



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

2017 AUG 17 PM 1:34

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-014217-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Ari Wenkart Epstein & Joan Silberlicht Epstein - C/O Sarah Like Rhatigan, Es

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02493

LOCATION OF PROPERTY : 144-146 Raymond St Cambridge, MA 02140

TYPE OF OCCUPANCY : two family dwelling ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :

Dormer

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioners seek to renovate this pre-existing, non-conforming two family dwelling, modifying a third-story 18.5 feet wide dormer constructed pursuant to a Board of Zoning Appeal variance. Petitioner proposes to enclose an unroofed porch area within the dormer structure, thereby incorporating a 27.3 square feet area into the interior living area. Variance relief is required to the extent that such renovation may increase the total Floor Area in excess of maximum allowable Floor Area Ratio (Section 5.11) and involves a modification of a non-conforming structure (the dormer) originally constructed pursuant to a variance (Section 8.22.3).

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Alteration To Non-Conforming Structure)

Original Signature(s) :

Sarah Like Rhatigan Esq.
for Ari & Joan Epstein
(Petitioner(s) / Owner)
(Print Name)

Address :

Trilogy Law LLC
12 Marshall St. Boston MA 02108

Tel. No. :

617-543-7009

E-Mail Address :

sarah@trilogylaw.com

Date :

8/16/17

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 Ani W. Epstein and Joan S. Epstein
(OWNER)

Address: 146 Raymond St., Cambridge, MA 02140


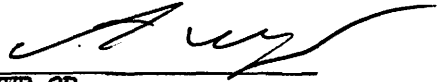
State that I/We own the property located at 144-146 Raymond St., Cambridge, MA
which is the subject of this zoning application.

The record title of this property is in the name of Ani Wenkart Epstein
and Joan Silberlicht Epstein

*Pursuant to a deed of duly recorded in the date 12/16/98, Middlesex South
County Registry of Deeds at Book 29535, Page 156; 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 Ani W. Epstein and Joan S. Epstein personally appeared before me,
this 31st of May, 2017, and made oath that the above statement is true.

 _____ Notary

My commission expires 12/28/23 (Notary Seal).



SANDY LI
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 28, 2023

- 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:

Petitioners, Ari Epstein and Joan Epstein, have owned and resided in the two-family house located at 144-146 Raymond Street, Cambridge (the "Property") since 1998. The structure was modified by construction of a 18.5 feet wide, third-story dormer pursuant to a Cambridge Board of Zoning Appeal variance granted in November 1994. As a result of an unusual feature - a 6.5 feet wide unroofed porch section in the middle of the dormer, the Epsteins have experienced significant issues with water infiltration that has damaged and continues to cause deterioration of the underlying structure and the shingles on that side of the house.

The Petitioners seek to renovate the dormer, extending the roof and exterior wall to enclose what is now the small porch area, incorporating it into the interior living area on the third floor of the Property. Since this modest renovation will result in an increase in the gross Floor Area (which already exceeds the Ordinance requirements) and a modification to a dormer built pursuant to a variance, the Petitioners require and hereby request a further variance from this Board in order to be allowed to make this modest but important improvement to their home.

The cost of rebuilding the porch in its current configuration would be substantial; and it would be difficult to prevent recurrence of the existing problems. A literal enforcement of the Ordinance would pose a substantial hardship for the Epsteins and future owners of the Property who would bear the ongoing extra costs and burdens associated with accumulating water, snow and ice, repairing wood rot, exterior siding, repainting, and other problems associated with the existing unroofed porch.

- 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:

The hardship is owing to the unique shape of the dormer structure and configuration of the porch which is carved into the third-story dormer. Water pools in the inside corners of the porch and infiltrates behind the gutter and shingles at the exterior wall. These circumstances are unique and do not generally affect other properties in the zoning district.

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

- 1) Substantial detriment to the public good for the following reasons:

This minimal relief may be granted without detriment to the public good. The renovation involves a minor modification to a dormer constructed after allowance of a variance granted by this Board. The porch area to be enclosed is located in an inconspicuous location, at the far rear of the side wall on the third story of the building, largely unseen by others in the neighborhood. The house that abuts on this side of the building has no windows at the third story level. The proposed new section of wall along the dormer will contain two windows, providing more privacy than the existing sliding doors and open balusters of the existing porch. Therefore, the proposed renovation will not interfere with the abutting neighbors' use and enjoyment of their property, will not impact light and air to abutters or create other negative impacts.

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

The relief requested involves enclosing of a small, third-story porch area within an existing dormer structure, and thereby remedying a design/structural defect that is causing damage to the structure. The variance is minimal and of the sort that comports with the purpose and intent of the Ordinance to allow for improvements to, and preservation of, the existing housing in the City of Cambridge.

- * If You have any questions as to whether you can establish all of the applicable legal requirements, you should consult with your own attorney.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: Trilogy Law LLC **PRESENT USE/OCCUPANCY:** two family dwelling

LOCATION: 144-146 Raymond St Cambridge, MA 02140 **ZONE:** Residence C-1 Zone

PHONE: _____ **REQUESTED USE/OCCUPANCY:** two family dwelling

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		3,063 sf	3,090 sf	2,903 sf	(max.)
<u>LOT AREA:</u>		3,870 sf	3,870 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.79	0.80	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		1,935 sf	1,935 sf	1,500 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	45 ft	45 ft	50 ft	(min.)
	DEPTH	86 ft	86 ft	--	
<u>SETBACKS IN FEET:</u>	FRONT	6 ft	6 ft	10 ft	(min.)
	REAR	22 ft	22 ft	20 ft	(min.)
	LEFT SIDE	12 ft	12 ft	7 ft 6 in	(min.)
	RIGHT SIDE	8 ft	8 ft	7 ft 6 in	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	32 ft	32 ft	35 ft	(max.)
	LENGTH	42 ft	42 ft	--	
	WIDTH	26 ft	26 ft	--	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.20	0.20	0.30	(min.)
<u>NO. OF DWELLING UNITS:</u>		2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>		0	0	2	(min./max)
<u>NO. OF LOADING AREAS:</u>		--	--	--	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		--	--	--	(min.)

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

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'.



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Kyle Sheffield, *Alternate*

Jurisdiction Advice

To the Owner of Property at 144-146 Raymond Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- ☐ Old Cambridge Historic District
 - ☐ Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
 - ☐ Avon Hill Neighborhood Conservation District
 - ☐ Half Crown – Marsh Neighborhood Conservation District
 - ☐ Harvard Square Conservation District
 - ☐ Mid Cambridge Neighborhood Conservation District
 - ☐ Designated Landmark
 - ☐ Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
 - ☐ Preservation Restriction or Easement (as recorded)
 - ☒ Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit anticipated.
 - ☐ No jurisdiction: not a designated historic property and the structure is less than fifty years old.
 - ☐ No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
- Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date August 16, 2017

Received by Uploaded to Energov

Date August 16, 2017

Relationship to project BZA 14217-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>



First American Title

Loan Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

POLICY NUMBER

5011300-0898464e

Name and Address of Title Insurance Company: First American Title Insurance Company, 1 First American Way, Santa Ana, California 92707

Agent File No.: 20130005

Premium: \$ 602.25

Residential

Loan No.: 0213041001

Owner's Policy No.:

Address Reference: 702-704 Mount Auburn Street, Watertown, MA 02472

Amount of Insurance: \$ 365,000.00

Owner's Amount of Insurance: \$ 0.00

Date of Policy: 05/10/2013 @ 15:37

Please complete the requested information if the insured premises is covered by any prior FATIC Policy(ies):

Policy No(s):

Amount(s) of Insurance: \$ 0.00

1. **Name of Insured:**

Leader Bank, NA, its successors and/or assigns, as their interests may appear

2. **The estate or interest in the Land that is encumbered by the Insured Mortgage is:** Fee Simple

3. **Title is vested in:**

Lawrence McMahon and Judy Leung

4. **The Insured Mortgage, and its assignments, if any, are described as follows:**

Mortgage from Lawrence McMahon and Judy Leung to Leader Bank, NA in the original principal amount of \$365,000.00, dated 05/10/2013, and recorded with Middlesex County Registry of Deeds/Land Court on 05/10/2013 in Book 61778, Page 463.

5. **The Land referred to in this policy is described as follows:**

702-704 Mount Auburn Street

known as Unit _____ of the _____ Condominium,

Lot No(s). _____ in the _____ Subdivision,

in the City/Town of Watertown, County of Middlesex,

State of Massachusetts and is described as set forth in "Exhibit A" attached hereto and made a part hereof.

6. **This policy incorporates by reference those ALTA and/or First American endorsements selected below:**

☒ **FATIC (Secondary Mortgage Market)**

☐ **9-06 (Restrictions, Encroachments, Minerals)**

☐ **4-06 (Condominium)**

☐ **13.1-06 (Leasehold Loan)**

☐ **4.1-06**

☐ **14-06 (Future Advance - Priority)**

☐ **5-06 (Planned Unit Development)**

☐ **14.1-06 (Future Advance - Knowledge)**

☐ **5.1-06**

☐ **14.3-06 (Future Advance - Reverse Mortgage)**

☐ **6-06 (Variable Rate)**

☐ **22-06 (Location) The type of improvement is a**

☐ **6.2-06 (Variable Rate - Negative Amortization)**

☒ **8.1-06 (Environmental Protection Lien) Paragraph b**

and the street address is as shown above.


refers to the following state statute(s): NONE

Trilogy Law LLC

Agency Name

By: _____

Authorized Countersignature Sarah M. Like Rhatigan

 First American Title	Loan Policy of Title Insurance
Schedule BI	ISSUED BY First American Title Insurance Company POLICY NUMBER 5011300-0898464e

Agent File No.: 20130005
 Owner's Policy No.:
 Loan Policy No.: 5011300-0898464e

PART I
EXCEPTIONS FROM COVERAGE

Except as provided in Schedule B - Part II, this policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees or expenses that arise by reason of:


1. Any facts, rights, interests, or claims that are not shown in the public records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the public records.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the public records.
4. The mortgage, if any, referred to in Item 4 of Schedule A. (This exception does NOT apply to Loan Policies).
5. Liens for taxes and assessments which become due and payable subsequent to the date of policy.
6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.

☐ See exceptions on attached Schedule B - Part II

Exception(s) numbered _____ are hereby omitted from the Loan Policy only.



 INITIAL FOR IDENTIFICATION

 First American Title	Loan Policy of Title Insurance
Exhibit A	ISSUED BY First American Title Insurance Company
	POLICY NUMBER 5011300-0898464e

Agent File No.: 20130005

Owner's Policy No.:

Loan Policy No.: 5011300-0898464e

The Land referred to herein below is situated in the County of Middlesex , State of Massachusetts , and is described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northerly side of Mount Auburn Street and being shown as lot numbered Two (2) on a plan of lots at Auburnlawn, Watertown, Mass., belonging to P.J. Keenan dated August, 1912, by James Adam, C.E., and recorded with Middlesex South District Deeds, Plan Book 315, Plan 20, and further bounded and described as follows:

SOUTHEASTERLY by said Mount Auburn Street as shown on said plan, forty seven and 27/100 (47.27) feet;

SOUTHWESTERLY by lot numbered 1 as shown on said plan, one hundred thirty and 48/100 (130.48) feet;

NORTHERLY by lot numbered 3 as shown on said plan, forty five (45) feet;

EASTERLY by lot numbered 33 as shown on said plan, one hundred fifteen and 95/100 (115.95) feet.

Containing according to said plan, 5,545 square feet.

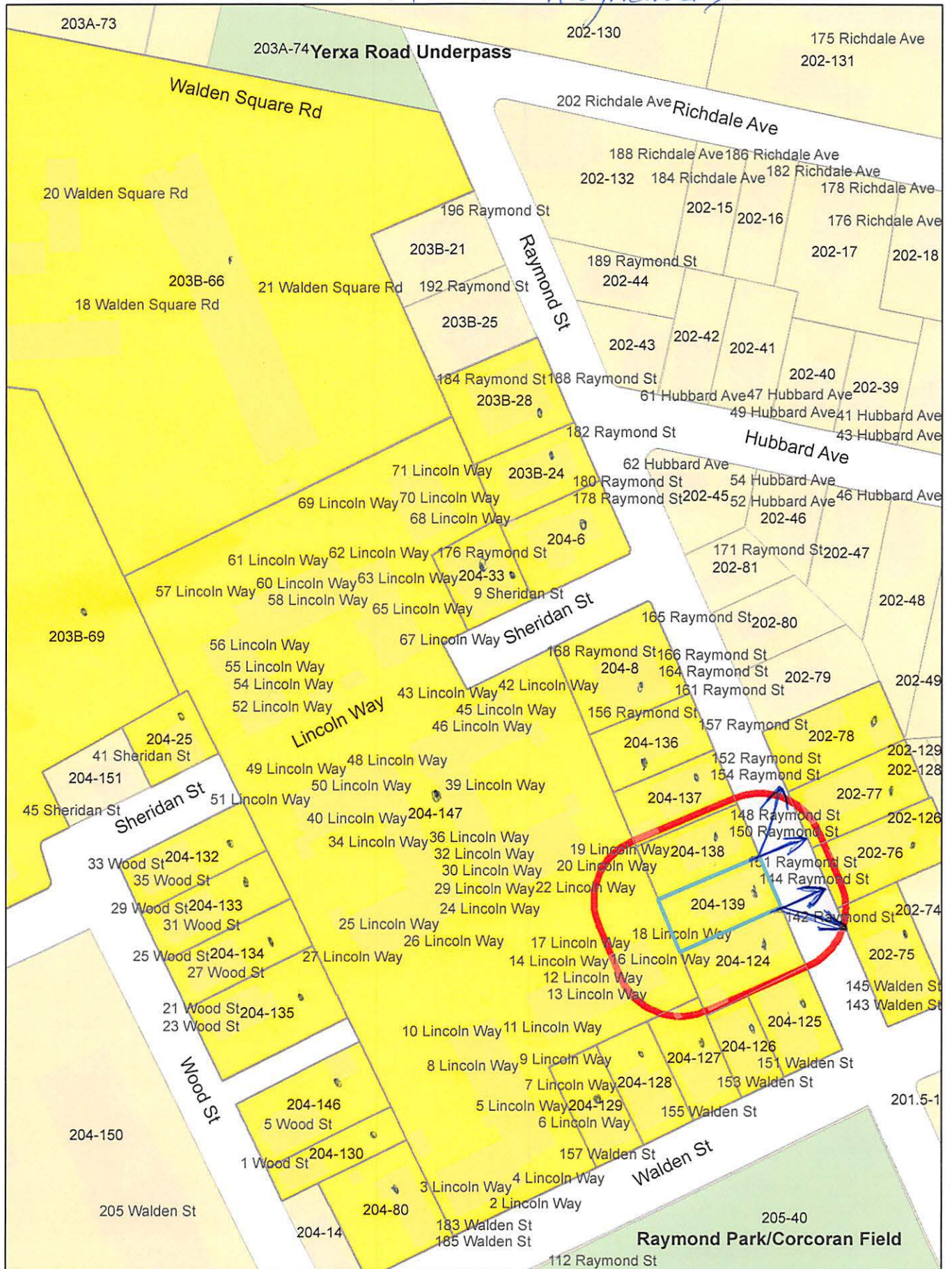
For grantor's title, see deed dated May 3, 2002 and recorded with said Deeds in Book 35409, Page 67.







144-146 Raymond St.



144-146 Raymond St. Petitioner 10/2

204-136
HEATH, MELISSA & JOSHUA DOLBY
156-158 RAYMOND ST., #1
CAMBRIDGE, MA 02138

204-136
GIVON, LIOR
156 RAYMOND ST. UNIT#2
CAMBRIDGE, MA 02138

TRILOGY LAW LLC
C/O SARAH LIKE RHATIGAN, ESQ.
12 MARSHALL ST.
BOSTON, MA 02108

204-138
SPEK, ERIK J. & SONJIA J. KENNY
150 RAYMOND STREET, UNIT 150
CAMBRIDGE, MA 02139

203B-69
CAMBRIDGE FRIENDS SCHOOL INC
5 CADBURY RD
CAMBRIDGE, MA 02140

203B-66
WSQ LIMITED PARTNERSHIP
C/O WINN RESIDENTIAL
ATTN: LI SOSNA
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

202-75
KUHLMAN, CHARLES & ELKA F. KUHLMAN
143 WALDEN ST
CAMBRIDGE, MA 02140

202-77
WECHSLER, NANCY
153-155 RAYMOND STREET
CAMBRIDGE, MA 02140

202-78
DAOUST, NORMAN
157 RAYMOND ST #1
CAMBRIDGE, MA 02140

202-78
BARON-EVANS, AMY
157 RAYMOND ST., #2
CAMBRIDGE, MA 02140

204-8
NICRON, LLC
50 HUNTERS RIDGE RD
CONCORD, MA 01742

204-8
HANSEN, RICHARD B., MYONG HUI HANSEN &
SARAH K. HANSEN
130 BRAEMOOR DR.
BONNY DOON, CA 95060

204-8
NICRON, LLC,
C/O RYAN HUNT
116 W. BROADWAY
S. BOSTON, MA 02127

204-8
NICRON, LLC
50 HUNTERS RIDGE RD.
CONCORD, MA 01742

204-25
SCANLON, MARTHA R.
41 SHERIDAN ST
CAMBRIDGE, MA 02140

204-80
DANDREA, PATRICIA, CARMELO D'ANDREA,
RICHARD J. SANTOS & DOROTHY SANTOS
185 WALDEN ST
CAMBRIDGE, MA 02138

204-124
CULHANE, JOHN M., ELIZABETH T. CULHANE &
MARY ANN CULHANE
TRS THE RAYMOND ST. TR.
142 RAYMOND ST
CAMBRIDGE, MA 02140

204-125
CHOD, JIRI
149 WALDEN ST., #1
CAMBRIDGE, MA 02140

204-125
WHITTENBERGER, MARK
149 WALDEN ST., #2
CAMBRIDGE, MA 02140

204-125
BOLAND, DANIEL
149 WALDEN ST., #3
CAMBRIDGE, MA 02140

204-126
ELSNER, JACOB J. & ADI OSOVSKY
151 WALDEN ST., #1
CAMBRIDGE, MA 02139

204-126
OLIVIA PENNOCK
151 WALDEN ST., UNIT #2
CAMBRIDGE, MA 02140

204-126
MOSS, ROSE
151 WALDEN ST
CAMBRIDGE, MA 02140

204-127
MAWHINNEY, DAVID &
SUSAN ANN MAWHINNEY
153 WALDEN ST. UNIT#1
CAMBRIDGE, MA 02140

204-127
BELINKOV, NIVA & YONATAN BELINKOV
153 WALDEN STREET, UNIT #2
CAMBRIDGE, MA 02140

204-127
SMITH, SARAH M. & VINOD S. PARMESHWAR
153 WALDEN ST., #3
CAMBRIDGE, MA 02140

204-6
MASFERRER, JAIME L. & ROSSANA SCIOLLA
TRS., MASFERRER-SCIOLLA REV. LIV. TRS
176-178 RAYMOND ST., #176
CAMBRIDGE, MA 02140

204-6
REDDY, GOPAL K. & ANN REDDY
176-178 RAYMOND ST., #178
CAMBRIDGE, MA 02139

202-76
YUSUFF, NAEEM & LAUREN SCHRODER
151 RAYMOND ST., #1
CAMBRIDGE, MA 02140

202-76
SHRIVER, JOHN,
TR. OF THE JEAN HERSHMAN REV. TR.
151 RAYMOND ST., #2
CAMBRIDGE, MA 02140

144-146 Raymond St.

242

204-33
CHAN, JUSTIN H. & FLORENCE Y. ONG
162 SLOCUM CRESCENT
FOREST HILLS, NY 11375

204-33
QI, QI
2 PEABODY TER., #901
CAMBRIDGE, MA 02138

204-33
BATTLE, JEREMY D. & JESSICA L. PARKER-BATTLE
5 WOOD ST., #3
CAMBRIDGE, MA 02140

204-33
CATTERUCCIA, FLAMINIA
68 LINE ST., #3
SOMERVILLE, MA 02143

204-128
GARDNER, MARK J. & SHIREEN L. JYAWOOK
155 WALDEN ST., UNIT #1
CAMBRIDGE, MA 02140

204-128
RAFFERTY, CHRISTOPHER &
LIZA ORNSTEIN RAFFERTY
155 WALDEN ST.2
CAMBRIDGE, MA 02140

204-128
WHITTEMORE, EDWIN P.
155 WALDEN ST
CAMBRIDGE, MA 02140

204-129
KUI, JOHNNY & KATHY Y. LEE
30 GARRISON ROAD
CONCORD, MA 01742

204-130
WOOD, ROBERT & ASHLEY OWENS WOOD
1 WOOD ST
CAMBRIDGE, MA 02139

204-132
SHEA, ED & BROOKSANY COE
33 WOOD ST
CAMBRIDGE, MA 02140

204-133
ROUHANI, PARISA & HOUTAN SADAFI
34 FERNALD DR., #31
CAMBRIDGE, MA 02138

204-133
DIENER, SANDRA R.
31 WOOD ST., #31/1
CAMBRIDGE, MA 02140

204-133
CARTY, LAWRENCE J.
31 WOOD ST., #31/2
CAMBRIDGE, MA 02140

204-134
KUELZER, HERBERT,
TR. OF 27 WOOD STREET REALTY TRUST
25-27 WOOD STREET
CAMBRIDGE, MA 02140

204-137
WILSON, BRYAN P. & SYLVIA E. WILSON,
TRS OF RAYMOND REALTY TRUST
28 MUZZEY STREET
LEXINGTON, MA 02173

204-139
EPSTEIN, ARI WENKART &
JOAN SILBERLICHT EPSTEIN
144-146 RAYMOND ST
CAMBRIDGE, MA 02140

204-146
JACKMAN, ALICE M., A LIFE ESTATE
5 WOOD ST
CAMBRIDGE, MA 02140

204-147
CAMBRIDGE AFFORDABLE PRESIDENTIAL
APARTMENTS LLC.
362 GREEN STREET, 3RD FLOOR
CAMBRIDGE, MA 02139

203B-24
FERRER, DOUGLAS W.
180 RAYMOND ST, UNIT #1
CAMBRIDGE, MA 02140

203B-24
JONES, DEREK & LIDIANE JONES
180 RAYMOND ST., #2
CAMBRIDGE, MA 02140

203B-28
KOUL, ASHISH
184 RAYMOND ST., UNIT #1
CAMBRIDGE, MA 02140

203B-28
HUANG, ZEN SOUN & SHU CHEN HUANG
184 RAYMOND ST., #3
CAMBRIDGE, MA 02140

203B-28
SANDRASEGARAN, KUMARESAN &
RUKSHINI SANDRASEGARAN
184 RAYMOND ST., UNIT #2
CAMBRIDGE, MA 02140

203B-28
LOOS, WILLIAM D. B. & KAREN B. CUSHING
184 RAYMOND ST., UNIT #6
CAMBRIDGE, MA 02140

203B-28
STANTON, GARY L. &
REBECCA HANDALI STANTON
184 RAYMOND ST., #5
CAMBRIDGE, MA 02139

203B-28
JAYARAM, HARIHARAN & GEETA D. ATHALYE
184 RAYMOND ST., UNIT #4
CAMBRIDGE, MA 02140

204-135
CORSENTINO, ANTHONY B. & SARAH T. PHILLIPS
21-23 WOOD ST., UNIT #1
CAMBRIDGE, MA 02141

204-135
YU, VIONNIE
21-23 WOOD ST., UNIT #3
CAMBRIDGE, MA 02141

204-135
HELDMAN, NIMROD & HADAS HELDELMAN
21 WOOD ST., #2
CAMBRIDGE, MA 02141

204-138
KENNY, TARA L. & BRANDON T. JAMES
148-150 RAYMOND ST., #148
CAMBRIDGE, MA 02140

Dear Neighbor,

The third floor mini-porch on the north side of our house is in desperate need of repair. We have been speaking with our contractor about fixing it and would like to schedule it this fall.

Given its size the porch isn't really useful to us as a porch. With this in mind we have asked the builder to enclose the space when doing the repairs so that we can incorporate it into the room inside the house providing us with a cozy reading nook with 2 windows. The roof of the existing dormer will be continued to fill in the "gap."

Since our house is "non-conforming" we need a variance from the Board of Zoning in order to do the work. We are therefore writing to inform you of the project and ask for your support of our application.

If you are okay with this please sign below so we can include this along with our request to the City. You'll also be receiving notice of the Board of Appeals meeting once we have a date. If you have any questions, please ask and if we can't answer them we will pass them along to the builder.

Many thanks,

Joan and Ari Epstein
146 Raymond St.

<u>Brandon James</u>	<u>148 Raymond St.</u>	<u>5/23/17</u>
Name	Address	Date

<u>JOHN SHRIVER</u>	<u>149 RAYMOND ST</u>	<u>5/23/17</u>
Name	Address	Date

<u>NAEEM YUSUFF</u>	<u>151 RAYMOND ST</u>	<u>5/23/17</u>
Name	Address	Date

<u>Nancy Weller</u>	<u>155 Raymond St</u>	<u>617-877</u>
Name	Address	Date

3468

5/23/17

~~Scott Friv~~
Name Scott Friv Address 145 Walden St Date 5/23/2017

May Ann Culhane
Name May Ann Culhane Address 142 Raymond St. Date 5/23/2017

ERIK SPEK
Name ERIK SPEK Address 150 Raymond Street Date 5/23/2017

Erika Kuhlman
Name Erika Kuhlman Address 143 Walden St Date 5/23/2017

Charles Kuhlman
Name Charles Kuhlman Address 143 Walden St Date 5/23/2017

Emily Gellman
Name Emily Gellman Address 144 Raymond St Date 5/23/17

Zion Orent
Name Zion Orent Address 144 Raymond St. Date 5/24/17

Elizabeth Culhane
Name Elizabeth Culhane Address 142 Raymond St Date 5/24/17

John M. Culhane
Name John M. Culhane Address 142 RAYMOND ST Date 5/24/17

Name Address Date

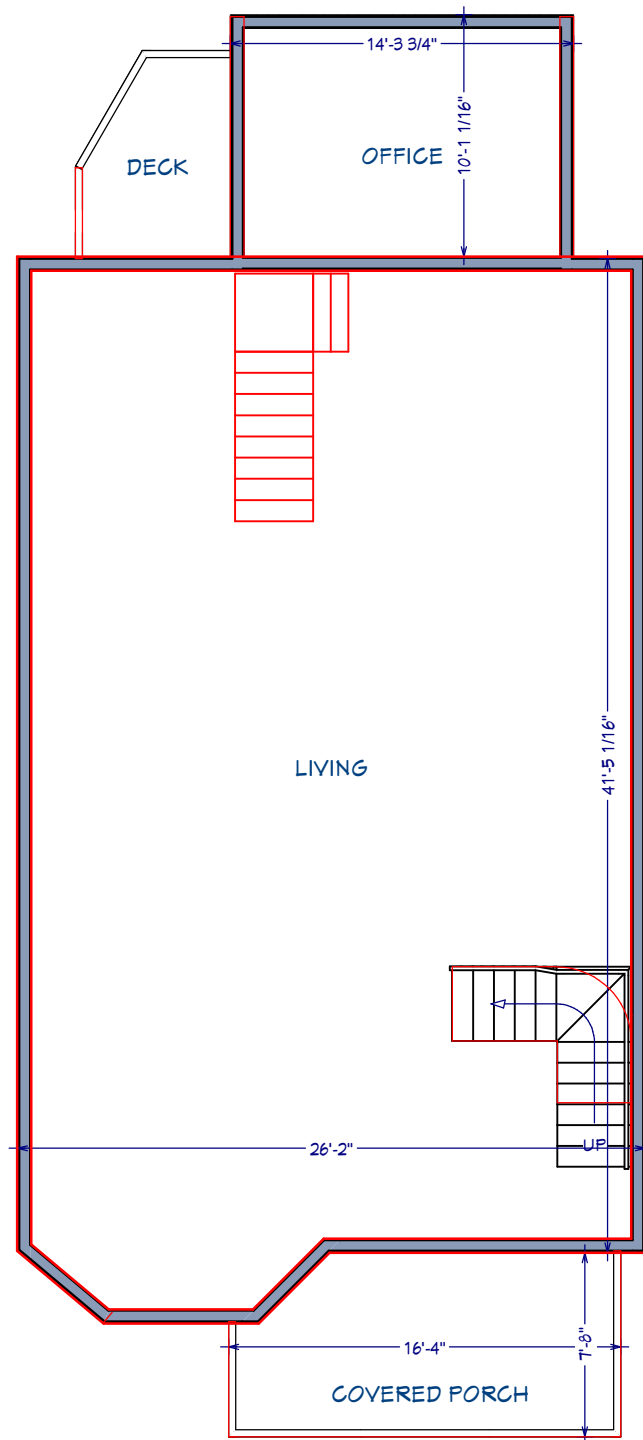

$$1'' = 24 \text{ ft}$$

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

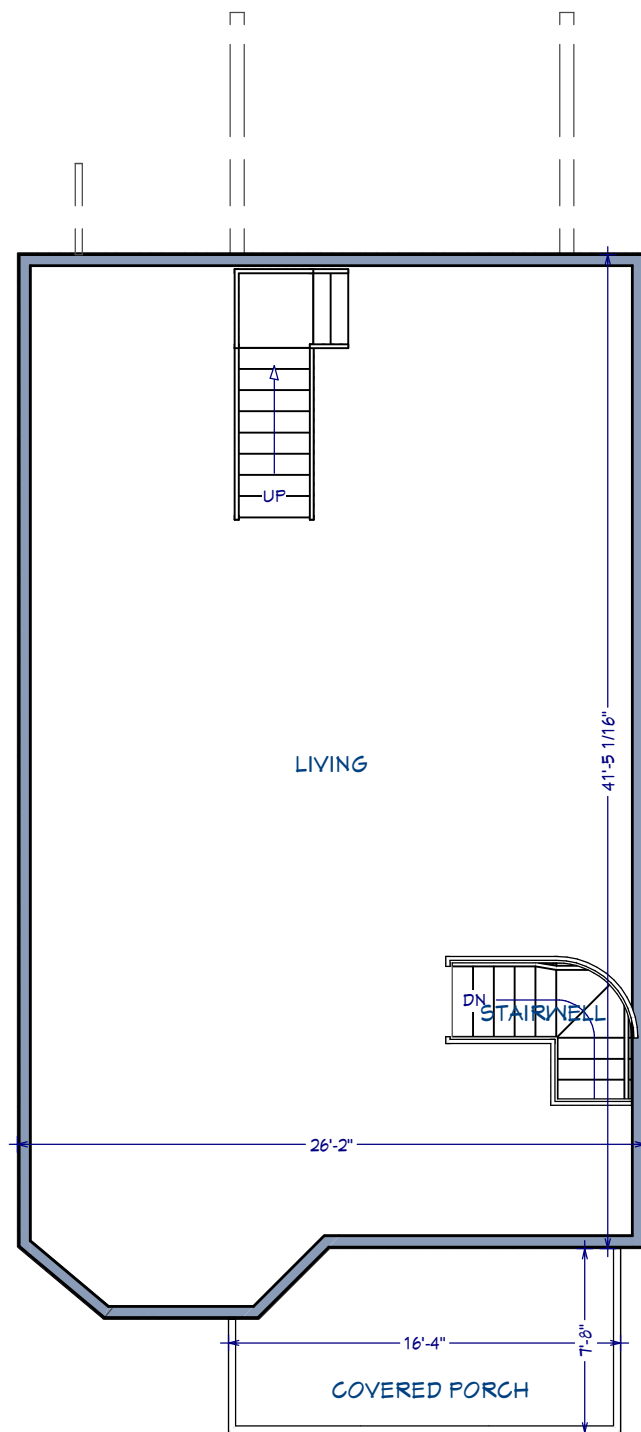
www.cambridgema.gov/gis

- Adresse
 - Rail
 - Building Footprints
 - Parcels
- Paved Surfaces**
- Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

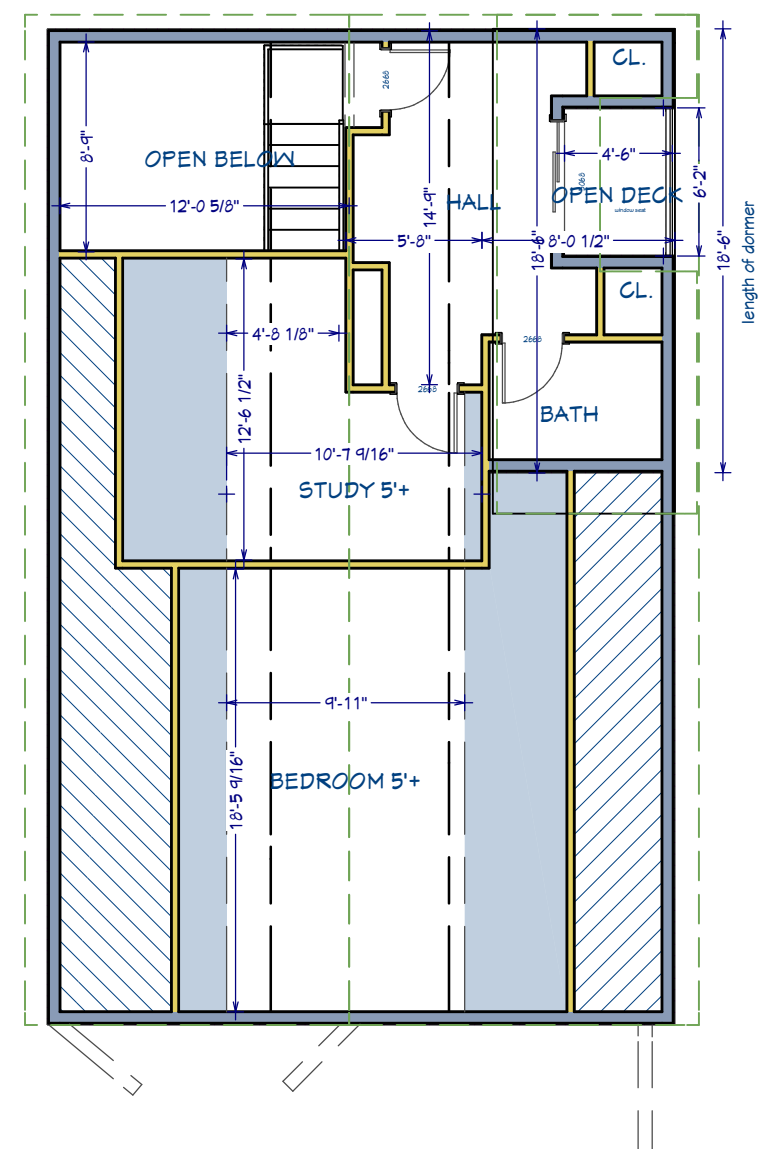




1st Floor 1380 sf



2nd Floor 1216 sf



3rd Floor 468 sf

Existing Conditions Plan, 1/8" = 1'

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
Floor Areas

PROJECT DESCRIPTION:
Epstein 144-146 Raymond

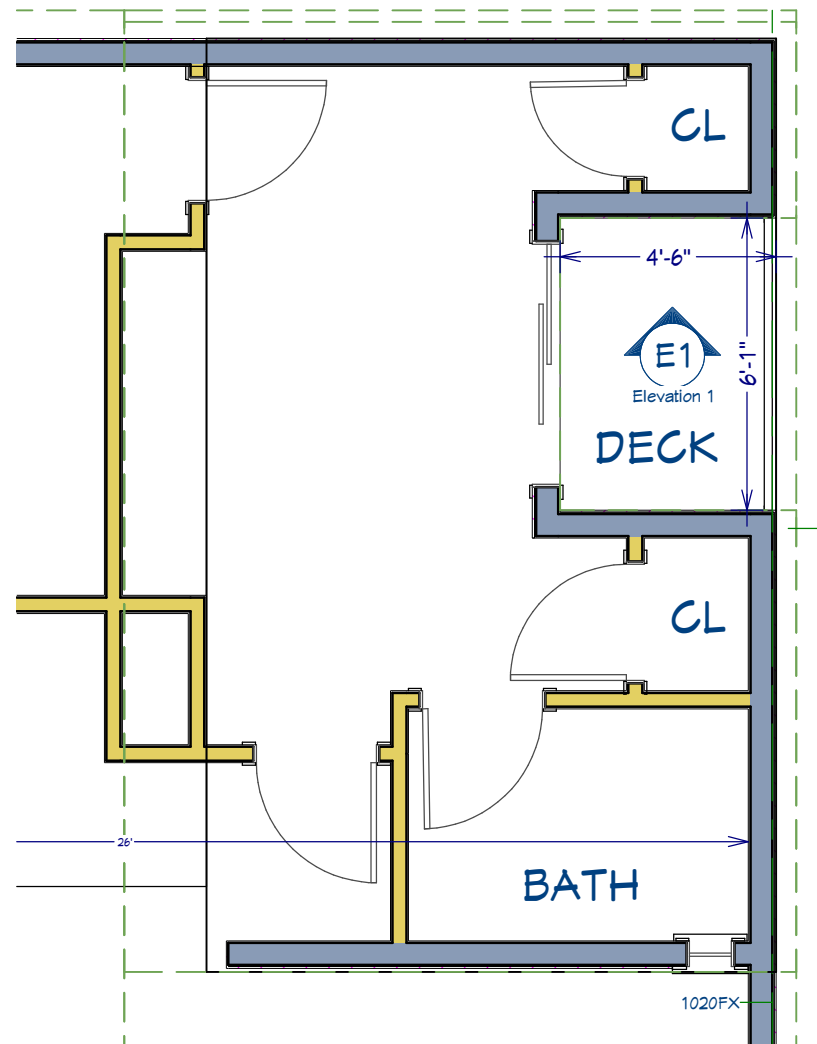
DRAWINGS PROVIDED BY:
steveworks LLC

DATE:
8/14/17

SCALE:

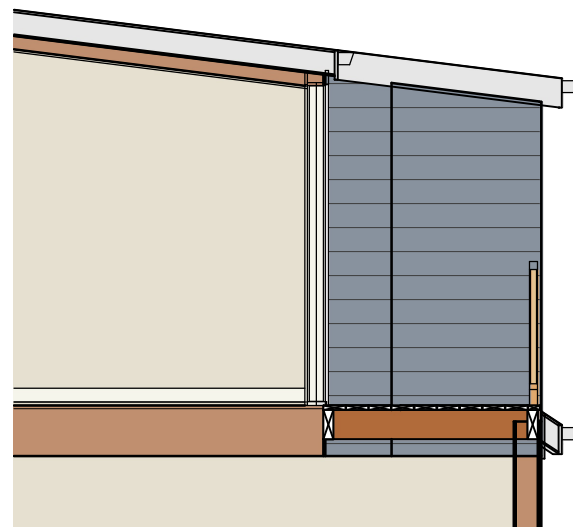
SHEET:

A-1



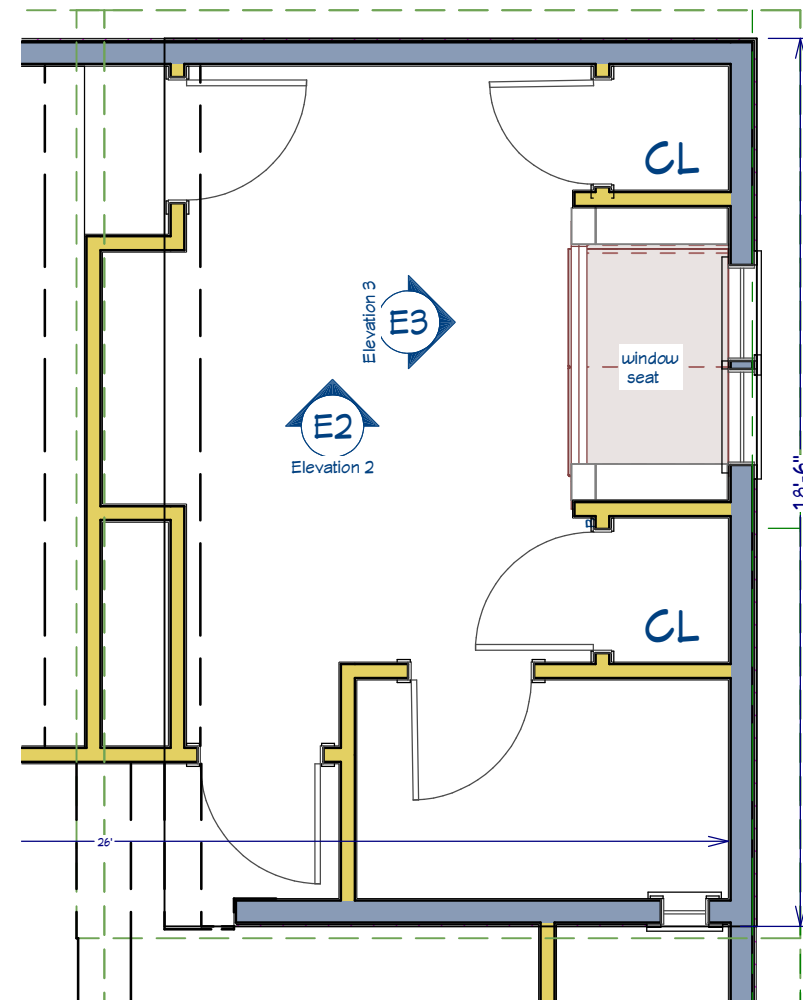
Existing conditions: Plan
1/4" = 1'

3rd Floor



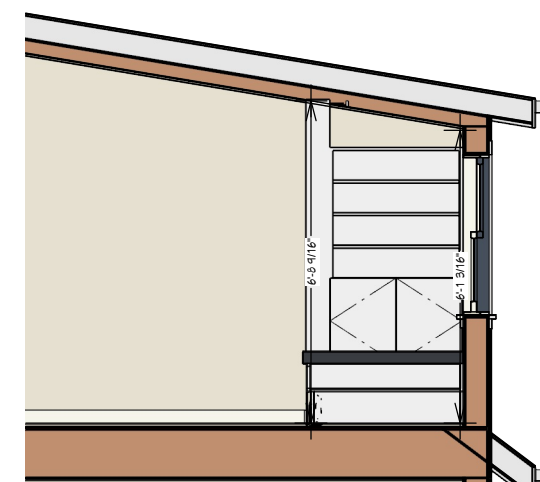
Existing conditions: Section through deck
1/4" = 1'

Elevation 1



Proposed
1/4" = 1'

3rd Floor



proposed Section
through new window seat
1/4" = 1' Elevation 2

NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:	Dormer: Existing/proposed
--------------	---------------------------

PROJECT DESCRIPTION:	Epstein 144-146 Raymond
----------------------	-------------------------

DRAWINGS PROVIDED BY:	steveworks LLC
-----------------------	----------------

DATE:	8/14/17
-------	---------

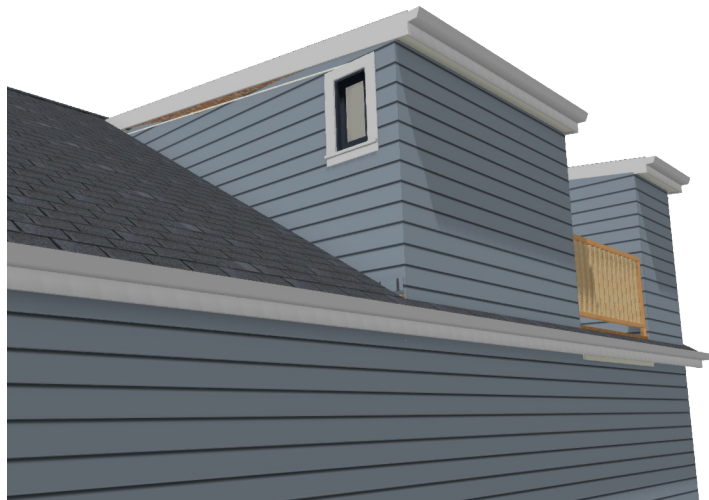
SCALE:	
--------	--

SHEET:	
--------	--

SHEET:	
--------	--

SHEET:	
--------	--

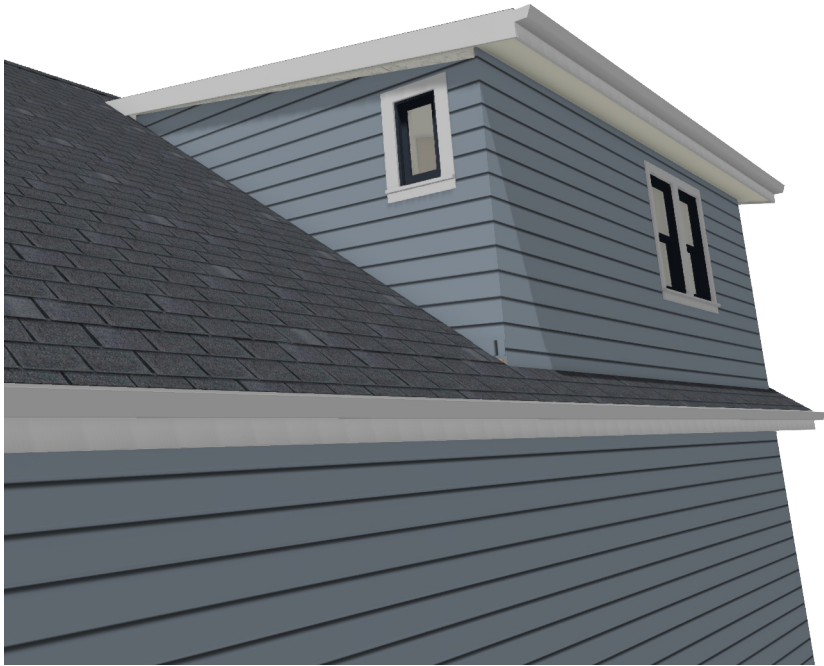
SHEET:	A-2
--------	-----



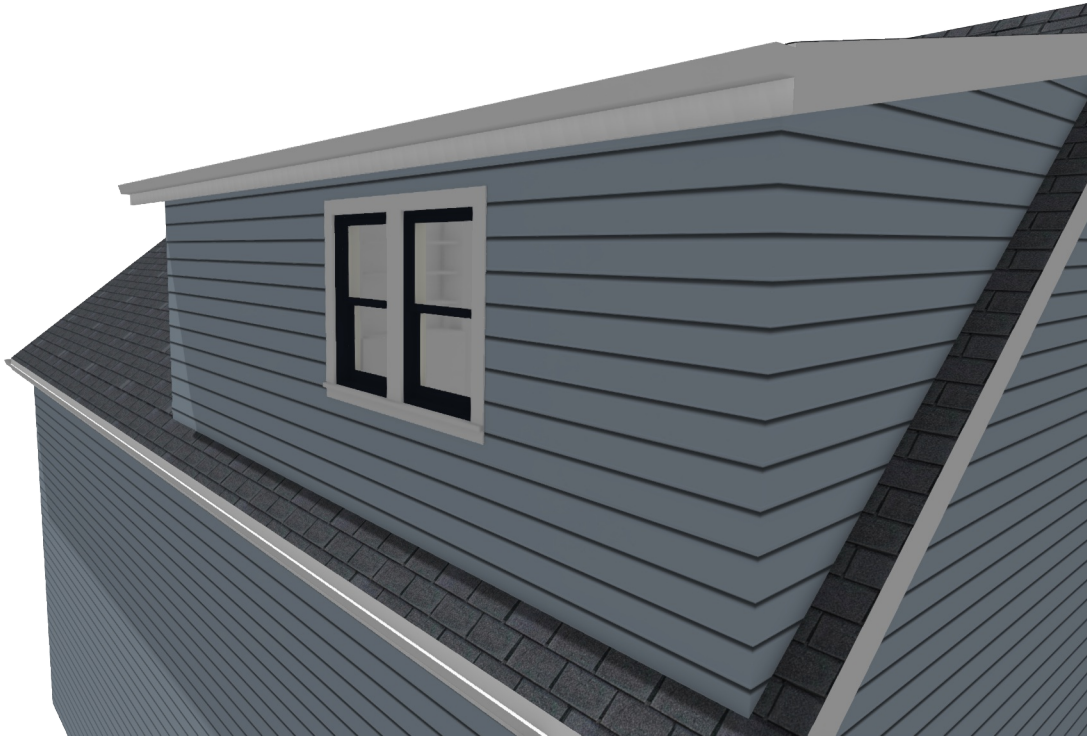
current view from street
Camera 3



existing view from rear
Camera 4



proposed view from street
Camera 2



proposed view from rear
Camera 4

--

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
3rd floor before & after

PROJECT DESCRIPTION:
Epstein 144-146 Raymond

DRAWINGS PROVIDED BY:
steveworks LLC

DATE:

8/14/17

SCALE:

--

SHEET:

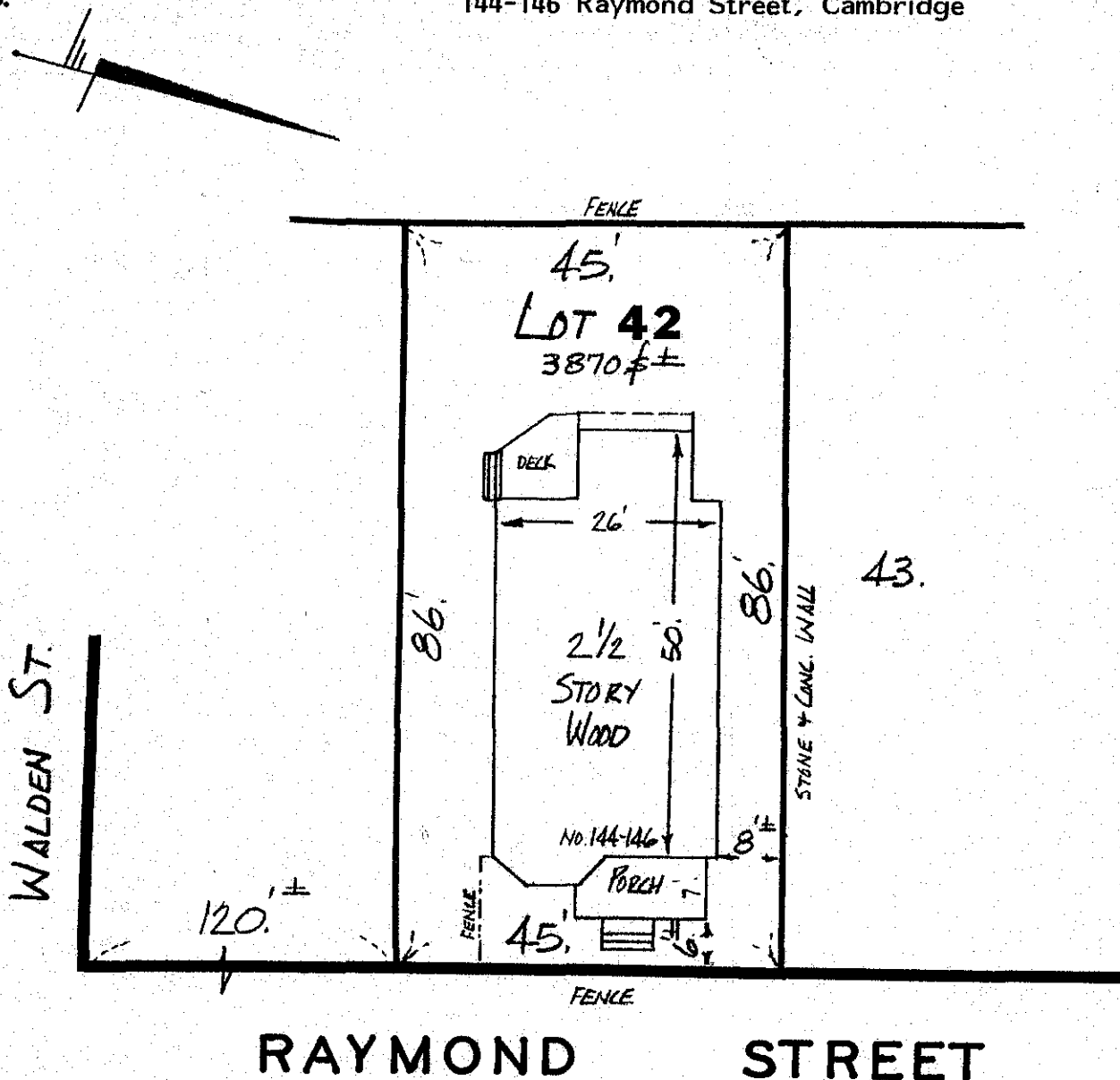
A-5

and In CAMBRIDGE..... Belonging to Michelle LeBrun and Alexandra Sheldon..... Deed in Book 20318..... Page 149
 Land Court Certificate No. in Book Page In Middlesex So Registry ...of Deeds...
 Recorded Plan Lots in Cambridge by C.H. Gannett, C.E...... Date of Plan February 1927.....
 in Middlesex So Registry ...of Deeds... Plan Book 5070 No. END... Filed Plan No.

MORTGAGE INSPECTION PLAN

Plan No.

CHARTER BANK, A Co-operative Bank
 Aloisi & Aloisi - Bruce Miller, Esq.
 144-146 Raymond Street, Cambridge



Nov. 19, 1998

67334

Scale 1" = 20'