



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JAN -4 PM 12:19

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 206165

#### General Information

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

Special Permit:   X  

Variance:   X  

Appeal:           

**PETITIONER:** Scheri Fultineer C/O Dunja Vujinic

**PETITIONER'S ADDRESS:** 32R Essex Street, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 20 Farrar St., Cambridge, MA

**TYPE OF OCCUPANCY:** Single Family

**ZONING DISTRICT:** Residence A-2 Zone

#### **REASON FOR PETITION:**

/Additions/ /Parking/

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

To build a small second story addition over an existing single story portion of the house that violates the side yard setback.

To provide a single off-street parking space in the front yard setback.

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

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000	Section: 6.44.1.c (Parking in front yard setback).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).
Article: 10.000	Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

DUNJA VUJINIC

(Print Name)

Address:

32R ESSEX ST. - STUDIO #6

Tel. No.

617-876-7440

E-Mail Address:

dunja@reisendesign.com

Date: \_\_\_\_\_

## **BZA Application Form**

### **DIMENSIONAL INFORMATION**

**Applicant:** Scheri Fultineer  
**Location:** 20 Farrar St., Cambridge, MA  
**Phone:** 617-876-7440

**Present Use/Occupancy:** Single Family  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** Single Family

		<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>		2,801	2,971	3,846.5	(max.)
<b><u>LOT AREA:</u></b>		7,693	7,693	6,000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		0.36	0.38	0.50	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		7,693	7,693	4,500	
<b><u>SIZE OF LOT:</u></b>	<b><u>WIDTH</u></b>	65.8'	65.8'	65'	
	<b><u>DEPTH</u></b>	116.91'	116.91'	N/A	
<b><u>SETBACKS IN FEET:</u></b>	<b><u>FRONT</u></b>	7.8' (measured to roof overhang)	NO CHANGE	20'	
	<b><u>REAR</u></b>	65.75'	NO CHANGE	25'	
	<b><u>LEFT SIDE</u></b>	9.5'	NO CHANGE	10' (sum of 25)	
	<b><u>RIGHT SIDE</u></b>	4.3'	NO CHANGE	15' (sum of 25)	
<b><u>SIZE OF BUILDING:</u></b>	<b><u>HEIGHT</u></b>	31.75'	NO CHANGE	35'	
	<b><u>WIDTH</u></b>	31'	NO CHANGE	N/A	
	<b><u>LENGTH</u></b>	51'	NO CHANGE	N/A	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>		0.80	0.78	0.50	
<b><u>NO. OF DWELLING UNITS:</u></b>		1	1	1	
<b><u>NO. OF PARKING SPACES:</u></b>		0	1	0	
<b><u>NO. OF LOADING AREAS:</u></b>		0	0	N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		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.:

No other building exists on lot.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

## **BZA Application Form**

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

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

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

The proposed request is for a single off-street parking spot to accommodate an electric car and charging station. The electrical service and panel terminate on the North-West side of the house lending itself naturally for an installation of a charging station at that side of the house. The East half of the house does not have a basement and would require extensive underground trenching to bring the necessary electrical service for the charging station to any other area of the property.

- 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 hardship is due to three reasons:

- 1) The siting of the house on the property does not allow for a 10' driveway to be placed anywhere on the property. The largest sideyard setback is 9.5' on the East side of the house.
- 2) The multiple existing mature trees (24" - 34" diameter) do not allow for a driveway or a parking spot on the East side of the house.
- 3) The existing electrical service and electrical panel terminate on the North-West side of the house. This results in only possible siting of the off-street parking spot being on the North-West corner of the property in the front yard. This non-conformity is consistent with the neighborhood pattern and is the case for many of the houses on this and surrounding streets. The proposed change is looking to designate a modest 10' x 16' area for a single off-street parking in close proximity to the electrical service.

- 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 parking is modest in size and fits the existing neighborhood pattern to provide off-street parking.

- 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 parking is modest in size, adjacent to the neighbor's driveway and fits the existing neighborhood pattern.

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

## **BZA Application Form**

### **SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

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

**Granting the Special Permit requested for 20 Farrar St, Cambridge, MA (location) would not be a detriment to the public interest because:**

**A) Requirements of the Ordinance can or will be met for the following reasons:**

The request is for a modest 7'-4" extension of the second floor over an existing first floor structure. The existing non-conformity of the building will not be altered.

**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:**

No new traffic will be generated by the proposed work.

**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 use of the property remains the same - a single family home.

**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:**

The modest 7'-4" expansion of the existing interior space of the existing home would not cause any nuisance or hazard as it is the same use as existing.

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

The modest expansion of the existing space does not alter the non-conformity of the existing home.

**\*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 - OWNERSHIP INFORMATION**

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

I/We Scheri Fultineer  
(OWNER)

Address: 20 Farrar Street, Cambridge MA

State that I/We own the property located at 20 Farrar Street, Cambridge MA,  
which is the subject of this zoning application.

The record title of this property is in the name of Scheri Fultineer

\*Pursuant to a deed of duly recorded in the date 11.29.1978, Middlesex South  
County Registry of Deeds at Book 13593, Page 561; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Scheri Fultineer  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

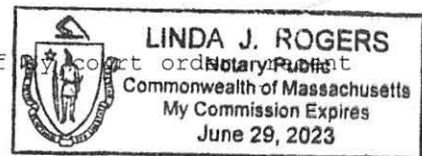
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Commonwealth of Massachusetts, County of Middlesex

The above-name Scheri L. Fultineer personally appeared before me,  
this 13<sup>th</sup> of Aug., 2022, and made oath that the above statement is true.

Linda J. Rogers Notary

My commission expires June 29, 2023 (Notary Seal).

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



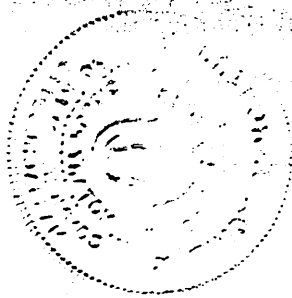
NOTICE OF PUBLIC HEARING

THE BOARD OF SELECTMEN OF THE TOWN OF ...

...

...

...



LINDA J. ROGERS  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 29, 2028



## **Pacheco, Maria**

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**From:** Natan Linder <natan.linder@gmail.com>  
**Sent:** Saturday, February 4, 2023 3:52 PM  
**To:** Pacheco, Maria  
**Cc:** scheri fultineer; Emmy Linder  
**Subject:** BZA-206165. Petitioner: Scheri Fultineer

Dear Maria,

This is a short note to express our support for case: BZA-206165. Petitioner: Scheri Fultineer, 20 Farrar St, Cambridge, MA 02138.

We live at 22 Farrar St, Cambridge, MA 02138, and are direct neighbors. Scheri has shared her plans with us, and we are very excited for her to complete her work on the property.

Please don't hesitate to contact us if there are any questions or concerns.

Best regards,

Emmy & Natan Linder  
22 Farrar St, Cambridge, MA 02138  
m. 6174178587

**Pacheco, Maria**

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**From:** Susan M. Carter <studiogirl1946@gmail.com>  
**Sent:** Monday, February 6, 2023 4:50 PM  
**To:** Pacheco, Maria  
**Subject:** Case NO: BZA-206165

To whom It May Concern: I am Not in favor of the Variance for off-street parking because it is already very congested in the front of the house and the whole city needs more open land to absorb rain water and snow melt.

I am Not in favor of the addition to the house because there is no hardship and Cambridge is too congested to begin with. I also think that the existing regulations need to be respected.

Sincerely, Susan Carter 41 Holden St.





# 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.

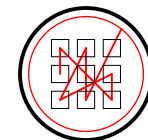
Name: Dunya Vojmir Date: 1/26/23  
(Print)

Address: 20 Farrar St.

Case No. BZA-206165

Hearing Date: 2/9/23

Thank you,  
Bza Members



Reisen Design Associates

32R Essex Street, Studio 6  
Cambridge MA  
02139

(617) 876-7440

# Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

## Revision

No.	Date

Project ID 22112

Drawn By JM/NH

Reviewed By DV

Scale As Noted

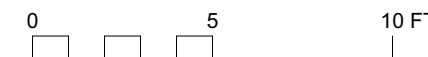
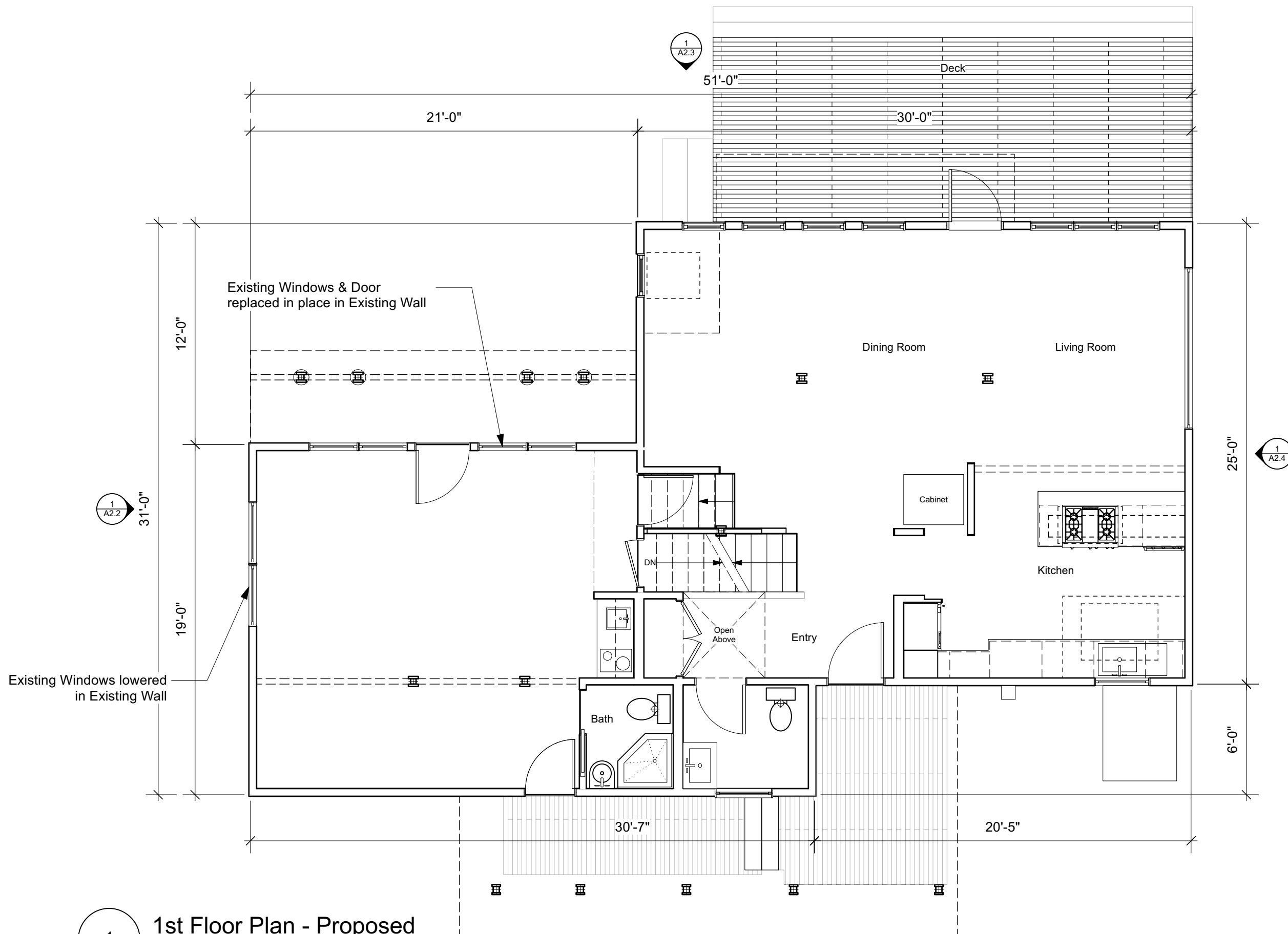
Date 12.23.22

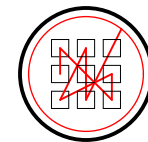
## Sheet Title

1st Floor Plan

## Drawing No.

A-1.1





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Cambridge MA  
02139

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# Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

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No.	Date
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Scale As Noted

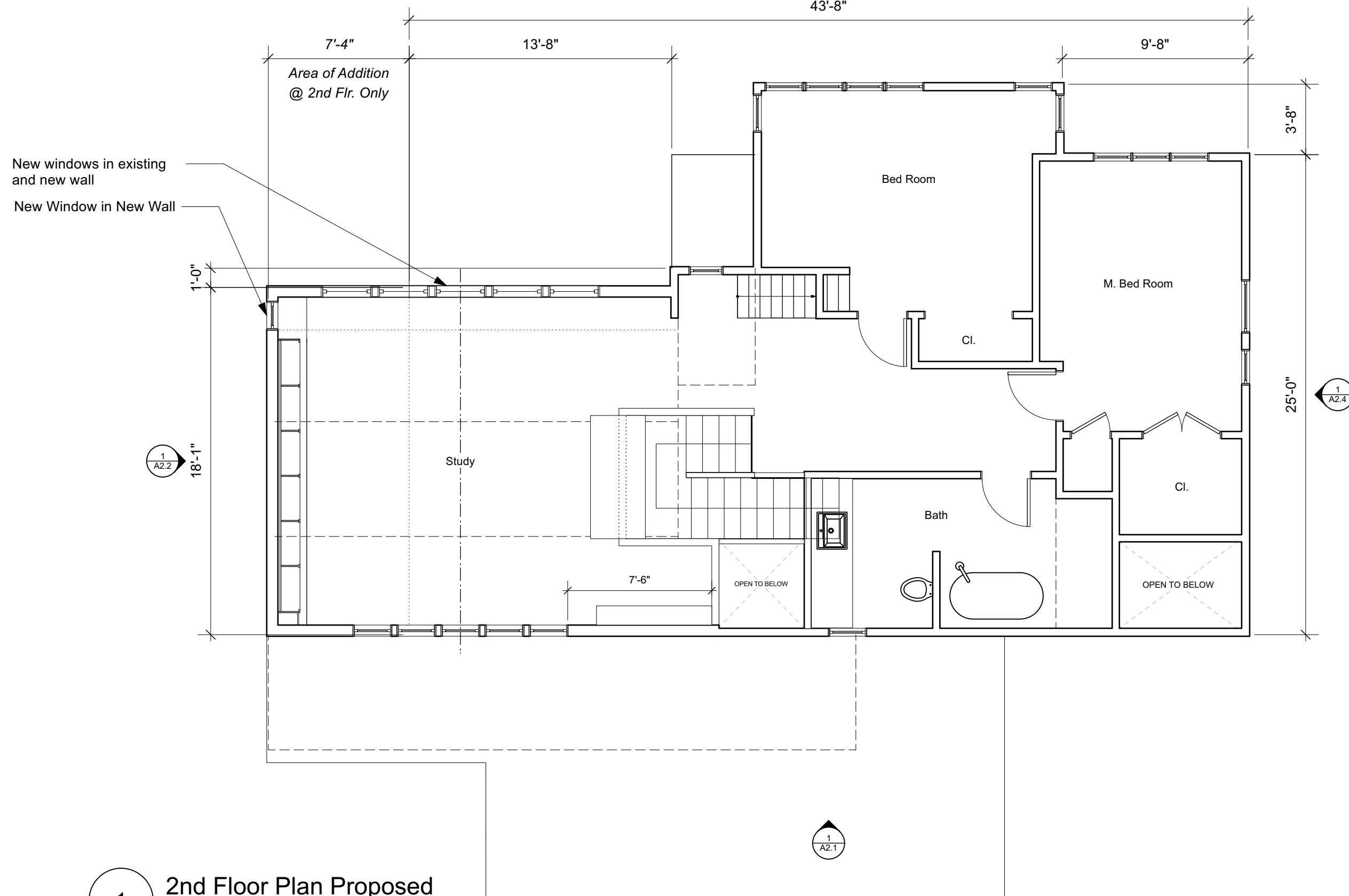
Date 12.23.22

## Sheet Title

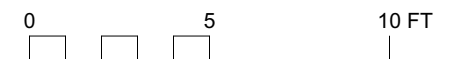
2nd Floor Plan

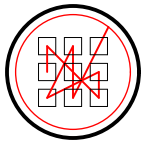
## Drawing No.

A-1.2



1 2nd Floor Plan Proposed  
Scale: 3/16" = 1'-0"





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Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

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Scale As Noted

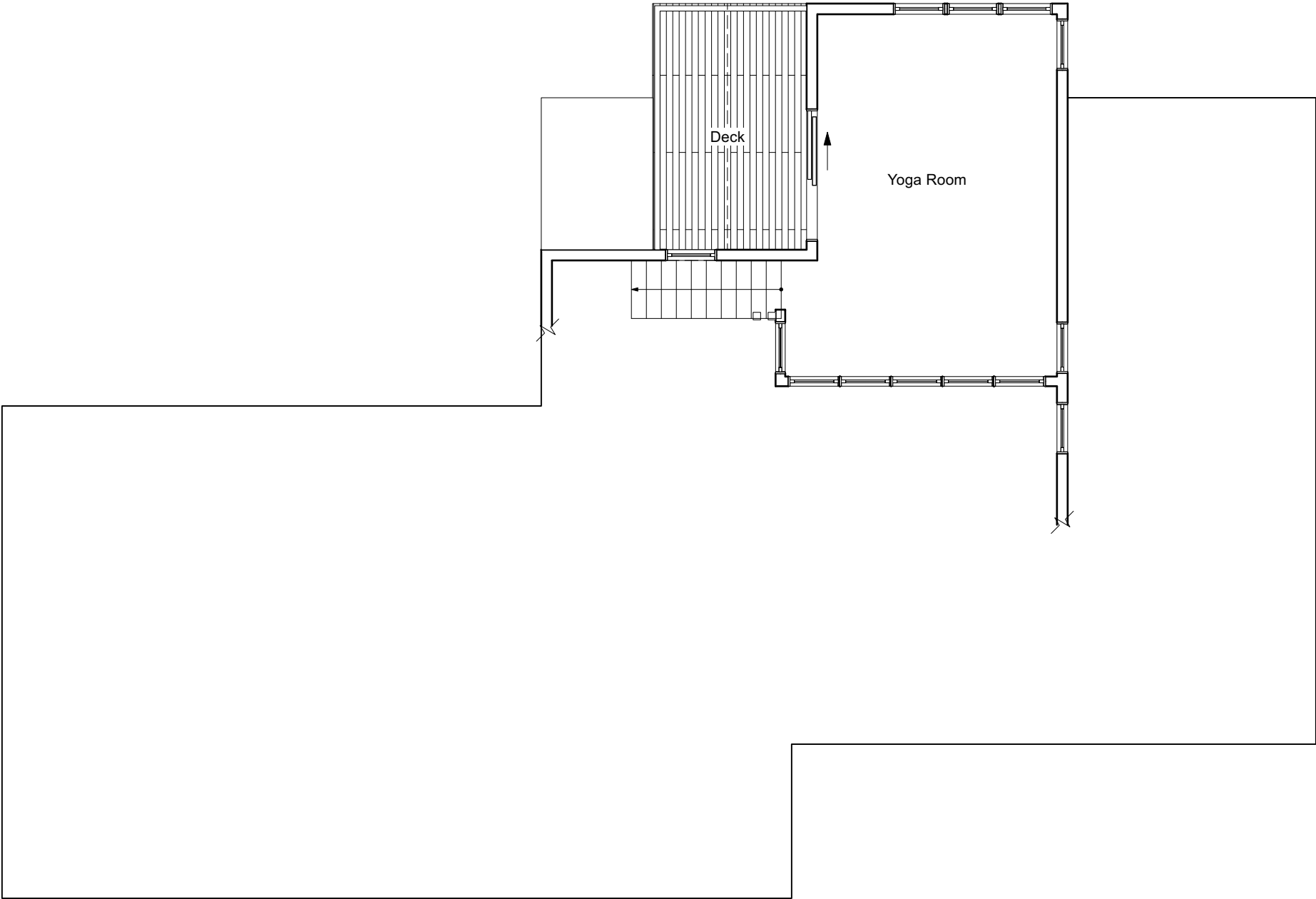
Date 12.23.22

Sheet Title

3rd Floor Plan

Drawing No.

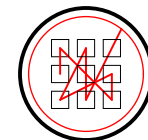
A-1.3



1

3rd Floor Plan Proposed

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



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# Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

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Scale As Noted

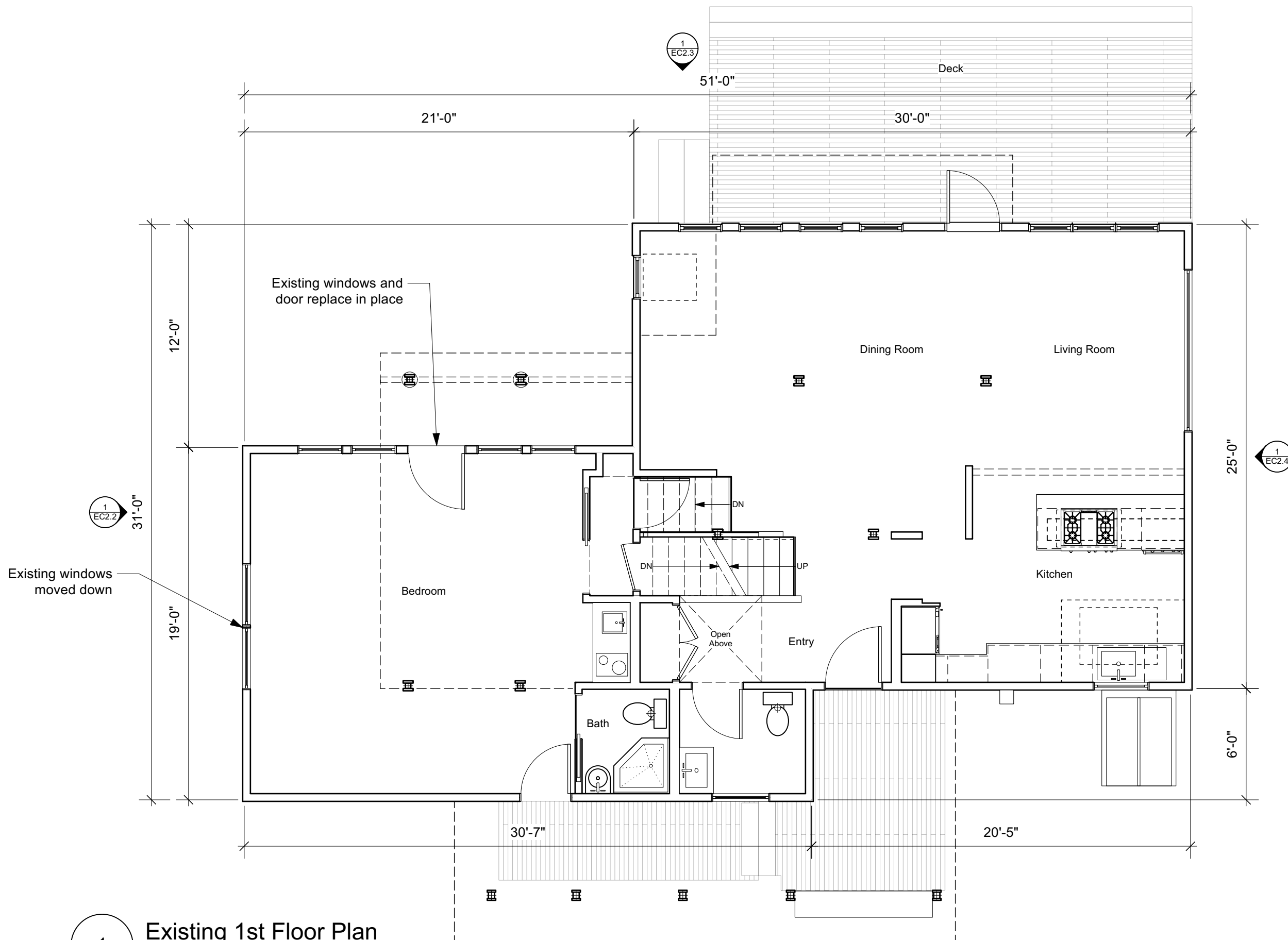
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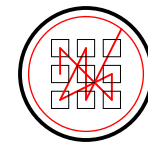
Existing Floor Plans

## Drawing No.

EC-1.1



1 Existing 1st Floor Plan  
Scale: 3/16" = 1'-0"



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# Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

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No.	Date

Project ID 22112

Drawn By JM/NH

Reviewed By DV

Scale As Noted

Date 12.23.22

## Sheet Title

Existing Floor Plans

## Drawing No.

EC-1.2

1  
EC2.2

18'-1"

Remove existing  
windows

1'-0"

Study

DN

Bath

OPEN TO BELOW

Remove existing  
windows

43'-8"

1  
EC2.1

1  
EC2.3

43'-8"

13'-8"

4'-4"

16'-0"

9'-8"

3'-8"

25'-0"

1  
EC2.2

Bed Room

M. Bed Room

Cl.

Cl.

OPEN TO BELOW

2

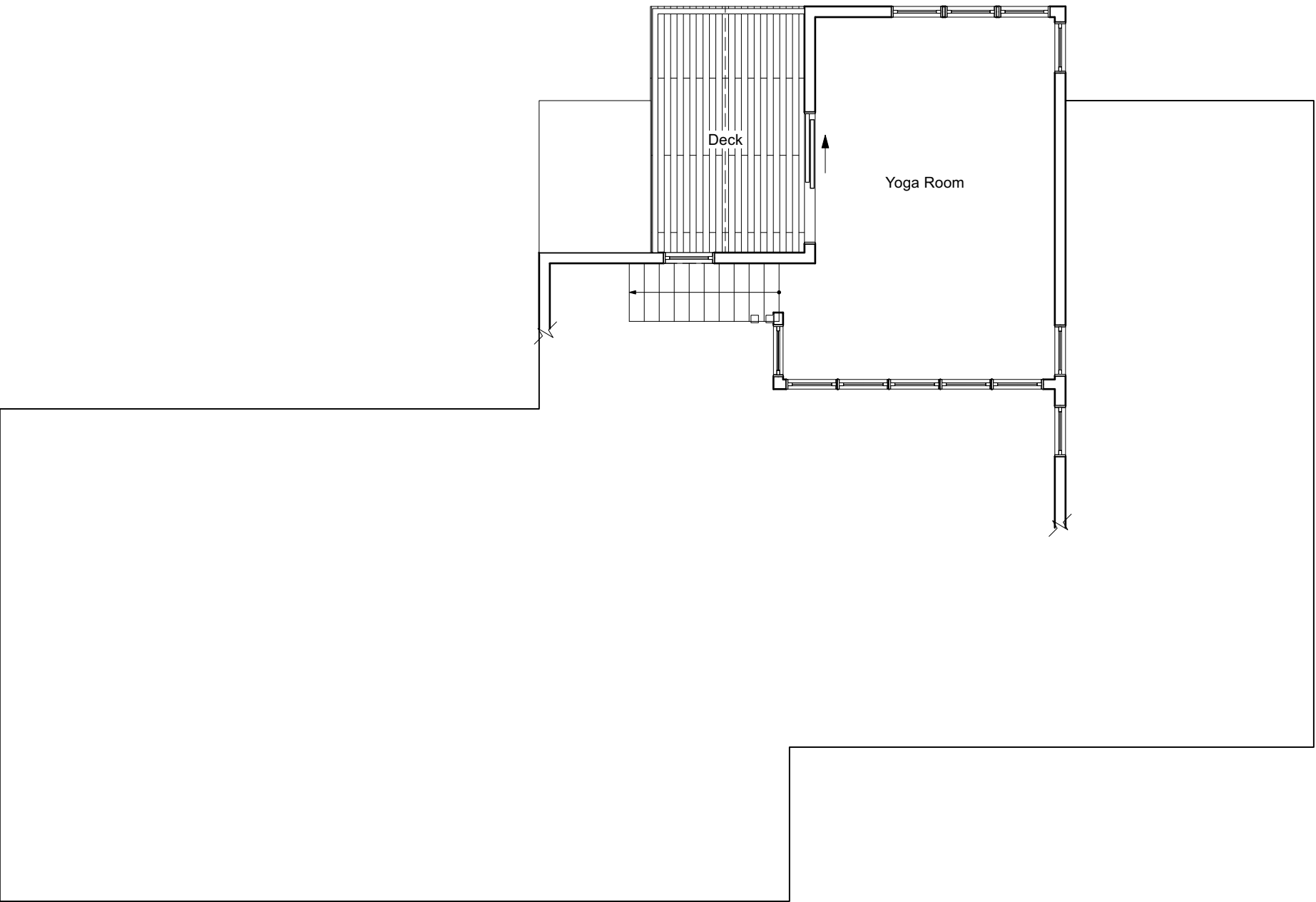
## Existing 2nd Floor Plan

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

Plan North



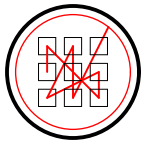
0 5 10 FT



2

Existing 3rd Floor Plan

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



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Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

Revision

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Project ID 22112

Drawn By JM/NH

Reviewed By DV

Scale As Noted

Date 12.23.22

Sheet Title

Existing Floor Plans

Drawing No.

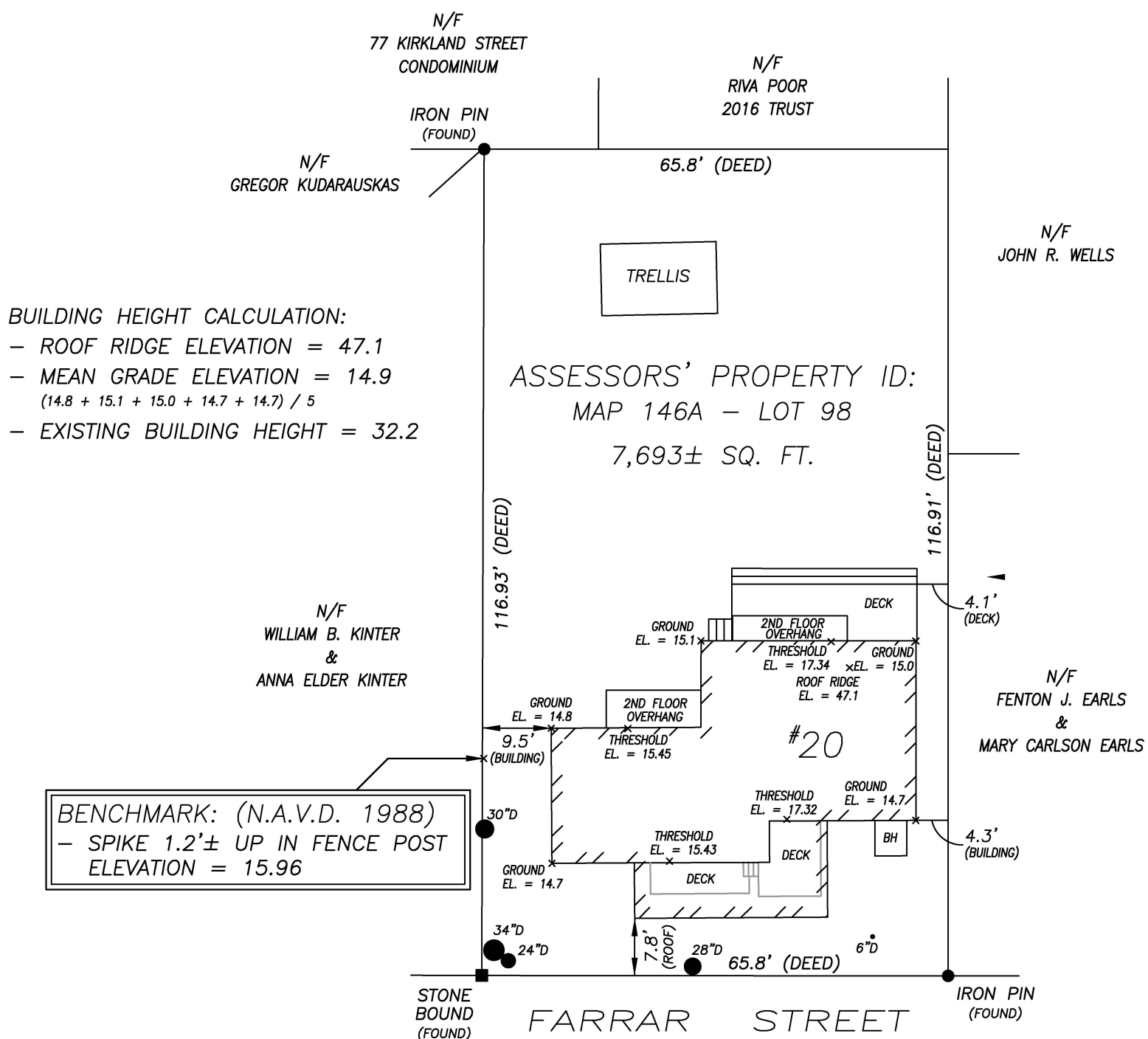
EC-1.3



EXISTING CONDITIONS PLAN  
20 FARRAR STREET  
CAMBRIDGE, MASSACHUSETTS  
1 INCH = 20 FEET DECEMBER 16, 2022  
SNELLING & HAMEL ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS & ENGINEERS  
10 LEWIS STREET P.O. BOX 102  
LINCOLN, MASSACHUSETTS 01773  
(781) 259-0071

OWNER OF RECORD:

SCHERI FULTINEER  
BK.13593 PG.561

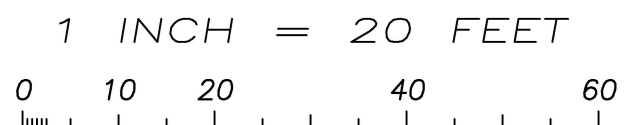


NOTES:

- ZONING DISTRICT: RESIDENCE A-2
- THE ELEVATION DATUM WAS ESTABLISHED WITH THE USE OF STONEX GPS EQUIPMENT.
- THE TREES DEPICTED "D" ARE DECIDUOUS

PLAN REFERENCES:

- PLAN BOOK 305, PLAN 38
- PLAN BOOK 62, PLAN 5
- PLAN BOOK 415, PLAN 39
- PLAN NUMBER 603 OF 1931



I HEREBY STATE THAT THE LOCATION OF THE FEATURES SHOWN HEREON IS THE RESULT OF A FIELD SURVEY PERFORMED AS OF SEPTEMBER 1, 2022.

*John R. Hamel*

JOHN R. HAMEL  
PROFESSIONAL  
LAND SURVEYOR

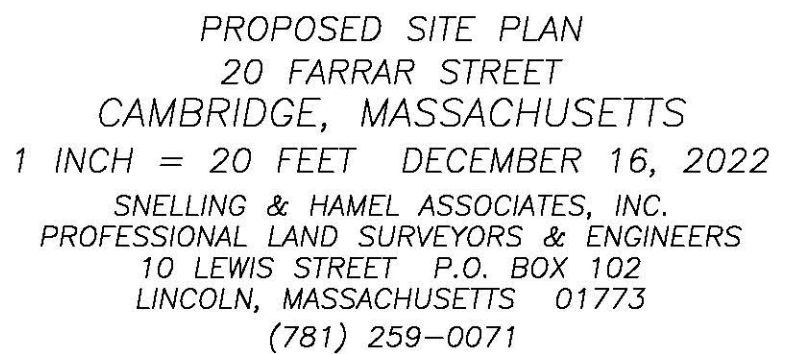


DECEMBER 16, 2022

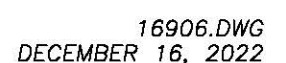
DATE:

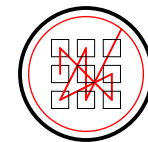
16906.DWG  
DECEMBER 16, 2022





SCHERI FULTINEER  
BK.13593 PG.561





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Cambridge MA  
02139

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# Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

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No.	Date

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Drawn By JM/NH

Reviewed By DV

Scale As Noted

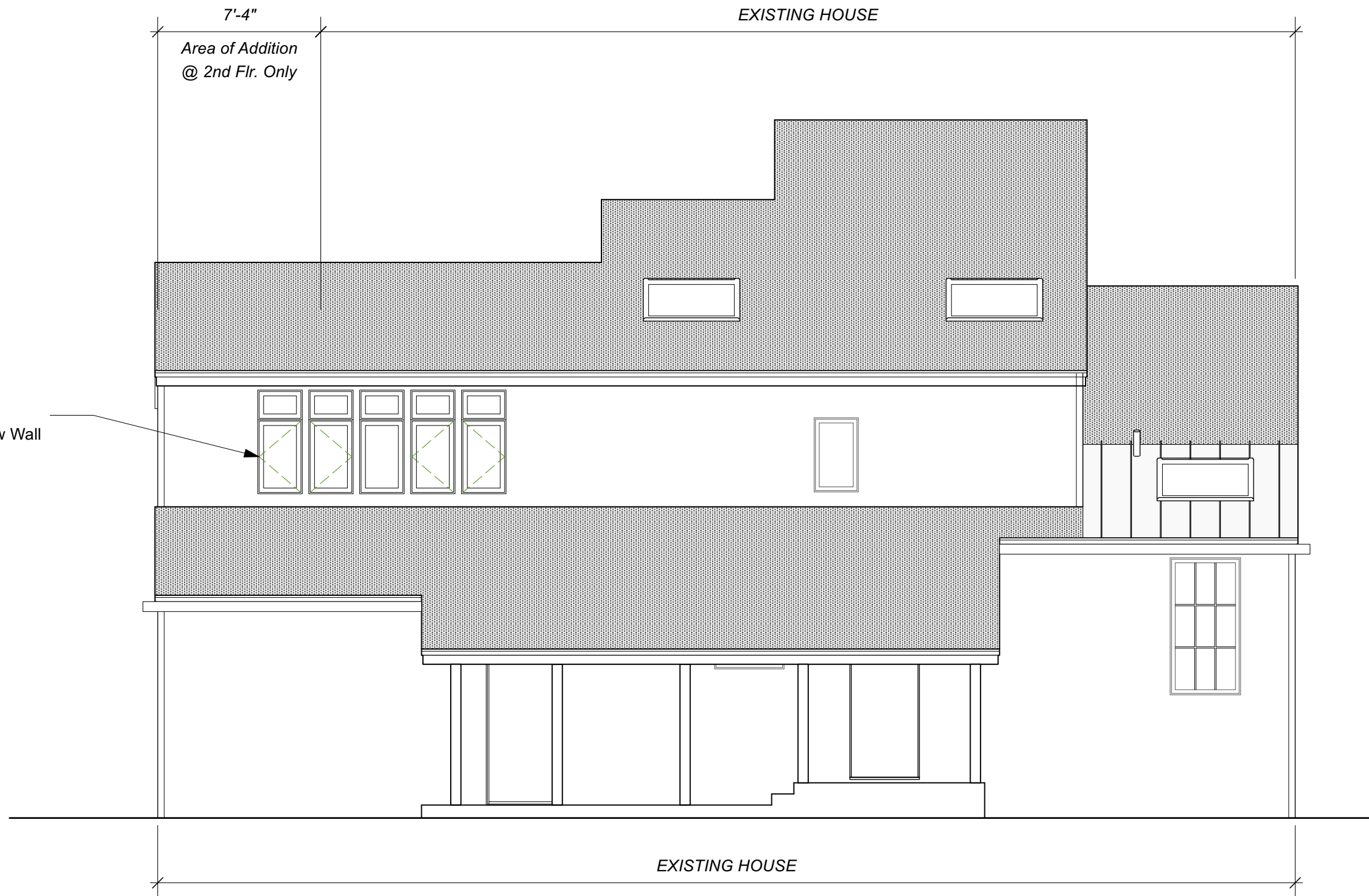
Date 12.23.22

## Sheet Title

North Elevation

## Drawing No.

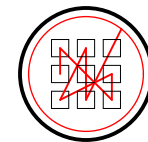
A-2.1



1

North Elevation - Proposed

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



Reisen Design Associates

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Cambridge MA  
02139

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## Fultineer Residence

20 Farrar Street  
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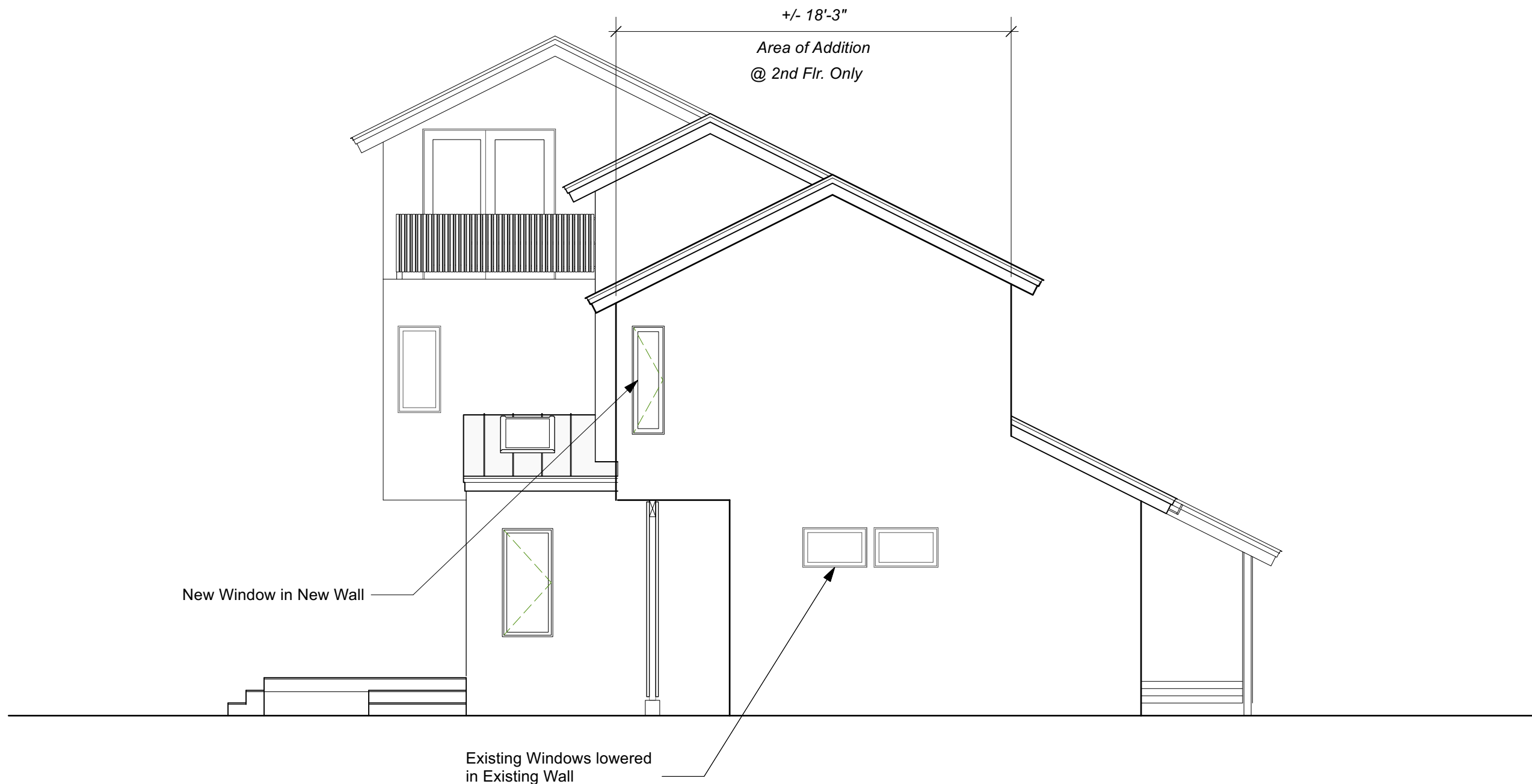
Date 12.23.22

### Sheet Title

East Elevation

### Drawing No.

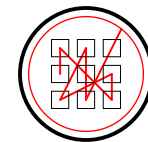
**A-2.2**



1

## East Elevation - Proposed

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



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32R Essex Street, Studio 6  
Cambridge MA  
02139

(617) 876-7440

# Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

## Revision


No.	Date
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Project ID	22112
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Drawn By	JM/NH
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Reviewed By	DV
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Scale	As Noted
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Date	12.23.22
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Sheet Title	
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South Elevation

Drawing No.	
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A-2.3

EXISTING HOUSE

7'-4"

Area of Addition  
@ 2nd Flr. Only

New Windows in  
Existing & New Wall

Existing Windows & Door  
replaced in place in Existing Wall

EXISTING HOUSE

1

South Elevation - Proposed

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



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Fultineer Residence  
20 Farrar Street  
Cambridge MA, 02138

Project Title


No.	Date
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Drawn By JM/NH

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Scale As Noted

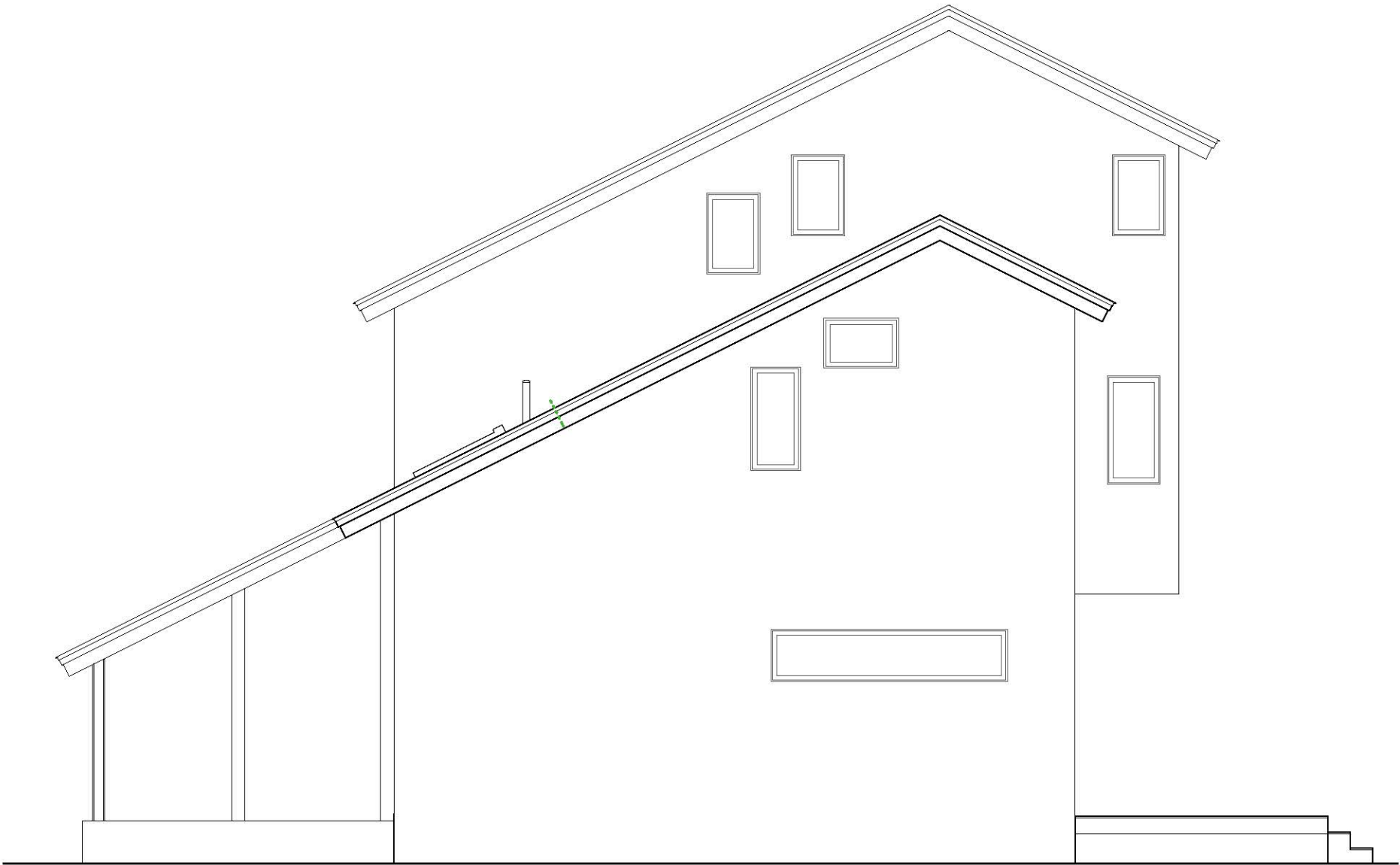
Date 12.23.22

Sheet Title

West Elevation

Drawing No.

A-2.4



1

West Elevation - Proposed

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



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Cambridge MA  
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Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

Project Title


No.	Date
-----	------

Project ID 22112

Drawn By JM/NH

Reviewed By DV

Scale As Noted

Date 12.23.22

Sheet Title

Existing North Elevation

Drawing No.

EC-2.1

Exist'g Window To Be Replaced



1

Existing North Elevation

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



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02139

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## Fultineer Residence

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No.	Date
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Scale As Noted

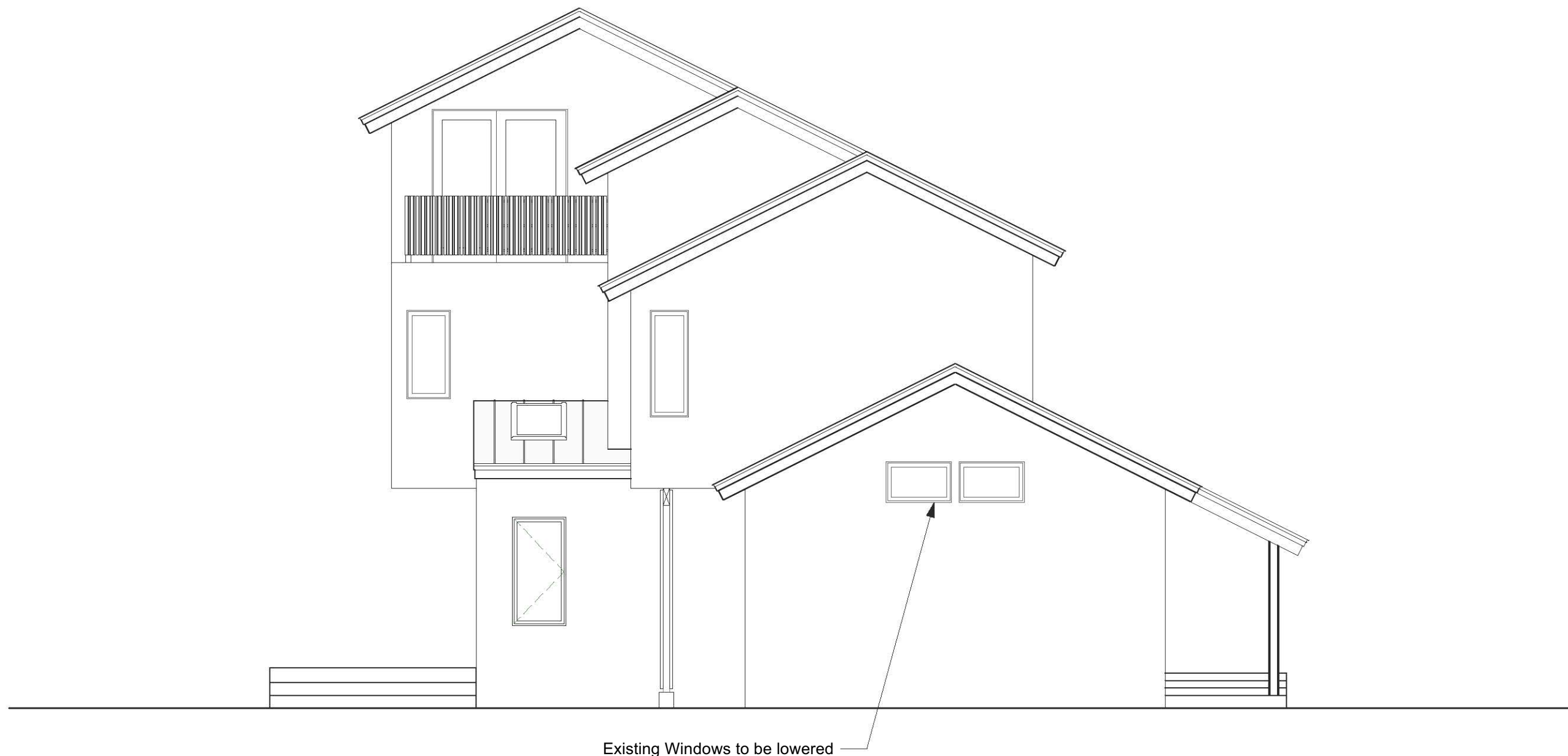
Date 12.23.22

### Sheet Title

Existing East Elevation

### Drawing No.

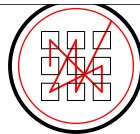
EC-2.2



2

## Existing East Elevation

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



Reisen Design Associates

32R Essex Street, Studio 6  
Cambridge MA  
02139

(617) 876-7440

Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

Revision


No.	Date
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Project ID	22112
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Drawn By	JM/NH
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Reviewed By	DV
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Scale	As Noted
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Date	12.23.22
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Sheet Title

Existing South Elevation

Drawing No.

EC-2.3



1

Existing South Elevation

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





Reisen Design Associates

32R Essex Street, Studio 6  
Cambridge MA  
02139

(617) 876-7440

## Fultineer Residence

20 Farrar Street  
Cambridge MA, 02138

### Project Title


No.	Date
-----	------

Project ID 22112

Drawn By JM/NH

Reviewed By DV

Scale As Noted

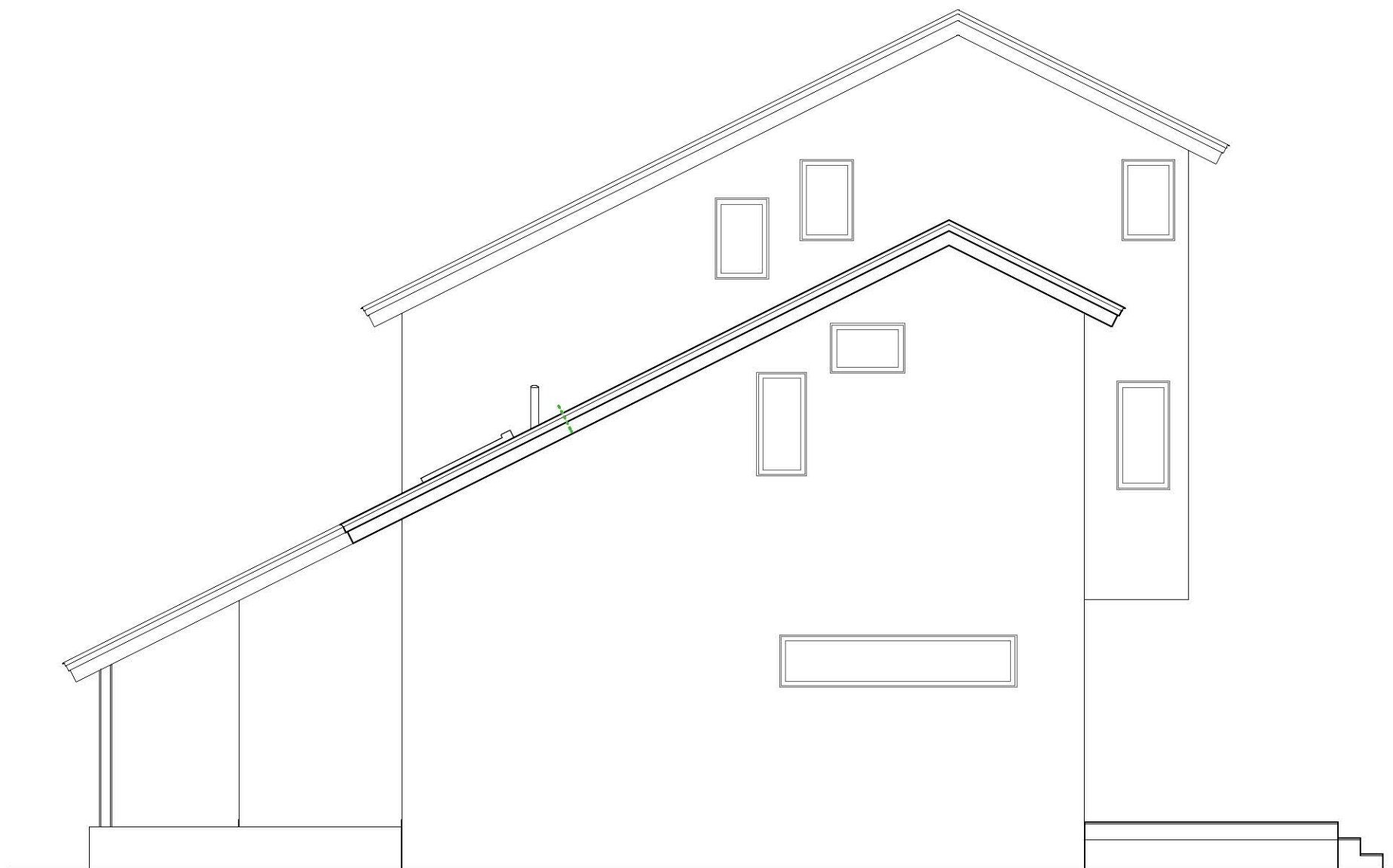
Date 12.23.22

### Sheet Title

Existing West Elevation

### Drawing No.

EC-2.4



1

## Existing West Elevation

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

20 Farnam St.









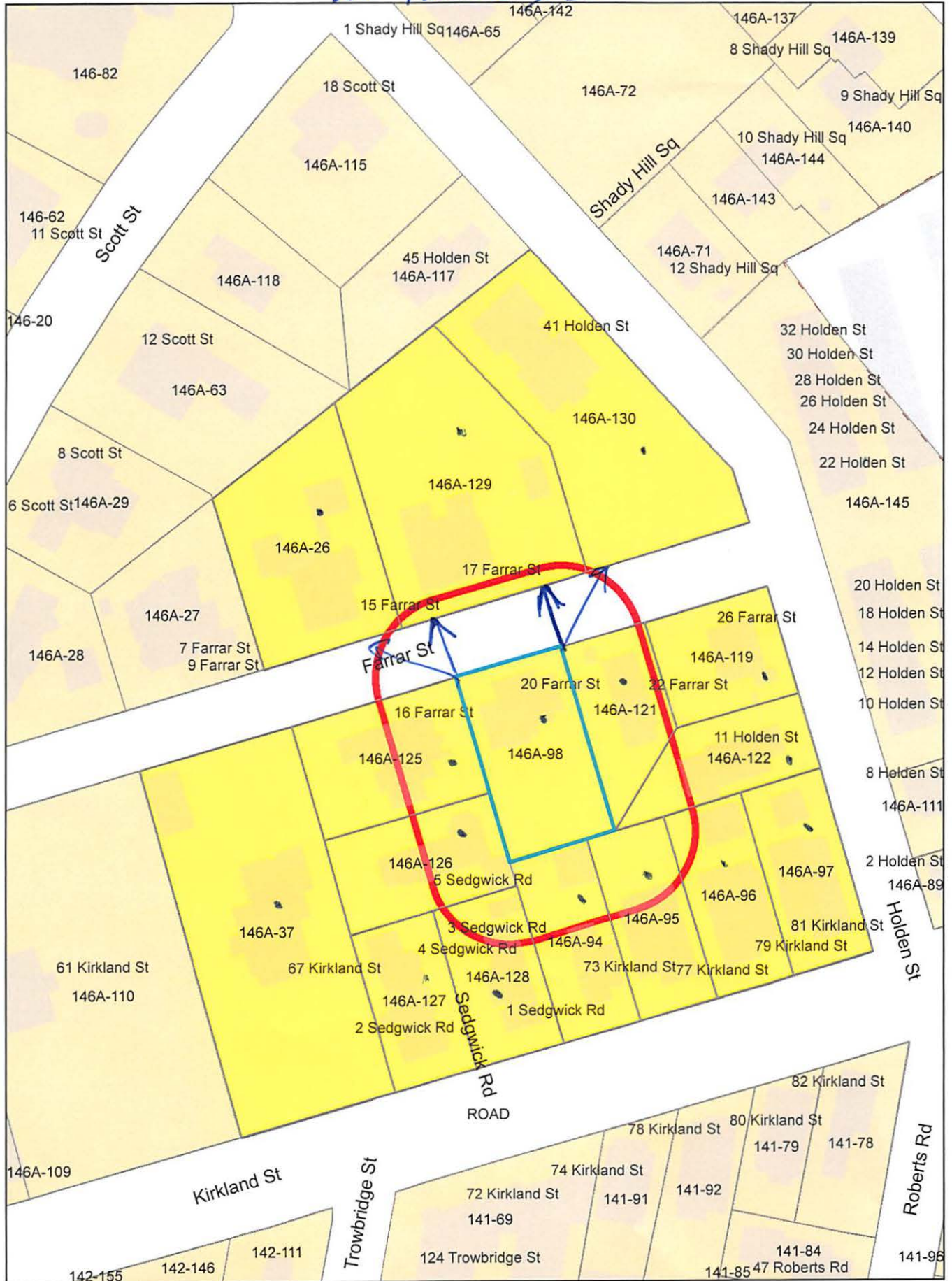








20 Farrar St.



20 Farrar St.

Petitioner

146A-26  
13-15 FARRAR STREET, LLC,  
C/O LAVINIA ROSENTHAL  
15 FARRAR ST APT #2  
CAMBRIDGE, MA 02138

146A-95  
CARNEY, NEAL R. & LYNN EVANS  
77 KIRKLAND ST. UNIT#1  
CAMBRIDGE, MA 02138

DUNJA VUJINIC  
32R ESSEX STREET - STUDIO 6  
CAMBRIDGE, MA 02139

146A-37  
SEIDMAN, JEROME & STEVEN B. BLOOMFIELD  
C/O MELANIA BARANGE  
67 KIRKLAND ST  
CAMBRIDGE, MA 02138

146A-95  
LIU, JENNIFER L. & JAMES C. CHAN  
77 KIRKLAND ST., #2  
CAMBRIDGE, MA 02138

146A-98  
FULTINEER, SCHERI L.  
20 FARRAR ST  
CAMBRIDGE, MA 02138

146A-97  
NEWTON, JEFFREY L. & ROBIN J. WHEATLEY  
81 KIRKLAND ST., UNIT #1  
CAMBRIDGE, MA 02138

146A-97  
HOWARD, BRIAN  
81 KIRKLAND ST., #2  
CAMBRIDGE, MA 02138

146A-122  
KUDARAUSKAS, MARGARET  
11 HOLDEN ST  
CAMBRIDGE, MA 02138

146A-129  
RUBENSTEIN, WILLIAM B.,  
TRS THE WILLIAM B. RUBENSTEIN TRT  
17 FARRAR ST  
CAMBRIDGE, MA 02138

146A-119  
MITCHELL, ROBERT C. & SUSAN J. PHARR  
26 FARRAR ST.  
CAMBRIDGE, MA 02138

146A-121  
LINDER, NATAN & EMMY LINDER  
22 FARRAR ST  
CAMBRIDGE, MA 02138

146A-126  
WELLS, JOHN R.  
5 SEDGWICK RD  
CAMBRIDGE, MA 02138

146A-130  
CARTER, SUSAN M.  
TRUSTEE OF THE HOLDEN ST NOMINEE TRUST  
41 HOLDEN ST  
CAMBRIDGE, MA 02138

146A-128  
WELLS, JOHN  
1-3 SEDGWICK RD., #1-#3  
CAMBRIDGE, MA 02138

146A-96  
BYRNE, ANNA ECKERT,  
TRUSTEE THE KIRKLAND STREET REALTY TRUST  
79 KIRKLAND ST., #3  
CAMBRIDGE, MA 02138

146A-94  
POOR, RIVA M.  
TRUSTEE OF THE RIVA POOR 2016 TRUST  
73 KIRKLAND ST  
CAMBRIDGE, MA 02138

146A-125  
EARLS FELTON J  
TRS FELTON J EARLS REVOCABLE TR  
16 FARRAR ST  
CAMBRIDGE, MA 02138

146A-127  
NUR, AHMED HAYE & LAURA ELIZABETH GREGO  
2 SEDGWICK RD  
CAMBRIDGE, MA 02139

**Pacheco, Maria**

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**From:** Michael Byrne <mcbyrne@gmail.com>  
**Sent:** Wednesday, February 1, 2023 11:34 AM  
**To:** Pacheco, Maria  
**Subject:** BZA-206165 SUPPORT FOR APPROVAL

Hello,

I am writing in SUPPORT FOR APPROVAL of the requested zoning variance and special permit for 22 Farrar Street. BZA-206165

We live at 79 Kirkland St, Cambridge, and we are a **diagonally adjacent neighbor** behind 22 Farrar Street whose house is fully visible from our house.

I have reviewed the submitted plans and feel the plans fit the character of the neighborhood and are an improvement to the neighborhood.

The off-street parking space is typical for our neighborhood and will improve the quality of life for the resident, and does not create any issues for anyone else.

Best,  
Michael Byrne

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