



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 DEC 13 PM 3:35

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 251115**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Arm Developers, LLC C/O Law Office of Richard C. Lynds

**PETITIONER'S ADDRESS:** 245 Sumner Street, Suite 110, East Boston, MA 02128

**LOCATION OF PROPERTY:** 55 Harvey St., Cambridge, MA

**TYPE OF OCCUPANCY:** multifamily

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Additions/ /Change in Use/Occupancy/ /Dormer/


### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Change occupancy to a single family, erect addition/dormers. Relief needed for FAR and minimum ratio of private Op. Sp. to Lot area.

### **SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).  
Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

  
(Petitioner (s) / Owner)

TIGRAN YESAYAN

(Print Name)

Address:

100 Hano St, Suite 19, Allston 02134 MA

Tel. No.

617-207-1190

E-Mail Address:

RCLyndsEsq@lorcl.com

**Date:** 12 Dec 2023

**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 Arm Developers, LLC

Address: 100 Hano Street, Unit 19, Allston, MA <sup>(OWNER)</sup>

State that I/We own the property located at 55 Harvey Street, Cambridge, MA, which is the subject of this zoning application.

The record title of this property is in the name of Arm Developers, LLC

\*Pursuant to a deed of duly recorded in the date 06/27/2023, Middlesex South County Registry of Deeds at Book 81702, Page 248; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

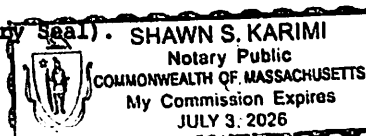
  
\_\_\_\_\_  
**SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\***

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Tigran Yesayan personally appeared before me, this 20 of Nov., 2023, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires July/03/2026 (Notary Seal). 

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

## **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:

The existing home is in need of needed repairs. The literal enforcement of the provisions of this Ordinance would not allow for the needed investment in the property.

- 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:

There is already a pre-existing non conforming structure on the land any additions or rehabilitations would likely lead to violations of the ordinance.

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

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed occupancy would be consistent in use, dwelling units, lot size, density and height with the abutting and surrounding properties.

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

The desired relief will allow for the building to have quality market rate housing to the area and add value to the surrounding neighborhood.

**\*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:** Arm Developers, LLC  
**Location:** 55 Harvey St., Cambridge, MA  
**Phone:** 617-207-1190

**Present Use/Occupancy:** multifamily  
**Zone:** Residence B Zone  
**Requested Use/Occupancy:** single family

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		3014	4001	3014	(max.)
<b><u>LOT AREA:</u></b>		1650	1650	5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		1.83	2.42	.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		1650	1650	2500 per unit	
<b><u>SIZE OF LOT:</u></b>	WIDTH	30	30	50	
	DEPTH	55	55	100	
<b><u>SETBACKS IN FEET:</u></b>	FRONT	3	3	15	
	REAR	1	1	25	
	LEFT SIDE	0	0	7'6" (sum of 20)	
	RIGHT SIDE	2.7	2.7	7'6" (sum of 20)	
<b><u>SIZE OF BUILDING:</u></b>	HEIGHT	35	35	35	
	WIDTH	40	40	40	
	LENGTH	20	23	23	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		30%	26%	40%	
<b><u>NO. OF DWELLING UNITS:</u></b>		4	1	1	
<b><u>NO. OF PARKING SPACES:</u></b>		1	1	1	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		N/A	N/A	N/A	

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.:

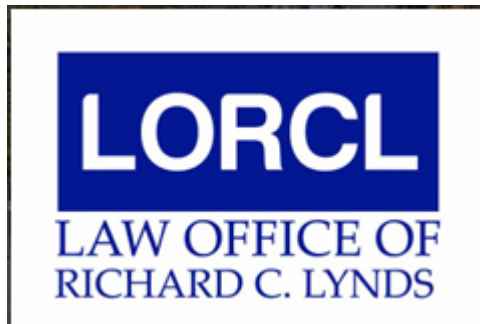
N/A

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'.

# CAMBRIDGE ZONING BOARD OF APPEAL

55 Harvey Street

March 28, 2024



# 55 Harvey Street – Project Updates

1. The dormer height reduced
2. The window sizes reduced



# 55 Harvey Street – Project Updates

## 3. Dormer eliminated

Presenting Mar 28, 2024



Existing Conditions



Presented on Feb 1, 2024



# 55 Harvey Street – Project Updates

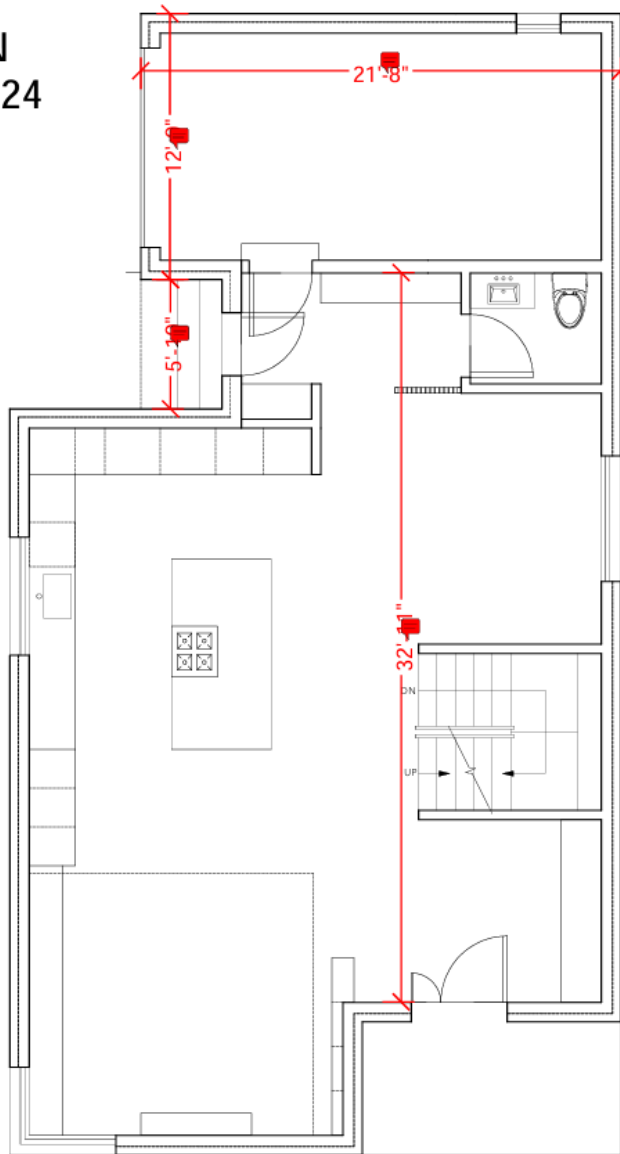
- 4. Reduced size of 3<sup>rd</sup> floor deck
- 5. Reduced the size of the 2<sup>nd</sup> floor balcony



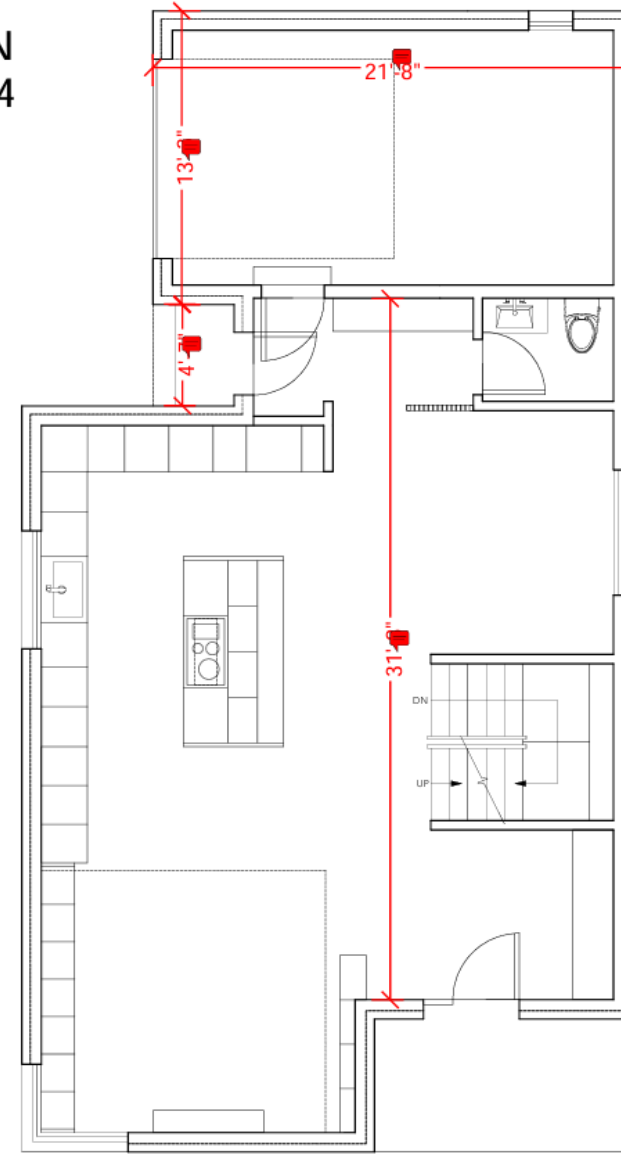


# 55 Harvey Street – Project Updates

PRESENTED ON  
FEBRUARY 1, 2024



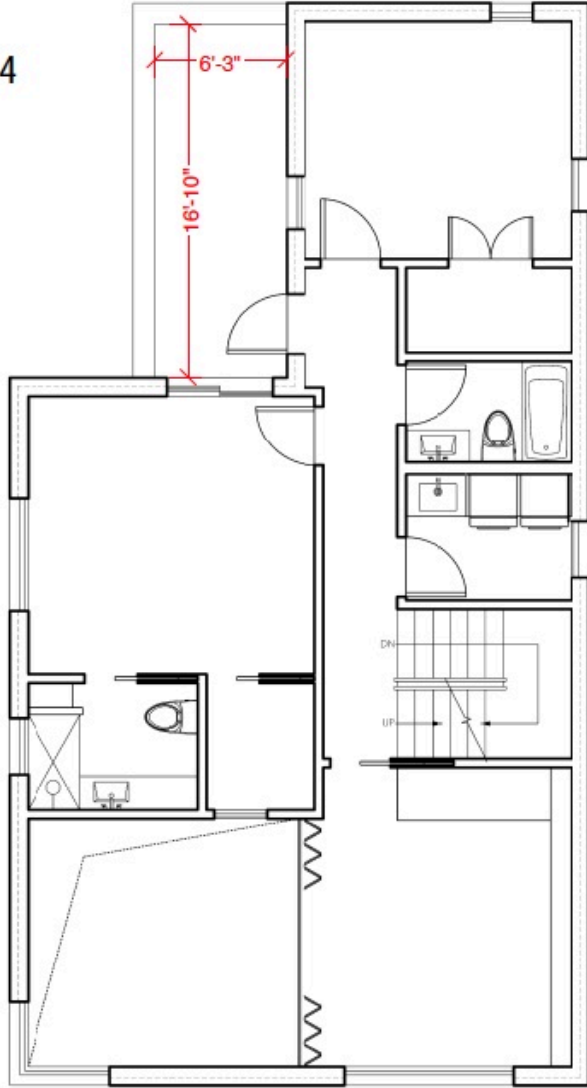
PRESENTED ON  
MARCH 28, 2024



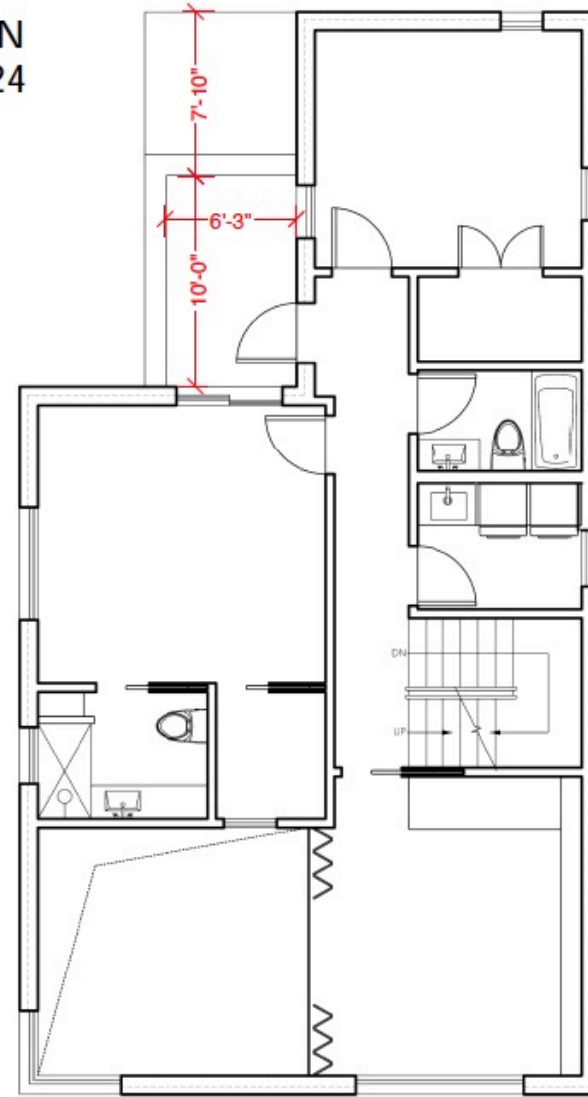
**1<sup>st</sup> Floor Plan**

# 55 Harvey Street – Project Updates

PRESENTED ON  
FEBRUARY 1, 2024



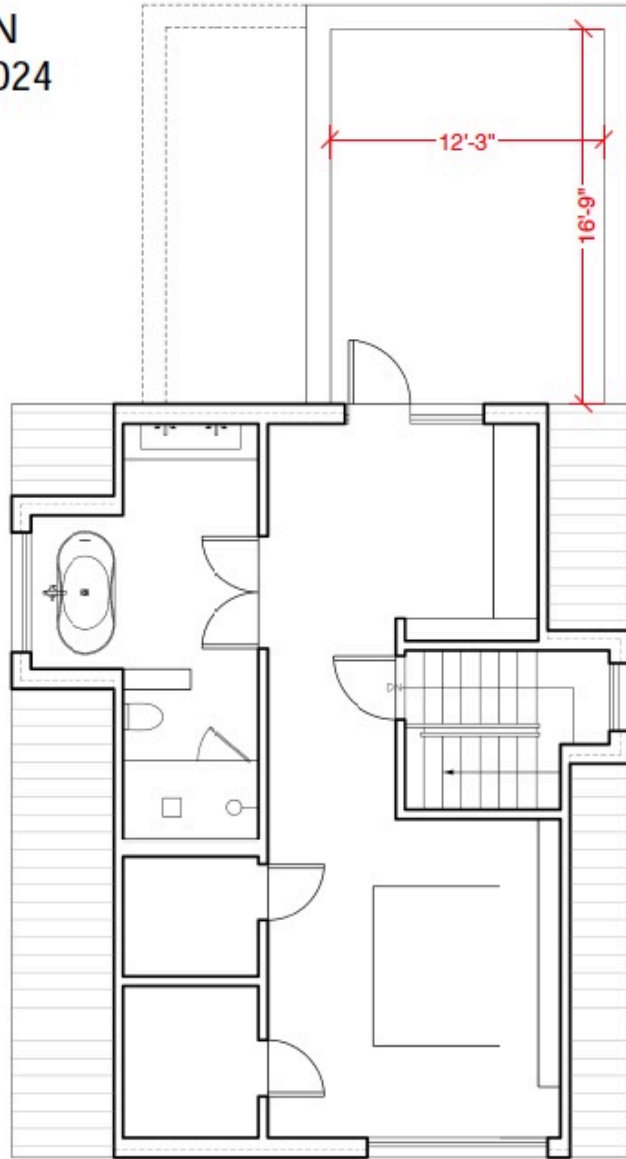
PRESENTED ON  
MARCH 28, 2024



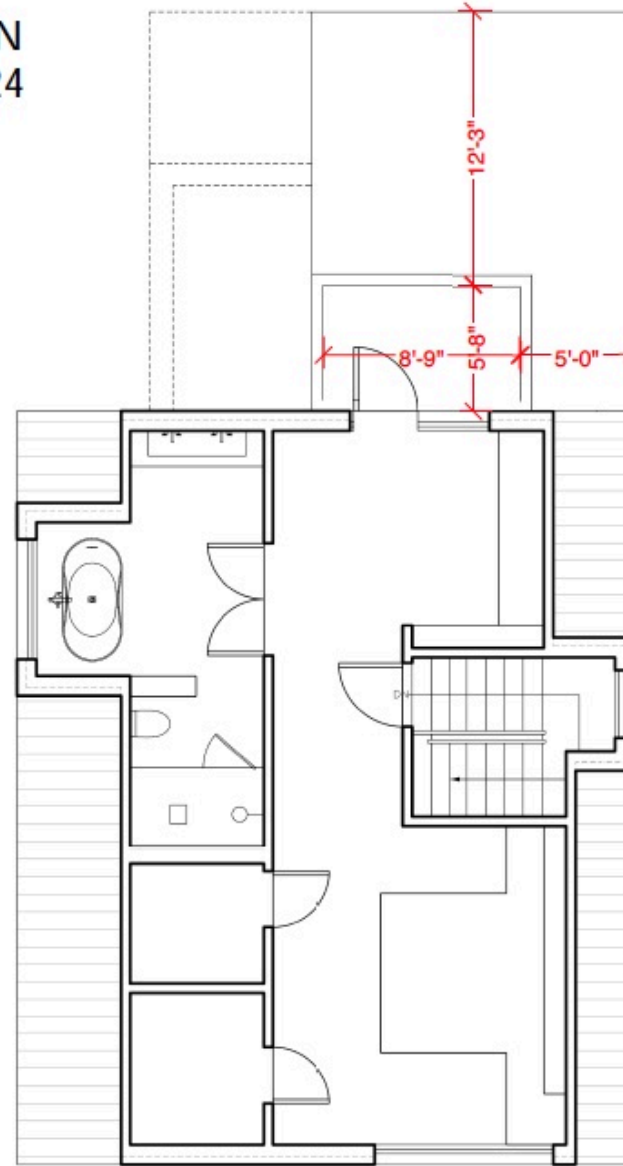
**2<sup>nd</sup> Floor Plan**

# 55 Harvey Street – Project Updates

PRESENTED ON  
FEBRUARY 1, 2024



PRESENTED ON  
MARCH 28, 2024

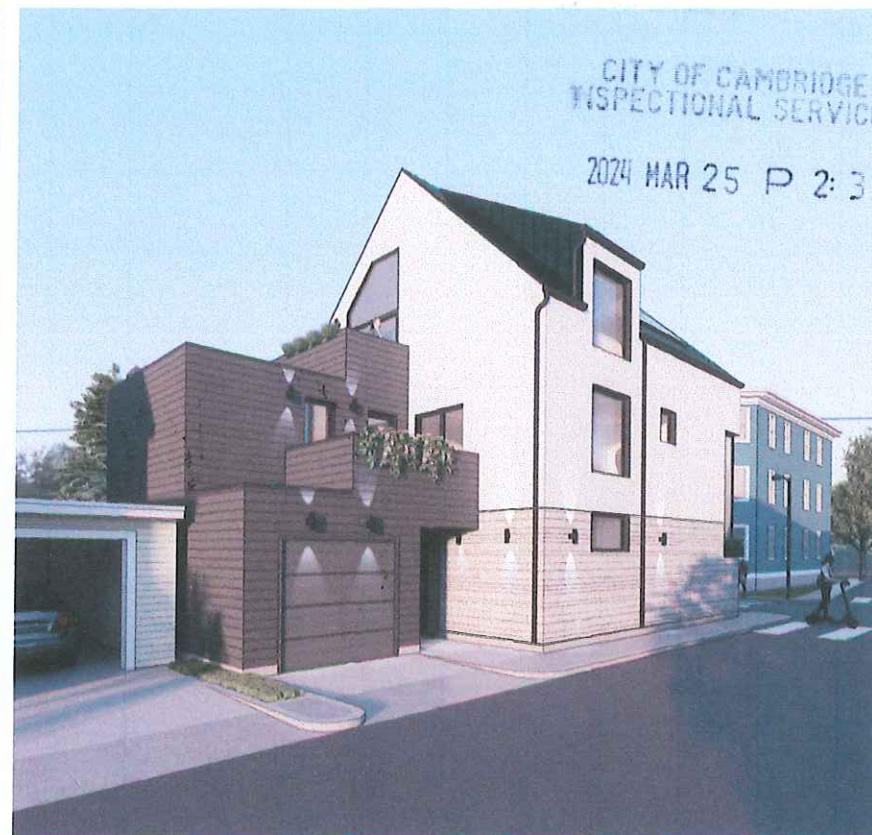
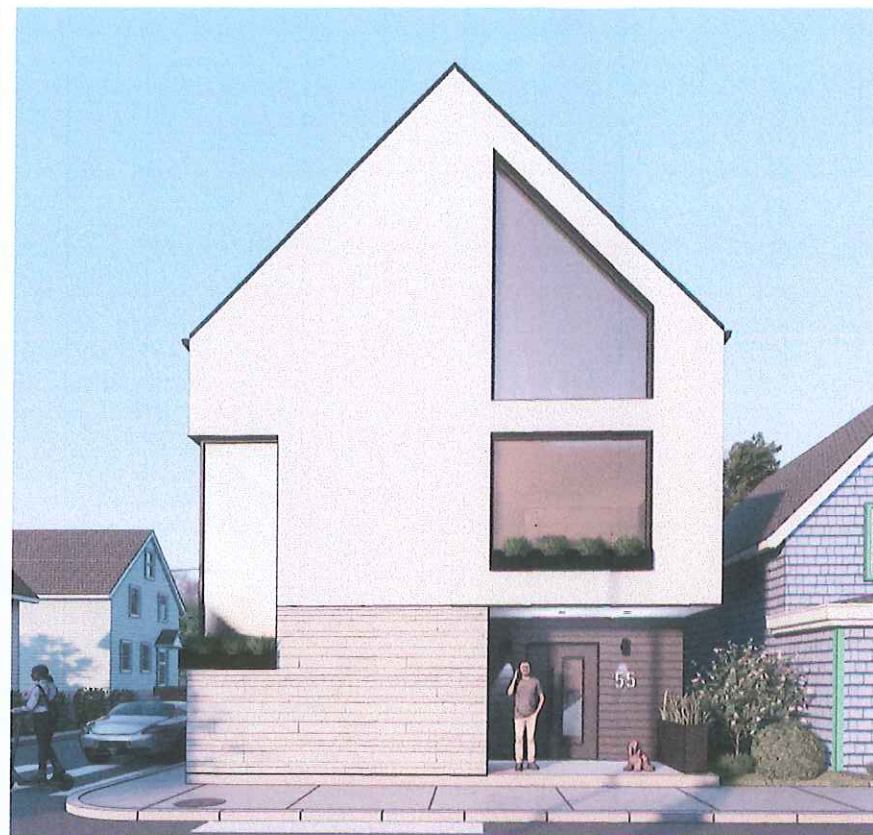


**3rd Floor Plan**

# UPDATED ZONING TABLE - 55 HARVEY STREET

	<b>Existing</b>	<b>Requested 2/24</b>	<b>Revised 3/24</b>	<b>Ordinance</b>
<b>Total G F A</b>	3014 S.F.	4001 S.F.	3,974 S.F.*	3014 S.F.
<b>Min Lot Size</b>	1650 S.F.	1650 S.F.	1650 S.F.	5000 S.F.
<b>Floor Area Ratio</b>	1.83	2.42*	2.40*	0.5 (1.83 Preexist)
<b>Lot Area P/D/U</b>	1650 S.F.	1650 S.F.	1650 S.F.	2500 S.F.
<b>Lot Size (Width)</b>	30'	30'	30'	30'
<b>Lot Size (Depth)</b>	55'	55'	55'	55'
<b>Setback (Front)</b>	3'	3'	3'	15'
<b>Setback (Rear)</b>	1'	1'	1'	25'
<b>Setback (L &amp; R)</b>	0' (L) - 2.7' (R)	0' (L) - 2.7' (R)	0' (L) - 2.7' (R)	7.5' (Sum Of 20')
<b>Size Of Building</b>	35'(H) 40' (W) 20' (L)	35'(H) 40' (W) 23' (L)	35'(H) 40' (W) 23' (L)	35'(H) 40' (W) 23' (L)
<b>Open Space</b>	16%	14%	14%	40%
<b>No Of Units</b>	4	1	1	1
<b>Parking</b>	0	1	1	1
<b>Nearest Building</b>	N/A	N/A	N/A	N/A

*\*Additional Floor Area in Basement - See 5.25.2(c)(ii) ("The area is designed in accordance with the Flood Resilience Standards set forth in Section 22.80 of this Zoning Ordinance)*



RENDER IMAGE IS A REFERENCE OF DESIGN INTENT ONLY

# HUE ARCHITECTURE

53H Harvard St #1  
Dorchester, MA 02124  
T 781-308-7301  
www.hue-architecture.com

REGISTRATION



DESIGN TEAM

**SURVEYOR**  
MEDFORD  
ENGINEERING@SURVEY  
15 HALL ST,  
MEDFORD, MA 02155  
(781)396-4466

**CIVIL**  
PVI SITE DESIGN, LLC  
(339)206-1030

**STRUCTURAL**  
BERDI CONSULTING  
STRUCTURAL ENGINEERING  
25 WAYLAND HILLS RD,  
WAYLAND, MA 01778  
(508)308-9012

PROJECT NAME

## 55 HARVEY ST RENOVATION

Tigran Yesayan  
ARM Developers LLC  
100 Hano Street Unit 19  
Allston, MA 02134  
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 1

REVISION

ISSUE DATE

MAR. 1, 2024  
PERMIT SET

SHEET NAME

COVER PAGE

A000

# 55 HARVEY ST SINGLE FAMILY CONVERSION & RENOVATION

## LEGEND

E	ELECTRICAL PANEL
MECH	MECHANICAL ROOM
W/D	WASHER/DRYER
A	PARTITION TYPE
01	DOOR NUMBER
W01	WINDOW AND WINDOW TAG
---	WALL TO BE REMOVED
—	NEW WALL
—	EXISTING WALL TO REMAIN
---	SOFFIT/CEILING CHANGE
X XXX	WALL SECTION SECTION #/ SHEET LOCATION
X XXX	DETAIL REFERENCE SECTION #/ SHEET LOCATION
X XXX	EXTERIOR ELEVATIONS SECTION #/ SHEET LOCATION
S	SMOKE/CO COMBO

## SHEET LIST

### ARCHITECTURAL

A000 - COVER	A501 - EXTERIOR DETAILS
A010 - CODE REVIEW	A502 - EXTERIOR DETAILS
A020 - WALL TYPES	A503 - PLAN DETAILS
A021 - FLOOR AND CEILING TYPES	A504 - WINDOW AND DOOR DETAILS
A101 - PROPOSED PLANS	A601 - AIR BARRIER DIAGRAMS
A102 - PROPOSED PLANS	A602 - NOTES & SCHEDULE
A201 - PROPOSED ELEVATIONS	AE101 - EXISTING PLANS
A301 - BUILDING SECTIONS	AE201 - EXISTING ELEVATIONS
A302 - BUILDING SECTIONS	
A401 - WALL SECTIONS	
A402 - WALL SECTIONS	
A403 - STAIR DETAILS	

## LOCUS MAP



# HUE ARCHITECTURE

53H Harvard St #1  
Dorchester, MA 02124

T 781-308-7301  
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DESIGN TEAM

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15 HALL ST.  
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**STRUCTURAL**  
BERDI CONSULTING  
STRUCTURAL ENGINEERING  
25 WAYLAND HILL S RD.  
WAYLAND, MA 01778  
(508)308-9012

PROJECT NAME

## 55 HARVEY ST RENOVATION

Tigran Yesayan  
ARM Developers LLC  
100 Hano Street Unit 19  
Allston, MA 02134  
info@bostonmasonry.com

PROJECT CODE: 23020

SCALE: AS NOTED

PAPER SIZE: 24 X 36

DESIGN NO.: 2

REVISION

ISSUE DATE

MAR. 1, 2024  
PERMIT SET

SHEET NAME

CODE REVIEW

# A010

### CODE SUMMARY

#### PROJECT OVERVIEW:

GUT RENOVATION OF AN EXISTING FOUR-FAMILY DWELLING. THE BUILDING WILL BE CONVERTED TO A SINGLE FAMILY DWELLING.

#### APPLICABLE CODES:

BUILDING 781 CMR, INTERNATIONAL RESIDENTIAL BUILDING CODE WITH MASSACHUSETTS AMENDMENTS, 9TH ADDITION (IRC 2015)  
INTERNATIONAL EXISTING BUILDING CODE WITH MASSACHUSETTS AMENDMENTS (IEBC 2015)  
ENERGY 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2021) WITH MA AMENDMENTS INCLUDING STRETCH CODE PROVISIONS

OCCUPANCY	GROUP R-3 SINGLE FAMILY DWELLING
CONSTRUCTION TYPE	TYPE 5-A (LEVELS 1 THRU LEVEL 3)
HEIGHT	35FT/2.5 STORIES
AREA	3,974 GSF

TABLE R302.1(1) FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS			
EXTERIOR WALL ELEMENT	MINIMUM FIRE RESISTANCE RATING	MIN. FIRE SEPERATION DISTANCE	
WALLS	FIRE-RESISTANCE RATED	1 HOUR, TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES	>5 FEET
	NOT RATED	0 HOURS	>5 FEET
OPENINGS	NOT ALLOWED	N/A	<3 FEET
	25% MAX WALL AREA	0 HOURS	3 FEET
PENETRATIONS	ALL	COMPLY WITH R302.4	>3 FEET
		NONE REQUIRED	3 FEET

TABLE R302.6 DWELLING-GARAGE SEPARATION	
SEPARATION	MATERIAL
	NOT SPRINKLERED
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD, OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD, OR EQUIVALENT
STRUCTURES SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPERATION REQUIRED BY THIS SECTION	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD, OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 5/8" TYPE X GYPSUM BOARD, OR EQUIVALENT APPLIED TO INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

#### R302.11 FIREBLOCKING

IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:  
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:  
1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.  
2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).  
2. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.  
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.  
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.  
5. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.  
6. FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING UNIT SEPARATION.

R302.11.1 FIREBLOCKING MATERIALS EXCEPT AS PROVIDED IN SECTION R302.11, ITEM 4, FIREBLOCKING SHALL CONSIST OF THE FOLLOWING MATERIALS:  
1. TWO-INCH (51 MM) NOMINAL LUMBER.  
2. TWO THICKNESSES OF 1-INCH (25.4 MM) NOMINAL LUMBER WITH BROKEN LAP JOINTS.  
3. ONE THICKNESS OF 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32-INCH (18.3 MM) WOOD STRUCTURAL PANELS.  
4. ONE THICKNESS OF 3/4-INCH (19.1 MM) PARTICLEBOARD WITH JOINTS BACKED BY 3/4-INCH (19.1 MM) PARTICLEBOARD.  
5. ONE-HALF-INCH (12.7 MM) GYPSUM BOARD.  
6. ONE-QUARTER-INCH (6.4 MM) CEMENT-BASED MILLBOARD.  
7. BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE.  
8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION.

R302.11.1.1 BATTLS OR BLANKETS OF MINERAL OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIALS SHALL BE PERMITTED FOR COMPLIANCE WITH THE 10-FOOT (3048 MM) HORIZONTAL FIREBLOCKING IN WALLS CONSTRUCTED USING PARALLEL ROWS OF STUDS OR STAGGERED STUDS.

R302.11.1.2 UNFACED FIBERGLASS UNFACED FIBERGLASS BATT INSULATION USED AS FIREBLOCKING SHALL FILL THE ENTIRE CROSS SECTION OF THE WALL CAVITY TO A HEIGHT OF NOT LESS THAN 16 INCHES (406 MM) MEASURED VERTICALLY. WHERE PIPING, CONDUIT OR SIMILAR OBSTRUCTIONS ARE ENCOUNTERED, THE INSULATION SHALL BE PACKED TIGHTLY AROUND THE OBSTRUCTION.

R302.11.1.3 LOOSE-FILL INSULATION MATERIAL LOOSE-FILL INSULATION MATERIAL SHALL NOT BE USED AS A FIREBLOCK UNLESS SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND TO RETARD THE SPREAD OF FIRE AND HOT GASES.

#### R302.12 DRAFTSTOPPING

IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR-CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET (92.9 M<sup>2</sup>). DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS, WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW, DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR-CEILING ASSEMBLIES UNDER THE FOLLOWING CIRCUMSTANCES:  
1. CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.  
2. FLOOR FRAMING IS CONSTRUCTED OF TRUSS-TYPE OPEN-WEB OR PERFORATED MEMBERS.

#### R302.13 FIRE PROTECTION OF FLOORS

FLOOR ASSEMBLIES THAT ARE NOT REQUIRED ELSEWHERE IN THIS CODE TO BE FIRE-RESISTANCE RATED, SHALL BE PROVIDED WITH A 1/2-INCH (12.7 MM) GYPSUM WALLBOARD MEMBRANE, 5/8-INCH (16 MM) WOOD STRUCTURAL PANEL MEMBRANE, OR EQUIVALENT ON THE UNDERSIDE OF THE FLOOR FRAMING MEMBER. PENETRATIONS OR OPENINGS FOR DUCTS, VENTS, ELECTRICAL OUTLETS, LIGHTING DEVICES, LUMINAIRE WIRES, SPEAKERS, DRAINAGE, PIPING AND SIMILAR OPENINGS OR PENETRATIONS SHALL BE PERMITTED.

#### R310.2.1 MINIMUM OPENING AREA

EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 FT<sup>2</sup> (0.530 M<sup>2</sup>). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

#### EXCEPTIONS:

1. GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN FIVE FT<sup>2</sup> (0.465 M<sup>2</sup>).  
2. SINGLE-HUNG AND/OR DOUBLE HUNG WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 3.3 FT<sup>2</sup> (0.31M<sup>2</sup>). IN SUCH CASES, THE MINIMUM NET CLEAR OPENING DIMENSIONS SHALL BE 20 INCHES (508 MM) BY 24 INCHES (610 MM) IN EITHER DIRECTION.

#### R310.2.2 WINDOW SILL HEIGHT

WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1118 MM) ABOVE THE FLOOR, WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW/WELL IN ACCORDANCE WITH SECTION R310.2.3.

#### R302.1 ROOFING COVERING MATERIALS

ROOFS SHALL BE COVERED WITH MATERIALS AS SET FORTH IN SECTIONS R904 AND R905. CLASS A, B OR C ROOFING SHALL BE INSTALLED IN JURISDICTIONS DESIGNATED BY LAW AS REQUIRING THEIR USE OR WHERE THE EDGE OF THE ROOF IS LESS THAN 3 FEET (914 MM) FROM A LOT LINE. CLASS A, B AND C ROOFING REQUIRED BY THIS SECTION TO BE LISTED SHALL BE TESTED IN ACCORDANCE WITH UL 790 OR ASTM E109.

#### EXCEPTIONS:

2. CLASS A ROOF ASSEMBLIES INCLUDE FERROUS OR COPPER SHINGLES OR SHEETS, METAL SHEETS AND SHINGLES, CLAY OR CONCRETE ROOF TILE, OR SLATE INSTALLED ON NONCOMBUSTIBLE DECKS.

#### R311.1 MEANS OF EGRESS

DWELLING UNITS SHALL BE PROVIDED WITH A PRIMARY AND SECONDARY MEANS OF EGRESS IN ACCORDANCE WITH THIS SECTION. EACH MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EGRESS DOORS. THE REQUIRED MEANS OF EGRESS SHALL NOT REQUIRE TRAVEL THROUGH A GARAGE BUT THE SECONDARY MEANS OF EGRESS MAY. THE REQUIRED EGRESS DOORS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

#### NOTE:

1. IN MULTI-LEVEL DWELLINGS, INCLUDING BUT NOT LIMITED TO TOWNHOUSES, SPLIT-LEVEL AND RAISED RANCH STYLE LAYOUTS, THE TWO SEPARATE EGRESS DOORS MAY BE LOCATED ON DIFFERENT LEVELS.  
2. WHERE SITE TOPOGRAPHY PREVENTS DIRECT ACCESS AT TWO REMOTE LOCATIONS TO GRADE FROM THE NORMAL LEVEL OF ENTRY, THE TWO SEPARATE EGRESS DOORS MAY BE LOCATED ON DIFFERENT LEVELS.

#### R311.2 EGRESS DOOR

A PRIMARY AND SECONDARY EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT AND SHALL BE AS REMOTE AS POSSIBLE FROM EACH OTHER. THE PRIMARY EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90° (1.57 RAD). THE SECONDARY EGRESS DOOR SHALL BE SIDE-HINGED OR SLIDING, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 28 INCHES (711 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90° (1.57 RAD). THE CLEAR HEIGHT OF SIDE-HINGED DOOR OPENINGS SHALL BE NOT LESS THAN 78 INCHES (1,981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. SLIDING DOOR CLEAR WIDTH MAY BE SLIGHTLY LESS THAN 28 INCHES (711 MM) TO CONFORM TO INDUSTRY FABRICATION STANDARDS. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE CAPABLE OF BEING READILY OPENED FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

#### R311.2.1 INTERIOR DOORS

ALL DOORS PROVIDING ACCESS TO HABITABLE ROOMS SHALL HAVE A MINIMUM NOMINAL WIDTH OF 30 INCHES (762 MM) AND A MINIMUM NOMINAL HEIGHT OF SIX FEET, SIX INCHES (1,981 MM).

#### EXCEPTIONS:

1. DOORS PROVIDING ACCESS TO BATHROOMS ARE PERMITTED TO BE 28 INCHES (711 MM) IN NOMINAL WIDTH.  
2. DOORS PROVIDING ACCESS TO BATHROOMS IN EXISTING BUILDINGS ARE PERMITTED TO BE 24 INCHES (610 MM) IN NOMINAL WIDTH.

#### ENERGY CODE:

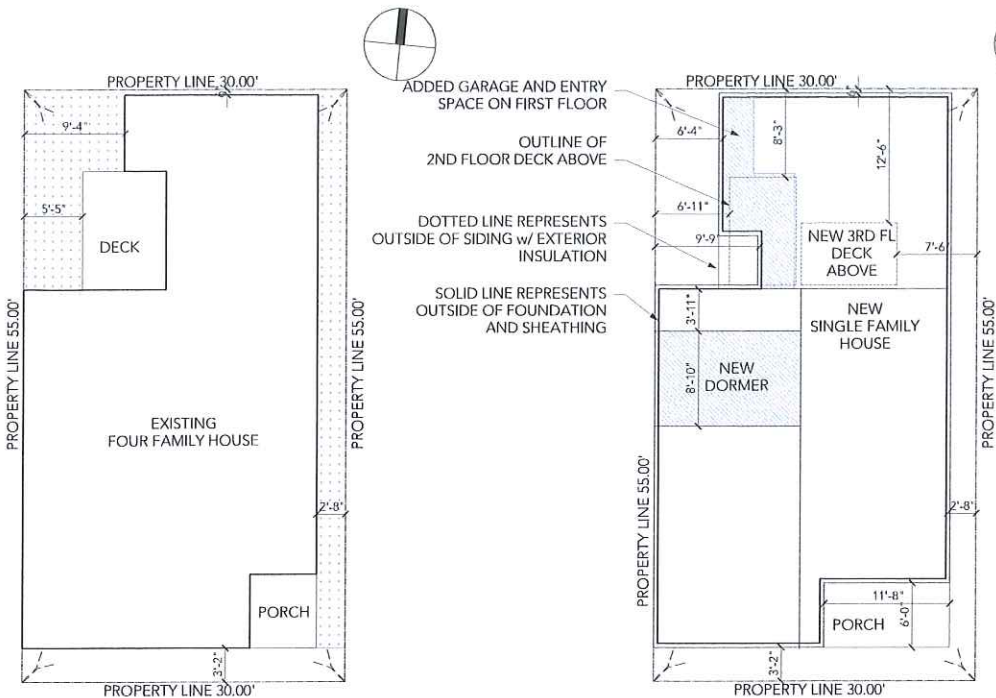
R502.3.1 NEW BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ADDITION SHALL COMPLY WITH SECTIONS R402.1, R402.2, R402.3.1 THROUGH R402.3.5, AND R402.4.

R503.1.5 LEVEL 3 ALTERATIONS, OR CHANGE OF USE

ALTERATIONS THAT MEET THE IEBC DEFINITION FOR LEVEL 3 ALTERATION OR THE IRC DEFINITION FOR EXTENSIVE ALTERATION, EXCEEDING 1,000 SQ FT OR EXCEEDING 100% OF THE EXISTING CONDITIONED FLOOR AREA, SHALL REQUIRE THE DWELLING UNIT TO COMPLY WITH THE MAXIMUM HERS RATINGS FOR ALTERATIONS, ADDITIONS OR CHANGE OF USE SHOWN IN TABLE R406.5.

R402.1.3 R-VALUE ALTERNATIVE ASSEMBLIES WITH R-VALUE OF INSULATION MATERIALS EQUAL TO OR GREATER THAN THAT SPECIFIED IN TABLE R402.1.3 SHALL BE AN ALTERNATIVE TO THE U-FACTOR IN TABLE R402.1.2

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	FLOOR R-VALUE
5	3	55	4	60	30 OR 20R5C1 OR 13R10C1 OR 08R20C1	15C1 OR 19 OR 13R1C1	10C1, 4FT	30



1 EXISTING SITE PLAN

1/8" = 1'-0"

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY  
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS

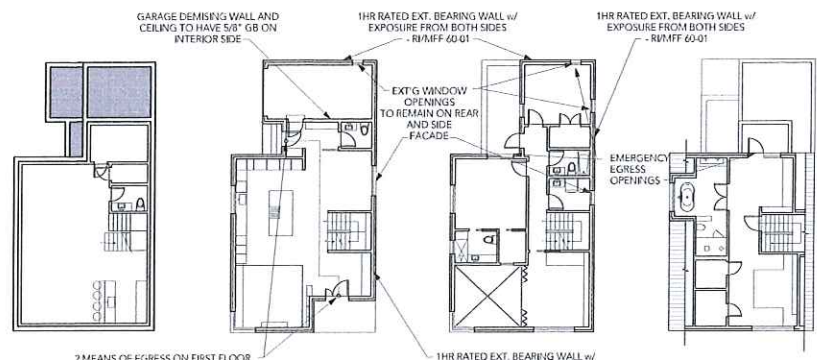
2 PROPOSED SITE PLAN

1/8" = 1'-0"

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY  
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS

ZONING COMPLIANCE TABLE				
CATEGORY	REQUIRED	EXISTING	PROPOSED	MEETS CODE
MAX. RATIO OF FLOOR AREA TO LOT AREA	0.5	1.83	2.40	NO
MIN. LOT SIZE (SQ.FT.)	5,000	1650	NO CHANGE	EXISTING NON-CONFORMITY
MIN. LOT AREA FOR EACH D.U. (SQ.FT.)	2,500	412.5	1650	EXISTING NON-CONFORMITY
MIN. LOT WIDTH (FT)	50	30	NO CHANGE	EXISTING NON-CONFORMITY
MIN. FRONT YARD (FT)	15	3	NO CHANGE	EXISTING NON-CONFORMITY
MIN. SIDE YARD (FT)	7'6" (SUM OF 20)	3	NO CHANGE	EXISTING NON-CONFORMITY
MIN. REAR YARD (FT)	25	1	NO CHANGE	EXISTING NON-CONFORMITY
MAX. HEIGHT (FT)	35	35	NO CHANGE	YES
MIN. RATIO OF PRIVATE OP. SP. TO LOT AREA	40%	16%	14%	NO

ZONING RESIDENTIAL SQUARE FOOTAGE SUMMARY		
	EXISTING GROSS AREA	PROPOSED GROSS AREA
BASEMENT	1166 GSF (UNFINISHED)	986 GSF (FINISHED)
FIRST FLOOR	1149 GSF	1224 GSF
SECOND FLOOR	1186 GSF	1034 GSF
THIRD FLOOR	748 GSF	730 GSF
TOTAL	3014 GSF	3974 GSF (INCLUDING BASEMENT)



2 MEANS OF EGRESS ON FIRST FLOOR

1HR RATED EXT. BEARING WALL w/ EXPOSURE FROM BOTH SIDES - R1/AF 60 01

1HR RATED EXT. BEARING WALL w/ EXPOSURE FROM BOTH SIDES - R1/AF 60 01

EMERGENCY EGRESS OPENINGS

# HUE ARCHITECTURE

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**STRUCTURAL**  
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PROJECT NAME

## 55 HARVEY ST RENOVATION

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PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

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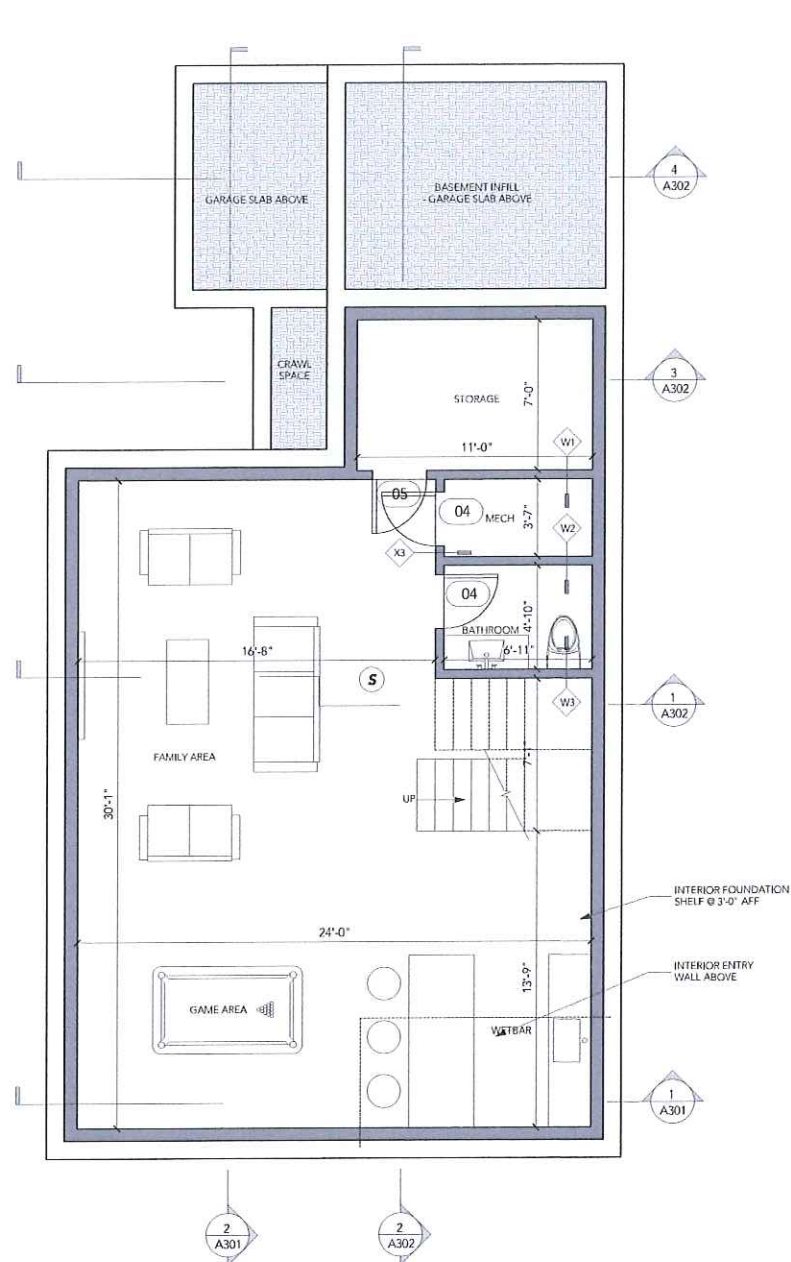
ISSUE DATE

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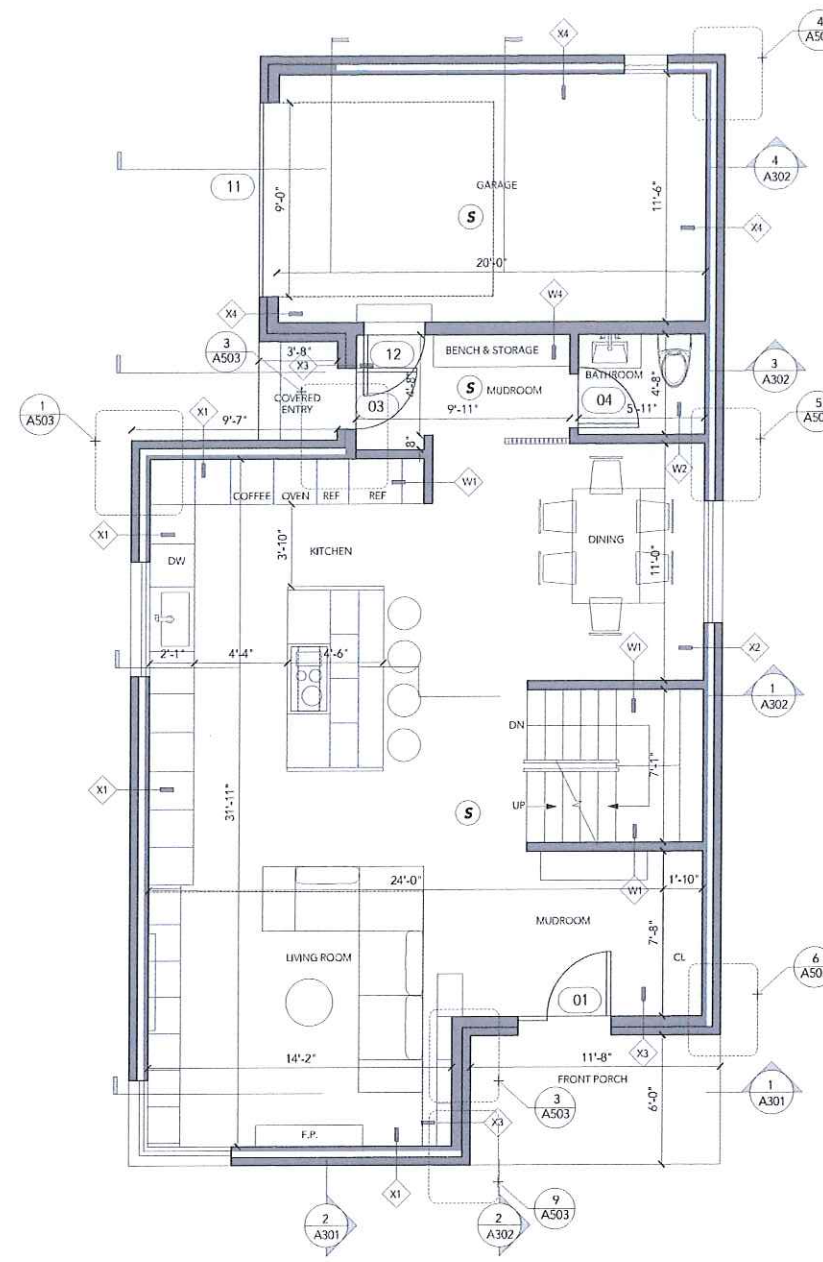
SHEET NAME

PROPOSED  
FLOOR PLAN

A101



1 PROPOSED BASEMENT PLAN  
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"

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PROJECT NAME

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PROJECT CODE: 23020

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DRAWING NO.: 6

REVISION

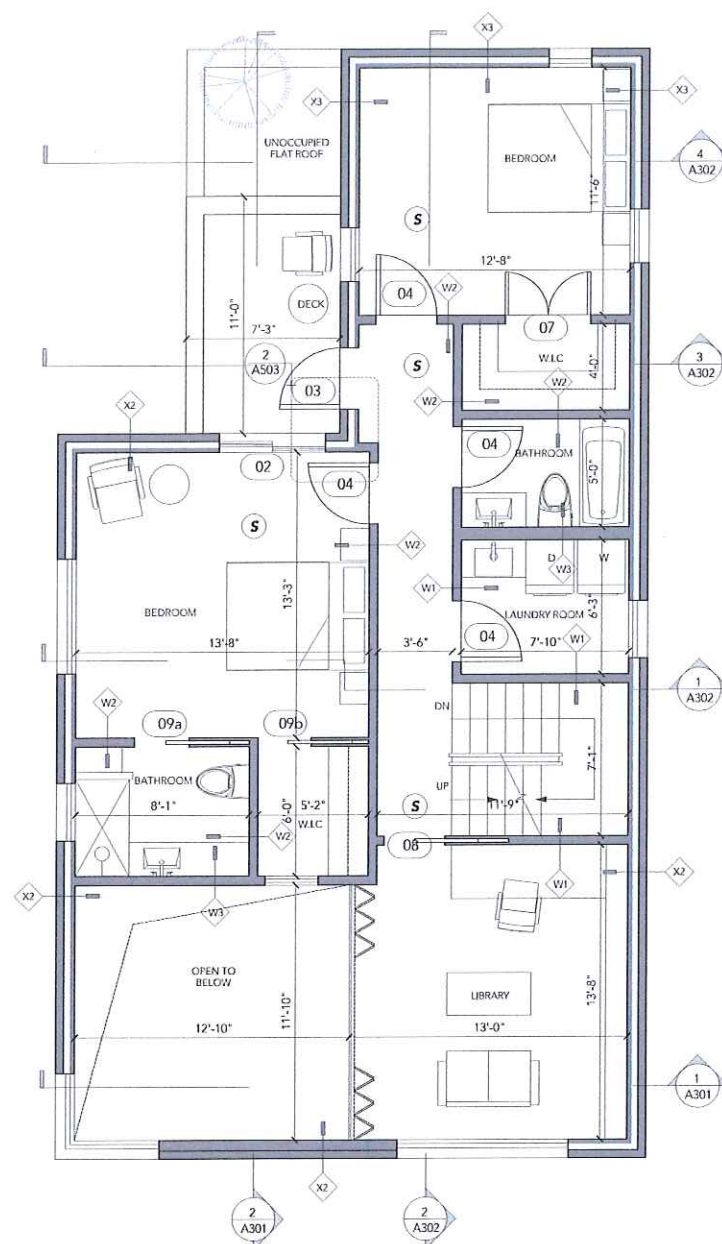
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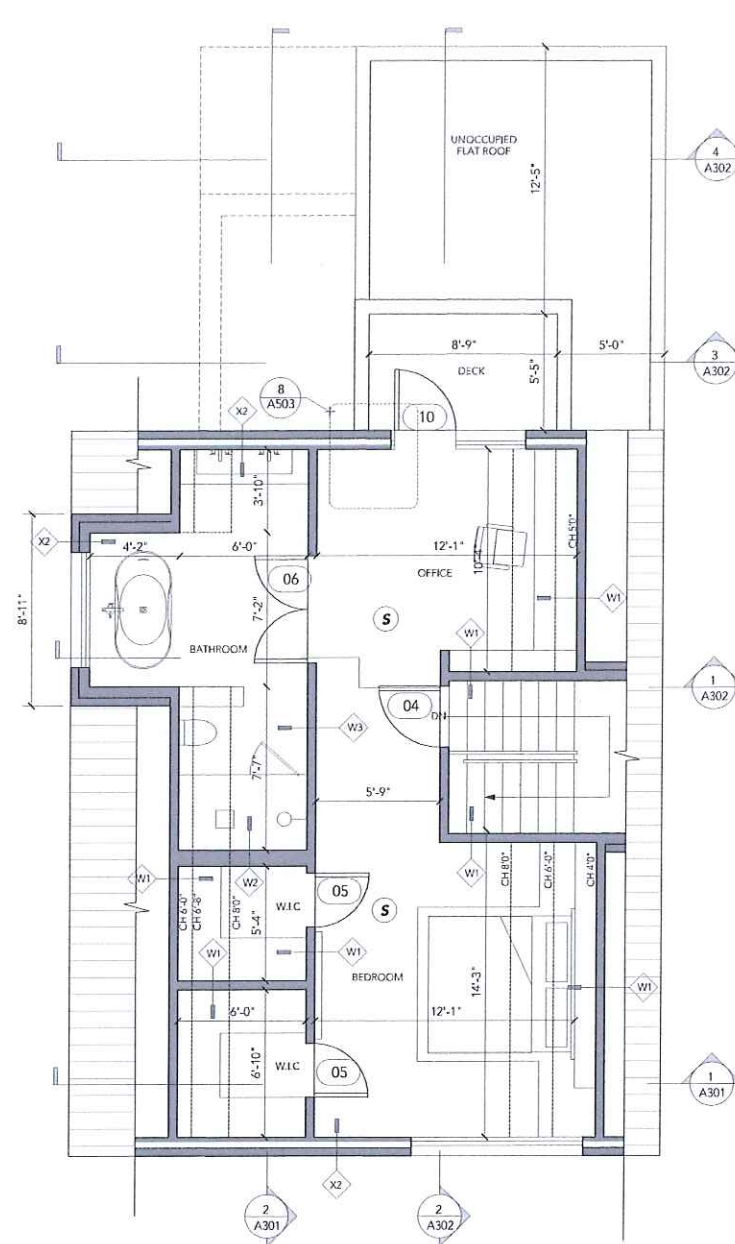
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PROPOSED  
FLOOR PLAN

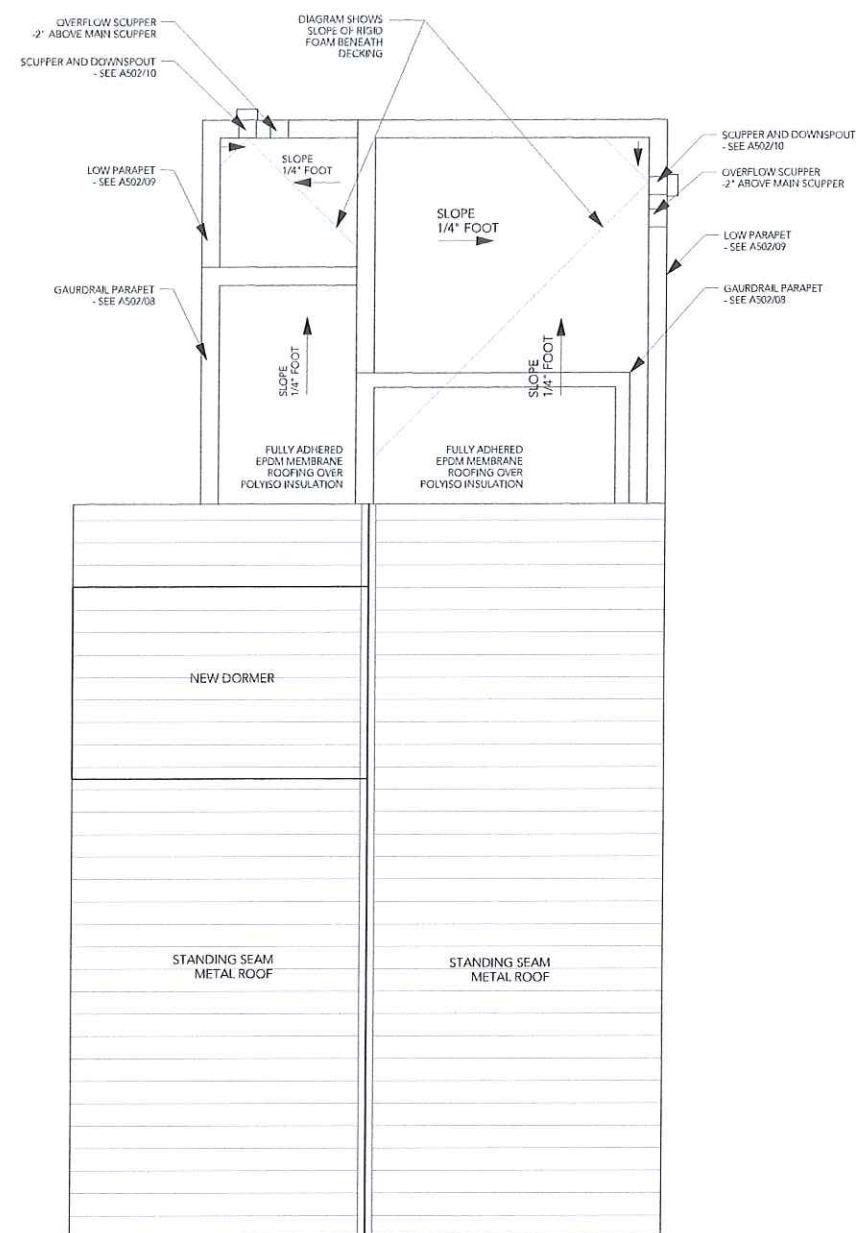
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1 PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"



3 PROPOSED ROOF PLAN  
1/4" = 1'-0"



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PROJECT NAME

## 55 HARVEY ST RENOVATION

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SCALE AS NOTED

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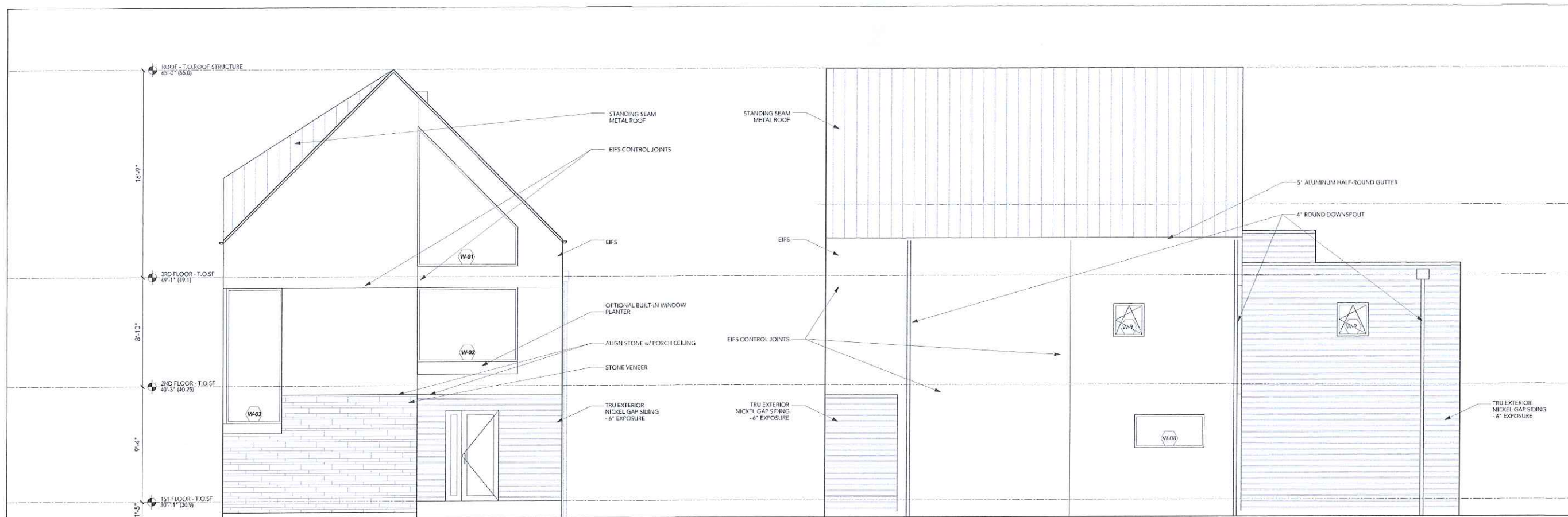
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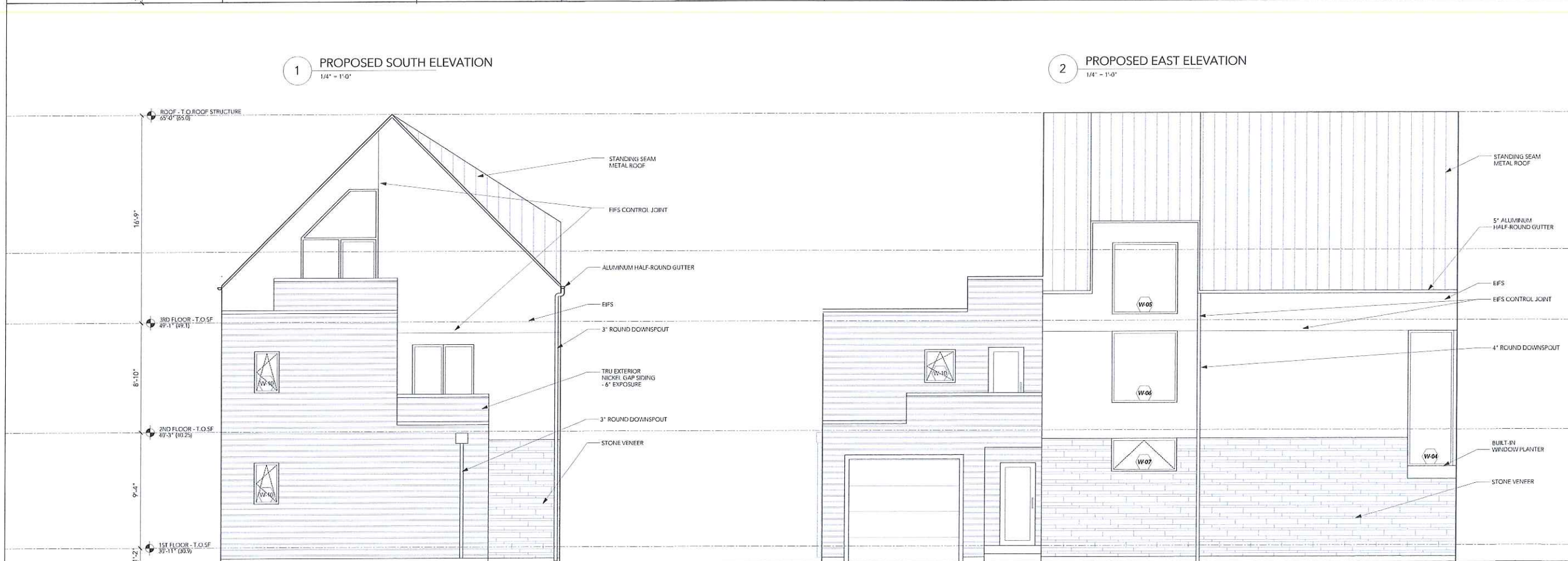
PROPOSED  
ELEVATIONS

A201



1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"

2 PROPOSED EAST ELEVATION  
1/4" = 1'-0"



3 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"

4 PROPOSED WEST ELEVATION  
1/4" = 1'-0"

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PROJECT NAME

## 55 HARVEY ST RENOVATION

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PROJECT CODE: 23020

SCALE: AS NOTED

PAPER SIZE: 24 X 36

DRAWING NO.: 8

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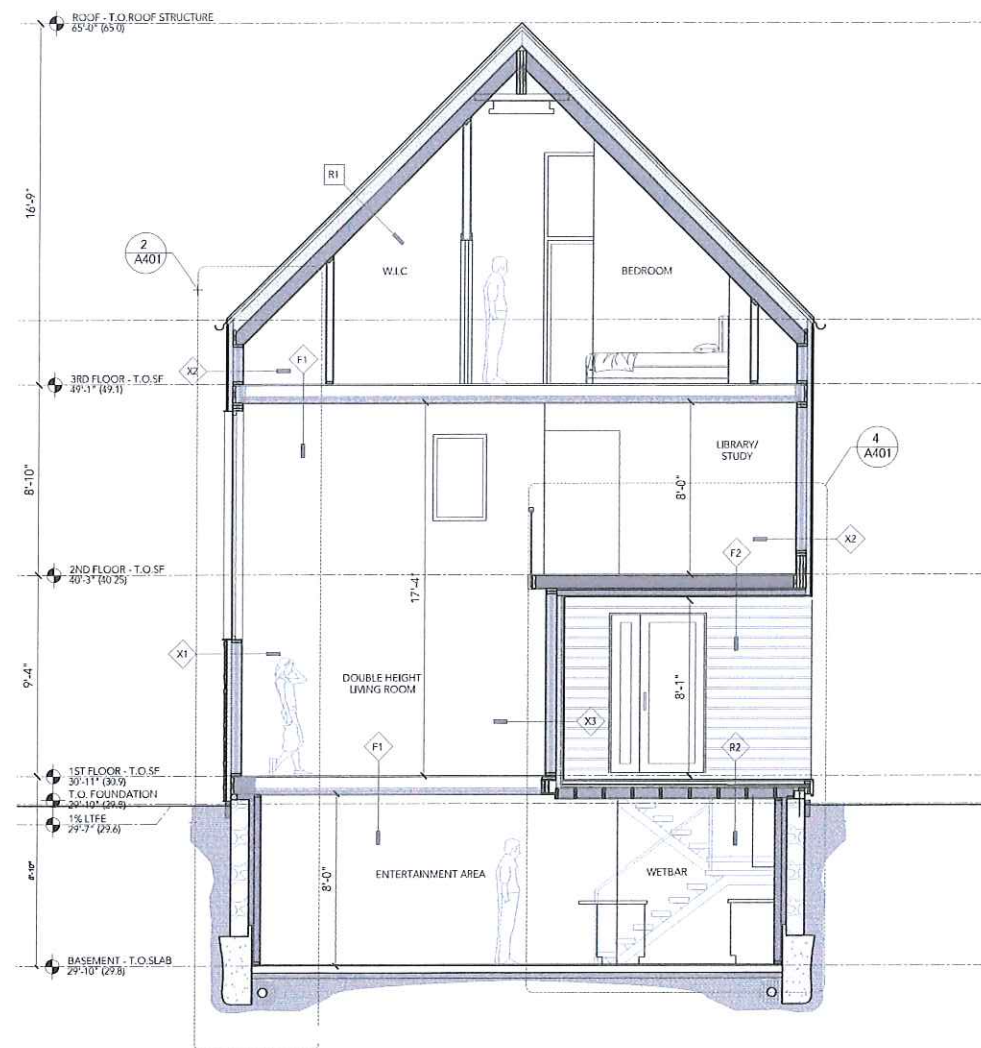
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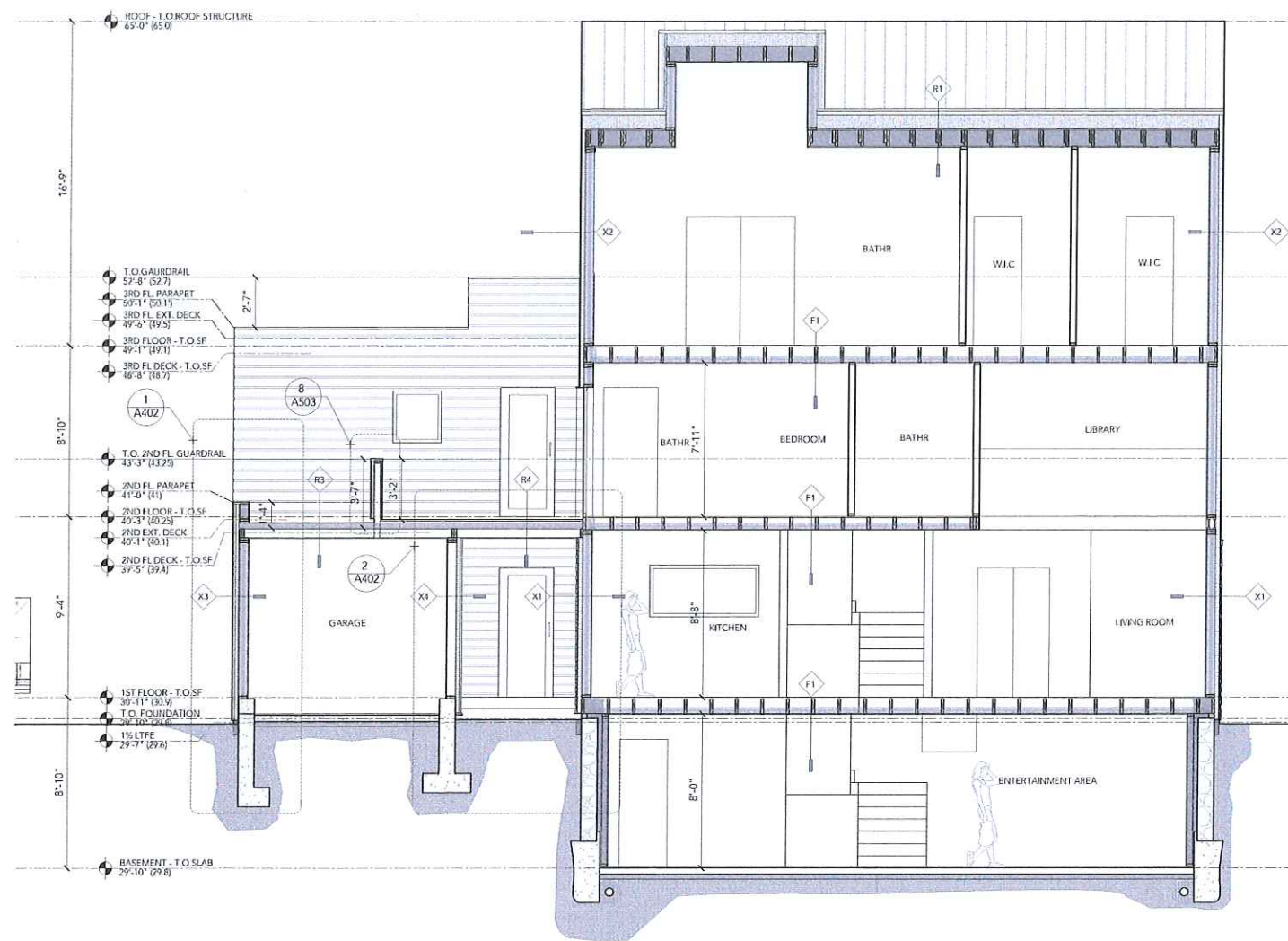
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BUILDING  
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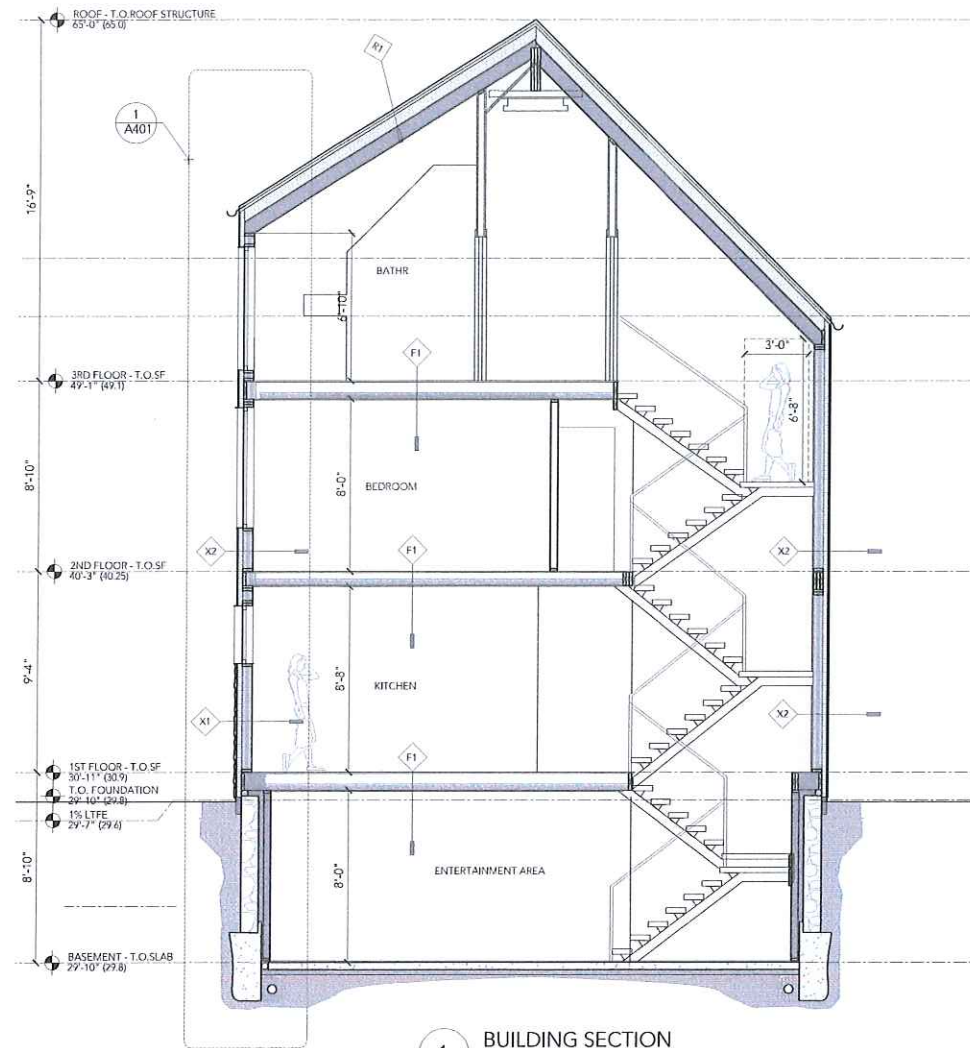
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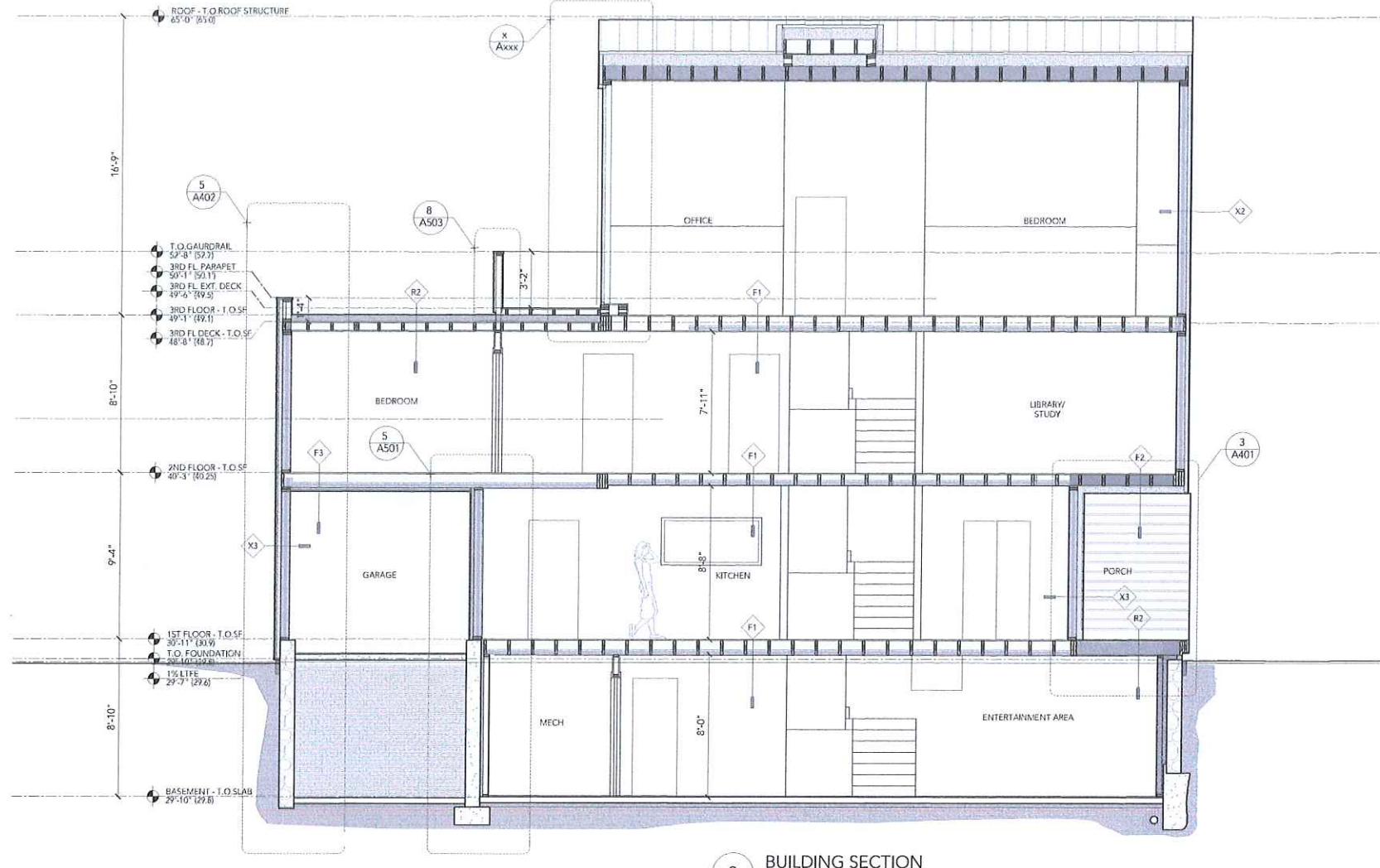
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1/4" = 1'-0"



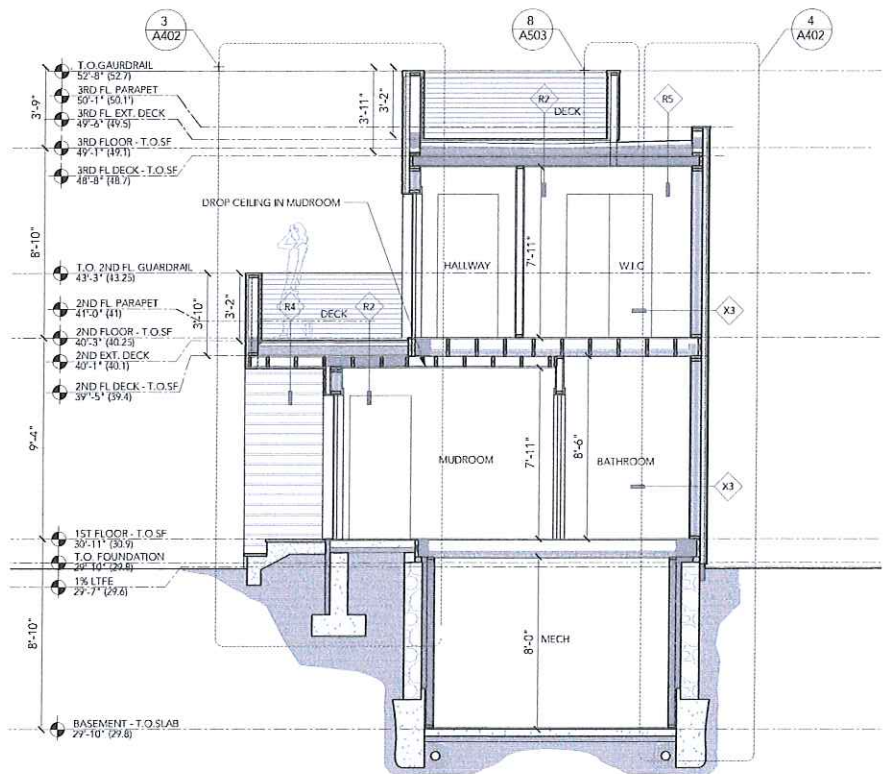
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1/4" = 1'-0"



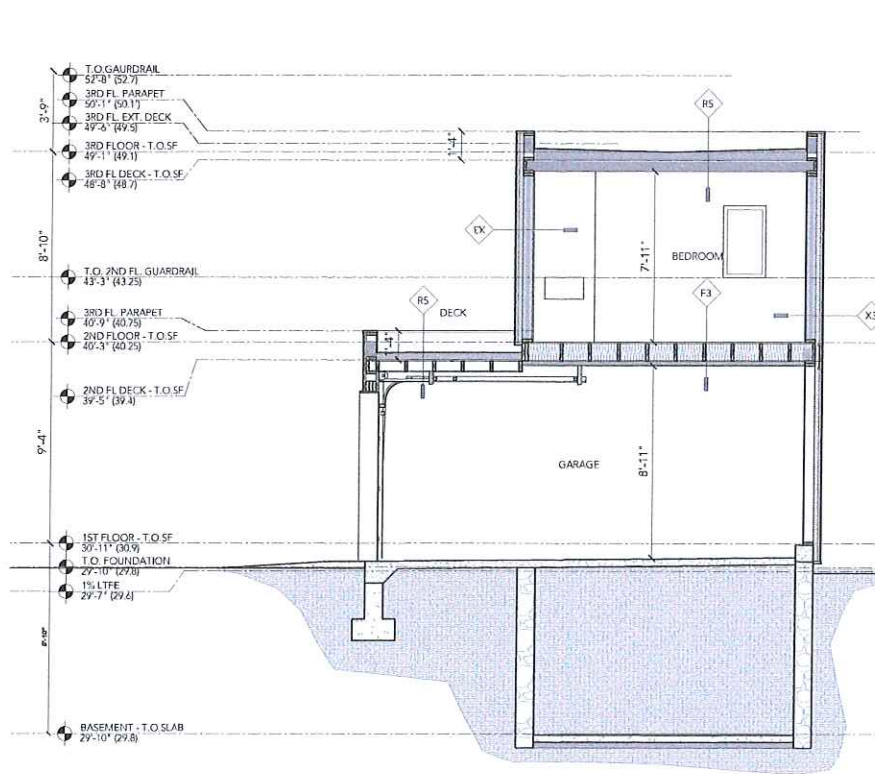
1 BUILDING SECTION  
1/4" = 1'-0"



2 BUILDING SECTION  
1/4" = 1'-0"



3 BUILDING SECTION  
1/4" = 1'-0"



4 BUILDING SECTION  
1/4" = 1'-0"

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PROJECT NAME

## 55 HARVEY ST RENOVATION

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PROJECT CODE: 23020

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ISSUE DATE

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SHEET NO.

BUILDING SECTIONS

A302

# HUE ARCHITECTURE

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PROJECT NAME

## 55 HARVEY ST RENOVATION

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PROJECT CODE 23020

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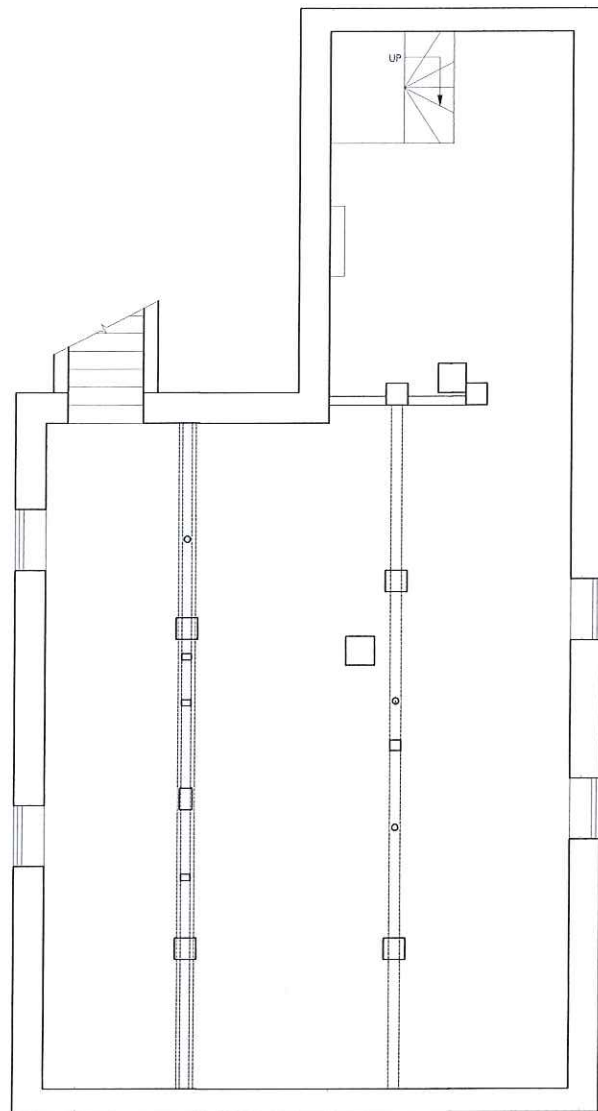
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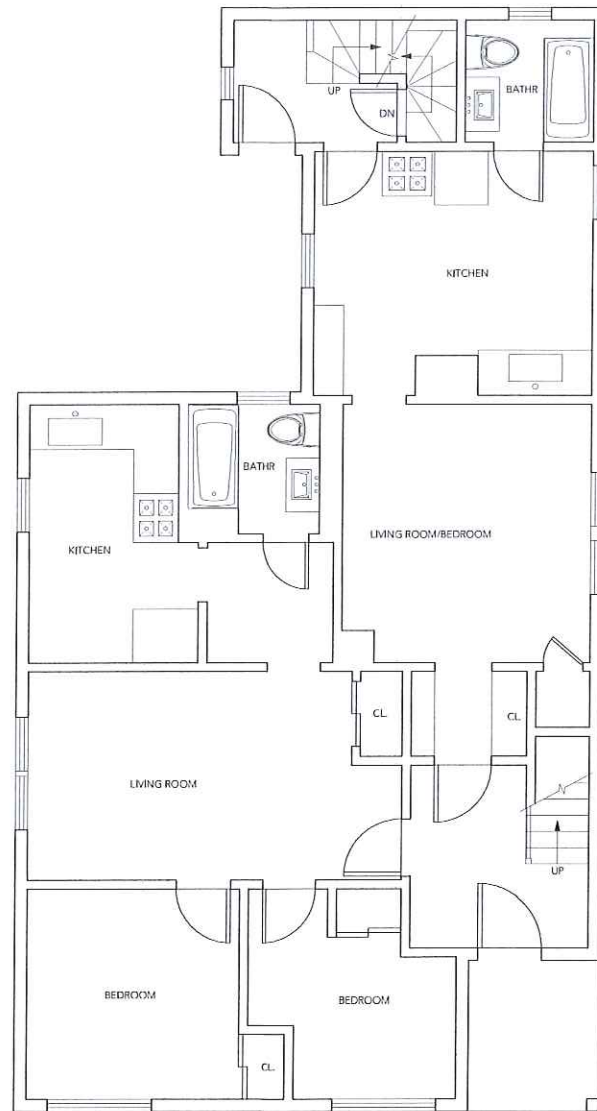
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EXISTING  
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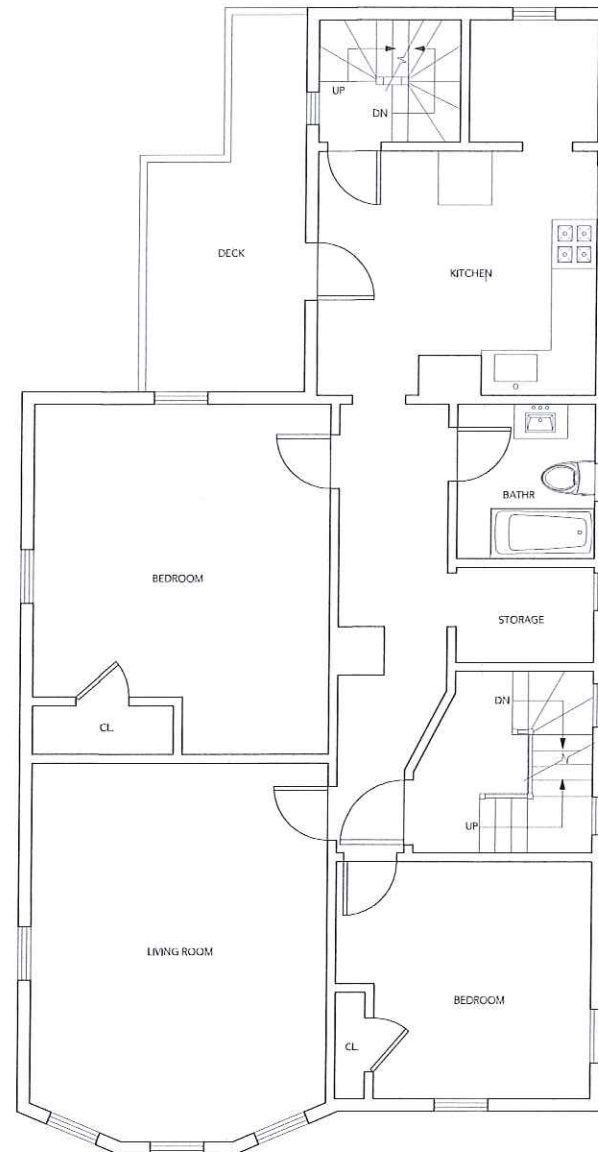
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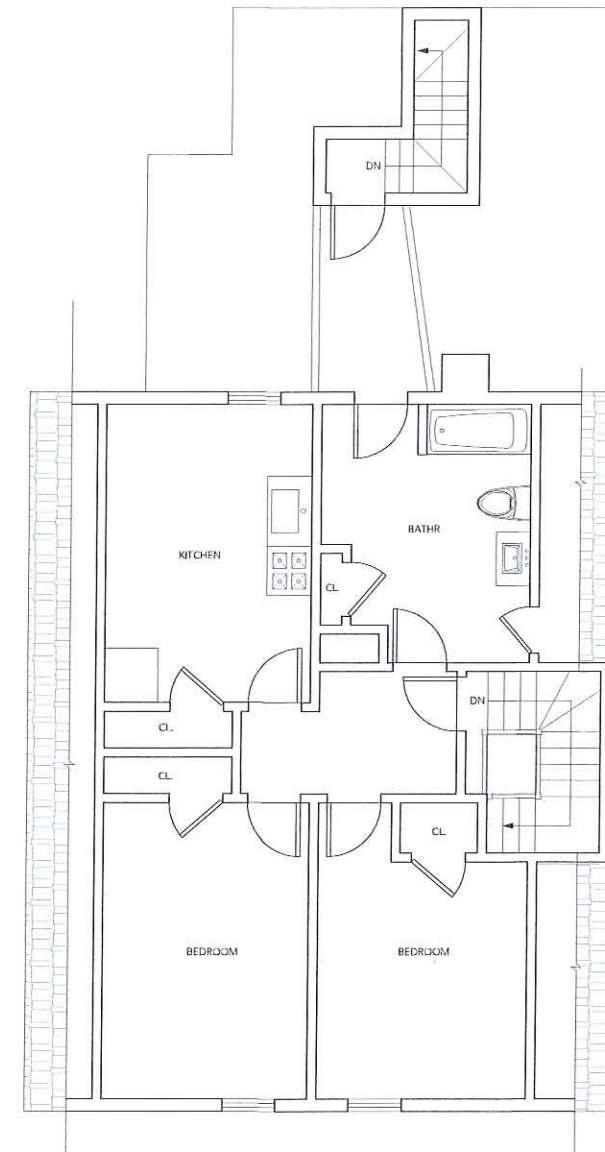
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1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



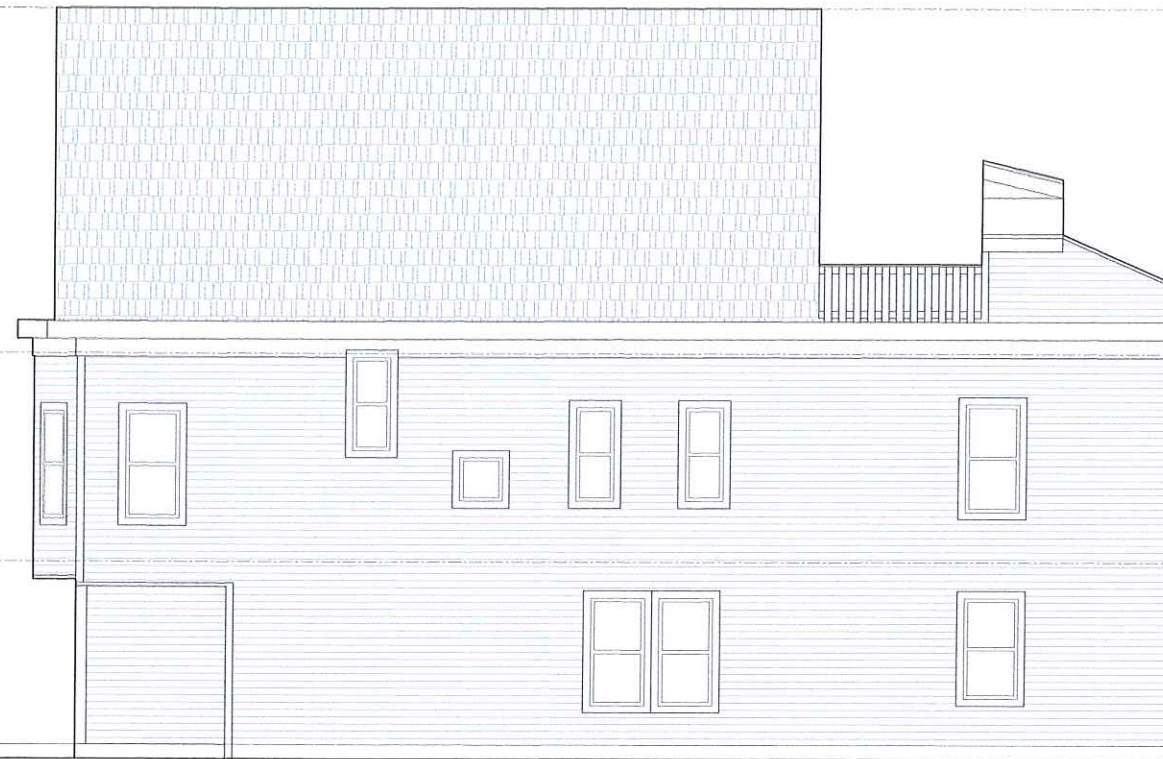
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1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN  
1/4" = 1'-0"



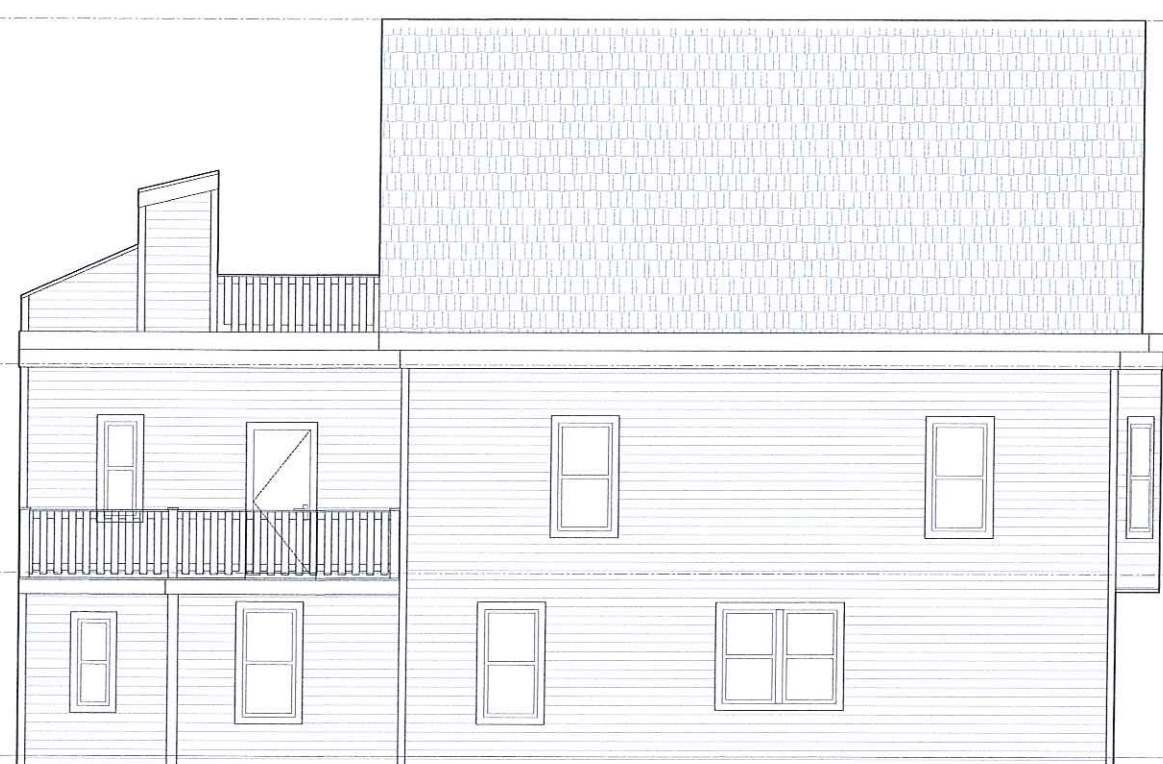
1 EXISTING SOUTH ELEVATION  
1/4" = 1'-0"



2 EXISTING EAST ELEVATION  
1/4" = 1'-0"



3 EXISTING NORTH ELEVATION  
1/4" = 1'-0"



4 EXISTING WEST ELEVATION  
1/4" = 1'-0"

# HUE ARCHITECTURE

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PROJECT NAME

## 55 HARVEY ST RENOVATION

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PROJECT CODE 23020

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SHEET NAME

EXISTING  
ELEVATIONS

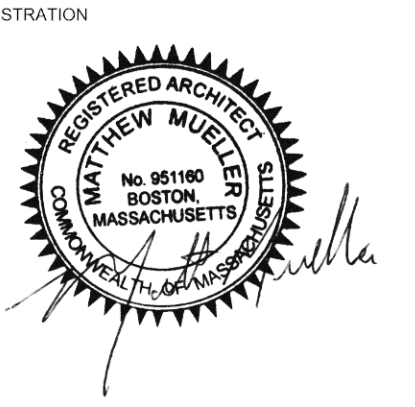
AE201



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DESIGN TEAM

PROJECT NAME

## 55 HARVEY ST RENOVATION

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SHEET NAME

COVER PAGE

# A000

# 55 HARVEY ST SINGE FAMILY CONVERSTION & RENOVATION

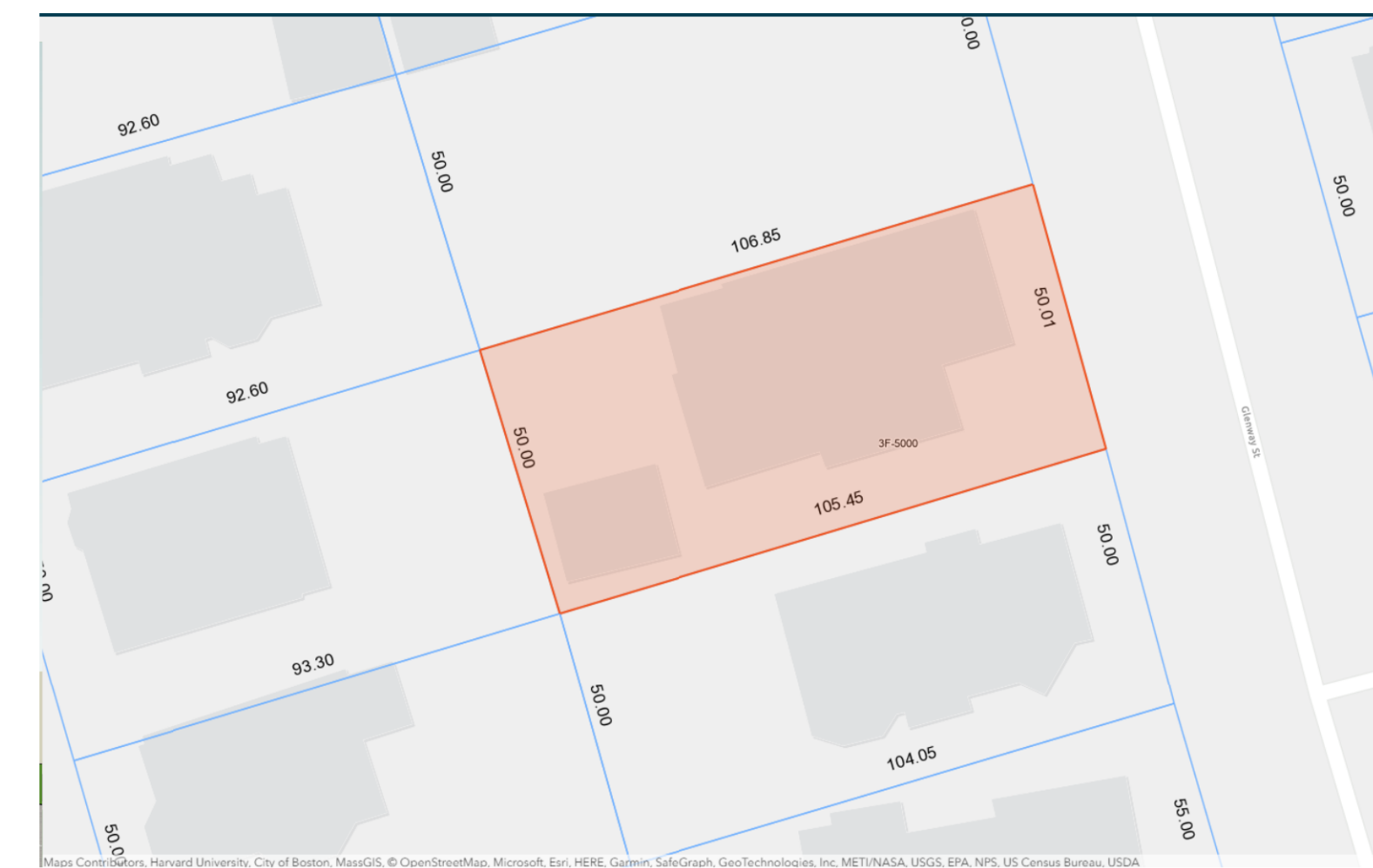
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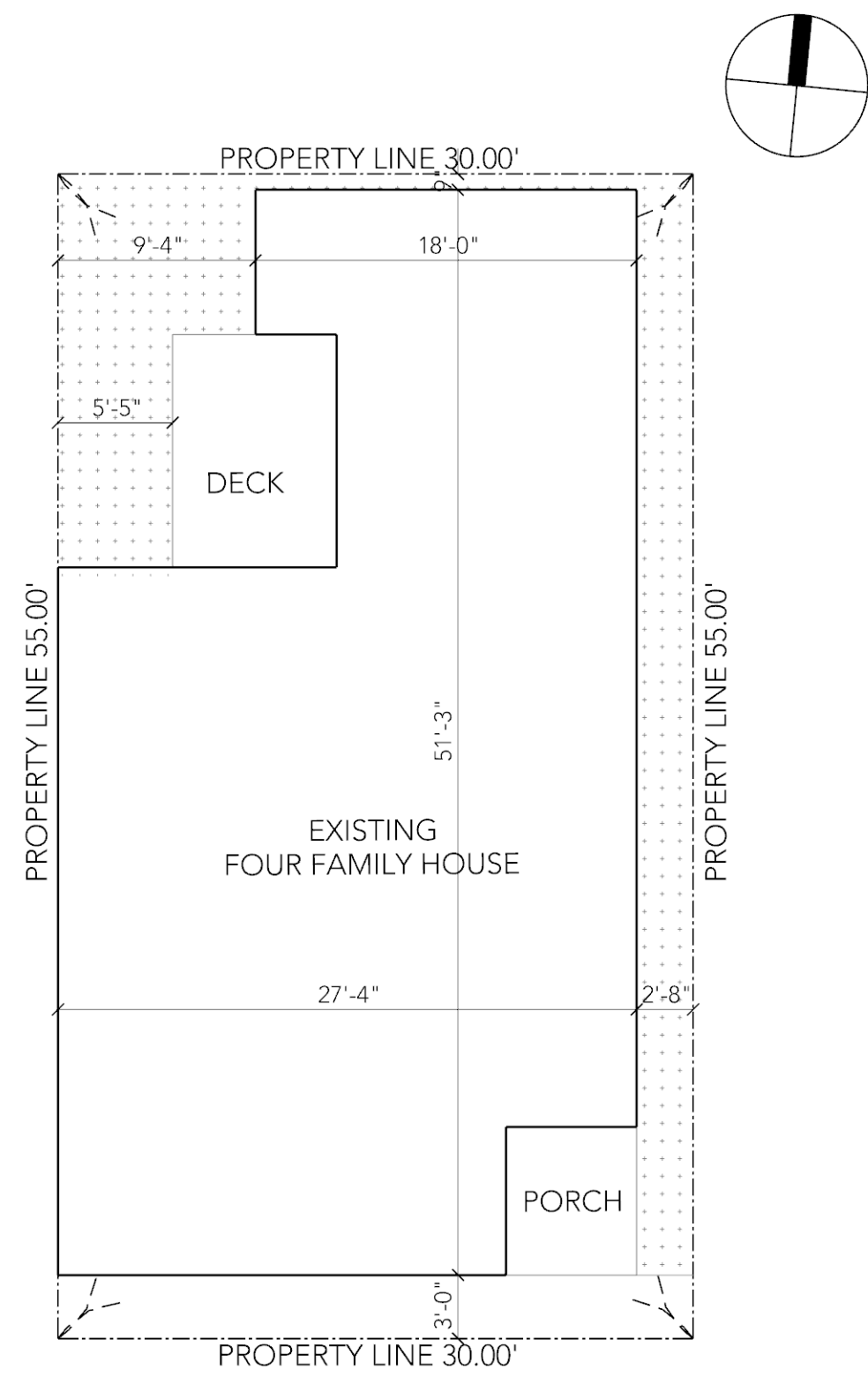
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MECH	MECHANICAL ROOM
W/D	WASHER/DRYER
	PARTITION TYPE
	DOOR NUMBER
	WINDOW AND WINDOW TAG
	WALL TO BE REMOVED
	NEW WALL
	EXISTING WALL TO REMAIN
	SOFFIT/CEILING CHANGE
	WALL SECTION SECTION #/ SHEET LOCATION
	DETAIL REFERENCE SECTION #/ SHEET LOCATION
	EXTERIOR ELEVATIONS SECTION #/ SHEET LOCATION

## SHEET LIST

ARCHITECTURAL
A000 - COVER
A001 - SITE PLAN AND ZONING INFO
A101 - PROPOSED PLANS
A201 - PROPOSED ELEVATIONS
A102 - PROPOSED PLANS
AE101 - EXISTING PLANS
AE102 - EXISTING PLANS
AE201 - EXISTING ELEVATIONS

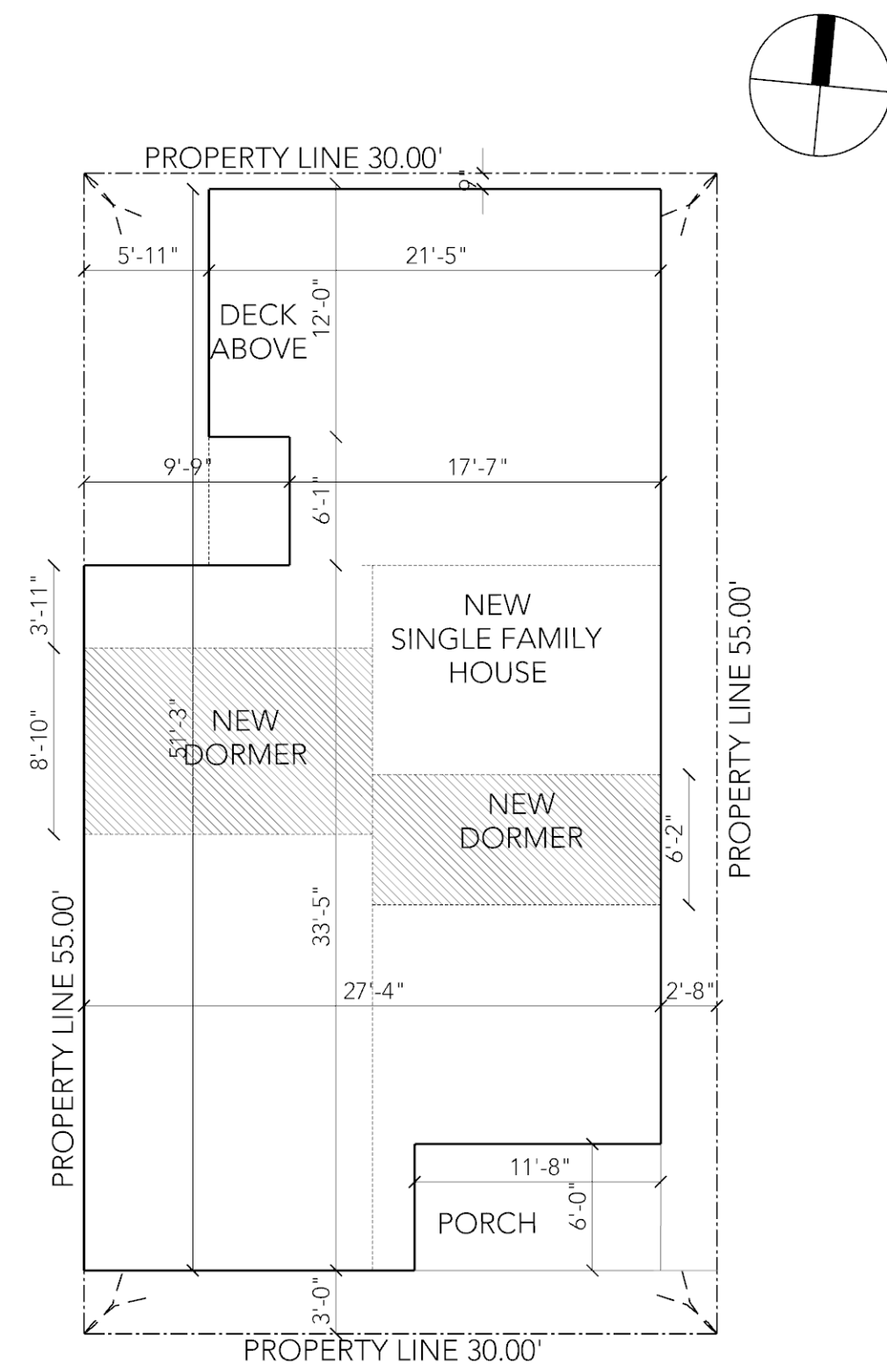
## LOCUS MAP





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

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY  
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS



2 PROPOSED SITE PLAN  
1/8" = 1'-0"

DIAGRAMMATIC SITE REPRESENT DESIGN INTENT ONLY  
USE CERTIFIED SITE PLAN FOR FINAL MEASUREMENTS AND SETBACKS

ZONING ANALYSIS				
55 HARVEY ST CAMBRIDGE, MA 02140 PARCEL ID: ? ZONING DISTRICT: ? ZONING SUBDISTRICT: RESIDENCE B LOT AREA: 1,650 SQ.FT.				
ZONING COMPLIANCE TABLE				
CATEGORY	REQUIRED	EXISTING	PROPOSED	MEETS CODE
MAX.RATIO OF FLOOR AREA TO LOT AREA	0.5	1.83	2.39	NO
MIN. LOT SIZE ( SQ.FT.)	5,000	1650	NO CHANGE	EXISTING NON-CONFORMITY
MIN.LOT AREA FOR EACH D.U. ( SQ.FT.)	2,500	412.5	1650	EXISTING NON-CONFORMITY
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MIN.SIDE YARD ( FT)	7'6" (SUM OF 20)	3	NO CHANGE	EXISTING NON-CONFORMITY
MIN.REAR YARD ( FT)	25	1	NO CHANGE	EXISTING NON-CONFORMITY
MAX. HEIGHT ( FT)	35	35	NO CHANGE	YES
MIN.RATIO OF PRIVATE OP.SP.TO LOT AREA	40%	30%	26%	NO

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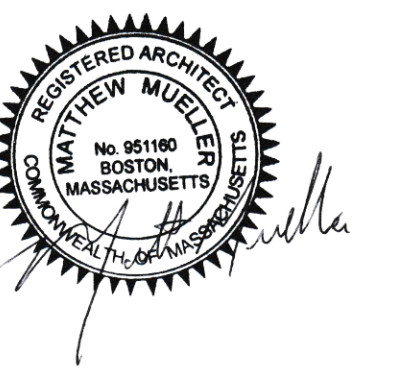
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NOV. 13, 2023  
ZONING SUBMISSION

SHEET NAME

SITE PLAN

# A001

REGISTRATION



DESIGN TEAM

PROJECT NAME

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PAPER SIZE 24 X 36

DRAWING NO. 3

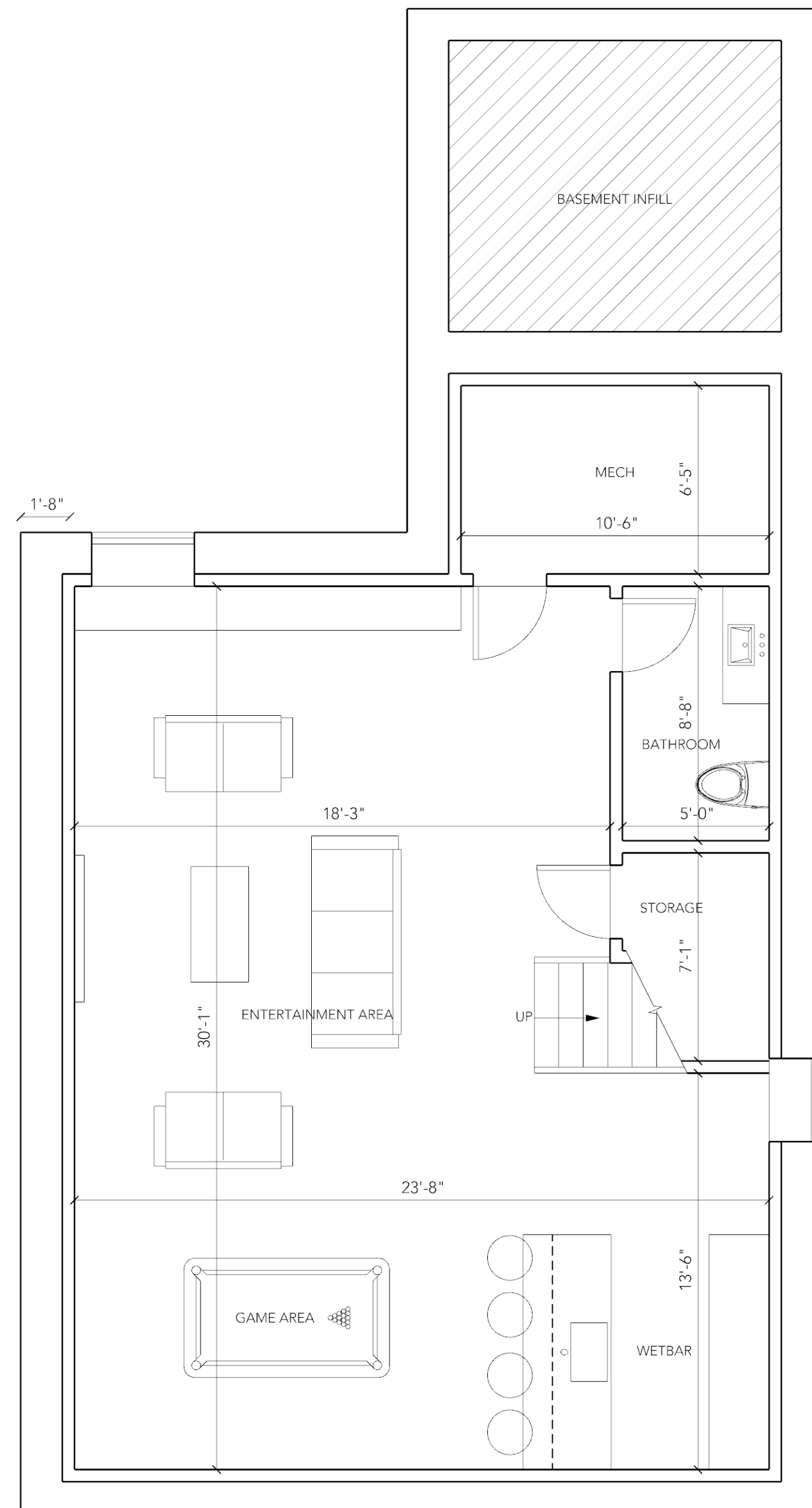
REVISION

ISSUE DATE  
NOV. 13, 2023  
ZONING  
SUBMISSION

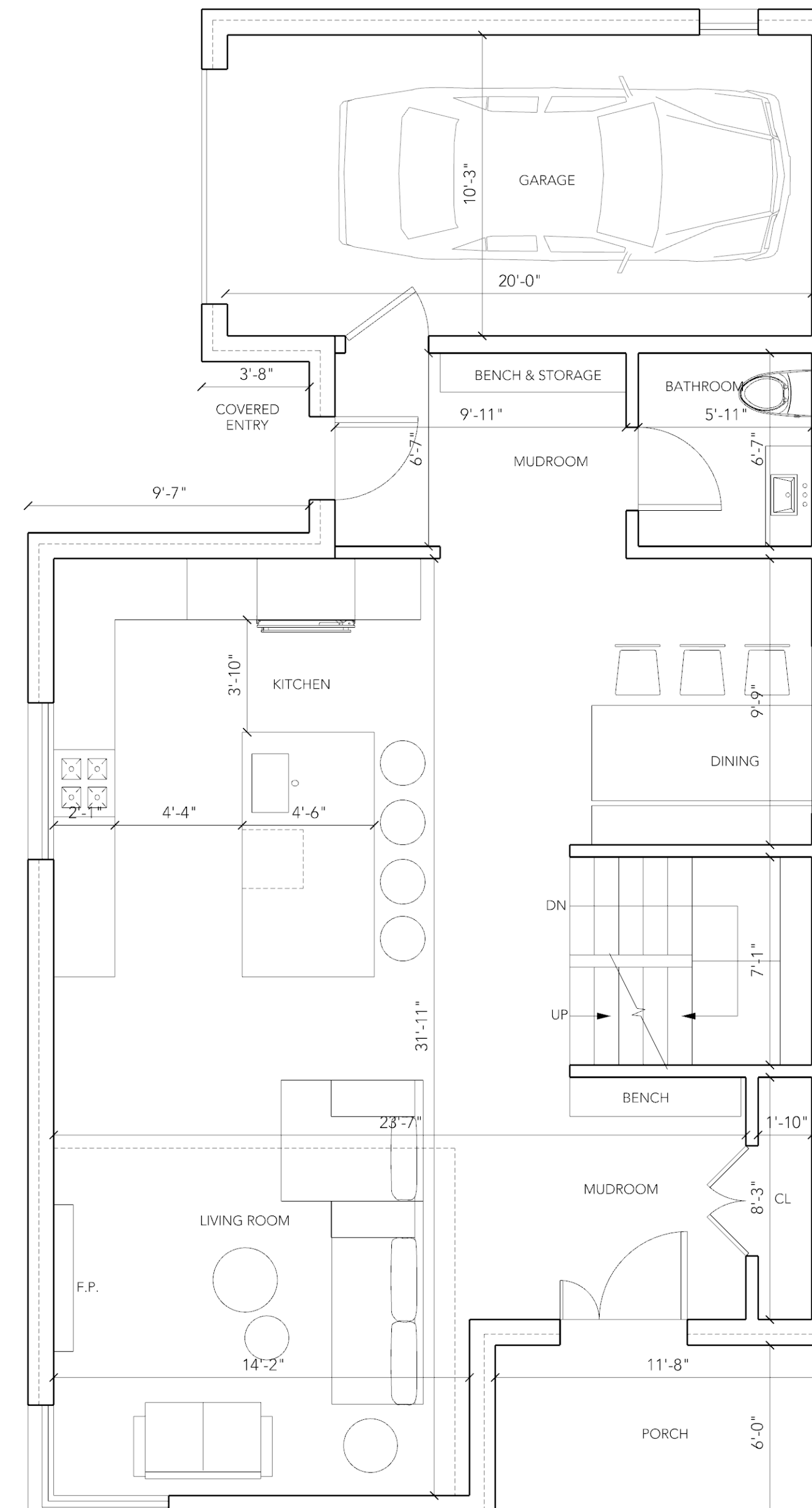
SHEET NAME

PROPOSED  
FLOOR PLAN

A101



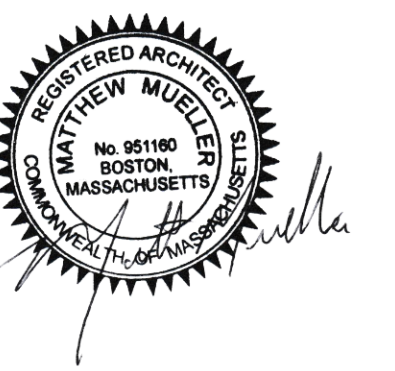
1 PROPOSED BASEMENT PLAN  
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN  
1/4" = 1'-0"



REGISTRATION



DESIGN TEAM

PROJECT NAME

**55 HARVEY ST  
RENOVATION**

Tigran Yesayan  
ARM Developers LLC  
100 Hano Street Unit 19  
Allston, MA 02134  
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 4

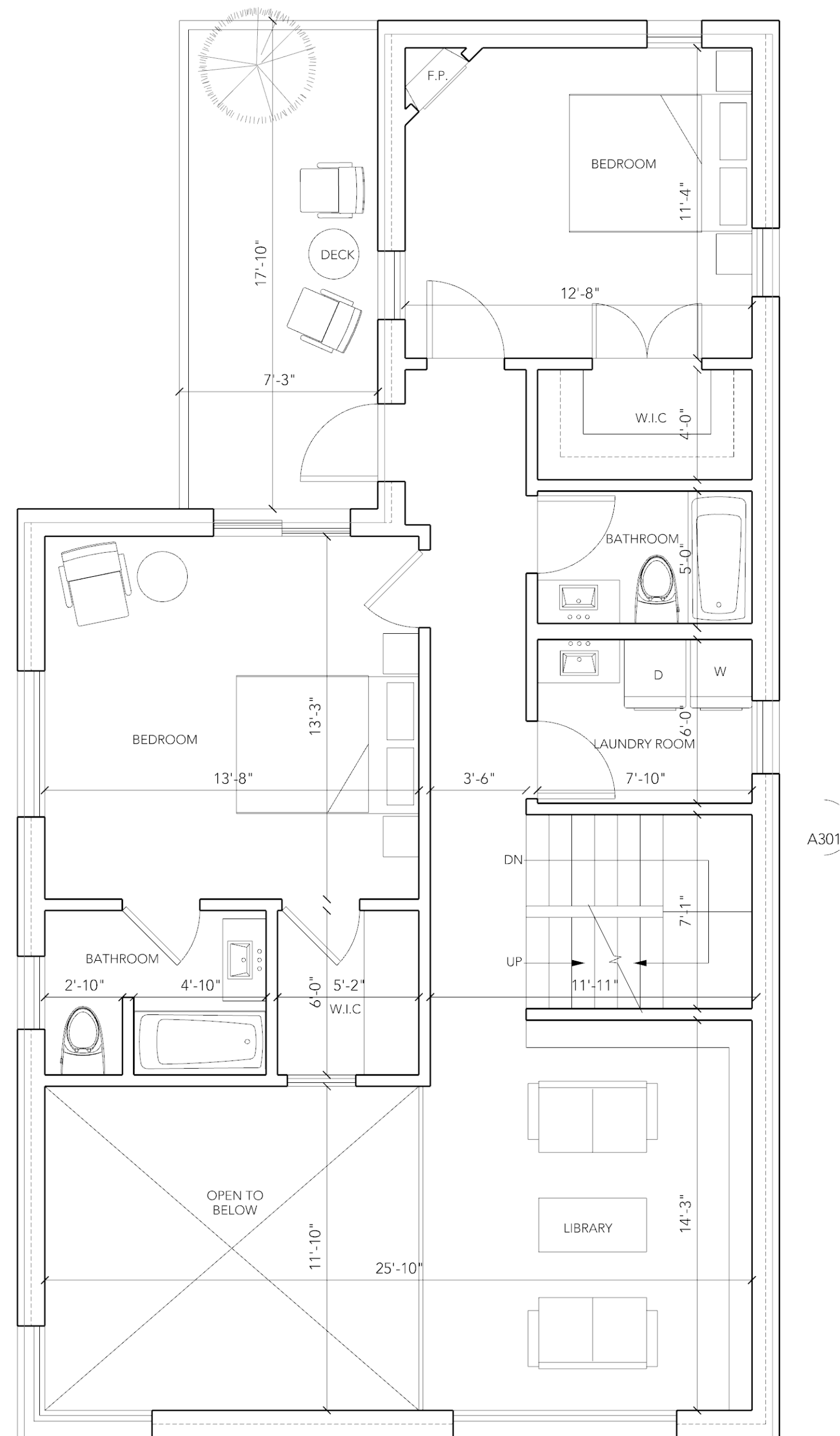
REVISION

ISSUE DATE  
**NOV. 13, 2023**  
ZONING  
SUBMISSION

SHEET NAME

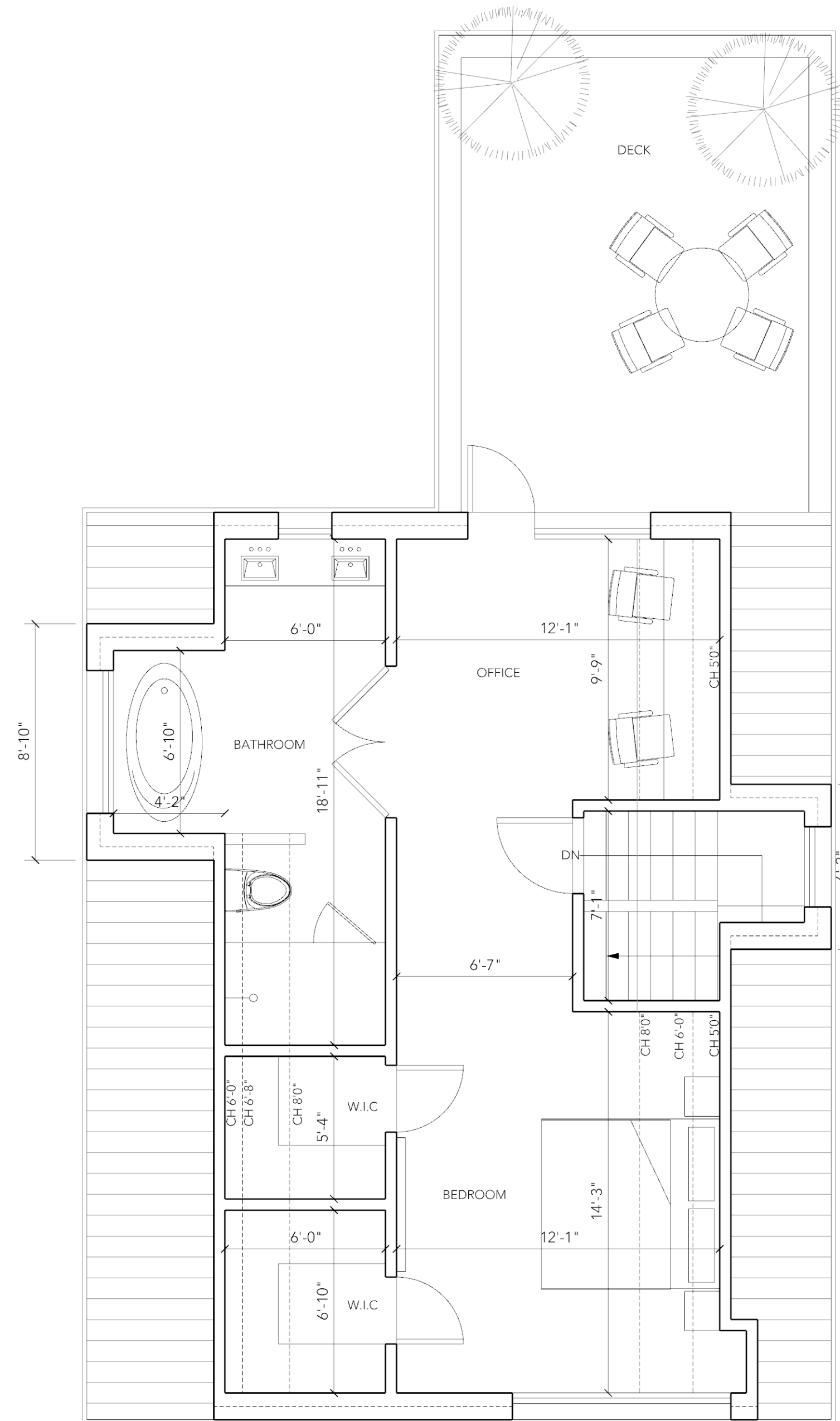
**PROPOSED  
FLOOR PLAN**

**A102**



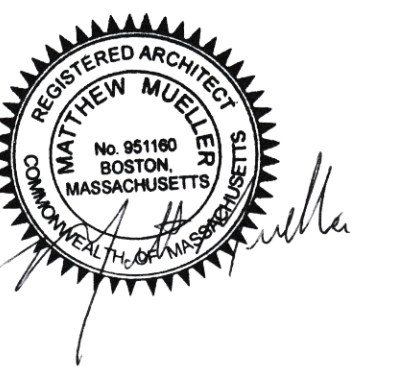
A301

**1** PROPOSED SECOND FLOOR PLAN  
1/4" = 1'-0"



**2** PROPOSED THIRD FLOOR PLAN  
1/4" = 1'-0"

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST  
RENOVATION

Tigran Yesayan  
ARM Developers LLC  
100 Hano Street Unit 19  
Allston, MA 02134  
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 5

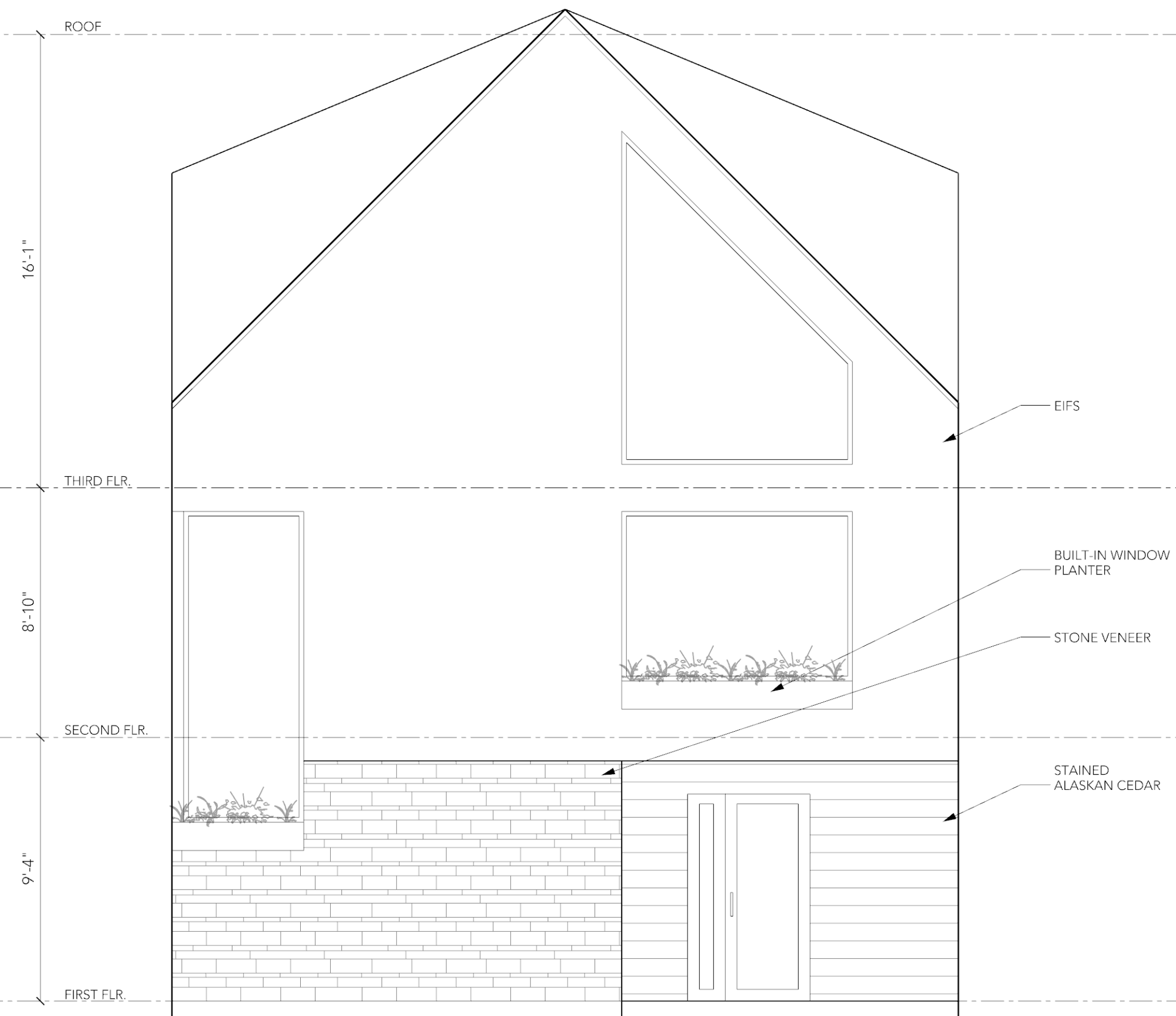
REVISION

ISSUE DATE  
**NOV. 13, 2023**  
ZONING  
SUBMISSION

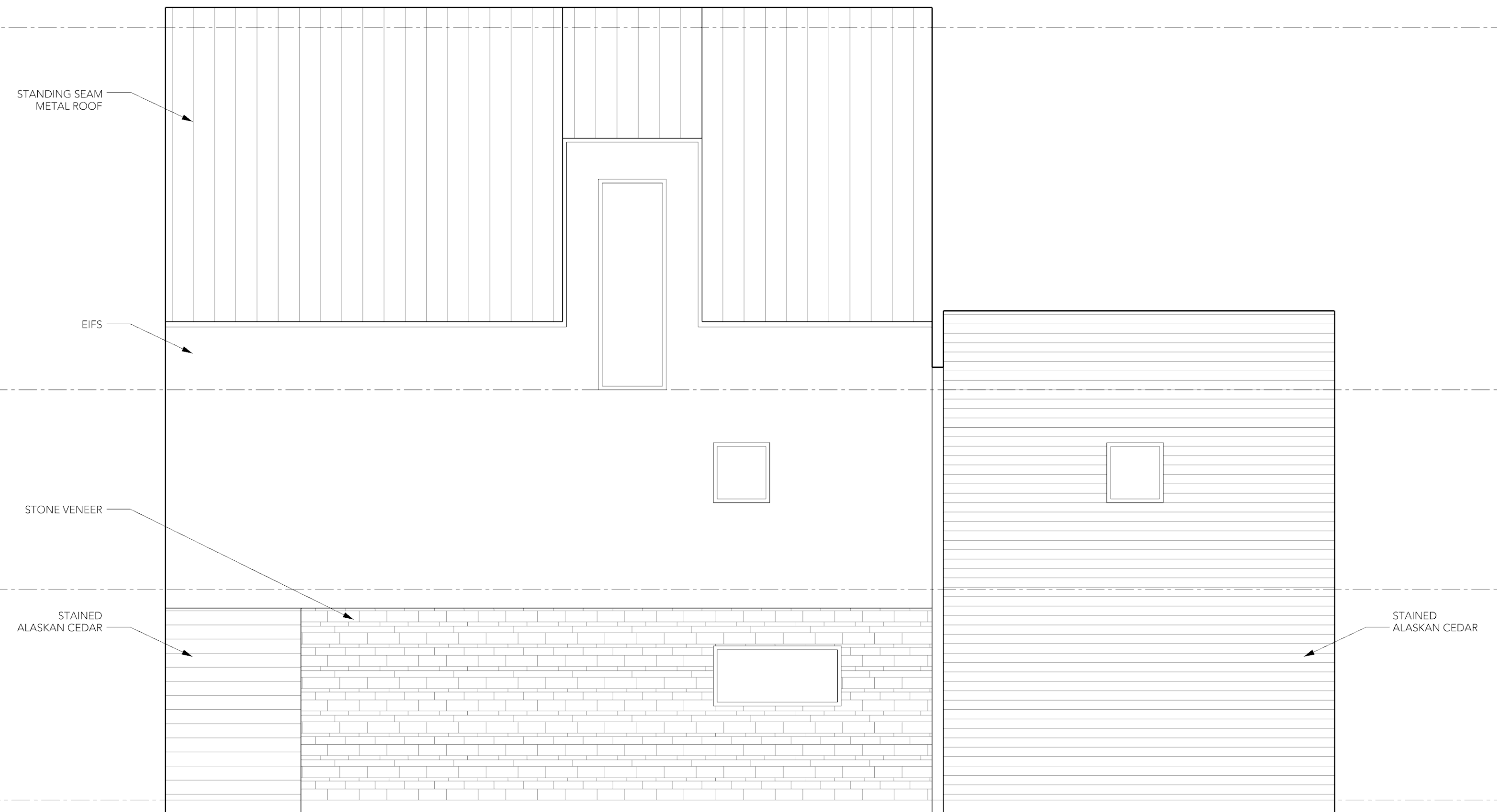
SHEET NAME

PROPOSED  
ELEVATIONS

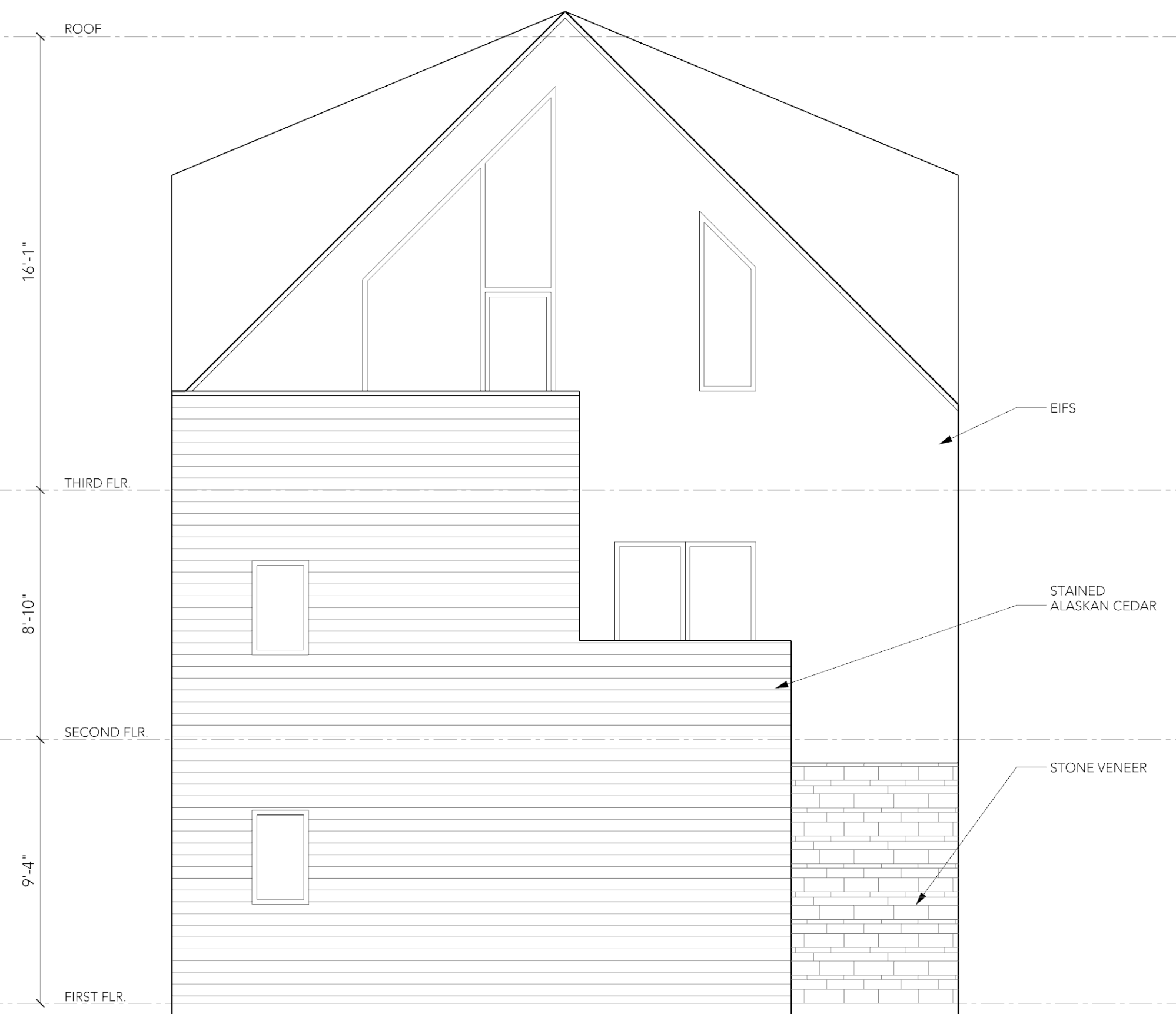
A201



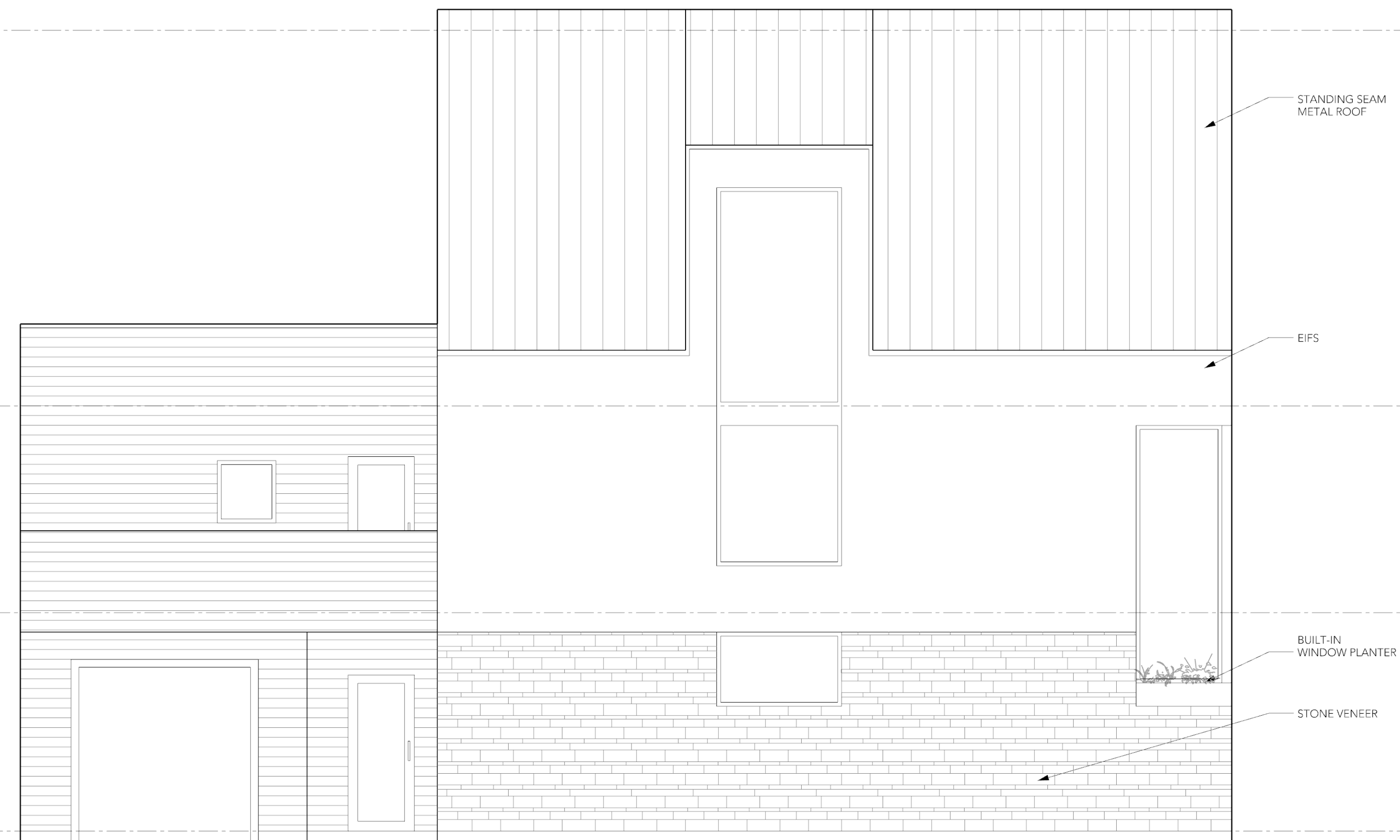
1 PROPOSED SOUTH ELEVATION  
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION  
1/4" = 1'-0"

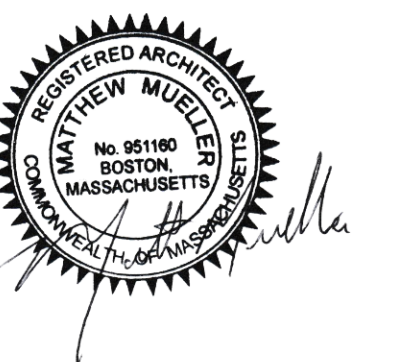


3 PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



4 PROPOSED WEST ELEVATION  
1/4" = 1'-0"

REGISTRATION



DESIGN TEAM

PROJECT NAME

55 HARVEY ST  
RENOVATION

Tigran Yesayan  
ARM Developers LLC  
100 Hano Street Unit 19  
Allston, MA 02134  
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 6

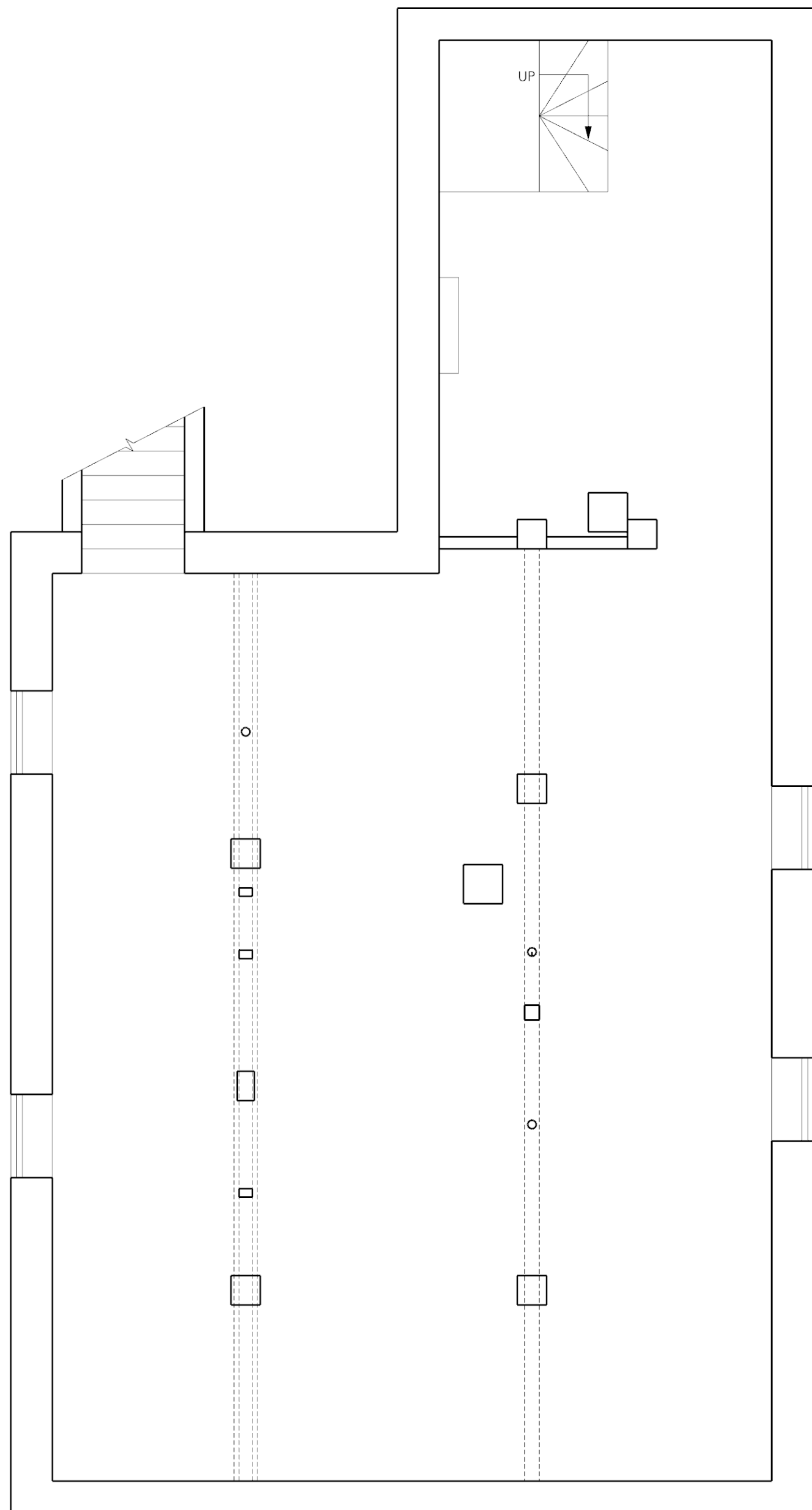
REVISION

ISSUE DATE  
NOV. 13, 2023  
ZONING  
SUBMISSION

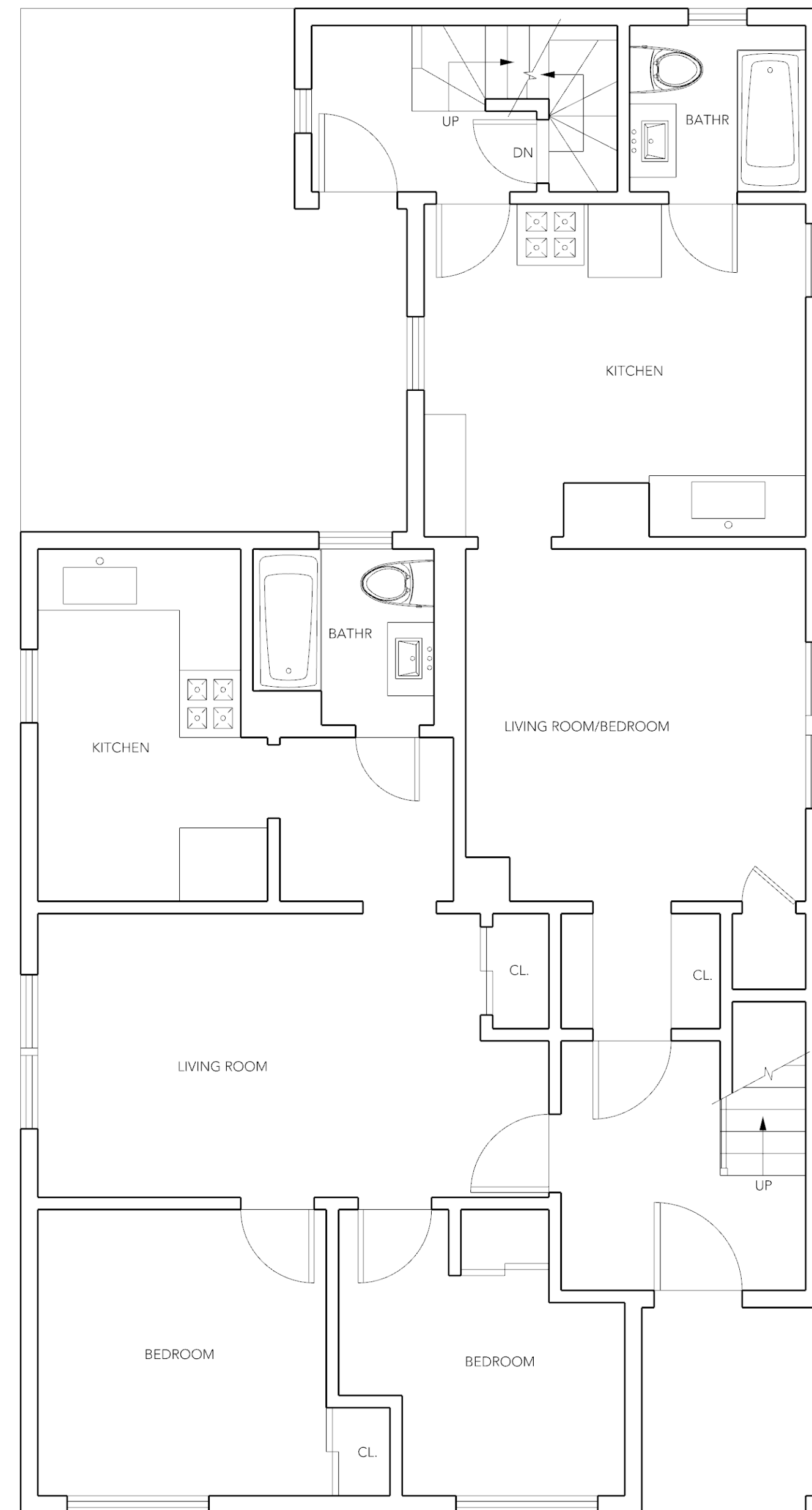
SHEET NAME

EXISTING  
FLOOR PLAN

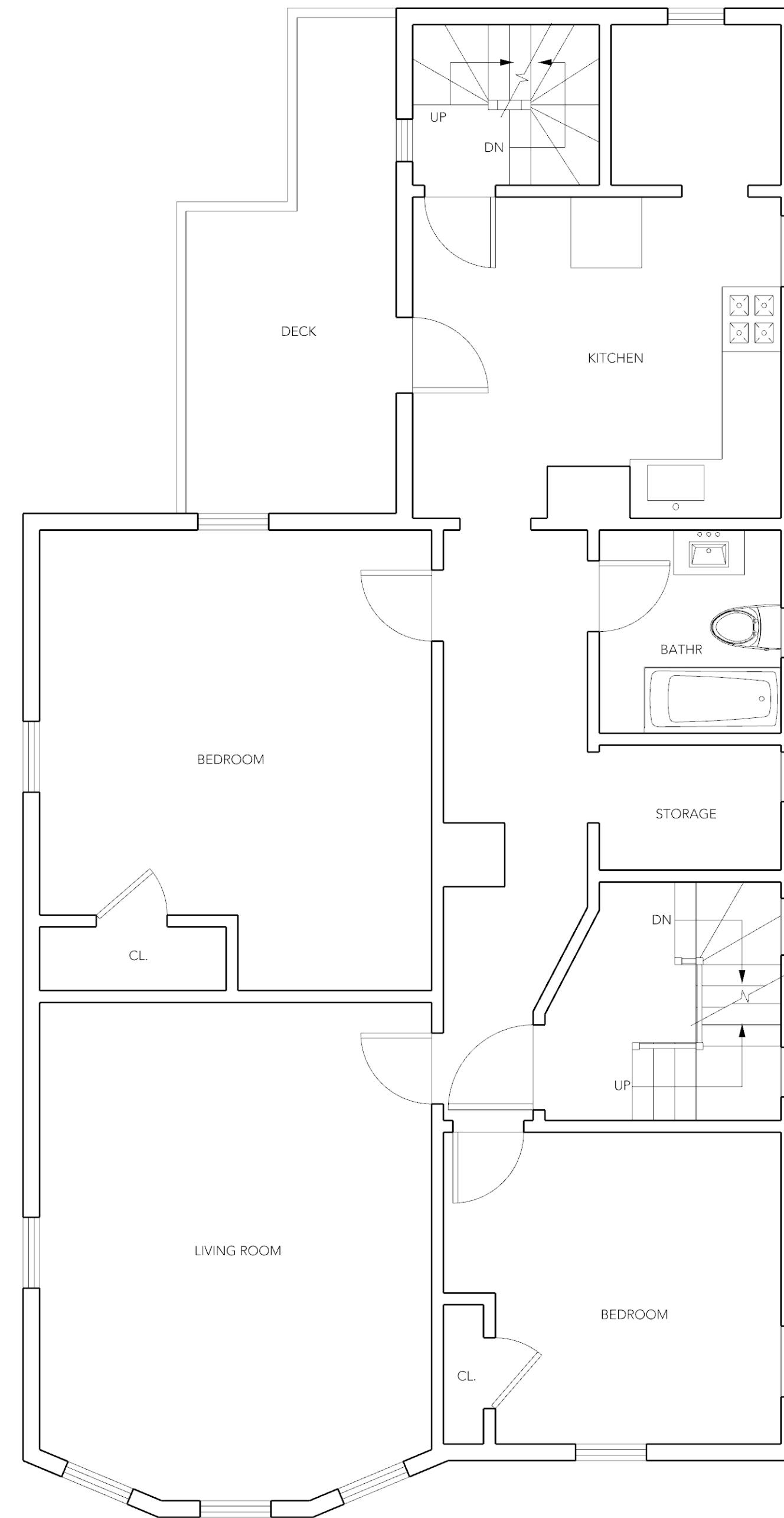
AE101



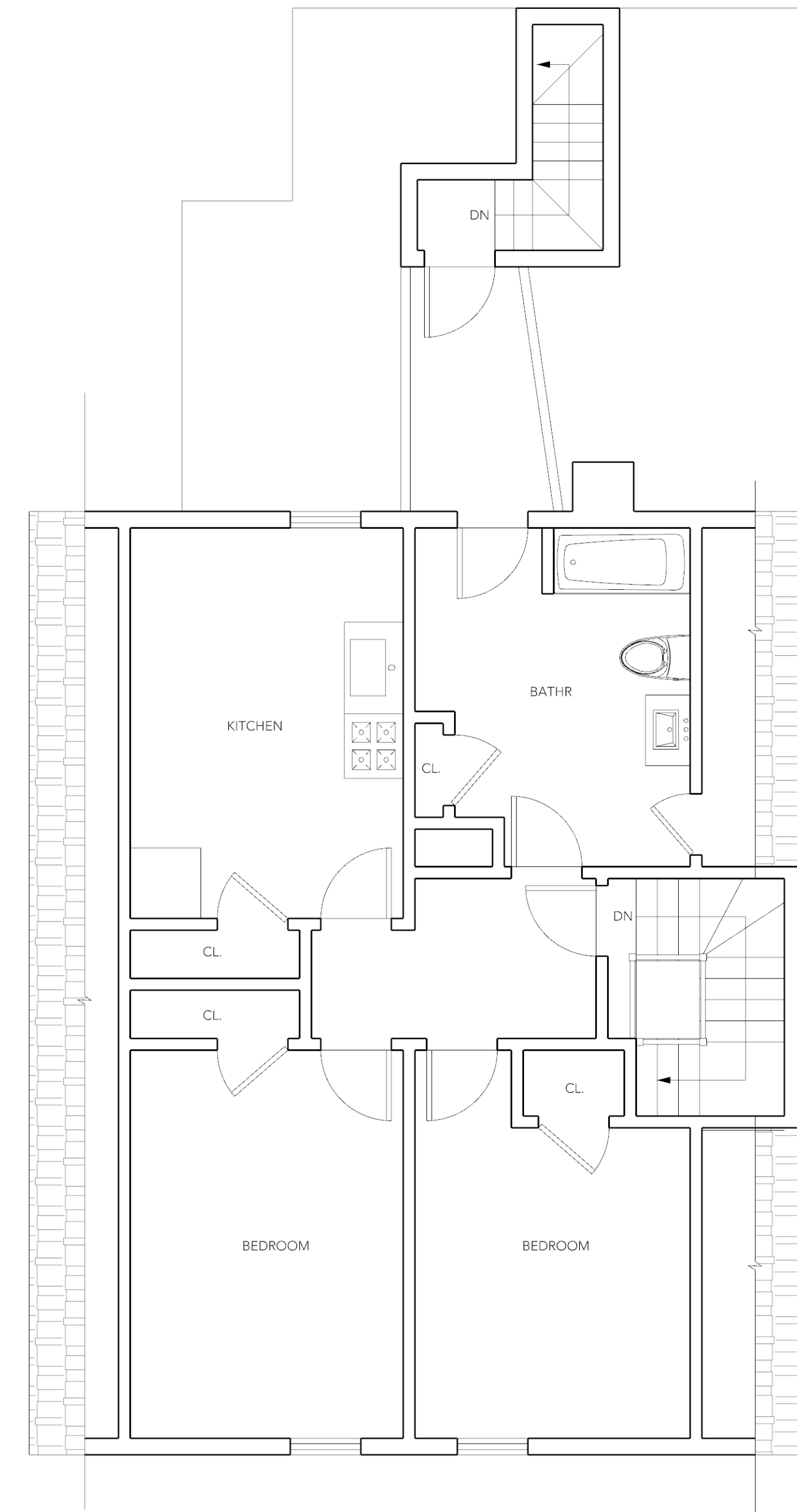
1 EXISTING BASEMENT PLAN  
1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN  
1/4" = 1'-0"



2 EXISTING SECOND FLOOR PLAN  
1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN  
1/4" = 1'-0"

REGISTRATION



DESIGN TEAM

PROJECT NAME

**55 HARVEY ST  
RENOVATION**

Tigran Yesayan  
ARM Developers LLC  
100 Hano Street Unit 19  
Allston, MA 02134  
info@bostonmasonry.com

PROJECT CODE 23020

SCALE AS NOTED

PAPER SIZE 24 X 36

DRAWING NO. 7

REVISION

ISSUE DATE  
**NOV. 13, 2023**  
ZONING  
SUBMISSION

SHEET NAME

EXISTING  
ELEVATIONS

**AE201**

ROOF

THIRD FLR.

SECOND FLR.

FIRST FLR.

**1** EXISTING SOUTH ELEVATION  
1/4" = 1'-0"

**2** EXISTING EAST ELEVATION  
1/4" = 1'-0"

ROOF

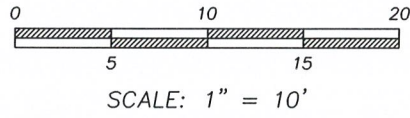
THIRD FLR.

SECOND FLR.

FIRST FLR.

**3** EXISTING NORTH ELEVATION  
1/4" = 1'-0"

**4** EXISTING WEST ELEVATION  
1/4" = 1'-0"



NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: SHIRAZ IQBAL & SAIHBA ALI

TITLE REFERENCE: BK 59524 PG 476

PLAN REFERENCE: BK 2164 PG END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

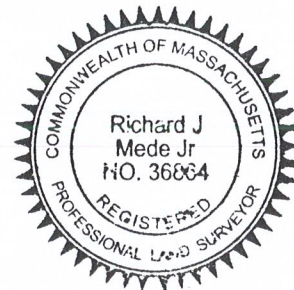
TO: SHIRAZ IQBAL & SAIHBA ALI

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

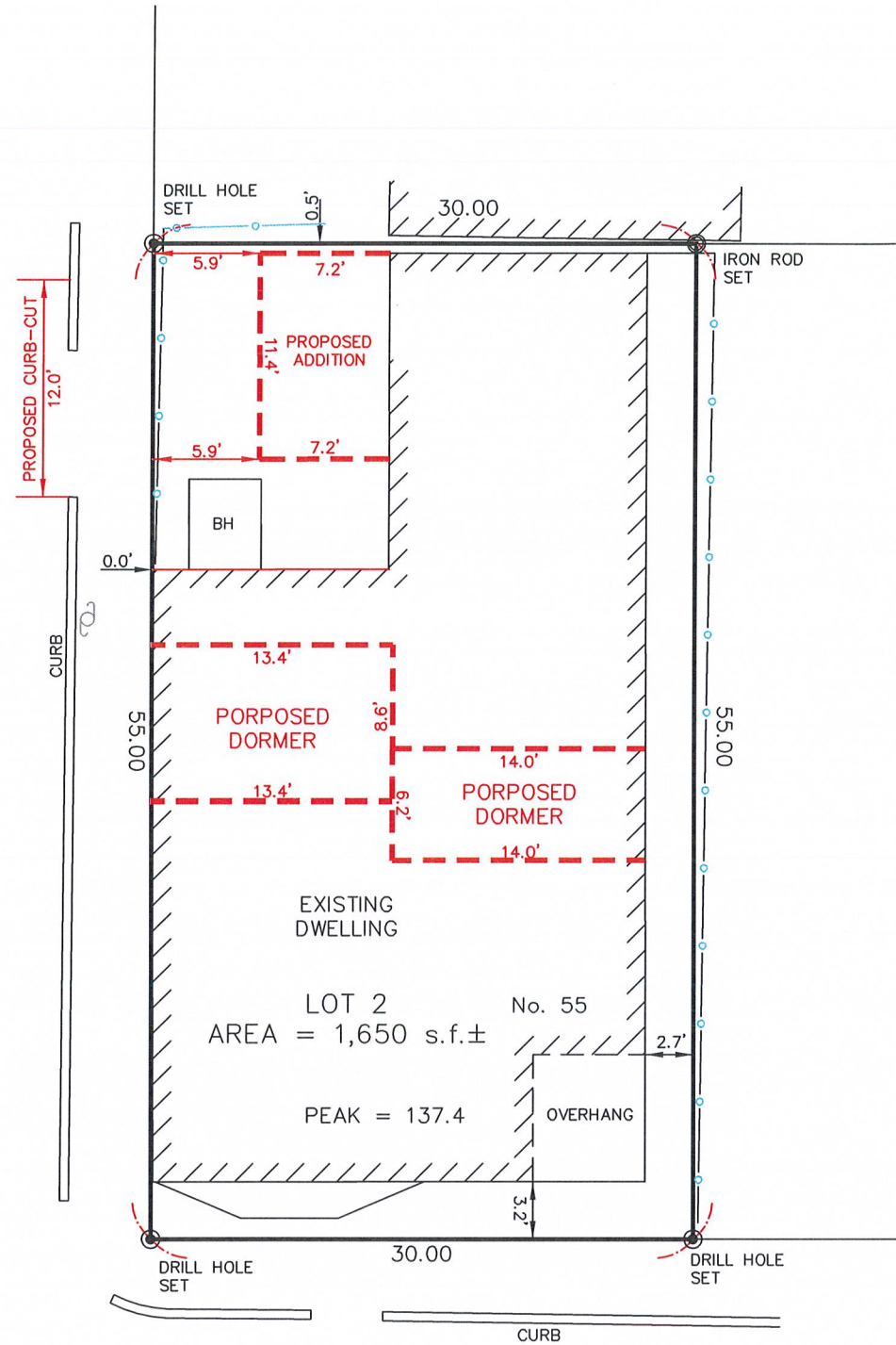
THE FIELD WORK WAS COMPLETED ON: SEPTEMBER 21, 2023  
DATE OF PLAN: SEPTEMBER 28, 2023

  
RICHARD J. MEDE, JR. P.L.S.

09/28/2023  
DATE:



WESTLEY AVENUE



HARVEY STREET

CERTIFIED PLOT PLAN  
55 HARVEY STREET  
CAMBRIDGE, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:  
**MEDFORD ENGINEERING & SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

PREPARED FOR:  
TIGRAN YESAYAN

DRAWN CAV	CHECKED RJM	FILE NO. 22084
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HARVEY ST

WAY

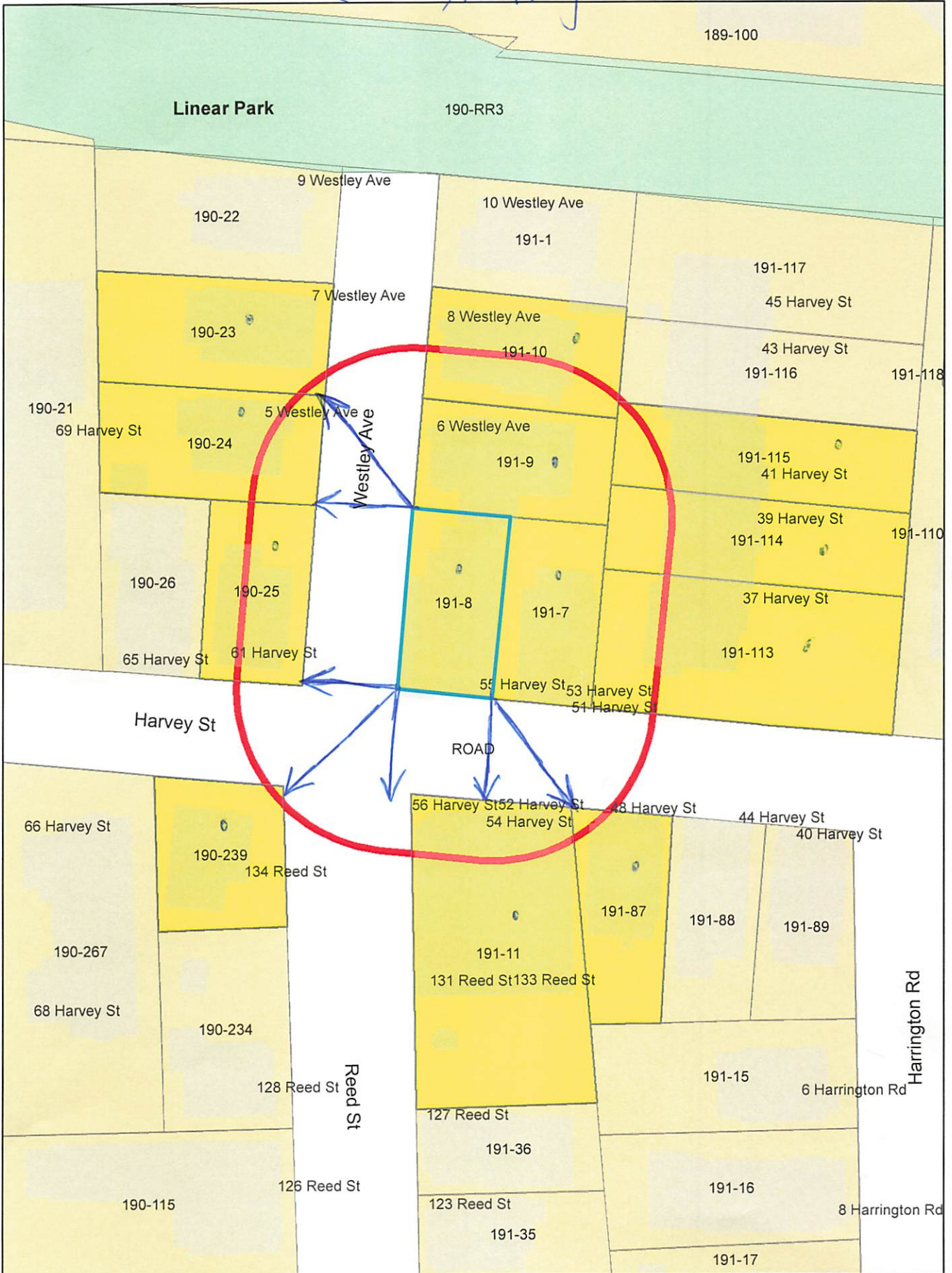
PARKING PERMIT







55 Harvey St.



55 Harvey St.

Petitioner

190-23  
GARVEY, TIMOTHY & LESLIE E. GARVEY  
203 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

191-9  
SLATE, JONATHAN  
6 WESTLEY AVE  
CAMBRIDGE, MA 02140-1733

RICHARD LYNDS, ESQ.  
245 SUMMER STREET – SUITE 110  
E. BOSTON, MA 02128

191-10  
KENT, MARY ELLEN  
8 WESTLEY AVE  
CAMBRIDGE, MA 02140-1733

191-115  
STONE, EMILY M.  
41 HARVEY ST  
CAMBRIDGE, MA 02140

191-114  
REINHORN, GAD A. & AMY BARRETT REINHORN  
39 HARVEY ST  
CAMBRIDGE, MA 02140

190-25  
SAKOS, JASON & PHILIPPA LEHAR  
61 HARVEY ST  
CAMBRIDGE, MA 02140

190-239  
MYERS, JEFFREY O. & MONIKKA L. BOWMAN  
134 REED ST  
CAMBRIDGE, MA 02140

191-87  
PENDERGAST, THOMAS &  
NANCY H. PENDERGAST  
48 HARVEY ST  
CAMBRIDGE, MA 02138

191-113  
VAN REES, WILLEM M. & JACQUELINE LUTZ  
37 HARVEY ST  
CAMBRIDGE, MA 02140

191-11  
MARRION, SHANE  
7 FREMONT STREET  
SOMERVILLE, MA 02145

191-11  
SIDDIQUEE, ZAKIR B. & TANIA PERVEEN  
131-133 REED ST. UNIT#133  
CAMBRIDGE, MA 02140

191-11  
SIDDIQUEE, ZAKIR & TANIA PERVEEN  
52 HARVEY ST UNIT 52-2  
CAMBRIDGE, MA 02140

191-11  
WOODARD, NATHAN  
20B ENDICOTT AVE  
SOMERVILLE, MA 02144

191-11  
LAI, SHILUN & ZHEN SHOU LAI  
18 HURLEY ST  
BELMONT, MA 02478

191-11  
DVORAK, RAMONA M.D  
50-56 HARVEY ST UNIT 54/3  
CAMBRIDGE, MA 02140

191-11  
DE MORAIS, MARCILENE LEILA  
50-56 HARVEY ST UNIT 54-2  
CAMBRIDGE, MA 02140

191-11  
AZIZ JAVAID  
TRS AZIZ FAMILY TR 2002  
131 REED ST  
CAMBRIDGE, MA 02140

191-8  
ARM DEVELOPERS LLC  
100 HANO ST - UNIT 19  
ALLSTON, MA 02134

190-24  
MORSEHEAD, EMILY GAMBINO &  
EVAN JOSEPH MORSEHEAD  
5 WESTLEY AVE  
CAMBRIDGE, MA 02140

191-7  
VAN CAMPEN, JENNIFER  
51 HARVEY ST  
CAMBRIDGE, MA 02140

**Pacheco, Maria**

---

**From:** MARY ELLEN KENT <kentmaryellen@comcast.net>  
**Sent:** Friday, January 5, 2024 1:52 PM  
**To:** Pacheco, Maria  
**Subject:** 55 Harvey Street

City of Cambridge  
Board of Zoning Appeal

Case #  
BZA-25115

Dear Ms. Pacheco,

I am writing to you to express my opposition to a petition regarding the above property. The Petitioner wants to change the occupancy to a single-family home, add an addition and dormers plus a garage.

Harvey Street and the cross-street Westley Ave consist of mostly small single family, 2 story homes. Recent restoration and construction in the neighborhood at 134 Reed St and 5 Westley Ave have gone well and greatly beautified and enhanced the area bringing the property into a modern present.

After viewing the proposed plans and submissions online I have some concerns about the size and design of this project. No way is it in keeping with the area or neighborhood. Its structure is huge and overbearing, much higher than anything in the surrounding area. Parking is always a concern on a small dead-end street. No parking is allowed on that side of Westley Ave. Access to the garage will be a problem and limit parking for the neighbors on the other side of an already narrow street. The proposed decks will infringe on the abutters privacy.

I hope you will consider my concerns and that of my neighbors. Will be participating in the public hearing via Zoom on Jan 11.

With thanks,  
Mary Ellen Kent  
8 Westley Ave  
Cambridge, Ma 02140

## **Pacheco, Maria**

---

**From:** Rebecca Listfield <rwoodbury@gmail.com>  
**Sent:** Friday, December 29, 2023 7:15 PM  
**To:** Pacheco, Maria  
**Subject:** Comments re: 55 Harvey Street BZA

Hello,

As a close neighbor and concerned citizen, I am writing to voice my strong opposition to the petition regarding the change in occupancy at 55 Harvey Street from a four-unit building to a single family home.

With the current housing crisis in Cambridge, it is senseless and wasteful to convert a four-unit property to a single family home, resulting in net decrease of three housing units in Cambridge. At >2800 square feet, this building is already exorbitantly large for a city home, even without considering the requested addition. Also, considering that a similar newly constructed single family home just around the corner at 101 Montgomery has sat on the market, empty, for a very long time, it seems that the market in North Cambridge does not demand this type of housing either.

I would ask the developers to consider a different plan which maintains or increases the number of available housing units, with sizes and price points more in line with the neighborhood, in order to address the current housing crisis.

Rebecca Listfield  
66 Harvey St



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name:

Tigran Yesayan  
(Print)

Date:

12/20/23

Address:

55 Harvey St -

Case No.

BZA-251115

Hearing Date:

1/11/24

Thank you,  
Bza Members

January 7, 2024

Dear Members of the Board of Zoning Appeals,

I am writing to express my concerns about the proposed redevelopment of 55 Harvey St., BZA #251115.

First, I must express my disappointment that a four-family building containing approximately 3,000 square feet is being changed to a single family containing approximately 4,000 square feet. This is a bad outcome for our neighborhood and for the City of Cambridge. We are losing important housing stock and creating a larger carbon footprint both in one fell swoop.

Second, the design of the proposed building will result in a dwarfing of those around it. As you can see on page 15 of the proposer's ZBA application, one of the redeeming qualities of the existing building is that the stories and windows align with the abutters creating a smaller sense of scale and massing. The proposed design eliminates that cohesion and screams "I am a giant, ridiculously expensive space. Look at me!"

Finally, enlarging the rear porches, especially on the third floor, reduces all abutters' privacy and increases the risk of things blowing/falling off onto the yards (and people) below.

I hope that you would consider requiring changes to the design that would mitigate these concerns.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Van Campen". The signature is fluid and cursive, with the first name being the most prominent.

Jennifer Van Campen  
Owner, 51 Harvey St.

March 17, 2024

Dear Members of the Board of Zoning Appeals,

I am writing to revise my concerns about the proposed redevelopment of 55 Harvey St., BZA #251115.

I have continued disappointment that a four-family building containing approximately 3,000 square feet is being changed to a single family containing approximately 4,000 square feet. This is a bad outcome for our neighborhood and for the City of Cambridge. However, I believe this to be a public policy deficit and not within your purview.

While the design of the proposed building has improved somewhat, the front façade design continues to result in dwarfing those around it. As you can see on page 15 of the proposer's ZBA application, one of the redeeming qualities of the existing building is that the stories and windows align with the abutters creating a smaller sense of scale and massing.

The revised, smaller rear porches, are an improvement.

While I cannot support this project for the above reasons I do not object to it.

Thank you for your consideration.

Sincerely,

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

Jennifer Van Campen  
Owner, 51 Harvey St.



January 8, 2024

Cambridge Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES  
2024 JAN 10 A 11:48

Dear Ms. Pacheco,

I am writing to the Cambridge Board of Zoning Appeal about the petition for a Variance by the owners of 55 Harvey Street, Case # BZA-251115. I am the homeowner of 6 Westley Avenue. The side of my house directly abuts the back of 55 Harvey Street.

My family has lived in Cambridge for almost 100 years. My father David, along with his brothers Milton and Manny Slate started the Inman Square Pharmacy 75 years ago.

Many of the renderings for the 55 Harvey Street proposal do not seem accurate. In one drawing provided by the developers, a bicyclist is seen riding up Westley Avenue in front of my home. But my house is not included, nor my yard or driveway, not even the curb cut in the drawing. This serves as a metaphor for my home as it relates to this project.

I strongly object to the proposed roof deck. Roof decks lead to many problems with neighbors. They often come with loud parties. In this case, it will also take away my privacy in my house and yard whenever it is used. The roof deck lords over my property. I will hear noise both in my backyard and in my house. I will have people looking down on me in my yard whenever it is used.

I also object to the increase in the size of the deck on the second floor. More of it will straddle my side of the property. This deck has been very loud for me and other neighbors as it is. 55 Harvey is the only one with a deck on Westley Avenue. Furthermore, there are already decks on the townhouses behind me. Thus, this construction would create a “decko chamber,” giving me no sanctuary inside or outside my home.

I oppose the building of a garage next to my property. It will be only inches away and I am concerned about fumes seeping into where I live. I also will be adversely affected by the noise of cars coming and going, people going in and out, and garage doors opening and closing. The garage will extend beyond the current edifice and will block my view of oncoming traffic coming off Harvey Street down Westley. And it will cast a shadow.

The residential parking on Westley will prevent a car from pulling out and hinder it from getting into the garage. Residential spaces may have to be removed. It will add to the congestion at the end of Westley, where delivery trucks often pull in. Westley is an incredibly narrow street. The current curb cut is not even big enough.

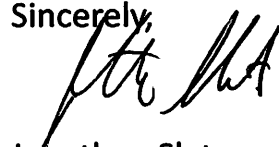
I am also concerned about construction of the garage and the basement below. It will require digging, excavation, and jackhammering that will be inches away from my property. I am afraid it may damage my home, its walls, and the foundation.

Finally, the dormer on Westley Avenue which protrudes to the sidewalk has a huge window practically the length of the home. It takes away any privacy on the street and will make people uncomfortable.

The property is zoned for .5 square feet of living area for every foot of lot size. This proposed home increases that ratio to 2.42, almost 5x what it was originally zoned for. The external concerns seem to derive from this humongous size.

I ask the Cambridge Zoning Board of Appeal not to approve this Variance petition by the developers of 55 Harvey Street.

Sincerely,



Jonathan Slate

6 Westley Avenue

Cambridge, MA 02140



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2024 JAN 16 PM 3:56

## Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-25-115

Address: 55 Hawley St

Owner,  Petitioner, or  Representative: Richard Lynde, Esq.  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case 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.

Date: 1/12/24

[Signature]  
Signature

HUE ARCHITECTURE LLC

53h Harvard St #1, Dorchester, MA 02124

January 25, 2024

**Memorandum of Energy Efficiency**

Members of Cambridge Board of Appeals  
Inspectional Services Department  
831 Massachusetts Avenue  
Cambridge MA, 02139

To Members of Cambridge Zoning Board of Appeals,

My name is Matt Mueller from HUE Architecture. I am the architect for the renovation of the building located at 55 Harvey St. I am writing to inform the board that the renovations being performed at 55 Harvey St will amount to significant improvement to the property that will have deep and lasting environmental impact in the community. The proposed home is being designed to achieve near Passive House standards. For those who are not familiar; Passive House represents significant energy performance upgrade over existing code requirement which includes extremely low energy demands for heating and cooling, achieved through a combination of exterior insulation, airtight construction, high-performance windows and, mechanical ventilation with heat recovery. Furthermore, the clients will provide rooftop solar with the possibility of achieving a Net Zero energy building. We hope the board will take these high efficiency goals and sustainability targets into consideration as well as the enhanced aesthetic beauty when rendering a final decision on this project.

Should you have any further questions regarding our design, feel free to reach out at the phone number or email below.

Regards,

**Matt Mueller**

T:781.308.7301

E: matt@hue-architecture.com

53h Harvard St #1, Dorchester, MA 02124



January 25, 2024

\* \* \* \* \*

(8:48 p.m.)

Sitting Members: Jim Monteverde, Virginia Keesler, Daniel Hidalgo, William Boehm, and Carol Agate

JIM MONTEVERDE: Last but not least, Case No. BZA 251115 -- 55 Harvey Street. Is there anyone wanting to speak on this case?

RICHARD LYNDS: Yes. Good evening, Mr. Chairman and through to the members. For the record, my name is Richard Lynds. I'm an attorney with the business address of 245 Sumner Street in Boston here on behalf of the petitioners, ARM Developers.

With me is also Matt Mueller from HUE Architecture. He is the Project Architect. Mr. Chairman, we're before the Board this evening requesting relief under the Zoning Code with respect to the project at 55 Harvey Street.

If we could go ahead and pull up the photos of the site for purposes of just giving some background.

I don't -- I think we have a -- there we go, perfect. So by way of brief background, Mr. Chairman and members, 55 Harvey is a preexisting, nonconforming structure

1 as well as nonconforming use, located on a corner of Harvey  
2 and Westley Avenue.

3           Currently, this property's legal occupancy is  
4 four residential units, which is nonconforming in the  
5 Residence B district. This was built in 1920. And our  
6 proposal would change the occupancy from the nonconforming  
7 use of four units down to a single-family dwelling.

8           In addition, with the exception of the height of  
9 this building, the existing structure is nonconforming  
10 dimensionally and pretty much every other respect.

11           The proposal for this Board, as I mentioned, would  
12 change the occupancy, and reprogram the entire building,  
13 including additional floor space in the basement level, as  
14 well as under the proposed new dormers on the roofline,  
15 which is part of the third level.

16           Because this change would result in an increase of  
17 the already nonconforming floor area ratio, as well as  
18 reduction in the percentage of open space, we do require a  
19 variance for those items.

20           I do not believe in, you know, reviewing this and  
21 reviewing the Cambridge Zoning Code, this would qualify for  
22 a special permit, because it does not qualify under any of

1 the provisions of 8.22.2 and therefore 8.22 -- I'm sorry,  
2 8.233 requires that relief be granted by variance.

3 Before I turn it over to Matt to walk through the  
4 plans, I just want to point out that my client has made  
5 direct outreach to a number of the abutters surrounding the  
6 property.

7 At first, and based upon some of the  
8 conversations that my client did have, there seemed to be no  
9 particular objection to the project. I do note that -- I  
10 believe there are four if not possibly five letters in the  
11 file stating particular objections. I'm happy to address  
12 those after Matt makes his presentation.

13 But with respect to the variances, let me just  
14 quickly run through those. As I mentioned, the floor area  
15 ratio would be increased. The current nonconforming  
16 condition is a 1.83 where 0.5 is allowed. We would be  
17 increasing that to the overall of 2.42.

18 My understanding is about 74 square feet of that  
19 additional floor space is the area that lies within the  
20 third level. Matt can talk a little bit about that as he  
21 walks through the plan. And the balance of that above 986  
22 square feet is in the basement, which would be reprogrammed

1 for additional living space.

2 But my understanding -- and Matt can certainly  
3 speak to this -- is that provided that an area is designed  
4 in accordance with the Flood Resiliency Standards set forth  
5 I believe it's Section 22.80, then that space is exempt from  
6 actually counting towards the gross floor area.

7 And then with respect to the open space area, the  
8 current condition is at 30 percent. Proposed condition will  
9 reduce that down to I believe 26 percent, with 30 percent  
10 already being nonconforming. We'd be slightly increasing  
11 that nonconformity by a few percent, because the required  
12 amount is 40 percent.

13 So with that, I'm going to turn it over to Matt  
14 Mueller to walk through the specifics on the plans, and I'm  
15 available to answer any questions at the conclusion of his  
16 remarks.

17 So Matt, if you can take that away. Thank you.

18 MATT MUELLER: Good evening, Chairman and members  
19 of the Board. My name is Matt Mueller from HUE  
20 Architecture. Our office address is located at 53H Harvard  
21 Street in Dorchester. So I will quickly run you through  
22 this project.



1           As Richard stated, this was a four-family being  
2 reduced to a one-family. You see aesthetically we're  
3 updating it to a modern design, but we're keeping that  
4 iconic gabled roof. So the character of the form fits --  
5 you know, stays within the character of the neighborhood.

6           We are adding two dormers to the roof. Those  
7 dormers -- the width of those dormers actually fit within  
8 what is allowed, because combined I believe they're under  
9 16'. But because we're adding that 74 square feet of  
10 additional area in the attic, that's what's triggering a  
11 variance there, a need for a variance.

12           So if you can go to the next page, please?

13           You can see from what we're doing to the actual  
14 outline of the building, it's a very minimal addition to the  
15 back portion in order to form a garage for indoor parking.  
16 Everything else remains the same.

17           We are enlarging the front porch. And most of the  
18 changes for this project are on the interior.

19           Can you please go to the next slide?

20           As Richard mentioned, the basement is currently  
21 unfinished. We are digging down to finish it for an  
22 entertainment area and mechanical space. We'll be filling

1 in a portion of the basement under the garage.

2           The first floor will be an open concept floor plan  
3 with living room, kitchen, dining room and two mudrooms as  
4 well as a garage. And we are relocating the stair to -- on  
5 the right side of the building.

6           Next slide, please?

7           On the second floor, we have two bedrooms, two  
8 baths, laundry room and a loft space for the library or  
9 office overlooking in the living room. So we're actually  
10 taking that square footage out of the plan for that double  
11 height loft space there.

12           And then the third floor becomes a primary suite  
13 with primary bathroom and linked office space. So the whole  
14 floor plan is open. And we have a large roof deck at the  
15 rear there, connected to the primary bedroom.

16           And you can see the dormers are being used on the  
17 right side for -- they provide headroom for the stair up to  
18 the attic. And on the left side, we're having that as part  
19 of the primary bathroom. Excuse me.

20           Next slide, please?

21           In terms of the façade, we're modernizing it  
22 dramatic -- you know, quite dramatically. Going for a stone

1 limestone wrapping around the first floor. Above that will  
2 be a white stucco with standing seam metal roof.

3 The client does -- this is -- will be a very high,  
4 efficient building. We're planning to meet near Passive  
5 House Standards by adding exterior insulation to all the  
6 walls -- the roof: high pitches, the mechanical units and  
7 the client does plan to put solar panels on the roof.

8 So we're trying to get to a Net Zero build here,  
9 where I'm sure you're familiar, but we're going to produce  
10 near the energy that we consume in this building, if  
11 everything goes to plan.

12 Also, the windows will be triple glazed, and yep.  
13 I think that's the primary points.

14 If you go to the next page, you can see the  
15 existing floor plan. You can see it's a bit of a messy,  
16 kind of cobbled together four-bedroom building. And then  
17 you can see the existing elevations on the next page.

18 So, you know, in terms of the form of the  
19 building, we're not altering it dramatically. You know,  
20 it's the material and windows that give it that dramatic,  
21 modern look. But in terms of the massing of the building,  
22 it's almost the same.

1           And then the next page will kind of clearly show  
2 where we're adding dormers and garage to the existing plan.  
3 And I believe that should summarize all the main points.

4           If you guys have any questions for me, I'm happy  
5 to answer.

6           JIM MONTEVERDE: Thank you.

7           RICHARD LYNDS: If I may, Mr. Chair, there's one  
8 thing I'd like to add. I note -- and this will come up in  
9 the comments that were made, part of some of the  
10 communications that were sent to the Board -- I would point  
11 out that there is an existing rear deck off of that rear  
12 left side of the building presently. That will be  
13 eliminated. And then we're essentially just relocating it  
14 to a different area.

15           It will be somewhat larger than what's currently  
16 existing. However, I know it did come up as a concern over  
17 introduction of a -- as they describe it a roof deck.

18           I would point out that the size of that deck is relatively  
19 modest. It is not off of the main living area, it's off of  
20 the primary bedroom, which is located on the third level.

21           So I know some of the concerns that were raised  
22 were about, you know, loud parties and use of roof decks,

1 and how those could be intrusive to abutting neighbors.  
2 Certainly, this was taken into consideration as part of the  
3 design.

4 And one of the things that we certainly do  
5 consider is the location and the access to that deck. So  
6 while it's -- you know, it is at the upper level, it does  
7 not really present itself as that sort of recreational  
8 outdoor deck, it's more of a small seating area that's an  
9 extend of the primary bedroom suite.

10 So I just wanted to add that before we get to any  
11 of other comments on the plans. Thank you.

12 JIM MONTEVERDE: Okay. Thank you. Any questions  
13 from members of the Board?

14 DANIEL HIDALGO: Yeah.

15 CAROL AGATE: Yeah.

16 DANIEL HIDALGO: Oh, go ahead, Carol.

17 CAROL AGATE: Go ahead. No, go ahead, Daniel.

18 DANIEL HIDALGO: Okay. Just for -- what, I have  
19 two questions. One, I think I missed this from the  
20 presentation. Did the gross floor area on your dimensional  
21 form, did that include the basement, or it doesn't include  
22 the basement?

1 RICHARD LYNDS: That does include the basement.

2 DANIEL HIDALGO: That does include the basement.

3 Okay. Thank you. Okay. And the second -- oh.

4 MATT MUELLER: I'm sorry. I did not -- I just  
5 wanted to reiterate, as Richard said, the basement is  
6 allowed with DPW Flood Zone compliance approval, which we  
7 already have. So technically that's not a part of the  
8 variance we're asking for. That's allowed by right.

9 DANIEL HIDALGO: Okay. So with the change -- so  
10 the thousand square feet roughly, that doesn't include the  
11 basement, then, or it does? Because on the dimensional  
12 Form you have it going from 3,014 to 4,001.

13 RICHARD LYNDS: It does. It does. It technically  
14 increases the volume, but that basement space is allowed by  
15 right.

16 DANIEL HIDALGO: Okay. Okay.

17 RICHARD LYNDS: So the actual variance we're  
18 asking for is only I think 74 square feet --

19 DANIEL HIDALGO: Right.

20 RICHARD LYNDS: -- which is caused by the dormers.

21 DANIEL HIDALGO: Got it. Got it. Okay. Thank  
22 you. And then just so -- could you just elaborate a little

1 bit on how you meet the requirements for the variance?

2 Just, you know, basically you have to have some kind of a  
3 hardship owing to the circumstances related to the soil --

4 RICHARD LYNDS: Sure.

5 DANIEL HIDALGO: -- conditions or topography of  
6 the land? Or how the literal enforcement would involve a  
7 substantial hardship?

8 RICHARD LYNDS: Yes.

9 DANIEL HIDALGO: I guess I just wanted to hear a  
10 little bit more about how you meet those requirements.

11 RICHARD LYNDS: Absolutely. So as I mentioned,  
12 the building itself is already substantially nonconforming  
13 dimensionally. There isn't really anything on this building  
14 that conforms to current zoning.

15 So any change to this building or any adjustment  
16 to this building would likely result in some type of relief  
17 necessary, including any type of expansion.

18 So in this case, we don't really have many options  
19 if we're proposing expansion to not seek a variance.

20 I think that the variance and the relief that  
21 we're requesting is the minimum relief that would be  
22 required in order to, you know, in order to make this

1 project work. We were careful not to seek to expand the  
2 footprint of the building itself, obviously, and to try to  
3 maintain the height as is currently set, and -- which is  
4 allowed.

5 As to, you know, what type of hardship this would  
6 be, I think that, you know, the changes that we're proposing  
7 certainly are within -- at least, you know, the understood  
8 purpose and intent of the code, that is to not prolong  
9 nonconforming uses and in this case by converting this to a  
10 conforming use, we would be meeting the spirit and intent of  
11 the code in that regard.

12 I think that for purposes of, you know, whether or  
13 not there's a hardship with respect to the two items that  
14 we're requesting variances for, the first would be the open  
15 space.

16 In order to make good use of the space on the  
17 upper level for the primary bedroom that we've indicated, we  
18 really wouldn't be able to do that without introducing those  
19 dormers and adding an additional space.

20 And as I said, since we're already nonconforming,  
21 there would be no other way around it.

22 The same would apply for the reduction or the



1 slight reduction in the usable open space on the lot. If we  
2 can go to that site plan slide, I believe it's Slide 8.

3 I can show you that, you know, as you can see from  
4 the building here, it pretty much occupies the entire lot  
5 already. What we're proposing to do really is within that  
6 small corner towards the rear left side of the ledge.

7 And we believe that there's really no other way to  
8 make those adjustments based upon what we're proposing  
9 without triggering some type of relief -- again, because  
10 it's already a nonconforming condition.

11 JIM MONTEVERDE: Any other questions from members  
12 of the Board? If not, I will open it up to public comment.  
13 As you heard, there are several pieces of correspondence in  
14 the file. At my last count, I think there are none in favor  
15 and five speaking against. Let me summarize those.

16 February 1 Rebecca Listfield, 66 Harvey Street, in  
17 strong opposition, really regarding the change in occupancy  
18 from a four-unit to a single-family home. That's the gist  
19 of that one.

20 Matt, you have a piece of correspondence in here  
21 about January 25 about the Passive House Standards and  
22 cooling, et cetera. I won't read that any further, but I

1 think you mentioned you were aiming to achieve Passive House  
2 Standard.

3 January 8 from Jonathan Slate, 6 Westley Avenue,  
4 Cambridge. It says that "The side of my house directly  
5 abuts the back of 59 Harvard -- 55 Harvey." Strongly  
6 objects to the proposed roof deck. I think that's what you  
7 were just talking about, Mr. Lynds.

8 Take away privacy, noise in back yards, and  
9 object to the increase in the size of the deck on the  
10 second floor. Concerned about construction of the garage  
11 and basement below. That's really not something we can do.

12 Finally, the dormer on Westley Avenue, which  
13 protrudes to the sidewalk, there's a huge window  
14 practically the length of the home. It takes away any  
15 privacy on the street and will make people uncomfortable."

16 I did Rebecca Listfield. Jennifer Van Campen, 51  
17 Harvey Street, January 7, lists her concerns. Disappointed  
18 that a four-family building be changed to a single-family.  
19 "The design of the proposed building will result in a  
20 dwarfing of those around it, and enlarging the rear porches,  
21 especially on the third floor, reduces all abutters'  
22 privacy, and increases the risk of things blowing and

1 falling off into the yards."

2 January 5, 2024, Mary Ellen Kent from 8 Westley,  
3 in opposition. Concerned about the size and the design of  
4 the project. "No way is it in keeping with the area or the  
5 neighborhood." "Access to the garage would be a problem  
6 and limit parking for the neighbors on the other side of an  
7 already narrow street." And, "The proposed decks will  
8 infringe on abutters privacy."

9 Those are the correspondences we have in the file.

10 I'll open this up to public comment. Any member  
11 of the public who wishes to speak should now click the icon  
12 at the bottom of your Zoom screen that says, "Raise hand."

13 If you're calling in by phone, you can raise your  
14 hand by pressing \*9 and unmute or mute by pressing \*6.

15 I'll now ask Staff to unmute speakers one at a  
16 time. You should begin by saying your name and address, and  
17 Staff will confirm that we can hear you. After that you  
18 will have up to three minutes to speak before I ask you to  
19 wrap up.

20 OLIVIA RATAY: Jonathan Slate?

21 [Pause]

22 CAROL AGATE: Jonathan Slate is muted.

1 JIM MONTEVERDE: Jonathan?

2 JONATHAN SLATE: Can you hear me?

3 JIM MONTEVERDE: There you go. Introduce  
4 yourself, please? Name and address?

5 JONATHAN SLATE: Jonathan Slate. I'm the  
6 homeowner at 6 Westley Avenue.

7 JIM MONTEVERDE: Yep.

8 JONATHAN SLATE: The side to my house directly  
9 abuts the back of 55 Harvey Street.

10 JIM MONTEVERDE: Mm-hm.

11 JONATHAN SLATE: And I don't think the renderings  
12 do justice to just how close all the houses on Westley  
13 Avenue and Harvey Street are to each other. There was  
14 picture of a blue house next to the house on Harvey Street,  
15 but no picture of my house.

16 My house is literally inches away from the  
17 structure -- in my back yard, my driveway, the front yard,  
18 the little carport I have. And I would be tremendously  
19 impacted by this construction.

20 I'm very, very concerned about the proposed roof  
21 deck. Although Mr. Lynds mentioned that it's going to be I  
22 think somewhat benign because it's just going to be able to

1 be accessed through a bedroom, well what's that to prevent a  
2 lot of people from going to the bedroom at parties.

3 From my experience, and everything that I've heard  
4 from other people is that neighbors always have problems  
5 with roof decks, whether it's noise or parties or other  
6 issues or whatever.

7 And in this case, it'll take away all the privacy  
8 in my house and my yard whenever the roof deck is used.  
9 It'll lord over my property, and I'll hear noise both in my  
10 back yard and in my house. I'll have people looking down at  
11 me in my yard whenever it is used.

12 I also object to the increase in the size of the  
13 deck on the second floor. As they increase, more of it will  
14 straddle my side of the property. The deck has been very  
15 very loud for me and other neighbors as it is, let alone how  
16 it would be when the size is increased.

17 55 Harvey is the only one with a deck on Westley  
18 Avenue. Furthermore, there are already decks in the  
19 townhouses behind me. And this construction would surround  
20 me with decks, giving me no sanctuary inside or outside my  
21 home.

22 I also oppose the garage that's being proposed to

1 be built right next to my property, only inches away. I'm  
2 concerned about fumes seeping out of it in the garage. I'm  
3 concerned about all the increase in the noise and activity  
4 of cars coming in and out, people going in and out and  
5 garage doors opening and closing.

6 Furthermore, the garage will extend beyond the  
7 current edifice and will block my view of oncoming traffic  
8 coming off of Harvey Street when I go out of my doorway, and  
9 it will cast a shadow.

10 And with the entrance to the side door moved to  
11 the -- it will be right on Westley Avenue in addition to  
12 the garage, this will change the access -- the main access  
13 point to 55 Harvey from being now on Harvey Street to being  
14 right next to my home.

15 In addition, a residential parking on Westley will  
16 prevent a car from pulling out and hinder it from getting  
17 into this new garage. And residential spaces seem like  
18 they're going to have to be removed. It will add congestion  
19 at the end of Westley Avenue, where already we have delivery  
20 trucks parked in there to give packages and so forth.  
21 Westley is an incredibly narrow street.

22 And the current curb cut, which isn't big enough

1 for a car, will have to be extended right next to my  
2 property.

3 I'm also concerned about the construction of the  
4 garage in the basement and what that will have an effect on  
5 my home with digging, excavation, jackhammer, et cetera,  
6 damage to my home, walls, and foundation.

7 But finally, the dormer on Westley Avenue, which  
8 is being proposed, that protrudes practically to the  
9 sidewalk and looks like from the renditions goes to the  
10 length of the house has a huge window. And it's going to  
11 take away privacy of myself and others on the street. It  
12 will be like wearing a fishbowl being watched with a window  
13 that big.

14 From my understanding, the property zoned for  
15 point square feet of living alone for every foot of lot size  
16 originally. But this proposal increased that ratio to 2.42,  
17 which is almost five times what it was originally zoned for.  
18 The current concerns I have seem to originate from this  
19 humongous size that's being proposed.

20 Thus, I ask you not to approve this plan.

21 Thank you for your time.

22 JIM MONTEVERDE: Thank you for calling in.

1 OLIVIA RATAY: Emily Moreshead?

2 EMILY MORESHEAD: Yes, hi. This is Emily  
3 Moreshead. I live at 5 Westley Avenue.

4 JIM MONTEVERDE: Yep. Go ahead. Thank you.

5 EMILY MORESHEAD: Thank you. Yeah. I think that  
6 similar to what Jonathan just shared would greatly echo that  
7 we are not in support of the things that are being proposed  
8 here.

9 I think significant concern over the proposal to  
10 shift to a single-family just in the general environment  
11 that we're in seems really strange here.

12 A lot of concern about the overall size. I  
13 recognize that, you know, maybe some overall things aren't  
14 changing, but overall very concerned at how large this  
15 project seems, and that the overall design really doesn't  
16 fit in with the rest of the neighborhood.

17 And then also would continue to reiterate the  
18 parking concerns. Westley Avenue is a very tight street, as  
19 Jonathan and some of the letters mentioned.

20 And really not sure how parking would work, given  
21 that there is not currently parking for that property.

22 Thank you for your time. I appreciate it.



1           JIM MONTEVERDE: Thank you for calling in. That's  
2 it. Nobody else is calling in. So I'll close public  
3 testimony. Discussion among members of the Board?

4           CAROL AGATE: Well, I have a lot of trouble trying  
5 to understand how this could possibly be considered a  
6 hardship. The only hardship is not being able to make a  
7 fortune. And I'm not even sure that that's accurate,  
8 because four -- if that kind of reconstruction will put into  
9 the four units, they -- in that location they would do very  
10 well.

11           One of the letter writers referred to the building  
12 on Montgomery that apparently is -- was upgraded like that.  
13 So I checked it on Zillow; it was \$3 million dollars is what  
14 it's listed for.

15           It's terribly out of proportion to the  
16 neighborhood. And, you know, we hear about the problems of  
17 gentrification, and here we are in Cambridge with a shortage  
18 of housing, and there's a possibility of either condos or  
19 apartments in that excellent location fitting into the  
20 neighborhood and to turn it into this mansion instead just  
21 doesn't make much sense.

22           So I don't understand the hardship.

1 JIM MONTEVERDE: Thank you, Carol.

2 CAROL AGATE: That's it.

3 JIM MONTEVERDE: Yep. Any other discussion among  
4 members of the Board?

5 DANIEL HIDALGO: Yeah. I guess I'm having real  
6 trouble with the justification for the variance. I just  
7 don't really see how there's something inherent to the  
8 property or land that -- you know, that is impinging on the  
9 -- you know, is representing a substantial hardship for the  
10 petitioner.

11 This strikes me as kind of -- you can make use of  
12 the land and as it's in use without -- you know, there's  
13 nothing specific about this property at all to suggest  
14 there's something very -- generating a hardship that is very  
15 unusual, given the surrounding community.

16 So I'm having a hard time seeing why a variance  
17 should be permitted here.

18 JIM MONTEVERDE: Thank you.

19 VIRGINIA KEESLER: This is Virginia.

20 JIM MONTEVERDE: Yep.

21 VIRGINIA KEESLER: I agree with both Carol and  
22 Daniel, both in regards to not particularly seeing a

1 hardship, and also that variances must be granted without  
2 substantial detriment to public good or substantially  
3 derogating from the intent and purpose of the Ordinance.

4 And I think, you know, the City of Cambridge has a  
5 clear goal to increase the housing stock, so this proposal  
6 seems counter to that.

7 JIM MONTEVERDE: Thank you, Virginia. Anyone  
8 else?

9 BILL BOEHM: I'll just pipe in to say I agree with  
10 my fellow Board members on all counts.

11 JIM MONTEVERDE: Okay. And I concur with the  
12 difficulty in seeing the hardship. I'll leave it at that.

13 Mr. Lynds, are you still with us?

14 RICHARD LYNDS: Yes, I am.

15 JIM MONTEVERDE: So that's by my count five  
16 against. We can proceed to a vote or you can continue if  
17 you want to consider an alternate scheme or some  
18 modification thereof. It's your choice.

19 RICHARD LYNDS: Yeah, no, I think it's -- I mean,  
20 just seeing the writing on the wall, I think continuing is  
21 appropriate. I would, if I may respond briefly, Mr. -- my  
22 -- I do hear the concerns over reducing this from four units

1 to one, and somehow, that, you know, seems to be somewhat  
2 offensive to some of the people who've written the comments  
3 in to the Board, but, you know, this is a non-conforming use  
4 being proposed to be changed to a conforming use. I don't  
5 understand how that is somehow a negative, and, you know,  
6 with respect to what we're proposing, first of all.

7           Second of all, I think some of the comments that  
8 we did hear about, you know, the privacy issues and the  
9 concerns that were raised by the abutter, I think we need to  
10 understand the context of this building. This building is  
11 already a pre-existing condition. It already is almost at  
12 the lot line. So you know, any use of this building would  
13 have the same issues or concerns that were raised previously  
14 by the prior speaker. I mean, you know, the building itself  
15 being used with seven bedrooms seems to be much more intense  
16 and a far more impact on the abutters, including the  
17 existing deck that's already there.

18           So I'm not necessarily sure that those arguments  
19 -- you know, the reasons why -- I certainly understand and  
20 respect the Board's position. They don't find a hardship.  
21 I know hardship is a difficult thing to find, usually, on  
22 these types of cases, with variances, so while you're not

1 finding it on this one, I certainly understand that and  
2 would -- you know, would respectfully request to continue  
3 the matter so I can at least have a chance to regroup with  
4 my client.

5 JIM MONTEVERDE: All right. Thank you. And I  
6 think there's a -- speaking personally, I don't think the  
7 conversion to the -- from the four unit to the one unit is  
8 really -- the zone that you're in allows for one or two-  
9 family. So either one of those are, in fact, allowed. So  
10 neighbors may be concerned, but I think, in terms of what's  
11 allowed, my reading, it's allowed, even though it's  
12 unfortunate to lose three dwelling units.

13 But -- so I don't think that's the argument. I  
14 think what the -- really, the crux of it for the Board is  
15 the variance. And you've got a description of hardship in  
16 the submittal, but I don't think it's rising to the level of  
17 something that we could see responding to favorably. So  
18 concentrate on that. And we'll --

19 RICHARD LYNDS: If I may, Mr. Chairman, just so I  
20 can be clear when I communicate with my client, I mean,  
21 overall, we're talking about 74 square feet of additional  
22 space here that is the -- you know, probably the main item

1 that is -- as being, you know, the subject of a variance.  
2 The reduction in the open space by about four percent, I'm  
3 sure that's something we can certainly look at. I just  
4 don't know if there's a preference or a priority on what the  
5 specific concern is. Is it the open space, or is it the  
6 actual floor area?

7 JIM MONTEVERDE: Well, and again, looking at your  
8 dimensional form, it's request -- you're requesting relief  
9 for the floor area, the FAR --

10 RICHARD LYNDS: And the open space.

11 JIM MONTEVERDE: Right, and the open space. And I  
12 think we're just not feeling, or being able to come to grips  
13 with the criteria for the variance that you have to meet,  
14 and that's the hardship. So --

15 RICHARD LYNDS: Right.

16 JIM MONTEVERDE: -- on that basis --

17 BILL BOEHM: Jim, excuse me. Jim, this is Bill  
18 Boehm. May I just jump in here for one moment?

19 On the question of the reduction of units, I don't  
20 quite see the argument that, you know, going into compliance  
21 somehow wins the day on a variance, because, as we know,  
22 something like 70 percent of Cambridge houses are currently

1 not in compliance. So I don't think it's our goal or even a  
2 rationale to -- when there's a variance, to say, "I'm going  
3 to bring this into compliance." So in terms of the  
4 reduction of units, that would continue to be a concern for  
5 me.

6 JIM MONTEVERDE: Okay.

7 CAROL AGATE: Me, too.

8 JIM MONTEVERDE: I'm going to make a motion, then.  
9 Date. Mr. Lynds, can we do the -- can you do the  
10 twenty-ninth?

11 RICHARD LYNDS: The twenty-ninth of February?

12 JIM MONTEVERDE: Yeah. Does that give you enough  
13 time to do what you all have to do? Or do you want to go  
14 into March?

15 RICHARD LYNDS: Nope. Twenty-ninth should be  
16 fine.

17 JIM MONTEVERDE: For members of the Board, the  
18 five of us, can you all make the twenty-ninth?

19 BILL BOEHM: I will not be able to make that  
20 meeting. I'm sorry.

21 JIM MONTEVERDE: Okay. Can you do the March 14?  
22 Bill?

1 BILL BOEHM: Yes. Yes, I can.

2 JIM MONTEVERDE: Mr. Lynds, can you do the --  
3 March 14?

4 RICHARD LYNDS: I'm actually not in town March 14.

5 JIM MONTEVERDE: Okay. March 28?

6 RICHARD LYNDS: March 28 is fine.

7 JIM MONTEVERDE: Okay. Members of the Board?  
8 Virginia?

9 VIRGINIA KEESLER: Yes, that works for me.

10 JIM MONTEVERDE: Daniel?

11 DANIEL HIDALGO: Yes.

12 JIM MONTEVERDE: Bill?

13 UNIDENTIFIED: Now, yes.

14 BILL BOEHM: Yes, works for me, too.

15 JIM MONTEVERDE: Okay. Carol? Was that a -- did  
16 I hear you say yes?

17 CAROL AGATE: Yes.

18 JIM MONTEVERDE: Okay.

19 CAROL AGATE: Yes.

20 JIM MONTEVERDE: March 28.

21 Let me make a motion to continue this matter till  
22 March 28, 2024, on the condition that the Petitioner change



1 the posting sign to reflect the new date of March 28, 2024,  
2 and the new time of 6 p.m. Also, that the conditioner [sic]  
3 sign a waiver to the statutory requirements for the hearing.  
4 This waiver can be obtained from Maria Pacheco or Olivia  
5 Ratay at the Inspectional Services Department. I ask that  
6 you sign the waiver and return it to the Inspectional  
7 Services Department by a week from this coming Monday.  
8 Failure to do so will de facto cause this Board to give an  
9 adverse ruling on this case.

10 Also, if there are any new submittals, changes to  
11 the drawings, dimensional forms, or any supporting  
12 statements, that those be in the file by 5 p.m. on the  
13 Monday prior to the continued meeting date.

14 On the motion to continue this matter until March  
15 28, 2024, by voice vote from the Board Members.

16 Carol?

17 CAROL AGATE: Confirmed.

18 JIM MONTEVERDE: Thank you.

19 Bill?

20 CAROL AGATE: Whatever.

21 JIM MONTEVERDE: Yep.

22 Bill?

1 BILL BOEHM: Bill Boehm in favor.

2 JIM MONTEVERDE: Thank you.

3 Daniel?

4 DANIEL HIDALGO: Daniel Hidalgo in favor.

5 JIM MONTEVERDE: Virginia?

6 VIRGINIA KEESLER: Virginia Keesler in favor.

7 JIM MONTEVERDE: And Jim Monteverde in favor.

8 [All vote YES]

9 JIM MONTEVERDE: This one is continued till March  
10 28. Thank you.

11 RICHARD LYNDS: Take care. Have a good evening.

12 JIM MONTEVERDE: You, too.

13 And Board Members, we're done. Thank you. Thank  
14 you for your help. Have a good evening.

15 DANIEL HIDALGO: Thank you.

16 JIM MONTEVERDE: Good Groundhog's Day.

17 Good night.

18 BILL BOEHM: Night.

19 [09:24 p.m. End of Proceedings]

20

21

22

## **Pacheco, Maria**

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**From:** Rebecca Listfield <rwoodbury@gmail.com>  
**Sent:** Thursday, February 1, 2024 9:39 AM  
**To:** Pacheco, Maria  
**Subject:** Comments re: BZA-251115 (55 Harvey St)

(resending with BZA number included)

Hello,

As a close neighbor and concerned citizen, I am writing to voice my strong opposition to the petition (BZA-251115) regarding the change in occupancy at 55 Harvey Street from a four-unit building to a single family home.

With the current housing crisis in Cambridge, it is senseless and wasteful to convert a four-unit property to a single family home, resulting in a net decrease of three housing units in Cambridge. At >2800 square feet, this building is already exorbitantly large for a city home, even without considering the requested addition. Also, considering that a similar newly constructed single family home just around the corner at 101 Montgomery has sat on the market, empty, for a very long time, it seems that the market in North Cambridge does not demand this type of housing either.

I would ask the developers to consider a different plan which maintains or increases the number of available housing units, with sizes and price points more in line with the neighborhood, in order to address the current housing crisis.

Rebecca Listfield  
66 Harvey St



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 51 Harvey St.

Cambridge, Massachusetts, I do hereby declare

approval       disapproval

of installment of Off-Street Parking Facility located at:

55 Harvey St.

Signed: [Signature] Date: 2/20/24

Address: 51 Harvey St Cambridge

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare

approval       disapproval

of installment of Off-Street Parking Facility located at:

\_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 61 HARVEY ST

Cambridge, Massachusetts, I do hereby declare  
 approval     disapproval

of installment of Off-Street Parking Facility located at:  
55 HARVEY ST

Signed: [Signature] (JASON SAKOS)    Date: 2/29/24

Address: 61 Harvey St, Cambridge, MA 02148

To Whom It May Concern:

As owner or agent of \_\_\_\_\_

Cambridge, Massachusetts, I do hereby declare  
 approval     disapproval

of installment of Off-Street Parking Facility located at:  
 \_\_\_\_\_

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

Address: \_\_\_\_\_

\_\_\_\_\_

From:

**Tigran Yesayan | General Manager | Arm Developers LLC | Feb 15, 2024**

To:

**Jonathan slate | the owner of 6 Westley Ave Cambridge**

Subject:

**Response to your letter titled  
"55\_Harvey\_St\_Opposition\_Letter\_from\_Jonathan\_Slate\_Wed\_Jan\_10\_2024\_14-43-30"**

Dear Jonathan Slate

I am writing in response to the concerns you have expressed in your letter regarding the 55 Harvey Street project BZA #251115. First and foremost, please be assured that we genuinely value and respect both your longstanding presence in the neighborhood and your property. Below we will address all your concerns one by one;

**Regarding the roof deck;**

We have decreased the size of both decks in an effort to minimize potential activities and prevent homeowners from having a direct view of your property. The roof deck on the 3rd floor has been relocated to be more than 12 feet away from the rear property line. Furthermore, its size has been decreased from over 250 square feet to under 80 square feet.

**Regarding the 2nd floor deck;**

It has been resized and relocated, now positioned more than 7 feet away from the rear property line. The deck's dimensions have been scaled down from 130 SF to under 80 SF.

**Regarding parking and garage;**

Please refer to the attached studies on entering and exiting the garage. There will be moderate cut of the curb between 6 Westley and 55 Harvey properties. There will be no impact on parking along Westley Street. We kindly request your cooperation in ensuring that at least one garage is retained as a requisite component for single-family units.

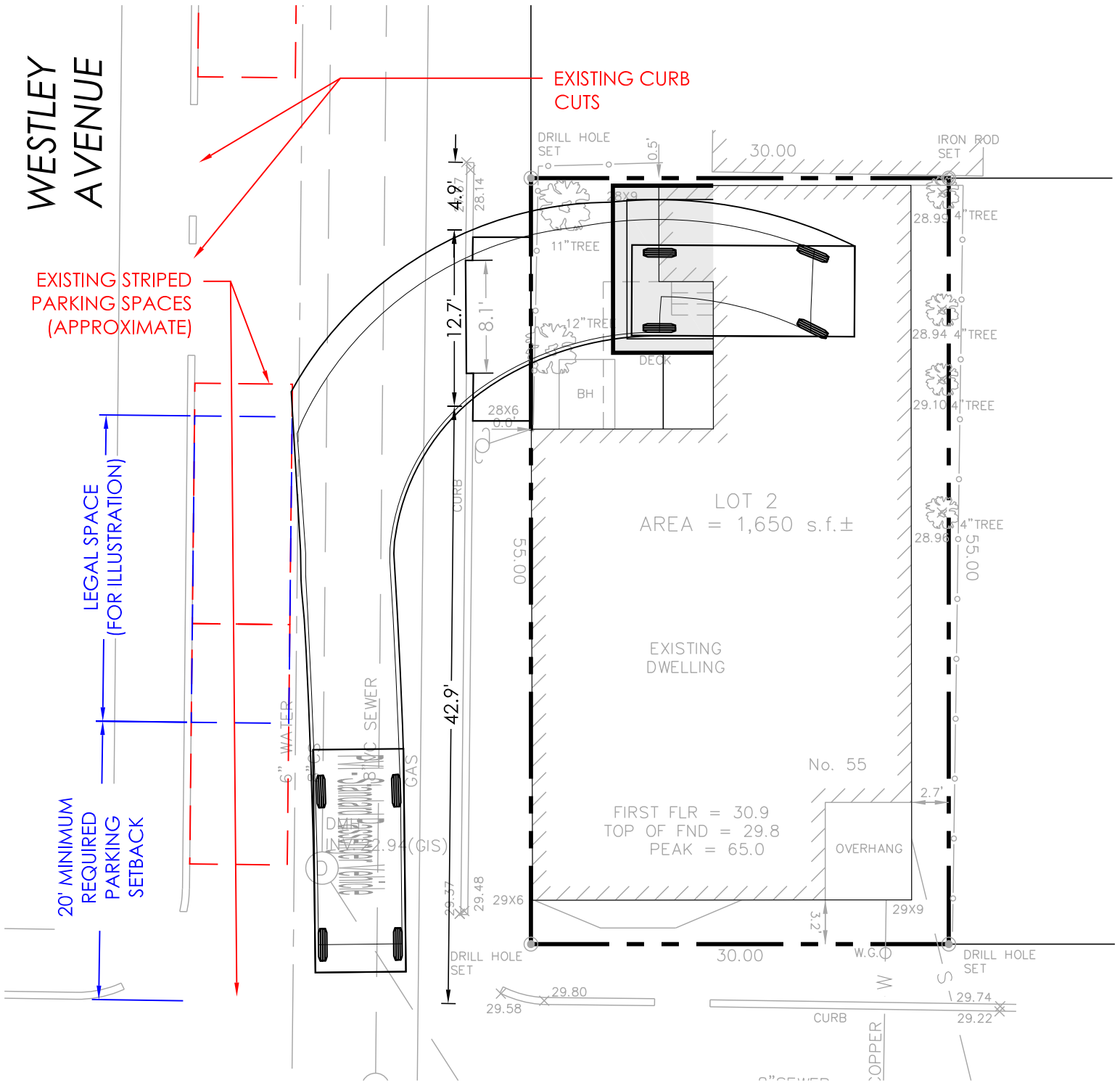
Please review the attached renderings for the aforementioned of above changes. It's important to note that we have also taken steps to address the concerns of all the neighbors. We are open to further discussion and approachable for face-to-face meetings if you have additional questions or concerns.

Your support in these matters is greatly appreciated.

Sincerely,

Tigran Yesayan

# WESTLEY AVENUE



**NOTES:**

- EXISTING STREET PARKING SPACES SHOWN ARE APPROXIMATE.
- THE LENGTH AND WIDTH OF VEHICLE SHOWN ARE BASED ON A TOYOTA CAMRY (~16.5'Lx6.5'W)



**CIVIL ENGINEER:**



**TITLE:**

## VEHICLE MOVEMENT PLAN

DATE: FEBRUARY 9, 2024  
 SCALE: 1"=10'  
 PROJECT: 23-028  
 FILE: 23-028-LM.DWG  
 DRAWN: RLB

**PROJECT:**  
 55 HARVEY ST  
 CAMBRIDGE, MA

**SHEET NUMBER:**

1

From:

**Tigran Yesayan | General Manager | Arm Developers LLC | Feb 15, 2024**

To:

**Rebecca Listfield | The owner of 66 Harvey st, Cambridge**

Subject:

**Response to your letter titled  
"55\_Harvey\_St\_Email\_from\_Rebecca\_Listfield\_in\_opposition\_Thu\_Feb\_1\_2024\_10-36-20"**

**Dear Jannifer Van Campen**

I am writing in response to the concerns you have expressed in your letter regarding the 55 Harvey Street project BZA #251115. First and foremost, please be assured that we genuinely value and respect both your presence in the neighborhood and your concerns. Below we will address all your concerns one by one;

**Regarding the 4 units turning to one unit;**

The concern over the potential loss of housing units is understandable. However, it's crucial to recognize that the existing building's condition and the units within are suboptimal for marketable living arrangements due to size and layout constraints. Furthermore, the current use as a multifamily residence is non-conforming.

Changing the use from Multifamily (4 units) to a Single Family (1 Unit) is permitted under the Zoning Code, as a Single Family is considered a conforming use in the Residence B District (See Article 4 and 4.30). Apart from bringing an overall reduction in density to the site, including a decrease in the bedroom count, the conversion to a single-family dwelling will have a lesser impact on the surrounding neighborhood. Our objective is to introduce a modern aesthetic that enhances harmony within the neighborhood. This will be achieved through sustainable design, featuring an extremely efficient envelope, state-of-the-art mechanical equipment, EV charging infrastructure, and the integration of solar panels on the roof. The factors mentioned above are paramount in securing successful marketing and achieving prompt occupancy of the building.

In summary, please review the attached renderings for the aforementioned of above changes. It's important to note that we have also taken steps to address the concerns of all the neighbors. We are open to further discussion and approachable for face-to-face meetings if you have additional questions or concerns.

We seek your support and agreement on these matters, and we genuinely appreciate your cooperation.

Sincerely,

Tigran Yesayan



From:

**Tigran Yesayan | General Manager | Arm Developers LLC | Feb 15, 2024**

To:

**Mary Ellen Kent | the owner of 8 Westley Ave Cambridge**

Subject:

**Response to your letter titled  
"55\_Harvey\_St\_Opposition\_from\_Mary\_Ellen\_Kent\_Mon\_Jan\_8\_2024\_11-57-58"**

**Dear Mary Ellen Kent**

I am writing in response to the concerns you have expressed in your letter regarding the 55 Harvey Street project BZA #251115. First and foremost, please be assured that we genuinely value and respect both your presence in the neighborhood and your concerns. Below we will address all your concerns one by one;

**Regarding size and design of the building;**

While we acknowledge that the renderings and plans may give the impression of a sizable building, please note that the overall size and scale of the structure have remained the same as they currently exist. Overall, the building will be a much more sustainable design with an extremely efficient envelope, mechanical equipment, EV charging, and solar panels on the roof. The proposed exterior materials will be beautiful, durable, and well maintained. Our goal is to bring a modern aesthetic and enhance harmony within the neighborhood.

**Regarding parking and garage;**

Please refer to the attached studies on entering and exiting the garage. There will be no impact on parking along Westley Street. We kindly request your cooperation in ensuring that at least one garage is retained as a requisite component for single-family unit.

**Regarding the roof deck;**

We have decreased the size of both decks in an effort to minimize potential activities and prevent homeowners from having a direct view of your property. The roof deck on the 3rd floor has been relocated to be more than 12 feet away from the rear property line. Furthermore, its size has been decreased from over 250 square feet to under 80 square feet.

**Regarding the 2nd floor deck;**

It has been resized and relocated, now positioned more than 7 feet away from the rear property line. The deck's dimensions have been scaled down from 130 SF to under 80 SF.

**ARM DEVELOPERS LLC**

*100 Hano St Unit 19 Allston MA 02134*

In summary, please review the attached renderings for the aforementioned of above changes. It's important to note that we have also taken steps to address the concerns of all the neighbors. We are open to further discussion and approachable for face-to-face meetings if you have additional questions or concerns.

We seek your support and agreement on these matters, and we genuinely appreciate your cooperation.

Sincerely,

Tigran Yesayan

From:

**Tigran Yesayan | General Manager | Arm Developers LLC | Feb 15, 2024**

To:

**Jannifer Van Campen The owner of 51 Harvey st, Cambridge**

Subject:

**Response to your letter titled "Email\_from\_Jennifer\_Van\_Campen\_Mon\_Jan\_8\_2024\_14-18-28"**

**Dear Jannifer Van Campen**

I am writing in response to the concerns you have expressed in your letter regarding the 55 Harvey Street project BZA #251115. First and foremost, please be assured that we genuinely value and respect both your presence in the neighborhood and your concerns. Below we will address all your concerns one by one;

**Regarding the 4 units turning to one unit;**

The concern over the potential loss of housing units is understandable. However, it's crucial to recognize that the existing building's condition and the units within are suboptimal for marketable living arrangements due to size and layout constraints. Furthermore, the current use as a multifamily residence is non-conforming.

Changing the use from Multifamily (4 units) to a Single Family (1 Unit) is permitted under the Zoning Code, as a Single Family is considered a conforming use in the Residence B District (See Article 4 and 4.30). Apart from bringing an overall reduction in density to the site, including a decrease in the bedroom count, the conversion to a single-family dwelling will have a lesser impact on the surrounding neighborhood. This is because it is likely to house a single-family home ownership unit, as opposed to a rooming arrangement. The latter tends to have a greater impact on limited parking in the vicinity and carbon footprint increase. Our objective is to introduce a modern aesthetic that enhances harmony within the neighborhood while significantly reducing the carbon footprint. This will be achieved through sustainable design, featuring an extremely efficient envelope, state-of-the-art mechanical equipment, EV charging infrastructure, and the integration of solar panels on the roof.

**Regarding the windows and dormers;**

The dormer on the back side of the house has been removed and oversized window has also been removed. The dormer on the Westley Street facing side of the building has been reduced in height by 3' and the window under the dormer has been broken into 2 distinct windows and reduced in size.

**Regarding the roof decks;**

We have decreased the size of both decks in an effort to minimize potential activities and prevent homeowners from having a direct view of your property. The roof deck on the 3rd floor has been relocated to be more than 12 feet away from the rear property line. Furthermore, its size has been decreased from over 250 square feet to under 80 square feet. 2nd floor deck It has been resized and relocated, now positioned more than 7 feet away from the rear property line. The deck's dimensions have been scaled down from 130 SF to under 80 SF.

In summary, please review the attached renderings for the aforementioned of above changes. It's important to note that we have also taken steps to address the concerns of all the neighbors. We are open to further discussion and approachable for face-to-face meetings if you have additional questions or concerns.

We seek your support and agreement on these matters, and we genuinely appreciate your cooperation.

Sincerely,

Tigran Yesayan