CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 26 AM 10: 02

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 121712

General Information

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

Special Permit: _____ Variance: ___X___ Appeal: _____

PETITIONER: Sam Fentress C/O Damon Sidel

PETITIONER'S ADDRESS: 10 Grand View Ave, MA, Somerville 02143

LOCATION OF PROPERTY: **133 Elm St , Unit 2 , Cambridge, MA**

TYPE OF OCCUPANCY: TWO-FAMILY **ZONING DISTRICT:** Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Extension of the main gable roof over the 2-story rear addition and the addition of two shed dormers, one on each side, will increase the FAR from 0.77 to 0.85.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original Signature(s): _____
(Petitioner (s) / Owner)

DAMON SIDEL
(Print Name)

Address:

Tel. No. 617-863-6491
E-Mail Address: dsidel@mixdesigndevelop.com

Date: 5/25/21

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 Sam W. Fentress
(OWNER)

Address: 133 Elm Street, Cambridge, MA 02139

State that I/We own the property located at 133 Elm Street, Cambridge, MA 02139, which is the subject of this zoning application.

The record title of this property is in the name of Sam W. Fentress

*Pursuant to a deed of duly recorded in the date June 30, 2009, Middlesex South County Registry of Deeds at Book 53109, Page 149; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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 Sam Warner Fentress personally appeared before me, this 18 of May, 2021, and made oath that the above statement is true.

_____ Notary

My commission expires _____ (Notary Seal).

YENY P. PAIVA
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES 10/14/2027

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

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The owners and full-time residents of Unit 2 are a family of four (two children, ages 5 and 7 with their two parents). The addition of another bedroom and bathroom to take more full advantage of the third floor of the house will allow them to remain in Cambridge, with their children attending school in Cambridgeport School on Elm Street, as their family grows up together.

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

The structure was built on a severely undersized lot and is already violating front and side setbacks as well as the FAR.

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

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

The proposed additions are entirely within the existing footprint. The main roof ridge will be extended back over the existing two-story addition and adding two dormers to the third floor. This will maintain the primary gabled shape of the 2.5 story house. The house will retain its current character and will remain similar to many of its neighbors.

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

The additions either extend the existing roofline or follow the Dormer Guidelines as set forth by the City of Cambridge.

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

DIMENSIONAL INFORMATION

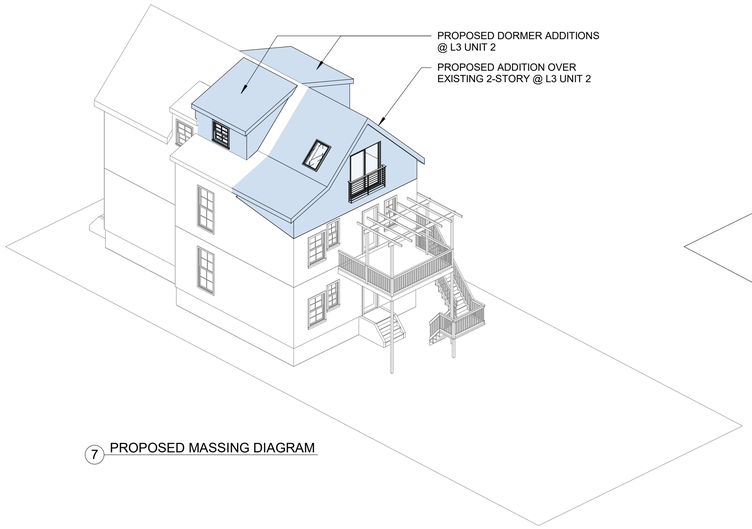
Applicant: Sam Fentress
Location: 10 Grand View Ave
Phone: 617-863-6491

Present Use/Occupancy: TWO-FAMILY
Zone: Residence C-1 Zone
Requested Use/Occupancy: TWO-FAMILY

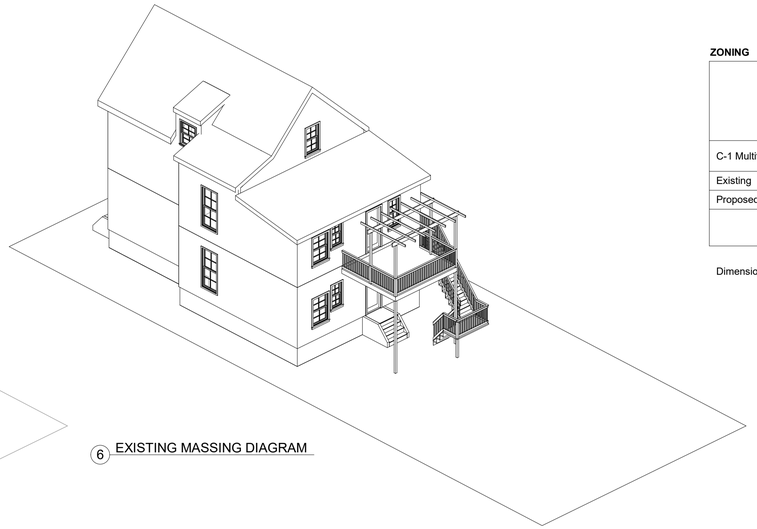
		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,317	2,542	2,243	(max.)
LOT AREA:		3014	3014	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		0.77	0.85	0.75	
LOT AREA OF EACH DWELLING UNIT		1,495	1,495	1,500	
SIZE OF LOT:	WIDTH	30	30	50	
	DEPTH	100.5	100.5	N/A	
SETBACKS IN FEET:	FRONT	7.3	7.3	13.8	
	REAR	48.7	48.7	20	
	LEFT SIDE	5	5	13.1	
	RIGHT SIDE	1.4	1.4	13.1	
SIZE OF BUILDING:	HEIGHT	35.2	35.2	35	
	WIDTH	42.5	42.5	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		55%	55%	30%	
NO. OF DWELLING UNITS:		2	2	N/A	
NO. OF PARKING SPACES:		0	0	2	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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

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



7 PROPOSED MASSING DIAGRAM



6 EXISTING MASSING DIAGRAM

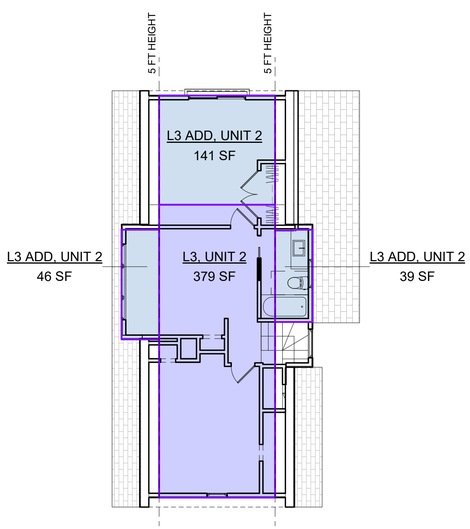
ZONING

	(1) Max. Ratio of Floor Area to Lot Area	(2) Minimum Lot Size in Sq. Ft.	(3) Min. Lot Area for Each D.U. in Sq. Ft.	(4) Minimum Lot Width in Feet	(5) Minimum Yard in Feet			(6) Maximum Height in Feet	(7) Min. Ratio of Private Op. Sp. to Lot Area
					Front	Side	Rear		
C-1 Multifamily Dwellings	0.75	5,000	1,500	50	13.8	13.1	20	35	30%
Existing	0.77	3,014	1,495	30	7.3	5 / 1.4	48.7	35.2	55%
Proposed	0.85	3,014	1,495	30	7.3	5 / 1.4	48.7	35.2	55%
	(E) Nonconforming, Increase	(E) NC, No Change	(E) NC, No Change	(E) NC, No Change	(E) NC, No Change	(E) NC, No Change	A, No Change	A, No Change	A, No Change

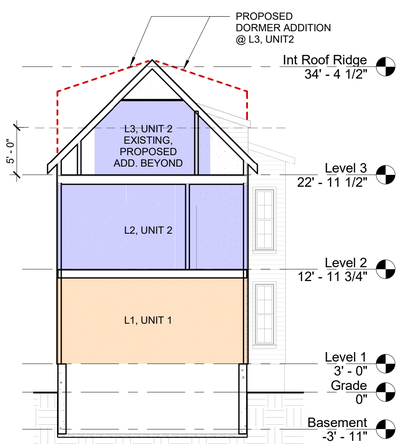
Dimensions and site areas taken from site survey.

PROPOSED AREA, GROSS	
NAME	AREA (SQFT)
L1, UNIT 1	969
L2, UNIT 2	969
L3, UNIT 2	379
L3 ADD, UNIT 2	141
L3 ADD, UNIT 2	46
L3 ADD, UNIT 2	39
	2,542

EXISTING AREA, GROSS	
NAME	AREA (SQFT)
L1, UNIT 1	969
L2, UNIT 2	969
L3, UNIT 2	379
	2,317

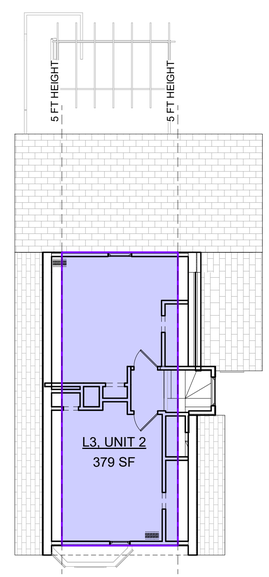


5 PROPOSED LEVEL3 AREA PLAN
1/8" = 1'-0"

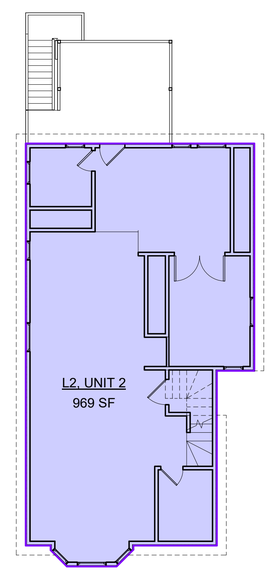


UNIT 1 IS SHOWN AS A
REFERENCE AND IS OUTSIDE
THE SCOPE OF THIS PROJECT.

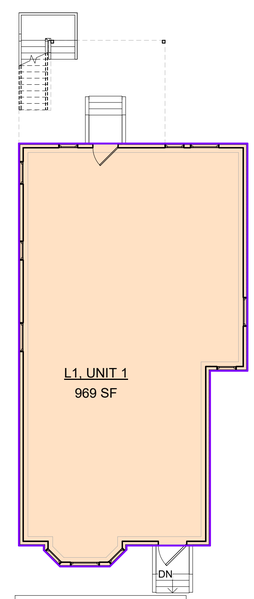
4 REFERENCE SECTION
1/8" = 1'-0"



3 EXISTING LEVEL3 AREA PLAN
1/8" = 1'-0"



2 EXISTING LEVEL2 AREA PLAN
1/8" = 1'-0"



UNIT 1 IS SHOWN AS A
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THE SCOPE OF THIS PROJECT.

1 EXISTING LEVEL1 AREA PLAN
1/8" = 1'-0"

MIX Design and Development
10 Grand View Ave
Somerville, MA 02143
617-863-6491
dsidel@mixdesigndevelop.com
www.mixdesigndevelop.com

DESIGN/BUILD NOTES:

1. ALL WORK RELATED TO PLUMBING, ELECTRICAL, FIRE ALARM, HVAC, AND FIRE PROTECTION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED ON A DESIGN/BUILD BASIS. ALL WORK SHALL COMPLY WITH ALL RELEVANT FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
2. HVAC, ELECTRICAL, EMERGENCY LIGHTING, FIRE PROTECTION AND FIRE ALARM LAYOUTS WHERE SHOWN ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY. INSTALLERS SHALL HAVE FULL RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE CODES AND SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS THE ARCHITECT FROM ANY AND ALL LIABILITY IN CONNECTION THEREIN.
3. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD.

ELECTRICAL NOTES:

1. GC SHALL PROVIDE ALL CUTTING, CORING, PATCHING OF CHASES IN FLOORS OR WALLS AS REQUIRED. MAINTAIN REQUIRED FIRE PROTECTION.
2. MOUNTING HEIGHTS FOR ELECTRICAL RECEPTACLES AND SWITCHES SHALL MATCH EXISTING BUILDING EQUIPMENT AND CODE. ELECTRICAL RECEPTACLES MAY BE NO LOWER THAN 18" A.F.F (CENTERLINE) MAXIMUM HEIGHT FOR CONTROLS IS 48' A.F.F.
3. COVER PLATES FOR ANY DEVICES SHALL NOT BE INSTALLED UNTIL APPLICATION OF ALL FINISH MATERIALS HAS BEEN COMPLETED.
4. ALL ELECTRICAL WORK SHALL BE COORDINATED WITH HVAC, CABINETWORK, PARTITION CONSTRUCTION AND ANY OTHER WORK WHERE SO REQUIRED/APPROPRIATE EVEN IF NOT SPECIFICALLY REQUESTED.
5. ELECTRICAL CONTRACTOR WILL COORDINATE ANY CHANGES OR CHANGE REQUESTS IN ELECTRICAL POWER OR DEVICE REQUIREMENTS WITH OWNER AND ARCHITECT.
6. WHERE REQUIRED TO PASS CABLES THROUGH THE STRUCTURE OR FLOOR, ALL SLEEVES AND CORES AROUND THE CABLES SHALL BE TIGHTLY PACKED WITH APPROVED FIRE-SAFE MATERIALS TO MAINTAIN SMOKE AND FIRE INTEGRITY BETWEEN FLOORS/WALLS.
7. COMPLY WITH ALL MANUFACTURER REQUIREMENTS FOR ELECTRICAL, TELEPHONE, AND OTHER ASSOCIATED DEVICES.

APPLICABLE CODE:
MASSACHUSETTS STATE BUILDING CODE (780 CMR) 9TH EDITION AND 2015 INTERNATIONAL RESIDENTIAL CODE

GENERAL NOTES:

1. ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.

No.	Description	Date

FENTRESS-THALER

133 Elm Street,
Cambridge, MA

SITE PLAN & ZONING SUMMARY

Project number	202012
Date	4/27/2021

A0.1

Scale	As indicated

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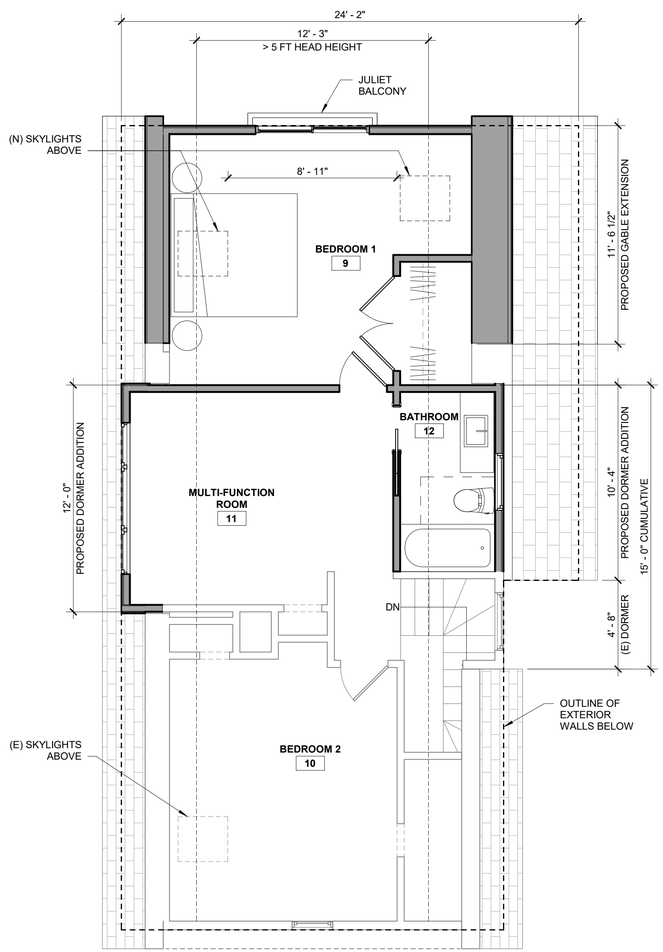
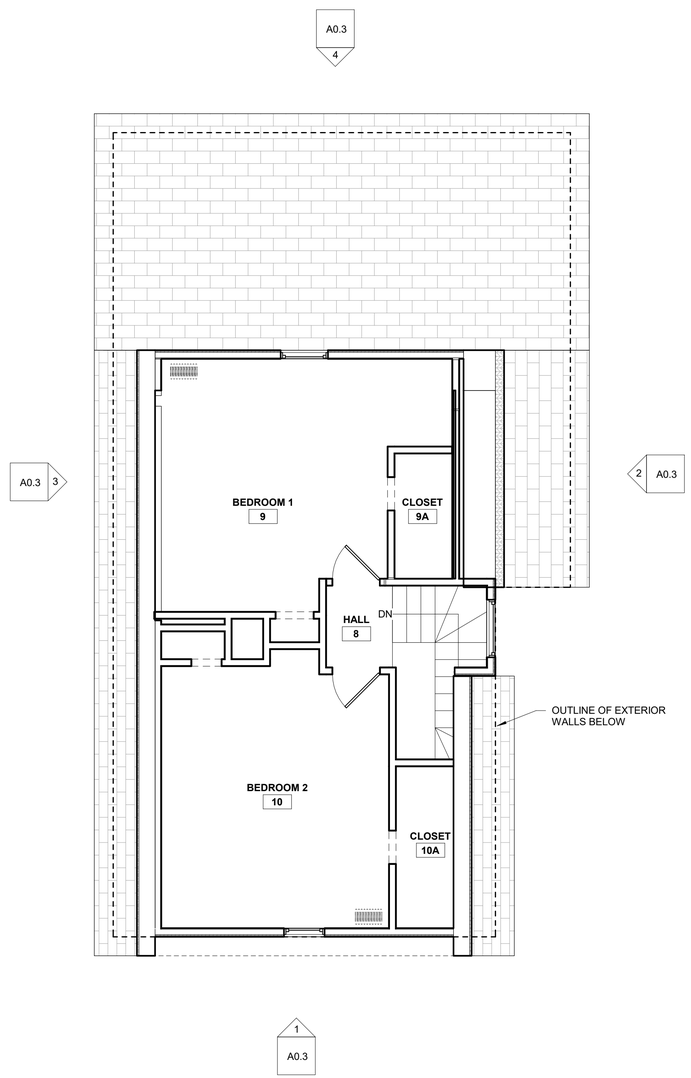


3 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"



2 EXISTING THIRD FLOOR PLAN
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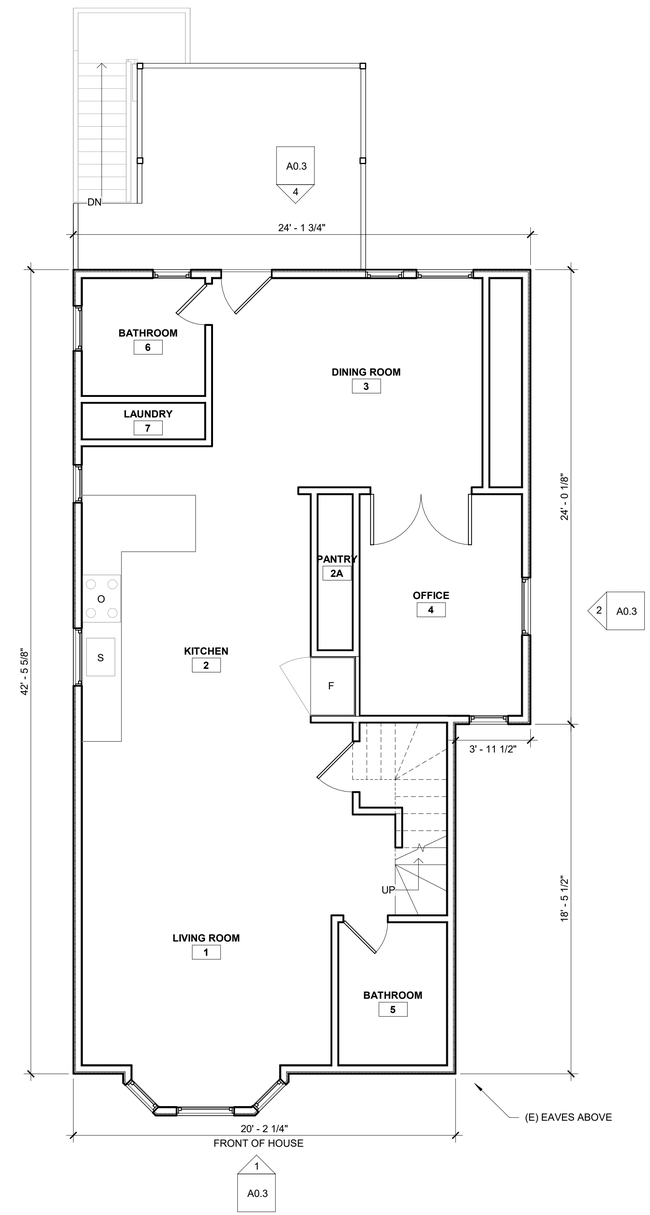

1 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

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FENTRESS-THALER

133 Elm Street,
Cambridge, MA

EXISTING&PROPOSED PLANS

Project number	202012
Date	4/27/2021

A0.2

Scale	1/4" = 1'-0"

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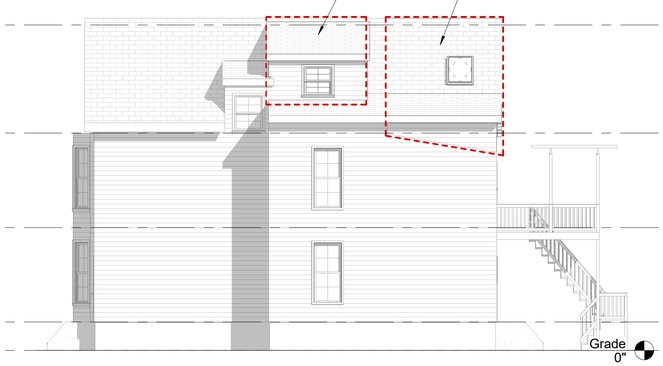
REAR VIEW

FRONT VIEW

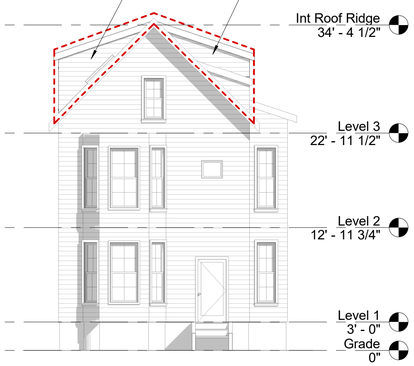
EXISTING PHOTOS

8 PROPOSED WEST (REAR) ELEVATION
1/8" = 1'-0"

7 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



6 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

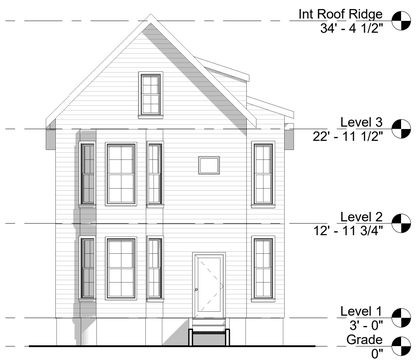


5 PROPOSED EAST (FRONT) ELEVATION
1/8" = 1'-0"

4 EXISTING WEST (REAR) ELEVATION
1/8" = 1'-0"

3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

2 EXISTING NORTH ELEVATION
1/8" = 1'-0"



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GENERAL NOTES:

1. ALL TYPICAL NOTES ON EACH DRAWING TO APPLY UNIFORMLY.

No.	Description	Date

FENTRESS-THALER

133 Elm Street, Cambridge, MA

EXISTING&PROPOSED ELEVATIONS

Project number	202012
Date	4/27/2021

A0.3

Scale	As indicated

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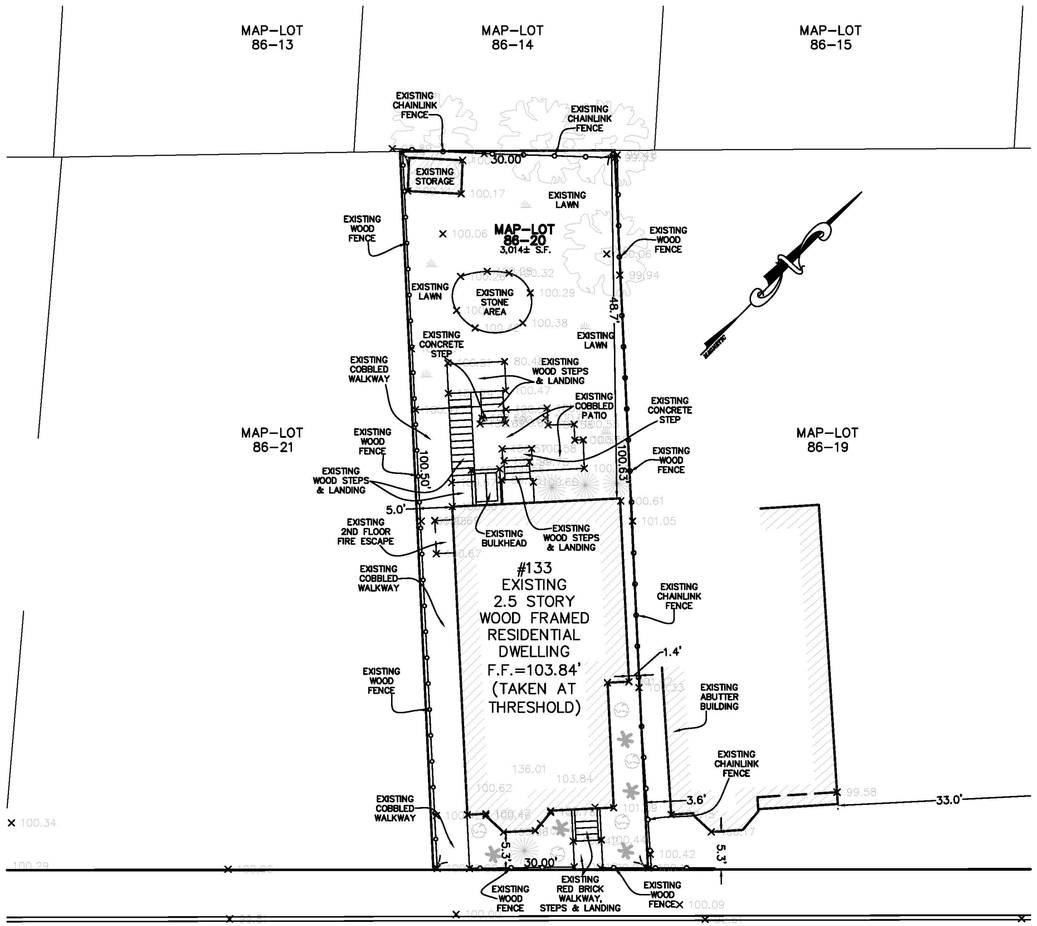
EXISTING LEGEND

SS	SEWER LINE
Ⓢ	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
	UTILITY POLE
GV	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
WV	WATER VALVE
□	CATCH BASIN
	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
Ⓓ	DRAIN MANHOLE
	HYDRANT
	TREE



ELM STREET
(PUBLIC WAY – 40' WIDE)

NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 6–4–2021.

2. DEED REFERENCE: BOOK 31588 PAGE 341,
PLAN REFERENCE: BOOK 31588 PAGE 337
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

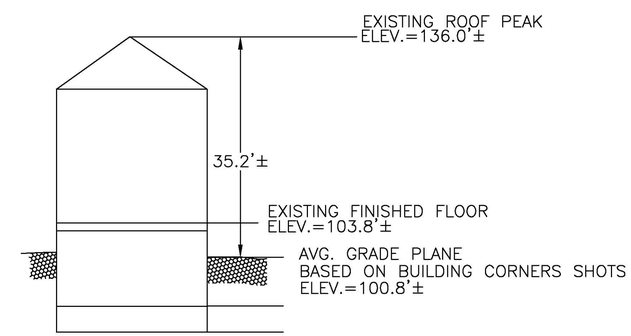
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, PANEL NUMBER 0576E, COMMUNITY NUMBER: 250186, DATED JUNE 04, 2010.

5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. ZONING DISTRICT = RESIDENCE C–1



EXISTING PROFILE
NOT TO SCALE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SCALE 1"=10'				
DATE 04/19/2021	REV	DATE	REVISION	BY
SHEET 1	133 ELM STREET CAMBRIDGE MASSACHUSETTS			
PLAN NO. 1 OF 1				
CLIENT:	PLOT PLAN OF LAND			SHEET NO. 1
DRAWN BY				
CHKD BY PJN	PETER NOLAN & ASSOCIATES LLC			
APPD BY PJN	LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS			

697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135
PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691
EMAIL: pnolan@pnasurveyors.com

Damon Sidel <dsidel@mixdesigndevelop.com>

Fwd: Possible 133 Elm Construction

1 message

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 1:00 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

From Sam Creasey at 125 Elm-- last one I'm sending you for now!

I also spoke to Cyndy Kashnor at 254 Norfolk (right behind us) who was cool with the project, but I can see if I can get her to send me an email. I'll drop hand written notes on the folks across the street on Elm soon.

Thanks so much for compiling all this for us!

---------- Forwarded message ---------
From: **Sam Creasey** <sammy@sammy.net>
Date: Fri, Mar 26, 2021 at 12:44 PM
Subject: Re: Possible 133 Elm Construction
To: Bess Thaler <bess.thaler@gmail.com>
Cc: Sam Creasey <sammy@sammy.net>, Sam Fentress <sfentress@gmail.com>

No issues from me on the proposed plans. If you do need me to send
something to the city in support, just let me know.

All's well over here, my kitties have also been acting a little wild
with the windows open, though it's so nice to have the fresh air.
Hope everyone's good over there too!

-- Sam

On Fri, Mar 26, 2021 at 09:54:05AM -0400, Bess Thaler wrote:
> Hi Sam!
>
> You may have gotten a message from our neighbors at 135-137 Elm that they
> are hoping to do construction on their home that requires a variance from
> the city. We, too, are hoping to do some construction that requires a
> variance, though ours probably will not happen until next year.
>
> Please look over our plans and let us know if you have any questions or
> concerns. In summary, we are hoping to extend our third floor to add
> another room and a bathroom next to our bedrooms. (12 years of not having a
> bathroom on the same floor as our bedrooms and we're ready for a change.)
>
> Once we get a date for a hearing with the city, we may need an email of
> support from you.
>
> We hope you and the kitties are doing well. With some windows cracked open,
> Frankie has gotten a whiff of spring fever and has been racing around the
> house attacking the human children...
>
> -Bess

Damon Sidel <dsidel@mixdesigndevelop.com>

Fwd: Possible 133 Elm Street Construction

1 message

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:57 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

From Amir Eldad at 127 Elm

---------- Forwarded message ---------
From: **Amir Eldad** <amir.eldad@gmail.com>
Date: Sun, Apr 18, 2021 at 4:00 PM
Subject: Re: Possible 133 Elm Street Construction
To: Bess Thaler <bess.thaler@gmail.com>

Hi Bess,

Thanks for the detailed insight.

I am OK with these plans; no need to discuss further.

I plan to be around late May / early June, so maybe we'll have indeed the chance to say a quick hello in person.

Wishing you all the best with the project,

Best, Amir

Amir Eldad
Tel. +1-508-308-5420
amir.eldad@gmail.com

On Sun, Apr 18, 2021 at 5:31 PM Bess Thaler <bess.thaler@gmail.com> wrote:

> Hi Amir,
>
> Yes, it can be a little hard to see the proposed changes from these plans, so I'll try to clarify. Our roof line would not be getting any higher, but it would extend another 12 feet in the back. Currently our second floor back room does not have a third floor over it, so we'd be extending the third floor to add a small room and a bathroom. We'd be adding a dormer window to the third floor room that faces your unit, but it would be facing where your roof is, not your second floor window. Our hope is that it would not affect your view much at all, and it does not drastically change the style of our house.
>
> I'd be happy to schedule a video call with you to point out the proposed changes.
>
> Yes, we need to apply for a variance from the city because the change would expand our living space beyond what our oddly narrow plot allows. People we've spoken to think it's a reasonable request, but it's important to the city and personally important to us that all our neighbors are okay with our plans.
>
> And yes, Sam, Kris and Apurva are all well (and they are fine with our plans). I just fed Sam's cats while he took a short trip out of the city, and Apurva's son will soon be deciding what college to go to next year. They have done lovely work on the yard.

I'm very glad to hear all is well with you! Let me know when you're even in town and we can have a quick hello in person.

Please let me know if these plans are okay with you, or if you would like to discuss them further.

-Bess

On Sat, Apr 17, 2021, 4:30 PM Amir Eldad <amir.eldad@gmail.com> wrote:

Hi Bess, good to hear from you. All is well here - hope likewise. Apologies for the late reply.

Good to know you plan on expanding / renovating. I was trying to understand the implications on my unit but could not figure that out from the enclosed plans.

How much higher the new building is going to be? How much more will it extend towards our unit? If it is more than the zoning rules allow, what is the deviation allowance you request from the city?

Good to know that you spoke with Nicole though she is less of a stakeholder since she is a renting tenant.

Have you talked to Sam and Kris? Are they OK?

Best, Amir

Amir Eldad
Tel. +1-508-308-5420
amir.eldad@gmail.com

On Thu, Apr 15, 2021 at 11:19 PM Bess Thaler <bess.thaler@gmail.com> wrote:

Hi Amir,

I wanted to know if you have gotten a chance to look over our plans. Please let me know if you have any questions or concerns, or of this looks okay to you. I also discussed it with Nicole the other day, and she was fine with the idea of construction next door.

I hope you're doing well!

-Bess

On Fri, Mar 26, 2021, 9:44 AM Bess Thaler <bess.thaler@gmail.com> wrote:

Hi Amir-

It's been awhile! We hope you and your family are doing okay.

You may have gotten a message from our neighbors at 135-137 Elm that they are hoping to do construction on their home that requires a variance from the city. We, too, are hoping to do some construction that requires a variance, though ours probably will not happen until next year. (It turns out having children means we'd all love to have more space, and we certainly support each other's plans.)

Please look over our plans and let us know if you have any questions or concerns. We are also happy to share them with Nicole. In summary, we are hoping to extend our third floor to add another room and a bathroom next to our bedrooms. We are to your North, so we wouldn't be blocking light. We'd have a dormer facing towards your unit, though above where your second floor window is.

-Bess and Sam
133 Elm St, Unit 2
Cambridge MA 02139
617-921-3739

Damon Sidel <dsidel@mixdesigndevelop.com>

Fwd: Possible Construction on 133 Elm

1 message

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:56 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

From Tim Harrah at 250 Norfolk

---------- Forwarded message ---------
From: **Tim Harrah** <tharrah@gmail.com>
Date: Fri, Mar 26, 2021 at 1:00 PM
Subject: Re: Possible Construction on 133 Elm
To: Bess Thaler <bess.thaler@gmail.com>
Cc: <khollar@me.us>, Sam Fentress <sfentress@gmail.com>

Hi Bess and Sam,

That is sooo exciting! Congrats on the expansion plans. No issues from this side, happy to write a letter of support when the time is right.

Your neighbors are also remodeling I gather? It seems to be contagious.

Best,
Tim and Kathryn

On Fri, Mar 26, 2021 at 11:21 AM Bess Thaler <bess.thaler@gmail.com> wrote:

> Hi Tim and Kathryn-
>
> Happy spring!
>
> I mentioned this to Kathryn last year: We're planning on doing some construction (likely not til next year) on our home and we want to make sure our neighbors are all aware and see if there are any concerns. We will also need to apply for a variance from the city.
>
> Please look over our plans and let us know if you have any questions or concerns! In summary, we are hoping to extend our third floor to add another room and a bathroom next to our bedrooms.
>
> Once we get a date for a hearing with the city, we may need an email of support from you.
>
> Thanks,
> Bess and Sam

Damon Sidel <dsidel@mixdesigndevelop.com>

Fwd: Possible construction on 133 Elm

1 message

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:51 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

From Cameron Sadegh of 139 Elm (I'm actually not positive if they are 139 or 141...)

---------- Forwarded message ---------
From: **Cameron Sadegh** <csadegh@gmail.com>
Date: Sun, Mar 21, 2021 at 9:59 PM
Subject: Re: Possible construction on 133 Elm
To: Bess Thaler <bess.thaler@gmail.com>
Cc: Leanna Sudhof <leannassudhof@gmail.com>, BaoWenli <wenlibao@hotmail.com>, Sam Fentress <sfentress@gmail.com>

Looks great! Thanks for the update.

On Sun, Mar 21, 2021 at 9:50 PM Bess Thaler <bess.thaler@gmail.com> wrote:

> Hi Wenli, Leanna, and Cameron-
>
> We recently shared our future construction plans with your condo-mates since they are moving forward with their construction plans. We're glad they are adjusting their homes to better fit their families instead of moving! Our construction probably wouldn't begin until next year, but we wanted to let you know what we are planning: Basically, we would be adding an additional room and bathroom to our third floor.
>
> We're attaching the plans so you can look them over. Please let us know if you have any questions or concerns. Like the 135-137 Elm plans, ours will also need a hearing and approval by the city, so we may be reaching out to you for an email to the city.
>
> We hope you are all doing well. We're so excited for warmer weather and more chances to see you around the neighborhood!
>
> -Bess and Sam

Damon Sidel <dsidel@mixdesigndevelop.com>

Fwd: Possible construction on 133 Elm

1 message

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:50 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

This is from Wenli Bao of 141 Elm.

---------- Forwarded message ---------
From: **Wenli Bao** <wenlibao@hotmail.com>
Date: Mon, Mar 22, 2021 at 10:10 PM
Subject: Re: Possible construction on 133 Elm
To: Bess Thaler <bess.thaler@gmail.com>
Cc: Cameron Sadegh <csadegh@gmail.com>, Leanna Sudhof <leannassudhof@gmail.com>, Sam Fentress <sfentress@gmail.com>, Huling <elaine20010501@gmail.com>

Hey Bess and Sam,

You're right- Heather and Eric will have a deck at the corner so that will give us a bit more views.

My mom and I are comfortable with you and Sam moving forward with your construction plan as we understand the need for more space for your family. Simply wanted to share the thoughts for your awareness and I'm sure we can work them out together along the way 🙂

Let me know if you need anything from us.

Best,
Wenli

> On Mar 22, 2021, at 21:35, Bess Thaler <bess.thaler@gmail.com> wrote:
>
> Hi Wenli-
>
> Those are very valid concerns.
>
> We don't expect to do construction until next year, and it sounds like the Lees and Dolmans are hoping to do their construction as soon as possible. Ideally they will not overlap.
>
> From looking at the 135-137 plans, that south-west corner of their third floor will be a small roof deck, and so will not be built up in that spot, though your diagram correctly shows where our new roof would extend.
>
> We're happy to discuss the plans more with you and your mom in person if you'd like.
>
> -Bess and Sam
>
> On Mon, Mar 22, 2021 at 7:24 PM Wenli Bao <wenlibao@hotmail.com> wrote:
>
> > Hey Bess and Sam,
> >
> > Thanks for letting us know and sharing the plan! With 135-137 Elm's plan together, we expect impact on sunlight and vision from our second floor corridor. Attaching a picture below for rough reference.
> >
> > Good luck with the hearing and keep us posted on the timeline of construction and if you expect to begin at the same time with the Lees and Dolmans. My study is at the corner across from your side and next to

137 Elm’s and may not be very soundproof during the construction so I might want to figure out in advance whether to move to another room or go into office.

<image0.jpeg>

Best,
Wenli

On Mar 21, 2021, at 21:59, Cameron Sadegh <csadegh@gmail.com> wrote:

Looks great! Thanks for the update.

On Sun, Mar 21, 2021 at 9:50 PM Bess Thaler <bess.thaler@gmail.com> wrote:

Hi Wenli, Leanna, and Cameron-

We recently shared our future construction plans with your condo-mates since they are moving forward with their construction plans. We're glad they are adjusting their homes to better fit their families instead of moving! Our construction probably wouldn't begin until next year, but we wanted to let you know what we are planning: Basically, we would be adding an additional room and bathroom to our third floor.

We're attaching the plans so you can look them over. Please let us know if you have any questions or concerns. Like the 135-137 Elm plans, ours will also need a hearing and approval by the city, so we may be reaching out to you for an email to the city.

We hope you are all doing well. We're so excited for warmer weather and more chances to see you around the neighborhood!

-Bess and Sam

Damon Sidel <dsidel@mixdesigndevelop.com>

Fwd: Proposed construction at 133 Elm Street

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:54 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

From Nell Ma'luf of (258?) Norfolk street (blue house diagonal from us)

---------- Forwarded message ---------
From: **Nell Ma'luf** <nmmaluf@gmail.com>
Date: Thu, Apr 15, 2021 at 5:28 PM
Subject: Re: Proposed construction at 133 Elm Street
To: bess.thaler@gmail.com <bess.thaler@gmail.com>, sfentress@gmail.com <sfentress@gmail.com>
Cc: Doug DeMay <ddemay@comcast.net>

Hi Bess, thanks so much for reaching out and sharing the plans, we appreciate it (and sorry for the delayed response!)

The plans look great, and we have no issues with them. If a show of support from us would be helpful, please let us know, we'd be happy to send a note or whatever you need.

Our movie night was almost as nice as the weather that night! :) we're excited to be spending more time outside.

Good luck with the variance process!

Best,
Nell & Doug

On Thu, Apr 15, 2021 at 5:22 PM Doug DeMay <ddemay@comcast.net> wrote:

> -------- Forwarded Message --------
> **Subject:**Re: Proposed construction at 133 Elm Street
> **Date:**Thu, 15 Apr 2021 16:16:11 -0400
> **From:**Bess Thaler <bess.thaler@gmail.com>
> **To:**Doug DeMay <ddemay@comcast.net>, nmaluf@comcast.net
> **CC:**Sam Fentress <sfentress@gmail.com>
>
> Hi Doug and Nell,
>
> I just wanted to see if you got a chance to look over our plans. Do you have any questions or concerns, or does this seem okay to you?
>
> Thanks,
> Bess
>
> On Sun, Apr 11, 2021, 10:20 AM Bess Thaler <bess.thaler@gmail.com> wrote:
>> Hi Doug and Nell-
>>
>> It turns out I did have your email addresses-- we last wrote to each other in 2009 about our neighbor's construction!
>>
>> As I told Doug yesterday, we are planning to do construction that expands the third floor of our building (second floor of our unit-- first floor is still owned by Ashley and Greg though they rent it out). We probably wouldn't do the construction until summer 2022, so we are hoping that by then any construction at 135-137 Elm will be complete so we don't fill the neighborhood with noise all at once.
>>
>> Please look over our plans and let us know what questions you have. We will have to request a variance from the city because it expands our living space more than our super-narrow plot allows, so we may be requesting an email of support from you.

> > I hope you enjoyed your movie last night! What did you end up watching?
>
> -Bess and Sam

Damon Sidel <dsidel@mixdesigndevelop.com>

Re: 135/137 Expansion

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:48 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

This one is from Eric Lee of 137 Elm.

---------- Forwarded message ---------
From: **Eric Lee** <eklee1@gmail.com>
Date: Thu, Mar 18, 2021 at 4:52 PM
Subject: Re: 135/137 Expansion
To: Elizabeth Dolman <elizabeth.dolman@gmail.com>
Cc: Bess Thaler <bess.thaler@gmail.com>, Heather Lee <heatherpiercelee@gmail.com>, Jordan Dolman <jordan.dolman@gmail.com>, Sam Fentress <sfentress@gmail.com>

Thanks for the warm words of support and for sharing the plans. No concerns from me. Let us know when we can help with your project as well!
[Quoted text hidden]

Damon Sidel <dsidel@mixdesigndevelop.com>

Re: 135/137 Expansion

Bess Thaler <bess.thaler@gmail.com> Thu, Apr 22, 2021 at 12:48 PM
To: Damon Sidel <dsidel@mixdesigndevelop.com>

This one is from Elizabeth Dolman of 135 Elm.

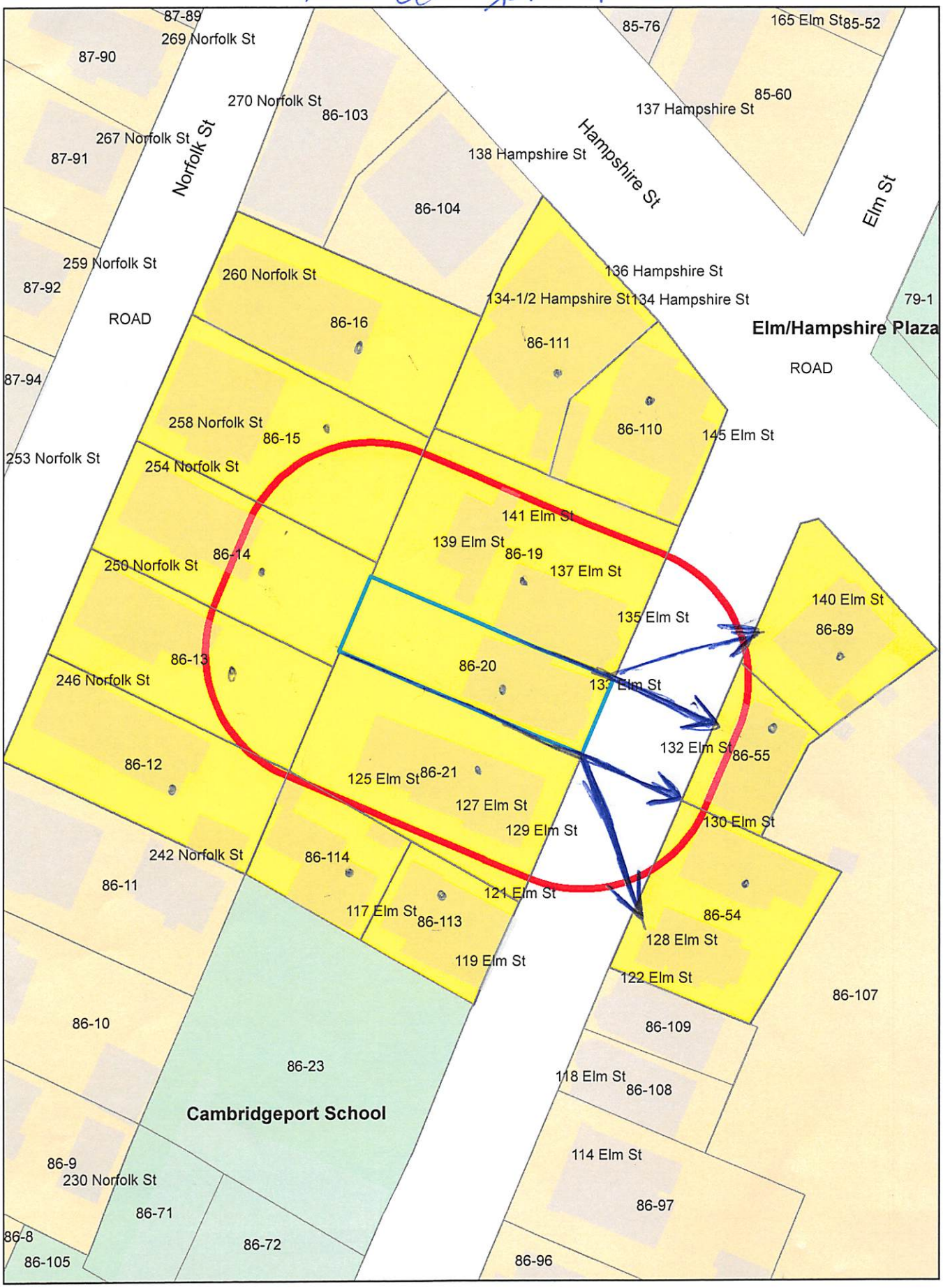
---------- Forwarded message ---------
From: **Elizabeth Dolman** <elizabeth.dolman@gmail.com>
Date: Wed, Mar 17, 2021 at 7:58 PM
Subject: Re: 135/137 Expansion
To: Bess Thaler <bess.thaler@gmail.com>
Cc: Eric Lee <eklee1@gmail.com>, Heather Lee <heatherpiercelee@gmail.com>, Jordan Dolman <jordan.dolman@gmail.com>, Sam Fentress <sfentress@gmail.com>

Thanks for sharing, it's interesting to see. No concerns from my side. Agreed that we will continue to cover bathroom windows. :-)

On Wed, Mar 17, 2021 at 7:36 PM Bess Thaler <bess.thaler@gmail.com> wrote:

> Hi Elizabeth and 133-135 crew-
>
> The plans look great--thanks for sending them! I'm attaching ours as well so you all can look them over--you'll see on the last page image 6 Proposed North Elevation is what will face you. The only windows we'll have facing each other are in our new bathrooms-- to us that's not a problem because we'll likely use curtains or frosted glass. Please let us know what you think.
>
> We are glad you guys are able to adapt your home so that you can better fit your families and stay in Cambridge! We'll be happy to support you at the hearing and to send an email to Maria. We aren't quite to that stage yet, but we will certainly reach out when we are!
>
> -Bess and Sam
> [Quoted text hidden]

133 Elm St. #2


87-89
269 Norfolk St
87-90
270 Norfolk St
86-103
267 Norfolk St
87-91
Norfolk St
138 Hampshire St
Hampshire St
137 Hampshire St
85-76
165 Elm St
85-52
85-60
Elm St
86-104
259 Norfolk St
87-92
260 Norfolk St
136 Hampshire St
134-1/2 Hampshire St
134 Hampshire St
79-1
ROAD
86-16
86-111
Elm/Hampshire Plaza
ROAD
87-94
258 Norfolk St
86-15
86-110
145 Elm St
253 Norfolk St
254 Norfolk St
141 Elm St
139 Elm St
86-19
137 Elm St
250 Norfolk St
86-14
140 Elm St
86-89
135 Elm St
86-13
86-20
246 Norfolk St
133 Elm St
132 Elm St
86-55
86-12
125 Elm St
86-21
127 Elm St
129 Elm St
130 Elm St
242 Norfolk St
86-114
86-11
121 Elm St
117 Elm St
86-113
86-54
128 Elm St
119 Elm St
122 Elm St
86-107
86-10
86-109
86-23
118 Elm St
86-108
Cambridgeport School
114 Elm St
86-9
230 Norfolk St
86-71
86-97
86-8
86-72
86-105
86-96

133 Elm St. #2 — Petitioner

86-110
HENRY, SHAWN R. & LAETITIA M. HENRY
145 ELM ST
CAMBRIDGE, MA 02139

86-12
NIXIN LLC
246 NORFOLK ST
CAMBRIDGE, MA 02139

DAMON SIDEL
10 GRAND VIEW AVE
SOMERVILLE, MA 02143

86-16
JAMCS REALTY HOLDINGS LLC
45 MT VERNON ST., SUITE 4B
BOSTON, MA 02108

86-20
FENTRESS, SAM W.
133 ELM ST., #2
CAMBRIDGE, MA 02139

86-55
DACAMARA, CARLOS &
MARIA DACAMARA A LIFE ESTATE
134 ELM ST
CAMBRIDGE, MA 02139

86-89
DEFRANCISCO, DOMINIC &
ROSEMARY DEFRANCISCO, A LIFE ESTATE
140 ELM ST
CAMBRIDGE, MA 02139

86-111
JEFFRIES, BENJAMIN E.,
TR OF HAMPSHIRE STREET REALTY TRUST
S.B. JEFFRIES CONSULTANTS
121 MT. VERNON ST
BOSTON, MA 02108-1104

86-114
SANTOS, PAUL J. & ANA M. SANTOS
117 ELM STREET
CAMBRIDGE, MA 02139

86-14
KASHNOR, CYNTHIA B.
254 NORFOLK ST
CAMBRIDGE, MA 02139

86-20
HERMAN, GREGORY A. & ASHLEY R. CARTER
2 TEABERRY LANE
AMHERST, MA 01002

86-54
MOSHA, STEPEHN N.
130 ELM ST. UNIT#3
CAMBRIDGE, MA 02139-1404

86-15
DEMAY, DOUGLAS M. & NELL MA'LUF
258 NORFOLK STREET
CAMBRIDGE, MA 02139

86-54
CONNOR, TOSHIKO A LIFE ESTATE
130 ELM ST., #1
CAMBRIDGE, MA 02139

86-54
CONNOR, WILLIAM S.
130 ELM ST. UNIT#2
CAMBRIDGE, MA 02139

86-113
RICARDO, MARIA S., A LIFE ESTATE
121 ELM ST
CAMBRIDGE, MA 02139

86-21
CREASEY, SAMSON F.
129 ELM ST, UNIT #129
CAMBRIDGE, MA 02139

86-21
ELDAD, AMIR
519 SOMERVILLE AVE #363
SOMERVILLE, MA 02143

86-19
DOLMAN, JORDAN & ELIZABETH DOLMAN
135 ELM ST.
CAMBRIDGE, MA 02139

86-19
PIERCE, HEATHER & ERIC LEE
137 ELM ST
CAMBRIDGE, MA 02139

86-19
SADEGH, ALI & GUITA SADEGH &
CAMERON SADEGH
141 ELM ST.
CAMBRIDGE, MA 02139

86-19
BAO, XINYING & HULING WANG
139 ELM STREET
CAMBRIDGE, MA 02139

86-21
IYER, KRISHNAKUMAR ANANTHANARAYAN
APURVA KANADE
125 ELM ST 125
CAMBRIDGE, MA 02139

86-13
HARRAH, TIMOTHY P. & KATHRYN A. HOLLAR
250 NORFOLK ST
CAMBRIDGE, MA 02139

Pacheco, Maria

From: ROSEMARY DEFRANCISCO <rosemadee@comcast.net>
Sent: Thursday, July 8, 2021 9:01 AM
To: Pacheco, Maria
Subject: BZA-121712

I am an abutter to the property located at 133 Elm St and have no objection to the above proposal BZA-121712

Rosemary DeFrancisco
140 Elm St 02139

Pacheco, Maria

From: Heather Lee <heatherpiercelee@gmail.com>
Sent: Saturday, July 10, 2021 9:43 PM
To: Pacheco, Maria
Cc: Eric Lee
Subject: Support for 133 Elm Street

Dear Ms. Pacheco and the Board,

We are the owners and residents of 137 Elm Street in Cambridge. We are writing in support of our neighbors' proposed construction plans (133 Elm Street). We have reviewed and approve of the plans. Sam, Bess and their children are wonderful neighbors. We thoroughly support families being able to expand their homes so that they can stay in Cambridge.

Sincerely,
Heather Pierce Lee and Eric Lee

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: Jan Fentress **Date:** 6/30/21
(Print)

Address: 133 Elm St. #2.

Case No. BZA-121712

Hearing Date: 7/15/21

Thank you,
Bza Members