

**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.

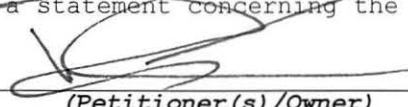
**SECTIONS OF ZONING ORDINANCE CITED:**

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> <sup>1</sup>	
<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> <sup>2</sup>	<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> <sup>3</sup>	<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.

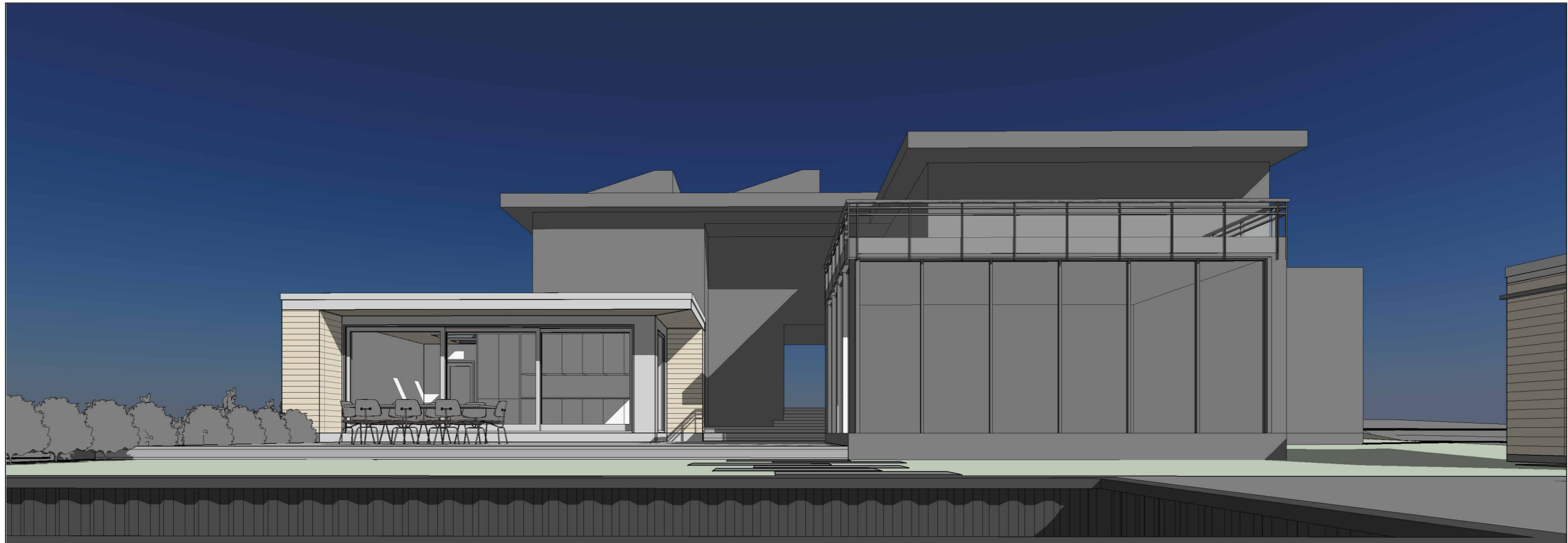
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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE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

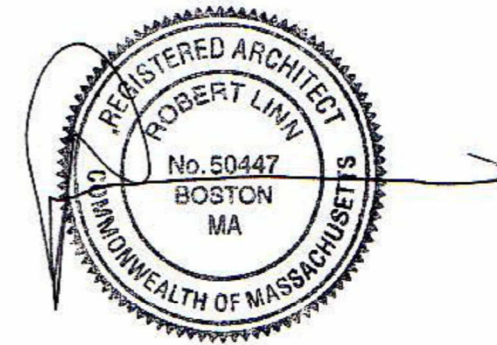


Architectural

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

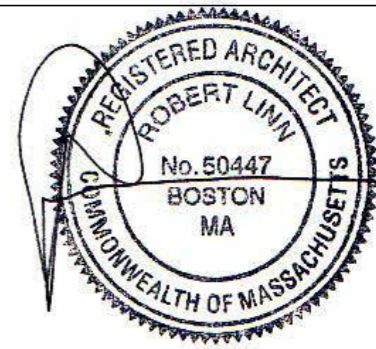
MacArthur Residence Addition  
255 Grove St, Cambridge

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

A0.0

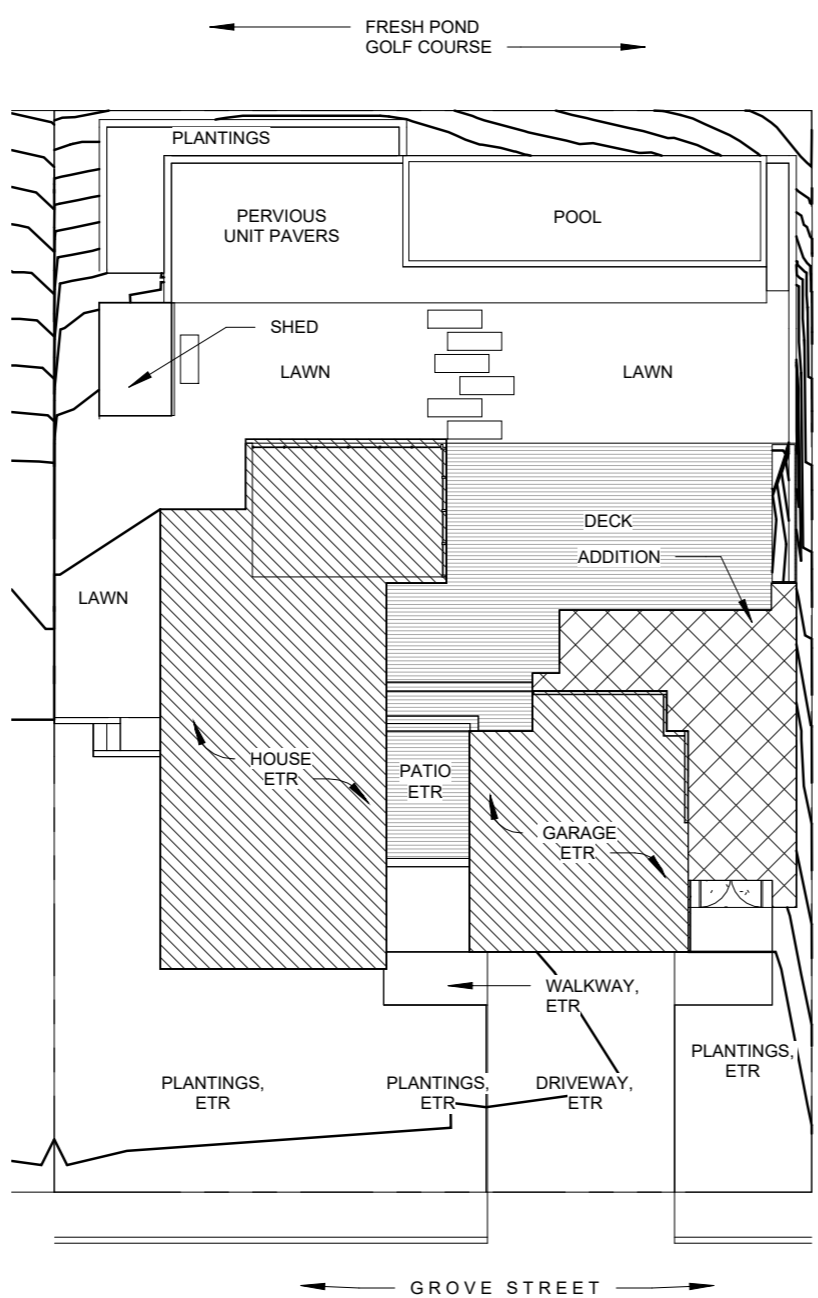
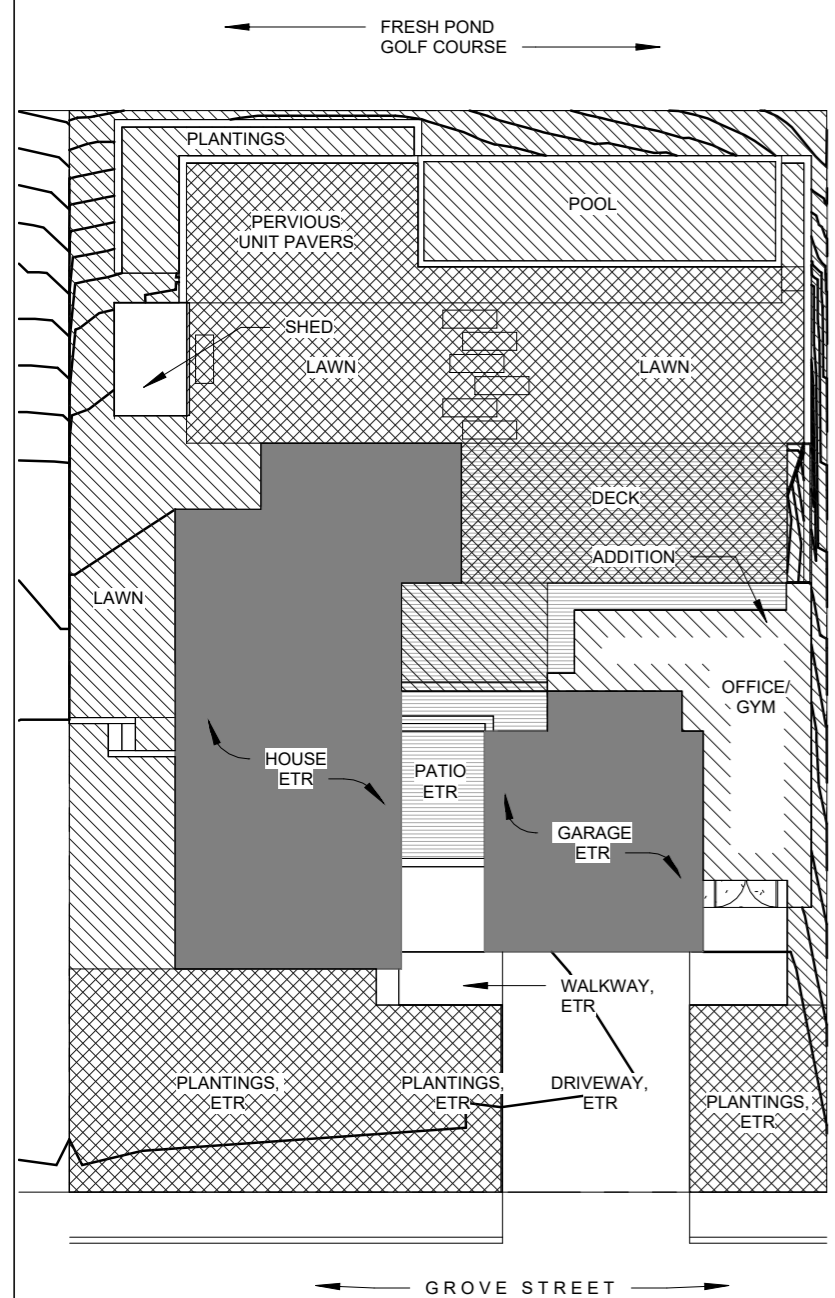
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DATE: 12.08.2021  
DRAWN BY: MLA

Cover Sheet



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

EXISTING HOUSE  
 EXTENSION



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

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.

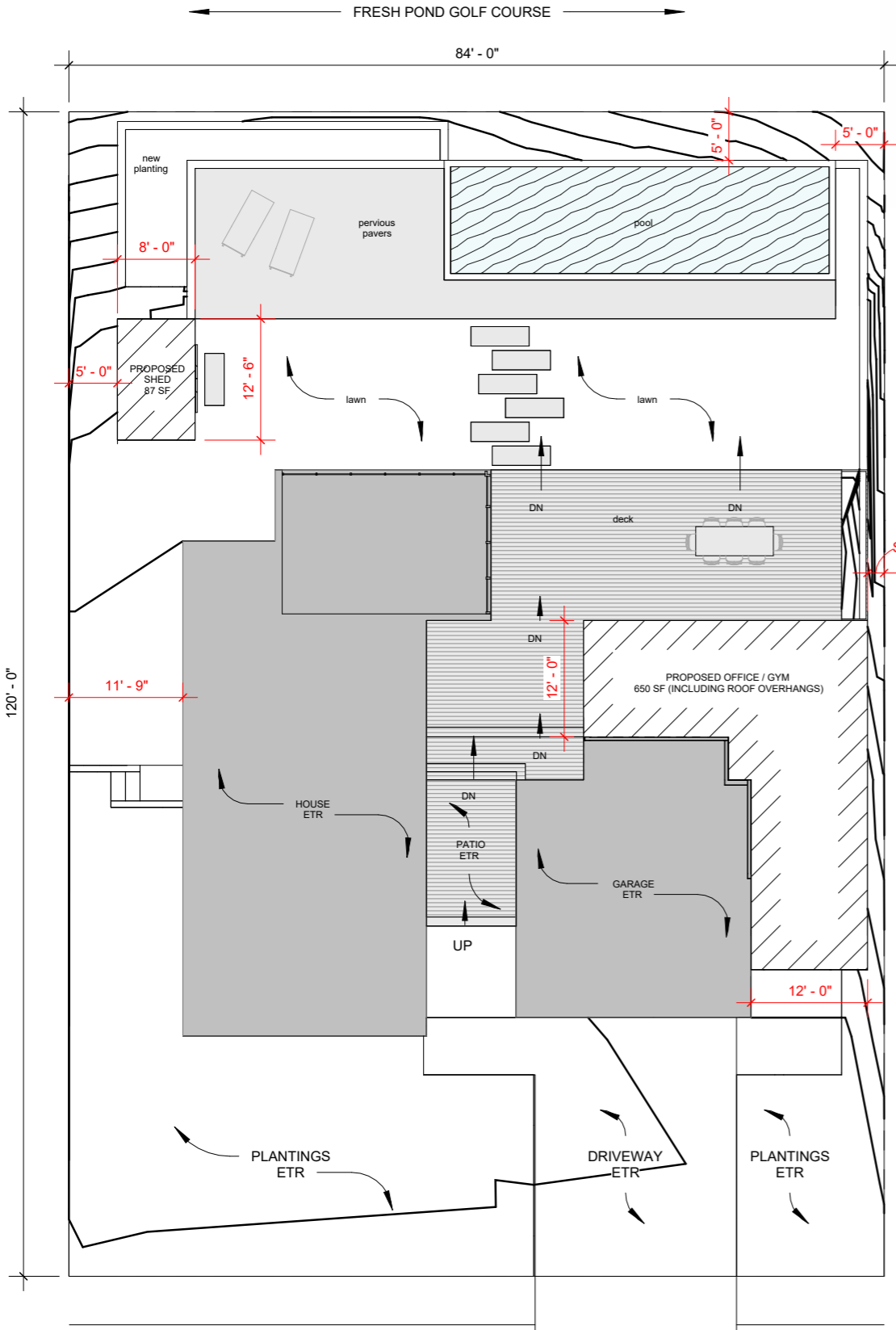
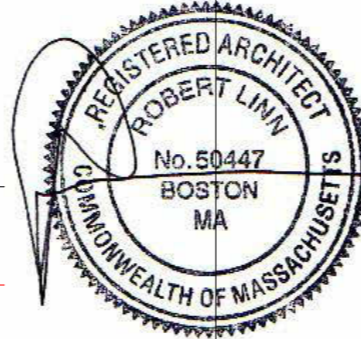
Gross Floor Area Breakdown for FAR		
	Existing	Proposed
Gross Floor Area Existing House (primary structure, excl. basement)	3702 GSF	3702 GSF
Proposed Gross Floor Area Addition	NA	547 GSF
Total Gross Floor Area	3702 GSF	4,249 GSF
FAR	0.37	0.42

MacArthur Residence Addition  
255 Grove St, Cambridge  
Zoning Compliance

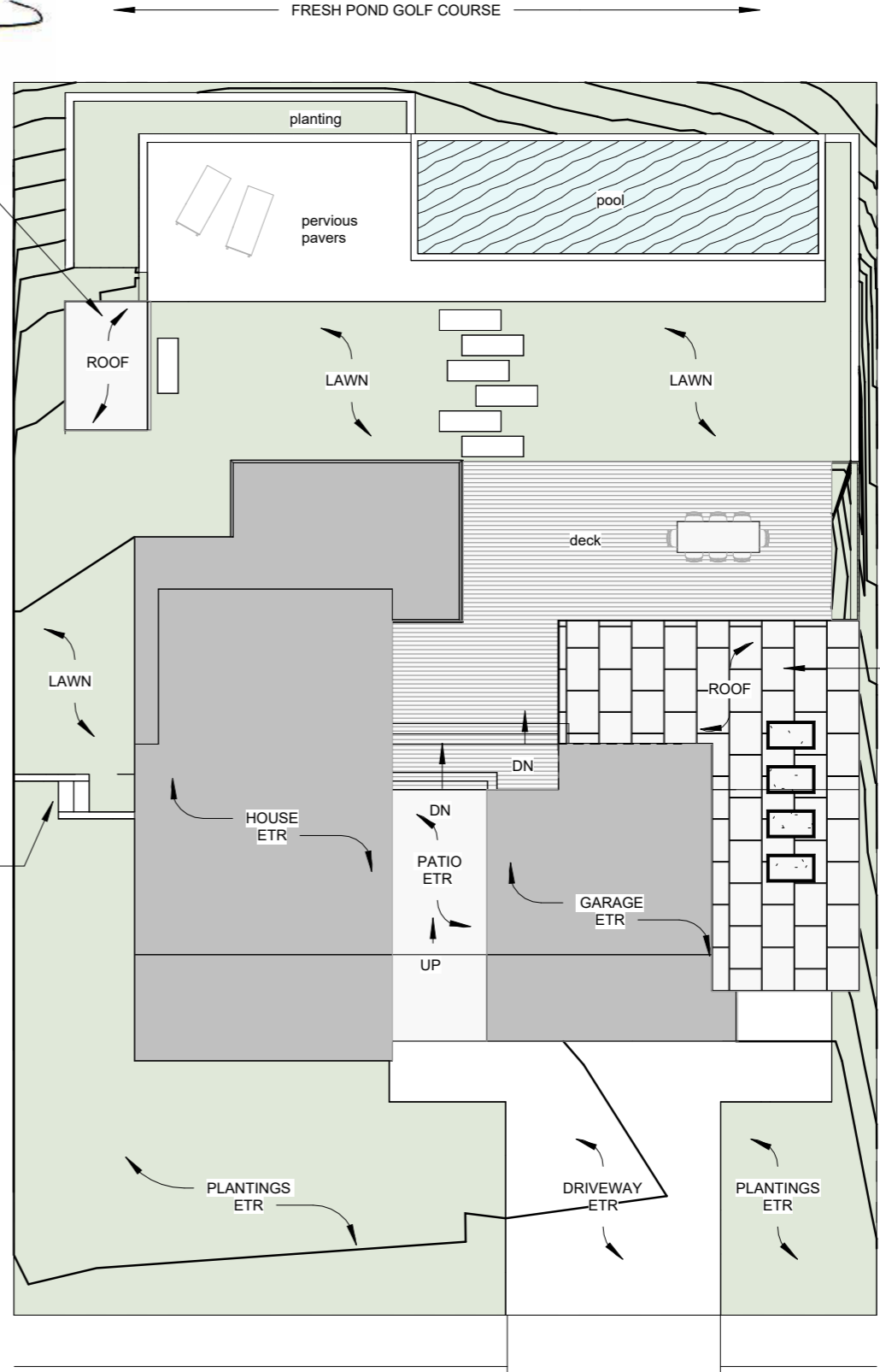
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A0.1

SCALE: As indicated  
DATE: 12.08.2021  
DRAWN BY: MLA



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



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

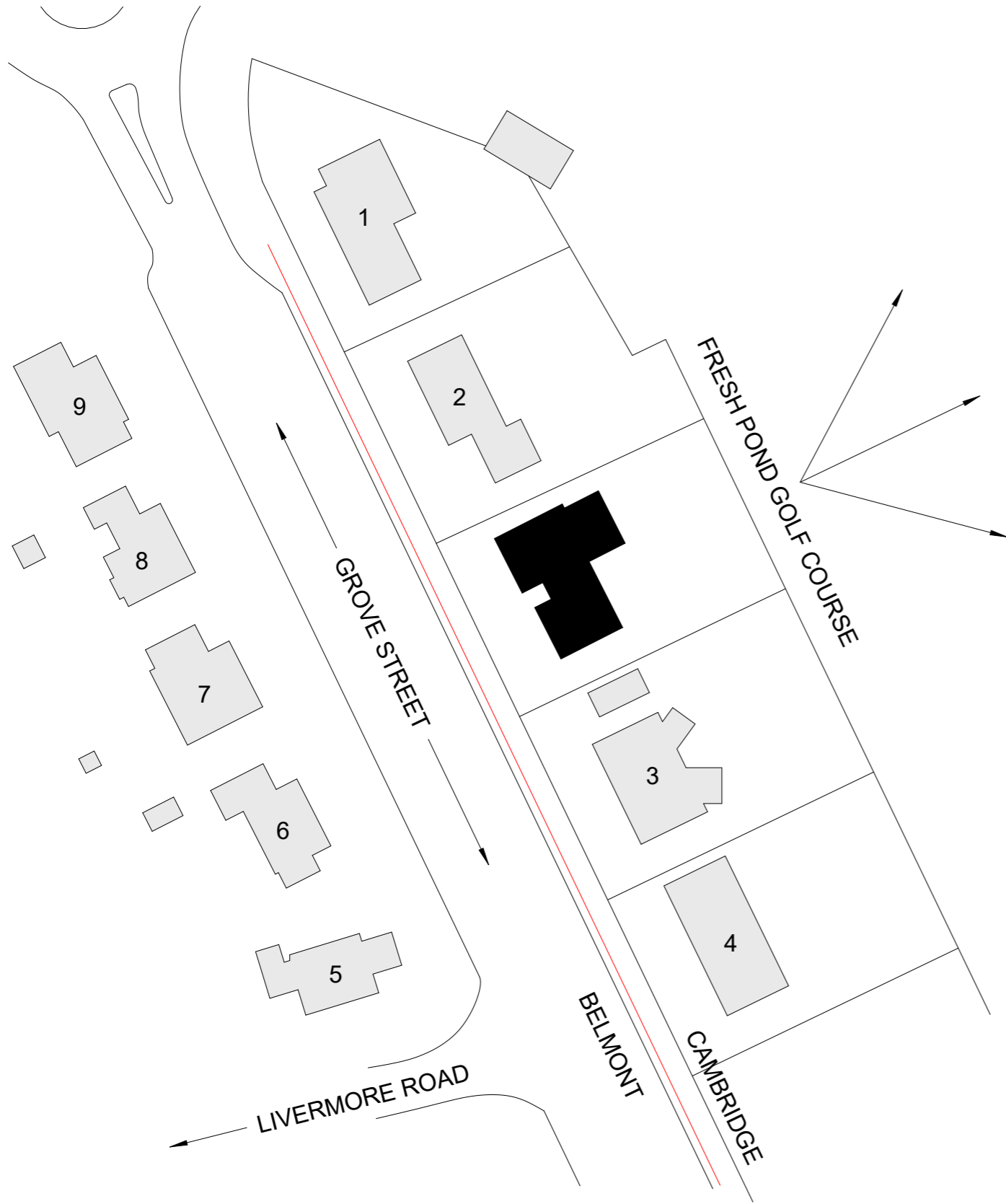
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**A0.3**

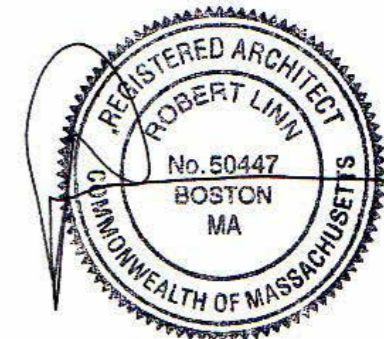
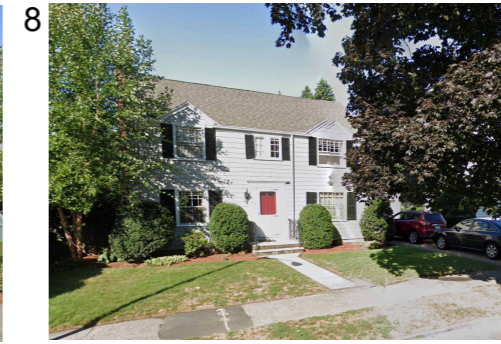
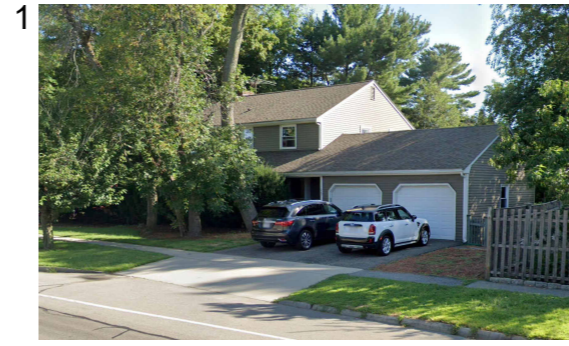
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MacArthur Residence Addition  
255 Grove St, Cambridge  
Architectural Site Plan & Landscaping Plan

C:\Users\KS\OneDrive\Desktop\Red House Addition\2022.10.14\_Red House\_Addition\_Container\_pool\_OPTION 2.rvt



1 Neighborhood Context  
1" = 60'-0"



MacArthur Residence Addition  
255 Grove St, Cambridge

Neighborhood Context

Moskow Linn Architects, Inc.

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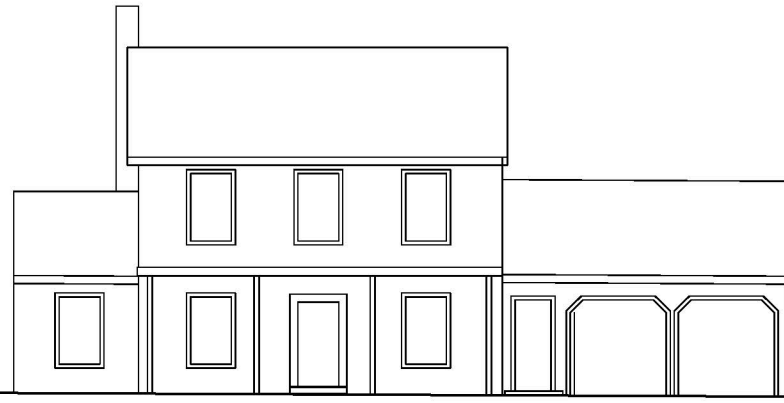
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SCALE: 1" = 60'-0"

DATE: 12.08.2021

DRAWN BY: MLA



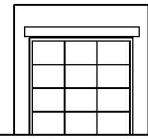


265 GROVE

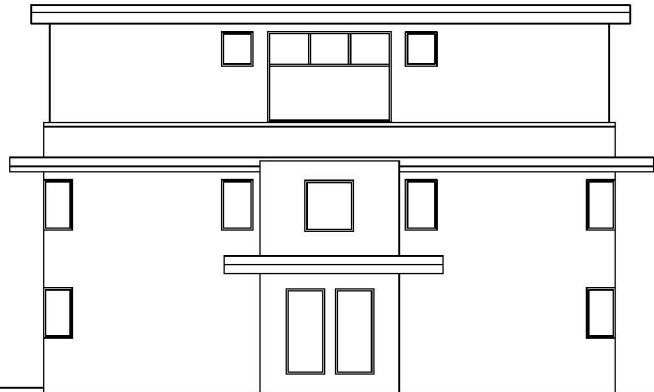
① EXISTING GROVE STREET ELEVATIONS  
1/16" = 1'-0"



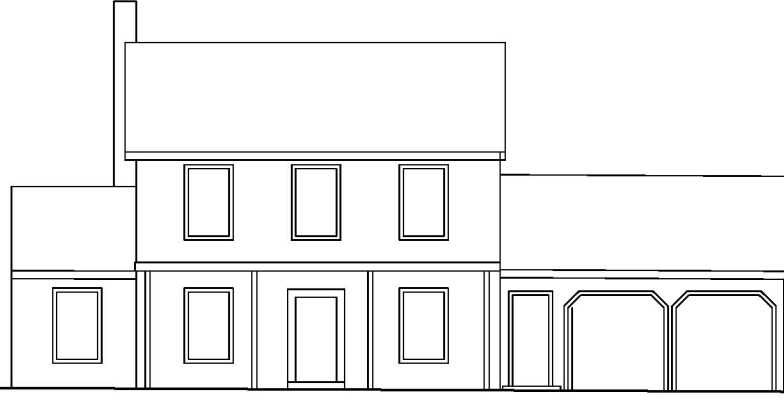
255 GROVE



245 GROVE DETACHED GARAGE



245 GROVE



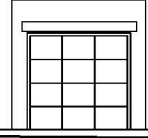
265 GROVE

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

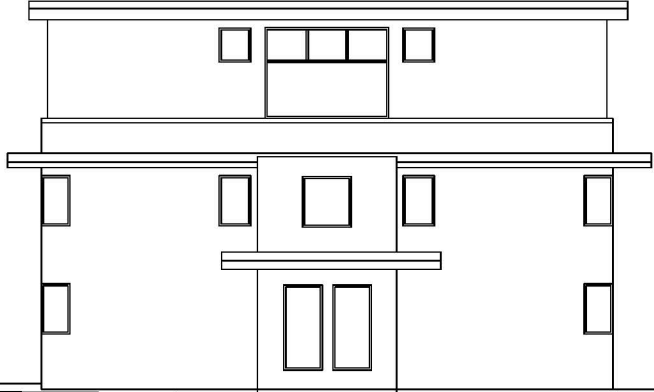


255 GROVE

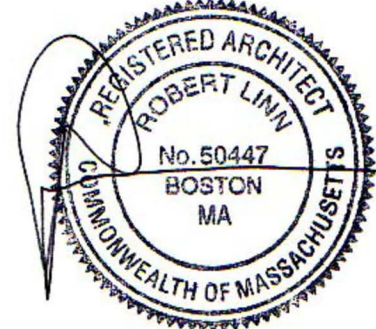
12'-0"  
PROPOSED ADDITION



245 GROVE DETACHED GARAGE



245 GROVE

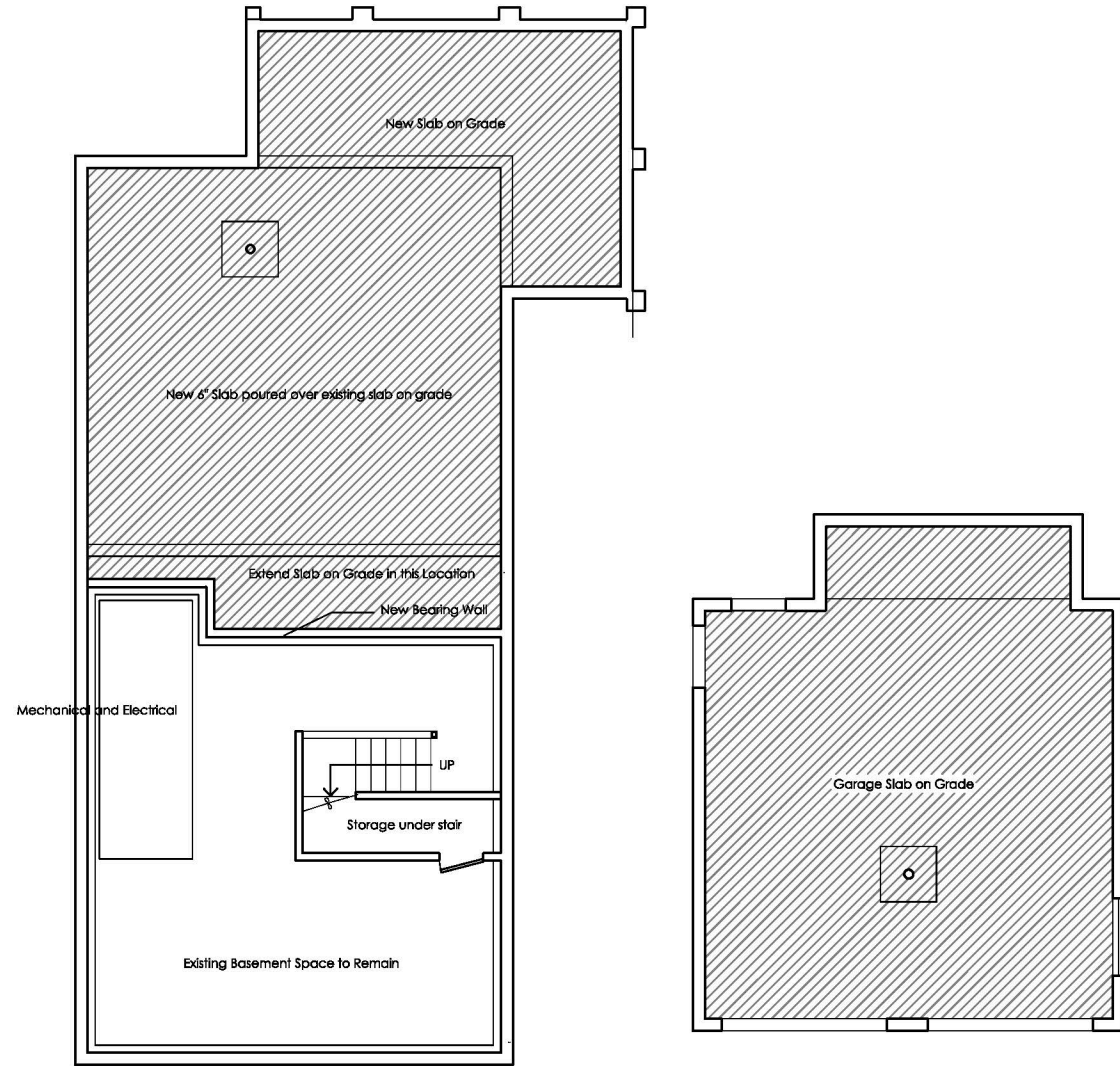


MacArthur Residence Addition  
255 Grove St, Cambridge  
Neighborhood Elevation

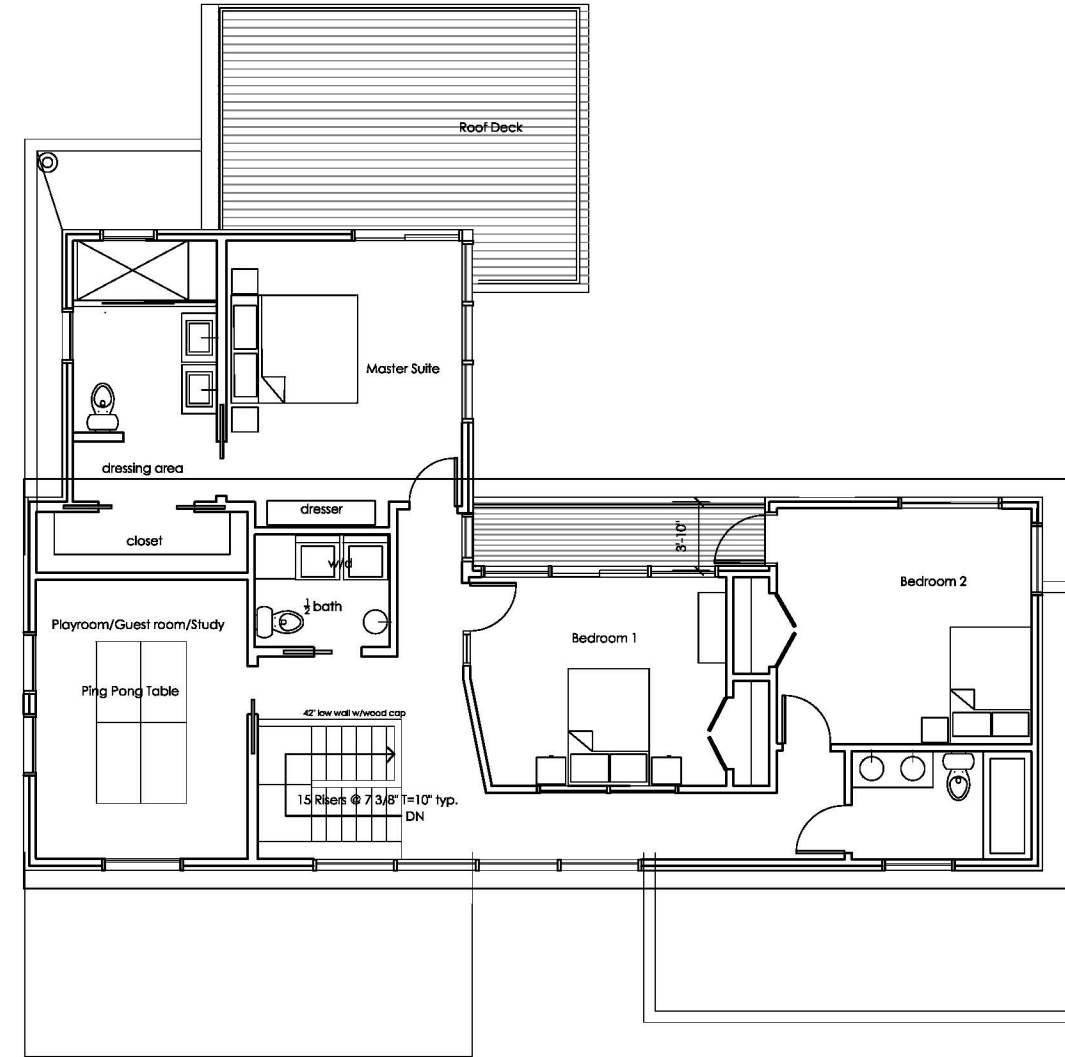
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A0.5

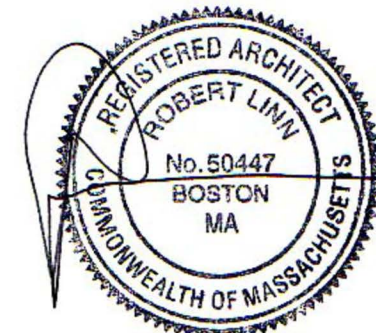
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DATE: 12.08.2022  
DRAWN BY: MLA



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



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



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

DATE: 12.08.2022

DRAWN BY: MLA

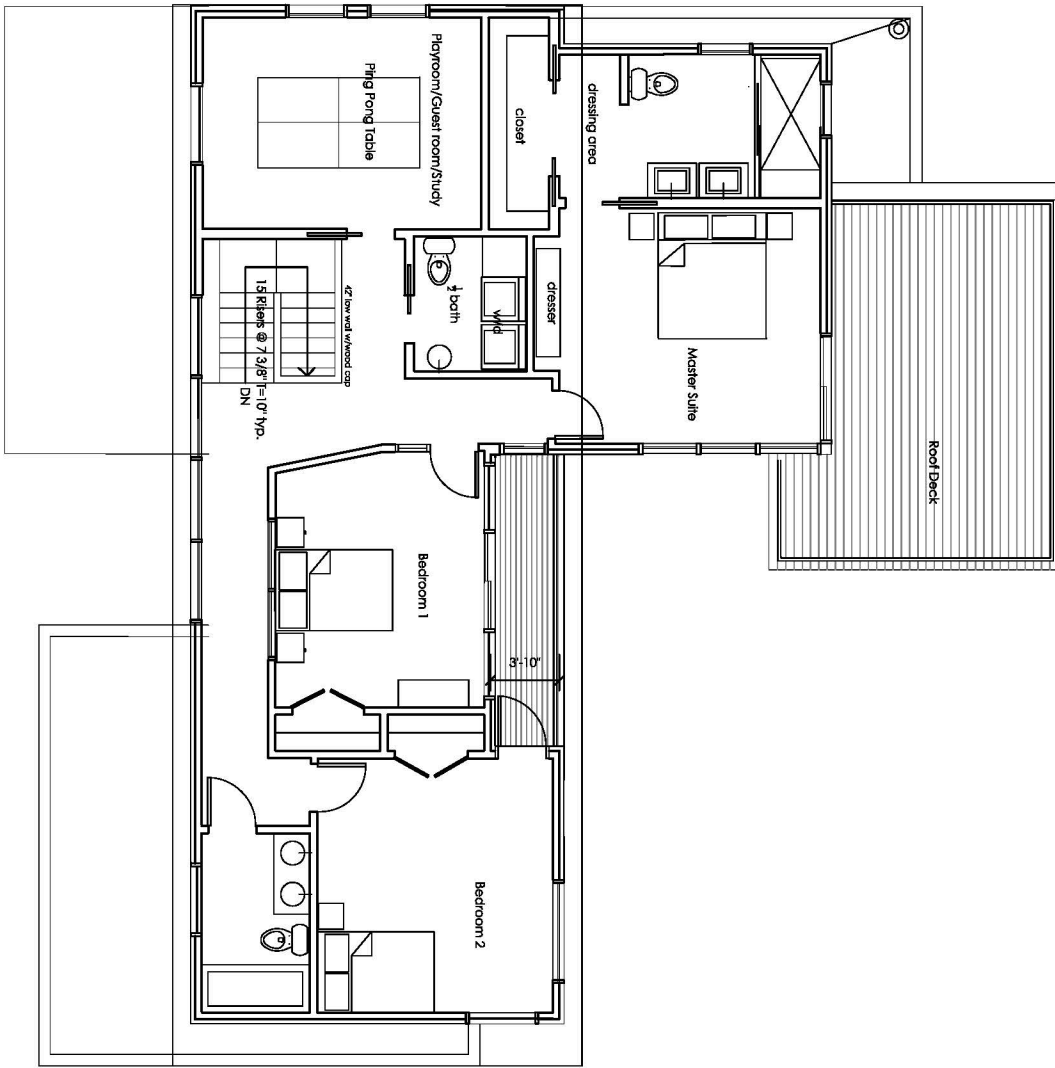
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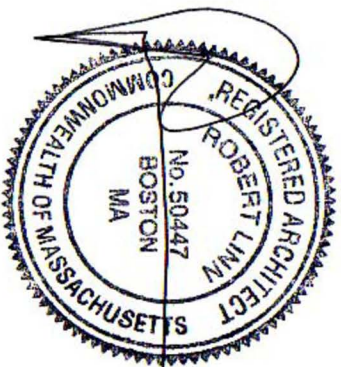
MacArthur Residence Addition  
255 Grove St, Cambridge

Existing Plans

A1.0



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



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

DATE: 12.08.2022

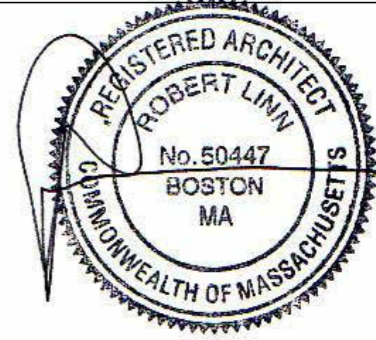
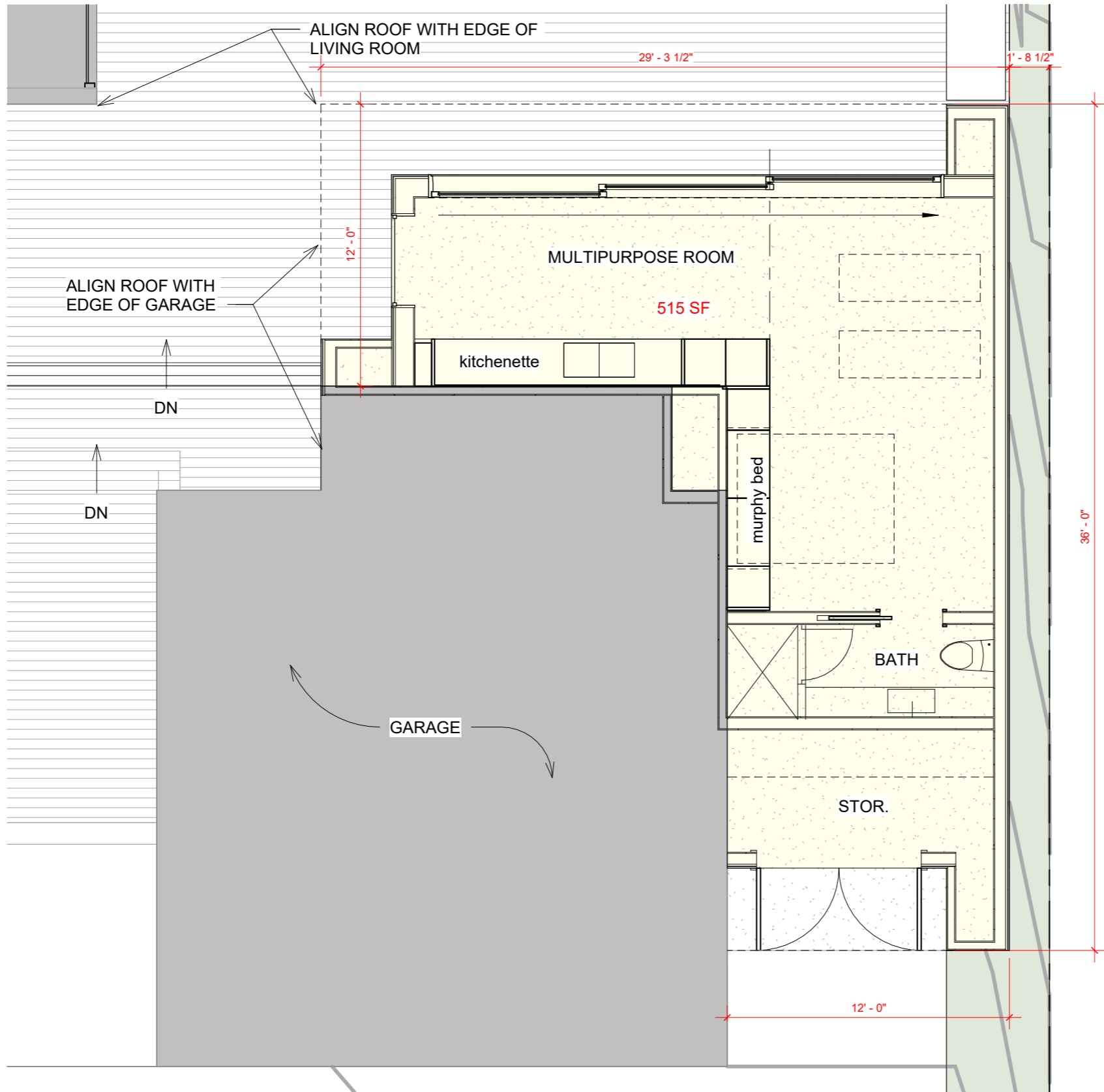
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**A1.1**

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 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

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A1.3

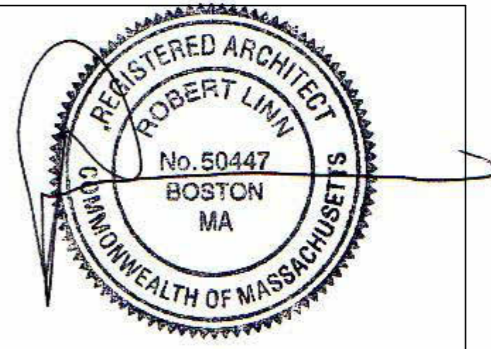
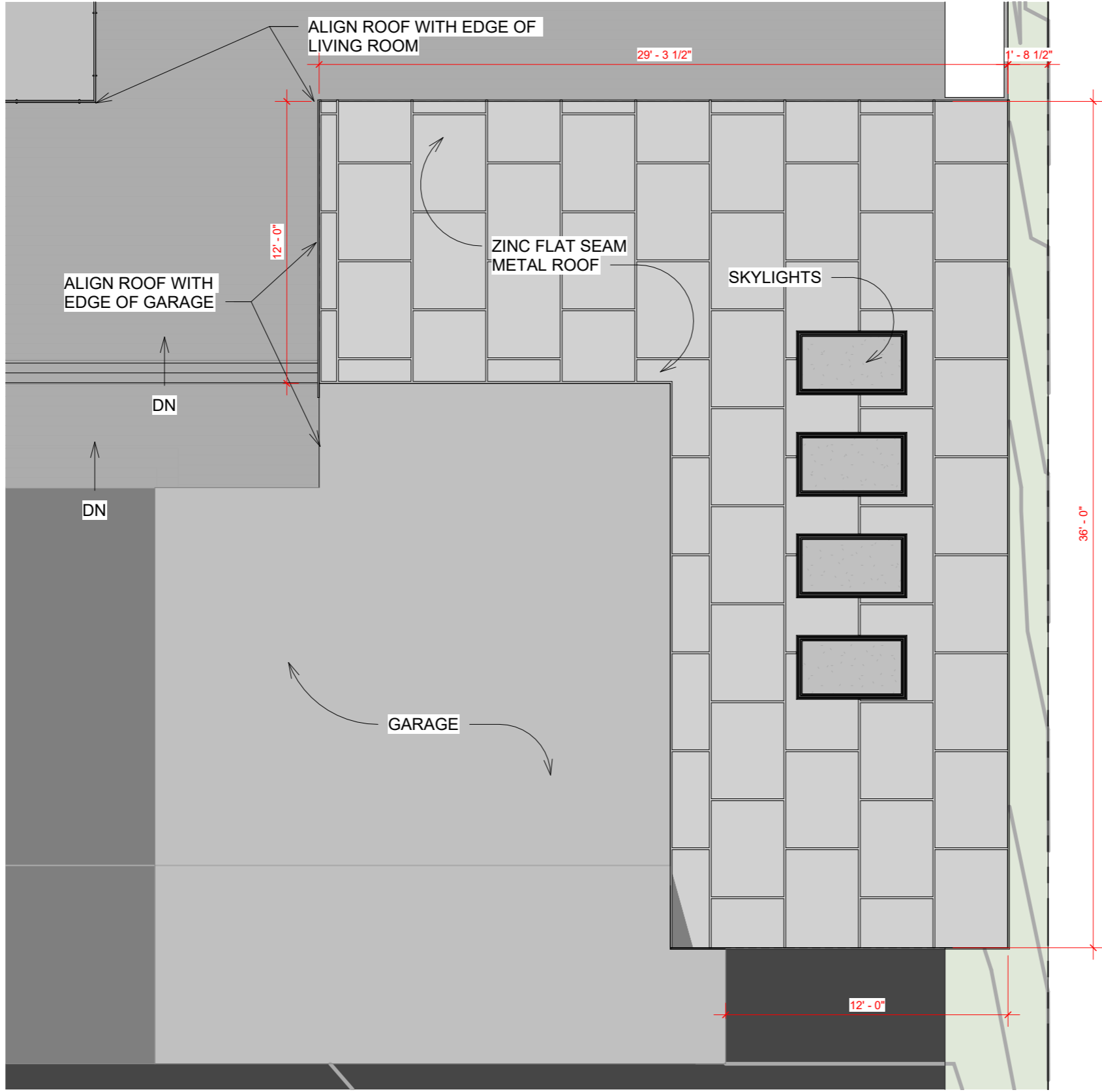
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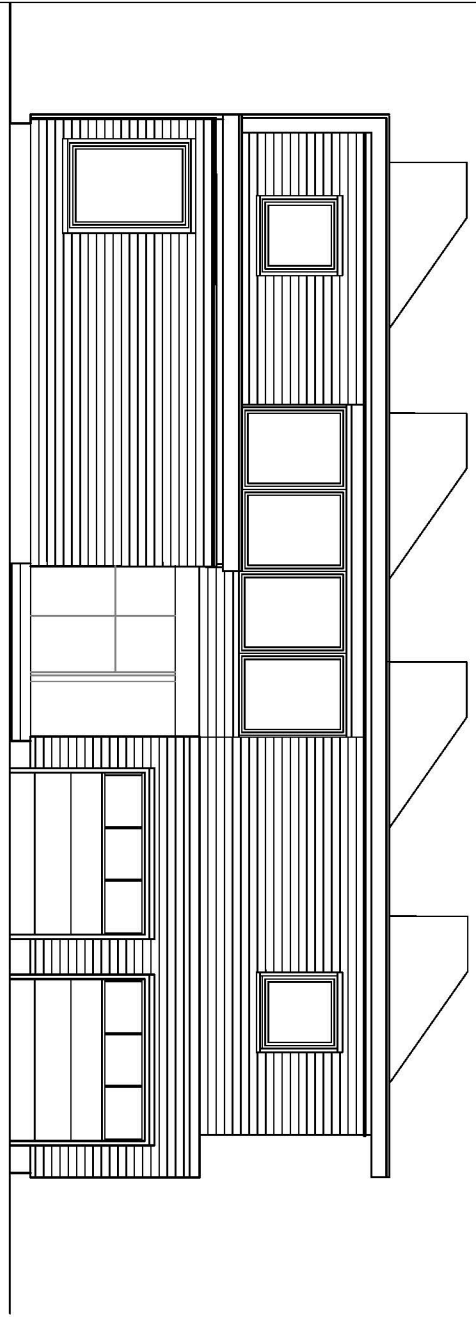
MacArthur Residence Addition  
255 Grove St, Cambridge

Proposed Addition Floor Plan

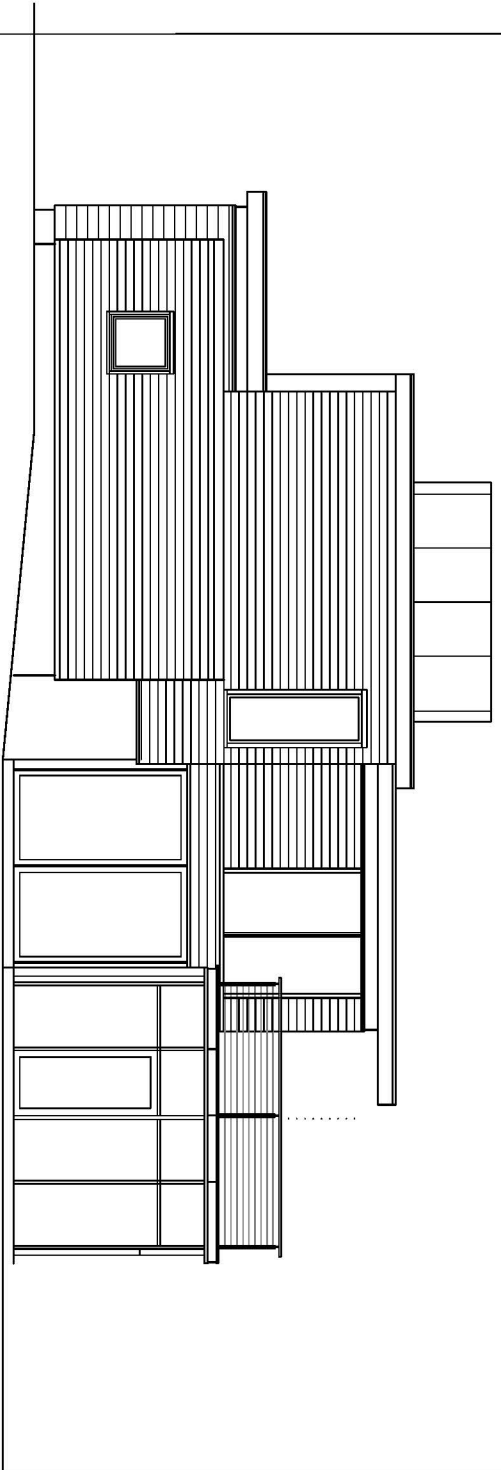


1 Addition Roof Plan  
3/16" = 1'-0"

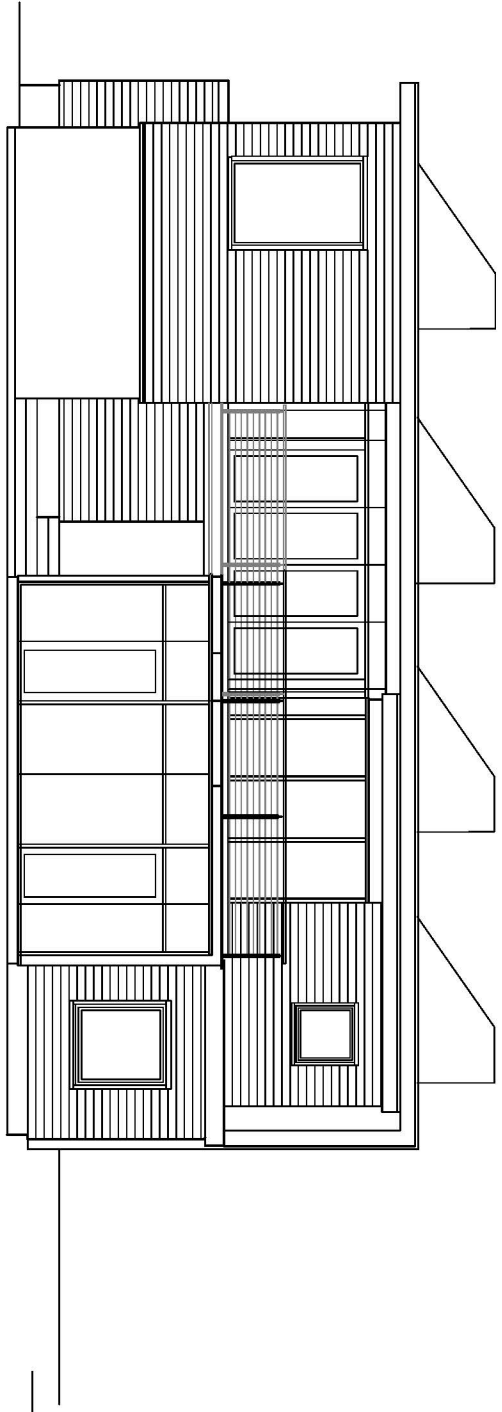
SCALE: 3/16" = 1'-0"	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110 tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com	MacArthur Residence Addition 255 Grove St, Cambridge
DATE: 12.08.2021	<b>A1.4</b>	Proposed Addition Roof Plan
DRAWN BY: MLA		



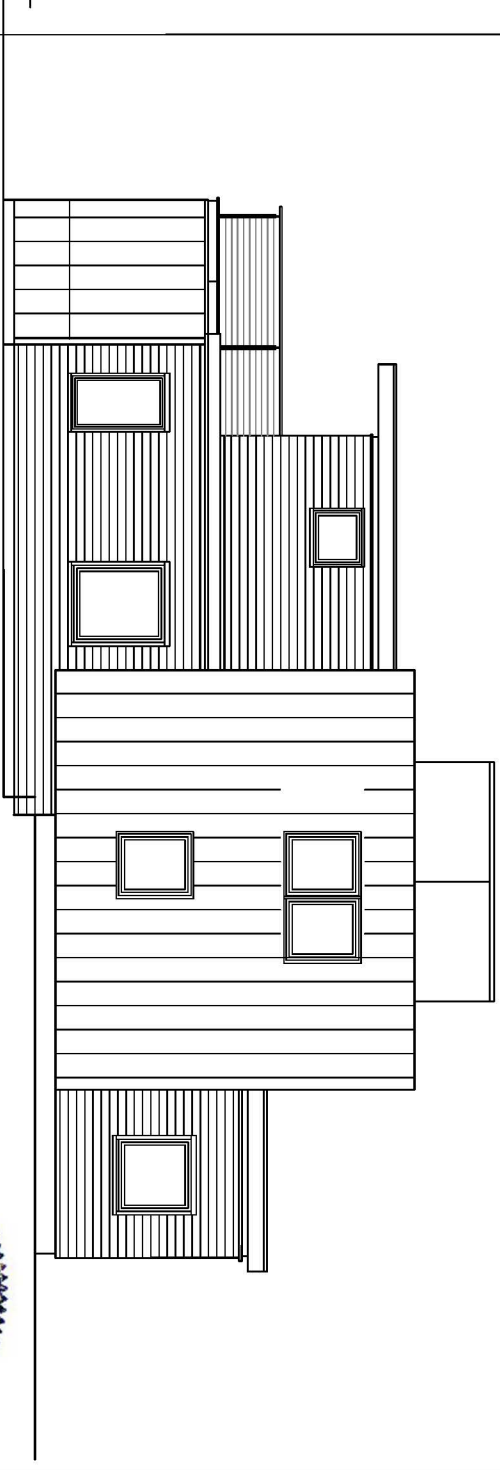
① EXISTING WEST ELEVATION  
3/32" = 1'-0"



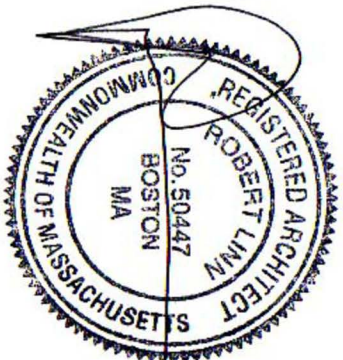
② EXISTING SOUTH ELEVATION  
3/32" = 1'-0"



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

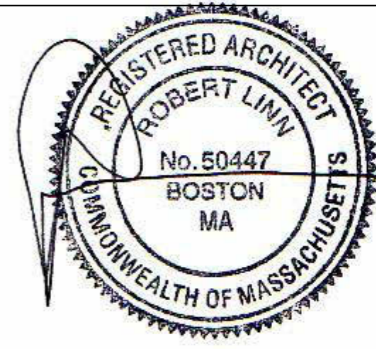
DRAWN BY: MLA

**A2.0**

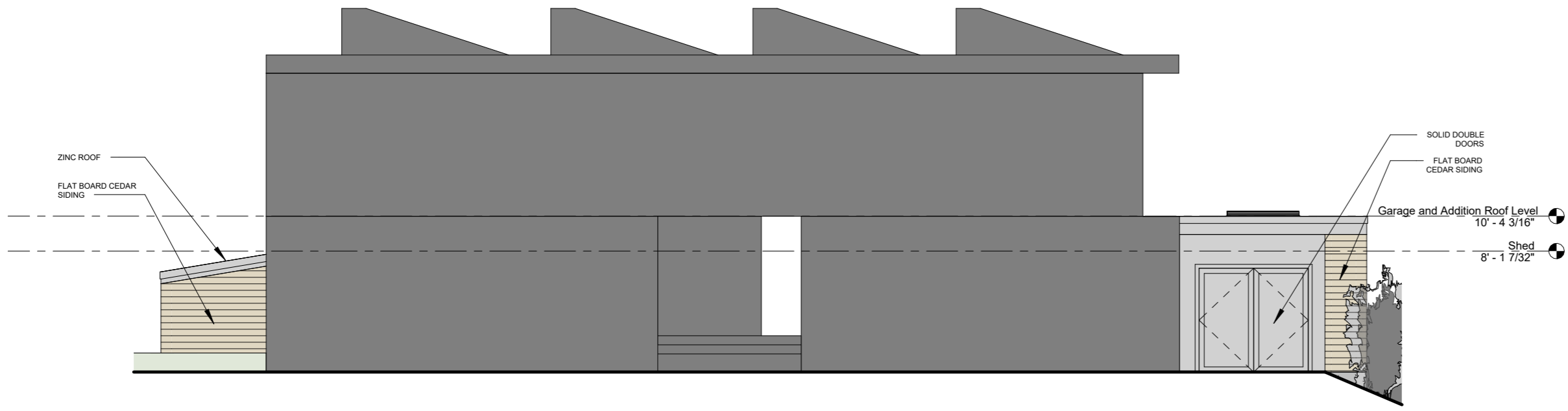
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

MacArthur Residence Addition  
255 Grove St, Cambridge

Existing Elevations



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



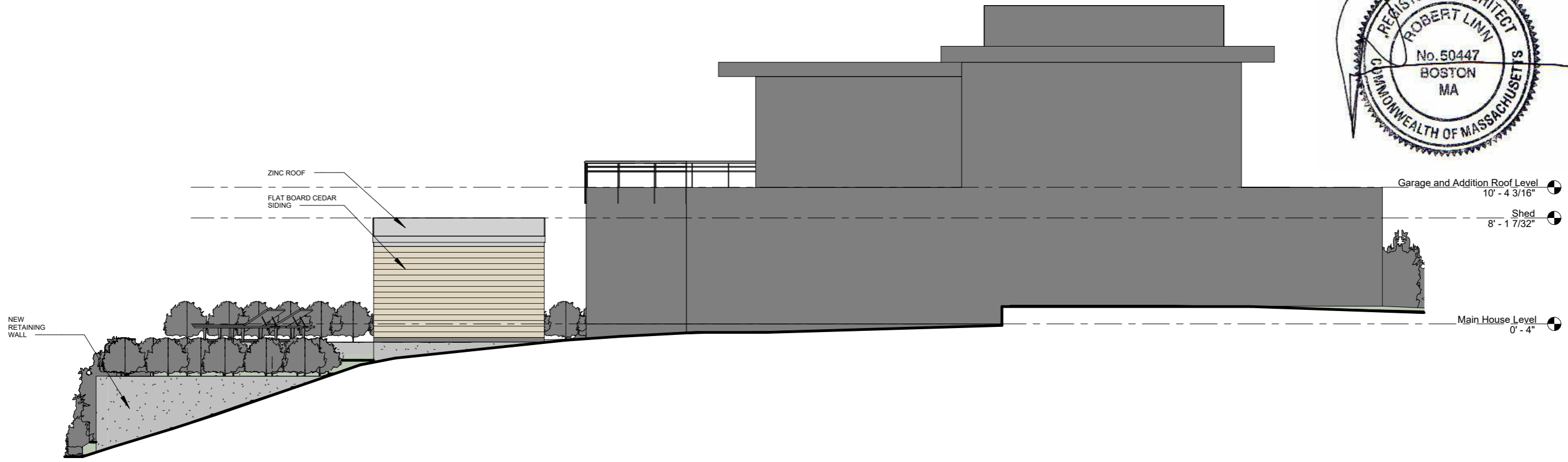
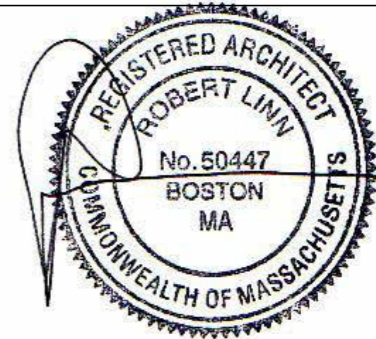
1 Proposed West Elevation  
1/8" = 1'-0"

MacArthur Residence Addition  
255 Grove St, Cambridge  
Proposed Exterior Elevations

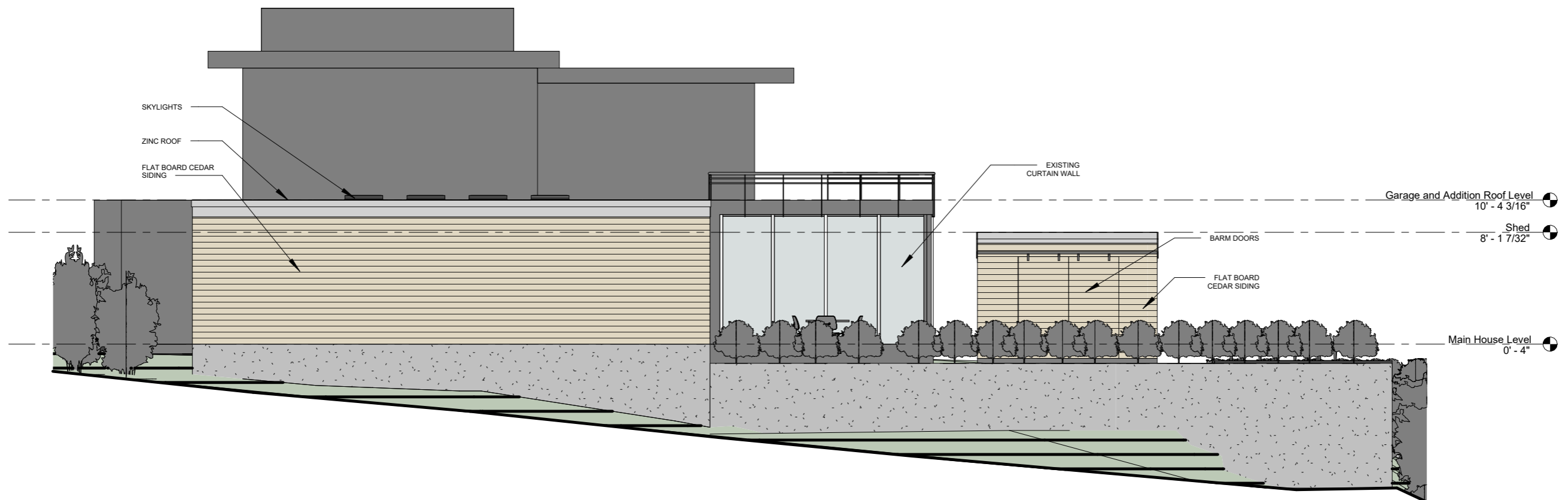
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

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"

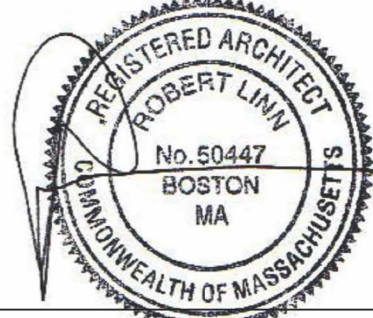
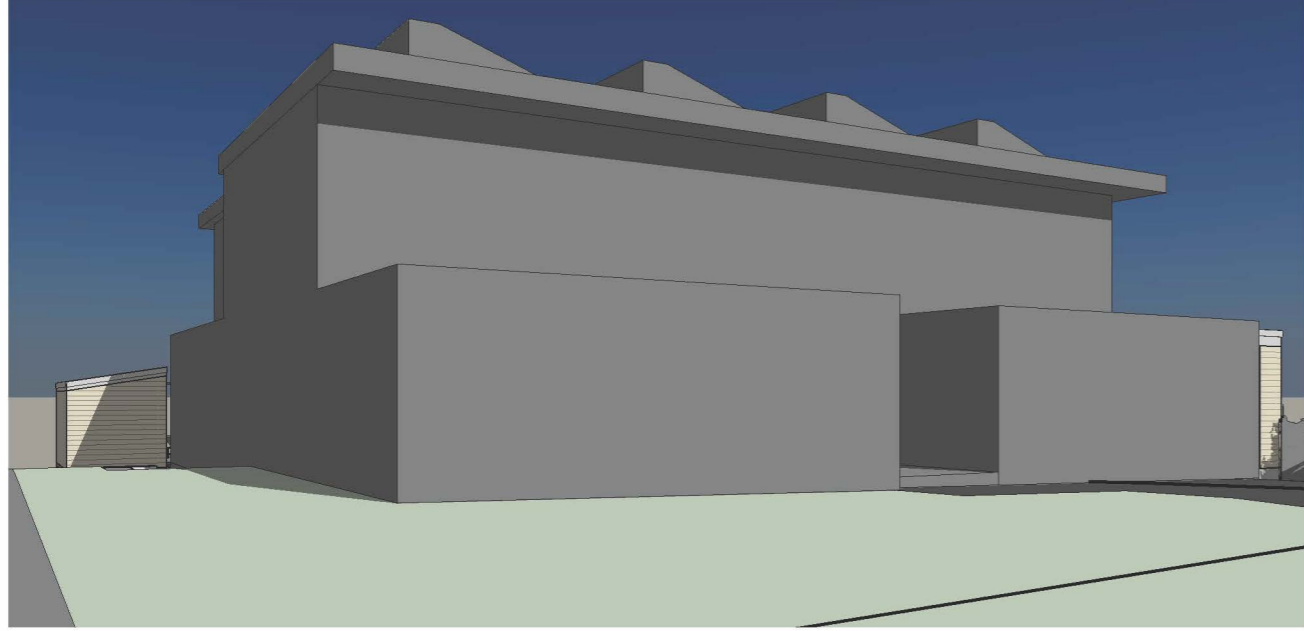
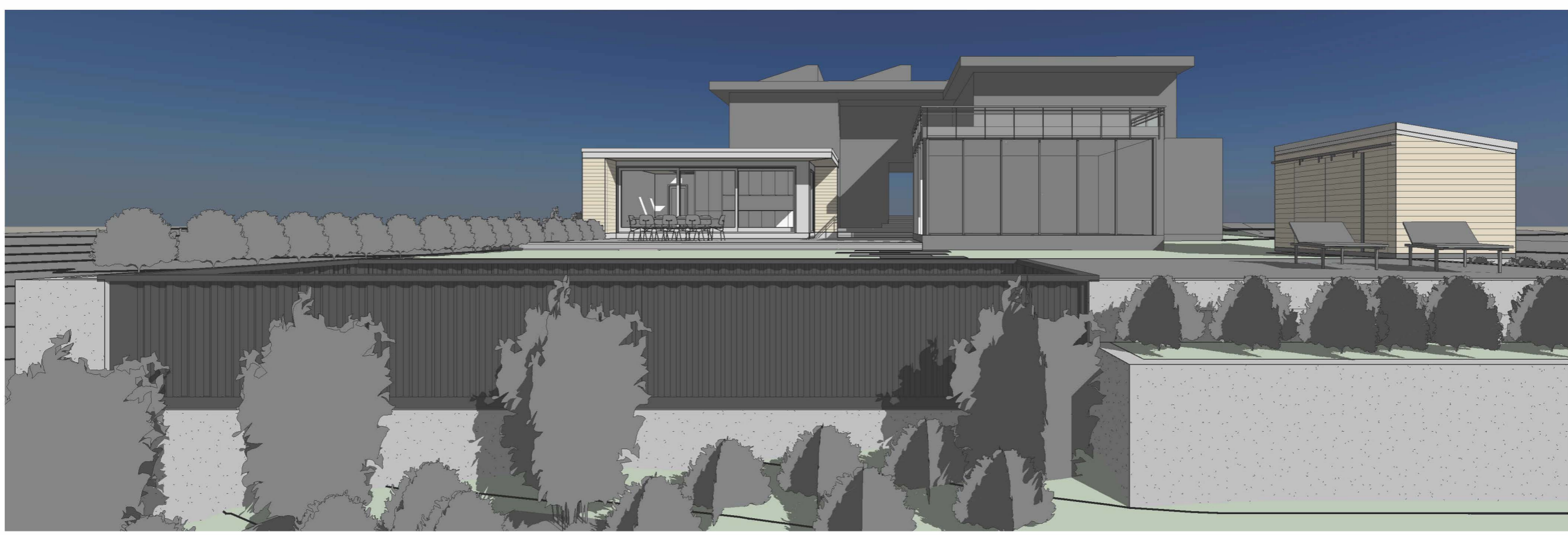
MacArthur Residence Addition  
255 Grove St, Cambridge  
Proposed Exterior Elevations

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

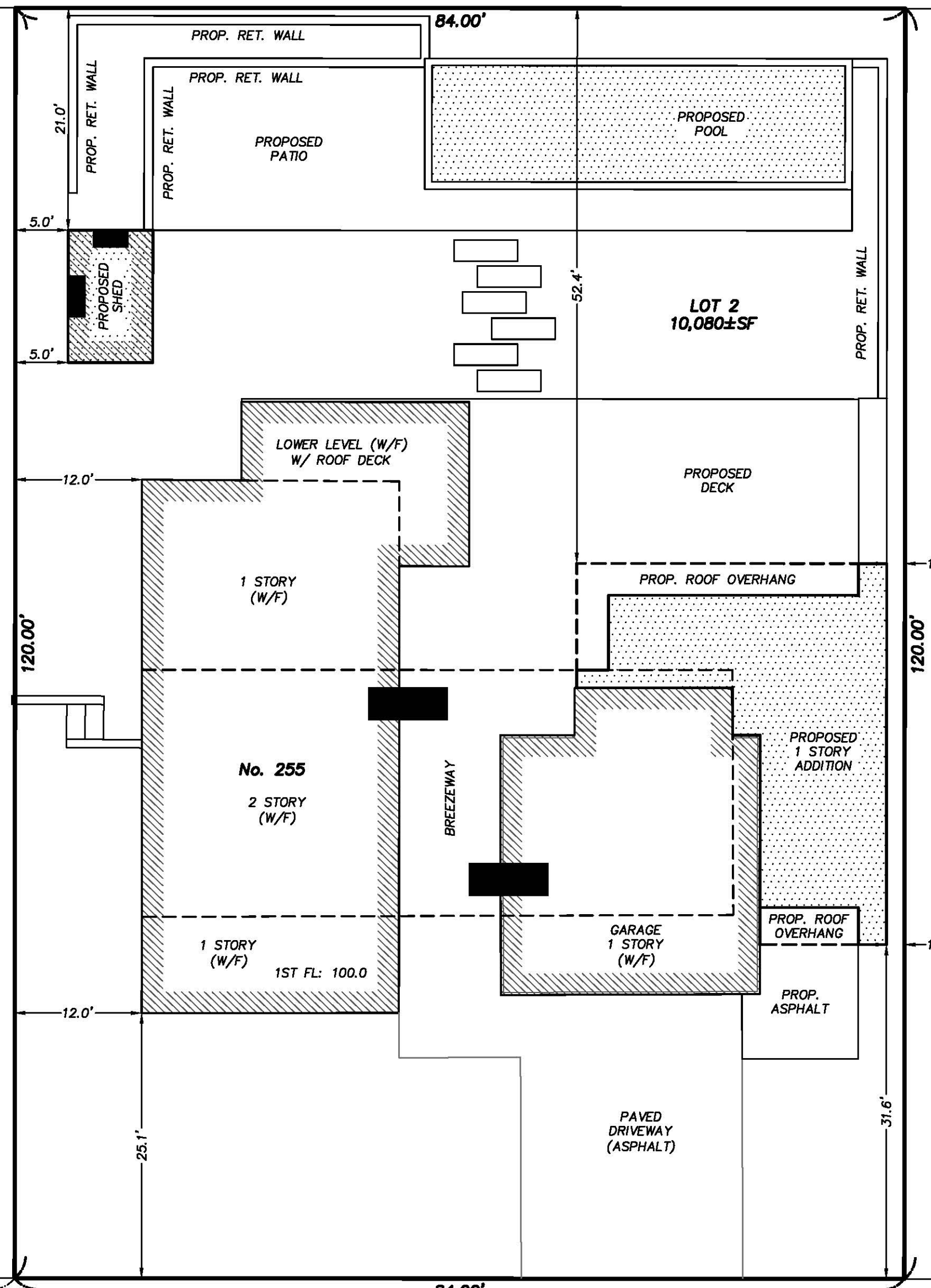
**REFERENCES:**  
 DEED: BK 77033; PG 150  
 PLAN: BK 7824; PG END  
 PL # 1921 OF 1951  
 PL #1922 OF 1951  
 FILED PLAN 39

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



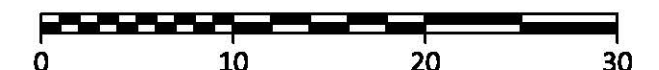
No. 265 GROVE ST  
 N/F  
 AMY C. NADEL  
 BENJAMIN P. WILSON  
 BK 32027; PG 3

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

# CERTIFIED PLOT PLAN

LOCATED AT  
**255 GROVE STREET**  
**CAMBRIDGE, MA**

SCALE: 1.0 INCH = 10.0 FEET



PC  
 DISK  
 FND  
 163.98'

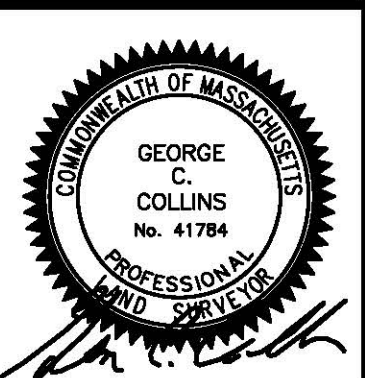
**GROVE STREET**

(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





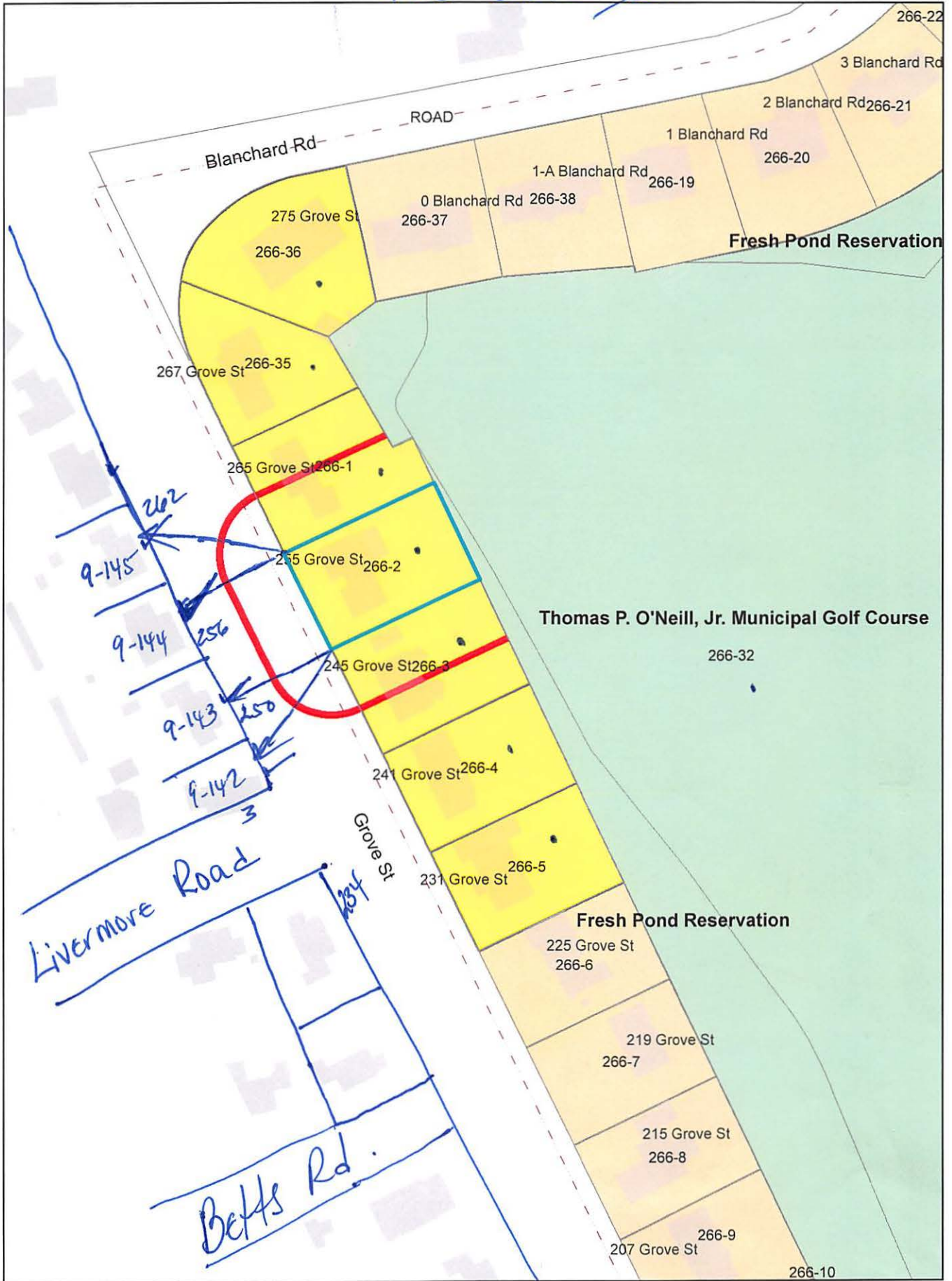
View from Northeast



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

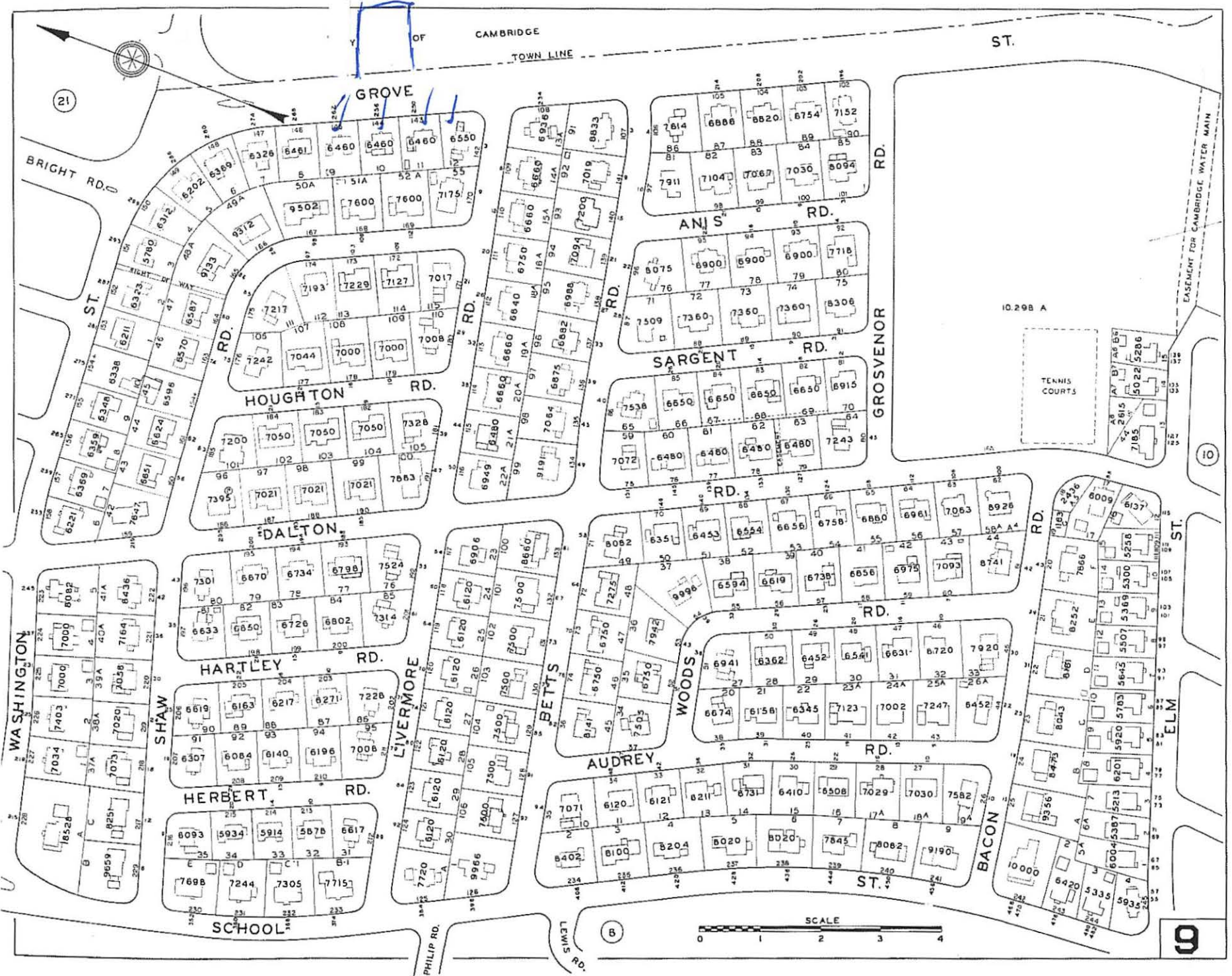
266-32  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

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



EASEMENT FOR CAMBRIDGE WATER MAIN

ST.

CAMBRIDGE

TOWN LINE

GROVE

BRIGHT RD.

ST.

HOUGHTON RD.

DALTON RD.

HARTLEY RD.

HERBERT RD.

SCHOOL

WASHINGTON

SHAW

LIVERMORE

BETTS

AUDREY RD.

WOODS

GROSVENOR RD.

ST.

ELM

PHILIP RD.

LEWIS RD.

6

10.298 A

TENNIS COURTS

ANIS RD.

SARGENT RD.

RD.

ST.

BACON

ST.

# mla

MOSKOW LINN ARCHITECTS

[www.moskowlinn.com](http://www.moskowlinn.com)

617.292.2000

1693 Mass Ave, Cambridge MA, 02138

[info@moskowlinn.com](mailto: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, rounded shape above a horizontal line that extends 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

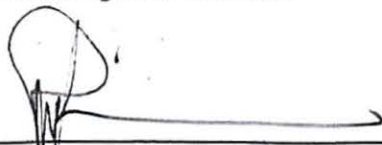
RE: Case # BZA-205192

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](http://www.moskowlinn.com)

617.292.2000

1693 Mass Ave, Cambridge MA, 02138

[info@moskowlinn.com](mailto: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