



CITY OF CAMBRIDGE, MASSACHUSETTS

# PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

## SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 21 Lilac Court, Cambridge, MA 02141  
Zoning District: RES C-1  
Applicant Name: Alexandra and Jesse Thaler  
Applicant Address: 17 Lilac Court, Cambridge, MA 02141  
Contact Information: 617-953-7000 adthaler@gmail.com  
Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

11.15b

List all submitted materials (include document titles and volume numbers where applicable) below.

Cover sheet, ownership certificate, Fee Schedule, Dimensional form, Narrative, survey, plans, Elevations, Photographs

Signature of Applicant: Alexandra Thaler Jesse Thaler

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

**OWNERSHIP CERTIFICATE**

**Project Address:** 21 Lilac Court 02141 **Application Date:** Sept. 23, 2019

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: Alexandra D. Thaler & Jesse D. Thaler  
at the following address: 21 Lilac Court

to apply for a special permit for:

on premises located at:

for which the record title stands in the name of:

whose address is:

21 Lilac Court, Cambridge, MA 02141  
Alexandra D. Thaler & Jesse D. Thaler  
21 Lilac Court, Cambridge, MA 02141

by a deed duly recorded in the:

Registry of Deeds of County:

Book:

Page:

OR Registry District of the Land Court,

Certificate No.:

269924

Book: 1541

Page: 66

Alexandra D. Thaler

Jesse D. Thaler

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

To be completed by Notary Public:

Commonwealth of Massachusetts, County of Suffolk

The above named Alexandra D. Thaler  
and Jesse D. Thaler personally appeared before me,

on the month, day and year Sept 27 2019 and made oath that the above statement is true.

Notary:

Jaimie DuRand

My Commission expires:

3/25/2022

CITY OF CAMBRIDGE, MA • PLANNING BOARD • SPECIAL PERMIT APPLICATION



**FEE SCHEDULE**

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**Project Address:**

**Application Date:**

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The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

**Fee Calculation**

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New or Substantially Rehabilitated Gross Floor Area (SF): 1521 × \$0.10 = \$152.00

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Flood Plain Special Permit Enter \$1,000.00 if applicable:

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Other Special Permit Enter \$150.00 if no other fee is applicable:

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**TOTAL SPECIAL PERMIT FEE** Enter Larger of the Above Amounts: \$152.00

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**DIMENSIONAL FORM**

Project Address: 21 Lilac Court 02141 Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	3010	1500	3010	
Lot Width (ft)	78.58	50	78.58	
Total Gross Floor Area (sq ft)	1398	2258	1521	
Residential Base	1398	2258	1521	
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Floor Area Ratio	.46	.75	.51	
Residential Base				
Non-Residential Base	N/A	N/A	N/A	
Inclusionary Housing Bonus	N/A	N/A	N/A	
Total Dwelling Units	1	1	1	
Base Units	1	1	1	
Inclusionary Bonus Units	N/A	N/A	N/A	
Base Lot Area / Unit (sq ft)	3010	1500	3010	
Total Lot Area / Unit (sq ft)	3010	1500	3010	
Building Height(s) (ft)	31' 10 3/4"	35	31' 10 3/4"	
Front Yard Setback (ft)	24.8	15	24.8	
Side Yard Setback (ft)	2.8	15	2.8	
Side Yard Setback (ft)	0	15	0	
Rear Yard Setback (ft)	15.4	20	15.4	
Open Space (% of Lot Area)	56.1	30	56.1	
Private Open Space	56.1	30	56.1	
Permeable Open Space	30.8	30	30.8	
Other Open Space (Specify)	N/A	N/A	N/A	
Off-Street Parking Spaces	1	1	1	
Long-Term Bicycle Parking	0	0	0	
Short-Term Bicycle Parking	0	0	0	
Loading Bays	N/A	N/A	N/A	

Use space below and/or attached pages for additional notes:

21 Lilac Court  
Cambridge, MA 02141

September 29, 2019

## **Project Narrative**

### **General Narrative**

The applicants, Jesse and Alexandra Thaler, propose to modify their existing town house located at 21 Lilac Court in Cambridge. (Map Lot: 40-221). The townhouse is located in residential C-1 zoning district. It was originally permitted under case number PB-9 in 1980. The applicable section of the zoning ordinance is 11.15b – the modification of a special permit requires an amendment.

The town house is three stories with a mezzanine level between the second and third stories. It shares a party wall with the neighboring townhouse (in the same development) to the east.

The applicant would like to:

1. Extend the existing mezzanine structure / floor to the east wall to create an enclosed room for the family of three.
2. Enlarge the kitchen window on the north side, add a new window on the mezzanine level west wall and alter the windows and add a sliding door to the backyard on the South wall. The amended windows and doors will work better with the interior renovation.
3. Add three skylights. Replace the translucent roofing over the west shed roof. See plans and elevations.
4. Interior renovations included are shown in the plans and include a new kitchen, cabinetry in the mudroom, partition walls to render privacy to the townhouse inhabitants and a full bath on the second floor.

### **Zoning Requirements for Granting Requested Relief**

10.43 of the Ordinance: *Special permits will normally be granted where provisions of this ordinance are met, except when particulars of the location or use, not generally true of the district or of the uses permitted in it, would cause granting of such permit to be to the detriment of the public good.*

The relief requested is not a detriment to the public good. The project will meet all requirements of the Ordinance. The project will have no additional impact to the traffic , patterns of access or egress, or substantially change the neighborhood character. The project will not adversely affect continued operation or development of adjacent uses. The project will not create any nuisance or hazard to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the city – the project will remain residential for a single family. The project will not impair the integrity of the district in which it is located or the adjoining district. The project will not derogate from the intent and purpose of the Ordinance because residential use is allowed in this district and the project has non-intrusive exterior modifications (modified window and backyard door openings). Lastly, the project does not alter the existing residential use of the townhouse structure and is consistent with the objectives set forth in Section 19.30.

### **Community Outreach**

The applicants, Alexandra and Jesse Thaler, reached out to the abutters and neighbors as sent in the list from Liza Paten. Two weeks later, on September 24<sup>th</sup>, they met with several of them and everyone accepted their proposed renovation plans.

## **Outline for Pre-Application Meeting:**

Method of pre-application: Open House at 21 Lilac Court

Date & Time of Open House: 6 pm, September 24, 2019

### Attendees:

- (1) Sue Robinson (20 Lilac)
- (2) Bo Celikovic (14 Lilac)
- (3) Eileen McCullugh
- (4) Carey Morwedge (22 Lilac)

Emailed separately: Nayoung (Julie) Rim (13 Lilac)

### Outreach activities:

- emailed invitation to Lilac Court owner/renter list
- sent hard copies to addresses on label sheet

Date invite sent: September 10, 2019

### Information presented before and at open house:

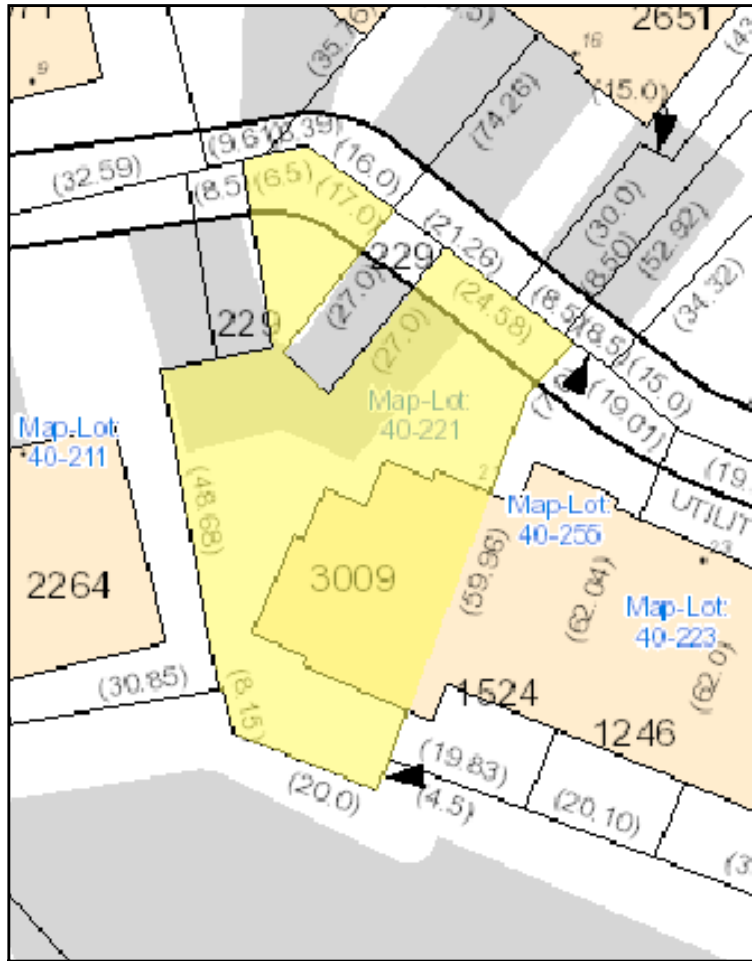
- description of renovation plans discussed; invitation to view current site conditions during open house; stated that future development not currently contemplated
- description of renovation plans included in submission materials, available in hard copy
- plans available in hard copy – site plans and renovation plans
- plans available online at  
<http://www.jthaler.net/21lilac/21LilacCourtPlans.pdf>

### Questions at Open House:

- What do we plan to do?
- Any changes to the outside?
- What timeframe?

### Attempts to address questions:

- discussed plans, noted expected timing
- made plans available in print, online



FROM CAMBRIDGE PROPERTY DATABASE

**DRAWINGS FOR SPECIAL PERMIT**  
**SEPTEMBER 28, 2019**

**CLIENT & PROPERTY ADDRESS:**

JESSE & ALEXANDRA THALER  
 21 LILAC COURT  
 CAMBRIDGE, MA

**BUILDER:**

JARED KLEIN  
 WENDEL KLEIN BUILDERS  
 2464 MASSACHUSETTS AVENUE, #317A  
 CAMBRIDGE, MA 02140

**ARCHITECT:**

LOUISE M. GOFF, R.A.  
 LOUISE M. SMITH DESIGN, LLC  
 23 SPARKS STREET  
 CAMBRIDGE, MA 02138

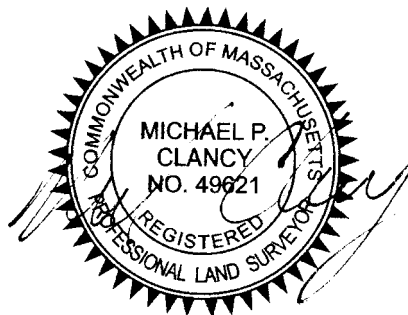
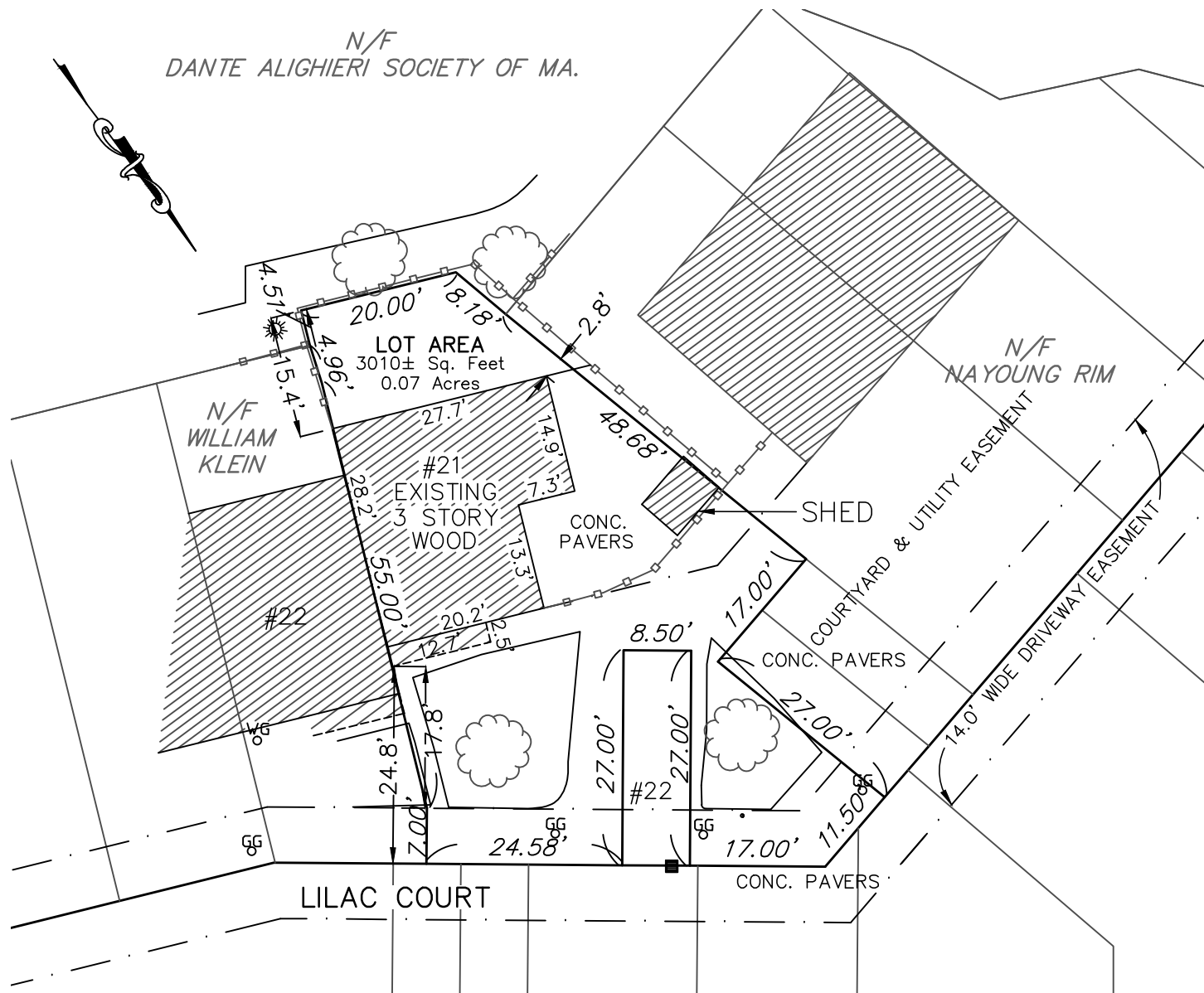
**PROPERTY INFO**

PROPERTY CLASS: SNGL-FAM-RES  
 STATE CLASS CODE: 101  
 ZONING: C-1  
 MAP LOT: 40-221

**DRAWINGS:**

1. COVER PAGE
2. PROPERTY SURVEY BY C & G SURVEY COMPANY
3. OPEN SPACE CALCULATION BY C & G SURVEY COMPANY
4. EXISTING CONDITIONS FIRST FLOOR
5. EXISTING CONDITIONS SECOND FLOOR
6. EXISTING CONDITIONS THIRD FLOOR
7. EXISTING CONDITIONS NORTH EXTERIOR ELEVATION
8. EXISTING CONDITIONS SOUTH EXTERIOR ELEVATION
9. EXISTING CONDITIONS WEST EXTERIOR ELEVATION
10. PROPOSED PLAN FIRST FLOOR
11. PROPOSED PLAN SECOND FLOOR, MEZZANINE & THIRD FLOOR
12. PROPOSED NORTH EXTERIOR ELEVATION
13. PROPOSED SOUTH EXTERIOR ELEVATION
14. PROPOSED WEST EXTERIOR ELEVATION





PREPARED FOR:  
 ALEXANDRA & JESSE THALER  
 21 LILAC COURT  
 CAMBRIDGE, MA. 02138

NOTES:

1. ZONING CLASSIFICATION – C-1(TOWNHOUSE DEVELOPMENT)
2. LOCUS DEED:  
 MIDDLESEX REGISTRY OF DEEDS LAND COURT CERT. #269924
3. PLAN REFERENCES:  
 MIDDLESEX REGISTRY OF DEEDS LAND COURT PLAN #10378D
4. ASSESSORS PARCEL ID: 40-221

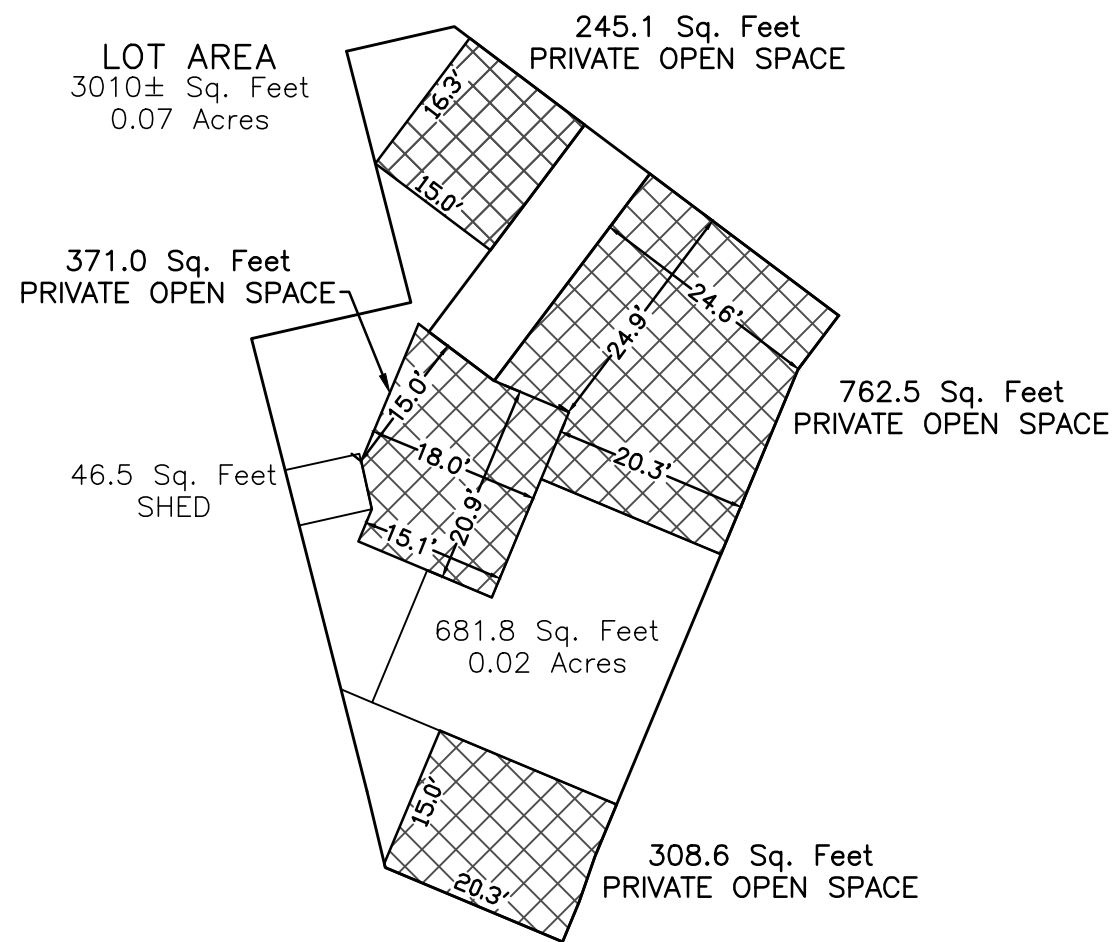
EXISTING PERMEABLE OPEN SPACE:  
 (927.0 Sq. Feet / 3010) = 30.8% (NOT INCLUDING CONC. PAVERS)  
 EXISTING PRIVATE OPEN SPACE:  
 (1687.2 Sq. Feet / 3010) = 56.1%

PLOT PLAN  
 FOR  
 21 LILAC COURT  
 IN  
 CAMBRIDGE, MA.

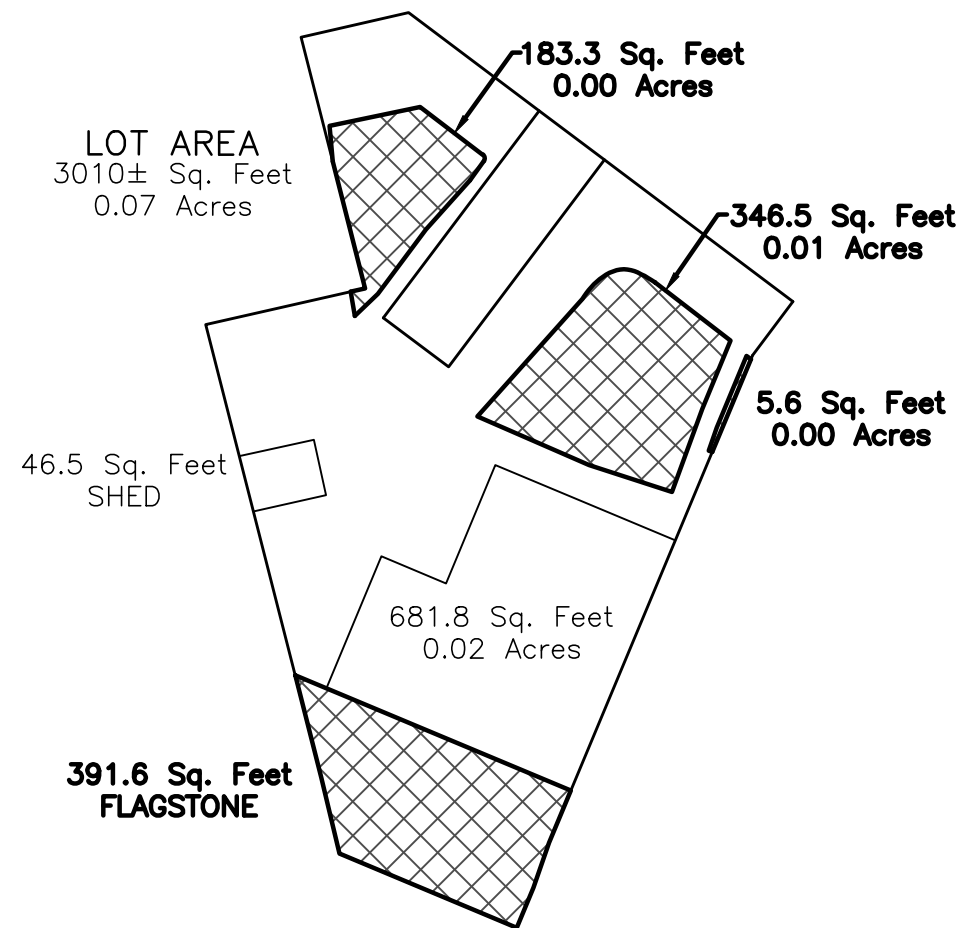
SCALE: 1"=20' JULY 9, 2019

C & G SURVEY COMPANY  
 37 JACKSON ROAD  
 SCITUATE, MA. 02066  
 1-877-302-8440





EXISTING PRIVATE OPEN SPACE:  
 $(308.6 + 371.0 + 762.5 + 245.1) = 1,687.2$  Sq. Feet  
 $1,687.2 / 3010 = 56.1\%$



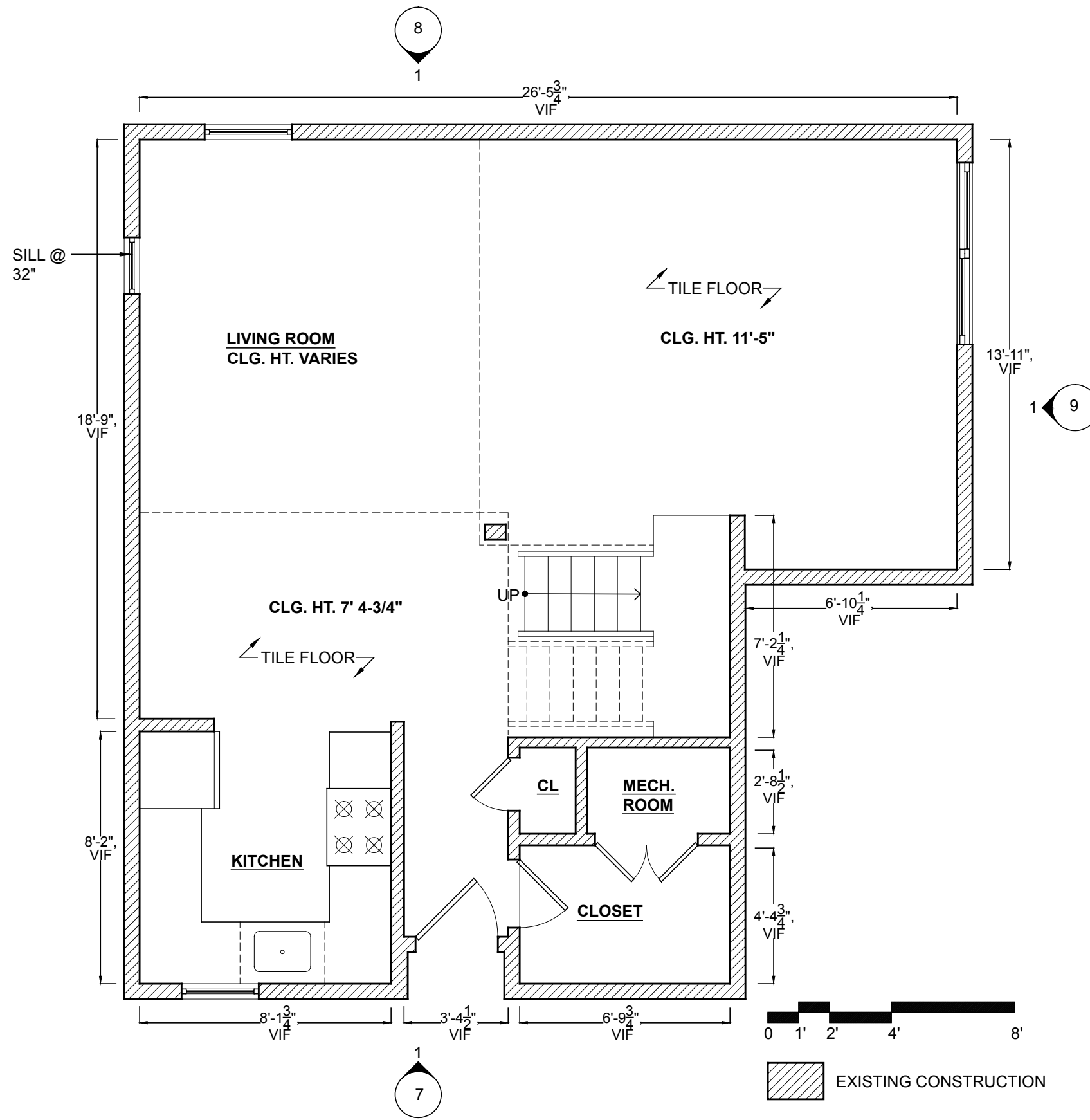
EXISTING PERMEABLE SPACE (WITHOUT CONC. PAVERS):  
 $(391.6 + 346.5 + 183.3 + 5.6) = 927.0$  Sq. Feet  
 $927.0 / 3010 = 30.8\%$

WORKSHEET  
 FOR  
 21 LILAC COURT  
 IN  
 CAMBRIDGE, MA.

SCALE: 1"=20' JULY 9, 2019

C & G SURVEY COMPANY  
 37 JACKSON ROAD  
 SCITUATE, MA. 02066

SPECIAL PERMIT FILING  
DRAWINGS  
NOT FOR CONSTRUCTION



1 EXISTING CONDITIONS: FIRST FLOOR  
Scale: 1/4"=1'

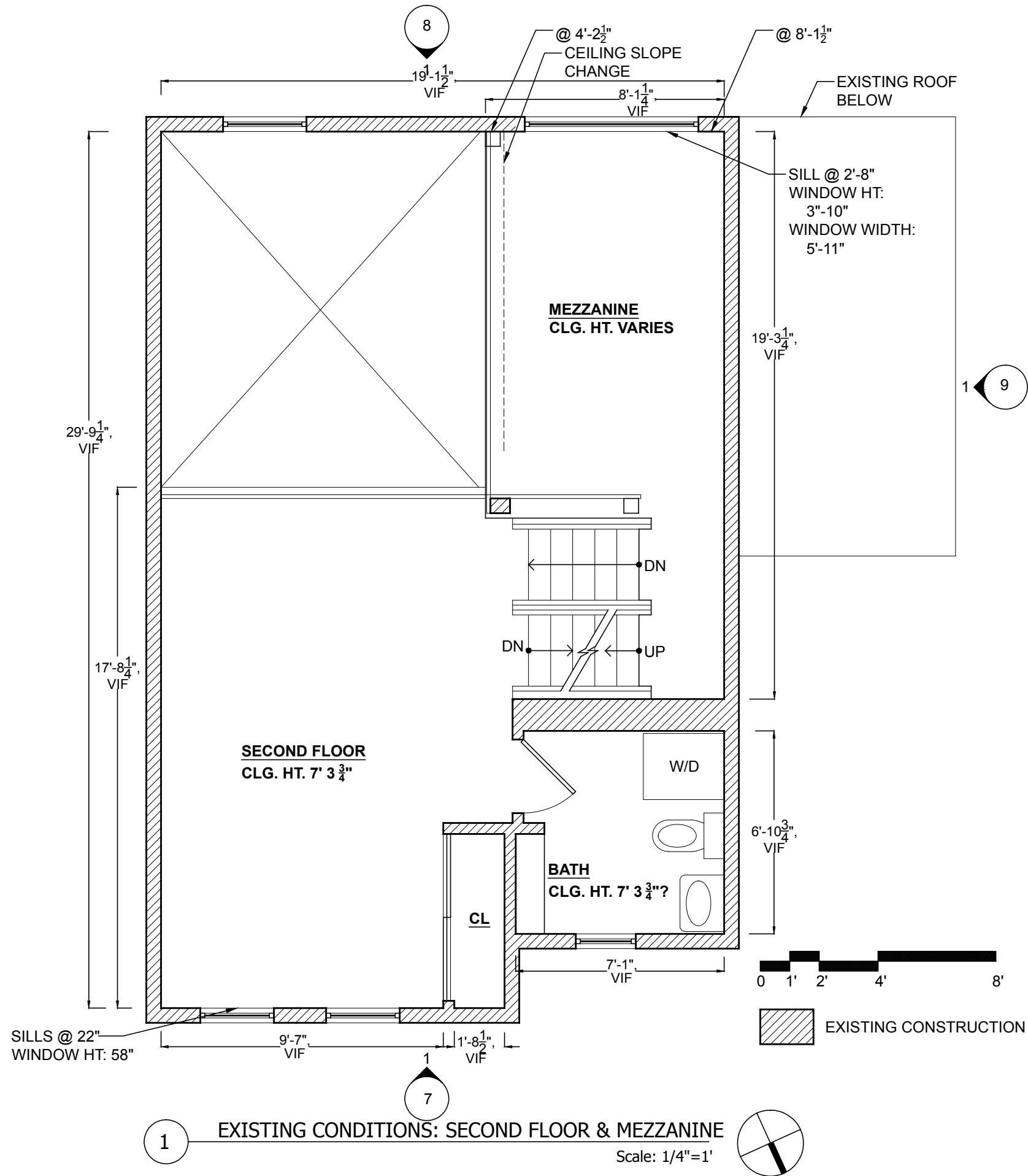
Prepared by:  
Louise M. Goff, R.A.  
for Wendel Klein Builders

project  
21 Lilac Court  
Cambridge, MA

date  
September 28, 2019

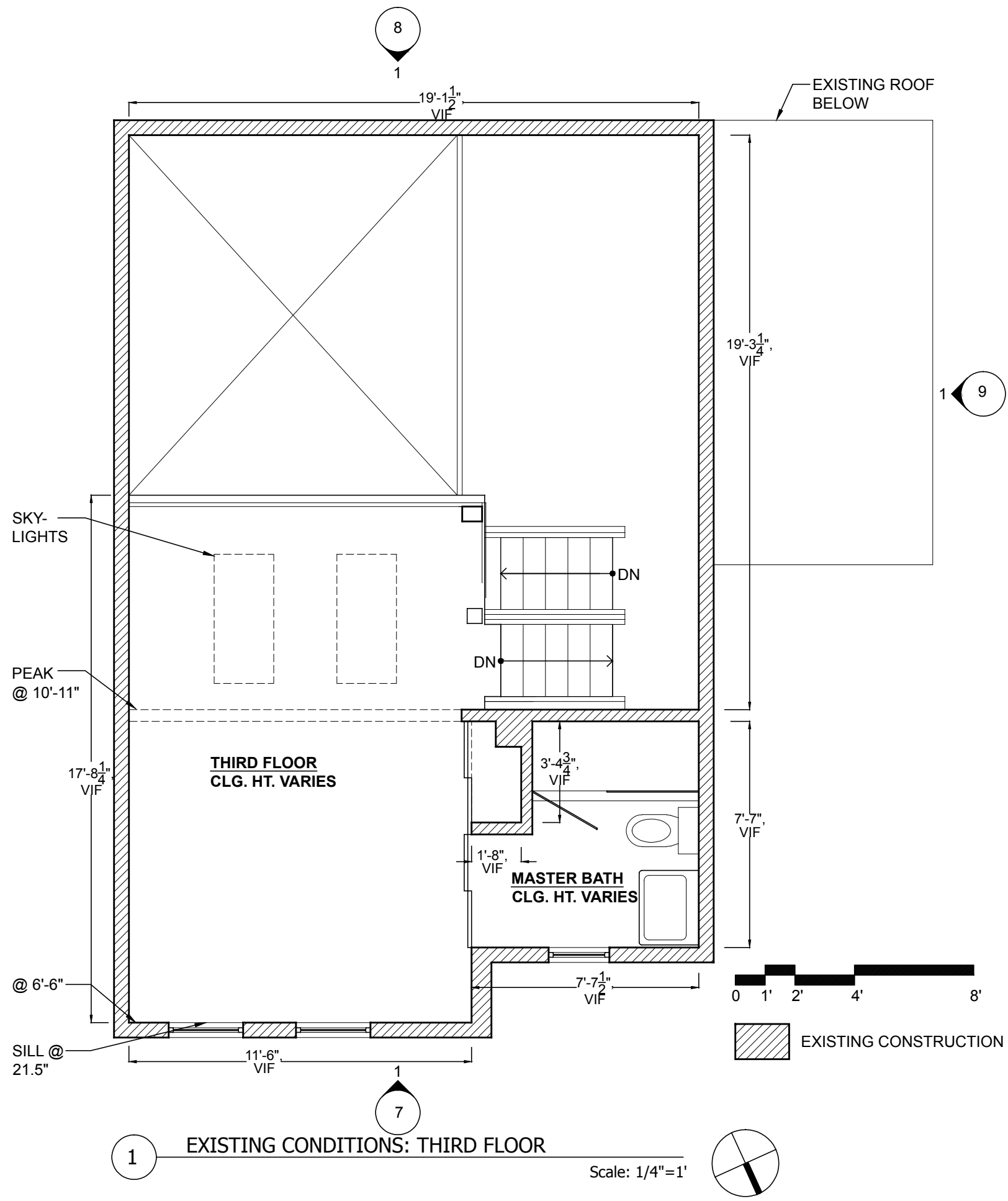
sheet  
Existing Conditions:  
First Floor

scale  
1/4"=1'-0"



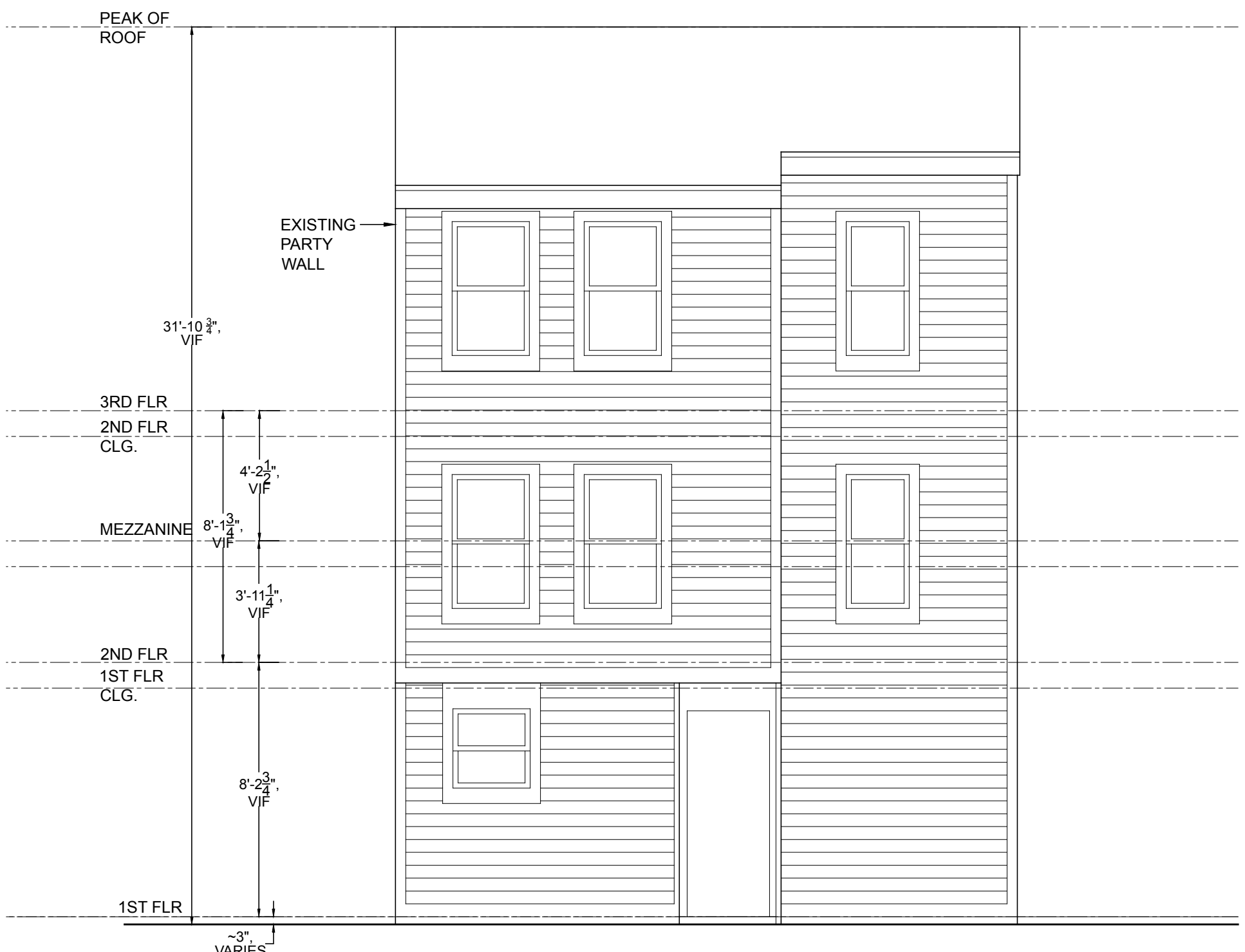
SPECIAL PERMIT FILING  
DRAWINGS  
NOT FOR CONSTRUCTION

Prepared by: <b>Louise M. Goff, R.A.</b> for <b>Wendel Klein Builders</b>	project 21 Lilac Court Cambridge, MA	date September 28, 2019	sheet Existing Conditions: Second Floor & Mezzanine	scale 1/4"=1'-0"	5
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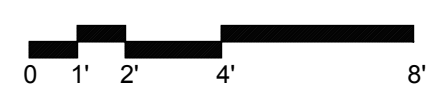
SPECIAL PERMIT FILING  
 DRAWINGS  
 NOT FOR CONSTRUCTION

Prepared by: Louise M. Goff, R.A. for Wendel Klein Builders	project 21 Lilac Court Cambridge, MA	date September 28, 2019	sheet Existing Conditions: Third Floor	scale 1/4"=1'-0"	6
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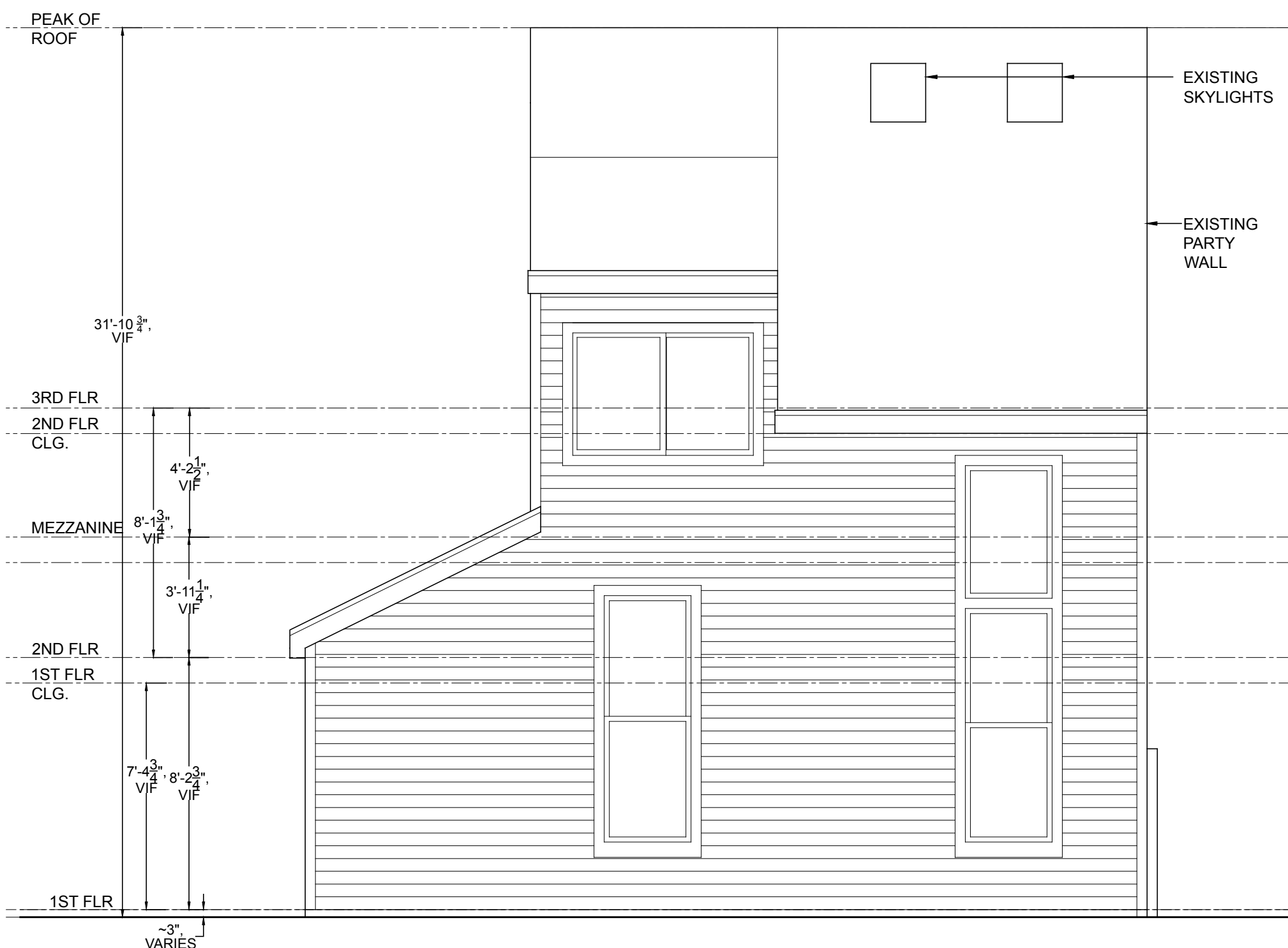


1 EXISTING EXTERIOR ELEVATION: NORTH

Scale: 1/4"=1'



<b>Prepared by:</b> Louise M. Goff, R.A. for Wendel Klein Builders	<b>project</b> 21 Lilac Court Cambridge, MA	<b>date</b> September 28, 2019	<b>sheet</b> Existing Exterior Elevation: North	<b>scale</b> $\frac{1}{4}''=1'-0''$	7
--	---	-----------------------------------	--	--	---



1

EXISTING EXTERIOR ELEVATION: SOUTH

Scale: 1/4"=1'



<b>Prepared by:</b> Louise M. Goff, R.A. for Wendel Klein Builders	<b>project</b> 21 Lilac Court Cambridge, MA	<b>date</b> September 28, 2019	<b>sheet</b> Existing Exterior Elevation: South	<b>scale</b> 1/4"=1'-0"	∞
--	---	-----------------------------------	--	----------------------------	---



1

EXISTING EXTERIOR ELEVATION: WEST

Scale: 1/4"=1'



**Prepared by:**  
 Louise M. Goff, R.A.  
 for Wendel Klein Builders

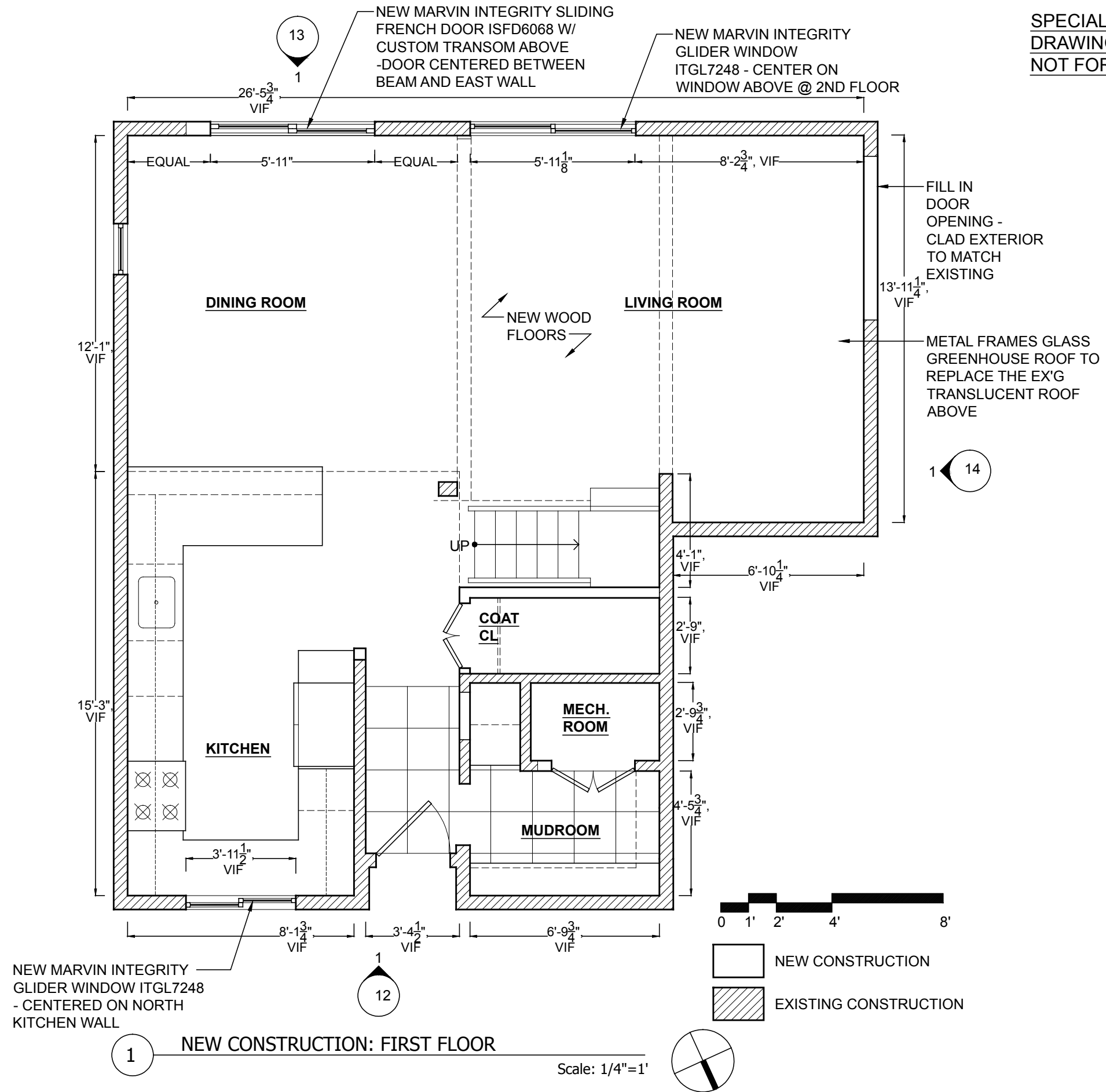
**project**  
 21 Lilac Court  
 Cambridge, MA

**date**  
 September 28, 2019

**sheet**  
 Existing Exterior  
 Elevation: West

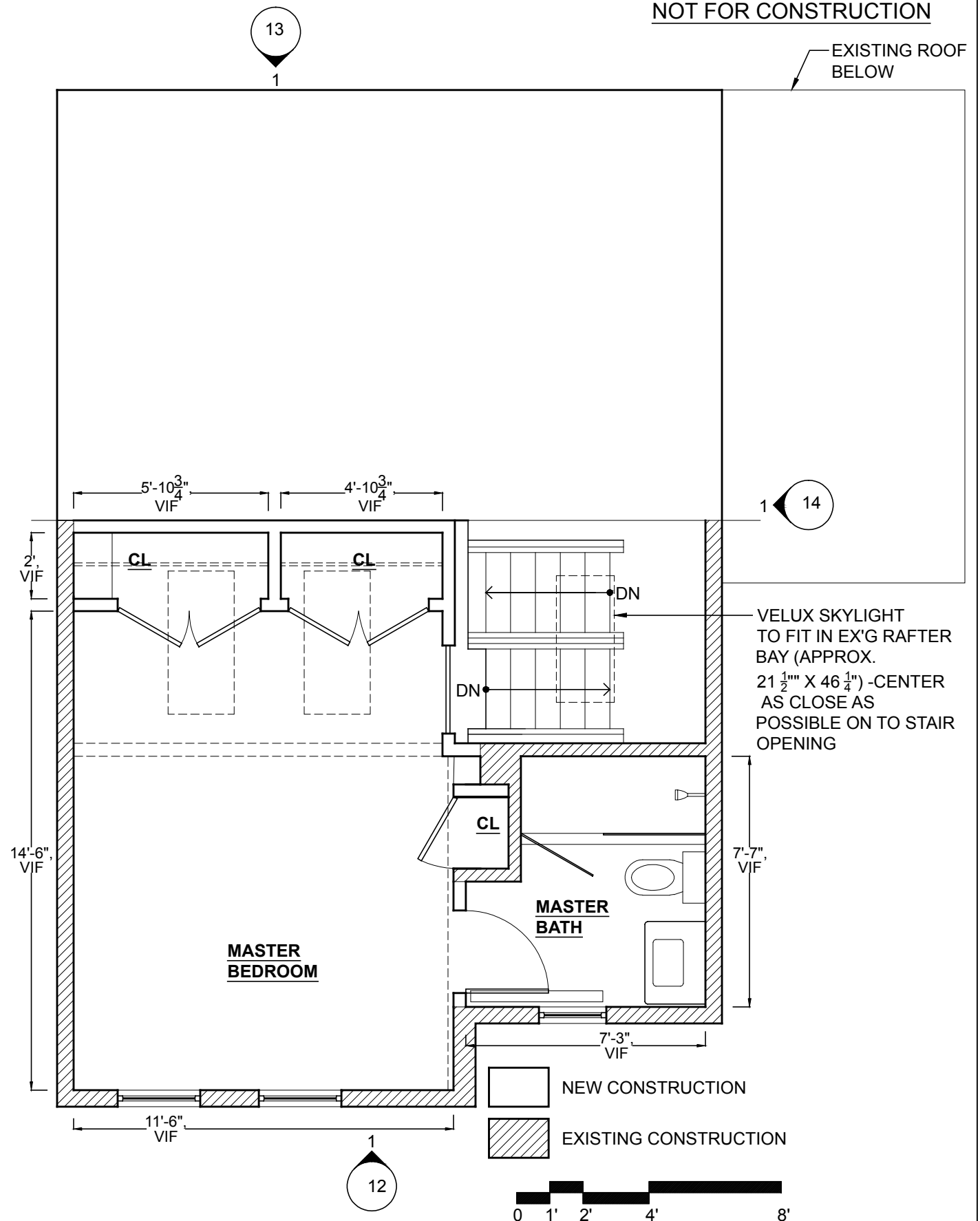
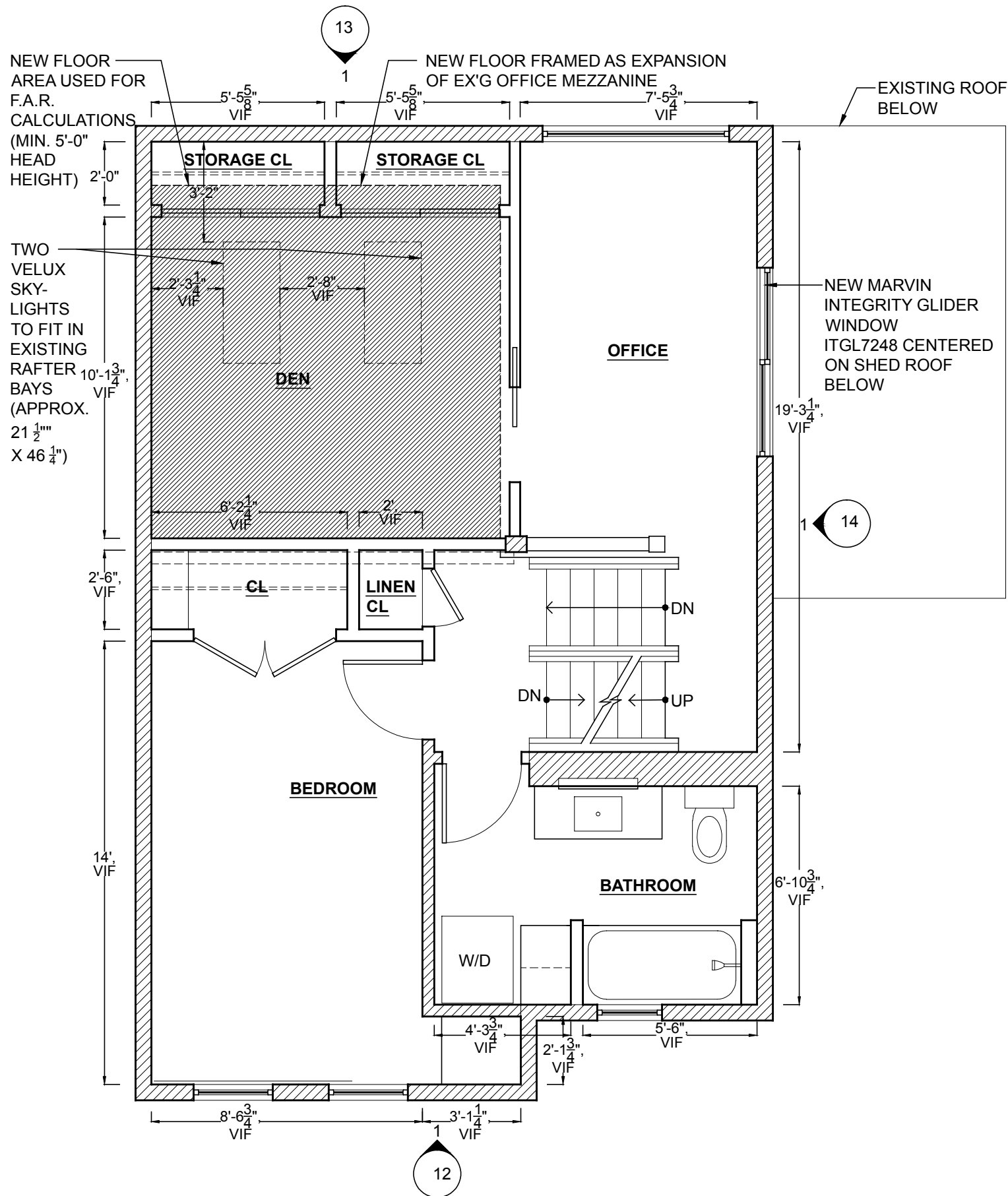
**scale**  
 1/4"=1'-0"





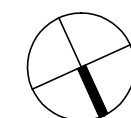
**SPECIAL PERMIT FILING  
DRAWINGS  
NOT FOR CONSTRUCTION**

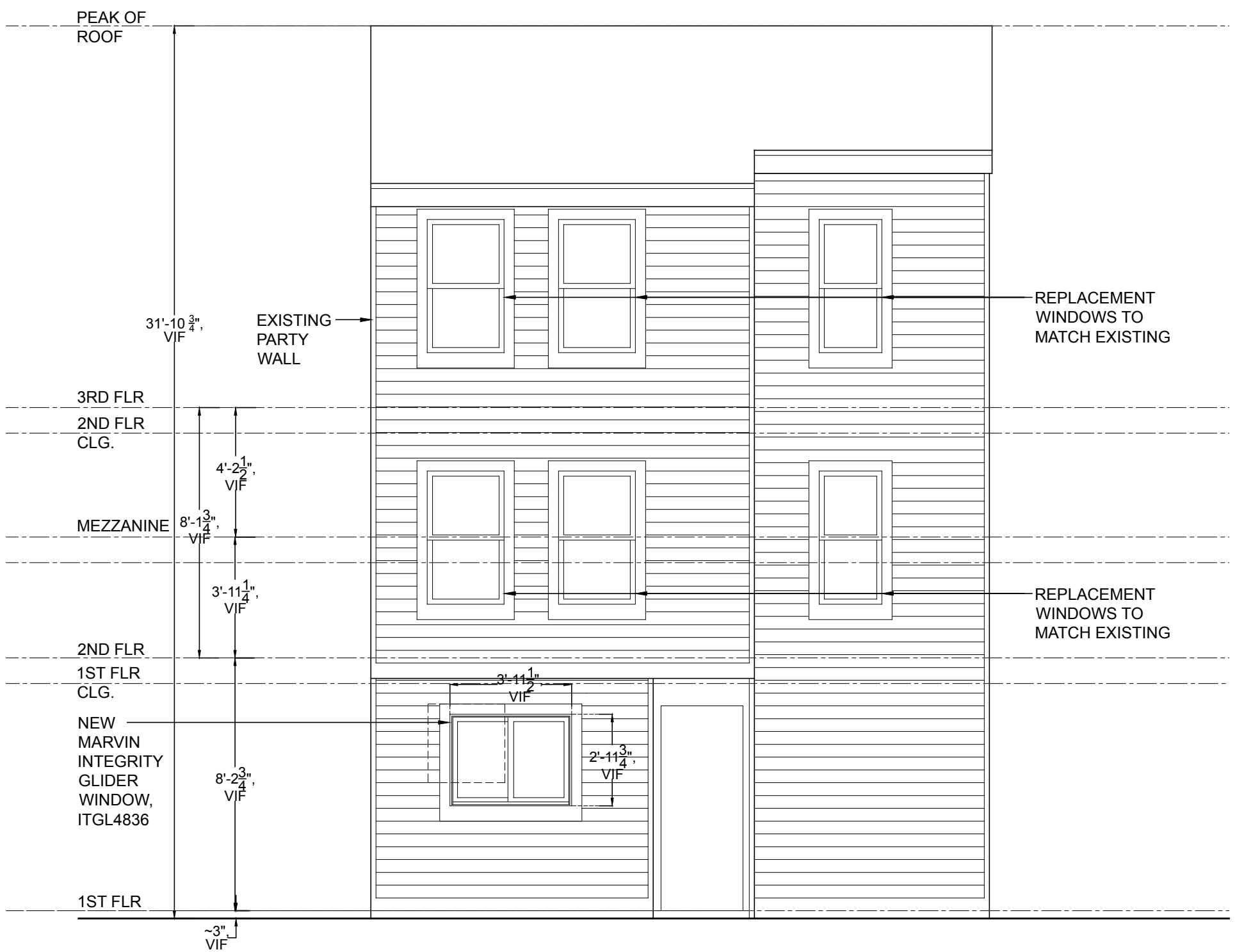
sheet	10
scale	1/4"=1'-0"
sheet	New Construction: First Floor
date	September 28, 2019
project	21 Lilac Court Cambridge, MA
Prepared by:	Louise M. Goff, R.A. for Wendel Klein Builders



1 NEW CONSTRUCTION: SECOND FLOOR & MEZZANINE  
 Scale: 1/4"=1'

2 NEW CONSTRUCTION: THIRD FLOOR  
 Scale: 1/4"=1'

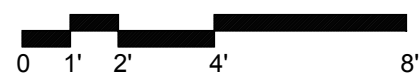




1

NEW CONSTRUCTION EXTERIOR ELEVATION: NORTH

Scale: 1/4"=1'



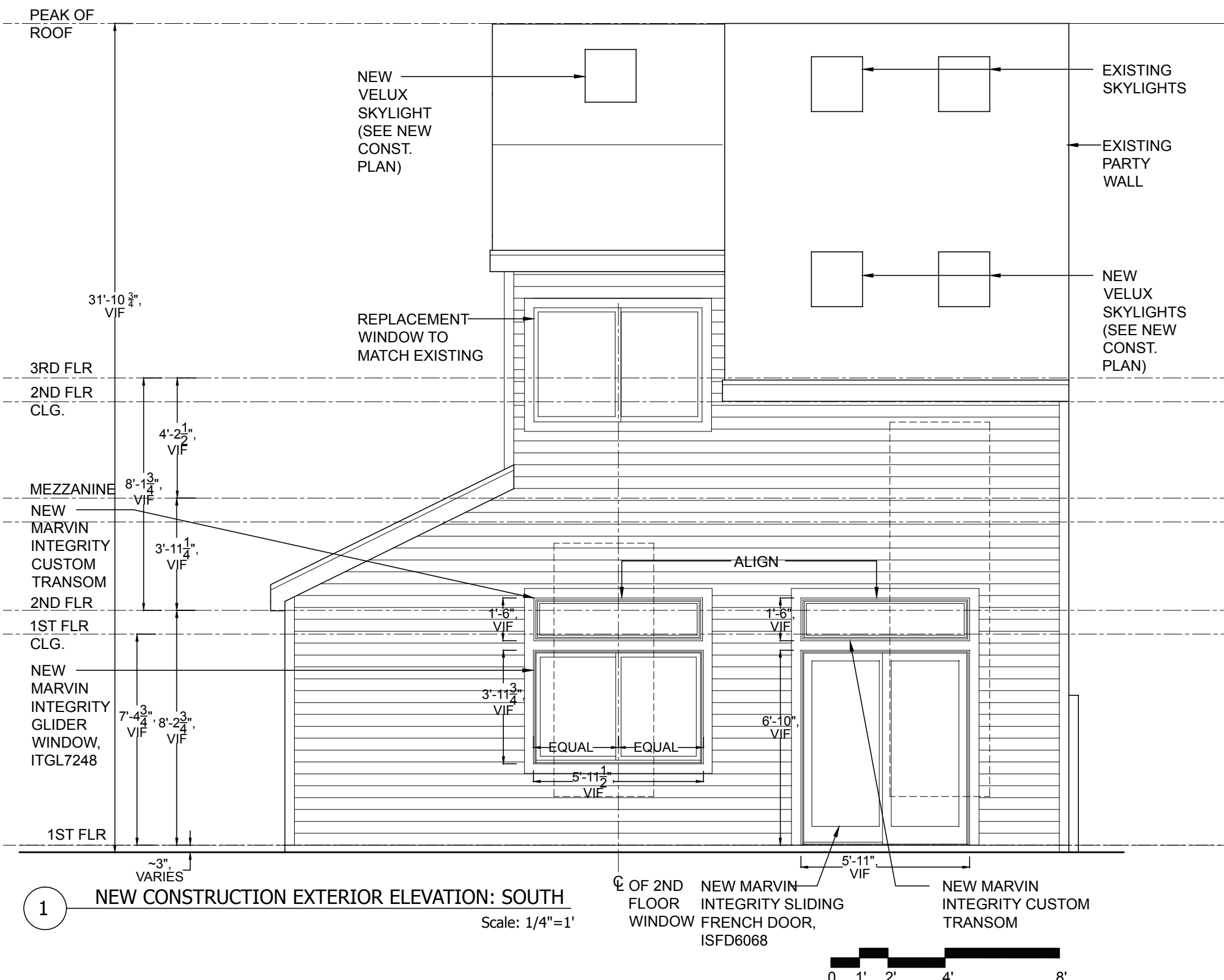
Prepared by:  
 Louise M. Goff, R.A.  
 for Wendel Klein Builders

project  
 21 Lilac Court  
 Cambridge, MA

date  
 September 28, 2019

sheet  
 New Construction  
 Exterior Elevation:  
 North

scale  
 1/4"=1'-0"



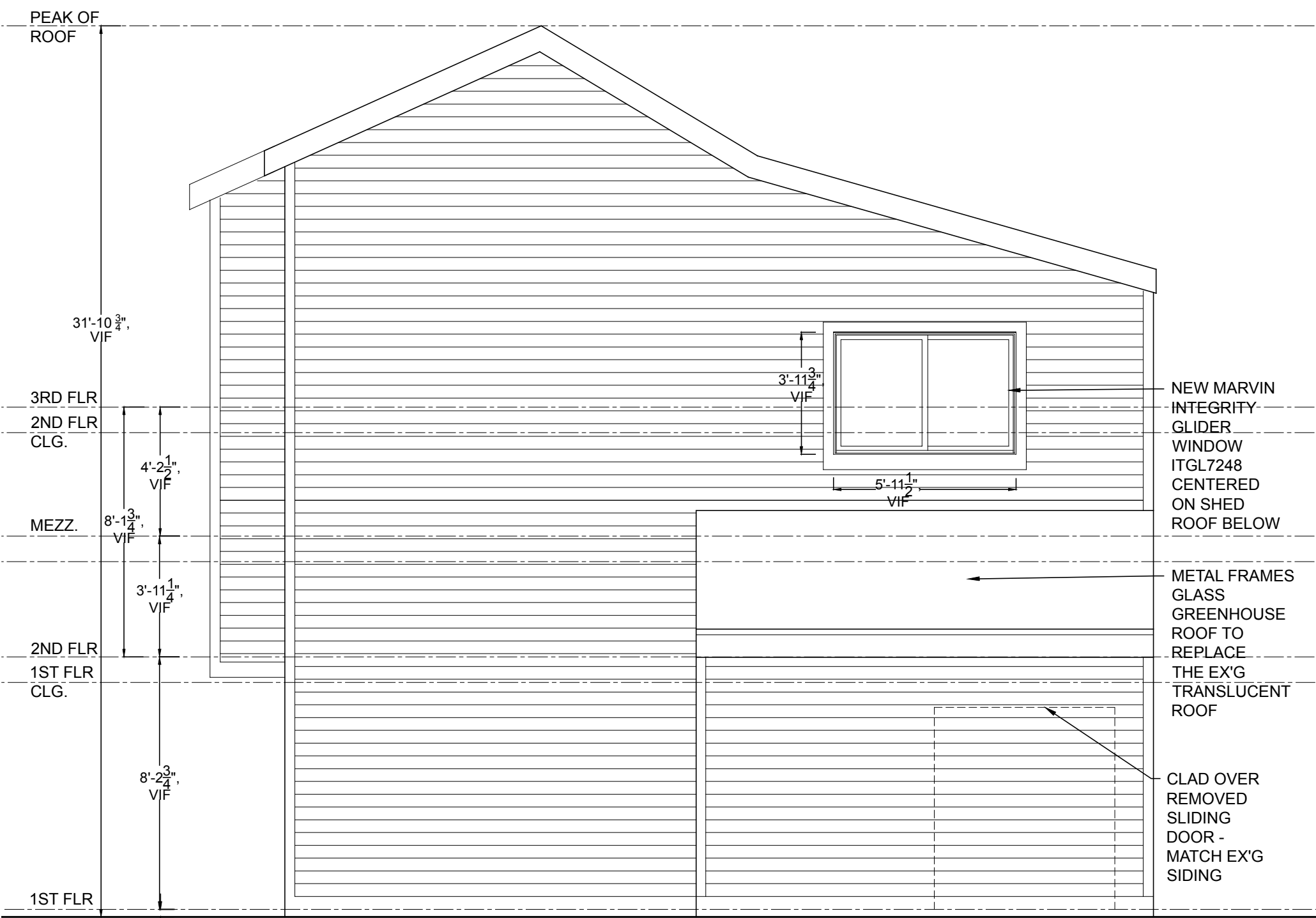
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NEW CONSTRUCTION EXTERIOR ELEVATION: SOUTH  
 Scale: 1/4"=1'

CL OF 2ND FLOOR WINDOW  
 NEW MARVIN INTEGRITY SLIDING FRENCH DOOR, ISFD6068  
 NEW MARVIN INTEGRITY CUSTOM TRANSOM



<b>Prepared by:</b> Louise M. Goff, R.A. for Wendel Klein Builders	<b>project</b> 21 Lilac Court Cambridge, MA	<b>date</b> September 28, 2019	<b>sheet</b> New Construction Exterior Elevation: South	<b>scale</b> 1/4"=1'-0"	13
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1

NEW CONSTRUCTION EXTERIOR ELEVATION: WEST

Scale: 1/4"=1'



Prepared by:  
 Louise M. Goff, R.A.  
 for Wendel Klein Builders

project  
 21 Lilac Court  
 Cambridge, MA

date  
 September 28, 2019

sheet  
 New Construction  
 Exterior Elevation:  
 West

scale  
 1/4"=1'-0"

14



333 YF6





21







NO  
PARKING

NO  
PARKING