



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG 29 PM 12:19

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 188958

General Information

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Lin Lin C/O Joseph Luna, AIA - Luna Design Group: Project Architect

PETITIONER'S ADDRESS: 100 Conifer Hill Drive , Danvers, MA 01923

LOCATION OF PROPERTY: 24 Union St , Cambridge, MA

TYPE OF OCCUPANCY: Multi-Family Townhouse ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/ /Parking/


DESCRIPTION OF PETITIONER'S PROPOSAL:

To convert the existing hip roof into a gable roof with dormers and windows on all four sides. To park within the front yard setback.

Special Permit: To create 2 curb cuts.

SECTIONS OF ZONING ORDINANCE CITED:

- Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000 Section: 6.43 (Curb Cuts).
- Article: 6.000 Section: 6.44.1.c (Front Yard Parking).
- Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).
- Article: 10.000 Section: 10.30 (Variance) & Sec. 10.40 (Special Permit).

Original Signature(s): 
 (Petitioner (s) / Owner)

JOSEPH LUNA, PA for LL
 (Print Name) Lin Lin

Address: 100 CONIFER HILL DR #406
DANVERS, MA 01923
 Tel. No. 781-245-6530 ext. 11
 E-Mail Address: jluna@lunadesign.com

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5720 S. UNIVERSITY AVE.
CHICAGO, ILL. 60637

TO: [Name] [Address] [City] [State] [Zip]

FROM: [Name] [Address] [City] [State] [Zip]

DATE: [Date]

SUBJECT: [Subject]

RE: [Reference]

[Text]

[Signature]

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ES PIC AM, 2/1/68

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 Lin Lin (OWNER)

Address: 24 Union street Cambridge MA 02141

State that I/We own the property located at 24 Union street Cambridge MA 02141 which is the subject of this zoning application.

The record title of this property is in the name of Lin Lin

*Pursuant to a deed of duly recorded in the date August 8, Middlesex South County Registry of Deeds at Book 80097, Page 530; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature] 8/8 2022
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Washington County of King

The above-name Lin Lin personally appeared before me, this 8 of August, 2022, and made oath that the above statement is true.

[Signature] Notary
My commission expires October 11, 2022 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The appellant is trying to improve and enhance an existing dilapidated property by providing more interior offerings within the existing building footprint. To achieve this, the appellant is requesting zoning relief to build over the existing single floor building elements, and to completely rebuild the roof as necessary to gain more unit area. The existing building is nonconforming to current zoning bylaws and literal enforcement of the requested relief would preclude the appellant from making these improvements. To make the such a substantial investment into the property without the requested additional area would be a financial hardship for the appellant.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The appellant is renovating and adding to an existing nonconforming structure, The proposed addition does not add to the building footprint. The inability to conform to current zoning bylaws is due to the hardship of the existing site shape and building footprint.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

There is no substantial detriment to the public because:
There is no increase in building size/density.
This is a continuation of a preexisting permitted use.
There is no increase in the building footprint.
There is no increase in the building height/stories.
There is no further encroachment into the required site setbacks than the existing building footprint.
Additional off-street parking will be provided where there is none.
The building will be fully sprinklered as part of these improvements which is a significant lifesafety improvement to the neighborhood as a whole.

2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

There is no nullifying or substantially derogating from the intent from the intent or purpose of this Ordinance because:
The addition and subsequent area increase are within the existing building footprint.
There is no increase in the building size/ density
This a continuation of a preexisting permitted use.
There is no increase in building height/ stories.
There is no further encroachment into the required site setbacks than the existing building footprint.
Hardship is due to existing site and building shape.

Attachment to ZBA Application

24 Union Street, Cambridge MA
BZA Number 18858
August 25, 2022

Special Permit: To create 2 curb cuts.

Brief description of work that requires Special Permit relief?

Per the City of Cambridge Zoning Ordinances:

6.43.3.C *No more than one curb cut per lot for lots with less than one hundred (100) feet of frontage shall be allowed. A maximum of one curb cut for every one hundred (100) feet of street frontage or portion thereof shall be allowed for lots having frontage in excess of one hundred feet.*

6.43.5 *The Board of Zoning Appeal may grant a special permit modifying the provisions of this subsections 6.43 in accordance with the following conditions:*

c) *The maximum of one curb cut for every one hundred (100) feet of street frontage as required in paragraph 6.43.3 (c) may be modified if the Board determines that traffic and safety would be facilitated by exceeding this maximum.*

There is currently no off-street parking available and no room for a perpendicular driveway to the rear yard. To provide a minimum of two off street parking stalls, the applicant is proposing two tandem parking stalls parallel to the front property line and the primary structure. Two curb cuts are necessary to provide access to these stalls. Frontage is less than 100 feet requiring a Special Permit for this work.

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

The existing front/ street property line is 66.5 feet. Per the City of Cambridge Zoning Ordinances, The two curb cuts provides access to two off-street parking spaces currently not available. The distance between the two curbs is also adequate to provide two on-street parking spaces for a net increase of one parking space. The applicant believes that traffic and safety are not compromised as a result of the additional curb cut.

Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

See notations above.

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 additional curb cut increases the amount of available on and off-street parking then the existing site condition and does not adversely affect the use of the existing and adjacent uses.

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:

See notations above.

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:

See notations above.

Date: _____

BZA Application Form**DIMENSIONAL INFORMATION**

Applicant: Lin Lin
Location: 24 Union St., Cambridge, MA
Phone: 781-245-6530 ext. 11

Present Use/Occupancy: Multi-Family Townhouse
Zone: Residence C-1 Zone
Requested Use/Occupancy: Multi-Family Townhouse

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4129	7242	4745	(max.)
<u>LOT AREA:</u>		6327	6327 No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		4129	7242	4745	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2109	2109	1500	
<u>SIZE OF LOT:</u>	WIDTH	66.5	No Change	50	
	DEPTH	N/A	No Change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	10.3	10.3 No Change	2.15	
	REAR	30.6	30.6 No Change	23.15	
	LEFT SIDE	3.6	3.6 No Change	16.27	
	RIGHT SIDE	4.0	4.0 No Change	16.27	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.83	33.83 No Change	35	
	WIDTH	58.8	58.8 No Change	No Change	
	LENGTH	47.9	47.9 No Change	No Change	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		2827	2973	1898	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		0	2 tandem	3	
<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.:

N/A

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'.

Date: _____

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

BZA Application Form

2022 SEP 33 A 10:52

DIMENSIONAL INFORMATION

Applicant: Lin Lin
Location: 24 Union St., Cambridge, MA
Phone: 781-245-6530 ext. 11

Present Use/Occupancy: Multi-Family Townhouse
Zone: Residence C-1 Zone
Requested Use/Occupancy: Multi-Family Townhouse

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		4129	7242	4745	(max.)
<u>LOT AREA:</u>		6327	6327 No Change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		65%	114%	75%	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2109	2109	1500	
<u>SIZE OF LOT:</u>	WIDTH	66.5	No Change	50	
	DEPTH	97.3	No Change	No Dimension Provided in Table 5-1	
<u>SETBACKS IN FEET:</u>	FRONT	10.3	10.3 No Change	2.15	
	REAR	30.6	30.6 No Change	20.0	
	LEFT SIDE	3.6	3.6 No Change	16.27	
	RIGHT SIDE	4.0	4.0 No Change	16.27	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.83	33.83 No Change	35	
	WIDTH	58.8	58.8 No Change	No Change	
	LENGTH	47.9	47.9 No Change	No Change	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		47%	47%	30%	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		0	2 tandem	3	
<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.:

N/A

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'.



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.

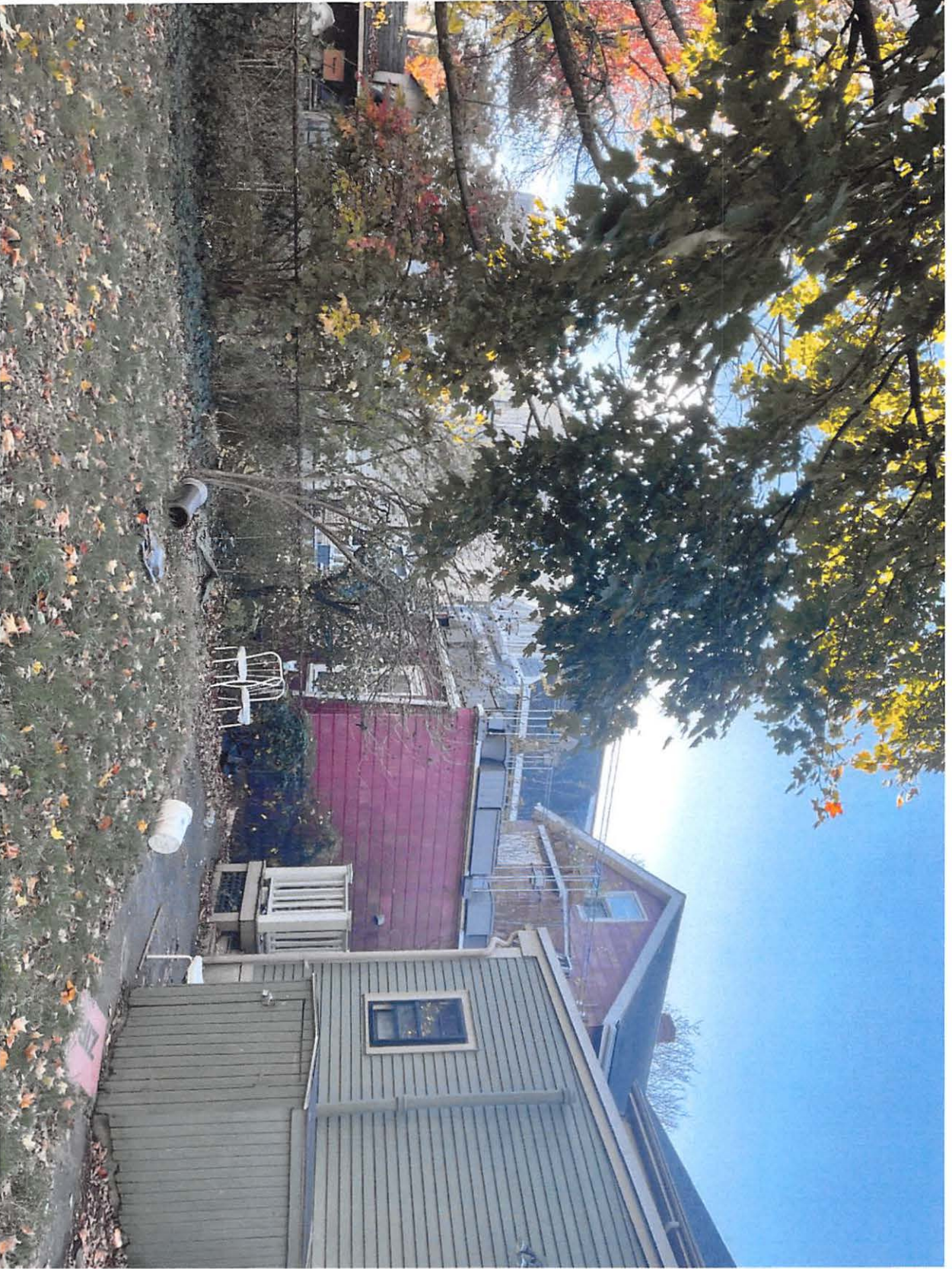
Name: Lin Lin Date: 9/21/2022
(Print)

Address: 24 Union St.

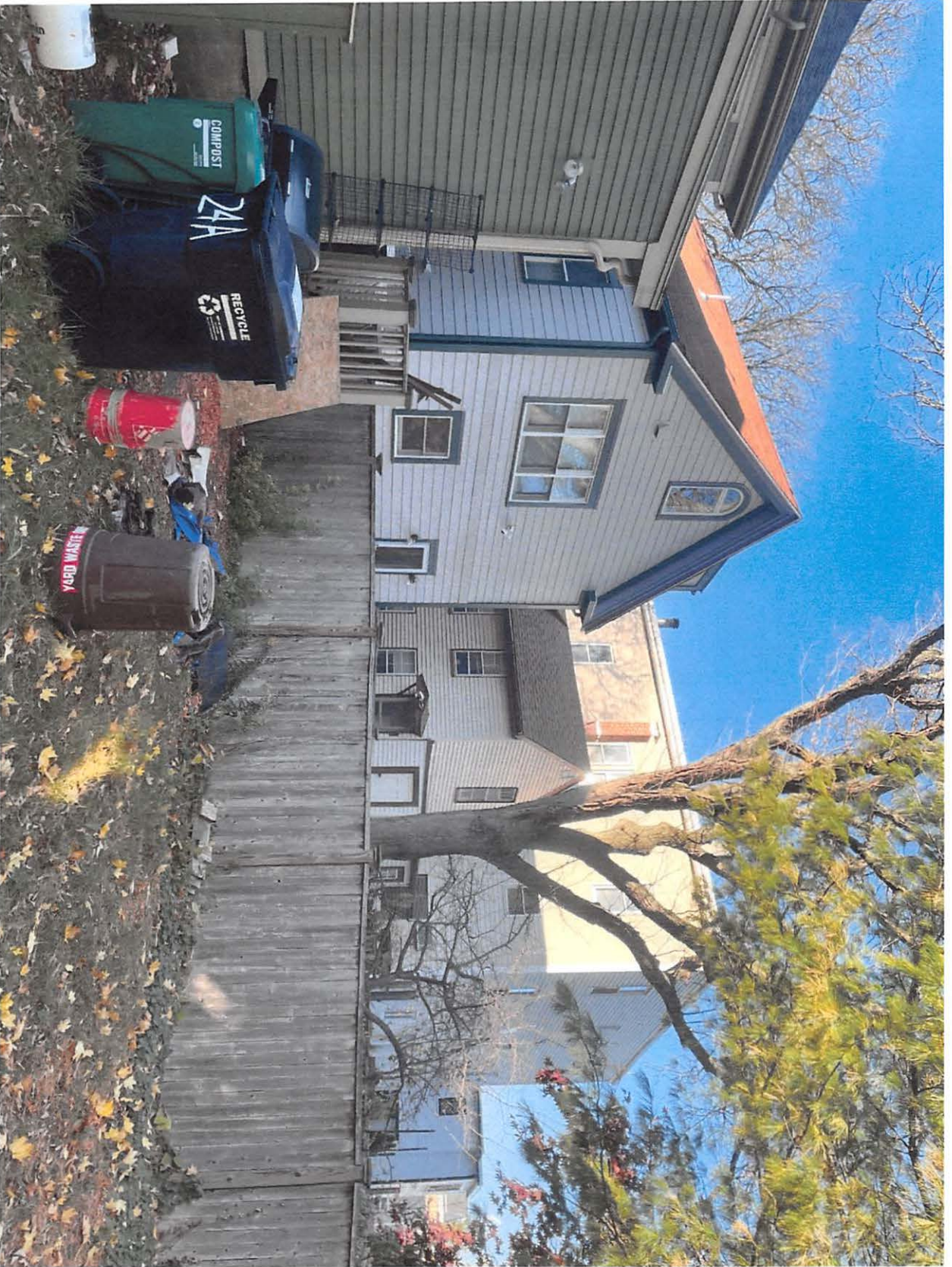
Case No. BZA-188958

Hearing Date: 10/6/22

Thank you,
Bza Members



24 UNION STREET – REAR YARD LOOKING SOUTH



24 UNION STREET – REAR YARD LOOKING NORTH



24 UNION STREET – REAR YARD LOOKING NORTHWEST



24 UNION STREET – REAR YARD LOOKING SOUTHEAST

Ratay, Olivia

From: marciaamyhern@gmail.com
Sent: Thursday, October 6, 2022 1:00 PM
To: Ratay, Olivia; Singanayagam, Ranjit
Subject: Fwd: BZA 188958

Forwarding as got out of office from Maria. Best,
Marcia

Begin forwarded message:

From: Marcia Hern <marciaamyhern@gmail.com>
Date: October 6, 2022 at 12:55:11 PM EDT
To: mpacheco@cambridgema.gov
Subject: BZA 188958

Hello,

I am writing in opposition to part of the appeal of changes to 24 Union St. I see no reason as to why they are not able to add a gabled roof to the main structure of the house to add third floor living. I am in opposition to adding a second and third floor to the rear addition. This would block and shade along with towering over the yards of the many small lots adjacent to 24 union. In addition I am fearful that it would require cutting down or damaging a very mature tree located at 26 Union which provides shade to the properties at 28 & 30 Union Street. This lot like, so many on our street is built extremely close to the neighboring properties. While I am the third property to 24 Union Street I would guess their lot is less than 150-200 feet from my house.

While I am not necessarily opposed to the curb cuts request I would like the board to get details as to where/how cars to park as there is very little frontage on the property. I don't see in the proposal where cars would park. If they can explain to the board in a satisfactory way that a car of a normal size will not block sidewalk parking or impede existing street parking I would not be against the curb cuts. Sorry for the 12th hour delay-planned to attend meeting but realized I have conflicting PTO meeting for which as a new board member I cant miss.

Thank You,
Marcia Hern-Lacey
30 Union St, Ap2

Ratay, Olivia

From: Flaherty, Alice W.,MD, PhD <Flaherty.Alice@mgh.harvard.edu>
Sent: Sunday, October 16, 2022 11:29 PM
To: Ratay, Olivia
Subject: FW: BZA case 188958. Comments from an abutter of 24 Union St.

Dear Olivia Ratay,

I got an out-of-office message when I sent the following email to Maria Pacheco. Can you make sure my comments are distributed to the appropriate people in time for the zoning board meeting? In addition, can you tell me when it will be rescheduled? See below.

Alice Flaherty

From: "Pacheco, Maria" <mpacheco@cambridgema.gov>
Date: Sunday, October 16, 2022 at 11:20 PM
To: Alice Flaherty <Flaherty.Alice@mgh.harvard.edu>
Subject: Automatic reply: BZA case 188958. Comments from an abutter of 24 Union St.

External Email - Use Caution

I am currently out of the office and will return on October 19, 2022. If you need Zoning Assistance please call 617-349-6100 and ask for Olivia Ratay or email her at oratay@cambridgema.gov or ask for Commissioner Ranjit Singanayagam or email him at ranjits@cambridgema.gov.

Thank you.

Dear Zoning Board,

My family and I live at 22 Union St, and are the southern abutters of the 24 Union St. construction project, BZA case 188958. It was originally scheduled to be discussed on October 6, but during the meeting you announced that it would move to Thursday November 17. However we don't see a BZA meeting on the Cambridge Calendar for any Thursday that month. How can we attend the hearing?

We have four concerns.

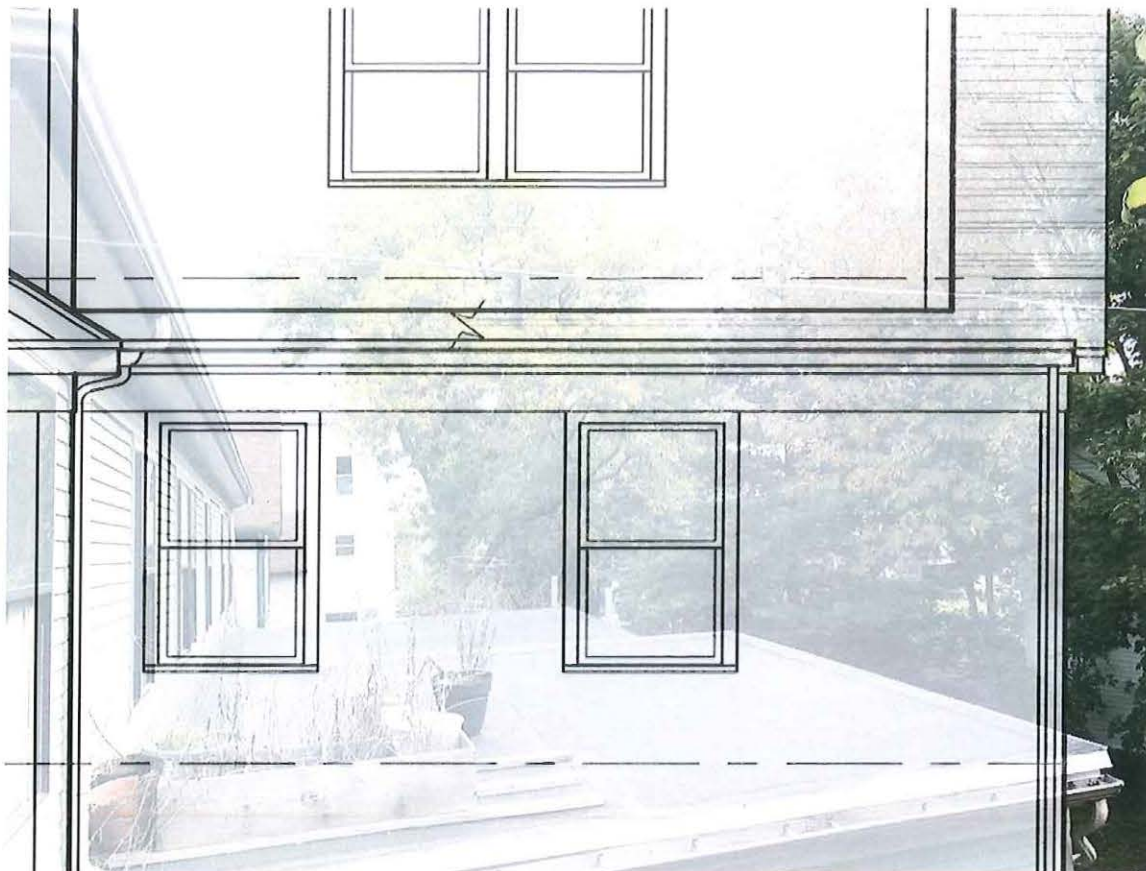
1. **Third story dormer additions.** Our attic story, where my daughters sleep, has a stairwell window that looks out on trees and the slanting hip roof of 24 Union. Their plans would add long double-wide dormers to the east and west roof that would remove our window's view of the trees. They would also change the shallow roof to a vertical gable end wall less than six feet from our own north wall. The gable wall would have two windows looking directly into our window. Either we would need to make our window opaque, or every time my

daughters go downstairs, they would have to make sure they are dressed for public viewing. We might have been willing to negotiate about this design, but no one from the project has ever tried to contact us. I found their drawing plans on the BZA website (<https://www.cambridgema.gov/-/media/Files/inspectionalservicesdepartment/bzadocuments/24unionstbza188958documents.pdf>), and have superimposed the relevant part on a photo of the current view out our window, below.



2. **Fencing is not specified.** Gentrifiers in East Cambridge typically install high white plastic fences that block neighborly sociability and decrease airflow around plants. When I first moved to Cambridge in 1981, I admit I thought our chain-link fence was tacky. But its low profile has allowed us to meet all our neighbors. We have made wonderful friends that way. Fences that impair backyard interactions detract from a sense of community.
3. **The additions wouldn't help the housing crisis.** The proposed plans double the size of each unit, but still have only three bedrooms. Instead, they use the extra space for non-essential things like upstairs wet bars, sitting areas, and TV rooms.
4. **The three-story additions over the kitchens would block neighbors' views of greenery.** Our house and several other neighbors have second and third floor roof decks from which we can see trees in six or seven back yards. I am often on my roof deck for hours at a time, working from home, exercising, or gardening. The view is the nicest part of being on the deck. If the 24 Union one-story kitchens become three stories high, they would almost completely block our longest vista. (See photo below.) For northern abutters, the three-story addition would dramatically block direct sunlight.

In addition, the former tenants at 24 Union often used their kitchen roofs as decks, and that is how I met and got to know them. They gave us great sourdough starter; we gave them currants and strawberries they grew on their roof. The current construction plans would replace human interaction with high walls. Why not make roof decks which would preserve the open, friendly character of the neighborhood?



Alice Flaherty
aflaherty@partners.org
cell 857-204-9964

The information in this e-mail is intended only for the person to whom it is addressed. If you believe this e-mail was sent to you in error and the e-mail contains patient information, please contact the Mass General Brigham Compliance HelpLine at <https://www.massgeneralbrigham.org/complianceline> .

Please note that this e-mail is not secure (encrypted). If you do not wish to continue communication over unencrypted e-mail, please notify the sender of this message immediately. Continuing to send or respond to e-mail after receiving this message means you understand and accept this risk and wish to continue to communicate over unencrypted e-mail.

Pacheco, Maria

From: JCOOPER MCDONALD <jcoopermcdonald@comcast.net>
Sent: Wednesday, November 9, 2022 7:12 PM
To: Pacheco, Maria
Subject: 24 Union Street Appeal

Dear Board of Zoning Appeal,

I am the owner/resident of 26 Union Street, which directly abuts the three units at 24 Union Street. I was unable to attend the previous meeting for this appeal and was not aware of the extent of the plans contemplated until recently. My neighbor did not reach out to me to discuss these plans prior to submission or approach me about signing a letter of support, even though we had previously discussed other potential renovations and parking solutions and even though my property will be the one most affected (I also note that none of the letters of support were signed by any of the neighboring properties). The notice further only indicated a change in the roof to be gabled and a request for curb cuts. The notice did not indicate that my neighbor intended to raise single story structures off the back of the house with fairly flat roofs to full three story structures. I am happy for her to update the property, but I am opposed to this increase in height on those portions of the property as it would shade my property unduly and also raises privacy concerns as more windows would be directly overlooking my yard and my neighbors' yards.

I have received a copy of a "shadow study" from the owner's architect. I am not aware of how these are normally done, but it shows projected shadows at sunrise, sunset, and midday. The study was presented in a way that minimizes any impact on my property (I am assuming this is a standard ploy). Obviously, in a high density residential neighborhood, everything is in shadow at sunrise and sunset, so those renderings show nothing. The midday renderings, however, show that the back of my house will be considerably more shaded, and midday is when shadows are the least because the sun is highest. When the sun is lower in the sky, the effect will be magnified. Parts of my yard that receive sun now would no longer do so under the proposed addition. I have communicated this concern to the owner.

I believe there are other options to improve my neighbor's property without impacting my property. The basement could be renovated into living space, as was done in many houses in the neighborhood. There is also deck space that could be turned into single story living space. In addition, the increase in space, per the plans, is not supposed to increase the number of residents, so perhaps a less ambitious increase in space is warranted. For example, a single three-bedroom unit may not need two kitchens, two studies, two washers and dryers, and six bathrooms.

In addition, I am concerned about the parking in front of the house. Generally, I am all for adding parking in the neighborhood. From the plans, however, the curb cuts would require removal of two city trees. Will this removal be mitigated? I am also concerned because it appears that the curb cut would partially extend in from of my property, and there is a giant city tree only a few feet away in front of my house. How will the curb cut impact that tree? The sidewalk has already been replaced with blacktop because of the tree. How will the new driveway impact that? There is also only 10 feet from the 24 Union foundation to the sidewalk. From the plans, there are stairs extending from the foundation towards the sidewalk. This makes me concerned that the cars will end up blocking the sidewalk because there isn't enough room to open doors next to the house.

Thank you for your consideration.

Sincerely,

J. Cooper McDonald

Pacheco, Maria

From: Nathaniel Haduch <nathaniel.haduch@gmail.com>
Sent: Friday, November 11, 2022 1:58 PM
To: Pacheco, Maria
Subject: 24 Union Street Appeal - Health concerns

Dear Board of Zoning Appeal,

I am the owner/resident of 28 Union Street, which sits just feet from 24 Union Street. I have not been notified about the plans for 24 Union Street until very recently - my neighbor did not reach out to me to discuss these plans prior to submission or approach me about signing a letter of support. I am opposed to any daytime construction at this time, as I have been seriously impacted by this in the past and have health issues that warrant further consideration.

External increase of the space will cause me to need to move from my home at 28 Union Street, which I purchased just two years ago. This is unacceptable to me. I have been working from home since I've moved in, and neighborhood construction has been extremely harmful to me and my neighbors in the last couple years. Without a place to go during the day, the noise from the construction is simply too much to handle.

Please do not allow the lives of our Wellington-Harrington neighbors to be ruined by this scourge. We need our sleep and our quiet in these uncertain times. Don't make me relocate because of this unnecessary construction.

Thank you for your consideration.

Sincerely,

Nathaniel Haduch

Nov 13 2022

Members of the Board,

I am writing to provide comments on BZA case 188958 regarding 24 Union St. My family and I have lived at 27 Union St for the past 10 years and now have two young children who walk and ride bikes on the street and sidewalks so traffic and safety are two concerns of mine.

I am supportive of the plan to renovate and expand the structure and I agree with other commenters that the design is attractive and compatible with scale and context of the surrounding homes. However, I am not supportive of the plan for the two curb cuts and the front yard parking for many reasons which I describe more below. Having read though the zoning regulations I have identified several issues with the parking and curb cut aspects of the proposal that are not adequately addressed.

One of my concerns is the impact on the neighborhood of paving what is now a yard with some shrubs and the removal of two significant (greater than 6 in) trees which is discouraged by 6.47.3. Losing this space would negatively impact our densely populated area since street facing open space and mature trees are not abundant.

Regarding the driveway and parking spots, the 8'4" proposed width is narrower than the 10ft set out in section 6.43.4 which in itself does not impact the neighborhood, but is a contributing factor to the issues below. While the front yard parking section of 6.44.1c is mentioned, sections 6.44.1a and 6.44.1b are also involved since the narrow driveway/parking area would not be set back 5ft from either the building wall or the property line. In addition, there is no mention in the proposal of how or if the separation between the parking area and the sidewalk required by Section 6.44.7 would be accomplished. In this case I think it is important to demarcate the parking space from the narrow sidewalk. Due to the narrowness of the driveway/parking spots, if a separation, say a fence, were built I question whether it is realistic for someone to be able to maneuver even a small car from the street into the parking spots without hitting the fence and/or house. This seems to go against section 6.43 and cars spending time struggling to park in these circumstances would be spending time impinging on the sidewalk and street, potentially impacting traffic and pedestrian safety. It is also worth mentioning that this issue would be exacerbated in the winter following snow storms since usable driveway space will be further reduced. I don't know if it is something that this board considers, but I'm concerned that this proposal would lead to the residents having no place to pile snow shoveled from the sidewalk and the newly created driveway and parking spots since the front yard where residents of 24 union currently put their snow will have virtually disappeared. This could lead to snow being shoveled into the street out of frustration where it would impact traffic.

Regarding the second curb cut, section 6.43.5c allows for special permits if the second cut would "facilitate" traffic and safety. The petition only asserts that traffic and safety would "not be compromised." This seems to me to be a lower standard and one which I do not think is met for all of the reasons set out above.

I would also like to note two inaccuracies in the petition regarding the curb cuts and front yard parking. First the petition states that the total amount of open space would not be changed, but under the proposal nearly the entire front setback would be changed from yards to driveways and parking. My understanding from the definitions in the zoning regulations, is that this should no longer be counted as open space, which as I mentioned above is a rare and valuable thing in our neighborhood's front yards. Secondly, the petition states that two on-street parking spaces will be available between the curb cutout and that there will be "increased on-street parking." This is not the case since no parking is allowed on the even numbered side of the street. While these mistakes are not the primary basis of my objections, they do indicate a basic lack of familiarity with the neighborhood which concerns me since there are other assertions in the petition about impacts to traffic, safety, and neighborhood character.

I sincerely understand the desire for the owner to have off-street parking and admit that my position could be seen as hypocritical since I am fortunate enough to have off-street parking on my property. However, it seems like the proposed front yard parking arrangement is not consistent with the letter or spirit of the several different regulations designed to protect the safety, livability, and character of our neighborhood. While any one of these issues might be able to be mitigated, taken together they are significant enough that I urge the board to not approve the front yard parking. I also urge the board to approve the other proposed changes and wish the owner the best of luck with the renovation.

Eric Wahl

27 Union St



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 OCT 19 PM 2:14
CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL

Board of Zoning Appeal Waiver Form

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

RE: Case # BZA-188958

Address: 74 Union Street

Owner, Petitioner, or Representative: Joseph Luna
(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: 10/11/22

Joseph Luna
Signature

1 * * * * *

2 (9:15 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey, Wendy
4 Leiserson, Slater W. Anderson, and Matina
5 Williams

6 BRENDAN SULLIVAN: Let me call Case No. 188958 --
7 24 Union Street.

8 JOSEPH LUNA: Yes, Board. Can you hear me?

9 BRENDAN SULLIVAN: Yes.

10 JOSEPH LUNA: Okay. Very good. Good evening,
11 Board. Thank you for hearing our case. My name is Joseph
12 Luna. I am the Principal of Luna Design Group Architects at
13 100 Conifer Hill Drive in Danvers. We are the Project
14 Architect for this, and I'm speaking on behalf of my client,
15 Ms. Lin Lin, who's also here today.

16 The project in question --

17 BRENDAN SULLIVAN: I'm sorry, before you begin,
18 are you aware that there is correspondence that just came in
19 from Marcia Hern -- H-e-r-n -- dated today. And let me read
20 it just so that you know.

21 "I am writing in opposition to part of the appeal
22 of changes to 24 Union Street. I see no reason as to why

1 they are not able to add a gabled roof to the main structure
2 of the house, to add third floor living.

3 "I am in opposition to adding a second and third
4 floor to the rear addition. This would block and shade
5 along with towering over the yards of the many small lots
6 adjacent to 24 Union.

7 "In addition, I am fearful that it would require
8 cutting down or damaging a very mature tree located at 26
9 Union which provides shade to the properties at 28 and 30
10 Union.

11 "This lot, like so many on our street, is built
12 extremely close to the neighboring properties. While I am
13 the third property to 24 Union Street, I would guess their
14 lot is less than 150 to 200 feet from my house.

15 "While I am not necessarily opposed to the curb
16 cut request, I would like the Board to get details as to
17 where or how cars would park, as there is very little
18 frontage on the property. I don't see in the proposal where
19 cars would park.

20 "If they can explain to the Board in a
21 satisfactory way that a car of a normal size will not block
22 sidewalk parking or impede existing street parking, I would

1 not be against the curb cuts.

2 "Sorry for the twelfth-hour delay. I planned to
3 attend the meeting, but realized I have a conflicting PTO
4 meeting, for which as a new Board member I cannot miss.

5 "Thank you, Marcia Hern-Lacey

6 "30 Union Street, Apartment 2."

7 I don't know if you are aware of that letter or
8 not.

9 JOSEPH LUNA: If it just showed up, no, I'm not.

10 BRENDAN SULLIVAN: Yeah, okay. It's the second
11 and third floor rear additions and --

12 JOSEPH LUNA: Okay.

13 BRENDAN SULLIVAN: -- I don't know if there is no
14 shadow study and the other members of the Board, I guess
15 shall we proceed with it? Should the petitioner be allowed,
16 or should the petitioner address that concern?

17 I guess what I'm asking is whether or not we
18 should go forward as a case heard, or that it should be
19 continued, and have the petitioner address that particular
20 issue or two raised by the letter that just came in. The
21 parking, I think, has been addressed, because that is on the
22 drawing. It's the second and third floor addition.

1 Andrea, any thoughts on that?

2 ANDREA HICKEY: Yeah. I think we should give the
3 petitioner time to address those issues in the record.

4 BRENDAN SULLIVAN: Okay.

5 JOSEPH LUNA: Okay.

6 BRENDAN SULLIVAN: Wendy?

7 WENDY LEISERSON: I concur.

8 BRENDAN SULLIVAN: Okay, Slater?

9 SLATER ANDERSON: Agreed.

10 BRENDAN SULLIVAN: And Matina?

11 MATINA WILLIAMS: Also agree.

12 BRENDAN SULLIVAN: All right. And I guess I would
13 agree. So I guess, Mr. Luna, I guess what we're asking is
14 that a -- what we consider a serious issue that has been
15 raised by the petitioner regarding the effect of the
16 addition on the back and whether or not a shadow study would
17 be appropriate to address whether the concern is valid or
18 not.

19 The issue with going forward tonight and then
20 continuing it, which seems that the Board would want to do,
21 because it may not be able to get the adequate information
22 because you may not have it --

1 JOSEPH LUNA: A shadow study has not been
2 prepared.

3 BRENDAN SULLIVAN: -- right; is that it would be a
4 case heard, which means that it would have to get kicked
5 off.

6 JOSEPH LUNA: Can I -- the abutter with the
7 question about the amount of shadow, what addresses that?

8 BRENDAN SULLIVAN: The -- I'm sorry, the abutter
9 -- what was it?

10 JOSEPH LUNA: The abutter who just raised this
11 issue --

12 BRENDAN SULLIVAN: Yes, raised the issue about --

13 JOSEPH LUNA: -- about the shadows --

14 BRENDAN SULLIVAN: Yeah, block and shade along --

15 JOSEPH LUNA: All right, this is the first time I
16 heard of this concern, so I'd just like to have the name of
17 the abutter and the address, please.

18 BRENDAN SULLIVAN: Yeah. It's Marcia Hern; H-e-r-
19 n-Lacey, L-a-c-e-y, 30 Union Street, Apartment 2. And the
20 letter is in the file part of the record. It can be sent to
21 you, obviously, if you request it from the Staff.

22 JOSEPH LUNA: Yeah. I would just like to see in

1 proximity to 24 Union where 30 Union is, and is there any
2 net effect on the shadow study. That's my reason why I'm
3 asking for the address.

4 BRENDAN SULLIVAN: Right. Yep. So going back to
5 my statement is that if we open it up and the Board does
6 feel that information is necessary --

7 JOSEPH LUNA: Well, I think what is going to
8 happen -- it's been a long night so far -- is that we're
9 going to go through the next half-hour and then you're going
10 to come back to ask me the same question that we don't have
11 the answer for, right?

12 BRENDAN SULLIVAN: That's right. And then you
13 would have to reassemble the same five members, which kicks
14 it off into December. What would be the next date -- when
15 in the end of, where are we?

16 [Pause]

17 Yeah. I was going to say 11. 11 -- November 17
18 would be the next available date, as opposed to kicking it
19 off into December.

20 JOSEPH LUNA: Okay. And the shadow study would
21 have to be submitted by when, sir?

22 BRENDAN SULLIVAN: By the Monday -- 5:00 p.m. on

1 the Monday prior to the seventeenth.

2 JOSEPH LUNA: Okay. What we can do is we can do
3 this either through a Rabbit model or Google Sketch. I'll
4 prepare a shadow study for what the current condition is in
5 diagrammatic form, and then what the proposed condition is.

6 BRENDAN SULLIVAN: All right. And then I would
7 have conversation with Ms. Hern Lacey.

8 JOSEPH LUNA: Okay.

9 BRENDAN SULLIVAN: Let me make a motion, then, to
10 continue this matter to November 17, 2022, on the condition
11 that the petitioner change the posting sign to reflect the
12 new date of November 17, 2022, and the new time of 6:00 p.m.

13 That any changes to the current petition
14 that's in the file -- any changes be in the file by 5:00
15 p.m. on the Monday prior to the November 17 date.

16 That the petitioner -- would ask the petitioner to
17 sign a waiver to the statutory requirement for a decision --
18 for a hearing and a decision to be rendered thereof.

19 We would ask the petitioner to sign such waiver,
20 and that it be returned by no later than one week from
21 tonight, and then I would also ask the petitioner to provide
22 a shadow study addressing the concern of an abutter or a

1 neighbor regarding the addition on the back, second and
2 third floor.

3 Anything else, Board, that is -- should be
4 required?

5 [Pause]

6 So on the motion, then, to continue this matter to
7 November 17, Andrea Hickey?

8 ANDREA HICKEY: Yes, in favor.

9 BRENDAN SULLIVAN: Wendy Leiserson?

10 WENDY LEISERSON: Yes, in favor.

11 BRENDAN SULLIVAN: Slater Anderson?

12 [Pause]

13 Slater's on mute.

14 BRENDAN SULLIVAN: Sorry, I couldn't find my
15 screen. There we go. Slater, on the motion to continue?

16 SLATER ANDERSON: Yeah. I'm in agreement on
17 continuing.

18 BRENDAN SULLIVAN: And Matina Williams?

19 MATINA WILLIAMS: Yes, in favor.

20 BRENDAN SULLIVAN: And Brendan Sullivan yes.

21 [All vote YES]

22 Five affirmative votes; the matter is continued to

1 November 17. And again, just, Joe if you would get that
2 waiver in by a week from tonight.

3 JOSEPH LUNA: Okay, we can --

4 BRENDAN SULLIVAN: And you can get it -- yep.

5 JOSEPH LUNA: -- getting the form for the waiver,
6 where is that? Off of your --

7 BRENDAN SULLIVAN: Olivia will send it to you.

8 JOSEPH LUNA: Olivia will e-mail it to me.

9 BRENDAN SULLIVAN: Yes.

10 JOSEPH LUNA: Okay.

11 BRENDAN SULLIVAN: Yep.

12 JOSEPH LUNA: All right. Thank you for your time.

13 Sorry I missed dinner with my family, but --

14 BRENDAN SULLIVAN: Not at all. Yep. See you
15 then.

16 JOSEPH LUNA: We'll see you on the seventeenth.

17 Bye-bye.

18 BRENDAN SULLIVAN: All right. Thank you.

19

20

21

22



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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

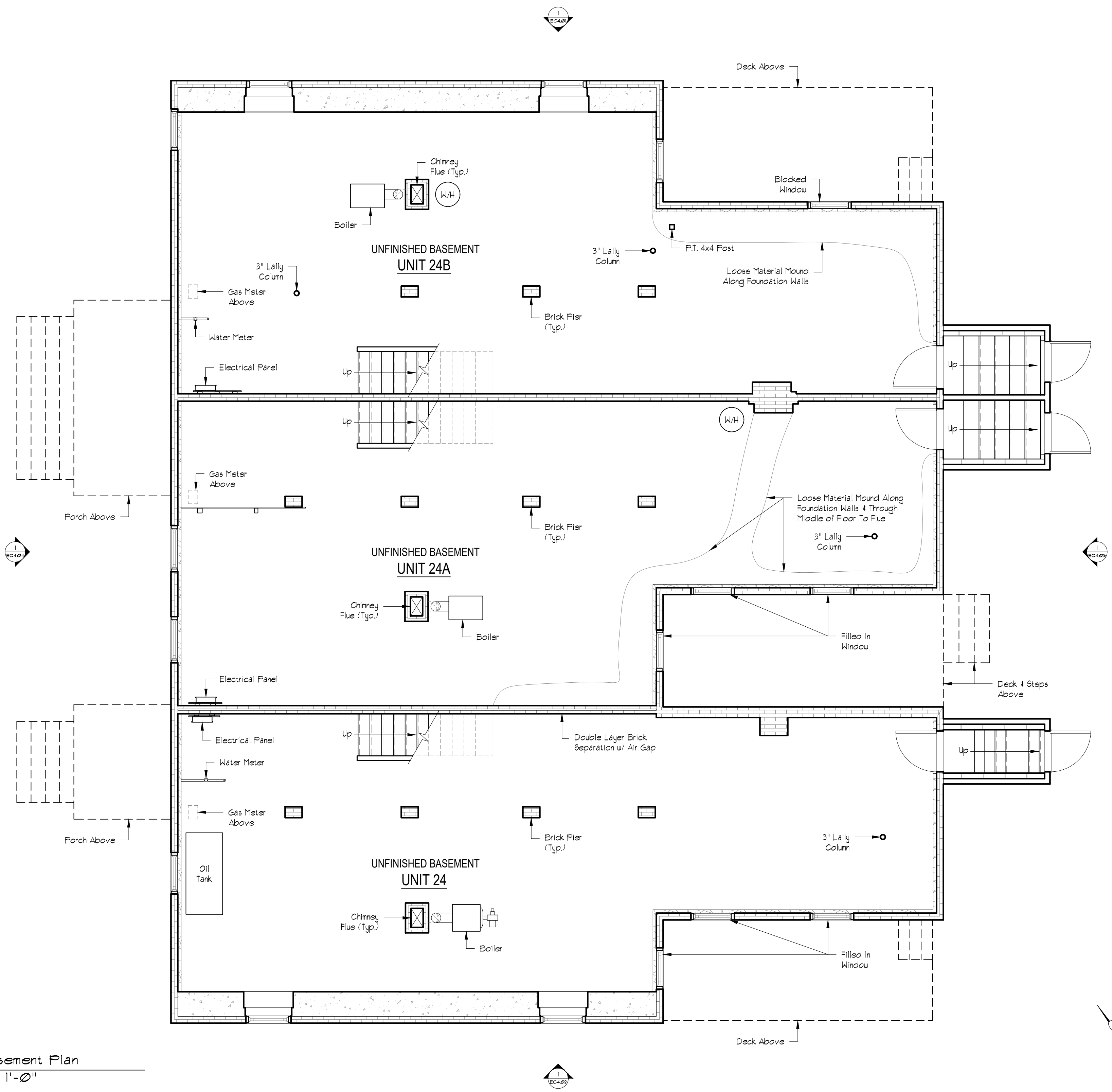
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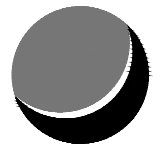
**Existing
 Basement Plan**

Sheet Number:

EC1.00



1 Existing Basement Plan
 Scale: 1/4" = 1'-0"



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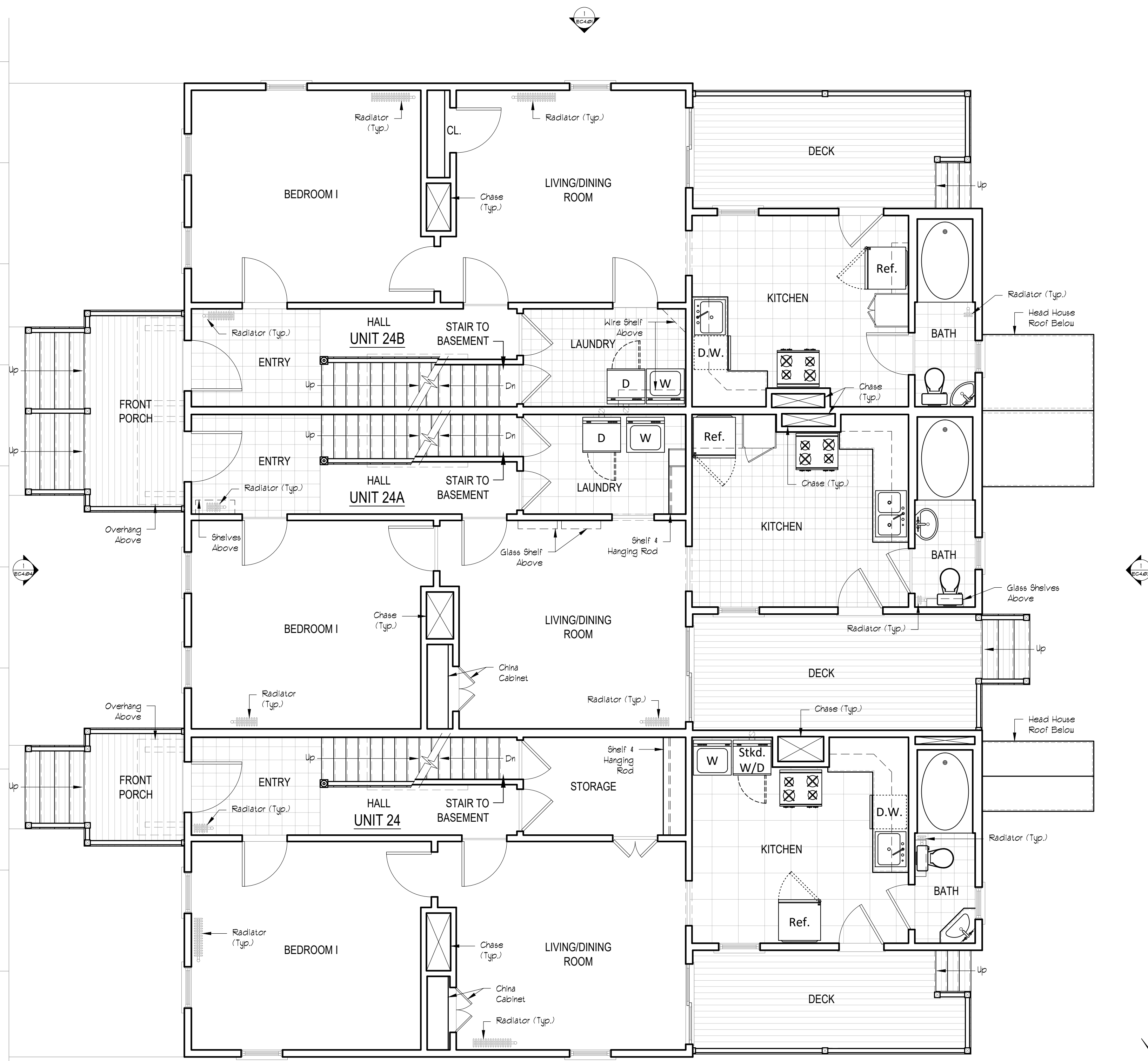
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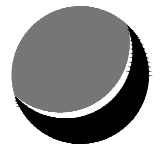
**Existing First
 Floor Plan**

Sheet Number:

EC1.01



① Existing First Floor Plan
 Scale: 1/4" = 1'-0"



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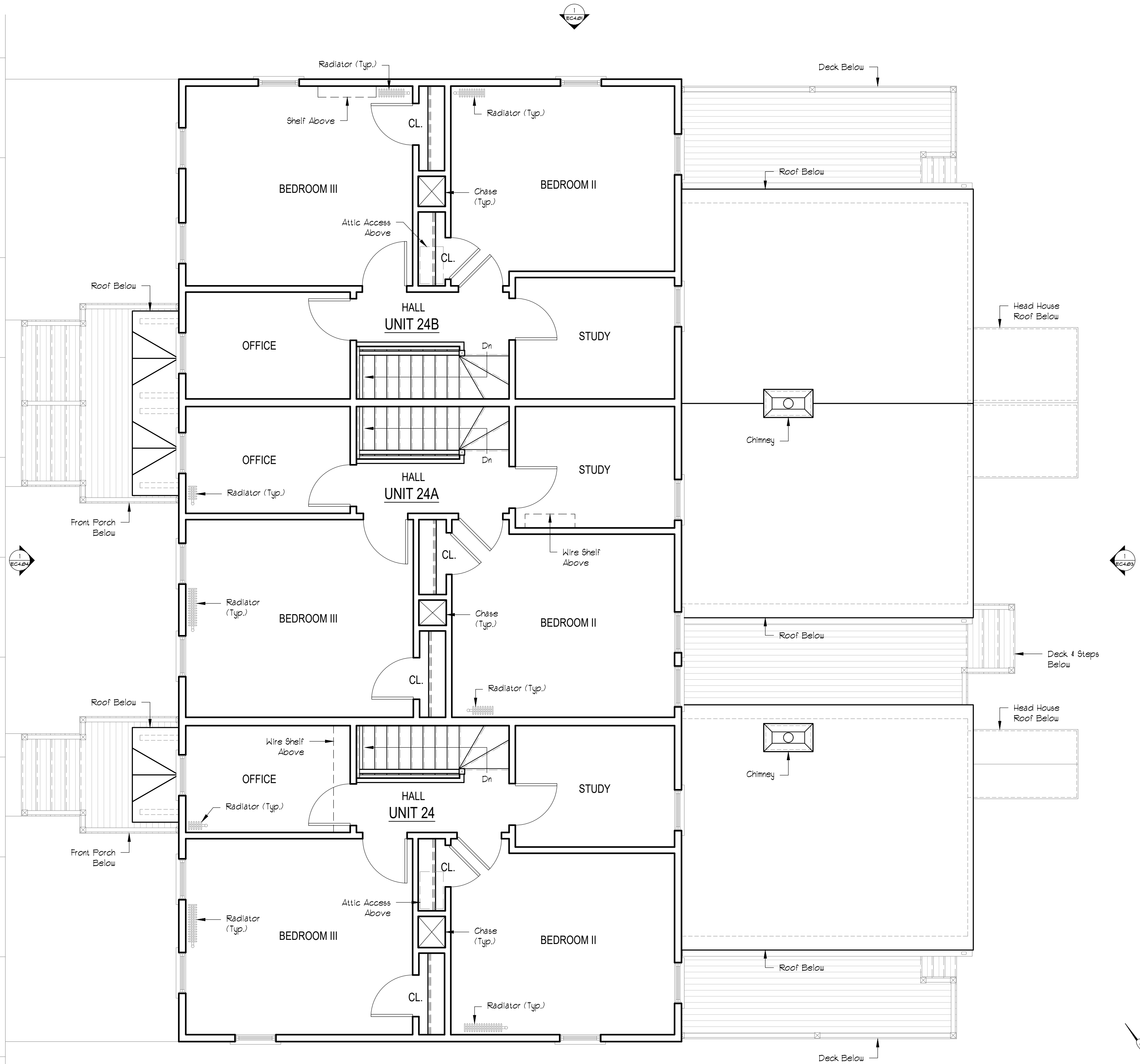
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Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing Second
 Floor Plan**

Sheet Number:
EC1.02



① Existing Second Floor Plan
 Scale: 1/4" = 1'-0"



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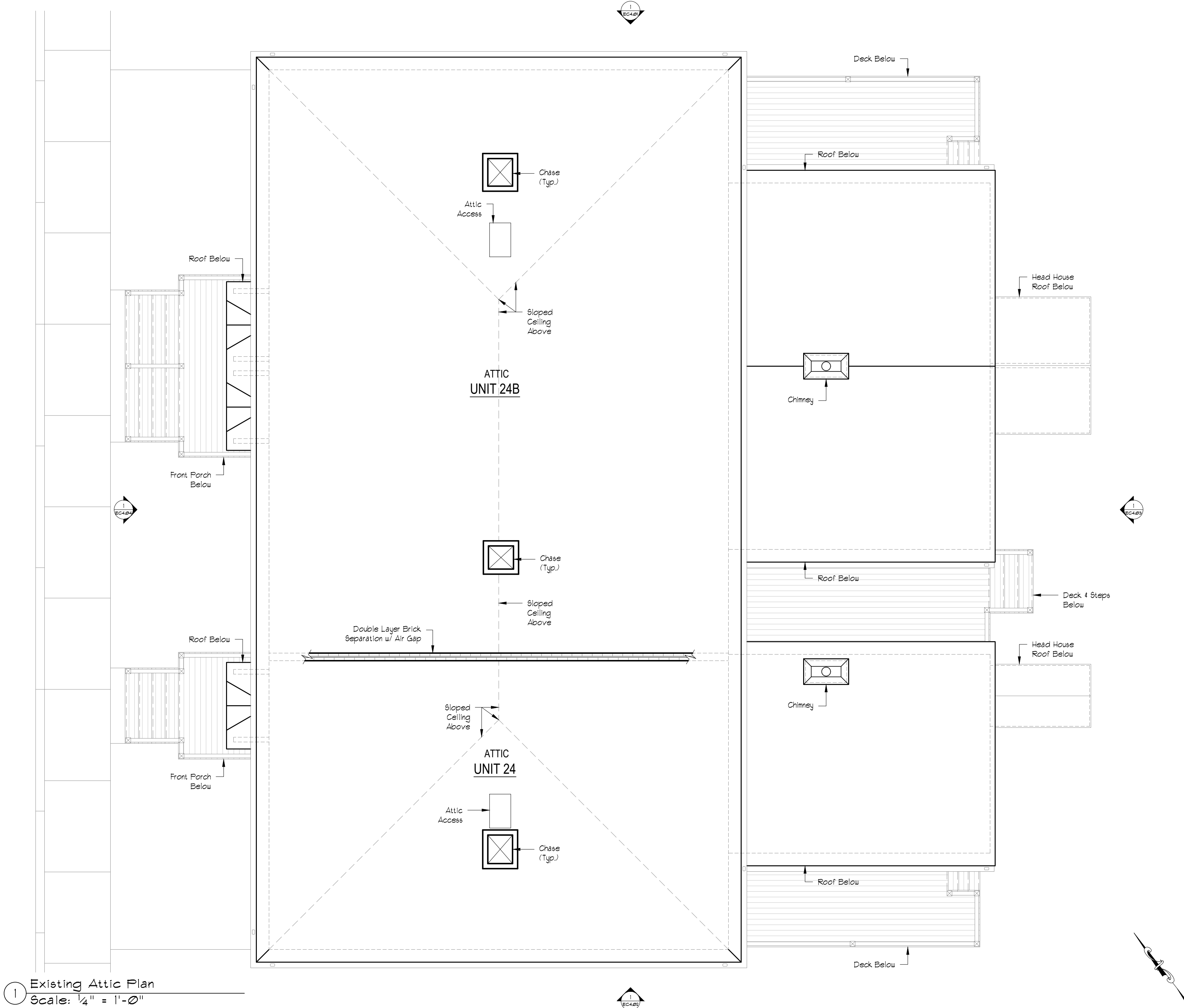
Locus:

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2	7.22.22	Proposed Addition

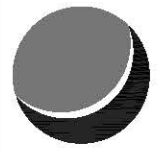
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	Job No. LIN210_a
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Sheet Title:
**Existing
 Attic Plan**

Sheet Number:
EC1.03



① Existing Attic Plan
 Scale: 1/4" = 1'-0"



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Stamp:

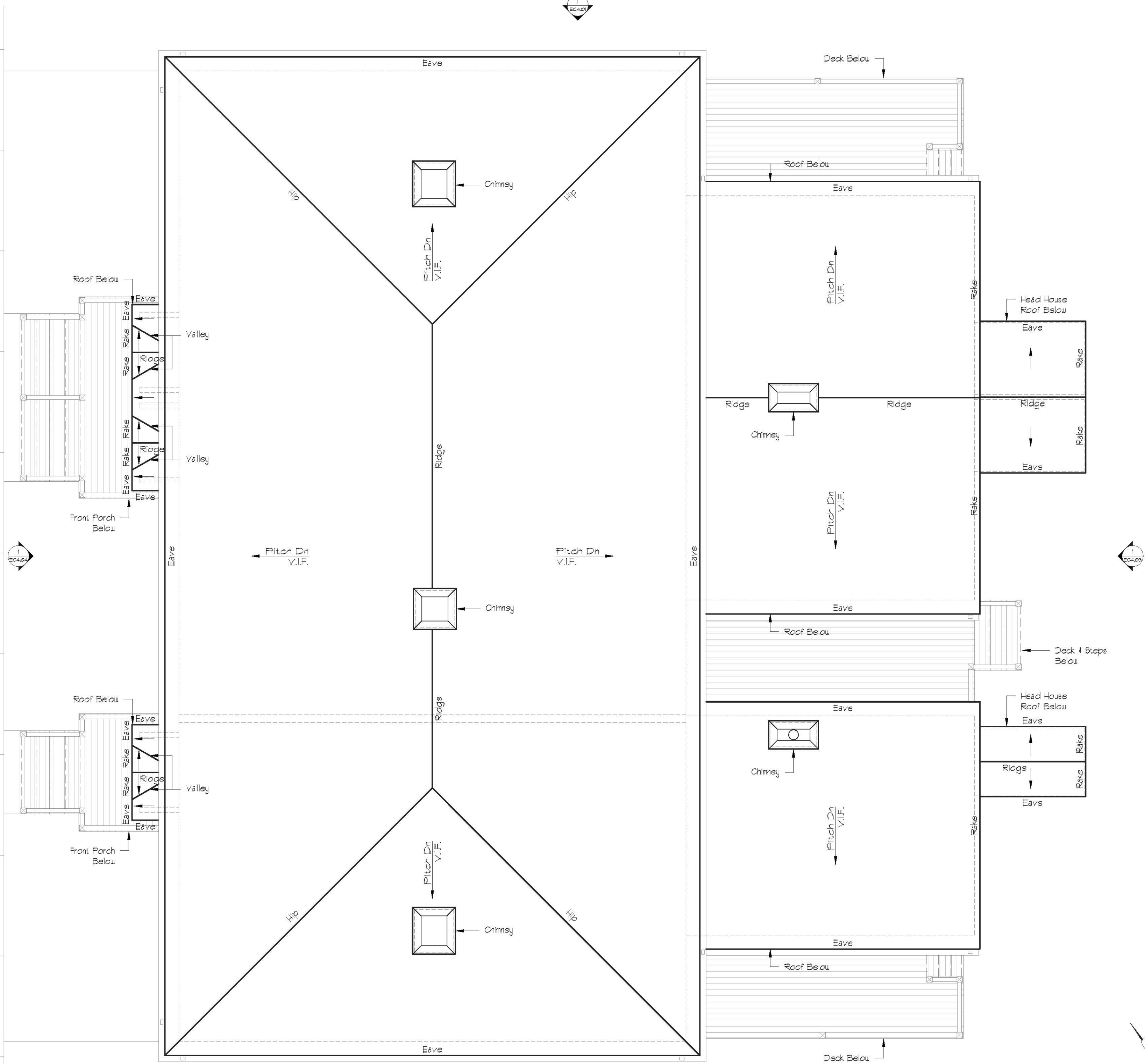
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Scale	1/4" = 1'-0"
Job No.	LIN210_a
File	PROPOSED

Sheet Title:

**Existing
Roof Plan**

Sheet Number:

EC1.04



① Existing Roof Plan
Scale: 1/4" = 1'-0"

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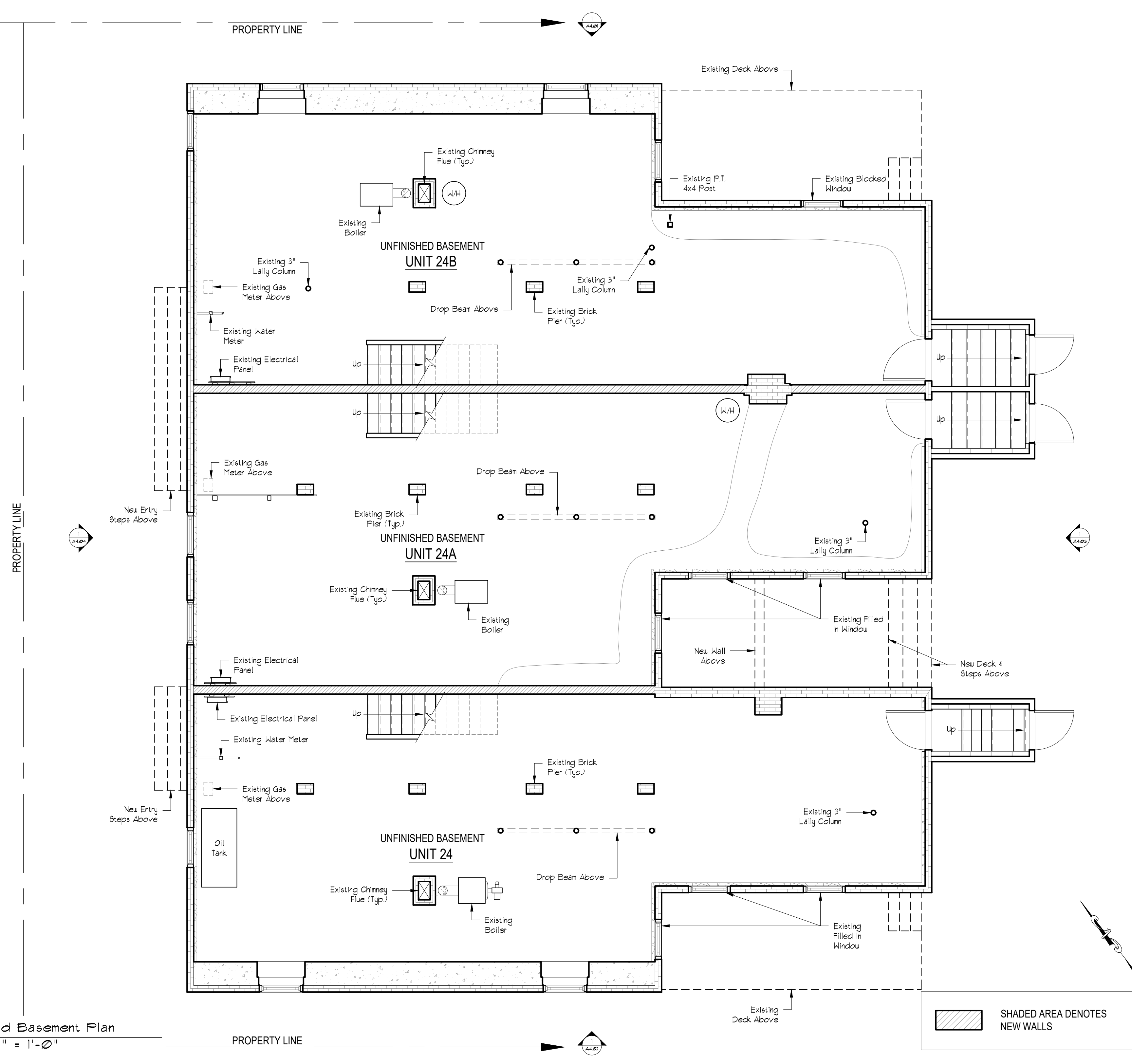
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No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

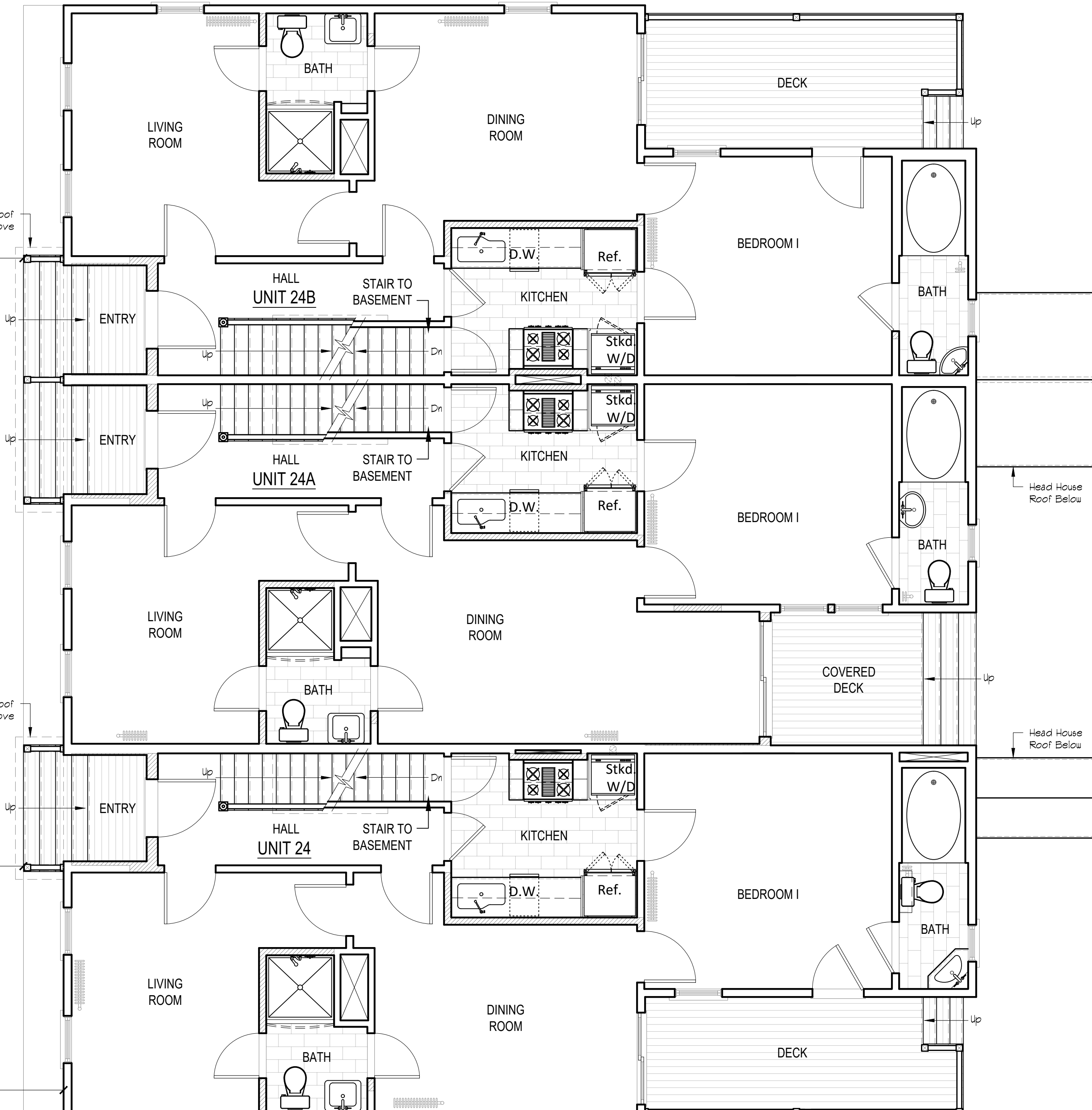
Sheet Title:
**Proposed
 Basement Plan**

Sheet Number:
A1.00



1 Proposed Basement Plan
 Scale: 1/4" = 1'-0"

PROPERTY LINE



PROPERTY LINE

PARKING DRIVEWAY



8'-4"

10'-5"

PROPERTY LINE



1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

SHADED AREA DENOTES NEW WALLS



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Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:

Date
JULY 22, 2022
Scale
1/4" = 1'-0"
Job No.
LIN210_a
File
PROPOSED

Sheet Title:

**Proposed First
Floor Plan**

Sheet Number:

A1.01

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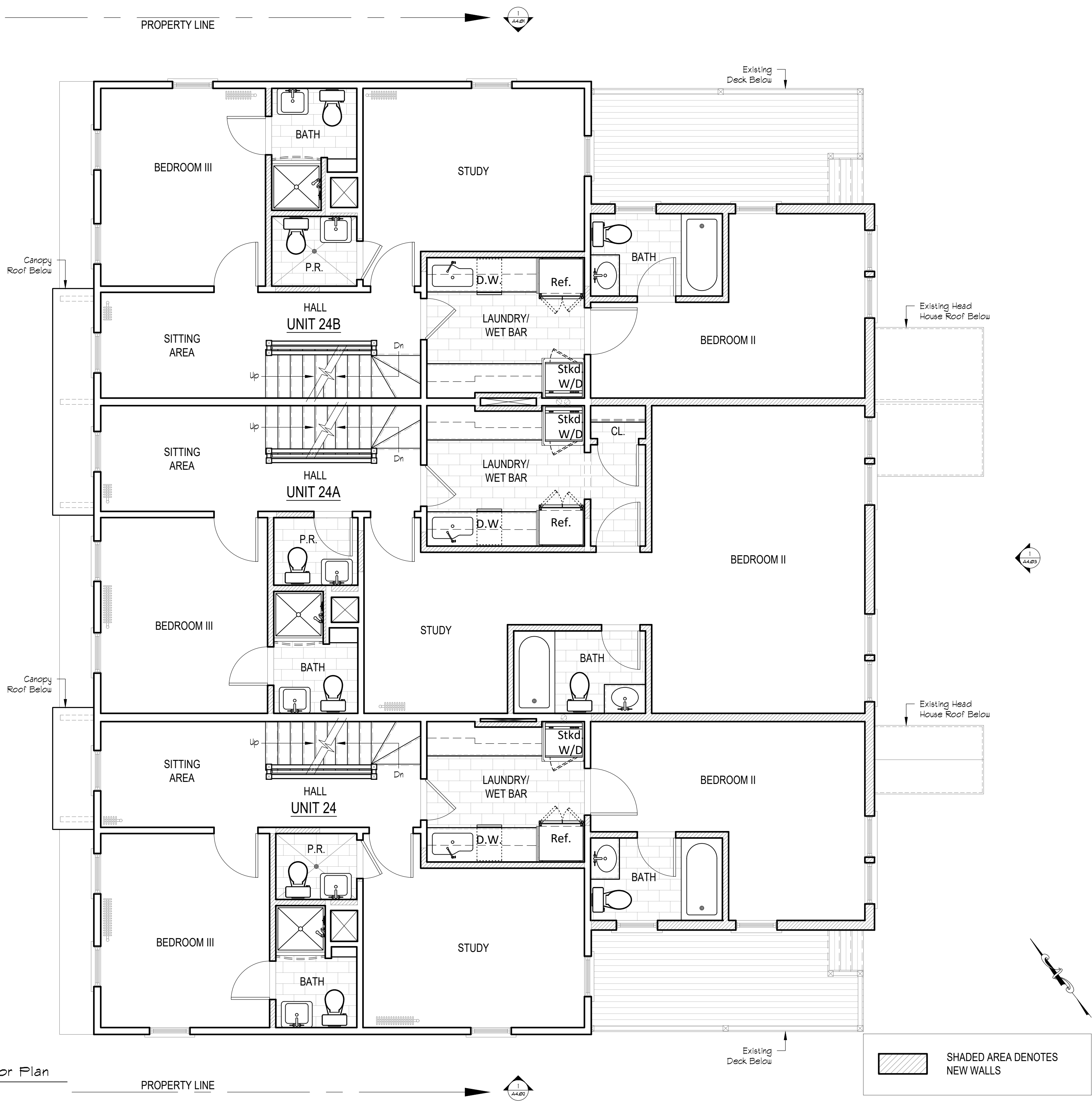
Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed Second
 Floor Plan**

Sheet Number:
A1.02



1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

SHADED AREA DENOTES
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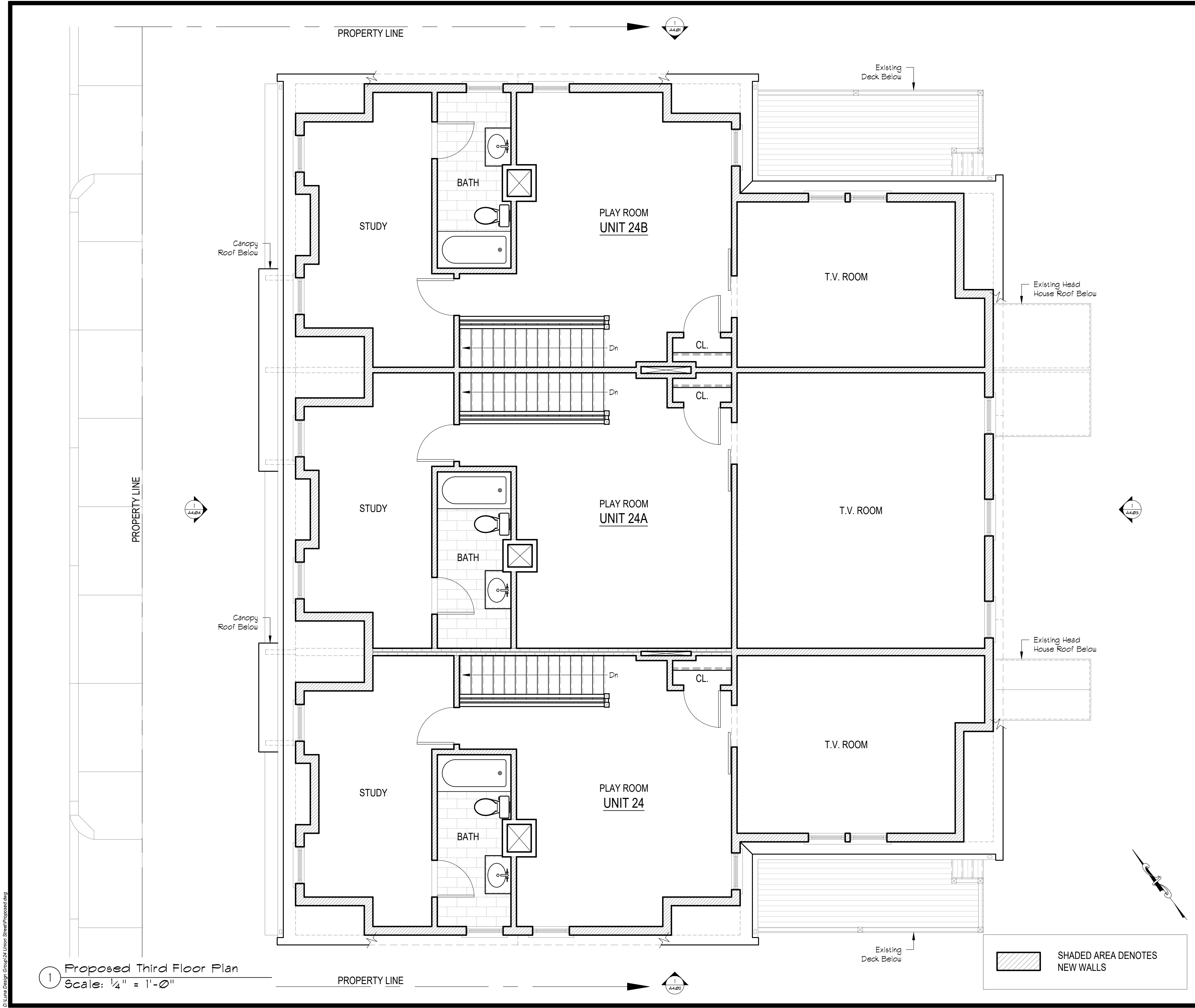
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No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

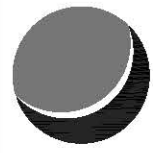
Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed Third
 Floor Plan**

Sheet Number:
A1.03



1 Proposed Third Floor Plan
 Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:

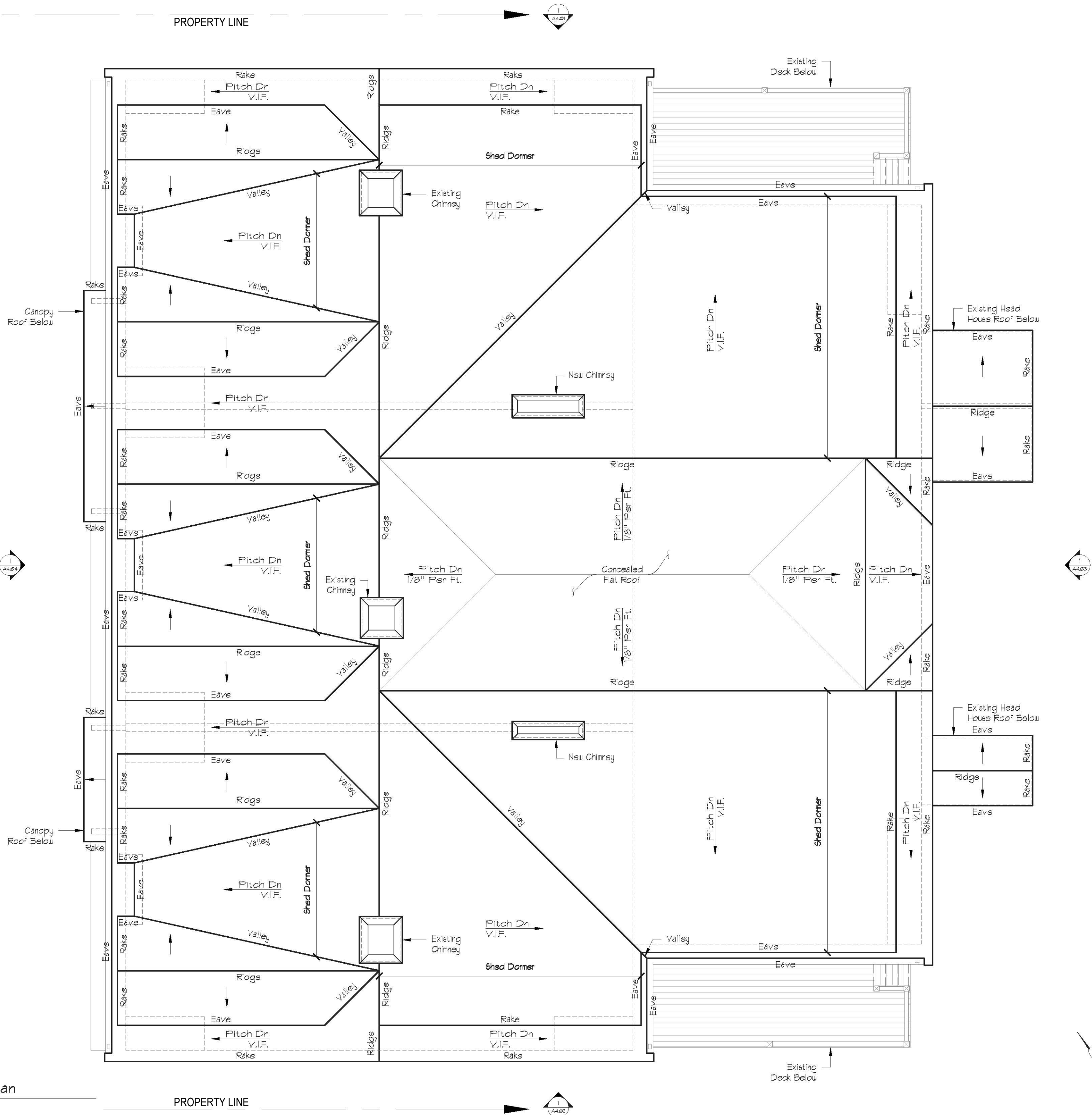
Date
JULY 22, 2022
Scale
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Job No.
LIN210_a
File
PROPOSED

Sheet Title:

Proposed
Roof Plan

Sheet Number:

A1.04



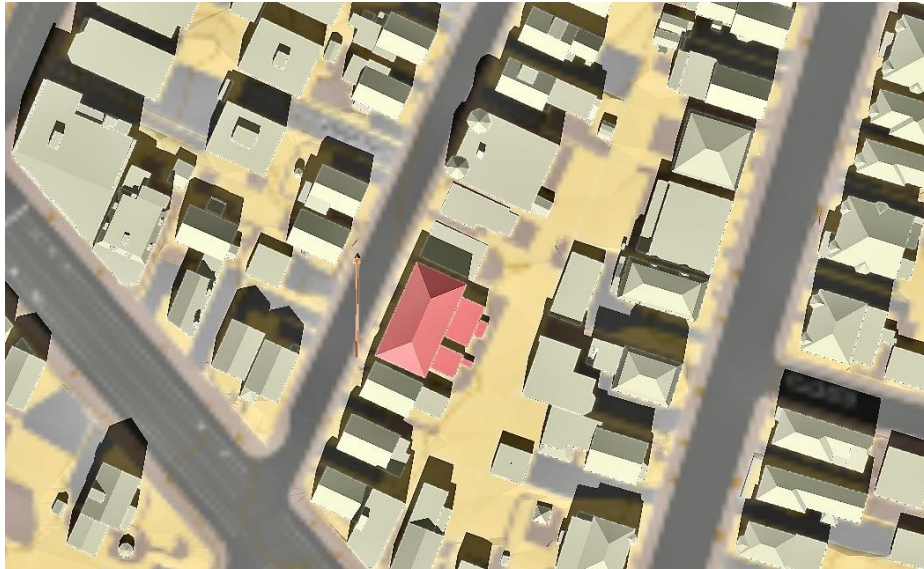
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Scale: 1/4" = 1'-0"



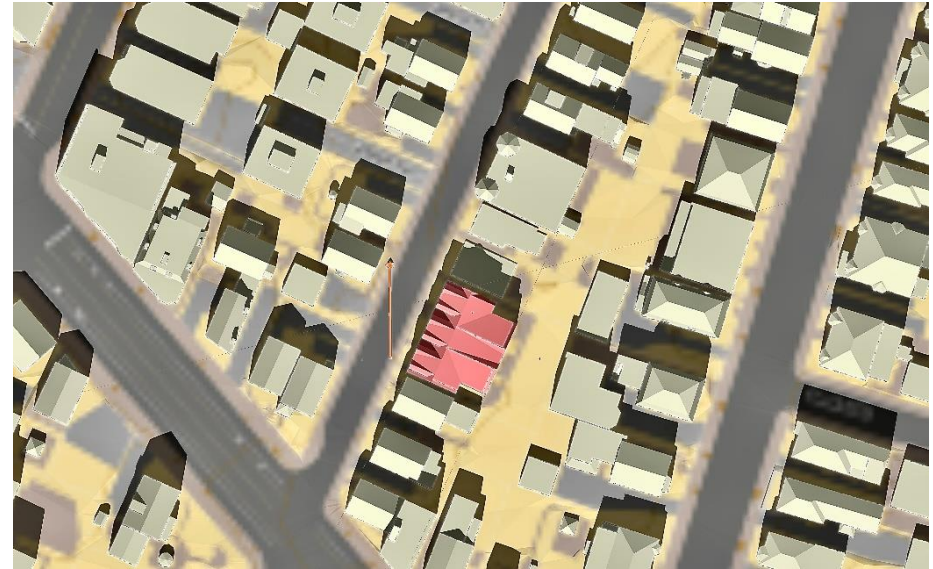
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Proposed Structure: One hour after sunrise – 06:30 EST



Existing Structure: Midday – 12:00 EST



Proposed Structure: Midday – 12:00 EST



Existing Structure: One hour before sunset – 18:24 EST



Proposed Structure: One hour before sunset – 18:24 EST

Shadow Studies – Vernal/ Autumnal Equinox

Note:

Studies do not include any existing vegetation or topography that will affect the casting of shadows across the ground plane.
Refer to arrow on each study for sun azimuth angle.



24 Union Street

Cambridge,
October 21, 2023

MA


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Existing Structure: One hour after sunrise – 08:10 EST



Proposed Structure: One hour after sunrise – 08:10 EST



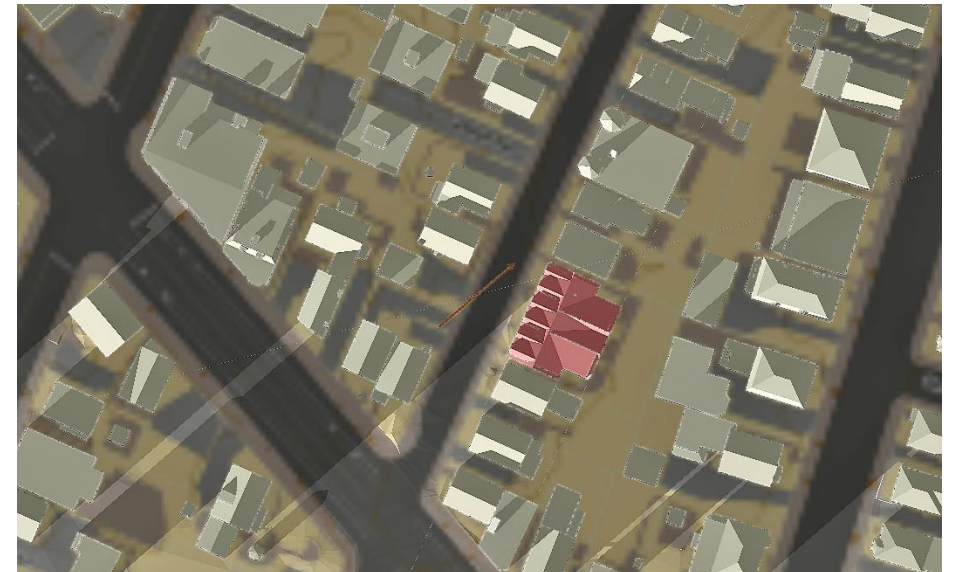
Existing Structure: Midday – 12:00 EST



Proposed Structure: Midday – 12:00 EST



Existing Structure: One hour before sunset – 15:14 EST



Proposed Structure: One hour before sunset – 15:14 EST

Shadow Studies – Winter Solstice

Note:

Studies do not include any existing vegetation or topography that will affect the casting of shadows across the ground plane.
Refer to arrow on each study for sun azimuth angle.



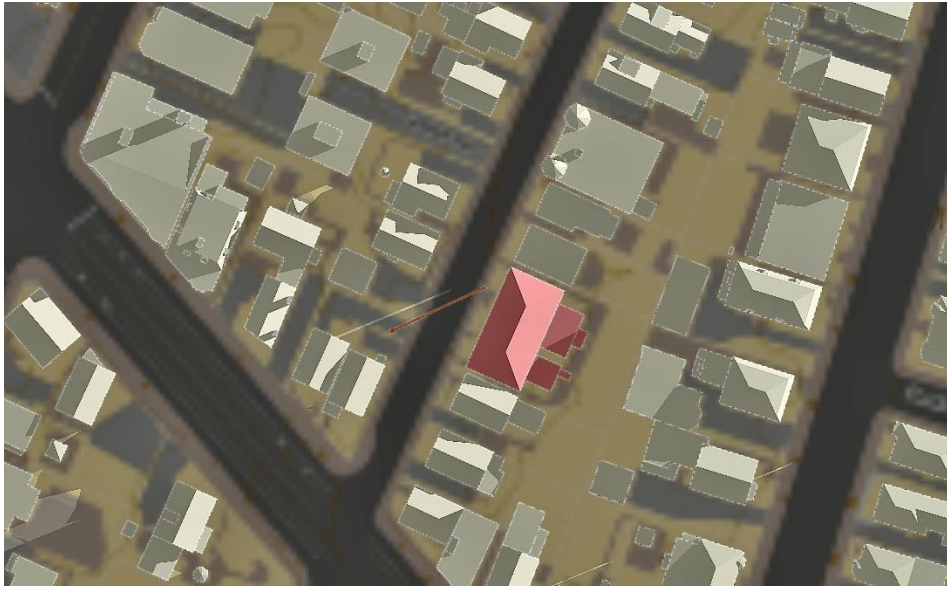
24 Union Street

Cambridge,
October 21, 2023

MA



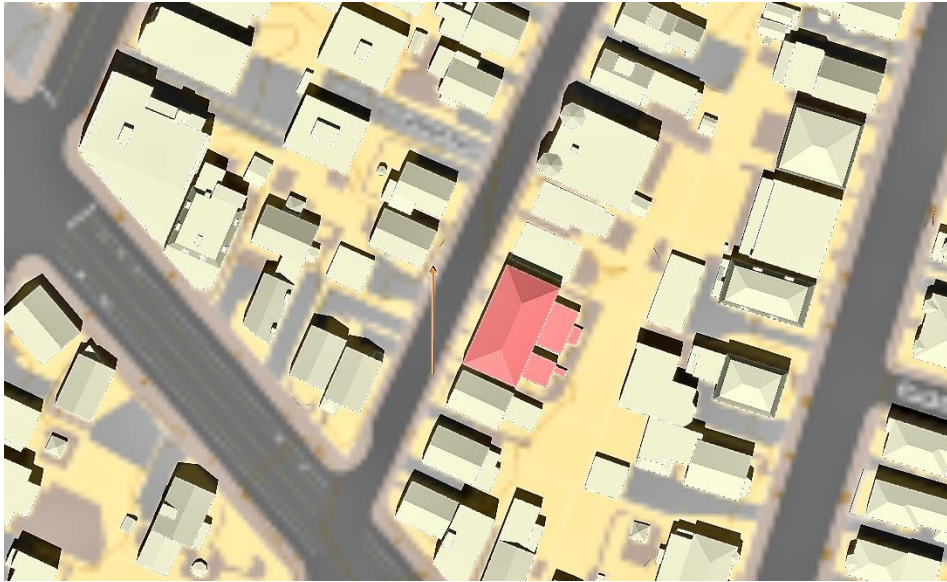
LUNA | Design Group
ARCHITECTURE INTERIORS PLANNING



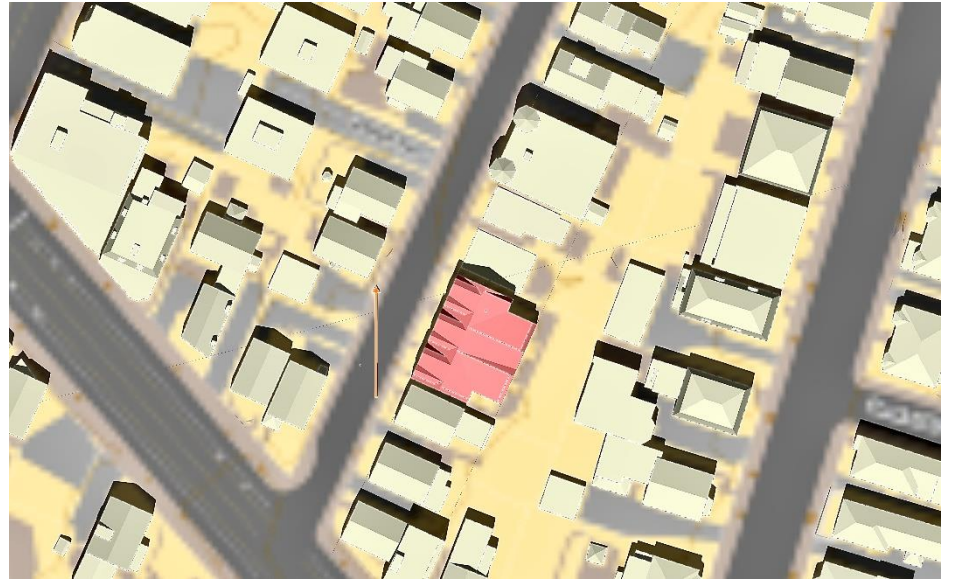
Existing Structure: One hour after sunrise – 05:07 EST



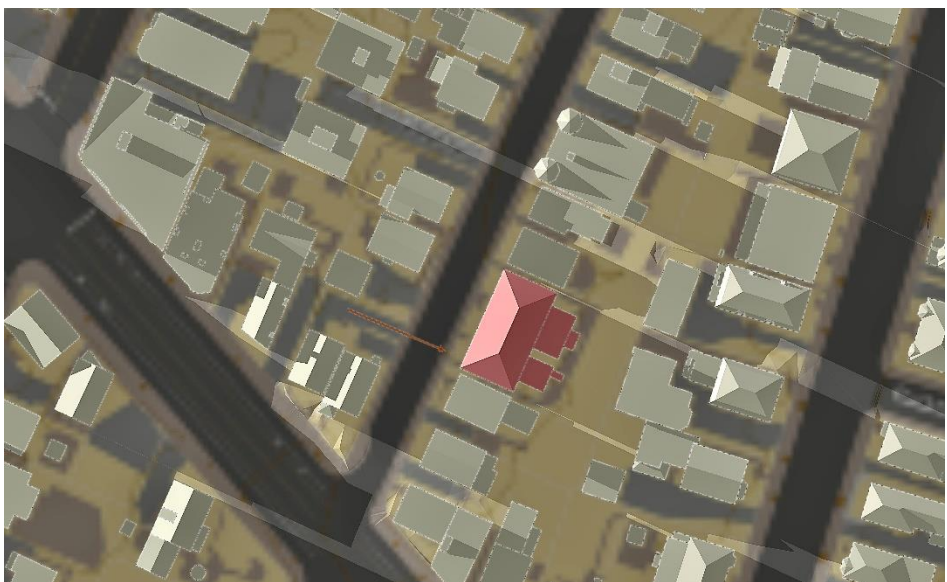
Proposed Structure: One hour after sunrise – 05:07 EST



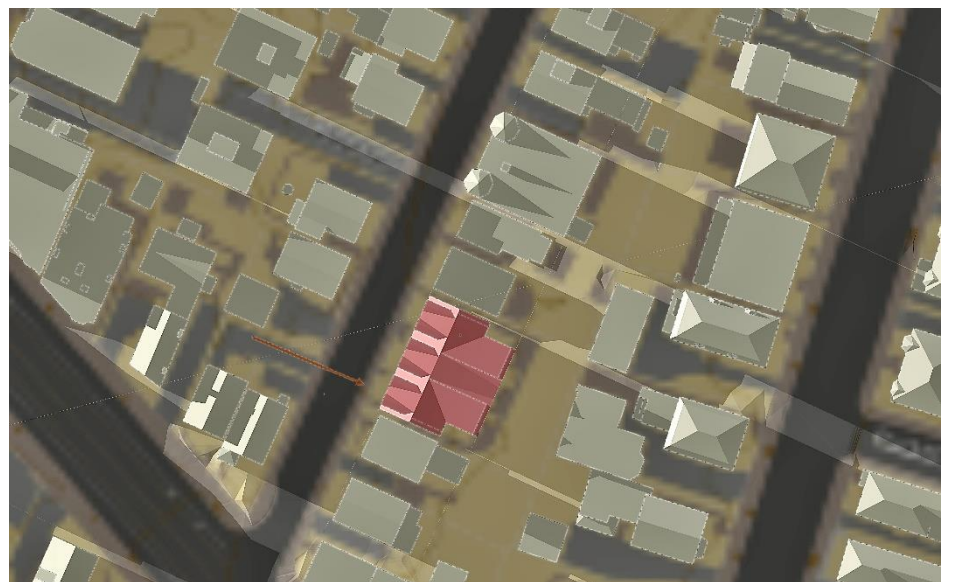
Existing Structure: Midday – 12:00 EST



Proposed Structure: Midday – 12:00 EST



Existing Structure: One hour before sunset – 18:24 EST



Proposed Structure: One hour before sunset – 18:24 EST

Shadow Studies – Summer Solstice

Note:

Studies do not include any existing vegetation or topography that will affect the casting of shadows across the ground plane.
Refer to arrow on each study for sun azimuth angle.



24 Union Street

Cambridge,
October 21, 2023

MA



9/12 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Matt Stern residing at,
25 Union Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Matt Stern
Signature:

13 Sep 2022
Date:

Signature:

Date:

Pacheco, Maria

From: Joseph Luna <jluna@lunadesign.com>
Sent: Tuesday, February 28, 2023 10:38 AM
To: Pacheco, Maria
Cc: Lin Lin
Subject: Request for Continuance - 24 Union Street

Ms. Pacheco:

Please be advised that my client Ms. Lin Lin will not be ready for the March 9th hearing as she needs more time to meet with the immediate abutters to discuss an acceptable redesign. For this reason, we are formally requesting a continuance to have our hearing be moved to the month of April. Please send confirmation of acceptance to the change of hearing date.

Thank you for your assistance.

Joseph Luna
Project Architect



100 Conifer Hill Drive, Suite 406
Danvers, MA 01923
tel: 781.245.6530 (ext. 11)
fax: 781.245.6508

Cell: 508.523.6881

www.lunadesign.com

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Follow and LIKE our Facebook profile at:

<https://www.facebook.com/Luna-Design-Group-261631274548517/>

1 * * * * *

2 (6:32 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey, Jim
4 Monteverde, Laura Wernick, and Jason
5 Marshall

6 BRENDAN SULLIVAN: The Board will now hear Case
7 Number No. 188958 -- 24 Union Street. Mr. Luna, are you on?

8 JOSEPH LUNA: Yes, I am. Okay, thank you, members
9 of the Board. My name is Joseph Luna. I am the Principal
10 of Luna Design Group Architects from Danvers, and I'm
11 speaking on behalf of my client, Ms. Lin Lin, who's also
12 here today.

13 The project in question is 24 Union Street, which
14 is a two-story hip roof townhouse with unfinished attic and
15 basement. At the rear of the building are single-story
16 smaller blocks that house existing bedroom and bathroom, and
17 the property preliminary has no on-street parking.

18 Ms. Lin lives in Unit 24 and rents the other two
19 units. The building is non-conforming to current Cambridge
20 Zoning bylaws for parking and side yard setback.

21 Ms. Lin wishes to renovate and add to the building
22 and has currently pulled a building permit for Phase 1,

1 Interior Building Renovations. It requires zoning relief to
2 add to the property, because of existing non-conformities
3 and additional non-conformities as a result of this
4 addition.

5 As part of the current Phase 1 renovation, a new
6 fire alarm and sprinkler system are being installed. The
7 system is designed to accommodate the proposed addition if
8 the requested zoning relief is granted.

9 Specifically, Ms. Lin wishes to build on top of
10 the existing single-story rear elements to add additional
11 living space upstairs, completely rebuild the roof to create
12 a usable attic and connect the attic over the proposed
13 second-floor additions.

14 As part of the roof rebuild, the roof would
15 eliminate this and change it to a primary gate at the rear,
16 and then individual shed dormers with bookend gables at the
17 front of each unit.

18 There will be no change in the height of the
19 primary roof or change in its roof pitch. Care was taken
20 not to overwhelm the front façade and the scale of the
21 dormer during contact with the neighborhood, and we believe
22 provide an attractive design, while gaining much-needed

1 attic living space.

2 Ms. Lin also plans on making cosmetic improvements
3 by eliminating the unattractive asphalt shingles to the
4 front façade and residing the house.

5 She is also seeking a special permit. As I
6 mentioned before, the property has no off-street parking.
7 She is allowed by right to put a single curb cut in;
8 however, there is no side yard to get a driveway to any rear
9 parking.

10 In order to get her some amount of off-street
11 parking, we are requesting to provide two 10-foot-wide curb
12 cuts at the east and west corners of the property. And then
13 there would be tandem parking along the front. As necessary
14 to do this, the existing stair stoops will be pushed into
15 the building.

16 There are two trees that will be affected by this,
17 and Ms. Lin is planning on replacing those trees. One could
18 be considered a significant tree; the other doesn't meet
19 that requirement, but she would put at least the major tree
20 back toward the center of the property.

21 We were asked too at the last meeting to present
22 shadow studies. We submitted a series of studies for the

1 project that shows the extent of the shadows at both
2 equinoxes. And each study shows one hour after sunrise
3 midday and one hour before sunset. And we did studies for
4 both the winter and summer equinox.

5 If you've had a chance to review these studies, we
6 do not see any substantial increase in the amount of shadows
7 being cast on the adjacent properties.

8 The two-story element that's added off the back
9 will cast a shadow, but since there's no increase of height
10 of the building, any increases in shadow casting is
11 negligible. I'd be happy to answer any questions the Board
12 may have on this project, and Ms. Lin is also here to answer
13 any questions as well.

14 BRENDAN SULLIVAN: Okay. With the Board's
15 indulgence, I think I would like to walk through the
16 existing and what is proposed. I could have Ms. Ratay pull
17 up EC1.01, which is the existing first-floor plan.

18 JOSEPH LUNA: There you go.

19 BRENDAN SULLIVAN: So a typical -- I think each
20 unit is a mirror image of the other one. Is that correct?

21 JOSEPH LUNA: That's correct. They're townhouse-
22 style units.

1 BRENDAN SULLIVAN: Okay. So a typical unit has a
2 bedroom, living room, dining room. There's a deck, there's
3 a kitchen, there's a bath off of the kitchen, and there's a
4 laundry area. And that is sort of typical.

5 JOSEPH LUNA: That's correct.

6 BRENDAN SULLIVAN: So the first floor -- and then
7 we go to EC1.02. The --

8 JOSEPH LUNA: You can see the roof; right.

9 BRENDAN SULLIVAN: And again --

10 JOSEPH LUNA: You can see the roof of the one-
11 story element in the back.

12 BRENDAN SULLIVAN: Right. There is a bedroom,
13 bedroom, a study, and an office.

14 JOSEPH LUNA: Correct.

15 BRENDAN SULLIVAN: And then there is no three
16 (sic), because that's what you're requesting, basically:
17 Change the roofline so that you can access and make use of
18 the attic space?

19 JOSEPH LUNA: Yes.

20 BRENDAN SULLIVAN: Now, if I would ask Ms. Ratay
21 to go to what is proposed, which would be A1.02?

22 JOSEPH LUNA: A1.01 to A1.03.

1 BRENDAN SULLIVAN: Right. And basically, you're
2 leaving the -- as an unfinished basement?

3 JOSEPH LUNA: Yes.

4 BRENDAN SULLIVAN: Okay.

5 JOSEPH LUNA: The existing basement is old masonry
6 construction. We're doing necessary structural reinforcing,
7 but it's not great space down there.

8 BRENDAN SULLIVAN: What is the floor to ceiling
9 height now? Do you know?

10 JOSEPH LUNA: Off the top of my head I couldn't
11 tell you. I believe it's around 7' -- 7'4".

12 BRENDAN SULLIVAN: Okay.

13 JOSEPH LUNA: I can get that information, but I
14 don't have it on these drawings right now.

15 BRENDAN SULLIVAN: All right. But there's no
16 desire or you feel --

17 JOSEPH LUNA: There's no desire or --

18 BRENDAN SULLIVAN: -- or worthwhile to even use
19 the basement? Okay. So on A1.01, first floor, what you're
20 proposing is -- again, a kitchen, a living room, a full
21 bathroom, dining room --

22 JOSEPH LUNA: Correct.

1 BRENDAN SULLIVAN: -- deck off of that, a bedroom

2 --

3 JOSEPH LUNA: Bathroom in the back -- the bathroom
4 in the back was preexisting; that will stay.

5 BRENDAN SULLIVAN: Okay. Let me just run through
6 it --

7 JOSEPH LUNA: Okay.

8 BRENDAN SULLIVAN: -- Joe, and you'll have a
9 chance to speak at the end. I just interrupt my thoughts
10 and I lose -- which may very well be pertinent. So again, a
11 typical unit: Living room, full bathroom, dining room, and
12 a deck off of that.

13 And then there's a bedroom, full bath off of that
14 and then a kitchen?

15 JOSEPH LUNA: Yep.

16 BRENDAN SULLIVAN: Going to 1.02, there is a
17 bedroom, full bath and a study, then a laundry and a wet
18 bar, which I would characterize as a kitchenette, and a
19 bedroom in the back with a full bath.

20 JOSEPH LUNA: Right.

21 BRENDAN SULLIVAN: And again, typical of those
22 units. Third floor: A study, full bath, a playroom and a

1 TV room.

2 I guess my impression on this is it's a big ask
3 because you're asking each unit would be a kitchen and --
4 again a kitchenette or a web bar, however -- five bathrooms
5 and one powder room, two study rooms, a playroom, and two
6 studies.

7 So you're asking for 13 rooms plus a living room,
8 a dining room and a sitting room brings it up to 16 rooms
9 per unit in the building. 16 rooms x three is 48 -- 48
10 rooms in what is a three-family structure.

11 To me it's a big ask. I think that it is
12 maximizing the property to the fullest extent. The parking
13 in the front to me is a nonstarter. Absolutely parking in
14 the front yard setback requesting two curb cuts is to me
15 just a nonstarter.

16 So those are my thoughts. Let me turn it back
17 over to the Board.

18 Jim Monteverde, your thoughts, comments?

19 JIM MONTEVERDE: I had the same response you did
20 regarding the parking in the front yard. I would not be in
21 favor of that. And beside the overall amount of the new
22 development being significant -- perhaps too significant to

1 the lot or for the building.

2 I was also curious about: I didn't find -- I
3 couldn't scale dimensions for the dormers and understand how
4 this complied or didn't comply with the Dormer Guidelines.
5 That was just one question I had.

6 And just from the visual appearance of it, it
7 appeared the dormers were significantly beyond the Dormer
8 Guidelines. So those are my three concerns in particular.

9 BRENDAN SULLIVAN: Okay. And I guess the ultimate
10 question, which I know one of the members of the Board will
11 bring up, is the hardship, and why is it a hardship for such
12 a -- more than just a renovation or repurposing of the
13 building, but a -- quite an expansion of the living space.
14 That's the other thought that I would have.

15 Laura Wernick, your thoughts at this time,
16 questions?

17 LAURA WERNICK: Yeah. I don't have much in
18 addition to what's been said to date. I did have a question
19 on the second-floor plan. I just had a question of your --
20 of the Chair's description. Because I thought it was -- is
21 it a -- it has a wet bar; I thought it was a laundry.

22 JOSEPH LUNA: It is a laundry with a refrigerator

1 wet bar inside. It's a shared space.

2 LAURA WERNICK: Okay. Yeah, no, it does seem like
3 a large quantity of space for this -- given the parking,
4 given the situation and the non-conforming use. So I think
5 I would disagree with the issues that have been raised to
6 date.

7 BRENDAN SULLIVAN: Okay. Jason Marshall? Your
8 thoughts, comments, questions?

9 JASON MARSHALL: Yeah. I mean, I think I
10 generally adopt the questions and concerns that have been
11 raised so far. It does strike me as quite an oversized ask
12 in terms of an exemption from the Zoning bylaws. It's
13 several thousand square feet over the allowable GFA.

14 And then to the Chair's point about hardship, it's
15 -- I'm not persuaded by the narrative in the application
16 that it meets the hardship standard -- this type of an
17 extension renovation. Those are my early thoughts.

18 BRENDAN SULLIVAN: Okay thank you. Andrea Hickey?
19 Questions? Thoughts? Comments?

20 ANDREA HICKEY: Yes. Mr. Chair, you've sort of
21 hit on all the points that are important to me, the first
22 being parking. The parking as proposed in the front of the

1 house from my perspective is not acceptable. It's too close
2 to the house.

3 The two curb cuts, if I'm recalling correctly,
4 were an issue with a neighbor or an abutter, and I just --
5 the parking is, as you said, a nonstarter, and I'm in
6 agreement with that.

7 Secondly, the hardship I would invite and
8 encourage the petitioner's representative to speak more to
9 that issue, because I've not really heard anything that's
10 convincing on the issue of hardship. I turn it back to you,
11 Mr. Chair.

12 BRENDAN SULLIVAN: Thank you. Let me open it to
13 public comment. And Joe, you'll have a chance to rebut any
14 comments or add to them in a moment. Let me open it to
15 public comment.

16 Any member of the public who wishes to speak
17 should now click the button that says, "Participants," and
18 then click the button that says, "Raise hand."

19 If you are calling in by phone, you can raise your
20 hand by pressing *9 and unmute or mute by pressing *6, and
21 you'll have up to three minutes in which to comment.

22 OLIVIA RATAY: Cooper McDonald?

1 COOPER MCDONALD: Hello. Cooper McDonald from 26
2 Union Street. I'm the owner and resident at 26 Union
3 Street.

4 I would like to object to basically the entire
5 plans. I have objections to the increase in the height of
6 the single square portions at the rear of the house, the
7 massive increase in FAR, the change of the roofline and also
8 the curb cuts. And I believe those are City trees in front
9 of the house. They're within the sidewalk.

10 With respect to the increase in the number of
11 stories at the rear of the property, the architect confirmed
12 to me that this increase in height would decrease the
13 available sun in my yard, and also at the back of my house.

14 As sunlight is a premium in an urban environment,
15 I object to this increase in height and increase in shading.
16 The addition of more windows directly aligned to overlook my
17 yard also raises privacy concerns for me. The increase in
18 height is also not needed to increase living space in the
19 unit.

20 My neighbor has requested use of the attic as
21 living space. This should be sufficient for any increase
22 needed. That said, the plan is to increase -- far exceed

1 the FAR for this neighborhood going from 0.65 to 1.14,
2 nearly doubling.

3 I object because all this does is create three-
4 bedroom units with six bathrooms, two kitchens and multiple
5 studies. I understand that improvements are desired, but
6 considerable improvements can be made in a smaller space.

7 With respect to the change in roofline, I may be
8 amenable to a change in style, however the windows in the
9 gable ends abutting at least my property, they're very close
10 to the property line and this -- however incrementally --
11 increases the risk of fire.

12 And then finally, I don't know how much I need to
13 say about the parking. I just don't think it's workable,
14 because it's -- there's gas meters on the front of the
15 house. It's too close to the sidewalk. It will end up
16 blocking the sidewalk. Thank you.

17 BRENDAN SULLIVAN: Thank you.

18 OLIVIA RATAY: Alice Flaherty?

19 ALICE FLAHERTY: Alice Flaherty. I'm at 22 Union
20 Street, the south side of the proposed buildings. My
21 objections are primarily the ones that were in my letter
22 that I sent, which is that it changes very much the

1 character of the back yards that stand.

2 Like right now I can see six or seven yards from
3 my roof deck, and we've often interacted with neighbors that
4 way. That's how we met people in the next door.

5 What that's going to do for the three-story
6 addition is, like, in the kitchen addition is put a big wall
7 that shuts off my view of a bunch of trees, and there will
8 no longer be the opportunity to talk to neighbors in that
9 way.

10 BRENDAN SULLIVAN: Thank you for calling in.

11 OLIVIA RATAY: Marcia Hern-Lacey?

12 MARCIA HERN-LACEY: I wrote an initial appeal, and
13 then I wrote an additional e-mail --

14 THE REPORTER: Can you give your name and address,
15 please?

16 MARCIA HERN-LACEY: Sure. My name is Marcia Hern-
17 Lacey, and I live at 30 Union Street, Apartment 2. I am the
18 third house after this proposed property. I had sent an e-
19 mail earlier today, and just because I was unsure if I'd
20 make the meeting.

21 But I am sharing the concerns of Alice and Cooper
22 in particular. I'm against the expansion of the rear

1 addition that is currently the kitchen up to the third
2 floor, basically due to light, due to privacy, due to view.

3 And again, it's just, as was pointed out already,
4 we're still a three-bedroom. We're still three units with a
5 three-bedroom, just with a ton of extras that I question
6 whether are needed.

7 And I did question the parking, and I think we are
8 all in agreement and concerned that it would just block the
9 sidewalk and be unattainable.

10 So that's all I have to say. Thank you for
11 listening.

12 BRENDAN SULLIVAN: Thank you. The sum and
13 substance of anybody calling in. We are in receipt of
14 correspondence. Marcia Hern-Lacey sent it a letter and
15 spoke. It was dated actually today, November 17. And she
16 also sent in one previous.

17 There is correspondence from Eric Wahl -- W-a-h-l,
18 27 Union Street; Nathaniel Haduch -- H-a-d-u-c-h, and he
19 lives at 28 Union Street. There is, again, correspondence
20 from Mr. McDonald, who spoke. There is correspondence to
21 the Board of Zoning Appeal.

22 "Dear Committee, my name is --" and it's filled in

1 with the resident residing at 25 Union Street.

2 Other people who signed are 359 Windsor Street,
3 107 Hampshire Street; 30 Union Street, Apartment 1, 37 Union
4 Street, 109 Hampshire Street; 18 Union Street, 330 Windsor,
5 371 Windsor; 18 Union Apartment 1, 55 Union, 362 Windsor,
6 371 Windsor, 315 Windsor.

7 Basically, they are saying that they find the
8 design attractive and compatible with scale and context of
9 the surrounding homes. "We believe that the proposed design
10 will have no adverse effect on our property or the
11 neighborhood as a whole." Therefore, the following addresses
12 of people offer their support of the project for the
13 requested variances.

14 And that is the sum and substance of any
15 communication. I will close the public comment part and
16 send it back to you, Mr. Luna, for comments and thoughts.

17 JOSEPH LUNA: Okay. My client, Ms. Lin, is here.
18 As far as the number of rooms, I think she would be -- would
19 like to speak as far as why she's asking what she's asking.
20 She could raise her hand and be allowed to speak, and then I
21 can address that afterwards.

22 BRENDAN SULLIVAN: Okay.

1 JOSEPH LUNA: Lin, you can raise your hand.

2 LIN LIN: Oh, hi. Oh, yeah, sorry. One second.
3 Give me one second.

4 BRENDAN SULLIVAN: Okay, Lin Lin, if you could
5 just - again, just state, restate your name and your address
6 for the record.

7 LIN LIN: Yeah. My name is Lin Lin, and my
8 address is 24 Union Street. So thank you so much for
9 everyone coming to the hearing for my property line.

10 But I want to say something after I hear all my
11 neighbors say everything, because I live in this area -- I
12 live in 24 Union Street over six years. And I know
13 everything about this area.

14 And before I did this plan and reached my
15 architect, we took a visit around all the buildings,
16 [unclear]. And I can answer all the questions now.

17 So for firstly, for 26, Cooper: Cooper, he did
18 the same job last year. He [unclear] more room on the roof
19 at his house, and the shadows go to the 28 Union Street.

20 So but he did everything, same my job. But he
21 never say anything. He did a letter, but he disagree. I do
22 everything same thing. So that's probably feels a little

1 bit unfair. That's very unfair.

2 Because I'm not an American citizen, but I'm also
3 pay the six years' public taxes and the income taxes to
4 Americans. I think I need to have the same rights. I have
5 to get the same rights. So I feel maybe a little bit
6 unfair.

7 Because he did the same. When I do -- I'm next to
8 his house. When he do this, I never say anything, and also
9 neighbor 28, he told me the same. His shadow also goes to
10 his house. He built the same last year and this year when I
11 do, he disagrees. I'm feeling very, very unfair. That's how
12 it feel on this.

13 And 22 Union Street: Yes, my house is next to her
14 house. And yes, when I build my house a little bit, we are
15 changing a little bit of the [unclear] of the side. Of
16 course. But 70 or 97 -- I went to 97 I went to 97 house
17 yesterday. 97 is next to his yard, it's the same. 97 built
18 the same job. He did the same job. They built the same in
19 the back way.

20 The building, the third floor, they built a really
21 tall fence. The fence is higher than me. My house never
22 had any fence. But the Cooper did -- fence is higher than

1 me. So every of my neighbors did the same job.

2 But when I planned this and -- because of my roof
3 is very, very old, this is the house built in 1996. And the
4 roof almost -- done the work, and now I have to change. So
5 then I just -- the same time, I just make a bid a little
6 bit.

7 And also, my basement, the basement is a bare wall
8 [phonetic], it's crashed. It's unsafe for living. So just
9 to use this, I just made the same time for change a little
10 bit, and make each unit be more comfortable a little bit.

11 Because for -- after the pandemic, so every people
12 need that to almost 80 percent of the people work at home.
13 For me, I'm at work at home every day. And every people
14 need a bedroom with a bathroom, with a TV room for their --
15 for example about now, we're meeting; the same.

16 Before, we can just have a one bedroom each
17 person. For example, a family has three people.

18 BRENDAN SULLIVAN: Okay.

19 LIN LIN: Mostly people work at home. We need one
20 study room or one room for the office. We need this space.

21 BRENDAN SULLIVAN: Okay.

22 LIN LIN: I think that's very normal.

1 BRENDAN SULLIVAN: Good.

2 LIN LIN: And all my life I did the same job. I
3 feel -- I really feel unfair. I feel a little bit worried
4 about this, and also, they -- for the parking, I think
5 that's not a parking. But we can say it's the parking. But
6 I think it's not the parking. Only it's that I drive my car
7 into my property.

8 Because all my neighbors, they don't say parking,
9 but they did a fence like this, and they drive the car in,
10 and they get the fence closed.

11 So my property no fence. I just say this is
12 parking. But we can say not a parking. I can just same,
13 get a fence and drive my car inside, close --

14 BRENDAN SULLIVAN: Okay.

15 LIN LIN: -- my fence -- only drive my car into my
16 parking.

17 BRENDAN SULLIVAN: Okay. All right, all right. I
18 think we understand what you're trying to say.

19 LIN LIN: All my life is the same.

20 BRENDAN SULLIVAN: Okay.

21 LIN LIN: Yeah. I really feel I'm taking the fall
22 for all the neighbors. This is the 97 Hampshire Street.

1 This is next to 22, Alice's house.

2 BRENDAN SULLIVAN: Okay. All right.

3 LIN LIN: Are you saying --

4 BRENDAN SULLIVAN: All right.

5 LIN LIN: -- and also please --

6 BRENDAN SULLIVAN: Okay.

7 JOSEPH LUNA: Okay, Lin Lin.

8 BRENDAN SULLIVAN: Thank you.

9 LIN LIN: -- also, all my neighbors --

10 JOSEPH LUNA: Lin.

11 BRENDAN SULLIVAN: Thank you, thank you.

12 LIN LIN: Yeah.

13 BRENDAN SULLIVAN: Okay.

14 JOSEPH LUNA: Okay.

15 BRENDAN SULLIVAN: One question I have to answer,
16 Mr. Monteverde, if Olivia could pull up A4.04, which is the
17 front of the structure and the length of those dormers. Do
18 you have those off the top of your -- it was difficult in
19 the plan to --

20 JOSEPH LUNA: I don't have -- I'm only looking at
21 11 by 17. I don't have the spare drawings --

22 BRENDAN SULLIVAN: Okay.

1 JOSEPH LUNA: -- in front of me. Essentially,
2 what we did with the dormers, we held them two feet from
3 each end of the party walls and the end walls. The dormers
4 were designed, we did not want to have a continuance shed
5 dormer go around like a giant thumb up on the roof.

6 BRENDAN SULLIVAN: You wouldn't be allowed to.

7 JOSEPH LUNA: Yeah. Yeah. Yeah.

8 BRENDAN SULLIVAN: It wouldn't --

9 JOSEPH LUNA: We broke --

10 BRENDAN SULLIVAN: It's not a question of whether
11 you want to or not.

12 JOSEPH LUNA: We broke --

13 BRENDAN SULLIVAN: You're not allowed to.

14 JOSEPH LUNA: -- we broke the dormer -- nor did we
15 do individual sheds. We broke the dormers into sheds, but
16 then did the bookend doghouse dormers tied into that. So
17 feel it is, you know, in context. We're trying to maximize
18 area up in the roof.

19 Obviously, the shed dormer provides the solution,
20 but we -- and, you know, these -- if you look at the roof
21 plan, the roof rims on this is quite complicated to make all
22 these dormers work.

1 But we tried to really make a major effort along
2 the front façade to break down the scale of the dormer by
3 doing individual dormers at each one of the townhouses, and
4 then doing the bookends.

5 The parking -- with respect to the parking, this
6 is the only remote solution that can get any off-street
7 parking on this. There's -- as I mentioned before, there's
8 no space between the property line and the building in order
9 to get a driveway to park in back.

10 The stoops have to be pushed back and we knew,
11 honesty, it was going to be able to a big ask. But this is
12 the only workable solution that can work for parking and run
13 short of just backing your car up, and having it stick onto
14 the sidewalk.

15 So -- well, it's not an ideal solution, but it is
16 really the only solution to provide off-street parking. And
17 there's no net effect on losing parking spaces with the two
18 curb cuts, because there's no parking on that side of the
19 street.

20 BRENDAN SULLIVAN: All right. And again, I go
21 back to the purpose of the ordinance, which is 1.30, which
22 shall be the purpose of the ordinance to lessen the

1 congestion in the street and serve the health to secure fire
2 and secure safety from prior flood panic and other dangers,
3 to provide adequate light and to prevent overcrowding of
4 land to avoid undue concentration of population, and to
5 encourage housing or persons of all income levels.

6 But also, I think the purpose of the ordinance is
7 to alleviate unwarranted overdevelopment. I think that this
8 is way overdevelopment of this particular structure. And I
9 can't get my head around all of the number of bathrooms and
10 bedrooms that you're proposing.

11 I would be opposed to the proposal that is before
12 us. I think you've heard from members of the Board. You
13 have to get four affirmative votes, and I don't think we
14 have them right now, so that there are two options -- either
15 we take it to a vote, and if it was not a favorable vote to
16 you, that you would be precluded for two years coming back
17 with the same or similar proposal, but you would have to if
18 it was in two years.

19 There's somewhat of a couple of bureaucratic
20 hurdles that has to go before the Planning Board, and they
21 would have to determine whether it was a similar or
22 dissimilar proposal.

1 If it was ruled similar, then that ends it; you
2 have to wait two years. If they said that it was materially
3 different, it then comes back to us to decide whether or not
4 it is -- that we concur with them that it is a materially
5 different proposal.

6 And then you would then have to file for a review
7 by this Board. That eats up weeks and eats up months.

8 The other option would be to consider what the
9 Board has said, letters in the file from neighbors of
10 adjoining properties, and to come back with a different
11 proposal; keep this proposal alive by continuing it and come
12 back with something that is something similar -- I'm sorry,
13 say something different, something possibly scaled back.

14 JOSEPH LUNA: We do not want to take it to the
15 vote tonight. Nor do I want to withdraw the application
16 without prejudice. I respectfully request the Board for a
17 continuance, so I can sit down with my client, see if we can
18 find a more workable solution and have another dialogue with
19 the neighbors.

20 I will say my client has been very diligent about
21 talking to the neighbors. You saw the letters of support.
22 Although there were objections, she did make a conscientious

1 effort to speak with the neighbors.

2 That being said, we'd like to see if we could come
3 back with a retooled plan and see if we can come to some
4 compromise with the neighbors.

5 I understand that the issue with the front
6 driveway based on everything I'm hearing, and there's no
7 other solutions would be a nonstarter, but perhaps with the
8 expansion of the attic, we can come to some meeting of the
9 minds and find an acceptable solution to the immediate
10 neighbors.

11 BRENDAN SULLIVAN: Yeah. You know, and again it's
12 -- each five bedrooms and, you know, the kitchen,
13 kitchenette, you know, powder room, playroom, study, sitting
14 area -- it's just -- it's -- you're asking for an awful lot.
15 Anyhow, that's my thought. Any other member of the Board
16 would like to chime in at all?

17 JIM MONTEVERDE: I think we've covered it all.

18 BRENDAN SULLIVAN: Okay. Thank you.

19 ANDREA HICKEY: Mr. Chair, it's Andrea Hickey
20 speaking. I would just ask that the petitioner and her
21 representative at the continued case really be prepared to
22 address hardship. It -- you're -- there just is no evidence

1 that I've heard so far regarding hardship. So if you'd be
2 sure to address that when you're before us.

3 BRENDAN SULLIVAN: That is an excellent point,
4 Andrea. And I think Joe, you will pay attention to that.

5 JOSEPH LUNA: Yeah. I mean, it's not -- with all
6 due respect, Chairman Sullivan, the property is
7 underutilized. Ms. Lin is trying to maximize her investment
8 in this property.

9 The property is adequate in many, many ways.
10 She's trying to do the right thing. She is willing, you
11 know -- she is bringing up the life safety, but she needs to
12 make this more financially viable for her. The investment
13 it's going to take in doing all of this work, to be able to
14 provide the necessary spaces and areas that she can increase
15 the value of the building. So.

16 BRENDAN SULLIVAN: Okay. I'm going to go to
17 January 12.

18 JOSEPH LUNA: That's too soon.

19 BRENDAN SULLIVAN: Too soon?

20 JOSEPH LUNA: Too soon.

21 BRENDAN SULLIVAN: Okay. Fine. So --

22 JOSEPH LUNA: I would like to push it into

1 February.

2 BRENDAN SULLIVAN: Yeah. Okay.

3 JOSEPH LUNA: Because it's the end of the
4 holidays, and --

5 BRENDAN SULLIVAN: Then because of my being away,
6 this is a case heard. So we have to empanel the same five
7 members February 23.

8 JOSEPH LUNA: That would be acceptable.

9 BRENDAN SULLIVAN: Okay. Of the members of the
10 Board, Jim Monteverde February 23?

11 JIM MONTEVERDE: That's fine.

12 JASON MARSHALL: Mr. Chair, I cannot do that date.

13 BRENDAN SULLIVAN: The next date after that would
14 be March 9. Jim Monteverde, March 9?

15 JIM MONTEVERDE: That's fine.

16 BRENDAN SULLIVAN: Laura Wernick, March 9?
17 Andrea, March 9, and Jason?

18 LAURA WERNICK: Hold on a second.

19 BRENDAN SULLIVAN: I'm sorry, yes, Laura.

20 LAURA WERNICK: I'm just trying to check --

21 BRENDAN SULLIVAN: Okay.

22 JOSEPH LUNA: We're not going to get the two years

1 on the availability, are we?

2 BRENDAN SULLIVAN: Yeah.

3 LAURA WERNICK: I think March 9 is okay --

4 BRENDAN SULLIVAN: Okay.

5 LAURA WERNICK: -- for me.

6 BRENDAN SULLIVAN: Andrea, March 9?

7 ANDREA HICKEY: Yes. That looks fine, Mr. Chair.

8 BRENDAN SULLIVAN: Okay, Jason?

9 JASON MARSHALL: Yep. Good here.

10 BRENDAN SULLIVAN: Okay. So March 9, 2023 at 6:00
11 p.m. On the motion, then, to continue this matter to March
12 9, 2023 --

13 JOSEPH LUNA: Right. That will give us time to
14 talk to the neighbors about the new design.

15 BRENDAN SULLIVAN: All right. Okay. I'm going to
16 make a motion, then, to continue this matter to March 9,
17 2023 on the condition that the petitioner change the posting
18 sign to reflect the new date of March 9, 2023.

19 The posting sign must be maintained at least 14
20 days prior to the March 9 meeting, and change the time to
21 6:00 p.m.

22 JOSEPH LUNA: Okay.

1 BRENDAN SULLIVAN: That any new submittals not
2 currently in the file be submitted by 5:00 p.m. on the
3 Monday prior to the March 9 meeting.

4 That also the Board would request an updated
5 supporting statement addressing the nature of the legal
6 standard for granting a variance; also any new dimensional
7 forms reflecting any new drawings to be submitted prior to
8 the March 9 -- sorry, must be submitted by 5:00 p.m. on the
9 Monday prior to the march 9 meeting.

10 On the motion, then, to continue this matter until
11 March 9, 2023, Jim Monteverde?

12 JIM MONTEVERDE: In favor.

13 BRENDAN SULLIVAN: Laura Wernick?

14 LAURA WERNICK: In favor.

15 BRENDAN SULLIVAN: Jason Marshall?

16 JASON MARSHALL: In favor.

17 BRENDAN SULLIVAN: Andrea Hickey?

18 ANDREA HICKEY: Yes, in favor.

19 BRENDAN SULLIVAN: Brendan Sullivan yes.

20 [All vote YES]

21 BRENDAN SULLIVAN: So on the five affirmative
22 votes, this matter is continued to March 9, 2023. Thank

1 you, Joe.

2 JOSEPH LUNA: All right. Thank you. Good luck.

3 Have a good evening.

4 BRENDAN SULLIVAN: See you then.

5 JOSEPH LUNA: And Happy Thanksgiving.

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Pacheco, Maria

From: Ratay, Olivia
Sent: Thursday, November 17, 2022 3:14 PM
To: Pacheco, Maria
Subject: FW: BZA 188958

Regards,

Olivia Ratay
Zoning Specialist
Inspectional Services
617-349-6110

From: marciaamyhern@gmail.com <marciaamyhern@gmail.com>
Sent: Thursday, November 17, 2022 3:00 PM
To: Ratay, Olivia <oratay@cambridgema.gov>; Maria Gutierrez <magutierrez@cpsd.us>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: Re: BZA 188958

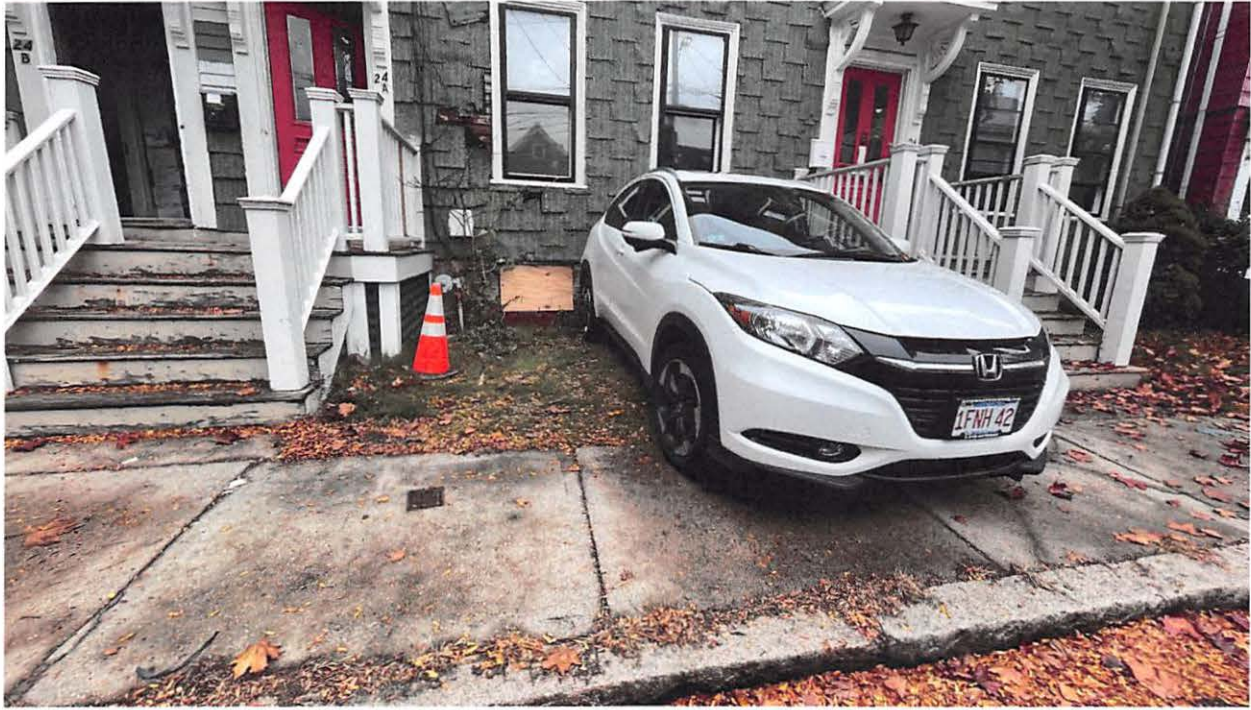
Hello,

I am in still opposition to adding two stories to the rear addition. I asked Lin Lin to consider enclosing 1st floor decks and using basement instead of expanding upwards. I feel that the ambitions of this project could be scaled back as well. This is currently a three bedroom-they want to drastically increase the footprint yet it will still remain a three bedroom according to plans however assuming I am reading the plans correctly there is to be-SIX bathrooms, a washer and dryer on both the second and first floor two studies, a playroom and a tv room added. This seems excessive for the number of bedrooms/occupants.

Also regarding the parking-in general I am not adding parking. Unfortunately my only option is street parking and with two small children I understand the gamble that comes with it to find a space (assuming this is being built for families.) However I cannot for the life of me understand how you can park on this space without blocking the sidewalks. The plans do show curb cuts-but a car is to park perpendicular as this car was on the property in question recently you will block the sidewalk. If you are to parallel park you would have to be so close I don't think you could open driver side door. I have asked Lin Lin for explanation as to how a car would fit and received no explanation-just that cars would be within property line. Please see attached pictures or front of house and circled in rear picture is rear of house from my property.

Thank you
Marcia Hern-Lacey
30 Union St #2





On Nov 17, 2022, at 3:00 PM, marciaamyhern@gmail.com wrote:

Hello,

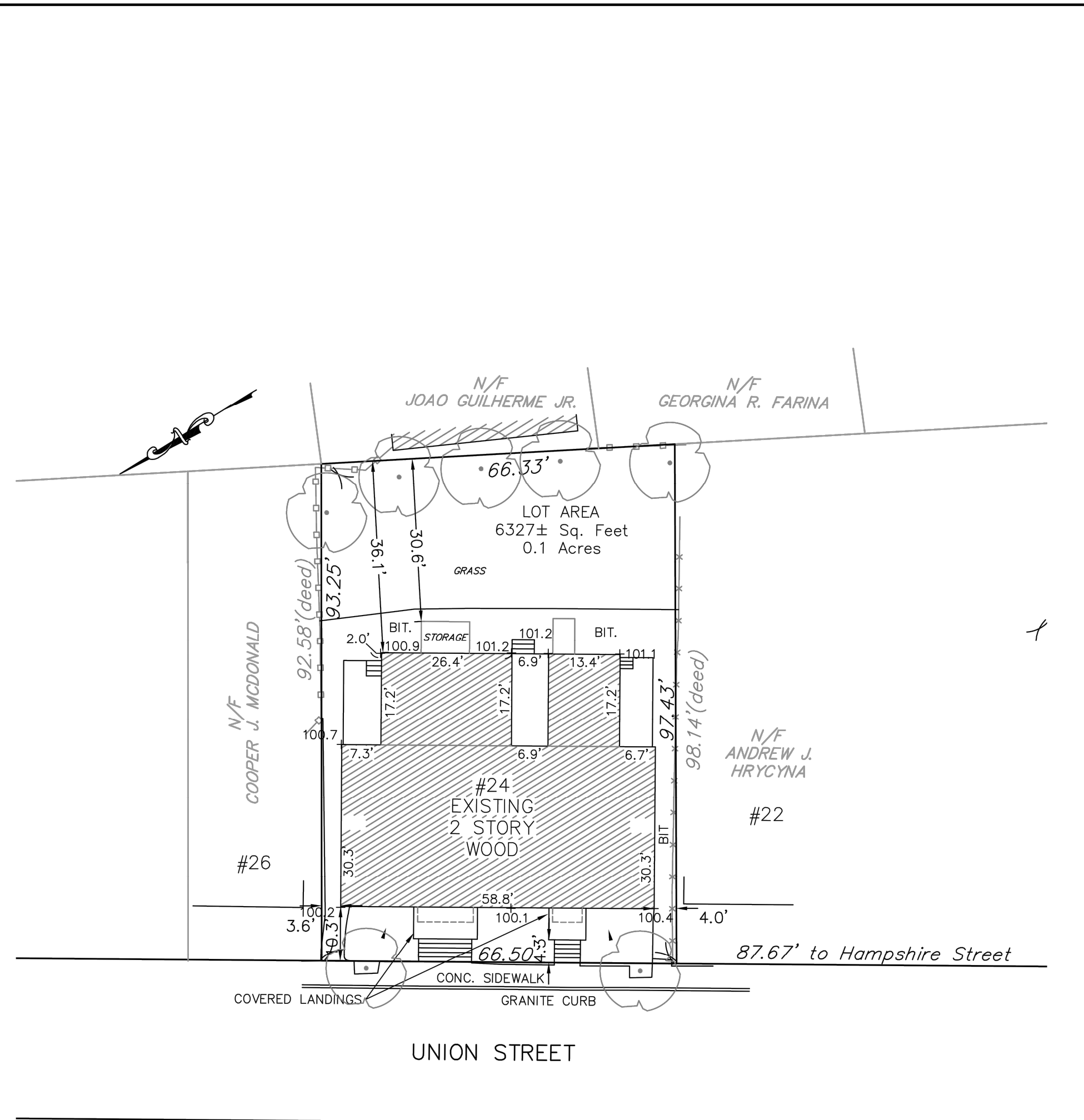
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Thank you

Marcia Hern-Lacey

30 Union St #2



UNION STREET

PLOT PLAN
FOR
24 UNION STREET
IN
CAMBRIDGE, MA.

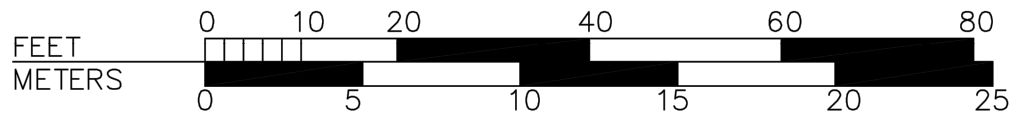
SCALE: 1"=20' OCTOBER 5, 2021

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440



PREPARED FOR:
LIN LIN
24 UNION STREET
CAMBRIDGE, MA. 02141

- NOTES:
- ZONING CLASSIFICATION - C-1
 - LOCUS DEED:
MIDDLESEX REGISTRY OF DEEDS BOOK 68506 PAGE 127
 - PLAN REFERENCES:
MIDDLESEX REGISTRY OF DEEDS LAND COURT PLAN 6816A
 - ASSESSORS PARCEL ID: 79-59
- DATE OF SURVEY NOVEMBER 2019



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Owner:
Lin Lin
24B Union Street
Cambridge, MA 02141

Project:
**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

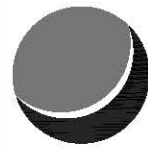
No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	12.23.21	Proposed
3	12.28.21	Bathroom & Laundry/Wet Bar Revisions
4	1.21.22	Kitchen & Chase Revisions

Stamp: REGISTERED ARCHITECT
JOSEPH LUNA
No. 07010
BOSTON, MA

Date: JANUARY 21, 2022
Scale: 1" = 20'-0"
Job No.: LIN210_a
File: PROPOSED

Sheet Title:
Existing Plot Plan

Sheet Number:
SP1.01



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**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing North
Elevation**

Sheet Number:
EC4.01



① Existing North Elevation
Scale: 1/4" = 1'-0"



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Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing South
Elevation**

Sheet Number:
EC4.02



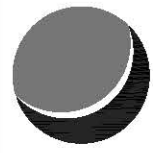
Top of Roof
± 30' - 4 1/2"

Attic
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"

① Existing South Elevation
Scale: 1/4" = 1'-0"



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**The Residences At
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Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:

**Existing East
Elevation**

Sheet Number:

EC4.03

Top of Roof
± 30' - 4 1/2"

Attic
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"



1 Existing East Elevation
Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

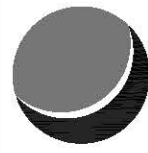
Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing West
Elevation**

Sheet Number:
EC4.04



① Existing West Elevation
Scale: 1/4" = 1'-0"



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Project:

**The Residences At
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Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Proposed North
Elevation**

Sheet Number:
A4.01



1 Proposed North Elevation
Scale: 1/4" = 1'-0"



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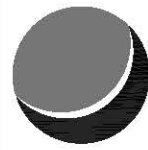
No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:
Date: JULY 22, 2022
Scale: 1/4" = 1'-0"
Job No.: LIN210_a
File: PROPOSED

Sheet Title:
**Proposed South
Elevation**

Sheet Number:
A4.02

1 Proposed South Elevation
Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:

**Proposed East
Elevation**

Sheet Number:

A4.03



1 Proposed East Elevation
Scale: 1/4" = 1'-0"

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Owner:
Lin Lin
 24B Union Street
 Cambridge, MA 02141

Project:
**The Residences At
 24 Union
 Street**
 Cambridge, Massachusetts 02141

Locust:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:
 Date: JULY 22, 2022
 Scale: 1/4" = 1'-0"
 Job No.: LIN210_a
 File: PROPOSED

Sheet Title:
**Proposed West
 Elevation**

Sheet Number:
A4.04



1 Proposed West Elevation
 Scale: 1/4" = 1'-0"

24 Union St.

















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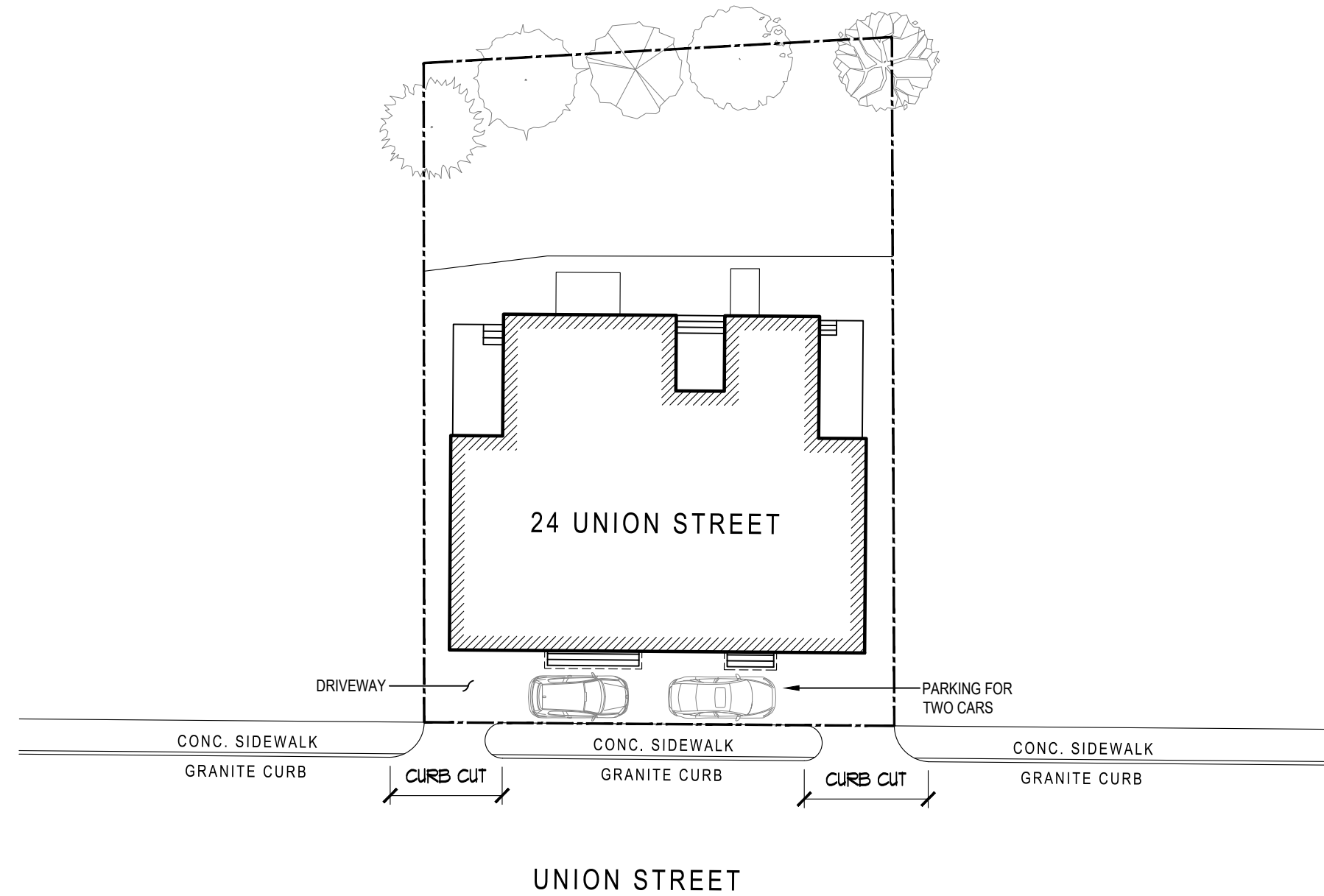
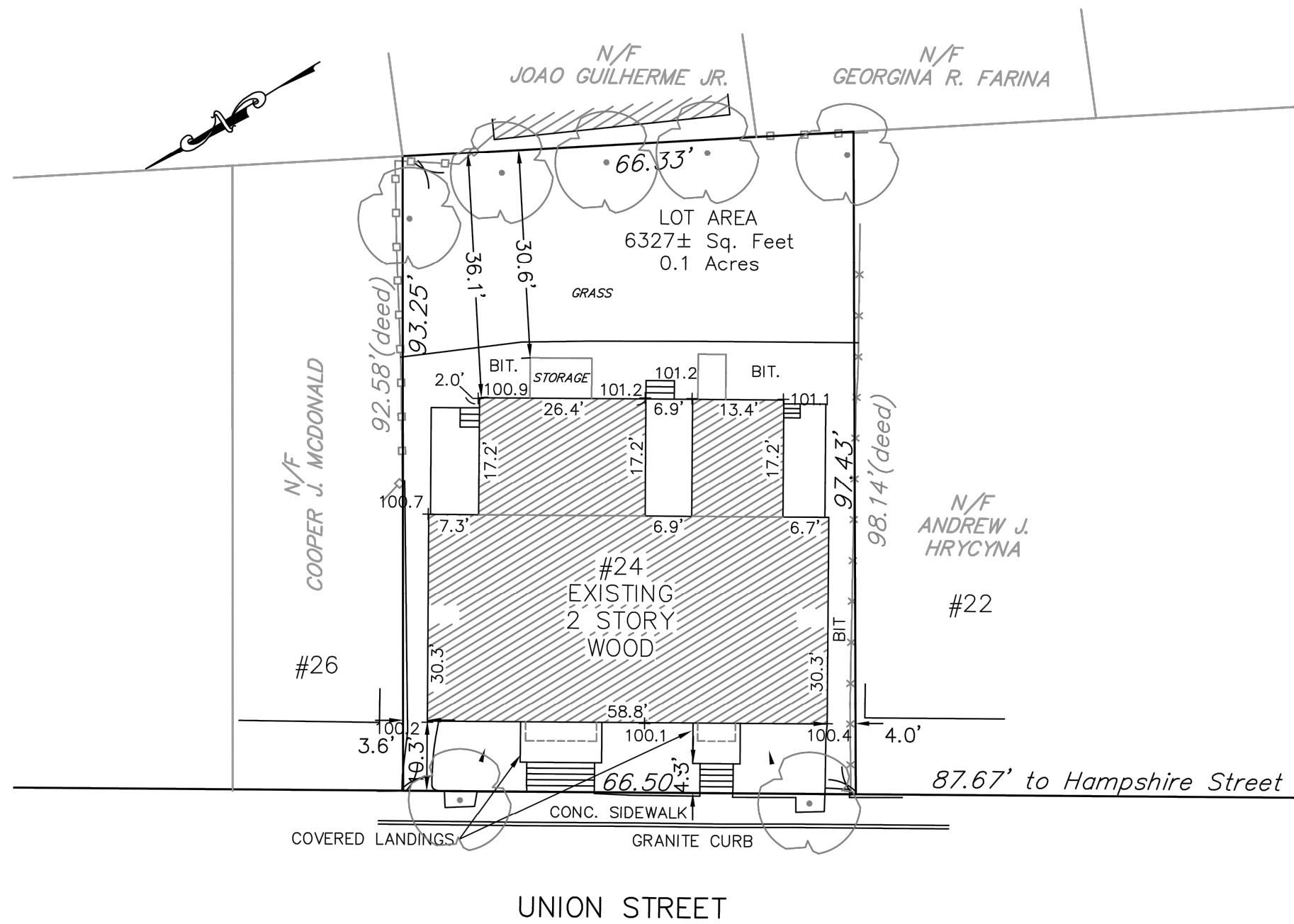
No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1" = 20'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing &
Proposed
Site Plan**

Sheet Number:

SP1.01



① Existing Site Plan
Scale: 1" = 20'-0"

② Proposed Site Plan
Scale: 1" = 20'-0"

8/23/2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Alonso Guzman residing at,
107 HAMPSHIRE ST Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Alonso Guzman
Signature:

8/23/2022
Date: 617-669-3566

10/23/88

Alonso Orosco

101 AMSTERDAM ST

Faded, illegible text, possibly a letter or document header.

10/23/88

Alonso Orosco

015-PPD-32PP

8/12/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are JOHN MANSON residing at,
359 WINDSOR ST. #2 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

978-401-7766

8/12/2022

Date:

Signature:

Date:

8/12/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Rachael Filer residing at,
30 Union St. Apt. 1 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
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for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature: _____ Date: 8/12/2022

Signature: _____ Date: _____

8/12/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Anne Odira residing at,
37 UNION Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature:

Aug 12, 2022
Date:

Signature:

Date:

8/17/ 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are Andrea Sherbakov residing at,
389 Windsor St. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/17/22

Date:

8/17 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are MARTIN RIVERA residing at,
109 Hampshire St. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
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I/We find the design attractive, compatible with scale and context of the surrounding homes
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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

 8/17
Signature: Date:

Signature: Date:

8/17/ 2022

To: The City of Cambridge Zoning Board of Appeals

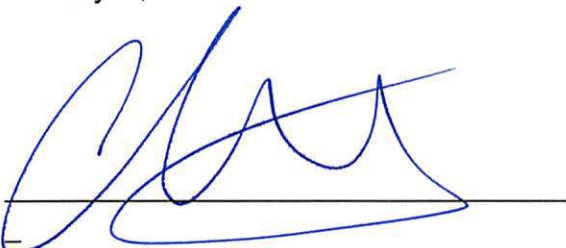
Dear Committee:

My/Our name(s) are ALEX FERRERO residing at,
18 UNION ST #1 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/17/22

Date:

8/17/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are ANITA SINGH residing at, 359 Windsor St. #1 Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/17/2022

Date:

Anita Singh

N/A

617-299-0134

11/17

NAME ATINA

121 12000000 P2E

SSOR/FI/8

[Handwritten signature]

A/N

NAME ATINA

PEIO-PPF-FID

8 / 22 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Carol Mattes residing at,
330 WINDSOR ST, Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Carol Mattes

Signature:

8/22

Date:

8/22/2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are Utebor residing at,
371 Windsor. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Signature:

Date:

8/22/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Kate Gregor residing at, 18 Union St Apt 1 Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature:

8/22/22
Date:

08/23/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Jonathan Graham residing at, Unit 378 Windsor St Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Signature: 

Date: 08/23/22

-

8/23

2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Mathias Harbom Sen residing at,
371 Windsor St Apt 1 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Mathias Harbom Sen

Signature:

8/23/22

Date:

Signature:

Date:

8/27/ 2022

To: The City of Cambridge Zoning Board of Appeals


Dear Committee:

My/Our name(s) are Gregory Hoffman residing at,
55 Union Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

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property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,


Signature:

8-27-2022
Date:

-

8/23/ 2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Adam Bern residing at, 362 Windsor St Cambridge Massachusetts. I/We are sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts. I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes in our neighborhood. I/We believe that proposed design will have no adverse effect on our property or the neighborhood as a whole. Therefore, I/we offer our support of this project for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Adam Bern
Signature:

8/23/22
Date:

Signature:

Date:

617 982 8510
Adam Bern
Adam@Guardian.ag

8-23-2022

To: The City of Cambridge Zoning Board of Appeals

Dear Committee:

My/Our name(s) are Henriqueta B. Resendes residing at,
371 Windsor St apt 2 Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

I/We find the design attractive, compatible with scale and context of the surrounding homes
in our neighborhood. I/We believe that proposed design will have no adverse effect on our
property or the neighborhood as a whole. Therefore, I/we offer our support of this project
for the requested variance(s).

Please feel free to contact us if you have any questions or concerns:

Thank you,

Henriqueta B. Resendes
Signature:

8-23-2022
Date:

Signature:

Date:

✓
8-23-8

Transcript to: President
8-23-8

Transcript to: President
8-23-8

8/12 2022

To: The City of Cambridge Zoning Board of Appeals

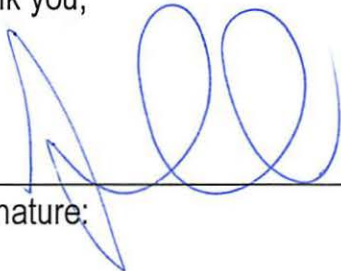
Dear Committee:

My/Our name(s) are Joshua & Maren Ladieu residing at,
315 Windsor St. Cambridge Massachusetts. I/We are
sending this letter on behalf of Ms. Lin Lin at 24 Union Street, Cambridge, Massachusetts.
I/We have reviewed proposed plans prepared by Luna Design Group, dated: July 22, 2022

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Please feel free to contact us if you have any questions or concerns:

Thank you,



Signature:

8/12/2022

Date:

Signature:

Date:

The Residences At

24 Union Street

Cambridge, Massachusetts 02141

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Owner:
Lin Lin
 24B Union Street
 Cambridge, MA 02141

Project:
**The Residences At
 24 Union
 Street**
 Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	N.T.S.
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
Title Sheet

Sheet Number:
T1.00

TYPICAL ABBREVIATIONS:

A.C.T. Acoustic Ceiling Tile	I.D. Inside Diameter
A.F.F. Above Finished Floor	IN. Inch
A.F.S. Above Finish Slab	INCAN. Incandescent
ACOUS. Acoustic	INSUL. Insulation
ADJ. Adjustable	INT. Interior
ALUM. Aluminum	INV. Invert
ANCH. Anchor	J.B. Junction Box
APPROX. Approximately	JT. Joint
ATTEN. Attenuation	L.V.L. Laminated Veneer Lumber
B.O. Bottom of	LAV. Lavatory
BD. Board	M.D.F. Medium Density Fiberboard
BLDG. Building	M.D.O. Medium Density Overlay
BLK. Block	M.H. Manhole
BM. Beam	M.L. Micro-Lam
BOT. Bottom	M.O. Masonry Opening
C.B. Catch Basin	MANUF. Manufacturer
C.I.P. Cast in Place	MAX. Maximum
C.M.U. Concrete Masonry Unit	MECH. Mechanical
C.O. Clean Out	MIN. Minimum
C.T. Counter Top	MTL. Metal
CAB. Cabinet	N.I.C. Not In Contract
CEM. Cement	NOM. Nominal
CER. Ceramic	O.C. On Center
CLG. Ceiling	O.D. Outside Diameter
CLR. Clear	P.LAM. Plastic Laminate
COL. Column	P.S.L. Parallel Strand Lumber
COMP. Composition	P.T. Pressure Treated
CONC. Concrete	PL. Plate
CONST. Construction	POLY V.B. Polyethylene Vapor Barrier
CONT. Continuous	PTD. Painted
D.S. Dish Spout	Q.T. Quarry Tile
D.W. Dish Washer	R.R. Risers
DBL. Double	R.D. Roof Drain
DET. Detail	R.O. Rough Opening
DIA. Diameter	RAD. Radius
DIAG. Diagonal	REF. Refer
DIM. Dimension	REFRIG. Refrigerator
DISP. Dispenser	REINF. Reinforced
DN. Down	REQ. Required
DP. Deep	RES. Resistant
DWG. Drawing	RET. Retaining
E.F. Each Face	RM. Room
E.J. Expansion Joint	S & P. Shelf and Pole
E.O. Edge of	S.S. Stainless Steel
E.W. Each Way	S.V. Sheet Vinyl
EA. Each	SCHED. Schedule
ELECT. Electrical	SECT. Section
ELV. EL. Elevation	SHEAT. Sheet
ENAM. Enamel	SIM. Similar
EQ. Equal	SPEC. Specification
EQUIP. Equipment	SQ. Square
EXIST. Existing	STD. Standard
EXT. Exterior	STL. Structural
F.D. Floor Drain	SUSP. Suspended
F.O. Face of	T. Treads
FDN. Foundation	T & B. Top and Bottom
FIN. Finish	T & G. Tongue and Groove
FLR. Floor	T.O. Top of
FLUOR. Fluorescent	T.O.C. Top of Concrete
FRM. Frame	TEL. Telephone
FT. Feet	THRU. Through
FTG. Footing	TYP. Typical
G.C. General Contractor	U.O.N. Unless Otherwise Noted
GA. Gauge	UR. Urinal
GALV. Galvanized	V.C.T. Vinyl Composition Tile
GEN. General	V.I.F. Verify in Field
GL. Glass	VERT. Vertical
GRT. Grout	W. Water
GYP. Gypsum	W.C. Water Closet
H. High	W.F. Wide Flange
HD. Head	W.P. Waterproof
HDWD. Hardwood	W.W.F. Woven Wire Fabric
HORIZ. Horizontal	W.W.M. Welded Wire Mesh
HT. Height	W. With
	WD. Wood
	WT. Weight

TYPICAL GRAPHIC SYMBOLS:

	Earth
	Gravel Fill
	Concrete
	Brick
	Concrete Masonry Unit
	Stone
	Granite
	Aluminum
	Steel
	Wood-Rough
	Wood-Blocking
	Plywood
	Plywood-M.D.O.
	Wood-Finish
	Batt Insulation
	Rigid Insulation
	Gypsum Wallboard

TYPICAL SYMBOLS:

	Exterior Elevation Designation
	Building Section Designation
	Wall Section Designation
	Enlarged Detail Designation
	Detail Section Designation
	Spot Elevation Designation
	Interior Elevation Designation
	Window Type Designation
	Door Type Designation
	Room Designation
	Wall Type Designation
	Floor/Ceiling Assembly Designation
	Column Grid Line Designation
	Revision Designation

LIST OF DRAWINGS:

T-1.00	Title Sheet
SP-1.01	Existing & Proposed Site Plan
EC-1.00	Existing Basement Plan
EC-1.01	Existing First Floor Plan
EC-1.02	Existing Second Floor Plan
EC-1.03	Existing Attic Plan
EC-1.04	Existing Roof Plan
EC-4.01	Existing North Elevation
EC-4.02	Existing South Elevation
EC-4.03	Existing East Elevation
EC-4.04	Existing West Elevation
A-1.00	Proposed Basement Plan
A-1.01	Proposed First Floor Plan
A-1.02	Proposed Second Floor Plan
A-1.03	Proposed Third Floor Plan
A-1.04	Proposed Roof Plan
A-4.01	Proposed North Elevation
A-4.02	Proposed South Elevation
A-4.03	Proposed East Elevation
A-4.04	Proposed West Elevation



LUNA | Design Group

100 Conifer Hill Road, Suite 406
 Danvers, MA 01923-3376
 781.245.6530 fax 781.245.6508
 www.lunadesign.com

Architecture Interiors Planning

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Owner:

Lin Lin
 24B Union Street
 Cambridge, MA 02141

Project:

**The Residences At
 24 Union
 Street**
 Cambridge, Massachusetts 02141

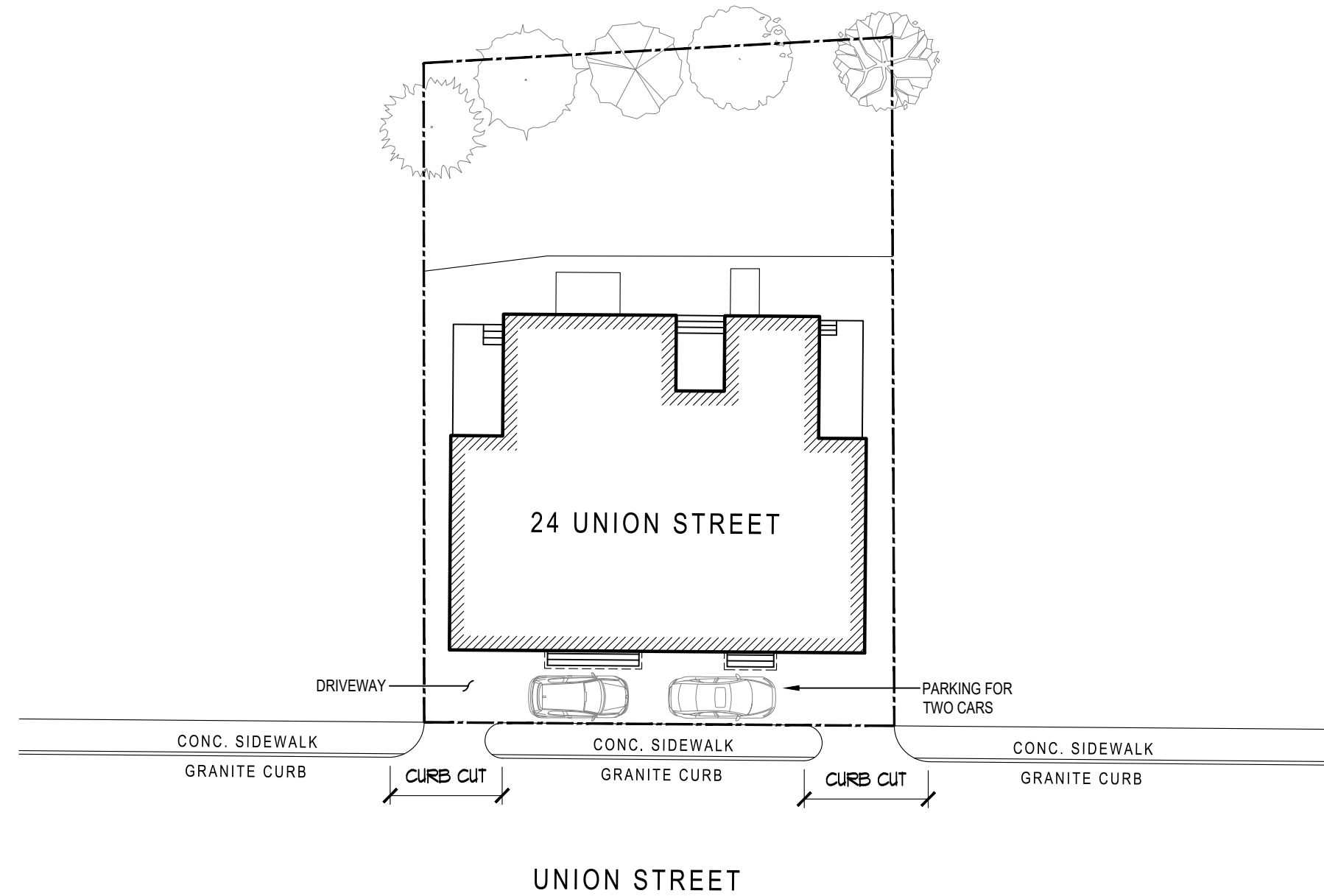
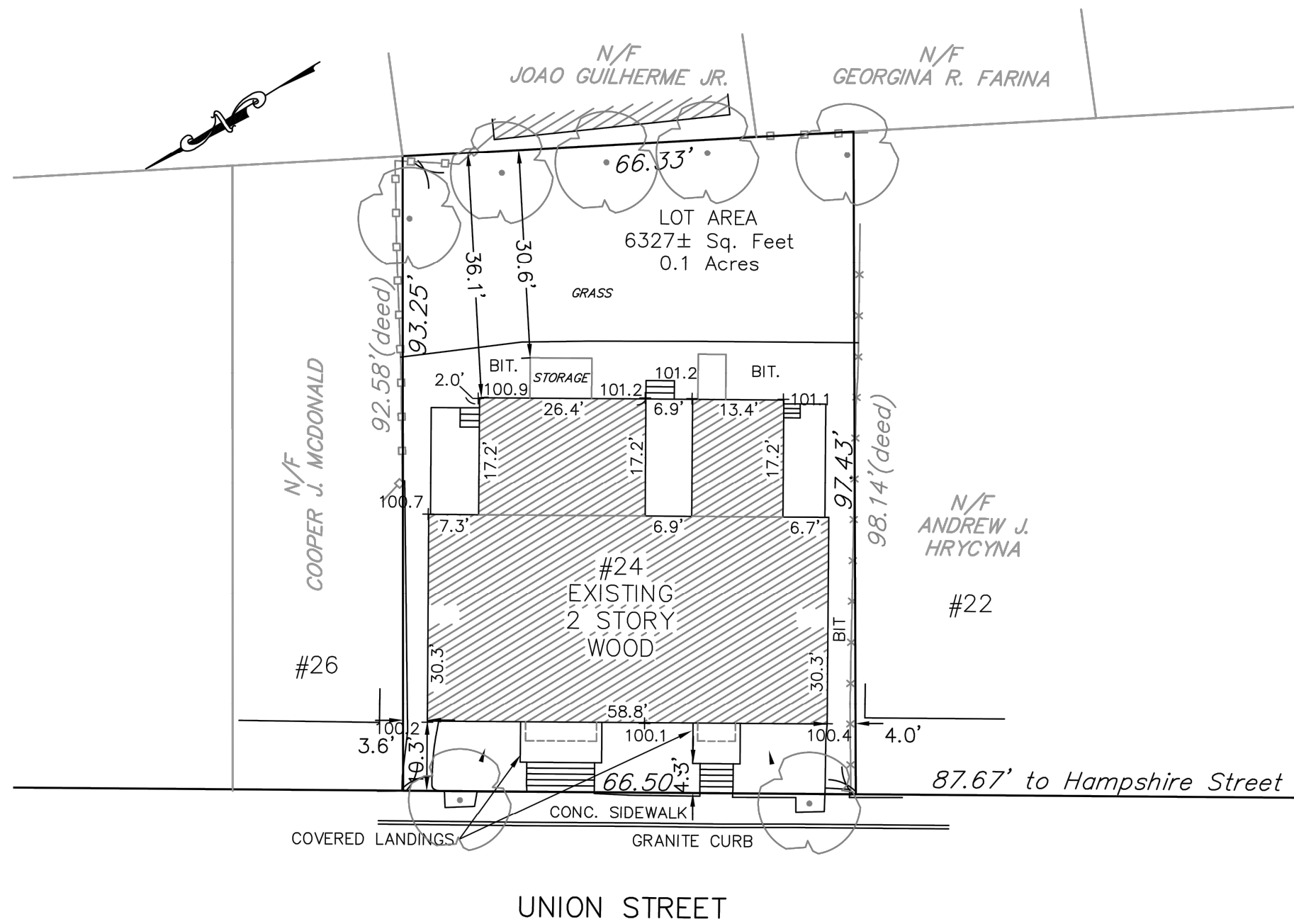
Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1" = 20'-0"
	Job No. LIN210_a
	File PROPOSED

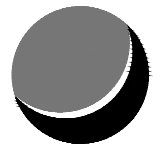
Sheet Title:
**Existing &
 Proposed
 Site Plan**

Sheet Number:
SP1.01



1 Existing Site Plan
 Scale: 1" = 20'-0"

2 Proposed Site Plan
 Scale: 1" = 20'-0"



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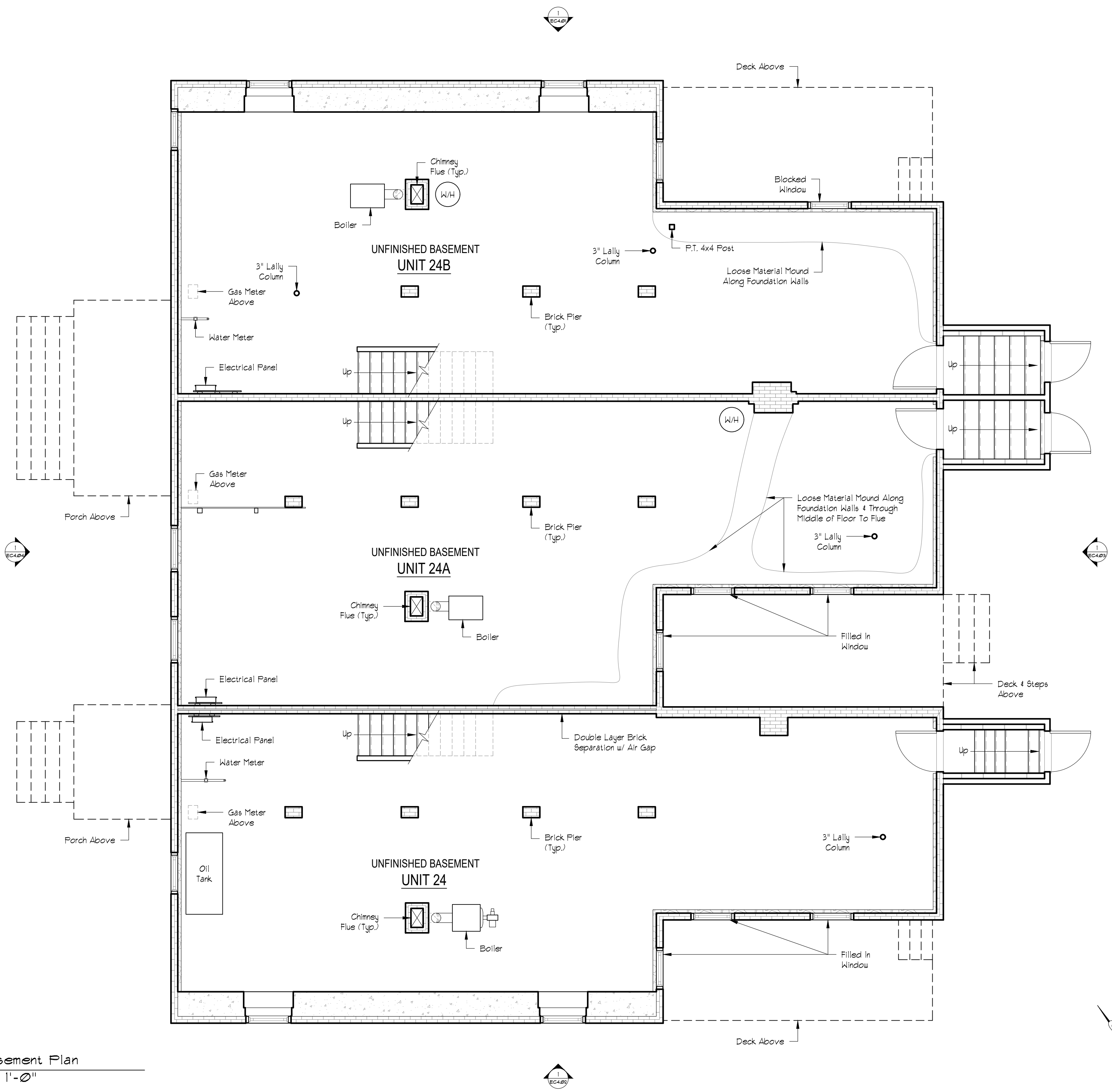
Locus:

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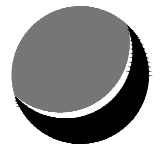
Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing
Basement Plan**

Sheet Number:
EC1.00



1 Existing Basement Plan
Scale: 1/4" = 1'-0"



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Lin Lin
 24B Union Street
 Cambridge, MA 02141

Project:

**The Residences At
 24 Union
 Street**
 Cambridge, Massachusetts 02141

Locus:

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2	7.22.22	Proposed Addition

Stamp:

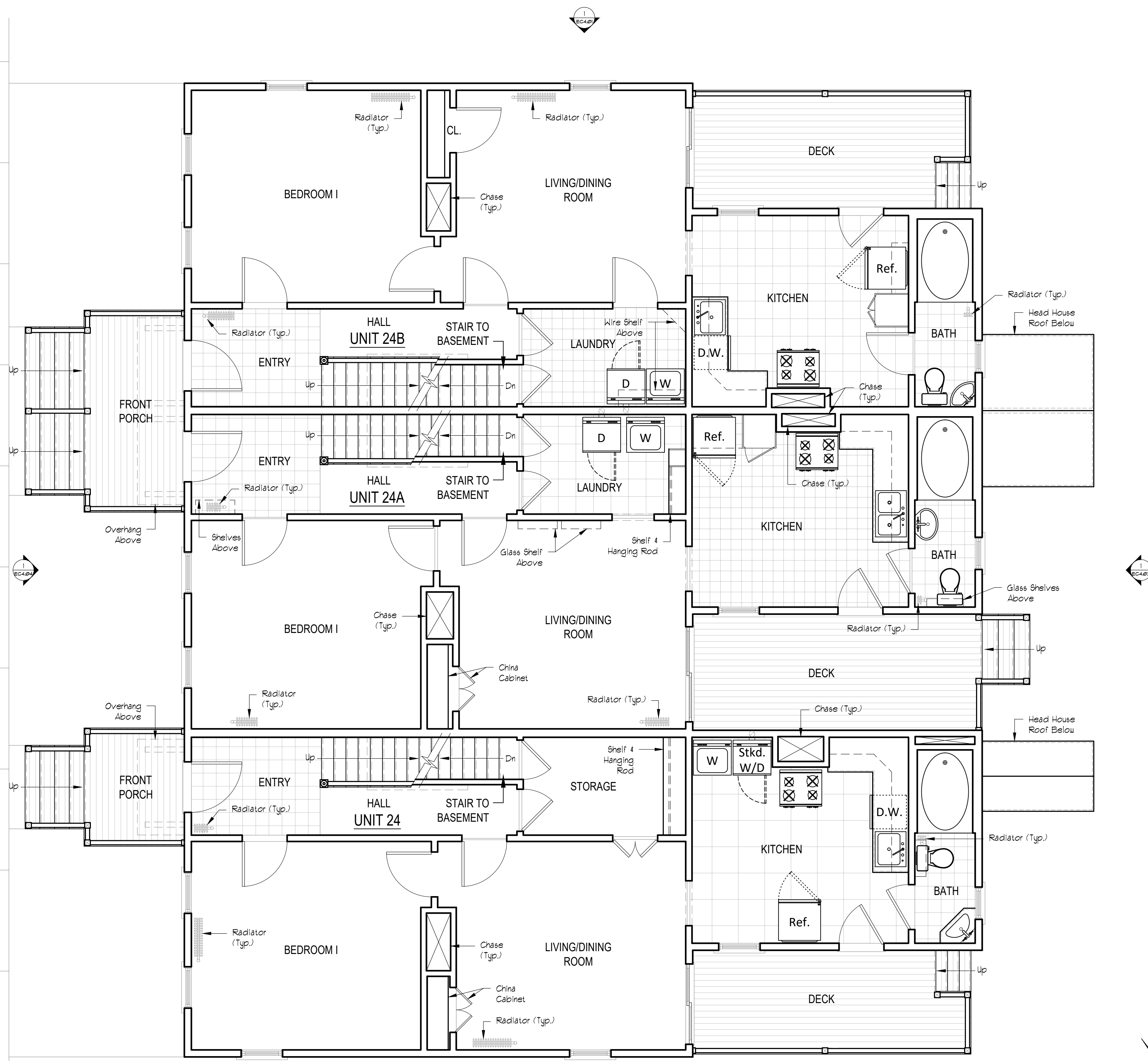
Date
 JULY 22, 2022
 Scale
 1/4" = 1'-0"
 Job No.
 LIN210_a
 File
 PROPOSED

Sheet Title:

**Existing First
 Floor Plan**

Sheet Number:

EC1.01



① Existing First Floor Plan
 Scale: 1/4" = 1'-0"

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 Cambridge, MA 02141

Project:
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 Street**
 Cambridge, Massachusetts 02141

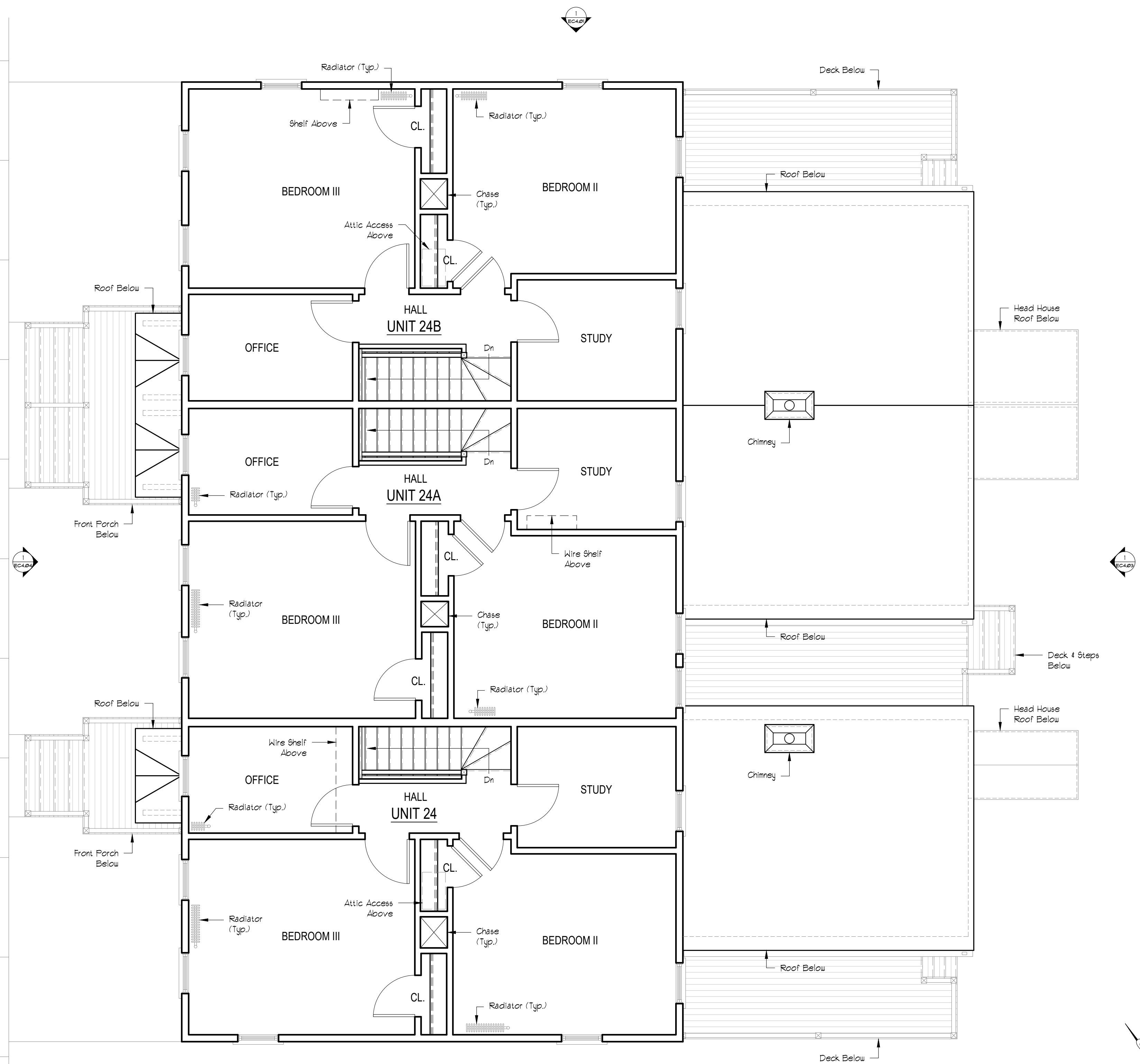
Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

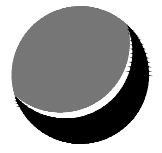
Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing Second
 Floor Plan**

Sheet Number:
EC1.02



① Existing Second Floor Plan
 Scale: 1/4" = 1'-0"



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Lin Lin
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 Cambridge, MA 02141

Project:

**The Residences At
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 Street**
 Cambridge, Massachusetts 02141

Locus:

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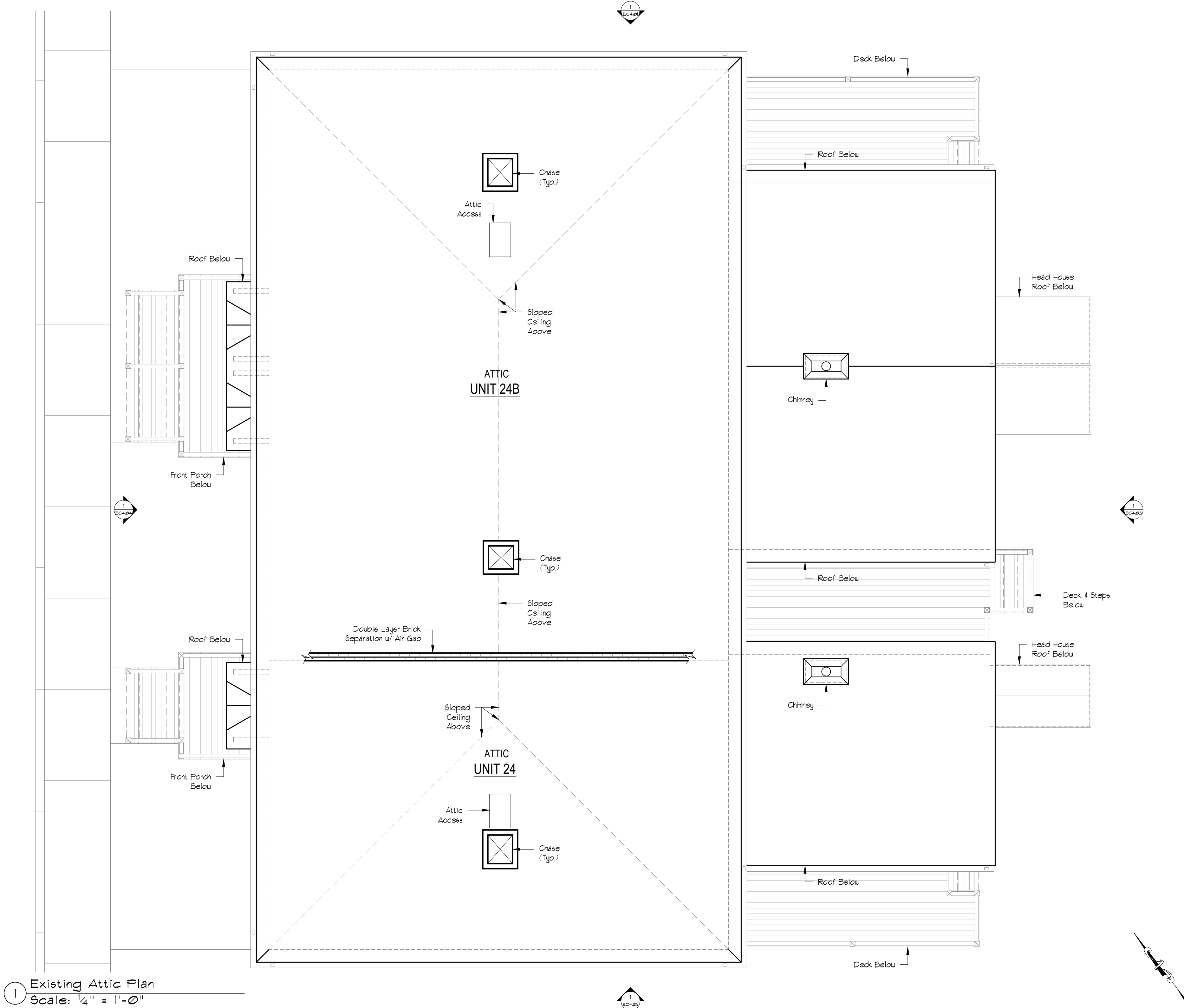
Stamp:	Date JULY 22, 2022
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	Job No. LIN210_a
	File PROPOSED

Sheet Title:

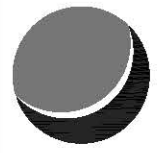
**Existing
 Attic Plan**

Sheet Number:

EC1.03



① Existing Attic Plan
 Scale: 1/4" = 1'-0"



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Owner:

Lin Lin
24B Union Street
Cambridge, MA 02141

Project:

**The Residences At
24 Union
Street**
Cambridge, Massachusetts 02141

Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:

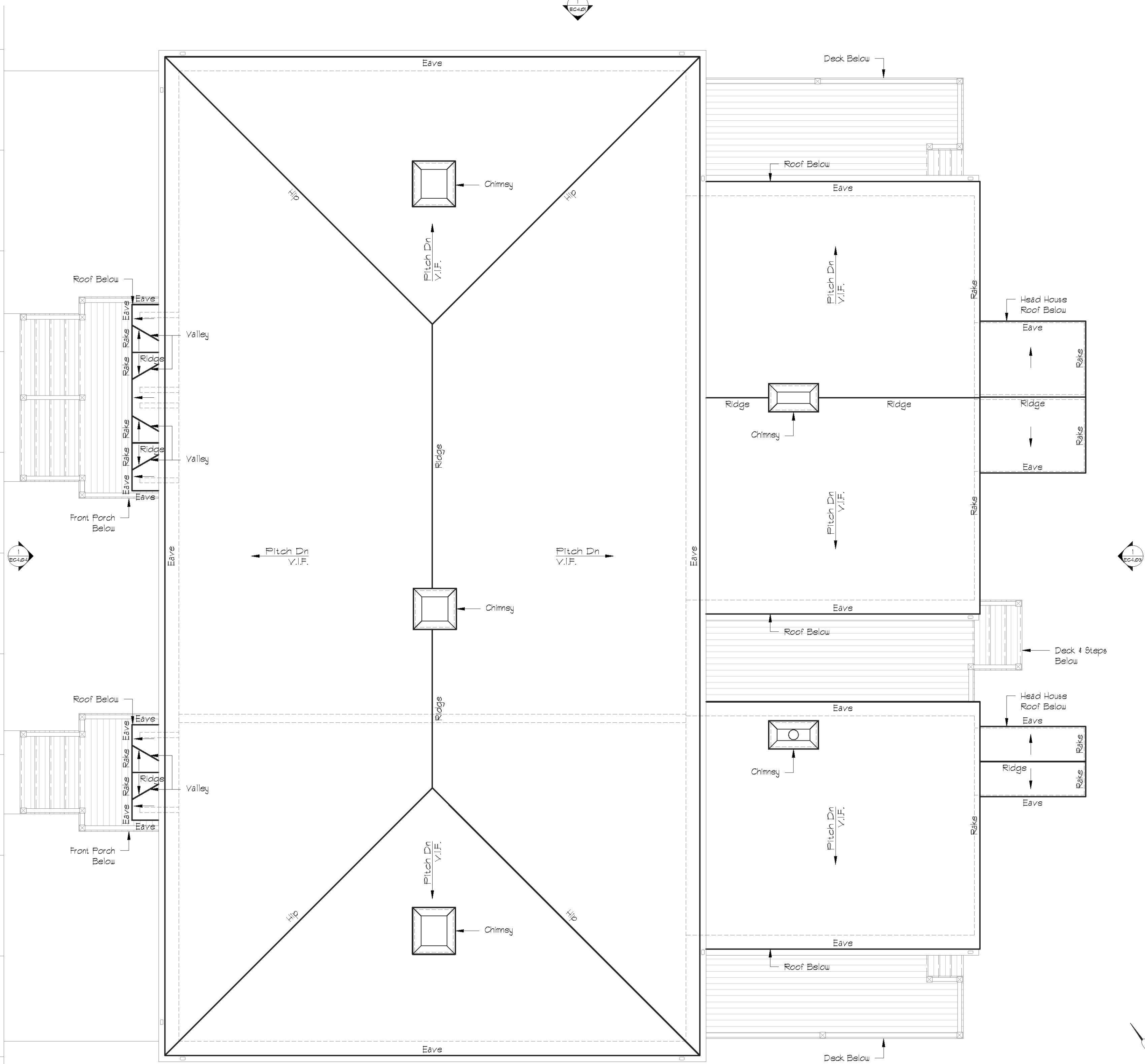
Date
JULY 22, 2022
Scale
1/4" = 1'-0"
Job No.
LIN210_a
File
PROPOSED

Sheet Title:

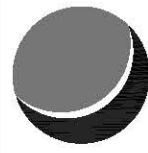
**Existing
Roof Plan**

Sheet Number:

EC1.04



1 Existing Roof Plan
Scale: 1/4" = 1'-0"



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Locus:

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2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Existing North
Elevation**

Sheet Number:
EC4.01



① Existing North Elevation
Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing South
Elevation**

Sheet Number:
EC4.02



① Existing South Elevation
Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:

**Existing East
 Elevation**

Sheet Number:

EC4.03



① Existing East Elevation
 Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Existing West
Elevation**

Sheet Number:
EC4.04



1 Existing West Elevation
Scale: 1/4" = 1'-0"

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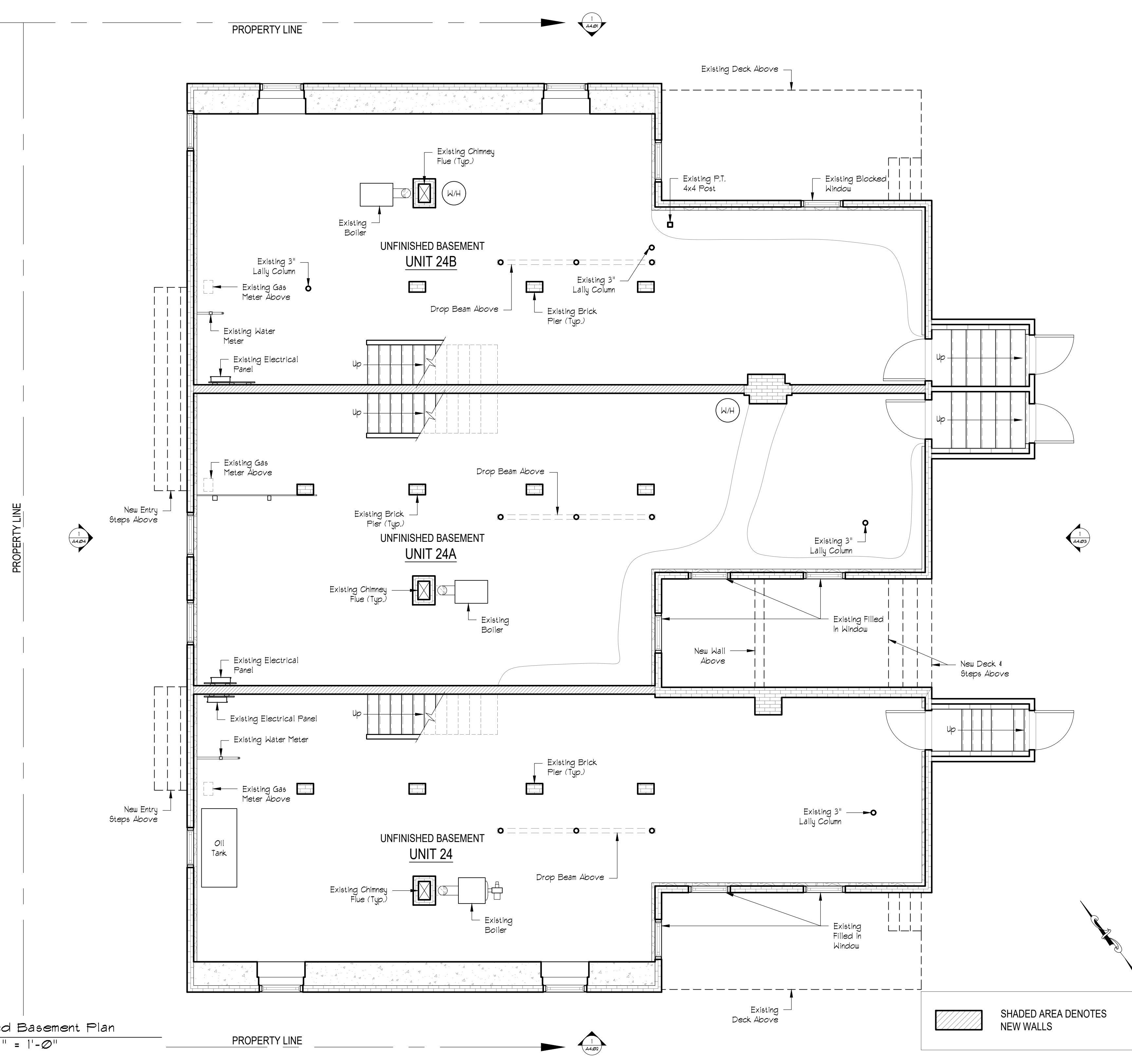
Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

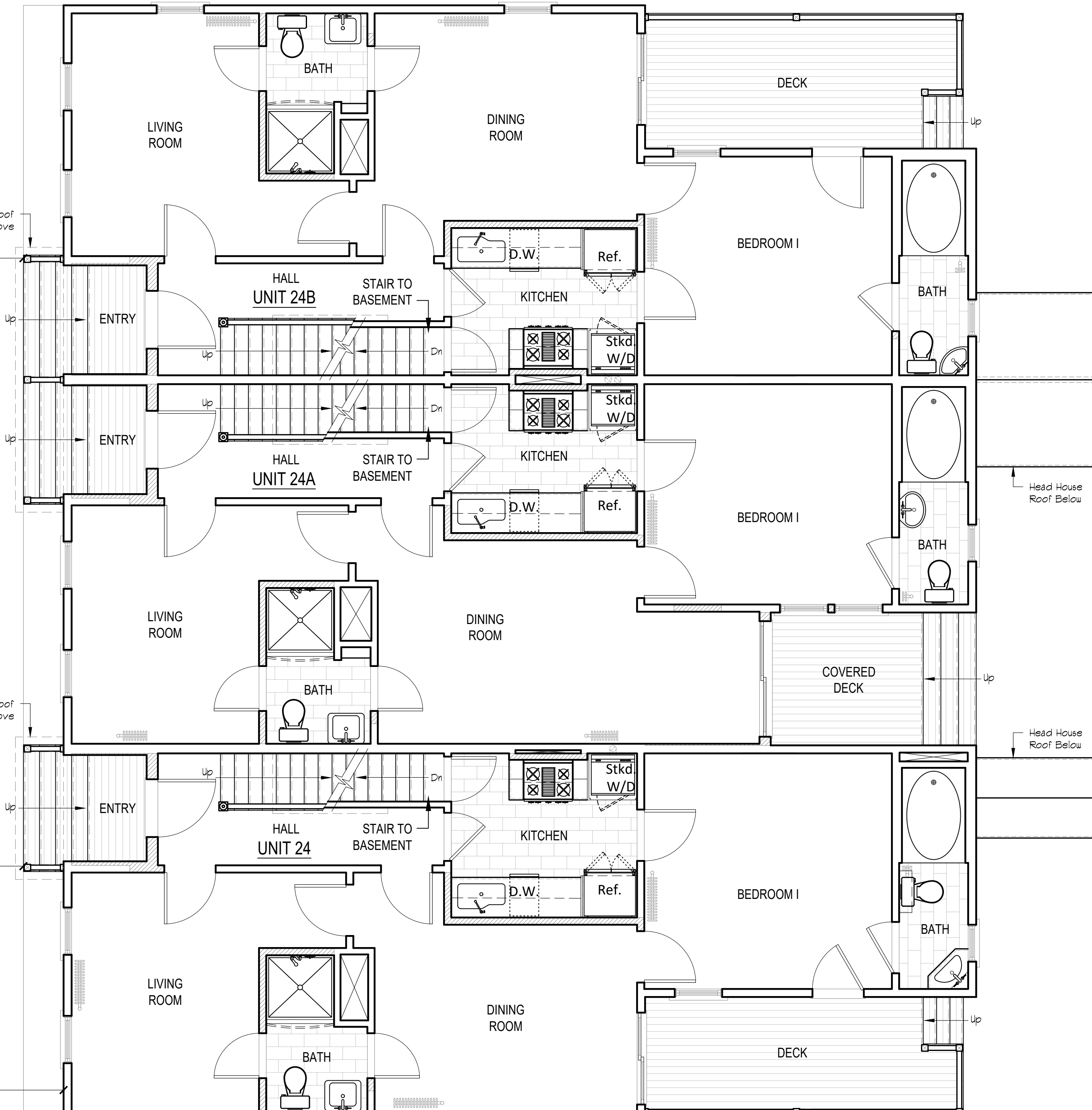
Sheet Title:
**Proposed
 Basement Plan**

Sheet Number:
A1.00



1 Proposed Basement Plan
 Scale: 1/4" = 1'-0"

PROPERTY LINE



PROPERTY LINE

PARKING DRIVEWAY



8'-4"

10'-5"

PROPERTY LINE



1 Proposed First Floor Plan
Scale: 1/4" = 1'-0"

SHADED AREA DENOTES NEW WALLS

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Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp: _____ Date: JULY 22, 2022
 Scale: 1/4" = 1'-0"
 Job No.: LIN210_a
 File: PROPOSED

Sheet Title:
**Proposed First
Floor Plan**

Sheet Number:
A1.01

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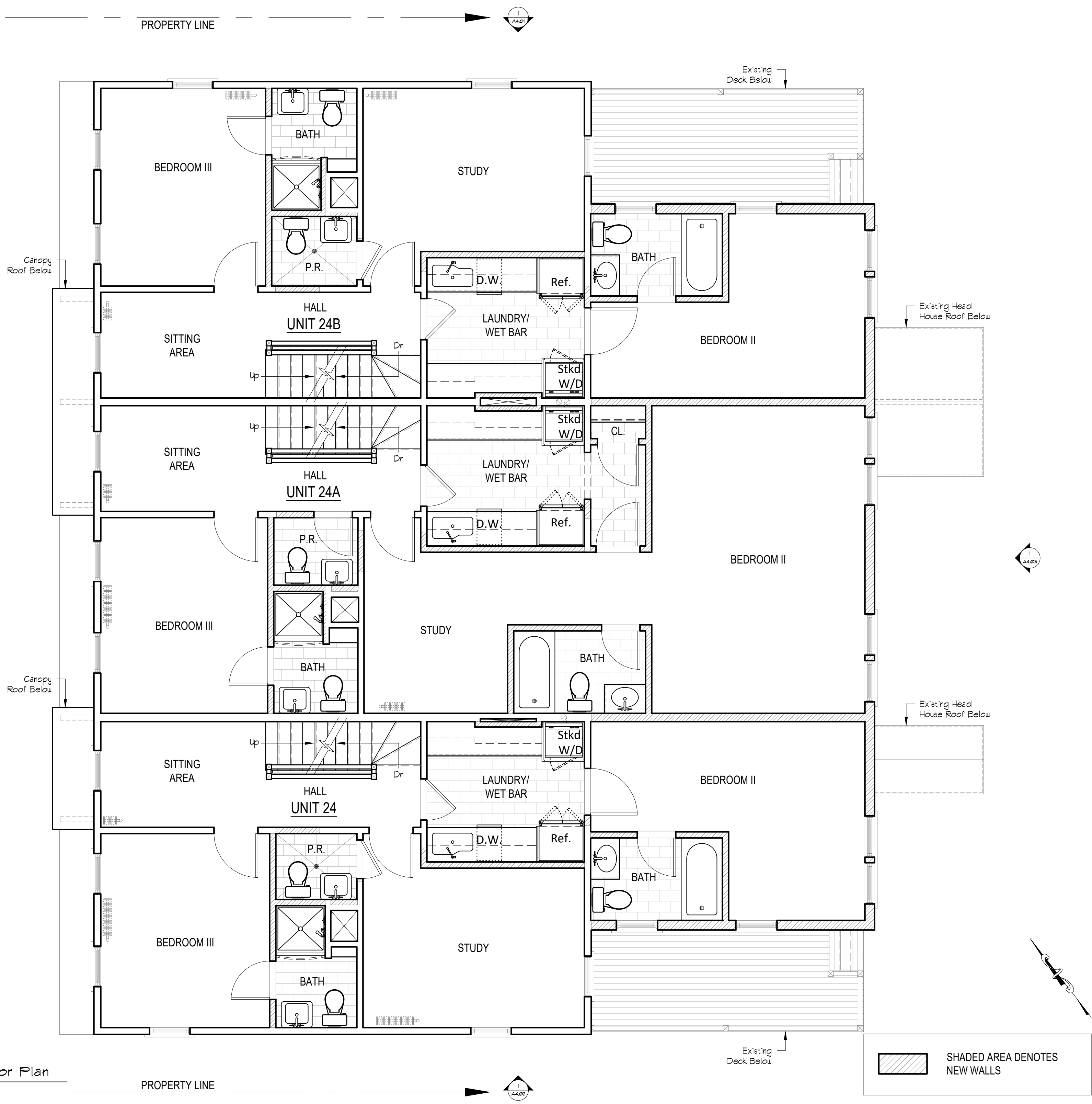
Locus:

No.	Date	Revision/Issue
1	10.27.21	Existing Conditions
2	7.22.22	Proposed Addition

Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed Second
 Floor Plan**

Sheet Number:
A1.02



1 Proposed Second Floor Plan
 Scale: 1/4" = 1'-0"

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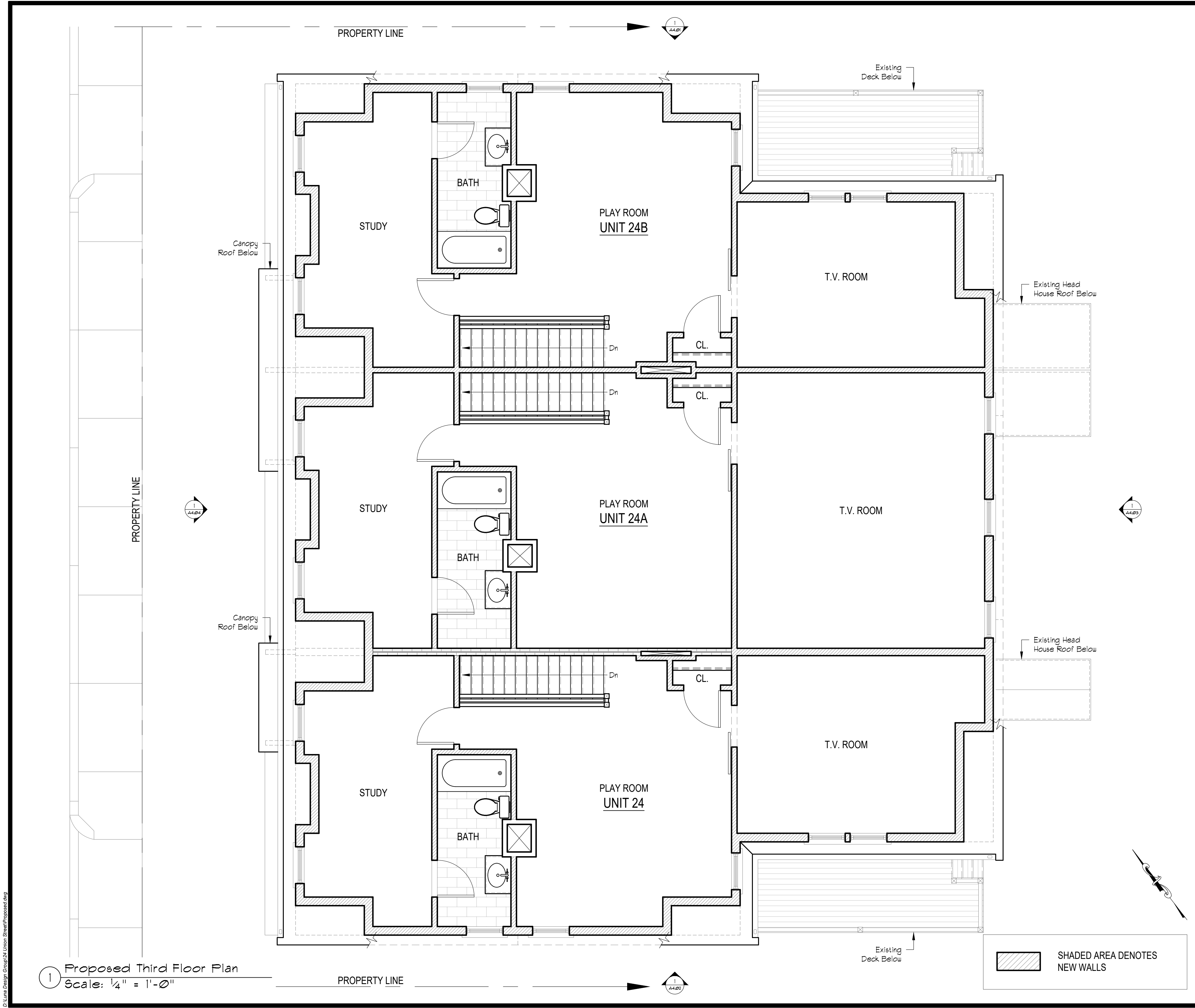
Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

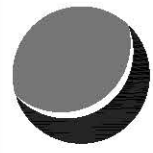
Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed Third
 Floor Plan**

Sheet Number:
A1.03



1 Proposed Third Floor Plan
 Scale: 1/4" = 1'-0"



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Locus:

No.	Date	Revision/Issue
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2	7.22.22	Proposed Addition

Stamp:

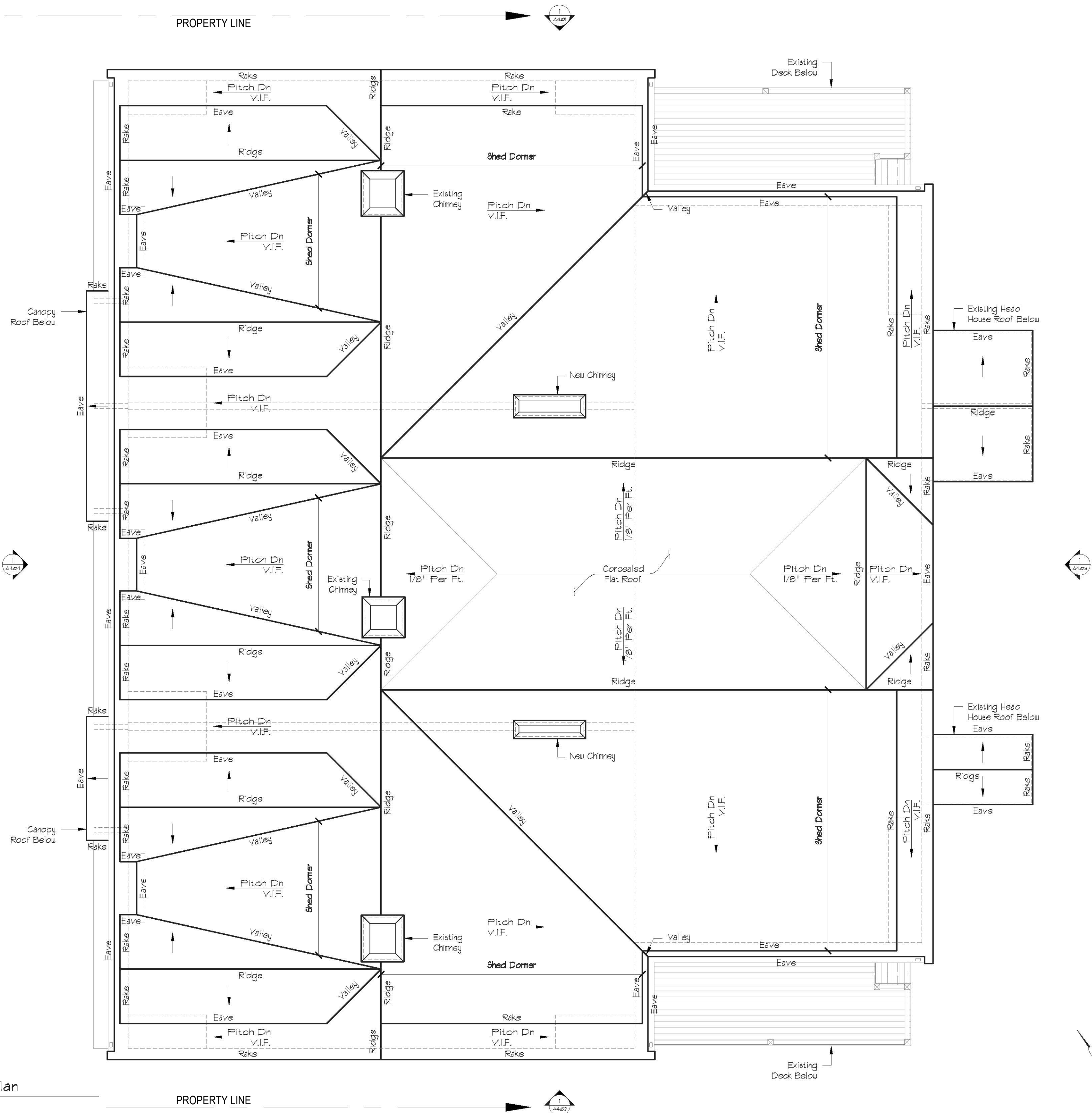
Date
JULY 22, 2022
Scale
1/4" = 1'-0"
Job No.
LIN210_a
File
PROPOSED

Sheet Title:

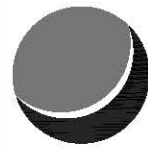
Proposed
Roof Plan

Sheet Number:

A1.04



1 Proposed Roof Plan
Scale: 1/4" = 1'-0"



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Stamp:	Date	JULY 22, 2022
	Scale	1/4" = 1'-0"
	Job No.	LIN210_a
	File	PROPOSED

Sheet Title:
**Proposed North
Elevation**

Sheet Number:
A4.01



1 Proposed North Elevation
Scale: 1/4" = 1'-0"



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Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:
**Proposed South
Elevation**

Sheet Number:
A4.02

1 Proposed South Elevation
Scale: 1/4" = 1'-0"



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Stamp:	Date JULY 22, 2022
	Scale 1/4" = 1'-0"
	Job No. LIN210_a
	File PROPOSED

Sheet Title:

**Proposed East
Elevation**

Sheet Number:

A4.03

Top of Roof
± 30' - 4 1/2"

Third Floor
± 19' - 11 1/2"

Second Floor
± 9' - 11 3/4"

First Floor
0' - 0"



1 Proposed East Elevation
Scale: 1/4" = 1'-0"

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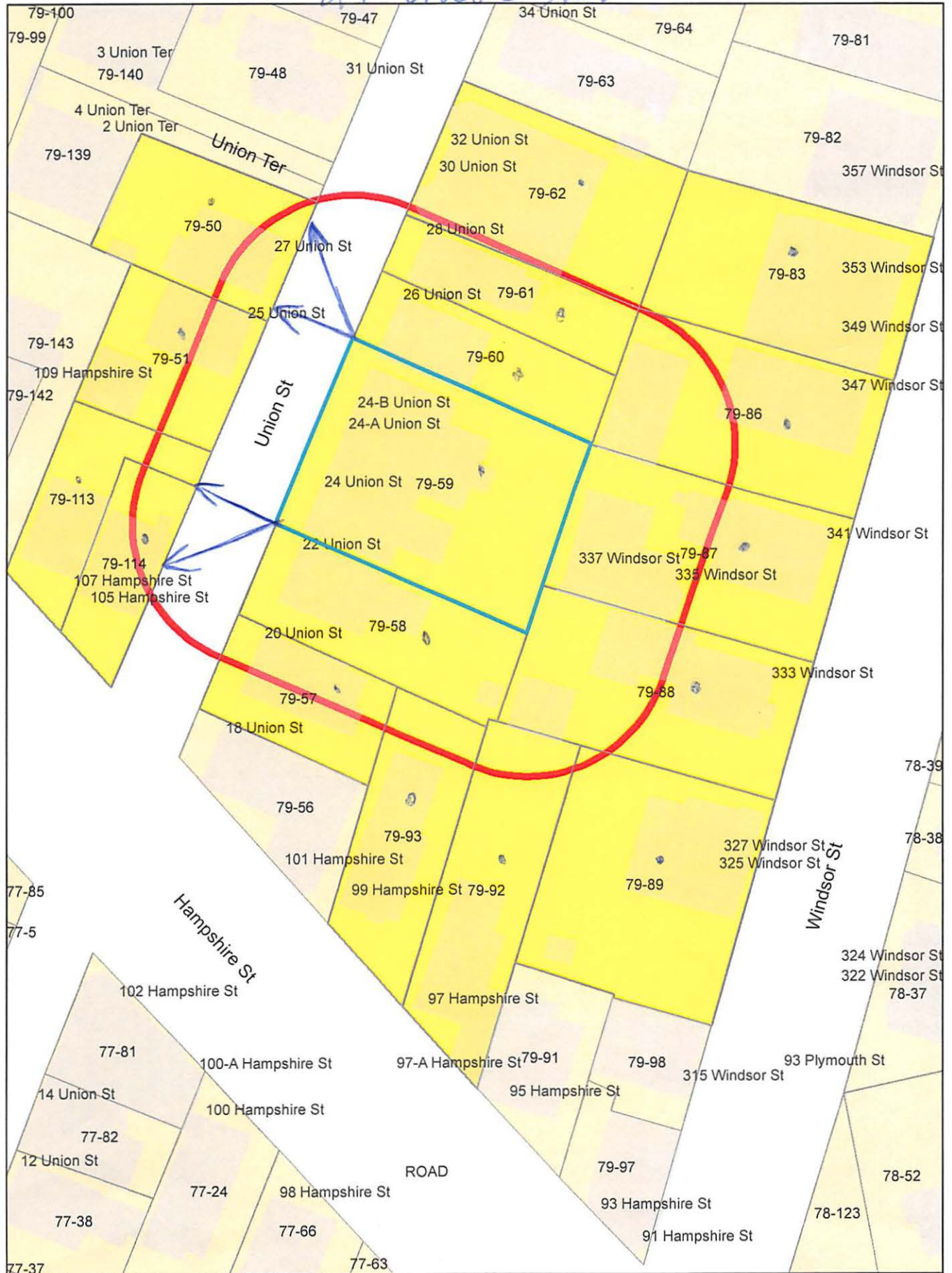
Sheet Title:
**Proposed West
 Elevation**

Sheet Number:
A4.04



① Proposed West Elevation
 Scale: 1/4" = 1'-0"

24 Union St.



24 Union St.

Petitioner

79-114
TOME, MARIA A LIFE ESTATE
105 HAMPSHIRE ST
CAMBRIDGE, MA 02139

79-113
FINN, ANN MARGARET & ALONSO GUZMAN
107 HAMPSHIRE ST.
CAMBRIDGE, MA 02139-1505

LUNA DESIGN GROUP
C/O JOSEPH LUNA
100 CONIFER HILL DRIVE - SUITE 406
DANVERS, MA 01923

79-62
MINERVINO, JOHN S.
2344 WASHINGTON ST.
P.O. BOX 620031
NEWTON, MA 02462

79-57
THOMPSON, DORIAN
20 UNION ST
CAMBRIDGE, MA 02141

79-59
LIN, LIN
24 UNION ST., #24A
CAMBRIDGE, MA 02141

79-60
MCDONALD, J. COOPER &
26 UNION ST
CAMBRIDGE, MA 02141

79-62
CAMBRIDGE AFFORDABLE HOUSING CORP.
C/O CAMBRIDGE HOUSING AUTHORITY
362 GREEN ST., 3RD FLOOR
CAMBRIDGE, MA 02141

79-62
BIANCIARDI, MARTA
30 UNION ST., #5
CAMBRIDGE, MA 02141

79-62
BRUM, CESAR
30 UNION ST., UNIT #6
CAMBRIDGE, MA 02141

79-86
ANTHONY, BRIAN W.
347 WINDSOR
CAMBRIDGE, MA 02141-1339

79-51
STEIN, MATTHEW S.
25 UNION STREET
CAMBRIDGE, MA 02141-1331

79-58
HRYCYN, ANDREW J. & ALICE W. FLAHERTY
22 UNION ST.
CAMBRIDGE, MA 02141

79-62
LACEY, WILLIAM J. & MARCIA A. HERN-LACEY
30 UNION ST., #2
CAMBRIDGE, MA 02141

79-89
BURKE, DANIEL E., JR., PAUL G. STELLA M.,
BURKE REALTY TRUST
325-327 WINDSOR ST
CAMBRIDGE, MA 02141-1339

79-92
BOSEWLL, MARVINE & MARY LOUISE BOSWELL,
TRS. M & M BOSWELL REALTY TRUST
C/O ROBERT BOSWELL
789 LINCOLNVILLE AVE
SEARSMONT, ME 04973

79-62
MA, YUCI
30 UNION ST., #4
CAMBRIDGE, MA 02141

79-83
CREATIVE PROPERTIES ON CENTRE, LLC
56 JUNIPER RD
BELMONT, MA 02478

79-61
HADUCH NATHANIEL
28 UNION ST
CAMBRIDGE, MA 02141

79-93
RUIZ, ERIC EMILY RUIZ
99 HAMPSHIRE ST
CAMBRIDGE, MA 02139

79-87
GUILHERME, JOAO JR & EVA GUILHERME
TRS GUILHERME FAMILY REVOCABLE TR
337 WINDSOR ST
CAMBRIDGE, MA 02141

79-88
FARINA RICHARD JR
TRS. FARINA IRREV INCOME ONLY TRUST
2 ISABELLA LN
BEDFORD, MA 01730

79-50
WAHL, SARAH J. & ERIC M. WAHL
27 UNION ST
CAMBRIDGE, MA 02141