



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

BZA APPLICATION FORM

Plan No: BZA-016758-2018

GENERAL INFORMATION

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

Special Permit :   v   Variance : \_\_\_\_\_ Appeal : \_\_\_\_\_

PETITIONER : Roy Russell & Robin M. Chase - C/O Michael W. Wiggins, Esq.

PETITIONER'S ADDRESS : Weston Patrick, P.A., 84 State Street, 11th Floor Boston, MA  
02109

LOCATION OF PROPERTY : 40 Cottage St Cambridge, MA

TYPE OF OCCUPANCY : Residential Two Family ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :  
Additions

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

The proposal is to reconstruct and add to the rear of the building by an amount that would be limited in size so that the increase in total volume and area of the building would be less than 25%. none of the new construction and addition would further violate any of the dimensional limits under the Zoning Ordinance than is currently the case. The proposed improvements would enable two family use at the property, which is an allowed use in the district. Parking for 2 cars would be provided to comply with the parking requirements for a two family residential building in the district.

**SECTIONS OF ZONING ORDINANCE CITED :**

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

Original Signature(s) : Roy Russell and Robin M. Chase  
by their attorney  
Michael W. Wiggins duly authorized  
 (Petitioner(s) / Owner)  
 Roy Russell and Robin M. Chase  
 (Print Name)

Address : 40 Cottage Street  
Cambridge, MA 02139  
 Tel. No. : 617 230 3088  
 E-Mail Address : roy@alum.mit.edu

Date : 6/15/18

Attorney Michael W. Wiggins  
 Weston Patrick, P.A.  
 84 State Street, 11th Floor  
 Boston, MA 02109 Tel. 617 742 9310  
 email [mww@westonpatrick.com](mailto:mww@westonpatrick.com)

**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 Robin M. Chase and Roy P. Russell  
(OWNER)

Address: 40 Cottage Street

State that I/We own the property located at 40 Cottage Street, which is the subject of this zoning application.

The record title of this property is in the name of Robin M. Chase and Roy P. Russell

\*Pursuant to a deed of duly recorded in the date 7/12/1994, Middlesex South County Registry of Deeds at Book 24692, Page 516; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_

Robin Chase  
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 Roy P. Russell personally appeared before me, this 6 of June, 2018, and made oath that the above statement is true.

Robert M. Prager Notary

My commission expires April 27, 2023 (Notary Seal).

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



ROBERT M. PRAGER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 27, 2023

*[Faint, illegible text]*

*[Handwritten signature]*

*[Handwritten initials]*

ROBERT M. PRAGER  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
April 27, 2023



**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 40 Cottage St Cambridge, MA (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:  
The improvements proposed will constitute an enlargement of less than 25% in area and volume of the existing conditions and will not further violate any setback or other dimensional requirements. The size and of the new building will fit perfectly with use and size of building on lots in the immediate vicinity in this district and the use will conform to the authorized use of other lots in the district for two families.
- 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:  
Off street parking via a single lane driveway will provide 2 parking spaces for the proposed 2 family use, so no addition to traffic congestion or interruption or vehicular or pedestrian use of street and sidewalk will occur
- 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:  
As reconfigured the building will accommodate the same 2 family use as is prevalent and allowed in the district
- 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 improvements will afford ample space for two families to occupy the building, and there will be no detriment to the health safety or welfare of Cambridge citizens as the new use will simply conform to the generally prevailing use of other buildings in the immediate neighborhood as 2 family residences.
- 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:

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Weston Patrick, P.A. PRESENT USE/OCCUPANCY: single family  
LOCATION: 40 Cottage St Cambridge, MA ZONE: Residence C Zone  
PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: two family

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
TOTAL GROSS FLOOR AREA:	<u>2885</u>	<u>2889</u>	<u>2902</u>	(max.)
LOT AREA:	<u>4836</u>	<u>4836</u>	<u>5000</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>.597</u>	<u>.598</u>	<u>.6</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>4836</u>	<u>2418</u>	<u>1800</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>60</u>	<u>60</u>	<u>50</u>	(min.)
DEPTH	<u>78</u>	<u>78</u>	<u>N/A</u>	
SETBACKS IN FEET:				
FRONT	<u>6.9</u>	<u>6.9</u>	<u>10</u>	(min.)
REAR	<u>3.7</u>	<u>3.7</u>	<u>20</u>	(min.)
LEFT SIDE	<u>34.5</u>	<u>23.5</u>	<u>7.5min20</u>	(min.)
RIGHT SIDE	<u>3.1</u>	<u>3.1</u>	<u>7.5min20</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>28</u>	<u>28</u>	<u>35</u>	(max.)
LENGTH	<u>67.5</u>	<u>67.5</u>	<u>N/A</u>	
WIDTH	<u>24</u>	<u>33</u>	<u>N/A</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA:	<u>.576</u>	<u>.497</u>	<u>.36</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>2</u>	<u>2</u>	(max.)
NO. OF PARKING SPACES:	<u>1</u>	<u>2</u>	<u>2</u>	(min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>10</u>	<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.

No other occupancies

Existing garage on lot to be demolished.

Improvements to be wood frame construction and foundation to be concrete

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'.



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 831 MASSACHUSETTS AVENUE  
 CAMBRIDGE, MA 02139  
 617 349-6100

2018 JUN 18 PM 4: 18  
 OFFICE OF THE CITY CLERK  
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-016758-2018

GENERAL INFORMATION

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

Special Permit :   v   Variance :            Appeal :           

PETITIONER :   Roy Russell & Robin M. Chase - C/O Michael W. Wiggins, Esq.  

PETITIONER'S ADDRESS :   Weston Patrick, P.A., 84 State Street, 11th Floor Boston, MA    
  02109  

LOCATION OF PROPERTY :   40 Cottage St Cambridge, MA  

TYPE OF OCCUPANCY :   Residentil Two Family   ZONING DISTRICT :   Residence C Zone  

REASON FOR PETITION :  
  Additions  

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**SECTIONS OF ZONING ORDINANCE CITED :**

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

*Roy Russell and Robin M. Chase  
 by their attorney Michael W. Wiggins*

Original Signature(s) : \_\_\_\_\_  
 (Petitioner(s) / Owner)  
 Roy Russell and Robin M. Chase  
 \_\_\_\_\_  
 (Print Name)

Address :   40 Cottage Street    
  Cambridge, MA 02139  

Tel. No. :   617 230 3088  

E-Mail Address :   roy@alum.mit.edu  

Date :   6/15/18  

Attorney Michael W. Wiggins  
 Weston Patrick, P.A.  
 84 State Street, 11th Floor  
 Boston, MA 02109 Tel. 617 742 9310  
 email mww@westonpatrick.com



# 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*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*  
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*  
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 40 Cottage 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 based on work described in application plan set.**
- 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, 2018

Received by Uploaded to Energov

Date June 28, 2018

Relationship to project BZA 16758-2018

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>





# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.  
(617) 349-6100

2018 JUN 18 PM 4: 18

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-016758-2018.

Address: 40 Cottage Street

Owner: Roy Russell & Robin Chase.

I, \_\_\_\_\_, Owner, \_\_\_\_\_  
(Print Owner Name) (Print Petitioner Name)

Petitioner or Michael Wiggins, Esq., Petitioner's and/or Owner's  
(Print Agent/Representative Name)

Agent or Representative, hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced Case # BZA-016758-2018 within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law, as applicable, until August 30, 2018.

Date: 6/15/18

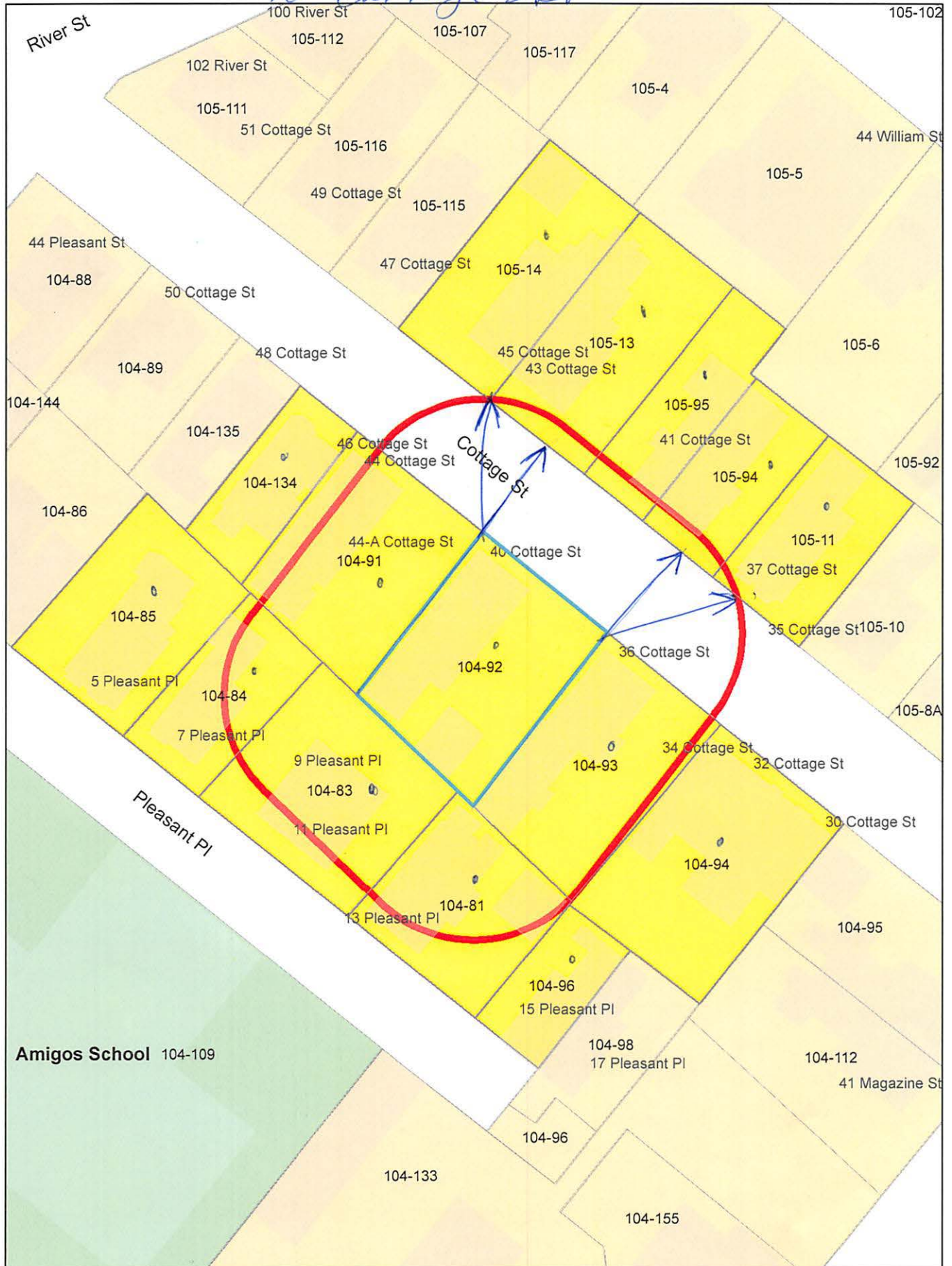
Michael W. Wiggins  
Signature

Michael W. Wiggins  
Print Name

*Waiver to extend Hearing  
Date: MP  
6/18/18*

- Owner
- Petitioner
- Petitioner's and/or Owner's Agent or Representative

40 Cottage St.



40 Cottage St.

*Petitioner*  
WESTON PATRICK, P.A.  
C/O MICHAEL J. WIGGINS, ESQ.  
84 STATE STREET, 11<sup>TH</sup> FL.  
BOSTON, MA 0210+9

104-81  
MADRICK, ROBERT & DYLAN BLACK  
13 PLEASANT PLACE  
CAMBRIDGE, MA 02139

104-83  
BABAKIAN, GERARD A.  
9-11 PLEASANT PLACE UNIT #9  
CAMBRIDGE, MA 02139

104-84  
VOGEL-BORNE, JONATHAN &  
ELIZABETH CLAGGETT-BORNE  
7 PLEASANT PL  
CAMBRIDGE, MA 02139

104-85  
SOCHA, DONNA & PETER J. MCCARTHY  
5 PLEASANT PL  
CAMBRIDGE, MA 02139

104-91  
ALLEN, CHARLES, E. JR.  
44 COTTAGE ST  
CAMBRIDGE, MA 02139

104-92  
CHASE, ROBIN M. & ROY P. RUSSELL, JR  
40 COTTAGE ST  
CAMBRIDGE, MA 02139

104-93  
CARR, STEPHEN MCKINLEY &  
LOUISE JULIBER ELVING  
36 COTTAGE ST  
CAMBRIDGE, MA 02139

104-94  
MELETICHE, DENNIS M. & LILI M. KIM  
30 COTTAGE ST., #30  
CAMBRIDGE, MA 02139

104-94  
SHEN, SHIQIAN & KUN HU  
30 COTTAGE ST., #32  
CAMBRIDGE, MA 02139

104-94  
HELMAN, JEFFREY & MARINA BLANTER  
34 COTTAGE ST  
CAMBRIDGE, MA 02139

104-96  
BHUIYA, AKRAM H. & SALINA AKRAM BHUIYA  
15 PLEASANT PL  
CAMBRIDGE, MA 02139

104-134  
HERZFELD, MATTHEW B.  
46 COTTAGE ST, #1  
CAMBRIDGE, MA 02139

104-134  
ELLSWORTH, AVERY  
C/O ALEXIS L BOYLAN & MICHELE P. MCELYA  
46 COTTAGE ST. UNIT 2  
CAMBRIDGE, MA 02139

104-134  
VAUGHAN, MARY W. & MICHAEL WEINER  
C/O SNIGHT, MICHAEL TRAVIS &  
46 COTTAGE ST., #3  
CAMBRIDGE, MA 02139

105-11  
BEUCLER, EDWARD W. F. &  
MARGARET M. BEUCLER  
37 COTTAGE ST  
CAMBRIDGE, MA 02139

105-13  
GADD, MELVIN I. AND LAURIE TENNANT GADD  
43 COTTAGE ST  
CAMBRIDGE, MA 02139

105-14  
CRANE, MARGARET & JAN R. BARRY  
45 COTTAGE ST  
CAMBRIDGE, MA 02139

105-94  
CURRIE, AGNES M.  
39 COTTAGE ST  
CAMBRIDGE, MA 02139

105-95  
MIKE WAY  
8 MELLEN STREET  
CAMBRIDGE, MA 02138

104-83  
BLACK, JUDITH B.  
9-11 PLEASANT PLACE UNIT #9  
CAMBRIDGE, MA 02139

# CHASE-RUSSELL RESIDENCE

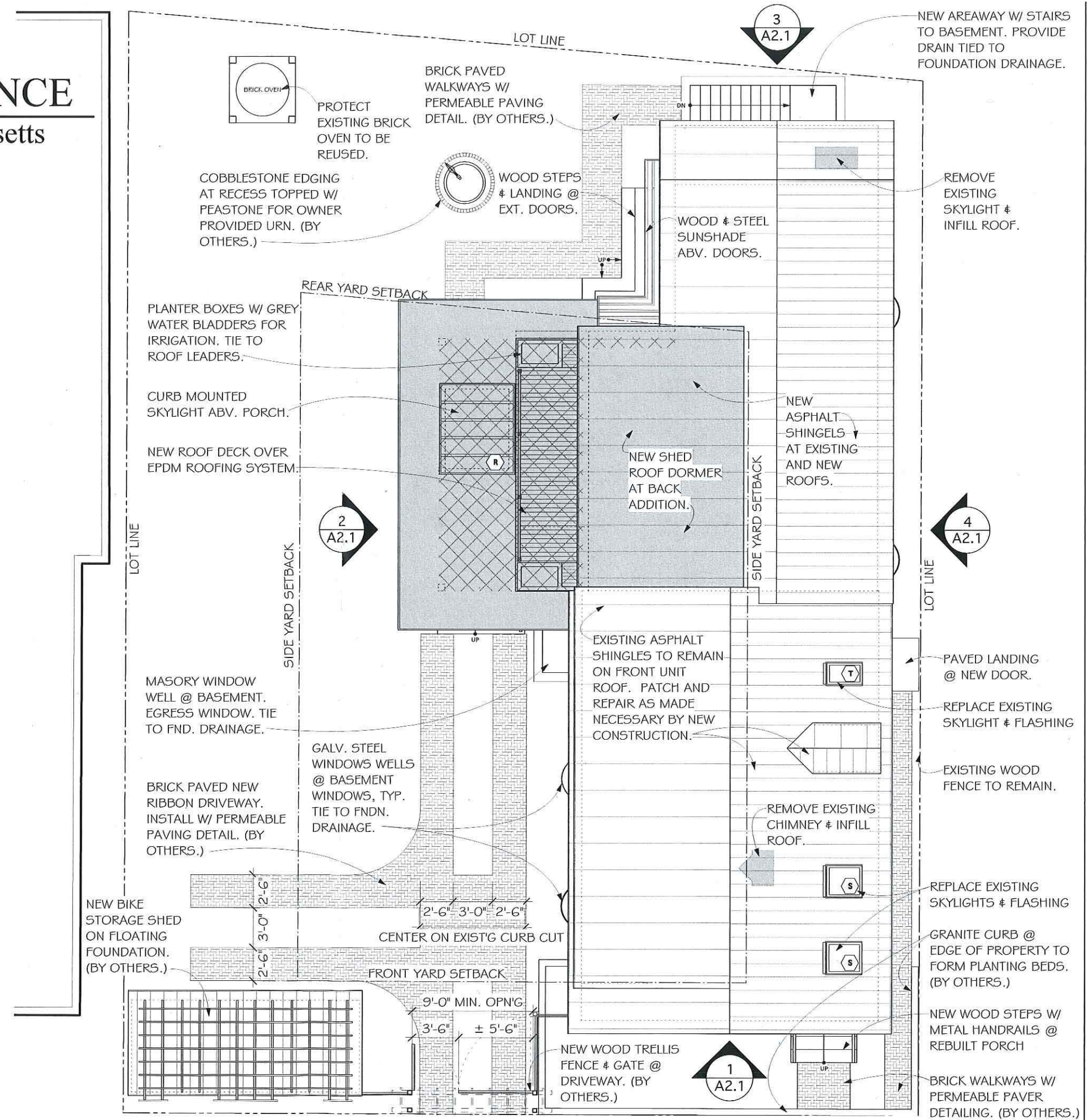
40 Cottage Street, Cambridge, Massachusetts

## List of Drawings

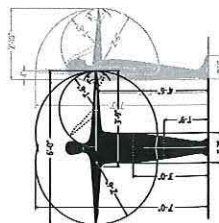
- A0.0 DRAWING LIST & SITE / ROOF PLAN
- A1.0 FLOOR PLANS
- A2.1 EXTERIOR ELEVATIONS

### GENERAL SITE AND ROOF NOTES:

1. SITE PLAN BASED ON SURVEY DATED 7 JUNE 2013 BY EVERETT M. BROOKS CO., 49 LEXINGTON STREET, WEST NEWTON, MA 02465 (617.527.8750)
2. FIELD VERIFY CONDITIONS & REVIEW ANY DISCREPANCIES WITH ARCHITECT.
3. PRESERVE EXISTING TREES & PLANTINGS WHERE POSSIBLE. REVIEW WITH OWNER TO DETERMINE WHAT SHOULD BE PROTECTED OR MOVED.
4. RESTORE GRADE AROUND HOUSE PERIMETER TO PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION. RESTORED AREAS NOT RECEIVING GROUND COVER TO BE SEEDED WITH GRASS SEED IMMEDIATELY AFTER RESTORATION. LANDSCAPING BY OTHERS.
5. EXISTING ASPHALT ROOF SHINGLES TO REMAIN AT FRONT UNIT ROOF. PATCH AND REPAIR AS NECESSARY. BACK UNIT SLOPED ROOFS TO BE NEW ASPHALT SHINGLES TO MATCH. PAINTED STEEL FLASHING TO MATCH GUTTERS. PROVIDE LIGHT COLORED MEMBRANE ROOFING SYSTEM AT FLAT ROOF BELOW WOOD DECK.
6. NEW GUTTER AND DOWNSPOUTS TO BE K - STYLE HI-BACK GUTTERS W/ INTEGRAL APRON. ATTACH MATCHING 3" Ø ROUND DOWNSPOUTS TO LEADERS RUNNING TO DAYLIGHT OR DRYWELLS.
7. COORDINATE LOCATIONS OF PLANTING BEDS W/ OWNER & ARCHITECT.
8. REVIEW LOCATION OF EXTERIOR HVAC EQUIPMENT W/ OWNER AND ARCHITECT.
9. REFERENCE FOR ELEVATION HEIGHTS: EXISTING FINISH FLOOR TO REMAIN @ FRONT UNIT = 100'-0".
10. KEY:
  - INDICATES AREA OF NEW CONSTRUCTION
  - INDICATES NEW ROOF FRAMING



Charles R. Myer & Partners  
 875 Main Street  
 Cambridge, MA  
 02139  
 617.876.9062  
 FAX 576.9109



## CHASE-RUSSELL RESIDENCE

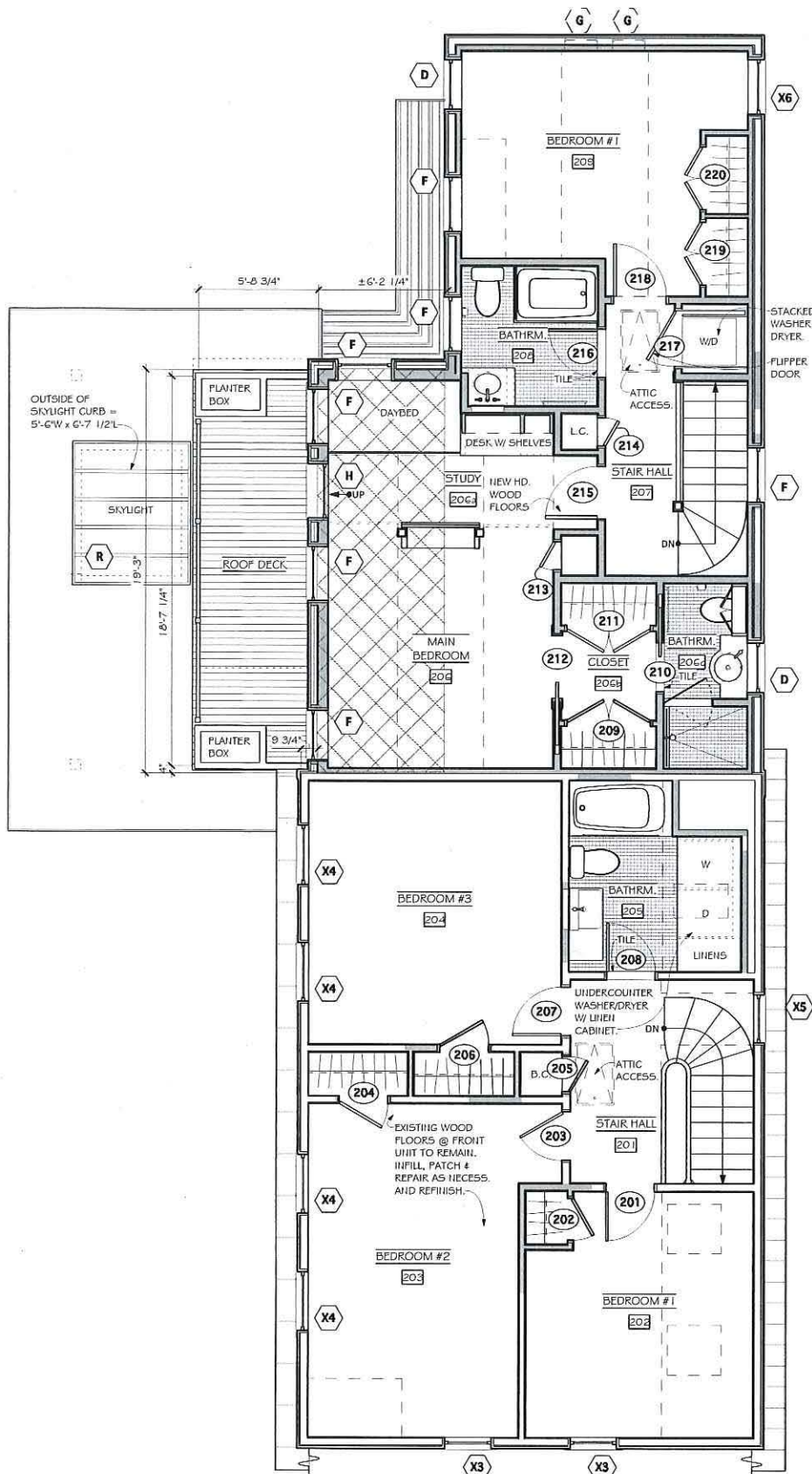
40 Cottage Street, Cambridge, Massachusetts

### Site Roof Plan

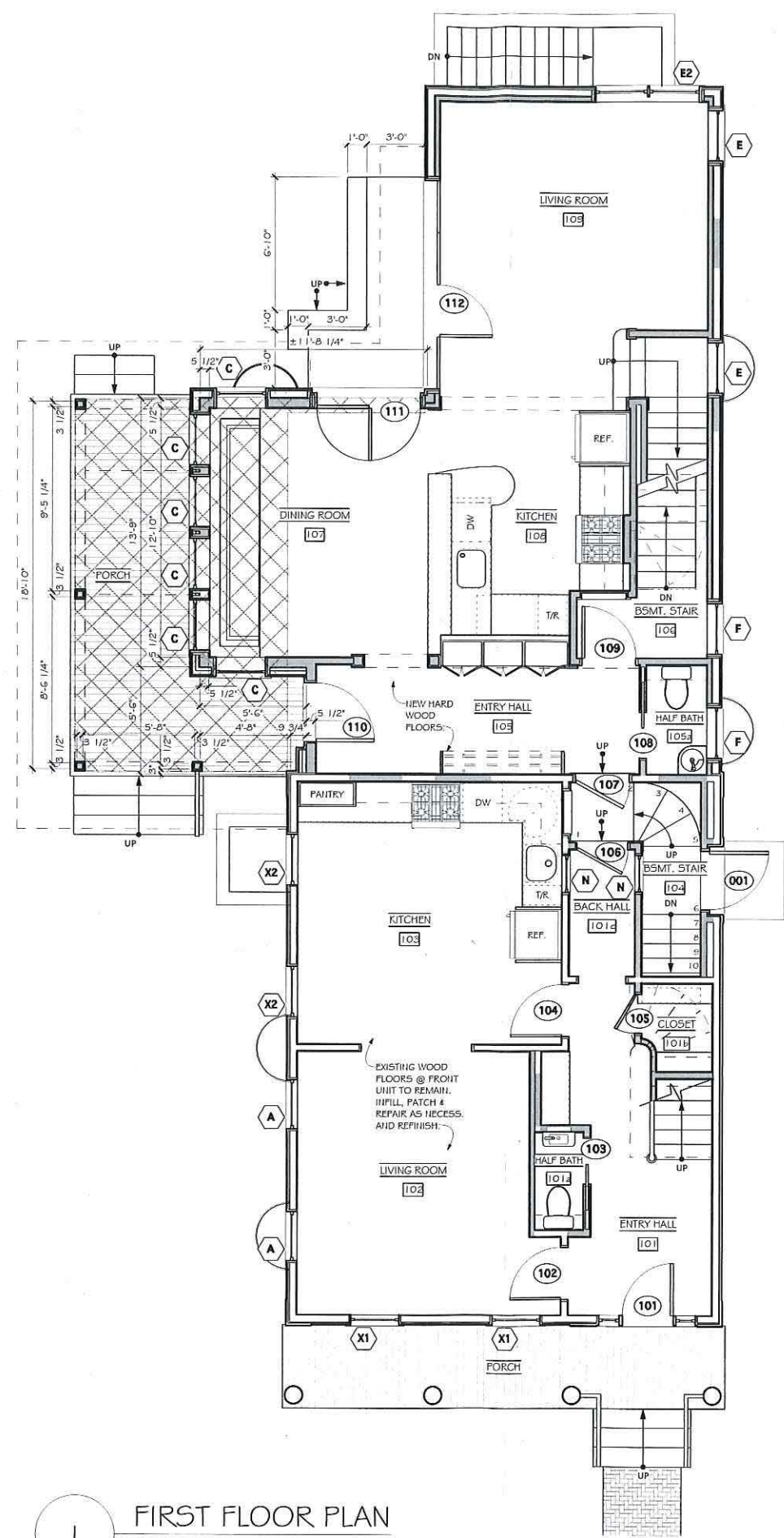
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A0.0

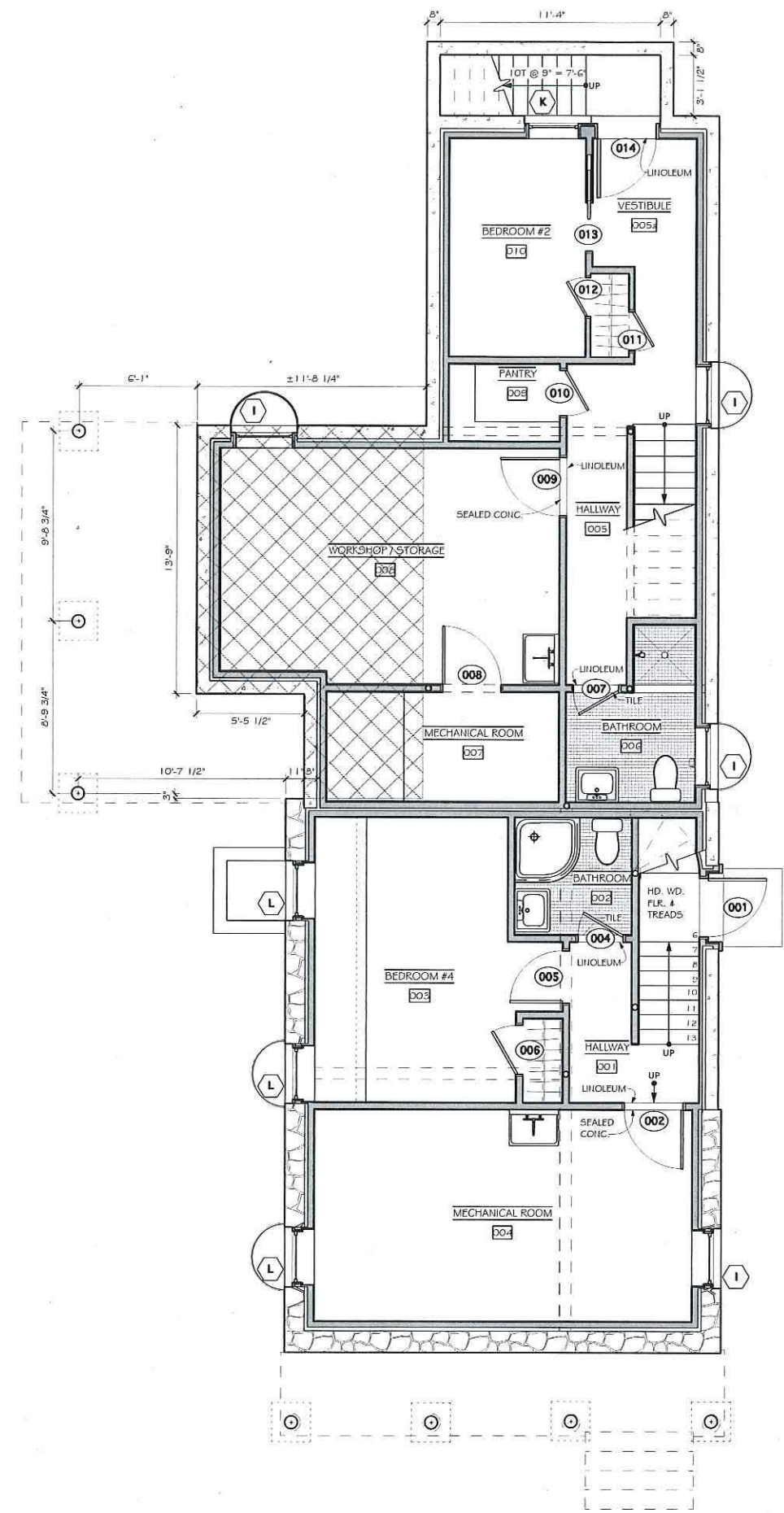
Issue: Special Permit Set  
 Date: 06/07/2018



3 SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"



1 BASEMENT PLAN  
Scale: 1/8" = 1'-0"

# A1.0

## CHASE-RUSSELL RESIDENCE

40 Cottage Street, Cambridge, Massachusetts

Floor Plans

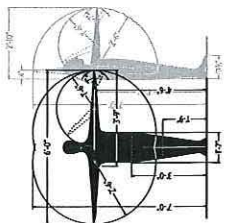
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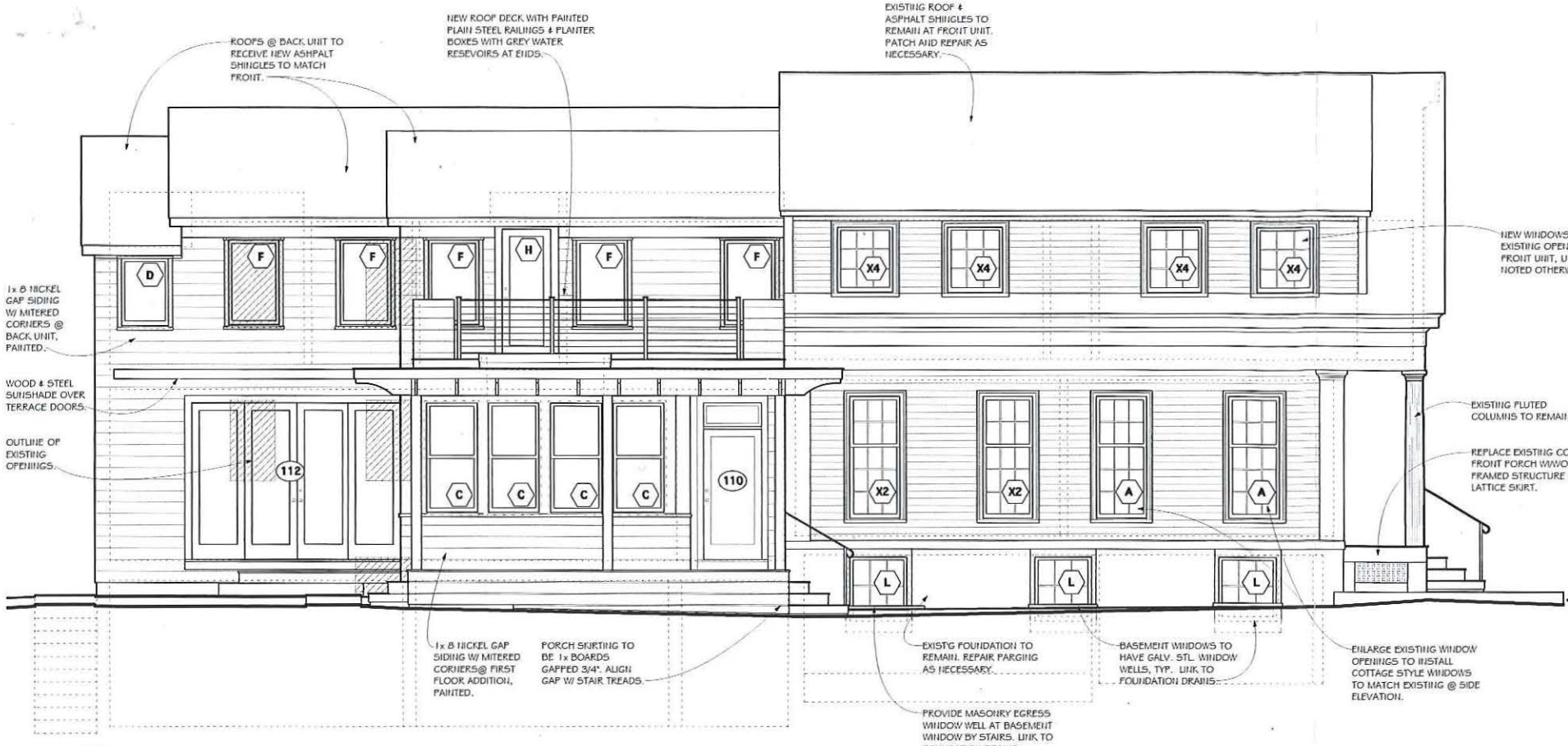
Scale: 1/8" = 1'-0"

Charles R. Myer & Partners

875 Main Street  
Cambridge, MA  
02139

617.876.9062  
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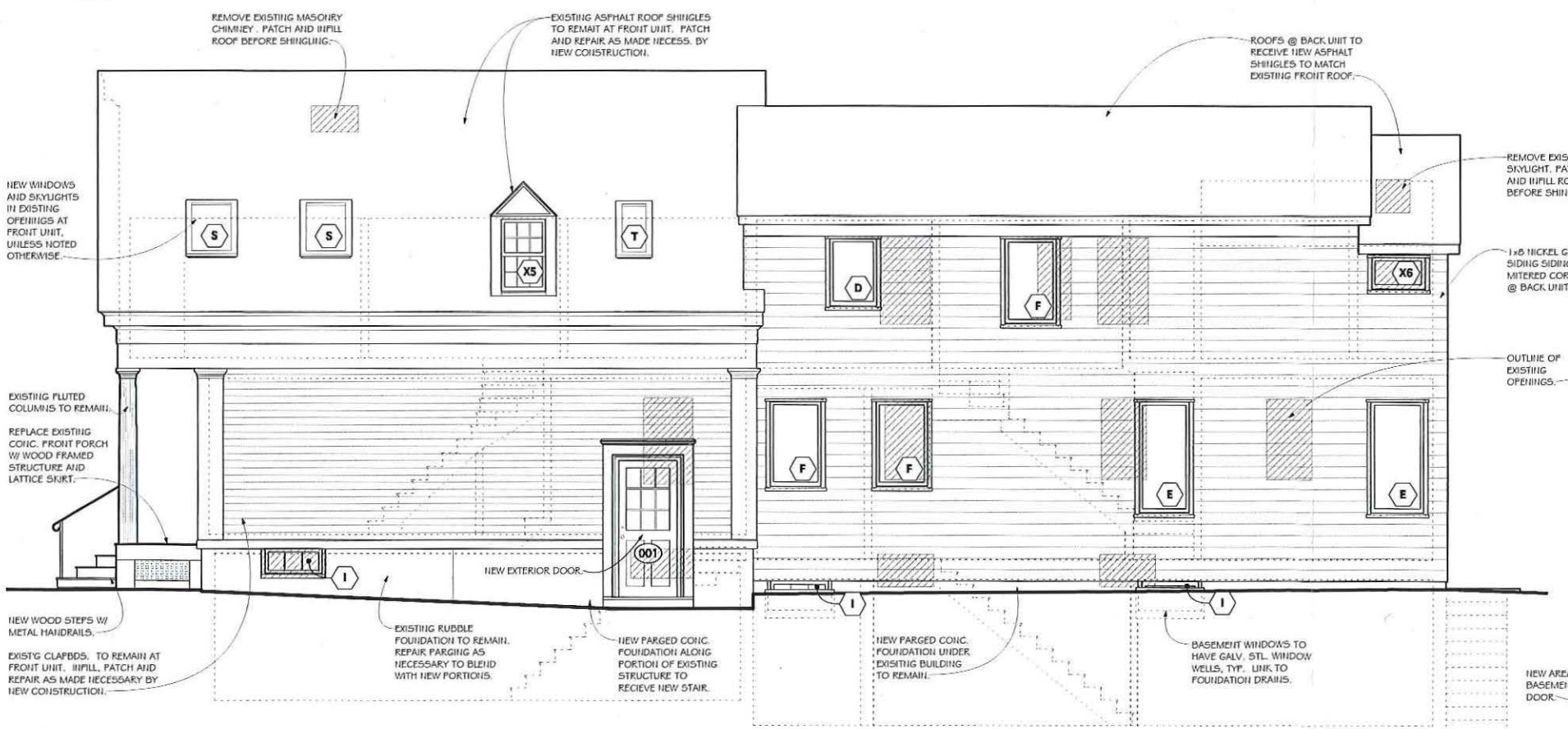




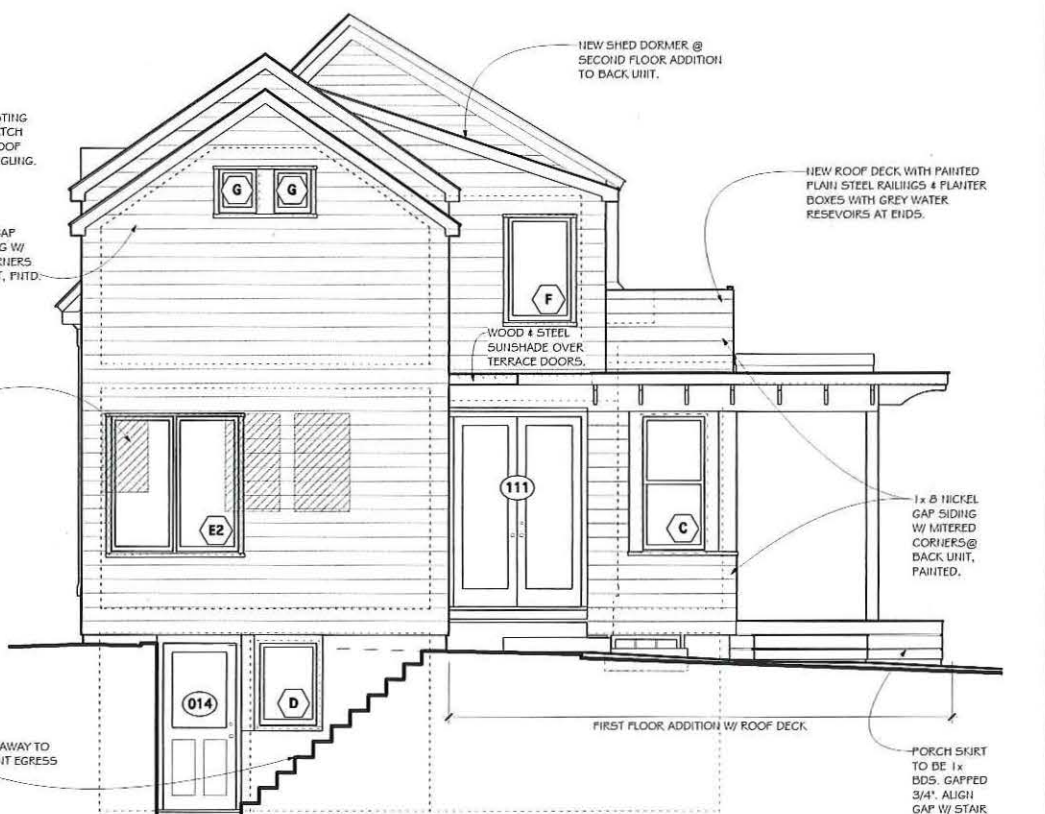
2 SOUTHEAST EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



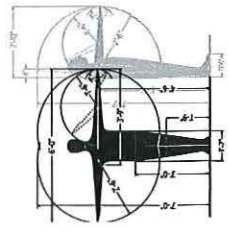
1 NORTHEAST EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



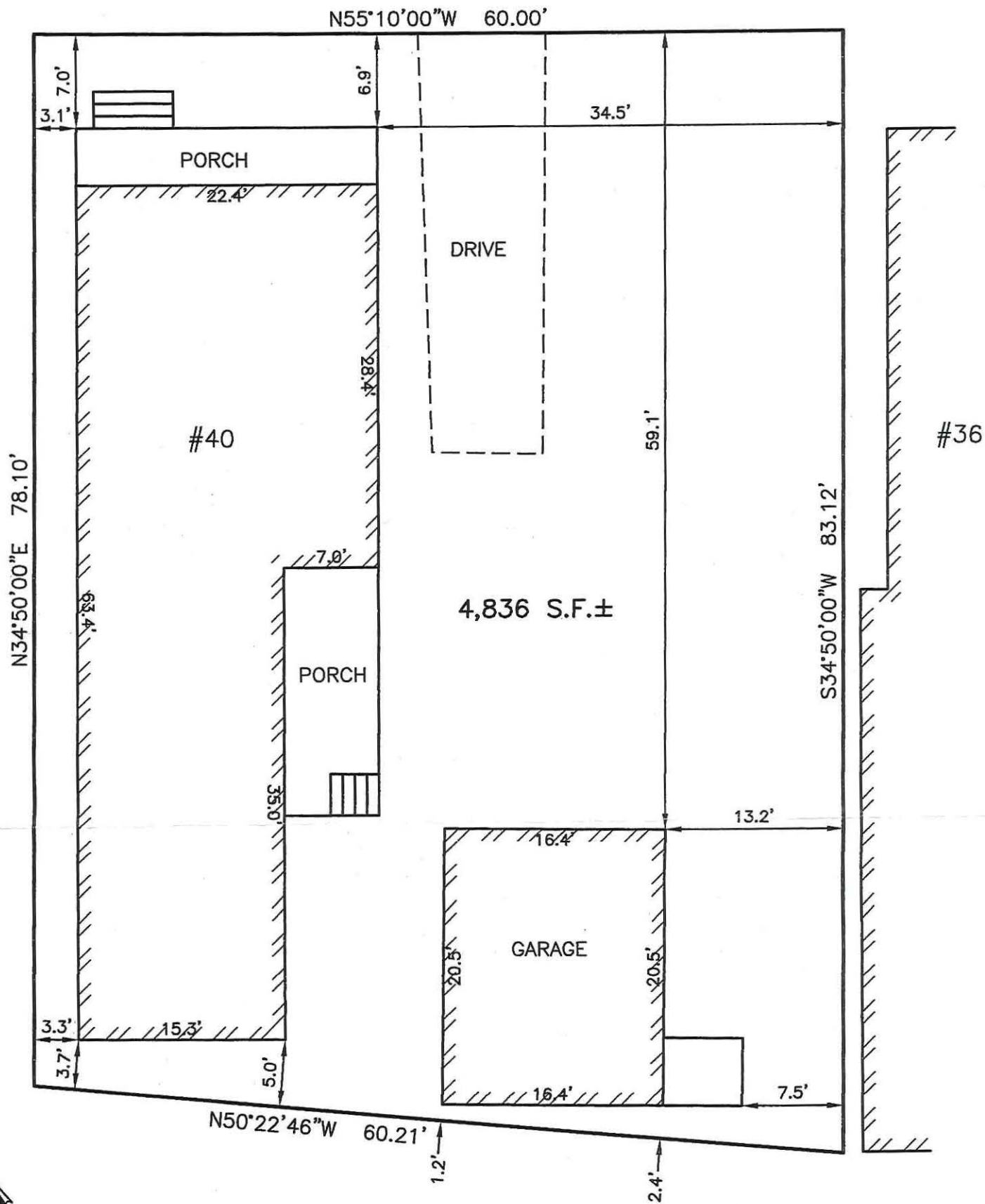
4 NORTHWEST EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



3 SOUTHWEST EXTERIOR ELEVATION  
Scale: 1/8" = 1'-0"



# COTTAGE STREET



DEED REFERENCE: BOOK 24692 PAGE 516

ESTABLISHED 1916

**EMB**

EVERETT M. BROOKS CO.  
SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
WEST NEWTON, MA 02465

(617) 527-8750  
(617) 332-1578 FAX  
info@everettbrooks.com



## PLAN OF LAND IN CAMBRIDGE, MA

40 COTTAGE STREET  
EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.

DATE: MAY 29, 2018

DRAWN: ER

CHECK: BB

PROJECT NO. 24162





**Pacheco, Maria**

---

**From:** Michael W. Wiggins <mww@westonpatrick.com>  
**Sent:** Friday, June 15, 2018 10:59 AM  
**To:** Pacheco, Maria  
**Subject:** 40 Cottage Street BZA #016758-2018

Dear Maria,

I have just checked with my clients. They would not be available for a hearing on July 26. They would ask for a date in mid to late August, either the 16<sup>th</sup>, 23<sup>rd</sup> or 30<sup>th</sup>. Please let me know whether any of those dates is open. My clients would be glad to schedule for any of those dates.

Thank you,

Mike Wiggins

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