



# CITY OF CAMBRIDGE

# BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN -4 PM 12:19  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

# BZA Application Form

**BZA Number: 206111**

## General Information

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

Special Permit:     X    

Variance: X

Appeal: \_\_\_\_\_

**PETITIONER:** Chia-Jung Chang

**PETITIONER'S ADDRESS:** 142 Thorndike Street, Cambridge, MA 02141

**LOCATION OF PROPERTY:** 142 Thorndike St., Cambridge, MA

**TYPE OF OCCUPANCY:** 3 Family

**ZONING DISTRICT:** Residence C-1 Zone

## REASON FOR PETITION:

/Dormer/ /Raising Roof, New and Relocated Window Openings/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Raising roof and adding additional non-conforming FAR and construction within existing non-conforming setbacks.

New and relocated window/door openings within existing non-conforming setbacks.

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 8.000	Section: 8.22.2.c (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner(s) / Owner)

Chia-Jung Chang  
(Print Name)

(Print Name)

Address:

Tel. No.

E-Mail Address:

142 Thorncliffe Street, Cambridge MA 02141

6177630586

cjung.chang@gmail.com

Date: 7/3/2023

## **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 Chia-Jung Chang  
(OWNER)

Address: 140-142 Thorndike St, Cambridge, MA 02141


State that I/We own the property located at 140-142 Thorndike St, Cambridge, MA 02141, which is the subject of this zoning application.

The record title of this property is in the name of Cambridge Harmonic LLC

\*Pursuant to a deed of duly recorded in the date October 14, 2022, Middlesex South County Registry of Deeds at Book 80828, Page 465; or

Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

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

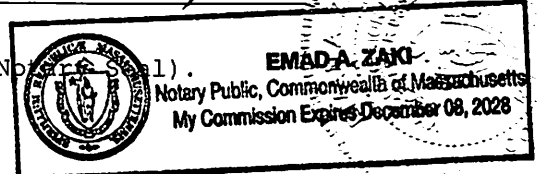
  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

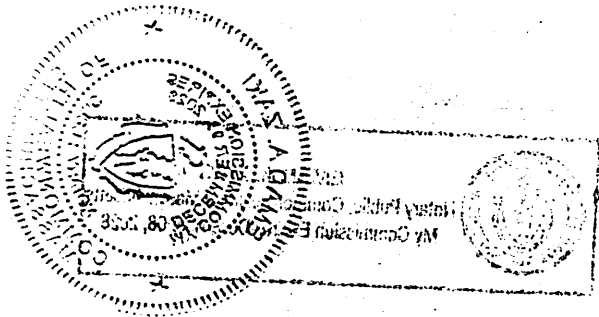
-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Chia J. Chang personally appeared before me, this 03 of Jan, 2023, and made oath that the above statement is true.

My commission expires 12/08/2028 (Notary Public)



- 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 VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The original structure, dating back to 1850, is in disrepair due to neglect and substandard alterations and requires complete overhal of every building element and system.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

Used presently as a legal 3 family, the structure needs to be brought up to State Building Code as a matter of public safety. The remodeling for Code conformance would require complete redesign of floor layouts to accomodate a new stair and adequate headroom.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The project proposes to raise the main roof, which covers 65% over the floor below, by approximately 3'9" and construction of symmetrical dormers that would provide adequate headroom and add in total 143sf to Gross Floor Area of the building. The proposed work will have no negative impact on the neighborhood. The scale and character of the neighborhood will remain unchanged. There will be no loss of privacy, no increase in noise or light pollution. There will be no loss in off street parking. The existing house is currently in much need of upgrades, and the proposed project will revive the building and improve the exterior appearance of the house.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The new area of the proposed design only adds 4.8% to the allowed FAR of 75%. Although the proposed design requires zoning relief for an increase in the existing non-conforming FAR, the proposed design leaves the conforming usable open space square footage unchanged. The proposed design is modest, tasteful, and is an aesthetic improvement for the neighborhood.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## **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 142 Thorndike St., Cambridge, MA (location) would not be a detriment to the public interest because:**

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

The proposed new window openings will cause no detriment to the neighborhood. The proposed relocation and reduction in size of the existing windows will reduce the exposure of this property to the neighborhood or the direct abutters.

**B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:**

The proposed project will have no impact on the existing traffic or parking patterns.

**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 project does not propose any changes to the existing use and has no effect on the uses of adjacent properties.

**D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:**

The project does not create any hazard to the safety and welfare of the occupants, neighbors or any other citizens of the City.

**E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:**

The project does not propose any change to the existing use of the property. The project will have no detrimental impact on the neighborhood for any reason.

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

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

**Applicant:** Chia-Jung Chang  
**Location:** 142 Thorndike St., Cambridge, MA  
**Phone:** 6177630586

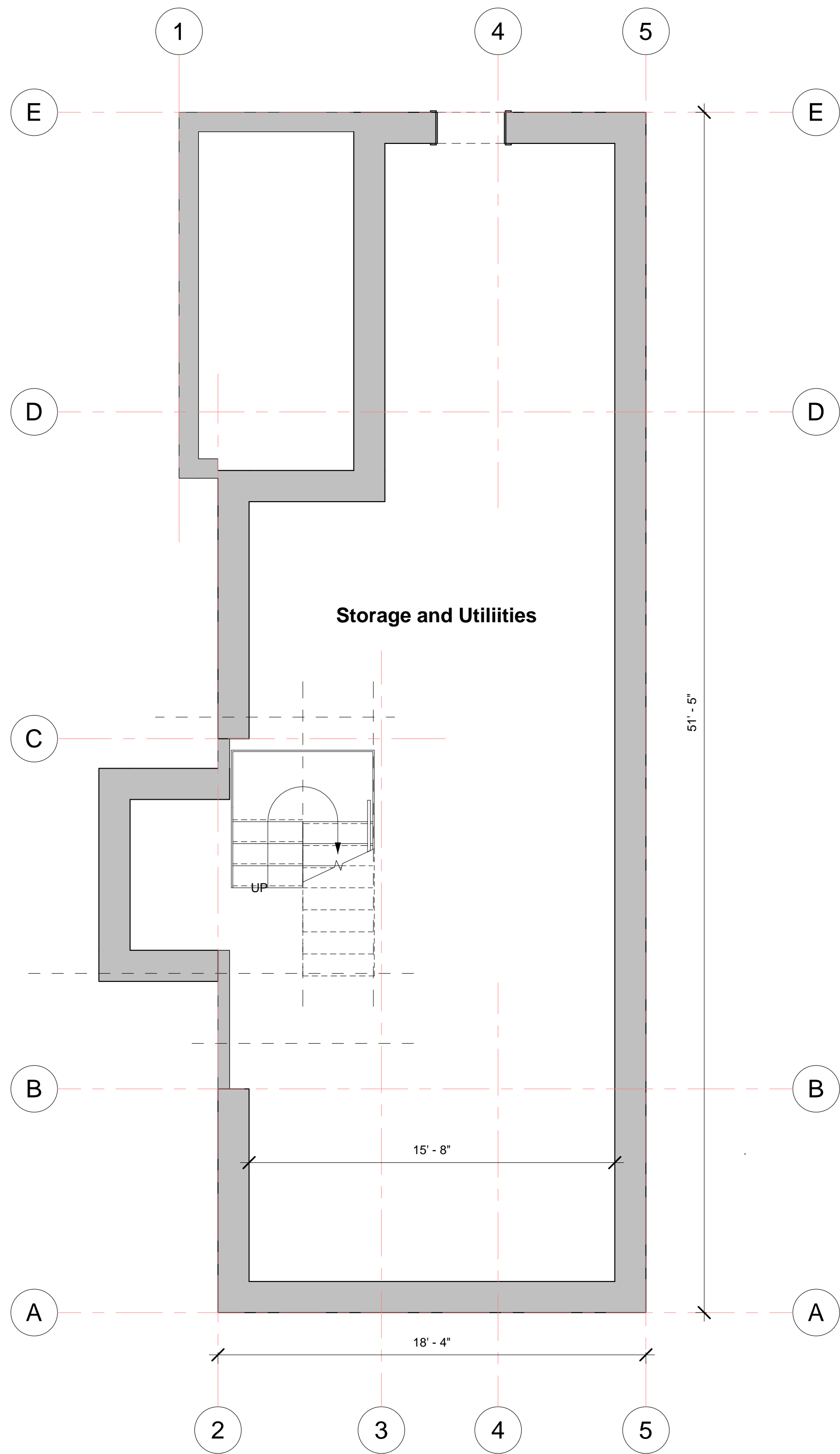
**Present Use/Occupancy:** 3 Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** 3 Family

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		2572	2715	2550	(max.)
<b><u>LOT AREA:</u></b>		3400	No change	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		0.756	0.798	0.750	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		1133	No change	1500	
<b><u>SIZE OF LOT:</u></b>	WIDTH	34.25'	No change	50.0'	
	DEPTH	100.00'	No change	NA	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	0'	No change	10.0'	
	REAR	48.25'	No change	20.0'	
	LEFT SIDE	9.7'	No change	7.5'	
	RIGHT SIDE	0.3'	No change	7.5'	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	30.2'	33.9' +/-	35.0'	
	WIDTH	52.4'	No change	NA	
	LENGTH	24.55'	No change	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		47%	No change	30%	
<b><u>NO. OF DWELLING UNITS:</u></b>		3	No change	2	
<b><u>NO. OF PARKING SPACES:</u></b>		3	No change	3	
<b><u>NO. OF LOADING AREAS:</u></b>		NA	NA	NA	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		NA	NA	NA	

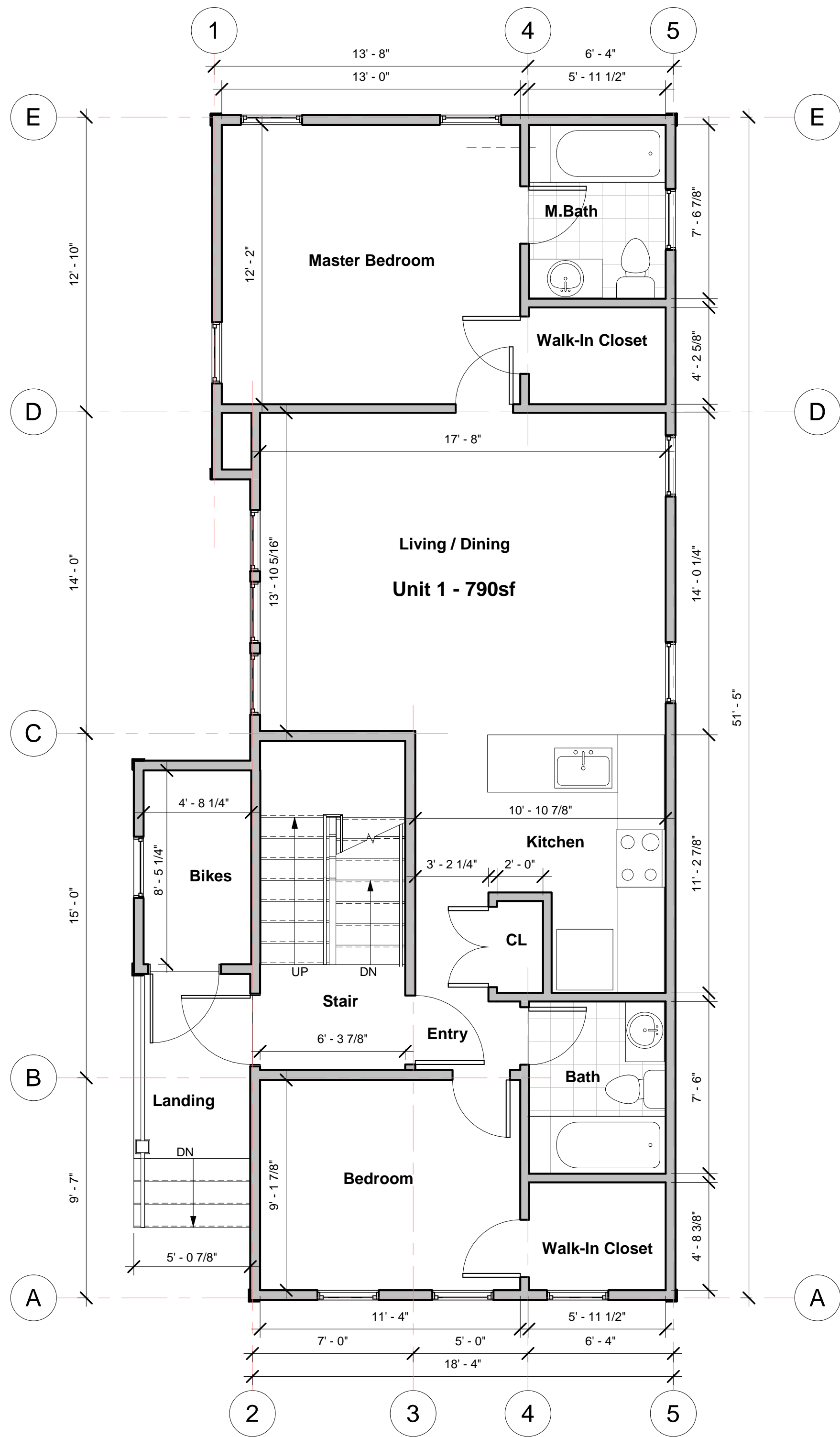
Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

The property contains no other building or occupancies. Project proposes remodeling of wood frame structure, concrete and fieldstone foundation, clapboard siding, and fiberglass asphalt shingles and membrane roof.

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 Basement Plan  
1/4" = 1'-0"



2 First Floor Plan  
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

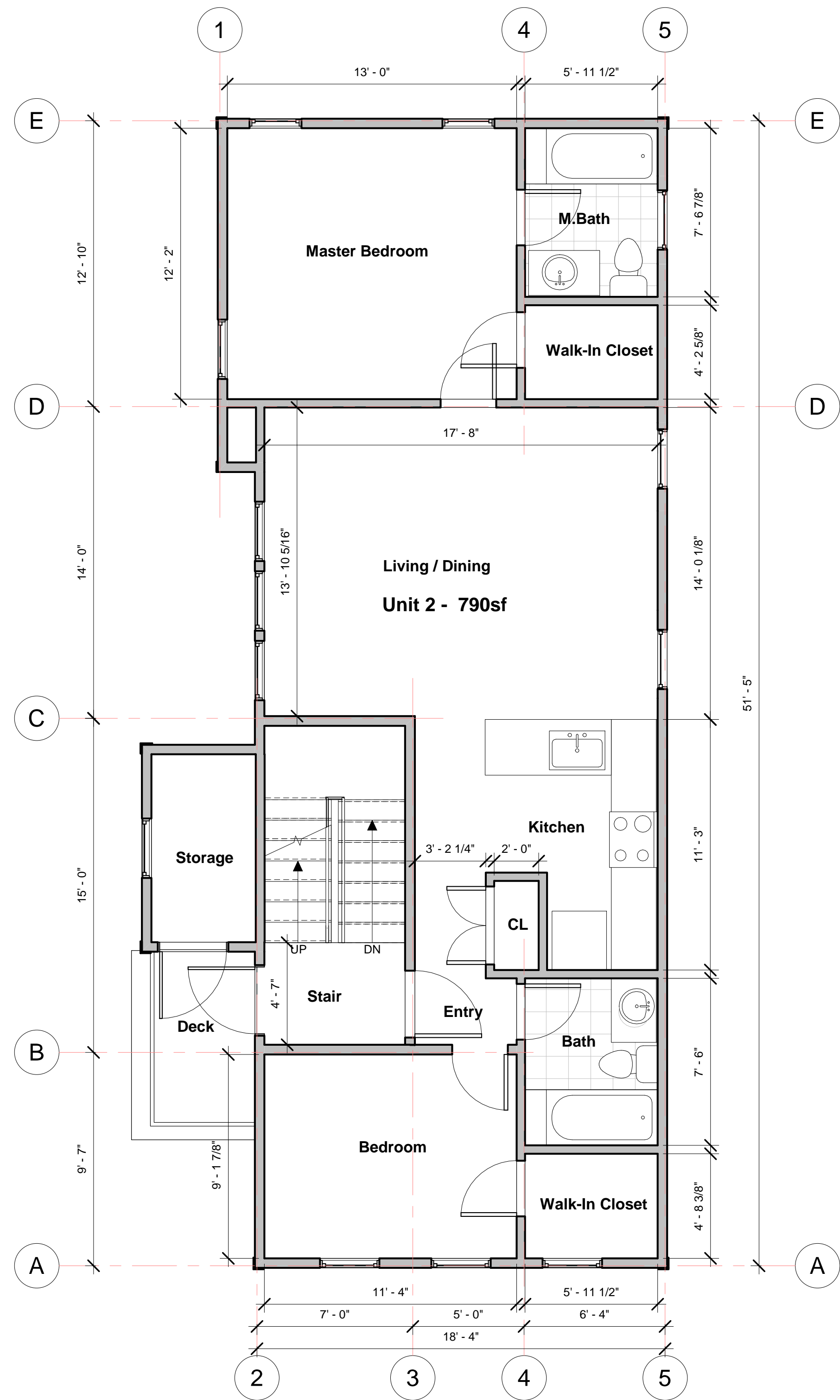
Drawing Title  
**Proposed Floor Plans**

Seal

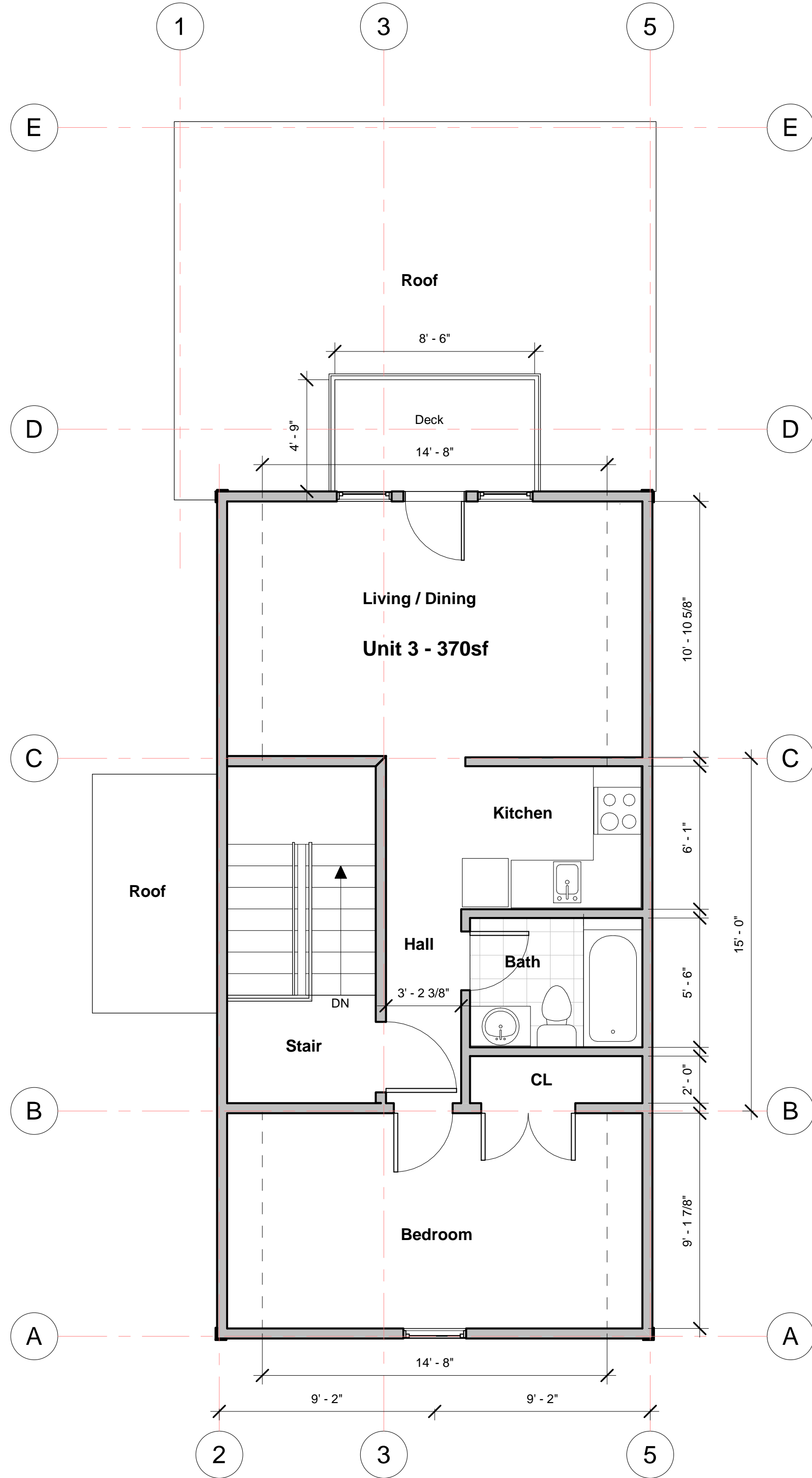
**architecture sv**  
ARCHITECTURE DESIGN PLANNING  
36 Highgate Road, Framingham, MA 01701  
Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A1.1**



1 Second Floor Plan  
1/4" = 1'-0"



2 Attic  
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

Drawing Title  
**Proposed Floor Plans**

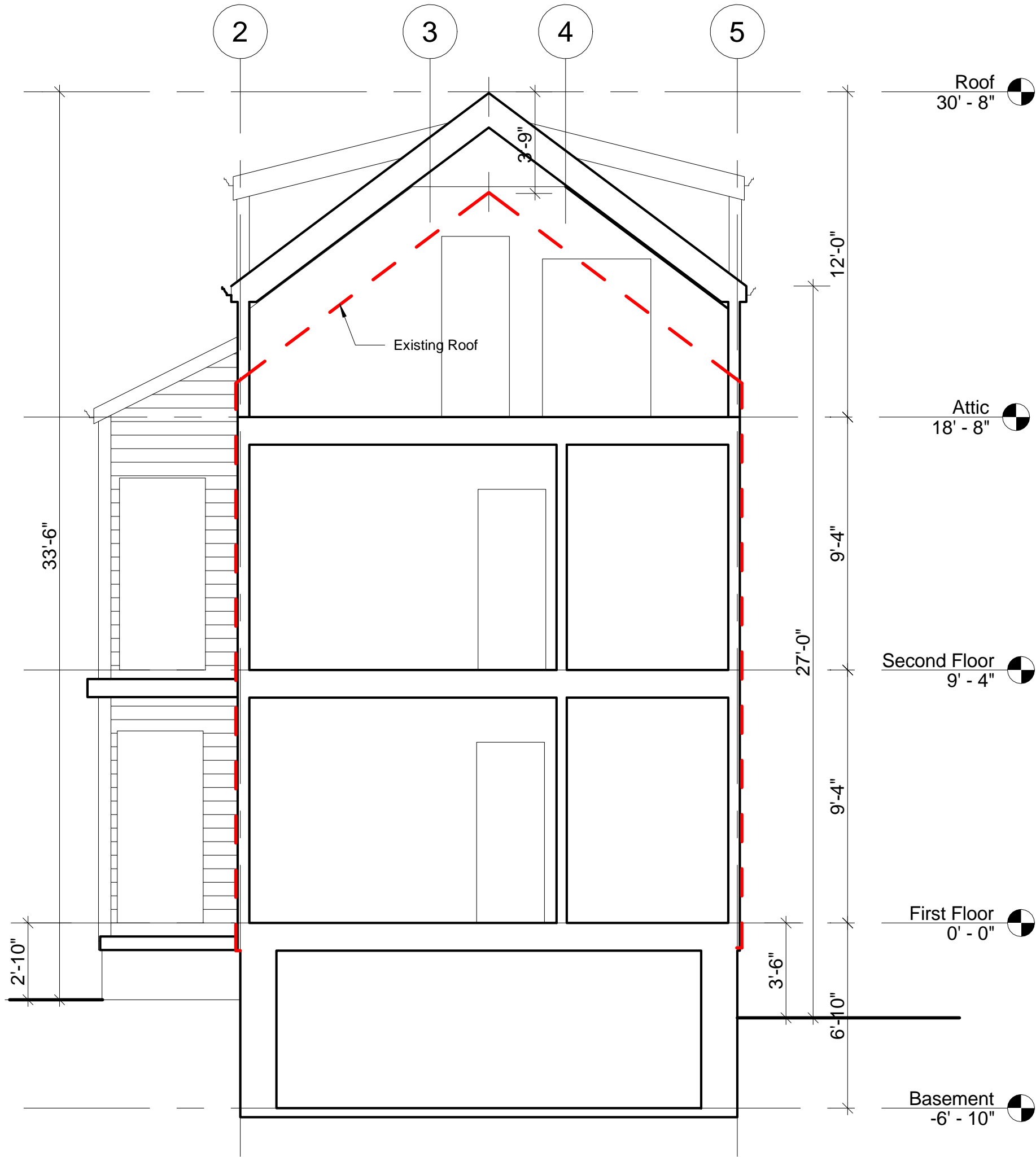
Seal

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Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A1.2**





2 Section Overlay  
1/4" = 1'-0"



1 Front Elevation  
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

Drawing Title  
**Proposed Elevation**

Seal

**architecture sv**  
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Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A2.1**



1 Left Elevation  
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

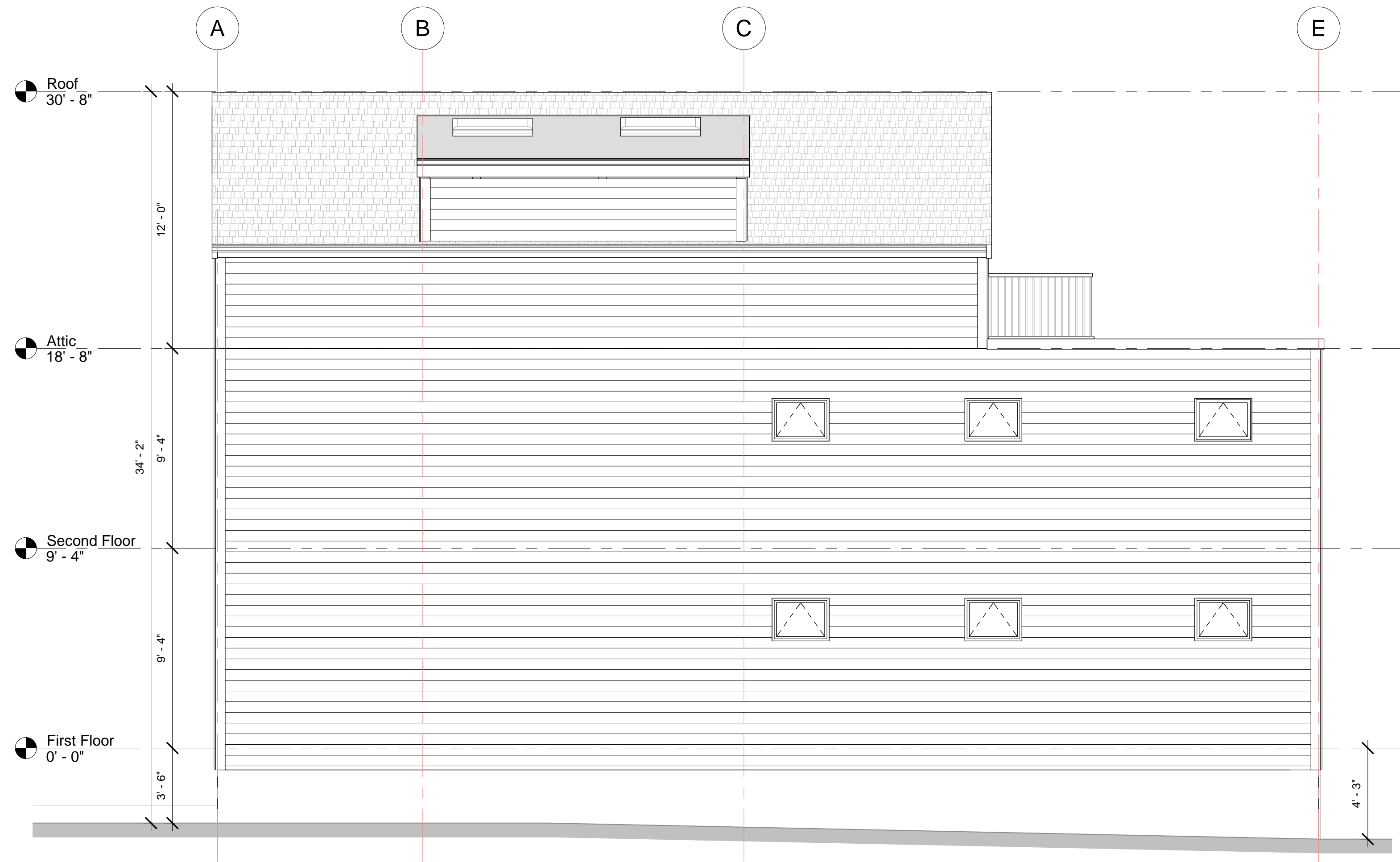
Drawing Title  
**Proposed Elevation**

Seal

**architecture sv**  
ARCHITECTURE DESIGN PLANNING  
36 Highgate Road, Framingham, MA 01701  
Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A2.2**



1 Right Elevation  
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

Drawing Title  
**Proposed Elevation**

Seal

**architecture sv**  
ARCHITECTURE DESIGN PLANNING  
36 Highgate Road, Framingham, MA 01701  
Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A2.3**



1 Rear Elevation  
1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

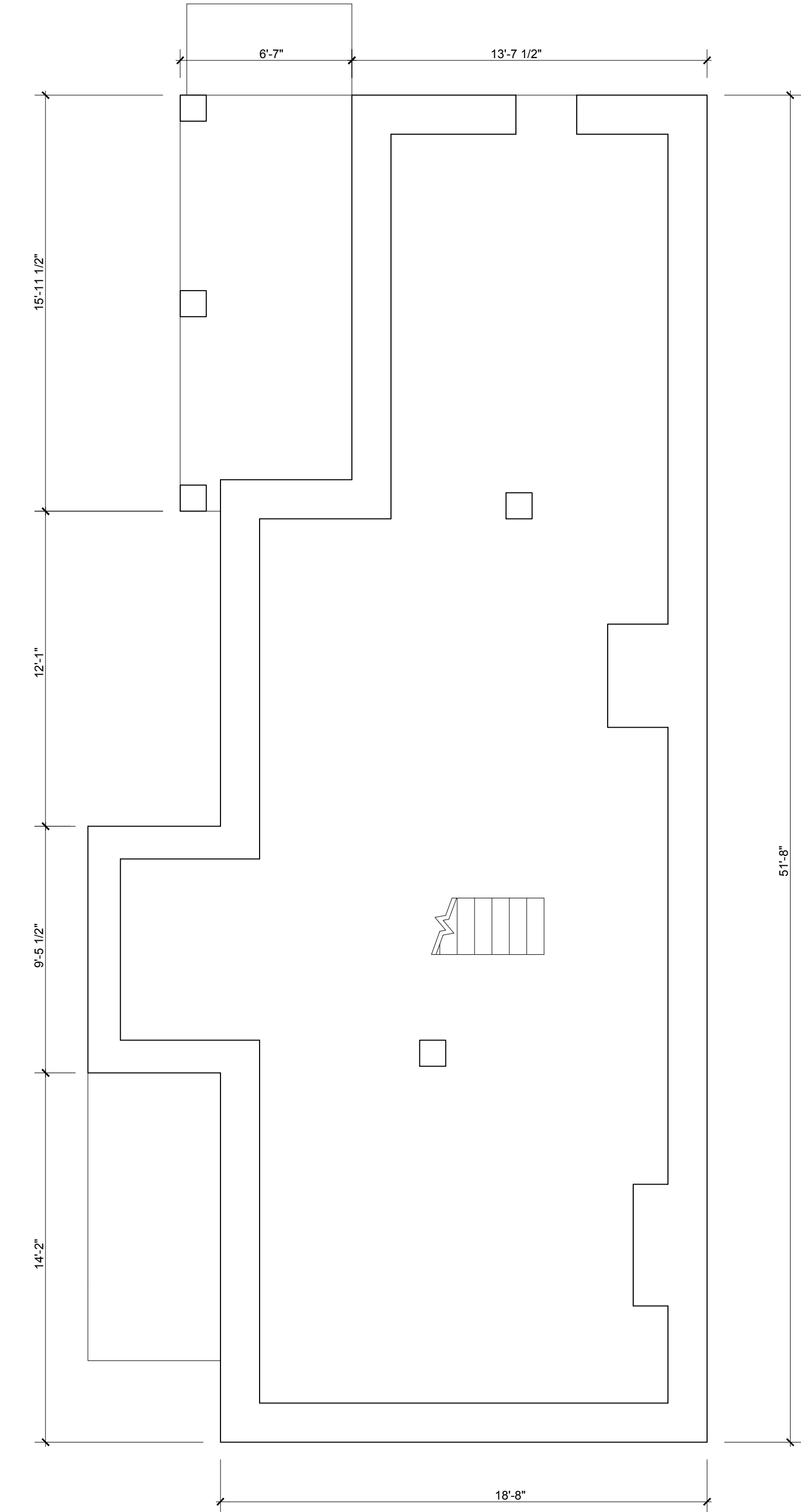
Drawing Title  
**Proposed Elevation**

Seal

**architecture sv**  
ARCHITECTURE DESIGN PLANNING  
36 Highgate Road, Framingham, MA 01701  
Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

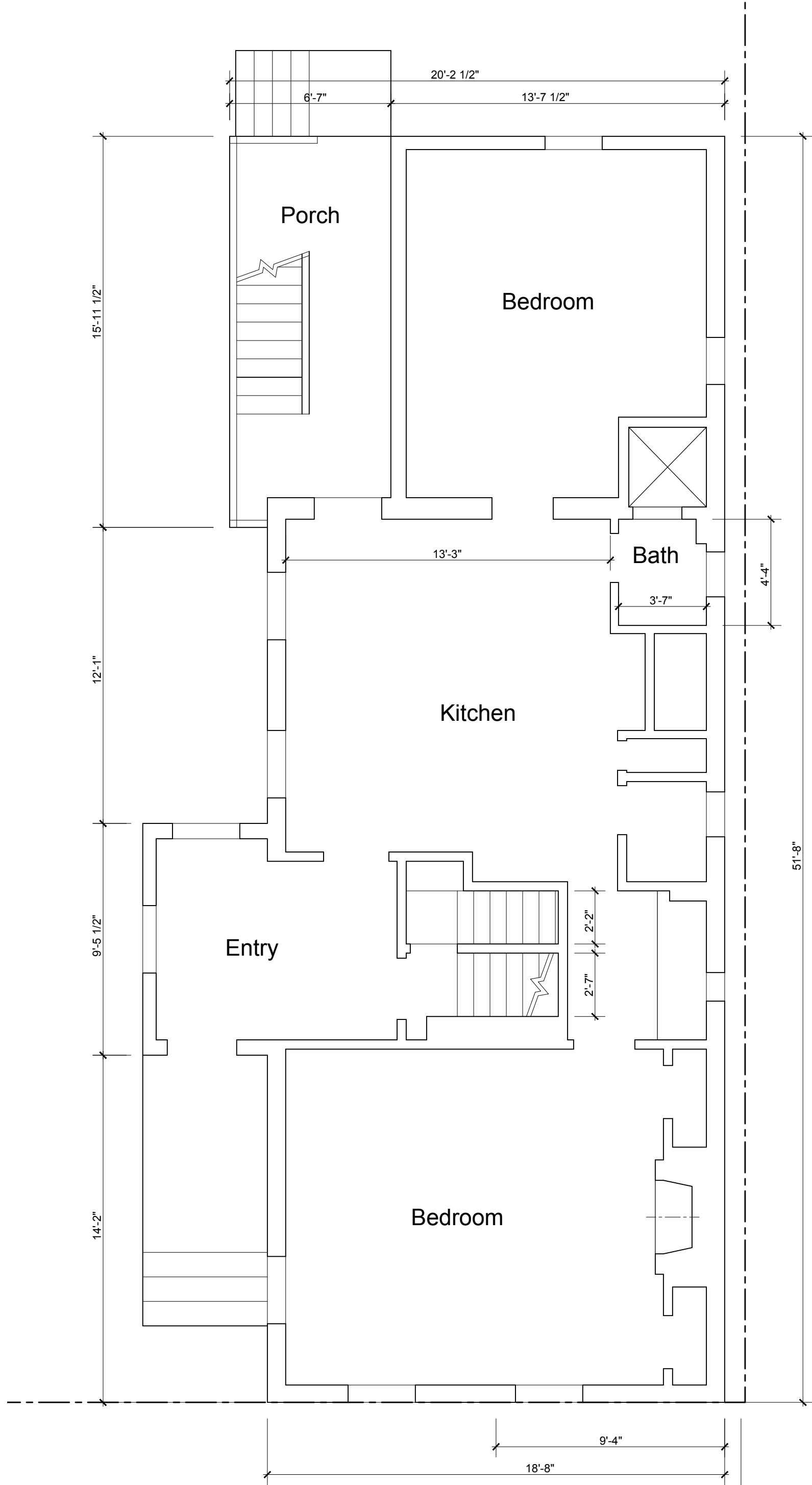
Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A2.4**



1 Existing Basement Plan

Scale: 1/4" = 1'-0"



2 Existing First Floor Plan

Scale: 1/4" = 1'-0"

Date	Description

Notes

Project Name and Address

Private Residences  
142 Thorndike Street,  
Cambridge MA  
C.J. Chang

Drawing Title

Existing Plans

Seal

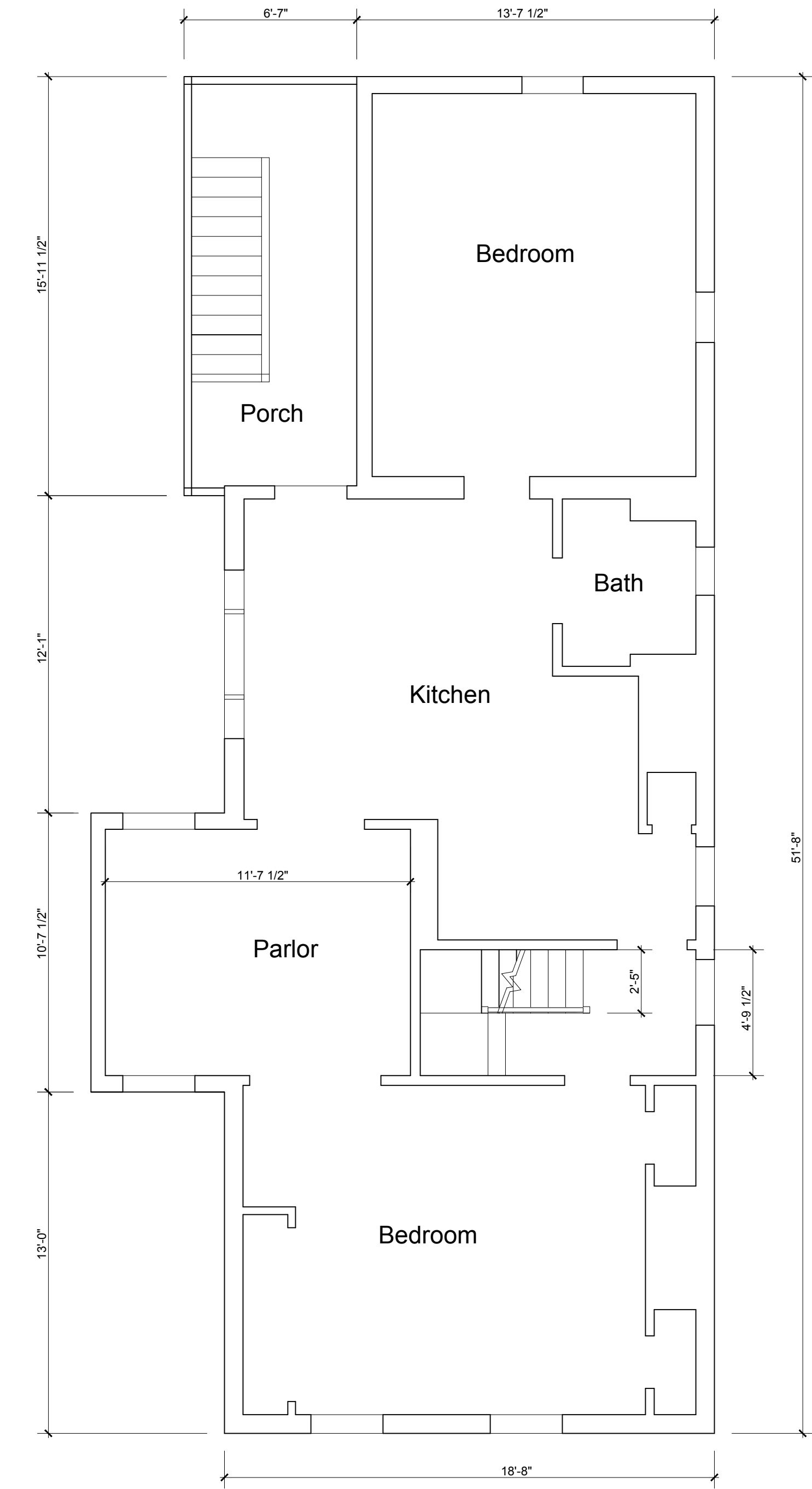
architecture sv

ARCHITECTURE DESIGN PLANNING  
36 Highgate Road, Frammingham, MA 01701  
Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

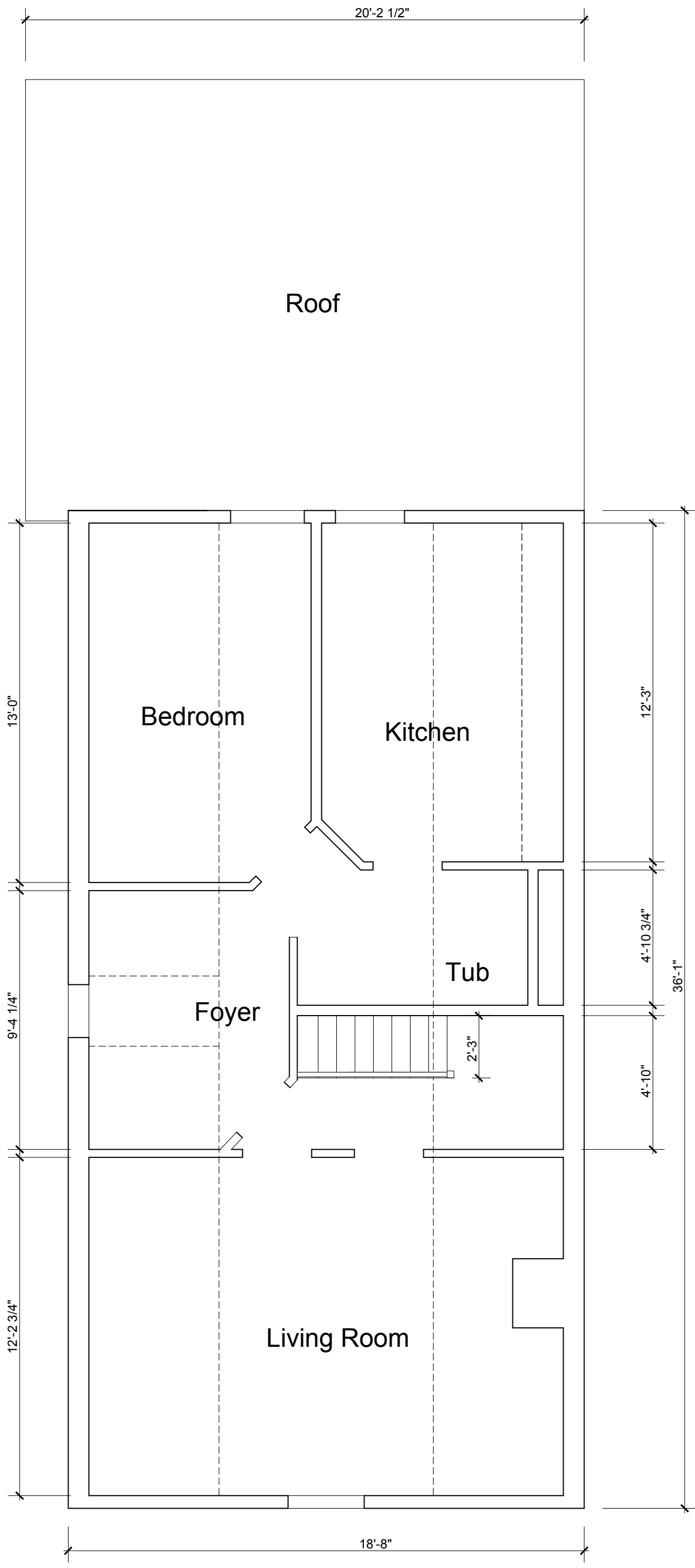
Sheet

A3.1



1 Second Floor PlanBasement Plan

Scale: 1/4" = 1'-0"



2 Existing Attic Plan

Scale: 1/4" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

Drawing Title  
**Existing Plans**

Seal

**architecture sv**  
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Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A3.2**



2 Existing Left Elevation

Scale: 3/16" = 1'-0"



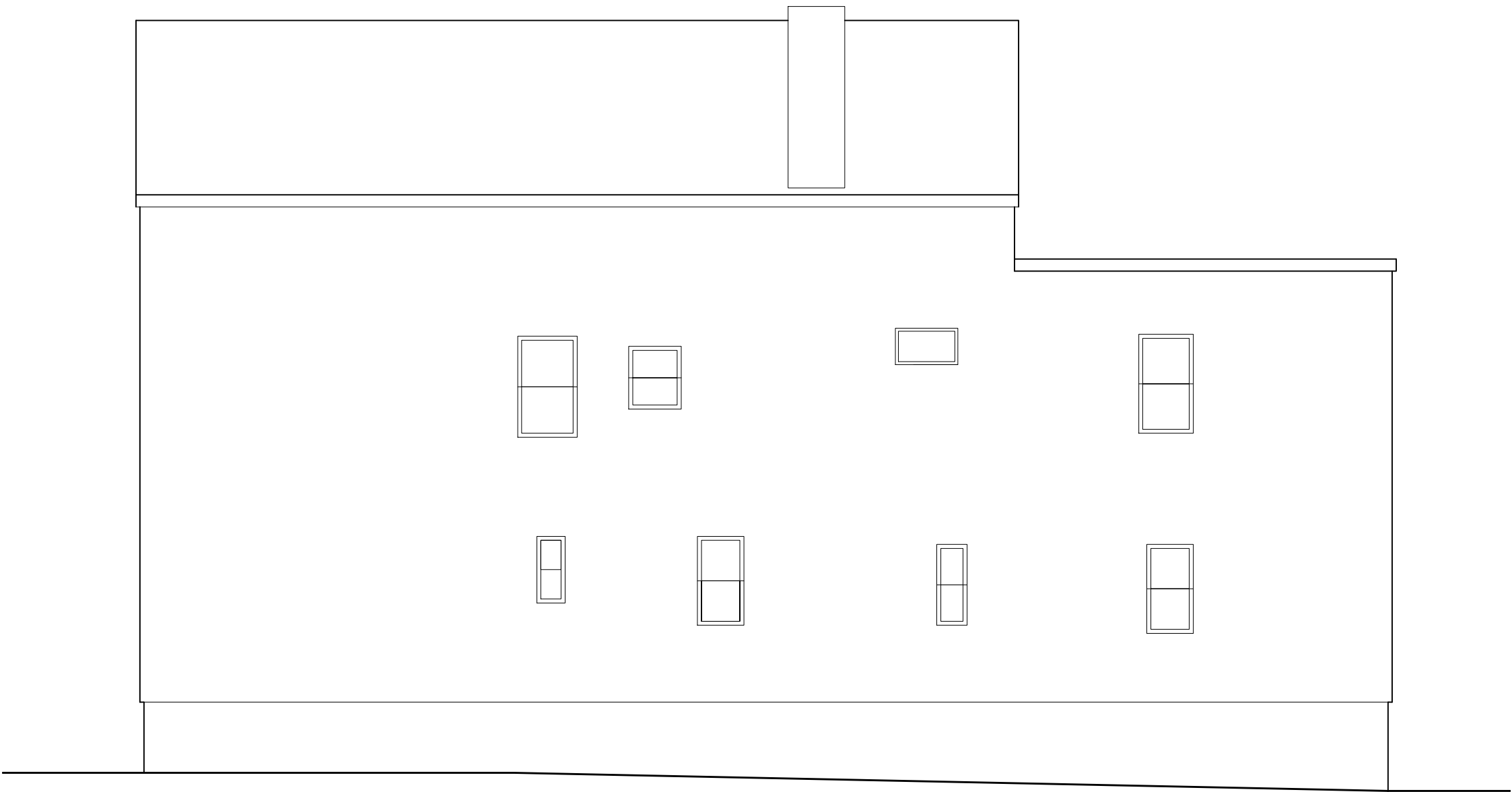
1 Existing Front Elevation

Scale: 3/16" = 1'-0"



4 Existing Rear Elevation

Scale: 3/16" = 1'-0"



3 Existing Right Elevation

Scale: 3/16" = 1'-0"

Date	Description

Notes

Project Name and Address  
**Private Residences**  
**142 Thorndike Street,**  
**Cambridge MA**  
C.J. Chang

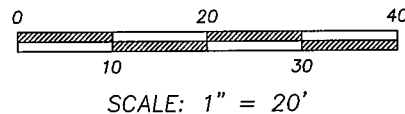
Drawing Title  
**Existing Elevations**

Seal

**architecture sv**  
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Tel. (617) 277-7617  
Fax. (617) 277-8621  
architex@alexnet.com

Scale	1/4" = 1'-0"
Date	12/23/22
Project	2207

Sheet  
**A4.1**



CURRENT OWNER: CELIA UGHETTI

TITLE REFERENCE: BOOK 65911 PAGE 139

PLAN REFERENCE: PLAN No. 540 OF 1990


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

**SURVEYOR'S CERTIFICATION:**

TO: CJ CHANG

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: NOVEMBER 09, 2022  
DATE OF PLAN: NOVEMBER 14, 2022

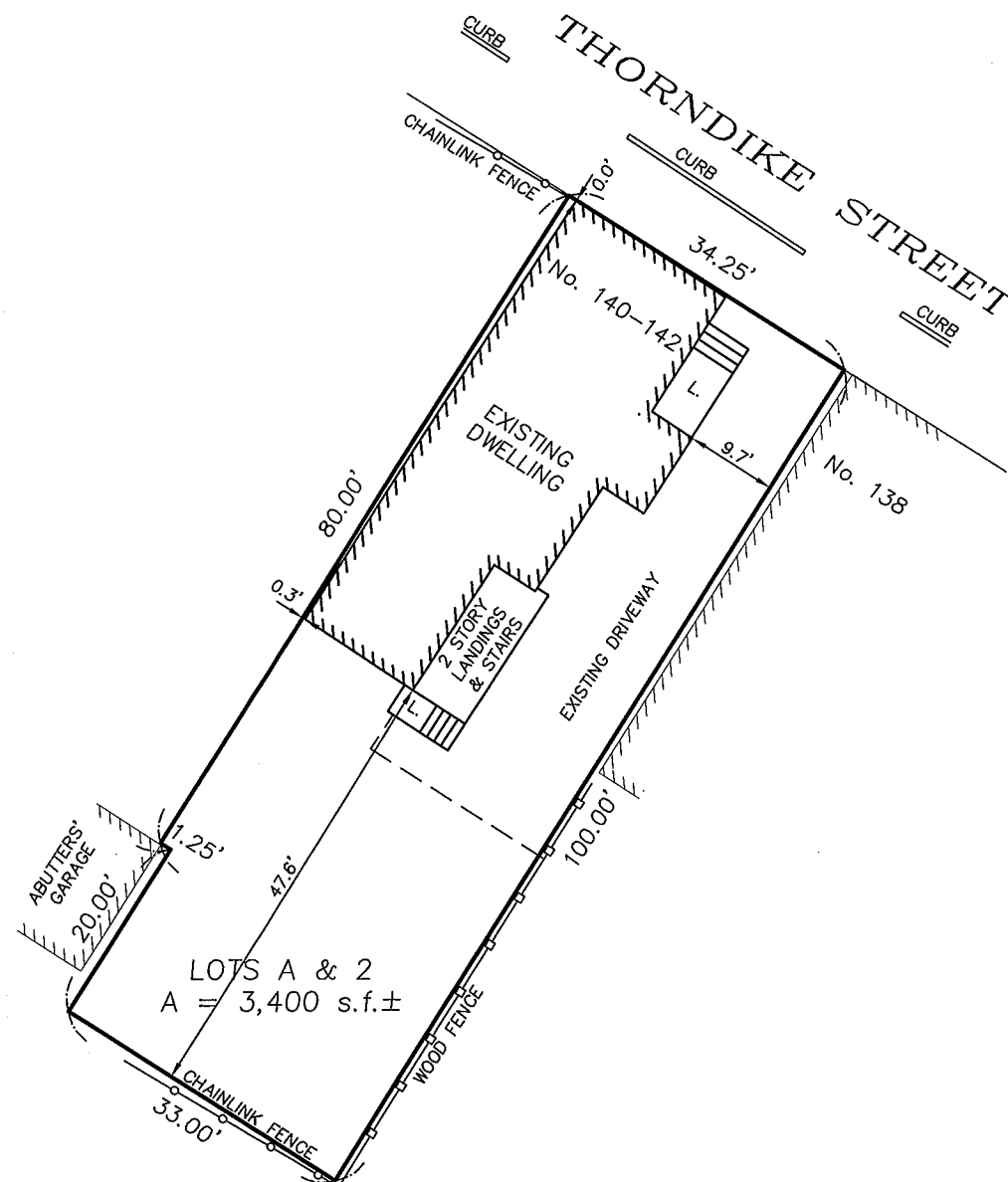
  
RICHARD J. MEDE, JR. P.L.S.

11/14/2022

DATE:



\*NOTE:  
LOCATION OF FENCES SHOWN ARE APPROXIMATE AND ARE FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION



PREPARED BY:



**CERTIFIED PLOT PLAN**  
**140-142 THORNDIKE STREET**  
**CAMBRIDGE, MASS.**  
**(MIDDLESEX COUNTY)**

PREPARED FOR:

CJ CHANG

DRAWN	CHECKED	FILE No.
JTE	RJM	21786



142 Hondaika St.





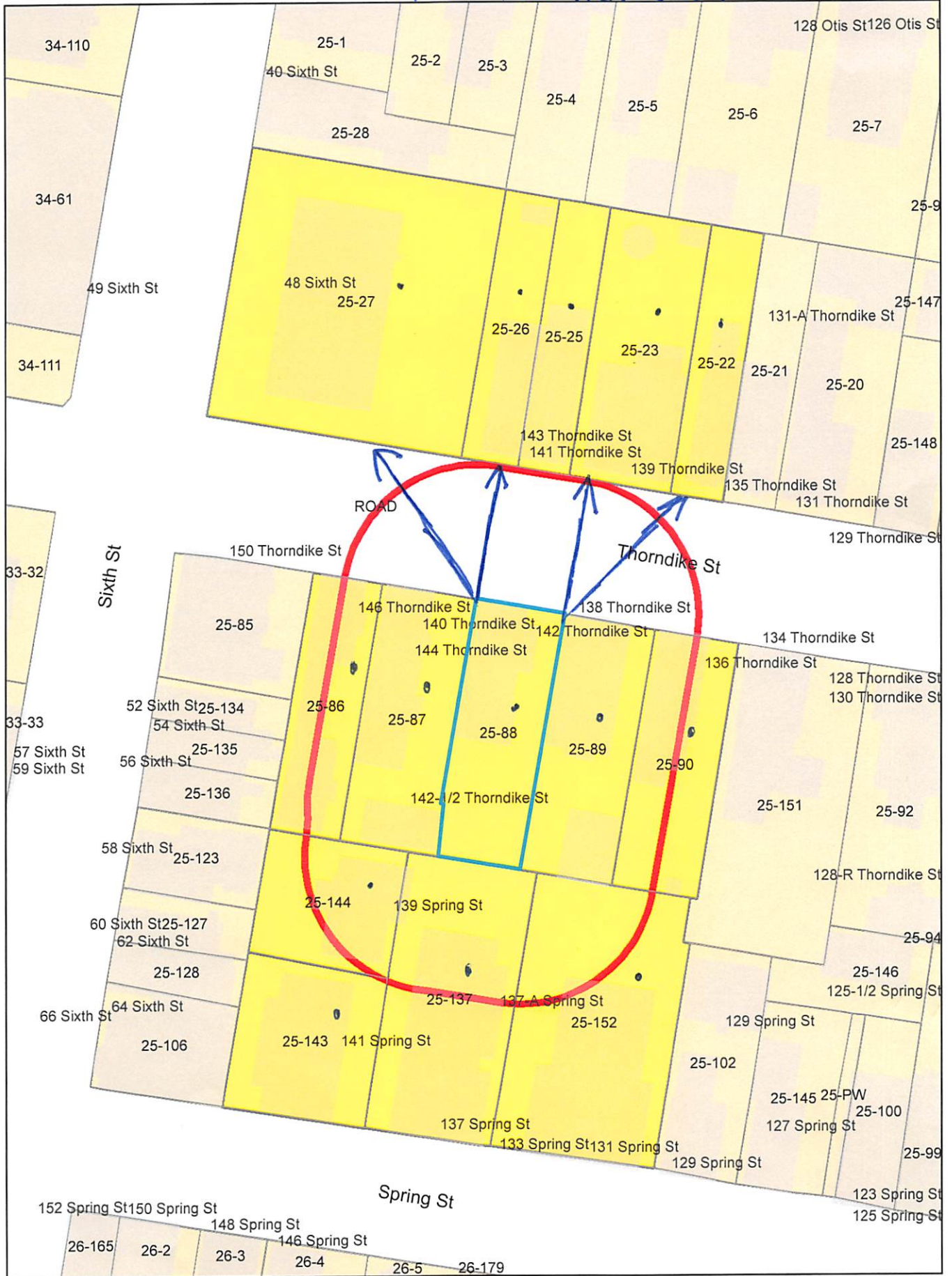








142 Thorndike St.



142 Thorndike St.

Petitioner

25-86  
GRESHOCK, JOEL & DANIELLE GRESCHOK  
146 THORNDIKE ST., #146  
CAMBRIDGE, MA 02141

25-87  
TAURO, DAVID & MARIA TAURO,  
TRUSTEES OF FIFTH STREET REALTY TRUST  
69 EAST ST  
MELROSE, MA 02176

CHIA-JUNG CHANG  
142 THORNDIKE STREET  
CAMBRIDGE, MA 02141

25-89  
JEFFERSON, PHILIP & KIM B. JEFFERSON AS  
TRUSTEE OF THE TEAM JEFFERSON LIVING TRS  
138 THORNDIKE ST  
CAMBRIDGE, MA 02141

25-90  
HOPKINS, CAITLIN GD & PETER W. HOPKINS  
136 THORNDIKE ST  
CAMBRIDGE, MA 02139

25-137  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOP. INC  
810 MEMORIAL DR - SUITE 102  
CAMBRIDGE, MA 02139

25-143  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT, C/O WINN COMPANIES  
1 WASHINGTON MALL - SUITE 500  
BOSTON, MA 02108

25-22  
135 THORNDIKE STREET, LLC  
135 THORNDIKE ST  
CAMBRIDGE, MA 02141

25-23  
PERCOCO, DANIEL L. & TINA PERCOCO  
TR. OF PERCOCO REVOCABLE TRUST.  
139 THORNDIKE ST  
CAMBRIDGE, MA 02141

25-27  
CAMBRIDGE CITY OF LIBRARY DEPT  
449 BROADWAY  
CAMBRIDGE, MA 02138

25-144  
CAMBRIDGE COMMUNITY HOUSING  
DEVELOPMENT, INC.  
C/O WINN COMPANIES  
810 MEMORIAL DR., SUITE 102  
CAMBRIDGE, MA 02139

25-26  
CASSA, CHRISTOPHER A.  
103 GORE ST., #2  
CAMBRIDGE, MA 02141

25-86  
WILLIAMS, J. MICHAEL  
146 THORNDIKE ST., # 146/5  
CAMBRIDGE, MA 02141

25-25  
SACCOCIA, RALPH & MARIA.,  
TRS THE SACCOCIA FAMILY LIVING TRT  
141 THORNDIKE ST  
CAMBRIDGE, MA 02141

25-26  
TERIANNE, CATHERINE HALL  
73 SPRING ST UNIT 1  
CAMBRIDGE, MA 02141

25-152  
CMS PARTNERS LLC  
121 COLUMBIA ST  
CAMBRIDGE, MA 02139

25-88  
CAMBRIDGE HARMONIC LLC  
9 CARROLL CIR  
WESTON, MA 02493

25-27  
CITY OF CAMBRIDGE  
C/O NANGY GLOWA  
CITY SOLICITOR

25-27  
YI-AN HUANG  
CITY MANAGER

## **Pacheco, Maria**

---

**From:** Philip Jefferson <pojefferson@gmail.com>  
**Sent:** Wednesday, January 18, 2023 5:48 PM  
**To:** Pacheco, Maria  
**Cc:** Planning Board Comment  
**Subject:** statement of support re: case number BZA-206111, 142 Thorndike Street

Hi Maria -

My name is Philip Jefferson, and I own the home at 138 Thorndike Street, which is directly adjacent (next-door) to the property/home at 142 Thorndike Street. I have met with the new owner of 142 Thorndike Street ("CJ" Chang) to discuss the project, and I have had the opportunity to review the drawings prepared by her architect. I wish to formally express my support for the petition related to case number BZA-206111.

Please let me know if you need any additional information from me.

Regards,

~ Philip

Philip Jefferson  
pojefferson@gmail.com  
(617)-306-2368



# 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: Chia-Tung Chang Date: 1/6/2023  
(Print)

Address: 142 Thorndike St.

Case No. BZA-206111

Hearing Date: 1/26/23

Thank you,  
Bza Members



\* \* \* \* \*

(7:48 p.m.)

Sitting Members: Andrea A. Hickey, Jim Monteverde, Laura  
Wernick, Matina Williams, and Jason  
Marshall

JIM MONTEVERDE: Next case is No. 206111 -- 142  
Thorndike Street. Is there anyone wishing to be heard on  
this matter?

CHIA-JUNG CHANG: Yes. Hello?

JIM MONTEVERDE: If you'd like to tell us your  
name and address, and then make your presentation, please?

CHIA-JUNG CHANG: Hi. May I speak now?

JIM MONTEVERDE: Give us your name and address and  
go right ahead.

CHIA-JUNG CHANG: Thank you very much.

JIM MONTEVERDE: Your screen just froze. I'm  
sorry.

[Pause]

Ms. Chang, your screen just froze.

[Pause]

Alex Svirsky, are you with the proponent, or are  
you a member of the public?



1           ALEX SVIRSKY: Yes, sir.

2           JIM MONTEVERDE: Are you --

3           ALEX SVIRSKY: I'm the architect for the project.

4           JIM MONTEVERDE: Okay. Do you want to walk us  
5 through the application, the variance and the special  
6 permit?

7           ALEX SVIRSKY: Sure.

8           JIM MONTEVERDE: First, introduce yourself with  
9 the name and address.

10          ALEX SVIRSKY: My name is Alex Svirsky, S-v-i-r-s-  
11 k-y. I'm an architect practicing in Framingham,  
12 Massachusetts. The project is an existing three-family  
13 house in very poor condition, both structurally and  
14 otherwise.

15               The -- any remedial work on the house would need  
16 to involve a new stairwell, and not just about new  
17 stairwell, but because this is a three-family, it would  
18 involve a sprinkler system.

19               So the concept is that: Add an existing porch  
20 that serves as a second means of egress. Keep the existing  
21 setup; first and second-floor: Two bedroom apartments,  
22 attic floor: One-bedroom apartment.

1           Use single stair as a means of egress, per code,  
2           and renovate the building completely.

3           The problem, however, is that existing structure  
4           is not sufficient to be used in contemporary structural  
5           standards. So we are asking the Board to raise the roof of  
6           the main building about four feet and the rear portion, the  
7           flat portion of the building, about two and a half feet.

8           In addition, we're asking the Board to give us  
9           relief and construct two shed dormers in the attic to allow  
10          for adequate ceiling height for the stair, the bathroom, and  
11          the kitchen. One of the drawing's section detail would show  
12          exactly in red the existing building and the new.

13          And lastly, the right elevation that is the  
14          nonconforming one and has several windows -- sort of  
15          haphazard windows, different size: We're asking the Board  
16          to allow us to change their location to make them smaller,  
17          to make smaller units. And that's it.

18                 JIM MONTEVERDE: Thank you. Any questions from  
19          any members of the Board?

20                 LAURA WERNICK: If I could ask just so the raising  
21          the roof is really to make the third floor usable, is that  
22          correct?

1           ALEX SVIRSKY: No, the third floor is an existing  
2 apartment?

3           LAURA WERNICK: But it doesn't meet code?

4           ALEX SVIRSKY: Oh, nothing meets code there.

5           LAURA WERNICK: Okay, thank you.

6           ALEX SVIRSKY: In addition, as you probably know,  
7 these roofs, they will not be able to reuse them in any way  
8 to match the requirements for our ratings. So the  
9 combination of the structural floors and the roof itself  
10 adds about four feet to the building.

11           JIM MONTEVERDE: Laura, did that answer your  
12 question?

13           LAURA WERNICK: Yes.

14           JIM MONTEVERDE: Can I ask a follow-up using the  
15 section that's on the screen? Mr. Svirksey, I'm assuming  
16 you're -- or can you confirm your plan -- you need a  
17 variance for the raising the roof, not because of the  
18 height, the height's compliant with your district, but it's  
19 because it adds some FAR and it pushes you over the --

20           ALEX SVIRSKY: It adds an FAR with the -- correct,  
21 it adds --

22           JIM MONTEVERDE: Right.

1           ALEX SVIRSKY:  -- a little bit of FAR for the  
2 dormers.

3           JIM MONTEVERDE:  Right.

4           ALEX SVIRSKY:  And it also adds the volume.

5           JIM MONTEVERDE:  Right.  But everything it -- but  
6 the height is compliant; what's not is the --

7           ALEX SVIRSKY:  Yes.

8           JIM MONTEVERDE:  -- FAR?

9           ALEX SVIRSKY:  Yes.

10          JIM MONTEVERDE:  We're both raising the roof and  
11 getting some additional square footage that counts towards  
12 FAR, plus the dormers?

13          ALEX SVIRSKY:  Right.

14          JIM MONTEVERDE:  Correct?

15          ALEX SVIRSKY:  Right.

16          JIM MONTEVERDE:  Those are the two components of  
17 the variance?

18          ALEX SVIRSKY:  Correct.

19          JIM MONTEVERDE:  All right.  Thank you.  Does any  
20 other member of the Board have any questions?

21          JASON MARSHALL:  Yes.  So you stated that the  
22 house is going to be torn down, is that right?

1           ALEX SVIRSKY: I don't think we have that  
2 privilege. I think --

3           JIM MONTEVERDE: Is that a yes or a no?

4           ALEX SVIRSKY: No.

5           CHIA-JUNG CHANG: No, we don't. We are doing the  
6 --

7           ALEX SVIRSKY: -- in compliance of existing  
8 building, and basically -- I mean, unless the Board says,  
9 "Well it's -- obviously it's going to be cheaper if we just  
10 put a brand new building." But I don't think that's  
11 allowed.

12          JIM MONTEVERDE: That's -- that's --

13          JASON MARSHALL: I wouldn't --

14          JIM MONTEVERDE: -- not the case in front of us.

15          JASON MARSHALL: I wouldn't read too much into  
16 that question. Can't blame you for trying. I thought I did  
17 read that in the application, but it seems like I misread  
18 that. So I'll take the clarification and I approach it.

19          ALEX SVIRSKY: No, we'll carefully remove and  
20 replace and add all the structure to the existing one, and  
21 then reside it and refinish everything, yes.

22          JASON MARSHALL: Okay, thanks. That's all I have

1 for right now.

2 JIM MONTEVERDE: Thank you. Any other Board  
3 members have any question? I have one regarding the  
4 dormers. Can you go to the elevation that shows the -- side  
5 elevation that shows the new dorm? Thank you. Mr. Svirsky,  
6 are you familiar with the Dormer Guidelines?

7 ALEX SVIRSKY: Yes.

8 JIM MONTEVERDE: Okay. I don't -- I cannot find  
9 the width of the dormers on the drawings anywhere. Can you  
10 tell me how wide those are?

11 ALEX SVIRSKY: Sure. Okay.

12 JIM MONTEVERDE: Either for plan or elevation or -  
13 -

14 ALEX SVIRSKY: Hold on a second.

15 CHIA-JUNG CHANG: Alex, I think we have it on the  
16 plan, right? Yeah. I apologize; this is the homeowner. CJ  
17 Chang.

18 JIM MONTEVERDE: That's okay. Ms. Chang, can you  
19 introduce yourself and give us your address?

20 CHIA-JUNG CHANG: Yes. Thank you so much, Mr.  
21 Chair. My name is Chia-Jung Chang. Apologize there's a  
22 technical disconnect issue, I don't know why it just freezes

1 up. So I just wanted to take this opportunity to introduce  
2 myself and really appreciate your time.

3 My husband and I are the owners of the property on  
4 142 Thorndike Street. And then so, you know, we -- we  
5 really like the location. It is very -- like, like, the  
6 neighborhood, it is a very convenient location. It's on a  
7 quiet street, and then the neighbors are welcoming, very  
8 nice. It's just like the house needs a lot of work.

9 I believe I think I heard Alex, our architect, was  
10 trying to explain, right? The situation of the house and a  
11 lot of things need to be -- like, I think Alex told us,  
12 like, everything needs to be updated. And then so that's  
13 why we are hoping to do the renovation and to bring the  
14 house back to life.

15 Basically, you know, we are hoping that we can  
16 make the house functional while bringing aesthetic  
17 improvement to the neighborhood and that's what we -- you  
18 know, are trying to -- hoping to achieve.

19 JIM MONTEVERDE: Thank you.

20 CHIA-JUNG CHANG: Thank you very much. I  
21 apologize for the -- for the --

22 JIM MONTEVERDE: No, that's okay.

1           ALEX SVIRSKY: I have the answer.

2           JIM MONTEVERDE: Yep.

3           ALEX SVIRSKY: It's 15' 2.25" wide.

4           JIM MONTEVERDE: And does that show up on the  
5 documentation anywhere?

6           CHIA-JUNG CHANG: I think I read it somewhere on  
7 the floor plan, not on the elevation but probably on the  
8 floor plan, if I remember right. Well, Alex showed it to us  
9 somewhere.

10           Like, if you look at the floor plan on the third  
11 floor like A-B - yeah, I think those A-B-C-Ds I think it's  
12 probably between -- yeah, B and C, something like that.  
13 Alex, am I right?

14           JIM MONTEVERDE: Yeah, 15' would be no discussion  
15 really. It falls within the Dormer Guidelines.

16           CHIA-JUNG CHANG: I believe that's what it said.

17           JIM MONTEVERDE: Is that the correct answer, Mr.  
18 Svirsky?

19           ALEX SVIRSKY: That was the intention.

20           JIM MONTEVERDE: Ok.

21           ALEX SVIRSKY: How come it became two inches  
22 larger, I don't have a good answer.



1           JIM MONTEVERDE: Okay. So do you have any objection  
2 if in --

3           ALEX SVIRSKY: But we will definitely --

4           JIM MONTEVERDE: when we get --

5           ALEX SVIRSKY: We will definitely make -- okay, so  
6 on the plan, I showed 15.

7           JIM MONTEVERDE: Okay.

8           ALEX SVIRSKY: But the 15' unfortunately referred  
9 to the grid, and not the sheathing and siding. So half an  
10 inch and another half an inch and an eighth, so two of them,  
11 that would give you 2.25" of extra.

12           JIM MONTEVERDE: So 15' 2.25"?

13           ALEX SVIRSKY: I will -- I apologize for that.

14           JIM MONTEVERDE: That's all right. So once we  
15 take a vote, if the vote is in favor, if it's okay with you,  
16 I will so note that on the plans that are being submitted,  
17 and just because I can't find it simply. Do you take any  
18 exception to that?

19           LAURA WERNICK: It is in the plans.

20           LAURA WERNICK: It's still in the plans.

21           JIM MONTEVERDE: It is? Okay.

22           LAURA WERNICK: Yes.

1 JIM MONTEVERDE: Fine. Thank you.

2 LAURA WERNICK: The 15' is on the plans.

3 JIM MONTEVERDE: 15'. That's what I -- okay. As long  
4 we're at 15', we're good. Any other discussion from members  
5 of the Board before I move up to public comment?

6 ANDREA HICKEY: Mr. Chair, if I could just ask the  
7 petitioner to confirm that the 142 Thorndike is her address  
8 as well? I did get her name, but I wasn't clear as to  
9 whether this is her address.

10 CHIA-JUNG CHANG: My husband and I, we purchased  
11 this house and then we are the homeowner. Does this answer  
12 your questions?

13 ANDREA HICKEY: No. Do you live at this property?

14 CHIA-JUNG CHANG: It is not habitable right now,  
15 like, based on the current house location. So nobody can --  
16 like, it is inhabitable right now.

17 ANDREA HICKEY: So the property is vacant right  
18 now?

19 CHIA-JUNG CHANG: Yes, the property is vacant.  
20 Nobody is living there, so we are really hoping we can get,  
21 you know, the plan approved, and then we can move on to  
22 renovate it and install it. That would be helpful.

1           ANDREA HICKEY: All right. If you could just give  
2 us your current residential address for the record, please?

3           CHIA-JUNG CHANG: Yes, sure. So do you want me to  
4 send it to Olivia, by e-mail or --

5           JIM MONTEVERDE: No, just read it off to me,  
6 please.

7           CHIA-JUNG CHANG: Oh, yeah, sure. So we are in 9  
8 Caroll Circle, Weston, Massachusetts.

9           ANDREA HICKEY: Okay.

10          CHIA-JUNG CHANG: Thank you very much.

11          JIM MONTEVERDE: I'm sorry, is that Terrace  
12 Circle?

13          CHIA-JUNG CHANG: Caroll Circle.

14          JIM MONTEVERDE: Carol(phonetic)?

15          CHIA-JUNG CHANG: Yeah, Carol Circle.

16          ANDREA HICKEY: Carol, C-a-r-o-l?

17          CHIA-JUNG CHANG: C-a-r-r-o-l-l --

18          JIM MONTEVERDE: Yeah.

19          CHIA-JUNG CHANG: -- Circle.

20          JIM MONTEVERDE: Circle. And the town, again was  
21 Weston?

22          LAURA WERNICK: Weston.

1 CHIA-JUNG CHANG: Weston, yes. Thank you.

2 JIM MONTEVERDE: Okay. Thank you.

3 CHIA-JUNG CHANG: Thank you very much.

4 JIM MONTEVERDE: Any other comments and questions  
5 from the Board before I open it up to public comment? No?  
6 Okay. Any members of the public who wish to speak should  
7 now click the icon at the bottom of your Zoom screen that  
8 says, "Raise hand."

9 If you are calling in by phone, you can raise your  
10 hand by pressing \*9 and unmute or mute by pressing \*6. Do  
11 we have anyone who wants to be heard? Doesn't look it.

12 In the file, we have a letter from Philip  
13 Jefferson from 138 Thorndike Street. Sorry, Philip  
14 Jefferson from 138 Thorndike Street writing in favor of the  
15 proponent. And that's the one letter. And that's for the  
16 variance.

17 Shall we vote? Are members ready? Any questions  
18 about the variance? Take a motion on the variance first?

19 ANDREA HICKEY: Ready.

20 JIM MONTEVERDE: Okay. The Chair makes a motion  
21 to find in favor of the request of the variance; that the  
22 application and the information submitted substantiates the

1 requirements of the ordinance requirements under 10.30 for a  
2 variance, and with the documentation with drawings submitted  
3 dated 12/23/2022, which will be initialed by the Chair.

4 Andrea?

5 [Pause]

6 Andrea?

7 ANDREA HICKEY: Yes, with the caveat that the work  
8 proceed in accordance with the plans that have been --

9 JIM MONTEVERDE: Yes. Sorry.

10 ANDREA HICKEY: Thank you.

11 JIM MONTEVERDE: Yep. Matina?

12 MATINA WILLIAMS: Yes, in favor.

13 JIM MONTEVERDE: Laura?

14 LAURA WERNICK: Yes, in favor.

15 JIM MONTEVERDE: Yes, with the same caveat that  
16 Andrea described. Yep. Thank you. And Jim Monteverde in  
17 favor.

18 [All vote YES]

19 JIM MONTEVERDE: So the variance request is  
20 accepted. And now to the special permit. Mr. Svirsky or  
21 Ms. Chang, can you please walk us through the new and  
22 relocated window openings?

1           ALEX SVIRSKY: I think I can do that.

2           JIM MONTEVERDE: Thank you.

3           ALEX SVIRSKY: So we have existing windows.

4       There's a picture in an existing elevation that shows the  
5       existing on a different elevation. And that elevation is  
6       nonconforming because it's on the property line. And you  
7       can see those in one of the pictures. Yes. So there are  
8       currently one-two-three-four-five-six-seven-eight windows of  
9       different sizes and shapes?

10          JIM MONTEVERDE: Right. You're referring to the  
11       right elevation?

12          ALEX SVIRSKY: Right.

13          CHIA-JUNG CHANG: Right.

14          JIM MONTEVERDE: Okay.

15          ALEX SVIRSKY: We are planning to replace them  
16       with a -- six smaller windows.

17          CHIA-JUNG CHANG: Right. So this is the rear  
18       elevation.

19          JIM MONTEVERDE: Okay. And that's the extent of  
20       the request for the special permit, is that correct?

21          ALEX SVIRSKY: Correct.

22          JIM MONTEVERDE: Okay. Members of the Board, any

1 questions? No?

2 JASON MARSHALL: No questions.

3 LAURA WERNICK: No questions.

4 JIM MONTEVERDE: Thank you. And public comment,  
5 any members of the public who wish to speak should now click  
6 the icon at the bottom of your Zoom screen that says, "Raise  
7 hand."

8 If you're calling in by phone, you can raise your  
9 hand by pressing \*9 and unmute or mute by pressing \*6. Do  
10 we have anyone who wants to speak? Nope? No one.

11 And we have the same letter from Philip Jefferson  
12 at 138 Thorndike in support of the requirement -- not  
13 requirement, the request.

14 Any other comments or questions from members of  
15 the Board, or are we ready for a motion?

16 ANDREA HICKEY: Ready?

17 JIM MONTEVERDE: Ready. The Chair --

18 JASON MARSHALL: Sorry, did you go to public  
19 comment yet? I may have missed that.

20 JIM MONTEVERDE: I did.

21 JASON MARSHALL: You did? Okay.

22 JIM MONTEVERDE: There was no one there.

1 JASON MARSHALL: All right. Thank you.

2 JIM MONTEVERDE: Thank you. So the Chair proposes  
3 a motion to accept the request for the special permit with  
4 the new and relocated window and door openings and finding  
5 that that request is in conformance with the ordinance  
6 section 10.40 for a special permit, and that those window  
7 relocations will be done according to the plans submitted  
8 that are dated December 23, 2022 initialed by the Chair.

9 Andrea?

10 ANDREA HICKEY: Yes, in favor.

11 JIM MONTEVERDE: Thank you. Matina?

12 MATINA WILLIAMS: Yes, in favor.

13 JIM MONTEVERDE: Laura?

14 LAURA WERNICK: Yes, in favor.

15 JIM MONTEVERDE: Jason?

16 JASON MARSHALL: In favor.

17 JIM MONTEVERDE: And Jim Monteverde in favor, so  
18 that's approved.

19 [All vote YES]

20 JIM MONTEVERDE: Thank you.

21 COLLECTIVE: Thank you.

22 JIM MONTEVERDE: You're welcome. That is a wrap.





# CITY OF CAMBRIDGE

Massachusetts

BOARD OF ZONING APPEAL  
831 Mass Avenue, Cambridge, MA.  
617) 349-6100

2023 APR 10 PM 2:36  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

CASE NO: 206111

LOCATION: 142 Thorndike Street  
Cambridge, MA

Residence C-1 Zone

PETITIONER: Chia-Jung Chang

PETITION: Variance: To raise roof and add additional non-conforming FAR and construction within existing non-conforming setbacks.

Special Permit: New and relocated window/door openings within existing non-conforming setbacks.

VIOLATIONS Art. 5.000, Sec. 5.31 (Table of Dimensional Requirements).  
Art. 8.000, Sec. 8.22.3 & Sec. 8.22.2.c (Non-Conforming Structure).  
Art. 10.000, Sec. 10.30 (Variance). & Sec. 10.40 (Special Permit).

DATE OF PUBLIC NOTICE: January 12 & January 19, 2023

DATE OF PUBLIC HEARING: January 26, 2023

## MEMBERS OF THE BOARD:

BRENDAN SULLIVAN – CHAIR  
JIM MONTEVERDE – VICE-CHAIR  
CONSTANTINE ALEXANDER  
ANDREA A. HICKEY  
LAURA WERNICK

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## ASSOCIATE MEMBERS:

SLATER W. ANDERSON  
ALISON HAMMER  
JASON MARSHALL  
MATINA WILLIAMS  
WENDY LEISERSON

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Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout, and other characteristics as well as the surrounding district.

Case No. BZA-206111  
Location: 142 Thorndike Street, Cambridge, MA  
Petitioner: Chia-Jung Chang

On January 26, 2023, Petitioner Chia-Jung Chang appeared before the Board of Zoning Appeal with her architect Alex Svirsky requesting a variance in order to raise the roof and add additional non-conforming FAR and construction within the existing non-conforming setbacks and a special permit in order to add new and relocate existing window and door openings within existing non-conforming setbacks. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Sections 8.22.3 and 8.22.2.c, and Article 10, Sections 10.30 and 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Svirsky stated the property held a three-family house in very poor condition. He stated that the proposal was to totally renovate the building. He stated that in order to meet the building code, a new and larger stairwell was required. He stated that the work also included raising the roof about four feet and constructing two shed dormers in order to allow for adequate ceiling height for the stair, the bathroom, and the kitchen of the third-floor unit. He stated that the work required FAR and setback relief, but not height relief. Lastly, he stated that a collection of haphazard windows of different sizes would be replaced with smaller and fewer windows, but that they were in the setback and also needed relief.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair read a letter of support from a neighbor.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of Article 10, Section 10.30 of the Ordinance, required in order to grant a variance, were met.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed in accordance with the drawings submitted, dated 12/23/2022, as initialed by the Chair at the January 26, 2023 hearing.

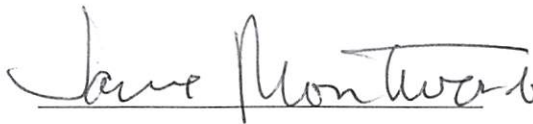
The five member Board voted unanimously in favor of granting the variance with the above condition (Monteverde, Hickey, Williams, Wernick, and Marshall). Therefore, the variance is granted as conditioned.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the request was in conformance with the requirements of Article 10, Section 10.40 needed to grant a special permit.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed according to the drawings submitted, dated 12/23/2022, as initialed by the Chair at the January 26, 2023 hearing.

The five-member Board voted unanimously in favor of granting the special permit with the above condition (Monteverde, Hickey, Williams, Wernick, and Marshall). Therefore, the special permit is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-10-23 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

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

Appeal has been filed and dismissed or denied.

Date: \_\_\_\_\_ City Clerk.

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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Cambridge, MA 02141  
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# CITY OF CAMBRIDGE

Massachusetts

**BOARD OF ZONING APPEAL**  
**831 Mass Avenue, Cambridge, MA.**  
**617) 349-6100**

CASE NO: 206111

LOCATION: 142 Thorndike Street  
 Cambridge, MA

Residence C-1 Zone

PETITIONER: Chia-Jung Chang

PETITION: Variance: To raise roof and add additional non-conforming FAR and construction within existing non-conforming setbacks.

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 CONSTANTINE ALEXANDER  
 ANDREA A. HICKEY  
 LAURA WERNICK

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## ASSOCIATE MEMBERS:

SLATER W. ANDERSON  
 ALISON HAMMER  
 JASON MARSHALL  
 MATINA WILLIAMS  
 WENDY LEISERSON

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Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout, and other characteristics as well as the surrounding district.

Property Address: 142 Thorndike Street, Cambridge, MA 02141  
 (Deed Book 80828, Page 465)

Case No. BZA-206111  
Location: 142 Thorndike Street, Cambridge, MA  
Petitioner: Chia-Jung Chang

On January 26, 2023, Petitioner Chia-Jung Chang appeared before the Board of Zoning Appeal with her architect Alex Svirsky requesting a variance in order to raise the roof and add additional non-conforming FAR and construction within the existing non-conforming setbacks and a special permit in order to add new and relocate existing window and door openings within existing non-conforming setbacks. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Sections 8.22.3 and 8.22.2.c, and Article 10, Sections 10.30 and 10.40 of the Cambridge Zoning Ordinance ("Ordinance"). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Mr. Svirsky stated the property held a three-family house in very poor condition. He stated that the proposal was to totally renovate the building. He stated that in order to meet the building code, a new and larger stairwell was required. He stated that the work also included raising the roof about four feet and constructing two shed dormers in order to allow for adequate ceiling height for the stair, the bathroom, and the kitchen of the third-floor unit. He stated that the work required FAR and setback relief, but not height relief. Lastly, he stated that a collection of haphazard windows of different sizes would be replaced with smaller and fewer windows, but that they were in the setback and also needed relief.

The Chair asked if anyone wished to be heard on the matter, no one indicated such. The Chair read a letter of support from a neighbor.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the requirements of Article 10, Section 10.30 of the Ordinance, required in order to grant a variance, were met.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed in accordance with the drawings submitted, dated 12/23/2022, as initialed by the Chair at the January 26, 2023 hearing.

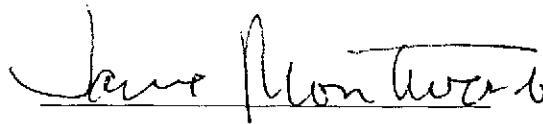
The five member Board voted unanimously in favor of granting the variance with the above condition (Monteverde, Hickey, Williams, Wernick, and Marshall). Therefore, the variance is granted as conditioned.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board: that the Board find that the request was in conformance with the requirements of Article 10, Section 10.40 needed to grant a special permit.

The Chair further moved that based upon all the information presented the Board grant the requested relief as described in the Petitioner's submitted materials and the evidence before the Board on the condition that the work proceed according to the drawings submitted, dated 12/23/2022, as initialed by the Chair at the January 26, 2023 hearing.

The five-member Board voted unanimously in favor of granting the special permit with the above condition (Monteverde, Hickey, Williams, Wernick, and Marshall). Therefore, the special permit is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Jim Monteverde, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 4-10-23 by Maria Pacheco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed ✓

Appeal has been filed and dismissed or denied.

Date: 5/2/23 Dario G. Huber City Clerk.

## Pacheco, Maria

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**From:** CJ Chang <cjung.chang@gmail.com>  
**Sent:** Tuesday, March 5, 2024 9:47 AM  
**To:** Pacheco, Maria  
**Subject:** extension request

2024 MAR -5 PM 2:46  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

Hi Maria,

Hope this email finds you well!

re: 142 Thorn dike st

I'm writing regarding our zoning application (case number: BZA-206111), where the zoning board approved the variance and special permit back in April 2023. We were not able to find a GC to start the project yet, and we would like to seek an extension of the approved proposal.

I recall you instructed us to reach out to you in early March to proceed for the extension, if we couldn't find a GC. Could you please help us with the extension request? Please let me know if any step is needed from my side, and I will act on it quickly. Thank you very much for all your help!

Best,  
CJ