

# 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\*

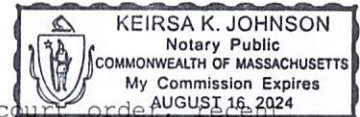
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
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>	WIDTH	23	no change	50	
	DEPTH	65.7	no change	n/a	
<u>SETBACKS IN FEET:</u>	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	
<u>SIZE OF BUILDING:</u>	HEIGHT	32.6	No Change	35	
	WIDTH	41.01	No Change	N/A	
	LENGTH	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'.

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICE

2024 FEB 26 A 10:49



ORIGINAL: 01/30/2024

PROJECT TEAM

OWNER:  
JAIMES-MONET, SAN MONTE  
72A INMAN STREET  
CAMBRIDGE, MA 02139

CONTRACTOR:  
THE GREAT ESCAPE  
125 GREAT ESCAPE DRIVE  
CAMBRIDGE, MA 02142  
GREAT.ESCAPE@HOTMAIL.COM

CONSULTANT:  
CHARLES STREET DESIGN  
30 HORNWALL AVENUE, SUITE 201  
CAMBRIDGE, MA 02142  
351.353.7979  
BMC@CHARLESSTREETDESIGN.COM

CONSULTANT:  
CHARLES STREET DESIGN  
30 HORNWALL AVENUE, SUITE 201  
CAMBRIDGE, MA 02142  
351.353.7979  
BMC@CHARLESSTREETDESIGN.COM



CHARLES STREET  
DESIGN

# Jaimes-Monet Residence

72A Inman Street, Cambridge, MA 02139

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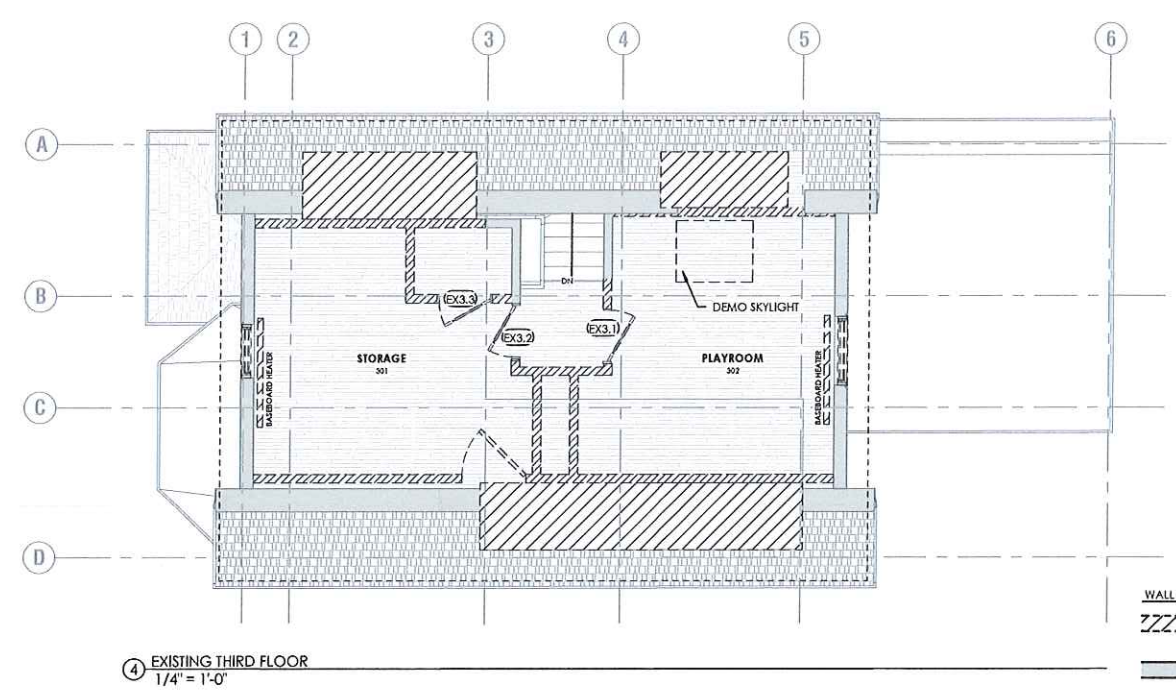
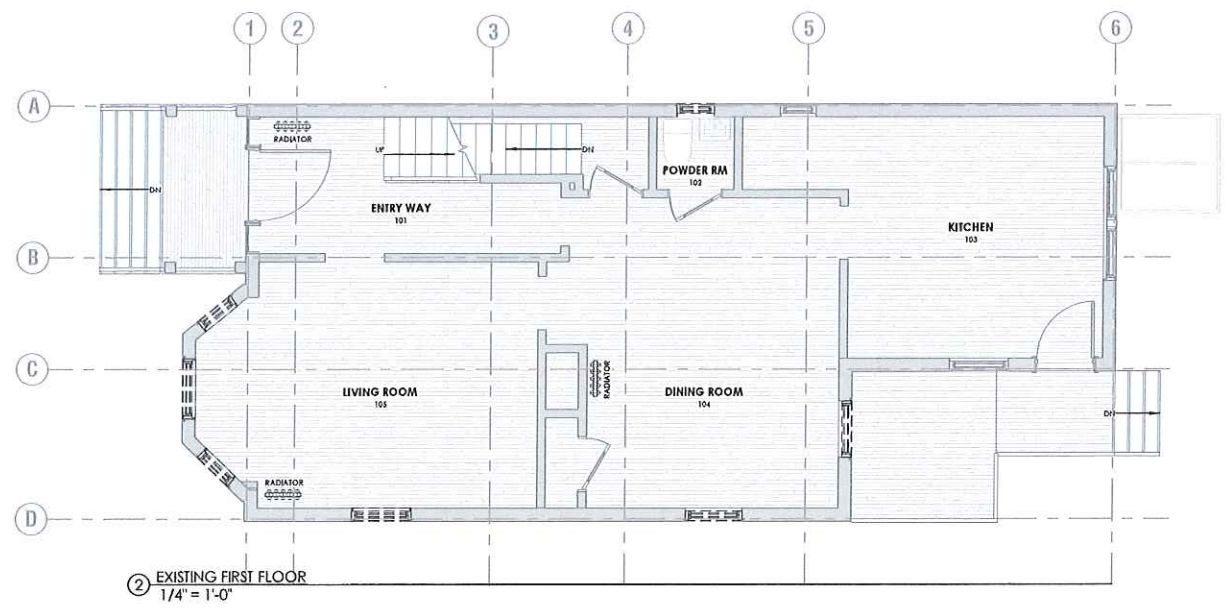
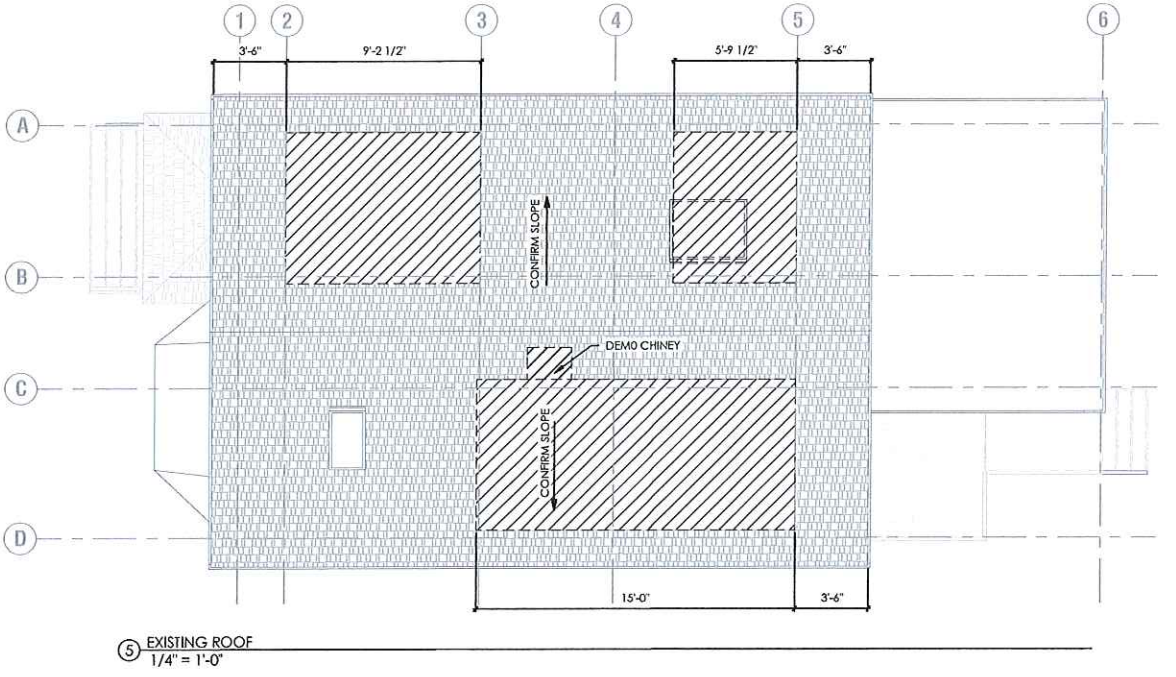
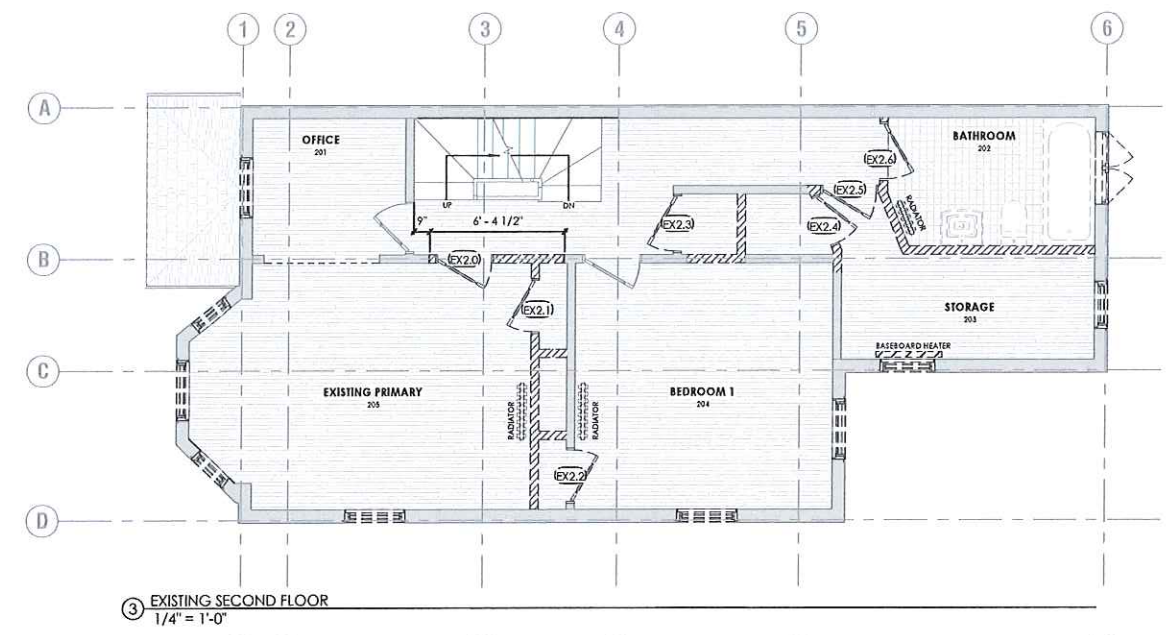
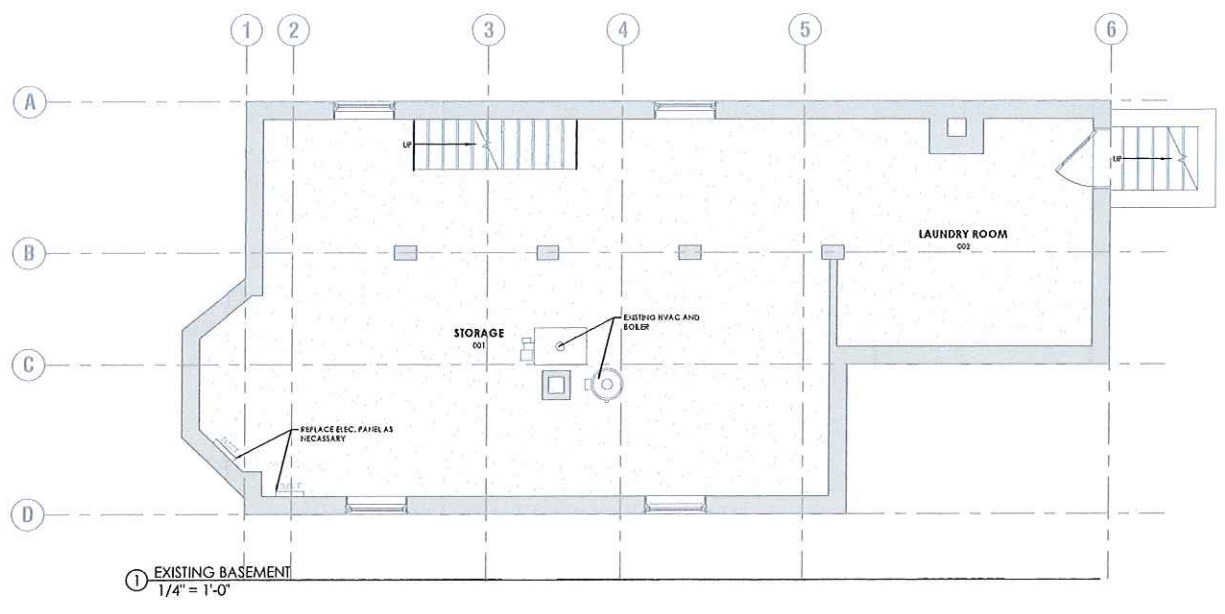
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ORIGINAL: 01/20/2024

REVISION:	Number	Description	Date

**EXISTING / DEMO PLANS**

- 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 FROM DEMO AREAS.
  - DEMO CHIMNEY AND CAP ON SECOND AND THIRD FLOOR - PATCH AND REPAIR FLOOR AS NECESSARY
- FIRST FLOOR:**
- TO BE PROTECTED AND COVERED DURING THE DURATION OF DEMOLITION AND CONSTRUCTION.
- SECOND FLOOR:**
- 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
  - EXISTING STORAGE STRIP WALLS TO FRAMING AND REMOVE INSULATION, REMOVE FLOORING AND PREP FOR NEW WOOD FINISH
  - EXISTING BATHROOM REMOVE TILE FLOORING AND PREP FOR NEW WOOD FINISH, 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.



**WALL PLAN LEGEND**

	DEMO WALL
	EXISTING WALL
	PROPOSED WALL



































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  
 RJO'CONNELL & ASSOCIATES, INC. DATE

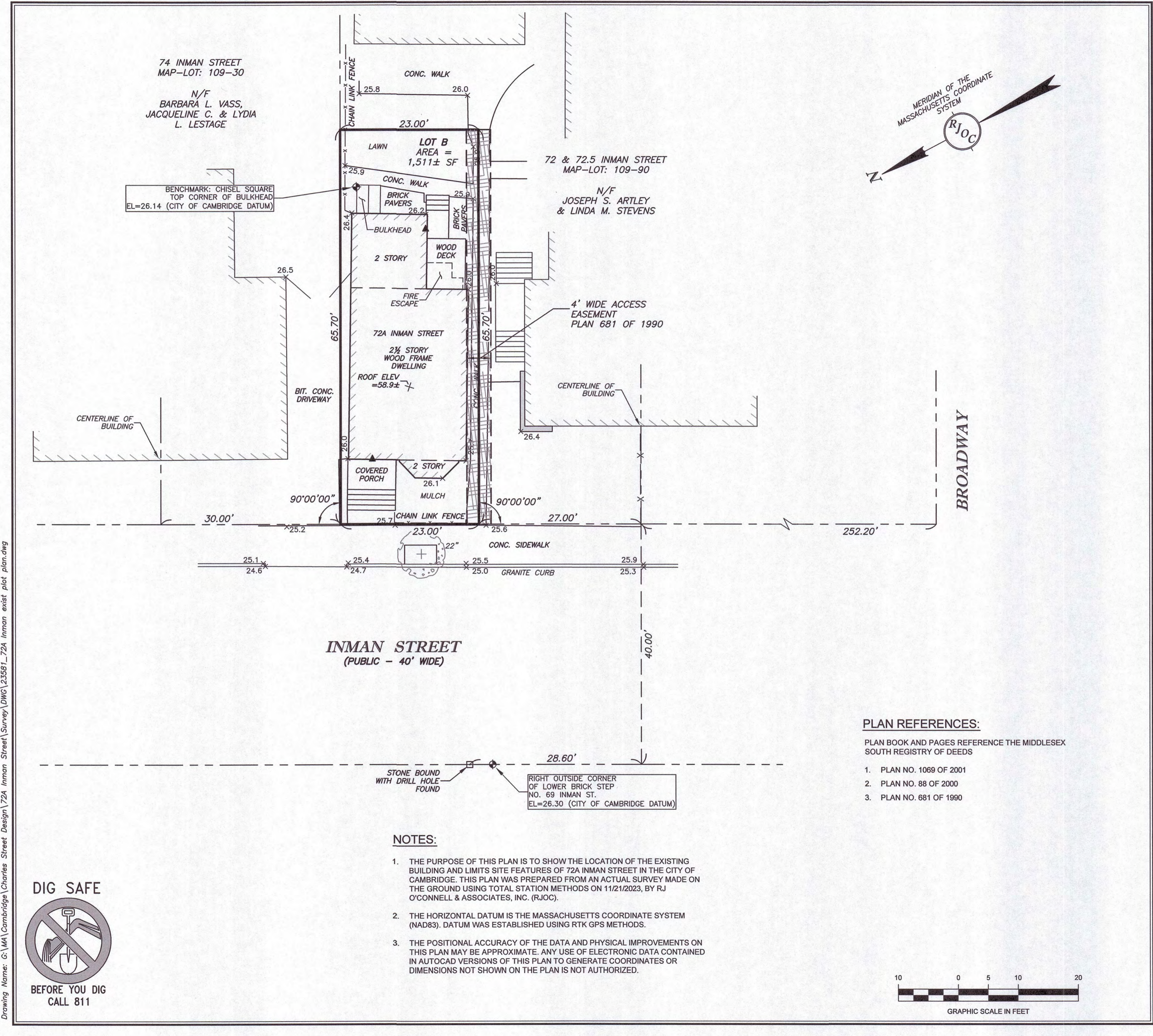
DRAWN BY: TDB  
 REVIEWED BY: ML  
 SCALE: 1"=10'  
 FIELD CREW: TDB / JWS

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

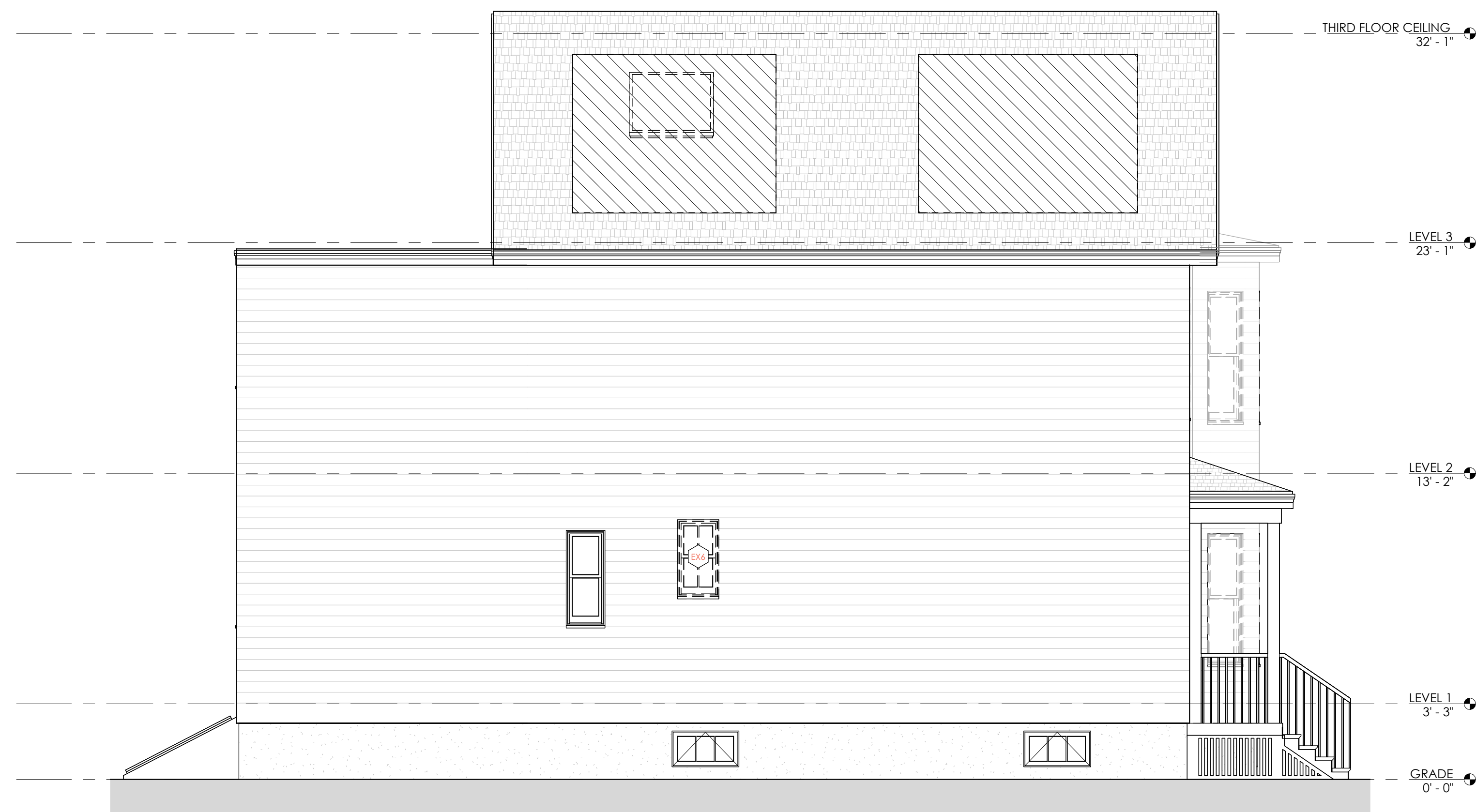




④ EXISTING WEST ELEVATION  
1/4" = 1'-0"



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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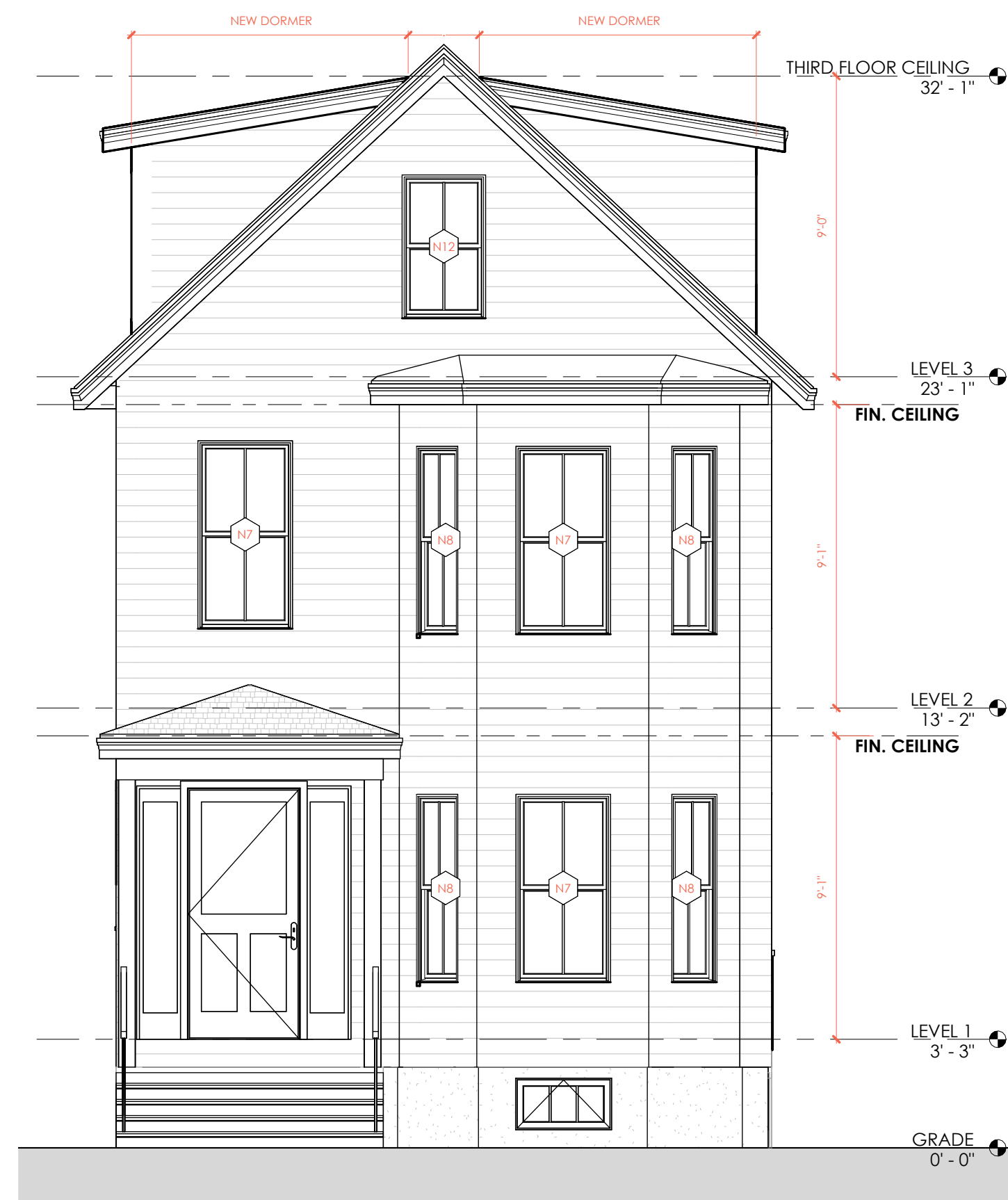
ORIGINAL: 12/07/2023

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"

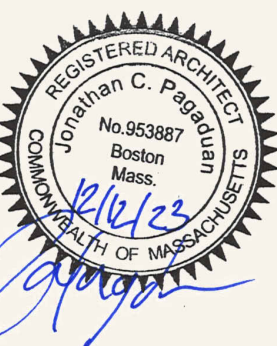


1 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

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

**WALL PLAN LEGEND**

	DEMO WALL
	EXISTING WALL
	PROPOSED WALL



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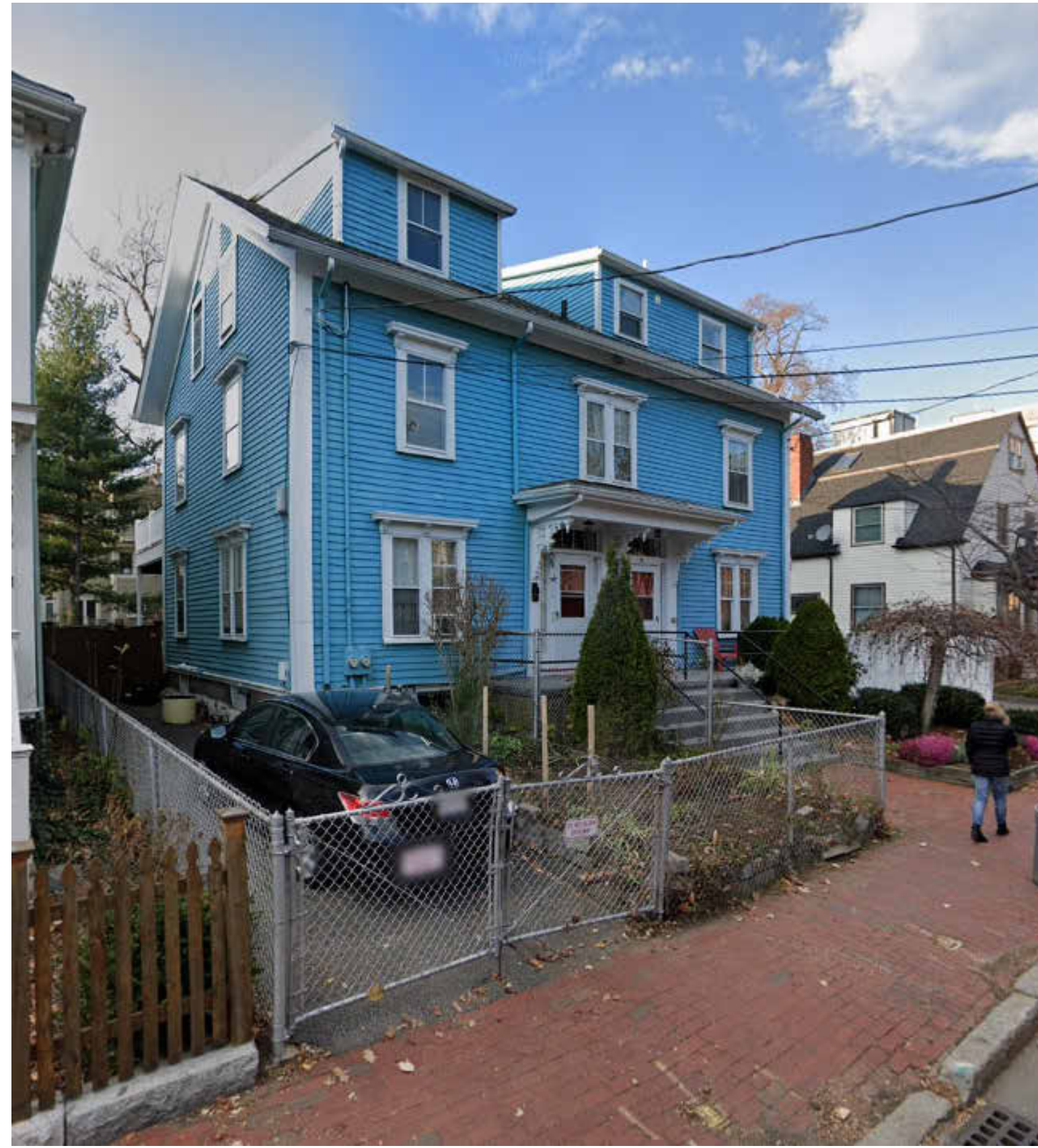
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REVISIONS:

Number	Description	Date

PROPOSED EXTERIOR ELEVATIONS





23-25 CLINTON STREET



58 ANTRIM STREET

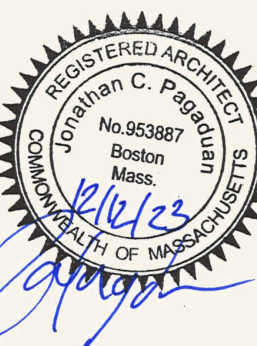


23 MARY ROAD

① DORMER EXAMPLE IN MID CAMBRIDGE



② 72a INMAN ST CONTEXT & EXISTING CONDITIONS PHOTOS



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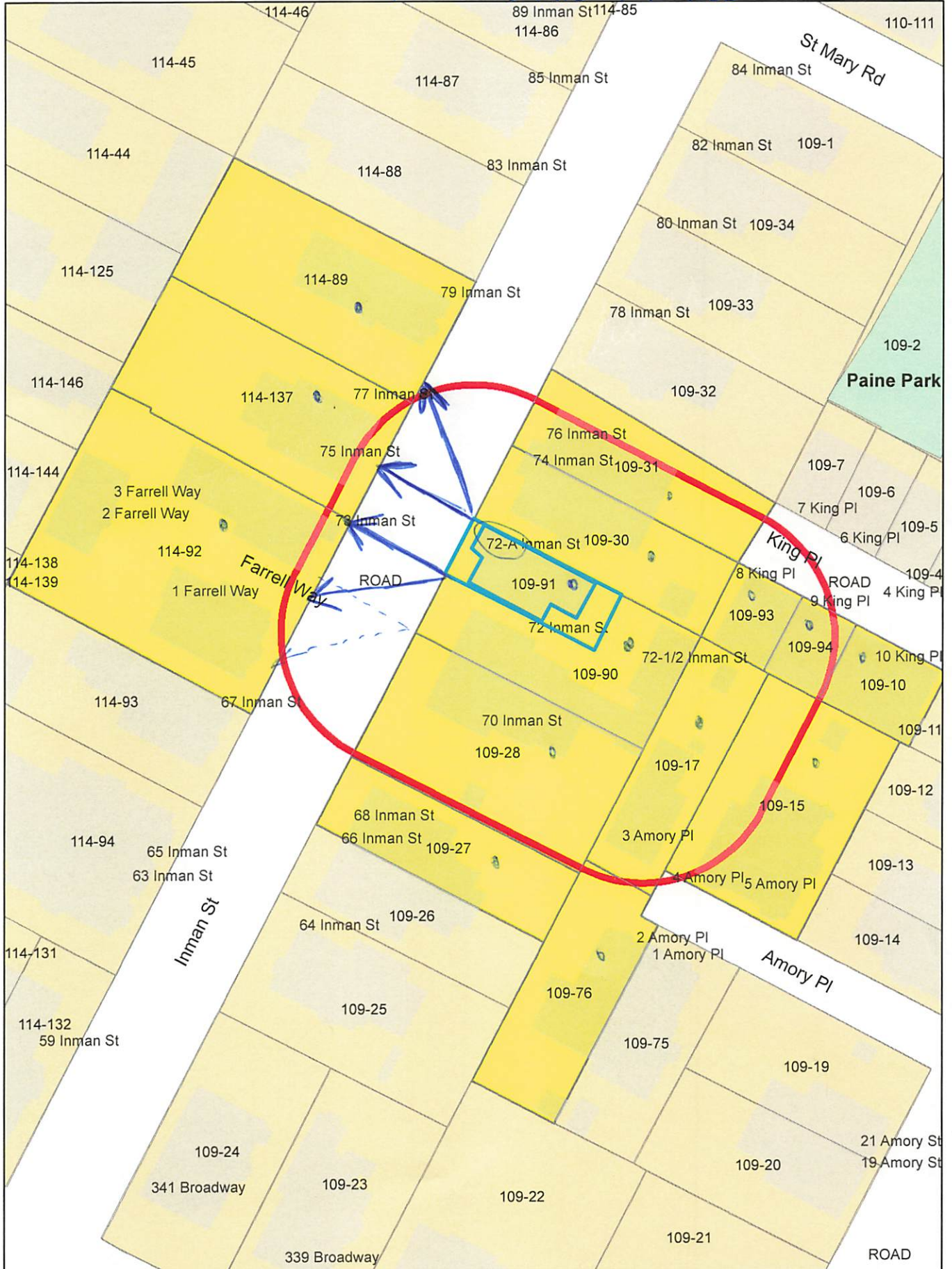
REVISIONS:

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







## **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

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

2024 JAN 26 11:10:33  
OFFICE OF THE CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-251999

Address: 72-A Inman St.

Owner,  Petitioner, or  Representative: Jonathan Rajadurai, ATA  
(Print Name)

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  Representative further hereby waives the Petitioner's and/or 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

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Signature

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(8:43 p.m.)

Sitting Members: Jim Monteverde, Steven Ng, Virginia  
Keesler, Fernando Daniel Hidalgo, and  
Zarya Miranda

JIM MONTEVERDE: Next case is BZA-251999. It's a  
special permit. Is there anyone who wishes to speak to us  
about that case?

JOHNATHAN PAGADUAN: Hi. My name is Jonathan  
Pagaduan, architect.

JIM MONTEVERDE: Yep. Okay. We can hear you. Go  
ahead.

JOHNATHAN PAGADUAN: Great. So we're requesting a  
special permit for the 72A Inman Street for the -- I'm  
representing Angela and Daniel -- Angela Jaimes and Daniel  
C. Monet.

We're requesting a special permit as we're -- for  
the reasons being the existing structures currently existing  
were built in the -- both side setbacks, left and right.  
And along with the increase in the GFA for the dormer on the  
third floor.

If you can go to the next slide?

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

4           If you can go to the next slide?

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

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

15           If you can go to the next slide showing proposed.

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

21           And the third floor we'll be turning, like I  
22 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 guess?

8 JIM MONTEVERDE: While you're on that slide --

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  
18 one side would be I think that says 9'2.5" and 8'6".

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. I  
22 think it's 6'9.5".

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

3           JOHNATHAN PAGADUAN: Mm-hm.

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

7           JOHNATHAN PAGADUAN: Right.

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

11          JOHNATHAN PAGADUAN: Mm-hm.

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

17          JOHNATHAN PAGADUAN: Right.

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



1           One, because I do not it conforms to the Dormer  
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  
18 thought would set a precedent, but I'm not sure of that.

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  
4 that we've submitted, yes.

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.

12 JOHNATHAN PAGADUAN: -- all the windows are  
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

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

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

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

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

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

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



1           Anyone? Yes.

2           STEPHEN NATOLA: Ann Spanel.

3           ANN SPANEL: Thank you. Can you hear me?

4           JIM MONTEVERDE: Yes.

5           ANN SPANEL: Okay, great. Sorry, I'm just  
6 enlarging my statement here. My name is Ann Spanel. And I  
7 have lived at 85 Pemberton Court for 28 years. I'm an  
8 abutter to 45 Cogswell, Apartment No. 7, that's the  
9 property. And that's --

10           JIM MONTEVERDE: Excuse me. We're talking about  
11 72 --

12           ANN SPANEL: Oh, I'm sorry.

13           JIM MONTEVERDE: -- Inman Street.

14           ANN SPANEL: Sorry.

15           JIM MONTEVERDE: Wrong case?

16           ANN SPANEL: Yeah. Wrong case.

17           JIM MONTEVERDE: Okay. Come back in a bit. Next  
18 one. Anyone wishing to speak about --

19           STEPHEN NATOLA: Joseph Artley.

20           JOSEPH ARTLEY: Hello?

21           JIM MONTEVERDE: Yep.

22           JOSEPH ARTLEY: Oh, there we go. Okay. I am Joe

1 Artley.

2 JIM MONTEVERDE: Can you introduce yourself,  
3 please.

4 JOSEPH ARTLEY: 72 Inman Street. And I am right  
5 next to Angela and Dan's house. They're my new neighbors.  
6 And as new neighbors, I know they've got a couple of new  
7 kids, and the third-floor expansion would help them a great  
8 deal. And as a consequence, I am in favor of their  
9 application.

10 JIM MONTEVERDE: Very good. Thank you for taking  
11 the time to talk to us.

12 JOSEPH ARTLEY: And Jim, when are you going to  
13 come back to the Y?

14 JIM MONTEVERDE: Soon as I get too fat to walk  
15 around, I think.

16 JOSEPH ARTLEY: [Laughter].

17 JIM MONTEVERDE: Anyone else? That's it for our  
18 public testimony. Discussion amongst the Board members.  
19 Does anybody share my concern about the amount of dormer or  
20 the dormer length, or are you ok with it?

21 STEVEN NG: Yeah. I mean the Guidelines are  
22 there, and, you know, for -- to use -- out of I guess what's

1 the Board's favor in terms of, I mean, I can see how the  
2 third floor is, you need the dormers to get some more space  
3 up there.

4 I think they could still get a pretty good master  
5 suite, even with -- if you're working with the 15' on each  
6 side, but --

7 JIM MONTEVERDE: Yeah. That's my sense.

8 STEVEN NG: Just wanted to -- was checking to see  
9 how everyone --

10 JIM MONTEVERDE: Yep.

11 STEVEN NG: -- was just thinking about it.

12 JOSEPH ARTLEY: Yep.

13 JIM MONTEVERDE: Again, the Board has typically  
14 interpreted that the Guideline, especially the length and a  
15 couple of other details, but the length in particular rather  
16 specifically and regularly. So anyone else? Any other  
17 comments, any discussion?

18 DANIEL HIDALGO: Yeah, I concur. It's really  
19 pretty far over the 15' on each side and --

20 JOSEPH ARTLEY: Yep.

21 DANIEL HIDALGO: -- I feel like we should try to  
22 be consistent to the Board. So I -- you know, given some of



1 our earlier discussions, I agree that it would be useful for  
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.

1           JIM MONTEVERDE: Please take a look at those and I  
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.

18          JIM MONTEVERDE: Continue? Okay. In that case,  
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.

3 Failure to do so will de facto cause this Board to  
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  
10 February 29, 2024, by a voice vote of the Board members,  
11 Steven?

12 STEVEN NG: In favor.

13 JIM MONTEVERDE: Virginia?

14 VIRGINIA KEESLER: In favor.

15 JIM MONTEVERDE: Daniel?

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**

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**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 3<sup>rd</sup> 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 currently 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**  
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pronouns: she/her/hers

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