

BZA APPLICATION FORM

GENERAL INFORMATION

2022 DEC 15 PM 1:52

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Duncan and Diana MacArthur - C/O Robert Linn, AIA

PETITIONER'S ADDRESS: 255 Grove Street, Cambridge, MA 02138

LOCATION OF PROPERTY: 255 Grove Street, Cambridge, MA 02138

TYPE OF OCCUPANCY: single family residence ZONING DISTRICT: A2

REASON FOR PETITION:

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

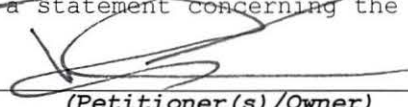
DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner seeks to build a one story flex room on the ground floor
which will be used as a home office and/or ground level guest bedroom space.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.0 Section 5.31 (table of dimensional regulations)
Article 10 Section 10.30 Variance
Article _____ Section _____

Applicants for a **Variance** must complete Pages 1-5
Applicants for a **Special Permit** must complete Pages 1-4 and 6
Applicants for an **Appeal** to the BZA of a Zoning determination by the
Inspectional Services Department must attach a statement concerning the reasons
for the appeal

Original Signature(s): 
(Petitioner(s)/Owner)
Duncan MacArthur, Diana MacArthur
(Print Name)

Address: 255 Grove Street,
Cambridge, MA 02138

Tel. No.: 617-648-6014

E-Mail Address: dmacarthur@maccoco.com

Date: 12/2/2022

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 Duncan MacArthur and Diana MacArthur
(OWNER)
Address: 255 Grove Street, Cambridge, MA 02138

State that I/We own the property located at 255 Grove Street,
which is the subject of this zoning application.

The record title of this property is in the name of Duncan MacArthur and Diana MacArthur

*Pursuant to a deed of duly recorded in the date 2/23/2021, Middlesex South
County Registry of Deeds at Book 77033, Page 150; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***


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

Commonwealth of Massachusetts, County of Middlesex

The above-name Duncan S MacArthur personally appeared before me,
this 6 of Dec, 2022 and made oath that the above statement is true.

[Signature] Notary

My commission expires 9/14/2023 (Notary Seal).

 **JOSEPH M THEODATE**
Notary Public
Commonwealth of Massachusetts
My Commission Expires Sept. 14, 2023

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

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A VARIANCE

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

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

A literal enforcement of the provisions of the Ordinance would preclude the alteration of this dwelling unit in a way that allows for a ground floor office and guest space.

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

The hardship is related to the shape of the lot and the location of the structure on the lot relative to neighboring lots.

- C)** ***DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:***

- 1)** Substantial detriment to the public good for the following reasons:

There will be no detriment to the public good as a result of the construction of the proposed addition.

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

The use of this property as a single family residential structure will not change or intensify.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Duncan and Diana MacArthur **PRESENT USE/OCCUPANCY:** Single Family Residential

LOCATION: 255 Grove Street, Cambridge, MA 02138 **ZONE:** A2

PHONE: 617-648-6014 **REQUESTED USE/OCCUPANCY:** Single Family Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3702</u>	<u>4249</u>	<u>5040</u>	(max.)
<u>LOT AREA:</u>	<u>10080</u>			(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	<u>.37</u>	<u>.42</u>	<u>.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>4500</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>SIZE OF LOT:</u>				
<u>WIDTH</u>	<u>84'</u>		<u>65'</u>	(min.)
<u>DEPTH</u>	<u>120'</u>			
<u>Setbacks in</u> <u>Feet:</u>				
<u>FRONT</u>	<u>25.1'</u>	<u>25.1'</u>	<u>20'</u>	(min.)
<u>REAR</u>	<u>36.9'</u>	<u>36.9'</u>	<u>30'</u>	(min.)
<u>LEFT SIDE</u>	<u>12.0'</u>	<u>12.0'</u>	<u>10' sum of 25'</u>	(min.)
<u>RIGHT SIDE</u>	<u>13.7'</u>	<u>1.7'</u>	<u>10' sum of 25'</u>	(min.)
<u>SIZE OF BLDG.:</u>				
<u>HEIGHT</u>	<u>26.2'</u>	<u>26.2'</u>	<u>35'</u>	(max.)
<u>LENGTH</u>	<u>58.1'</u>			
<u>WIDTH</u>	<u>58.3'</u>			
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> ³	<u>69%</u>	<u>61%</u>	<u>50%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>2</u>	<u>2</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	(min.)

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

The proposed addition will be wood framed.

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'.

Pacheco, Maria

From: AMY NADEL <kokiwilson@comcast.net>
Sent: Monday, April 10, 2023 10:50 AM
To: Pacheco, Maria
Subject: Case 205192 255 Grove Street

Good Morning-

We are writing regarding the variance, Case 205192 requested by our neighbors, Duncan and Diana Macarthur at 255 Grove Street.

They shared their plans with us some weeks ago; and they have responded positively and expeditiously to our questions and concerns, including our concern about the large maple which which straddles both of our properties.

We have no opposition to their plans.

Sincerely,
Ben Wilson and Amy Nadel
265 Grove Street
617-642-7063/617-642-7083

1 * * * * *

2 (6:45 p.m.)

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

6 JIM MONTEVERDE: The next case is No. 205192 --
7 255 Grove Street. Is anyone from the proponent wishing to
8 speak? Nope? Okay. We have a letter from Robert Linn
9 asking that the case be continued, and we can propose as a
10 case not heard -- and we can propose February 9 at 6:00 p.m.

11 So I'll make a motion to continue this case as a
12 case not heard until February 9 at 6:00 p.m.

13 Andrea Hickey?

14 ANDREA HICKEY: Yes, in favor of the continuance.

15 JIM MONTEVERDE: Matina?

16 MATINA WILLIAMS: In favor of the continuance.

17 JIM MONTEVERDE: Laura?

18 LAURA WERNICK: In favor of the continuance.

19 JIM MONTEVERDE: Jason?

20 JASON MARSHALL: In favor.

21 JIM MONTEVERDE: And Jim Monteverde in favor.

22 [All vote YES]

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JIM MONTEVERDE: And so, we'll be continuing. And
once again, we'll take a break until 7:00. See you then.

1 * * * * *

2 (6:09 p.m.)

3 Sitting Members: Brendan Sullivan, Andrea A. Hickey,
4 Jim Monteverde, Laura Wernick, and Matina Williams

5 BRENDAN SULLIVAN: Next matter we'll hear is Case
6 No. 205192 -- 255 Grove Street. Mr. MacArthur or Mr. Linn,
7 are you on the line?

8 [Pause]

9 Well, we are in receipt of a correspondence --
10 Moskow Linn Architects -- dated February 17.

11 "Dear Maria,

12 "I am writing on behalf of the petitioner, Duncan
13 and Diana MacArthur, to request a third continuance for Case
14 No. BZA 205192.

15 "The petitioners would like additional time to
16 work through possible modifications to the initial design
17 proposal, that would not impact the language of the
18 advertised variance, but could result in changes to the
19 submitted plan and dimensional form.

20 "Thank you for your help in this matter.

21 "Sincerely, Robert Linn."

22 On the motion, then, to continue this matter, next

1 available date is April 13, 2023 at 6:00 p.m. Let me make a
2 motion, then, to continue this matter on the condition that
3 the petitioner change the posting sign to reflect the new
4 date of April 13, 2023 and the time of 6:00 p.m.

5 That any new submittals not current in the file --
6 dimensional forms, supporting statements -- be in the file
7 by 5:00 p.m. on the Monday prior to the April 13, 2023
8 hearing.

9 On the motion, then, to continue this matter, Jim
10 Monteverde?

11 JIM MONTEVERDE: Excuse me, Mr. Chair, there --
12 this is one of several continuances, correct? For this one?

13 BRENDAN SULLIVAN: This is the third one.

14 JIM MONTEVERDE: Can we make this ask that this be
15 the last?

16 BRENDAN SULLIVAN: We can -- I -- let me go on the
17 record, yes, in saying that one of the problems with
18 continuing these cases -- and I was hoping that Mr. Linn or
19 Mr. MacArthur was on the line -- is that, and again we're
20 here on Thursday nights, so it really doesn't matter what
21 our caseload is or what it is, but when we reschedule cases,
22 we do it as a courtesy to the petitioner.

1 Because either they -- some issues have come up
2 during the hearing that the Board would like to address, or
3 potential abutters have issues and we would like the
4 applicant to have additional time to work through whatever
5 issues come up. And it's done as a courtesy, because we
6 feel that additional time would help the proposal.

7 However, what it does is it takes somebody else's
8 time slot. And I don't think that's fair to the general
9 public. We're here, we're going to hear cases. But the
10 general public who come down make an application, and all of
11 a sudden, they're given a date two months out or something,
12 and as they've already been waiting for drawings to be drawn
13 up and submitted to the Planning Board -- I mean to the
14 Inspectional Services, it's not fair to them.

15 And then after we have a hearing, obviously
16 there's a number of weeks before the decision is filed with
17 the City Clerk, but then there's a 20-day period. And
18 again, I think it's -- our courtesy has -- can only go so
19 far, and we ask a little bit of courtesy in return and
20 respect.

21 So Jim, to your point, I would go on the record --
22 and this will be conveyed to Mr. Linn and also to Mr.

1 MacArthur -- that this will be the last continuance with 255
2 Grove Street. They should be prepared to go forward that
3 night.

4 JIM MONTEVERDE: Yeah, thank you.

5 BRENDAN SULLIVAN: And Jim, thank you very much --

6 JIM MONTEVERDE: In that case -- in that case I'm
7 in favor.

8 BRENDAN SULLIVAN: Okay. Andrea Hickey?

9 ANDREA HICKEY: Yes, in favor.

10 BRENDAN SULLIVAN: Laura Wernick?

11 LAURA WERNICK: Yes, in favor.

12 BRENDAN SULLIVAN: Matina Williams?

13 MATINA WILLIAMS: Yes, in favor.

14 BRENDAN SULLIVAN: And Brendan Sullivan in favor.

15 [All vote YES]

16 BRENDAN SULLIVAN: Five affirmative votes, this
17 matter is continued to April 13, 2023 at 6:00 p.m.

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Duncan MacArthur
255 Grove Street
Cambridge, MA 02138

March 9, 2023


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

Dear Members of the Board of Zoning Appeal,

I am writing regarding Case Number 205192 for 255 Grove Street. I'm sorry it has been taking so long to come to a resolution for our case. As the Board may be aware, we have a permitted plan for the addition that we can build by right. However, one of the abutters to our property has asked that we alter the plan so that it does not affect them as much. We had the architects, Moskow Linn, create an alternative plan, but now the abutter on the opposite side has concerns we are trying to iron out. We are attempting to come up with a compromise that will please both abutters. We hope to resolve this before appearing in front of the Board to minimize the time spent at the meeting when we do appear.

Thank you for your continued patience in this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Duncan MacArthur', with a stylized flourish at the end.

Duncan MacArthur

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Duncan and Diana MacArthur PRESENT USE/OCCUPANCY: Single Family Residential

LOCATION: 255 Grove Street, Cambridge, MA 02138 ZONE: A2

PHONE: 617-648-6014 REQUESTED USE/OCCUPANCY: Single Family Residential

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2023 APR -7 A 9:56

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS¹</u>
TOTAL GROSS FLOOR AREA:	<u>3702</u>	<u>4640</u>	<u>5040</u> (max.)
LOT AREA:	<u>10080</u>		(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>.37</u>	<u>.46</u>	<u>.50</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>4500</u>	<u>NA</u>	<u>NA</u> (min.)
SIZE OF LOT:			
WIDTH	<u>84'</u>		<u>65'</u> (min.)
DEPTH	<u>120'</u>		
Setbacks in Feet:			
FRONT	<u>25.1'</u>	<u>25.1'</u>	<u>20'</u> (min.)
REAR	<u>37.3'</u>	<u>33.1'</u>	<u>30'</u> (min.)
LEFT SIDE	<u>12.0'</u>	<u>9.0'</u>	<u>10' sum of 25'</u> (min.)
RIGHT SIDE	<u>13.7'</u>	<u>1.7'</u>	<u>10' sum of 25'</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>26.2'</u>	<u>26.2'</u>	<u>35'</u> (max.)
LENGTH	<u>57.6'</u>	<u>61.8'</u>	
WIDTH	<u>58.3</u>	<u>73.3'</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³⁾	<u>69%</u>	<u>61%</u>	<u>56%</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u> (max.)
NO. OF PARKING SPACES:	<u>2</u>	<u>2</u>	<u>1</u> (min./max)
NO. OF LOADING AREAS:	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>NA</u>	<u>NA</u>	<u>NA</u> (min.)

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

The proposed additions will be wood framed.

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'.

PREPARED FOR:
 OWNERS OF RECORD:
 DUNCAN MACARTHUR
 DIANA MACARTHUR
 255 GROVE STREET
 CAMBRIDGE, MA 02138

REFERENCES:
 DEED: BK 77033; PG 150
 PLAN: BK 7824; PG END
 PL # 1921 OF 1951
 PL #1922 OF 1951
 FILED PLAN 39

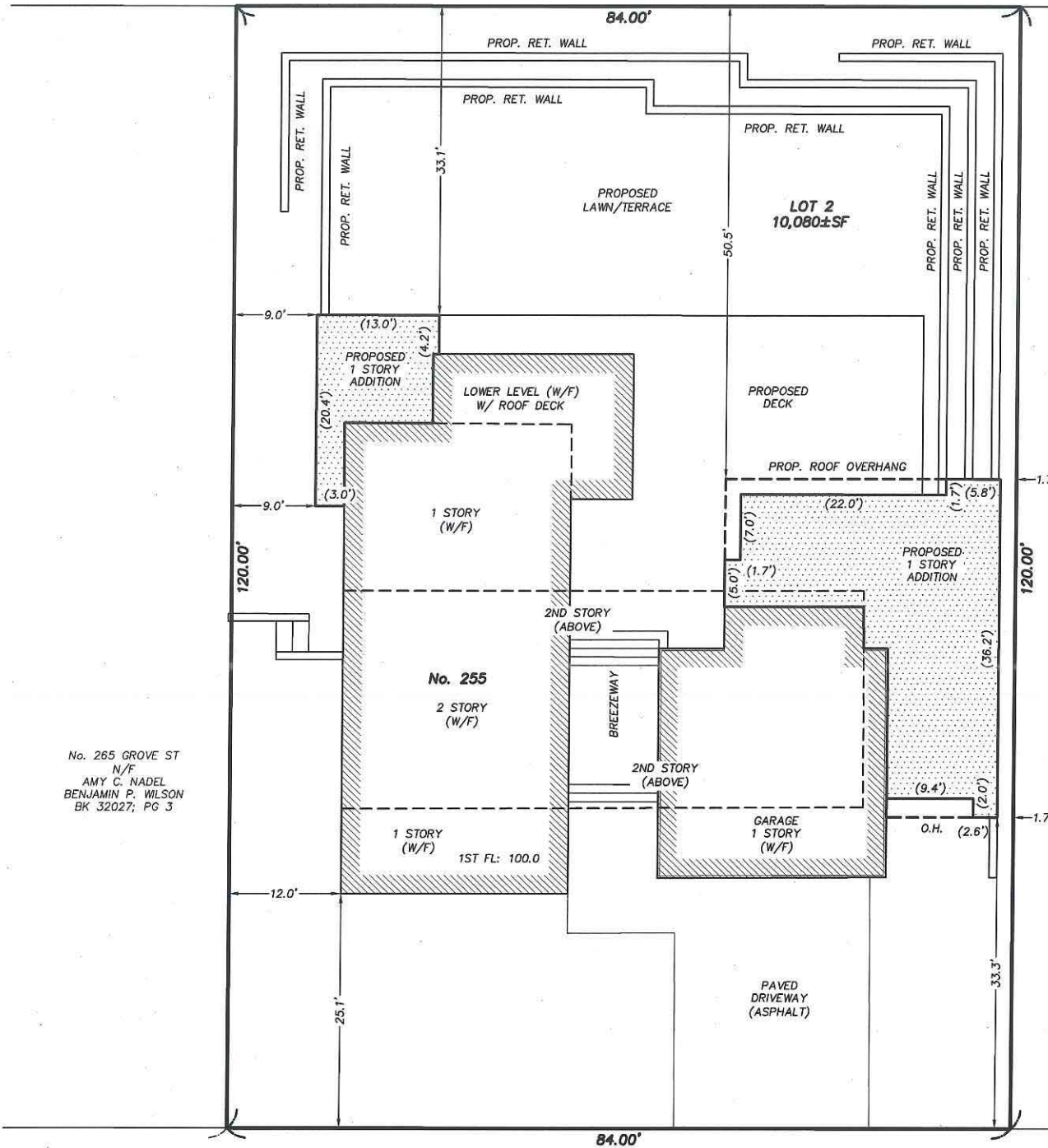
CITY OF CAMBRIDGE ENGINEERING RECORDS
 PLAN: A029
 A375
 SURVEY0783
 SURVEY0826

NOTES:
 MAP/LOT: 266-2
 ZONING: A-2

No. 619 HURON AVE
 N/F
 CITY OF CAMBRIDGE
 BK 1893; PG 443

 BOSTON
 SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313
 CITY OF CAMBRIDGE
 INSPECTORIAL SERVICES

2023 APR -7 A 9:56



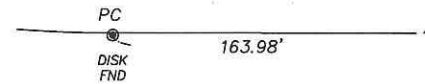
No. 245 GROVE ST.
 N/F
 STREAMLINE FAMILY OFFICE, INC.
 BK 61798; PG 33

No. 265 GROVE ST
 N/F
 AMY C. NADEL
 BENJAMIN P. WILSON
 BK 32027; PG 3

CERTIFIED PLOT PLAN

LOCATED AT
 255 GROVE STREET
 CAMBRIDGE, MA

SCALE: 1.0 INCH = 10.0 FEET



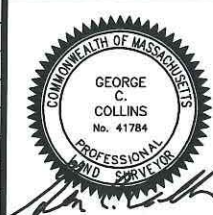
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 18, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

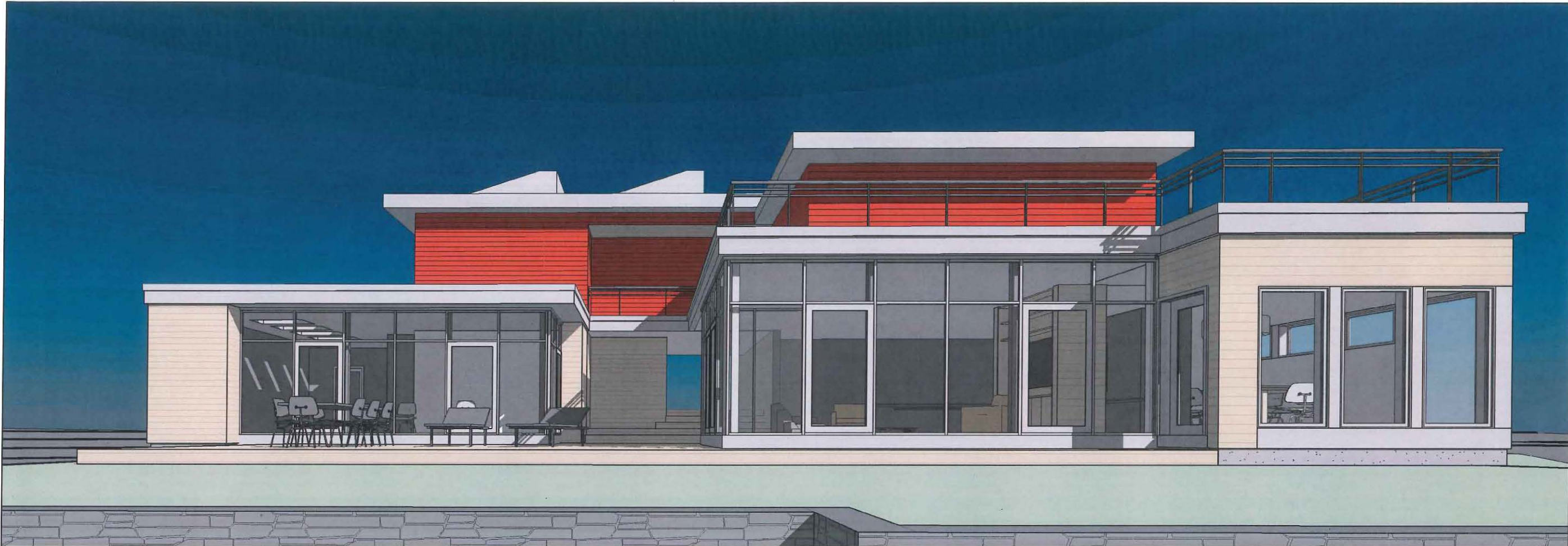
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS ZONE: X
 COMMUNITY PANEL: 25017C0418E
 EFFECTIVE DATE: 06-04-2010

GROVE STREET

(PUBLIC WAY)

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	03/31/23
JOB #	18-00831



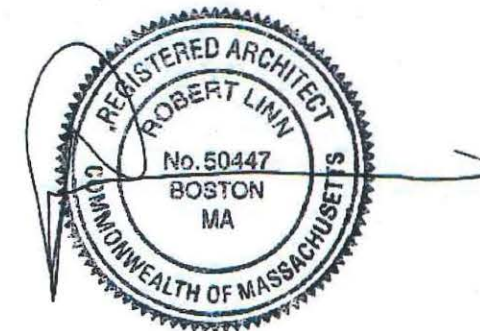


Architectural

A0.0	Cover Sheet
A0.1	Zoning Compliance
A0.3	Architectural Site Plan & Landscaping Plan
A0.4	Neighborhood Context
A0.5	Neighborhood Elevations
A1.0	Existing Floor Plans
A1.1	Existing Floor Plans
A1.3	Proposed Addition Floor Plan
A1.4	Proposed Addition Roof Plan
A2.0	Existing Exterior Elevations
A2.1	Proposed Exterior Elevations
A2.2	Proposed Exterior Elevations
A7.0	3D Views_ Exterior

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (8TH ADDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.



MacArthur Residence Addition

255 Grove Street, Cambridge MA

CLIENT

Duncan MacArthur
67 Smith Place, Unit 12A
Cambridge, MA 02138
p:617.864.2234

ARCHITECT

Moskow Linn Architects
Robert Linn AIA, Keith Moskow FAIA
88 Broad St. 5th Floor
Boston, MA 02110
p:617.292.2000

BUILDER

MacArthur Construction Company
67 Smith Place, Unit 12A
Cambridge, MA 02138
p:617.864.2234

MacArthur Residence Addition
255 Grove St, Cambridge

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A0.0

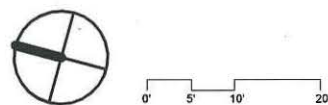
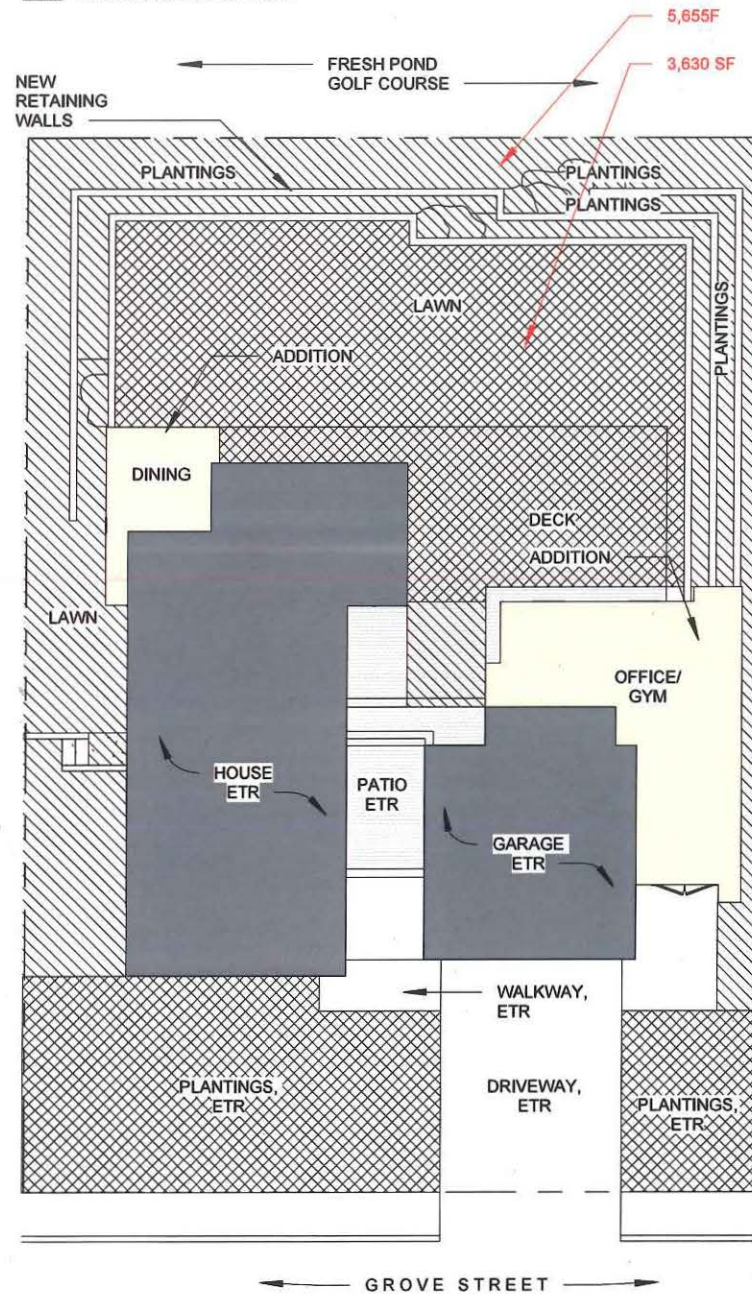
SCALE: As indicated

DATE: 03.30.2023

DRAWN BY: MLA

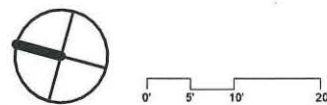
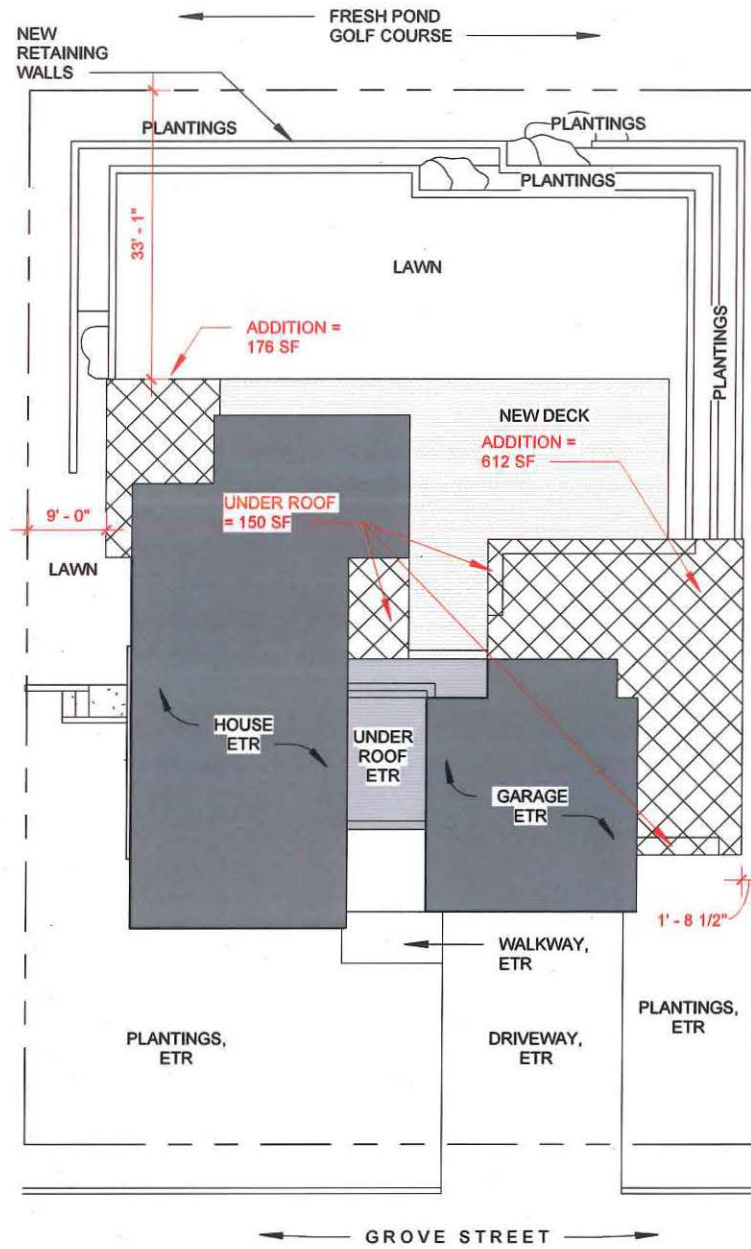
Cover Sheet

- PERMEABLE OPEN SPACE MEETING REQUIREMENTS OF 5.22.3
- PRIVATE OPEN SPACE MEETING DIMENSIONAL REQUIREMENTS OF 5.22.1

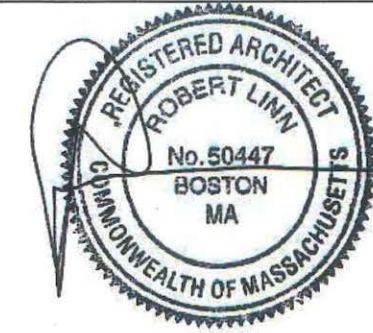


1 Open Space Calculation
3/64" = 1'-0"

- EXISTING HOUSE
- ADDITION



2 FAR Calculation
3/64" = 1'-0"



255 Grove St, Cambridge Zoning District A-2

	Allowable/Required	Existing	Proposed
FAR	0.50	0.37	0.46
Min. Lot Size	6000 sq. ft.	10,080 sq. ft.	10,080 sq. ft.
Min. Lot Size per DU	4500 sq. ft.	NA	NA
Min. Lot Width	65'	84'	84'
Min. Front Yard	20'	25.1'	25.1'
Min. Side Yards Existing House	10' (sum of 25)	Side A 12.0', Side B 13.7' (Total 25.7')	Side A 9.0', Side B 1.7' (Total 10.7')
Min. Rear Yard Existing House	30'	37.3'	33.1'
Max. Height Existing House	35'	26.2'	26.2'
Min. Ratio of Private Open Space to Lot Area	50% = 5040 sq. ft.	69% = 6922 sq. ft.	56% = 5655 sq. ft.
50% to meet Dimensional Limitations per 5.22.1	2520 sq. ft.	3376 sq. ft.	64% = 3630 sq. ft.
50% to meet Definition of Permeable Open Space	2520 sq. ft.	3546 sq. ft.	100% = 5655 sq. ft.

Gross Floor Area Breakdown for FAR

	Existing	Proposed
Gross Floor Area Existing House (primary structure, excl. basement)	3702 GSF	3702 GSF
Proposed Gross Floor Area Addition	NA	938 GSF
Total Gross Floor Area	3702 GSF	4,640 GSF
FAR	0.37	0.46

MacArthur Residence Addition
255 Grove St, Cambridge

Zoning Compliance

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

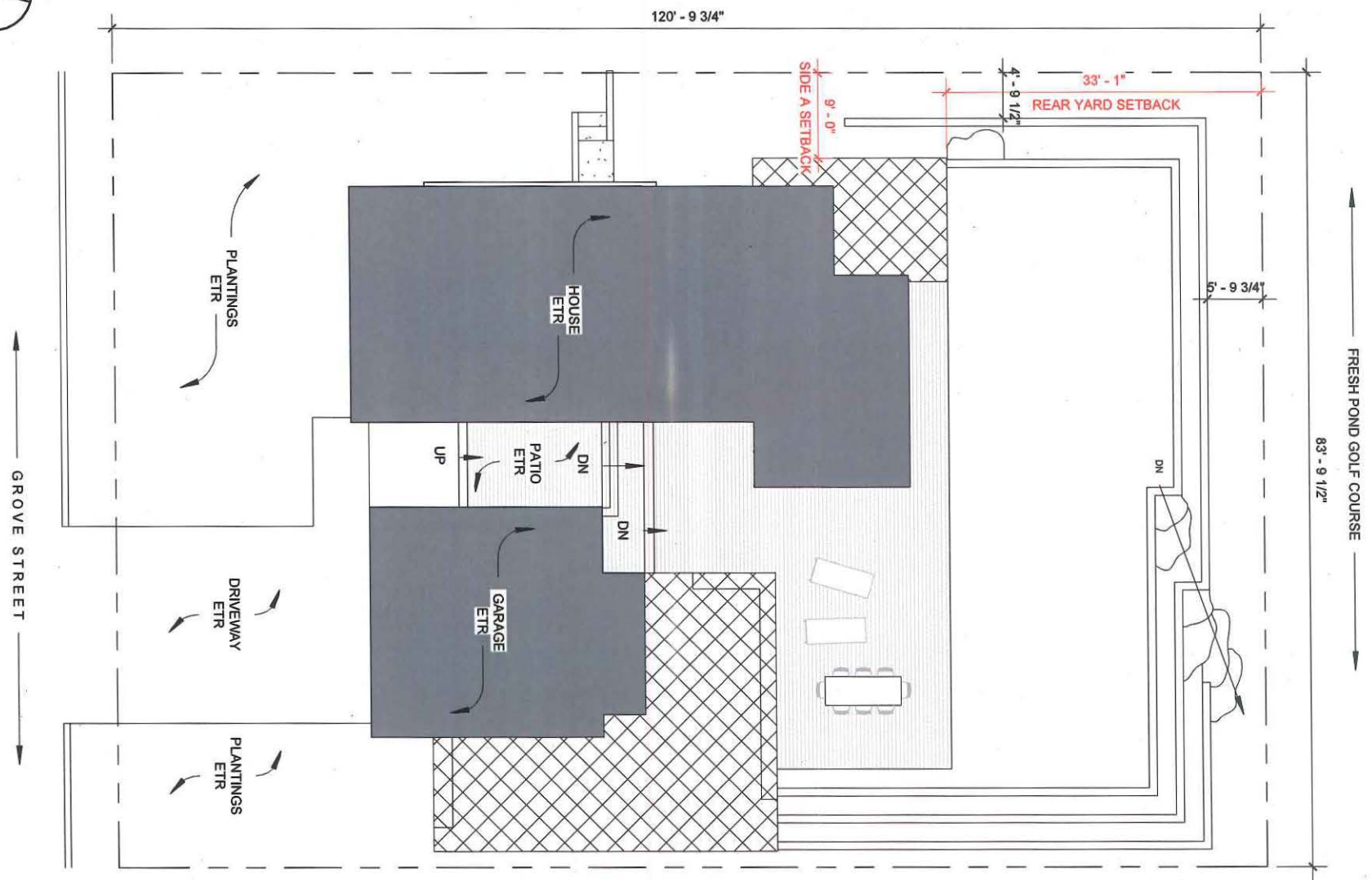
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SCALE: As indicated

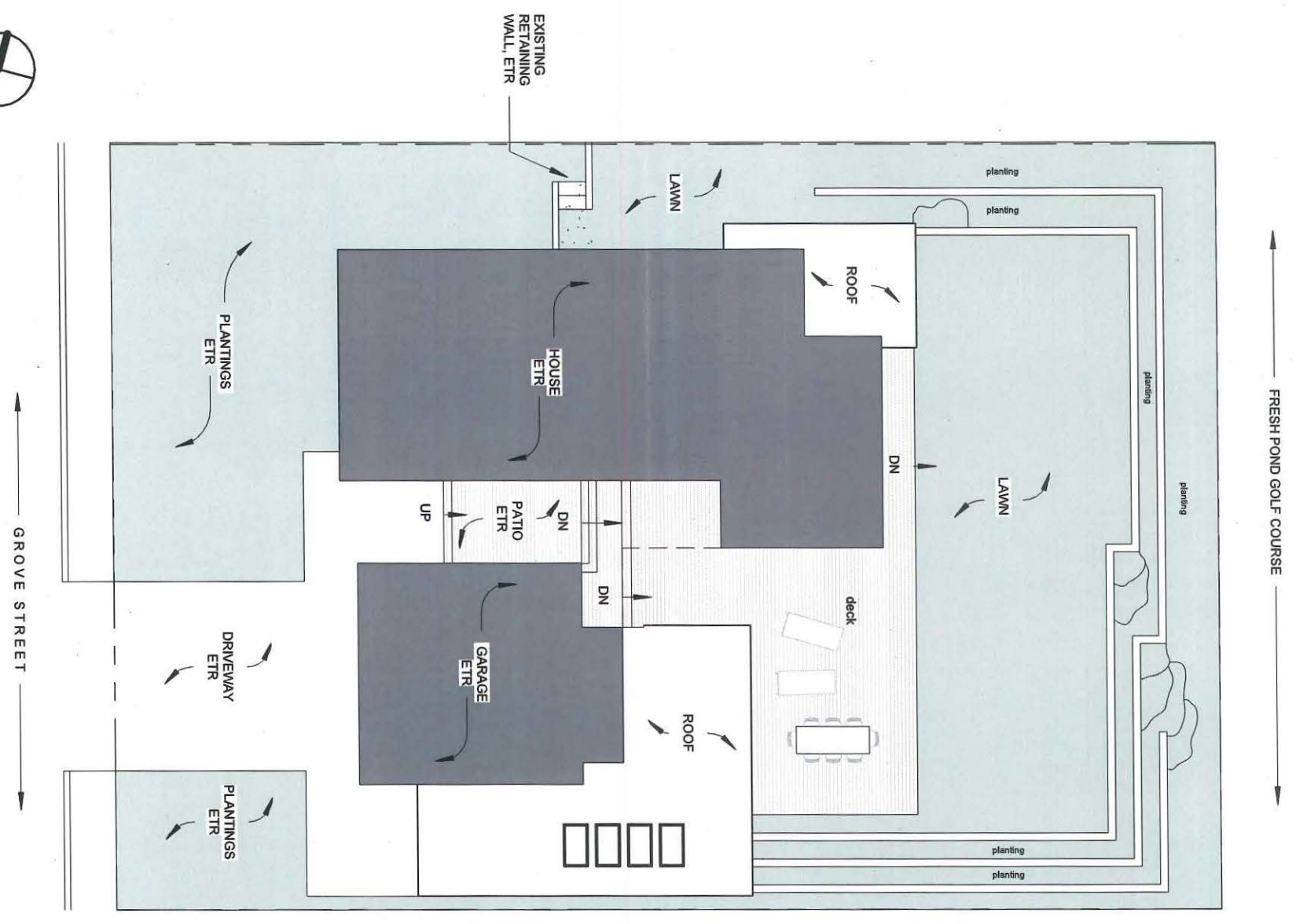
DATE: 03.30.2023

DRAWN BY: MLA

1
Proposed Site Plan
1/16" = 1'-0"



2
Proposed Landscape Plan
1/16" = 1'-0"



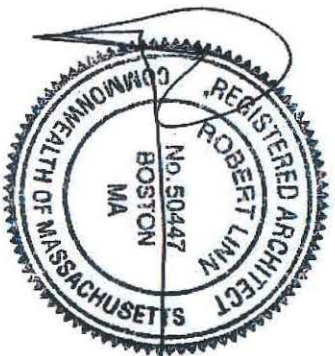
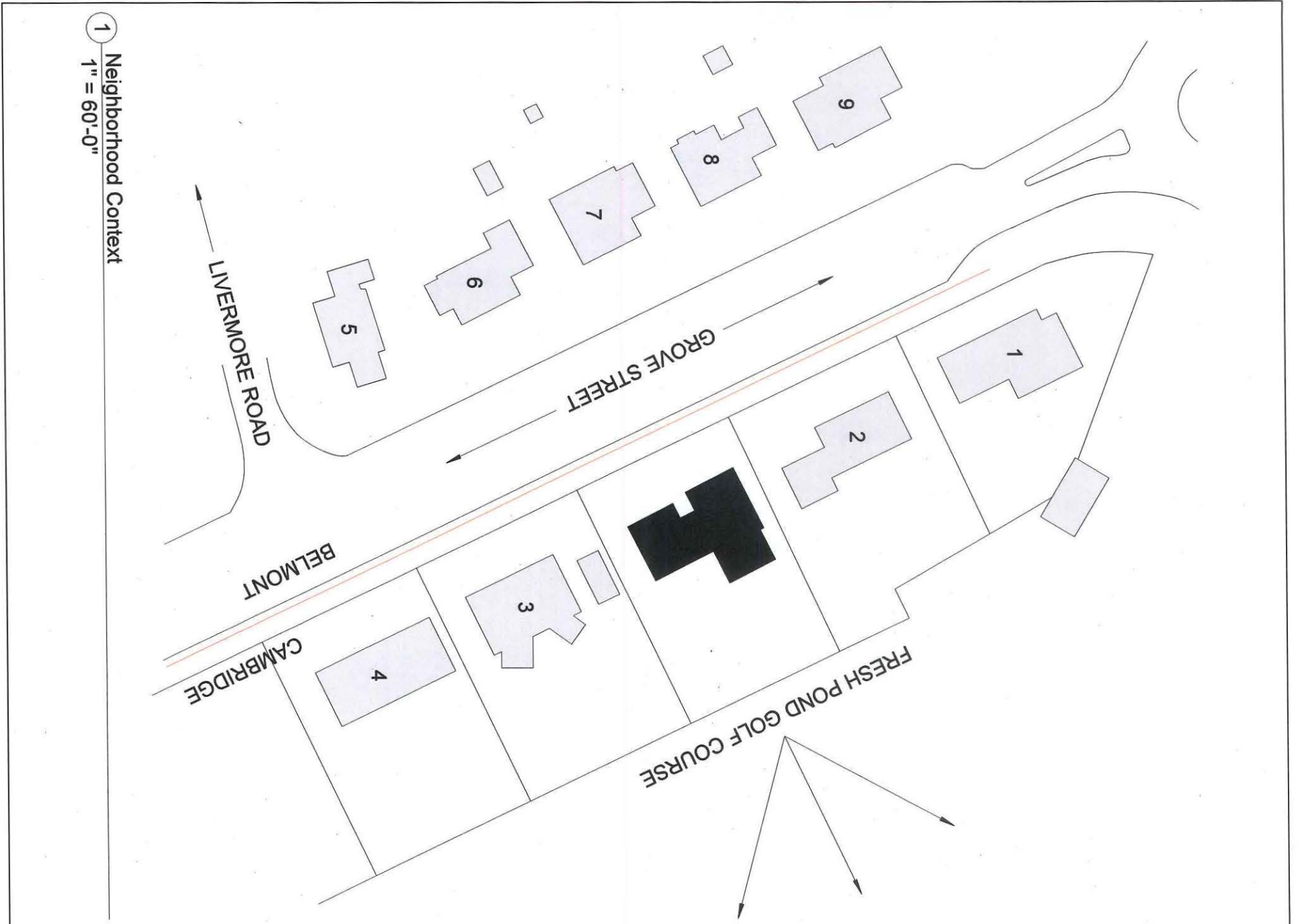
SCALE:	1/16" = 1'-0"
DATE:	03.30.2023
DRAWN BY:	MLA

A0.3

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

MacArthur Residence Addition
255 Grove St, Cambridge

Architectural Site Plan & Landscaping Plan



SCALE: 1" = 60'-0"

DATE: 03.30.2023

DRAWN BY: MLA

A0.4

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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

MacArthur Residence Addition
255 Grove St, Cambridge

Neighborhood Context



265 GROVE

255 GROVE

245 GROVE

245 GROVE DETACHED GARAGE

① EXISTING GROVE STREET ELEVATIONS
1/16" = 1'-0"



265 GROVE

255 GROVE

245 GROVE

245 GROVE DETACHED GARAGE

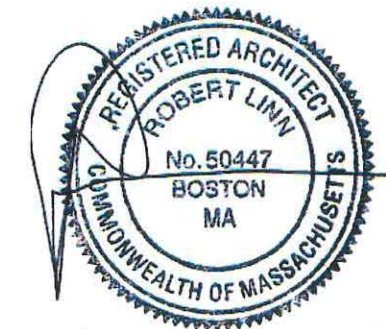
3'-0"

PROPOSED ADDITION

12'-0"

PROPOSED ADDITION

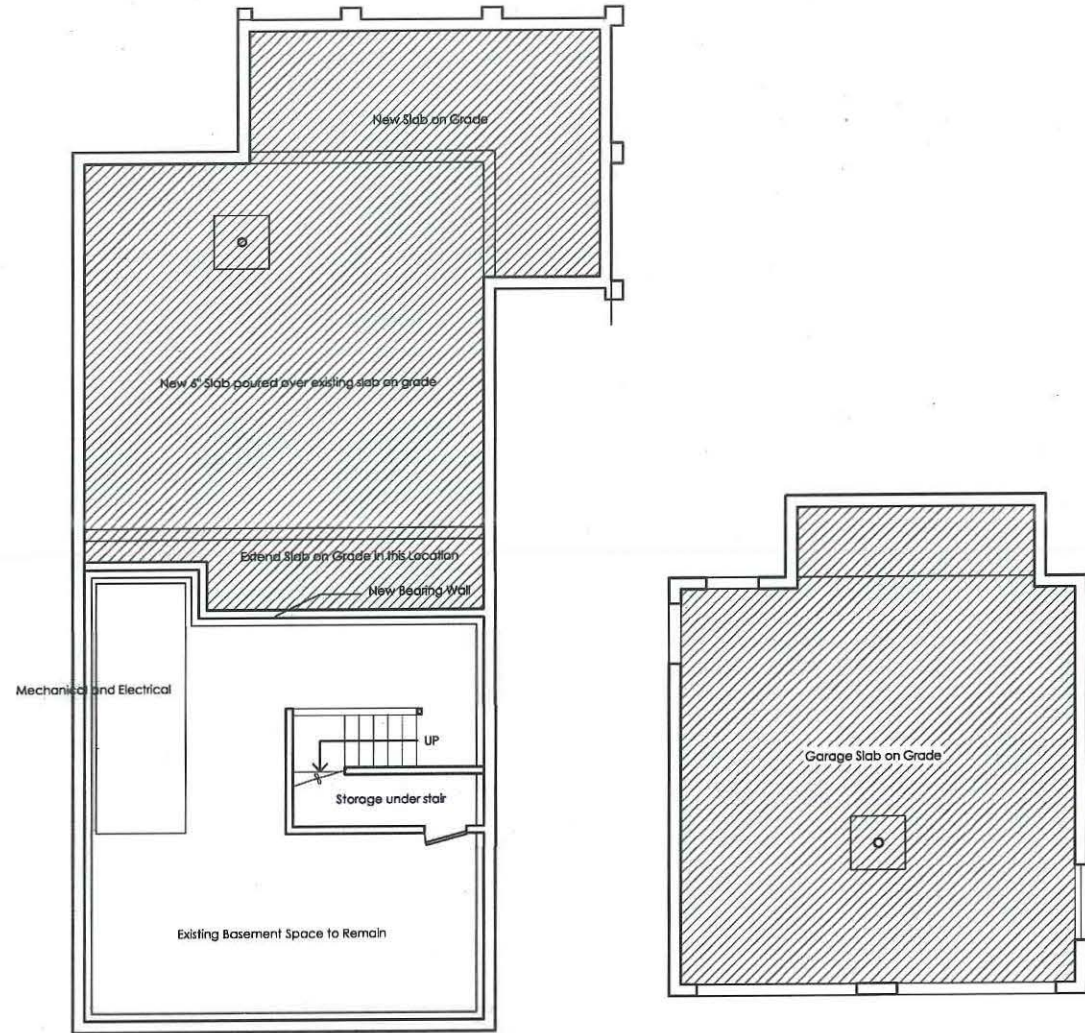
② PROPOSED GROVE STREET ELEVATIONS
1/16" = 1'-0"



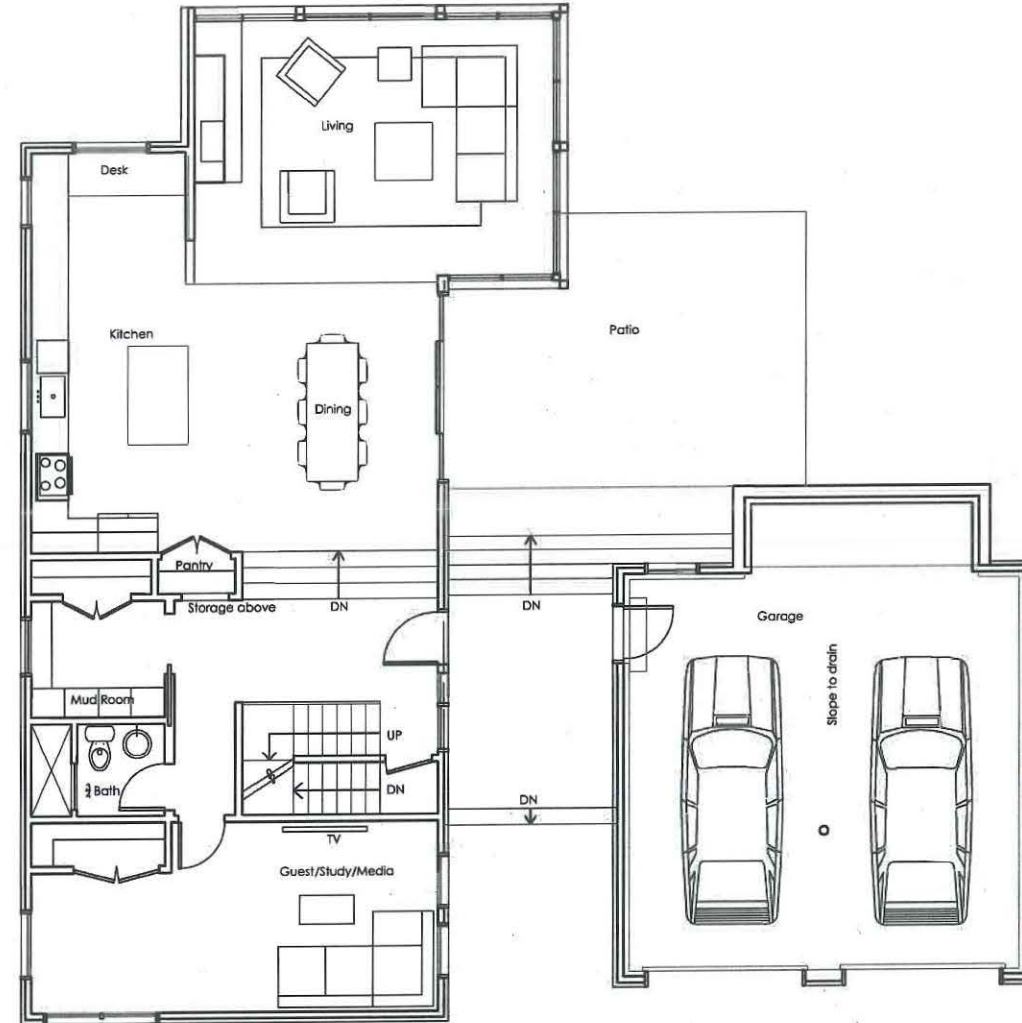
MacArthur Residence Addition
255 Grove St. Cambridge
Neighborhood Elevation

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A0.5
SCALE: 1/16" = 1'-0"
DATE: 03.03.2023
DRAWN BY: MLA



1 EXISTING BASEMENT PLAN
3/32" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"



MacArthur Residence Addition
255 Grove St, Cambridge

Existing Plans

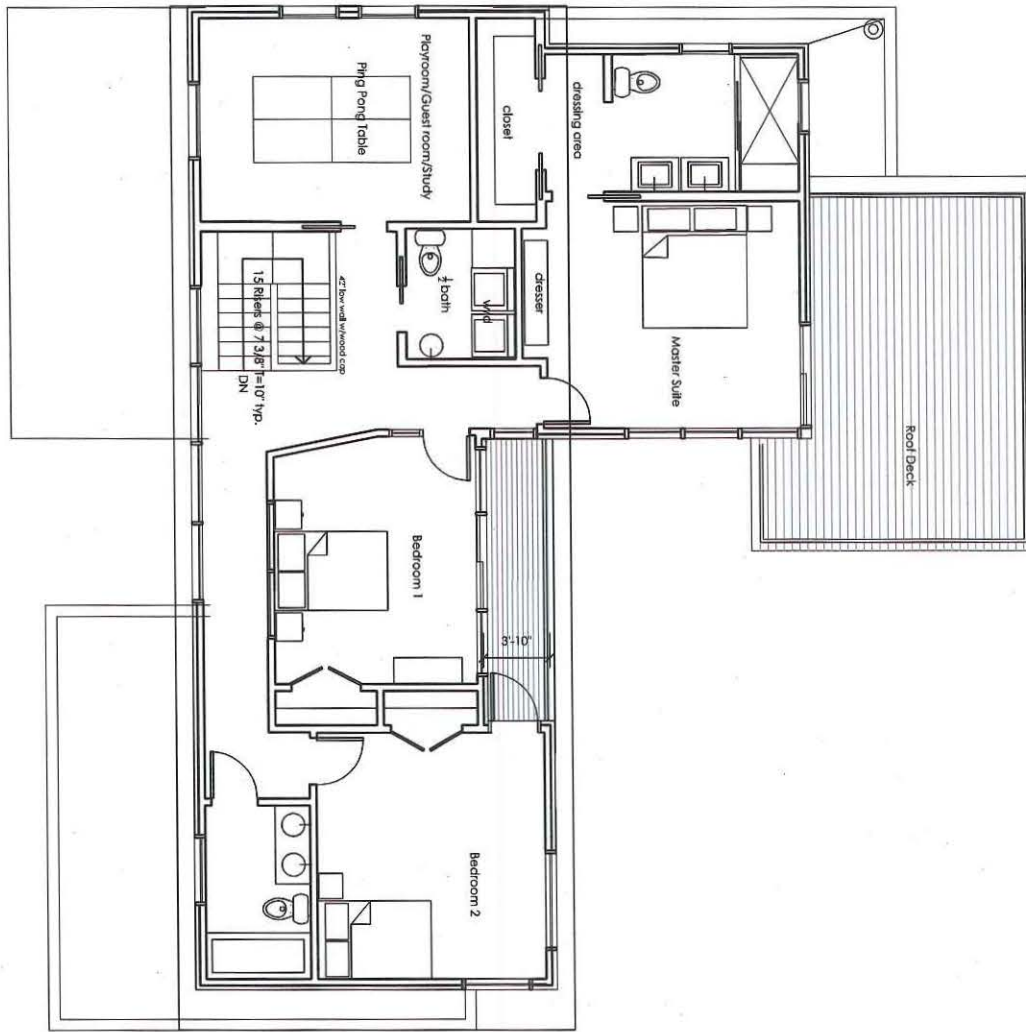
Moskow Linn Architects, Inc.
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tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A1.0

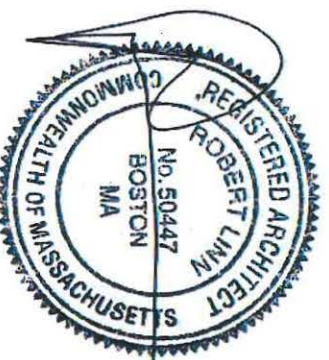
SCALE: 3/32" = 1'-0"

DATE: 3.03.2023

DRAWN BY: MLA



1 EXISTING SECOND FLOOR PLAN
 3/32" = 1'-0"



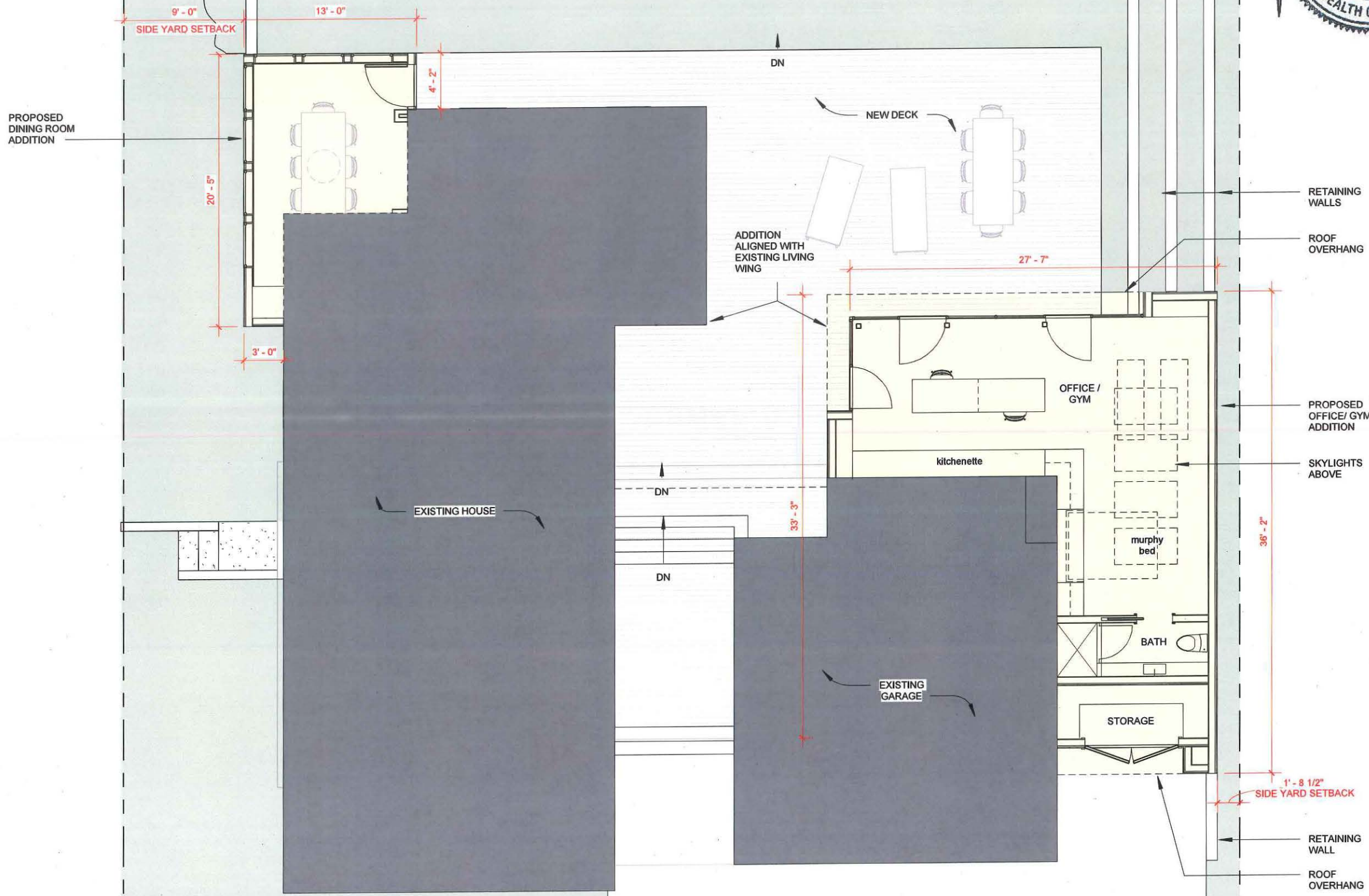
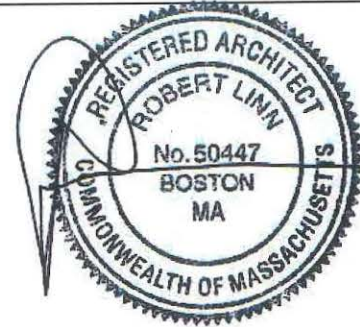
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DATE:	03.03.2023
DRAWN BY:	MLA

A1.1

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MacArthur Residence Addition
 255 Grove St, Cambridge
 Existing Plans

C:\Users\KSD\Desktop\Red House\2023.01.23_Red House_Addition_ramping and stairs.rvt



1 Level 1 Floor Plan with Proposed Addition
1/8" = 1'-0"

MacArthur Residence Addition
255 Grove St, Cambridge

Proposed Addition Floor Plan

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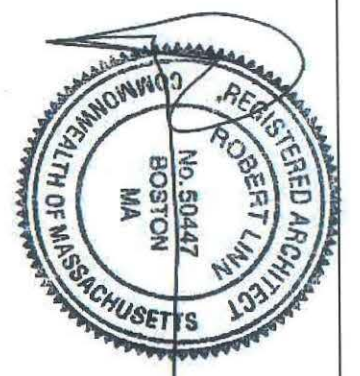
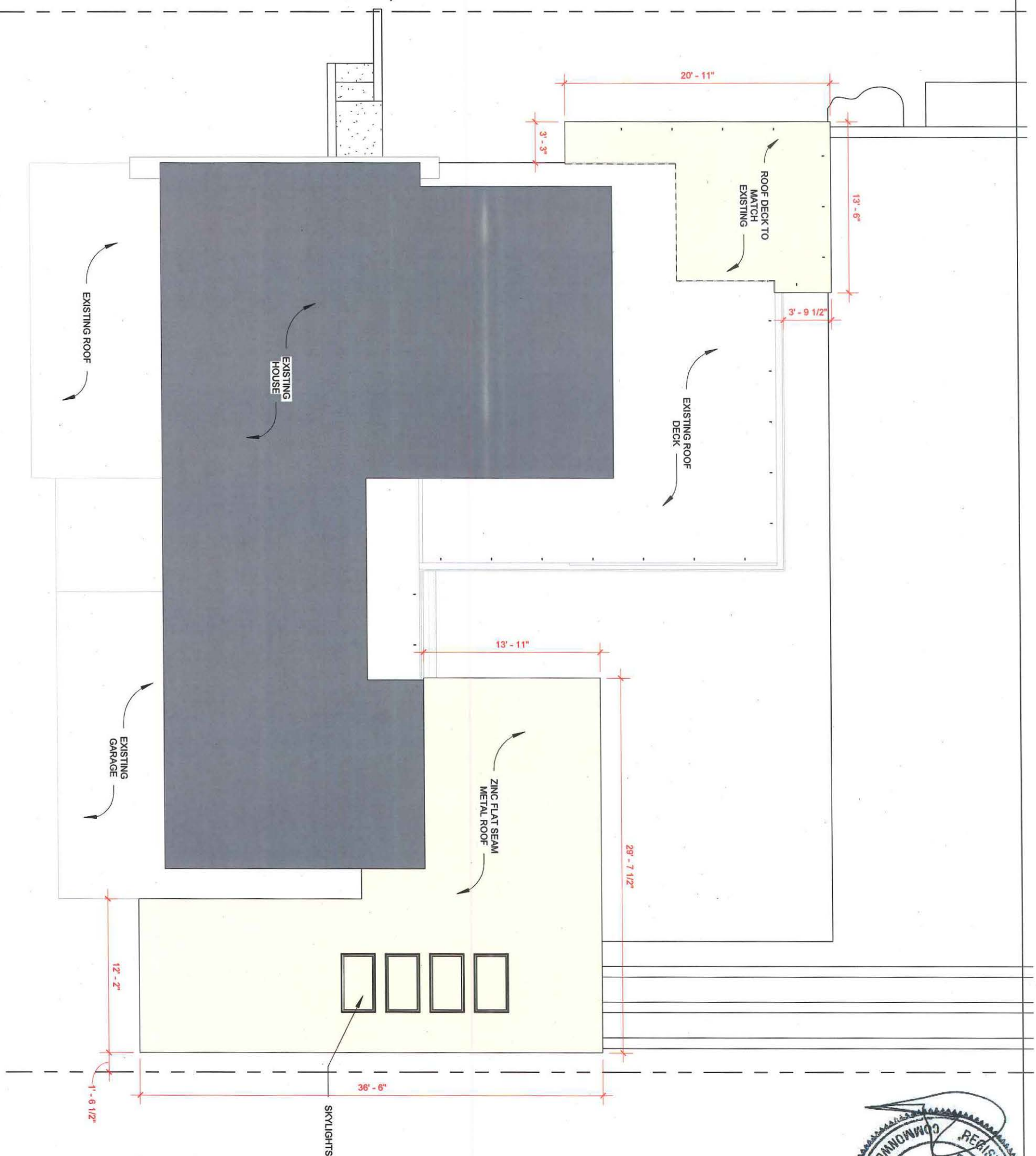
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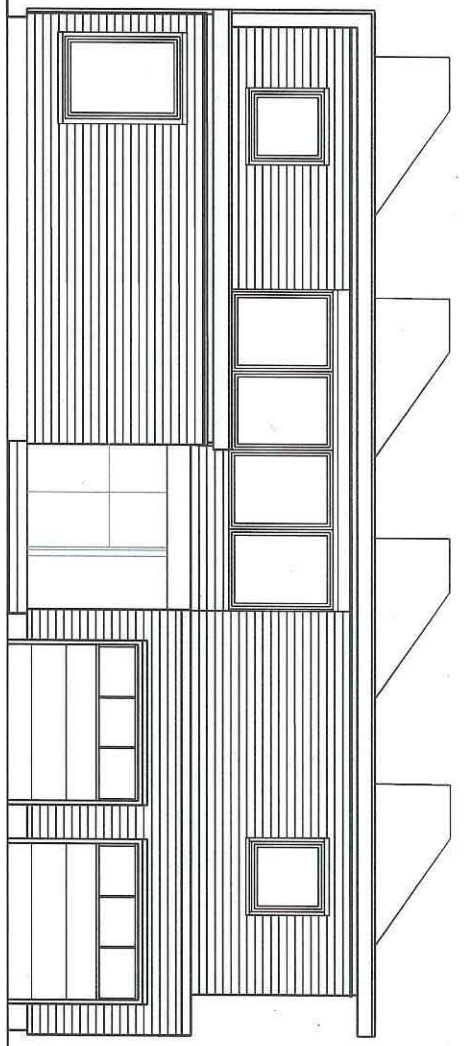
DATE: 03.30.2023

DRAWN BY: MLA

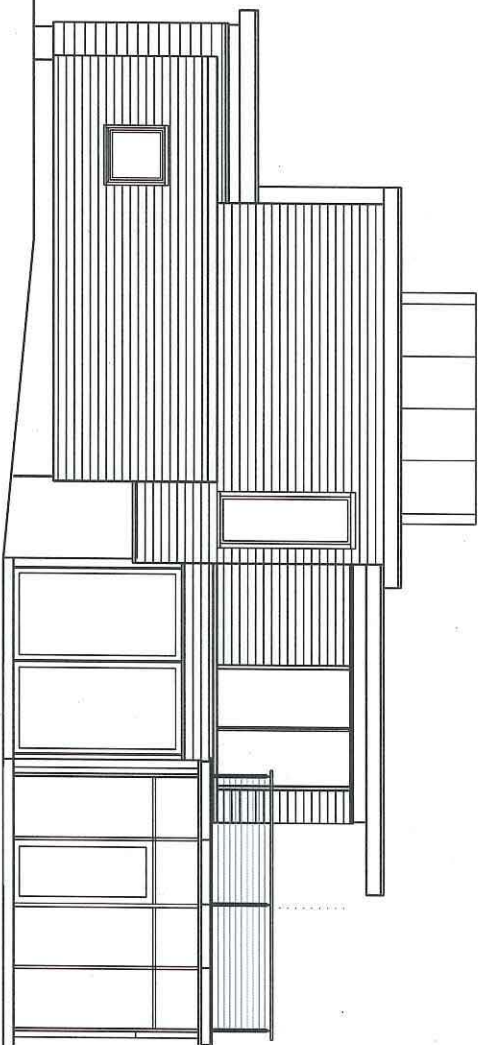
1 Proposed Addition Roof Plan
1/8" = 1'-0"



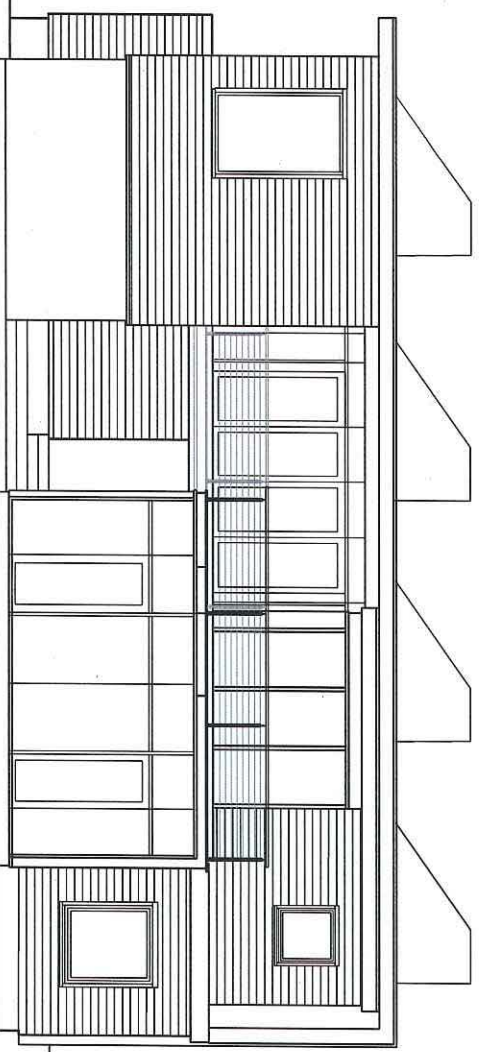
SCALE: 1/8" = 1'-0"	A1.4	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	MacArthur Residence Addition 255 Grove St, Cambridge
DATE: 03.30.2023			Proposed Addition Roof Plan
DRAWN BY: MLA			



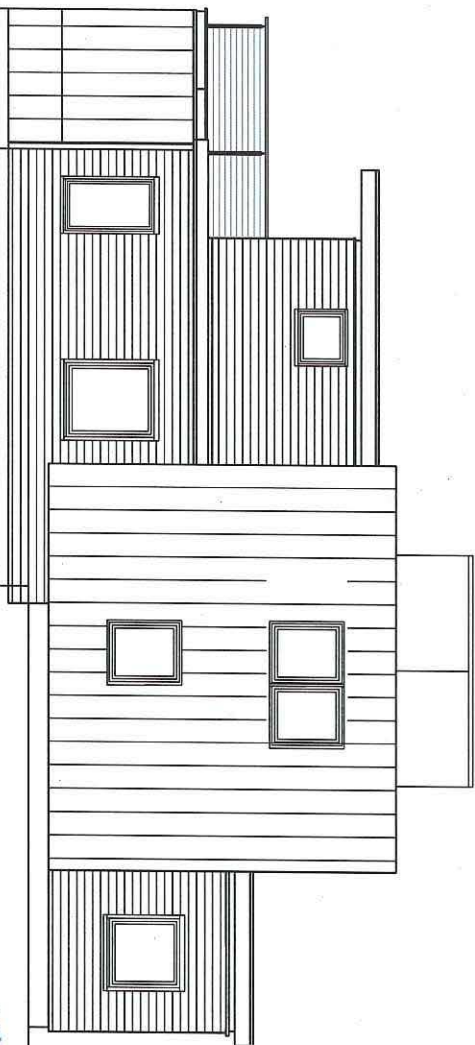
1 EXISTING WEST ELEVATION
3/32" = 1'-0"



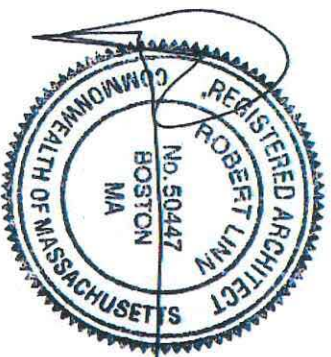
2 EXISTING SOUTH ELEVATION
3/32" = 1'-0"



3 EXISTING EAST ELEVATION
3/32" = 1'-0"



4 EXISTING NORTH ELEVATION
3/32" = 1'-0"



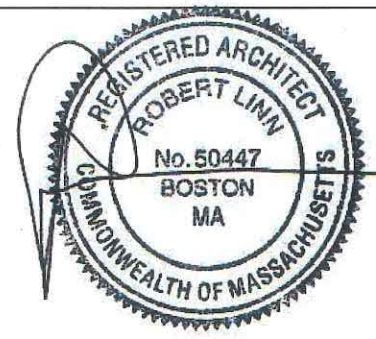
SCALE: 3/32" = 1'-0"
DATE: 03.03.2023
DRAWN BY: MLA

A2.0

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MacArthur Residence Addition
255 Grove St, Cambridge

Existing Elevations



2 Proposed East Elevation
1/8" = 1'-0"



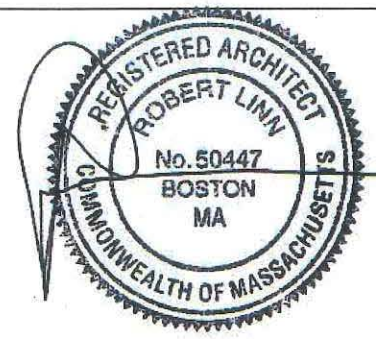
1 Proposed West Elevation
1/8" = 1'-0"

MacArthur Residence Addition
255 Grove St, Cambridge
Proposed Exterior Elevations

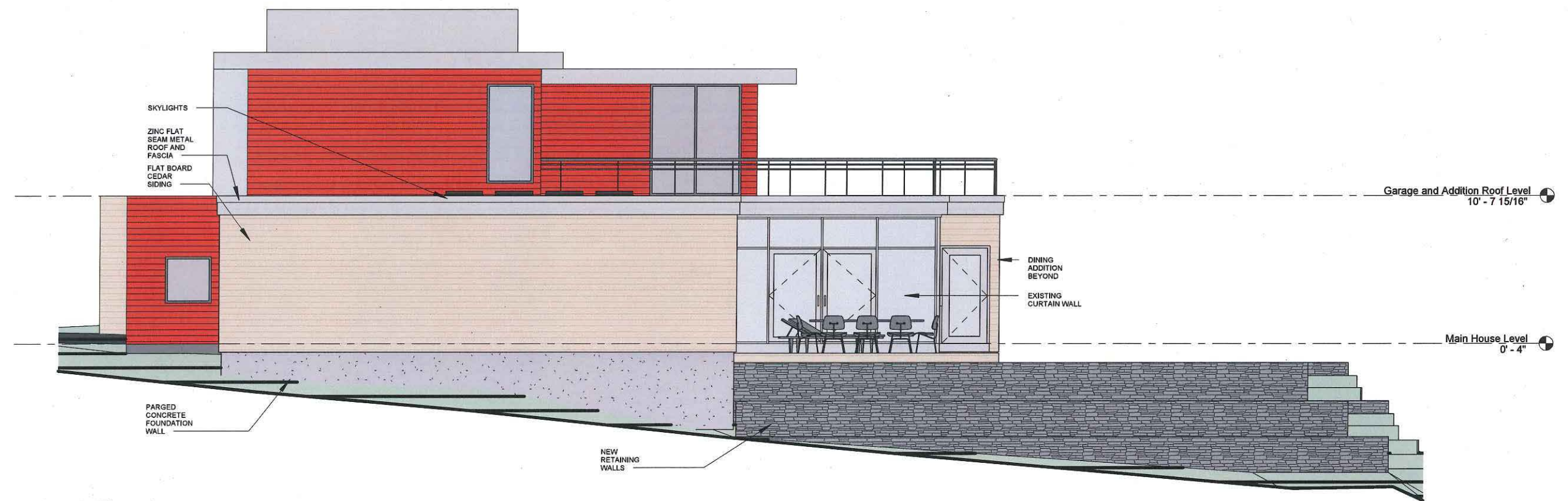
Moskow Linn Architects, Inc.
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A2.1

SCALE:	1/8" = 1'-0"
DATE:	03.30.2023
DRAWN BY:	MLA



2 Proposed North Elevation
1/8" = 1'-0"



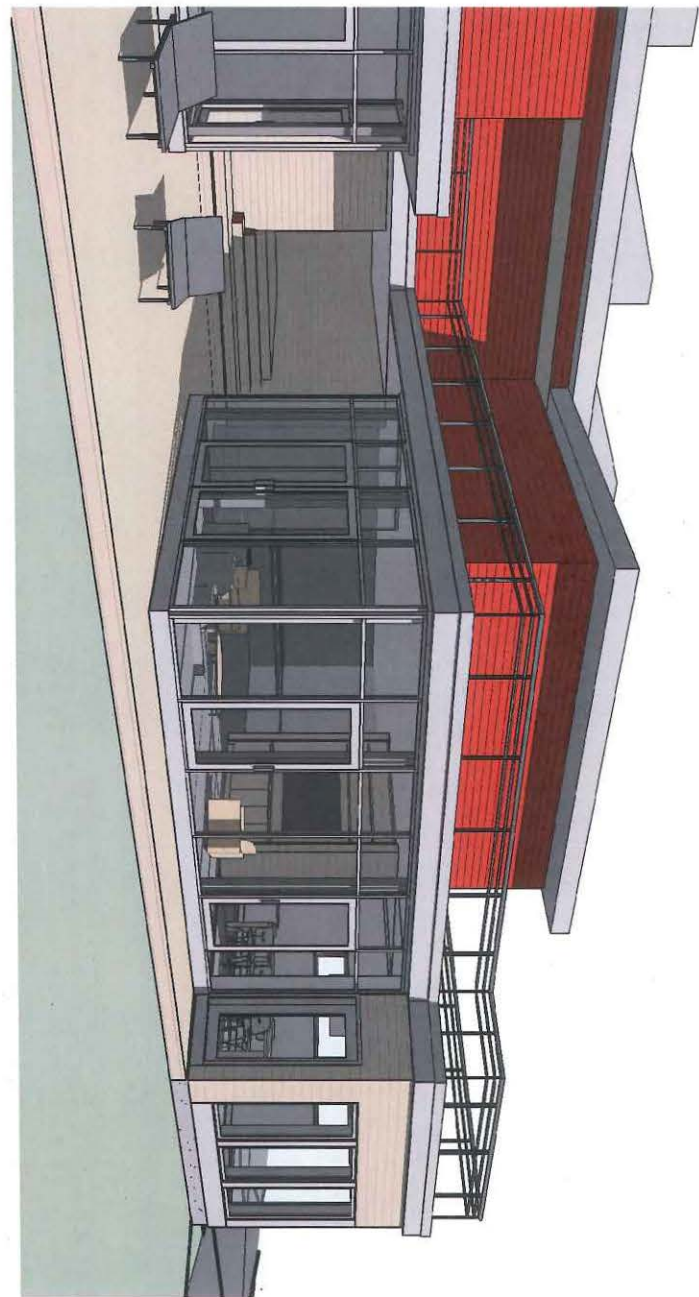
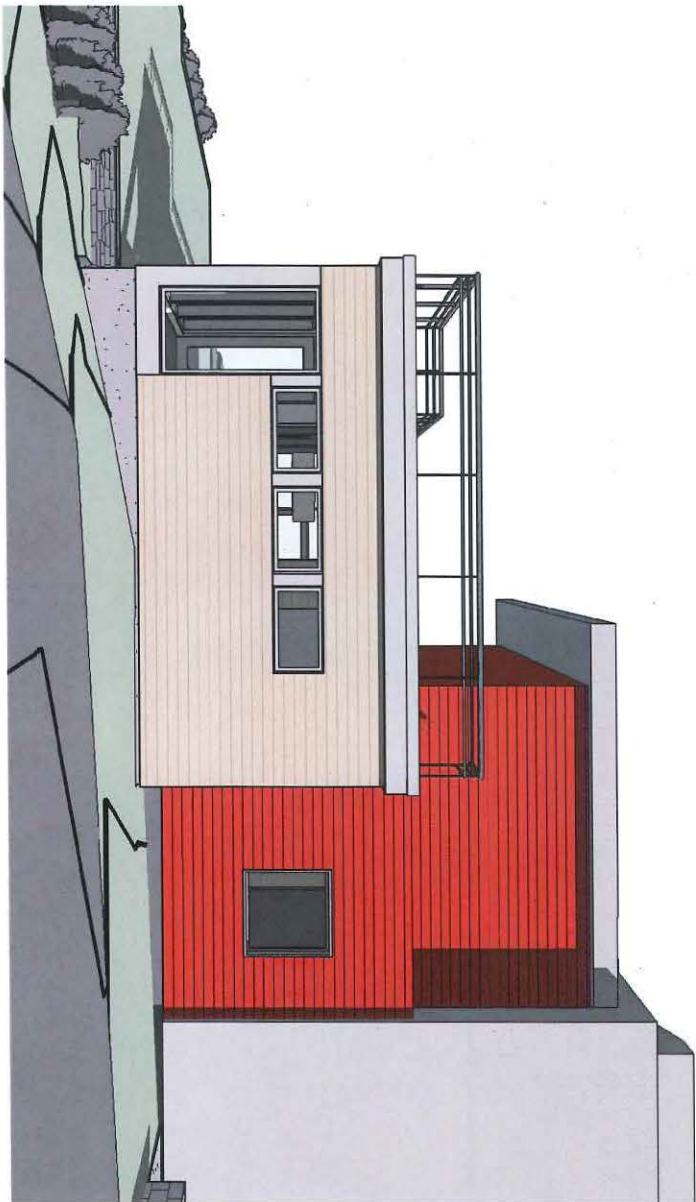
1 Proposed South Elevation
1/8" = 1'-0"

MacArthur Residence Addition
255 Grove St. Cambridge
Proposed Exterior Elevations

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SCALE: 1/8" = 1'-0"
DATE: 03.30.2023
DRAWN BY: MLA

A2.2



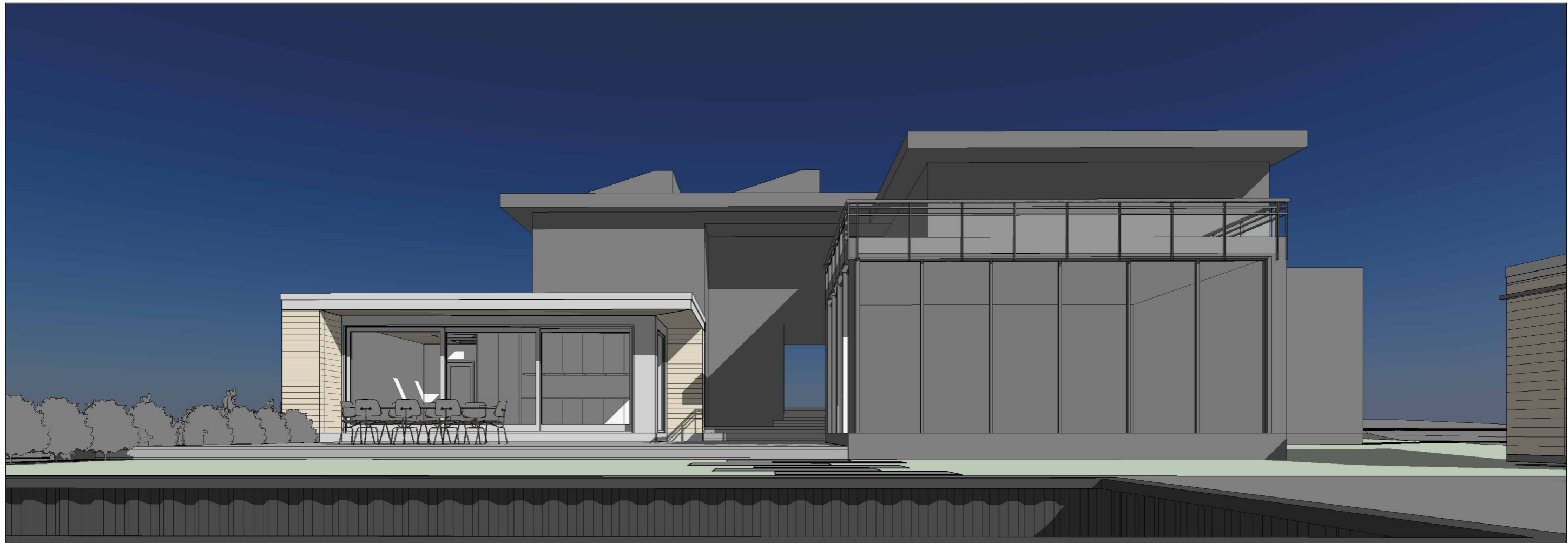
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 DATE: 03.30.2023
 DRAWN BY: MLA

A7.0

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MacArthur Residence Addition
 255 Grove St, Cambridge

3D Views_Exterior

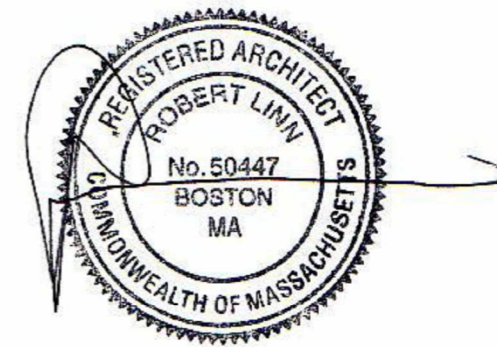


Architectural

A0.0	Cover Sheet
A0.1	Zoning Compliance
A0.3	Architectural Site Plan & Landscaping Plan
A0.4	Neighborhood Context
A0.5	Neighborhood Elevation
A1.0	Existing Floor Plan
A1.1	Existing Floor Plan
A1.3	Proposed Addition Floor Plan
A1.4	Proposed Addition Roof Plan
A2.0	Existing Exterior Elevations
A2.1	Proposed Exterior Elevations
A2.2	Proposed Exterior Elevations
A7.0	3D Views

GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNING CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: THE MASSACHUSETTS BUILDING CODE (8TH ADDITION), MASSACHUSETTS FUEL, GAS, AND PLUMBING CODES, MASSACHUSETTS ELECTRICAL CODE, OSHA REGULATIONS, ORDINANCES OF THE CITY OF CAMBRIDGE, AND THE REQUIREMENTS OF THE CAMBRIDGE FIRE DEPARTMENT.
2. THE CONTRACTOR SHALL VERIFY IN THE FIELD DIMENSIONS. THE CONTRACTOR SHALL VERIFY IN THE FIELD ALL CONDITIONS AFFECTING THE WORK. ANY CONDITIONS FOUND THAT ALTER OR OTHERWISE CHANGE THE REQUIREMENTS FOR THE WORK SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
3. THE CONTRACTOR SHALL COORDINATE THE WORK SHOWN ON THESE DRAWINGS WITH WORK OF ALL TRADES (MECHANICAL, PLUMBING, ELECTRICAL, ETC.) AND BRING ANY CONFLICT TO THE ATTENTION OF THE ARCHITECT.



MacArthur Residence Addition

255 Grove Street, Cambridge MA

CLIENT

Duncan MacArthur
67 Smith Place, Unit 12A
Cambridge, MA 02138
p:617.864.2234

ARCHITECT

Moskow Linn Architects
Robert Linn AIA, Keith Moskow FAIA
88 Broad St. 5th Floor
Boston, MA 02110
p:617.292.2000

BUILDER

MacArthur Construction Company
67 Smith Place, Unit 12A
Cambridge, MA 02138
p:617.864.2234

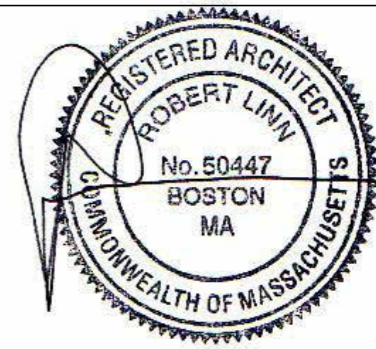
MacArthur Residence Addition
255 Grove St, Cambridge

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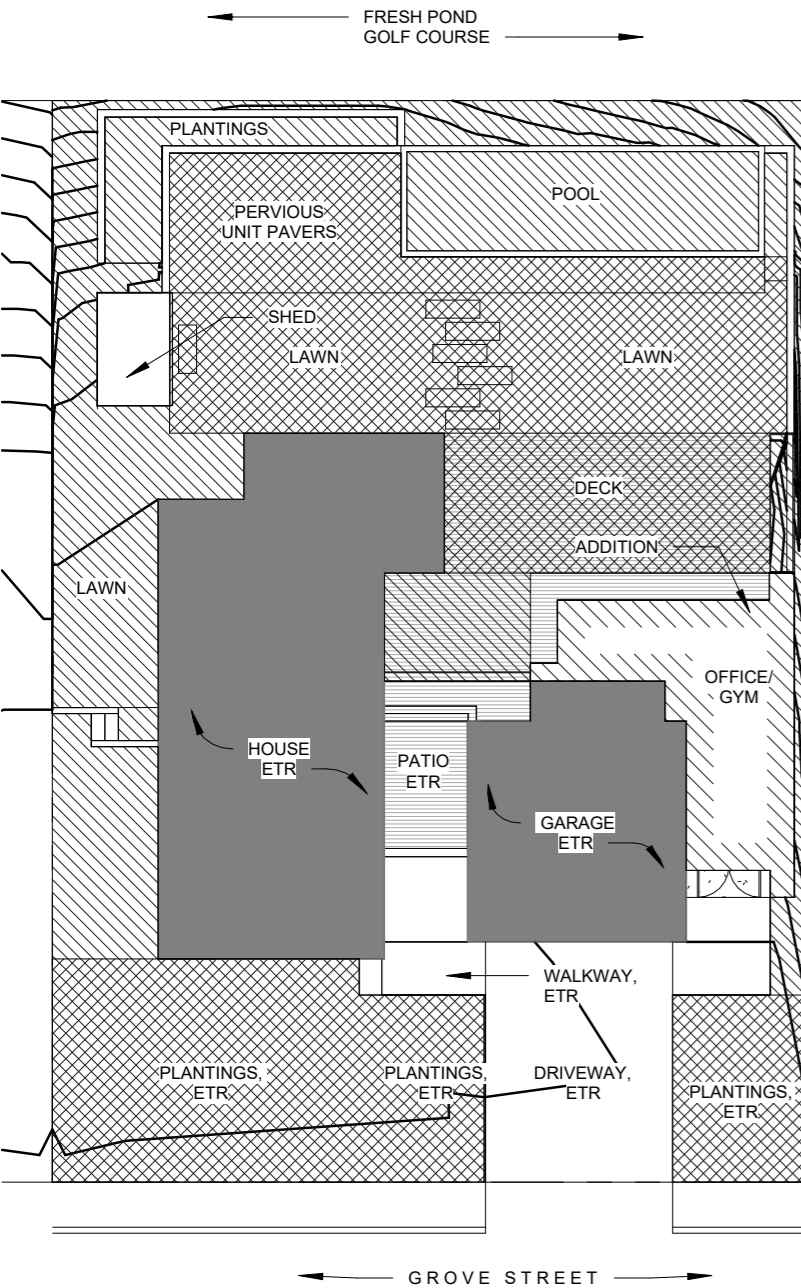
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DATE: 12.08.2021
DRAWN BY: MLA

Cover Sheet

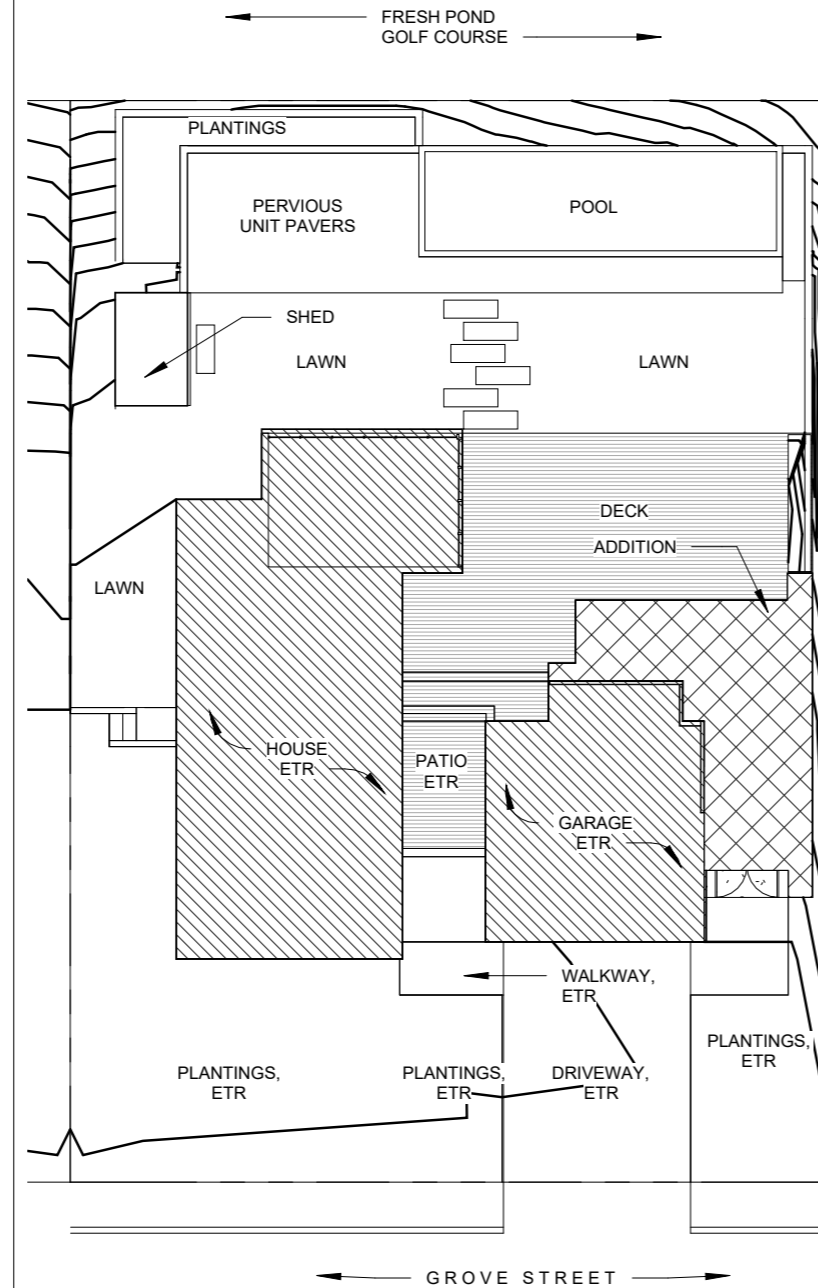


PERMEABLE OPEN SPACE MEETING REQUIREMENTS OF 5.22.3
 PRIVATE OPEN SPACE MEETING DIMENSIONAL REQUIREMENTS OF 5.22.1



1 Open Space Calculation
 3/64" = 1'-0"

EXISTING HOUSE
 EXTENSION



2 FAR Calculation
 3/64" = 1'-0"

	Allowable/Required	Existing	Proposed
FAR	0.50	0.34	0.34
Min. Lot Size	8000 sq.ft.	10,080 sq.ft.	10,080 sq.ft.
Min. Lot Size per DU	4500 sq.ft.	NA	NA
Min. Lot Width	65'	84'	84'
Min. Front Yard	20'	24.8'	24.8'
Min. Side Yards Existing House (primary structure)	10' (sum of 25)	Side A 12.0', Side B 13.7' (Total 25.7')	Side A 12.0', Side B 1.7' (Total 13.7')
Min. Side Yards Accessory Building	5'	NA	5'
Min. Rear Yard Existing House (primary structure)	30'	36.9'	36.9'
Min. Rear Yard Accessory Structure (pool)	5'	NA	5'
Max. Height Existing House (primary structure)	35'	26.2'	26.2'
Max. Height Accessory Building	15'	NA	10.5' (from average grade at perimeter)
Min. Ratio of Private Open Space to Lot Area	50% = 5040 sq. ft.	69% = 6922 sq. ft.	59% = 5917 sq. ft.
50% to meet Dimensional Limitations per 5.22.1	2520 sq. ft.	3376 sq. ft.	61% = 3645 sq. ft.
50% to meet Definition of Permeable Open Space	2520 sq. ft.	3546 sq. ft.	100% = 5917 sq. ft.

Gross Floor Area Breakdown for FAR		
	Existing	Proposed
Gross Floor Area Existing House (primary structure, excl. basement)	3702 GSF	3702 GSF
Proposed Gross Floor Area Addition	NA	547 GSF
Total Gross Floor Area	3702 GSF	4,249 GSF
FAR	0.37	0.42

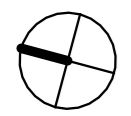
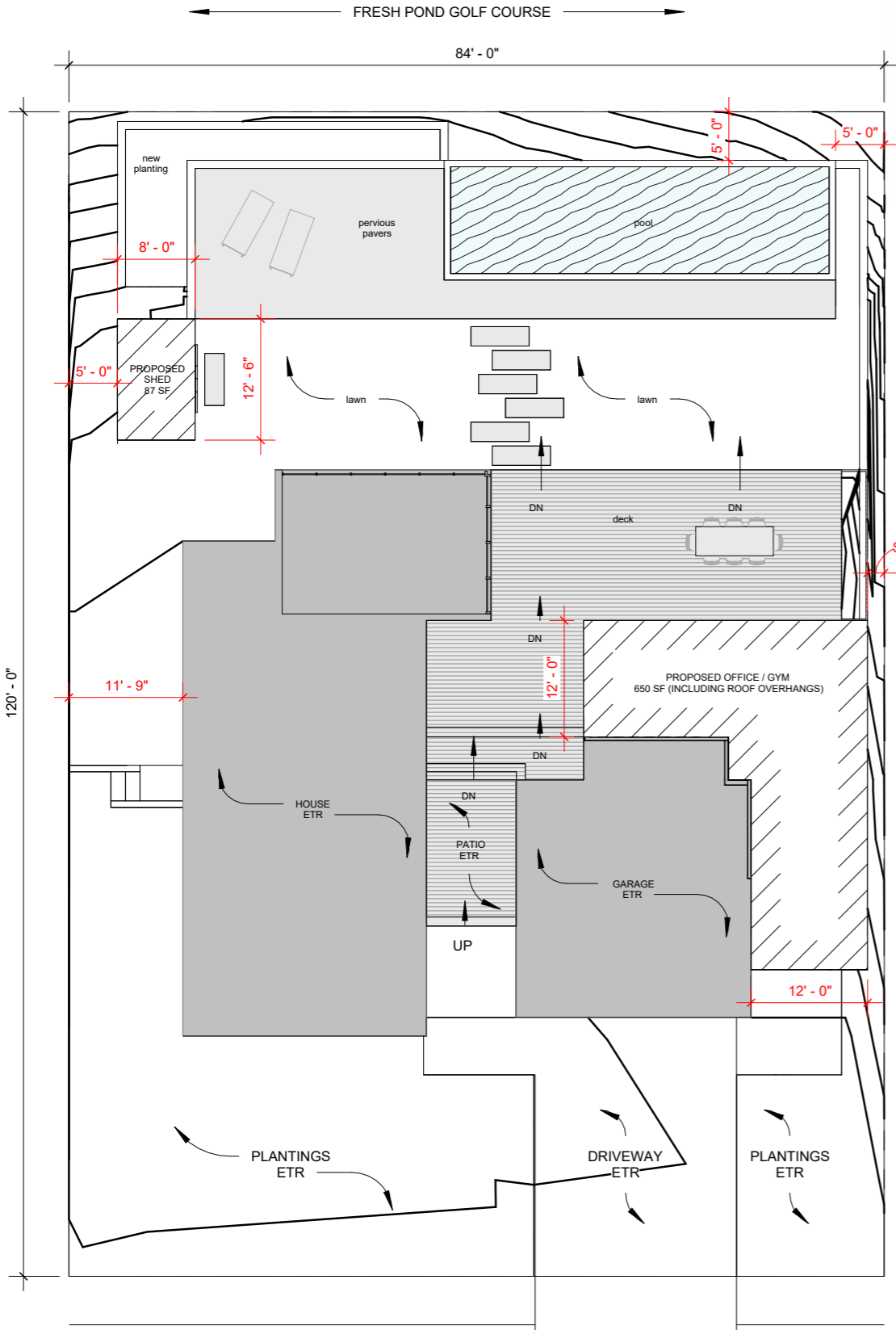
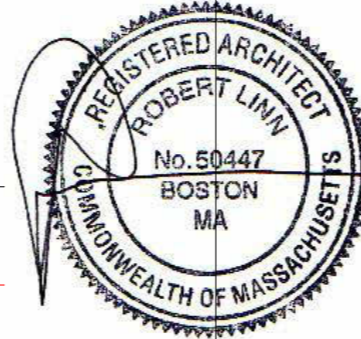
MacArthur Residence Addition
 255 Grove St, Cambridge
 Zoning Compliance

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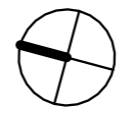
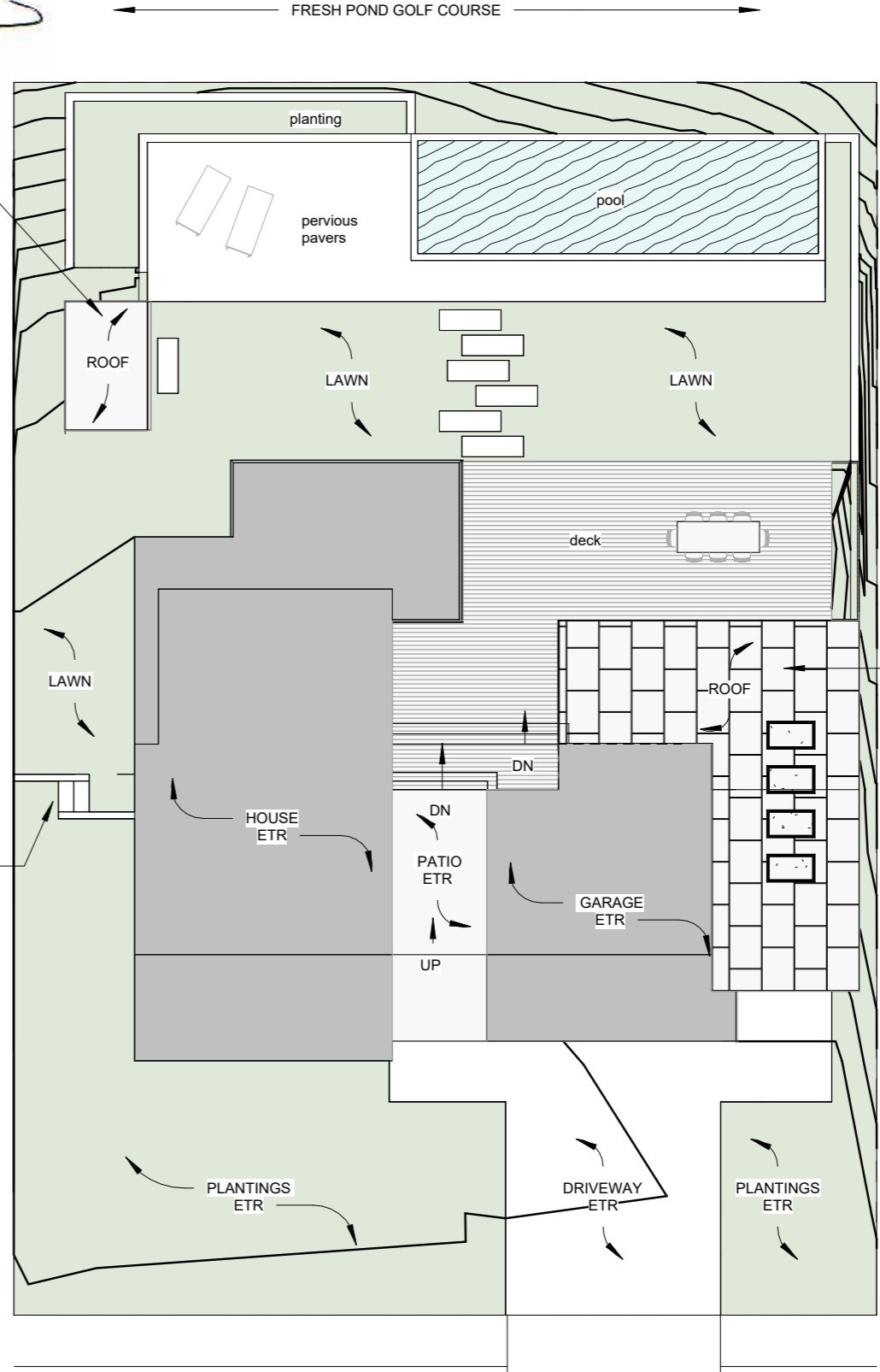
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SCALE: As indicated
 DATE: 12.08.2021
 DRAWN BY: MLA

C:\Users\KS\OneDrive\Desktop\Red House Addition\2022.10.14_Red House_Addition_Container pool_OPTION 2.rvt



1 Proposed Site Plan
1/16" = 1'-0"



2 Proposed Landscape Plan
1/16" = 1'-0"

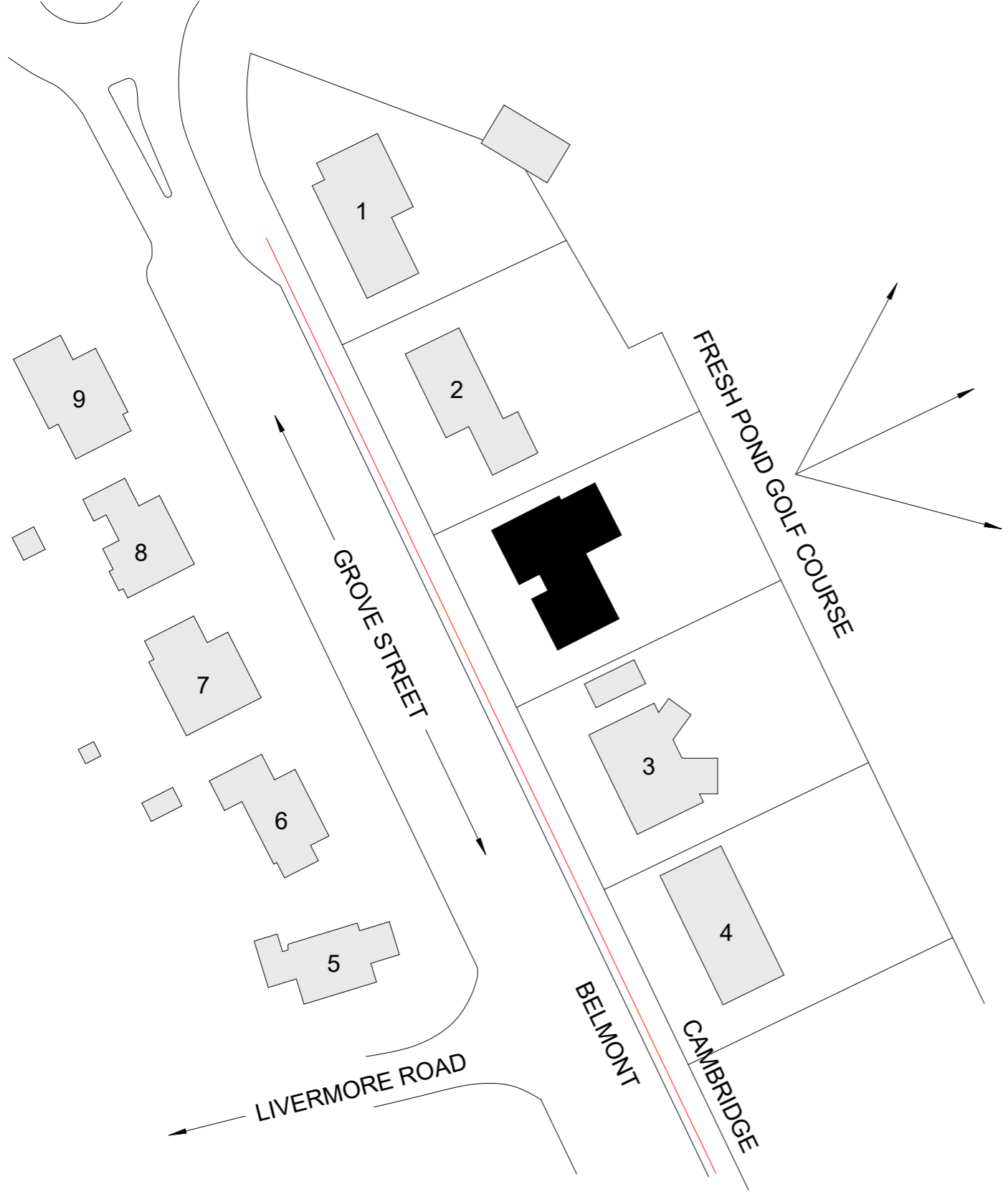
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DRAWN BY: MLA

A0.3

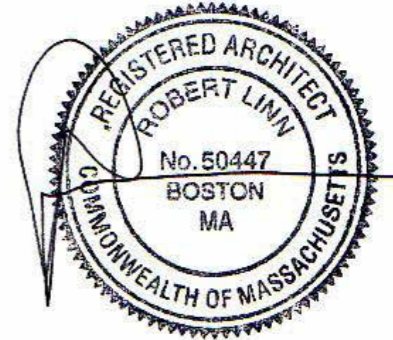
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MacArthur Residence Addition
255 Grove St, Cambridge
Architectural Site Plan & Landscaping Plan

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1 Neighborhood Context
1" = 60'-0"



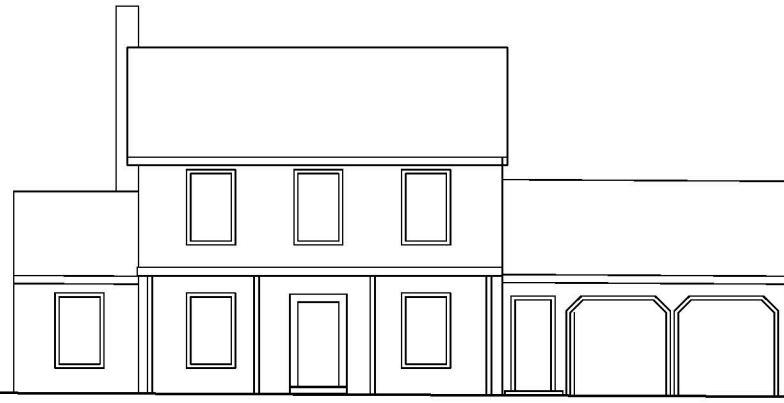
MacArthur Residence Addition
255 Grove St, Cambridge
Neighborhood Context

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SCALE: 1" = 60'-0"
DATE: 12.08.2021
DRAWN BY: MLA

A0.4

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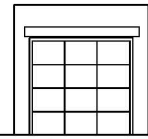


265 GROVE

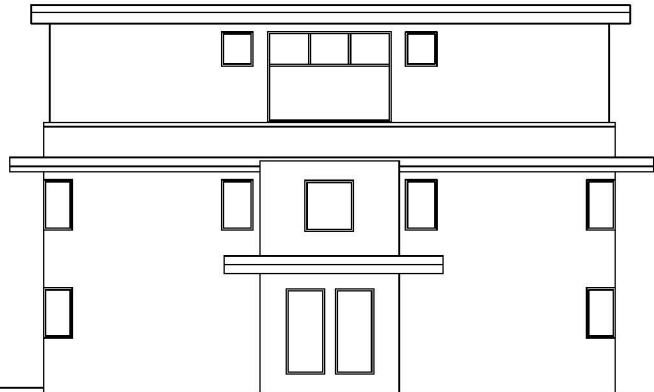
① EXISTING GROVE STREET ELEVATIONS
1/16" = 1'-0"



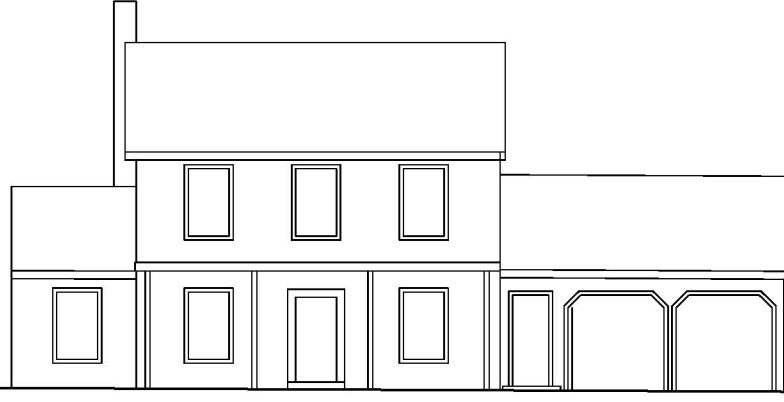
255 GROVE



245 GROVE DETACHED GARAGE



245 GROVE



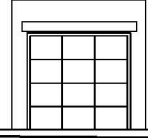
265 GROVE

② PROPOSED GROVE STREET ELEVATIONS
1/16" = 1'-0"

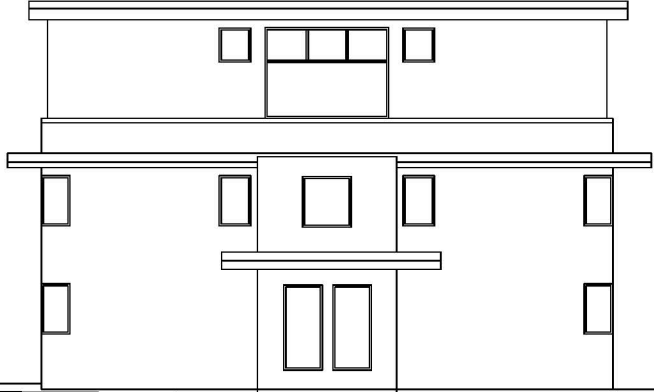


255 GROVE

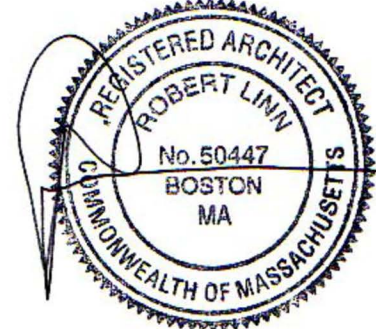
12'-0"
PROPOSED ADDITION



245 GROVE DETACHED GARAGE



245 GROVE

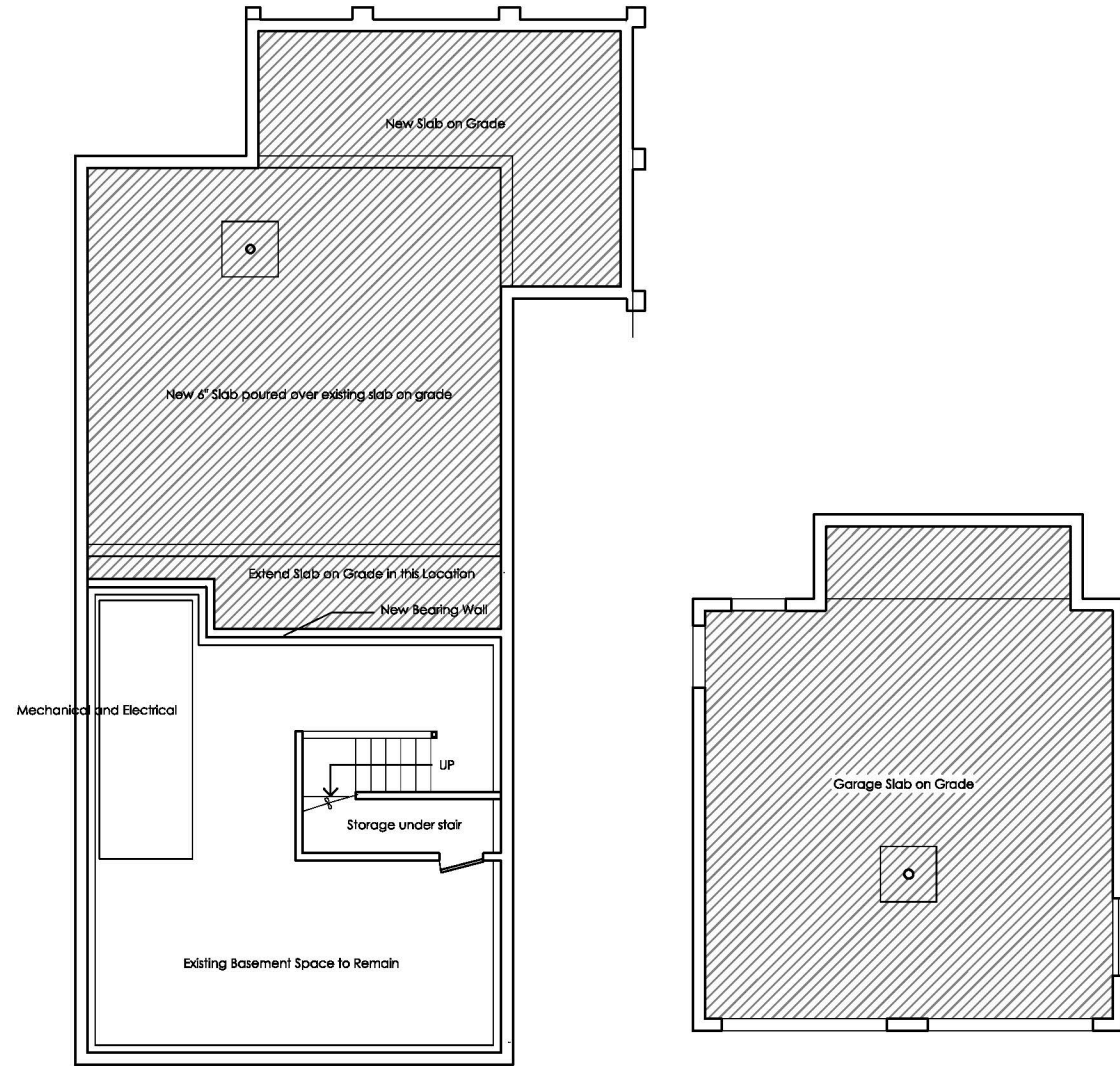


MacArthur Residence Addition
255 Grove St, Cambridge
Neighborhood Elevation

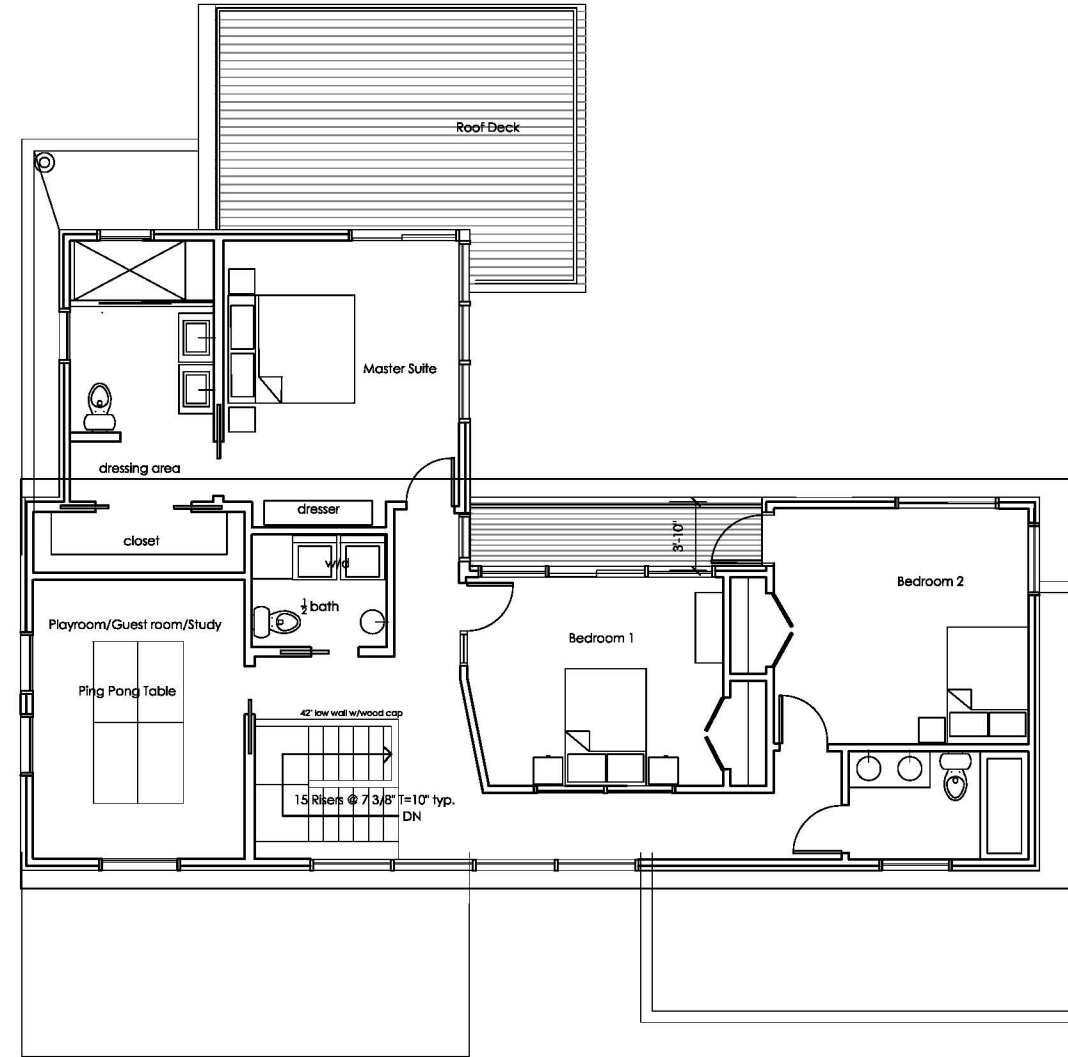
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A0.5

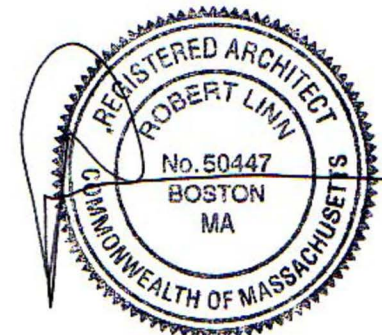
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DATE: 12.08.2022
DRAWN BY: MLA



1 EXISTING BASEMENT PLAN
3/32" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"



MacArthur Residence Addition
255 Grove St, Cambridge

Existing Plans

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88 Broad Street Boston, Massachusetts 02110

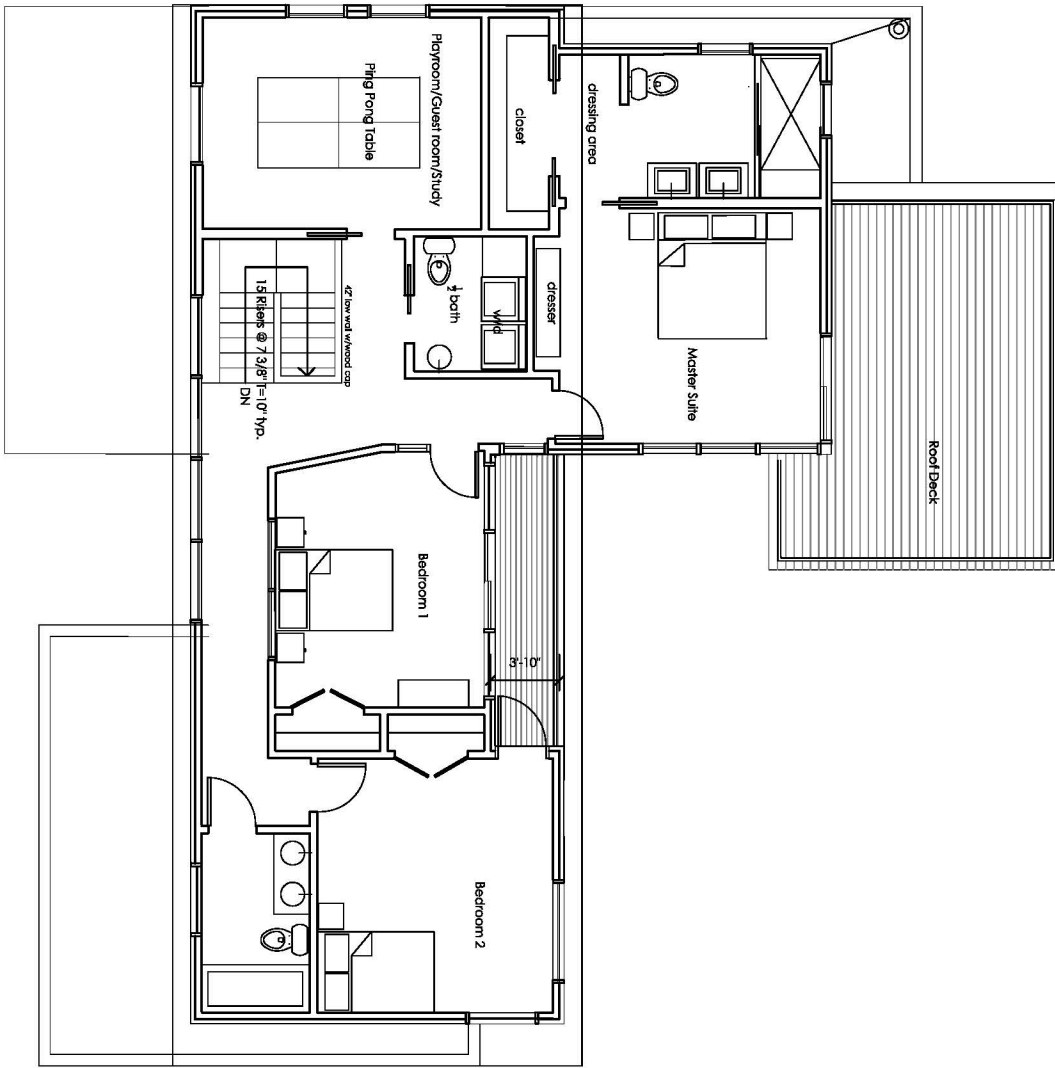
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A1.0

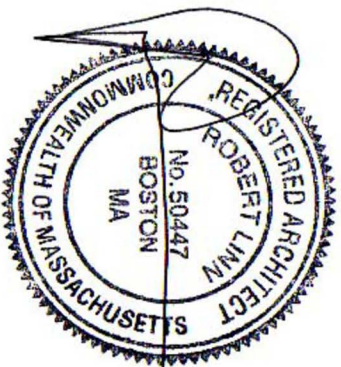
SCALE: 3/32" = 1'-0"

DATE: 12.08.2022

DRAWN BY: MLA



1 EXISTING SECOND FLOOR PLAN
 3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

DATE: 12.08.2022

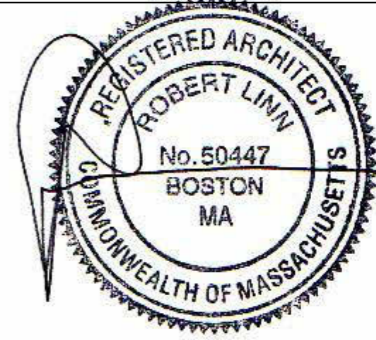
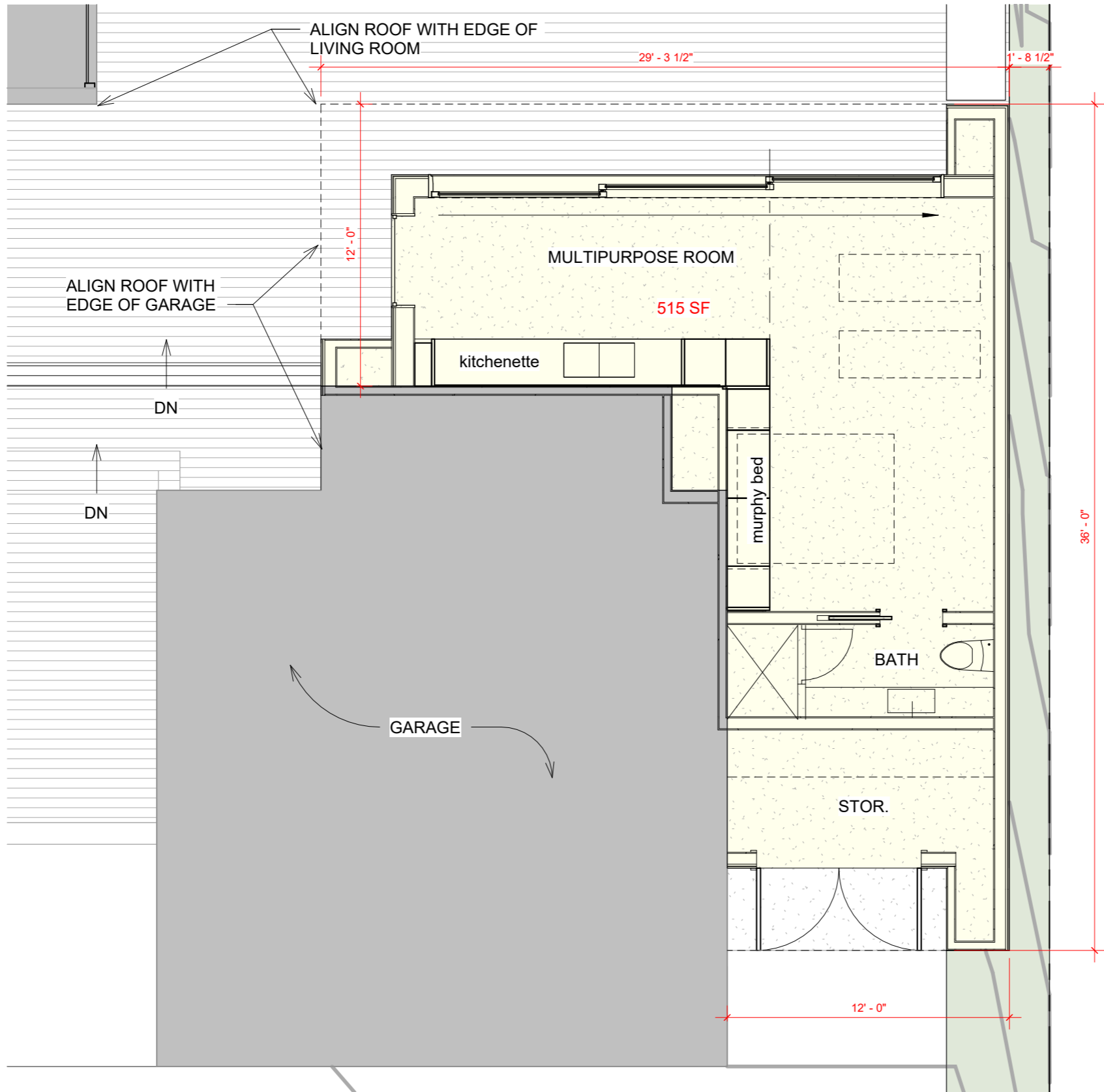
DRAWN BY: MLA

A1.1

Moskow Linn Architects, Inc.
 88 Broad Street Boston, Massachusetts 02110
 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

MacArthur Residence Addition
 255 Grove St, Cambridge

Existing Plans



1 Addition Floor Plan
3/16" = 1'-0"

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

DATE: 12.08.2021

DRAWN BY: MLA

A1.3

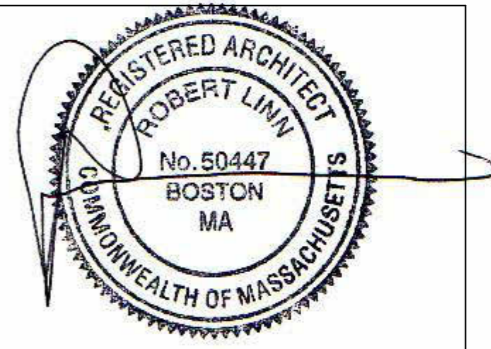
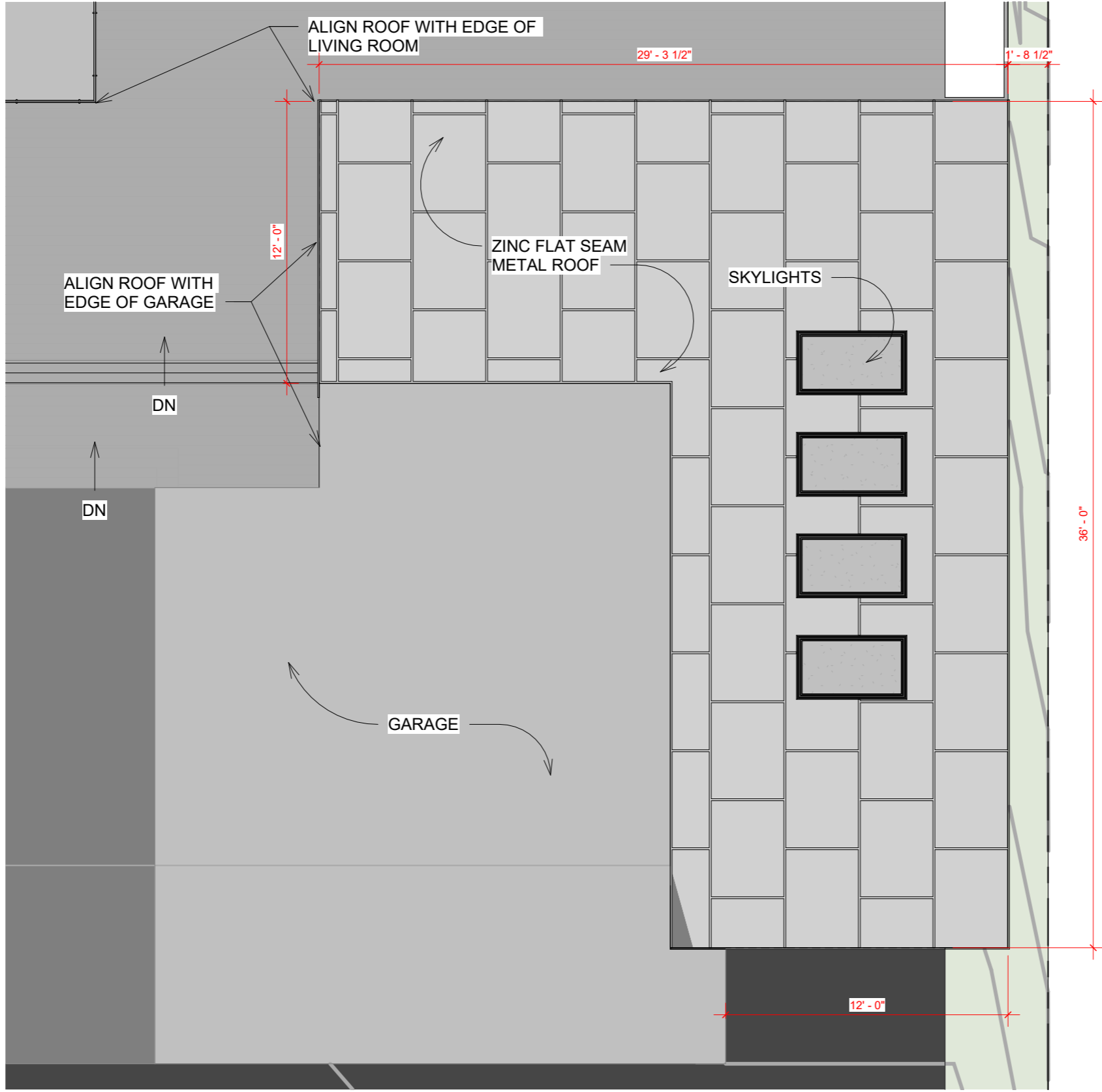
Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

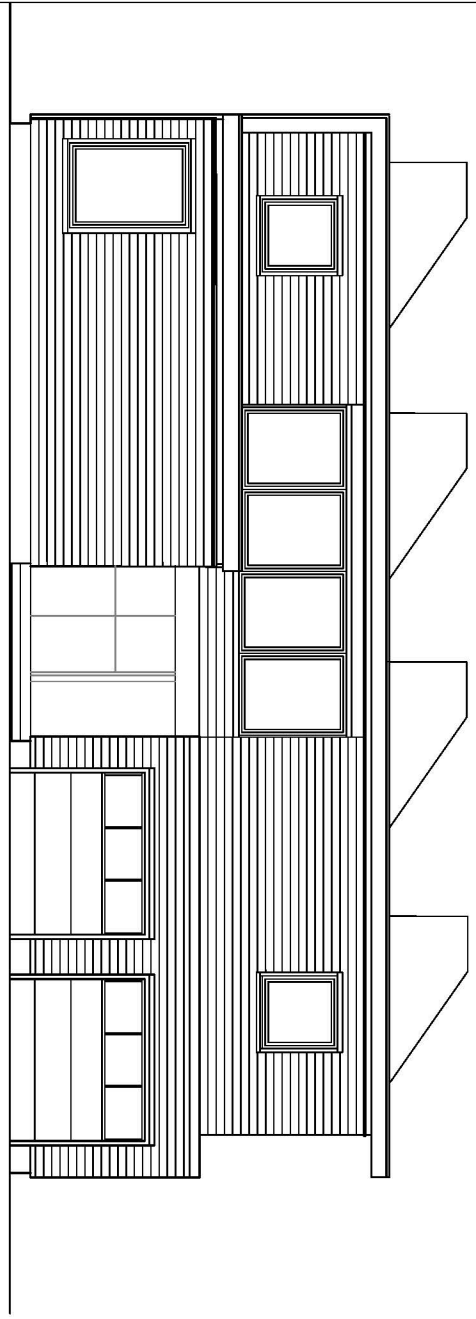
MacArthur Residence Addition
255 Grove St, Cambridge

Proposed Addition Floor Plan

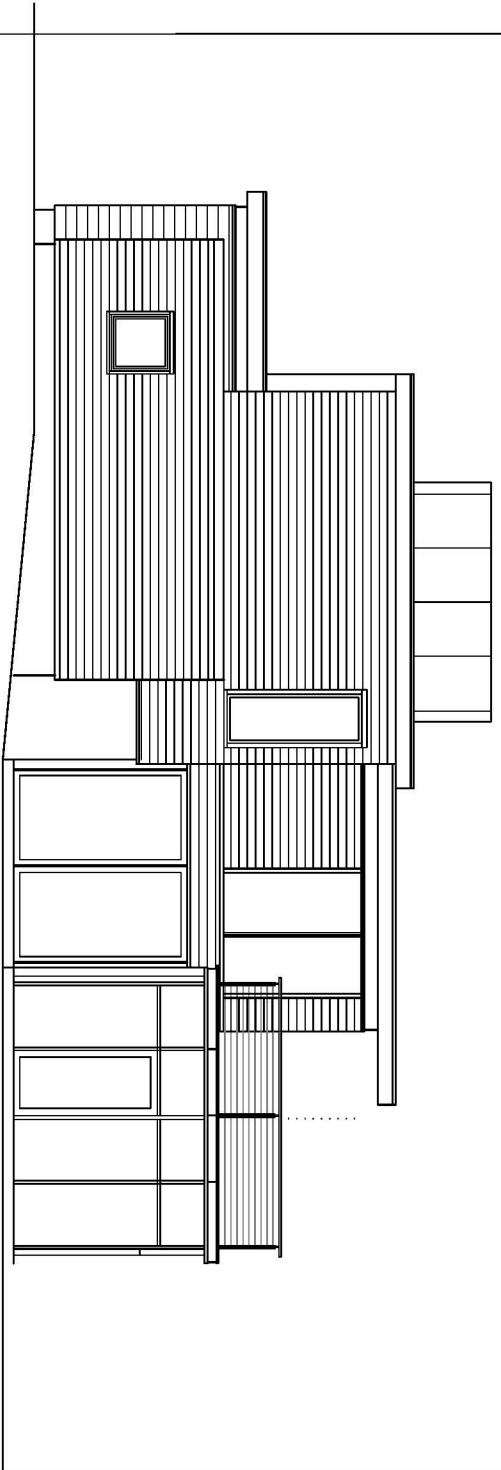


1 Addition Roof Plan
3/16" = 1'-0"

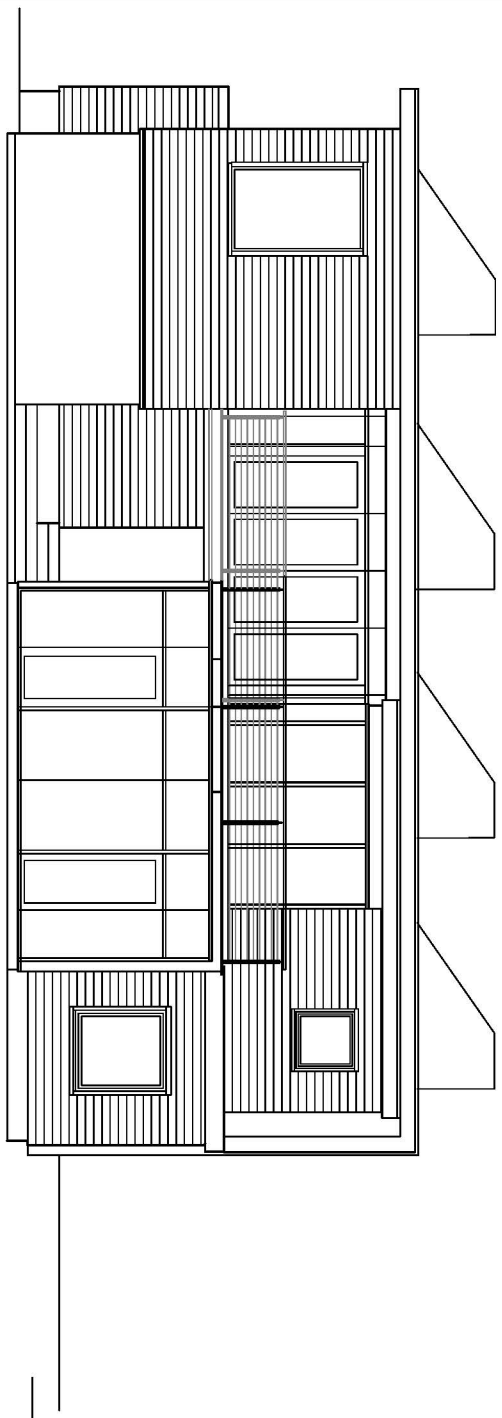
SCALE: 3/16" = 1'-0"	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	MacArthur Residence Addition 255 Grove St, Cambridge
DATE: 12.08.2021	A1.4	Proposed Addition Roof Plan
DRAWN BY: MLA		



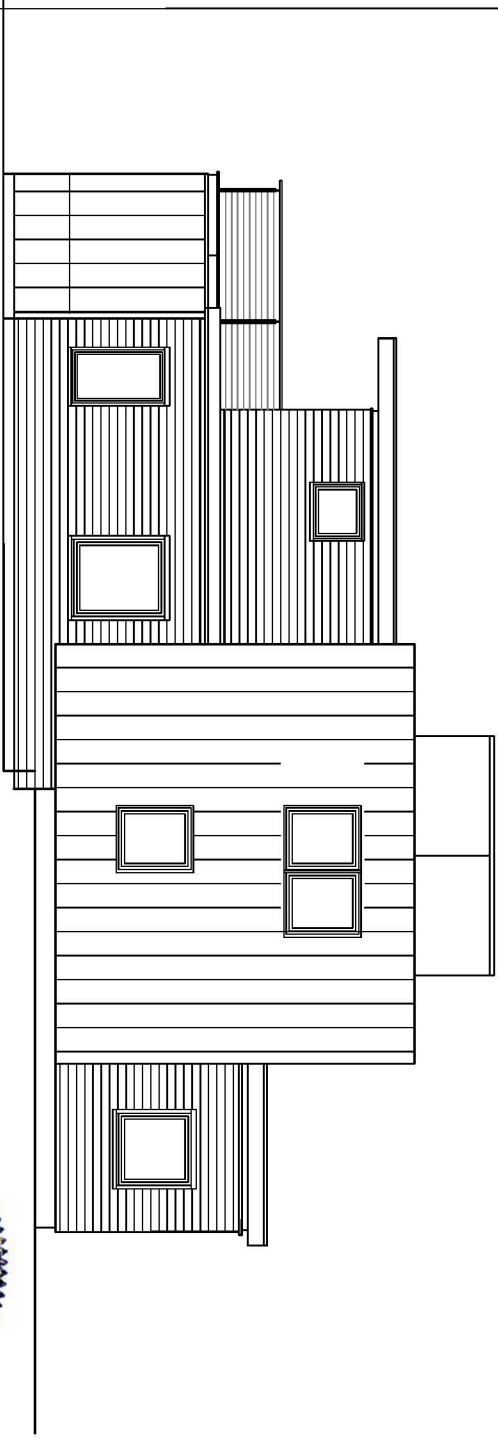
① EXISTING WEST ELEVATION
3/32" = 1'-0"



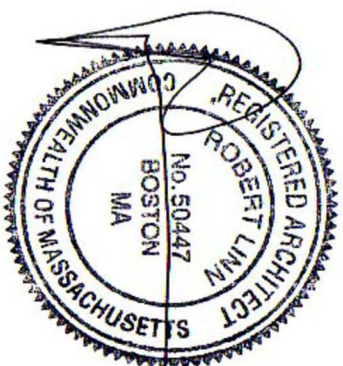
② EXISTING SOUTH ELEVATION
3/32" = 1'-0"



③ EXISTING EAST ELEVATION
3/32" = 1'-0"



④ EXISTING NORTH ELEVATION
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"

DATE: 12.08.2022

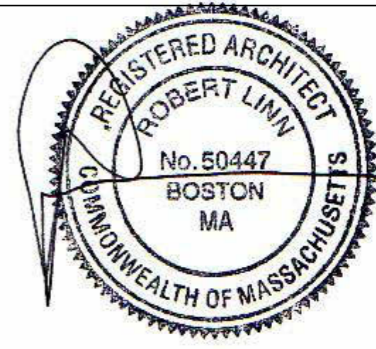
DRAWN BY: MLA

A2.0

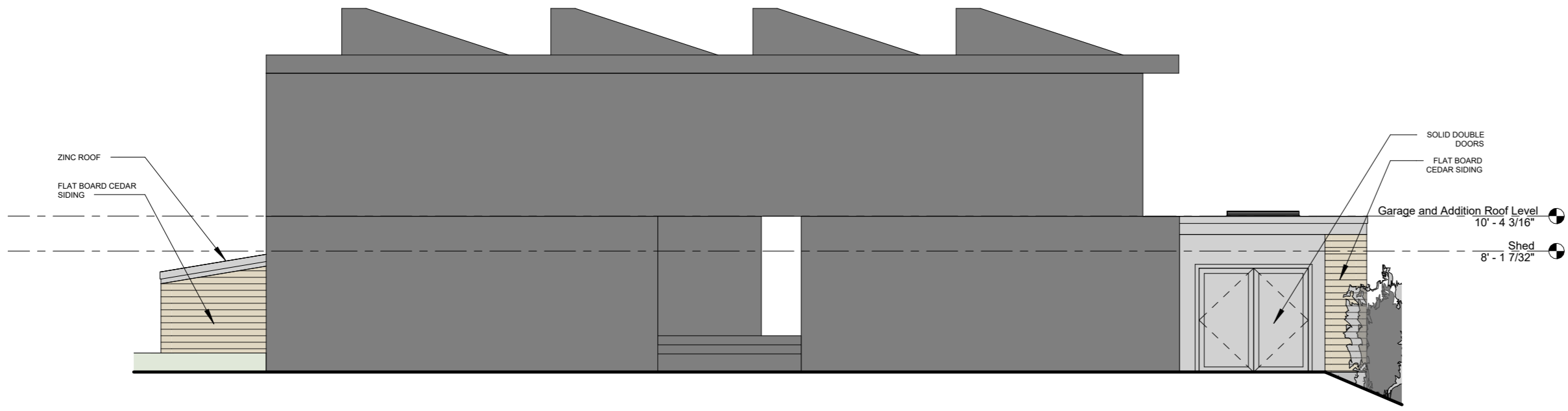
Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

MacArthur Residence Addition
255 Grove St, Cambridge

Existing Elevations



2 Proposed East Elevation
1/8" = 1'-0"



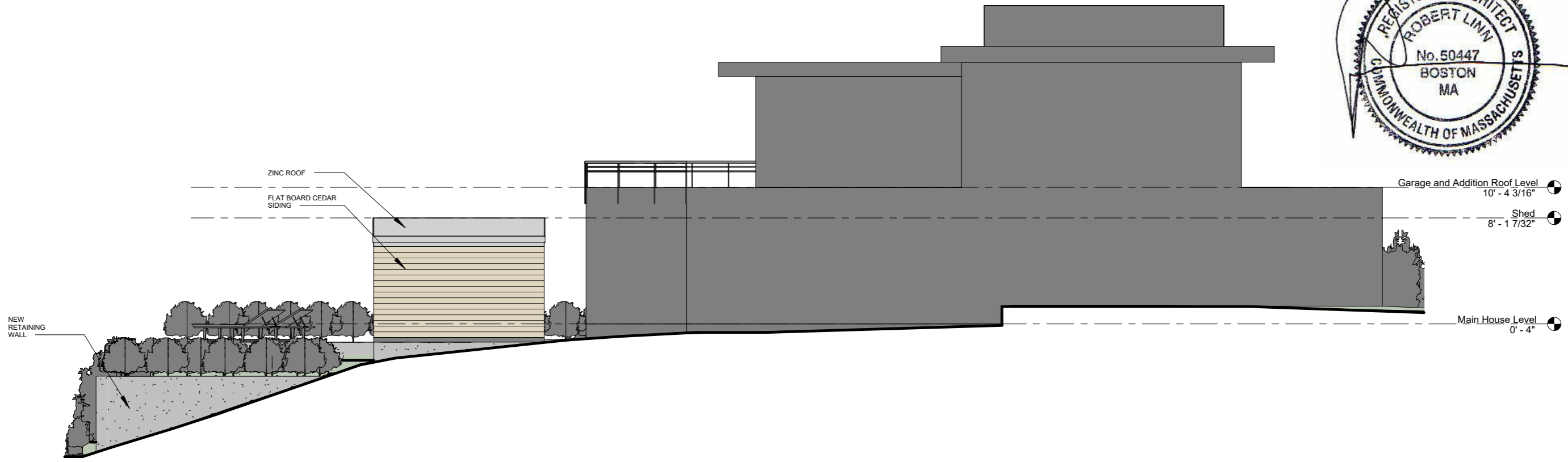
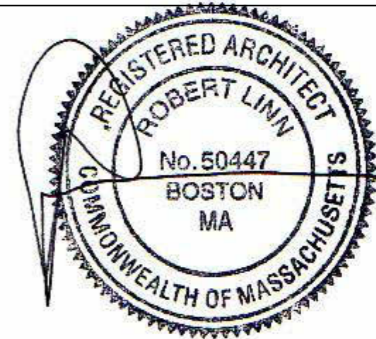
1 Proposed West Elevation
1/8" = 1'-0"

MacArthur Residence Addition
255 Grove St, Cambridge
Proposed Exterior Elevations

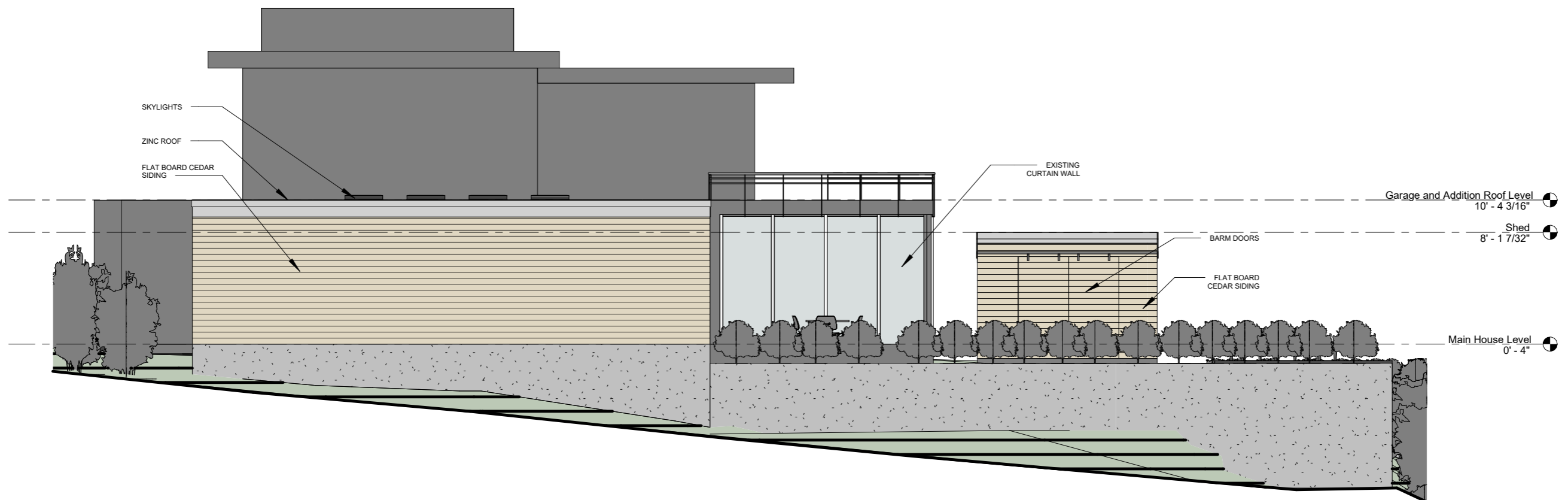
Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

SCALE:	1/8" = 1'-0"
DATE:	12.08.2021
DRAWN BY:	MLA

A2.1



1 Proposed North Elevation
1/8" = 1'-0"



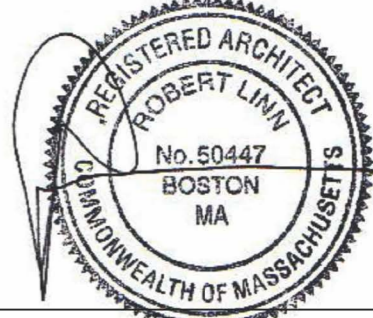
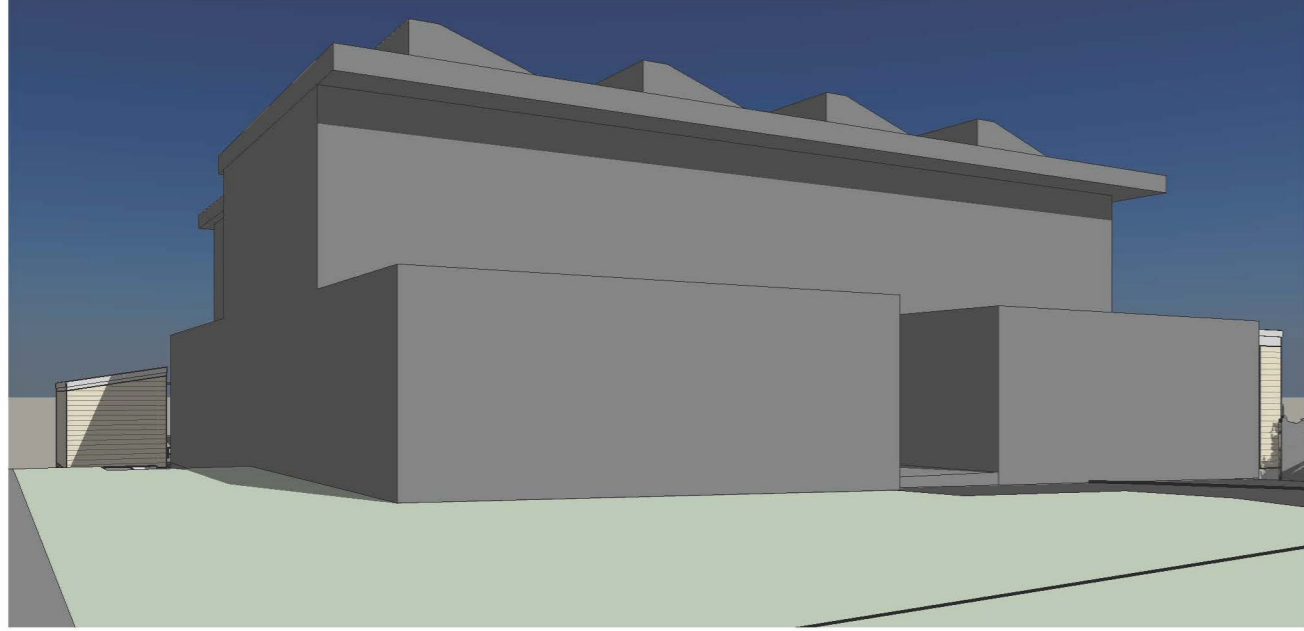
2 Proposed South Elevation
1/8" = 1'-0"

MacArthur Residence Addition
255 Grove St, Cambridge
Proposed Exterior Elevations

Moskow Linn Architects, Inc.
88 Broad Street Boston, Massachusetts 02110
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A2.2

SCALE: 1/8" = 1'-0"
DATE: 12.08.2021
DRAWN BY: MLA



SCALE:

DATE: 12.08.2021

DRAWN BY: MLA

A7.0

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

MacArthur Residence Addition
255 Grove St, Cambridge

3D Views

PREPARED FOR:
 OWNERS OF RECORD:
 DUNCAN MACARTHUR
 DIANA MACARTHUR
 255 GROVE STREET
 CAMBRIDGE, MA 02138

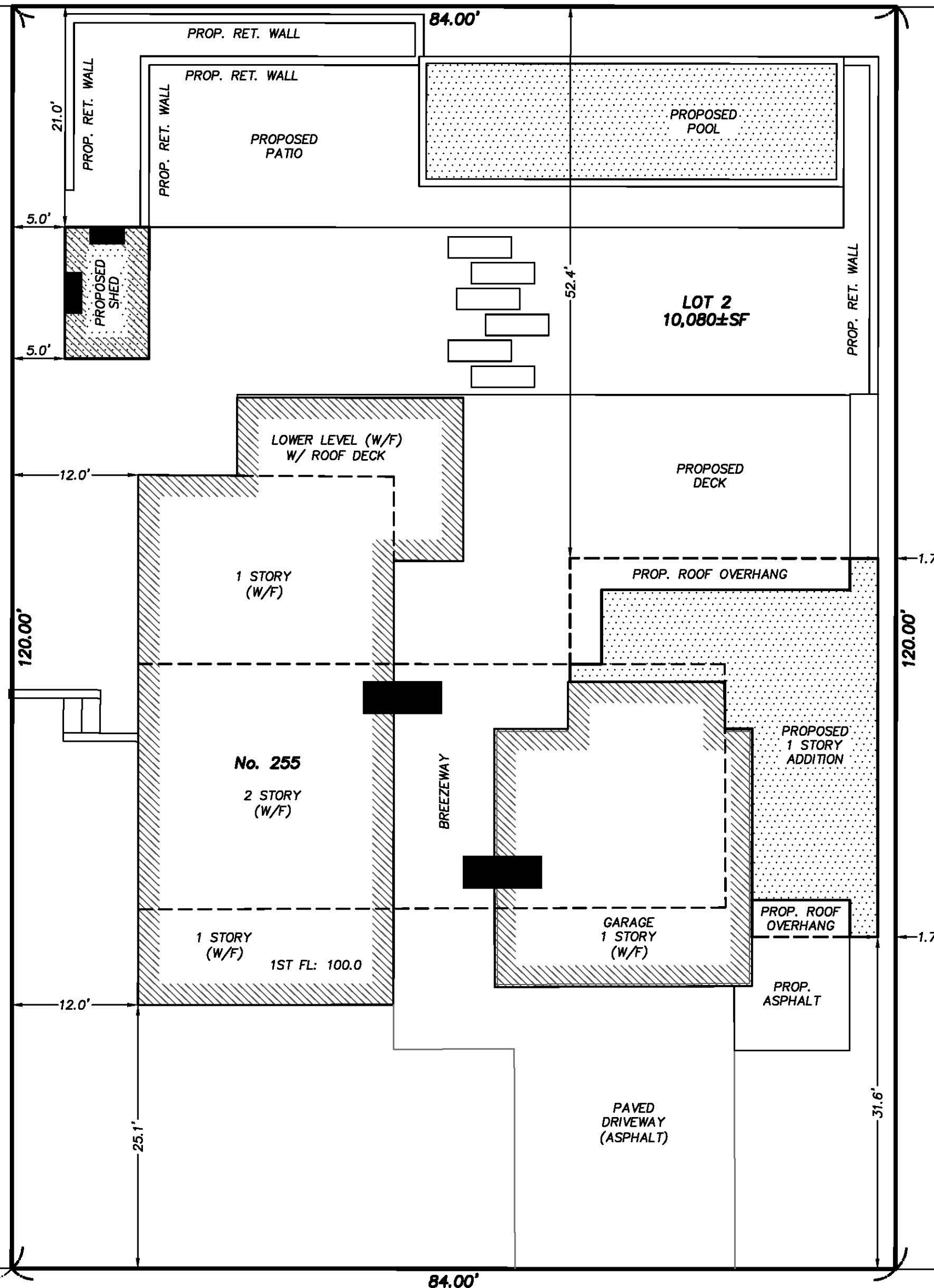
REFERENCES:
 DEED: BK 77033; PG 150
 PLAN: BK 7824; PG END
 PL # 1921 OF 1951
 PL #1922 OF 1951
 FILED PLAN 39

CITY OF CAMBRIDGE ENGINEERING RECORDS
 PLAN: A029
 A375
 SURVEY0783
 SURVEY0826

NOTES:
 MAP/LOT: 266-2
 ZONING: A-2

No. 619 HURON AVE
 N/F
 CITY OF CAMBRIDGE
 BK 1893; PG 443

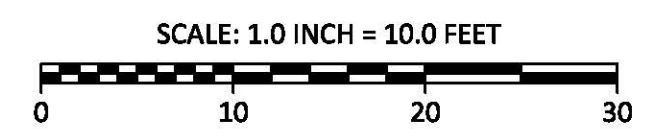
BOSTON
SURVEY, INC.
 UNIT C-4 SHIPWAY PLACE
 CHARLESTOWN, MA 02129
 (617) 242-1313



No. 265 GROVE ST
 N/F
 AMY C. NADEL
 BENJAMIN P. WILSON
 BK 32027; PG 3

No. 245 GROVE ST.
 N/F
 STREAMLINE FAMILY OFFICE, INC.
 BK 61798; PG 33

CERTIFIED PLOT PLAN
 LOCATED AT
255 GROVE STREET
CAMBRIDGE, MA



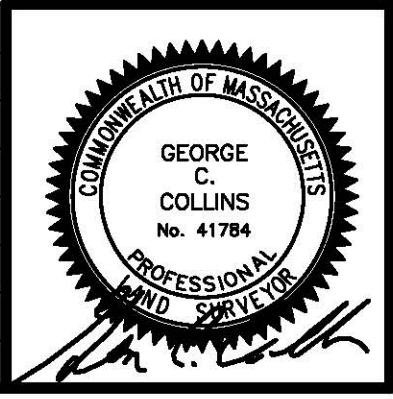
PC
 DISK
 FND
 163.98'

GROVE STREET
 (PUBLIC WAY)

I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 18, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAPS, THE MAJOR IMPROVEMENTS ON THIS PROPERTY FALL IN AN AREA DESIGNATED AS
 ZONE: X
 COMMUNITY PANEL: 25017C0418E
 EFFECTIVE DATE: 06-04-2010

FIELD:	MO
DRAFT:	RAP
CHECK:	GCC
DATE:	12/06/22
JOB #	18-00831





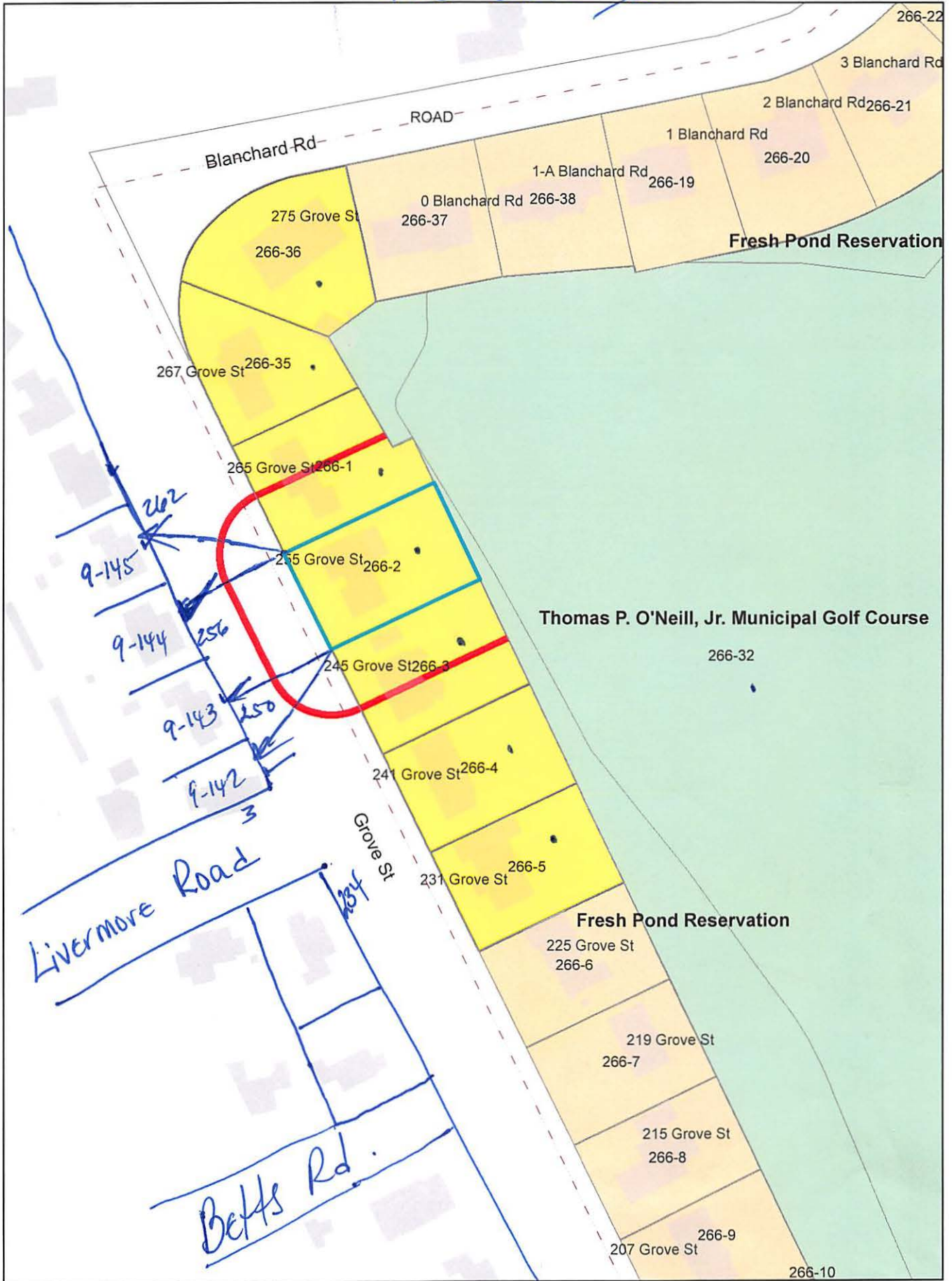
View from Northeast



View from South West

255 Grove St.

Belmont



255 Grove Rt.

Petitioner

266-3
STREAMLINE FAMILY OFFICE, INC
TRUSTEE, TRIANGLE REALTY TRUST
P.O. BOX 823
DOVER, MA 02030

266-5
HORI, MIYO, A LIFE ESTATE
231 GROVE ST
CAMBRIDGE, MA 02138

266-2
MACARTHUR DUNCAN & DIANA MACARTHUR
255 GROVE ST
CAMBRIDGE, MA 02138

266-1
NADEL, AMY C. & BENJAMIN P. WILSON
265 GROVE ST
CAMBRIDGE, MA 02138

266-35
BERLIN, EDUARDO & PIA AGLIATI
267 GROVE ST
CAMBRIDGE, MA 02138

MOSKOW LINN ARCHITECTS
C/O ROBERT LINN, AIA
88 BROAD STREET – 5TH FL.
BOSTON, MA 02110

266-36
PIERCE, LAURENCE TRUSTEE OF
C/O CHOATE, HALL & STEWART LLP
P.O. BOX 961989
BOSTON, MA 021961989

266-4
NOTIS-MCCONARTY EDWARD &
TERESA A. BELMONTE, PATRICK B. DOWNES
241 GROVE ST
CAMBRIDGE, MA 02138

266-32
CITY OF CAMBRIDGE
C/O YI-AN HUANG
CITY MANAGER

266-32
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

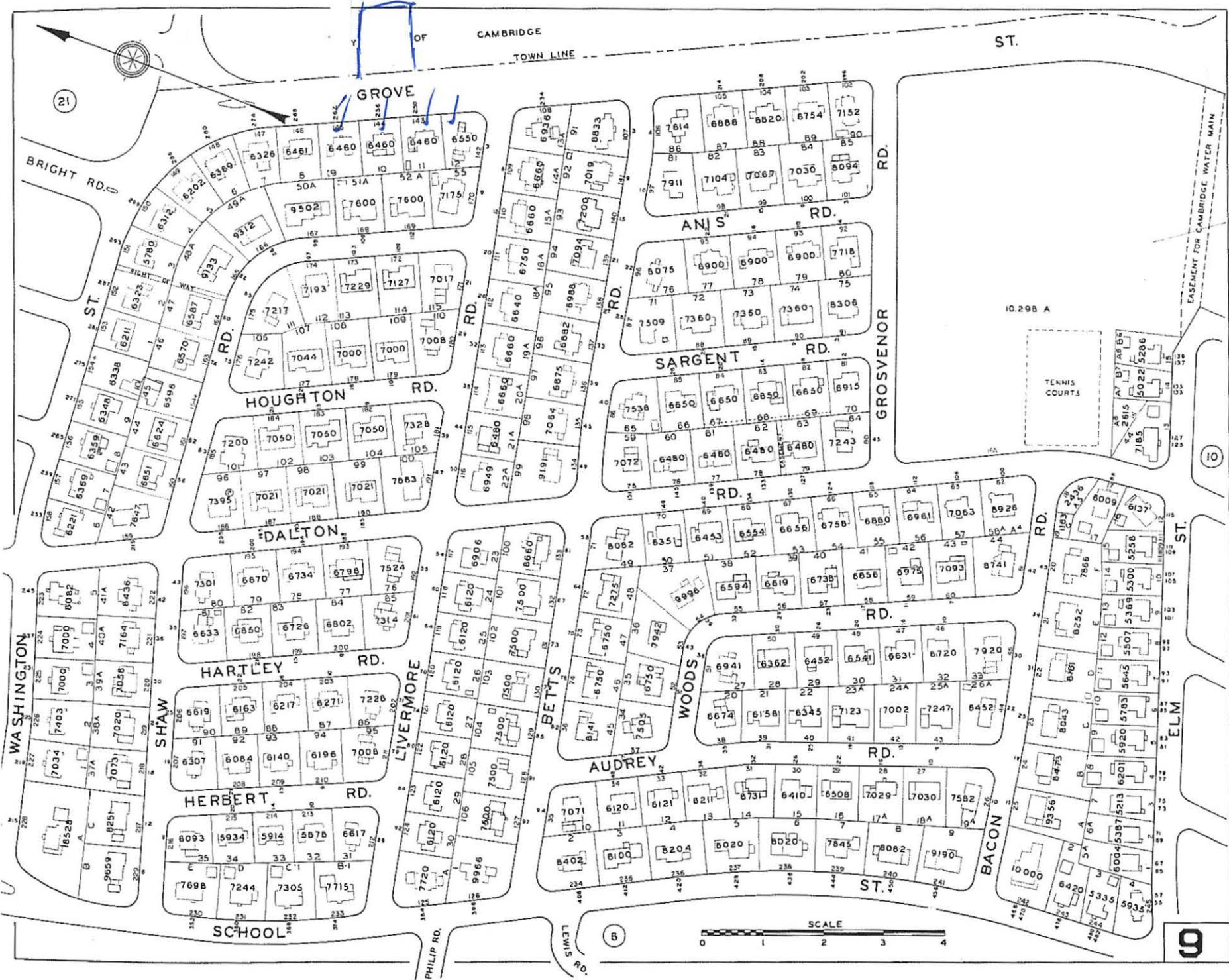
266-32
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

9-142
JEFFREY & ANGELA SINSAY
3 LIVERMORE ROAD
BELMONT, MA 02478

9-143
CATHERINE M. CURRAN, TR.
OF CATHERINE M. CURRAN 2013 FAMILY TR.
250 GROVE STREET
BELMONT, MA 02478

9-144
CHATHAM M. COOKE
256 GROVE STREET
BELMONT, MA 02478

9-145
GEORGE N. KOSTICH
MIRJANA KOSTICH
262 GROVE STREET
BELMONT, MA 02478



21

10

9

B



OF CAMBRIDGE

TOWN LINE

ST.

GROVE

BRIGHT RD.

ST.

HOUGHTON RD.

DALTON RD.

HARTLEY RD.

HERBERT RD.

SCHOOL

WASHINGTON

SHAW

LIVERMORE

BETTS

AUDREY RD.

WOODS

GROSVENOR RD.

ANIS RD.

SARGENT RD.

ST.

ELM

ST.

BACON

EASEMENT FOR CAMBRIDGE WATER MAIN

10.298 A

TENNIS COURTS

mla

MOSKOW LINN ARCHITECTS

www.moskowlinn.com

617.292.2000

1693 Mass Ave, Cambridge MA, 02138

info@moskowlinn.com

January 20, 2023

Maria Pacheco
Cambridge MA Inspectional Services
831 Mass. Ave.
Cambridge, MA 02139

Re: Case No. BZA-205192
255 Grove Street, Cambridge, MA

Dear Maria,

I am writing on behalf of the petitioners, Duncan and Diana MacArthur to request a continuance for case no. BZA-205192. The petitioners would like to contemplate possible modifications to the design proposal that would not impact the language of the advertised variance but could result in changes to the submitted plan and dimensional form. Thank you for your help in this matter.

Sincerely,

A handwritten signature in black ink, consisting of a stylized capital 'R' followed by a horizontal line extending to the right.

Robert Linn, AIA
Moskow Linn Architects Inc.
Office: 617-292-2000 ex. 102
Mobile: 671-803-8780



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2023 JAN 23 PM 12:11
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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

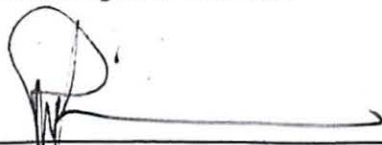
RE: Case # BZA-205192

Address: 255 Grove St

Owner, Petitioner, or Representative: Robert Link, AIA
(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: 1/28/23


Signature

mla

MOSKOW LINN ARCHITECTS

www.moskowlinn.com

617.292.2000

1693 Mass Ave, Cambridge MA, 02138

info@moskowlinn.com

February 2, 2023


Maria Pacheco
Cambridge MA Inspectional Services
831 Mass. Ave.
Cambridge, MA 02139

Re: Case No. BZA-205192
255 Grove Street, Cambridge, MA

Dear Maria,

I am writing on behalf of the petitioners, Duncan and Diana MacArthur to request a second continuance for case no. BZA-205192. The petitioners would like additional time work through possible modifications to the initial design proposal that would not impact the language of the advertised variance but could result in changes to the submitted plan and dimensional form. Thank you for your help in this matter.

Sincerely,

A handwritten signature in black ink, consisting of a stylized capital 'R' followed by a horizontal line extending to the right.

Robert Linn, AIA
Moskow Linn Architects Inc.
Office: 617-292-2000 ex. 102
Mobile:671-803-8780

mla

MOSKOW LINN ARCHITECTS

www.moskowlinn.com

617.292.2000

1693 Mass Ave, Cambridge MA, 02138

info@moskowlinn.com

February 17, 2023

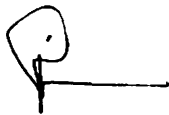
María Pacheco
Cambridge MA Inspectional Services
831 Mass. Ave.
Cambridge, MA 02139

Re: Case No. BZA-205192
255 Grove Street, Cambridge, MA

Dear Maria,

I am writing on behalf of the petitioners, Duncan and Diana MacArthur to request a third continuance for case no. BZA-205192. The petitioners would like additional time work through possible modifications to the initial design proposal that would not impact the language of the advertised variance but could result in changes to the submitted plan and dimensional form. Thank you for your help in this matter.

Sincerely,



Robert Linn, AIA
Moskow Linn Architects Inc.
Office: 617-292-2000 ex. 102
Mobile: 671-803-8780