



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2024 FEB 26 PM 3:27
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 258992

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Robert & Christina Mann

PETITIONER'S ADDRESS: 29-31 Bowdoin Street, MA, Cambridge 02138

LOCATION OF PROPERTY: 31 Bowdoin St., Cambridge, MA

TYPE OF OCCUPANCY: Single Family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Create a mudroom addition to an existing non-conforming structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.d (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Christina Mann

(Petitioner (s) / Owner)

CHRISTINA E. MANN

(Print Name)

Address:

29 BOWDOIN ST CAMBRIDGE MA

Tel. No.

917-599-7736

E-Mail Address:

ccm173@mac.com

02138

Date: 2/25/2024

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 CHRISTINA C. MANN
(OWNER)

Address: 29 BOWDOIN ST, CAMBRIDGE, MA 02138

State that I/We own the property located at 29 BOWDOIN ST CAMBRIDGE which is the subject of this zoning application.

The record title of this property is in the name of ROBERT G. MANN and CHRISTINA C. MANN

*Pursuant to a deed of duly recorded in the date 12/18/2003 Middlesex South County Registry of Deeds at Book 41635, Page 002; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

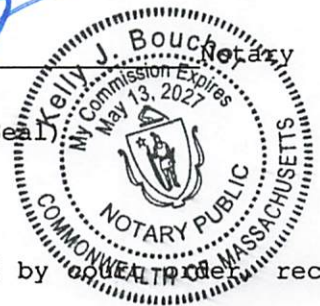
Christina Mann
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name CHRISTINA MANN personally appeared before me, this 21 of FEB, 2024, and made oath that the above statement is true.

My commission expires 5.13.27 (Notary Seal) [Signature]



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

MEMORANDUM FOR THE RECORD - JAMES EARL RAY

On 10/10/68, James Earl Ray, was arrested at London, England, and returned to the United States on 10/13/68.

James Earl Ray, was arrested at London, England, on 10/10/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.

James Earl Ray, was arrested at London, England, on 10/10/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.

Ray was arrested at London, England, on 10/10/68, and returned to the United States on 10/13/68.



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 31 Bowdoin 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 special permit relief seeks to add a small first floor additions for at total net increase of +50 sf. It does not create any further violation of the dimensional requirements of CZO Article 5.

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 special permit request is for a minor increase in area. The granting of the special permit will not cause a change to traffic or existing traffic patterns.

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:

The proposed project will have no adverse impact on adjacent uses. The use of the property as a single family residence is unchanged and consistent with surrounding structures and the zoning 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 proposed changes are minimal in scope and will not create a nuisance or hazard to occupants or citizens of the City.

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 use is unchanged and consistent with the integrity of this district.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Robert & Christina Mann
Location: 31 Bowdoin St., Cambridge, MA
Phone: 917-599-7736

Present Use/Occupancy: Single Family
Zone: Residence B Zone
Requested Use/Occupancy: Single Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4527	4577	3182	(max.)
<u>LOT AREA:</u>		7275	7275	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		0.62	0.63	0.44	
<u>LOT AREA OF EACH DWELLING UNIT</u>		7275	7275	2500	
<u>SIZE OF LOT:</u>	WIDTH	57.4	57.4	50	
	DEPTH	125	125	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	21.5	21.5	15	
	REAR	33	33	31.25	
	LEFT SIDE	8.8	8.8	7.5	
	RIGHT SIDE	13	10.5	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	32	32	35	
	WIDTH	70.5	70.5	n/a	
	LENGTH	35.7	38.2	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		40.4	40.4	40	
<u>NO. OF DWELLING UNITS:</u>		1	1	2	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		10	10	10	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

existing block masonry freestanding garage

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'.

29 BOWDOIN STREET, CAMBRIDGE MA

BZA SUBMISSIONS ET

02.20.24

OWNER

ROBERT & CHRISTINA MANN

29 BOWDOIN STREET
CAMBRIDGE, MA 02138

ARCHITECT

Kelly Boucher Architecture

54 HARVARD STREET
BROOKLINE, MA 02445

(617) 827-3527

www.boucherarchitecture.com

LANDSCAPE ARCH.

**GILMORE LANDSCAPE
ARCHITECTURE**

ROB@GILMORELA.COM

617.270.6396

WWW.GILMORELA.COM



TABLE OF CONTENTS			
#	SHEET NAME	ISSUE DATE	REV
A000	COVER SHEET	02.16.24	
A001	EXISTING PHOTOS	02.16.24	
A002	ZONING SUMMARY	02.16.24	
A010	ZONING COMPLIANCE - GFA DIAGRAMS	02.16.24	
A200	EXISTING & PROPOSED ELEVATIONS	02.16.24	
A201	EXISTING AND PROPOSED ELEVATIONS	02.16.24	
A300	EXISTING AND PROPOSED 3D VIEWS OF MUDROOM	02/21/24	
A601	KITCHEN PLANS AND ELEVATIONS	02.16.24	
A602	PERSPECTIVE VIEW FROM KITCHEN	02.16.24	
A610	BATH PLANS AND ELEVATIONS	02.16.24	

LOCATION	29 Bowdoin St, Cambridge		02.20.24
	EXISTING	REQUESTED	CZO REQ
ZONE	RES B		
LOT AREA	7275	7275	5000
FAR	0.62	0.63	0.44
GFA	4527	4577	3182.5
LOT AREA PER DU	7275	7275	2500 / 4000
NO OF UNITS	1.0	1.0	2.0
SIZE OF LOT			
	W	57.4	57.4
	D	125	125
SETBACKS			
	FRONT	21.5	21.5
	REAR	33	33
	LEFT SIDE	8.8	8.8
	RIGHT SIDE	13	10.5
SIZE OF BLDG			
	HEIGHT	32	32
	LENGTH	70.5	70.5
	WIDTH	35.7	38.2
TOTAL OPEN SPACE	40.4	40.1	40.0
TOTAL PRIVATE OPEN SPACE	16.8	16.8	20
PARKING SPACES	2	2	0
LOADING AREA	0	0	0
DISTANCE TO NEAREST BLDG	10	10	10 or H+H/6

No.	Descrip.	Date

stamp

client
ROBERT &
CHRISTINA MANN
29 BOWDOIN STREET
CAMBRIDGE, MA 02138

file COVER SHEET
project 29 BOWDOIN STREET, CAMBRIDGE MA



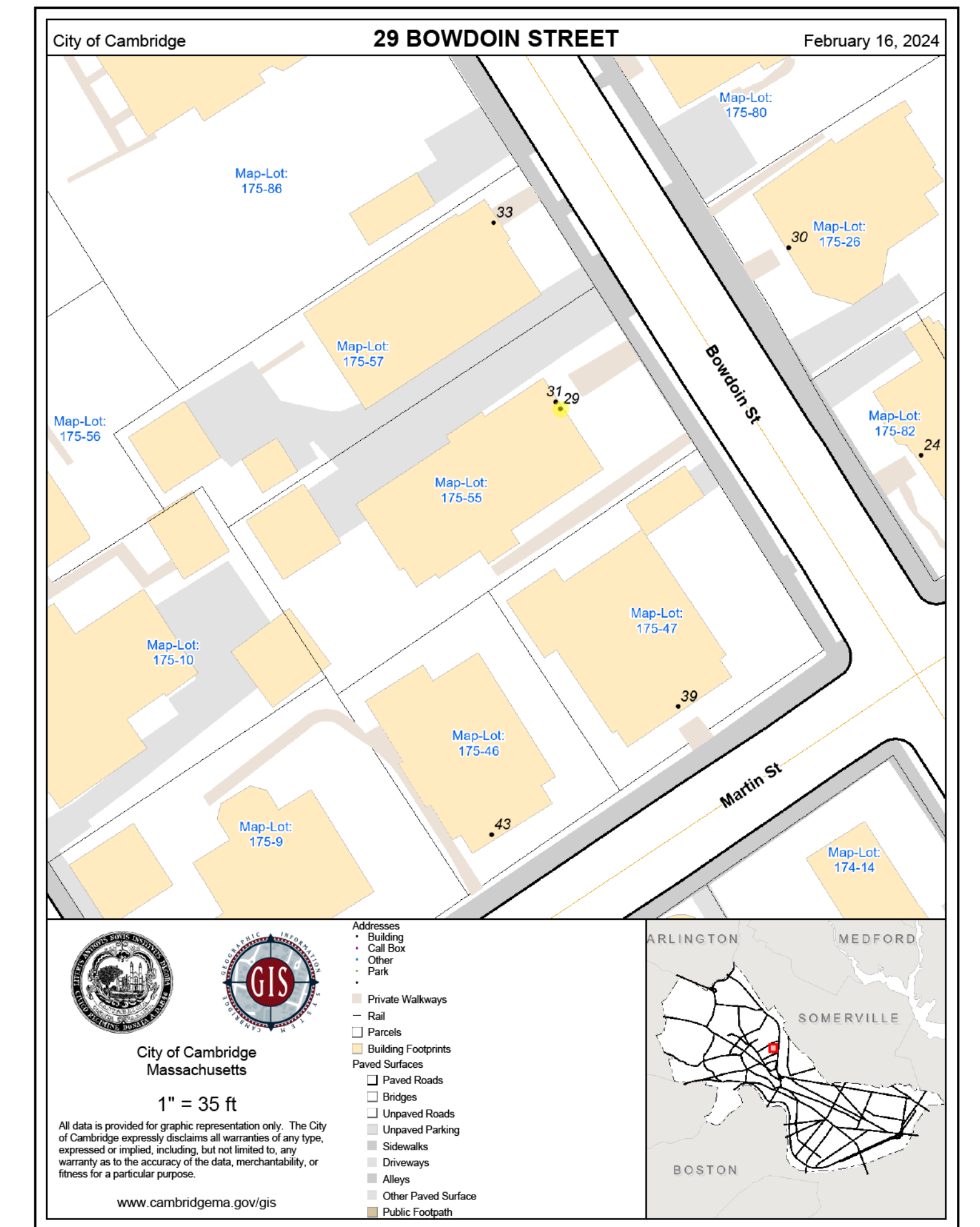
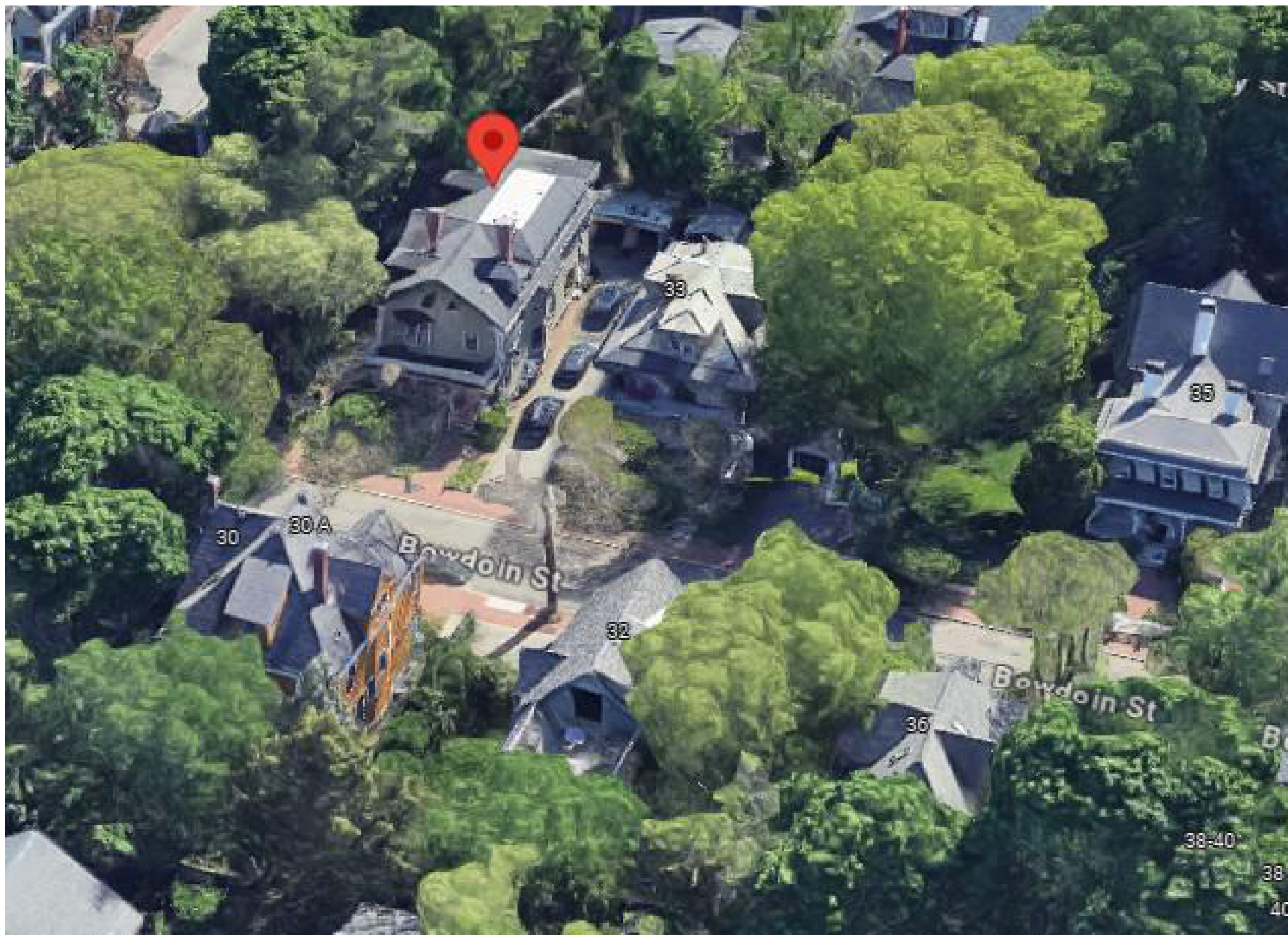
job number 23-014

scale 1/2" = 1'-0"

issue date 02.20.24

BZA SUBMISSIONS ET

Sheet no.
A000



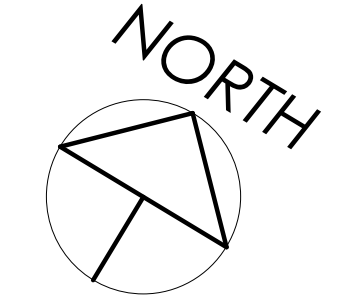
EXISTING PHOTOS
BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA

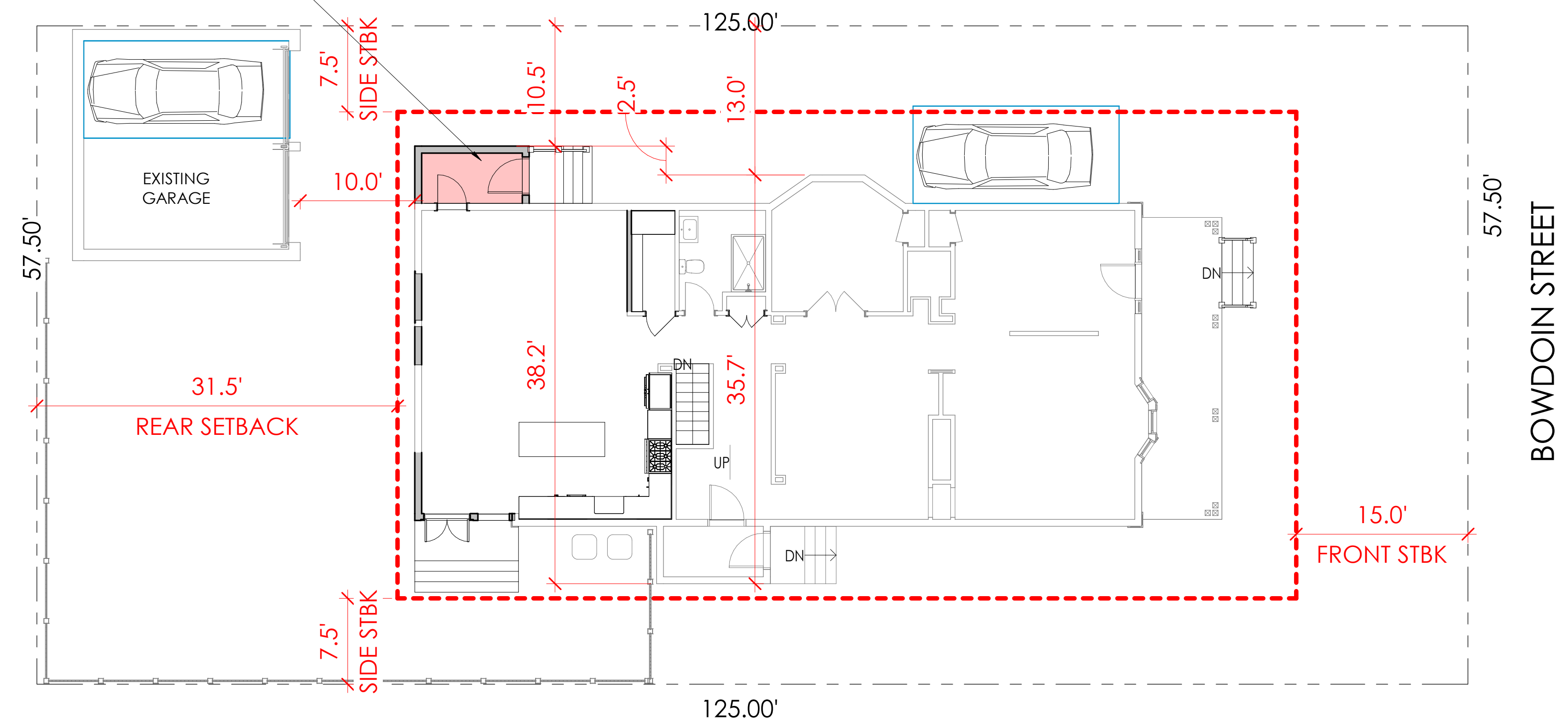


KBA
KELLY BOUCHER ARCHITECTURE
kelly@boucherarchitecture.com
phone: (617) 827-3027

Date: 02.20.24
Drawing no.: A001



SPECIAL PERMIT:
PROPOSED MUDROOM ADDITION, +
50 SF



ZONING REQUEST SUMMARY

PROJECT DESCRIPTION:

WE PROPOSED TO INCREASE EXISTING NONCONFORMITY IN A SINGLE FAMILY RESIDENTIAL STRUCTURE AREA/ SETBACK WITH THE ADDITION OF 1 SINGLE STORY ADDITION AT THE FIRST FLOOR LEVEL. PROPOSED ADDITION CREATES +50 SF.

29 BOWDOIN STREET ZONE RES-B EXISTING NONCONFORMITY:
FAR / GFA , OPEN SPACE

ZONING REQUEST

SPECIAL PERMIT TO INCREASE NONCONFORMING FAR

ALLOWABLE FAR: 0.44
EXISTING FAR: 0.62
PROPOSED FAR: 0.63 (+0.01)

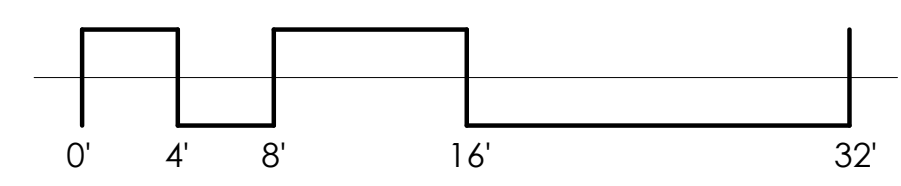
3183 SF ALLOWED
4527 SF EXISTING
4577 SF PROPOSED (+50 SF)

OUR BUILDING HEIGHT IS UNCHANGED

OUR PROPOSED PROJECT IS COMPLIANT FOR SETBACKS

LOCATION	29 Bowdoin St, Cambridge		02.20.24
	EXISTING	REQUESTED	CZO REQ
ZONE	RES B		
LOT AREA	7275	7275	5000
FAR	0.62	0.63	0.44
GFA	4527	4577	3182.5
LOT AREA PER DU	7275	7275	2500 / 4000
NO OF UNITS	1.0	1.0	2.0
SIZE OF LOT			
	W 57.4	57.4	50
	D 125	125	
SETBACKS			
	FRONT 21.5	21.5	15
	REAR 33	33	25' (+1 FT PER 4' UP TO 35') = 31.25
	LEFT SIDE 8.8	8.8	7.5 SUM 20
	RIGHT SIDE 13	10.5	7.5 SUM 20
SIZE OF BLDG			
	HEIGHT 32	32	35
	LENGTH 70.5	70.5	
	WIDTH 35.7	38.2	
TOTAL OPEN SPACE	40.4	40.1	40.0
TOTAL PRIVATE OPEN SPACE	16.8	16.8	20
PARKING SPACES	2	2	0
LOADING AREA	0	0	0
DISTANCE TO NEAREST BLDG	10	10	10 or H+H/6

1 ZONING SITE PLAN
1/8" = 1'-0"



ZONING SUMMARY
BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA

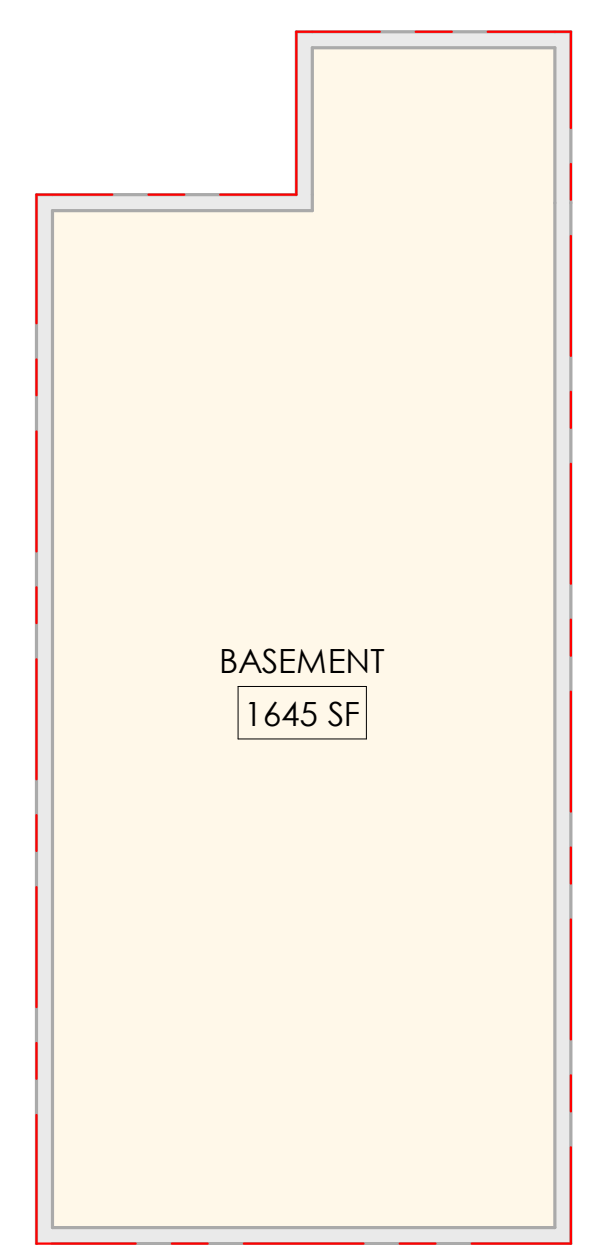


Date 02.20.24
Drawing no. A002

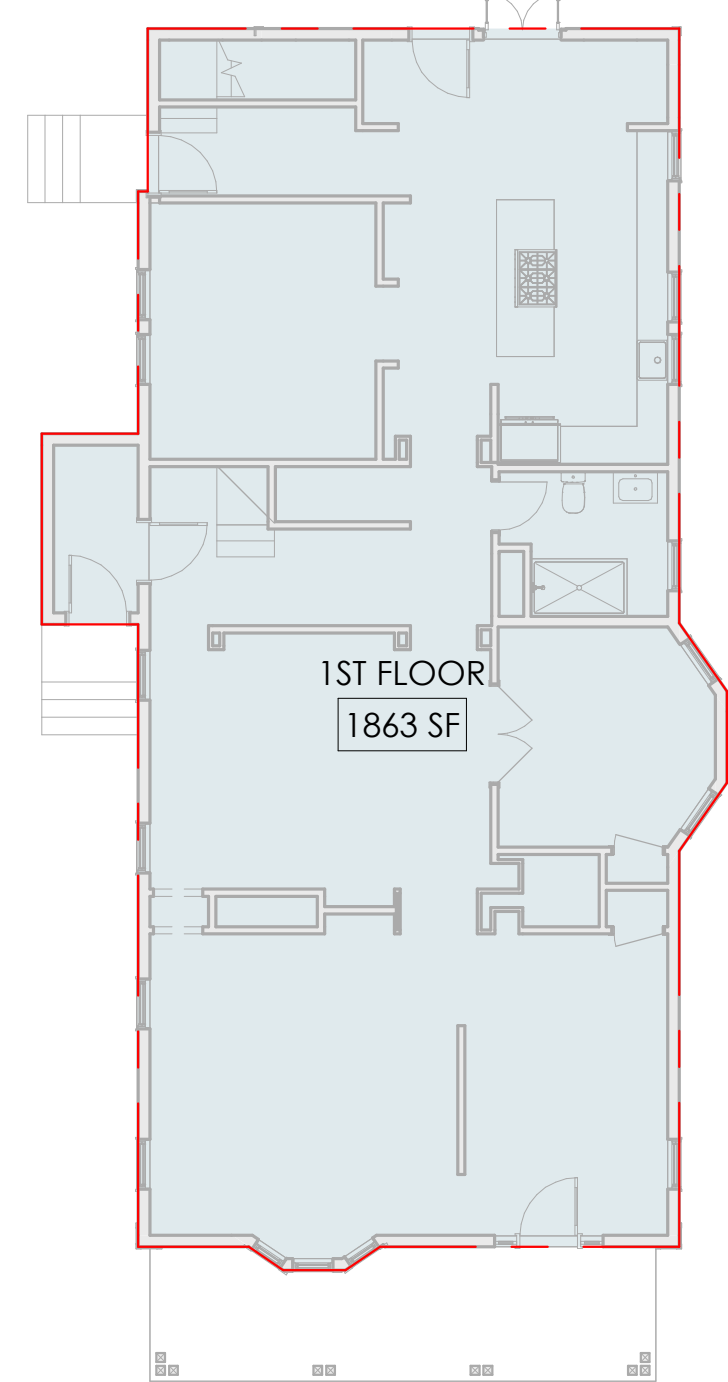
CAMBRIDGE GFA DIAGRAM KEY
 REVISED PER ORDINANCE 2022-922.80
 FLOOD RESILIENCE

- GROSS FLOOR AREA INDICATED THUS
 GFA SHALL INCLUDE:
- a. ROOFED PORCHES AND BALCONIES THAT ARE ENCLOSED ON MORE THAN FIFTY PERCENT (50%) OF THEIR PERIMETER AND DO NOT MEET THE DEFINITION OF SHADED AREA.
 - b. UNROOFED PORCHES AND BALCONIES ABOVE THE THIRD FLOOR.
 - c. ELEVATOR SHAFTS AND STAIRWELLS ON EACH FLOOR.
 - d. ATTIC SPACE, WHETHER FINISHED OR UNFINISHED, WITHIN THE AREA OF A HORIZONTAL PLANE THAT IS FIVE (5) FEET ABOVE THE ATTIC FLOOR.
 - e. INTERIOR BALCONIES, MEZZANINES, AND PENTHOUSES, AND THE AREA OF EACH FLOOR LEVEL OF ANY INTERIOR COURTYARD IN A BUILDING WITH MORE THAN TWO FLOORS W PROVISIONS.
 - f. AREA OF PARKING FACILITIES IN STRUCTURES ANY ACCESSORY PARKING SPACES NOT IN ABOVE GROUND STRUCTURES IF IN EXCESS OF THE MAXIMUM NUM
- NON GROSS FLOOR AREA INDICATED THUS
 GFA SHALL **NOT** INCLUDE:
- A. OFF STREET LOADING
 - B. PARKING FACILITIES IN STRUCTURES LOCATED UNDERGROUND
 - C. AREA IN STORIES BELOW GRADE THAT MEETS AT LEAST ONE OF THE FOLLOWING CRITERIA:
 - a. (I) THE AREA HAS LESS THAN SEVEN FEET (7') OF CEILING HEIGHT OR
 - b. (II) THE AREA IS DESIGNED IN ACCORDANCE WITH THE FLOOD RESILIENCE STANDARDS
 - D. OPEN AND LATTICE-WORK FIRE ESCAPES;
 - E. UNROOFED PORCHES AND BALCONIES NO HIGHER THAN THE THIRD FLOOR;
 - F. ELEVATOR MACHINERY OR MECH SPACE
 - G. ELEVATOR SHAFTS AND STAIRWELLS ON FLOORS WHERE THERE IS NO OTHER GFA
 - H. ATTIC SPACE NOT INC. IN 5.25.1
 - I. BICYCLE PARKING MEETING OR EXCEEDING THE REQUIREMENTS OF ARTICLE 6.000
 - J. GREEN ROOF AREA
 - K. (K)INTERIOR AIR SPACES WITHIN A DOUBLE-SKIN FACADE UP TO A MAXIMUM DEPTH OF ONE (1) FOOT
 - L. INSULATING MATERIAL ATTACHED TO THE EXTERIOR OF BUILDING WALL.
 - M. SHADED AREA
 - N. PUBLIC BICYCLE-SHARING STATIONS

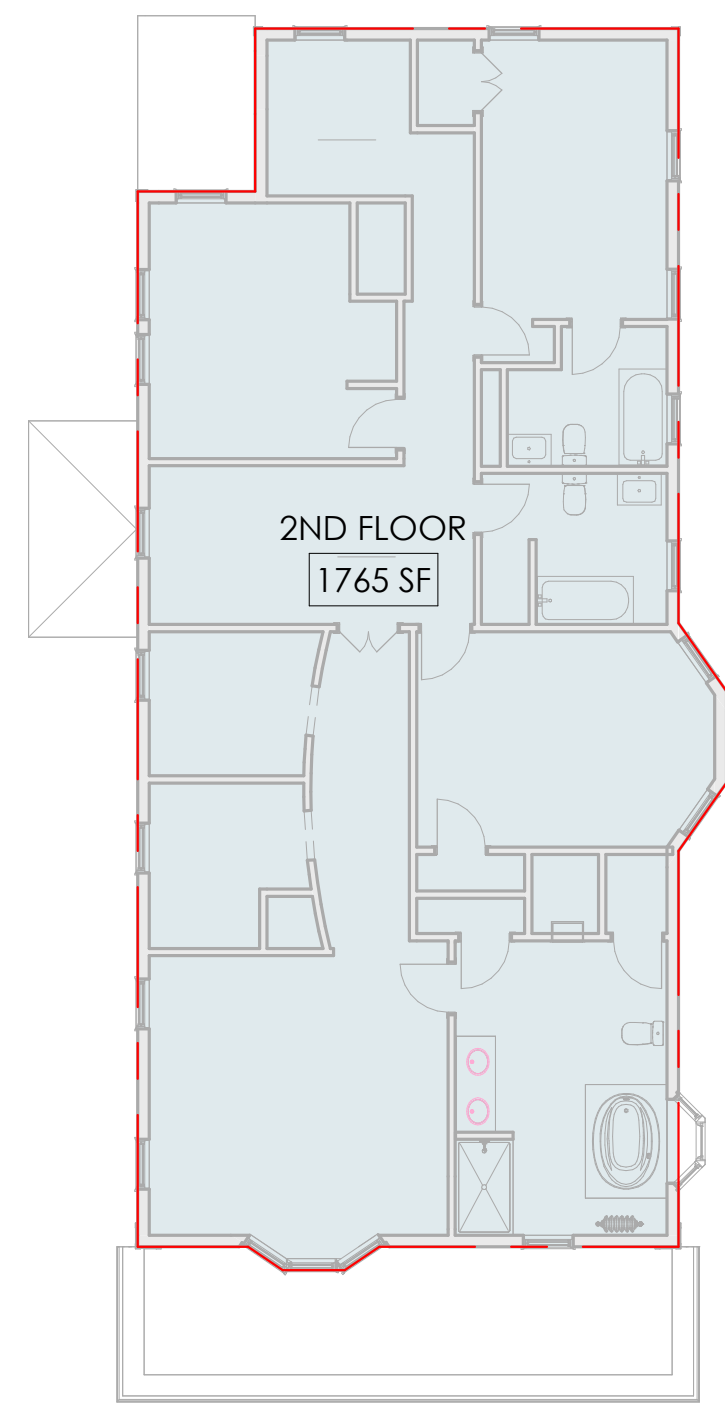
EXISTING GFA	
Level	Area
GFA	
FIRST FLOOR	1863 SF
SECOND FLOOR	1765 SF
THIRD FLOOR	899 SF
	4527 SF
NON GFA	
BASEMENT	1645 SF
	1645 SF
TOTAL SF	6172 SF



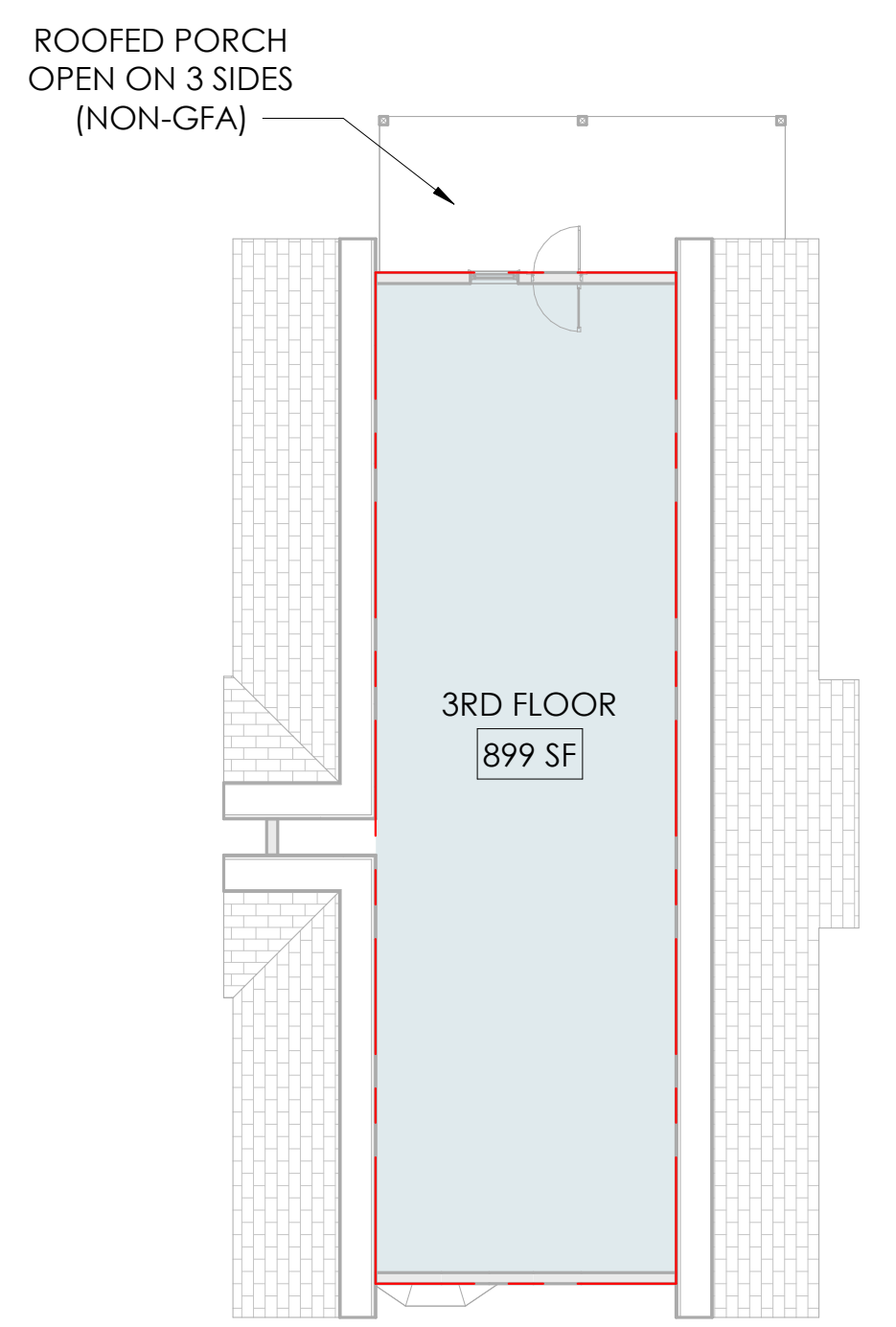
5 BASEMENT - EXISTING
 1" = 10'-0"



6 FIRST FLOOR - EXISTING
 1" = 10'-0"

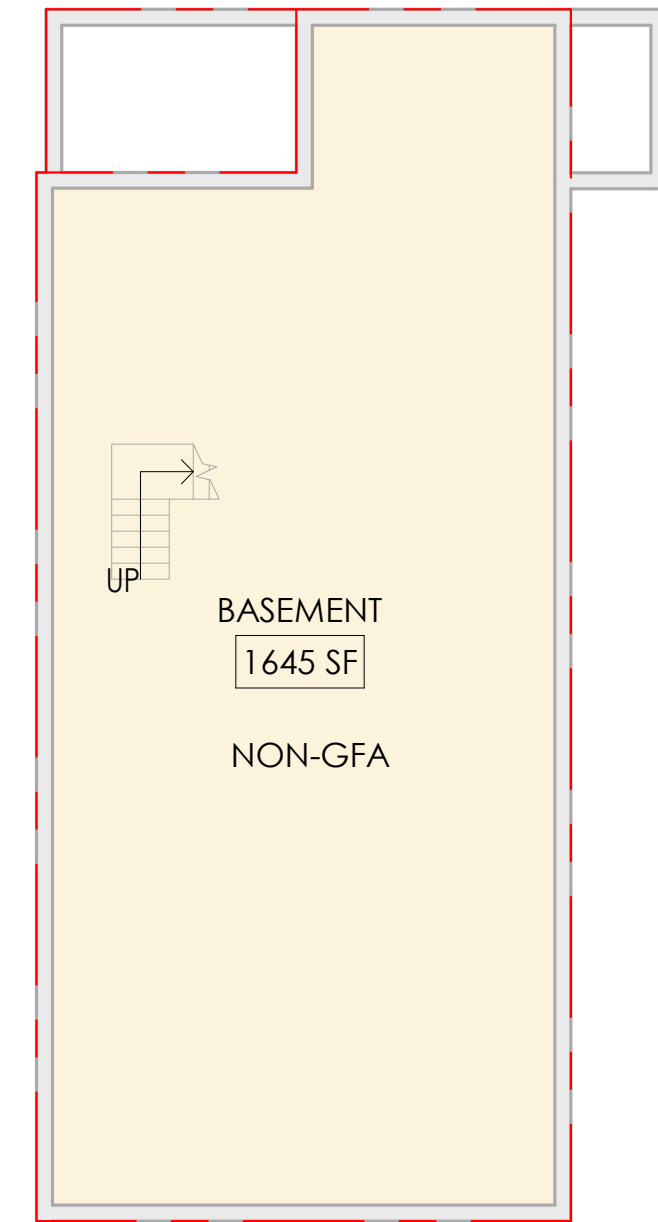


7 SECOND FLOOR - EXISTING
 1" = 10'-0"

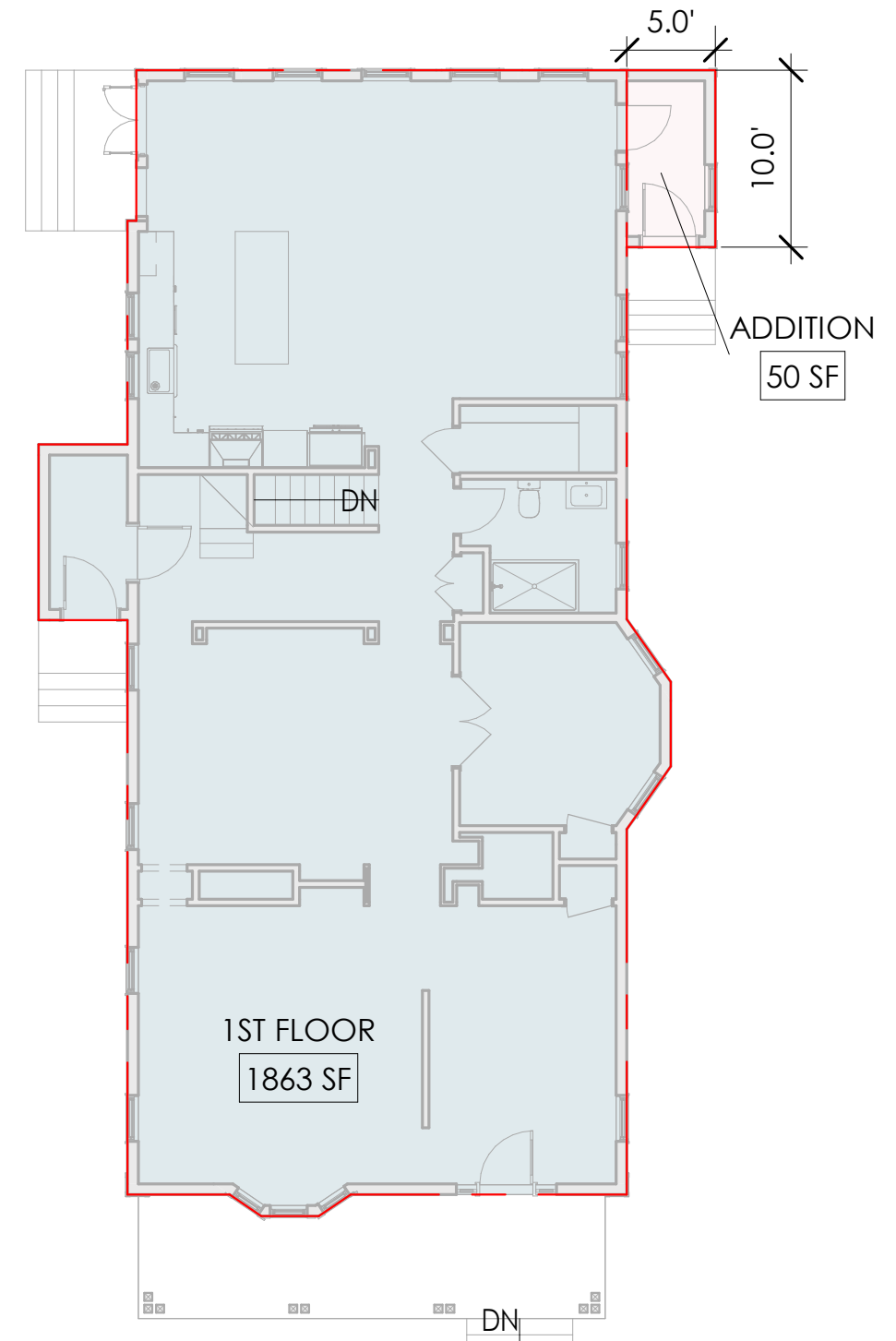


8 THIRD FLOOR - EXISTING
 1" = 10'-0"

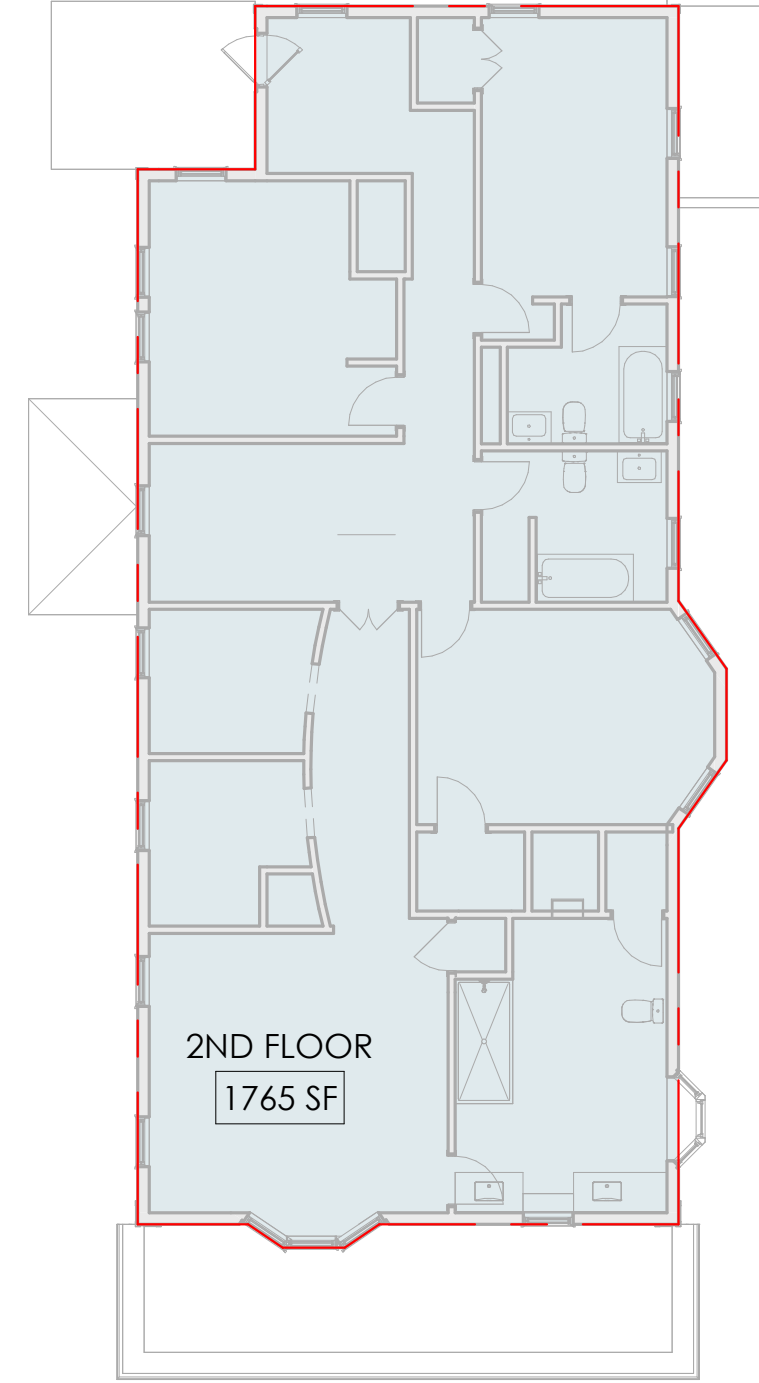
PROPOSED GFA	
Level	Area
GFA	
FIRST FLOOR	1863 SF
FIRST FLOOR	50 SF
SECOND FLOOR	1765 SF
THIRD FLOOR	899 SF
	4577 SF
NON GFA	
BASEMENT	1645 SF
	1645 SF
TOTAL SF	6222 SF



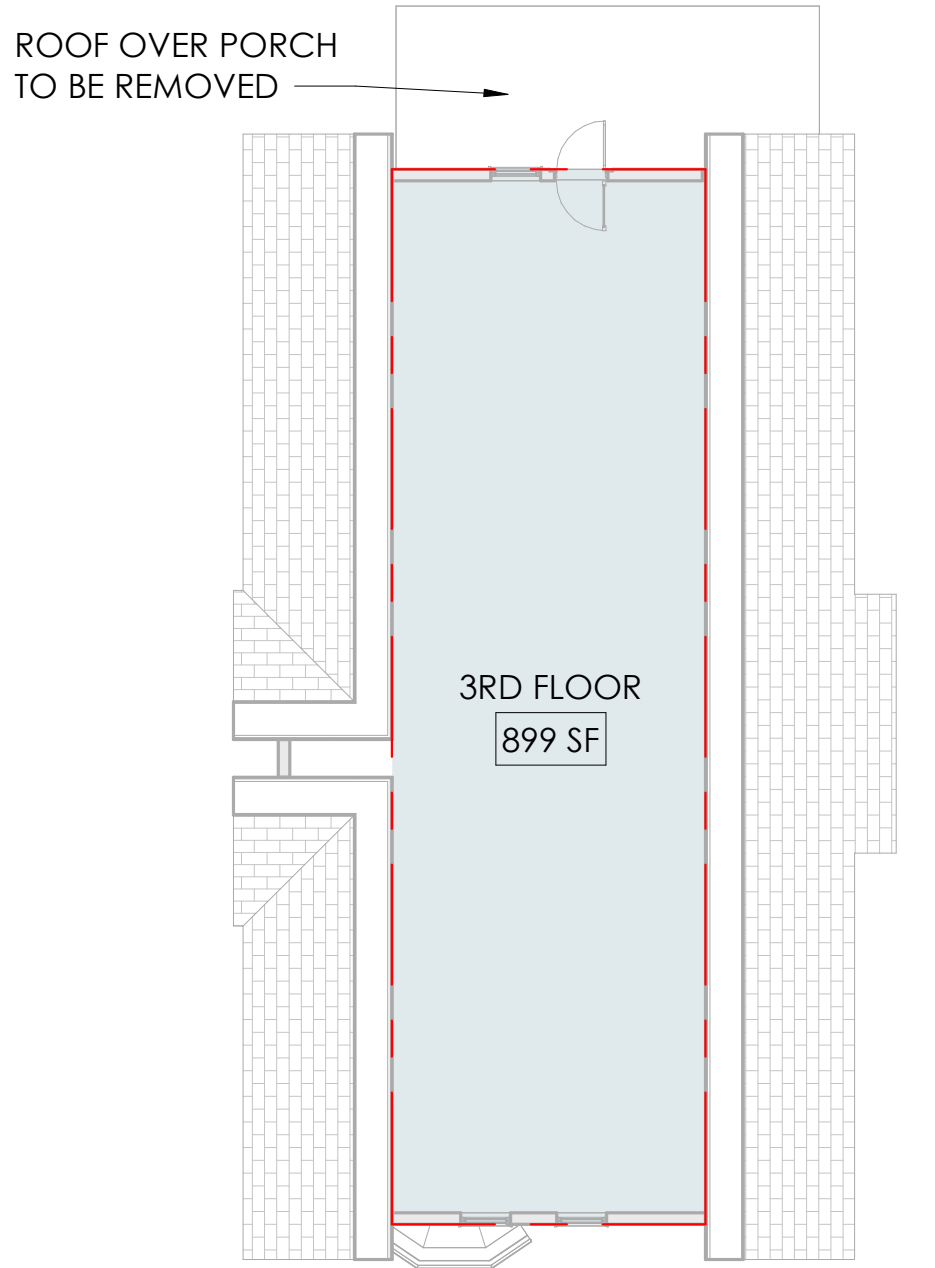
1 BASEMENT - PROPOSED
 1" = 10'-0"



2 FIRST FLOOR - PROPOSED
 1" = 10'-0"



3 SECOND FLOOR - PROPOSED
 1" = 10'-0"



4 THIRD FLOOR - PROPOSED
 1" = 10'-0"

ZONING COMPLIANCE - GFA DIAGRAMS

BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA

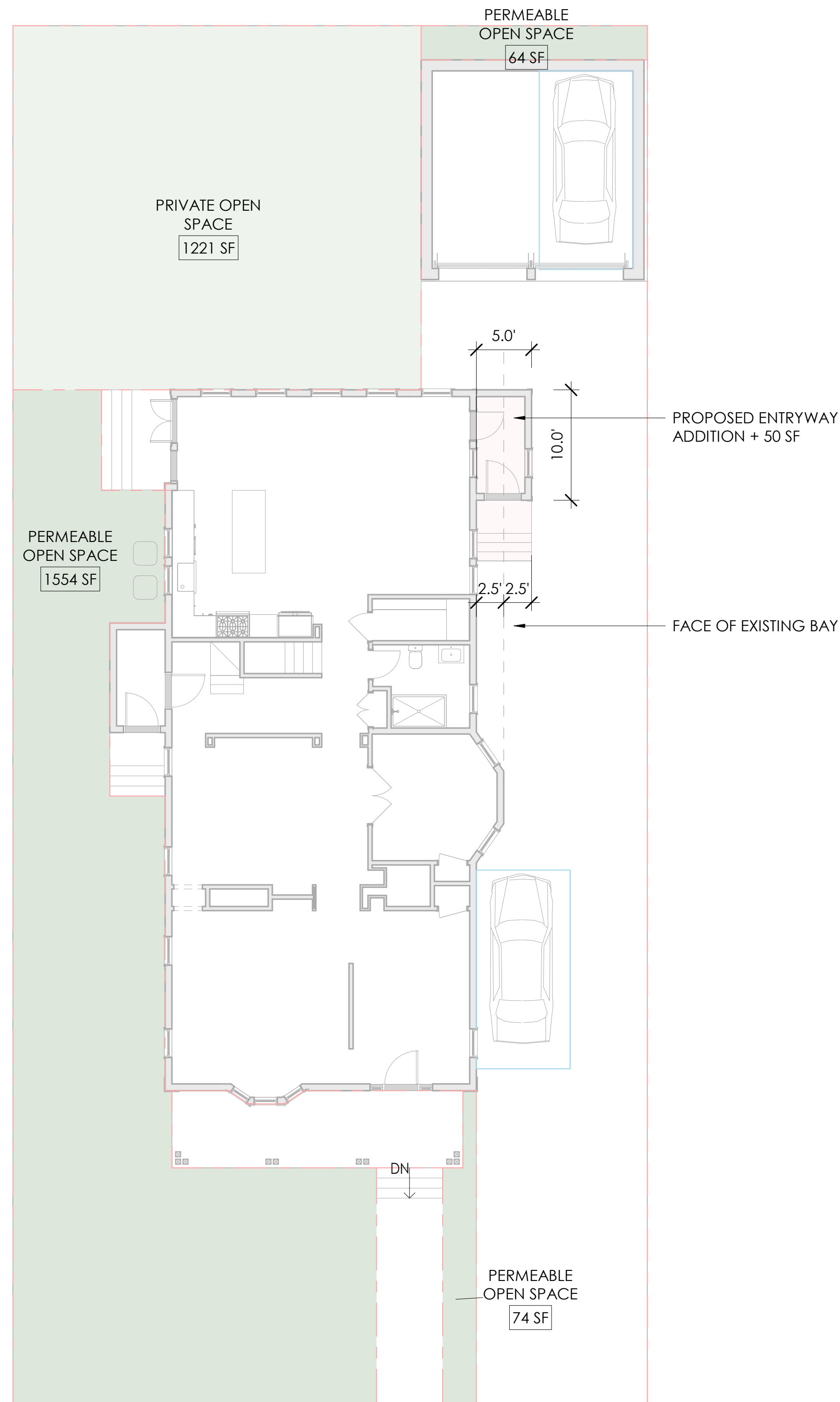
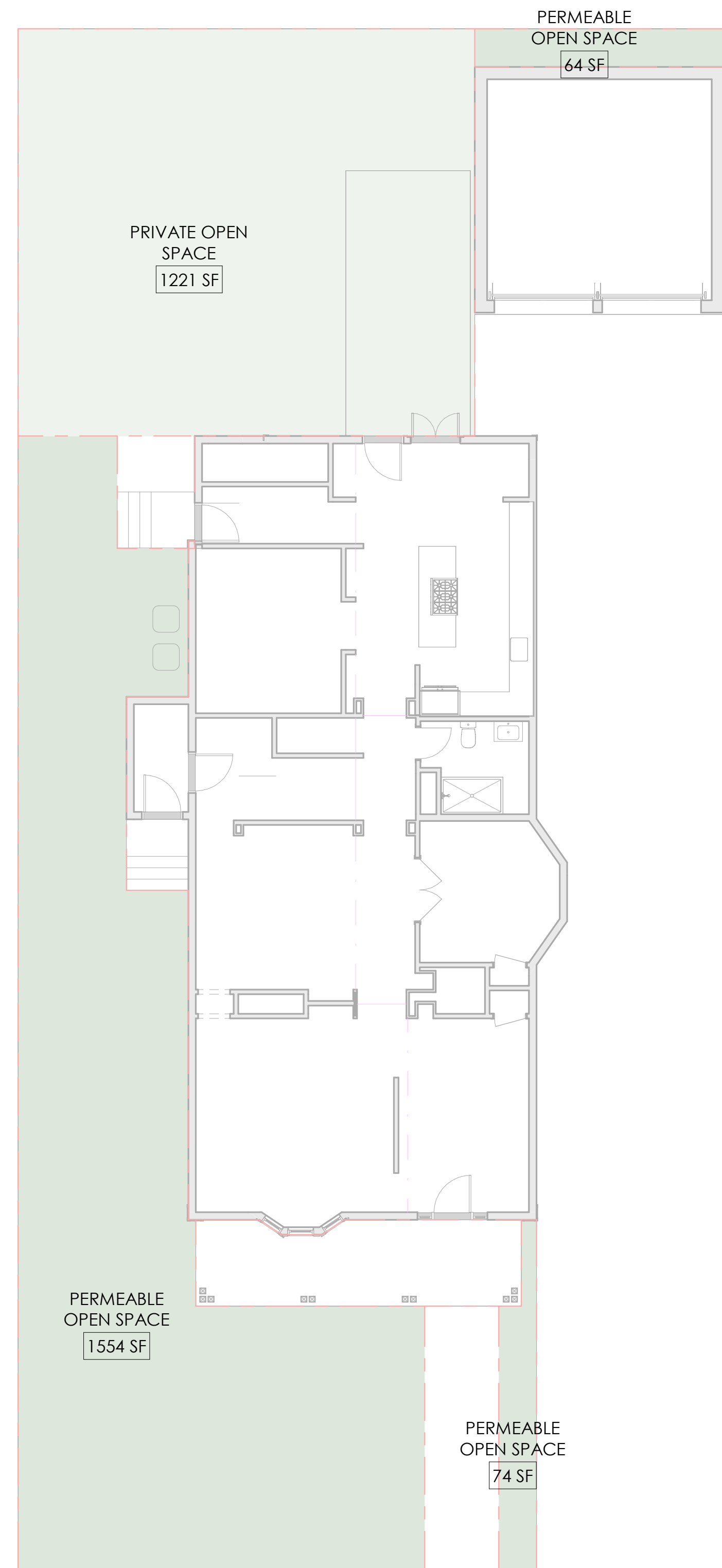


Date	02.20.24
Drawing no.	A010

2/21/2024 10:33:00 AM

EXISTING OPEN SPACE		
TYPE	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	1691 SF	23.3%
PRIVATE OPEN SPACE	1221 SF	16.8%
TOTAL O.S.	2912 SF	40.0%

PROPOSED OPEN SPACE		
TYPE	AREA	% OF LOT AREA
PERMEABLE OPEN SPACE	1691 SF	23.3%
PRIVATE OPEN SPACE	1221 SF	16.8%
TOTAL O.S.	2912 SF	40.0%



OPEN SPACE

- PERMEABLE OPEN SPACE
- PRIVATE OPEN SPACE

EXISTING OPEN SPACE PLAN

1/8" = 1'-0"

PROPOSED OPEN SPACE PLAN

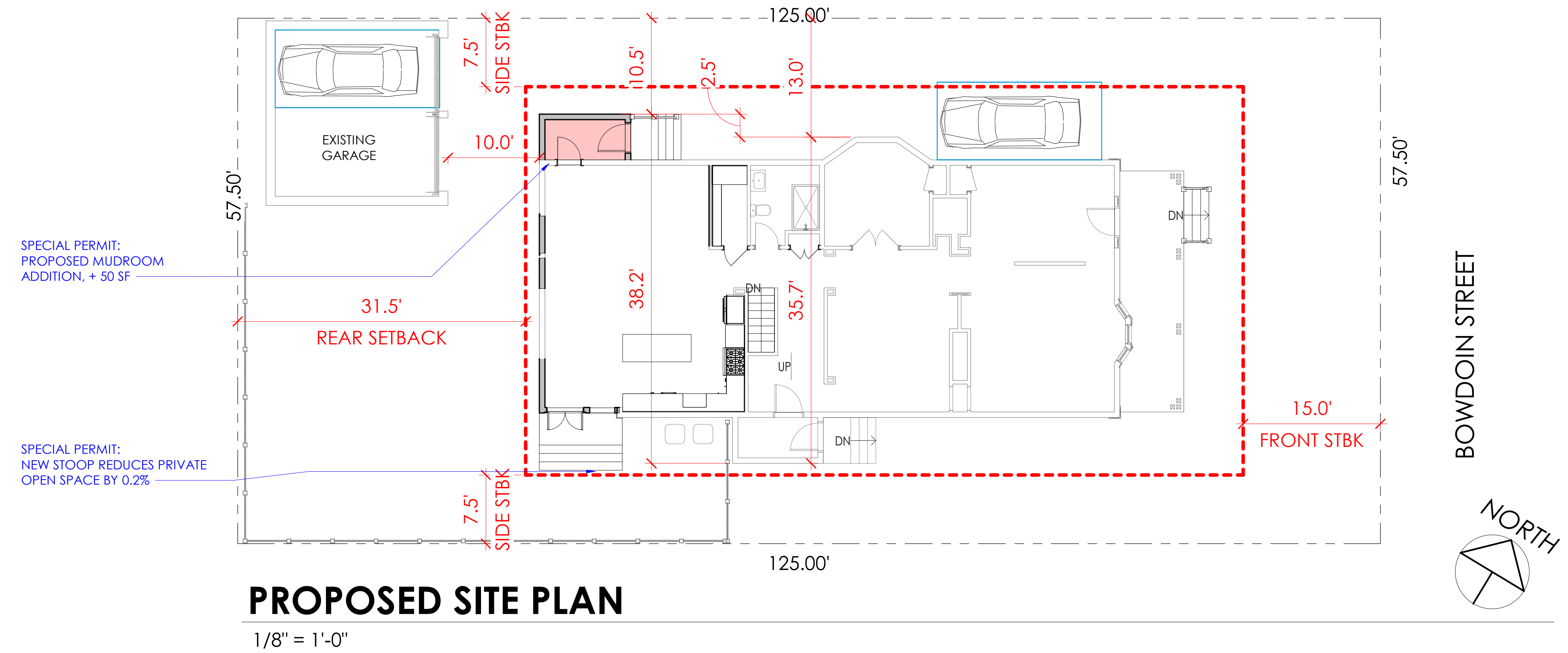
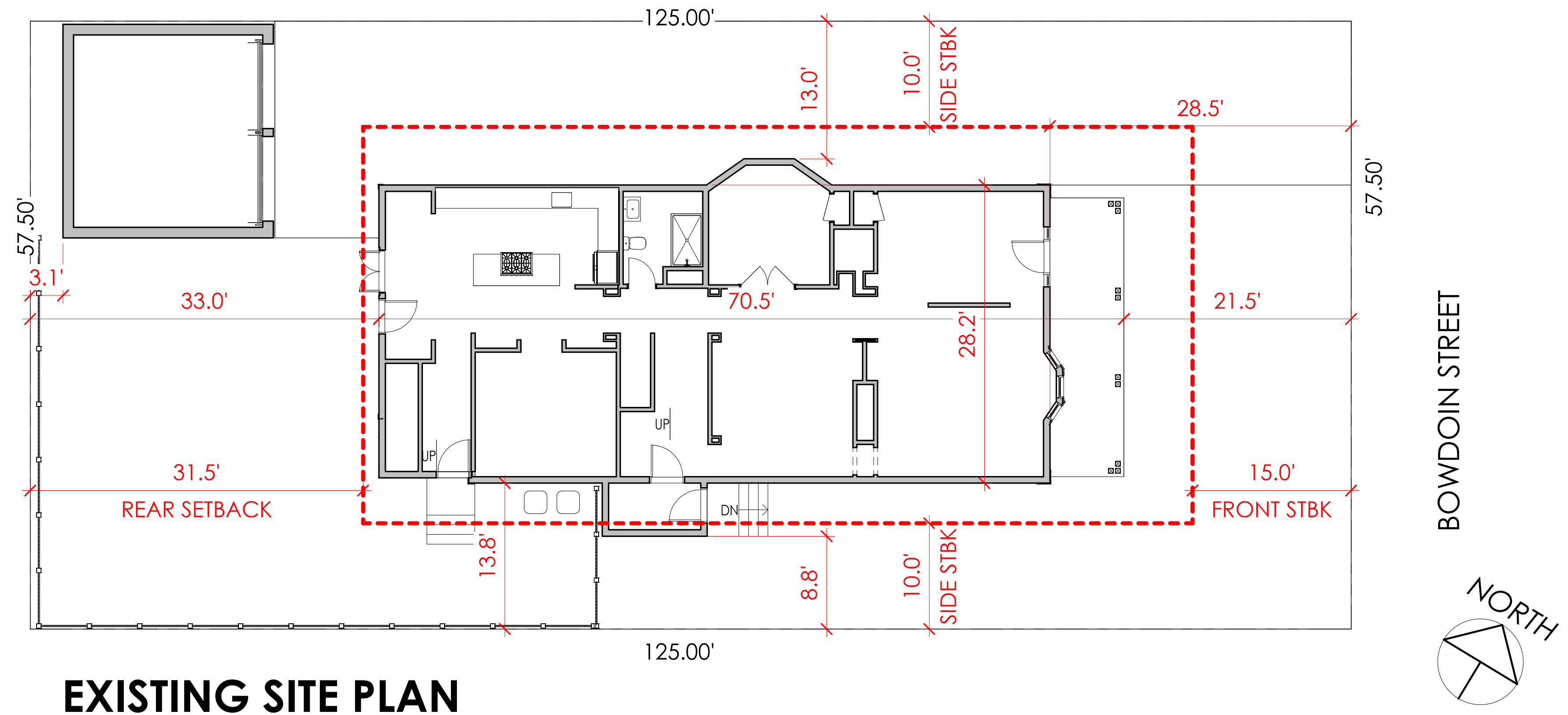
1/8" = 1'-0"

ZONING COMPLIANCE -- OPEN SPACE DIAGRAMS
BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA



Date	02.20.24
Drawing no.	A011

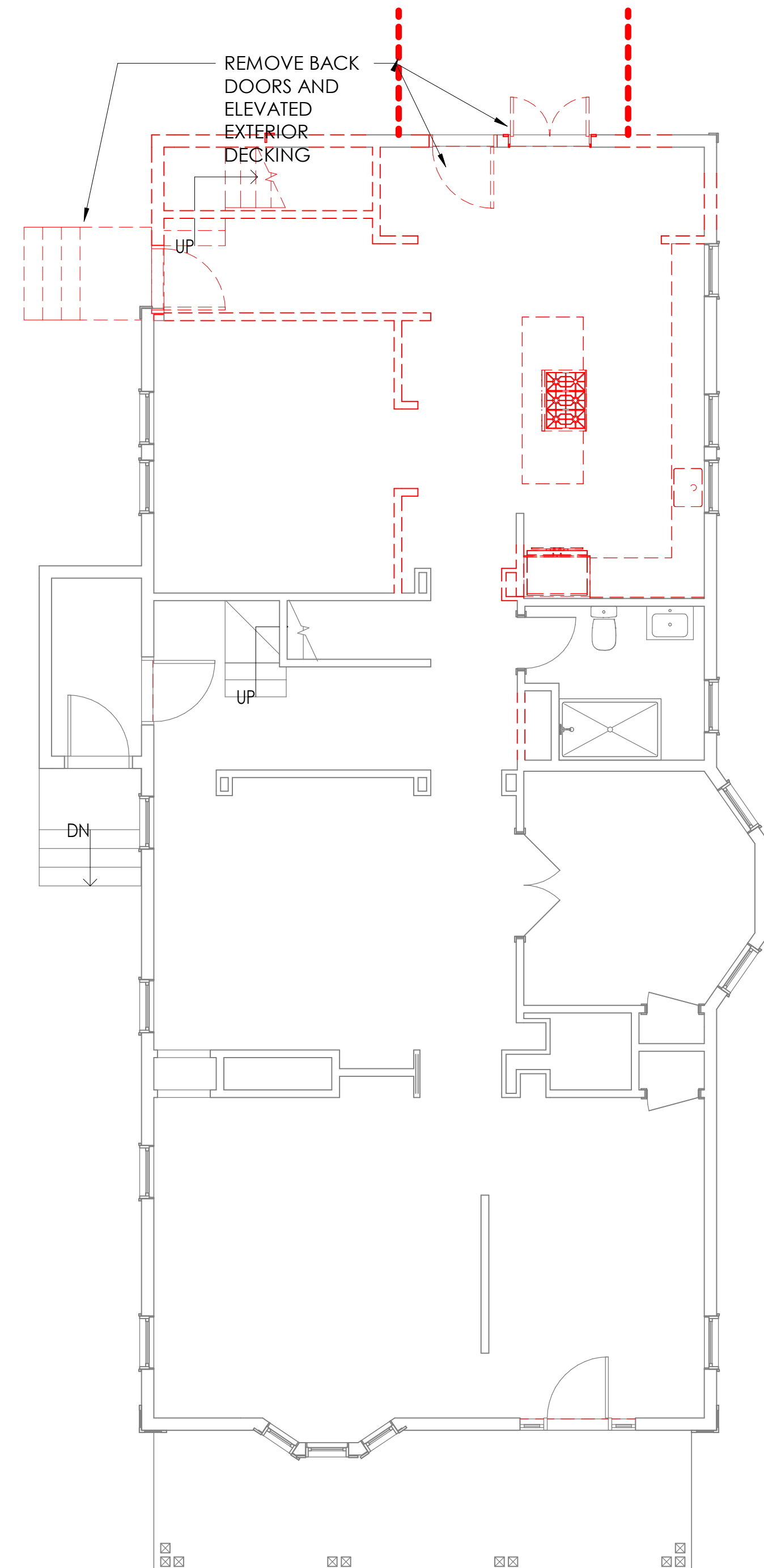


EXISTING AND PROPOSED SITE PLANS
BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA

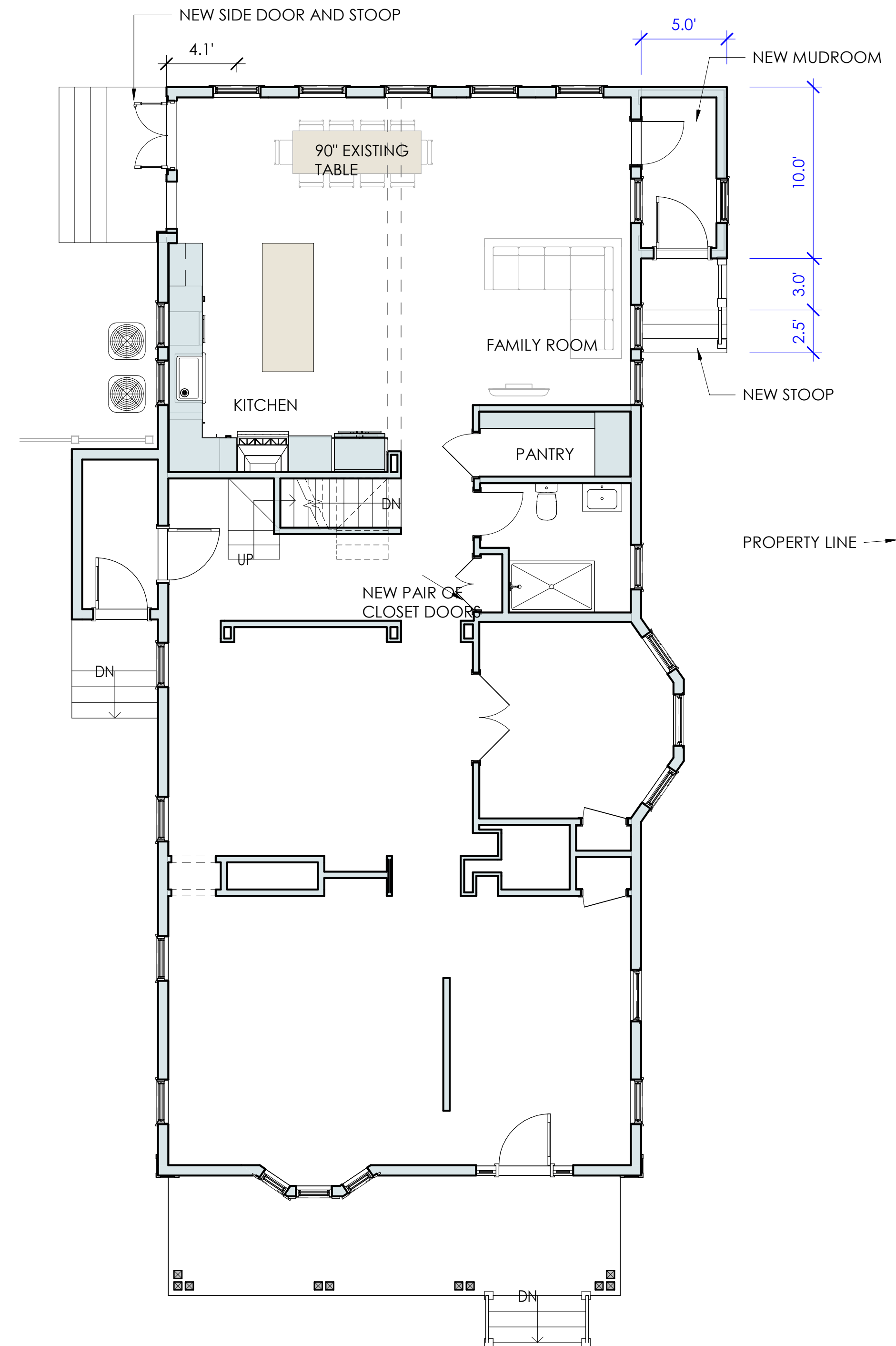


Date	02.20.24
Drawing no.	A100



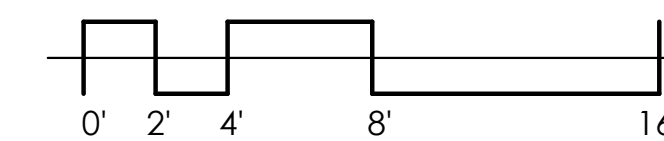
EXISTING 1ST FLOOR PLAN

3/16" = 1'-0"



PROPOSED 1ST FLOOR PLAN

3/16" = 1'-0"



FLOOR PLAN KEY	
	INDICATES EXISTING WALL TO REMAIN
	INDICATES EXISTING WALL TO BE REMOVED
	INDICATES NEW WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION
	INDICATES NEW 1 HOUR FIRE RATED WALL. SEE WALL TYPES FOR CONSTRUCTION INFORMATION

EXISTING AND PROPOSED 1ST FL PLANS
BZA SUBMISSIONS ET

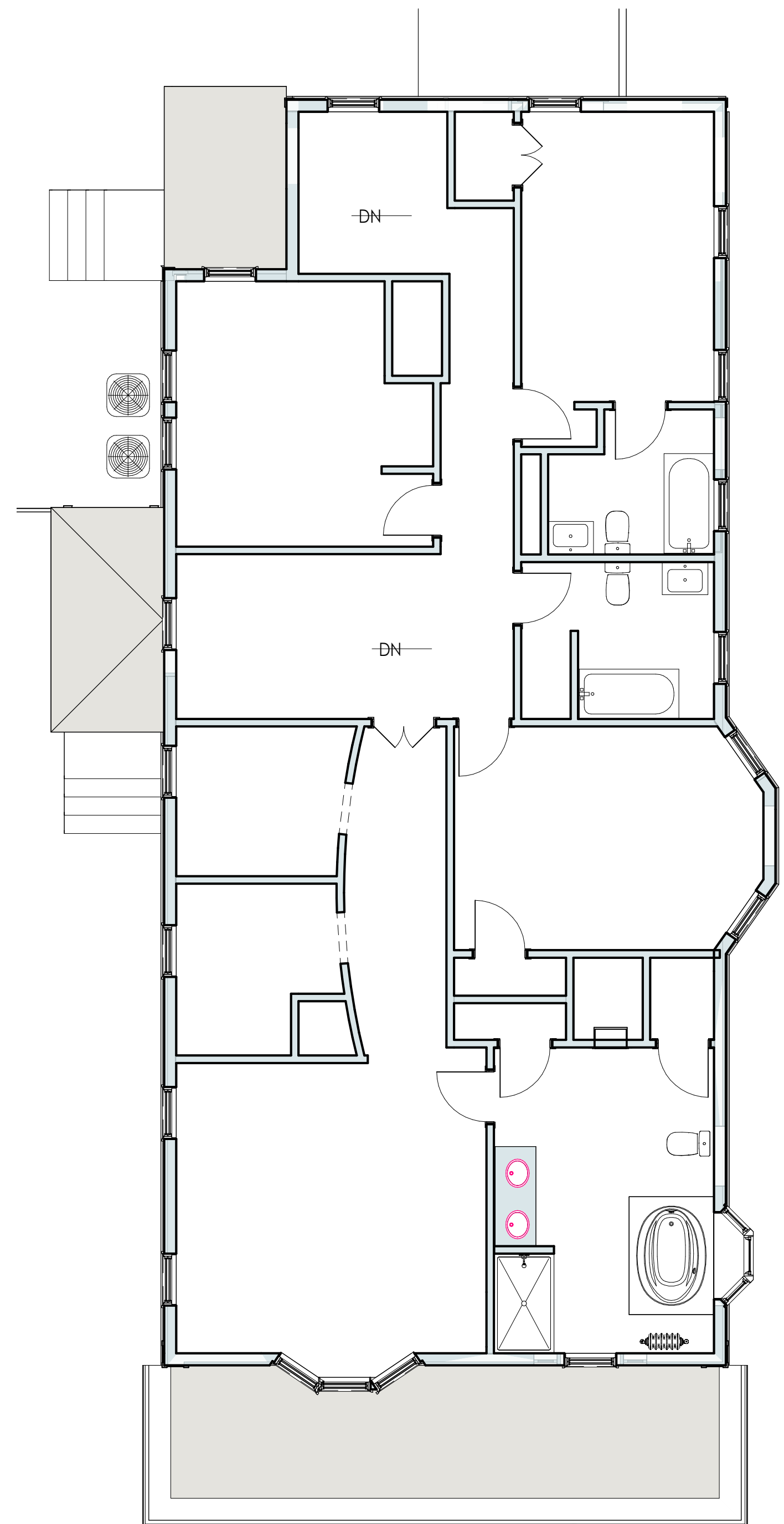
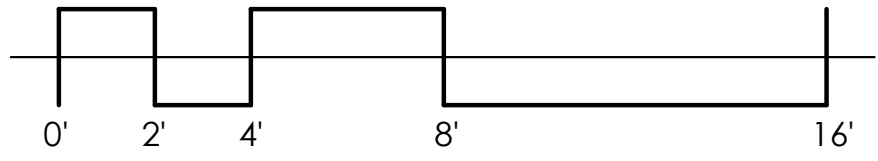
29 BOWDOIN STREET, CAMBRIDGE MA



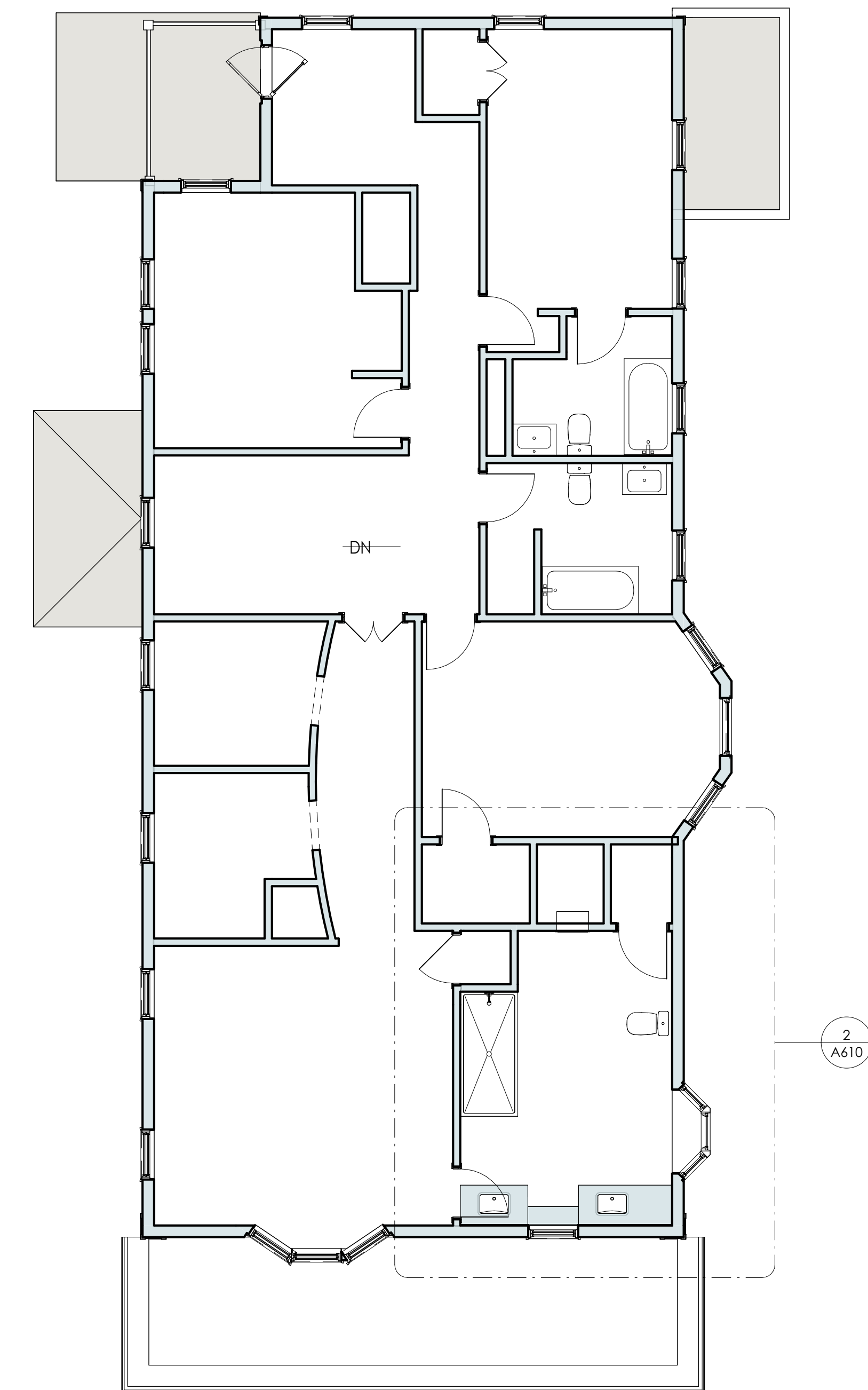
Date	02.20.24
Drawing no.	A111

FLOOR PLAN KEY

- INDICATES EXISTING WALL TO REMAIN
- - - INDICATES EXISTING WALL TO BE REMOVED
- █ INDICATES NEW WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION
- █ INDICATES NEW 1 HOUR FIRE RATED WALL, SEE WALL TYPES FOR CONSTRUCTION INFORMATION



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



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

EXISTING AND PROPOSED SECOND FLOOR PLANS

BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA



Date	02.20.24
Drawing no.	A112

2/21/2024 10:33:04 AM



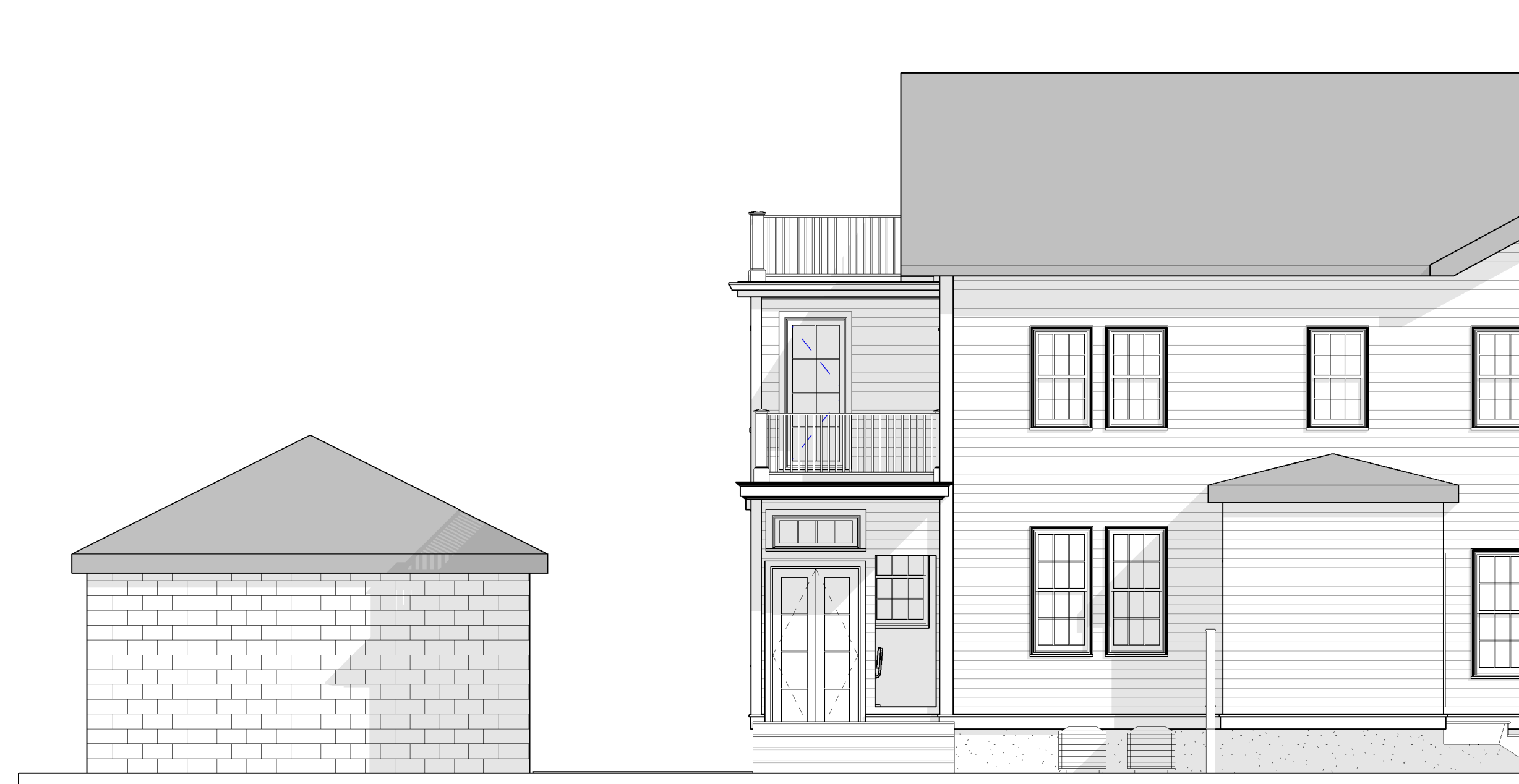
EXISTING SIDE ELEVATION

3/16" = 1'-0"



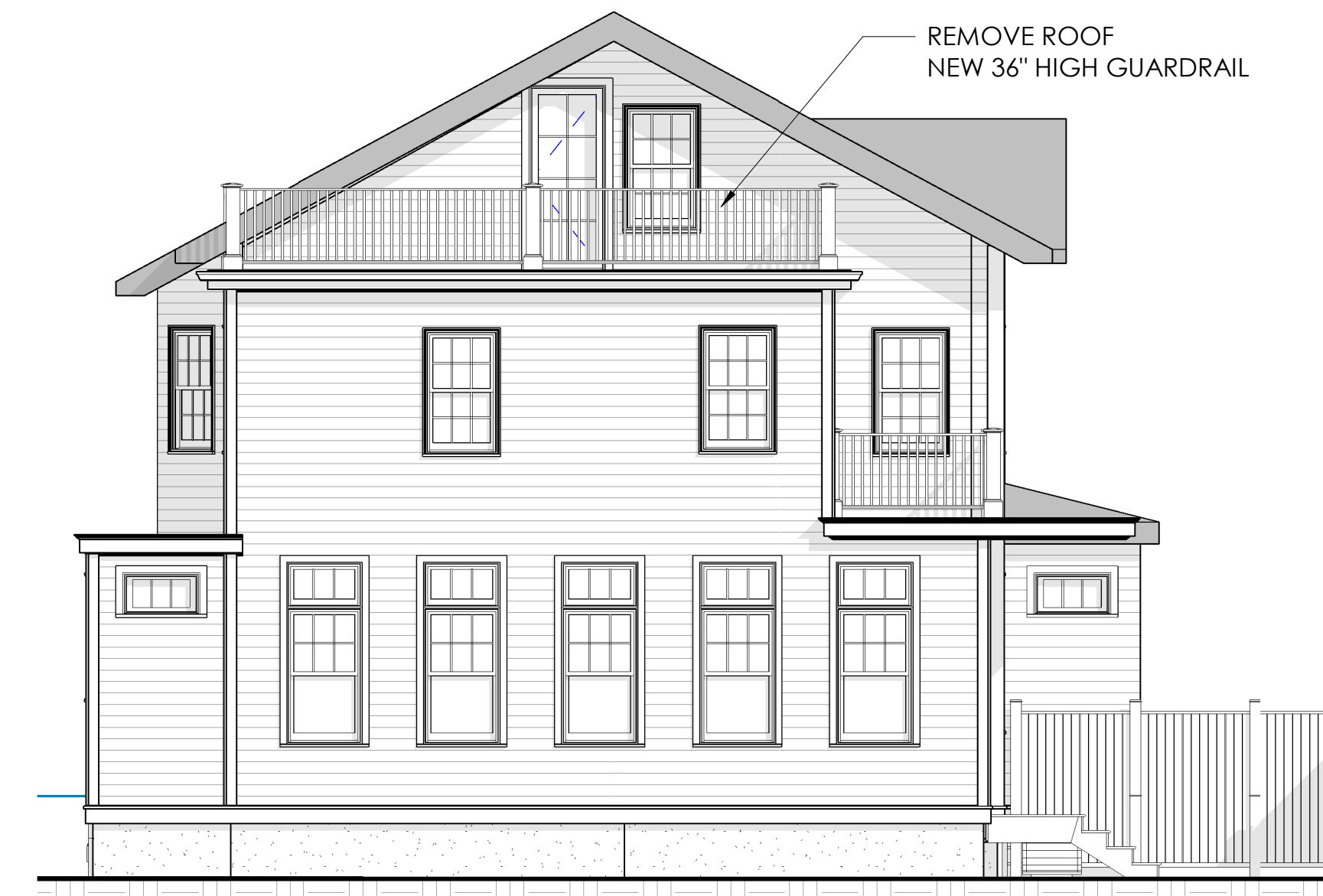
EXIST REAR ELEVATION

3/16" = 1'-0"



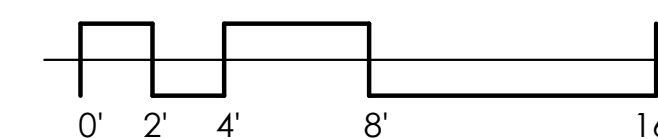
PROPOSED SIDE ELEVATION

3/16" = 1'-0"



PROPOSED REAR ELEVATION

3/16" = 1'-0"



EXISTING & PROPOSED ELEVATIONS
BZA SUBMISSIONS ET

29 BOWDOIN STREET, CAMBRIDGE MA

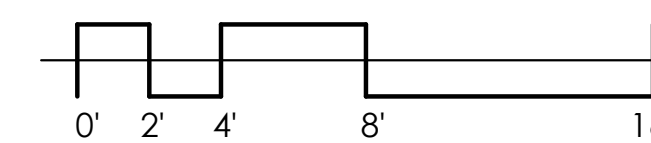


3/16" = 1'-0"



PROPOSED DRIVE SIDE ELEVATION

3/16" = 1'-0"



EXISTING AND PROPOSED ELEVATIONS
BZA SUBMISSIONS ET

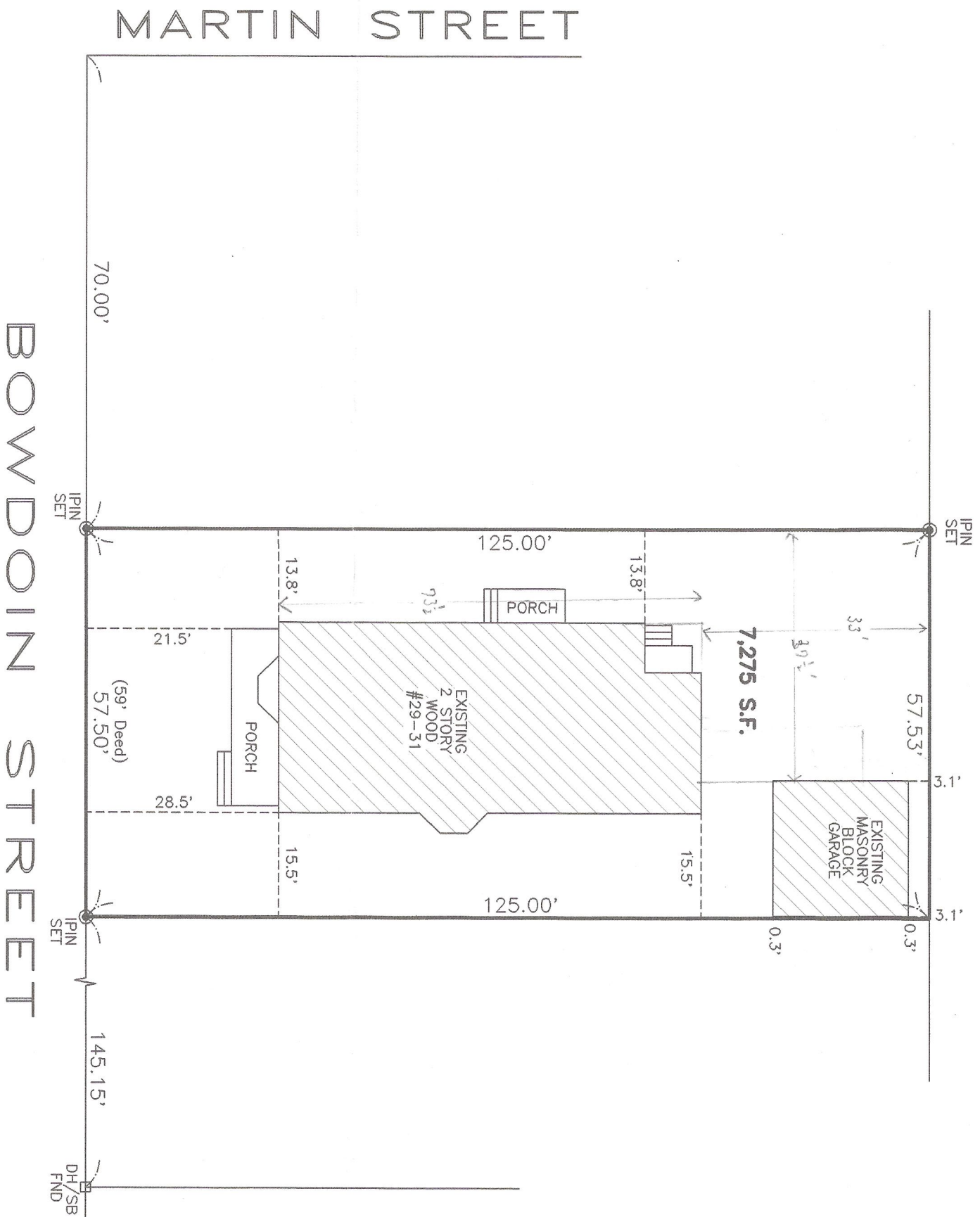
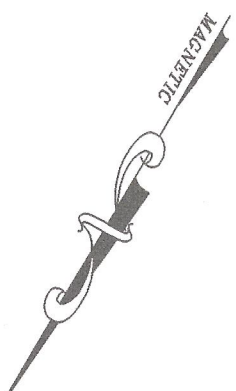
29 BOWDOIN STREET, CAMBRIDGE MA



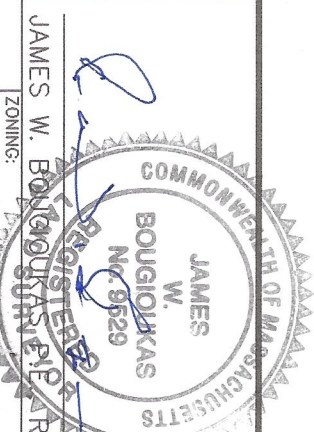
KBA
 KELLY BOUCHER ARCHITECTURE
 kelly@kbaarchitecture.com
 phone: (617) 827-3527

Date 02.20.24
 Drawing no. A201

REFERENCES
 MIDDLESEX SOUTH DISTRICT
 REGISTRY OF DEEDS:
 DEED BOOK 32230, PAGE 428.



PLAN OF LAND
 IN
 CAMBRIDGE, MA.
 NO. 29-31 BOWDOIN STREET



JAMES W. BOUJOIRKAS
 REGISTERED PROFESSIONAL ENGINEER R.L.S.
 DATE: 10-29-01

PREPARED FOR:

HOUSE LOCATION

BRADFORD ENGINEERING CO.
 3 WASHINGTON SQ.
 HAVERHILL MA. 01830

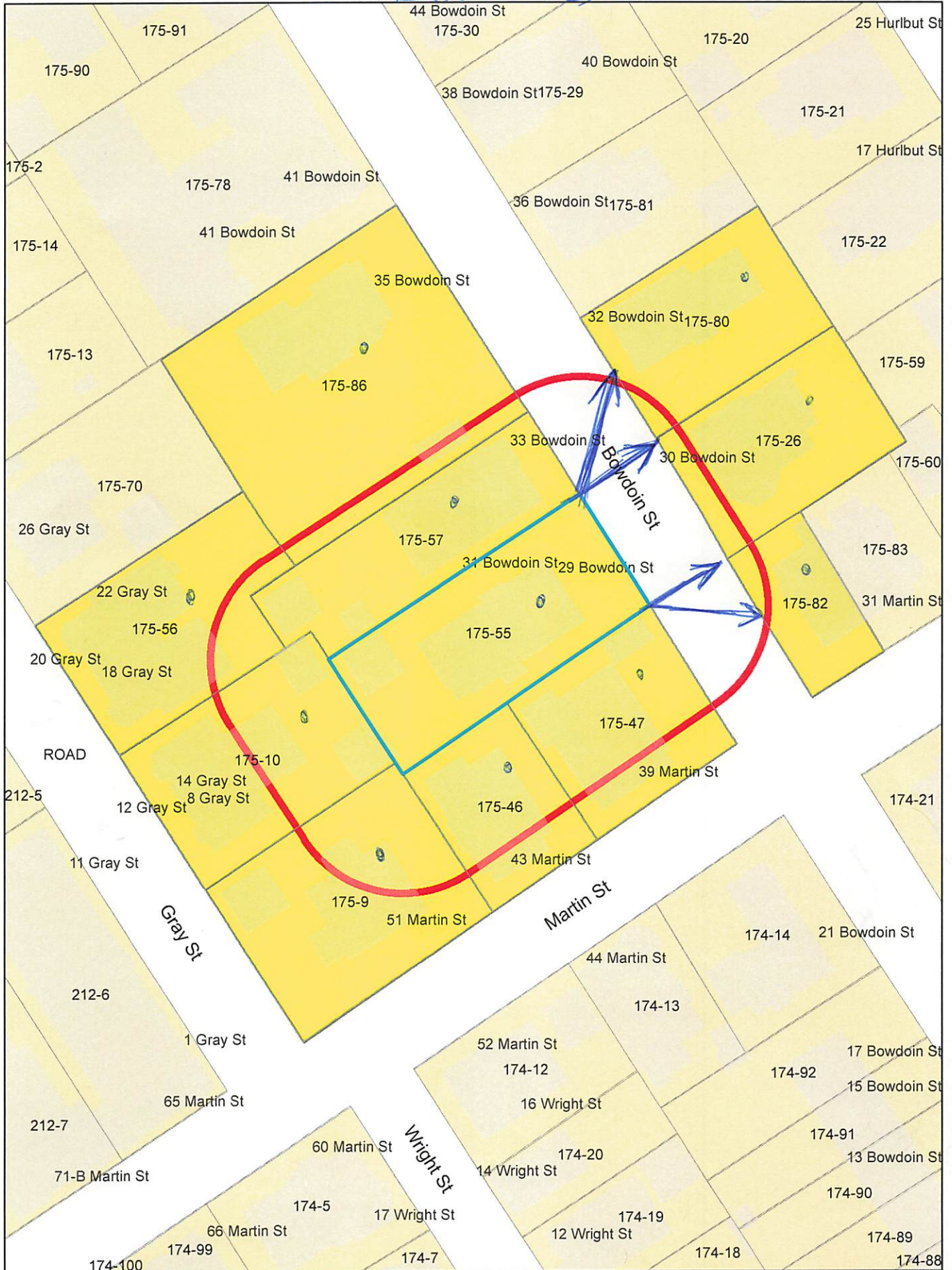
DESIGNED: AHO
 DRAWN: A.H.O. FIELD: BRM
 CHECKED: WJB
 APPROVED: JWB

SHEET 1 OF 1
 REVISIONS BY

SCALE: 1" = 20'
 DATE: OCTOBER 29, 2001

PHONE: (978) 373-2396 FAX: (978) 373-8021
 FILE NAME: PERMIT\CA102901.DWG
 E-MAIL: BRADFORD_ENGR@WORLDNET.ATT.NET
 FILE NO: 123701S

31 Bowdoin St.



31 Bowdoin

Pettiner's

175-9
WEISENBERG, ADAM N. & SUSAN M. POLLAK
51 MARTIN ST
CAMBRIDGE, MA 02138-1616

175-56
LESSES, MAURICE F. & EVE K. LESSES,
TRS THE MAURICE F. LESSES TRUST 2003
18 GRAY ST
CAMBRIDGE, MA 02138

175-55
MANN, ROBERT G. MANN &
CHRISTINA C. MANN
29-31 BOWDOIN ST
CAMBRIDGE, MA 02138

175-10
RUSSELL, JOHN T.
10 GRAY ST
CAMBRIDGE, MA 02138-1510

175-80
LAMBERT, DIANE & GEORGE MOURADIAN
32 BOWDOIN ST
CAMBRIDGE, MA 02138

KELLY BOUCHER
54 HARVARD STREET
BROOKLINE, MA 02445

175-47
ARONSON, JUDITH L. &
CHRISTOPHER B. RICKS
TRSTS OF ARONSON RICKS NOMINEE TRT
39 MARTIN ST
CAMBRIDGE, MA 02138

175-46
WISEMAN, DAVID B. KAREN KONICEK
TRS ETW 2020 IRREVOCABLE TR
ATTN: KAREN KONICEK
32 WIDGEON COVE LANE
HARPSWELL, ME 04079

175-86
SUNDERLAND, CYNTHIA HEATH,
TRS CYNTHIA HEATH SUNDERLAND REV TR
35 BOWDOIN ST
CAMBRIDGE, MA 02138

175-26
MAYBURY-LEWIS, NIELS ANTHONY &
CHIKAKO KUNO TRS
30 BOWDOIN ST
CAMBRIDGE, MA 02138

175-57
CARLOW, MYRA BENNETT
TR. MYRA BENNETT CARLOW INVESTMENT TRT
42 FORD HILL RD
P.O. BOX 438
ROWE, MA 01367

175-82
TOLEDANO LAREDO, VALERIO
24 BOWDOIN ST
CAMBRIDGE, MA 02138

Pacheco, Maria

From: Astesano <astesano@comcast.net>
Sent: Monday, March 18, 2024 11:08 AM
To: Pacheco, Maria
Cc: Emcarlow@gmail.com
Subject: Support for case #BZA-258992

Dear Secretary of the Board of Zoning Appeal,

We write to express our support for the variance requested in case #BZA-258992. As the neighbors at 33 Bowdoin Street, across the shared driveway from Christina and Bob Mann, we will see the new entrance. We have no concerns about its impact, either appearance or access-wise, and fully support their project.

Sincerely,

Myra Bennett Carlow (homeowner and resident, unit 1)
33 Bowdoin Street, Cambridge 02138
413-325-6068
emcarlow@gmail.com

Sarah Bennett-Astesano and Thierry Astesano (residents, unit 2)
33 Bowdoin Street, Cambridge 02138
617-599-9801
astesano@comcast.net



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Christa Mann Date: 3/8/2024
(Print)

Address: 31 Bowdoin St

Case No. BZA-258992

Hearing Date: 3/28/24

Thank you,
Bza Members

Pacheco, Maria

From: Kelly Boucher <kelly@boucherarchitecture.com>
Sent: Monday, March 25, 2024 4:43 PM
To: Pacheco, Maria; Christina Mann; Robert Mann
Subject: 31 Bowdoin St - BZA case 258992

Maria,

Per the homeowner's request, please withdraw without prejudice our BZA application for case #258992 - 31 Bowdoin Street.

Thank you in advance, Kelly Boucher

KBA | www.boucherarchitecture.com | 617.827.3527