



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR 15 PM 3:32
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 110890

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink a/k/a Laverna P. Kombrink C/O Christopher J. Alphen, Esq.

PETITIONER'S ADDRESS: Blatman, Bobrowski & Haverty, LLC, Concord, MA 02144

LOCATION OF PROPERTY: 11-13 Haskell Street, Cambridge

TYPE OF OCCUPANCY: Two-Family Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

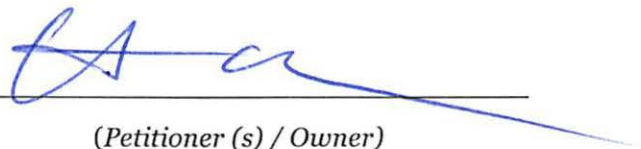
Expansion of nonconforming FAR and gross floor area. Interior demolition on all levels; including both chimneys and stair at rear - build new stair from basement to second floor. Build-out and finish level one and level two. Selectively replace windows and restore affected walls and siding. Build-out and finish basement and level three. Add screen porches at back on levels 1 and 2 with 3rd floor balcony.

To add/relocate new windows. Selectively replace windows and restore affected walls and siding.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 8.000	Section: 8.22.2.C (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance).
Article: 10.000	Section: 10.40 (Special Permit).

Original
Signature(s):



(Petitioner (s) / Owner)

Sarah B. Steward, James G. Burns, Mark R. Steward
and Lavera P. Kombrink a/k/a Laverna P. Kombrink

(Print Name)

By: Christopher J. Alphen, Esq.
Blatman, Bobrowski & Haverty, LLC
9 Damonmill Square, Ste. 4A4
Concord, MA 01742

Address:

3/9/2021

Tel. No. (978) 761-9576
E-Mail Address: chris@bbhlaw.net

Date: March 9, 2021

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.


Sarah B. Steward, James G. Burns, Mark R. Steward and
I/We Lavera P. Kombrik a/k/a Laverna P. Kombrink
(OWNER)

Address: 11-13 Haskell Street, Cambridge, Massachusetts

State that I/We own the property located at 11-13 Haskell Street,
which is the subject of this zoning application.

The record title of this property is in the name of Sarah B. Steward
James G. Burns, Mark R. Steward and Lavera P. Kombrik a/k/a Laverna P. Kombrink

*Pursuant to a deed of duly recorded in the date Nov.25, 2020, Middlesex South
County Registry of Deeds at Book 76278, Page 132; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.


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

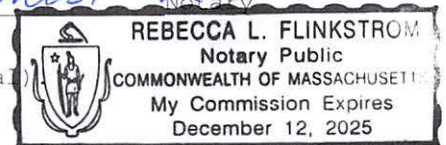
Attorney Christopher J. Alphen for Applicants/Petitioners

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

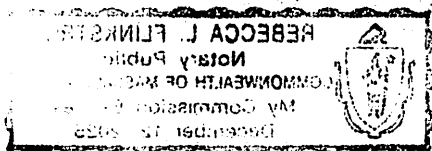
Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me,
this 8th of March, 2021, and made oath that the above statement is true.

My commission expires _____ (Notary Seal)



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



SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The Petitioners recently purchased the subject property to accommodate Sarah's parents Mark and Lavera. Prior to their purchase of the home, Sarah and James lived in Cambridge since 2009. Sarah is a math teacher at Vassal Lane Upper School. Mark and Lavera lived in Cambridge from 1985 to 1992. Mark works at Shady Hill School as the school's psychologist. The dwelling contains two units. One unit will be independently occupied by Sarah and her husband and the other by Sarah's parents. The Petitioners wish to provide a fitting independent living area for Sarah's parents. The Petitioners have no plans to rent either unit or condo' the property. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

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

The hardship is related to the size and shape of the lot and the age and condition of the two-family structure.

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

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

The excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement 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.**

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 11 Haskell St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

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 alterations will not cause any additional traffic.

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 alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The proposed alterations will not cause a nuisance or hazards.

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 renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement 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.**

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink a/k/a Laverna P. Kombrink

Present Use/Occupancy: Two-Family Residential

Location: Blatman, Bobrowski & Haverly, LLC
Phone: (978) 761-9576

Zone: Residence B Zone
Requested Use/Occupancy: Two-Family Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,853	4,267	3,135	(max.)
<u>LOT AREA:</u>	6,270	6,270	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.61	0.68	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	3,135	3,136	2,500	
<u>SIZE OF LOT:</u>				
WIDTH	50.0	N/A	50.0	
DEPTH	125.8	N/A	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	12-1	12-1	15-0	
REAR	54-6	43-3	32-0	
LEFT SIDE	2-6	2-6	7-6	
RIGHT SIDE	14-4	14-4	12-6	
<u>SIZE OF BUILDING:</u>				
HEIGHT	36-7	36-7	35-0	
WIDTH	N/A	N/A	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	45.1%	44.0%	50%	
<u>NO. OF DWELLING UNITS:</u>	2	2	2	
<u>NO. OF PARKING SPACES:</u>	4	4	1	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	27-6	16-10	10-0	

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.

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

BLATMAN, BOBROWSKI & HAVERTY, LLC

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhlaw.net

April 9, 2021

Via Viewpoint Cloud
City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Special Permit/Variance
11-13 Haskell Street - Sarah B. Steward, James G. Burns, Mark R. Steward and
Lavera P. Kombrink

Dear Members of the Board:

Please be informed that this office represents Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink of 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Petitioners"). The Petitioners are the owners of the property known as 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Property").

The Petitioners hereby request a variance and a special permit for the renovation of their existing residential dwelling as shown on a plan of land entitled "Burns – Steward Residence, James Burns & Sarah Steward, 11-13 Haskell St., Cambridge" by SKA Architects and Boston Building Consultants (the "Plans"). The Petitioners seek to renovate the existing dwelling by repositioning the interior and removing the chimneys and stairs (the "Proposed Renovations"). The Proposed Renovations will include the adding new windows.

Variance

The Property is located in the "Residence B" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is 50%. The existing FAR of the dwelling is 61%. With the Proposed Renovations, the FAR for the dwelling will increase to

68%. Accordingly, the Petitioners require a variance. The proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any new nonconformities.

The Petitioners recently purchased the subject property to accommodate Sarah's parents Mark and Lavera. Prior to their purchase of the home, Sarah and James lived in Cambridge since 2009. Sarah is a math teacher at Vassal Lane Upper School. Mark and Lavera lived in Cambridge from 1985 to 1992. Mark works at Shady Hill School as the school's psychologist. The dwelling contains two units. One unit will be independently occupied by Sarah and her husband and the other by Sarah's parents. The Petitioners wish to provide a fitting independent living area for Sarah's parents. The Petitioners has no plans to rent either unit or condo' the property. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

Due to the shape of the lot and the age and condition of the existing dwelling, the improvements cannot be made without the requested variance. The excess FAR will not cause a detriment to the residential characteristics of the neighborhood. The Proposed Renovations are designed to make the property more aesthetically appealing.

In addition to the required public notice, the Petitioners have reached out to their neighbors and provided plans of the Proposed Renovations. Several neighbors have expressed their support. The Petitioners submitted several letters in support to the Board.

The Proposed Renovation will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

Special Permit

The existing dwelling is a legal pre-existing nonconforming structure. The proposed alterations include the addition and moving of several windows. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The Proposed Renovations do not create any additional nonconformities. The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing

nonconforming structure. As discussed, neighbors support the proposal, and the Proposed Renovations will improve the residential characteristics of the neighborhood.

The Proposed Renovations meet the purpose of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Christopher J. Alphen', with a long, horizontal flourish extending to the right.

Christopher J. Alphen, Esq.

* * * * *

(6:49 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde, and
Laura Wernick

CONSTANTINE ALEXANDER: The Chair will now call
Case Number 110890 -- 11-13 Haskell Street. Anyone here
wishing to be heard on this matter?

[Pause]

Apparently not. The Chair would advise some of my
fellow Board members that we are in receipt of a letter from
Christopher J. Alphen -- A-l-p-h-e-n -- Esquire, with the
firm of Elatman -- E-l-a-t-m-a-n -- Bobrowski -- B-o-b-r-o-
w-s-k-i -- and Haverty -- H-a-v-e-r-t-y and Mr. Alfin Right
[phonetic.]

Please be informed that this office represents
Sarah Steward, James G. Burns, Mark R. Steward and Lavera T.
Combrink [all names phonetic] of 11-13 Haskell Street,
Cambridge.

Please accept this correspondence as a formal
request to continue the Board's hearing set for April 22,
2021, until the next available public hearing. This request

1 would delay the opening of the public hearing of the
2 applicant's application until that date.

3 The grounds, therefore, the applicants state they
4 received notice from the neighbors requesting a continuance
5 to discuss the project in more detail. The applicants will
6 use the additional time to meet with said neighbors.

7 Sisia, this is a case not heard, so any five
8 members can hear it. Sisia, what's the next available time?

9 SISIA DAGLIAN: Well, June 10. Well actually, May
10 10. Oh no, that's -- sorry, June 10.

11 CONSTANTINE ALEXANDER: June 10. Okay. The Chair
12 makes the following motion: That this case be continued as
13 a case not heard, until -- when are we starting these cases?

14 SISIA DAGLIAN: 6:00.

15 CONSTANTINE ALEXANDER: 6:30?

16 SISIA DAGLIAN: Well, we were starting at 6:00.

17 CONSTANTINE ALEXANDER: 6:00?

18 SISIA DAGLIAN: Yeah.

19 CONSTANTINE ALEXANDER: Great. Until 6:00 p.m. on
20 June 10, subject to the following conditions:

21 That the petitioner or their representative sign a
22 waiver of time for decision. That's a standard form that we

1 require because for a case to be decided within a specified
2 period of time.

3 This form is available and -- this is for the
4 benefit of counsel, for the petitioners -- it's available at
5 the office -- the Building Department office.

6 If this form is not signed by 5:00 p.m. on a week
7 from Monday, this case will be automatically dismissed. So
8 you have to -- someone has to get to the Building Department
9 and sign the delay for a time for decision.

10 Second, a new posting sign or a modified posting
11 sign must erected and maintained for the 14 days before the
12 hearing on June 10. This can be done, either you get a new
13 poster from the Building Department, or you can take a magic
14 marker or some other device and take the current sign and
15 mark it up to show the new date and the new time.

16 And then lastly, to the extent that the petitioner
17 wishes to submit new or modified specifications, designs,
18 other data, that must be in our files no later than 5:00
19 p.m. on the Monday before June 10. If that is not done,
20 then this case will be further continued.

21 Brendan, how do you vote?

22 BRENDAN SULLIVAN: Brendan Sullivan yes to the

1 continuance.

2 CONSTANTINE ALEXANDER: Jim?

3 JIM MONTEVERDE: And Jim Monteverde yes to the
4 continuance.

5 CONSTANTINE ALEXANDER: Andrea?

6 ANDREA HICKEY: Andrea Hickey yes to the
7 continuance.

8 CONSTANTINE ALEXANDER: And Laura?

9 LAURA WERNICK: Laura Wernick yes to the
10 continuance.

11 [All vote YES]

12 CONSTANTINE ALEXANDER: The case is continued
13 until June 10, subject to the conditions I've laid out in
14 the motion I just made.

15 And moving on, we'll take one more case before we
16 recess for the continued cases.

17 SISIA DAGLIAN: Actually, we can't, because it's
18 advertised for 7:15.

19 JIM MONTEVERDE: Too early.

20 CONSTANTINE ALEXANDER: no, no, one more regular
21 case.

22 SISIA DAGLIAN: We can't.

1 JIM MONTEVERDE: Nope, advertised for 7:15.

2 CONSTANTINE ALEXANDER: Oh, you're absolutely
3 right. I'm sorry, I'm jumping the gun. Well, we can't --
4 it's too early for the continued case, and too early --
5 [laughter] --

6 JIM MONTEVERDE: We have a break.

7 CONSTANTINE ALEXANDER: -- yep, the regular agenda
8 case. So we'll take a brief recess. We'll reconvene at
9 7:00 p.m. to hear the continued cases. Thank you.

10 [BREAK]

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Pacheco, Maria

From: Louis Henri Pingitore <lou@pingibookstore.com>
Sent: Monday, April 19, 2021 11:17 AM
To: Sarah Steward; sstewbrink@gmail.com; lkombrink@gmail.com; jamesburns1185@gmail.com
Cc: Kitty; Alan Peterson; Chris Chan; amock@chanmockarchitects.com; Katharine C; Ira Hotchman; Jean Godin
Subject: Variance/BZA-110890
Attachments: Haskell Street Neighbors Letter20210419.pdf

Dear Mark, Sarah, Lolly and James,

Unfortunately, we cannot support your application for a variance. We have attached a letter from several of your neighbors, and all of your abutters, explaining the reasons why.

If you'd like to contact us prior to the zoning board meeting, please feel free to reach out. We suggest that it would be best to cancel the zoning board meeting and discuss with us revised plans before scheduling another.

You can also contact me on my cell phone at: 617-201-2597

Best regards,

Louis Pingitore
15 Haskell St, Cambridge, MA 02140

On Sun, Mar 21, 2021 at 5:26 PM Sarah Steward <sarah.steward8@gmail.com> wrote:
Hi Lou,

Thank you so much for reaching out. I've attached the renderings our architect put together. The window changes are on the back half of the house along with the addition of porches. The front windows and front porch will remain unchanged. We are also working with a local company to put solar panels on the roof. Please don't hesitate to let us know about any questions and/or concerns you may have throughout the renovation.

Thank you again,
~Sarah

On Sun, Mar 21, 2021 at 5:04 PM Mark Steward <ssstewbrink@gmail.com> wrote:
Dear Lou,

I am so glad I ran into you this afternoon. Somehow I missed this email on Thursday. I am so sorry. Anyway, to make sure you get a response that works for you, I forwarded your note to Sarah, who is much more competent than I at this email stuff. She has a set of drawings that she will share with you. Please let us know if you have any questions. Thanks also for your warm welcome. We look forward to being your neighbors.

Best,
Mark

On Thu, Mar 18, 2021 at 3:58 PM Louis Henri Pingitore <lou@pingibookstore.com> wrote:
Hi Mark,

Welcome to the neighborhood. And, yes, I've noticed the construction and that is quite the project. Must be fun.

Kitty and I would like just a little more info about the porches you'd like to add. Could you send a sketch of the plan?

Lou

--

Louis Pingitore & Associates
15 Haskell Street
Cambridge, MA 02140
www.PingiBookStore.com
Phone: (617) 661-0383
lou@pingibookstore.com

--

April 18th, 2021

To: Mark Stewart, Lolly Kombrink, Sarah Steward & James Burns (Owners of 11-13 Haskell Street)

From: Haskell Street Neighbors

Dear Mark, Lolly, Sarah, and James,

Thank you for letting us know your prospective plans for the 11-13 Haskell Street house. Last Saturday, we neighbors met together to discuss and share our concerns. We are fortunate to count architects and a developer among us, so we have the expertise to fill out the drawings and information you emailed.

Our consensus is to voice our concerns to the board for the proposal as is. Major objections:

*Bulk. The addition extends ten feet and the full width of the house and projects into one side setback.

*Solid. While designed as a screen porch, it is very solid and appears as an extension of the house.

*Aesthetics. Box-like, would love to see more porch like details.

*Too much new volume. Interferes with the view and light (see shadow studies) of houses on both sides. The existing house is already over allowable GFA by 22%. The porches add another 14%.

Owners of houses on either side, which are very close, are also worried about extensive construction during the coming summer, when our windows are open and we are outside much of the time. We are not so concerned about the window changes in the main body of the house. As you may know, many of the houses on the street were built by the same contractor and are of similar design. The lots are generous, and houses are spacious so there have been few requests for zoning relief. There have been only two in recent memory, one was a Special Permit to allow windows and light wells for basement expansion. The other, like yours, asked for a screen porch in a multi-generational household. With the support of neighbors, a modestly sized single story screen porch just above grade was approved. The multigenerational aspect allows any member of the house to take advantage of the amenity. Still, we could consider an

additional deck on the second floor. We can assure you that our families use our decks and yards all the time in good weather, including outdoor dining. The existing deck on your new house would serve you well.

We all plan to attend the 4/22 hearing. We are happy to meet with you and/or review any changes you propose before then.

Respectfully yours,

Katherine Beer, 17 Haskell Street (Abutter)


Louis Pingitore and Elisa Convers, 15 Haskell Street (Abutter)


Katharine Colton, 9A Haskell Street (Abutter)


Ira Hochman, 7B Haskell Street (Abutter)


Alan and Katrin Peterson, 19 Haskell Street


Chris Chan and Annie Mock, 16-18 Haskell Street



Nadine Bourgeois and Jean Godin, 9B Haskell Street (Abutter)

BLATMAN, BOBROWSKI & HAVERTY, LLC

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, Esq.
Chris@bbhlaw.net

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2021 JUN -7 P 1:27

June 7, 2021

Via Viewpoint Cloud
City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Amendment to Special Permit/Variance Application
11-13 Haskell Street - Sarah B. Steward, James G. Burns, Mark R. Steward and
Lavera P. Kombrink

Dear Members of the Board:

Please be informed that this office represents Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink of 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Applicants"). The Applicants are the owners of the property known as 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Property"). Please accept this memorandum as a supplement to the Applicants' application.

Section 8.22.2(d) – Special Permit

The Applicants propose renovations to their pre-existing nonconforming dwelling at 11-13 Haskell Street. The proposed renovations do not create any additional nonconformities, but does expand the existing nonconforming FAR. The Applicants filed their application on March 9, 2021. At the time the Applicants applied for a variance pursuant to Section 8.22.3 of the Zoning Ordinance. The proposal is an "enlargement or alteration [of a nonconforming structure which is] a further in violation of the dimensional requirements of Article 5.000" and therefore does not meet the prerequisites of Section 8.22.2. Accordingly, pursuant to the Ordinance at the time, a variance was required.

G.L. ch. 40A, §6 provides "[p]re-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the permit granting authority or by the special permit granting authority designated by ordinance or by-law that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood." The SJC in *Maria Bellalta, et al v. Zoning Board of Appeals of Brookline, et al* held that the language of G.L. c. 40A, §6 provides that nonconforming structures may be extended or altered with a special permit. See *Bellalta*, at 376-337. ¹ The SJC concluded "[a] municipality's bylaws may not afford fewer protections to preexisting nonconforming structures or uses than does the governing statute." See *Bellalta*, at 386.

Accordingly, the City amended the Ordinance. After the Applicants' application was filed, the City adopted an amendment to Article 8.000 of the Ordinance. The amendment adds Section 8.22.2(d). It states as follows:

¹ *Maria Bellalta, et al v. Zoning Board of Appeals of Brookline, et al*, 481 Mass. 371, 382 (2018).

In all districts the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a preexisting dimensionally nonconforming detached single-family dwelling or two-family dwelling, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a preexisting nonconforming use, provided that there is no change in use and that any enlargement or alteration of such preexisting nonconforming detached single-family dwelling or two-family dwelling may only increase a preexisting dimensional nonconformity but does not create a new dimensional nonconformity. In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43.

The Applicants' proposal meets the criteria of Section 8.22.2(d). The Applicants' home is a two-family dwelling. The Applicants do not propose a change in use. The proposal only increases the preexisting nonconforming FAR and does not create any new dimensional nonconformities. Accordingly, the Applicants seek a special permit for the proposed renovations which increases the pre-existing nonconforming FAR.²

Special Permit Criteria

The Applicants seek a special permit to expand the nonconforming FAR from 0.61 to 0.65. In addition, the proposal includes the moving and renovations of several windows located within the setback and as such requires a special permit pursuant to Section 8.22.2.C.

Pursuant to G.L. ch. 40A, §6 and Section 8.22.2(d) a special permit may be granted for the alteration or expansion of a nonconforming structure if the Board finds that such alteration or expansion is not substantially more detrimental than the existing nonconforming structure to the neighborhood.

The proposed renovations, cause a small expansion of the existing structure. As shown on the Applicants' plans, the are designed to make the structure more aesthetically pleasing. Such renovations will not decrease any of the existing setbacks. The proposed renovations will have a de-minis impact on the neighborhood. The proposed renovations slightly increase the FAR, but it does not intensify any of the other existing nonconformities and does not create any new nonconformities.

The requested relief is modest and minimal. The courts have "previously observed that certain small-scale extensions, such as the addition of a dormer, a porch, a sunroom, or a two-car garage, among others, would not, as a matter of law, constitute an intensification of the nonconforming nature of a structure." See *Maria Bellalta, et al v. Zoning Board of Appeals of Brookline, et al*, 481 Mass. 371, 382 (2018), citing *Bjorklund v. Zoning Bd. of Appeals of Norwell*, 450 Mass. 357 (2008). "Concerns over the making of small-scale alterations, extensions, or structural changes to a preexisting house are illusory. ... Because of their small-scale nature, the improvements mentioned could not reasonably be found to increase the nonconforming nature of a structure." *Bjorklund*, 450 Mass. at 362-363.

Section 10.43 of the Ordinance provides criteria for the Board to considering when determining whether a proposal will be detriment to the public interest. Taking each in turn, the Applicants' proposal meets each criterion:

(a) It appears that requirements of this Ordinance cannot or will not be met

² The Applicants seek include the addition and moving of several windows. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The renovations do not violate any section of the Ordinance. The proposed renovations only seek to slightly expand an existing nonconformity.

- (b) Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character*

The proposal will not increase traffic. The Property will continue to be used as a two-family dwelling.

- (c) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would be adversely affected by the nature of the proposed use*

The property is in a residential neighborhood. The requested zoning relief is required to properly renovate the dwelling which is old and outdated. The renovations make an improvement to the neighborhood. The improvements are designed to fit within the nature and style of the surrounding neighborhood. Shadow studies provide a nominal impact to abutting properties.

- (d) Nuisance or hazard would 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*

The proposed renovations will have a di minis effect on the City. The proposal improves the Property while maintaining the same characteristics and use.

- (e) For other reasons, the proposed use would impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance*

The proposed renovations do not change the use of the Property as a two-family dwelling. The proposed renovations do not derogate form the intent or purpose of the Ordinance.

- (f) The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

The proposed renovations are consistent with the Urban Design Objective set forth in Section 19.30. The renovations are suitable for the district and will not have a negative impact on the surrounding neighborhood.

Revisions to Submission

Although not new to Cambridge, the Applicants are new to the neighborhood. Prior to filing the application, the Applicants introduced themselves and provided their own notice of the proposed renovations to the neighbors. Certain neighbors requested that the Applicants continue the public hearing date originally scheduled in May. The Applicants complied with this request.

The Applicants have met with various neighbors on several occasions since their original submission. In an effort to appease their new neighbors, the Applicants continuously provided concerned neighbors with plan variations and shadow studies. The Applicants throughout the process, made several concessions, and have made numerous iterations of the plans. In an attempt to resolve the neighbors' concerns, the Applicants have modified their plans significantly.

The Applicants have made the following revisions:

- A. Decreased the 1st floor in length by about one foot;
- B. Fully screened in the porches;
- C. Removed the third floor deck;
- D. Stairwell pulled back to provide a larger setback; and
- E. Decreased the size of the renovations and the total FAR.

The Applicants now seek to increase the existing 0.61 FAR to 0.65. The proposed renovations will improve the residential characteristics of the neighborhood. The proposed renovations meet the purpose of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

A handwritten signature in black ink, appearing to read 'C. Alphen', followed by a long horizontal line extending to the right.

Christopher J. Alphen, Esq.

BURNS - STEWARD RESIDENCE

JAMES BURNS & SARAH STEWARD

11 - 13 HASKELL ST,
CAMBRIDGE

EXISTING WOOD-FRAMED TWO-FAMILY
TO BE RENOVATED IN TWO PHASES:

PHASE 1: [Active permit - nearing completion] Interior demolition on all levels; including both chimneys and stair at rear - build new stair from basement to second floor. Replace plumbing, HVAC, and electric systems throughout. Build-out and finish all levels. Selectively replace windows and restore affected walls and siding.

PHASE 2: [Requesting relief] Selectively replace windows and restore affected walls and siding. Add screen porches at back on levels 1 and 2.



BZA DRAWING SET
06/10/2021

CITY OF CAMBRIDGE
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ARCHITECT:



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CAMBRIDGE MA, 02138

CLIENTS:

JAMES BURNS & SARAH STEWARD
11-13 HASKELL STREET,
CAMBRIDGE, MA 02134

INTERIOR DESIGNER:

[NONE]

GENERAL CONTRACTOR:

HUGHES CONSTRUCTION
108 WATER STREET, SUITE 4C
WATERTOWN, MA 02472

STRUCTURAL ENGINEER:

BOSTON BUILDING CONSULTANTS
70 MONROE STREET, UNIT D
LYNN, MA 01901

Sheet List-BZA		
Sheet Number	Sheet Name	Drawn By
BZA-000	COVER	SKA
BZA-002	SITE AXON	SKA
BZA-003	EXISTING SITE PLAN	SKA
BZA-004	PROPOSED SITE PLAN	SKA
BZA-005	AREA PLANS AND ZONING	SKA
BZA-006	SOLAR STUDY	SKA
BZA-100	LEVEL 0	SKA
BZA-101	LEVEL 1	SKA
BZA-102	LEVEL 2	SKA
BZA-103	LEVEL 3	SKA

Sheet List-BZA		
Sheet Number	Sheet Name	Drawn By
BZA-115	ROOF PLAN	SKA
BZA-200	STREETSCAPE	SKA
BZA-201	ELEVATION SOUTH	SKA
BZA-202	ELEVATION WEST	SKA
BZA-203	ELEVATION NORTH	SKA
BZA-204	ELEVATION EAST	SKA
BZA-300	QR CODE	SKA
BZA-400	ADDITIONAL PHOTOS	SKA
BZA-401	CERTIFIED PLOT PLAN	MES
BZA-402	ADDITIONAL SHADOW STUDY	SKA

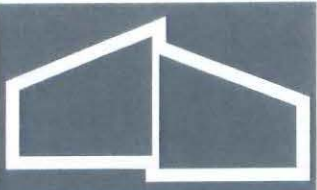
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EXISTING



PROPOSED





SKA

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REGISTRATIONS:

SITE AXON

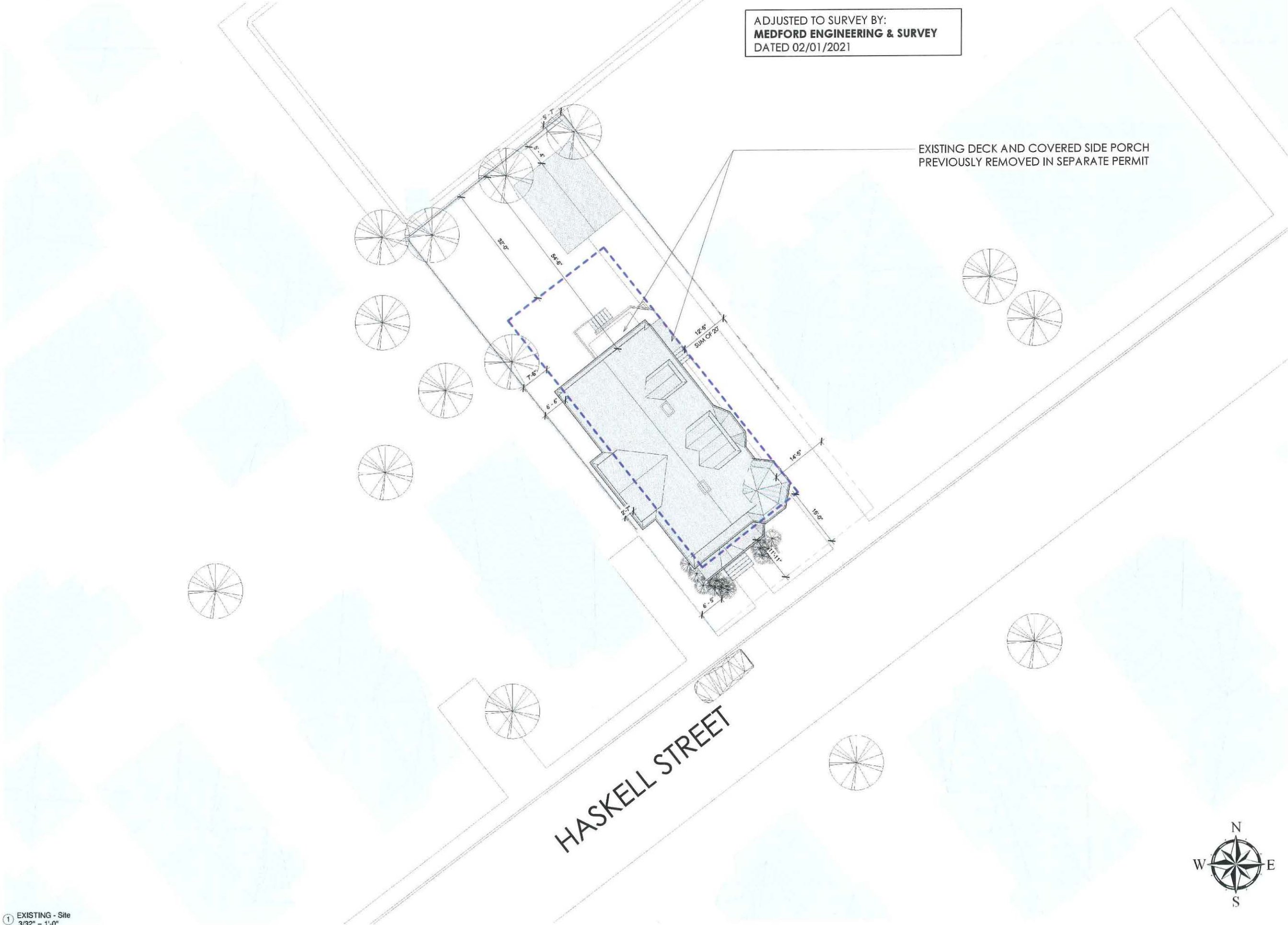
JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	BZA DRAWING SET
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BZA-002

Scale

EXISTING SITE



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REGISTRATIONS:

EXISTING SITE PLAN

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BURNS - STEWARD RESIDENCE
11 - 13 HASKELL ST, CAMBRIDGE

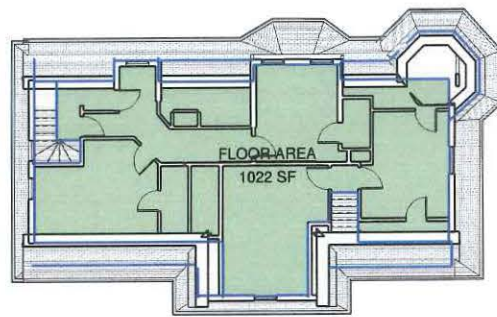
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Project number	2009-011
Date	06/10/2021
Drawn by	Author
Checked by	Checker
BZA-003	
Scale	3/32" = 1'-0"

1 EXISTING - Site
3/32" = 1'-0"

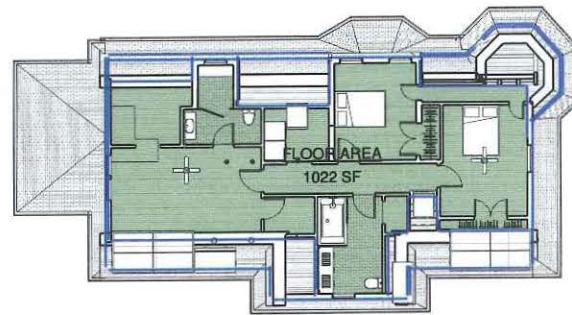


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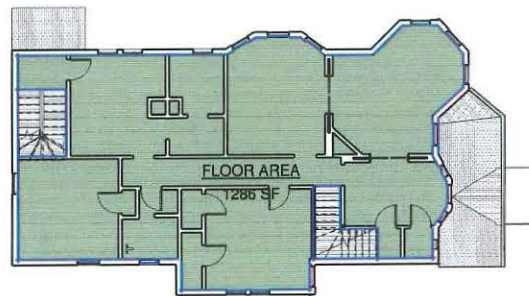




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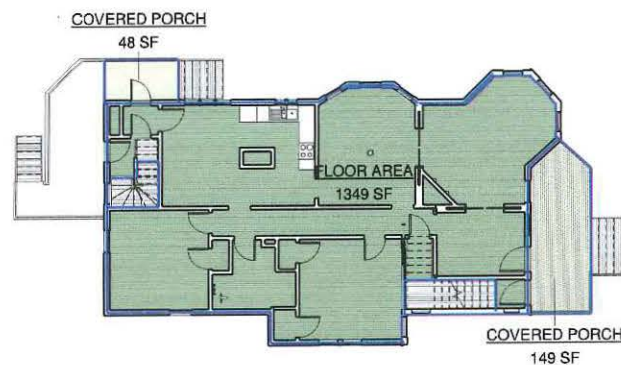
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② .EXISTING LEVEL 2
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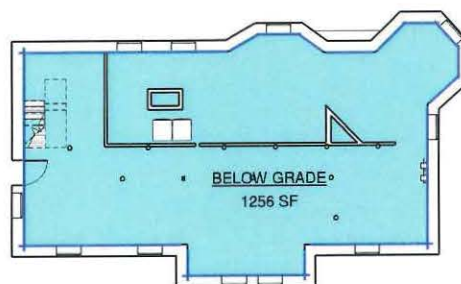
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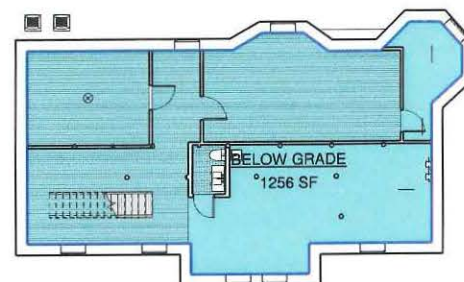
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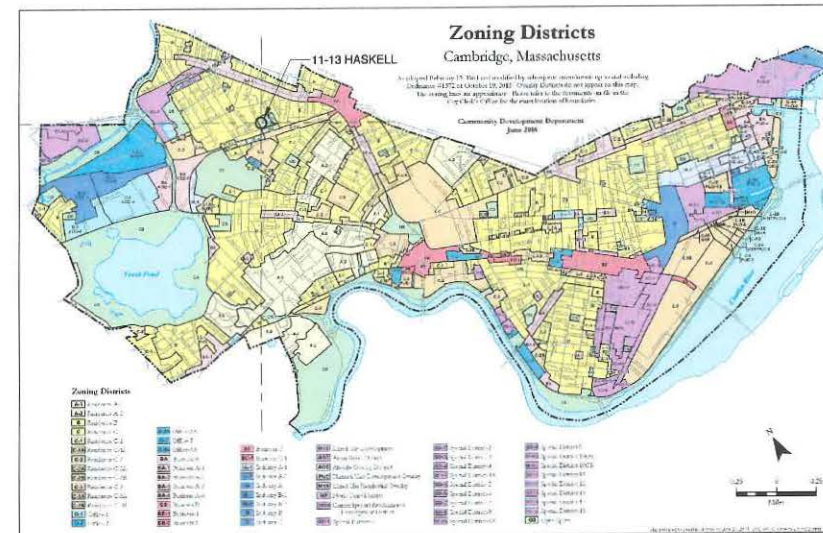
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① .EXISTING LEVEL 0
3/32" = 1'-0"



⑤ .PROPOSED LEVEL 0
3/32" = 1'-0"



ZONE: Res-B F.A.R. CALCULATIONS

LAND AREA: 6,270 SQFT
EXISTING LIVING AREA: 3,853 SQFT
PROPOSED LIVING AREA: 4,081 SQFT
MAX. F.A.R.: 0.50
EXISTING F.A.R.: 0.61
PROPOSED F.A.R.: 0.65

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE: 2,829 SQFT
PROPOSED OPEN SPACE: 2,760 SQFT

ALLOWED OPEN SPACE RATIO: 40%
EXISTING OPEN SPACE RATIO: 45.1%
PROPOSED OPEN SPACE RATIO: 44.0%

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (SOUTH)	15'-0"	11'-11"	11'-11"
SIDE (EAST)	12'-6"	14'-4"	14'-4"
SIDE (WEST)	7'-6"	2'-7"	2'-7"
REAR (NORTH)	32'-0"	54'-6"	73'-9"
HEIGHT	35'-0"	36'-2"	36'-2"

EXISTING BUILDING AREA	
Name	Area
LEVEL 1	
COVERED PORCH	197 SF
FLOOR AREA	1349 SF
LEVEL 2	
FLOOR AREA	1286 SF
LEVEL 3	
FLOOR AREA	1022 SF
Grand total: 5	3853 SF

PROPOSED BUILDING AREA	
Name	Area
LEVEL 1	
COVERED PORCH	304 SF
FLOOR AREA	1296 SF
LEVEL 2	
COVERED PORCH	155 SF
FLOOR AREA	1305 SF
LEVEL 3	
FLOOR AREA	1022 SF
Grand total: 6	4081 SF



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REGISTRATIONS:

AREA PLANS AND ZONING

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

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BZA-005

Scale: 3/32" = 1'-0"

11-13 HASKELL SHADOW STUDY

- LINE OF EXISTING BUILDING SHADOW (DASHED = CAPTURED IN OTHER SHADOWS)
- LINE OF ADDITIONAL BUILDING SHADOW (DASHED = CAPTURED IN OTHER SHADOWS)
- LINE OF REDUCED BUILDING SHADOW



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REGISTRATIONS:

AFTERNOON - 3 PM

NOON - 12 PM

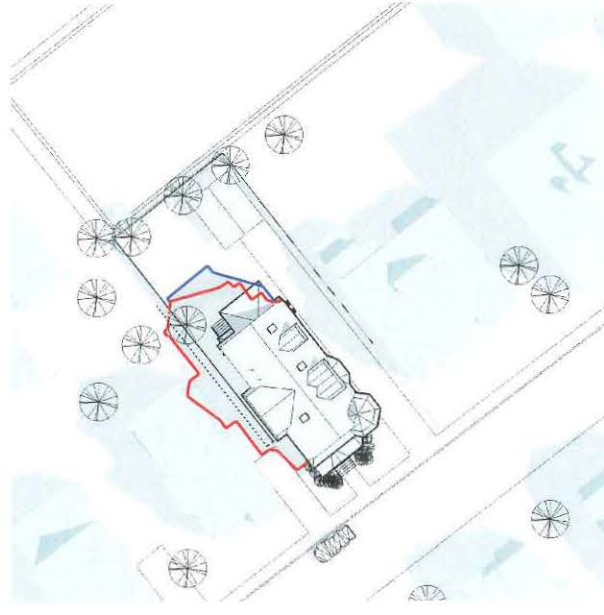
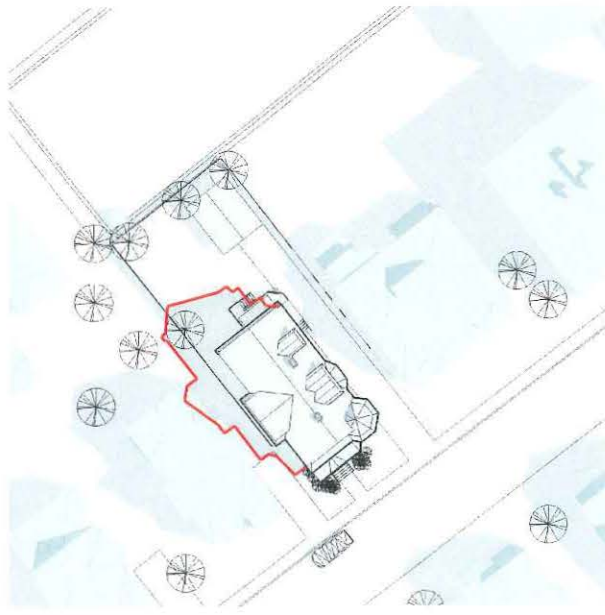
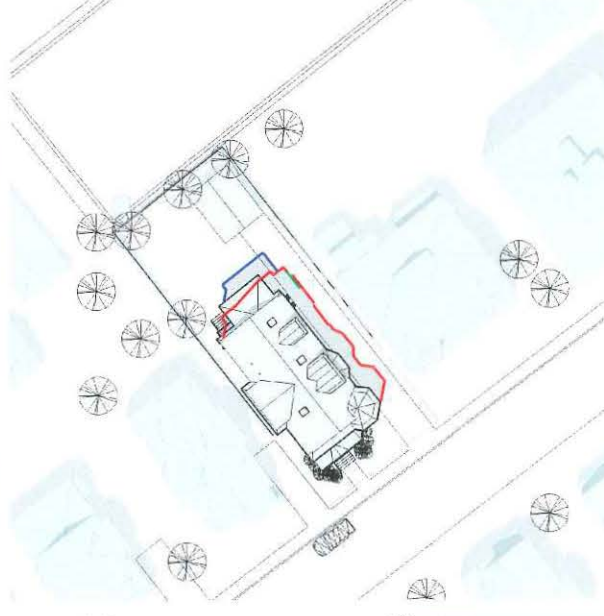
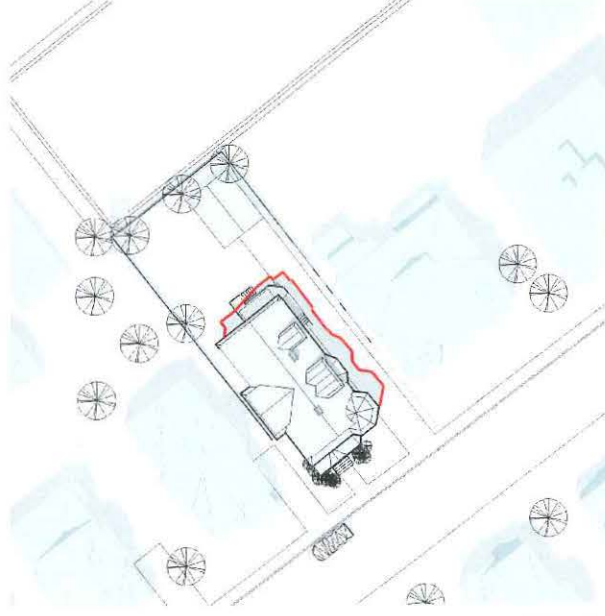
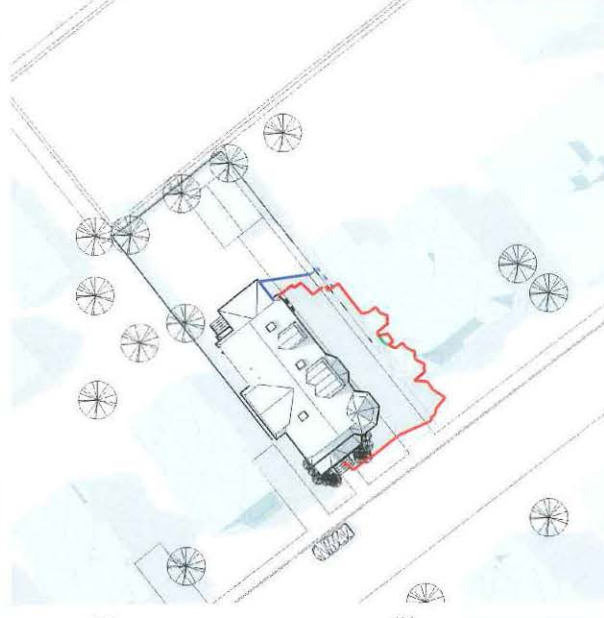
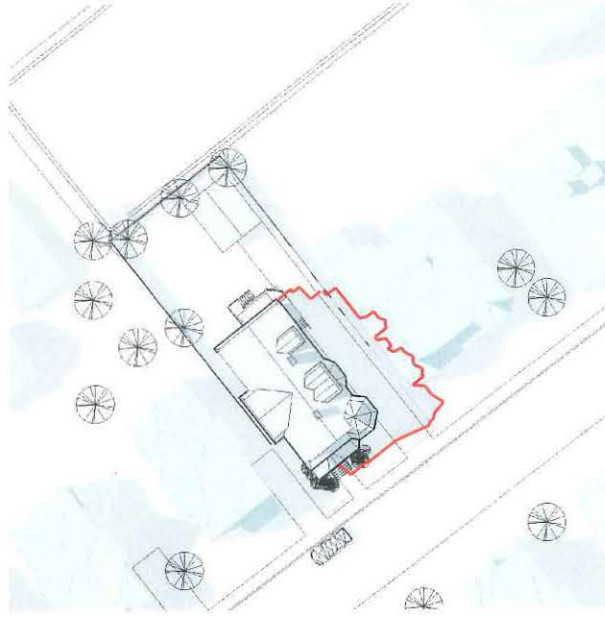
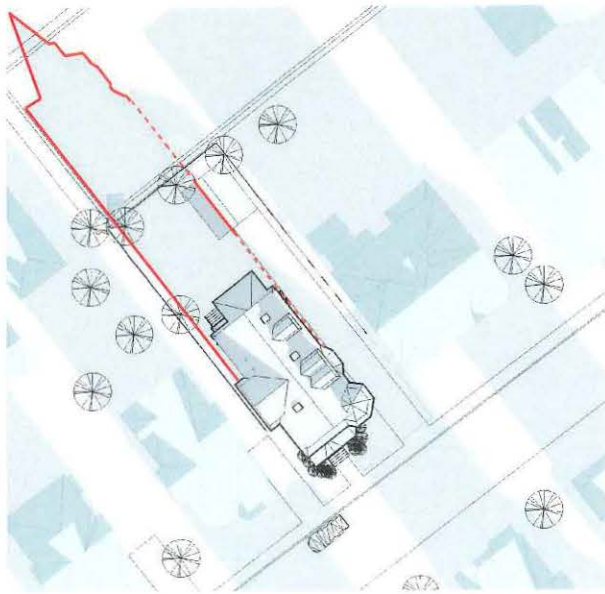
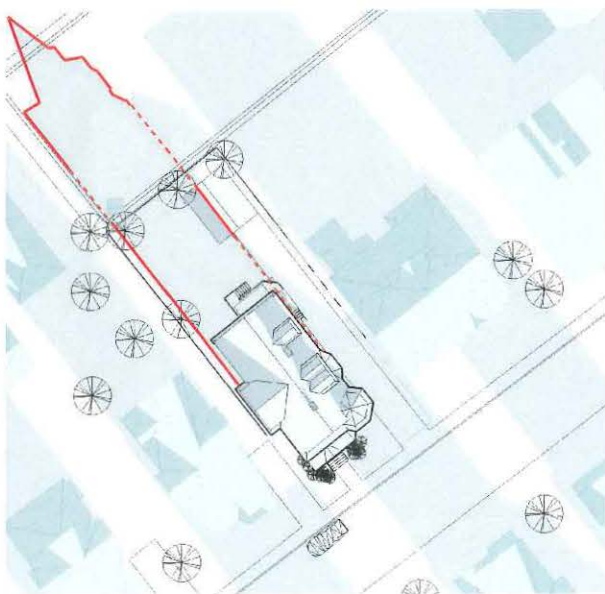
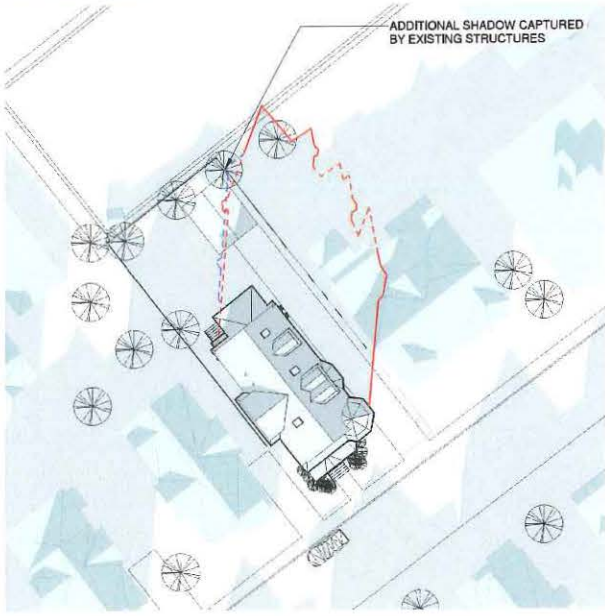
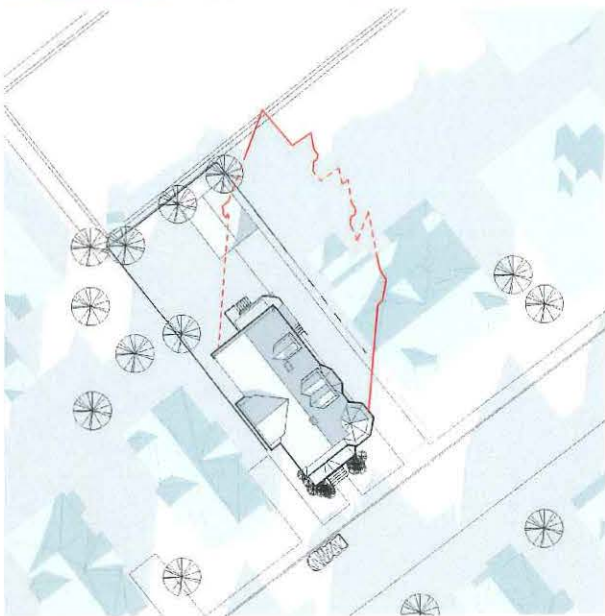
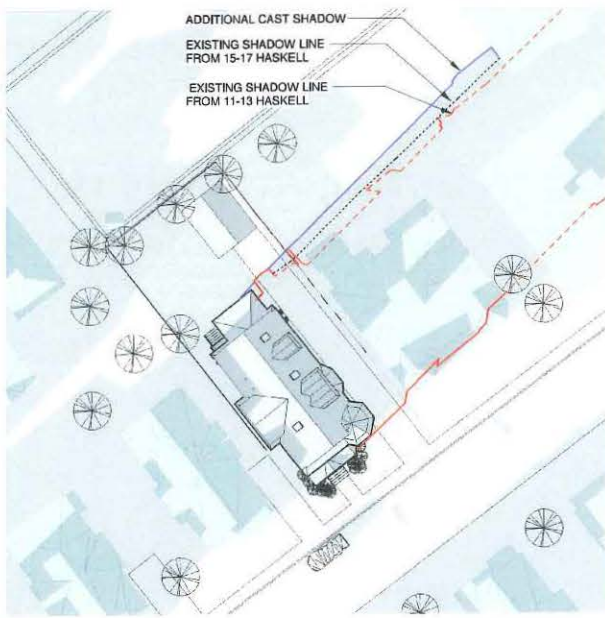
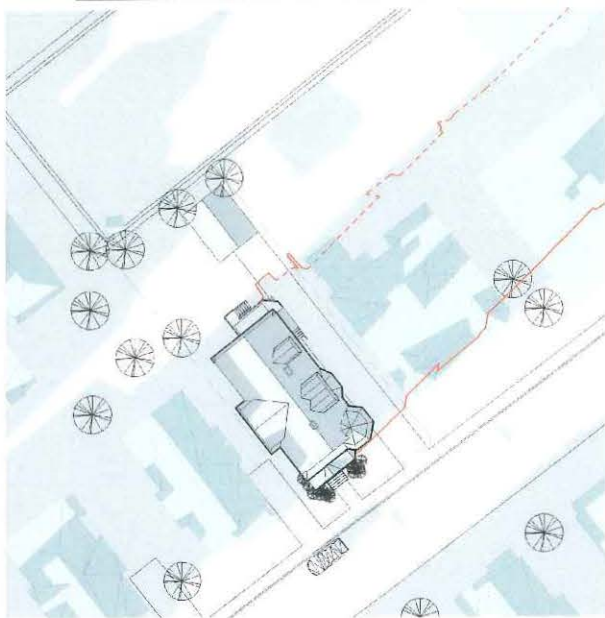
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WINTER SOLSTICE - PROPOSED

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED



SOLAR STUDY

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

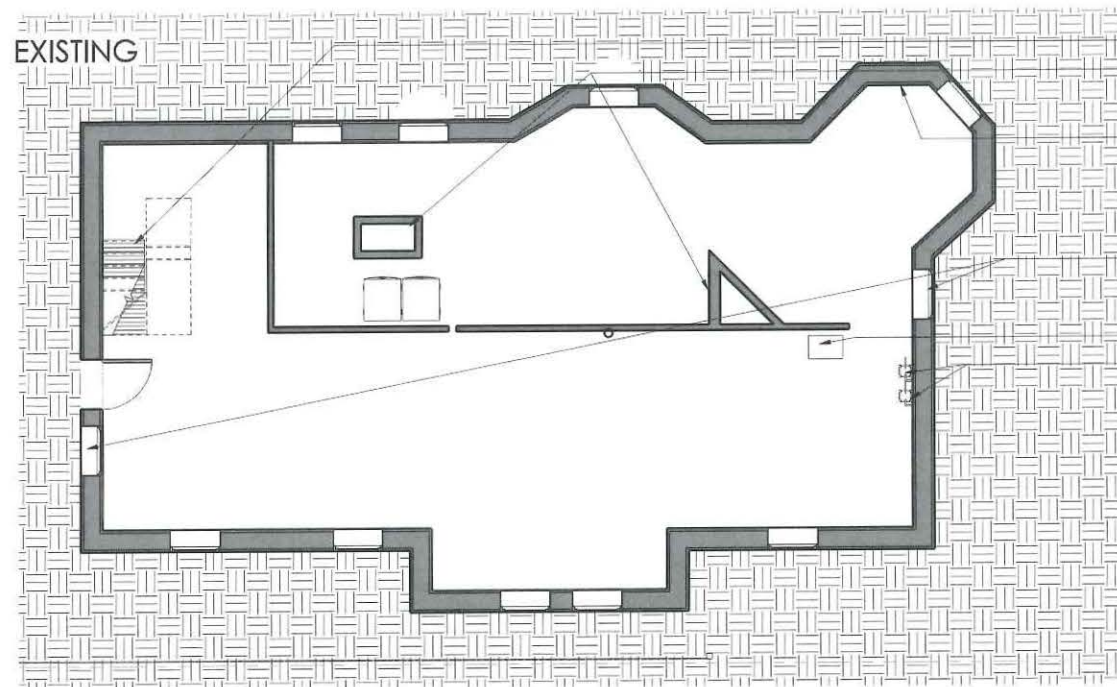
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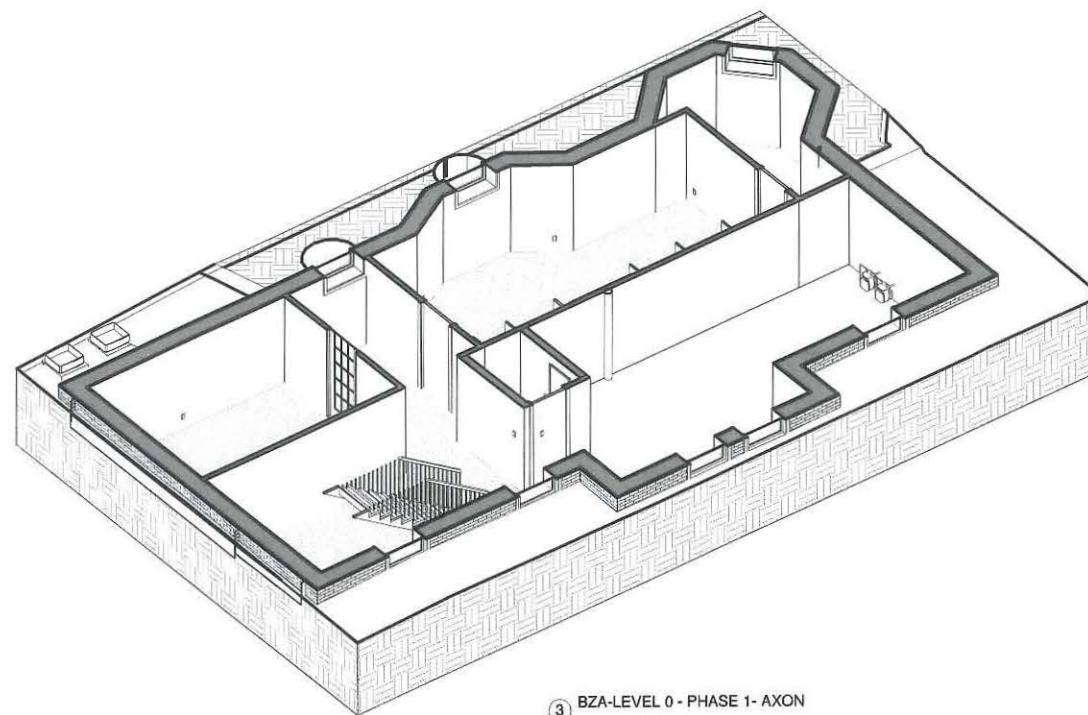
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- REMOVE EXISTING CHIMNEYS
- ELECTRIC PANELS
- REMOVE AND INFILL EXISTING WINDOWS
- WATER ENTRANCE AT SLAB
- EXISTING GAS METER LOCATION;
RELOCATE PER UTILITY GUIDELINES

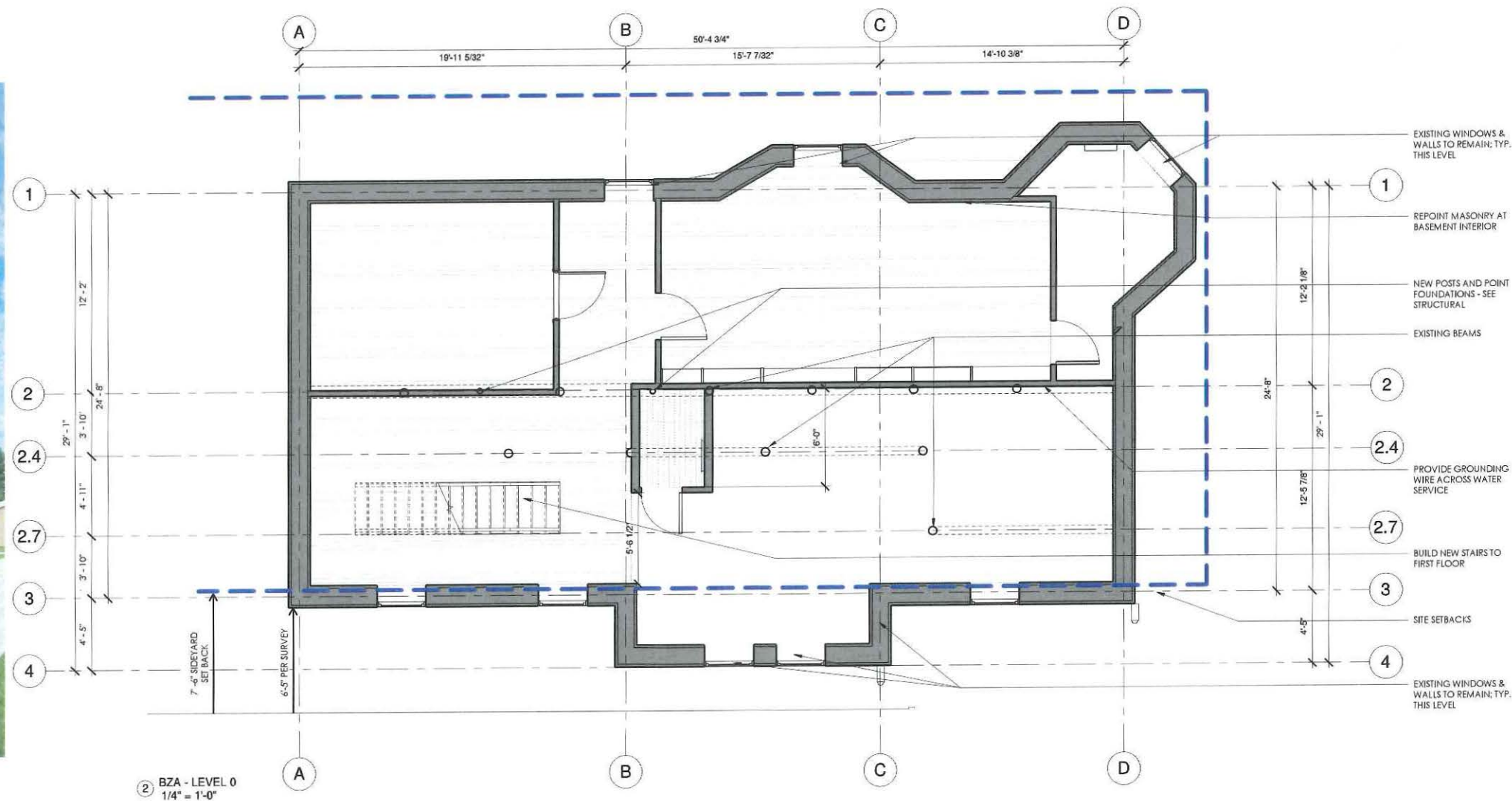
LEVEL 0



1 BZA-EXISTING LEVEL 0
3/16" = 1'-0"

3 BZA-LEVEL 0 - PHASE 1- AXON

PROPOSED



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REGISTRATIONS:

LEVEL 0

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

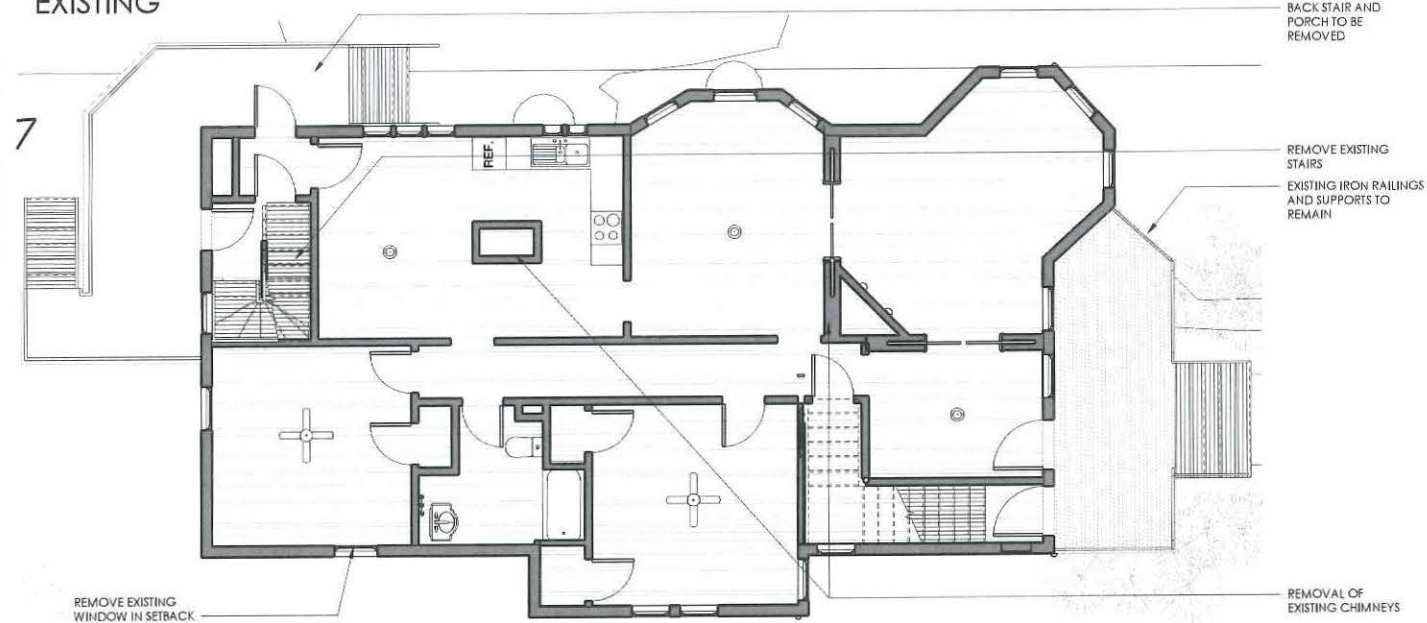
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BZA-100

Scale As indicated

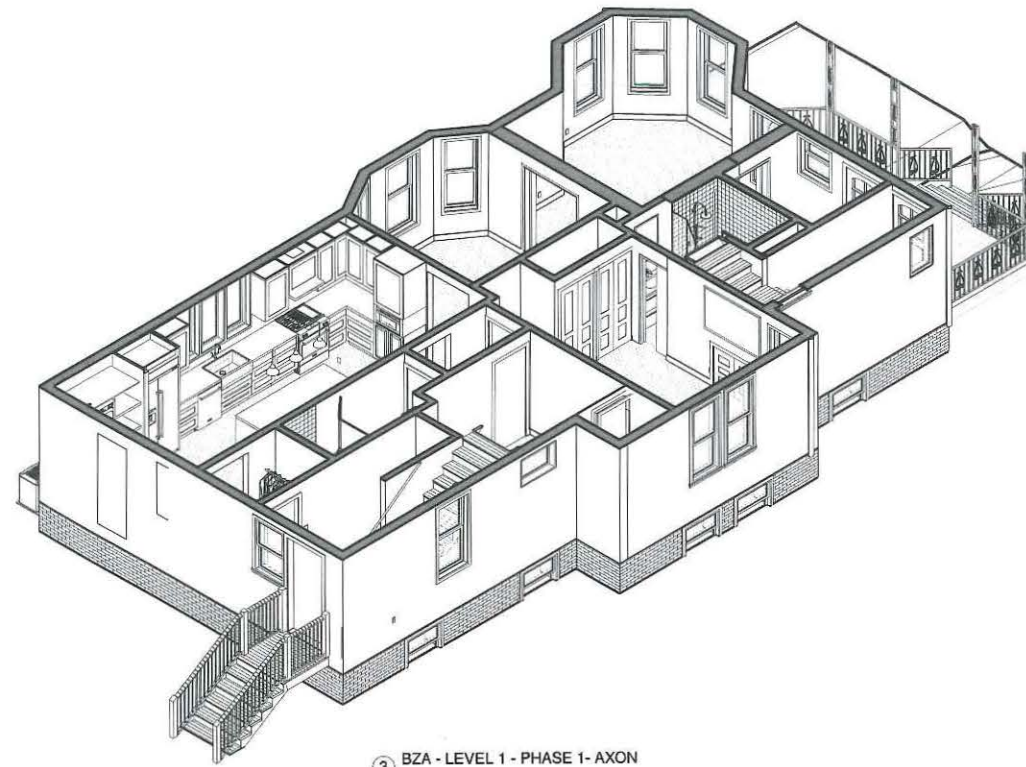
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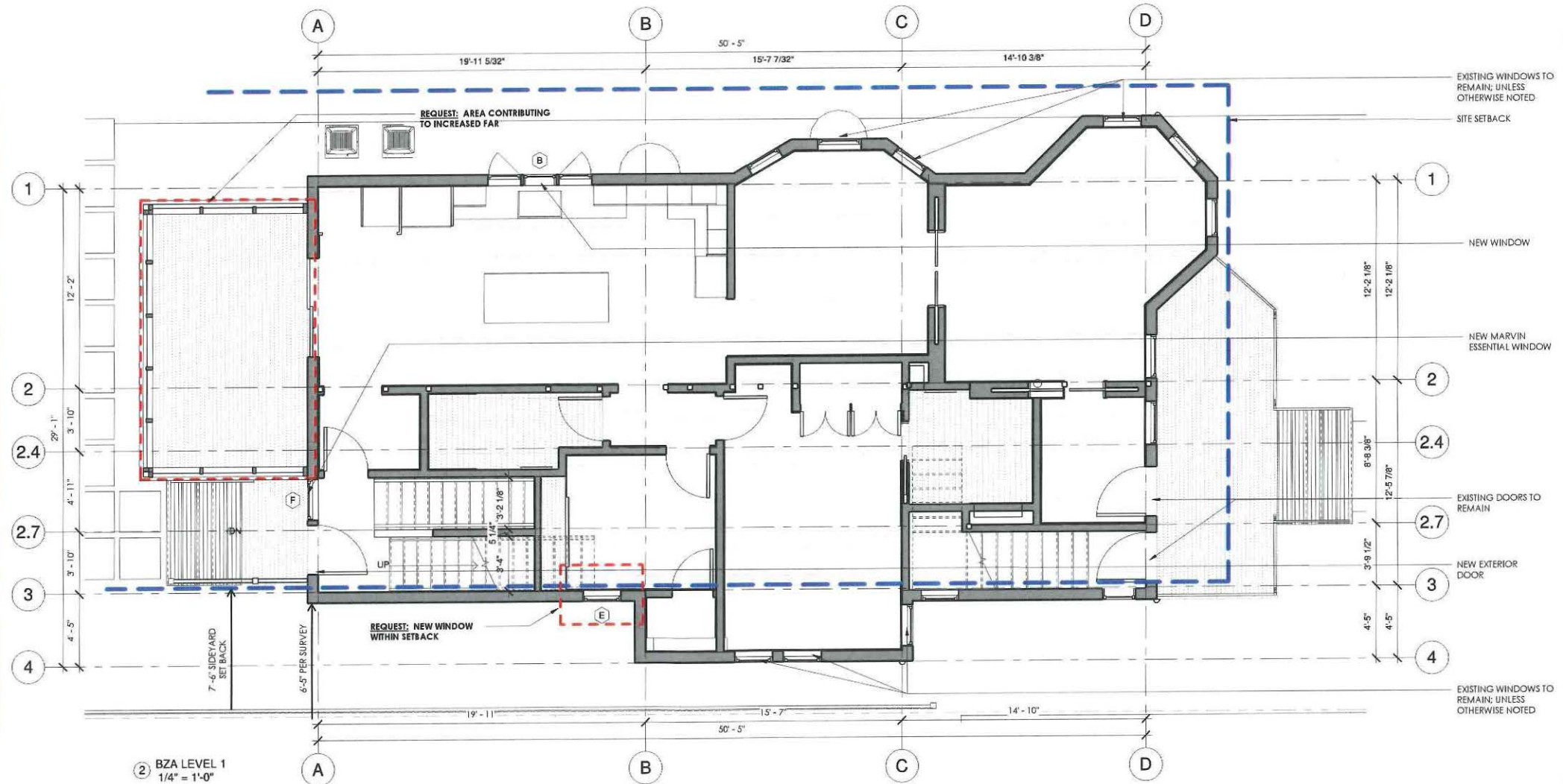


1 BZA - EXISTING LEVEL 1
3/16" = 1'-0"

LEVEL 1



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LEVEL 1

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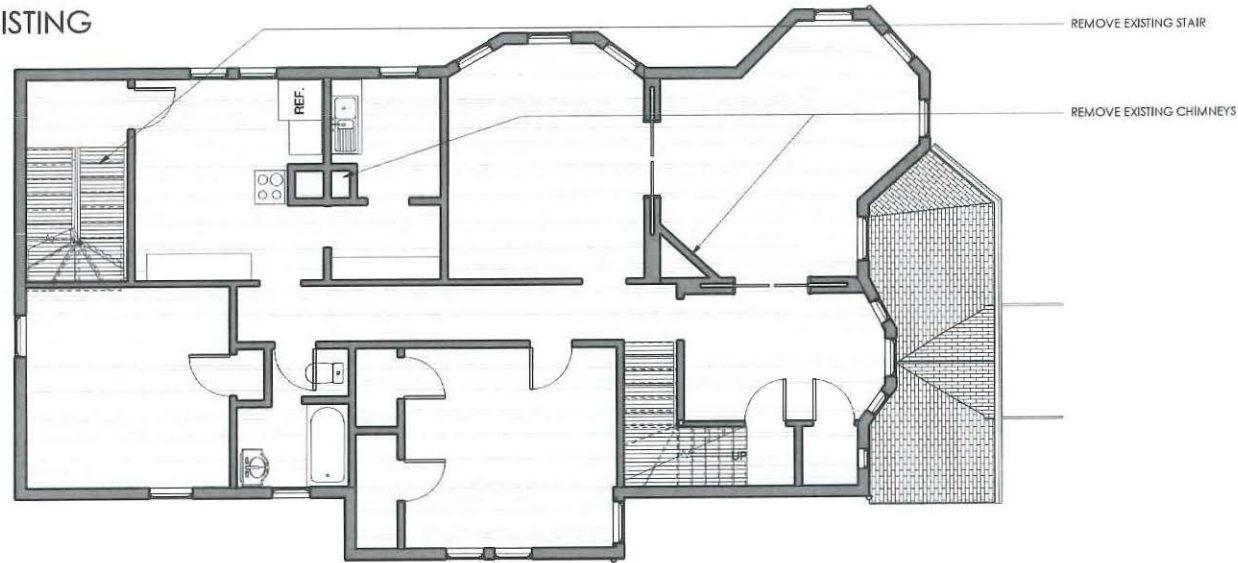
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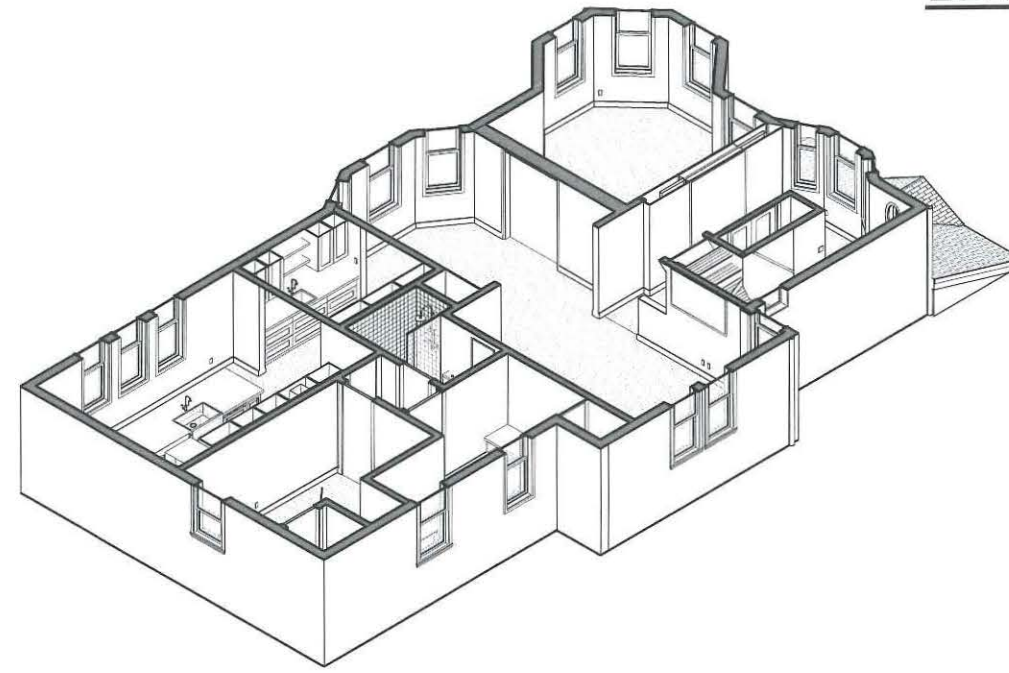
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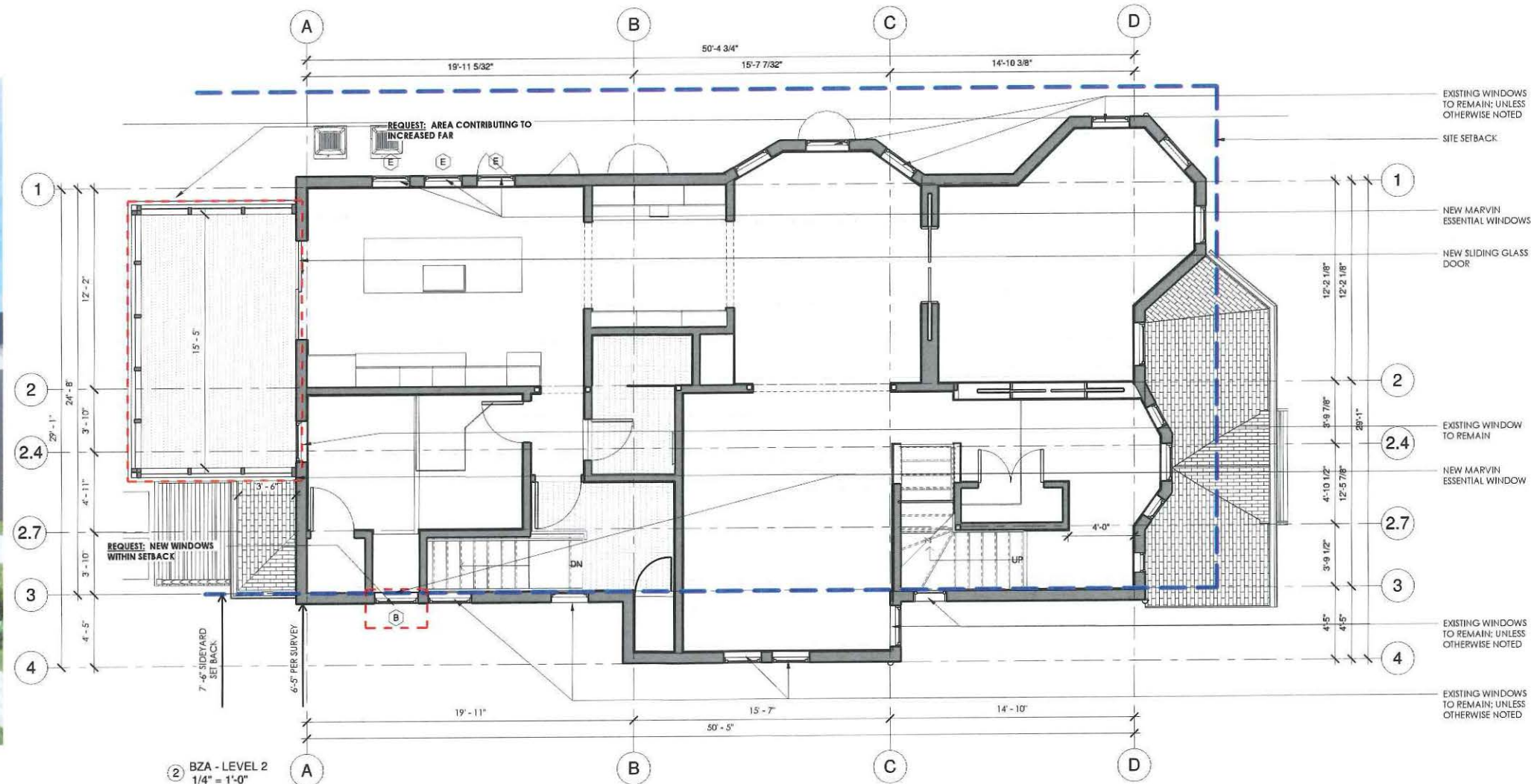


① BZA - EXISTING LEVEL 2
3/16" = 1'-0"

LEVEL 2



③ BZA - LEVEL 2 - AXON

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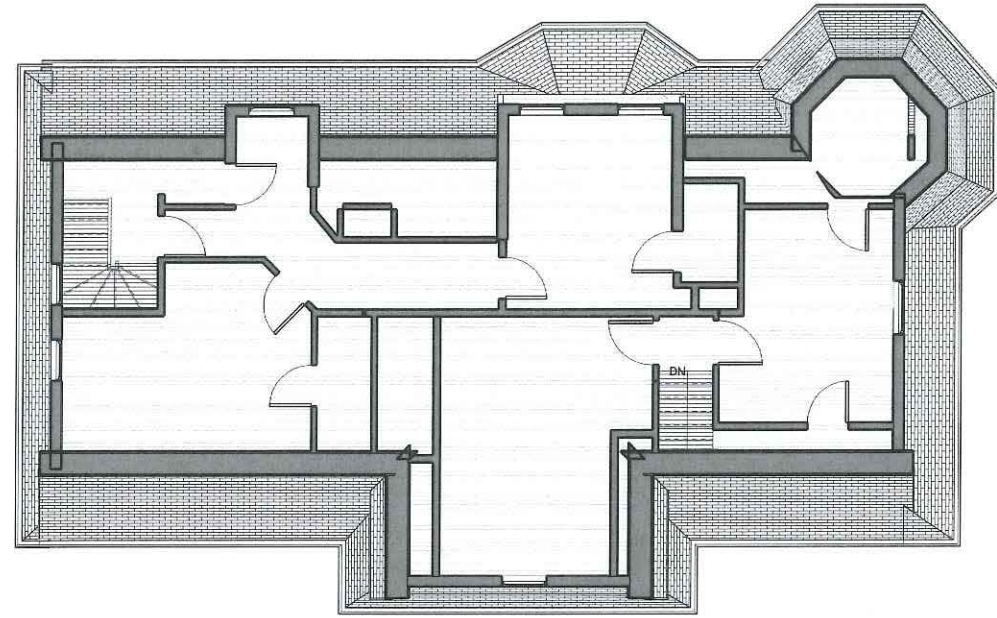
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BZA-102

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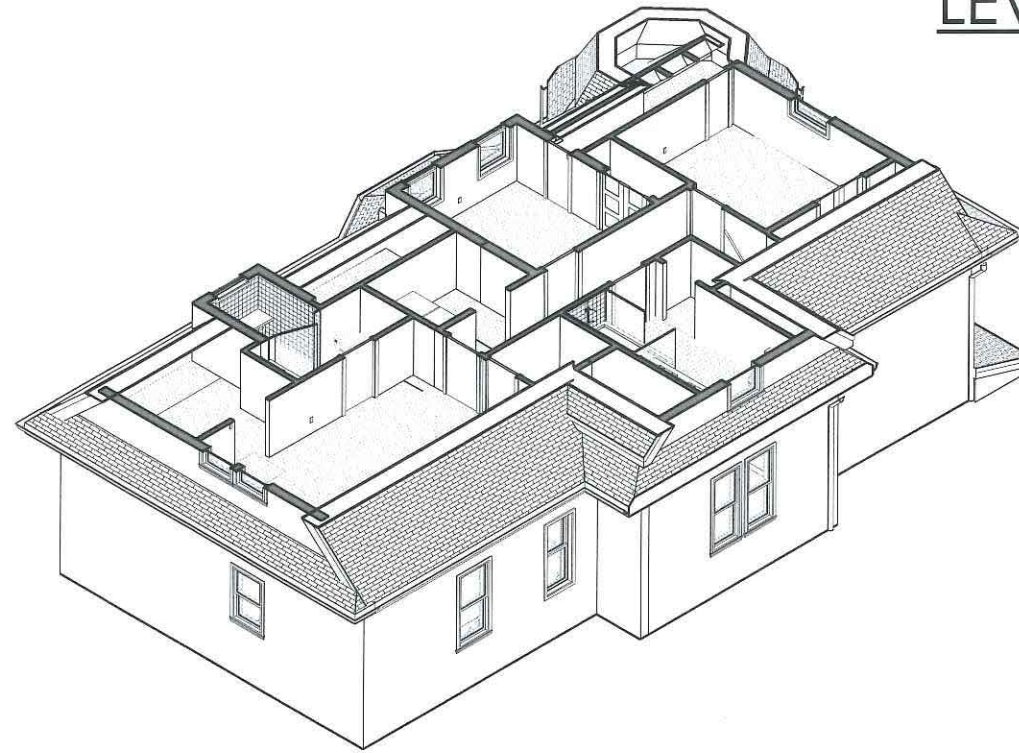
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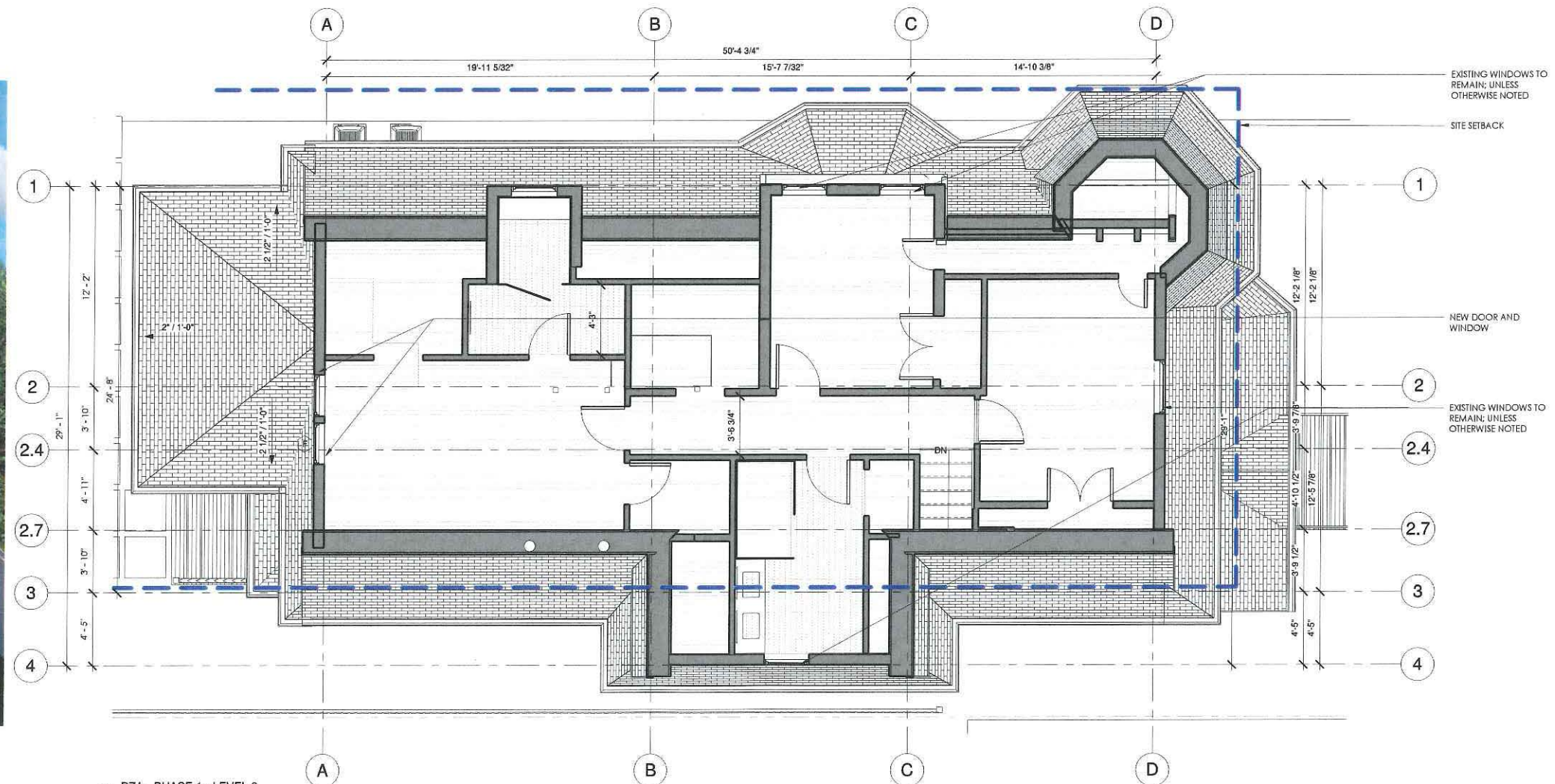
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LEVEL 3



③ BZA - LEVEL 3 - PHASE 1 - AXON

PROPOSED



② BZA - PHASE 1 - LEVEL 3
1/4" = 1'-0"



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LEVEL 3

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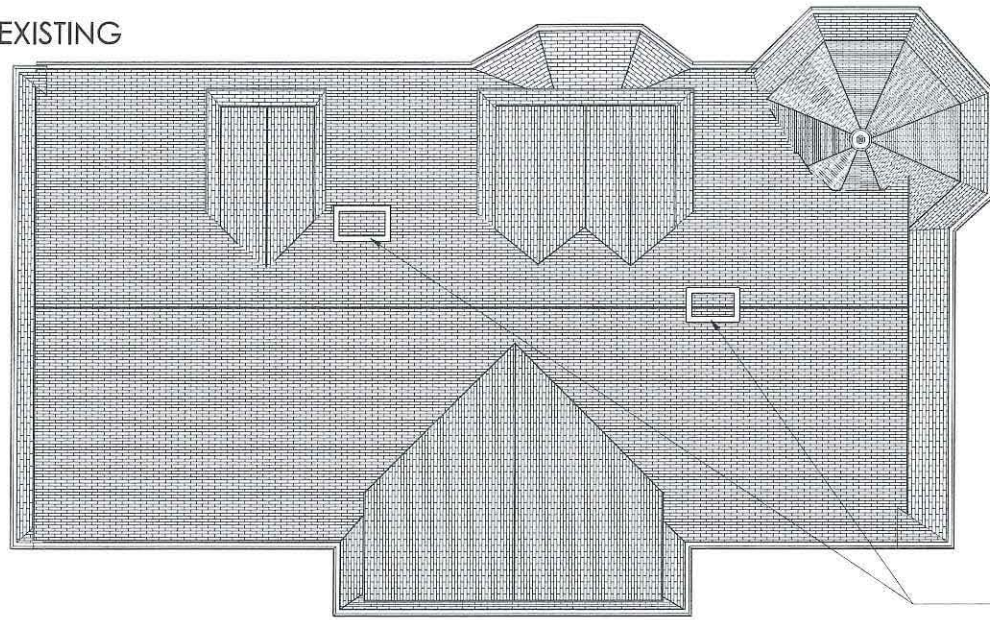
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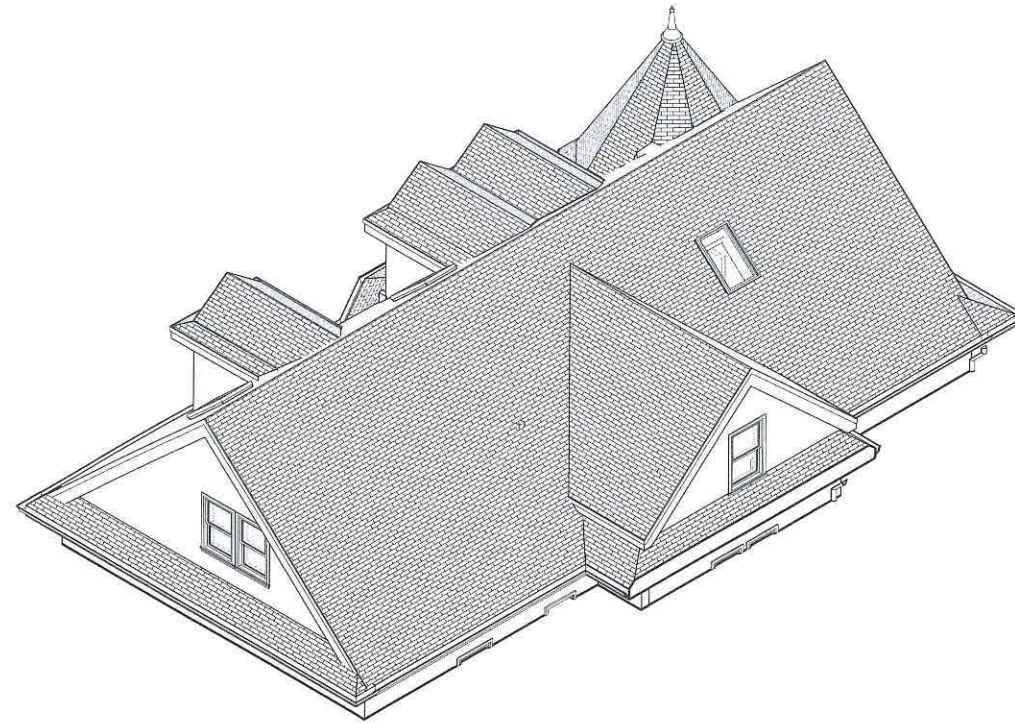
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REMOVE CHIMNEY; KEEP WEATHER TIGHT DURING CONSTRUCTION

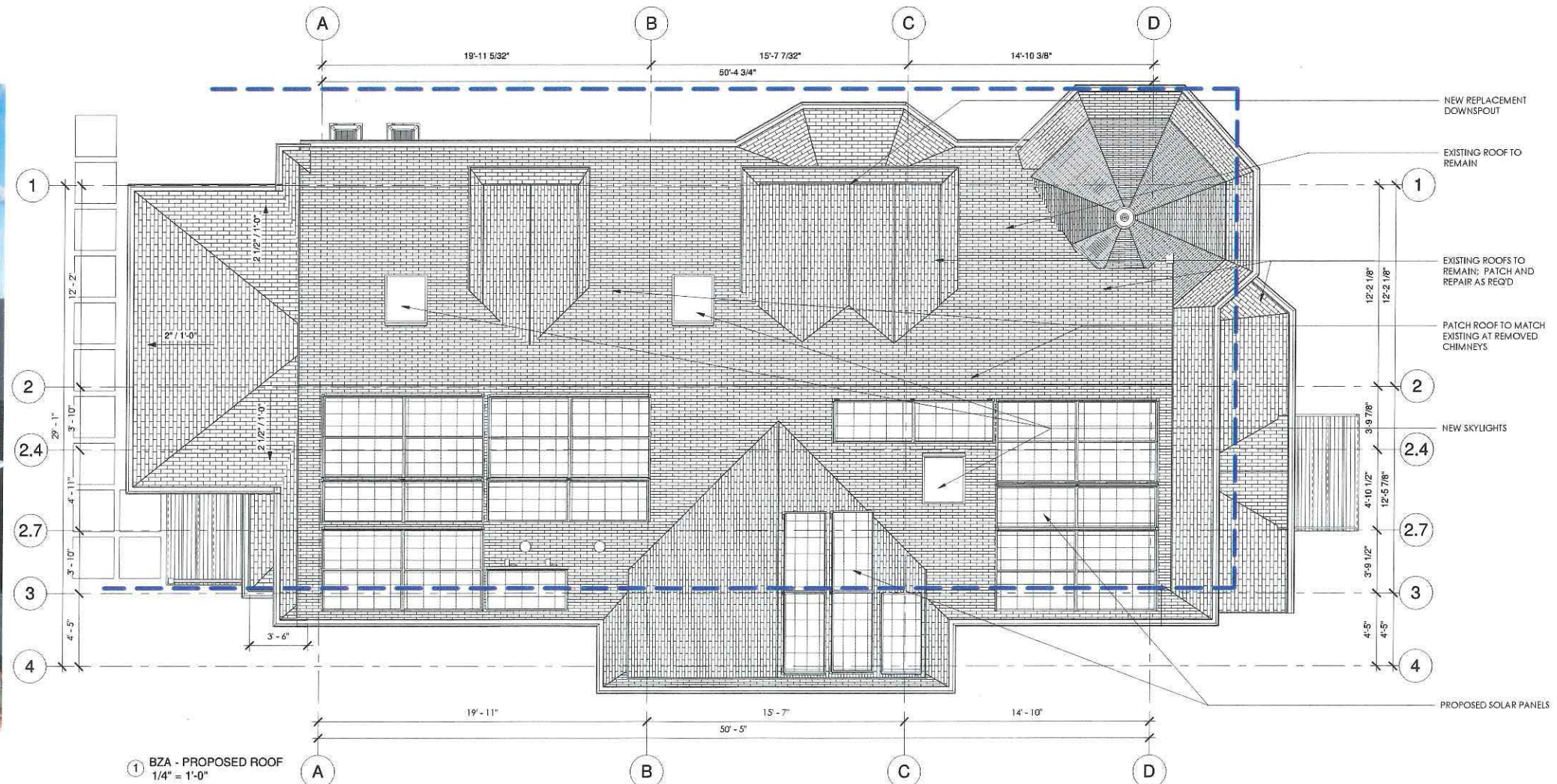
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3/16" = 1'-0"

ROOF



③ BZA - ROOF PHASE 1 - AXON

PROPOSED



ROOF PLAN

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

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Project number 2009-011
Date 06/10/2021
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Scale As Indicated

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REGISTRATIONS:

STREETSCAPE

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

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Project number 2009-011
Date 06/10/2021
Drawn by Author
Checked by Checker

BZA-200

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7/2021 10:36:22 AM

EXISTING



SOUTH ELEVATION



PROPOSED



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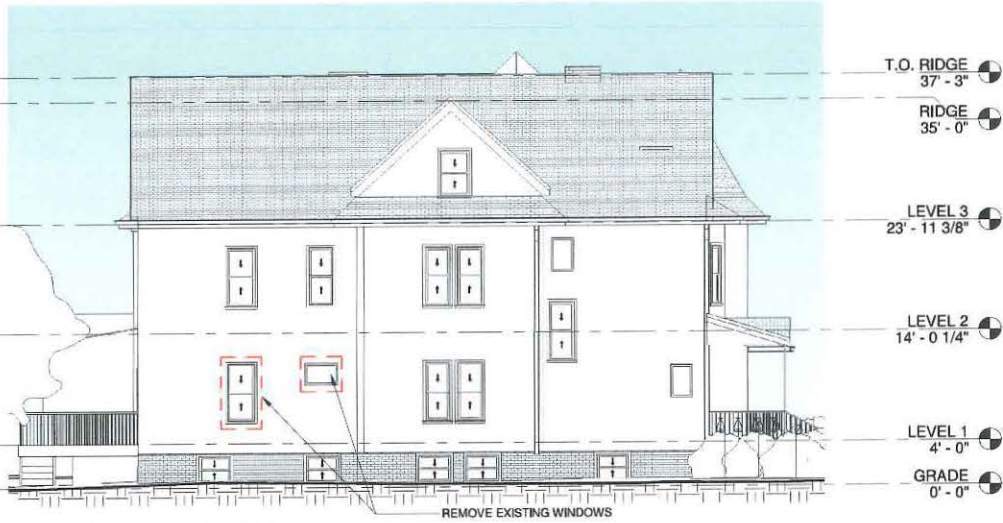
REGISTRATIONS:

ELEVATION SOUTH

JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	BZA DRAWING SET
Project number	2009-011
Date	06/10/2021
Drawn by	Author
Checked by	Checker
BZA-201	
Scale	As indicated

EXISTING



② BZA EXISTING WEST ELEVATION
1/8" = 1'-0"

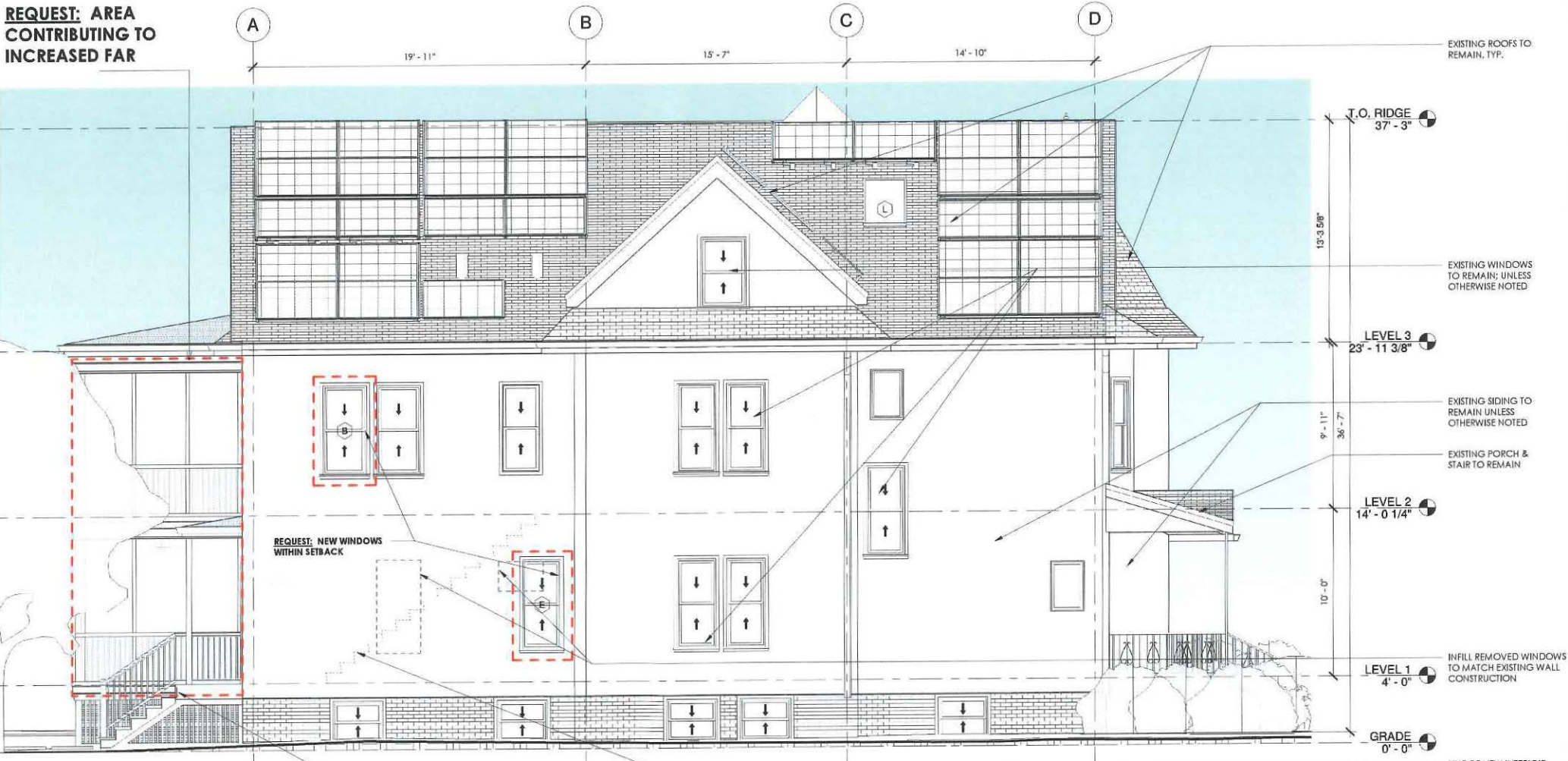
WEST ELEVATION



PROPOSED



REQUEST: AREA
CONTRIBUTING TO
INCREASED FAR



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

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CAMBRIDGE MA, 02138

REGISTRATIONS:

ELEVATION WEST

JAMES BURNS & SARAH STEWARD

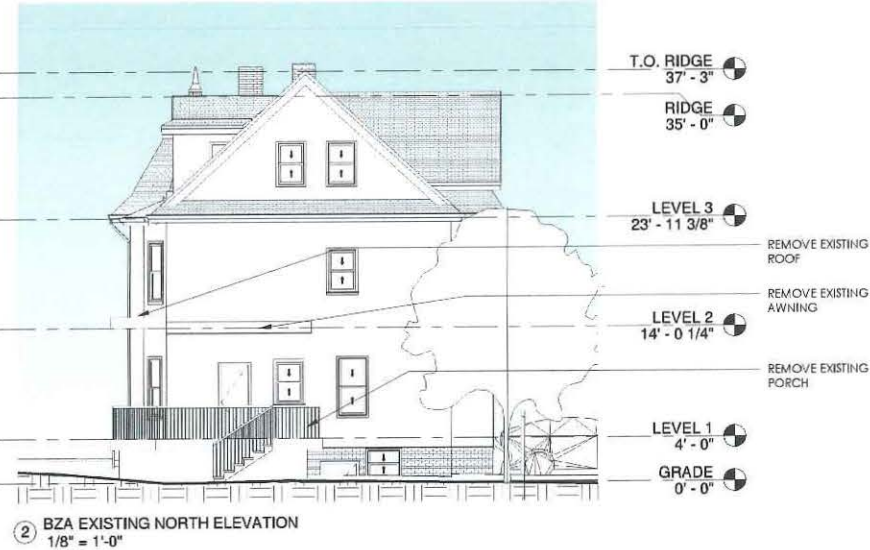
BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	BZA DRAWING SET
Project number	2009-011
Date	06/10/2021
Drawn by	Author
Checked by	Checker
BZA-202	
Scale	As indicated

EXISTING

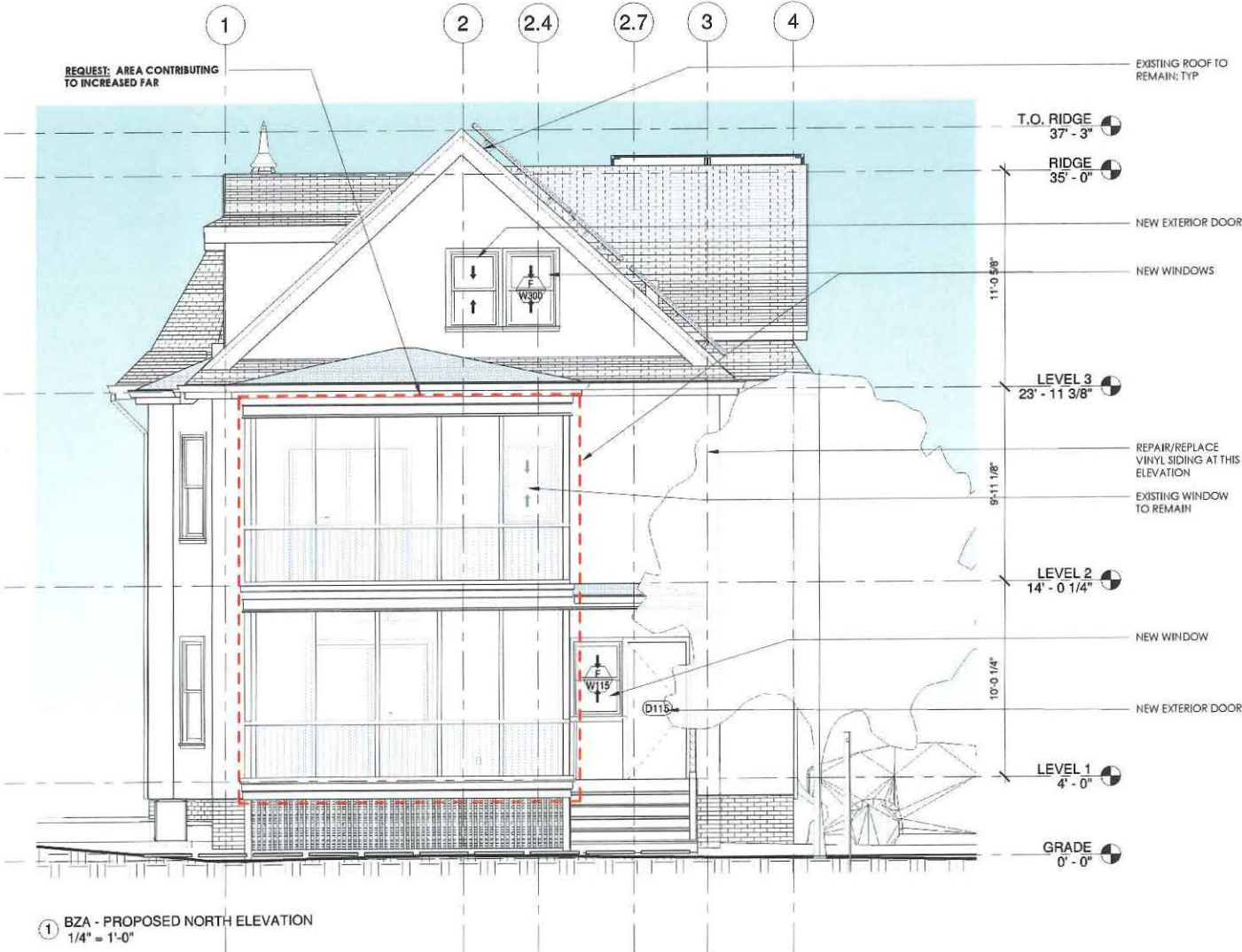
NORTH ELEVATION



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REGISTRATIONS:

PROPOSED



ELEVATION NORTH

JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	BZA DRAWING SET
Project number	2009-011
Date	06/10/2021
Drawn by	Author
Checked by	Checker
BZA-203	
Scale	As indicated

EXISTING



② BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"

EAST ELEVATION



PROPOSED



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



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REGISTRATIONS:

ELEVATION EAST

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status BZA DRAWING SET
Project number 2009-011
Date 06/10/2021
Drawn by Author
Checked by Checker

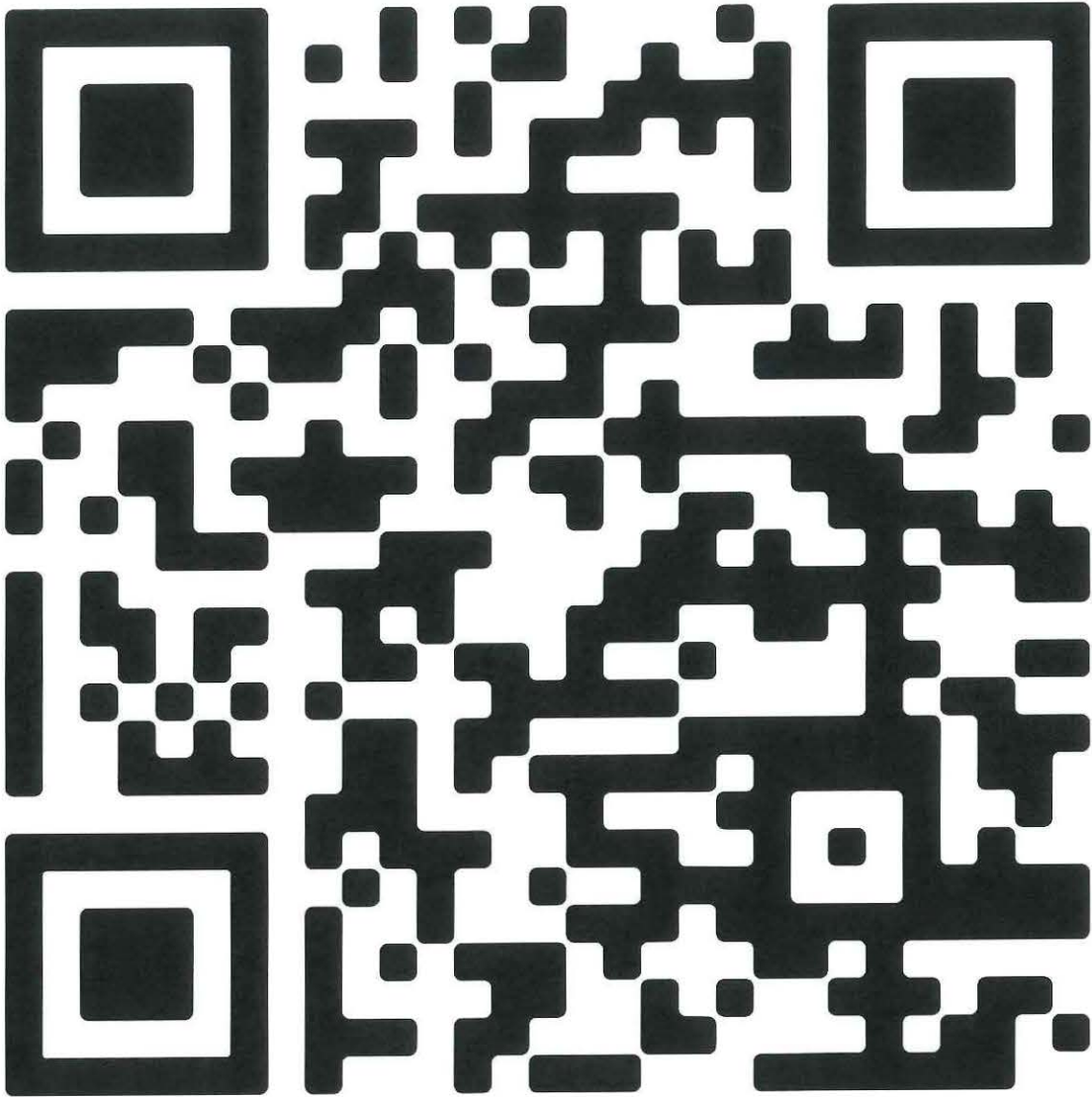
BZA-204

Scale As indicated

7/7/2021 10:36:35 AM

END OF PRESENTATION

11 HASKELL EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

QR CODE

JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	BZA DRAWING SET
Project number	2009-011
Date	06/10/2021
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Checked by	Checker

BZA-300

Scale



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REGISTRATIONS:

ADDITIONAL PHOTOS

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status BZA DRAWING SET
Project Number 2009-011
Date 06/10/2021
Drawn By Author
Checked By Checker

BZA-400

Scale



CURRENT OWNER: MARY ANNE KENNEY
TITLE REFERENCE: 16969 PG 341
PLAN REFERENCE: 2320/END

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

SURVEYOR'S CERTIFICATION:

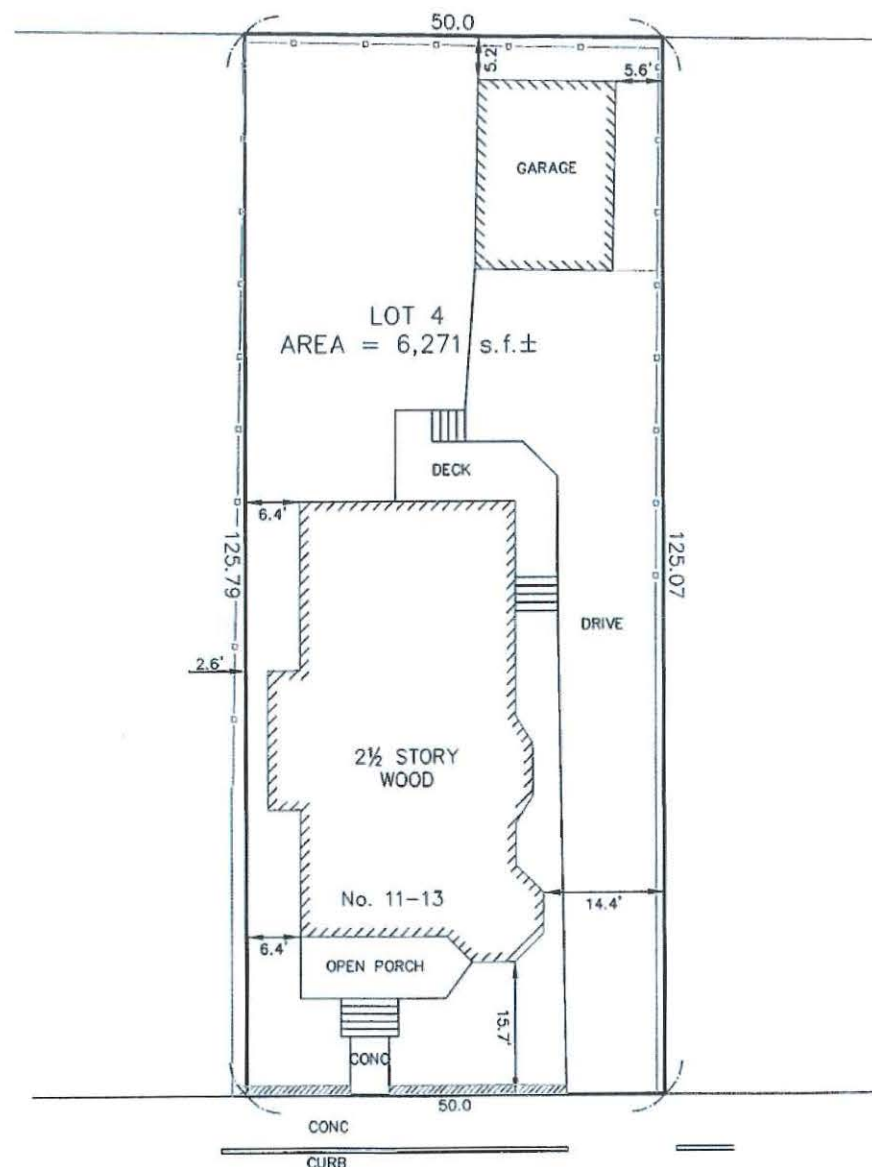
TO: CYRIL HUGHES (CONTRACTOR)

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: JANUARY 28, 2021
DATE OF PLAN: FEBRUARY 1, 2021


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

02/01/2021
DATE:



HASKELL STREET

CERTIFIED PLOT PLAN
11-13 HASKELL STREET
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

PREPARED BY:


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

PREPARED FOR:

CYRIL HUGHES

DRAWN	CHECKED	FILE No.
CAV	RJM	21053

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE



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REGISTRATIONS:

STRUCTURAL ENGINEER:

CERTIFIED PLOT PLAN

Project Status BZA DRAWING SET
Project number 2009-011
Date 06/10/2021
Drawn by Author
Checked by Checker

BZA-401

Scale

11-13 HASKELL PORCH SHADOW STUDY

= LINE OF EXISTING BUILDING SHADOW (DASHED = CAPTURED IN OTHER SHADOWS)

= LINE OF ADDITIONAL BUILDING SHADOW (DASHED = CAPTURED IN OTHER SHADOWS)

= LINE OF REDUCED BUILDING SHADOW

SUMMER

WINTER

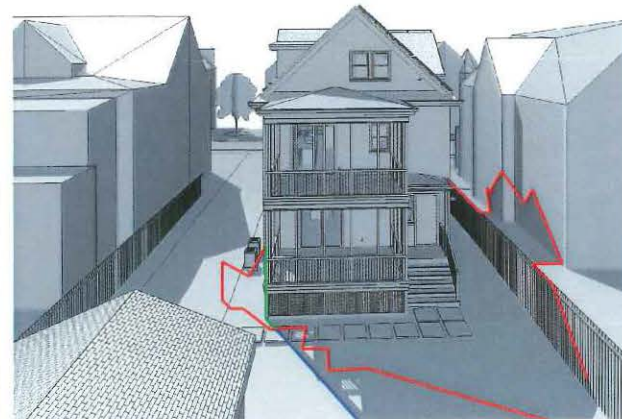
EXISTING

PROPOSED

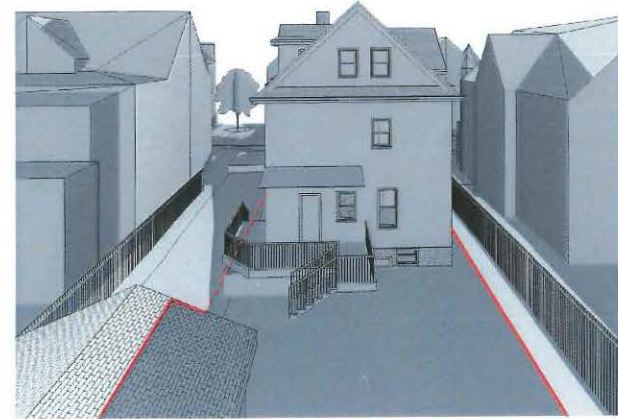
EXISTING

PROPOSED

MORNING - 9 AM



SHADOW CONFINED TO PROPERTY

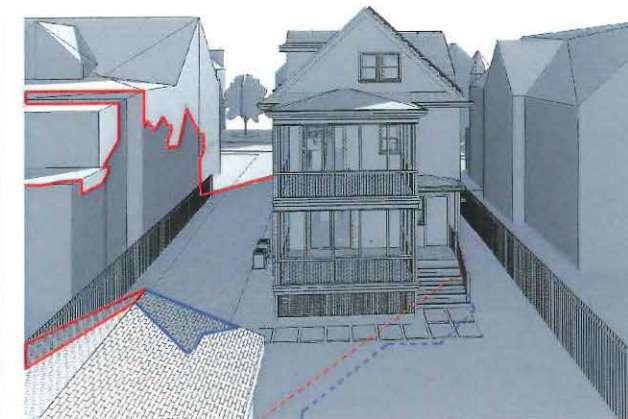
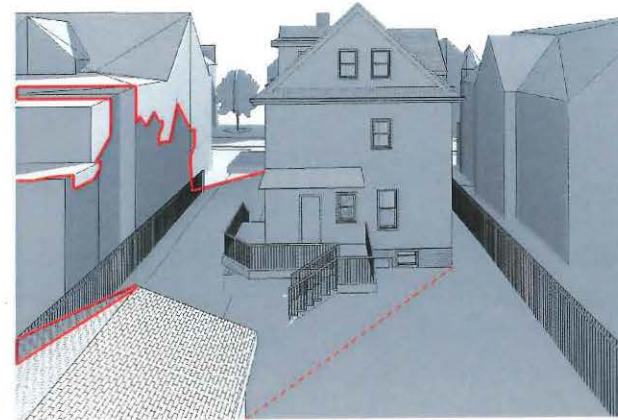


NO CHANGE IN SHADOW

NOON - 12 PM



SHADOW CONFINED TO PROPERTY

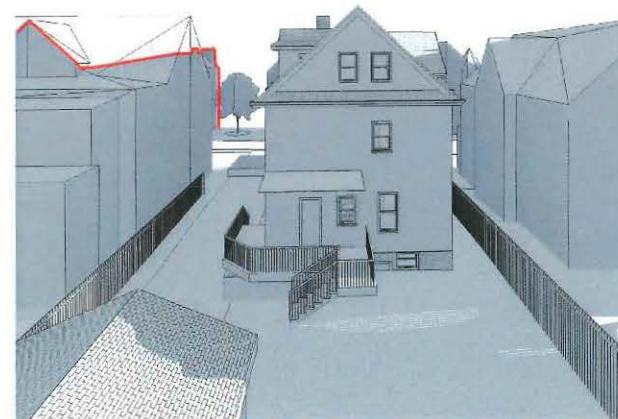


SHADOW CAST ON GARAGE

AFTERNOON - 3 PM



SHADOW ENDS AT FENCE / REDUCED AT DEMO'D CHIMNEY



SHADOW INCREASE AT BACKYARD (NOT SHOWN)



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REGISTRATIONS:

ADDITIONAL SHADOW
STUDY

JAMES BURNS & SARAH STEWARD
BURNS - STEWARD RESIDENCE
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	BZA DRAWING SET
Project number	2009-011
Date	06/10/2021
Drawn by	Author
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BZA-402	
Scale	



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 APR 21 AM 11:38
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-110890

Address: 11-13 Haskell St.

☐ Owner, ☐ Petitioner, or ☒ Representative: Christopher J. Alphen, Esq.
(Print Name)

hereby waives the required time limits for holding a public hearing as required by
Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts,
Massachusetts General Laws, Chapter 40A. The ☐ Owner, ☐ Petitioner, or ☐
Representative further hereby waives the Petitioner's and/or Owner's right to a
Decision by the Board of Zoning Appeal on the above referenced case within the time
period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of
Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the
federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C.
§1455(a), or any other relevant state or federal regulation or law.

Date: April 21, 2021

Signature
Christopher J. Alphen, Esq.
Attorney for Petitioner

BLATMAN, BOBROWSKI & HAVERTY, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhlaw.net

April 20, 2021

Via Viewpoint Cloud
City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Special Permit/Variance - 11-13 Haskell Street
Request for Continuance -110890

Dear Board:

Please be informed that this office represents Sarah B. Steward, James G. Burns, Mark R. Steward and Lavera P. Kombrink of 11-13 Haskell Street, Cambridge, Massachusetts 02140 (the "Applicants").

Please accept this correspondence as a formal request to continue the Board's hearing set for April 22, 2021 until the next available public hearing. This request would delay the opening of the public hearing of the Applicant's application until that date.

For grounds therefor, the Applicants state they received notice from neighbors requesting a continuance to discuss the project in more detail. The Applicants will use the additional time to meet with said neighbors.

If you have any questions regarding this matter, please feel free to contact me.

Very Truly Yours,



Christopher J. Alphen, Esq.

BURNS - STEWARD RESIDENCE

PHASES ONE & TWO
03/02/2021

JAMES BURNS & SARAH
STEWARD

11 - 13 HASKELL ST,
CAMBRIDGE

EXISTING WOOD-FRAMED TWO-FAMILY
TO BE RENOVATED IN TWO PHASES:

PHASE 1: Interior demolition on all levels; including both chimneys and stair at rear - build new stair from basement to second floor. Replace plumbing, HVAC, and electric systems throughout. Build-out and finish level one and level two. Selectively replace windows and restore affected walls and siding.

PHASE 2: Build-out and finish basement and level three. Selectively replace windows and restore affected walls and siding. Add screen borches at back on levels 1 and 2 with 3rd floor balcony



ARCHITECT:



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CLIENTS:

JAMES BURNS & SARAH STEWARD

11-13 HASKELL STREET,
CAMBRIDGE, MA 02134

INTERIOR DESIGNER:

[NONE]

GENERAL CONTRACTOR:

HUGHES CONSTRUCTION
108 WATER STREET, SUITE 4C
WATERTOWN, MA 02472

STRUCTURAL ENGINEER:

BOSTON BUILDING CONSULTANTS
70 MONROE STREET, UNIT D
LYNN, MA 01901

EXISTING



PROPOSED



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REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

SITE AXON

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
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BZA-002
Scale

EXISTING SITE



1 EXISTING - Site
3/32" = 1'-0"



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REGISTRATIONS:

NOT FOR
CONSTRUCTION

EXISTING SITE PLAN

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
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BZA-003

Scale 3/32" = 1'-0"

PROPOSED SITE



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PROPOSED SITE PLAN

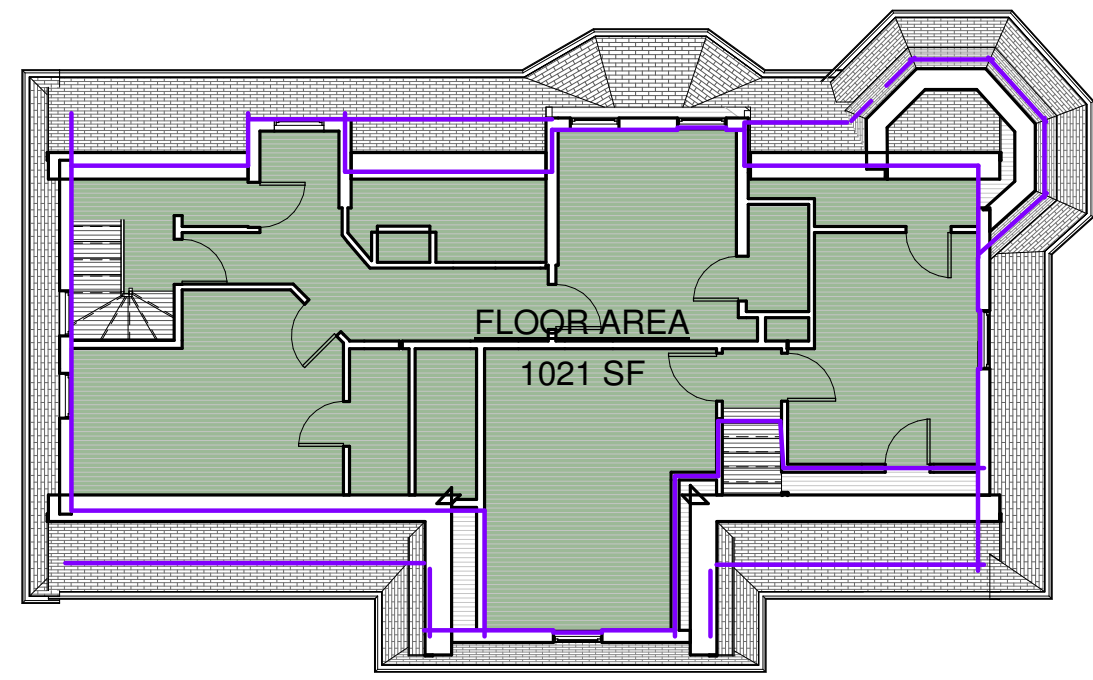
JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

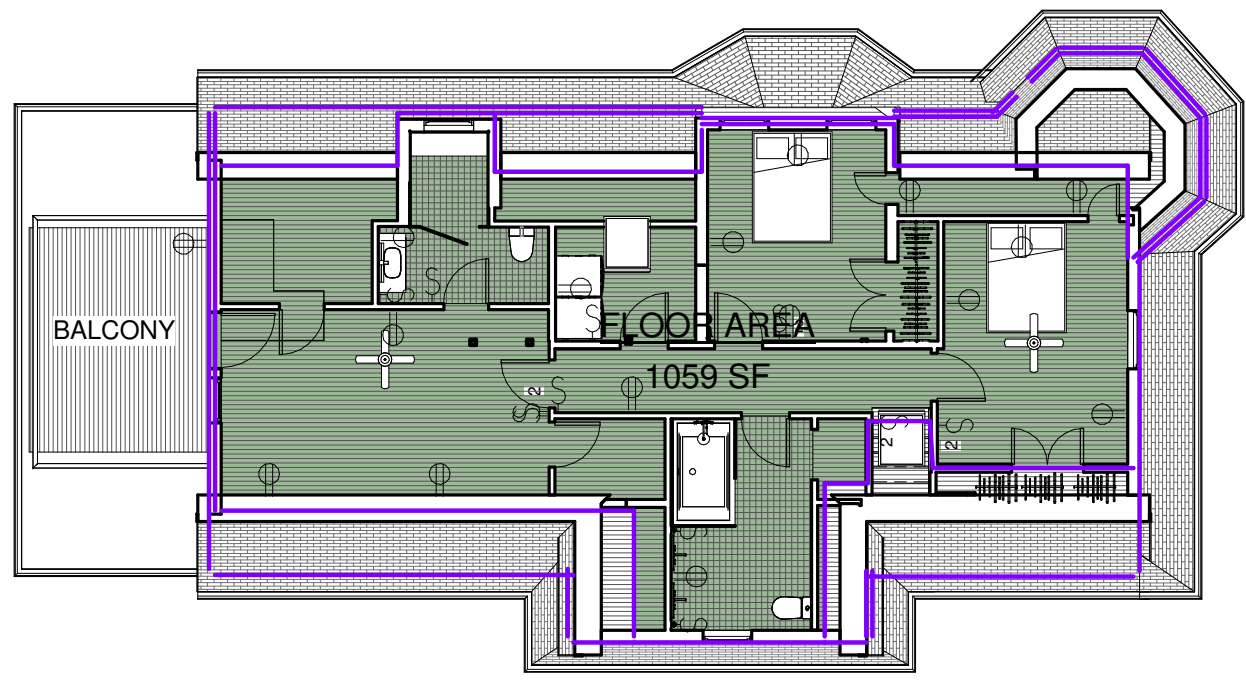
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

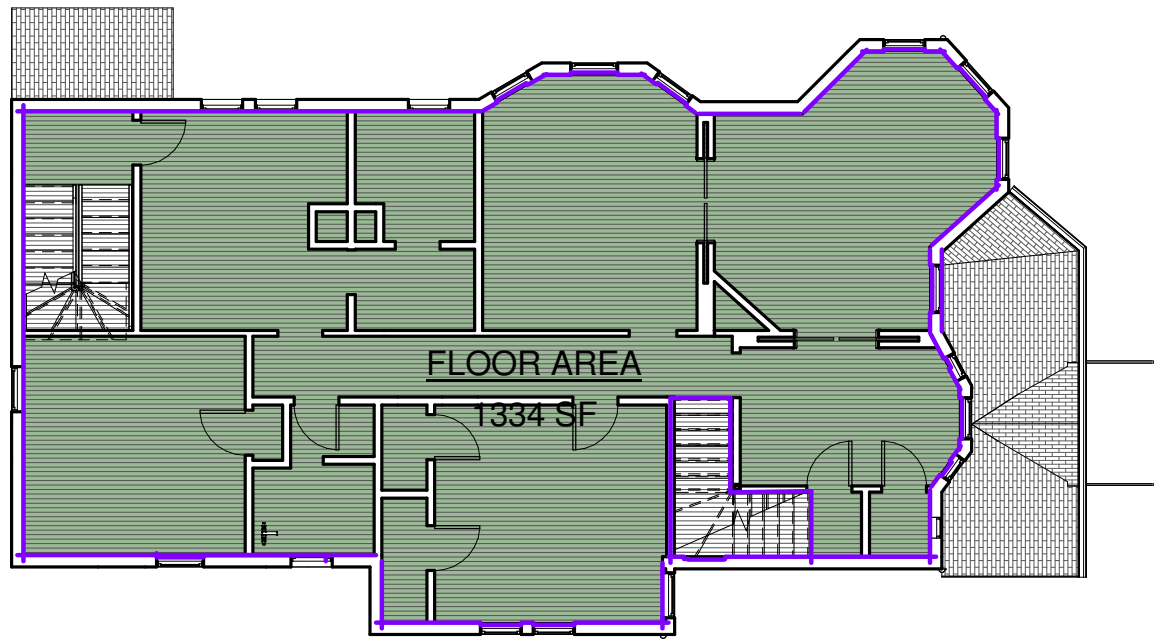
BZA-004
Scale 3/32" = 1'-0"



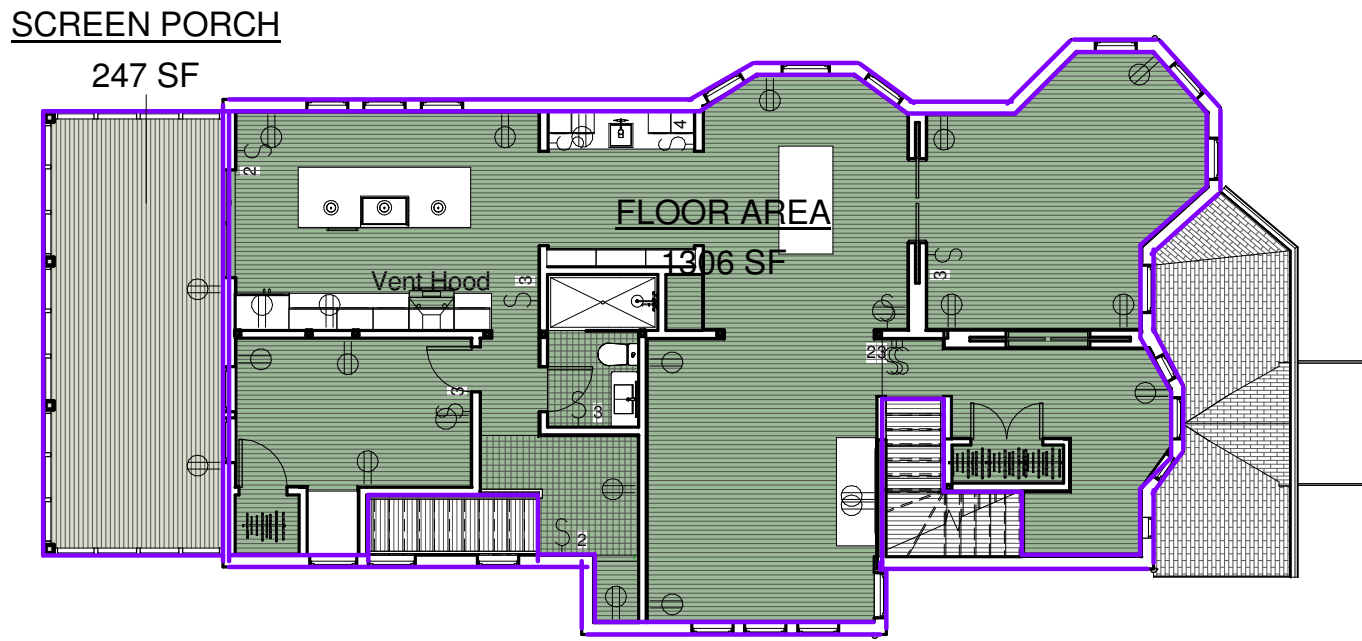
2\$EXISTING LEVEL 3
3/32" = 1'-0"



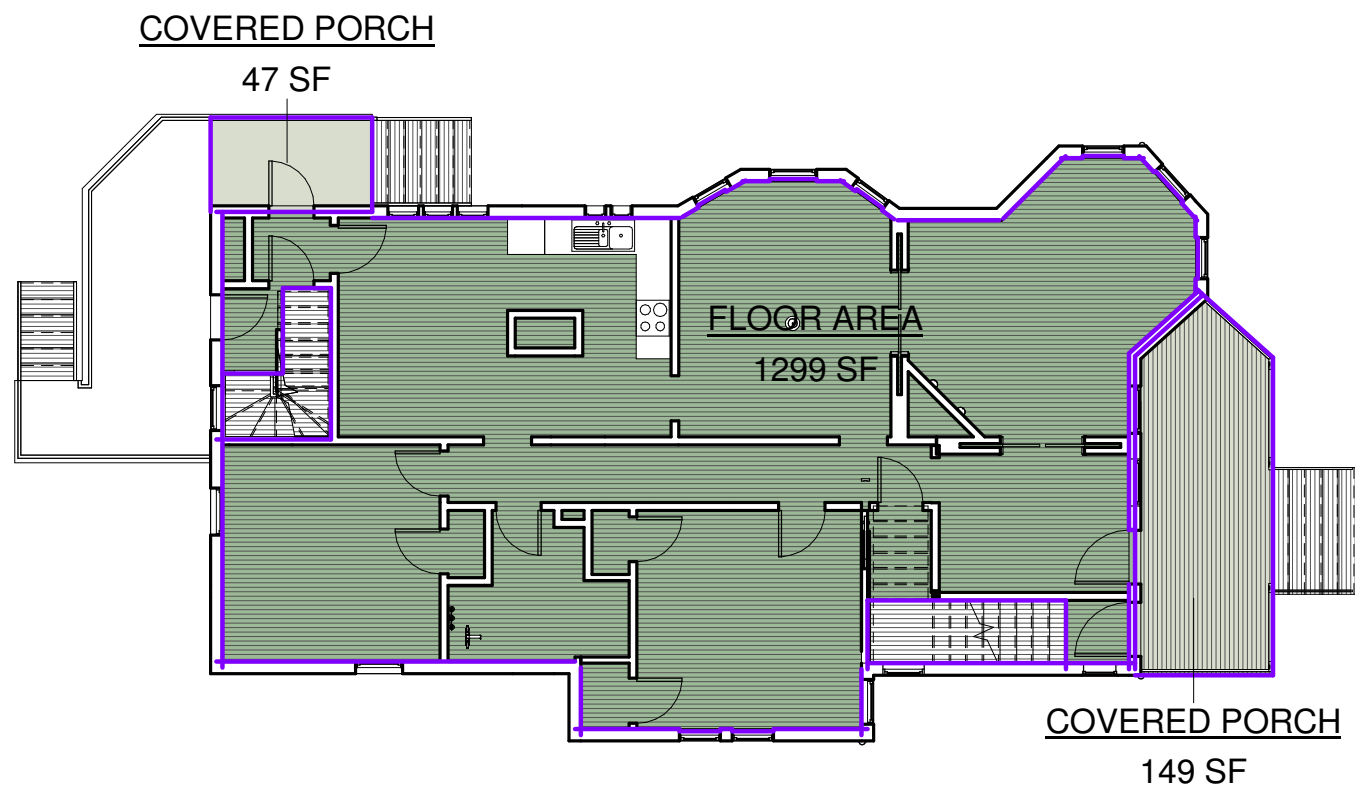
3\$PROPOSED LEVEL 3
3/32" = 1'-0"



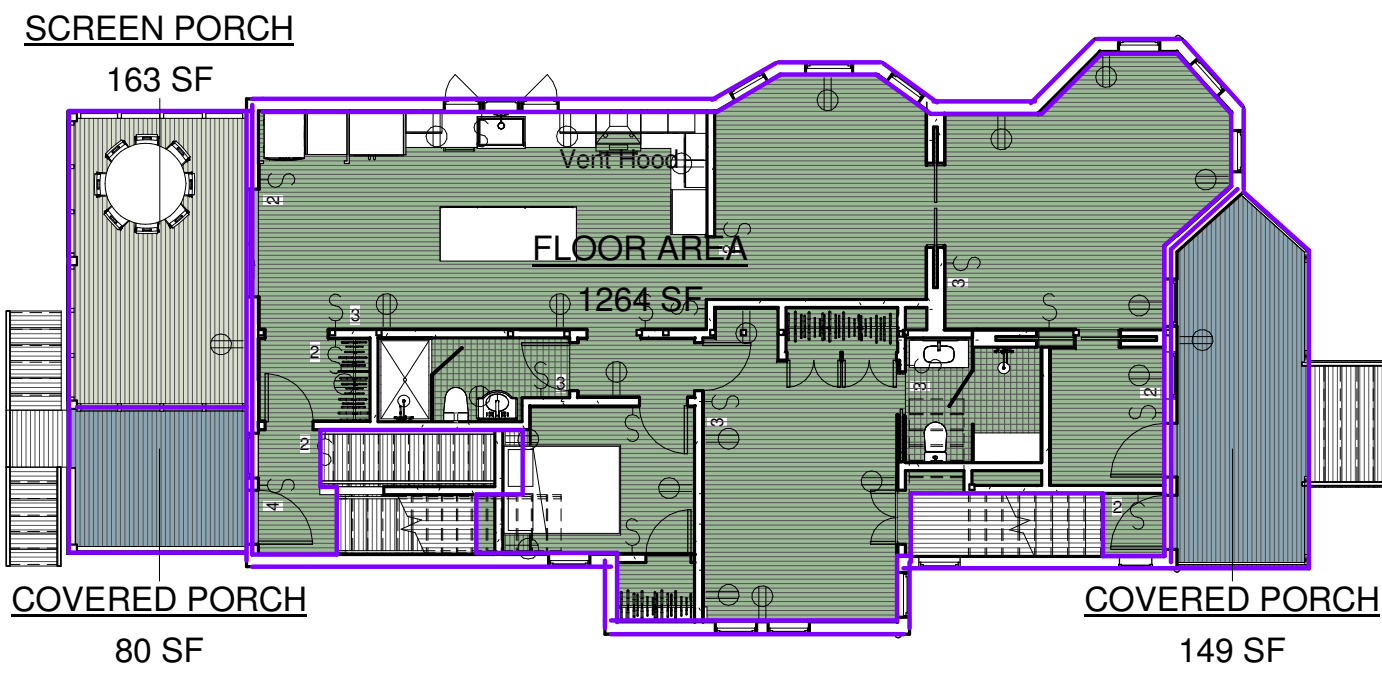
2\$EXISTING LEVEL 2
3/32" = 1'-0"



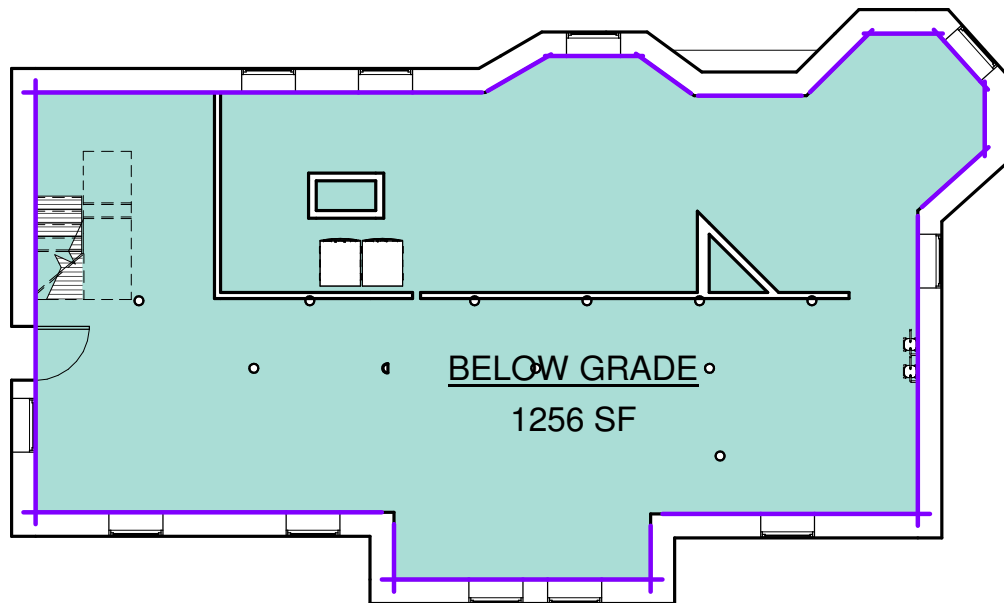
2\$PROPOSED LEVEL 2
3/32" = 1'-0"



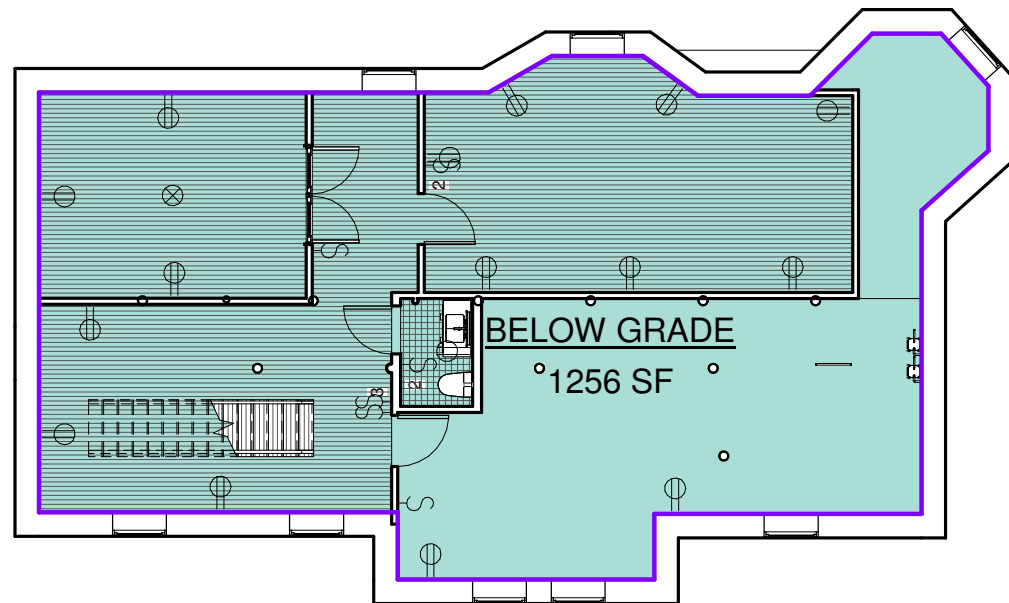
3\$EXISTING LEVEL 1
3/32" = 1'-0"



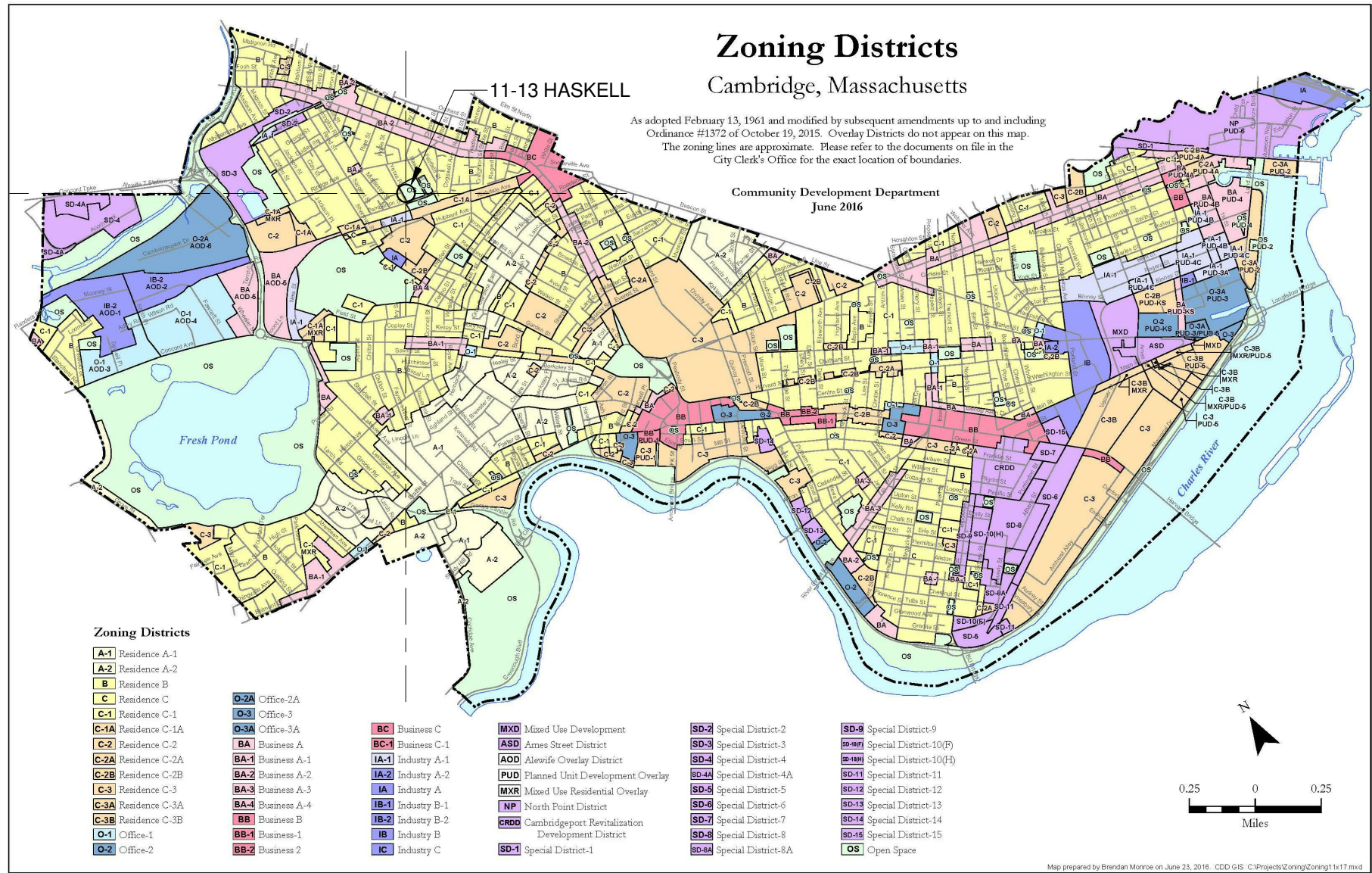
2\$PROPOSED LEVEL 1
3/32" = 1'-0"



3\$EXISTING LEVEL 0
3/32" = 1'-0"



2\$PROPOSED LEVEL 0
3/32" = 1'-0"



ZONE: Res-B F.A.R. CALCULATIONS

LAND AREA: 6,270 SQFT
LIVING AREA: 3,786 sqft
MAX. F.A.R. : 0.50
EXISTING F.A.R.: 0.61
PROPOSED F.A.R.: 0.68

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE: 2,829 SQFT
PROPOSED OPEN SPACE: **2,760 SQFT**

ALLOWED OPEN SPACE RATIO: 40%
EXISTING OPEN SPACE RATIO: 45.1%
PROPOSED OPEN SPACE RATIO: **44.0%**

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (SOUTH)	15'-0"	11'-11"	11'-11"
SIDE (EAST)	12'-6"	14'-4"	14'-4"
SIDE (WEST)	7'-6"	2'-7"	2'-7"
REAR (NORTH)	32'-0"	54'-6"	43'-3"
HEIGHT	35'-0"	36'-2"	36'-2"

EXISTING BUILDING AREA	
Name	Area
LEVEL 1	
COVERED PORCH	196 SF
FLOOR AREA	1299 SF
LEVEL 2	
FLOOR AREA	1334 SF
LEVEL 3	
FLOOR AREA	1021 SF
Grand total: 5	3850 SF

PROPOSED BUILDING AREA	
Name	Area
LEVEL 1	
COVERED PORCH	229 SF
FLOOR AREA	1264 SF
SCREEN PORCH	163 SF
LEVEL 2	
FLOOR AREA	1306 SF
SCREEN PORCH	247 SF
LEVEL 3	
FLOOR AREA	1059 SF
Grand total: 7	4267 SF



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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

**NOT FOR
CONSTRUCTION**

AREA PLANS AND ZONING

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

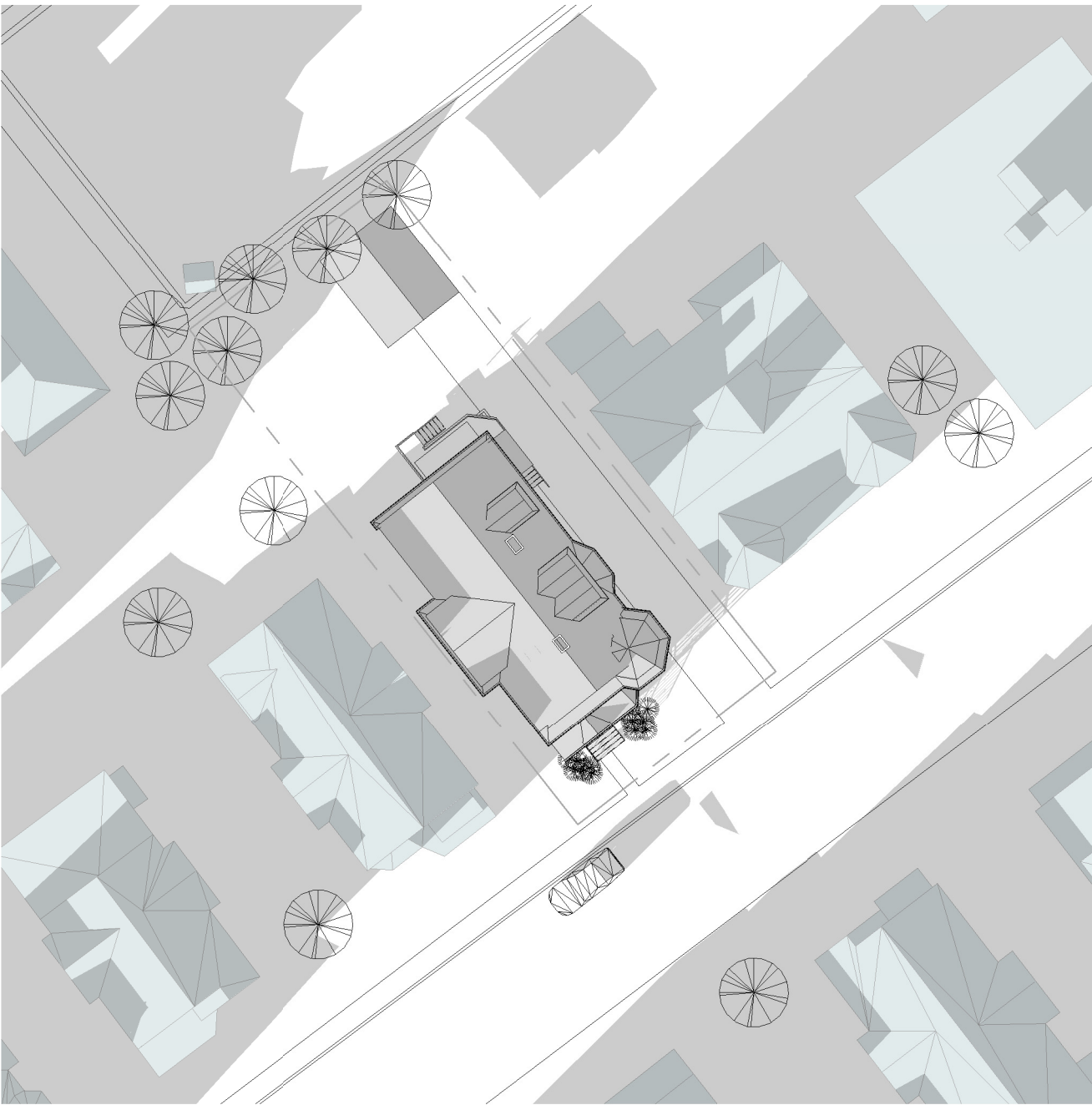
11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-005
Scale 3/32" = 1'-0"

AFTERNOON - 3 PM

WINTER SOLSTICE - EXISTING



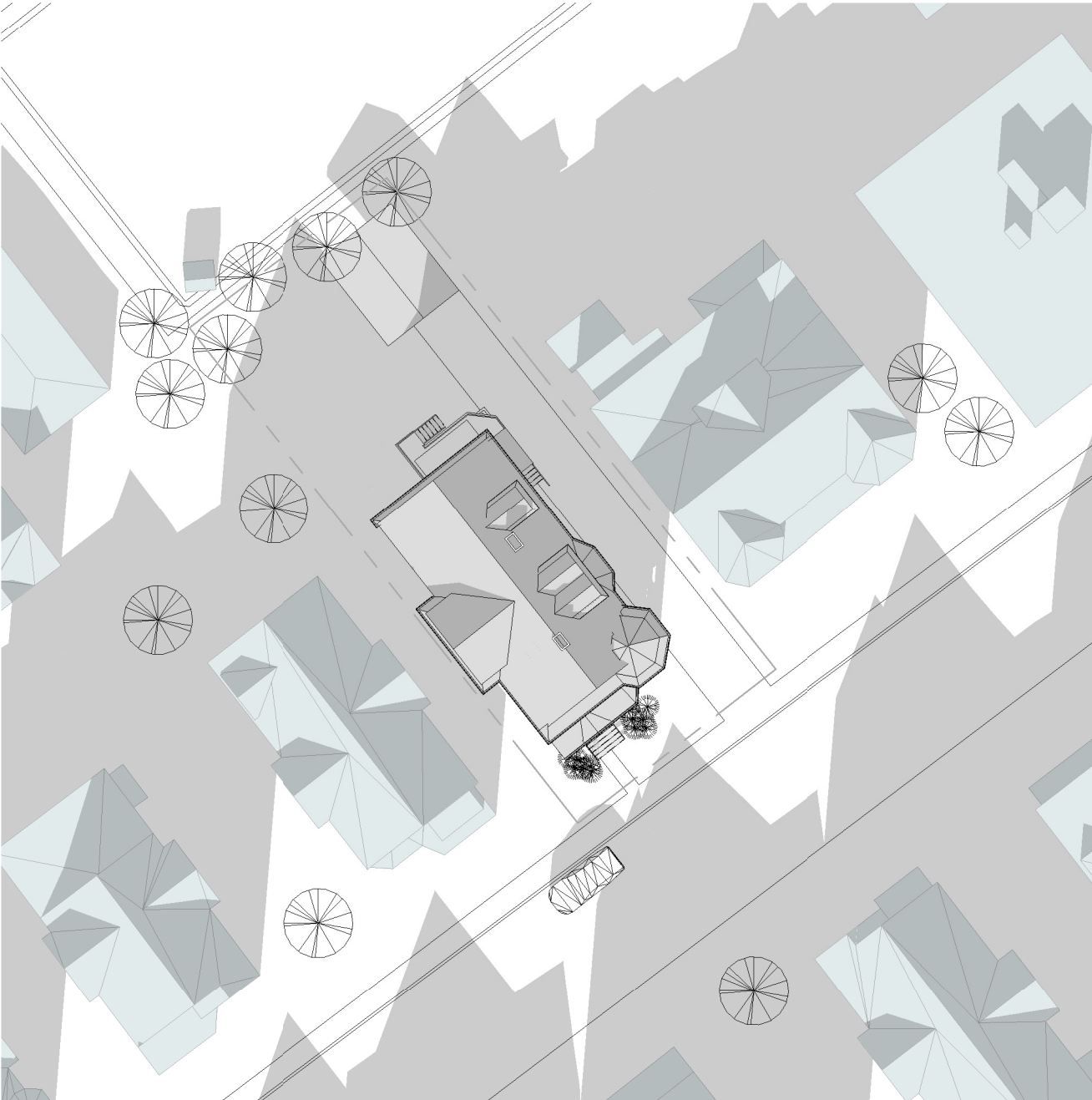
8 BZA-3PM-WINTER-EXISTING
1/32" = 1'-0"

WINTER SOLSTICE - PROPOSED



9 BZA-3PM-WINTER-PROPOSED
1/32" = 1'-0"

NOON - 12 PM



11 BZA-12PM-WINTER-EXISTING
1/32" = 1'-0"



6 BZA-12PM-WINTER-PROPOSED
1/32" = 1'-0"

MORNING - 9 AM



12 BZA-9AM-WINTER-EXISTING
1/32" = 1'-0"



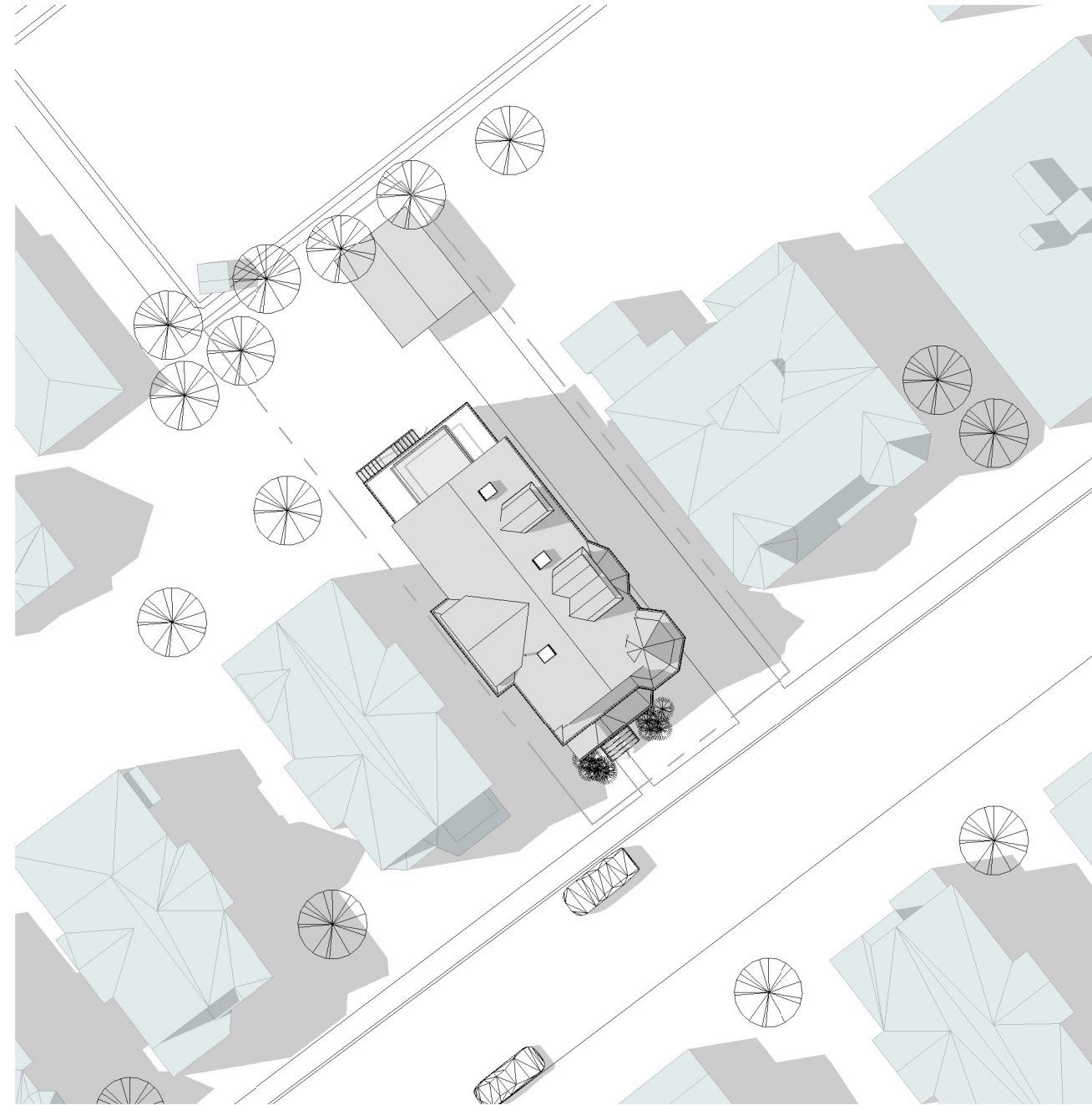
4 BZA-9AM-WINTER-PROPOSED
1/32" = 1'-0"

SUMMER SOLSTICE - EXISTING



3 BZA-3PM-SUMMER-EXISTING
1/32" = 1'-0"

SUMMER SOLSTICE - PROPOSED



7 BZA-3PM-SUMMER-PROPOSED
1/32" = 1'-0"



5 BZA-12PM-SUMMER-EXISTING
1/32" = 1'-0"



10 BZA-12PM-SUMMER-PROPOSED
1/32" = 1'-0"



2 BZA-9AM-SUMMER-EXISTING
1/32" = 1'-0"



1 BZA-9AM-SUMMER-PROPOSED
1/32" = 1'-0"



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REGISTRATIONS:

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CONSTRUCTION**

SOLAR STUDY

JAMES BURNS & SARAH STEWARD

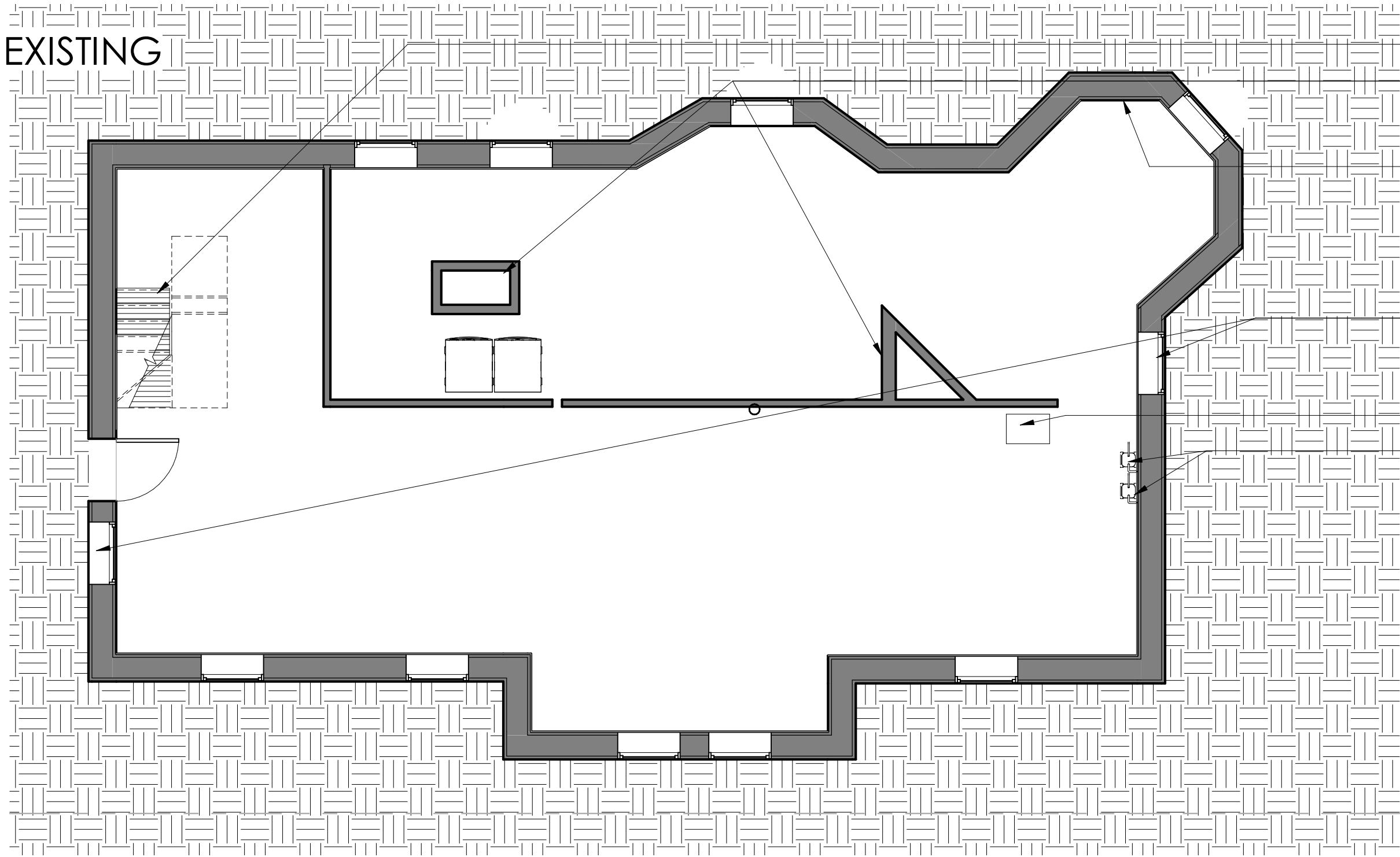
BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-008
Scale 1/32" = 1'-0"

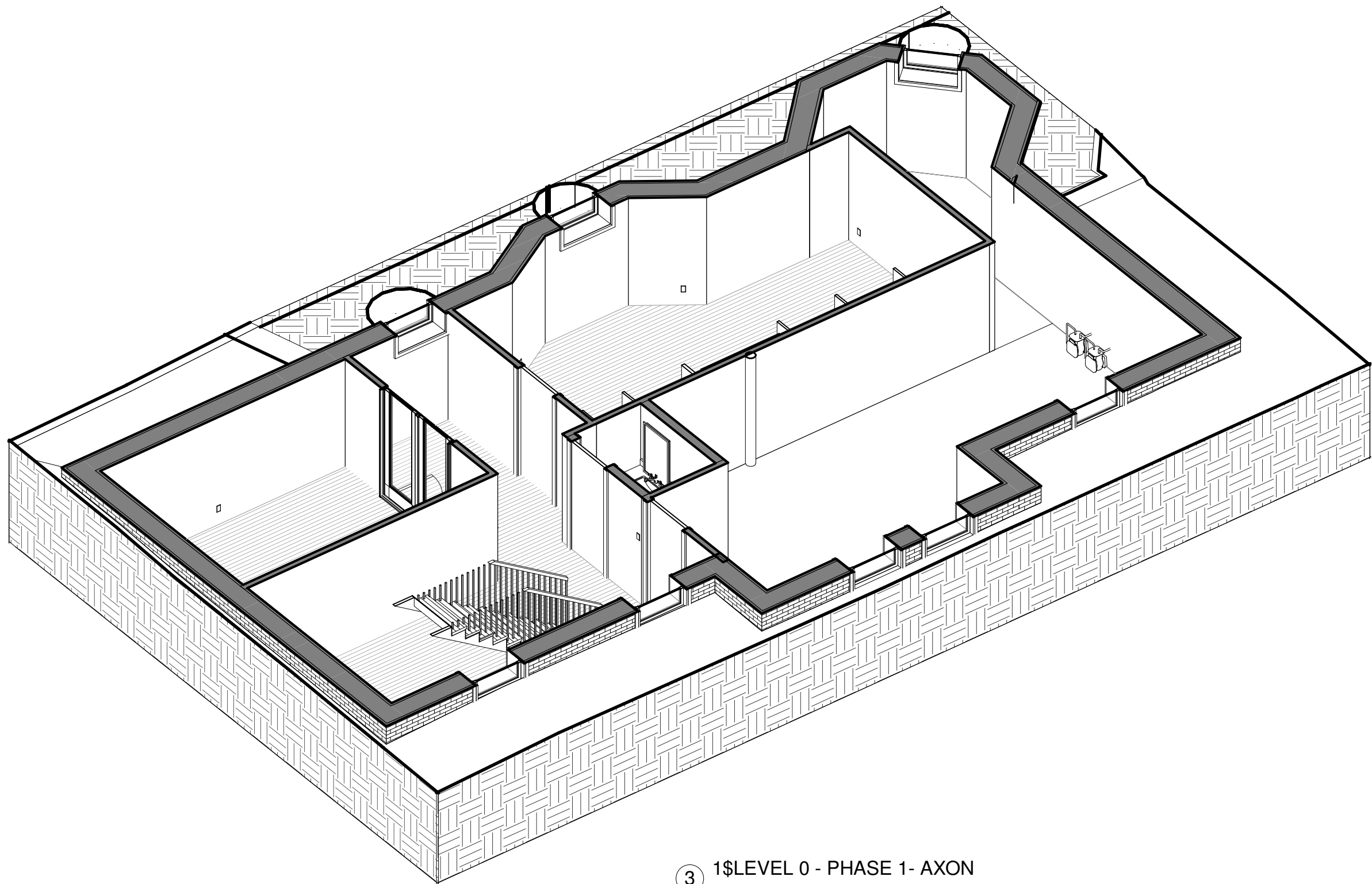
EXISTING



1 2\$EXISTING LEVEL 0
3/16" = 1'-0"

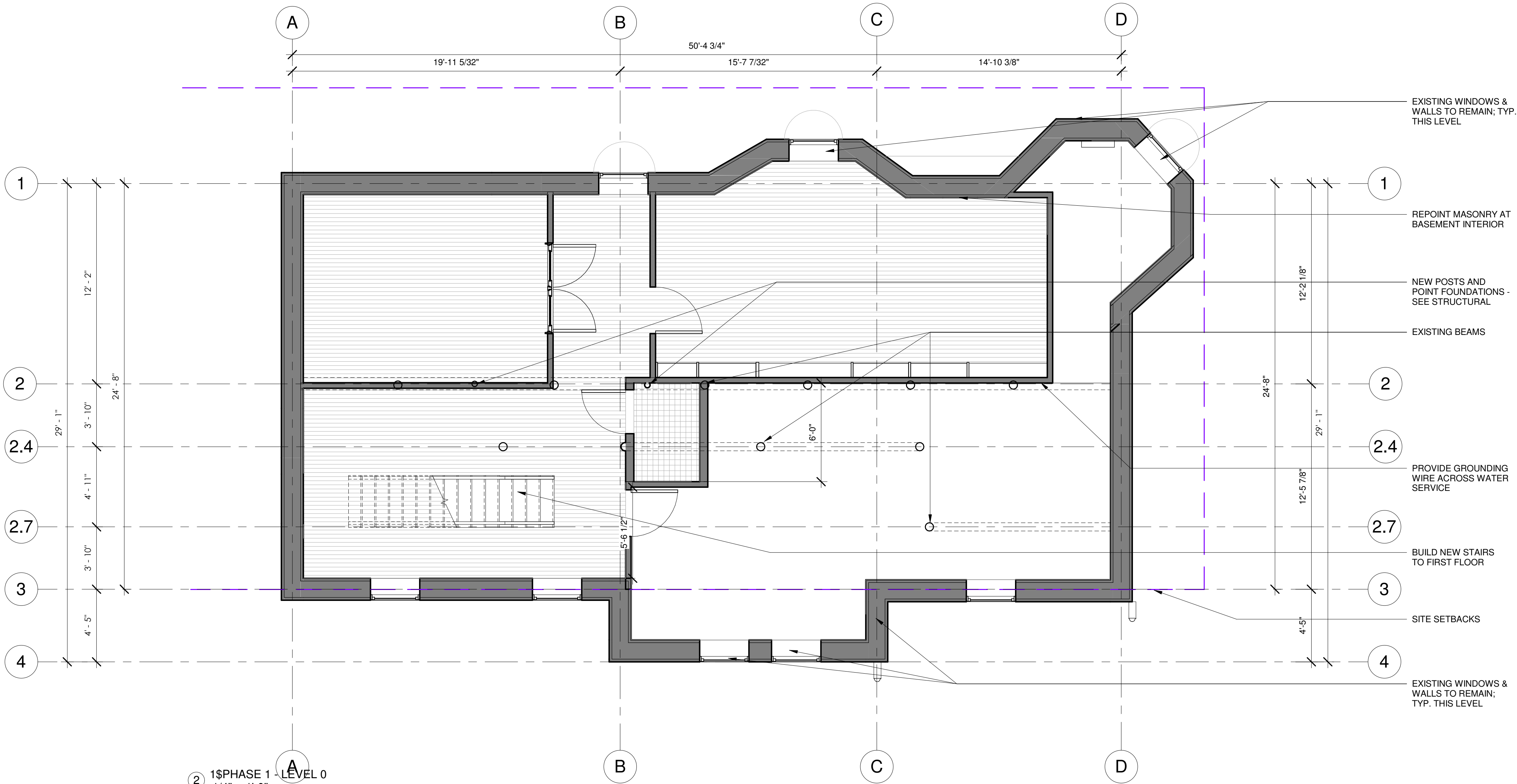
- REMOVE EXISTING STAIRS
- REMOVE EXISTING CHIMNEYS
- ELECTRIC PANELS
- REMOVE AND INFILL EXISTING WINDOWS
- WATER ENTRANCE AT SLAB
- EXISTING GAS METER LOCATION;
RELOCATE PER UTILITY
GUIDELINES

LEVEL 0



3 1\$LEVEL 0 - PHASE 1- AXON

PROPOSED



LEVEL 0

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

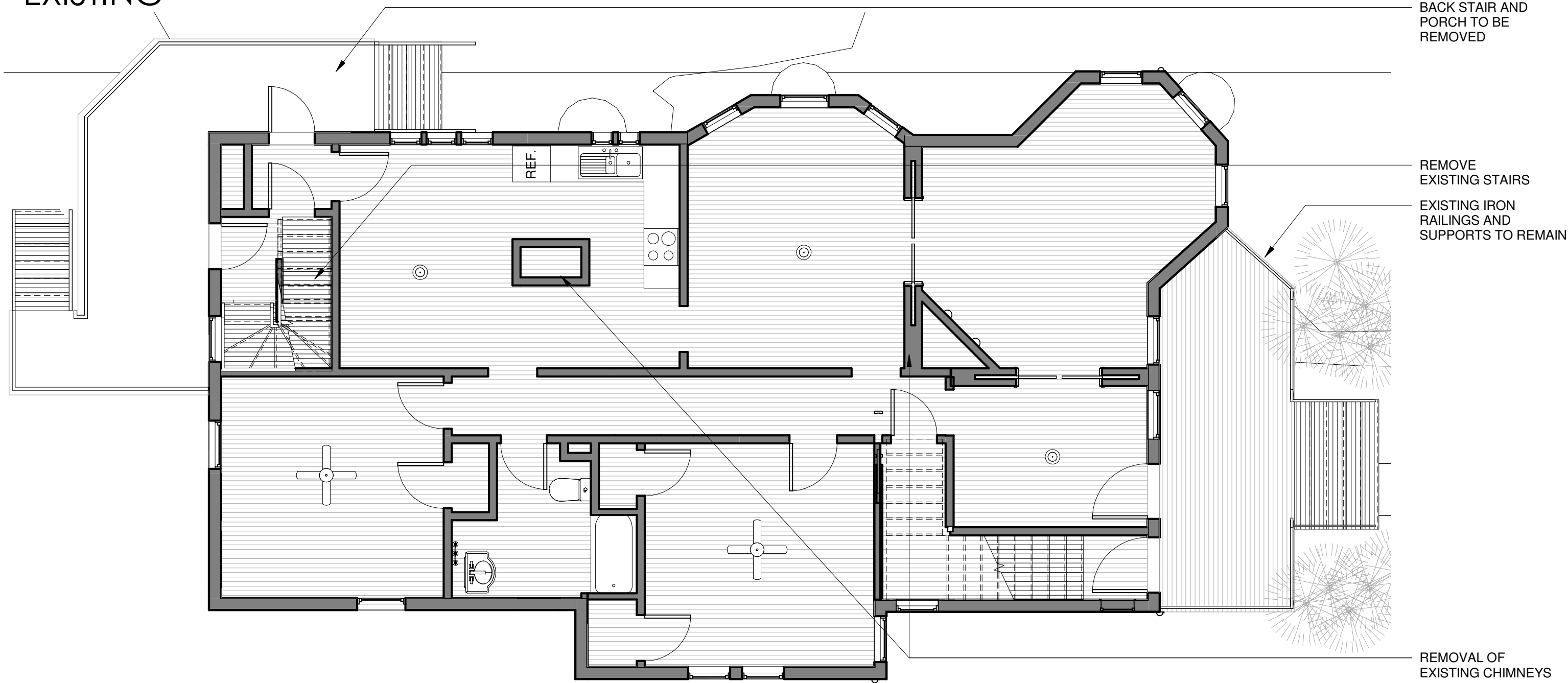
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
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Checked by	Checker

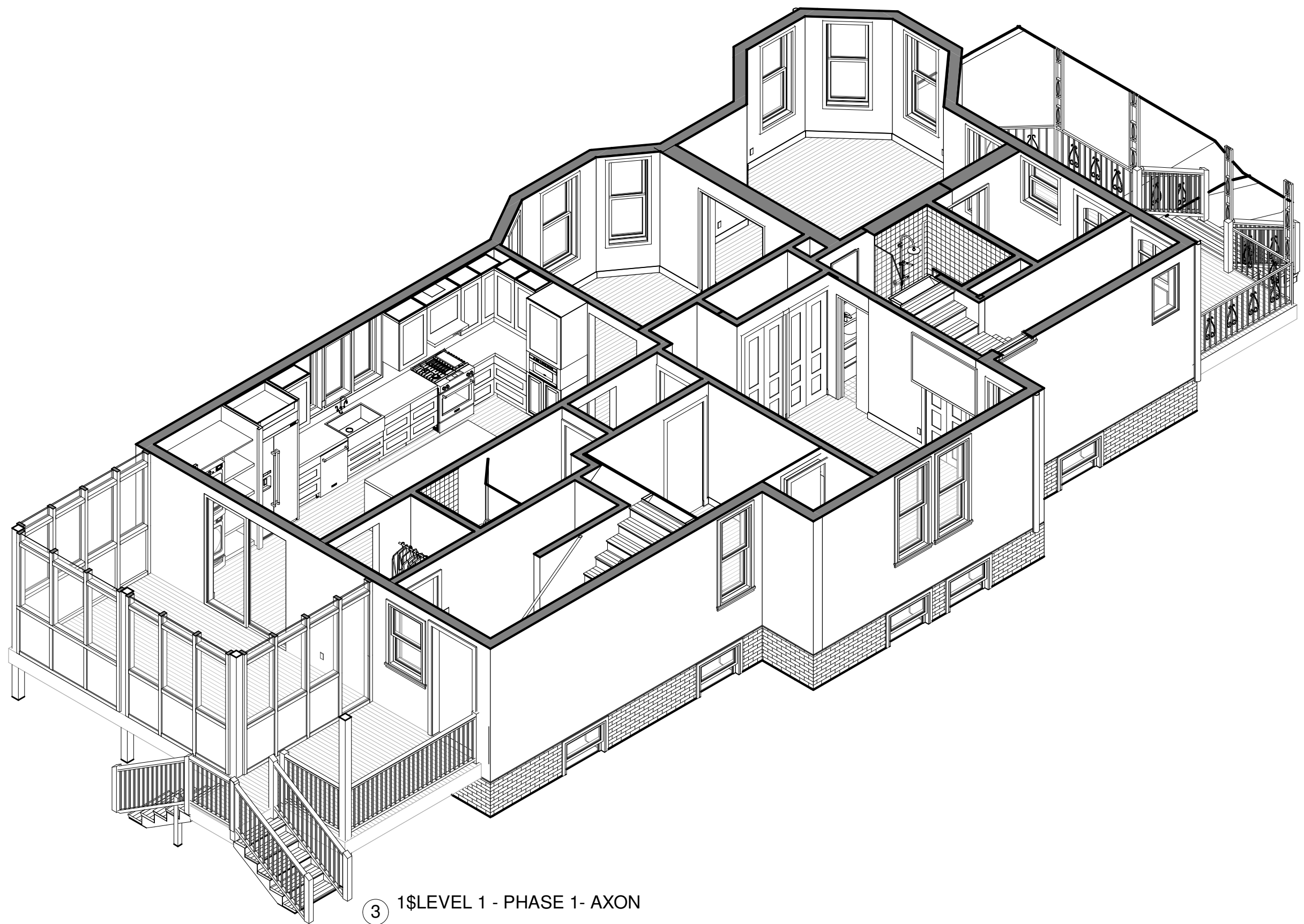
BZA-100

Scale As indicated

EXISTING

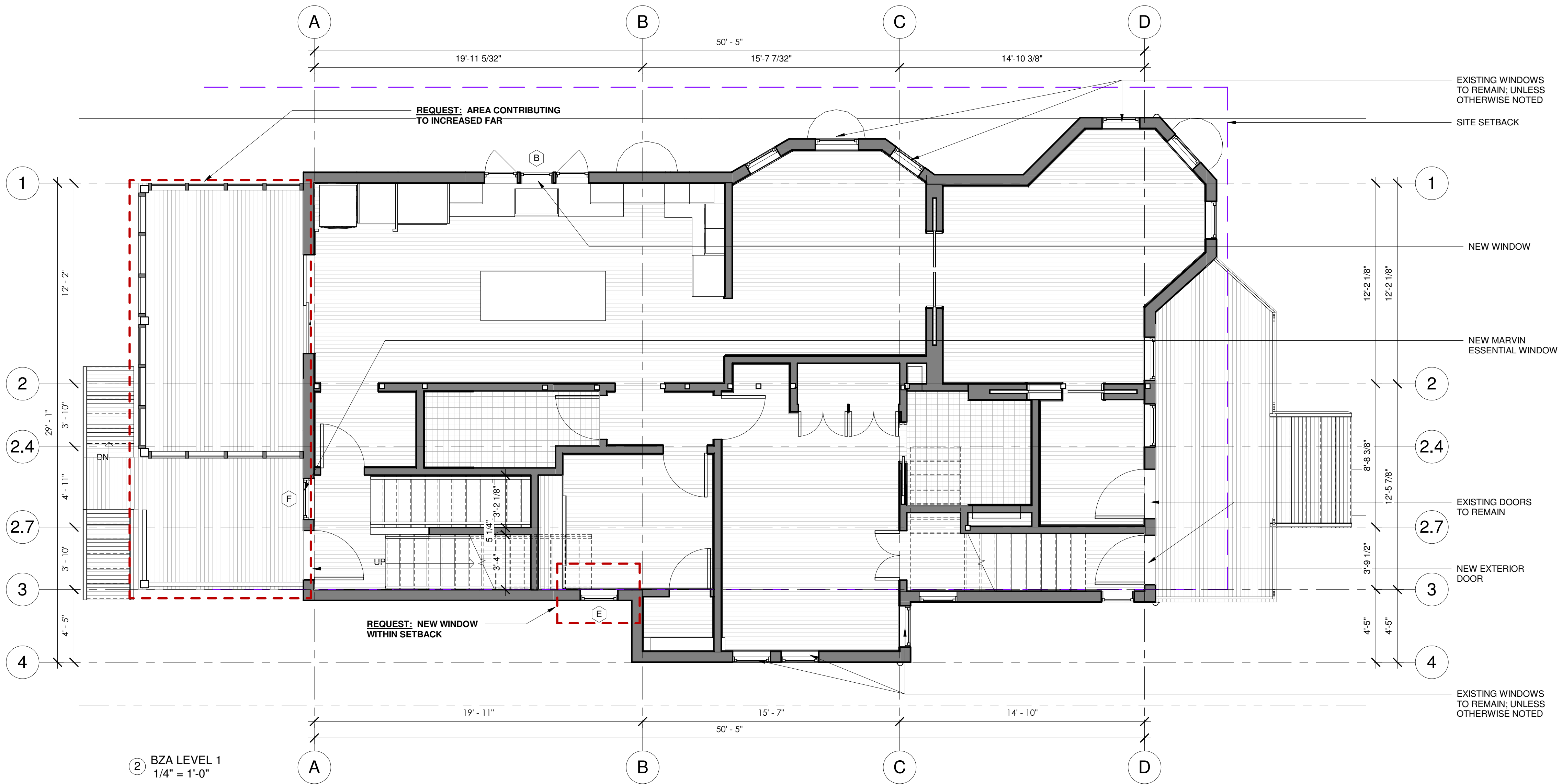


LEVEL 1



1 2\$EXISTING LEVEL 1
3/16" = 1'-0"

PROPOSED



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REGISTRATIONS:

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LEVEL 1

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

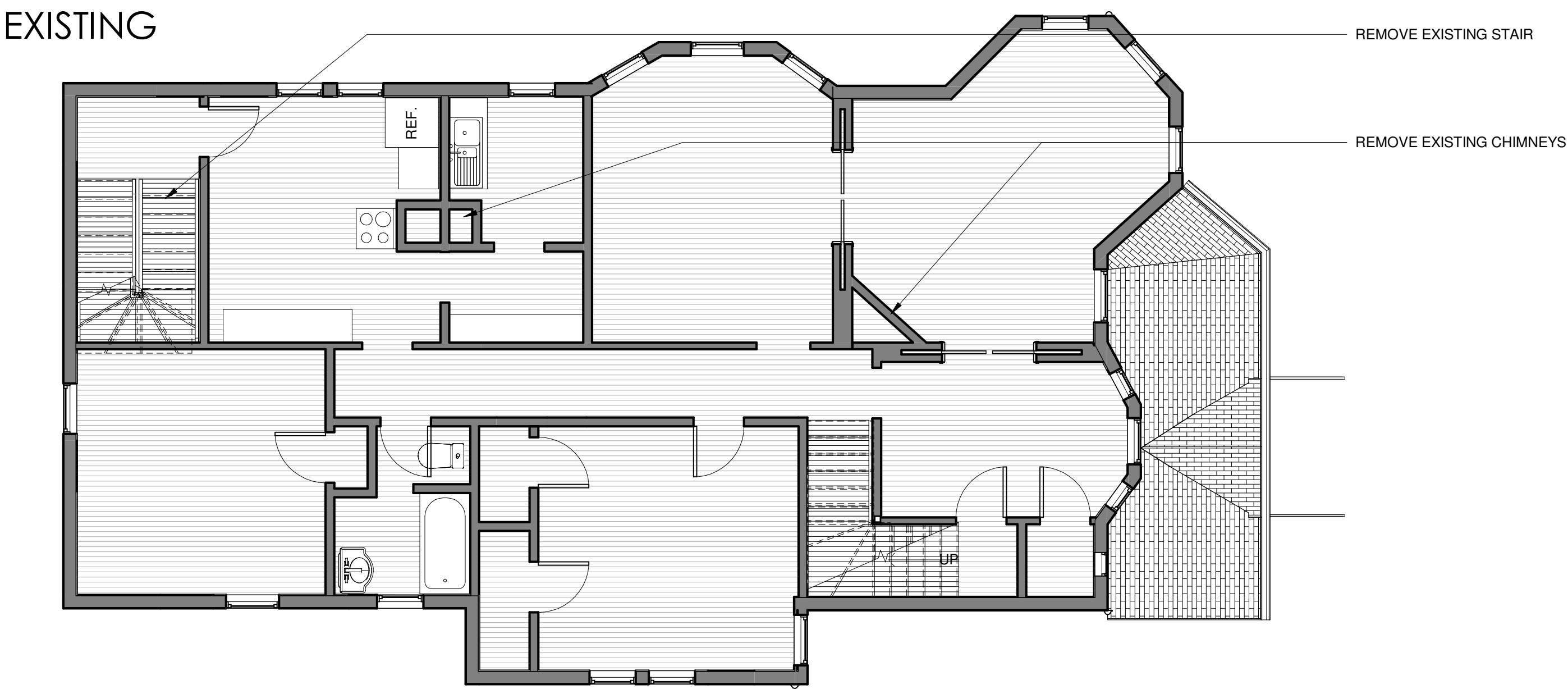
11 - 13 HASKELL ST, CAMBRIDGE

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Drawn by Author
Checked by Checker

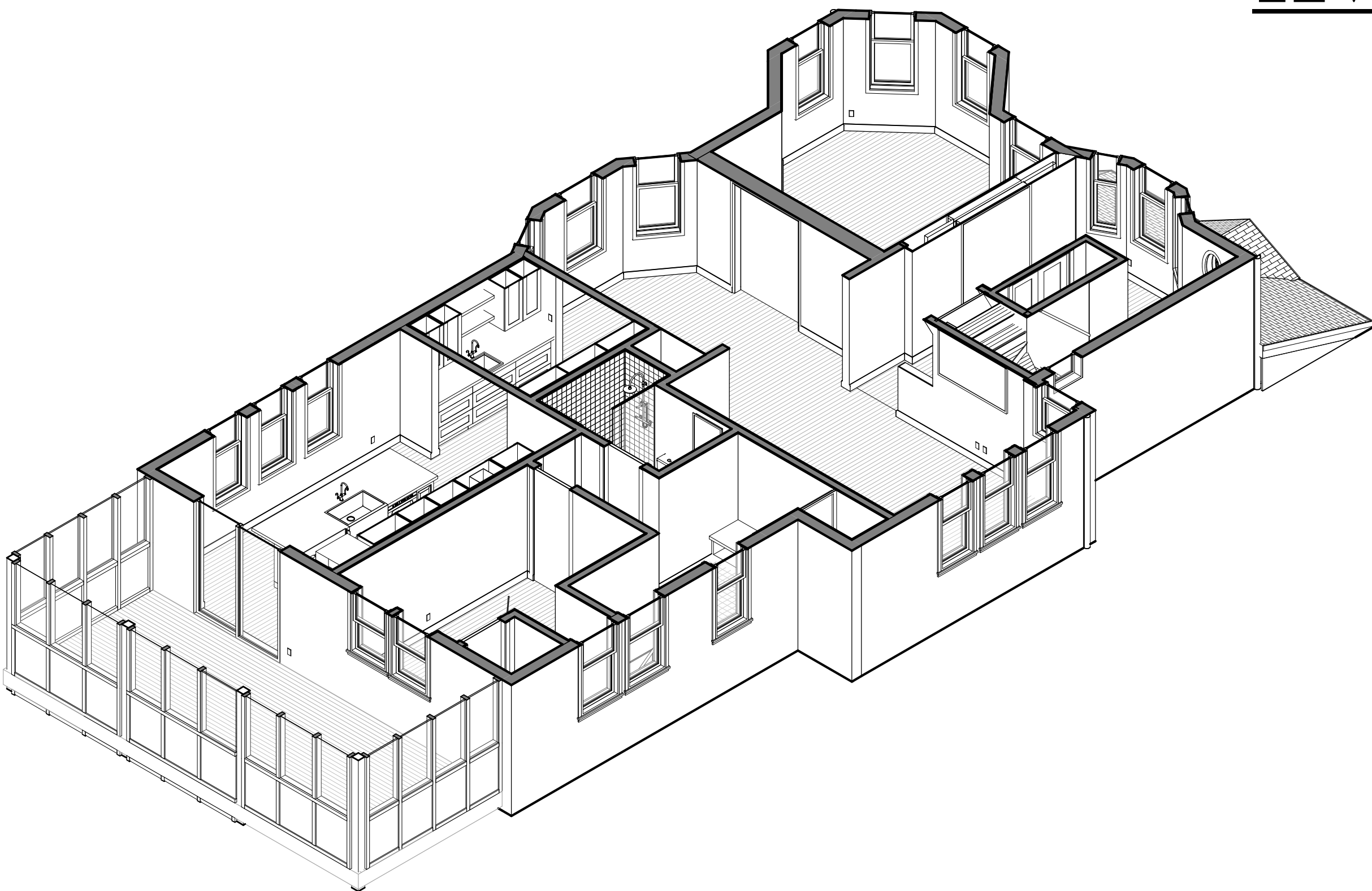
BZA-101

Scale As indicated

EXISTING

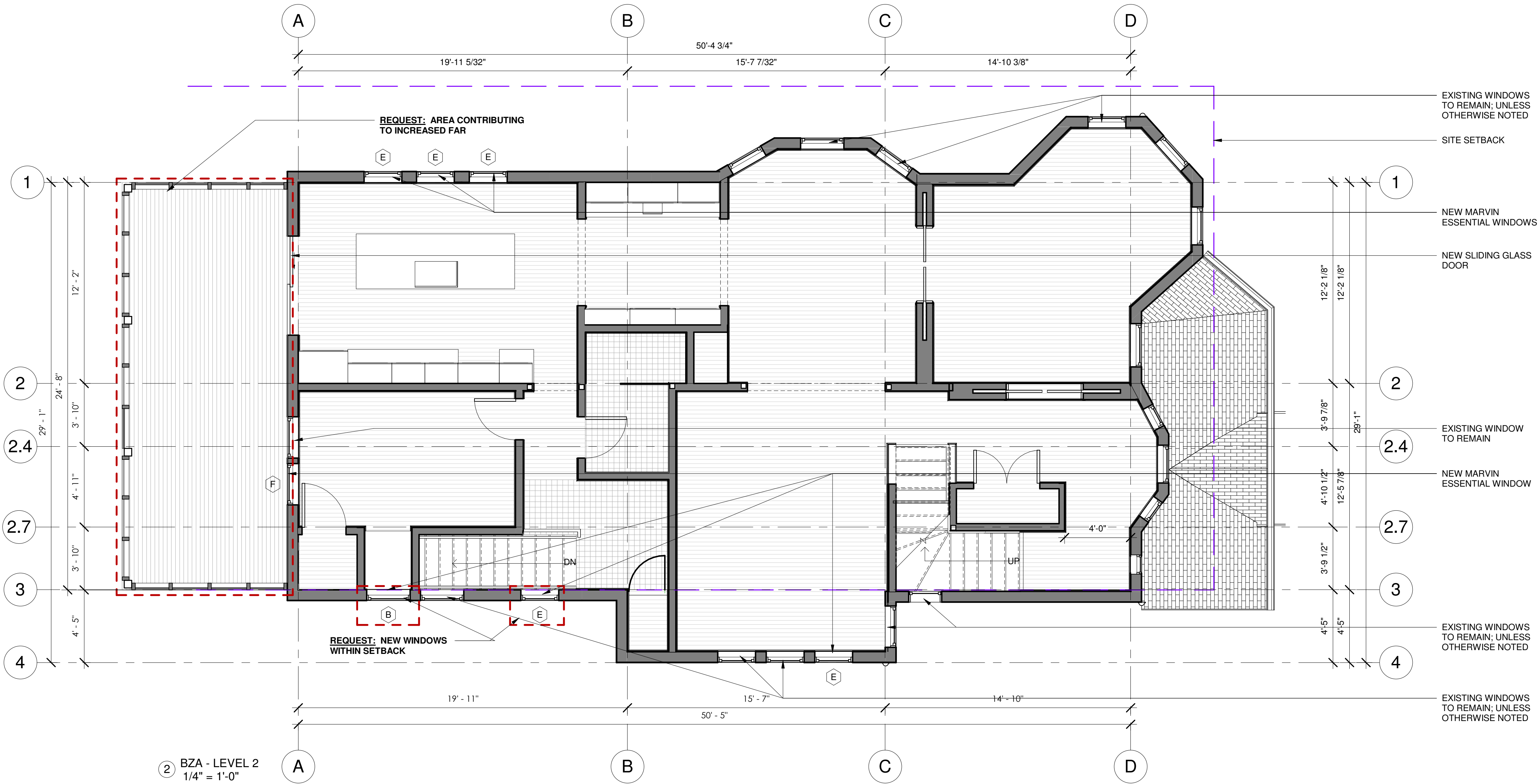


LEVEL 2



3 BZA - LEVEL 2 - AXON

PROPOSED



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(P) 978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

NOT FOR
CONSTRUCTION

LEVEL 2

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

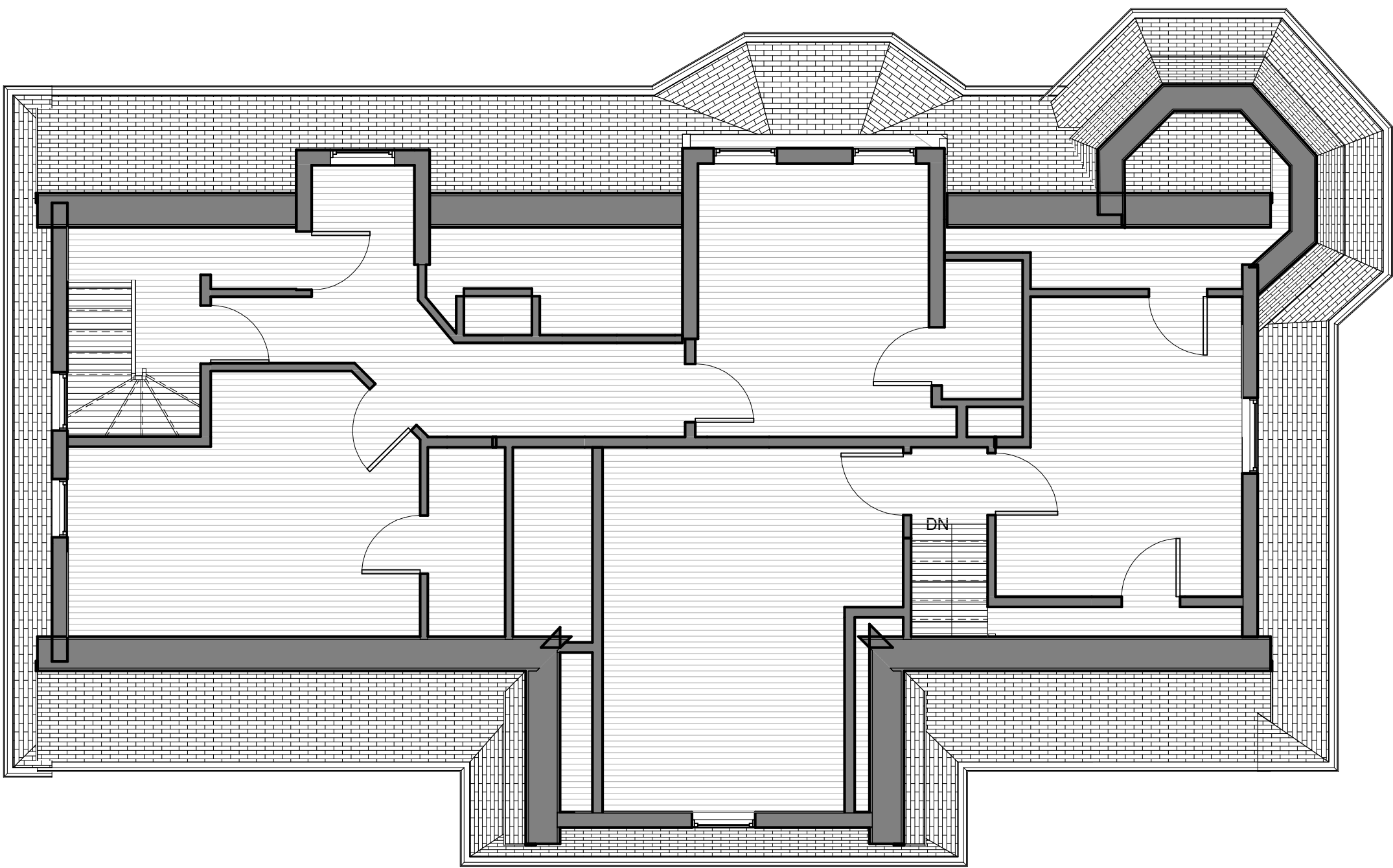
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-102

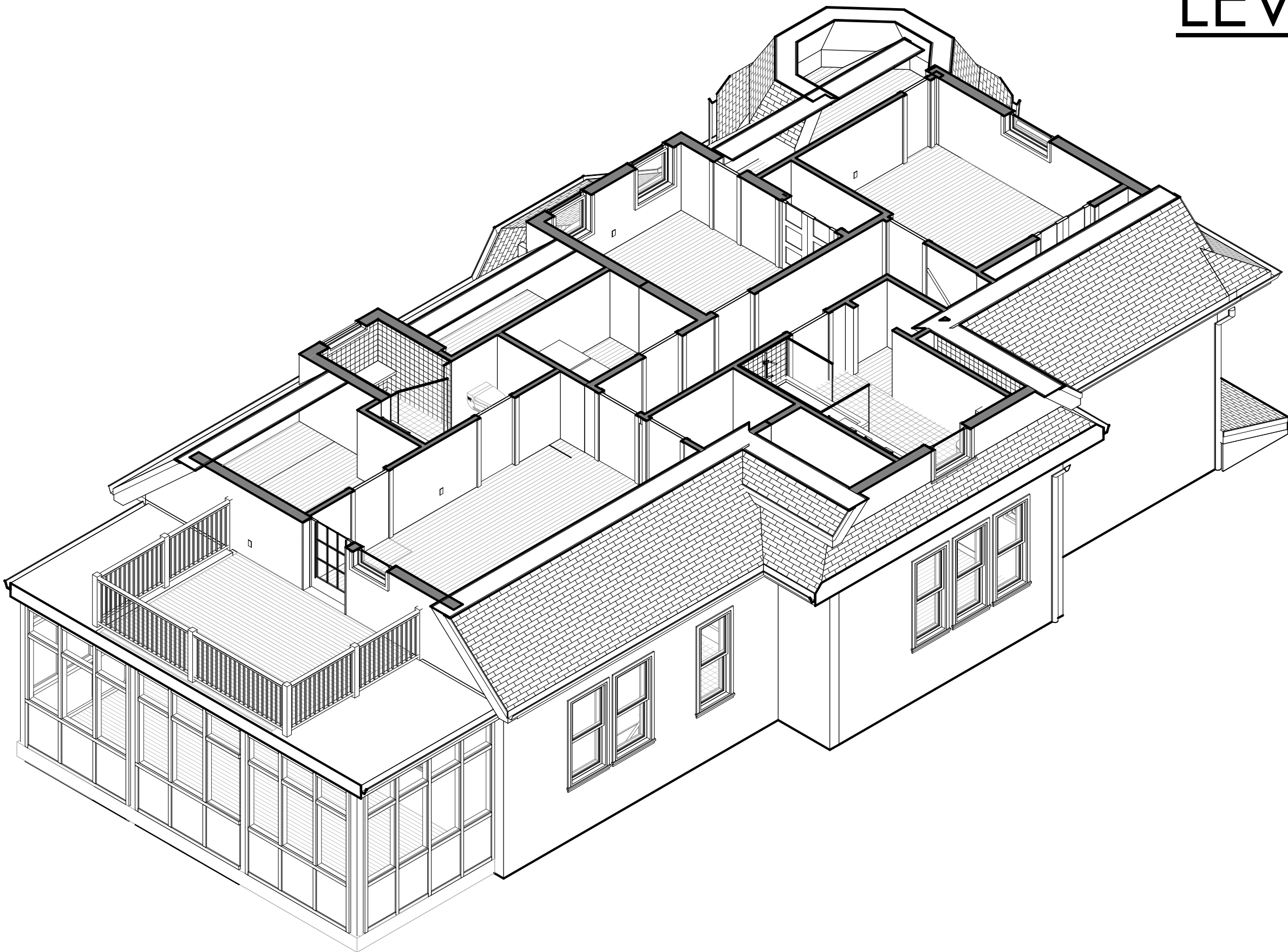
Scale As indicated

EXISTING



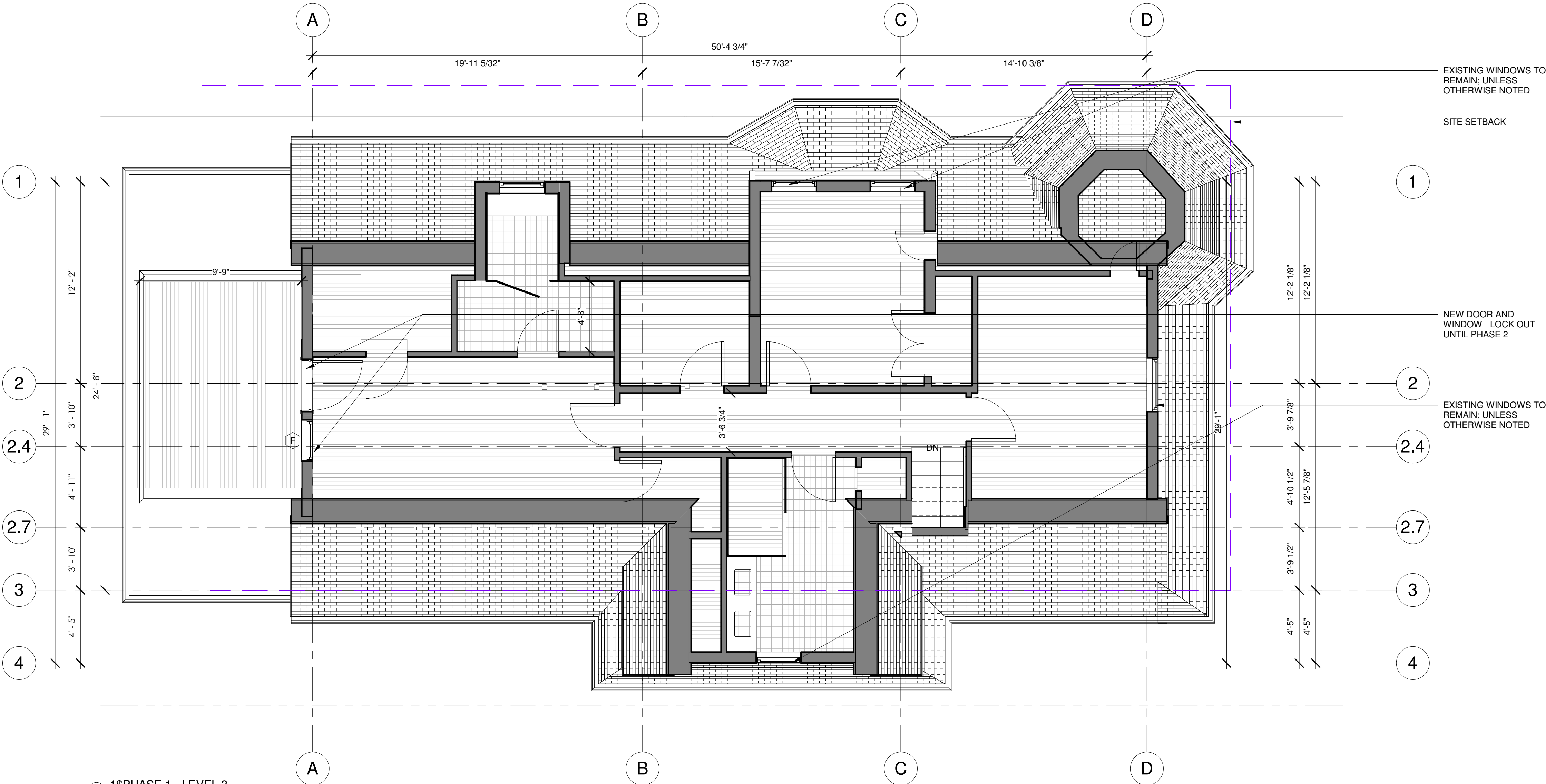
1 \$EXISTING LEVEL 3-
3/16" = 1'-0"

LEVEL 3



3 1\$LEVEL 3 - PHASE 1 - AXON

PROPOSED



2 1\$PHASE 1 - LEVEL 3
1/4" = 1'-0"



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LEVEL 3

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

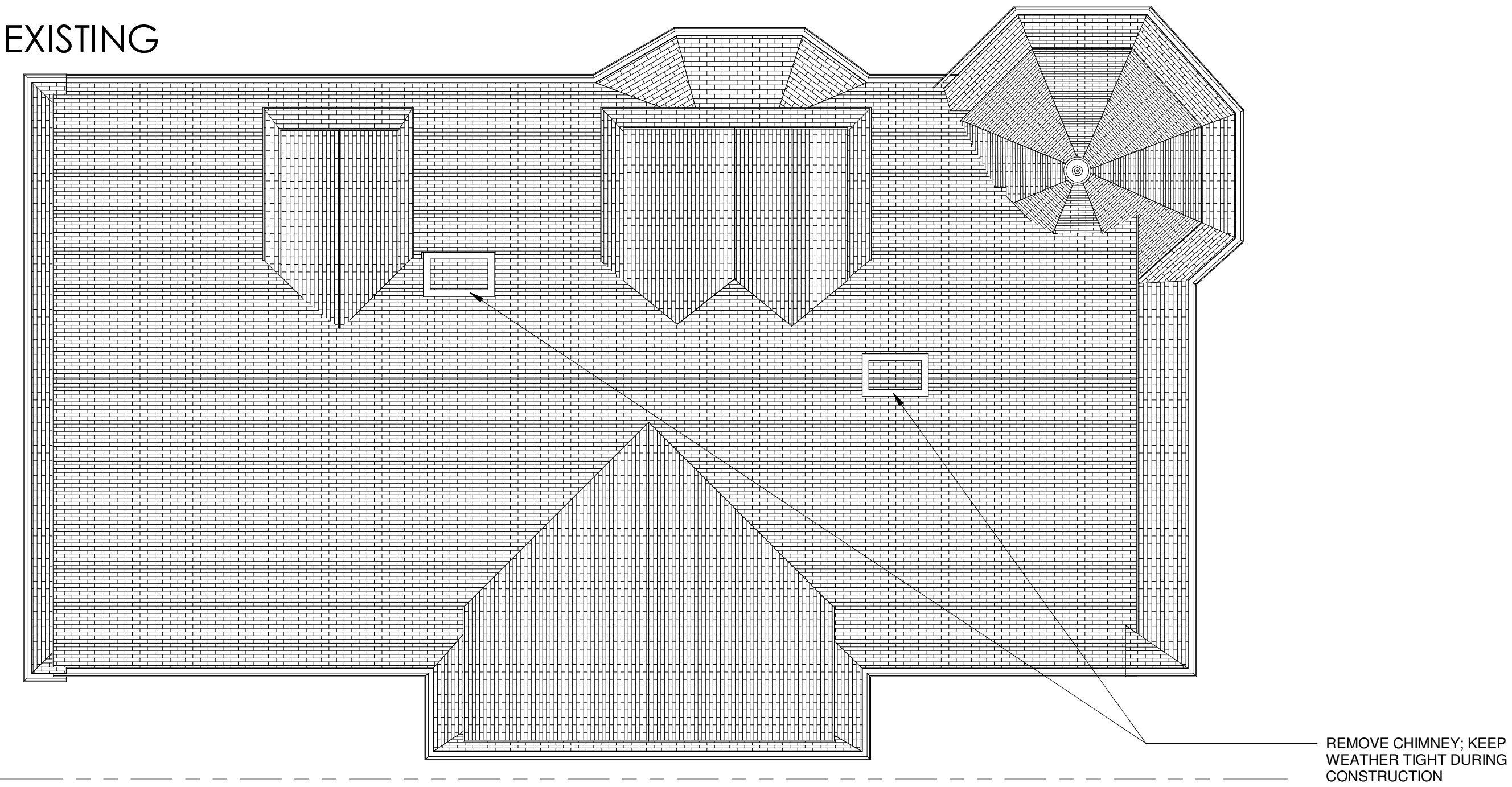
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-103

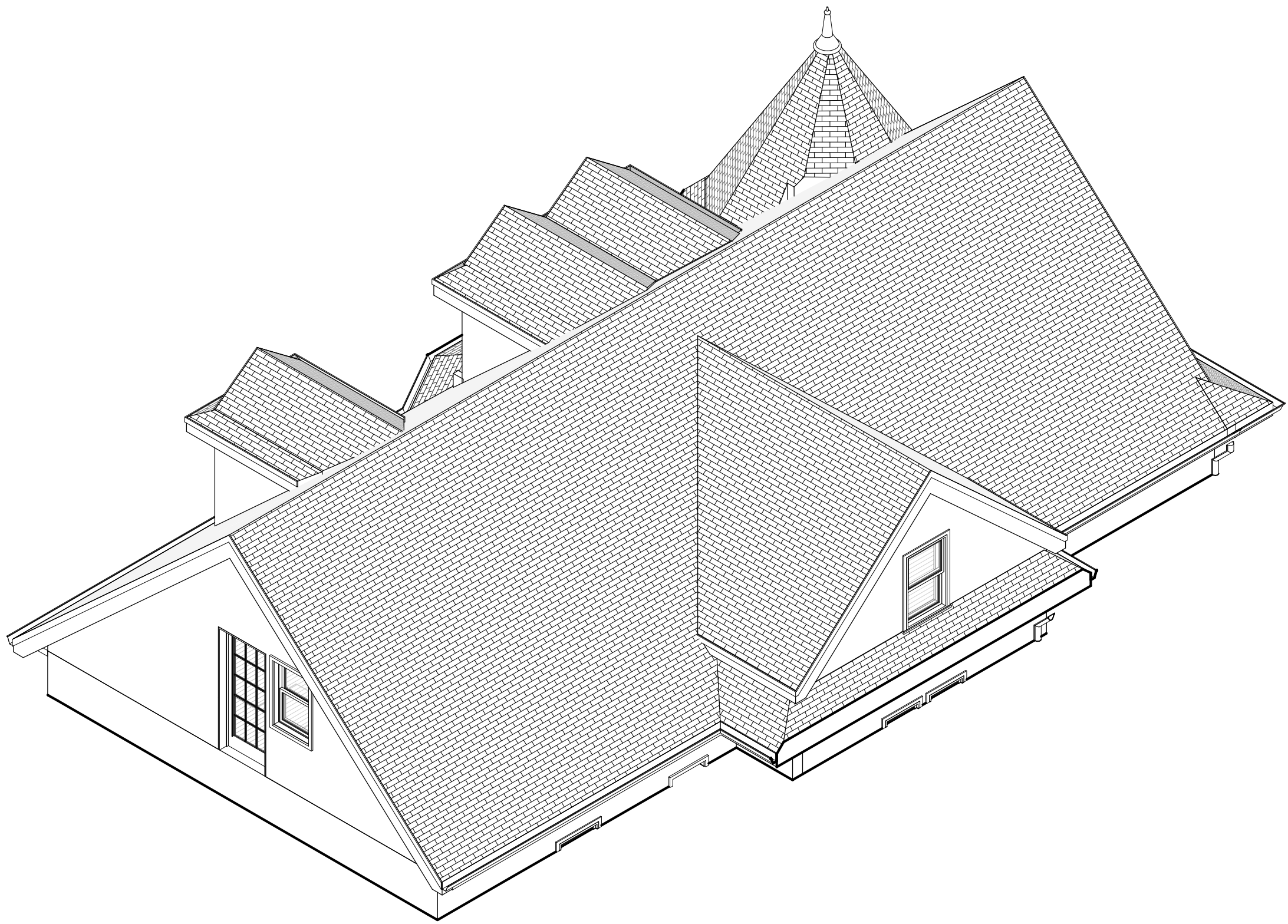
Scale As indicated

EXISTING



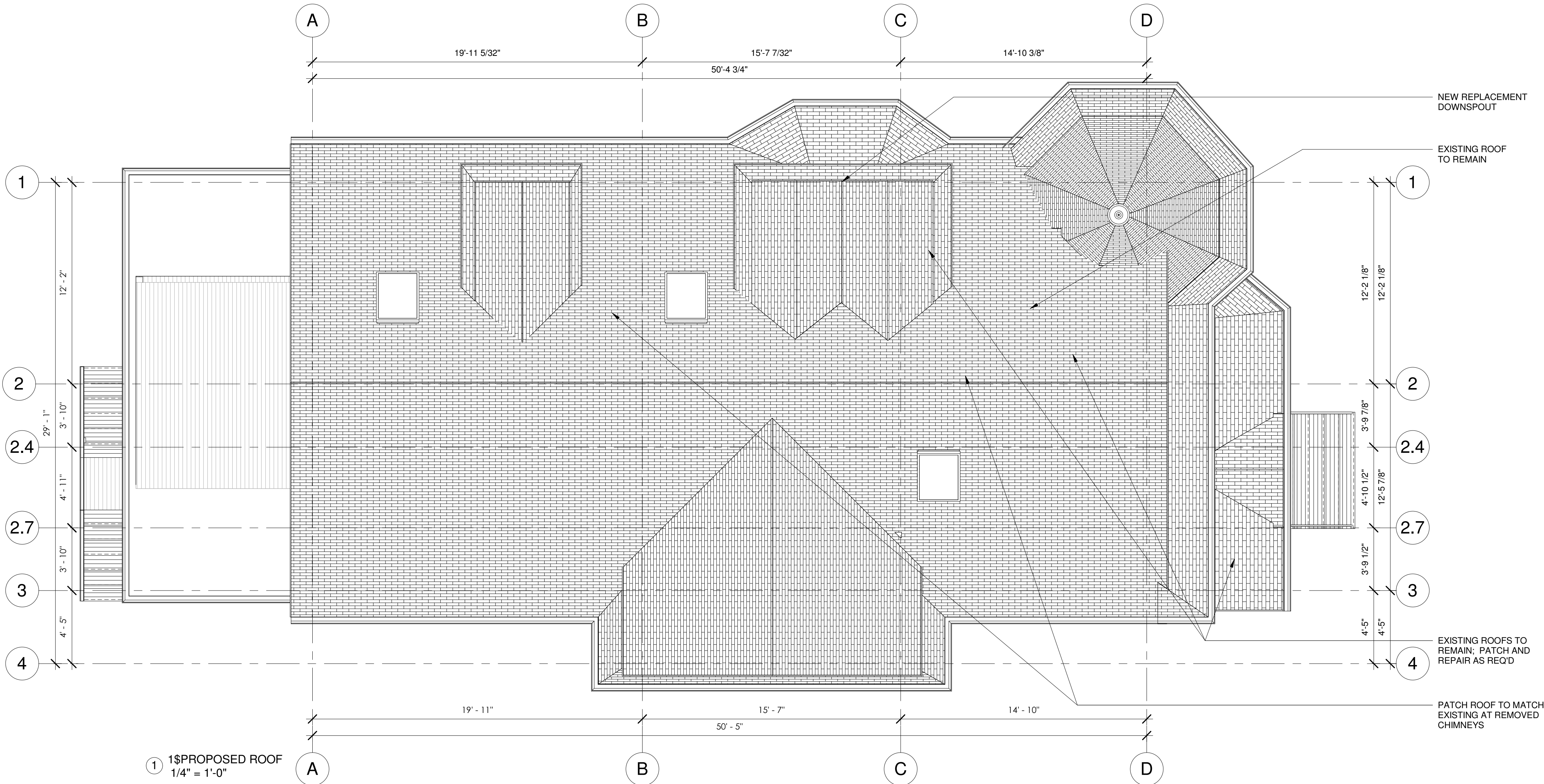
2 1\$EXISTING ROOF
3/16" = 1'-0"

ROOF



3 1\$ROOF PHASE 1 - AXON

PROPOSED



1 1\$PROPOSED ROOF
1/4" = 1'-0"



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REGISTRATIONS:

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CONSTRUCTION

ROOF PLAN

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-115

Scale As indicated

EXISTING



② BZA - EXISTING EAST ELEVATION
1/8" = 1'-0"

EAST ELEVATION



PROPOSED



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



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ELEVATION EAST

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

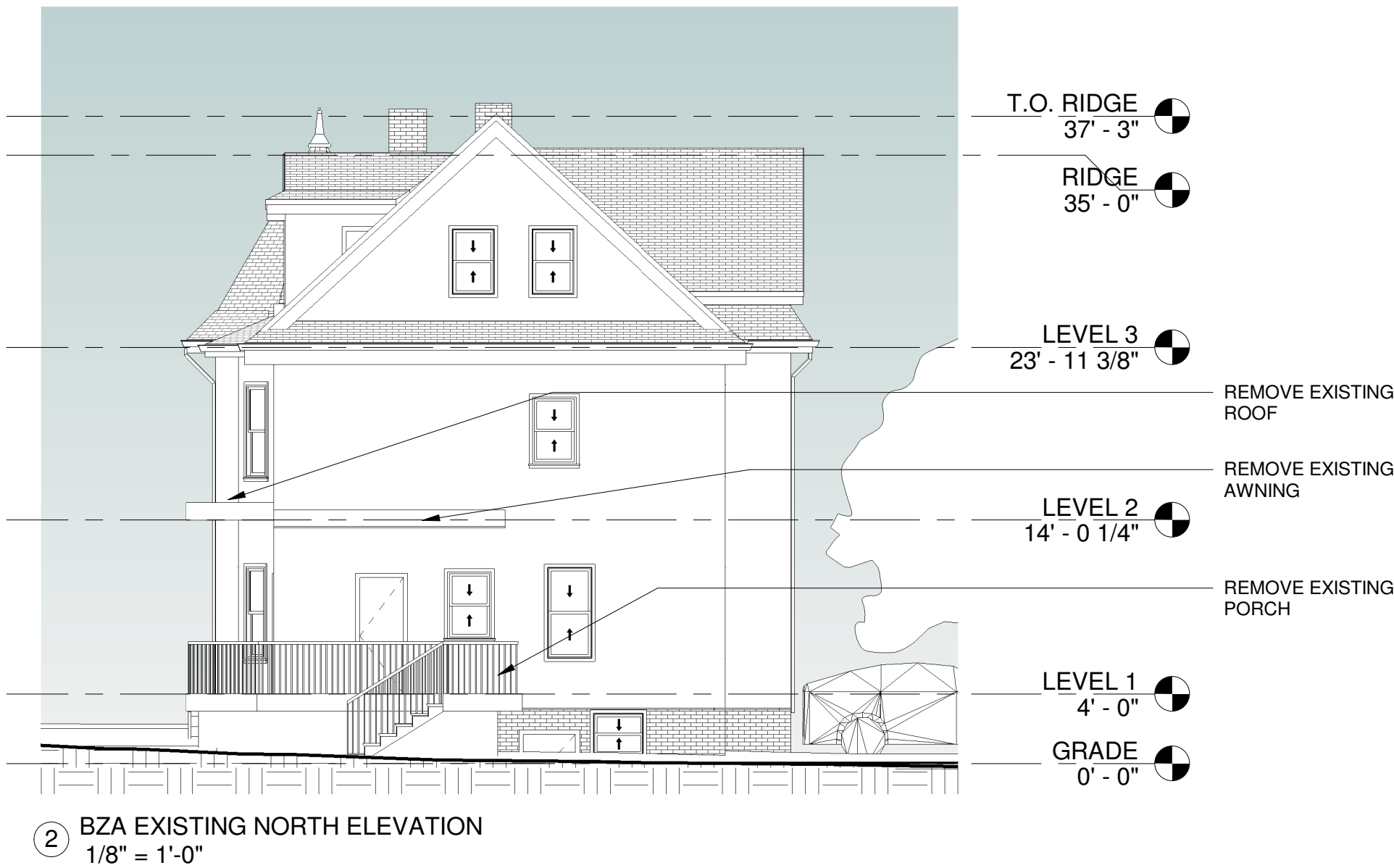
11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-201

Scale As indicated

EXISTING



NORTH ELEVATION

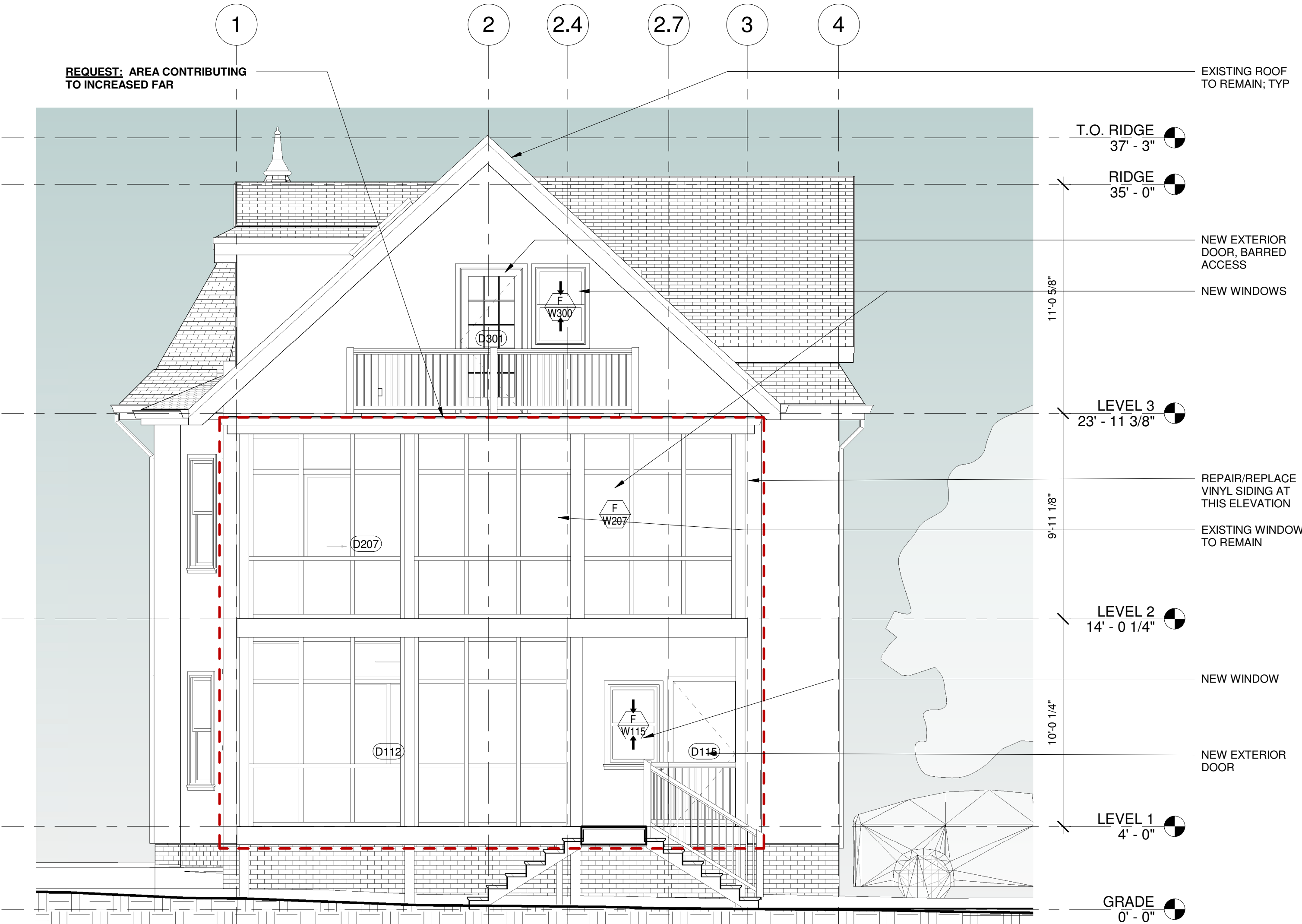


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REGISTRATIONS:

NOT FOR
CONSTRUCTION

PROPOSED



ELEVATION NORTH

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status PHASES ONE & TWO
Project number 2009-011
Date 03/02/2021
Drawn by Author
Checked by Checker

BZA-202

Scale As indicated

EXISTING



2 BZA EXISTING WEST ELEVATION
1/8" = 1'-0"

WEST ELEVATION



PROPOSED



1 2\$PROPOSED WEST ELEVATION
1/4" = 1'-0"



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REGISTRATIONS:

NOT FOR
CONSTRUCTION

ELEVATION WEST

JAMES BURNS & SARAH STEWARD

BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-203

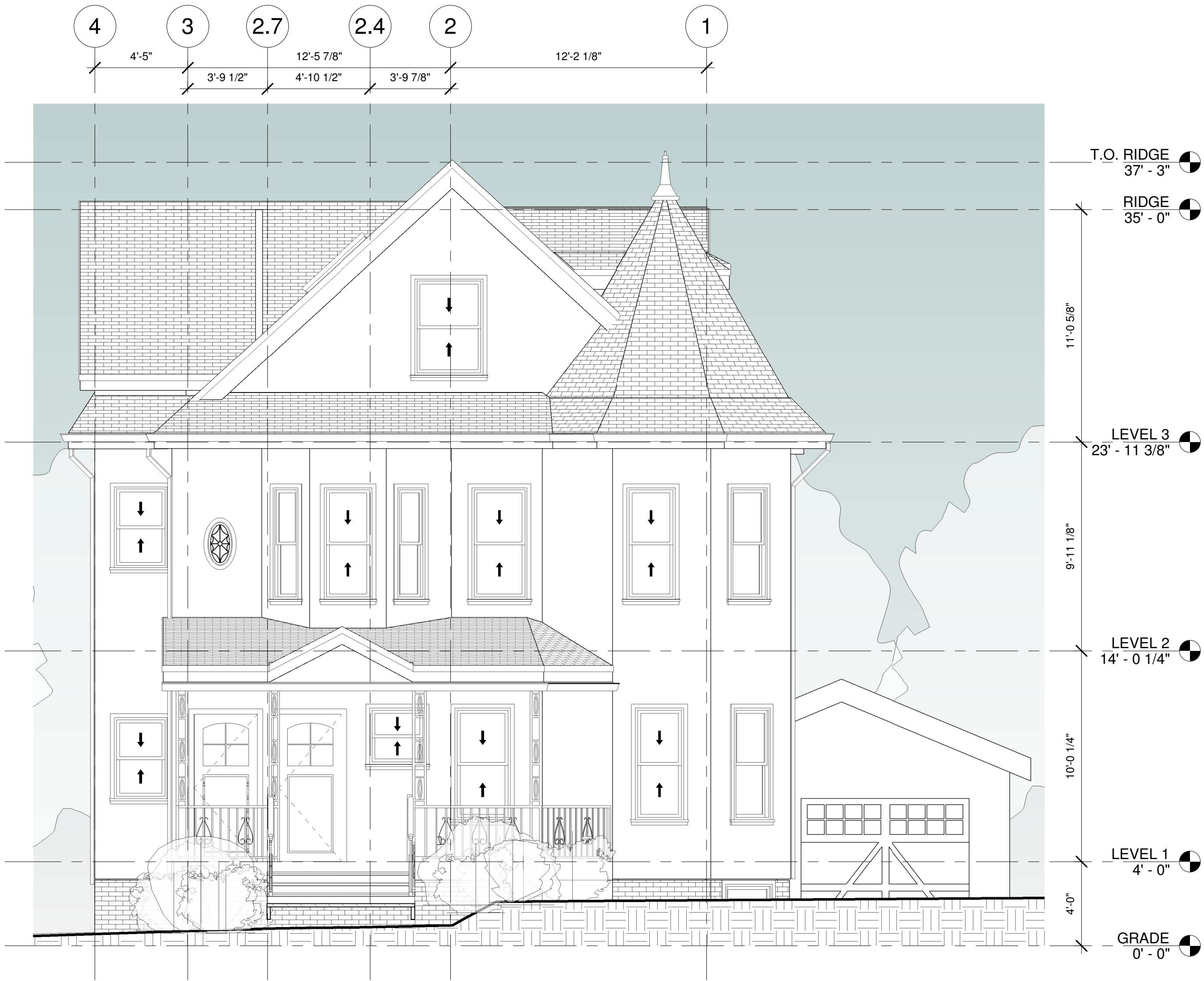
Scale As indicated

EXISTING



② BZA EXISTING SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED



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

SOUTH ELEVATION



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REGISTRATIONS:

NOT FOR
CONSTRUCTION

ELEVATION SOUTH

JAMES BURNS & SARAH STEWARD

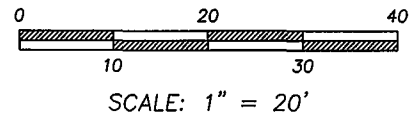
BURNS - STEWARD RESIDENCE

11 - 13 HASKELL ST, CAMBRIDGE

Project Status	PHASES ONE & TWO
Project number	2009-011
Date	03/02/2021
Drawn by	Author
Checked by	Checker

BZA-204

Scale As indicated



CURRENT OWNER: MARY ANNE KENNEY
TITLE REFERENCE: 16969 PG 341
PLAN REFERENCE: 2320/END

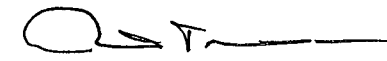
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

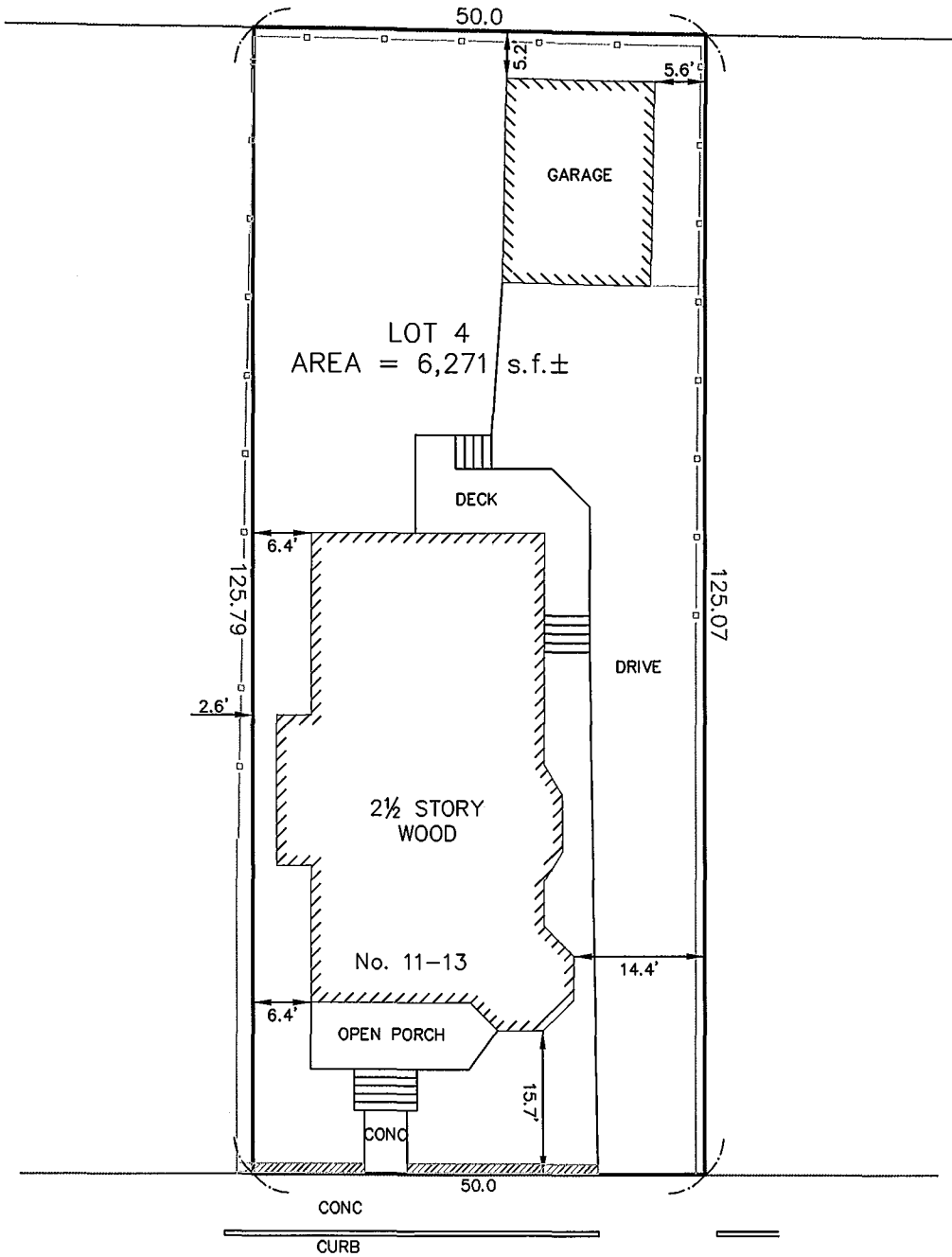
TO: CYRIL HUGHES (CONTRACTOR)

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: JANUARY 28, 2021
DATE OF PLAN: FEBRUARY 1, 2021


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

02/01/2021
DATE:



HASKELL STREET

CERTIFIED PLOT PLAN
11-13 HASKELL STREET
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

PREPARED BY:

ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:
CYRIL HUGHES

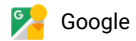
DRAWN	CHECKED	FILE No.
CAV	RJM	21053

14 Haskell St

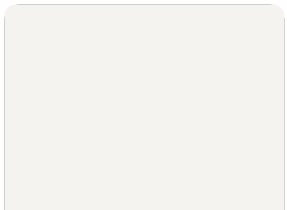


Image capture: Aug 2019 © 2021 Google

Cambridge, Massachusetts



Street View





11-13 Haskell Street

Legend

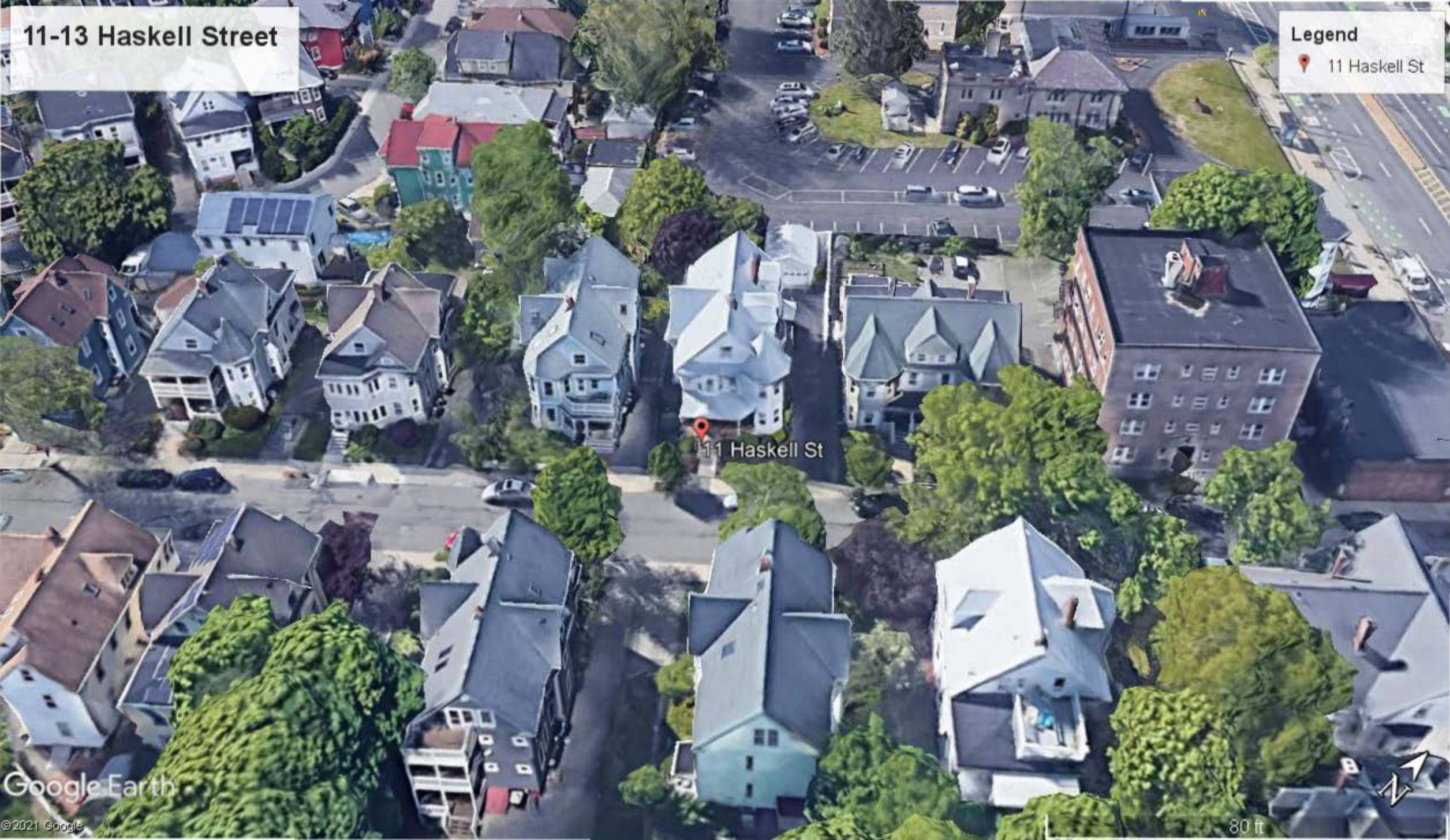
📍 11 Haskell St

11 Haskell St

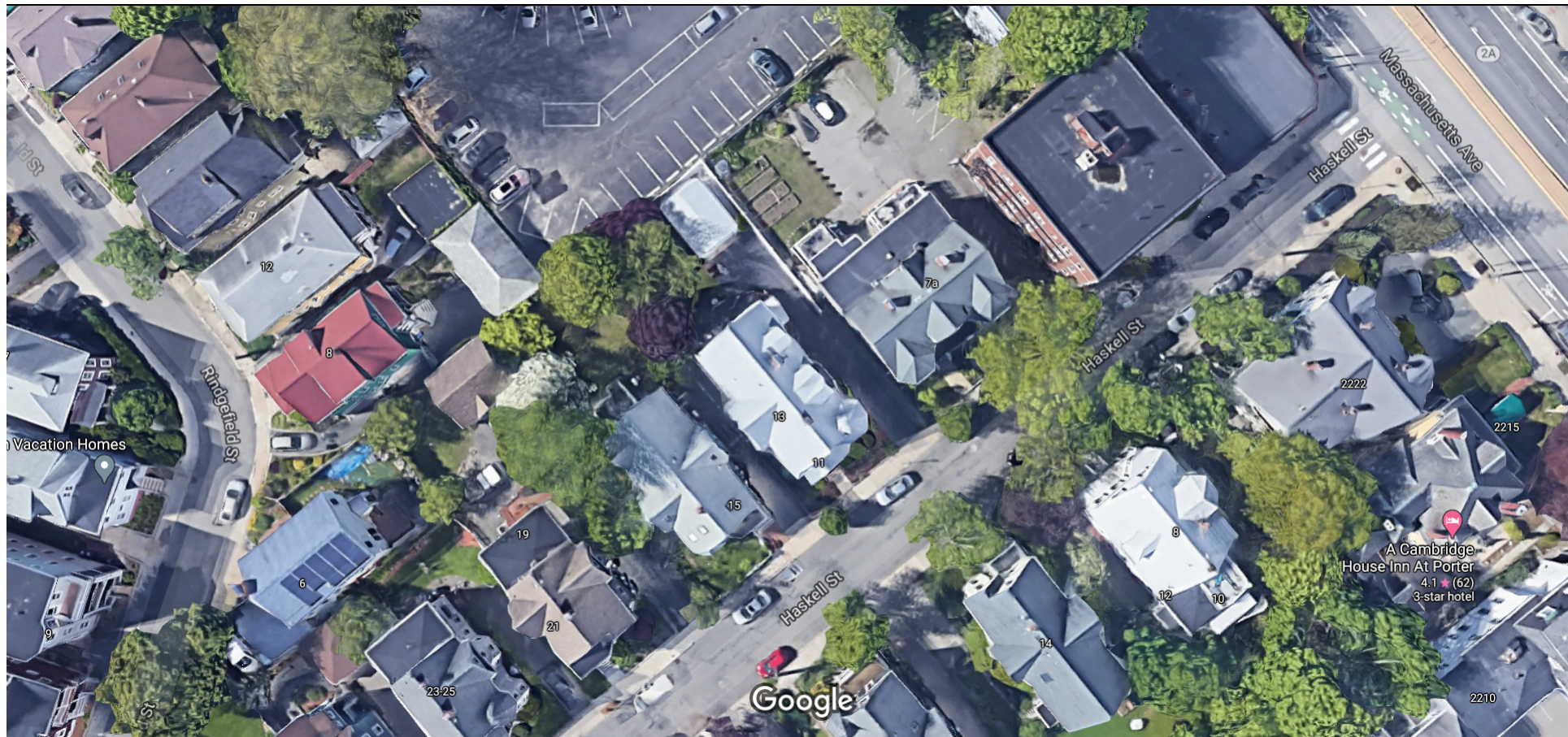
Google Earth

©2021 Google

80 ft



Google Maps 11 Haskell St



Imagery ©2021 Google, Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOE, Map data ©2021 20 ft



Date: 03/02/2021

To Whom It May Concern:

My name is Kolleen Burbank, and I live at
76 Grozier Rd #1, Cambridge, MA 02138.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Kolleen Burns



Date: 2/27/21

To Whom It May Concern:

My name is Sarah Folen, and I live at
25 Grozier Road, Cambridge, MA.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Sarah Folen



March 2, 2021

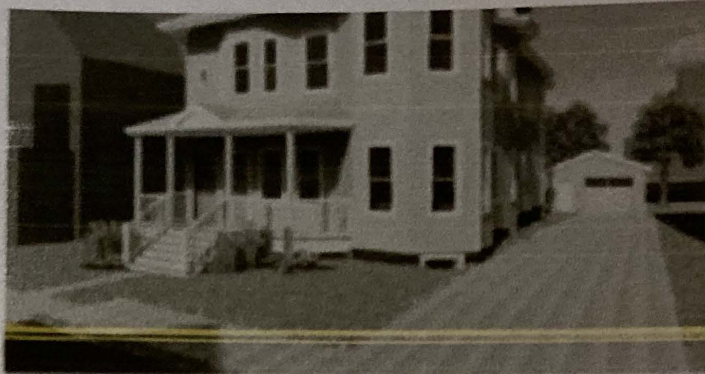
To Whom It May Concern:

My name is George D Langdon, and I live at 999 Memorial Drive here in Cambridge.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

George D Langdon III



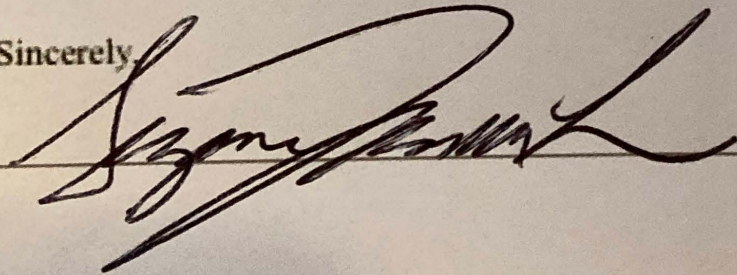
Date: 3/7/2021

To Whom It May Concern:

My name is Suzanne Zmijewski Lim, and I live at
48 Pleasant St, Cambridge, MA 02139

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: February 28, 2021

To Whom It May Concern:

My name is Caitlin O'Brien, and I live at
27 Cameron Avenue Cambridge, MA 02140.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



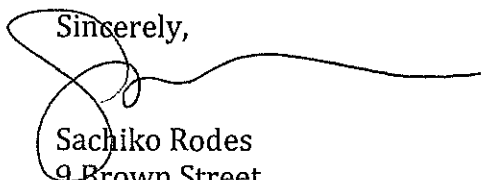
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

March 3, 2021

Dear Board of Zoning Appeal,

Though I am not a direct abutter of 11-13 Haskell Street, I am a Cambridge resident, friend of the family, and frequenter of the neighborhood due to its proximity to Pemberton Farms, and wanted to contribute a letter of support for the variance/special permit application submitted by Sarah Steward, James Burns, Mark Steward and Lavera (Lolly) Kombrink. I understand that they wish to adjust window placement, add back porches, and add solar panels to the roof. These changes will update the home for this multi-generational household while remaining in-keeping with the neighborhood feel. They, and their updated home, will be positive additions to Haskell Street.

Sincerely,



Sachiko Rodes
9 Brown Street
Cambridge, MA 02138



Date: 2 MAR 2021

To Whom It May Concern:

My name is NUNZI SAPUPPO, and I live at
22A BERKELEY STREET, CAMBRIDGE.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Nunzi Sapuppo



Date: March 3, 2021

To Whom It May Concern:

My name is Patti Tao, and I live at
29 Highland Ave.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Patti Tao



Date: 03/04/2021

To Whom It May Concern:

My name is Nhi Tran, and I live at
76 Fairmont Street Apt 2 Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



Date: 3/5/2021

To Whom It May Concern:

My name is JUSTIN WANN, and I live at
76 PARKMONT ST #unit 2, Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Justin Wann

11-13 Haskell St. Petitioner
BLATMAN, BOBROWSKI & HAVERTY, LLC
C/O CHRISTOPHER J. ALPHEN, ESQ.
9 DAMONMILL SQUARE, STE. 4A4
CONCORD, MA 01742

196-44
HOCHMAN, IRA
7 HASKELL ST. UNIT B
CAMBRIDGE, MA 02140

196-44
ONEILL, BRIAN THOMAS
7-9 HASKELL ST., UNIT #7A
CAMBRIDGE, MA 02140

196-44
GODIN JEAN, & NADINE BOURGEOIS
7-9 HASKELL ST# 9B
CAMBRIDGE, MA 02140

196-47
PETERSON, ALAN N. & CATHERINE PETERSON
19 HASKELL ST
CAMBRIDGE, MA 02140

196-45
STEWART SARAH B & JAMES G BURNS MARK R.
STEWART & LAVERNA P ET AL
11-13 HASKELL ST
CAMBRIDGE, MA 02140

196-124
CLOONEY, NORA
5 HASKELL ST. UNIT#6
CAMBRIDGE, MA 02140

196-124
DUVOS, ENRIQUE
C/O LALO DEVELOPMENT LLC
5 CLAREMONT STREET
SOMERVILLE, MA 02144

196-124
CARPENTER, DAVID
P.O. BOX 503
JAFFREY, NH 03452

196-124
BRAY, SUZANNA
5 HASKELL ST UNIT #46
CAMBRIDGE, MA 02140

196-124
WASSERMAN, JEFFREY B. &
ELAINE B. WASSERMAN
630 FLAT TOP MOUNTAIN RD.
FAIRVIEW, NC 28730

196-124
PARK, DEMIAN &
TAE CATHERINE PARK TRUSTEES
5 HASKELL ST., #3
CAMBRIDGE, MA 02138

196-124
CHAUDHARY, HIJAB, T
RUSTEE THE 5 HASKELL ST REALTY TRUST
60 HOLWORTHY ST
CAMBRIDGE, MA 02138

196-124
BROWN, AMANDA, GAYLE DAVIS &
WILLIAM PAUL DAVIS
5 HASKELL ST., #32
CAMBRIDGE, MA 02140

196-124
GUILLAUME, SOPHIE M.
C/O CHARLIE BALL CENTURY 21 COMMONWEAL
205 HOLLAND STREET
SOMERVILLE, MA 02144

196-124
DAGAN, KEREN & AYELET PRAVDA
82 WOBURN ST
LEXINGTON, MA 02420

196-163
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

196-124
BITOPOULOS, WILLIAM A.
5 HASKELL ST. UNIT#1
CAMBRIDGE, MA 02139

196-124
LOSSNITZER, DAN VON
5 HASKELL ST., UNIT #4
CAMBRIDGE, MA 02140

196-124
CARBONE, BRIAN A. & KATHERINE L. CARBONE
TRUSTEE OF THE CARBONE FAMILY REVOC TRST
C/O BRIAN CARBONE
99 HIGH STREET
ANDOVER, MA 01810

196-124
DELACY, RICHARD S.
5 HASKELL ST
CAMBRIDGE, MA 02140

196-164
ROMAN CATHOLIC ARCHBISHOP OF BOSTON
CORPORATION SOLE
2254 MASS AVE
CAMBRIDGE, MA 02140

196-46
BEER, KATHERINE
17 HASKELL STREET UNIT #1
CAMBRIDGE, MA 02140

196-91
FEMAN, SIU PIN CHIN & JOHN WELLING WARE
12 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-92
SMITH-FAWZI, MARY C. & WAFIAE W. FAWZI
8 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-109
LIU, HONG
2210 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

196-124
MASSACHUSETTS PROPERTY LLC
630 TOP MOUNTAIN RD
FAIRVIEW, NC 28730

196-124
RENNER, JACLYN
5 HASKELL ST., #21
CAMBRIDGE, MA 02140

196-124
BORROWS, RICHARD V.
5 HASKELL STREET, UNIT #25
CAMBRIDGE, MA 02140

196-124
NING, XIANGPENG & BING XU
5 HASKELL STREET #31
CAMBRIDGE, MA 02140

11-13 Haskell St.

196-124
SULLIVAN, EMILY A.
82 OLD RIVER PLACE
DEDHAM, MA 02026

196-124
SHIN, MICHAEL & JULIA KIM
21 MILK ST. SUITE 6
BOSTON, MA 02109

196-124
KAWASHIMA, TERUKO &
ALEXANDER DESFORGES
5 HASKELL ST #45
CAMBRIDGE, MA 02140

198-24
CHAN, CHRISTOPHER T. & ANNE MOCK CHAN
18 HASKELL ST.
CAMBRIDGE, MA 02140-1835

196-124
BOURASSA, ERIC F., TONYA S. BOURASSA
61 SUNSET RD
ARLINGTON, MA 02474

196-124
MILLER, JEFFREY M. & CHRISTINE A. RILEY
TRUSTEE OF THE 5 HASKELL ST #24 REALTY TRT
114 ANAWAN AVE
WEST ROXBURY, MA 02132

196-46
PINGITORE, LOUIS H. CLAUDIA ELISA CONVERS
15-17 HASKELL ST UNIT 2
CAMBRIDGE, MA 02140

196-89
BYERLY, PETER C. LAUREL A. BYERLY
20 RINDGEFIELD ST
CAMBRIDGE, MA 02140

196-44
COLTON, KATHERINE H.
7-9 HASKELL ST., UNIT #9A
CAMBRIDGE, MA 02140

198-25
HANNA, BRIDGET JESSE COLMAN-MCGILL
12 HASKELL ST
CAMBRIDGE, MA 02140

198-26
DAVENPORT, E. JANE,
TRS THE DAVENPORT PROPERTY TRUST
10 HASKELL ST
CAMBRIDGE, MA 02140

196-124
MURPHY LAURA SNELL & STEPHEN JOHN
326 CHARTIER HILL RD
WOODBURY, VT 05681

196-124
AMACHER-JOHNSON, FRANZISKA
5 HASKELL S T UNIT 36
CAMBRIDGE, MA 02140

196-90
PENRICE, DANIEL J. & DEBORAH A. FAVREAU
16 RINDGEFIELD ST
CAMBRIDGE, MA 02140



Date: 3/13/21

~~To Whom It May Concern:~~

My name is Elizabeth Anderson, and I live at
233 Lakeview Ave. Cambridge, MA 02138

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Elizabeth Anderson



Date: 03/02/2021

To Whom It May Concern:

My name is Kolleen Burbank, and I live at
76 Grozier Rd #1, Cambridge, MA 02138.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,
Kolleen Burbank



Date: 2/27/21

To Whom It May Concern:

My name is Sarah Folen, and I live at
25 Grozier Road, Cambridge, MA.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Sarah Folen

SERENA WILKIE GIFFORD
15 Coolidge Hill Road Cambridge MA 02138
serenagifford@gmail.com

March 11, 2021

To Whom It May Concern:

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Serena

Serena Wilkie Gifford



March 2, 2021

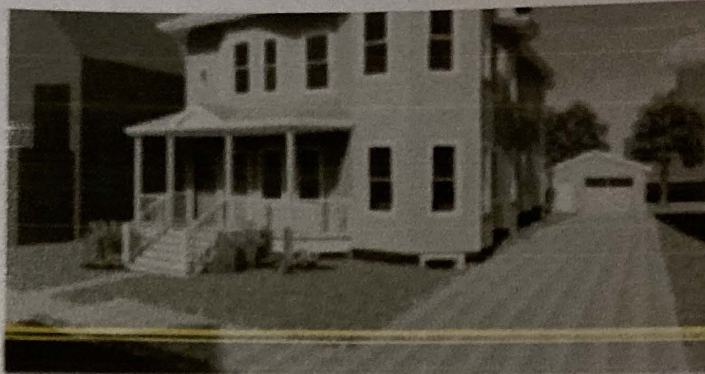
To Whom It May Concern:

My name is George D Langdon, and I live at 999 Memorial Drive here in Cambridge.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

George D Langdon III



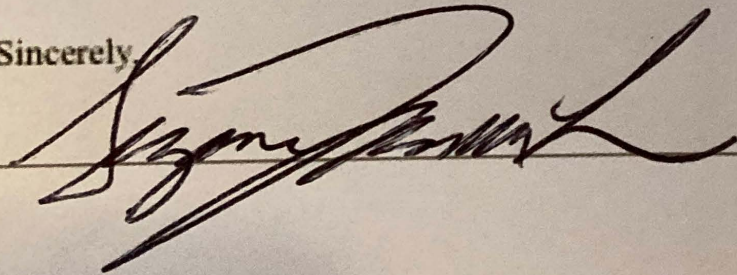
Date: 3/7/2021

To Whom It May Concern:

My name is Suzanne Zmijewski Lim, and I live at
48 Pleasant St, Cambridge, MA 02139

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: March 12, 2021

To Whom It May Concern:

My name is Karen M. McManus, and I live at
120 Otis Street, Cambridge, MA 02141.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

KM McManus



Date: 3/9/21

To Whom It May Concern:

My name is Father Joe MacLarty, and I live at
2254 Mass. Ave.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

[Signature]



Date: 3/14/21

To Whom It May Concern:

My name is Jane Davenport, and I live at
10 Haskell Street Cambridge Ma

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Jane Davenport



Date: 3/10/2021

To Whom It May Concern:

My name is Mary C. Smith Fawzi, and I live at
8 Rindgefield St Cambridge MA 02140.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Mary C. Smith Fawzi



Date: 3/20/21

To Whom It May Concern:

My name is Jean Godin, NADINE BOURGEOIS, and I live at
9, Haskell St Unit B, Cambridge MA.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Jean Godin Nadine Bourgeois



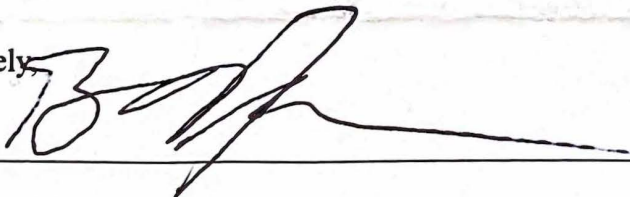
Date: 3/14/21

To Whom It May Concern:

My name is Brian O'Neill, and I live at
7A Haskell St, 02140.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,





Date: February 28, 2021

To Whom It May Concern:

My name is Caitlin O'Brien, and I live at
27 Cameron Avenue Cambridge, MA 02140.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



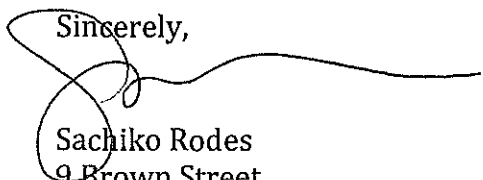
Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

March 3, 2021

Dear Board of Zoning Appeal,

Though I am not a direct abutter of 11-13 Haskell Street, I am a Cambridge resident, friend of the family, and frequenter of the neighborhood due to its proximity to Pemberton Farms, and wanted to contribute a letter of support for the variance/special permit application submitted by Sarah Steward, James Burns, Mark Steward and Lavera (Lolly) Kombrink. I understand that they wish to adjust window placement, add back porches, and add solar panels to the roof. These changes will update the home for this multi-generational household while remaining in-keeping with the neighborhood feel. They, and their updated home, will be positive additions to Haskell Street.

Sincerely,



Sachiko Rodes
9 Brown Street
Cambridge, MA 02138



Date: 2 MAR 2021

To Whom It May Concern:

My name is NUNZI SAPUPPO, and I live at
22A BERKELEY STREET, CAMBRIDGE.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Nunzi Sapuppo



Date: March 3, 2021

To Whom It May Concern:

My name is Patti Tao, and I live at
29 Highland Ave.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,

Patti Tao



Date: 03/04/2021

To Whom It May Concern:

My name is Nhi Tran, and I live at
76 Fairmont Street Apt 2 Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



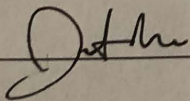
Date: 3/5/2021

To Whom It May Concern:

My name is JUSTIN WANN, and I live at
76 PARKMONT ST #unit 2, Cambridge, MA 02139.

I am writing to state my support for Sarah Steward, James Burns, Mark Steward, and Lavera (Lolly) Kombrink, in their application for a variance/special permit for their home at 11-13 Haskell St, Cambridge, MA 02140.

Sincerely,



Pacheco, Maria

From: Katharine C <khcolton@gmail.com>
Sent: Saturday, April 10, 2021 6:20 PM
To: Pacheco, Maria
Subject: case no BZA-110890

Hello, Ms. Pacheco:

I live at 9 Haskell Street and am responding to the petition from 11-13 Haskell Street to add two screen porches and a "balcony" as well as add/relocate windows at that property, which is next to mine.

I don't want a resort hotel next door. Three porches--or two porches and a "balcony"--and their various window relocations seems wildly excessive and will encroach upon our privacy and peace and affect our quality of life both during and after the construction. I don't know how it will affect our property values, but I doubt anyone will want to live next to that.

I've been horrified by all the wasteful, disruptive, and environmentally damaging work these new neighbors have done already. Countless tons of waste--all of it going directly into landfill--has been dumped out; trucks idle outside for hours at a stretch (I believe this is illegal?); trash and who knows what toxic material constantly wafts into our yard and throughout the neighborhood; and on and on. It's grotesque. I have to work all day a few feet away from this toxic chaos, and the only word I've gotten from the new residents is "perhaps you've noticed we're doing a bit of work." Ha.

I do not support their petition.

Katharine Colton

Pacheco, Maria

From: Jean Godin <jgodin@me.com>
Sent: Wednesday, April 14, 2021 8:50 AM
To: Pacheco, Maria
Cc: Nadine Bourgeois
Subject: Public Hearing - Case No BZA-110890

Dear Ms Pacheco,

Regarding this public hearing for the house located at 11-13 Haskell Street, we had earlier wrote you to express our support.

However, our position has changed after looking more closely to the plans proposed.

We realize that our view will be obstructed and that we would be prevented from seeing the sun for a period of time.

We plan to attend the virtual hearing on April 22nd.

Please let us know if we need to do anything else

Best,
Jean
Jean Godin



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: Christopher Alsher Date: 4/5/21
(Print)

Address: 11-13 Westwell St.

Case No. BZA-110890

Hearing Date: 4/22/21

Thank you,
Bza Members