



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 266007

General Information

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

Special Permit: X

Variance:

Appeal:

2024 APR 24 AM 10:30
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Sisi Ni

PETITIONER'S ADDRESS: 26 Foch St, Cambridge, MA 02140

LOCATION OF PROPERTY: 26 Foch St., Cambridge, MA

TYPE OF OCCUPANCY: residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

-

We are planning to put an addition on our existing third floor to expand the height of our roofline and by extension the usable square footage of that floor. One side of our house is closer than 7'6" to our property border. That neighbor's house is across a driveway and is over 20' from the proposed construction. We would not be expanding the existing footprint of our house.

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)

(Print Name)

Address:
Tel. No.

908-752-5679

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 SIS NI
(OWNER)

Address: 26 Foch St, Cambridge, MA 02140

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

The record title of this property is in the name of SISI NI


*Pursuant to a deed of duly recorded in the date 29Dec21, Middlesex South County Registry of Deeds at Book 79450, Page 297; 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.

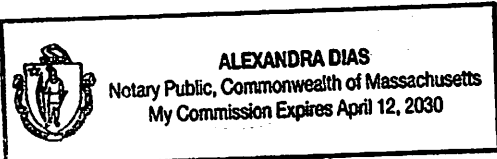
Commonwealth of Massachusetts, County of Middlesex

The above-name Sisi Ni personally appeared before me, this 11 of April, 2024, and made oath that the above statement is true.

 Notary

My commission expires April 12 2030 (Notary Seal).

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



BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 26 Foch St (location) would not be a detriment to the public interest because:

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

Our house was constructed close to the border of our property, but we will not be expanding our footprint. Moreover, our neighbors house is built across his driveway from the border of our property. The setbacks will be the same as they are now.

- 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:

We are proposing a simple addition to the topmost floor of our house, this will not effect the parking spaces and we will still be one unit. The contractors can park on our driveway and lot during construction.

- 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 footprint of the house will not be changed from its current size or location on the lot


- 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:

We will be using licensed contractors and architect to make sure that the new addition adheres to the regulations of the city and state.

- 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:

This is a simple addition where we are modifying a roofline to maximize the volume of living space without changing the footprint.

(ATTACHMENT B - PAGE 6)


04/21/2024

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Sisi Ni
Location: 26 Foch St., Cambridge, MA
Phone: 908-752-5679

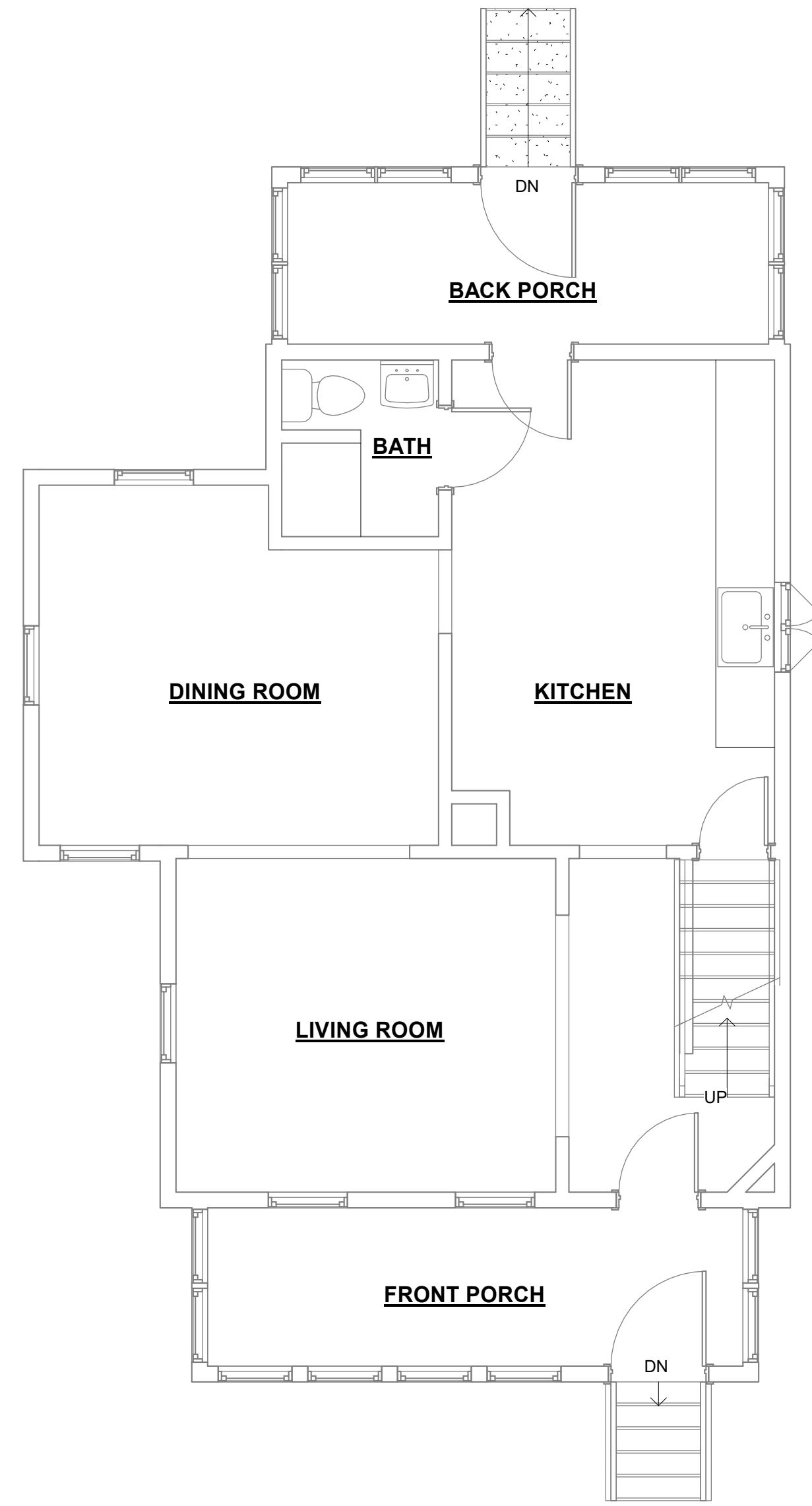
Present Use/Occupancy: residential
Zone: Residence B Zone
Requested Use/Occupancy: residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1468	1754	2506	(max.)
<u>LOT AREA:</u>		5012	5012	5012	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.29	0.35	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5012	5012	5012	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	71.35	71.35	71.35	
	<u>DEPTH</u>	70.25	70.25	70.25	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7	7	7.5	
	<u>REAR</u>	31	31	7.5	
	<u>LEFT SIDE</u>	45	45	7.5	
	<u>RIGHT SIDE</u>	3	3	7.5	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	31.6	33	35	
	<u>WIDTH</u>	38.5	38.5	55	
	<u>LENGTH</u>	23	23	56	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		70	70	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	NA	

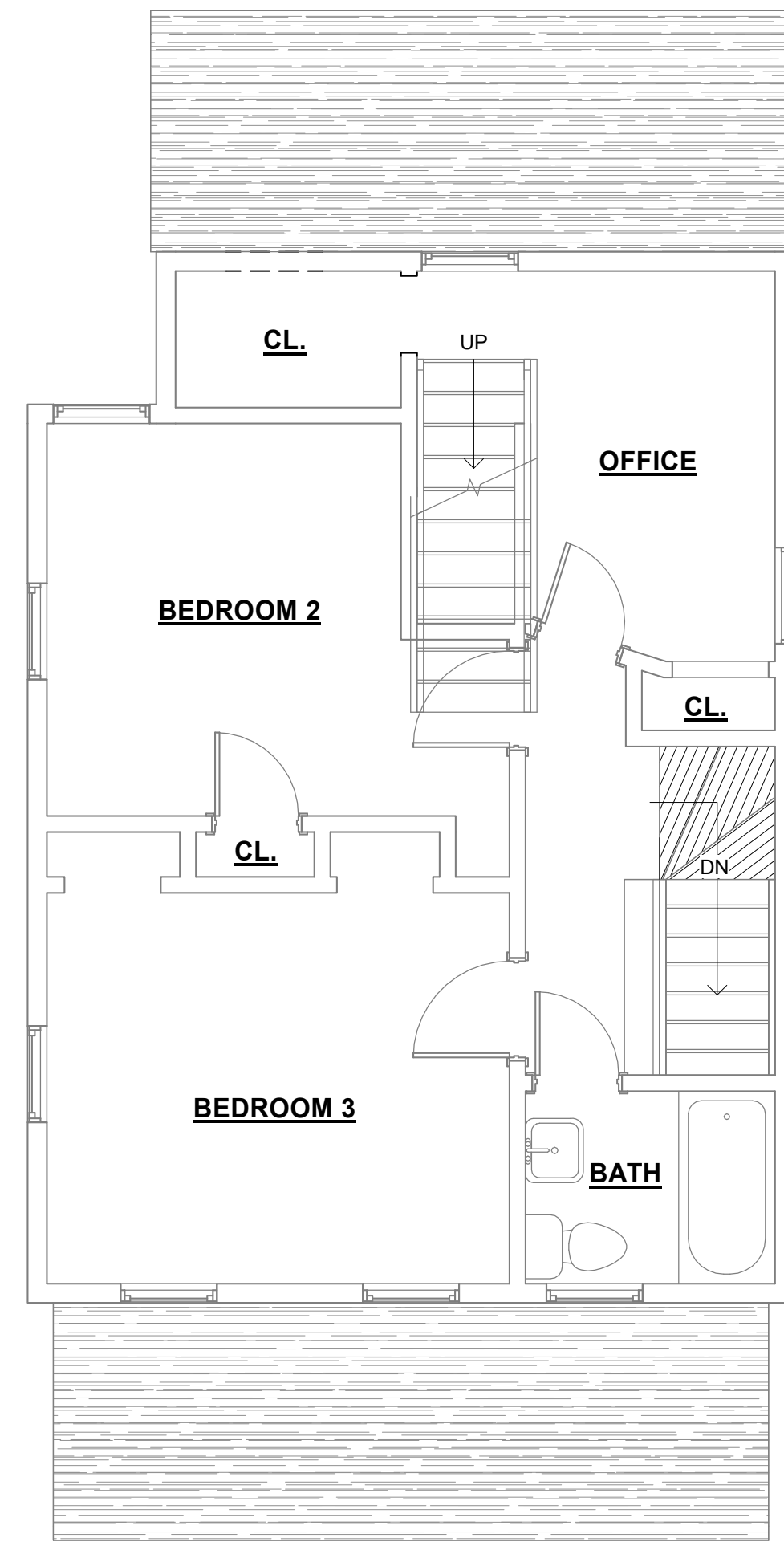
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

NA

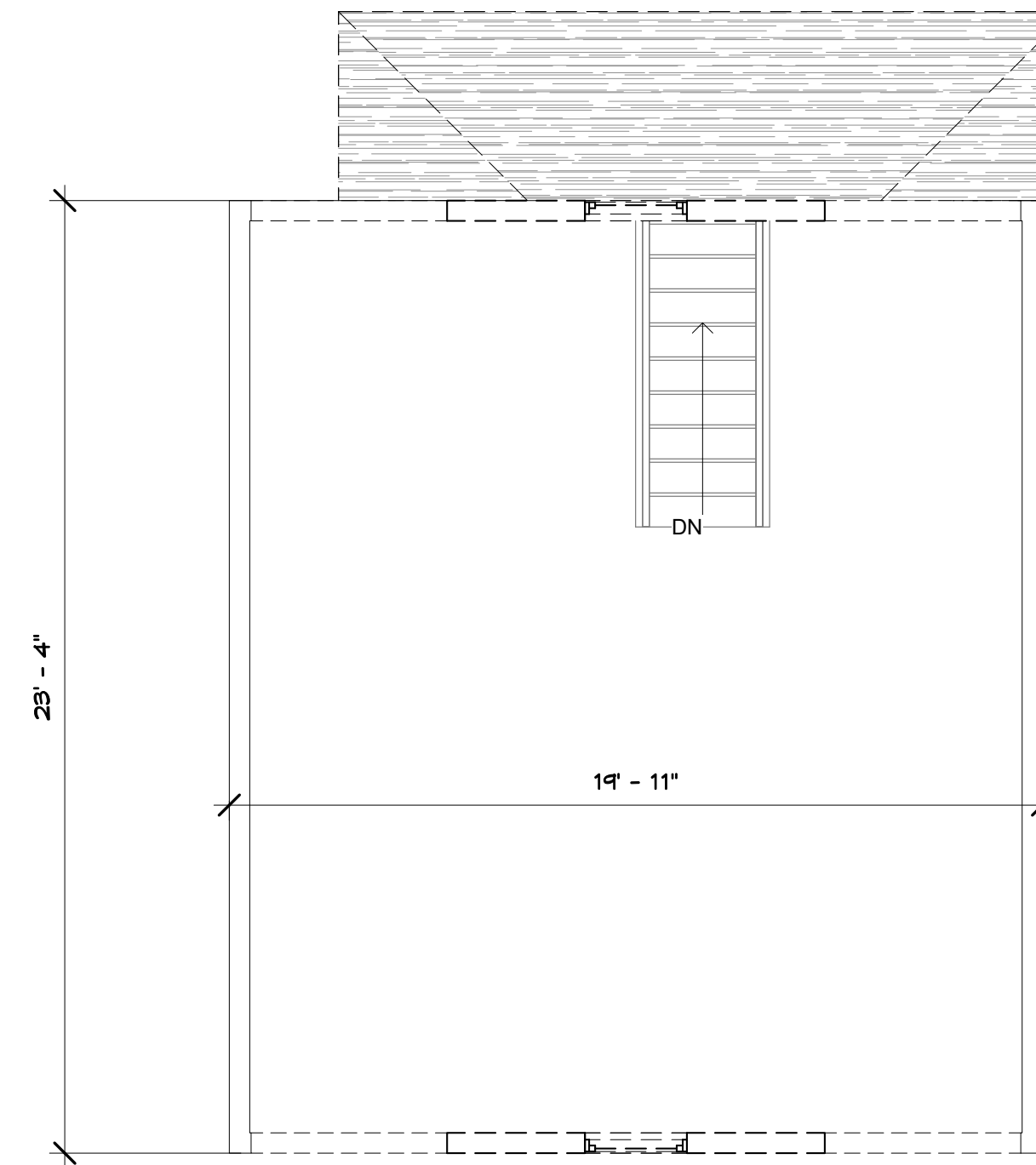
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



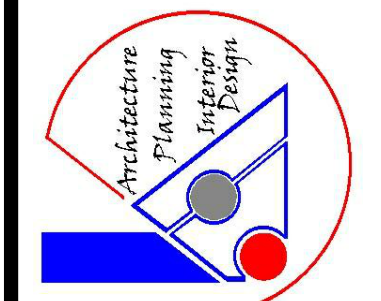
① EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

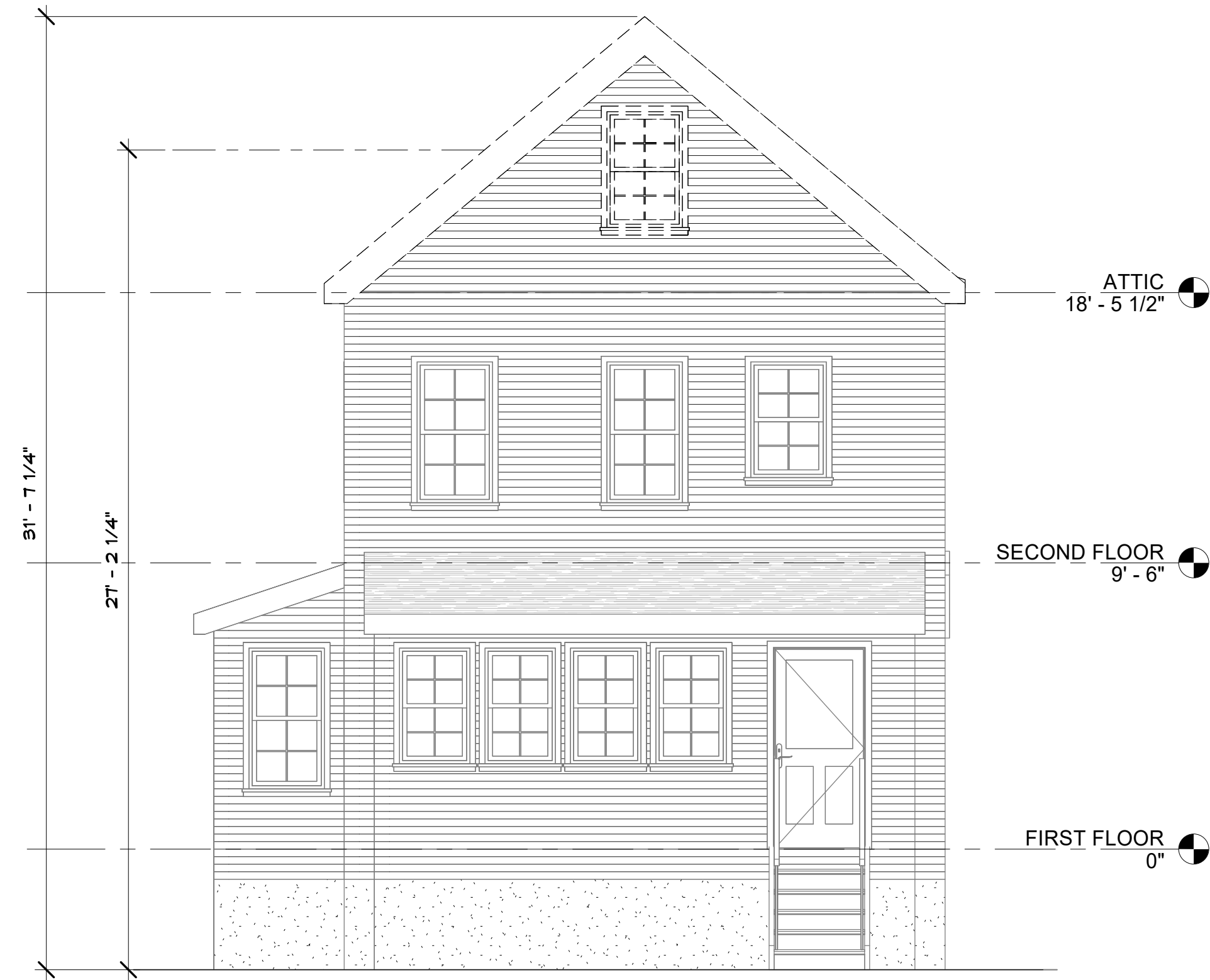


② EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



③ EXISTING ATTIC FLOOR PLAN
1/4" = 1'-0"

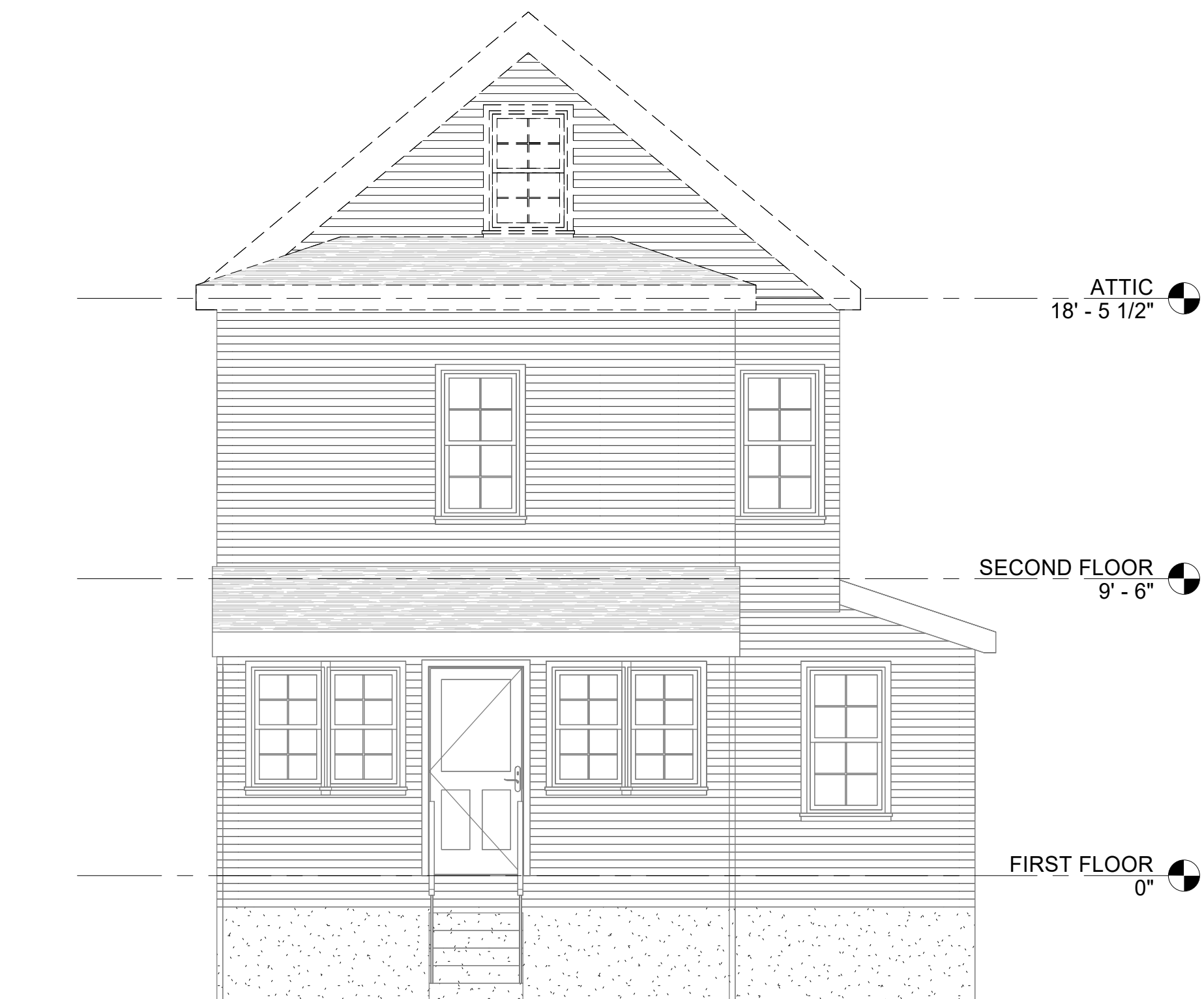




① EXISTING FRONT ELEVATION
1/4" = 1'-0"



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



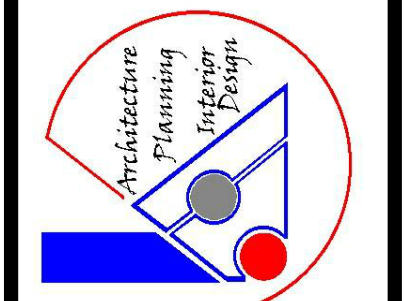
③ EXISTING REAR ELEVATION
1/4" = 1'-0"

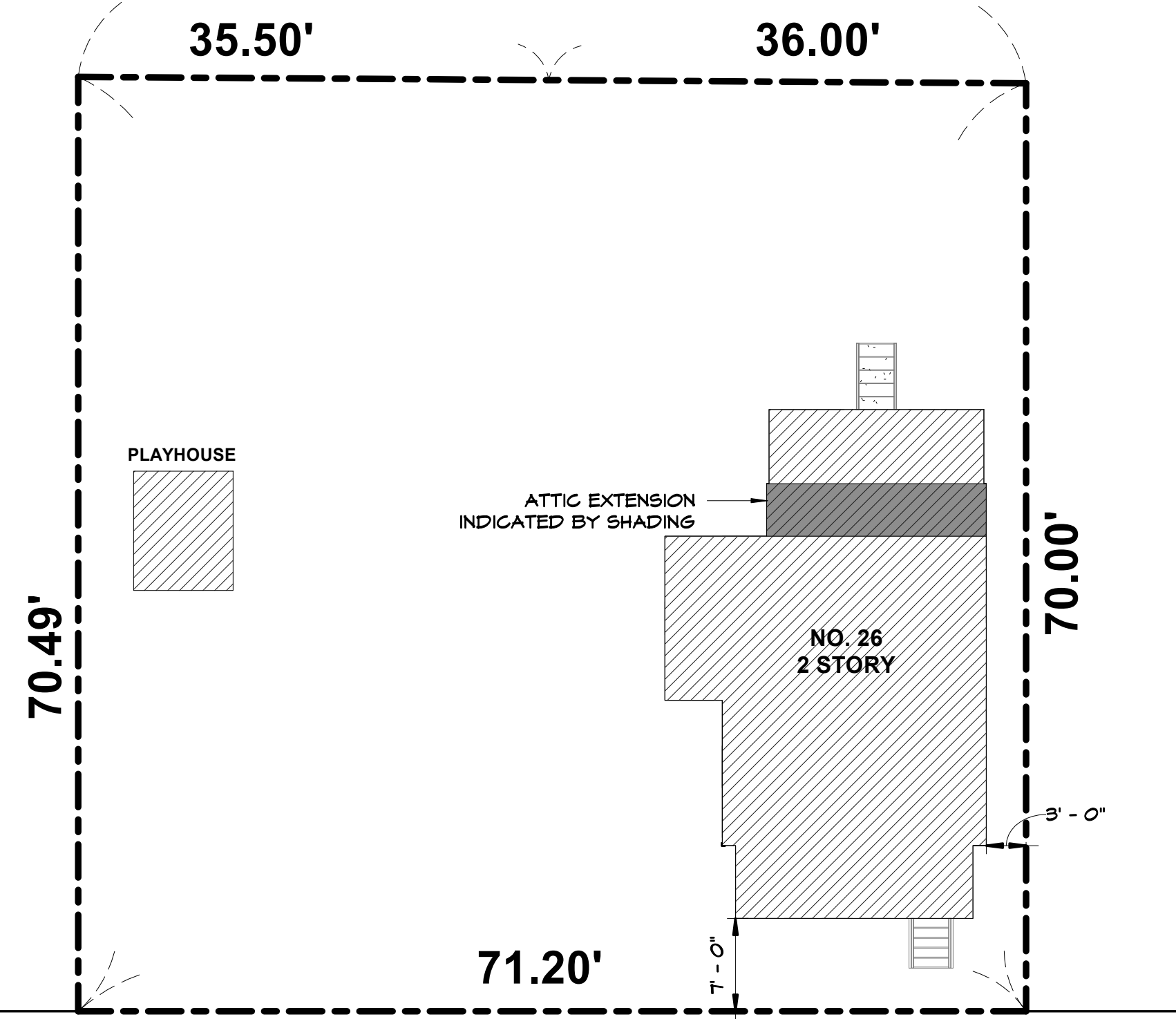


④ EXISTING LEFT ELEVATION
1/4" = 1'-0"

STAMP:	
DRAWING TITLE: EXISTING ELEVATIONS	
DATE:	Issue Date
SCALE:	AS NOTED
DRAWN BY:	Author
REVISIONS:	
JOB TITLE #:	Project Name:
26 FOCH STREET CAMBRIDGE, MA 02145	26 FOCH STREET CAMBRIDGE, MA 02145
CLIENT NAME #:	Client Name:
26 FOCH STREET CAMBRIDGE, MA 02145	26 FOCH STREET CAMBRIDGE, MA 02145

KRITIKOS ARCHITECTS
 14 Olsen Road Peabody, MA 01960 (978) 531-4164
 E-Mail: phil@kritikosarchitects.com
www.kritikosarchitects.com

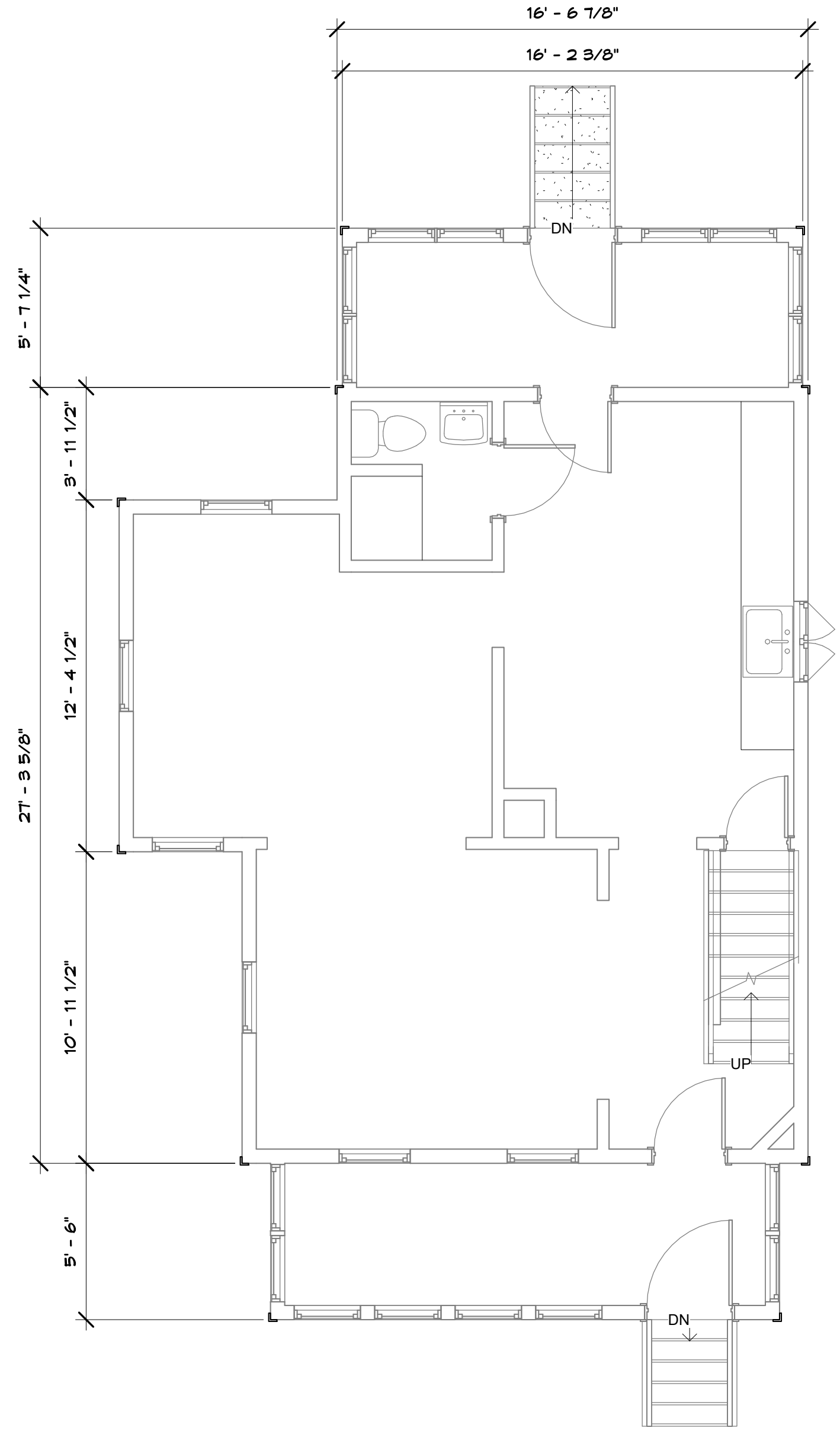




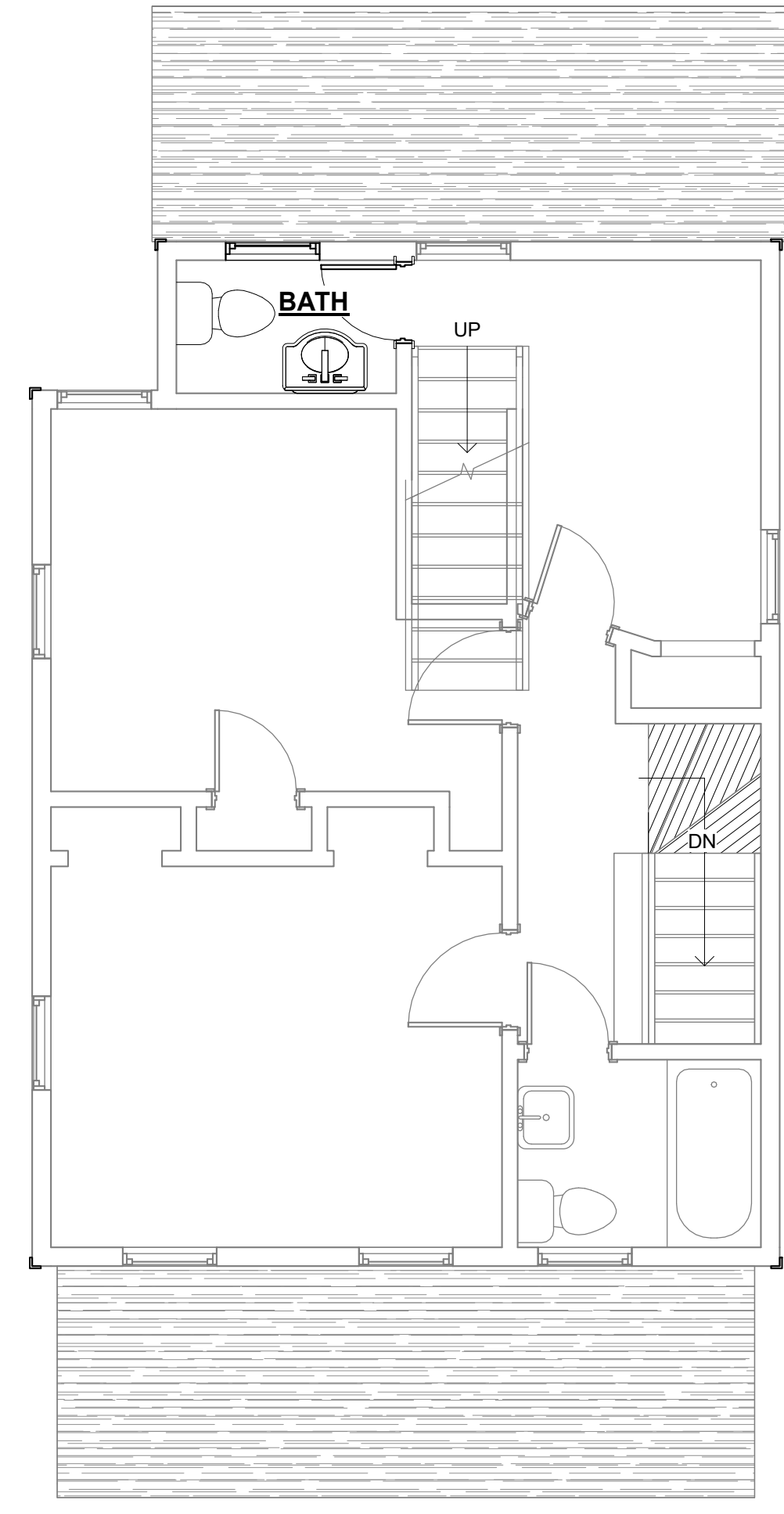
FOCH STREET

NOTE WELL:
 INFORMATION ON THIS PLAN HAS BEEN DERIVED FROM A SURVEY PERFORMED BY BOSTON SURVEY, INC. ON 12-02-2021 & IS BEING USED AS A REFERENCE TOOL. NOT RELYING ON ITS PRECISION OR ACCURACY FOR RELAYING PROPER LOT LINES & THE BUILDING'S PROXIMITY TO THEM.

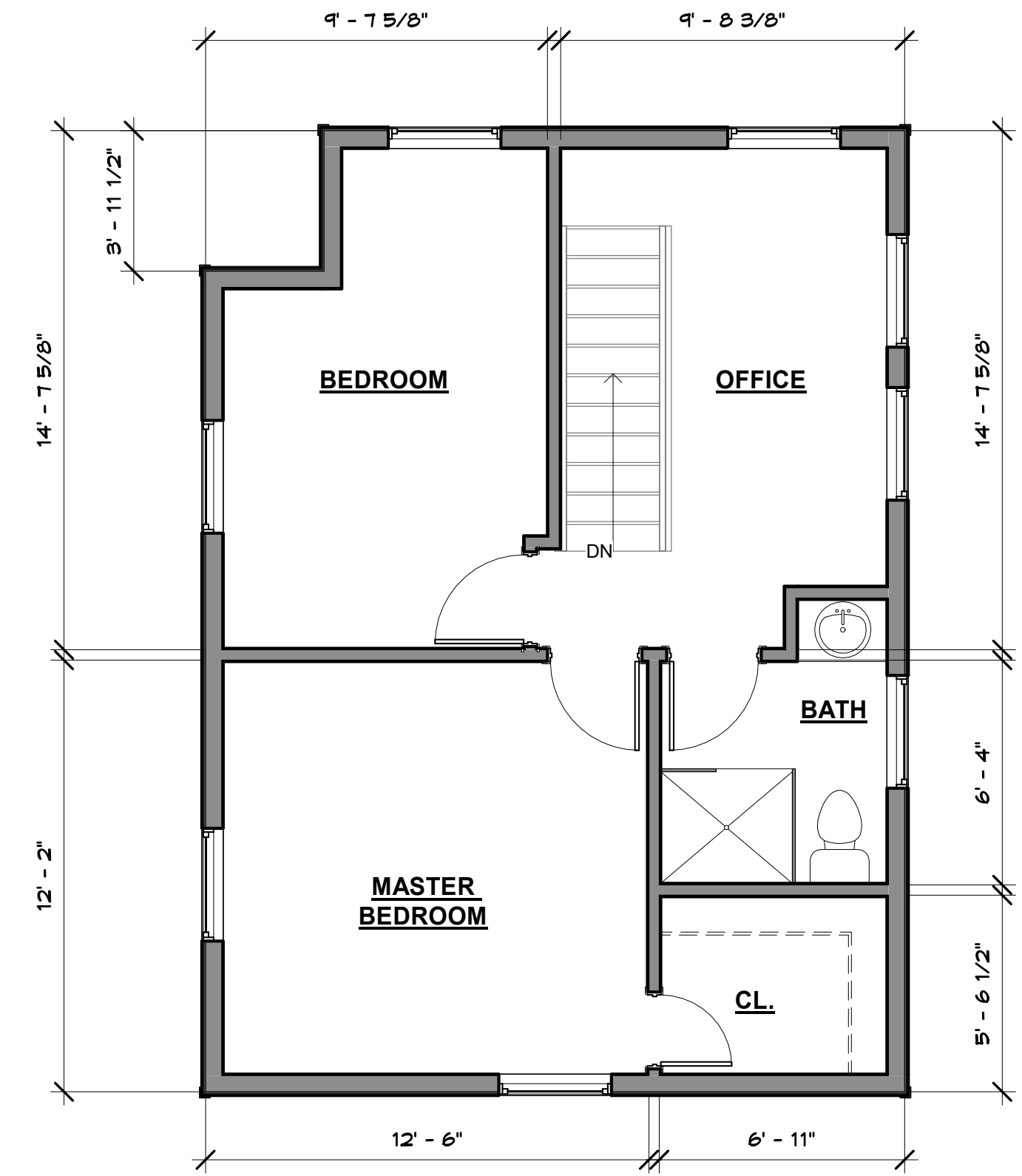
④ PLOT PLAN
 1" = 10'-0"



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



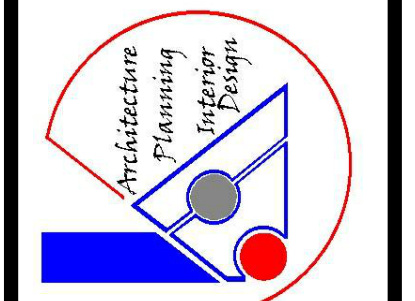
② PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"



③ PROPOSED ATTIC FLOOR PLAN
 1/4" = 1'-0"

KRITIKOS ARCHITECTS

14 Olsen Road Peabody, MA 01960 (978) 531-4164
 E-Mail: phil@kritikosarchitects.com
www.kritikosarchitects.com



A-3

DATE: _____		ISSUE DATE: _____	
SCALE: AS NOTED		REVISIONS: _____	
DRAWN BY: Author		DRAWN BY: Author	

DRAWING TITLE: PROPOSED FLOOR PLANS

STAMP:



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



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



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

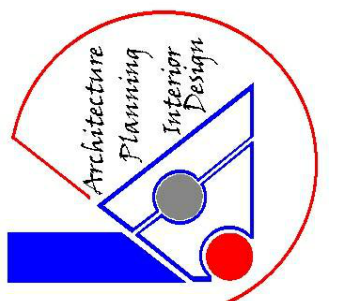


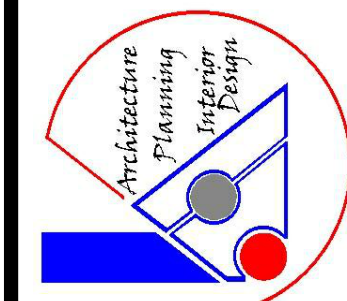
④ PROPOSED LEFT ELEVATION
1/4" = 1'-0"

STAMP:	
DRAWING TITLE: PROPOSED ELEVATIONS	
DATE:	Issue Date
SCALE:	AS NOTED
DRAWN BY:	Author
REVISIONS:	
JOB TITLE #:	Project Name:
26 FOCH STREET	CAMBRIDGE, MA 02145
CLIENT NAME #:	Owner:
26 FOCH STREET	CAMBRIDGE, MA 02145

KRITIKOS ARCHITECTS

14 Olsen Road Peabody, MA 01960 (978) 531-4164
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JOB TITLE #: PROJECT NAME:
 26 FOCH STREET
 CAMBRIDGE, MA 02145

CLIENT NAME #:
 26 FOCH STREET
 CAMBRIDGE, MA 02145

DATE:

Issue Date

SCALE:

AS NOTED

DRAWN BY:

Author

DRAWING TITLE: RENDERINGS

REVISIONS:

STAMP:

Middlesex South Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 280139
Document Type : DEED
Recorded Date : December 29, 2021
Recorded Time : 03:10:57 PM

Recorded Book and Page : 79450 / 297
Number of Pages(including cover sheet) : 3
Receipt Number : 2765685
Recording Fee (including excise) : \$4,824.44

MASSACHUSETTS EXCISE TAX
Southern Middlesex District ROD # 001
Date: 12/29/2021 03:10 PM
Ctrl# 352570 24481 Doc# 00280139
Fee: \$4,669.44 Cons: \$1,024,000.00

Middlesex South Registry of Deeds
Maria C. Curtatone, Register
208 Cambridge Street
Cambridge, MA 02141
617-679-6300
www.middlesexsouthregistry.com

Law Office of Shauna Pires
1620 Beacon Street, Suite 1
Brookline, Massachusetts 02446

Quitclaim Deed

I, Kellyanne Mahoney, an unmarried woman, of Cambridge, MA
In consideration of One Million Twenty-Four Thousand and 00/100 dollars (\$1,024,000.00)

GRANT TO Sisi Ni, Individually, now of 26 Foch Street, Cambridge, MA 02140

With ***QUITCLAIM COVENANTS***

The land with the buildings and improvements thereon situated in the City of Cambridge, County of Middlesex and Commonwealth of Massachusetts, and bounded and described as follows:

Beginning at a PK nail in the west sideline of Foch Street, thence S 60 degrees 10 minutes 35 seconds E by said Street seventy-one and twenty hundredths (71.20') feet to a PK nail, thence S 29 degrees 49 minutes 25 seconds W seventy (70') feet to a drill hole, thence N 60 degrees 10 minutes 35 seconds W thirty-six (36') feet to a stake and tack, thence N 60 degrees 57 minutes 59 seconds W thirty-five and fifty hundredths (35.50') feet to a drill hole, thence N 30 degrees 03 minutes 53 seconds E seventy and forty-nine hundredths (70.49') feet to a point of beginning.

Subject to all covenants, conditions, restriction, easements, provisions, exceptions, and reservations, if any, contained in former instruments of records.

Together with all right, title and interest, if any, in and to all land lying in all streets and highways abutting on or appurtenant to said premises.

I hereby release any and all rights of homestead and certify that no others are entitled to this benefit.

Meaning and intending to convey the premises in the deed recorded with Middlesex Registry of Deeds in Book 54243, Page 112.

(Signature Page to Follow)

Property Address: 26 Foch Street, Cambridge, MA 02140

Executed as a sealed instrument this 29th day of December, 2021.

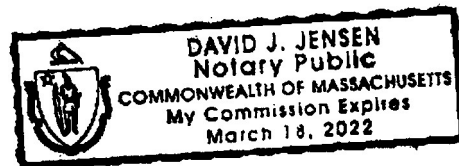
Kellyanne Mahoney
Kellyanne Mahoney

COMMONWEALTH OF MASSACHUSETTS

County: Norfolk

On this 29th day of December, 2021, before me, the undersigned notary public, personally appeared Kellyanne Mahoney, proved to me through satisfactory evidence of identification, which was Driver's License; State ID; Passport; Personally known to me; or Other: _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

David J. Jensen
Notary Public



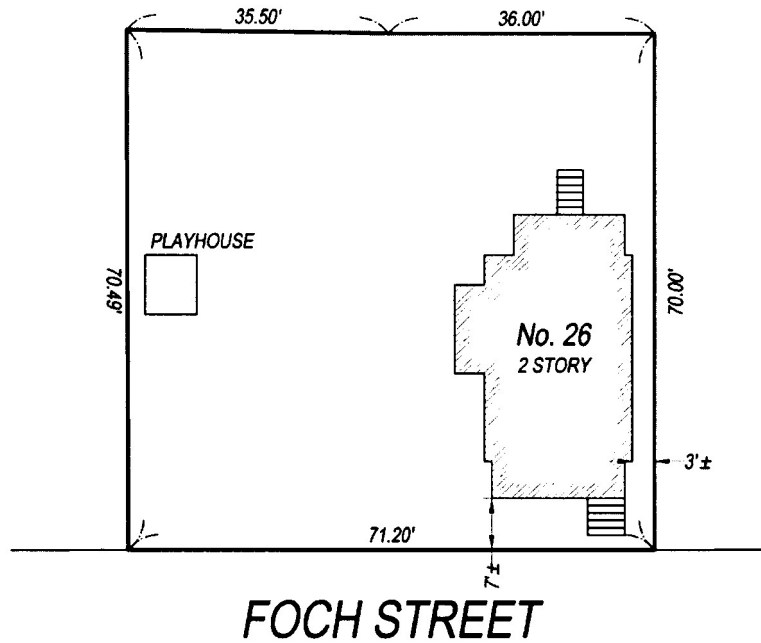
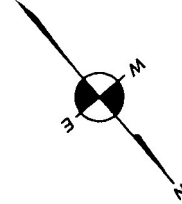
MORTGAGE INSPECTION PLAN

LOCATION: 26 FOCH STREET
 CITY, STATE: CAMBRIDGE, MA
 APPLICANT:
 CERTIFIED TO:
 DATE: 12-02-2021



21-11377
BOSTON
SURVEY, INC.
 P. O. BOX 290220
 CHARLESTOWN, MA 02129
 T (617) 242-1313; F (617) 242-1818
 WWW.BOSTONSURVEYINC.COM

LOT CONFIGURATION BASED ON
 ASSESSORS MAP. INSTRUMENT
 SURVEY IS RECOMMENDED.



SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: AE

COMMUNITY PANEL No. 25017C0419E
 EFFECTIVE DATE: 06/04/2010

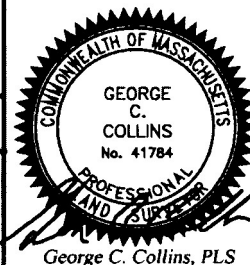
REFERENCES

DEED REF: 54243/112
 PLAN REF: ASSESSORS

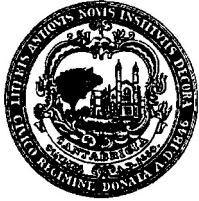
NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

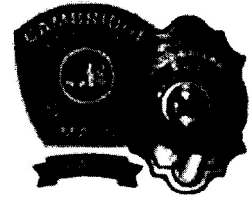
This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.



George C. Collins, PLS



CITY OF CAMBRIDGE
FIRE DEPARTMENT
ISO CLASS 1
BUREAU OF FIRE PREVENTION
491 BROADWAY, CAMBRIDGE, MA 02138
phone: 617-349-4921 fax: 617-349-4979
detail office phone: 617-349-4990



Certificate of Compliance - Smoke Detector and Carbon Monoxide Alarm - Less than 6 Units Sold/Transferred

In accordance with the provisions set forth in MGL Chapter 148 Section 26F & 26F 1/2; application for a smoke detector and carbon monoxide alarm inspection is hereby made by:

Owner of Property: Kellyanne Mahoney
Location of Property: 26 Foch St , Cambridge, MA, 02140
Number of Dwelling Units Being Sold: 1
Contact Person: William MacDonald **Phone:** 8575401779
Application Date: November 23, 2021

Signature of Official Granting Permit:

This certifies that the property has been equipped with approved smoke detectors and was found to be in compliance with Massachusetts General Law Chapter 148 Section 26F & 26F 1/2.

Certificate Number: 154716
Certificate Issued Date: December 21, 2021
Certificate Expiration Date: February 19, 2022

Payment Information
Amount Paid: \$50.00



Certificate Expires 60 Days after Issuance



**THE COMMONWEALTH OF MASSACHUSETTS
DECLARATION OF HOMESTEAD
For Homes Owned by Natural Persons**

1. I/We, **Sisi Ni** hereby declare homestead pursuant to M.G. L. c. 188, § 3 and state that I/We own the home described below and occupy or intend to occupy the home as my/our principal residence.

BEING MARRIED Owner Information

2. Check all that apply:

- I/we, Sisi Ni am elderly (62 years of age or older).
- I/we, Sisi Ni am/are disabled (have a physical or mental impairment that meets the disability requirements for Supplemental Security Income under 42 U.S.C. 1282c(a)(3)(A) and 42 U.S.C. 1382c(a)(3)(C). One of the following must be attached: 1) an original or certified copy of a disability award letter issued to the person by the United States Social Security Administration, or 2) a letter signed by a physician registered with the board of registration in medicine certifying that each person meets the disability requirements stated in 42 U.S.C. 1282c(a)(3)(A) and 42 U.S.C. 1382c(a)(3)(C).
- I am married to _____, who is not a co-owner of the home but who occupies or intends to occupy the home as his/her principal residence.

Home Information

3. Address: 26 Foch Street, Cambridge, MA 02140

4. Select **ONE** of the following:

- Deed is recorded in Southern Middlesex Registry of Deeds in Book herewith and Page _____.
- Certificate of Title _____ registered in the Land Registration Office in Book _____ and Page _____.
- Inheritance from _____, Docket number _____ in _____ County
- For manufactured homes, license number _____.

5. I/We, whose names are signed on this document, acknowledge that I/we sign it voluntarily for its stated purpose.

To be signed by Applicant(s) in front of Notary Public.

Signed under pains and penalties of perjury this 29th day of December, 2021



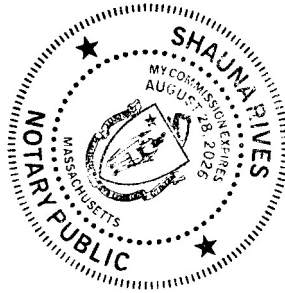
Sisi Ni


26 Foch St. Cambridge

COMMONWEALTH OF MASSACHUSETTS

Norfolk, ss:

On this 29th day of December, 2021, before me, the undersigned Notary Public, personally appeared Sisi Ni proved to me through satisfactory evidence of identification, which was/were a [] valid MASZAMANSKIS driver's license(s) or [], to be the person(s) whose name(s) is/are signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and acknowledged under oath and that the foregoing is correct to the best of his/her/their knowledge, information, and belief.




Notary Public SHAUNA RIVES
My commission expires: 8/28/26

Return To:

Sisi Ni
26 Foch Street
Cambridge, MA 02140





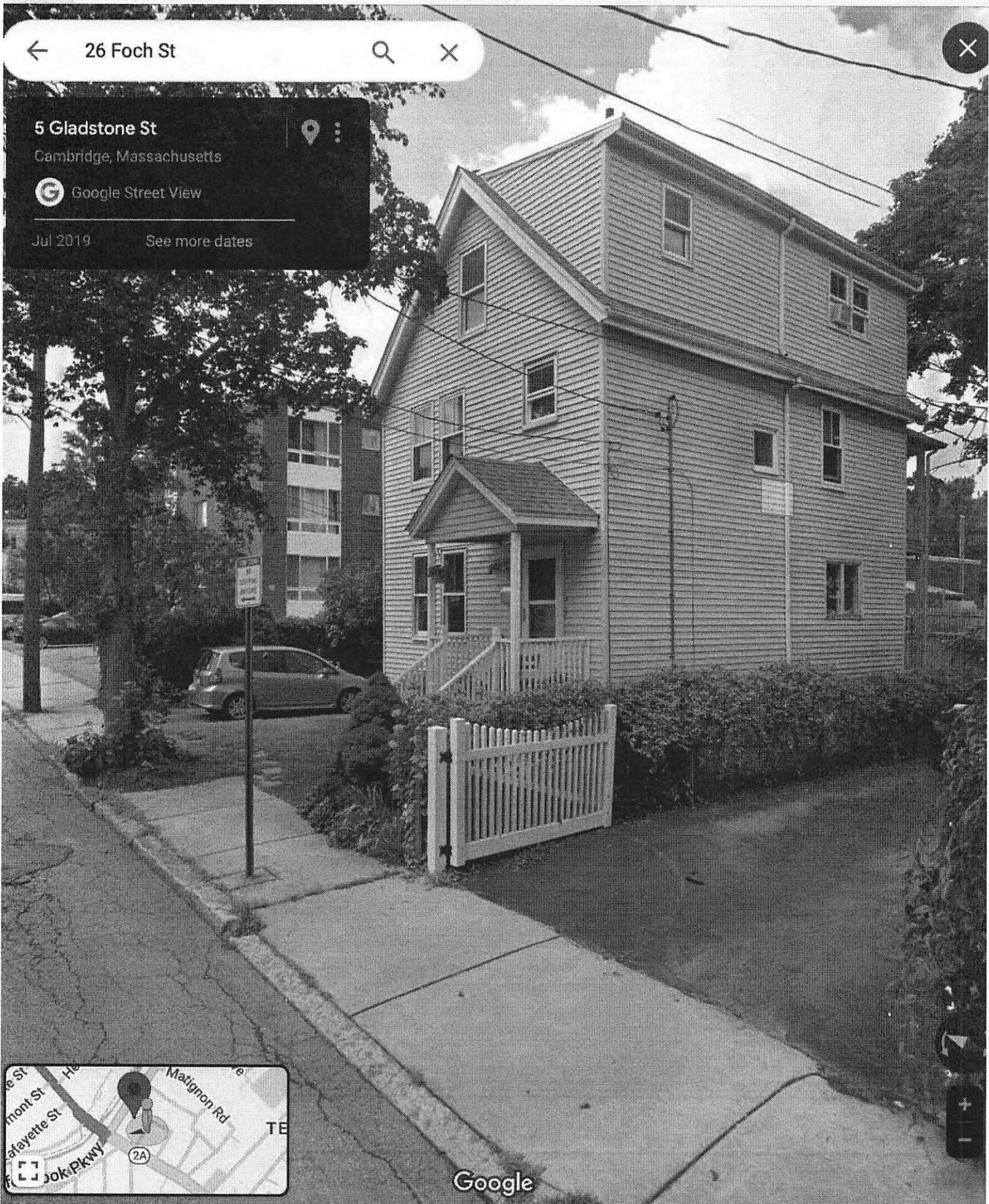
5 Gladstone St - Google Maps

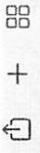
26 Foch St

5 Gladstone St
 Cambridge, Massachusetts

Google Street View

Jul 2019 See more dates





google.com

26 Foch St - Google Maps



← 26 Foch St

26 Foch St

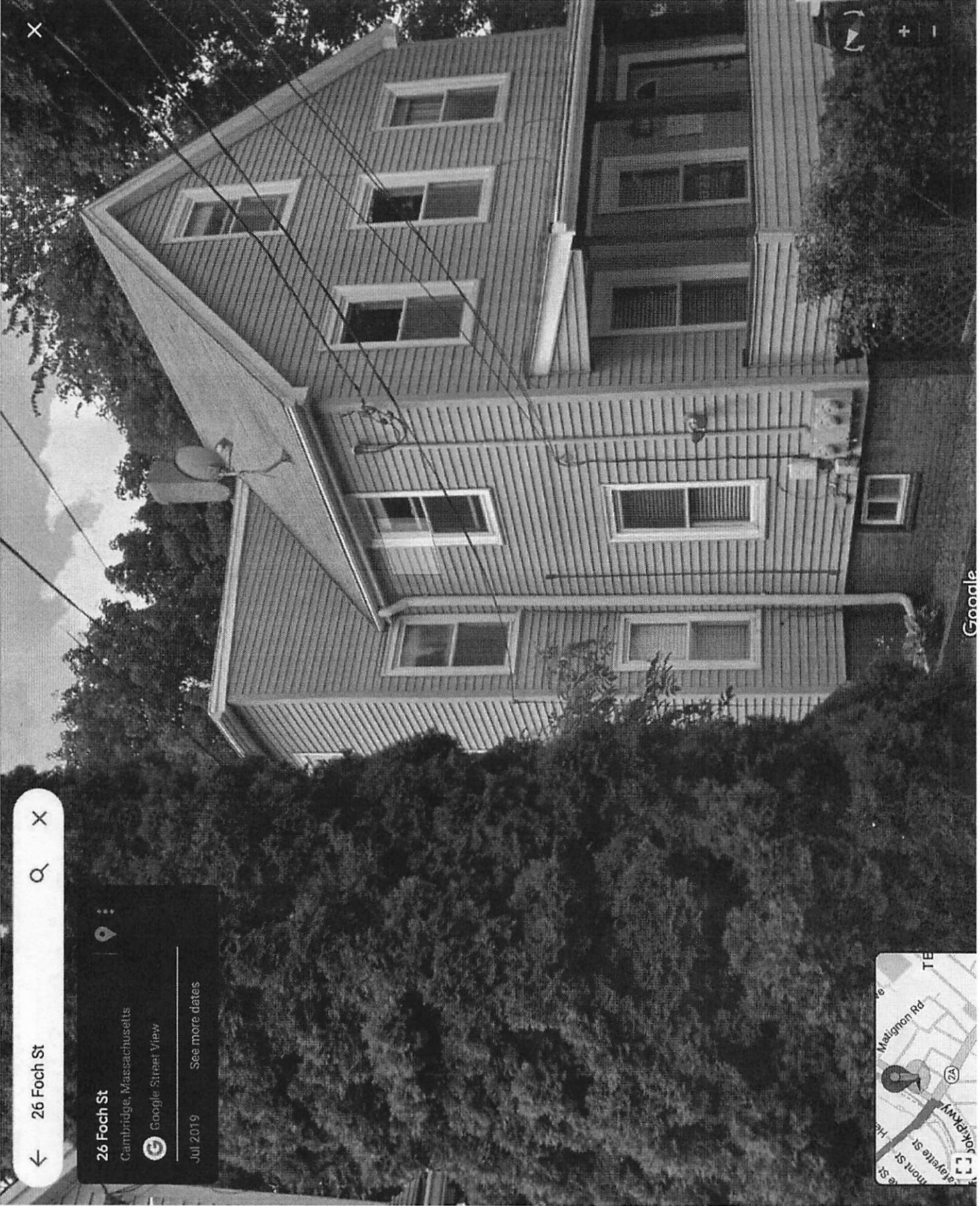
Cambridge, Massachusetts



Google Street View

Jul 2019

See more dates



Google



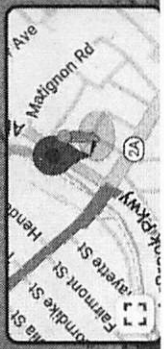
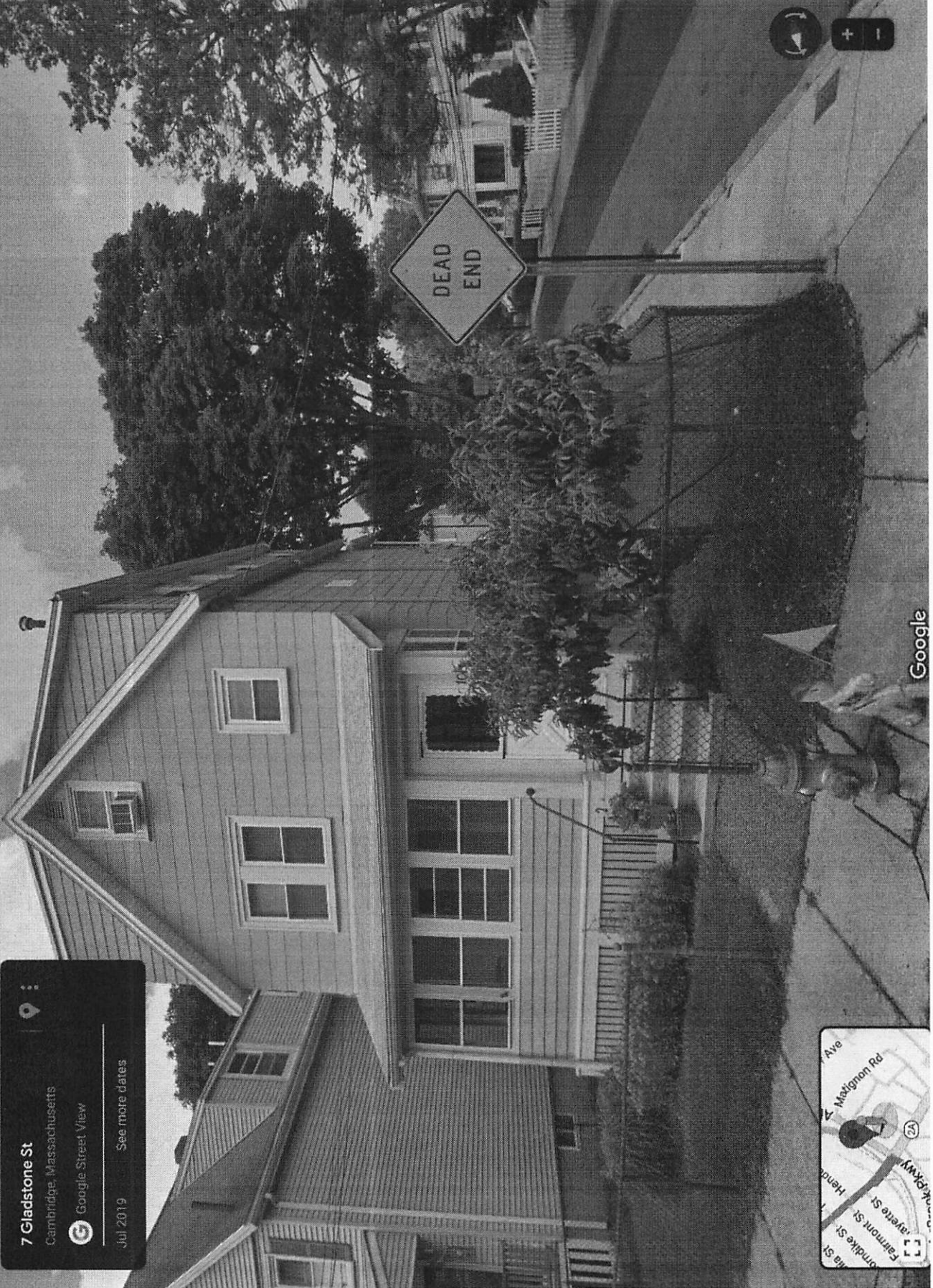
google.com

7 Gladstone St - Google Maps



← 26 Foch St 🔍 X

7 Gladstone St
 Cambridge, Massachusetts
 Google Street View
 Jul 2019 [See more dates](#)



Google

Dear Cambridge Zoning Board,

I am writing to express my enthusiastic support for the zoning variance requested by John Harrold and Sophie Ni for their property at 26 Foch St in Cambridge. The proposed changes to the roofline of their property not only enhance the aesthetics of the neighborhood but also contribute positively to the overall character of the area.

Thank you for your attention to this matter.

Javier L Benzan

Name

28 Foch Street
Unit 1
Cambridge

Address



Signature

April 1st, 2024

Date

Alex and Emily Holman
7 Gladstone St,
Cambridge, MA 02140

April 15, 2024

City of Cambridge Inspectional Services Department
831 Massachusetts Avenue
Cambridge MA 02139

To whom it may concern,

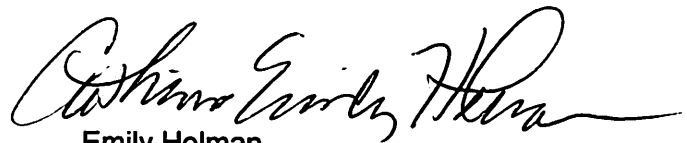
We are writing in support of the proposed project to raise the roof line of 26 Foch Street.

Our home at 7 Gladstone street is the corner lot, approximately 1 block down Foch Street from the proposed project at 26 Foch St. We have reviewed the plans from John and Sophie to raise the roof line and believe the proposed updates are well in keeping with the surrounding neighborhood houses. All the houses in the neighborhood were identical when constructed around 1900 and have undergone a century of updates and renovations. Many of the surrounding houses have already raised either roofs or dormers to provide more modern living space. Doing so on 26 Foch seems like it will provide much useful living space while remaining well in concordance with the existing look and feel of surrounding houses on Foch, Gladstone and Newman streets.

Thank you,



Alex Holman



Emily Holman



Drake Boyer

3/20/24

To: John Harrold >

Roof Repair

Hi John,

Sending this email to express my support
(28 Foch St, Apt 2) for your roof repair
project. The plans look good and I hope the
project goes well!

Best,
Drake



Dear Cambridge Zoning Board,

I am writing to express my enthusiastic support for the zoning variance requested by John Harrold and Sophie Ni for their property at 26 Foch St in Cambridge. The proposed changes to the roofline of their property not only enhance the aesthetics of the neighborhood but also contribute positively to the overall character of the area.

Thank you for your attention to this matter.

John Carbone & Marlene Inderska

Name

21 Foch St

Address

John Carbone

Signature

March 27 2024

Date

good luck



taxt17@aol.com

3/20/24

To: John Harrold >

House

John and Sophie:

I like the design of your projected renovation.
Best of luck with it,

Mark Goldberg

617-497-9673 (land line)

email taxt17@aol.com

email mark@thetaxtherapist.com

fax [617-876-4788](tel:617-876-4788)

17 Foch St

Cambridge, MA 02140

Dear Cambridge Zoning Board,

I am writing to express my enthusiastic support for the zoning variance requested by John Harrold and Sophie Ni for their property at 26 Foch St in Cambridge. The proposed changes to the roofline of their property not only enhance the aesthetics of the neighborhood but also contribute positively to the overall character of the area.

Thank you for your attention to this matter.

David Paquette
Name

27 Foch St
Cambridge, MA
Address


Signature

3-29-2024
Date

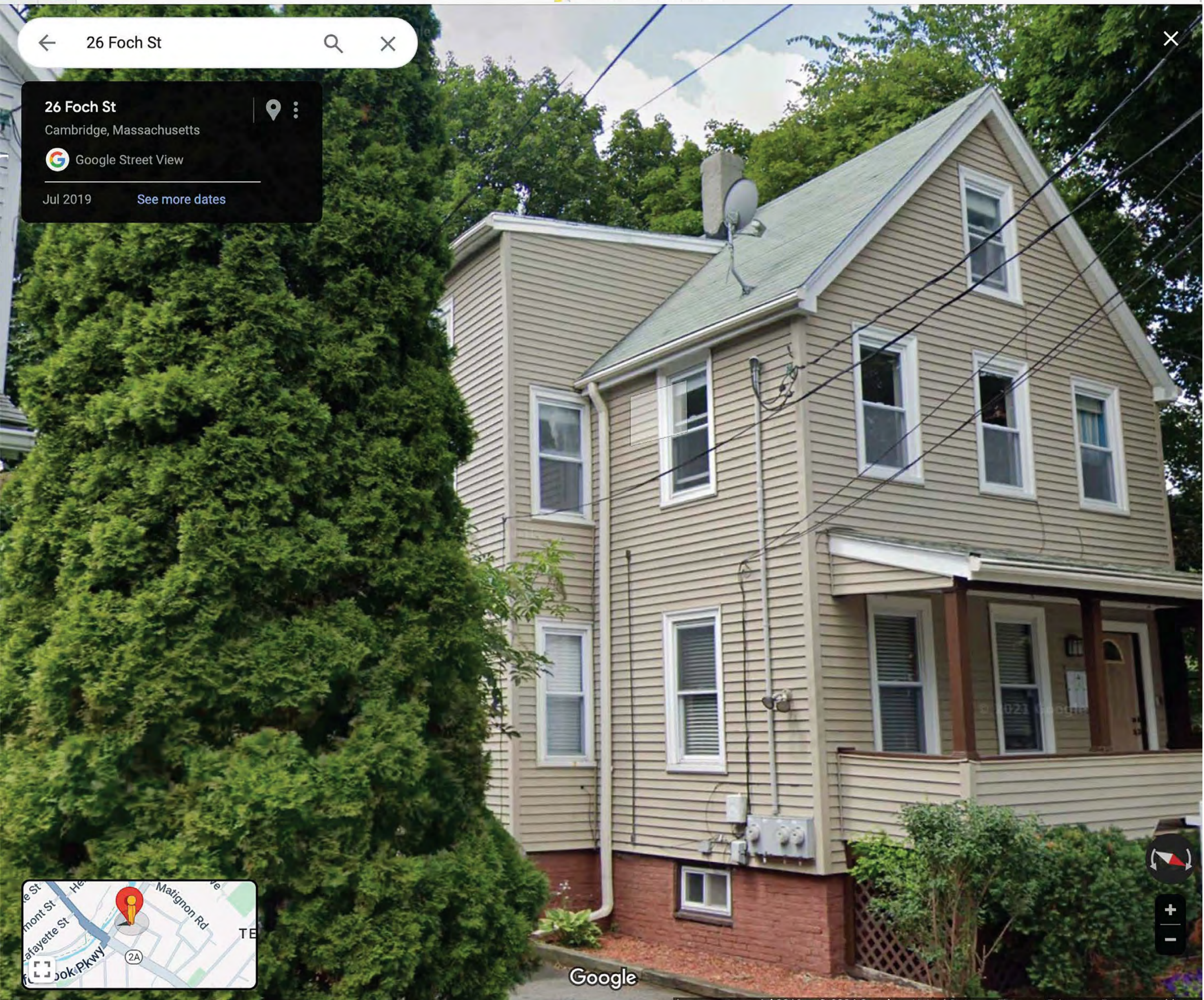
The following images are houses that are on Foch street (a 2 block street) that have had major 3rd floor expansions of usable square footage. Most of these take up the entire roofline, much like our renovation proposes.

26 Foch St

26 Foch St
 Cambridge, Massachusetts

Google Street View

Jul 2019 [See more dates](#)

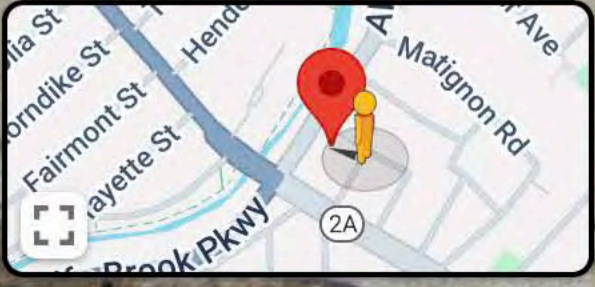
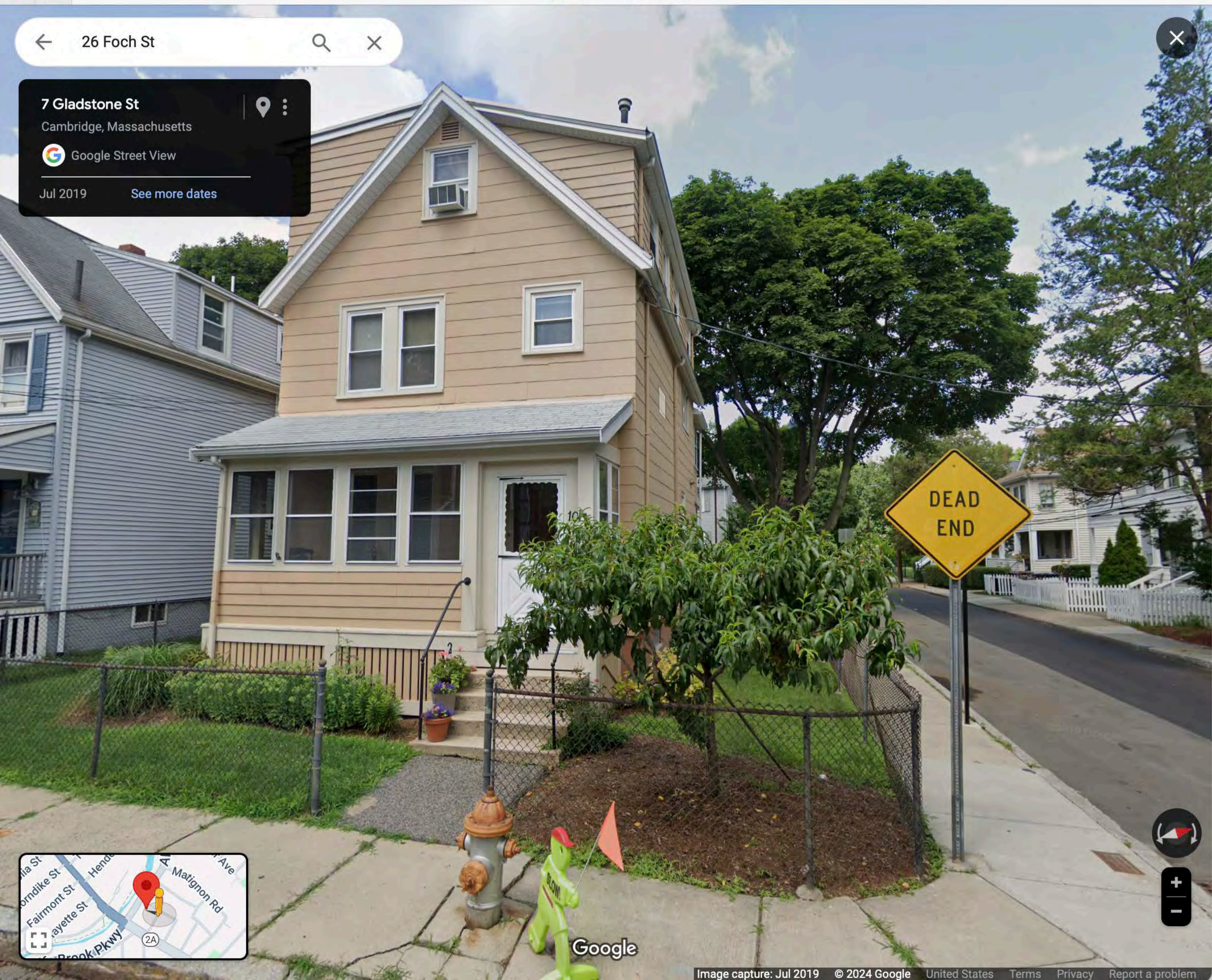


26 Foch St

7 Gladstone St
 Cambridge, Massachusetts

Google Street View

Jul 2019 See more dates



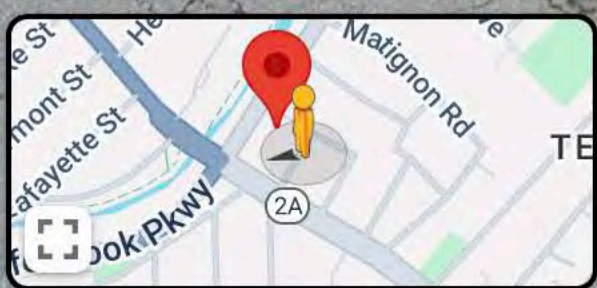
Google

26 Foch St

5 Gladstone St
 Cambridge, Massachusetts

Google Street View

Jul 2019 See more dates



Google

Dear Neighbor,

I hope this letter finds you well. We are John, Sophie, and Kai from 26 Foch St. We're reaching out to you in regards to an upcoming renovation project we are planning for our attic. We are excited to tell you that we are expecting a second child and plan to make our space a little more functional. As you know the houses on our street were built so long ago that many renovations (like this one) require us to seek a zone variance from the city, and we are hoping that you could help with letters of support for us. The city of Cambridge likes to see neighbors supporting in these types of variances.

The renovation is aimed at making more usable space on our 3rd floor without changing the footprint of our house. The project involves converting our attic and sloped roofline to a flat roof and more usable space. We have carefully considered the impact on the neighborhood and believe that the project will contribute positively to the overall aesthetics and functionality of our home. Please see the documents in this packet that will show our current and proposed house appearance. Without the zoning board's approval we will only be able to do the renovations on the left side of the house. It is not an ideal look or best use of the space, so we are hoping to get the approval.

We understand that your support is valuable in the city's decision-making process, and we would be grateful if you could provide a letter or email expressing your support for our attic renovation. It can be as brief as one sentence saying that you have seen the plans and support our proposal. Your perspective as our neighbor holds significant weight, and we believe it will greatly contribute to the success of our application.

We are planning to do these renovations this spring. If you have any questions or concerns about the project, please feel free to reach out. We are more than happy to discuss any aspects of the renovation and address any concerns you may have. We have already communicated to our builder our need to minimize any disruptions to the neighborhood and will continue to make sure its a good experience for everyone.

Thank you very much for taking the time to consider our request. Your support means a lot to us, and we look forward to hearing from you. You can drop any letter to our house (26 Foch st) or email us at JHarrold@mit.edu. Thank you for your time, and feel free to call or text me with any questions or comments. My number is (908)752-5679.

Best regards,

John Harrold and Sophie Ni (and Kai)

CHRIS S. MEDLENKA

29 FOCH STREET
CAMBRIDGE, MA 02140-1002
TEL: 817-988-6087

March 28, 2024

To City of Cambridge Zoning and Inspections

To Whom It May Concern

RE: Zoning Variance for:
John Harrold and Sophie Ni
26 Foch Street
Cambridge

Dear Sir or Madam:

This is to express support for the zoning variance for the house at 26 Foch Street, Cambridge.

I own the house and live across the street from John Harrold and Sophie Ni at 29 Foch Street. I understand they want a zoning variance to make their home more functional by changing the third floor/attic and changing the roofline. They shared their architectural drawings with me.

My wife Sheri Denyse and I fully support their wish to beautify their house and make it more functional by changing the roofline and we expect that it will increase the value of their house as well as the other houses in the neighborhood.

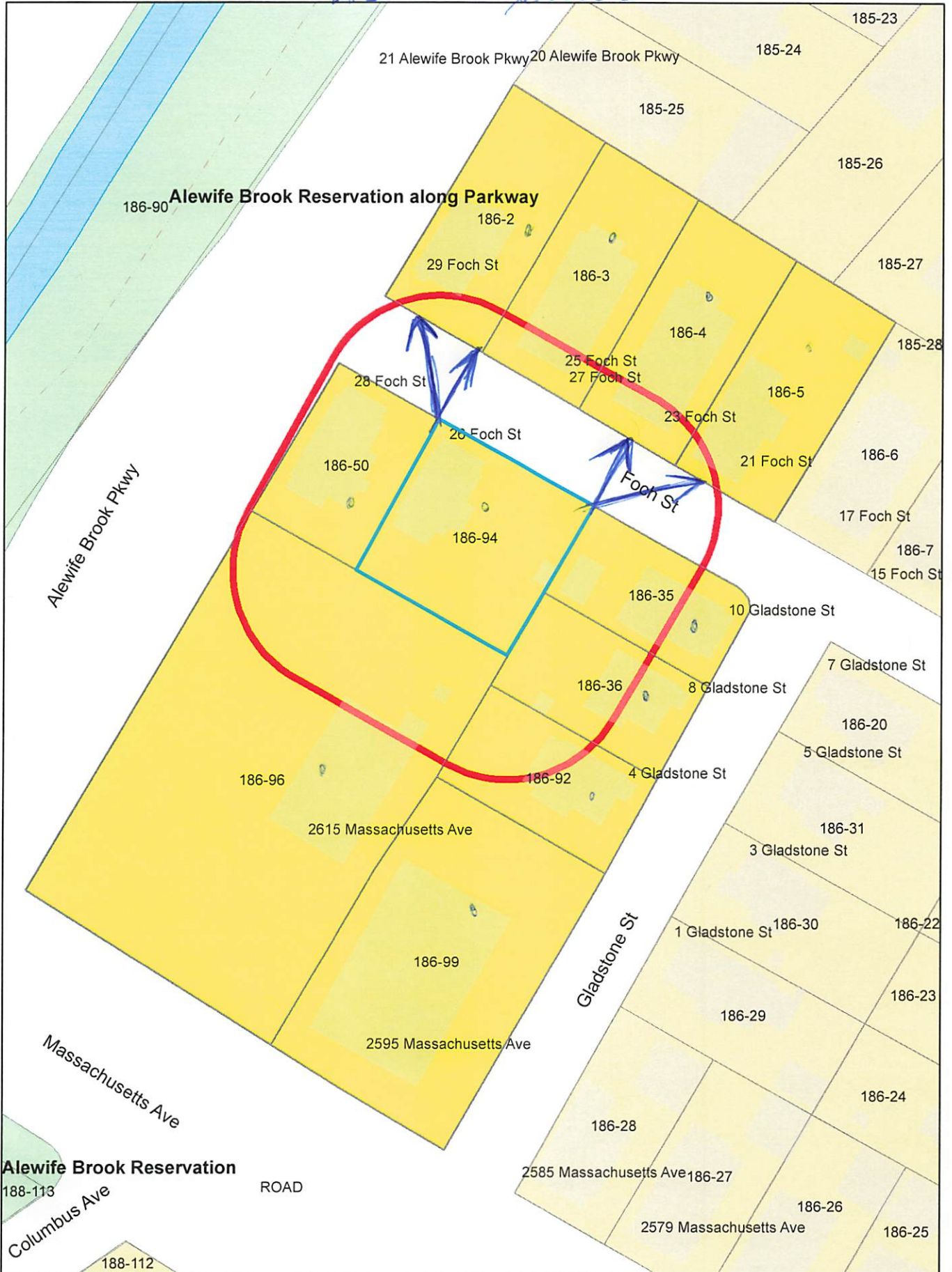
Call if you have any questions. Thank you.

Respectfully,

/s/ Chris S. Medlenka

Chris S. Medlenka

26 Foch Street



Petitioner

186-4
OCONNOR, TIMOTHY L. &
CAROL F OCONNOR
23 FOCH ST
CAMBRIDGE, MA 02140-1002

186-5
CARBONE, JOHN W. & MARLENE T. ANDERKA
21 FOCH STREET
CAMBRIDGE, MA 02140-1002

186-94
NI SISI & JOHN HARROLD
26 FOCH ST
CAMBRIDGE, MA 02140

186-99
CARROLL, THOMAS J & SHEILA M. KENNEDY
132 ROBINS RD
ARLINGTON, MA 02476

186-99
ROULEAU, DENIS
2595 MASS AVE - UNIT 13
CAMBRIDGE, MA 02140-1636

186-99
CASCAP REALTY, INC.
231 SOMERVILLE AVE
SOMERVILLE, MA 02143

186-36
CALLANAN, CHARLES & SUSAN CALLANAN
8 GLADSTONE ST
CAMBRIDGE, MA 02140

186-99
CADOTTE, RICHARD E.
2591-2597 MASS. AVE UNIT 1
CAMBRIDGE, MA 02140

186-99
RICE, ZACHARY L. & TERESA M. PILLARS
2595 MASSACHUSETTS AVE UNIT 3
CAMBRIDGE, MA 02140

186-99
DE PAULO, VALDETE & DALBAS DUCLOS
2591-2597 MASS. AVE.
CAMBRIDGE, MA 02140

186-99
CAMBRIDGE AFFORDABLE HOUSING
CORPORATION
362 GREEN STREET
CAMBRIDGE, MA 02139-3306

186-3
DESROSIERS, DAVID AND
DARLENE DESROSIERS
25-27 FOCH ST
CAMBRIDGE, MA 02140-1002

186-92
LEVY, SARA B.
4 GLADSTONE ST
CAMBRIDGE, MA 02140

186-96
FIORENTINO, FRANK F.
CPA TRUSTEE, THE MOBIL NOM TRUST
607 NORTH AVE SUITE 16
WAKEFIELD, MA 01880

186-99
BUCHNESS, PAUL
PO BOX 522
WEST SIMSBURY, CT 06092

186-99
BUCKLEY, PATRICIA A.
2595 MASS AVE UNIT 12
CAMBRIDGE, MA 02140-1636

186-99
NOPAKUN, SUVITYA & APILAJ NOPAKUN
81 FALLING LEAF LANE
OSTERVILLE, MA 02655

186-35
MILI, PETER, JAMES R. MILI , VINCENT MILI JR.
A LIFE ESTATE MILI OLGA A LIFE ESTATE
10 GLADSTONE ST
CAMBRIDGE, MA 02140

186-99
ZHAO, LING
80 HAWTHORN RD
BRAintree, MA 02184

186-99
MADDALONI, MARIA E.
2595 MASS AVE UNIT 18
CAMBRIDGE, MA 02140

186-50
BENZAN, JAVIER
28 FOCH ST UNIT 1
CAMBRIDGE, MA 02140

186-99
GARIMELLA, PARAMESWAR P. & NIRMALA V.
TR. OF GARIMELLA FAMILY 2017 REVOC
INTER VIVOS TRT
11 BROOKFORD ST
CAMBRIDGE, MA 02140

186-99
MILEWSKI, STEVEN C., TRUSTEE THE 2595
MASSACHUSETTS AVE UNIT 11 REALTY TR
35 ELM PLACE
WHITMAN , MA 02382

186-99
FRIMLEY PROPERTIES, LLC
73 WOODLAND ROAD
LONGMEADOW, MA 01106

186-99
JAIN SACHIN H, TRS THE SACHIN H JAIN
NOMINEE REALTY, TR
2595 MASSACHUSETTS AVE UNIT 10
CAMBRIDGE, MA 02140

186-99
WANG, RUI
2595 MASSACHUSETTS AVE - UNIT 9
CAMBRIDGE, MA 02140

186-2
MEDLENKA, SHERI DENYSE CHRISTOPHER
SHAWN MEDLENKA
29 FOCH ST
CAMBRIDGE, MA 02140