

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

078 DEC 18 11:10:00

## BZA Application Form

**BZA Number: 251999**

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Angela Jaimes and Daniel C Monet C/O Jonathan Pagaduan, AIA

**PETITIONER'S ADDRESS:** 51 Charles Street, Boston, MA 02114

**LOCATION OF PROPERTY:** 72-A Inman St., Cambridge, MA

**TYPE OF OCCUPANCY:** Residential                      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Dormer/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Addition of 3rd floor dormers.

**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).

Original  
Signature(s):

(Petitioner (s) / Owner)

Jonathan Pagaduan  
(Print Name)

Address: 51 CHARLES ST., Boston MA 02114  
Tel. No.            6172367399  
E-Mail Address:    Jonathan@charlesstreetdesign.com

Date: 12/14/23

**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 Jaimes and Dan Monet  
(OWNER)

Address: 72A Inman Street, Cambridge, MA 02139

State that I/We own the property located at 72A 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

\*Pursuant to a deed of duly recorded in the date 5/16/22, Middlesex South County Registry of Deeds at Book 80130, Page 248; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

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

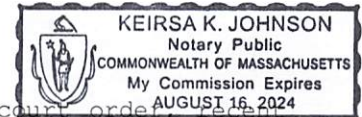
\*Written evidence of Agent's standing to represent petitioner may be requested.

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

The above-name Angela Jaimes + Daniel Monet personally appeared before me, this 11th of December 2023, and made oath that the above statement is true.

Keirsa K. Johnson Notary

My commission expires Aug 16, 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**  
**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 72a Inman Street, Cambridge MA, 02319 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.

**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Angela Jaimes and Daniel C Monet  
**Location:** 72-A Inman St., Cambridge, MA  
**Phone:** 6172367399

**Present Use/Occupancy:** Residential  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Residential

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

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'.



② 72a INMANE ST PROPOSED CONDITION PHOTOS

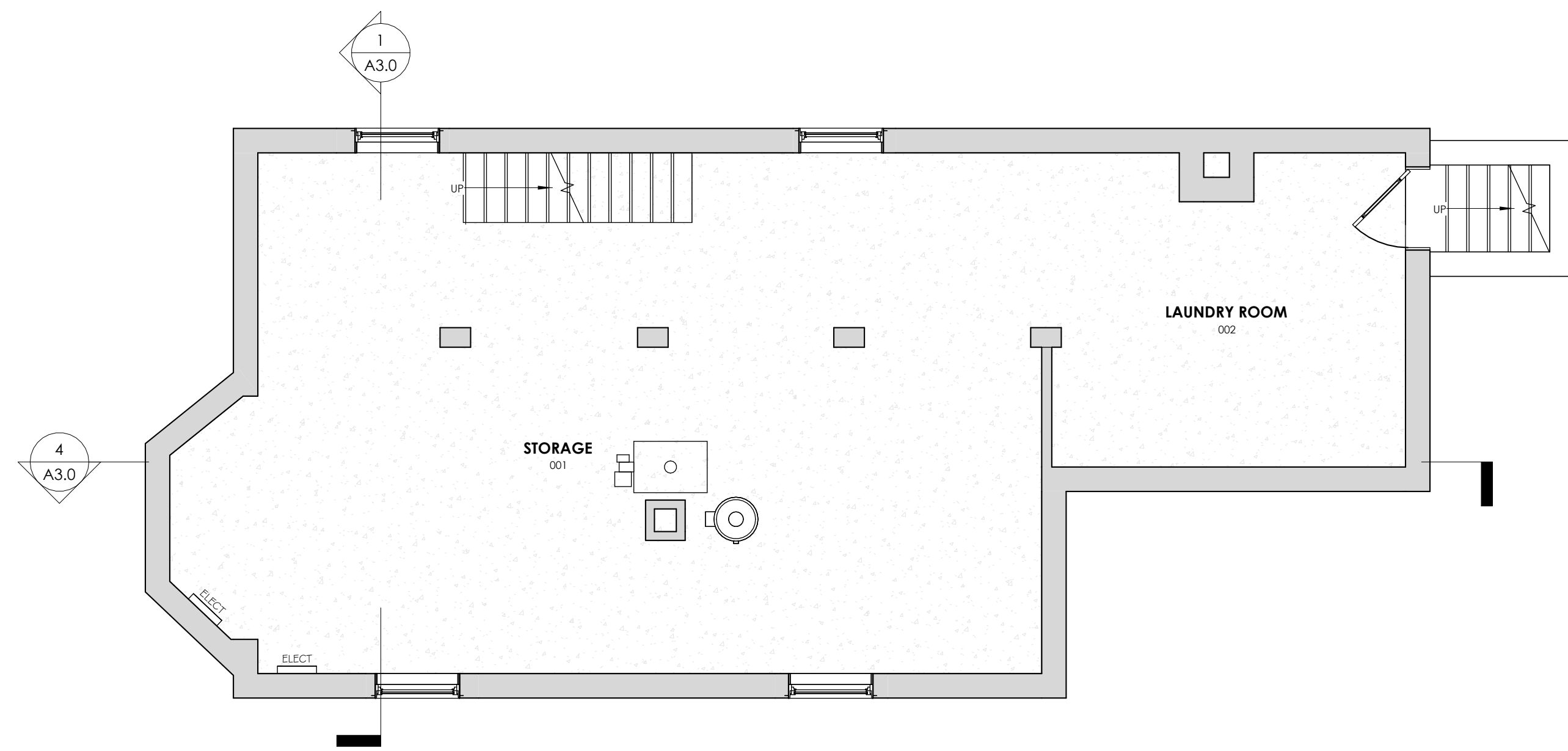


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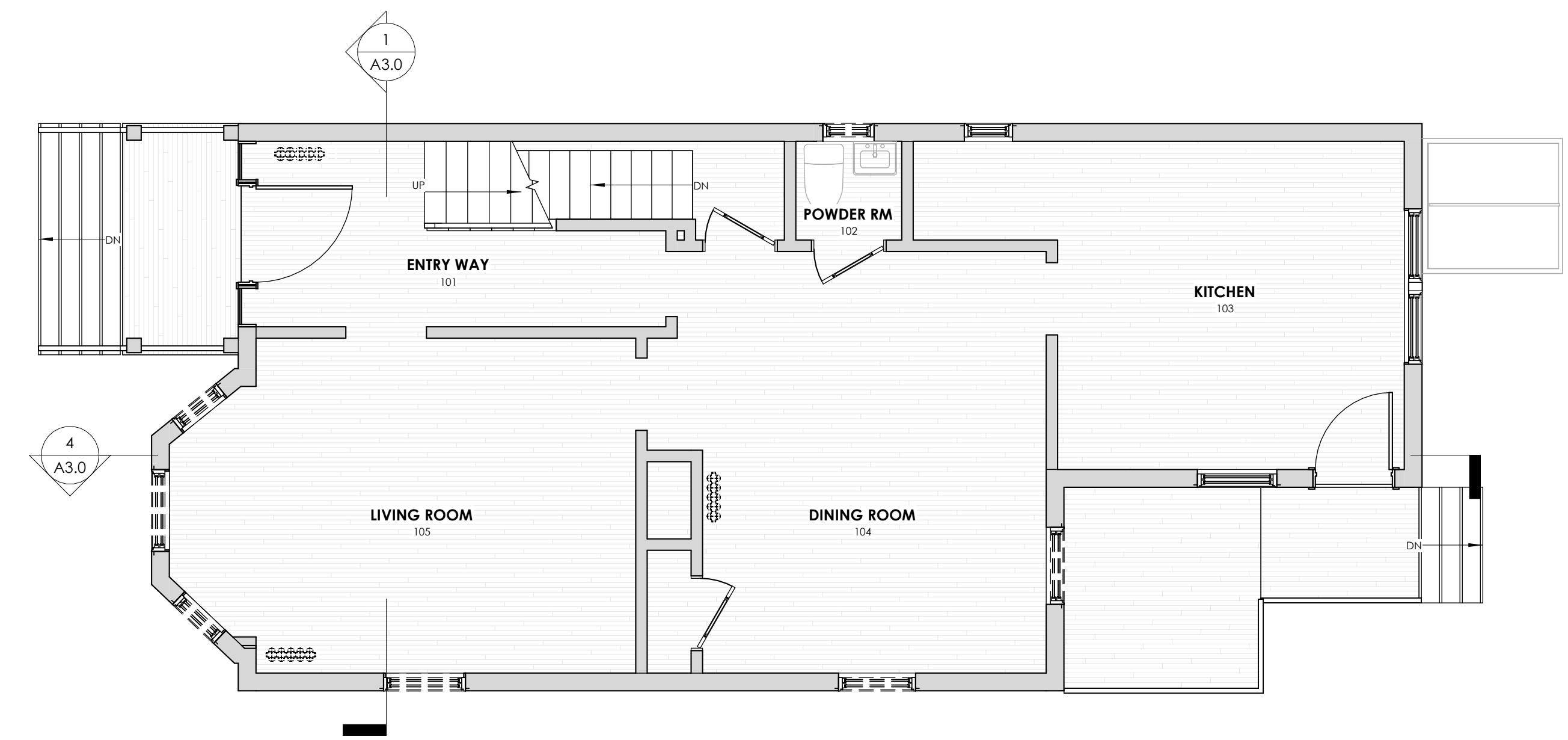
ORIGINAL: 12/07/2023

REVISIONS:

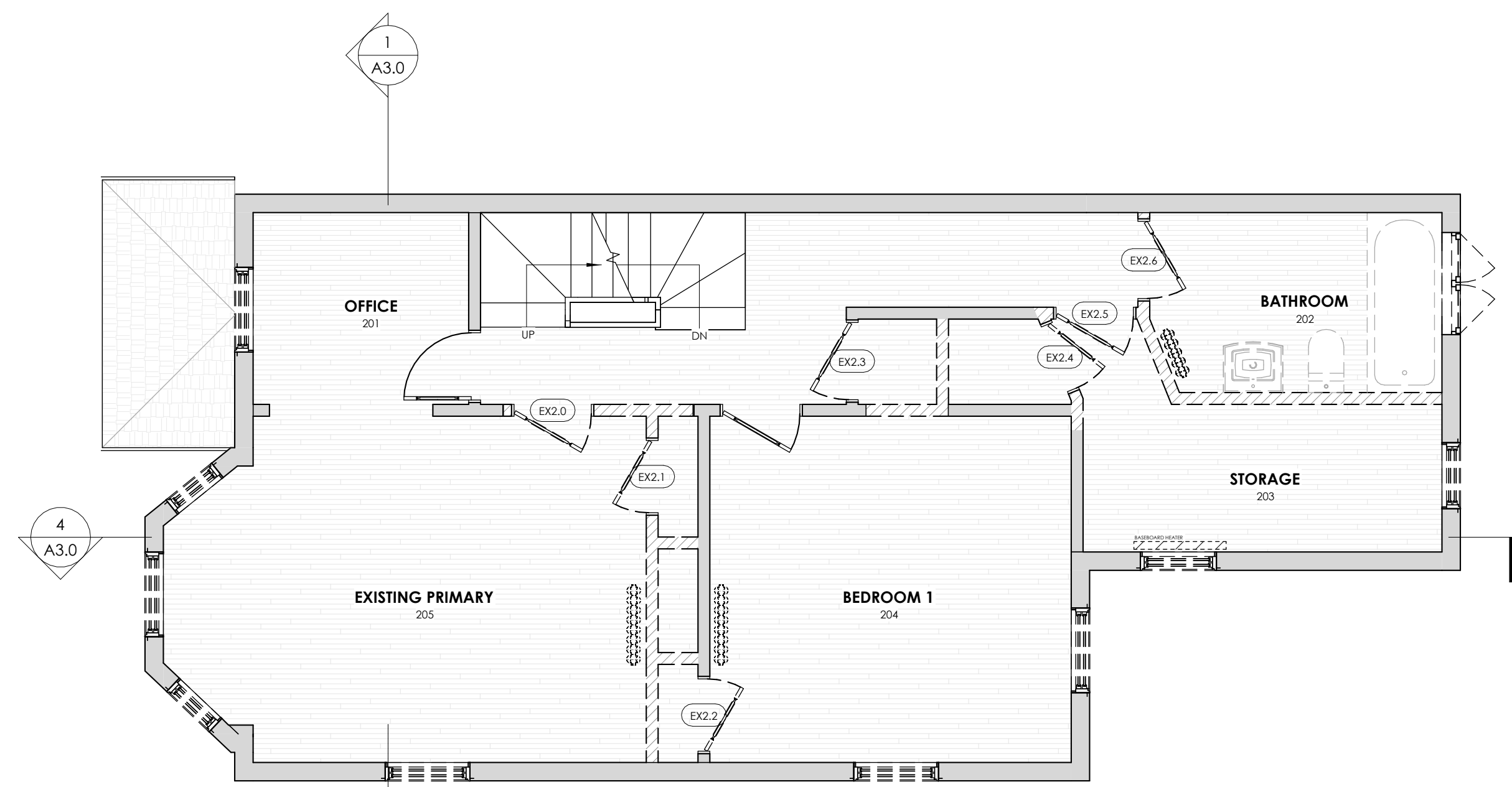
Number	Description	Date



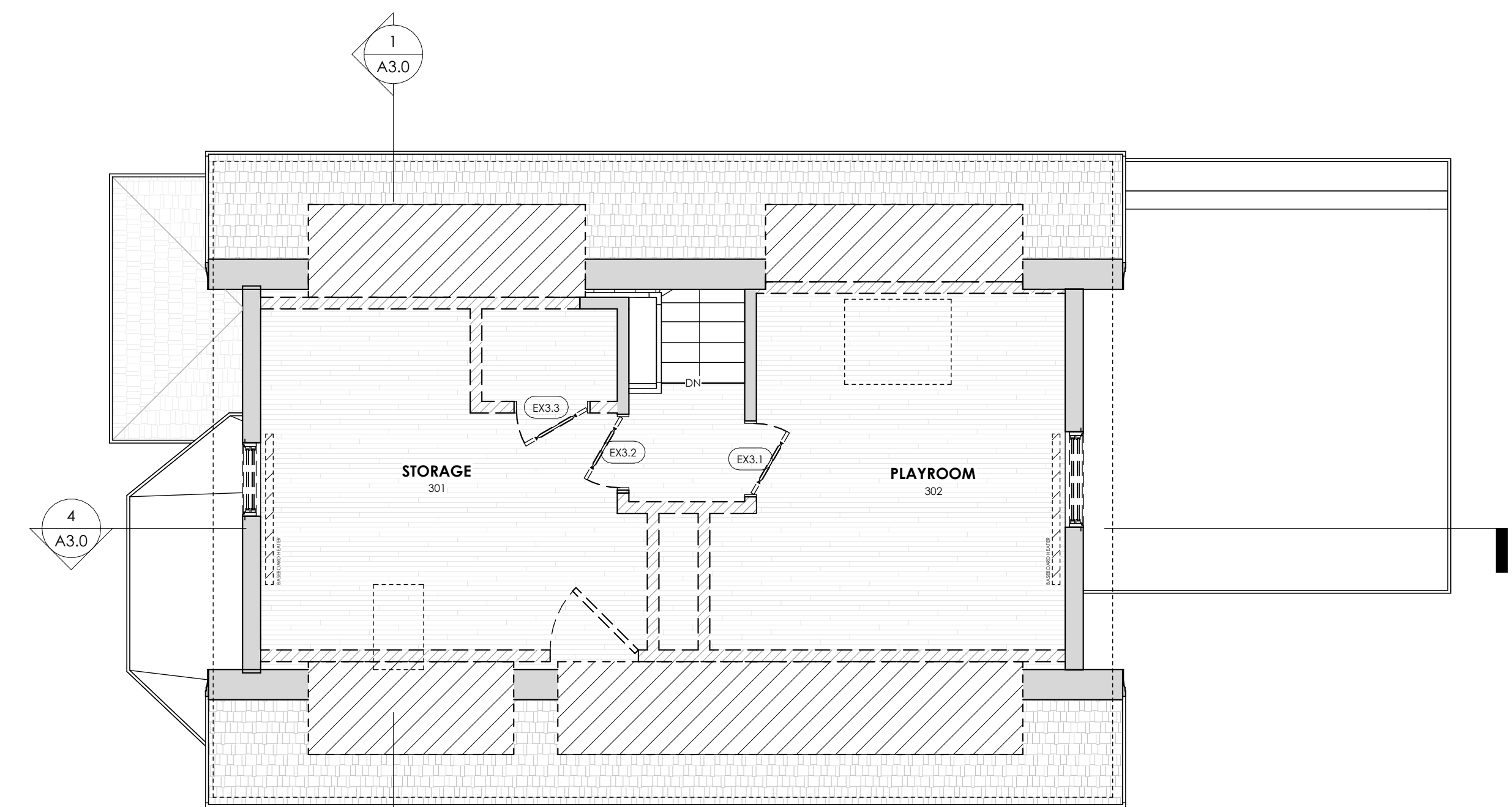
1 EXISTING BASEMENT  
1/4" = 1'-0"



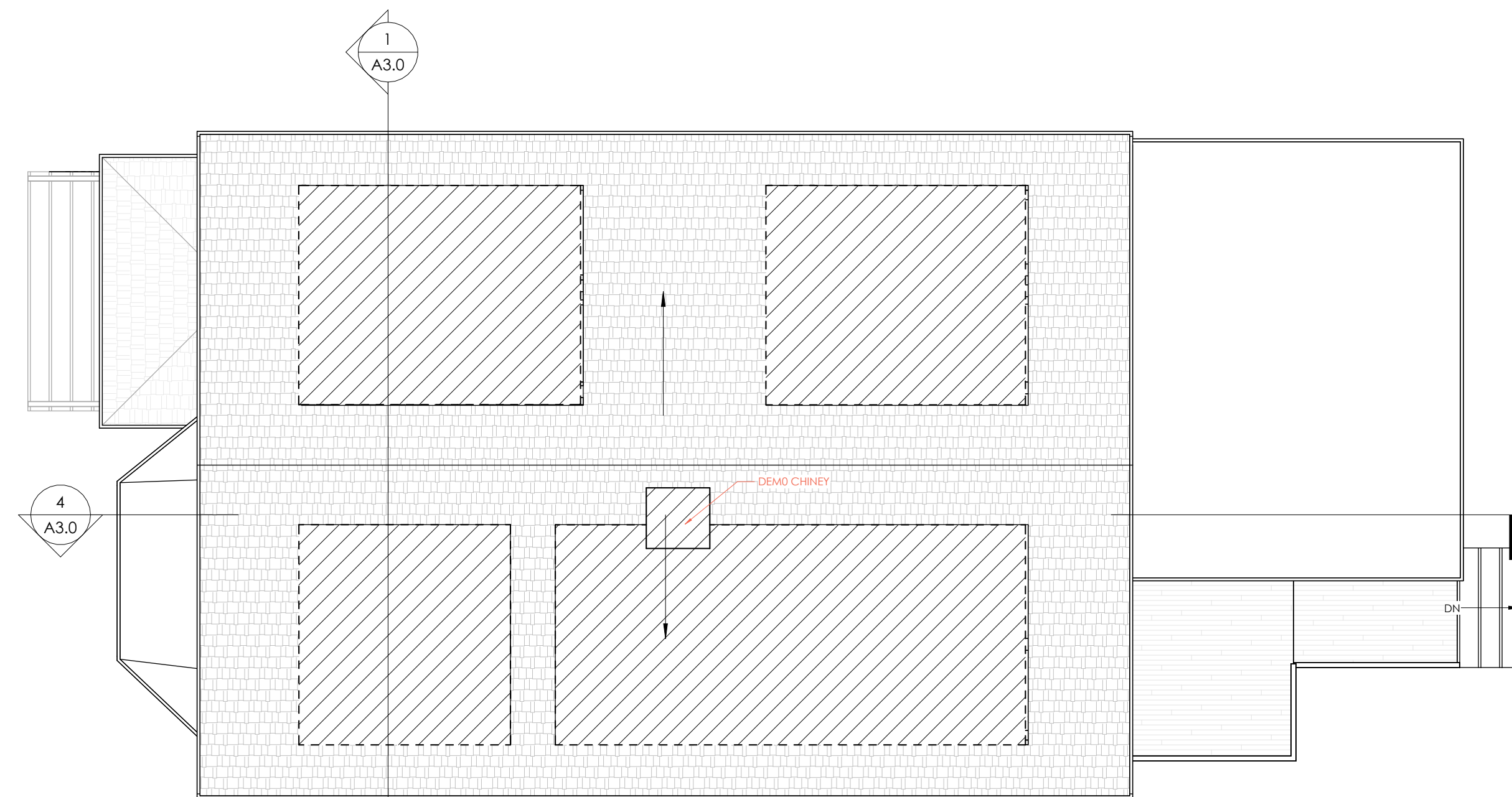
2 EXISTING FIRST FLOOR  
1/4" = 1'-0"



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



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

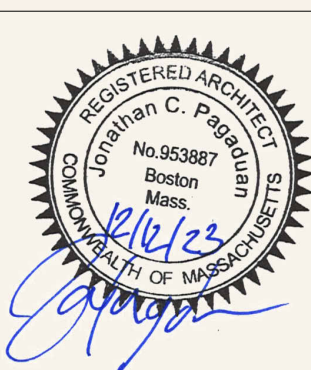


5 EXISTING ROOF  
1/4" = 1'-0"

- NOTE:
- ALL EXISTING WINDOWS TO BE REPLACED (SEE SCHEDULE)
  - 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 - PATCH AND REPAIR FLOOR AS NECESSARY
  - DEMO CHIMNEY 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 TRIGGERED BY SOMETHING IN THE WALLS, FLOORS, AND CEILINGS.

WALL PLAN LEGEND

	DEMO WALL
	EXISTING WALL
	PROPOSED WALL



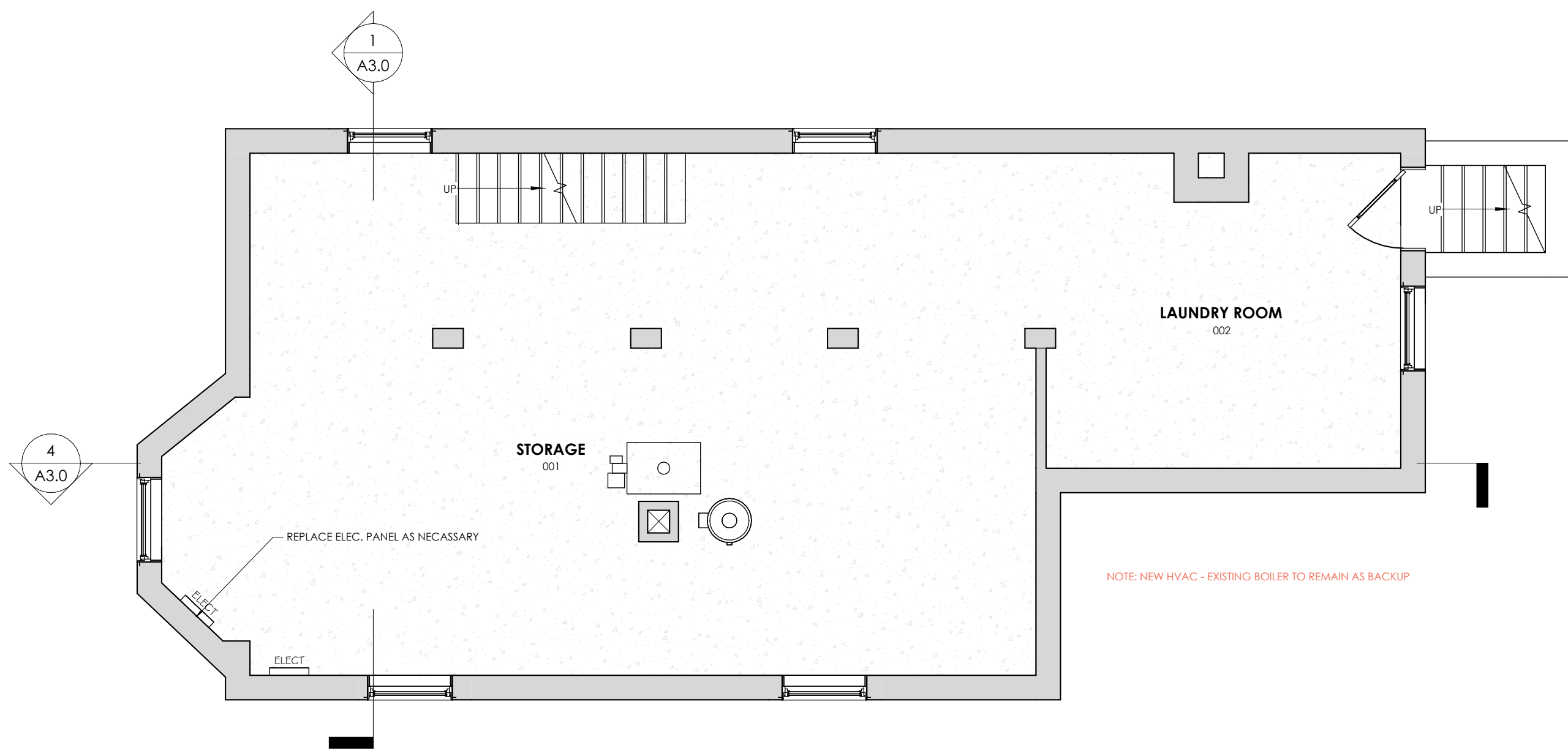
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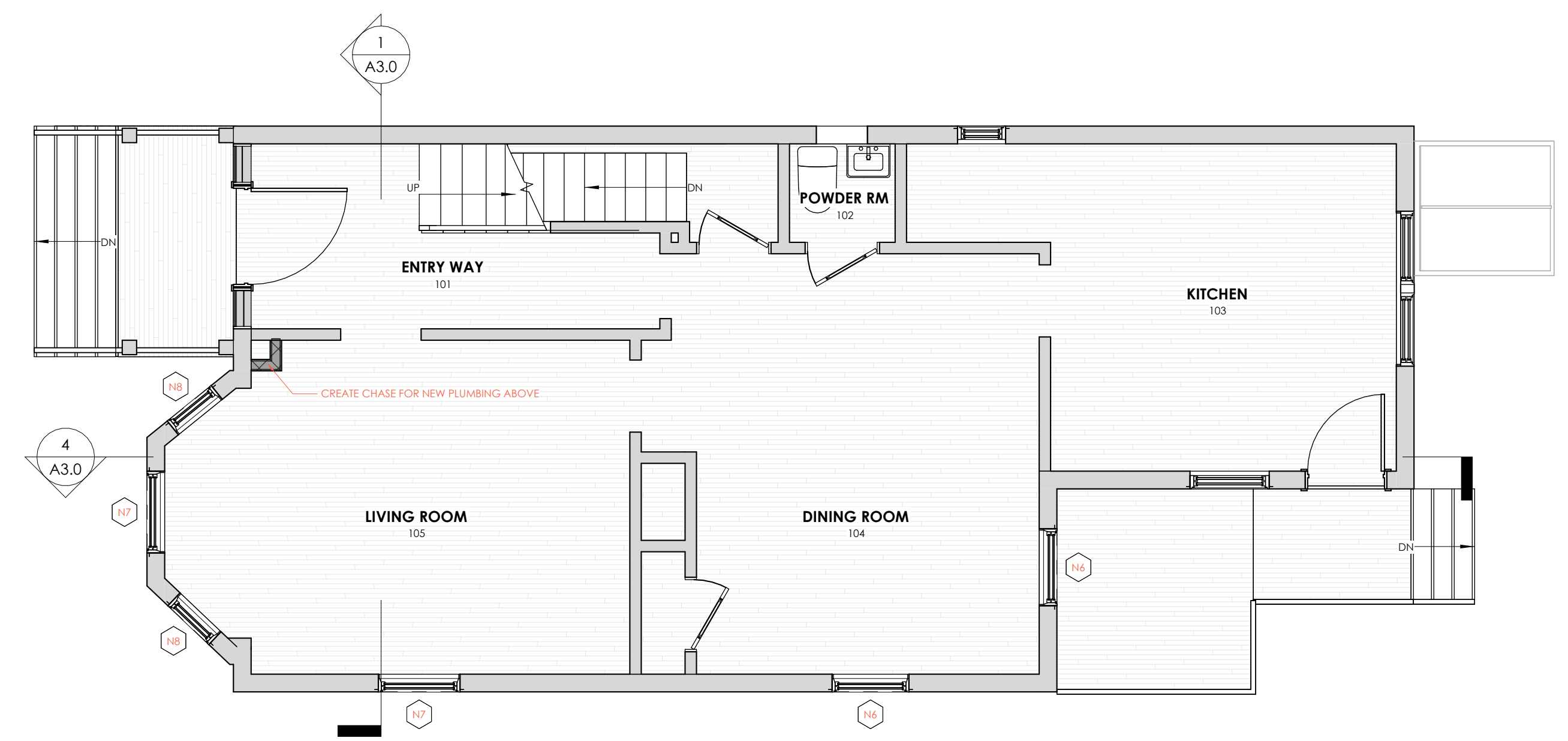
REVISIONS:

Number	Description	Date

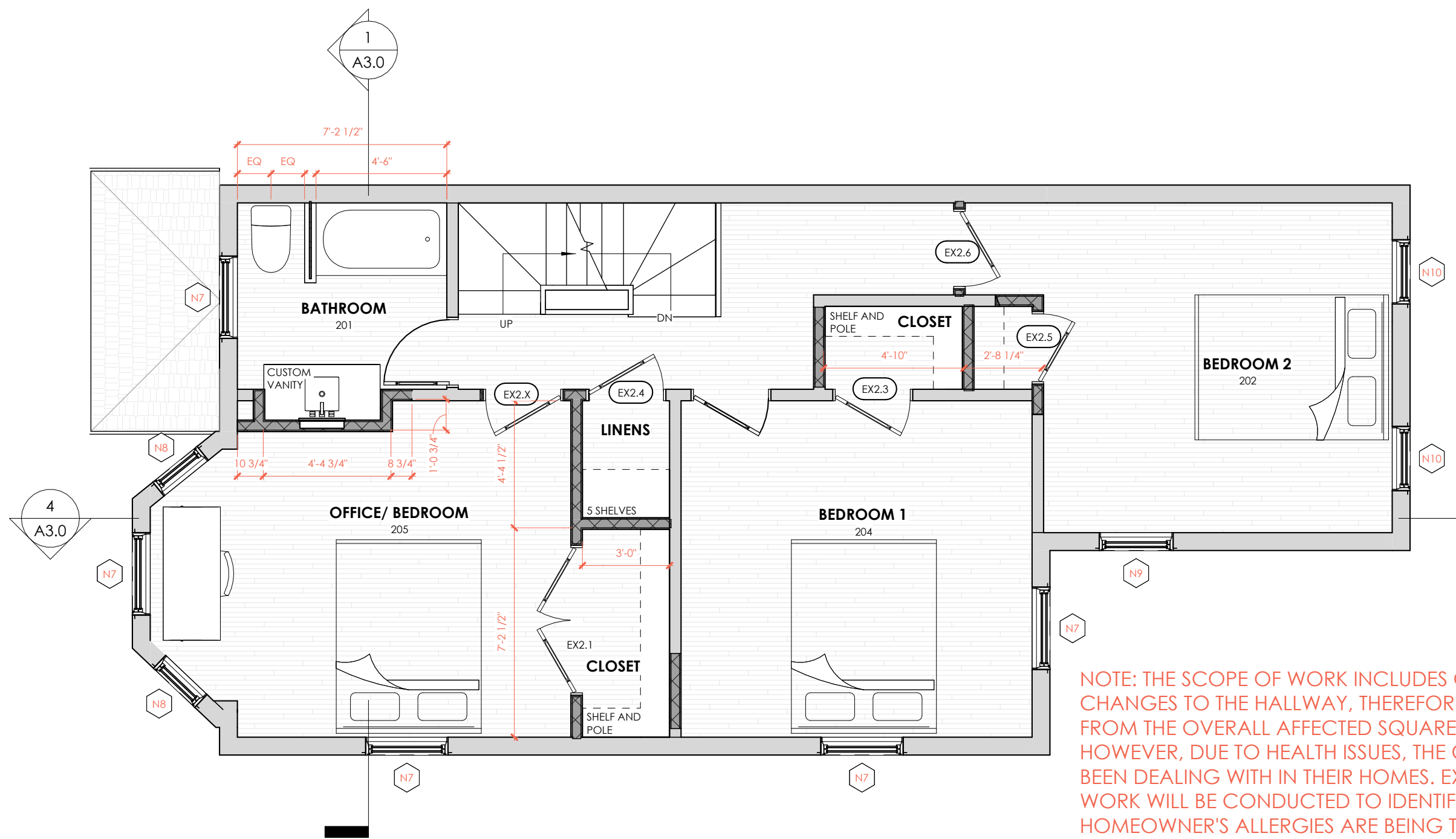
EXISTING / DEMO PLANS



1 PROPOSED BASEMENT  
1/4" = 1'-0"

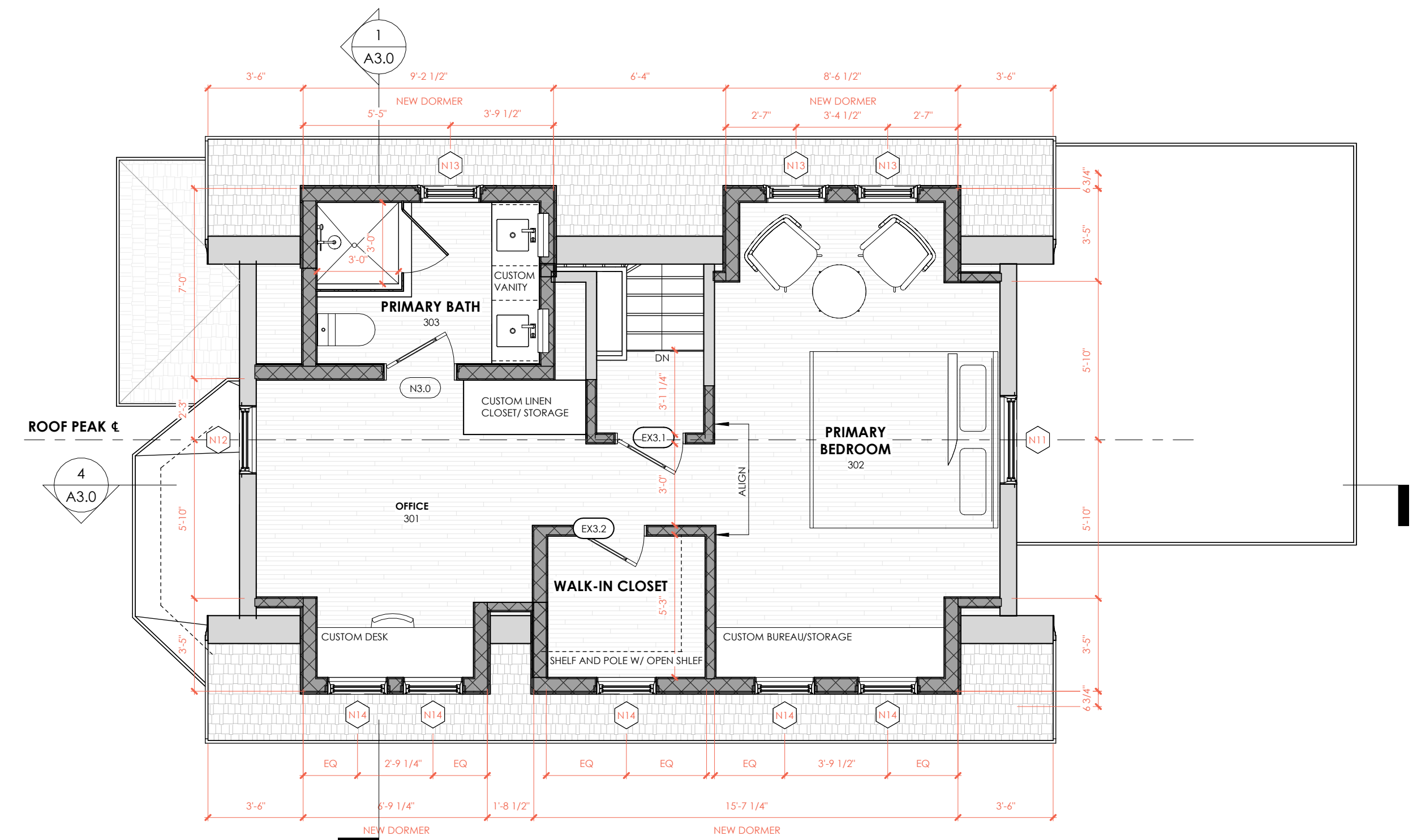


2 PROPOSED FIRST FLOOR  
1/4" = 1'-0"

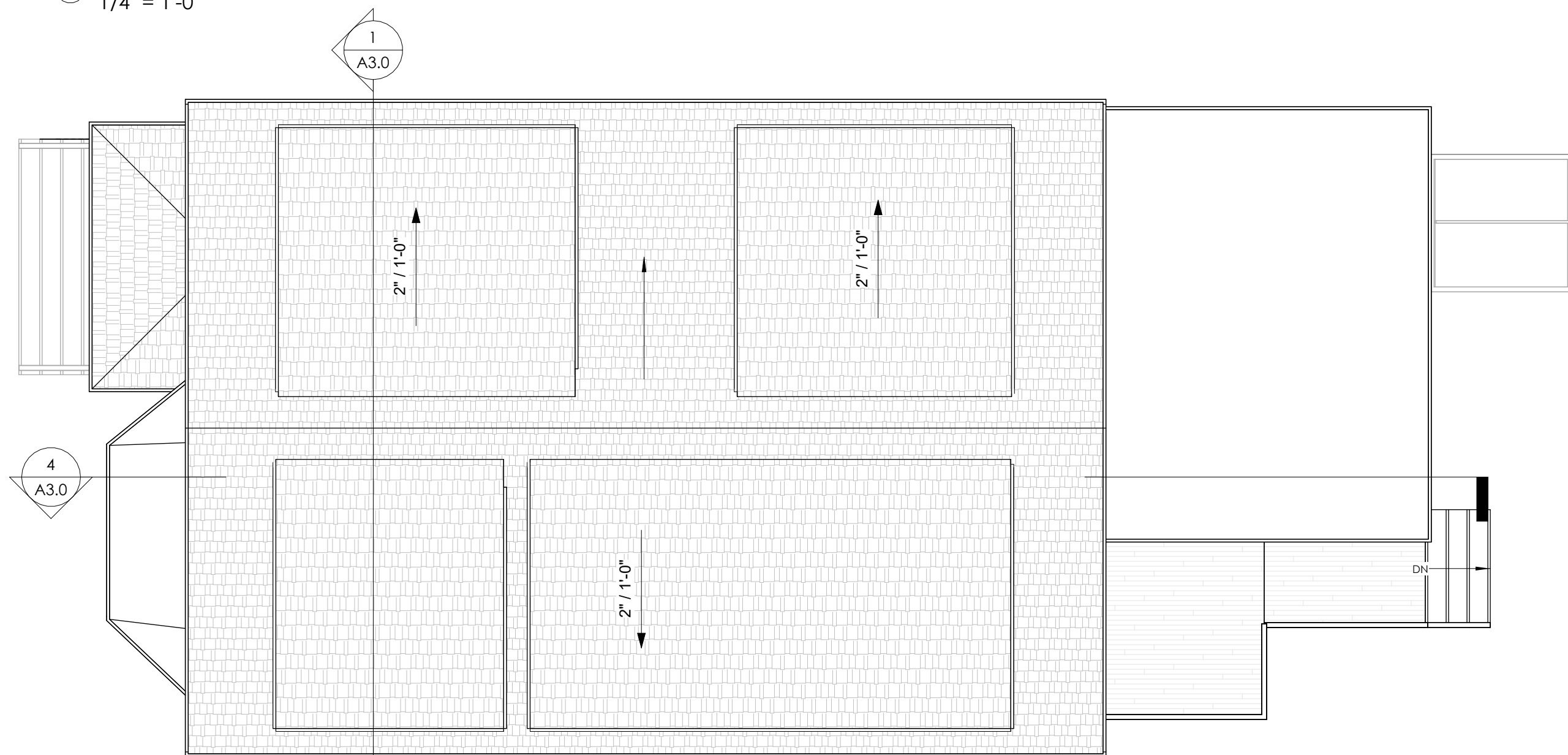


3 PROPOSED SECOND FLOOR  
1/4" = 1'-0"

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 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 CEILINGS.



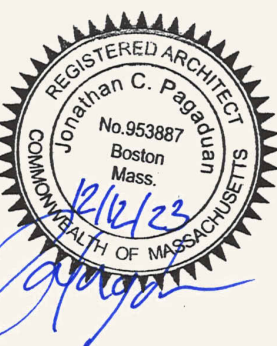
5 PROPOSED THIRD FLOOR SCHEME  
1/4" = 1'-0"



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

**WALL PLAN LEGEND**

- ██████ DEMO WALL
- ▬ EXISTING WALL
- ▨ PROPOSED WALL



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PROPOSED PLANS



# RJOC

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

PREPARED BY:  
**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



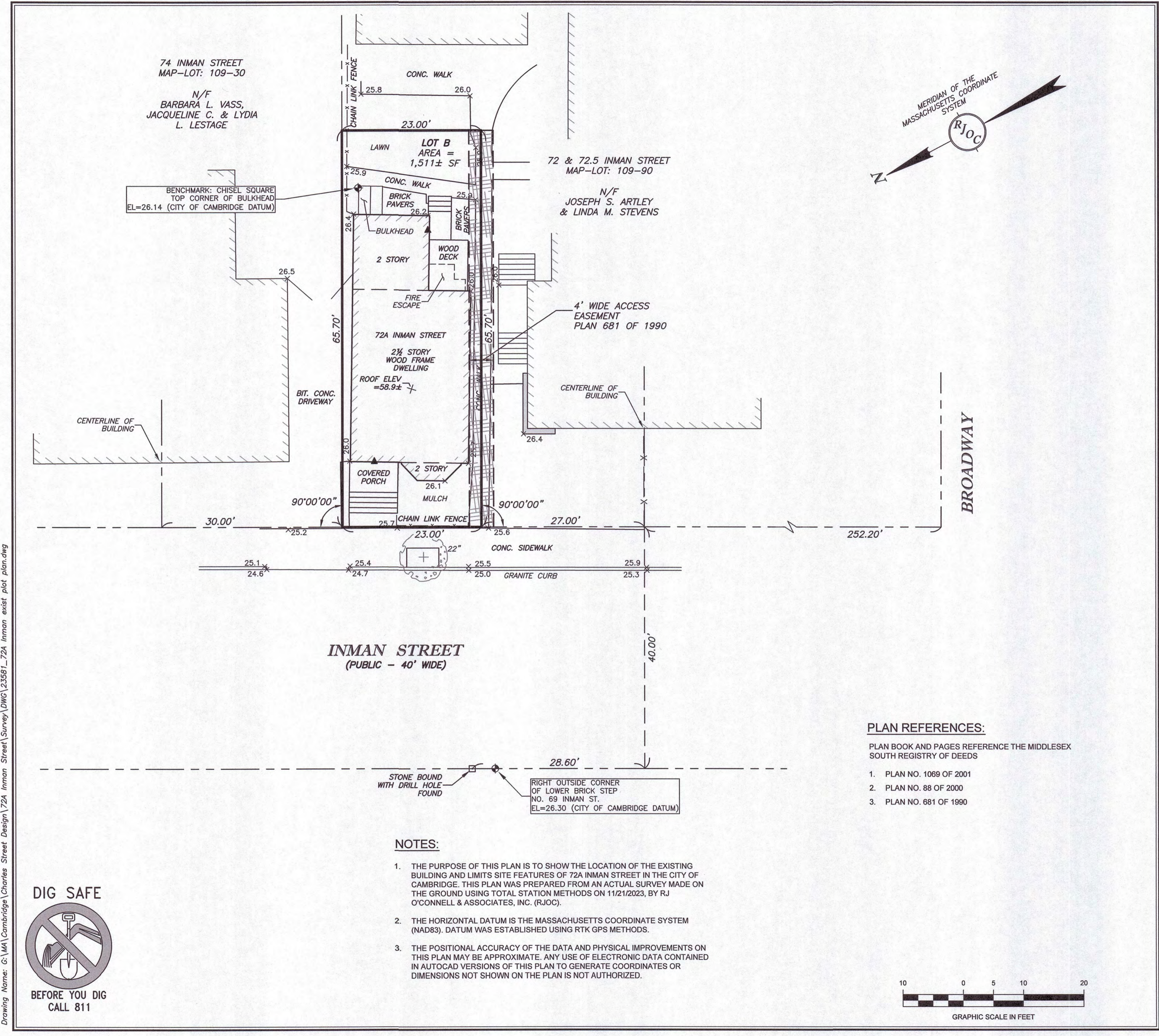
*Matthew Lowry* 12/6/2023  
 PROFESSIONAL LAND SURVEYOR FOR DATE  
 RJ O'CONNELL & ASSOCIATES, INC.

DRAWN BY: TDB  
 REVIEWED BY: ML  
 SCALE: 1"=10'  
 FIELD CREW: TDB / JWS

DATE: 12/6/2023  
 REVISED:  
 DRAWING NAME:

## PLOT PLAN

DRAWING NUMBER:  
**PL-1**  
 PROJECT NUMBER:  
**23581**



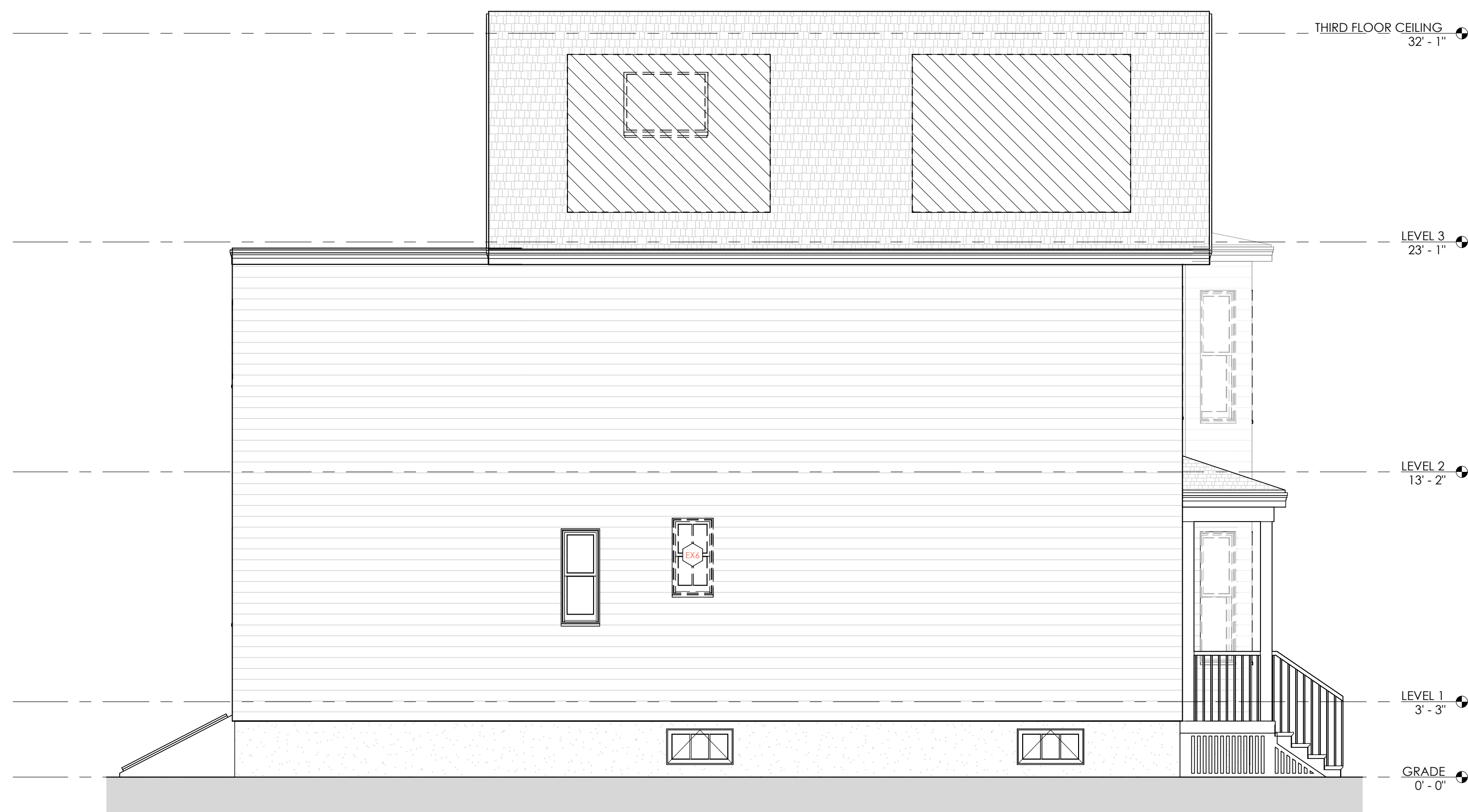
Drawing Name: G:\MA\Cambridge\Charles Street Design\72A Inman Street\Survey\DWG\23581\_72A Inman exist plot plan.dwg



④ EXISTING WEST ELEVATION  
1/4" = 1'-0"



③ EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



② EXISTING NORTH ELEVATION  
1/4" = 1'-0"



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

**WALL PLAN LEGEND**

	DEMO WALL
	EXISTING WALL
	PROPOSED WALL



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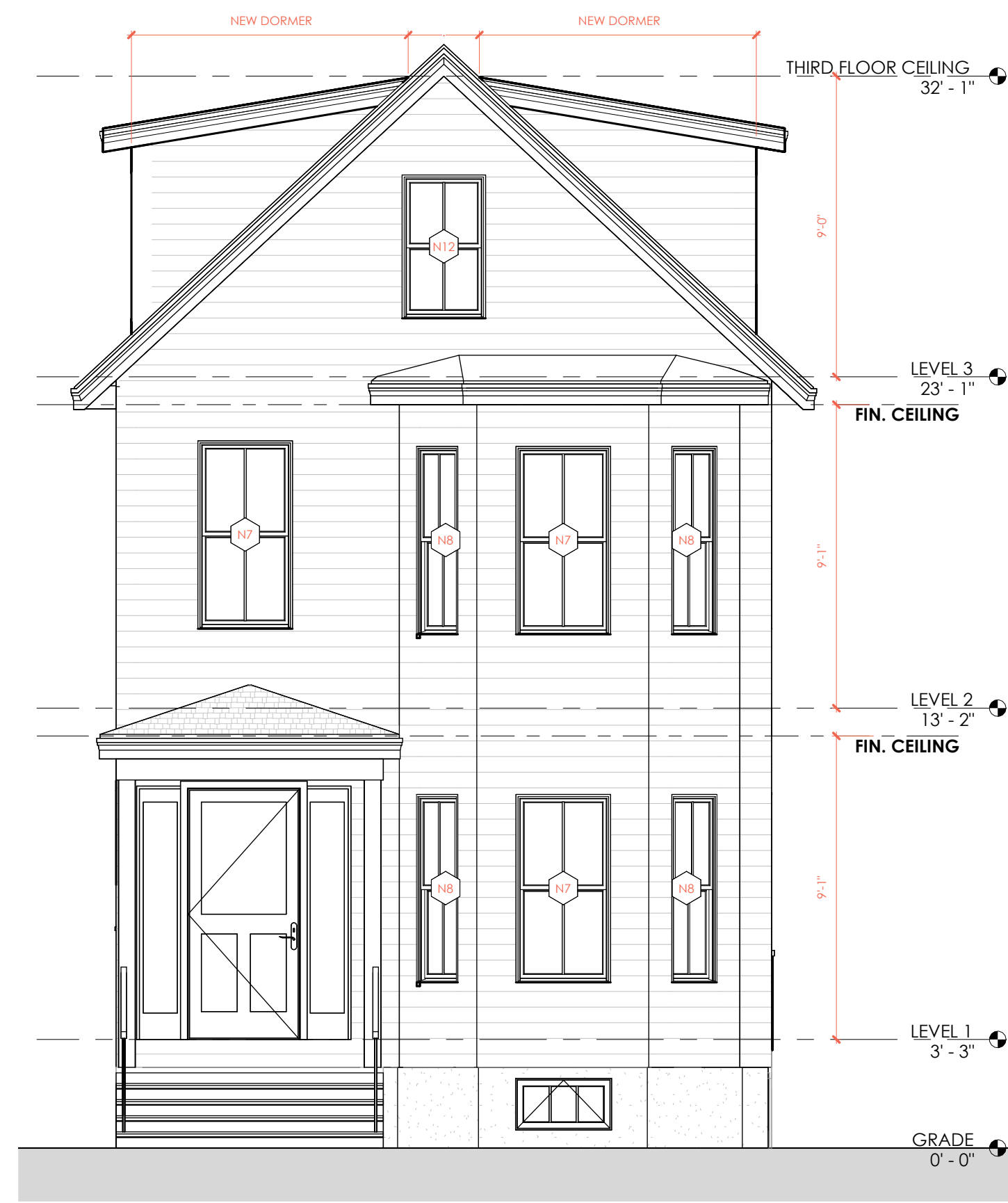
ORIGINAL: 12/07/2023

REVISIONS:

Number	Description	Date

EXISTING EXTERIOR ELEVATIONS

A2.0



2 PROPOSED WEST ELEVATION  
 1/4" = 1'-0"



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



3 PROPOSED NORTH ELEVATION  
 1/4" = 1'-0"

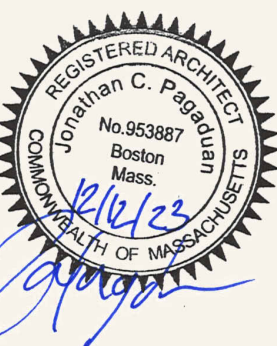


1 PROPOSED EAST ELEVATION  
 1/4" = 1'-0"

**NOTE:**  
 DORMER SIDING TO MATCH EXISTING  
 NEW DORMER WINDOW TRIM TO MATCH EXISTING  
 ALL EXISTING WINDOWS TO BE REPLACED

**WALL PLAN LEGEND**

ZZZZ	DEMO WALL
[Pattern]	EXISTING WALL
[Pattern]	PROPOSED WALL



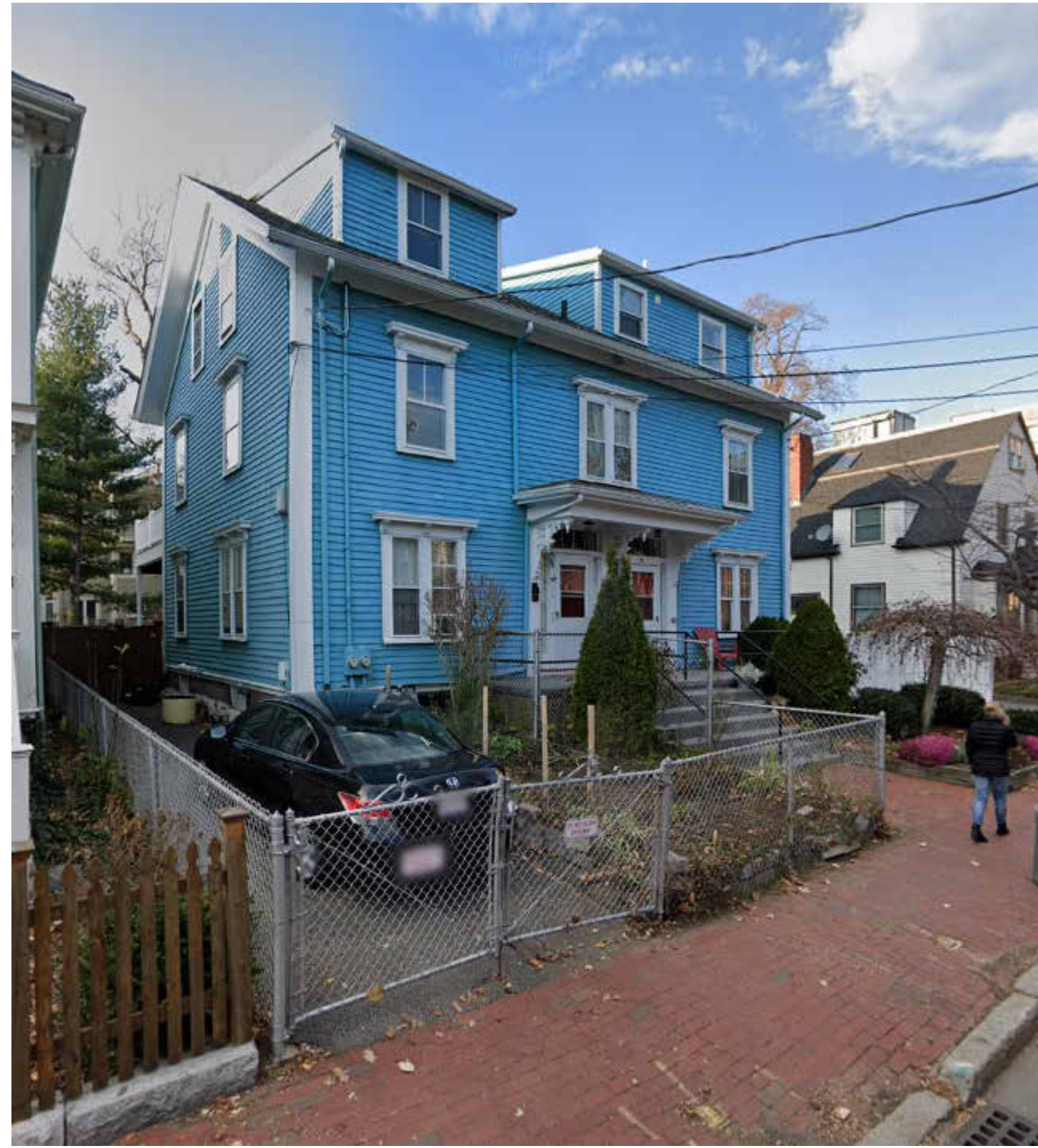
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Number	Description	Date

PROPOSED EXTERIOR ELEVATIONS



23-25 CLINTON STREET



58 ANTRIM STREET



23 MARY ROAD

① DORMER EXAMPLE IN MID CAMBRIDGE



② 72a INMAN ST CONTEXT & EXISTING CONDITIONS PHOTOS



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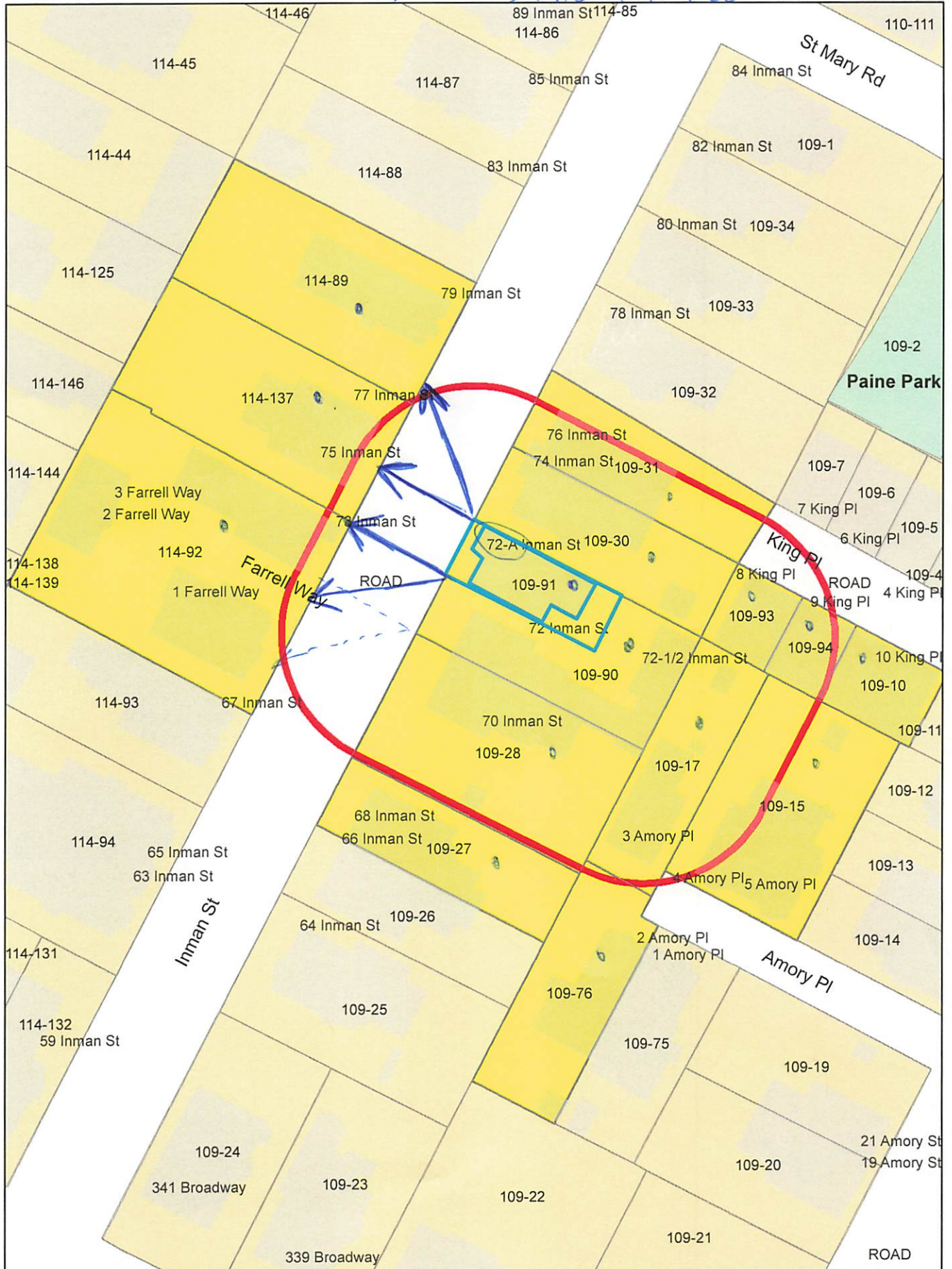
ORIGINAL: 12/07/2023

REVISIONS:

Number	Description	Date

CONTEXT PHOTOS

# 72-A Inman Street



72-A Inman St.

Petitioner  
JONATHAN PAGADUAN, AIA  
51 CHARLES STREET  
BOSTONG, MA 02114

109-94  
HAGES, KEITH  
9 KING PL  
CAMBRIDGE, MA 02139

109-93  
LISANTI, SUZANA  
TRUSTEE OF THE 8 KING PL REALTY TRUST  
8 KING PL  
CAMBRIDGE, MA 02139

109-15  
LIBERACKI, EDWARD M. & PATRICIA A. LOBERKI  
30 GOLDEN HILLS RD  
SAUGUS, MA 01906

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

109-31  
73109 LLC,  
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](mailto: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 non-binding 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 January 4, 2024.

By Lestra Litchfield/aac, Vice Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed \_\_\_\_\_. Appeal has been filed \_\_\_\_\_.

Date \_\_\_\_\_, City 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: Jonathan Pagudoan Date: 01/10/2024  
(Print)

Address: 72-A Inman St

Case No. BZA-251999

Hearing Date: 1-25-24

Thank you,  
Bza Members