



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

2016 OCT 2 PM 3:03  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-011834-2016

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : Michel Dahan C/O Bhupesh Patel, Designtank Inc (client rep.)

PETITIONER'S ADDRESS : 3 bowdoin street cambridge, ma 02138

LOCATION OF PROPERTY : 51 Trowbridge St #3 Cambridge, MA 02141

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :  
Dormer

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Floor area ration of an additional 3% by enlarging an existing attic space. The attic would be stretched beyond the roof to create a symmetrical dormer that create a "widows peak loft" at ridge of roof. The expansion would create a loft space accessed by a ships ladder to allow use for storage and living space.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

 DESIGNTANK INC  
OWNER REP

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

BHUPESH PATEL  
(Print Name)

Address : 3 BOWDOIN ST.  
CAMBRIDGE, MA. 02138

Tel. No. : 617-953-7716

E-Mail Address : Bhupesh@designtank.org

Date : \_\_\_\_\_

**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 MICHEL DAHAN  
(OWNER)

Address: 51 TROWBRIDGE STREET UNIT #3 CAMBRIDGE, MA.

State that I/We own the property located at 51 TROWBRIDGE ST., CAMBRIDGE, MA which is the subject of this zoning application.

The record title of this property is in the name of MICHEL DAHAN

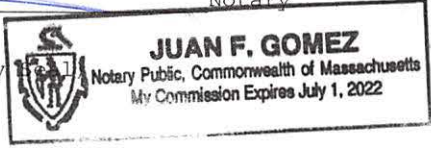
\*Pursuant to a deed of duly recorded in the date Aug. 3 2010, Middlesex South County Registry of Deeds at Book 55105, Page 167; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Bapt OWNER REP,  
DESIGNTANK INC. ~~etc~~  
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 BHUPESH PATEL personally appeared before me, this 27 of Oct, 2016, and made oath that the above statement is true.

My commission expires July 1 2022 (Notary Juan F. Gomez)  
Notary  


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

**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:

Attic condo with 1.5 bedroom lacks accessible closets and storage. Expanding loft space will free up half bedroom from being used for storage. Instead the half bedroom can be used as child's bedroom. Note the existing loft space is accessible by ladder and unfinished.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The existing loft storage is only accessed by free standing ladder. However, 5 feet height space is behind ridge centered chimney and can only be accessed by crawling thru kneewall space 3 feet tall one side and 4 feet tall on the other side.

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

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

Massing change is exclusively located at rear of house and immediately below ridge of roof. Roof is 16' feet in height at Ridge. Massing change is at top 5' feet and appears as a broad cupola/ widow's walk. As typical, the proposed architectural "widow's walks" limits all sun shadows to only the applicants property.

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

Massing change is manifested into a common architectural element. This element, broad cupola/ widow's walk is also a decorative focal addition to distract from the rather preexisting plain shed dormers.

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

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**

**APPLICANT:** designtank inc **PRESENT USE/OCCUPANCY:** residential

**LOCATION:** 51 Trowbridge St #3 Cambridge, MA 02141 **ZONE:** Residence C-1 Zone

**PHONE:** \_\_\_\_\_ **REQUESTED USE/OCCUPANCY:** residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3081</u>	<u>3201</u>	<u>3000</u>	(max.)
<u>LOT AREA:</u>	<u>4000</u>	<u>4000</u>	<u>5000</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>	<u>0.77</u>	<u>0.80</u>	<u>0.75</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1333</u>	<u>1333</u>	<u>1500</u>	(min.)
<u>SIZE OF LOT:</u>				
	WIDTH	<u>50</u>	<u>50</u>	<u>50</u> (min.)
	DEPTH	<u>80</u>	<u>80</u>	<u>80</u>
<u>SETBACKS IN FEET:</u>				
	FRONT	<u>9.0</u>	<u>9.0</u>	<u>19.9</u> (min.)
	REAR	<u>14.0</u>	<u>14.0</u>	<u>20.0</u> (min.)
	LEFT SIDE	<u>17.0</u>	<u>17.0</u>	<u>12.0</u> (min.)
	RIGHT SIDE	<u>4.0</u>	<u>4.0</u>	<u>12.0</u> (min.)
<u>SIZE OF BLDG.:</u>				
	HEIGHT	<u>39.5</u>	<u>39.5</u>	<u>35.0</u> (max.)
	LENGTH	<u>50.0</u>	<u>50.0</u>	<u>40.3</u>
	WIDTH	<u>30.0</u>	<u>30.0</u>	<u>26.0</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>27.0</u>	<u>27.0</u>	<u>30.0</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>3</u>	<u>3</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>3</u>	<u>3</u>	<u>3</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>8.0</u>	<u>8.0</u>	<u>8.0</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.

two bay garage, concrete block, rubber roof over wood rafters.

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'.

**DIMENSIONAL INFORMATION**

APPLICANT: BHUPESH PATEL, DESIGNTANK, INC. C/O MICHEL DAHAN PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 51 TROWBRIDGE ST. UNIT #3 ZONE: C-1 RESIDENTIAL

PHONE: 617-953-7716 REQUESTED USE/OCCUPANCY: RESIDENTIAL

926  
1080  
1075

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	3,081 FT <sup>2</sup>	3,201 FT <sup>2</sup>	3,000 FT <sup>2</sup> (max.)
LOT AREA:	4,000 FT <sup>2</sup>	<small>2.5 x 14 = 35 5 x 16 = 80</small> 5,000 FT <sup>2</sup>	5,000 FT <sup>2</sup> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	0.77	0.80	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	1,333 FT <sup>2</sup>	1,333 FT <sup>2</sup>	1,500 FT <sup>2</sup> (min.)
SIZE OF LOT:			
WIDTH	50.0 FT		50.0 FT (min.)
DEPTH			
Setbacks in Feet:			
H+L/4 FRONT	9.0 FT	9.0 FT	19.9 FT FT (min.)
REAR	14.0 FT	14.0 FT	20'-0" MIN (min.)
H+L/5 LEFT SIDE	17.0 FT	17.0 FT	12.0 FT (min.)
H+L/5 RIGHT SIDE	4.0 FT	12.0 FT	12.0 FT (min.)
SIZE OF BLDG.:			
HEIGHT	39.5 FT	39.5 FT	35'-0" FT (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>			
<small>14 x 35 = 490 REAR 4 x 50 = 200 SIDE 9 x 34 = 306</small>	27.0 %	27.0 %	30.0% (min.)
NO. OF DWELLING UNITS:	3	3	2 (max.)
NO. OF PARKING SPACES:	3	3	3 (min./max)
NO. OF LOADING AREAS:	N/A	N/A	N/A (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	N/A	N/A	N/A (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.

---

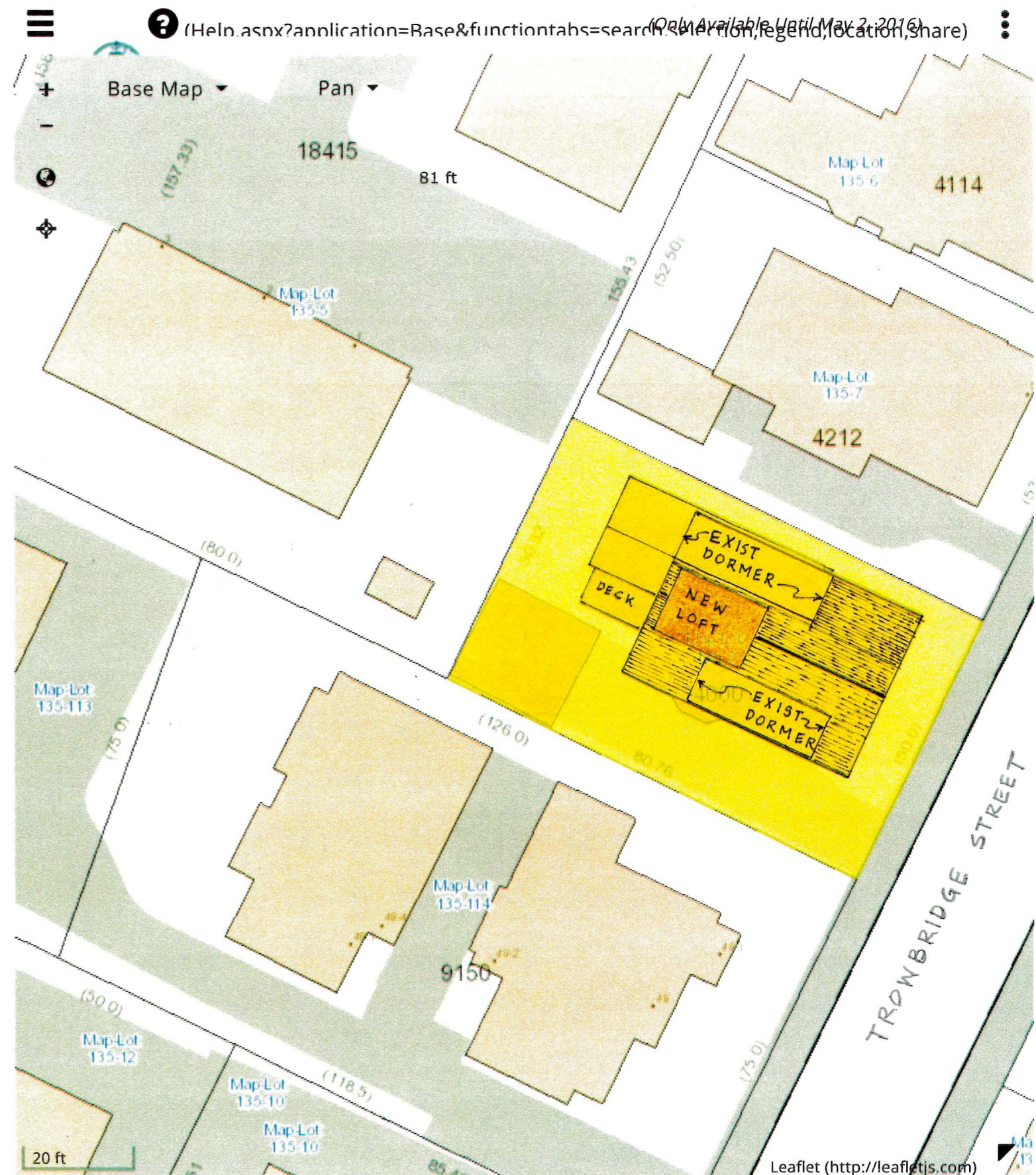


---



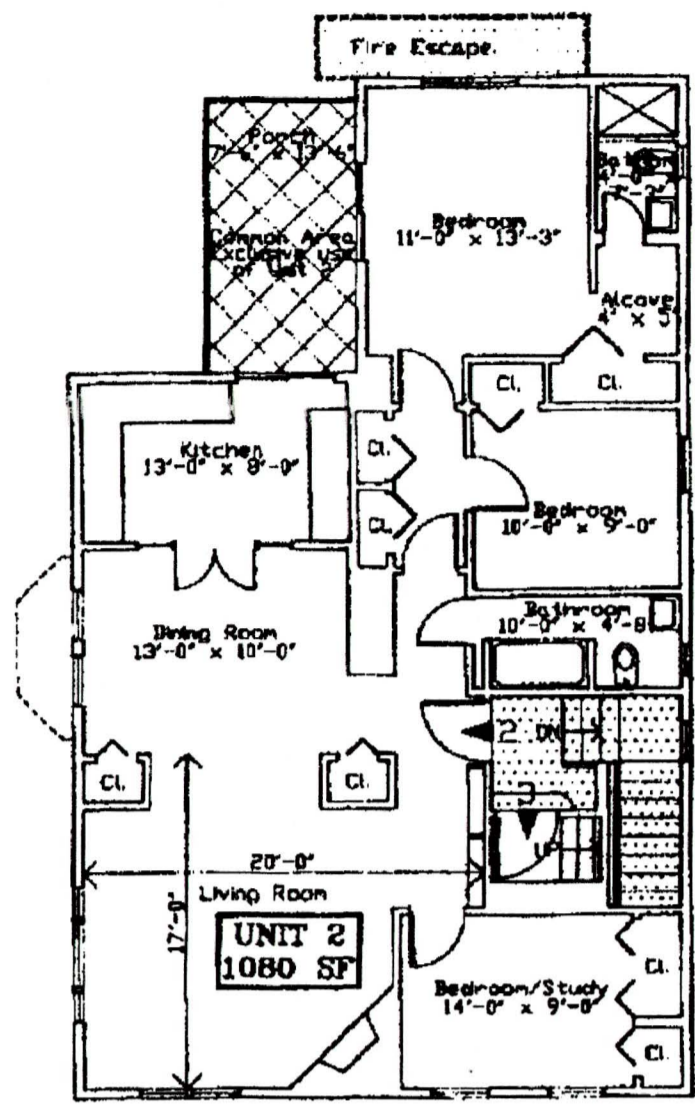
---

- 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'.

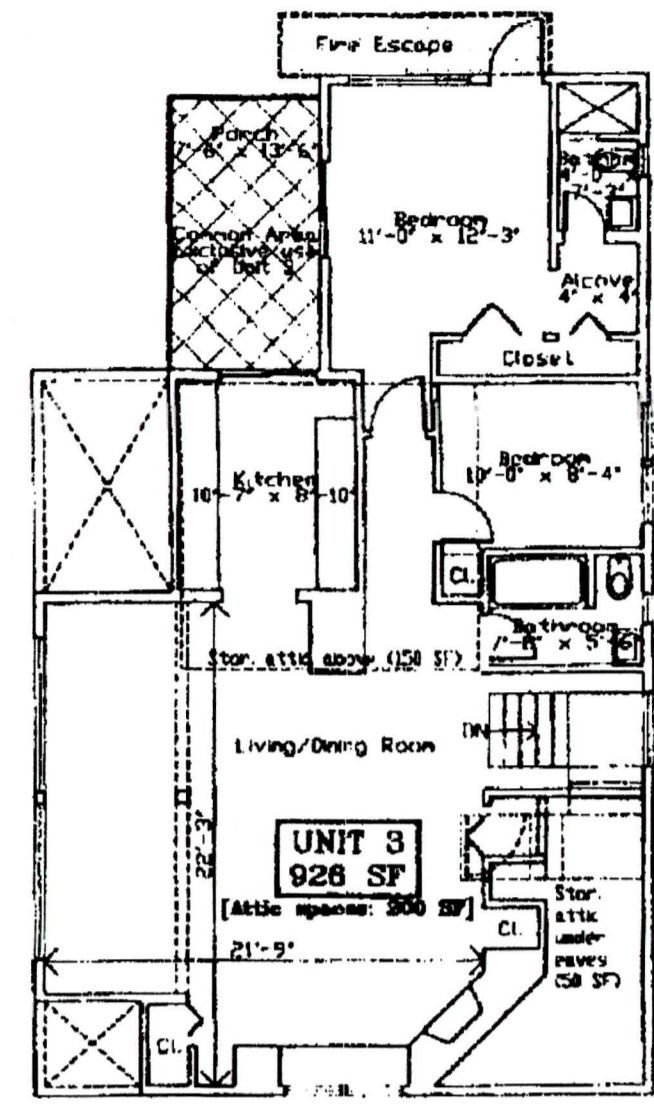


1125

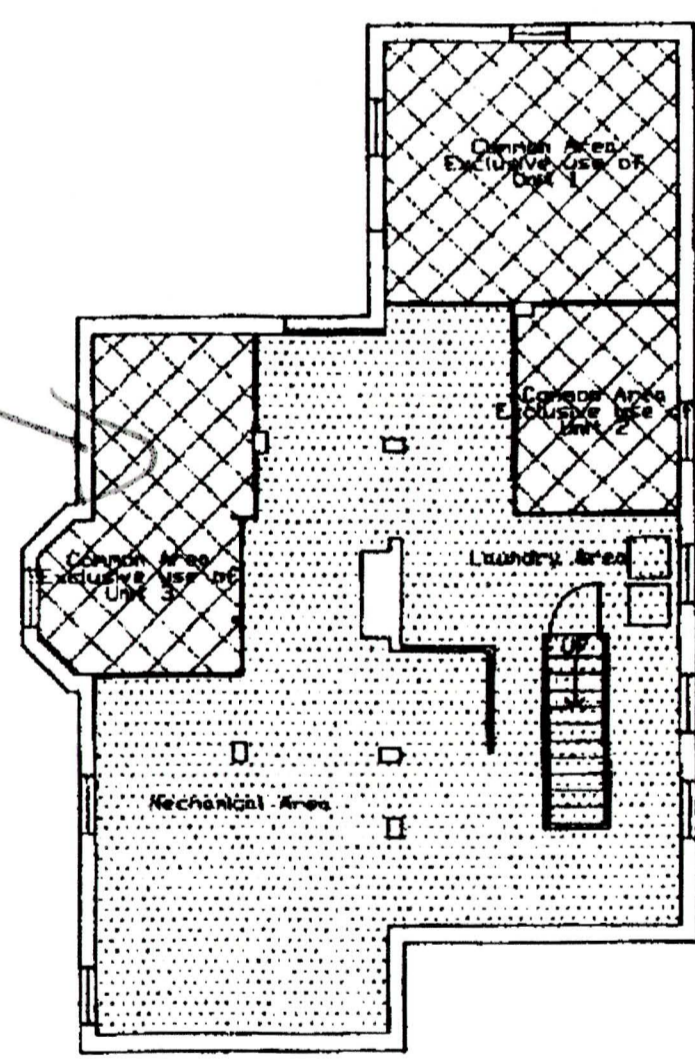
43



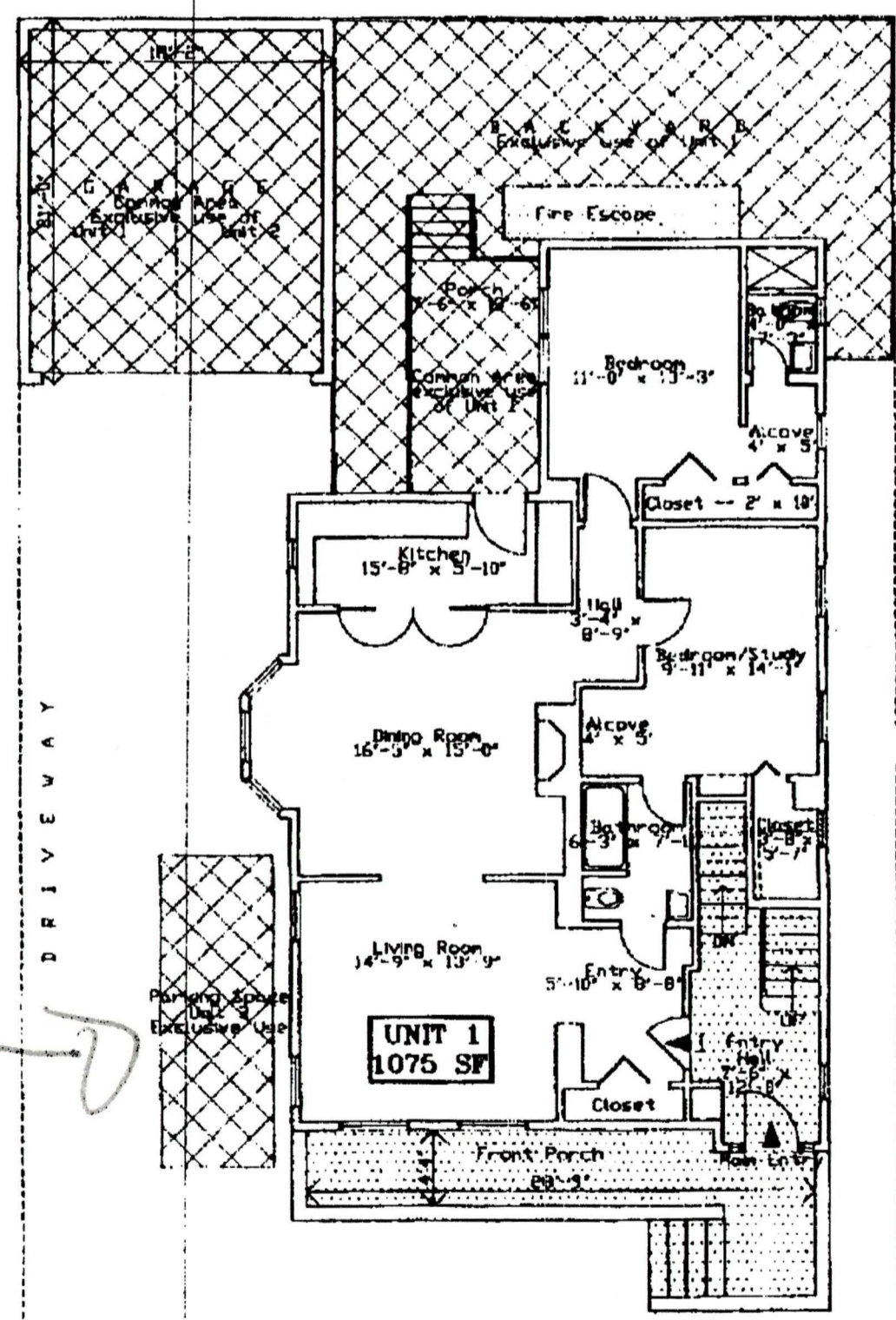
SECOND FLOOR PLAN Unit 2



THIRD FLOOR PLAN Unit 3



BASEMENT PLAN Stor./Mech./Laundry Areas



FIRST FLOOR PLAN Unit 1

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 1125 of 19 96  
Rec'd 11-1 19 96  
at 3:23 PM Doc No. 1068  
Rec'd, Bk 26798 Page 35  
Attest  
*Luigi L. Bova*  
Register

LEGEND  

 Common Areas  
 Common Areas exclusive to Units  
 Entry

I certify that the plans presented here fully and accurately depict the layout, unit designations, locations, main entrance and immediate common areas to which each unit has access, of Units 1, 2 and 3, as built, of the Fifty-One Trowbridge Street Condominium, 51 Trowbridge Street, Cambridge, MA 02138.  
 I certify that these plans have been presented in conformity with the rules and regulations of the Registry of Deeds of the Commonwealth of Massachusetts.



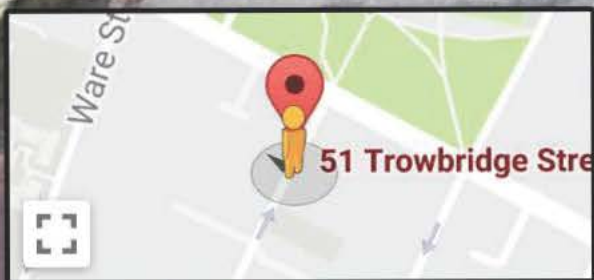
EVI BALTZELL  
5 Exeter Park  
Cambridge, MA 02140

FIFTY-ONE TROWBRIDGE STREET CONDOMINIUM  
51 Trowbridge Street, Cambridge, MA 02138

Revision  
Date: October 22, 1996  
Page 1 of 1

58 Trowbridge St  
Cambridge, Massachusetts

Street View - Jul 2014



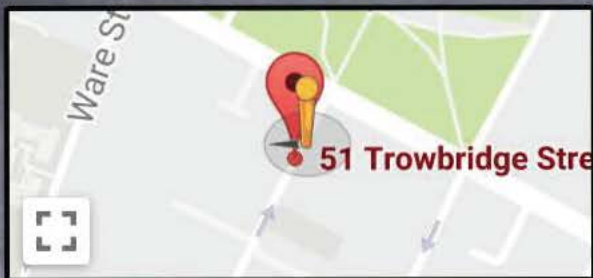
Google

62 Trowbridge St

Cambridge, Massachusetts



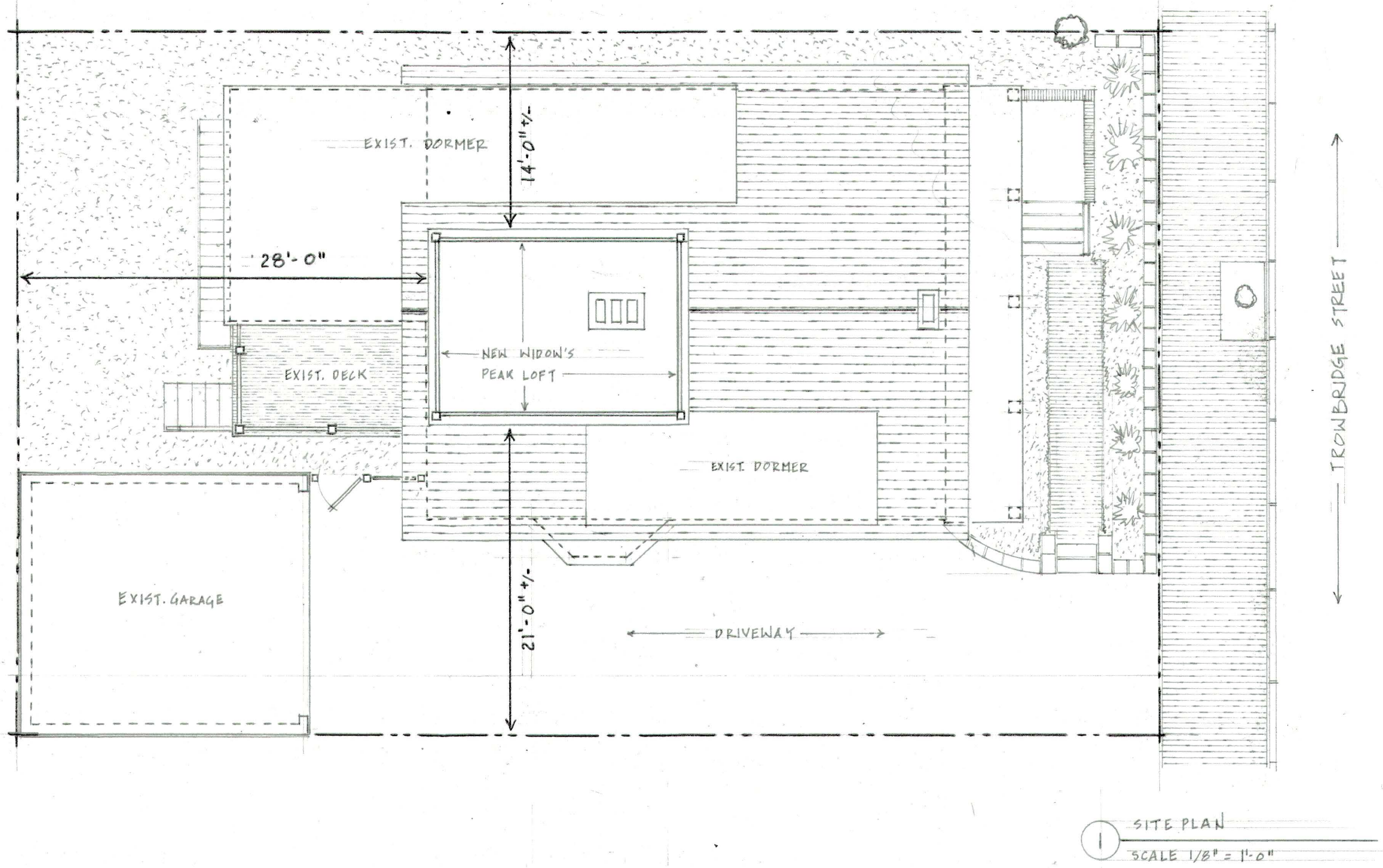
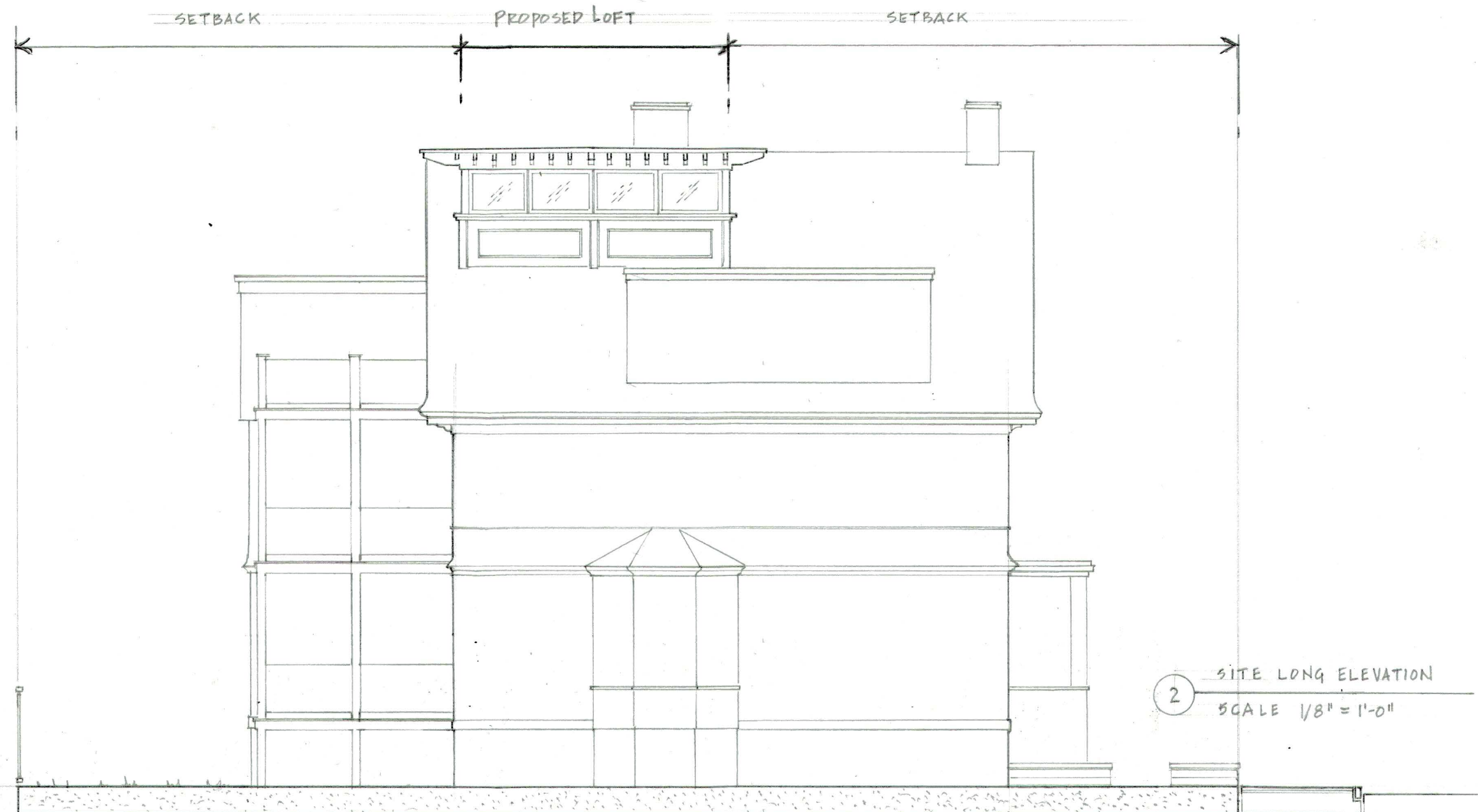
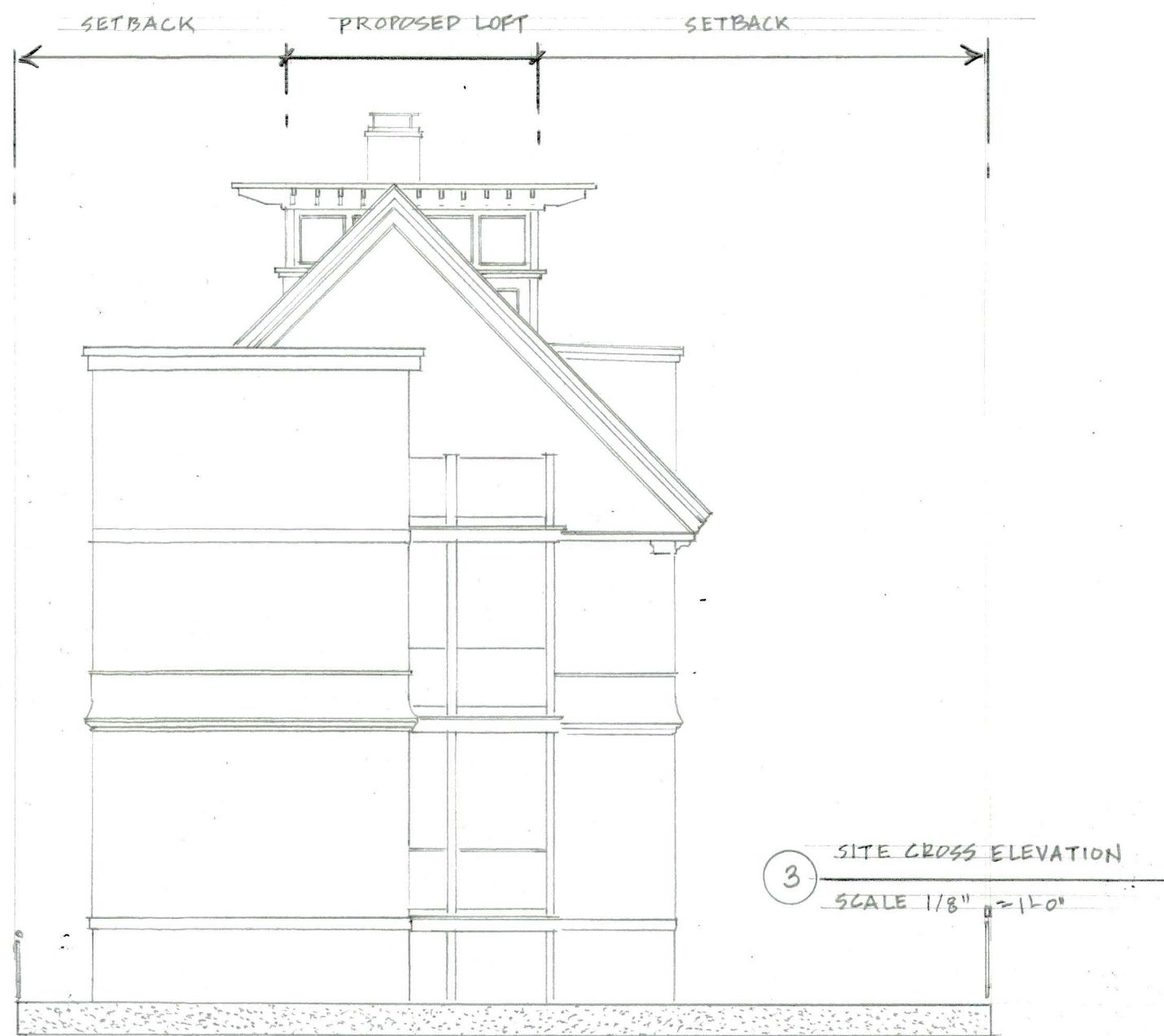
Street View - Jul 2014



Google







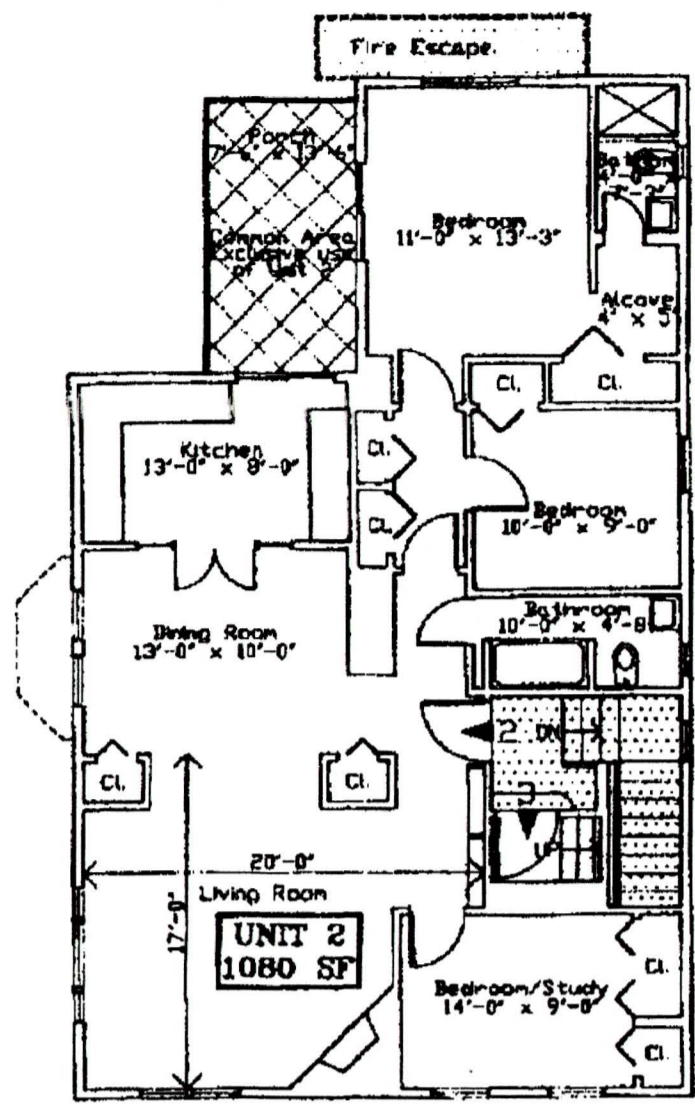
51 TROWBRIDGE STREET UNIT #3  
CAMBRIDGE, MA.

SCALE: 1/8" = 1'-0"  
DATE 10-18-16

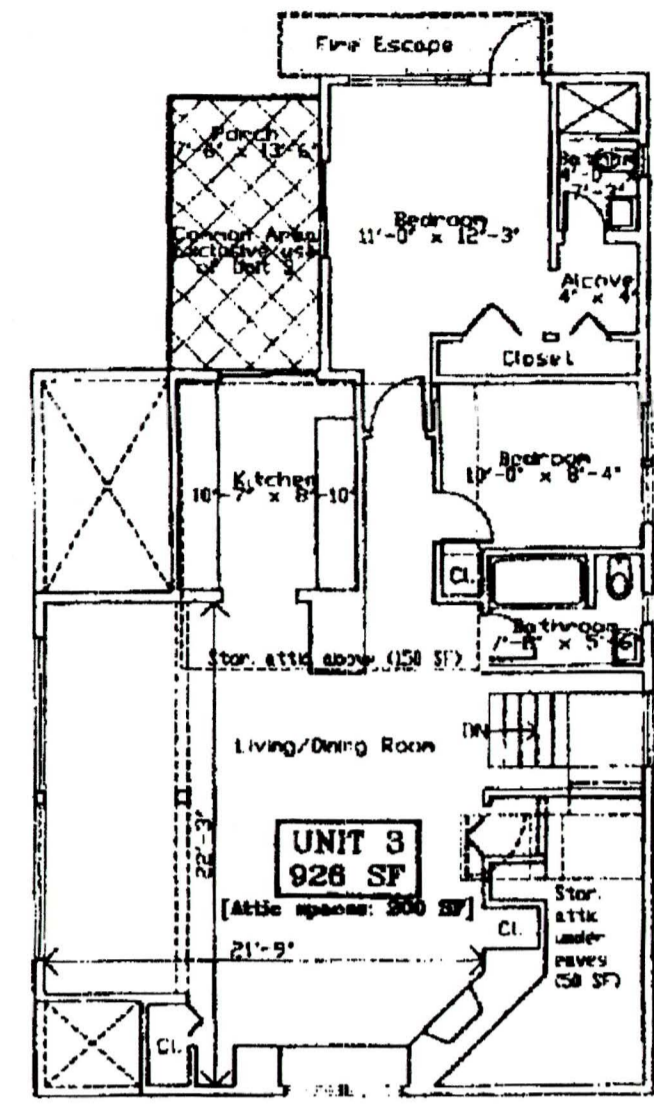
SITE PLAN  
S-1

1125

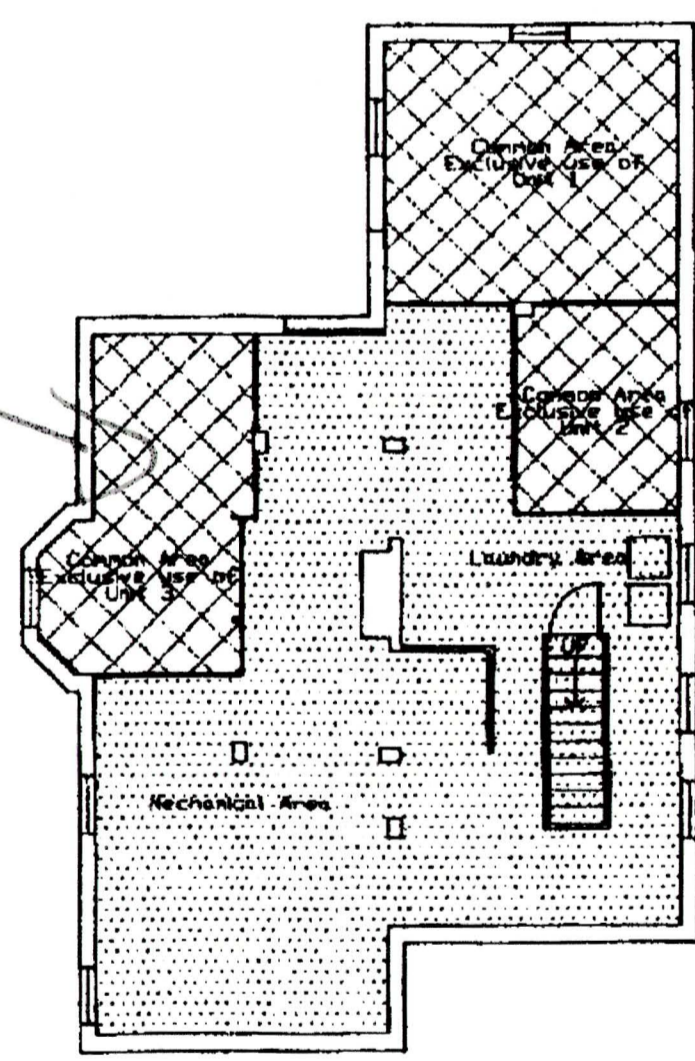
43



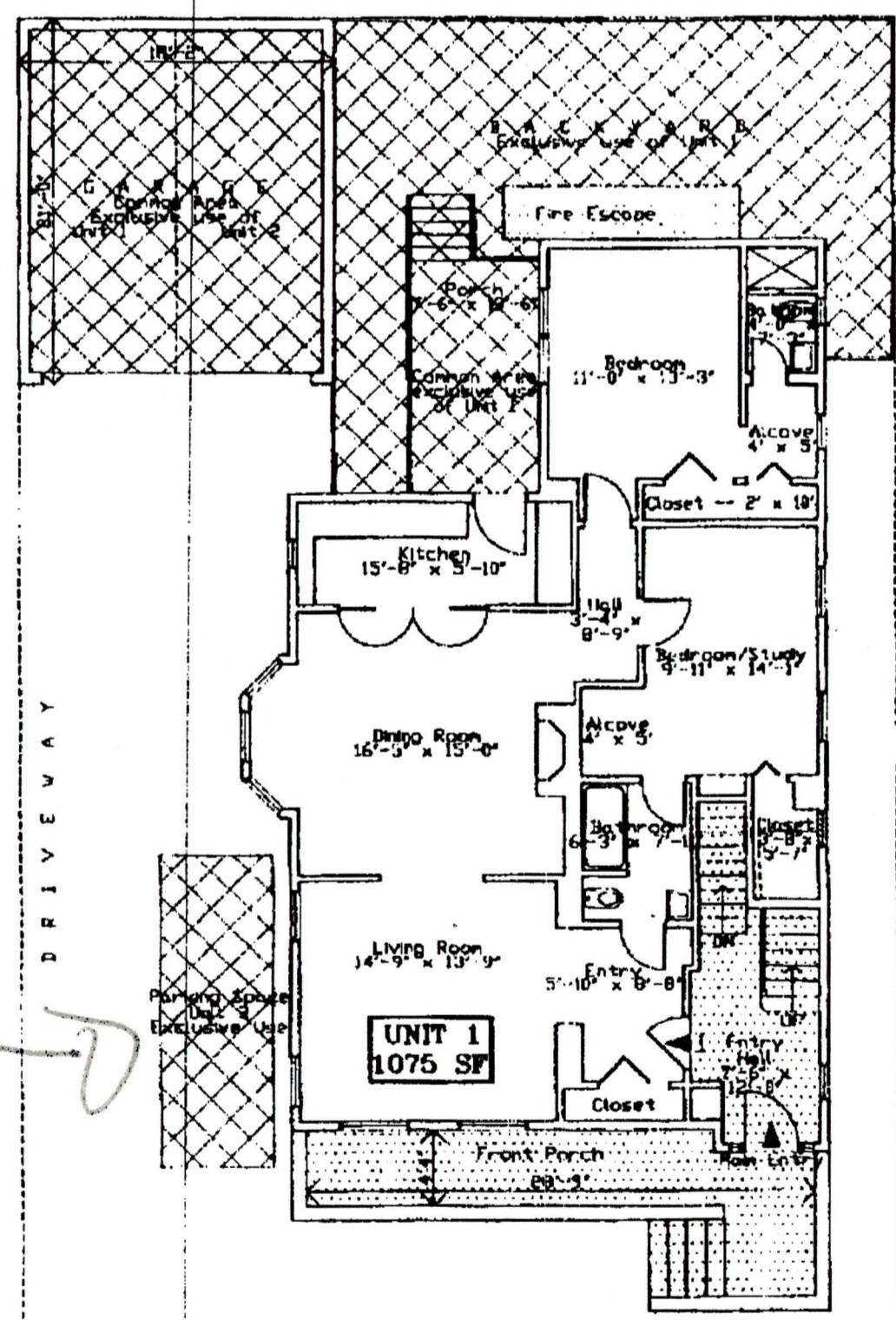
SECOND FLOOR PLAN Unit 2



THIRD FLOOR PLAN Unit 3



BASEMENT PLAN Stor./Mech./Laundry Areas



FIRST FLOOR PLAN Unit 1

Middlesex Registry of Deeds,  
Southern District  
Cambridge, Massachusetts  
Plan No. 1125 of 19 96  
Rec'd 11-1 19 96  
at 3:23 PM Doc No. 1068  
Rec'd, Bk 26798 Page 35  
Attest  
*Luigi L. Bova*  
Register

LEGEND  

 Common Areas  
 Common Areas exclusive to Units  
 Entry

I certify that the plans presented here fully and accurately depict the layout, unit designations, locations, main entrance and immediate common areas to which each unit has access, of Units 1, 2 and 3, as built, of the Fifty-One Trowbridge Street Condominium, 51 Trowbridge Street, Cambridge, MA 02138.  
 I certify that these plans have been presented in conformity with the rules and regulations of the Registry of Deeds of the Commonwealth of Massachusetts.



EVI BALTZELL  
5 Exeter Park  
Cambridge, MA 02140

FIFTY-ONE TROWBRIDGE STREET CONDOMINIUM  
51 Trowbridge Street, Cambridge, MA 02138

Revision  
Date: October 22, 1996  
Page 1 of 1



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

2016 OCT 2 PM 3:03  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-011834-2016

GENERAL INFORMATION

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

Special Permit : \_\_\_\_\_ Variance :   √   Appeal : \_\_\_\_\_

PETITIONER : Michel Dahan C/O Bhupesh Patel, Designtank Inc (client rep.)

PETITIONER'S ADDRESS : 3 bowdoin street cambridge, ma 02138

LOCATION OF PROPERTY : 51 Trowbridge St #3 Cambridge, MA 02141

TYPE OF OCCUPANCY : \_\_\_\_\_ ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :  
Dormer

**DESCRIPTION OF PETITIONER'S PROPOSAL :**

Floor area ration of an additional 3% by enlarging an existing attic space. The attic would be stretched beyond the roof to create a symmetrical dormer that create a "widows peak loft" at ridge of roof. The expansion would create a loft space accessed by a ships ladder to allow use for storage and living space.

**SECTIONS OF ZONING ORDINANCE CITED :**

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

*Bj Patel* DESIGNTANK INC  
OWNER REP

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

BHUPESH PATEL  
(Print Name)

Address : 3 BOWDOIN ST.  
CAMBRIDGE, MA. 02138

Tel. No. : 617-953-7716

E-Mail Address : Bhupesh@designtank.org

Date : \_\_\_\_\_



# 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

William B. King, *Chair*, Bruce A. Irving, *Vice Chair*, Charles M. Sullivan, *Executive Director*

William G. Barry, Jr., Shary Page Berg, Robert G. Crocker, Chandra Harrington,

Jo M. Solet, *Members*; Joseph V. Ferrara, Kyle Sheffield, Susannah Barton Tobin, *Alternates*

## Jurisdiction Advice

To the Owner of Property at 51 Trowbridge Street #3

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  
*Scheduled for MCNDC hearing on 11/14/16.*
- 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 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 November 8, 2016

Received by Uploaded to Energov

Date November 8, 2016

Relationship to project BZA 11834-2016

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.

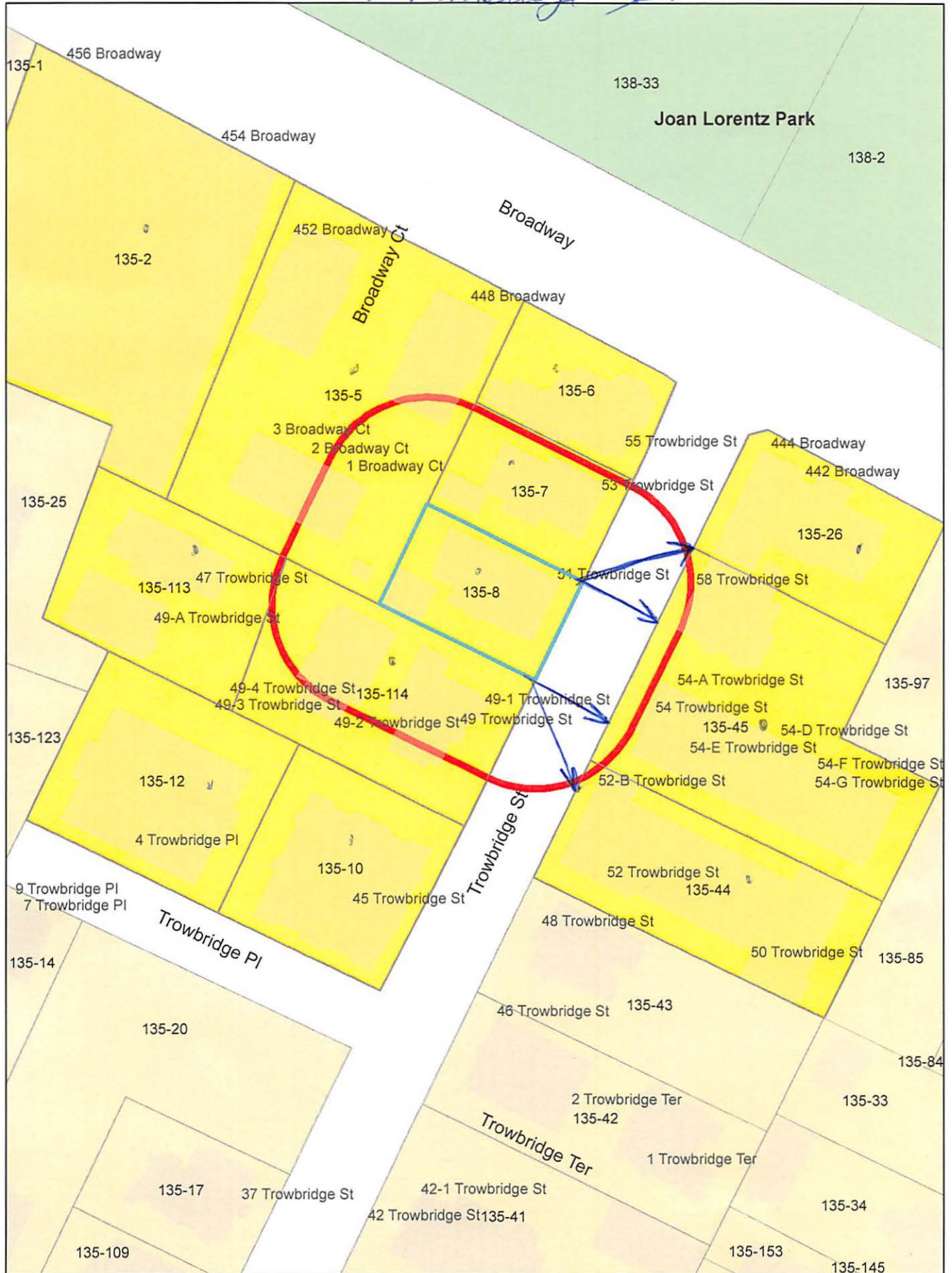
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that 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>

51 Trowbridge St.



51 Trowbridge St.

Petitioner

143

135-114  
MYERS, SUE-ELLEN PUFFER &  
DOUGLAS M. MYERS TRUSTEE  
955 MASS AVE., APT#342  
CAMBRIDGE, MA 02139

135-114  
KRIEG, DEBORAH  
49 TROWBRIDGE ST., #3  
CAMBRIDGE, MA 02138

DESIGN TANK INC.  
C/O BHUPESH PATEL  
3 BOWDOIN STREET  
CAMBRIDGE, MA 02138

135-114  
BENNETT, PHILIP & MARIA MONICA KLIEN  
49 TROWBRIDGE ST., #4  
CAMBRIDGE, MA 02138

135-2  
CITY OF CAMBRIDGE  
C/O LOUIS DePASQUALE  
CITY MANAGER

135-2  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

135-5  
SUN, WENCHAO & YULAN YANG  
2 BROADWAY CT., #2  
CAMBRIDGE, MA 02138

135-5  
CHAMLEY, CHRISTOPHE & MARIA C. CHAMLEY  
450 BROADWAY CT #3  
CAMBRIDGE, MA 02138

135-5  
SMITH, MARK D. & JOHN T. O'KEEFE  
450 BROADWAY CT., #1  
CAMBRIDGE, MA 02138

135-5  
448-452 BROADWAY COURT, LLC  
C/O JOAN BURKE  
452 BROADWAY, UNIT #5  
CAMBRIDGE, MA 02138

135-6  
AUSTIN, DOROTHY A. & DIANA L. ECK  
50 HOLYOKE ST  
CAMBRIDGE, MA 02138

135-7  
JOHNSON, E. DOLORES  
53 TROWBRIDGE STREET  
CAMBRIDGE, MA 02140

135-8  
LEDEEN, LAURIE  
51 TROWBRIDGE ST #1  
CAMBRIDGE, MA 02138

135-8  
CHUNG, DANIEL C.  
51 TROWBRIDGE ST. UNIT#2  
CAMBRIDGE, MA 02138

135-8  
DAHAN, MICHEL  
51 TROWBRIDGE ST  
CAMBRIDGE, MA 02141

135-10  
YEW, LEN M. & BING K SOH  
197 WASHINGTON ST APT #307  
SOMERVILLE, MA 02143

135-10  
BASU, SRINJAN & SUMAN BASU  
45 TROWBRIDGE ST  
CAMBRIDGE, MA 02138

135-10  
REEDY, HARISH  
45 TROWBRIDGE ST., UNIT #1C  
CAMBRIDGE, MA 02138

135-10  
LEE, KA YEE CHRISTINA &  
KAI CHEUNG FRANCIS LEE  
4928 S. GREENWOOD AVE  
CHICAGO, IL 60615

135-10  
GAESSLER, ANTOINE C.  
715 CHRISTINE DRIVE  
PALO ALTO, CA 94303

135-10  
SELINGER, ANNE G.  
TR. THE ANNE GLICK SELINGER TRUST  
872 VANDALIA RD.  
MORGANTOWN, WV 26501

135-10  
ZURAWICKI, LEON  
61 SAGAMORE AVE  
MEDFORD, MA 02155

135-10  
HOLLAND, MICHAEL P., SEAN M. HOLLAND  
45 TROWBRIDGE ST. UNIT#2D  
CAMBRIDGE, MA 02138

135-10  
FINKLESTEIN, MARK L.,  
TRUSTEE JANET A. PENN, TRUSTEE  
45-47 TROWBRIDGE ST., # 3A  
CAMBRIDGE, MA 02138

135-10  
ARGOV, DJAMILLO BENADO  
C/O JAMIE B. ARGOV KOTLER  
49 WARREN ST  
BROOKLINE, MA 02445

135-10  
WOLFE, RAYMOND & URSULA WOLFE  
TRS. URSULA WOLFE 2009 REVOCABLE TR.  
205 LINDEN PONDS WAY #327  
HINGHAM, MA 02043

135-10  
HUI, LI  
45 TROWBRIDGE ST. UNIT#3D  
CAMBRIDGE, MA 02139

135-10  
ROSSO, MARTHA LUCILA  
45 TROWBRIDGE ST. UNIT#4A  
CAMBRIDGE, MA 02139

135-10  
CHINN, RAYMOND  
12370 RUE CHEAUMONT  
SAN DIEGO, CA 92131

135-10  
ERNST, ANDREAS  
9 MEACHAM RD., #2  
CAMBRIDGE, MA 02140

135-10  
SEASHOLES, MARK S.  
45 TROWBRIDGE ST #4D  
CAMBRIDGE, MA 02138

135-10  
ALEXANDRU, ROMICA  
45 TROWBRIDGE ST., #5A  
CAMBRIDGE, MA 02139

135-10  
SHEN, SHENG  
45 TROWBRIDGE ST.#5B  
CAMBRIDGE, MA 02138

135-10  
OLD GARDEN ST LLC  
15 OLD COLONY DR.  
DOVER, MA 02030

135-10  
MUROWCHICK, ROBERT EDWIN &  
JANET MAY CHANG, TRUSTEE  
29 FULLERBROOK AVE.  
NEEDHAM, MA 02146

135-10  
CHANG, EUGENE Y. G. & JANICE D. CHANG  
3 LORING RD  
LEXINGTON, MA 02173

135-10  
KRAFT, SHERRI D.  
45 TROWBRIDGE ST., #6B  
CAMBRIDGE, MA 02138

135-10  
SACKS, GERALD E.  
45 TROWBRIDGE #6C  
CAMBRIDGE, MA 02138

135-10  
FINKLESTEIN, MARK L.,  
TRUSTEE JANET A. PENN, TRUSTEE  
559 MASSAPOAG AVE  
SHARON, MA 02167

135-10  
SCOTT, HARRIET J.  
45 TROWBRIDGE ST., UNIT PH  
CAMBRIDGE, MA 02138

135-12  
HUNTINGTON, CALEB & MIMA HUNTINGTON  
4 TROWBRIDGE PL., UNIT P  
CAMBRIDGE, MA 02139

135-12  
WINTHROP, ADAM PHILIP & ELSA WINTHROP  
234 CAUSEWAY ST. #715  
BOSTON, MA 02114

135-12  
WINTHROP, MORTON M. & ELSA WINTHROP,  
TRS. ST. FELICITY TRUST  
44 LOCKELAND AVE.  
ARLINGTON, MA 02474

135-12  
SHEIK, MEHRDAD & ROYA AGAH,  
TRUSTEES THE GRENOBLE SPRING TRUST  
1310 HILLVIEW DR  
MENLO PARK, CA 94025

135-12  
LOCKEY, HELEN E.  
4 TROWBRIDGE PLACE, UNIT 1D  
CAMBRIDGE, MA 02138

135-12  
LIM, MENG HOWE  
4 TROWBRIDGE PL., UNIT #2A  
CAMBRIDGE, MA 02138

135-12  
SONNER, JUDITH B. & DAVID SONNER  
140 PLYMOUTH RD  
NEWTON, MA 02461

135-12  
GANDHI, UNMESH A. & GAAURI NAIL  
4 TROWBRIDGE PL., #2D  
CAMBRIDGE, MA 02138

135-12  
TROWBRIDGE PLACE 3A LLC  
C/O CLARKE, TROY ANN & SUSHMA RAMAN  
4-8 TROWBRIDGE PL 3A  
CAMBRIDGE, MA 02138

135-12  
RAMRATNAM, BHARAT &  
JAYANTHI PARAMESWARAN  
59 DANIEL T. CHURCH RD  
TIVERTON, RI 02878

135-12  
SHEN, SHENG  
45 TROWBRIDGE ST.#5B  
CAMBRIDGE, MA 02138

135-12  
ZHU, LINGGUO  
4 TROWBRIDGE PL., #3D  
CAMBRIDGE, MA 02138

135-12  
ATANASSOVA, BRANIMIRA  
2130 MASSACHUSETTS AVE. APT#5B  
CAMBRIDGE, MA 02140

135-12  
SANTAMARIA, HERNANDO  
931 MASS AVE UNIT 205  
CAMBRIDGE, MA 02139

135-12  
CERIANI, DAVIDE  
601 WEST HOLLY AVE APT #82W  
PITMAN, NJ 08071

135-12  
DONG, CHENG & YING SHAO  
4 TROWBRIDGE PL. UNIT#4D  
CAMBRIDGE, MA 02139

135-12  
FUJIMORI, MARCO & ILIANA L. FUJIMORI  
2885 SANFORD AVE SW #26473  
GRANDVILLE, MI 49418

135-12  
BAG END LLC  
34 RALEIGH RD  
BELMONT, MA 02478

135-12  
TEE GARDEN, ZOE  
4 TROWBRIDGE PL #5C  
CAMBRIDGE, MA 02138

135-12  
HSU, WEI-JUH & WEN-CHUAN HSU  
NO. 2, LANE1, MING-TE STREET  
BANCAIO CITY TAIPE, . 22046



135-12  
BERETTA, GIAN PAOLO  
C/O BAYBANK HARVARD TRUST  
160-10-20 LOAN MORT. DEPT.  
DEDHAM, MA 02026

135-12  
CHUANG, TZU-YING  
102D LONGWOOD DR  
CHARLOTTESVILLE, VA 22903

135-12  
SANTAMARIA, HERNANDO  
931 MASSA VE UNIT 205  
CAMBRIDGE, MA 02139

135-12  
BEGGS, JODI  
4-8 TROWBRIDGE PL., UNIT #6D  
CAMBRIDGE, MA 02138

135-12  
WANG, HELEN HAI-LING  
5 DANA PLACE  
CAMBRIDGE, MA 02138

135-12  
ZHAO, XIAOJUN & BIN ZHANG  
4 TROWBRIDGE PL., UNIT #2EF  
CAMBRIDGE, MA 02138

135-12  
VASSAF, GUNDUZ  
4 TROWBRIDGE PL #3EF  
CAMBRIDGE, MA 02138

135-12  
SAATMAN SHELLEY  
4 TROWBRIDGE PL UNIT 4EF  
CAMBRIDGE, MA 02138

135-26  
ZELAWAY, JOSEPH L.,  
TR. THE ELIZABETH M. CATAZANO IRREV TRUST  
442 BROADWAY  
CAMBRIDGE, MA 02139

135-44  
CAMBRIDGE COMMUNITY HOUSING, INC.  
C/O WINN COMPANIES  
6 FANEUIL HALL MARKETPLACE  
BOSTON, MA 02109

135-45  
VASSAF, GUNDUZ & LYVIA MORGAN  
58 TROWBRIDGE ST. UNIT# 1  
CAMBRIDGE, MA 02138

135-45  
VENDER, HELEN H.  
58 TROWBRIDGE ST. UNIT#2  
CAMBRIDGE, MA 02138

135-45  
SETH, MANMOHAN & SUPREET SODHI  
54A TROWBRIDGE ST  
CAMBRIDGE, MA 02138

135-45  
VENDLER, HELEN H. & DAVID J. VENDLER,  
TRS THE VENDLER REAL ESTATE TRUST  
54 TROWBRIDGE ST., UNIT B  
CAMBRIDGE, MA 02138

135-45  
RENTSCHLER, ERIC  
54-56 TROWBRIDGE ST., U. C.  
CAMBRIDGE, MA 02138

135-45  
MICALÉ, VINCENT J. & BRINA NEUSTAT  
54 TROWBRIDGE ST., UNIT #D  
CAMBRIDGE, MA 02138

135-45  
SIDANIUS, JAMES H. & MARIAM E. SIDANIUS  
54 TROWBRIDGE ST  
CAMBRIDGE, MA 02138

135-45  
SONG, YOUNG I.  
54F TROWBRIDGE ST  
CAMB RIDGE, MA 02138

135-45  
CELLINI, RICHARD J.  
45-G TROWBRIDGE ST  
CAMBRIDGE, MA 02139

135-113  
BERAM, GEORGE & RUTH XU BERAM  
49A TROWBRIDGE ST.  
CAMBRIDGE, MA 02138

135-113  
BERAM, GEORGE & RUTH XU BERAM  
49A TROWBRIDGE ST.  
CAMBRIDGE, MA 02138

135-113  
HEMBROUGH, CANDACE I.  
47 TROWBRIDGE ST. UNIT#3  
CAMBRIDGE, MA 02138

135-113  
HEMBROUGH, JOHN F.  
49A TROWBRIDGE ST. UNIT#4  
CAMBRIDGE, MA 02138

Audrey and Michel Dahan  
2016  
51 Trowbridge street, Apt 3  
Cambridge, MA02138

October 28<sup>th</sup>,

Subject: Description of our construction project to the other condo owners and their approval

**Letter addressed to the two other condo owners:**

We are hoping to add a loft space in our unit, allowing us to use the existing second bedroom to sleep one more person and move our home office space in the newly created loft. We are very fond of the neighborhood, and wish to be able to stay here as and when our family grows... This project would allow us to do so.

We now have detailed plans from our architect, and details on the construction (that will not impact/block the driveway) and would like to present these to you. Our architect is doing it all 'by the book', and will be happy to share more details or address any additional questions.

**A few comments:**

- the height of the house does not change (i.e. the widow's tower will not exceed the current peak of the roof)
- it adds a little less than 14 square meters if I recall (<150 square feet) of space
- the additional space is a loft space, does not qualify as a room (it is not a 4th level in the house), but would allow us to use our second bedroom for a child and the loft space for for a home office (which we need as we both work from home when not travelling)
- the extension is designed to not be visible from the street
- work will not block the driveway (except perhaps for the first 3-4 days) as they will install the equipment on the top of our master bedroom
- we don't have specific details on the work schedule as we have not found a contractor yet and we need 1/ the historic commission input 2/ the variance hearing. That said, assuming we get the variance on time, we are planning to start in Jan/ Feb

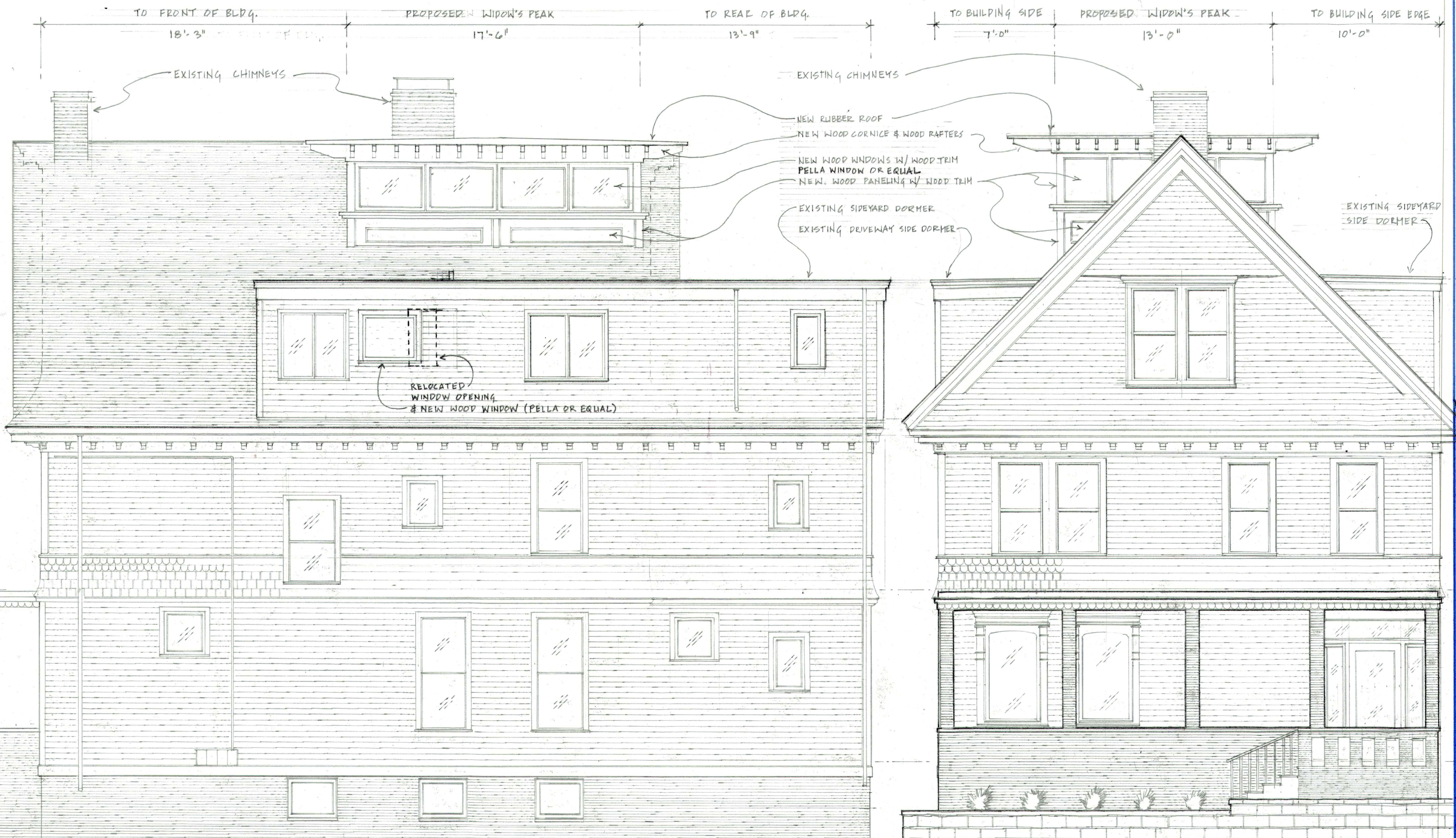
- the work on the roof itself should last only for 3 or 4 weeks.  
The majority of the work will happen in the shell/in our unit.

**Approval from the two other condo owners:**

The two other owners in our condo have approved the project.

We received the following comment from one of them: “ I am delighted with the designs which cannot be seen from the street and which will only enhance the overall aesthetic and value of the property.”

Audrey and Michel Dahan



1 51 TROWBRIDGE STREET (UNIT #3)  
SIDE ELEVATION (SIDEYARD SIDE)  
SCALE 1/4" = 1'-0"

2 51 TROWBRIDGE STREET (UNIT #3)  
FRONT ELEVATION  
SCALE 1/4" = 1'-0"

51 TROWBRIDGE STREET UNIT #3  
CAMBRIDGE, MA.

9-01-16  
9-28-16

A-0

PROPOSED WIDOW'S PEAK  
SEE TYP. DIM.

EXISTING CHIMNEYS

NEW RUBBER ROOF

NEW WOOD CORNICE & WOOD RAFTER

NEW WOOD WINDOWS W/ WOOD TRIM  
PELLA WINDOW OR EQUAL

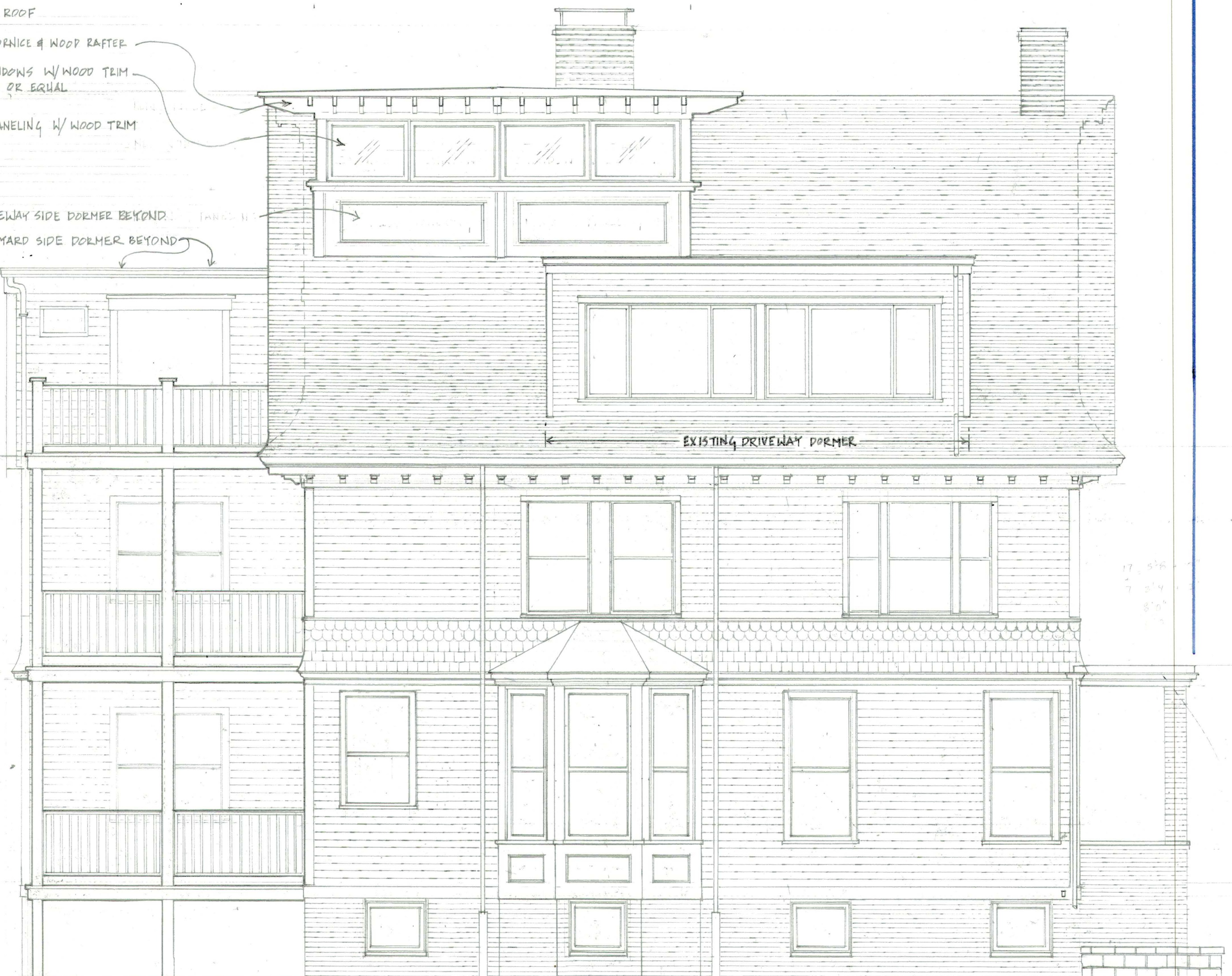
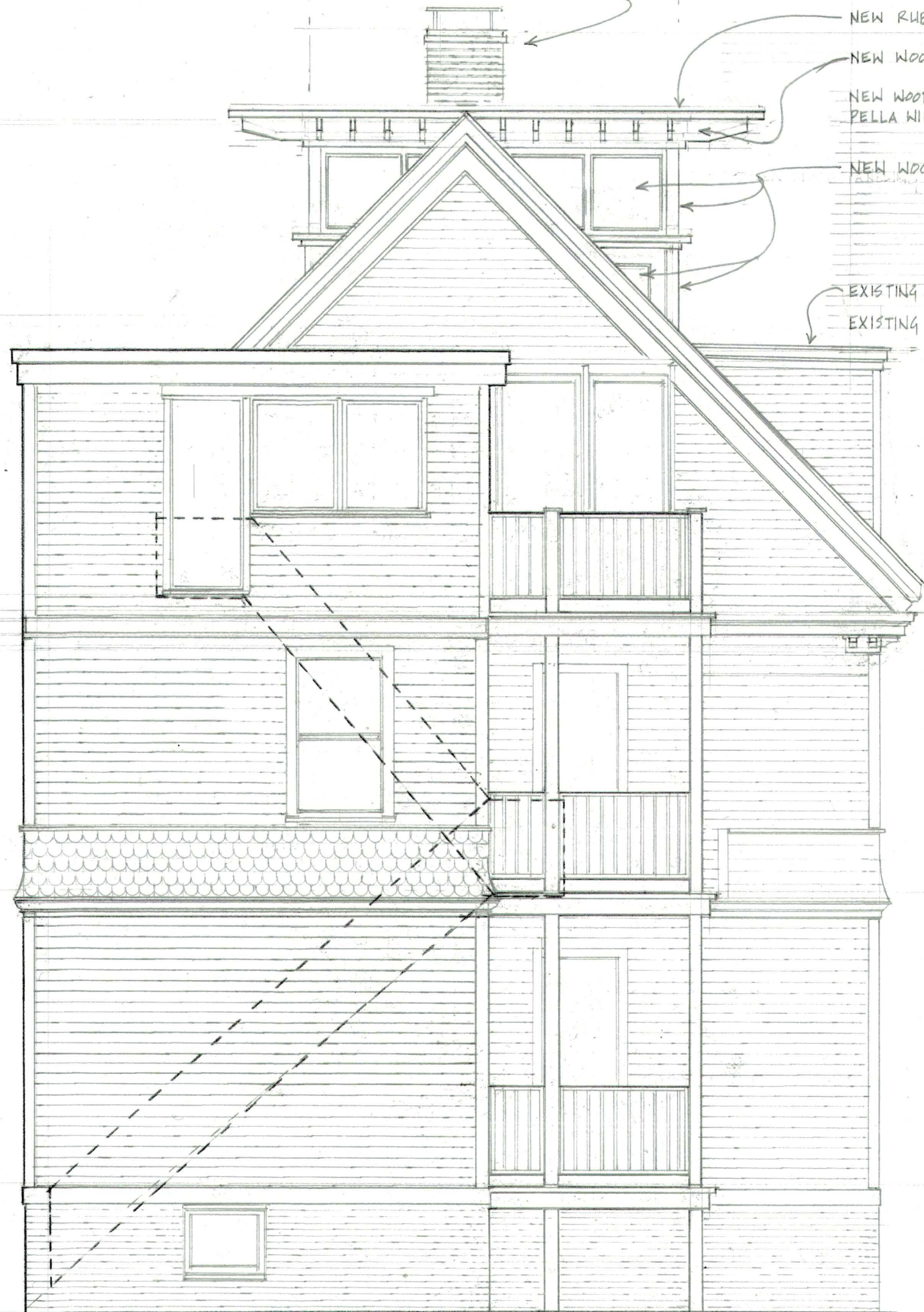
NEW WOOD PANELING W/ WOOD TRIM

EXISTING DRIVEWAY SIDE DORMER BEYOND

EXISTING SIDEYARD SIDE DORMER BEYOND

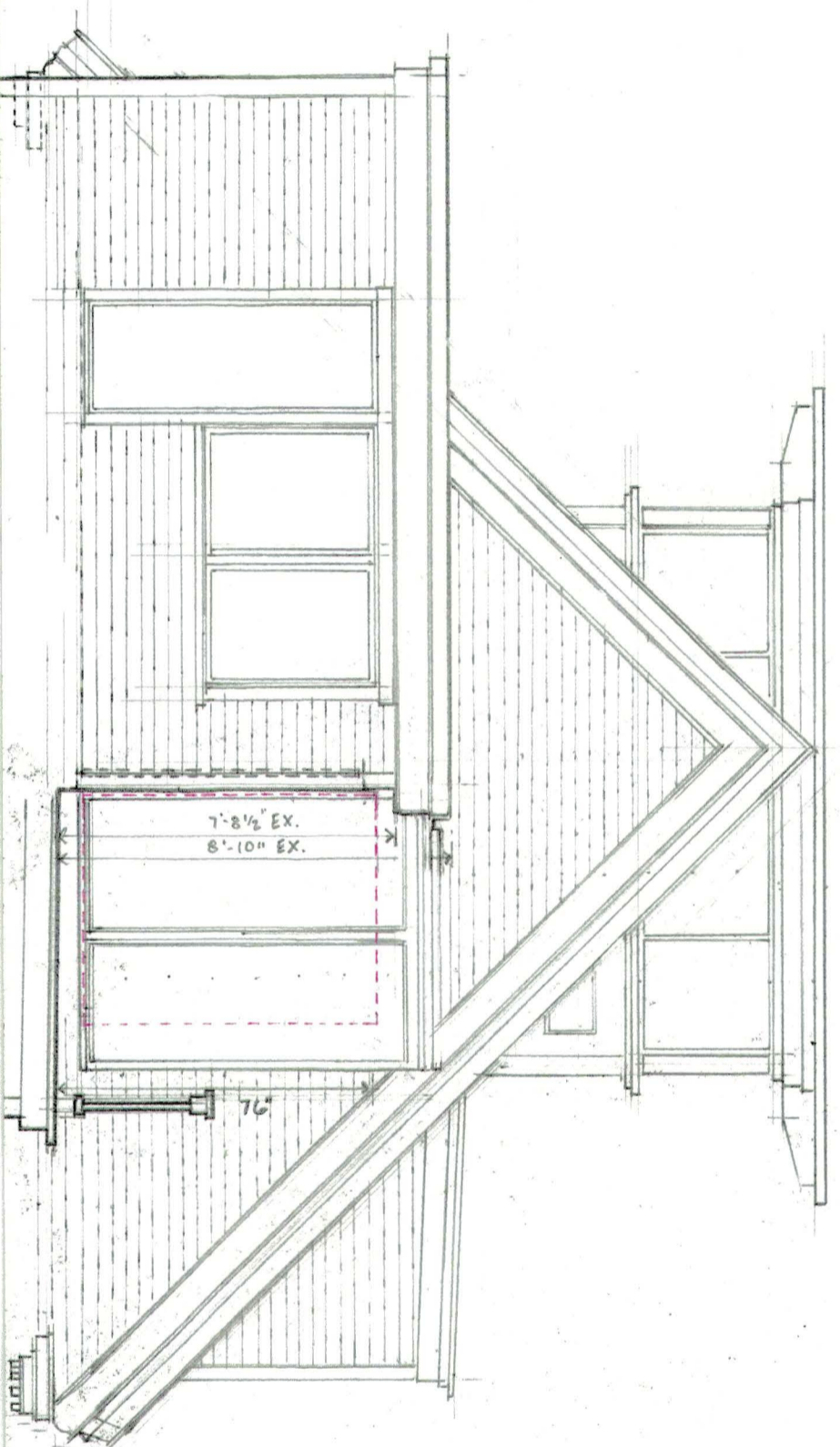
PROPOSED WIDOW'S PEAK  
SEE TYP. DIM.

EXISTING DRIVEWAY DORMER

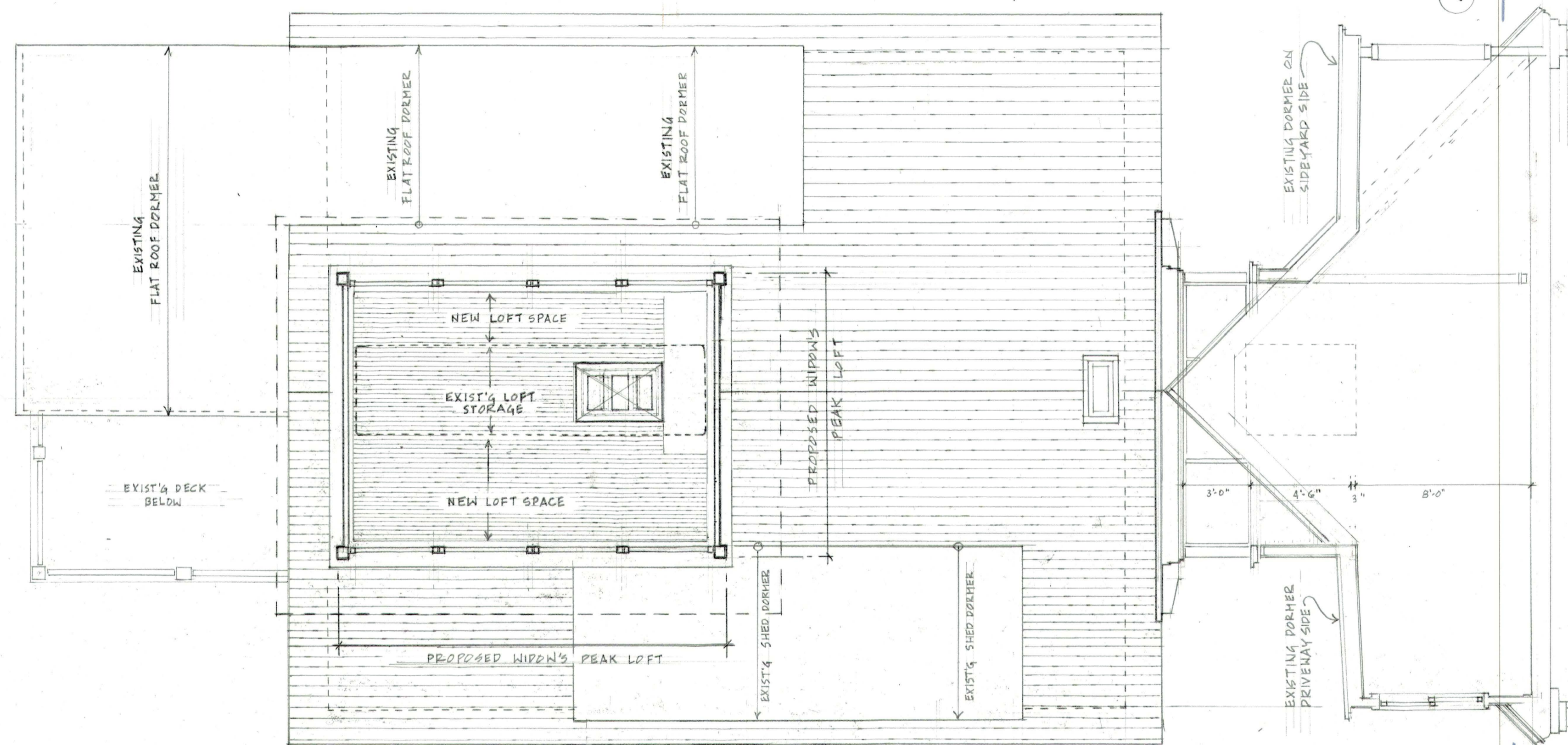


2  
51 TROWBRIDGE STREET  
REAR ELEVATION  
SCALE 1/4" = 1'-0"

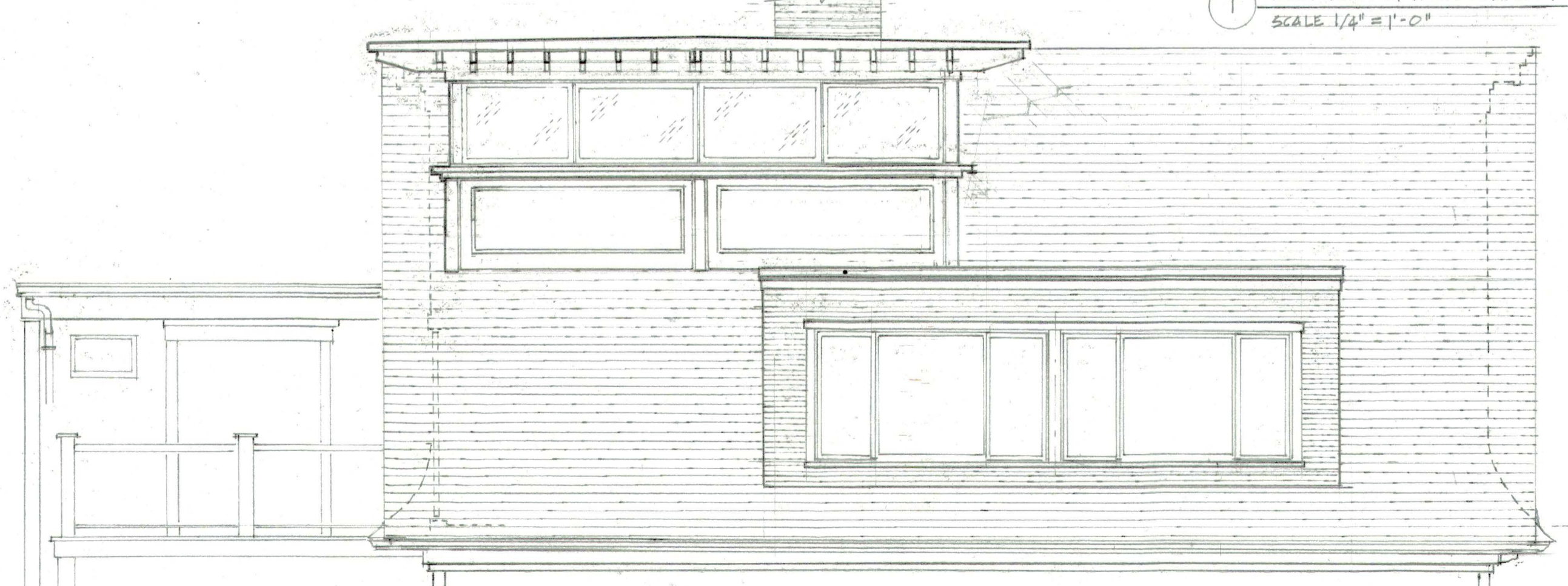
1  
51 TROWBRIDGE STREET  
SIDE ELEVATION (DRIVEWAY)  
SCALE 1/4" = 1'-0"



4. PARTIAL REAR ELEVATION  
SCALE 1/4" = 1'-0"



1. ROOF PLAN W/ PROPOSED LOFT  
SCALE 1/4" = 1'-0"



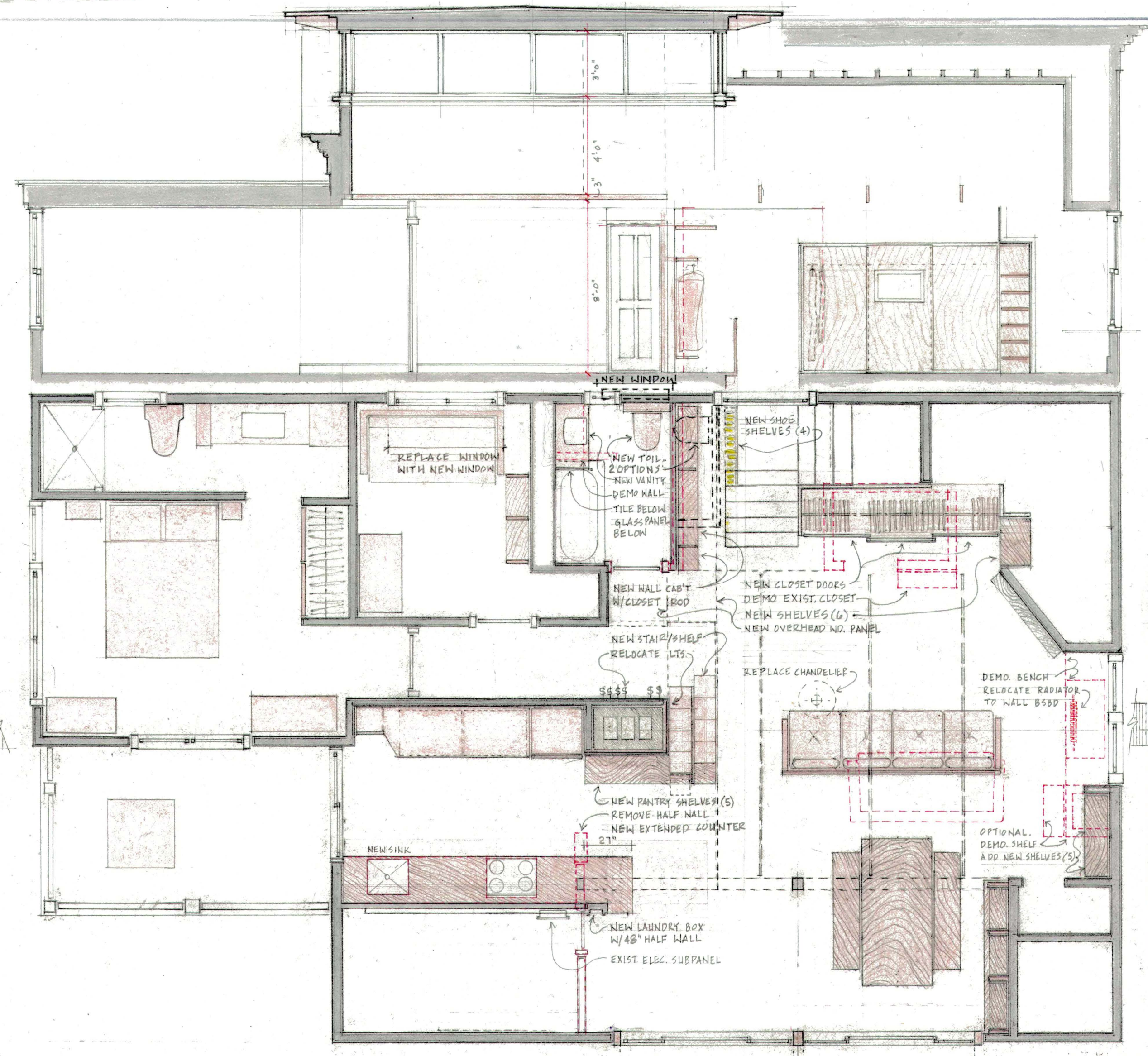
3. PARTIAL SIDE ELEVATION (DRIVEWAY SIDE)  
SCALE 1/4" = 1'-0"

2. PARTIAL CROSS SECTION W/ LOFT BEYOND  
SCALE 1/4" = 1'-0"

51 TROMBRIDGE ST. UNIT #2  
CAMBRIDGE, MA.

- 7-1-16
- 8-3-16
- 9-1-16
- 9-28-16

3 PARTIAL GROSS SECTION (FROM FRONT)  
SCALE 1/4" = 1'-0"



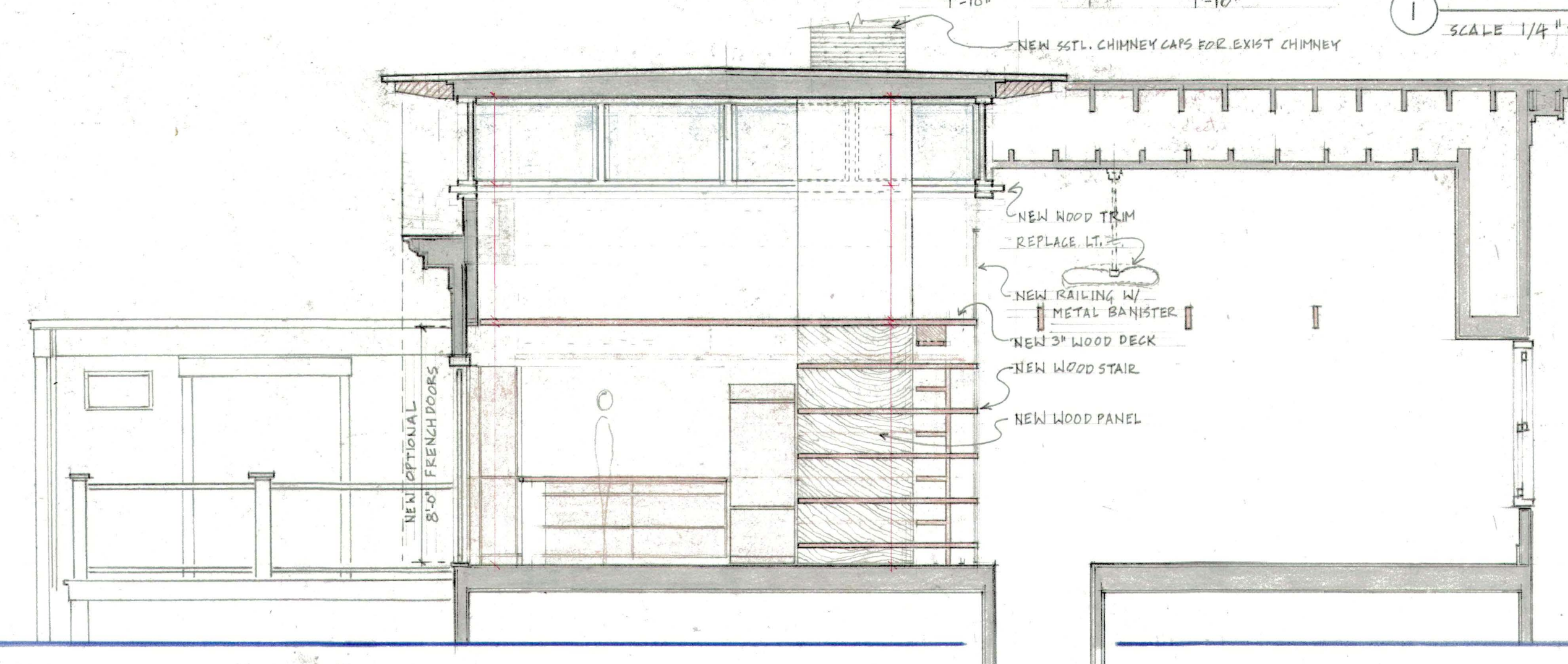
1 PROPOSED 3RD FLOOR PLAN  
SCALE 1/4" = 1'-0"

- ALIST
- light outlets
  - A/C heat in living room vs. Bedroom
  - w/d. connections behind kitchen
- BLIST
- shed down - stair
  - New windows - small blind
  - microwave lights
  - oven control panel
  - replace chandelier
  - new blackout blind in 2 bedrooms
  - update blinds in living rm.
  - chimney caps for square 170 cent tall 193 cent tall

51 TROWBRIDGE ST.  
CAMBRIDGE, MA 02142

7-1-16  
8-3-16  
9-1-16  
9-28-16

4 PARTIAL GROSS SECTION (FROM REAR)  
SCALE 1/4" = 1'-0"



2 PARTIAL LONG SECTION  
SCALE 1/4" = 1'-0"