



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 APR 26 PM 4:54

OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 116393

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Reed Shea

PETITIONER'S ADDRESS: 14 Bigelow St, Cambridge, MA 02139

LOCATION OF PROPERTY: 14 Bigelow St, Cambridge, MA

TYPE OF OCCUPANCY: 3-family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To build a modest addition to our home, in order to accommodate the needs of our growing family and to improve the safety of the property. Our proposed project would entail an expansion at the rear of the property, extending existing building planes within the required side yard setbacks.

We also seek relief to exempt the basement from the calculation of Gross Floor Area. Finally, we seek relief to add two below-grade doors within the north side setback (one for mechanicals, one for rear yard access), one door within the south side setback, and to relocate, add, and enlarge several windows on the both the north and south facades within the side setback. Granting the requested zoning relief would enable us to simultaneously eliminate an outdated and potentially dangerous exterior fire escape structure, rebuild interior stairs to modern building code, and add modern fire safety systems such as sprinklers.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 2.000 Section: Definitions (Floor Area Gross (16))
- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).
- Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Original
Signature(s):

(Petitioner (s) / Owner)

Reed Shea

(Print Name)

Address:

Tel. No. 805-636-6782
E-Mail Address: reedshea@gmail.com

Date: 4/25/21

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 Reed Shea
Address: 14 Bigelow St, Cambridge, MA 02139 ^(OWNER)

State that I/We own the property located at 14 Bigelow St, Cambridge, which is the subject of this zoning application.

The record title of this property is in the name of Reed W. Shea and Avia E. Navickas

*Pursuant to a deed of duly recorded in the date 2019, Middlesex South County Registry of Deeds at Book 72854, Page 28; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

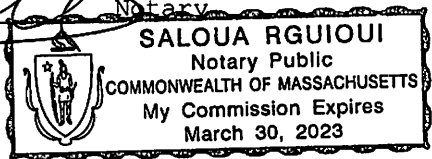

SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Reed W. Shea personally appeared before me, this 15 of April, 2021, and made oath that the above statement is true.

My commission expires 3/30/2023 (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
DIMENSIONAL INFORMATION

APPLICANT: _____ PRESENT USE/OCCUPANCY: _____

LOCATION: _____ ZONE: _____

PHONE: _____ REQUESTED USE/OCCUPANCY: _____

		<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>		_____	_____	_____ (max.)
<u>LOT AREA:</u>		_____	_____	_____ (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²		_____	_____	_____ (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		_____	_____	_____ (min.)
<u>SIZE OF LOT:</u>	WIDTH	_____	_____	_____ (min.)
	DEPTH	_____	_____	_____ (min.)
<u>Setbacks in</u> <u>Feet:</u>	FRONT	_____	_____	_____ (min.)
	REAR	_____	_____	_____ (min.)
	LEFT SIDE	_____	_____	_____ (min.)
	RIGHT SIDE	_____	_____	_____ (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	_____	_____	_____ (max.)
	LENGTH	_____	_____	_____ (min.)
	WIDTH	_____	_____	_____ (min.)
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³		_____	_____	_____ (min.)
<u>NO. OF DWELLING UNITS:</u>		_____	_____	_____ (max.)
<u>NO. OF PARKING SPACES:</u>		_____	_____	_____ (min./max)
<u>NO. OF LOADING AREAS:</u>		_____	_____	_____ (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</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.

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'.

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:

A literal enforcement of the Ordinance would involve a substantial hardship in that it would prevent us from expanding to accommodate the living space needs of our growing family. We have lived in Cambridge since 2010 and look forward to raising our family here. We have a newborn daughter as well as face a new reality of working from home, both of which impact our need for additional living space.

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

The hardship results from the fact that it is a non-conforming structure on an undersized lot. This proposal also incorporates an application for a special permit, which if granted would reduce the overall gross floor area of this renovation and addition below the current gross floor area and reduce the floor area ratio of our home.

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:

There will not be any detriment to the public good as a result of this prospective renovation project and the zoning relief requested. To the contrary, the improvements we will be able to make with respect to life safety and neighborhood revitalization will be to the benefit of the public good.

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

The proposed renovation will meet the Ordinance's stated purposes and bring new life to a deteriorating building located in a historic district, as well as enhance both the local neighborhood and the broader city housing inventory. We believe that this project will improve the integrity of the neighborhood character and streetscape. The Mid-Cambridge Neighborhood Conservation District Commission has indicated its agreement by providing a Certificate of Appropriateness.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 14 Bigelow 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 Cambridge Zoning Ordinance articulates citywide urban development objectives and guidelines such as preserving historic structures (Zoning Ordinance §19.35) and encouraging the expansion of the inventory of housing in the city (Zoning Ordinance §19.36). In line with these objectives, the City Council passed Ordinance #1379 in 2015. That amendment to the Zoning Ordinance allows for basement living space to be excluded from Gross Floor Area with the issuance of a special permit. In addition, the proposed relief for the relocation and addition of windows within the side setback would not be substantially more detrimental to the neighborhood than the existing non-conforming structure.

With regards to Ordinance #1379, the chair of the Cambridge Planning Board wrote: "The Board believes that this is a thoughtful zoning proposal and finds that several aspects of the proposal have merit, particularly related to the need to consider more flexible and efficient use of existing housing stock in order to accommodate sustainable growth and provide housing options for diverse household types. The issues raised by the proposal are worthy of serious consideration by the City." (November 18 2015 letter from the Planning Board to the City Council.)

We believe that our proposal of a modest addition to our home supports and improves the character of the neighborhood. The Mid-Cambridge Neighborhood Conservation District Commission has issued a Certificate of Appropriateness for this project.

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:

There will be no change to the number of off-street parking spaces, nor any change to the number of dwelling units. Bicycling and walking are made easy due to our home's proximity to the Central Square grocery and commercial amenities, as well as the Central Square Red Line subway stop. We are reducing the size of our rental units while expanding our family living space - the primary motivation to undertake this renovation. Our family, which comprises two adults and a newborn, will not contribute to any negative impact to the neighborhood traffic patterns.

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

The proposed relief will result in a modest increase in living space in our home. The adjacent properties on Bigelow and Inman streets are residential in use, and the proposed relief will not impact their continued operation or potential future development.

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:

Not only will this proposed relief not create nuisance or hazard, but it would in fact allow us to dramatically improve the life safety of the occupants by replacing steep narrow stairways with new stairs compliant with 21st-century building code as well as incorporate fire sprinklers throughout the building.

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

The proposed renovation will bring new life to a deteriorating building located in a historic district, and enhance both the local neighborhood and the broader city housing inventory. We believe that this project will improve the integrity of the neighborhood character and streetscape. The Mid-Cambridge Neighborhood Conservation District Commission has indicated its agreement by providing a Certificate of Appropriateness. And we believe this project to be consistent with the intent and purpose of the Zoning Ordinance - illustrated, for instance, by the 2015 City Council vote to provide a special permit mechanism for the zoning relief that we seek.

With the recent birth of our first child, we seek a much-needed expansion of our living space. Beyond our family needs, however, this project furthers the Zoning Ordinance's purpose of conserving health, securing safety from fire, and encouraging housing for persons of all income levels (Zoning Ordinance §1.30).

Our renovation would remove potentially dangerous fire escape structures on the north side of the building where we seek zoning relief, as well as provide the opportunity to install modern fire safety systems including sprinklers, smoke and heat detectors, and central monitoring systems. We believe that we can afford to undertake this project because of the benefits gained by additional living space for our growing family.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Reed Shea
Location: 14 Bigelow St
Phone: 805-636-6782

Present Use/Occupancy: 3-family
Zone: Residence C-1 Zone
Requested Use/Occupancy: 3-family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,869	3,342	3,000	(max.)
<u>LOT AREA:</u>	4,000	4,000	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.97	0.84	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1,333	No change	1,500	
<u>SIZE OF LOT:</u>				
WIDTH	40	No change	50	
DEPTH	100	No change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	10.3	No change	10.3	
REAR	37.3	27	20	
LEFT SIDE	1.9	No change	12.8	
RIGHT SIDE	7.7	No change	12.8	
<u>SIZE OF BUILDING:</u>				
HEIGHT	35	No change	35	
WIDTH	27	No change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.48	0.37	0.30	
<u>NO. OF DWELLING UNITS:</u>	3	No change	3	
<u>NO. OF PARKING SPACES:</u>	3	No change	3	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	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'.

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.

Pacheco, Maria

From: David Spillane <davidtspillane@gmail.com>
Sent: Wednesday, June 9, 2021 8:46 AM
To: Pacheco, Maria
Cc: Linda Murphy
Subject: CASE NO. BZA-116393 14 Bigelow
Attachments: BZA - 116393_14 Bigelow.pdf

Maria,
Thank you for the opportunity to comment on this proposal.

David Spillane
21 Bigelow Street

June 9, 2021

To: Board of Zoning Appeal, Cambridge
Re: Case #BZA – 116393 Property at #14 Bigelow St.

Thank you for the opportunity to comment on the request for zoning relief associated with 14 Bigelow Street. My name is David Spillane and I live at 21 Bigelow Street. I wish to express the following major concerns:

No future site plan provided

In its application to BZA, the owners have elected not to provide a site plan showing the relationship of the proposed addition to property boundaries and neighboring homes. The absence of this site plan also means that no information is provided regarding the organization or location of proposed onsite parking, or to the extent of required open space.

Size of the proposed addition for which an FAR variance is requested

The size of the proposed rear addition results in the need to secure zoning relief through a variance for both FAR and development within the minimum side yard setback. Both requests for zoning relief would have a significant impact on neighbors at 12 Bigelow and 16 Bigelow, enabling construction of an addition that is too big and too close. This would be clearly demonstrated if the application included a site plan showing the addition's relationship to the property boundary and adjacent homes. The applicants have the ability to significantly increase their living and work from home space through expansion of basement living space and through development of a smaller addition than the one proposed without requiring a variance for FAR.

No plan of onsite parking is provided

The application before the Board states that the property currently has 3 on-site parking spaces when it clearly has only one. The owners are proposing to provide three parking spaces in the future. but in the absence of a site plan there is no indication as to how or where these would be provided. If the owners are envisioning providing tandem parking for their own use and that of their 2-bedroom and 4-bedroom rental units, that too would most likely require additional zoning relief. Alternatively, if the owners are not planning to allocate on-site parking spaces for their rental units, residents of these units will park on the street where the parking supply--shared by existing residents, city hall workers, and visitors--is already highly congested. The parking needs for these rental units are likely to increase significantly after they have been renovated as market rate units. I hope the Board will require further consideration of this issue and ensure that appropriate conditions are put in place to ensure that there are not negative impacts related to traffic and parking.

Conclusion

Thank you one again for the opportunity to comment. While the proposal for 14 Bigelow Street has many positive aspects, I respectfully request that the BZA deny approval in its current form. I do believe that further discussion between the owners and their neighbors at 12 and 16 Bigelow Street could result in changes to the proposal that would represent a positive outcome for all parties. I believe that this outcome can be achieved without the need to seek a variance from the Board.

To: Cambridge Board of Zoning Appeals
From: Susan Dynarski & Alexander Kuhne
Owner/Residents of 12 Bigelow St, Cambridge
Re: Opposing Response to Case No. BZA-116393 (14 Bigelow St.)
Date: June 8, 2021

SUMMARY

We are direct abutters to the petitioners in this case. The multi-story expansion proposed for 14 Bigelow will materially and substantially affect the quiet enjoyment of our newly-acquired (20 May 2021) residence at 12 Bigelow, as explained below. Further, the materials submitted by the petitioner to the board consistently fail to provide factual detail to merit approving this petition.

1) Parking

The petition states that 14 Bigelow presently has three off-street parking spaces, and that off- and on-street parking demands would not increase. cursory review of the property, or photos of it, confirm that it presently has a single parking place, which is adjacent to our front porch. An expansion of parking that would occur as part of this project has not been addressed by the petitioners to the City or to neighbors.

Any expansion of parking would directly abut a majority of our shared property line. At minimum, each added parking spot would require an incursion into our visually-shared backyard green space of 20 feet per vehicle (on a 100-foot deep parcel), and 200 square feet of non-permeable paving, exacerbating water run-off toward our property. This all would occur directly next to our sole outdoor access from front to backyard, where our trash cans are stored and retrieved.

We do not have a driveway on our own property, and do not wish for one to dominate sightlines from our home and yard. When purchasing our property, we did not foresee having multiple vehicles parked so close to our small but quiet backyard.

2) Backyard Greenspace

Whatever the BZA judgement regarding 14 Bigelow's parking, we request that the proposed ten-foot, multi-story extension at the structure's rear be denied. This large addition would intrude into the neighboring residences' shared backyard vista, reducing greenspace in our already-compact backyards. Its rear structure line would extend well beyond the comparable footprints of its adjoining properties, reducing enjoyment of our home and yard while also putting our basement and foundation at risk.

Among our objections:

- a) Long sightlines of greenery and sunlight from our deck and home will be cut off by the proposed expansion.
- b) Replacing hundreds of square feet of greenspace with a larger foundation will exacerbate run-off toward our property, risking further basement drainage problems, while also subjecting our home to noise, debris and vibrations of excavation and construction.
- c) Removal of lawn, trees and shrubbery required by a larger structural footprint will reduce the privacy of our yard and home.
- d) The proposed expansion will require more and larger HVAC units, adding further clutter and noise to the shared greenspace, and reducing permeable ground surface from what is now a visually-contiguous vista visible from our kitchen and deck.

3) Proximity and Enjoyment

The four yards of #10, #12, #14 and #16 form a contiguous, continuous panorama of greenery that is attractive, quiet, absorbs run-off, cools, is a safe haven for urban wildlife, and allows for neighborly interaction. The proposed multi-story expansion of 14 Bigelow, combined with more air conditioning units and paved parking spaces, will materially reduce the size, utility and enjoyment of our limited greenspace, both during and after any proposed construction.

The addition will reduce comity and connection in a close-knit neighborhood. We are now able to serendipitously socialize with our neighbors at #16 (as well as #10 and #12) while sitting in our backyard. Our neighbors at #16 first introduced themselves to us in just this way when we recently moved in, by waving hello to us from their yard. The proposed rear extension will cut off this lovely line of neighborly communication.

CONCLUSION

We respectfully request that the BZA reject this petition.

We support the comments on this petition by our neighbors at 10, 13, 16 and 21 Bigelow. We strongly agree that the petitioner's goal of an expanded owner's unit could be met without an extremely large addition that will negatively affect abutters. Our neighbors at #16, in particular, have repeatedly made constructive suggestions for a more modest addition that would meet petitioner's needs.

June 8, 2021

To: Board of Zoning, Cambridge Re: Case #BZA – 116393 Property at #14 Bigelow St.

We are the owners and residents of 13 Bigelow St where we have lived for 38 years. While not direct abutters, we care about the appearance of the street and will only make two simple points about the application for 14 Bigelow St..

We have just completed major renovations of our house at 13 Bigelow St. We made the decision to keep the exterior changes to a minimum (no special permit, no variance) to avoid impacting the historic aspect of the street and crowding our neighbors. This choice had consequences as our new roof deck respects all required setbacks and is thus smaller than what we had wished.

Criteria such as FAR are set for good reasons and should not be relaxed lightly. We have raised four children on Bigelow St in about 2400 sq ft of livable space. The allowable 0.75 FAR together with the special permit for the basement allows about 4400 sq ft of livable space at 14 Bigelow St. That space can be comfortably used to house a family of 3 or more, together with two good size rental units, or one rental for a large family.

While we appreciate greatly that the revised plans eliminate the 3rd front door that was initially proposed, we oppose the request for a variance to relax the FAR.

Sincerely

Two handwritten signatures in blue ink. The first signature is 'P-Humbl' and the second is 'M-Humbl'.

Pierre & Marie Humblet



City of Cambridge

MASSACHUSETTS

2021 JUN 16 PM 12:06

BOARD OF ZONING APPEAL OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-116393

Address: 14 Bigelow St.

Owner, Petitioner, or Representative: Reed Sheer
(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: June 15th, 2021

[Signature]
Signature

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(7:22 p.m.)

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

CONSTANTINE ALEXANDER: The Chair will now call
Case Number 116393 -- 14 Bigelow Street. Anyone here
wishing to be heard on this matter?

REED SHEA: Yes, good evening. Can you hear me?

CONSTANTINE ALEXANDER: Yes.

REED SHEA: Hi there. My name is Reed Shea. I'm
here presenting on my own behalf. I'm the owner of 14
Bigelow Street. Thank you very much for the opportunity to
come before you this evening.

CONSTANTINE ALEXANDER: Okay. Proceed.

REED SHEA: I'm here to present my proposal to
renovate our family home. My wife and I have lived in
Cambridge for the better part of a decade. I came out here
from California and stuck around.

th

And we're proposing to renovate a dilapidated 19 -
century home on Bigelow Street located in the Neighborhood
Conservation District, the Bigelow Street Historic District,

1 and turn it into our family home.

2 We wish to dramatically improve the light and
3 safety of the building by rebuilding the stairways to modern
4 th st
5 safety codes, bring it up from 19 -century to 21 century
6 standards, install fire sprinklers, install fire blocking,
7 installation, and, you know, remove an unsightly and unsafe
8 fire escape ladder.

9 We're really hoping to create a beautiful,
10 stunning home that's an addition to the streetscape and
11 addition to the neighborhood character and provide quality
12 rental housing to fellow Cantabridgians as well as to
13 provide space for our growing family.

14 We recently had our first child, two months ago,
15 and she's wonderful. She's also a handful.

16 And being here in -- you know, this time of COVID
17 and working remotely, my wife and I are both professionals,
18 and are looking for a little bit of breathing room and a
19 little bit of extra space in our home.

20 So in order to accomplish these goals, we seek
21 zoning relief for a special permit to extend existing
22 building planes within the required side setback to seek
23 special permit relief to exempt our basement from the

1 calculation of gross floor area, as well as relief to modify
2 windows and to add doors within the side setbacks.

3 Finally, we also are seeking zoning relief in the
4 form of a variance to go above the required floor area ratio
5 by 262 square feet.

6 This is a small, I think, change that would allow
7 us to create a home where we could have two bedrooms on the
8 same floor, so that we could have our daughter next to us,
9 keep our rental units, for which we depend on for income,
10 and make the fire safety and life safety improvements, as
11 well as the visual improvements that we hope to make.

12 CONSTANTINE ALEXANDER: With regard to the
13 variance, which is the first part of -- your first piece of
14 relief you're seeking, you have to address the requirements
15 for a variance and why you're satisfying them.

16 I trust you're aware of what I'm talking about?
17 That you have to demonstrate a literal enforcement of the
18 provisions of this ordinance would involve a substantial
19 hardship --

20 REED SHEA: Yep.

21 CONSTANTINE ALEXANDER: -- financial or otherwise
22 to the petitioner or appellant. And again, by law, that

1 means that applies to not only you or you and your family,
2 but to anyone who occupies or owns the property -- that
3 there's a substantial hardship that you would like to
4 rectify by the work you're proposing that requires a
5 variance. So --

6 REED SHEA: Definitely. Yeah, the hardship that I
7 would highlight is one of the space needs for a growing
8 family. To be honest, we haven't been home much lately
9 since my daughter was born. We've been lucky to have my in-
10 laws nearby, and they have an extra bedroom and an extra set
11 of hands at night.

12 So it's been very, very critical to be able to
13 continue to work -- to be able to, you know, have a little
14 bit more space for both, you know, an office as well as for
15 a bedroom and space for our daughter.

16 CONSTANTINE ALEXANDER: But again, you're going
17 back to your needs, and I don't mean to in any way denigrate
18 those, but it's got to be for anyone who owns this property;
19 that there's a need for more living space. And that need
20 violates the zoning ordinance, unless we grant the variance.

21 And we have to move on to the second requirement
22 for a variance. I'm reading from the statute, or zoning

1 ordinance.

2 "The hardship is owing to circumstances relating
3 to the soil conditions, shape or topography of such land or
4 structures, and especially affecting such land or structure,
5 but not affecting generally the zoning district in which it
6 is located." Do you want to address that? It's tough.

7 REED SHEA: Sure. I would suggest that our house
8 is an undersized lot relative to other lots both on Bigelow
9 Street as well as in C-1 zoning districts.

10 The reason we're -- I guess looking to ask for a
11 special permit is because of the sequencing of the
12 calculations that the Building Commissioner suggested where
13 the special permit would come first and the variance would
14 come second.

15 So the variance that we're asking for, I guess I'm
16 happy to discuss first. But the hardship that I would argue
17 is due to the size of the lot. It's 4000 square feet, which
18 is fairly small. And we're looking for a final gross floor
19 area of 3200, 62 square feet.

20 CONSTANTINE ALEXANDER: Okay. And I trust you're
21 aware that you have substantial neighborhood opposition to
22 what you want to do? We have a number of letters in our

1 file from neighbors who were opposed to granting the
2 variance.

3 REED SHEA: Yes, I'm aware of that.

4 CONSTANTINE ALEXANDER: Have you had any meetings
5 with them, or tried to reach out to them?

6 REED SHEA: Absolutely. So we've been through a
7 number of meetings both one on one with neighbors, as well
8 as a lengthy process through the Historic Neighborhood
9 Conversation Districts, who provided us with a certificate
10 of appropriateness, and an approval for this project we're
11 proposing.

12 I'm happy to discuss and rebut the letters that
13 were provided to the Board from my neighbors. I wish that I
14 was able to come before this Board with letters of support,
15 not letters of opposition.

16 Unfortunately, I haven't been creative enough to
17 come up with a proposal, but that enables my neighbors to
18 support -- but that's my failure. But I've had substantial,
19 lengthy discussion and have made some substantial changes to
20 our proposal over the course of the past year.

21 I would also point out, highlight that those
22 letters of opposition are, with respect to the variance, not

1 the special permit, which we've treated as separate --

2 CONSTANTINE ALEXANDER: That's right. We're
3 talking about the variance, correct. All right. And just
4 to make sure, you know, we touch all the bases, have you
5 thought about creating some sort of neighborhood meeting,
6 where you -- now that you've seen letters in writing and the
7 opposition, see if there's any way of reaching an
8 accommodation or a modification or something that gets the
9 neighborhood opposition withdrawn?

10 REED SHEA: I work very hard to try to work
11 towards a proposal that our neighbors could support through
12 three meetings over the course of this winter and spring
13 with the neighborhood -- with the Historical District,
14 excuse me.

15 I wish that we had been able to come in and have
16 more neighborly barbecues and have -- you know, we moved in
17 and not too long after, we got shut down and have not been
18 as, you know, able to be as close with our neighbors as I
19 would have liked. I do feel like we have made a strong
20 effort to try and accommodate those perspectives.

21 I do have opinions about the points that were
22 raised in the letter that I'm happy to share with the Board,

1 if appropriate, in terms of rebuttal?

2 CONSTANTINE ALEXANDER: Okay. I just want to
3 touch all the bases and make sure --

4 REED SHEA: Yeah, absolutely.

5 CONSTANTINE ALEXANDER: -- you've never been
6 before us.

7 REED SHEA: No, like I said I wish I were able to
8 -- my hope and my goal was to come to you with letters of
9 support. I know that's very important, and it was my
10 failure that I wasn't prepared to do so.

11 CONSTANTINE ALEXANDER: Okay. Unless you have
12 more you want to add with regard to the variance, we'll move
13 on to the special permit part of the relief you're seeking.

14 REED SHEA: Certainly.

15 CONSTANTINE ALEXANDER: A special permit to
16 install a door -- I'm sorry, to exempt basement space from
17 GFA and window changes.

18 REED SHEA: Certainly. So would visuals be a
19 useful effort, or do you -- presumably you've had a chance
20 to review the drawings? I'd like to point out where those
21 changes would be, or highlight them verbally.

22 The changes are primarily to the north side of the

1 house, with two basement stairs. This mirrors the state of
2 our neighbors to the north at #16 who have two basement
3 stairs and entrances as well. It's very similar in concept
4 --

5 SISIA DAGLIAN: It's not on.

6 CONSTANTINE ALEXANDER: Okay.

7 REED SHEA: -- in order to, as well as a door on
8 the south side. The windows on the front of the house
9 remain unchanged. There are a couple of windows that we
10 would like to move on the back of the house to accommodate
11 change -- you know, putting in a bathroom and perhaps a
12 smaller window there, and changes to the kitchen windows.

13 CONSTANTINE ALEXANDER: And just to be specific,
14 the requirement for us to grant the special permit with
15 regard to the GFA is we have -- this Board has to find that
16 the uses occupying such exempted GFA support the character
17 of the neighborhood or district in which the applicable lot
18 is located.

19 And I just want to say that basically what you're
20 planning to do with regard to the basement is no different
21 than other houses, living space in the neighborhood?

22 REED SHEA: That's correct. We would like to

1 continue to have a multifamily house and continue to have
2 two rental units as well as our unit. And we'd like to
3 continue that. We'd like to upgrade and improve the fire
4 safety as well.

5 The biggest -- the only part of the house that I'm
6 not concerned about burning down is the asbestos
7 installation of the boiler, or the pipes. So there's a lot
8 that needs to be done to bring it up to modern safety codes,
9 and to safety code and to 21 -century living.

10 CONSTANTINE ALEXANDER: Okay. Thank you.

11 REED SHEA: In terms of the neighborhood
12 character, I think I would point to the Historical District
13 support of this project as an important element.

14 CONSTANTINE ALEXANDER: I'll ask Board members if
15 they have any questions at this point. Brendan?

16 BRENDAN SULLIVAN: No.

17 CONSTANTINE ALEXANDER: No questions. Jim?

18 JIM MONTEVERDE: [Jim Monteverde] I have just one
19 question, just looking at between the existing and the
20 proposed drawings. How many dwelling units are in the
21 building currently, and how many will there be when the
22 renovations are according to the proposed plans?

1 REED SHEA: Three. There's no change to proposed.

2 JIM MONTEVERDE: Okay, thank you.

3 CONSTANTINE ALEXANDER: Andrea?

4 ANDREA HICKEY: I have nothing at the moment.

5 CONSTANTINE ALEXANDER: Matina?

6 MATINA WILLIAMS: [Matina Williams], I have no
7 questions right now.

8 CONSTANTINE ALEXANDER: I have none at this time
9 either. So I'm going to open the matter up to public
10 comment. Let me get my instructions out that I can read.
11 There we go. Any members of the public who wish to speak
12 should now click the icon at the bottom of your Zoom screen
13 that says, "Raise hand."

14 If you're calling in by phone, you can raise your
15 hand by pressing *9 and unmute or mute by pressing *6.

16 We'll take a few minutes to see if there's anyone
17 here -- anyone in the public who wishes to speak on this
18 matter.

19 [Pause]

20 SISIA DAGLIAN: Susan Dynarski?

21 SUSAN DYNARSKI: Yes, thank you. I'm an abutter
22 to this home. We own #12, but we just purchased the house

1 three weeks ago today, and we'd like to let our neighbors on
2 the other side, #16, to precede us in making comments, and
3 then we go right after them?

4 CONSTANTINE ALEXANDER: Fine.

5 SISIA DAGLIAN: Jean Reiser?

6 DOUG GESLER: Hi. My name is Doug Gesler. I'm
7 Jean Reiser's husband. Can you hear me?

8 SISIA DAGLIAN: Yes.

9 CONSTANTINE ALEXANDER: Yes.

10 DOUG GESLER: Okay. We live at #16. We've been
11 here since 2001. So we've watched this house do nothing for
12 15 years, so with new people moving in we were extremely
13 excited that there was some hope that this house, which is
14 much like our house was, it needs some help, and -- you
15 know, we're hoping that it will get that.

16 But our biggest concerns are that in this process,
17 none of the drawings that we've seen show anything to do
18 with the massing of this project, versus the buildings
19 around it.

20 None of the drawings we've ever seen actually show
21 in the lot line with the lot line at the other properties
22 that we've seen in so many BZA presentations.

1 And the biggest thing for us is that a lot of this
2 new basement foundation work, which will go down three feet
3 deeper than the basement is now, and comes out to 1.9 feet
4 from the lot line, added to the roof space and the new
5 driveway space doesn't allow for any runoff except really
6 onto our land.

7 Thank you.

8 CONSTANTINE ALEXANDER: Thank you.

9 SISIA DAGLIAN: David Spillane?

10 JEAN RISER: I think we were thinking we would go
11 next, if that's okay --

12 SISIA DAGLIAN: Sure.

13 JEAN RISER: -- as number 12?

14 SISIA DAGLIAN: Mm-hm.

15 JEAN RISER: Okay. So, as I said, we are new to
16 the neighborhood, though I'm born and bred in Somerville, so
17 I guess I'm an immigrant on those standards. We were
18 particularly drawn in buying our home to the back yard and
19 the long sight lines of greenery and sunlight from our deck
20 and our home. And the proposed expansion will cut that off.

21 The proposed expansion is going to jut further out
22 than the adjacent homes, reducing green space considerably.

1 And as stated by our neighbors at #16, we're extremely
2 concerned about reduced water absorption and runoff into
3 basements that already have substantial problems.

4 We'd also like to point out that the application
5 indicates that there are three parking spaces presently at
6 the address at #14 and there are not, there is one.

7 And were there to be an addition to the parking
8 spaces, to make them three, they would come right next to
9 our house. Presumably a driveway would run right next to
10 our house to the back yard, which would further reduce green
11 space and create problems with runoff.

12 So we are quite concerned that it's going to
13 change the character of the neighborhood. It's going to
14 reduce our enjoyment of our yard. It's going to reduce our
15 privacy, and reduce connection in a quite close-knit
16 neighborhood. We're able to right now talk across the yards
17 with each other. We're going to have a building blocking
18 us.

19 CONSTANTINE ALEXANDER: Thank you. Anyone else,
20 Sisia?

21 SISIA DAGLIAN: Yeah, David Spillane.

22 CONSTANTINE ALEXANDER: David?

1 DAVID SPILLANE: Thank you for the opportunity to
2 comment. While this application identifies this as a modest
3 addition to the house, but it actually is a 2800 square feet
4 of renovation, 1800 feet of new construction, and about 1000
5 square feet of demolition.

6 The applicant is requesting from the Board more
7 than 1600 square feet of relief from FAR. 262 square feet
8 of that is by variance. The balance is by special permit.

9 The neighbors, you know, have the concern that the
10 addition is extending about 10 feet beyond the current
11 building.

12 I think the discussion with the neighbors at #12
13 and #16 have indicated that they would be comfortable with
14 an addition in the area of three to four feet. That would
15 not require the variance.

16 So that is really the piece that is a dispute.
17 This has been consistent in conversations with the neighbors
18 throughout the process, including with the Historical
19 Commission. And there's been no change to that position.
20 The position we're seeing today is still an addition of
21 about 10 feet beyond the back of the current building. So
22 there really has been no change there.

1 One additional point: No site plan of any kind
2 has been provided with the applications here. As one of the
3 neighbors at #12 just said, the zoning application says
4 there's currently one -- there's three parking spaces, which
5 there clearly are not. You can see that in the photograph
6 submitted with the application.

7 The proposal is for three spaces in the future.
8 Nobody has any idea where those would be located. There is
9 no site plan indicating [what] the landscaping would be.

10 There are dimensions stated in the application as
11 to what the percentage of lot area that's included in the
12 landscaping is but again, there is no drawing submitted with
13 this application, and what the site layout is with property
14 boundaries indicating either the extent of the addition, how
15 parking is provided, whether that in fact is tandem parking
16 or some other format of parking -- and when in fact, whether
17 in fact that parking is entirely for the owner, or whether
18 it would be provided to the rental units.

19 I think there is room here for productive
20 discussion in the neighborhood to resolve this. I think
21 there are many aspects of this proposal that are good, and I
22 hope they could be resolved in a way that would meet the

1 needs of all parties.

2 But we're not at that point right now. Thank you.

3 CONSTANTINE ALEXANDER: Thank you. And that's
4 what I was trying to suggest earlier with my comments to the
5 petitioner. Anyone else wish to speak, Sisia?

6 SISIA DAGLIAN: No.

7 CONSTANTINE ALEXANDER: Okay. No one wishes to
8 speak, so I'm going to close public testimony. I will give
9 the petitioner any final comments before the Board starts
10 our deliberation.

11 REED SHEA: Thank you. I thank you for the
12 comments. I also have -- I'd like to make a few points
13 relative to the letters that were submitted, and go into
14 more detail.

15 But I do, though, I want to touch back on the
16 proving that the literal enforcement of the provisions of
17 the ordinance would involve a substantial hardship. Y

18 You know, I do think one thing I wanted to add to
19 that is the financial element to that hardship. The
20 improvement that we'd like to make with respect to fire
21 safety and putting in sprinklers, insulation and so forth,
22 are extremely expensive. And taking on this project is

1 something that we'd like to do.

2 But anyone taking on this project, anyone
3 renovating this house to the extent of that level of
4 improvement would also need to see some level of financial
5 return.

6 Because we're looking to make it our family home,
7 we're not looking for as much of a financial return, but it
8 is an element of that hardship.

9 With respect to Mr. Spillane, Mr. Spillane is not
10 an abutter. I fail to see the relevance of the massing to
11 someone who's not an abutter. I, you know, I'm glad to hear
12 that the neighborhood has come together.

13 I wish that the neighborhood would be able to come
14 together to help to improve the housing stock of Cambridge,
15 as opposed to oppose improvements to the housing stock of
16 Cambridge.

17 Mr. Spillane erroneously states that there is no
18 plot plan; there is a certified plot plan in the documents
19 that were submitted. And with respect to parking, we're not
20 proposing any changes to parking. We have one car that my
21 wife and I share, and we choose to keep our driveway open.
22 But we have parking for multiple cars, and don't want to

1 change any of that. That's not part of what we're trying to
2 accomplish here.

3 There was a letter from Mrs. Slater, at #10, who
4 had some great points that she was advocating for. I didn't
5 think that any of them were relevant to the discussions of
6 zoning in front of this Board today.

7 Mr. Gesler and Ms. Reiser at #16 in their letter
8 stated that they were the primary abutters. I'm not really
9 sure what "primary abutter" means, but I do want to take
10 that moment to highlight that our abutters on Inman Street
11 have raised no objections to our proposal that I'm aware of,
12 nor have abutters across the street.

13 They opposed this proposal in their letter on the
14 grounds that it would require zoning relief -- seems
15 pathological to me, before you today.

16 Several of the letters, including those from Mr.
17 Gesler and Mrs. Reiser have suggested that I actively live
18 more modestly. The realities, as I've stated before, of two
19 working professionals with a growing family are substantial.

20 And I think both my neighbors at #16 as well as
21 Mr. Spillane have stated that we have not been responsive
22 and have made no changes; that is incorrect.

1 We've made substantial changes to our proposal
2 over the course of the past year -- substantial changes to
3 the proposal on the front façade, which you have had
4 approval from the Historical Commission, but eliminated
5 those proposals entirely.

6 The rear northeast corner we brought in from an
7 original proposal to keep to the building plane that's set
8 back from the lot line.

9 So claims that we've made no changes are both
10 untrue and disingenuous. Mr. and Mrs. Dynarski at #13
11 Bigelow made a point that they chose to renovate their home
12 within the existing envelope. That's their prerogative,
13 doesn't feel like it's relevant.

14 They also stated that they raised a family on
15 Bigelow Street. That's what I'm trying to do. I'd love to
16 be able to do that.

17 They -- I think that their daughter is going to
18 join them in their second -- downstairs from them, which
19 they just renovated. I'm very happy for them. I assume my
20 in-laws with their granddaughter has been a joy and that's
21 awesome.

22 I'm not in a position to be able to live in a

1 multi-million-dollar home on Bigelow Street without rental
2 income. They have benefitted from a 30- or 40fold increase
3 in value of their home since they've purchased it. I'm
4 starting in a very different position.

5 And so the -- I think that's the -- something
6 that's part of the equation for me.

7 Finally --

8 CONSTANTINE ALEXANDER: Excuse me, sir, could you
9 wrap up your comments, please?

10 REED SHEA: Certainly. The questions for the
11 Board as I see it is whether the zoning relief that I seek
12 is going to further answer the goals of the broader city of
13 Cambridge, and in furtherance of the spirit of the letter of
14 the zoning ordinance. I don't begrudge my neighbors'
15 situation.

16 The part (sic) of the zoning ordinance is to
17 encourage housing for persons of all income levels. And
18 that's an important part of what I'm trying to accomplish,
19 along with improving life safety, improving upon this.

20 And I think that this proposal would substantially
21 improve those aspects to, as well as improve the
22 neighborhood, improve the streetscape, and allow it to make

1 Bigelow Street our family home. Thank you for the
2 opportunity to present tonight.

3 CONSTANTINE ALEXANDER: Thank you. Okay. And now
4 all public testimony is enclosed, and we can move on to the
5 relief being sought. I think maybe the easiest way, and
6 maybe the best way: Let me make a motion with regard to
7 granting the variance, and then people --

8 SISIA DAGLIAN: There was another hand that was
9 raised.

10 CONSTANTINE ALEXANDER: I'm sorry?

11 SISIA DAGLIAN: There was another hand raised
12 again.

13 CONSTANTINE ALEXANDER: Oh, I'm sorry. We have
14 one more person yet.

15 SISIA DAGLIAN: Alexander Kuhne?

16 ALEXANDER KUHNE: Can you hear me now?

17 SISIA DAGLIAN: Yeah.

18 ALEXANDER KUHNE: Hi. Hi, I'm Alexander Kuhne. I
19 am a brand-new resident at #12 Bigelow with Susan Dynarski.
20 And I was going to let Susan's comments suffice for our
21 household, but the comment regarding, "Well, this is what I
22 paid for my property, and I got to make things work," we

1 just bought this three weeks ago. And we have the same
2 issues.

3 And while I'm all -- and so new residents to
4 Cambridge, I very much respect the public policy that seems
5 to be put out there by the community for increased housing
6 opportunities across different economic stratas (sic).

7 The point that we're making here is that the
8 proposal as it is does not increase any housing stock in the
9 community.

10 And in fact by putting in what would no doubt be
11 hundreds of thousands of dollars of investments into
12 apparently a situation in which is being claimed as, "I am
13 sort of upside-down, so I need to spend another hundred
14 million dollars so I can, like, break even and make some
15 money," that's not going to help any other economic groups
16 renting population.

17 In fact, it's probably going to make whatever
18 apartments are in #14 even more expensive to potential
19 renters.

20 So yes, the --

21 CONSTANTINE ALEXANDER: Excuse me, sir --

22 ALEXANDER KUHNE: The property doesn't --

1 CONSTANTINE ALEXANDER: You're really not on the
2 variance. You're --

3 ALEXANDER KUHNE: No, no, but this was implied.
4 So my summary is that I wish them well. Perhaps they could,
5 you know, relocate into the larger parcel of their property,
6 as opposed to renting out the larger parcel.

7 There are myriad solutions to what the supposed
8 hardships, which actually aren't hardships as defined in the
9 statute, but that these could be resolved within the
10 envelope of the existing property, or maybe limited
11 extension into the back than what is being proposed here,
12 which is basically a Bigfoot expanse of nonpermeable
13 materials over their entire property.

14 So I would ask that the petition be denied.

15 CONSTANTINE ALEXANDER: Thank you. Now we will
16 turn to the -- no further public commentary, we'll turn to
17 the case itself. And as I started to say before, I'm going
18 to make a motion to grant the variance, and then we can take
19 a vote on that, or further discuss it, but we all have it
20 specifically before us.

21 The Chair moves that we make the following
22 findings with regard to the variance being sought: That a

1 literal enforcement of the provisions of the ordinance would
2 involve a substantial hardship, financial or otherwise to
3 the petitioner. It's not clear -- well, I'll leave it at
4 that.

5 That the hardship is owing to the fact that this
6 was already a nonconforming structure or residence, and
7 therefore any modification requires zoning relief.

8 And that relief may be granted without substantial
9 detriment to the public good, or nullifying or substantially
10 derogating from the intent or purpose of this ordinance.

11 So on the basis of these findings, the Chair moves
12 that we grant the variance being requested on the condition
13 that the work proceeds in accordance with plans prepared by
14 Twofold Design Group dated May 24, 2021, the first page of
15 which has been initialed by the Chair.

16 Brendan, any comments, or how do you wish to vote?

17 BRENDAN SULLIVAN: Is the [2:06:38 audio unclear]
18 is actually going down. Is that correct?

19 CONSTANTINE ALEXANDER: Yes, yes that is correct.

20 BRENDAN SULLIVAN: And so they're demolishing part
21 of the back of the house, and then they're adding on to the
22 back house, like that? You know, I wish that there had been

1 a little bit more outreach into the abutters and the
2 community.

3 There are people, obviously, who have some
4 standing who, you know, say they are going to be affected by
5 it. And I think it's really on the onus of the petitioner
6 to have addressed that issue that it may not have any effect
7 on, but at any rate.

8 I would vote for the variance.

9 CONSTANTINE ALEXANDER: You vote for the variance.
10 Jim?

11 JIM MONTEVERDE: [Jim Monteverde], just thinking
12 about Brendan's comment, Mr. Sullivan's comment, and looking
13 at the dimensional form and looking at the drawings, I don't
14 -- I can't fathom how, unless it's by the exemption of the
15 basement, the requested condition is actually a 600-some-odd
16 square feet less.

17 It just -- and without basically measuring it. So
18 I just -- I'm struggling how it could be less.

19 REED SHEA: It is through the proposed special
20 permit, earlier requested special permit.

21 JIM MONTEVERDE: Accepting the basement.

22 ANDREA HICKEY: So it is a result of accepting the

1 basement? I'm not sure how we can vote on the variance, if
2 a condition of what the applicant is asking for is to be
3 included in the special permit vote.

4 JIM MONTEVERDE: Right. Because if you don't
5 exempt the basement, and you just take the condition of
6 what's being removed and what's being added, it's an add by
7 the 10 feet times whatever the width of the building is
8 times three floors. So --

9 ANDREA HICKEY: It's --

10 JIM MONTEVERDE: Yes. It is definitely -- so I
11 think something in the dimensional form is not clearly
12 portraying some of the concerns that the neighbors have. So
13 I think there's -- I'm just searching for clarity here.

14 I'm concerned about the -- I am concerned about
15 the concerns that the neighbors raise, and that there hasn't
16 been the ability between the neighbors and the proponent to
17 basically come to a happy conclusion that both can be
18 satisfied with.

19 And my last point is -- and I think one of the
20 neighbors brought this up -- in essence, it's a three-unit
21 residence and -- you know, residence and two apartments, and
22 it's going to be turned to a residence and two apartments.

1 So there's no increase in the number of units that
2 would kind of sway me that the additional square footage in
3 terms of the neighbors should be outweighed by adding some
4 units to the city's housing stock.

5 Sorry, one more thing. Lastly, and I agree with
6 one of the neighbors that mentioned, or several did, that
7 there wasn't a site plan presented.

8 There is a plot plan of the existing condition,
9 but not of the proposed that shows its addition and what
10 happens to the walks around it, and whether in fact you can
11 get those vehicles in that have been shown.

12 So I would almost, you know, in my -- the most
13 positive outcome for this would be to continue, go back to
14 the neighbors, have a site plan prepared. In fact, make the
15 dimensional form clearer.

16 And in fact this is really on the basis of getting
17 the special permit, and therefore the -- this is how you get
18 the area that's represented. So those are my issues. So
19 I'm kind of tied up in a knot here, and I don't know that I
20 can support it at the moment.

21 CONSTANTINE ALEXANDER: We could continue the
22 case, if the petitioner wishes. And you can add -- you

1 could answer the questions and respond to the points that
2 you've made. But that's up to the petitioner.

3 I haven't heard any wishes to continue the case.
4 So we have to move along on the cases that are before us
5 right now. Andrea?

6 ANDREA HICKEY: Well, Jim very succinctly
7 articulated exactly what was going on in my mind. I think
8 the dimensional form really required a footnote so that it
9 was clear to the Board and to the public that the GFA
10 decrease is partially a result of our exempting the
11 basement.

12 So, again, I don't see how personally I can vote
13 on the variance first without making a decision on whether
14 I'm okay exempting the basement.

15 CONSTANTINE ALEXANDER: We can suspend discussion
16 on this motion with regard to the additional space and move
17 on to the special permit and vote on that which is, you
18 know, to exempt the basement space, if that's the desire of
19 the Board. I'm fine.

20 ANDREA HICKEY: Yeah. Personally, I think we'd
21 have to do that.

22 But sort of my final comment would be to highly

1 recommend to the applicant that he take a continuance and
2 try to work with the neighbors and to get your dimensional
3 form in better shape, so that we can look at this again and
4 give you the consideration that you're requesting.

5 CONSTANTINE ALEXANDER: I certainly agree with
6 that. I've been trying to do that so far. This case, I
7 haven't got no response from our petitioner.

8 ANDREA HICKEY: No, I think perhaps we should make
9 it clear to the petitioner that if his request is denied
10 tonight, then he cannot come back for two years.

11 CONSTANTINE ALEXANDER: Right.

12 ANDREA HICKEY: Unless he's proposing something
13 substantially different than what he's put forth tonight.

14 CONSTANTINE ALEXANDER: So let me just stop the
15 discussion right here. I'm going to ask the petitioner one
16 more time, do you want us to proceed to a vote, or do you
17 want to take the suggestions you've been hearing -- the
18 latest from Andrea is that you should continue this case.

19 REED SHEA: Would it be possible to do as you
20 suggested and move to a vote on the special permit? That
21 would help me to assess whether to push for a continuance
22 with the variance. Would that be an outcome that we could

1 do tonight?

2 CONSTANTINE ALEXANDER: I'm happy to go -- to
3 suspend this vote right now, go to the special permit. The
4 standard for a special permit with regard to exempting the
5 basement space is very easy to satisfy. So I think you can
6 assume -- we can assume -- that that special permit is being
7 granted.

8 But we don't have to make the assumption. We can
9 do that if the Board members like me to stop this case and
10 just vote on the variance, move on to the special permit. I
11 think Andrea feels that way. And I think Jim does as well.

12 JIM MONTEVERDE: Yeah, that's fine.

13 CONSTANTINE ALEXANDER: Brendan?

14 BRENDAN SULLIVAN: Let me reconsider, re: his
15 comment about granting the variance after follow-up
16 discussion here.

17 And I would strongly urge Mr. Shea that you take
18 into consideration what you've heard tonight from the --
19 especially the comments from your abutters, and other people
20 who have called in, even though they're not abutters, and
21 iron out whatever questions they had, and have a discussion
22 on it, continue this matter, and then come back to us with

1 the sum substance of that -- those discussions.

2 You may very well come back with the exact same
3 plan, or you may modify it. And again, you should be aware
4 that those people have presumed standing to contest our
5 decision. And it's not legal advice, it's just that's a
6 matter of fact of the law of life.

7 So I would not want to bifurcate this thing and
8 vote for one and then hold the other one. It's an up and
9 down vote for the variance and the special permit together.

10 CONSTANTINE ALEXANDER: Okay. I would just for
11 the benefit of Mr. Shea, what Mr. Sullivan's referring to is
12 that there is a -- whatever relief we grant or don't grant,
13 he has a right to appeal to the courts.

14 And neighbors, should we grant the variance,
15 could take an appeal to the courts and tie this thing up --
16 this case or this project up potentially for years.

17 The neighbor who brings that lawsuit must have
18 standing -- and that's a legal doctrine I'm not going to get
19 into tonight. Not anybody can file an appeal from our
20 decision, but someone who has standing. Neighbors tend to
21 have standing, but that's not a legal decision or opinion
22 I'm giving. It's just a risk you will run if you proceed

1 with the case tonight, assuming we grant the relief you're
2 seeking.

3 So do you want -- Mr. Sullivan has answered the
4 question. Mr. Shea, do you want to continue this case?

5 REED SHEA: I would like to ask if we could vote
6 on the special permit. I would like to continue the
7 variance. And just to separate the two.

8 CONSTANTINE ALEXANDER: I don't want to bifurcate
9 this case, I'm sorry. We're going to vote on all of it, as
10 Mr. Sullivan said --

11 REED SHEA: Okay.

12 CONSTANTINE ALEXANDER: -- at one time. So if we
13 continue --

14 REED SHEA: Understood.

15 CONSTANTINE ALEXANDER: -- we continue --

16 REED SHEA: Yeah. No, I would like to continue
17 and, or request a continuance. And would love to continue
18 collaborating. I hope I can get to an agreement with the
19 neighbors.

20 Like I said, a really great outcome, and it's on
21 me that I haven't been able to get there yet.

22 CONSTANTINE ALEXANDER: Okay. Now we go to when -

1 - to what date do we continue? And it would have to be a
2 date where the five members of the Board here sitting
3 tonight will be available. My guess is you need it to
4 continue this case at least for 30 days.

5 SISIA DAGLIAN: So we have July 15.

6 CONSTANTINE ALEXANDER: July 15?

7 SISIA DAGLIAN: July 29. 15 -- yeah.

8 CONSTANTINE ALEXANDER: July for me, July 29 works
9 better. Brendan?

10 BRENDAN SULLIVAN: Yeah, that's fine with me.

11 CONSTANTINE ALEXANDER: Yeah. How about the other
12 members of the Board: July 29?

13 JIM MONTEVERDE: [Jim Monteverde], it's fine for
14 me.

15 CONSTANTINE ALEXANDER: Andrea?

16 ANDREA HICKEY: [Andrea Hickey] it's fine with me.

17 CONSTANTINE ALEXANDER: And Matina?

18 MATINA WILLIAMS: [Matina Williams], it's fine with
19 me.

20 CONSTANTINE ALEXANDER: Okay. All right. The
21 Chair moves -- will make the following findings: That we
22 continue this case as a case heard.

1 And what that means is that the five members who
2 are sitting tonight must be on the case when we reconvene
3 it. So to continue the case until --

4 SISIA DAGLIAN: 6:00.

5 CONSTANTINE ALEXANDER: Six? So 6:00 p.m. on July
6 29, subject to the following conditions: First, that the
7 petitioner sign a waiver of time for decision. If that's
8 not signed, relief will automatically be granted, and that's
9 not our intention.

10 So you must -- it's a very simple form that agrees
11 that the case can continue on until July 29. That form --
12 and on my motion it incorporates this -- that form must be
13 signed no later than 5:00 p.m. a week from Monday. Contact
14 Maria Pacheco at the Building Department and get this form
15 one way or another.

16 And the first condition is that waiver of time for
17 decision must be signed by a week from Monday day 5:00 p.m.
18 a week from Monday.

19 Second, that the posting sign that's out there now
20 must be either a new one that's put up, or the existing one
21 is modified by means of a magic marker or the like, to
22 reflect the new date, July 29, and the new time. It's very

1 important, the new time. And that new time will be 6:00
2 p.m.

3 And lastly, that to the extent there are new or
4 modified plans specifications, statistical information, that
5 information must be in our files -- the Building
6 Department's file -- no later than 5:00 p.m. on the Monday
7 before July 29.

8 If that is not done, then we will not consider the
9 plans that are -- we will just go with what's in our files
10 at that time.

11 Brendan, how do you vote?

12 BRENDAN SULLIVAN: Yes, to the proposal.

13 CONSTANTINE ALEXANDER:

14 JIM MONTEVERDE: Jim Monteverde yes, to the
15 continuance.

16 CONSTANTINE ALEXANDER: Andrea?

17 ANDREA HICKEY: Andrea Hickey yes in favor of the
18 continuance.

19 CONSTANTINE ALEXANDER: Matina?

20 MATINA WILLIAMS: Matina Williams yes in favor of
21 the continuance.

22 CONSTANTINE ALEXANDER: And the Chair votes yes in

1 favor of the continuance as well.

2 [All vote YES]

3 CONSTANTINE ALEXANDER: Case continued until July
4 29.

5 REED SHEA: Thank you very much. May I have one
6 closing question?

7 BRENDAN SULLIVAN: Yes.

8 CONSTANTINE ALEXANDER: Yeah.

9 REED SHEA: I'm curious if you might have any
10 guidance for the kind of top priority pieces that you see
11 for the challenge to obtaining the variance. I know the
12 neighborhood opposition was important.

13 I'm struggling to reconcile that with the language
14 and letter of the zoning ordinance, and I'm wondering if you
15 have any guidance that you would be able to provide me.

16 CONSTANTINE ALEXANDER: No, I can't -- we can't do
17 that. We -- you can contact Counsel or you can do what you
18 wish, but we're not in that position to give that kind of
19 advice.

20 REED SHEA: Okay.

21 CONSTANTINE ALEXANDER: The advice we've been
22 trying to give you tonight is you've got neighborhood

1 opposition. There is a means of appeal to the courts.

2 You want to go forward, you do it at your own
3 risk. But if you want to otherwise get more information,
4 I'm afraid you'll have to retain an architect or a lawyer or
5 something to give you that advice. Sorry.

6 REED SHEA: All right. Thank you very much.

7 CONSTANTINE ALEXANDER: Thank you.

8 BRENDAN SULLIVAN: [Put the files together.]
9 Spring Street?

10 CONSTANTINE ALEXANDER: Yeah, I'm going to do that
11 next, once I get my --

12 SISIA DAGLIAN: Spring Street? Okay.

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Pacheco, Maria

From: Reed Shea <reedshea@gmail.com>
Sent: Friday, September 24, 2021 10:06 AM
To: Pacheco, Maria
Subject: Re: 14 Bigelow St BZA continuance

Hi Maria,

We are on the calendar for the October 7th BZA meeting. I'd like to request a continuance until later this winter, please.

Thank you,
Reed

Reed Shea
reedshea@gmail.com

On Mon, Jul 26, 2021 at 3:10 PM Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

No problem! Thank you.

From: Reed Shea <reedshea@gmail.com>
Sent: Monday, July 26, 2021 3:03 PM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Subject: 14 Bigelow St BZA continuance

Hi Maria,

Thanks for your help this afternoon. Per our conversation, I'd like to request a continuance of our proposal to the BZA until sometime later this fall - September or October.

Thank you,
Reed

Reed Shea

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(6:10 p.m.)

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

CONSTANTINE ALEXANDER: Moving onto the next case
is -- I wrote it down -- Case Number 116393 -- 14 Bigelow
Street. The Chair will report that we are in receipt of a
letter, if I can find it, from the petitioner --

BRENDAN SULLIVAN: Okay --

CONSTANTINE ALEXANDER: -- Reed Shea, S-h-e-a.
It's a letter addressed to Maria Pacheco, our secretary.
"Per our conversation, I'd like to request a continuance of
our proposal to the BZA until sometime late this fall --
September or October."

What have we got for availability?

SISIA DAGLIAN: Any of those dates are fine.
They're all available. September --

CONSTANTINE ALEXANDER: Late?

SISIA DAGLIAN: -- 23, October 7, October 21.

CONSTANTINE ALEXANDER: Let's try October 7.

SISIA DAGLIAN: Okay.

1 CONSTANTINE ALEXANDER: So they're available?

2 SISIA DAGLIAN: Yes.

3 CONSTANTINE ALEXANDER: Brendan's nodding he's
4 available. Andrea?

5 ANDREA HICKEY: Yes, I'm available.

6 CONSTANTINE ALEXANDER: Jim?

7 JIM MONTEVERDE: [Jim Monteverde] Yes, I'm
8 available.

9 CONSTANTINE ALEXANDER: Matina?

10 MATINA WILLIAMS: Yes, I'm available.

11 CONSTANTINE ALEXANDER: The Chair is available as
12 well. So this case will be continued until October 7. And
13 I guess we need the usual motion. It's continued as a case
14 not heard, until --

15 SISIA DAGLIAN: No, it's been heard.

16 CONSTANTINE ALEXANDER: -- 6:00 p.m. on --

17 SISIA DAGLIAN: It's been heard. I think it's
18 been heard.

19 CONSTANTINE ALEXANDER: -- it's been heard?

20 SISIA DAGLIAN: Yeah.

21 CONSTANTINE ALEXANDER: Okay.

22 JIM MONTEVERDE: Yeah.

1 CONSTANTINE ALEXANDER: We'll change that anyway.
2 It's a case heard until 7:00 p.m. -- I'm sorry, 6:00 p.m.
3 on October 7 subject to the following conditions:

4 One, that the petitioner sign a waiver of time for
5 decision, and he has done that already in connection with
6 this continuance until tonight, so that's okay.

7 Second, the petitioner must file a new or modified
8 sign -- modified in the sense that you can take a magic
9 marker and change the date and time to the new date and
10 time. And that sign must be maintained until for the 14
11 days prior to October 7.

12 And lastly, to the extent the petitioner is going
13 to file new, modified plans, specs, what have you: They
14 must be in our files no later than 5:00 p.m. on the Monday
15 before October 7.

16 Brendan?

17 BRENDAN SULLIVAN: Brendan Sullivan yes to the
18 continuance.

19 CONSTANTINE ALEXANDER: Matina?

20 MATINA WILLIAMS: Matina Williams yes to the
21 continuance.

22 CONSTANTINE ALEXANDER: Andrea?

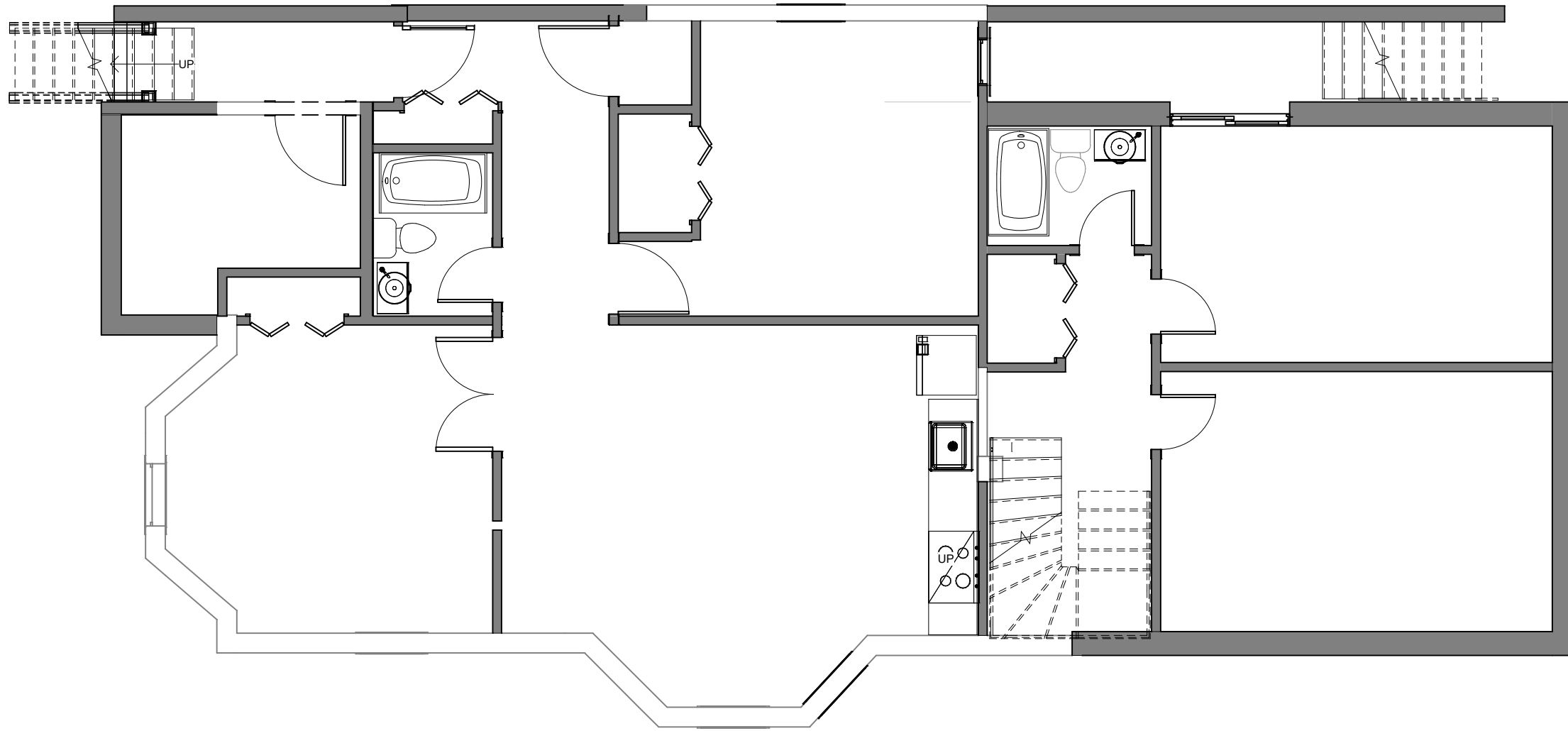
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ANDREA HICKEY: Andrea Hickey yes to the
continuance.

CONSTANTINE ALEXANDER: Jim?

JIM MONTEVERDE: Jim Monteverde yes to the
continuance.

CONSTANTINE ALEXANDER: And the Chair votes yes
for the continuance as well. Case continued until October
7. Okay.

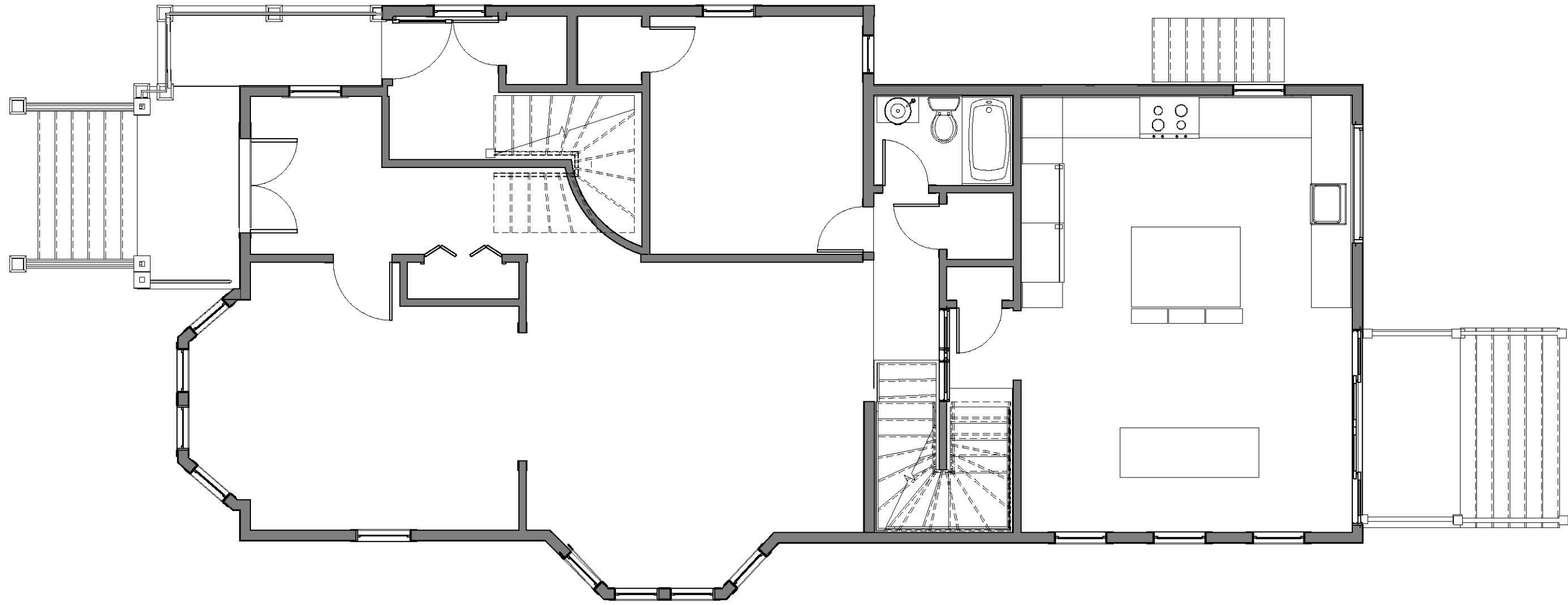


1 Basement
3/16" = 1'-0"

drawing
BASEMENT - PROPOSED

project
14 Bigelow Street renovation & expansion

A106

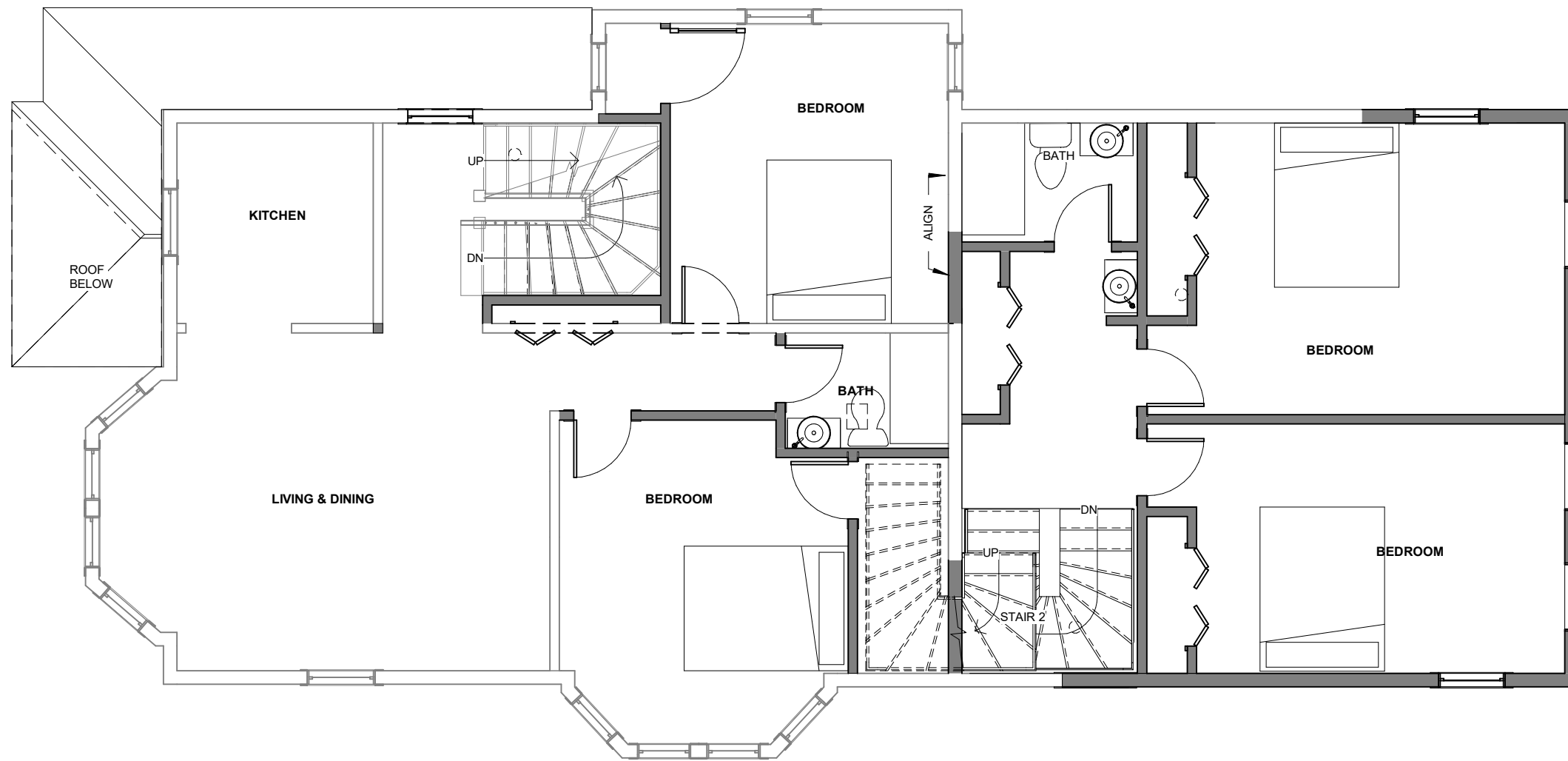


1 First floor - proposed
3/16" = 1'-0"

drawing
FIRST FLOOR - PROPOSED

project
14 Bigelow Street renovation & expansion

A107

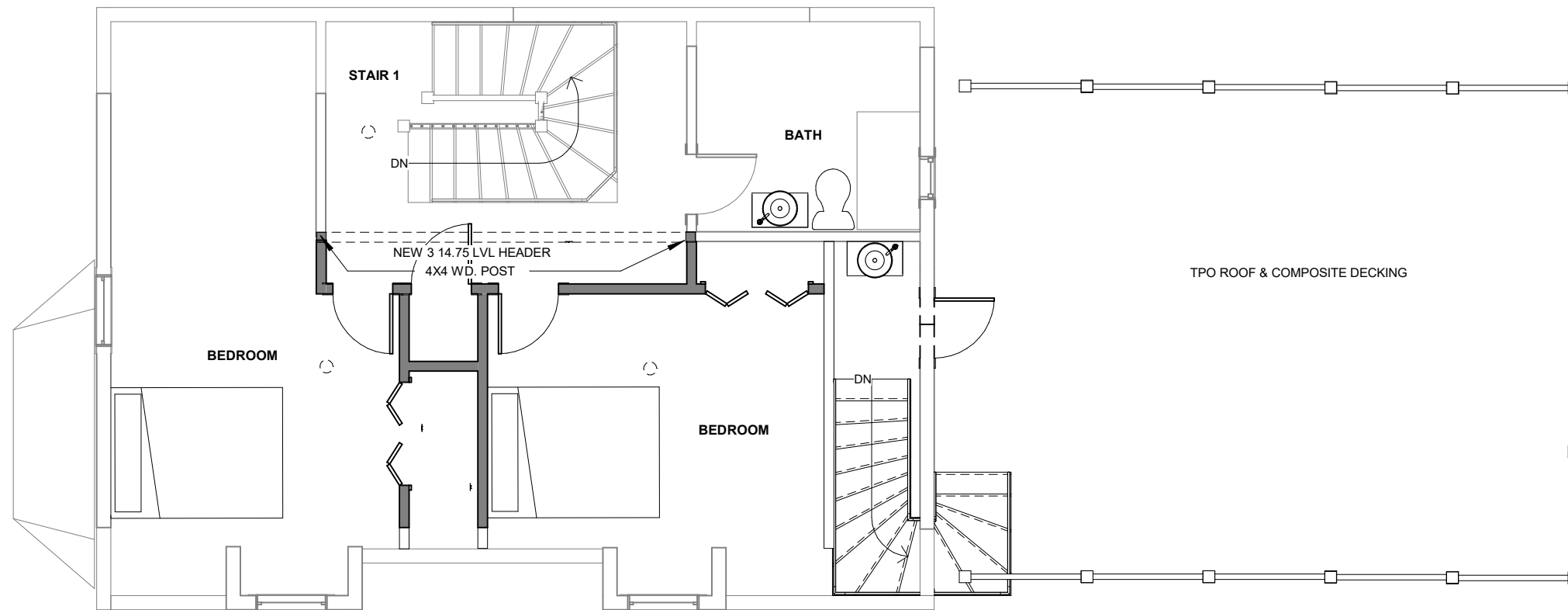


1 - Second floor
 3/16" = 1'-0"

SECOND FLOOR - PROPOSED

14 Bigelow Street renovation & expansion

A108



① 3 - Third Floor
 3/16" = 1'-0"

THIRD FLOOR - PROPOSED

14 Bigelow Street renovation & expansion

A109

PATCH / REPAIR
SIDING, FINISHES
AND TRIM TO
MATCH EXISTING

REMOVE PORTION OF
EXTERIOR SHEATHING AND
FRAME. SEE PROPOSED
PLANS FOR NEW HEADER
LOCATION

REMOVE WINDOW. SEE
PROPOSED PLANS FOR NEW
HEADER LOCATIONS



① West elevation (front) - demolition
3/16" = 1'-0"

WEST ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street renovation & expansion

A201

REMOVE PORTION OF EXTERIOR SHEATHING AND FRAME. SEE PROPOSED PLANS FOR NEW HEADER LOCATION

REMOVE ROOF MEMBRANE, INSULATION AND WD. RAFTERS

RELOCATE WINDOW, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

REMOVE EXTERIOR FIRE ESCAPE

REMOVE SIDING SHEATHING AND WD. FRAME. SEE PROPOSED PLANS FOR NEW WALL LOCATIONS

RELOCATE WINDOWS, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

REMOVE BULKHEAD

RELOCATE WINDOWS, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

ROOF
40' - 7"

3 - Third Floor
28' - 4 1/2"

2 - Second Floor
18' - 4 1/2"

First floor
8' - 2 1/2"

Basement
-2' - 0"

RELOCATE WINDOWS, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

REMOVE PORTION OF WALL. SEE PROPOSED PLANS FOR NEW HEADER LOCATION

1 North elevation - existing & demolition
1/8" = 1'-0"

NORTH ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street renovation & expansion

A202



1 South elevation - existing & demolition
1/8" = 1'-0"

SOUTH ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street renovation & expansion

A203

REMOVE PORTION OF EXTERIOR SHEATHING AND FRAME. SEE PROPOSED PLANS FOR NEW HEADER LOCATION

REMOVE ROOF MEMBRANE, INSULATION AND WD. RAFTERS

REMOVE SIDING SHEATHING AND WD. FRAME. SEE PROPOSED PLANS FOR NEW WALL LOCATIONS

REMOVE DOOR, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

REMOVE STAIR

REMOVE BULKHEAD

ROOF
40' - 7"

3 - Third Floor
28' - 4 1/2"

2 - Second Floor
18' - 4 1/2"

First floor
8' - 2 1/2"

Basement
-2' - 0"

12' - 2 1/4"

10' - 0"

10' - 2"

10' - 2 1/2"

REMOVE WINDOW, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

REMOVE STAIR

REMOVE WINDOW, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

1 East elevation - existing & demolition
3/16" = 1'-0"

EAST ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street renovation & expansion

A204



PORCH COMPONENTS
-REBUILD STAIR 7"X11"

BASEMENT ENTRANCE & WINDOW
-NEW WINDOW AND DOORWAY

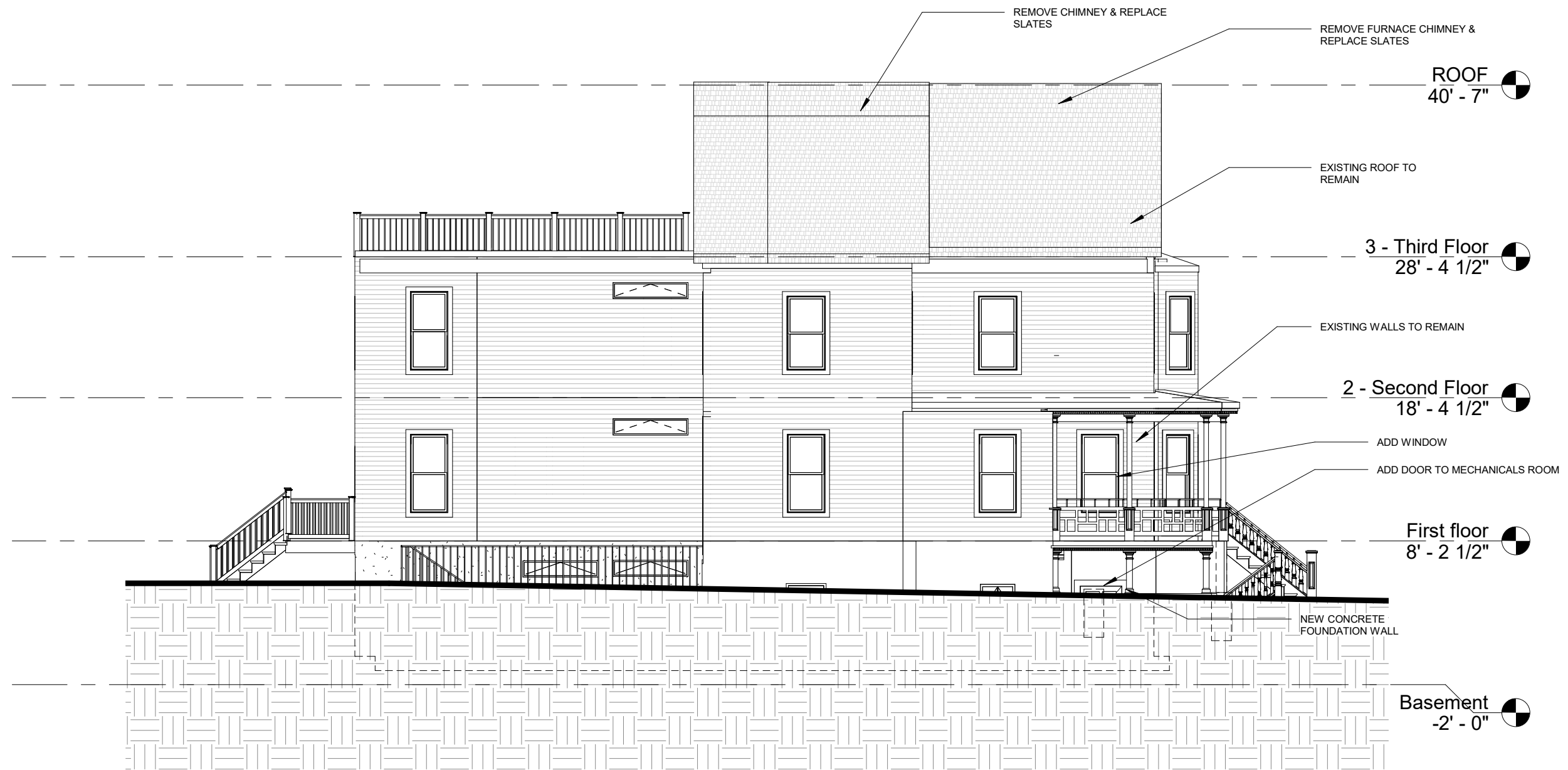
WINDOW WELL
-ENLARGED WINDOW
-3'X3' EGRESS WINDOW WELL

1 West elevation (front)
3/16" = 1'-0"

WEST ELEVATION - PROPOSED

14 Bigelow Street renovation & expansion

A205



1 North elevation
 1/8" = 1'-0"

NORTH ELEVATION - PROPOSED

14 Bigelow Street renovation & expansion

drawing

project

A206



ROOF
40' - 7"

3 - Third Floor
28' - 4 1/2"

2 - Second Floor
18' - 4 1/2"

First floor
8' - 2 1/2"

Basement
-2' - 0"

① South elevation
1/8" = 1'-0"

SOUTH ELEVATION - PROPOSED

14 Bigelow Street renovation & expansion

A207

ROOF
40' - 7"

3 - Third Floor
28' - 4 1/2"

2 - Second Floor
18' - 4 1/2"

First floor
8' - 2 1/2"

Basement
-2' - 0"



1 East elevation (rear)
3/16" = 1'-0"

EAST ELEVATION - PROPOSED

14 Bigelow Street renovation & expansion

A208



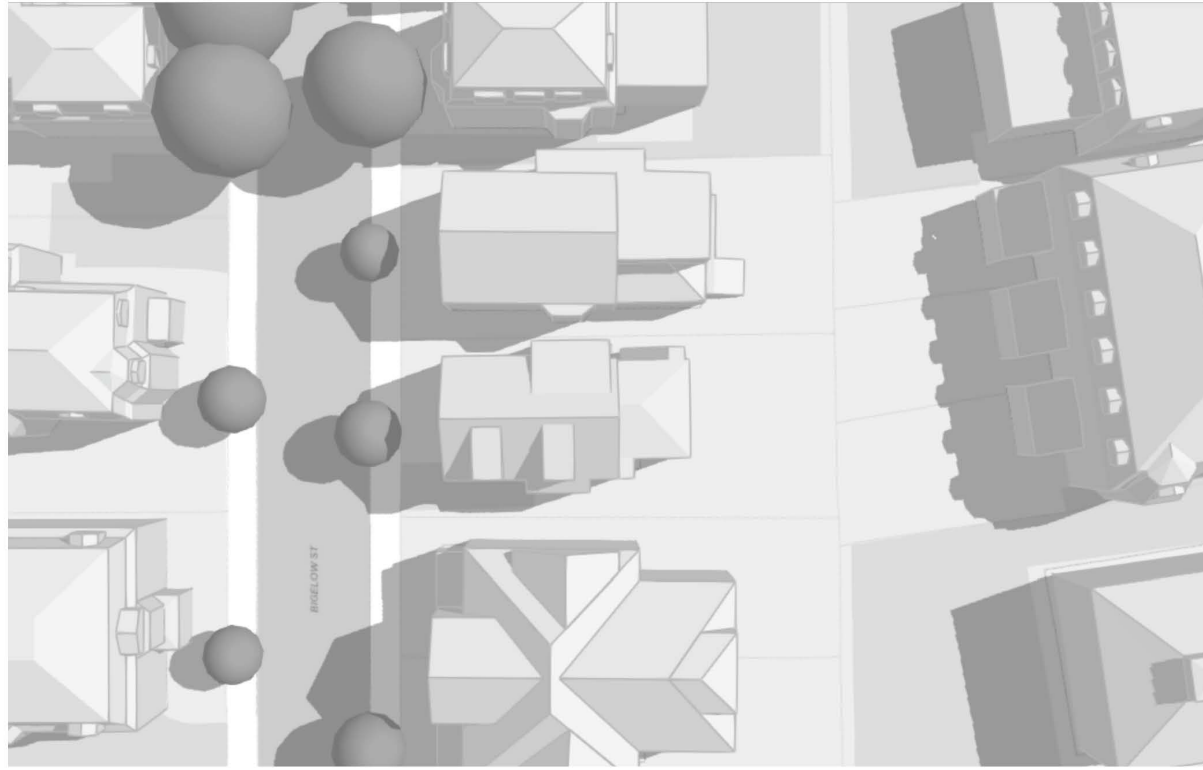
1 View from northwest

drawing 3D NORTHWEST CORNER

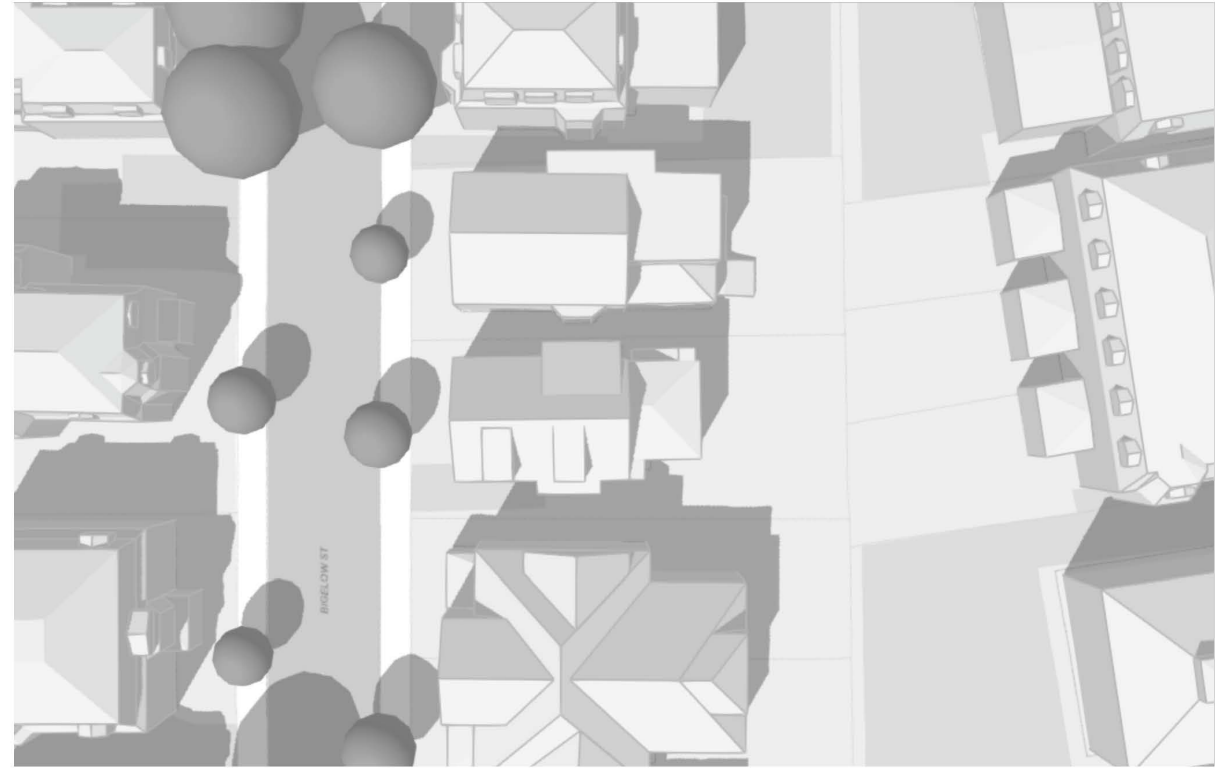
project 14 Bigelow Street renovation & expansion

A901

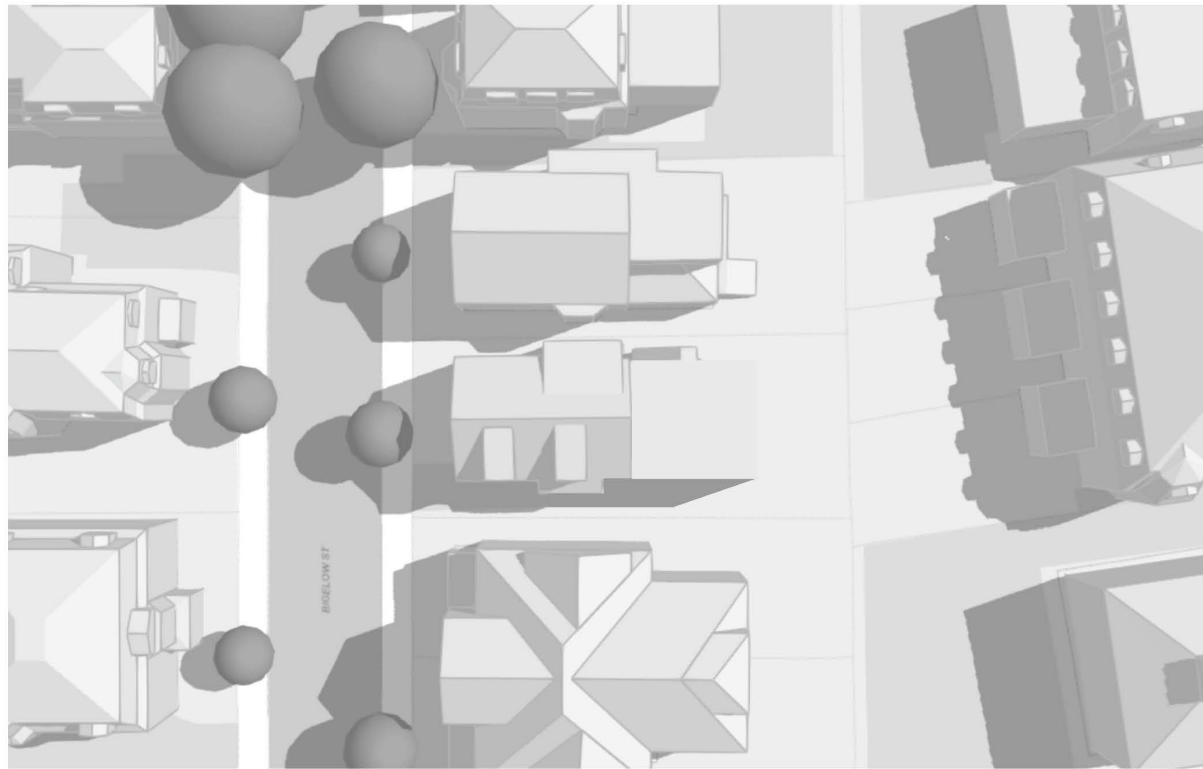
10AM EXISTING



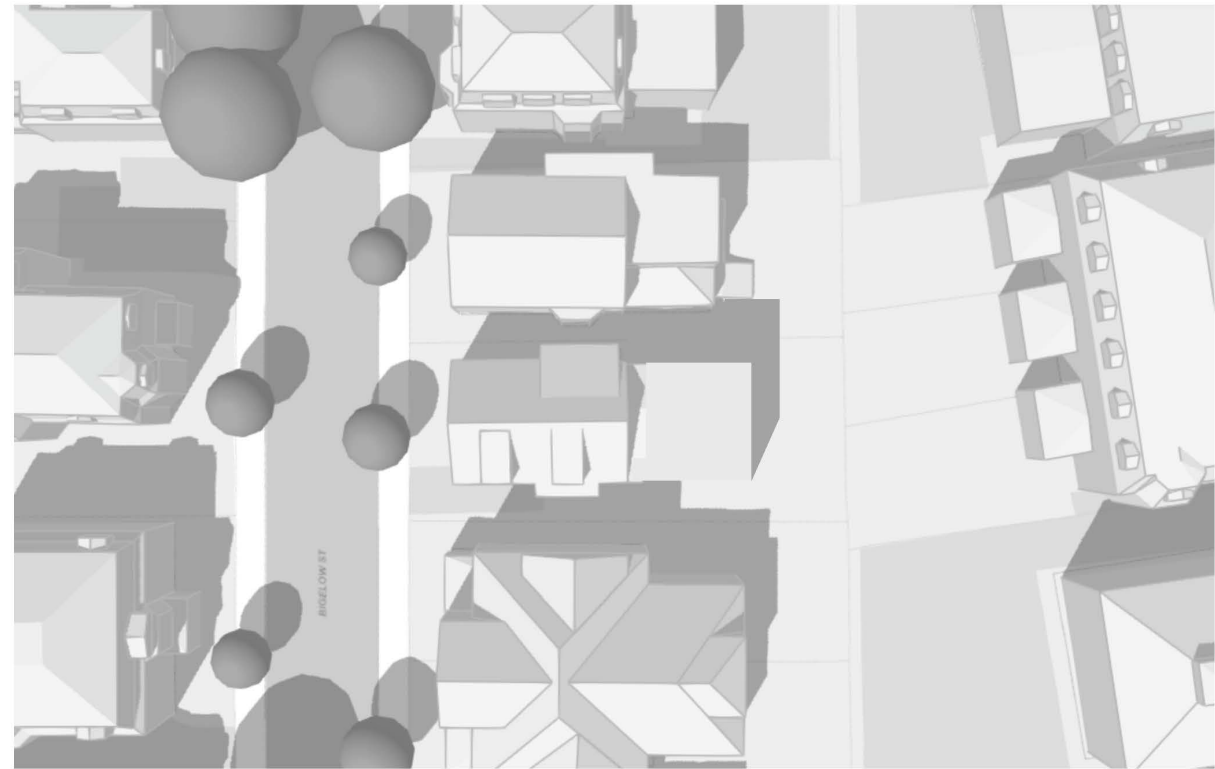
3PM EXISTING



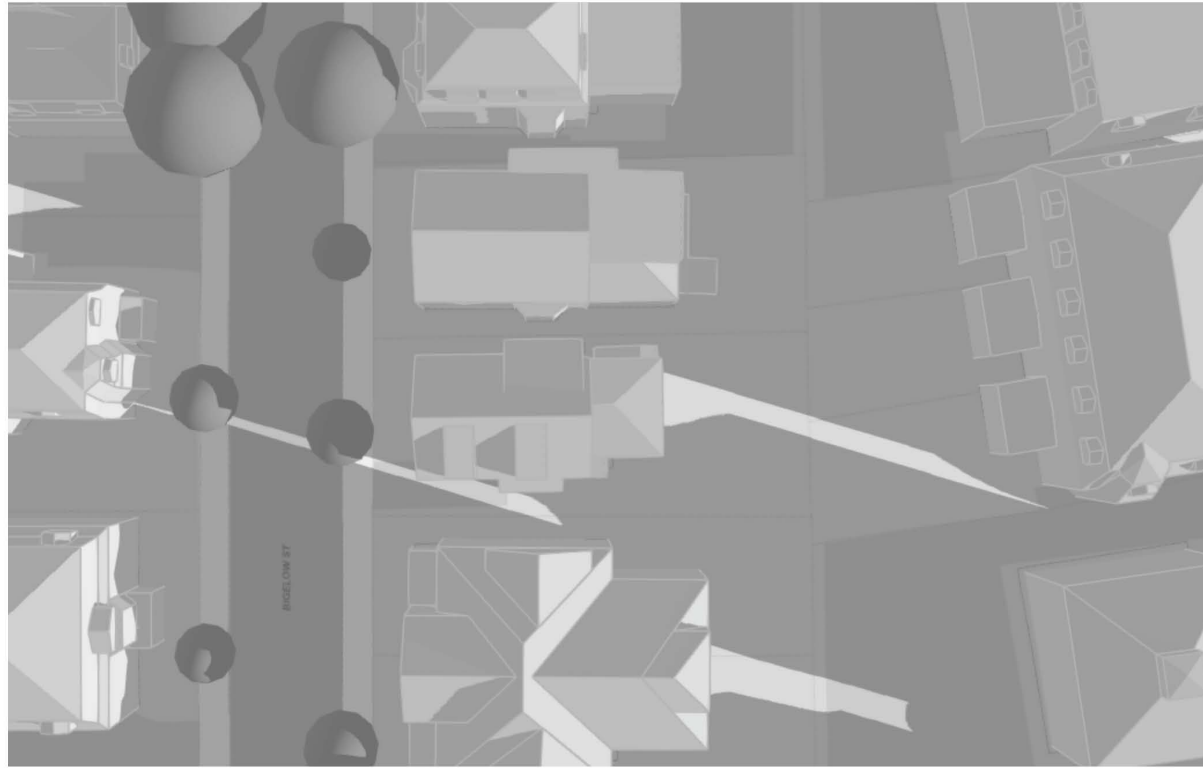
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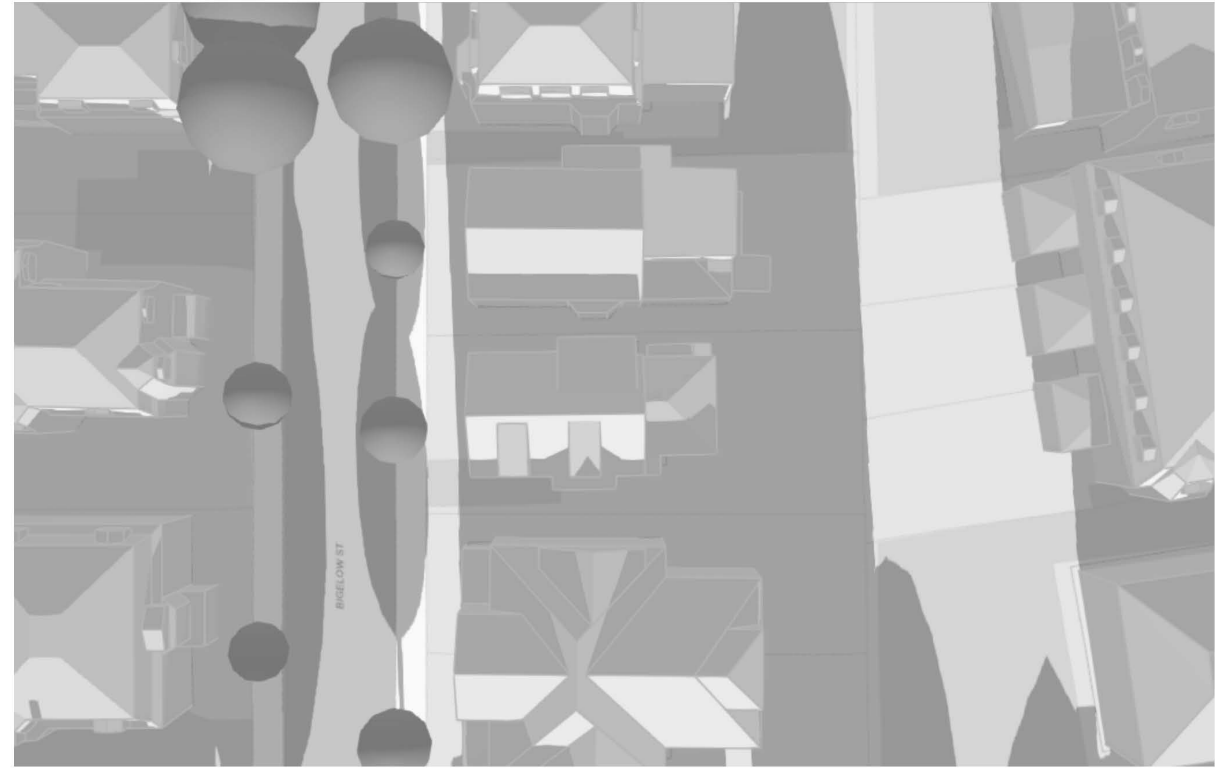
3PM PROPOSED



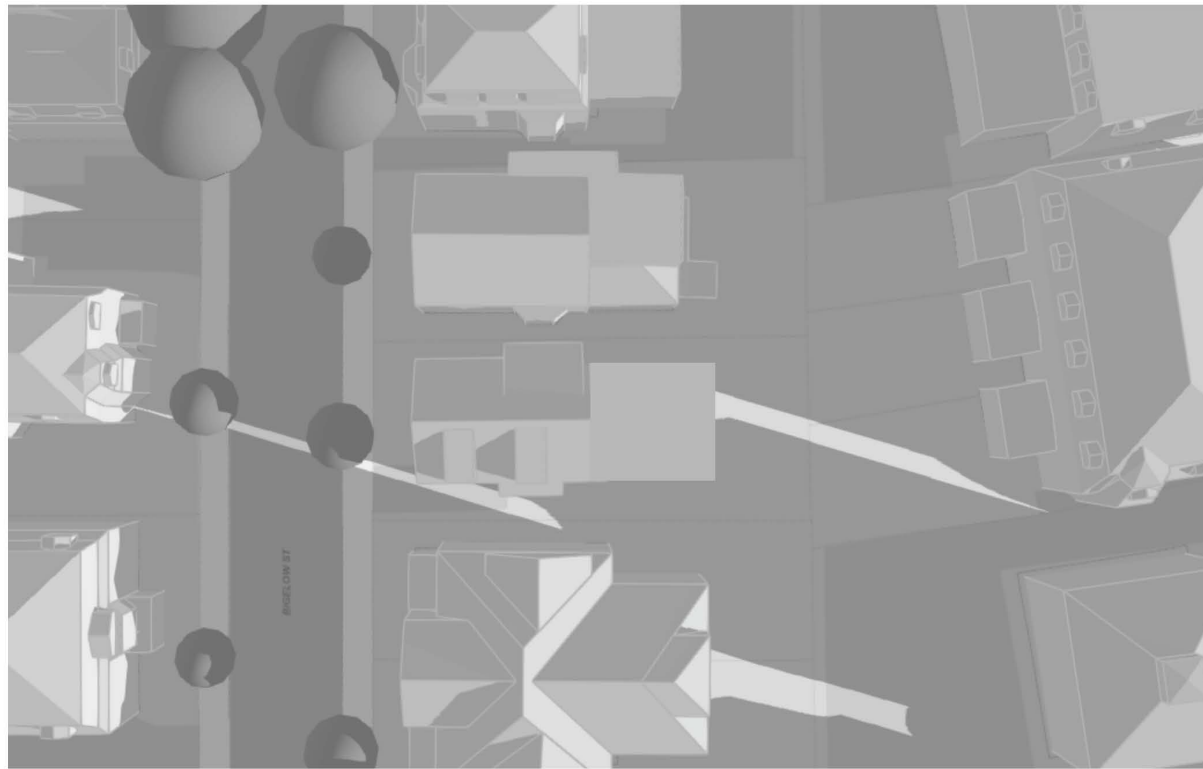
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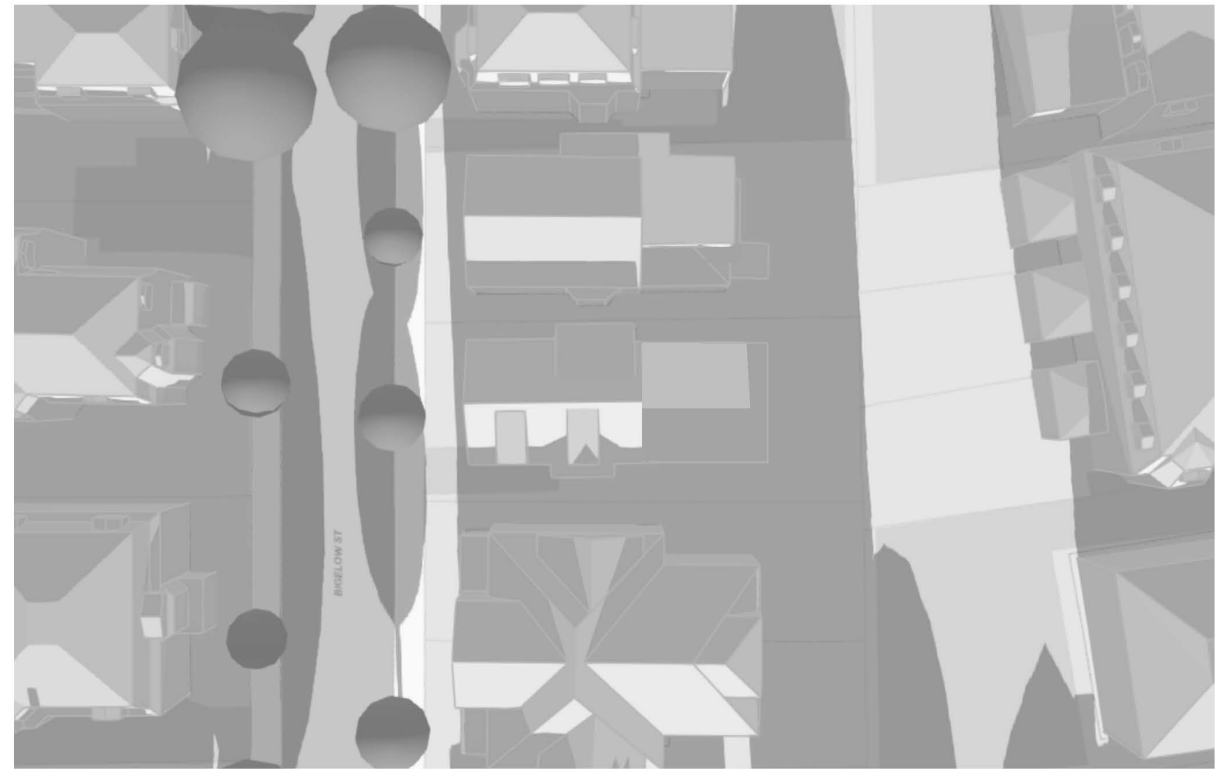
3PM EXISTING



10AM PROPOSED



3PM PROPOSED





WEST FACADE

14 Bigelow Street renovation & expansion

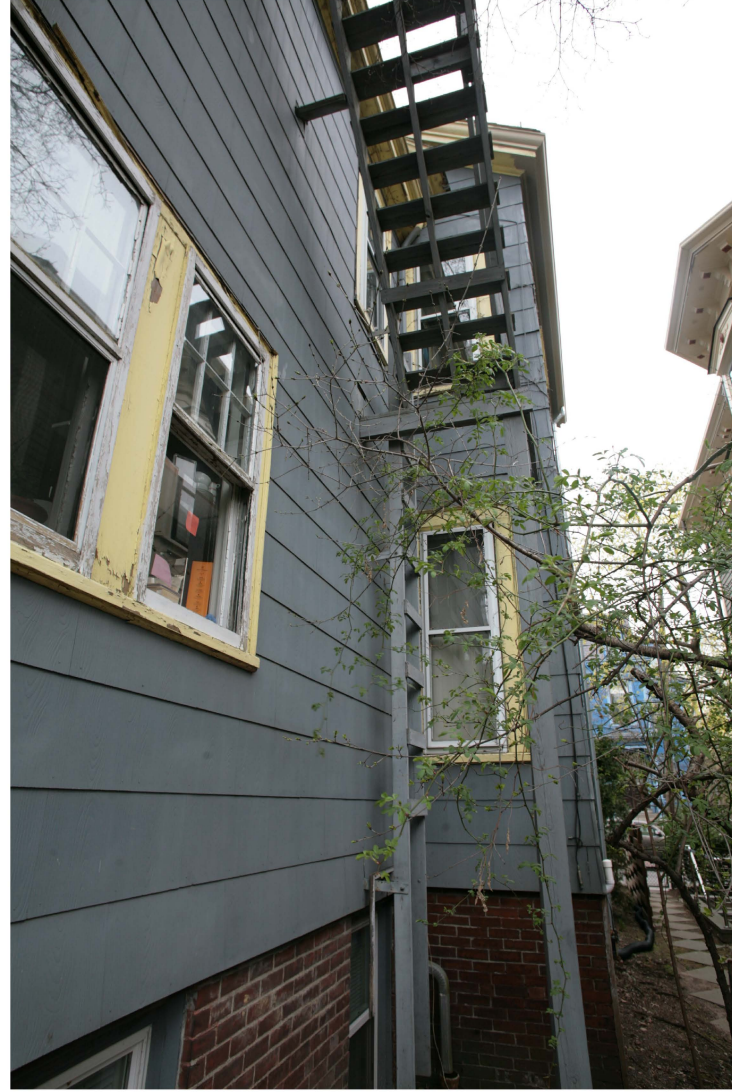
A902



drawing
EAST FACADE

project
14 Bigelow Street renovation & expansion

A903

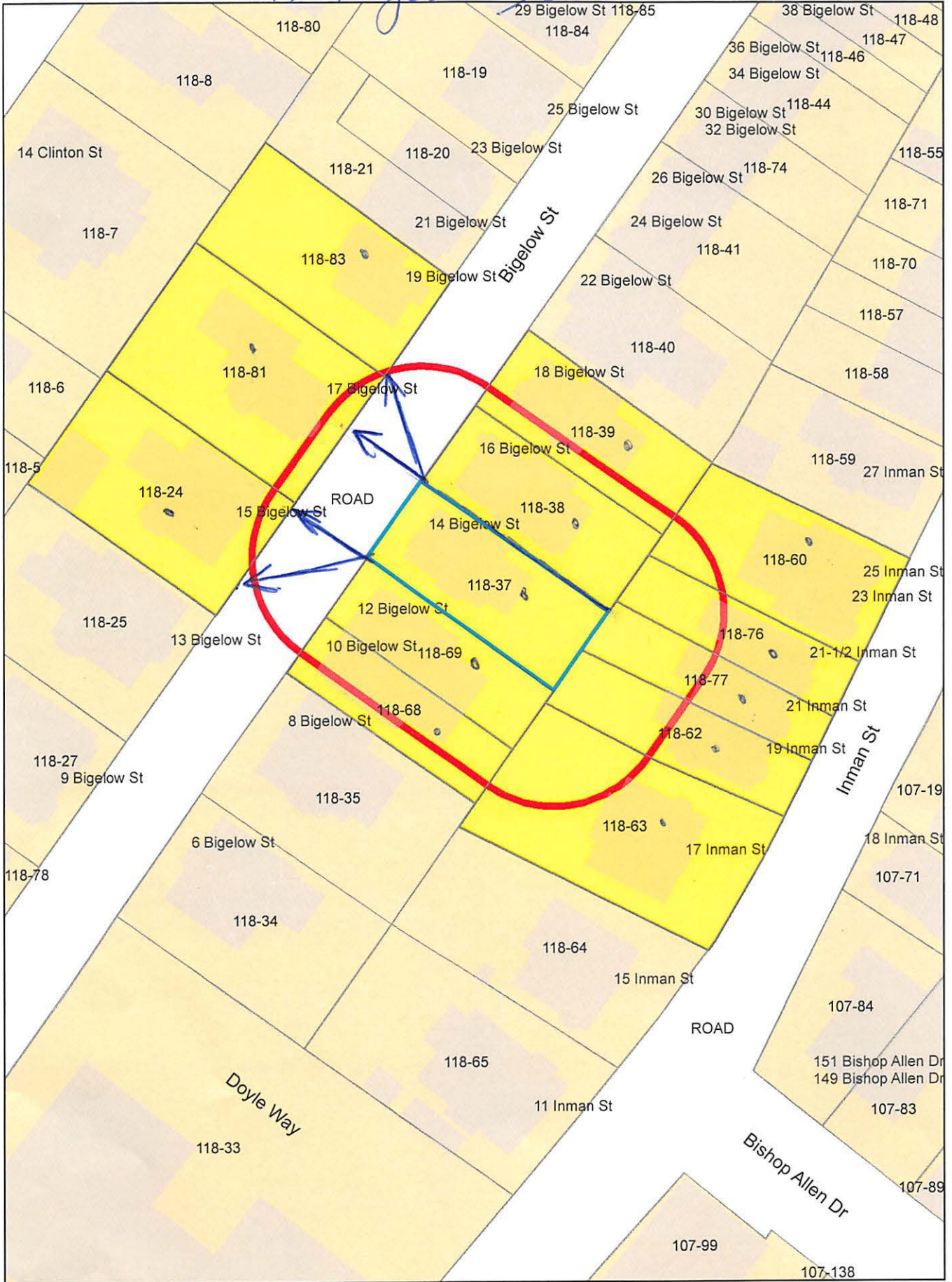


drawing
NORTH SIDE YARD & FIRE ESCAPE

project
14 Bigelow Street renovation & expansion

A904

14 Bigelow St.



14 Bigelow St.

Petitioner

118-24
JOY, DAVID
456 WATEROWN ST
NEWTON, MA 02460

118-63
LICKLY, MARGARET H.
C/O MARGARET H. HAMILTON
H. O. S.
17 INMAN ST
CAMBRIDGE, MA 02138

118-37
SHEA, REED W. AVIA E. NAVICKAS
14 BIGELOW ST
CAMBRIDGE, MA 02139

118-60
HSU, NIEN HSI,
TR. 23-25 INMAN ST. TR. ZEE ASSOCIATES
C/O MORRIS MGMT
P.O. BOX 391832
CAMBRIDGE, MA 02139

118-62
MORWAY, JOHN B.
TR. OF JAXWAY NOMINEE TRUST
41 SACRAMENTO STREET
CAMBRIDGE, MA 02138-1930

118-68
SLATER, ELLIOT S., ELLEN STERLING SLATER
10 BIGELOW ST
CAMBRIDGE, MA 02139

118-81
SPINKS, FRANCIS FOX &
CYNTHIA R. MACDOUGALL
17 BIGELOW ST
CAMBRIDGE, MA 02139

118-24
REILLY, PATRICIA J.
15 BIGELOW ST., UNIT #2
CAMBRIDGE, MA 02139

118-24
LEPERA, JOSEPH N.
15 BIGELOW ST. UNIT 4
CAMBRIDGE, MA 02139

118-24
MAXWELL, MINDY,
TRUSTEE THE MAXWELL REALTY TRUST
12 CHAUNCY ST #4
CAMBRIDGE, MA 02138

118-38
GESLER, DOUGLAS & JEAN REISER
16 BIGELOW ST
CAMBRIDGE, MA 02139-2302

118-39
WOO, KYU SUNG & JUNG JA WOO
TR. OF THE BIGELOW ST REALTY TRUST
18 BIGELOW ST
CAMBRIDGE, MA 02139

118-24
HIRSCHMAN, SARAH M.
4029 WEBSTER ST
OAKLAND, CA 94609

118-24
MAXWELL, MINDY,
TRUSTEE THE MAXWELL REALTY TRUST
12 CHAUNCY ST #4
CAMBRIDGE, MA 02138

118-24
LE, MONICA & MARTIN PURSCHKE
15 BIGELOW ST., #3
CAMBRIDGE, MA 02139

118-24
LEDWELL, JAMES R. & MARGARET R. LEDWELL
TRS. OF THE JAMES & MARGARET REALTY TRUST
52 MILL RD
FALMOUTH, MA 02536

118-76
MORWAY, JOHN B.
TRUSTEE OF JAXWAY NOMINEE TRUST
41 SACRAMENTO STREET
CAMBRIDGE, MA 02138-1930

118-77
MORWAY, JOHN B.,
TR. OF JAXWAY NOMINEE TRUST
41 SACRAMENTO STREET
CAMBRIDGE, MA 02138-1930

118-83
PRELEC, DRAZEN & DANICA MIJOVIC PRELEC
19 BIGELOW STREET
CAMBRIDGE, MA 02138

118-69
TOMCZYK, SYLVIE P. & MICHAEL J. POTTS
12 BIGELOW ST
CAMBRIDGE, MA 02139

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Reed Shea PRESENT USE/OCCUPANCY: Three-family

LOCATION: 14 Bigelow St, Cambridge, MA 02139 ZONE: C-1

PHONE: (805) 637-6782 REQUESTED USE/OCCUPANCY: Three-family

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2021 JUN -4 A 9:16

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>3,869</u>	<u>3,262</u>	<u>3,000</u> (max.)
LOT AREA:	<u>4,000</u>		<u>5,000</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.97</u>	<u>0.82</u>	<u>0.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,333</u>	<u>No change</u>	<u>1,500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>40</u>		<u>50</u> (min.)
DEPTH			
Setbacks in Feet:			
FRONT	<u>10.3</u>	<u>No change</u>	<u>10.3</u> (min.)
REAR	<u>37.3</u>	<u>27</u>	<u>20</u> (min.)
LEFT SIDE	<u>1.9</u>	<u>No change</u>	<u>7.5</u> (min.)
RIGHT SIDE	<u>7.7</u>	<u>No change</u>	<u>7.5</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>35</u>	<u>No change</u>	<u>35</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³⁾	<u>48%</u>	<u>37%</u>	<u>30%</u> (min.)
NO. OF DWELLING UNITS:	<u>3</u>	<u>No change</u>	<u>3</u> (max.)
NO. OF PARKING SPACES:	<u>3</u>	<u>No change</u>	<u>3 min.</u> (min./max)
NO. OF LOADING AREAS:	<u>-</u>	<u>-</u>	<u>-</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>-</u>	<u>-</u>	<u>-</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.

- 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'.

CITY OF CAMBRIDGE
INSPECTORIAL SERVICES
2021 JUN -4 A 9 17

14 Bigelow Street Addition

14 Bigelow Street Cambridge, MA 02139

ISSUE FOR PERMIT

May 24, 2021

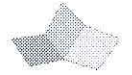
OWNER:

Reed Shea

14 Bigelow Street Cambridge, MA 02139

NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840



14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	
Drawn by	MY
Checked by	K
Date	05.24.2021

T-100

GENERAL NOTES

1. CONTRACTUAL OBLIGATION:
THE GC SHALL ABIDE BY AND BE RESPONSIBLE FOR ALL REQUIREMENTS STATED BY IBC 2015 AND CMR AMENDMENTS

2. GENERAL CONDITIONS:
THE GC SHALL PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, TOOLS, UTILITIES, INSURANCE, TRANSPORTATION, AND PAY FOR ALL REQUIRED TAXES, PERMITS, AND SERVICES REQUIRED TO COMPLETE THE ENTIRE SCOPE OF WORK, WHETHER TEMPORARY OR PERMANENT. ALL MATERIALS EXCEPT TEMPORARY FORMS ARE TO BE NEW, UNUSED AND OF THE SPECIFIED QUALITY. THE GC SHALL MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY FASHION. TOOLS AND EQUIPMENT SHALL BE SECURED, AND ALL DEBRIS SHALL BE REMOVED DAILY. THE GC SHALL MAINTAIN A VISITORS LOG. ALL VISITORS SHALL BE REQUIRED TO SIGN SUCH LOG, DATES AND TIMES OF ENTERING AND EXITING THE SITE FOR ALL VISITORS SHALL BE NOTED. GC TO SECURE PROJECT SITE FROM UNAUTHORIZED ENTRY AT ALL TIMES. COORDINATE LOCATION OF BARRICADES OR TEMPORARY FENCING WITH THE DOCUMENTS AND OWNER. THE GC SHALL PHOTOGRAPH THE PROJECT SITE AND EXISTING CONDITIONS PRIOR TO THE BEGINNING OF THE WORK. PHOTOGRAPHS SHALL BE TAKEN OF THE PROGRESS OF THE WORK AT INTERVALS NO GREATER THAN 7 CALENDAR DAYS. PHOTOGRAPHS SHALL BE IN COLOR AND IDENTIFIED BY DATE AND TIME OF DAY. MAINTAIN DIGITAL PHOTOGRAPH FILE ON SITE. DELIVER COMPLETED FILE TO THE ARCHITECT UPON RECEIPT OF USE AND OCCUPANCY PERMIT. THE GC SHALL MAINTAIN AN ON SITE STAGING AREA AND SHALL KEEP THE AGENCY APPROVED CONSTRUCTION DOCUMENTS, ALL LICENSING INFORMATION, VISITORS LOG, PHOTOGRAPH FILE, AND AT LEAST ONE SET OF REPRODUCIBLE CONSTRUCTION DOCUMENTS, TO BE MARKED CONCURRENTLY WITH THE CONSTRUCTION, TO RECORD ACTUAL CONDITIONS OF THE CONSTRUCTION AND DEVICE INSTALLATIONS. DELIVER COMPLETED REPRODUCIBLE RECORD SET TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. GC TO REMOVE AND DISPOSE OF ALL WASTE AND DEBRIS FROM PROJECT SITE IN A LEGAL MANNER. UPON COMPLETION OF THE WORK, PROVIDE PROFESSIONAL CLEANING SERVICE TO CLEAN THE PROJECT SITE, INTERIOR AND EXTERIOR, FOR FINAL OCCUPANCY.

3. GRAPHICS:
EXISTING CONSTRUCTION (PARTITIONS, DOORS, PLUMBING FIXTURES, CASEWORK, EQUIPMENT, ETC.) IS INDICATED ON THE FLOOR PLANS, WITH LINES IN A LIGHTER SHADE (SCREENED). EXISTING WALLS TO REMAIN ARE GRAY. NEW CONSTRUCTION IS INDICATED BY FULL INTENSITY (SOLID) LINES. ITEMS TO BE DEMOLISHED ARE INDICATED IN LIGHT FINELY DASHED LINES.

4. INTERPRETATION:
THE ARCHITECT IS SOLELY RESPONSIBLE FOR THE DESIGN INTERPRETATION OF THE CONSTRUCTION DOCUMENTS.

5. DOCUMENT DISCREPANCIES:
WHENEVER THERE ARE DISCREPANCIES IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BASE HIS BID UPON THE BETTER QUALITY OR GREATER QUANTITY OF THE MATERIAL OR WORK DESCRIBED.

6. DRAWING SCALE:
THE CONTRACTOR SHALL NOT SCALE DRAWINGS.

7. FIELD CONDITIONS:
THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES, OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR OR SUBCONTRACTORS FOR FAILURE TO VISIT THE SITE.

8. CONSTRUCTION MEANS...PROCEDURES:
THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF WORK UNDER THE CONTRACT, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. ANY WORK THAT MUST BE REMOVED OR RELOCATED DUE TO LACK OF COORDINATION OF THE TRADES IS SOLELY THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL MAINTAIN A SECURE SITE THROUGHOUT THE CONSTRUCTION PROCESS.

9. BUILDING SYSTEMS:
THE GC SHALL COORDINATE THE LOCATION AND INSTALLATION OF ALL BUILDING SYSTEMS AND EQUIPMENT. THE GC SHALL COORDINATE ALL BUILDING TRADES TO ASSURE ALL REQUIRED CLEARANCES FOR OPERATION AND MAINTENANCE OF ALL EQUIPMENT AND SYSTEMS AS REQUIRED BY CODE, THESE DOCUMENTS, OR MANUFACTURER'S RECOMMENDATIONS ARE MET OR EXCEEDED. LACK OF SPECIFIC DETAILS SHALL NOT BE AN EXCUSE FOR IMPROPER INSTALLATION OF ANY MATERIAL, DEVICE, OR SYSTEM. WHERE DETAILS ARE NOT PROVIDED, THE GC SHALL REFER TO THE PRINTED MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION GUIDELINES. ALL INSTALLED SYSTEMS AND DEVICES ARE TO OPERATE QUIETLY AND WITHOUT EXCESSIVE VIBRATION, THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING SYSTEMS; MECHANICAL, ELECTRICAL, LIGHTING, PLUMBING, AND TELEPHONE EQUIPMENT.

10. CLEARANCES:
THE CONTRACTOR SHALL COORDINATE WITH ALL BUILDING TRADES INVOLVED IN THE PROJECT FOR PREPARATION OF COMPOSITE SHOP DRAWINGS FOR EACH FLOOR TO INSURE PROPER CLEARANCES FOR FIXTURES, DUCTS, CEILINGS, ETC, WHILE MAINTAINING THE SPECIFIED CEILING HEIGHTS NOTED ON THE DRAWINGS. CLARIFY ANY CONFLICTS WITH ARCHITECT.

11. LOCATIONS:
ELECTRICAL PANELS, TELEPHONE EQUIPMENT, FIRE EXTINGUISHERS, FIRE PULLS, LIGHTS/HORNS, SMOKE DETECTORS, THERMOSTATS, ETC, SHALL BE LOCATED IN ACCORDANCE WITH REQUIREMENTS OF GOVERNING AGENCIES. ANY LOCATION NOT SPECIFICALLY SHOWN SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ROUGH-OUT AND INSTALLATION. UNLESS OTHERWISE NOTED, THE ABOVE PANELS AND/OR EQUIPMENT SHALL BE FULLY RECESSED & SHALL MAINTAIN THE INTEGRITY OF WALL FIRE RATING REQUIREMENTS.

12. GOVERNING AGENCIES:
THE GC AND ALL OF HIS FORCES SHALL COMPLY WITH ALL REGULATIONS BY ANY GOVERNING AGENCY WITH JURISDICTION OVER THE PROJECT OR PROJECT SITE.

13. PERMITS/INSPECTIONS:
UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES BEARING ON PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL OBTAIN A USE AND OCCUPANCY PERMIT AS REQUIRED FROM THE GOVERNING CODES. SUBMIT ONE COPY OF THE PERMIT TO THE OWNER WITH FINAL APPLICATION OF PAYMENT.

14. LIFESAFETY TESTING:
THE GC SHALL PROVIDE THE OWNER AND THE LOCAL FIRE DEPARTMENT WRITTEN NOTICE 96 HOURS IN ADVANCE OF ANY LIFE SAFETY SYSTEM SHUT DOWN OR TESTING. THE GC SHALL TELEPHONE THE FIRE DEPARTMENT IMMEDIATELY PRIOR TO SUCH TESTING OR SHUT DOWN TO INFORM THEM OF THE EXACT TIME OF THE ANTICIPATED ALARM CONDITION. THE GC SHALL NOTIFY THE FIRE DEPARTMENT IMMEDIATELY UPON COMPLETION OF THE TEST OR SHUT DOWN TO RE-ESTABLISH EMERGENCY RESPONSE TO ALARM CONDITIONS.

15. DOORS:
UNDERCUTTING OF DOORS SHALL BE DONE IN ACCORDANCE WITH NFPA 90 (CURRENT ISSUE) TABLE 1-11.4.

16. BLOCKING:
PROVIDE STUD BLOCKING IN PARTITIONS BEHIND ALL WALL HUNG OR WALL MOUNTED EQUIPMENT, MILLWORK, SHELVING, OR OTHER DEVICES.

17. TOXIC MATERIAL:
IN THE EVENT THE CONTRACTOR ENCOUNTERS ON THE SITE MATERIAL REASONABLY BELIEVED TO BE ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL, WHICH HAS NOT BEEN RENDERED HARMLESS, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED, SEAL OFF THE PERIMETER, AND REPORT THE CONDITION TO THE OWNER AND ARCHITECT IN WRITING. NO NEW BUILDING MATERIAL SHALL CONTAIN ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC MATERIAL AS DEFINED BY STATE AND FEDERAL REGULATORY AGENCIES.

RENOVATION GENERAL NOTES

1. PROTECTION OF EXISTING TO REMAIN:
THE CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR CARPET, FURNISHINGS, AND FINISHES IN EXISTING AREAS NOT DESIGNATED FOR DEMOLITION OR NEW CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY HIS WORK OR ANY SUBCONTRACTOR.

2. SCHEDULING
THE CONTRACTOR SHALL MEET WITH THE OWNER'S AUTHORIZED REPRESENTATIVE WELL IN ADVANCE OF CONSTRUCTION COMMENCEMENT TO:
A. SCHEDULE, SEQUENCE AND COORDINATE ALL WORK
B. MAINTAIN EXITS AND EGRESS WIDTHS REQUIRED BY CODES DURING ALL PHASES OF CONSTRUCTION

3. CLEARANCES
THE CONTRACTOR SHALL VERIFY THAT NEW CEILINGS CAN BE INSTALLED IN EXISTING SPACES TO CLEAR DUCTWORK AND OTHER CONSTRUCTED ITEMS AND MAINTAIN FLOOR TO CEILING HEIGHTS INDICATED ON DRAWINGS. IF DISCREPANCIES OCCUR DUE TO EXISTING CONDITIONS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

4. MATERIAL ALIGNMENT
THE FINISH FACE OF MATERIAL OF NEW PARTITIONS SHALL ALIGN ON BOTH SIDES OF THE PARTITION WITH THE FACE OF THE MATERIALS ON EXISTING COLUMNS, WALLS, OR PARTITIONS, UNLESS NOTED OTHERWISE.

5. AS BUILT VERIFICATION
THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD OBSERVATIONS AND/OR THE ORIGINAL CONSTRUCTION DOCUMENTS OF THE FACILITY.

6. REMOVAL SURVEY
THE CONTRACTOR SHALL SURVEY AND DETERMINE THE REMOVAL OF EXISTING CONSTRUCTION, EITHER WHOLE OR IN PART, AS REQUIRED FOR THE INSTALLATION OF THE NEW MECHANICAL, PLUMBING AND ELECTRICAL WORK.

7. CONSTRUCTION DEFECTS:
THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY CONSTRUCTION DEFECTS FOUND IN UNCOVERING WORK IN THE EXISTING CONSTRUCTION.

8. CORRECTING DEFECTIVE WORK
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING DEFECTIVE WORK IN EXISTING CONSTRUCTION WITHIN THE LIMITS OF THE CONSTRUCTION AREA. THIS INCLUDES, BUT IS NOT LIMITED TO, UNEVEN SURFACES AND FINISHES AT PLASTER OR SHIPLAP SOFFIT BOARD. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH NEW ADJACENT SURFACES.

9. PIPING
ALL PIPING ABOVE GRADE AND INSIDE THE BUILDING REQUIRED BY THE CONSTRUCTION DOCUMENTS SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT AND COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.

10. FIXTURE REMOVAL
REMOVE MECHANICAL AND ELECTRICAL FIXTURES AND CAP OR REMOVE EXISTING BRANCH LINES AS INDICATED IN THE MECHANICAL AND ELECTRICAL DOCUMENTS.

11. COORDINATION:
COORDINATE PLANS FOR NEW CONSTRUCTION W/ DEMOLITION PLANS FOR EXTENT OF REMOVAL. REMOVE ONLY THOSE PORTIONS OF WALLS, FLOORS, CEILINGS, ETC, NECESSARY TO ACCOMMODATE NEW CONSTRUCTION.

12. PARTITIONS:
PARTITIONS EXTENDING TO THE STRUCTURE ABOVE SHALL BE TIGHTLY SEALED. THE INTEGRITY OF RATED ASSEMBLIES AND SMOKE BARRIERS SHALL BE MAINTAINED AT CORNERS AND INTERSECTIONS OF LOWER PRIORITY PARTITIONS. ALL HORIZONTAL AND VERTICAL FIRE AND/OR SMOKE BARRIERS, INCLUDING ALL FLOOR STRUCTURES, SHALL BE CONTINUOUS FROM OUTSIDE WALL TO OUTSIDE WALL, FROM ONE BARRIER TO ANOTHER, OR COMBINATION THEREOF. BARRIERS MUST BE CONTINUOUS THROUGH CONCEALED SPACES AND INTERSTITIAL SPACES. SEAL COMPLETELY ALL OPENINGS WITH UL (OR OTHER TESTING AGENCY) APPROVED ASSEMBLIES WHERE FIRE BARRIERS ARE PENETRATED OR ABUT OTHER FIRE BARRIERS, EXTERIOR WALLS, AND FLOORS ABOVE AND BELOW BARRIER. ALL FIRE BARRIERS ARE TO BE CONSTRUCTED ACCORDING TO THE TESTING LABORATORY SPECIFICATIONS. ALL SMOKE BARRIERS SHALL BE A MINIMUM OF 1-HOUR FIRE RESISTANT CONSTRUCTION. CORRIDOR PARTITIONS, SMOKE STOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES, AND ALL FIRE RATED WALLS SHALL BE PERMANENTLY IDENTIFIED WITH STENCILING. SUCH IDENTIFICATION SHALL BE ABOVE ANY DECORATIVE CEILING AND IN CONCEALED SPACES. S OF THE BARRIER AND SUCH THAT FROM ANY ACCESS POINT AT LEAST ONE IDENTIFICATION MARKER MAY BE READ.

19. PENETRATIONS:
PENETRATIONS OF PIPES, TUBES, CONDUIT, WIRES, CABLES, DUCTS, VENTS, CABINETS, LIGHTING, AND OTHER FIXTURES THROUGH FIRE RATED ASSEMBLIES SHALL BE INSTALLED AND PROTECTED TO MAINTAIN FIRE RATING.

20. PROTECTION OF FLOOR SURFACES:
CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL FINISHED FLOOR SURFACES, EXISTING OR NEW INCLUDING BUT NOT LIMITED TO, CERAMIC TILE, VINYL TILE, CONCRETE, ETC., THROUGHOUT THE CONSTRUCTION PERIOD.

21. COMMUNICATION EQUIPMENT:
THE GC SHALL COORDINATE THE WORK HE IS RESPONSIBLE FOR WITH THE OWNER'S COMMUNICATION SERVICE PROVIDERS. COORDINATE THE LOCATION OF ALL SYSTEM CONTROLS WITH THE ELECTRICAL SYSTEM INSTALLER, THE OWNER, AND THE ARCHITECT PRIOR TO INSTALLATION. OWNER'S COMMUNICATION PROVIDER TO ASSURE THAT JUXTAPOSING OF ELECTRICAL AND DATA LINES WILL NOT RESULT IN INTERFERENCE, STATIC, OR IN ANY OTHER WAY DISRUPT THE NORMAL FUNCTION OF THE DATA/COMMUNICATION SYSTEM(S).

22. SUBSTRATE PREPARATIONS:
ALL SUBSURFACES SHALL BE PROPERLY PREPARED BEFORE APPLICATION OF FINISHES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR SUBSTRATE CONDITIONS WHERE FINISHES ARE APPLIED.

23. DIMENSION STANDARDS:
DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A +/- SYMBOL. ONLY NORMAL INDUSTRY STANDARD TOLERANCES ARE ACCEPTABLE DEVIATIONS FROM DIMENSIONS INDICATED. DO NOT SCALE DRAWINGS. ALL DIMENSIONS NOTED AS "CLEAR" SHALL MAINTAIN THE FULL SPACE INDICATED WITHOUT ENCROACHMENTS. ALL VERTICAL HEIGHTS INDICATED ARE FROM THE FINISH FLOOR ELEVATION AT THE BASE OF THE ITEM INDICATED, UNLESS NOTED OTHERWISE. WHERE WALLS, JAMBS, OR OTHER ITEMS ARE NOTED TO "ALIGN", THE FACE OF ITEMS INDICATED SHALL BE IN LINE WITH EACH OTHER TO FORM A STRAIGHT LINE, FREE OF OFFSETS OR DEVIATIONS. FIELD VERIFY ALL DIMENSIONS, UNLESS NOTED OTHERWISE, DIMENSIONS ARE ACTUAL, NOT NOMINAL, AS FOLLOWS:
COLUMNS - FROM CENTER LINE TO CENTERLINE
INTERIOR PARTITIONS- FROM STUD FACE TO STUD FACE
CONCRETE/ MASONRY - FROM FINISH FACE TO FINISH FACE
EXTERIOR WALLS - FROM EXTERIOR FACE TO INTERIOR FINISH FACE OF WALL

DEFINITIONS & TERMINOLOGY

1. "TYPICAL":
UNLESS NOTED OTHERWISE, MEANS IDENTICAL FOR ALL CONDITIONS, WHICH MATCH ORIGINAL CONDITION INDICATED.

2. "SIMILAR":
MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS, WHICH VARY FROM TYPICAL OR SIMILAR CONDITION INDICATED.

3. "OPPOSITE HAND":
MEANS CONDITION IS MIRROR IMAGE OF DETAILED REFERENCED.

4. "ALIGN":
MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (WALLS, JAMBS ETC), WHICH ARE ADJACENT OR THE COMPONENTS SHALL BE IN LINE WITH EACH OTHER ACROSS VOIDS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH PLUS/MINUS TOLERANCE.

5. "O.F.O.I.":
MEANS "OWNER FURNISHED, OWNER INSTALLED"

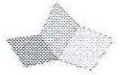
6. "U.N.O.":
MEANS "UNLESS NOTED OTHERWISE"

7. "O.F.C.I.":
MEANS "OWNER FURNISHED, CONTRACTOR INSTALLED"

8. REFERENCES:
ALL REFERENCES TO CONTRACTOR SHALL REFER TO GENERAL CONTRACTOR AND/OR SUB CONTRACTOR. ALL REFERENCES TO THE OWNER SHALL MEAN THE OWNER OR THE OWNER'S AGENT.

NOTE: All dimensions to be field verified and changes made accordingly.

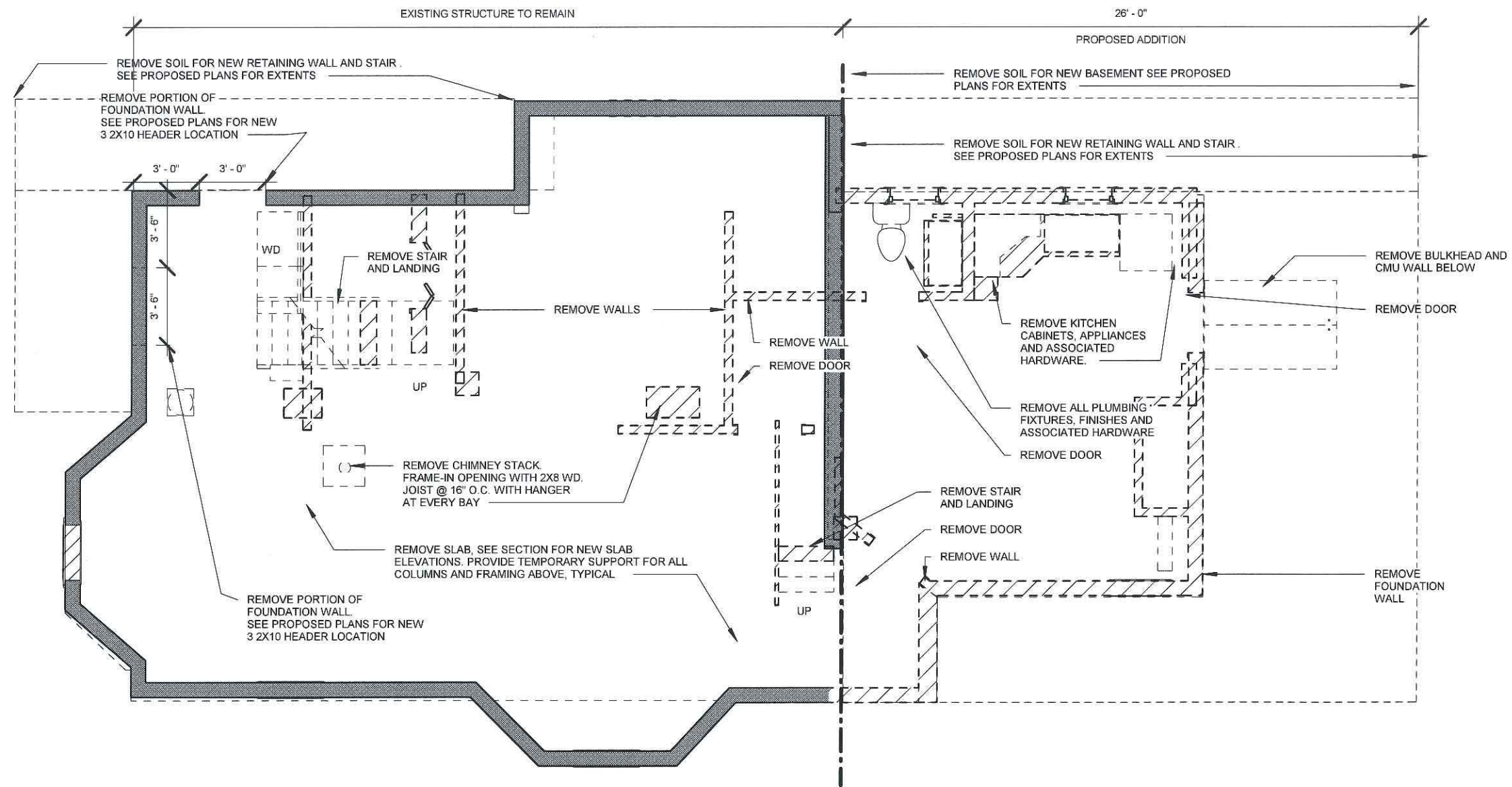
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GENERAL NOTES
14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #:	MY
Drawn by:	K
Checked by:	MY
Date:	05.24.2021

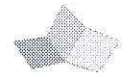
A10



1 BASEMENT - EXISTING CONDITIONS
3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

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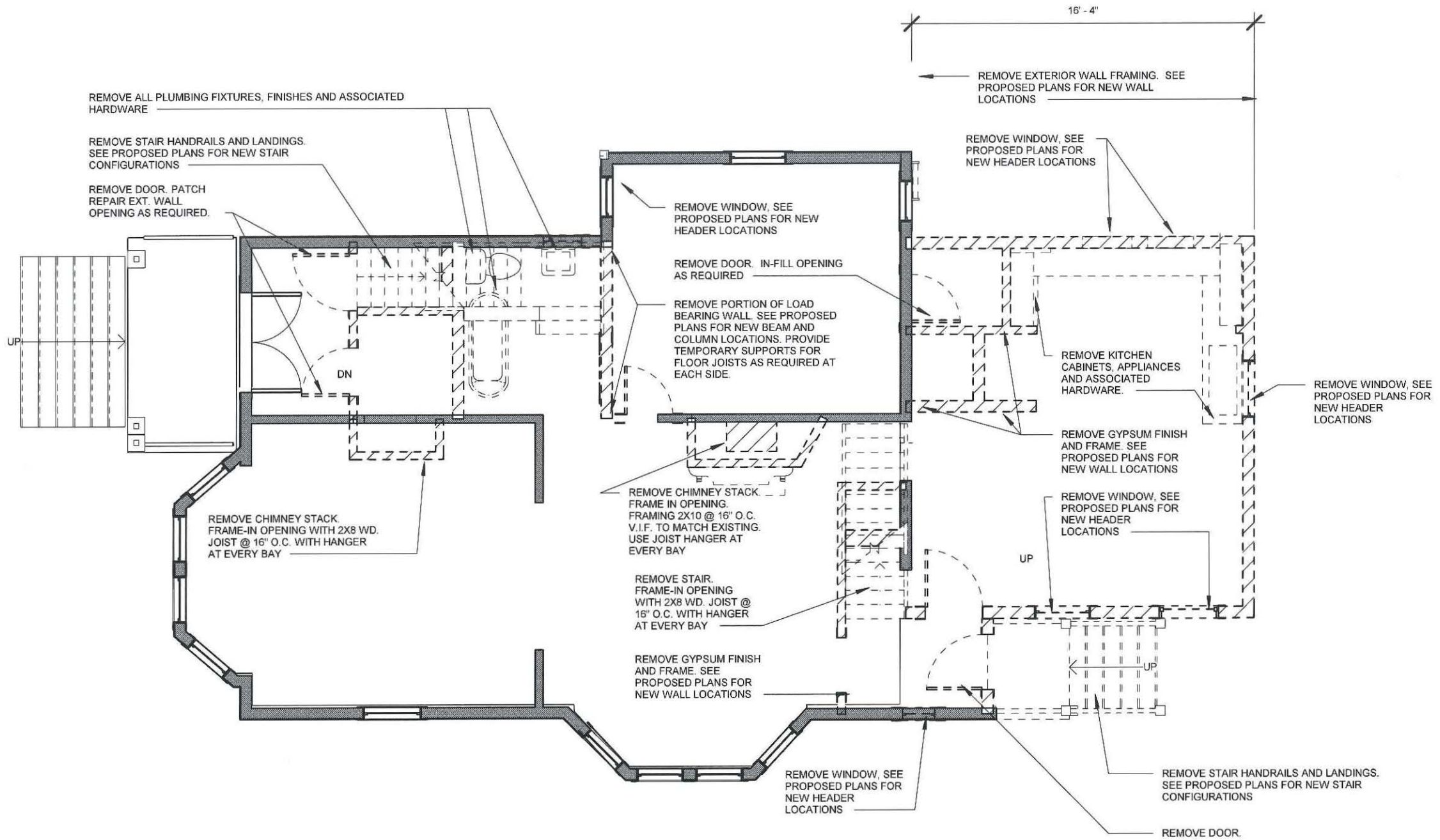


BASEMENT - EXISTING & DEMOLITION

14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	02139
Drawn by	MY
Checked by	MY
Date	05.24.2021

A101



1 First floor - existing & demolition
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

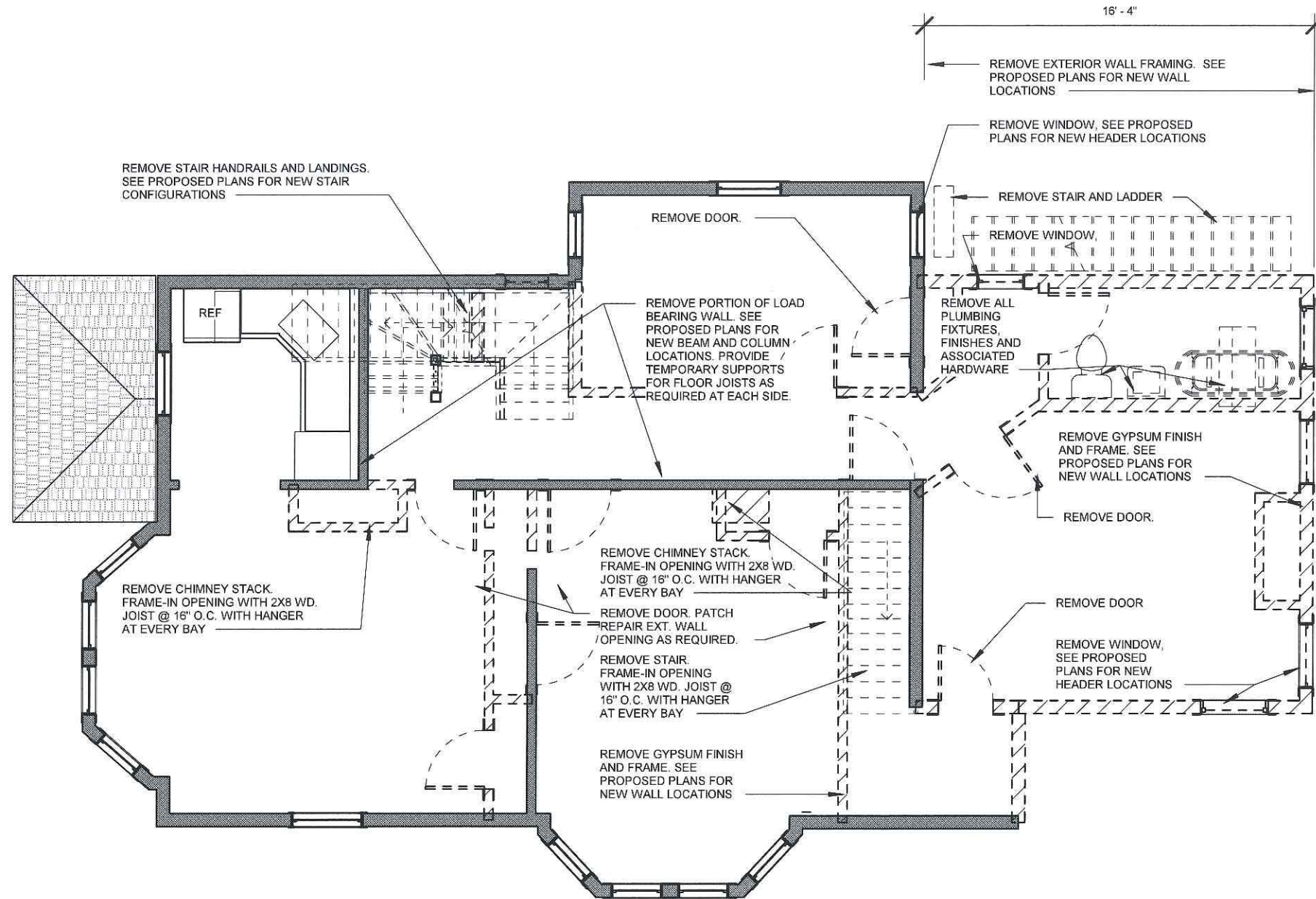
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FIRST FLOOR - EXISTING & DEMOLITION
 14 Bigelow Street Addition
 14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	K
Checked by	MY
Date	05.24.2021

A102



1 DEMOLITION - Second Floor
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

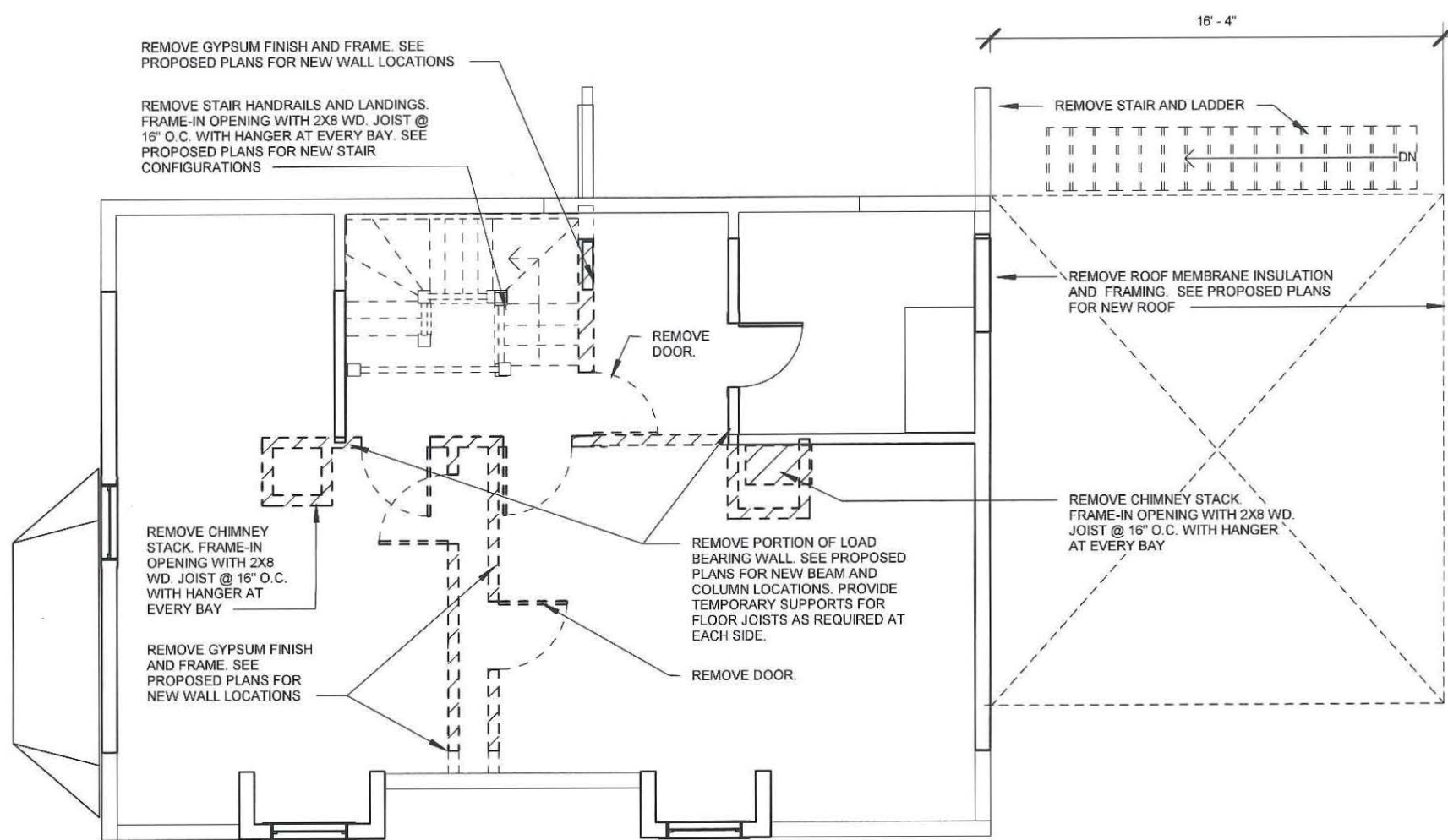
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SECOND FLOOR - EXISTING & DEMOLITION
 14 Bigelow Street Addition
 14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	K
Checked by	MY
Date	05.24.2021

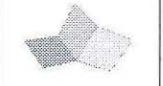
A103



1 DEMOLITION - Third Floor
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

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THIRD FLOOR - EXISTING & DEMOLITION

14 Bigelow Street Addition
 14 Bigelow Street, Cambridge, MA 02139

Project #:	MY
Drawn by:	K
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Date:	05.24.2021

A104



REMOVE CHIMNEY STACK.
 FRAME-IN OPENING WITH 2X8 WD.
 JOIST @ 16" O.C. WITH HANGER
 AT EVERY BAY

REMOVE WINDOW. SEE
 PROPOSED PLANS FOR
 NEW HEADER LOCATIONS

PATCH / REPAIR
 SIDING, FINISHES
 AND TRIM TO
 MATCH EXISTING

REMOVE PORTION OF
 EXTERIOR SHEATHING AND
 FRAME. SEE PROPOSED
 PLANS FOR NEW HEADER
 LOCATION

REMOVE WINDOW. SEE
 PROPOSED PLANS FOR NEW
 HEADER LOCATIONS

1 West elevation (front) - demolition
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

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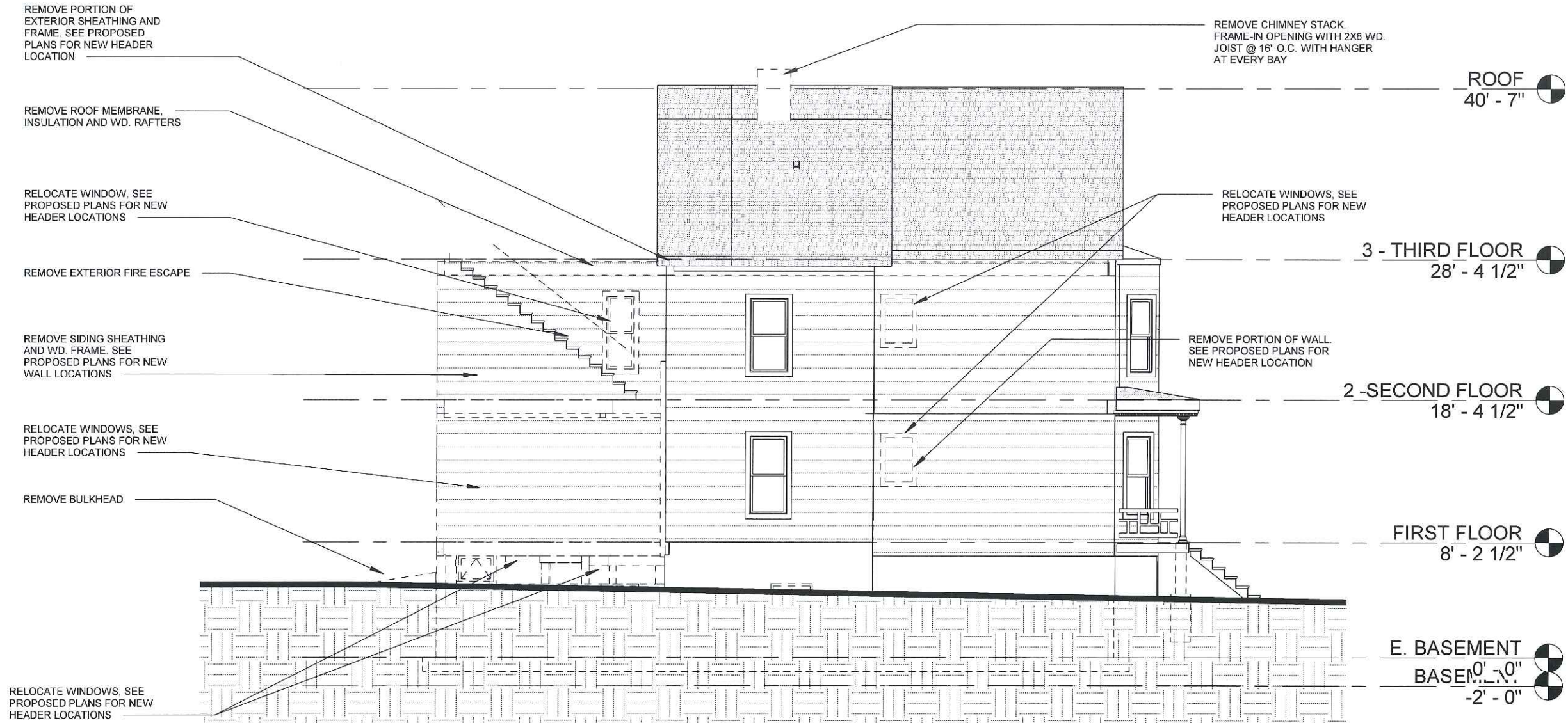


WEST ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street Addition
 14 Bigelow Street, Cambridge, MA 02139

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Drawn by	K
Checked by	MY
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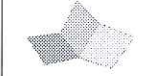
A106



1 North elevation - existing & demolition
1/8" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

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NORTH ELEVATION - EXISTING & DEMOLITION
14 Bigelow Street Addition
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Project #	MY
Drawn by	K
Checked by	MY
Date	05.24.2021

A107

REMOVE PORTION OF EXTERIOR SHEATHING AND FRAME. SEE PROPOSED PLANS FOR NEW HEADER LOCATION

REMOVE ROOF MEMBRANE, INSULATION AND WD. RAFTERS

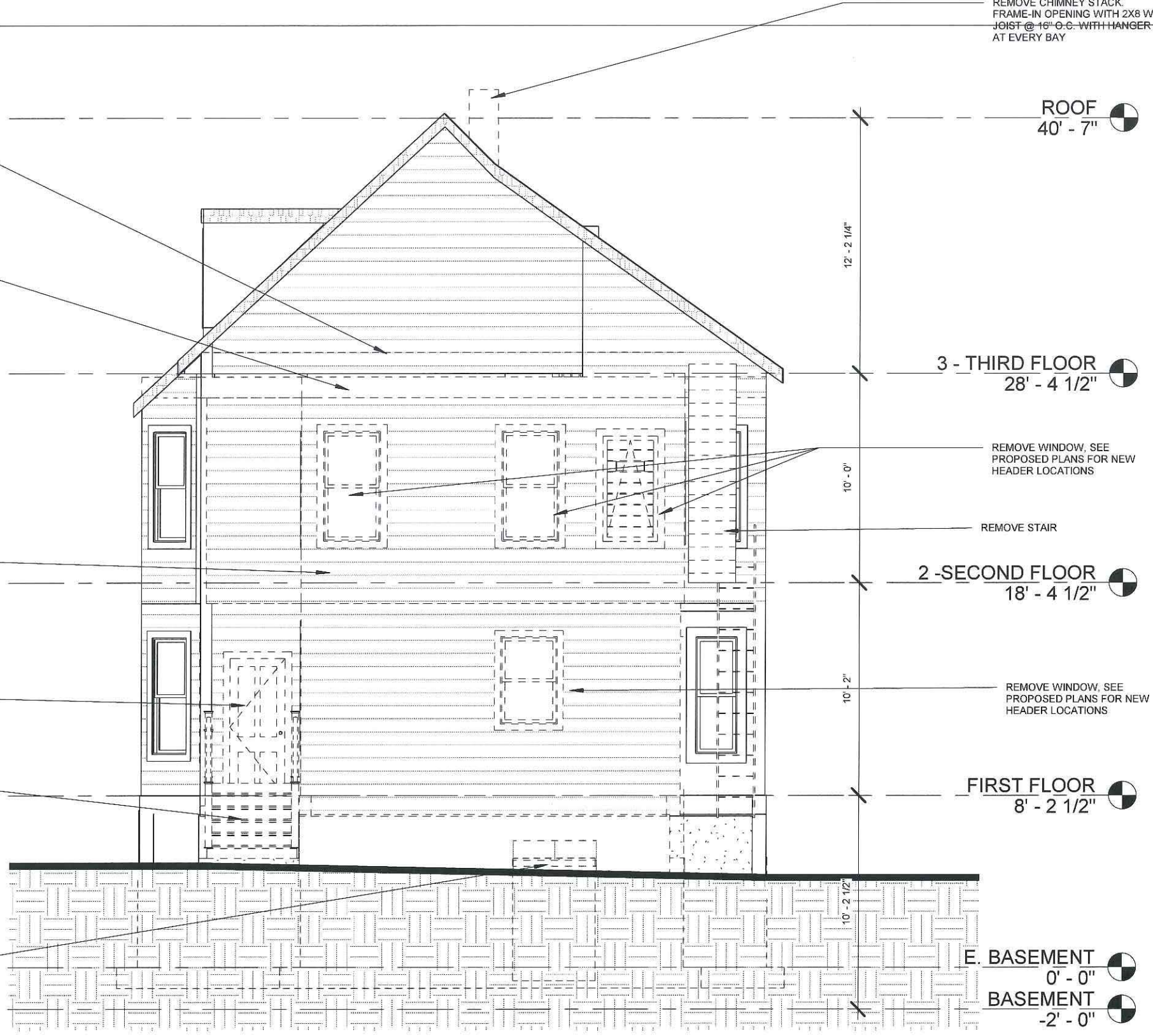
REMOVE SIDING SHEATHING AND WD. FRAME. SEE PROPOSED PLANS FOR NEW WALL LOCATIONS

REMOVE DOOR, SEE PROPOSED PLANS FOR NEW HEADER LOCATIONS

REMOVE STAIR

REMOVE BULKHEAD

REMOVE CHIMNEY STACK. FRAME-IN OPENING WITH 2X8 WD. JOIST @ 16" O.C. WITH HANGER AT EVERY BAY



ROOF
40' - 7"

3 - THIRD FLOOR
28' - 4 1/2"

2 - SECOND FLOOR
18' - 4 1/2"

FIRST FLOOR
8' - 2 1/2"

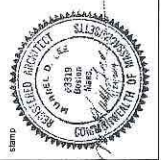
E. BASEMENT
0' - 0"

BASEMENT
-2' - 0"

1 East elevation - existing & demolition
3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

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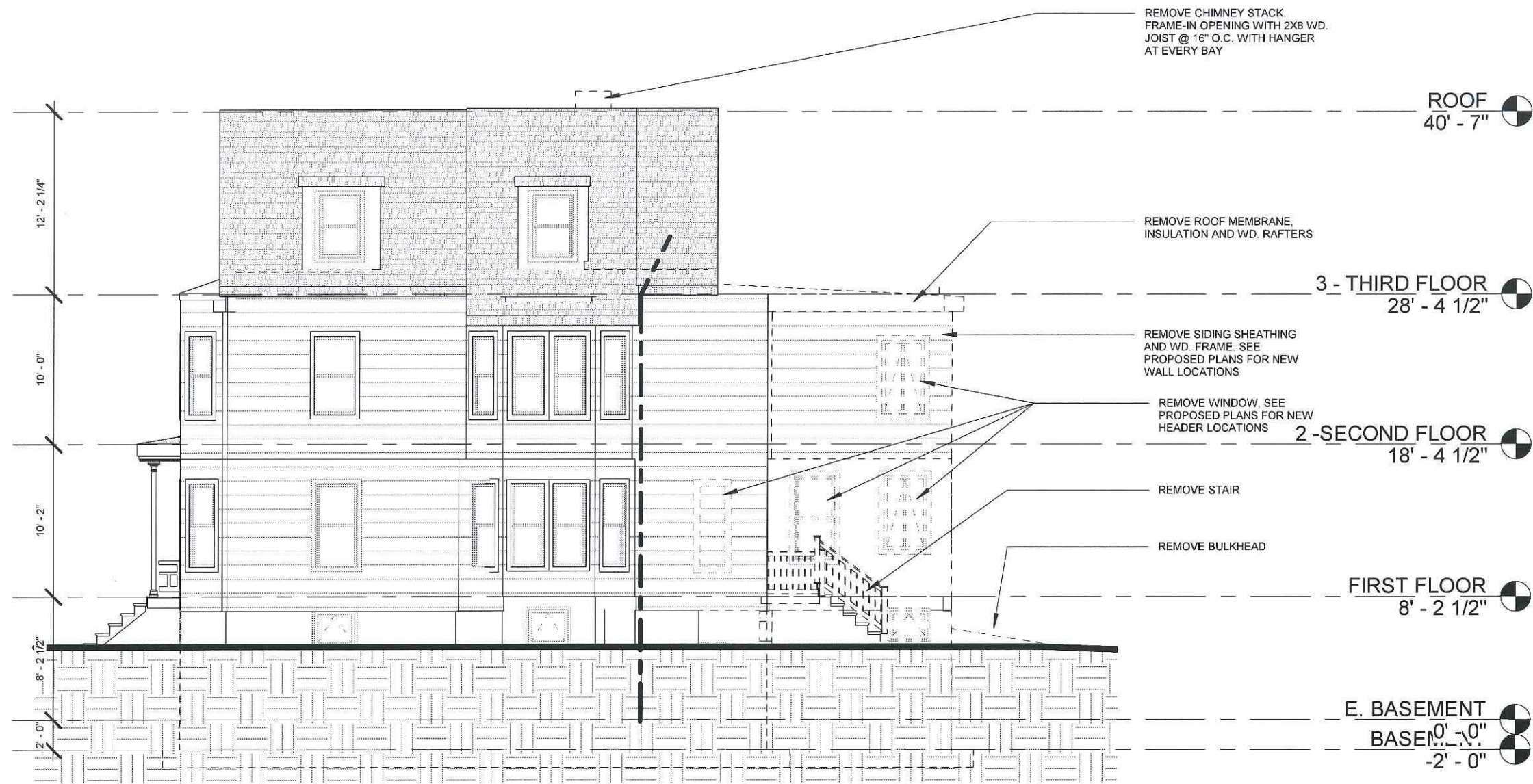


EAST ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street Addition
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Project #	MY
Drawn by	K
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Date	05-24-2021

A108



1 South elevation - existing & demolition
1/8" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

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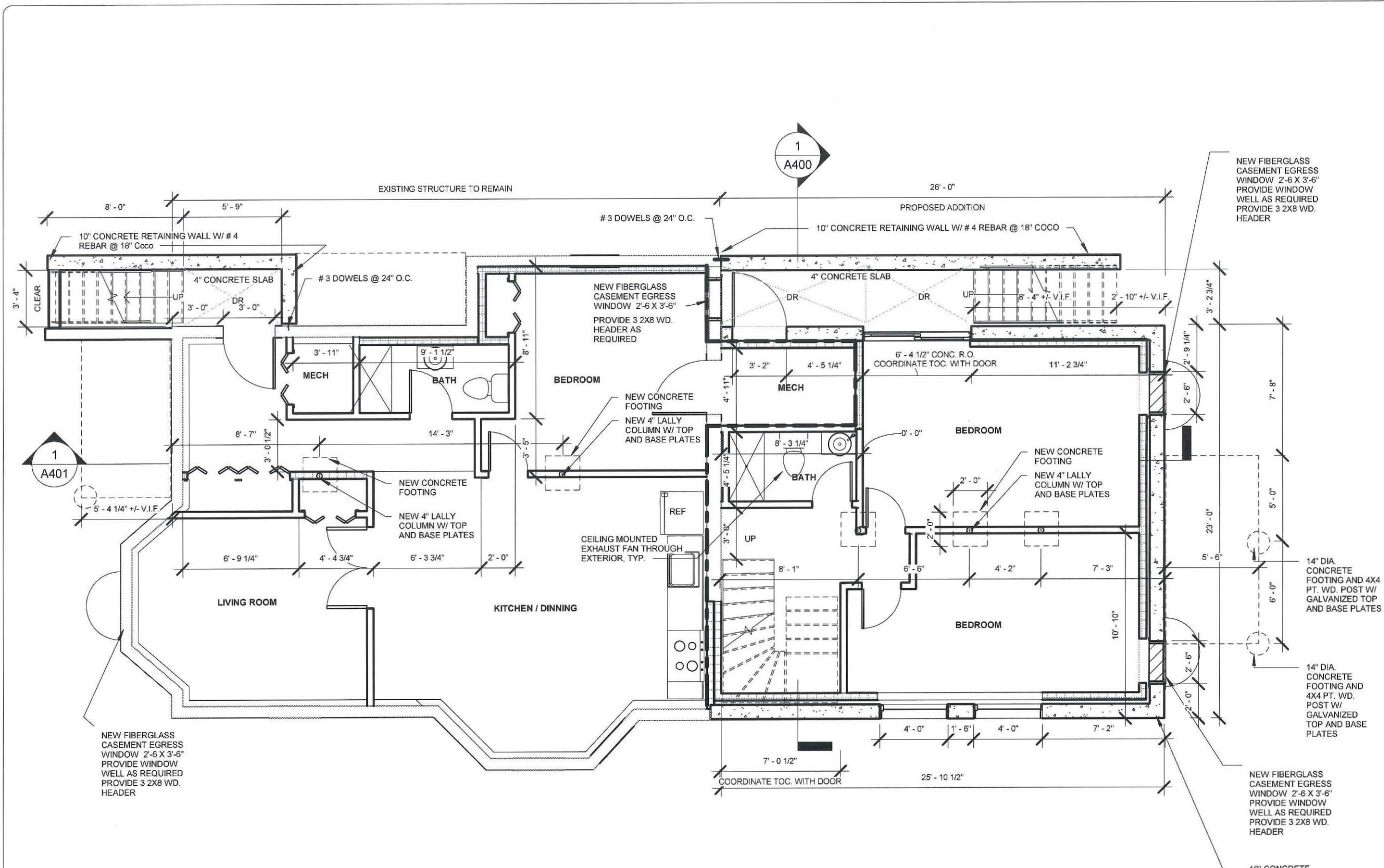


SOUTH ELEVATION - EXISTING & DEMOLITION

14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	drawing
Drawn by	MY
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Date	05.24.2021

A109



1 0 - BASEMENT - PROPOSED
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

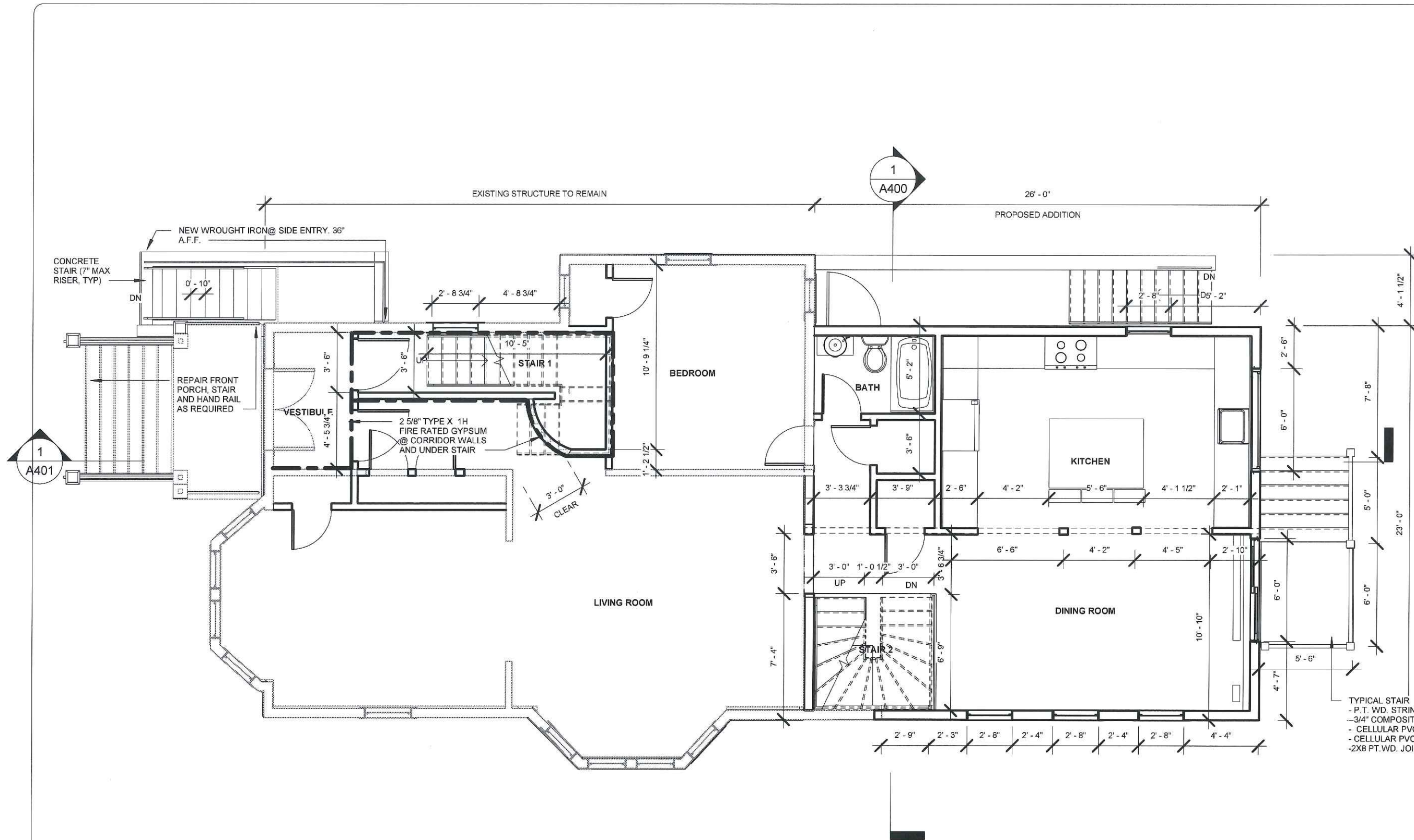
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BASEMENT - PROPOSED
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A200



1 - FIRST FLOOR - PROPOSED
 3/16" = 1'-0"

- TYPICAL STAIR
- P.T. WD. STRINGERS, 3TS
 - 3/4" COMPOSITE DEC 3 TRIP
 - CELLULAR PVC RISE 3 SID
 - CELLULAR PVC RAIL POS
 - 2X8 PT.WD. JOIST @ 1

NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
 69 Guinan St. Waltham, MA, 02451
 P: (617) 435-9840



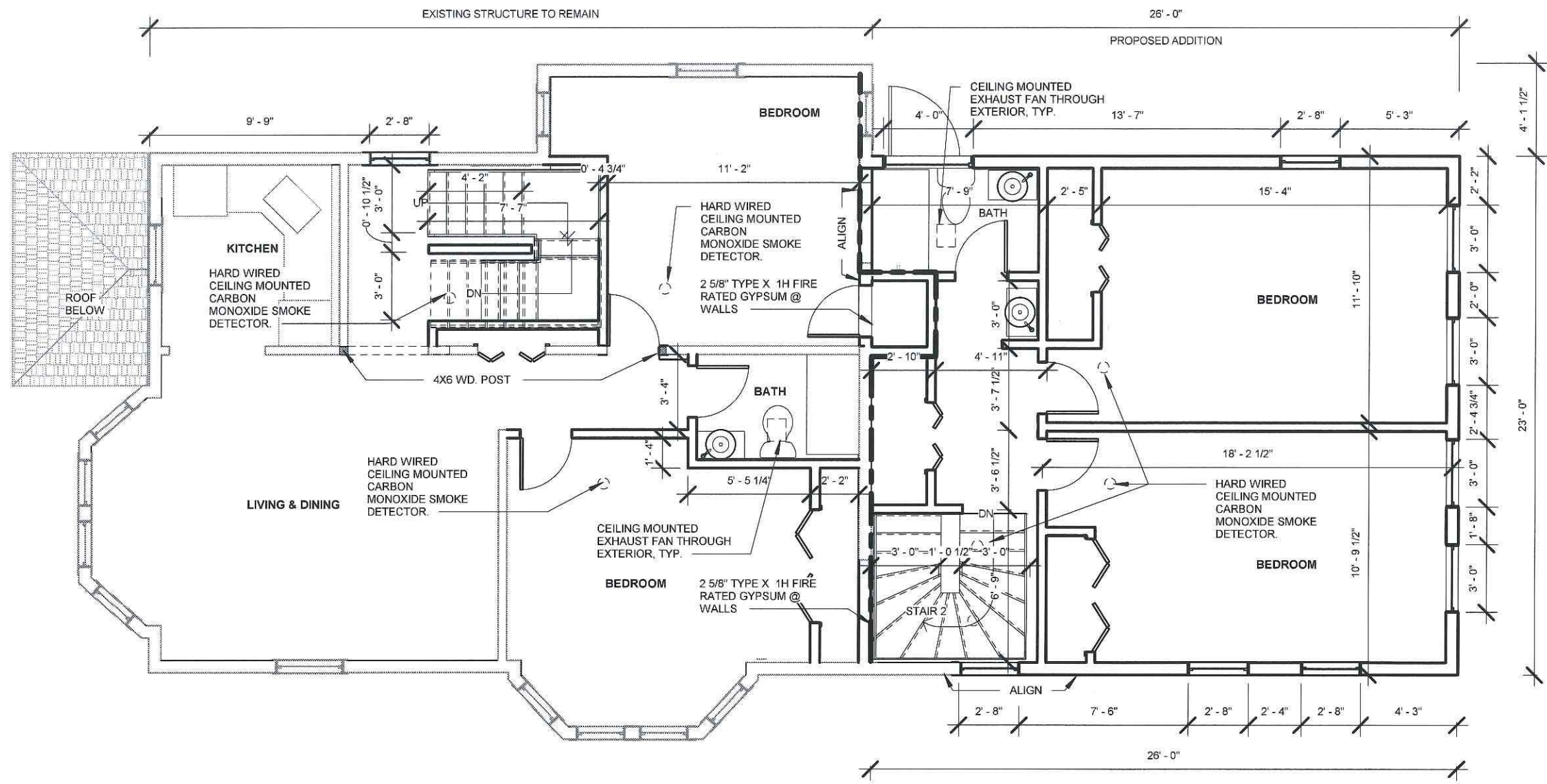
FIRST FLOOR - PROPOSED

14 Bigelow Street Addition

14 Bigelow Street, Cambridge, MA 02139

Project #:	
Drawn by:	MY
Checked by:	K
Date:	05.24.2021

A201



1 2 - SECOND FLOOR - PROPOSED
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

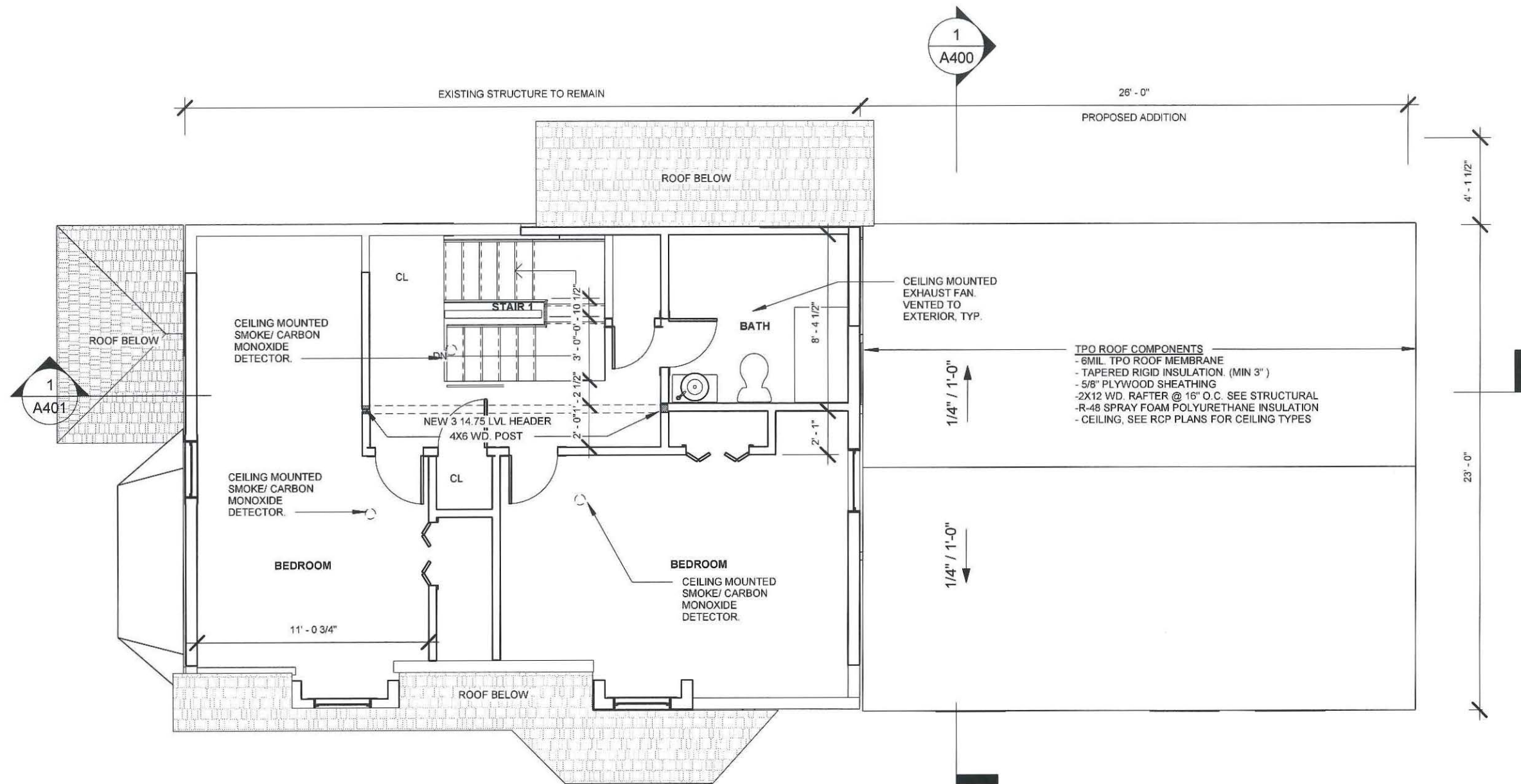
Two-Fold Design Group
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 P: (617) 435-9840



SECOND FLOOR - PROPOSED
 14 Bigelow Street Addition
 14 Bigelow Street, Cambridge, MA 02139

Project #	
Drawn by	MY
Checked by	MY
Date	05.24.2021

A202



1 3 - THIRD FLOOR
 3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
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 P: (617) 435-9840



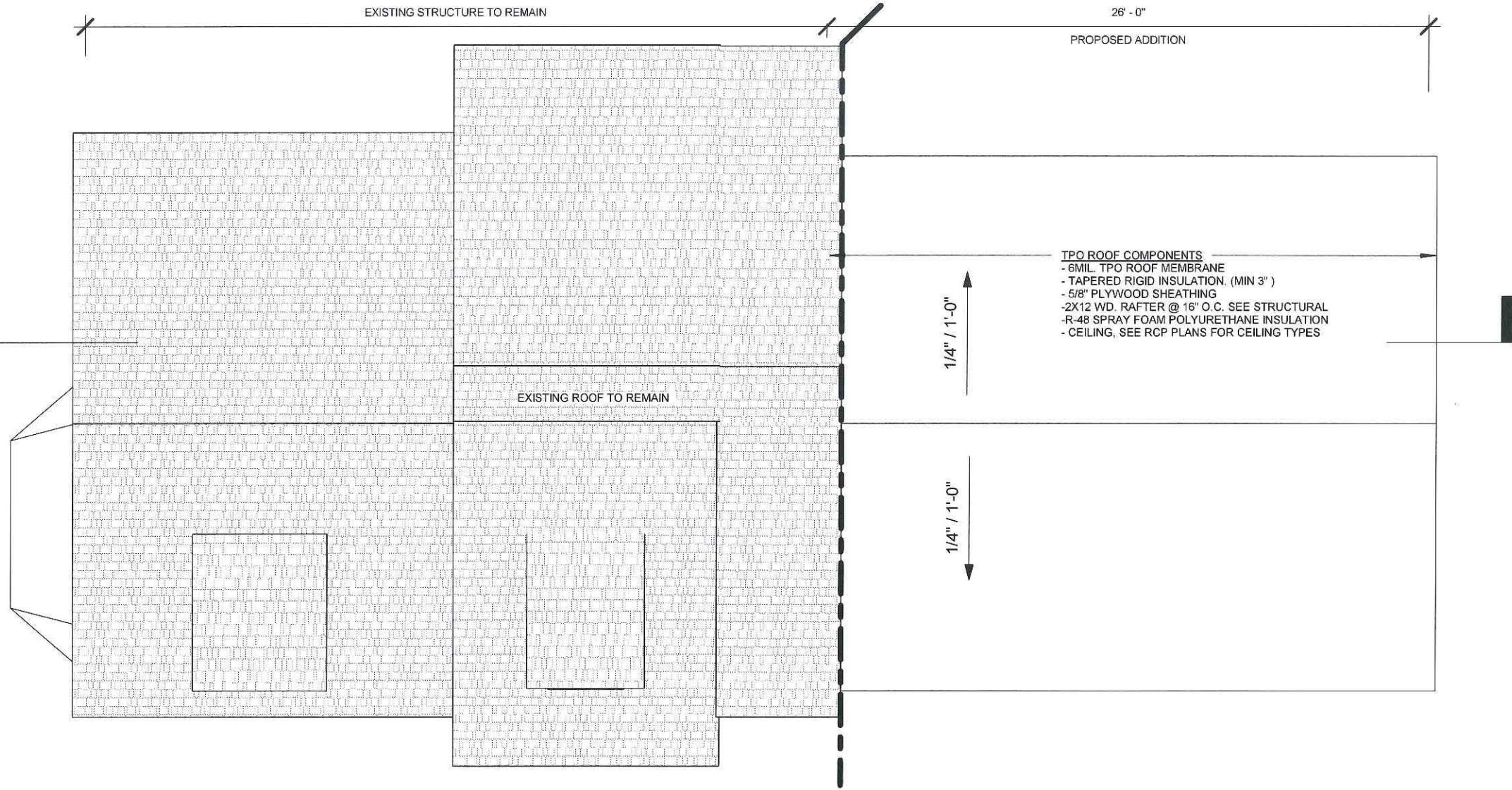
THIRD FLOOR - PROPOSED
 14 Bigelow Street Addition
 14 Bigelow Street, Cambridge, MA 02139

Project #	Drawn by	Checked by	Date
	MY	MY	05.24.2021

A203



1 ROOF
3/16" = 1'-0"



NOTE: All dimensions to be field verified and changes made accordingly.

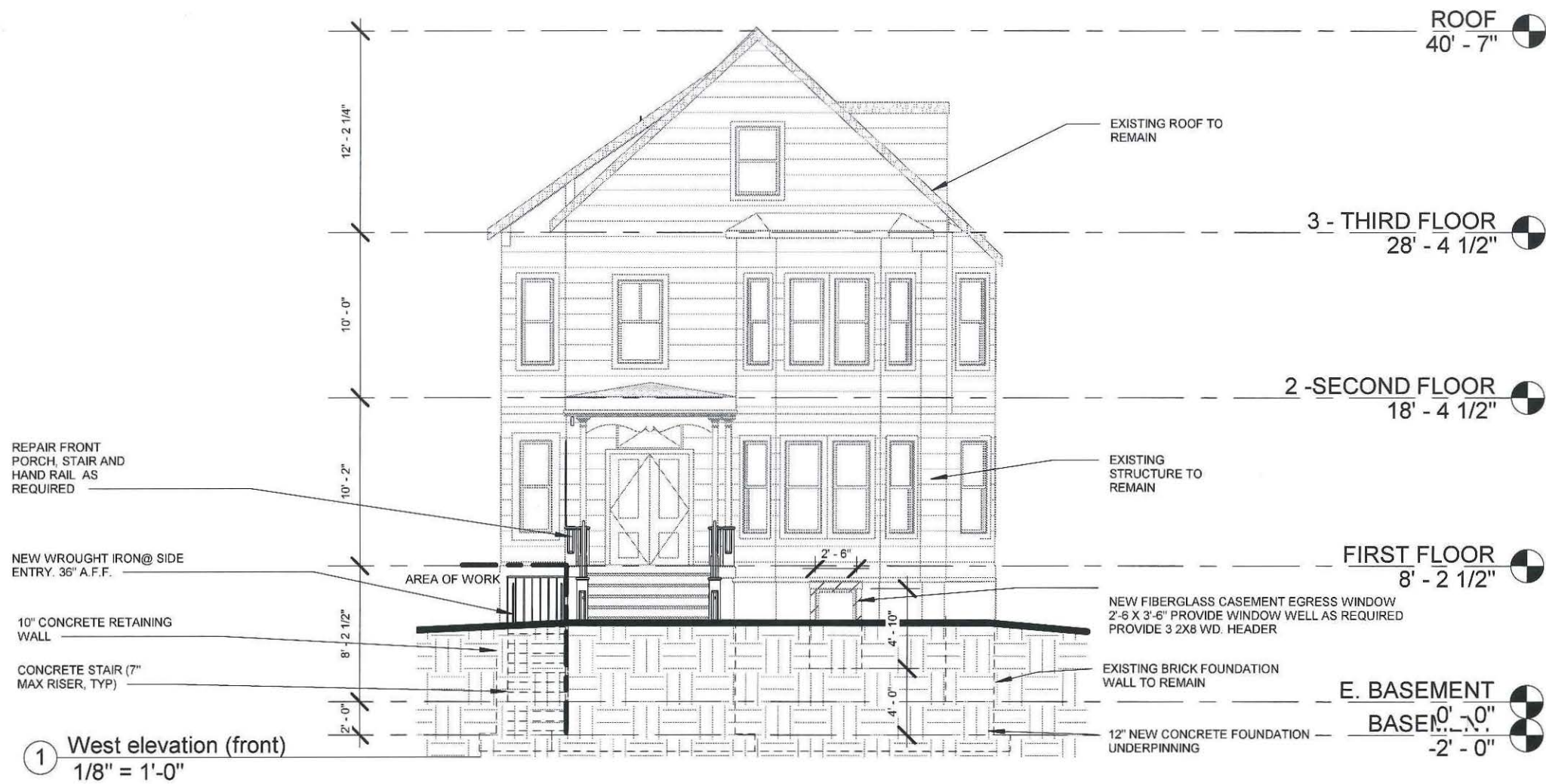
Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840



ROOF - PROPOSED
14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	Drawn by	Checked by	Date
	MY	MY	05.24.2021

A204



NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840

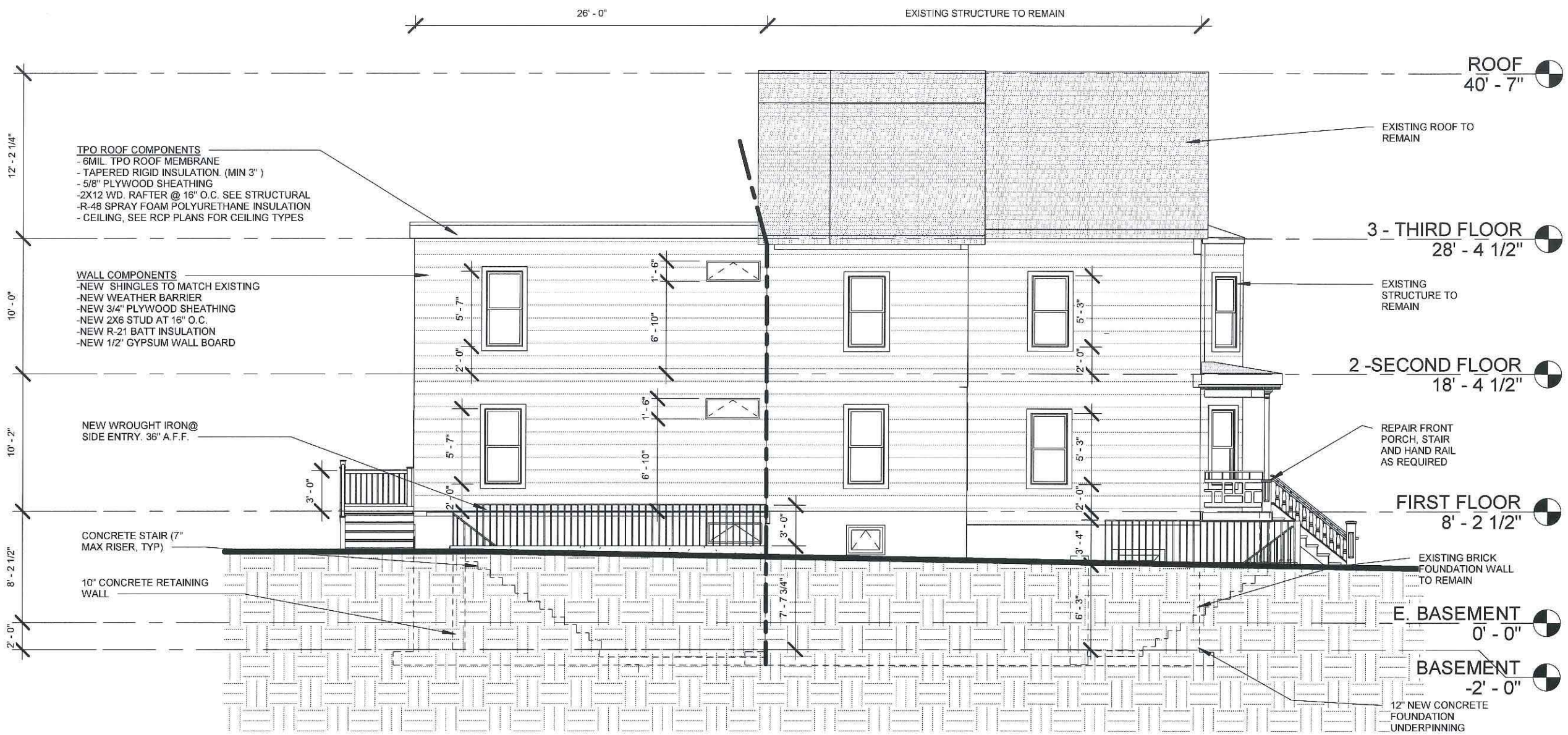


WEST ELEVATION - PROPOSED

14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	K
Checked by	MY
Date	05.24.2021

A300



1 North elevation
1/8" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840



NORTH ELEVATION - PROPOSED
14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	Design
Drawn by: MY	Project
Checked by: MY	Date: 05.24.2021

A301

- TPO ROOF COMPONENTS**
- 6MIL TPO ROOF MEMBRANE
 - TAPERED RIGID INSULATION (MIN 3")
 - 5/8" PLYWOOD SHEATHING
 - 2X12 WD RAFTER @ 16" O.C. SEE STRUCTURAL
 - R-48 SPRAY FOAM POLYURETHANE INSULATION
 - CEILING, SEE RCP PLANS FOR CEILING TYPES

- WALL COMPONENTS**
- NEW SHINGLES TO MATCH EXISTING
 - NEW WEATHER BARRIER
 - NEW 3/4" PLYWOOD SHEATHING
 - NEW 2X6 STUD AT 16" O.C.
 - NEW R-21 BATT INSULATION
 - NEW 1/2" GYPSUM WALL BOARD

PT. WD. STAIR, LANDING AND HAND RAIL
W/COMPOSITE HANDRAIL AND POST SLEEVES



1 East elevation (rear)
3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840



EAST ELEVATION - PROPOSED

14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	K
Checked by	MY
Date	05.24.2021

A303



1 South elevation
1/8" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840



SOUTH ELEVATION - PROPOSED
14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	K
Checked by	MY
Date	05.24.2021

A304

- TPO ROOF COMPONENTS**
- 6MIL. TPO ROOF MEMBRANE
 - TAPERED RIGID INSULATION, (MIN 3")
 - 5/8" PLYWOOD SHEATHING
 - 2X12 WD. RAFTER @ 16" O.C. SEE STRUCTURAL
 - R-48 SPRAY FOAM POLYURETHANE INSULATION
 - CEILING, SEE RCP PLANS FOR CEILING TYPES

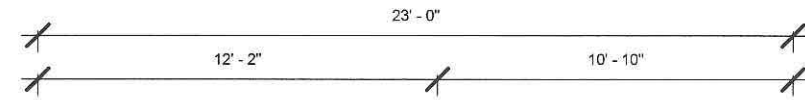
- WALL COMPONENTS**
- NEW SHINGLES TO MATCH EXISTING
 - NEW WEATHER BARRIER
 - NEW 3/4" PLYWOOD SHEATHING
 - NEW 2X6 STUD AT 16" O.C.
 - NEW R-21 BATT INSULATION
 - NEW 1/2" GYPSUM WALL BOARD

- 5/8" TYPE X 1H FIRE RATED GYPSUM W/ 3/4" RESILIENT CHANNEL @ CEILING AND WALLS BETWEEN UNITS

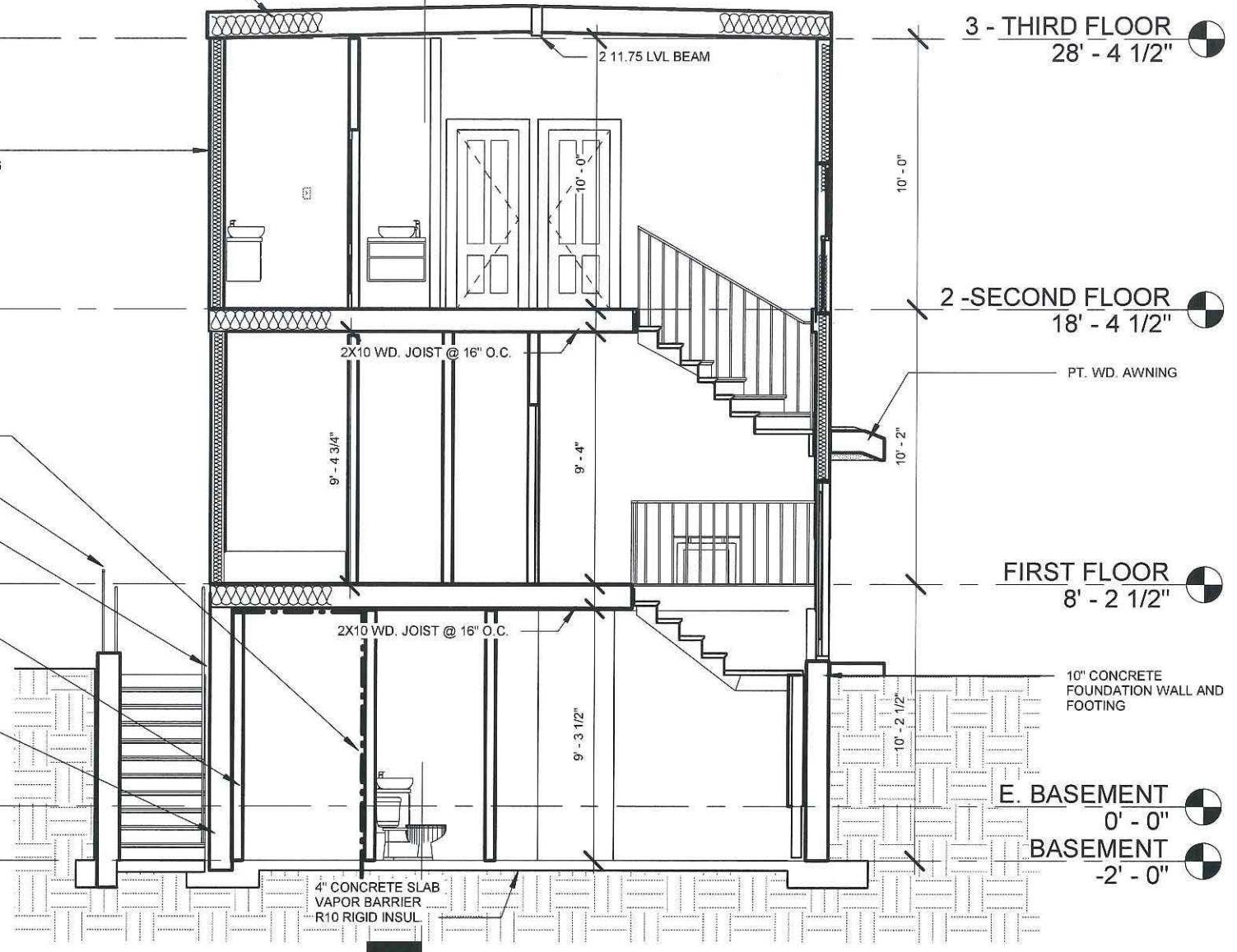
- WROUGHT IRON HAND RAIL AND POST
10" CONCRETE FOUNDATION WALL AND FOOTING

- 2X FURRING @ 16" O.C WITH SPRAY-IN CLOSE CELL POLYURETHANE INSULATION, TYP @ ALL EXTERIOR WALLS

- 10" CONCRETE FOUNDATION WALL AND FOOTING



1
A401



3 - THIRD FLOOR
28' - 4 1/2"

2 - SECOND FLOOR
18' - 4 1/2"

FIRST FLOOR
8' - 2 1/2"

E. BASEMENT
0' - 0"

BASEMENT
-2' - 0"

1 SECTION A
3/16" = 1'-0"

NOTE: All dimensions to be field verified and changes made accordingly.

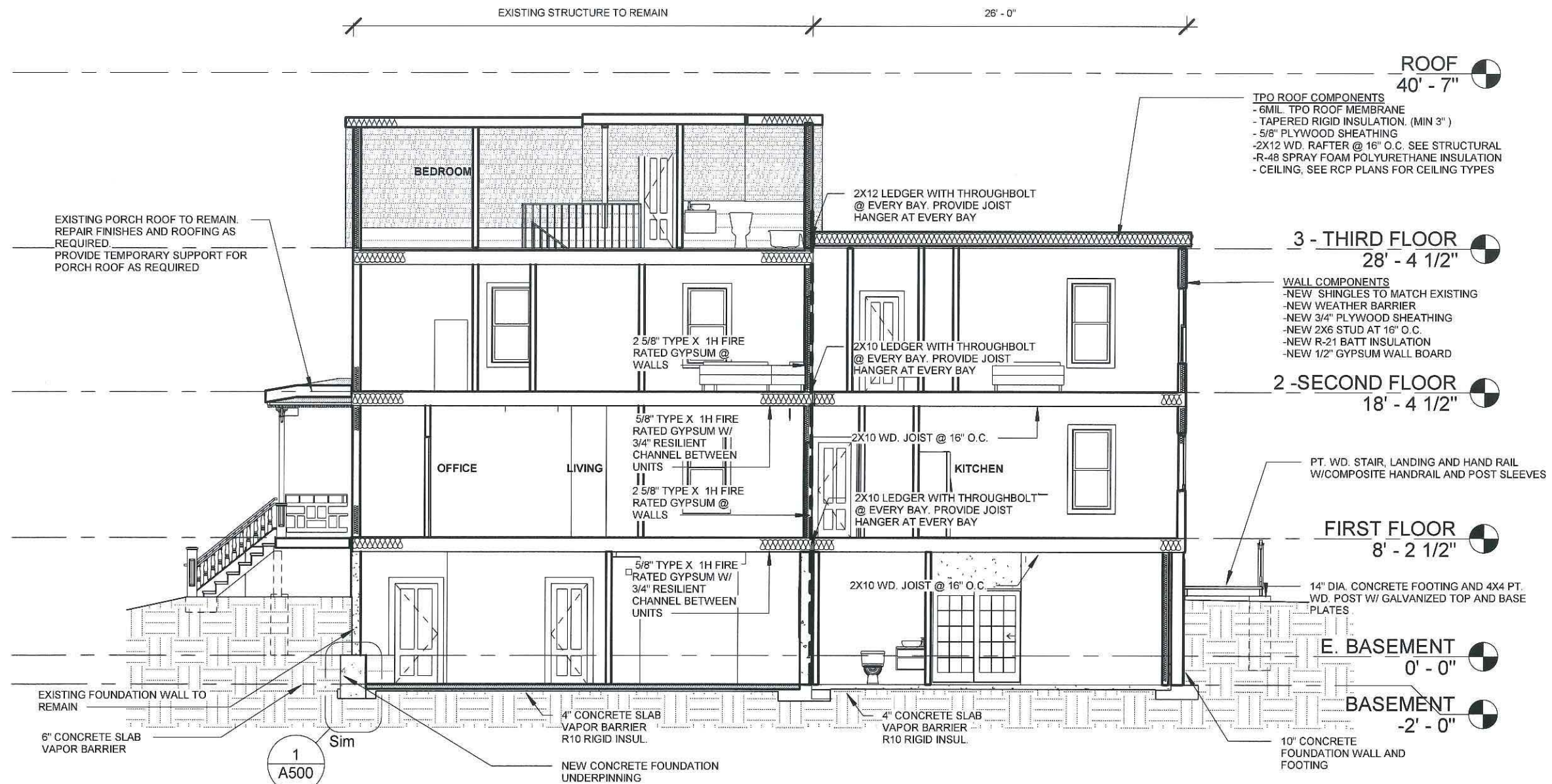
Two-Fold Design Group
69 Guinan St. Waltham, MA, 02451
P: (617) 435-9840



SECTION
14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	MY
Checked by	MY
Date	05.24.2021

A400



1 SECTION B
1/8" = 1'-0"

- ROOF**
40' - 7"
- TPO ROOF COMPONENTS**
- 6MIL. TPO ROOF MEMBRANE
 - TAPERED RIGID INSULATION. (MIN 3")
 - 5/8" PLYWOOD SHEATHING
 - 2X12 WD. RAFTER @ 16" O.C. SEE STRUCTURAL
 - R-48 SPRAY FOAM POLYURETHANE INSULATION
 - CEILING, SEE RCP PLANS FOR CEILING TYPES

3 - THIRD FLOOR
28' - 4 1/2"

- WALL COMPONENTS**
- NEW SHINGLES TO MATCH EXISTING
 - NEW WEATHER BARRIER
 - NEW 3/4" PLYWOOD SHEATHING
 - NEW 2X6 STUD AT 16" O.C.
 - NEW R-21 BATT INSULATION
 - NEW 1/2" GYPSUM WALL BOARD

2 - SECOND FLOOR
18' - 4 1/2"

FIRST FLOOR
8' - 2 1/2"

14" DIA. CONCRETE FOOTING AND 4X4 PT. WD. POST W/ GALVANIZED TOP AND BASE PLATES

E. BASEMENT
0' - 0"

BASEMENT
-2' - 0"

10" CONCRETE FOUNDATION WALL AND FOOTING

PT. WD. STAIR, LANDING AND HAND RAIL W/COMPOSITE HANDRAIL AND POST SLEEVES

2X12 LEDGER WITH THROUGHBOLT @ EVERY BAY. PROVIDE JOIST HANGER AT EVERY BAY

2X10 LEDGER WITH THROUGHBOLT @ EVERY BAY. PROVIDE JOIST HANGER AT EVERY BAY

2X10 LEDGER WITH THROUGHBOLT @ EVERY BAY. PROVIDE JOIST HANGER AT EVERY BAY

2X10 WD. JOIST @ 16" O.C.

2 5/8" TYPE X 1H FIRE RATED GYPSUM @ WALLS

5/8" TYPE X 1H FIRE RATED GYPSUM W/ 3/4" RESILIENT CHANNEL BETWEEN UNITS

2 5/8" TYPE X 1H FIRE RATED GYPSUM @ WALLS

5/8" TYPE X 1H FIRE RATED GYPSUM W/ 3/4" RESILIENT CHANNEL BETWEEN UNITS

4" CONCRETE SLAB VAPOR BARRIER R10 RIGID INSUL.

4" CONCRETE SLAB VAPOR BARRIER R10 RIGID INSUL.

NEW CONCRETE FOUNDATION UNDERPINNING

EXISTING PORCH ROOF TO REMAIN. REPAIR FINISHES AND ROOFING AS REQUIRED. PROVIDE TEMPORARY SUPPORT FOR PORCH ROOF AS REQUIRED

EXISTING FOUNDATION WALL TO REMAIN

6" CONCRETE SLAB VAPOR BARRIER

1 A500

NOTE: All dimensions to be field verified and changes made accordingly.

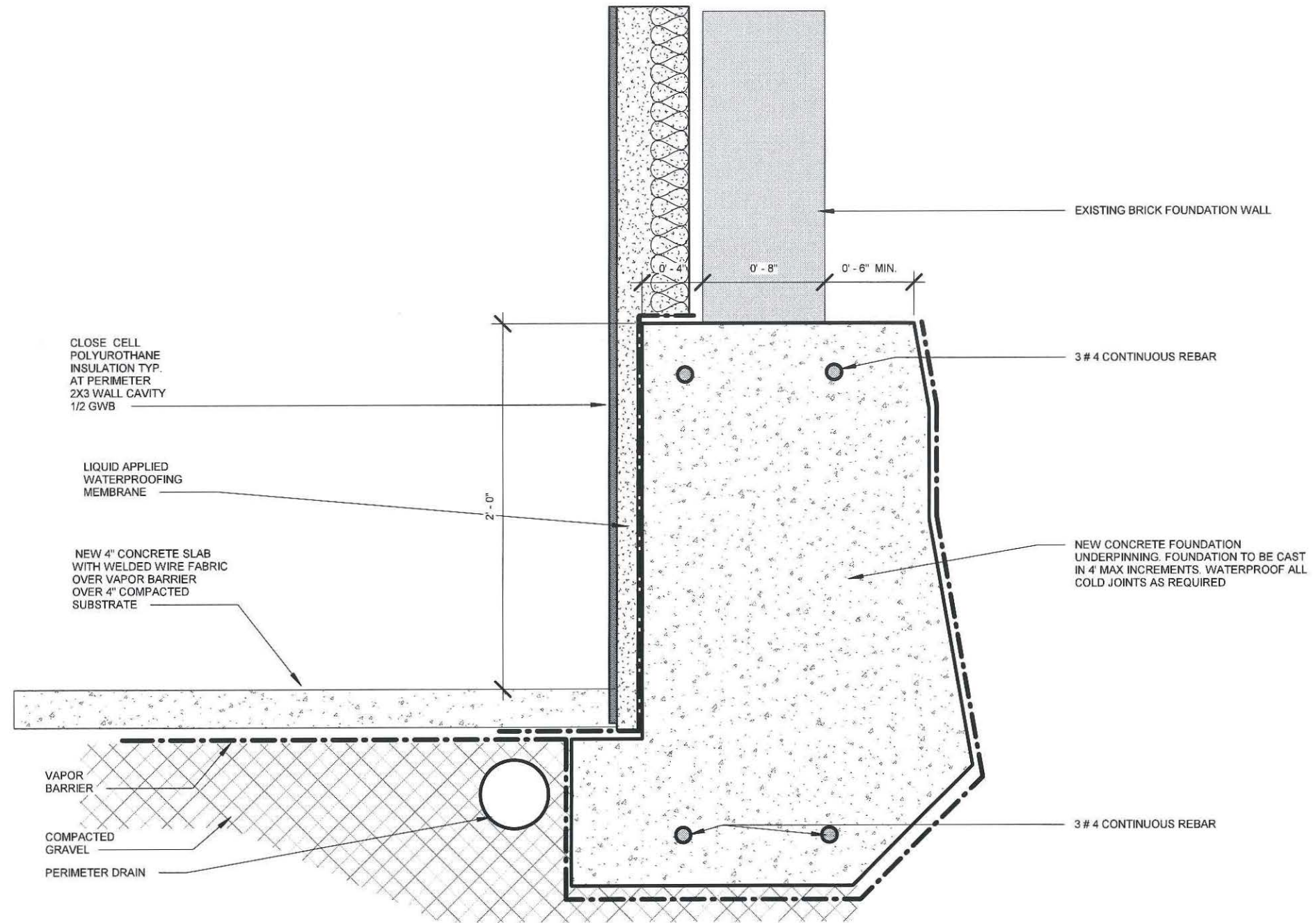
Two-Fold Design Group
69 Guinan St. Waltham, MA. 02451
P: (617) 435-9840



SECTION
14 Bigelow Street Addition
14 Bigelow Street, Cambridge, MA 02139

Project #	MY
Drawn by	K
Checked by	MY
Date	05/24/2021

A401



CLOSE CELL
POLYURETHANE
INSULATION TYP.
AT PERIMETER
2X3 WALL CAVITY
1/2 GWB

LIQUID APPLIED
WATERPROOFING
MEMBRANE

NEW 4" CONCRETE SLAB
WITH WELDED WIRE FABRIC
OVER VAPOR BARRIER
OVER 4" COMPACTED
SUBSTRATE

VAPOR
BARRIER

COMPACTED
GRAVEL

PERIMETER DRAIN

EXISTING BRICK FOUNDATION WALL

3 # 4 CONTINUOUS REBAR

NEW CONCRETE FOUNDATION
UNDERPINNING. FOUNDATION TO BE CAST
IN 4" MAX INCREMENTS. WATERPROOF ALL
COLD JOINTS AS REQUIRED

3 # 4 CONTINUOUS REBAR

① FOUNDATION WALL EXTENSION DETAIL
1 1/2" = 1'-0"

DETAIL

14 Bigelow Street renovation & expansion

A500



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: REED SHEA Date: 5/24/21
(Print)

Address: 14 Bigelow St.

Case No. BZA-116393

Hearing Date: 6/10/21

Thank you,
Bza Members

Pacheco, Maria

From: Reed Shea <reedshea@gmail.com>
Sent: Monday, July 26, 2021 3:03 PM
To: Pacheco, Maria
Subject: 14 Bigelow St BZA continuance

Hi Maria,

Thanks for your help this afternoon. Per our conversation, I'd like to request a continuance of our proposal to the BZA until sometime later this fall - September or October.

Thank you,
Reed

Reed Shea
reedshea@gmail.com

Pacheco, Maria

From: Jean Reiser <jmreiser1@gmail.com>
Sent: Tuesday, June 8, 2021 9:54 AM
To: Pacheco, Maria
Cc: Doug Gesler
Subject: Letter regarding Case#BZA116393
Attachments: BZA_116393 Gesler-Reiser Letter.docx

Categories: Red Category

Dear Ms. Pacheco,

We are the owners of #16 Bigelow and are direct abutters of #14, who are petitioning before the BZA on Thursday, June 10 under case #BZA116393. Below please find our enclosed non-supportive letter for review by the Board for this case.

Should you have any questions or comments, please feel free to reach out to us directly at:

jmreiser1@gmail.com

djgesler@comcast.net

We'd appreciate acknowledgment of receipt of our letter to the Board.

Many thanks in advance,

Jean Reiser
Doug Gesler

June 7, 2021

To: Board of Zoning, Cambridge Re: **Case #BZA – 116393 Property at #14 Bigelow St.**
From: Doug Gesler & Jean Reiser, #16 Bigelow

We reside at #16 Bigelow and are primary abutters of the applicants in Case #BZA -116393. We are not in support of the expansion in the proposal put forth by the owners of #14 for the following reasons:

1) The proposed addition is not 'modest' as characterized in the application. It extends 10 ft beyond the rear of the existing house, including 2 levels above grade, plus additional basement living space. This 10ft addition (which includes raising the entire back roof by another full foot) projects a minimum of 6 feet beyond the rear wall of our home and it would both loom over and create unwanted shade on our small back garden, blocking green space views and winter sunlight. This impact is a direct result of the additional square feet being requested through a variance for FAR.

2) FAR relief

The owners at #14 propose to add approximately 1400 sq ft of new or renovated basement living space that would be excluded by special permit from GLA for FAR purposes. While we are not opposed to this special permit, we note that the owners propose to make full use of this special permit relief and then request additional relief by variance to add an additional 600 ft above grade that will increase the size and bulk of the building above ground and have direct impact on neighbors.

3) Hardship claim

In support of their variance request, the owners put forth that a literal enforcement of the ordinance would cause them substantial hardship and that expansion is needed to accommodate a growing family and work from home. The owners state 'we are reducing the size of our rental units while expanding our family living space'. However, the current proposal shows a studio basement apartment being increased to a potential 2BR market apartment.

One alternative is to redesign their living space by modestly reducing the proposed size of one of their two large market-rate rental units. This approach would allow them to meet their needs without seeking a zoning variance for FAR.

The requested zoning relief which includes both exclusion of 1400 square feet of space through special permit and an additional 262 square feet through a variance for FAR is not proportionate to the hardships cited by the owners. They have alternative options to address their needs without the variance they are seeking.

We would be willing to support a more modest expansion that would not require a variance for FAR (in the event that the BZA grants a special permit to exempt basement living area from FAR, which we do not oppose). This would likely result in a concept/plan which could extend approximately 3 to 4 feet (rather than 10 feet as proposed) beyond the back of the current house, adhering to FAR requirements of .75 (even with basement exclusion). The back of their house would then align with ours and this would slightly reduce total living area from 4800 sq ft as currently proposed to about 4450 sq ft on a 4000 sq foot lot.

We have previously made these points with the neighbors at #14, but no substantive changes have resulted for this addition. We do, however, thank them for the revised front entrance design.

Thank you for the opportunity to bring our comments forward to the Zoning Board.

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To: Board of Zoning Appeals
From: Ellen Slater,
owner/resident of 10 Bigelow
Re: Zoning appeal for addition at 14 Bigelow Case #116393
Date: June 8, 2021

We are fortunate to have ambitious and interested owners willing and able to invest in their home with much needed renovation and repair.

The expansion of home footprint and scale above and below ground as proposed transform a home originally designed as a single family into two rental units plus owners quarters residence. This has potential to overload the lot, and to overtax the street. The owners #14 Bigelow claim hardship, with an expansion beyond FAR guidelines needed to provide space for growing family. Such space exists now, and they have the ability to renovate within FAR guidelines to carve out more owner space rather than rental space.

Clearance between houses/parcels 16-10 Bigelow is minimal. It is enough space to travel your path, enjoy small plantings, and to carry your trash bins or park your bike. A path wide enough for a wheelchair user to visit the backyard is also possible if intentionally preserved or provided for. Considering this in the design was suggested and doing so would be generous and forward thinking. So far there is no allowance for such access drawn. The logical point for that access is instead dedicated to cars. In the example of this petition, this parking is enough for owners unit parking but not enough for the tenants who will rent the 6 bedrooms planned. The expansion of rental units in #14 will create more reliance on limited on-street parking.

Back yard green space is not large in any case, but the repetition of small green space side by side in each Bigelow parcel in the zone discussed create an impact beneficial to the ecosystem. Neighbors appreciate the community benefits of preserving what small green space we have. My basement at # 10 Bigelow tends to get wet in heavy rain, and the water accumulates on the paved areas much more than the green space where water is more easily absorbed.

There is no obvious outside secure space in proposal for the bikes that are referenced as preferred transportation. No dedicated area is planned for trash bins, now parked to left of front door and sometimes packed to overflowing. Heavier usage of the house for renters will only exacerbate this eyesore and rodent magnet.

The owners have sought and considered feedback from neighbors and have reframed their proposal several times. A roof deck was a focus in an earlier iteration. Assuming this is still desirable, how would that impact the density/shade/sun concerns of direct abutters?

I am not aiming to discourage but instead to caution the owners, and the zoning board. Upgrades and renovations may be made to #14 Bigelow with creativity and great potential within FAR guidelines. The variance to exceed the FAR guidelines with a plan that takes no care to define the interaction between spaces between houses, that defines the planned improvements as benefitting the residents of 14 rather than also the street community, and that misrepresents facts such as # of parking spaces fails to address community concerns and should be reined in.