



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY -1 PM 3:48

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 219254

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Kevin Schlabach C/O Adam Glassman, R.A. / GCD Architects

PETITIONER'S ADDRESS: 2 Worthington Street , Cambridge, ma 02138

LOCATION OF PROPERTY: 19-25 THIRD ST, Unit 25/2, Cambridge, MA

TYPE OF OCCUPANCY: MULTIFAMILY

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

New Dormers, Modify Existing Roof Deck

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):

Kevin Schlabach C.O. GCD Architects Adam Glassman R.A.

(Petitioner (s) / Owner)

Adam Glassman

(Print Name)

Address:

2 Worthington St Cambridge MA

Tel. No.

617-412-8450

E-Mail Address:

ajglassman.ra@gmail.com

Date: 4/28/2023

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 Kevin Schlabach
(OWNER)

Address: 25 East Third St Cambridge MA Unit 25-2

State that I/We own the property located at 25 East Third St Cambridge MA Unit 25-2 which is the subject of this zoning application.

The record title of this property is in the name of Kevin Schlabach

*Pursuant to a deed of duly recorded in the date 8/17/2016, Middlesex South County Registry of Deeds at Book 67827, Page 544; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

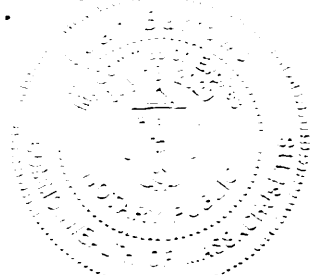
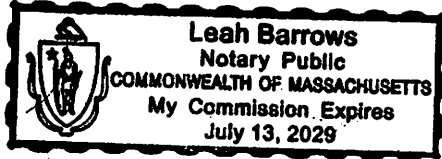
Commonwealth of Massachusetts, County of ~~Middlesex~~ B Suffolk

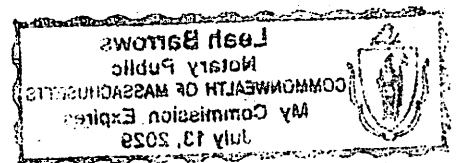
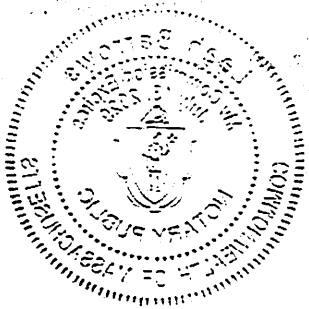
The above-name Kevin Schlabach personally appeared before me, this 8th of April, 2023, and made oath that the above statement is true.

[Signature] Notary

My commission expires July 13th 2029 (Notary Seal).

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





BZA Application Form

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:

A literal enforcement of the ordinance would prevent the homeowners from constructing 2 dormers to make their home more livable for their growing family, and would prevent them from modestly reconfiguring their existing roof deck which is in need of repair.

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:

The existing non conforming corner lot is exceptionally narrow at only 18.2' wide. No exterior work can be done on this lot without being granted zoning relief. The owners' unit is on the second and third floor, the only means by which they can accommodate their growing family is by the addition of the proposed dormers. Their existing 2nd floor roof deck is their only outdoor space, the proposed repairs include only a modest increase in deck size from 11'-5" x 11'-8" to 12'-2" x 13'-6", but still pulls it further away from public view on Third Street.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The proposed work is very modest. The scale and character of the existing building and neighborhood will be maintained. The Cambridge Historical Commission advised us on the proposed work and does not object to the proposed dormer and modified deck design.

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 work will not add density, will not reduce any off street parking, will create no loss of privacy and will create no substantial shadows on the abutting properties. There will be no added light or noise pollution.

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

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Kevin Schlabach
Location: 19-25 THIRD ST., Unit 25/2, Cambridge, MA
Phone: 617-412-8450

Present Use/Occupancy: MULTIFAMILY
Zone: Residence C-1 Zone
Requested Use/Occupancy: MULTIFAMILY

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		3,988.00	4,130.00	1,282.00	(max.)
LOT AREA:		1,710.00	No Change	5,000.0	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		2.33	2.41	.75	
LOT AREA OF EACH DWELLING UNIT		342.0	NO CHANGE	1,500.00	
SIZE OF LOT:	WIDTH	18.2	No Change	50.0	
	DEPTH	95.0	No Change	N/A	
SETBACKS IN FEET:	FRONT	25' at Third Street	No Change	32.8'	
	REAR	.2' Side Opposite Third St	No Change	26.2'	
	LEFT SIDE	24.5 at Gore St	No Change	13.5	
	RIGHT SIDE	24.5 Side Opposite Gore St	No Change	10.6'	
SIZE OF BUILDING:	HEIGHT	34.6'	No Change	35.0'	
	WIDTH	95.0'	No Change	N/A	
	LENGTH	18.2'	No Change	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		.08	.10	.30	
NO. OF DWELLING UNITS:		5	No Change	1	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	

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

The building is wood frame, the proposed dormers are wood frame.

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'.



EXISTING VIEW FROM CORNER OF GORE AND THIRD STREET



PROPOSED VIEW FROM GORE THIRD STREET

PROJECT: PROPOSED NEW DORMERS AND MODIFIED ROOF DECK
ADDRESS: 25 THIRD STREET UNIT 2



GCD ARCHITECTS
 2 WORTHINGTON STREET
 CAMBRIDGE, MA 02138
 617-412-8450
 www.glassmanchungdesign.com

4/20/2023

25 Third Street - UNIT 2
Cambridge, MA

TITLE
Title Sheet

SCALE

DRAWING

..T1.1



EXISTING VIEW FROM THIRD STREET



PROPOSED VIEW FROM THIRD STREET

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4/20/2023

25 Third Street - UNIT 2
Cambridge, MA

TITLE
Title Sheet

SCALE

DRAWING
..T1.1

GCD ARCHITECTS

Dimension Regulation - ZONE C-1				
	EXISTING	PROPOSED	REQUIRED	CONFORMING
MAX FAR	2.33	2.41	0.75	EXISTING NON CONFORMING
MIN. LOT SIZE	1,710 sq. ft.	1,710 sq. ft.	5,000 sq. ft.	EXISTING NON CONFORMING
MIN. LOT AREA PER DWELLING UNIT	1,710 sq. ft.	1,710 sq. ft.	1,500 sq. ft. x 5 units = 7,500 s.f.	EXISTING NON CONFORMING
MIN. LOT WIDTH	95'	95'	50'	YES
MIN. FRONT SETBACK (THIRD STREET)	25'	25'	$(H+L)/4$ MIN. 10' = $(34.6'+96.4') / 4 = 32.8'$	EXISTING NON CONFORMING
MIN. FRONT SETBACK (GORE STREET)	24.5'	24.5'	$(H+L)/4$ MIN. 10' $(34.6'+18') / 4 = 13.15'$	EXISTING NON CONFORMING
MIN. SIDE SETBACK (OPPOSITE TO GORE ST.)	(-) 1.3'	(-) 1.3'	$(H+L)/5$ MIN. 7'-6" SUM OF 20' $(34.6'+18') / 5 = 10.6'$	EXISTING NON CONFORMING
MIN. SIDE SETBACK (OPPOSITE TO THIRD ST.)	(-) 0.2'	(-) 0.2'	$(H+L)/5$ MIN. 7'-6" SUM OF 20' $(34.6'+96.4') / 5 = 26.2'$	EXISTING NON CONFORMING
MAXIMUM HEIGHT	34.6'	34.6'	35'	YES
RATIO OF PRIVATE OPEN SPACE TO LOT AREA	0%	0%	30%	EXISTING NON CONFORMING

NOTE: REFER TO PLOT PLAN BY NOLAN AND ASSOCIATES FOR ALL SETBACK MEASUREMENTS, BUILDING HEIGHT AND OPEN SPACE

ARCHITECT

GCD ARCHITECTS

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4/20/2023

PROJECT

25 Third Street - UNIT 2

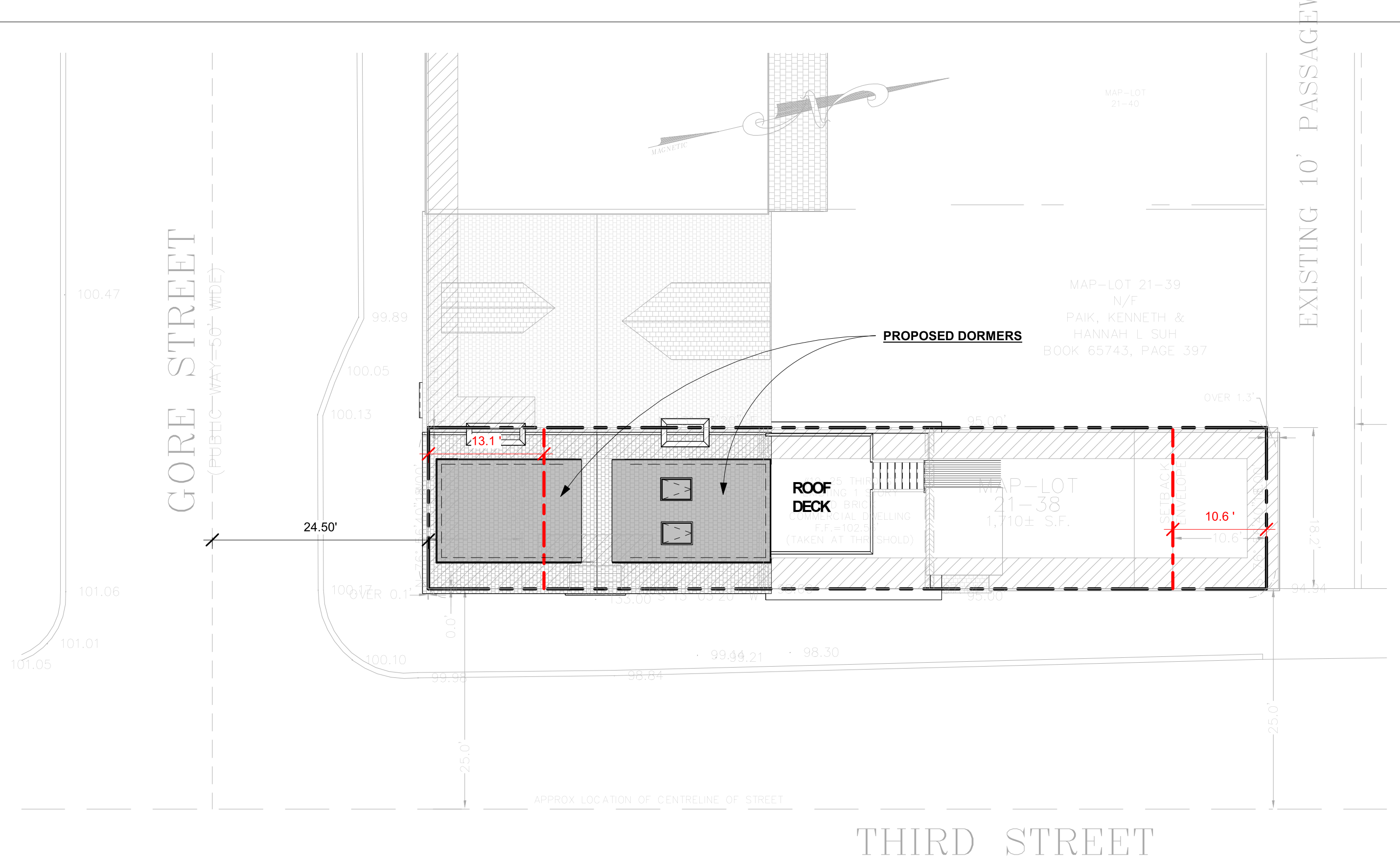
Cambridge, MA


TITLE

Zoning Analysis

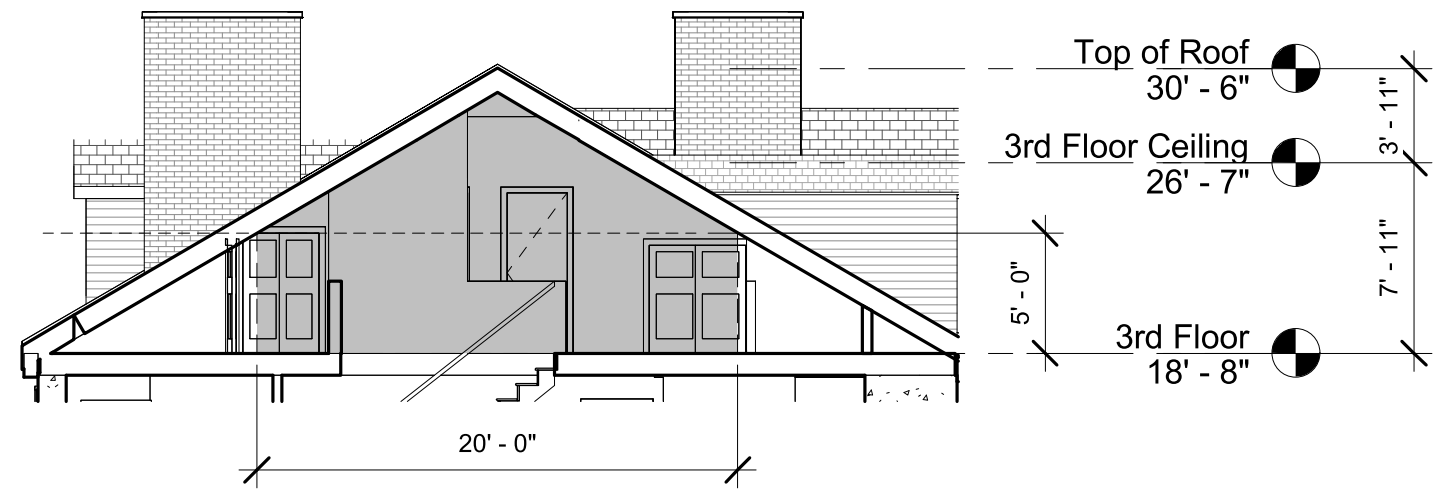
SCALE

Z.1

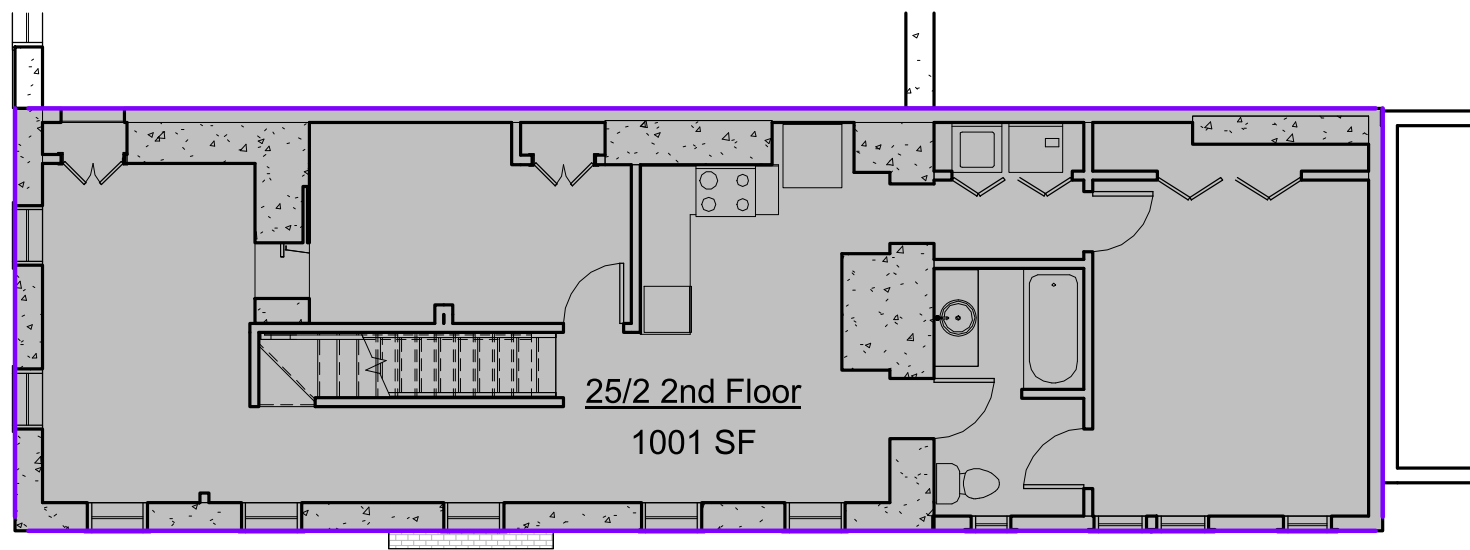


 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/20/2023</p>	<p>PROJECT 25 Third Street - UNIT 2 Cambridge, MA</p>	<p>TITLE Zoning - Setback plan</p>	<p>SCALE 3/32" = 1'-0"</p>	<p>DRAW Z.2</p>
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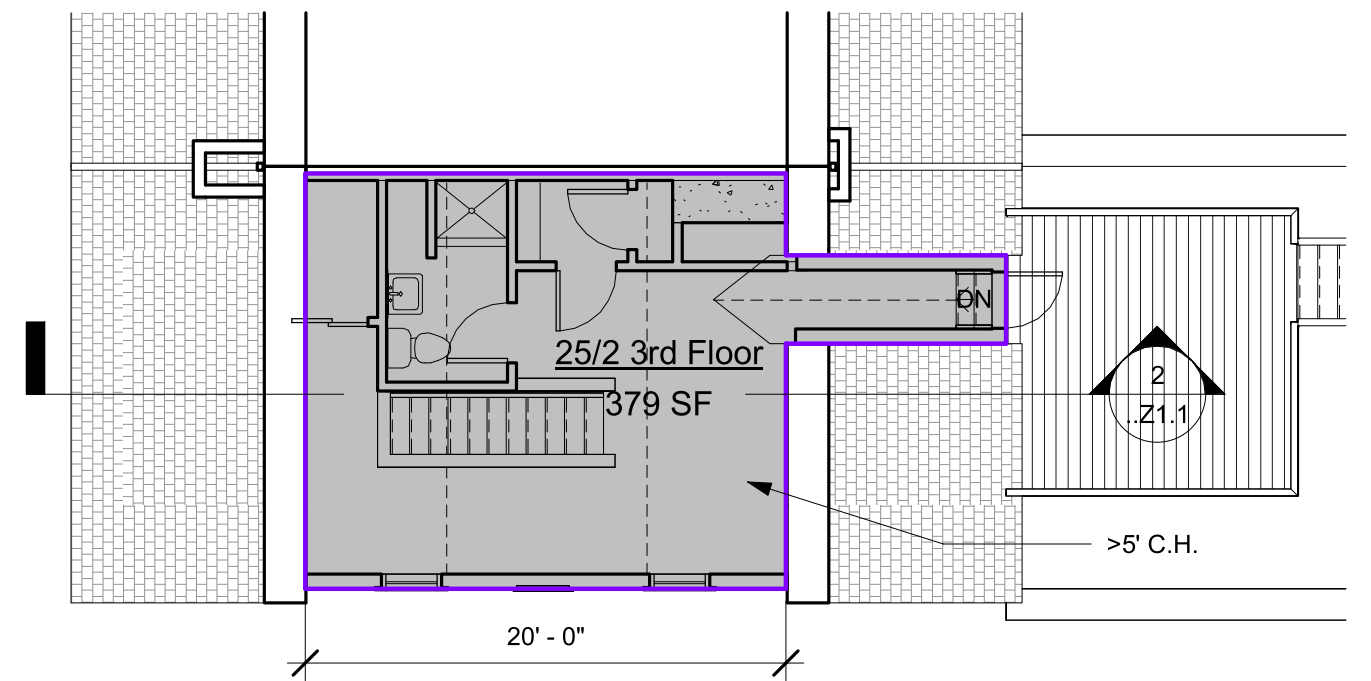
EXISTING GFA -FAR CALCULATION			
Name	Gross Floor Area	Lot Area	FAR (GFA/LOT)
19/1	578 SF	1710 SF	0.338012
19/2	578 SF	1710 SF	0.338012
19/3	578 SF	1710 SF	0.338012
25/1	874 SF	1710 SF	0.511111
25/2 2nd Floor	1001 SF	1710 SF	0.585361
25/2 3rd Floor	379 SF	1710 SF	0.22179
	3988 SF		2.332297




② Section GFA
1/8" = 1'-0"



③ 2nd Floor
1/8" = 1'-0"



① 3rd Floor
1/8" = 1'-0"

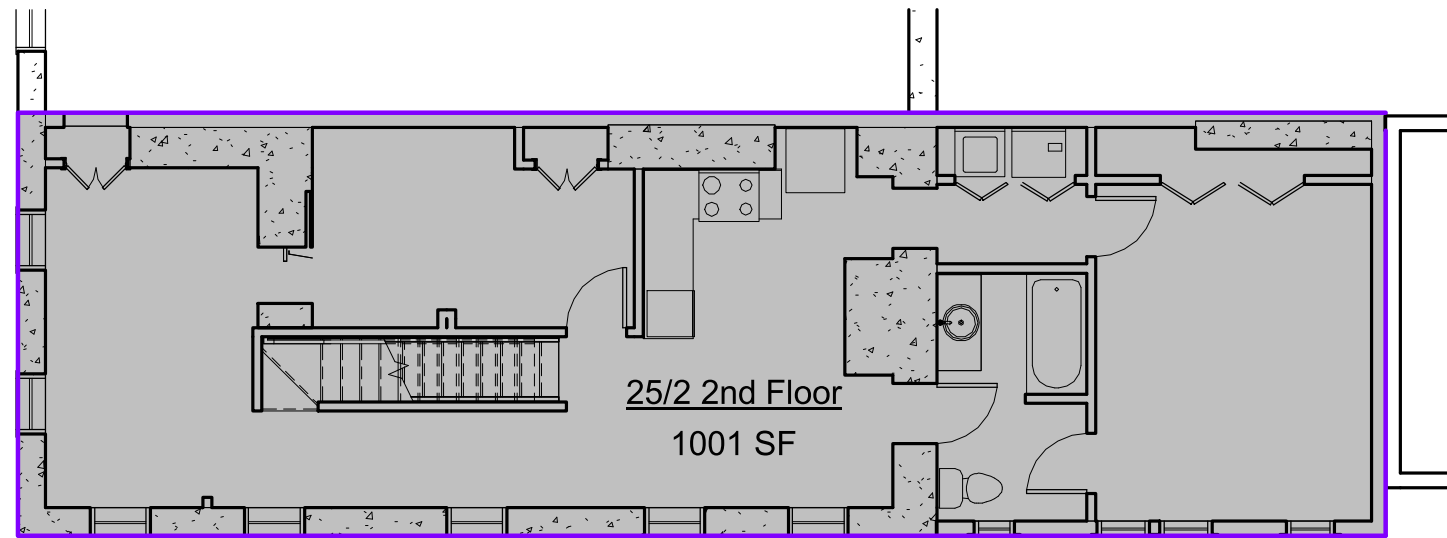
	ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
	GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com	4/20/2023	25 Third Street - UNIT 2 Cambridge, MA	ZONING - EXTG. GFA - FAR Analysis	1/8" = 1'-0"	<h1>Z.3</h1>

PROPOSED GFA - FAR CALCULATION

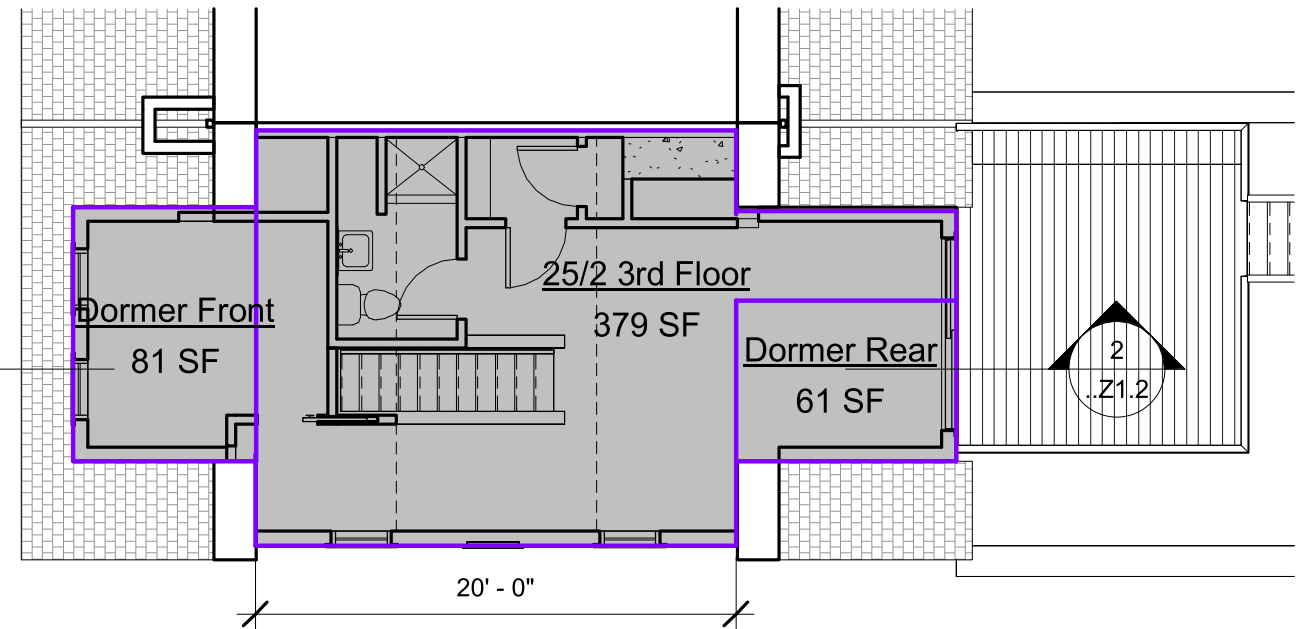
Name	GFA	Lot Area	FAR (GFA/LOT)
19/1	578 SF	1710 SF	0.338012
19/2	578 SF	1710 SF	0.338012
19/3	578 SF	1710 SF	0.338012
25/1	874 SF	1710 SF	0.511111
25/2 2nd Floor	1001 SF	1710 SF	0.585361
25/2 3rd Floor	379 SF	1710 SF	0.221779
Dormer Front	81 SF	1710 SF	0.047111
Dormer Rear	61 SF	1710 SF	0.035915
	4130 SF		2.415313



2 Section PROP. GFA
1/8" = 1'-0"



3 2nd Floor
1/8" = 1'-0"



1 3rd Floor
1/8" = 1'-0"

ARCHITECT

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4/20/2023

PROJECT

25 Third Street - UNIT 2

Cambridge, MA

TITLE

**Zoning - PROP. GFA
& FAR Analysis**

SCALE

1/8" = 1'-0"

Z.4



① Front/Left side view EXTG



② Front/Right side view EXTG

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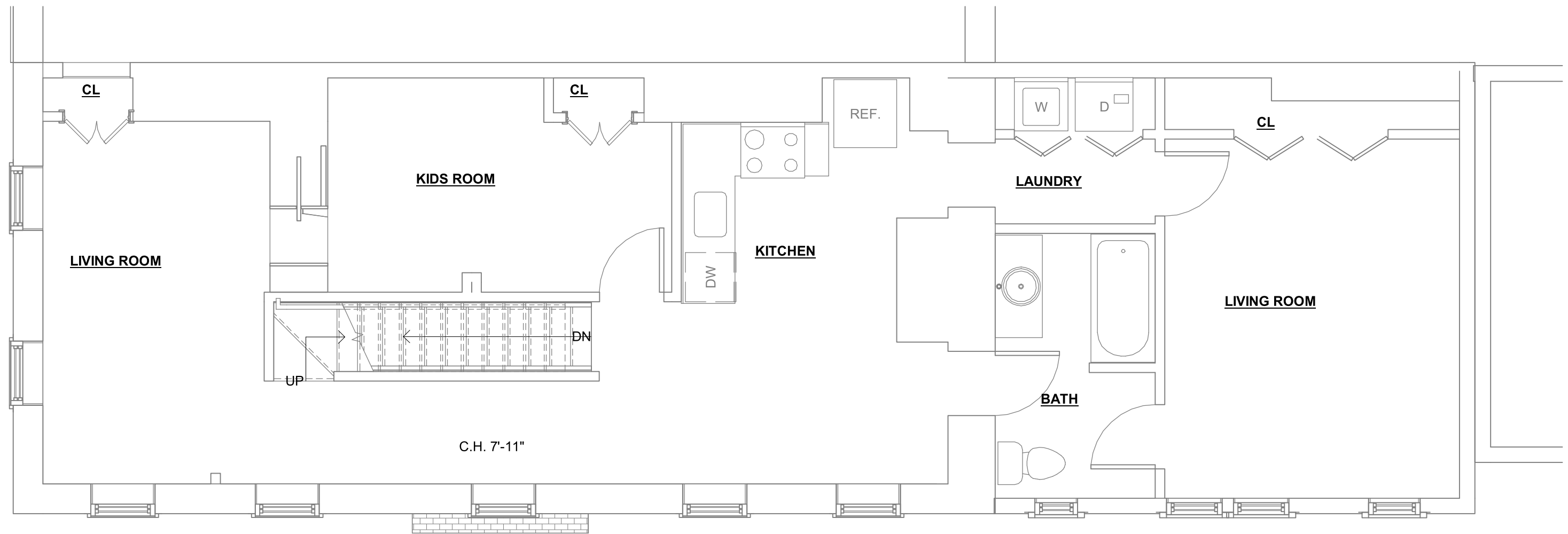
TITLE

Existing 3D Views

SCALE

DRAWING

.D0.1



3 Extg. 2nd Floor - NO CHANGE-
 1/4" = 1'-0"

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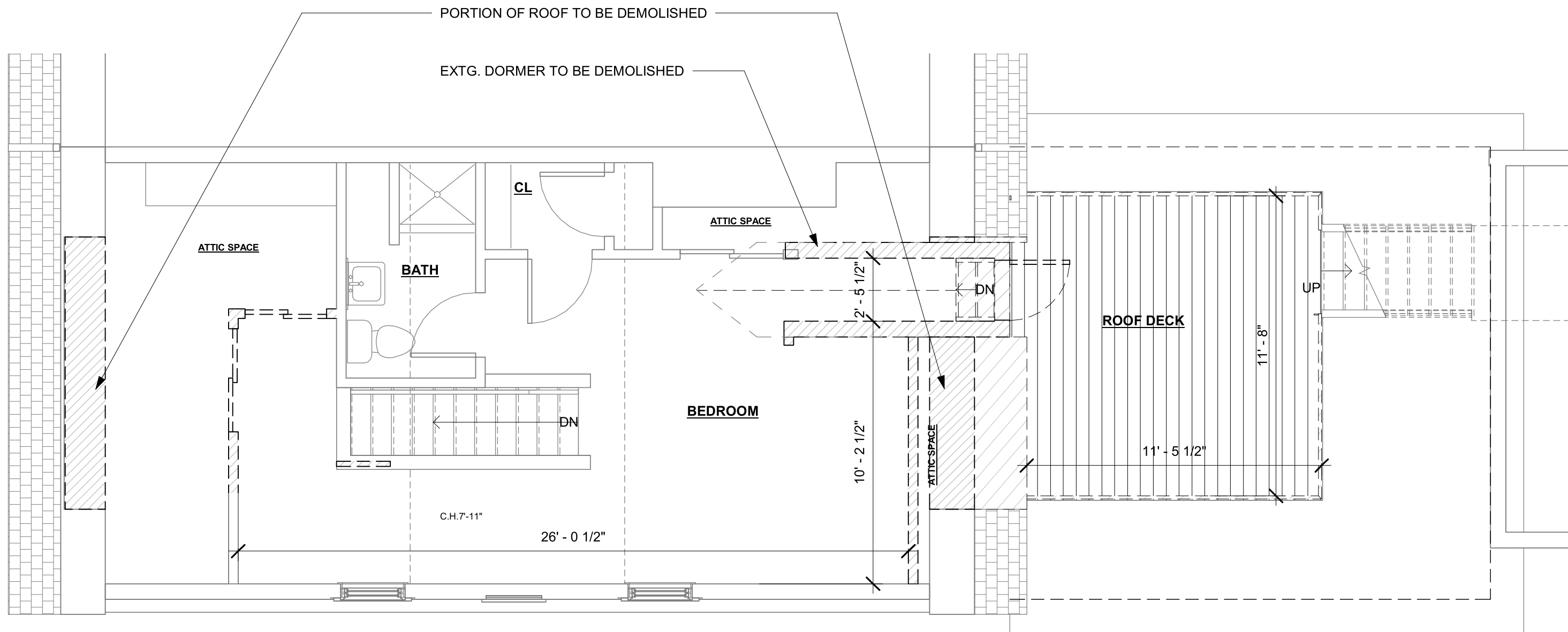
PROJECT
25 Third Street - UNIT 2
 Cambridge, MA

TITLE
**Extg. Demo 2nd
 Floor Plan**

SCALE
 1/4" = 1'-0"

DRAWING
.D1.1





2 Extg. 3rd Floor
 1/4" = 1'-0"

ARCHITECT

GCD ARCHITECTS

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PROJECT

25 Third Street - UNIT 2

Cambridge, MA

TITLE

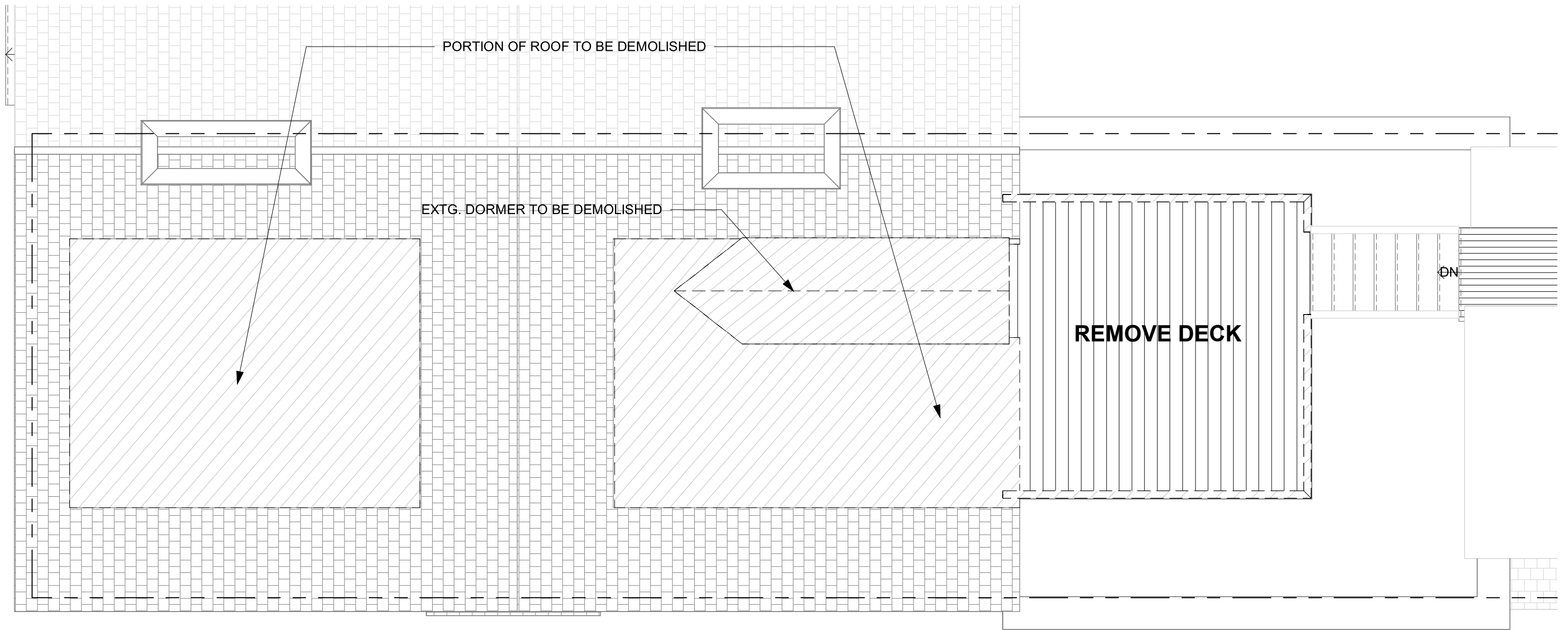
**Extg. Demo 3rd
 Floor Plan**

SCALE

1/4" = 1'-0"

DRAWING

.D1.2



1 Extg. Roof
1/4" = 1'-0"

ARCHITECT

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PROJECT

25 Third Street - UNIT 2

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TITLE

**Extg. Demo Roof
Plan**

SCALE

1/4" = 1'-0"


DRAWING

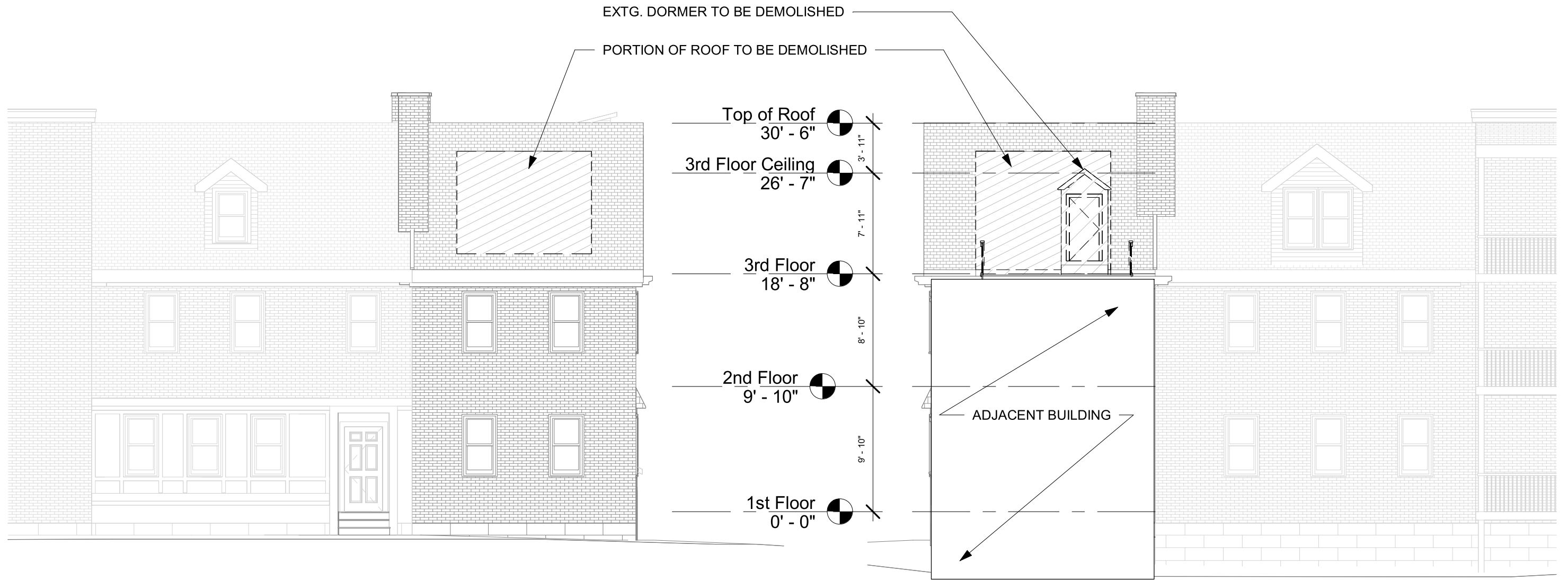
.D1.3

GCD ARCHITECTS



① Extg. Front Elevation - Third Street
1/8" = 1'-0"

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① Extg. Left Elevation - Gore Street
1/8" = 1'-0"

② Extg. Right
1/8" = 1'-0"

ARCHITECT

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4/20/2023

PROJECT

25 Third Street - UNIT 2
Cambridge, MA

TITLE

Extg. Demo Elevations

SCALE

1/8" = 1'-0"

DRAWING

.D2.2



① Front/Left side view PROPOSED



② Front/Right side view PROPOSED

ARCHITECT

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25 Third Street - UNIT 2

Cambridge, MA

TITLE

Proposed 3D Views

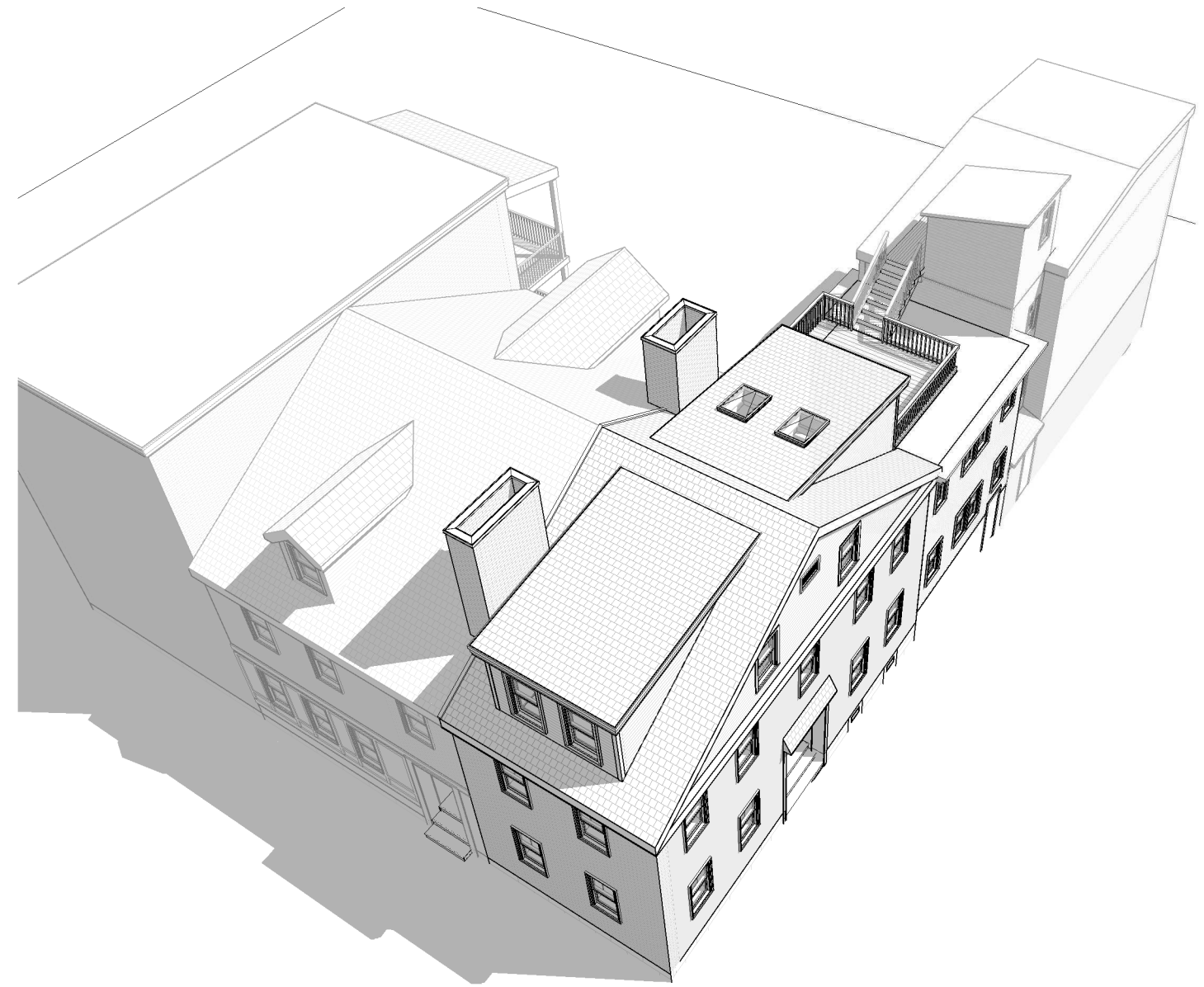
SCALE

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A0.1

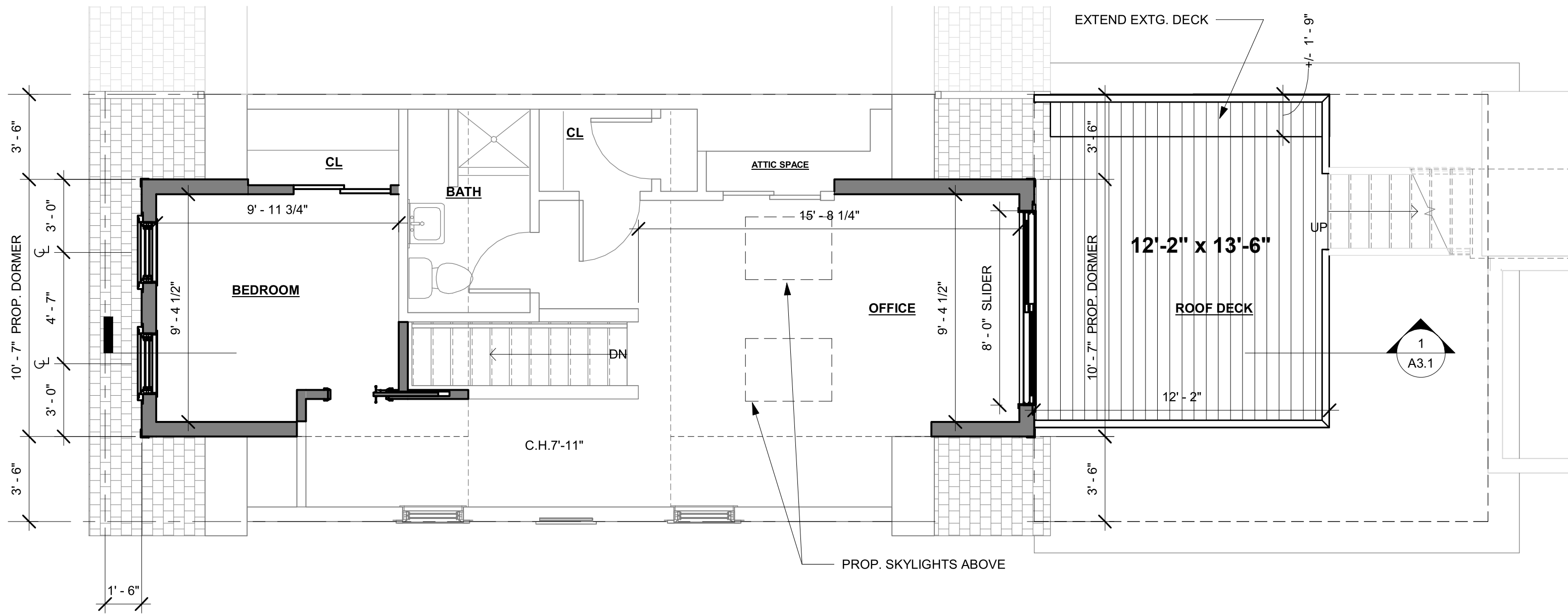


① Rear/ Right side view PROPOSED



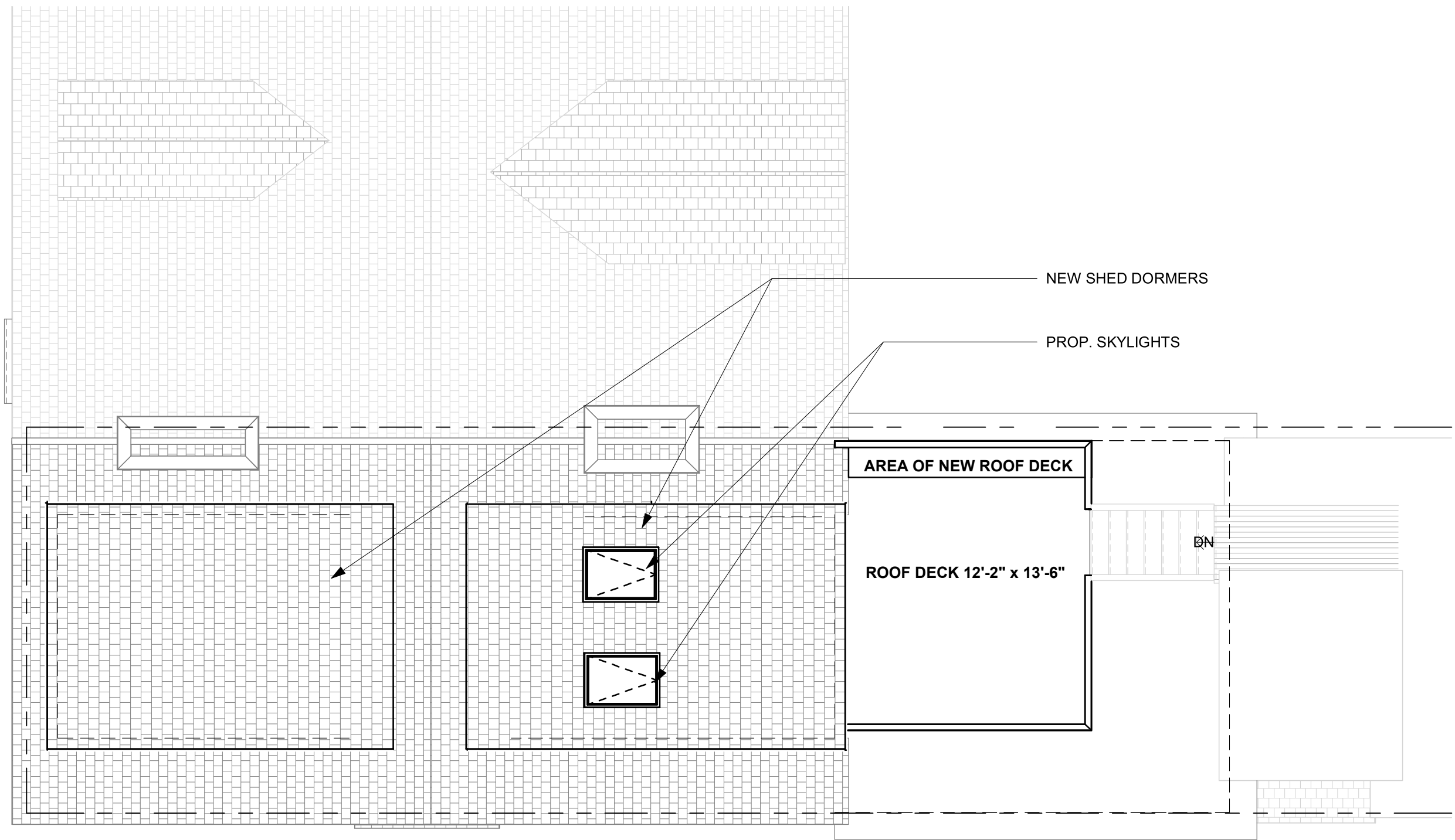
② Front Aerial View PROPOSED

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/20/2023</p>	<p>PROJECT 25 Third Street - UNIT 2 Cambridge, MA</p>	<p>TITLE Proposed 3D Views</p>	<p>SCALE</p>	<p>DRAWING A0.2</p>
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1 Prop. 3rd Floor
 1/4" = 1'-0"

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② Roof Plan
3/16" = 1'-0"

ARCHITECT

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4/20/2023

PROJECT

25 Third Street - UNIT 2

Cambridge, MA

TITLE

Proposed Roof Plan

SCALE

3/16" = 1'-0"

DRAWING

A1.2





① Prop. Front Elevation - Third Street
1/8" = 1'-0"

ARCHITECT

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4/20/2023

PROJECT

25 Third Street - UNIT 2

Cambridge, MA

TITLE

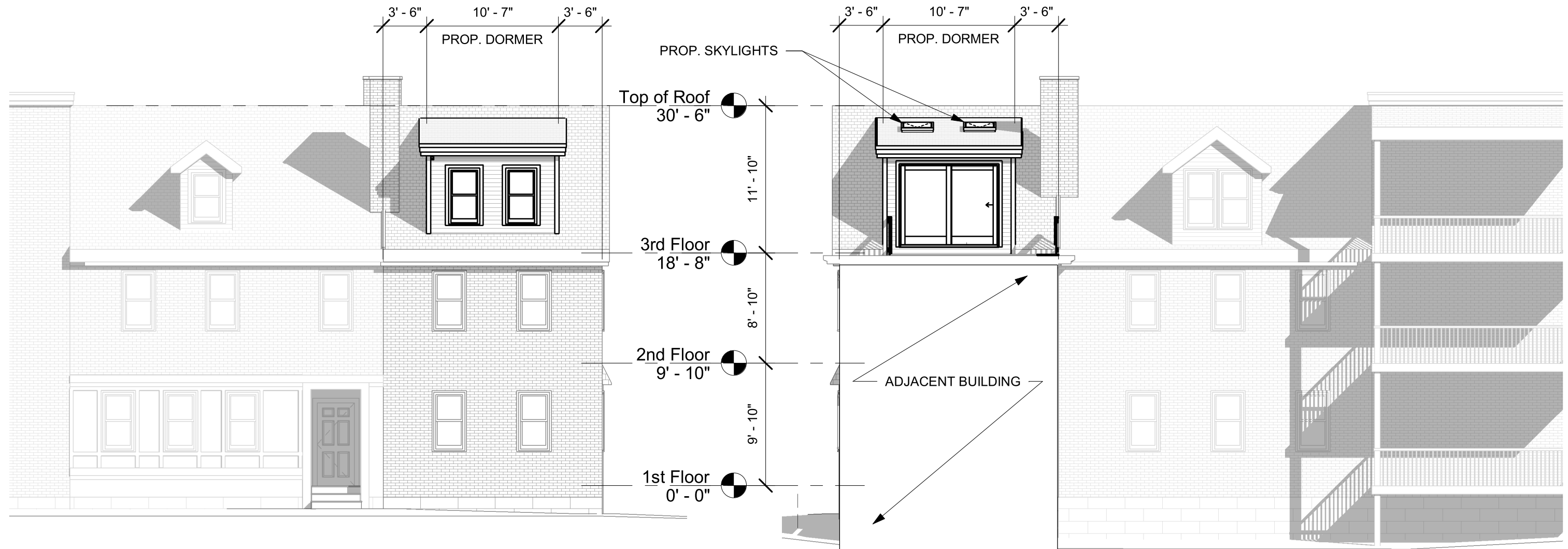
Proposed Elevations

SCALE

1/8" = 1'-0"


DRAWING

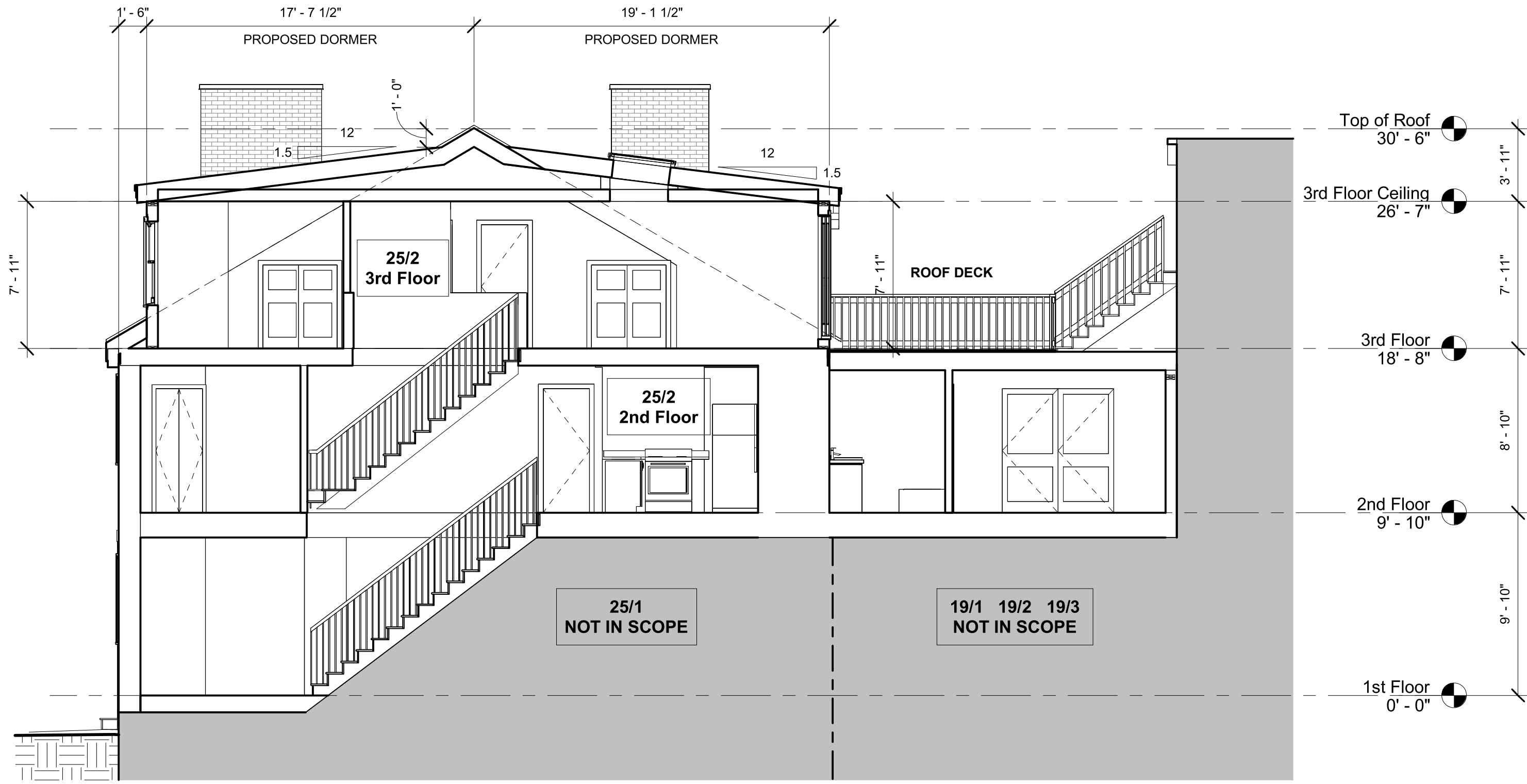
A2.1




① Prop. Left Elevation - Gore Street
1/8" = 1'-0"

② Right Side Elevation
1/8" = 1'-0"

ARCHITECT	DATE	PROJECT	TITLE	SCALE	DRAWING
 <p>GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>4/20/2023</p>	<p>25 Third Street - UNIT 2 Cambridge, MA</p>	<p>Proposed Elevations</p>	<p>1/8" = 1'-0"</p>	<p>A2.2</p>



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

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/20/2023</p>	<p>PROJECT 25 Third Street - UNIT 2 Cambridge, MA</p>	<p>TITLE Section</p>	<p>SCALE 3/16" = 1'-0"</p>	<p>DRAWING A3.1</p>
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① Front/Left side view- EXTG



② Front/Left side view- PROPOSED

ARCHITECT

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DATE

4/20/2023

PROJECT

25 Third Street - UNIT 2
Cambridge, MA

TITLE

**3D views
COMPARISON**

SCALE

DRAWING

A4.1



① Front Right View - EXTG



② Front Right View - PROPOSED

ARCHITECT

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DATE

4/20/2023

PROJECT

25 Third Street - UNIT 2

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TITLE

**3D Views
COMPARISON**

SCALE

DRAWING


A4.2



① Rear Right View - EXTG

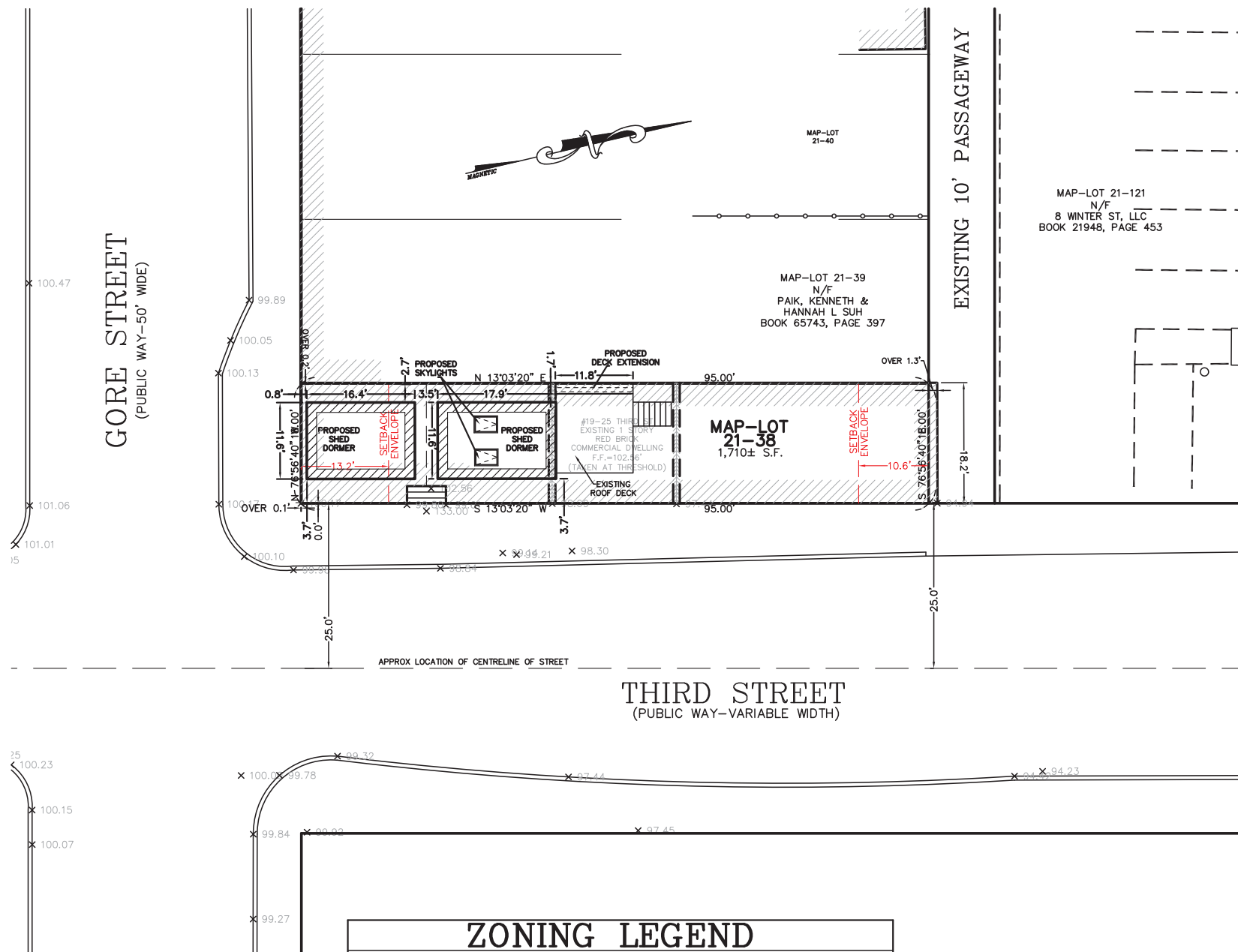


② Rear Right View - PROP.

 <p>ARCHITECT GCD ARCHITECTS 2 WORTHINGTON STREET CAMBRIDGE, MA 02138 617-412-8450 www.glassmanchungdesign.com</p>	<p>DATE 4/20/2023</p>	<p>PROJECT 25 Third Street - UNIT 2 Cambridge, MA</p>	<p>TITLE 3D Views COMPARISON</p>	<p>SCALE</p>	<p>DRAWING A4.3</p>
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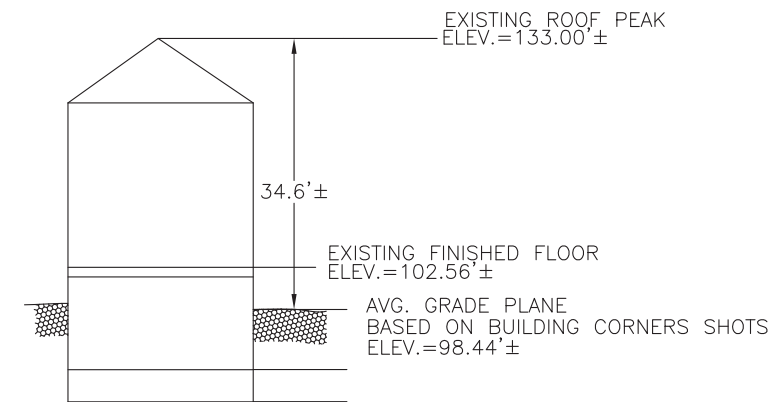
EXISTING LEGEND

	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)
	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 02/01/2023.
2. DEED REFERENCE: BOOK 73621, PAGE 89.
PLAN REFERENCE: PLAN NO. 21 OF 1896
PLAN REFERENCE: PLAN NO. 767 OF 1992
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0577E, PANEL NUMBER 0577E, COMMUNITY NUMBER: 250186, DATED JUNE 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 THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE C-1

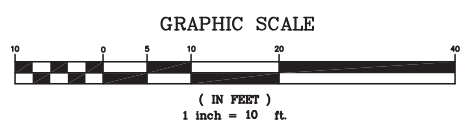


EXISTING PROFILE
NOT TO SCALE

ZONING LEGEND

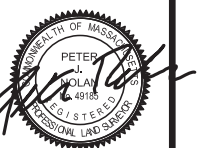
ZONING DISTRICT: RESIDENCE C-1

	REQUIRED	EXISTING	PROPOSED
MAX. F.A.R.	0.75	-	-
MIN. LOT SIZE	5,000 S.F.	1,710± S.F.	1,710± S.F.
ADDITIONAL AREA FOR EACH ADDITIONAL DWELL. UNIT	1,500 S.F.	-	-
MIN. LOT WIDTH	50'	95'	95'
MIN. YARD FRONT (THIRD ST.)	32.8'	0.0'	0.0'
FRONT (THIRD ST.)	13.2'	0.1'	0.1'
SIDE (THIRD ST.)	10.6'	1.3'	1.3'
SIDE (GORE ST.)	26.2'	0.2'	0.2'
MAX. BLDG. HEIGHT	35'	34.6'	34.6'
MIN. OPEN SPACE	30%	0.0%	0.0%



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST
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NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPIING, RECORDING OR OTHERWISE, WITHOUT THE PRIOR WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC ANY VIOLATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF PETER NOLAN & ASSOCIATES LLC SHALL BE PENALTY TO BE PROSECUTED.

SCALE	1"=10'
DATE	04/21/2023
SHEET	1 OF 1
PLAN NO.	1 OF 1
CLIENT:	25 THIRD STREET CAMBRIDGE MASSACHUSETTS PROPOSED PLOT PLAN OF LAND
DRAWN BY	MG
CHKD BY	PJN
APPD BY	PJN



SHEET NO.
1

PETER NOLAN & ASSOCIATES LLC
LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS
80 JEWETT ST, SUITE 1, NEWTON, MA 02458
PHONE: 857 891 7478/617 782 1533
EMAIL: pnolan@pnasurveyors.com

Kevin Schlabach

2:54 PM (0
minutes
ago)

to me, Keiko

Adam,

Here are the approvals from each of the owners in the HOA. In addition, they have expressed their willingness to join the BZA meeting to voice their approval.

Let me know if you need more.

Kevin

----- Forwarded message -----

From: **Kevin Schlabach** <kevin.schlabach@gmail.com>

Date: Wed, Apr 19, 2023 at 5:23 PM

Subject: Re: 25 Unit 2 Dormer Request for Approval

To: Momchil Tomov <tomov90@gmail.com>

Cc: Zheng <maorithu@gmail.com>, Qin Zhao <qin.zhao@gmail.com>, Jon O'Shea <jono217@gmail.com>, 19-25 Third St HOA <1925thirdsthoa@gmail.com>, Keiko Schlabach <chocolat.keiko@gmail.com>

On Apr 16, 2023, at 6:43 PM, Kevin Schlabach <kevin.schlabach@gmail.com> wrote:

Hey All,

I just want to give you a status update on the dormer project for my unit. I appreciate you all approving as trustees for us to build the dormers. Since the approval we have contracted a local architect, experienced in similar projects, to design and coordinate the project permitting. (see attached drawings) Once completed we met with a member the Cambridge Historical Board, who did not have any objections. We also approached the East Cambridge Planning Commission, which said they do not usually weigh in on Individual housing modifications.

I believe we will be going if front of the Zoning Board in May. Our architect does not think they will object as this is a fairly standard project in Cambridge, and both the Historic Board and HOA have approved the project.

We expect the actual building to happen late summer - early fall. I will continue to keep you posted as the project progresses.

Let me know if you have any questions or concerns.

Kevin

On Sun, Apr 16, 2023, 9:09 PM Momchil Tomov <tomov90@gmail.com> wrote:

Thanks for sharing – we support the project, will it help if we join the meeting and vouch for the project?

Momchil Tomov
Unit 25 Third Street Unit #1

On Wed, Jan 25, 2023 at 4:34 PM Zheng <maorithu@gmail.com> wrote:

Hi Kevin,

Thanks for reaching out. We approve.

Zheng
19 Third Street Unit 2

On Wed, Jan 25, 2023 at 3:48 PM Qin Zhao <qin.zhao@gmail.com> wrote:

Sorry for the late reply.
I do not have any problem with the project.

Best regards

Qin Zhao
19 Third Street Unit #3

On Tue, Jan 24, 2023 at 4:59 PM Jon O'Shea <jono217@gmail.com> wrote:

Hi Kevin, sure I approve too.

Thanks,

Jon O'Shea
19 Third Street Unit #3

On Sun, Jan 22, 2023 at 6:34 PM Kevin Schlabach <kevin.schlabach@gmail.com> wrote:

All,

Keiko and I are considering adding dormers to the roof of 25 Third st and would like to get the HOA's approval for the project.

We are currently in the process of engaging an architect, who will survey the building, draw up plans and secure the necessary zoning / permits from the city. At a high level the project will involve adding a 15 ft dormer on the Gore St side of the roof and extending the current 4 ft dormer, opposite side of the A shaped roof to Gore St, to 15 ft. For us this would improve the living space on the upper floor of our unit.

We will be paying for all aspects of the project. So from an HOA perspective a large portion of the 25 Third St roof will be replaced at no cost to the HOA.

At this point the architect thinks the project will be contained to our unit and construction will happen sometime in the middle to late summer. We will keep you posted on Zoning approvals and timelines.

Feel free to reach out if you have any questions.

Please respond to this email if you approve of Keiko and I moving forward with this project or if you have reservations.

Thank you in advance.

Kevin

19-25 Third St.

Petitioner

20-18
ALLEN, WILLIAM E. & LOUISE M. ALLEN
14 THIRD ST.
CAMBRIDGE, MA 02141

20-15
L. J. REALTY CORPORATION
138 WOODSIDE LANE
ARLINGTON, MA 02474

GCD ARCHITECTS
C/O ADAM GLASSMAN, R.A.
2 WORTHINGTON STREET
CAMBRIDGE, MA 02138

21-41
FITCH, KARLOTTA A.
51 GORE STREET
CAMBRIDGE, MA 02141-1213

21-42
CUTONE, ELIO AND MARIO CUTONE
57 GORE ST.
CAMBRIDGE, MA 02141-1213

21-100
FERRARO, LOUIS,
TR. OF 14 TRAPELO ROAD NOMINEE TRUST
64 FLETCHER ROAD
BELMONT, MA 02478

21-40
VETRANO, DOROTHY C. A LIFE ESTATE
49 GORE ST
CAMBRIDGE, MA 02141

20-17
BALORDI, VIRGINIA A.,
LOUISE ALLEN & PAUL BALORDI
16 THIRD ST
CAMBRIDGE, MA 02141-1210

21-43
CUTONE, ROSEMARIE AND
ALFREDO CUTONE FOR LIFE
57 GORE ST
CAMBRIDGE, MA 02141-1213

21-38
O'SHEA, JON
19-25 THIRD ST. UNIT#19/1
CAMBRIDGE, MA 02141

21-38
SCHLABACH, KEIKO & KEVIN SCHLABACH
25 THIRD ST., #25/2
CAMBRIDGE, MA 02141

21-118
18 WS PROPERTY LLC
271 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

21-33
JIANG HANCHENG ZHANG YIMING
12 WINTER ST
CAMBRIDGE, MA 02141

20-75
YONEDA PROPERTIES II MASSACHUSETTS, LLC
2502 STEVENS CREEK BLVD
SAN JOSE, CA 95128

21-121
8 WINTER ST, LLC
271 LINCOLN ST, SUITE 10
LEXINGTON, MA 02421

20-16
MEOLA CHRISTINA S & DAMIAN D MEOLA TRS
3 CURRIE CIR
LYNNFIELD, MA 01940

21-39
PAIK, KENNETH & HANNAH L. SUH
47 GORE ST
CAMBRIDGE, MA 02141

20-103
PAC JOINT VENTURE LLC
322 MYSTIC AVE
MEDFORD, MA 02155

21-38
ZHAO, QIN & BEI YU
17 CLELLAND RD
LEXINGTON, MA 02421

21-38
WEI, ZHENG GUANNAN WANG
19-25 THIRD ST UNIT 19/2
CAMBRIDGE, MA 02141

21-38
TOMOV, MOMCHIL SLAVCHEV
25 THIRD ST - UNIT 25-1
CAMBRIDGE, MA 02141

21-116
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

21-116
CAMBRIDGE CITY OF FIRE DEPT.
491 BROADWAY
CAMBRIDGE, MA 02138

21-116
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER