



**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.

X/We STEPHEN GREENFIELD AND JENNY CHUNG GREENFIELD (OWNER) <sup>FORMERLY AS ON THE DEED! JENNY CHUNG</sup>  
Address: 346 Washington Street, Cambridge MA

State that X/We own the property located at 346 WASHINGTON STREET, CAMBRIDGE, MA which is the subject of this zoning application.

The record title of this property is in the name of STEPHEN GREENFIELD AND JENNY CHUNG

\*Pursuant to a deed of duly recorded in the date July 6, 2016, Middlesex South County Registry of Deeds at Book 63703, Page 339; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

 AND Jenny Chung Greenfield  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

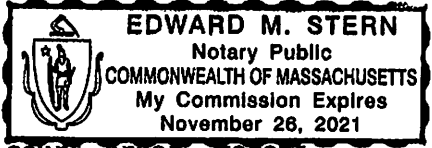
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name STEPHEN GREENFIELD AND JENNY CHUNG GREENFIELD personally appeared before me, this 26<sup>TH</sup> of JUNE, 2017, and made oath that the above statement is true.

Edward M Stern Notary

My commission expires NOVEMBER 26, 2021 (Notary Seal)



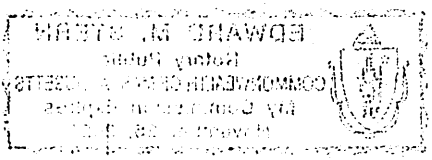
• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

Handwritten text, possibly a signature or address, including the name "M. J. ...".

Handwritten text, possibly a date or reference number.

Large handwritten text block, possibly a letter or document content.

Handwritten text, possibly initials or a name.



**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 existing house has an apartment on the second floor and an apartment on the first floor. The second floor apartment has one egress door and one wrought iron fire escape which is accessed through an existing double hung window. The fire escape is a vertical ladder which, for half its height, has no fall protection. The attachments of the fire escape have over the years damaged the existing structure of the building, allowing water entry and compromising framing and sheathing (please refer to existing photographs). During a fire, the wrought iron ladder could become very hot, making it difficult to hold onto the ladder while climbing down.

The owners would like to provide a more robust, safer and more easily accessed and maintained second means of egress for the upstairs apartment by installing a new exterior egress stair (see plans and elevations) in lieu of the iron fire escape. The proposed stair would be accessed via a new door from the second floor level and would bring occupants to grade. The stair construction would not add to gross floor area, but would encroach on the yard requirements of Article 5. Since the existing wrought iron fire escape must be removed to allow repair of the existing wall construction, an improvement to the existing egress configuration is proposed. Reinstalling the existing fire escape after repairs would perpetuate the maintenance issues that have caused the current damage, and would perpetuate the danger posed by the vertical ladder to occupants trying to escape during an emergency. Reinstalling the existing iron fire escape in order to minimize impingement on yard setbacks exposes the owner to unacceptable risk, not only to the safety of the owner and owner's family, but as a potential future lessor of the dwelling unit.

The proposed stair configuration is the most compact layout possible, minimizing the footprint on the lot and maintaining the largest and most usable configuration of the remaining open space on the lot.

**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 lot is less than a quarter of the minimum size required for the zoning district. This results in an extremely constricted layout, with near zero setbacks on two sides and only one conforming side yard. Were the lot dimensions conforming, with a minimum width of 50' as required, this same stair configuration would be easily allowable without impinging on any of the requirements of Article 5. The building footprint, lot layout and deed predates the effective date of the zoning ordinance, and does not result from any action of the owner.

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

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



Required setbacks protect privacy and access to fresh air, light and views. The eastern abutter is a church, the rear wall of which faces the subject property. The southern abutter is well over 40' away from the south (rear) property line, which is twice the minimum rear setback for the district. In addition, views to the proposed stair from the south would be screened by the existing trees and shed on the abutter's property. The west abutter has no line of sight to the proposed intervention.

The proposed stair is for emergency egress only and would be occupied only infrequently. The privacy of neighboring residents would be only minimally impacted at those moments when the stair was in use, though, as mentioned above, there is no privacy need at the east abutter's rear wall, and the south abutter is well screened by vegetation.

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

The zoning ordinance is intended, broadly, to balance the pressures of economic development with the needs of individual residents. While development standards are drawn from the existing character of a neighborhood as a whole and are intended to protect that character, it may be that individual atypical properties in a neighborhood will be disadvantaged by the application of these standards, when other, more typical properties will not. The intent of the Ordinance is certainly not to prevent individual owners from improving the safety and security of their properties. In fact, by doing so, owners reinforce the purpose of the Ordinance as stated in the Preamble: "to...conserve health; to secure safety from fire, flood, panic and other danger; ...[and] to conserve the value of land and buildings... ."

- \* **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**

**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 346 Washington St Cambridge, MA 02139 (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 change (modified window/door locations on side and rear facades) will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The structure as modified for the new windows/doors would not be in further violation fo Articles 5 or 6, nor will it be increased in area or volume by more than 25%

**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 changes to window and door locations requested in this application would not change traffic patterns or affect congestion. They would not affect established neighborhood character because all work is to match the style of the existing mansard Victorian house, and most changes are not visible to the majority of the neighborhood, being on the side and rear facades.

**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:

There is no change to the proposed use. The special permit petition is to move certain door and window openings on the side and rear facades which would have no effect on adjacent uses. The reconfiguration is to accommodate the new interior layout of the dwelling units.

**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 window/door changes are at the request of the principal occupants of the building in question. The changes would have no effect on the health and safety of City residents in general.

**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 relocated window and door openings would not have any effect on the integrity of the district or surrounding districts. The proposed changes support the intent of the Ordinance because they allow the most efficient layout of the building, ensuring the best access to light and air for occupants without changing the character of the structure as seen from the street and surrounding lots.







# CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2<sup>nd</sup> 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*, Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Chandra Harrington, William B. King, Jo M. Solet,  
Susannah Barton Tobin, *Members*; Joseph V. Ferrara, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 346 Washington 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 application 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 June 28, 2017

Received by Uploaded to Energov

Date June 28, 2017

Relationship to project BZA 13691-2017

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.**

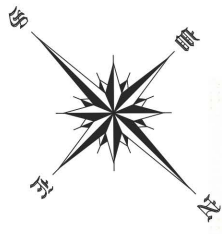
Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

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.

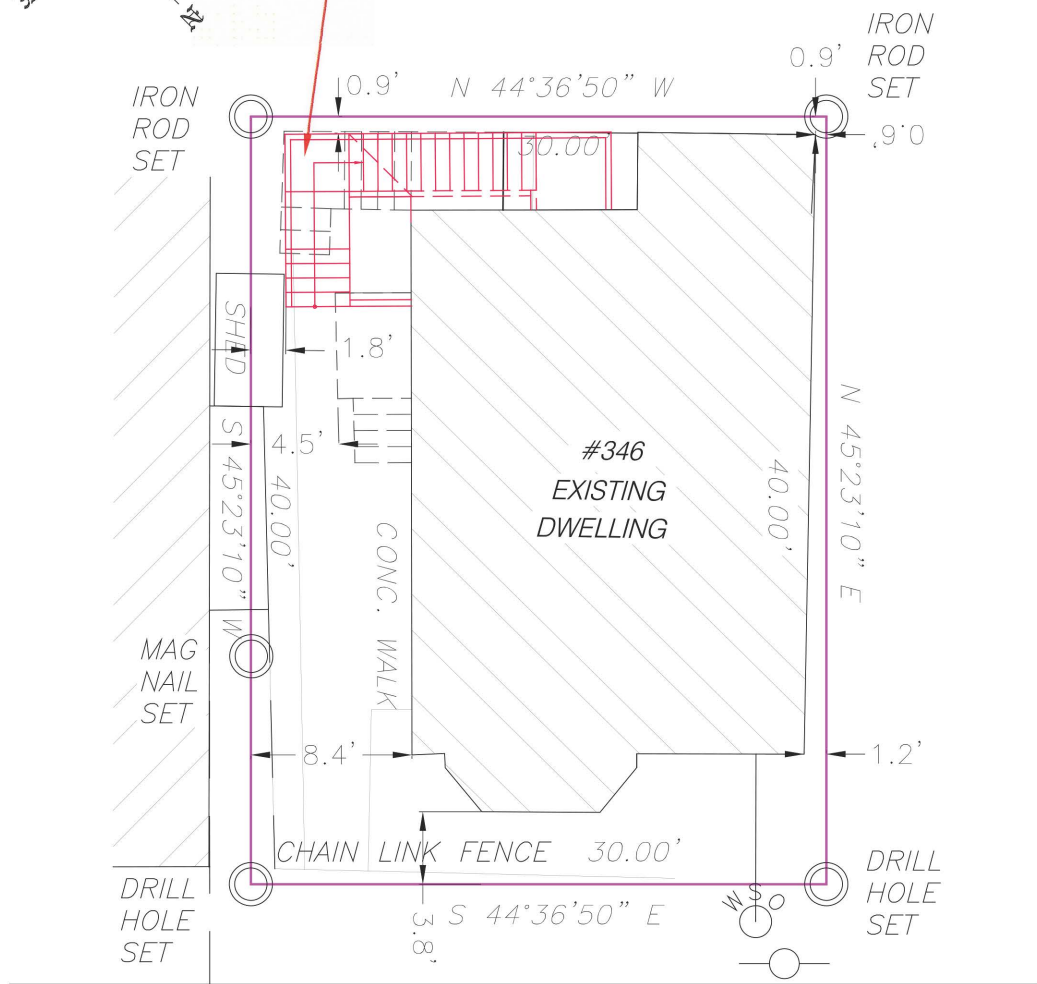
More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

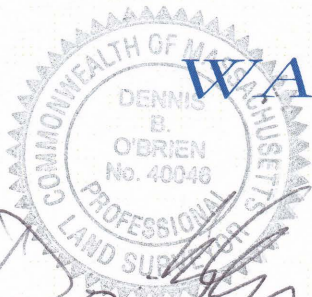
Cambridge Historical Commission  
831 Massachusetts Ave., 2<sup>nd</sup> Fl.  
Cambridge, MA 02139  
Ph: 617/349-4683 or TTY: 617/349-6112  
<http://www.cambridgema.gov/Historic>



**PROPOSED STAIRS**



# WASHINGTON STREET



*Dennis B. O'Brien*  
 Dennis O'Brien P.L.S.

**D. O'BRIEN**  
**LAND SURVEYING**  
 EST 1996  
 31 HAYWARD STREET UNIT 3-G,  
 FRANKLIN, MA 02038 508-541-0048

PLAN SHOWING PROPOSED STAIRS  
 346 WASHINGTON STREET  
 CAMBRIDGE, MA SUFFOLK COUNTY

SCALE: 1:10'	DATE: 9/28/2016	REVISED: ---	DRAWN BY: M.F.W.	CHECKED BY: D.O.
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# Mansard Renovation

346 Washington St  
Cambridge, MA 02139  
Special Permit Application  
May 21, 2017

Mansard Renovation  
346 Washington Street  
Cambridge, MA 02139

Michele Auer Architect  
200 Presidents Lane #16  
Quincy, MA 02169  
Tel: 617.686.3937

Daniel Bonardi Consulting Engineers  
1165R Massachusetts Avenue  
Arlington, MA 02476

## DRAWING LIST

A0 COVER SHEET  
A0.1 EXISTING CONDITIONS AND SITE CONTEXT PLAN  
A0.2 PROPOSED SITE/LANDSCAPE PLAN  
A1.1 FLOOR PLANS  
A1.2 FLOOR PLANS  
A1.3 FLOOR PLANS  
A3.1 ELEVATIONS  
A3.2 ELEVATIONS  
A3.3 ELEVATIONS  
A9.0 3D PERSPECTIVES

SPECIAL PERMIT	21 MAY 2017
PERMIT	22 DEC 2016
PRICING REVISION	12 DEC 2016
PRICING	1 NOV 2016

NO.	ISSUED FOR	DATE
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COVER SHEET

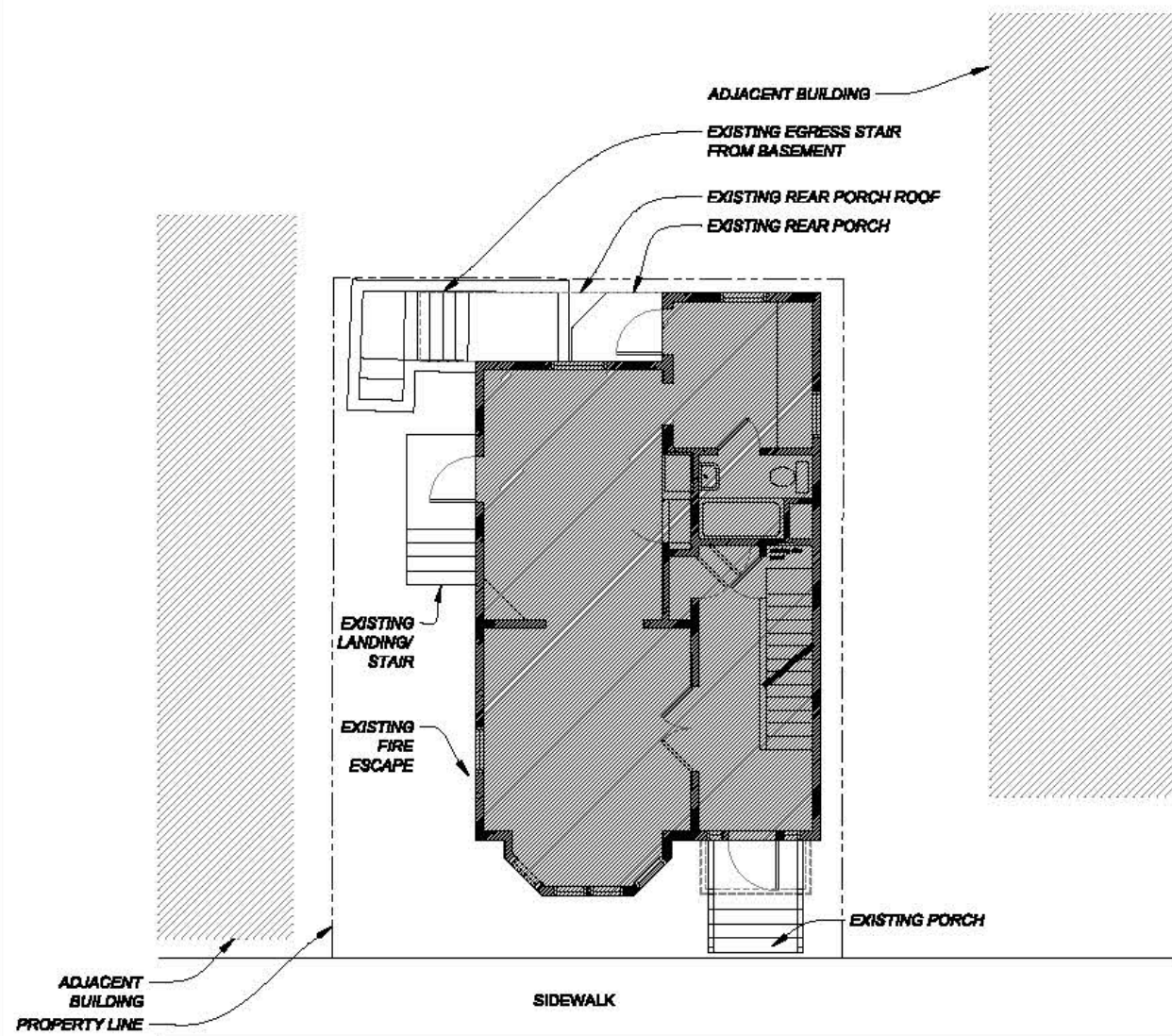
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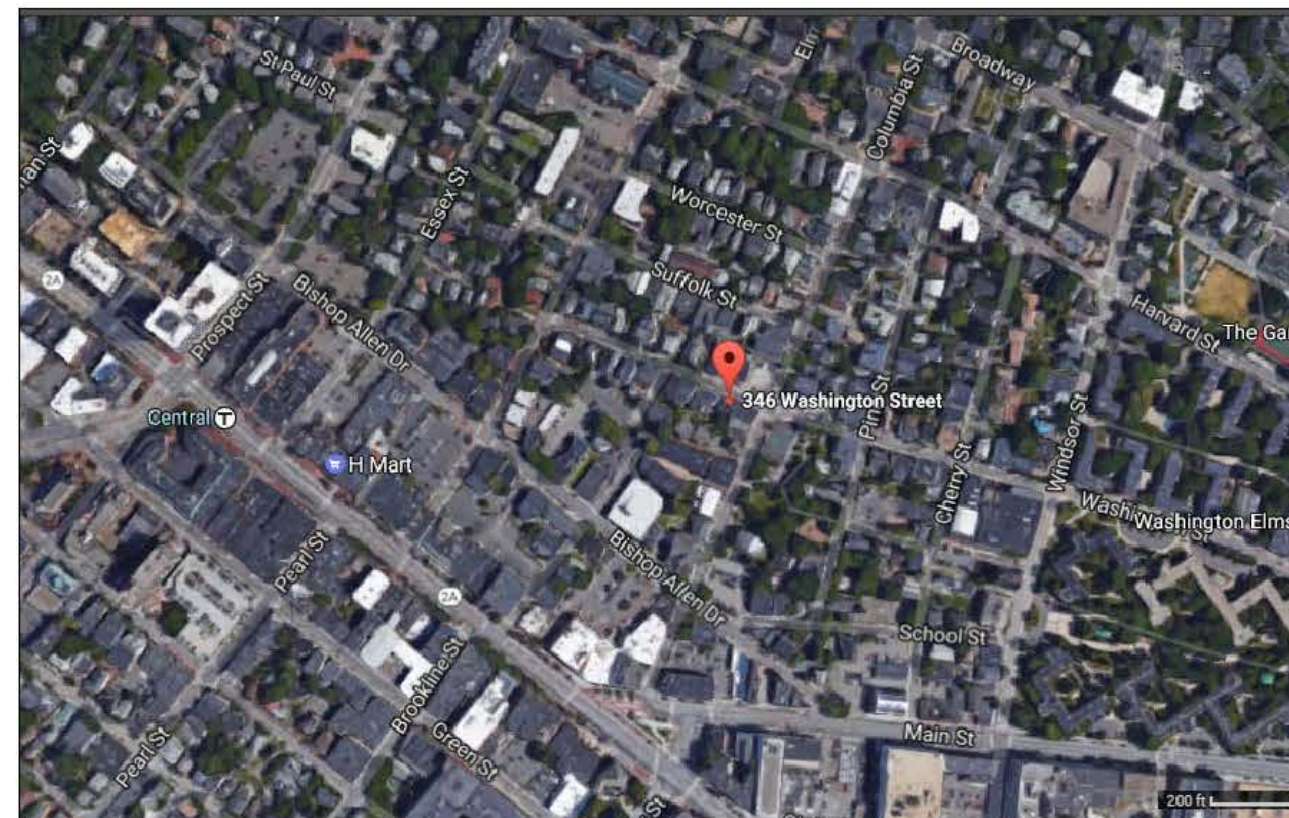
**Mansard Renovation  
346 Washington Street  
Cambridge, MA 02139**

Michèle Auer Architect  
200 Presidents Lane #16  
Quincy, MA 02169  
Tel: 617.686.3637

Daniel Bonard Consulting Engineers  
1165R Massachusetts Avenue  
Arlington, MA 02476



**2** EXISTING CONDITIONS PLAN  
NTS



**1** SITE CONTEXT MAP  
NTS

**ZONING SUMMARY**

346 Washington St is an existing multi-family residence in Cambridge, MA. The house is a mansard Victorian located in a C-1 district. The building is a conforming use on an existing nonconforming lot. Dimensional requirements of Article 6 and parking requirements of Article 8 are not met. Please refer to plot plan and attached dimensional information.

The existing front porch will be replaced as allowed per 8.22.1 g.  
Existing windows will be replaced as allowed per 8.22.1 d.  
Windows on street facade will be added and/or enlarged as allowed per 8.22.1 d.

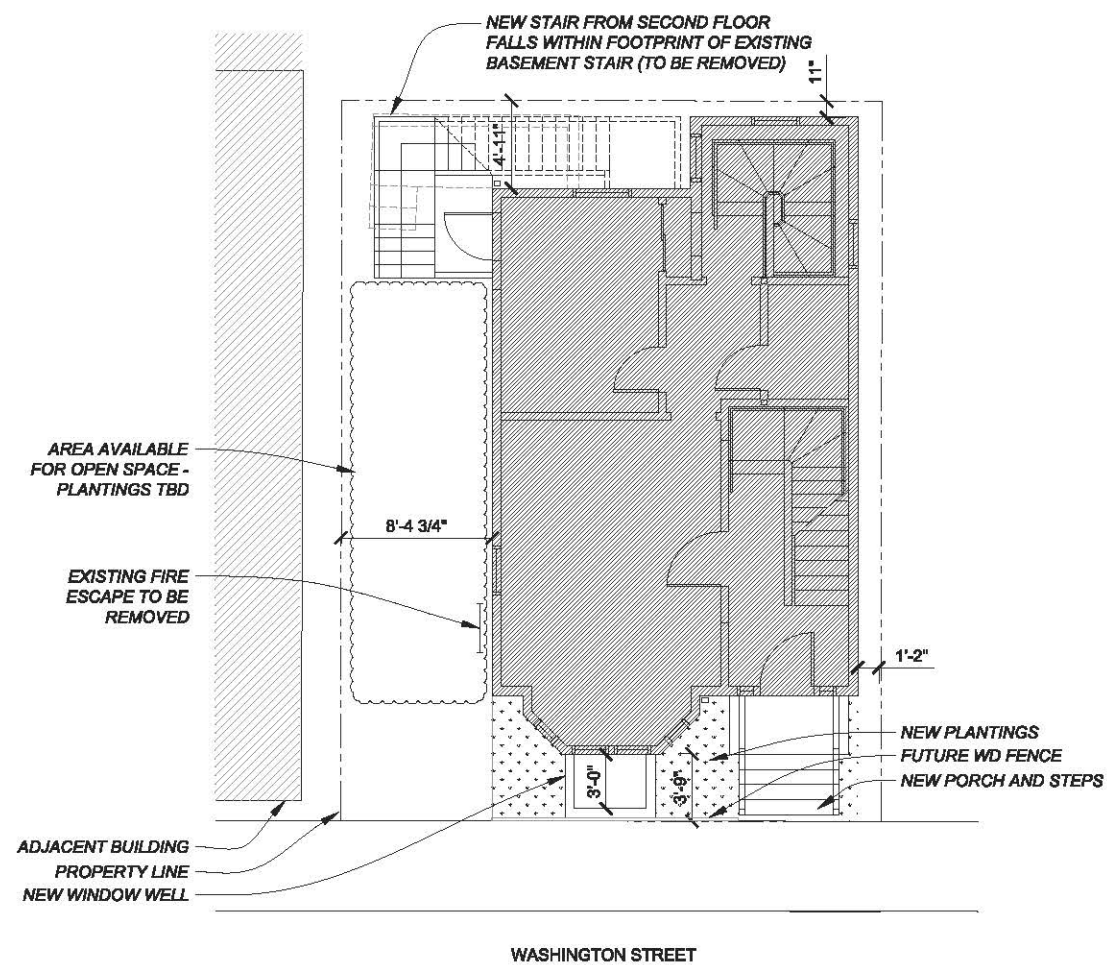
This special permit application is for window and door modifications on non-street facades, new egress stairs from second floor, and new window well at front yard. Refer to attached Project Narrative for more detail.

NO.	ISSUED FOR	DATE
	SPECIAL PERMIT	21 MAY 2017
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**EXISTING CONDITIONS AND  
SITE CONTEXT PLAN**

**A0.1**





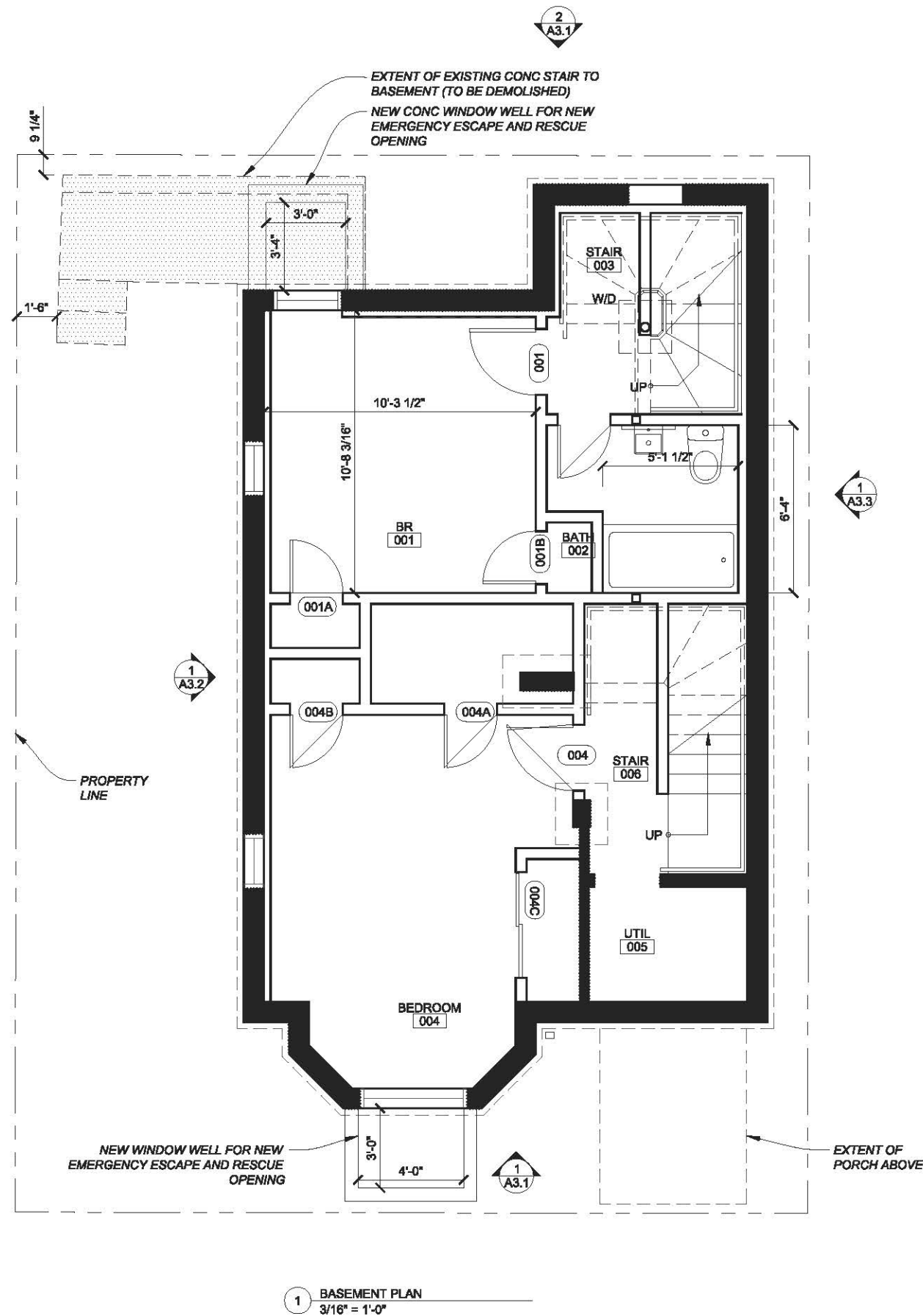
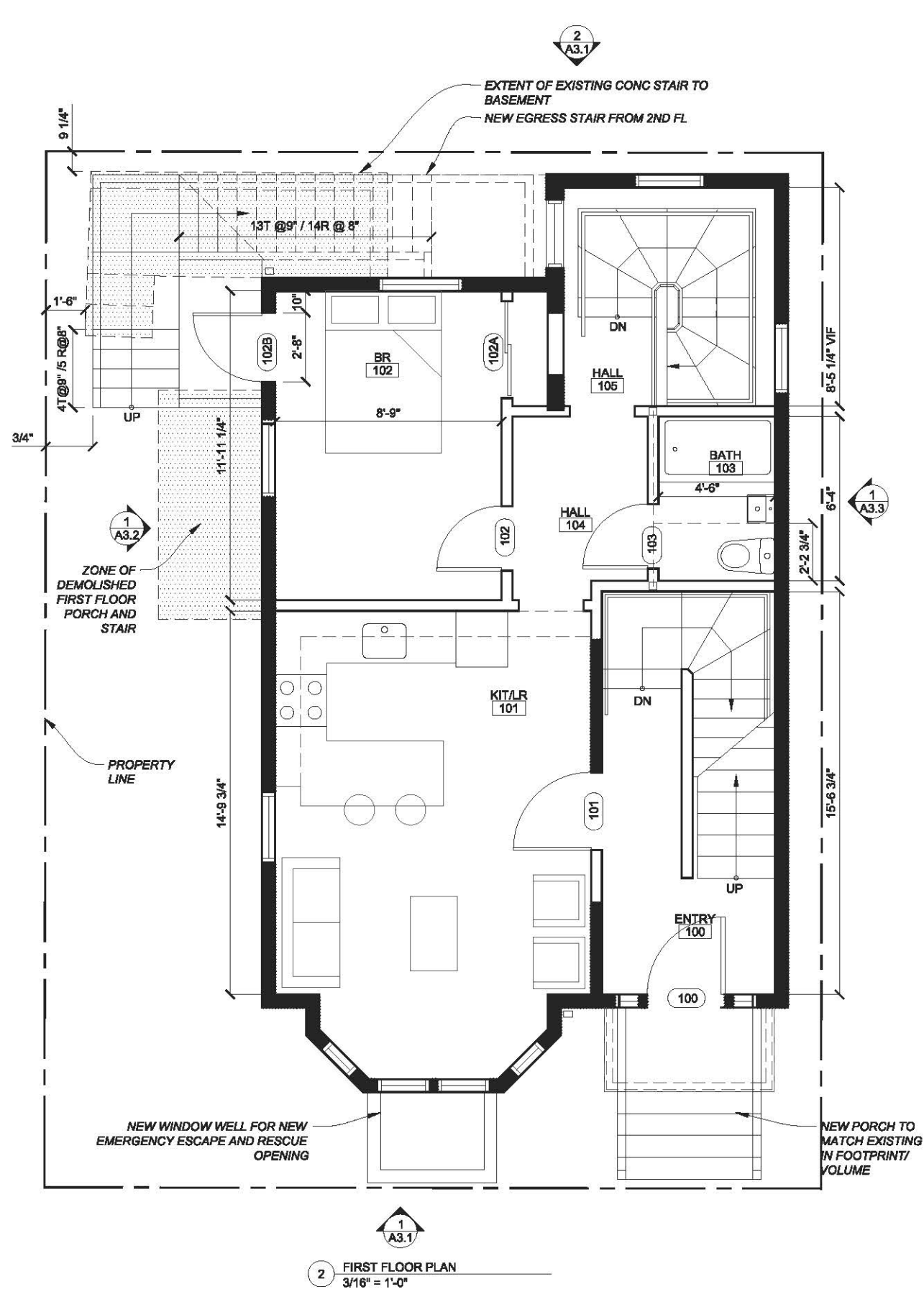
1 PROPOSED SITE/LANDSCAPE PLAN  
 NTS

SPECIAL PERMIT	21 MAY 2017
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NO.	ISSUED FOR	DATE
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PROPOSED SITE/  
 LANDSCAPE PLAN

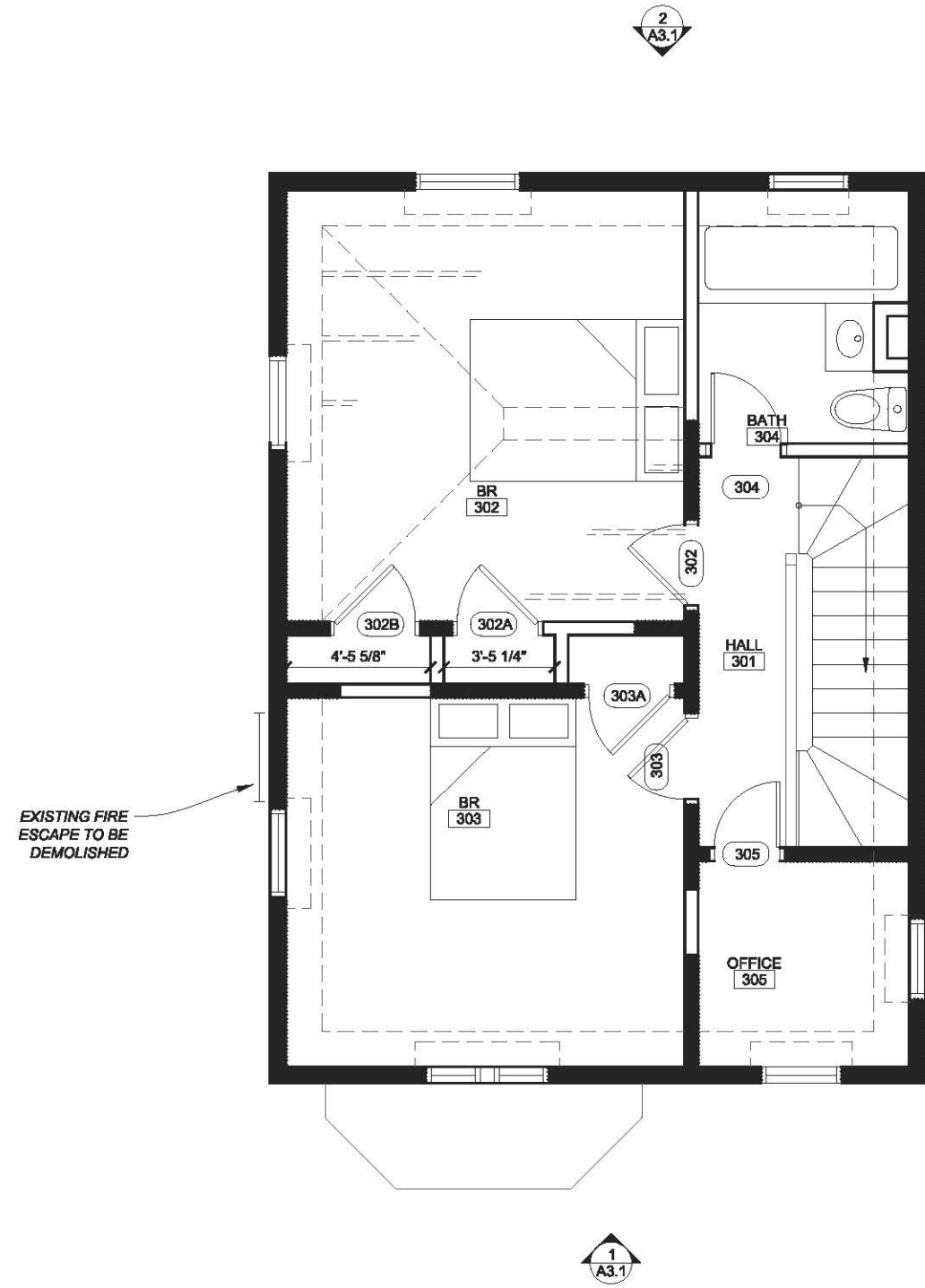
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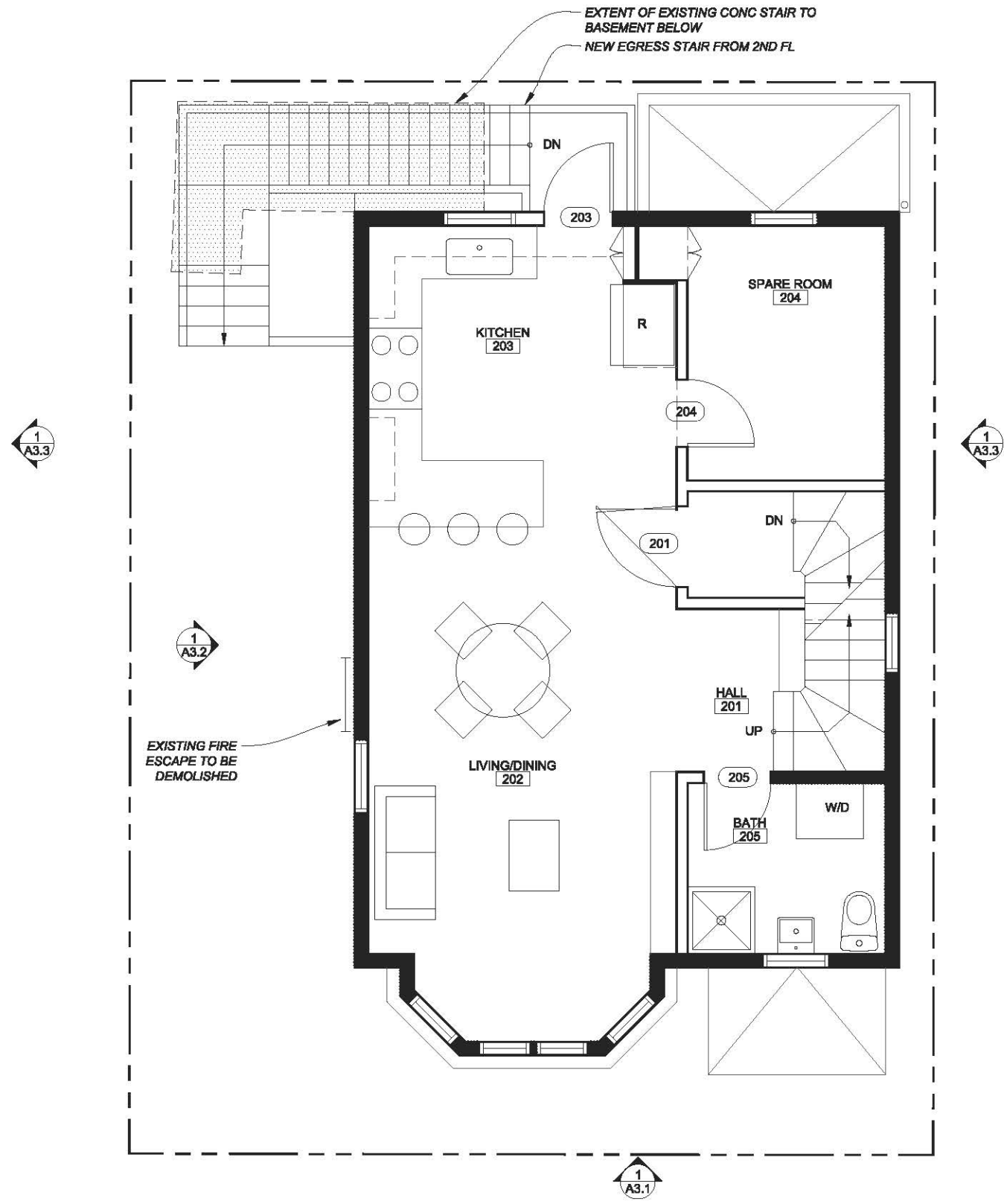
NO.	ISSUED FOR	DATE
	SPECIAL PERMIT	21 MAY 2017
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	PRICING	1 NOV 2016

FLOOR PLANS

A1.1



2 THIRD FLOOR PLAN  
 3/16" = 1'-0"

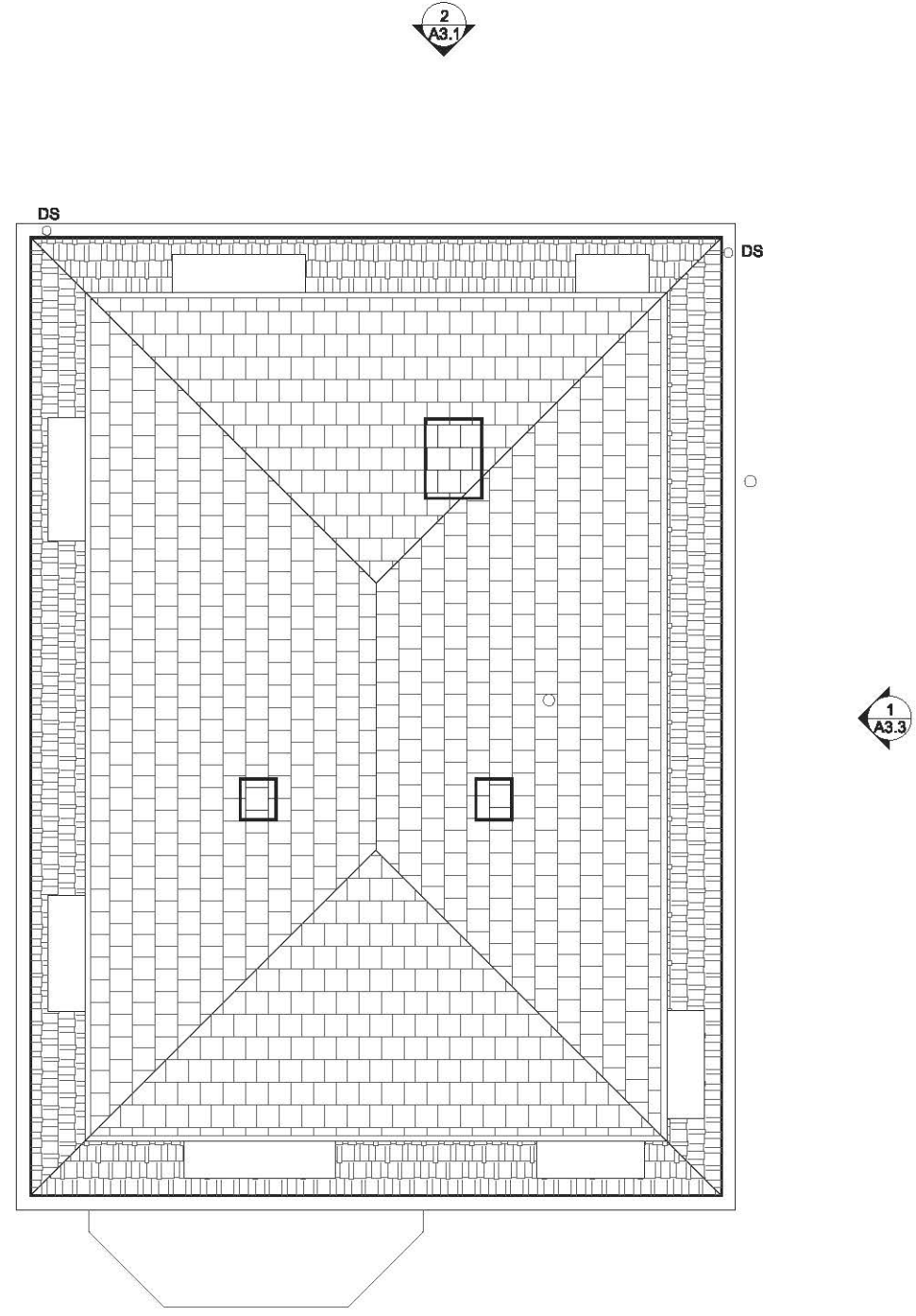


1 SECOND FLOOR PLAN  
 3/16" = 1'-0"

SPECIAL PERMIT	21 MAY 2017
PERMIT	22 DEC 2016
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PRICING	1 NOV 2016

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FLOOR PLANS  
**A1.2**

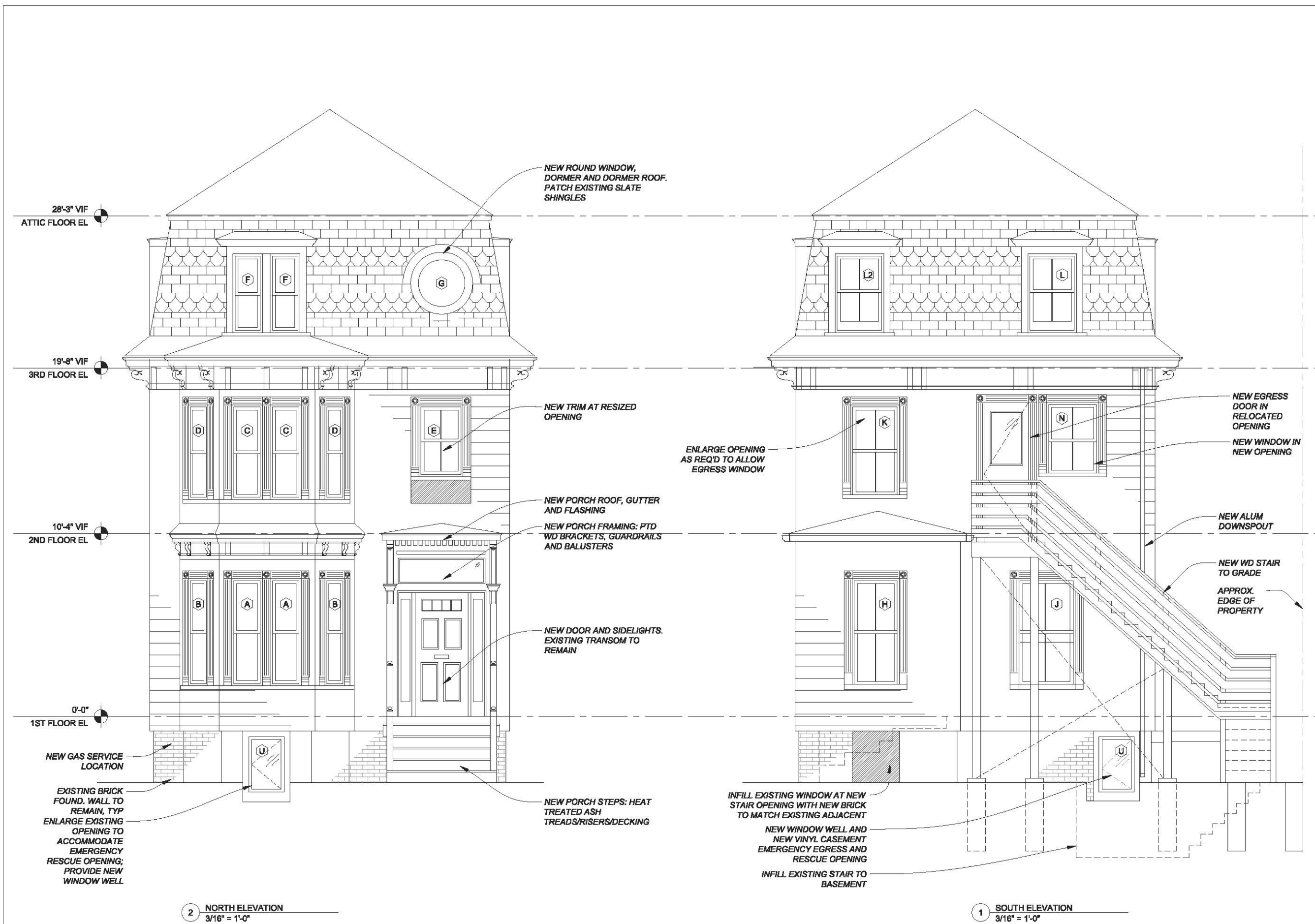


1 ROOF PLAN  
 3/16" = 1'-0"

SPECIAL PERMIT	21 MAY 2017
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NO.	ISSUED FOR	DATE

FLOOR PLANS  
**A1.3**



2 NORTH ELEVATION  
 3/16" = 1'-0"

1 SOUTH ELEVATION  
 3/16" = 1'-0"

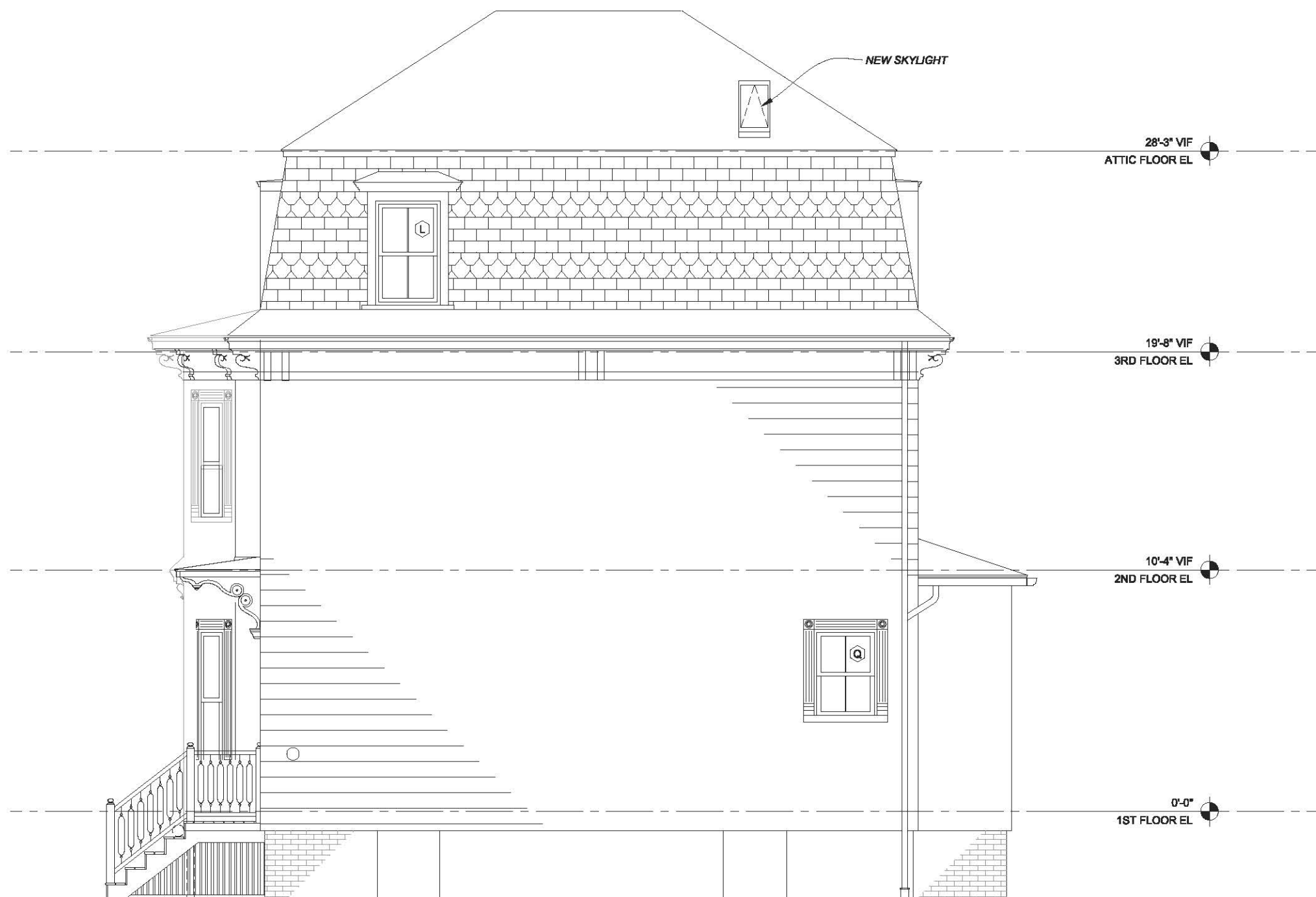
SPECIAL PERMIT	21 MAY 2017	
PERMIT	22 DEC 2016	
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PRICING	1 NOV 2016	
NO.	ISSUED FOR	DATE

ELEVATIONS  
**A3.1**

Mansard Renovation  
346 Washington Street  
Cambridge, MA 02139

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200 Presidents Lane #16  
Quincy, MA 02169  
Tel: 617.686.3937

Daniel Bonardi Consulting Engineers  
1165R Massachusetts Avenue  
Arlington, MA 02476



1 WEST ELEVATION  
3/16" = 1'-0"

NO.	ISSUED FOR	DATE
	SPECIAL PERMIT	21 MAY 2017
	PERMIT	22 DEC 2016
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ELEVATIONS

A3.2



NEW EGRESS STAIR TO GRADE

EXISTING EGRESS DOOR TO BE CONVERTED TO WINDOW

NEW EGRESS DOOR FROM FIRST FLOOR APARTMENT

NEW EGRESS STAIR TO GRADE

EXISTING WROUGHT IRON FIRE ESCAPE TO BE REMOVED

28'-3" VIF  
ATTIC FLOOR EL

19'-8" VIF  
3RD FLOOR EL

10'-4" VIF  
2ND FLOOR EL

0'-0"  
1ST FLOOR EL

1 EAST ELEVATION  
 3/16" = 1'-0"

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ELEVATIONS  
**A3.3**





1 STREET VIEW  
 NTS



2 REAR VIEW  
 NTS



3 STREET VIEW  
 NTS



4 REAR VIEW  
 NTS

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3D PERSPECTIVE VIEWS

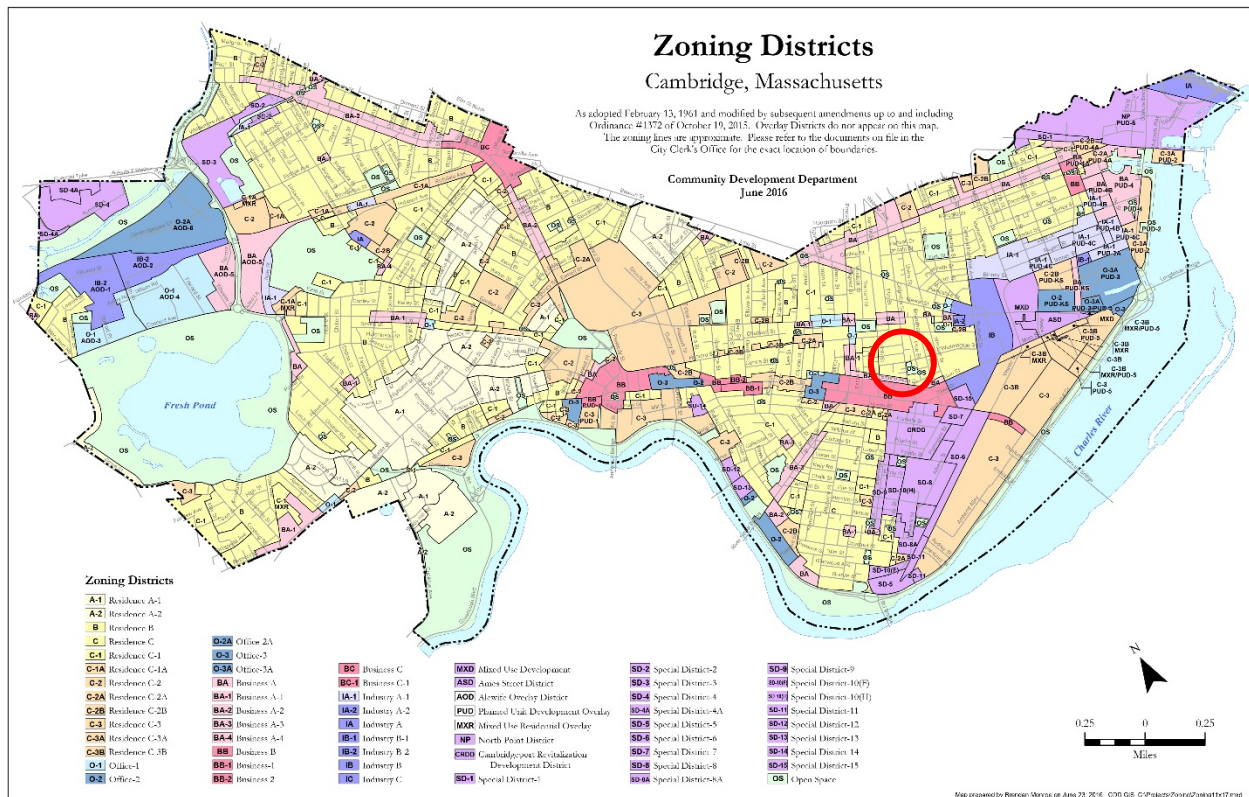
**A9.0**

346 Washington Street Renovation  
Existing conditions documentation for Variance/Special Permit Application

June 21, 2017

**Overview**

346 Washington Street is an existing three-family house on an existing non-conforming lot in Cambridge. The property is located on Washington Street between Norfolk and Columbia St, in a C-1 district in which multifamily residential is an allowed use. The lot is non-conforming because the structure does not comply with the dimensional requirements of Cambridge Zoning Ordinance Article 5, and because the off-street parking requirements of Article 6 are not satisfied. Please refer to attached stamped plot plan and Dimensional Form.



**Existing conditions**

The house is a mansard Victorian similar to several other houses on the same block. It was originally a single family but has most recently been used as a three-family. The existing front porch is in disrepair and will be replaced as allowed by Article 8.22.1 g. Many existing windows are cracked and leaky. Framing around existing mansards is deteriorated due to water intrusion. Most windows are to be replaced with new in their existing location as allowed by 8.22.1 d. New and relocated windows and doors are as described in Special Permit Item 2 below.



346 Washington Street Renovation  
Existing conditions documentation for Variance/Special Permit Application

Photographs of existing exterior elevations (taken before and after siding abatement) are below:



Street elevation



Street elevation/west elevation



Partial rear (south) elevation



East elevation

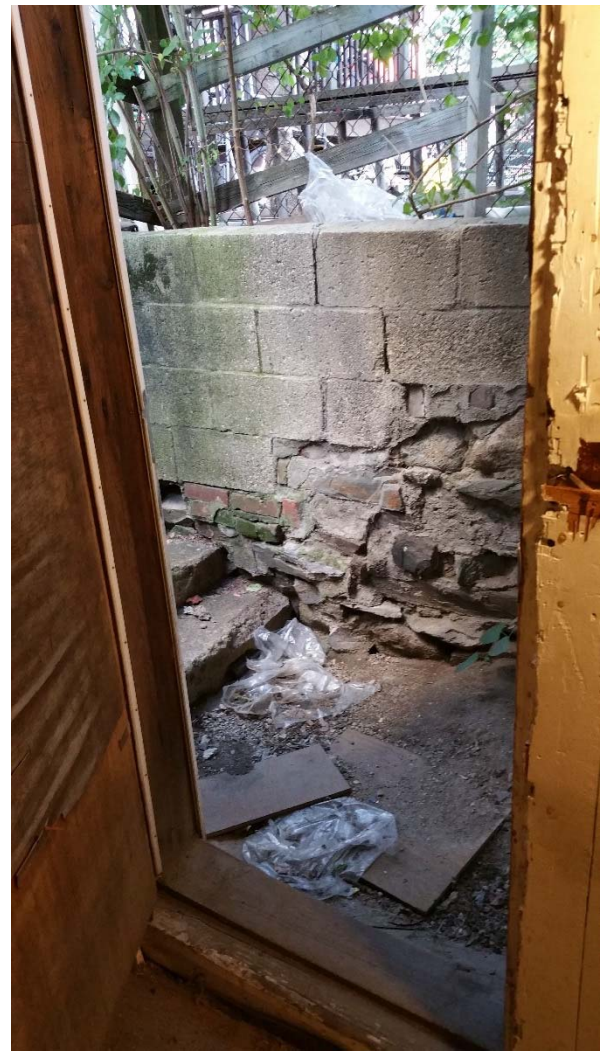


The building was previously occupied as a three-family, with one apartment in the basement, one on the first floor, and one on floors 2-3. Various exterior egress components provided emergency egress to these apartments. As stated above, the existing house does not conform to the setback requirements of Article 5; many of the existing egress elements serving the structure encroach even further upon the required setbacks. The location of these exterior elements and their relationship to property lines is described below.

The basement apartment was served by an egress door at the rear of the house, which opens onto a stone and concrete stairwell leading to grade (see photos). The stone and concrete stairs currently abut the rear property line and extend to within 1.5' of the east (side) property line. The basement stairs are shown in the dotted green zone in the existing floor plan below.

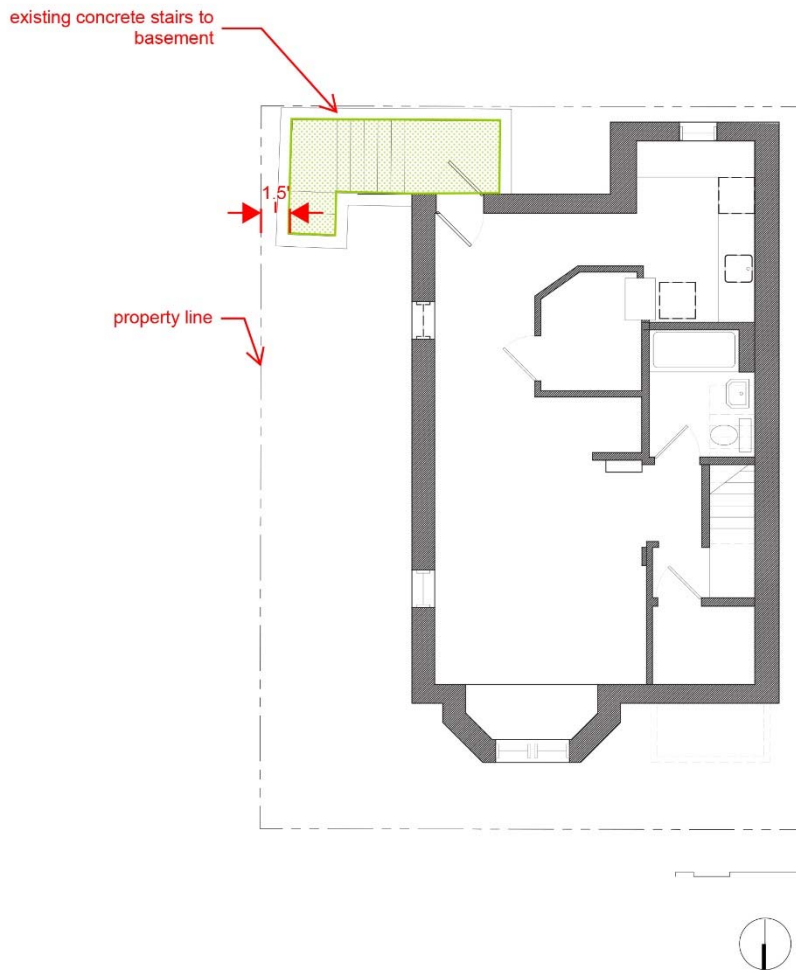


Existing concrete stairs from rear basement door



Existing rear basement stairwell

346 Washington Street Renovation  
Existing conditions documentation for Variance/Special Permit Application



Basement level existing conditions plan

The first floor apartment was served by a door from the rear bedroom to the east side yard, with a small landing and steps that led to grade (see photos below). A second door exited from the southwest corner of the house. This door led to a land-locked covered porch (currently in disrepair, see photos). The rear porch also abuts the rear property line, and its roofline extends to within 8' of the east (side) property line. The extent of the rear porch is shown in blue on the existing floor plan below. Photographs of the existing rear porches in their current state are below.



346 Washington Street Renovation  
Existing conditions documentation for Variance/Special Permit Application



Existing rear porch as seen from second floor rear window (looking east)



Existing rear porch as seen from existing rear stairwell to basement



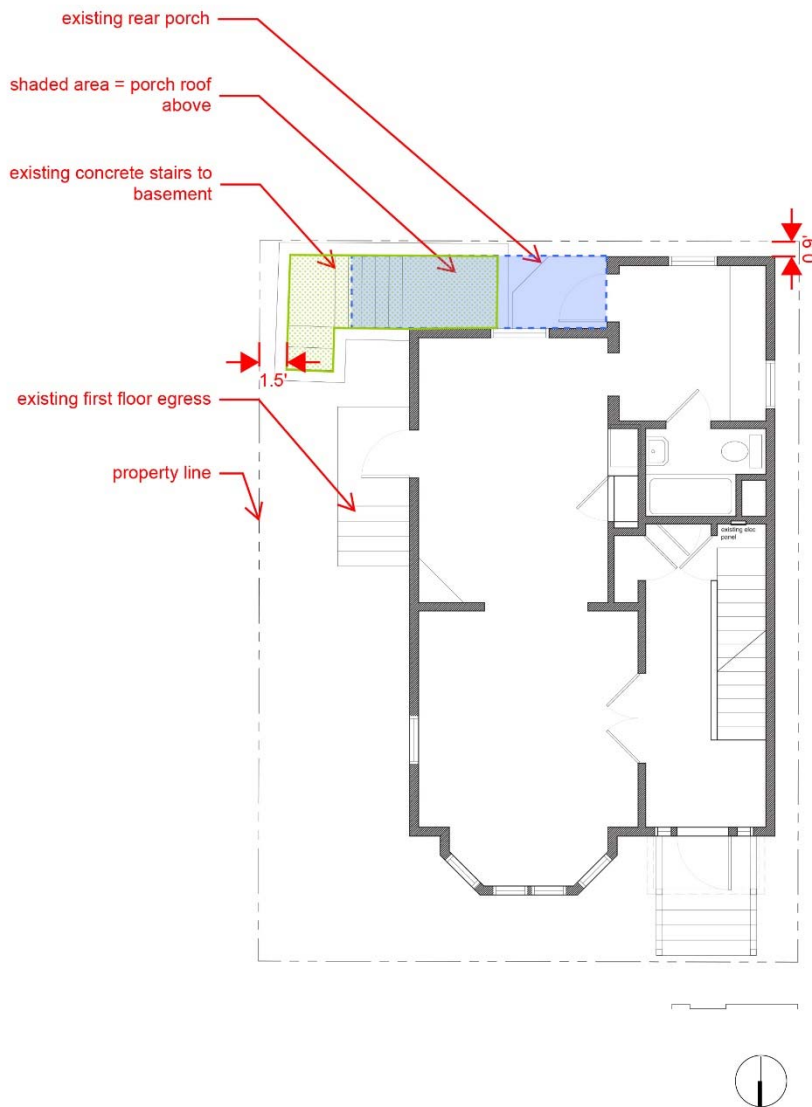
Existing rear porch roof and first floor egress/landing as seen from east sideyard



Existing rear porch roof as seen from neighbor's driveway (looking northeast)

## 346 Washington Street Renovation

### Existing conditions documentation for Variance/Special Permit Application



First floor existing conditions plan

The upper apartment was served by the main door and stair for emergency egress, and by one wrought iron fire escape from the windows along the east façade (see photos below). The fire escape requires use of vertical ladders, without a safety cage, for escape. The connection of the fire escape to the structure of the house allowed water penetration and caused rot (see photos below).

There is an existing door at the rear of the 2<sup>nd</sup> floor which led out to the roof of the existing rear porch. Presumably this door was intended as a means of egress, but there is no access to grade from the porch roof, and the roof structure itself is near collapse (see photos).

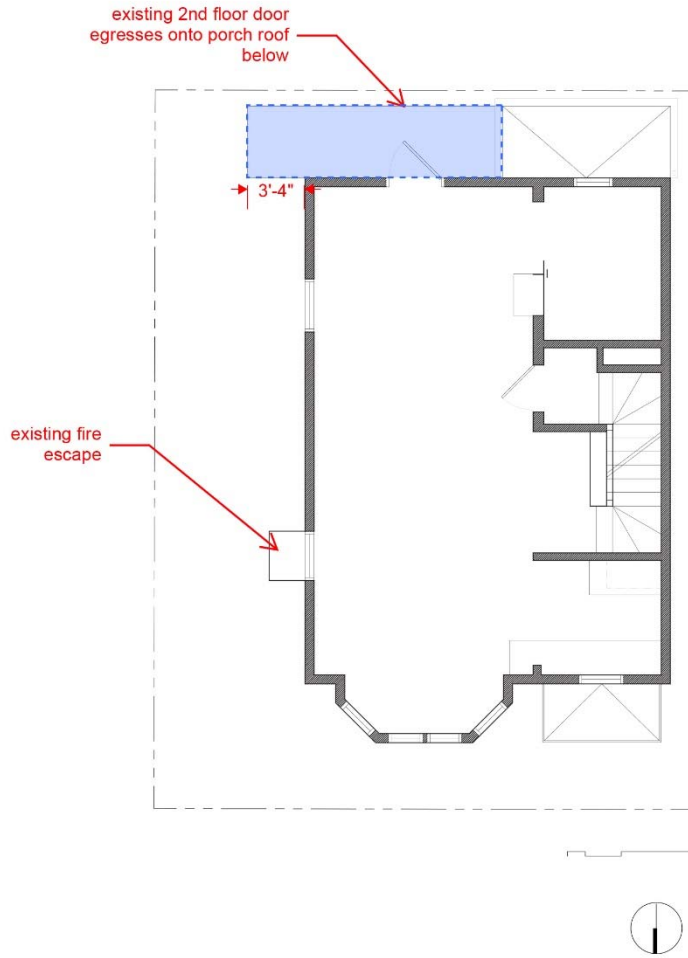


346 Washington Street Renovation  
Existing conditions documentation for Variance/Special Permit Application

	
<p>Existing fire escape</p>	<p>Partial rear elevation, showing old porch roof and 2<sup>nd</sup> floor door (marked in red) above roof</p>
	
<p>Sheathing rot below fire escape attachment</p>	<p>Sheathing rot below fire escape attachment</p>



346 Washington Street Renovation  
Existing conditions documentation for Variance/Special Permit Application



2<sup>nd</sup> floor existing conditions plan

**Special Permit – Relocation, resizing and addition of windows and doors**

In order to improve interior layouts, and to accommodate improved egress per item 1, several modifications to windows and doors on non-conforming facades are proposed. Please refer to elevation drawings A3.1, A3.2 and A3.3.

Modifications to windows on a street façade are allowed per 8.22.1 d and are not addressed here. The following table summarizes the proposed changes.

East elevation
<ul style="list-style-type: none"><li>• Original egress door from bedroom is replaced by new window type V</li></ul>
<ul style="list-style-type: none"><li>• New egress door 102B added in southwest corner</li></ul>
<ul style="list-style-type: none"><li>• Existing door from rear 1-story bumpout is replaced by a window type S since access to door is blocked by new stair to basement</li></ul>
<ul style="list-style-type: none"><li>• Original 2<sup>nd</sup> floor rear window to be infilled to accommodate new stove/hood location</li></ul>
South elevation
<ul style="list-style-type: none"><li>• Original 2<sup>nd</sup> floor egress door to porch roof is moved west</li></ul>
<ul style="list-style-type: none"><li>• New window type N is added to kitchen to improve daylight</li></ul>
<ul style="list-style-type: none"><li>• Window type K is enlarged to meet minimum code emergency egress and rescue opening requirements</li></ul>
<ul style="list-style-type: none"><li>• Original basement egress door is partially infilled and replaced with window type U to meet emergency egress and rescue opening requirements</li></ul>

**Setback calculation reference**

The building height H is 38.3' above existing grade.

Building length parallel to street and rear yard = 20.4'.

Building length parallel to east side yard = 28.4'

Building length parallel to west side yard = 32.3'

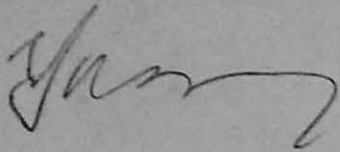
Denominator in setback formulas may be increased by 2 for building heights under 40'.

	Setback Formula	Modified Formula	Minimum allowed	Actual (to building/to existing landing)
Front yard setback	$(H+L)/4$	$(H+L)/6 = 9.78'$	10'	3.8'
East side yard setback	$(H+L)/5$	$(H+L)/7 = 9.53'$	7.5' (Article 5.21.1)	8.4'/4.5'
West side yard setback	$(H+L)/5$	$(H+L)/7 = 10.09'$	7.5' (Article 5.21.1)	0.6'
Rear yard setback	$(H+L)/4$	$(H+L)/6 = 9.78'$	20'	0.9'

To Whom It May Concern:

We live in Apartment 1L at 361 Washington Street in Cambridge, which is across the street to the north from 346 Washington Street. The owner, Stephen Greenfield, has been telling us about his family's plan to build a wooden rear egress stairwell on the south side of their house, descending east and landing at the southeast corner of their property. We support this plan as described to us and hope the city can approve it quickly so their renovation can complete.

Thank you,

A handwritten signature in dark ink, appearing to be a stylized name, possibly "Yan" or "Yan" with a long horizontal stroke extending to the right.

Residents of 361 Washington Street, Apartment 1L, Cambridge

Dear Sir or Madam:

We live at 363 Washington Street in Cambridge, diagonally opposite 346 Washington Street on the north side. The owner, Stephen Greenfield, has been telling us about his family's plan to build a rear egress stairwell on the south side of their house, descending east and landing at the southeast corner of their property. We support this plan as described to us and hope the city can approve it quickly so the renovation will complete.

Thank you.

*Virginia Greenblatt*

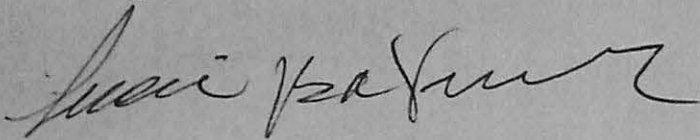
*[Signature]*

363 Washington Street

To Whom It May Concern:

My name is Lucia Paz de Jimenez. I live at 65-A Columbia Street in Cambridge. Our house is diagonally southeast from 346 Washington Street. The owners, Stephen and Jenny Greenfield, have been telling us about their family's plans for a rear wooden egress stairwell exiting the south side of their house on the second floor, descending toward the east and landing in their property's southeast corner. I approve this plan described to me and hope for the city's quick approval of the project. I may be reached for questions at 617-388-0027.

Thank you,

A handwritten signature in cursive script, appearing to read "Lucia Paz de Jimenez".

Lucia Paz de Jimenez


65-A Columbia Street



To Whom It May Concern:

My name is Carla Gonsalves. I live at 65-B Columbia Street in Cambridge. Our house is diagonally southeast from 346 Washington Street. The owners, Stephen and Jenny Greenfield, have been telling us about their family's plans for a rear wooden egress stairwell exiting the south side of their house on the second floor, descending toward the east and landing in their property's southeast corner. I approve this plan described to me and hope for the city's quick approval of the project. I may be reached for questions at 617-233-7028.

Thank you,



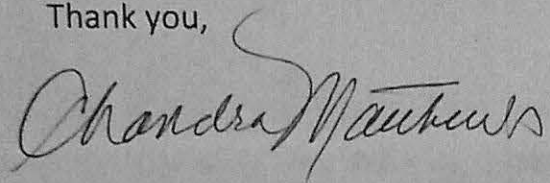
Carla Gonsalves

65-B Columbia Street

Dear Sir or Madam:

We live at 75 Columbia Street in Cambridge, adjacent to 346 Washington Street on the south side. The owner, Stephen Greenfield, has been telling us about his family's plan to build a wooden rear egress stairwell on the south side of their house, descending east and landing at the southeast corner of their property. We support this plan as described to us and hope the city can approve it quickly so the renovation will complete.

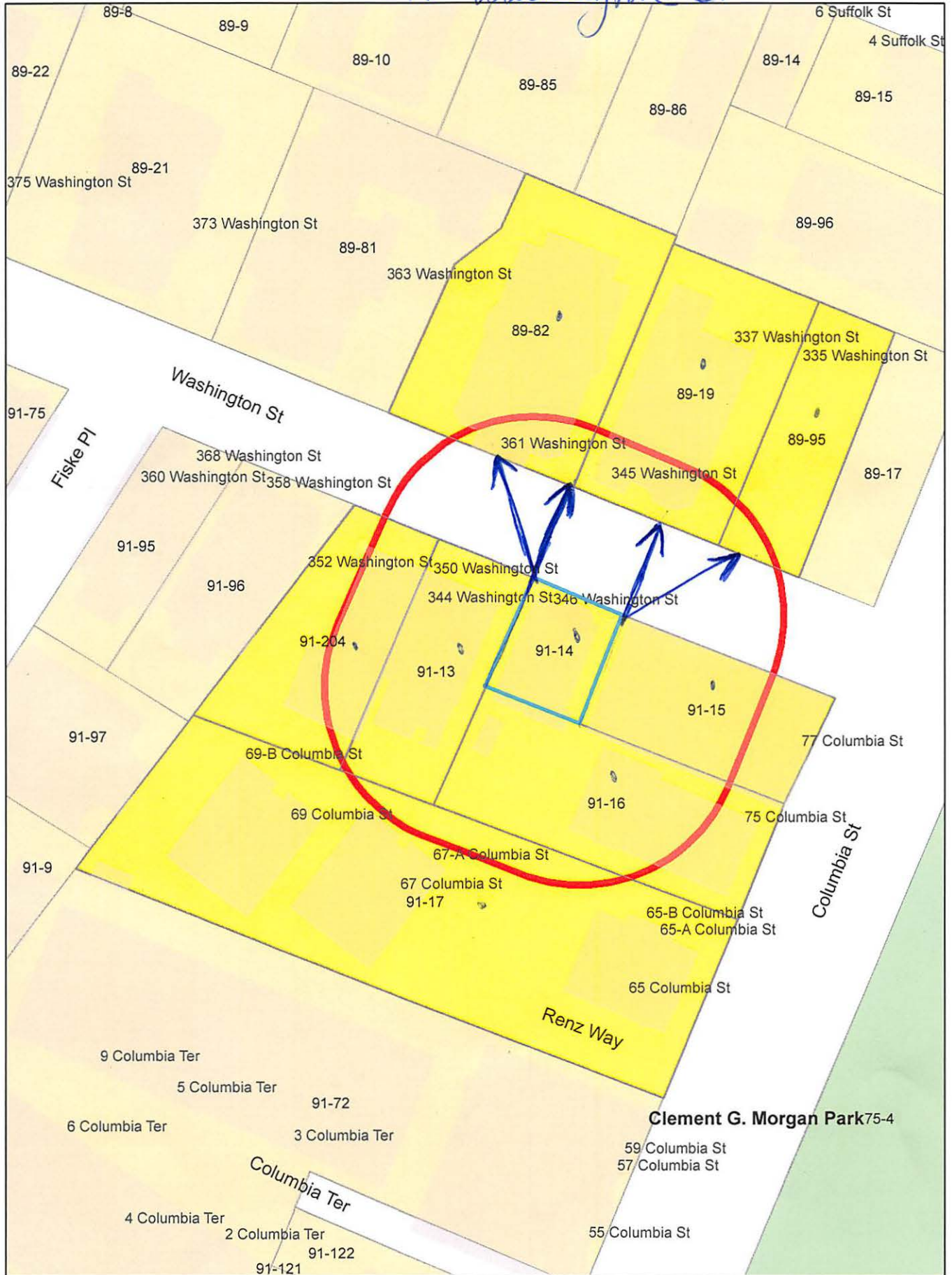
Thank you,

A handwritten signature in cursive script that reads "Chandra Matthews". The signature is written in dark ink and is positioned below the "Thank you," text.

75 Columbia Street



346 Washington St.



346 Washington St.

Petitioner  
MICHELE AUER  
35 PACKARDS LANE  
QUINCY, MA 02139

89-19  
CHRISTIAN MISSION PENTECOSTAL TABERNACLE  
77 COLUMBIA ST.  
CAMBRIDGE, MA 02139

89-82  
JK REALTY, LLC  
45 ROSE COURT, UNIT #B  
NORWOOD, MA 02062

91-13  
DARLINGTON-HOPE, MARIAN  
C/O HOPE, SEAN D. & JONATHAN BENNETT, TR  
350 WASHINGTON ST  
CAMBRIDGE, MA 02139

91-14  
BORNHEIMER, WILLIAM R. &  
JUDD M. BORNHEIMER  
346 WASHINGTON ST  
CAMBRIDGE, MA 02139

91-15 / 89-95  
CHRISTIAN MISSION PENTACOSTAL  
TABERNACLE  
77 COLUMBIA STREET  
CAMBRIDGE, MA 02139

91-16  
MAHABIR, RAMNARACE, MAMIN MAHABIR,  
CHANDRA MATTHEWS &  
CITY OF CAMBRIDGE TAX TITLE  
75 COLUMBIA STREET  
CAMBRIDGE, MA 02139

91-17  
JIMENEZ, OSCAR A. & LUCIA PAZ DE JIMENEZ  
65-69 COLUMBIA ST., #65A  
CAMBRIDGE, MA 02139

91-17  
GONSALVES, CARLA M.  
65 COLUMBIA ST., UNIT #65B  
CAMBRIDGE, MA 02139

91-17  
BARI, MOHD A. & AMEENA SHOUKAT  
65-69 COLUMBIA ST., #67A  
CAMBRIDGE, MA 02141

91-17  
RAMKISSOON, HENRIETTA &  
POORAN RAMKISSOON  
65-69 COLUMBIA ST., #67B  
CAMBRIDGE, MA 02139

91-17  
POWEIGHA, UGEBAI M.  
65-69 COLUMBIA ST., #69A  
CAMBRIDGE, MA 02139

91-17  
PIERRE, ADIUS & ANNE PIERRE  
65-69 COLUMBIA ST., #69B  
CAMBRIDGE, MA 02139

91-204  
DARLINGTON, AGNES  
TRUSTEE OF DARLINGTON FAMILY TRUST  
352 WASHINGTON ST  
CAMBRIDGE, MA 02139