



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 206534

2023 FEB 14 PM 12:10
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Raymond and Karolyn Park

PETITIONER'S ADDRESS: 104 Sciarappa Street, Cambridge, MA 02141

LOCATION OF PROPERTY: 102-104 Sciarappa Street, Cambridge, MA

TYPE OF OCCUPANCY: Two-Family Residence

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner proposes the following changes to the existing non-conforming Two Family structure: 1) Addition of Gross Floor Area on the 2nd and 3rd Floors. 2) Increase window size and create new openings.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.2.c & 8.22.2.d (Non-conforming structure).
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

(Petitioner (s) / Owner)

KAROLYN PARK

(Print Name)

Address:

102-104 SCIARAPPA ST.

Tel. No.

(857) 928-3121

E-Mail Address:

raymondandkarolyn@gmail.com

Date: 01/20/2023

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Raymond and Carolyn Park
Location: 102-104 Sciarappa Street, Cambridge, MA
Phone: (857) 928-3121

Present Use/Occupancy: Two-Family Residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-Family Residence

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2301		3006		1425	(max.)
LOT AREA:		1900		1900		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		1.21		1.58		.75	
LOT AREA OF EACH DWELLING UNIT		950		950		1500	
SIZE OF LOT:	WIDTH	38		38		50	
	DEPTH	50		50		N/A	
SETBACKS IN FEET:	FRONT	0		0		10	
	REAR	4.1		4.1		20	
	LEFT SIDE	6.2		6.2		7.5	
	RIGHT SIDE	3.5		3.5		7.5	
SIZE OF BUILDING:	HEIGHT	26.87		35		35	
	WIDTH	45.7		45.7		n/a	
	LENGTH	28.3		28.3		n/a	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0		0		0	
NO. OF DWELLING UNITS:		0		0		0	
NO. OF PARKING SPACES:		0		0		0	
NO. OF LOADING AREAS:		0		0		n/a	
DISTANCE TO NEAREST BLDG. ON SAME LOT		n/a		n/a		10'	

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

There are no other occupancies on this lot.

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'.

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 KAROLYN PARK
(OWNER)

Address: 102-104 SCIARAPPA ST. CAMBRIDGE, MA 02141

State that I/We own the property located at 102-104 Sciarappa Street, which is the subject of this zoning application.

The record title of this property is in the name of KAROLYN PARK

*Pursuant to a deed of duly recorded in the date _____, Middlesex South

County Registry of Deeds at Book _____, Page _____; or

Middlesex Registry District of Land Court, Certificate No. _____

Book 73589 Page 556

[Handwritten Signature]

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

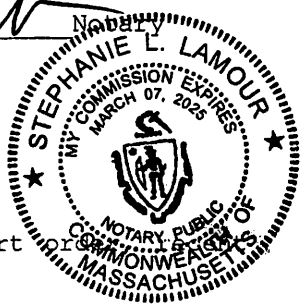
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of MIDDLESEX

The above-name KAROLYN PARK personally appeared before me, this 8 of DECEMBER 2022, and made oath that the above statement is true.

[Handwritten Signature]

My commission expires 3/7/2025 (Notary Seal).



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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 102-104 Sciarappa Street , Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Section 8.22.2.d provides protections for existing non conforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. The proposed alterations and extensions at 102-104 Sciarappa increase the non-conforming nature of the residence in a way that is consistent with the current neighborhood fabric. The changes are not substantially more detrimental to the neighborhood.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed development will not alter traffic generated or patterns of access or egress. The number of dwelling units will not increase keeping the number of occupants and subsequent traffic generated consistent with the existing conditions in the neighborhood. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The proposed additions and fenestration changes occur in areas that have limited impact on adjacent uses and are consistent with the development patterns in the neighborhood and larger district. The changes proposed at 102-104 Sciarappa Street will not adversely affect the continued operation of adjacent uses.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

Building Setbacks and areas dedicated to open space will remain intact to the benefit of the neighborhood and residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use and FAR increase is consistent with the

existing uses in the neighborhood. The proposed additions will not impair the integrity of the district or derogate from the intent of the ordinance.

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

Pacheco, Maria

From: Danielle Mishkin <daniellemishkin@yahoo.com>
Sent: Tuesday, March 21, 2023 8:27 PM
To: Pacheco, Maria
Subject: BZA #206534

To the BZA,

I want to submit an email in regard to BZA #206534. The proposal does not meet the requirements for hardship and creates a negative impact to neighbors.

As a nearby resident, I am concerned with the impact this proposal will have on the privacy of the neighbors to the back and to the side (for which I am one). The large increase in windows is a detriment to privacy and well-being particularly with the addition that approaches the property line.

The increased heights will create more shadows and a walled off canyoning effect for our small yards that lie behind the parcel and will negatively impact our gardens. .

As it is currently proposed, I oppose this application.

Thank you

Danielle Mishkin

72 Spring ST

March 21,2023

Dear Members of the Zoning Board Appeals,

My property, 78 Spring Street, abuts of 101-104 Sciarppa Street whose owners have submitted BZA Number 206534.

The permit request is substantial. Why was there no prior notice to neighbors?

It requests (1) the addition of gross floor area on 2nd & 3rd floors to an already non-conforming structure, (2) additional openings and (3) an increase and window size. In summary it will be larger and higher and closer to my house and the three other houses that form our row.

I have three major concerns:

Height: This proposal increases the third floor height and adds more height with a pitched attic space such as are characteristic of vaulted ceilings. Couldn't the existing roof line just be dormered and achieve the same effect without adding height?

Privacy: The proposal adds more windows and larger windows that will be facing my property and will be significantly closer to my property than the existing structure.

Light: The increased 6'-1 ½" heights switch from a simple triangle pitch roof to a third floor box with a triangle pitch roof on top. The neighboring back yards run east to west and this will cast longer shadows on the only outdoor space in the back for neighbors.

I have spoken with my immediate neighbors at 76 Spring, Robert & Geraldine Korecki. They share these concerns and asked that I relate their disapproval of the proposal in my letter to you as they will also be affected by the proposed changes.

I will be attending Thursday's meeting remotely using you're your Zoom Webinar link.

Please do not hesitate to call my cell phone 617 699 456

Sincerely,

Ana Perez Camayd

Karolyn and Ray Park
102-104 Sciarappa St
Cambridge MA 02141

Ana Perez Camayd
78 Spring St.
Cambridge, MA 02141

March 22, 2023

Dear Ana,

Thank you for you submitting your letter of concern to the BZA. While we did talk to our neighbors on left and right who we thought would be most impacted, we did not realize that our back neighbors would care so much. We have seen your letter and concerns. We are working to try to come up with creative solutions that will work for our family and the neighborhood. We would love to be able to meet with you after we've brainstormed some more. Would you open to that?

Thanks,
Karolyn and Ray
(857) 928-3121

Karolyn and Ray Park
102-104 Sciarappa St
Cambridge MA 02141

Joe Rose and Danielle Mishkin
72 Spring St.
Cambridge, MA 02141

March 22, 2023

Dear Joe and Danielle,

Thank you for you submitting your letter of concern to the BZA. While we did talk to our neighbors on left and right who we thought would be most impacted, we did not realize that our back neighbors would care so much. We have seen your letter and concerns. We are working to try to come up with creative solutions that will work for our family and the neighborhood. We would love to be able to meet with you after we've brainstormed some more. Would you open to that?

Thanks,
Karolyn and Ray
(857) 928-3121

Karolyn and Ray Park
102-104 Sciarappa St
Cambridge MA 02141

Robert and Geraldine Korecki
76 Spring St.
Cambridge, MA 02141

March 22, 2023

Dear Robert and Geraldine,

Thank you for you submitting your letter of concern to the BZA. While we did talk to our neighbors on left and right who we thought would be most impacted, we did not realize that our back neighbors would care so much. We have seen your letter and concerns. We are working to try to come up with creative solutions that will work for our family and the neighborhood. We would love to be able to meet with you after we've brainstormed some more. Would you open to that?

Thanks,
Karolyn and Ray
(857) 928-3121

Pacheco, Maria

#206534

From: davescameron2@gmail.com
Sent: Thursday, March 23, 2023 10:03 AM
To: Pacheco, Maria
Subject: 102-104 Sciarappa St - Zoning Meeting

Mr. Pacheco,

I am the owner of 98-100 Sciarappa St (100 Sciarappa LLC), a direct abutter, and I want to indicate I have no problem with Raymond & Karolyn Park's project advancing.

My support is contingent however on construction noise being kept to working hours (8am – 5pm) weekdays, otherwise leasing units may become very difficult considering the 8ft of separation between the properties. I understand this may delay contractors for 1hr each morning, but I feel it's a more than fair request for supporting the project as a direct abutter and considering that construction will be ongoing for 12+ months. If the committee could consider this in their approval/denial I would greatly appreciate it.

Thank you,

Dave Cameron
davescameron2@gmail.com
857 234 2054

Pacheco, Maria

From: Dave Cameron <davescameron2@gmail.com>
Sent: Thursday, March 23, 2023 3:17 PM
To: Pacheco, Maria
Subject: Re: 102-104 Sciarappa St - Zoning Meeting

Sorry, just to clarify.

I don't oppose the project advancing, but am neutral about supporting it.

It is certainly an awkwardly large addition they are proposing and may crowd out nearby structures, but Cambridge does need housing.

Thank you,

Dave Cameron
davescameron2@gmail.com
857 234 2054

From: Pacheco, Maria <mpacheco@cambridgema.gov>
Sent: Thursday, March 23, 2023, 10:34 AM
To: Dave Cameron <davescameron2@gmail.com>
Subject: RE: 102-104 Sciarappa St - Zoning Meeting

No Worries!!! 😊

From: Dave Cameron <davescameron2@gmail.com>
Sent: Thursday, March 23, 2023 10:14 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: Re: 102-104 Sciarappa St - Zoning Meeting

My apologies Maria! - Ms. Pacheco, not Mr.

Best,

Dave Cameron
davescameron2@gmail.com
857 234 2054

From: Pacheco, Maria <mpacheco@cambridgema.gov>
Sent: Thursday, March 23, 2023, 10:09 AM
To: davescameron2@gmail.com <davescameron2@gmail.com>
Subject: RE: 102-104 Sciarappa St - Zoning Meeting

Received, thank you.

From: davescameron2@gmail.com <davescameron2@gmail.com>

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Pacheco, Maria

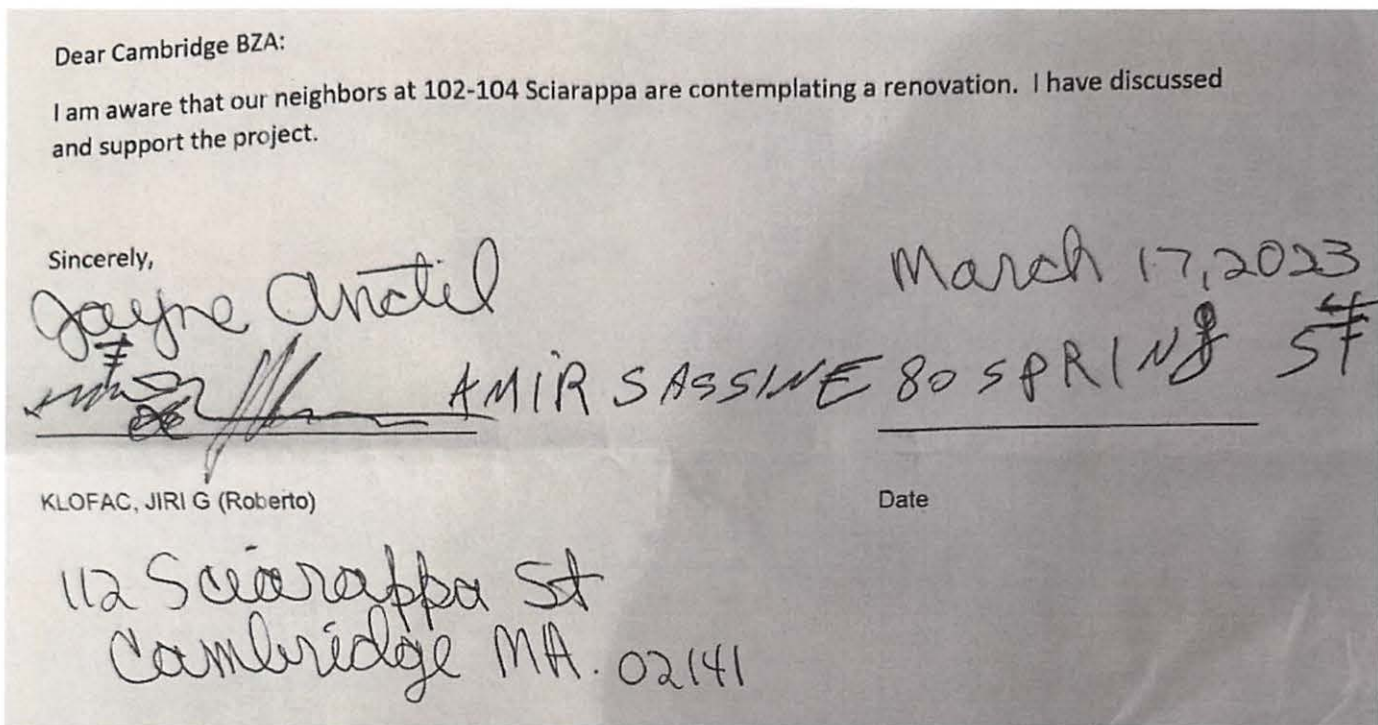
From: davescameron2@gmail.com
Sent: Thursday, March 23, 2023 8:08 PM
To: Pacheco, Maria
Subject: RE: 102-104 Sciarappa St - Zoning Meeting

Hi Maria,

Just listening in on the meeting tonight and heard of the continuance.

I want to clarify that – in contradiction to what Karolyn stated at the meeting (“we have spoken with abutters on both the left and right, but the ones at the back have an issue”) – they have not reached out nor spoken with me yet (I’m on the right). So I found that a little surprising. I don’t live in 98-100 Sciarappa, but I live on Mass Ave in Cambridge and am very reachable.

Also - in their package they have a letter of support from “JIRI KLOFAC (Roberto)” who are actually two different people. Jiri was the former owner of my building (1.5 years ago) and is no longer in the area, while Roberto is a nice fellow who owns/lives in 112 Sciarappa (3 houses south) and the apartment building at 80 Spring street (2 buildings north).



Thank you,

Dave Cameron
davescameron2@gmail.com
857 234 2054

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Thank you,

Dave Cameron

davescameron2@gmail.com

857 234 2054

Pacheco, Maria

Re: 102-104 Sciappa BZA-206534

From: Raymond and Karolyn Park <raymondandkarolyn@gmail.com>
Sent: Friday, March 24, 2023 1:43 PM
To: Pacheco, Maria
Subject: Re: Dave Cameron email

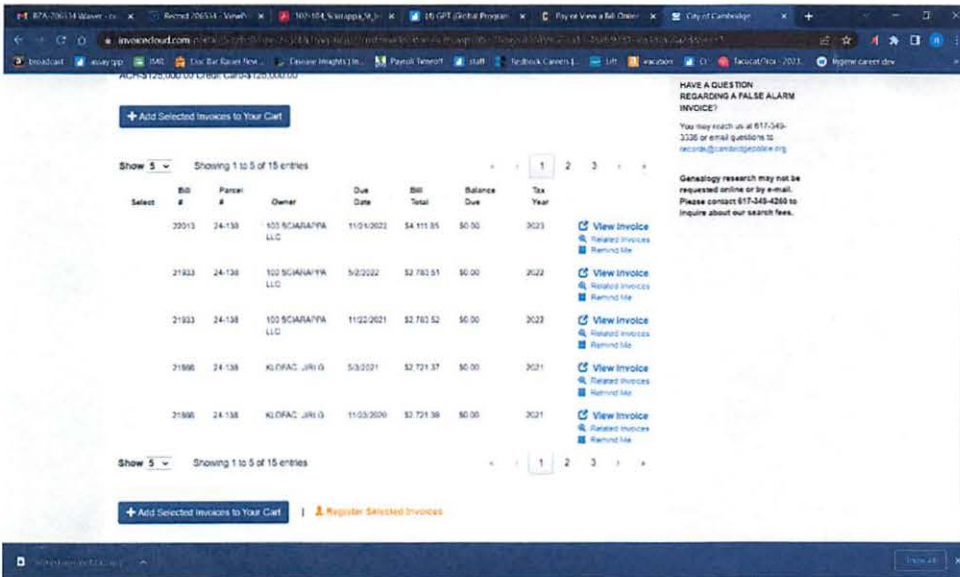
I think that parking lot belongs to Roberto, not David. Maria - would it be possible to upload my response here as well to the portal? We don't want the board to think that we were untruthful. We really did think we contacted neighbors on both sides.

On Fri, Mar 24, 2023 at 11:35 AM Raymond and Karolyn Park <raymondandkarolyn@gmail.com> wrote:

Hi Maria,

Just to clarify, we thought that Roberto owned what we now know to be Dave's building. The reason we thought this is because Roberto regularly parks in Dave's parking lot on the corner, and we thought Jiri was Roberto's given name but he goes by Roberto in the neighborhood.

We also checked the real estate taxes, and because there is no name listed in the records, we thought that Roberto was the owner, as Dave's name was not listed.



We will reach out to apologize and meet with Dave.

Thanks,
Karolyn

Pacheco, Maria

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Tuesday, April 25, 2023 4:00 PM
To: Pacheco, Maria; Singanayagam, Ranjit; Ratay, Olivia; Natola, Stephen
Subject: BZA Number 206534 Letter of Support

To the Cambridge Board of Zoning Appeals,

With respect to BZA Number 206534 and my prior letter, after the initial hearing, the applicants have made significant efforts to listen to the requests of the abutters and have amended their plans to help address these initial concerns:

Privacy: They have reduced the amount of window openings facing the backyards and plan to have privacy glass and/or screening added to the third floor bathroom to accommodate the abutters.

Heights: They have reduced the height of the proposal; opting for a more modest mansard roof with little impact to light and shadows for the neighbors.

I have spoken with several neighbors in the row effected by the proposal. We are in agreement and would like the record to capture our support of these updates.

Sincerely,

Joe Rose
72 Spring St

Pacheco, Maria

From: Ashley Giesta <ashley.giesta@gmail.com>
Sent: Wednesday, May 3, 2023 10:47 AM
To: Pacheco, Maria
Subject: Written Statement for Notice of Public Hearing - 102-104 Sciarappa Street
Attachments: Letter for Construction Proposal.docx

Hi Maria,

Please find attached to this email a written statement opposing the construction proposal at **102-104 Sciarappa Street** in Cambridge owned by **Raymond and Karolyn Park**. We were instructed to send you our comments as we are their direct neighbor and this negatively impacts us. We hope that the Board of Zoning Appeal will read our written statement and understand our serious concerns for what the proposal currently is.

The original hearing was on March 23, 2023 and the homeowners asked for a continuation that is scheduled for next week on May 11, 2023. Please let me know if there are any questions or issues with our attachment.

Thank you for your time and assistance,
The Giesta's

May 3, 2023

Karen & Lenny Giesta
106 Sciarappa Street
Cambridge, MA 02141
RE: Construction proposal at 102-104 Sciarappa Street

To whom it may concern:

We are the owners of the 106 Sciarappa Street three family property in East Cambridge. We are writing on behalf of ourselves and our tenants who live in the other two apartments in regards to the construction proposal by our direct neighbors at 104 Sciarappa Street.

Firstly, we want to state that there have been concerns about this project since the beginning and we have both verbally and in written form, in letters and emails, expressed these concerns to the owners of 104 Sciarappa Street directly.

Secondly, we want to make it known that these owners previously had indoor construction done on their property and while this was taking place, they did not follow proper procedures and laws. Their construction crew would work way past 6:00pm Monday-Friday and they would begin construction way before 8:00am on Saturday mornings. For example, there were several times their construction crew were working past 8:00pm during the work week. They were informed multiple times that they were not following the permitted times by law and yet this continued to happen. This was incredibly disruptive, rude, and inconsiderate of their neighbors.

Listed below are our main concerns about this construction proposal, mostly due to the fact that there is roughly less than 5ft between our two properties:

1. Safety and Health Concerns

- The 104 Sciarappa Street property does not have yard space. Where will they be putting the construction crew's equipment and products for such a large construction project? We are concerned that they will place the equipment in between our houses, which is a safety hazard in more ways than one. If in case of an emergency where we need to exit through our windows, they will be blocked. If they are using equipment next to our windows where we have furniture and often sit next to, we could be injured.
- An air compressor will likely be used in this construction project. It is incredibly loud and will be used within 1-2ft of our windows. This can cause hearing damage if used too closely.
- If an accident occurs and something falls or is not built correctly, etc. it will come crashing directly onto our property which could cause serious injury.
- Due to the lack of space in between our houses, we are concerned about the amount of debris, dust, harsh particles, (are their shingles the old asbestos ones?) etc. that will

be entering our home through our windows over an extended period of time on a daily basis.

2. Damage to our property

- As we mentioned previously, these owners previously did indoor construction and as this was happening, their construction crew damaged multiple shingles on our house. This happened because of the lack of space in between our houses so their construction crew used our property as a resting spot for their equipment and products. We had to tell them numerous times to keep their equipment and products off of our house, but yet it continued to happen. If they damaged our property during a relatively minor indoor construction project, how will they not damage our property during a massive construction project that will take months to finish?

3. Negatively affecting our daily lives for an extended period of time

- One of our tenants has epilepsy and takes epileptic seizures. This will be a lot of major noise due to the equipment and machinery, products, and construction crew. Her bedroom and living room are less than 5ft from where all of this will be occurring on a daily basis for months on end. This will not be a healthy environment for her.
- Both of our tenants, as well as us, will be unable to open windows and use window AC units during the summer and fall in order to avoid even more debris, dust, and harsh particles from entering our home and creating health issues. It is highly unfortunate that we, as Cambridge tax payers, will not be able to enjoy our property in several capacities while this large construction project is ongoing.
- We assume that dumpsters will be required during this project. These dumpsters will take up multiple parking spots from other residents for months on end on an already overcrowded street with limited parking.
- We, as well as one of our tenants, have pets and this will create an anxiety inducing and chaotic living space for them over the course of several months.
- Our son who lives with us works remotely from home the majority of the week. He takes and makes phone calls on a daily and regular basis. This construction project will directly impact him doing his job well due to the constant loud noises.

4. The finished product negatively affecting their neighbors

- Completely changing the roof to a new design, adding a whole addition to a part of their house, and changing their window size and shapes takes away sun, fresh air, and privacy away from their neighbors located less than 5ft from them.

While we understand a homeowner's desire to enhance their property, the owners of 104 Sciarappa Street put together this construction proposal with no consideration to their surrounding neighbors who live incredibly close to their property. Because of this, in addition to all of our serious concerns and how they handled much smaller construction projects previously, we cannot support this construction proposal. We hope that this letter helps you to also understand why the construction proposal cannot be approved as is.

Sincerely,
Karen & Lenny Giesta

Letter of Support

Cambridge Zoning Board of Appeals

Cambridge, MA

04/27/2023

RE: 100-102 Sciarappa Street Zoning Approvals

To the Cambridge Board of Zoning Appeals:

My name is Dave Cameron, sole manager of 100 Sciarappa LLC, the direct abutter to the north of the proposed project. After discussion with the project proponents – Karolyn and Raymond Park – I am more than happy to provide my full support for the project and have no objection to the plans as presented to me on 4/13/2023. I ask only that they keep loud exterior construction noise to within regular working hours (Mon-Fri: 8am-5pm) so as not to disrupt tenants living immediately (<10ft) beside them throughout the project.

Please feel free to contact me should any further information be required.

A handwritten signature in black ink that reads "Dave Cameron". The signature is written in a cursive, flowing style.

Dave Cameron

857 234 2054



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 MAR 27 PM 3: 14

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-206534

Address: Stephen Hiserodt 102-104 SCARAPPA ST. CAMBRIDGE, MA 02141

Owner, Petitioner, or Representative: KAROLYN PARK
(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: 3/24/23

Karl Park
Signature

102-104 SCIARAPPA STREET

No.	Description	Date



client
KAROLYN AND RAYMOND PARK

FILE: **COVER**

PROJECT: **102-104 SCIARAPPA**

dh architects, llc
445 LeGrange Street, Boston MA 02115

job number: **22-040**

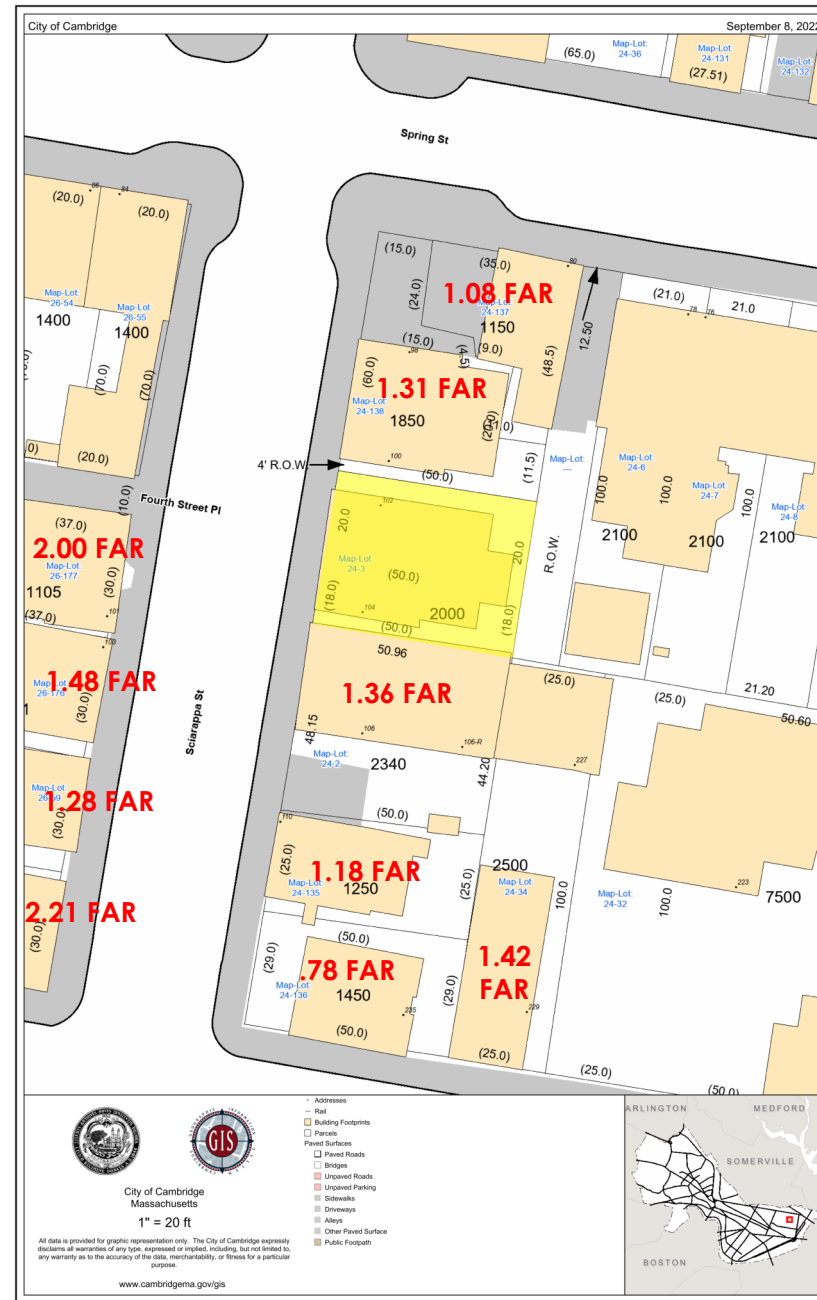
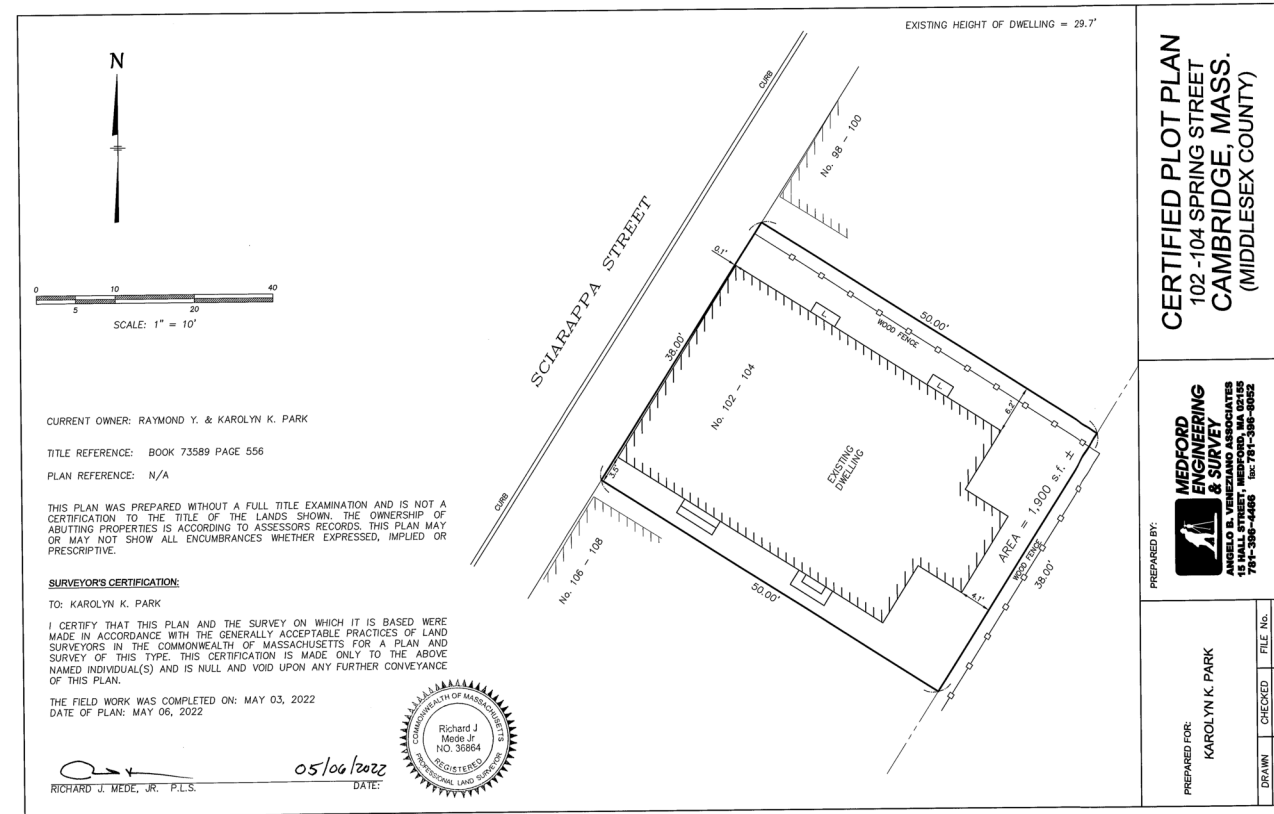
scale:

net issue date: **12/21/22**

SPECIAL PERMIT

Sheet no.:

A000



No.	Description	Date

client
KAROLYN AND RAYMOND PARK

PROPERTY SURVEY (BY OTHERS) & ASSESSORS MAP
102-104 SCIARAPPA

dh architects, llc
 485 Ludlow Street, Boston, MA 02110
 job number **22-040**
 scale
 set issue date **12/21/22**
SPECIAL PERMIT

Sheet No.
A001



102/104 SCIARAPPA STREET



SCIARAPPA STREET LOOKING NORTH



102/104 SCIARAPPA STREET



102/104 SCIARAPPA STREET



ARIAL VIEW OF 102/104 SCIARAPPA LOOKING EAST

No.	Description	Date

client
**KAROLYN AND
 RAYMOND PARK**

SITE CONTEXT PHOTOS

102-104 SCIARAPPA

dh architects, llc
 485 Ludwigs Street, Boston, MA 02110

job number 22-040

scale

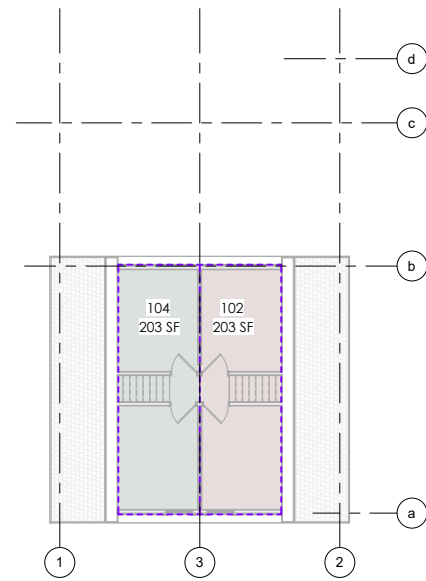
set issue date 12/21/22

SPECIAL PERMIT

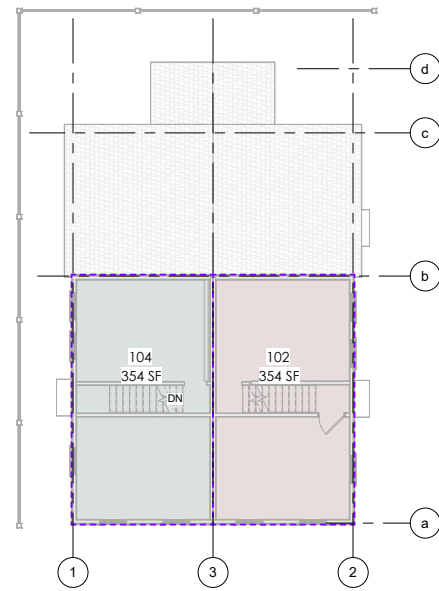
Sheet no.

A002

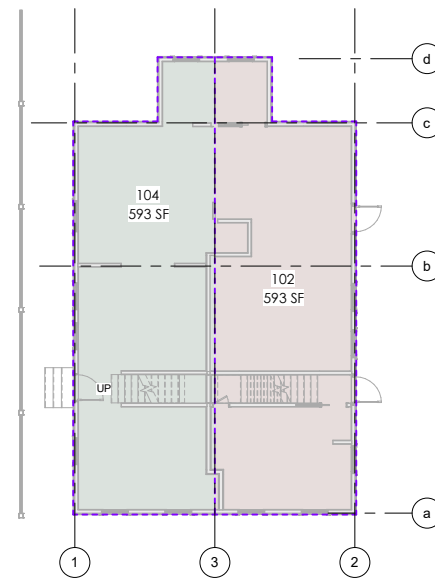
1/27/2023 4:42:15 PM



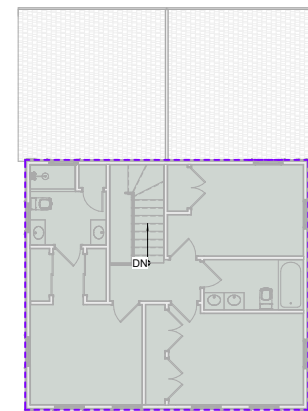
⑥ EXISTING AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



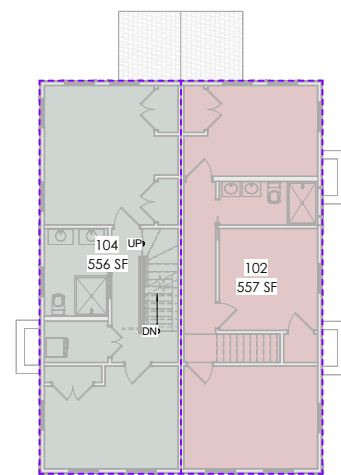
⑤ EXISTING AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



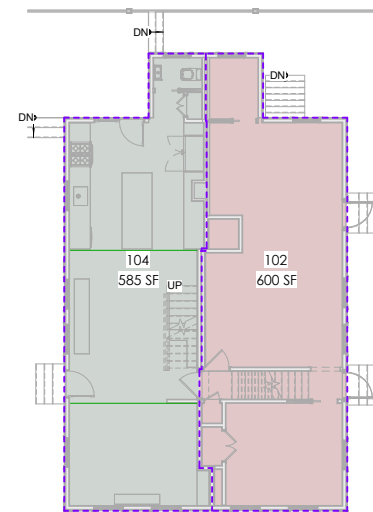
④ EXISTING AREA PLAN - 1ST FLOOR
1/8" = 1'-0"



③ PROPOSED AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



② PROPOSED AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



① PROPOSED AREA PLAN - 1ST FLOOR
1/8" = 1'-0"

BUILDING AREA - EXISTING

1ST FLOOR	
104	593 SF
102	593 SF
2ND FLOOR	
104	354 SF
102	354 SF
3RD FLOOR	
104	203 SF
102	203 SF
TOTAL FLOOR AREA	2301 SF

BUILDING AREA - PROPOSED

1ST FLOOR	
104	585 SF
102	600 SF
2ND FLOOR	
104	557 SF
102	556 SF
3RD FLOOR	
104	707 SF
102	300 SF
TOTAL FLOOR AREA	3006 SF

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

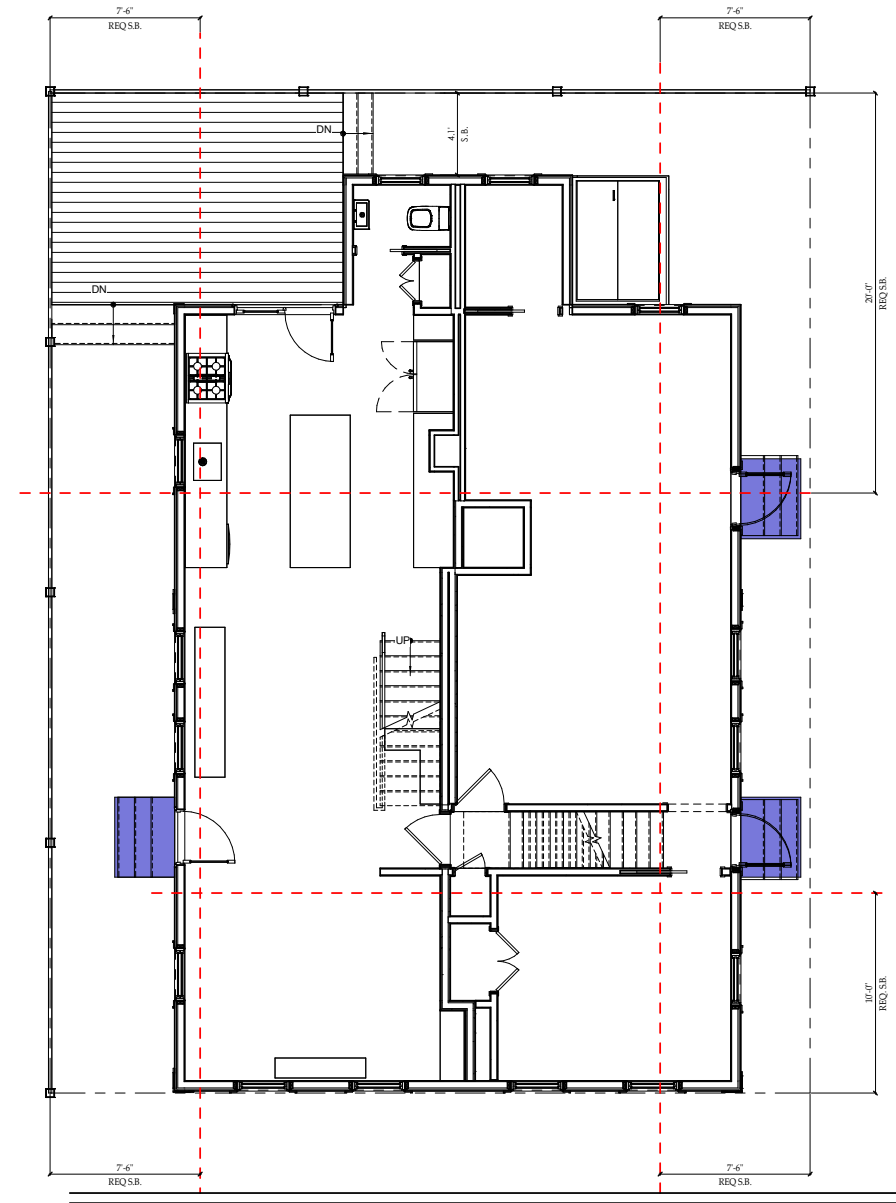
ZONING DATA - GFA CALCULATIONS
102-104 SCIARAPPA

dh architects, llc
485 Leverage Street, Boston, MA 02110
job number 22-040
scale 1/8" = 1'-0"
sheet issue date 12/21/22

SPECIAL PERMIT

Sheet no.
A003

1/27/2023 4:42:15 PM



SCIARRAPPA STREET

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

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

PROPOSED SITE PLAN
102-104 SCIARRAPPA

dh architects, llc
485 Ludwigs Street, Boston, MA 02118

job number **22-040**

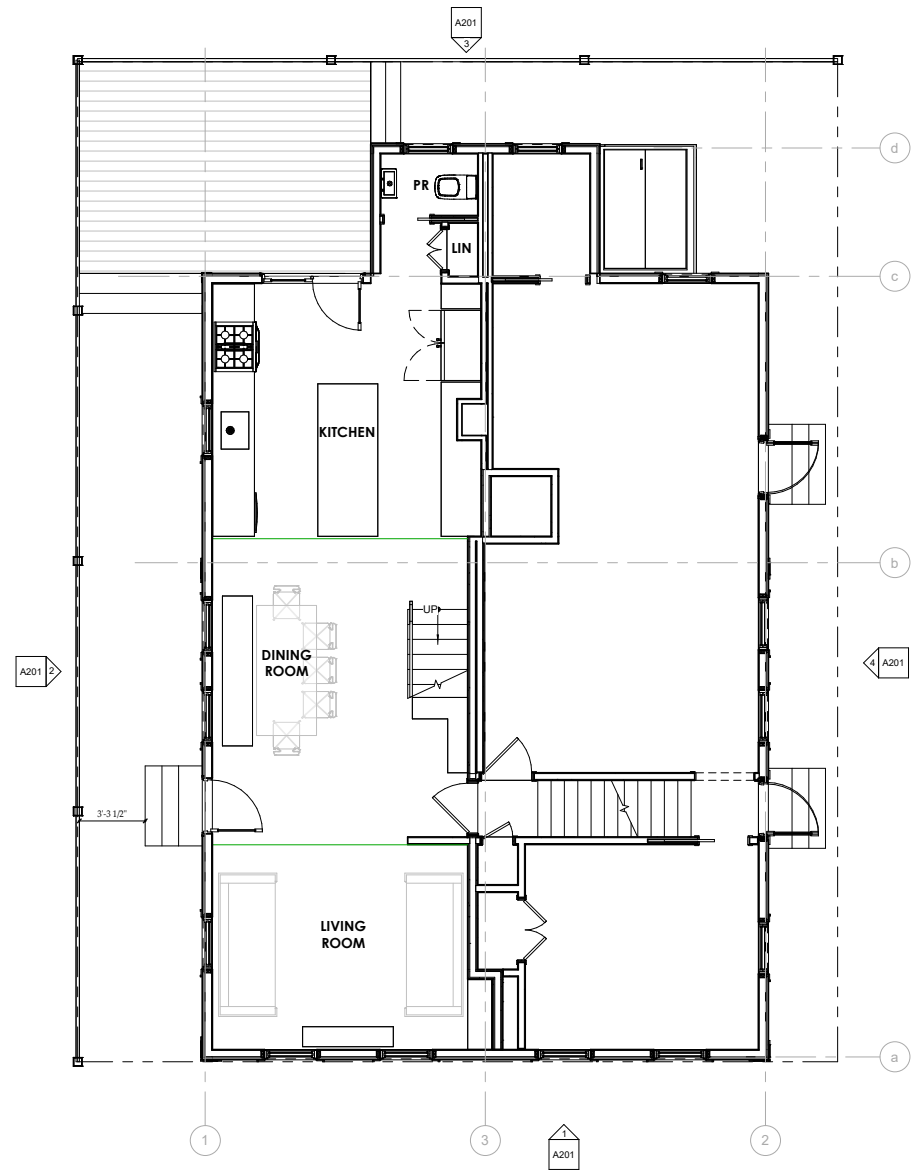
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set issue date **12/21/22**

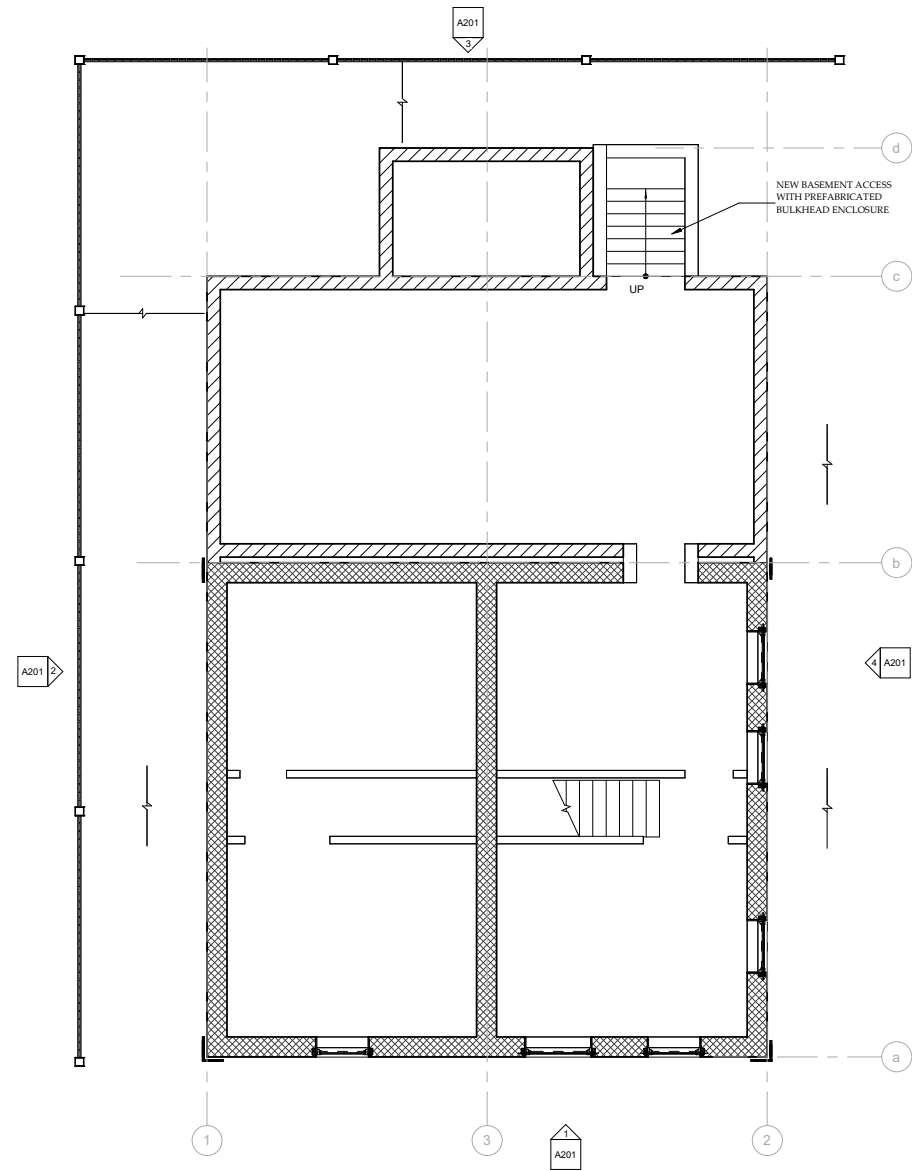
SPECIAL PERMIT

Sheet no.

A101



② 1ST FLOOR PLAN
1/4" = 1'-0"



① BASEMENT LEVEL
1/4" = 1'-0"

1/27/2023 4:42:16 PM

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

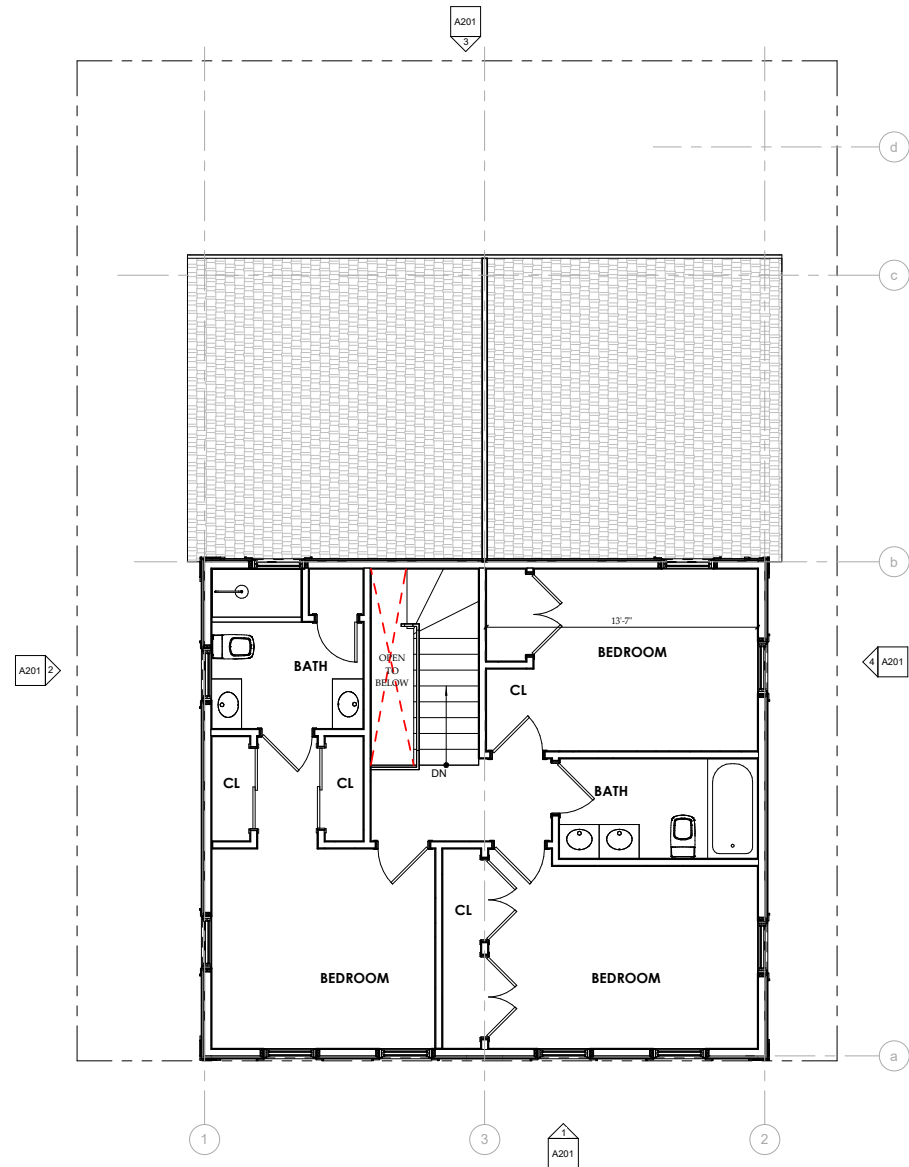
PROPOSED FLOOR PLANS
102-104 SCJARAPPA

dh architects, llc
485 Ludlow Street, Boston, MA 02110
job number 22-040
scale 1/4" = 1'-0"
sheet date 12/21/22

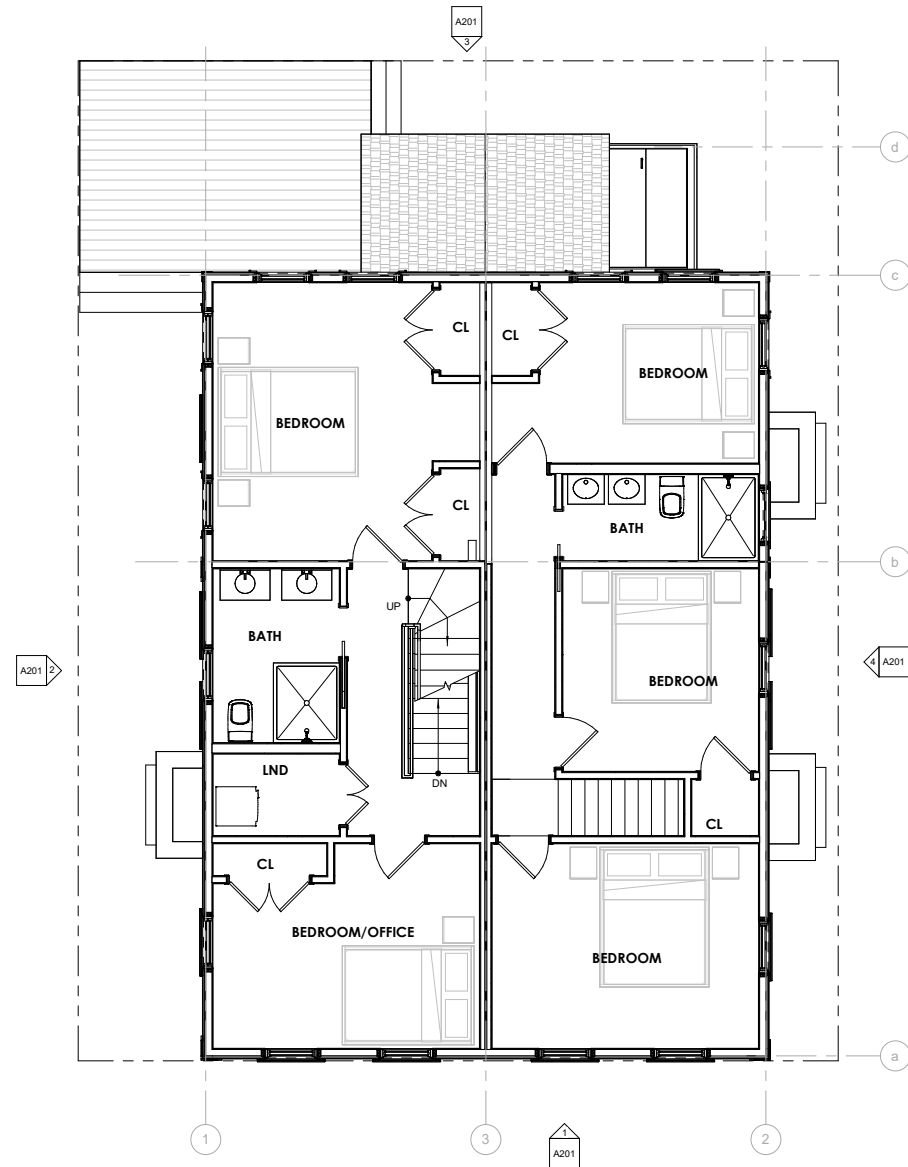
SPECIAL PERMIT

Sheet no.
A102

1/27/2023 4:42:17 PM



② 3RD FLOOR PLAN
1/4" = 1'-0"



① 2ND FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
485 Ludwigs Street, Boston, MA 02110

job number 22-040

scale 1/4" = 1'-0"

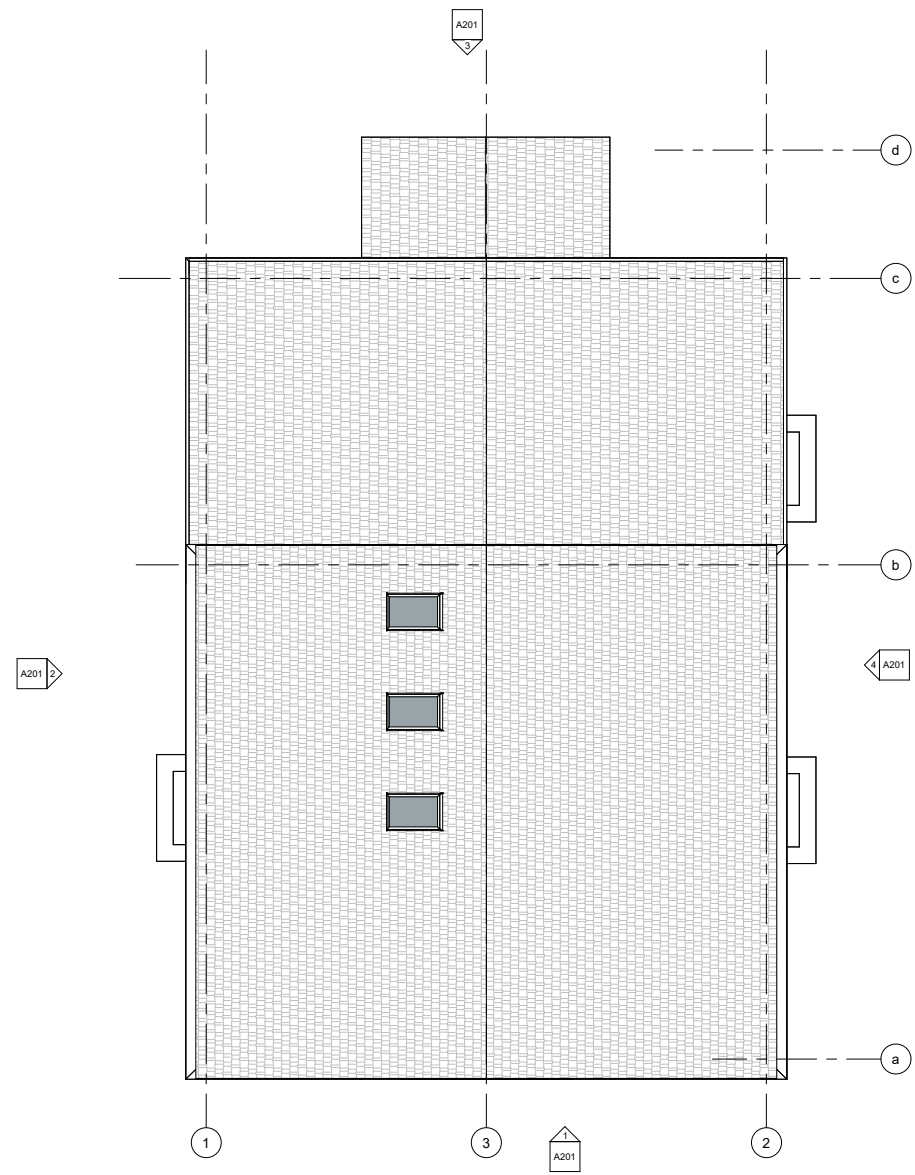
sheet date 12/21/22

SPECIAL PERMIT

Sheet no.

A103

1/27/2023 4:42:18 PM



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

No.	Description	Date



client
KAROLYN AND RAYMOND PARK

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
485 Ludlow Street, Boston, MA 02115

job number **22-040**

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

set issue date **12/21/22**

SPECIAL PERMIT

Sheet no.

A104



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



④ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



② PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



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

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

BUILDING ELEVATIONS
102-104 SCJARAPPA

dh architects, llc
485 Ludwigs Street, Boston, MA 02116

job number **22-040**

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

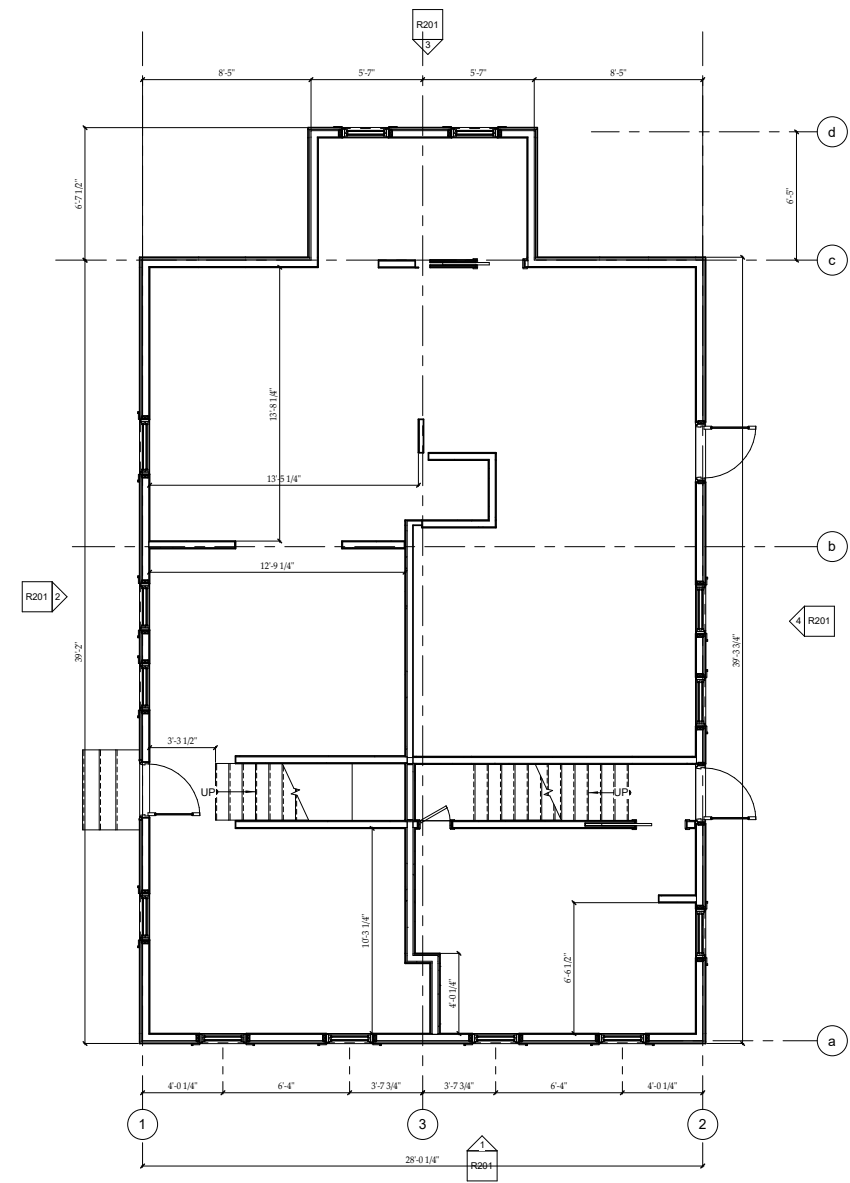
set issue date **12/21/22**

SPECIAL PERMIT

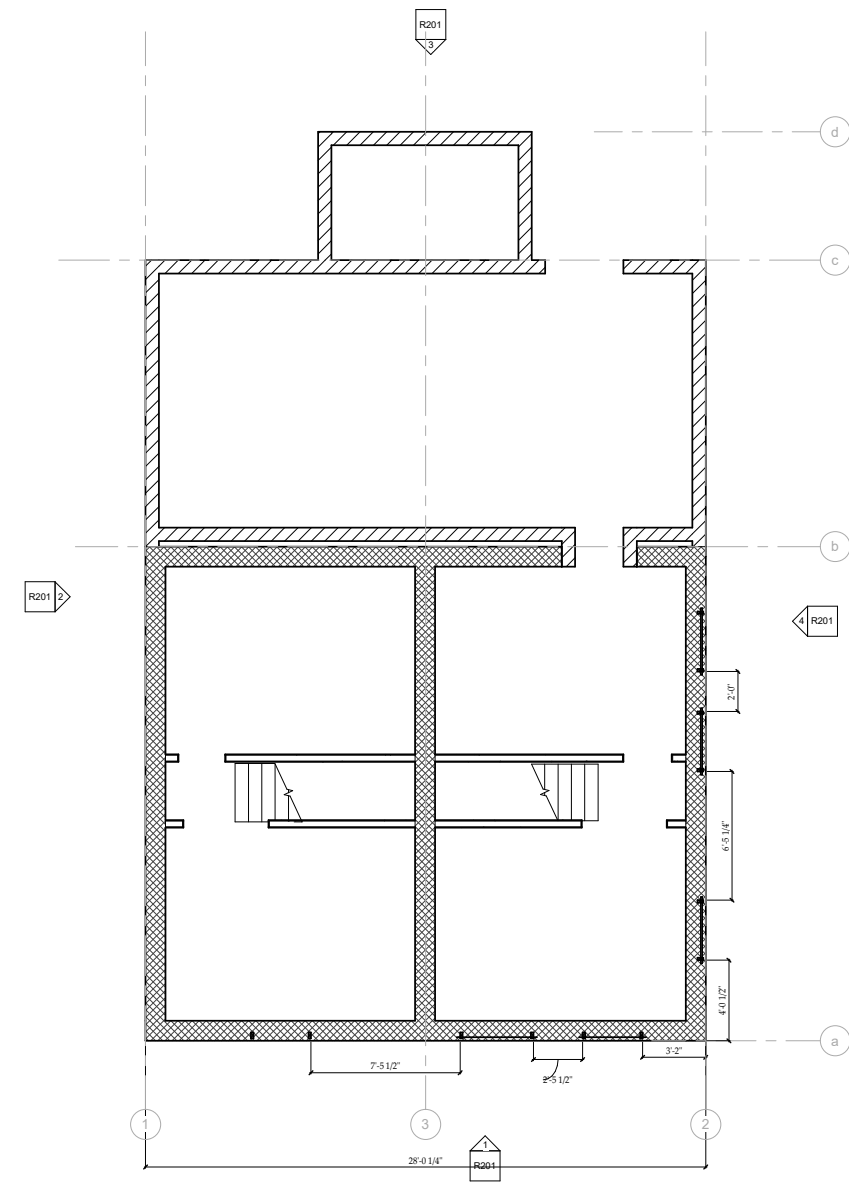
Sheet no.

A201

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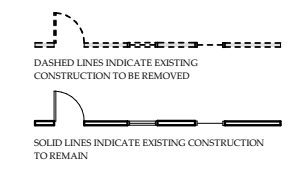


② EXISTING 1ST FLOOR
1/4" = 1'-0"



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

GENERAL DEMOLITION NOTES



- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALL COVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, I.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

No.	Description	Date

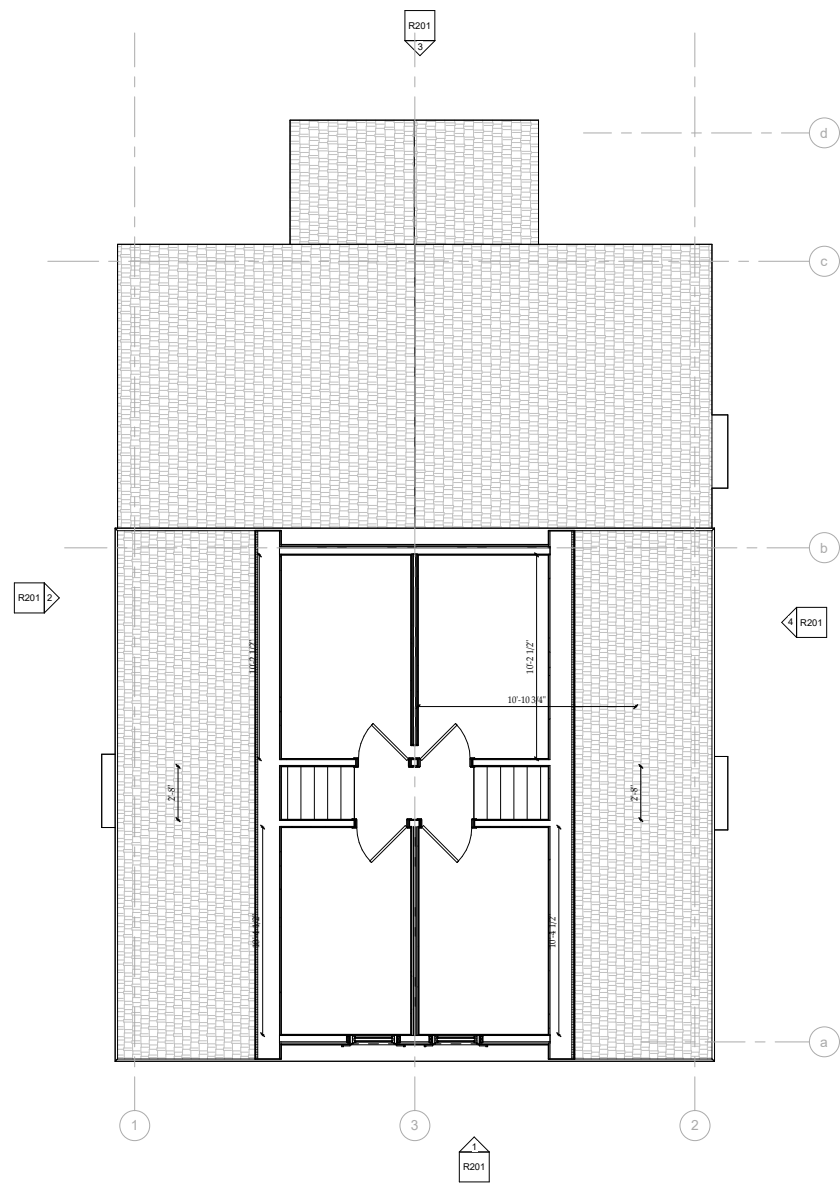
client
KAROLYN AND RAYMOND PARK

EXISTING PLANS
102-104 SCIARAPPA

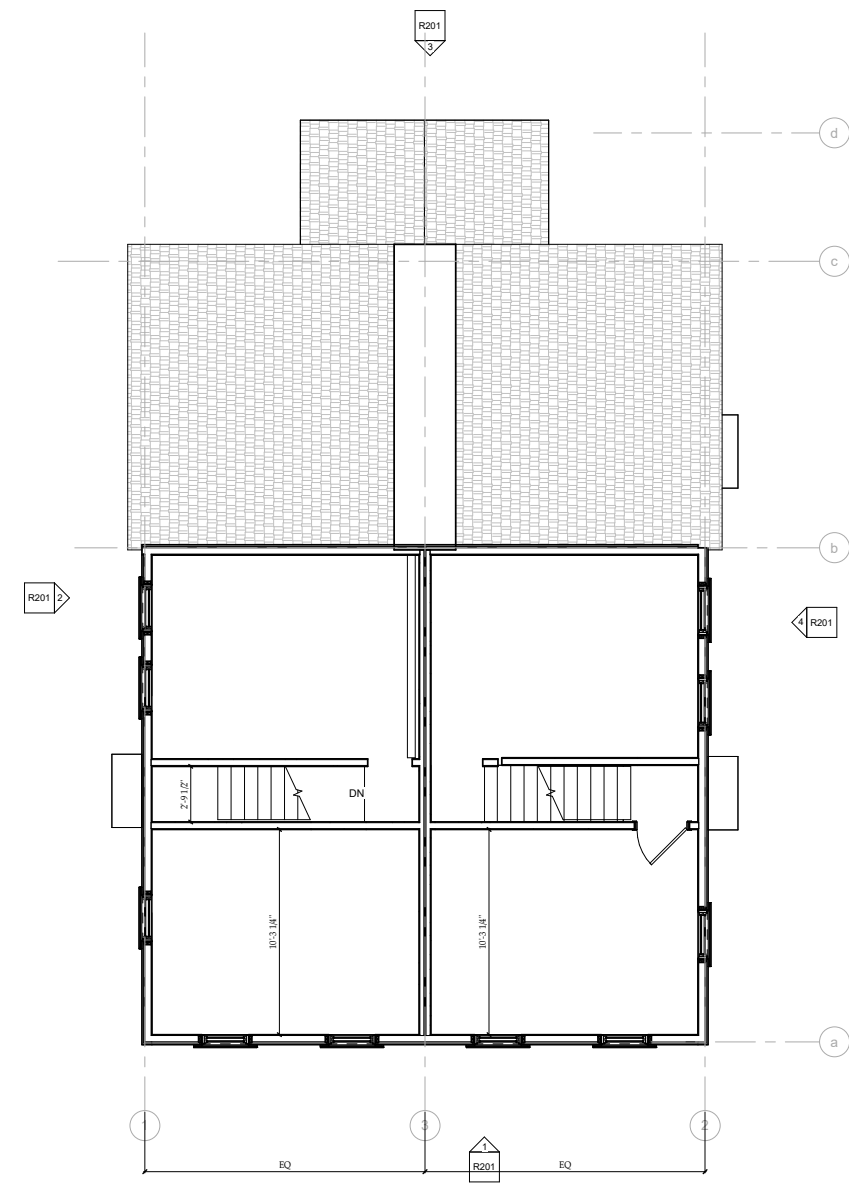
dh architects, llc
485 Ludington Street, Boston, MA 02110
job number **22-040**
scale **1/4" = 1'-0"**
sheet issue date **12/21/22**
SPECIAL PERMIT

Sheet no.
R101

1/27/2023 4:42:21 PM

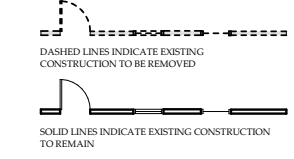


2 EXISTING 3RD FLOOR
1/4" = 1'-0"



1 EXISTING 2ND FLOOR
1/4" = 1'-0"

GENERAL DEMOLITION NOTES



- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

EXISTING PLANS
102-104 SCIARAPPA

dh architects, llc
485 Ludwigs Street, Boston, MA 02115

job number 22-040

scale 1/4" = 1'-0"

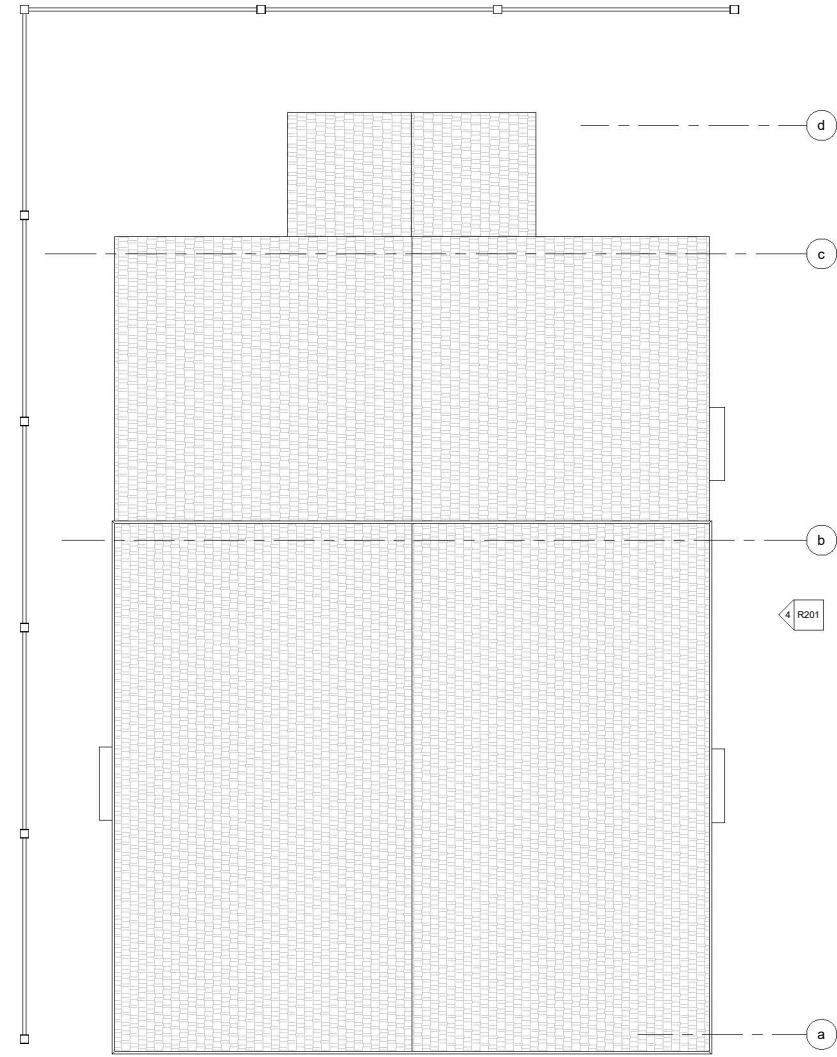
issue date 12/21/22

SPECIAL PERMIT

Sheet no.

R102

1/27/23 4:42:21 PM



① EXISTING ROOF
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

EXISTING PLANS
102-104 SCIARAPPA

dh architects, llc
455 LeGrange Street, Boston MA 02115
job number **22-040**
scale **1/4" = 1'-0"**
set issue date **12/21/22**

SPECIAL PERMIT

Sheet no.
R103



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



② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

EXISTING ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
485 Ludwigs Street, Boston, MA 02115

job number 22-040

scale 1/4" = 1'-0"

set issue date 12/21/22

SPECIAL PERMIT

Sheet no.

R201

1 * * * * *

2 (7:55 p.m.)

3 Sitting Members: Brendan Sullivan, Jim Monteverde, Andrea
4 A. Hickey, Slater W. Anderson, and Matina
5 Williams

6 BRENDAN SULLIVAN: The Board will hear Case No.
7 206534 -- 102-104 Sciarappa Street. Ray and Karolyn Park.

8 [Pause]

9 Sciarappa Street?

10 KAROLYN PARK: Hi. Sorry. Was trying to join as
11 a panelist. Hi.

12 BRENDAN SULLIVAN: Hi.

13 KAROLYN PARK: I'm Karolyn Park, and I'm co-owner
14 of the property. My husband is putting the kids to sleep,
15 so you just get me, sorry.

16 I wanted to thank the Board for considering our
17 proposal.

18 While we did talk to our neighbors on the left and
19 right side of us who are the most impacted by our proposal,
20 it's become clear from the flurry of activity over the last
21 few days that there are concerns from the neighbors on the
22 back side. And we want to be good neighbors, and we do care

1 about our neighborhood.

2 So we hand-delivered some notes to all those who
3 registered concern last night requesting to speak with them
4 about the concerns and fully hear them. And we also reached
5 one person who doesn't live in the property via text.

6 You know, in light of what we've seen, we don't
7 want to waste the Board's time. So we respectfully request
8 a continuance. We would like time to talk to the neighbors
9 to see if Steve and I can creatively come up with something
10 that will work with our family's unique needs and for the
11 neighborhood.

12 So that's what we're requesting. And then
13 hopefully that also gives you some time back so that you can
14 get closer to schedule.

15 BRENDAN SULLIVAN: Okay. I think that's a wise
16 decision, because the letters have some in just recently,
17 and I think it would be wise if you sat down with them and
18 come to some consensus or -- or you may come back with the
19 same plan. But at least that we would like to respect their
20 involvement in the process. So I would accept your request
21 for a continuance.

22 The -- it's a case not heard, and the next

1 available date would be May 11, 2023. Would you be
2 available then and ready then, to go forward, Karolyn?

3 KAROLYN PARK: Um?

4 BRENDAN SULLIVAN: May 11.

5 KAROLYN PARK: Yeah.

6 BRENDAN SULLIVAN: Or May 25?

7 KAROLYN PARK: We will take May 11, and we will
8 try our very best to work with all the different people we
9 need to meet with and work on the plans. Yes. That would
10 be great. Thank you.

11 RAY PARK: Karolyn, I think that should plenty of
12 time to --

13 KAROLYN PARK: Okay.

14 RAY PARK: -- to make the changes, if we need to
15 make changes.

16 KAROLYN PARK: Okay. Thank you.

17 BRENDAN SULLIVAN: Steve, if you just introduce
18 yourself for the record, that's all.

19 STEPHEN HISERODT: Stephen Hiserodt, Architect, DH
20 Architects.

21 BRENDAN SULLIVAN: Okay. All right. So let me
22 make a motion, then, to continue this matter to May 11,

1 2023, at 6:00 p.m. on the condition that the petitioner
2 change the posting sign.

3 And if you could -- I don't know if you have to
4 change it from previously; it was behind the screen on the
5 window and it was difficult to see from the public way. So
6 if you could bring it forward so that it's very visible from
7 the sidewalk and readable from the sidewalk.

8 So change the posting sign location number one, if
9 it hasn't already been done. The second requirement to
10 change the date to reflect the new date of May 11, 2023 and
11 the time of 6:00 p.m.

12 That any new submittals not currently in the
13 folder having to do with dimensional form and any drawings
14 be in the file, be filed by 5:00 p.m. on the Monday prior to
15 the May 11 hearing.

16 I would also ask you to sign a form which is
17 waiving your right to a statutory requirement for a hearing
18 and a decision to be rendered thereof. And Maria Pacheco,
19 or Olivia or even Stephen, can send you that form. We'd ask
20 that you sign it -- read it, sign it, and send it back to
21 her, and that that form be submitted by no later than one
22 week from tonight.

1 So a week from tonight by 5:00 p.m. if you could
2 get that form signed back to Maria Pacheco, Olivia or
3 Stephen, that would be one of the requirements to continue
4 this matter.

5 On the motion, then, to continue this matter, Jim
6 Monteverde?

7 JIM MONTEVERDE: In favor of continuing.

8 BRENDAN SULLIVAN: Andrea Hickey.

9 ANDREA HICKEY: Yes, in favor.

10 BRENDAN SULLIVAN: Matina Williams?

11 MATINA WILLIAMS: In favor of continuance.

12 BRENDAN SULLIVAN: Slater Anderson?

13 SLATER ANDERSON: In favor of continuance.

14 BRENDAN SULLIVAN: Brendan Sullivan yes.

15 [All vote YES]

16 On the five affirmative votes, this matter is
17 continued to May 11, 2023 at 6:00 p.m. See you then.

18 KAROLYN PARK: Thank you.

19 RAY PARK: Thank you, everyone.

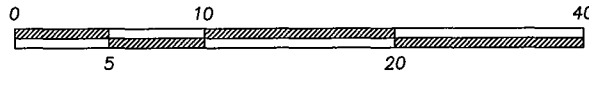
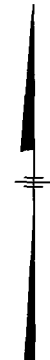
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21

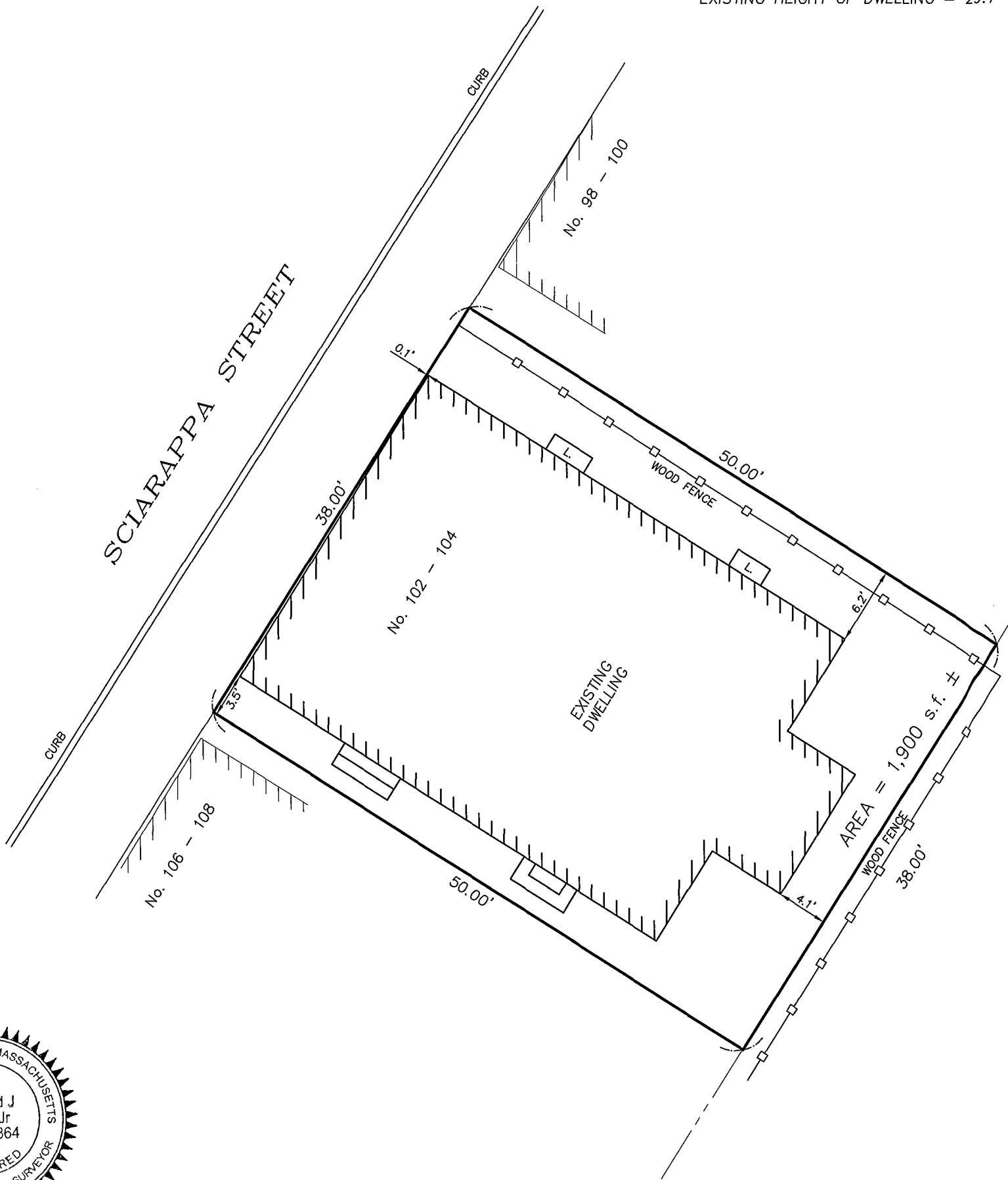
22

EXISTING HEIGHT OF DWELLING = 29.7'

N



SCALE: 1" = 10'



CURRENT OWNER: RAYMOND Y. & KAROLYN K. PARK

TITLE REFERENCE: BOOK 73589 PAGE 556

PLAN REFERENCE: N/A

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: KAROLYN K. PARK

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: MAY 03, 2022
DATE OF PLAN: MAY 06, 2022

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

05/06/2022
DATE:



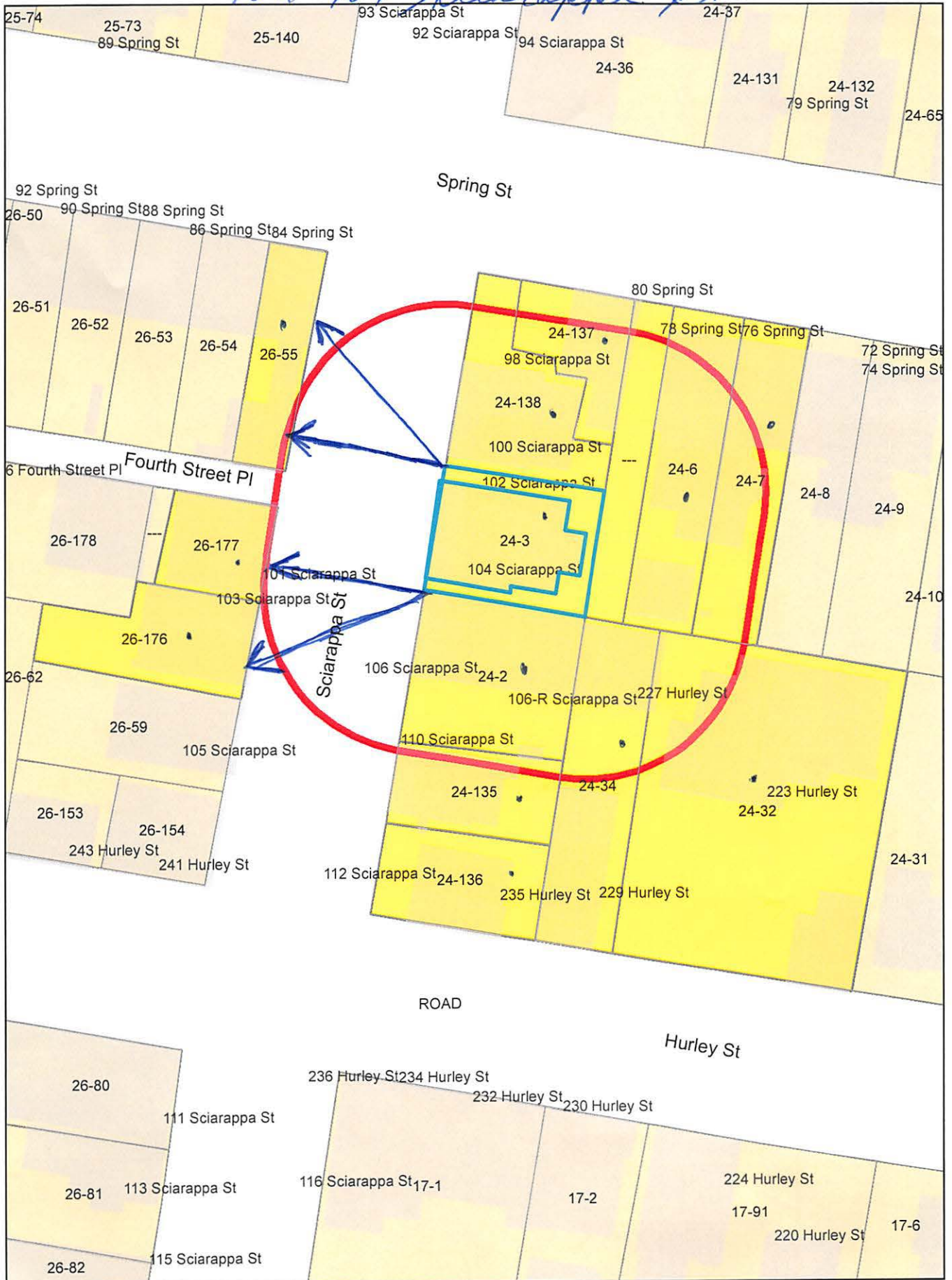
CERTIFIED PLOT PLAN
102-104 SPRING STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

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

PREPARED FOR:
KAROLYN K. PARK

DRAWN	CHECKED	FILE No.
JTE	RJM	21497

102-104 Sciarappa St.



102-104 Sciarappa St
Rektioner

26-55
CAVANAUGH, CATHERINE
84 SPRING ST
CAMBRIDGE, MA 02141-1742

24-7
KORECKI, ROBERT H. AND
GERALDINE TRUSTEES OF
76 SPRING ST
CAMBRIDGE, MA 02141

24-3
PARK, RAYMOND Y KAROLYN K. PARK
102-104 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-34
HOPE, CHRISTOPHER
229 HURLEY ST., #2
CAMBRIDGE, MA 02141

24-34
PHIPPS, PAULA C.
227 HURLEY ST., UNIT #2
CAMBRIDGE, MA 02141

STEPHEN HISERODT
499 LAGRANGE STREET
W. ROXBURY, MA 02132

24-34
STEWART, CHARLES M.
229 HURLEY ST. UNIT#3
CAMBRIDGE, MA 02139

26-177
HAUNG, QIAN
101 SCIARAPPA ST., #3
CAMBRIDGE, MA 02141

26-176
ZHANG, JIANZHONG & CUIPING DING
103 SCIARAPPA ST. UNIT#1A
CAMBRIDGE, MA 02141

26-177
DAVIS, DERRICK A. & MARK C. DAVIS
TRS. DAVIS FAMILY TRUST
101 SCIARAPPA ST., UNIT #1
CAMBRIDGE, MA 02141

24-135
TAURO, WALTER, J., JR. & DANIEL P. TAURO
GINA D. TAURO & BIANCA R. TAURO, TRS
105 WEBSTER ST.
ARLINGTON, MA 02474

24-137
SASSINE, AMIR MIKHAIL,
TR. OF THE EIGHTY SPRING STREET TR.
P.O. BOX 425897
CAMBRIDGE, MA 02142

24-136
ANCTIL, JAYNE M.
112 SCIARAPPA ST.
CAMBRIDGE, MA 02141

24-32
VELLUCCI, BRIDGET L.
223 HURLEY ST., UNIT #3
CAMBRIDGE, MA 02141

24-32
VELLUCCI, PETER A. JR.
223 HURLEY ST., UNIT #2
CAMBRIDGE, MA 02141

24-32
VELLUCCI, LAURA,
TR. THE LAURA M. VELLUCCI REV TR
223 HURLEY ST., #1
CAMBRIDGE, MA 02141

24-2
GIESTA, LEONARD KAREN A. GIESTA
106 SCIARAPPA ST
CAMBRIDGE, MA 02141

24-6
78 SPRING STREET LLC
78 SPRING ST
CAMBRIDGE, MA 02141

24-34
ZENG, SHANG
229 HURLEY ST. UNIT 1
CAMBRIDGE, MA 02141

24-138
100 SCIARAPPA LLC
1039 MASSACHUSETTS AVE
CAMBRIDGE, MA 02141

24-34
NOVAK SUE-ANN ELIZABETH
227 HURLEY ST - UNIT 1
CAMBRIDGE, MA 02141

26-177
CAHILL, MICHAEL & JOANNE MANNING TRS
101 SCIARAPPA ST - APT 2
CAMBRIDGE, MA 02141

24-34
MCCOURT, SEAN
24 LONGWOOD RD
MILTON, MA 02186

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2023 MAR 20 P 2:35

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

COVER

102-104 SCIARAPPA

102-104 SCIARAPPA STREET

dh architects, llc
555 Cambridge Street, Boston MA 02142

job number 22-040

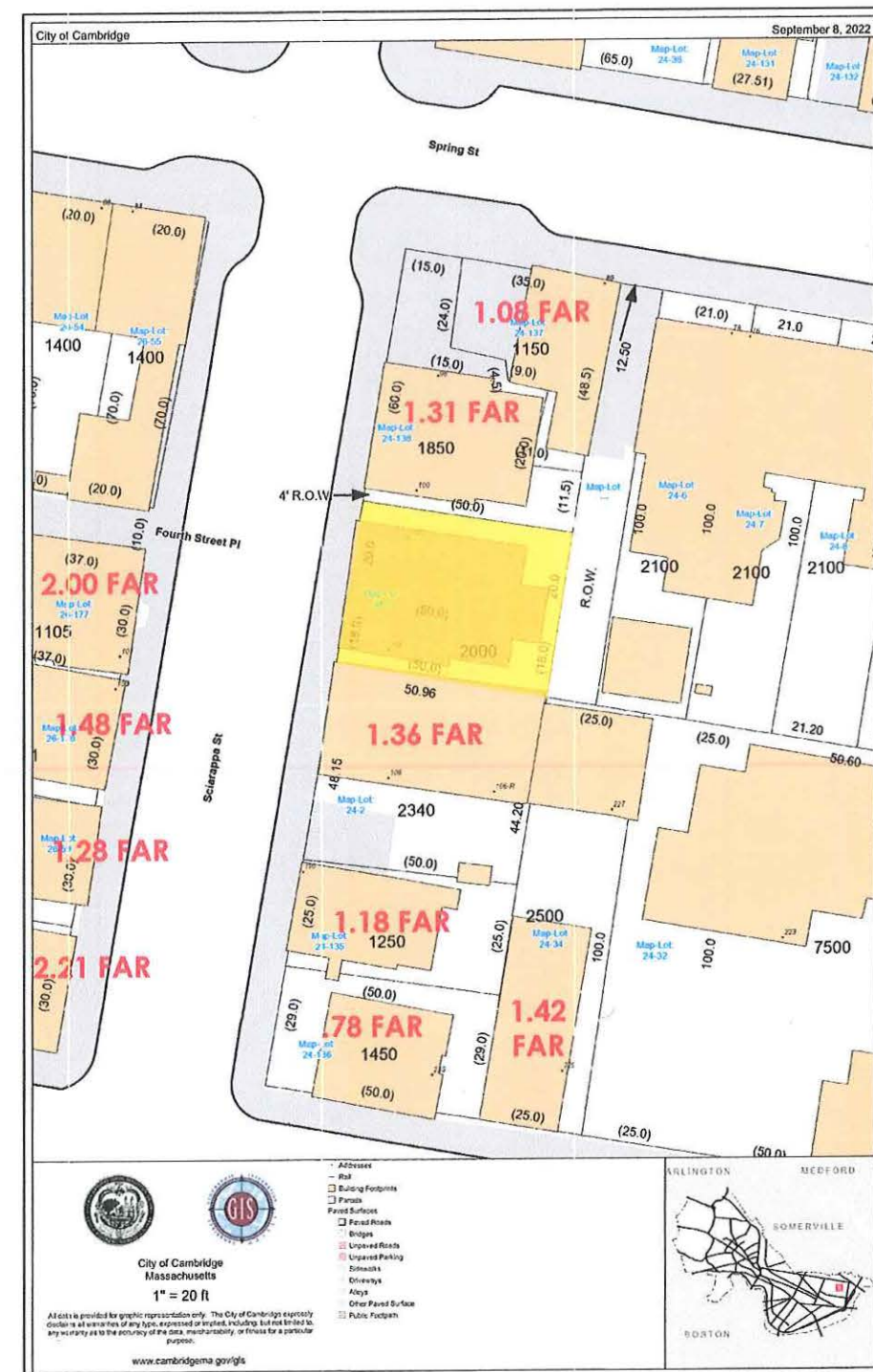
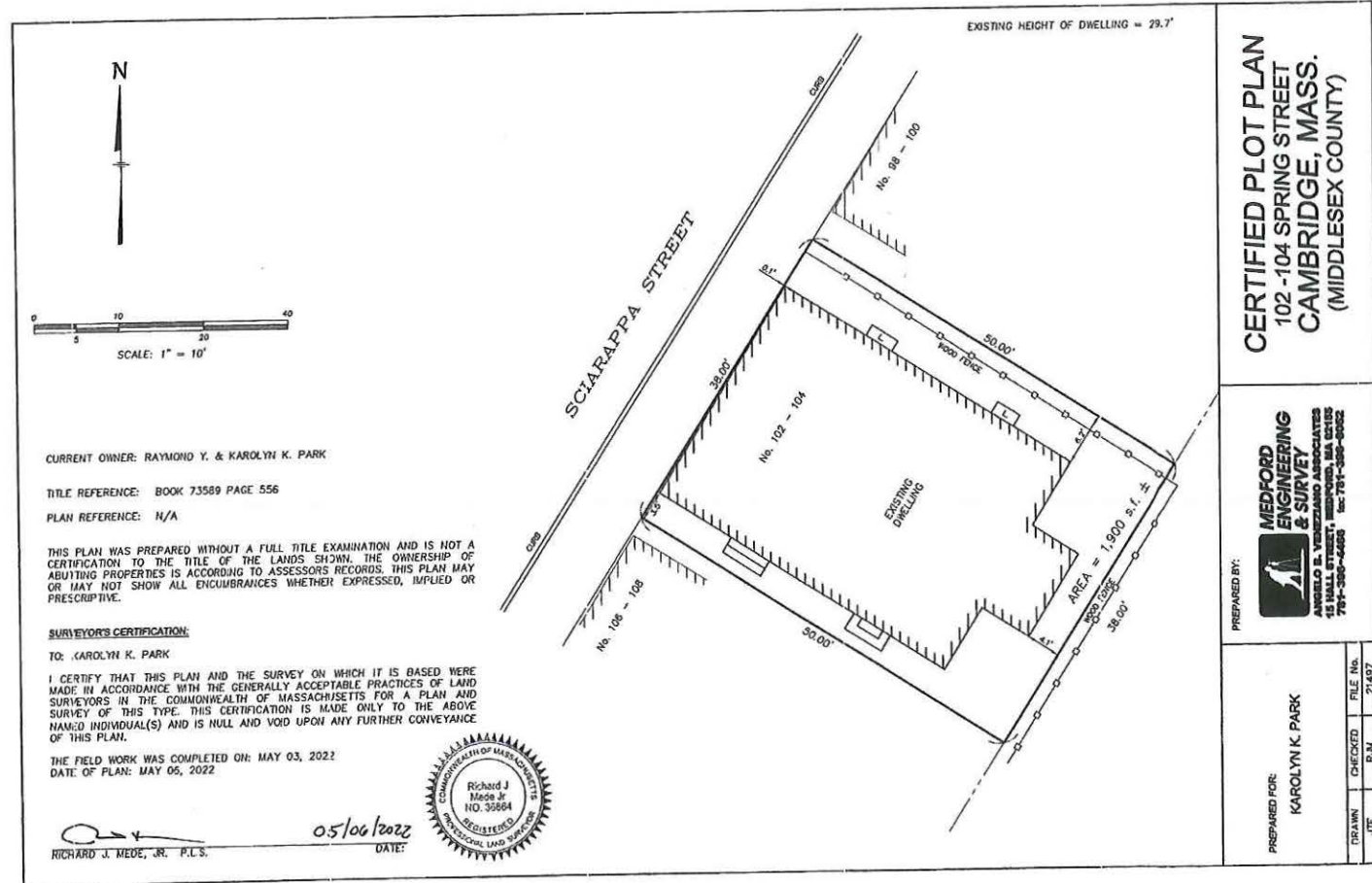
scale

issue date 03-20-23

SPECIAL PERMIT

Sheet no.

A000



No.	Description	Date

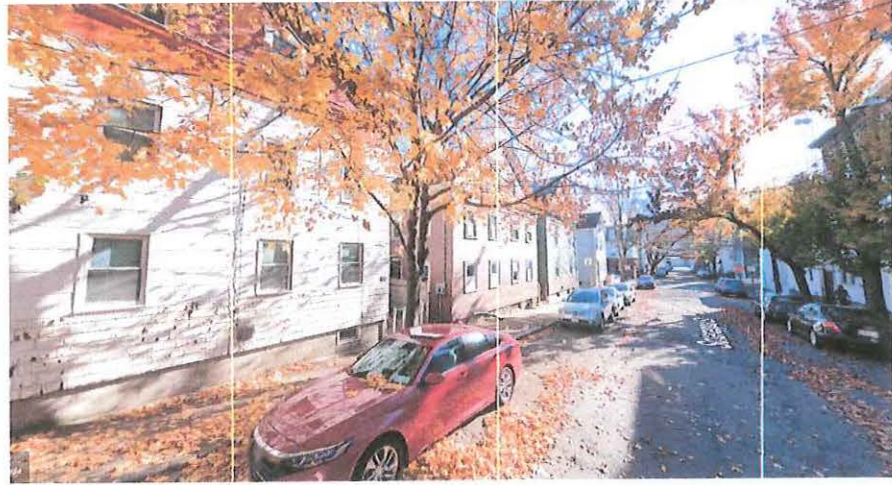
client
**KAROLYN AND
 RAYMOND PARK**

PROPERTY SURVEY (BY OTHERS) & ASSESSORS MAP
102-104 SCARAPPA

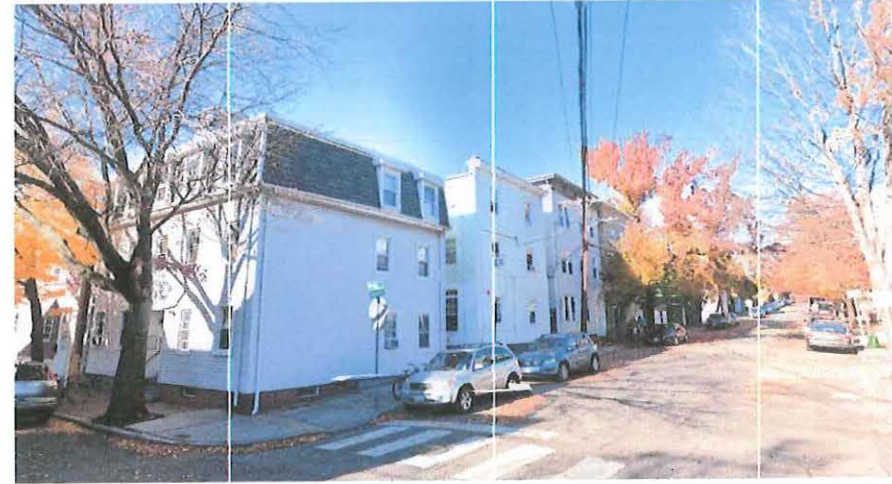
dh architects, llc
 100 Cambridge Street, Boston, MA 02142
 job number **22-040**
 scales
 set back date **03-20-23**

SPECIAL PERMIT

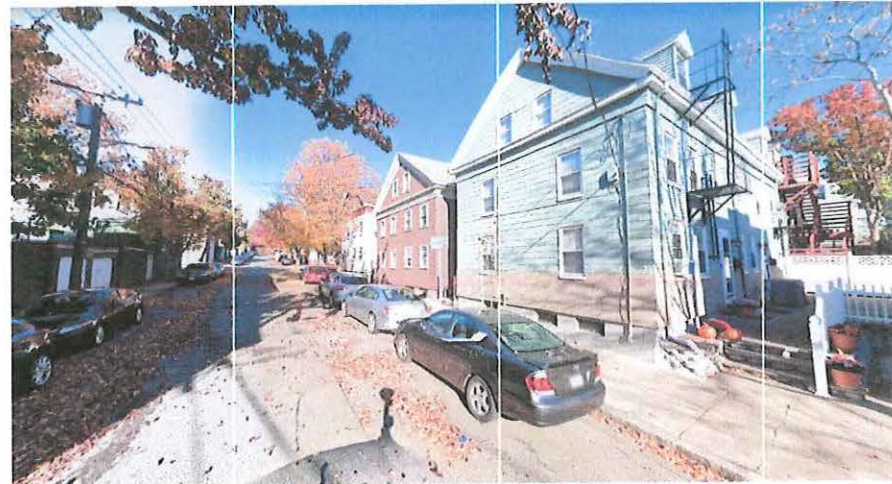
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A001



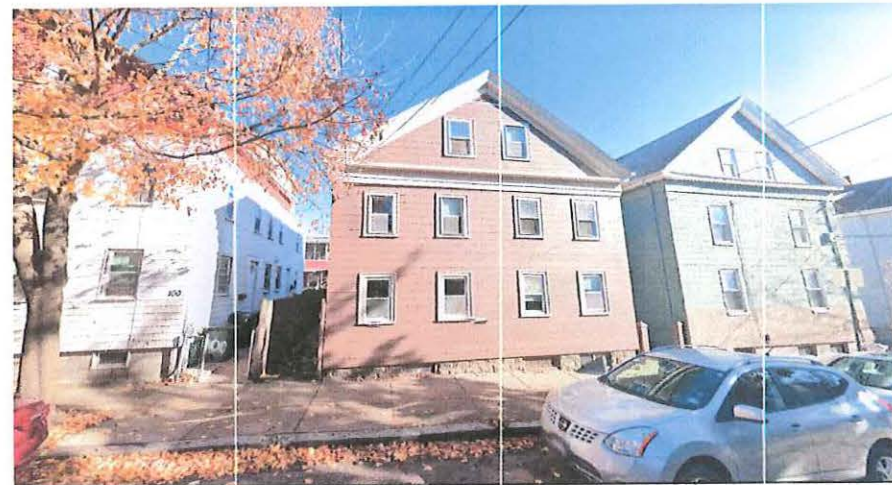
102/104 SCIARAPPA STREET



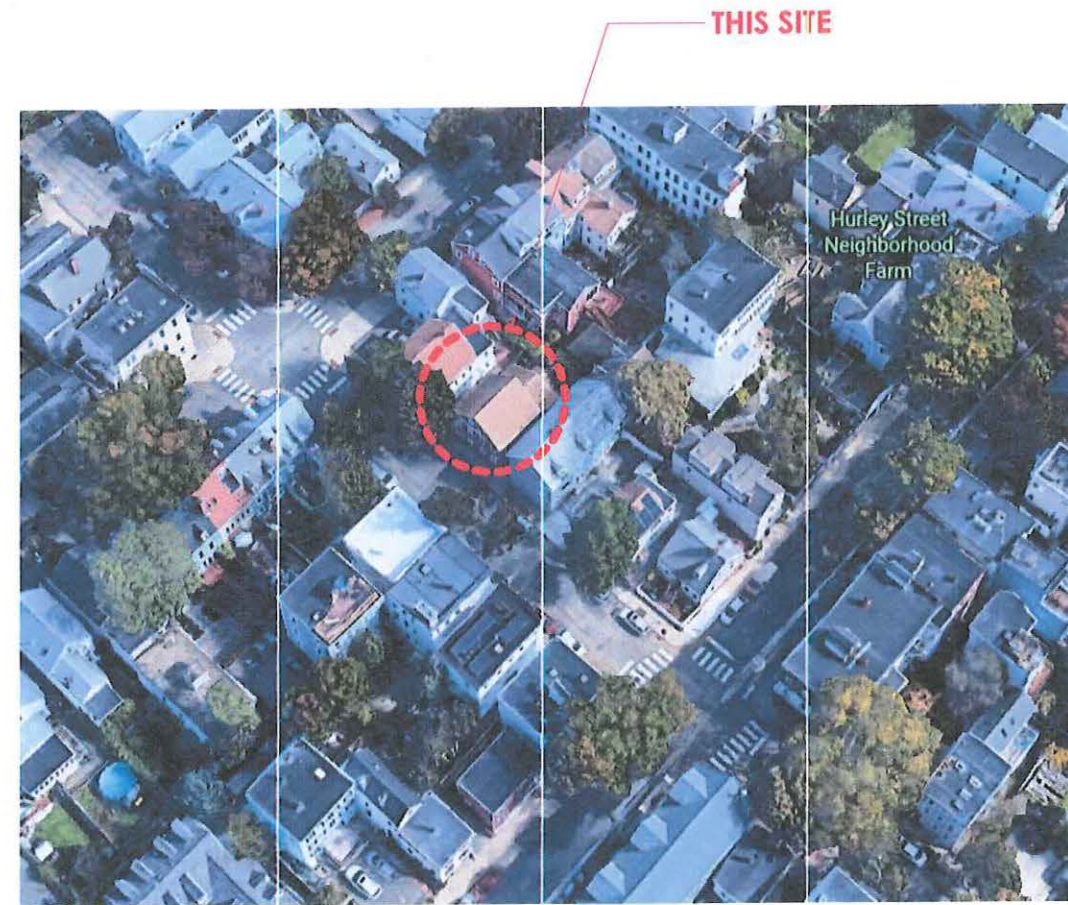
SCIARAPPA STREET LOOKING NORTH



102/104 SCIARAPPA STREET



102/104 SCIARAPPA STREET



ARIAL VIEW OF 102/104 SCIARAPPA LOOKING EAST

No.	Description	Date

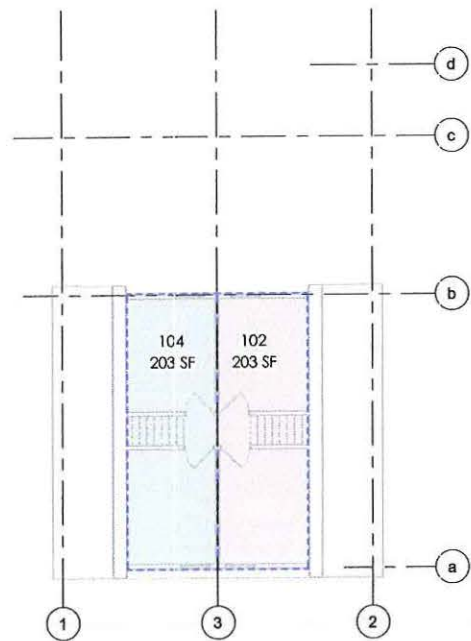
client
**KAROLYN AND
 RAYMOND PARK**

SITE CONTEXT PHOTOS
102-104 SCIARAPPA

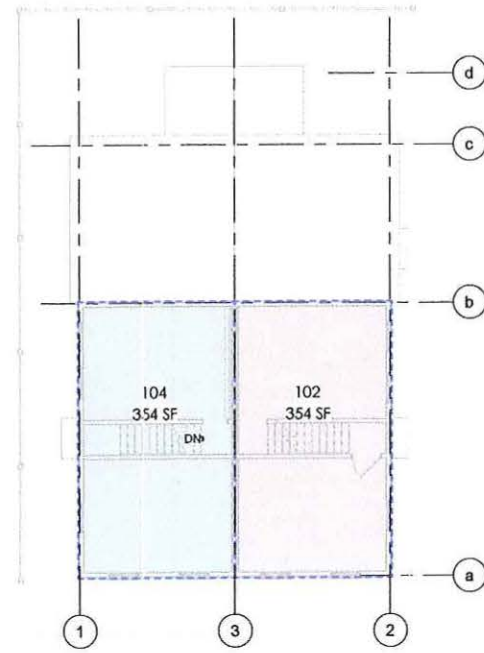
dh architects, llc
 155 Cambridge Street, Boston MA 02114
 job number **22-040**
 scale
 plot issue date **03-20-23**

SPECIAL PERMIT

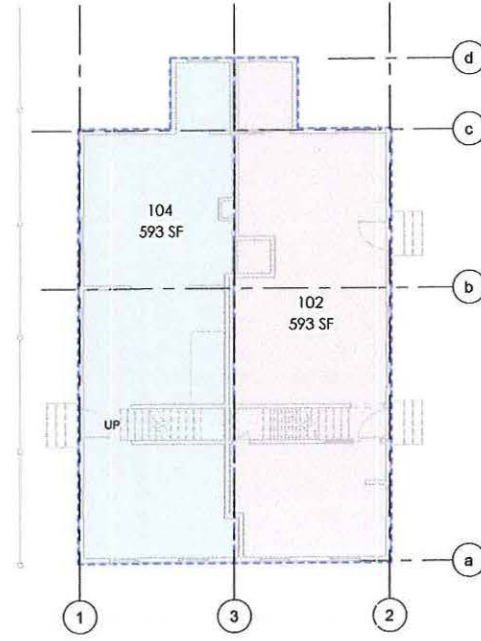
Sheet no.
A002



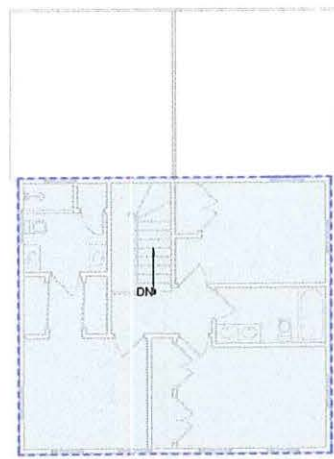
6 EXISTING AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



5 EXISTING AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



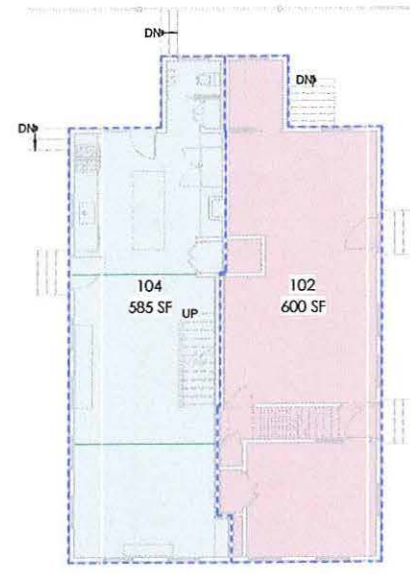
4 EXISTING AREA PLAN - 1ST FLOOR
1/8" = 1'-0"



3 PROPOSED AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



2 PROPOSED AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



1 PROPOSED AREA PLAN - 1ST FLOOR
1/8" = 1'-0"

BUILDING AREA - EXISTING	
1ST FLOOR	
104	593 SF
102	593 SF
2ND FLOOR	
104	354 SF
102	354 SF
3RD FLOOR	
102	203 SF
104	203 SF
TOTAL FLOOR AREA	2301 SF

BUILDING AREA - PROPOSED	
1ST FLOOR	
104	585 SF
102	600 SF
2ND FLOOR	
104	557 SF
102	556 SF
3RD FLOOR	
104	207 SF
TOTAL FLOOR AREA	3006 SF

No.	Description	Date

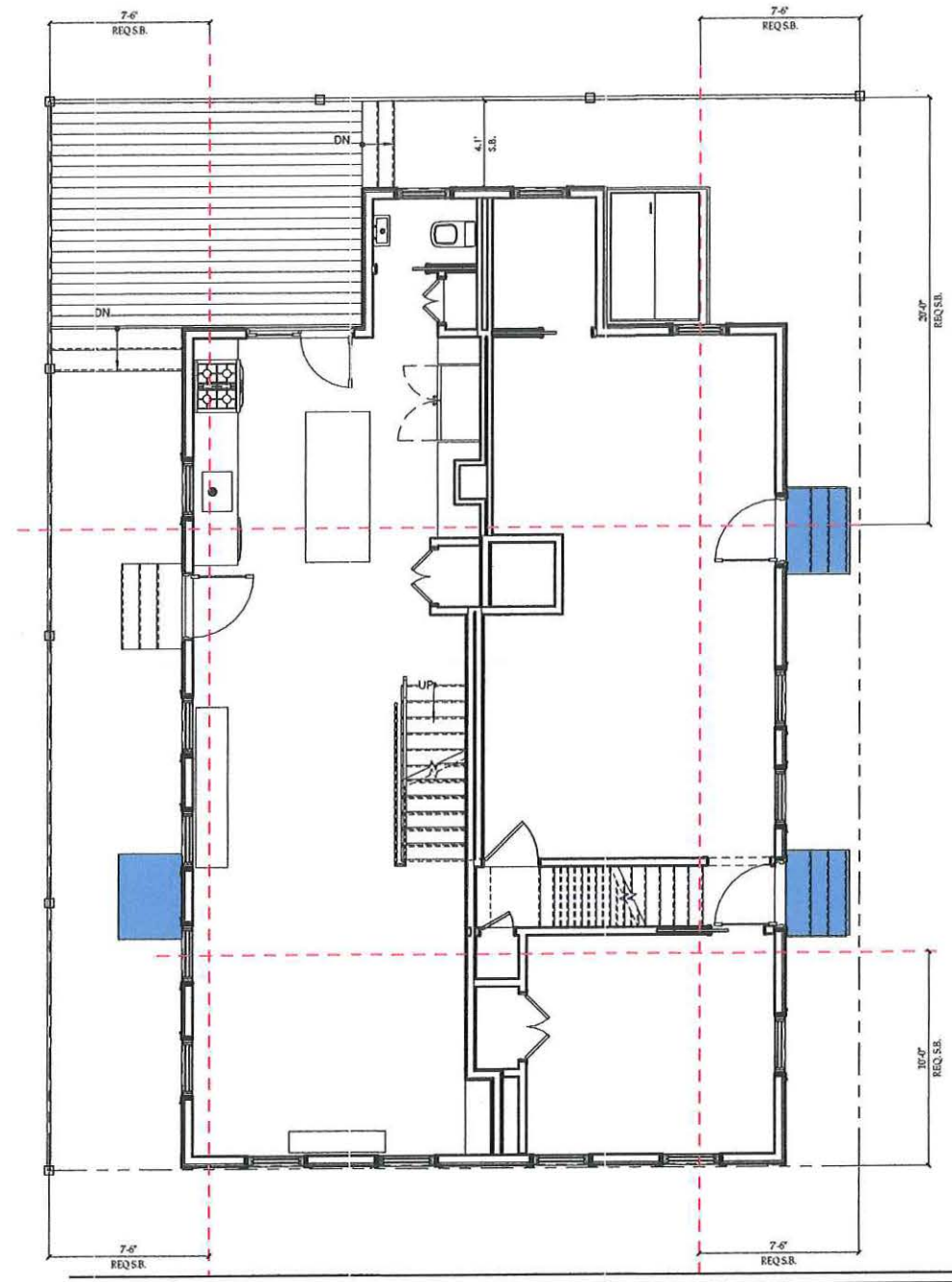
client
KAROLYN AND RAYMOND PARK

ZONING DATA - GFA CALCULATIONS
102-104 SCIARAPPA

dh architects, llc
115 Cambridge Street, Boston MA 02114
job number **22-040**
scale **1/8" = 1'-0"**
plot date **03-20-23**

SPECIAL PERMIT

Sheet no.
A003



SCIARAPPA STREET

① PROPOSED SITE PLAN
 1/4" = 1'-0"

No.	Description	Date

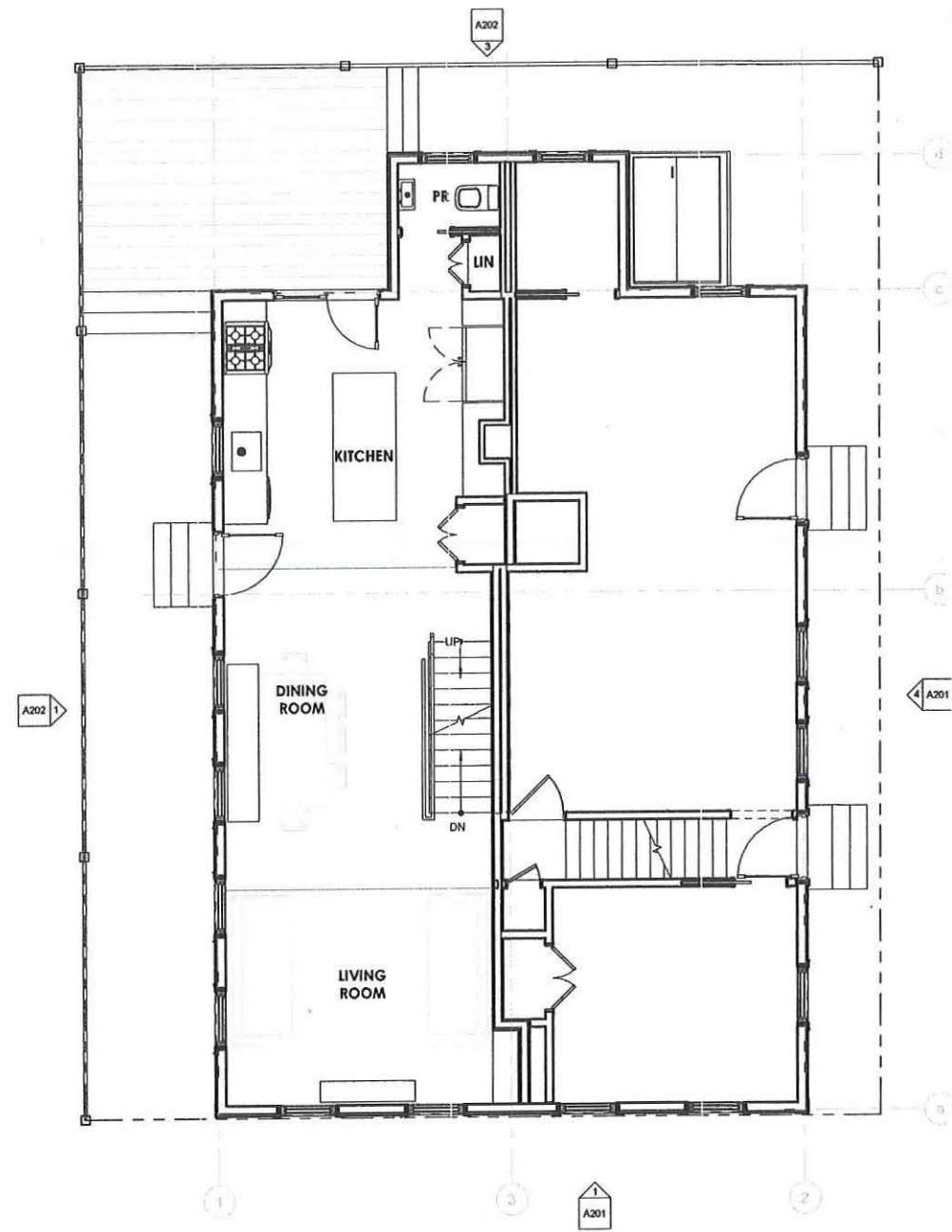
client
**KAROLYN AND
 RAYMOND PARK**

PROPOSED SITE PLAN
102-104 SCIARAPPA

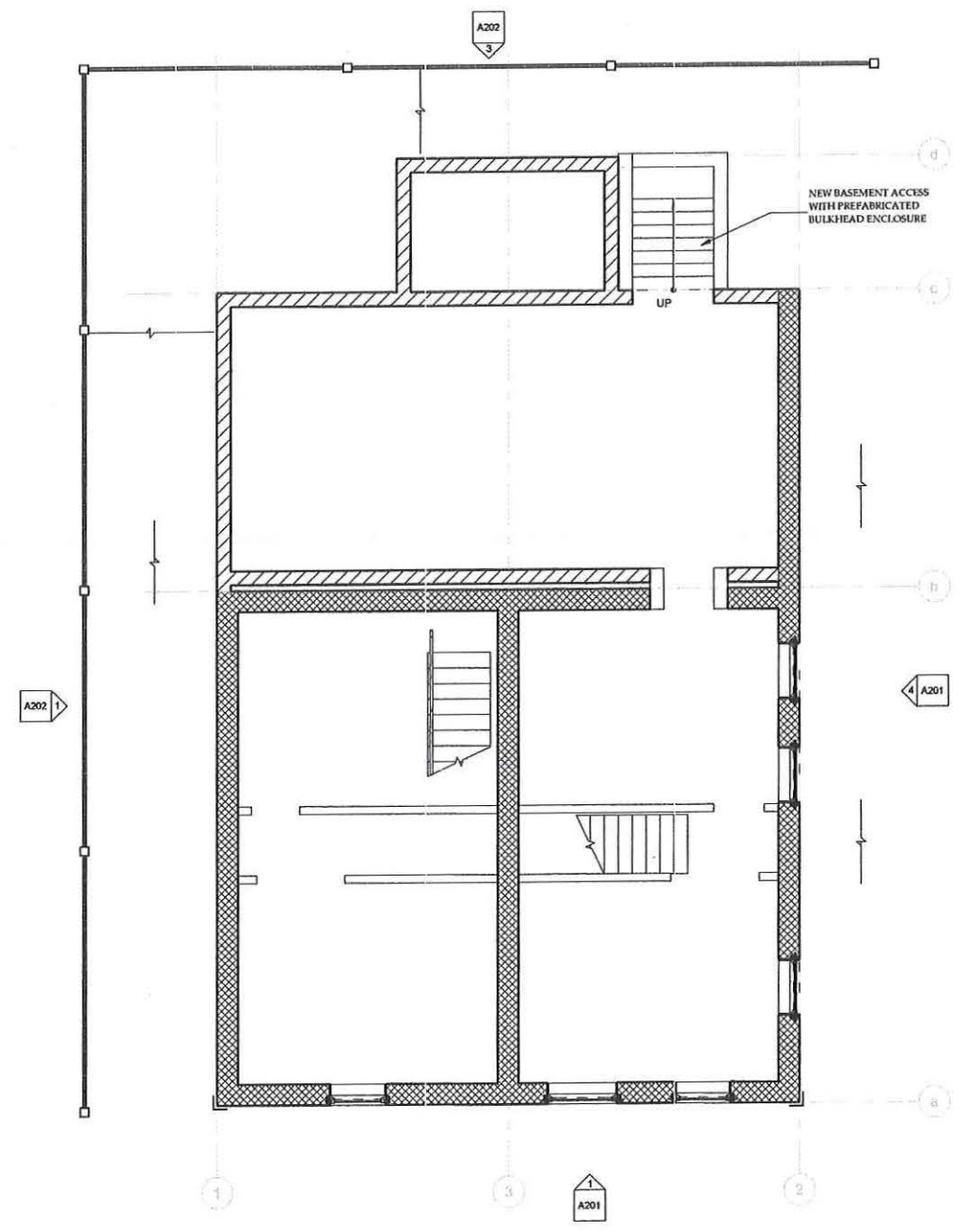
dh architects, llc
 114 Cambridge Street, Boston MA 02114
 job number **22-040**
 scale **1/4" = 1'-0"**
 plot date **03-20-23**

SPECIAL PERMIT

Sheet no.
A101



2 1ST FLOOR PLAN
1/4" = 1'-0"



1 BASEMENT LEVEL
1/4" = 1'-0"

No.	Description	Date

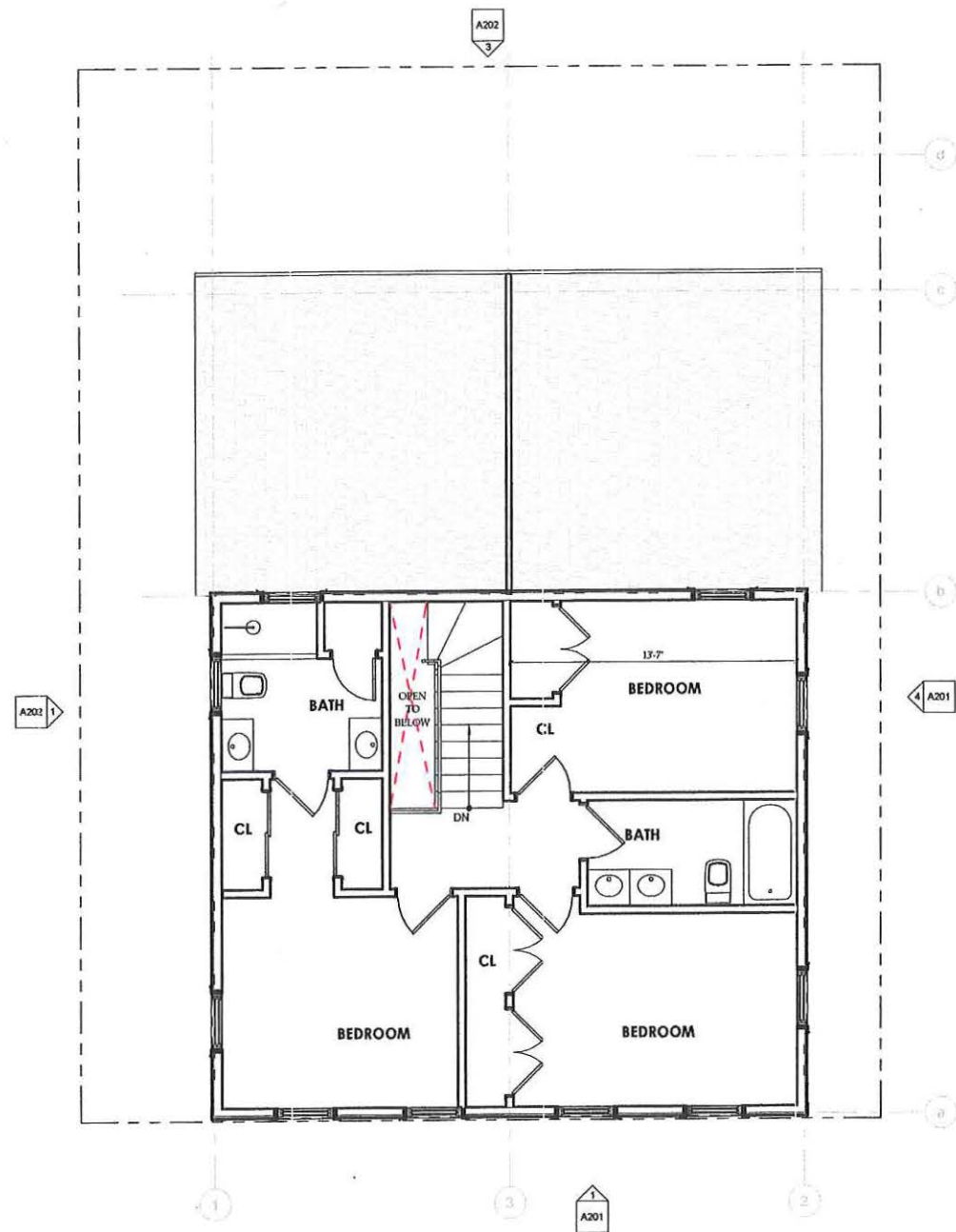
client
**KAROLYN AND
RAYMOND PARK**

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

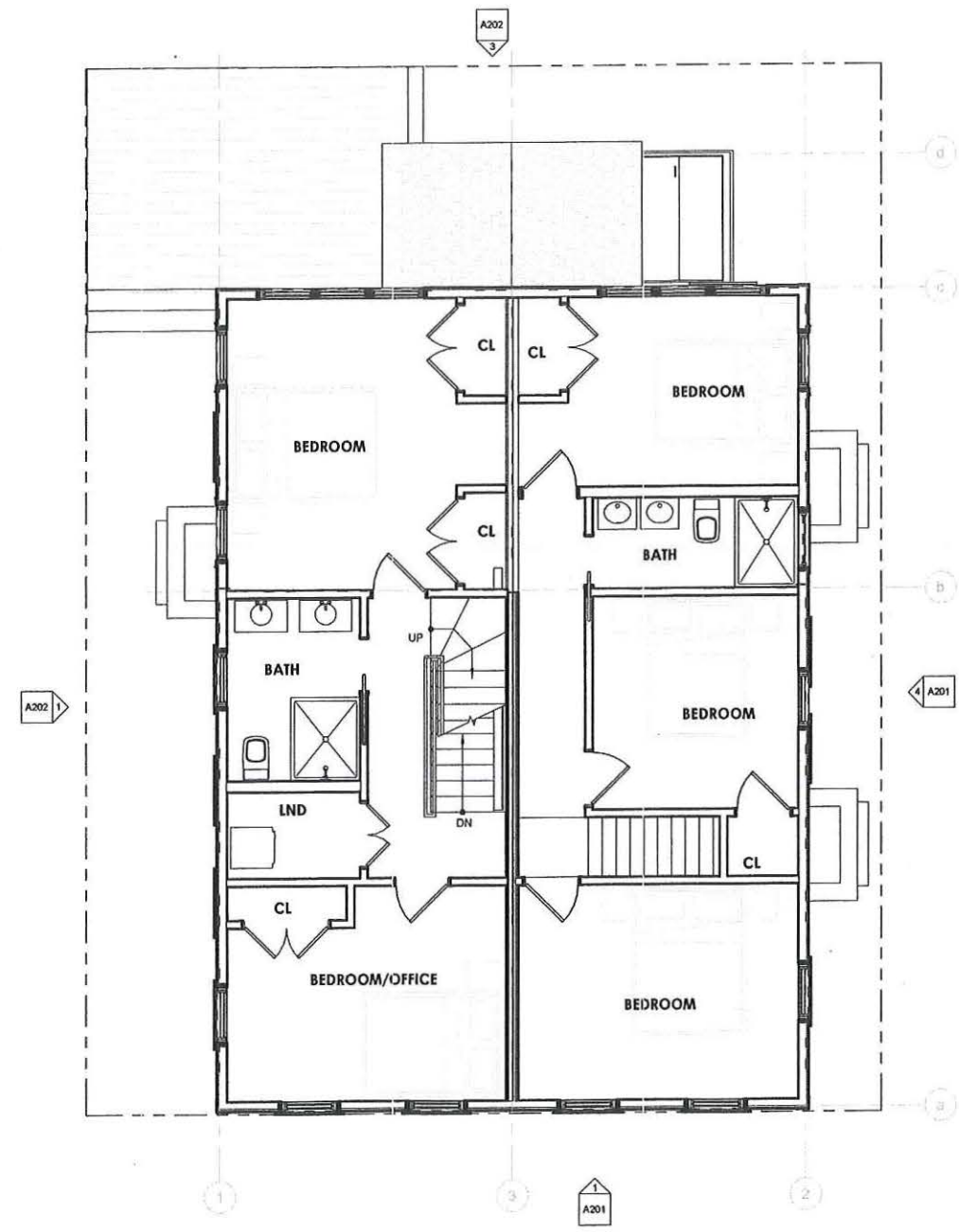
dh architects, llc
1000 Lakeside Street, Boston MA 02114
job number 22-040
scale 1/4" = 1'-0"
plot date 03-20-23

SPECIAL PERMIT

Sheet no.
A102



② 3RD FLOOR PLAN
1/4" = 1'-0"



① 2ND FLOOR PLAN
1/4" = 1'-0"

3/20/2023 3:03:22 PM

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

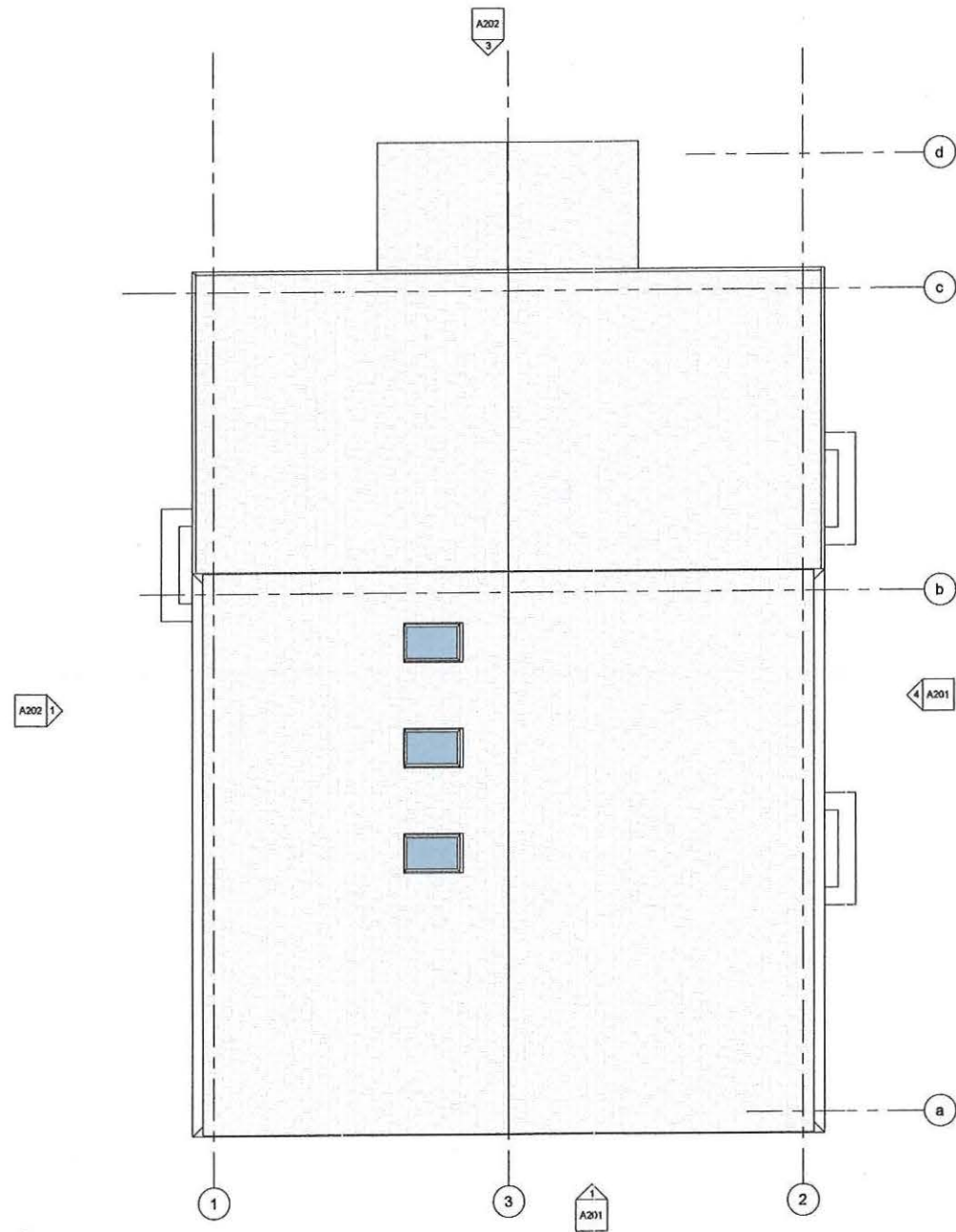
PROPOSED FLOOR PLANS
102-104 SCIARAPPA

djh architects, llc
1111 UNIVERSITY AVENUE, SUITE 100, BOSTON, MA 02116
job number 22-040
scale 1/4" = 1'-0"
date 03-20-23

SPECIAL PERMIT

Sheet No.
A103

3/20/2023 3:05:21 PM



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

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
22-040
1/4" = 1'-0"
03-20-23

SPECIAL PERMIT

Sheet no.
A104

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING AND PROPOSED ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
1015 S. ...
job number 22-040
scale 1/4" = 1'-0"
pl. issue date 03-20-23

SPECIAL PERMIT

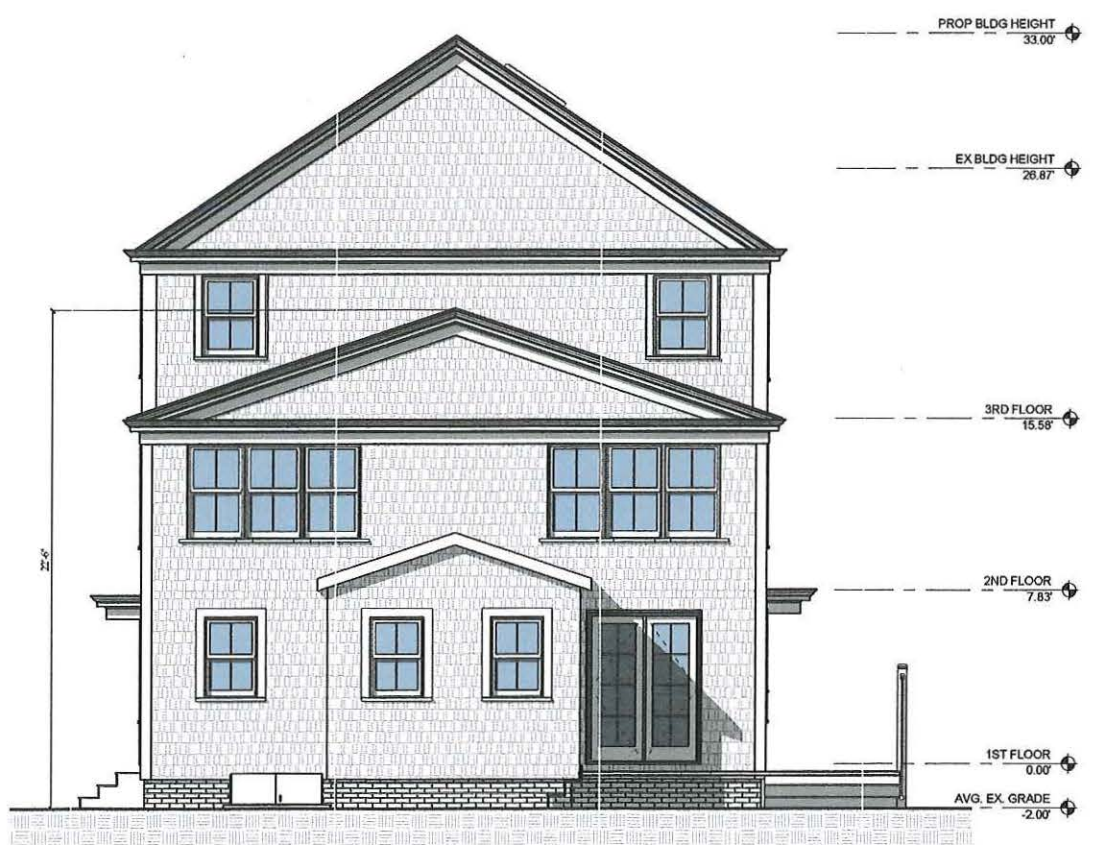
Sheet no.
A202



④ EXISTING REAR ELEVATION Copy 1
1/4" = 1'-0"



② EXISTING LEFT SIDE ELEVATION Copy 1
1/4" = 1'-0"



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



① PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"

3/20/2023 3:05:20 PM



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



② EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



④ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND
RAYMOND PARK

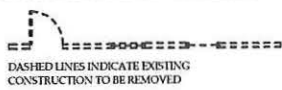
EXISTING AND PROPOSED ELEVATIONS
102-104 SCIARAPPA

dh architects, inc.
225 S. W. 10th Ave., Suite 1000, Ft. Lauderdale, FL 33304
job number 22-040
scale 1/4" = 1'-0"
issue date 03-20-23

SPECIAL PERMIT

Sheet no.
A201

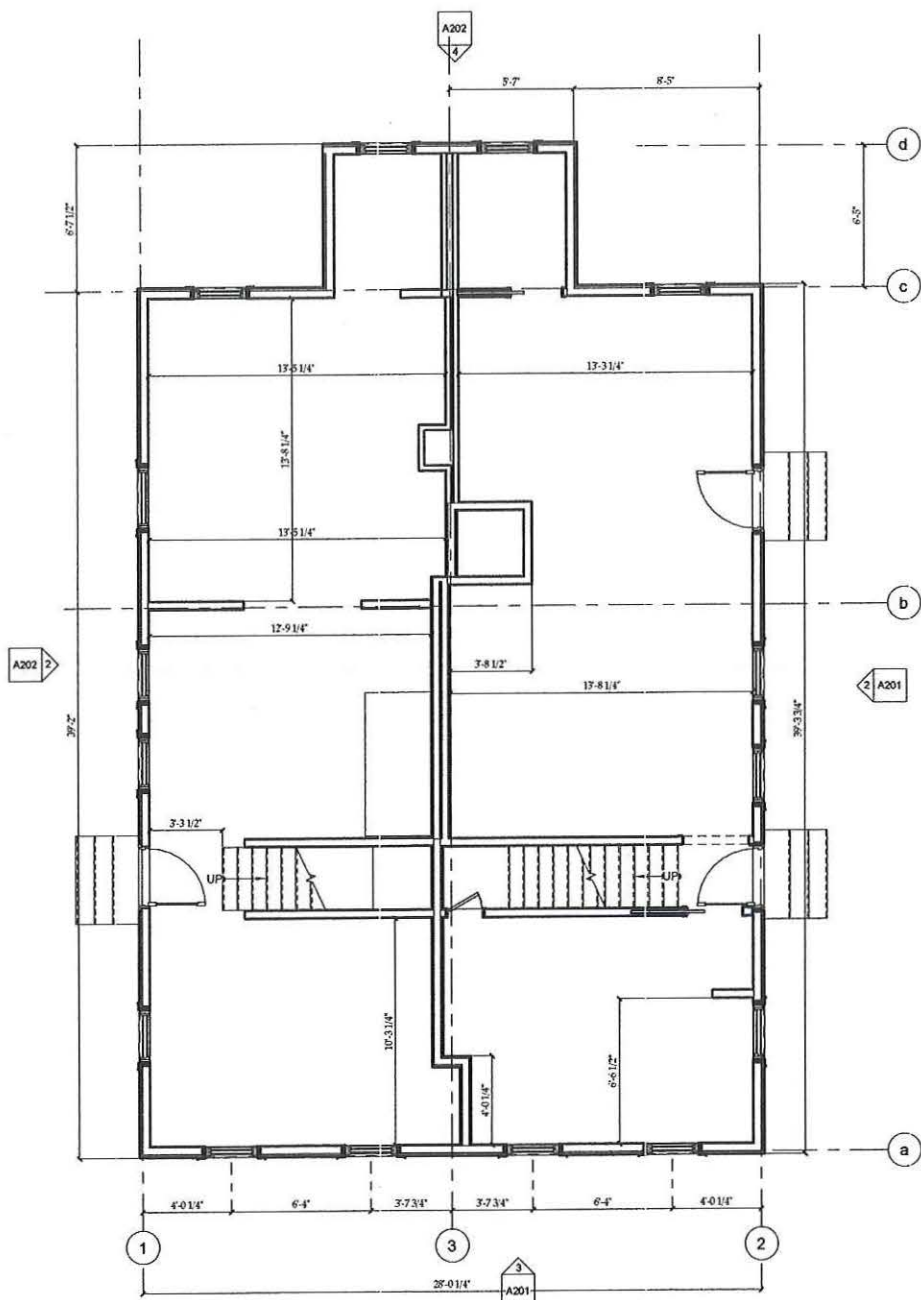
GENERAL DEMOLITION NOTES



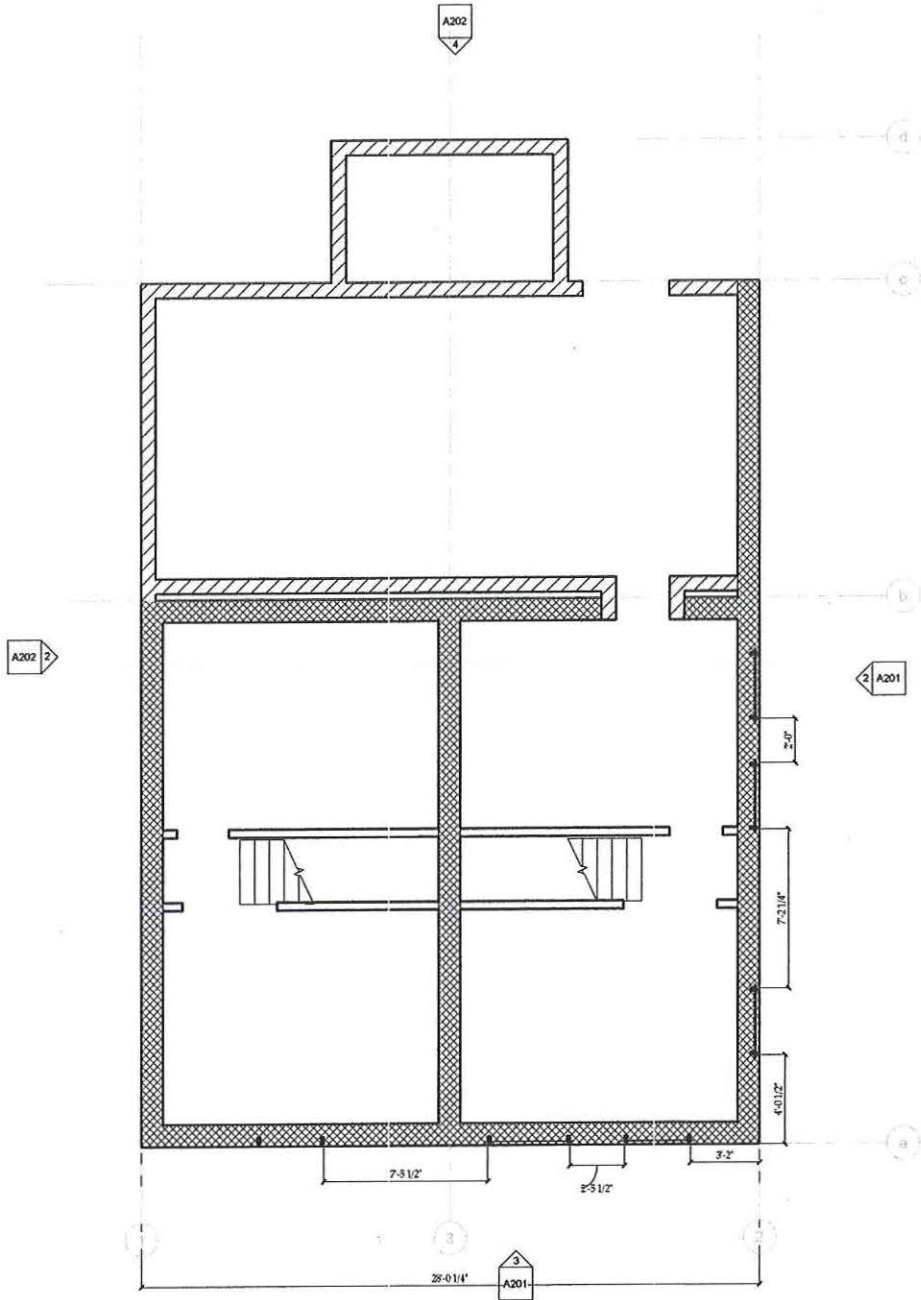
- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALLS AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILING AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

No.	Description	Date

client
KAROLYN AND RAYMOND PARK



2 EXISTING 1ST FLOOR
1/4" = 1'-0"



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

EXISTING PLANS

102-104 SCIARAPPA

dh architects, llc
200 Leominster Street, Leominster, MA 01454

job number 22-040

scale 1/4" = 1'-0"

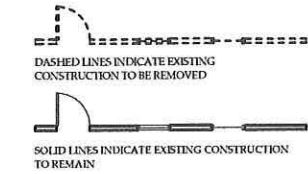
plot issue date 03-20-23

SPECIAL PERMIT

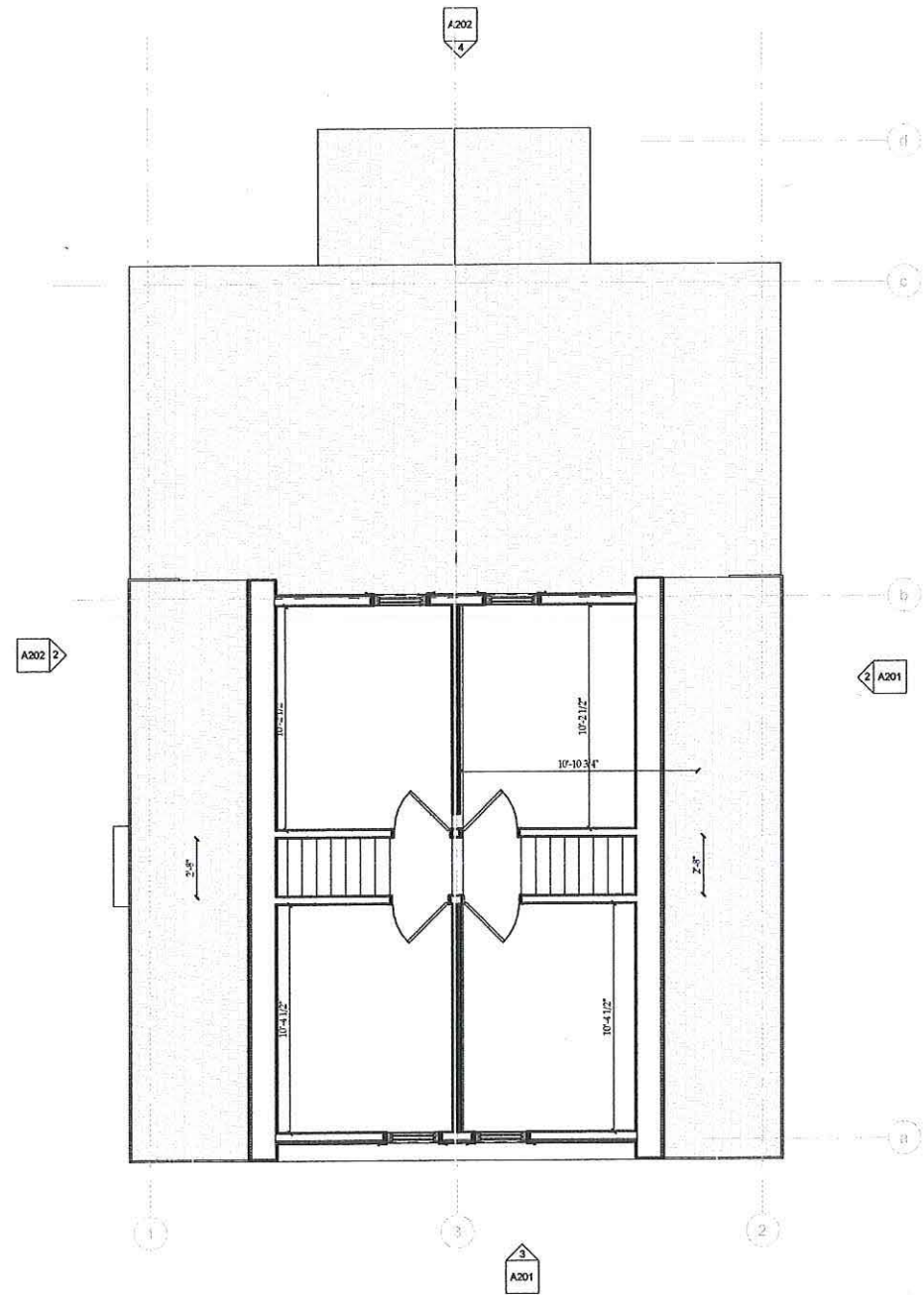
Sheet no.

R101

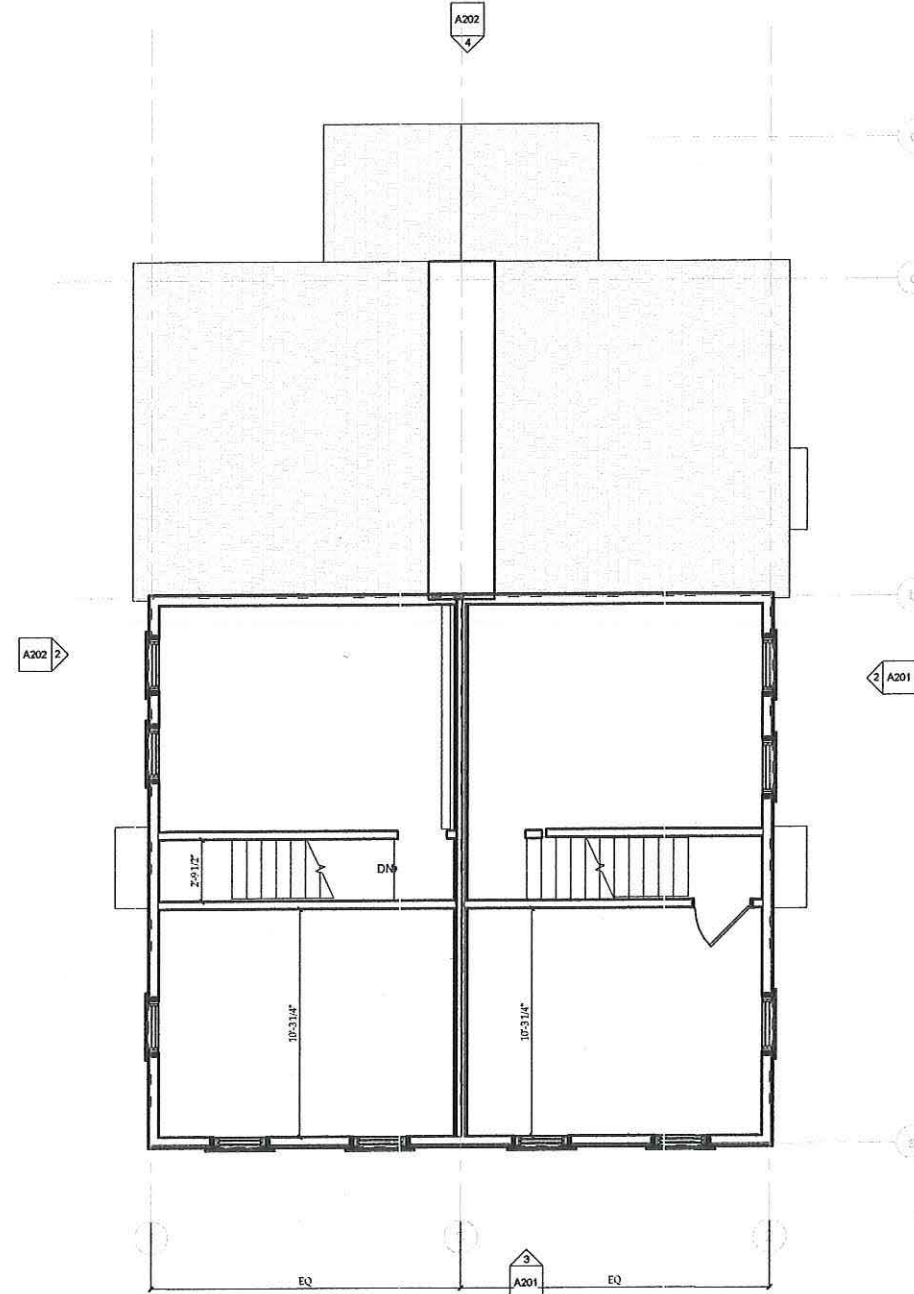
GENERAL DEMOLITION NOTES



- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT



② EXISTING 3RD FLOOR
1/4" = 1'-0"



① EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

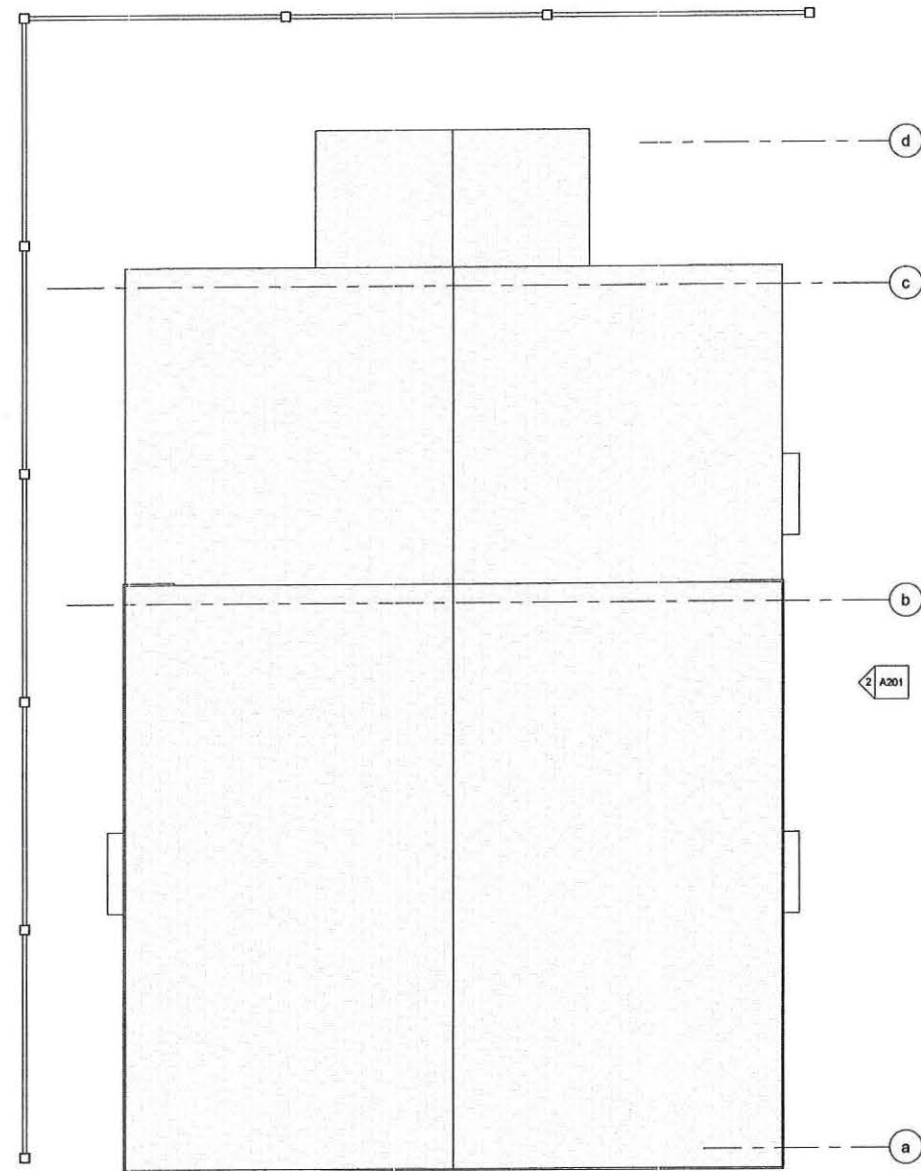
client
**KAROLYN AND
RAYMOND PARK**

EXISTING PLANS
102-104 SCIARAPPA

dlh architects, llc
225 LAUREL ST. BOSTON, MA 02111
JOB NUMBER 22-040
SCALE 1/4" = 1'-0"
DATE 03-20-23

SPECIAL PERMIT

Sheet no.
R102



① EXISTING ROOF
1/4" = 1'-0"

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING PLANS

102-104 SCJARAPPA

dh architects, llc
1000 Lakeside Drive, Suite 100, Easton, MD 21829

job number **22-040**

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

issue date **03-20-23**

SPECIAL PERMIT

Sheet no.
R103



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



② EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



④ EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
200 Lehigh Street, Suite 200
job number 22-040
scale 1/4" = 1'-0"
set issue date 03-20-23

SPECIAL PERMIT

Sheet no.
R201

Dear Cambridge BZA:

I am aware that our neighbors at 102-104 Sciarappa are contemplating a renovation. I have discussed and support the project.

Sincerely,

~~Josephine~~ Anettil

~~Ms. Anettil~~ AMIR SASSINE 80 SPRING ST

March 17, 2023

KLOFAC, JIRI G (Roberto)

Date

112 Sciarappa St
Cambridge MA. 02141



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: KAROLYN PARK Date: 03/03/23
(Print)

Address: 102-104 Kiarappa St.

Case No. BZA-206534

Hearing Date: 3/23/23

Thank you,
Bza Members

BZA Application Form

Revised 05/08/23

DIMENSIONAL INFORMATION

Applicant: Raymond and Carolyn Park
Location: 102-104 Sciarappa Street, Cambridge, MA
Phone: (857) 928-3121

Present Use/Occupancy: Two-Family Residence
Zone: Residence C-1 Zone
Requested Use/Occupancy: Two-Family Residence

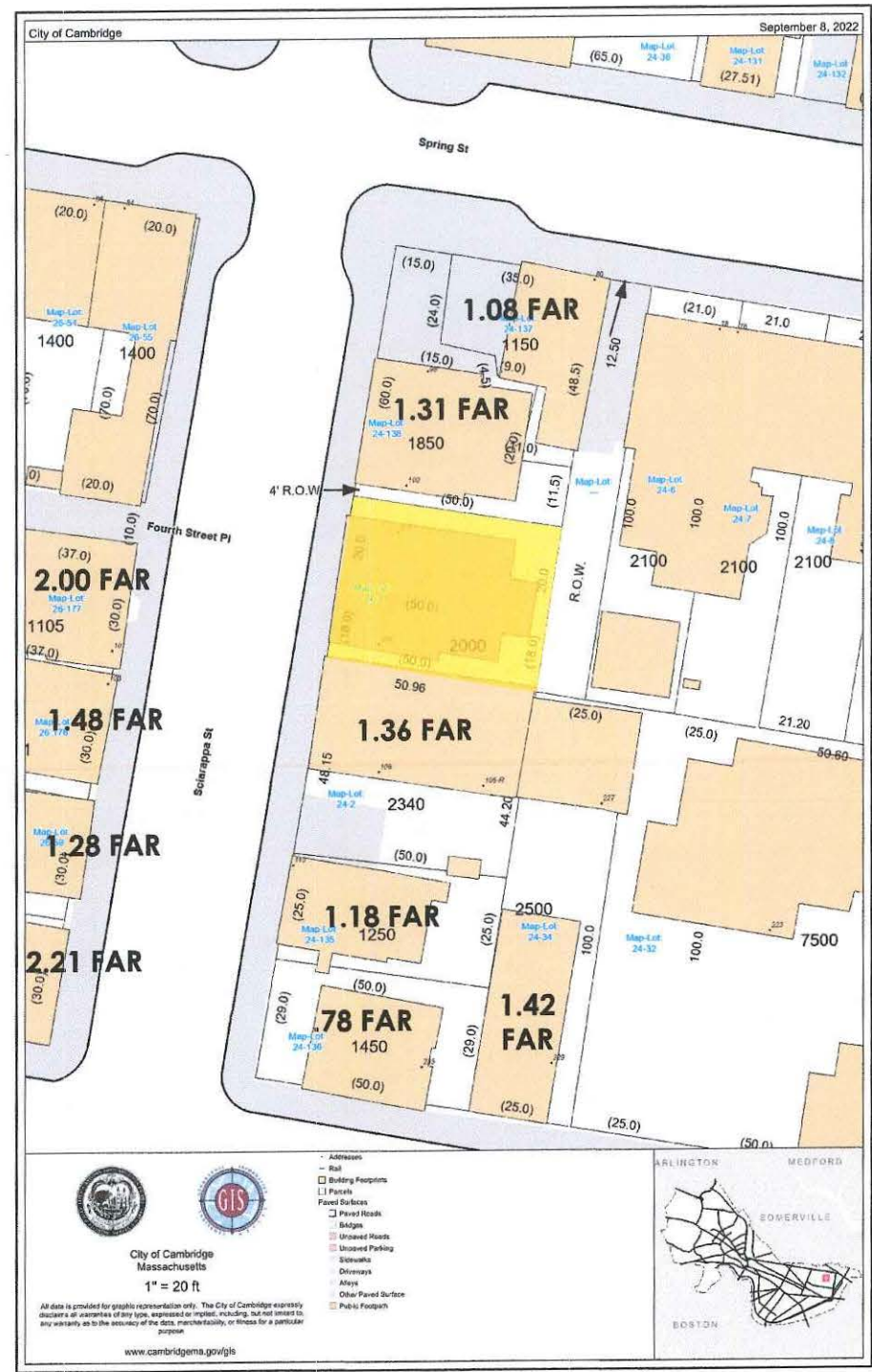
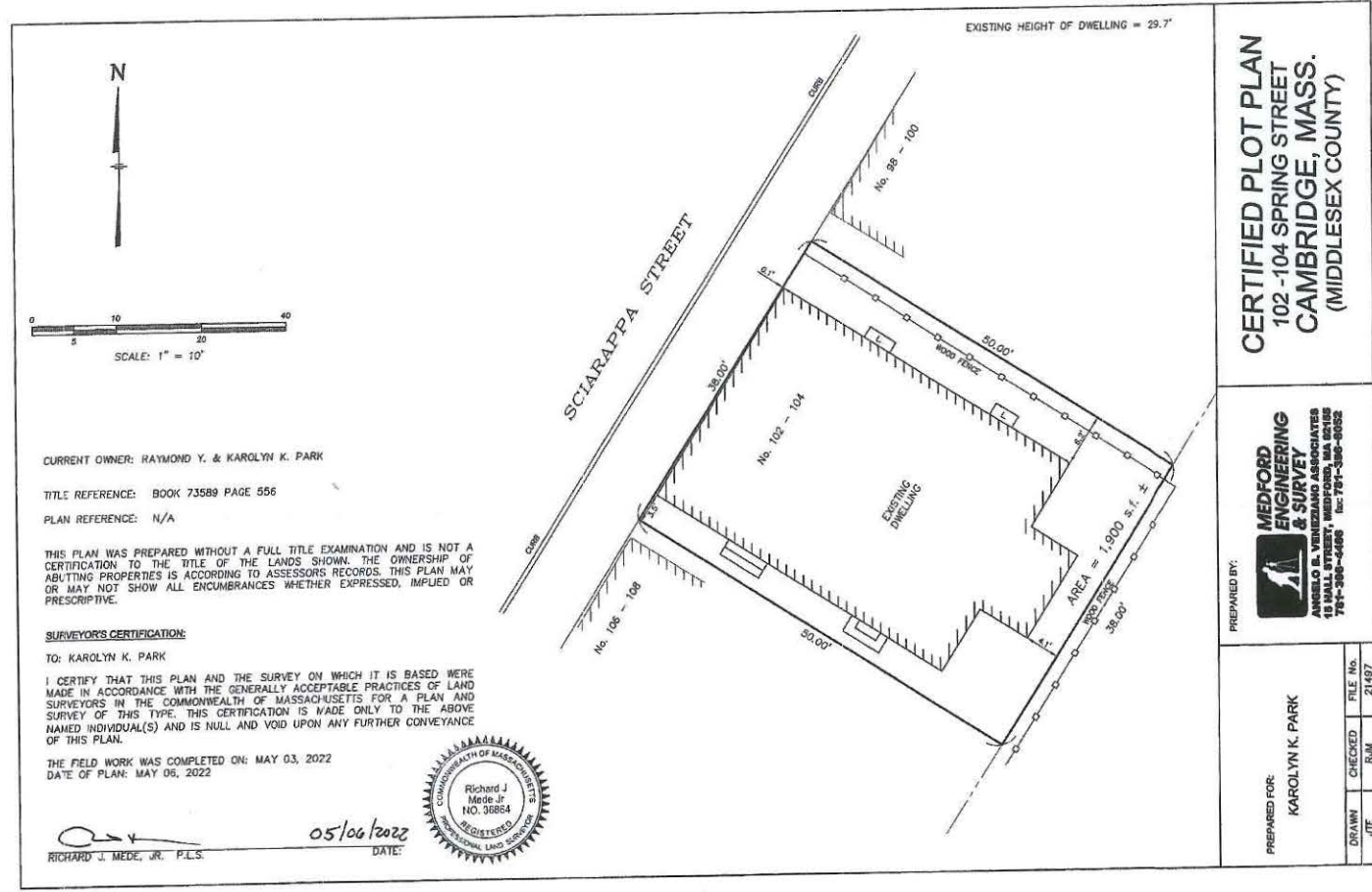
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2301	2,890	1425	(max.)
<u>LOT AREA:</u>		1900	1900	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		1.21	1.52	1.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		950	950	1500	
<u>SIZE OF LOT:</u>	WIDTH	38	38	50	
	DEPTH	50	50	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	
	REAR	4.1	4.1	20	
	LEFT SIDE	6.2	6.2	7.5	
	RIGHT SIDE	3.5	3.5	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	26.87	27.87	35	
	WIDTH	45.7	45.7	n/a	
	LENGTH	28.3	28.3	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	0	
<u>NO. OF DWELLING UNITS:</u>		0	0	0	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	n/a	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		n/a	n/a	10'	

2023 APR 18 10:45 AM
 CITY OF CAMBRIDGE
 INSPECTORIAL SERVICES

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.:

There are no other occupancies on this lot.

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'.

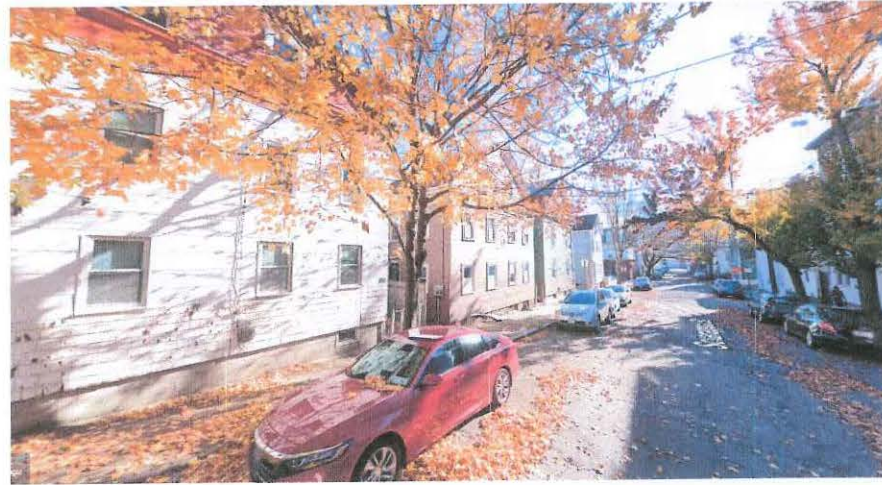


No.	Description	Date

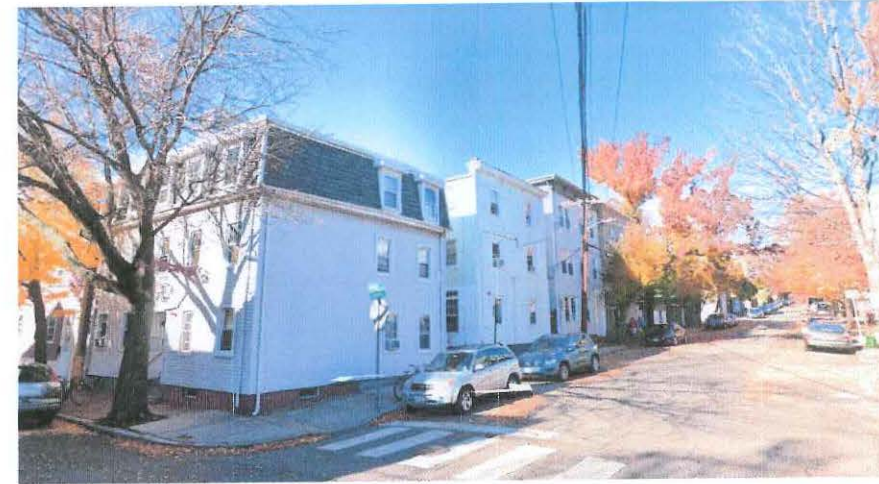
client
KAROLYN AND RAYMOND PARK

PROPERTY SURVEY (BY OTHERS) & ASSESSORS MAP
102-104 SCIARAPPA

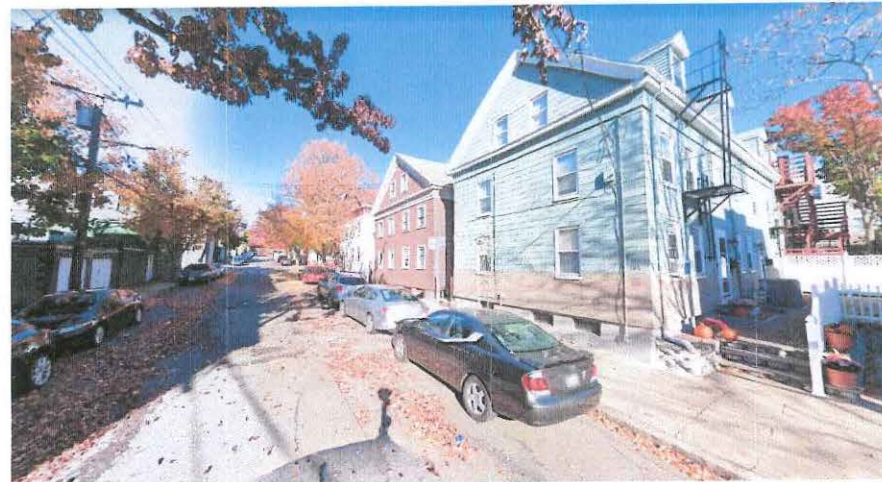
client	dH architects, Inc. 100 Leominster Street, Boston, MA 02108
job number	22-040
issue	
release date	05-08-23
SPECIAL PERMIT	
Sheet no.	A001



102/104 SCIARAPPA STREET



SCIARAPPA STREET LOOKING NORTH



102/104 SCIARAPPA STREET



102/104 SCIARAPPA STREET



ARIAL VIEW OF 102/104 SCIARAPPA LOOKING EAST

No.	Description	Date

client
**KAROLYN AND
 RAYMOND PARK**

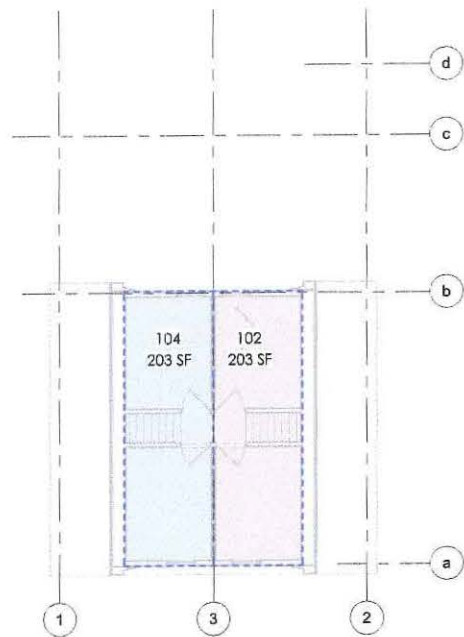
SITE CONTEXT PHOTOS
102-104 SCIARAPPA

djh architects, llc
 400 Colburne Street, Boston, MA 02108
 job number **22-040**

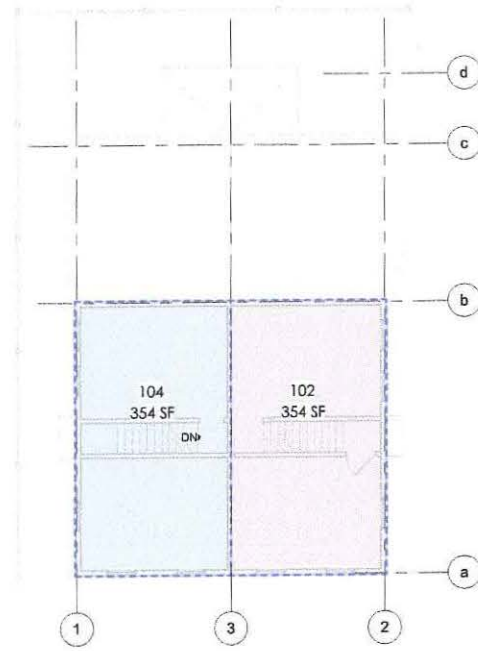
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SPECIAL PERMIT

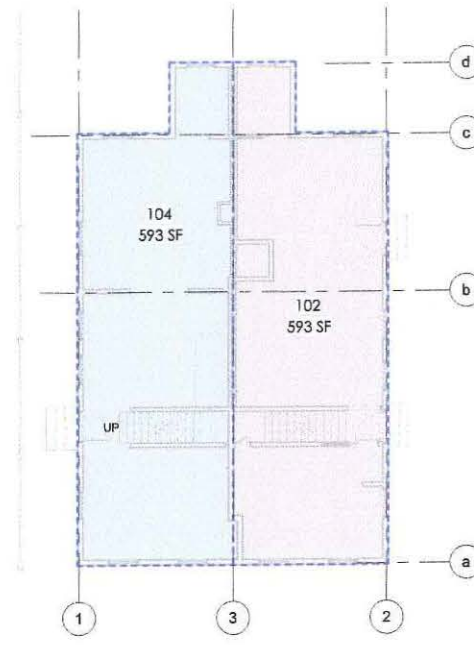
Sheet No.
A002



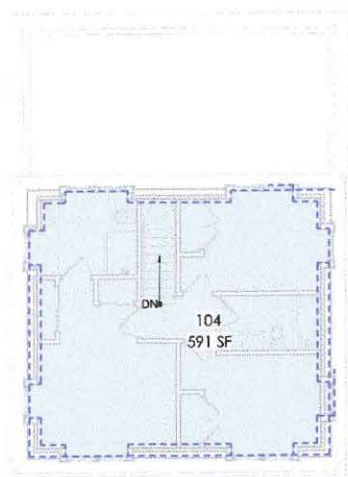
6 EXISTING AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



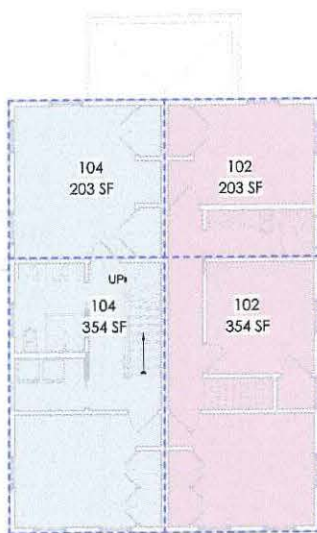
5 EXISTING AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



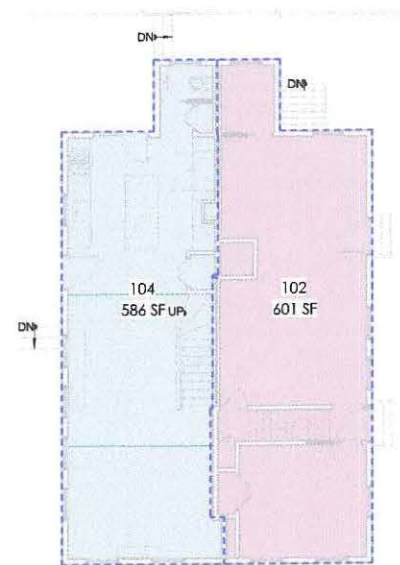
4 EXISTING AREA PLAN - 1ST FLOOR
1/8" = 1'-0"



3 PROPOSED AREA PLAN - 3RD FLOOR
1/8" = 1'-0"



2 PROPOSED AREA PLAN - 2ND FLOOR
1/8" = 1'-0"



1 PROPOSED AREA PLAN - 1ST FLOOR
1/8" = 1'-0"

BUILDING AREA - EXISTING

1ST FLOOR	
104	593 SF
102	593 SF
EXISTING 2ND FLOOR	
104	354 SF
102	354 SF
3RD FLOOR	
102	203 SF
104	203 SF
TOTAL FLOOR AREA	2301 SF

BUILDING AREA - PROPOSED

1ST FLOOR	
104	586 SF
102	601 SF
EXISTING 2ND FLOOR	
102	354 SF
104	354 SF
102	203 SF
104	203 SF
3RD FLOOR	
104	591 SF
TOTAL FLOOR AREA	2890 SF

No.	Date

client
**KAROLYN AND
RAYMOND PARK**

ZONING DATA - GFA CALCULATIONS
102-104 SCIARAPPA

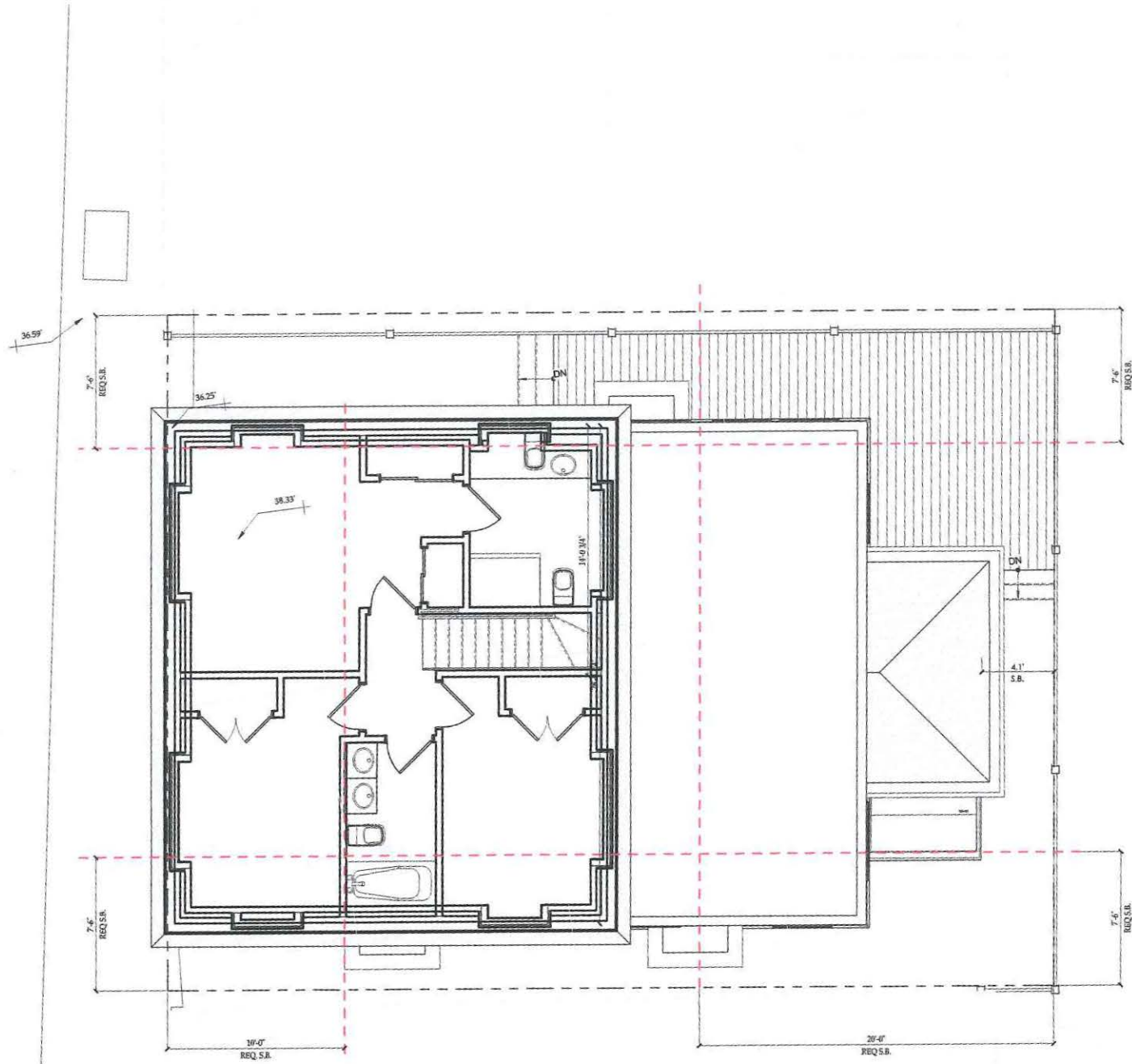
djh architects, llc
100 Leominster Street, Boston MA 02111
job number 22-040
scale 1/8" = 1'-0"
issue date 05-08-23

SPECIAL PERMIT

Sheet No.

A003

SCIARAPPA STREET



No.	Description

client
**KAROLYN AND
RAYMOND PARK**

PROPOSED SITE PLAN

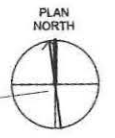
102-104 SCIARAPPA

dh architects, llc
200 COLLETT STREET, SUITE 100 OFFICE
job number 22-040
scale 1/4" = 1'-0"
print date 05-08-23

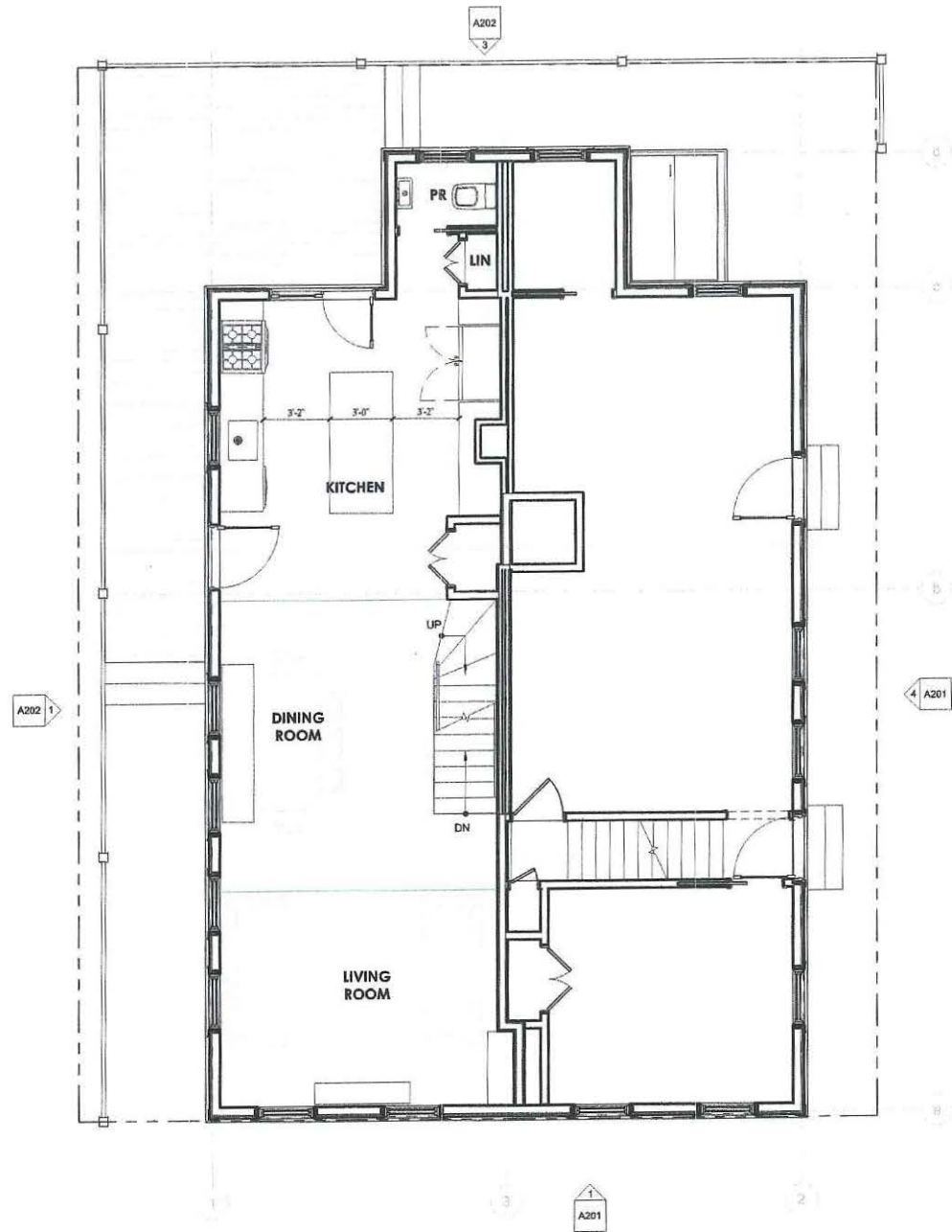
SPECIAL PERMIT

Sheet no.

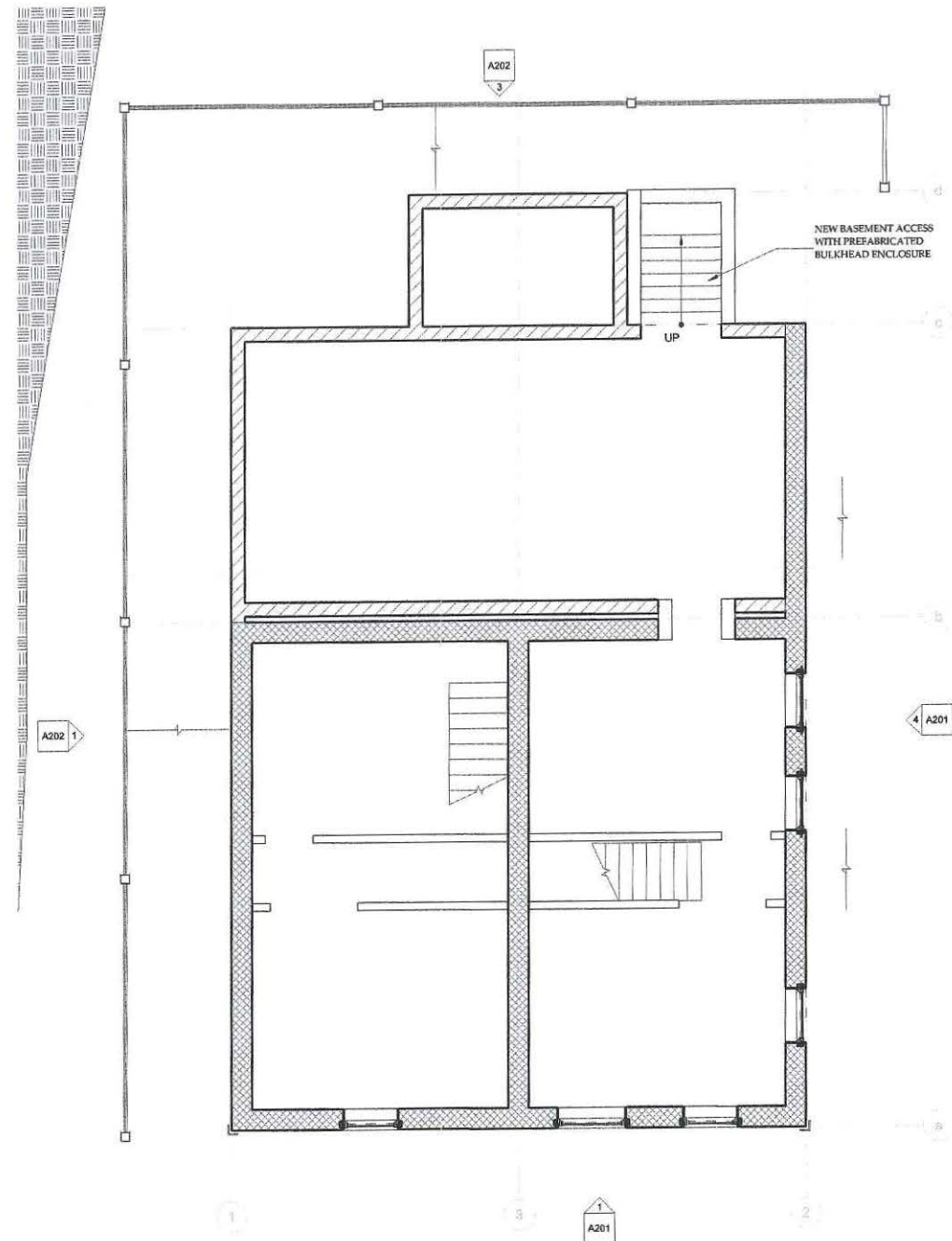
A10



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



② 1ST FLOOR PLAN
1/4" = 1'-0"



① BASEMENT LEVEL
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
102-104 Sciarpapa Street, Seattle, WA 98108
job number 22-040
scale 1/4" = 1'-0"
self issue date 05-08-23

SPECIAL PERMIT

Sheet no.

A102

No.	Description	Date

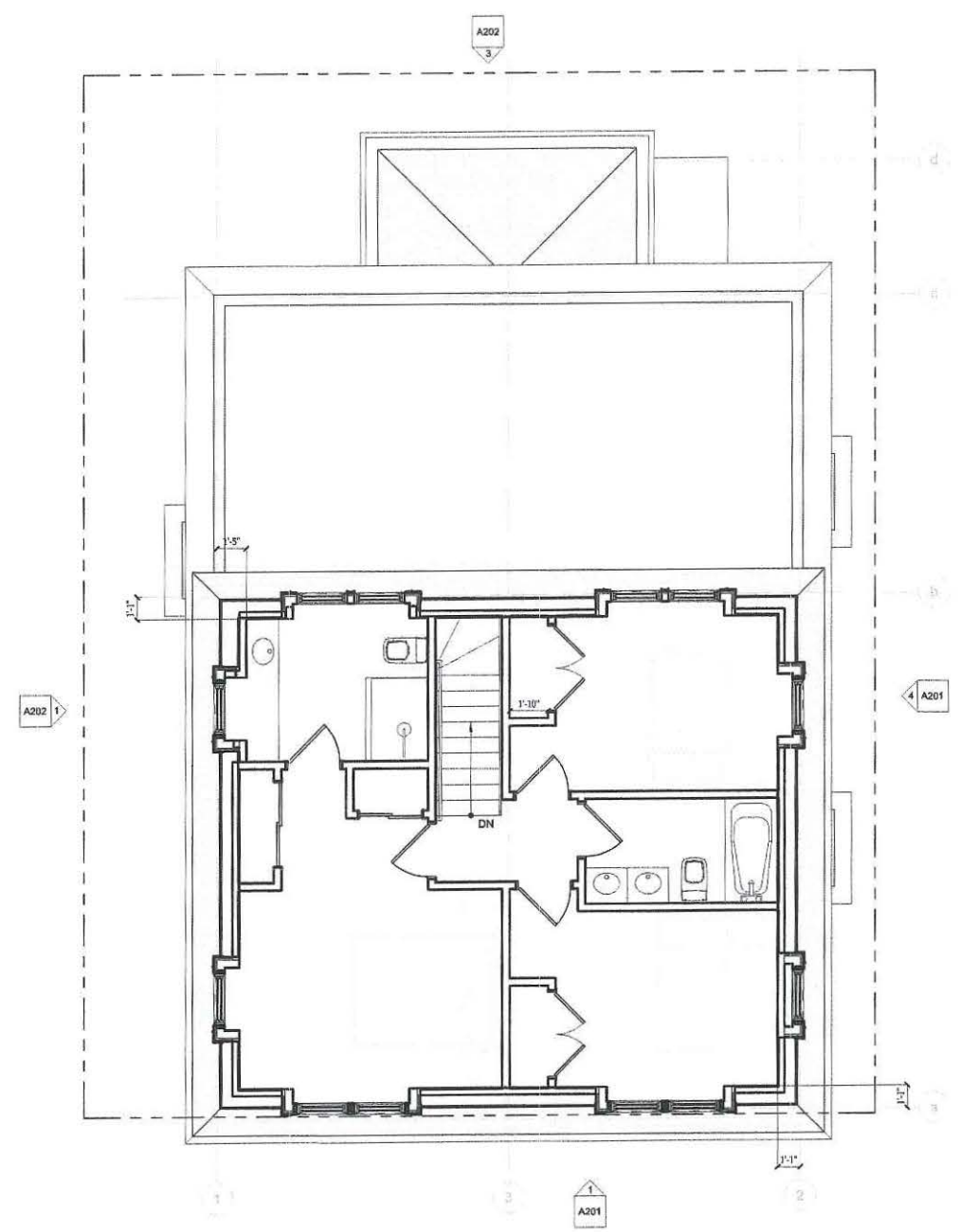
client
**KAROLYN AND
RAYMOND PARK**

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

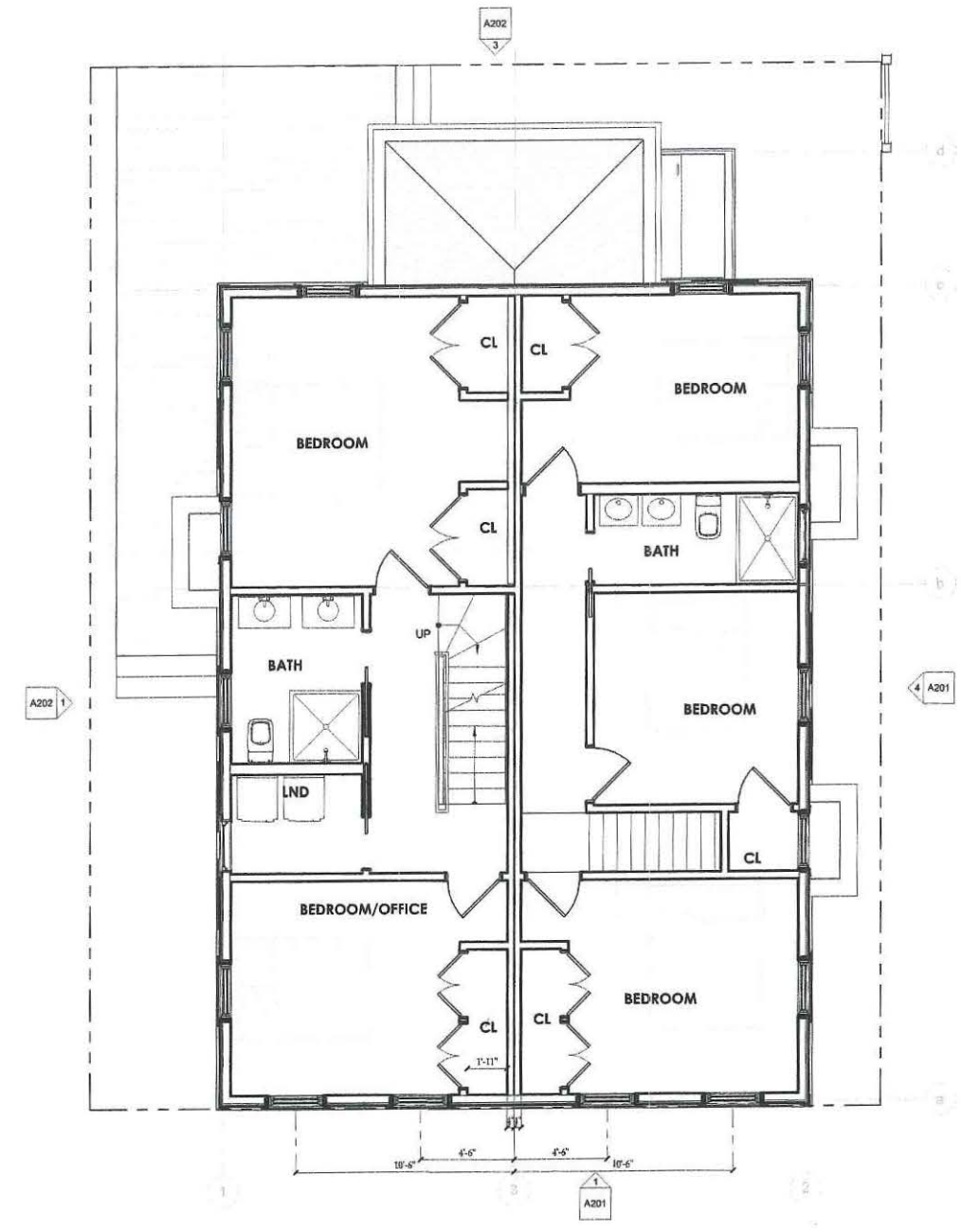
dh architects, llc
100 Lyndway Drive, Boston MA 02215
job number **22-040**
scale **1/4" = 1'-0"**
sheet issue date **05-08-23**

SPECIAL PERMIT

Sheet no.
A103

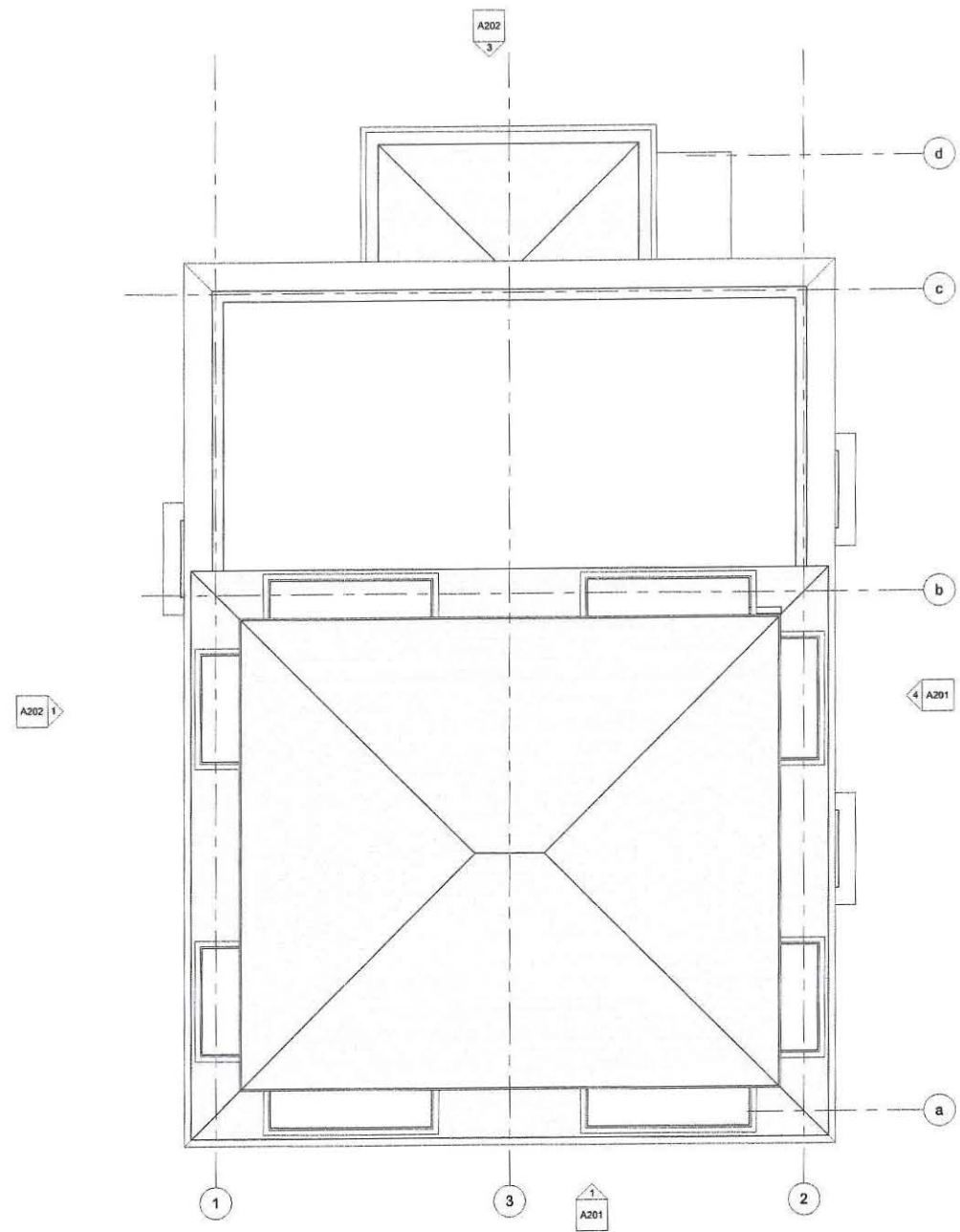


② 3RD FLOOR PLAN
1/4" = 1'-0"



① 2ND FLOOR PLAN
1/4" = 1'-0"

5/8/2023 2:14:55 PM



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

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

PROPOSED FLOOR PLANS
102-104 SCIARAPPA

dh architects, llc
400 Lehigh Valley Mall, Bethlehem, PA 18015

job number **22-040**

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

plot issue date **05-08-23**

SPECIAL PERMIT

Sheet No.

A104

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

EXISTING AND PROPOSED ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
200 Lafayette Street, Boston, MA 02111
job number **22-040**
scale **1/4" = 1'-0"**
issue date **05-08-23**

SPECIAL PERMIT

Sheet no.
A202



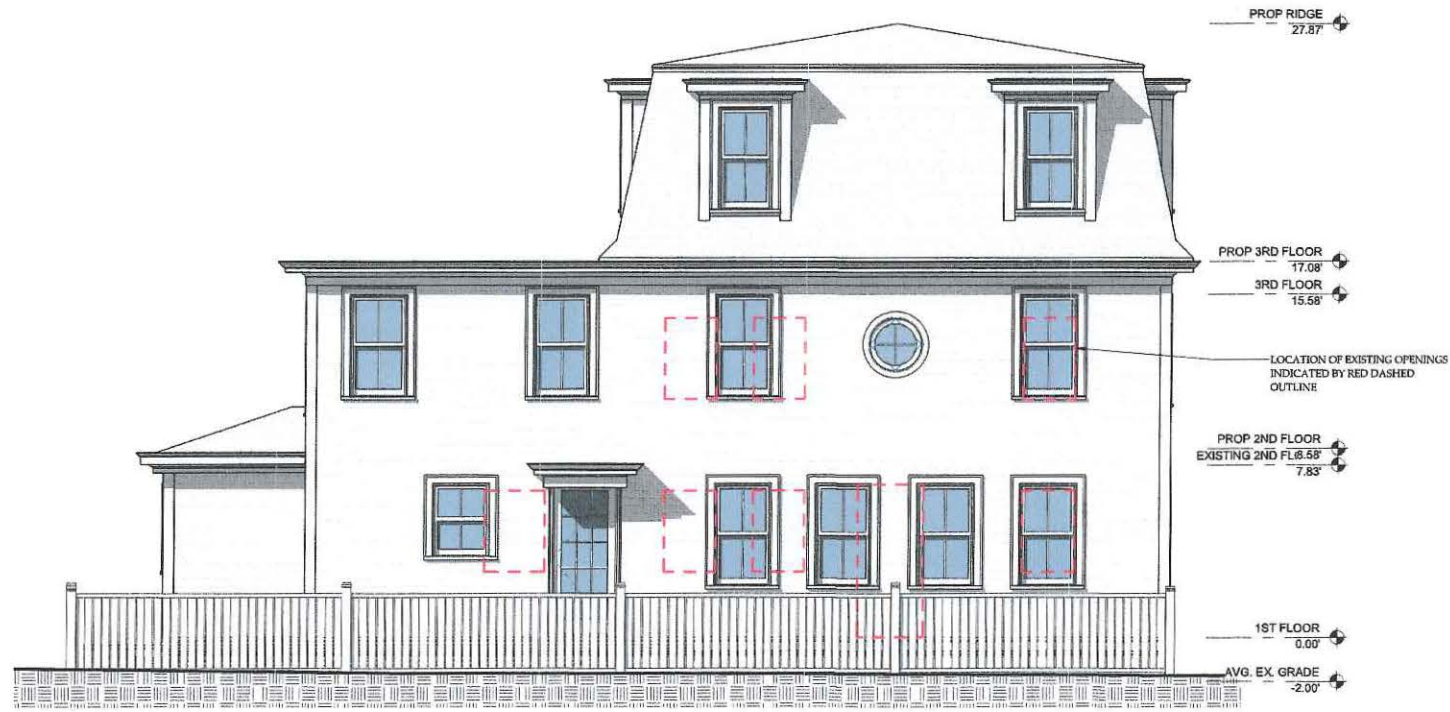
④ EXISTING REAR ELEVATION Copy 1
1/4" = 1'-0"



② EXISTING LEFT SIDE ELEVATION Copy 1
1/4" = 1'-0"



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



① PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



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



2 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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



4 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING AND PROPOSED ELEVATIONS

102-104 SCIARAPPA

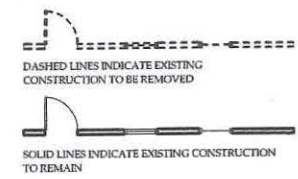
dh architects, llc
140 S. George Street, Stearns MA 01354
job number 22-040
scale 1/4" = 1'-0"
plot issue date 05-08-23

SPECIAL PERMIT

Sheet No.

A201

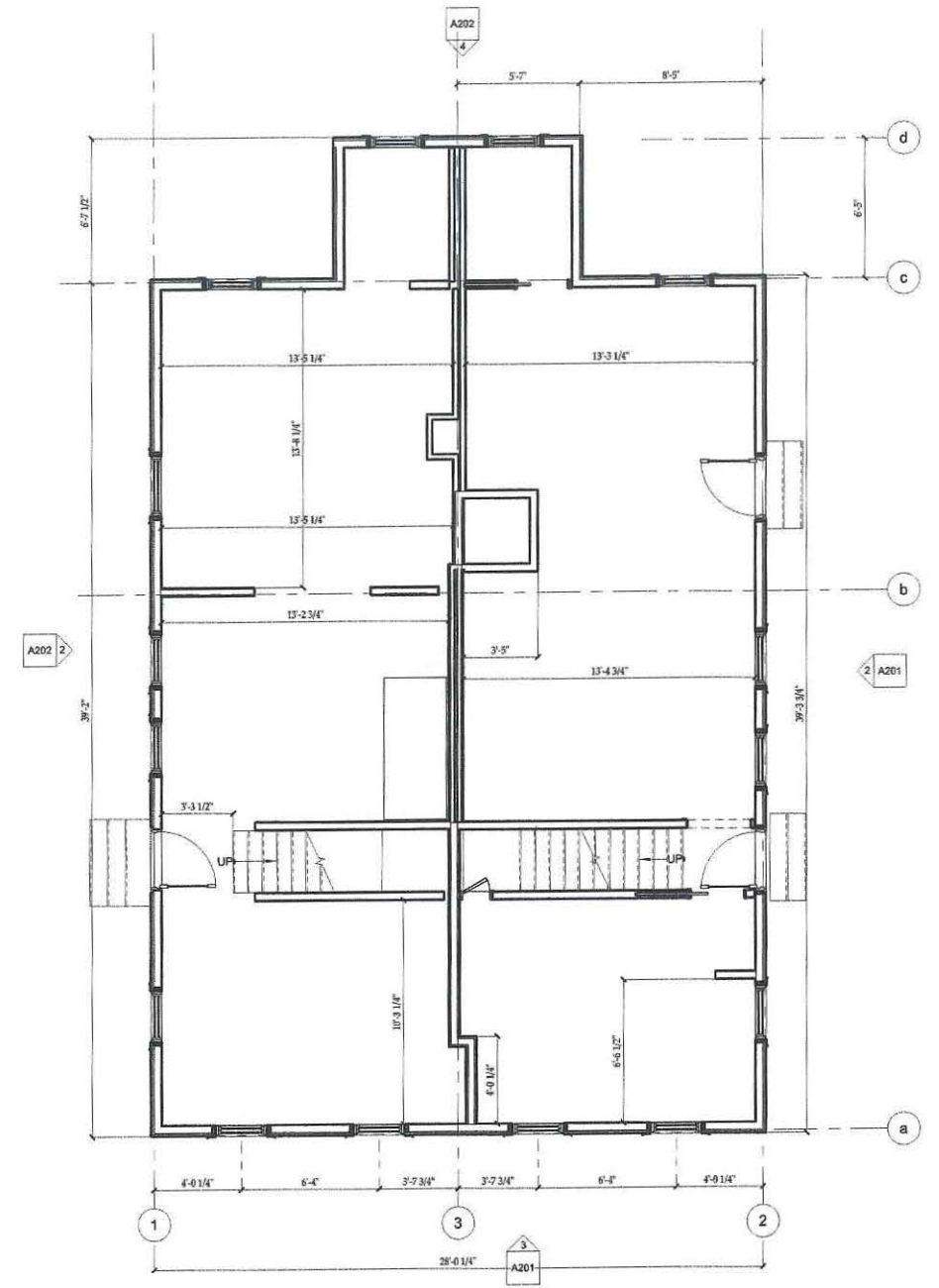
GENERAL DEMOLITION NOTES



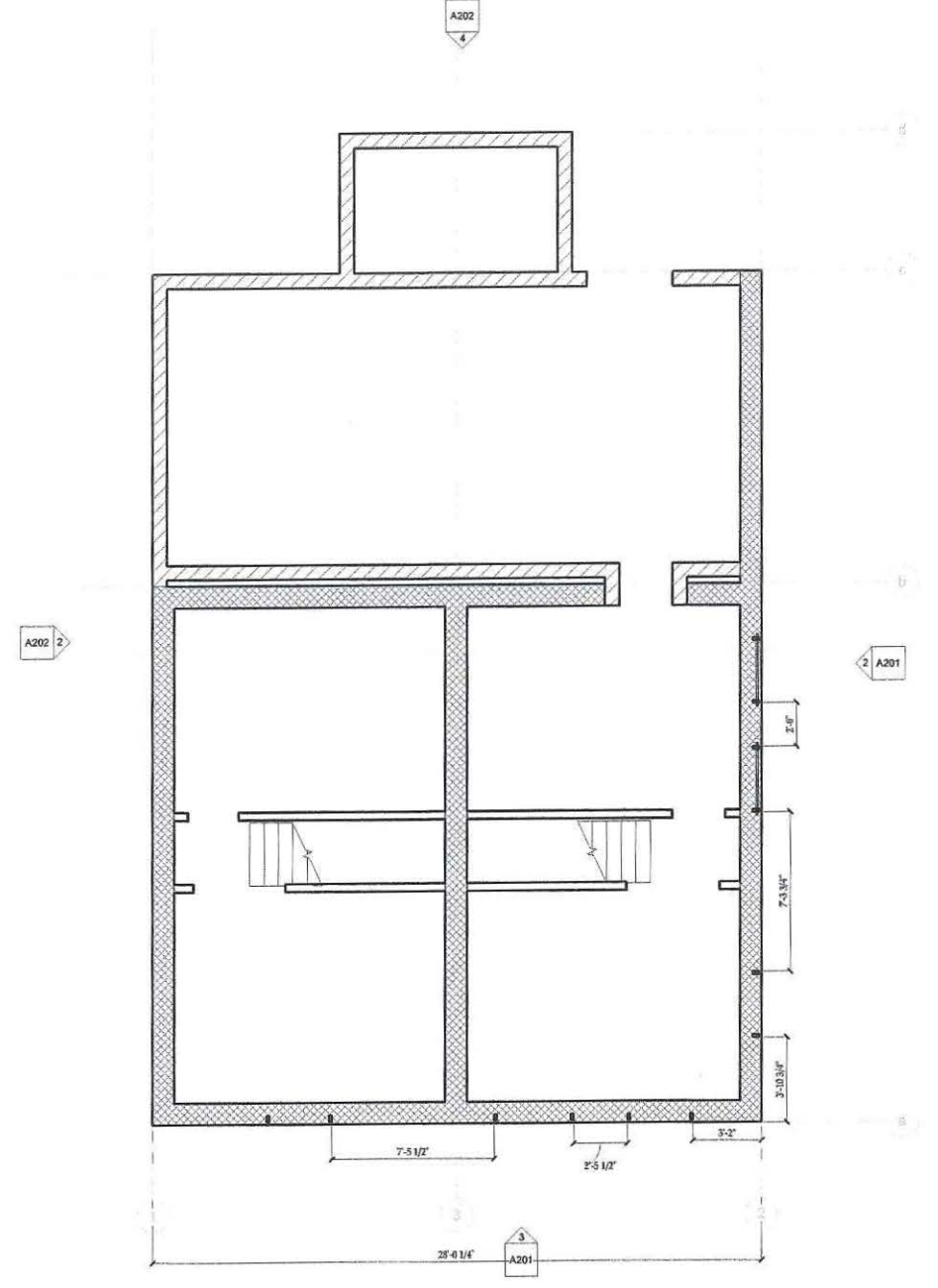
- A. SEE DWG A801 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALL COVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT, U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT

No.	Description	Date

client
KAROLYN AND RAYMOND PARK



2 EXISTING 1ST FLOOR
1/4" = 1'-0"



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

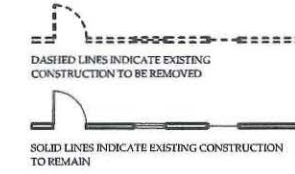
EXISTING PLANS
102-104 SCIARAPPA

dh architects, inc.
111 LITTLETON AVENUE, SUITE 101, WESTFIELD, MA 01095
job number 22-040
scale 1/4" = 1'-0"
prepare date 05-08-23

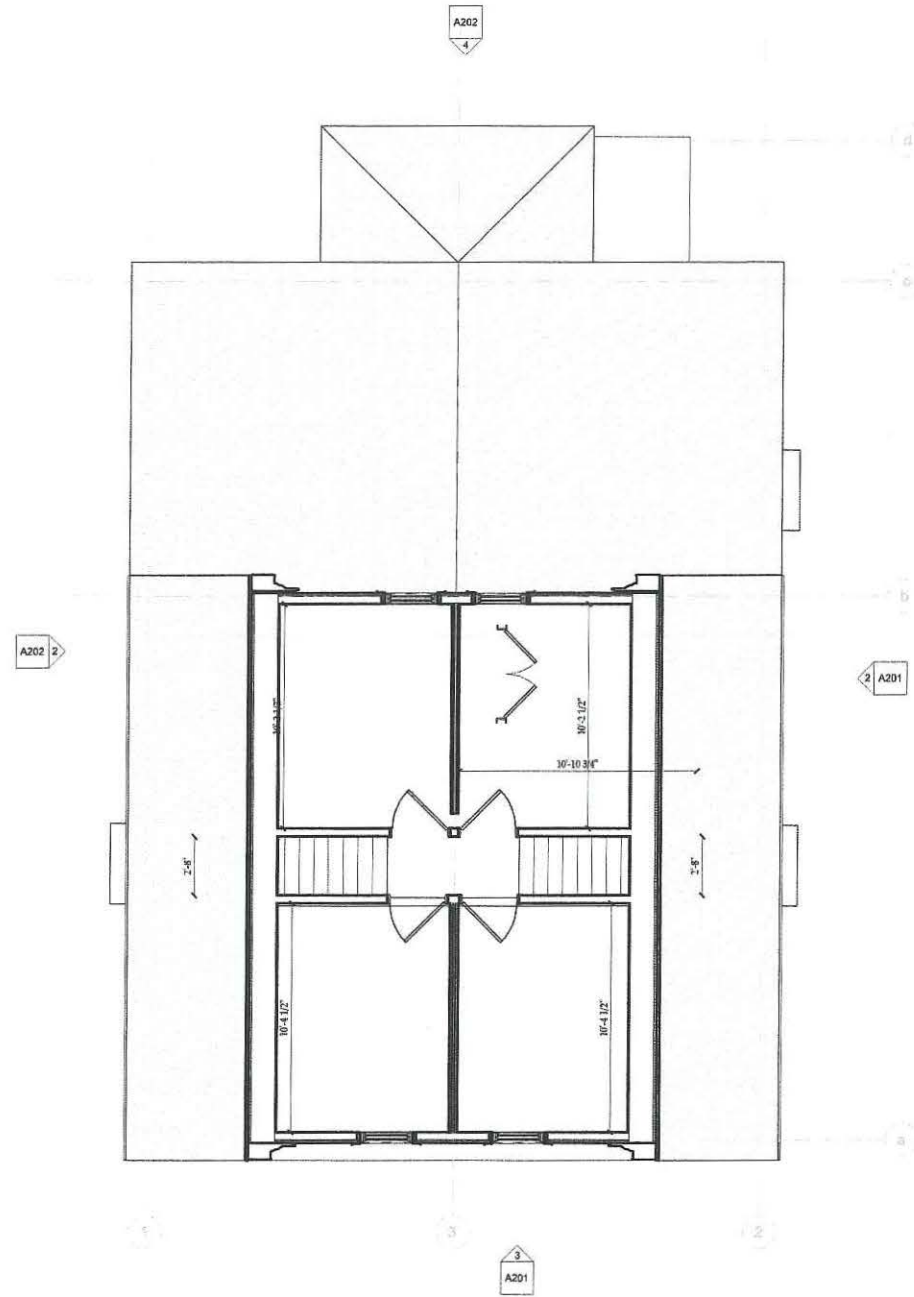
SPECIAL PERMIT

Sheet No.
R101

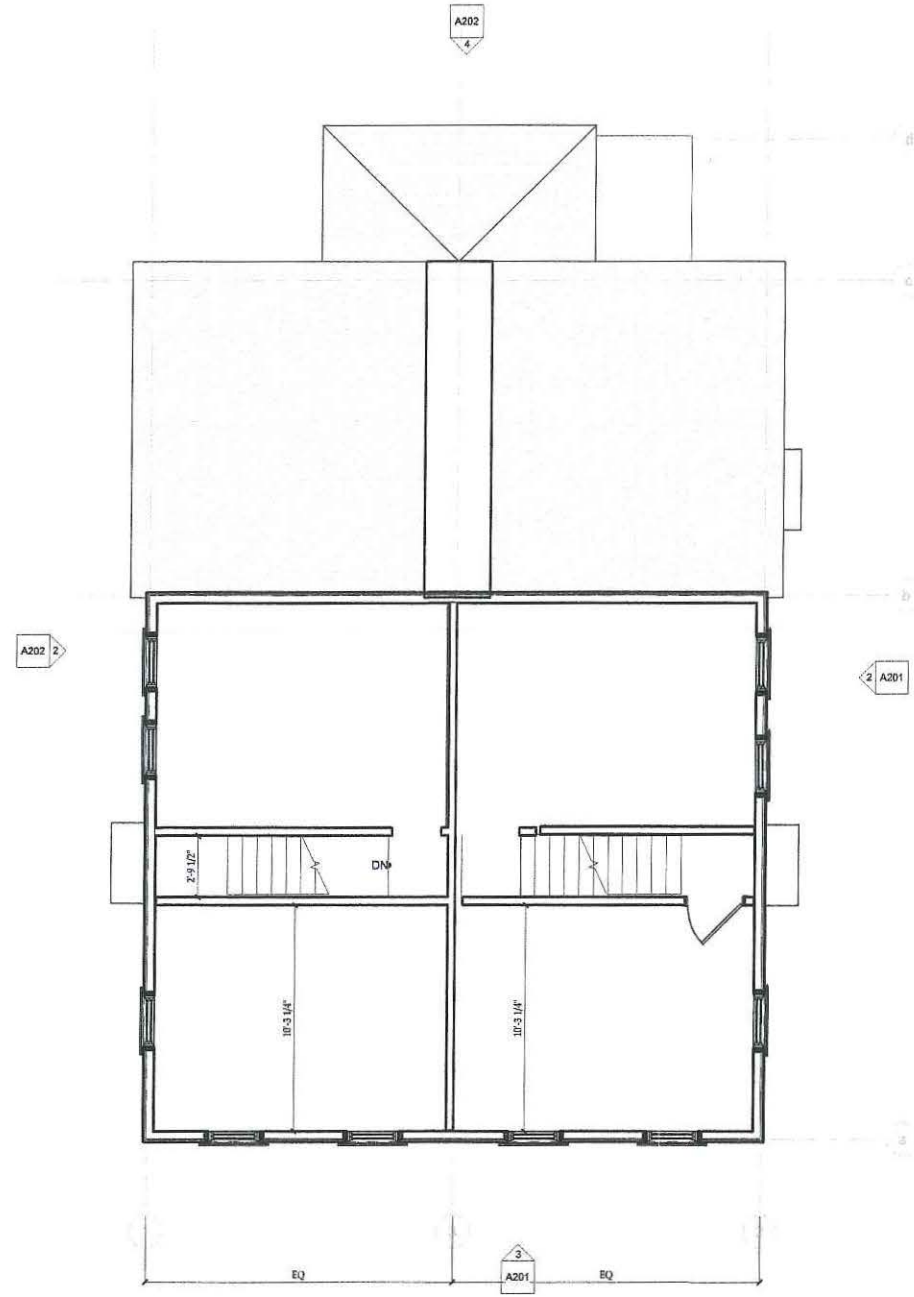
GENERAL DEMOLITION NOTES



- A. SEE DWG A001 FOR ADDITIONAL NOTES AND ABBREVIATIONS.
- B. REMOVE EXISTING FINISH MATERIALS (INCLUDING WALLCOVERING, FLOOR FINISHES, WALL BASE, ETC) THROUGHOUT; U.O.N. REMOVE ALL PLASTER, LATH OR OTHER BACKING TO WOOD STUD OR MASONRY WALL AS INDICATED IN THE DESIGNATED WORK AREA.
- C. REMOVE WALLS, DOORS, FRAMES, AND HARDWARE AS INDICATED IN THE DESIGNATED WORK AREA.
- D. REMOVE ALL EXISTING SUSPENDED CEILINGS AND LIGHTING. DEMOLISH AND/OR MAKE SAFE ALL ASSOCIATED ELECTRICAL WIRING AS INDICATED IN THE DESIGNATED WORK AREA.
- E. REMOVE AND DISCARD ALL FLOOR FINISHES AND WALL BASE AS WELL AS FLASH PATCH, MASTIC AND ADHESIVES DOWN TO THE STRUCTURAL SHEATHING AS INDICATED IN THE DESIGNATED WORK AREA.
- F. REFER TO NFPA 241 - SAFETY PLAN FOR PROJECT AND SITE REQUIREMENT



2 EXISTING 3RD FLOOR
1/4" = 1'-0"



1 EXISTING 2ND FLOOR
1/4" = 1'-0"

No.	Description	Date

client
KAROLYN AND RAYMOND PARK

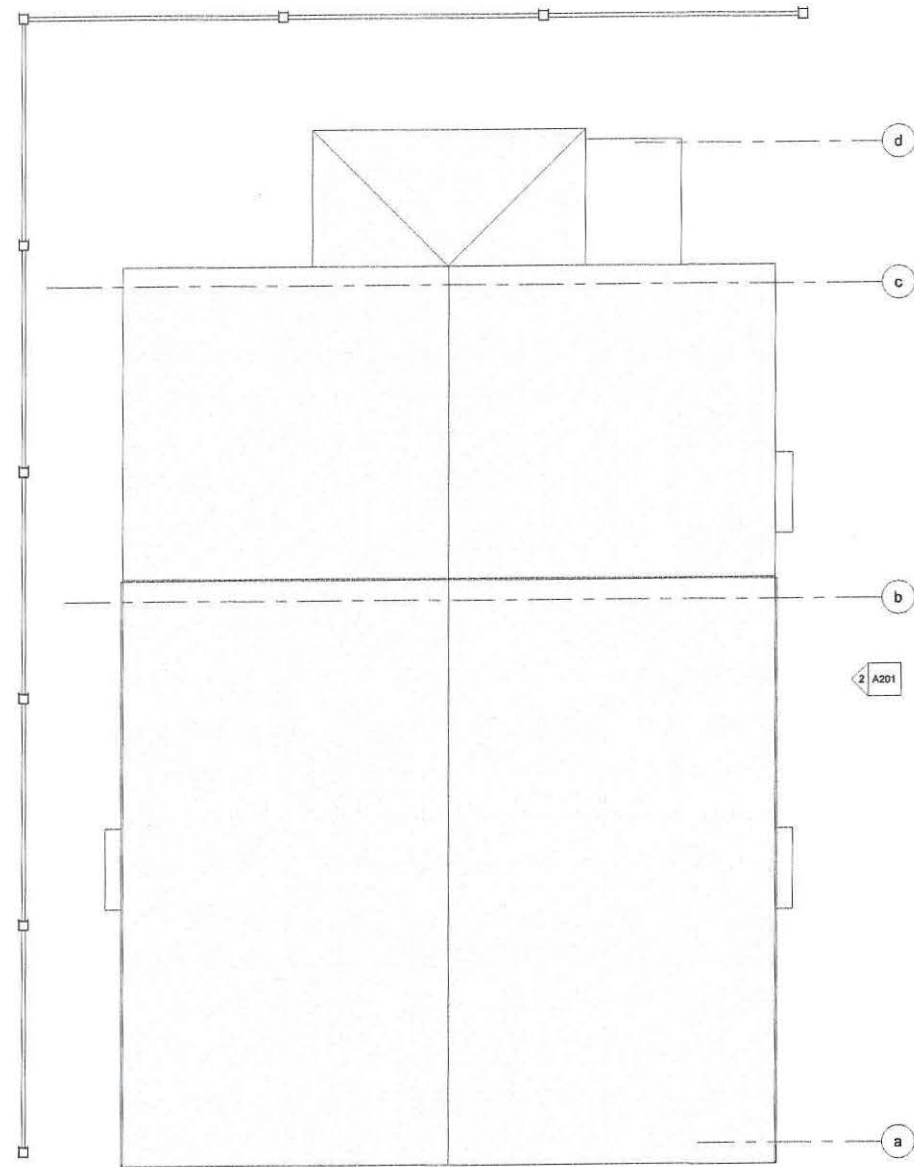
EXISTING PLANS
102-104 SCIARAPPA

dh architects, llc
275 Cambridge Street, Boston MA 02114
job number 22-040
scale 1/4" = 1'-0"
issue date 05-08-23

SPECIAL PERMIT

Sheet no.
R102

5/6/2023 2:55:06 PM



① EXISTING ROOF
 1/4" = 1'-0"

No.	Description	Date

client
**KAROLYN AND
 RAYMOND PARK**

EXISTING PLANS
102-104 SCIARAPPA

dh architects, llc
 445 LYNDEN STREET, BOSTON, MA 02215
 job number **22-040**
 scale **1/4" = 1'-0"**
 self issue date **05-08-23**

SPECIAL PERMIT

Sheet no.

R103



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



2 EXISTING LEFT SIDE ELEVATION
1/4" = 1'-0"



4 EXISTING RIGHT SIDE ELEVATION
1/4" = 1'-0"



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

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

EXISTING ELEVATIONS
102-104 SCIARAPPA

dh architects, llc
218 LaGrange Street, Boston, MA 02134
job number: **22-040**
scale: **1/4" = 1'-0"**
ppl issue date: **05-08-23**

SPECIAL PERMIT

Sheet No.
R201

5/8/2023 2:15:16 PM



② EQUINOX 09AM Existing
1" = 20'-0"



① EQUINOX 09AM
1" = 20'-0"

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

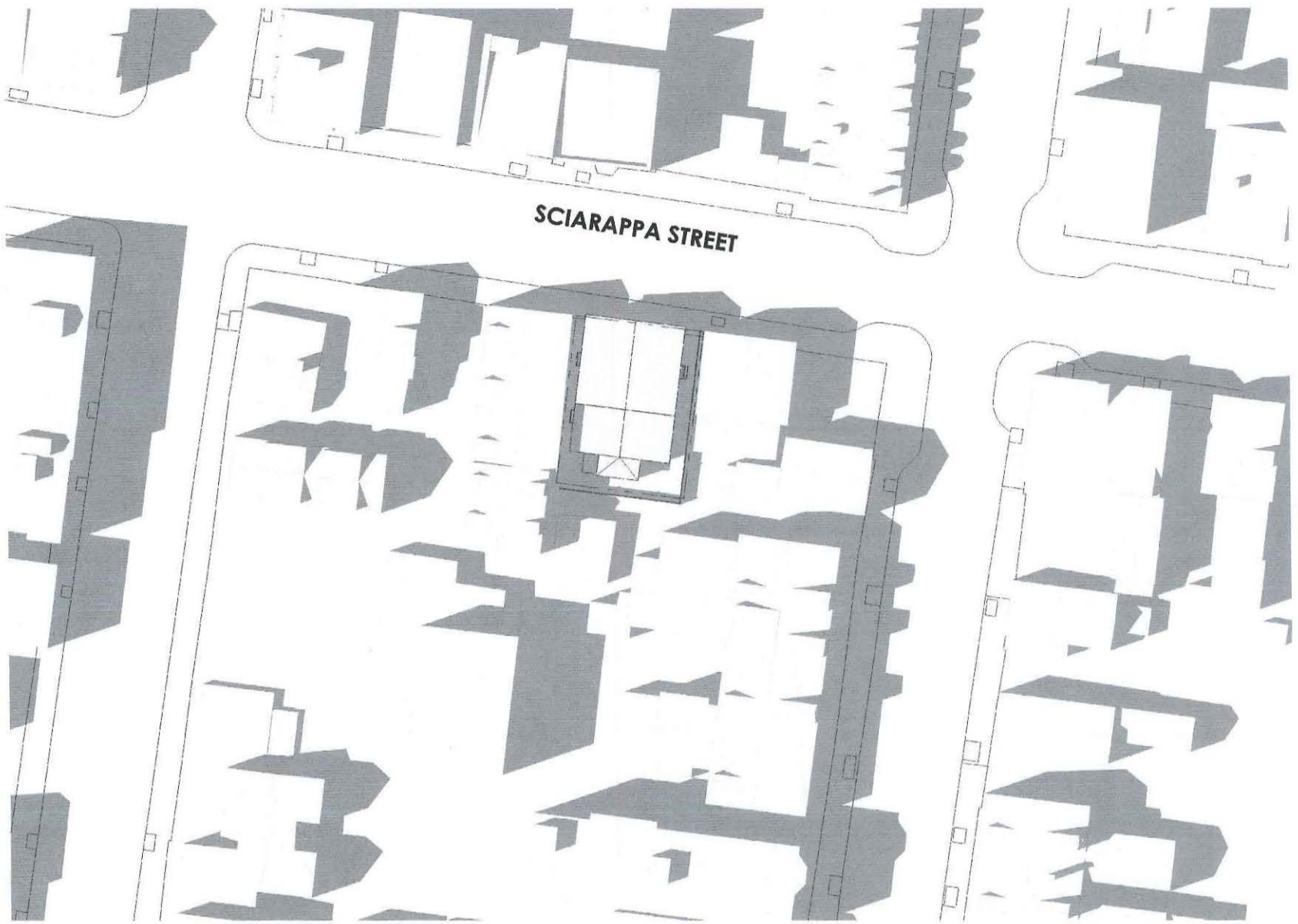
PROJECT
**SHADOW STUDY
102-104 SCIARAPPA**

dh architects, llc
400 Lehigh Valley Blvd., Suite 1000
Lehigh Valley, PA 18001
job number 22-040
scale 1" = 20'-0"
release date 05-08-23

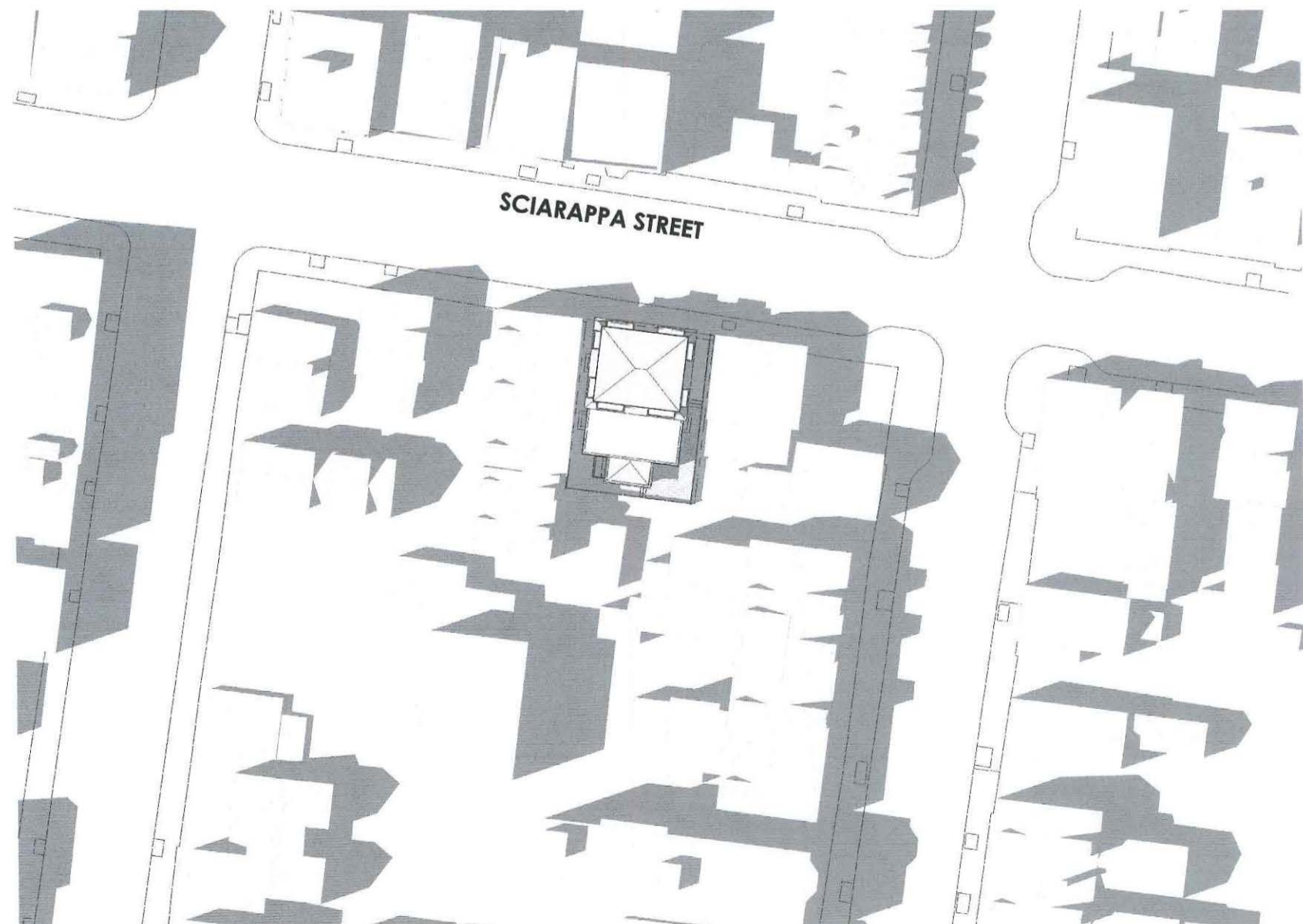
SPECIAL PERMIT

Sheet no.
SS-01

2 EQUINOX 12PM Existing
1" = 20'-0"



1 EQUINOX 12PM
1" = 20'-0"



SHADOW STUDY

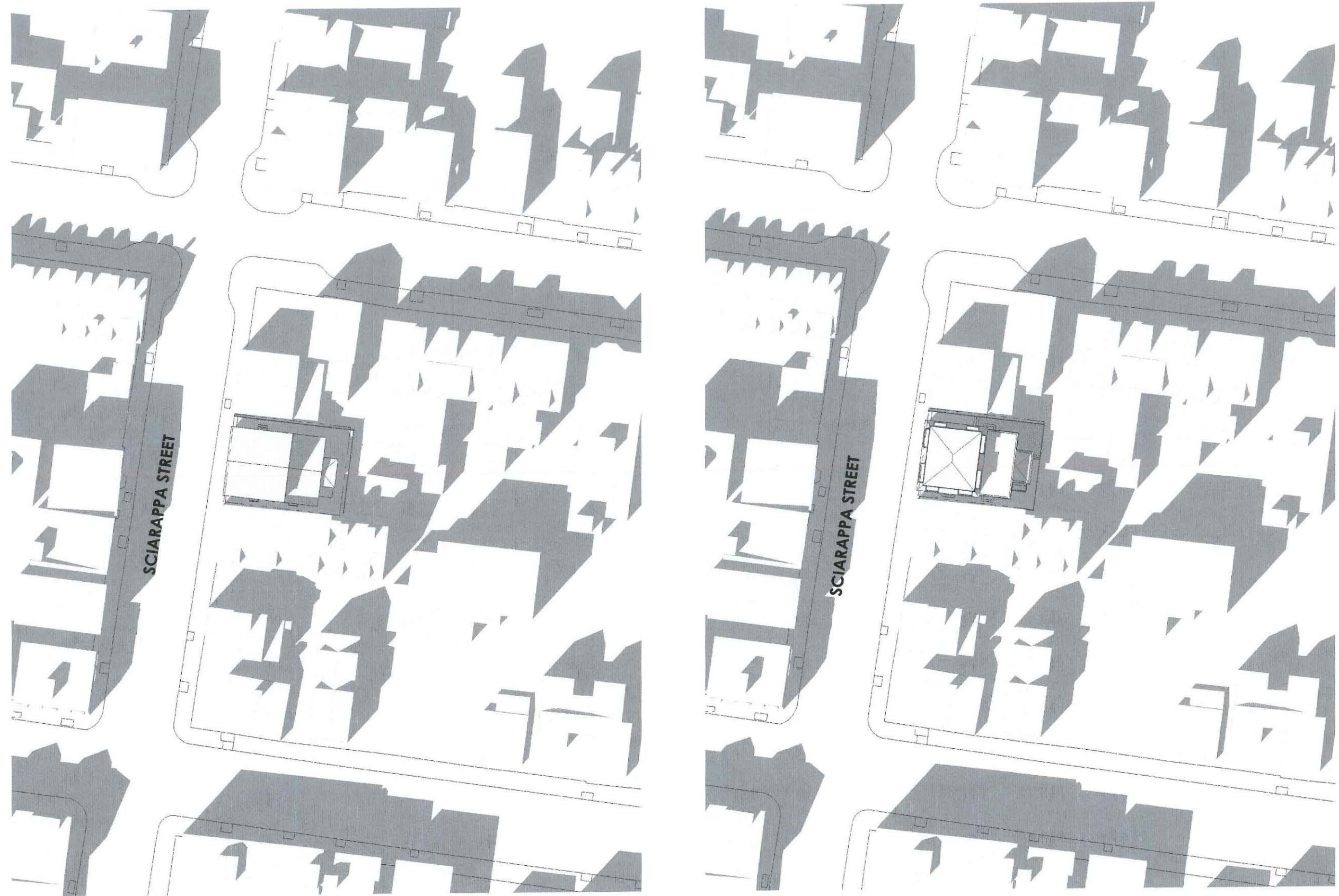
102-104 SCIARAPPA

client
KAROLYN AND
RAYMOND PARK

No.	Description	Date

file
project
dli architect, pc
22-040
1" = 20'-0"
05-08-23
SPECIAL PERMIT
SS-02

5/6/2023 2:15:31 PM



2 EQUINOX 15PM Existing
1" = 20'-0"

1 EQUINOX 15PM
1" = 20'-0"

No.	Description	Date

client
**KAROLYN AND
 RAYMOND PARK**

SHADOW STUDY
 102-104 SCIARAPPA

dfi architects, llc
 100 Lehigh Street, Suite 402
 job number 22-040
 scale 1" = 20'-0"
 issue date 05-08-23

SPECIAL PERMIT

Sheet no.
SS-03



② SUMMER SOLSTICE 09AM Existing
1" = 20'-0"



① SUMMER SOLSTICE 09AM
1" = 20'-0"

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

SHADOW STUDY
102-104 SCIARAPPA

dh architects llc
225 Lakeside Street, Suite 801
job number 22-040
scale 1" = 20'-0"
sheet date 05-08-23

SPECIAL PERMIT

sheet no.
SS-04

② SUMMER SOL STICE 12PM Existing
1" = 20'-0"



① SUMMER SOL STICE 12PM
1" = 20'-0"



SHADOW STUDY
102-104 SCIARAPPA

client
**KAROLYN AND
RAYMOND PARK**

No.	Description	Date

dh Architecture, Inc.
22-040
1" = 20'-0"
05-08-23
SPECIAL PERMIT
SS-05



② SUMMER SOLSTICE 15PM Existing
T = 20'-0"



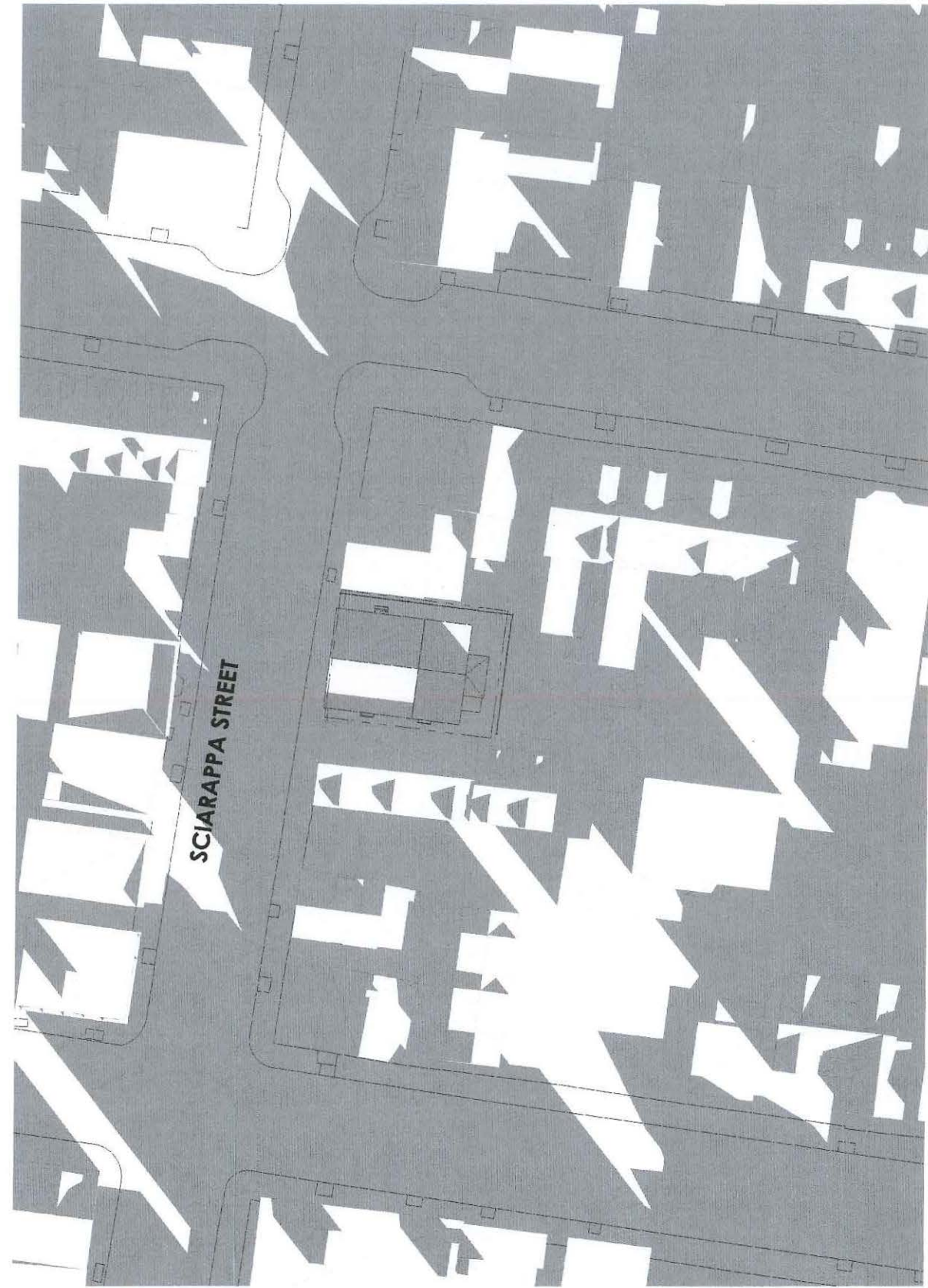
① SUMMER SOLSTICE 15PM
T = 20'-0"

SHADOW STUDY
102-104 SCIARAPPA

client
KAROLYN AND
RAYMOND PARK

No.	Description	Date

dli architect, llc
 22-040
 T = 20'-0"
 05-08-23
 SPECIAL PERMIT
 SS-06



② WINTER SOLSTICE 09AM Existing
1" = 20'-0"



① WINTER SOLSTICE 09AM
1" = 20'-0"

5/6/2013 2:16:04 PM

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

SHADOW STUDY

102-104 SCIARAPPA

dh architects, llc
710 Ludlow Street, Boston, MA 02104

job number **22-040**

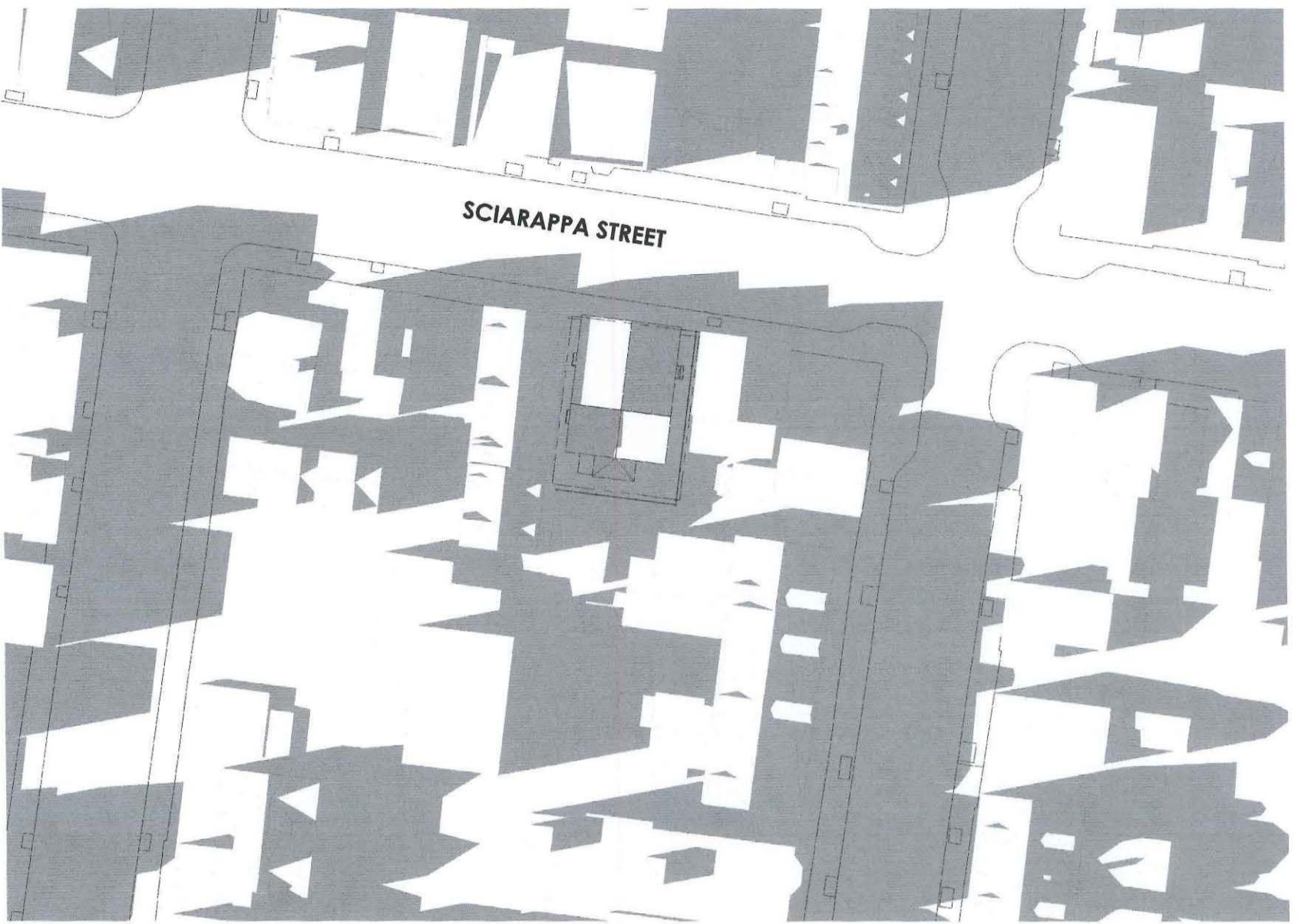
scale **1" = 20'-0"**

set issue date **05-08-23**

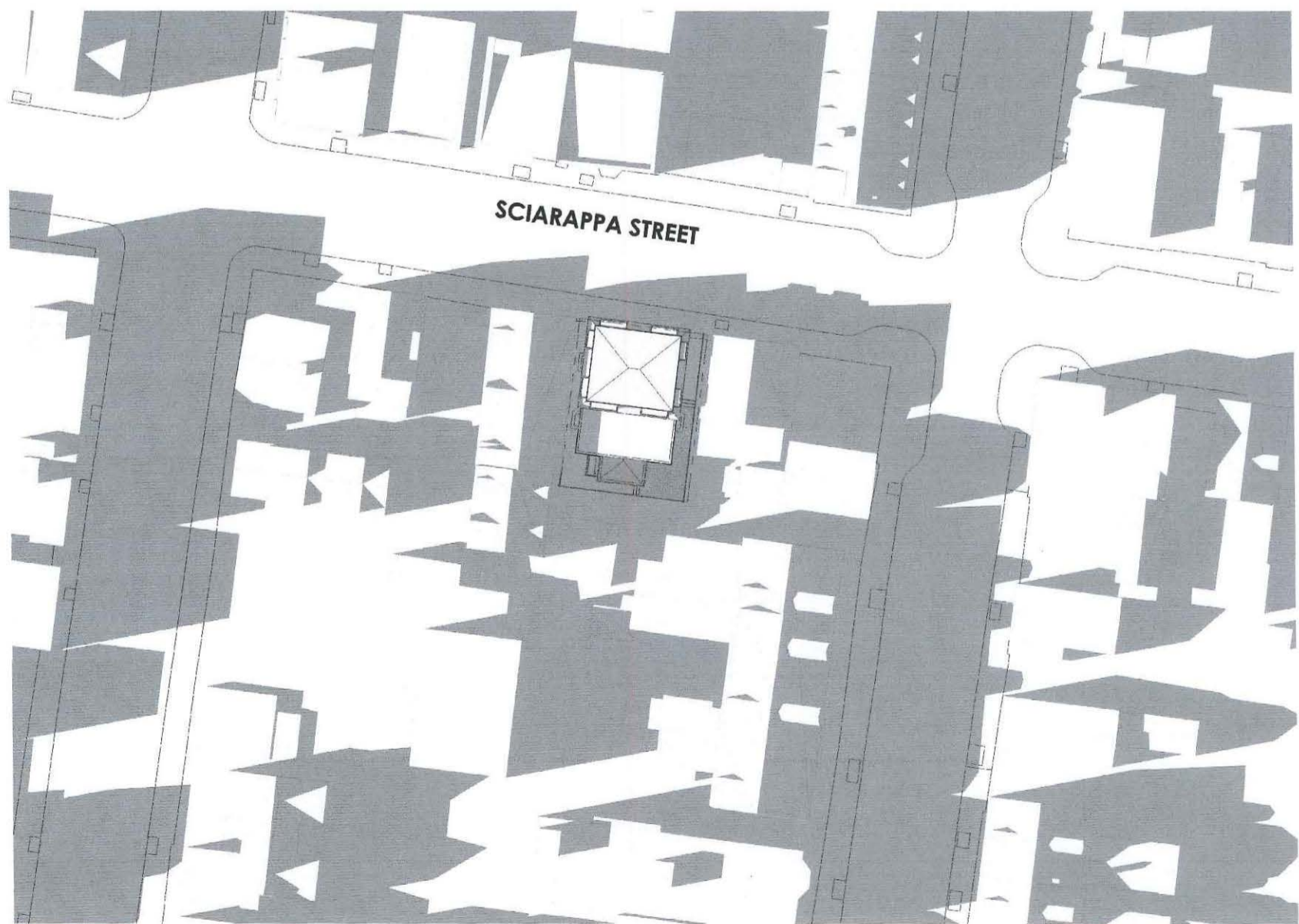
SPECIAL PERMIT

Sheet No.

SS-07



2 WINTER SOLSTICE 12PM Existing
1" = 20'-0"



1 WINTER SOLSTICE 12PM
1" = 20'-0"

SHADOW STUDY

102-104 SCIARAPPA

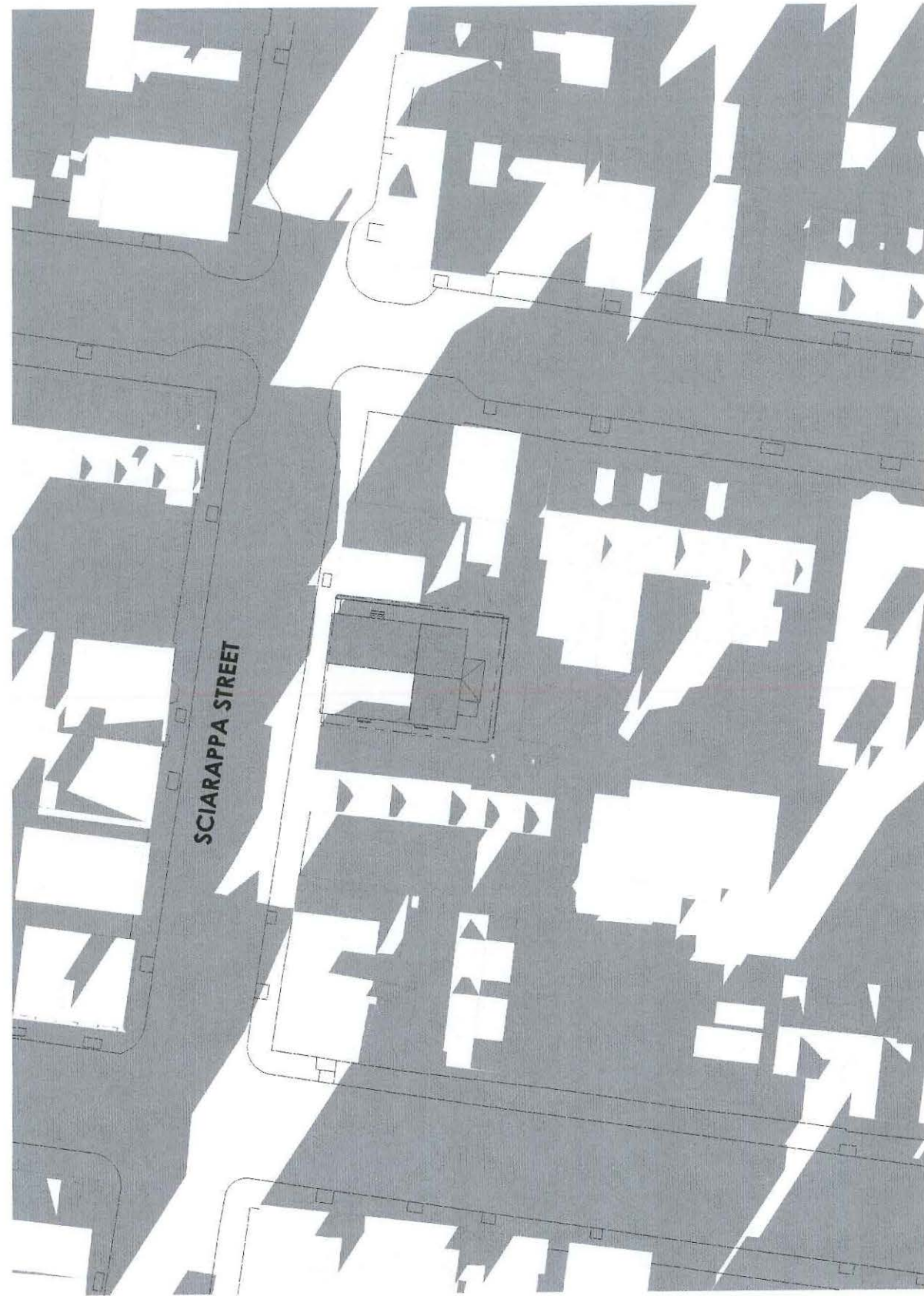
client
KAROLYN AND
RAYMOND PARK

No.	Description	Date

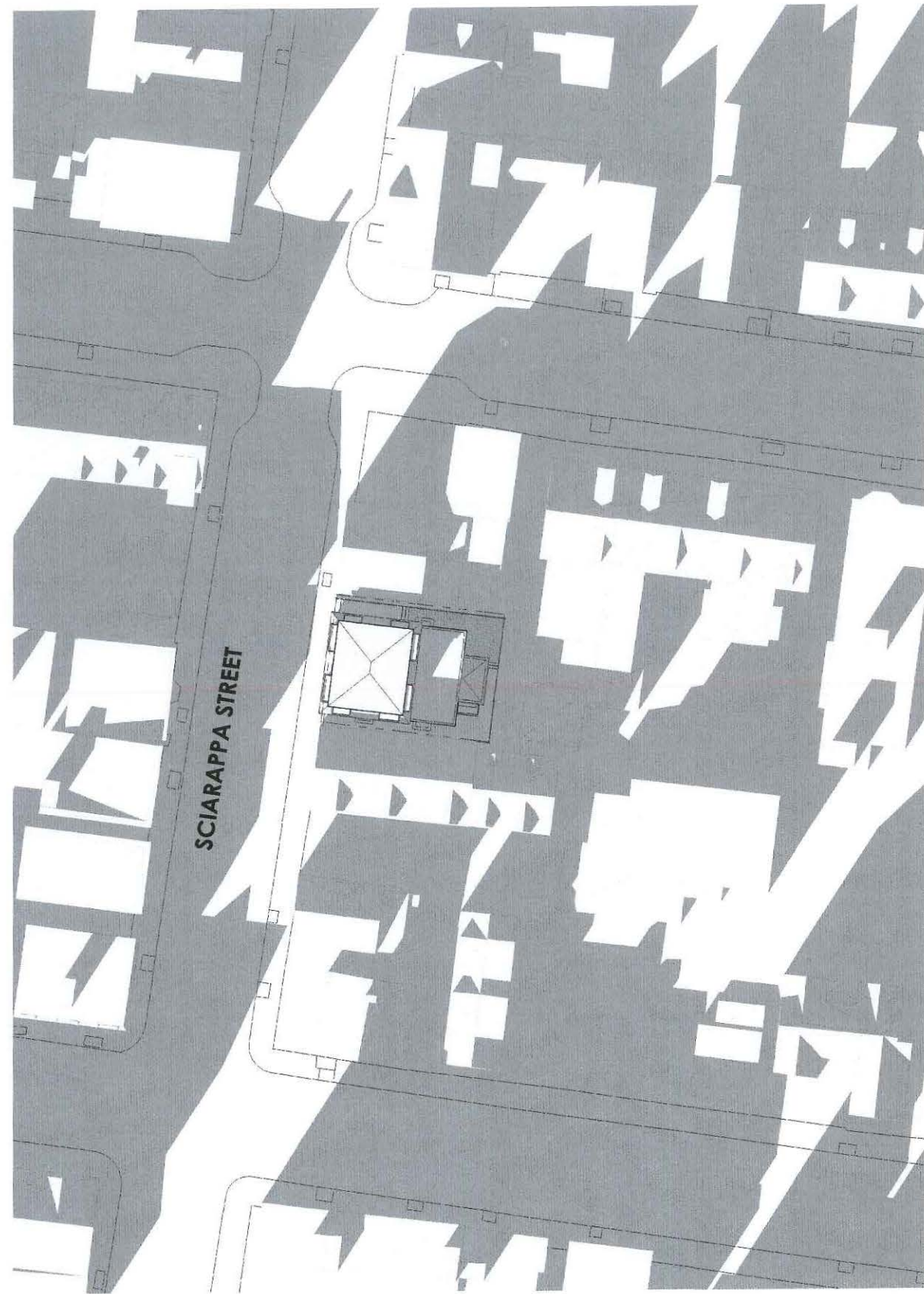
dfr architect for
 22-040
 1" = 20'-0"
 05-08-23
 SPECIAL PERMIT

SS-08

5/8/2023 2:16:37 PM



② WINTER SOLSTICE 15PM Existing
1" = 20'-0"



① WINTER SOLSTICE 15PM
1" = 20'-0"

No.	Description	Date

client
**KAROLYN AND
RAYMOND PARK**

SHADOW STUDY

102-104 SCIARAPPA

cdi architects llc
400 Lakewood Blvd., Suite #100
job number 22-040
scale 1" = 20'-0"
release date 05-08-23

SPECIAL PERMIT

Sheet no.

SS-09

Pacheco, Maria

From: Joseph Rose <cambridgemoxie@yahoo.com>
Sent: Tuesday, March 21, 2023 2:41 PM
To: Pacheco, Maria; Singanayagam, Ranjit; Ratay, Olivia; Natola, Stephen
Subject: BZA Number 206534 Letter of Concern

To the Board of Zoning Appeals,

With respect to BZA Number 206534, I live on Spring Street and my back yard faces this property. The proposed changes don't meet the hardship requirements and are more detrimental to the health, safety, and welfare of neighbors. I have several items of concern:

Privacy: The proposed plan adds significantly more windows facing my property on the rear elevation and at a significantly closer distance than before.

Heights: This proposal increases the third floor and then seems to add a pitched attic space with windows above that. It seems that the only intent of this additional height is to provide vaulted ceilings.

Shadows / Blocking Sky: The increased height from 26.87' to 35' would add nearly nine feet. The geometry would switch from a simple triangle pitch roof to a third floor box with a triangle pitch roof on top. The neighboring back yards run east to west and this will cast longer shadows and block more sky on the only outdoor space in the back for neighbors.

I have discussed this matter with several neighbors effected by the changes and respectfully ask that there be no increase in window openings to the back elevation nor any increase in heights. It seems the existing roofline could simply be dormered with windows on the sides to achieve the same effect without any significant impact.

Sincerely,

Joe Rose
Spring St.