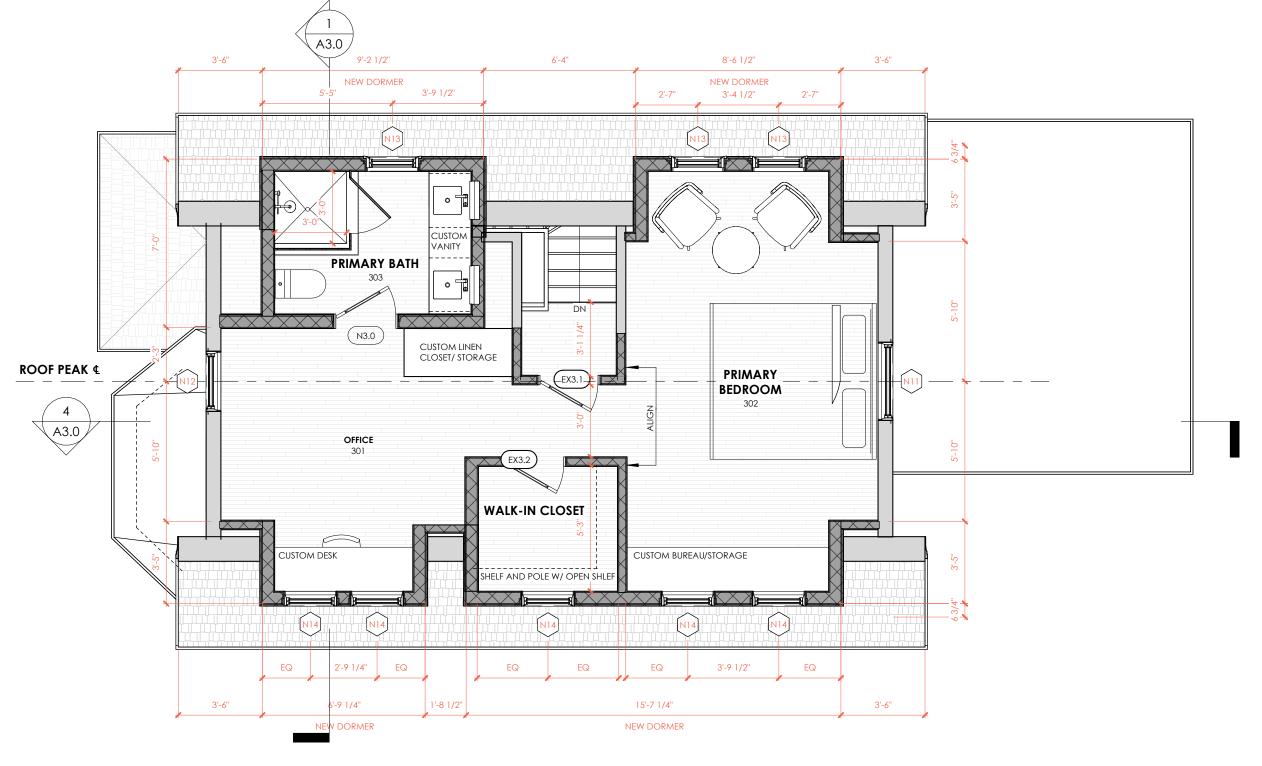




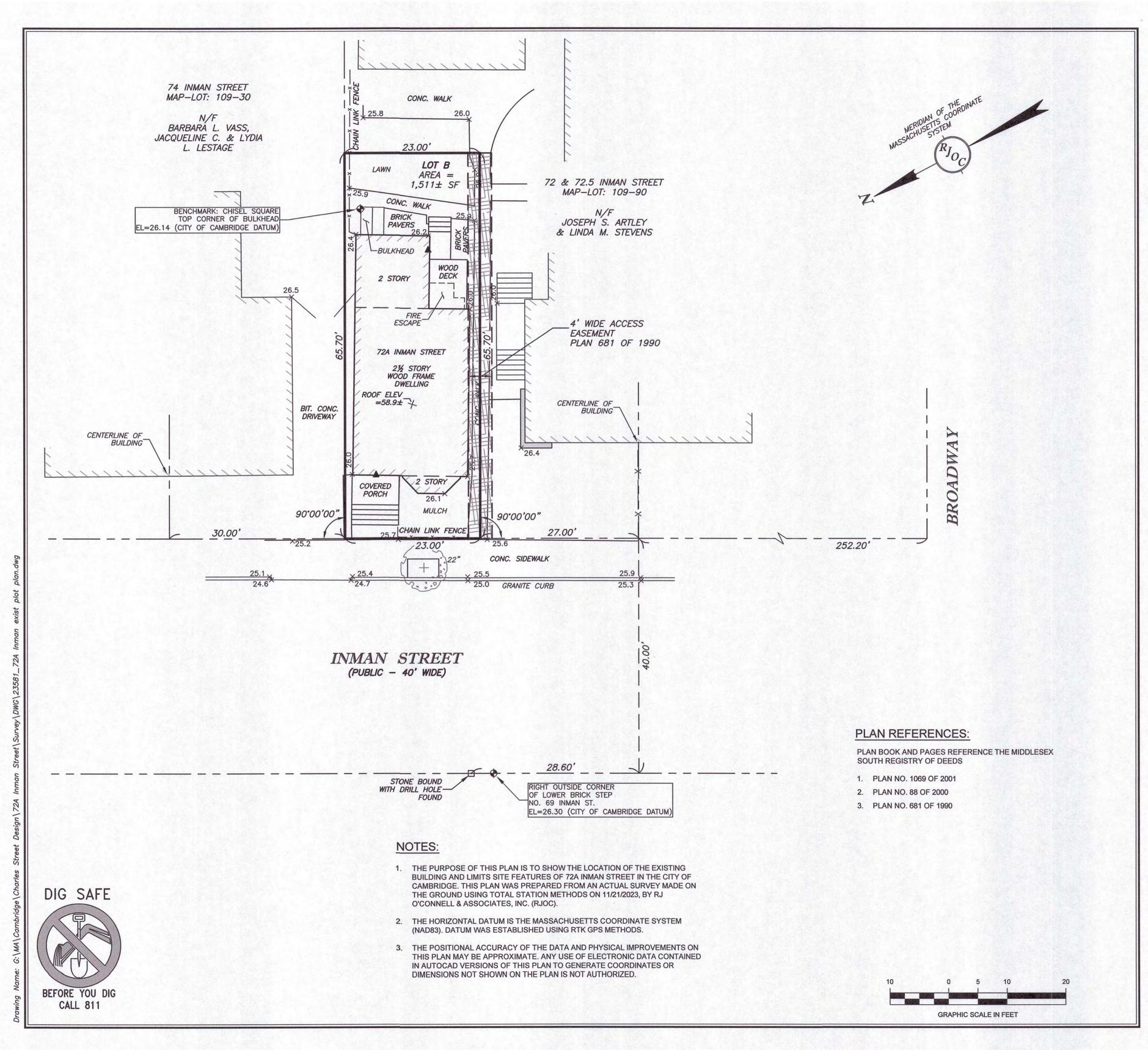








5 PROPOSED THIRD FLOOR SCHEME
1/4" = 1'-0"



Record Owner:

ANGELA JAIMES & DANIEL C. MONET 72A INMAN STREET CAMBRIDGE, MA BK. 80130 PG. 248

Location:

ASSESSORS MAP-LOT 109-91 72A INMAN STREET CAMBRIDGE, MA

RJO'CONNELL & ASSOCIATES, INC.

CIVIL ENGINEERS, SURVEYORS & LAND PLANNERS 80 MONTVALE AVENUE, SUITE 201 STONEHAM, MA 02180 PHONE: 781.279.0180 RJOCONNELL.COM

PREPARED FOR:

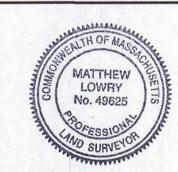
CHARLES STREET DESIGN, LLC.

51 CHARLES STREET BOSTON, MA 02114

PROJECT NAME:

72A INMAN STREET

CAMBRIDGE, MA



PROFESSIONAL LAND SURVEYOR FOR RJ O'CONNELL & ASSOCIATES, INC

REVIEWED BY: SCALE:

FIELD CREW:

1"=10" TDB / JWS

12/6/2023

DATE: REVISED:

DRAWING NAME:

PLOT PLAN

DRAWING NUMBER:

PL-1

PROJECT NUMBER:

23581

Copyright © 2023 by R.J. O'Connell & Associates, Inc.

GRADE 0' - 0"





 $3 \frac{\text{EXISTING SOUTH ELEVATION}}{1/4" = 1'-0"}$



LEVEL 3
23' - 1"

FIN. CEILING

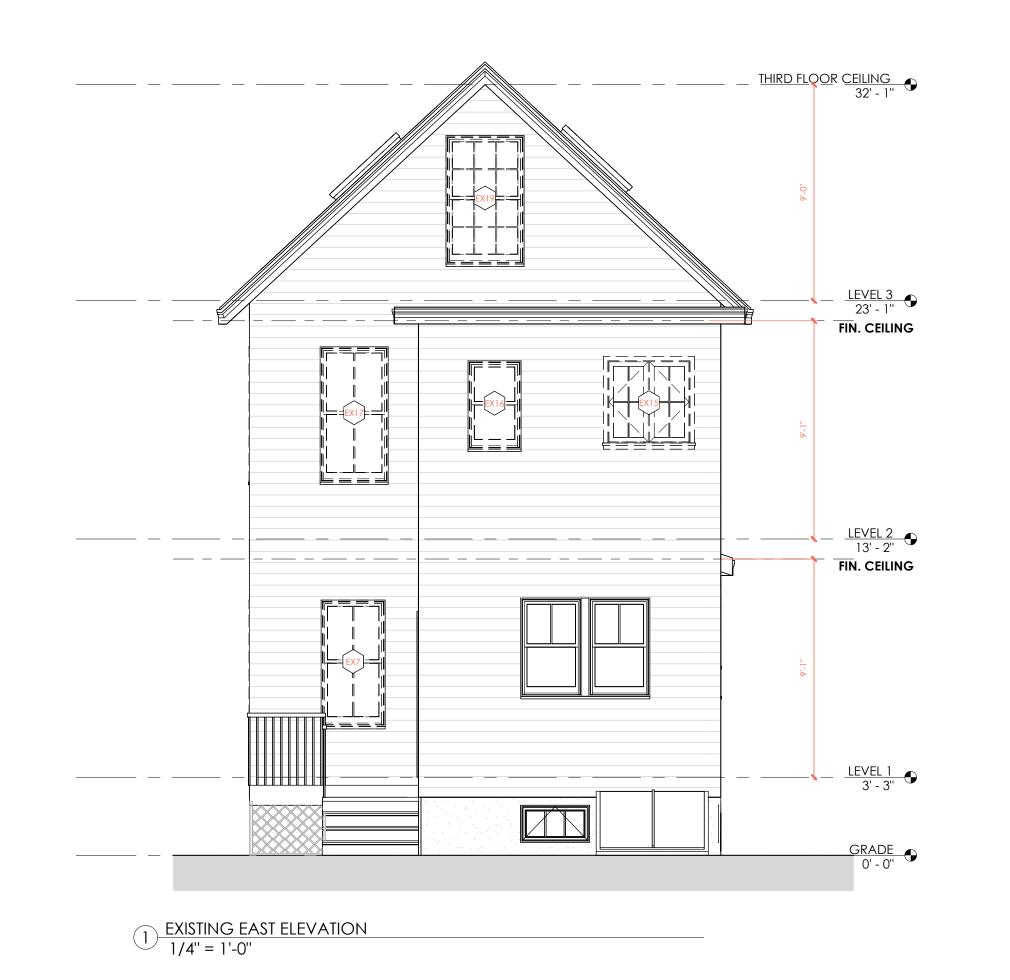
__LEVEL 2 13' - 2" ●

__LEVEL 1 ____

GRADE 0' - 0"

FIN. CEILING

 $4 \frac{\text{EXISTING WEST ELEVATION}}{1/4" = 1'-0"}$



EXISTING EXTERIOR ELEVATIONS WALL PLAN LEGEND

ZZZZ DEMO WALL

EXISTING WALL

PROPOSED WALL

A2.0

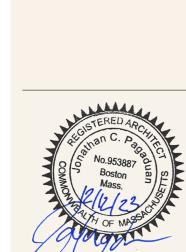
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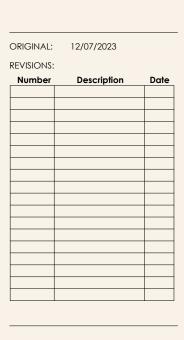
This plan is not valid for construction unless it bears the original seal and signature of Charles Street Design.

ORIGINAL: 12/07/2023

REVISIONS:



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PROPOSED EXTERIOR ELEVATIONS

A2.1

WALL PLAN LEGEND

ZZZZ DEMO WALL

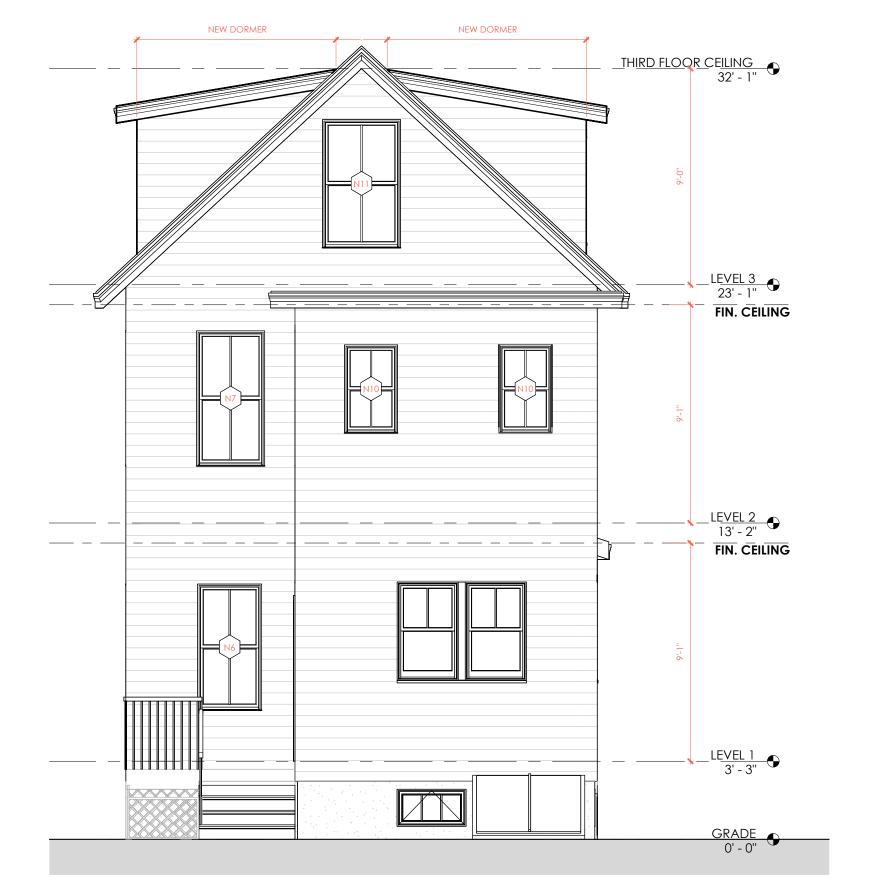
EXISTING WALL

PROPOSED WALL









PROPOSED EAST ELEVATION
1/4" = 1'-0"

DORMER SIDING TO MATCHING EXISTING
NEW DORMER WINDOW TRIM TO MATCH EXISTING ALL EXISTING WINDOWS TO BE REPLACED









23-25 CLINTON STREET

1 DORMER EXAMPLE IN MID CAMBRIDGE





58 ANTRIM STREET





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ORIGINAL: 12/07/2023

CONTEXT PHOTOS

114-46 St Mary Rd 114-45 84 Inman St 85 Inman St 114-87 82 Inman St 109-1 114-44 83 Inman St 114-88 80 Inman St 109-34 114-125 114-89 79 Imman St 78 Inman St 109-33 109-2 Paine Park 114-146 114-137 🐧 77 Inman 109-32 76 Inman St 75 Inman St 74 Inman St₁₀₉₋₃₁ 109-7 114-144 3 Farrell Way 109-6 7 King Pl 2 Farrell Way Imman St 6 King PI 109-5 72-A loman St 109-30 114-92 114-138 8 King PI ROAD 4 King P ROAD 14-139 109-91 1 Farrell Way 109-93 0 72 Ioman S 109-94 72-1/2 Inman St 10 King Pl 109-90 109-10 114-93 67 Inman S 70 Inman St 109-11 109-28 0 109-17 109-12 109-15 68 Inman St 66 Inman St 109-27 3 Amory PI 114-94 65 Inman St 109-13 Amory Pl₅ Amory Pl 63 Inman St 64 Inman St 109-26 2 Amory PI 109-14 114-131 AMONY PI 1 Amory PL 109-76 109-25 114-132 59 Inman St 109-75 109-19 21 Amory St 109-24 19 Amory St 109-20 109-23 341 Broadway 109-22 109-21 ROAD 339 Broadway

72-A Inman St

109-94 HAGES, KEITH 9 KING PL

CAMBRIDGE, MA 02139

30 GOLDEN HILLS RD

SAUGUS, MA 01906

LIBERACKI, EDWARD M. & PATRICIA A. LOBERKI

109-93 LISANTI, SUZANA

TRUSTEE OF THE 8 KING PL REALTY TRUST

8 KING PL

CAMBRIDGE, MA 02139

109-76

BARTHOLOMEW, JOSHUA & KRISTIE J. WELSH

2 AMORY PL

CAMBRIDGE, MA 02139

109-91

JAIMES, ANGELA & DANIEL C MONET

72A INMAN ST

CAMBRIDGE, MA 02141

JONATHAN PAGADUAN, AIA

51 CHARLES STREET

BOSTONG, MA 02114

109-31 73109 LLC,

109-15

126 PROSPECT ST

CAMBRIDGE, MA 02139

114-92

OLESEN, GEORGE F. JR

2 JOSEPH ST

ANDOVER, MA 01810

114-89

COHEN, PRESTON SCOTT

77 PLEASANT ST

CAMBRIDGE, MA 02139

114-92

ZHITONG ZHANG & ZHOU LIU

3 FARRELL ST UNIT 2

CAMBRIDGE, MA 02139

109-28

SCHWEITZER THOMAS M & SUSAN

70 INMAN ST - APT 2

CAMBRIDGE, MA 02139

109-30

VASS, BARBARA L.

JACQUELINE C. & LYDIA L. LESTAGE

74 INMAN ST

CAMBRIDGE, MA 02139

109-27

JING MING LIU HONG

4822 DERUSSEY PKWY

CHEVY CASE, MD 20815

114-137

ILARDO, JOHN M. & GABRIELA I. MORALES

75 INMAN ST

CAMBRIDGE, MA 02139

109-90

ARTLEY, JOSEPH S. & LINDA M. STEVENS

72-72.5 INMAN ST

CAMBRIDGE, MA 02139

114-137

WRIGHT ANSON

TR THE ANSON E WRIGHT REVOCABLE TR

77 INMAN ST

CAMBRIDGE, MA 02139

114-92

OLESEN, GEORGE .F & MAUREEN D. TRS

2 JOSEPH ST

ANDOVER, MA 01810

109-17

WILLIAMS, CAROLINE F L J MICHAEL WILLIAMS

3 AMORY PL

CAMBRIDGE, MA 02139

114-92

OLESEN, GEORGE F & MAUREEN D. OLESEN TRS

2 JOSEPH ST

ANDOVER, MA 01810

109-10

10 KING PLACE LLC

50 FOLLEN ST

CAMBRIDGE, MA 02138



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139 Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histncds@cambridgema.gov

URL: http://www.cambridgema.gov/Historic/midcambridgehome.html

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair* Monika Pauli, Charles Redmon, Katinka Hakuta, *Members* Catherine Tice, Nan Laird, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: 72A Inman Street

OWNER: Angela Jaimes & Daniel Monet

72A Inman Street Cambridge, MA 02139

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the proposal described below is not incongruous to the historic aspects or architectural character of the building or district:

Alter fenestration, construct dormers, and remove chimney.

Approval was granted based on the following findings of fact,

- 1. The proposed dormers comply with the City of Cambridge "Design Guidelines for Roof Dormers."
- 2. The proposed window replacements will maintain the character and style of the original windows.

The work has been approved as depicted in the drawings by Charles Street Design, Boston, Massachusetts, titled "Jaimes-Monet Residence," and dated December 7, 2023.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is <u>non-binding</u> on the applicant.

This certificate is granted upon the condition that the work authorized 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, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chairman.

Case Number: MC 6902 Date of Certificate: January 2, 2024

Attest: A true and correct copy of the decision was filed with the City Clerk's office and the Mid Cambridge Neighborhood Conservation District Commission on <u>January 4, 2024</u>.

By ____Lestra Litchfield/aac, Vice Chair

Twenty days have elapsed since the filing of the	is decision.	
No appeal has been filed	Appeal has been filed	
Date	, Cit	y Clerk



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. (617) 349-6100

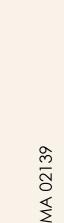
BZA

POSTING NOTICE - PICK UP SHEET

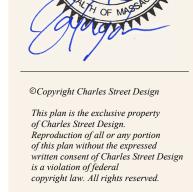
The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

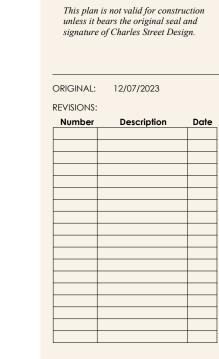
Name:	another Pagadoan (Print)	_ Date: _	01/10/2024
Address: _	72-A Inman St	•	
Case No	BZA-25-1999	j	
Hearing Dat	te: 1-25-24	₩ .	

Thank you, Bza Members

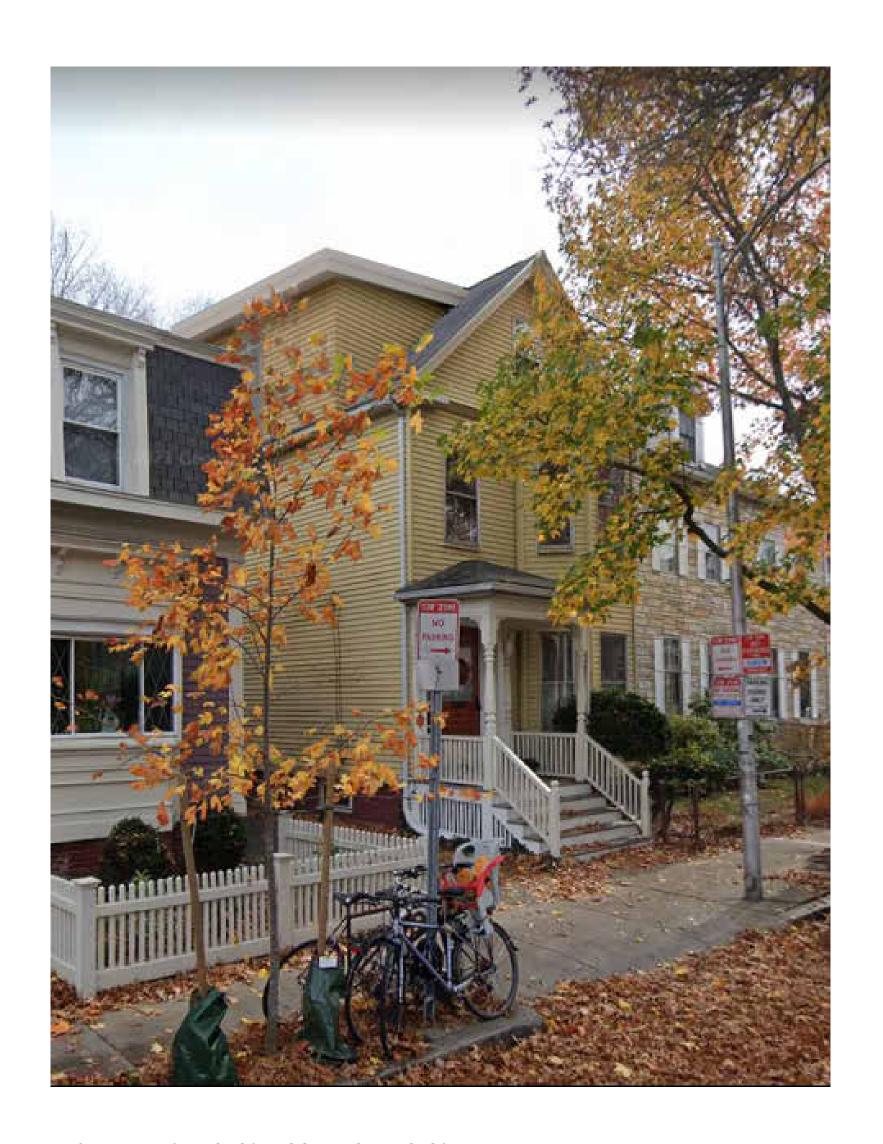


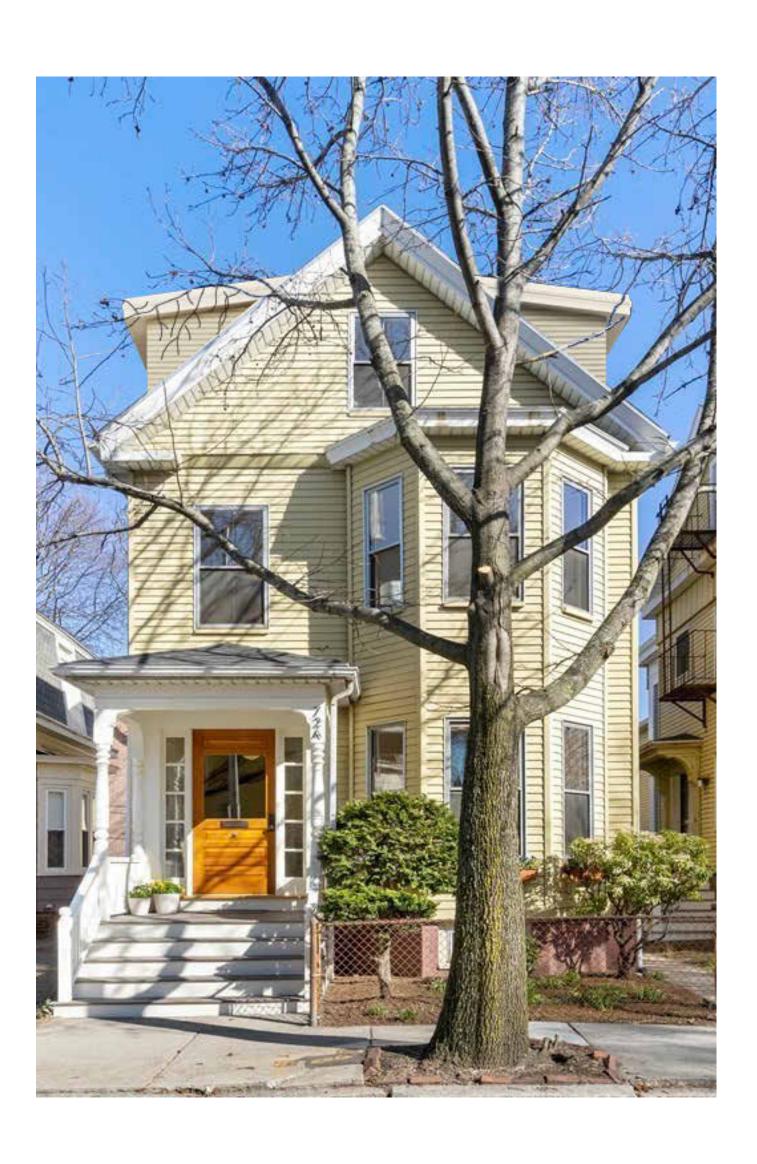














2 72a INMANE ST PROPOSED CONDITION PHOTOS

Pacheco, Maria

From:

Keirsa Johnson < keirsa.johnson@gmail.com>

Sent:

Thursday, January 25, 2024 4:54 PM

To:

Pacheco, Maria

Subject:

BZA 251999

Hello,

I am emailing in support of the Special Permit application for the Jaimes-Monet family at 72A Inman Street. I have personally know Angela and Dan for over ten years. They are a hard working, community oriented family. Since moving to Cambridge they have fallen in love with their neighborhood, making friends with neighbors, enrolling their daughter in public school, and enjoying all the area has to offer. They were excited when they were able to buy a beautiful Victorian home on Inman Street a few years ago. Unfortunately, the house has caused Angela to experience severe allergies. Despite a lengthy remediation process she is still experiencing issues. The family is hopeful that this renovation, done in partnership with a design firm and contractor they have worked with before, will resolve the issues and enable them to live in the house and neighborhood they love for years to come.

Thank you,

Keirsa Johnson 64 Jackson Street

Pacheco, Maria

From:

Stephen Kidder <steve.kidder@gmail.com>

Sent:

Tuesday, February 20, 2024 12:44 PM

To:

Keirsa Johnson; Pacheco, Maria

Subject:

72A Inman Project

Hi.

We're writing to you in support of the proposed project at 72A Inman St. CASE NO. BZA-251999

Dan and Angela are good friends and neighbors whom we have known for over 10 years. We live in North Cambridge now, but were once quite nearby in central and could always count on them (still can, just takes a bit longer on the redline these days). They are good stewards of the city, and the city should allow them to complete this project to tastefully modernize and update their home.

Thank you for your time and consideration.

Best, Stephen Kidder and Keirsa Johnson 64 Jackson St, Cambridge, MA 02140



City of Cambridge

Massaceusetts

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA. (617) 349-6100

Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal 831 Mass Avenue Cambridge, MA 02139

RE: Case #	BZA	-251999	d .	
Address:	72-A	Innua d	4.	<u>(</u>)
🗆 Owner, 🗆 Peti	tioner, or	Representative:	Print No	- for francis

hereby waives the required time limits for holding a public hearing as required by

Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,

Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Massachusetts General Laws, Chapter 40A. The Owner's right to a

Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.

\$1455(a), or any other relevant state or federal regulation or law.

Date: 1/26/24

[] [] Signazure

1 2 (8:43 p.m.)3 Sitting Members: Jim Monteverde, Steven Ng, Virginia 4 Keesler, Fernando Daniel Hidalgo, and 5 Zarya Miranda 6 JIM MONTEVERDE: Next case is BZA-251999. It's a 7 special permit. Is there anyone who wishes to speak to us 8 about that case? 9 JOHNATHAN PAGADUAN: Hi. My name is Jonathan Pagaduan, architect. 10 11 JIM MONTEVERDE: Yep. Okay. We can hear you. 12 ahead. 13 JOHNATHAN PAGADUAN: Great. So we're requesting a 14 special permit for the 72A Inman Street for the -- I'm 15 representing Angela and Daniel -- Angela Jaimes and Daniel 16 C. Monet. 17 We're requesting a special permit as we're -- for the reasons being the existing structures currently existing 18 19 were built in the -- both side setbacks, left and right. And along with the increase in the GFA for the dormer on the 20 third floor. 21 22 If you can go to the next slide?

So these are some renderings that were produced just to show representation of what we have in mind, both left, center and right.

If you can go to the next slide?

So this is what we're showing, existing conditions. Mainly, we're going to be demolishing or doing most of the work on the second and third floors. We're going to be moving the primary -- their existing primary on the second floor to the third floor, which is where we're going to be adding the dormers and adding an additional full bathroom.

Currently, the existing home only has one full bath with one half-bath on the first floor. So this is an increase that would be beneficial for them.

If you can go to the next slide showing proposed.

So you can see here on the -- what we're proposing is to add an additional bedroom onto the second floor with a full -- relocating the third or the full -- the bath to the front from the rear, and replacing it and turning that into a full bedroom.

And the third floor we'll be turning, like I mentioned previously, into the new primary suite, including

```
1
     an office space and a walk-in closet with the full primary
 2
     bath.
 3
               So both sides will have dormers, which are --
 4
     would be sitting in the setbacks. I think it's 7.5
 5
     required, but it's just not possible to do that on this
 6
     site, as it's super narrow.
 7
               Yeah.
                      I mean, that's -- next slide, I quess?
               JIM MONTEVERDE: While you're on that slide --
 8
 9
               JOHNATHAN PAGADUAN: Yep.
10
               JIM MONTEVERDE: If you can go back to the third
11
     floor, can you -- I'm not able to read the dimensions on the
12
     screen that I'm looking at, but can you tell me what the
13
     dormer dimensions are in total for both sides of the roof?
14
               JOHNATHAN PAGADUAN: In total?
15
               JIM MONTEVERDE: Yeah, please. Total on each
16
     side.
17
               JOHNATHAN PAGADUAN: The -- I guess -- can -- so
    one side would be I think that says 9'2.5" and 8'6".
18
19
               JIM MONTEVERDE: Yep.
20
               JOHNATHAN PAGADUAN: And then on the opposing side
21
     it is 15'7" and that number is a little tough to read.
22
    think it's 6'9.5".
```

JIM MONTEVERDE: Okay. That's enough. Can I stop you there for a moment? So there's a letter in the file -
JOHNATHAN PAGADUAN: Mm-hm.

JIM MONTEVERDE: -- from the Mid Cambridge
Neighborhood Conservation District Commission, which has
reviewed the plans.

JOHNATHAN PAGADUAN: Right.

JIM MONTEVERDE: And it states -- and I quote, "The proposed dormers comply with the City of Cambridge Design Guidelines for roof dormers."

JOHNATHAN PAGADUAN: Mm-hm.

JIM MONTEVERDE: I don't think I agree. I think those Guidelines say specifically that you're allowed 15' of dormer on either side of the roof. And I think you're well beyond that. On one side of the roof you're -- well, on both sides of the roof you're just -- you're beyond it.

JOHNATHAN PAGADUAN: Right.

JIM MONTEVERDE: So I for one would not at the moment view this favorably. Also looking at what the uses are, gives someone a nice, generous primary bedroom. I don't know that I would be at the moment sympathetic to the amount of dormers that you're creating:

One, because I do not it conforms to the Dormer 1 2 Guidelines, and then I think it has issues with what the 3 rest of the character of the neighborhood is. But I just 4 want you to know that before we go too much further. 5 But do you have anything else you want to present? 6 Go through elevations or anything else? 7 JOHNATHAN PAGADUAN: It would just be the 8 elevations. I think that would be the last slide, I think. 9 JIM MONTEVERDE: Okay. 10 JOHNATHAN PAGADUAN: These are the -- this would 11 be, this is the existing. You can go to the next one. So 12 yeah, these would be the elevations with the proposed 13 dormers on either side. 14 JIM MONTEVERDE: Mm-hm. 15 JOHNATHAN PAGADUAN: So the following slide after 16 this, I did a quick walkaround the area. There are a couple 17 of examples of existing homes with similar dormers that I thought would set a precedent, but I'm not sure of that. 18 19 JIM MONTEVERDE: Not a good one. 20 JOHNATHAN PAGADUAN: Yeah. 21 JIM MONTEVERDE: Again, that's just me speaking

22

personally.

1 JOHNATHAN PAGADUAN: Sure. 2 JIM MONTEVERDE: Okay. Anything else to present? 3 JOHNATHAN PAGADUAN: I believe that's everything that we've submitted, yes. 4 5 JIM MONTEVERDE: Okay. Thank you and on your site 6 elevations, where I think you said you're within the side 7 yard setback, the elevations that you're showing, are any of 8 those windows moving around, or are you just replacing --9 JOHNATHAN PAGADUAN: No. We're just replacing 10 them with the -- we're --11 JIM MONTEVERDE: Okay. JOHNATHAN PAGADUAN: -- all the windows are 12 13 remaining. 14 JIM MONTEVERDE: Okay. 15 JOHNATHAN PAGADUAN: Yeah. 16 JIM MONTEVERDE: All right. Any questions from 17 members of the Board? All right. I will -- let me look in 18 the file. There are no correspondences from neighbors or 19 abutters. 20 There is the correspondence I referred to from the 21 Mid Cambridge Neighborhood Conservation District Commission 22 dated January 2. Again, it reads: "Approval was granted

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based on the following findings of fact: One, the proposed dormers comply with the City of Cambridge Design Guidelines for roof dormers." I don't think that's correct, but that's what it says.

And two, "The proposed window placements will remain -- will maintain the character and style of the original windows." And it is not -- it's not asking that you go back and submit any details or anything else before you're done. So it's approved as depicted on your drawings. That's everything that's in the file.

So let's open it up to see if there are any public comments.

Any member of the public who wishes to speak should now click the icon at the bottom of your Zoom screen that says, "Raise hand."

If you're calling in by phone, you can raise your hand by pressing *9 and unmute or mute by pressing *6.

I'll now ask Staff to unmute speakers one at a time. You should begin by saying your name and address, and Staff will confirm that we can hear you. After that you will have up to three minutes to speak before I ask you to wrap up.

```
Anyone? Yes.
1
              STEPHEN NATOLA: Ann Spanel.
2
              ANN SPANEL: Thank you. Can you hear me?
3
              JIM MONTEVERDE: Yes.
4
              ANN SPANEL: Okay, great. Sorry, I'm just
5
    enlarging my statement here. My name is Ann Spanel. And I
6
    have lived at 85 Pemberton Court for 28 years.
                                                    I'm an
7
    abutter to 45 Cogswell, Apartment No. 7, that's the
8
    property. And that's --
9
              JIM MONTEVERDE: Excuse me. We're talking about
10
11
    72 --
              ANN SPANEL: Oh, I'm sorry.
12
              JIM MONTEVERDE: -- Inman Street.
13
              ANN SPANEL: Sorry.
14
              JIM MONTEVERDE: Wrong case?
15
              ANN SPANEL: Yeah. Wrong case.
16
              JIM MONTEVERDE: Okay. Come back in a bit. Next
17
     one. Anyone wishing to speak about --
18
               STEPHEN NATOLA: Joseph Artley.
19
               JOSEPH ARTLEY: Hello?
20
               JIM MONTEVERDE: Yep.
21
               JOSEPH ARTLEY: Oh, there we go. Okay. I am Joe
22
```

```
1
    Artlev.
2
              JIM MONTEVERDE: Can you introduce yourself,
 3
    please.
              JOSEPH ARTLEY: 72 Inman Street. And I am right
 4
    next to Angela and Dan's house. They're my new neighbors.
 5
    And as new neighbors, I know they've got a couple of new
 6
7
    kids, and the third-floor expansion would help them a great
     deal. And as a consequence, I am in favor of their
8
 9
    application.
              JIM MONTEVERDE: Very good. Thank you for taking
10
    the time to talk to us.
11
              JOSEPH ARTLEY: And Jim, when are you going to
12
13
    come back to the Y?
14
              JIM MONTEVERDE: Soon as I get too fat to walk
     around, I think.
15
16
              JOSEPH ARTLEY: [Laughter].
17
              JIM MONTEVERDE: Anyone else? That's it for our
    public testimony. Discussion amongst the Board members.
18
19
     Does anybody share my concern about the amount of dormer or
20
     the dormer length, or are you ok with it?
               STEVEN NG: Yeah. I mean the Guidelines are
21
22
    there, and, you know, for -- to use -- out of I guess what's
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the Board's favor in terms of, I mean, I can see how the
1
    third floor is, you need the dormers to get some more space
2
    up there.
3
               I think they could still get a pretty good master
4
    suite, even with -- if you're working with the 15' on each
5
    side, but --
6
               JIM MONTEVERDE: Yeah. That's my sense.
7
               STEVEN NG: Just wanted to -- was checking to see
8
9
    how everyone --
               JIM MONTEVERDE: Yep.
10
               STEVEN NG: -- was just thinking about it.
11
12
               JOSEPH ARTLEY: Yep.
               JIM MONTEVERDE: Again, the Board has typically
13
     interpreted that the Guideline, especially the length and a
14
     couple of other details, but the length in particular rather
15
     specifically and regularly. So anyone else? Any other
16
17
     comments, any discussion?
               DANIEL HIDALGO: Yeah, I concur. It's really
18
     pretty far over the 15' on each side and --
19
20
               JOSEPH ARTLEY: Yep.
               DANIEL HIDALGO: -- I feel like we should try to
21
     be consistent to the Board. So I -- you know, given some of
22
```

our earlier discussions, I agree that it would be useful for 1 2 the proponent to think about ways of bringing that in. 3 JIM MONTEVERDE: So Jonathan, you heard from three 4 of us. Assume that those are three -- you need four out of 5 five positive --6 JOSEPH ARTLEY: Yeah. 7 JIM MONTEVERDE: -- votes to get your request. 8 JOSEPH ARTLEY: Right. 9 JIM MONTEVERDE: The options that I have are go 10 ahead with a vote and you can read the tea leaves, or we can 11 continue and allow you to go back and work to -- and please, 12 don't ask your Conservation Commission for guidance on the 13 dormers --14 JOSEPH ARTLEY: Got it. 15 JIM MONTEVERDE: -- in terms of what the Dormer 16 Guideline is. But if you don't have a copy of them, I 17 believe they're available electronically. 18 JOSEPH ARTLEY: Yeah. 19 JIM MONTEVERDE: You've got to hunt for it, but 20 you'll - find it. If not, you stop in ISD, they'll hand you 21 a paper copy of it. 22 JOSEPH ARTLEY: Mm-hm.

JIM MONTEVERDE: Please take a look at those and I 1 2 think the piece in particular that a few of us are objecting 3 to is the reference that the maximum dormer width, however 4 many dormers you want to spread this over --5 JOSEPH ARTLEY: Mm-hm. 6 JIM MONTEVERDE: -- is 15' on each side. 7 JOSEPH ARTLEY: Yep. 8 JIM MONTEVERDE: And I agree with Steve -- you 9 know, Steven's comment that just looking at your plan, it 10 looks like there is a way to do that on both sides, even if 11 you maxed it out with 15 square feet per side. So that 12 would be if you want to continue. 13 JOSEPH ARTLEY: Yeah. 14 JIM MONTEVERDE: Basically, go back and take a 15 look. 16 JOSEPH ARTLEY: Yeah. I think we'll continue, 17 then. JIM MONTEVERDE: Continue? Okay. In that case, 18 19 let me make a motion to continue this matter until -- can 20 everyone here tonight do February 29? Jonathan, you too? 21 JOHNATHAN PAGADUAN: February 29? 22 JIM MONTEVERDE: Yep.

1 DANIEL HIDALGO: I can do that. 2 JIM MONTEVERDE: Rest of the Board members? 3 STEVEN NG: I can do that too. 4 JIM MONTEVERDE: Yep. And Virginia? 5 VIRGINIA KEESLER: Yes, that's fine. 6 JIM MONTEVERDE: Zarya? 7 ZARYA MIRANDA: Yes. 8 JIM MONTEVERDE: Zarya? 9 ZARYA MIRANDA: Yep. 10 JIM MONTEVERDE: Okay. Jonathan, that works for 11 you? 12 JOHNATHAN PAGADUAN: Yep. 13 JIM MONTEVERDE: Okay. So that'll be 02/29/24. 14 So let me make a motion to continue this matter until 15 February 29, 2024, on the condition that the petitioner 16 change the posting sign to reflect the new date of February 17 29, 2024, and the time of 6:00 p.m. Please be careful to do 18 the time also. 19 Also, that the petitioner sign a waiver to the 20 statutory requirements for the hearing. This waiver can be 21 obtained from Maria Pacheco or Olivia Ratay at the 22 Inspectional Services Department. I ask that you sign the

1 waiver and return it to the Inspectional Services Department 2 by a week from this coming Monday. Failure to do so will de facto cause this Board to 3 4 give an adverse ruling on this case. 5 Also, that if there are any new submittals, 6 changes to the drawings, dimensional forms, or any 7 supporting statements that those be in in the file by 5:00 8 p.m. on Monday prior to the continued meeting. 9 On the motion to continue this matter until February 29, 2024, by a voice vote of the Board members, 10 11 Steven? 12 STEVEN NG: In favor. 13 JIM MONTEVERDE: Virginia? 14 VIRGINIA KEESLER: In favor. JIM MONTEVERDE: Daniel? 15 16 DANIEL HIDALGO: In favor. 17 JIM MONTEVERDE: Zarya? 18 ZARYA MIRANDA: In favor. 19 JIM MONTEVERDE: And Jim Monteverde in favor. 20 [All vote YES] 21 JIM MONTEVERDE: That's five in favor, the matter 22 is continued.

Pacheco, Maria

From: Jaimes, Angela < Angela.Jaimes@ropesgray.com>

Sent: Thursday, February 15, 2024 4:12 PM

To: Pacheco, Maria

Subject: CASE NO. BZA-251999 (72A Inman)

Please find my letter below in support of my renovation of 72A Inman Street. Our case was continued until the 2/29 meeting after we appeared 1/25.

To the Board of Zoning Appeal,

My husband and I have lived in the Boston-area for 12 years now after moving from the Midwest for me to attend graduate school. Our story starts like that of many Boston transplants, education turned into jobs, families grew and our dream became to own our own home here. But, it has been challenging given the rising property values in the Boston metro area. We cherish the home we found in Cambridge and have lived here now for almost 2 years. We know this house intimately, as well as what we require as a family to be able to raise our kids (now 3 and 6) here for years to come. Our 6-year old is in first grade at a Cambridge public school and our 3 year old will get the benefit of universal pre-K in the coming years. We have the utmost pride in our city.

When 72A Inman came on the market two blocks from our rental home we jumped at the opportunity. As you are probably aware, the Cambridge market affords a weekend in which to view and offer on a home while also signing away every contingency (at our budget). We didn't have competition from developers for this home for probably the reasons that bring us to the BZA today. We now live next to Joe and Barbara, two of the kindest neighbors we have had in our time in Boston (who both support our request), but our homeownership hasn't been all positive. Within days of moving in, it became clear I had a significant allergy to our new home. I am an attorney and this a public record, I can assure you we have evidence of many air tests, personal allergy tests, meetings with a realtor for rentals within months of purchase, and signing up for marriage counseling within 6 months of moving, which highlights the impetus for this renovation. We cannot afford to renovate our entire home to the studs, but, given the situation, we feel that focusing on the sleeping spaces is the best use of our energy and finances at this point.

We have moved a lot in our time in the area—too much and sometimes not by our choice. We want more than anything a place where we can stay put. Once we decided to move forward with a renovation, we looked at our day-to-day life and what we might need in the coming years. The attic space dormers that we are proposing are not a vanity project for us (we both grew up in < 1000 sq ft homes in small towns). We are a young family with two working professional parents who exist in a very changed post-covid remote work world. We have the luxury and privilege of more time with our children, but the cost is an office space at home that can mirror our job. If we could have afforded to buy a larger home in Cambridge, we would have. But, this is where we land and we ask for your help. Right now, like many, we are managing as best we can with the space we have (between open workspaces, screaming kids, early bedtimes and long work hours) because it affords us significantly more time together as a family. It would be a substantial enhancement (I cannot overstate this enough) to our quality of life to have space for a dedicated workspace on two different floors (with a door!) and a second full bathroom as our children get older. Being Midwestern transplants, we have no local family and this would also allow my in-laws (who have moved us 6 times in 3 years) to have a space where they can stay that doesn't require them climbing to the 3rd floor at 70 years old and waiting until we leave for the office to shower.

After the January 25 BZA meeting where the 15 foot dormer recommendations were noted as a cap, we immediately revised our plans. We have tried to do our best to find a thoughtful medium. I would note that we worked with the

Mid-Cambridge Neighborhood Conservation District, who had a public hearing related to our home on January 2, 2024. We discussed our street, the historic details of our home, and received a glowing recommendation from our closest abutter (who we share a plot with) and a unanimous approval. It was clear to that committee who we were and the importance we placed on caring for this home. They highlighted the poor curb appeal of our home and the fact that it <u>currently</u> does not look like the homes on the rest of the street due to its 70s aluminum siding and removal of most Victorian details. We take our caretaking responsibility of this home seriously and plan to remain here. I ask that you give merit where it is due to the committee members from the conservation district who physically walked up and down our street before making their determination. I would also note that in neither of the January 2 and January 25 meetings did anyone oppose our proposed renovation.

Please allow us to make this home more functional for a family like ours. I truly believe the modifications we are proposing to make are respectful of our home, neighbors and community while balancing the changing demographics of Cambridge and the move to remote work.

Thank you for your consideration, Angela Jaimes

Angela C. Jaimes ROPES & GRAY LLP

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