



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR 30 AM 11:50  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 216245**

### General Information

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

Special Permit: \_\_\_\_\_ Variance:  X  Appeal: \_\_\_\_\_

**PETITIONER:** Mario Lopez and Felicia Brady-Lopez

**PETITIONER'S ADDRESS:** 158 Pleasant Street, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 158 Pleasant St., Cambridge, MA

**TYPE OF OCCUPANCY:** single family residence      **ZONING DISTRICT:** Residence C Zone

**REASON FOR PETITION:**

/Additions/

### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Proposed First floor kitchen addition is to add 29sf of F.A.R space by squaring off the existing rear wing of this attached townhouse style residence.

### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

Mario Lopez / Felicia Brady Lopez

(Petitioner (s) / Owner)

Mario J Lopez / Felicia Brady-Lopez

(Print Name)

Address:

158 Pleasant St, Cambridge MA

Tel. No.

617 794-8908

E-Mail Address:

fbrady24@gmail.com

02139

**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 MARIO LOPEZ & FELICIA BRADY-LOPEZ  
(OWNER)

Address: 158 PLEASANT ST, CAMBRIDGE, MA. 02139

State that I/We own the property located at 158 PLEASANT ST., 02139, which is the subject of this zoning application.

The record title of this property is in the name of MARIO LOPEZ & FELICIA BRADY-LOPEZ

\*Pursuant to a deed of duly recorded in the date 01/23/2017 Middlesex South County Registry of Deeds at Book 58336, Page 213; or Middlesex Registry District of Land Court, Certificate No. NA Book NA Page NA.

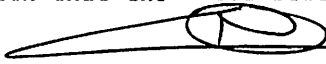
*Felicia Brady-Lopez*  
Felicia Brady-Lopez

*MARIO LOPEZ*  
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

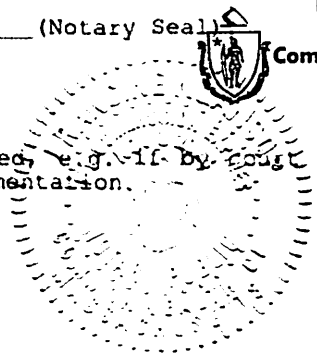
The above-name Mario Lopez and Felicia Brady-Lopez personally appeared before me, this 23<sup>rd</sup> of March, 2023, and made oath that the above statement is true.

  
Notary

My commission expires 11/03/2028 (Notary Seal)

**FRANCINE NGANSOP**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 3, 2028

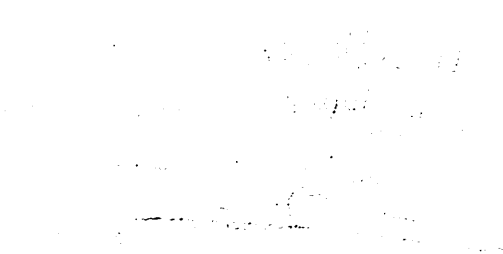
• If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.



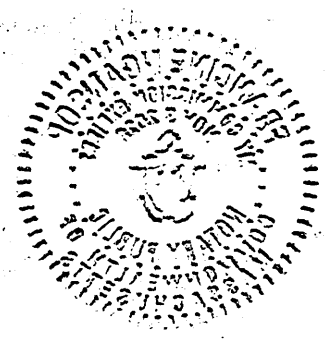
Handwritten notes at the top of the page, including the word "Introduction" and several lines of text.



Handwritten notes on the right side of the page, continuing the text from the top.



Handwritten notes on the right side of the page, continuing the text from the top.



Handwritten notes at the bottom right of the page, including the word "Conclusion" and several lines of text.

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A VARIANCE**

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

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

The proposed minimally sized addition of 29sf would allow for replacing the current awkward and undersized/substandard kitchen with an updated, modest but workable new eat-in kitchen. This will effectively bring that space into a scale consistent with the size of the existing house, making the property more suitable for family use.

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

Our request for relief both for adding F.A.R and for building within the rear setback stems from the extremely small size of this non-conforming lot relative to the standard lot size for its district. At less than one-third the required lot area, (1,544sf vs 5,000sf), this presents a significant hardship.

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

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

The limited size of the proposed additional F.A.R. footprint requested, (29 sf), when combined with the proposed reduction in area of the existing deck/landing would in fact allow for a net increase in the overall amount of outdoor open and permeable green space that would be provided in the back yard of this densely built-out block, overlooked by multiple near neighbors.

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

The proposed addition would allow this home's existing rear living area to open up to more daylight, and views, and better access to its private garden/outdoor patio. The depth of the back yard's usable open space would be increased from 12.75 to 14.5 feet, bringing it very close to compliance with the intent of the ordinance's 15 foot minimum dimensions for "private" outdoor space for each dwelling.

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

Date: 03.29.2023**BZA Application Form****DIMENSIONAL INFORMATION**

**Applicant:** Mario Lopez and Felicia Brady-Lopez  
**Location:** 158 Pleasant St., Cambridge, MA  
**Phone:** 617 794-8908

**Present Use/Occupancy:** single family residence  
**Zone:** Residence C Zone  
**Requested Use/Occupancy:** unchanged

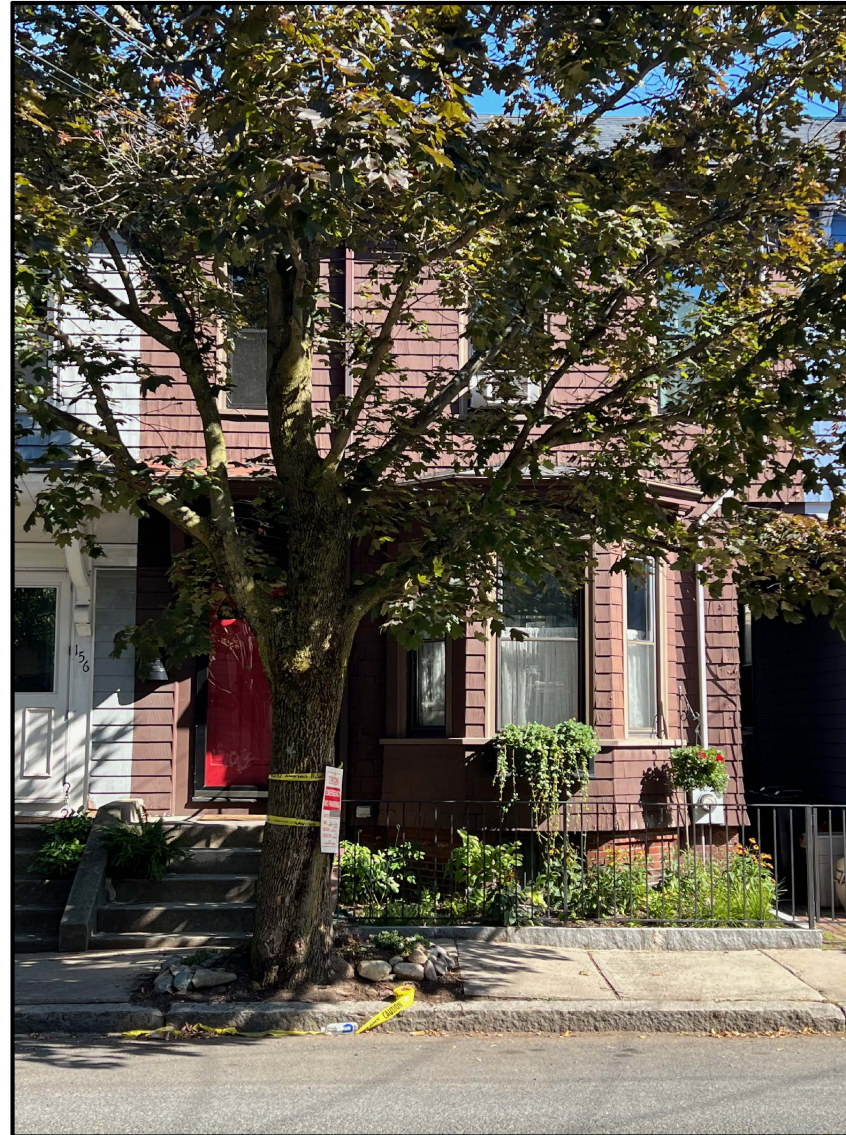
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements:</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1436	1465	926	(max.)
<u>LOT AREA:</u>		1,544	unchanged	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.93	.95	.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,544	unchanged	1,800	
<u>SIZE OF LOT:</u>	WIDTH	21.3 feet	unchanged	50 feet	
	DEPTH	72.5 feet	unchanged	100 feet	
<u>SETBACKS IN FEET:</u>	FRONT	5.0 feet	unchanged	10 feet	
	REAR	15.6 feet	unchanged	20.6 feet	
	LEFT SIDE	0 feet	unchanged	7.5 feet	
	RIGHT SIDE	0 feet	unchanged	7.5 feet	
<u>SIZE OF BUILDING:</u>	HEIGHT	31 feet	unchanged	35 feet	
	WIDTH	51.9 feet	52.8 feet	n/a	
	LENGTH	21.3 feet	unchanged	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0	0	.18	
<u>NO. OF DWELLING UNITS:</u>		1	unchanged	1 per 1800 sf of lot	
<u>NO. OF PARKING SPACES:</u>		0	0	1	
<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.:

n/a

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).

# 158 PLEASANT STREET CAMBRIDGE, MASSACHUSETTS



DRAWING INDEX		DATE ISSUED				
<input checked="" type="checkbox"/> ISSUED OR REISSUED WITH REVISION <input type="checkbox"/> REISSUED WITHOUT REVISION		BZA SUBMISSION 3/13/23				
ARCHITECTURAL DRAWINGS						
A0.0	COVER SHEET / DRAWING INDEX		<input checked="" type="checkbox"/>			
--	CERTIFIED PLOT PLAN		<input checked="" type="checkbox"/>			
A0.1	BLOCK MAP & ASSESSOR'S MAP	<input checked="" type="checkbox"/>				
A0.2	SCHEMATIC SITE PLANS	<input checked="" type="checkbox"/>				
A0.3	DIMENSIONAL FORM + AREA & CALCS.	<input checked="" type="checkbox"/>				
A0.4	CONTEXT PHOTOS - EXISTING	<input checked="" type="checkbox"/>				
A1.1	FIRST FLOOR PLAN- PROPOSED	<input checked="" type="checkbox"/>				
A2.1	RIGHT SIDE ELEVATION- EXISTING + PROPOSED	<input checked="" type="checkbox"/>				
A2.2	REAR ELEVATION- EXISTING + PROPOSED	<input checked="" type="checkbox"/>				
EX1.0	EXISTING BASEMENT PLAN	<input checked="" type="checkbox"/>				
EX1.1	EXISTING FIRST FLOOR PLAN	<input checked="" type="checkbox"/>				
EX1.2	EXISTING SECOND FLOOR PLAN	<input checked="" type="checkbox"/>				

## BZA SUBMISSION SET, MARCH 13, 2023

**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy @ semmesdesign.com

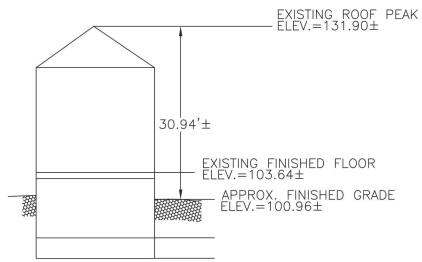
PROJECT TITLE: 158 PLEASANT ST., CAMBRIDGE, MA  
 DRAWING TITLE: COVER SHEET & DRAWING INDEX

DATE: 3/13/2023  
 REVISION:  
 SCALE: NONE

**A0.0**

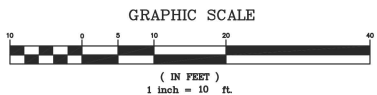
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8/2/2022.
2. DEED REFERENCE: BOOK 58336, PAGE 213  
 PLAN REFERENCE 1: PLAN 267 OF 1981  
 PLAN REFERENCE 2: PLAN 708 OF 2015  
 PLAN REFERENCE 3: PLAN 784 OF 2020  
 PLAN REFERENCE 4: PLAN 799 OF 1997  
 PLAN REFERENCE 5: PLAN 1205 OF 1998  
 MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.



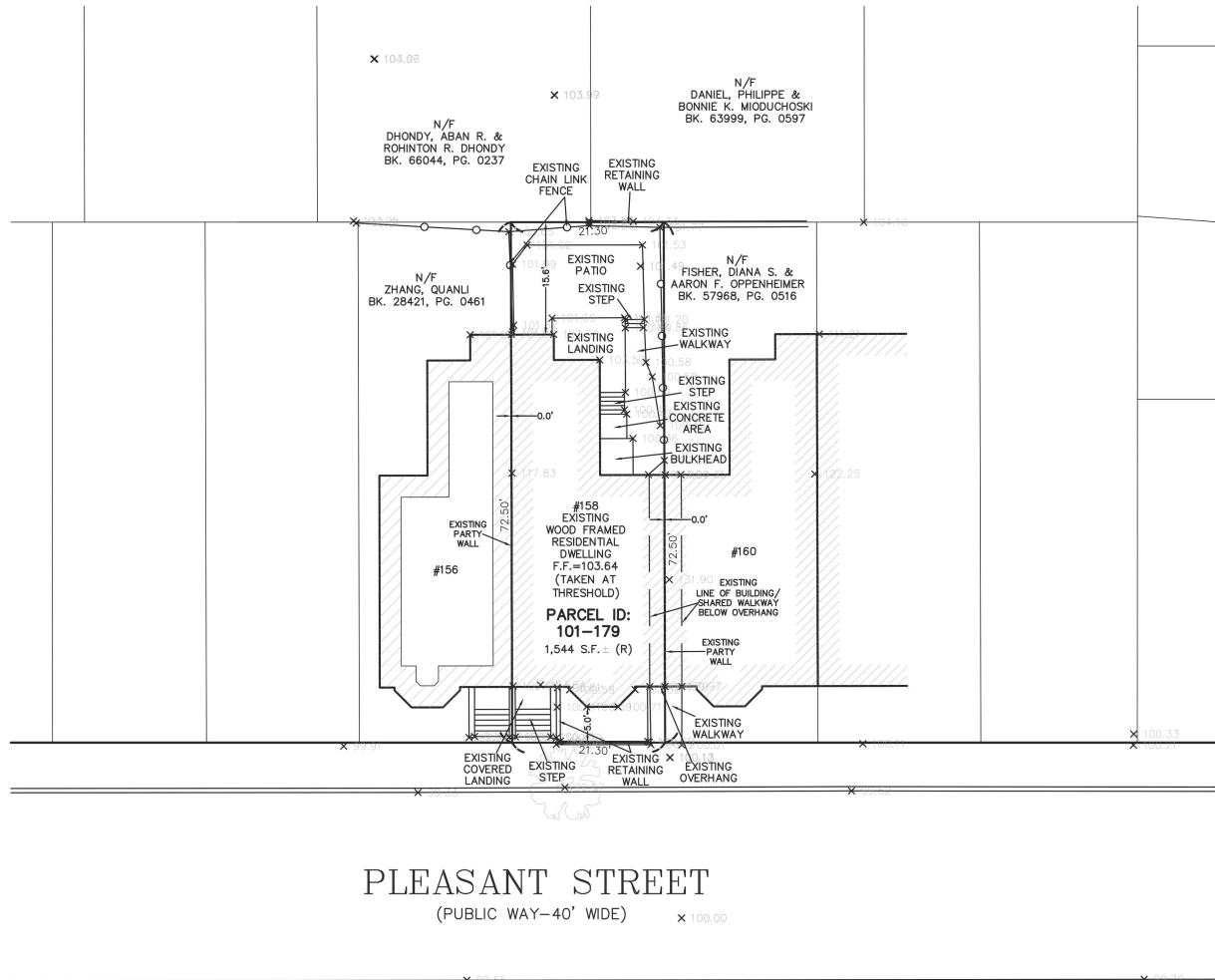
EXISTING PROFILE  
NOT TO SCALE

FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)  
CAMBRIDGE CITY BASE (FT-CBB) DATUM



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, USER OF THE MAPS, OR ANY OTHER PARTY. THE USER OF THE MAPS OR ANY OTHER PARTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE USER OF THE MAPS OR ANY OTHER PARTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE USER OF THE MAPS OR ANY OTHER PARTY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

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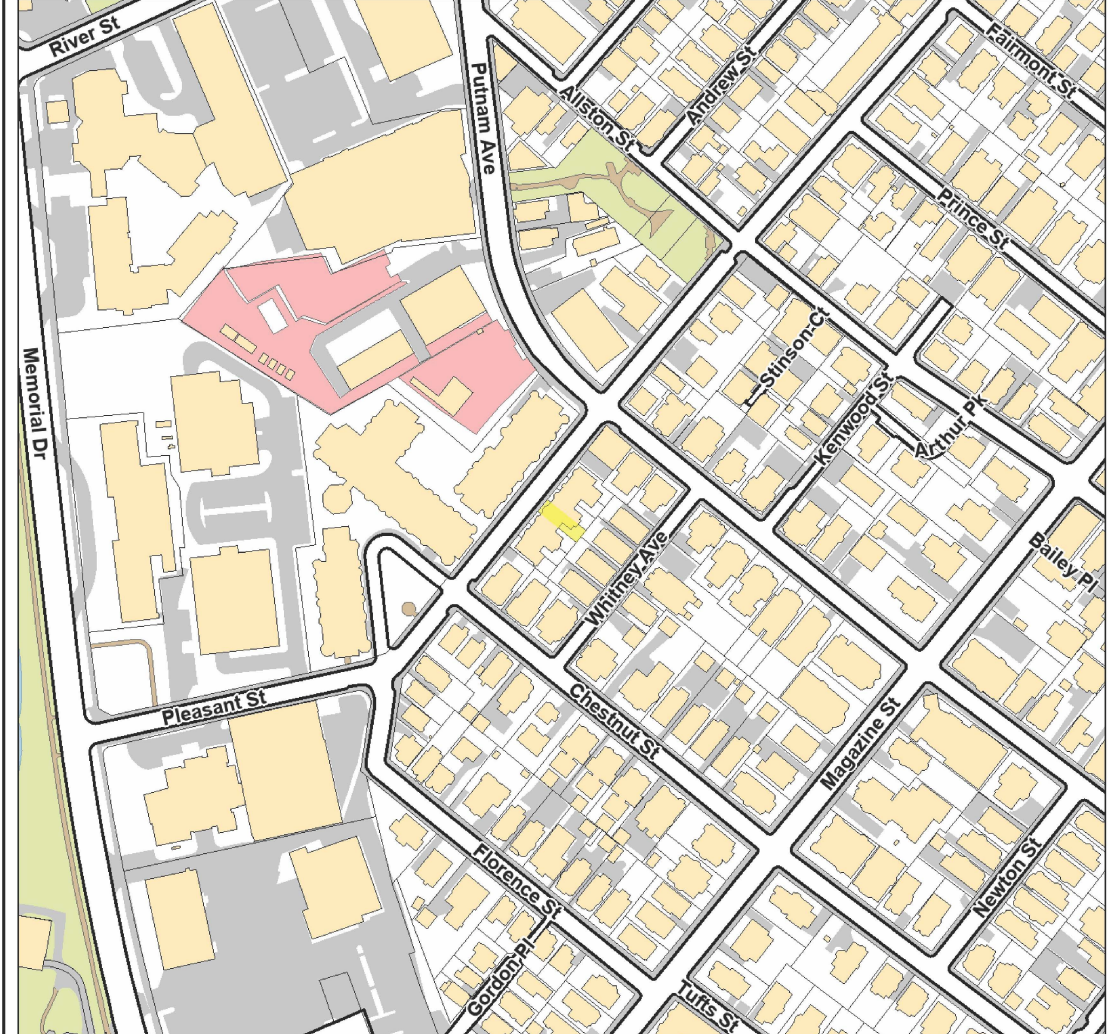
SCALE	1"=10'		
DATE	9/13/2022		
	REV	DATE	REVISION
SHEET	1		
PLAN NO.	1 OF 1		
CLIENT:	158 PLEASANT STREET CAMBRIDGE MASSACHUSETTS		
	PLOT PLAN OF LAND		
DRAWN BY	D.O.K.		
CHKD BY	P.N.		
APPD BY	P.N.		
	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
SHEET NO.	<b>1</b>		


**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **CERTIFIED PLOT PLAN**

DATE: AS NOTED  
 REVISION:  
 SCALE: NTS

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City of Cambridge  
Massachusetts

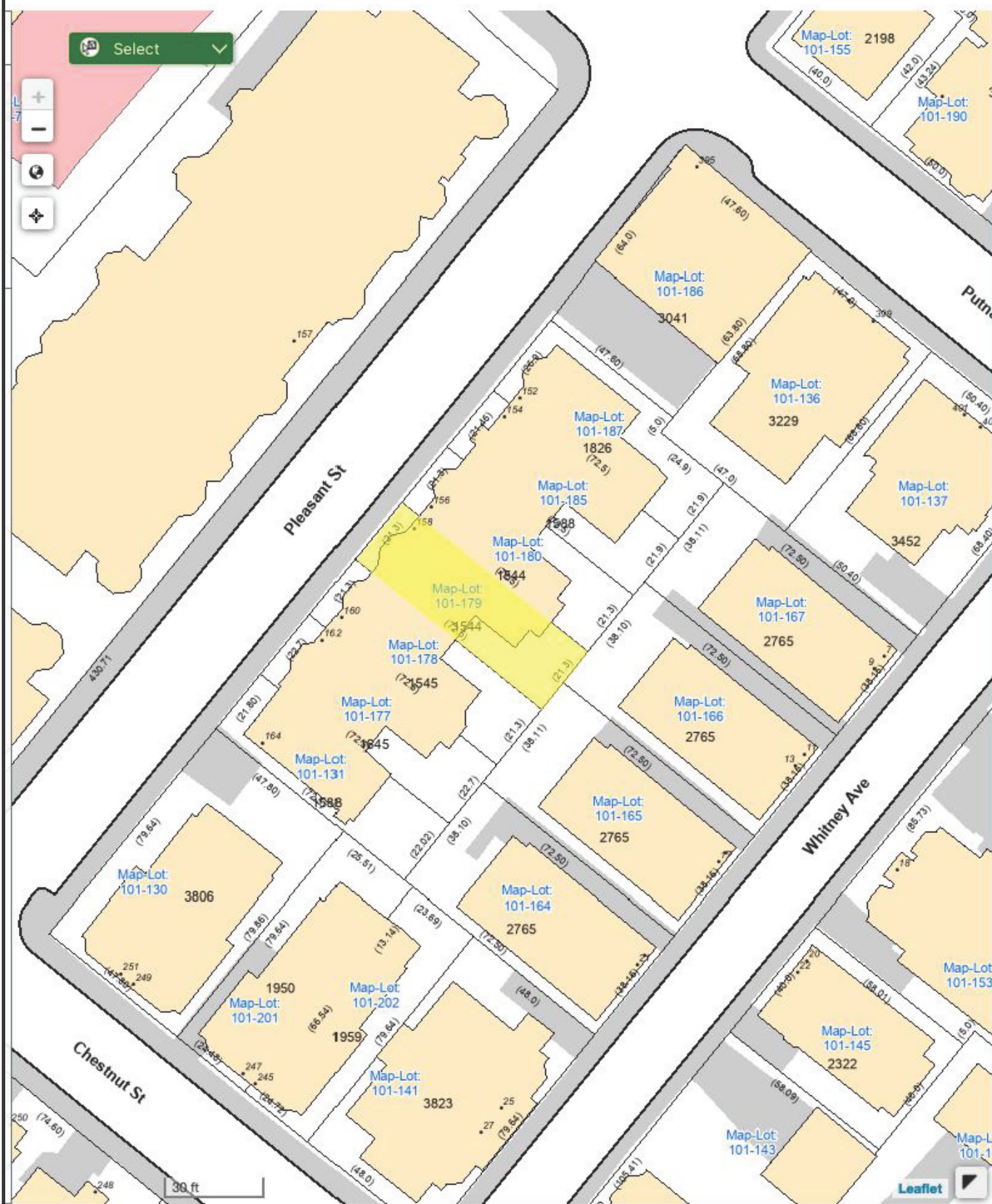
1" = 208 ft

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

[www.cambridgema.gov/gis](http://www.cambridgema.gov/gis)

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





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**Details**

Property Info

**Property ID 101-179**

**PID** 5946  
**Address** 158 PLEASANT ST  
**Land Use** SNGL-FAM-RES  
**Land Area** 0.04 acres / 1543 sq ft  
**Living Area** 1460 sq ft

[Property Card](#)  
[Recent Comparable Sales](#)  
[Parcel Block Map \(PDF\)](#)

**Owner Information**

**Name** LOPEZ, MARIO J. &  
**Address** 158 PLEASANT ST  
**City** CAMBRIDGE  
**State** MA  
**Zip Code** 02139

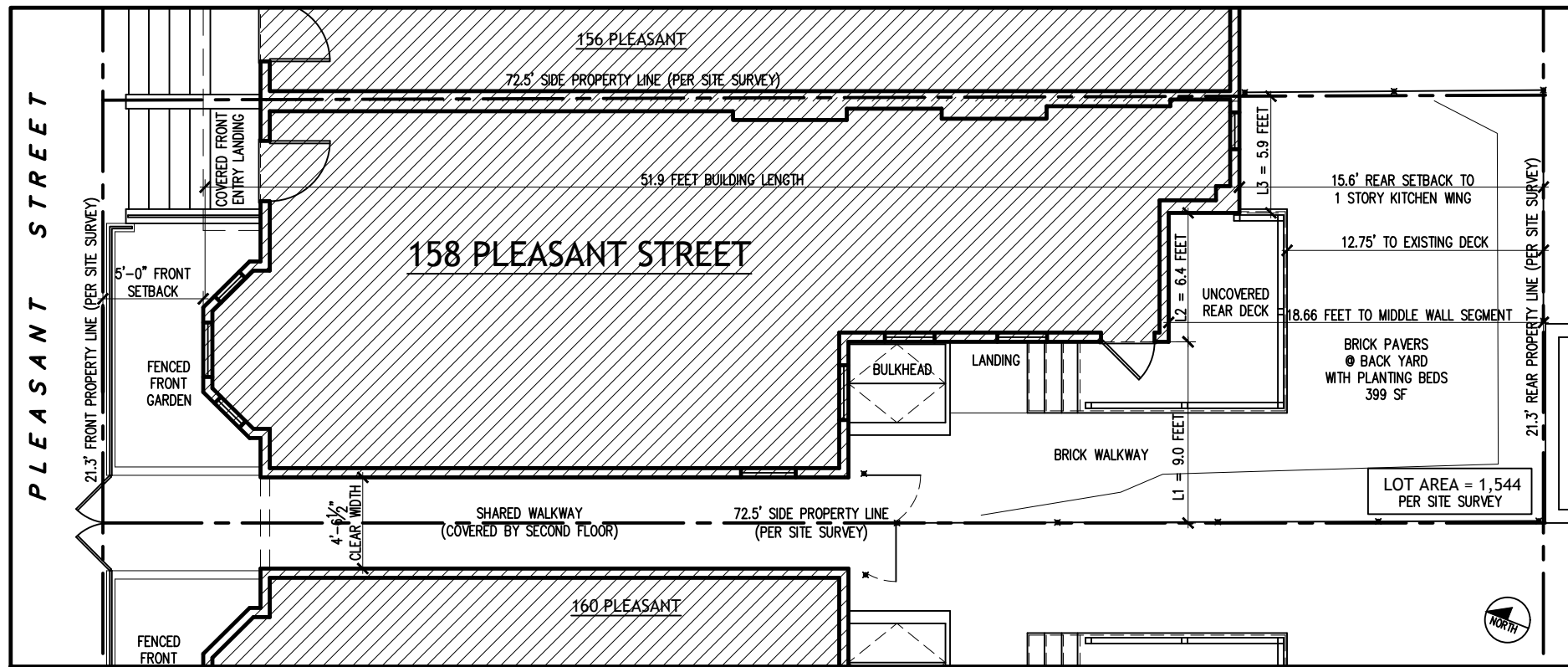
**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy@semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **BLOCK MAP & ASSESSOR'S MAP**

DATE: 3/13/2023  
 REVISION:  
 SCALE: NTS

**A0.1**





ZONE C REQ'D SETBACKS:

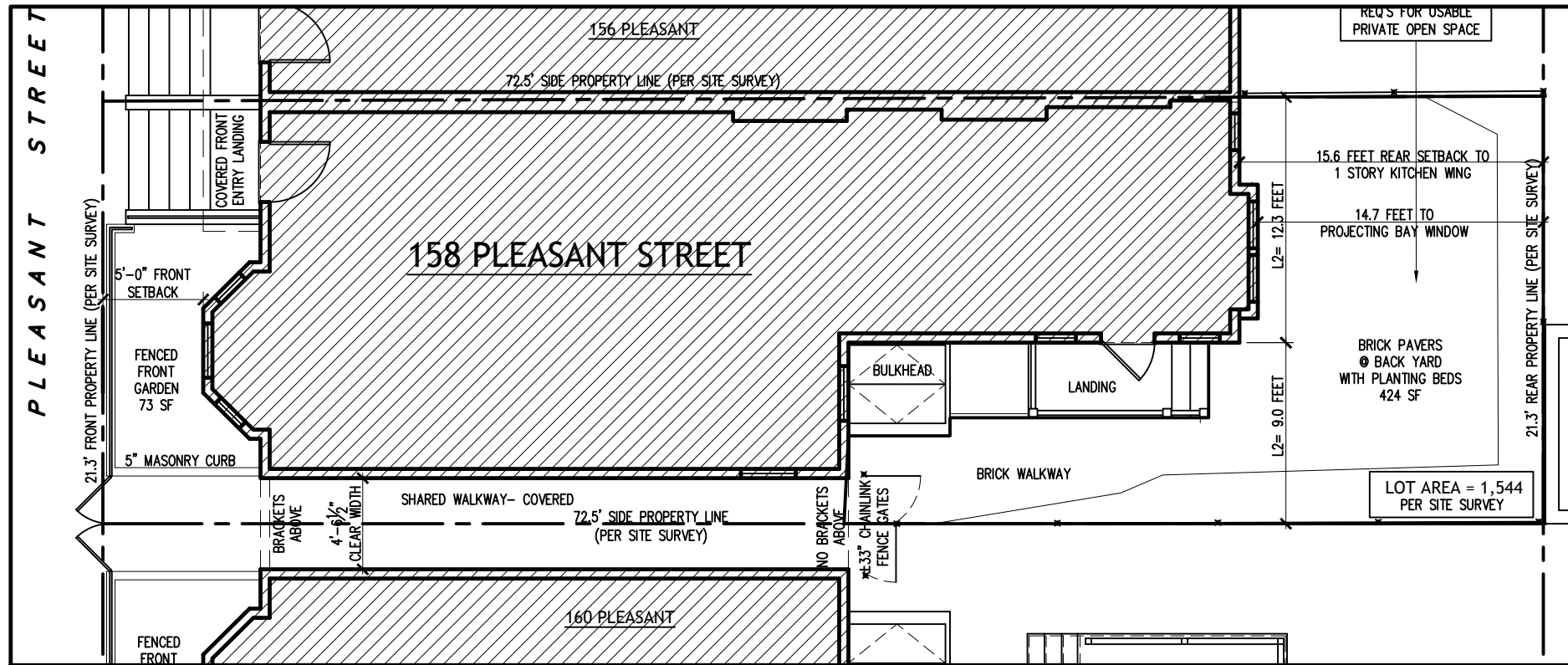
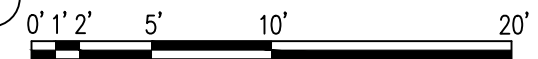
REQUIRED FRONT SETBACK:  $31(H) + 21.3(L)/4 = 13.0$  FEET  
 REQUIRED SIDE SETBACK : = 7.5 FEET MIN. BOTH SIDES (PER 5.21.7)  
 REQUIRED REAR SETBACK: AVG. REAR HEIGHT, EXISTING + 21.3(L) /4

EXISTING REAR AVG HT BY FORMULA =  $(H1 \times L1) + (H2 \times L2) + (H3 \times L3) / L1+L2+L3$  (PER 5.24.4)  
 EXISTING REAR AVG HT BY CALC. =  $(31' \times 9') + (13' \times 6.4') + (13' \times 5.9') / 21.3$  FEET =  
 $= 279' + 83.2' + 76.7' / 21.3$  FEET =  $438.9' / 21.3' = 20.6$  FEET

EXISTING PERMEABLE OPEN SPACE: 73 SF AT FRONT GARDEN + 399 SF AT BACKYARD = 472 SF TOTAL

SEE BUILDING HEIGHTS AS NOTED ON DRAWING A2.2. REAR ELEVATIONS

1 SCHEMATIC SITE PLAN- EXISTING



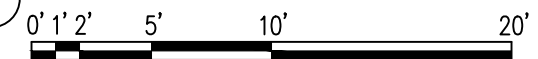
REQUIRED REAR SETBACK: AVG. REAR HEIGHT, PROPOSED + 21.3(L) /4

PROPOSED REAR AVG HT BY FORMULA =  $(H1 \times L1) + (H2 \times L2) + / L1+L2$  (PER 5.24.4)  
 EXISTING REAR AVG HT BY CALC. =  $(31' \times 9') + (13' \times 12.3') / 21.3$  FEET =  
 $= 279' + 159.9' / 21.3$  FEET =  $438.9' / 21.3' = 20.6$  FEET

PROPOSED PERMEABLE OPEN SPACE: 73 SF AT FRONT GARDEN + 421 SF AT BACKYARD = 494 SF TOTAL

SEE BUILDING HEIGHTS AS NOTED ON DRAWING A2.2. REAR ELEVATIONS

2 SCHEMATIC SITE PLAN- PROPOSED



**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **SCHEMATIC SITE PLAN**

DATE: 3/13/2023  
 REVISION:  
 SCALE: 3/16"=1'-0"

**A0.2**

**GROSS FLOOR AREA / F.A.R. SUMMARY:**

	EXISTING CONDITIONS	PROPOSED CONDITIONS
BASEMENT	0 SF	0 SF
CANOPY ABOVE FRONT ENTRANCE	18 SF	UNCHANGED, 18 SF
FIRST FLOOR	794 SF	823 SF
SECOND FLOOR	624 SF	UNCHANGED, 624 SF
ATTIC (NOT ACCESSIBLE)	0 SF	0 SF
<b>TOTAL GROSS FLOOR AREA (GFA):</b>	<b>TOTAL: 1,436 SF</b>	<b>TOTAL: 1,465 SF</b>

(NOTE: 29 ADDITIONAL SF OF AREA IS REQUESTED)

**DIMENSIONAL FORM: 158 PLEASANT STREET**

ADDRESS:	158 PLEASANT STREET	PRESENT USE/OCCUPANCY:	1 FAMILY RESIDENCE	ZONE:	RESIDENCE C
		REQUESTED USE/OCCUPANCY: UNCHANGED – CONFORMING			
		EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQ'S	ZONING STATUS
TOTAL GROSS FLOOR AREA:		1,436 SF	1,465 SF	926 SF	EXISTING NON-CONFORMING
LOT AREA:		1,544 SF	UNCHANGED	5,000 SF	EXISTING NON-CONFORMING
RATIO OF GROSS FLOOR AREA TO LOT AREA:		.93	.95	.60	EXISTING NON-CONFORMING
LOT AREA FOR EACH DWELLING UNIT:		1,544 SF	UNCHANGED	1,800 SF	EXISTING NON-CONFORMING
SIZE OF LOT:	WIDTH:	21.3 FEET	UNCHANGED	50 FEET	EXISTING NON-CONFORMING
	DEPTH:	72.5 FEET	UNCHANGED	100 FEET	EXISTING NON-CONFORMING
SETBACKS IN FEET:	FRONT:	5.0 FEET	UNCHANGED	10 FEET MIN.	EXISTING NON-CONFORMING
	LEFT SIDE:	0 FEET	UNCHANGED	7.5 FEET MIN.	EXISTING NON-CONFORMING
	RIGHT SIDE:	0 FEET	UNCHANGED	7.5 FEET MIN.	EXISTING NON-CONFORMING
	REAR:	15.6 FEET	UNCHANGED	20.6 FEET	EXISTING NON-CONFORMING
SIZE OF BLDG.:	HEIGHT:	31.0 FEET	UNCHANGED	35 FEET	CONFORMING
	LENGTH:	51.9 FEET	52.8 FEET	N/A	N/A
	WIDTH:	21.3 FEET	UNCHANGED	N/A	N/A
(15 X 15 MIN AREA)	RATIO OF PRIVATE OPEN SPACE TO LOT AREA:	.00	.00	.18	EXISTING NON-CONFORMING
TOTAL PERMEABLE /USABLE OPEN SPACE:		472 SF	494 SF	566 SF	EXISTING NON-CONFORMING
RATIO OF PERMEABLE O.S. TO LOT AREA:		.31	.32	.36	EXISTING NON-CONFORMING
NUMBER OF DWELLING UNITS:		1	UNCHANGED	1 PER 1800 SF OF LOT	EXISTING NON-CONFORMING
NUMBER OF PARKING SPACES:		0	UNCHANGED	1 (1 PER D.U.)	EXISTING NON-CONFORMING
NUMBER OF LOADING AREAS:		N/A	N/A	N/A	N/A
DISTANCE TO NEAREST BUILDING ON SAME LOT:		N/A	N/A	N/A	N/A
DESCRIBE OTHER OCCUPANCIES/ADJACENT BUILDINGS ON SAME LOT, ETC.:		NONE			N/A

**AMY SEMMES, A.I.A**

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

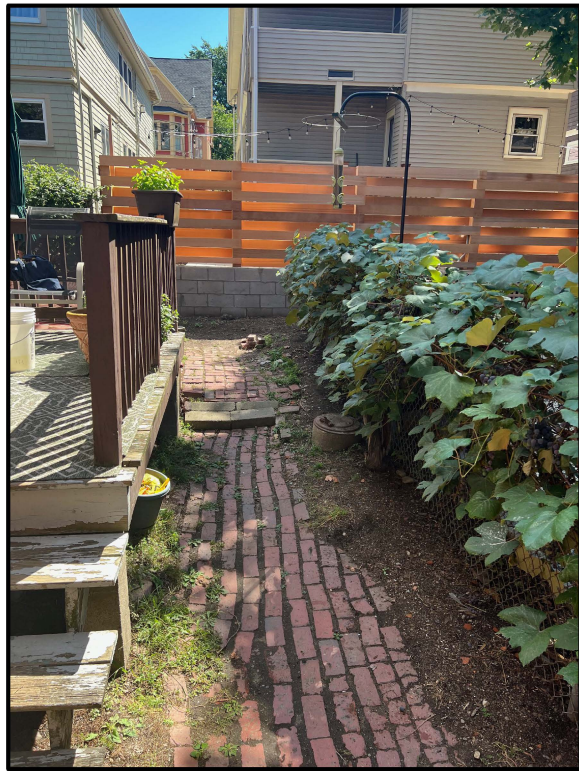
PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **ZONING ANALYSIS & AREA CALCS.**

DATE: 3/13/2023

REVISION:

SCALE: NTS

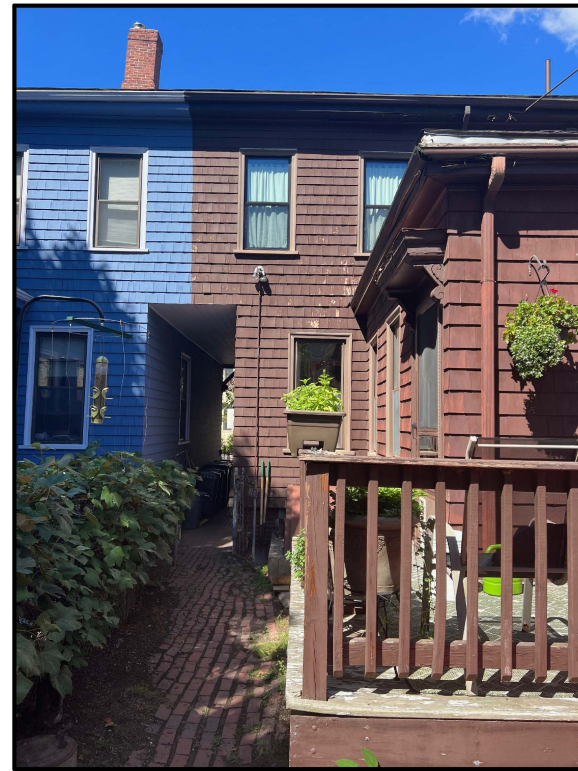
**A0.3**



VIEW OF SIDE YARD NEAR DECK



SIDE YARD VIEW OF BACK ENTRY & DECK



REAR ELEVATION AT MAIN HOUSE / PASSAGEWAY



BACK YARD VIEW OF BACK VOLUME



VIEW OF NEIGHBORING BACK YARD TO THE LEFT



VIEW OF NEIGHBORING BACKYARDS TO THE RIGHT



VIEW OF NEIGHBORING KITCHEN ELEVATION

**AMY SEMMES, A.I.A**

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

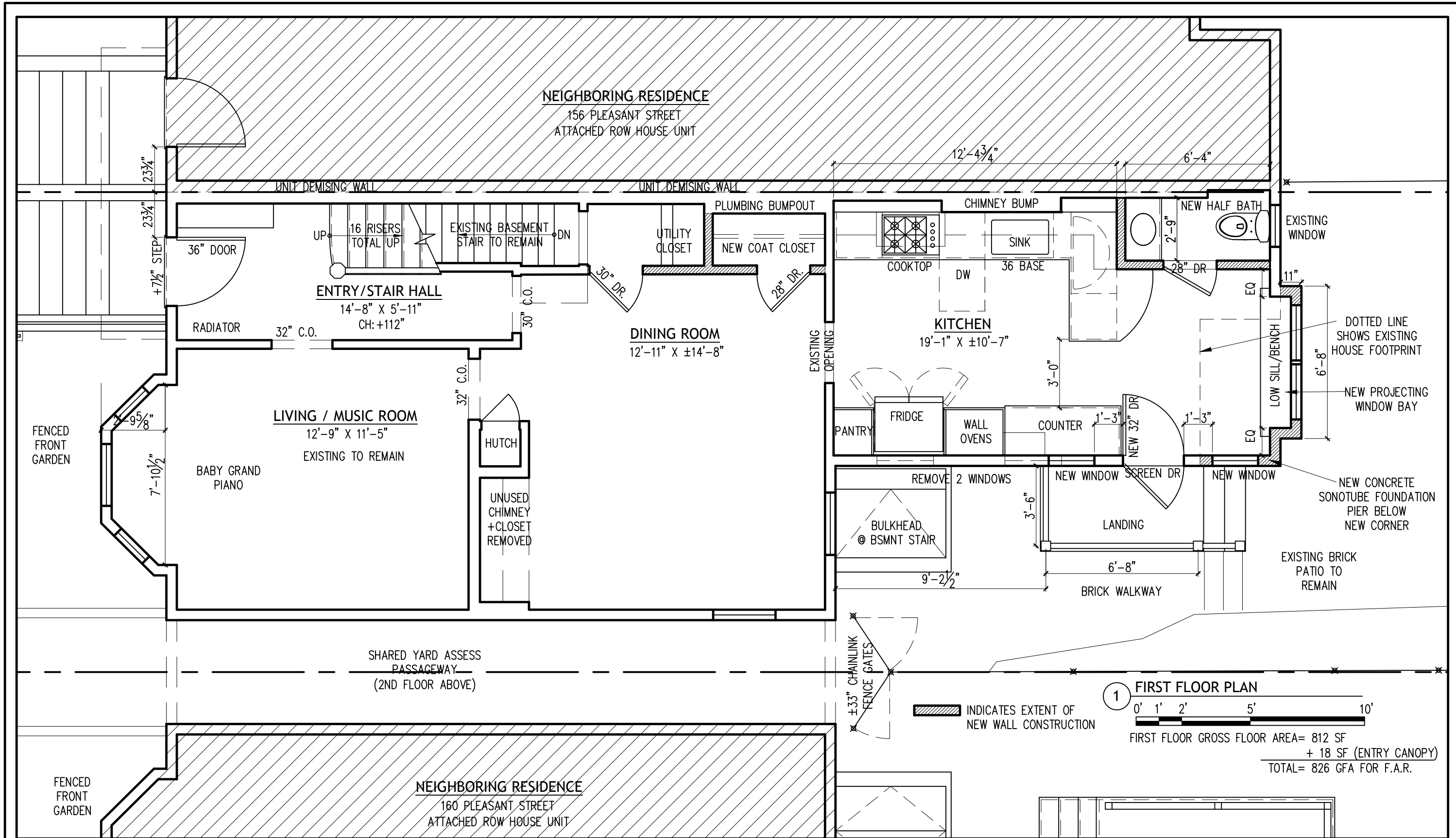
PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
DRAWING TITLE: **CONTEXT PHOTOS - EXISTING**

DATE: 3/13/2023

REVISION:

SCALE: NONE

**A0.4**



**1** FIRST FLOOR PLAN

0' 1' 2' 5' 10'

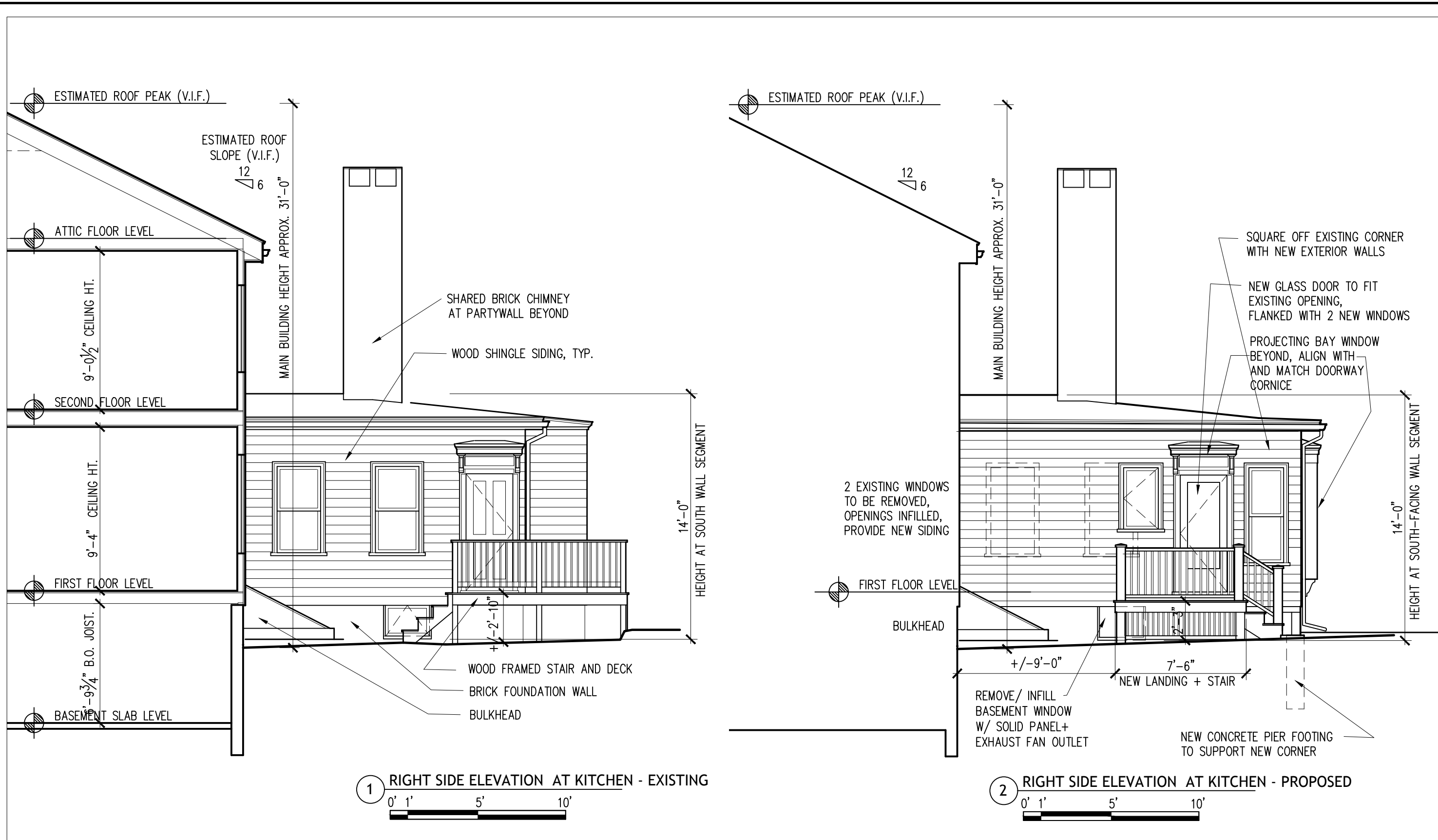
FIRST FLOOR GROSS FLOOR AREA= 812 SF  
 + 18 SF (ENTRY CANOPY)  
 TOTAL= 826 GFA FOR F.A.R.

**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **FIRST FLOOR PLAN**

DATE: 3/13/2023  
 REVISION:  
 SCALE: 1/4"=1'-0"

**A1.1**



**AMY SEMMES, A.I.A**

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**

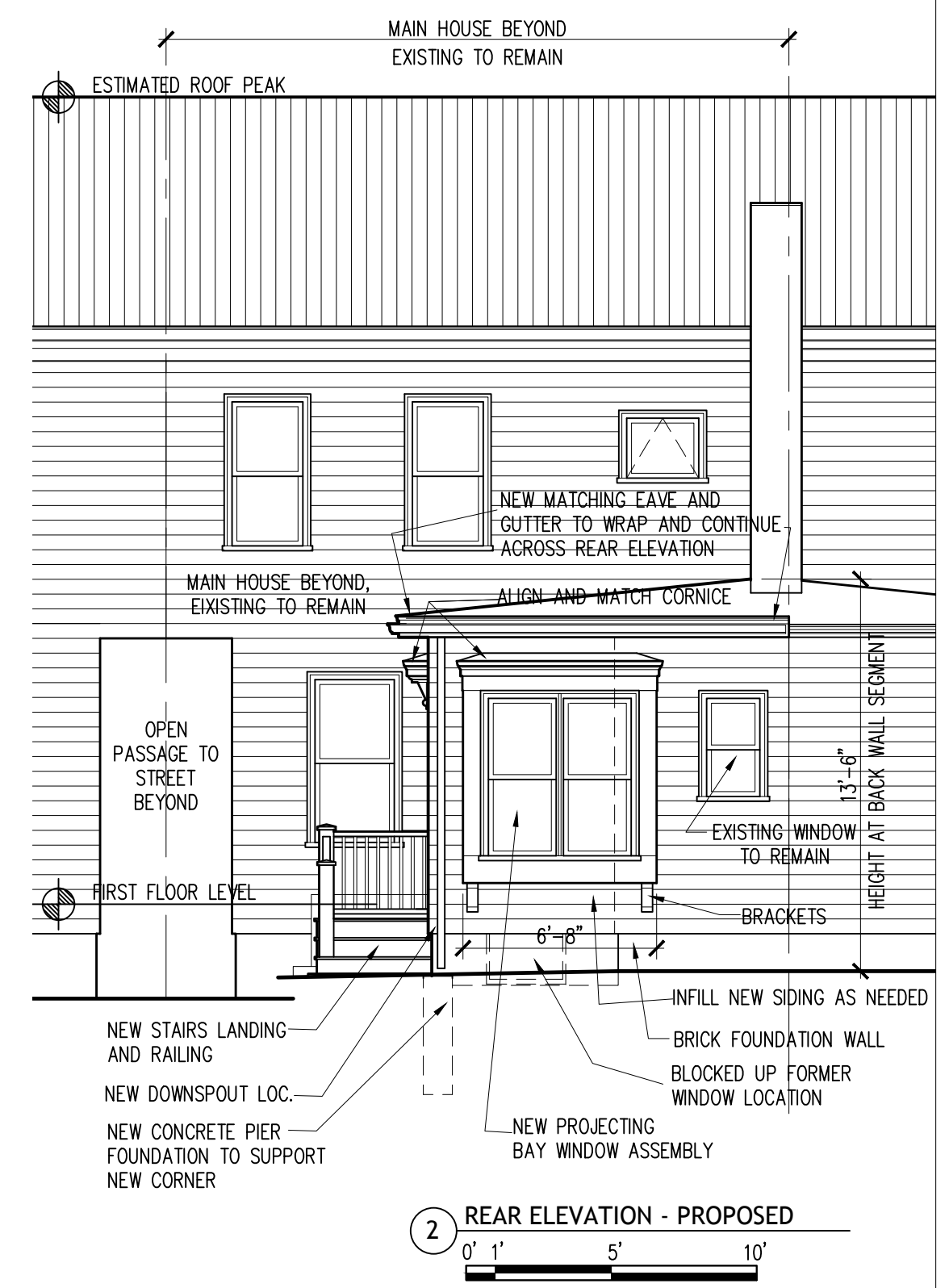
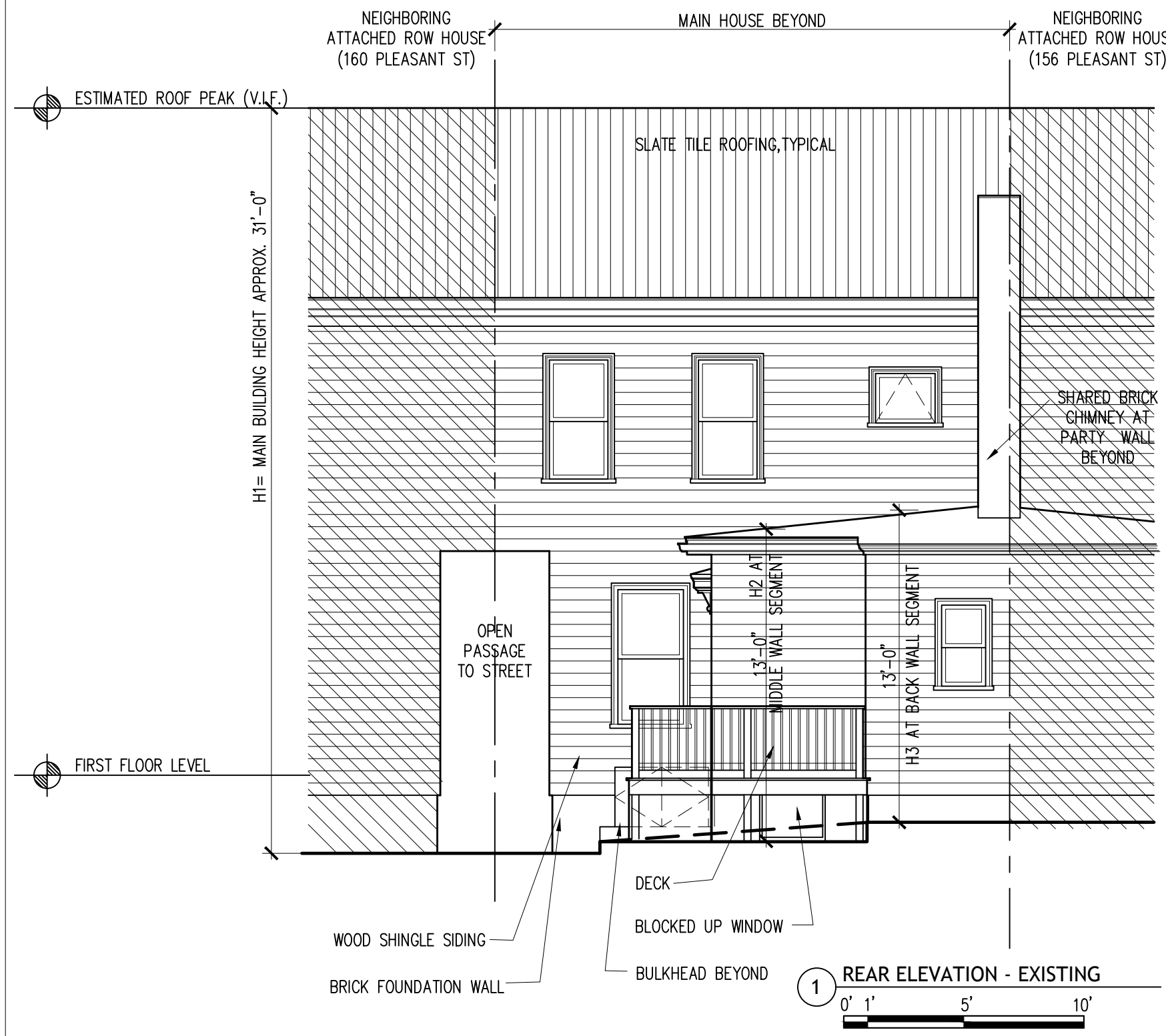
DRAWING TITLE: **RIGHT SIDE ELEVATIONS**

DATE: 3/13/23

REVISION:

SCALE: 3/16"=1'-0"

**A2.1**

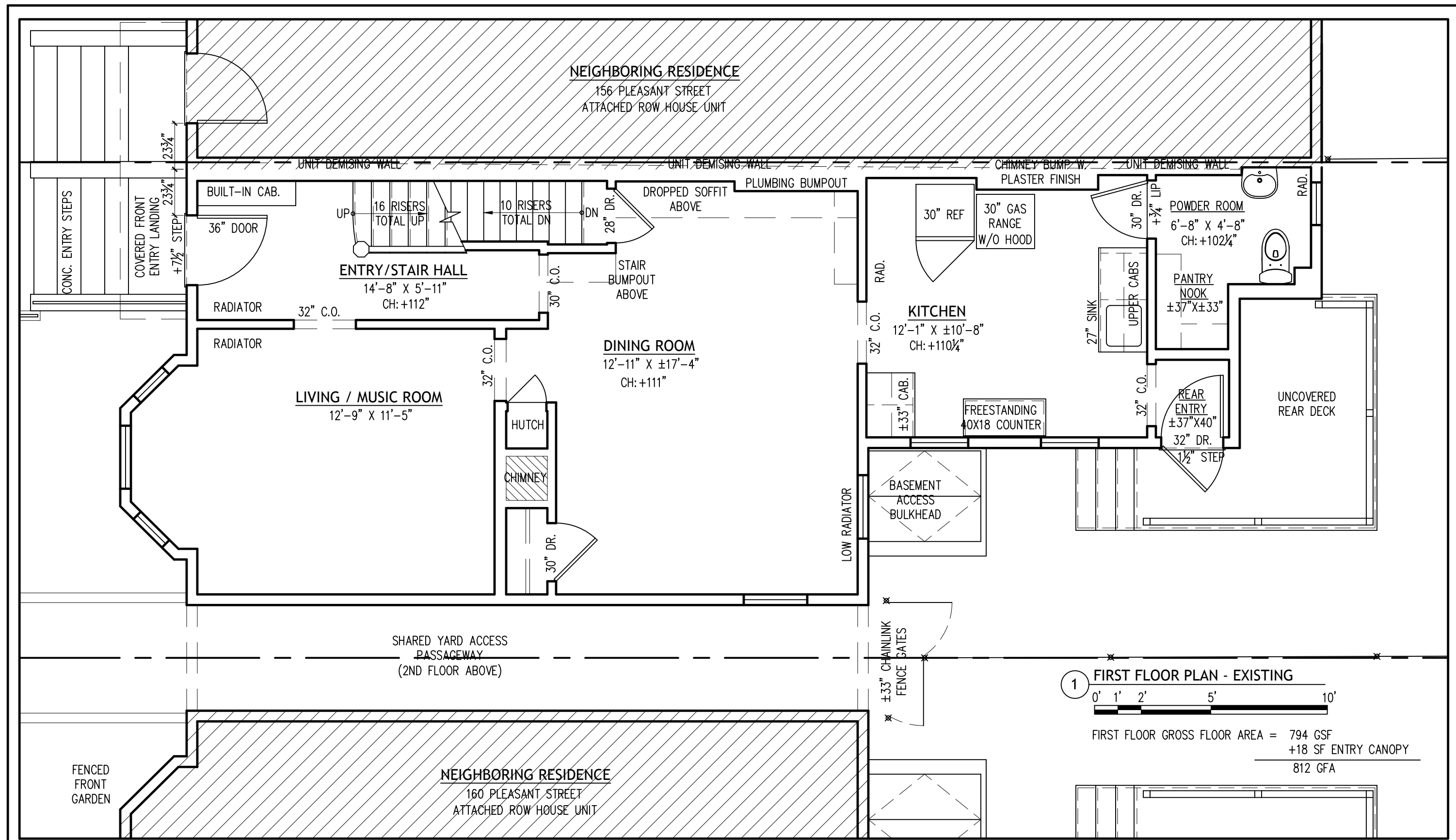


**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **REAR ELEVATIONS**

DATE: 3/13/2023  
 REVISION:  
 SCALE: 3/16"=1'-0"

**A2.2**



1 FIRST FLOOR PLAN - EXISTING

0' 1' 2' 5' 10'

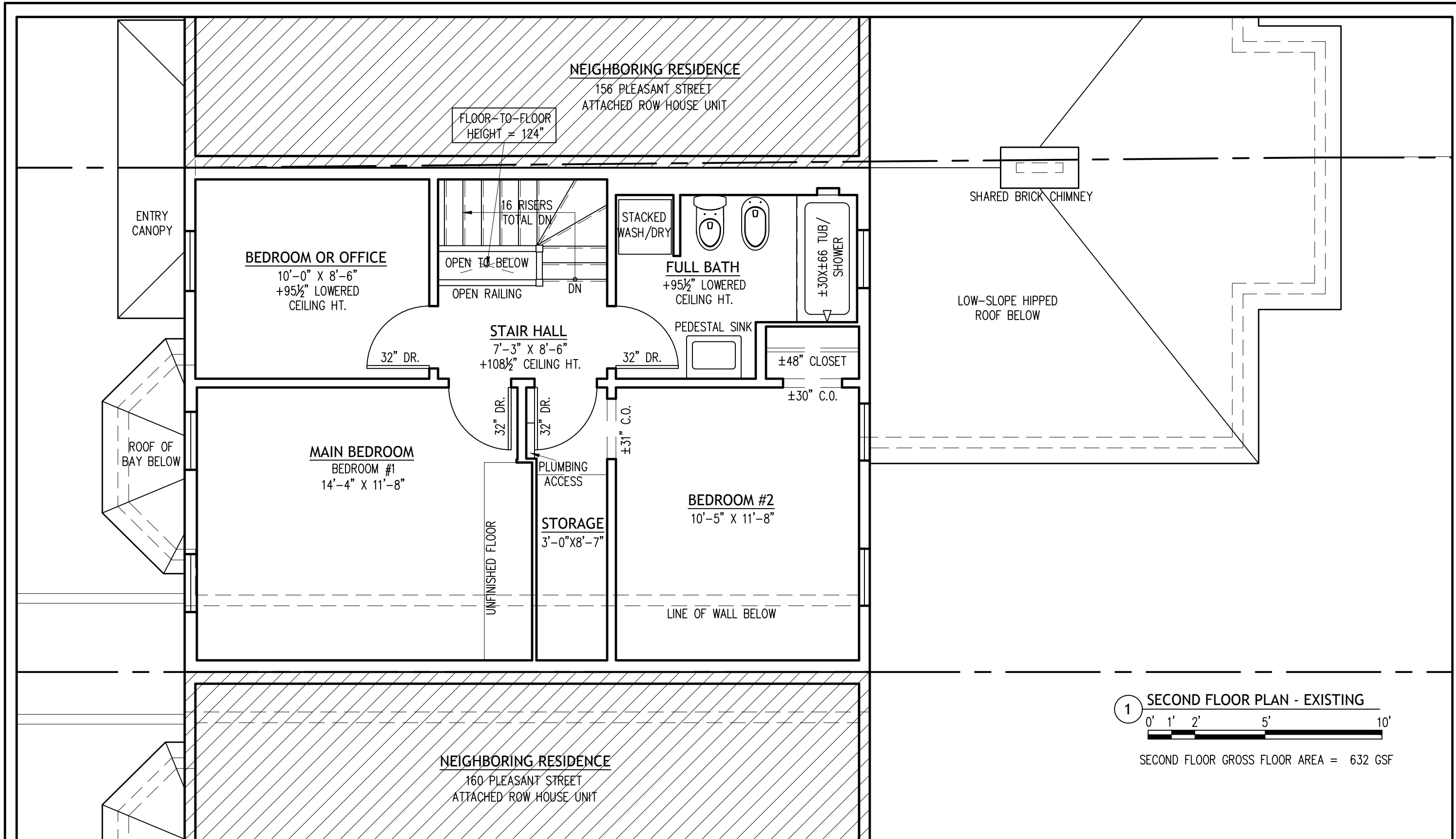
FIRST FLOOR GROSS FLOOR AREA = 794 GSF  
 +18 SF ENTRY CANOPY  
 812 GFA

**AMY SEMMES, A.I.A**  
 120 AUBURN ST MEDFORD, MA 02155  
 TELEPHONE: 781 507-6668  
 EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**  
 DRAWING TITLE: **FIRST FLOOR PLAN - EXISTING**

DATE: 3/13/2023  
 REVISION:  
 SCALE: 1/4"=1'-0"

**EX1.1**



1 SECOND FLOOR PLAN - EXISTING

0' 1' 2' 5' 10'

SECOND FLOOR GROSS FLOOR AREA = 632 GSF

**AMY SEMMES, A.I.A**

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EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **158 PLEASANT ST., CAMBRIDGE, MA**

DRAWING TITLE: **SECOND FLOOR PLAN - EXISTING**

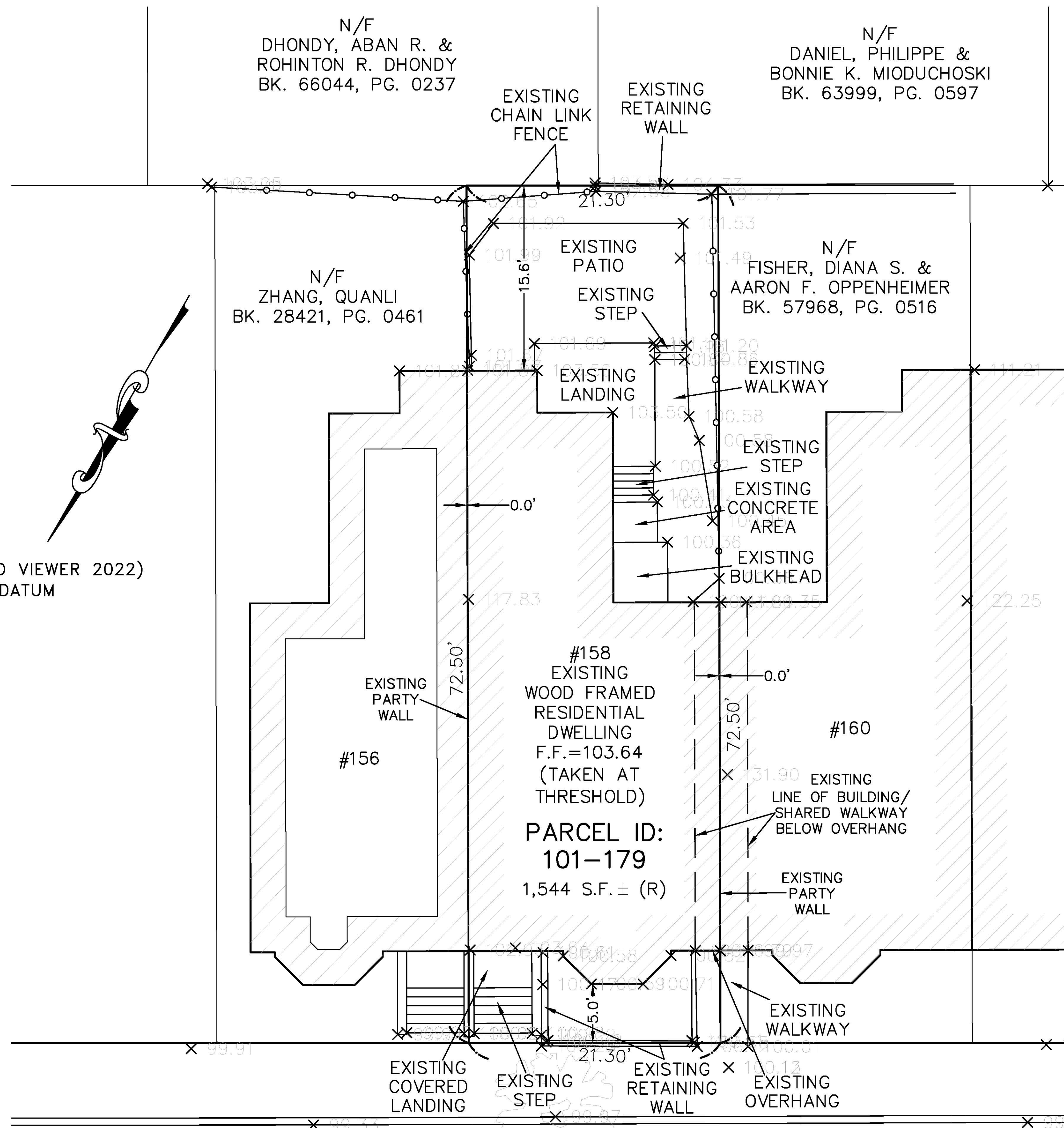
DATE: 3/13/2023  
REVISION:  
SCALE: 1/4"=1'-0"

**EX1.2**



**EXISTING LEGEND**

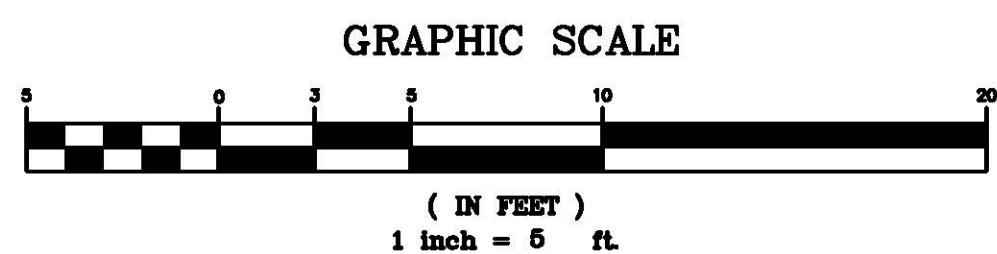
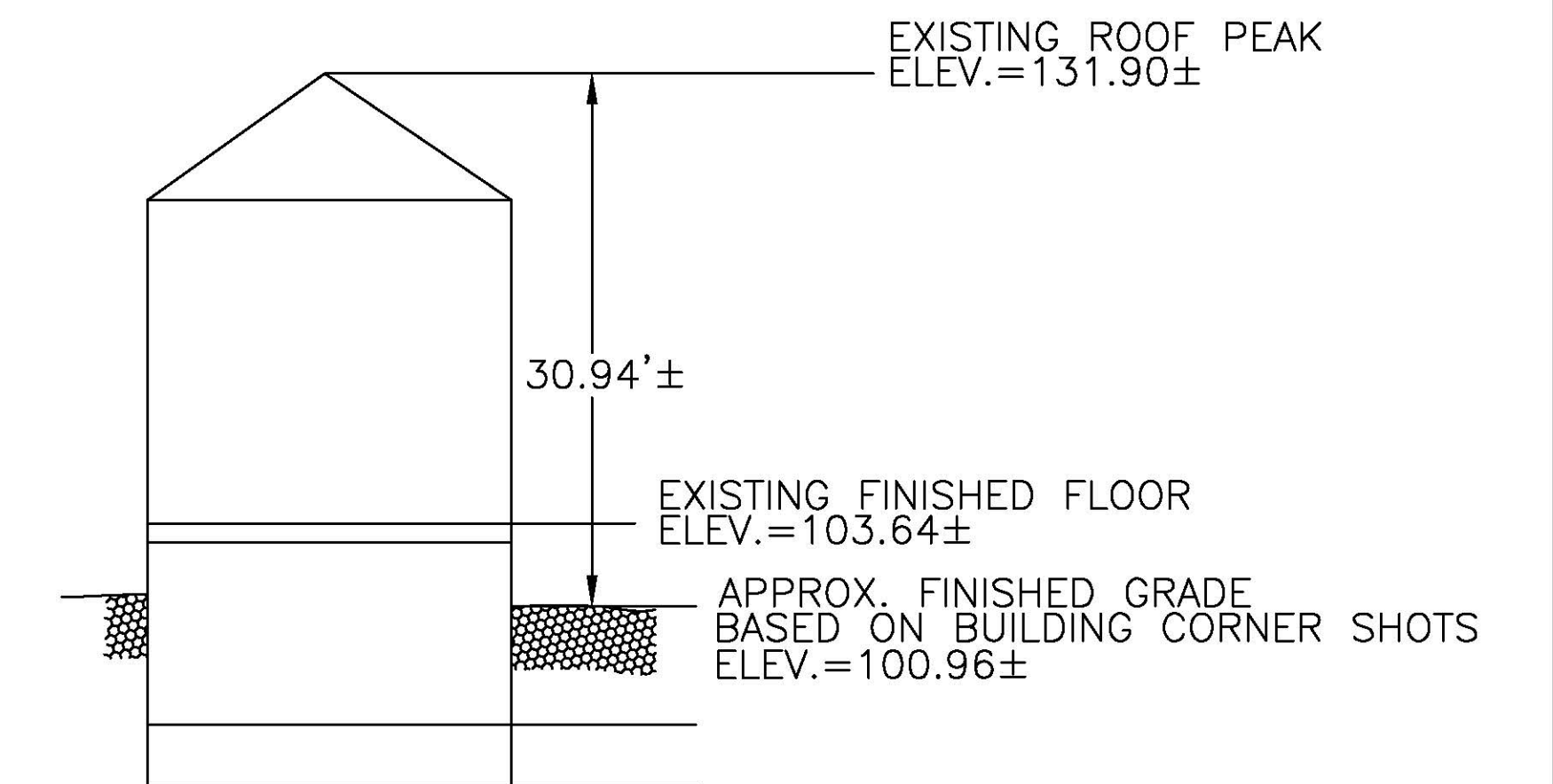
—	SEWER LINE
⊙	SEWER MANHOLE
—	WATER LINE
—	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
—	OVERHEAD ELECTRIC SERVICE
⊗	WATER VALVE
□	CATCH BASIN
—	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
x	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊗	TREE



NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 8/2/2022.
2. DEED REFERENCE: BOOK 58336, PAGE 213  
PLAN REFERENCE 1: PLAN 267 OF 1981  
PLAN REFERENCE 2: PLAN 708 OF 2015  
PLAN REFERENCE 3: PLAN 784 OF 2020  
PLAN REFERENCE 4: PLAN 799 OF 1997  
PLAN REFERENCE 5: PLAN 1205 OF 1998  
MIDDLESEX COUNTY SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0576E, IN COMMUNITY NUMBER: 250186, DATED 6/4/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

FLOOD ELEVATION (CAMBRIDGE FLOOD VIEWER 2022)  
CAMBRIDGE CITY BASE (FT-CBB) DATUM

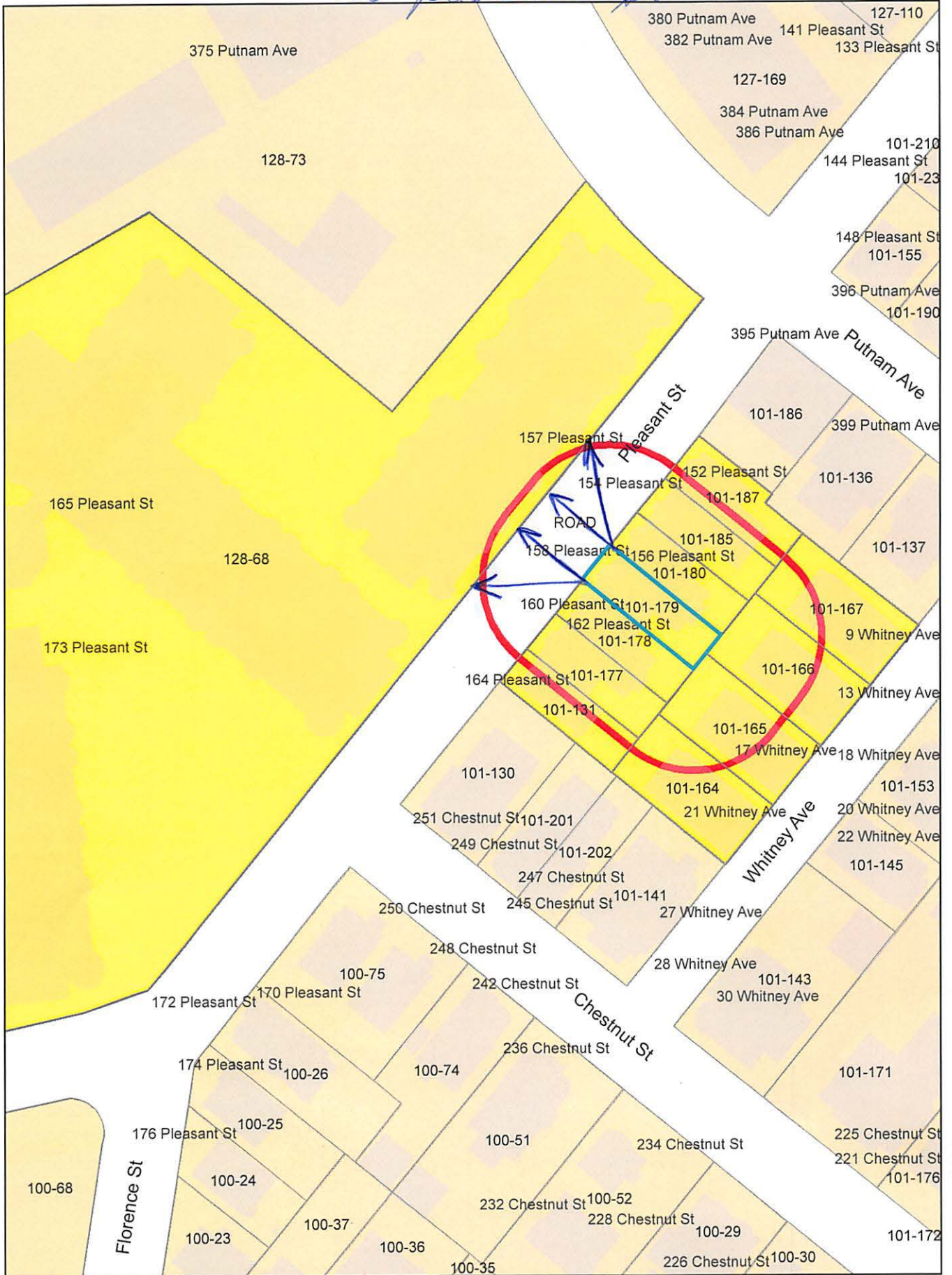


PLEASANT STREET  
(PUBLIC WAY-40' WIDE)

SCALE 1"=5'			
DATE 03/20/2023	REV	DATE	REVISION
SHEET 1			BY
PLAN NO. 1 OF 1	158 PLEASANT STREET CAMBRIDGE MASSACHUSETTS		
CLIENT:	PLOT PLAN OF LAND		
DRAWN BY D.O.K			
CHKD BY P.J.N			
APPD BY P.J.N			
	<b>PETER NOLAN &amp; ASSOCIATES LLC</b> LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
	SHEET NO.	<b>1</b>	

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THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS LEGAL THIRD PARTY OBLIGATION.  
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158 Pleasant St.



158 Pleasant St.

1895

Petibauer

128-68  
REED, ANNETTE YOSHIKO  
165 PLEASANT ST - UNIT 2-103  
CAMBRIDGE, MA 02139

101-179  
CHACE, ELIZABETH P. & ROBERVAL OLIVEIRA  
152 PLEASANT ST.  
CAMBRIDGE, MA 02138

101-179  
LOPEZ, MARIO J. & FELICIA G. BRADY-LOPEZ  
158 PLEASANT ST  
CAMBRIDGE, MA 02139

101-167  
ZOSULS, ALEKSANDRS  
126 PLEASANT ST  
CAMBRIDGE, MA 02139

101-178  
FISHER, DIANA S. & AARON F. OPPENHEIMER  
160 PLEASANT ST  
CAMBRIDGE, MA 02139

AMY SEMMES  
120 AUBURN STREET  
MEDFORD, MA 02155

101-177  
DESNOYERS, PETER J. AND ELIZABETH L. GLASER  
162 PLEASANT ST  
CAMBRIDGE, MA 02139-4606

128-68  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
HOLYOKE CENTER, ROOM 1000  
1350 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02138-3895

101-164  
WOODSON, LORRAINE F. & ALAN DOBSON  
19 WHITNEY AVE  
CAMBRIDGE, MA 02139

101-165  
DANIEL, PHILIPPE & BONNIE K. MIOUCHOSKI  
15 WHITNEY AVE  
CAMBRIDGE, MA 02139

128-68  
PRESIDENT & FELLOWS OF HARVARD COLLEGE  
1350 MASSACHUSETTS AVE - ROOM 812  
CAMBRIDGE, MA 02138

128-68  
DANIEL, AMANDA L.  
157 PLEASANT ST., UNIT #1/206  
CAMBRIDGE, MA 02139

128-68  
COPE, DAVID  
157 PLEASANT ST. UNIT 1/.207  
CAMBRIDGE, MA 02139

128-68  
KRONENBERG, HENRY M.  
165 PLEASANT ST., #2/105  
CAMBRIDGE, MA 02139

128-68  
GURAL, ALEXANDRA  
165 PLEASANT ST., UNIT #2/202  
CAMBRIDGE, MA 02139

128-68  
PATEL, KUNJAL  
165 PLEASANT ST., #2/216  
CAMBRIDGE, MA 02139

128-68  
BRAIN, JOSEPH D.  
165 PLEASANT ST. UNIT#2/307  
CAMBRIDGE, MA 02139

128-68  
ASHLEY, STANLEY W.  
165 PLEASANT ST., #2/407  
CAMBRIDGE, MA 02139

128-68  
WENGROD, JORDAN C.  
165 PLEASANT ST., #2/410  
CAMBRIDGE, MA 02139

128-68  
TSOPAS, SCOTT  
173 PLEASANT ST. UNIT#3/201  
CAMBRIDGE, MA 02139

128-68  
ZOU, TAO  
173 PLEASANT ST., #3/202  
CAMBRIDGE, MA 02139

128-68  
MADARIAGA, CHRISTINE SIEBERG  
173 PLEASANT ST 3/206  
CAMBRIDGE, MA 02139

128-68  
LAU, BING KEVIN  
173 PLEASANT ST., UNIT#3/207  
CAMBRIDGE, MA 02139

128-68  
DARLING, ALBERT T.  
157 PLEASANT ST., UNIT #1/105  
CAMBRIDGE, MA 02139

128-68  
WERFEL, JUSTIN K.  
157 PLEASANT ST., #1/208  
CAMBRIDGE, MA 02139

128-68  
D'ANGELO, EUGENE J.  
165 PLEASANT ST, #2-205  
CAMBRIDGE, MA 02139

128-68  
LEWIS, KIMBERLY A.  
165 PLEASANT ST., #2/206  
CAMBRIDGE, MA 02139

128-68  
FORD, LINDA S.  
165 PLEASANT ST. UNIT#2/ 213  
CAMBRIDGE, MA 02139

128-68  
GOMES, SUSAN O.  
165 PLEASANT ST., #2/301  
CAMBRIDGE, MA 02139

128-68  
WANG, JIN  
165 PLEASANT ST., #2/302  
CAMBRIDGE, MA 02139

128-68  
TEDESCHI, MARTHA  
165 PLEASANT ST., #2/303  
CAMBRIDGE, MA 02139

128-68  
WONDIMU, SOLOMON  
165 PLEASANT ST., UNIT# 2/401  
CAMBRIDGE, MA 02139

128-68  
SUTTON, VALERIE  
165 PLEASANT ST 2/408  
CAMBRIDGE, MA 02139

128-68  
CONNORS, JOSEPH  
165 PLEASANT ST., #2/412  
CAMBRIDGE, MA 02139

128-68  
YANG, HYUN-SIK & GA YOUNG LEE  
157 PLEASANT ST #1/101  
CAMBRIDGE, MA 02139

128-68  
SHIH, WILLY C. & JULIE M. SHIH  
157 PLEASANT ST. UNIT#1/205  
CAMBRIDGE, MA 02139

128-68  
HENTSCHEL, DIRK M.  
157 PLEASANT ST., #303  
CAMBRIDGE, MA 02139

128-68  
COLE, SHAWN A.  
157 PLEASANT ST. UNIT#1/305  
CAMBRIDGE, MA 02139

128-68  
TRAPP, TIMOTHY  
157 PLEASANT ST., #1/306  
CAMBRIDGE, MA 02139

128-68  
ALTIDOR, EDNOR  
157 PLEASANT ST., UNIT #1/308  
CAMBRIDGE, MA 02138

128-68  
CAIN, JOHN WESLEY  
165 PLEASANT ST., #2/203  
CAMBRIDGE, MA 02139

128-68  
ELLIOTT, MARK C.  
165 PLEASANT ST., #2/208  
CAMBRIDGE, MA 02139

128-68  
BROWN, CYNTHIA M.  
165 PLEASANT ST 2/304  
CAMBRIDGE, MA 02139

128-68  
MESA, ALEX G. & TELMA M. MORALES  
165 PLEASANT ST., #2/308  
CAMBRIDGE, MA 02139

128-68  
DOYLE, KATY  
165 PLEASANT ST., #2/310  
CAMBRIDGE, MA 02139

128-68  
VISWANATH, KASISOMAYAJULA  
165 PLEASANT ST., UNIT #2/312  
CAMBRIDGE, MA 02139

128-68  
KIM, EDY Y.  
165 PLEASANT ST. UNIT#2/313  
CAMBRIDGE, MA 02139

128-68  
GRUNDLER-WHITACRE, KARIN  
165 PLEASANT ST. UNIT#2/402  
CAMBRIDGE, MA 02139

128-68  
SACHEZ, SHERRY L.  
165 PLEASANT ST., UNIT #2/404  
CAMBRIDGE, MA 02139

128-68  
LUO, LAN  
165 PLEASANT ST., #2/409  
CAMBRIDGE, MA 02139

128-68  
SHIH, WILLIAM  
165 PLEASANT ST., #2/413  
CAMBRIDGE, MA 02139

128-68  
MELINA, CATHERINE A.  
173 PLEASANT ST., UNIT #3/103  
CAMBRIDGE, MA 02139

128-68  
COOPER, NAZNEEN PHIROZE  
173 PLEASANT ST., #3/308  
CAMBRIDGE, MA 02139

128-68  
BARTLEY, M. TREARTY  
173 PLEASANT ST. UNIT 404  
CAMBRIDGE, MA 02139

128-68  
NEPAL, BIMAL & ANJANA NEPAL  
173 PLEASANT ST., UNIT #3/406  
CAMBRIDGE, MA 02139

128-68  
BENSON, BRENT  
173 PLEASANT ST., #3/408  
CAMBRIDGE, MA 02139

128-68  
LOH, PO-RU  
165 PLEASANT ST., #2/415  
CAMBRIDGE, MA 02139

128-68  
MONTROYA, HERIBERTO & SILVIA A. MONTROYA  
173 PLEASANT ST., UNIT #3/101  
CAMBRIDGE, MA 02139

128-68  
ARTHANARI, HARIBABU  
173 PLEASANT ST., #3/107  
CAMBRIDGE, MA 02139

128-68  
MCCARTHY, JOSEPH J. & MARINA MCCARTHY  
173 PLEASANT ST, #3-108  
CAMBRIDGE, MA 02139

158 Pleasant St.

3 of 5

128-68  
TAI, JAHIRA S.  
173 PLEASANT ST., #3/302  
CAMBRIDGE, MA 02139

128-68  
MILLER, PETER GRANT & ELIZABETH KWO  
173 PLEASANT ST., #3/306  
CAMBRIDGE, MA 02139

128-68  
LI, HOJUN  
173 PLEASANT ST., #3/402  
CAMBRIDGE, MA 02139

128-68  
O'DONNELL, JOAN KATHRYN  
173 PLEASANT ST, #3-203  
CAMBRIDGE, MA 02139

128-68  
CHALHOUN, SIDNEY  
173 PLEASANT ST., #3/301  
CAMBRIDGE, MA 02139

128-68  
HARTMANN, FRANCIS X.  
173 PLEASANT ST. UNIT#3/405  
CAMBRIDGE, MA 02139

128-68  
HENTSCHEL, DIRK M.  
157 PLEASANT ST. UNIT# 1/303  
CAMBRIDGE, MA 02139

128-68  
VEGAS, EMILIANA  
165 PLEASANT ST - UNIT 2-110  
CAMBRIDGE, MA 02139

128-68  
SISKIND, MARIANO  
165 PLEASANT ST., UNIT #2/104  
CAMBRIDGE, MA 02139

128-68  
LIPSITZ, STUART  
165 PLEASANT ST. UNIT#2/107  
CAMBRIDGE, MA 02139

128-68  
JEYIFO, BIODUN  
165 PLEASANT ST. UNIT#108  
CAMBRIDGE, MA 02139

128-68  
JOSEPH, JOSHUA W.  
165 PLEASANT ST., #2/209  
CAMBRIDGE, MA 02139

128-68  
JOSEPH, LOREN  
165 PLEASANT ST., #2/210  
CAMBRIDGE, MA 02139

128-68  
HO, BANKU & MARY HO  
165 PLEASANT ST., UNIT 2/211  
CAMBRIDGE, MA 02139

128-68  
STERN, M. DAVID  
165 PLEASANT ST., #2/212  
CAMBRIDGE, MA 02139

128-68  
CHEN, JONATHAN H.  
165 PLEASANT ST., #2/214  
CAMBRIDGE, MA 02139

128-68  
PUETT, MICHAEL  
165 PLEASANT ST., UNIT #306  
CAMBRIDGE, MA 02139

128-68  
ELLSOCK, JARRON & SHARMILA MATTHEWS  
165 PLEASANT ST., UNIT #2/311  
CAMBRIDGE, MA 02139

128-68  
MOLINA, GEORGE & ROSE LEONARD MOLINA  
165 PLEASANT ST., #2/406  
CAMBRIDGE, MA 02139

128-68  
HEARN, ALYSHA  
165 PLEASANT ST., #411  
CAMBRIDGE, MA 02139

128-68  
SHIH, WILLIAM  
165 PLEASANT ST., UNIT #414  
CAMBRIDGE, MA 02139

128-68  
MARSDEN, DEBORAH L.  
173 PLEASANT ST. UNIT#3/104  
CAMBRIDGE, MA 02139

128-68  
CHAUHAN, SUNIL K.  
173 PLEASANT ST., #3/106  
CAMBRIDGE, MA 02139

128-68  
MILLER, PETER GRANT & ELIZABETH KWO  
173 PLEASANT ST., #3/305  
CAMBRIDGE, MA 02139

101-166  
KEMP, RONALD S.  
13 WHITNEY AVE  
CAMBRIDGE, MA 02139

101-166  
DHONDY, ABAN R. & ROHINTON R. DHONDY  
TRUSTEE OF 11-13 WHITNEY AVENUE REALTY  
11 WHITNEY AVE.2  
CAMBRIDGE, MA 02139

128-68  
KALITA, ANUSKA  
165 PLEASANT ST UNIT 2-112  
CAMBRIDGE, MA 02139

128-68  
GREENOUGH, PAUL G. VAUGHN M. WATERS  
157 PLEASANT ST UNIT 1-301  
CAMBRIDGE, MA 02139

128-68  
MANCIAS, JOSEPH & SARA BARMETTLER  
157 PLEASANT ST UNIT 1/204  
CAMBRIDGE, MA 02139

101-180  
ZHANG, QUANLI  
169 NAPLES RD  
BROOKLINE, MA 02446

128-68  
VARMA, GOPAL  
173 PLEASANT ST UNIT 3-105  
CAMBRIDGE, MA 02139

128-68  
KIM, YURI  
165 PLEASANT ST UNIT 2/114  
CAMBRIDGE, MA 02139

128-68  
TORCHIANA, DAVID F.  
165 PLEASANT ST UNIT 2/403  
CAMBRIDGE, MA 02139

128-68  
LI HOJUN  
173 PLEASANT ST #3-401  
CAMBRIDGE, MA 02139

128-68  
NABEL CHRISTOPHER  
157 PLEASANT ST #1-203  
CAMBRIDGE, MA 02139

128-68  
SRINIVASAN SHRIYA  
165 PLEASANT ST 2-113  
CAMBRIDGE, MA 02139

128-68  
HOYTEMA VAN KONIJNENBURG, DAVID  
165 PLEASANT ST UNIT 2/309  
CAMBRIDGE, MA 02139

128-68  
ABDURAHMAN KIFAYA  
173 PLEASANT ST - UNIT 3-204  
CAMBRIDGE, MA 02139

128-68  
AHN JOSEPH  
173 PLEASANT ST - #3-304  
CAMBRIDGE, MA 02139

128-68  
REDDY RAJESH K  
157 PLEASANT ST - 1-102  
CAMBRIDGE, MA 02139

128-68  
PREVELAKIS NICOLAS  
165 PLEASANT ST - #2-416  
CAMBRIDGE, MA 02139

128-68  
DUYZEND MICHAEL H  
157 PLEASANT ST - # 1-103  
CAMBRIDGE, MA 02139

128-68  
CHANG TRINA E  
165 PLEASANT ST - #2-109  
CAMBRIDGE, MA 02139

128-68  
BOUDRIES MALIKA  
173 PLEASANT ST  
CAMBRIDGE, MA 02139

128-68  
BAAZIM HATOON  
165 PLEASANT ST - # 2-106  
CAMBRIDGE, MA 02139

128-68  
CHOW, DAVID Z. SHINN-HUEY CHOU  
157 PLEASANT ST 1/309  
CAMBRIDGE, MA 02139

101-131  
TAYMOR-BERRY LAURIE  
164 PLEASANT ST  
CAMBRIDGE, MA 02139

128-68  
MATACHE MARGARETA  
173 PLEASANT ST - UNIT 3-407  
CAMBRIDGE, MA 02139

128-68  
DAMSKY, BETH C. JOANNE PESKOWITZ  
157 PLEASANT ST UNIT 1/106  
CAMBRIDGE, MA 02139

101-185  
VAN DER MADE PHILIP  
154 PLEASANT ST  
CAMBRIDGE, MA 02139

128-68  
ROLANDO JUSTIN C  
157 PLEASANT ST - UNIT 1-104  
CAMBRIDGE, MA 02139

128-68  
GAUFBERG, ELIZABETH H.  
165 PLEASANT ST UNIT 2/111  
CAMBRIDGE, MA 02139

128-68  
THEODOSAKIS, NICHOLAS  
YUN-YUN KATHY CHEN  
165 PLEASANT ST 2/215  
CAMBRIDGE, MA 02139

128-68  
GONZALEZ JUAN EUGENIO IGLESIAS  
157 PLEASANT ST - # 1-202  
CAMBRIDGE, MA 02139

128-68  
BOHNEN JORDAN DAVID  
157 PLEASANT ST - UNIT 1-310  
CAMBRIDGE, MA 02139

128-68  
SIEBERG, CHRISTINE B.S.  
173 PLEASANT ST 3/205  
CAMBRIDGE, MA 02139

128-68  
CHRISTODOULOU JOANNA JAMES WALKER  
157 PLEASANT ST - UNIT 1-307  
CAMBRIDGE, MA 02139

128-68  
DENG SHIJUN  
165 PLEASANT ST - #2-405  
CAMBRIDGE, MA 02139

128-68  
ORGILL BRITLYN  
173 PLEASANT ST - UNIT 3-303  
CAMBRIDGE, MA 02139

128-68  
CONTOMANOLIS EMANUEL  
165 PLEASANT ST - UNIT 2-102  
CAMBRIDGE, MA 02139

158 Pleasant St.

5 of 5

128-68  
LIU, DAVID & KELLY PATRICIA BURKE  
165 PLEASANT ST UNIT 2/204  
CAMBRIDGE, MA 02139

128-68  
LEVINE, MELISSA  
157 PEASANT ST - UNIT 1-311  
CAMBRIDGE, MA 02139

128-68  
CHENG, JOHNATHAN ZANDREW  
173 PLEASANT ST #3/307  
CAMBRIDGE, MA 02139

128-68  
SABERI BEHNAM  
165 PLEASANT ST - #2-101  
CAMBRIDGE, MA 02139

128-68  
JELINKOVA, KLARA  
165 PLEASANT ST - #2-207  
CAMBRIDGE, MA 02139

128-68  
WATSON, NICHOLAS JAMES  
157 PLEASANT ST - UNIT 1-201  
CAMBRIDGE, MA 02139

128-68  
BAHL, MANISHA  
157 PLEASANT ST - #1-107  
CAMBRIDGE, MA 02139

128-68  
VELEZ, CHRISTOPHER DAVID AARON KIRBY  
165 PLEASANT ST - UNIT 2-315  
CAMBRIDGE, MA 03139

128-68  
ANN, WHITE  
165 PLEASANT ST - #2-201  
CAMBRIDGE, MA 02139



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

## POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MARIO LOPEZ Date: 21 APR 2023  
(Print)

Address: 158 pleasant st.

Case No. BZA-216245

Hearing Date: 5/11/23

Thank you,  
Bza Members



April 29, 2023

Bonnie Mioduchoski  
Philippe Daniel  
15 Whitney Ave  
Cambridge, MA 02139

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

Re: Case No. BZA-216245

Dear Board of Zoning Appeal,

We are writing to express our support for our neighbors, Mario Lopez and Felicia Brady-Lopez, and their request for variances needed to carry out their renovation plans. We understand that their proposed changes may not conform to the current zoning regulations, but we believe the requested variances are reasonable and necessary to accommodate their needs.

As neighbors, we have been closely following Mario and Felicia's renovation plans and have been impressed with the care and attention to detail they have put into their proposal. We believe that their plans will improve the appearance and value of their property while also enhancing the overall aesthetic of the neighborhood.

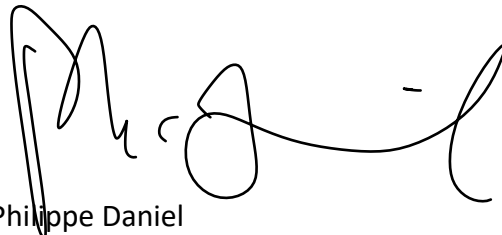
We understand that the Board of Zoning Appeal has the difficult task of balancing the needs of individual property owners with the larger community's interests. We believe that granting the variances will ultimately benefit both the Lopezes and the community as a whole.

Thank you for your time and consideration.

Sincerely,



Bonnie Mioduchoski



Philippe Daniel

LETTER IN SUPPORT OF CASE BZA #216245,  
FELICIA BRADY-LOPEZ AND MARIO LOPEZ VARIANCE

April 26, 2023

Dear Cambridge Zoning Board Members,

Diana Fischer and Aaron Oppenheimer of 160 Pleasant Street are pleased to endorse the request for a variance by Felicia Brady-Lopez and Mario Lopez of 158 Pleasant Street. We refer to case BZA #216245, a plan to square the back of 158 Pleasant Street and add a 12-inch pop-out window. Felicia and Mario have been our thoughtful and generous next-door neighbors since 2012, and carry the best interests for us, as well as the greater neighborhood.

We are the only neighbors who will actually see the change to the property and it won't affect us in any negative way. Our house is identical in age and design, and we understand the need to keep our row houses in good repair as well as modernized. We fully support this plan.

Thank you,  
Diana Fischer and Aaron Oppenheimer



# City of Cambridge

MASSACHUSETTS

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Ms. Maria Pacheco  
Cambridge Zoning Office  
City of Cambridge, Massachusetts

Dear Ms. Maria,

We are Xiaorui Dong and Qinyan Luo “Olivia”, who has lived at 156 Pleasant Street, Cambridge, MA 02139, since 2019. We have been neighbors with Felicia and Mario since then. We spoke with them and were noticed that they would have a kitchen renovation project (**Case No#216245**) in the summer of 2023. We understand that it is a significant project for them. The renovation will not only help them to have a better kitchen environment but also help to prevent this old building from any potential risks. It helps everyone nearby to have a safer and better living place. As such, we truly understand their decisions, and we fully support this project. Besides, we can't wait to see how the finished kitchen turns out! It's always great to see people investing in their homes and making improvements they can enjoy for years.

Please let us know us know if there are any questions.

Thanks,

Xiaorui Dong (he/him/his) and Qinyan Luo "Olivia" (she/her/hers)  
617-583-2085 Xiaorui Dong  
Residents of 156 Pleasant Street, Cambridge, MA 02139.