

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: SHIPPEN L. PAGE & ANNE F. ST. GOAR.

PETITIONER'S ADDRESS: 174 LAKEVIEW AVE, CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: 174 LAKEVIEW AVE, CAMBRIDGE 02138

TYPE OF OCCUPANCY: SFR ZONING DISTRICT: B

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input checked="" type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to add an accessory apartment  
in part of the basement.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.22. accessory apartment

Article 10 Section 10.40 special permit

Article \_\_\_\_\_ Section \_\_\_\_\_

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)

SHIPPEN L. PAGE & ANNE F. ST. GOAR  
(Print Name)

Address: 174 Lakeview Ave  
Cambridge MA 02138

Tel. No.: 617-967-0318

E-Mail Address: shuppen@shuppenpage.com

Date: July 2, 2020

**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 SHIPPEN L. PAGE & ANNE F. ST. GOAR  
(OWNER)

Address: 174 LAKEVIEW AVENUE, CAMBRIDGE, MA 02138

State that I/We own the property located at 174 LAKEVIEW AVE.  
which is the subject of this zoning application.

The record title of this property is in the name of PAGE ST-GOAR FAMILY  
REALTY TRUST DATED 11/16/16, SHIPPEN L. PAGE & ANNE F. ST. GOAR,  
TRUSTEES

\*Pursuant to a deed of duly recorded in the date 11/29/16, Middlesex South  
County Registry of Deeds at Book 68496, Page 346; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Shuppen L. Page Anne F. St. Goar  
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 Shuppen L. Page & Anne St. Goar personally appeared before me,  
this 2<sup>nd</sup> of July, 2020, and made oath that the above statement is true.

A. P. ~ Notary

My commission expires 4-18-2025 (Notary Seal).

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



CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

to be assigned the position of Chief Counsel, WASH. 207-101,194, 1/10  
The Secretary of the Board of Directors

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

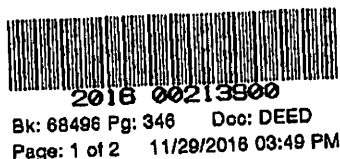


CONFIDENTIAL MEMORANDUM - WASH. 207-101,194, 1/10

ed

After recording, return to:

Shippen L. Page, Esq.  
174 Lake View Avenue  
Cambridge, MA 02138  
617-6761-6843



# DEED

We, Shippen L. Page and Anne F. St. Goar, husband and wife, of 174 Lake View Avenue, Cambridge, Middlesex County, Massachusetts 02138, for nominal consideration of less than One Hundred (\$100.00) Dollars such that no stamp tax is due, GRANT to Shippen L. Page and Anne F. St. Goar, of 174 Lake View Avenue, Cambridge, Middlesex County, Massachusetts 02138, Trustees of the Page St. Goar Family Realty Trust, dated November 16, 2016 and recorded herewith, with QUITCLAIM COVENANTS,

That certain parcel of land with the buildings thereon situated in Cambridge, Middlesex County, Commonwealth of Massachusetts, being now numbered 172-174 Lakeview Avenue and being shown as a portion of Lot 45 on a plan entitled, "Plan of Part of the Coolidge Estate Lots in Cambridge, Mass.", dated May 1, 1873, by W.S. Barbour and A. Hodges, Civil Engineers, recorded with Middle South District Deeds as the end of Record Book 1259, being bounded and described as follows;

EASTERLY	by said Lakeview Avenue, forty (40) feet;
SOUTHERLY	by Lot 39 on said plan, one hundred fifty-three (153) feet;
WESTERLY	by Lot 44 on said plan, forty (40) feet; and
NORTHERLY	by the remaining portion of said Lot 45, being land now or formerly of Anne H. Dickerman, one hundred fifty-three (153) feet.

Containing 6120 square feet of land.

Being the same premises conveyed to said Grantor by Pauline H. Holt, by deed dated September 9, 1988, recorded with said Deeds, Book 19326, Page 501 *and 21769-65*

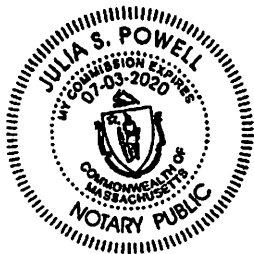
Witness our hands and seals this 16 day of November 2016.

Anne F. St. Goar  
Anne F. St. Goar  
Shippen L. Page  
Shippen L. Page

*Commonwealth of Massachusetts*

*Middlesex, ss:*

On this 16<sup>th</sup> day of November 2016, before me, the undersigned notary public, personally appeared Anne F. St. Goar and Shippen L. Page, proved to me through satisfactory evidence, which were their Massachusetts drivers' licenses and personal knowledge, to be the persons whose name are signed on the preceding document and acknowledged to me that they signed it voluntarily for its stated purpose.



Julia S. Powell  
Notary Public  
My commission expires:  
07/03/2020

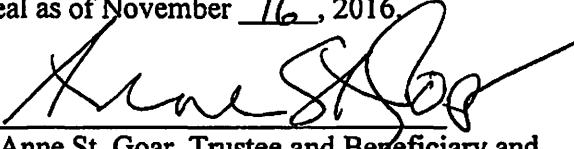
**NOT TO BE RECORDED**


**Page St. Goar Family Realty Trust  
Schedule of Beneficial Interests**

<b><u>Beneficiary</u></b>	<b><u>Beneficial Interest</u></b>
Anne F. St. Goar 2015 Revocable Trust	50%
Shippen L. Page 2015 Revocable Trust	50%

The terms of said Page St. Goar Family Realty Trust dated November 16, 2016, are hereby approved and the above-named beneficiaries, in consideration of the execution at their request of said Trust by the Trustees therein named, for themselves and their heirs and assigns, said beneficiaries agree with said Trustees (a) to be bound by said Trust, (b) to save said Trustees and their successors and assigns harmless and indemnified from and against all claims and demands of every name and nature which they may suffer or incur by reason of this Trusteeship, unless caused by their willful act or default, and (c) to reimburse said Trustees promptly upon request for all costs and expenses, including their reasonable compensation, incurred or suffered by them.

Witness the execution hereof under seal as of November 16, 2016.

  
Anne St. Goar, Trustee and Beneficiary and  
as Trustee of the Anne St. Goar 2015  
Revocable Trust

  
Shippen L. Page, Trustee and Beneficiary  
and as Trustee of the Shippen L. Page 2015  
Revocable Trust

## BZA APPLICATION FORM

### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 174 Lakeview Ave Cambridge, MA  
(location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
- This is a preexisting non conforming structure. Adding an accessory apartment is encouraged by the 2016 amendment to the Zoning Ordinance and will not be a detriment to the public interest because it will add a living unit to the city.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- This neighborhood consists of one and two family dwellings. There is both off street parking and ample on street parking available. The addition of the accessory apartment would not create a congestion hazard or change the established neighborhood character.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The adjacent uses are single and two three family dwellings. This proposal would add an accessory apartment to the existing single family dwelling. None of the adjacent residential uses would be adversely affected.
- D) Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- Adding an accessory apartment in this single family dwelling would advance the interests of the city by providing an additional housing unit and would not be to the detriment of the health, safety or welfare of the occupant or of the citizens of Cambridge.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- This is a residential neighborhood with one, two and three family dwellings with ample on street parking. Adding an accessory apartment would not impair the integrity of the district or derogate from the intention of the ordinance because the ordinance specifically encourages the creation of accessory apartments.

**BZA APPLICATION FORM****DIMENSIONAL INFORMATION**APPLICANT: Page & Powell, P.C.PRESENT USE/OCCUPANCY: SFRLOCATION: 174 Lakeview Ave Cambridge, MAZONE: Residence B ZonePHONE: 617-661-6843REQUESTED USE/OCCUPANCY: Accessory apt

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> <sup>1</sup>	
<u>TOTAL GROSS FLOOR AREA:</u>		3077	3077	2892	(max.)
<u>LOT AREA:</u>		6120	6120	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		50.3	50.3	47.25	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		2500	2500	2500	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40	40	50	(min.)
	DEPTH	153	153	NA	
<u>SETBACKS IN FEET:</u>	FRONT	24.7	24.7	15	(min.)
	REAR	69.1	69.1	25	(min.)
	LEFT SIDE	13.2/9.5	13.2/9.5	7'6"/20	(min.)
	RIGHT SIDE	1.5/3.4/ s20	1.5/3.4 s 20	7.6/20	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	35	35	35	(max.)
	LENGTH	NA	NA	NA	
	WIDTH	NA	NA	NA	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		49	49	40	(min.)
<u>NO. OF DWELLING UNITS:</u>		1	1	1	(max.)
<u>NO. OF PARKING SPACES:</u>		2	2	1	(min./max)
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		45	45	NA	(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.

Former garage, now storage building at the rear of the property is 45 feet from the main structure

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'.



September 1, 2020

Maria Pacheco, Administrator  
Cambridge Board Zoning Appeal  
Lombardi Building  
831 Massachusetts Ave.  
Cambridge, MA 02138

By email only:

Support for application of Shippen Page and Anne St. Goar for a special permit to have an accessory apartment at 174 Lakeview Avenue, BZA Case No. 017305-2020.

Dear Board of Zoning Appeal,

We are writing in support of our neighbors, Shippen Page and Anne St. Goar, who have applied to have an accessory apartment in their basement. We are fully supportive of this proposal. We have known Shippen and Anne as neighbors for over a decade and were delighted to have them as our adjacent neighbors when we moved closer to them last year. They have and continue to be wonderful neighbors and wonderful leaders in our community.

We hope that you will vote favorably on their application at their hearing on September 10th.

Warmly,

Jenny Monroe and Douglas Gray

BZA APPLICATION FORM

GENERAL INFORMATION

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

Special Permit: ☒ Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_

PETITIONER: SHIPPEN L. PAGE & ANNE F. ST. GOAR.

PETITIONER'S ADDRESS: 174 LAKEVIEW AVE, CAMBRIDGE, MA 02138

LOCATION OF PROPERTY: 174 LAKEVIEW AVE, CAMBRIDGE 02138

TYPE OF OCCUPANCY: SFR ZONING DISTRICT: B

REASON FOR PETITION:

<input type="checkbox"/> Additions	<input type="checkbox"/> New Structure
<input checked="" type="checkbox"/> Change in Use/Occupancy	<input type="checkbox"/> Parking
<input type="checkbox"/> Conversion to Addi'l Dwelling Unit's	<input type="checkbox"/> Sign
<input type="checkbox"/> Dormer	<input type="checkbox"/> Subdivision
<input type="checkbox"/> Other: _____	

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to add an accessory apartment  
in part of the basement.

SECTIONS OF ZONING ORDINANCE CITED:

Article 4 Section 4.22. accessory apartment  
Article 10 Section 10.40 special permits  
Article \_\_\_\_\_ Section \_\_\_\_\_

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):

Shuppen L. Page & Anne F. St. Goar  
(Petitioner(s)/Owner)

SHIPPEN L. PAGE & ANNE F. ST. GOAR  
(Print Name)

Address: 174 Lakeview Ave.  
Cambridge MA 02138

Tel. No.: 617-967-0318

E-Mail Address: Shuppen@Shuppenpage.com

Date: July 2, 2020



The map displays a residential neighborhood with various streets and property lots. The streets shown include Lexington Ave, Huron Ave, Malcolm Rd, and Lakeview Ave. The lots are numbered with addresses, such as 234-143, 234-133, 234-134, 234-135, 234-136, 234-137, 234-138, 234-139, 234-140, 234-141, 234-142, 234-143, 234-144, 234-145, 234-146, 234-147, 234-148, 234-149, 234-150, 234-151, 234-152, 234-153, 234-154, 234-155, 234-156, 234-157, 234-158, 234-159, 234-160, 234-161, 234-162, 234-163, 234-164, 234-165, 234-166, 234-167, 234-168, 234-169, 234-170, 234-171, 234-172, 234-173, 234-174, 234-175, 234-176, 234-177, 234-178, 234-179, 234-180, 234-181, 234-182, 234-183, 234-184, 234-185, 234-186, 234-187, 234-188, 234-189, 234-190, 234-191, 234-192, 234-193, 234-194, 234-195, 234-196, 234-197, 234-198, 234-199, 234-200, 234-201, 234-202, 234-203, 234-204, 234-205, 234-206, 234-207, 234-208, 234-209, 234-210, 234-211, 234-212, 234-213, 234-214, 234-215, 234-216, 234-217, 234-218, 234-219, 234-220, 234-221, 234-222, 234-223, 234-224, 234-225, 234-226, 234-227, 234-228, 234-229, 234-230, 234-231, 234-232, 234-233, 234-234, 234-235, 234-236, 234-237, 234-238, 234-239, 234-240, 234-241, 234-242, 234-243, 234-244, 234-245, 234-246, 234-247, 234-248, 234-249, 234-250, 234-251, 234-252, 234-253, 234-254, 234-255, 234-256, 234-257, 234-258, 234-259, 234-260, 234-261, 234-262, 234-263, 234-264, 234-265, 234-266, 234-267, 234-268, 234-269, 234-270, 234-271, 234-272, 234-273, 234-274, 234-275, 234-276, 234-277, 234-278, 234-279, 234-280, 234-281, 234-282, 234-283, 234-284, 234-285, 234-286, 234-287, 234-288, 234-289, 234-290, 234-291, 234-292, 234-293, 234-294, 234-295, 234-296, 234-297, 234-298, 234-299, 234-300, 234-301, 234-302, 234-303, 234-304, 234-305, 234-306, 234-307, 234-308, 234-309, 234-310, 234-311, 234-312, 234-313, 234-314, 234-315, 234-316, 234-317, 234-318, 234-319, 234-320, 234-321, 234-322, 234-323, 234-324, 234-325, 234-326, 234-327, 234-328, 234-329, 234-330, 234-331, 234-332, 234-333, 234-334, 234-335, 234-336, 234-337, 234-338, 234-339, 234-340, 234-341, 234-342, 234-343, 234-344, 234-345, 234-346, 234-347, 234-348, 234-349, 234-350, 234-351, 234-352, 234-353, 234-354, 234-355, 234-356, 234-357, 234-358, 234-359, 234-360, 234-361, 234-362, 234-363, 234-364, 234-365, 234-366, 234-367, 234-368, 234-369, 234-370, 234-371, 234-372, 234-373, 234-374, 234-375, 234-376, 234-377, 234-378, 234-379, 234-380, 234-381, 234-382, 234-383, 234-384, 234-385, 234-386, 234-387, 234-388, 234-389, 234-390, 234-391, 234-392, 234-393, 234-394, 234-395, 234-396, 234-397, 234-398, 234-399, 234-400, 234-401, 234-402, 234-403, 234-404, 234-405, 234-406, 234-407, 234-408, 234-409, 234-410, 234-411, 234-412, 234-413, 234-414, 234-415, 234-416, 234-417, 234-418, 234-419, 234-420, 234-421, 234-422, 234-423, 234-424, 234-425, 234-426, 234-427, 234-428, 234-429, 234-430, 234-431, 234-432, 234-433, 234-434, 234-435, 234-436, 234-437, 234-438, 234-439, 234-440, 234-441, 234-442, 234-443, 234-444, 234-445, 234-446, 234-447, 234-448, 234-449, 234-450, 234-451, 234-452, 234-453, 234-454, 234-455, 234-456, 234-457, 234-458, 234-459, 234-460, 234-461, 234-462, 234-463, 234-464, 234-465, 234-466, 234-467, 234-468, 234-469, 234-470, 234-471, 234-472, 234-473, 234-474, 234-475, 234-476, 234-477, 234-478, 234-479, 234-480, 234-481, 234-482, 234-483, 234-484, 234-485, 234-486, 234-487, 234-488, 234-489, 234-490, 234-491, 234-492, 234-493, 234-494, 234-495, 234-496, 234-497, 234-498, 234-499, 234-500, 234-501, 234-502, 234-503, 234-504, 234-505, 234-506, 234-507, 234-508, 234-509, 234-510, 234-511, 234-512, 234-513, 234-514, 234-515, 234-516, 234-517, 234-518, 234-519, 234-520, 234-521, 234-522, 234-523, 234-524, 234-525, 234-526, 234-527, 234-528, 234-529, 234-530, 234-531, 234-532, 234-533, 234-534, 234-535, 234-536, 234-537, 234-538, 234-539, 234-540, 234-541, 234-542, 234-543, 234-544, 234-545, 234-546, 234-547, 234-548, 234-549, 234-550, 234-551, 234-552, 234-553, 234-554, 234-555, 234-556, 234-557, 234-558, 234-559, 234-560, 234-561, 234-562, 234-563, 234-564, 234-565, 234-566, 234-567, 234-568, 234-569, 234-570, 234-571, 234-572, 234-

174 Lakeview Ave

Petitioner

234-18  
RAUH, PHILIP J.  
171 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-118  
HOAGLAND, CYNDEE DERMODY  
193-195 LEXINGTON AVE  
CAMBRIDGE, MA 02138-2137

234-49  
PAGE, SHIPPEN L. & ANNE F. ST. GOAR  
TRS. OF THE PAGE ST. GOAR FAMILY TRST  
174 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-156  
JACOBSON, MICHAEL D. & GINA R. KUPERBERG  
173 LAKEVIEW AVE  
CAMBRIDGE, MA 02138-2133

234-47  
ST.ONGE, MATTHEW J. & BETSEY M. ST.ONGE  
182 LAKEVIEW AVE.  
CAMBRIDGE, MA 02138

234-50  
PAXSON, HEATHER A. & STEFAN G. HELMREICH  
168 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-104  
BLACK, BARBARA W.  
6 SUMAC LANE  
GLOUCESTER, MA 01930

234-113  
EUSTIS, FREDERIC G. & LISA F. EUSTIS  
431-433 HURON AVE  
CAMBRIDGE, MA 02138-2103

234-48  
LAMPSON, BUTLER & LOIS A. LAMPSON  
180 LAKEVIEW AVE  
CAMBRIDGE, MA 02138-2132

234-51  
LI, JIE  
164 LAKEVIEW AVE  
CAMBRIDGE, MA 02138

234-149  
HAUSMAN, NANCY M.,  
TRUSTEE THE NANCY HAUSMAN TRUST  
201 LEXINGTON AVE  
CAMBRIDGE, MA 02138

234-150  
MORGAN, GAYLEN TRUSTEE  
THE GAYLEN MORGAN 2004 REVOCABLE TR.  
197 LEXINGTON AVE  
CAMBRIDGE, MA 02138-2137

234-68  
SACHDEVA, GAIRIK &  
MARIA FRANCESCA NARDELL  
427-429 HURON AVE UNIT 2  
CAMBRIDGE, MA 02138

234-52  
GRAY, DOUGLAS P. JENNY S. MONROE  
421 HURON AVE  
CAMBRIDGE, MA 02138

234-68  
STARBUCK, ROBERT,  
TRS THE ROBERT F. STARBUCK 2019 TR  
427-429 HURON AVE UNIT 1  
CAMBRIDGE, MA 02138



# PAGE & POWELL

Attorneys at Law

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

\*Also admitted in New York

July 29, 2020

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

By Hand

RE: Application of Shippen L. Page and Anne F. St. Goar, 174 Lakeview Avenue  
Case No. BZA-017305

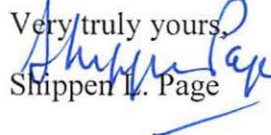
Dear Ms. Pacheco:

I enclose the following documents in support of our application for a special permit:

1. As built site plan dated May 18, 2017;
2. Floor plans;
3. Front and rear elevations;
4. Left side elevation; and
5. Six photographs

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,  
  
Shippen L. Page

enclosures

# PAGE & POWELL, P.C.

Counsellors at Law

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

\*Also admitted in New York

July 2, 2020

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

RE: Application of Shippen L. Page and Anne F. St. Goar for a special permit for an  
accessory apartment; 174 Lakeview Avenue, Cambridge; BZA Case No. 017305-2020

Dear Ms. Pacheco:

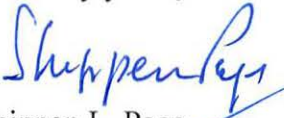
I have filed the preliminary application for a special permit for the above referenced project on line. As required, I enclose three (3) originally signed BZA application forms, the application form check list, and one (1) notarized ownership information form along with the deed into the Page Saint Goar Family Realty Trust dated November 16, 2016. My wife and I created this trust for estate planning purposes. Each of our revocable trusts holds a 50% interest as shown on the enclosed Schedule of Beneficial Interests. Finally, I enclose a copy of the As Built Plan for our property done by AGH Engineering, dated May 18, 2017 and the GIS map.

Our house was built in 1875 and renovated in 1989; it has over 3,000 square feet of living area, the proposed apartment would occupy 708 square feet and this is the only accessory apartment proposed for this lot.

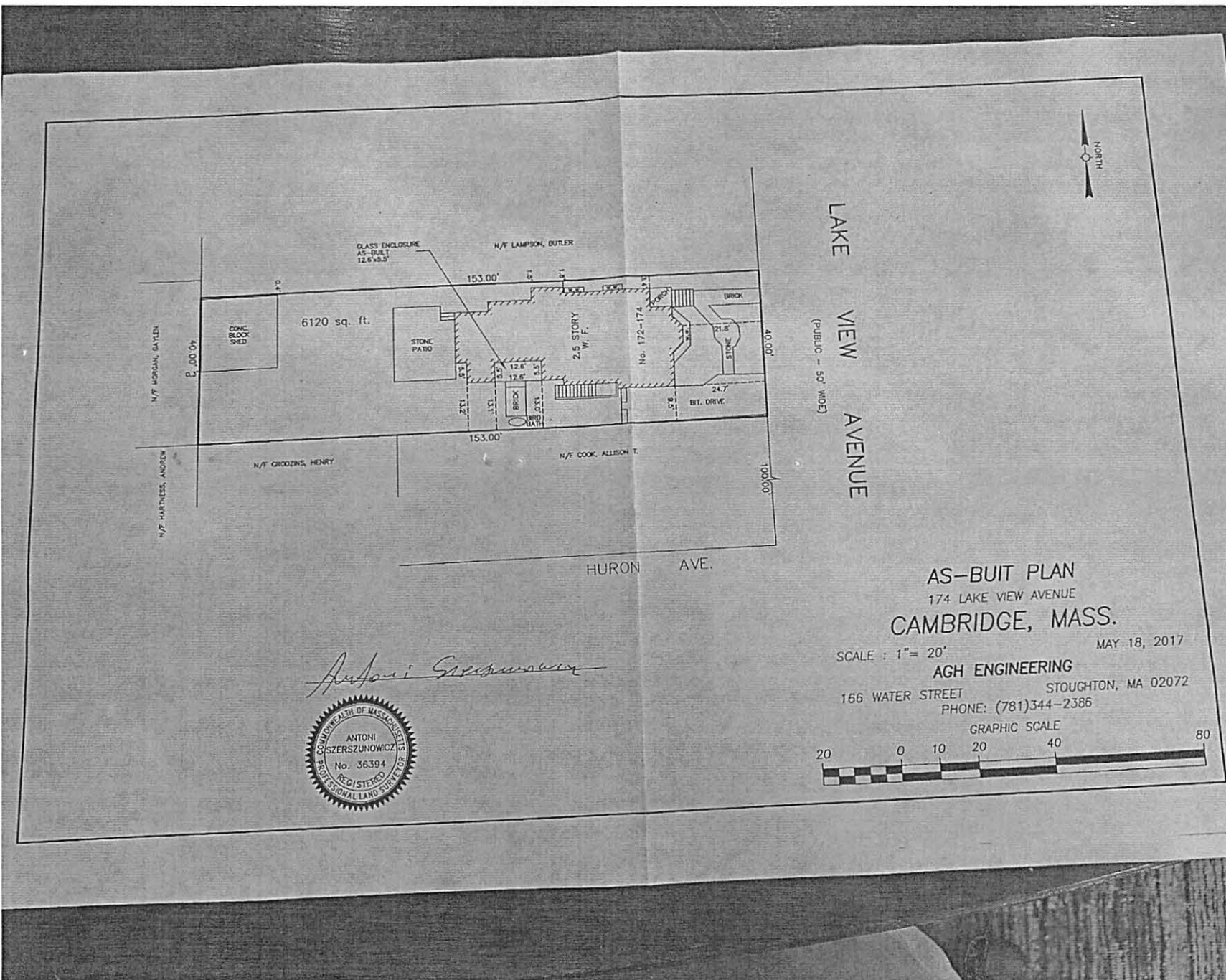
Please let me know if you need further information and please schedule this matter for a hearing before the Board of Zoning Appeals. We will be out of town from August 8 through August 22<sup>nd</sup>.

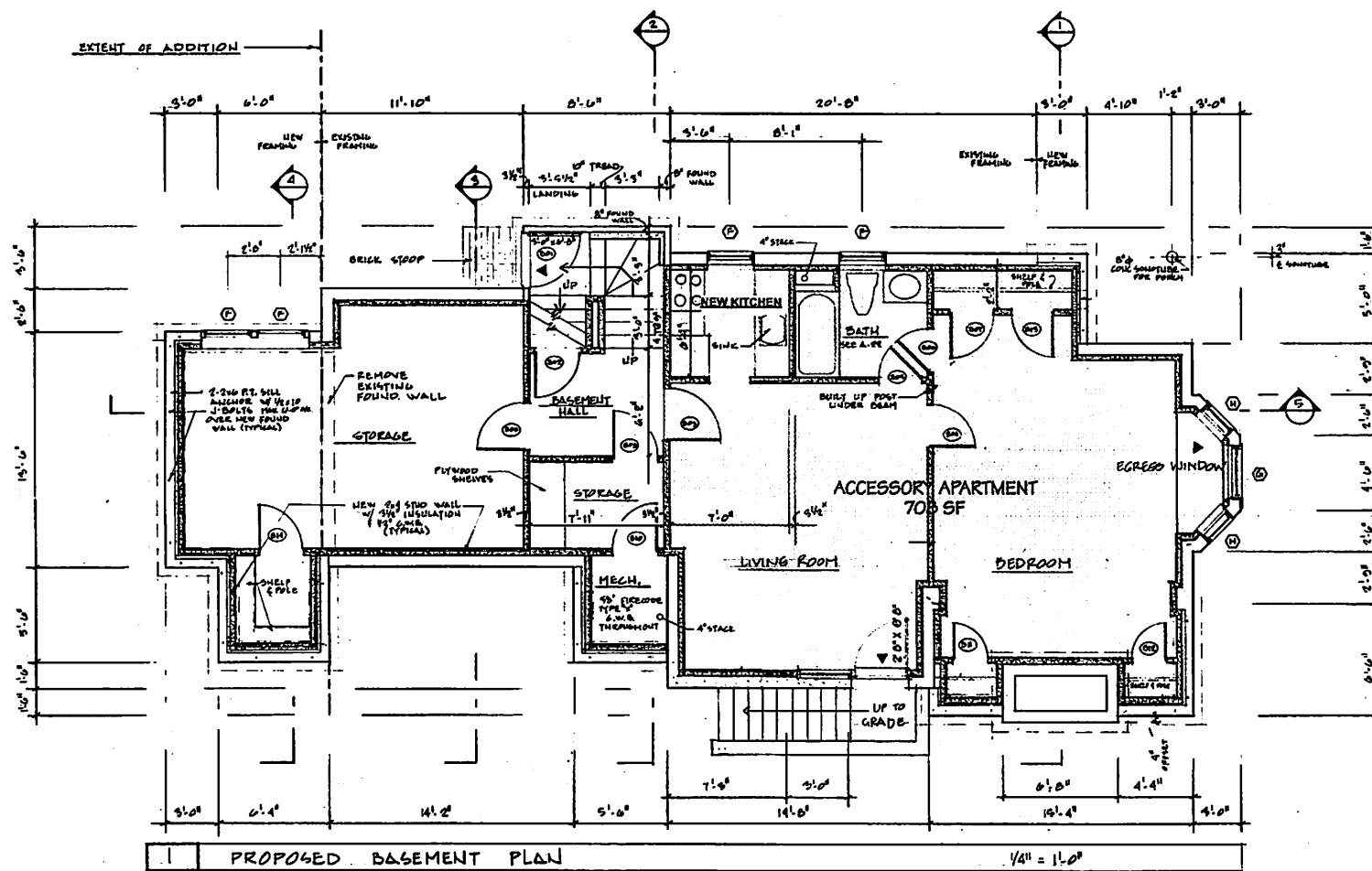
Thank you for your assistance.

Sincerely yours,

  
Shippen L. Page

enclosures



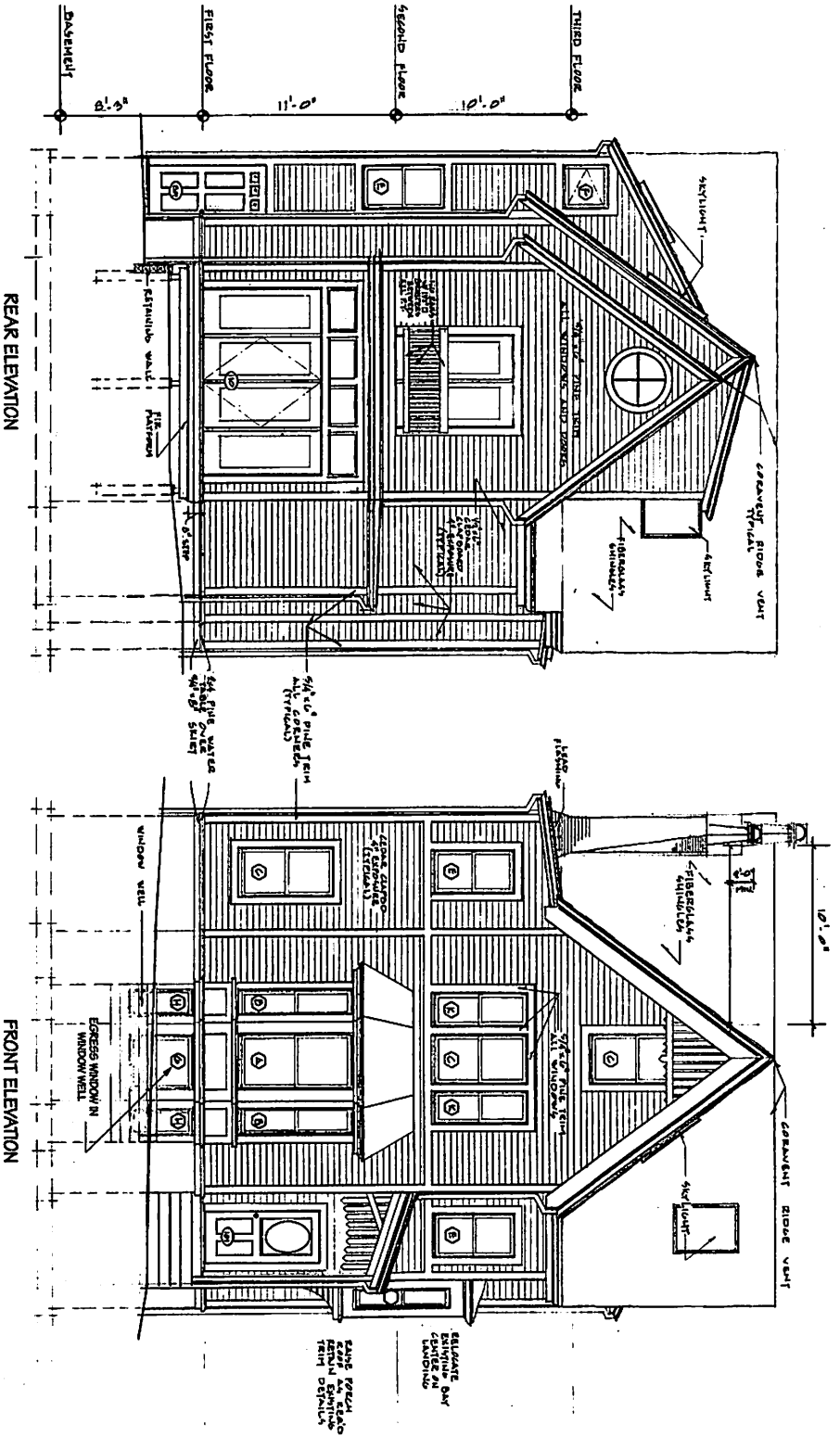




1930 MASSACHUSETTS AVE  
CAMBRIDGE, MA 02140  
TEL 617-487-1150  
FAX 617-486-1055

PAGE ST GOAR RESIDENCE

174 LAKEVIEW AVE  
CAMBRIDGE, MA



FRONT AND REAR  
ELEVATIONS

A2-1

174 LAKEVIEW AVE.  
CAMBRIDGE, MA

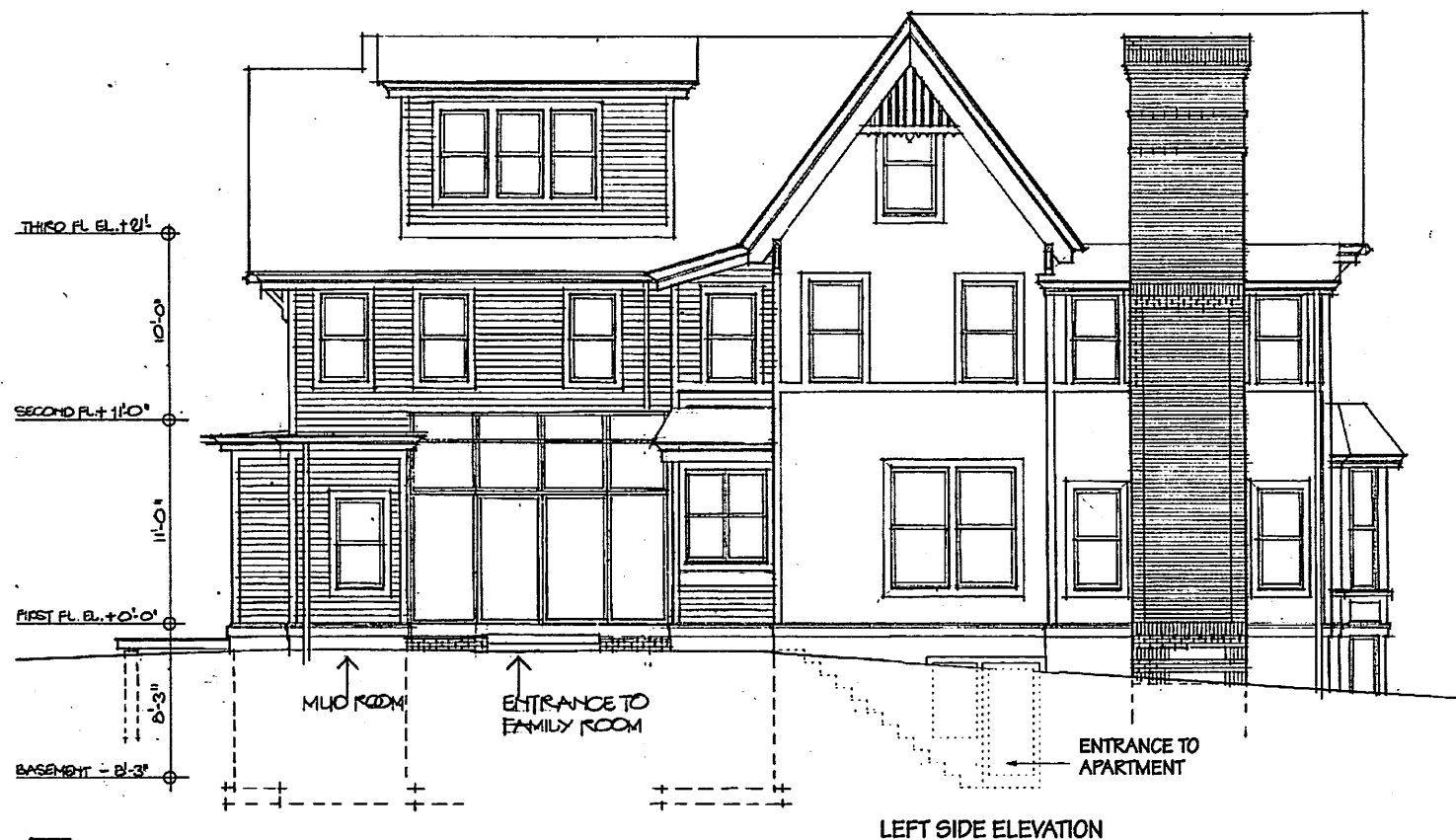
LAST NAME	FIRST NAME
NO. DATE	TIME/2210/31/14

(CCAR) Family

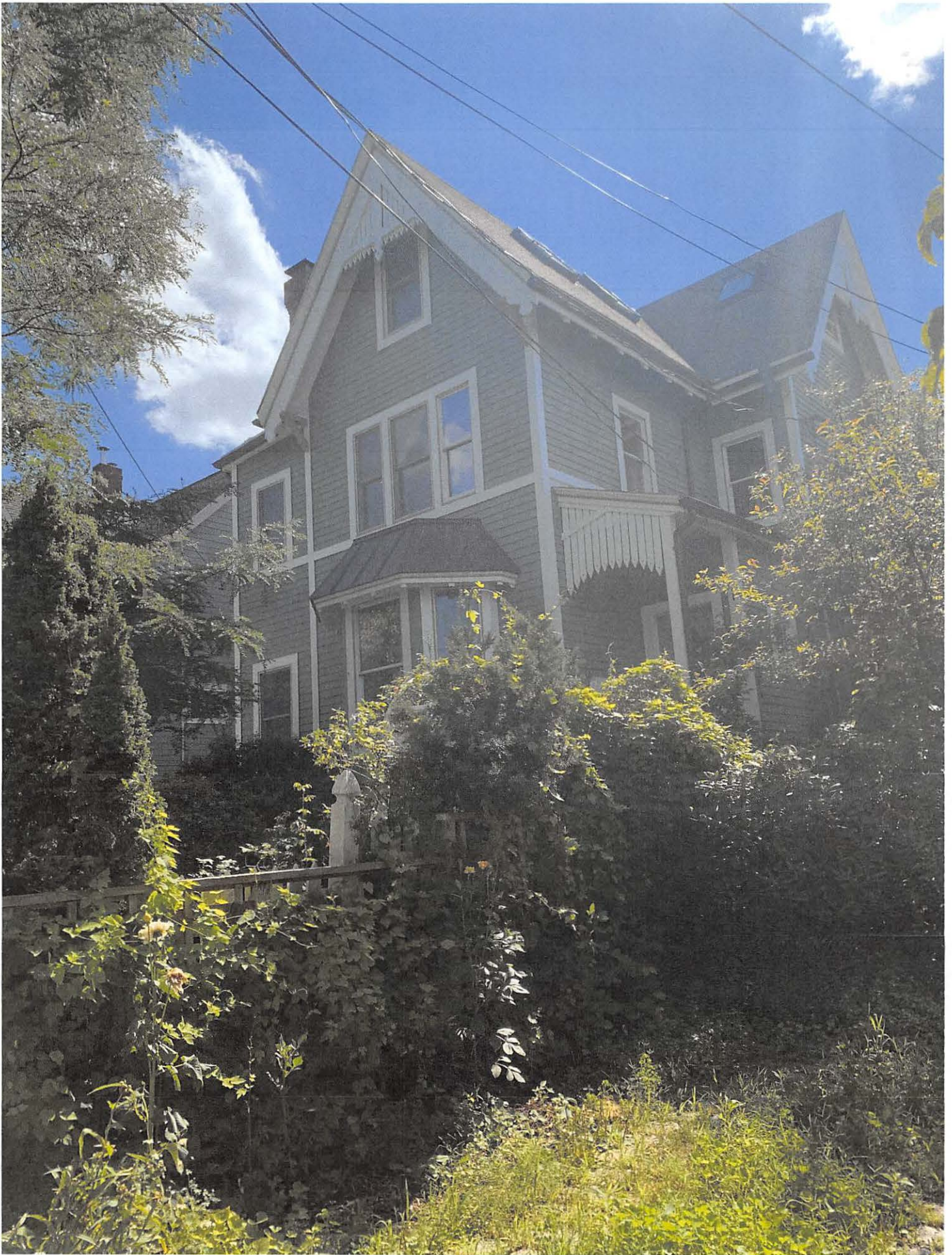
DATE RECEIVED	DATE PAID
DATE	AMOUNT PAID
FEBRUARY 1, 2017	

NO.	DATE	ISSUE NOTE
A	11/30/18	PENDING ISSUES

A2-2

































# 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: SHIPPEN PAGE + ANNE ST GOAR Date: 8/24/20  
(Print)

Address: 174 Lakeview Ave

Case No. BZA-017305-2020

Hearing Date: 9/10/20

Thank you,  
Bza Members

HEATHER ANNE PAXSON  
STEFAN G. HELMREICH  
168 Lakeview Avenue  
Cambridge, MA 02138

August 28, 2020

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

By email only: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Support for application of Shippen Page and Anne St. Goar for a special permit to have an accessory apartment at 174 Lakeview Avenue, BZA Case No. 017305-2020

Dear Board of Zoning Appeal:

We are writing in support of our immediate neighbors, Shippen Page and Anne St. Goar, who have applied to have an accessory apartment in their basement. We are fully supportive of this proposal. We have known Shippen and Anne since we moved to our house 6 years ago; they are friendly and neighborly and have lived here since 1989. This proposed apartment will allow them to have more space for their children — and grandchildren — to stay, as well as the flexibility to provide more rental housing in the city.

We hope you will vote favorably on their application at their hearing on September 10th. Thank you for considering our views.

Sincerely,



Heather Anne Paxson



Stefan G. Helmreich

DIANE PHILLIPS  
169 Lakeview Avenue  
Cambridge, MA 02138

August 28, 2020

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

By email only: [mpacheco@cambridgema.gov](mailto:mpacheco@cambridgema.gov)

Support for application of Shippen Page and Anne St. Goar for a special permit to have an  
accessory apartment at 174 Lakeview Avenue, BZA Case No. 017305-2020

Dear Board of Zoning Appeal:

Shippen and Anne have lived across the street from us since we bought our house in 2008. They are dear friends. They have shared their plans to create an accessory apartment in their basement. I fully support their plans and hope you will approve their application for a special permit at your hearing on September 10<sup>th</sup>.

Thank you for your consideration.

Sincerely,

Diane Phillips

## **Pacheco, Maria**

---

**From:** Michael Jacobson <mdjacobson@gmail.com>  
**Sent:** Saturday, August 29, 2020 1:25 PM  
**To:** Pacheco, Maria  
**Cc:** Shippen Page; Gina Kuperberg  
**Subject:** BZA Case No. 017305-2020

Dear Ms. Pacheco,

We, Michael Jacobson and Gina Kuperberg, are neighbors of Shippen Page and Anne St. Goar of 174 Lake View Avenue, owners and residents at 173 Lake View Avenue. We would like to write our strong support of Shippen and Anne's application for a special permit for an accessory apartment. Shippen and Anne are responsible neighbors, who we have known for 10 years, since we moved to our Lake View Ave home in 2010. I (Mike Jacobson) have visited Shippen and Anne's home including the finished basement that is the subject of this application, and have spoken to them about their plans for its use as an accessory apartment.

We fully support this application.

Sincerely yours,

Mike Jacobson and Gina Kuperberg  
173 Lake View Avenue