



BZA APPLICATION FORM

Plan No: BZA-013410-2017

GENERAL INFORMATION

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

Special Permit : √ Variance : √ Appeal :

PETITIONER : Christopher Vance

PETITIONER'S ADDRESS : 1 Cherry Street Wenham, MA 01984

LOCATION OF PROPERTY : 3 Soden Place Cambridge, MA 02139-3103

TYPE OF OCCUPANCY : Residence **ZONING DISTRICT :** Residence C-1 Zone

REASON FOR PETITION :

Additions


DESCRIPTION OF PETITIONER'S PROPOSAL :

We are seeking relief in the form of variance to raise the current roof by eight feet. We are also looking to add two new exterior windows. The current residence is a pre-existing nonconforming structure. The proposed changes would not be substantially more detrimental to the neighborhood.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table Dimensional Requirements).

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Original Signature(s) : 
(Petitioner(s) / Owner)

MARC LEUNHAR
(Print Name)

Address : 3 SODEN PL.

CAMBRIDGE MA 02139

Tel. No.: 617 475 5268

E-Mail Address :

Date : 5/25/17

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 Marc Leuchner & Courtney Hite
(OWNER)

Address: 3 Soden Place, Cambridge MA 02139

State that I/We own the property located at 3 Soden Place, Cambridge MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of Marc Leuchner & Courtney Hite

*Pursuant to a deed of duly recorded in the date 11/28/06, Middlesex South
County Registry of Deeds at Book 48562, Page 537; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Courtney Hite
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

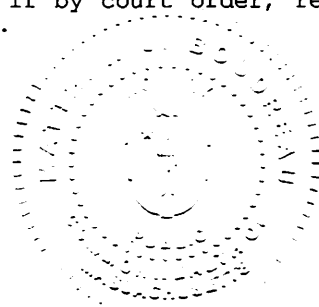
Commonwealth of Massachusetts, County of Middlesex

The above-name Courtney Hite personally appeared before me,
this 17th of May, 2017, and made oath that the above statement is true.

Matthew Boudreau Notary

My commission expires May 18, 2023 (Notary Seal).

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



RECEIVED BY THE DIRECTOR OF THE BUREAU OF THE CENSUS

WASHINGTON, D. C. 20540

DATE: 10/10/64

TO: DIRECTOR, BUREAU OF THE CENSUS

FROM: SAC, NEW YORK (100-100000)

SUBJECT: [Illegible]

RE: [Illegible]

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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:

A literal enforcement of the setback provisions of Article 5.31 would not permit the petitioner to increase the pitch of the existing second floor roof to resolve a hazardous condition related to snow loading as well as, providing attic space for storage. The existing lot is unique to the fact that it is completely land locked, with an easement connecting the property to the street.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or to 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 directly related to unique nature of the lot. The pre-existing non-conforming lot does not meet current dimensional setback requirements. The new work will not impact or worsen the current non-conformity.

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

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

The project as described above will allow for a young Cambridge family, which has recently grown to include two young children to continue to live in Cambridge, as such will add value to the community they have been a part of for the past 10+ years. In addition, the exterior improvements of the house will be more attractive and help to promote a thriving neighborhood. The proposed work will also alleviate safety concerns for Leuch and the neighbors.

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

The proposed changes does not put any part of the current structure closer to the lot line or worsen the non-conformity. By increasing the house vertically, as proposed, it will create a steeper pitched roof to resolve currently hazardous snow loading conditions. The proposed increase in height will still be 7 feet lower than the allowed height in the C1 zoning district.

- *** 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 3 Soden Place (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 land locked nature of the house, and existing setbacks do not allow for requirements of the ordinance to be met. The proposed project does not further worsen the ordinance.

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

The proposed project is a vertical extension of the existing house, the foot print does not enlarge, therefore no changes in the access or egress would be affected. Over all the new addition will provide more benefit to the neighborhood as the house will be more attractive.

- 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:

No portion of the proposed project will further restrict any adjacent uses as permitted in the Zoning Ordinance, as the proposed project does not put any part of the current structure closer to the lot line or worsen the existing non-conformity.

- 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 proposed project resolves an existing hazard, by making the current low sloped roof steeper. This will help mitigate against hazardous snow loading conditions.

- 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 proposed project does change the existing use, nor does it put any part of the structure closer to the lot line or worsen the existing non conformity

BZA APPLICATION FORM
DIMENSIONAL INFORMATION

APPLICANT: Vance Williams Architects PRESENT USE/OCCUPANCY: Single Family
LOCATION: 3 Soden Place Cambridge, MA 02139-3103 ZONE: Residence C-1 Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: Single Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>		1464	1614	1217	(max.)
<u>LOT AREA:</u>		1625	1625	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.90	.99	.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		0	0	0	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40	40	50	(min.)
	DEPTH	40.75	40.75	0	
<u>SETBACKS IN FEET:</u>	FRONT	9.16	9.16	14.73	(min.)
	REAR	4.33	4.33	20	(min.)
	LEFT SIDE	4.166	4.166	10.59	(min.)
	RIGHT SIDE	3.66	3.66	10.59	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	19.25	27.25	35	(max.)
	LENGTH	27.25	27.25	0	
	WIDTH	32.16	32.16	0	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		1	1	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		na	na	na	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		na	na	na	(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.

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



2017 MAY 26 AM 10:30

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

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MARC LEUHNEN

(Print Name)

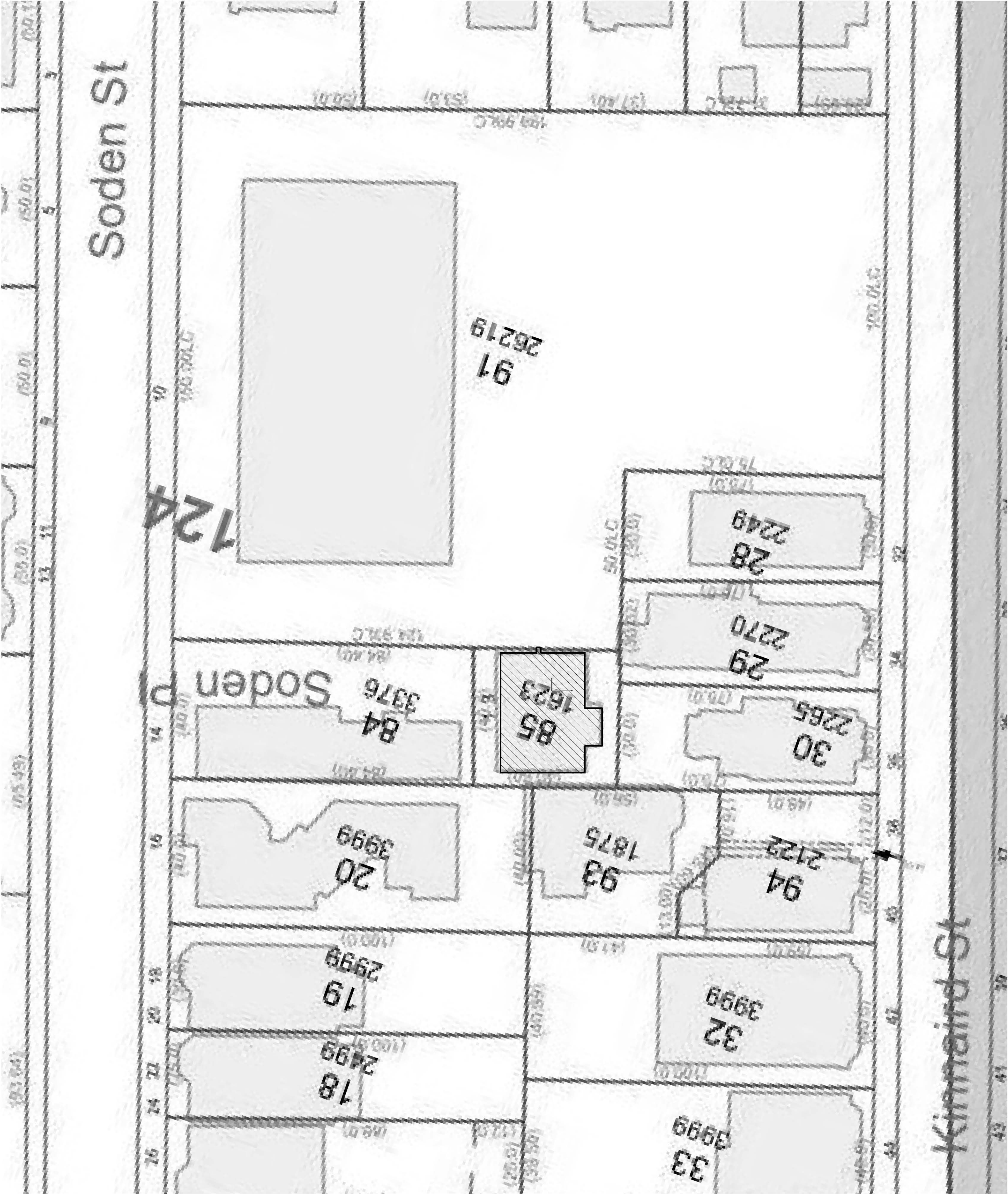
Address : 3 SODEN PL

CAMBRIDGE MA 02135

Tel. No. : 617 475 5268

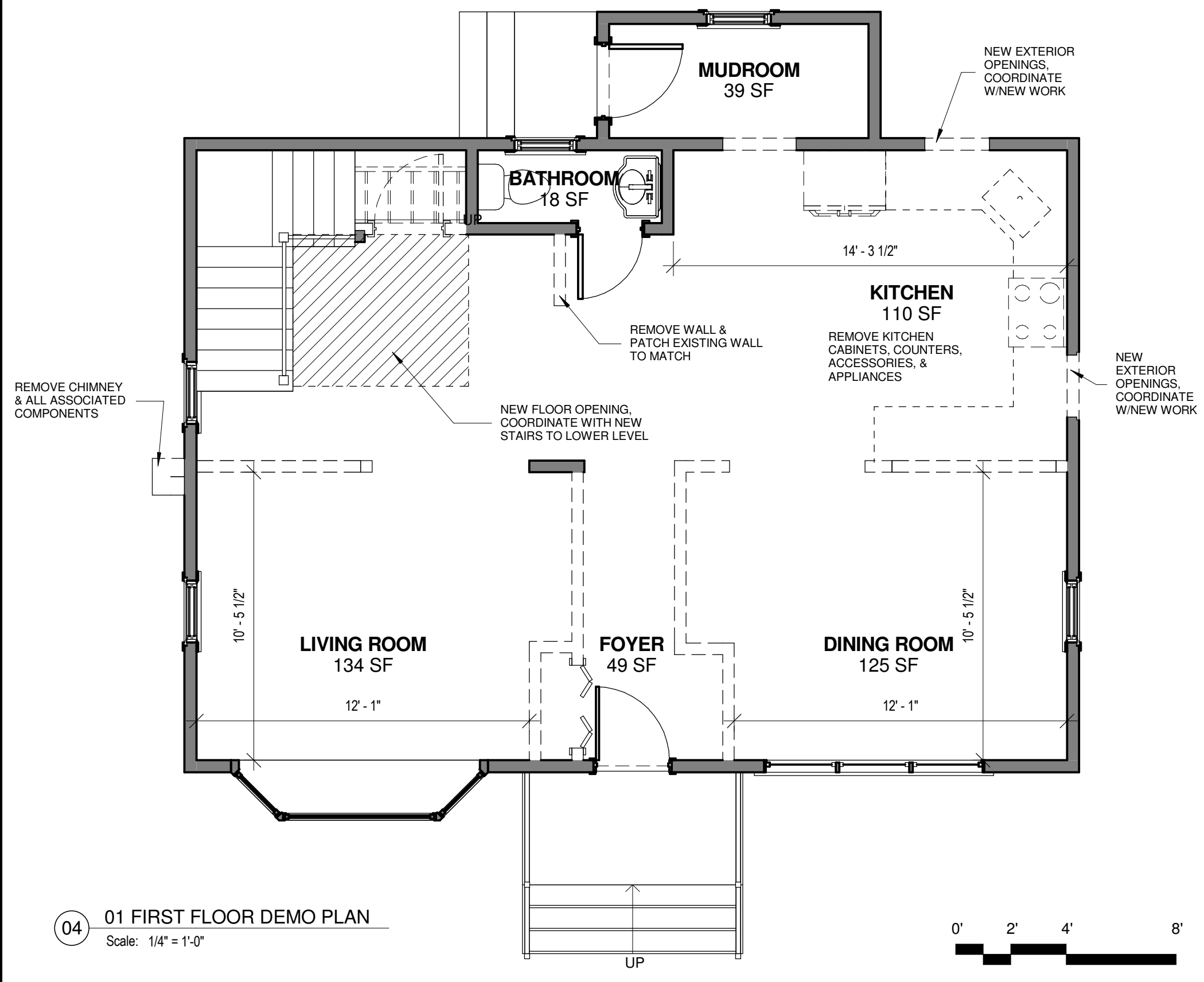
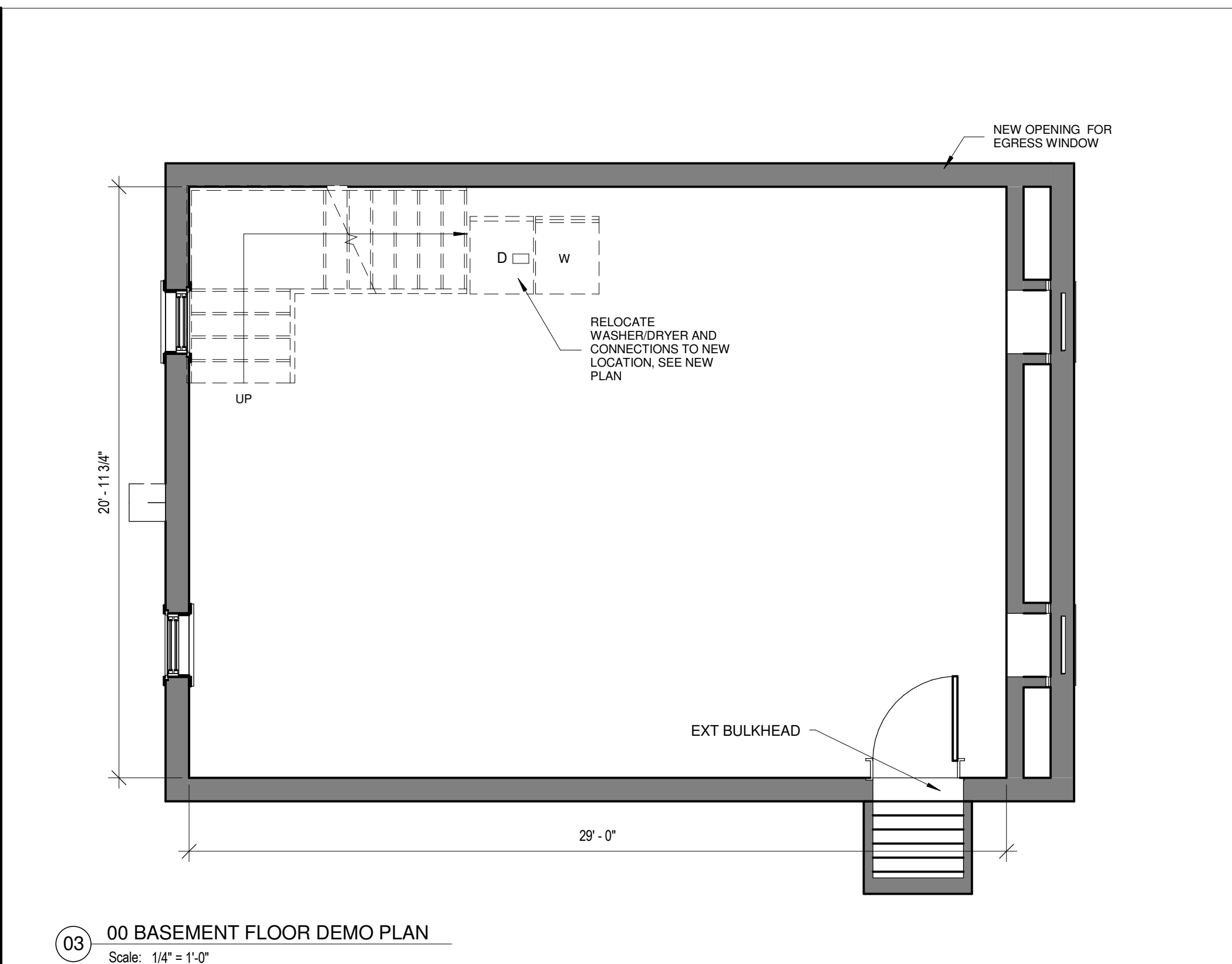
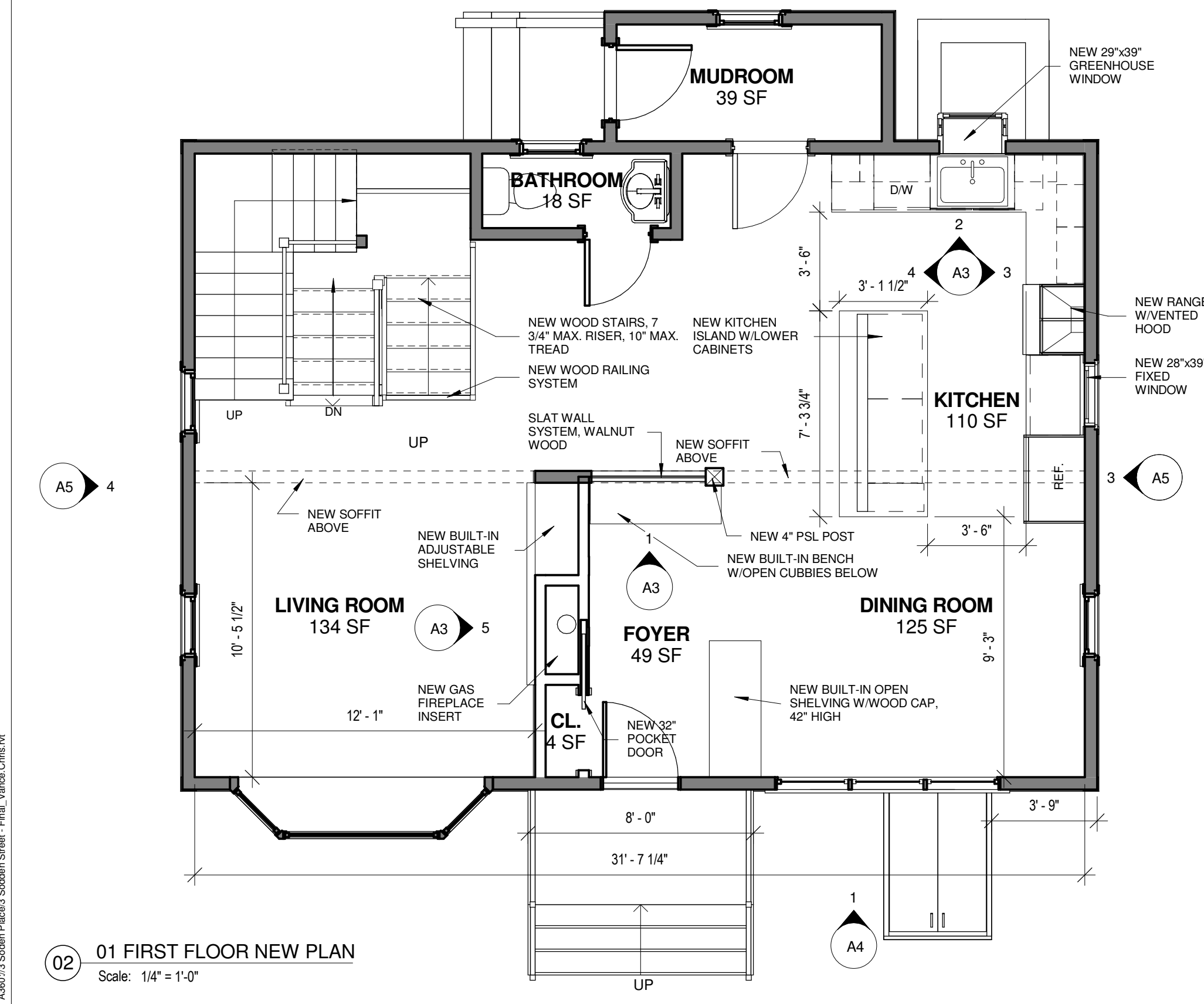
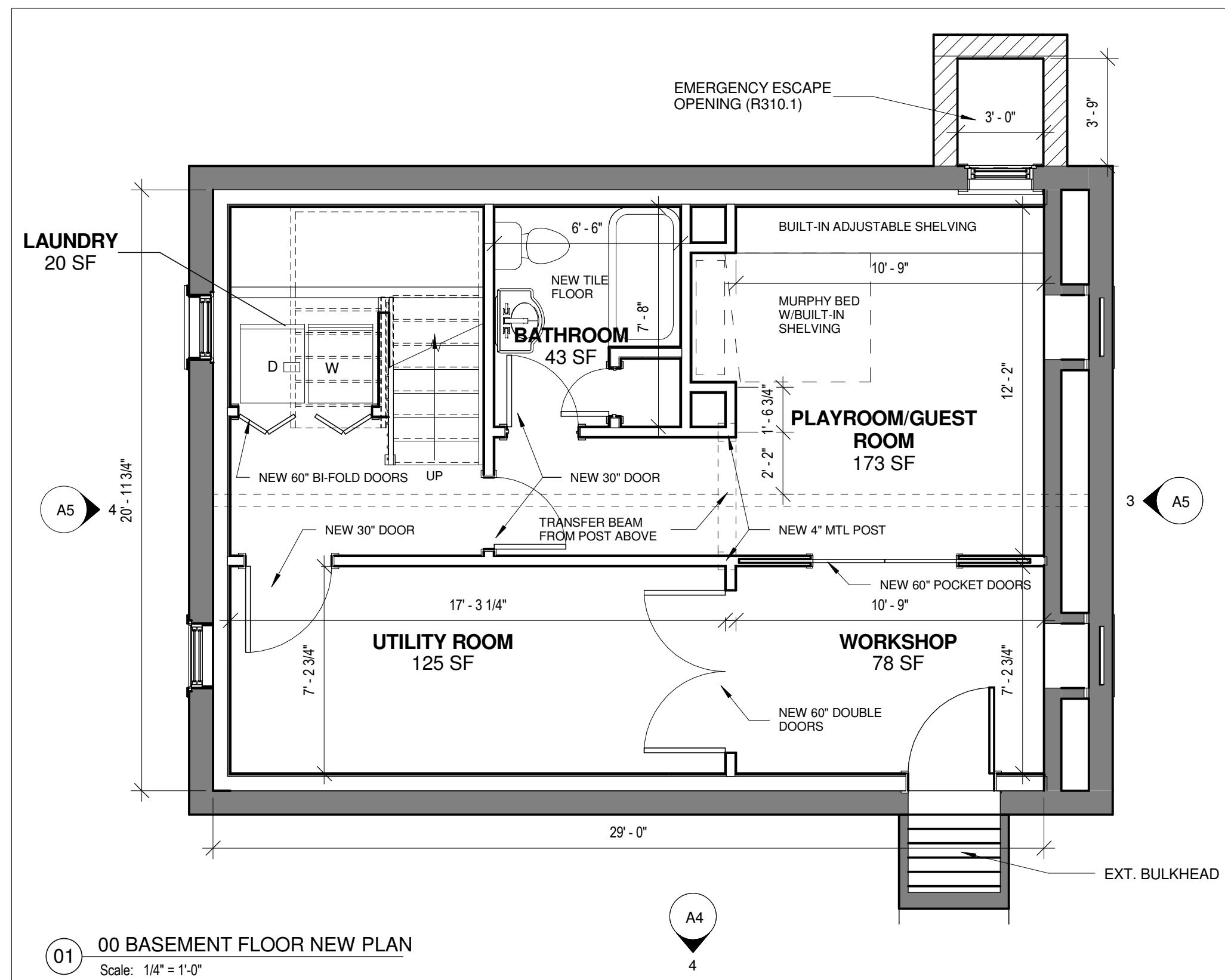
E-Mail Address :

Date : 5/25/17



JOB NUMBER R111	DRAWING NUMBER A0	Leuchner & Hite Residence 3 Soden Place, Cambridge MA	Additions & Renovations 05/09/2017						VANCE WILLIAMS ARCHITECTS 1 Cherry Street Wenham MA 01984 617 221 9110 vwarchs.com
		Site Plan	REVISIONS NO.	DATE	REMARKS				
SCALE: 1/16" = 1'-0"									

A380/3 Soden Place3 Soden Street - Final Vance Chris.dwg



VANCE WILLIAMS ARCHITECTS
1 Cherry Street Wenham MA 01984
617 221 9110
vwarchs.com

Leuchner & Hite Residence
3 Soden Place, Cambridge MA

Basement & First Floor Plan - New and Demo Plans
SCALE: 1/4" = 1'-0"

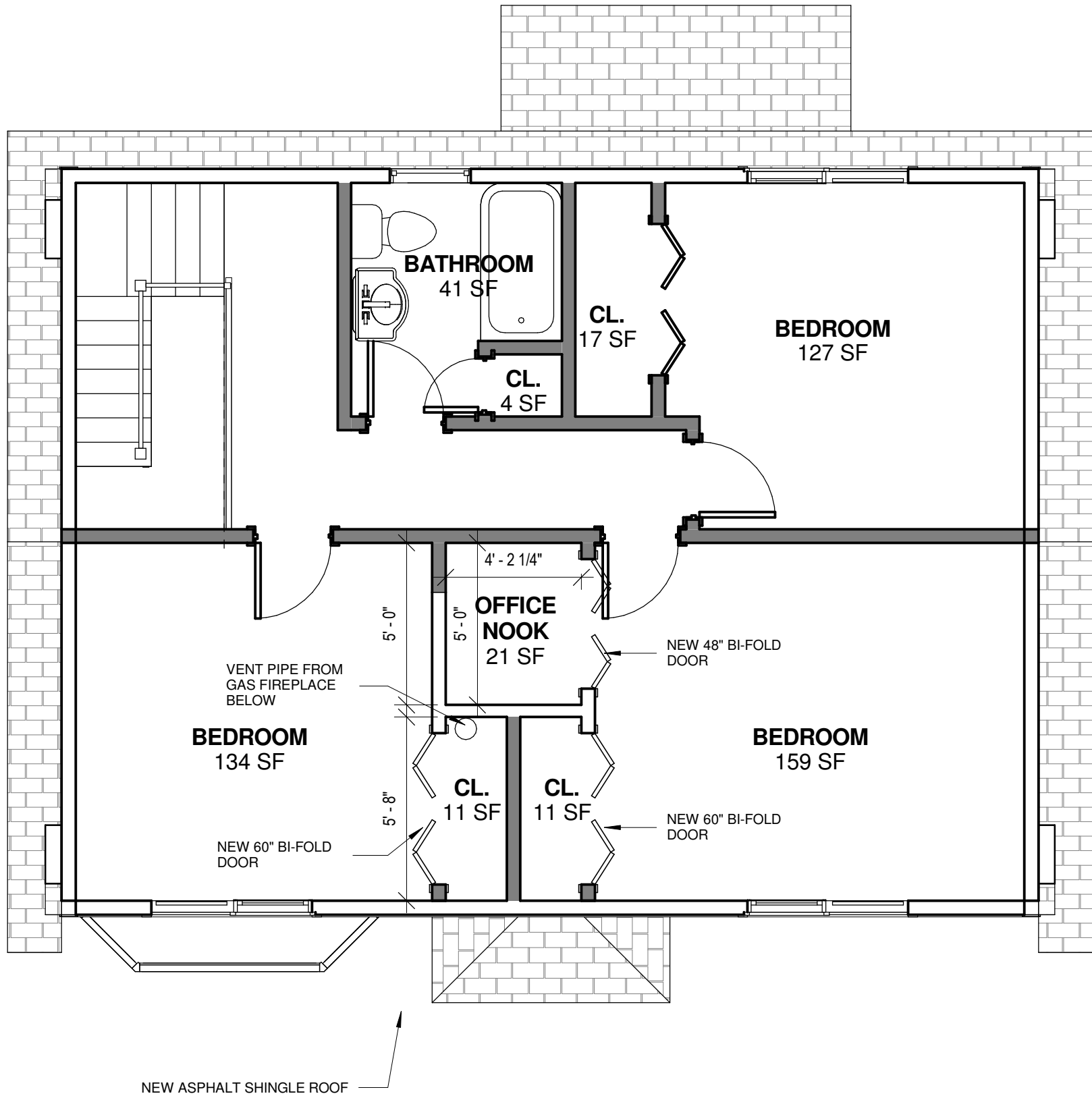
05/09/2017

REVISIONS NO. DATE

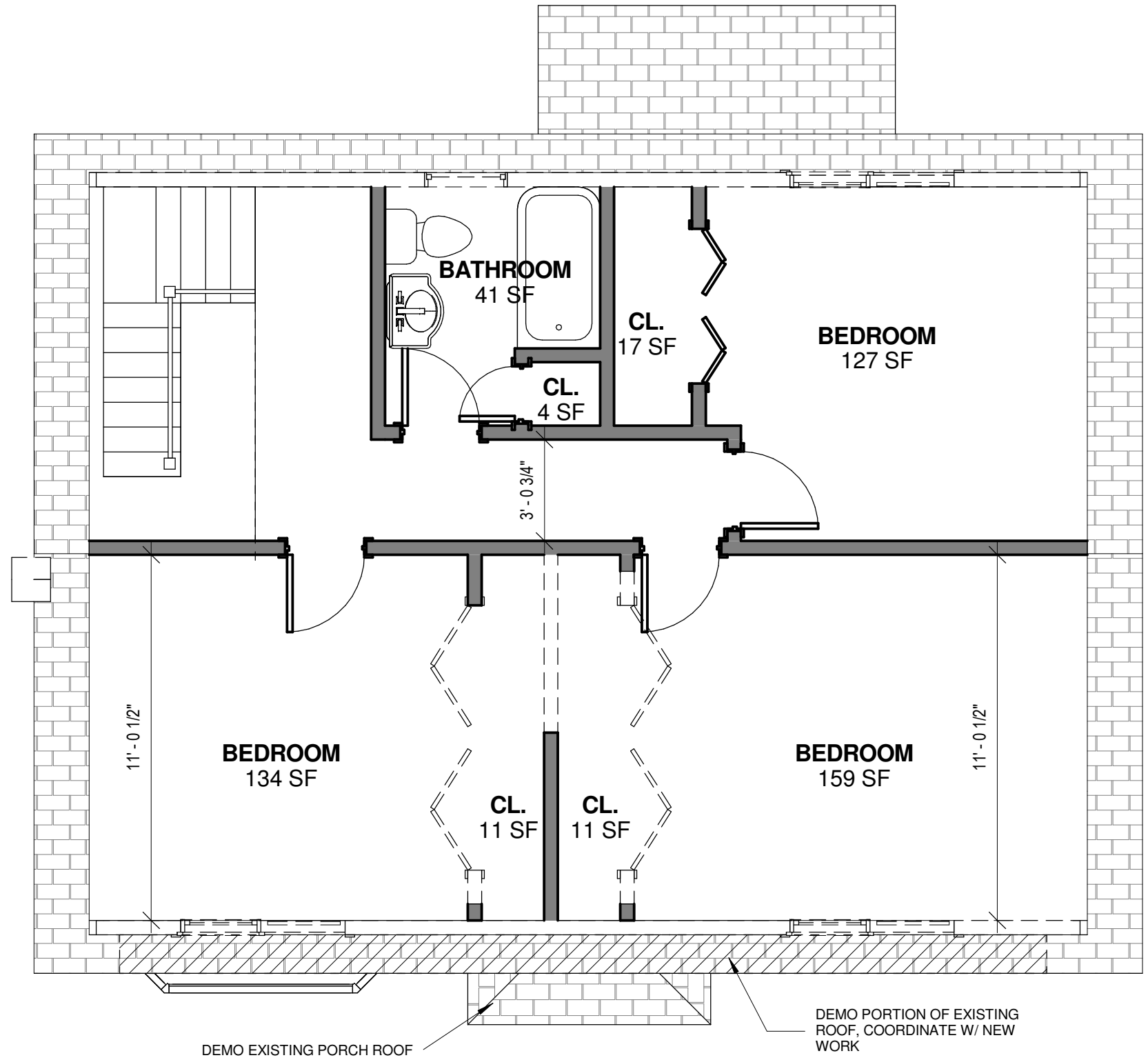
REMARKS

A1

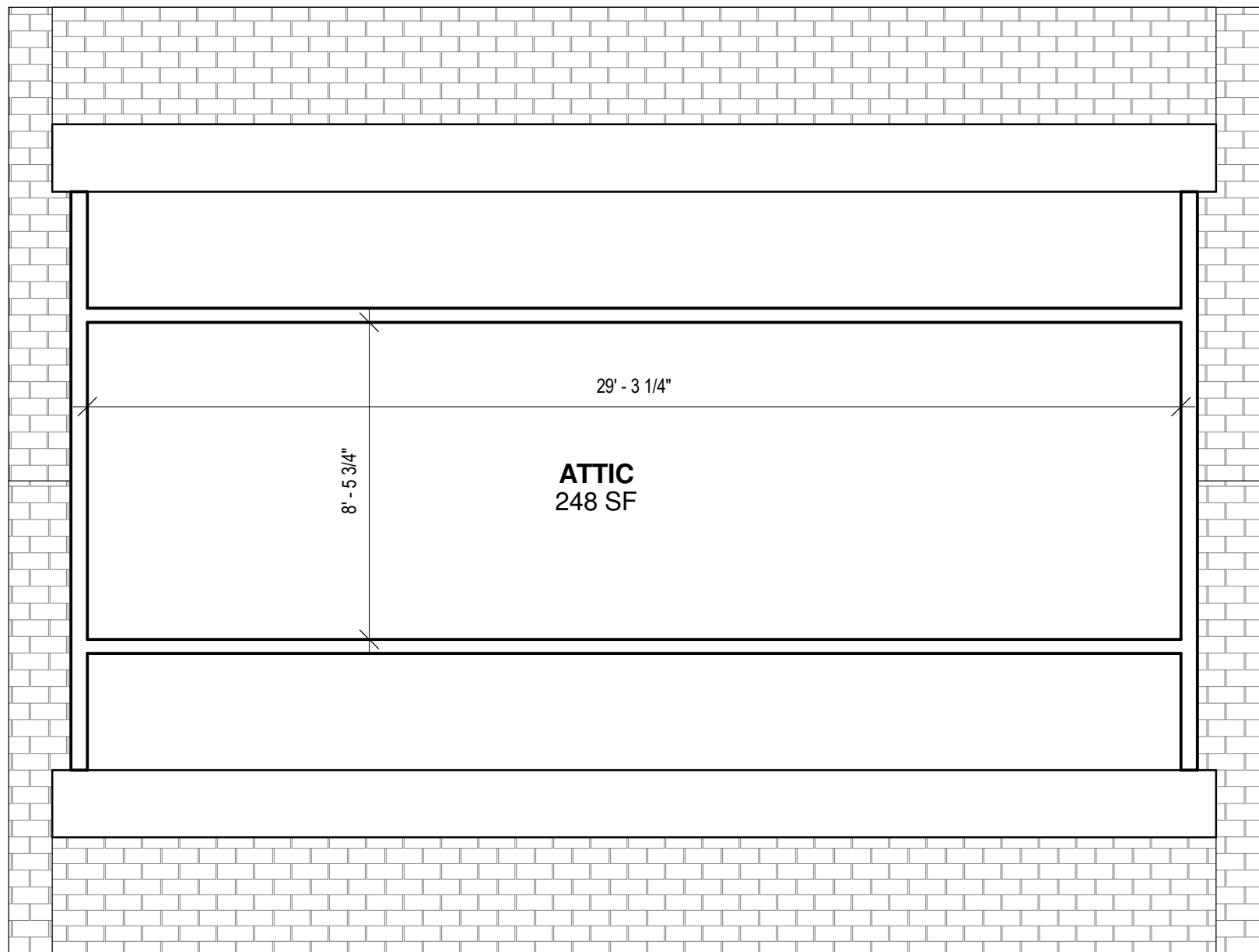
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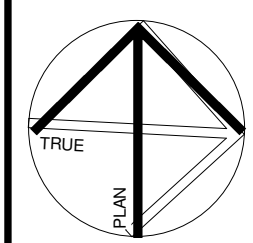
1 02 SECOND FLOOR NEW PLAN
Scale: 1/4" = 1'-0"



2 02 SECOND FLOOR DEMO PLAN
Scale: 1/4" = 1'-0"



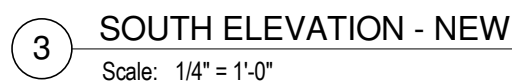
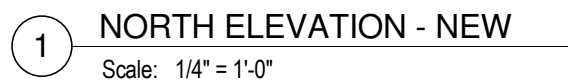
3 03 ATTIC FLOOR
Scale: 1/4" = 1'-0"



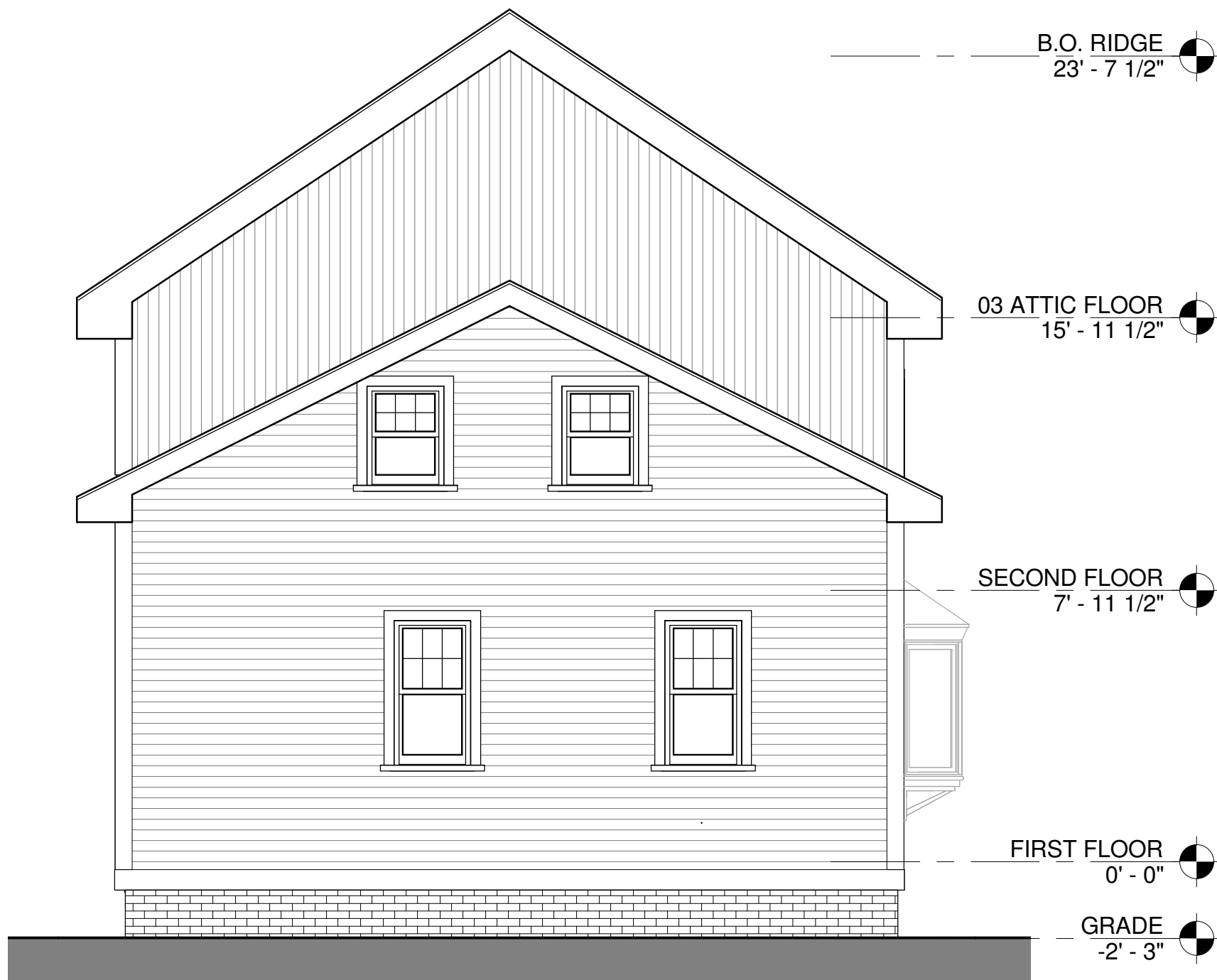
Additions & Renovations
05/09/2017

REVISIONS NO.	DATE	REMARKS





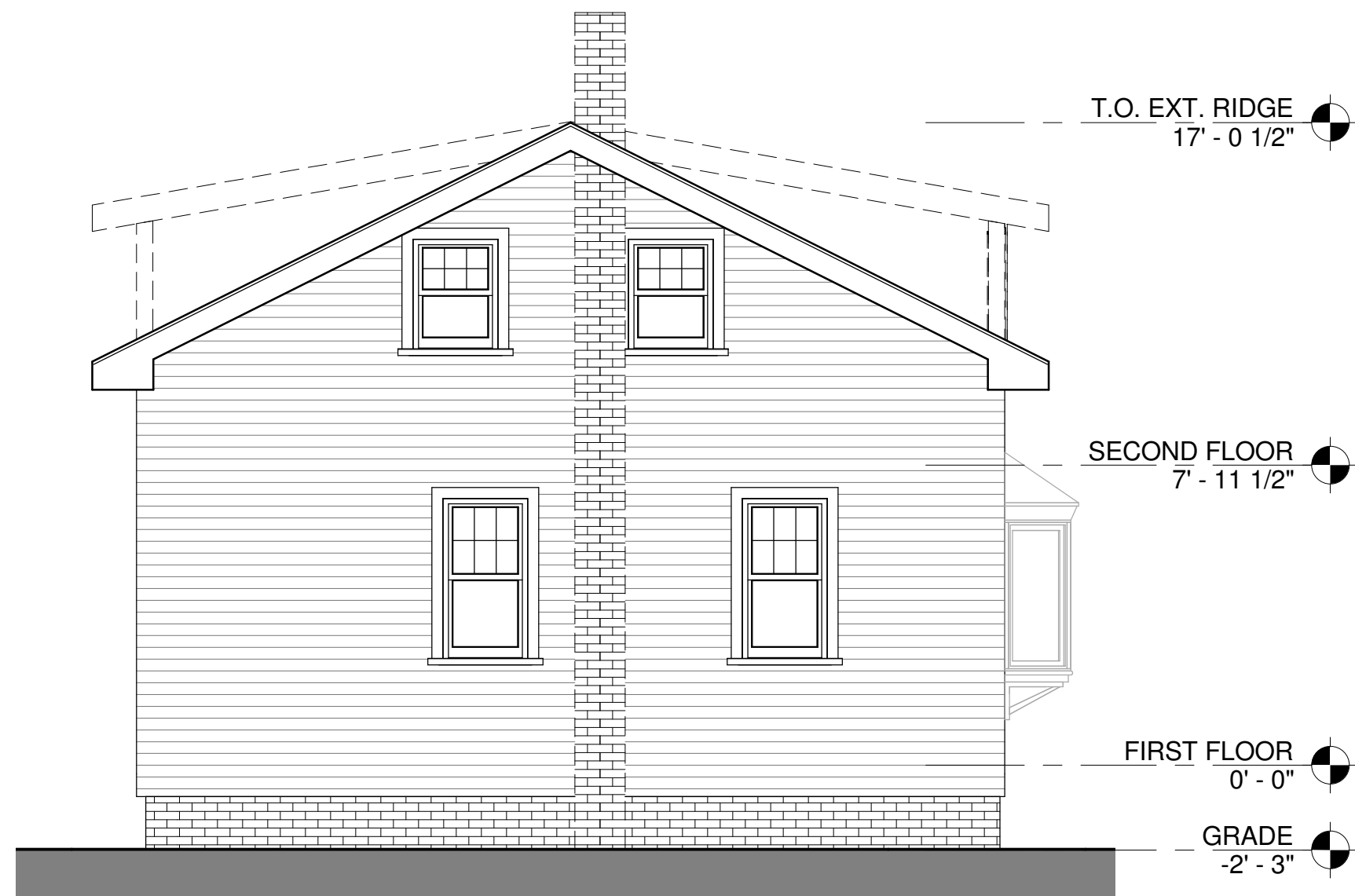
JOB NUMBER R11



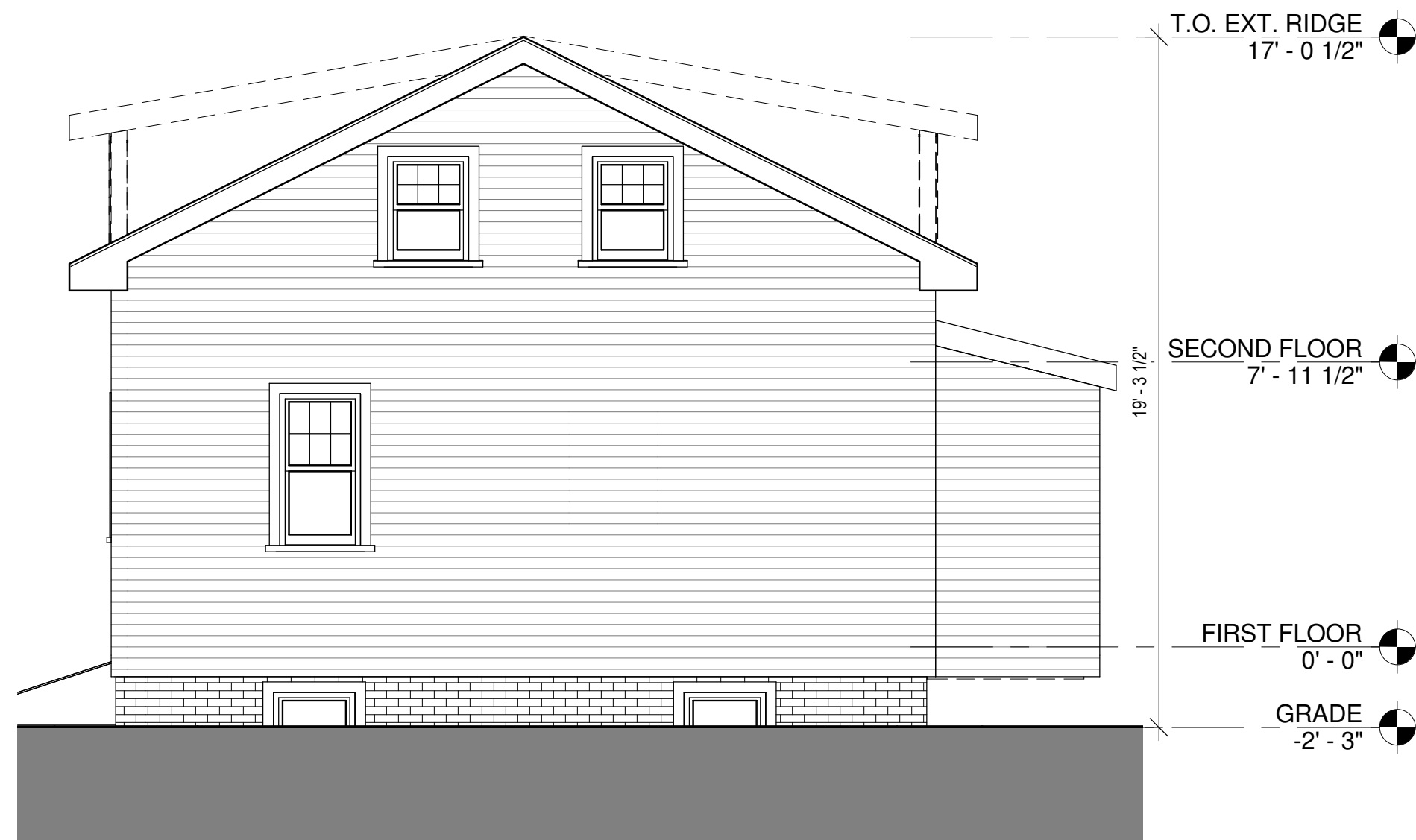
1 NEW WEST ELEVATION
Scale: 1/4" = 1'-0"



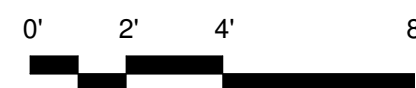
2 NEW EAST ELEVATION
Scale: 1/4" = 1'-0"



4 WEST ELEVATION DEMO
Scale: 1/4" = 1'-0"



3 EAST ELEVATION DEMO
Scale: 1/4" = 1'-0"



VANCE WILLIAMS ARCHITECTS
1 Cherry Street Wenham MA 01984
617 221 9110
vwarchs.com

Additions & Renovations
05/09/2017

Leuchner & Hite Residence
3 Soden Place, Cambridge MA

Elevations - New and Demo

REVISIONS NO.	DATE	REMARKS

DRAWING NUMBER
A5

JOB NUMBER
R111

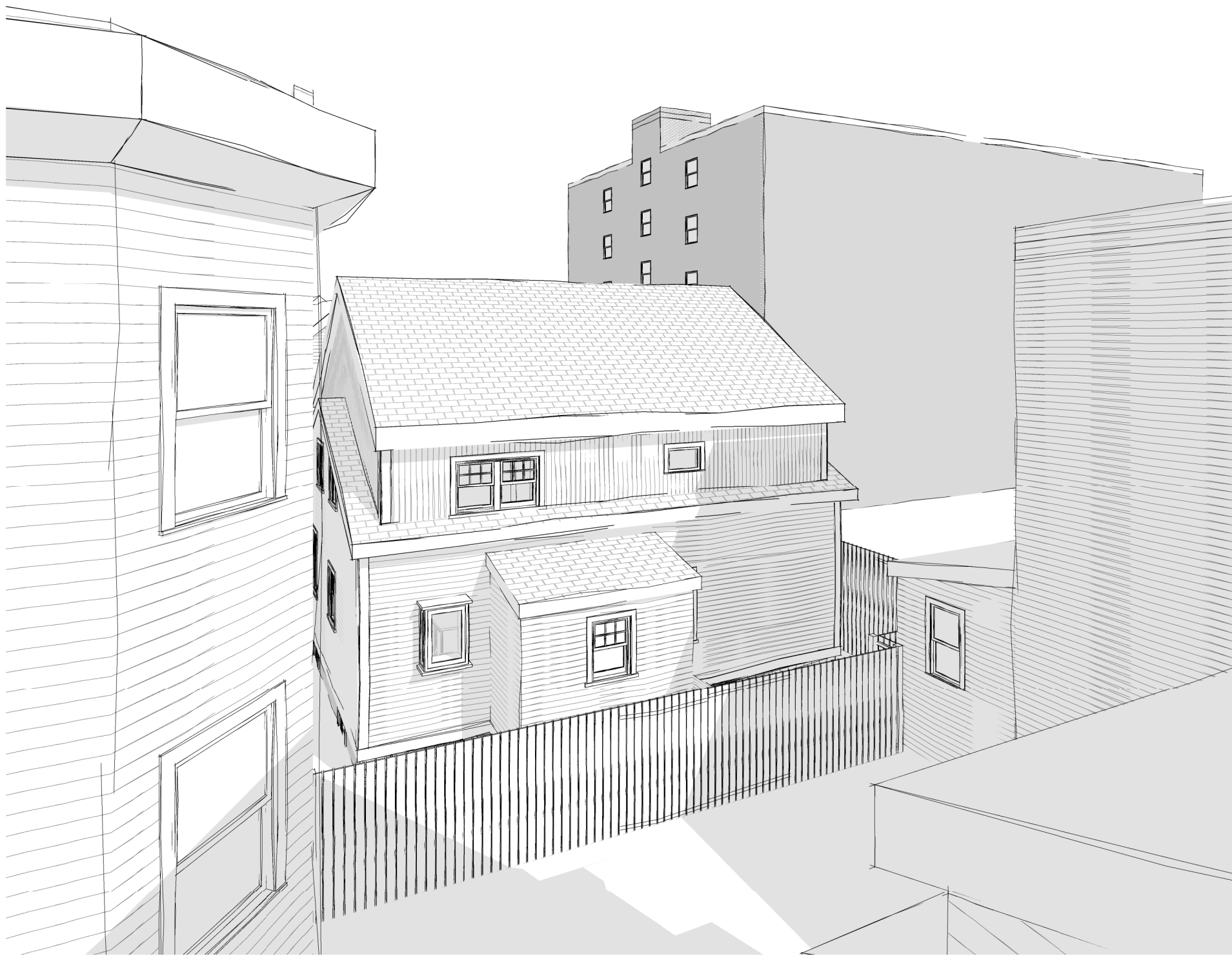
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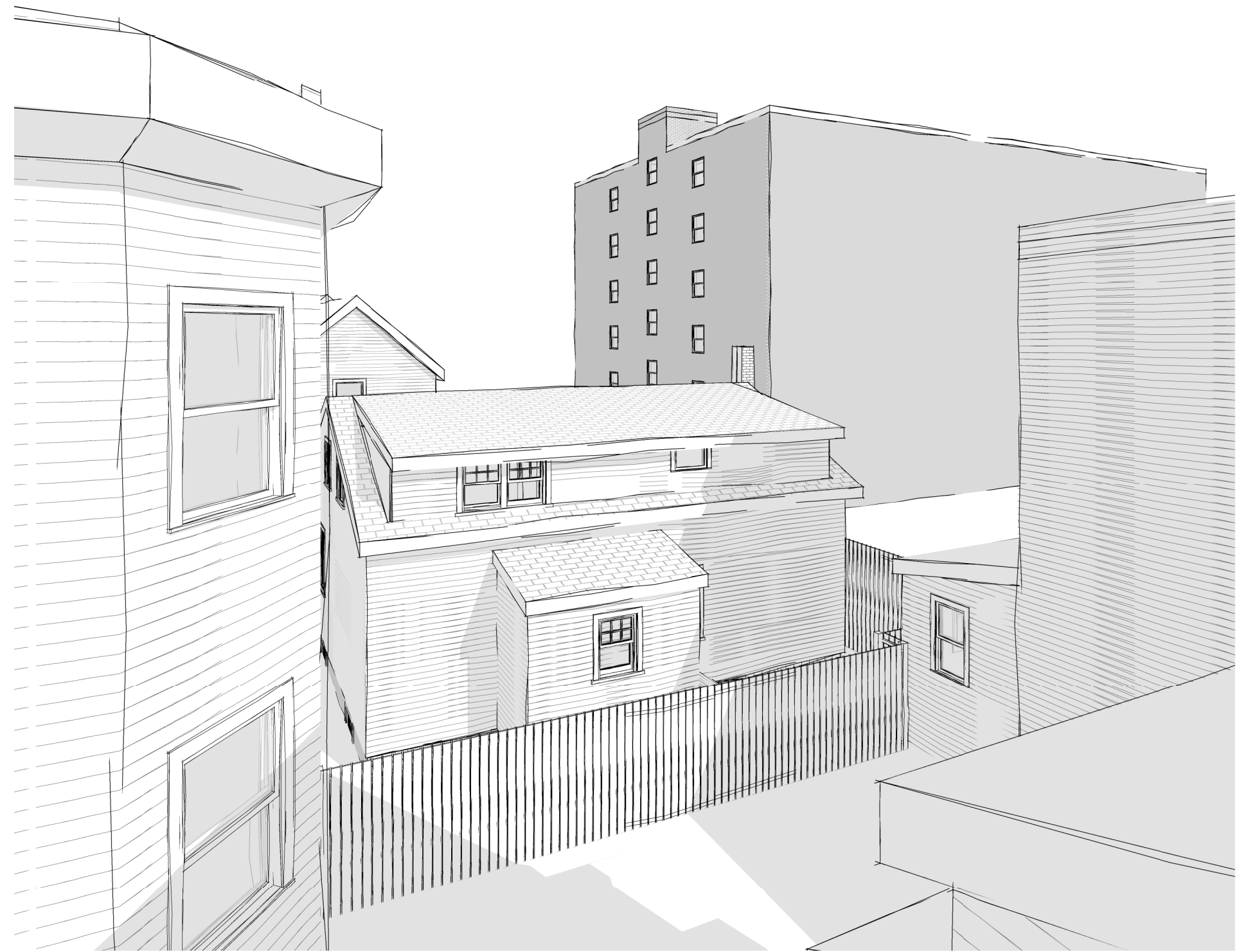
A1 NORTH AXON - NEW
Scale:



A2 NORTH AXON - EXISTING
Scale:



B1 SOUTH AXON - NEW
Scale:



B2 SOUTH AXON - EXISTING
Scale:

A360/3 Soden Place3 Soden Street - Final Vance Chris.ort

FAR CALCULATION

Cambridge Zoning Ordinance Definitions:

Floor Area Ratio. The ratio of gross floor area of a structure to the total area of the lot.

Floor Area Gross. The sum, in square feet, of the gross horizontal areas of all floors of a building, as measured from the exterior walls [except in (8) and (9) below where only interior space shall be measured and in (h) where the area of the parking facility shall be measured] of a building or the centerline of party walls between buildings.

Gross Floor Area shall include:

- roofed porches and balconies whether enclosed or unclosed;
- unroofed porches and balconies above third floor, with the exception of porch and balcony spaces associated with Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
- elevator shafts and stairwells on each floor, not excluded in (6) below;
- attic space, whether finished or unfinished, within the area of a horizontal plane that is five (5) feet above the attic floor and which touches the side walls and/or the underside of the roof rafters and which is not excluded in (5) below;
- interior balconies, mezzanines, and penthouses;
- basement and cellar areas not excluded in (1), (3), and (9) below;
- area of parking facilities in structures except as excluded in (2) below; and
- any accessory parking spaces not in above ground structures if in excess of the maximum number permitted on the premises as set forth in Section 5.25 and 6.30.

Gross Floor Area shall not include:

- areas used for off street loading purposes;
 - area of parking facilities in structures located underground and the area of on grade open parking spaces outside the building footprint at or below the maximum number permitted on the premises as set forth in Sections 5.25 and 6.30;
 - basement and cellar areas devoted to the operations and maintenance of the building such as heating and cooling equipment, electrical and telephone facilities, and fuel storage;
 - open and lattice-work fire escapes;
 - unroofed porches and balconies no higher than the third floor;
 - attic space and other areas devoted to elevator machinery or mechanical equipment necessary for the operation of the building, including sustainable mechanical systems and related equipment and chases for systems including, but not limited to, solar energy systems, geothermal systems and heat pumps, solar hot water systems and related tubes and tanks, equipment related to radiant heating, hydronic cooling, heat recovery ventilators, and energy recovery ventilators;2-5
 - elevator shafts and stairwells on floors where there is no other area which qualifies to be included in gross floor area;
 - attic space not otherwise included in (d) above;
 - basement and cellar spaces with less than seven (7) feet of ceiling height measured from the floor to the line of the bottom of the floor joists, or to any subfloor or finished surface above any floor joists that are spaced not less than four (4) feet on center, and further provided that the basement or cellar is not a Story Above Grade as defined in the State Building Code.
 - bicycle parking meeting the requirements of Article 6.000, whether located in a principal use structure, any parking facility for motor vehicles, or in an accessory structure.
 - Functional Green Roof Area, in accordance with the regulations in Section 22.30 of this Zoning Ordinance;
 - interior air spaces within Double-Skin Facades and additional exterior wall thickness to accommodate insulation, in accordance with the regulations in Section 22.40 of this Zoning Ordinance; and
 - space directly beneath overhangs, eaves, awnings, pergolas, arbors, trellises or other sunshading devices, in accordance with the regulations in Section 22.50 of this Zoning Ordinance.
- In a building with more than two floors, the area of each floor level of any interior courtyard whether or not covered by a roof, which has a minimum dimension of less than forty (40) feet in any direction shall be included unless twenty (20) percent or more

EXISTING FAR TOTAL GROSS AREA / TOTAL LOT SIZE

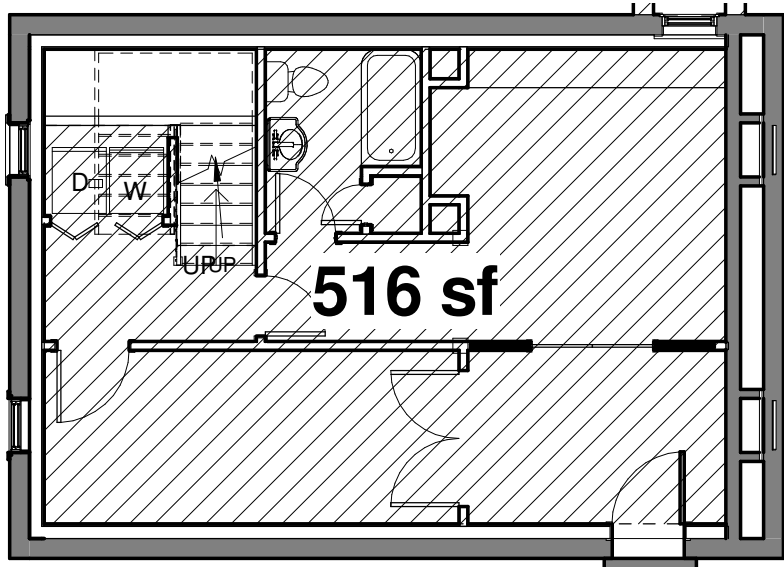
Existing Basement = N/A (BELOW 7 FT)
Existing First Floor = 826 SF
Existing Second Floor = 638 SF
Existing Attic = NA (no attic)

= 1,464 SF / 1,623 SF (LOT) SF = 90.2% (NON-COMPLIANT)

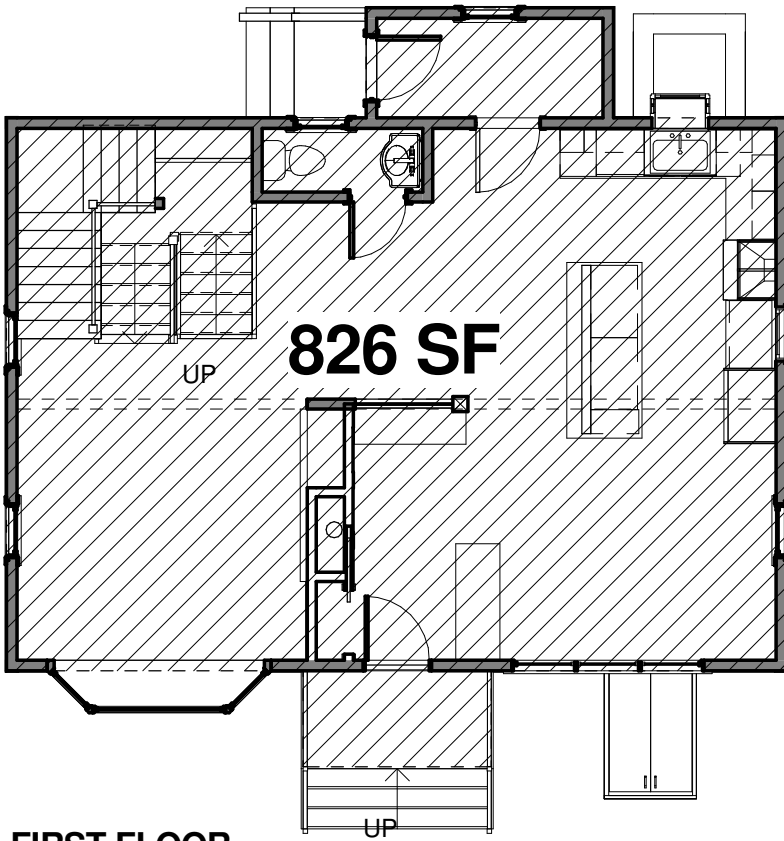
NEW FAR TOTAL GROSS AREA / TOTAL LOT SIZE

New Basement = NA
First Floor FAR = 826 SF
Second Floor FAR = 638 SF
Attic FAR (unfinished) = 265 SF

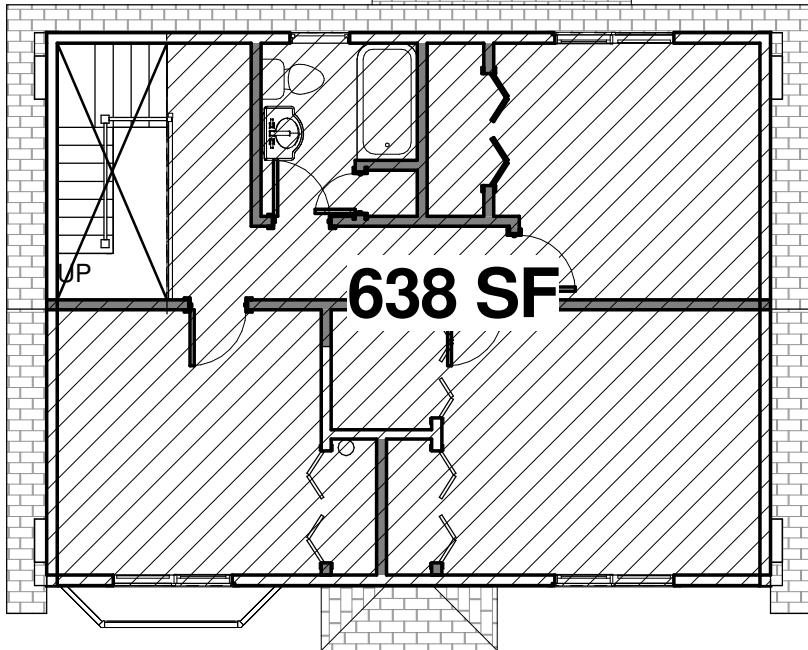
= 1,614 SF / 1,623 = 99.4% (NON COMPLIANT)



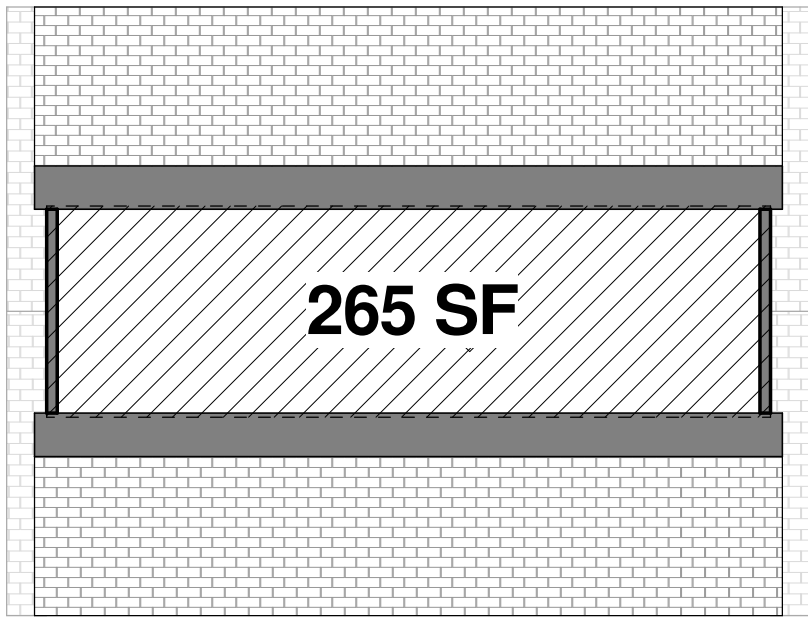
PROPOSED BASEMENT



FIRST FLOOR

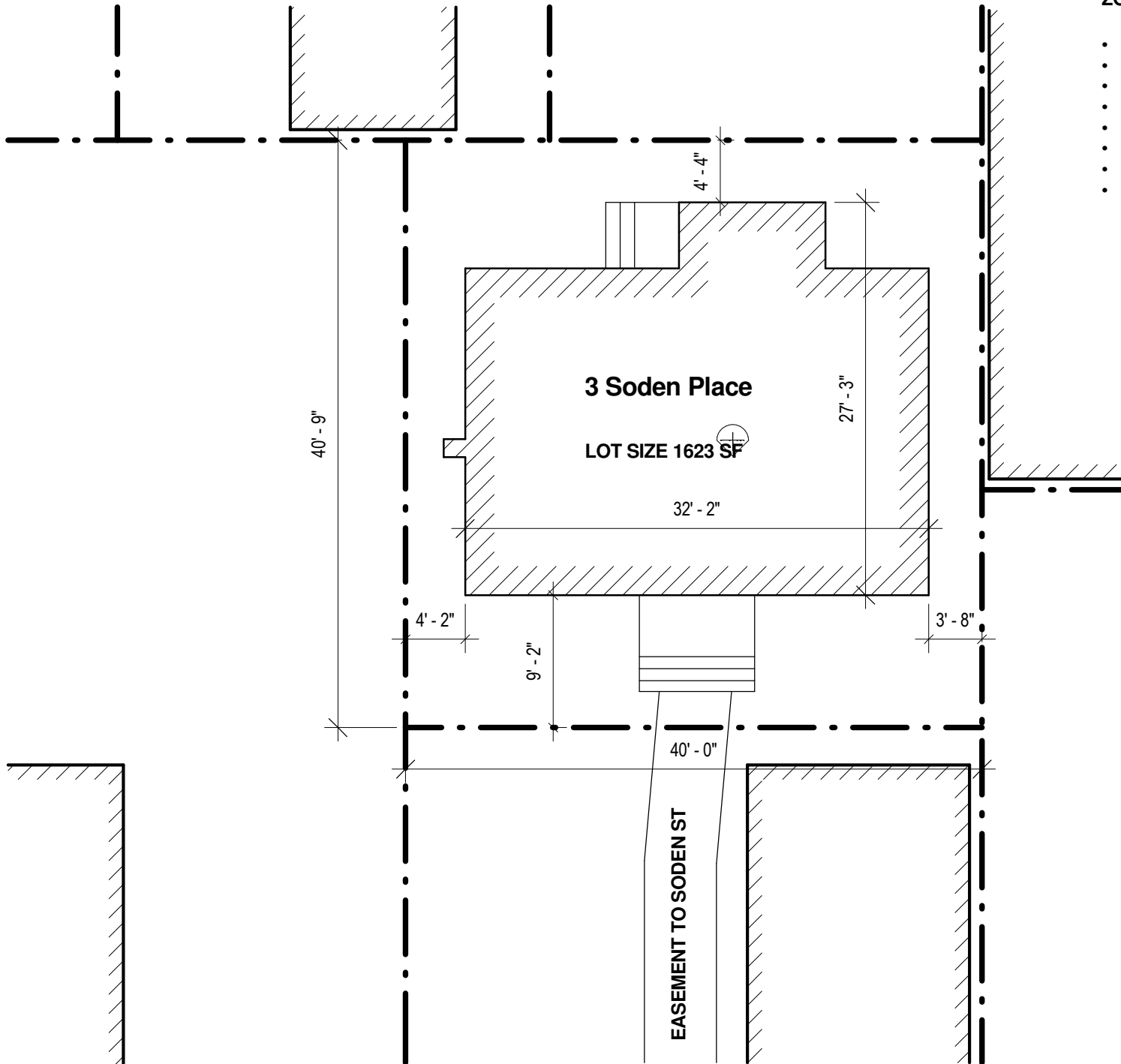


SECOND FLOOR



PROPOSED UNFINISHED ATTIC

CUT PLANE SHOWN AT 5 FEET AFF, FOR ATTIC PLAN



ZONING SITE PLAN

ZONE CLASSIFICATION - C1 - RESIDENTIAL

- MAXIMUM FLOOR AREA RATIO 0.75 - NOT COMPLIANT
- MINIMUM LOT SIZE = 5,000 SF - NOT COMPLIANT
- MINIMUM LOT WIDTH = 50 FT - NOT COMPLIANT
- MINIMUM FRONT YARD = H+L/4 (a) - NOT COMPLIANT
- MINIMUM SIDE YARD = H+L/5 - NOT COMPLIANT
- MINIMUM REAR YARD = H+L/4 (c) - NOT COMPLIANT
- MAXIMUM HEIGHT IN FEET 35 - COMPLIANT
- MINIMUM OPEN SPACE = 30% - NOT COMPLIANT

OPEN SPACE CALCULATION

Usable Open Space

The part or parts of a lot or structure which are reserved for the use of occupants of a building which is used wholly, or in part, for residential purposes. This space shall have minimum dimensions as prescribed in the Ordinance, shall exclude parking areas, driveways and walkways, and shall be open and unobstructed to the sky. Trees, plantings, arbors, fences, flagpoles, sculpture, fountains and recreational and drying apparatus and similar objects shall not be considered obstructions when located within a private open space. To the extent permitted in this Ordinance, balconies and roof areas may also be considered as private open space.

5.22 - Private Open Space Requirements

5.22.1
Private open space shall be provided on every lot used for residential purposes except for those in the Cambridge Center MXD District, and shall be a percentage of the lot area as set forth in Section 5.31. An area designated as private open space must have both a width and a length of at least fifteen (15) feet, except for balconies, and may not have a slope greater than ten (10) percent. With the exception of balcony areas, private open space shall be accessible to all occupants of a building; not less than one half of the required private open space shall be provided at ground level or within ten (10) feet of the level of the lowest floor used for residential purposes. Areas at other levels, such as balconies, decks, and roofs, of garages and buildings, which are accessible to all occupants of buildings, which are not used as walkways or corridors, and which have both a width and a length of at least six (6) feet and a minimum area of seventy-two (72) square feet, may be calculated as private open space, not to exceed twenty-five (25) percent of the total private open space.

5.22.3
Special Requirements in Residence A-1, A-2, B, C, and C-1
At least fifty (50) percent of the required Private open space in these districts shall meet all of the requirements of Section 5.22.1 above. At least fifty (50) percent of the required Private open space shall meet the definition of Permeable Open Space and shall not be subject to the dimensional limitations of Section 5.22.1 as applied to Private open space.

Usable Open Space Calculations:Table 5-1 min. Ratio of Usable Open Space to Lot Area

Total Private Open Space (0 sf) + Permeable Open Space (0 sf)
= Total Usable Open Space (0 sf)

Lot Size (1630 sf)

Total Open Space = 0 sf / 1630 sf = 0%

YARDS & SETBACK CALCULATION

5.24- YARDS

5.24.4 (1): "for buildings of forty (40) feet or less in height the denominator in the yard formulas in the Tables in Section 5.30 may be increased by two subject to the minimum yard requirements set forth in the footnotes a, b and C of Tables 5-1 and 5.2."

Average Height Calculation:

Front Yard
(H1-19.25 x L1-2.33ft)+(H2-27.33ft x L2 32.66ft) / (2.33+32.66) = 26.75 ft

Right Yard
(H1-27.33ft x L1-25.33ft)/ (27.33) = 27.30 ft

Rear Yard (per note C, Table 5.1 - no nearer than 20ft)
(H1-19.25 x L1-2.33ft)+(H2-27.33ft x L2 32.66ft) / (2.33+32.66) = 26.75 ft

Left Yard
(H1-27.33 ft x L1-27.33ft)/ (25.33) = 27.30ft

MINIMUM SETBACKS PER YARD

minimum required distance between a parcel's lot line (front, side, or rear) and the wall of a building, in feet. The symbol (H+L) in a formula represents the height of the building plus the length of the building parallel to that lot line.

FRONT YARD - NON CONFORMING
H+L/4 = 26.75 + 32.16 / 6 = 14.73 ft minimum setback
Setback Provided:9.16 ft

RIGHT YARD - NON CONFORMING
H+L/5 = 27.30 + 25.66 / 5 = 10.59 ft minimum setback
Setback Provided: 3.66 ft

REAR YARD - NON CONFORMING
H+L/4 = 26.75 + 32.16 / 6 = 14.7. ft minimum setback (Per note C minimum 20ft)
Setback Provided: 4.33 ft

Left Yard - NON CONFORMING
H+L/5 = 27.30 + 25.66 / 5 = 10.59 ft minimum setback
Setback Provided: 4.166 ft

VANCE WILLIAMS ARCHITECTS

1 Cherry Street Wenham MA 01984

617 221 9110

vwarchs.com

Additions & Renovations

05/09/2017

Leuchner & Hite Residence
3 Soden Place, Cambridge MA

Zoning Analysis

SCALE: As indicated

DRAWING NUMBER

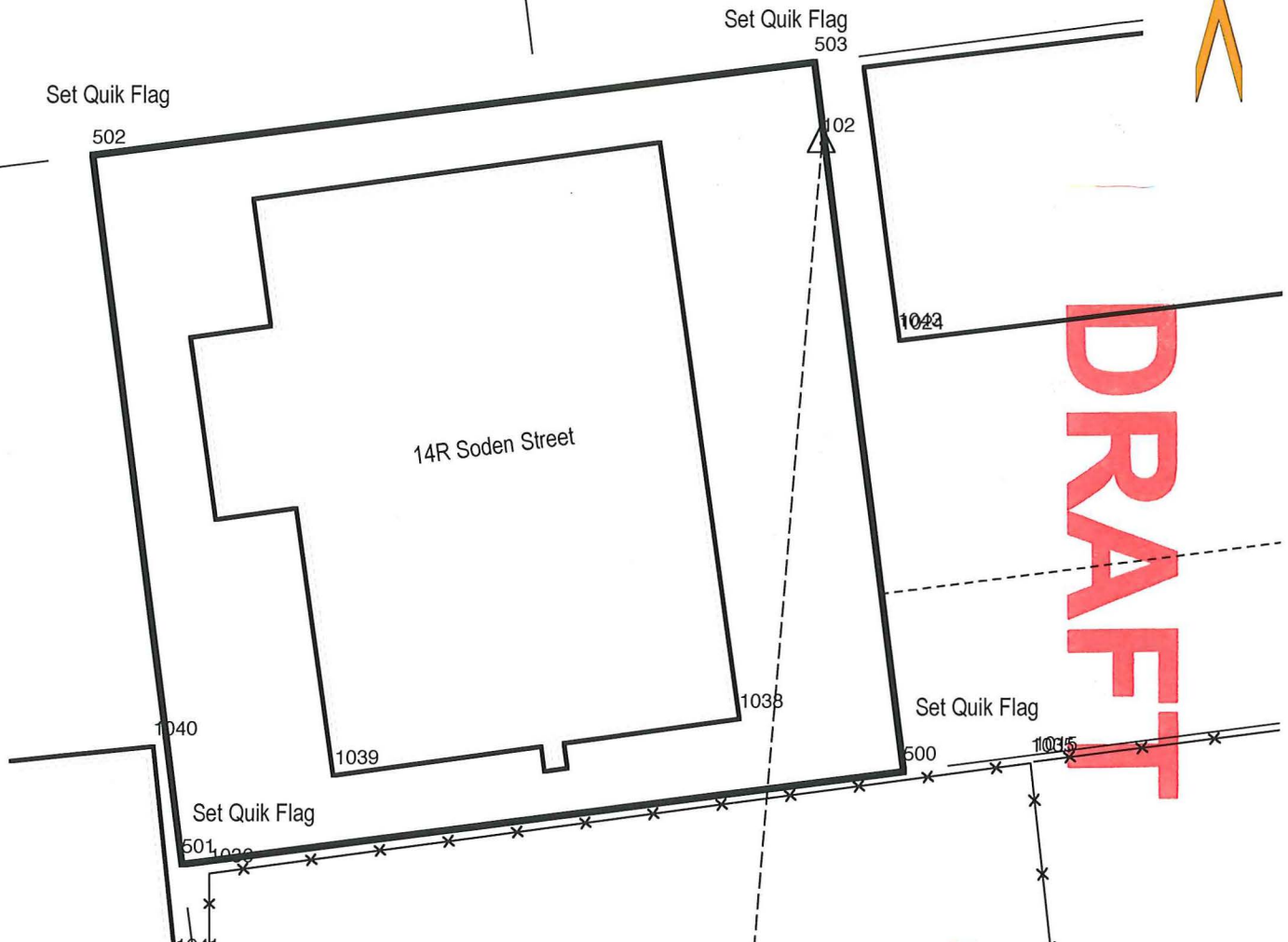
Z01

JOB NUMBER

R111

sketch plan of land
located in
cambridge, massachusetts
(middlesex county)

DRAFT prepared for
marc leuchner



locus & record owner:

Marc Leuchner
14R Soden Street
Cambridge, Massachusetts 02139
Book 48562, Page 537

DRAFT

scale: 1"=10'

may 25, 2007



12 eliot street
cambridge, massachusetts
(617) 876-4700
www.dg-pls.com



An aerial photograph of a residential neighborhood. The image shows several houses of different colors and styles, including a prominent tan house with a gabled roof and a blue house with a dark roof. There are many trees, some green and some bare, scattered throughout the area. A road or driveway is visible on the left side, with the text 'Soden Pl' written vertically along it.

Soden Pl













BLOCK 124

Cambridge GIS maps available online at: cambridge.gov/gis

FY 2017



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

- | | | | |
|--|---------------|--|-----------------|
| | Buildings | | Water |
| | Lot Line | | Sub-Parcel Line |
| | Block Line | | Easement |
| | City Boundary | | Railway |

10	Lot Number	100	Parcel size in Sq. Ft.
124	Block Number	44.0LC	Land Court Dimension
10	Street Number	65.0	Survey Dimensions
(125.0)	Deed Dimension		

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1920 to 2016 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent to the date of this map, the City of Cambridge has not been created from survey, and maps are available for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.

0 20 40 80 Feet

1 inch = 90 feet



Parcel Block Map

124

Dr. Louis A. Ferraro
Ferraro Realty Management, Inc.
10 Soden Street
Cambridge, MA 02139
April 14, 2017

Marc Leuchner and Courtney Hite
3 Soden Place/14R Soden Street
Cambridge, MA 02139

Dear Marc and Courtney:

I am writing this letter to express my full support for your pending construction project. Thank you for taking the time to review the proposed drawings as well as answering all of my questions about the project. I am convinced the scope of this project is appropriate and will benefit our neighborhood. I look forward to being kept informed as the project moves forward. Please feel free to share this letter of support with the City of Cambridge should they need confirmation of our support.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. A. Ferraro', with a long horizontal flourish extending to the right.

Dr. Louis A. Ferraro

May 7, 2017

Ray and Roberta Pina
13 Soden Street
Cambridge, MA 02139

Dear Cambridge Zoning Board,

We have discussed Marc and Courtney's plans for renovations to their house at 3 Soden Place, and we support the proposed plans.

We have known Marc and Courtney for the past 10+ years and they have been wonderful neighbors. We have come to know each other's' families well and we often rely on each other as neighbors. Their family is an asset to our neighborhood, which our family has been a part of for the past 80+ years.

That said, we understand that the proposed renovations, particularly their request to raise the existing roof line, will prevent several problems that they've had with their house over the time they've lived there. We have experienced, first hand, some of the snow and ice problems that they've endured, such as the sheets of ice that currently build up and then slide off the roof, and have been there to supervise as Marc has gotten on the roof in the middle of the winter to shovel off the roof (often multiple times a winter).

We hope that their plans for renovation are approved and that the troubles they've had with the house since they moved in can be alleviated.

Thank you,

Ray and Roberta Pina

14 Soden St
Cambridge, MA 02139

Mar 31, 2017

To whom it may concern:

We are the owners and residents of 14 Soden Street and additionally we own 1 Soden Place. We are the neighbors of Marc Leuchner and Courtney Hite who own and reside at 3 Soden Place.

We support any necessary variance so that Marc and Courtney can increase the pitch of their roof, because the current roof creates an unsafe situation where snow and ice can build up and then suddenly release in a dangerous avalanche. We want our neighbors and their two small children to be safe!

Additionally Marc and Courtney have been proactive in communicating their plans, which we appreciate. Given the safety issue here, and that small children reside at 3 Soden Place, and that the house is not going to change substantially in appearance, we hope that the City of Cambridge will grant whatever variance is appropriate.

Sincerely,



Frederick Hill

617-733-8187

frederickhill@acm.org



Susan Buetti Hill

617-999-9384

suebue@yahoo.com

Robert and Wynne Freed
16 Soden Street
Cambridge, MA 02139

April 7, 2017

To Whom It May Concern,

My wife Wynne and I are direct abutters who live next door to Marc Leuchner and Courtney Hite (3 Soden Place) at 16 Soden Street. Given that both of our homes are set back from the street, our properties are in very close proximity.

We have seen the drawings and write to support the plans put forth by Marc and Courtney, particularly as it relates to the exterior work and increasing the pitch of the roof.

Thank you for your consideration,

ROBERT FREED

Robert Freed



Support provided by:
Rajiv and Miriam Manglani
36 Kinnaird Street
Cambridge, MA 02139

Courtney Hite <courtney.e.hite@gmail.com>

Re: kinnaird

Rajiv Aaron Manglani <rajiv@alum.mit.edu>
To: Courtney Hite <courtney.e.hite@gmail.com>

Sun, May 7, 2017 at 11:53 AM

hi courtney. miriam and i certainly do not oppose your plans as reviewed. feel free to include this email with your submission. good luck with the construction!

thanks,
rajiv

On Mon, Apr 24, 2017, at 01:43 PM, Courtney Hite wrote:

Hi Rajiv and Miriam,
So, we are now FINALLY ready to submit our plans to the city, after getting the paperwork in order. Just wanted to check in to see if you might be comfortable providing a letter of support?

Let me know if you have any questions or thoughts prior to our official submission.
Thanks!
Courtney

On Wed, Apr 5, 2017 at 4:13 PM, Courtney Hite <courtney.e.hite@gmail.com> wrote:
Hi Rajiv and Miriam,

Hope your week is going well!

I wanted to let you know that we have spoken with all immediate neighbors and it seems that we have a nod of approval from everyone on our renovation plans!

We expect to submit the plans to the city next week and believe we will be put on an agenda for the zoning board in a few month's time. Along with our plans, we would really like to include letters of support from all immediate abutters, to show the city as they begin their review of our plans that we have spoken with neighbors and that there is no opposition. I'm wondering if you would be open to providing a letter of support?

If so, I have attached a draft letter, but you can certainly alter it however you would like.

We'll continue to keep you posted with any major updates.

Thanks very much!
Courtney
617-369-2819

On Wed, Mar 22, 2017 at 11:03 PM, Rajiv Aaron Manglani <rajiv@alum.mit.edu> wrote:
hi courtney and marc. thanks for your note.

we would love to see your plans for the house. are you available around 5pm on sunday? you could stop by with your kids. our daughter is 8 and we have twin boys who are 4.

looking forward to connecting.

thanks,

rajiv
617-792-2892

Emily and Jeremy Zasowski
38 Kinnaird Street #2
Cambridge MA, 02139

March 3, 2017

To whom it may concern,

We write in support of the proposed plans related to 3 Soden Place, Cambridge, MA. Our understanding is that the plans to raise the pitch of the existing roof will alleviate long-standing problems that home owners, Marc and Courtney, have faced with water, ice, and snow. We view this request as reasonable and of minimal impact to ourselves, despite the close proximity of our two residences.

We also have no objection to the proposed addition of windows included in their plan; this has no impact on us.

Marc and Courtney are great neighbors and we hope that you find their request for improvement as understandable and reasonable as we do.

Kind regards,



Emily Zasowski and Jeremy Zasowski

Devon & Hillary Bush
38 Kinnaird #3
Cambridge, MA 02139

Marc Leuchner and Courtney Hite
3 Soden Place/14R Soden Street
Cambridge, MA 02139

Dear Marc and Courtney:

We are writing this letter to express full support for your pending construction project. Thank you for taking the time to review the proposed drawings as well as answering our questions about the project. As immediate neighbors with window views of the property, we agree the project is appropriately scoped and will not have undue impact. We appreciate your commitment to preserving and enhancing the neighborhood, and look forward to being kept informed as the project moves forward. Please feel free to share this letter of support with the City of Cambridge should they need confirmation of our support.

Sincerely,

Devon Bush

Hillary Bush

38 Kinnaird St. #1
Cambridge, MA 02139

April 11, 2017

Marc Leuchner and Courtney Hite
3 Soden Place/14R Soden Street
Cambridge, MA 02139

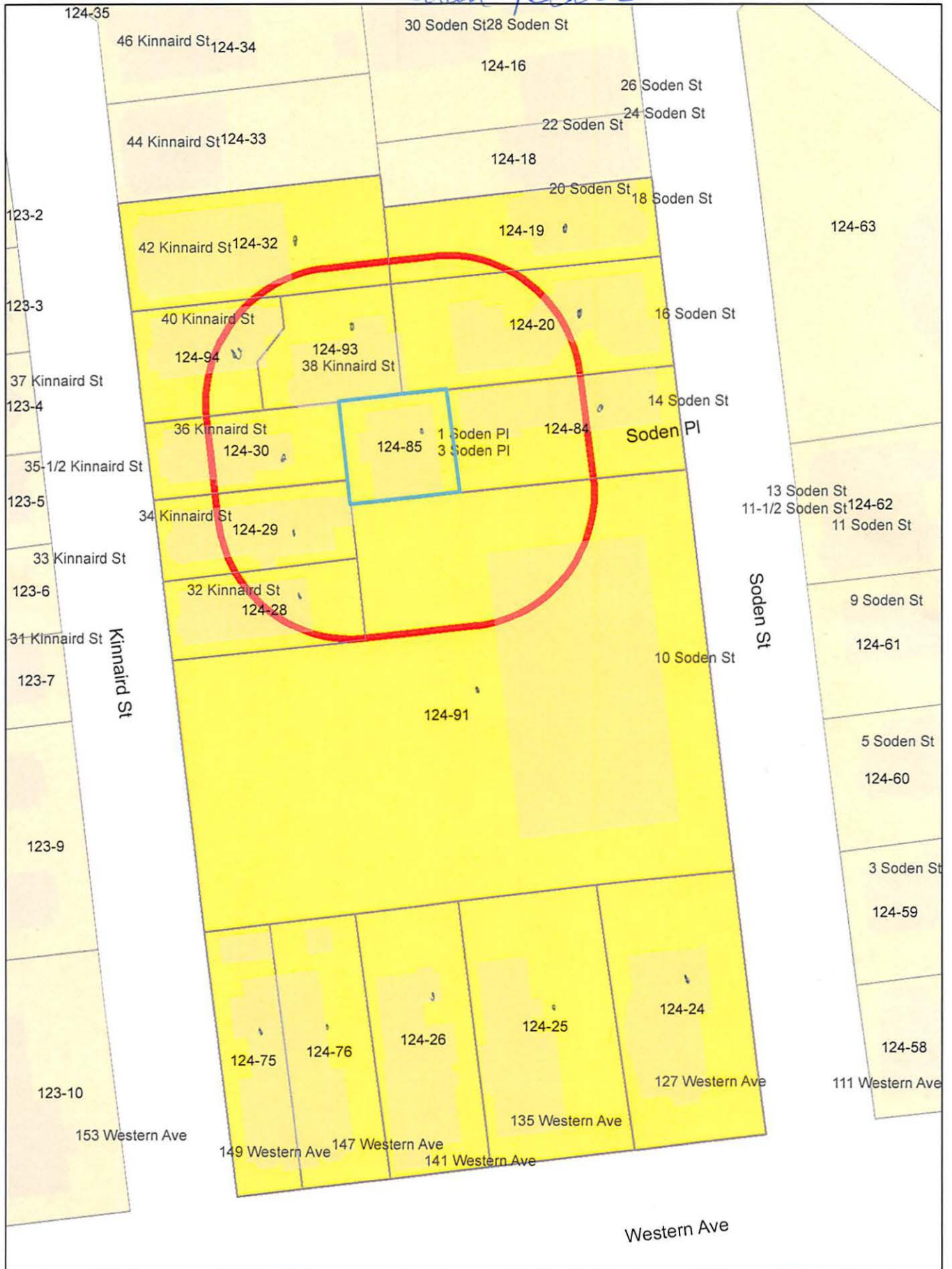
Dear Marc and Courtney:

We are writing to express our support for your home construction project as detailed to us in our meeting several weeks ago and in the drawings you've shared with us. We appreciate your meeting with us and answering our questions. We also appreciate the plan to work on your foundation in such a way as to minimize potential impact on our own nearby foundation. We are pleased that a change in the pitch of the roof will provide greater safety by reducing the risk of falling ice and snow. We know that you will continue to keep us informed as the project moves forward. Please do feel free to share this letter with the City of Cambridge if they would like confirmation of our support.

Sincerely yours,

David Laurila
Karen Turley

3 Soden Place



3 Soden Pl.

Petitioner

124-19
LILES, JR., H. SPENCER
18-20 SODEN ST #1
CAMBRIDGE, MA 02139

124-19
GILBERT, STEVEN M. & JEFFREY B. GILBERT
18-20 SODEN ST., UNIT #2
CAMBRIDGE, MA 02139

VANCE WILLIAMS ARCHITECTS
C/O CHRISTOPHER VANCE
1 CHERRY STREET
WENHAM, MA 01984

124-20
AHMED, MOHAMMED IQBAL
1 SOLOMON PIERCE RD
LEXINGTON, MA 02420

124-20
STEELE, CHRISTINA B.
16 SODEN ST #2
CAMBRIDGE, MA 02139

MARC LEUCHNER &
COURTNEY HITE
3 SODEN PLACE
CAMBRIDGE, MA 02139

124-24
ANZALONE, JAMES E.
127 WESTERN AVE
CAMBRIDGE, MA 02139

124-25
BLUEPOWER, LLC
55 HAGAN RD
NEWTON, MA 02459

124-26
QUIGLEY, GARY J.
141 WESTERN AVE
CAMBRIDGE, MA 02139

124-28
CANE, DAVID A. & ALETA FEINSOD CANE
TRUSTEES, CANE FAMILY NOM TRUST
32 KINNAIRD ST
CAMBRIDGE, MA 02139

124-29
KINNAIRD ST. ASSOCIATES, LLC
34 KINNAIRD ST.
CAMBRIDGE, MA 02139

124-30
LUCAS, LEONARD A. & SUSAN E. LUCAS
36 KINNAIRD ST
CAMBRIDGE, MA 02139

124-32
MEYERSON, HARVEY
715 CHESAPEAKE AVE
SILVER SPRING, MD 20610

124-75-76
GOUGHRABOU, AHMED &
LATIFA GOUGHRABOU
149 WESTERN AVE
CAMBRIDGE, MA 02139

124-19
WINE, PAMELA R.
20 SODEN ST., UNIT#3
CAMBRIDGE, MA 02139

124-84
HILL, FREDERICK HUGH
14 SODEN ST
CAMBRIDGE, MA 021

124-85
LEUCHNER, MARC & COURNEY HITE
14R SODEN ST
CAMBRIDGE, MA 02139

124-91
FERRARO, ANTHONY L.
TRUSTEE OF 10 SODEN ST. TRUST
64 FLETCHER ROAD
BELMONT, MA 02478

124-93
TURLEY, KAREN K. & DAVID LAURILA
38 KINNAIRD ST., #1
CAMBRIDGE, MA 02139

124-93
SPARKES, MATTHEW K. & SUSAN P. SPARKES
38 KINNAIRD ST., UNIT #2
CAMBRIDGE, MA 02139

124-93
BUSH, DEVON M. HILLARY J. HURST
38 KINNAIRD ST, #3
CAMBRIDGE, MA 02139

124-94
PAKSTIS, SARAH
C/O MINIKEL, ERIC & SONIA VALLABH
40 KINNAIRD ST., UNIT 1
CAMBRIDGE, MA 02139

124-94
SLUYTER, SUSAN B.
40 KINNAIRD ST., #2
CAMBRIDGE, MA 02139

124-94
DING, SZE HOAY
40 KINNAIRD ST, #3
CAMBRIDGE, MA 02139

124-20
FREED, ROBERT J. & WYNNE L. FREED
16 SODEN ST #3
CAMBRIDGE, MA 02139