



CITY OF CAMBRIDGE
MASSACHUSETTS
BOARD OF ZONING APPEAL
831 MASSACHUSETTS AVENUE
CAMBRIDGE, MA 02139
617 349-6100

BZA APPLICATION FORM

Plan No: BZA-017315-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Maciej Gadamski C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 11 Lopez St Cambridge, MA

TYPE OF OCCUPANCY : 2-family residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct additions squaring-off front of the existing structure and adding third floor, extend rear deck within side setback, add retaining walls with guardrails within front setback, requiring a variance for dimensional relief.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31.1 (Table Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

Sarah Like Rhatigan, Attorney for Petitioner, Maciej Gadamski

(Print Name)

Address : Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108

Tel. No. : 617-543-7009

E-Mail Address : sarah@trilogylaw.com

Date : August 4, 2020

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We MACIEJ GADAMSKI
(OWNER)

Address: 11 LOPEZ STREET, CAMBRIDGE, MA 02139

State that I/We own the property located at 11 LOPEZ STREET which is the subject of this zoning application.

The record title of this property is in the name of MACIEJ GADAMSKI

*Pursuant to a deed of duly recorded in the date 2/6/2015 Middlesex South County Registry of Deeds at Book 64885, Page 154; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

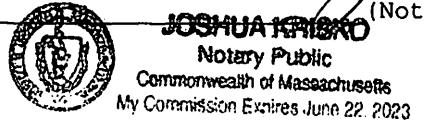
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Maciej Gadamski personally appeared before me, this 31 of July, 2020, and made oath that the above statement is true.

Joshua Krisko Notary

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.

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The Petitioner seeks relief from Article 5, Section 5.3 Dimensional Standards on account of the following proposed modifications to this pre-existing legally non-conforming two-family house:

- 1) Construct additions to square off front of the structure, within the front and side yard setbacks, resulting in an increase in Gross Floor Area;
- 2) Remove existing gable roof, and construct full third floor, increasing Gross Floor Area;
- 3) Extend rear deck by 2 feet, within left side setback;
- 4) Construct new front access stairway down to garden-level apartment, with retaining wall and guardrail within front setback;
- 5) Construct basement window with window well retaining wall and guardrail within front and side yard setback.

The Petitioner is an established Cambridge resident who has lived at 11 Lopez Street since 1992. He wishes to continue living at this location, but in a more spacious, functional, and energy-efficient home. Modifications are necessary to expand living/sleeping space to allow Petitioner's elderly mother to take up permanent residence (in this high walk-score location), to accommodate occasional visiting family members, maintain his home office, and improving conditions and access to the basement apartment.

Additionally, the existing house (built 1905), which is pre-existing and legally non-conforming to the current dimensional requirements, requires extensive improvements, including the installation of new energy-efficient windows, roofing, siding, and insulation (currently almost non-existent); this is the case whether the house is enlarged or not. The required improvements represent a significant portion of the total project cost, and will not be financially feasible to undertake unless the Petitioner is able to also expand the home and make necessary improvements to the basement apartment.

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

The hardships described herein are owing to the unique circumstances relating to the aged structure, undersized in terms of its height, and sited on an undersized lot and in need of substantial and costly improvement and updating. The existing house is the smallest and shortest in the neighborhood (current height 25'10", allowable and neighboring structures are at 35' or above (e.g., 7-9 Lopez Street's height is 37')). The proposed expansion will make the house more compatible with neighboring structures in terms of footprint and overall height.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

- 1) Substantial detriment to the public good for the following reasons:

a. The requested relief may be granted without substantial detriment to the public good, because the additions and other modifications will be in keeping with similar construction and improvements to older homes that has occurred in this neighborhood and along this street.

b. The proposed addition / alteration represents substantial redesign of an originally proposed addition that the Petitioner shared with neighbors over a year ago; it takes into account specific requests and suggestions of an abutter who had previously opposed the original design, but through a process of consultation and discussion has now indicated his support for the current revised proposed design.

c. The proposed addition and alterations will be aesthetically pleasing, reintroducing a level of architectural detailing which has been lost over the years, will be more energy efficient, and will fit well into a neighborhood of largely late 19th and early 20th century houses.

d. The improvements to the basement apartment will result in vastly improved living conditions for the tenants who reside here, and will result in the maintaining of much-needed rental housing.

There will be no impacts to the District in terms of street congestion or parking on account of the relief requested herein. It should be noted that the Petitioner's elderly mother does not drive. In allowing this zoning relief, the Board will allow for the Petitioner to vastly improve his property in order to allow for his family's needs.

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

Consistent with the stated intent and purpose of the ordinance, as detailed in Section 1.30 of Article 1.000 Preamble of the Zoning ordinance as well as M.G.L. Ch. 40A Zoning Section 10 Variances, the proposed project will:

- Create quality housing with valued open space for the benefit of the Petitioner, abutters, and successor owners.
- Not result in use or activity not otherwise permitted in the ordinance.
- Not result in negative impacts listed in the Section 1.3 regarding traffic, population density, blight and pollution.

Allowing the Petitioner's request for relief will also allow for a long-standing Cambridge resident to renovate and improve his home to be better suited to his family's needs, resulting in improved housing stock for City residents, while also preserving and improving the apartment unit at garden level for future rentals.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Trilogy Law LLC PRESENT USE/OCCUPANCY: 2-family residential
LOCATION: 11 Lopez St Cambridge, MA ZONE: Residence C Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: 2-family residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,406 sf</u>	<u>2,362 sf</u>	<u>1,482 sf</u>	(max.)
<u>LOT AREA:</u>	<u>2,470 sf</u>	<u>2,470 sf</u>	<u>5,000 sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0.57</u>	<u>0.96</u>	<u>0.60</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>1,235 sf</u>	<u>1,235 sf</u>	<u>1,800 sf</u>	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	<u>38 ft</u>	<u>38 ft</u>	<u>50 ft</u>	(min.)
DEPTH	<u>65 ft</u>	<u>65 ft</u>	<u>--</u>	
<u>SETBACKS IN FEET:</u>				
FRONT	<u>0 ft</u>	<u>0 ft</u>	<u>10 ft</u>	(min.)
REAR	<u>24.6 ft</u>	<u>22.6 ft</u>	<u>20.0 ft</u>	(min.)
LEFT SIDE	<u>3.2/2/6 ft</u>	<u>3.2/2.5 ft</u>	<u>7.5/sum13.7</u>	(min.)
RIGHT SIDE	<u>3.8/4.3 ft</u>	<u>3.8/4.3 ft</u>	<u>7.5/sum13.7</u>	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	<u>25.8 ft</u>	<u>32.8 ft</u>	<u>35.0 ft</u>	(max.)
LENGTH	<u>unchanged</u>	<u>unchanged</u>	<u>--</u>	
WIDTH	<u>unchanged</u>	<u>unchanged</u>	<u>--</u>	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	<u>41%</u>	<u>38%</u>	<u>36%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>2</u>	<u>2</u>	<u>2</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>2</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)

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

No other occupancies or adjacent buildings exist on same lot.

Proposed construction type is conventional and engineered wood from construction, consistent with existing construction.

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'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2020 SEP 29 PM 2:56
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-017315-2020

Address: 11 Lopez St

Owner, Petitioner, or Representative: Sarah Like Rhatigan, 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: September 29, 2020

Signature

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(6:37 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea A. Hickey, Jim Monteverde, and
Matina Williams

CONSTANTINE ALEXANDER: Okay, moving on, the Chair
will now call Case Number 017315 -- 11 Lopez Street. Anyone
here wishing to be heard on this matter?

SARAH RHATIGAN: Yes, good evening. This is Sarah
Rhatigan from Trilogy Law, LLC. I'm the attorney
representing the petitioner, Maciej Gadamski. Maciej is on
the line with us, as is his mother, Daniela Gadamski. Are
you both there? Just checking our sound. Yes, we can -- I
can see them.

Thank you for hearing this case this evening.
This is a request for a variance. And the property is
located in Cambridgeport at 11 Lopez Street. I would ask if
Ms. Daglian could post the presentation? Thank you very
much. This is just the cover sheet.

So this is a variance request seeking relief --
dimensional relief -- for the addition renovations to this
home. And I just wanted to give you a little background to

1 the [audio unclear] and what their hope is for the property.

2 So this is a two-family home. They have owned, or
3 -- yes, collectively they have owned the property since
4 1992, so have lived here in the upstairs unit for about 28
5 years. Ms. Gadamski has actually lived elsewhere on and off
6 for the past eight years she's been living independently in
7 Newton.

8 Ms. Gadamski is getting up there in age a bit, and
9 her son, Mr. Gadamski, is trying to find a way to bring her
10 back to live with him, and she may need some daily care as
11 well.

12 So these are the -- sort of the family's driving
13 needs to make some improvements to the home.

14 The home is also in pretty significant disrepair
15 inside. It hasn't been updated. It's got the old, you
16 know, nice 1900 lack of insulation.

17 So if you see, the front door is sort of in a --
18 like a protruded section of the house right there, with
19 absolutely no insulation. When you open that front door,
20 the full first floor of the house is immediately chilled in
21 the winter, which is when I first visited the family.

22 Could you advance the slide, Sisia?

1 This is just another view of the house. What I'm
2 showing you here is just the short -- you know, the house is
3 relatively short in comparison to all of the neighboring
4 houses.

5 This picture you can just barely see both
6 structures on both sides of it are quite a bit higher.
7 We're at about 25 feet, I believe, and all the other homes
8 on the street are at least 35 feet or more.

9 Next slide, please?

10 This is a view from the back of the house. When
11 we look at the area plan, you'll see it's an interesting
12 area of Cambridgeport where there's a private way that comes
13 up to this point at the back of the yard called, "Rollins
14 Court." And so, when you drive out to this privacy way,
15 this is how you access the back of the house for the
16 parking. I think that car parked there is the fam's car.

17 Another good view where you can see the neighbors'
18 structure, which is quite a bit bigger. The structure on
19 the right is the Rollins Court -- is part of the Rollins
20 Court condominium. The house that you see to the left on
21 the small house is on Lopez Street. It's -- I believe it's
22 9, 7 and 9 Lopez Street.

1 Next slide, please?

2 So with the area map, just to see a sense of what
3 we have. So this is an undersized lot. I think we're just
4 over 2500 square feet. And the large buildings that
5 encircle our lot to the left -- and both of the buildings
6 behind -- are all part of the Rollins Court condominium.
7 These are larger townhouse structures.

8 And then bordering to the right, as I mentioned,
9 is 7 to 9 Lopez Street, which has just undergone a
10 renovation, and is substantially larger.

11 The gist is that this is a neighborhood that has a
12 lot of structures that are right up to the street line, and
13 most of them with some pretty high densities. I actually
14 was just running numbers today, and in terms of FAR
15 calculations, all of the lots that you see on this piece of
16 paper here that I was able to calculate were all at least
17 0.75 -- 0.75. I think there were three homes that were
18 under 0.9.

19 And then all of the others were 1.0, 1.6, 1.2,
20 1.4. So I mean you get the gist, and I know you all know
21 this neighborhood pretty well. There's a lot of much higher
22 density than what this -- this little lot and this little

1 house has had.

2 Next slide, please?

3 CONSTANTINE ALEXANDER: Before we move to the next
4 slide --

5 SARAH RHATIGAN: Yes.

6 CONSTANTINE ALEXANDER: -- I'm not sure which way
7 your point cuts, in this very dense neighborhood. Should we
8 increase the density of the neighborhood, that's what you're
9 asking this Board?

10 SARAH RHATIGAN: Yeah. Well, I think what you'll
11 see is that what I'm trying to do is to give a little
12 context for the request.

13 We realize, of course, that we're asking for an
14 increase in density, an increase in FAR. And this is -- you
15 know, this is the Board's, you know, prerogative to decide
16 whether or not you agree that we have a hardship.

17 And in this case, I'm just trying to give you the
18 context in which, you know, which this house sits. It is
19 unique in its small dimensions. It's very shallow, so I
20 think it's 22 feet from the front to the back with the
21 insulation issues and the -- what we'll see --

22 CONSTANTINE ALEXANDER: Before you move on, your

1 point is fair.

2 SARAH RHATIGAN: They have gone to great effort to
3 try to -- oh, what's that?

4 CONSTANTINE ALEXANDER: No, I was going to say
5 before we move on to another slide, I want to get it in the
6 record so that it's clear.

7 Right now, your client's property complies with
8 the FAR requirements. It's at 0.57 in a neighborhood where
9 the rule is 0.6 or less. And if we grant the relief you're
10 seeking, you will go to 0.96, which is almost 50 percent
11 more than our ordinance allows.

12 Now, that doesn't mean I'm going to vote against
13 it, or other members of the Board should vote against it.
14 The record should be clear as to what it is you're seeking
15 specifically, not the generalities.

16 SARAH RHATIGAN: Yep. Yes, yep. Absolutely. And
17 we'll get to that when -- I'm sorry for the long lead in,
18 but we will certainly get to the elevations and the
19 specifics of the dimensional relief.

20 CONSTANTINE ALEXANDER: Good, thank you.

21 SARAH RHATIGAN: Next slide, please?

22 This is a plot plan. So I apologize. I realize

1 seeing on the screen it's a lot of detail here. But
2 essentially the addition, which we'll see better in the
3 elevations, the addition at the front, what it's doing is
4 it's essentially squaring off the front of the house. So
5 it's bringing the front two sides of the house forward.

6 And then there's a very, very -- I think it's two
7 feet addition to the deck in the back, extending the --
8 there's a low deck on the first-floor level that gets
9 extended in the back. Thanks, Sisia, for that help.

10 And then another important improvement -- I
11 mentioned this is a two-family home. The second unit is a
12 basement level or garden-level apartment, which right now is
13 quite dark with, you know, a dark, non-code-compliant entry
14 at the front.

15 So they're proposing stairs down to a more proper
16 entry to the basement apartment, on what is on the right
17 side of the structure.

18 And then on the left side in the front is just
19 some -- a better open window for egress and for the bedroom
20 on the front left side of the basement apartment.

21 Next slide, please?

22 This slide has both the front elevation and the

1 back elevation shown in terms of existing. I talked about
2 the height of the house, it's 25 feet.

3 Next slide, please?

4 The addition extends this to a full third story.
5 And it also is squaring off the front of the house. So, as
6 I mentioned before. So you can see the front walls move
7 forward a bit. And then this also shows you how there's an
8 improved basement window on the left, and then the stairs
9 going down to the basement entry at the front.

10 Next slide, please?

11 Just repeating the slide we just looked at the,
12 this is existing rear elevation.

13 Next slide, please?

14 And then just to show you what's happening at the
15 house: Again, we're extending up to a third story. At the
16 third level, this is just a cross-section to show you what's
17 done here -- they, in an effort to sort of bring the height
18 down in the rear, which is where sort of shadows would be
19 more, you know, cast back behind into the garden areas, you
20 can see the slope of the roof comes down.

21 And then there's a small dormer, I don't know what
22 you call that -- a doghouse dormer, I guess.

1 But otherwise, the back -- the back sort of façade
2 of the house stays the same. It has sort of a suite, with
3 double bays, et cetera.

4 And the intent here, again, was to really try to
5 keep what is very unique to have any yard in Cambridge in
6 this area, to keep the little yard the way it is. So trying
7 not to invade that yard with the plans.

8 Next slide, please?

9 This is the existing side elevation as seen on the
10 right. So the street -- Lopez Street is on the left-hand
11 side of this plan.

12 Next slide?

13 And then this is with the third story added.

14 Next slide? Unless -- if any of the Board members
15 want me to slow down, please let me know.

16 This is the exhibiting left elevation.

17 And next slide?

18 And this is the look with the addition. I have
19 floor plans, we can go through them if people have concerns,
20 but, you know, this is an effort to be able to maintain two-
21 family house and to allow a family to, you know, continue to
22 live and stay in Cambridge.

1 You know, the hardship's in terms of the structure and its
2 small lot size, and the structure itself being antique and
3 quite narrow in depth, with no insulation.

4 All of these factors lead to a situation where
5 their FAR request is, you know, necessary to essentially
6 allow the property to be improved -- you know, to make it
7 financially feasible to do so as well.

8 The other options, which the petitioner does not
9 want to have to do or have happen, would be to remove the
10 rental unit, or essentially to have his Mom come move in to
11 the basement apartment, which, you know, if there's no way
12 to kind of fit on this property, that might be another
13 option.

14 The -- I'm just looking to see -- could you just
15 advance the slide? Nope, I think I covered what I was
16 hoping to cover. Again, if you do want to talk through any
17 of the floor plan, I'm happy to do that. And also happy to,
18 you know, hear any questions that you have.

19 CONSTANTINE ALEXANDER: Any Board member want to
20 hear about -- talk about the floor plans?

21 BRENDAN SULLIVAN: Yeah, this is Brendan Sullivan.
22 I don't know where to start. This is a huge ask. And I

1 think the impact of pushing this really right up to the
2 sidewalk.

3 And I know you're trying to compare it to the
4 other properties on the street, and those -- the way they
5 were built way back when -- is probably why we have the
6 ordinance that we have today, because they decided that was
7 not a very good idea, the urban planning or streetscape, and
8 we need to push things back and to give more distance
9 between structures and not overload this site.

10 I'll be interested as more input, but to me this
11 is a very big ask.

12 CONSTANTINE ALEXANDER: Okay, Brendan. Anyone
13 else -- any other Board members?

14 JIM MONTEVERDE: This is Jim Monteverde. I share
15 Brendan's concern -- and first about, just about the
16 extension toward the street and really hugging right up
17 against the street.

18 And then just the size of the expansion and what
19 they're left with in terms of FAR just seems -- it, as
20 Brendan said, it's a big ask, and I don't know that I would
21 necessarily support it.

22 I do appreciate the concern about, you know, having

1 to insulate in an older structure, but still it's a lot of
2 work that's envisioned here. It may just be too much for
3 this particular lot.

4 CONSTANTINE ALEXANDER: Sarah, could you just --
5 before I ask other members of the Board if they have any
6 comments, would you go over the dimensional -- specifically,
7 the dimensional relief you're seeking?

8 We know already that you want a significant
9 variation from FAR. We're going to -- you know, 0.6
10 district they're going to want to go to 0.97. What about
11 setbacks?

12 SARAH RHATIGAN: In terms of setbacks, the change
13 is really -- it's an extension of existing setback
14 encroachments.

15 So, you know, obviously the structure is getting
16 higher. So to the extent that we are -- we are, you know,
17 with the stairs, the cement stair structure, we're at zero
18 lot line as it is.

19 So the -- you know, the change is essentially, you
20 know, pushing the front walls on both sides of what's now
21 sort of the bump out portion, pushing those walls forward
22 and extending up, and then keeping the stairs in the same

1 place.

2 The structure itself, if we go back to the -- I'm
3 sorry, to the site plan up at the top -- sorry, Sisia, thank
4 you for this. And if you could just expand that a bit.

5 So the structure itself will be 4 feet, 4.3 feet,
6 4.1 feet from the lot line. And then the stair -- you know,
7 the cement stair structure. And then there will be a
8 railing at the -- to guard the basement stairs going down,
9 which is the reason that, you know, we still are reporting a
10 zero lot line in the front.

11 On the sides -- again, this is just extending --
12 not increasing any nonconformity, but obviously on the left
13 and the right we're relatively close to the lot lines there,
14 3.8 feet on one side, 3.2 and 2.6 on the other.

15 CONSTANTINE ALEXANDER: So basically with regard
16 to setbacks, you're not reducing the setback further, you're
17 just increasing the amount of structure?

18 SARAH RHATIGAN: Correct.

19 CONSTANTINE ALEXANDER: That's today's assessment?

20 SARAH RHATIGAN: Yep, yep, correct.

21 CONSTANTINE ALEXANDER: And in regards to height,
22 to be sure you're going to increase the height of the

1 structure from 25.8 feet to 32.8, which is --

2 SARAH RHATIGAN: Correct.

3 CONSTANTINE ALEXANDER: But our ordinance allows
4 you to go as high as 35 feet.

5 SARAH RHATIGAN: That's correct.

6 CONSTANTINE ALEXANDER: So you're not violating in
7 any sense the ordinance with regard to height. I want to
8 make that clear as well.

9 SARAH RHATIGAN: Yes, that's true. There's one
10 other thing I just wanted to point out, just in response to
11 the comments being concerned about moving the house towards
12 the front, in the front portion. This was not the first
13 option.

14 And the first design, or probably not the first,
15 maybe the third set of design revisions that the family went
16 through over a few years ago had less of a change in the
17 front -- actually Maciej., you can remind me if there was
18 any change.

19 I think at the beginning there was going to be a
20 change to the entryway, but not actually a change in the
21 front portion of the house. But there was going to be more
22 of an increase at the back of the house, with the higher

1 pitch roof.

2 And essentially the room I was talking about, the
3 back of the house where there were those little bays, the
4 plan had been to extend out the wall by I think maybe two
5 feet in the rear, and to square off the back of the house.

6 And Maciej had, you know, been communicating with
7 neighbors to gain support for his family and family's
8 project, and there were comments from the folks in the back,
9 who all -- you know, kind of benefit from this little garden
10 area and the air and such.

11 And they were not pleased with the changes at the
12 back of the house, which is what led to kind of a
13 reevaluation of both the pitch of the roof, and also, where
14 the addition would be. So instead of adding more at the
15 back, they moved towards the front.

16 The front changes also had added benefit of
17 dealing with the issues with insulation. You know, they're
18 going to need a significant amount of -- I don't know maybe
19 Jim you probably know better than I do, but would maybe a
20 half foot of space just to deal with insulation in and of
21 itself, without even getting any benefit of square footage.

22 So, you know, and having the sort of jutting

1 portion of the house at the front doesn't serve any
2 functional -- you know, purpose. It becomes sort of an
3 entry that, you know, that doesn't -- you know, there's no -
4 - it's not helpful to the people who live there in terms of
5 kitchen space or living room space.

6 So, again, I -- you know, we realize that, you
7 know, but for trying to communicate with, you know, the
8 neighbors and address their concerns, it could be that, you
9 know, we would have this sited, you know, a little
10 differently.

11 CONSTANTINE ALEXANDER: In due course, I will read
12 a letter from your neighbors who are --

13 SARAH RHATIGAN: Thank you, yeah.

14 CONSTANTINE ALEXANDER: -- in support.

15 SARAH RHATIGAN: And I think that there are some
16 other folks in the community who maybe here. I know there
17 will be a time for public comment, but I just mention that.

18 BRENDAN SULLIVAN: This is Brendan Sullivan.
19 Sisia, could you pull up the front of the house again? The
20 photo, yeah, if you would, I think.

21 I mean, it's that -- just squaring that off, and
22 then, you know, that stairway down, that stairway just seems

1 so inappropriate, especially where you're asking to encroach
2 in the front yard. You're obviously gaining somewhat of the
3 benefit of that front entryway and, you know, the appendage
4 which sticks out, because then you're sort of just going off
5 from that.

6 If you didn't have that and you were asking to
7 come all the way out and square that wall, it may just be
8 sort of a blank wall -- I mean, it would sort of look like a
9 three-family, a typical three-family.

10 But I think that --

11 SARAH RHATIGAN: There was one --

12 BRENDAN SULLIVAN: Okay.

13 SARAH RHATIGAN: -- yeah, there was one --

14 BRENDAN SULLIVAN: That stairway, why do you need
15 two entrances into the basement?

16 SARAH RHATIGAN: We just have one entrance into
17 the basement.

18 BRENDAN SULLIVAN: From the front? Isn't there a
19 stairway in the back?

20 SARAH RHATIGAN: Uh -- you know what, that's a
21 good question. I don't recall. Maciej, is there an exit
22 from the back?

1 MACIEJ GADAMSKI: Yes, but that's a separate unit.

2 SARAH RHATIGAN: He means is there a basement --
3 does the basement apartment get out through the front and
4 the back?

5 MACIEJ GADAMSKI: Correct, correct, it does.

6 SARAH RHATIGAN: Yeah. I mean I think there's --

7 MACIEJ GADAMSKI: Yeah, I think --

8 SARAH RHATIGAN: -- nowhere to walk around the
9 house. I don't know -- been such a --

10 BRENDAN SULLIVAN: That whole front wall.

11 SARAH RHATIGAN: I think they wouldn't [1:18:39
12 audio] I'm sorry. I don't want to speak over you.

13 BRENDAN SULLIVAN: Well, that's my comment, that's
14 my concern.

15 CONSTANTINE ALEXANDER: Anything else?

16 BRENDAN SULLIVAN: I'm done.

17 CONSTANTINE ALEXANDER: Anyone else want to --
18 have any questions they want to ask, or comments they want
19 to make at this point? Any of the Board members? I gather
20 not. I'm sorry, Andrea?

21 ANDREA HICKEY: It's Andrea Hickey here. So is
22 there any way in the front to sort of decrease the ask

1 without changing what you're proposing for the back? The
2 front troubles me a bit, sort of the massing of it. I don't
3 know whether any of my colleagues share my concern.

4 CONSTANTINE ALEXANDER: I think you heard --

5 JIM MONTEVERDE: It was part of my original
6 comment. I think that's -- you know, at the moment, I
7 wouldn't be in favor, both for the amount of square footage
8 to be added, and particularly the addition in the front. And
9 if anyone else feels the same way, just the arithmetic says
10 you should consider not going forward.

11 ANDREA HICKEY: Yeah. I think I am aligned with
12 Mr. Monteverde. I'd like to see some sort of a scale back
13 of this proposal, with respect to the front and with respect
14 to the overall additional square footage. That's all.

15 CONSTANTINE ALEXANDER: Our comment at this point
16 is given the comments from Jim and you Andrea, at the least,
17 if we proceeded to a vote, the request for relief will be
18 denied.

19 Because under our ordinance you need a super
20 majority -- four out of five, and you've heard -- we're
21 assuming right now at least, two may be voting against.

22 If we vote, we go that far and vote against it,

1 you'll not be able to come back before our Board for two
2 years, unless there are substantial revisions to the plans
3 and we have a whole procedure to determine substantial
4 revisions.

5 The other alternative is to continue this case
6 now, and we -- and you can, the petitioner and his architect
7 can go back to the drawing boards and see if they can come
8 up with something that would address -- that satisfies them
9 or their needs, and would address the concerns you're
10 hearing about the front of the property and the plans that
11 are now proposed.

12 If we do that, and if the petitioner is called, we
13 have to reconvene, set a time tonight, but it has to be at a
14 time that all five members are on this case and present, not
15 any five who are around, who have started the hearing of
16 this case.

17 So with that, Counsel, what's you're -- what do
18 you want to do? Do you want to continue to proceed with the
19 case, or do you want to call a halt and we can order with
20 your client and architect?

21 SARAH RHATIGAN: We would like to continue the
22 case, to have a chance to reevaluate plans. And we hear

1 your comments. And I know that this is -- you know, this
2 has been a tricky process to work out.

3 But what I'm hearing, and I think -- you know,
4 we'll discuss this and look over the transcript is that the
5 -- probably some of the most troubling portions of this for
6 the Board members who've spoken has been the additions at
7 the front of the house, actually, squaring it off in the
8 front.

9 CONSTANTINE ALEXANDER: Okay.

10 SARAH RHATIGAN: And the overall -- and as you
11 said, the overall square footage.

12 ANDREA HICKEY: Right. I wouldn't want to see the
13 front scaled down, only to have the back blow up.

14 SARAH RHATIGAN: Sure. Yep.

15 ANDREA HICKEY: Those are my comments.

16 SARAH RHATIGAN: Okay.

17 BRENDAN SULLIVAN: This is Brendan Sullivan. You
18 know, again, Sarah, it's -- this is a wish and desire that,
19 you know, they need more room, more family members. They
20 have a rental unit there. So they want more room, and they
21 also want to maintain.

22 So, you know, there's a lot of wants and desires

1 here, but they are -- really to me it's too much of a want.

2 And it's not a perfect world, and to me I think
3 that the front needs to be really softened quite a bit and
4 how you relocate that additional space that you need, you
5 have to go back to the drawing board on that. But -- and
6 there's going to have to be some give and take on the
7 client's part.

8 CONSTANTINE ALEXANDER: Sarah, how much time do
9 you and your clients need to come up -- to consider what to
10 do, and to come back with a new set of plans? And then
11 we'll see if -- we have to get all five of the people who
12 are sitting tonight, if they're available that night.

13 So let's start with you. How much time do you
14 think you need?

15 SARAH RHATIGAN: I mean, I would say we probably
16 need at least two weeks to three weeks.

17 CONSTANTINE ALEXANDER: So if we did it -- I'm
18 going to assume for a second we continued the case until the
19 second week in -- the second meeting in October, which is
20 about a month from now -- from your perspective, does that
21 work?

22 SARAH RHATIGAN: I think that does. Yep.

1 CONSTANTINE ALEXANDER: Okay, and Brendan?

2 BRENDAN SULLIVAN: Brendan Sullivan -- I'll be
3 available, yes.

4 CONSTANTINE ALEXANDER: He's available. Jim?

5 JIM MONTEVERDE: Jim Monteverde, I'm available.

6 SARAH RHATIGAN: What date is that?

7 JIM MONTEVERDE: October 22.

8 SARAH RHATIGAN: October 22.

9 BRENDAN SULLIVAN: October 22, Matina.

10 CONSTANTINE ALEXANDER: Yeah, twenty-second of
11 October.

12 MATINA WILLIAMS: I'll be available for that.

13 CONSTANTINE ALEXANDER: Okay.

14 ANDREA HICKEY: Yes, this is Andrea. I'll be
15 available. I have another continued case that night, so
16 I'll be there.

17 CONSTANTINE ALEXANDER: You'll be here anyway.

18 JIM MONTEVERDE: Right, exactly.

19 CONSTANTINE ALEXANDER: Okay. The Chair will now
20 make a motion that we continue this case until 7:00 p.m. on
21 October 22, subject to the following conditions: And these
22 are familiar to you Sarah, but I've got to get them on the

1 record.

2 The first condition is that the petitioner sign a
3 waiver of time for decision. If that waiver is not signed
4 within seven days from tonight, the case will be
5 automatically dismissed. But, again, as Sarah knows, it's a
6 very standard and innocuous extension of time to allow us
7 not to run afoul of state law. That's the first condition.

8 The second condition is that a new posting sign,
9 reflecting the new date, October 22 and the new time, 7:00
10 p.m., that be posted and maintained for the 14 days required
11 by our ordinance.

12 And lastly, to the extent that there are new or
13 revised plans, dimensional forms and the like, they must --
14 and presumably they will be if you're going to come back
15 with a revised proposal -- that those must be in our files
16 no later than 5:00 p.m. on the Monday before October 22,
17 immediately before the twenty-second.

18 That's to allow for the benefit of the petitioner,
19 that's to allow members of this Board and the members of the
20 public to review those plans, and to make comments if they
21 so wish.

22 All those in favor of continuing the case on this

1 basis?

2 BRENDAN SULLIVAN: Brendan Sullivan, yes to
3 continuing.

4 ANDREA HICKEY: Andrea Hickey, yes to continuing.

5 MATINA WILLIAMS: Continuing; yes to continuing.

6 JIM MONTEVERDE: And Jim Monteverde, yes.

7 CONSTANTINE ALEXANDER: And the Chair votes yes as
8 well.

9 [All vote YES]

10 CONSTANTINE ALEXANDER: So the case will be
11 continued until 7:00 p.m. on October 22. Thank you.

12 COLLECTIVE: Thank you.

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October 19, 2020

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

Re: BZA Case No. 017315-2020—11 Lopez Street, Cambridge, MA (the “Property”)

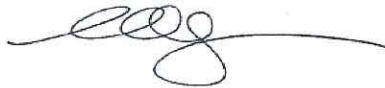
Dear Members of the Board of Zoning Appeal:

On behalf of the petitioner, we submit for filing in this matter revised application materials, as follows:

- 1) Revised Dimensional Table;
- 2) Revised Architectural Plans and Elevations.

The petitioner has taken into consideration this Board’s comments and made significant revisions scaling back his proposal in order to remove all additions shown for the front of the building, and significantly reducing the gross floor area of the third floor addition in an effort to minimize the variance relief being requested. We thank you for your consideration.

Sincerely,



Sarah Like Rhatigan, Esq.

Cc: Mr. Ranjit Singanayagam
Ms. Maria Pacheco
Mr. Maciej Gadamski

BZA APPLICATION FORM

REVISED

DIMENSIONAL INFORMATION

APPLICANT: Trilogy Law LLC **PRESENT USE/OCCUPANCY:** 2-family residential
LOCATION: 11 Lopez St Cambridge, MA **ZONE:** Residence C Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2-family residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	1,406 sf	1,958 sf	1,482 sf	(max.)
<u>LOT AREA:</u>	2,470 sf	2,470 sf	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.57	0.79	0.60	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1,235 sf	1,235 sf	1,800 sf	(min.)
<u>SIZE OF LOT:</u>	WIDTH	38 ft	38 ft	(min.)
	DEPTH	65 ft	65 ft	--
<u>SETBACKS IN FEET:</u>	FRONT	0 ft	0 ft	(min.)
	REAR	24.6 ft	22.6 ft	(min.)
	LEFT SIDE	3.2/2.6 ft	3.2/2.5 ft	(min.)
	RIGHT SIDE	3.8/4.3 ft	3.8/4.3 ft	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	25.8 ft	32.0 ft	(max.)
	LENGTH	unchanged	unchanged	--
	WIDTH	unchanged	unchanged	--
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	41%	40%	36%	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	1	1	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

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

No other occupancies or adjacent buildings exist on same lot.

Proposed construction type is conventional and engineered wood frame construction, consistent with existing construction.

- SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Proposed Addition & Renovations @ 11 Lopez Street Cambridge, MA

DRAWING INDEX

T-1	COVER SHEET
SP-1	SITE PLAN
EX-11	EXISTING PLANS
EX-12	EXISTING PLAN
EX-21	EXISTING ELEVATIONS
EX-22	EXISTING ELEVATIONS
EX-23	EXISTING ELEVATIONS
A-11	PROPOSED PLANS
A-21	PROPOSED ELEVATION
A-22	PROPOSED ELEVATION
A-23	PROPOSED ELEVATION
A-24	PROPOSED ELEVATION












SCOPE OF WORK

PROPOSED ADDITION & RENOVATIONS TO AN EXISTING TWO FAMILY.

GENERAL NOTES

1. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
4. ALL ELECTRICAL & PLUMBING WORKS SHALL BE PERFORMED BY LICENSED ELECTRICIAN & LICENSED PLUMBER IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE.
5. PRIOR TO SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL VISIT AND THOROUGHLY ACQUAINTED WITH THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURING THE COURSE OF THE JOB.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
8. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
9. DESIGN: IT IS INCUMBENT UPON THE CONTRACTOR TO BUILD THE PROJECT AS DESIGNED. ATTENTION SHOULD BE PAID TO THE DETAILS AS WELL AS THE OVERALL DESIGN. IF THERE ARE ANY QUESTIONS OR CHANGES TO BE MADE TO THE DESIGN THE OWNER IS TO BE NOTIFIED BEFORE SAID CHANGES ARE MADE.


GRAPHIC SYMBOL LEGEND

	NEW WALL TO BE CONSTRUCTED
	EXISTING WALLS TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	PARTITION TYPE
	DOOR SYMBOL
	EXISTING DOOR SYMBOL
	EXHAUST VENT
	SMOKE DETECTOR
	COMBND CM & SD DETECTOR
	WINDOW SYMBOL
	SECTION SYMBOL

NOTE:
THESE DRAWING SHOW
THE INTENT OF THE DESIGNER.
THE ACTUAL CONDITION MAY VARY.
THE GENERAL CONTRACTOR IS TO
THOROUGHLY REVIEW THE PLANS
AND INFORM THE ARCHITECT OF
ANY DISCREPANCIES AND CONDITIONS.

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:


PHUNG/FORZIO INC.
200 Adams St # 11
Cambridge, MA 02142
(617) 252-5600
(617) 252-6500 Fax

REVISION	DATE

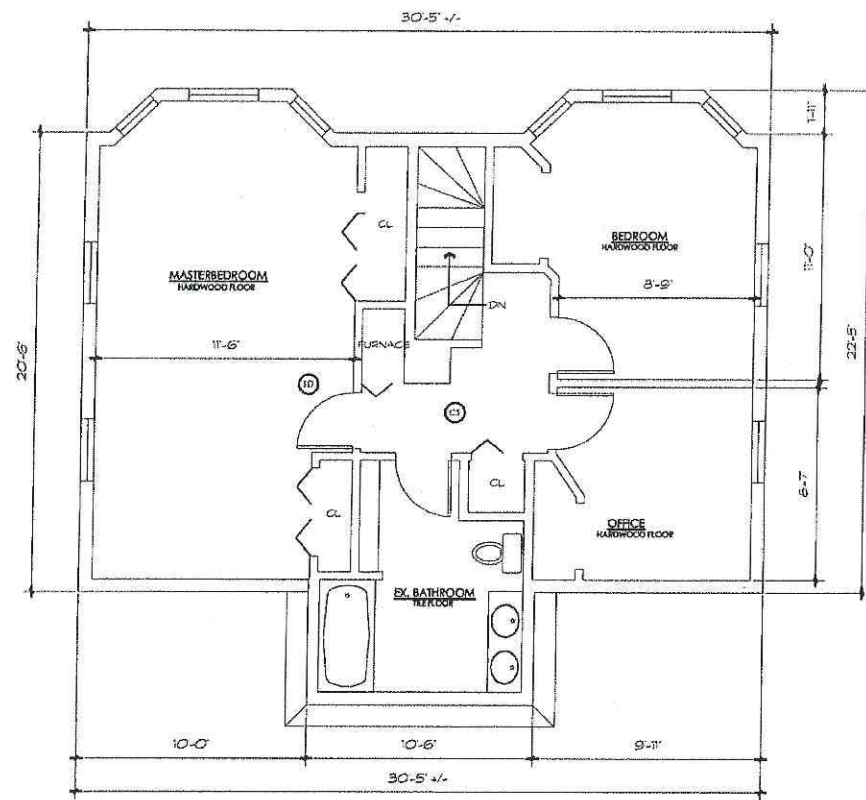
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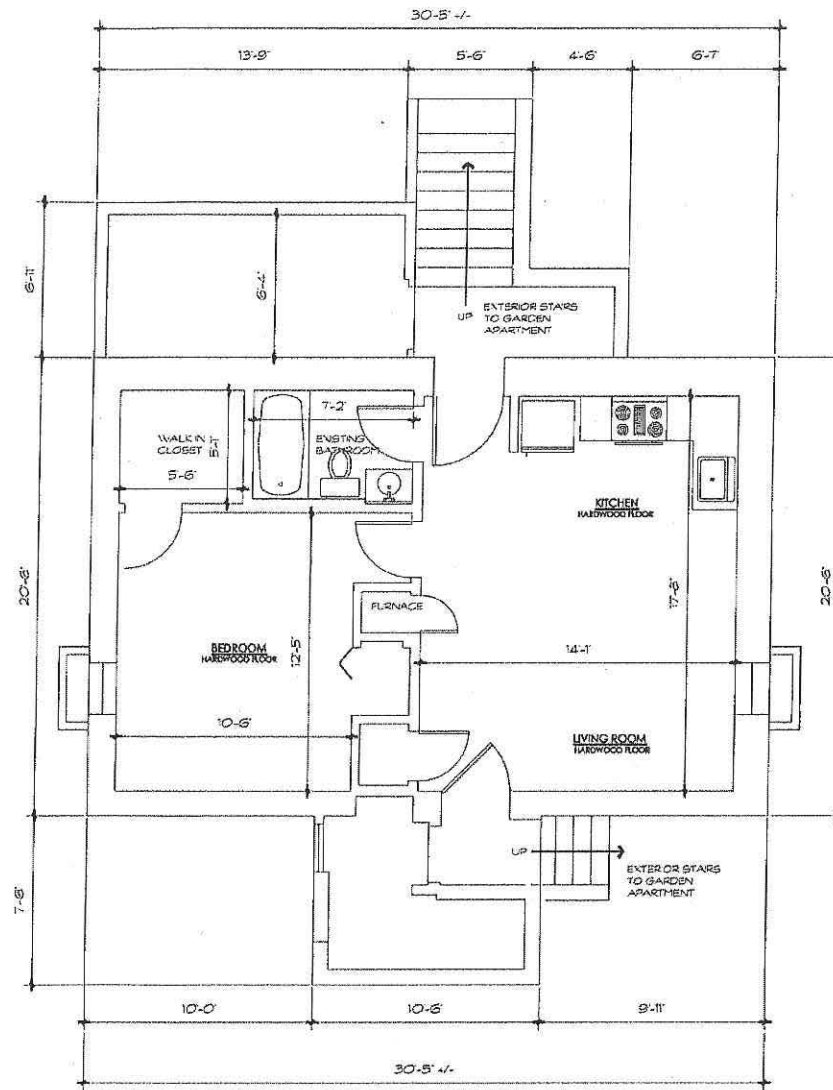
SHEET NUMBER:

T-1

2020 OCT 19 P 4:24
CITY OF CAMBRIDGE
INSPECTIONAL SERVICES



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



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 S. Green St. # 2
Cambridge, MA 02142
617.252.2600 Phone
617.252.2600 Fax

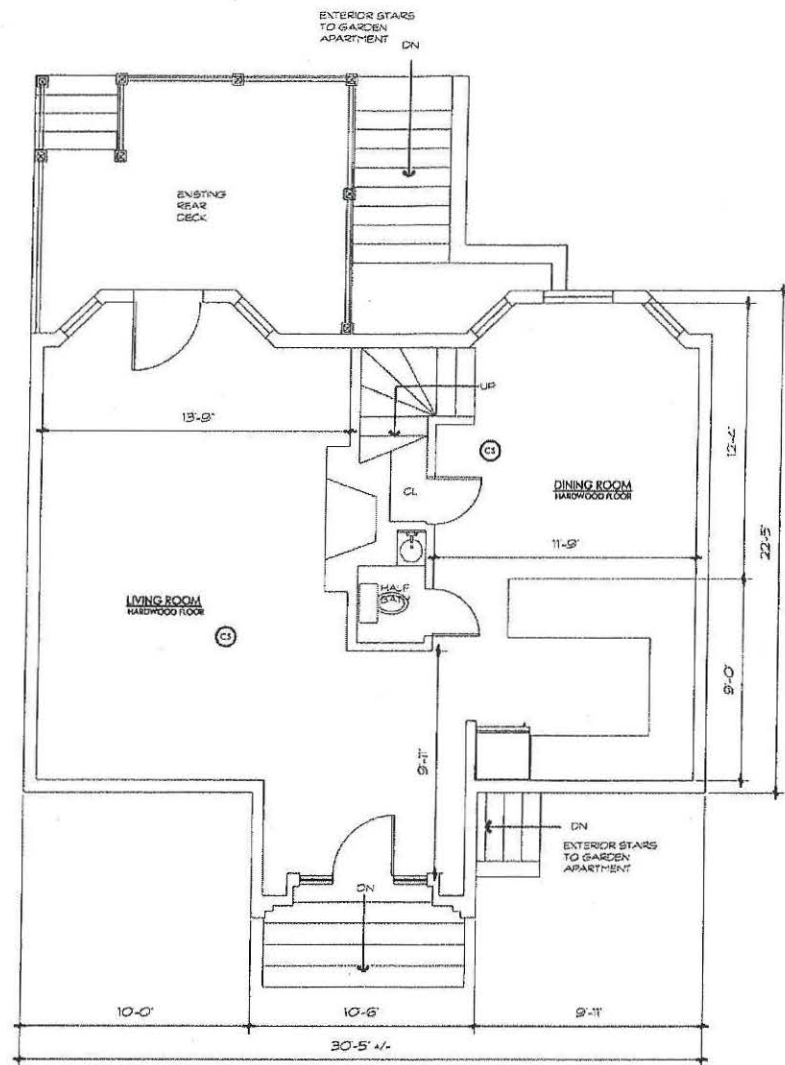
REVISION	DATE

DRAWING TITLE:

Existing Plans

SHEET NUMBER:

EX.1.1



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
PHUNG/PORZIO INC.
1457 342 3000 Phone
1457 342 9900 Fax

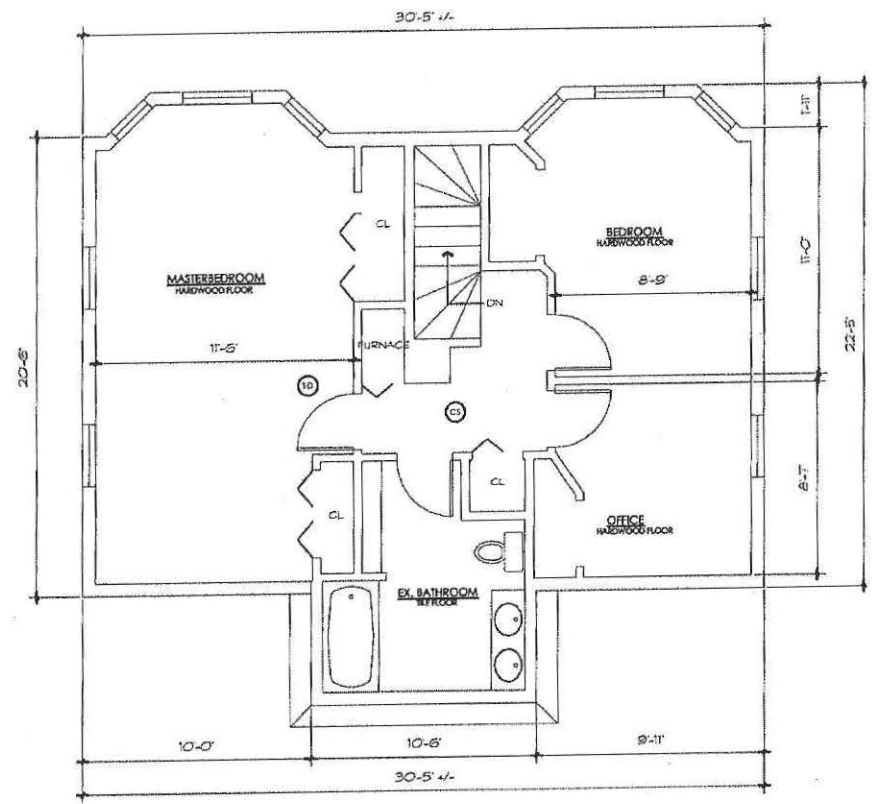
REVISION:	DATE:

DRAWING TITLE:

Existing Plan

SHEET NUMBER:

EX.1.2



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

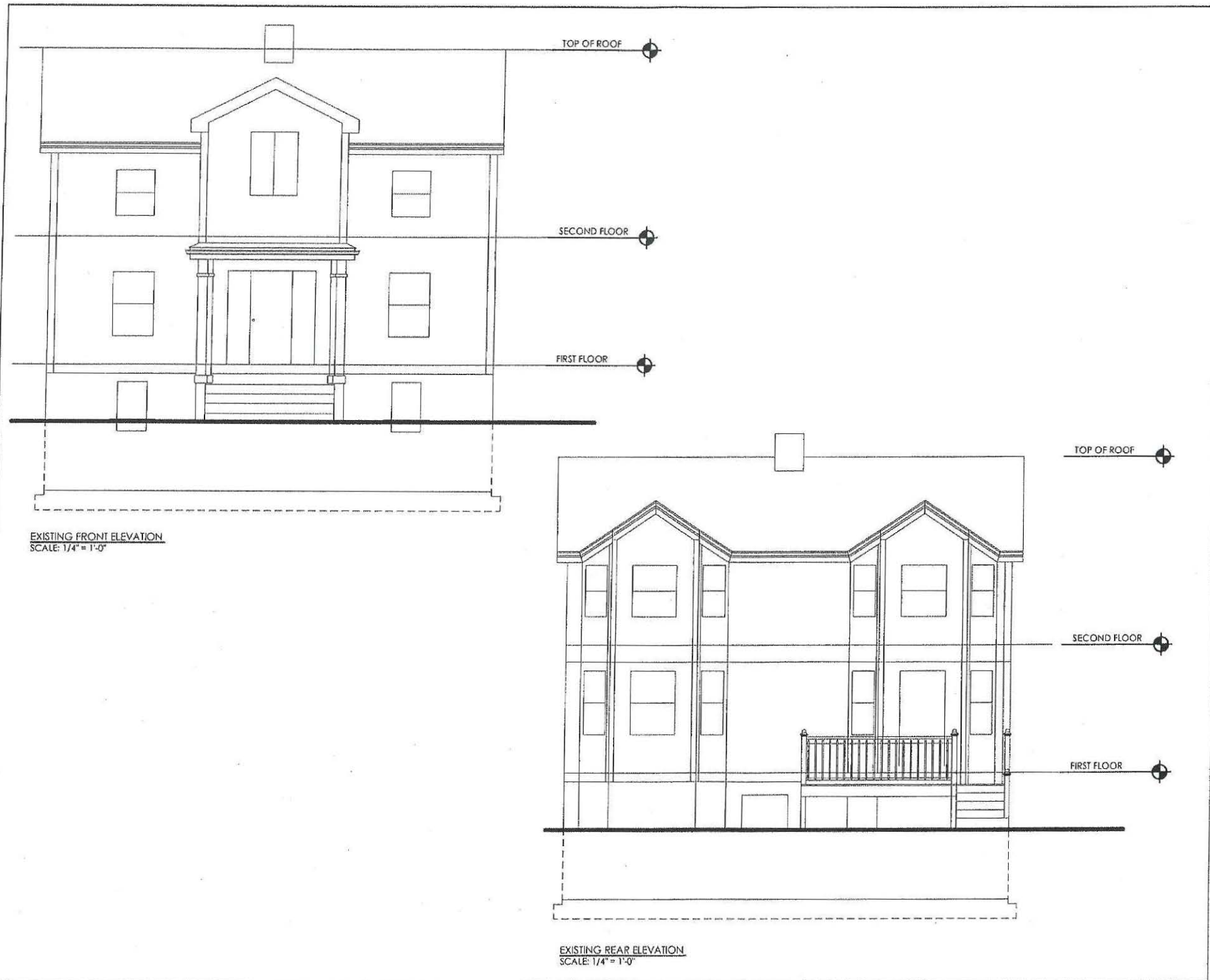
Phung Forzio
PHUNG/FORZIO INC.
204 A. Grove St #2
Cambridge, MA 02142
617-252-2000 / Fax
617-252-0966

REVISION	DATE

DRAWING TITLE:

Existing Plan

SHEET NUMBER:
EX.1.3



Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

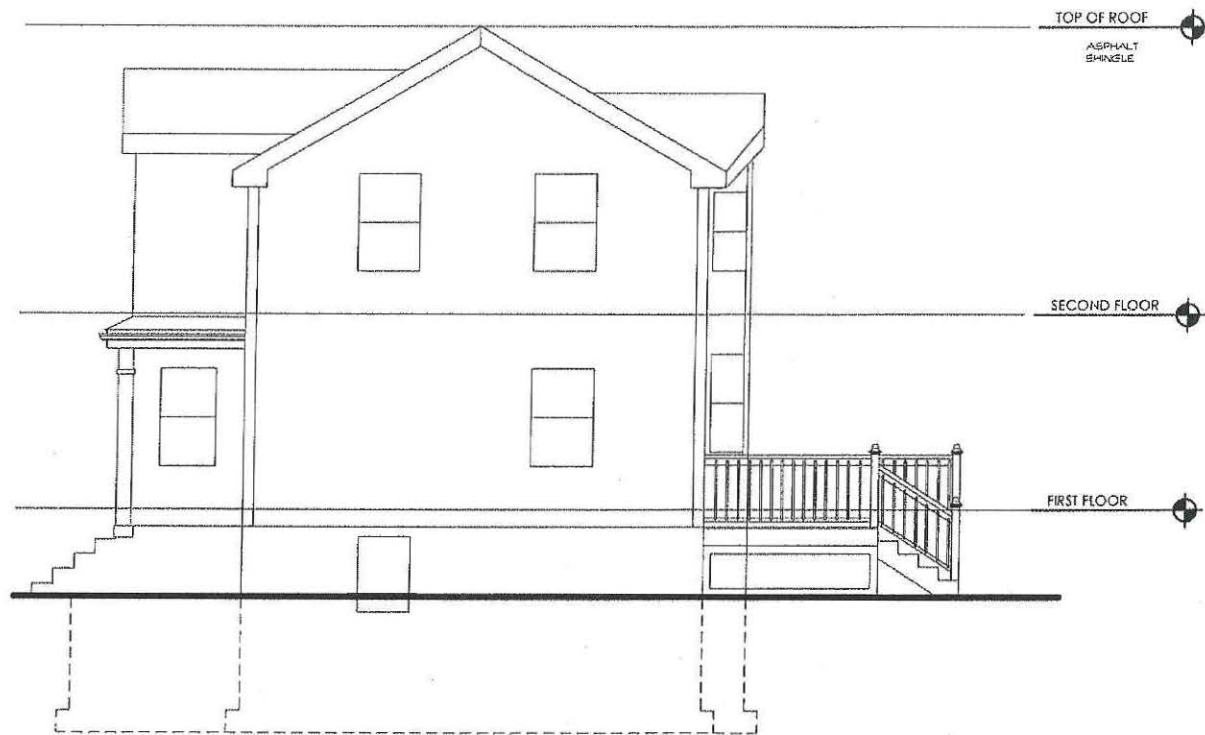
Phung Porzio
PHUNG/PORZIO INC.
201 A Street P.O.
Cambridge, MA 02142
(617) 867-3000 Phone
(617) 262-6700 Fax

REVISION:	DATE:

DRAWING TITLE:

Existing Elevations

SHEET NUMBER:
EX.2.1



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MF
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
200 A Avenue B, #3
Cambridge, MA 02142
(617) 442-4000
www.phungporzio.com

REVISION	DATE

DRAWING TITLE:

Existing Elevations

SHEET NUMBER:

EX.2.2



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Fortio
PHUNG/FORTIO INC.
206A Green St #3
Cambridge, MA 02138
617.724.2822
617.724.2822

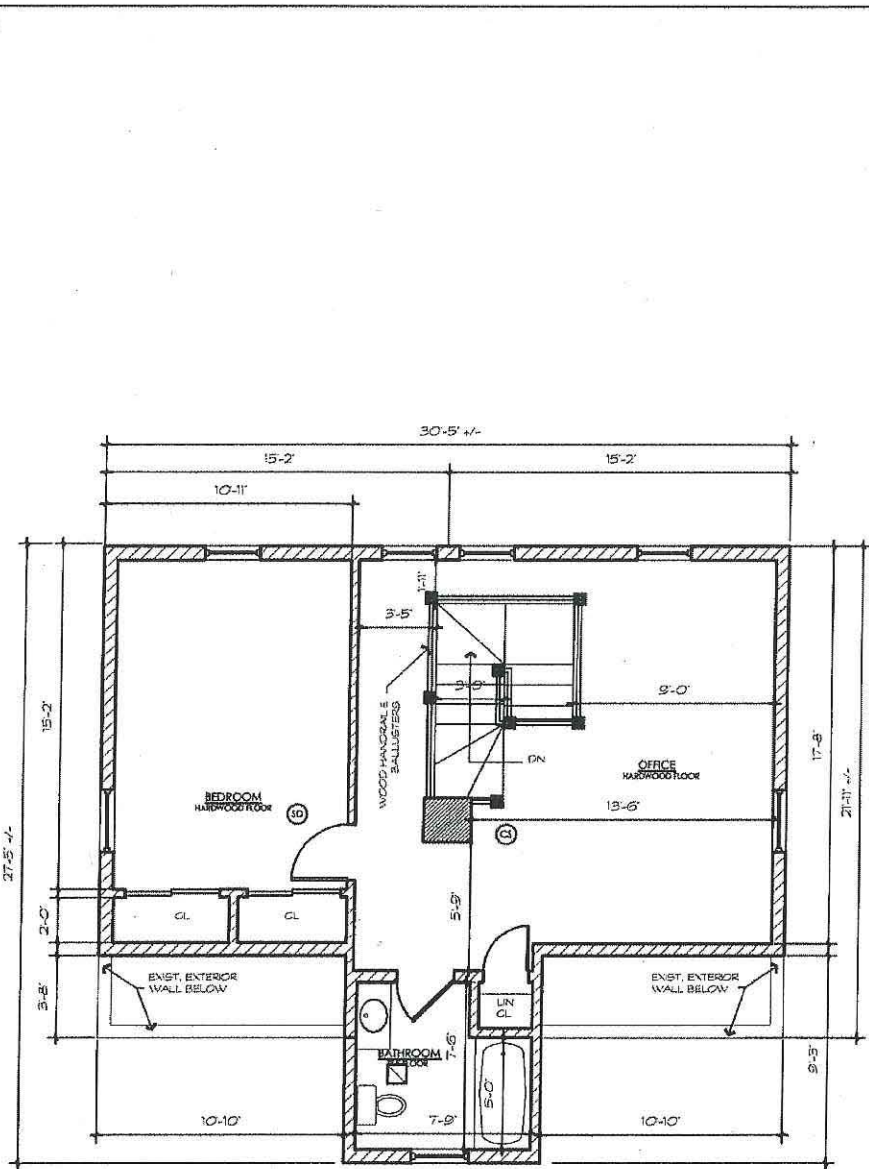
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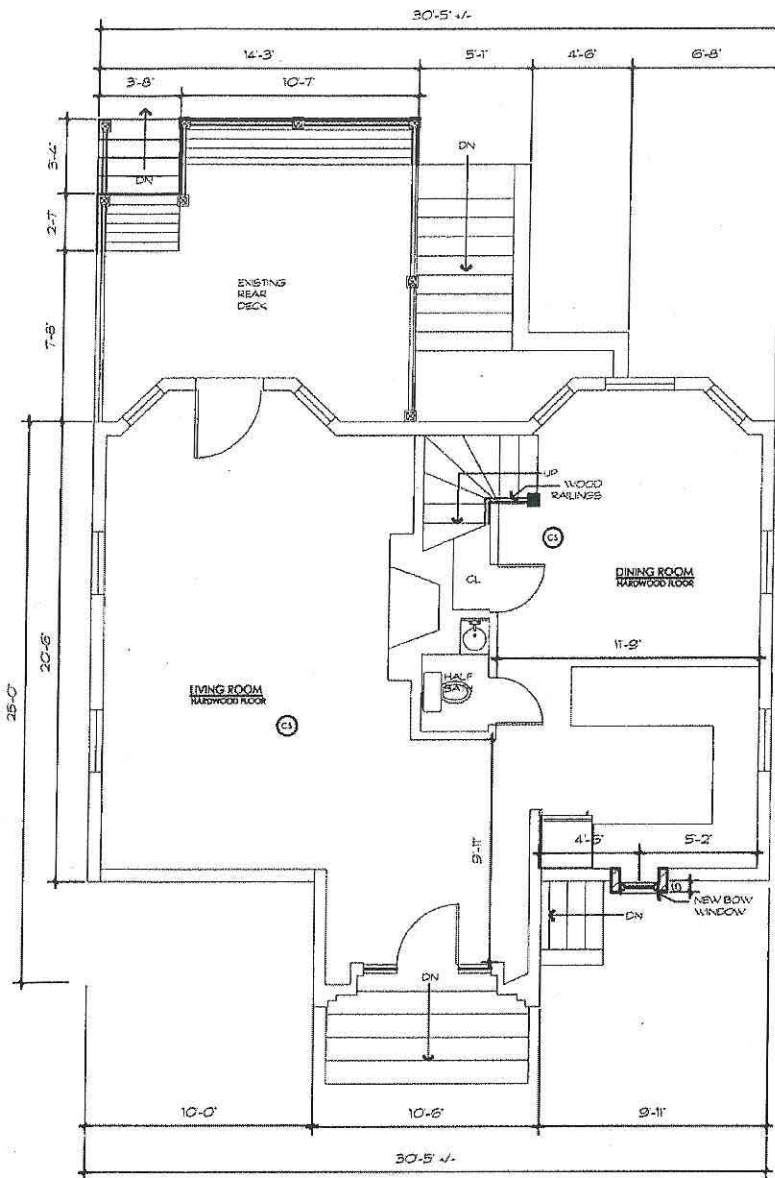
Existing Elevations

SHEET NUMBER:

EX.2.3



PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Forio
PHUNG/FORIO INC.
238 A Avenue #2
Boston, MA 02111
TEL: 352-660-7844
TEL FX: 352-664-7744

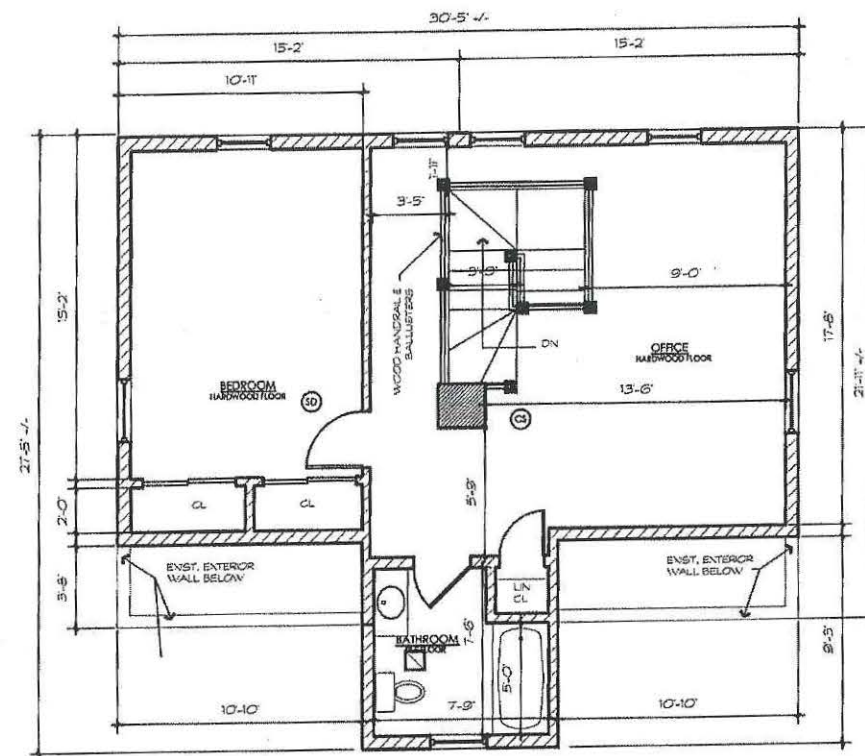
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Proposed Plans

SHEET NUMBER:

A-1.1



PROPOSED ATTIC PLAN
SCALE: 1/4" = 1'-0"

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

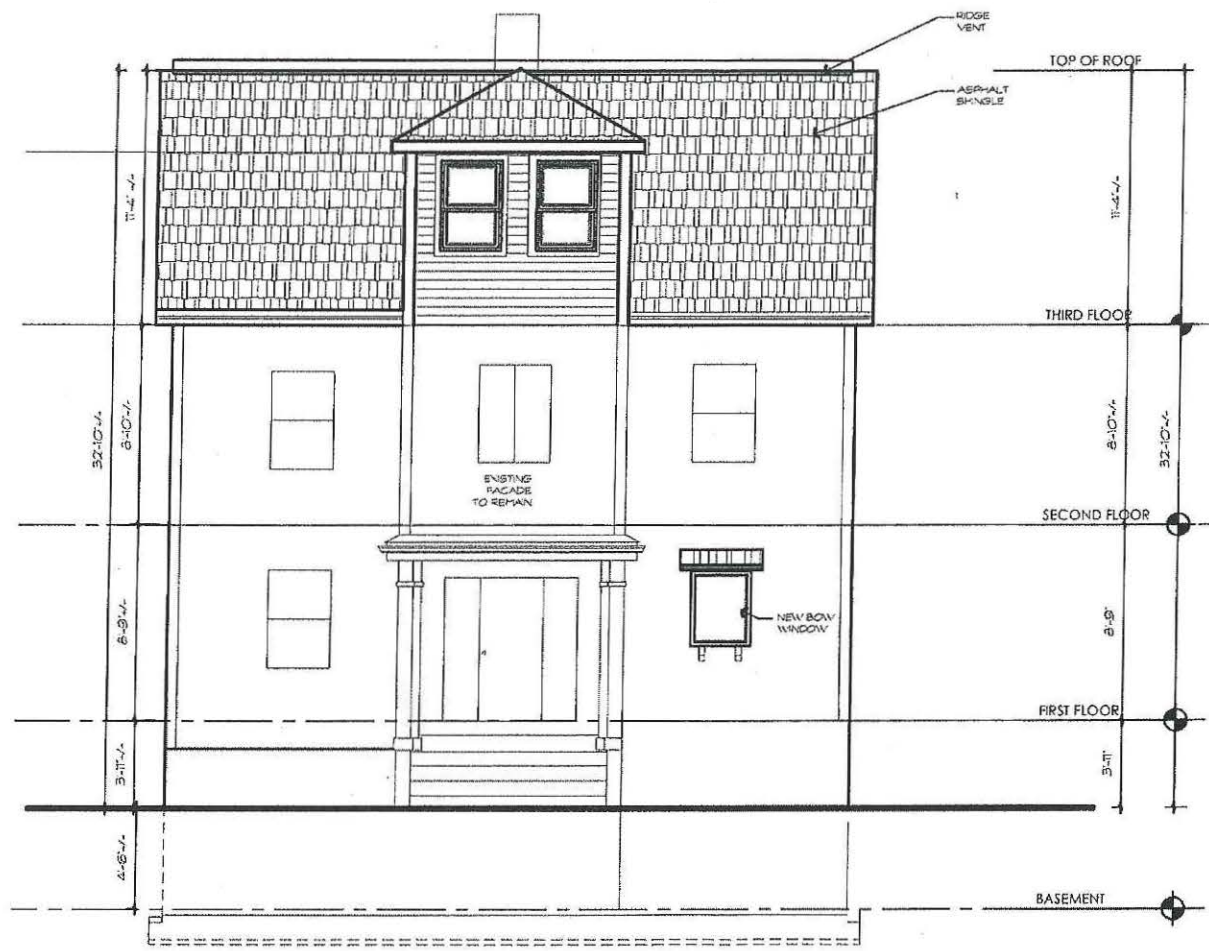
Phung Phung
PHUNG/PHUNG INC.
254 Adams St # 8
Cambridge, MA 02142
617.252.2008 Phone
617.252.6984 Fax

REVISION:	DATE:

DRAWING TITLE:

Proposed Plan

SHEET NUMBER:
A-1.2



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

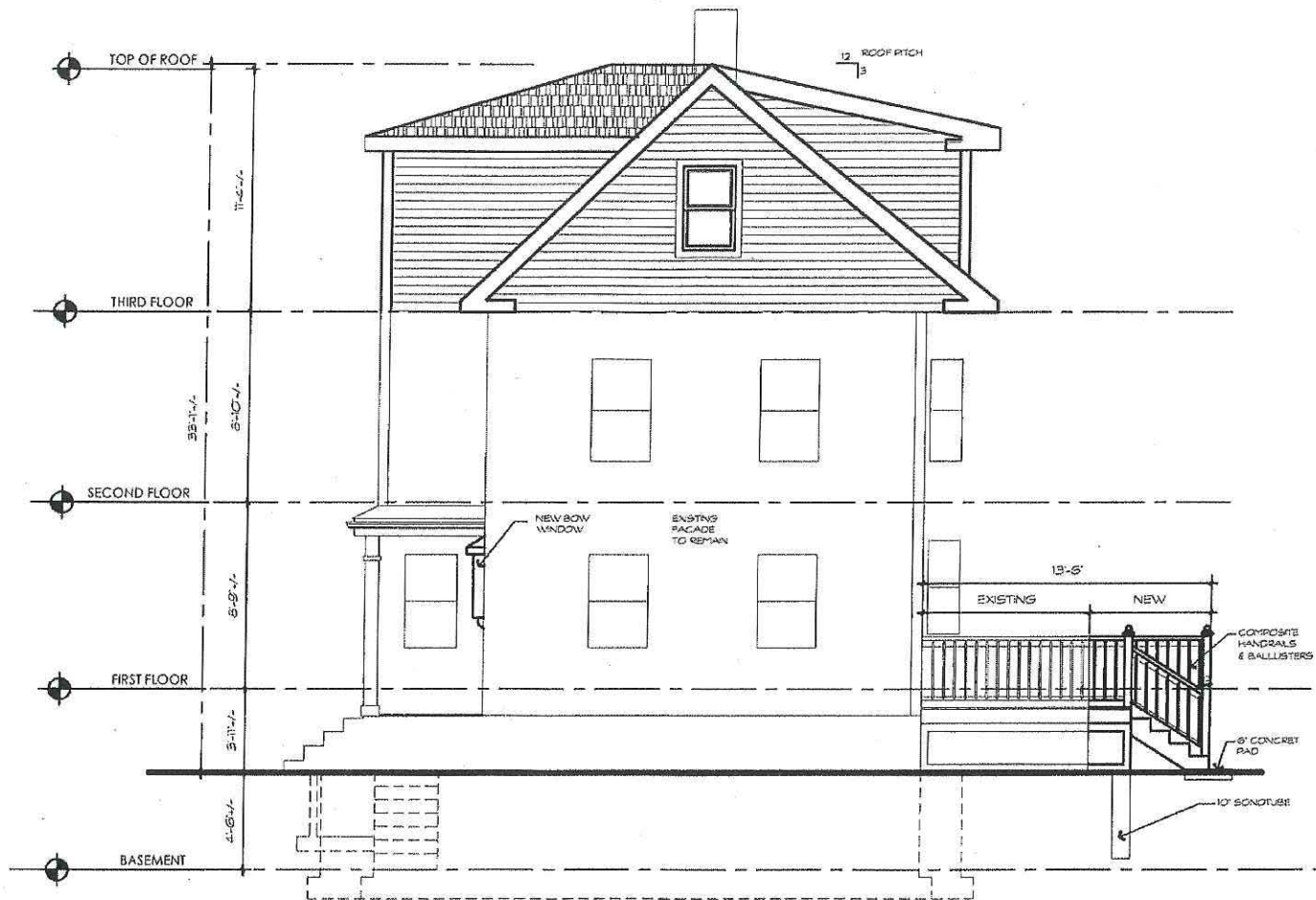
Phung Porzio
PHUNG/PORZIO INC.
254 A Street St # 2
Cambridge, MA 02142
(617) 862-2000 Fax
(617) 862-4968 Ext

REVISION:	DATE:

DRAWING TITLE:

Proposed Elevations

STREET NUMBER:
A-2.1



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 10/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 Adams St
Boston, MA 02111
(617) 351-5000 Fax
(617) 351-6560 Fax

REVISION:	DATE:

DRAWING TITLE:

Proposed Elevations

SHEET NUMBER:
A-2.4



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2020 DEC -9 PM 1:40

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

CASE NO: BZA-017315-2020 Residence C Zone

LOCATION: 11 Lopez St
 Cambridge, MA

PETITIONER: Maciej Gadamski C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITION: Variance: To construct additions squaring-off front of the existing structure and adding third floor, extend rear deck within side setback, add retaining walls with guardrails within front setback.

VIOLATION :

Article <u>5.000</u>	Section <u>5.31.1 (Table Dimensional Requirements).</u>
Article <u>8.000</u>	Section <u>8.22.3 (Non-Conforming Structure).</u>
Article <u>10.000</u>	Section <u>10.30 (Variance).</u>

DATE OF PUBLIC NOTICE: September 10 & 17, 2020

DATE OF PUBLIC HEARING: September 24, 2020; October 22, 2020;

MEMBERS OF THE BOARD:

- CONSTANTINE ALEXANDER - CHAIR
- BRENDAN SULLIVAN - VICE-CHAIR
- JANET O. GREEN
- ANDREA A. HICKEY

ASSOCIATE MEMBERS:

- SLATER W. ANDERSON
- ALISON HAMMER
- JIM MONTEVERDE
- LAURA WERNICK
- Matina Williams*

Members of the Board of Zoning Appeal heard testimony and viewed materials submitted regarding the above request for relief from the requirements of the Cambridge Zoning Ordinance. The Board is familiar with the location of the petitioner's property, the layout and other characteristics as well as the surrounding district.

Case No: BZA-017315-2020

Location: 11 Lopez Street

Petitioner: Maciej Gadamski – c/o Sarah L. Rhatigan, Esq.

On October 22, 2020, Petitioner Maciej Gadamski appeared before the Board of Zoning Appeal with his attorney Sarah Rhatigan requesting a variance in order to construct additions squaring-off the front of the existing structure and adding a third floor, extending the rear deck within side setback, and adding retaining walls with guardrails within the front setback. The Petitioner requested relief from Article 5, Section 5.31, Article 8, Section 8.22.3, and Article 10, Section 10.30 of the Cambridge Zoning Ordinance (“Ordinance”). The Petitioner submitted materials in support of the application including information about the project, plans, and photographs.

Attorney Rhatigan stated that the Petitioner had scaled back his original submission and would no longer be altering the front façade of the house on the first or second floors. Attorney Rhatigan stated the relief was largely for the proposed third floor, which would allow the Petitioner the needed living space to accommodate his mother’s living with him and his working from home.

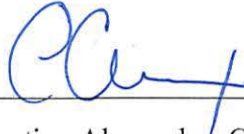
The Chair asked if anyone wished to be heard on the matter no one indicated such.

After discussion, the Chair moved that the Board make the following findings based upon the application materials submitted and all evidence before the Board and that based upon the findings the Board grant the requested relief as described in the Petitioner’s submitted materials and the evidence before the Board: that the Board find that a literal enforcement of the provisions of the Ordinance would involve a substantial hardship; that the Board find that the hardship related to the older structure, which was undersized for most residential uses, particularly uses that involved a home office use; that the Board find that the hardship owed to the shape of the structure and the topography of the land; that the Board find that relief could be granted without substantial detriment to the public good, or nullifying or substantially derogating from the intent and purpose of the Ordinance.

The Chair further moved that the Board specifically find that based upon all the information presented, there are circumstances involving a substantial hardship relating to this property within the meaning of M.G.L. c. 40A § 10 and that the Board grant the variance for the requested relief on the condition that the work proceed in accordance with the plans prepared by Phung/Porzio, Inc., dated October 18, 2020, as initialed by the Chair at the hearing of October 22, 2020.

The five-member Board voted four in favor of the findings and of granting the variance as conditioned (Alexander, Sullivan, Hickey, and Williams) with one in opposition (Monteverde). Therefore, the variance is granted as conditioned.

The Board of Zoning Appeal is empowered to waive local zoning regulations only. This decision therefore does not relieve the petitioner in any way from the duty to comply with local ordinances and regulations of the other local agencies, including, but not limited to the Historical Commission, License Commission and/or compliance with requirements pursuant to the Building Code and other applicable codes.



Constantine Alexander, Chair

Attest: A true and correct copy of decision filed with the offices of the City Clerk and Planning Board on 12-9-20 by Marie Spadeco, Clerk.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____.

Appeal has been filed and dismissed or denied.

Date: _____ City Clerk.

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(7:54 p.m.)

Sitting Members: Constantine Alexander, Brendan Sullivan,
Andrea Hickey, Jim Monteverde, and Matina
Williams

CONSTANTINE ALEXANDER: Okay. The Chair will now
call Case Number 017315 -- 11 Lopez Street. Anyone here
wishing to be heard on this matter?

SEAN O'GRADY: All right, hang on one second.
Sarah, I'm going to put you forward. You've got Sarah
Rhatigan, and --

CONSTANTINE ALEXANDER: Sarah, are you on?

BRENDAN SULLIVAN: Sarah?

SARAH RHATIGAN: Yes, I am. Thank you. Sorry, I
was fidgeting with my mute button. Good evening.

CONSTANTINE ALEXANDER: Good evening.

SARAH RHATIGAN: Sarah Rhatigan from Trilogy Law,
and I am here representing Maciej Gadamski, who is also here
on the call with me with his mother, Daniela Gadamski.
Thank you very much for taking this continuance.

Just a brief reminder of the information in this
case. So 11 Lopez Street is a two-family home on Lopez

1 Street in Cambridgeport, and it's a two-story home -- and
2 I'm sorry, I'm going to interrupt myself. Sisia, were you
3 able to pull up my presentation slides? And if not --

4 SISIA DAGLIAN: Oh, are those the last ones that
5 you sent? I --

6 SARAH RHATIGAN: Yes. That's all right.

7 SISIA DAGLIAN: -- could not get that in time.

8 SARAH RHATIGAN: Would you be able to pull up the
9 plan?

10 SISIA DAGLIAN: Yeah, just a second.

11 SARAH RHATIGAN: And if not, I can also share my
12 screen, if that's allowed. That is definitely the house. It
13 looks like this may be the original. The photos help just
14 remind the Board of which application you're looking at,
15 because I know you look at a lot.

16 So it's a two-story structure, and the first time
17 that we were before the Board, Mr. Maciej had proposed both
18 building a third floor as well as essentially flattening the
19 front of the house, pushing the front of the house out...

20 And also, bringing the entrance to the basement
21 apartment closer to the street line, so essentially creating
22 almost a -- well, it is a zero-lot line now, but essentially

1 bringing the house forward to the street.

2 And the Board was concerned about that as well as
3 just the overall ask in terms of this is a variance -- just
4 as a reminder, a variance request.

5 Mr. Maciej went back to the drawing board with his
6 architect and with his mother and took a very hard look at
7 what their -- essentially their kind of minimum needs were.

8 And just a reminder, Mr. Maciej would like to just
9 speak briefly at some point tonight to describe the personal
10 familial reasons for the expansion of the house. But they
11 took a hard look at what they needed -- just, again, as a
12 bare minimum.

13 And so, the plans that we have on the revised set,
14 hopefully we -- Sisia, you're able to pull up our revised
15 submission -- I'll just wait for a minute for that to --

16 SISIA DAGLIAN: Yeah, just a second.

17 SARAH RHATIGAN: Thank you. Thank you, that's
18 great. So if you don't mind, if you could go to page 4, and
19 then we'll advance through the slides, just so I have a
20 visual as I describe what we've done.

21 So on page 4, this is just showing the front and
22 the back of the house as they exist today. Are you able to

1 advance that, Sisia? Sorry.

2 SISIA DAGLIAN: Okay. What page do you want to be
3 on?

4 SARAH RHATIGAN: Page 4.

5 SISIA DAGLIAN: I did. It is on 4. Are you
6 seeing it?

7 SARAH RHATIGAN: I am not. No, I'm seeing the
8 first, the application page.

9 SISIA DAGLIAN: Okay, let's see. How about that?

10 SARAH RHATIGAN: That's great, thank you. So page
11 4, again this is just showing the existing home.

12 Next page, please?

13 The next page -- this is what the submission looks
14 like the last time we were before the Board.

15 Next page, please?

16 This is now the front view of the house. It's a
17 little hard to see the perspective here. But again, we're
18 not touching the basement, first floor and second floor
19 front façade of the house.

20 And then at the third level, there's a sloping
21 roof in the front and then a small -- essentially an
22 extension up of the front bump out of the house. And inside

1 that space is the proposed bathroom at the third floor.

2 Next page, please?

3 So again, this is just to show you the existing
4 rear.

5 Now the next slide, please?

6 This is what was proposed at the last hearing.

7 Next slide?

8 And this is the third floor addition at the back.
9 This allows for -- the middle windows simply are the space
10 that will be the stairwell that brings you from the second
11 to the third floor.

12 And then on the third floor the plan is that this
13 would be where Mr. Gadamski would have his living space, so
14 a bedroom and an office and a bathroom.

15 Next slide, please?

16 Just to briefly bring you through what the changes
17 look like on the side, so this is existing.

18 Next slide, please? This is what was proposed
19 last time.

20 Next slide, please? And this is the diminished
21 view of the side extension. I'm sorry, we're going to bring
22 you through the other side just so you get another view of

1 what the changes look like.

2 Next slide?

3 This is what we proposed last time. Again, now
4 this is what the revised proposal is. So you get a sense.
5 It's not, you know, fancy renderings, but you get a sense of
6 the volume is much more de minimis, and then -- again, we're
7 really bringing back from the front of the street, which was
8 one of the concerns of the Board.

9 Just in terms of numbers, the original proposal
10 was asking for 956 square feet additional GFA, and bringing
11 it to a 0.96 FAR. And the new proposal is a request of 552
12 square feet.

13 Those additional square feet are all on the third
14 level, and for reasons of both practicality of needing
15 enough space to be able to create a stairwell up to the
16 third floor, needing a bathroom on the third floor, and then
17 two smaller rooms of a bedroom and an office space.

18 Mr. Gadamski works at home -- I know all of us
19 work at home now, but - he's a consultant and he really does
20 have his office space at home.

21 And this allows for his mother to live on the
22 second floor. Unfortunately, Daniela is having some health

1 issues, and she probably will need some -- at least daytime
2 health care assistance. So it provides enough space for her
3 to have a living space, and then also have a space for
4 someone who may actually stay the night if Mr. Gadamski is
5 traveling.

6 This is all within a variance request. And we
7 spent some time last time describing how the previous
8 request, which obviously was a lot more expansive than what
9 we're requesting now, but how the previous request would be
10 in keeping with the size and density on that street. It was
11 -- you know, the Board did mention that, "Well, that doesn't
12 mean that you should be granted a variance." Which of course
13 we understand.

14 But especially with the revised plans, the hope is
15 that the Board can understand a balance of interests here.
16 The changes we don't believe will have negative impacts on
17 neighbors, and the very positive benefit both to the
18 neighborhood and allowing for an older house to be renovated
19 and maintained by the existing owners, but also for this
20 family in particular being able to stay in Cambridge, which
21 is otherwise going to be a very difficult thing for them to
22 do.

1 I mentioned also last time, if you remember, there
2 is a basement apartment, which is an important source of
3 income for the family. If the variance can't be granted,
4 one might suggest that Ms. Gadamski could live in the
5 basement space.

6 But both for reasons of financial -- you know,
7 we'd lose an apartment in the city, we'd -- well, I suppose
8 they could keep it as an apartment, but they would lose the
9 ability to rent to be able to support the family and the
10 space in the basement is not going to be ideal for Ms.
11 Gadamski with mobility issues as well.

12 One last thing that I'm sorry that I forgot to
13 mention. There's a two-foot extension out of the rear deck,
14 which you can see in this slide. And that was requested the
15 first time, and we kept that request this time.

16 And it is important from the point of view of
17 having a useable space on the back. The existing deck is
18 pretty narrow, so that when you open the screen door to get
19 out onto the deck. There's not a lot of room to maneuver
20 around the door to get out the back stairs. So this just --
21 you know, extends it out a bit.

22 And the back yard space is relatively ample, so

1 that modest extension shouldn't have much impact on anyone
2 in the rear.

3 I did want to just give Mr. Gadamski a brief
4 moment to speak. I'm sorry, I want to keep this as brief as
5 we can be, but Maciej would you unmute yourself?

6 MACIEJ GADAMSKI: Okay, I think I have.

7 SARAH RHATIGAN: You have, yup.

8 MACIEJ GADAMSKI: The floor is mine right now?

9 SARAH RHATIGAN: Yes, yes, it is.

10 MACIEJ GADAMSKI: Hello everyone. Thank you for
11 having us again and hearing our case. Thank you, Sarah. My
12 name is Maciej Gadamski and here is my mother, Daniela. I'd
13 like to take a minute or two to summarize our familial
14 situation and why we are asking the Board to allow us to
15 expand the living space at 11 Lopez.

16 So in short, I just need to move my Mom back to
17 Cambridge, and also, have room possibly for someone to be
18 around to help her. So my mother is turning 81 in 2 days.
19 Recently, she needs more ongoing care and attention.

20 In particular, she has certainly underlying
21 medical conditions -- one of them being vision loss and the
22 other two: hearing and vertigo, which are -- you know, side

1 effects after fairly aggressive chemo that she received a
2 while ago.

3 She's also getting a little bit more fragile.
4 Just to give you an example, the end of August she fell down
5 from a small stepladder. No broken bones, but she could
6 hardly walk for three weeks.

7 And at that point, I de facto became an almost
8 fulltime caretaker. And so, my having to be around my
9 mother and possibly having someone else to assist her on a
10 daily basis will only increase as we go forward.

11 And from another practical point of view -- and
12 so, since the onset of COVID here in March, and especially
13 the past seven weeks or so, I have been going back and forth
14 between my place at Lopez and hers.

15 From -- personally for me, it's been difficult and
16 in the long term, it's just not sustainable from the point
17 of view of my work and practical reasons. As I mentioned, I
18 have a home office, and I've had that home office for around
19 20 years now at this location, so even this situation or the
20 needs, which I just described, we believe that our ask for
21 the next phase is reasonable and justifiable.

22 But -- so, that's all I wanted to add. And, you

1 know, thank you for your attention. Thank you for listening
2 to me, and I will -- I guess I will have to disconnect,
3 right? Or mute?

4 SARAH RHATIGAN: That's okay. So, thank you, we
5 don't want to take up more of your time but obviously, are
6 here to answer any questions that the Board may have.

7 CONSTANTINE ALEXANDER: Brendan?

8 BRENDAN SULLIVAN: Brendan Sullivan, no questions.

9 CONSTANTINE ALEXANDER: Jim?

10 JIM MONTEVERDE: Jim Monteverde. I just -- I have
11 a couple, please. Thank you to the revision to the front of
12 the house. I appreciate pulling all of that back. Sisia,
13 if you can just Sheet A1.1, this is the third floor plan.
14 And if you could just confirm for me the plan, it's just an
15 inconsistency between the plan and the elevation.

16 The plan at the third floor level in that new
17 bathroom is showing a window right in the middle of that
18 extension, and I think the elevation is showing a pair of
19 windows. Do you know which it is you propose to actually
20 install?

21 SARAH RHATIGAN: Thank you for noticing that.

22 That was an error with -- the architect didn't carry through

1 the two windows. It is proposed to have two windows, and if
2 the Board agrees that this is acceptable, if there could be
3 a hand-drawn note on that page, just to indicate two
4 windows.

5 JIM MONTEVERDE: Yeah.

6 SARAH RHATIGAN: If that's sufficient that's
7 great. Otherwise, we could -- you know --

8 JIM MONTEVERDE: But the elevation governs in this
9 case, right?

10 SARAH RHATIGAN: The elevation governs, exactly,
11 yeah.

12 JIM MONTEVERDE: Okay.

13 SARAH RHATIGAN: And, you know, the -- you'll
14 notice that there is some drawing of fixtures in the inside
15 there.

16 JIM MONTEVERDE: Right. I can see those, yeah.

17 SARAH RHATIGAN: So --

18 JIM MONTEVERDE: Okay, but it's two? It's two,
19 not one?

20 SARAH RHATIGAN: It should be two, yeah.

21 JIM MONTEVERDE: Okay. And then Sisia, on the --
22 if you're on that plan, it's A1.1. My question is, and I --

1 it took me a while looking at the drawings to figure out
2 what was going on -- no, if you go one more -- I think it's
3 A-1.1, it shows the third floor and the proposed first
4 floor.

5 [I think I'm looking at the most recent drawings.]
6 SISIA DAGLIAN: So I'm showing a different concise
7 set.

8 JIM MONTEVERDE: Oh, okay.

9 SARAH RHATIGAN: Which -- are you looking for the
10 floor plan for the proposed third floor?

11 JIM MONTEVERDE: Well it's -- yeah, it's the attic
12 plan, and it's --

13 JAMES RAFFERTY: Yep.

14 JIM MONTEVERDE: -- juxtaposed with the first-
15 floor plan. And it's where I finally figured out what -- I
16 never understood the back of the building, and I finally
17 did. Well, let me use this plan. This is fine.

18 SARAH RHATIGAN: Okay.

19 JIM MONTEVERDE: My question is, what I can
20 understand from the drawing now and I didn't before is that
21 the third floor -- this is in the back of the building --
22 where the two bays are in the existing plan, and the

1 proposed plan, when you get to the third floor, that
2 building line squares that off. I'm using a cursor on the
3 plan, which you can't see.

4 In other words, you project over those two bays
5 over the second floor.

6 SARAH RHATIGAN: That is correct.

7 JIM MONTEVERDE: That is correct?

8 SARAH RHATIGAN: Yep.

9 JIM MONTEVERDE: And then on the elevation, that's
10 why the elevation -- there are some lines on the elevation
11 that just don't connect, and on the side elevation. I'm
12 assuming that's what it all means? Yeah, Sisia, if you go
13 to that?

14 SISIA DAGLIAN: Oh, like this side elevation.

15 JIM MONTEVERDE: No, no, that's good. Where you
16 were is fine. So if you start on the left-hand side on the
17 third floor, that first window, that material is actually in
18 plane with the projecting bow?

19 SARAH RHATIGAN: Correct.

20 JIM MONTEVERDE: The bay window?

21 SARAH RHATIGAN: Correct. Yep, correct, yup.

22 JIM MONTEVERDE: Same on the opposite side.

1 SARAH RHATIGAN: Mm-hm.

2 JIM MONTEVERDE: And then it's actually recessed
3 in the bay window.

4 SARAH RHATIGAN: Correct.

5 JIM MONTEVERDE: And looking at the plan -- so it
6 just struck me as really overbearing, ungainly, and not in
7 context with anything else I could see in the other -- in
8 the photos of everything around it.

9 And looking at the plan, I can't figure out what
10 that additional -- those additional overhangs get you, as
11 opposed to bringing the bays straight up.

12 So it's really just a question of being able to
13 shave a couple more square feet off of this thing so the ask
14 isn't quite as large as it is, and it also potentially being
15 more in context with what else happens in the neighborhood.

16 So my question is really, what is it that drives
17 that very simple, squared off shape on the third floor, as
18 opposed to following that back profile up to the third
19 floor? Am I making myself clear?

20 SARAH RHATIGAN: You are making yourself clear to
21 me. What I am wondering: Maciej, was Mike available to
22 attend?

1 MACIEJ GADAMSKI: No, I don't think he is on.

2 SARAH RHATIGAN: Okay. So the architect isn't
3 here to explain.

4 JIM MONTEVERDE: Well, that's fine but I'm looking
5 at this -- the plan that's on the screen, the A1.1 --

6 SARAH RHATIGAN: Yep.

7 JIM MONTEVERDE: -- if you look behind the stair,
8 that's a space that's one foot 11 inches wide.

9 SARAH RHATIGAN: Mm-hm.

10 JIM MONTEVERDE: You -- I can't even walk through
11 there. As opposed to -- and so, the line of the staircase
12 is really down below the line of the outside wall of the
13 building.

14 So I just do not see why -- if there's an
15 opportunity for it to sculpt itself a little bit, follow the
16 lines of the building below, not quite be so overbearing ad
17 more in context.

18 SARAH RHATIGAN: Yeah. I wasn't sure.

19 JIM MONTEVERDE: Sorry, it's a long question, but
20 that was my queue.

21 SARAH RHATIGAN: Maciej, did you have a -- did you
22 discuss this, do you have an answer?

1 MACIEJ GADAMSKI: Yes, we basically carried the
2 rear design over from the previously submitted and proposed.

3 JIM MONTEVERDE: Yeah, no, I see that.

4 MACIEJ GADAMSKI: That's why we just -- it was a
5 race against time, we wanted to make sure we --

6 SARAH RHATIGAN: Right.

7 MACIEJ GADAMSKI: -- made the deadline, and so, --
8 and also, meet their expectations or address the comments.
9 So that's the only reason, it's --

10 JIM MONTEVERDE: Okay. Thank you. Yep, thank
11 you.

12 CONSTANTINE ALEXANDER: So Slater, do you have any
13 questions? Slater?

14 JIM MONTEVERDE: I don't see him on the screen,
15 Mr. Chair.

16 CONSTANTINE ALEXANDER: No. I don't either.

17 JIM MONTEVERDE: And I don't think he's on this
18 one.

19 CONSTANTINE ALEXANDER: Well, no, I'm sorry,
20 you're right. Matina? I should have asked for Matina.

21 JIM MONTEVERDE: Right, Matina.

22 MATINA WILLIAMS: I don't have any questions at

1 this time. Did you hear me?

2 BRENDAN SULLIVAN: Brendan Sullivan, I have no
3 questions.

4 CONSTANTINE ALEXANDER: Yep. Okay. I will open
5 the matter up to public comment. We have no letters in our
6 file. But if anyone wishes to speak with regard to this
7 matter, you have to click the icon at the bottom of your
8 Zoom screen that says, "Raise hand." If you're calling in
9 by phone, you can raise your hand by pressing *9 and unmute
10 or mute by pressing *6.

11 I'll wait a few minutes to see if anyone wishes to
12 speak.

13 [Pause]

14 CONSTANTINE ALEXANDER: Sean, hearing anything?

15 SEAN O'GRADY: No. I'm not seeing anybody.

16 CONSTANTINE ALEXANDER: Okay. Then I'll close
17 public testimony. There are no letters in our file with
18 regard to -- since the initial filing. Ready for a vote? I
19 think -- you know, my observation is that the problem the
20 last time around for most Board members was the
21 architecture, really, of the structure of bringing the sides
22 out the street level flush with the front. And that's been

1 corrected by the petitioner, and as the petitioner has
2 pointed -- petitioner's counsel has pointed out, there's
3 other changes that scale back what was initially proposed in
4 order to remove all additions shown on the front of the
5 building and significantly reducing the gross floor area of
6 the third addition -- third-floor addition, in an effort to
7 minimize the variance relief being requested.

8 Vote, or are we ready to have a further
9 discussion?

10 ANDREA HICKEY: Vote.

11 BRENDAN SULLIVAN: Brendan Sullivan, ready for a
12 vote.

13 ANDREA HICKEY: Andrea Hickey, I'm ready for a
14 vote.

15 MATINA WILLIAMS: Matina Williams, ready for a
16 vote.

17 CONSTANTINE ALEXANDER: Okay.

18 JIM MONTEVERDE: This is Jim, ready for a vote.

19 CONSTANTINE ALEXANDER: And how do you vote, going
20 back around? I'm ready for a very as well. Brendan, how do
21 you vote?

22 ANDREA HICKEY: I think you have to post the

1 motion.

2 CONSTANTINE ALEXANDER: Thank you, thank you
3 Andrea. Okay. The Chair moves that -- it's been a long
4 night. The Chair moves that we make the following findings
5 with regard to the variance being sought:

6 That a literal enforcement of the provisions of
7 the ordinance would involve a substantial hardship, such
8 hardship being that this is an older structure that's
9 undersized for most residential uses, particularly uses that
10 involve use of the home for business purposes.

11 That the hardship is owing to the shape of the
12 structure and the topography of the land, and that the
13 relief may be granted without substantial detriment to the
14 public good, or nullifying or substantially derogating from
15 the intent and purpose of the ordinance.

16 And again, the revisions reflect that, and are --
17 make compliance with this requirement for a variance more
18 acceptable.

19 So on the basis of all of this, the Chair moves
20 that we grant the variance requested on the condition that
21 the work proceed in accordance with plans submitted by the
22 petitioner, prepared by Phung, P-h-u-n-g /Porzio, P-o-r-z-i-

1 o Inc. dated October 18, the first page of which has been
2 initialed by the Chair. All those in favor?

3 BRENDAN SULLIVAN: Brendan Sullivan yes to
4 granting the variance.

5 ANDREA HICKEY: Andrea Hickey, yes to granting the
6 variance.

7 MATINA WILLIAMS: Matina Williams yes to granting
8 the variance.

9 JIM MONTEVERDE: Jim Monteverde no.

10 CONSTANTINE ALEXANDER: And the Chair votes yes,
11 and so, the variance is granted. Four votes to one. Case
12 over. Thank you.

13 COLLECTIVE: Thank you very much.
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Pacheco, Maria

BZA-017315-2020

From: Maciek Gadamski <mgadamski@comcast.net>
Sent: Wednesday, November 10, 2021 1:41 PM
To: Pacheco, Maria
Subject: Decision - 11 Lopez Street / extension request
Attachments: 20210212-BZA Decision-DECISION-Gadamski-001.pdf
Categories: Red Category

Hello Ms. Pacheco,

How are you?

When we spoke in June about my receiving an extension on our variance decision, you suggested that I contact you in November to request it.

I am writing to request such extension.

If I understood correctly the extension will be granted for six months, through June 9, 2022, and I need to pull a building permit by June 9, '22.

I am attaching a copy of the Decision that I received from Sarah Rhatigan.

Many thanks for your help.

Kind regards,

Maciej Gadamski
11 Lopez Street
Cambridge MA 02139
6174704355 (c.)



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2020 AUG -6 PM 2:49

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-017315-2020

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Maciej Gadamski C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS : 12 Marshall Street Boston, MA 02108

LOCATION OF PROPERTY : 11 Lopez St Cambridge, MA

TYPE OF OCCUPANCY : 2-family residential ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construct additions squaring-off front of the existing structure and adding third floor, extend rear deck within side setback, add retaining walls with guardrails within front setback, requiring a variance for dimensional relief.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31.1 (Table Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

(Petitioner(s) / Owner)

Sarah Like Rhatigan, Attorney for Petitioner, Maciej Gadamski

(Print Name)

Address : Trilogy Law LLC, 12 Marshall Street, Boston, MA 02108

Tel. No. : 617-543-7009

E-Mail Address : sarah@trilogylaw.com

Date : August 4, 2020

Proposed Addition & Renovations @ 11 Lopez Street Cambridge, MA

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A-2.1	PROPOSED ELEVATION
A-2.2	PROPOSED ELEVATION
A-2.3	PROPOSED ELEVATION
A-2.4	PROPOSED ELEVATION












SCOPE OF WORK

PROPOSED ADDITION & RENOVATIONS TO AN EXISTING TWO FAMILY.

GENERAL NOTES

1. THE CONTRACTOR SHALL PAY FOR ALL PERMITS REQUIRED FOR THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, SEQUENCING, SCHEDULING AND SAFETY FOR THIS PROJECT.
3. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
4. ALL ELECTRICAL & PLUMBING WORKS SHALL BE PERFORMED BY LICENSED ELECTRICIAN & LICENSED PLUMBER IN CONFORMANCE TO THE MASSACHUSETTS STATE BUILDING CODE.
5. PRIOR TO SUBMITTING A BID, THE GENERAL CONTRACTOR SHALL VISIT AND THOROUGHLY AQUATINTED WITH THE PROJECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF HIS WORK. KEEP THE SITE CLEAR FOR ACCESS BY THE OWNER AND HIS FORCES DURNS THE COURSE OF THE JOB.
7. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRNG ANY WORK DAMAGED BY HIS FORCES WHILE PERFORMING THIS CONTRACT.
8. THE CONTRACTOR SHALL WARRANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION.
9. DESIGN: IT IS INCUMBENT UPON THE CONTRACTOR TO BUILD THE PROJECT AS DESIGNED. ATTENTION SHOULD BE PAID TO THE DETAILS AS WELL AS THE OVERALL DESIGN. IF THERE ARE ANY QUESTIONS OR CHANGES TO BE MADE TO THE DESIGN THE OWNER IS TO BE NOTIFIED BEFORE SAO CHANGES ARE MADE.

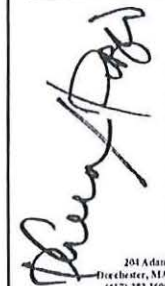
GRAPHIC SYMBOL LEGEND

	NEW WALL TO BE CONSTRUCTED
	EXISTING WALLS TO BE DEMOISHED
	EXISTING WALL TO REMAIN
	PARTITION TYPE
	DOOR SYMBOL
	EXISTING DOOR SYMBOL
	EXHAUST VENT
	SMOKE DETECTOR
	COMBIND CM & SD DETECTOR
	WINDOW SYMBOL
	SECTION SYMBOL

NOTE:
THESE DRAWING SHOW
THE INTENT OF THE DESIGNER.
THE ACTUAL CONDITION MAY VARY.
THE GENERAL CONTRACTOR IS TO
THOROUGHLY REVIEW THE PLANS
AND INFORM THE ARCHITECT OF
ANY DISCREPENCIES AND OMTIONS.

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:


PHUNG/PORZIO INC.
201 Adams St # 5
Dorchester, MA 02122
(617) 282-2600 Phone
(617) 282-6966 Fax

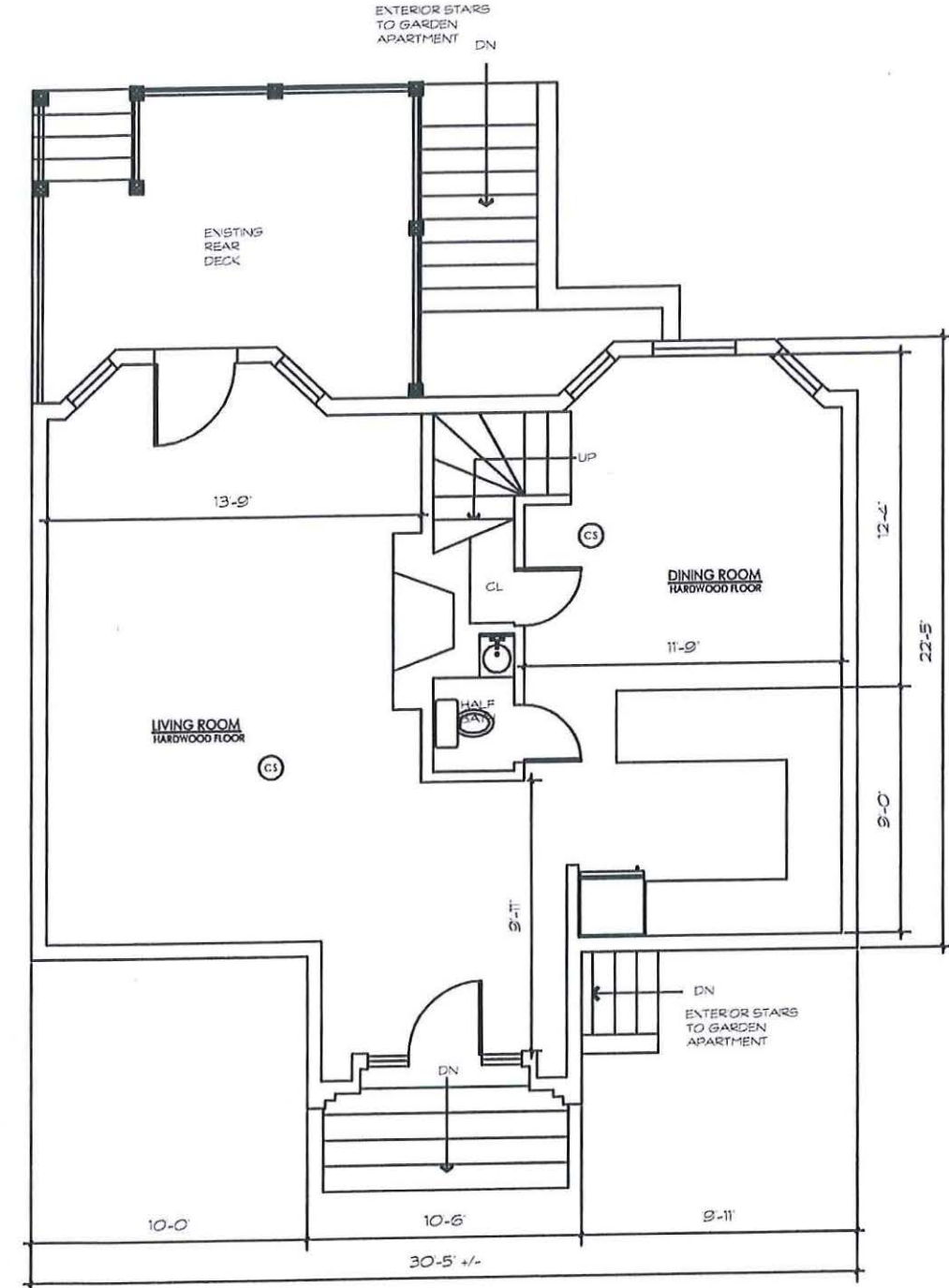
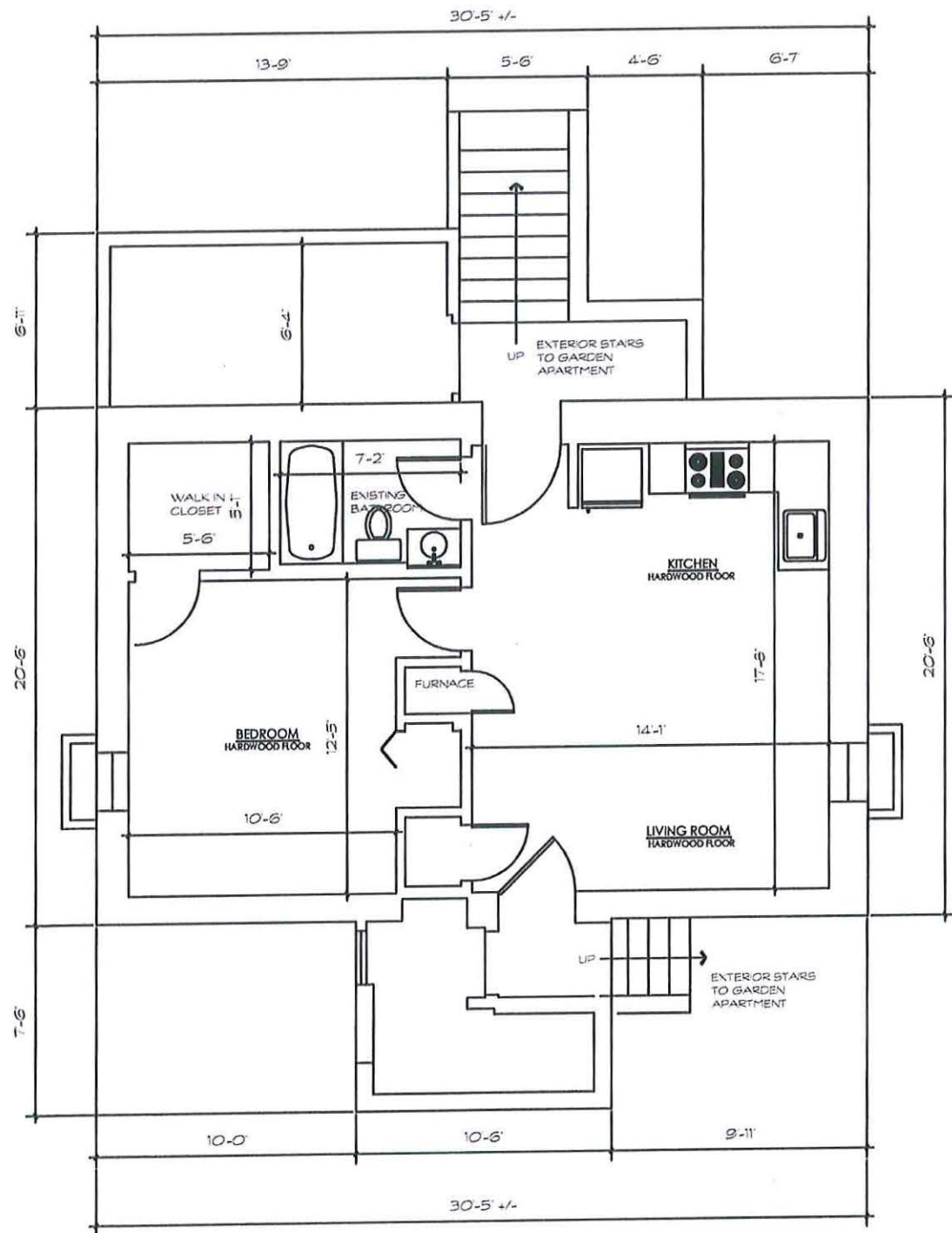
REVISION:	DATE:

DRAWING TITLE:

Cover Sheet

SHEET NUMBER:

T-1



Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

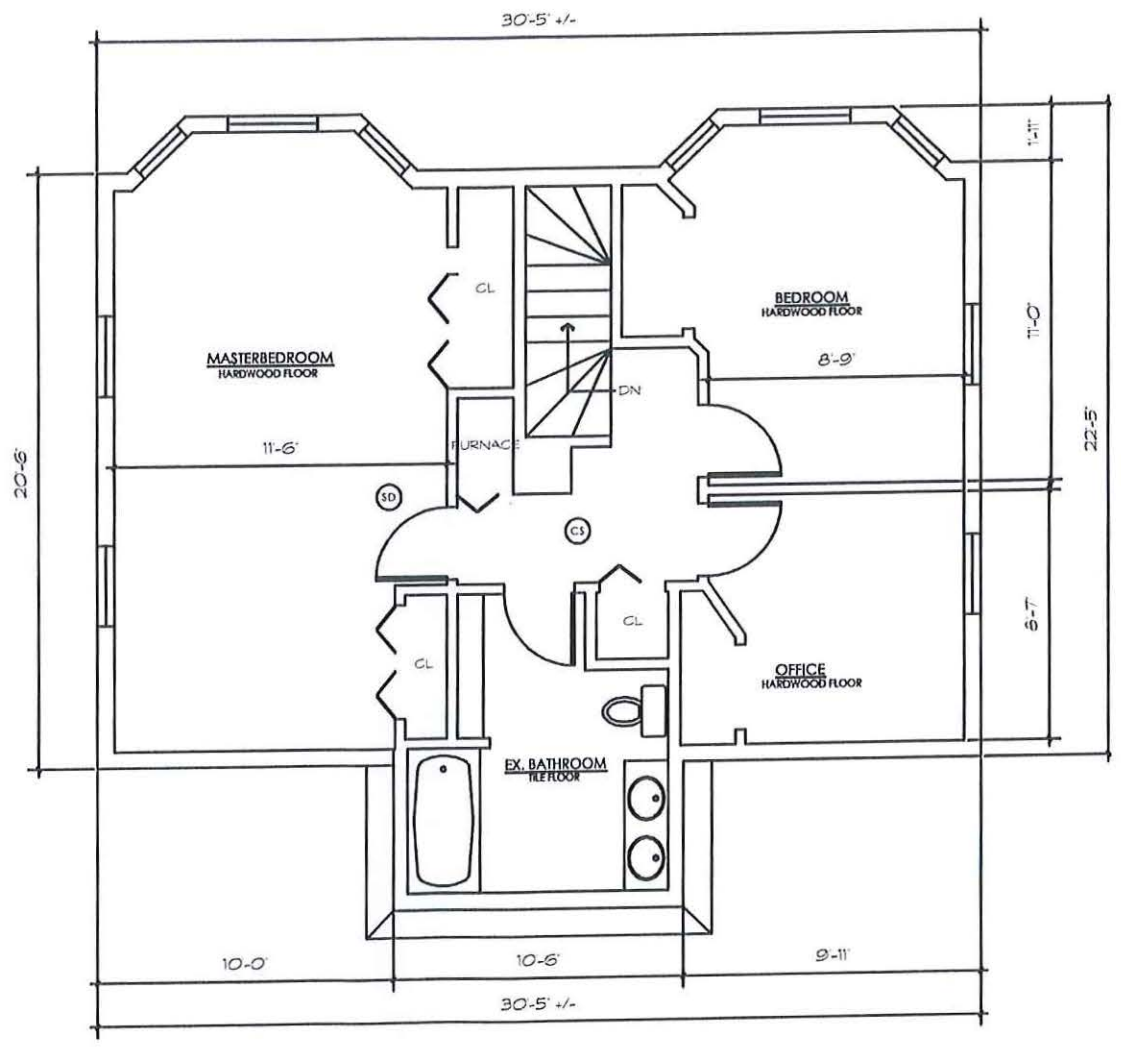
Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Dorchester, MA 02122
(617) 282-2600 Phone
(617) 282-6666 Fax

REVISION:	DATE:

DRAWING TITLE:

Existing Plans

SHEET NUMBER:
EX.1.1



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Dorchester, MA 02122
(617) 282-2000 Phone
(617) 282-6968 Fax

REVISION:	DATE:

DRAWING TITLE:

Existing Plan

SHEET NUMBER:

EX.1.2



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



EXISTING REAR ELEVATION
SCALE: 1/4" = 1'-0"

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

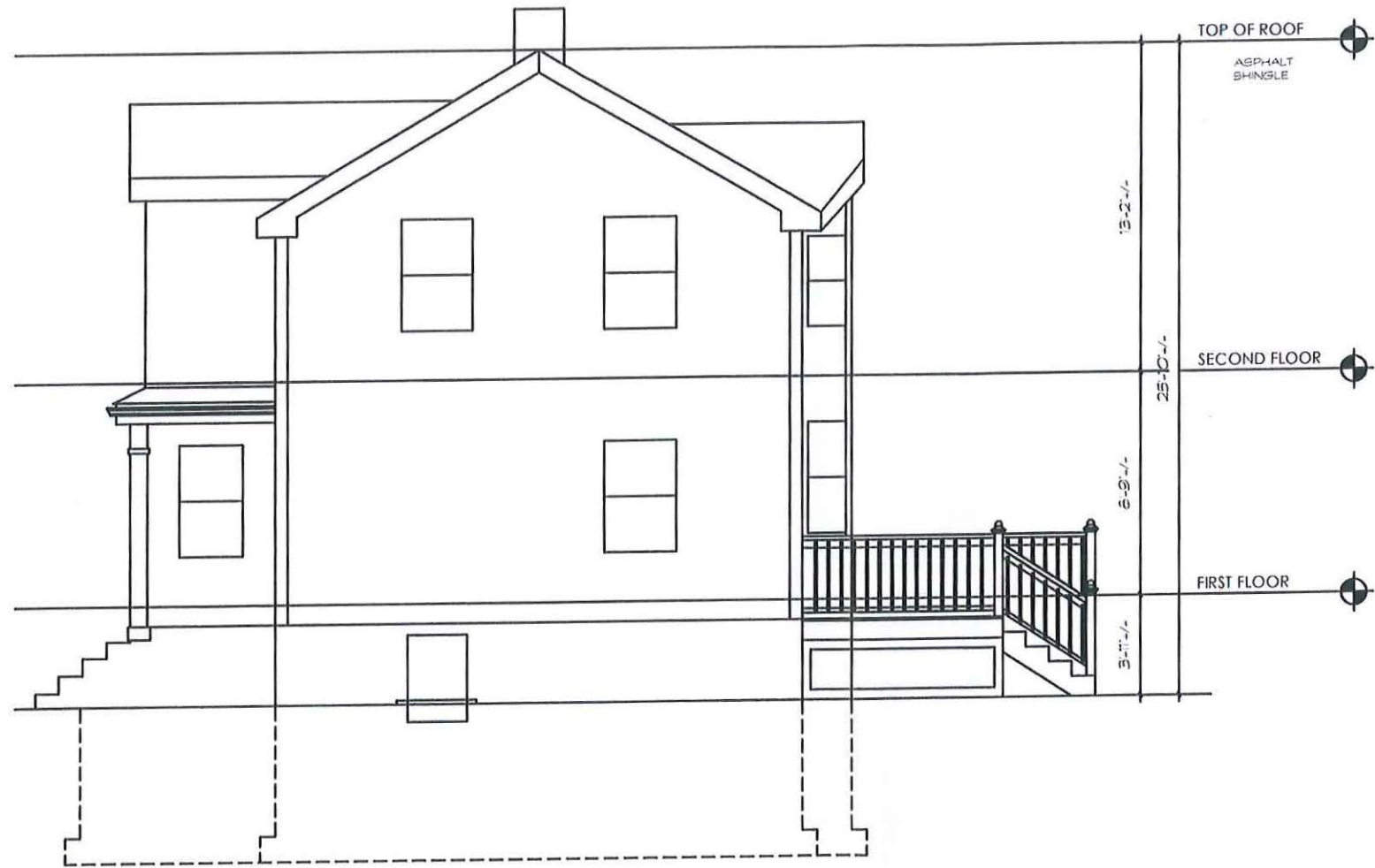
Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Boston, MA 02122
(617) 241-5000 Phone
(617) 242-6956 Fax

REVISION:	DATE:

DRAWING TITLE:

Existing Elevations

SHEET NUMBER:
EX.2.1



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
204 Adams St #5
Brookline, MA 02112
(617) 281-5990 Phone
(617) 281-6966 Fax

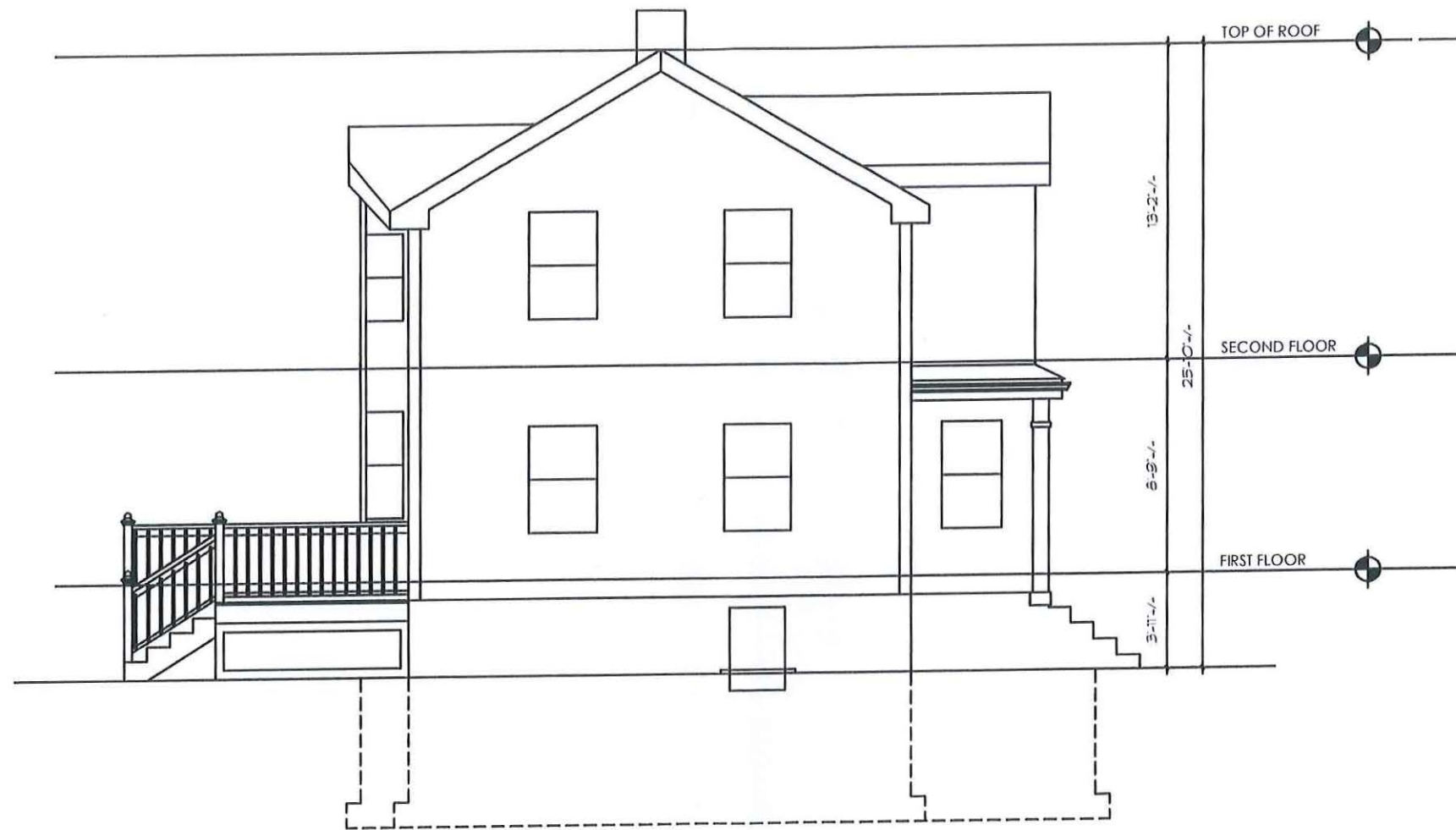
REVISION:	DATE:

DRAWING TITLE:

Existing Elevations

SHEET NUMBER:

EX.2.2



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
101 Adams St # 5
Dorchester, MA 02122
617 282 2600 Phone
617 282 6966 Fax

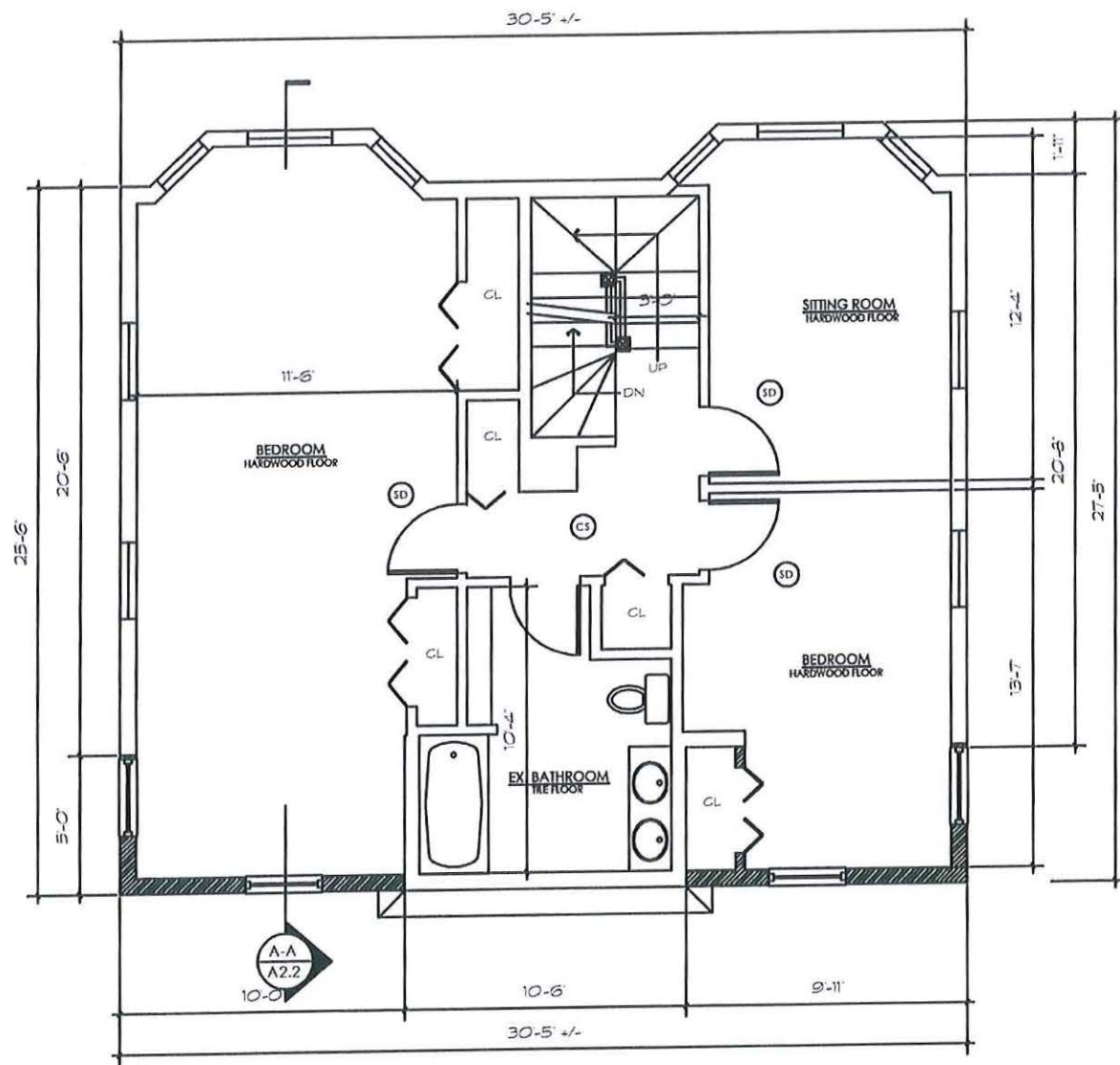
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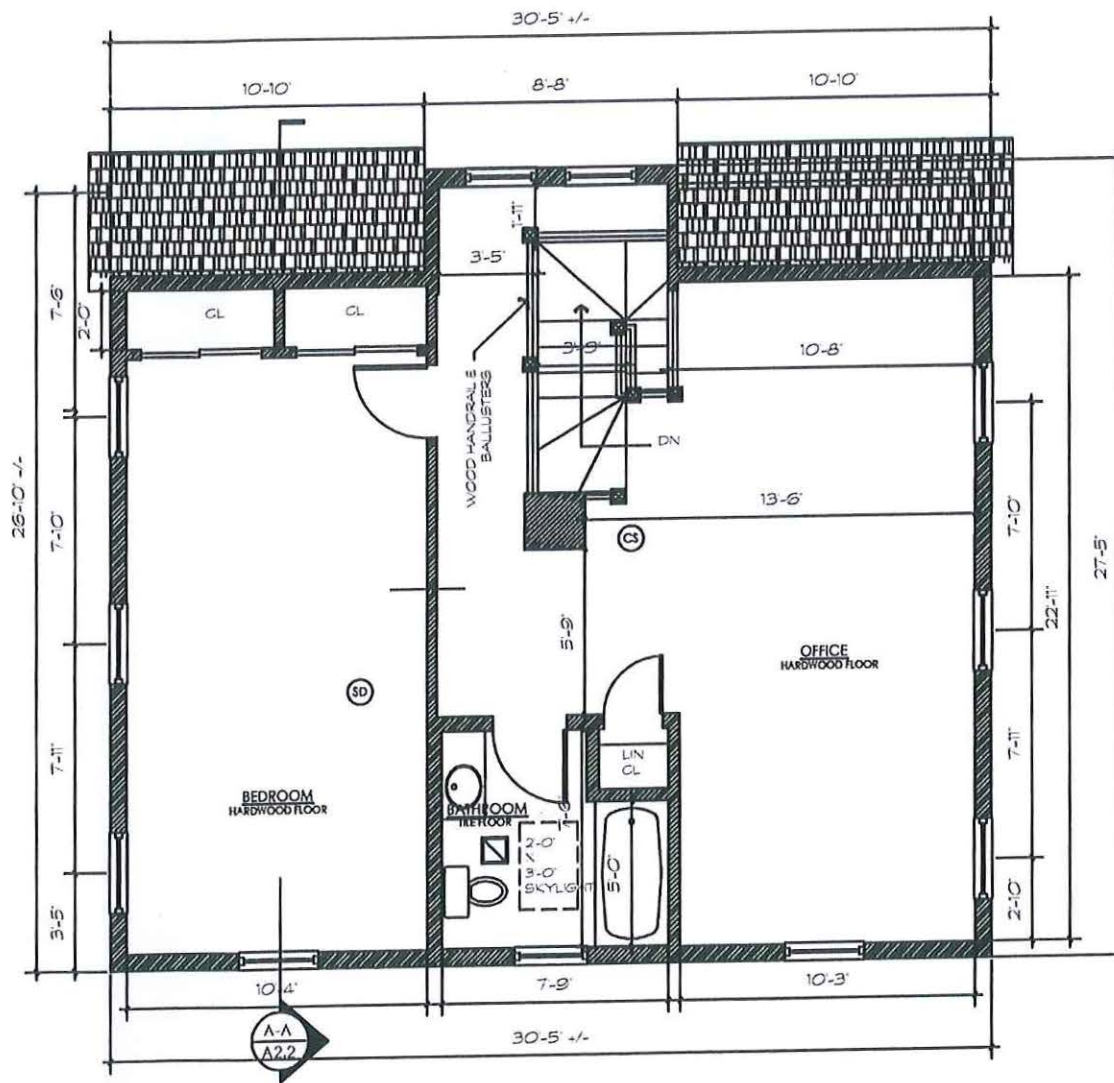
Existing Elevations

SHEET NUMBER:

EX.2.3



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



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 01/28/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Dorchester, MA 02122
(617) 282-5000 Phone
(617) 282-8966 Fax

REVISION:	DATE:

DRAWING TITLE:

Proposed Plans

SHEET NUMBER:

A-1.2



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Dorchester, MA 02122
(617) 282-2000 Phone
(617) 282-6966 Fax

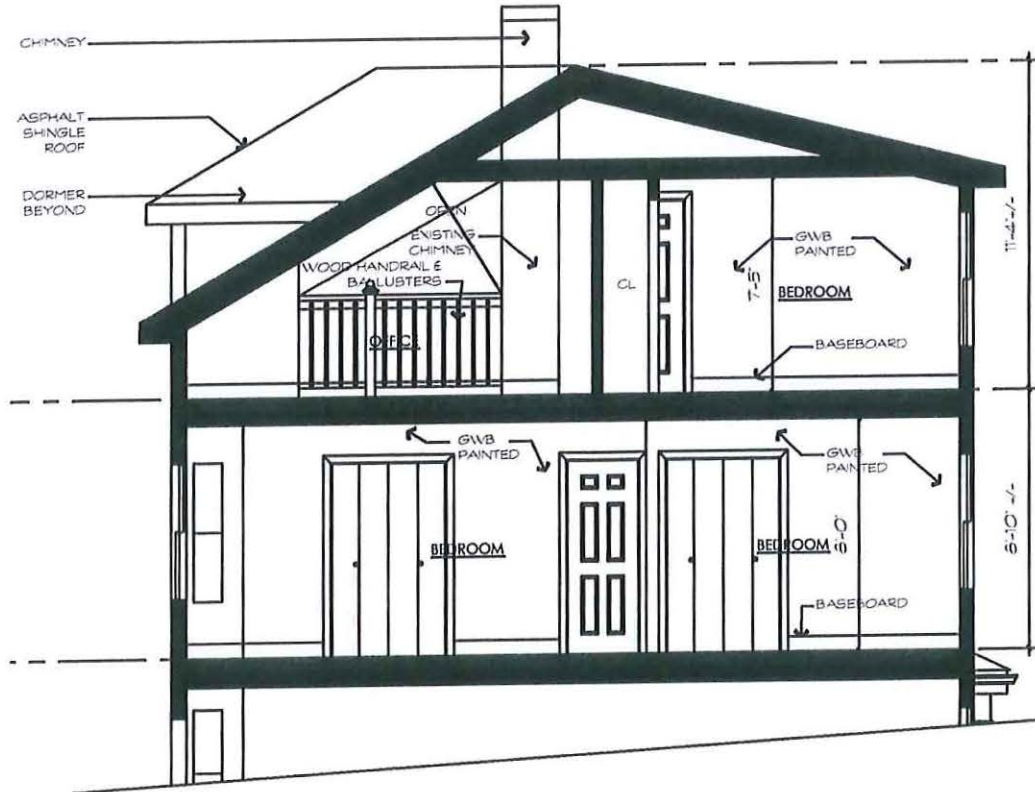
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DRAWING TITLE:

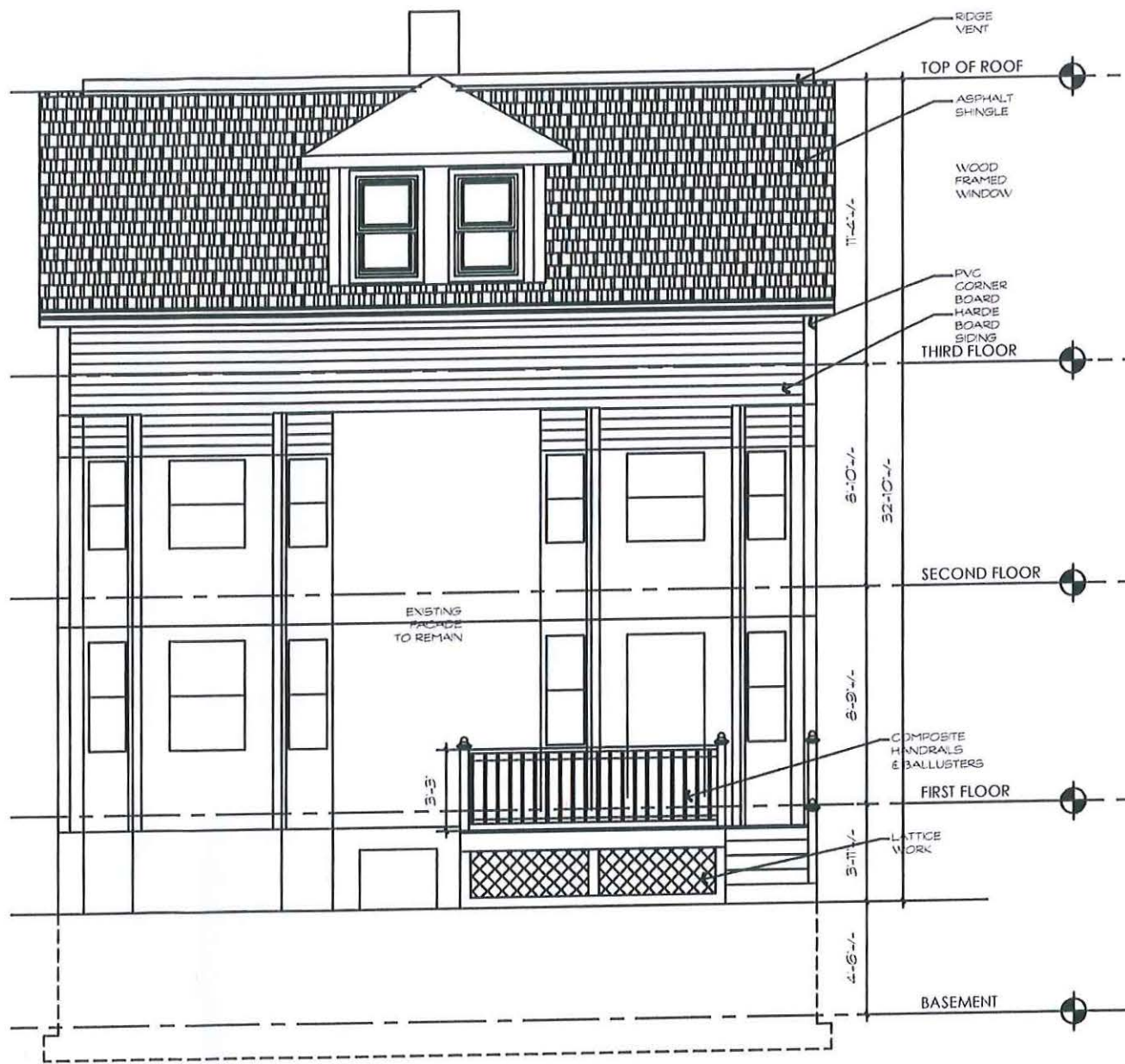
Proposed Elevations

SHEET NUMBER:

A-2.1



BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Boston, MA 02122
(617) 282-2000 Three
(617) 282-6966 Fax

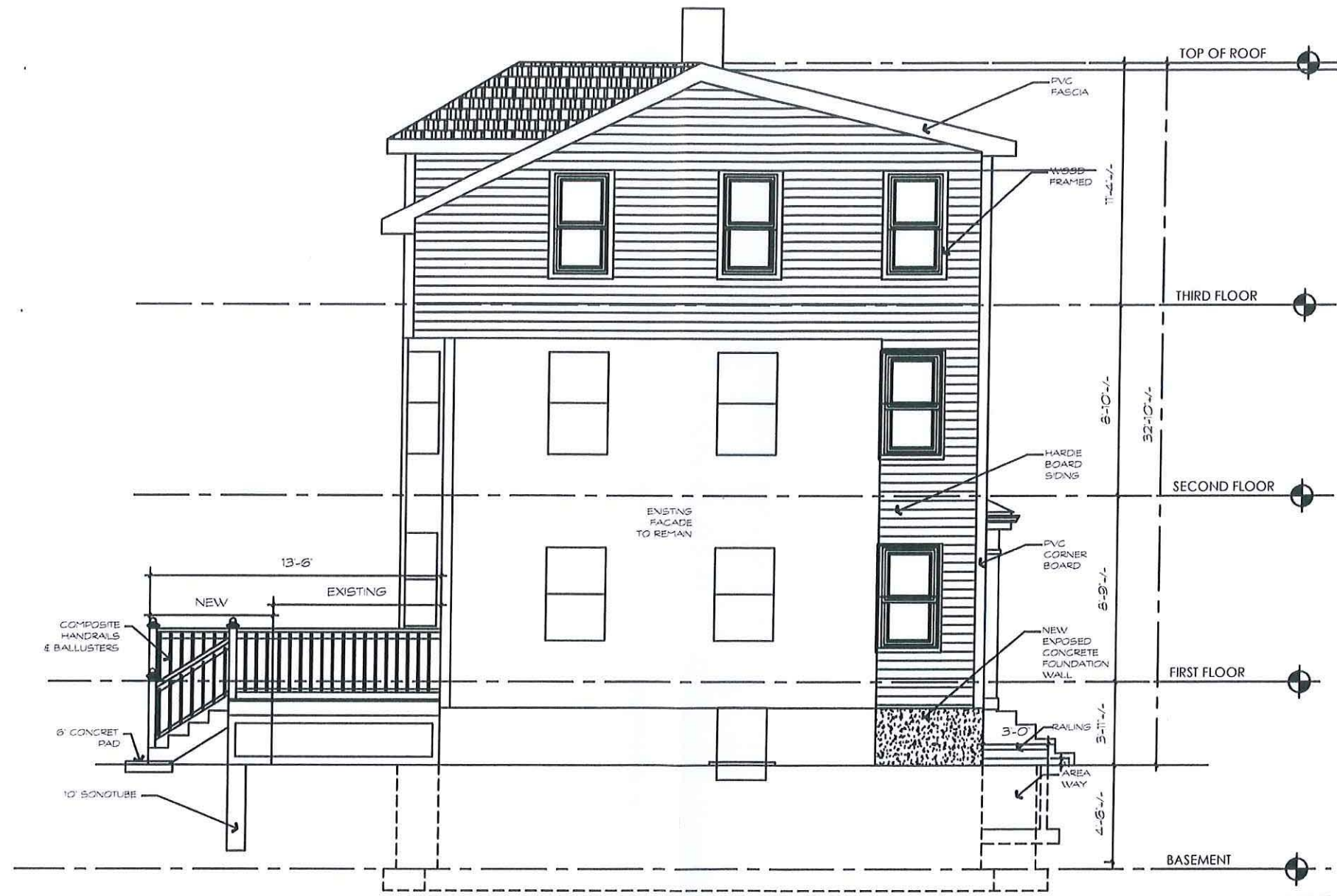
REVISION:	DATE:

DRAWING TITLE:

Proposed Elevations

SHEET NUMBER:

A-2.2



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

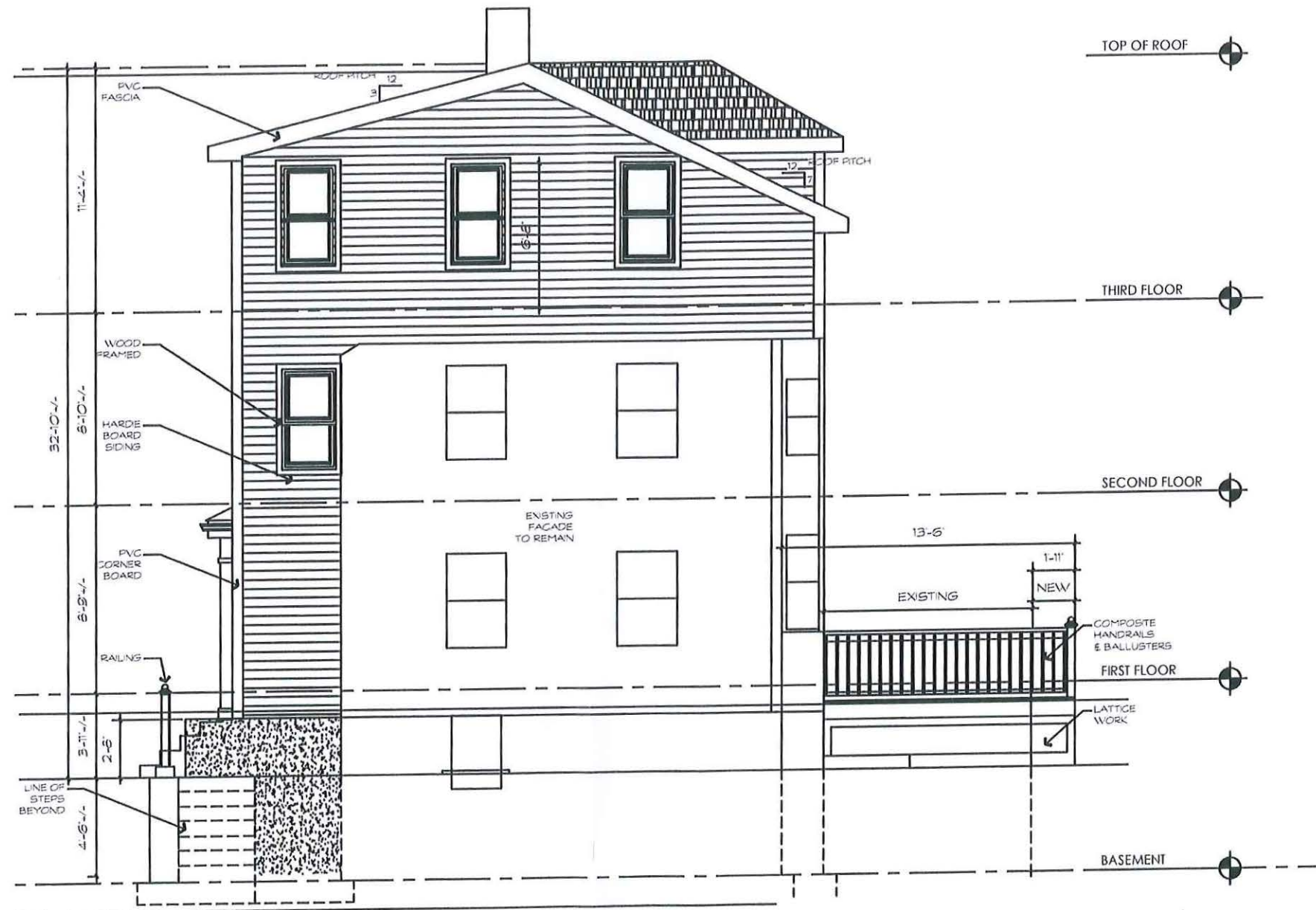
Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 5
Dorchester, MA 02122
(617) 282-5600 Phone
(617) 282-8966 Fax

REVISION:	DATE:

DRAWING TITLE:

Proposed Elevations

SHEET NUMBER:
A-2.3



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

Proposed Renovations & Addition
to an Existing Two Family @
11 Lopez Street
Cambridge, MA

DATE: 05/18/20
SCALE: AS NOTED
DRAWN BY: MP
CHECKED BY:

Phung Porzio
PHUNG/PORZIO INC.
201 Adams St # 3
Dorchester, MA 02122
(617) 282-3600 Phone
(617) 282-6965 Fax

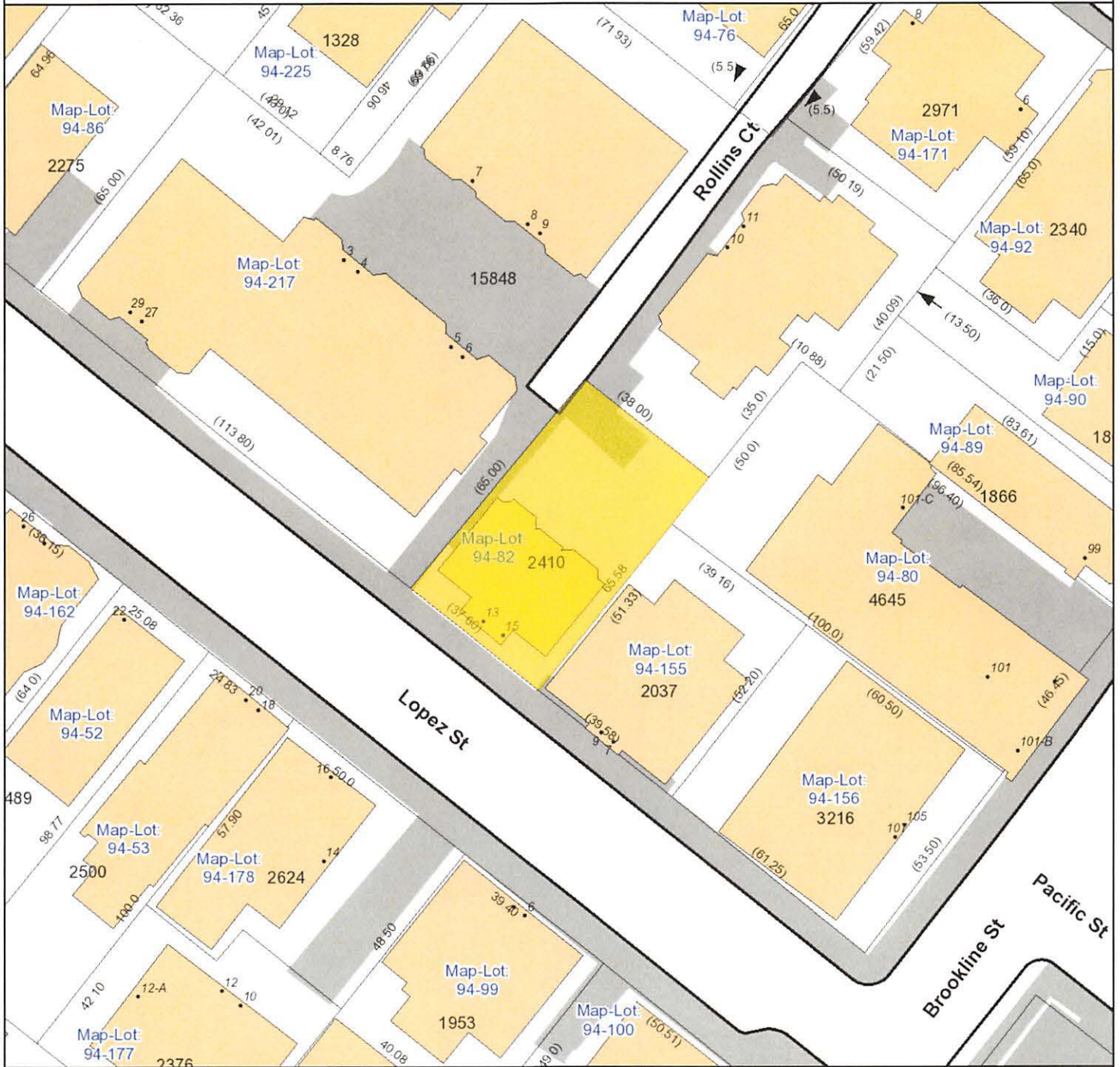
REVISION:	DATE:

DRAWING TITLE:

Proposed Elevations

SHEET NUMBER:

A-2.4



City of Cambridge
Massachusetts

1" = 35 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





FY 2017

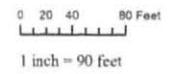


**City of Cambridge
Assessing Department**
765 Massachusetts Ave.
Cambridge, MA 02138

- Buildings
- Lot Line
- Block Line
- City Boundary
- Water
- Sub-Parcel Line
- Easement
- Railway

- 10 Lot Number
- 94 Block Number
- 10 Street Number
- (125.0) Dead Dimension
- 100 Parcel size in Sq. Ft.
- 44.0LC Land Court Dimension
- 65.0 Survey Dimension

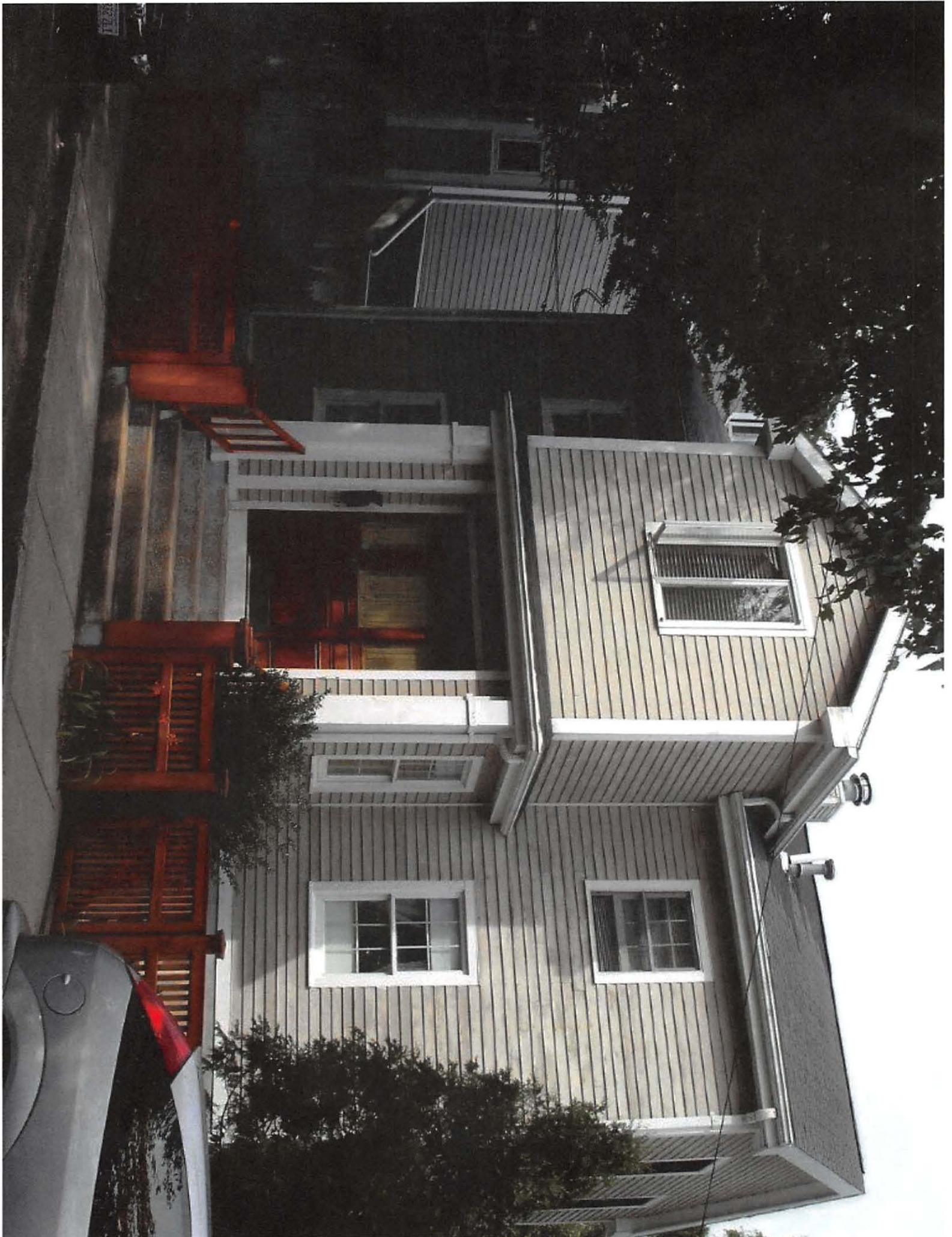
DISCLAIMER:
All parcel boundary lines on this map were compiled from various sources. The MassGIS 100 to 600 and 1000 to 10000 parcel data files are the property of the City of Cambridge. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map. The City of Cambridge is not responsible for any errors or omissions on this map.



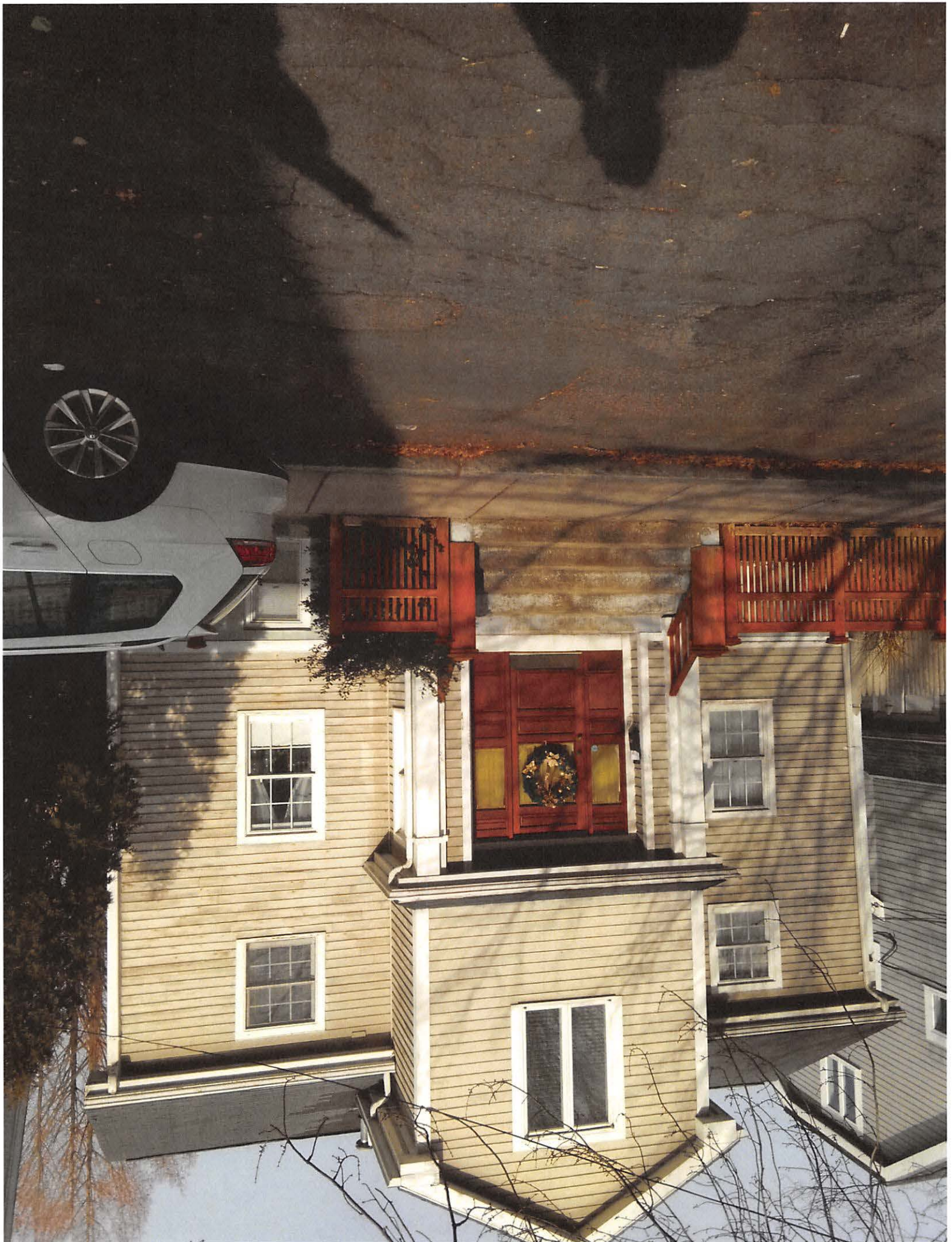
Parcel Block Map
94



11 Lopez St.
BZA-017135-2020



112 222



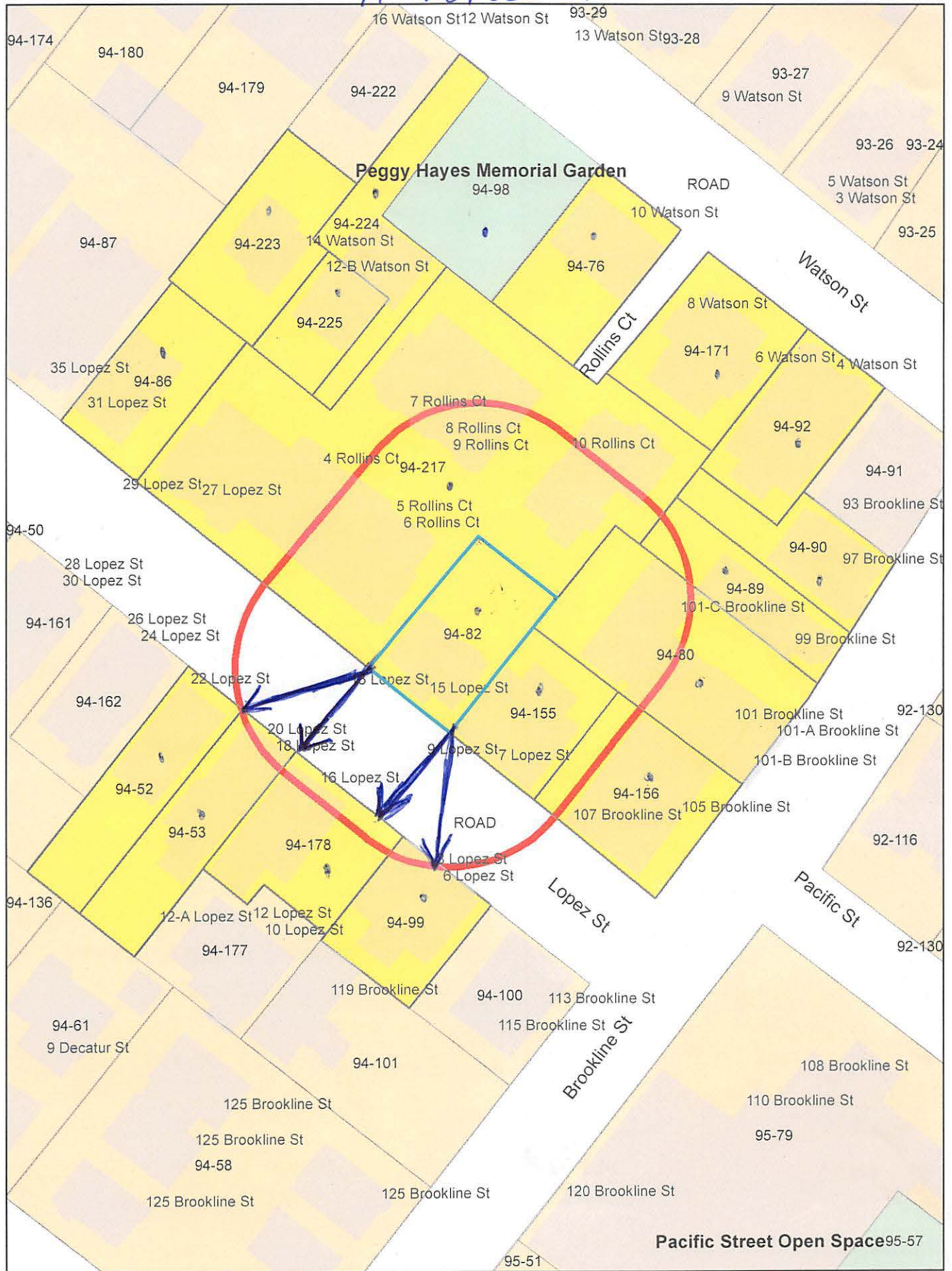


FOUR ARMY ZONE
NO PARKING
NO STOPPING
NO STANDING
NO TRUCKS
NO BUSES
NO TRAILERS
NO RAMPAGE

CRV



11 Lopez St.



11 Lopez St.

Petitioner 10/2
TRILOGY LAW LLC
C/O SARAH L. RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

94-98
CITY OF CAMBRIDGE
WATSON STREET OPEN SPACE
C/O LOUIS DEPASQUALE
CITY MANAGER

94-98
CITY OF CAMBRIDGE
WATSON STREET OPEN SPACE
C/O NANCY GLOWA
CITY SOLICITOR

94-217
LIN, HSIN-CHIANG &
5 ROLLINS CT 5
CAMBRIDGE, MA 02139

94-99
6-8 LOPEZ REAL ESTATE, LLC.
1244 DAVIS HILL RD
CENTER CONWAY, NH 03813

94-82
GADAMSKI, MACIEJ
11 LOPEZ ST
CAMBRIDGE, MA 02139

94-217
CHANG, SAMUEL C.
9 ROLLINS CT 9
CAMBRIDGE, MA 02139

94-156
ANNA REALTY CORPORATION
P.O BX 2215
ACTON, MA 01720-2215

94-53
MEINERS, ELEANOR
28 FOCH ST., #2
CAMBRIDGE, MA 02140

94-80
HUNTER, STUART
101-103 BROOKLINE ST., B
CAMBRIDGE, MA 02139

94-90
CAMBRIDGE AFFORDABLE HOUSING CORP.
362 GREEN ST
CAMBRIDGE, MA 02139

94-217
BERDNIKOV, BORIS & NATALIA BERDNIKOV
3 ROLLINS CT., #3
CAMBRIDGE, MA 02139

94-217
CLARIZA, TODD T. & OKSANA L. BEREZOVSKA
27 LOPEZ ST. UNIT#2
CAMBRIDGE, MA 02139

94-217
HU, CHUN YI & CHERILYN HU
7 ROLLINS CT., #7
CAMBRIDGE, MA 02139

94-217
ADAMS, TRACY
8 ROLLINS COURT
CAMBRIDGE, MA 02139

94-217
DAVIDSON, AMY L.
11 ROLLINS COURT
CAMBRIDGE, MA 02139

94-90
BUCAK, SEYDA & CITY OF CAMBRIDGE TAX TITLE
97 BROOKLINE ST., UNIT #2
CAMBRIDGE, MA 02139

94-86
GRIPPO, MELISSA LEILA & CHRISTIAN GRIPPO
31 LOPEZ ST
CAMBRIDGE, MA 02139

94-90
BENSON, ROSS ERIK
97 BROOKLINE ST., #3
CAMBRIDGE, MA 02139

94-92
BATMASIAN, JAMES H. & MARTA T. BATMASIAN
C/O INVESTMENT LTD.
215 NO. FEDERAL HIGHWAY
BOCA RATON, FL 33432

94-171
WONG, CHO KWONG
6 WATSON ST.#1
CAMBRIDGE, MA 02139

94-217
NASON, STEVEN C.
29 LOPEZ ST., #1
CAMBRIDGE, MA 02139

94-217
CATTONAR, MAREN M.
4 ROLLINS CT., UNIT #4
CAMBRIDGE, MA 02139

94-217
LIN, HSIN-CHIANG, TRS THE LIN FAMILY TRUST
5 ROLLINS CT UNTI #5
CAMBRIDGE, MA 02139

94-52
APTER, ETHAN & KELLEN ANDRILENAS
22 LOPEZ ST., #1
CAMBRIDGE, MA 02139

94-52
PERLOW, DAVID
22 LOPEZ ST., UNIT #2
CAMBRIDGE, MA 02139

94-223
14 WATSON LLC, &
CITY OF CAMBRIDGE TAX TITLE
267 COMMONWEALTH AVE. SUITE A
BOSTON, MA 02116

94-225
IANTCHEV, EMIL P & SNEJANA P. IOVTCHEVA
TRUSTEES OF THE EMIL IANTCHEV &
SNEJANA IOVTCHEVA FAMILY TRUST
12B WATSON ST
CAMBRIDGE, MA 02139

94-76
DEPIANTE, CLAUDIA
10 WATSON STREET, UNIT A
CAMBRIDGE, MA 02139-4050

94-76
PENG, WEI BIN
10 WATSON STREET, UNIT B
CAMBRIDGE, MA 02139

11 Lopez St.

213

94-89
HAMMOND, KHALED
99 BROOKLINE ST. UNIT 3
CAMBRIDGE, MA 02139

94-89
CHEN, IRENE & MEI-YIN CHOU
99 BROOKLINE ST., #1
CAMBRIDGE, MA 02139

94-89
HSU, GILBERT T.
99 BROOKLINE ST. UNIT 2
CAMBRIDGE, MA 02139

94-217
CLARK, REX & NANCY BAYM
6 ROLLINS CT #6
CAMBRIDGE, MA 02139

94-155
KOX, LLC
18 JANE RD
MARBLEHEAD, MA 01945

94-80
FRANCO, ISAAC LINDA K. GERSTLE
101-103C BROOKLINE ST REALTY TRUST
101-103 BROOKLINE ST UNIT #C
CAMBRIDGE, MA 02139

94-178
KATSIAFICAS, GEORGE N. TRUSTEE OF THE 14-
16 LOPEZ STREET REALTY TRT
5015 SANTA CRUZ AVE UNIT #105
SAN DIEGO, CA 92107

94-224
HE, YIFENG RENGYI XU
12A WATSON ST
CAMBRIDGE, MA 02139

94-80
SATER, GEORGE E. , SONIA E. SATER &
AMALIA ABDUL SATER
101-103 BROOKLINE ST., UNIT A
CAMBRIDGE, MA 02139

94-171
HASSAN, MARIAM & AKASH TRIVEDI
8 WATSON ST., #2
CAMBRIDGE, MA 02139



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: MACLES GAD KUSKI Date: 9/8/20
(Print)

Address: 11 Lopez St.

Case No. BZA-017315-2020

Hearing Date: 9/24/20

Thank you,
Bza Members

Pacheco, Maria

From: Sarah Rhatigan <sarah@trilogylaw.com>
Sent: Tuesday, September 22, 2020 4:37 PM
To: Pacheco, Maria; Daglian, Sisia
Subject: Fwd: Board of Zoning Appeal, 11 Lopez St, Maciek Gadamski

Please see below email addressed to the Board of Zoning Appeal, sent to us by the condominium association members for the Rollins Court Condominium that borders the 11 Lopez Street property.

Please add this to the file for 11 Lopez Street which is being heard this Thursday, September 24, 2020.

Thank you,
Sarah

Sarah Like Rhatigan, Esq.
Trilogy Law LLC
12 Marshall Street
Boston, MA 02108
Tel: 617-543-7009
[Email:Sarah@trilogylaw.com](mailto:Sarah@trilogylaw.com)

Begin forwarded message:

From: Rex Clark <rex@rexclark.org>
Subject: Board of Zoning Appeal, 11 Lopez St, Maciek Gadamski
Date: September 22, 2020 at 12:26:18 PM EDT
To: Maciek Gadamski <mgadamski@comcast.net>
Cc: Sarah@trilogylaw.com

To Board of Zoning Appeal—

We are the owners of units in the Rollins Court Condominium Association, which is located at 27, 29 Lopez Street and 3, 4, 5, 6, 7, 8, 9, 10, 11 Rollins Court. The Rollins Court Condominium buildings abut the rear and left side of the property at 11 Lopez Street. The owner, Mr. Gadamski, shared with us proposed plans for renovations and an addition to his home. The Association's Board reviewed the proposed design for renovations and the addition to the house at 11 Lopez Street and approve the neighbor's project.

Best regards,

Rex Clark
Trustee, on behalf of the Rollins Court Condominium Association

Pacheco, Maria

From: Sarah Rhatigan <sarah@trilogylaw.com>
Sent: Tuesday, September 22, 2020 5:27 PM
To: Pacheco, Maria; Daglian, Sisia
Cc: Chris McClelland; Maciek Gadamski
Subject: Fwd: 11 Lopez support notification for board of zoning appeal

Hello Maria and Sisia—

Kindly please include the below email from the owner of the property located at 9 Lopez Street in the hearing file for 11 Lopez Street.

Many thanks,
Sarah

Sarah Like Rhatigan, Esq.
Trilogy Law LLC
12 Marshall Street
Boston, MA 02108
Tel: 617-543-7009
[Email:Sarah@trilogylaw.com](mailto:Sarah@trilogylaw.com)

Begin forwarded message:

From: Chris McClelland <mccllelland.c@gmail.com>
Subject: 11 Lopez support notification for board of zoning appeal
Date: September 22, 2020 at 5:12:57 PM EDT
To: Sarah@trilogylaw.com

To Board of Zoning Appeal

I am the owner of the property located at 9 Lopez Street. My property abuts the right side of the property at 11 Lopez Street. The owner, Maciej Gadamski, shared with me his proposed plans for renovations and an addition to his home and I support his project. I believe this will be an improvement for the neighborhood.

Chris McClelland
9 Lopez St
Cambridge, MA 02139