

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: X Variance: Appeal:

PETITIONER: ANNA SILBEY AND JEFFREY THOMPSON

PETITIONER'S ADDRESS: 168 Lexington Avenue, Cambridge, MA 02138

LOCATION OF PROPERTY: 168 Lexington Avenue, Cambridge 02138

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: B

REASON FOR PETITION:

<u> X </u> Additions	<u> </u> New Structure
<u> </u> Change in Use/Occupancy	<u> </u> Parking
<u> </u> Conversion to Addi'l Dwelling	<u> </u> Sign
Unit's <u> X </u> Dormer	<u> </u> Subdivision
<u> </u> Other: <u> </u>	

DESCRIPTION OF PETITIONER'S PROPOSAL: Petitioner seeks to add a new window on the rear of the building within the side yard setback, to add dormers on the third floor and add 242.68 square feet of living space

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.30 Side setback and FAR

Article 8 Section 8.22.2 Special permit for non conforming structure

Article 10 Section 10.40 special permit

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

Anna E. Silbey and Jeffrey P.
Thompson

Address:

(Print Name)

168 Lexington Avenue, 02138

Tel. No.: 617-784-7265

E-Mail Address: ana.silbey@gmail.com

Date: 8/4/20

BZA APPLICATION FORM - OWNERSHIP INFORMATION

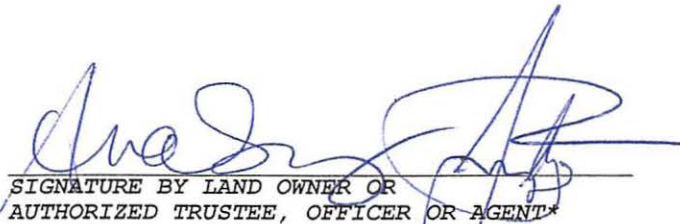
*To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.*

I/We Anna Silbey and Jeffrey Thompson
(OWNER)

Address: 168 Lexington Avenue, Cambridge, MA 02138

State that I/We own the property located at 168 Lexington Avenue, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Anna Silbey and Jeffrey Thompson *Pursuant to a deed of duly recorded in the date 11/15/2007, Middlesex South County Registry of Deeds at Book 50355, Page 248; 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-named Anna Silbey
Jeffrey Thompson personally appeared before me,
this 18 of May, 2020, and made oath that the above statement is true.

My commission expires 7/17/2020 (Notary Seal).



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



Bk: 50355 Pg: 248 Doc: DEED
Page: 1 of 2 11/15/2007 03:44 PM

QUITCLAIM DEED

We, Joseph Glenmullen and Muireann Glenmullen, for consideration paid of \$1,175,000.
grant to Jeffrey P. Thompson and Anna E. Silbey, husband and wife, as tenants by the
entirety
of 168 Lexington Avenue, Cambridge, MA 02138, with quitclaim covenants

the land with the buildings thereon described as follows:

Lot B as shown on a Subdivision Plan of Land in Cambridge, Middlesex County,
Massachusetts, dated February 21, 1997, by Wendell H. Mason, Prof. Land Surveyor,
containing 5,345 square feet of land as shown on said plan. Said Plan is recorded in Book
28059, Page 205 at the Middlesex South Registry of Deeds.

The premises are conveyed subject to and with the benefit of a reciprocal permanent
party wall agreement for the owners of Lot A and Lot B to maintain, repair or replace the
existing party wall as shown on a plan entitled Subdivision Plan of Land in Cambridge,
Mass., February 21, 1997, Wendell H. Mason, Prof. Land Surveyor. In addition, the
premises are also conveyed subject to the restriction that the color of the house on the
premises shall, at all times, be the same as the color of the house located on Lot A.

Lot B is conveyed subject to a permanent easement to Lot A to maintain, repair and
replace the water line as shown on said Subdivision Plan. Lot B is also further conveyed
subject to an easement for the benefit of Lot A to maintain, repair, and replace the electric
utility lines as they presently exist.

Being the same premises conveyed to Grantors by a deed dated October 12, 2007, and
recorded with Middlesex South Registry of Deeds in Book 50344, Page 309.

The post office address of the premises is 168 Lexington Avenue, Cambridge,
Massachusetts 02138 a/k/a 168B Lexington Avenue, Cambridge, Massachusetts 02138.

WITNESS our hands and seals this 15th day of November, 2007.

Joseph Glenmullen

Muireann Glenmullen

Jeffrey Thompson
168 Lexington Ave
Cambridge MA 02138

MASSACHUSETTS EXCISE TAX
Southern Middlesex District RDP # 00T
Date: 11/15/2007 03:44 PM
Ctn# 102084 18897 Doc# 00208363
Fee: \$5,358.00 Cons: \$1,175,000.00

COMMONWEALTH OF MASSACHUSETTS

MIDDLESEX, SS:

On this 15th day of November, 2007, before me, the undersigned notary public, personally appeared Joseph Glenmullen and Muireann Glenmullen, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Dianne C. Alves
NOTARY PUBLIC DIANNE C. ALVES

MY COMMISSION EXPIRES:

January 31, 2008

NOTARY PUBLIC
DIANNE C. ALVES
MIDDLESEX COUNTY
MASSACHUSETTS

Eugene C. Buena
Attest Middlesex S. Register

SUPPORTING STATEMENT FOR
SPECIAL PERMIT APPLICATION FOR 168 LEXINGTON AVENUE

Granting the special permit for 168 Lexington Ave. would not be a detriment to the public interest because:

1. *It appears that the requirements of the Ordinance cannot or will not be met;*
 - a. The requirements of the Ordinance can or will be met for the following reasons: the scope of the work proposed is modest, including installation of the bathroom window on the second floor at the rear of the building within the side yard setback, which will not impact the privacy of any abutter; the addition of third floor dormers that will have minimal impact on the abutters' privacy; and adding interior square feet of living space that will not be publicly visible. The dwelling was built in 1890 and although attached to 166 Lexington Avenue, it is treated as a single family dwelling. Any changes within 7'6" on the south side, that is, the attached side of the dwelling is by definition within the side yard setback.
2. *Traffic generated or patterns of access or egress would cause congestion, hazard, or substantial change in established neighborhood character:*
 - a. The petitioners purchased this house in 2007 and have occupied it as their principal residence since then. No change to present patterns of access or egress is proposed since the petitioners will continue to occupy the dwelling as their principal residence. The modest scope of the work will not cause congestion, hazard or substantial change in established neighborhood character.
3. *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 uses:*
 - a. The uses to both sides of the dwelling and those in the rear are residential. The changes sought by the petitioners are both modest in scope and limited to one new window at the rear of the second floor and new dormers on the third floor that comply with the City's dormer guidelines. Adjacent uses will not be affected. There is no proposed change in the existing residential use.
4. *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:*
 - a. The addition of a new bathroom window at the rear of the second floor of the dwelling and modest dormers that conform to the city's dormer guidelines will

not be to the detriment of the health, safety or welfare nor will they create either a nuisance or hazard.

5. *For other reasons, the proposed use would not impair the integrity of the district or adjoining district, or otherwise derogate from the intent and purpose of this Ordinance:*

- a. The proposed use does not differ from the use of this dwelling since 1890. The proposed modifications and additions are consistent with the architecture and character of the dwelling and of the neighborhood and they will allow the dwelling to be upgraded to be more consistent with modern requirements. The abutting neighbors all support the proposed modifications. The proposed changes comply with the intent and purpose of the Ordinance.

6. *The new use or building construction is inconsistent with the Urban Design Objectives set forth in Section 19.30.*

- a. This is not relevant to the Petitioners' application.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: ANNA SILBEY AND JEFFREY THOMPSON PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 168 Lexington Avenue ZONE: B

PHONE: 617-784-7265 REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹
<u>TOTAL GROSS FLOOR AREA:</u>	<u>2,444.26 SF</u>	<u>2,686.94 SF</u>	<u> </u> (max.)
<u>LOT AREA:</u>	<u>5,344 SF</u>		<u>4,500 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>0.457</u>	<u>0.503</u>	<u>0.50</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>5,344 SF</u>	<u>5,344 SF</u>	<u>4,500 SF</u> (min.)
<u>SIZE OF LOT:</u>			
WIDTH	<u>43' - 9"</u>		<u>65' - 0"</u> (min.)
DEPTH	<u>122' - 2"</u>		
<u>Setbacks in</u> <u>Feet:</u>			
FRONT	<u>20' - 10.5"</u>	<u>20' - 10.5"</u>	<u>15' - 0"</u> (min.)
REAR	<u>59' - 5"</u>	<u>59' - 5"</u>	<u>25' - 0"</u> (min.)
LEFT SIDE	<u>0' - 0"</u>	<u>0' - 0"</u>	<u>10' - 0"</u> (min.)
RIGHT SIDE	<u>13' - 10"</u>	<u>13' - 10"</u>	<u>10' - 0"</u> (min.)
<u>SIZE OF BLDG.:</u>			
HEIGHT	<u>38' - 3"</u>	<u>38' - 3"</u>	<u>35' - 0"</u> (max.)
LENGTH			
WIDTH			
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³	<u>0.783</u>	<u>0.763</u>	<u>0.50</u> (min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u> </u> (max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>3</u> (min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u> </u> (min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>N/A</u>	<u>N/A</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.

There are no other dwellings/occupancies on this lot existing or proposed. Architecturally, 168

Lexington Ave is a Single Family Attached home – Legally, 168 Lexington Ave and the attached 166

Lexington Ave reside on separate properties which explains the 0'-0" left side yard setback.

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'.

SILBEY / THOMPSON RESIDENCE

ZONING SUBMISSION SET

09/10/2020

ANNA SILBEY &
JEFFREY
THOMPSON

168 LEXINGTON AVE
CAMBRIDGE MA
02138



ARCHITECT:
SAM KACHMAR ARCHITECTS

CLIENTS:
ANNA SILBEY & JEFFREY THOMPSON

GENERAL CONTRACTOR:
HUGHES CONSTRUCTION

STRUCTURAL ENGINEER:
SIEGEL ASSOCIATES

INTERIOR DESIGNER:
SARAH WATTON



SAM KACHMAR
ARCHITECTS

(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

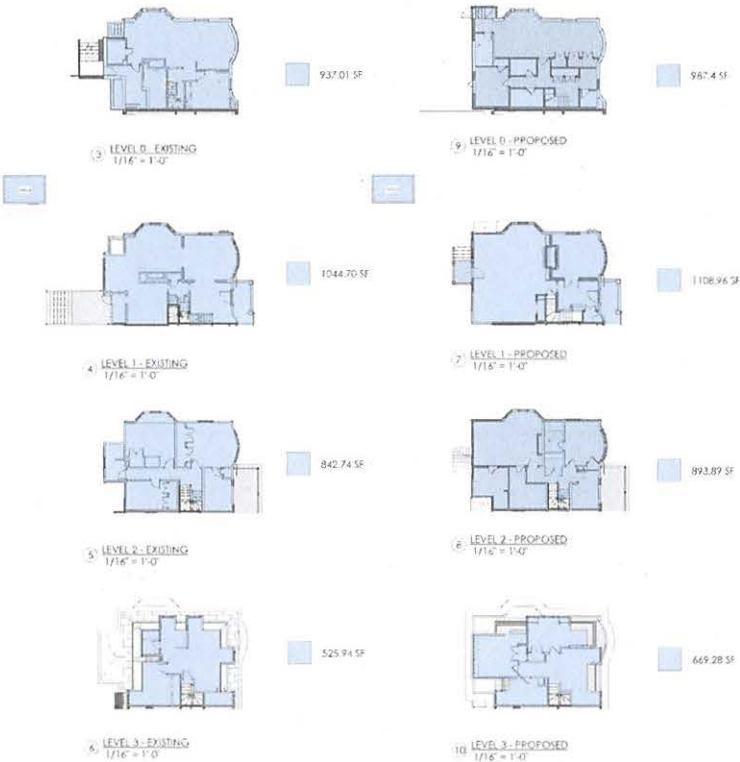
PROJECT SCOPE

THE SILBEY/THOMPSON PROJECT IS A PARTIAL GUT RENOVATION ON ALL LEVELS OF THE HOME TO ACCOMMODATE THE FAMILY'S SPATIAL AND PROGRAMMATIC NEEDS. THE ARCHITECTURAL STYLE OF THE HOME IS TO REMAIN CONSISTENT WITH THE EXISTING TO PRESERVE THE HOME'S HISTORIC/TRADITIONAL DETAILING.

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ZNG-007	PROPOSED LEVEL 2 PLAN		

PROPERTY INFORMATION



Area Schedule (Existing)	
Name	Area
Floor 1	1044.70 SF
Floor 2	842.74 SF
Floor 3	525.94 SF
Existing Area	2,413.38 SF

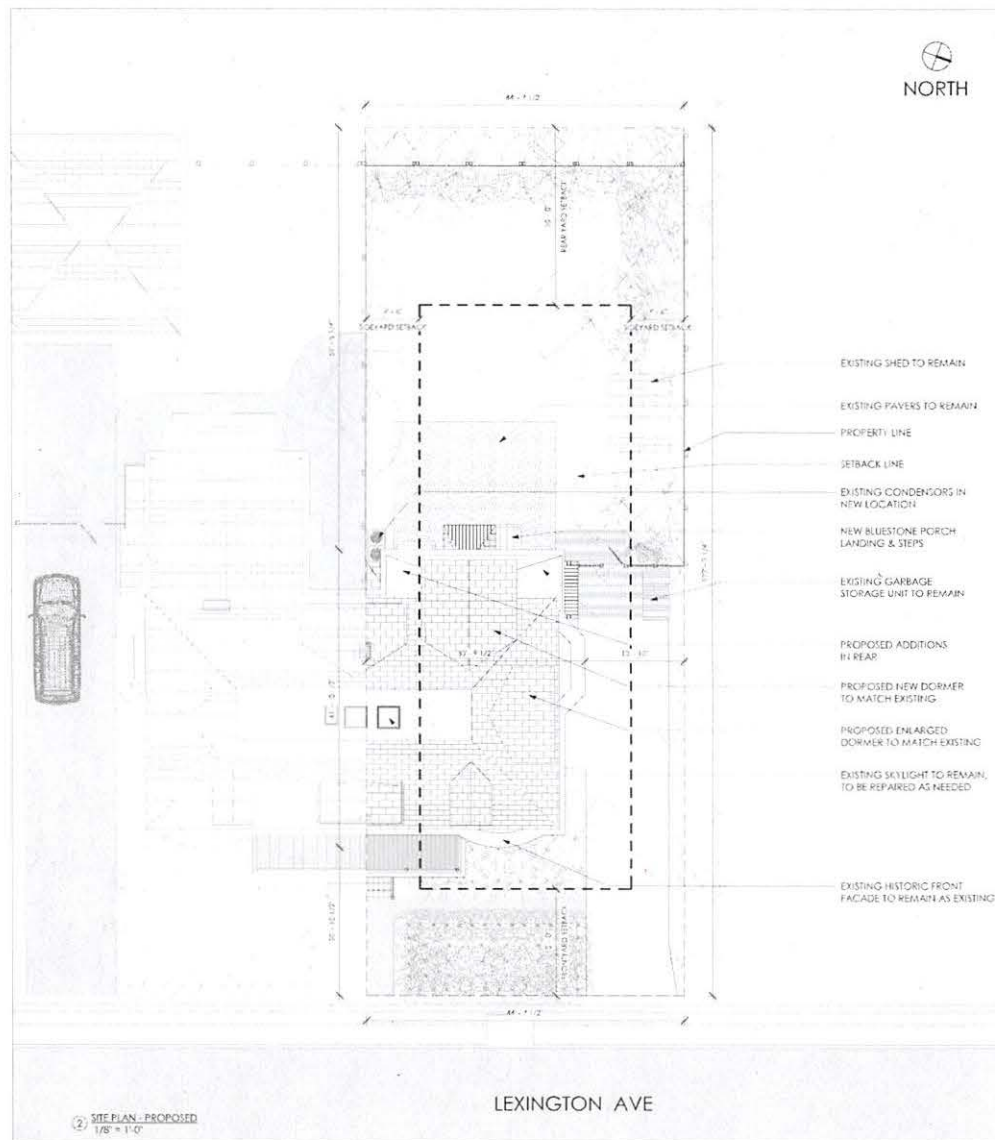
Area Schedule (Proposed)	
Name	Area
Floor 1	1108.96 SF
Floor 2	893.87 SF
Floor 3	669.28 SF
Proposed Area	2,682.43 SF

ZONING DISTRICT: **B**
 LAND AREA: **5,344 SF**
 MAXIMUM FAR: **.50**

Δ FLOOR AREA RATIO: **4.8%**

Existing Area = **2,413.38 SF**
 Existing FAR = **.452**

Proposed Area = **2,682.43 SF**
 Proposed FAR = **.502**



PROPERTY INFORMATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON
 SILBEY / THOMPSON RESIDENCE
 168 LEXINGTON AVE
 CAMBRIDGE, MA
 02138

Project from 2019 SUBMISSION SET
 Project Number: N/A
 Date: 09/10/2020
 Design By: SAM
 Checked By: SKA
ZNG-002
 Scale: As indicated



SAM KACHMAR
ARCHITECTS
(617) 278-2700-8441
kachmar@design.com
357 HURON AVE.
CAMBRIDGE MA 02138



EXTERIOR PERSPECTIVE B

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Title ZONING SUBMISSION SET
Project number N/A
Date 09/10/2020
Drawn by SAM
Checked by S.K.
ZNG-004
Scale

9/10/2020 10:53:02 AM



EXISTING STREET PERSPECTIVE



PROPOSED STREET PERSPECTIVE



SAM LACHMAN
ARCHITECTS
357 HARBOR AVE
CAMBRIDGE, MA 02138



EXTERIOR PERSPECTIVE A

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

PROJECT: EXTERIOR PERSPECTIVE
DATE: 09/10/2020
DRAWN BY: S.K.
SCALE: 1/8"=1'-0"

ZNG-003



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



SAM KACHMAR
ARCHITECTS
(617) 278-2700-8441
kachmararchitects.com
357 HURON AVE.
CAMBRIDGE MA 02138



NORTH ELEVATION
RENDERS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project/Draw/REVISION SUBMISSION SET
Project number N/A
Date 09/10/2020
Drawn by JMK
Checked by SJK
ZNG-015
Scale:

EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



SKA
ARCHITECTS
© 2019
168 LEXINGTON AVE
CAMBRIDGE MA 02138



WEST ELEVATION RENDERS

NOT FOR CONSTRUCTION

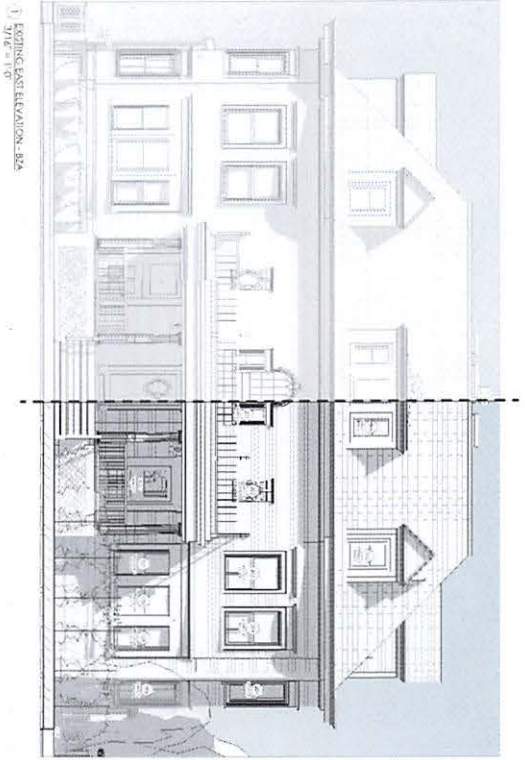
ANNA SILBEY & JEFFREY THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project: Zoning Submission Set
Client: N/A
Date: 09/10/2020
Drawing No: 01
Scale: 1/8" = 1'-0"

ZNG-016

EAST ELEVATION

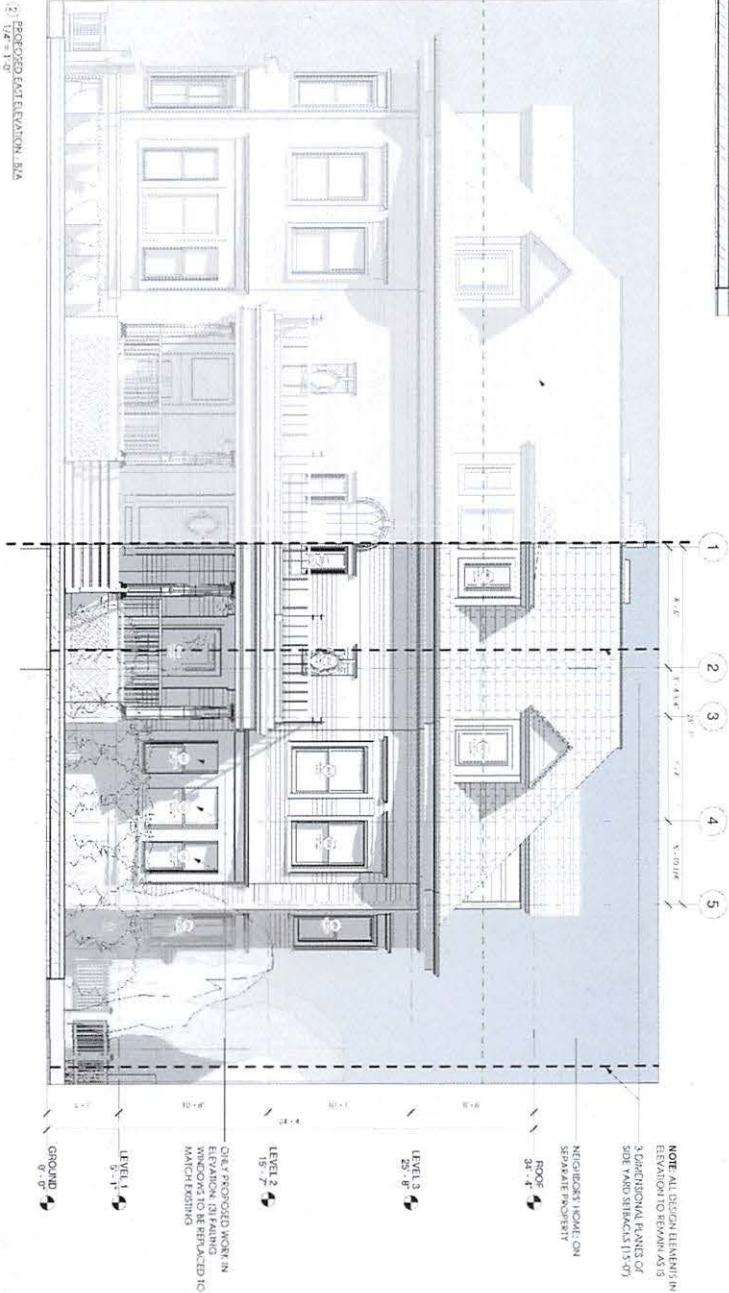
PROPOSED WORK | ELEVATION



EXISTING EAST ELEVATION - B2A
1/8" = 1'-0"



PROPOSED EAST ELEVATION - B2A
1/8" = 1'-0"



NOTE: ALL DISCREPANCIES IN
ELEVATION TO REMAIN AS IS
A LONGITUDINAL SECTION OF
SHEAR WALLS (15'-0")

ROOF
34'-4"

LEVEL 3
25'-8"

LEVEL 2
15'-7"

EXISTING PROPOSED WORK IN
ELEVATION IS BEING
REMOVED TO BE REPLACED TO
MATCH EXISTING

LEVEL 1
9'-11"

GROUND
0'-0"

PROPOSED EAST
ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project: 168 LEXINGTON AVE
Site: 168 LEXINGTON AVE
Date: 07/10/2020
Drawn by: JST
Checked by: JST
Scale: 1/8" = 1'-0"

ZNG-010

22-28

As indicated

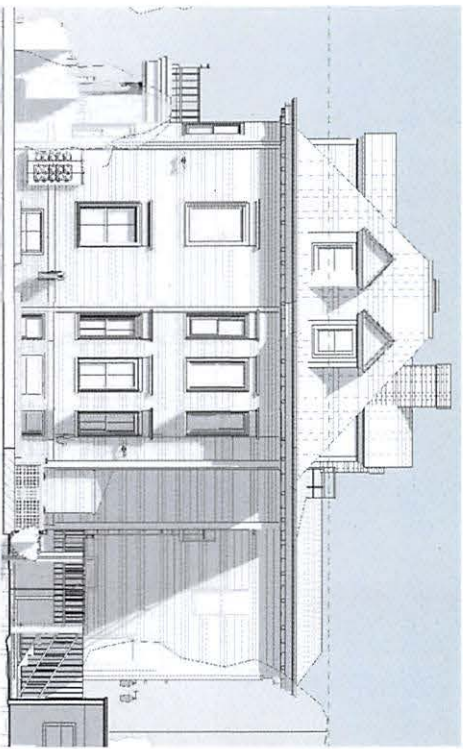


SAMACHAR
ARCHITECTS
357 HURON AVE
CAMBRIDGE MA 02138



NORTH ELEVATION

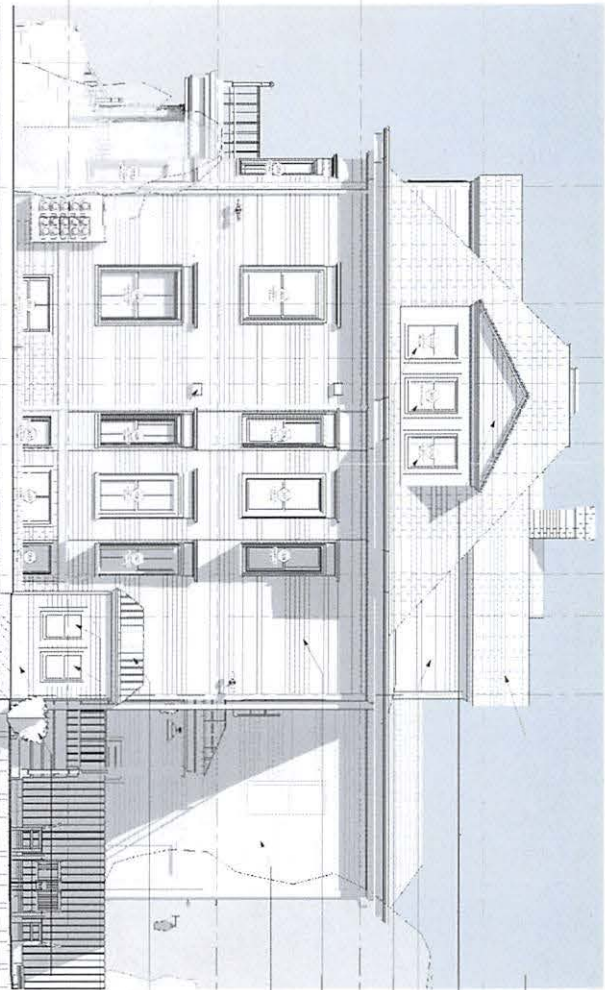
PROPOSED WORK | ELEVATION



1 EXISTING NORTH ELEVATION - BJA
3/16/2020



2 PROPOSED NORTH ELEVATION - BJA
3/16/2020



- NEW SINGLE ROOFS
MATCH EXISTING
ROOF
- EXISTING CORNER
TO BE ENLARGED
NEW CORNER
- (2) NEW WINDOWS ON
CORNER TO MATCH
EXISTING WINDOWS
- NEW EXTERIOR WALL
TO BE PAINTED TO
MATCH EXISTING
NEIGHBORING HOME
RETINO
- LEVEL 3
13'-8"
- LEVEL 2
13'-8"
- NEW SIDE YEST FOR
GAD REPLYACE
NEW STAINLESS STEEL
METAL ROOF
- LEVEL 1
5'-11"
- (2) NEW WINDOWS ON
SIDE BENT TO MATCH
EXISTING WINDOWS
- NEW DOOR & STAIR
SIDE BENT TO MATCH
EXISTING SIDE
TO LEVEL 0
- GROUND
5'-0"
- ROOF
34'-4"

PROPOSED NORTH
ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

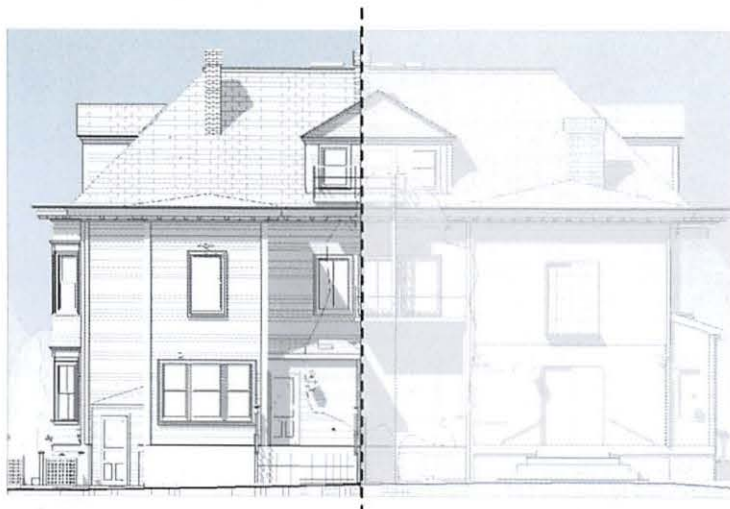
168 LEXINGTON AVE
CAMBRIDGE MA
02138



SAM KACHMAR
ARCHITECTS
107925-205-844
KACHMAR ARCHITECTS
357 HURON AVE
CAMBRIDGE MA 02138



Project: 168 LEXINGTON AVE
Title: N/A
Drawn by: 09/10/2020
Checked by: 10/04
3/16
ZNG-011
Scale: As Shown



1 EXISTING WEST ELEVATION - RZA
3/16" = 1'-0"

WEST ELEVATION

PROPOSED WORK | ELEVATION



NEIGHBORS' HOME: ON
SEPARATE PROPERTY

3-DIMENSIONAL PLANES OF
SIDE YARD SETBACKS (15'-0")

NEW DORMER WITH NEW
ROOF TO MATCH EXISTING
EXISTING DORMERS TO BE
UNITED WITH NEW ROOF
TO MATCH EXISTING

EXISTING WINDOW IN SIDE
YARD SETBACK TO
REMAIN

NEW WINDOWS TO MATCH
EXISTING

NEW EXTERIOR WALLS
TO BE REPAINTED TO
MATCH EXISTING, TYP.

NEW WINDOW IN SIDE
YARD SETBACK

NEW WINDOWS TO MATCH
EXISTING

NEW STANDING SEAM
METAL ROOF

NEW WINDOW IN SIDE
YARD SETBACK TO
MATCH EXISTING

NEW EXTERIOR LIGHTS, TYP.

NEW WINDOWS TO MATCH
EXISTING

NEW DOOR WITH SIDE
YARD SETBACK

NEW ENCLOSED STAIRWELL
TO LEVEL 0

NEW EGRESS WINDOW
IN SIDE YARD SETBACK

NEW EGRESS WINDOW WELL

EXISTING CONDENSERS
IN NEW LOCATION



2 PROPOSED WEST ELEVATION - RZA
1/4" = 1'-0"



SAM KACHMAR
ARCHITECTS
10/978-270-8441
KACHMAR@SKA-ARCH.COM
357 HURON AVE
CAMBRIDGE MA 02138



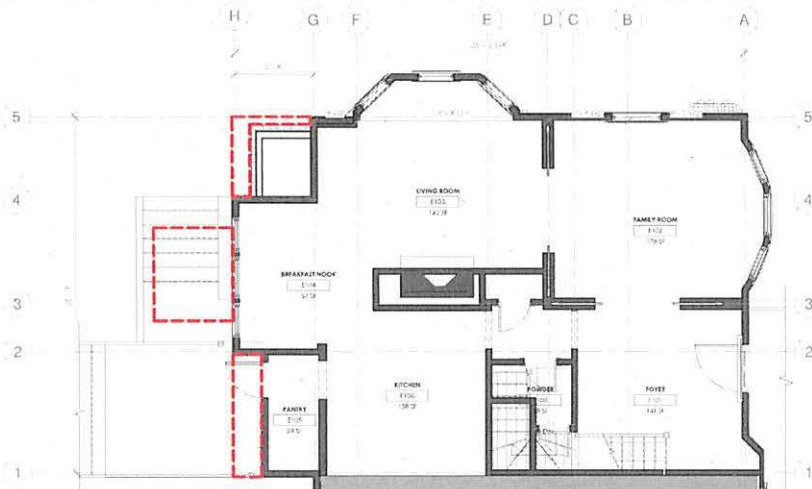
PROPOSED WEST
ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

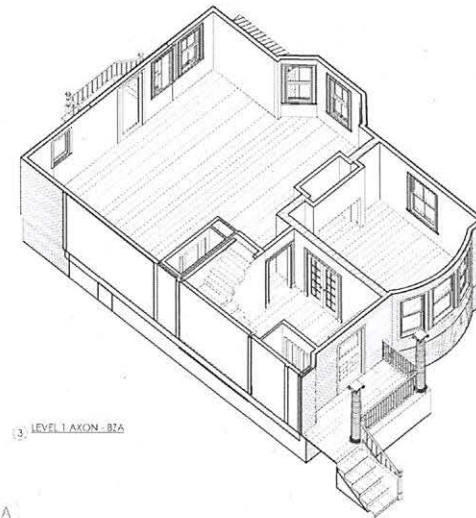
Project: ZONING SUBMISSION SET
Project Number: N/A
Date: 09/10/2020
Drawn by: JMM
Checked by: SKA

ZNG-012
Scale: As indicated



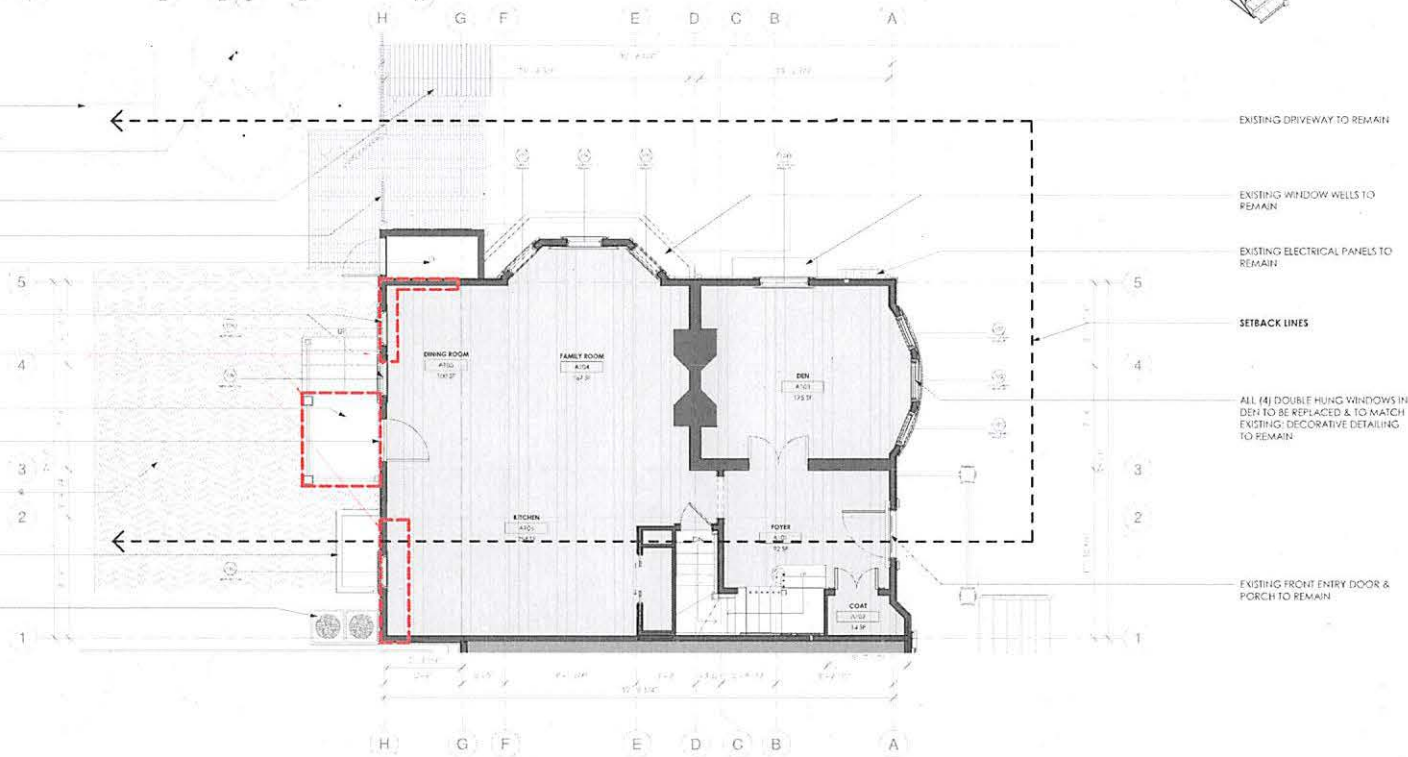
LEVEL ONE

PROPOSED WORK | OVERALL SCHEME



(2) EXISTING LEVEL 1 - BTA
1/4" = 1'-0"

- NOTE: WINDOWS ON LEVEL ARE EXISTING TO REMAIN UNLESS LABELLED OTHERWISE
- EXISTING SHED TO REMAIN AS IS
- ALL EXISTING TREES & PLANTS TO REMAIN TYPICAL
- EXISTING TRASH STORAGE TO REMAIN AS IS
- NEW FENCE & GATE TO MATCH EXISTING
- NEW ENCLOSED STAIR TO LEVEL 3 W/ NEW METAL ROOF ABOVE
- (2) NEW DOUBLE HUNG WINDOWS TO MATCH EXISTING
- SCOPE OR ADDITION
- NEW BLUESTONE PORCH LANDING & STEPS
- NEW SINGLE TEMPERED GLASS PANEL DOOR
- EXISTING BLUESTONE PAVERS TO REMAIN
- NEW CODED WINDOW WELL FOR EGRESS
- (2) EXISTING CONDENSERS IN NEW LOCATION



(4) PROPOSED LEVEL 1 - BTA
1/4" = 1'-0"



SAM KACHMAR
ARCHITECTS
(617) 782-270-8441
kachmar@design.com
357 HURON AVE.
CAMBRIDGE, MA 02138

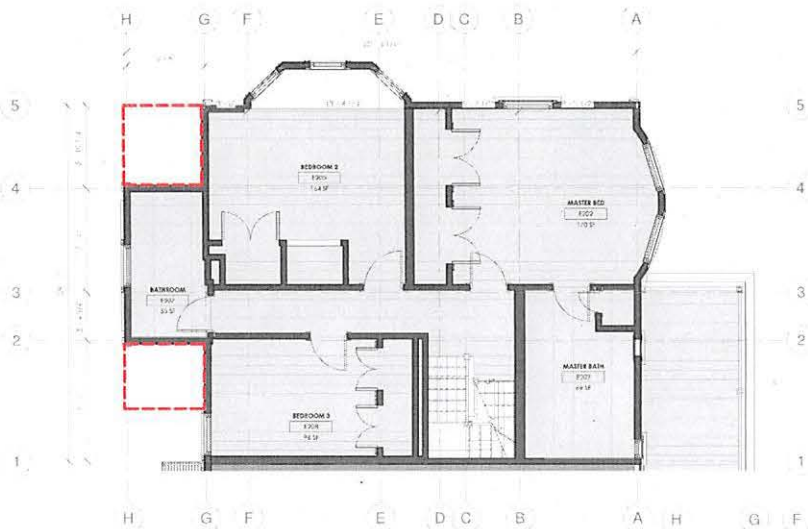


PROPOSED LEVEL 1

NOT FOR CONSTRUCTION

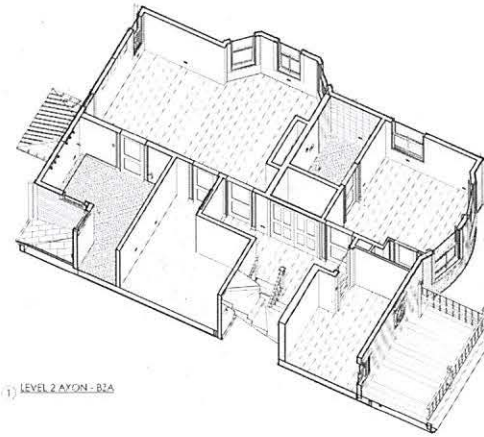
ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project from ZONING SUBMISSION SET
Project number: N/A
Date: 09/10/2020
Drawn by: JKA
Checked by: SJK
ZNG-006
Scale: 1/4" = 1'-0"



LEVEL TWO

PROPOSED WORK | OVERALL SCHEME



1) LEVEL 2 AYON - B2A

2) EXISTING LEVEL 2 - B2A
1/4" = 1'-0"

NOTE: WINDOWS ON LEVEL ARE
EXISTING TO REMAIN UNLESS
LABELLED OTHERWISE

NEW SIDE ENTRY W/ NEW METAL
ROOF

EXISTING OPEN PATIO BELOW

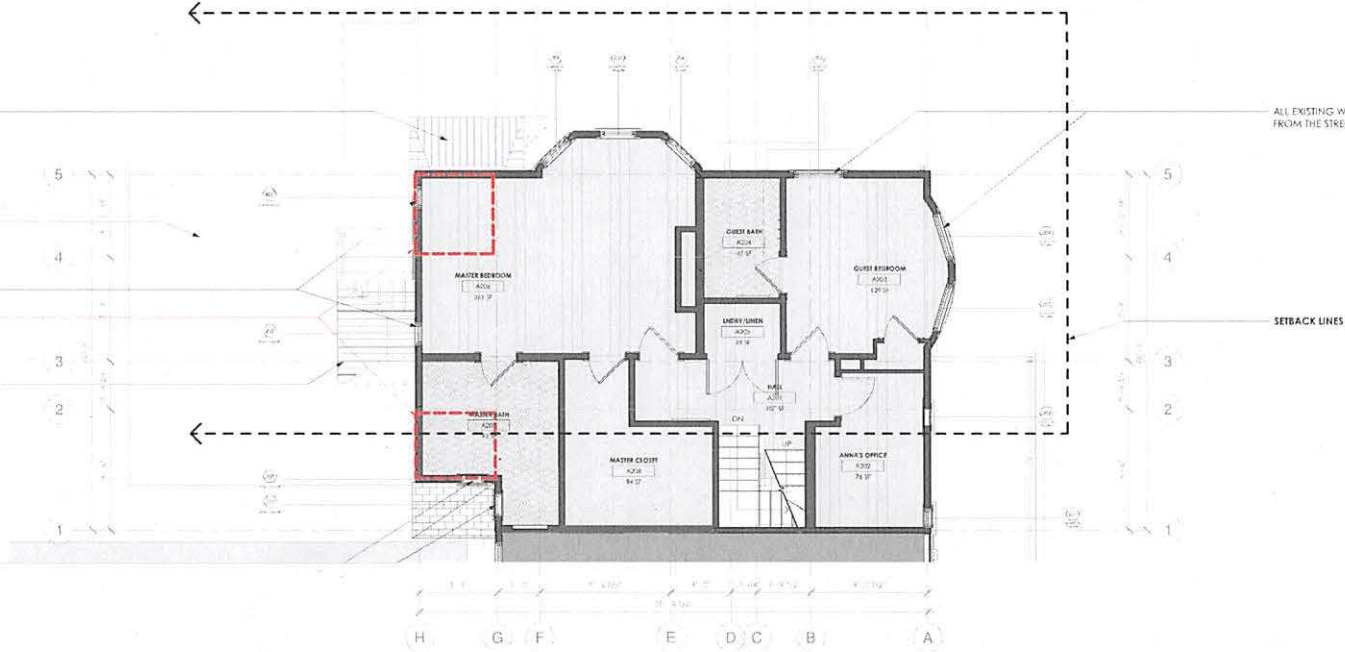
NEW WINDOWS TO MATCH EXISTING

SCOPE OF ADDITION

NEW REAR BLUESTONE ENTRY W/ NEW METAL
ROOF

NEW CLERESTORY WINDOWS

3) PROPOSED LEVEL 2 - B2A
1/4" = 1'-0"



ALL EXISTING WINDOWS VISIBLE
FROM THE STREET TO REMAIN

SETBACK LINES



SAM KACHMAR
ARCHITECTS
(617) 278-2441
kachmar@skadesign.com
357 HURON AVE
CAMBRIDGE MA 02138



PROPOSED LEVEL 2

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

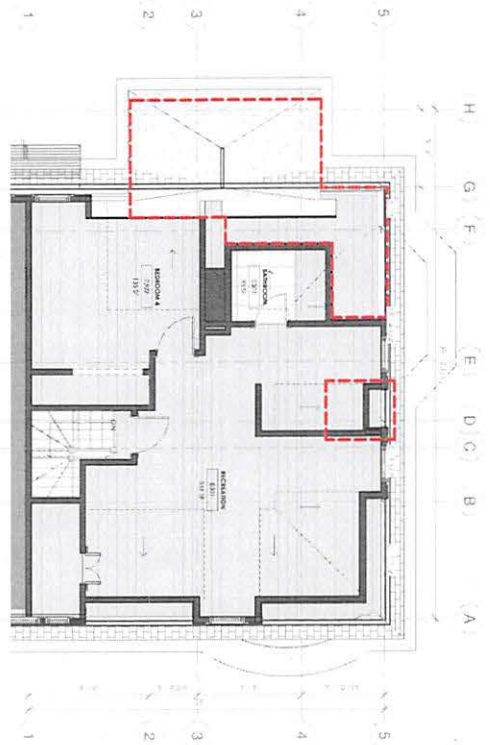
Project from ZONING SUBMISSION SET
Project number: N/A
Date: 09/10/2020
Drawn by: BAKA
Checked by: SJK

ZNG-007

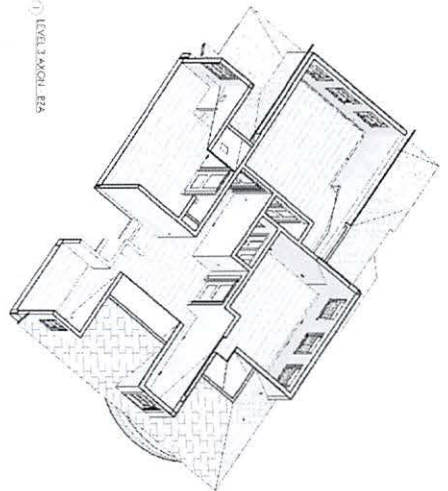
Scale: 1/4" = 1'-0"

LEVEL THREE

PROPOSED WORK | OVERALL SCHEME



1 LEVEL 3 ARCH. B2A



2 EXISTING LEVEL 3, B2A



NOTE: WINDOWS ON LEVEL ARE EXISTING TO REMAIN UNLESS LABELED OTHERWISE

NEW DOUBLE HUNG WINDOW TO MATCH EXISTING

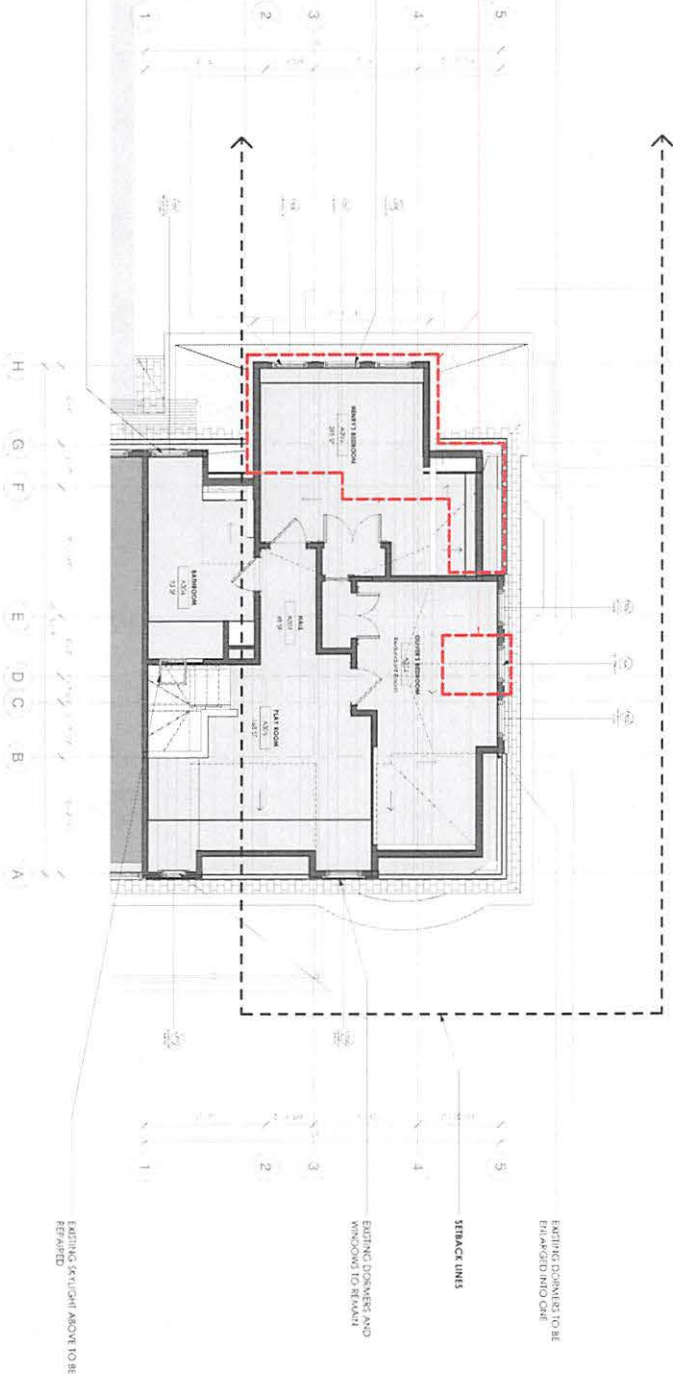
EXCEPT ON ADDITION

EXISTING DOUBLE HUNG WINDOWS TO MATCH EXISTING

NEW DOUBLE HUNG WINDOW TO MATCH EXISTING

EXISTING WINDOW TO REMAIN TO BE REFINISHED

3 PROPOSED LEVEL 3, B2A



EXISTING DOWNSET TO BE ENLARGED INTO ONE

STRAKE LINES

EXISTING DOWNSET AND WINDOWS TO REMAIN

EXISTING DOWNSET ABOVE TO BE REFINISHED

PROPOSED LEVEL 3

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138



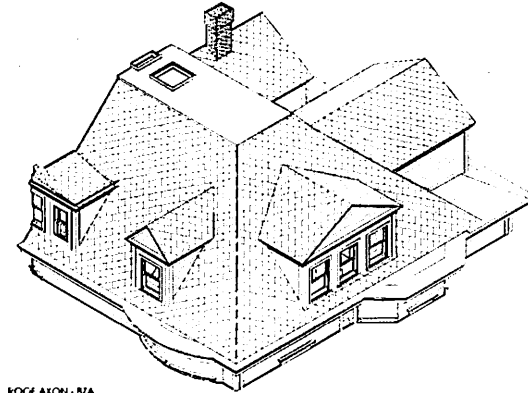
SAMACHOIA
ARCHITECTS
3017
150 HUNTON AVE
CAMBRIDGE MA 02138



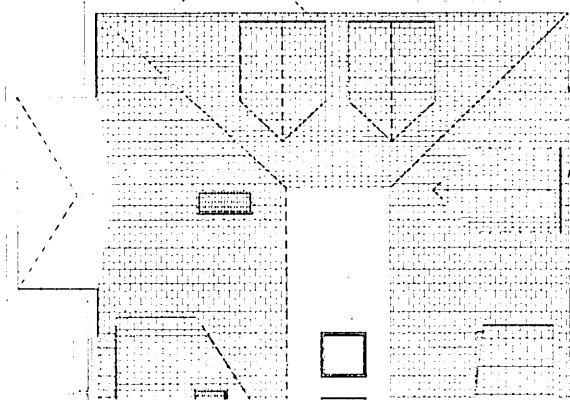
Project: 168 LEXINGTON AVE
Architect: ANNA SILBEY & JEFFREY THOMPSON
Date: 09/10/2020
Drawn by: SKA
Checked by: SKA
Scale: 1/8" = 1'-0"

ZNG-008

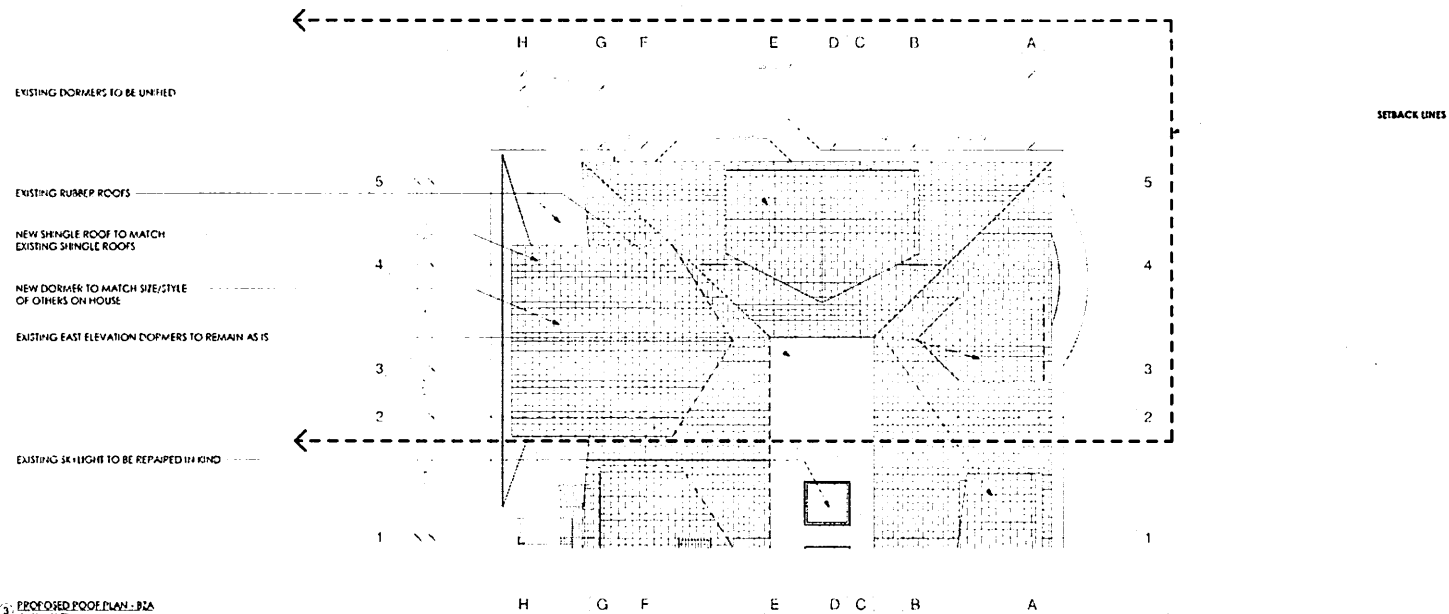
PROPOSED WORK | OVERALL SCHEME



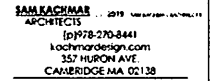
ROOF AXON - BZA



2. EXISTING ROOF PLAN - BZA
1/4" = 1' 0"



(3) PROPOSED POOL PLAN - B2A
1/4" = 1' 0"



PROPOSED ROOF

NOT FOR CONSTRUCTION

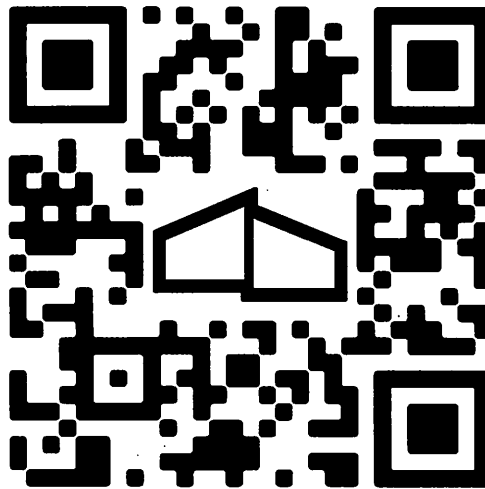
ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Name: ZONING SUBMISSION SET	
Project Number:	N/A
Date:	09/10/2020
Drawn by:	IMM
Checked by:	SJK

ZNG-009
Scale 1/4" = 1'-0"

114 222 109 109 109

END OF PRESENTATION



**TO VIEW SKA VIDEO OF PROPOSED WORK SCAN QR CODE USING YOUR PHONE CAMERA
CENTER QR CODE ON CAMERA VIEWFINDER & SELECT POP-UP NOTIFICATION TO OPEN LINK ASSOCIATED WITH QR CODE**

(SUPPLEMENTAL PAGES FOLLOW)

EXISTING CONDITIONS



SKA
ARCHITECTS
3071 MASSACHUSETTS AVE
CAMBRIDGE MA 02138
3071 MASSACHUSETTS AVE
CAMBRIDGE MA 02138



EXISTING CONDITIONS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project: 168 LEXINGTON AVE
Architect: ANNA SILBEY & JEFFREY THOMPSON
Date: 09/10/2010
Drawing: 02138
Scale: 1/8" = 1'-0"

ZNG-019

168

ZONING INFORMATION:
RESIDENCE B (B)
SOURCE: CITY OF CAMBRIDGE TABLE OF
DIMENSIONAL REQUIREMENTS

ITEMS	REQUIRED
MIN LOT AREA	2,600 S.F.
MAX FAR	0.50
MIN FRONT YARD	15'
MIN SIDE YARD	7.5'
MIN REAR YARD	25'
MAX HEIGHT	35'

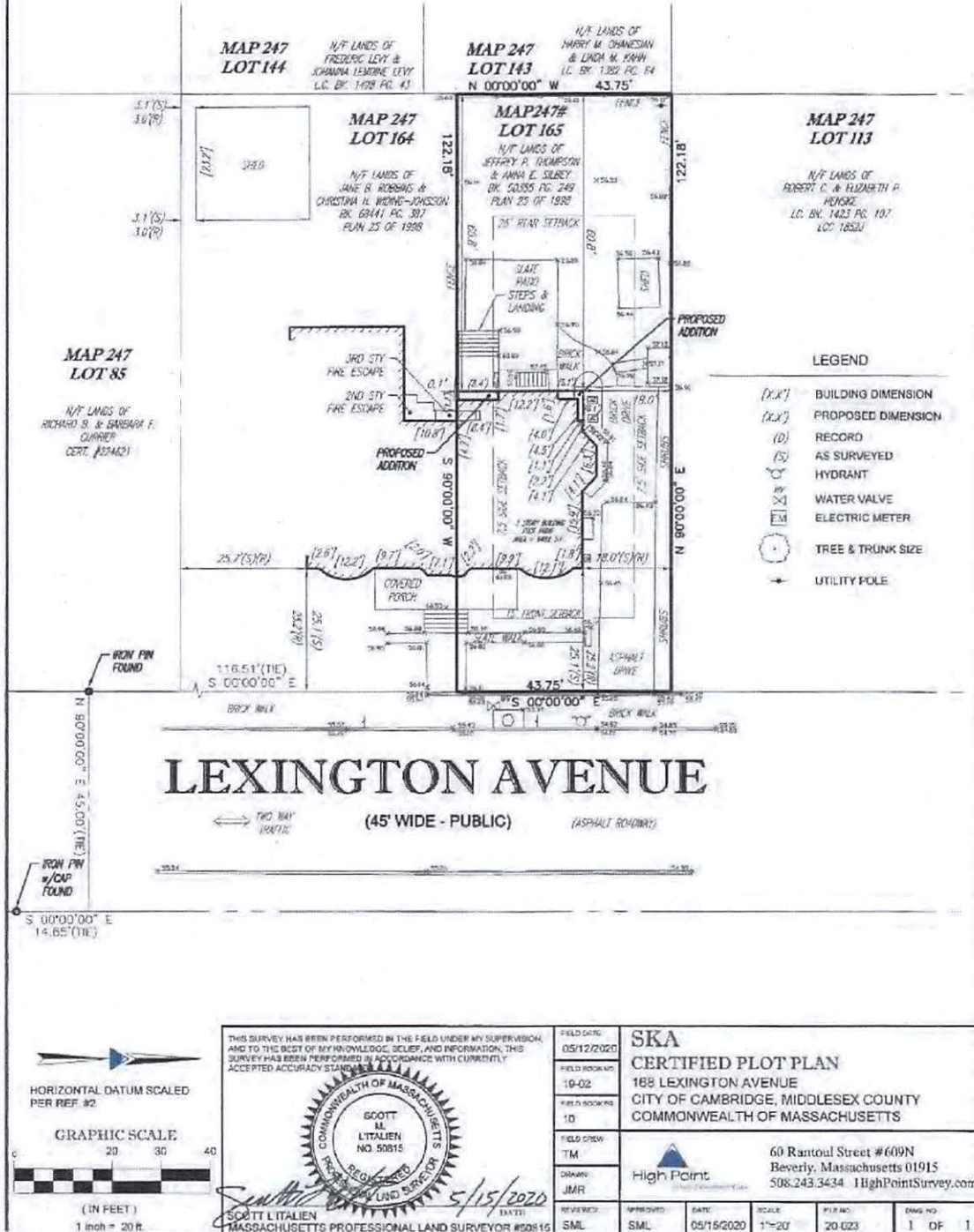
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE
BASED UPON PRELIMINARY RESEARCH AND
PRESENTED FOR REFERENCE ONLY. SAME MUST
BE CONFIRMED WITH LOCAL ZONING OFFICIALS.

NOTES:

- PROPERTY KNOWN AS LOT 155, MAP 247 ON THE
CITY OF CAMBRIDGE TAX MAP.
- AREA = 5,345 SQUARE FEET OR 0.123 ACRES
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY
A SURVEY PREPARED IN THE FIELD BY HIGH POINT,
AND OTHER REFERENCE MATERIAL AS LISTED
HEREON.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE
PROPOSED LOCATION OF A NEW CONSTRUCTION
ADDITIONS.
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE.

REFERENCES

- CITY OF CAMBRIDGE TAX MAP 247
- MAP ENTITLED "SUBDIVISION PLAN OF LAND IN
CAMBRIDGE, MASS." BY WENDELL H. MASON, DATED
FEB. 21, 1997, AND RECORDED IN THE
MIDDLESEX(SOUTH) COUNTY REGISTRY OF DEEDS AS
PLAN 25 OF 1998.



ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

ZNG-020

CERTIFIED PLOT PLAN

NOT FOR CONSTRUCTION

SKA

REGISTERED PROFESSIONAL LAND SURVEYOR

MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #50815

5/15/2020

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: _____ **PRESENT USE/OCCUPANCY:** RESIDENTIAL

LOCATION: 168 Lexington Ave **ZONE:** B

PHONE: _____ **REQUESTED USE/OCCUPANCY:** RESIDENTIAL

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>2,413.38 SF</u>	<u>2,682.43 SF</u>	_____ (max.)
LOT AREA:	<u>5,344 SF</u>		<u>4,500 SF</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:²	<u>0.452</u>	<u>0.502</u>	<u>0.50</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>5,344 SF</u>	<u>5,344 SF</u>	<u>4,500 SF</u> (min.)
SIZE OF LOT:			
WIDTH	<u>43' - 9"</u>		<u>65' - 0"</u> (min.)
DEPTH	<u>122' - 2"</u>		
Setbacks in Feet:			
FRONT	<u>20' - 10.5"</u>	<u>20' - 10.5"</u>	<u>15' - 0"</u> (min.)
REAR	<u>59' - 5"</u>	<u>59' - 5"</u>	<u>25' - 0"</u> (min.)
LEFT SIDE	<u>0' - 0"</u>	<u>0' - 0"</u>	<u>7' - 6"</u> (min.)
RIGHT SIDE	<u>13' - 10"</u>	<u>13' - 10"</u>	<u>7' - 6"</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>38' - 3"</u>	<u>38' - 3"</u>	<u>35' - 0"</u> (max.)
LENGTH			
WIDTH			
RATIO OF USABLE OPEN SPACE TO LOT AREA:³	<u>0.801</u>	<u>0.789</u>	<u>0.50</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	_____ (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>3</u> (min./max)
NO. OF LOADING AREAS:	<u>N/A</u>	<u>N/A</u>	_____ (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>N/A</u>	<u>N/A</u>	_____ (min.)

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

There are no other dwellings/occupancies on this lot existing or proposed. Architecturally, 168

Lexington Ave is a Single Family Attached home -- Legally, 168 Lexington Ave and the attached 166

Lexington Ave reside on separate properties which explains the 0'-0" left side yard setback.

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
GENERAL INFORMATION

2020 AUG -4 PM 12: 06

OFFICE OF THE CITY CLERK
CAMBRIDGE MASSACHUSETTS

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: ANNA SILBEY AND JEFFREY THOMPSON

PETITIONER'S ADDRESS: 168 Lexington Avenue, Cambridge, MA 02138

LOCATION OF PROPERTY: 168 Lexington Avenue, Cambridge 02138

TYPE OF OCCUPANCY: Single Family ZONING DISTRICT: B

REASON FOR PETITION:

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Add'l Dwelling	_____ Sign
Unit's <u>X</u> Dormer	_____ Subdivision
_____ Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL: Petitioner seeks to add a new window on the rear of the building within the side yard setback, to add dormers on the third floor and add 242.68 square feet of living space

SECTIONS OF ZONING ORDINANCE CITED:

Article 5 Section 5.30 Side setback and FAR

Article 8 Section 8.22.2 Special permit for non conforming structure

Article 10 Section 10.40 special permit _____

Applicants for a Variance must complete Pages 1-5

Applicants for a Special Permit must complete Pages 1-4 and 6

Applicants for an Appeal to the BZA of a Zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s):


(Petitioner(s)/Owner)

Anna E. Silbey and Jeffrey P.
Thompson

Address:

(Print Name)

168 Lexington Avenue, 02138

Tel. No.: 617-784-7265

E-Mail Address: anna.silbey@gmail.com

Date:

8/4/20

SILBEY / THOMPSON RESIDENCE

ZONING SUBMISSION SET
05/21/2020

ANNA SILBEY &
JEFFREY
THOMPSON

168 LEXINGTON AVE
CAMBRIDGE MA
02138



ARCHITECT:

CLIENT:

INTERIOR DESIGNER:

LANDSCAPE ARCHITECT:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:



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SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmar**design**.com
357 HURON AVE.
CAMBRIDGE MA, 02138

ANNA SILBEY
JEFFREY THOMPSON

PROJECT NARRATIVE:

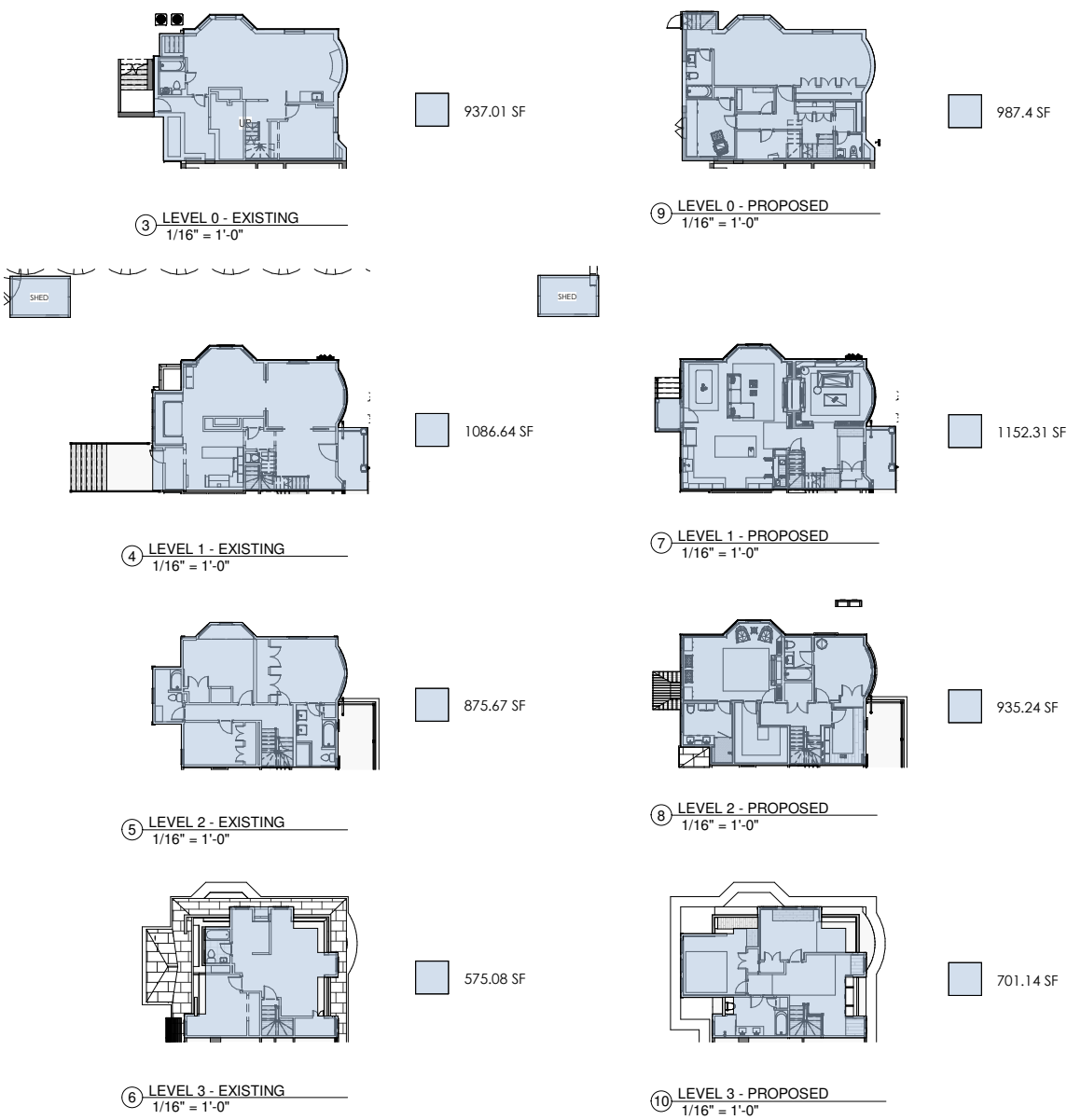
THE SILBEY/THOMPSON PROJECT IS A PARTIAL GUT RENOVATION ON ALL LEVELS OF THE HOME TO ACCOMMODATE THE FAMILY'S SPATIAL AND PROGRAMMATIC NEEDS.

Sheet List - Option A			
Sheet Number	Sheet Name	Drawn By	Designed By
BZA-000	COVER SHEET	IMM	SKA
BZA-002	SITE PLAN	IMM	SKA
BZA-003	EXTERIOR PERSPECTIVE A	IMM	SKA
BZA-004	EXTERIOR PERSPECTIVE B	IMM	SKA
BZA-005	PROPOSED LEVEL 0	IMM	SKA
BZA-006	PROPOSED LEVEL 1	IMM	SKA
BZA-007	PROPOSED LEVEL 2	IMM	SKA
BZA-008	PROPOSED LEVEL 3	IMM	SKA
BZA-009	PROPOSED ROOF	IMM	SKA
BZA-010	PROPOSED EAST ELEVATION	IMM	SKA
BZA-011	PROPOSED NORTH ELEVATION	IMM	SKA
BZA-012	PROPOSED WEST ELEVATION	IMM	SKA
BZA-013	PROPOSED SOUTH ELEVATION	IMM	SKA
BZA-014	EAST ELEVATION RENDERS	IMM	SKA
BZA-015	NORTH ELEVATION RENDERS	IMM	SKA
BZA-016	WEST ELEVATION RENDERS	IMM	SKA
BZA-017	SOUTH ELEVATION RENDERS	IMM	SKA
BZA-018	EXISTING CONDITIONS	IMM	SKA

Grand total: 18

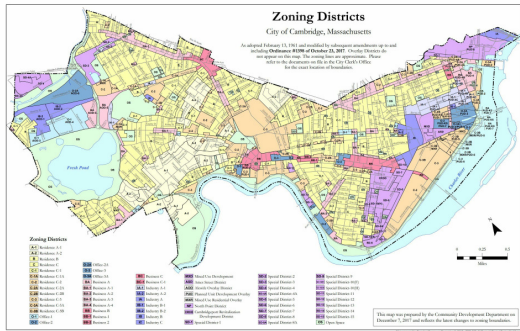
Sheet List - Option A			
Sheet Number	Sheet Name	Drawn By	Designed By

SITE PLAN



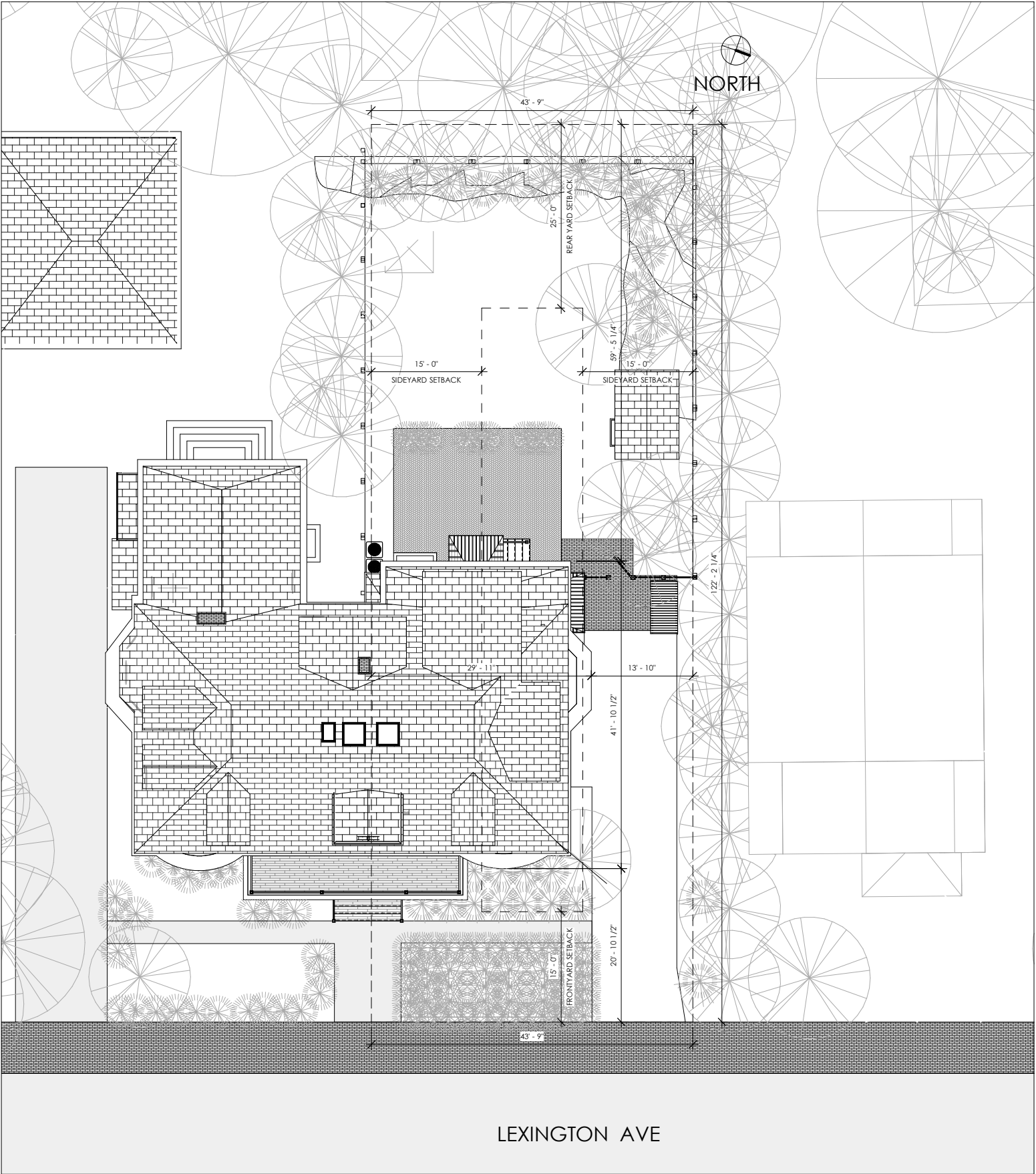
Area Schedule (Existing)	
Name	Area
Floor 1	1086.64 SF
Floor 2	875.67 SF
Floor 3	575.08 SF
Grand Total: 3	2,537.39 SF

Area Schedule (Proposed)	
Name	Area
Floor 1	1152.31 SF
Floor 2	935.24 SF
Floor 3	701.14 SF
Grand Total: 3	2,788.69 SF



DISTRICT ZONING: B

F.A.R CALCULATION
LAND AREA: 5,344 SF
EXISTING F.A.R: .475
PROPOSED F.A.R: .522
Δ F.A.R.: 4.7%



2 SITE PLAN - PROPOSED
1/8" = 1'-0"



SAM KACHMAR ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138



SITE PLAN

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-002
Scale As indicated



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EXTERIOR PERSPECTIVE A

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

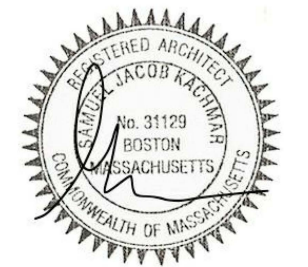
Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-003

Scale



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EXTERIOR PERSPECTIVE B

NOT FOR CONSTRUCTION

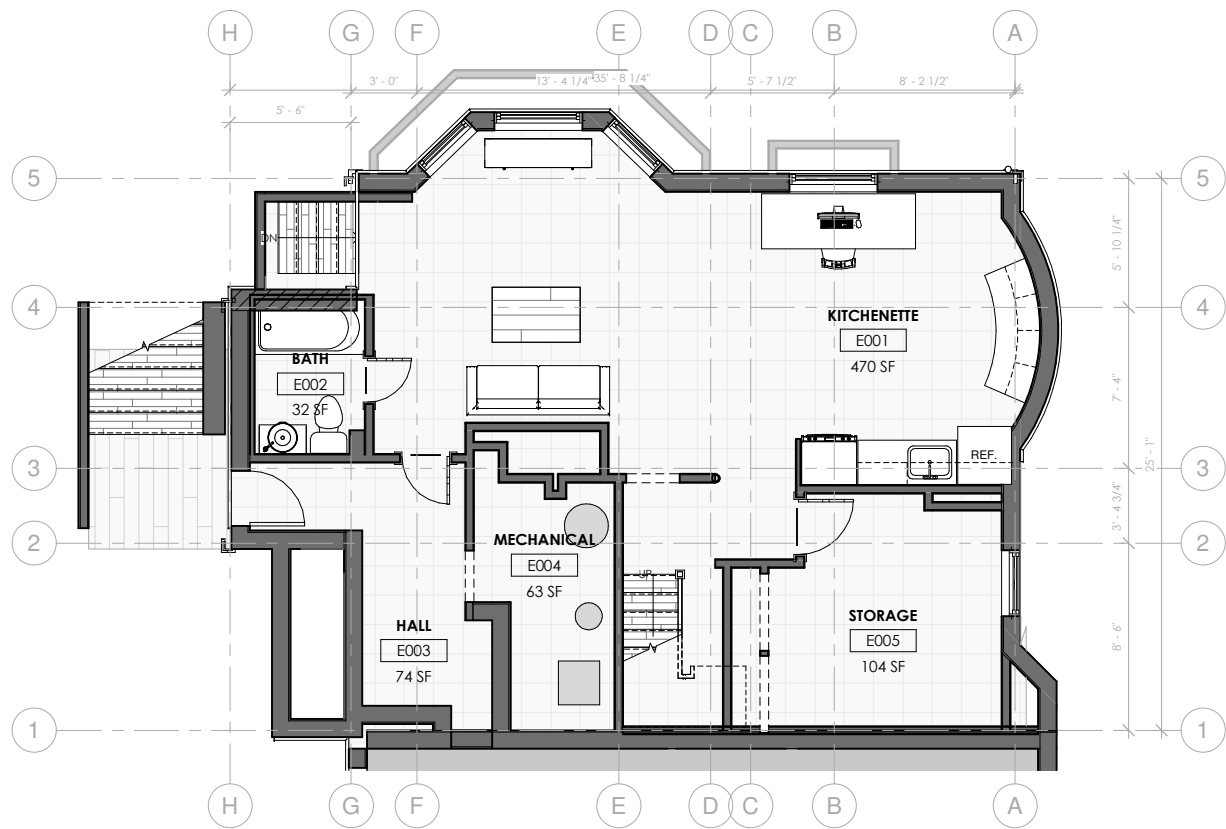
ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

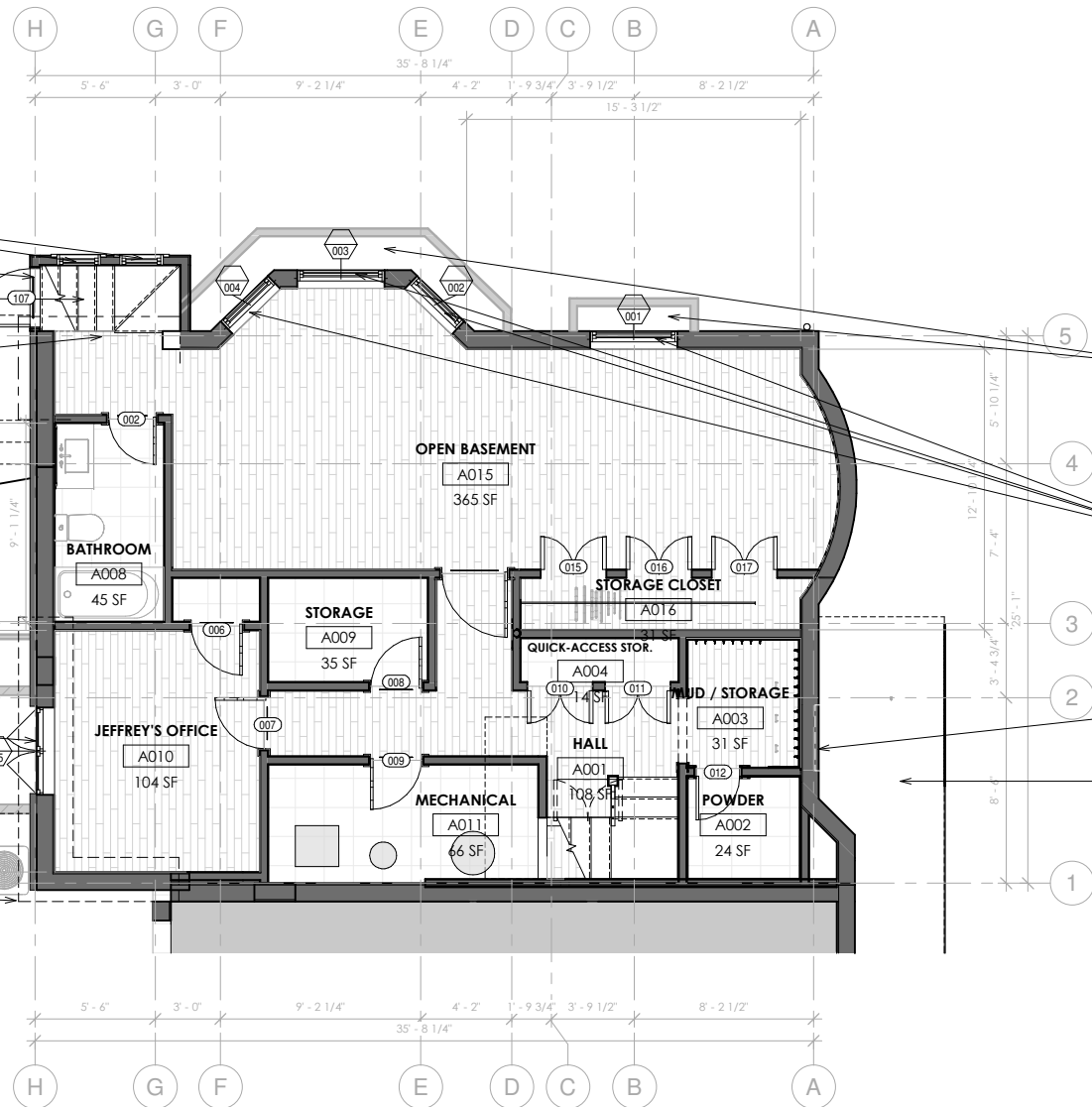
BZA-004
Scale



2 EXISTING LEVEL 0 - BZA
1/4" = 1'-0"

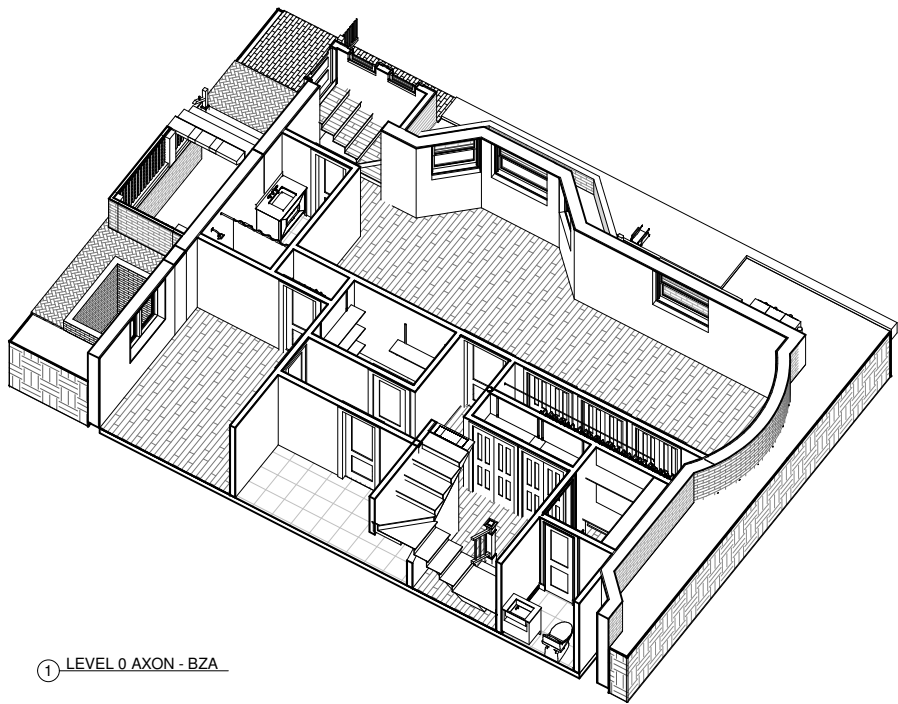
- NEW DOUBLE HUNG WINDOWS TO MATCH EXISTING
- NEW ENTRY DOOR W/ TOP TEMPERED GLASS PANEL
- NEW ENCLOSED STAIRWELL W/ INDEPENDENT ACCESS TO LOWER LEVEL & NEW METAL ROOF ABOVE
- REMOVE FOUNDATION WALL FOR THE FULL LENGTH OF THE NEW STAIRWELL TO ALLOW FOR ADDITIONAL DAYLIGHTING
- NEW DOUBLE CASEMENT EGRESS WINDOWS TO MATCH EXISTING
- NEW WINDOW WELL, CODED FOR EGRESS
- EXISTING AIR CONDENSERS NEW LOCATION
- NEW FOUNDATION WALL (FOR FOOT PRINT ADDITION)

4 PROPOSED LEVEL 0 - BZA
1/4" = 1'-0"



LOWER LEVEL

PROPOSED WORK | OVERALL SCHEME



1 LEVEL 0 AXON - BZA



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(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138



PROPOSED LEVEL 0

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON

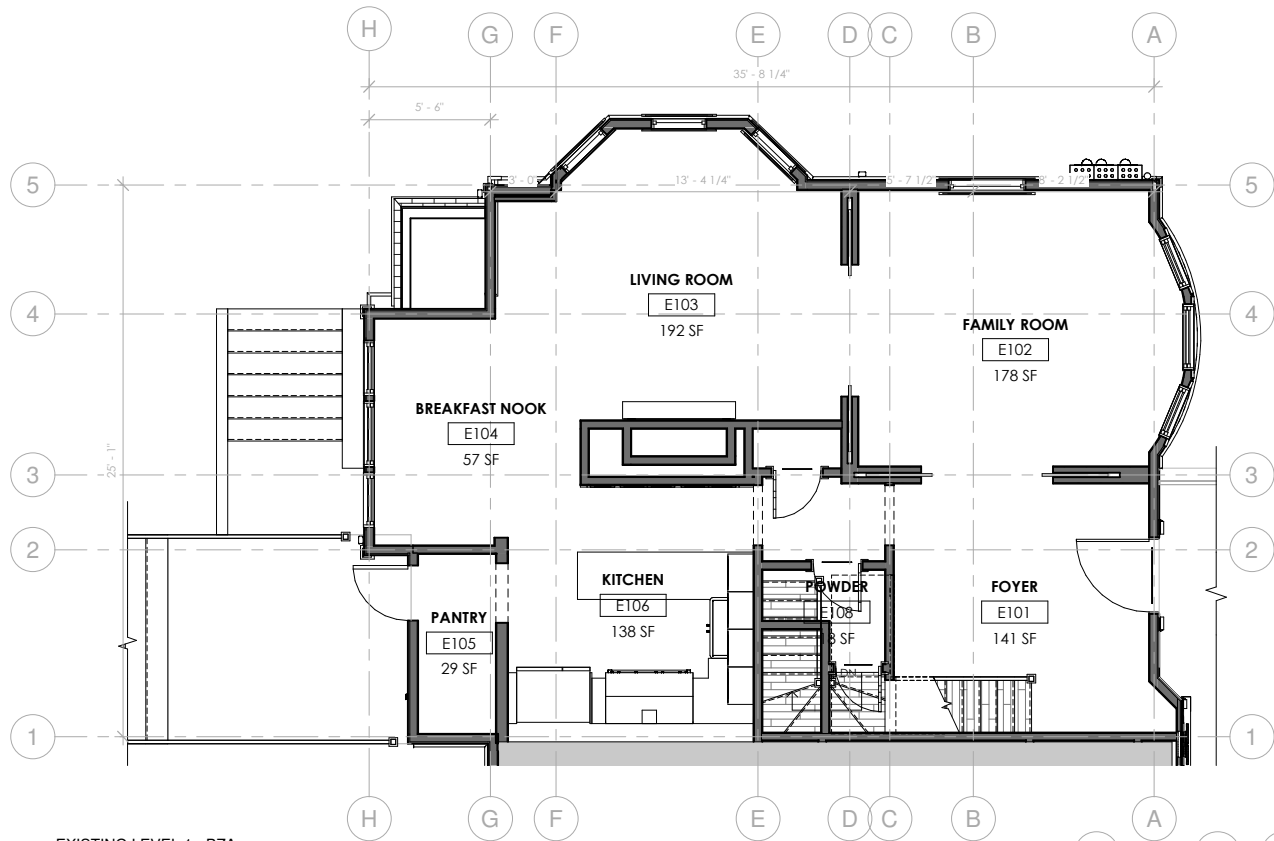
SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

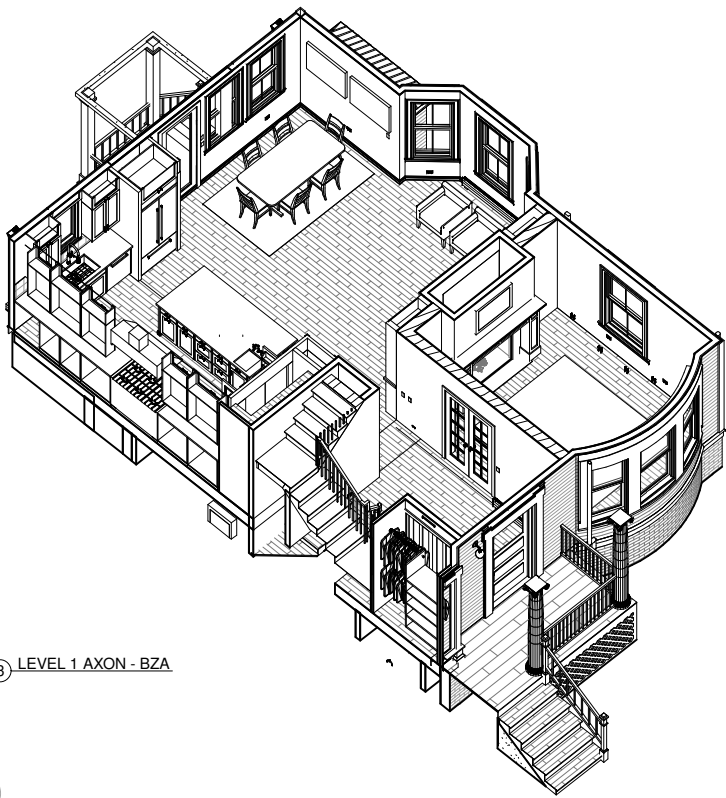
BZA-005

Scale 1/4" = 1'-0"



LEVEL ONE

PROPOSED WORK | OVERALL SCHEME



3 LEVEL 1 AXON - BZA

2 EXISTING LEVEL 1 - BZA
1/4" = 1'-0"

NOTE: WINDOWS ON LEVEL ARE
EXISTING TO REMAIN UNLESS
LABELLED OTHERWISE

EXISTING SHED TO REMAIN
AS IS

ALL EXISTING TREES TO REMAIN,
TYPICAL

EXISTING TRASH STORAGE
TO REMAIN AS IS

NEW FENCE & GATE TO MATCH EXISTING

NEW ENCLOSED STAIR TO LEVEL 0
W/ NEW METAL ROOF ABOVE

(2) NEW DOUBLE HUNG WINDOWS
TO MATCH EXISTING

NEW BLUESTONE PORCH
LANDING & STEPS

NEW DOORS FOR STORAGE ACCESS
UNDERNEATH DECK

NEW SINGLE TEMPERED GLASS
PANEL DOOR

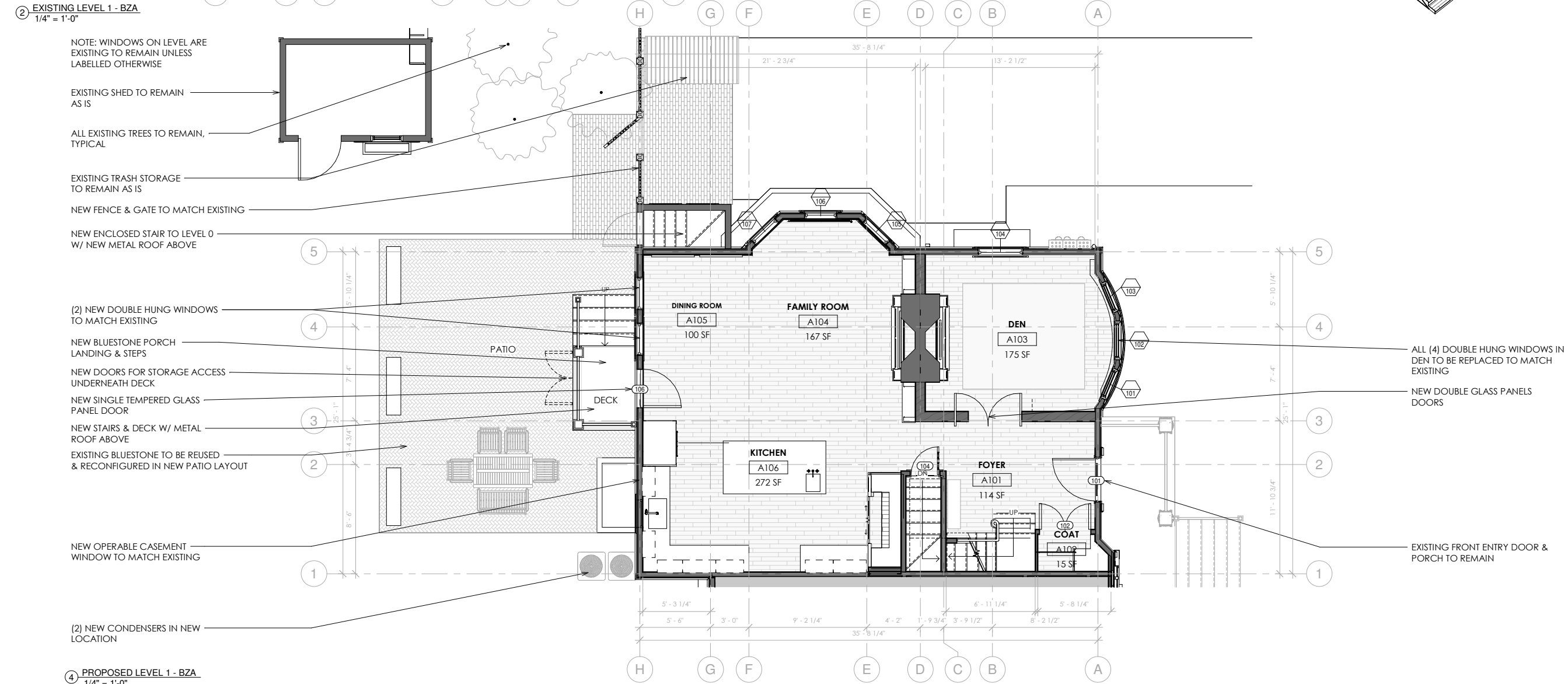
NEW STAIRS & DECK W/ METAL
ROOF ABOVE

EXISTING BLUESTONE TO BE REUSED
& RECONFIGURED IN NEW PATIO LAYOUT

NEW OPERABLE CASEMENT
WINDOW TO MATCH EXISTING

(2) NEW CONDENSERS IN NEW
LOCATION

4 PROPOSED LEVEL 1 - BZA
1/4" = 1'-0"



ALL (4) DOUBLE HUNG WINDOWS IN
DEN TO BE REPLACED TO MATCH
EXISTING

NEW DOUBLE GLASS PANELS
DOORS

EXISTING FRONT ENTRY DOOR &
PORCH TO REMAIN



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kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138



PROPOSED LEVEL 1

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

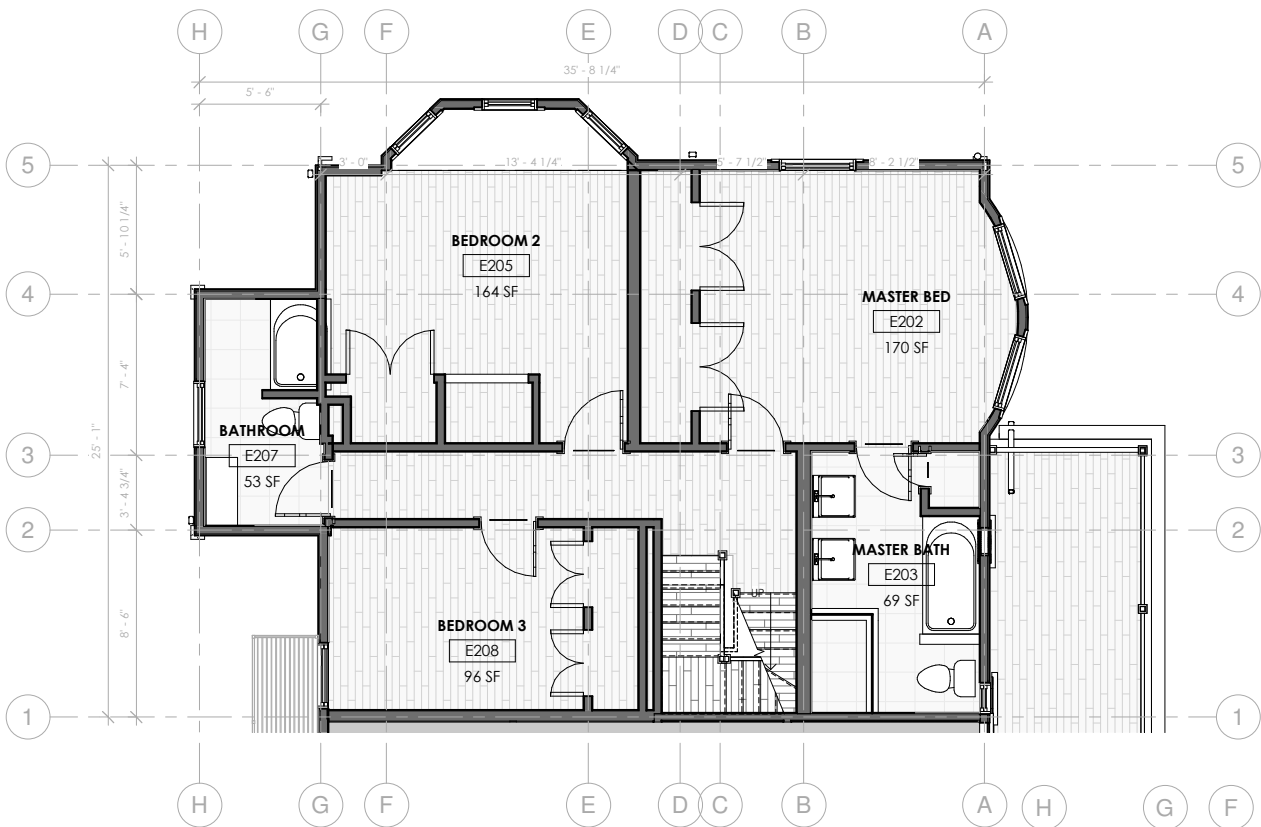
SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

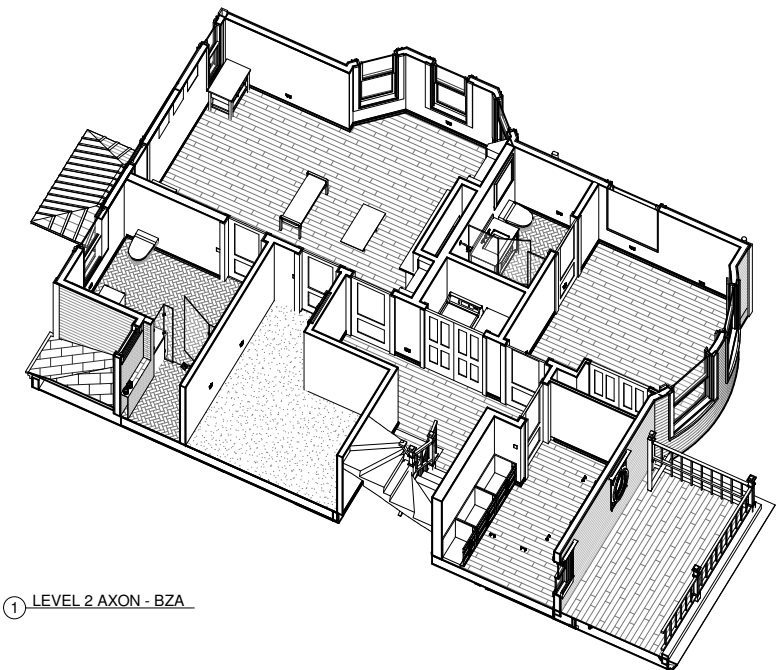
BZA-006

Scale 1/4" = 1'-0"



LEVEL TWO

PROPOSED WORK | OVERALL SCHEME



1 LEVEL 2 AXON - BZA

2 EXISTING LEVEL 2 - BZA
1/4" = 1'-0"

NOTE: WINDOWS ON LEVEL ARE
EXISTING TO REMAIN UNLESS
LABELLED OTHERWISE

NEW SIDE ENTRY W/ NEW METAL
ROOF

EXISTING WINDOW FROM EXISTING
DINING AREA MOVED TO THIS
LOCATION (RIGHT MODULE)

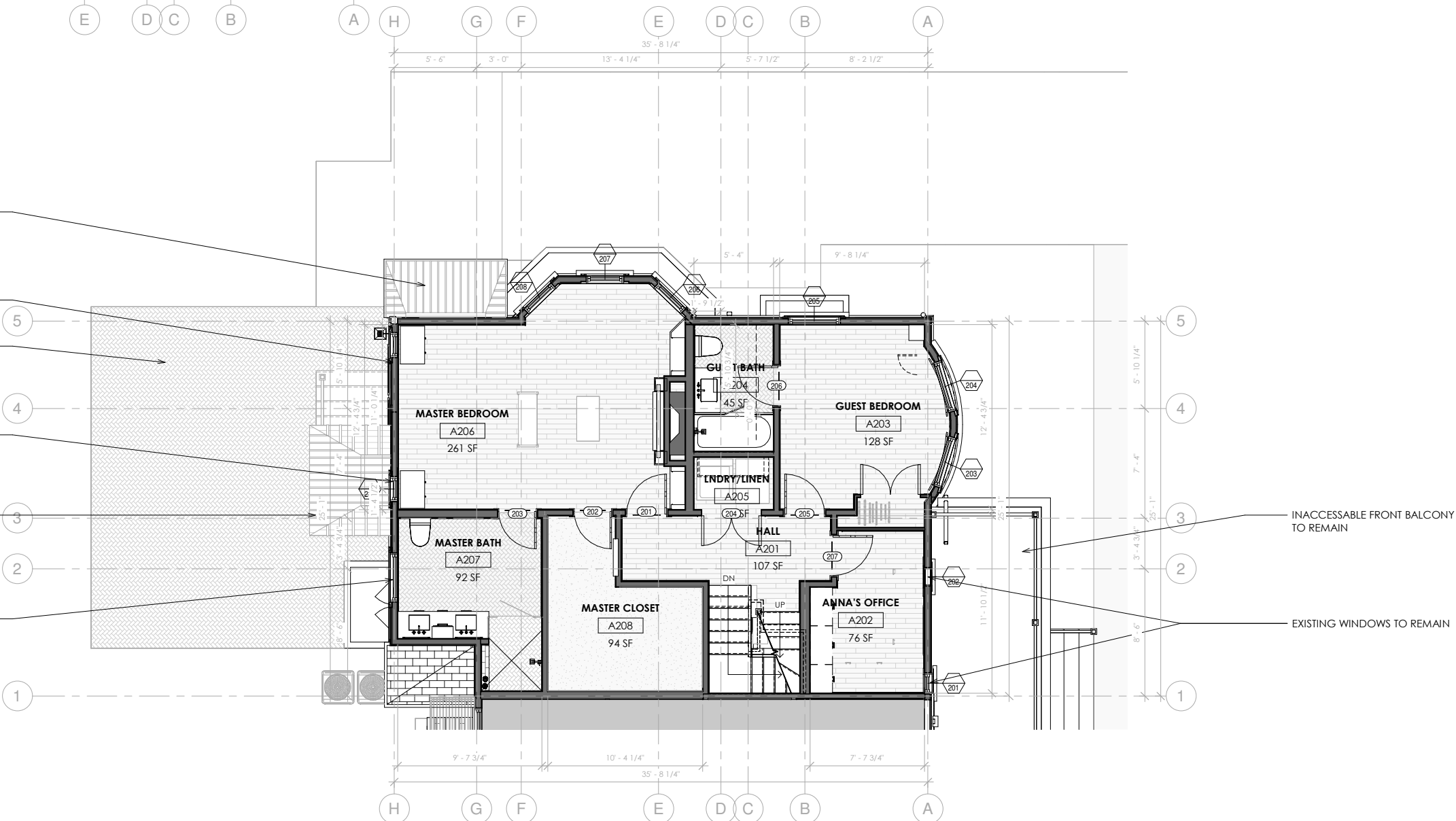
OPEN PATIO BELOW

EXISTING WINDOW FROM EXISTING
DINING AREA MOVED TO THIS
LOCATION (LEFT MODULE)

NEW REAR ENTRY W/ NEW METAL
ROOF

EXISTING WINDOW FROM EXISTING
DINING AREA MOVED TO THIS
LOCATION (CENTER MODULE)

3 PROPOSED LEVEL 2 - BZA
1/4" = 1'-0"



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CAMBRIDGE MA, 02138



PROPOSED LEVEL 2

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

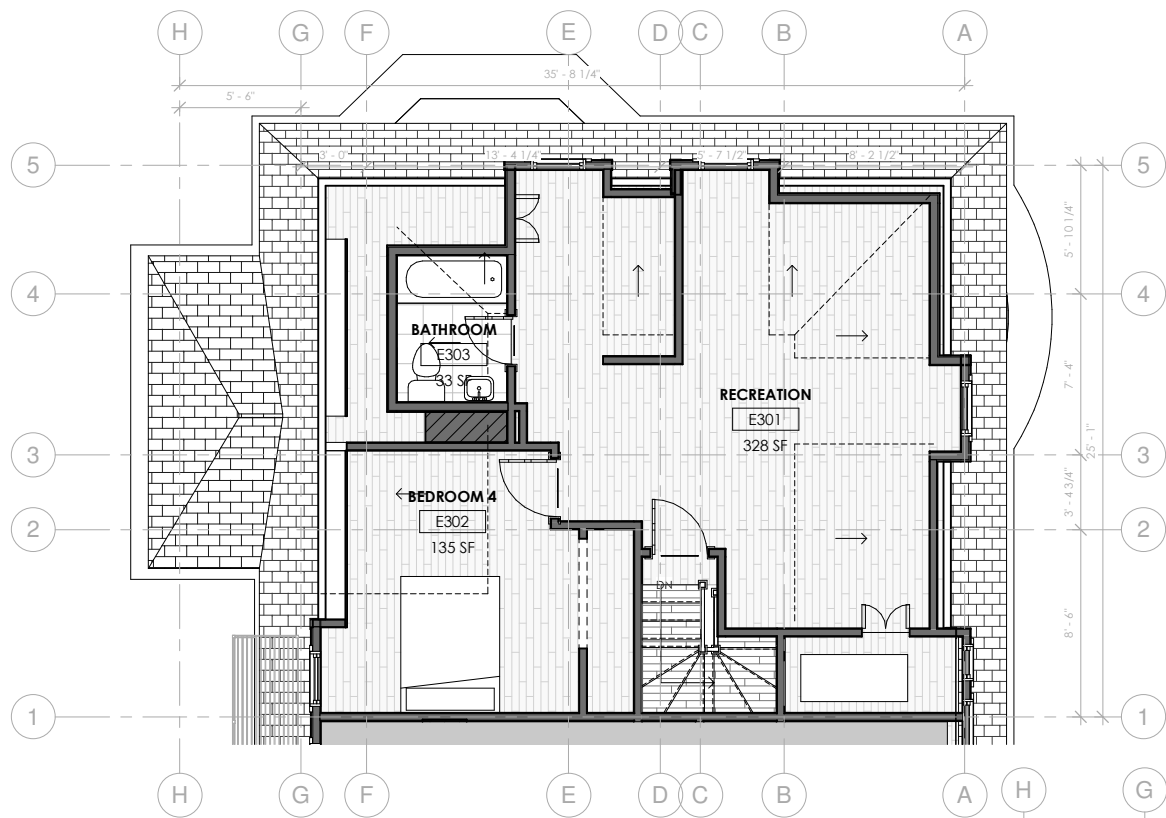
SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-007

Scale 1/4" = 1'-0"



2 EXISTING LEVEL 3 - BZA
1/4" = 1'-0"

NOTE: WINDOWS ON LEVEL ARE
EXISTING TO REMAIN UNLESS
LABELLED OTHERWISE

NEW DOUBLE HUNG WINDOW TO
MATCH EXISTING, BY MARVIN ELEVATE

(3) NEW DOUBLE HUNG WINDOWS
TO MATCH EXISTING, BY MARVIN ELEVATE

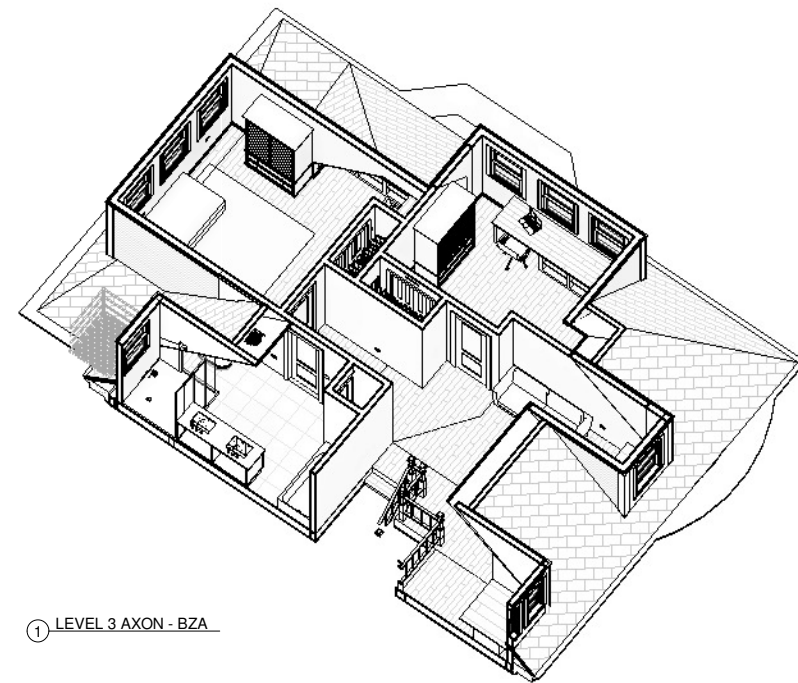
PROPOSED NEW DORMER,
ALIGNED TO EXTERIOR WALL
BELOW

EXISTING WINDOW TO REMAIN

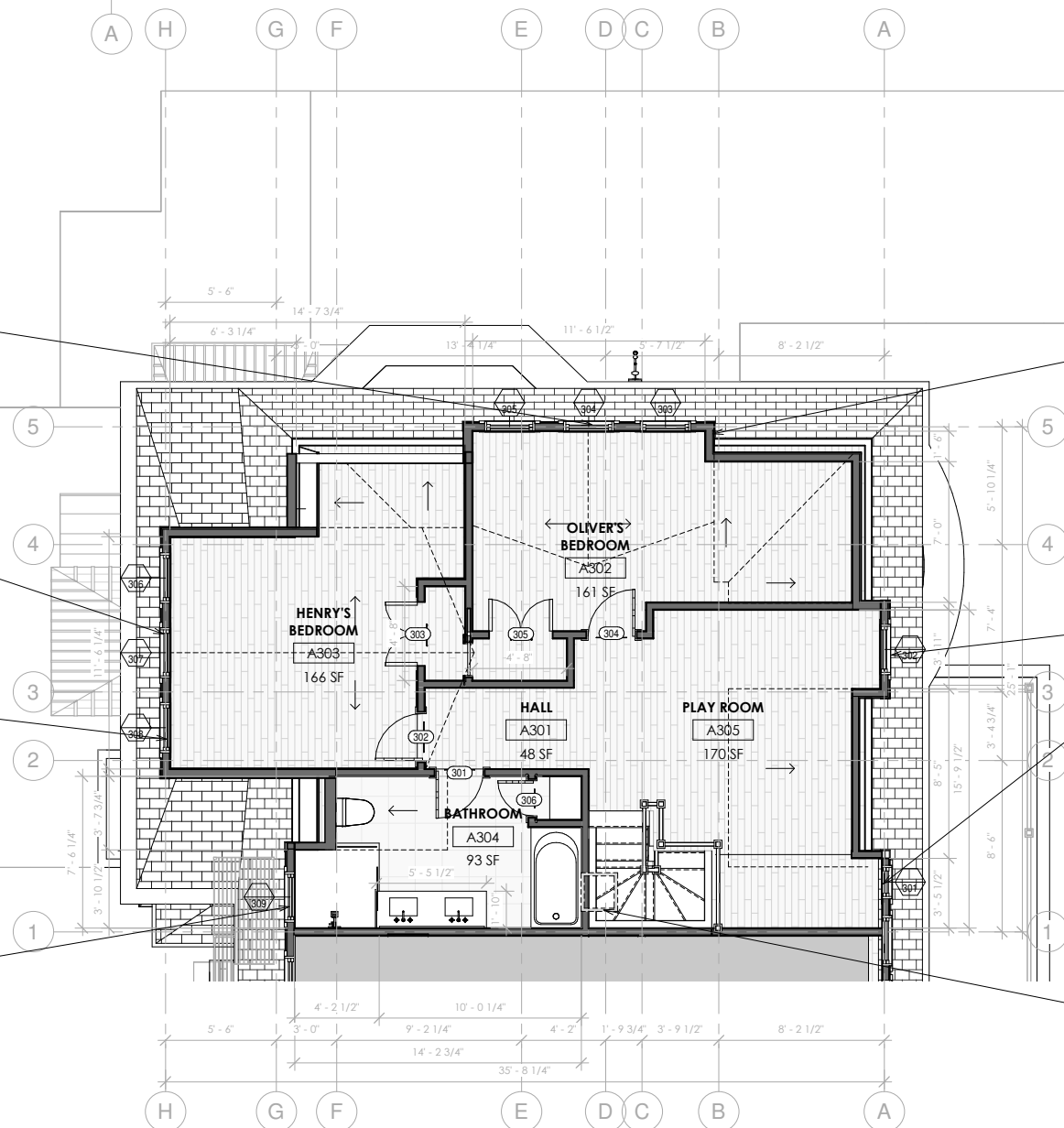
3 PROPOSED LEVEL 3 - BZA
1/4" = 1'-0"

LEVEL THREE

PROPOSED WORK | OVERALL SCHEME



1 LEVEL 3 AXON - BZA



PROPOSED ENLARGED DORMER

EXISTING DORMERS AND
WINDOWS TO REMAIN

EXISTING SKYLIGHT ABOVE TO BE
REPAIRED



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kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138



PROPOSED LEVEL 3

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

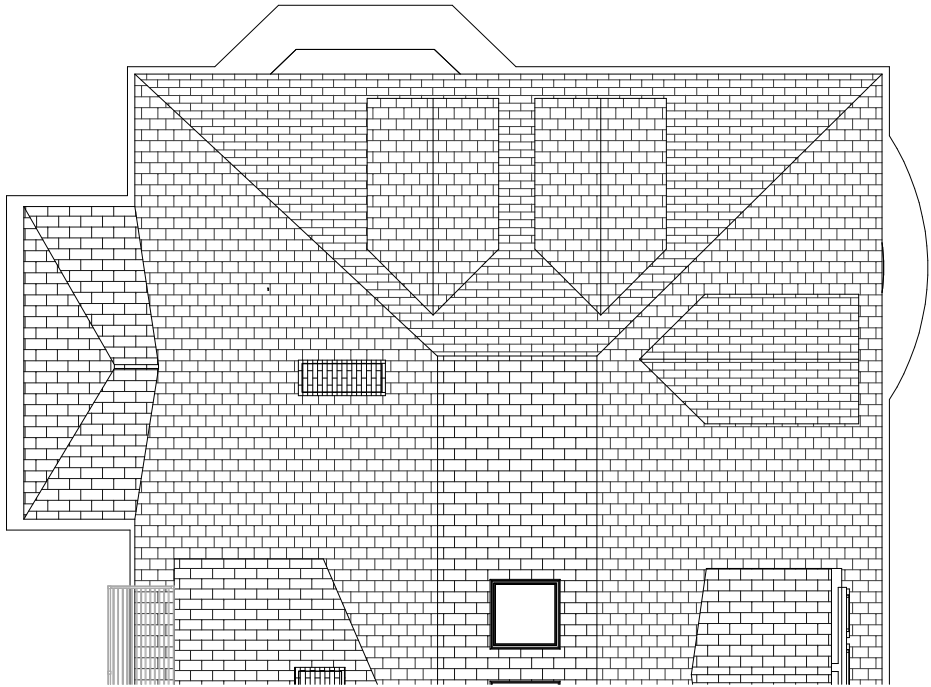
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-008

Scale 1/4" = 1'-0"

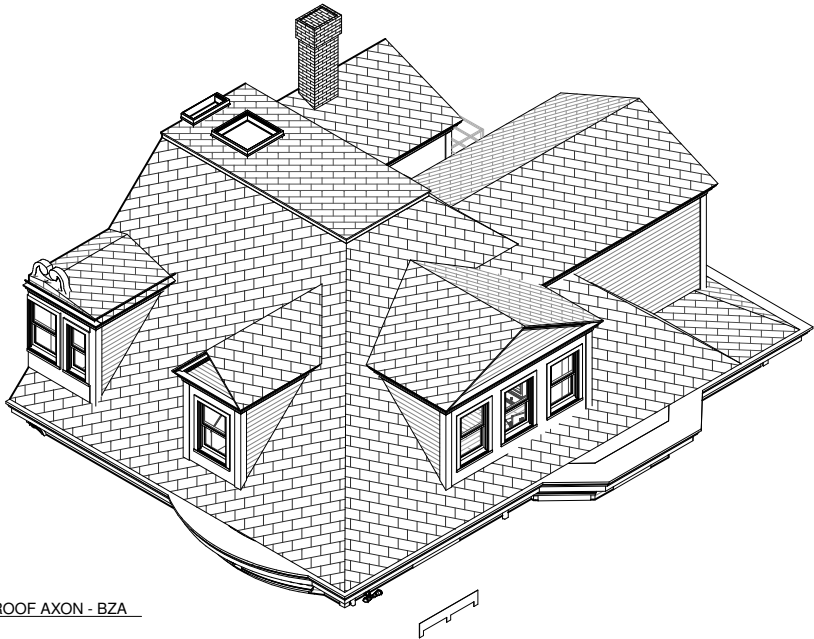
NOT FOR CONSTRUCTION



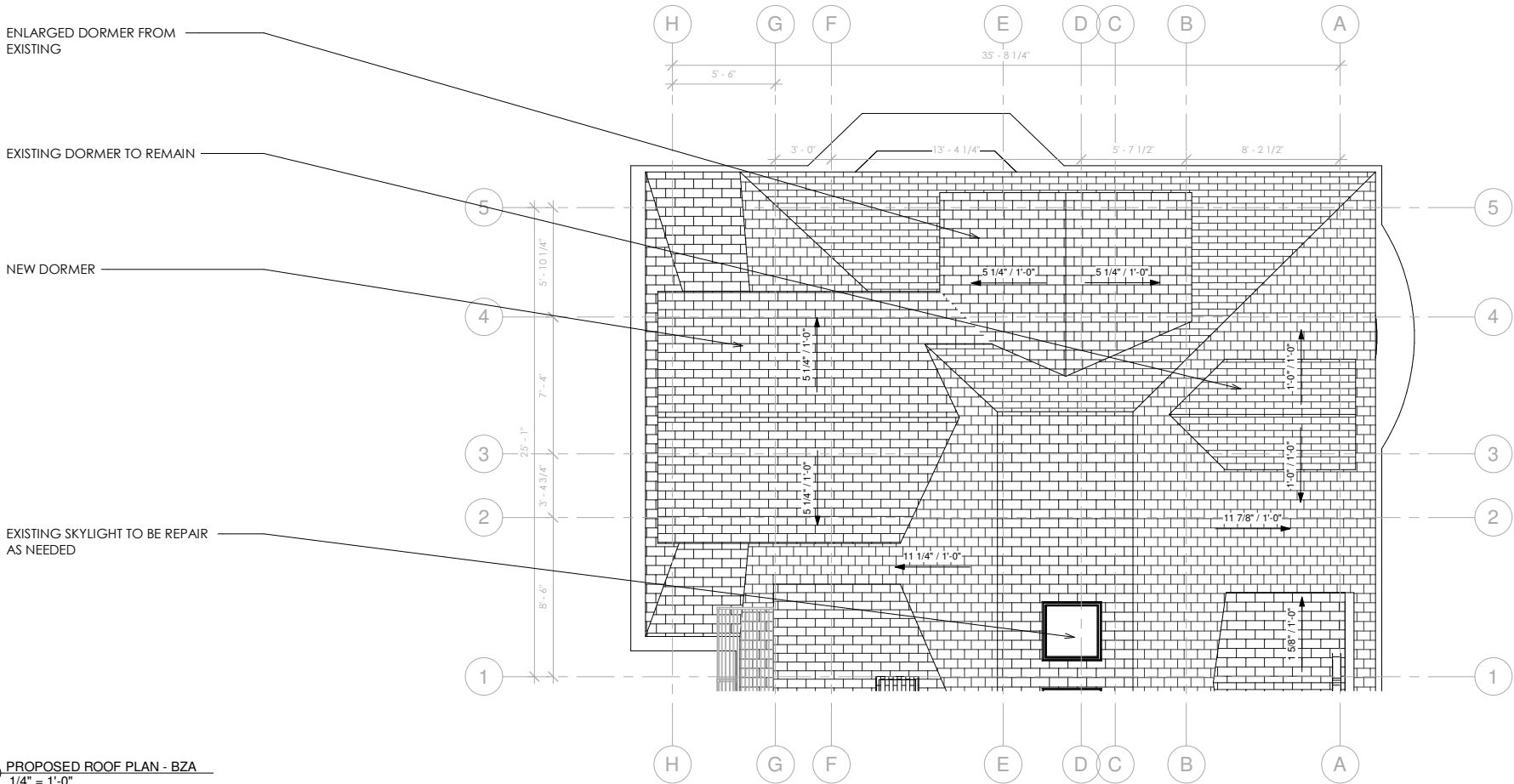
2 EXISTING ROOF PLAN - BZA
1/4" = 1'-0"

LOWER LEVEL

PROPOSED WORK | OVERALL SCHEME



1 ROOF AXON - BZA



3 PROPOSED ROOF PLAN - BZA
1/4" = 1'-0"



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PROPOSED ROOF

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-009
Scale 1/4" = 1'-0"

EAST ELEVATION

PROPOSED WORK | ELEVATION



① EXISTING EAST ELEVATION - BZA
3/16" = 1'-0"



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PROPOSED EAST
ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status PROJECT OVERVIEW
Project number N/A
Date 05/21/2020
Drawn by IMM
Checked by SJK

BZA-010
Scale As indicated



① EXISTING NORTH ELEVATION - BZA
3/16" = 1'-0"

NORTH ELEVATION

PROPOSED WORK | ELEVATION



② PROPOSED NORTH ELEVATION - BZA
1/4" = 1'-0"



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PROPOSED NORTH
ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-011
Scale As indicated



1 EXISTING WEST ELEVATION - BZA
3/16" = 1'-0"



WEST ELEVATION

PROPOSED WORK | ELEVATION



NEIGHBORS' HOME; ON SEPARATE PROPERTY

3-DIMENSIONAL PLANES OF SIDE YARD SETBACKS (15'-0")

EXISTING DORMER TO BE ENLARGED WITH NEW ROOF TO MATCH EXISTING

NEW DORMER WITH NEW ROOF TO MATCH EXISTING

EXISTING WINDOW IN SIDE YARD SETBACK TO REMAIN

NEW WINDOWS TO MATCH EXISTING

NEW EXTERIOR WALLS TO BE REPAINTED TO MATCH EXISTING

NEW WINDOW IN SIDE YARD SETBACK

SALVAGED WINDOW FROM EXISTING WESTERN FACADE WITHIN SIDE YARD SETBACK

NEW STANDING SEAM METAL ROOF

NEW WINDOW IN SIDE YARD SETBACK TO MATCH EXISTING

NEW EXTERIOR LIGHTS, TYP.

NEW WINDOWS TO MATCH EXISTING

NEW DOOR WITHIN SIDE YARD SETBACK

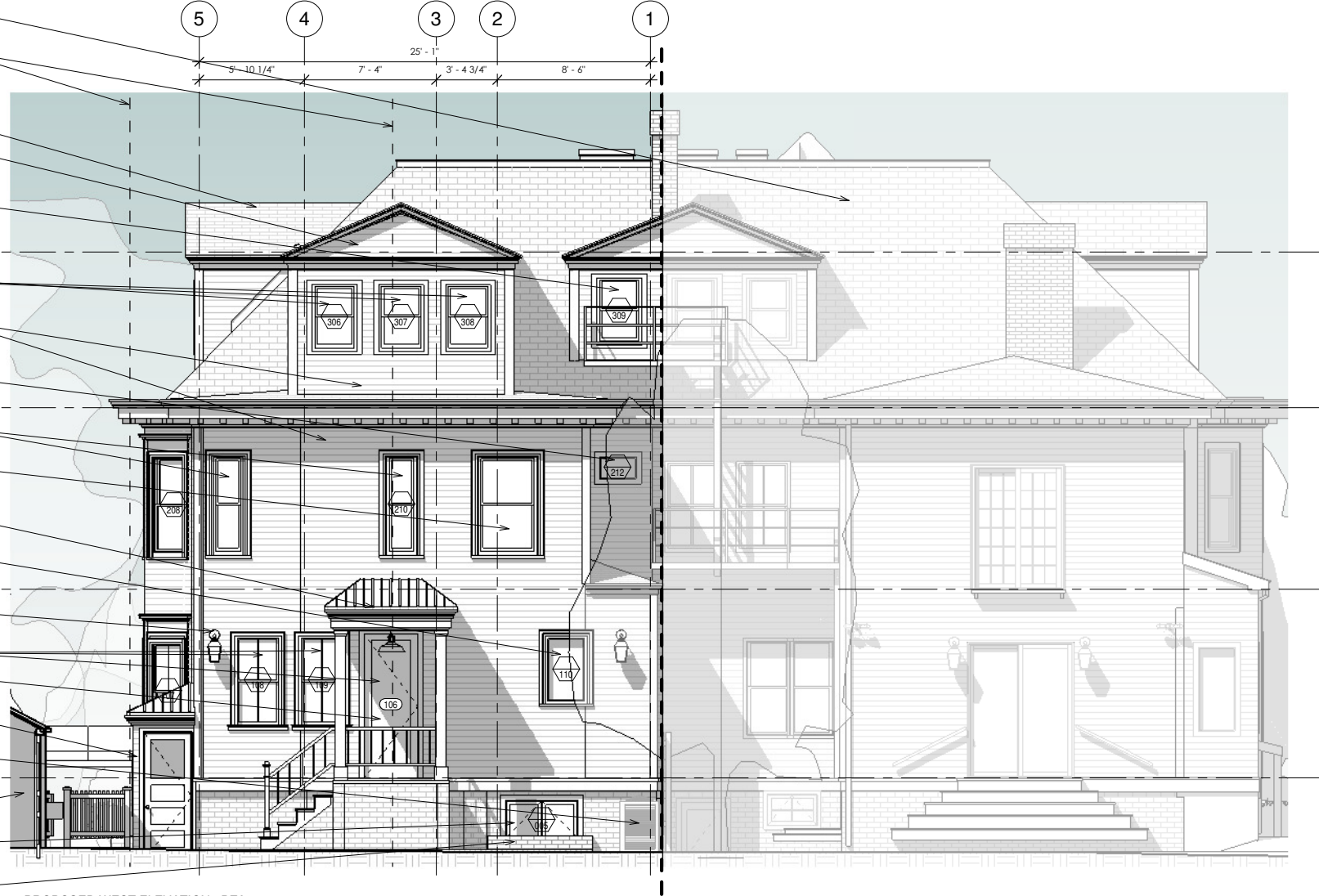
NEW ENCLOSED STAIRWELL TO LEVEL 0

EXISTING CONDENSORS IN NEW LOCATION

EXISTING SHED TO REMAIN

NEW EGRESS WINDOW IN SIDE YARD SETBACK

NEW EGRESS WINDOW WELL



2 PROPOSED WEST ELEVATION - BZA
1/4" = 1'-0"



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PROPOSED WEST ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-012
Scale As indicated

NO PROPOSED WORK ON SOUTH ELEVATION

SOUTH ELEVATION

PROPOSED WORK | ELEVATION



② EXISTING SOUTH ELEVATION - BZA
3/16" = 1'-0"



① PROPOSED SOUTH ELEVATION - BZA
1/4" = 1'-0"



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PROPOSED SOUTH
ELEVATION

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-013

Scale As indicated



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EAST ELEVATION RENDERS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-014

Scale



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NORTH ELEVATION
RENDERS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK
BZA-015	
Scale	



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



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WEST ELEVATION RENDERS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY
 THOMPSON

SILBEY / THOMPSON RESIDENCE

168 LEXINGTON AVE
 CAMBRIDGE MA
 02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-016

Scale



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION



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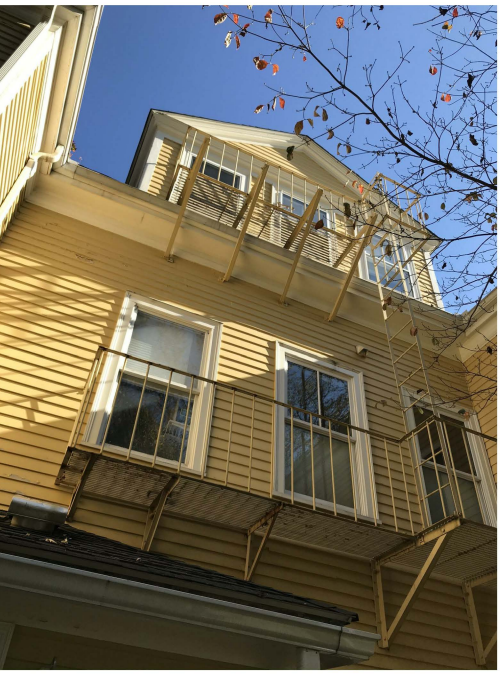
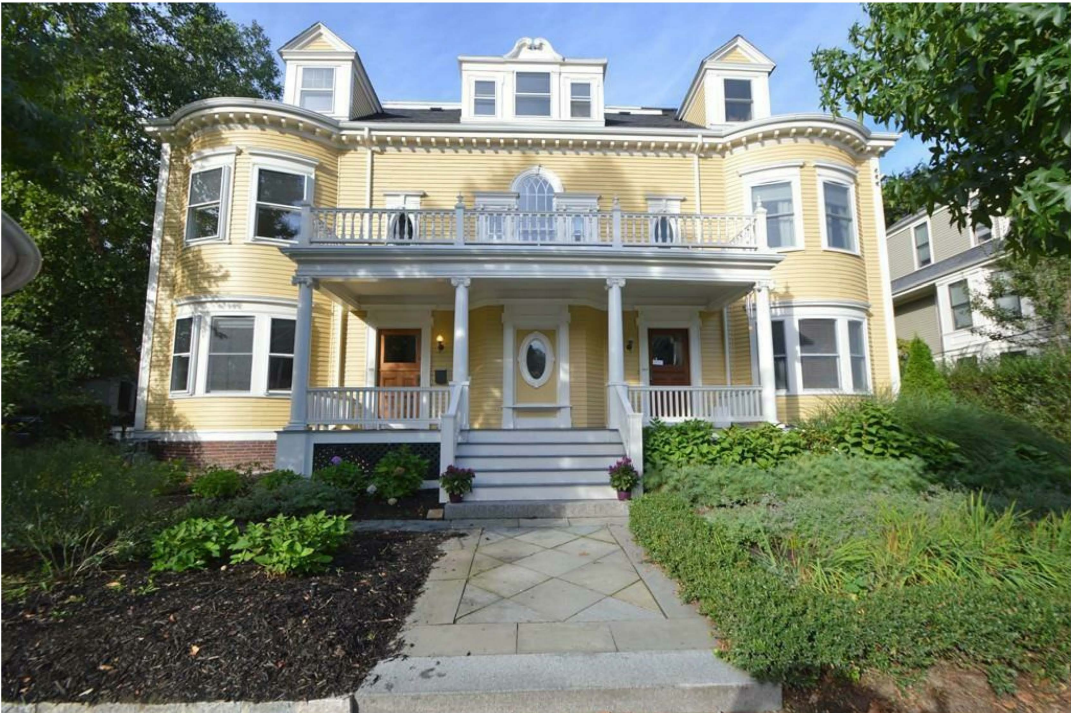
SOUTH ELEVATION
 RENDERS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON
 SILBEY / THOMPSON RESIDENCE
 168 LEXINGTON AVE
 CAMBRIDGE MA
 02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK
BZA-017	
Scale	

EXISTING CONDITIONS



SAM KACHMAR ARCHITECTS
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CAMBRIDGE MA, 02138



EXISTING CONDITIONS

NOT FOR CONSTRUCTION

ANNA SILBEY & JEFFREY THOMPSON
SILBEY / THOMPSON RESIDENCE
168 LEXINGTON AVE
CAMBRIDGE MA
02138

Project Status	PROJECT OVERVIEW
Project number	N/A
Date	05/21/2020
Drawn by	IMM
Checked by	SJK

BZA-018

Scale

ZONING INFORMATION :
RESIDENCE B (B)
SOURCE: CITY OF CAMBRIDGE TABLE OF
DIMENSIONAL REQUIREMENTS

ITEMS	REQUIRED
MIN LOT AREA	2,500 S.F.
MAX FAR	0.50
MIN FRONT YARD	15'
MIN SIDE YARD	7.5'
MIN REAR YARD	25'
MAX HEIGHT	35'

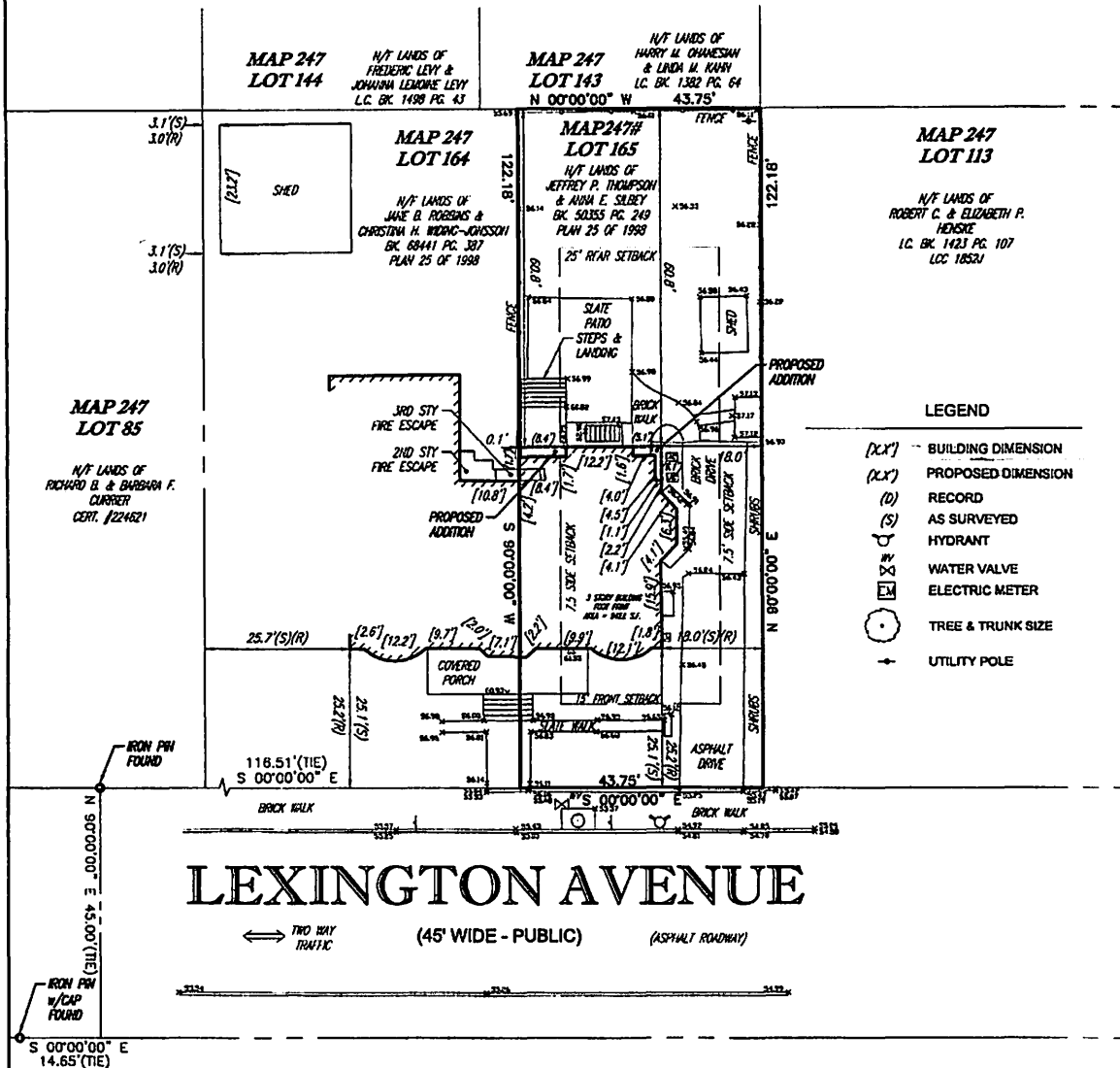
NOTE: ZONING CRITERIA IDENTIFIED HEREON ARE BASED UPON PRELIMINARY RESEARCH AND PRESENTED FOR REFERENCE ONLY. SAME MUST BE CONFIRMED WITH LOCAL ZONING OFFICIALS.

NOTES:

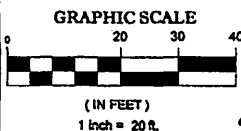
- PROPERTY KNOWN AS LOT 165, MAP 247 ON THE CITY OF CAMBRIDGE TAX MAP.
- AREA = 5,345 SQUARE FEET OR 0.123 ACRES
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY HIGH POINT, AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF A NEW CONSTRUCTION ADDITIONS.
- ELEVATIONS REFER TO CAMBRIDGE CITY BASE.

REFERENCES:

- CITY OF CAMBRIDGE TAX MAP 247
- MAP ENTITLED "SUBDIVISION PLAN OF LAND IN CAMBRIDGE, MASS.," BY WENDELL H. MASON, DATED FEB. 21, 1997, AND RECORDED IN THE MIDDLESEX(SOUTH) COUNTY REGISTRY OF DEEDS AS PLAN 25 OF 1998.



HORIZONTAL DATUM SCALED
PER REF. #2



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION,
AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS
SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY
ACCEPTED ACCURACY STANDARDS.



FIELD DATE
05/12/2020
FIELD BOOK NO.
19-02
FIELD BOOK PG.
10
FIELD CREW
TM
DRAWN
JMR
REVIEWED
SML

SKA

CERTIFIED PLOT PLAN

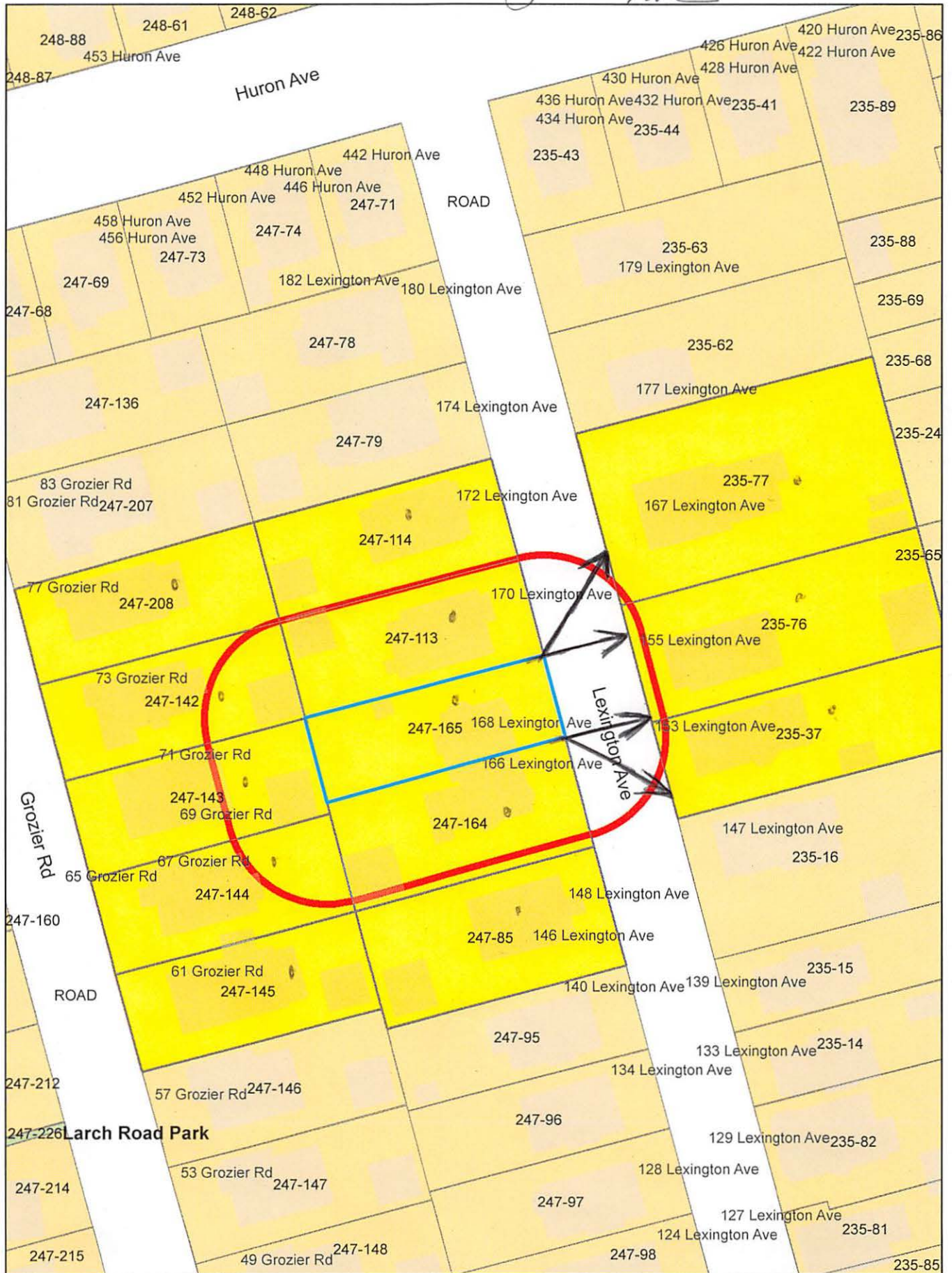
168 LEXINGTON AVENUE
CITY OF CAMBRIDGE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

High Point
Survey & Construction, Inc.

60 Rantoul Street #609N
Beverly, Massachusetts 01915
508.243.3434 HighPointSurvey.com

APPROVED: DATE 05/15/2020 SCALE 1"=20' PER NO 20-023 DWG. NO. 1 OF 1

168 Lexington Ave



168 Lexington Ave

Petitioner

235-37
SUMMERFIELD, JON CHRISTOPHER
153 LEXINGTON AVE
CAMBRIDGE, MA 02138-3369

247-114
KASSARJIAN, MARY CATHERINE BATESON &
J. BARKEV M. KASSARJIAN,
TRS. OF LEXINGTON AVENUE TRUST
172 LEXINGTON AVENUE
CAMBRIDGE, MA 02138-3337

PAGE & POWELL, P.C.
C/O SHIPPEN L. PAGE, ESQ.
174 LAKEVIEW AVENUE
CAMBRIDGE, MA 02138

247-85
CURRIER, RICHARD B. &
BARBARA F. CURRIER, TRUSTEES
146 LEXINGTON AVE
CAMBRIDGE, MA 02138

247-142
WANG, BING & HAI NING
73 GROZIER RD
CAMBRIDGE, MA 02138-3314

247-143
OHANESIAN, HARRY M. &
SHEILA A., TRS LINDA M. KAHN
29 BAYVIEW AVENUE
OGUNQUIT, ME 03907

247-165
THOMPSON, JEFFREY P. & ANNA E. SILBEY
168B LEXINGTON AVE
CAMBRIDGE, MA 02138

235-76
GAJEWSKI, FRANCES D.
11 CARLTON ST
BROOKLINE, MA 02446

235-77
CAMBRIDGE CITY OF FIRE DEPT
491 BROADWAY
CAMBRIDGE, MA 02138

247-113
HENSKE, ROBERT C. ELIZABETH P. HENSKE
170 LEXINGTON AVE
CAMBRIDGE, MA 02138

247-144
LEVY, FREDERIC & JOHANNA LEMOINE LEVY
65 GROZIER RD
CAMBRIDGE, MA 02138

247-164
ROBBINS, JANE B. &
WIDING-JONSSON CHRISTINA H.
166 LEXINGTON AVE
CAMBRIDGE, MA 02138

247-208
KOHN, GERALD W. & CLAIRE L. KOHN
77 GROZIER RD., #2
CAMBRIDGE, MA 02138

247-208
DUNN, PETER N. EMILY L. HIESTAND, TRS
77 GROZIER RD., UNIT 1
CAMBRIDGE, MA 02138

247-145
ECKSTEIN, JENS & GABRIELLE STROBEL
61 GROZIER RD
CAMBRIDGE, MA 02138

235-77
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER

235-77
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

Date: _____

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,


Signature(s)

J.B.M. Kassarian
Print name (s)

172 Lexington Ave.
Address

Cambridge, MA 02138

Cambridge Board of Housing & Urban Affairs

Cambridge Building

331 Massachusetts Avenue

Cambridge, MA 02139

RE: Application of Anna Sibbey and Jeffrey Thompson for special permit

108 Lexington Avenue, USA 6017381-2020

Dear Board of Housing & Urban Affairs:

Anna Sibbey and Jeffrey Thompson have submitted an application for renovation to the Board of Housing & Urban Affairs. We have no objections and hereby recommend to the Board that the application be approved.

Sincerely,

(Signature)

Print Name (a)

Address

PAGE & POWELL

Attorneys at Law

SHIPPEN L. PAGE, ESQ.
ALEXANDER F. POWELL, ESQ.*
JULIA S. POWELL, ESQ.*

*Also admitted in New York

August 3, 2020

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

By Hand

RE: Application of Anna Silbey and Jeffrey Tompson, 168 Lexington Avenue,
Case No. BZA-017291

Dear Ms. Pacheco:

I enclose my check in the amount of \$760 for the filing fee for this matter, along with the following documents:

1. BZA application form – general information;
2. Ownership information – 3 originals with copy of deed;
3. Supporting statement for Special Permit;
4. GIS Map of the Locus;
5. Dimensional information;
6. Certified plot plan;
7. Zoning submission set from SKA, architects dated May 21, 2020 including
 - a. Site plan
 - b. Exterior perspective;
 - c. Exterior perspective;
 - d. Lower level floor plans;
 - e. Level one floor plans;
 - f. Level two floor plans

PAGE & POWELL, P.C.

Maria Pacheco, Zoning Administrator
August 3, 2020, page 2

- g. Level Three floor plans;
- h. Roof plans;
- i. East elevation;
- j. North elevation
- k. West elevation;
- l. South elevation;
- m. Existing and proposed East elevation;
- n. Existing and proposed North elevation;
- o. Existing and proposed West elevation;
- p. Existing and proposed South elevation; and
- q. Existing conditions

Kindly schedule this for a hearing at the earliest date. I will be unavailable from August 8 to August 22 when I will be on vacation.

Thank you for your help.

Very truly yours,



Shippin L. Page

enclosures

Pacheco, Maria

From: Anna Silbey <anna.silbey@gmail.com>
Sent: Friday, August 14, 2020 8:41 PM
To: Pacheco, Maria
Cc: Shippen Page; Samuel Kachmar; Axel Ramirez-Palacios; Jeff Thompson
Subject: 168 Lexington Avenue, BZA #017291-2020
Attachments: 77 Grozier - Kohn.pdf; 77 Grozier_Hiestand.pdf; 65 Grozier_Levy.pdf; 146 Lexington - Currier.pdf; 69A Grozier_Ohanseian.pdf; 153 Lexington - Summerfield.pdf; 155 Lexington - Ricks.pdf; 172 Lexington - JB.pdf; 166 Lexington - Widding-Johnson Robbins.pdf; 170 Lexington - Henske 2.pdf; 170 Lexington - Henske.pdf

Dear Ms. Pacheco,

I am writing in regards to our upcoming hearing for a special permit for our property at 168 Lexington Ave, Cambridge, MA 02138. Attached please find the letters of support from our various neighbors and abutters. If you have any trouble with these files, please don't hesitate to contact me.

Warmest Regards,

Anna Silbey & Jeff Thompson
168 Lexington Ave

Date: August 10, 2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Gerald W. Kohn Claire Kohn

Gerald W. Kohn Claire Kohn
77 Grozier Road, # 2
Cambridge, MA 02138

Date: 16 JULY 2020

Cambridge Board of Zoning Appeals

Lombardi Building

831 Massachusetts Avenue

Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Emily Hiestand



Signature(s)

Print name (s)

EMILY HIESTAND

PETER H. DUNN

Address

77 GROZIER ROAD
CAMB, MA 02138

Date: 1/14/2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

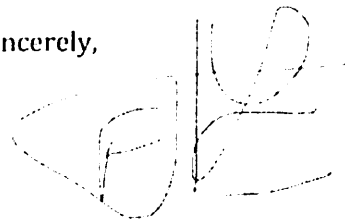
RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,



Signature(s)

Fred Levy

Print name (s)

65 Grozier rd

Address

Cambridge

Date: 6/28/2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

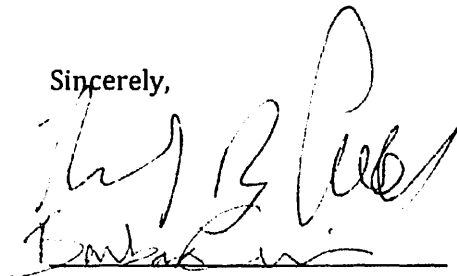
RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,



Signature(s)

Richard B. Currier
Barbara Currier

Print name (s)

✓ 146 Lexington Ave.

Address

✓ Cambridge, MA 02138

Date: 7-16-2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Todd Ohanesian

Signature(s)

Todd Ohanesian

Print name (s)

69A Grozier Road ,

Address

Cambridge, MA 02138

617-320-3208 cell

JON (CHRIS) SUMMERFIELD
153 LEXINGTON AVE
CAMBRIDGE, MA 02138-3369

June 29, 2020

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


Re: BZA# 017291-2020 Application for Special Permit
By and On Behalf of Anna Silbey and Jeffrey Thompson, 168 Lexington Avenue

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared with me their plans for renovations at 168 Lexington Avenue, Cambridge 02138, as represented in documentation entitled SILBEY / THOMPSON RESIDENCE, PROJECT OVERVIEW, dated 05/11/2020. I have no objections to the proposed renovations as described, and I support their approval, which I believe will contribute positively to the neighborhood.

Thank you for considering my views on this application.

Sincerely,


Jon C. Summerfield
153 Lexington Avenue
Cambridge, MA 02138-3369

Date: July 1, 2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

A handwritten signature in blue ink that reads "Alan Ricks".A handwritten signature in black ink, appearing to be "Cristina de la Cierva".

Print name:

Alan Ricks and Cristina de la Cierva

Address:

155-57 Lexington Ave

Date: July 17, 2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,



Signature(s)

Print name (s)

J.B.M. Kassarian

Address

172 Lexington Ave.
Cambridge, MA 02138

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

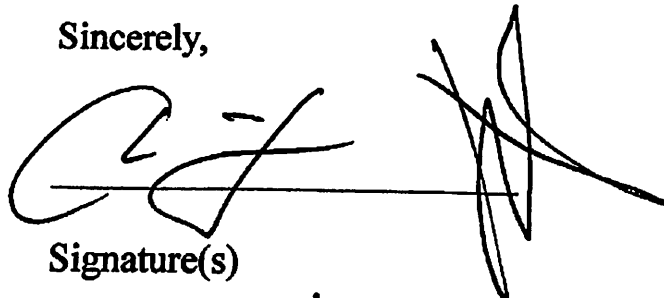
RE: Application of Anna Silbey and Jeffrey Thompson for
a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans
for renovations to their house at 168 Lexington Avenue. We
have no objections and believe this work will contribute to the
neighborhood.

Thank you for considering our views.

Sincerely,



Signature(s)

Christina Widing-Jansson / Jane Robbin

Print name (s)

166 Lexington Ave, Cambridge
MA 02138

Address

Date: Aug 13 2020

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
Cambridge, MA 02139

RE: Application of Anna Silbey and Jeffrey Thompson for a special permit
168 Lexington Avenue, BZA #017291-2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Elizabeth and Robert Henske

Signature(s)

Elizabeth and Robert Henske

Print name (s)

170 Lexington Ave

Address

Cambridge MA

6/30/2020

Gmail - zoning board



Anna Silbey <anna.silbey@gmail.com>

zoning board

1 message

Henske, Elizabeth Petri, M.D. <EHENSKE@bwh.harvard.edu>

Sun, Jun 28, 2020 at 5:11 PM

To: "anna.silbey@gmail.com" <anna.silbey@gmail.com>

Cc: Rob Gmail Only Henske <robhenske@gmail.com>

June 28, 2020

Dear Board of Zoning Appeal:

Anna Silbey and Jeffrey Thompson have shared their plans for renovations to their house at 168 Lexington Avenue. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Elizabeth and Robert Henske

170 Lexington Ave

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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.

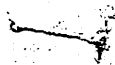
Name: Samantha Stewart Date: 08/21/2020
(Print)

Address: 168 Lexington Ave

Case No. BZA-017291-2020

Hearing Date: 9/10/20

Thank you,
Bza Members



UNITED STATES DEPARTMENT OF JUSTICE
 FEDERAL BUREAU OF INVESTIGATION
 WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR

Re: [Illegible text]

0505115180

[Handwritten signature]

TO: DIRECTOR, FBI

FROM: SAC, [Illegible]

SUBJECT: [Illegible]

100-111111-1