

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Sula R. Fiszman and Jack Bergman

PETITIONER'S ADDRESS: 36 Mt Vernon Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 36 Mt. Vernon Street, Cambridge, MA 02140

TYPE OF OCCUPANCY: Condominium ZONING DISTRICT: C-1

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To enclose the existing front porch entryway to a mudroom entryway and add new front steps.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31

Article _____ Section _____

Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5

Applicants for a **Special Permit** must complete Pages 1-4 and 6

Applicants for an **Appeal** to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Sula R. Fiszman / Jack Bergman
(Petitioner(s)/Owner)

Sula Fiszman / JACK BERGMAN
(Print Name)

Address:

36 Mount Vernon St.
Cambridge, MA 02140

Tel. No.:

617-945-0116

E-Mail Address:

fiszmasr@gmail.com

Date: May 20, 2017

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 Sula R. Fiszman and Jack Bergman
(OWNER)

Address: 36 Mt. Vernon Street, Cambridge, MA 02140

State that I/We own the property located at 36 Mt. Vernon St, Cambridge,
which is the subject of this zoning application.

The record title of this property is in the name of Sula R. Fiszman and Jack
Bergman

*Pursuant to a deed of duly recorded in the date 11/14/2016, Middlesex South
County Registry of Deeds at Book 68390, Page 292; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Sula R. Fiszman / Jack Bergman
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 SULA R. FISZMAN
JACK BERGMAN personally appeared before me,
this 3rd of MAY, 2017, and made oath that the above statement is true.

Shipp-Pey Notary
My commission expires 7/17/2020 (Notary Seal).



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

Application of Sula Fiszman and Jack Bergman for a variance
Board of Zoning Appeal
Location: 36 Mount Vernon Street, Cambridge

May 3, 2017

SUPPORTING STATEMENT FOR A VARIANCE

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 applicants request relief in order to enclose the existing porch and create a mudroom entryway into this second and third floor condominium. The hardship exists because of the position of the dwelling on the lot; it is against the lot line on the west and near to the front lot line on the north. The lot is a double lot consisting of 10,000 square feet. The abutting lots are all 5,000 square feet. The applicants recently moved to Cambridge and are in the process of remodeling the dwelling. Presently, upon entering from the porch, the entryway is so narrow that two people have to enter single file and there is no room to put boots or coats in the winter. This results in snow and mud being tracked up the stairs. Moreover, there is presently no heat source in the entryway which makes it very cold in the winter. A literal enforcement of the ordinance would prevent the conversion of the present porch entryway into a mudroom and thereby deprive the owners of a reasonable amenity and thus involve a substantial hardship. Modern considerations of energy, cost, sensible layouts and neighborhood compatibility and style are all met by this proposal.

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 is located for the following reasons:

The variance requested is due to the existing configuration of the building on the lot with regard to required setbacks that are substantially less than is permitted in a C-1 Zoning District. As stated above, the dwelling is 1.33 feet from the northern lot line.

C. Desirable relief may be granted without either:

1. Potential detriment to the public good for the following reasons:

No detriment to the public good will be caused by the addition of this proposed mudroom. A review of neighboring entryways shows that the redesign will be more in keeping with the architectural features in the

neighborhood as well as restoring the original architectural integrity of the dwelling. The public good is advanced by modernizing old building to be architecturally consistent with neighboring buildings and by improving the existing housing stock to conform to modern living standards.

2. *Relief may be granted without nullifying or substantially derogating from the intent or purpose of this ordinance for the following reasons:*

The applicants wish to make their home modern and comfortable. The lot and dwelling were created long before the modern zoning code was enacted. The purpose of the Ordinance is to have a rational plan for the arrangement of lots and buildings within the City. While the applicants cannot alter the position of the dwelling on the lot, they are committed to the goal of first class, attractive housing in this C-1 Zoning District.

There will be no impact on traffic as a result of this addition.

The applicants respectfully request relief for this proposal. They believe it will be an enhancement to the building and to the neighborhood.

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Sula R. Fizman & Jack Bergman PRESENT USE/OCCUPANCY: Condominium

LOCATION: 36 Mt. Vernon St. Cambridge, MA 02140 ZONE: C-1

PHONE: 617-945-0116 REQUESTED USE/OCCUPANCY: Condominium

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>4274</u>	<u>4324</u>	<u>7590.75</u> (max.)
LOT AREA:	<u>10,121</u>		(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>42.2%</u>	<u>same</u>	<u>75%</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>5000</u>	<u>5000</u>	<u>1500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>80</u>		(min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>36.31</u>	<u>29.5**</u>	<u>28.42</u> (min.)
REAR	<u>31.06 avg</u>	<u>31.06 avg</u>	<u>28.42</u> (min.)
LEFT SIDE	<u>38.21</u>	<u>38.21</u>	<u>22.7</u> (min.)
RIGHT SIDE	<u>1.27</u>	<u>1.27</u>	<u>22.7</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>38</u>	<u>38</u>	<u>35</u> (max.)
LENGTH	<u>75.8</u>		n/a
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>65.10%</u>		<u>30%</u> (min.)
NO. OF DWELLING UNITS:	<u>2</u>		(max.)
NO. OF PARKING SPACES:			(min./max)
NO. OF LOADING AREAS:			(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>		<u>n/a</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.

****NOTE:** This measurement is from the centerline of the street.

Requested condition will be 4.5 feet from the property.

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'.

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Sula R. Fiszman and Jack Bergman

PETITIONER'S ADDRESS: 36 Mt Vernon Street, Cambridge, MA 02140

LOCATION OF PROPERTY: 36 Mt. Vernon Street, Cambridge, MA 02140

TYPE OF OCCUPANCY: Condominium ZONING DISTRICT: C-1

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

To enclose the existing front porch entryway to a mudroom entryway and add new front steps.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.31

Article _____ Section _____

Article _____ Section _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):

Sula R. Fiszman / Jack Bergman
(Petitioner(s)/Owner)

Sula Fiszman / JACK BERGMAN
(Print Name)

Address:

36 Mount Vernon St.
Cambridge, MA 02140

Tel. No.:

617-945-0116

E-Mail Address:

fiszmasr@gmail.com

Date: May 20, 2017

The map displays a residential neighborhood with the following streets and lots:

- Top Streets:** 178-104, 178-100, 178-99, 178-101, 178-102, 178-94, 178-93, 178-92, 178-91, 178-90, 178-89, 178-88, 178-87, 178-86, 178-85, 178-84, 178-83, 178-82, 178-81, 178-80, 178-79, 178-78, 178-77, 178-76, 178-75, 178-74, 178-73, 178-72, 178-71, 178-70, 178-69, 178-68, 178-67, 178-66, 178-65, 178-64, 178-63, 178-62, 178-61, 178-60, 178-59, 178-58, 178-57, 178-56, 178-55, 178-54, 178-53, 178-52, 178-51, 178-50, 178-49, 178-48, 178-47, 178-46, 178-45, 178-44, 178-43, 178-42, 178-41, 178-40, 178-39, 178-38, 178-37, 178-36, 178-35, 178-34, 178-33, 178-32, 178-31, 178-30, 178-29, 178-28, 178-27, 178-26, 178-25, 178-24, 178-23, 178-22, 178-21, 178-20, 178-19, 178-18, 178-17, 178-16, 178-15, 178-14, 178-13, 178-12, 178-11, 178-10, 178-9, 178-8, 178-7, 178-6, 178-5, 178-4, 178-3, 178-2, 178-1, 178-0.
- Left Side:** 177-104, 177-100, 177-99, 177-101, 177-102, 177-94, 177-93, 177-92, 177-91, 177-90, 177-89, 177-88, 177-87, 177-86, 177-85, 177-84, 177-83, 177-82, 177-81, 177-80, 177-79, 177-78, 177-77, 177-76, 177-75, 177-74, 177-73, 177-72, 177-71, 177-70, 177-69, 177-68, 177-67, 177-66, 177-65, 177-64, 177-63, 177-62, 177-61, 177-60, 177-59, 177-58, 177-57, 177-56, 177-55, 177-54, 177-53, 177-52, 177-51, 177-50, 177-49, 177-48, 177-47, 177-46, 177-45, 177-44, 177-43, 177-42, 177-41, 177-40, 177-39, 177-38, 177-37, 177-36, 177-35, 177-34, 177-33, 177-32, 177-31, 177-30, 177-29, 177-28, 177-27, 177-26, 177-25, 177-24, 177-23, 177-22, 177-21, 177-20, 177-19, 177-18, 177-17, 177-16, 177-15, 177-14, 177-13, 177-12, 177-11, 177-10, 177-9, 177-8, 177-7, 177-6, 177-5, 177-4, 177-3, 177-2, 177-1, 177-0.
- Right Side:** 176-104, 176-100, 176-99, 176-101, 176-102, 176-94, 176-93, 176-92, 176-91, 176-90, 176-89, 176-88, 176-87, 176-86, 176-85, 176-84, 176-83, 176-82, 176-81, 176-80, 176-79, 176-78, 176-77, 176-76, 176-75, 176-74, 176-73, 176-72, 176-71, 176-70, 176-69, 176-68, 176-67, 176-66, 176-65, 176-64, 176-63, 176-62, 176-61, 176-60, 176-59, 176-58, 176-57, 176-56, 176-55, 176-54, 176-53, 176-52, 176-51, 176-50, 176-49, 176-48, 176-47, 176-46, 176-45, 176-44, 176-43, 176-42, 176-41, 176-40, 176-39, 176-38, 176-37, 176-36, 176-35, 176-34, 176-33, 176-32, 176-31, 176-30, 176-29, 176-28, 176-27, 176-26, 176-25, 176-24, 176-23, 176-22, 176-21, 176-20, 176-19, 176-18, 176-17, 176-16, 176-15, 176-14, 176-13, 176-12, 176-11, 176-10, 176-9, 176-8, 176-7, 176-6, 176-5, 176-4, 176-3, 176-2, 176-1, 176-0.
- Bottom Streets:** 176-104, 176-100, 176-99, 176-101, 176-102, 176-94, 176-93, 176-92, 176-91, 176-90, 176-89, 176-88, 176-87, 176-86, 176-85, 176-84, 176-83, 176-82, 176-81, 176-80, 176-79, 176-78, 176-77, 176-76, 176-75, 176-74, 176-73, 176-72, 176-71, 176-70, 176-69, 176-68, 176-67, 176-66, 176-65, 176-64, 176-63, 176-62, 176-61, 176-60, 176-59, 176-58, 176-57, 176-56, 176-55, 176-54, 176-53, 176-52, 176-51, 176-50, 176-49, 176-48, 176-47, 176-46, 176-45, 176-44, 176-43, 176-42, 176-41, 176-40, 176-39, 176-38, 176-37, 176-36, 176-35, 176-34, 176-33, 176-32, 176-31, 176-30, 176-29, 176-28, 176-27, 176-26, 176-25, 176-24, 176-23, 176-22, 176-21, 176-20, 176-19, 176-18, 176-17, 176-16, 176-15, 176-14, 176-13, 176-12, 176-11, 176-10, 176-9, 176-8, 176-7, 176-6, 176-5, 176-4, 176-3, 176-2, 176-1, 176-0.

36 Mt Vernon St.

Petitioner

10/5

177-12
HEIDI URICH & GRAEME FINCKE,
TRUSTEE OF H. URICH REALTY TRUST
11 ARLINGTON ST
CAMBRIDGE, MA 02140

177-13
HAAR, JONATHAN & LINDA MONGELLI HAAR
13 ARLINGTON ST
CAMBRIDGE, MA 02140

SHIPPEN L. PAGE, ESQ.
174 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

177-29
NEUSTADT, ELIZABETH
37 MT. VERNON ST
CAMBRIDGE, MA 02140

177-29
NORRIS, RICHARD C.
39 MT VERNON ST. UNIT#1
CAMBRIDGE, MA 02140

SULA R. FISZMAN & JACK BERGMAN
36 MT. VERNON STREET
CAMBRIDGE, MA 02140

177-43
BERMAN, PETER A. & JENNY M. RUDUCHA
45 MT. VERNON ST.
CAMBRIDGE, MA 02140

177-47
HASELTINE, PATRICIA
TR. OF THE PATRICIA HASELTINE 2015 TRUST
24 MT VERNON ST
CAMBRIDGE, MA 02140

177-48
GILMORE, MARVIN D., TRUSTEE
26 MT VERNON ST.
CAMBRIDGE, MA 02140

177-55
JALAL, AYESHA
92 ORCHARD ST.
SOMERVILLE, MA 02144

177-55
UCHIDA, YOKO
4348 WAIALAE AVE - 923
HONOLULU, HI 96816

177-55
KNOLL, VANESSA
3 ARLINGTON ST., #3/3
CAMBRIDGE, MA 02140

177-55
CARTAGINE, CARLOS
3 ARLINGTON ST. UNIT#3/4
CAMBRIDGE, MA 02139

177-55
SORRENTINO, MARIE SANDY SORRENTINO REAL
ESTATE LLC
262 COLLAMER RD
HILTON, NY 14468

177-55
WU, FEI
3 ARLINGTON ST., #3/6
CAMBRIDGE, MA 02140

177-55
ABID, ZEHRA & CITY OF CAMBRIDGE TAX TITLE
1-7 ARLINGTON ST., UNIT #3/7
CAMBRIDGE, MA 02140

177-55
FERNANDEZ, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
BHADURI, SHAHANA
5 ARLINGTON ST. APT 1
CAMBRIDGE, MA 02140

177-55
SHAO, MIN & YING CHEN
C/O PHILIP TSENG
51 PETTEE ST #16
NEWTON, MA 02464

177-55
SCOTT, LAURIE A.
5 ARLINGTON ST #3
CAMBRIDGE, MA 02140

177-55
PLAYFAIR, SUSAN R.
249 JERUSALEM RD.
COHASSET, MA 02025

177-55
DURSO, JAMES E & ELIZABETH L. FOSNIGHT
C/O OXFORD STREET REALTY
1644 MASS AVE
CAMBRIDGE, MA 02138

177-55
LOCSIN, JEAN LOUIS.
5 ARLINGTON ST. UNIT#22
CAMBRIDGE, MA 02140

177-55
FILENE, JACOB F.
1460 BLUE JAY CIRCLE
WESTON, FL 33327

177-55
JAMES, WILLIAM D. & NANCY B. JAMES
7 ARLINGTON ST #2
CAMBRIDGE, MA 02140

177-14
RODWIN, MARC A. & WENDY JO SCHOENER
15 ARLINGTON ST.
CAMBRIDGE, MA 02140

177-55
MYERS, ALAN G.
7 ARLINGTON ST #4
CAMBRIDGE, MA 02140

177-55
ORFALI, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
MARENTES LUIS A. & NEGAR TARADJI
31 WILLOW ST
CONCORD, MA 01742

177-55
ASHLEY, GISELA
7 ARLINGTON ST #7
CAMBRIDGE, MA 02140

36 Mt. Vernon St.

295

177-55
TERWILLIGER, CYNTHIA J.
7 ARLINGTON ST #8
CAMBRIDGE, MA 02140

177-55
TOBIN, SUSANNAH BARTON
3 ARLINGTON ST. UNIT# 21
CAMBRIDGE, MA 02140

177-55
DONG, HUI,
TRUSTEE THE ARLINGTON PORTER TRUST
PO BOX 456
WINCHESTER, MA 01890

177-55
LU, CHENCHEN & QIHAN LIU
3 ARLINGTON ST., #23
CAMBRIDGE, MA 02140

177-55
HUGHES, ELISABETH
3 ARLINGTON ST., UNIT #24
CAMBRIDGE, MA 02140

177-55
THORNE, NELL
3 ARLINGTON ST., UNIT #3/25
CAMBRIDGE, MA 02140

177-55
ROVINELLI, H. PAUL
3 ARLINGTON ST. UNIT#26
CAMBRIDGE, MA 02140

177-55
LAW, MICHAEL
3 ARLINGTON STREET UNIT #3-27
CAMBRIDGE, MA 02140

177-55
PAGE, PATRICK G. & KAREN J. PAGE
3 ARLINGTON STREET #3-31
CAMBRIDGE, MA 02140

177-55
LOI, SALLY
3 ARLINGTON ST. UNIT#32
CAMBRIDGE, MA 02140

177-55
WELCH, RYAN P. & KATHERINE J. WELCH
27 PINE ST.
MELROSE, MA 02176

177-55
ALTMAN, ALISON
3 ARLINGTON STREET UNIT #3-34
CAMBRIDGE, MA 02140

177-55
SAVAGE, ELIZABETH B.
3 ARLINGTON ST., #3/35
CAMBRIDGE, MA 02140

177-55
JI, XIAOAN & ZHAODIAN JI
4 ARLINGTON ST., #11A
CAMBRIDGE, MA 02139

177-77
LISTON, MICHAEL J.
25 MT VERNON ST
CAMBRIDGE, MA 02140

177-55
GOPINATH, DINESH
3 ARLINGTON STREET #3/41
CAMBRIDGE, MA 02140

177-55
HUANG, IRENE C. & ANDREW WANG
166 WOODCLIFF ROAD
NEWTON, MA 02161

177-55
SUTHERLAND, LUCY R.
TR. THE SUTHERLAND ARLINGTON ST. REALTY TR
3 ARLINGTON ST., UNIT #43
CAMBRIDGE, MA 02140

177-55
BRAV, JULIA, PETER BRAV & JANET BRAV
3 ARLINGTON ST., UNIT #3/44
CAMBRIDGE, MA 02140

177-55
PAOLINI, ELENA L.
3 ARLINGTON ST. UNIT#45
CAMBRIDGE, MA 02140

177-55
CHANG, NANCY T.
TR. OF NANCY T. CHANG REVOCABLE TRST
REVOCABLE TRUST
1644 MASS AVE
CAMBRIDGE, MA 02138

177-55
ORFALI, MERCEDES
3333 NE 34TH ST #1505
FT. LAUDERDALE, FL 33308

177-55
HOFMANN, ANDREAS G., TRUSTEE OF THE
ROSEMARIE HOFMANN IRREVOCABLE TRS
3 ARLINGTON ST., UNIT 3/51
CAMBRIDGE, MA 02140

177-55
THAYER DOUGLAS G. & DONALD THAYER ARLINGTON
ST REAL ESTATE TRUST
C/O THAYER & ASSOCIATES
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

177-55
SIMMONS, ALFRED M.
3 ARLINGTON ST., UNIT #3
CAMBRIDGE, MA 02140

177-55
MURPHY, KATHLEEN M.,
TRUSTEE THE MOLLY SOLOMON TRUST
P.O. BOX 427
MARBLEHEAD, MA 01945

177-55
MCNULTY, JAMES P.
3 ARLINGTON ST #55
CAMBRIDGE, MA 02140

177-55
DAHER, SALEH JR. & JONE ABOITIZ DAHER
3 ARLINGTON ST., UNIT #57
CAMBRIDGE, MA 02140

177-77
GARREAU, JOSEPH E.,
TR. OF THE JOSEPH E. GARREAU 2012 REV. TR.
21-27 MT VERNON ST., #27
CAMBRIDGE, MA 02140

177-55
BENNETT, MONICA M. & MICHAEL F. BENNETT
TRUSTEE OF M.M.B. LIVING TRUST
5 ARLINGTON ST. UNITS/21
CAMBRIDGE, MA 02140

36 Mt. Vernon St.

395

177-55
YU, KONGJIAN
5 ARLINGTON ST. UNIT#22
CAMBRIDGE, MA 02140

177-55
COLLINS, JOHN A. C/O ANDY ZWICK
350 WEST 42ND ST #37C
NEW YORK, NY 10036

177-55
SOLOMON, LESLIE J.
5 ARLINGTON ST UNIT #24
CAMBRIDGE, MA 02140

177-55
PETERS, ANNE C.
5 ARLINGTON ST #25
CAMBRIDGE, MA 02140

177-55
BISHKO, ADRIANE
5 ARLINGTON ST. UNIT#5/26
CAMBRIDGE, MA 02140

177-55
MOORES, MARJORIE J.
5 ARLINGTON ST #31
CAMBRIDGE, MA 02140

177-55
THAYER, JR., DONALD F. & DOUGLAS G. THAYER,
TRS OF THE D-M REALTY TRUST
P.O. BOX 196400
CAMBRIDGE, MA 02140

177-55
GILES, RICHARD H. AND SUZANNE E. LAKE,
TRS OF ARLINGTON OXFORD REALTY TRUST
36 SPRING ST
CONCORD, MA 01742

177-55
BANKLER, BETH A.
5 ARLINGTON ST #34
CAMBRIDGE, MA 02140

177-55
SCORDATO, CHRISTINE A.
5 ARLINGTON ST. UNIT#5/35
CAMBRIDGE, MA 02141

177-55
BORINS, LAWRENCE A.
5 ARLINGTON ST #36
CAMBRIDGE, MA 02140

177-55
BUFFUM, TIMOTHY A.
5 ARLINGTON ST. UNIT#41
CAMBRIDGE, MA 02140

177-55
MATTHEWS, DAVID LEE & TERRI HUME OLIVER
5 ARLINGTON ST. UNIT#42
CAMBRIDGE, MA 02140

177-55
COLLINS, HALSEY B
150 LINCOLN ST., UNIT #4A
BOSTON, MA 02111

177-55
RUBINSKY, MELISSA B.
5 ARLINGTON ST #44
CAMBRIDGE, MA 02140

177-55
FLANNERY, SUSAN M. & STEPHEN A. COREN
5 ARLINGTON ST #45
CAMBRIDGE, MA 02140

177-55
HAYES, KATHLEEN M.
5 ARLINGTON ST #46
CAMBRIDGE, MA 02140

177-55
FANTASIA, MEREDITH
5 ARLINGTON ST., #5/51
CAMBRIDGE, MA 02140

177-55
JAMES, DAVID L. & SHEILA F. JAMES
TRS. OF THE JAMES ADVANTAGE TRUST
229 BRANNAN ST., APT#4J
SAN FRANCISCO, CA 94107

177-55
FOGEL, TERRI D.
5 ARLINGTON STREET UNIT #5-53
CAMBRIDGE, MA 02140

177-55
LICUANAN, FRANCISCO & VICTORIA LICUANAN
5 ARLINGTON ST., UNIT #54
CAMBRIDGE, MA 02140

177-55
LENIHAN, WINIFRED
5 ARLINGTON ST #55
CAMBRIDGE, MA 02140

177-55
LICUANAN, ANA
5 ARLINGTON ST., #5/56
CAMBRIDGE, MA 02140

177-55
JOYCE, MARYBETH M.
5 ARLINGTON ST #B1
CAMBRIDGE, MA 02140

177-55
DUONG, LOC
7 ARLINGTON ST., UNIT #7/21
CAMBRIDGE, MA 02140

177-55
BRAND, SUSAN F.
7 ARLINGTON ST #22
CAMBRIDGE, MA 02140

177-55
BRAND, SUSAN F.
7 ARLINGTON ST #23
CAMBRIDGE, MA 02140

177-55
BANG, YOONSHIN
7 ARLINGTON ST. UNIT#24
CAMBRIDGE, MA 02138

177-55
KNAPP, MARY M
9 SHEFFIELD WAY
WESTBOROUGH, MA 01581

177-55
MILBOUER, LANCE E.
7 ARLINGTON ST #26
CAMBRIDGE, MA 02140

36 Mt. Vernon St.

4 g 5-

177-55
KIMBALL, WILLIAM S.
7 ARLINGTON ST #27
CAMBRIDGE, MA 02140

177-55
KINDER, PETER D.
P.O. BOX 400167
CAMBRIDGE, MA 02140

177-8
NOBLE, CHRISTOPHER L. &
CHRISTINE FARROW-NOBLE
34 MT VERNON ST
CAMBRIDGE, MA 02140

177-55
KINDER, PETER D.
P.O. BOX 400167
CAMBRIDGE, MA 02140

177-55
MCNULTY JAMES P. & SIRI C. STEINLE
210 GARDEN ST
CAMBRIDGE, MA 02138

177-55
THAYER, MARJORIE E. & DOUGLAS G. THAYER,
TRS OF THE M-D REALTY TRUST
P.O. BOX 196400
CAMBRIDGE, MA 02140

177-55
OLBERT, STANISLAW & NORMA L. OLBERT
TRUSTEE STANISLAW & NORMA L. OLBERT TR.
7 ARLINGTON ST., UNIT #36
CAMBRIDGE, MA 02140

177-55
PALMER, ALBERT S.
7 ARLINGTON ST #37
CAMBRIDGE, MA 02140

177-55
THUMM, ANGELIKA
REINSBURG STR 129
70197 STUTTGART, _ _

177-55
ROBERTS, KAY G.
7 ARLINGTON ST #42
CAMBRIDGE, MA 02140

177-55
ROBERTS, KAY GEORGE
7 ARLINGTON ST #43
CAMBRIDGE, MA 02140

177-55
CARDELLICHIO, PETER A
7 ARLINGTON ST #44
CAMBRIDGE, MA 02140

177-55
VU, LIM DINH & NG HONG LY
7 ARLINGTON ST. UNIT#45
CAMBRIDGE, MA 02140

177-55
HYRA, BARBARA K.
7 ARLINGTON ST #46
CAMBRIDGE, MA 02140

177-55
YANG, CHIANHWA
7 ARLINGTON ST #47
CAMBRIDGE, MA 02140

177-55
GILES, RICHARD H. & SUZANNE E. LAKE,
TRS OF ARLINGTON OXFORD REALTY TRUST
36 SPRING RD
CONCORD, MA 01742

177-55
EKSTROM, GORAN A.
7 ARLINGTON ST #52
CAMBRIDGE, MA 02140

177-8
AGEE, ROBERT
34-36 MT VERNON ST., #36
CAMBRIDGE, MA 02140

177-55
CHAN, SZE HAM
7 ARLINGTON ST. UNIT#54
CAMBRIDGE, MA 02140

177-55
LU, JIANJUN & YANKANG JIANG
51 AMBERWOOD DR.
WINCHESTER, MA 01890

177-55
STONEWELL, CAROLYN & BRIAN STONEWELL
7 ARLINGTON ST #56
CAMBRIDGE, MA 02140

177-55
MORSE, PHILIP
TRUSTEE OF PHILIP MORSE TRUST
7 ARLINGTON ST. UNIT# 7/57
CAMBRIDGE, MA 02140

177-55
THAYER DOUGLAS &
DONALD THAYER ARLINGTON ST REAL ESTATE
C/O THAYER & ASSOCIATES
1812 MASS AVE
CAMBRIDGE, MA 02140

177-55
OXFORD COURTS REALTY INC. ARLINGTON STREET
REAL ESTATE TRUST
C/O THAYER & ASSOCIATES
1812 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

177-55
1812 MASSACHUSETTS AVENUE LLC, C/O W.T.
PHELAN INS. AGENCY
63 TRAPELO ROAD
BELMONT, MA 02478

177-55
MCDONAGH, JOHN P
5 ARLINGTON ST.
CAMBRIDGE, MA 02140

177-177
THE RESIDENCES AT 10-20 MT. VERNON ST.
10-20 MT VERNON ST
CAMBRIDGE, MA 02140

177-71
LESLEY COLLEGE
29 EVERETT STREET
CAMBRIDGE, MA 02138

177-80
COUTURE KENNETH
8 MOUNT VERNON ST
CAMBRIDGE, MA 02140

177-81
CARLAMERE, CARL F. &
DEBORAH LITWACK CARLAMERE
10 MT VERNON ST
CAMBRIDGE, MA 02140

36 Mt. Vernon St.

5 of 5

177-82
SOBOL, RICHARD & RONNIE MAE WEISS
12 MT VERNON ST
CAMBRIDGE, MA 02140

177-83
KALIN, RONALD L. & LAURA SHARE KALIN
16 MOUNT VERNON STREET #16
CAMBRIDGE, MA 02140

177-84
SERSHEN, MICHAEL & CYNTHIA SERSHEN
18 MT VERNON ST
CAMBRIDGE, MA 02140

177-85
WANG, HAIYAN., NIGEL M. WANG &
WEIJIAN WANG
20 MT VERNON ST
CAMBRIDGE, MA 02140

177-73
LENGAUER, CHRISTOPH &
BARBARA LENGAUER TRUSTEES
40 MT VERNON ST., #1
CAMBRIDGE, MA 02140

177-73
ARSHAD, SHEHIME
40 MT VERNON ST, #2
CAMBRIDGE, MA 02140

177-74
FIELD, LAURENCE M. & CHERYL R. SUCHORS
42 MT. VERNON ST.
CAMBRIDGE, MA 02140

177-76
WISE, MARILYN G.,
TR OF THE WISE PROPERTY TRUST
31 MT. VERNON ST #31
CAMBRIDGE, MA 02140

177-76
DELASI, LOUISE E. & PATRICK H. SULLIVAN
33 MOUNT VERNON STREET
CAMBRIDGE, MA 02140

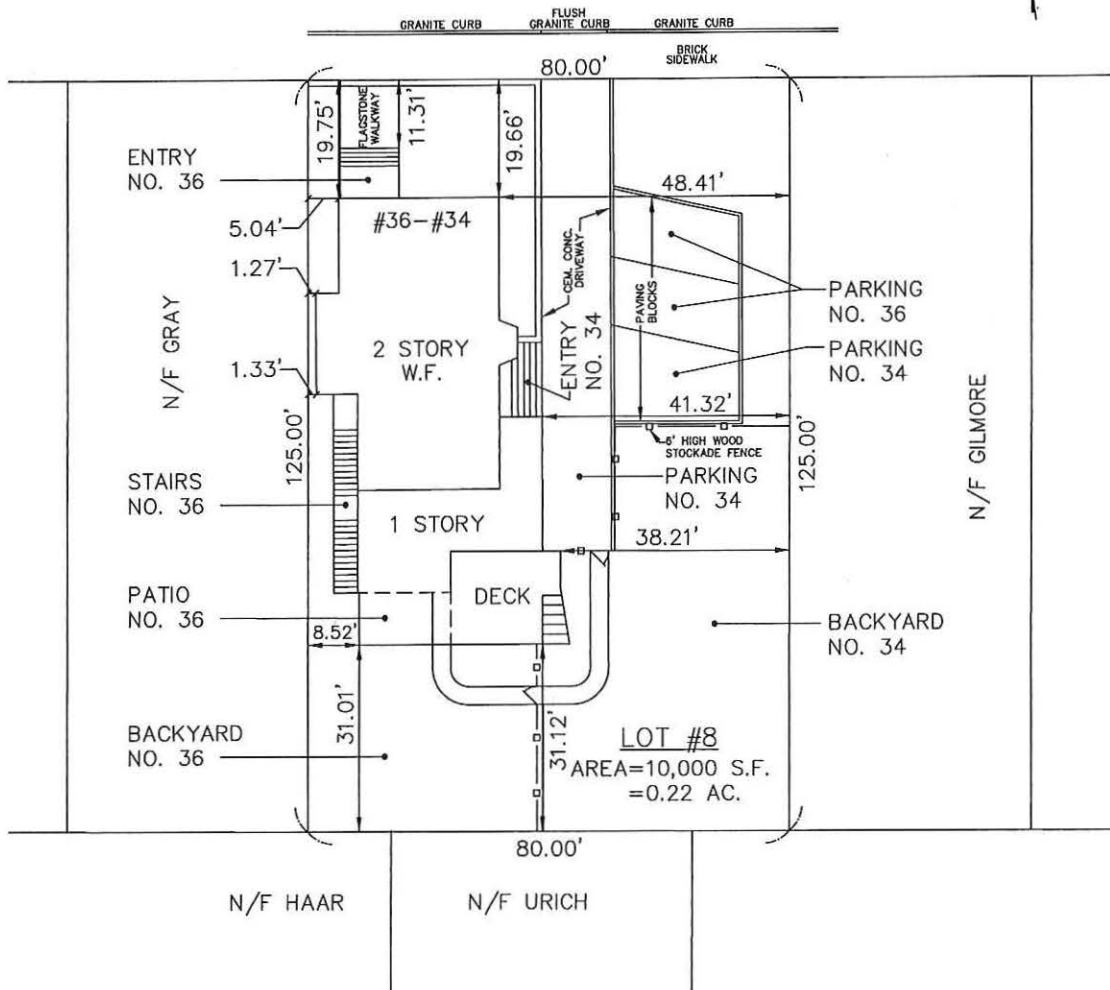
177-76
HEINMILLER, GLENN & CATHY PATE
31-35 MT VERNON ST #35
CAMBRIDGE, MA 02140

177-77
BLUSZTAJN, JAN & BARBARA SLACK
21-27 MT VERNON ST #21
CAMBRIDGE, MA 02140

177-77
ORENCHUK, ERICH,
TR. THE ERICH ORENCHUK 2014 REV TR
21-27 MT VERNON ST., #23
CAMBRIDGE, MA 02140

177-29
KEYSSAR, ALEXANDER
37-39 MOUNT VERNON ST. UNIT #39-2
CAMBRIDGE, MA 02140

MOUNT VERNON STREET



NOTES

1. SEE CITY OF CAMBRIDGE ASSESSORS MAP #177 LOT #8 AND DEED BK. 35223 PG. 461 FOR THIS SITE.

"I HEREBY CERTIFY TO THE CITY OF CAMBRIDGE THE BUILDING IS LOCATED ON THE LOT AS SHOWN."

STEPHEN E. STAPINSKI, R.L.S.

4/24/17
DATE

PLAN OF LAND

IN

CAMBRIDGE, MASSACHUSETTS

DRAWN FOR

JACK BERGMAN

SULA R. FISZMAN

36 MOUNT VERNON STREET

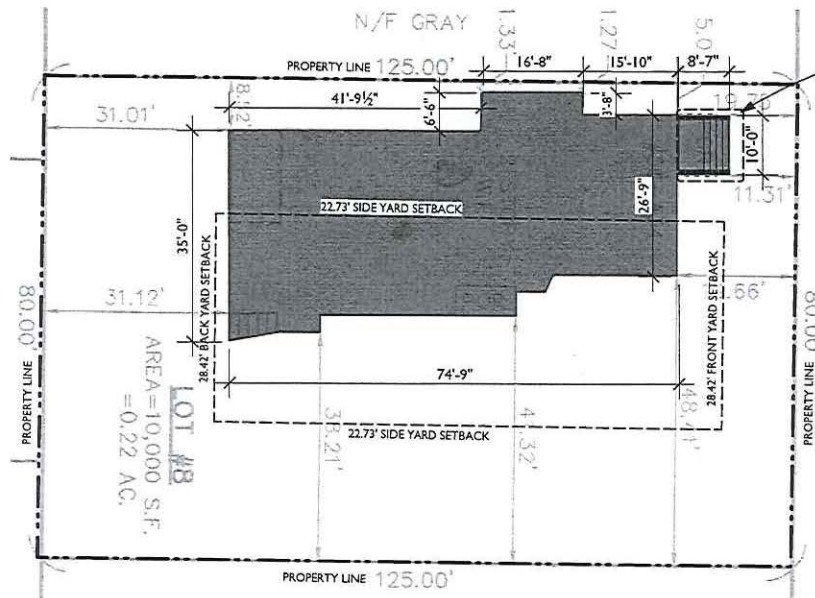
CAMBRIDGE, MASSACHUSETTS 02140

SCALE: 1"=20'

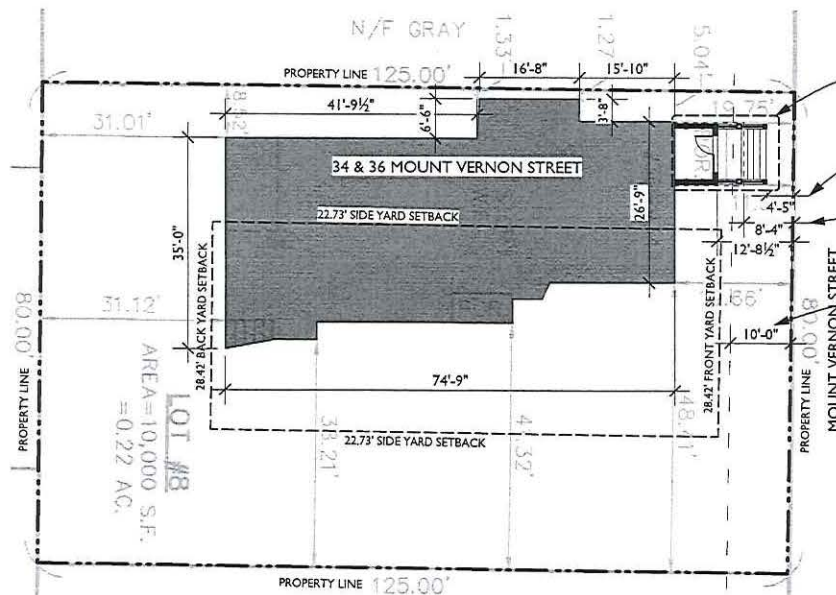
DATE: APRIL 24, 2017



MERRIMACK ENGINEERING SERVICES
66 PARK STREET
ANDOVER, MASSACHUSETTS 01810



1 EXISTING SITE PLAN
Scale: 1" = 20 ft



2 PROPOSED SITE PLAN
Scale: 1" = 20 ft

NEW PORCH ADDITION IS 6'-10" CLOSER TO STREET, BUT NO CLOSER TO SIDE PROPERTY LINE THAN EXISTING

PROPOSED DISTANCE FROM STEPS TO PROPERTY LINE

PROPOSED DISTANCE FROM PORCH ROOF LINE TO PROPERTY LINE

SETBACK VARIANCE BEING SOUGHT PER CITY OF CAMBRIDGE ZONING ORDINANCE ARTICLE 5.31.2.A "IN NO CASE MAY A BUILDING BE NEARER THE STREET THAN 10 FEET"

THE SITE PLAN IS BASED UPON THE SITE SURVEY PREPARED BY STEPHEN STAPINSKI FROM MERRIMACK ENGINEERING SERVICES, 66 PARK STREET, ANDOVER, MA 01810, DATED 11/17/05.

DESIGN ASSOCIATES INC.

ARCHITECTURE
PLANNING
HISTORIC
PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

http://www.design-associates.com

The Renovation of:

THE
FISZMAN-
BERGMAN
RESIDENCE

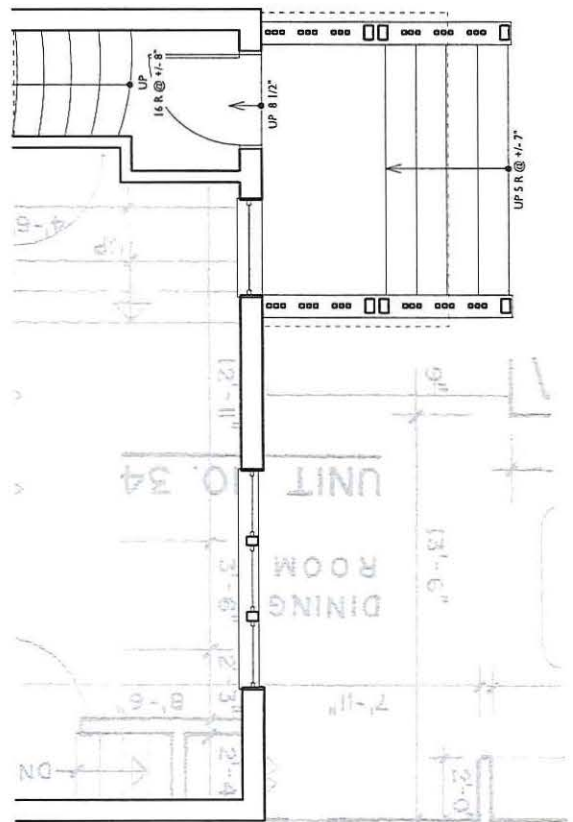
36 Mt Vernon Street
Cambridge, MA 02140

DATE: SUBMISSION:

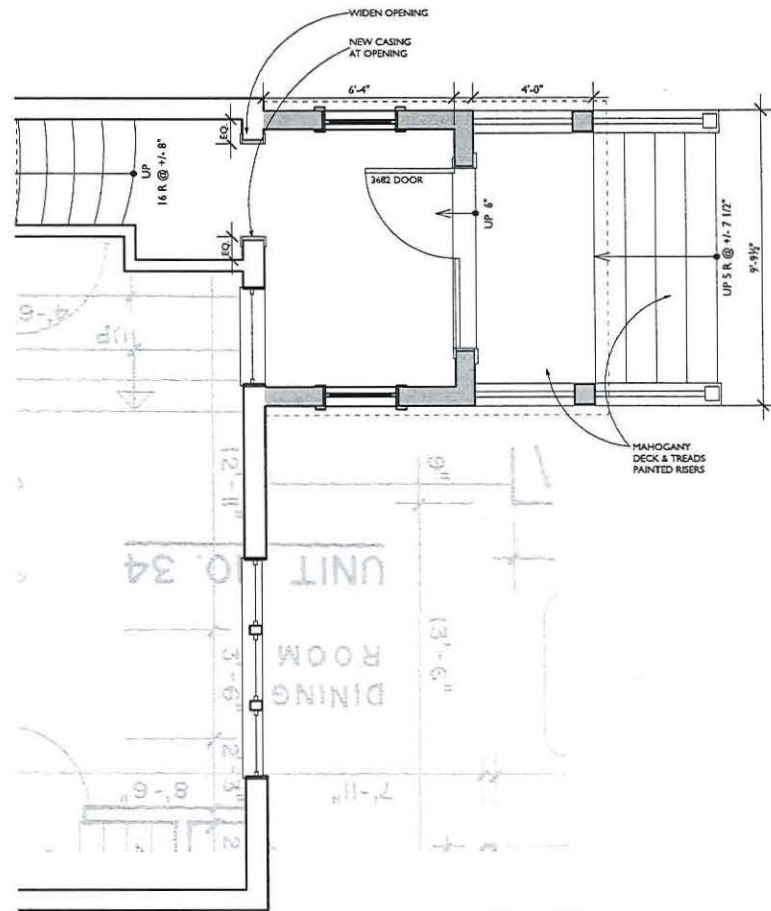


COVER SHEET &
SITE PLAN

A0.0



1 EXISTING COVERED PORCH FLOOR PLAN
 Scale: 1/4" = 1'-0"
 WALL LEGEND
 ——— EXISTING WALL NO CHANGE
 ——— NEW WALL
 +0'-0"
 FIRST FLOOR FF.



2 PROPOSED ENCLOSED PORCH FLOOR PLAN
 Scale: 1/4" = 1'-0"
 WALL LEGEND
 ——— EXISTING WALL NO CHANGE
 ——— NEW WALL
 +0'-0"
 FIRST FLOOR FF.



DESIGN ASSOCIATES INC

ARCHITECTURE
PLANNING
HISTORIC PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
 ☎ 617 661 9082
 ☎ 617 661 2550

PO Box 1520
Nantucket MA 02554
 ☎ 508 228 4342
 ☎ 508 228 3428
<http://www.design-associates.com>

The Renovation of:

THE FISZMAN-BERGMAN RESIDENCE

36 Mt Vernon Street
Cambridge, MA 02140

DATE:	SUBMISSION:

EXISTING & PROPOSED PORCH PLANS
A1.0



3 EXISTING SOUTH ELEVATION (NO CHANGE)
Scale: 1/8" = 1'-0"

SCHEDULE OF MATERIALS:

FOUNDATION: GRANITE VENEER TO MATCH EXISTING
TRIM: PAINTED WOOD MATCHING EXISTING
SIDING: PAINTED WOOD MATCHING EXISTING
STEPS: CLEAR FINISH MAHOGANY TREADS, PAINTED RISERS AND TRIM
WINDOWS: SDL, PAINTED WOOD WINDOWS, MANUF. BY MARVIN OR EQUIVALENT
DOORS: PAINTED WOOD WITH INSULATED GLAZING UNITS, MANUF. BY HEARTWOOD OR EQUIVALENT
SKYLIGHT: MATCHING EXISTING, MANUF. BY VELUX OR EQUIVALENT
ROOF: FLAT (PITCH 1:12) MEMBRANE ROOF WITH COPPER DRIP EDGE.



1 NORTH (MOUNT VERNON STREET) EXISTING ELEVATION
Scale: 1/8" = 1'-0"



2 NORTH (MOUNT VERNON STREET) PROPOSED ELEVATION
Scale: 1/8" = 1'-0"

DESIGN
ASSOCIATES
INC.

ARCHITECTURE
PLANNING
HISTORIC
PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

<http://www.design-associates.com>

The Renovation of:

THE
FISZMAN-
BERGMAN
RESIDENCE

36 Mt Vernon Street
Cambridge, MA 02140

DATE:	SUBMISSION:

NORTH & SOUTH
EXISTING & PROPOSED
ELEVATIONS

A 2.0

DESIGN
ASSOCIATES
INC.

ARCHITECTURE
PLANNING
HISTORIC
PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
☎ 617 661 9082
☎ 617 661 2550

PO Box 1520
Nantucket MA 02554
☎ 508 228 4342
☎ 508 228 3428

<http://www.design-associates.com>

The Renovation of:

THE
FISZMAN-
BERGMAN
RESIDENCE

36 Mt Vernon Street
Cambridge, MA 02140

DATE: SUBMISSION:

EXISTING & PROPOSED
WEST ELEVATION

A 2.1

COVERED PORCH
& STAIRS TO BE
REPLACED



1 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED WEST ELEVATION
Scale: 1/8" = 1'-0"



1 EXISTING EAST ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 1/8" = 1'-0"

DESIGN
ASSOCIATES
INC.

ARCHITECTURE
PLANNING
HISTORIC
PRESERVATION

1035 Cambridge Street
Cambridge MA 02141
617 661 9082
617 661 2550

PO Box 1520
Nantucket MA 02554
508 228 4342
508 228 3428

<http://www.design-associates.com>

The Renovation of:

THE
FISZMAN-
BERGMAN
RESIDENCE

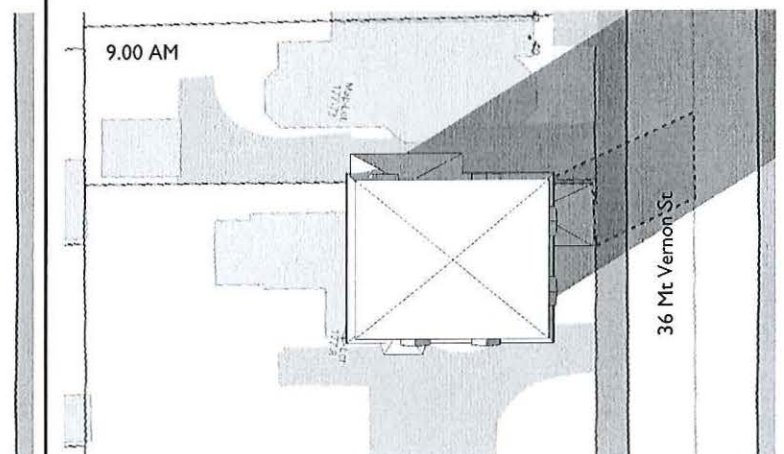
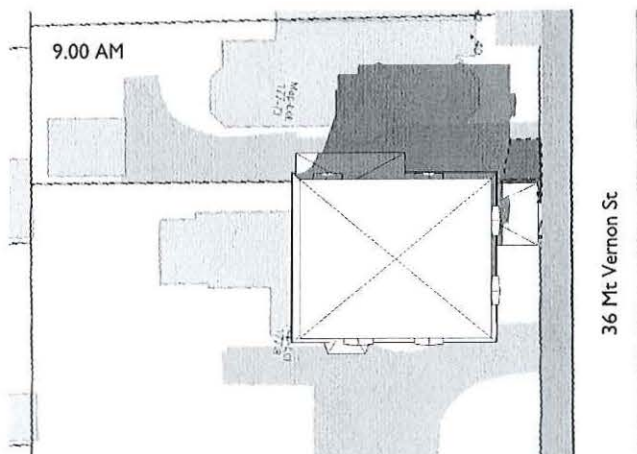
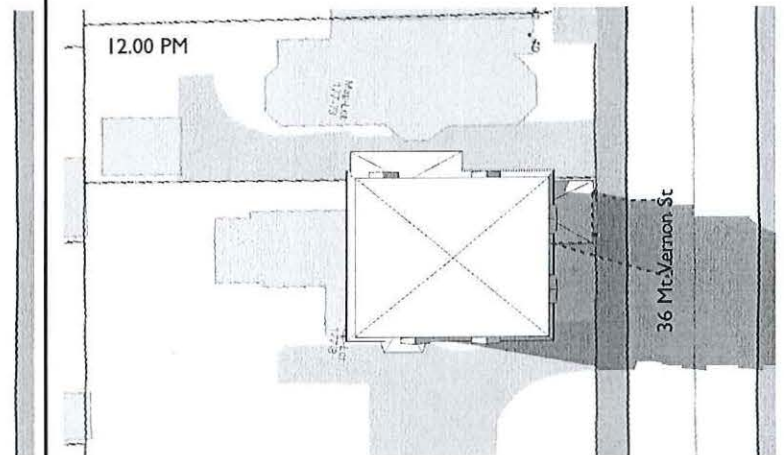
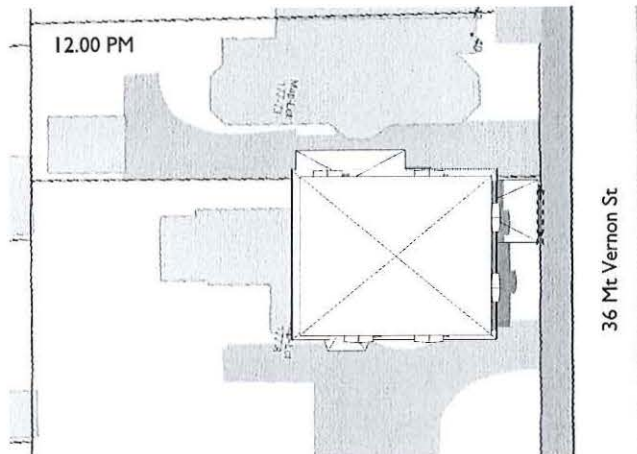
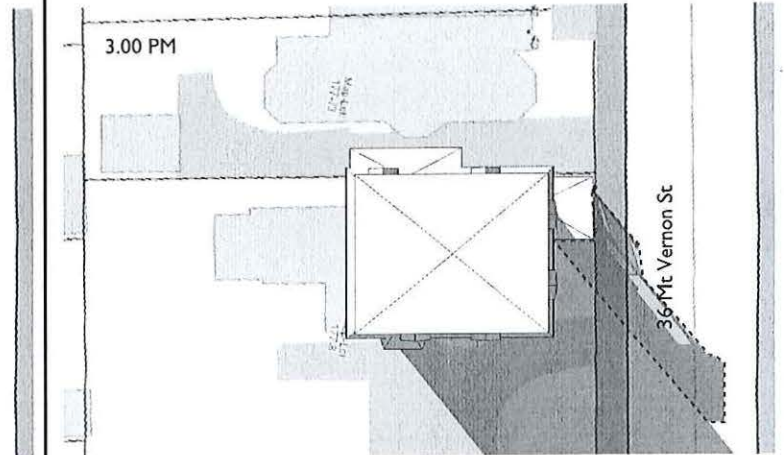
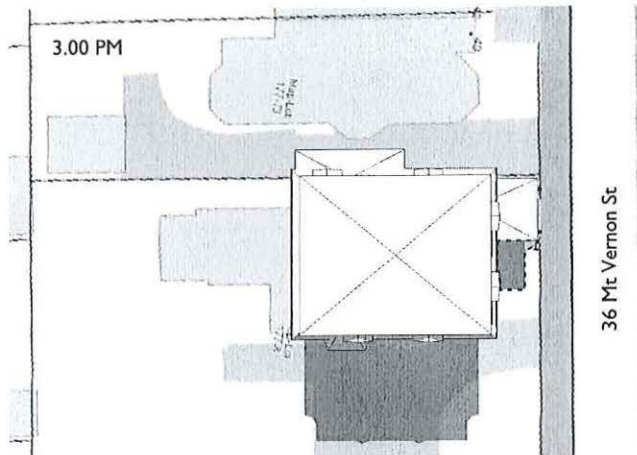
36 Mt Vernon Street
Cambridge, MA 02140

DATE: SUBMISSION:

EXISTING & PROPOSED
EAST ELEVATION

A 2.2

Sun and shadow study
36 Mount Vernon Street



SUMMER SOLSTICE

Red shaded areas are shadows areas for
the porch only

WINTER SOLSTICE



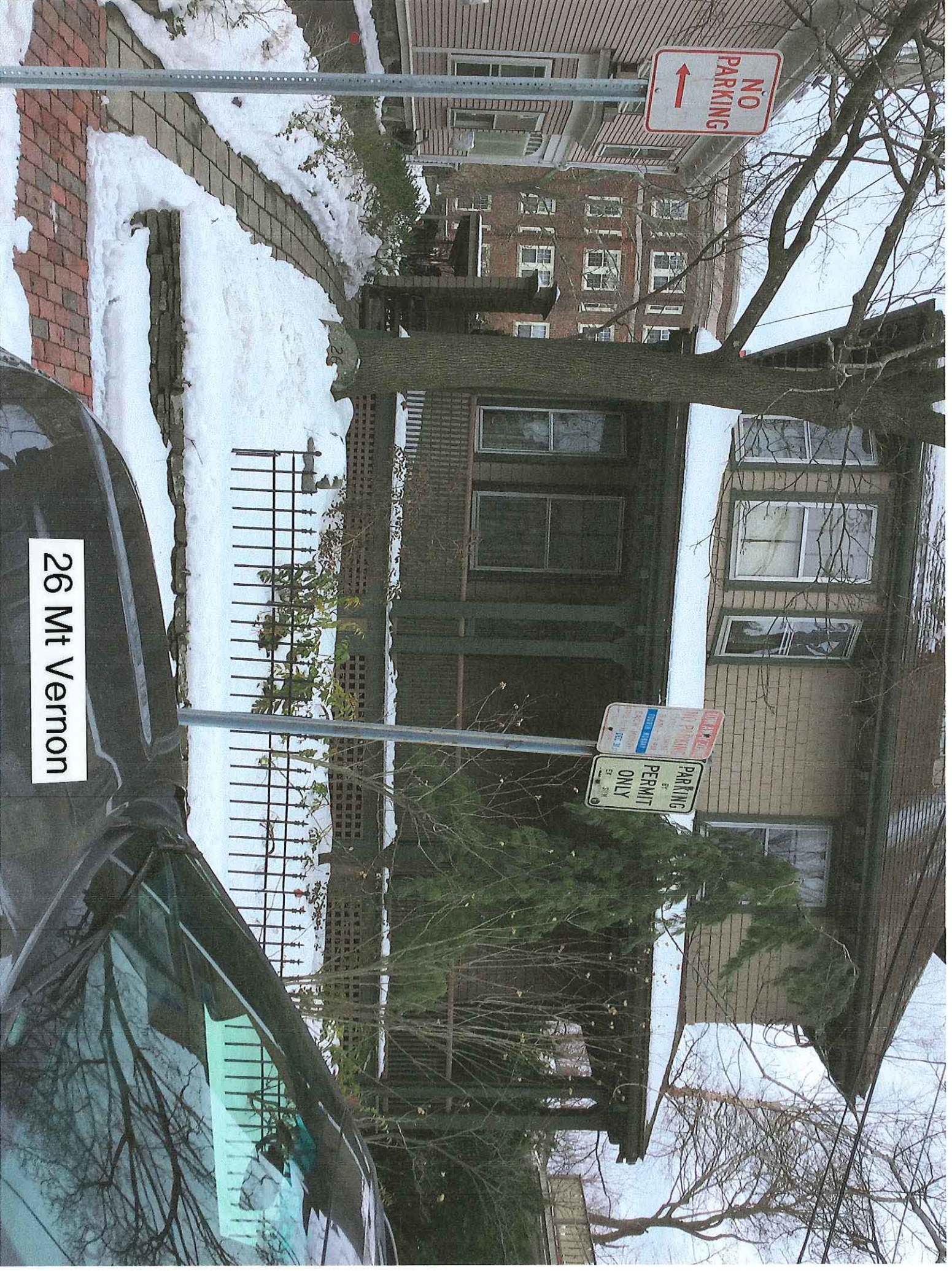
36 Mt Vernon

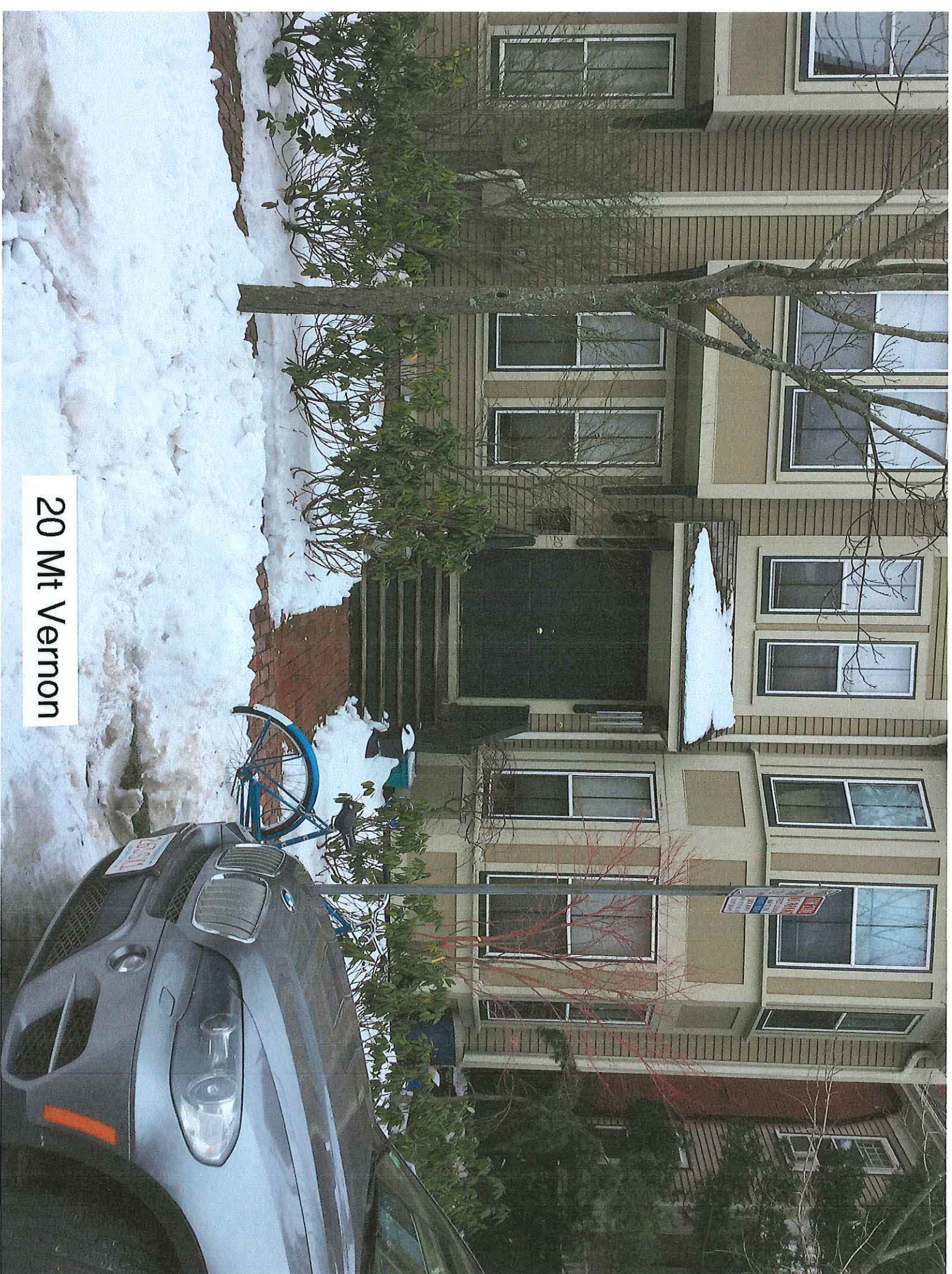


NO
PARKING
↑

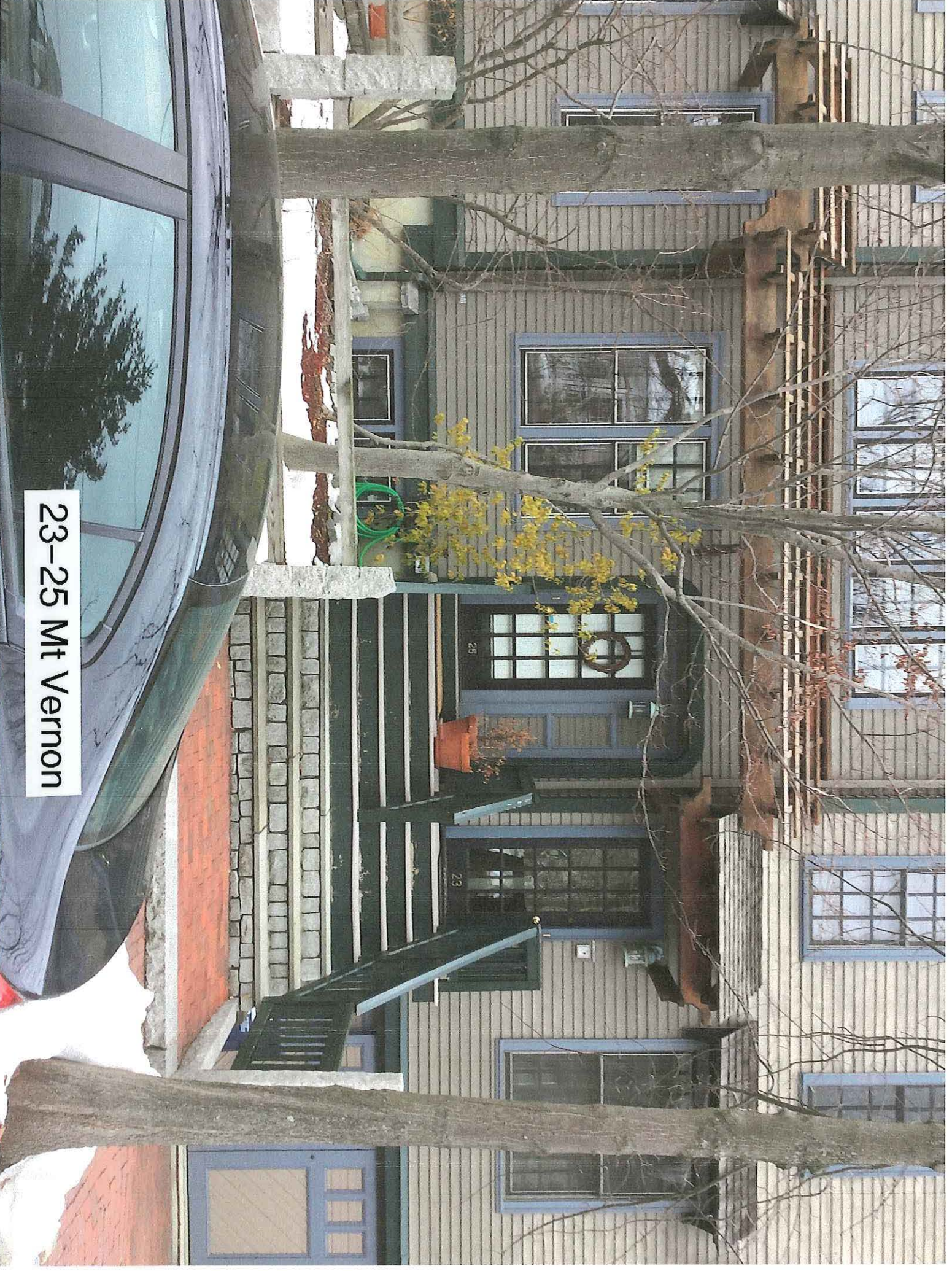
NO PARKING
EXCEPT PERMIT
HOLD HERE
DEC 31
PARKING
EXCEPT
PERMIT
ONLY
EST. 3111

26 Mt Vernon





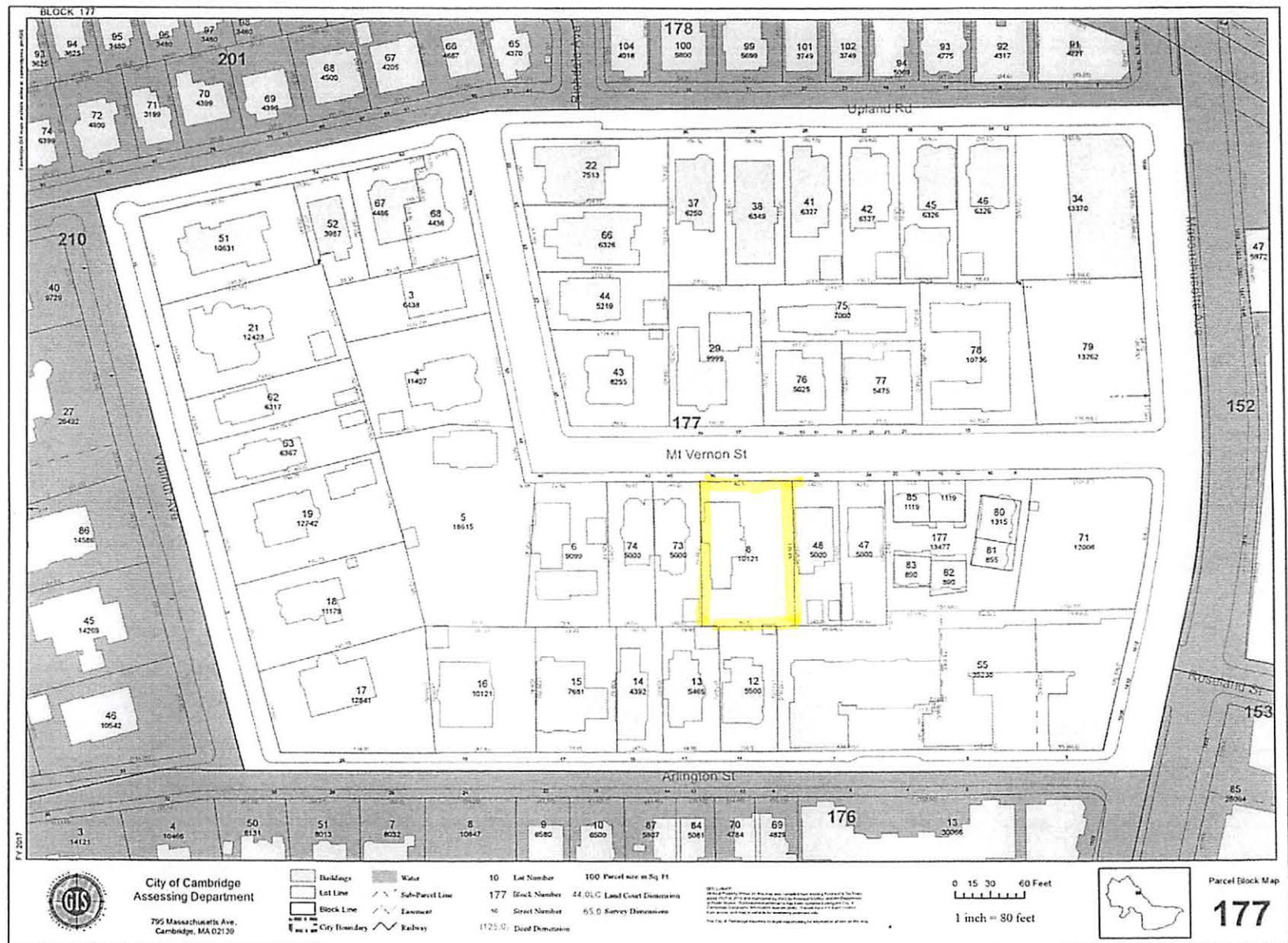
20 Mt Vernon



23-25 Mt Vernon



39 Mt Vernon



Prepared by:

Lynch, Brewer, Hoffman & Fink, LLP
75 Federal Street, 7th Floor
Boston, MA 02110

Tel: (617) 951-0800

Fax: (617) 951-0811

UNIT DEED

GRANTOR: ROBERT AGEE, a married man

GRANTEE: JACK BERGMAN and SULA R. FISZMAN, husband and wife as tenants by the entirety

RESIDENTIAL UNIT: 36

PERCENTAGE INTEREST: 50%

UNIT ADDRESS: 36 Mount Vernon Street, Cambridge, MA 02140

CONSIDERATION: One Million Four Hundred Sixty Thousand and NO/100 Dollars (\$1,460,000.00)

GRANTOR, owner of the UNIT 36 in the 34-36 Mount Vernon Street Condominium, created by Master Deed dated January 7, 2007 and recorded with the Middlesex South Registry of Deeds at Book 48839, Page 454, as amended of record, in accordance with the provisions of Massachusetts General Laws, Chapter 183A grants said UNIT to GRANTEE with QUITCLAIM COVENANTS for the CONSIDERATION stated above.

The UNIT is laid out as shown on a plan recorded with the Master Deed and to which is affixed a verified statement in the form provided for in Massachusetts General Laws, Chapter 183A, Section 9, a portion of which plan is attached to the first unit deed.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium as described in the Master Deed, and (b) in the 34-36 Mount Vernon Street Condominium Trust, recorded with the Middlesex South Registry of Deeds at Book 48839, Page 474, as amended of record, and with the exclusive rights and easements as described in said Master Deed.

Property Address: 36 Mount Vernon Street, Cambridge, MA 02140

The UNIT is to be used only for residential purposes and for no other purpose, except as may be expressly permitted by the Trustees in accordance with the provisions of the Condominium Trust.

The GRANTEE acquires the Unit with the benefit of and subject to, the provisions of Massachusetts General Laws, Chapter 183A relating to condominiums, as that statute is written as of the date hereof, the Master Deed and Condominium Trust, referred to above and any bylaws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein, and subject to real estate taxes attributable to the UNIT which are not yet due and payable.

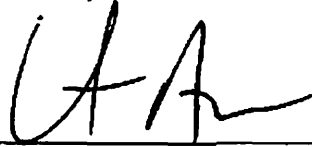
For Grantor's title, see Deed from Michael K. Davis, dated October 10, 2014, and recorded at the Middlesex South County Registry of Deeds at Book 64355, Page 294.

Grantor and Grantor's spouse, Veronika Eydzhi, hereby release any right, title, or interest said signatories may have acquired under Massachusetts General Laws, Chapter 188, commonly known as the Massachusetts Homestead Act and furthermore, state under the pains and penalties of perjury that no other person has rights of homestead in the property.

Remainder of page intentionally left blank – Signature Page to Follow

Signature page to Deed

Executed as a sealed instrument this 19th day of October, 2016

A handwritten signature in black ink, appearing to be 'R. Agee', written over a horizontal line.

ROBERT AGEE, Grantor

PLS SEE ATTACHED
CA ACKNOWLEDGMENT

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

s.s.

On Oct. 19, 2016 before me, Jacqueline Wiler Boucher

Name of Notary Public, Title

personally appeared Robert Agee

Name of Signer (1)

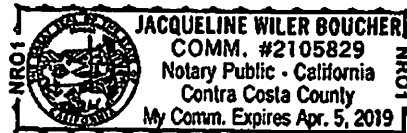
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Jacqueline Wiler Boucher
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled Unit Deed for the purpose of

containing _____ pages, and dated _____.

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other:

representing: _____

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

☒ Form(s) of Identification ☐ Credible witness(es)

California driver license
Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐

Signature page to Deed


Executed as a sealed instrument this 28 day of October, 2016



VERONIKA EYDZHI

, SS

On this 28 day of October, 2016, before me, the undersigned Notary Public, personally appeared VERONIKA EYDZHI, proved to me through satisfactory evidence of identification, which was PASSPORT, to be the person whose name is signed on the preceding document and acknowledged to me that she signed it voluntarily for its stated purpose.



Notary Public:

My commission expires: WITH LIFE.

Michael Robert Lindley
Notary Public
44 Baker Street,
London W1U 7AL

