



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 MAR -1 PM 2:55

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 160120

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Gilbert Pili C/O Steveworks LLC (contractor)

PETITIONER'S ADDRESS: 108 Cabot Street, Newton, MA 02458

LOCATION OF PROPERTY: 124 Dudley St., Cambridge, MA

TYPE OF OCCUPANCY: single family residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Add Primary Bedroom Suite above the existing kitchen. Alterations to 2nd-floor dormer on Clyde St, to expand bedroom and allow for more headroom. Additional windows and skylights on the existing structure.

As per 8.22.2.d, the new 2nd-floor bedroom structure will be above the existing kitchen, in the existing footprint. The roof will not be higher than the original ridge. We will also be able to add more insulation and natural light (skylights and windows) which will reduce the energy usage in the home. Double-hung windows and cedar shingles will be similar to the existing home.

As per 8.22. 1h 1 & 2, we would like to extend the dormer toward the right side gable wall from 7'7" to 16" 115". This will provide more floor space in the small bedroom plus additional headroom. Extending to the gable wall will avoid a small, awkward unaesthetic setback of the gable. This will also allow us better waterproofing and a continuous insulation path which increase the energy efficiency and sustainability of the gable wall assembly.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000 Section: 8.22.2.D Non-Conforming Structure).

Original
Signature(s):


(Petitioner (s) / Owner)

(Print Name)

Gilbert Pili
Steveworks LLC
Steve Greenberg

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 GILBERT PILI
(OWNER)

Address: 124 DUDLEY ST CAMBRIDGE, MA 02140

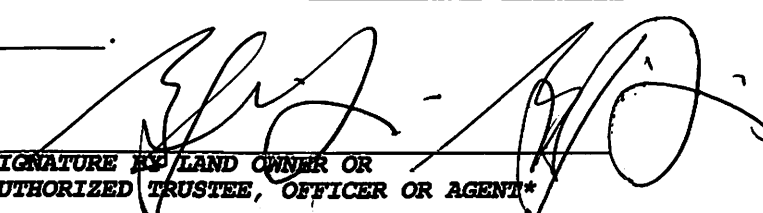
State that I/We own the property located at 124 DUDLEY ST,
which is the subject of this zoning application.

The record title of this property is in the name of _____
GILBERT L. PILI

*Pursuant to a deed of duly recorded in the date 8/30/2002 Middlesex South
County Registry of Deeds at Book 36276, Page 2; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____


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

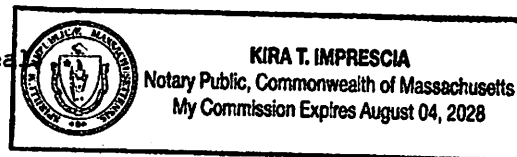
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Gilbert L. Pili personally appeared before me,
this 10 of Jan, 2022, and made oath that the above statement is true.


Notary

My commission expires 08/04/2028 (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 SPECIAL PERMIT

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

Granting the Special Permit requested for 124 Dudley St., Cambridge, MA (location) would not be a detriment to the public interest because:

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

The new addition would conform with the existing neighborhood in general appearance and occupancy. Additionally, attention to keeping details and structure of the home will maintain the neighborhood's style and feel.

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

No additional traffic will be generated. No additional occupants to generate vehicular traffic. Sidewalks will not be impacted by the addition.

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

There are no adjacent uses. Home will remain residential, single family

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

No additional noise (eg music etc) will be generated. Homeowners will enjoy a new beautiful and comfortable renovation

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

Home will conform with the style of the neighborhood and its residential atmosphere

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

Address: _____

Tel. No. (617)201-0121 (steveworks)

E-Mail Address: steve@steveworks.com

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Gilbert Pili**Present Use/Occupancy:** single family residential**Location:** 124 Dudley St., Cambridge, MA**Zone:** Residence B Zone**Phone:** (617)201-0121 (steveworks)**Requested Use/Occupancy:** single family residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1638	1936	1145	(max.)
<u>LOT AREA:</u>		2290	2290	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		72%	85%	50%	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2290	2290	2500	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	30	30	50	
	<u>DEPTH</u>	76.33	76.33	100	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	7.83'	7.83'	10'	
	<u>REAR</u>	18.44'	18.44'	25'	
	<u>LEFT SIDE</u>	.76'	.76'	7'6"	
	<u>RIGHT SIDE</u>	4.86	4.86	7'6"	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	24	24	35'	
	<u>WIDTH</u>	48'8"	48'8"	48'8"	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1230	1230	916	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

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

no other buildings on same lot

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.







PERMIT
ONLY
EX
SUN

124



PARKING
BY
PERMIT
ONLY
EX SUN

RESERVED
PARKING
♿
→

CLAY
DUDLEY ST





Pacheco, Maria

From: gpili@comcast.net
Sent: Tuesday, March 1, 2022 1:56 PM
To: Pacheco, Maria
Cc: resteghini@gmail.com
Subject: 124 Dudley Street Application (Sun Data)
Attachments: suncalc.pdf; sunposition-Jul-Aug-Nov.pdf

Hi Maria,

Thanks for meeting with us yesterday re: 124 Dudley Street. Attached is the sun analysis we reviewed, along with some pictures of the sun position at a few different times of the year from Google Street (June, August and November). Also, below are the original links (and dates and times) for the attached analysis.

March Equinox at 2pm

<https://www.suncalc.org/#/42.3956,-71.134,19/2022.03.20/14:00/1/3>

June Solstice at 2pm:

<https://www.suncalc.org/#/42.3956,-71.134,19/2022.06.21/14:00/1/3>

September Equinox at 2pm:

<https://www.suncalc.org/#/42.3956,-71.134,19/2022.09.22/14:00/1/3>

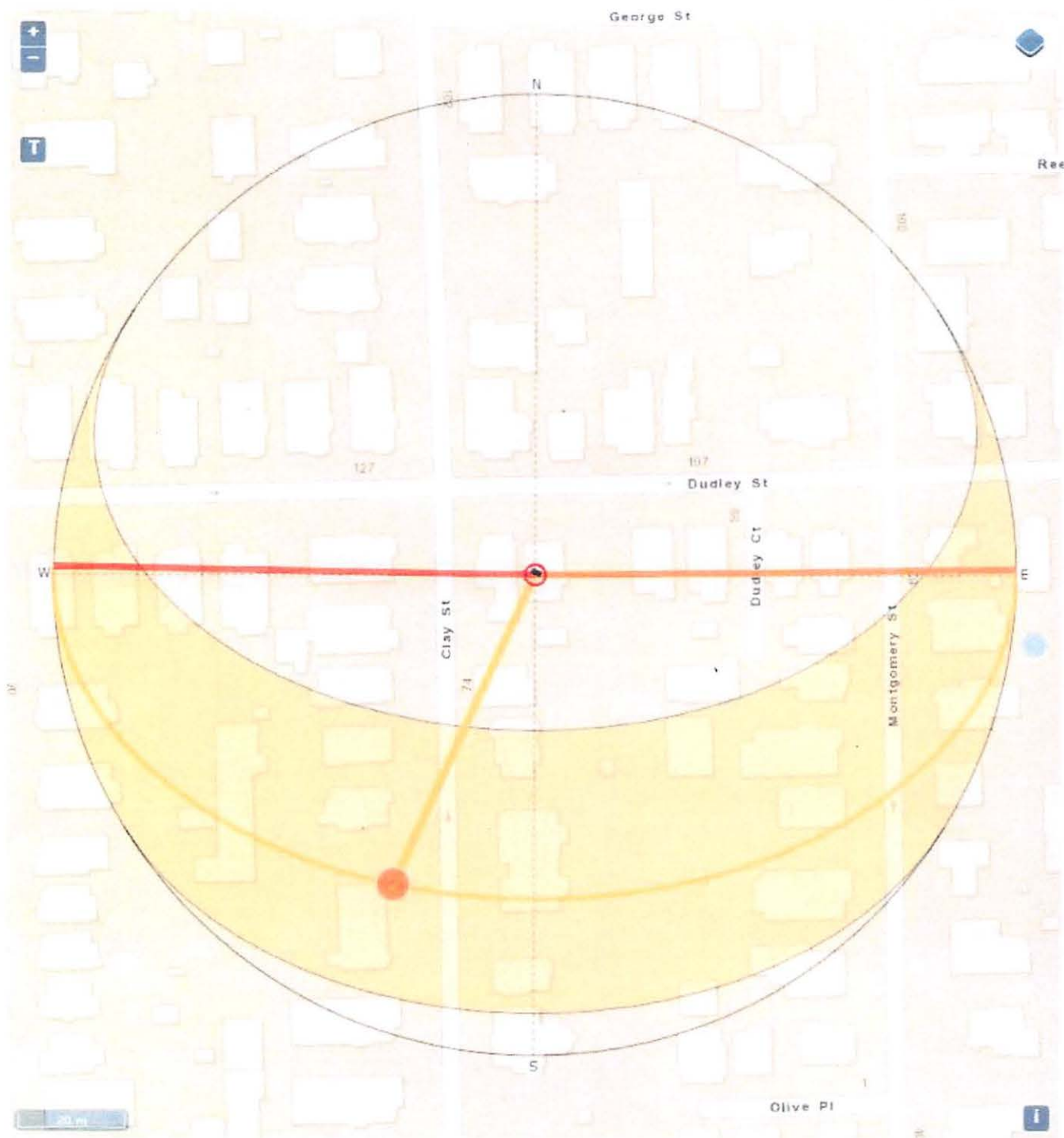
December Solstice at 2pm:

<https://www.suncalc.org/#/42.3956,-71.134,19/2022.12.21/14:00/1/3>

We are also engaging an architect for a sun/shade study and will send that along once we have it. Thanks again for your help – we think we can go ahead and add this info to our application,
Gil and Laura

MARCH EQUINOX
@ 2PM

to save the picture please click with the right mouse button in the picture



MARCH EQUINOX
@ 2 PM

Location: 122 Dudley Street, Cambridge, MA, 02140, USA

Time: 20.Mar.2022, 14:00 UTC-4

Solar data for the Location		Geo data for the Location	
Dawn:	06:19:47	Height:	5m
Sunrise:	06:47:28	Latitude:	N 42°23'44.15" 42.39560°
Sun peak level:	12:51:56	Longitude:	W 71°8'2.39" -71.13400°
Sunset:	18:57:09	Timezone:	America/New_York EDT
Dusk:	19:24:53		
Duration:	12h9m41s		
Altitude:	44.98°		
Azimuth:	204.43°		
Shadow length:	1.00	at an object level:	1m

MARCH EQUINOX
@ 2PM

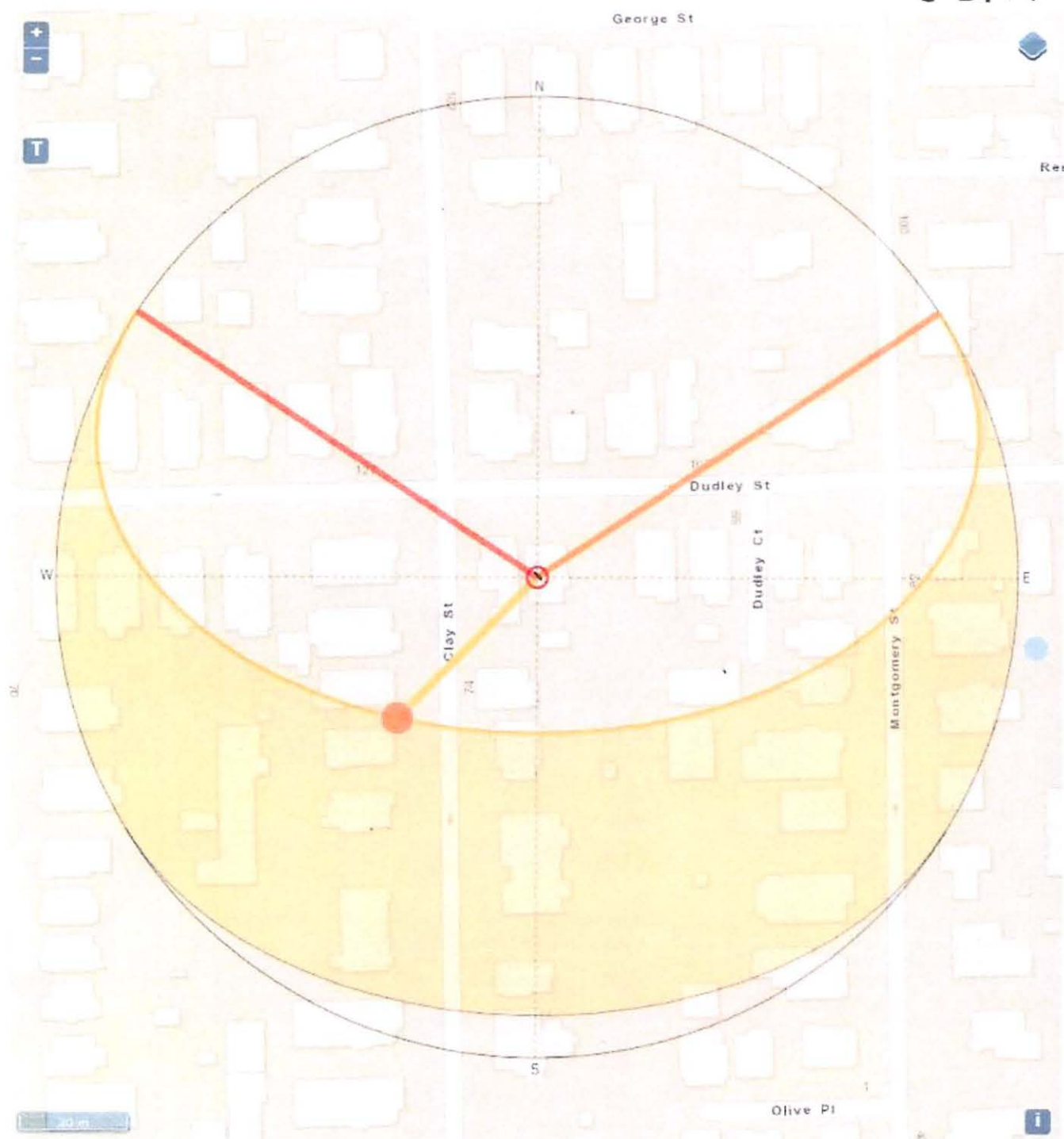
www.sunalc.org [Printversion] ©Torsten Hoffmann

daily data for: 122 Dudley Street, Cambridge, MA, 02140, USA
lat: 42.39560°, lon: -71.13400°, on 20.Mar.2022

Time	Azimut	Altitude	Shadow length (object height: 1m)
06:45	88.87°	-0.65°	n/a
07:00	91.40°	1.75°	32.82m
07:15	93.93°	4.37°	13.07m
07:30	96.48°	7.08°	8.06m
07:45	99.06°	9.79°	5.79m
08:00	101.69°	12.50°	4.51m
08:15	104.37°	15.19°	3.68m
08:30	107.12°	17.85°	3.11m
08:45	109.95°	20.47°	2.68m
09:00	112.88°	23.05°	2.35m
09:15	115.92°	25.57°	2.09m
09:30	119.09°	28.02°	1.88m
09:45	122.41°	30.40°	1.70m
10:00	125.89°	32.70°	1.56m
10:15	129.55°	34.89°	1.43m
10:30	133.40°	36.97°	1.33m
10:45	137.47°	38.91°	1.24m
11:00	141.75°	40.71°	1.16m
11:15	146.26°	42.34°	1.10m
11:30	151.00°	43.79°	1.04m
11:45	155.96°	45.03°	1.00m
12:00	161.11°	46.05°	0.96m
12:15	166.43°	46.82°	0.94m
12:30	171.89°	47.35°	0.92m
12:45	177.42°	47.61°	0.91m
13:00	182.99°	47.60°	0.91m
13:15	188.52°	47.33°	0.92m
13:30	193.97°	46.79°	0.94m
13:45	199.29°	46.01°	0.97m
14:00	204.43°	44.98°	1.00m
14:15	209.38°	43.73°	1.05m
14:30	214.10°	42.28°	1.10m
14:45	218.61°	40.64°	1.17m
15:00	222.88°	38.84°	1.24m
15:15	226.94°	36.89°	1.33m
15:30	230.79°	34.80°	1.44m
15:45	234.44°	32.61°	1.56m
16:00	237.91°	30.31°	1.71m
16:15	241.23°	27.93°	1.89m
16:30	244.40°	25.47°	2.10m
16:45	247.44°	22.95°	2.36m
17:00	250.36°	20.38°	2.69m
17:15	253.20°	17.76°	3.12m
17:30	255.94°	15.10°	3.71m
17:45	258.63°	12.41°	4.54m
18:00	261.25°	9.71°	5.85m
18:15	263.84°	6.99°	8.15m
18:30	266.39°	4.30°	13.31m
18:45	268.93°	1.68°	34.13m
19:00	271.46°	-0.71°	n/a

JUNE SOLSTICE
@ 2 PM

to save the picture please click with the right mouse button in the picture



www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 122 Dudley Street, Cambridge, MA, 02140, USA

Time: 21.Jun.2022, 14:00 UTC-4

JUNE SOLSTICE
@ 2PM

Solar data for the Location

Dawn: 04:32:49
Sunrise: 05:07:16
Sun peak level: 12:46:23
Sunset: 20:25:29
Dusk: 20:59:57
Duration: 15h18m13s
Altitude: 65.67°
Azimut: 224.64°
Shadow length: 0.45

Geo data for the Location

Height: 5m
Latitude: N 42°23'44.15" 42.39560°
Longitude: W 71°8'2.39" -71.13400°
Timezone: America/New_York EDT

at an object level: 1m

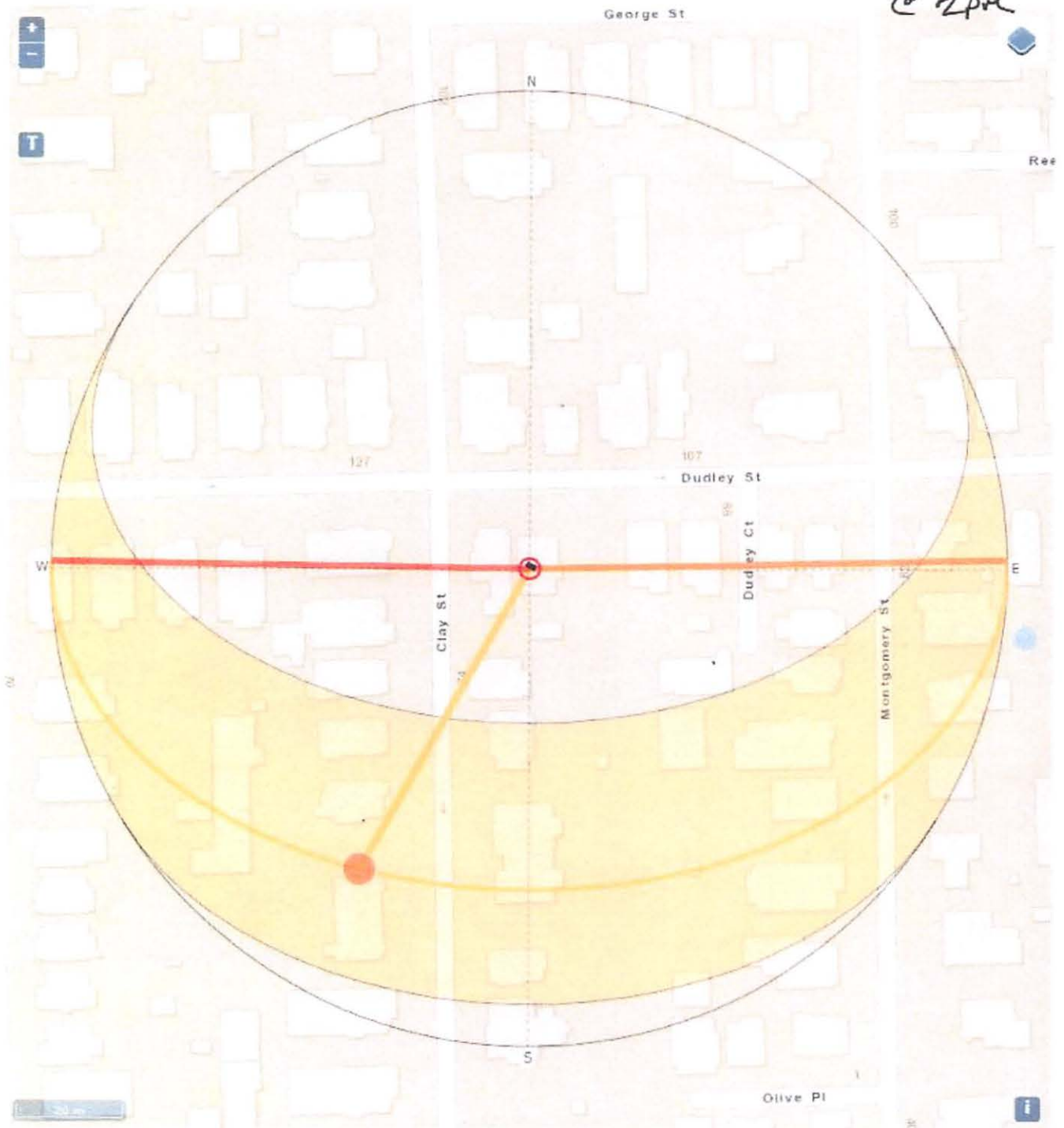
daily data for: 122 Dudley Street, Cambridge, MA, 02140, USA
 lat: 42.39560°, lon: -71.13400°, on 21.Jun.2022

JUNE SOLSTICE
 @ 2 PM

Time	Azimuth	Altitude	Shadow length (object height: 1m)
05:00	55.19°	-1.26°	n/a
05:15	57.74°	0.74°	77.12m
05:30	60.23°	2.92°	19.62m
05:45	62.67°	5.27°	10.85m
06:00	65.06°	7.71°	7.39m
06:15	67.41°	10.22°	5.55m
06:30	69.74°	12.78°	4.41m
06:45	72.04°	15.38°	3.64m
07:00	74.33°	18.02°	3.07m
07:15	76.62°	20.70°	2.65m
07:30	78.91°	23.40°	2.31m
07:45	81.22°	26.12°	2.04m
08:00	83.55°	28.86°	1.81m
08:15	85.93°	31.61°	1.62m
08:30	88.37°	34.38°	1.46m
08:45	90.89°	37.14°	1.32m
09:00	93.50°	39.91°	1.20m
09:15	96.24°	42.66°	1.09m
09:30	99.12°	45.41°	0.99m
09:45	102.20°	48.13°	0.90m
10:00	105.50°	50.81°	0.82m
10:15	109.09°	53.46°	0.74m
10:30	113.02°	56.04°	0.67m
10:45	117.39°	58.54°	0.61m
11:00	122.28°	60.94°	0.56m
11:15	127.80°	63.21°	0.50m
11:30	134.10°	65.30°	0.46m
11:45	141.28°	67.17°	0.42m
12:00	149.43°	68.74°	0.39m
12:15	158.57°	69.96°	0.36m
12:30	168.54°	70.75°	0.35m
12:45	179.02°	71.05°	0.34m
13:00	189.55°	70.84°	0.35m
13:15	199.64°	70.14°	0.36m
13:30	208.95°	69.00°	0.38m
13:45	217.29°	67.48°	0.41m
14:00	224.64°	65.67°	0.45m
14:15	231.09°	63.61°	0.50m
14:30	236.75°	61.38°	0.55m
14:45	241.75°	59.00°	0.60m
15:00	246.20°	56.51°	0.66m
15:15	250.21°	53.94°	0.73m
15:30	253.86°	51.31°	0.80m
15:45	257.21°	48.63°	0.88m
16:00	260.32°	45.91°	0.97m
16:15	263.24°	43.17°	1.07m
16:30	266.00°	40.42°	1.17m
16:45	268.63°	37.65°	1.30m
17:00	271.17°	34.89°	1.43m
17:15	273.62°	32.12°	1.59m
17:30	276.01°	29.37°	1.78m
17:45	278.35°	26.62°	1.99m
18:00	280.67°	23.90°	2.26m
18:15	282.96°	21.19°	2.58m
18:30	285.25°	18.51°	2.99m
18:45	287.53°	15.87°	3.52m
19:00	289.83°	13.25°	4.25m
19:15	292.15°	10.69°	5.30m
19:30	294.50°	8.17°	6.97m
19:45	296.88°	5.71°	10.00m
20:00	299.31°	3.34°	17.12m
20:15	301.80°	1.13°	50.91m
20:30	304.33°	-0.86°	n/a

SEPTEMBER
EQUINOX
@ 2pm

to save the picture please click with the right mouse button in the picture



www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 122 Dudley Street, Cambridge, MA, 02140, USA

Time: 22.Sep.2022, 14:00 UTC-4

SEPTEMBER
EQUINOX
@ 2PM

Solar data for the Location		Geo data for the Location	
Dawn:	06:03:50	Height:	5m
Sunrise:	06:31:35	Latitude:	N 42°23'44.15" 42.39560°
Sun peak level:	12:37:11	Longitude:	W 71°8'2.39" -71.13400°
Sunset:	18:42:04	Timezone:	America/New_York EDT
Dusk:	19:09:45		
Duration:	12h10m29s		
Altitude:	43.82°		
Azimuth:	209.33°		
Shadow length:	1.04	at an object level:	1m

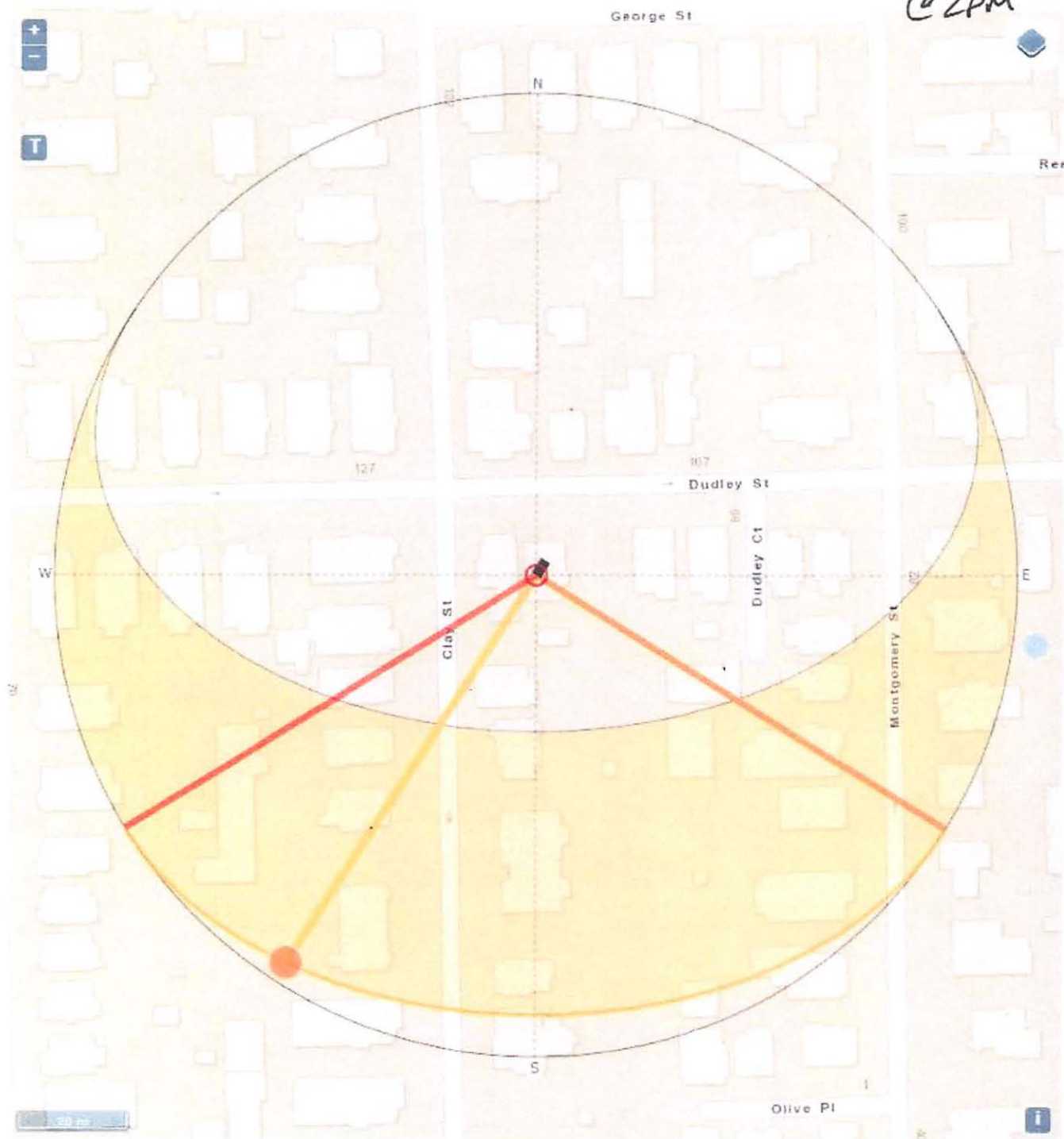
daily data for: 122 Dudley Street, Cambridge, MA, 02140, USA
 lat: 42.39560°, lon: -71.13400°, on 22.Sep.2022

SEPTEMBER
 EQUINOX
 @ 2PM

Time	Azimuth	Altitude	Shadow length (object height: 1m)
06:30	88.60°	-0.51°	n/a
06:45	91.13°	1.89°	30.28m
07:00	93.67°	4.52°	12.64m
07:15	96.23°	7.22°	7.89m
07:30	98.81°	9.94°	5.71m
07:45	101.44°	12.64°	4.46m
08:00	104.13°	15.33°	3.65m
08:15	106.88°	17.98°	3.08m
08:30	109.72°	20.60°	2.66m
08:45	112.65°	23.18°	2.34m
09:00	115.70°	25.70°	2.08m
09:15	118.87°	28.15°	1.87m
09:30	122.20°	30.53°	1.70m
09:45	125.68°	32.83°	1.55m
10:00	129.35°	35.02°	1.43m
10:15	133.21°	37.10°	1.32m
10:30	137.28°	39.04°	1.23m
10:45	141.58°	40.84°	1.16m
11:00	146.10°	42.47°	1.09m
11:15	150.84°	43.91°	1.04m
11:30	155.81°	45.15°	0.99m
11:45	160.97°	46.17°	0.96m
12:00	166.31°	46.94°	0.93m
12:15	171.78°	47.47°	0.92m
12:30	177.33°	47.73°	0.91m
12:45	182.90°	47.72°	0.91m
13:00	188.45°	47.44°	0.92m
13:15	193.91°	46.90°	0.94m
13:30	199.23°	46.10°	0.96m
13:45	204.38°	45.07°	1.00m
14:00	209.33°	43.82°	1.04m
14:15	214.06°	42.36°	1.10m
14:30	218.57°	40.71°	1.16m
14:45	222.84°	38.90°	1.24m
15:00	226.90°	36.95°	1.33m
15:15	230.75°	34.86°	1.44m
15:30	234.40°	32.66°	1.56m
15:45	237.87°	30.36°	1.71m
16:00	241.18°	27.97°	1.88m
16:15	244.34°	25.51°	2.10m
16:30	247.38°	22.98°	2.36m
16:45	250.30°	20.40°	2.69m
17:00	253.13°	17.78°	3.12m
17:15	255.87°	15.11°	3.70m
17:30	258.55°	12.42°	4.54m
17:45	261.17°	9.71°	5.84m
18:00	263.75°	6.99°	8.15m
18:15	266.30°	4.29°	13.32m
18:30	268.83°	1.67°	34.32m
18:45	271.36°	-0.72°	n/a

DECEMBER
SOLSTICE
@ 2PM

to save the picture please click with the right mouse button in the picture



www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 122 Dudley Street, Cambridge, MA, 02140, USA

Time: 21.Dec.2022, 14:00 UTC-5

DECEMBER
SOLSTICE
@ 2pm

Solar data for the Location		Geo data for the Location	
Dawn:	06:38:30	Height:	5m
Sunrise:	07:10:09	Latitude:	N 42°23'44.15" 42.39560°
Sun peak level:	11:42:41	Longitude:	W 71°8'2.39" -71.13400°
Sunset:	16:15:13	Timezone:	America/New_York EST
Dusk:	16:46:52		
Duration:	9h5m4s		
Altitude:	17.00°		
Azimuth:	212.73°		
Shadow length:	3.27	at an object level: 1m	

daily data for: 122 Dudley Street, Cambridge, MA, 02140, USA
 lat: 42.39560°, lon: -71.13400°, on 21.Dec.2022

DECEMBER
 SOLSTICE
 @ 2PM

Time	Azimuth	Altitude	Shadow length (object height: 1m)
07:00	119.95°	-1.83°	n/a
07:15	122.44°	0.37°	156.86m
07:30	125.00°	2.44°	23.51m
07:45	127.62°	4.57°	12.50m
08:00	130.32°	6.68°	8.54m
08:15	133.09°	8.72°	6.52m
08:30	135.95°	10.67°	5.31m
08:45	138.89°	12.54°	4.50m
09:00	141.92°	14.29°	3.93m
09:15	145.05°	15.93°	3.50m
09:30	148.27°	17.45°	3.18m
09:45	151.58°	18.83°	2.93m
10:00	154.98°	20.07°	2.74m
10:15	158.46°	21.17°	2.58m
10:30	162.02°	22.10°	2.46m
10:45	165.65°	22.87°	2.37m
11:00	169.33°	23.47°	2.30m
11:15	173.06°	23.89°	2.26m
11:30	176.81°	24.13°	2.23m
11:45	180.58°	24.20°	2.23m
12:00	184.35°	24.08°	2.24m
12:15	188.09°	23.78°	2.27m
12:30	191.81°	23.30°	2.32m
12:45	195.47°	22.65°	2.40m
13:00	199.08°	21.83°	2.50m
13:15	202.62°	20.85°	2.63m
13:30	206.07°	19.71°	2.79m
13:45	209.45°	18.42°	3.00m
14:00	212.73°	17.00°	3.27m
14:15	215.92°	15.44°	3.62m
14:30	219.02°	13.76°	4.08m
14:45	222.03°	11.97°	4.72m
15:00	224.94°	10.08°	5.62m
15:15	227.77°	8.10°	7.03m
15:30	230.52°	6.04°	9.46m
15:45	233.19°	3.92°	14.61m
16:00	235.79°	1.78°	32.10m
16:15	238.33°	-0.24°	n/a

Google Maps 125 Dudley St



Image capture: Jul 2018 © 2022 Google

Google Maps 127 Dudley St



Google

Image capture: Aug 2007 © 2022 Google

Google Maps 123 Dudley St



Google

Image capture: Nov 2020 © 2022 Google

[illegible]

124 Dudley St.

Petitioner

193-69
PILI, GILBERT L.
124 DUDLEY ST
CAMBRIDGE, MA 02140

193-70
PHILLIPS, DIANA M.
122 DUDLEY ST
CAMBRIDGE, MA 02140

STEVE GREENBERG
108 CABOT STREET
NEWTON, MA 02458

193-196
GIRARD, THERESE,
TRUSTEE THE THERESE GIRARD FAM TRUST
72 CLAY ST
CAMBRIDGE, MA 02140

193-72
MENEALES, SAMUEL I. & JUDITH L. RAKOWSKY
116 DUDLEY ST
CAMBRIDGE, MA 02140

193-111
RAYCROFT, JOSY T. & KATHERINE A. TOOKE
61 CLAY ST
CAMBRIDGE, MA 02140

193-112
TREMBLAY, PAUL L. &
IRENE T. REEDER-TREMBLAY TRUST OF
PAUL L. TREMBLAY TRUST
65 CLAY ST
CAMBRIDGE, MA 02140

193-36
DELVECCHIO, BERNARD M. &
RACHEL H. DELVECCHIO, TRUSTEE
66 CLAY ST
CAMBRIDGE, MA 02140

193-195
HAMILTON, ROCHELLE A LIFE ESTATE
72 CLAY ST
CAMBRIDGE, MA 02140

190-171
129 DUDLEY STREET, LLC
3 CERULEAN WAY
LINCOLN, MA 01773

190-106
DOLITZKY, SARAH ALIFE ESTATE
123-125 DUDLEY ST., #1R
CAMBRIDGE, MA 02140

190-106
PERLMUTTER, DIANNE B.,
TRUSTEE & JULIE SILBERMAN
123-125 DUDLEY ST., #2
CAMBRIDGE, MA 02140

190-106
FRUSCIANTE, JOSEPH
123-125 DUDLEY ST., UNIT #3
CAMBRIDGE, MA 02140

190-106
DIGIACOMO ALEXANDRIA A
123-125 DUDLEY ST - UNIT 1L
CAMBRIDGE, MA 02140

193-73
DRURY D M TRS
1 DUDLEY CT
CAMBRIDGE, MA 02140

190-105
KEHOE MATTHEW R & JACLYN R KEHOE
119 DUDLEY ST
CAMBRIDGE, MA 02140

193-178
CAMBRIDGE CITY OF PWD
147 HAMPSHIRE ST
CAMBRIDGE, MA 02139

193-178
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

193-178
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR



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: A. GILBERT PILI Date: 3/28/22
(Print)

Address: 124 Dudley St.

Case No. BZA-160120

Hearing Date: 4/14/2022

Thank you,
Bza Members

Pacheco, Maria

BZA-160120

From: gpili@comcast.net
Sent: Wednesday, April 6, 2022 11:59 AM
To: Pacheco, Maria
Cc: resteghini@gmail.com; 'Steveworks'; 'Tova Greenberg'
Subject: Abutter Communication Documents for 124 Dudley St (April 14 Hearing)
Attachments: 65_Clay_communications.pdf; 122_Dudley_communications.pdf

Hi Maria,

Thanks for talking today re: the extra communication with the abutters for 124 Dudley Street (Laura Resteghini and Gilbert Pili). Attached are the documents of the communications we've sent to our neighbors at 122 Dudley St. and 65 Clay St.

The letter to our neighbor Diana Philips at 122 Dudley is in an addendum to the initial request for support regarding our plans she signed and already in our file. If we could attach this to her initial letter, we can speak regarding her concern for the construction at the meeting.

Our neighbors Paul and Irene at 65 Clay Street have not yet signed a letter of support, but we wanted to provide our communications with them. Can we please add these to the portal for our meeting on April 14?

Thanks,
Gil and Laura

January 17, 2022

Laura and Gil Resteghini Pili
124 Dudley Street
Cambridge, MA 02140
(617) 967-4350

Dear neighbor! 😊

Laura and I hope you are healthy and well, and hope you had a wonderful holiday season.

We wanted to let you know that we are planning for some long-needed renovations and additions to our home late spring early summer 2022 and wanted to be sure you knew what we are proposing. First and foremost, we have been at 124 Dudley for over 20 years and have no plans to move – we love this house! The most significant change (and the one most folks will notice) is a 2nd story addition over our existing kitchen facing Clay Street, and the extension of the dormer on the Clay Street side to run the full width of the section of the house. We are also proposing a small stained-glass window, a bathroom window (which will replace the existing window) and a new master bedroom window that will face the property at 122 Dudley Street.

The 2nd floor addition will be a new bedroom and bath, and the dormer will extend the very small 2nd bedroom in the house. Our current square footage will increase the Living Area from 1,328 square feet to 1,551 square feet total, but there will be no change to the overall footprint of the house. We have attached the elevation plans so that you can see the changes to the exterior.

If you have any questions or concerns, please let us know – we will be meeting with the City of Cambridge Zoning Board over the coming weeks. Signing and filling in the information below will help us along in our process with the city. Thank you so much!

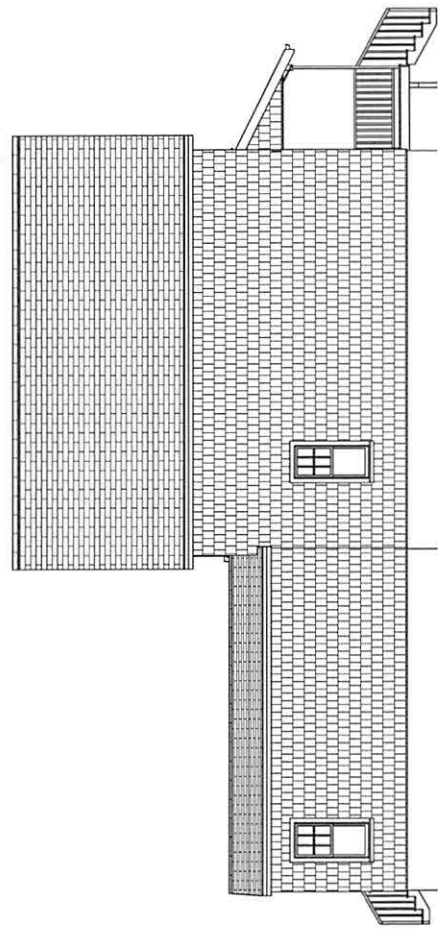
I/We, the undersigned, give my/our support to our neighbor's project at 124 Dudley Street in Cambridge, MA:

Signature(s)/Date

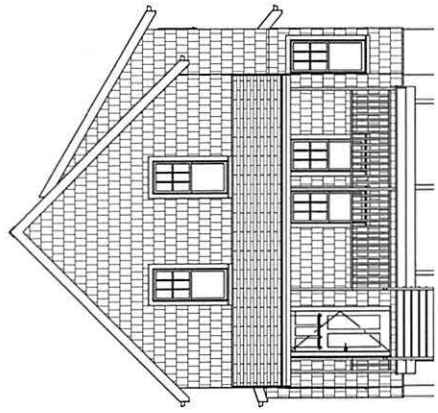
Name(s) (please print)

Address (please print)

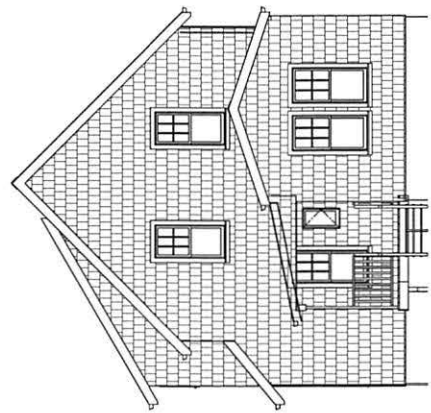
Thank you so much, and hope you have a happy and healthy 2022!
Gil and Laura



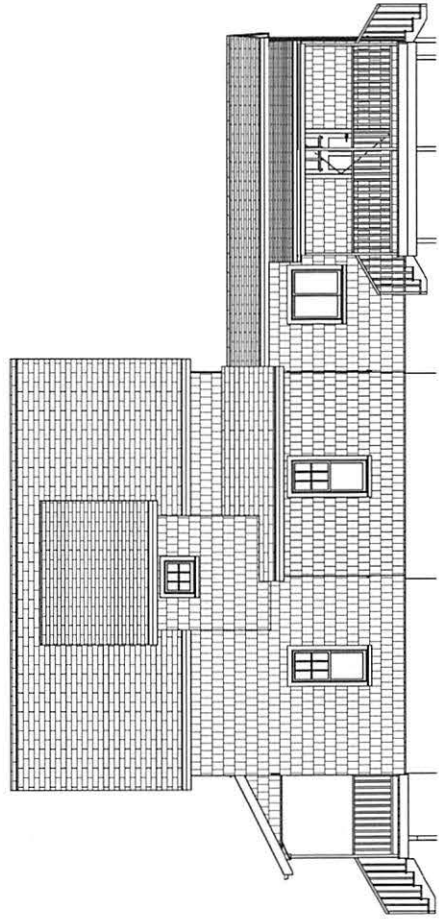
B EXISTING ELEVATION-ALLEY SIDE
A-2
Scale: 1/8" = 1'0"



A EXISTING ELEVATION-DUDLEY STREET
A-2
Scale: 1/8" = 1'0"



D EXISTING ELEVATION-DRIVEWAY SIDE
A-2
Scale: 1/8" = 1'0"



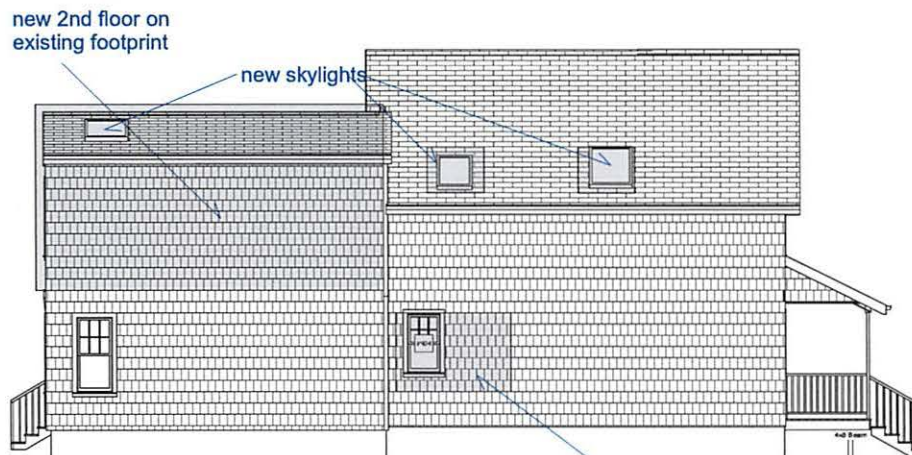
C EXISTING ELEVATION-CLAY STREET
A-2
Scale: 1/8" = 1'0"



Gray shading=
areas of work

Materials:
New cedar shingles and
asphalt roofing
similar to existing

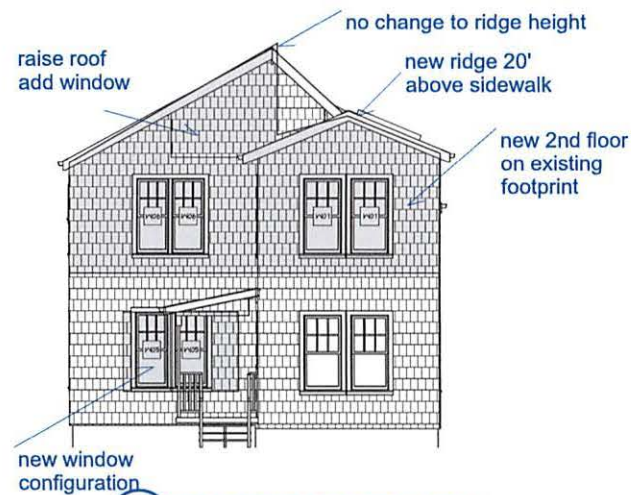
A
A-4 PROPOSED DUDLEY STREET ELEVATION
Scale: 1/8" = 1'0"



B
A-4 PROPOSED ALLEY ELEVATION
Scale: 1/8" = 1'0"



C
A-4 PROPOSED CLAY STREET ELEVATION
Scale: 1/8" = 1'0"



D
A-4 PROPOSED REAR ELEVATION
Scale: 1/8" = 1'0"

From: gpili@comcast.net
To: [Laura Resteghini](mailto:Laura_Resteghini)
Subject: Re: 124 Dudley St Plans/Letter
Date: Monday, April 4, 2022 10:41:49 AM

From: Laura Resteghini <resteghini@gmail.com>
Sent: Tuesday, January 18, 2022 1:55 PM
To: Gilbert Pili <gpili@comcast.net>
Cc: itr226 <itr226@aol.com>
Subject: Re: 124 Dudley St Plans/Letter

Hi Irene and Paul,

The pages we sent show the house exterior as it is now and then also the new version that we're hoping will be approved by the city. The main components/changes are the addition of the room over the kitchen and the increased dormer (adding about 9 feet to the already existing bathroom dormer on Clay), plus some new windows. No increases to the footprint.

We are submitting an application to the city with these plans and we are sending it this week. Part of the application requests letters of support from abutting neighbors (i.e. that you know about the project and don't have any major objections to it), so that's why we asked. We're hoping to make it on to the zoning board agenda for February, so the city should be sending notification to you in the next couple weeks. We're guessing they will want your feedback given that we are abutting neighbors. If you and Paul do have any concerns or objections to the plans, we'd be happy to talk about them with you before the zoning board meeting. We're grateful to have you as neighbors and are looking forward to improving our house (and to having a sunnier bedroom and bathroom over the kitchen)! Also, Lacie will have a slightly sunnier and nicer bedroom as it's her room that is increased by the dormer. :)

Laura & Gil

On Mon, Jan 17, 2022 at 3:13 PM <gpili@comcast.net> wrote:

Yep, only 2 pages – I just sent the exterior/elevation changes!

From: itr226 <itr226@aol.com>
Sent: Monday, January 17, 2022 2:52 PM
To: gpili@comcast.net
Subject: RE: 124 Dudley St Plans/Letter

Hi : How many pages or sheets are there ? We have only sheet numbers 2&4.. Thanx.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: gpili@comcast.net

Date: 1/17/22 2:31 PM (GMT-05:00)

To: itr226@aol.com

Cc: resteghini@gmail.com

Subject: 124 Dudley St Plans/Letter

Hi Paul and Irene,

Thanks for taking a look at these and let us know if you have any questions – happy to talk by phone or zoom on in-person.

Happy 2022 for both of you, and hope you are well.

Laura and Gil

From: [itr226](#)
To: gpili@comcast.net
Subject: RE: 124 Dudley St Plans/Letter
Date: Tuesday, January 18, 2022 1:00:35 PM

Hi Laura & Gil : Paul & I will sign the proper paperwork, when we receive it from the City of Cambridge. We will not sign anything from a contractor. The city will send us the paperwork, after your plans are submitted to the city, then the city will notify all of the abutters.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: gpili@comcast.net
Date: 1/17/22 3:13 PM (GMT-05:00)
To: 'itr226' <itr226@aol.com>
Cc: resteghini@gmail.com
Subject: RE: 124 Dudley St Plans/Letter

Yep, only 2 pages – I just sent the exterior/elevation changes!

From: itr226 <itr226@aol.com>
Sent: Monday, January 17, 2022 2:52 PM
To: gpili@comcast.net
Subject: RE: 124 Dudley St Plans/Letter

Hi : How many pages or sheets are there ? We have only sheet numbers 2&4.. Thanx.

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: gpili@comcast.net

Hi Diana,

Hope you are well and are starting to enjoy the spring. We wanted to let you know the latest news with our renovation. As the City will have notified you, we have applied for a Special Permit for our project, and we have letters of support from most neighbors. We're glad we had a chance to talk with you, and we do understand that you are concerned about sunlight in the afternoon and evening in the alleyway portion between our houses, as well as dust generated during construction. We will let the committee know you decided to withdraw your letter.

We also spoke with our contractor. They agreed we can use filters on windows or air conditioning to protect from dust during construction and will work hard to minimize impact to you and Carl during construction.

We've added some information you may want to consider – the sun impact at other parts of the year may be less than you imagine. The enclosed pictures show the sun very high during July, August and November; you should still be getting light in the space between houses during a good portion of the day throughout the year, although we do understand there will be more shadow when the sun is low in winter and at sunset. You may already notice that the sun is moving higher this spring.

If you look at the sun study included, at 2pm for spring Equinox, summer Solstice and fall Equinox, the sun angle (height) is at 45 degrees, 66 degrees, and 44 degrees. Shadow length is only 1 meter, .45 meters and 1.04 meters during these times. At winter Solstice (which is around the time you noticed and were concerned about sunlight), it does fall to 17 degrees, and shadow length rises to 3.27 meters. While there's not much we can do about winter sun angles and sunset, you will still get significant direct sun from sunrise to at least 2pm, and even later into the afternoon during the summer months.

We want to work with you to alleviate the impact of the additional floor as much as is possible. With our tight property line, we'll do what we can to minimize impact to you. While we must remain committed to our project, some things we can potentially do are below, and we are open to any other ideas you may have:

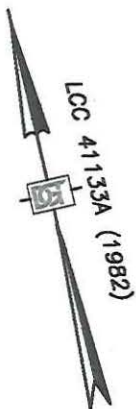
- Painting the side of our house facing the alleyway a light color to maximize reflective light into the alleyway space
- Potential improvements to the alleyway itself
- Garden space and fence improvements between our houses
- Potential skylight/tubelighting options
- Any other reasonable improvements you would propose that would maximize light or improve the alleyway space

Please do not hesitate to contact us with ideas – we have valued your friendship over the 20 years we have lived here, and we'd love to talk more with you. We know change can be disruptive, but it can also work for the better of both our spaces, and we hope we can work with you to do so.

Your neighbors,

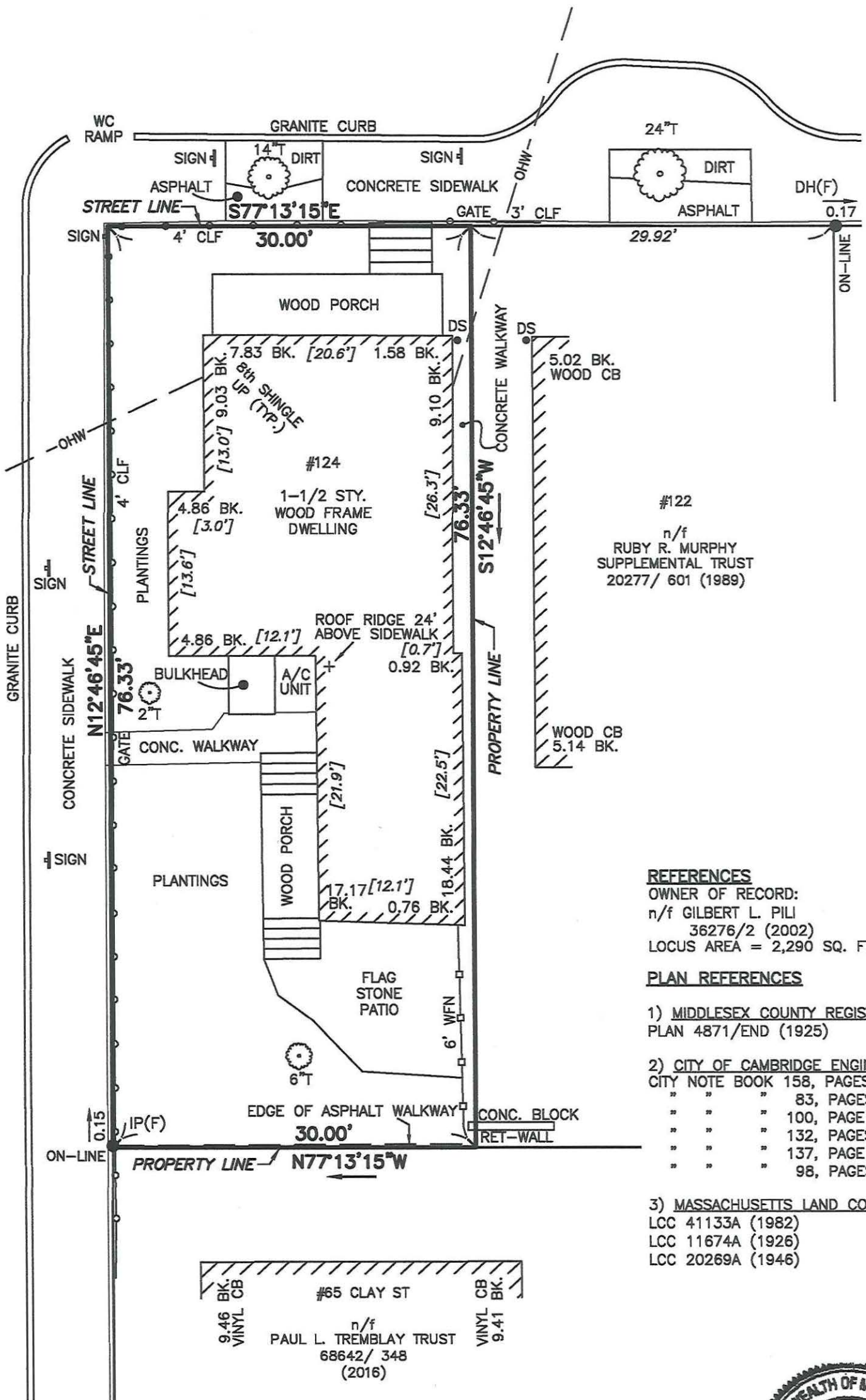
Laura and Gil

A handwritten signature in black ink, appearing to be 'Gil', written in a cursive, flowing style.A handwritten signature in black ink, appearing to be 'Laura', written in a cursive, flowing style.



DUDLEY STREET (PUBLIC ~ 40' WIDE)
PL STR-15-28 (1902)

CLAY STREET (PUBLIC ~ 40' WIDE)
PL STR-15-01 (1874)





- REFERENCES**
OWNER OF RECORD:
n/f GILBERT L. PILI
36276/2 (2002)
LOCUS AREA = 2,290 SQ. FT.
- PLAN REFERENCES**
- 1) MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN 4871/END (1925)
 - 2) CITY OF CAMBRIDGE ENGINEERING RECORDS
CITY NOTE BOOK 158, PAGES 45-50
" " " 83, PAGES 160-161
" " " 100, PAGE 113
" " " 132, PAGES 16-17
" " " 137, PAGE 36
" " " 98, PAGES 87 & 154-155
 - 3) MASSACHUSETTS LAND COURT
LCC 41133A (1982)
LCC 11674A (1926)
LCC 20269A (1946)

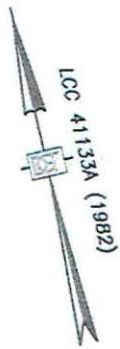
- LEGEND:**
- BK. BACK
 - CB CORNER BOARD
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - DH(F) DRILL HOLE FOUND
 - DS DOWNSPOUT
 - IP(F) IRON PIPE FOUND
 - OHV OVERHEAD WIRE
 - UP UTILITY POLE
 - WFN WOOD FENCE
 - [X.X'] BUILDING DIMENSION AT GROUND LEVEL
 - OT TREE-DIAMETER AT BREAST HEIGHT

NOTE
1) FIELD SURVEY PERFORMED: OCT 4, 2018.



[Signature] 16.02.2018
PROFESSIONAL LAND SURVEYOR DATE

				RESEARCH: D. CLIFFORD	DATE: 15-OCT-2018	PREPARED FOR: PILI	 DGT Associates Surveying & Engineering	124 DUDLEY STREET
				FIELD: A. RUSH	JOB NO. S-1441.00			
BY:	DESCRIPTION:	DATE:	0 REV:	CALCULATION: B.T.	CHECK: M.A.C. PLS.	SCALE: 1" = 10' 	<div>617.275.0541 www.DGTassociates.com</div> <div>803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127</div>	IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY
© 2018 DGT ASSOCIATES, INC.		DRAWING NO.: S-1441.00 PP .DWG		DRAFTING: M.T. CLIFFORD	PROJ. MANAGER: B. TALEB			

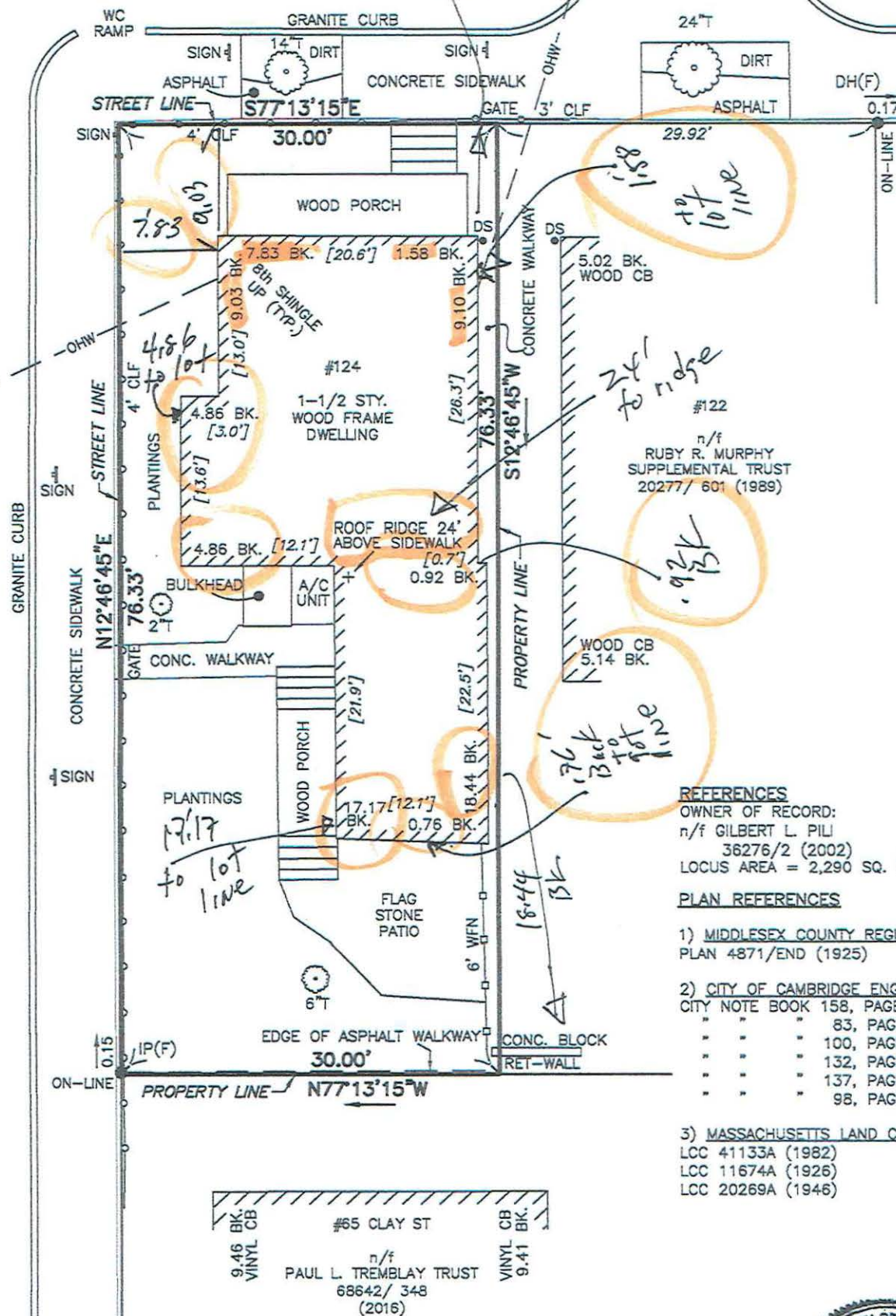


DUDLEY STREET

(PUBLIC ~ 40' WIDE)
PL STR-15-28 (1902)

CLAY STREET

(PUBLIC ~ 40' WIDE)
PL STR-15-01 (1874)



REFERENCES

OWNER OF RECORD:
n/f GILBERT L. PILI
36276/2 (2002)
LOCUS AREA = 2,290 SQ. FT.

PLAN REFERENCES

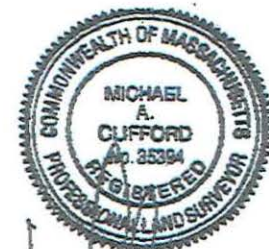
- MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN 4871/END (1925)
- CITY OF CAMBRIDGE ENGINEERING RECORDS
CITY NOTE BOOK 158, PAGES 45-50
83, PAGES 160-161
100, PAGE 113
132, PAGES 16-17
137, PAGE 36
98, PAGES 87 & 154-155
- MASSACHUSETTS LAND COURT
LCC 41133A (1982)
LCC 11674A (1926)
LCC 20269A (1946)

LEGEND:

BK.	BACK
CB	CORNER BOARD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DH(F)	DRILL HOLE FOUND
DS	DOWNSPOUT
IP(F)	IRON PIPE FOUND
OHW	OVERHEAD WIRE
UP	UTILITY POLE
WFN	WOOD FENCE
[X.X']	BUILDING DIMENSION AT GROUND LEVEL
OT	TREE-DIAMETER AT BREAST HEIGHT

NOTE

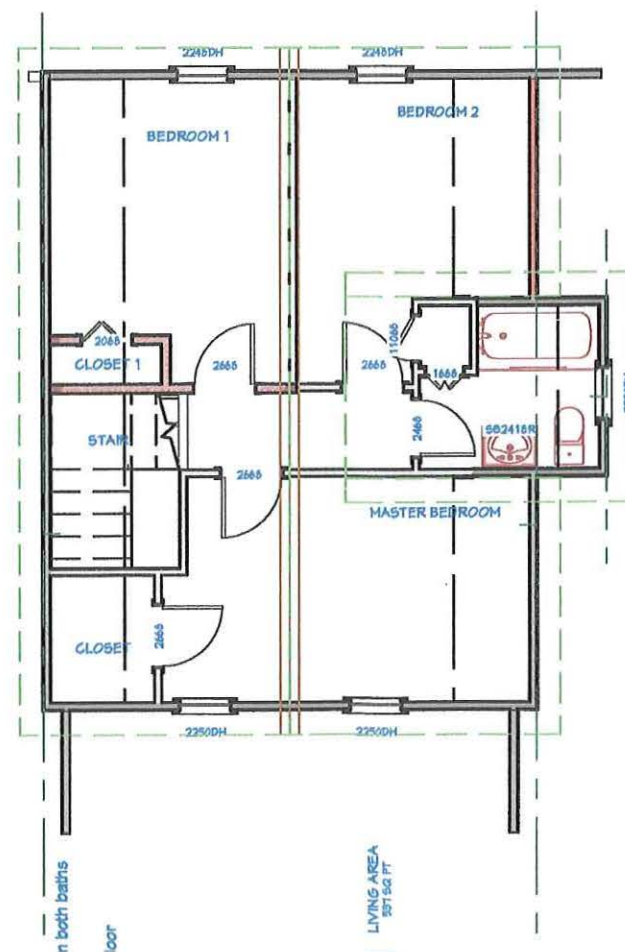
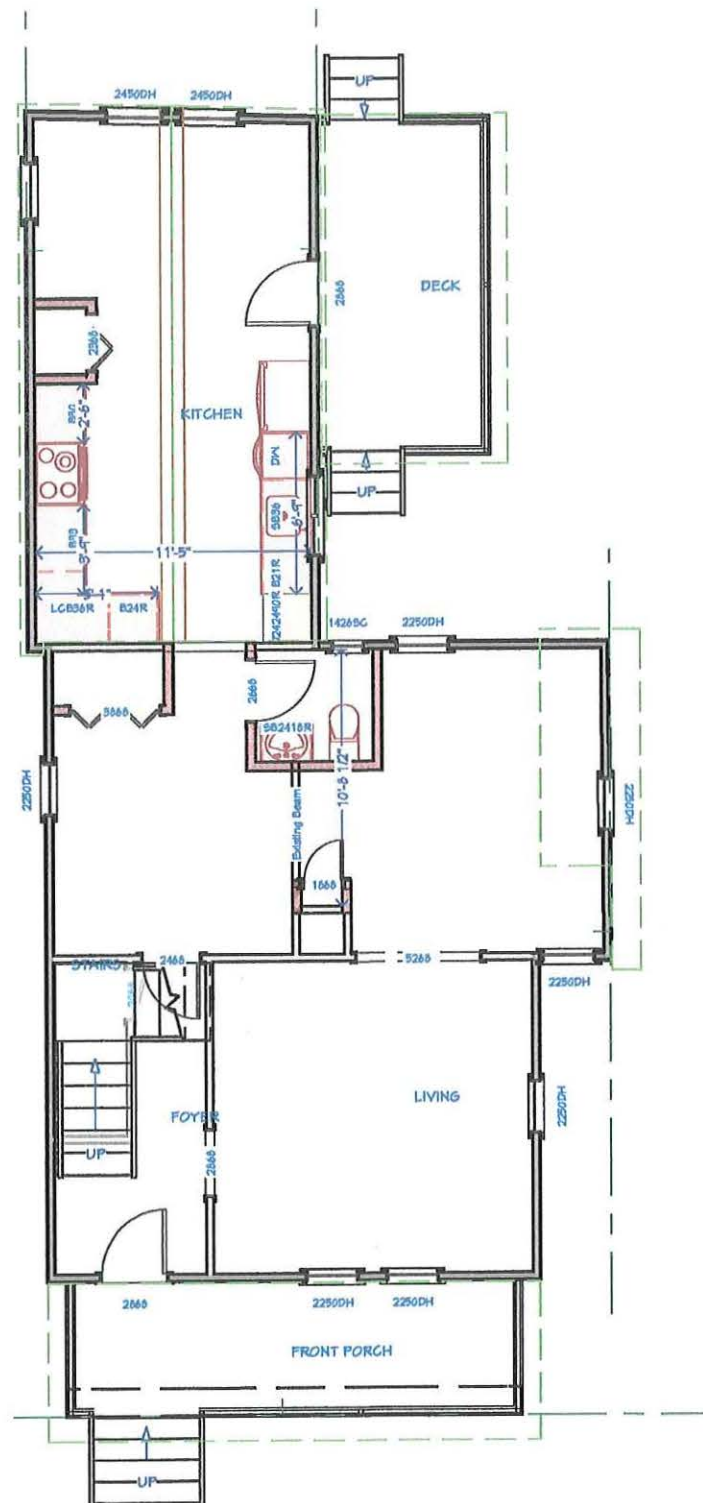
- FIELD SURVEY PERFORMED: OCT 4, 2018.



PROFESSIONAL LAND SURVEYOR

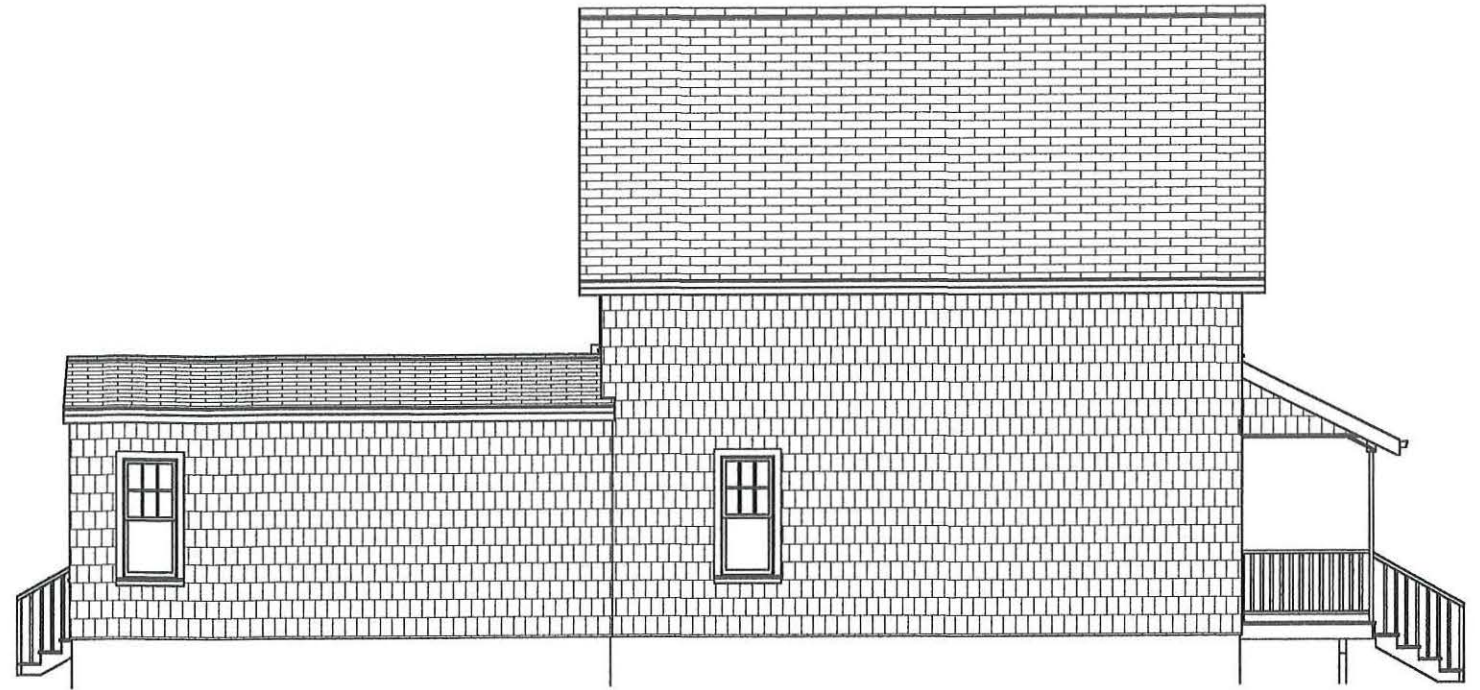
DATE

RESEARCH: D. CLIFFORD	DATE: 15-OCT-2018	PREPARED FOR: PILI	PREPARED BY: DGT Associates Surveying & Engineering 617.275.0541 www.DGTAssociates.com 803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127	124 DUDLEY STREET PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY
FIELD: A. RUSH	JOB NO. S-1441.00	SCALE: 1" = 10'		
BY: DESCRIPTION: DATE: 0 REV:	CALCULATION: B.T.	CHECK: M.A.C. PLS.		
DRAWING NO.: S-1441.00 PP _DWG	DRAFTING: M.T. CLIFFORD	PROJ. MANAGER: B. TALEB		





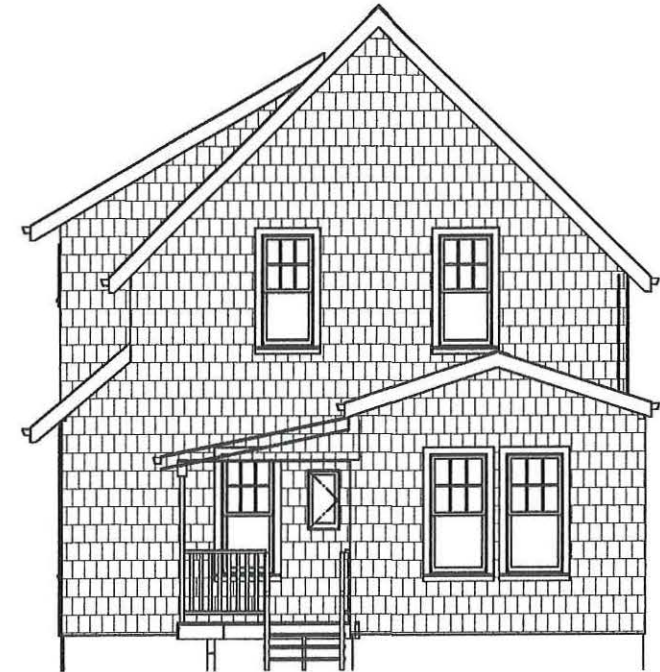
A
A-2 EXISTING ELEVATION-DUDLEY STREET
Scale: 1/8" = 1'0"



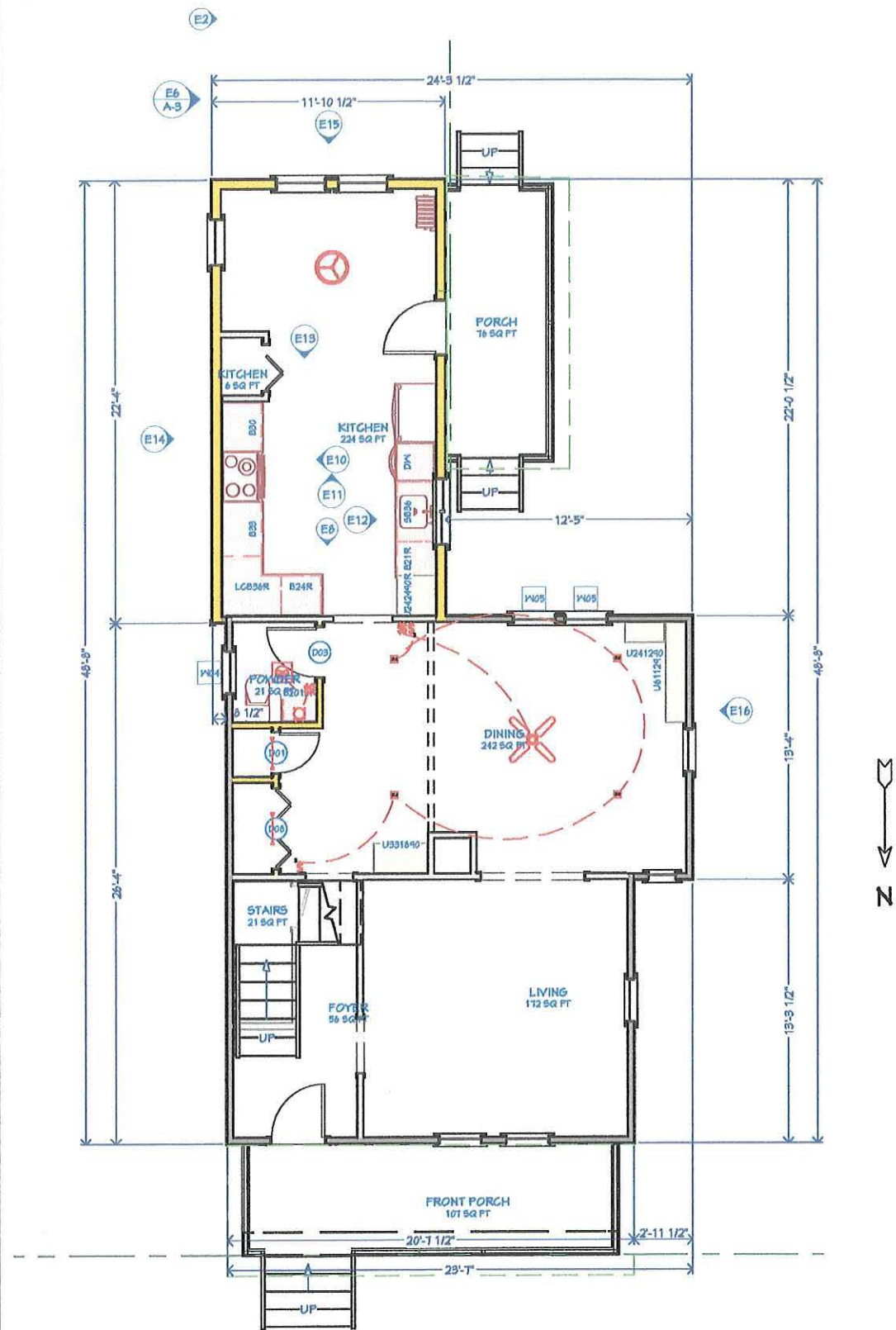
B
A-2 EXISTING ELEVATION-ALLEY SIDE
Scale: 1/8" = 1'0"



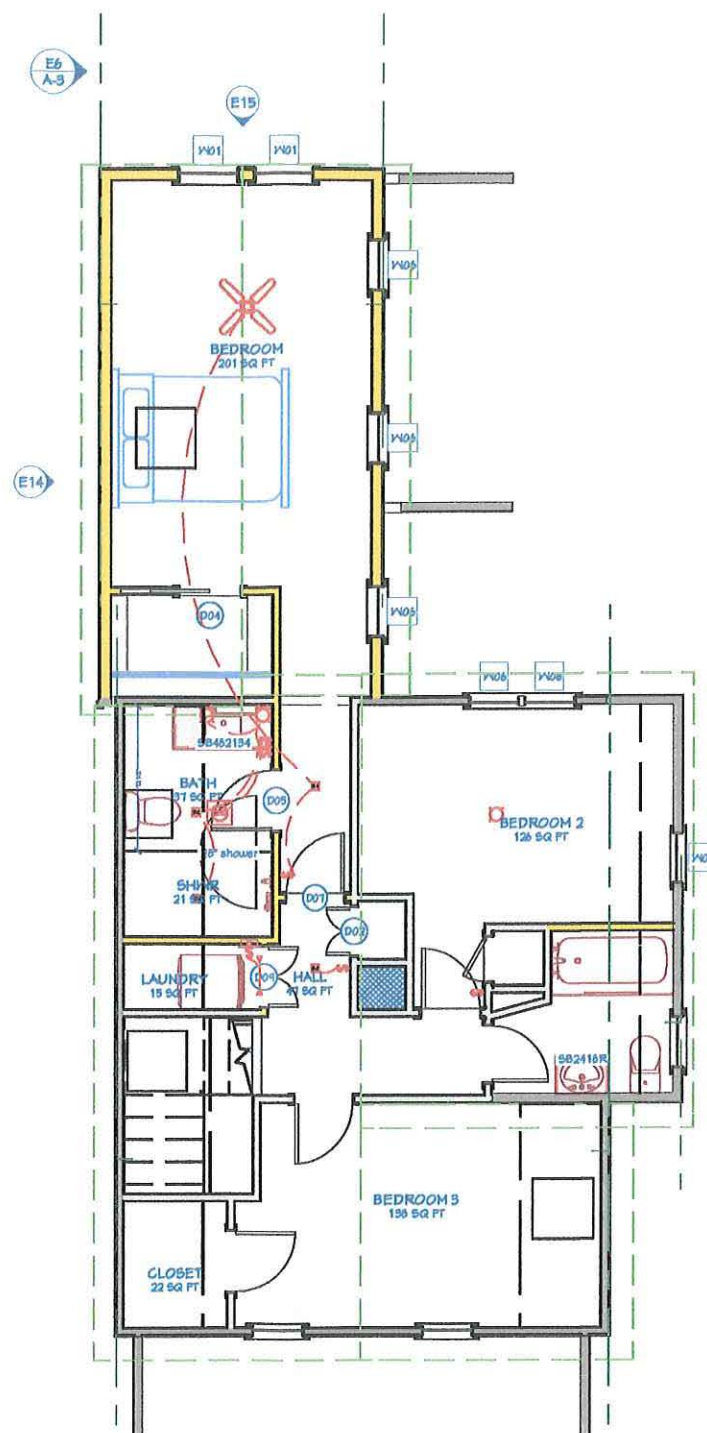
C
A-2 EXISTING ELEVATION-CLAY STREET
Scale: 1/8" = 1'0"



D
A-2 EXISTING ELEVATION-DRIVEWAY SIDE
Scale: 1/8" = 1'0"



A
A-3
PROPOSED 1st FLOOR PLAN
Scale: 1/8" = 1'0"



B
A-3
PROPOSED 2nd FLOOR PLAN
Scale: 1/8" = 1'0"

Pili-Resteghini

steveworks LLC
© 2018

Plans: Proposed

DRAWN BY:

DATE: 2/23/22

REVISION #:

3

SHEET NUMBER

Gray shading=
areas of work

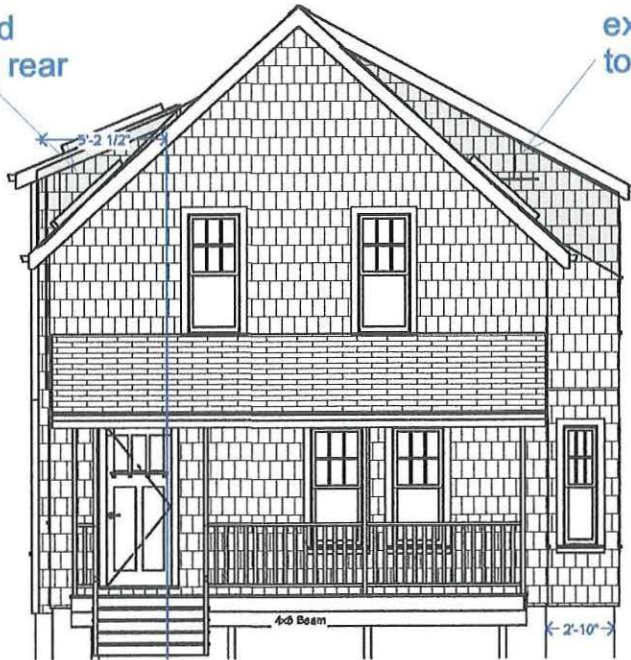
Materials:
New cedar shingles and
roofing similar to existing

new 2nd
floor @ rear

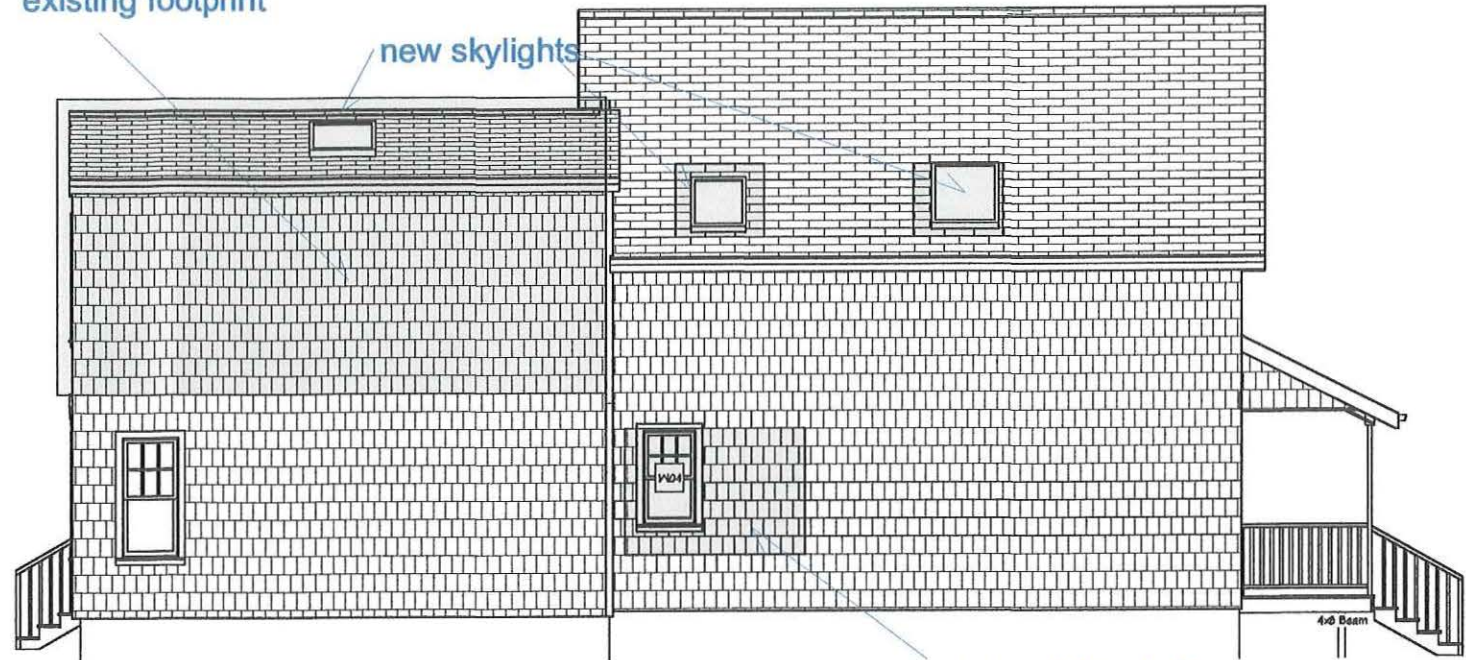
extend roof
to ridge

new 2nd floor on
existing footprint

new skylights



A
A-4 **PROPOSED DUDLEY STREET ELEVATION**
Scale: 1/8" = 1'0"



B
A-4 **PROPOSED ALLEY ELEVATION**
Scale: 1/8" = 1'0"

move window left
& reduce size



C
A-4 **PROPOSED CLAY STREET ELEVATION**
Scale: 1/8" = 1'0"

new 2nd floor
on existing
footprint

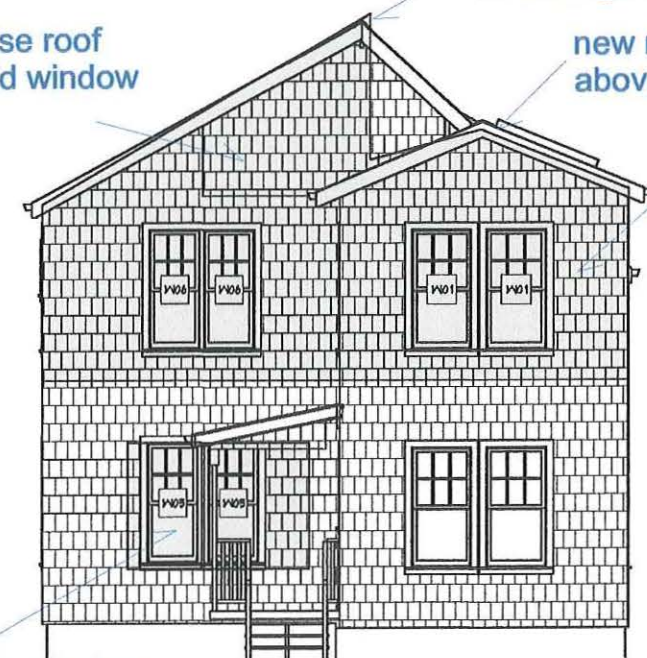
raise roof
add window

no change to ridge height

new ridge 20'
above sidewalk

new 2nd floor
on existing
footprint

new window
configuration



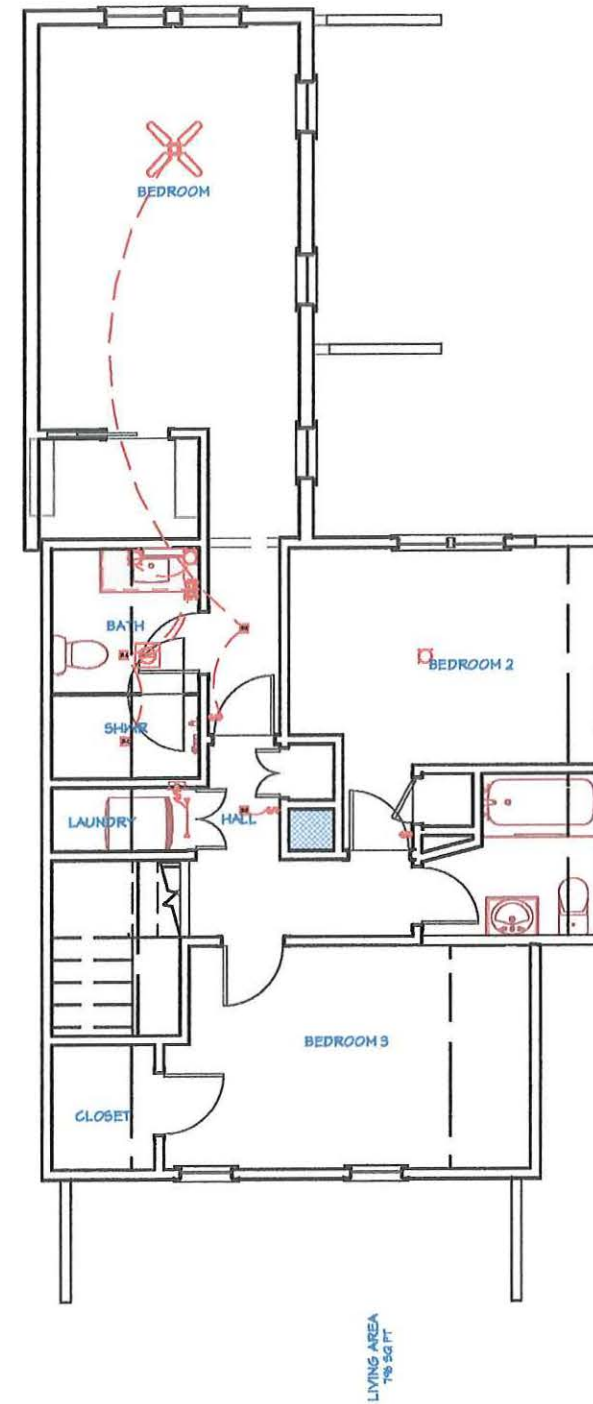
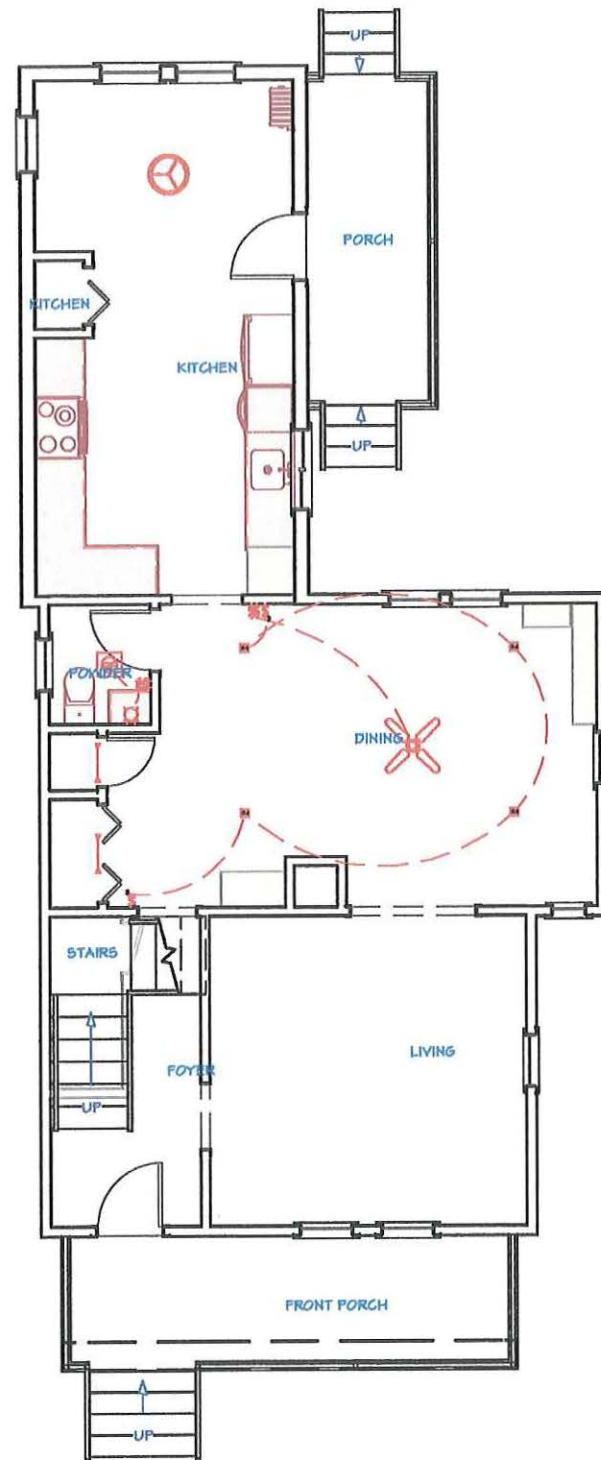
D
A-4 **PROPOSED REAR ELEVATION**
Scale: 1/8" = 1'0"

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	COMMENTS
D01	2068	1	1	2068 L IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR P04	
D02	2068	1	2	2068 L/R IN	24 "	80 "	26"X82 1/2"	DOUBLE HINGED-DOOR P05	
D03	2668	1	1	2668 R IN	30 "	80 "	32"X82 1/2"	HINGED-DOOR P04	
D04	2668	1	2	2668 R EX	30 "	80 "	62"X82 1/2"	POCKET	
D05	2668	1	2	2668 L IN	30 "	80 "	32"X82 1/2"	6 PANEL	
D07	2668	1	2	2668 R IN	30 "	80 "	32"X82 1/2"	6 PANEL	
D08	4068	1	1	4068 L/R	48 "	80 "	50"X82 1/2"	4 DR. BIFOLD-PANEL	
D09	2668	1	2	2668 L/R IN	30 "	80 "	32"X82 1/2"	DOUBLE HINGED-3 PANEL EACH	

WINDOW SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	CODE	COMMENTS
W01	2650DH	2	2	2650DH	30 "	60 "	31"X61"	DOUBLE HUNG		
W04	22311DH	1	1	22311DH	26 "	47 "	27"X48"	DOUBLE HUNG		
W05	2250DH	2	1	2250DH	25 1/2 "	60 "	26 1/2"X61"	DOUBLE HUNG		
W06	2250DH	6	2	2250DH	25 1/2 "	59 3/4 "	26 1/2"X60 3/4"	DOUBLE HUNG		

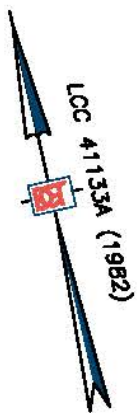
SKYLIGHTS

30x30" Skylight in new bath (operable)
30x30" Skylight over stairs (fixed)
30x30" Skylight in front bedroom (operable)
30x30" skylight in new bedroom (operable)



A
A-6 1st FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'0"

B
A-6 2nd FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'0"

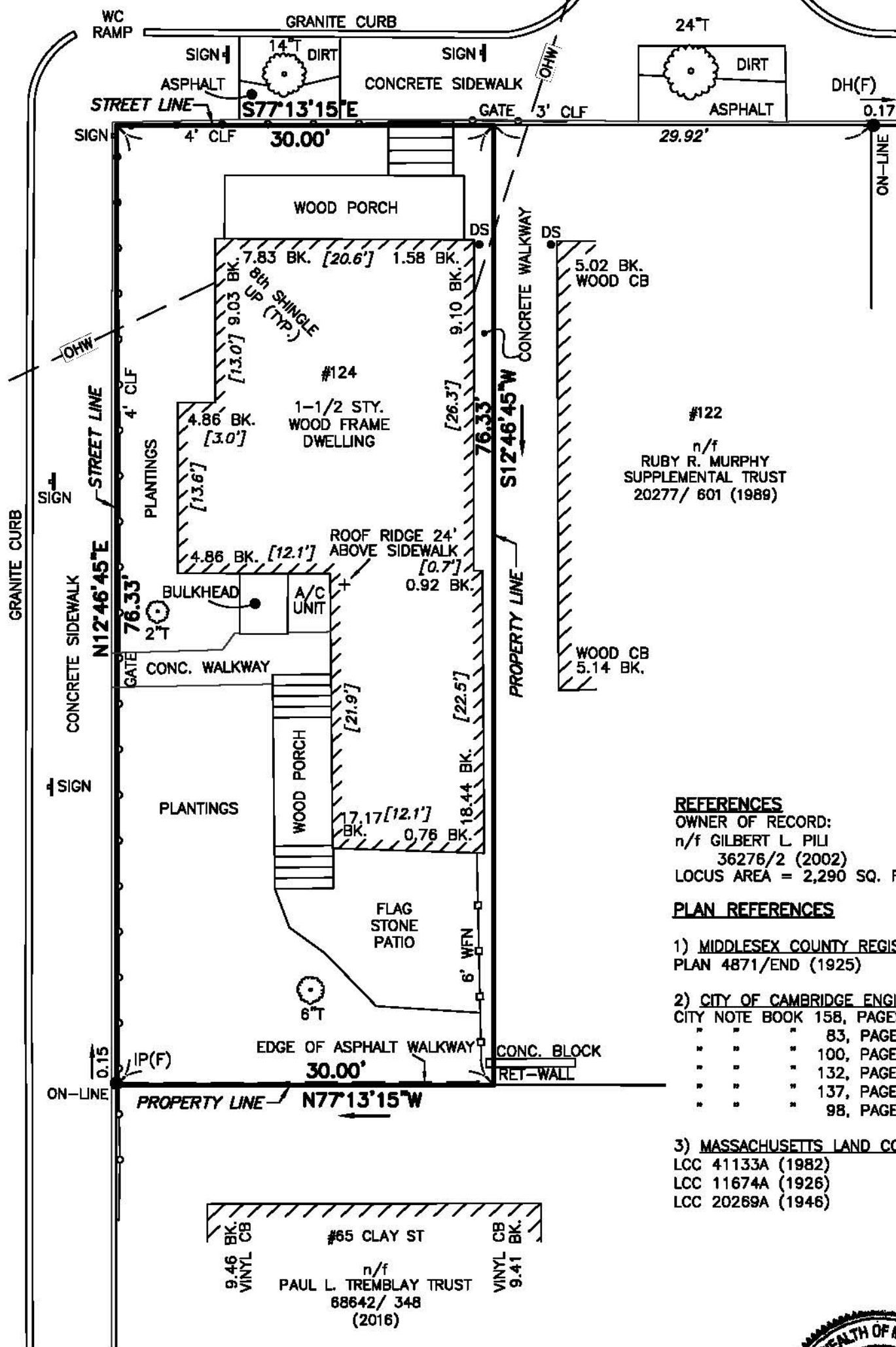


DUDLEY STREET

(PUBLIC ~ 40' WIDE)
PL STR-15-28 (1902)

CLAY STREET

(PUBLIC ~ 40' WIDE)
PL STR-15-01 (1874)



REFERENCES

OWNER OF RECORD:
n/f GILBERT L. PILI
36276/2 (2002)
LOCUS AREA = 2,290 SQ. FT.

PLAN REFERENCES

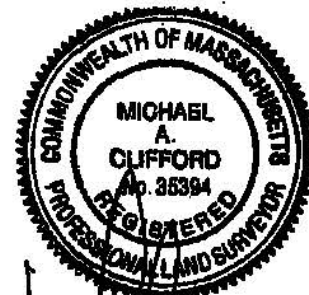
- MIDDLESEX COUNTY REGISTRY OF DEEDS
PLAN 4871/END (1925)
- CITY OF CAMBRIDGE ENGINEERING RECORDS
CITY NOTE BOOK 158, PAGES 45-50
" " " 83, PAGES 160-161
" " " 100, PAGE 113
" " " 132, PAGES 16-17
" " " 137, PAGE 36
" " " 98, PAGES 87 & 154-155
- MASSACHUSETTS LAND COURT
LCC 41133A (1982)
LCC 11674A (1926)
LCC 20269A (1946)

LEGEND:



- BK. BACK
CB CORNER BOARD
CLF CHAIN LINK FENCE
CONC CONCRETE
DH(F) DRILL HOLE FOUND
DS DOWNSPOUT
IP(F) IRON PIPE FOUND
OHW OVERHEAD WIRE
UP UTILITY POLE
WFN WOOD FENCE
[X.X'] BUILDING DIMENSION AT GROUND LEVEL
⊙T TREE-DIAMETER AT BREAST HEIGHT

NOTE

- 1) FIELD SURVEY PERFORMED: OCT 4, 2018.

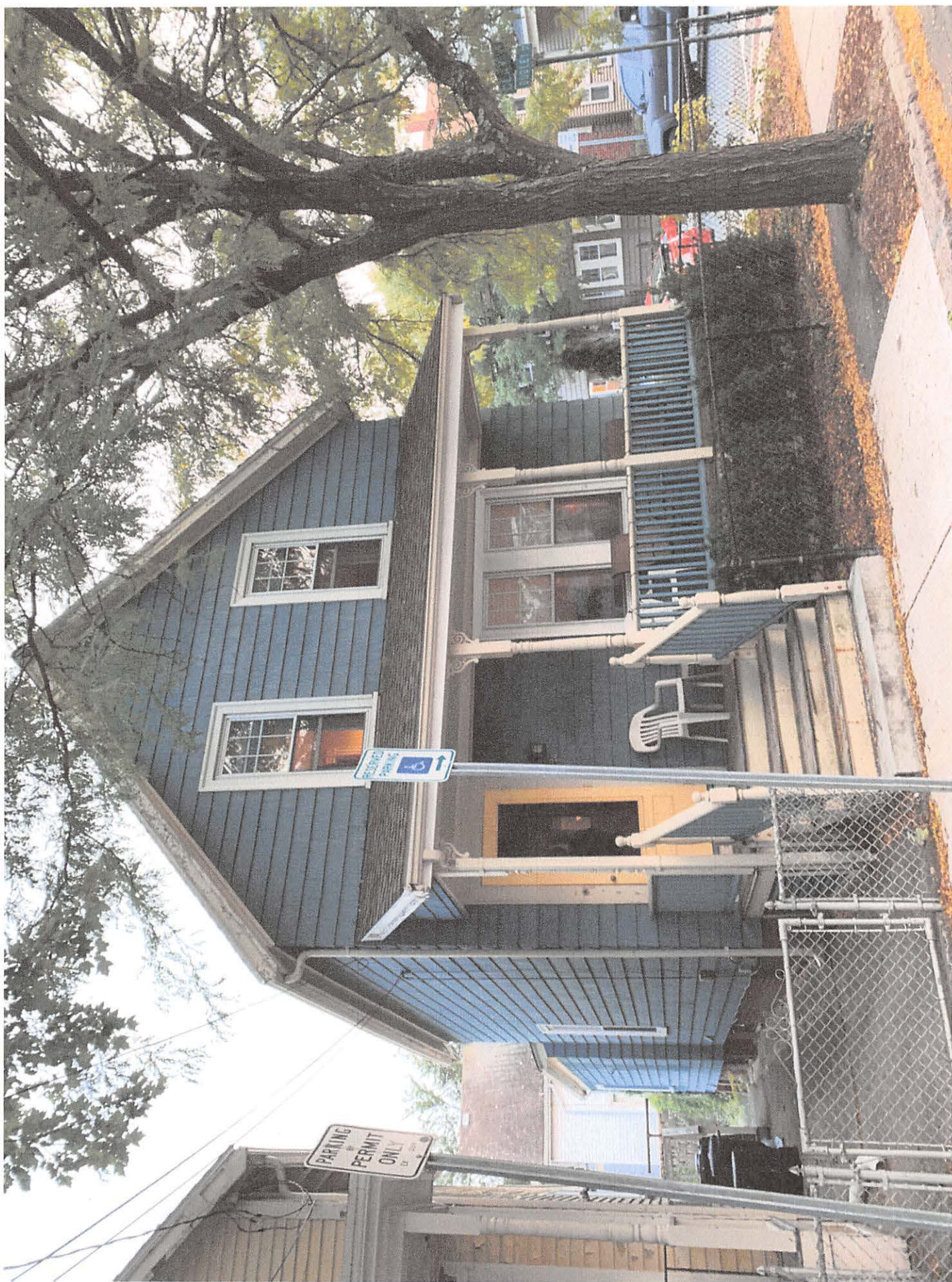


[Signature]
PROFESSIONAL LAND SURVEYOR
DATE 16.07.2018

				RESEARCH: D. CLIFFORD	DATE: 15-OCT-2018	PREPARED FOR: PILI	 <div>PREPARED BY: DGT Associates Surveying & Engineering</div> <div>617.275.0541 www.DGTassociates.com</div> <div>803 SUMMER STREET, 1ST FLOOR, BOSTON, MA 02127</div>	124 DUDLEY STREET PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS MIDDLESEX COUNTY
				FIELD: A. RUSH	JOB NO. S-1441.00			
BY:	DESCRIPTION:	DATE:	0 REV:	CALCULATION: B.T.	CHECK: M.A.C. PLS.	SCALE: 1" = 10'		
© 2018 DGT ASSOCIATES, INC.		DRAWING NO.: S-1441_00 PP .DWG		DRAFTING: M.T. CLIFFORD	PROJ. MANAGER: B. TALEB			

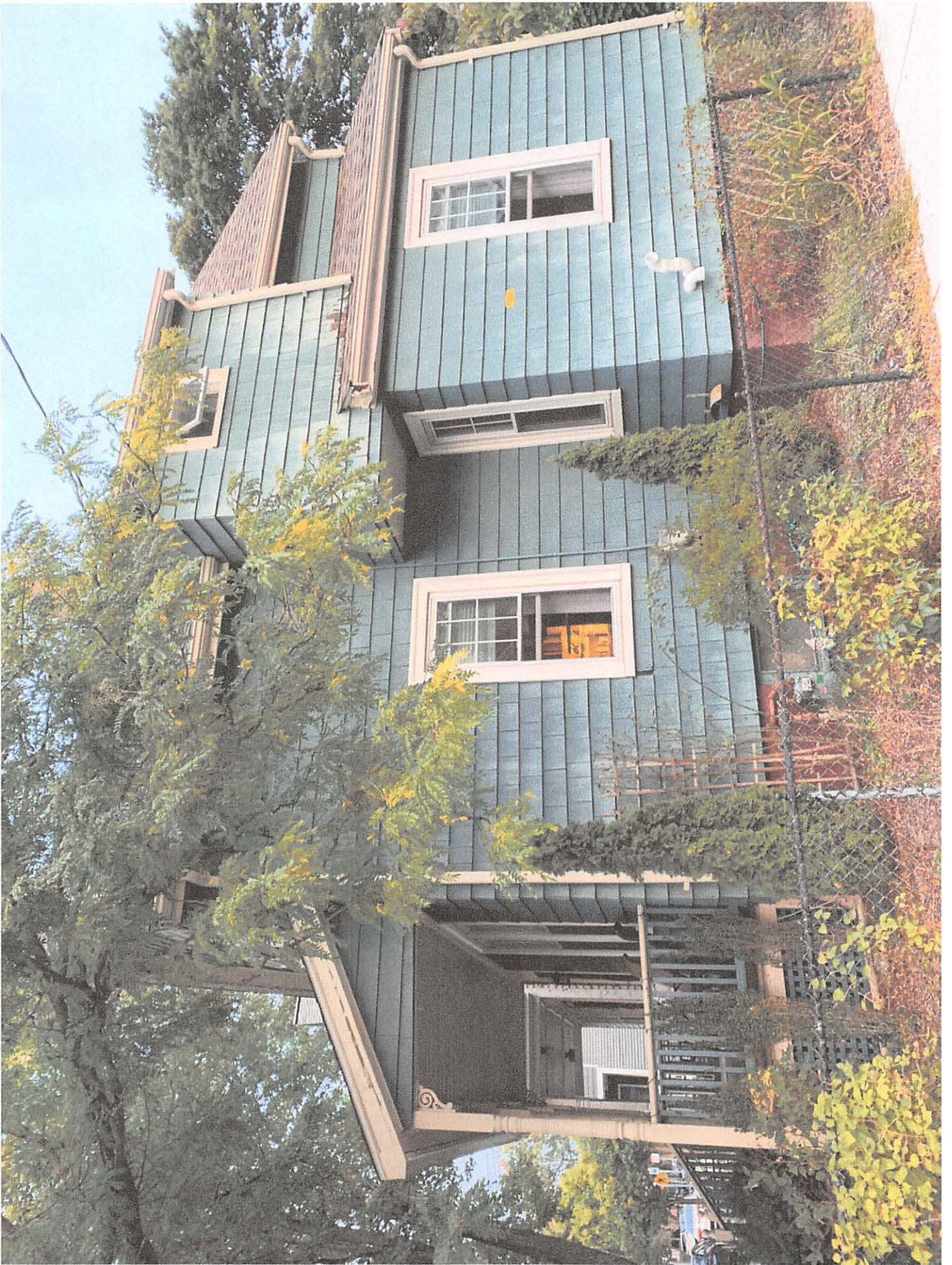
124 Dudley St.













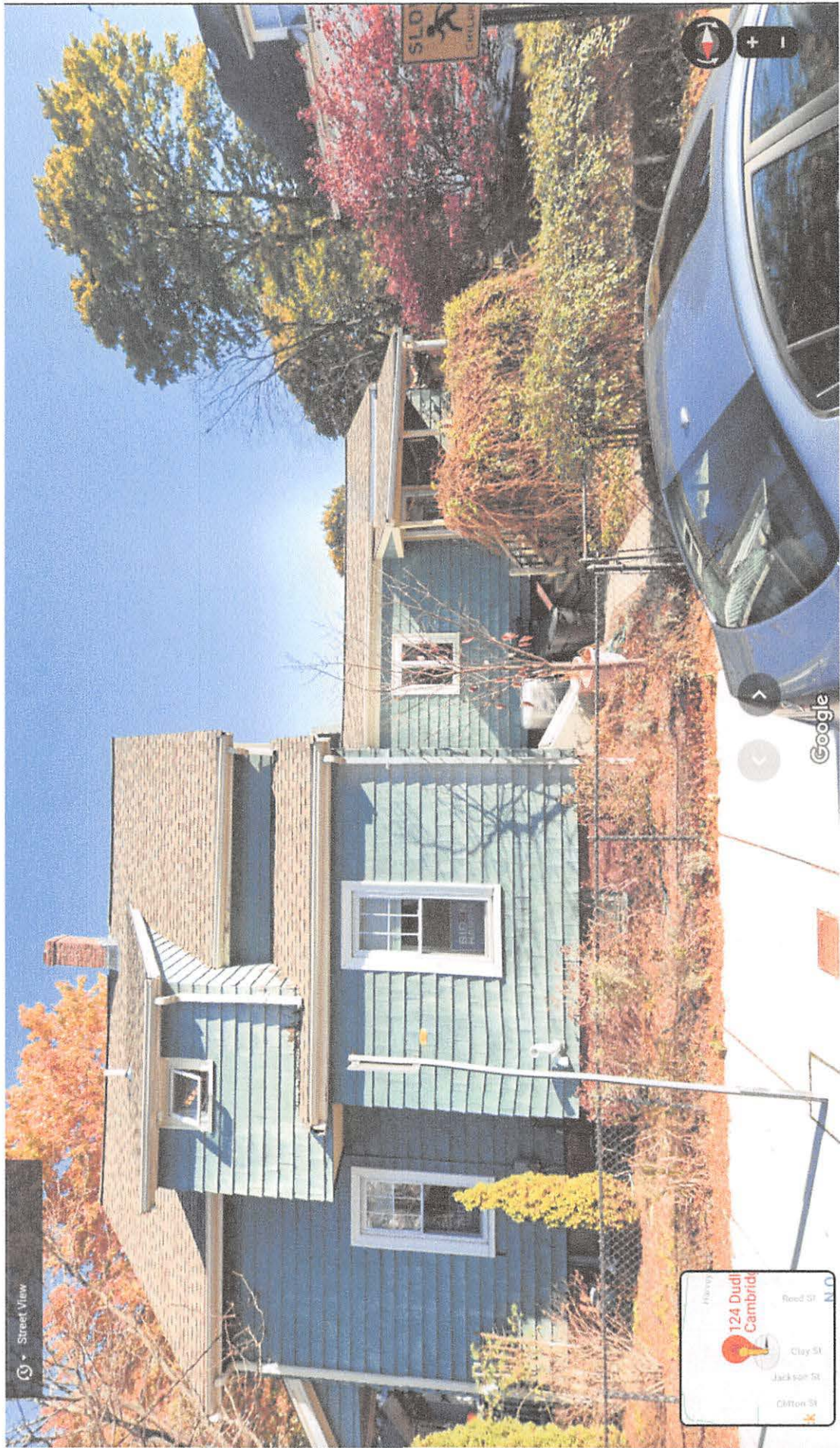
Street View

124 Dudley
Cambridge

Google







January 17, 2022

Laura and Gil Resteghini Pili
124 Dudley Street
Cambridge, MA 02140
(617) 967-4350

Dear neighbor! 😊

Laura and I hope you are healthy and well, and hope you had a wonderful holiday season.

We wanted to let you know that we are planning for some long-needed renovations and additions to our home late spring early summer 2022 and wanted to be sure you knew what we are proposing. First and foremost, we have been at 124 Dudley for over 20 years and have no plans to move – we love this house! The most significant change (and the one most folks will notice) is a 2nd story addition over our existing kitchen facing Clay Street, and the extension of the dormer on the Clay Street side to run the full width of the section of the house. We are also proposing a small stained-glass window, a bathroom window (which will replace the existing window) and a new master bedroom window that will face the property at 122 Dudley Street.

The 2nd floor addition will be a new bedroom and bath, and the dormer will extend the very small 2nd bedroom in the house. Our current square footage will increase the Living Area from 1,328 square feet to 1,551 square feet total, but there will be no change to the overall footprint of the house. We have attached the elevation plans so that you can see the changes to the exterior.

If you have any questions or concerns, please let us know – we will be meeting with the City of Cambridge Zoning Board over the coming weeks. Signing and filling in the information below will help us along in our process with the city. Thank you so much!

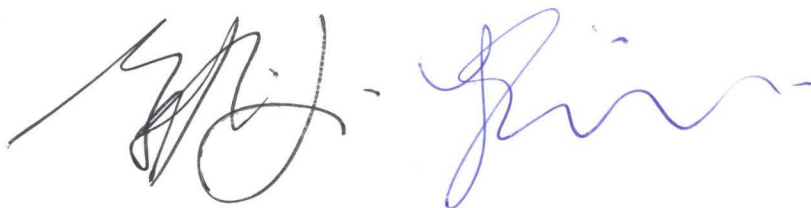
I/We, the undersigned, give my/our support to our neighbor's project at 124 Dudley Street in Cambridge, MA:

Diana M Phillips 1/18/22
Signature(s)/Date

DIANA M PHILLIPS
Name(s) (please print)

122 DUDLEY ST CAM MA 02140
Address (please print)

Thank you so much, and hope you have a happy and healthy 2022!
Gil and Laura



January 17, 2022

Laura and Gil Resteghini Pili
124 Dudley Street
Cambridge, MA 02140
(617) 967-4350

Dear neighbor! 😊

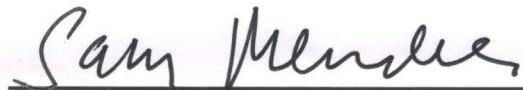
Laura and I hope you are healthy and well, and hope you had a wonderful holiday season.

We wanted to let you know that we are planning for some long-needed renovations and additions to our home late spring early summer 2022 and wanted to be sure you knew what we are proposing. First and foremost, we have been at 124 Dudley for over 20 years and have no plans to move – we love this house! The most significant change (and the one most folks will notice) is a 2nd story addition over our existing kitchen facing Clay Street, and the extension of the dormer on the Clay Street side to run the full width of the section of the house. We are also proposing a small stained-glass window, a bathroom window (which will replace the existing window) and a new master bedroom window that will face the property at 122 Dudley Street.

The 2nd floor addition will be a new bedroom and bath, and the dormer will extend the very small 2nd bedroom in the house. Our current square footage will increase the Living Area from 1,328 square feet to 1,551 square feet total, but there will be no change to the overall footprint of the house. We have attached the elevation plans so that you can see the changes to the exterior.

If you have any questions or concerns, please let us know – we will be meeting with the City of Cambridge Zoning Board over the coming weeks. Signing and filling in the information below will help us along in our process with the city. Thank you so much!

I/We, the undersigned, give my/our support to our neighbor's project at 124 Dudley Street in Cambridge, MA:



Signature(s)/Date



Name(s) (please print)



Address (please print)

Thank you so much, and hope you have a happy and healthy 2022!
Gil and Laura



sounds great!

January 17, 2022

Laura and Gil Resteghini Pili
124 Dudley Street
Cambridge, MA 02140
(617) 967-4350

Dear neighbor! ☺

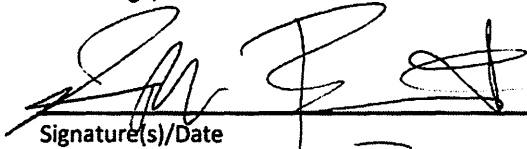
Laura and I hope you are healthy and well, and hope you had a wonderful holiday season.

We wanted to let you know that we are planning for some long-needed renovations and additions to our home late spring early summer 2022 and wanted to be sure you knew what we are proposing. First and foremost, we have been at 124 Dudley for over 20 years and have no plans to move – we love this house! The most significant change (and the one most folks will notice) is a 2nd story addition over our existing kitchen facing Clay Street, and the extension of the dormer on the Clay Street side to run the full width of the section of the house. We are also proposing a small stained-glass window, a bathroom window (which will replace the existing window) and a new master bedroom window that will face the property at 122 Dudley Street.

The 2nd floor addition will be a new bedroom and bath, and the dormer will extend the very small 2nd bedroom in the house. Our current square footage will increase the Living Area from 1,328 square feet to 1,551 square feet total, but there will be no change to the overall footprint of the house. We have attached the elevation plans so that you can see the changes to the exterior.

If you have any questions or concerns, please let us know – we will be meeting with the City of Cambridge Zoning Board over the coming weeks. Signing and filling in the information below will help us along in our process with the city. Thank you so much!

I/We, the undersigned, give my/our support to our neighbor's project at 124 Dudley Street in Cambridge, MA:

 01.18.2022
Signature(s)/Date

JOSEPH FRUSCIANTE
Name(s) (please print)

123 Dudley st #3, Camb, MA 02140
Address (please print)

Thank you so much, and hope you have a happy and healthy 2022!
Gil and Laura



January 17, 2022

Laura and Gil Resteghini Pili
124 Dudley Street
Cambridge, MA 02140
(617) 967-4350

Dear neighbor! ☺

Laura and I hope you are healthy and well, and hope you had a wonderful holiday season.

We wanted to let you know that we are planning for some long-needed renovations and additions to our home late spring early summer 2022 and wanted to be sure you knew what we are proposing. First and foremost, we have been at 124 Dudley for over 20 years and have no plans to move – we love this house! The most significant change (and the one most folks will notice) is a 2nd story addition over our existing kitchen facing Clay Street, and the extension of the dormer on the Clay Street side to run the full width of the section of the house. We are also proposing a small stained-glass window, a bathroom window (which will replace the existing window) and a new master bedroom window that will face the property at 122 Dudley Street.

The 2nd floor addition will be a new bedroom and bath, and the dormer will extend the very small 2nd bedroom in the house. Our current square footage will increase the Living Area from 1,328 square feet to 1,551 square feet total, but there will be no change to the overall footprint of the house. We have attached the elevation plans so that you can see the changes to the exterior.

If you have any questions or concerns, please let us know – we will be meeting with the City of Cambridge Zoning Board over the coming weeks. Signing and filling in the information below will help us along in our process with the city. Thank you so much!

I/We, the undersigned, give my/our support to our neighbor's project at 124 Dudley Street in Cambridge, MA:

Gina Bilander 1/17/2022
Signature(s)/Date

Gina Bilander
Name(s) (please print)

123 Dudley St. #2 Cambridge, MA 02140-2691
Address (please print)

Thank you so much, and hope you have a happy and healthy 2022!
Gil and Laura

Gil - Laura

January 17, 2022

Laura and Gil Resteghini Pili
124 Dudley Street
Cambridge, MA 02140
(617) 967-4350

Dear neighbor! 😊

Laura and I hope you are healthy and well, and hope you had a wonderful holiday season.

We wanted to let you know that we are planning for some long-needed renovations and additions to our home late spring early summer 2022 and wanted to be sure you knew what we are proposing. First and foremost, we have been at 124 Dudley for over 20 years and have no plans to move – we love this house! The most significant change (and the one most folks will notice) is a 2nd story addition over our existing kitchen facing Clay Street, and the extension of the dormer on the Clay Street side to run the full width of the section of the house. We are also proposing a small stained-glass window, a bathroom window (which will replace the existing window) and a new master bedroom window that will face the property at 122 Dudley Street.

The 2nd floor addition will be a new bedroom and bath, and the dormer will extend the very small 2nd bedroom in the house. Our current square footage will increase the Living Area from 1,328 square feet to 1,551 square feet total, but there will be no change to the overall footprint of the house. We have attached the elevation plans so that you can see the changes to the exterior.

If you have any questions or concerns, please let us know – we will be meeting with the City of Cambridge Zoning Board over the coming weeks. Signing and filling in the information below will help us along in our process with the city. Thank you so much!

I/We, the undersigned, give my/our support to our neighbor's project at 124 Dudley Street in Cambridge, MA:

Sam Mendler

Signature(s)/Date

Sam Mendler

Name(s) (please print)

116 Dudley St Cambridge 02140

Address (please print)

Joeth Rakowsky

Joeth Rakowsky

Thank you so much, and hope you have a happy and healthy 2022!

Gil and Laura

Gil Laura
sounds great!



