



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL 11 AM 11:42

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 182714

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Eamon Fee

PETITIONER'S ADDRESS: 210 , Pembroke, MA 02359

LOCATION OF PROPERTY: 21 Loomis St , Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/ /Conversion to Additional Dwelling Units/ /Dormer/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The existing Single family cape side setback Dimensions are non conforming, we are proposing attaching a 2nd unit to the rear of the existing. The proposal is currently under review with the Historical commission and we are expecting a Favourable Certificate of Appropriateness.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements)
- Article: 8.000 Section: 8.22.3 & Sec. 8.22.2.d (Non- Conforming Structure)
- Article: 10.000 Section: 10.40 (Special Permit).

Original
Signature(s):

Eamon Fee

(Petitioner (s) / Owner)

EAMON FEE

(Print Name)

Address:

Tel. No.

E-Mail Address:

617 592 3928

eamonfee@mac.com

Date: _____

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 Eamon Fee & Kevn Envery
(OWNER)
Address: 210 Barker St pembroke 02359 / 9 Gregory Lane Reading 01867

State that I/We own the property located at 21 Loomis St, which is the subject of this zoning application.

The record title of this property is in the name of 21 Loomis St LLC 9 Gregory Lane Reading ma 01867

*Pursuant to a deed of duly recorded in the date 5/10/21, Middlesex South County Registry of Deeds at Book 77733, Page 315; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

Eamon Fee (Trustee)
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 Eamon Fee personally appeared before me, this 8th of July, 2022, and made oath that the above statement is true.

Christopher D. Lippert
CHRISTOPHER D. LIPPERT
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 9, 2026

My commission expires October 9, 2026 (Notary Seal).

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

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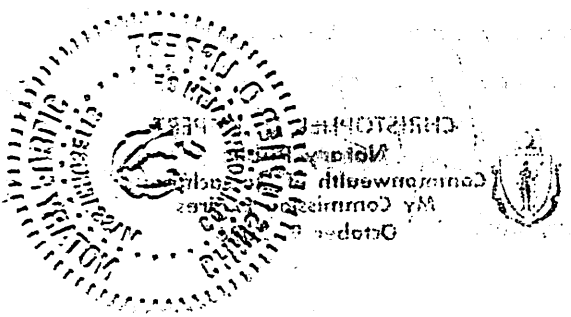
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CHRISTOPHER PERKINS
New York
Commissioner of Education
My Commission Expires
October 31, 2011



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 21 Loomis 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 existing house at 21 Loomis st is in violation of the current ordinances side yard setbacks. We are proposing attaching a new extension to the rear of the existing structure. All requirements of the ordinance will be met for the new construction. The Cambridge Historical Commission and the surrounding neighborhood have asked us to preserve the existing structure, if we can. Granting a special permit for the associated location would serve to beautify the neighborhood and preserve an rare example of post war construction for the public's appreciation.

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:

The existing building already has a curb cut on the street and an existing parking spot located at the rear of the lot. The proposed second parking space is designed into the building via means of a garage. The proposed parking space can reverse on to the existing driveway and drive onto the street. This maneuver increases the safety pattern while egressing on to Loomis Street. The vehicle in the existing parking will also be able to take advantage of the driveway to the proposed garage. The vehicle can reverse into this space turn 90 degrees and proceed to egress on to Loomis st Traffic patterns generated by this proposal will not cause congestion hazard, or substantial change to the 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 proposed use in the Residence B District is one and two family units Currently there is only one residential unit on the property on a lot approximately 5700sf. This lot is more than sufficient to occupy two residential units similar in size and open space and general aesthetics. Residential housing stock is badly needed. Adding another unit would only serve to compliment the existing use?

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 entire project would be brought up to current building standards. wich would benefit the health and safety and welfare of the occupant and any members of the public that may enter the property. Introducing modern construction components including Fire safety, Carbon monoxide safety. Handrail, and trip safety. Sufficient entrance and egress points. New Heating and cooling systems with safety shut off mechanisms. All contribute to improving the proposed use.

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:

Because we are working in collaboration with the Cambridge Historical Commission and the local residents to arrive at a respectful solution to retain and preserve this very rare example of post war construction. We feel that proposed project would not impair the integrity of the district or otherwise derogate from the intent or purpose of this ordinance

***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: Eamon Fee
Location: 21 Loomis St., Cambridge, MA
Phone: 617 592 3928

Present Use/Occupancy: single family
Zone: Residence B Zone
Requested Use/Occupancy: two family

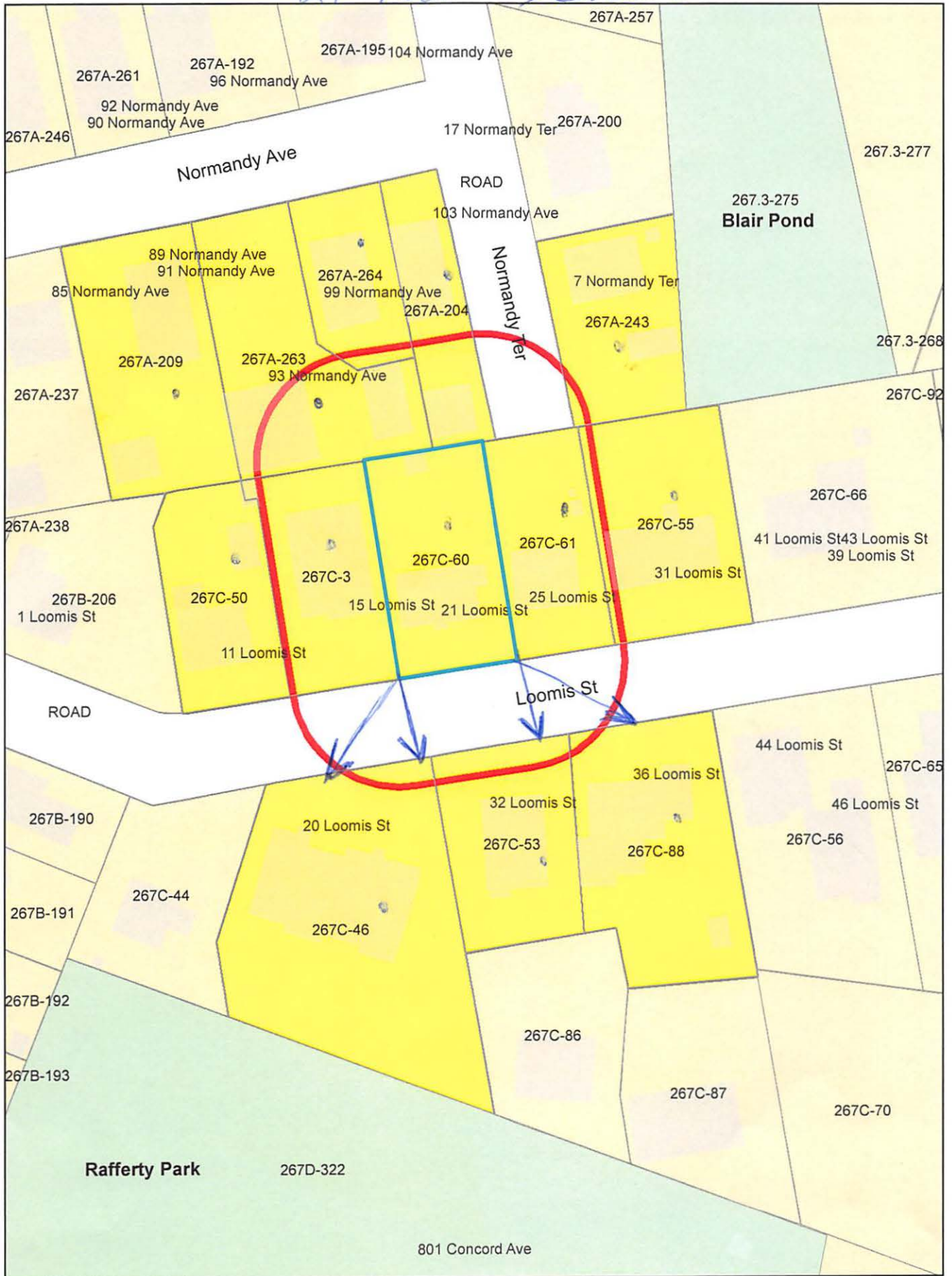
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1364.55	2739.55	2751.65	(max.)
<u>LOT AREA:</u>		5719	5719	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.3	.4811	.5 of first 5000sf + .35 of remaining 719sf = .4811	
<u>LOT AREA OF EACH DWELLING UNIT</u>		5719sf for existing unit	2,859.5 per proposed unit	2500sf	
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	55ft	55ft	50ft	
	<u>DEPTH</u>	103.05ft	103.05	100ft	
<u>SETBACKS IN FEET:</u>	<u>FRONT</u>	21.2ft	21.2ft	15ft	
	<u>REAR</u>	55.91ft	25.75ft	25ft	
	<u>LEFT SIDE</u>	7.1ft	7.1ft	7.5ft Existing nonconforming dimension	
	<u>RIGHT SIDE</u>	11.2ft	11.2ft	12.5ft Existing nonconforming dimension	
<u>SIZE OF BUILDING:</u>	<u>HEIGHT</u>	22ft	26ft rear unit	35ft	
	<u>WIDTH</u>	23.5ft	56.1ft	75ft	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		72.2%	50.4%	40%	
<u>NO. OF DWELLING UNITS:</u>		1	2	2 Max	
<u>NO. OF PARKING SPACES:</u>		1	2	2	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

The proposed addition is approx 21.16ft x 32ft and is attached to the front building by 9ft x 25ft garage, wood frame construction. clapboard siding, asphalt roof shingles.

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'.

21 Loomis Street



21 Loomis St.

Retitioner

267A-263
BENECK, NEIL & MARIE SAINT-HILAIRE
93 NORMANDY AVENUE
CAMBRIDGE, MA 02138

267C-61
STONE, MICHAEL & ALISA LEMBERG
25 LOOMIS ST
CAMBRIDGE, MA 02138

EAMON FEE
210 BARKER STREET
PEMBROKE, MA 02359

267A-209
PARK, DEMIAN &
TAE CATHERINE PARK TRUSTEES
89 NORMANDY AVE
CAMBRIDGE, MA 02138

267A-264
SPARTICHINO, GEORGE A.
JANICE M. SPARTICHINO
23 FLINTLOCK ROAD
LEXINGTON, MA 02173

267C-88 & 267C-53
AMOROSO, JOSEPH A., JR. &
DONNA M. AMOROSO
36 LOOMIS ST
CAMBRIDGE, MA 02138

267C-50
KEENAN, DANIEL P. & PATRICK G. KEENAN
13 LOOMIS ST
CAMBRIDGE, MA 02138

267C-55
BREEN, PATRICIA A.
P.O BX 79181
WAVERLY, MA 02479

267A-204
MURPHY, SUSAN M.
103 NORMANDY AVE
CAMBRIDGE, MA 02138-1016

267A-243
KUBICEK, WILLIAM L. & NANCY A. CAMPBELL
7 NORMANDY TER
CAMBRIDGE, MA 02138-1018

267C-3
SPARTICHINO, ROXANNE LEARY
15 LOOMIS ST
CAMBRIDGE, MA 02138-1039

267C-46
COSTELLO, MICHAEL C.
20 LOOMIS ST. UNIT#1
CAMBRIDGE, MA 02138

267C-46
RENN, ROBERT D., NANCY D.
RENN & MELISSA LEIGH RENN
20 LOOMIS ST. UNIT#4
CAMBRIDGE, MA 02138

267C-60
21 LOOMIS STREET LLC
9 GREGORY LN
READING, MA 01867

267C-46
CHEN HONGBO & JIALI HUANG
20 LOOMIS ST - UNIT 2
CAMBRIDGE, MA 02138

267C-46
ANDERSON KRISTER ARPIN CLAIRE
20 LOOMIS ST #3
CAMBRIDGE, MA 02138



Notice of
PROPOSED DEMOLITION
An application for the proposed demolition of a building
is being submitted to the Department of Planning
and Community Development for review.

Pacheco, Maria

From: Kelly Huang <jlhuang12345@gmail.com>
Sent: Saturday, August 13, 2022 12:55 PM
To: Pacheco, Maria
Subject: Objection to BZA-182714

Dear Maria,

I'm a resident at 20 Loomis St Unit 2, Cambridge, MA 02138. I'm writing to express my objection to the application of a special permit for 21 Loomis Street under BZA-182714.

The residential area around is already very dense right now and the quality of life of the neighborhood around will be negatively impacted if we allow for a second unit at the location. The lot size of 21 Loomis Street is small, if we allow a second unit on the same lot, it will be very crowded and lose a large amount of green space and sunlight surrounding the unit, which will be inconsistent with the rest of the area and also directly affect other units adjacent to 21 Loomis St. All other units on the street are single units; having just 21 Loomis St as double units will destroy the consistency of the appearance on the street.

Therefore, I'm in objection to this special permit.

Best,
Jiali



Pacheco, Maria

From: joeamo@verizon.net
Sent: Monday, August 15, 2022 2:29 PM
To: Pacheco, Maria
Subject: BZA-182714
Attachments: BZA letter.pdf

Board of zoning appeals
BZA-182714
21 Loomis St.

Please file the attached letter in opposition to the above numbered hearing scheduled for August 18, 2022.

Respectfully submitted,

Donna Amoroso

Board of zoning appeal

BZA-182714

21 LOOMIS ST.

My name is Donna Amoroso and I live at 36 Loomis St. I have resided on Loomis Street for over 50 years. 21 Loomis St. is across the street from my property. I am asking this board to deny this petition insofar as the building that is being proposed in the rear of 21 Loomis St. is not in conformity with the rest of the neighborhood and would take green space, living space and an encroachment on the abutters that would not be in the best interest of the neighborhood.

Our neighborhood has been built and remains a very tight neighborhood consisting of mostly single family homes consistent with the existing home at 21 Loomis St.

There is uniqueness to our neighborhood as there is with all neighborhoods in Cambridge, in that there is no residential parking permit needed to park in our neighborhood. There are also private ways of which 21 Loomis St. is one, as well as 32 Loomis St. and 20 Loomis St. in which, the private ways "driveways" have been open to dog walkers and parents with children for access to the playing field in the rear of 34 Loomis St. There is a common driveway is shared between 21 and 25 Loomis St. that has a gate at the end of the driveway that is open for people to pass through from Normandy Terrace, and it is used mostly for residents who take the dogs and children up to the playing field.

The developers who are filing this petition first attempted to demolish the building at 21 Loomis St. without any regard to the neighborhood or to the significance of the building. As a result the Cambridge historical commission did a detailed study on history of the house and its significance to the neighborhood and to Cambridge. The developers then petition to shave off a part of the house and move the foundation, which ostensibly would give them the right to put in a second unit on this property. This petition was not accepted by the historical commission in regards to this property.

This seems to be a wave of new construction most significantly seen on Griswold Street and Sunset Road in which similar pieces of property were demolished and two units are being built. These properties were done "by right" without any need for neighborhood approval. One glance at these two edifices shows they are not in conformity with the neighborhood as to no green space with minimum set backs.

This petition is being brought for your approval by someone who is not part of the neighborhood.. While I understand the motivation for profit would want to get as

much developed on this piece of property to maximize their profit. The developers own a single family home at 21 Loomis St. that is quite significant to the neighborhood and by historical purposes significant to the city of Cambridge. While this proposal indicates that existing property would remain somewhat intact, the plans show that they would be separate entrances to the basement of each unit and enough headroom to indicate possible "in law" apartments and short-term rental use which is becoming a real issue in our neighborhood, especially where there is no restriction on residential parking. There certainly is enough modification that could be done to the existing building on 21 Loomis St. to make the property profitable to the developers and keep it within its historical significance. The abutters to this property will be greatly impacted by this proposal in terms of quality of life, loss of green space and sunlight during the day.

For the above stated reasons I am asking this board to deny the petition and keep our neighborhood intact with the quality of life we now enjoy.



Pacheco, Maria

From: Michael Costello <lawofficecambridge@gmail.com>
Sent: Monday, August 15, 2022 4:38 PM
To: Pacheco, Maria
Subject: 21 Loomis Street - Special Permit Application BZ 182741 hearing date August 18, 2022

Marie Pacheco:

I'm objecting to the application for a Special Permit for 21 Loomis Street.

The quality of life of this neighborhood would be impacted by allowing a second unit to be built on this property.

Density on the lot would be out of proportion and conformity with the rest of the neighborhood.

Presently it is a single family home. The proposal to add two units with separate entrances to the basement would encourage the owner to utilize the basement as an in-law apartment or short-term rentals.

There will be a loss of green space and sunlight to abutters, which is inconsistent with the rest of the neighborhood.

With no resident parking restrictions and additional housing units being built on this small lot will encourage more automobiles usage on Loomis Street.

The shared driveway which is part of this property has been used by dog walkers for access to the park where their dogs can exercise. An additional unit and possibly the basement as a third unit using this driveway will definitely stop this type of activity.

Michael Costello

--



Pacheco, Maria

From: Christina Casey <ccasey6119@gmail.com>
Sent: Monday, August 15, 2022 5:46 PM
To: Pacheco, Maria
Subject: 21 Loomis Street zoning objection case number BZA-182714

Hello,

This email is in regards to case number BZA-182714 21 Loomis Street Cambridge, Ma. My name is Christina Casey and I have been a Cambridge resident my whole life. I am concerned about the proposed construction plan for 21 Loomis. The second unit that would be built I feel would impact the integrity of the neighborhood and conformity of the rest of the houses. Another big issue we see is the opportunity for short term rentals. The proposal of these two units allow separate entrances to the basement which could entice the owners to rent out their properties. Additionally, Cambridge is known for green space. There will be a loss of it and sunlight to abutters which is inconsistent with the rest of the neighborhood. On this small, quaint street there is no resident parking restrictions and with the additional unit being built that could encourage more automobile usage and storage on this already full, but quiet street. Lastly, the shared driveway has been used by dog walkers for access to the park and the additional unit would eliminate that type of neighborhood activity. For these reasons, I object the zoning of 21 Loomis Street and would appreciate it if it would stay as is.

Thank you for your time and attention to the matter,
Christina Casey



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: EAMON FEE Date: June-26-22
(Print)

Address: 21 Loomis Street

Case No. BZA-182714

Hearing Date: 8/18/22

Thank you,
Bza Members



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139

Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>



Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster; Jo M. Solet, Yuting Zhang, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

August 3, 2022

Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, Mass. 02139

Re: Case #182714-2022, 21 Loomis Street

Dear Board Members:

I am writing to convey the support of the Historical Commission for the application filed by Eamon Fee for a special permit to construct an attached garage and dwelling unit at the back of the existing non-conforming house at 21 Loomis Street.

The John Mearn House was found to be significant and preferably preserved as part of a Demolition Ordinance review of a previous design proposal to relocate the house to a new foundation and shave off approximately six inches on either side in order to achieve conformity with the setback requirements of the zoning code. The Cape Cod house was built in 1949 to designs by Grossman & Sons for a World War II veteran. The house is located in the Cambridge Highlands neighborhood, one of only two post-War automobile suburban neighborhoods developed in Cambridge. The house was one of the first to be constructed in the city after WWII.

The property owner applied to the Historical Commission in July for consideration of a modified design for their project, which will preserve and restore the original house in its current location. The attached garage and rear dwelling unit would be compatible with the front house without exactly replicating it. This design proposal was approved with a Certificate of Appropriateness by the Commission on July 7, 2022. This configuration will require a special permit to construct the addition to an existing non-conforming building. The Historical Commission asked staff to convey their support for this special permit request. We hope the Board will look favorably on the fact that the applicants are willing to preserve a modest but historically-significant building in this neighborhood that is almost unique to Cambridge in its suburban setting and characteristics.

Sincerely,
Sarah L. Burks

Sarah L. Burks
Preservation Planner

cc: Eamon Fee
Kevin Emery



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>



Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*, Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: **21 Loomis Street**

Applicant: **Kevin Emery & Eamon Fee**

Attention: **Kevin Emery**
 9 Gregory Lane
 Reading, Mass. 01867

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

- 1. Preserve the existing house in its current location on the lot.**
- 2. Remove the aluminum siding.**
- 3. Restore the house to its original design as informed by the original plans and as-built conditions so far as they can be determined including the wood shingle siding, shutters, gable-end window and pair of front dormers.**
- 4. Construct a second dwelling unit connected to the front house with a one-bay garage.**

Work is to be carried out as indicated in the revised drawing package titled, "Addition to Home for Emery Homes LLC 21 Loomis Street Cambridge, MA," by Residential Designs by Robert M. Connell presented to the CHC on July 7, 2022. Approval was granted subject to the review and approval of construction details and materials by the CHC staff.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

Case 4799: 21 Loomis Street

Certificate of Appropriateness, page 2

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: **4799**

Date of Certificate: **August 3, 2022**

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on August 3, 2022.

By Bruce A. Irving/slb, Chair.

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

August 11. 2022

Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge, Mass. 02139

Dear Board Members,

I am writing this letter to show and explain the timeline of this project before we present our case to the Board.

On 3/5/21 we submitted an application to Demo existing house.

On 5/6/21 we met the Historical Board and they found that the project couldn't be demolished and it should be "Significant and Preferably Preserved."

Which means we cannot demolish the house and any major changes would have to be approved by the Board.

This is in the Middle of the Covid Epidemic, so we decided to let the 12 Month period run out.

On 4/7/22 we met with Historical Board, which is procedure when your 12-month delay is almost complete. To our surprise the Board issued a "Landmark Study" on the property. ... The Board is required to present their case to the City Council and this procedure could take up another year.

On 4/15/22 we met Historical staff to figure out our different options.

On 6/2/22 we proposed a new design to the Board because the house as it sat was "Nonconforming" ... We were going to move the house to the back of the lot...install a new foundation but reduce the size of the building by 6 inches on both sides... install a new foundation and move the house on to the new foundation.

The reasoning behind this was to make the house "Conforming." Once the house was conforming, he wouldn't need to come in the front of ZBA seeking a special Permit. But, the Historical Commission denied this option.

On 7/7/22 we met with the Historical Commission and presented another option...we would bring original house back to it's original specs and build an addition to the rear on the building with a similar design to the front unit. ...We were granted a "Certificate of Appropriateness"

This Design triggered a special permit approval from ZBA .

Documents Included: Exhibit "A"—Letter of Support from Historical Commission.

"B"---Certificate of Appropriateness from Historical Commission.

"C"--- Email from Sarah Burks ---Stating Dates discussed above.

Sincerely,

Eamon Fee



CAMBRIDGE HISTORICAL COMMISSION

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Telephone: 617 349 4683 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

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August 3, 2022

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831 Massachusetts Avenue
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Sincerely,

Sarah L. Burks

Sarah L. Burks
Preservation Planner

cc: Eamon Fee
Kevin Emery

CONFIDENTIAL - SECURITY INFORMATION

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EXHIBIT "B"



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*, Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
Joseph V. Ferrara, Chandra Harrington, Elizabeth Lyster, Jo M. Solet, Yuting Zhang, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF APPROPRIATENESS

Property: 21 Loomis Street
Applicant: Kevin Emery & Eamon Fee
Attention: Kevin Emery
9 Gregory Lane
Reading, Mass. 01867

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act (MGL Ch. 40C) and the Cambridge Historical Buildings and Landmarks Ordinance (Cambridge City Code, Ch. 2.78), that the work described below is not incongruous to the historic aspects or architectural character of the building or district:

1. Preserve the existing house in its current location on the lot.
2. Remove the aluminum siding.
3. Restore the house to its original design as informed by the original plans and as-built conditions so far as they can be determined including the wood shingle siding, shutters, gable-end window and pair of front dormers.
4. Construct a second dwelling unit connected to the front house with a one-bay garage.

Work is to be carried out as indicated in the revised drawing package titled, "Addition to Home for Emery Homes LLC 21 Loomis Street Cambridge, MA," by Residential Designs by Robert M. Connell presented to the CHC on July 7, 2022. Approval was granted subject to the review and approval of construction details and materials by the CHC staff.

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issue. If the work authorized by this certificate is not commenced within six months after the date of issue, or if such work is suspended in significant part for a period of one year after the time the work is commenced, then this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time, for periods not exceeding six months each, may be allowed in writing by the Chair.

Case Number: 4799

Date of Certificate: August 3, 2022

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on August 3, 2022.

By Bruce A. Irving/slb, Chair.

Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.
Date _____, City Clerk

Sarah Burks <sburks@cambridgema.gov>

8/3/2022 1:54 PM

RE: 21 loomis st

To KEVIN EMERY <k61emery@comcast.net> •
Eamon fee <eamonfee@mac.com> Copy
Sullivan, Charles M. <csullivan@cambridgema.gov>

Kevin and Eamon,

Attached is the correspondence from both cases (Case D-1575 to relocate and selective demolition and Case 4799 for a certificate of appropriateness).

You had hearings on May 6, 2021 and April 7, 2022 for the demo case and hearings on June 2 and July 7, 2022 for the certificate of appropriateness. The demolition case resulted in a one-year delay of demolition. At the April 7, 2022 meeting the Commission initiated a landmark study for the property. Your application for a Certificate of Appropriateness was approved on July 7, 2022. I'll send that separately along with a letter of support for the zoning relief.

Sarah

From: Richard Reine richreine@gmail.com
Subject: Re: BZA application(177687) response
Date: August 15, 2022 at 7:00 PM
To: Shilei Zhou(Will) shileiwillzhou@gmail.com

Hello Will,

Thank you very much for the update and study results. The findings are encouraging. We're pleased to see that, according to the study results that you've provided, the impact to our and other owner's properties is de minimus.

I'm also glad to hear that your arboricultural evaluation yielded positive results. I would absolutely be interested in coordinating our efforts around tree protection and preservation.

I will contact Board of Zoning Appeals staff representative Olivia Ratay to share our acceptance of your study and notify Ms. Ratay and the Board that we rescind our objection to your petition.

Thank you again for your due diligence.

Sincerely,

Rich and Lori Reine
162 Pearl Street
Cambridge, MA 02125

On Thu, Aug 11, 2022 at 2:51 PM Shilei Zhou(Will) <shileiwillzhou@gmail.com> wrote:

Hi Rich/Lori,

My name is Shilei(Will) Zhou, the owner/petitioner of 40 Valentine st, Cambridge, MA 02125. I'm writing to respond to your concerns about my BZA application(177687).

A bit of introduction for us. I and my wife(Fangyan Yu) purchased the property last year. The plan is to renovate and add some space for our growing family, a 3yr boy and a baby girl is expected this December. We seek the variance to add some headroom on the rear side that we can use as a bedroom. I meant to write earlier but the Shadow study took quite a while. I summarize my thoughts and comments below. Hopefully it addresses all your concerns and supports our application.

Special Permit

The special permits are meant to reconfigure the windows. All window changes occur on the wall with the existing window/door opening. No footage is added for those purposes.

Variance

The variance is pursued for an addition above the living room on the rear side. The addition will not expand the existing footprint nor overall building height. It levels the rear roof to the front one. You expressed the concerns of sunlight blocking both the open space and your unit. We have done a thorough study to assess the impact.

- **Dimensional table**

You are absolutely correct on the requested rear setback section. The number should not be changed and remains as 10.8', instead of 20'. A correction was made to reflect this. Also, the roof is not raised by 11'11". As compared to 38 Valentine st, we proposed the exact same approach and raise the rear roof ridge by 6' to match the front. It would create a mirror image as 38 Valentine. Therefore, a symmetrical building appearance.

- **Shadow over the building and open space.**

A shadow study is attached here. The "Aerial" view shows that the proposed work would not impact the open space given the current condition. The "East Facade" view focuses on the impact to your unit. The shadow pattern is not changed over your existing windows on the east side facing my unit. Also, I believe there are two skylights for your unit and the study shows there is no impact for them. One note, I think the pine tree in my backyard overgrows and extends over 20'+. It has a huge impact to both block sunlight to your unit and a danger

to 42 Valentine in the event of storms. I have mitigated the risk by trimming down 7' to the same height as the front roof ridge as 42 Valentine. The tree can be further trimmed to clean the path for sunlight.

Tree/Plant Preservation

Totally agree on your comments of plant preservation. I have a big concern of overall trees' health within my property line, both pine in the backyard and linden in front of the building. As the overgrowth issue was easily addressed for the pine tree, I was not quite sure about the linden tree. The roots crawl on the surface of the driveway. It sparks my concern about the drought issue. After closing the property transaction, I immediately retained Harrison McPhee inc to conduct a full assessment. The result is really positive that the linden is healthy. It requires no further action but just prunes some branches which are overextended to the driveway. I'd like to discuss further if there is anything we can do together to protect those plants.

Construction Management

Just like any other projects in our neighborhood, the tight space is a concern among neighbors. There is not a huge amount of materials needed for the project and they can be stored inside my building and backyard. A dumpster(mid size) will be placed on my driveway and doesn't affect neighbors' parking spaces. The construction activities are regulated by Cambridge Inspection Service Department(ISD). I fully trust ISD to enforce the ordinances including all aspects you mentioned in the email.

Please let me know if there are any questions/concerns I can address. I'm happy to connect with you via email, phone or in-person discussion, whichever is most convenient to you.

Sincerely,
Shilei(Will) Zhou & Fangyan Yu
40 Valentine St
Cambridge, MA 02125
(702)-789-8218

PLAN NO. 419 OF 2018

N/F
NEIL BENECK AND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K

#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B

#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

NORMANDY
TERRACE

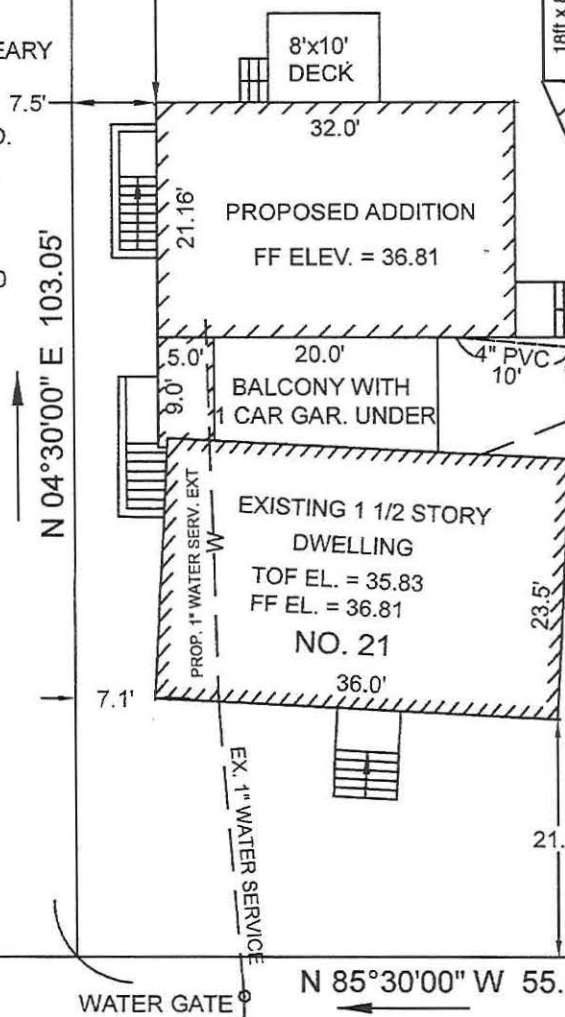
S 85°30'00" E 55.50'

LOTS 5,6 & PT. 7
AREA= 5719+/- SF
ASSESS. MAP 267C
PARCEL 60

N/F
GEORGE W. AND ROXANNE LEARY
SPARTICHINO
CERT. NO. 234810
LOTS 120 AND 121 LC PLAN NO.
14710-A
LOT 202 LC PLAN NO. 14229-D

#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50

N 04°30'00" E 103.05'



EXISTING 6" PVC SEWER REPLACED
ON 10/4/12 (SEE FIELD BOOK AT CAMBRIDGE DPW)

EXISTING CLEANOUT
INV = 27.3

PROPOSED SEWER LATERAL
S = 2% MIN.

EXISTING DRIVEWAY EASEMENT
(SEE BK 71046 PG 399 & PLAN NO. 419 OF 2018)

N/F
MICHAEL STONE & ALISA LEMBERG
BOOK 70983 PAGE 277
LOTS 8,9 & PT. LOT 7
PLAN NO. 498 OF 1964

#25 LOOMIS STREET
ASSESS. MAP 267C PARCEL 61

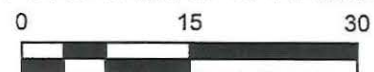
N 85°30'00" W 55.50'

LOOMIS STREET (PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

PLOT PLAN SHOWING
PROPOSED ADDITION
IN
CAMBRIDGE, MA
21 LOOMIS STREET



SCALE: 1" = 15'-0"

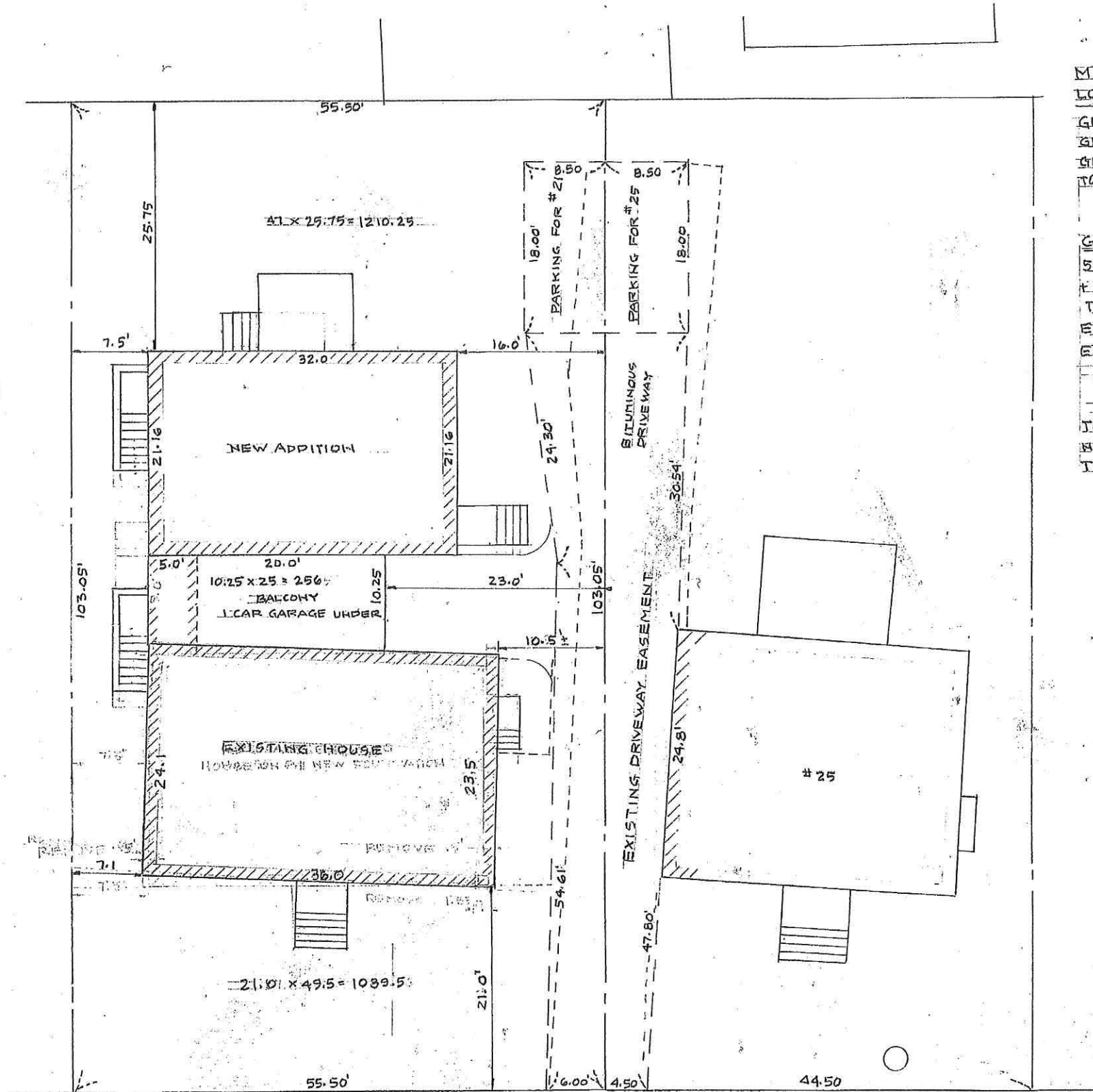
JUNE 10, 2022

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

NOTES:

- 1.) RECORD OWNER: 21 LOOMIS STREET LLC
- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE





MINIMUM OPEN SPACE
 LOT 5719.27 S.F. 40% = 2287.71 S.F.
 GRID A 21.00 x 49.5 = 1039.5
 GRID B 49 x 25.75 = 1210.25
 GRID C 10.25 x 25 = 256.25
 TOTAL OPEN SPACE = 2505.75

GROSS SQUARE FOOTAGE LOT AREA 5719.27
 50% OF FIRST 5000 S.F. OF LOT AREA = 2500 S.F.
 35% OF REMAINING LOT AREA = 251.7 S.F.
 TOTAL ALLOWED = 2751.7
 EXISTING 1ST FLOOR 23.5 x 36.0 = 846.00
 EXISTING 2ND FLOOR 10 x 26 = 360
 " BATH 7 x 12 = 84
 " DORMERS 5 x 7 x 2 = 70
 TOTAL EXISTING HOUSE = 1260.00
 NEW ADDITION 21.00 x 25 x 2 = 1039.50
 TOTAL GROSS SQUARE FOOTAGE = 2735.00

SITE PLAN
 CAMBRIDGE MASSACHUSETTS

INFORMATION FROM A PLAN BY
 YIP ASSOCIATES LAND SURVEYORS
 DATED APRIL 30, 2018



SCALE 1/8" = 1'-0"

REV 6-11-2022

SCALE 1/8" = 1'-0"
 DATE 7-8-2021
 C1

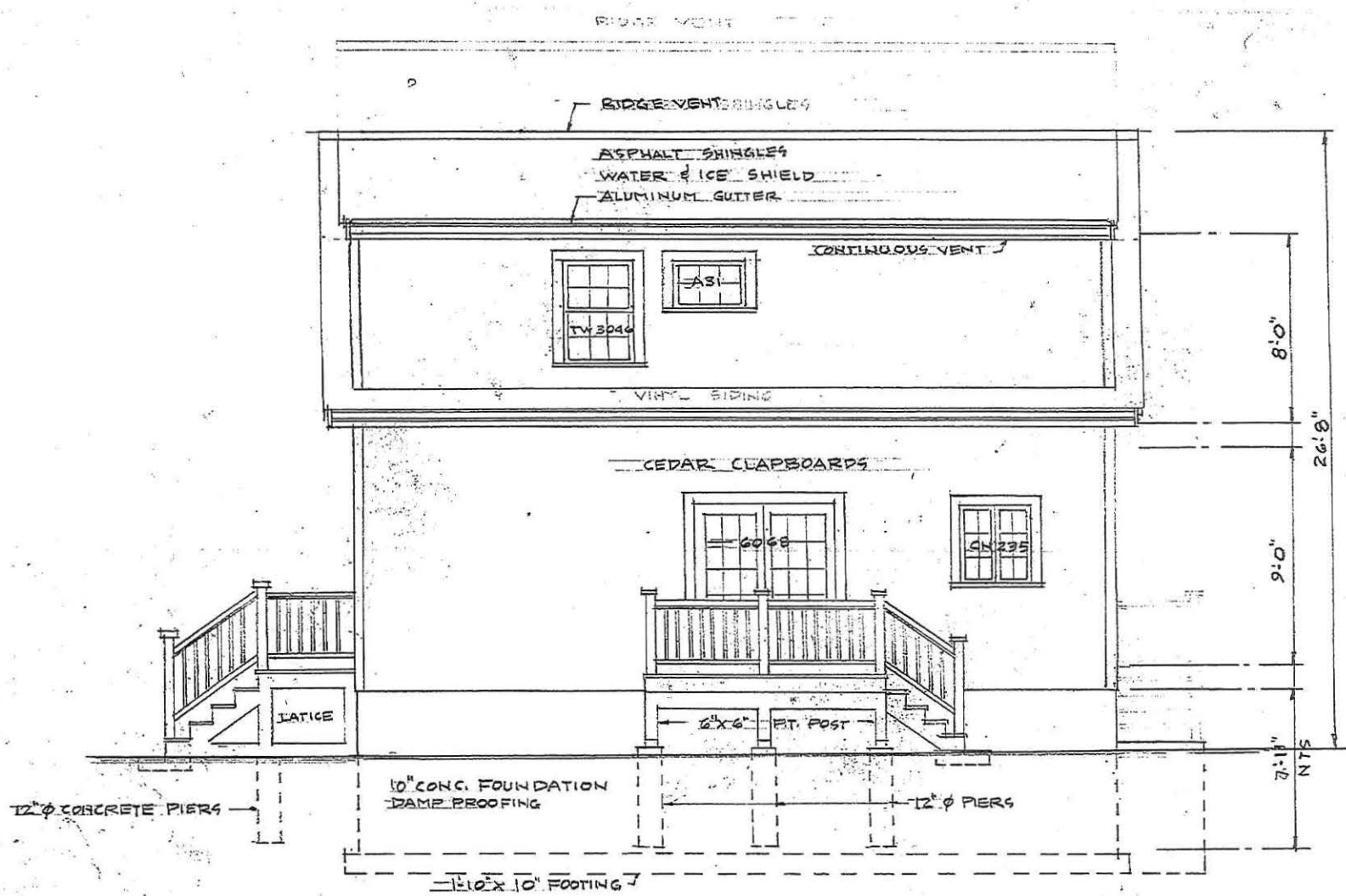
RESIDENTIAL DESIGNS BY
 ROBERT M. CONNELL
 22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
 EMERY HOMES L.L.C.
 21 LOOMIS STREET CAMBRIDGE, MA.

C1



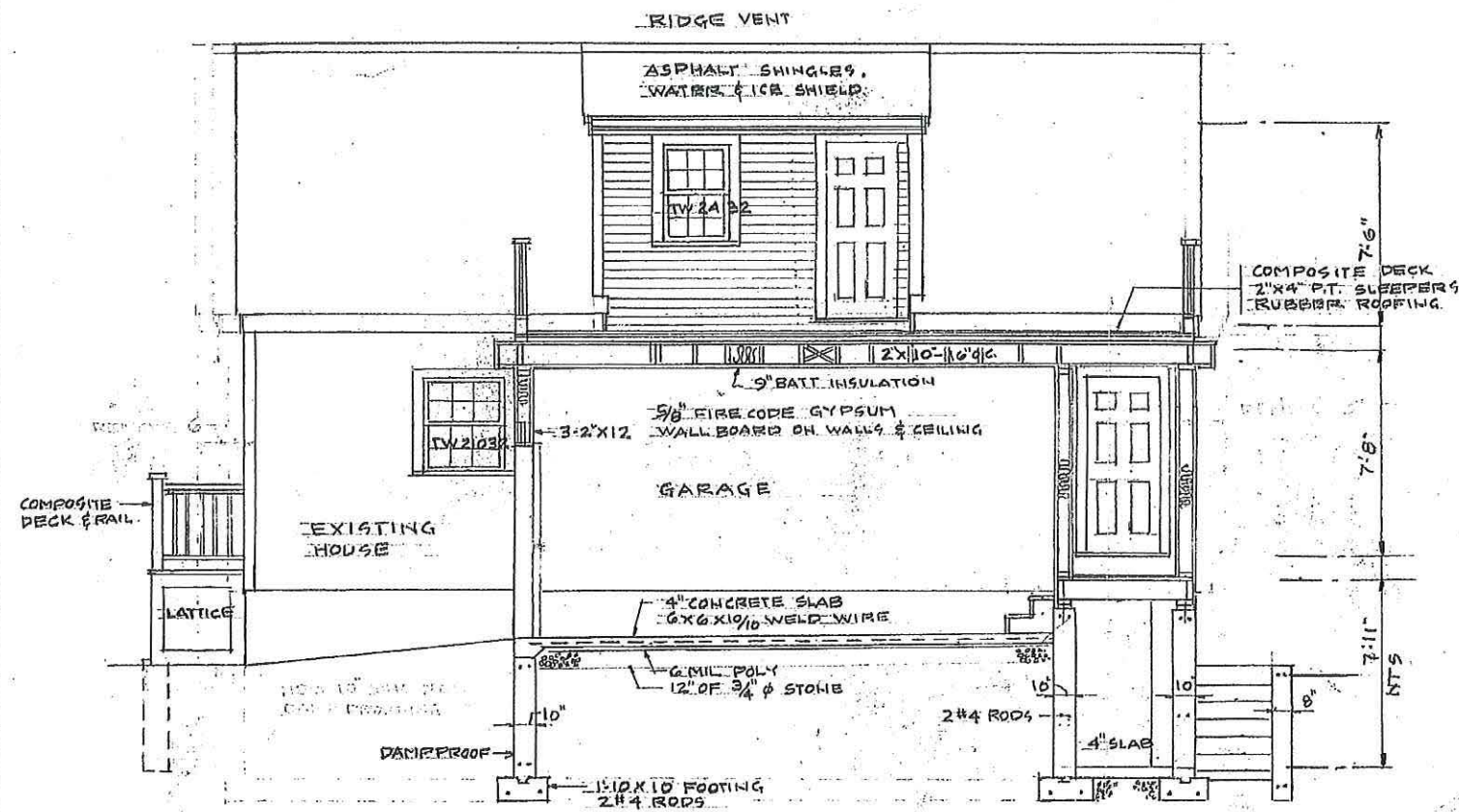
FRONT ELEVATION



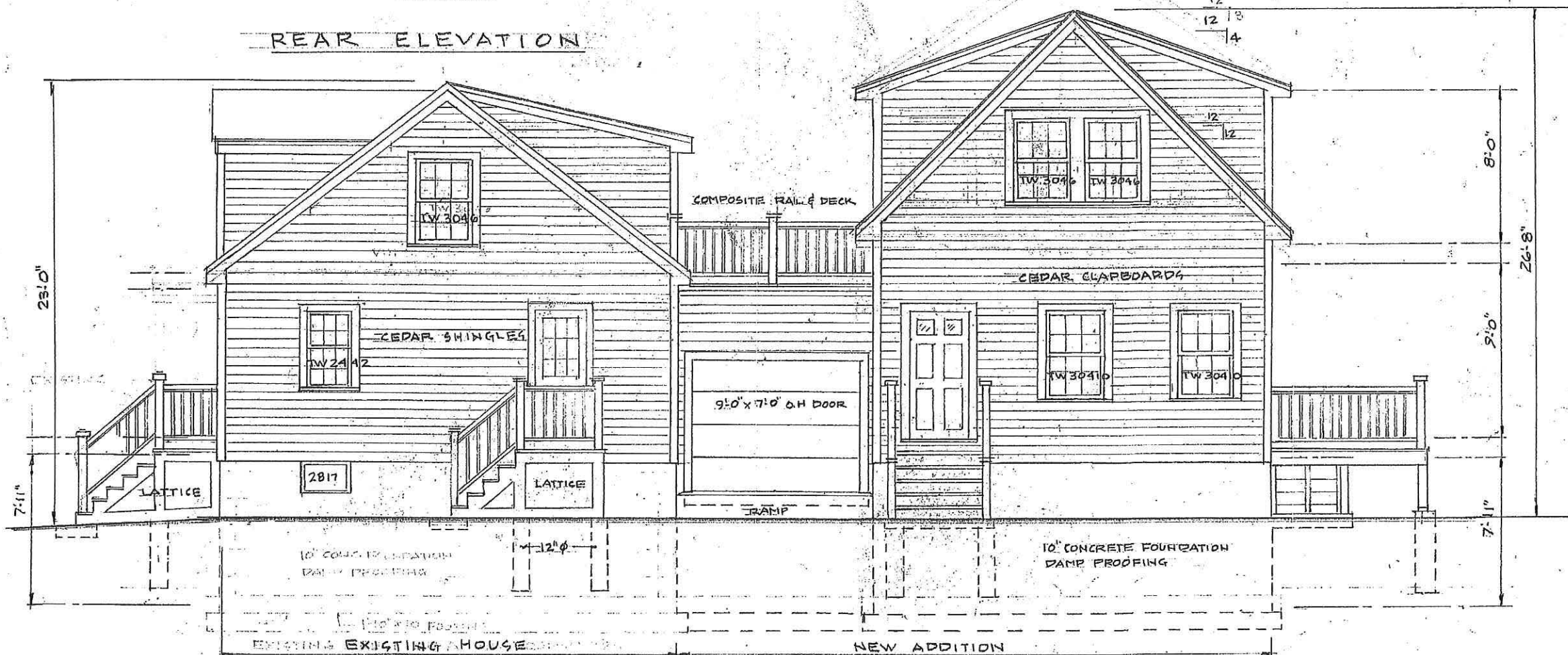
REAR ELEVATION

REV 5-11-2022

11	ADDITION TO HOME FOR	RESIDENTIAL DESIGNS BY	SCALE 1/4" = 1'-0"
	EMERY HOMES LLC	ROBERT M. CONNELL	DATE 7-8-2021
	21 LOOMIS ST CAMBRIDGE, MA.	22 NORTH ST WILMINGTON MA.	AI



REAR ELEVATION



RIGHT SIDE ELEVATION

REV 6-24-2022

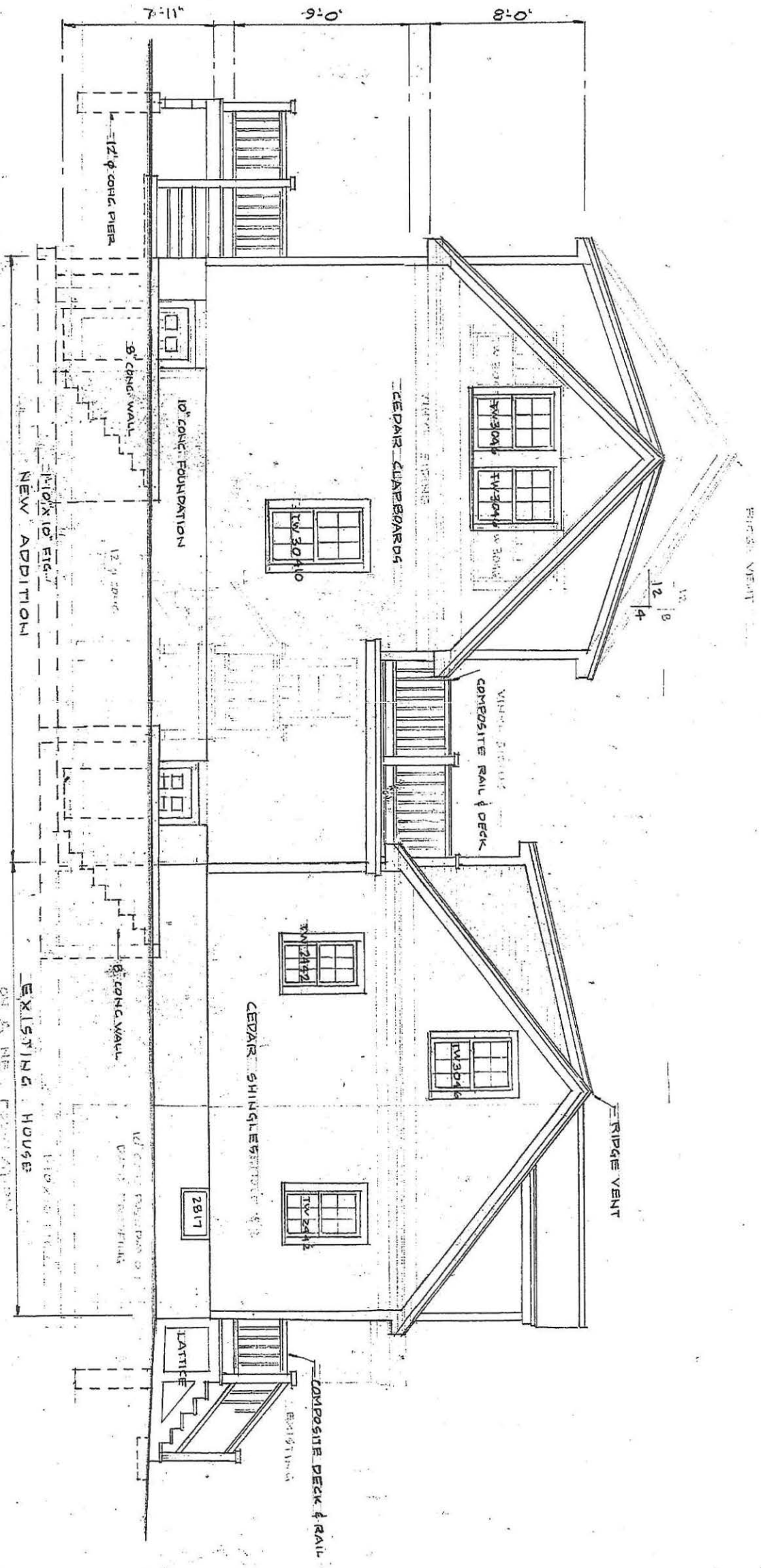
SCALE 1/4"=1'-0"
DATE 7-8-2021

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EMERY HOMES L.L.C.
21 LOOMIS ST. CAMBRIDGE, MA.

A2

LEFT SIDE ELEVATION
SCALE 1/4"=1'-0"

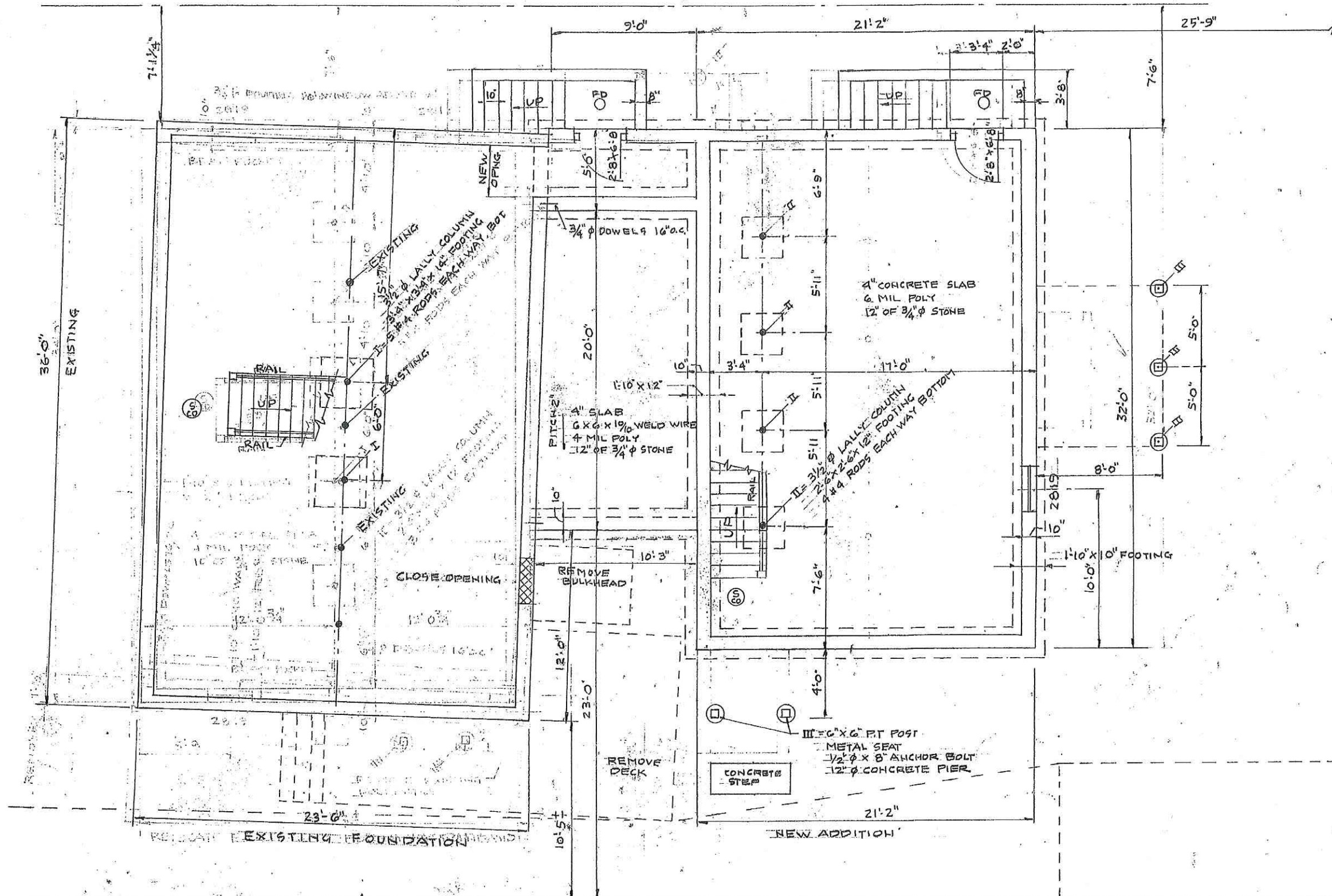


A3

ADDITION TO HOME FOR
EMERY HOMES LLC
21 LOOMIS STREET CAMBRIDGE, MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

SCALE 1/4"=1'-0"
DATE 7-8-2021
A3



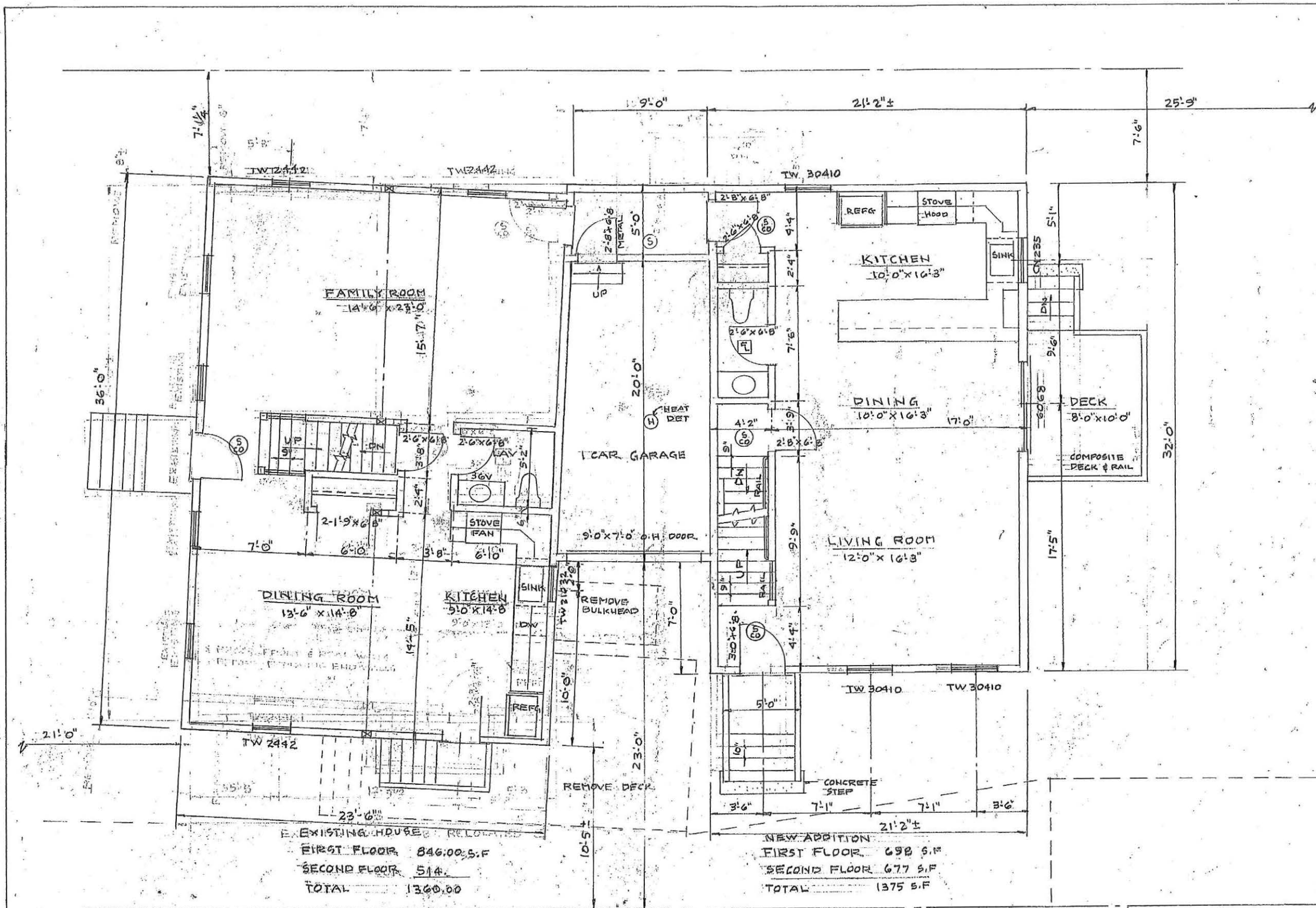
FOUNDATION / BASEMENT PLAN
SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"
DATE 7-8-2021
A 4

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

ADDITION TO HOME FOR
EVERY HOMES L.L.C.
21 LOOMIS ST. CAMBRIDGE, MA.

A 4

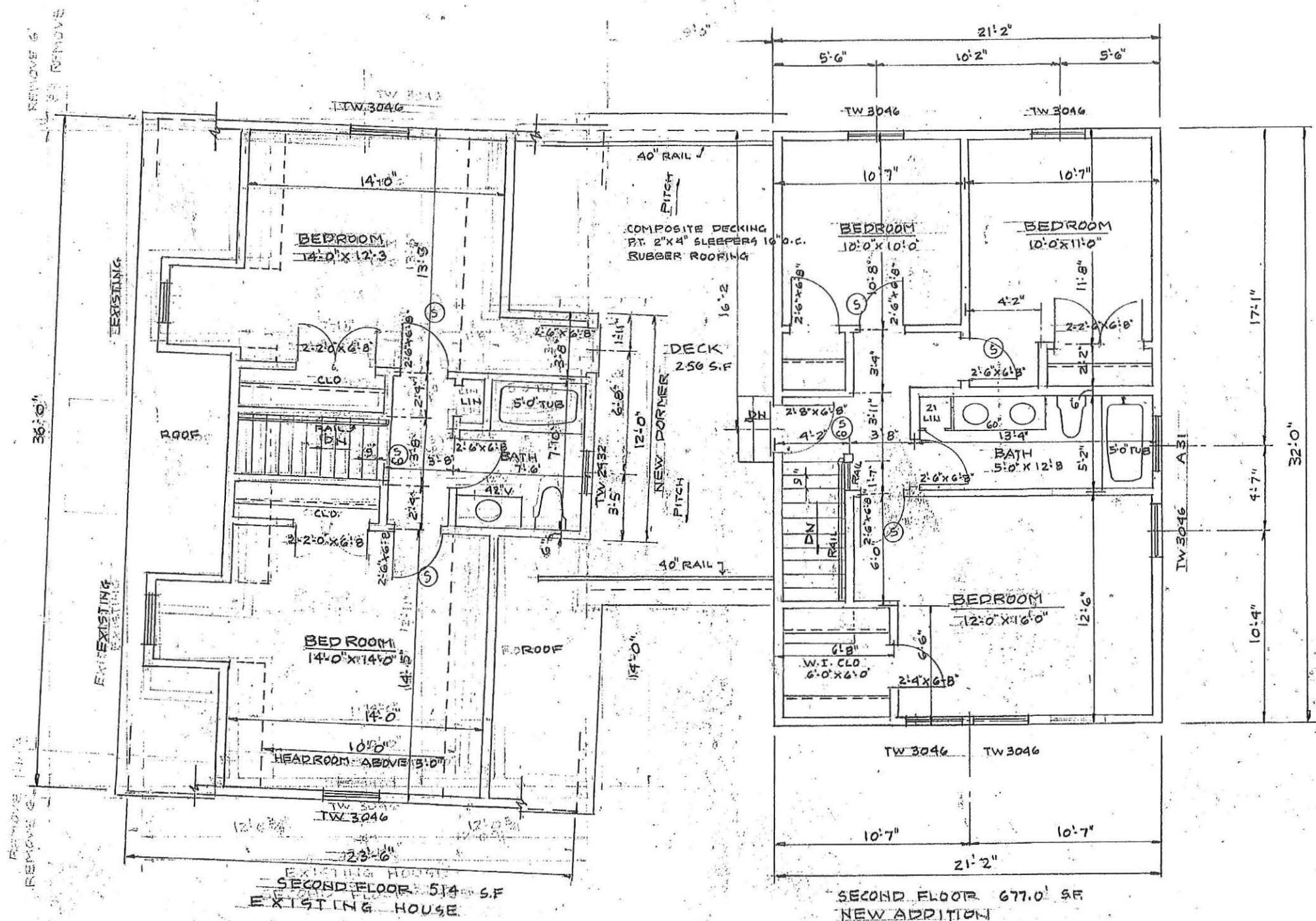


FIRST FLOOR PLAN
SCALE 1/4"=1'-0"

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA

ADDITION TO HOME FOR
EMERY HOMES LLC
21 LOONIS ST. CAMBRIDGE MA

SCALE 1/4"=1'-0"
DATE 7-8-2021
A 5



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

REV 6-24-2022

SCALE 1/4" = 1'-0"

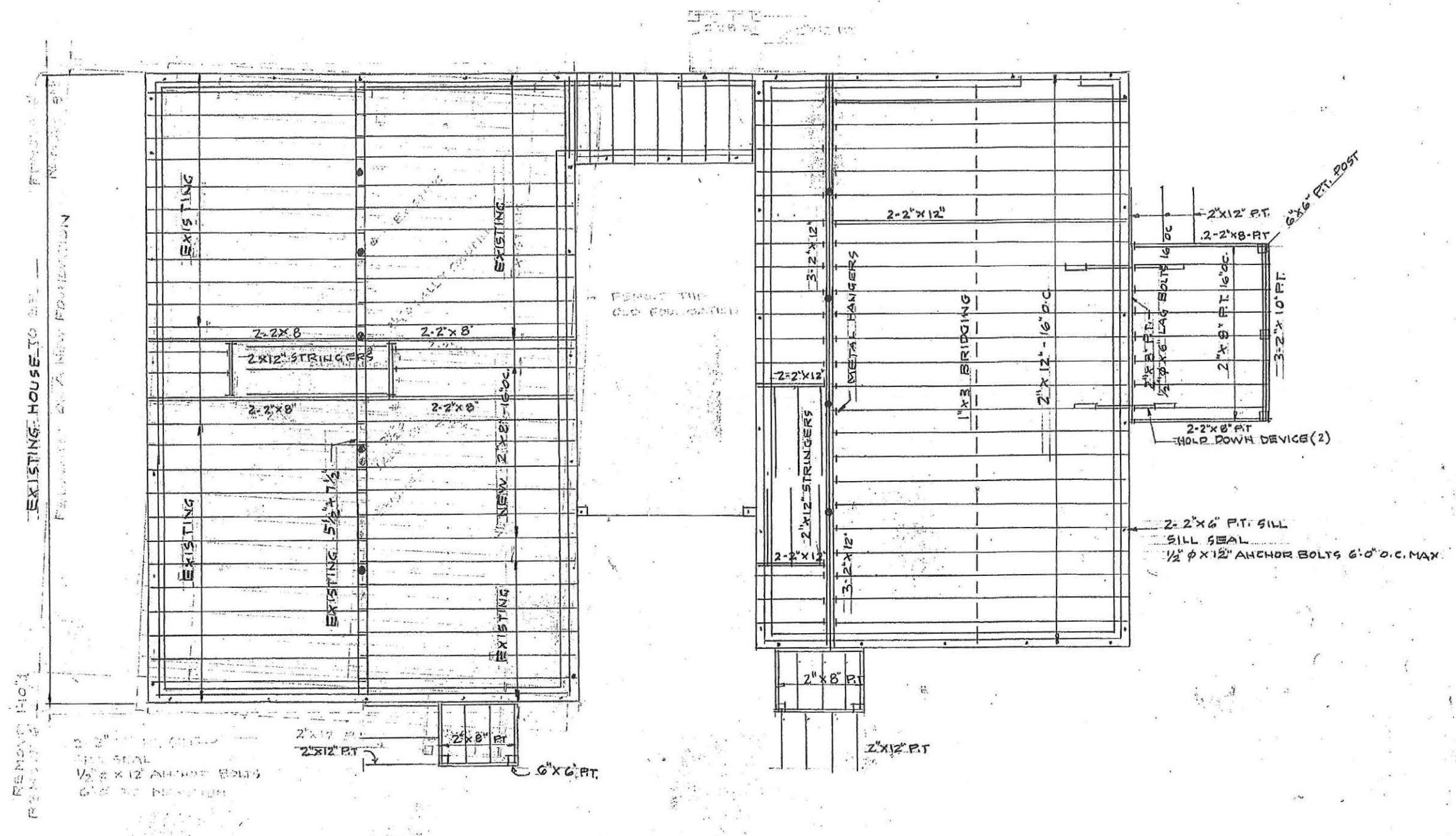
DATE 7-8-2021

A 6

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA

ADDITION TO HOME FOR
EMERY HOMES, L.L.C.
2110015 ST. CAMBRIDGE, MA

A 6



REMOVE 110"
REMOVE 110"

2" SILL SEAL
1/2" 2x12 ANCHOR BOLTS
6' O.C. MAXIMUM

2x12 PT
2x12 PT

2x8 PT
6"x6" PT

REMOVE THE
OLD FOUNDATION

FIRST FLOOR FRAMING

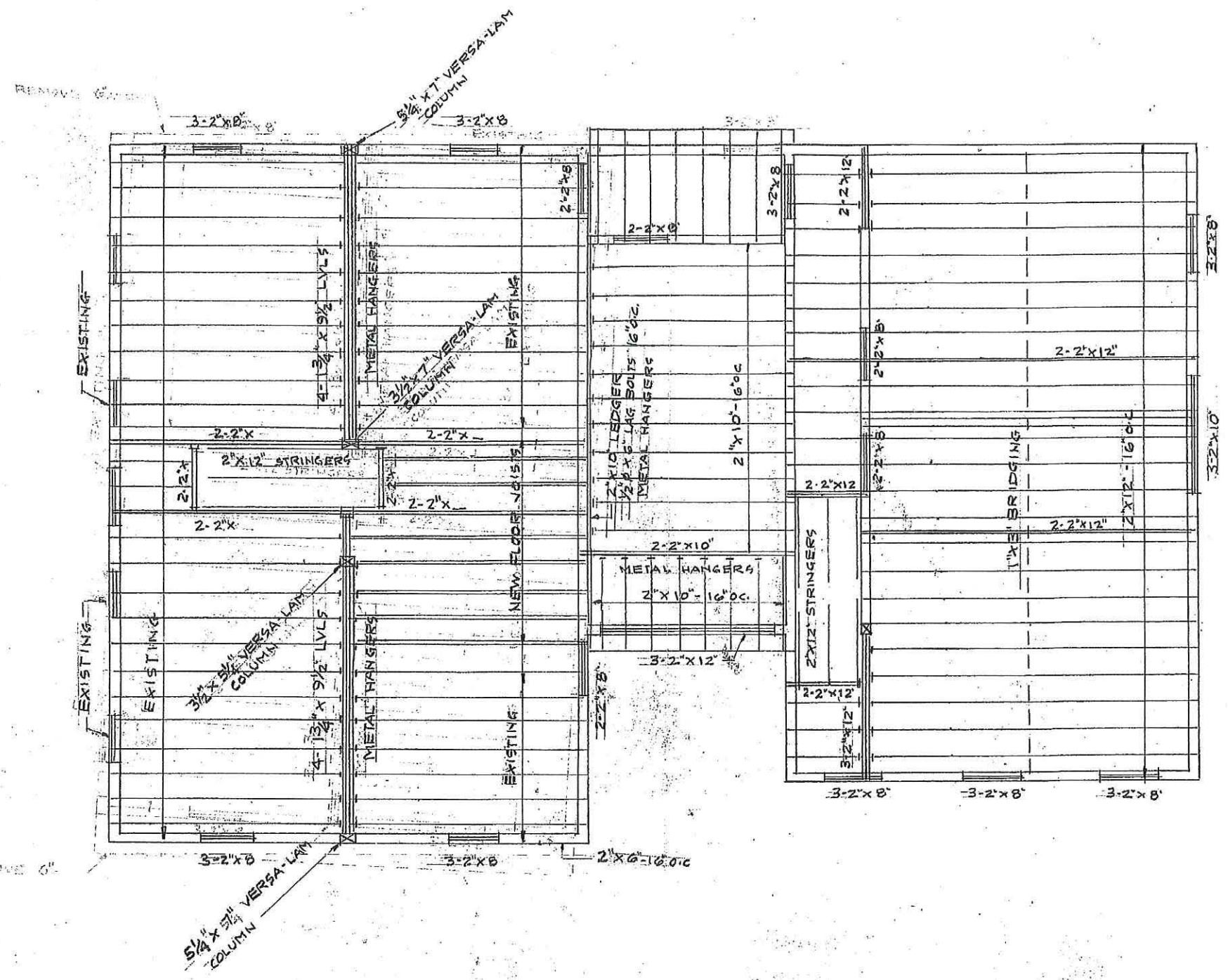
SCALE 1/4" = 1'-0"

ADDITION TO HOME FOR
EMERY HOMES, L.L.C.
21 LYONS ST., CAMBRIDGE, MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

SCALE 1/4" = 1'-0"
DATE 7-8-2021
A 8

A 8



SECOND FLOOR FRAMING PLAN
SCALE 1/4" = 1'-0"

ADDITION TO HOME FOR
EMERY HOMES L.L.C.
211 COMPTON ST. CAMBRIDGE, MA.

RESIDENTIAL DESIGNS BY
ROBERT M. CONNELL
22 NORTH ST. WILMINGTON, MA.

SCALE 1/4" = 1'-0"
DATE 7-8-2021
A 9

A 9

PLAN NO. 419 OF 2018

N/F
NEIL BENECK AND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K

#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B

#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

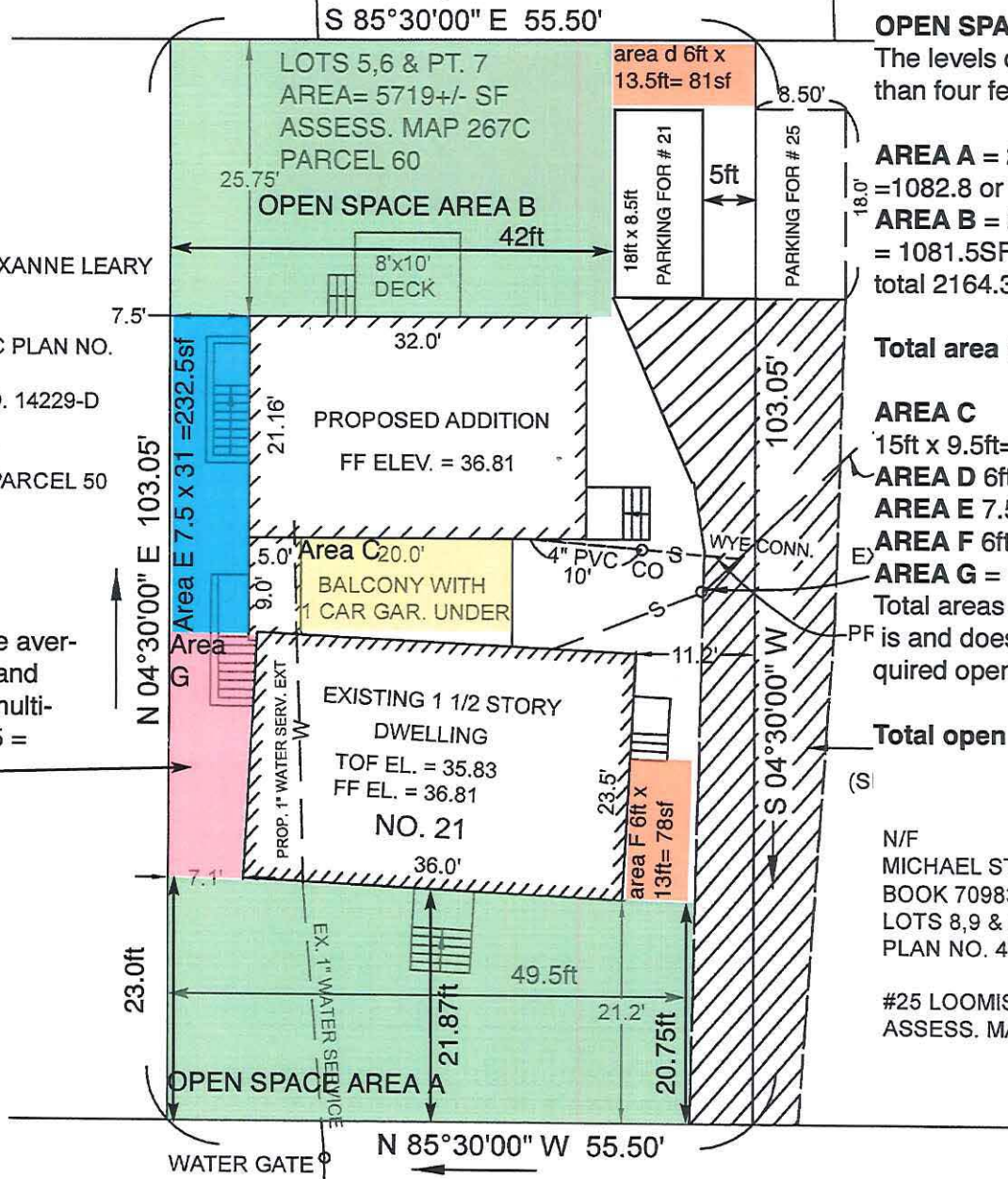
NORMANDY
TERRACE

N/F
GEORGE W. AND ROXANNE LEARY
SPARTICHINO
CERT. NO. 234810
LOTS 120 AND 121 LC PLAN NO.
14710-A
LOT 202 LC PLAN NO. 14229-D

#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50

#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50

Area G is the average of 7.5ft and 7.1ft = 7.3ft multiplied by 23.5 = 171.55SF



OPEN SPACE CALCULATIONS

The levels of the decks and porchs will be less than four feet from grade

AREA A = 21.875 x 49.5 ft
= 1082.8 or 18.93%

AREA B = 25.75 x 42ft
= 1081.5SF or 18.90%
total 2164.3 or 37.84%

Total area 15ft x 15ft or greater is **37.83%**

AREA C

15ft x 9.5ft = 142.5 or 2.49%

AREA D 6ft x 13.5 ft = 81SF or 1.41%

AREA E 7.5ft x 31ft = 232.5SF or 4.06%

AREA F 6ft x 13ft = 78 SF or 1.36%

AREA G = 171.55SF or 2.99%

Total areas at least 6ft with a minimum of 72sf is and does not exceed 25% of the total required open space is 761sf or 13%

Total open space is 51%

N/F
MICHAEL STONE & ALISA LEMBERG
BOOK 70983 PAGE 277
LOTS 8,9 & PT. LOT 7
PLAN NO. 498 OF 1964

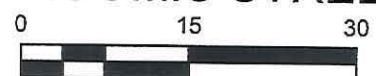
#25 LOOMIS STREET
ASSESS. MAP 267C PARCEL 61

LOOMIS STREET (PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

**PLOT PLAN SHOWING
PROPOSED ADDITION
IN
CAMBRIDGE, MA
21 LOOMIS STREET**



SCALE: 1" = 15'-0"

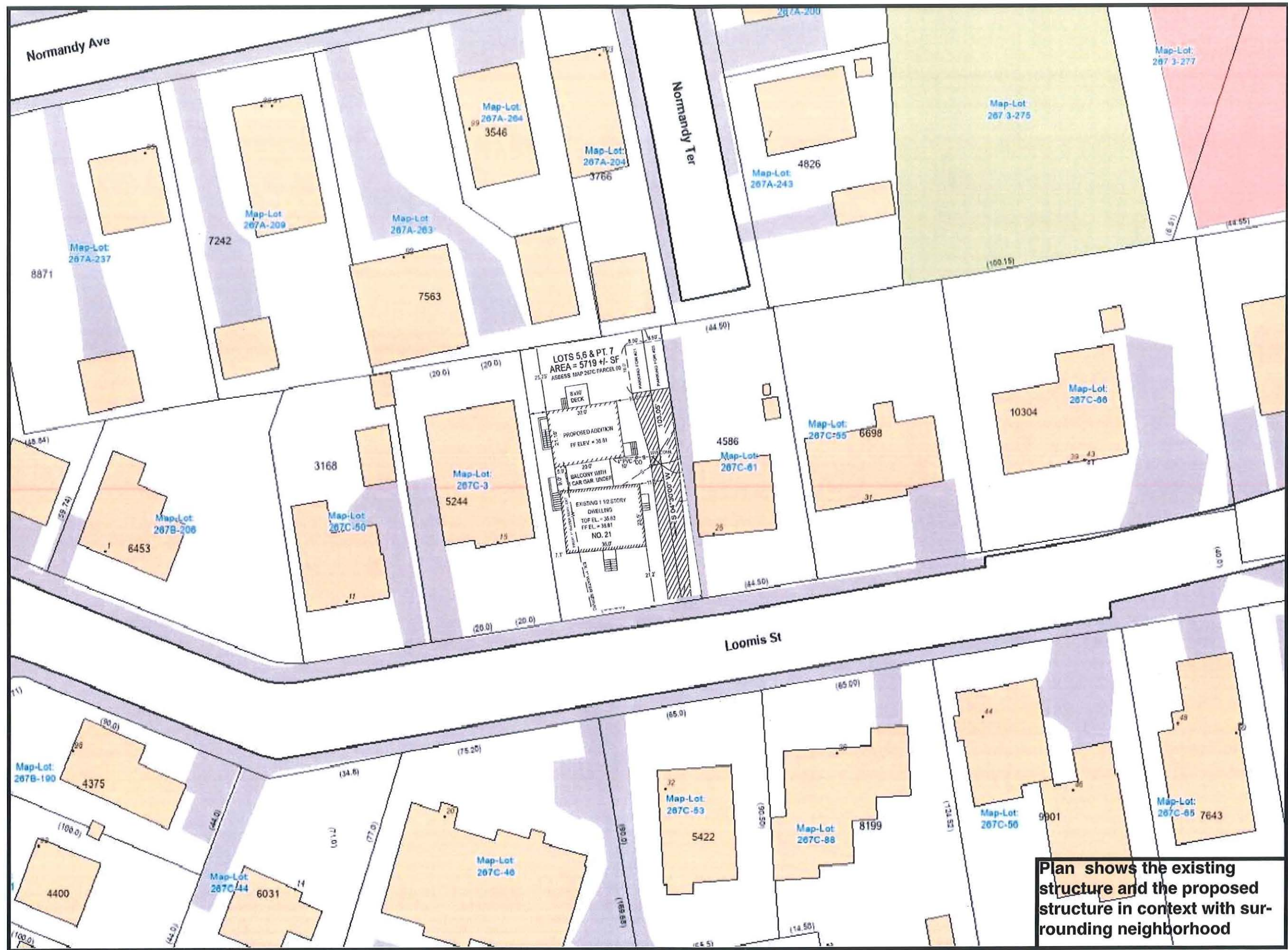
JUNE 10, 2022

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

NOTES:

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- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE





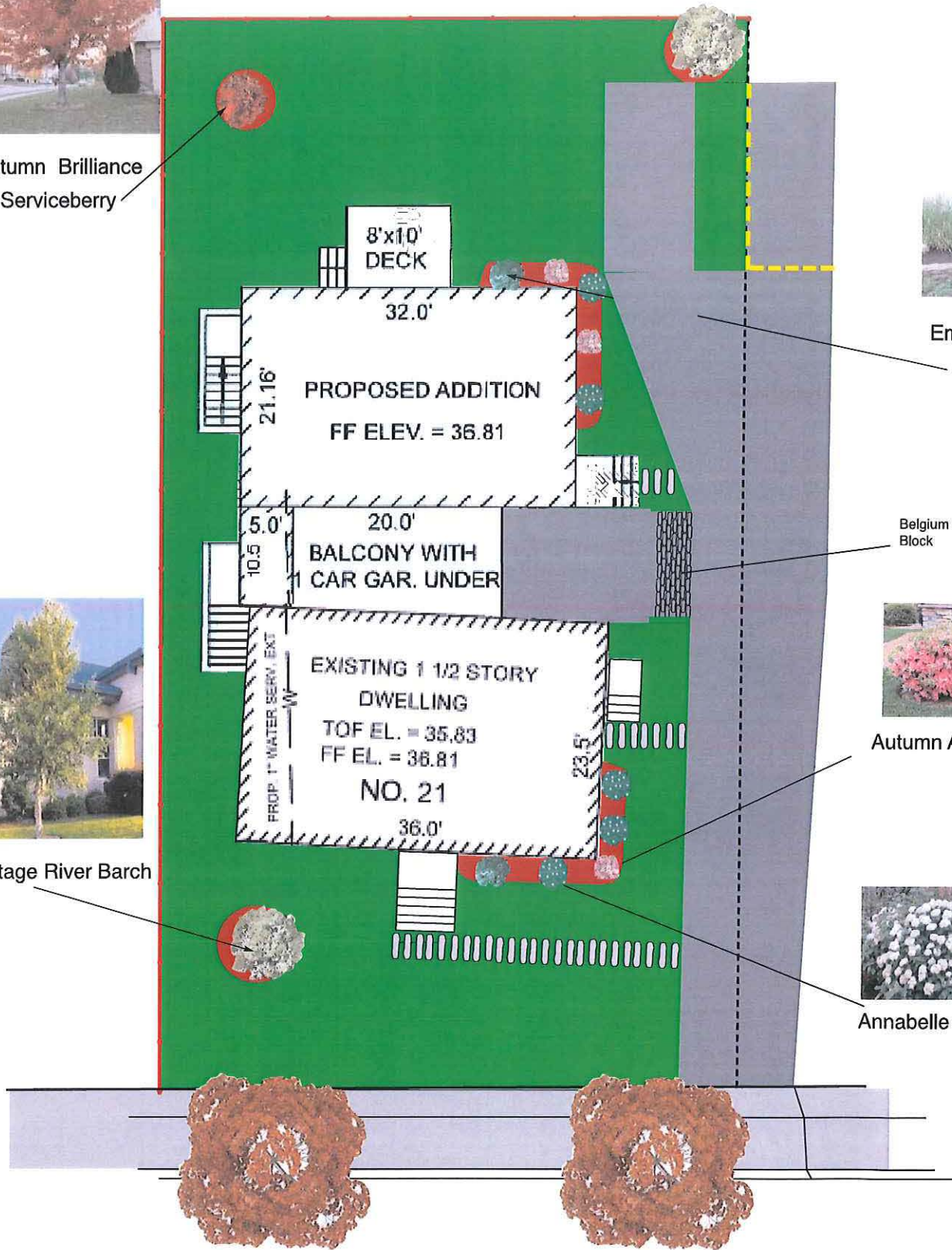
Plan shows the existing structure and the proposed structure in context with surrounding neighborhood



Autumn Brilliance Serviceberry



Heritage River Birch



Emerald Green Arborvitae

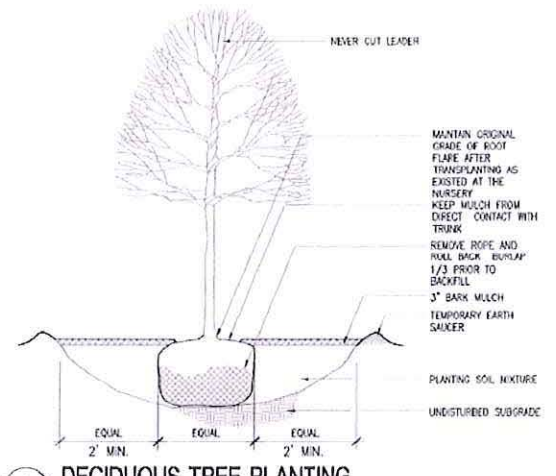
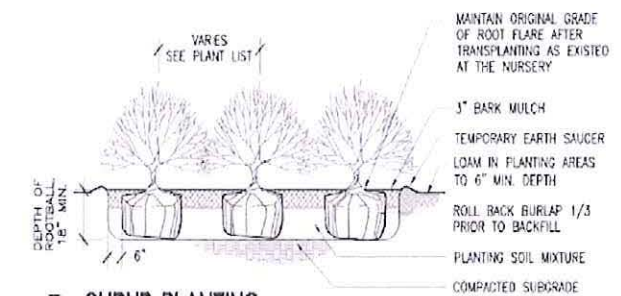
Belgium Block



Autumn Amethyst



Annabelle Hydrangea



1. All plants shall be located as shown on the plan.
2. Final grading of topsoil shall be completed before any planting commences.
3. All new plantings shall be continuously watered. A watering schedule shall be maintained by the building contractor.
4. If planting is unavailable and requires substitution, the landscape contractor must receive an approval of the substitution from the building contractor.
5. The contractor shall verify location of all plantings on the plan and locate these areas for the landscaping contractor.
6. In the larger plantings, the root shall remain 3" above finished grade. Sufficient room shall be allowed around the root ball to receive planting mix.
7. All mulch beds around plantings shall be shaped and edged. They shall receive a minimum of 2" bark mulch.
8. All planting mix shall have a ratio of two parts topsoil and one part compost.
9. All plantings shall be planted in strict adherence to the instructions of the nurseries that supplied the planting.
10. Stakes will be located around tree trunks and shall be tied off to the stakes to give planting stability.
11. The entire lawn areas shall be hydroseeded and shall be watered twice a day.
12. Both the parking spaces and the front walkway shall be brick-paved with a red holland brick. The perimeter of the parking spaces shall consist of a soldier course while the body of the area shall have a herringbone design. The substrata shall include a 4" layer of sand and cement.
13. A 3-foot-long area in front of the driveway shall receive Belgium block granite laid in a concrete mix and joints filled with mortar mix. This will serve to protect the driveway from ice and snow deris from tires before entering the driveway.
14. The driveway shall consist of two coats of 2" asphalt layers, on top of 4" crushed stone.

Preliminary Landscape Plan



21 Loomis St
Perspective view from the left side
of house

- A. Gut the entire interior of the existing house**
- B. Install Geldwin wood framed windows six over six. Windows will be similar to post-war design.**
- C. Trim shall be primed pine and shall match post-war construction.**
- D. The house shall be sided with red cedar shingles identical to the original.**
- E. Shutters shall match shutters of the period.**
- F. Front door shall be pine with 6 panels painted.**
- G. The existing front porch including brick stairway and cast iron handrail shall be eliminated.**
- H. The new stairway and landing to the structure shall consist of pressure-treated wood veneered with primed pine, trim, mahogany steps, cedar posts, and cedar handrails and hemlock balustrads.**
- I. Roofing shall consist off 3 tab asphalt shingles similar to post war construction.**
- L. Landscaping including plantings, walkways, and driveways shall be consistant to post war conditions.**



Perspective drawing depicting the preservation and development of 21 Loomis St Cambridge

August 17, 2022

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

2022 AUG 18 P 2:59
CITY OF CAMBRIDGE
INSPECTORIAL SERVICES

RE: 21 Loomis Street, Cambridge – 21 Loomis Street, Cambridge, MA

Dear Sirs/Madams:

I am the immediate abutter located to the left of the little Cape Style Home and its backyard in issue, my being the little one-story ranch style home known as 15 Loomis Street.

I have resided at 15 Loomis Street for some 30 years since I married my late, and then widowed, husband George W. Spartichino in 1991.

As so many old multi-generational families had done after WWII, George, who grew up on Raymond Street, built his dream home and raised his young family in this unique little neighborhood known as the Cambridge Highlands. (George served with the 82nd airborne in Europe during WWII.) George's 2 grandsons have also resided in the neighborhood; and I, too, am a multigenerational Cambridge resident having grown up in the Mt. Auburn section of Cambridge.

A walk or drive into the Highlands is a trip into the City's post WWII history, consisting of then traditional, yet individually distinct, small one and two family homes – homes generously spaced from each other, with beautiful and large mature trees, off street parking (actual driveways), relatively generous green space (front and back yards), lots of sunshine, blue skies, fresh air, star studded night skies and great unobstructed views of sunsets and sunrises where children actively play and ride their bikes and neighbors meet and carry on conversations safely in the streets and where Halloween draws large numbers of children (even from outside the neighborhood) to our doors – a unique little suburb within a big city.

This little Cape Style Home at 21 Loomis Street is one of two that remains on our street. It is an integral part of the style and history of this neighborhood, our having already lost the little pink Cape that was across the street from my home to demolition and 21st century large scale condo development. The preservation of 21 Loomis Street is greatly appreciated.

But there are other ways of working with this historic little Cape while preserving the wonderful open spaced back yard from being eaten up with another home construction. Daniel Keenan owns the other little Cape Style home which is located to my left at 11 Loomis Street. He has managed to keep its historical integrity and yet make discreet 21st century adjustments to the back of the building that have not impacted his wonderful open spaced back yard, the immediate neighbors, or the neighborhood as a whole.

If the proposed project (building an additional house in the back yard) is allowed to go forward, I will be horrifically impacted with a two+ story wall rising up, approximately 12 feet from the eastern side of my home, the entire length of my home (remember I am only one story high), causing me to lose all direct sunlight (no more sunrises and fostering the growth of moss), causing me to have to listen to multiple air conditioner elements and impacting any thought of my installing solar panels. The neighbors in the immediate rear of both 15 and 21 Loomis Street and I also own 5 stunning and massive old pine trees amongst us. They are thriving in the open space that will be impacted by the proposed development; and the root systems of at least two of these massive trees may very well be impacted by cutting the ground for a foundation in such close proximity to the trees. The neighbor to the right of the proposed construction (25 Loomis Street) shares a driveway with 21 Loomis Street. An additional house and additional automobiles travelling up and down their shared driveway is not only an unfair disruption to their lifestyle and privacy, but it is downright dangerous.

We, the residents of the Cambridge Highlands came to this neighborhood, love to live in this neighborhood, continue to live in this neighborhood for what it is, a way of life – less populated, off street parked, open spaced, generously treed, GREEN, in every sense of the word, unique Cambridge neighborhood. I, who grew up in this City, thought I died and went to heaven when I moved here.

Please do not allow this additional home to be constructed in the back yard. Please stop all this congestive, degreening development in this neighborhood. For profit, for additional housing (there's more than enough behind the Alewife Station, in the Fawcett Street area, even on Concord Ave) what a terrible price to pay? Please keep this post WWII gem of a time capsule and its neighborhood indicative of its time in history (a neighborhood different from any other in the City) intact. Please do not destroy the City's past by turning this neighborhood into a 21st century development of cookie cutter large box structures devoid of character, green space, beautiful large mature trees and bursting with cars, carbon dioxide and congestion.

Thank you,
Roxanne Leary Spartichino
15 Loomis Street
Cambridge, MA 02138

Pacheco, Maria

From: Marcus Chen <hongboc165@gmail.com>
Sent: Wednesday, August 17, 2022 5:44 PM
To: Pacheco, Maria
Subject: Objection to BZA-182714

Hi Maria,

I hope you are doing well!

My name is Hongbo Chen and I'm a resident at 20 Loomis St Apt 2, Cambridge, MA 02138. I'm writing this email for the special permit for 21 Loomis Street under BZA-182714.

I will vote for the objection to the project since the area in the community is already very crowded. Adding another unit there will definitely impact the quality of life around the neighborhood.

In addition, we have a chance to walk around the lot of 21 Loomis Street and noticed that the area itself is very small. I cannot imagine how another unit can fit in that small area, which may impact the construction and daily life of the neighborhood.

Thank you so much,
Hongbo

Pacheco, Maria

From: Alisa L <alisa.lemberg@gmail.com>
Sent: Wednesday, August 17, 2022 10:48 AM
To: Pacheco, Maria
Subject: 21 Loomis St, BZA 182714
Attachments: 25loomis.pdf; 21-25 easement.pdf

Dear Board of Zoning Appeals members,

We are abutting neighbors to 21 Loomis St and our home, 25 Loomis, shares a driveway with 21 Loomis via the easement agreement attached. We have a few questions we want to raise as you consider the special permit request for 21 Loomis.

First a tactical question – It seems that the included materials showcase a grass buffer between parking spaces on some, but not all, renderings. We have not been involved in developing this modification: does the plan being considered include this buffer region or not?

Further with regard to the driveway:

- How will the developer ensure continued access to our parking space during construction; will any modifications be required to our parking space or the shared easement area; and what if any cost might we incur as a result?

More broadly – there is no denying that the current proposal as a whole will have a mixed impact on abutting neighbors and the neighborhood. Is it possible to better uphold the spirit of the Cambridge Highlands overlay district and surrounding city environmental policy, as well as to mitigate negative impact, by:

1. Adding privacy screening such as lattice or taller shrubbery around the new addition particularly between the back deck and shared driveway?
2. Protecting the large city tree that abuts the curb cut in front of 21 Loomis St. – as this is a tight turn, can the developer please take some action to protect this tree during construction?
3. Considering water management – parts of Loomis street already experience flooding during routine rainstorms, and expanded non-permeable construction may cause more runoff. Is there some way to mitigate this by adding drainage around the house and addition, or near the driveway?

Thank you for your consideration,
Alisa Lemberg and Michael Stone
25 Loomis St.

MIDDLESEX SOUTH REGISTRY OF DEEDS

#21
DEED REFERENCE
BOOK 2383 PAGE 101

PLAN REFERENCE
BOOK 10251 PAGE 431

OWNER OF RECORD
JOHN P. MEARN, JR. & NANCY L. MEARN

#22
DEED REFERENCE
BOOK 10272 PAGE 032

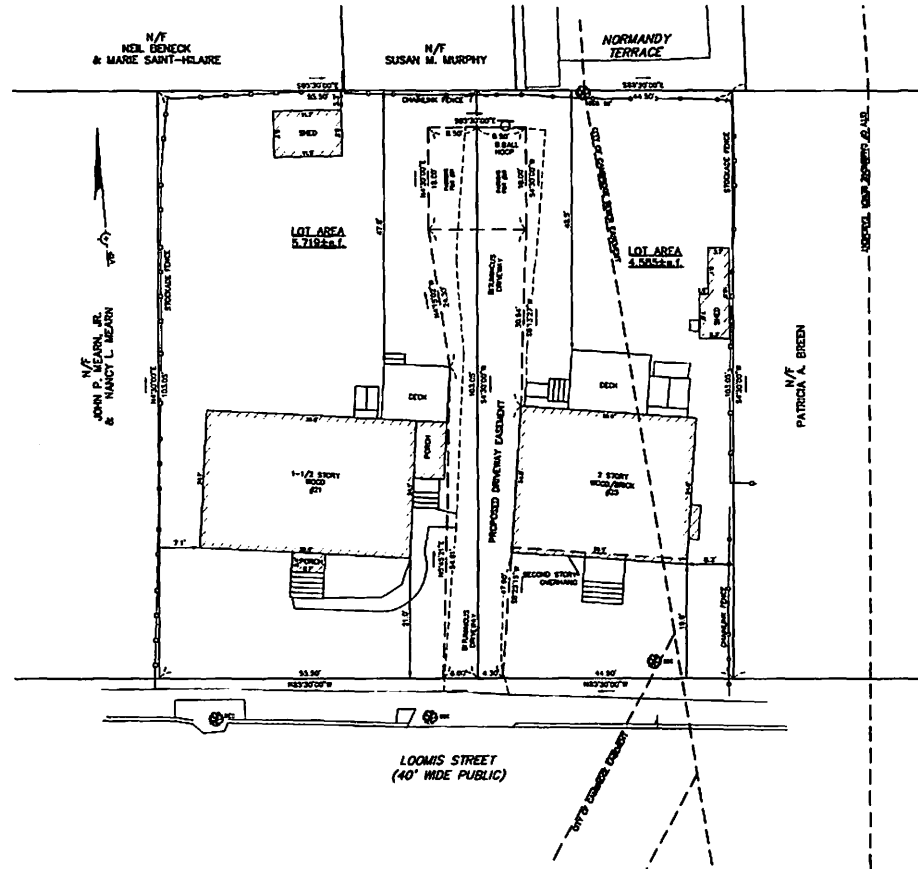
PLAN REFERENCE
BOOK 10251 PAGE 431

OWNER OF RECORD
JAMES H. SOUSA, JR.

Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 419 of 2018
Rec'd 5-23-2018
at 11:24 A.M.

Attest
[Signature]
Register

RESERVED FOR REGISTRY USE



LEGEND

- BLADING
- PROPERTY LINE W/ BEARING DISTANCE
- CONTOUR
- STORAGE FENCE
- CHARLARK FENCE
- POCKET FENCE
- SEWER LINE
- DRAIN LINE
- WATER LINE
- GAS LINE
- GAS VALVE
- WATER VALVE
- DRAIN MANHOLE
- SEWER MANHOLE
- CATCH BASIN
- UTILITY POLE
- LIGHT POLE
- OBSCURE TREE
- CONTOUR TREE

I CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES DIVIDING EXISTING OWNERSHIP, AND THE LINES OF STREETS OR WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN, AND THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

John R. Porter
JOHN R. PORTER PLS. DATE 4/30/18



SCALE: 1" = 10'

EASEMENT PLAN
CAMBRIDGE, MASSACHUSETTS
SHOWING PROPOSED EASEMENT AT
#21-25 LOOMIS STREET

SCALE: 1in=10ft. DATE: APRIL 30, 2018
PROJECT: 218125

VTP
ASSOCIATES
INC.

LAND SURVEYORS - CIVIL ENGINEERS 132
ADAMS STREET 2ND FLOOR SUITE 3
HEYDORF, MA 02138
(617) 332-8271

SHEET 1 OF 1

419 of 2018

MD



Bk: 71046 Pg: 399 Doc: AGR
Page: 1 of 4 05/23/2018 11:48 AM

COMMON DRIVEWAY AGREEMENT

COMMON DRIVEWAY AGREEMENT ("Agreement") dated this 8th day of May, 2018 by and between John P. Mearn, Jr. of 21 Loomis Street, Cambridge, Massachusetts ("Mearn") and Michael Stone and Alisa Lemberg of 25 Loomis Street, Cambridge, Massachusetts ("Stone/Lemberg")

RECITALS

WHEREAS Mearn is the owner, as the surviving tenant by the entirety, of the premises located at 21 Loomis Street, Cambridge, Massachusetts by virtue of a deed dated October 29, 1993 and recorded with the Middlesex South Registry of Deeds ("Registry") in Book 23833, Page 101 ("21 Loomis") and death certificate of Nancy L. Mearn, recorded herewith; and

WHEREAS Stone/Lemberg is the owner of the premises located at 25 Loomis Street, Cambridge, Massachusetts by virtue of a deed dated ~~April~~^{May} 7, 2018 and recorded with the Registry in Book 70983, Page 277 ("25 Loomis").

WHEREAS 21 Loomis and 25 Loomis share a common boundary on the easterly side of 21 Loomis and the westerly side of 25 Loomis; and

WHEREAS 21 Loomis and 25 Loomis share a driveway along the common boundary shown as "PROPOSED DRIVEWAY EASEMENT" on a plan entitled "Easement Plan Cambridge, Massachusetts Showing Proposed Easement at #21-25 Loomis Street, Scale: 1 in. = 10ft" dated April 30, 2018 recorded herewith as Plan 419 of 2018 and

WHEREAS Mearn and Stone/Lemberg desire to provide for the use and maintenance of the common driveway by each of the owners of 21 Loomis and 25 Loomis, in common with each other.

NOW THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, the parties hereby grant, establish, declare and reserve the following rights, easements and obligations:

Each party grants to the other, a perpetual right and easement, to travel on and over the common driveway upon the terms and conditions hereinafter provided.

The common driveway shall be used for access and travel on foot and by vehicle (a) between Loomis Street and the parking area and other improvements from time to time constructed on 21 Loomis and (b) between Loomis Street and the parking area and other improvements from time to time constructed on 25 Loomis Street.

No parking shall be permitted in the common driveway and neither party shall use the common driveway, in any manner that interferes with the other party's ability to travel over the driveway and to access the parking area by motor vehicle. The cost of the maintaining and repairing the common driveway shall be shared equally between the parties.

The provisions of this Agreement shall be deemed to run with 21 Loomis and 25 Loomis and shall inure to the benefit of and shall be binding upon the owner of 21 Loomis and the owner of 25 Loomis and their respective heirs, legal representatives, successors and assigns.

SIGNATURE PAGES TO FOLLOW

J.P. Mearns
John P. Mearns, Jr.
21 Loomis Street Cambridge Ma

THE COMMONWEALTH OF MASSACHUSETTS

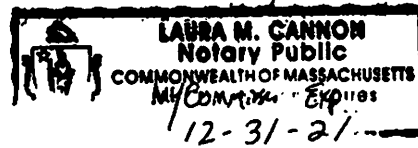
Middlesex, ss.

May 7, 2018

On this 7 day of May, 2018, before me, the John P. Mearns, Jr. aforesaid, proved to me through satisfactory evidence of identification, which was a drivers license, to be the person whose name is signed on this page and/or the attached documents, and acknowledged to me that she signed it voluntarily for its stated purpose and acknowledged the foregoing instrument to be her free act and deed, before me.

[Signature]

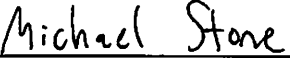
Notary Public LAURA M. CANNON
My Commission Expires: 12-31-21



EXECUTED under seal as of the date and year first above written.



Alisa Lemberg

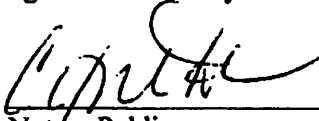


Michael Stone

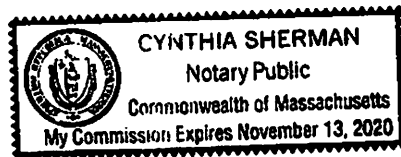
COMMONWEALTH OF MASSACHUSETTS

County of Middlesex, ss.

On this 8th day of May, 2018, before me, the undersigned notary public, personally appeared Alisa Lemberg and Michael Stone, proved to me through satisfactory evidence of identification which was Passport + NIDL, 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.



Notary Public
My commission expires:



Pacheco, Maria

From: Patricia Amoroso <patty_02138@yahoo.com>
Sent: Monday, August 15, 2022 8:48 PM
To: Pacheco, Maria
Subject: Board of Zoning Appeal Case No: BZA-182714

Regarding Case BZA-182714

21 Loomis Street, Cambridge, MA 02138

My name is Patricia Amoroso, I live at 40 Loomis Street and my request today is to deny this petition. I have lived on this street for 50 years plus and I feel this proposed building in the rear of 21 Loomis would be very out of character for this neighborhood. The greenspace would be severely impacted as well as sunlight and overall appeal to the aesthetics of the neighborhood. The proposed plans include separate full sized entrances which inevitable would be turned into more rentals I believe. I have seen this transition on very nearby Griswold Street and Sunset Road. Both look out of place in this neighborhood.

I understand, larger square footage means more money and then the developers are gone. Being a part of this neighborhood for 2 generations and now onto the third, this really changes the consistency of the flavor here on Loomis Street. What was mostly single and 2 family style homes all with a backyard now is seemingly turning into no yards, bigger and higher than before and certainly not affordable housing.

I grew up with the Mearns' family house at 21 Loomis across the street and swam in the built in swimming pool that was once where the proposed building would be. To imagine a much higher house than what is usual for the neighborhood and sideways on a what was once a lovely backyard and facing a shared driveway is not esthetically acceptable in any way. I ask as resident of Loomis Street, who completely understands progress with regards to development and enhancement to neighborhoods, ask you to deny this petition. This certainly doesn't enhance any of us existing neighbors in any way.

Patricia Amoroso
40 Loomis Street
Cambridge, MA 02138
617 354-0775

Pacheco, Maria

From: Eamon Fee <eamonfee@mac.com>
Sent: Wednesday, August 17, 2022 12:30 PM
To: Pacheco, Maria
Subject: Special permit #182714

Dear Maria

I would like to ask the board for a continuance on hearing # 182714 Thanks Regards Eamon Fee



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2022 AUG 17 PM 2:07

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

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

**The Board of Zoning Appeal
831 Mass Avenue
Cambridge, MA 02139**

RE: Case # BZA-182714

Address: 21 Loomis St

Owner, Petitioner, or Representative: Canon Fee
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 8/17/22

Canon Fee
Signature

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(7:12 p.m.)

Sitting Members: Brendan Sullivan, Andrea A. Hickey, Wendy
Leiserson, Laura Wernick, and Jason
Marshall

BRENDAN SULLIVAN: Well, we're running -- again, a
little bit ahead of time here. The Chief of Staff to my
right here is encouraging me to keep up the pace.

It being 7:15, let me call Case No. ¹⁸²⁷¹⁴ 18214 -- 21
Loomis Street. Is the petitioner on the line? There
appears to be nobody calling in.

There is correspondence received by the Board
dated Wednesday October -- August 17, 2022.

"Dear/to Ms. Pacheco:

"I would like to ask t Board for a continuance on
hearing No. 182714.

Thanks, regards, Eamon Fee."

The matter will be continued until the next
available date -- it is -- so it could be October 6. Yeah,
October 6, 2022, at 6:00 p.m.

Let me make a motion, then, to grant the
continuance request to October 6, 2022 at 6:00 p.m. on the

1 condition that the petitioner change the posting sign to
2 reflect the new date of October 6, 2022 at 6:00 p.m., and
3 that any new submittals be in the file by 5:00 p.m. on the
4 Monday prior to the October 6 hearing.

5 That I would also request that the petitioner
6 furnish a shadow study on the potential, if any, effect,
7 that the proposed work might have on adjoining properties.

8 Second of all, there is correspondence what has
9 just come in from the abutter on the left, Roxanne Leary
10 Spartichino, and I would ask that the petitioner be
11 attentive to that correspondence and possibly reach out to
12 the next-door neighbor on the left.

13 On the right, there is also correspondence which
14 has come in from Alisa Lemberg -- A-l-i-s-a L-e-m-b-e-r-g --
15 and Michael Stone, who have raised some issues regarding the
16 projects, and also some methods to possibly ease their life
17 while this work is going on -- potential work going on.

18 And I would ask that the petitioner address those
19 issues to Alisa and Michael also, prior to the October 6
20 hearing, so that they have a chance with both abutters on
21 either side -- have a chance, then, to convey their thoughts
22 to the Board regarding those discussions.

1 On the motion, then, to continue this matter to
2 October 6, 2022, Laura Wernick?

3 LAURA WERNICK: Sorry. Laura Wernick votes in
4 favor of continuance.

5 BRENDAN SULLIVAN: Jason Marshall?

6 JASON MARSHALL: Yes.

7 BRENDAN SULLIVAN: Wendy Leiserson?

8 WENDY LEISERSON: Yes.

9 BRENDAN SULLIVAN: Andrea Hickey?

10 ANDREA HICKEY: Yes.

11 BRENDAN SULLIVAN: Yes.

12 [All vote YES]

13 BRENDAN SULLIVAN: On five affirmative votes, this
14 matter is continued to October 6.

15 Next up will be Foster Place, but we have to wait
16 until 7:30.

17

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EXISTING HOUSE

9AM



12PM

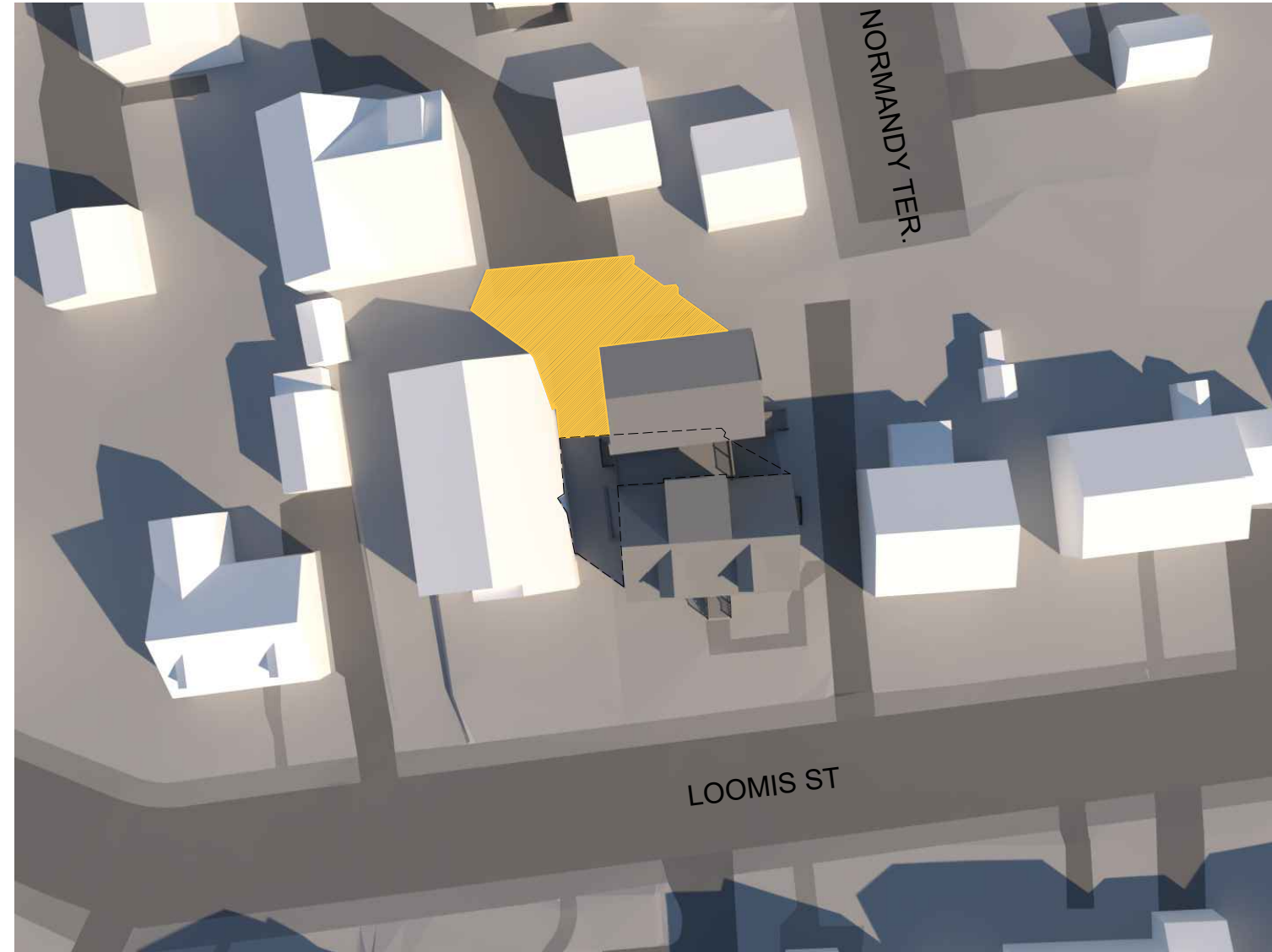


3PM

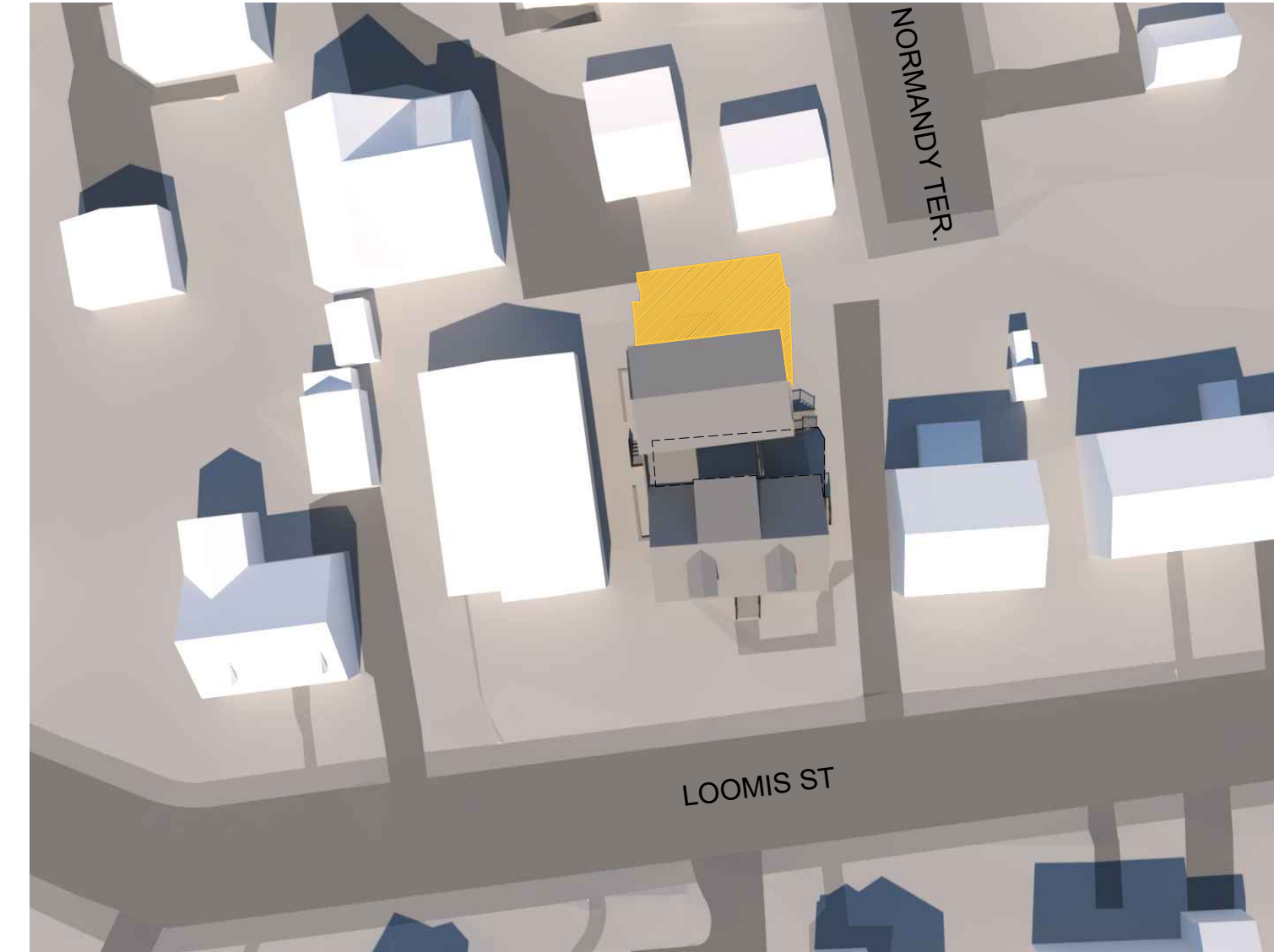


PROPOSED DEVELOPMENT

9AM



12PM

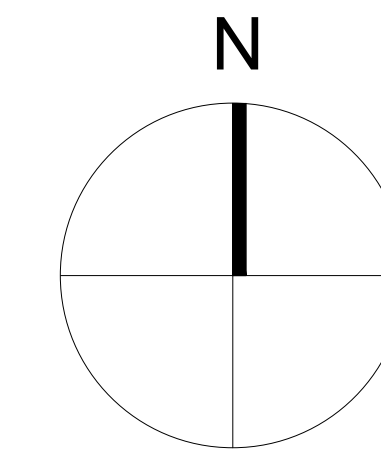


3PM



ADDITIONAL SHADOWS

*NEIGHBORING 3D DATA BY CAMBRIDGE GIS



SHADOW STUDY

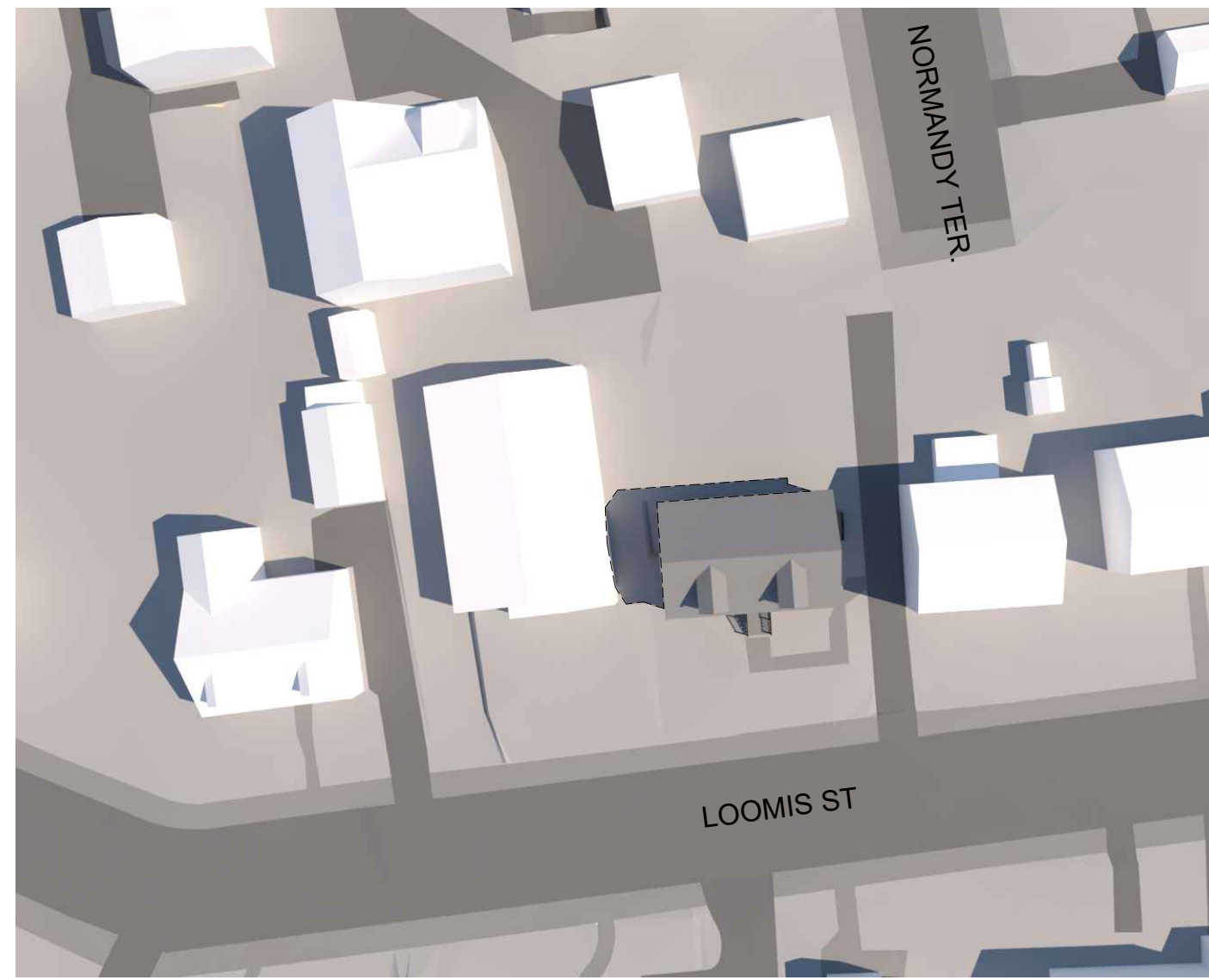
21 LOOMIS STREET
CAMBRIDGE, MA

MARCH 21 | SEPT 21
EQUINOX

AN DUO
DESIGN

EXISTING HOUSE

9AM



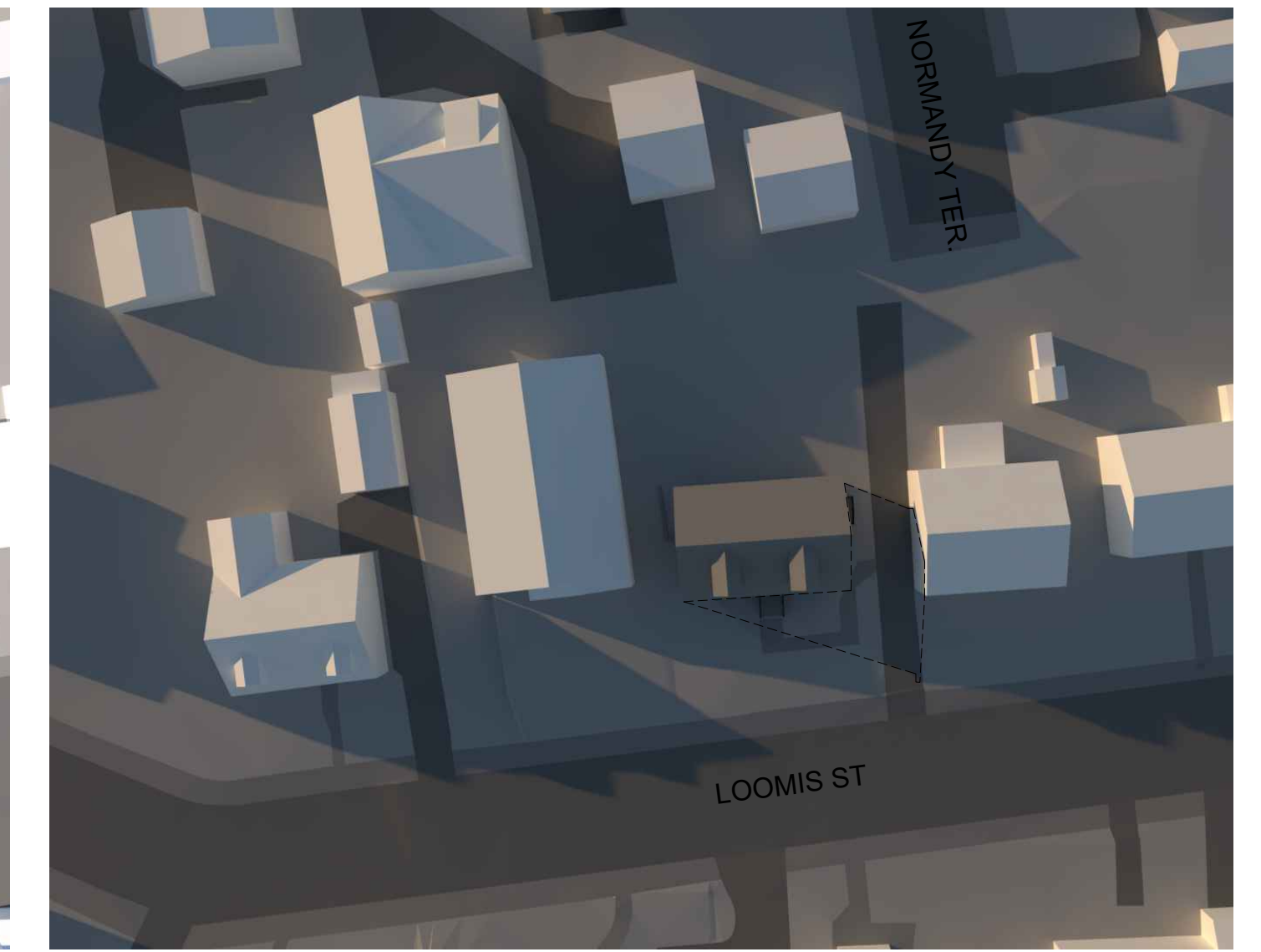
12PM



3PM

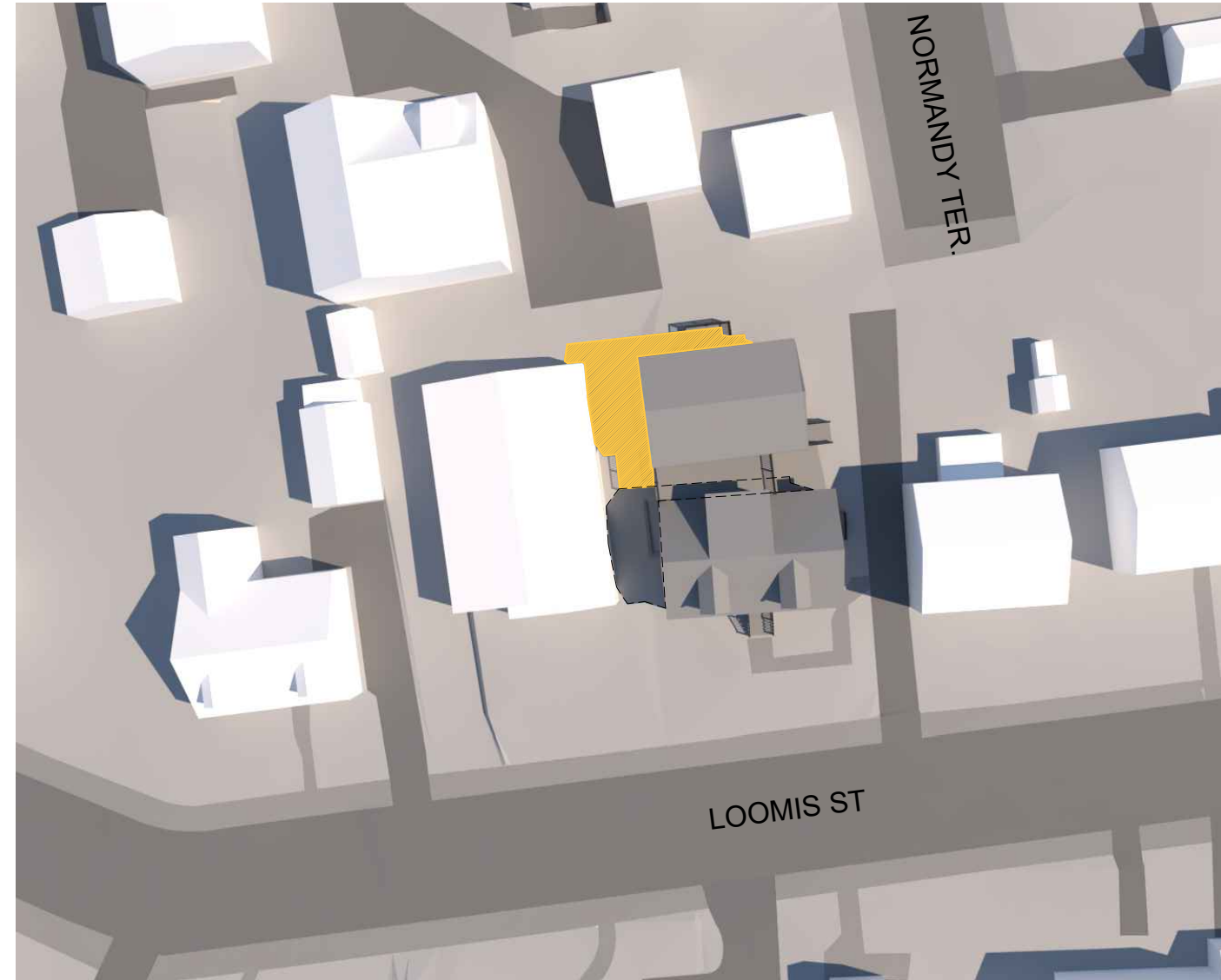


6PM

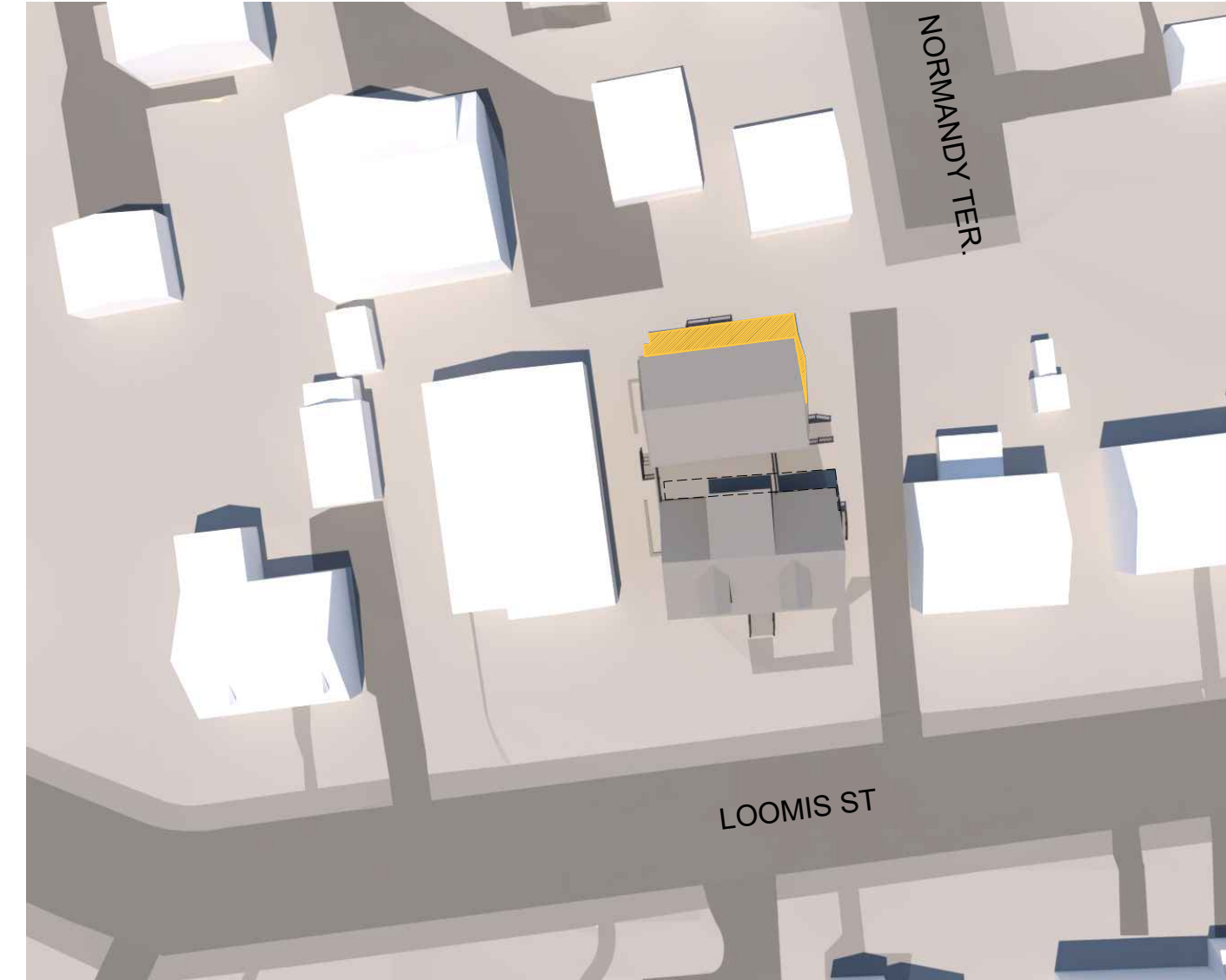


PROPOSED DEVELOPMENT

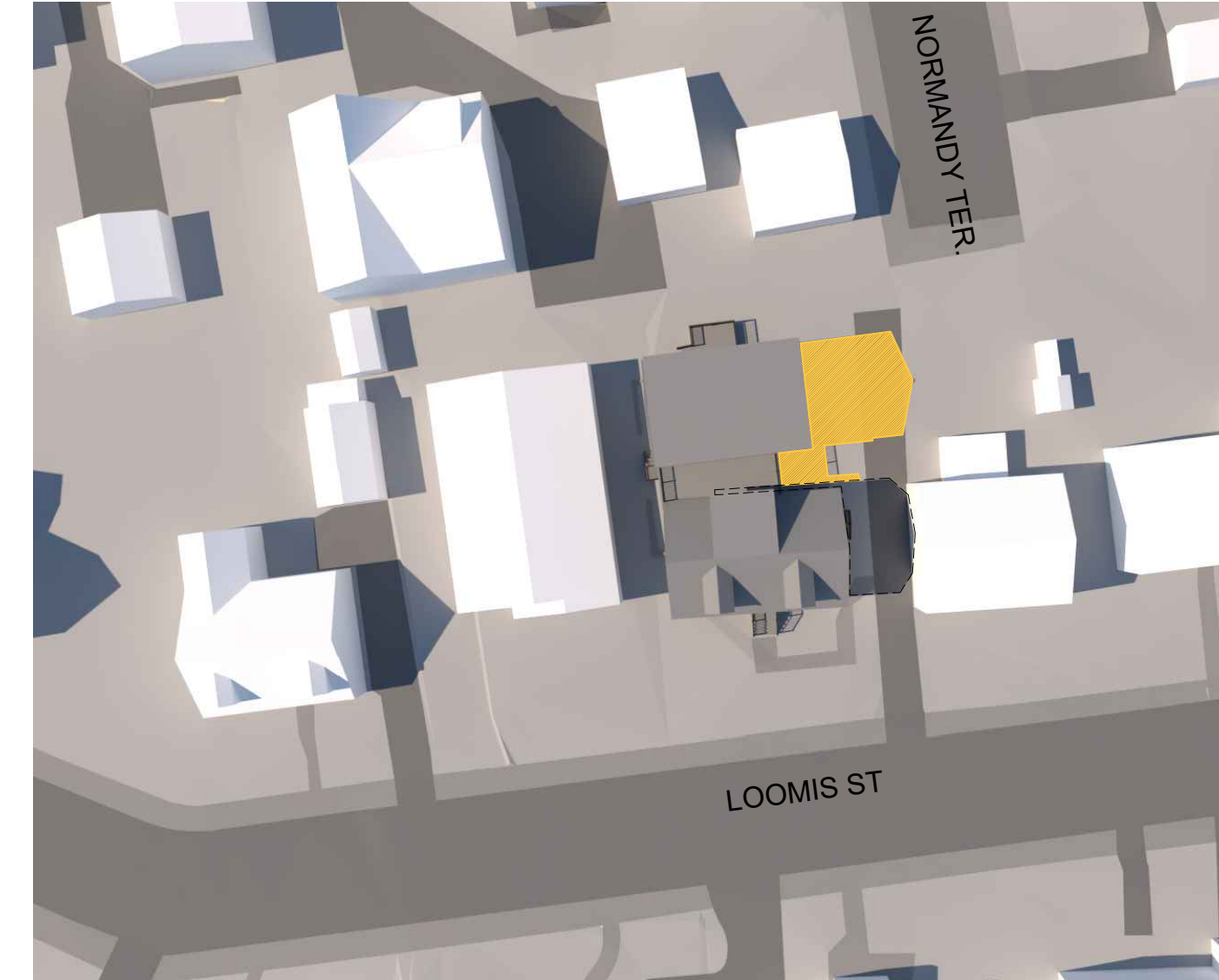
9AM



12PM



3PM



6PM



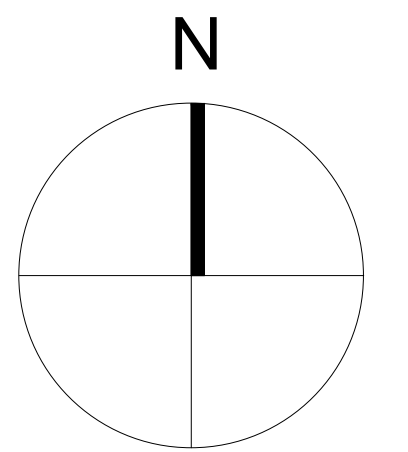
 ADDITIONAL SHADOWS

*NEIGHBORING 3D DATA BY CAMBRIDGE GIS

SHADOW STUDY

21 LOOMIS ST.
CAMBRIDGE, MA

JUNE 21



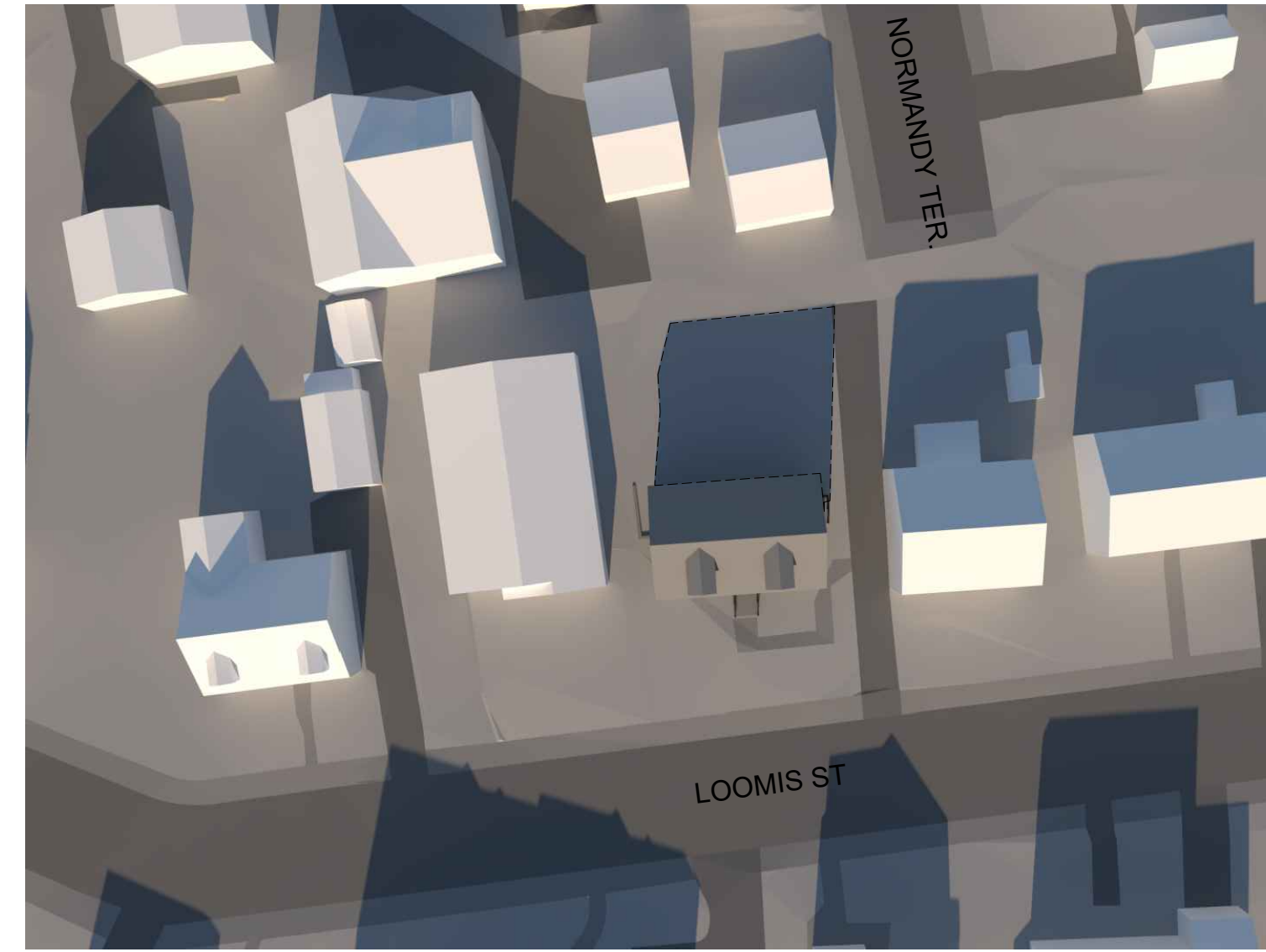
 AN DUO
DESIGN

EXISTING HOUSE

9AM



12PM



3PM



PROPOSED DEVELOPMENT

9AM



12PM

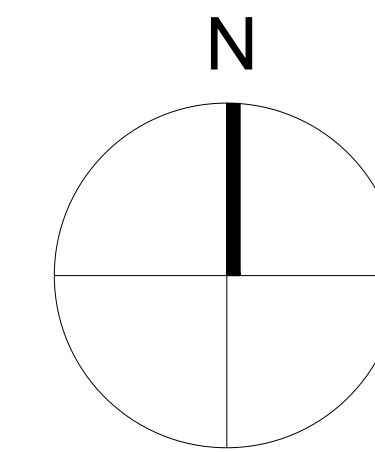


3PM



ADDITIONAL SHADOWS

*NEIGHBORING 3D DATA BY CAMBRIDGE GIS



SHADOW STUDY

21 LOOMIS ST.
CAMBRIDGE, MA

DECEMBER 21

AN DUO
DESIGN

PLAN NO. 419 OF 2018

N/F
NEIL BENECK AND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K

#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B

#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

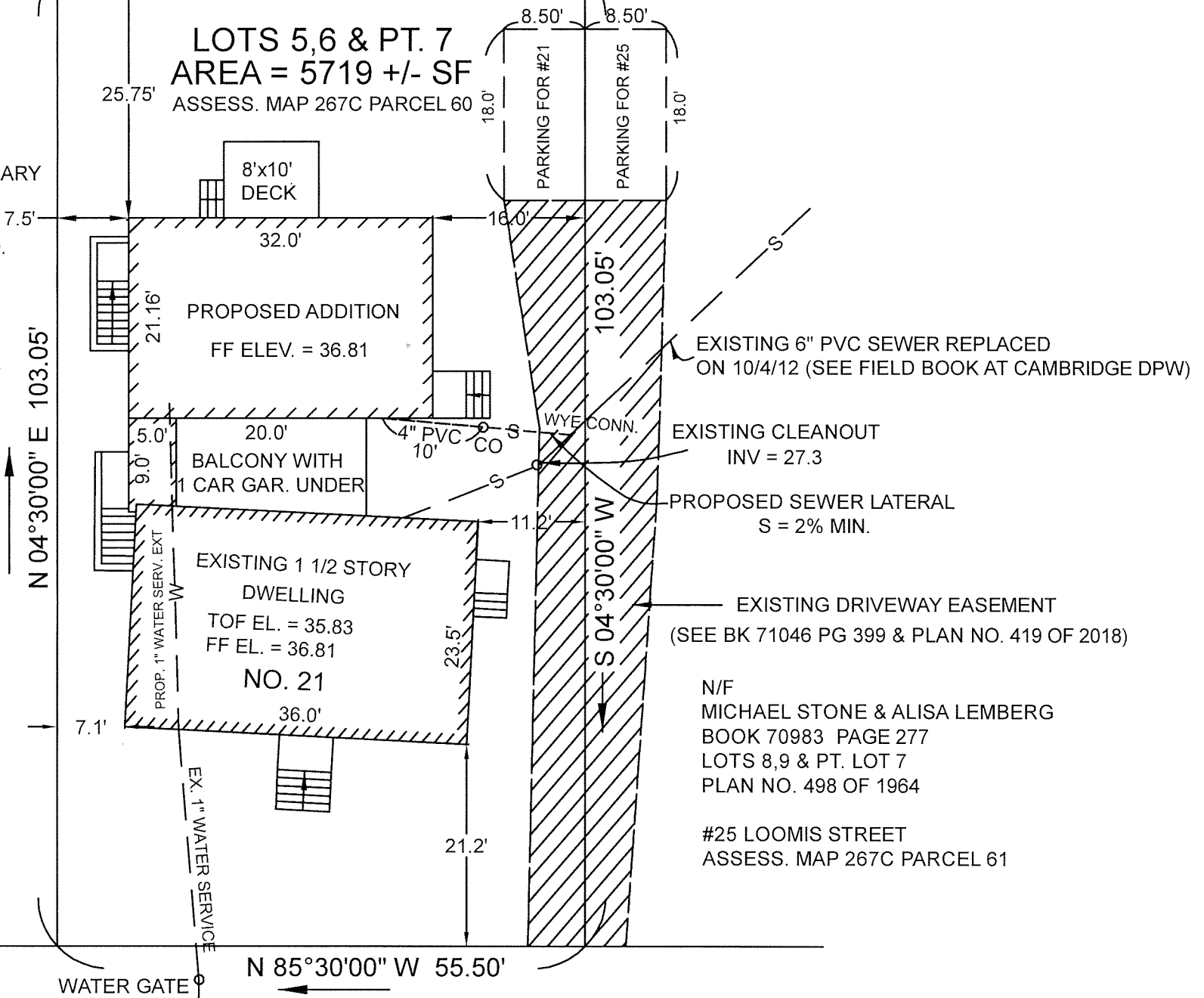
NORMANDY
TERRACE

S 85°30'00" E 55.50'

LOTS 5,6 & PT. 7
AREA = 5719 +/- SF
ASSESS. MAP 267C PARCEL 60

N/F
GEORGE W. AND ROXANNE LEARY
SPARTICHINO
CERT. NO. 234810
LOTS 120 AND 121 LC PLAN NO.
14710-A
LOT 202 LC PLAN NO. 14229-D

#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50



N/F
MICHAEL STONE & ALISA LEMBERG
BOOK 70983 PAGE 277
LOTS 8,9 & PT. LOT 7
PLAN NO. 498 OF 1964

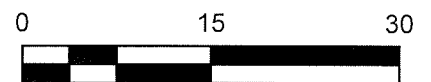
#25 LOOMIS STREET
ASSESS. MAP 267C PARCEL 61

LOOMIS STREET (PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

PLOT PLAN SHOWING
PROPOSED ADDITION
IN
CAMBRIDGE, MA
21 LOOMIS STREET



SCALE: 1" = 15'-0"

JUNE 10, 2022

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

NOTES:

- 1.) RECORD OWNER: 21 LOOMIS STREET LLC
- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE



21 Loomis St.









- A. Gut the entire interior of the existing house
- B. Install Geldwin wood framed windows six over six. Windows will be similar to post-war design.
- C. Trim shall be primed pine and shall match post-war construction.
- D. The house shall be sided with red cedar shingles identical to the original.
- E. Shutters shall match shutters of the period.
- F. Front door shall be pine with 6 panels painted.
- G. The existing front porch including brick stairway and cast iron handrail shall be eliminated.
- H. The new stairway and landing to the structure shall consist of pressure-treated wood veneered with primed pine, trim, mahogany steps, cedar posts, and cedar handrails and hemlock balustrads.
- I. Roofing shall consist off 3 tab asphalt shinglles similar to post war construction.
- L. Landscaping including plantings, walkways, and driveways shall be consistant to post war condi-tions.



Perspective drawing depicting the preservation and development of 21 Loomis St Cambridge



21 Loomis St
Perspective view from the left side
of house



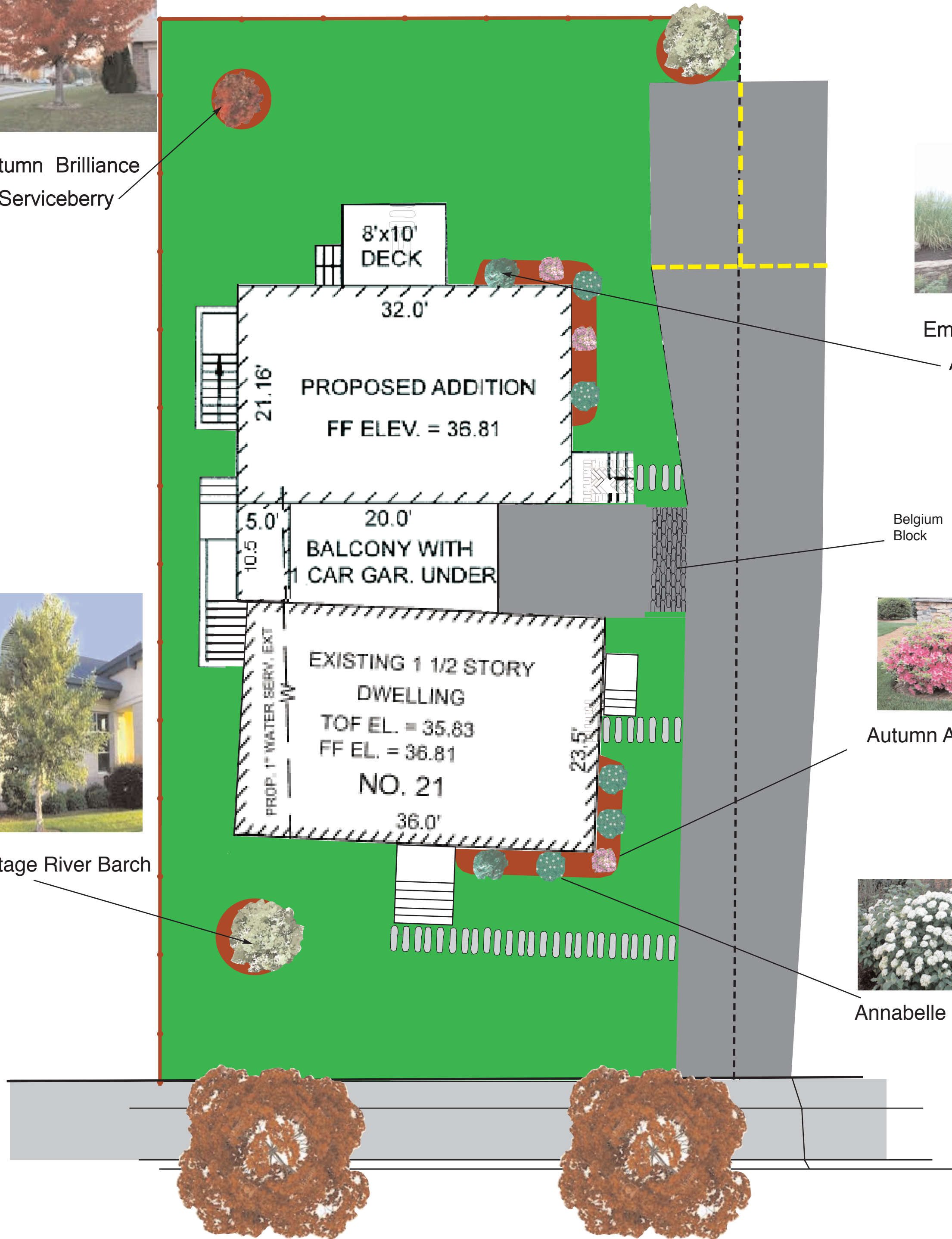
Plan shows the existing structure and the proposed structure in context with surrounding neighborhood



Autumn Brilliance Serviceberry



Heritage River Birch



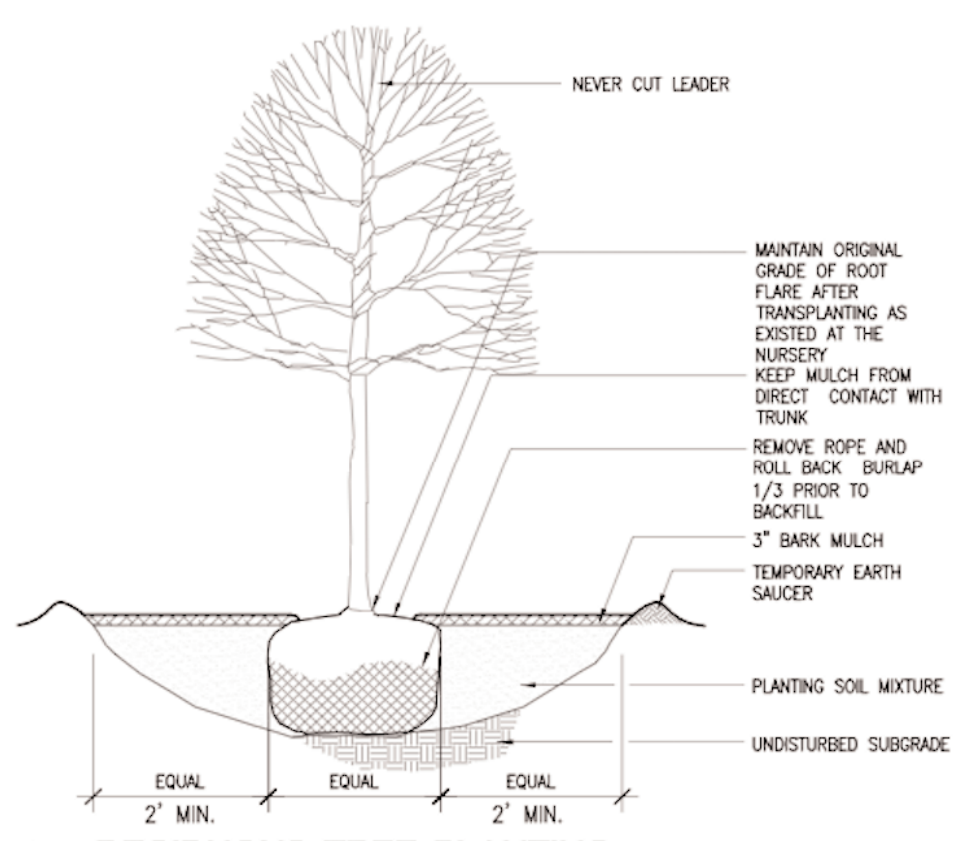
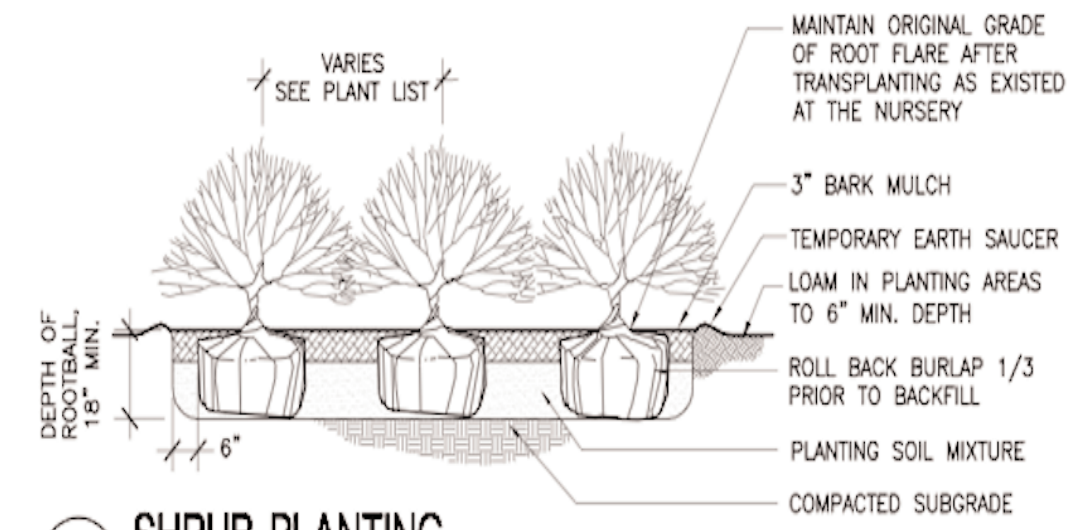
Emerald Green Arborvitae



Autumn Amethyst



Annabelle Hydrangea



1. All plants shall be located as shown on the plan.
2. Final grading of topsoil shall be completed before any planting commences.
3. All new plantings shall be continuously watered. A watering schedule shall be maintained by the building contractor.
4. If planting is unavailable and requires substitution, the landscape contractor must receive an approval of the substitution from the building contractor.
5. The contractor shall verify location of all plantings on the plan and locate these areas for the landscaping contractor.
6. In the larger plantings, the root shall remain 3" above finished grade. Sufficient room shall be allowed around the root ball to receive planting mix.
7. All mulch beds around plantings shall be shaped and edged. They shall receive a minimum of 2" bark mulch.
8. All planting mix shall have a ratio of two parts topsoil and one part compost.
9. All plantings shall be planted in strict adherence to the instructions of the nurseries that supplied the planting.
10. Stakes will be located around tree trunks and shall be tied off to the stakes to give planting stability.
11. The entire lawn areas shall be hydroseeded and shall be watered twice a day.
12. Both the parking spaces and the front walkway shall be brick-paved with a red holland brick. The perimeter of the parking spaces shall consist of a soldier coarse while the body of the area shall have a herringbone design. The substrata shall include a 4" layer of sand and cement.
13. A 3-foot-long area in front of the driveway shall receive Belgium block granite laid in a concrete mix and joints filled with mortar mix. This will serve to protect the driveway from ice and snow deris from tires before entering the driveway.
14. The driveway shall consist of two coats of 2" asphalt layers, on top of 4" crushed stone.

LOOMIS ST 40 FT WIDE

Eamon Fee
210 Barker Street
Pembroke Ma 02359
617 592 3928
eamonfee@mac.com

July 1st 2022

Dear Ranjit

Regarding 21 Loomis Street,

As per our phone conversation on Thursday morning,

I revised the 21 Loomis st plot to reflect a five-foot buffer zone between the lot line and our parking space. Hopefully this is sufficient. I will also upload a revised plot plan showing the open space calculations.

Thanks for all your help

Regards

Eamon

PLAN NO. 419 OF 2018

N/F
NEIL BENECK AND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K

#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B

#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

NORMANDY
TERRACE

N/F
GEORGE W. AND ROXANNE LEARY
SPARTICHINO
CERT. NO. 234810
LOTS 120 AND 121 LC PLAN NO.
14710-A
LOT 202 LC PLAN NO. 14229-D

#15 LOOMIS STREET
ASSESS. MAP 267C PARCEL 50

EXISTING 6" PVC SEWER REPLACED
ON 10/4/12 (SEE FIELD BOOK AT CAMBRIDGE DPW)

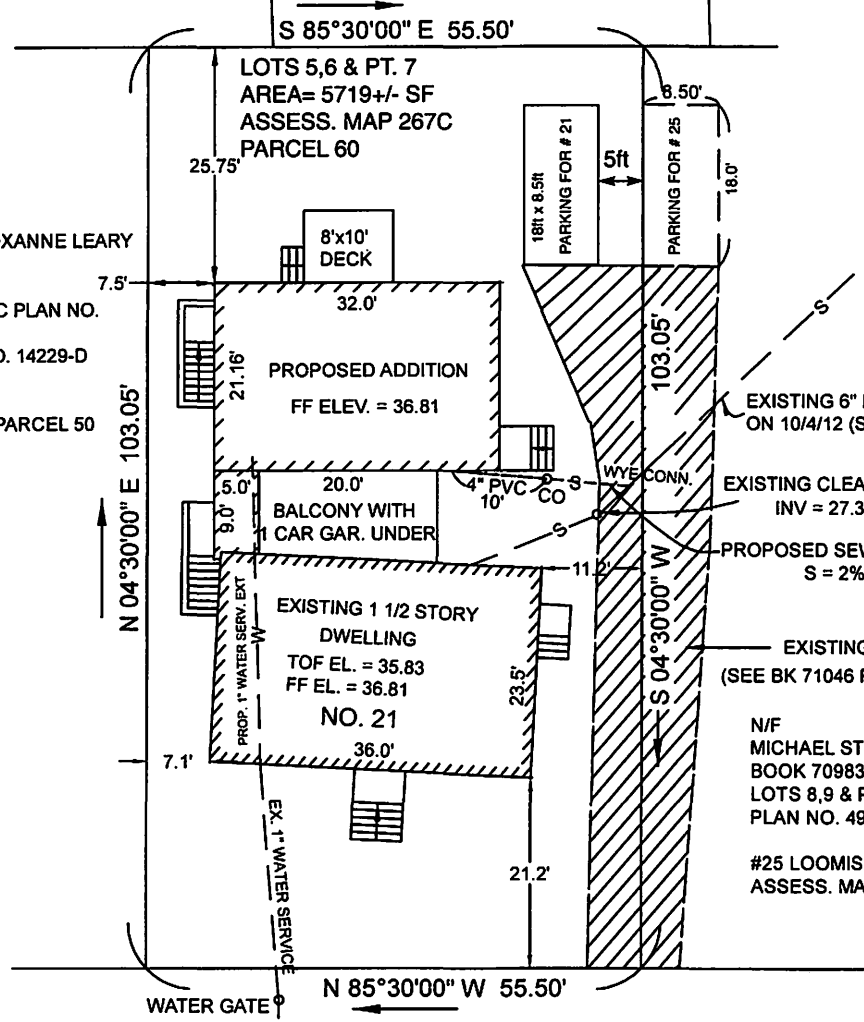
EXISTING CLEANOUT
INV = 27.3

PROPOSED SEWER LATERAL
S = 2% MIN.

EXISTING DRIVEWAY EASEMENT
(SEE BK 71046 PG 399 & PLAN NO. 419 OF 2018)

N/F
MICHAEL STONE & ALISA LEMBERG
BOOK 70983 PAGE 277
LOTS 8,9 & PT. LOT 7
PLAN NO. 498 OF 1964

#25 LOOMIS STREET
ASSESS. MAP 267C PARCEL 61

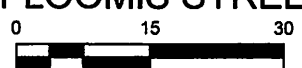


LOOMIS STREET (PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

PLOT PLAN SHOWING
PROPOSED ADDITION
IN
CAMBRIDGE, MA
21 LOOMIS STREET



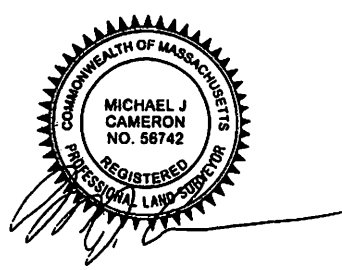
SCALE: 1" = 15'-0"

JUNE 10, 2022

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

NOTES:

- 1.) RECORD OWNER: 21 LOOMIS STREET LLC
- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE



PLAN NO. 419 OF 2018

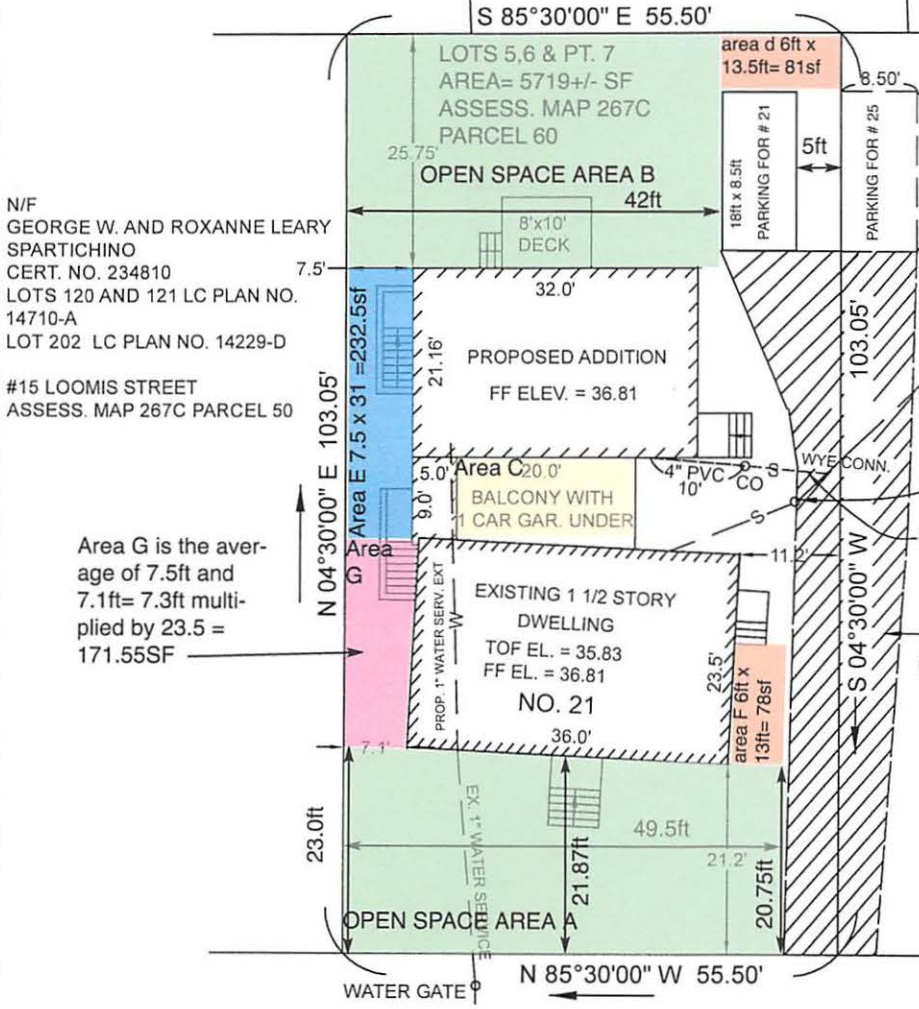
N/F
NEIL BENECK AND
MARIE SAINT - HILAIRE
CERT. NO. 215905
LOT 100 - LC PLAN NO. 5841-K

#93 NORMANDY AVE
ASSESS. MAP 267A PARCEL 263

N/F
MICHAEL B & SUSAN M. MURPHY
CERT. NO. 203865
LOT 60 - LC PLAN NO. 5841-B

#103 NORMANDY AVE
ASSESS. MAP 267A PARCEL 204

NORMANDY
TERRACE



OPEN SPACE CALCULATIONS
The levels of the decks and poarchs will be less than four feet from grade

AREA A = 21.875x 49.5 ft
= 1082.8 or 18.93%
AREA B = 25.75 x 42ft
= 1081.5SF or 18.90%
total 2164.3 or 37.84%

Total area 15ft x 15ft or greater is 37.83%

AREA C
15ft x 9.5ft=142.5 or 2.49%
AREA D 6ft x 13.5 ft = 81SF or 1.41%
AREA E 7.5ft x 31ft = 232.5SF or 4.06%
AREA F 6ft x 13ft = 78 SF or 1.36%
AREA G = 171.55SF or 2.99%
Total areas at least 6ft with a minimum of 72sf is and does not exceed 25% of the total required open space is 761sf or 13%

Total open space is 51%

N/F
MICHAEL STONE & ALISA LEMBERG
BOOK 70983 PAGE 277
LOTS 8,9 & PT. LOT 7
PLAN NO. 498 OF 1964

#25 LOOMIS STREET
ASSESS. MAP 267C PARCEL 61

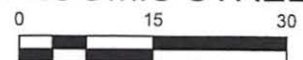
Area G is the average of 7.5ft and 7.1ft= 7.3ft multiplied by 23.5 = 171.55SF

LOOMIS STREET (PUBLIC - 40.00' WIDE)

SMH
RIM = 31.52
(BENCHMARK)

6" WATER LINE

**PLOT PLAN SHOWING
PROPOSED ADDITION
IN
CAMBRIDGE, MA
21 LOOMIS STREET**



SCALE: 1" = 15'-0"

JUNE 10, 2022

D & A SURVEY ASSOCIATES, INC.
P.O. BOX 621 MEDFORD, MA 02155
(781) 324 - 9566

NOTES:

- 1.) RECORD OWNER: 21 LOOMIS STREET LLC
- 3.) DEED REFERENCE: BOOK 77733 PAGE 315
- 3.) PLAN REFERENCE: PLAN NO. 498 OF 1964
PLAN NO. 419 OF 2018
- 4.) CO = CLEANOUT WG = WATER GATE



Loc. 20 Loomis St.	Permit No. 63278
Owner: Edward Hynes	Date: MAR 31 1964
Arch: -----	
Cont: Consolidated Construction Co.	
Descr. Reside-aluminum	
Permit signed by: Clarence Hilchey	
	\$ 1,400.
P 131	

CITY OF CAMBRIDGE	
Loc. 20 Loomis St.	Permit No. 52458
Owner: Cyril E. Hynes	Date: JUL 1 1952
Arch: Home of the Week	
Cont: Wm. A. McNamara Jr.	Dwelling
Descr. Erect 1½ story wood frame dwelling house	
	Plan Bin 150
Permit signed by: Wm. A. McNamara Jr.	
	54½ Berkshire St. Cambridge
	\$ 8000.
P 131	

* 20 Loomis
 Built IN 1952 SINGLE-Family *

CITY OF CAMBRIDGE	
Loc. 20 Loomis Street	Permit No. JUL 27 1970
Owner: Cyril E. Hynes	Date: 68901
Arch:	
Cont: Cyril Hynes	
Descr. Erect swimming pool	
	Swimming pool
Permit signed by: Cyril Hynes	
	11293 <i>in street file</i>
	<i>Plans attached</i>
	\$ 900.
P 131	

SIGNATURES AND CHECK POINTS

It is the responsibility of the applicant to secure signatures as listed below. Because of the possibility that a Public Hearing may be required prior to Historical Commission sign-off, it is suggested that they be contacted as early as possible in the process in order to minimize delay.

AGENCY	ADDRESS	SIGNATURE	DATE
Historical Comm. (Charles Sullivan - 349-4683)	831 Mass. Avenue	<i>C Sullivan</i>	9/4/03
Police Department (Capt. Bongiorno - 349-3330)	52 Western Avenue	<i>R Bongiorno</i>	8/24/03
*Water Department (Ed Santa Maria - 349-4786)	250 Freshpond Parkway	<i>Ed Santa Maria</i>	8/22/03
Fire Department (Fire Prevention - 349-4921) 4900	491 Broadway	<i>Chris O'Connell</i>	8/22/03
Nstar Electric (Fred Martin - 369-5525) 545	101 Linwood Ave, Somerville	<i>F Martin</i>	08/29/03
Nstar Gas (Kevin Kelley - 1-800-572-9800)	101 Linwood Ave, Somerville	<i>D J</i>	8/25/03
Dig Safe 1-800-542-3468	1-800-322-4844 888344		
PWD-Permit Desk (Tim Magliozzi - 349-4800)	147 Hampshire Street		
INSPECTIONAL SERVICES DEPARTMENT - 831 MASSACHUSETTS AVENUE (349-6100)			

INSPECTOR	SIGNATURE	DATE
Environmental Health Inspector*	<i>John Nicolosi</i>	9/5/03
Plumbing and Gas Inspector**	<i>J.B.</i>	9/4/03
Wiring Inspector***	<i>Rfm</i>	9-4-03
Building Inspector	<i>Chris</i>	9/5/03
ISD Commissioner	<i>Mfm</i>	9/5/03
ISD Zoning	<i>RS</i>	8/29/03
FINAL INSPECTION:		

* Environmental Health Inspector will require certification from a licensed pest control contractor that the premises are free from rodent infestation.

** Plumbing and Gas Inspector will require certification from a licensed plumber that plumbing connections to structure(s) being demolished are properly separated and capped.

*** Wiring Inspector will require certification from a licensed electrician that any power sources, including telephone, communications, and fire alarm cables, to or from the structure(s) being demolished have been deactivated and removed or secured such that they will not present a hazard to the public or adjacent properties during demolition.

\$1,000 deposit - could not get meter/shut off not accessible

** Demo Permit **

** Demo Cape Cod House **



Robert R. Bersani
Commissioner

City of Cambridge
Inspectional Services Department
831 Massachusetts Avenue
Cambridge, Massachusetts 02139
(617) 349-6100
Fax (617) 349-6132
TTY (617) 349-6112

DEMOLITION PERMIT APPLICATION

O Permit Number
F
F U
I S
C E
E

0903040

FEE: _____

SPECIAL: _____

TOTAL FEE: 70.00

Type or print in ink

- Building Location: 20 Leamis ST Date: 8/14/03
- Description of proposed work: Demolish CAPE COD HOUSE
LOCATED ON PROPERTY
ROBERT BRAY 491-49
- Owner of Property: [Redacted] Tel No: 617 [Redacted]
Address: [Redacted] 9 Gerry ST City Cambridge Zip 02140
- Contractor: R&B CONST CO + Bull vom mach Tel No.: 617-491-49
Address: 75 River ST City Cambridge Zip 02139
- Type of building construction: wood
(wood, concrete, steel, etc.)
- Size of building: width: 32' length: 24' height: 18'
- How is building occupied: UNOCCUPIED No. of stories: 2
(residence, business, industrial, etc.)
- Will street or sidewalk be blocked or obstructed during demo? yes; no. If yes, then you are required to obtain a permit for street obstruction from the Traffic Department and/or sidewalk obstruction from the Public Works Department.
- Does the building have stormwater and/or sanitary sewer connections? yes; no. "yes", has Public Works (349-4848; 147 Hampshire Street) been contacted and a sewer cap inspection scheduled? yes; no. If it is necessary to excavate in the City right-of-way to complete the sewer cap(s), a Street Opening Permit is required from Public Works.
- Estimated cost of demolition: \$ 7000.00
- A copy of the property plot plan showing the extent of demolition is required with the filing of this application.

PLEASE NOTE: (a) Site will be inspected by the building official prior to demolition. (b) A copy of any environmental assessments for the site may be required by this department before work is allowed to start. (c) As a minimum, a narrative description of the demolition plan is required prior to issuance of the demolition permit. At the option of the building official, depending on the complexity of the project, demolition plans certified by a registered engineer or architect may be required. (d) Applicant is required to submit evidence that demolition has been coordinated with abutting property owners. In addition, abutting property owners and the building inspector are to be notified 24 hours prior to start of demolition. (e) Certification that the structure does not contain asbestos must be provided from a licensed contractor. Asbestos removal and disposal must be performed by a licensed asbestos removal contractor. Permits are required by this department and the state prior to asbestos removal. (f) Certification must be provided by a licensed exterminator that the premises are free from rodent infestation.

THE FOLLOWING SECTIONS, QUOTED DIRECTLY FROM THE MASSACHUSETTS STATE BUILDING CODE 6TH EDITION, ARE REQUIREMENTS OF THIS PERMIT.

111.7 EXPIRATION OF PERMIT: Any permit issued shall be deemed abandoned and invalid unless the work authorized by it shall have been commenced within (6) months after its issuance.

111.12 REVOCATION OF PERMITS: The Building Commissioner shall revoke a permit or approval issued under the provisions of this Code in the case of any false statements or misrepresentation of fact in the application or the plans on which the permit or approval was based.

113.3 COMPLIANCE WITH PERMIT: All work shall conform to the stamped or endorsed application and plans for which the permit has been issued and any approved amendments thereto.

112.1 SERVICE CONNECTIONS: Before a building or structure can be demolished or removed, the owner or agent shall notify all utilities having service connections within the building or structure, such as water, electric, gas, sewer and other connections. A permit to demolish or remove a building or structure shall not be issued until a release is obtained from the utilities, stating that their respective service connections and appurtenant equipment, such as meters and regulators have been removed or sealed and plugged in a safe manner. An inspection is required by the Cambridge Public Works Department of the sanitary and stormwater sewer line caps.

112.3 LOT REGULATION: Whenever a building or structure is demolished or removed, the premises shall be maintained free from all unsafe or hazardous conditions by the proper regulation of the lot, restoration of established grades and the erection of the necessary retaining walls and fences in accordance with the provisions of 780 CMR 33.

DEBRIS

Taken from Chapter 1, Section 111.5 of the Massachusetts State Building Code.

As a condition of issuing a permit for the demolition, renovation, rehabilitation or other alteration of a building or structure, M.G.L. C40, S54 requires that the debris resulting therefrom shall be disposed of at a properly licensed solid waste disposal facility as defined by M.G.L. C111, S150A. Signature of the permit applicant, date and number of the building permit to be issued shall be indicated on this form. This form will be attached to the office copy of the building permit retained by the building department.

In accordance with the provisions of M.G.L. C40, S54 a condition of Building Permit Number _____ is that the debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by M.G.L. C111, S150A.

The debris will be disposed at Cambridge Mobile
 City/Town Type of Container
Robert Bray 9 Gerry St 617-491-4977
 Signature of Permit Applicant Address Phone Number

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees, from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City of Cambridge, and its employees, and to assume the defense of the City of Cambridge, and its employees, against all such claims, demands and actions.

READ BEFORE SIGNING: The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provision of the Massachusetts State Building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of application to the best of his/her ability.

John Freeman
 Signature of Lic. Contractor
JOHN FREEMAN
 Print Name of Lic. Contractor
75 River St
 Address
Cambridge MA
 City/Town Tel. No.
 Lic. No. 084979 Class CONST SVR Expires 10/14/06 City STATE
TR 84979

Robert Bray
 Signature of Owner
ROBERT BRAY
 Print Name of Owner
9 Gerry St
 Address
Cambridge MA 02142
 City/Town Tel.

(continued on reverse)

1103066

OFFICE USE

Permit No.: _____ Fee: 4100



Robert R. Bersani
Commissioner

City of Cambridge
Inspectional Services Department

831 Massachusetts Avenue
Cambridge, Massachusetts 02139
(617)349-6100 FAX (617)349-6132 TTY (617) 349-6112

Objections
Blat plan
12/19/03

1103000

APPROVALS

B.Z.A. _____ Date: _____ Electrical _____ Date: _____
Planning Board _____ Date: _____ Plumbing/Gas _____ Date: _____
Historical _____ Date: _____ D.P.W. _____ Date: 10/22/03*
Fire Dept. _____ Date: _____ Parking (CPCC) _____ Date: 11/13/03

APPLICATION APPROVAL

(Subject to the provisions of the Mass. State Building Code, and the Zoning Laws of the City of Cambridge.)
Applications and plans accepted by: _____ Date: 10/22/03 Bin# 2003
Zoning approved by: _____ Date: 11/12/03
Plan Review approved by: _____ Date: 10/31/03
Permit granted by: _____ Date: 11/12/03

INSPECTIONS MADE

Revisit Fr. OK (W) 4/18/04
Final OK (W) 9/13/04

FINAL INSPECTION MADE
Date: _____ By: _____

Certified plot plan submitted after foundation placed: _____
Final cost affidavit submitted: _____
Architect final affidavit submitted: _____
Final report from the structural engineer of record (SER) submitted: _____
General Contractor final affidavit submitted: _____
Certificate of Use and/or Occupancy issued: _____

* Erosion & Dust Control along Loomis St & Driveway
to be provided by Contractor to satisfaction of
City of Cambridge -
EXISTING (WARRANT)

20 LOOMIS STREET

* Building Permit *
4 TOWNHOUSE

The undersigned hereby applies for a Permit to Build, Alter or Repair in accordance with Section 11.0.0 Of the 6th edition Massachusetts State Building Code (MSBC). (TYPE OR PRINT IN INK)

Building Address: 20 Loomis ST
Owner: Robert BRAY Phone No. 617 (876) 6362
Address: 9 GERRY ST City: Cambridge MA
Contractor: RJB CONST CO INC Phone No. (617) 491-4977
Address: 75 RIVER ST City: Cambridge MA
Architect: JANOFSKY & HURLEY Registration No. #5966
Address: 1656 MASS. AVE Lexington Phone No.: 781-863-1026

ZONING INFORMATION: (as defined in Article 4.30 of the Zoning Ordinance):
Zone: B Current Use: _____ Proposed Use: 431 D
For residential use: units existing () units proposed (4)
Has structure been vacant/not used for 2 years? () Yes () No
Type of work: () New () Addition () Alteration () Repair

For new construction or additions only, complete the following table (refer to Article 5.0 and 6.0 of the Zoning ordinance for required information).

	REQUIRED	EXISTING	PROPOSED
Height (ft.)	35'		33'
Lot width	50'		42'
Lot Size (sq. ft)	5000		13,500
Front setback	15'		17'
Left setback	10 1/2'		10.5'
Right setback	7.5'		7.5'
Rear setback	35'		45'
Floor Area Ratio (FAR)	0.50/0.75		Maximum
Parking spaces	4		4

Please Note: If the number of parking spaces is proposed to increase, approval from the Traffic and Parking Dept. is required Before building permit can be issued.

DESCRIPTION OF WORK:
(4) Construct 4 new townhouse

ASSESSOR INFORMATION: (new construction or additions only)
Map/lot numbers _____ Bldg. area (footprint) _____ sq ft Stories: _____

Continued on reverse

Revised: December, 2002

CONSTRUCTION CONTROL PROVISIONS (Sec. 116.0, MSBC)

Is project under provisions of Construction Control?: () Yes (X) No
 Note: Project is exempt if building is less than 35,000 cu. ft. of enclosed space or a detached one or two family house. If "yes", complete following.

MA. registered architect (or engineer) responsible for performing construction phase services (sec. 116.2.2, MSBC)
 Name: Janopoli & Hurlberg MA. Registration Number: 5966

MA. Structural Engineer of Record (SER) (sec. 1705, MSBC)
 Name: Edwin Uchitelle MA. Registration Number MA. _____

Note: Attach SER's required test and inspection plan with this application (1705.3.1, MSBC).

Is independent structural engineering review required with this project (sec. 110.11)?: () Yes (X) No
 If "yes" attach review.

Note: At project completion, a final report will be required from the SER along with affidavits from the Architect (or engineer) who performed construction phase services and the general contractor (sec. 116.0, MSBC).

ESTIMATED CONSTRUCTION COSTS

- | | |
|---|--|
| 1. Building: <u>\$410,000 / \$316,000</u> | 5. Sprinklers: _____ |
| 2. Electric: <u>\$24,000</u> | 6. Fire Detection Equip.: <u>6,000</u> |
| 3. Plumbing: <u>30,000</u> | 7. Fire Extinguishing Equip.: _____ |
| 4. HVAC: <u>28,000</u> | 8. Gas Fitting: <u>6,000</u> |

*TOTAL ESTIMATED COST OF CONSTRUCTION \$410,000

*Total Construction costs include all work done concurrently with the work contemplated by the building permit including demolition, plumbing, heating, electrical, air conditioning, painting, wall to wall carpeting, landscaping, site improvements, etc. Furnishings and portable equipment are not part of the total construction cost. A final cost affidavit by the owner will be required at construction completion.

- Notes: 1. Items 2-8 require separate permits.
 2. Backflow prevention device may be required as directed by the plumbing inspector and approved and permitted by the water department.

Is compliance with Article 1301.0 (Energy Conservation) of the State Building Code required in any part of the work?: (X) Yes () No

Does a summary and certification of compliance with Article 1301.2 accompany this application?: (X) Yes () No

Plans and specifications: (Section 110.0 of State Building Code)

- a. Specifications submitted _____ # of copies 2
 b. Plans submitted _____ # of copies _____

A11
 ↓

BUILDING CODE DATA

Proposed use group: (Ch. 3, MSBC) _____ Existing use group: _____
 Note: Complete this table for new construction and/or changes in use only.

	EXISTING	PROPOSED
Number of floors or stories and height above grade		<u>2</u>
Floor Area per Floor (sf)		<u>3500 700</u>
Gross Floor Area (all floors, including basement, and attic)		<u>5000</u>
Total Volume		<u>20,000</u>
Type of Construction (ch. 6, MSBC)		<u>V</u>

NOISE ORDINANCE AFFIDAVIT

The undersigned, as the architect for this proposed construction, do hereby acknowledge receipt of a copy of Chapter 8.16 of the Cambridge Municipal Code concerning noise control.

I certify that necessary actions will be taken concerning the design, specification of, and location of noise producing equipment: e.g., transformers, air handling units, etc., to insure that this project will not result in noise levels that exceed that allowed by the Municipal Code.

Robert BRAY _____ Title: Contractor
 Printed or typed name
 Robert BRAY 11/24/06 _____ Date
 Signature
 _____ Registration/License # as applicable: 084967

WORKERS' COMPENSATION INSURANCE AFFIDAVIT (M.G.L. c. 152 S 25C (6))

Workers' Compensation insurance affidavit must be completed and submitted with this application. Failure to provide this affidavit will result in the denial of the issuance of the building permit.
 Signed affidavit attached: () Yes () No

CERTIFIED PLOT PLAN: For new structures and additions, a certified plot plan is required to be submitted for approval after the foundation is poured and before further work commences.

HOLD HARMLESS CLAUSE: The Permittee(s) by acceptance of this permit agree(s) to indemnify and hold harmless the City of Cambridge, and its employees, from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City of Cambridge, and its employees, are to assume the defense of the City of Cambridge, and its employees, against all claims, demands and actions.

READ BEFORE SIGNING: The undersigned hereby certifies that he/she has read and examined this application and that the proposed work subject to the provisions of the Massachusetts State Building Code and other applicable laws and ordinances is accurately represented in the statements made in this application and that the work shall be carried out in accordance with the foregoing statements and in compliance with the provisions of law and ordinance in force on the date of this application to the best of his/her ability.

John Freeman R Bray _____ Signature of Owner
 Printed or Typed Name
 _____ (Address)
 _____ (Phone)
 Robert BRAY _____ Signature of Licensed Builder
 Printed or Typed Name
 _____ (Phone)
 084967 10/30/06
 (License Number) (Expiration Date)

City: _____ State: _____