

**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:**

<u>X</u> Additions	_____ New Structure
_____ Change in Use/Occupancy	_____ Parking
_____ Conversion to Addi'l Dwelling Unit's	_____ Sign
_____ Dormer	_____ Subdivision
_____ Other: _____	

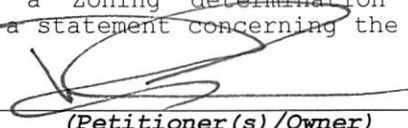
**DESCRIPTION OF PETITIONER'S PROPOSAL:**

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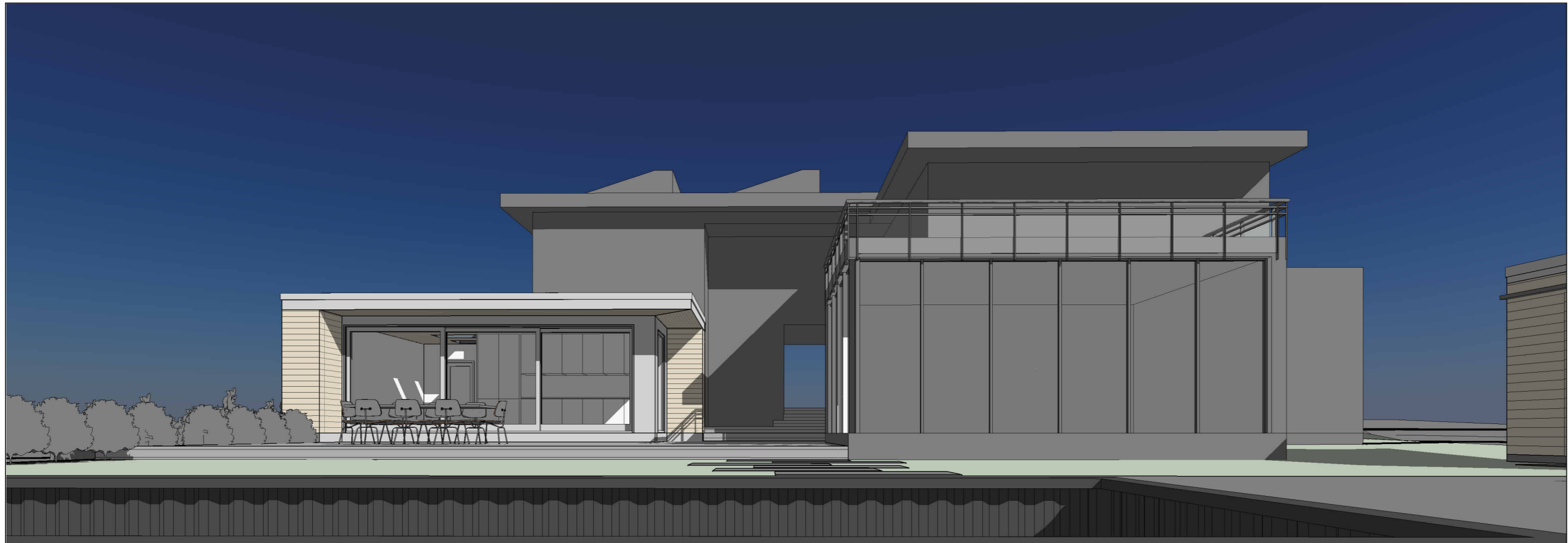
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1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).  
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.  
3. OPEN SPACE SHALL NOT INCLUDE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



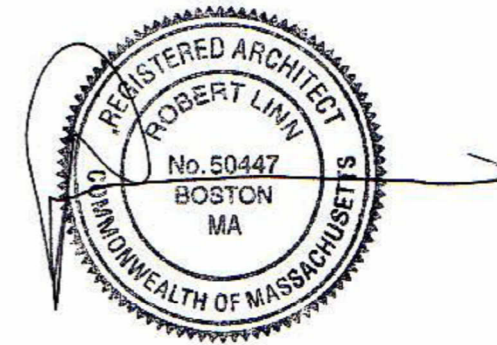


Architectural

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

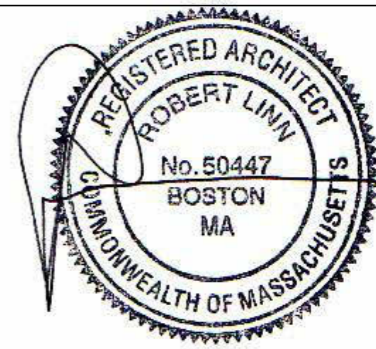
MacArthur Residence Addition  
255 Grove St, Cambridge

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

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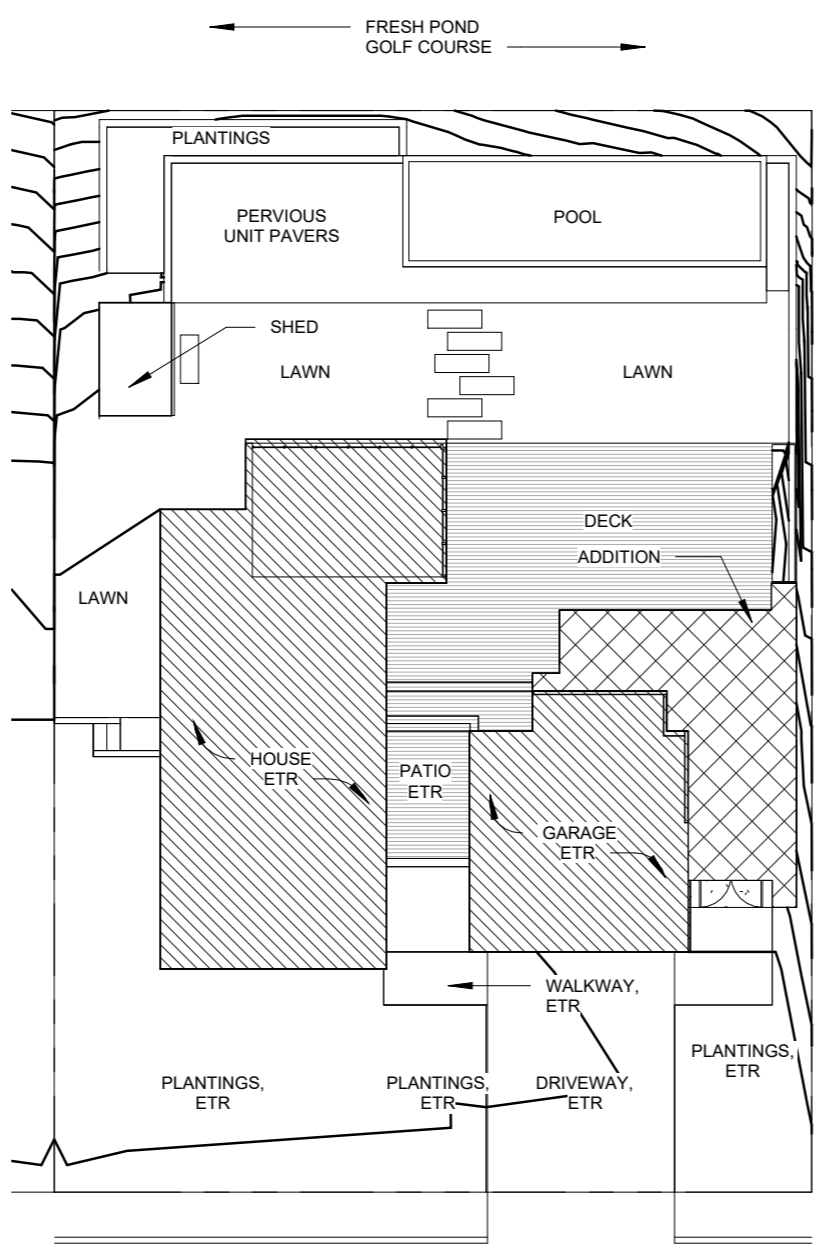
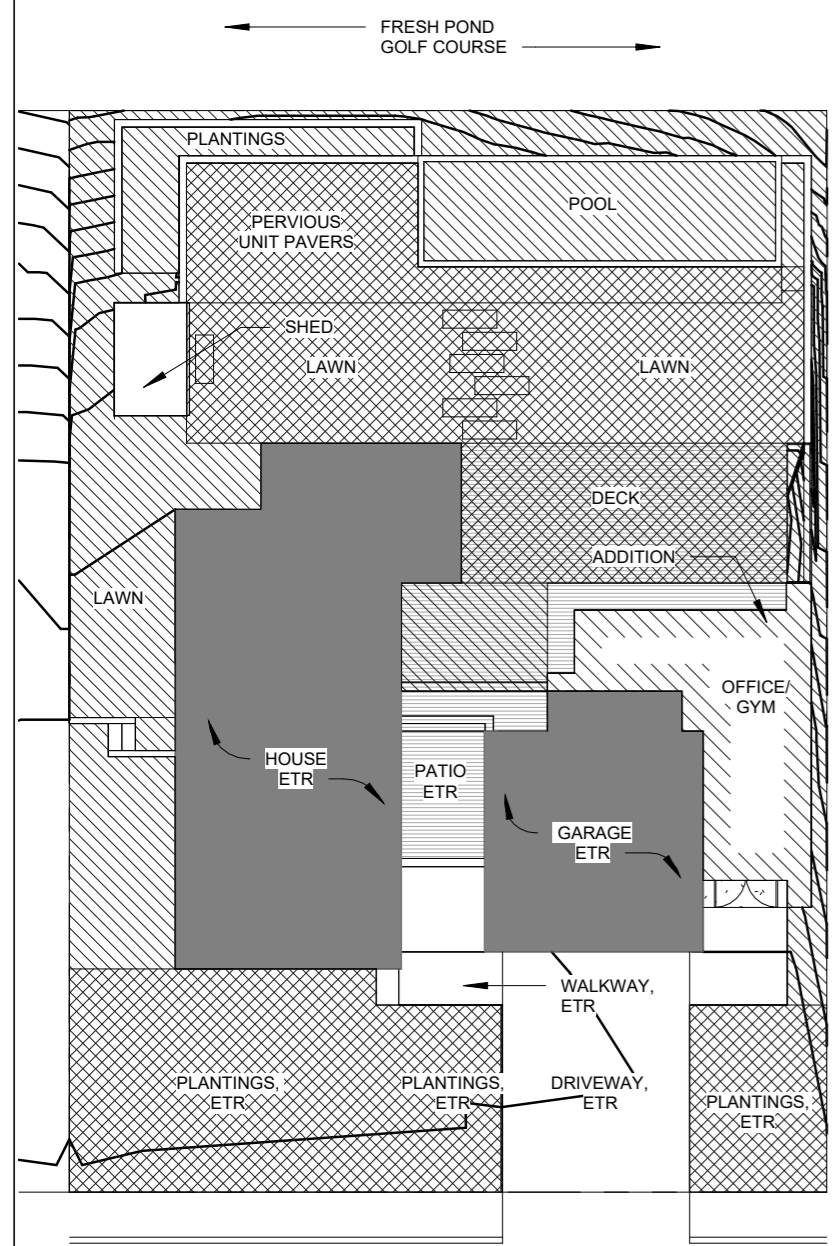
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DRAWN BY: MLA

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

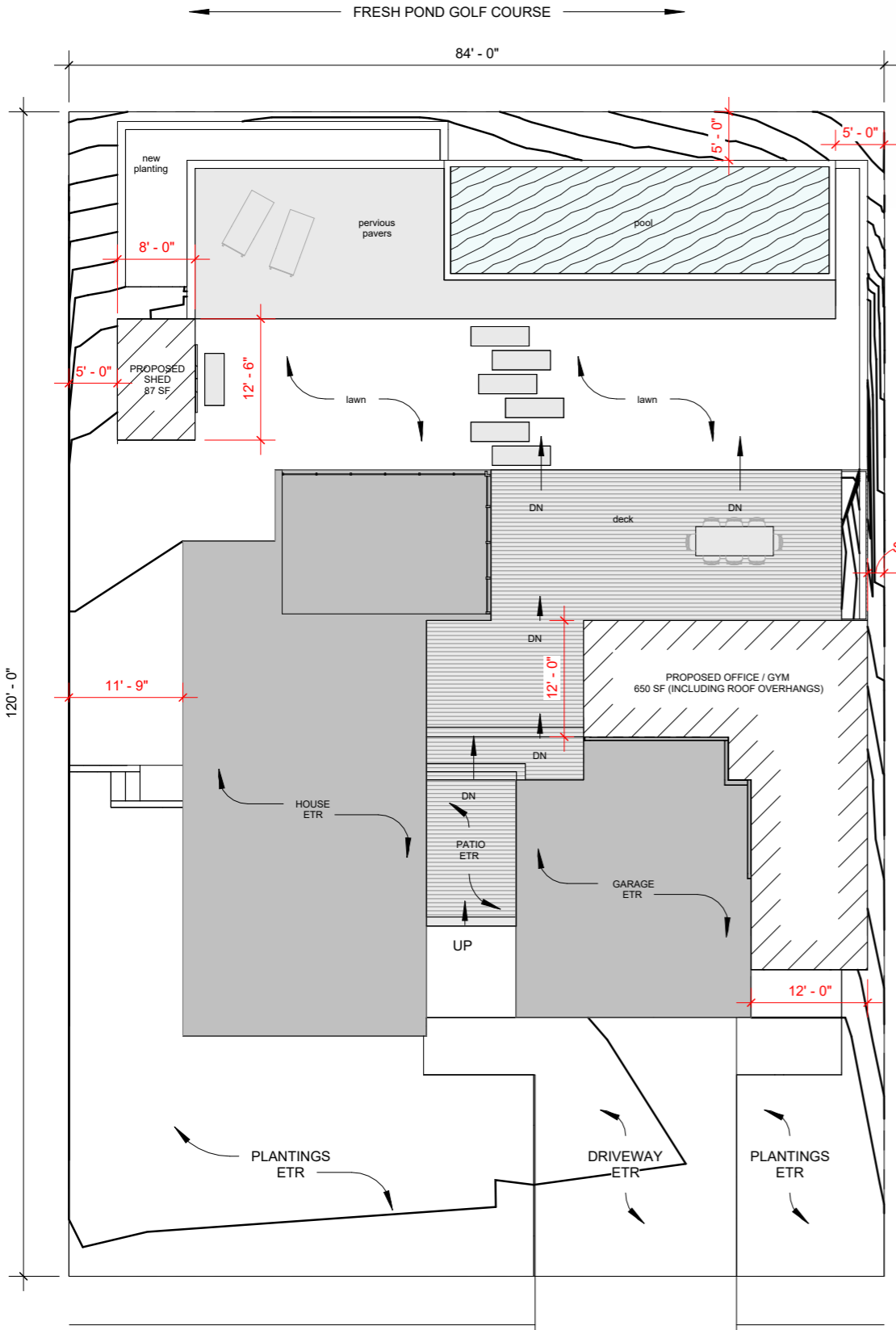
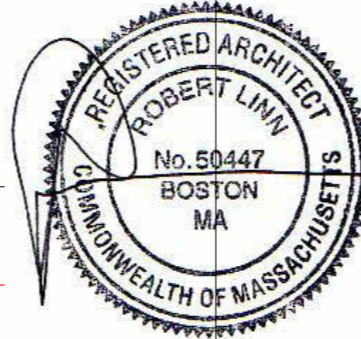
MacArthur Residence Addition  
255 Grove St, Cambridge  
Zoning Compliance

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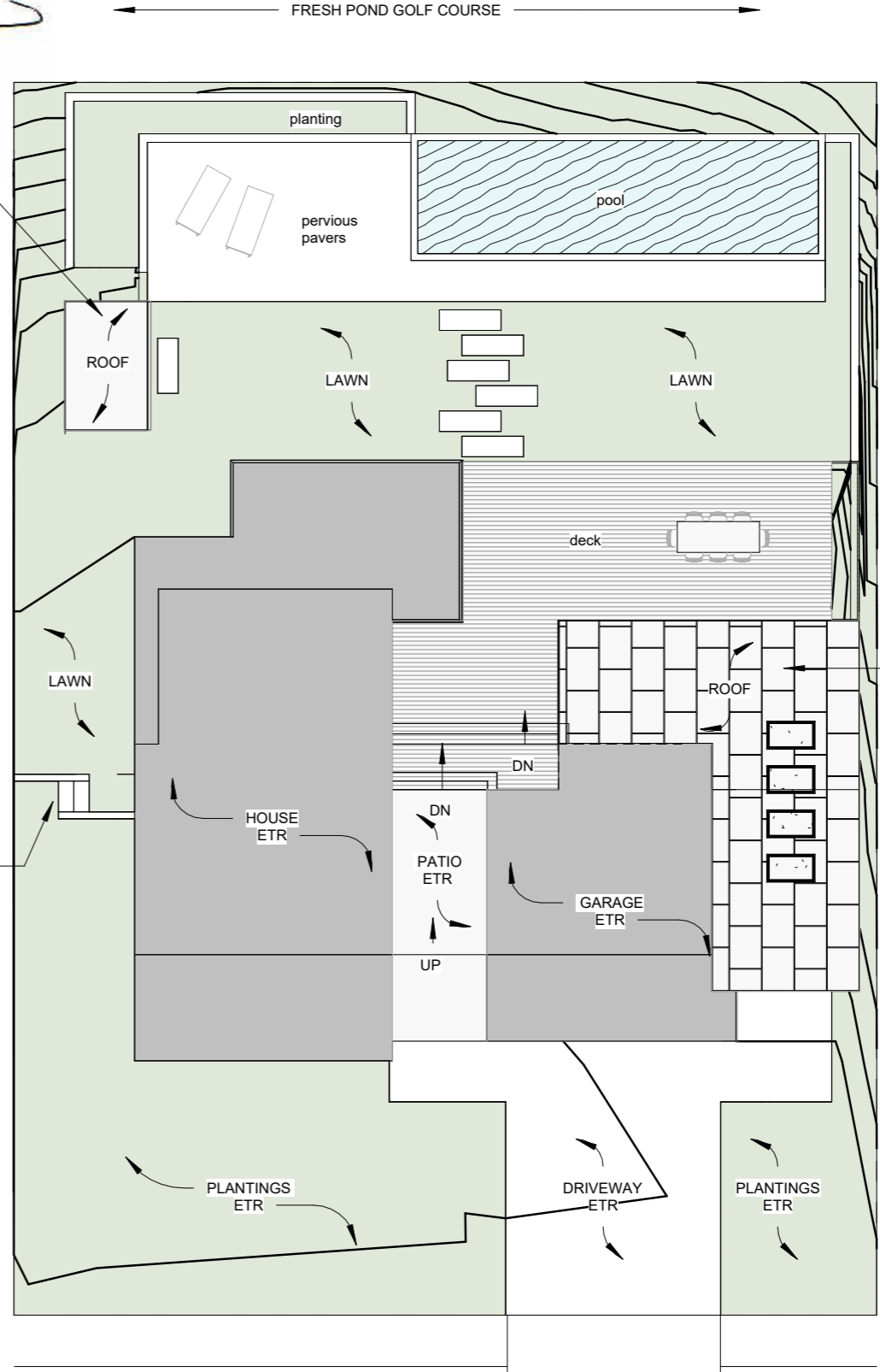
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SCALE: As indicated  
DATE: 12.08.2021  
DRAWN BY: MLA

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



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

SCALE: 1/16" = 1'-0"  
DATE: 12.08.2021  
DRAWN BY: MLA

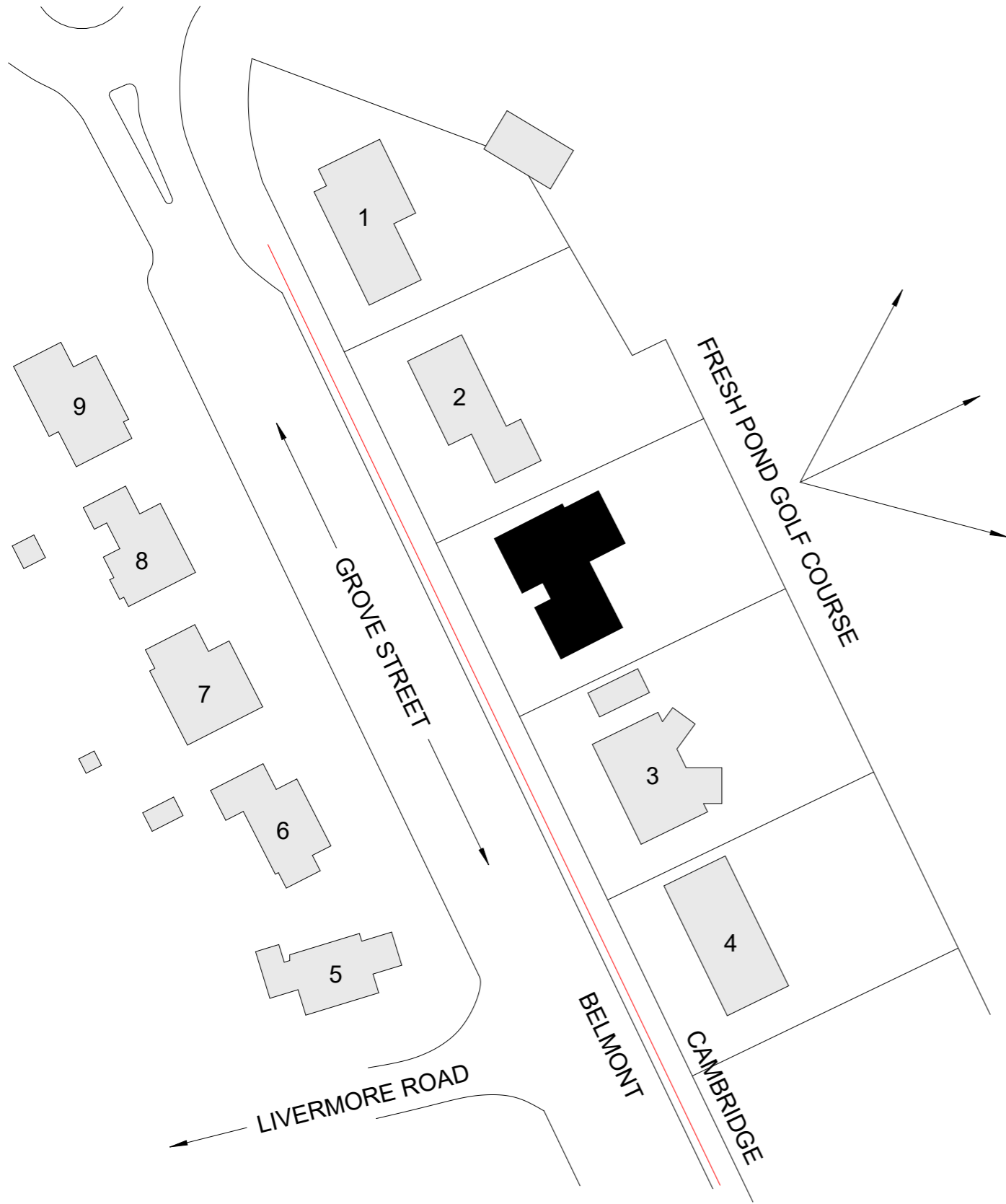
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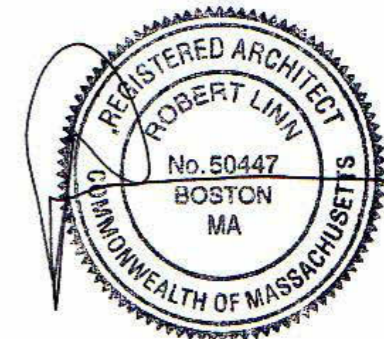
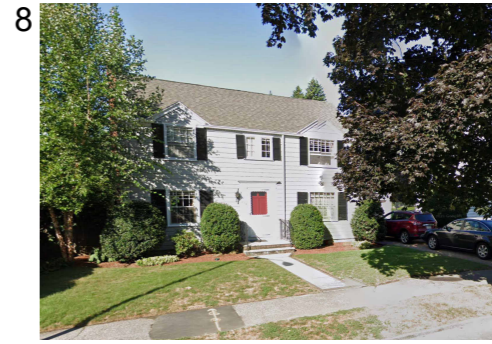
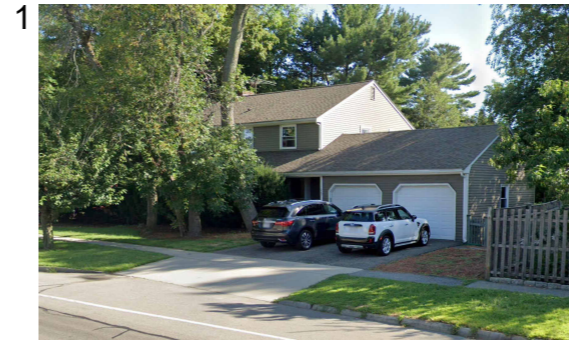
MacArthur Residence Addition  
255 Grove St, Cambridge  
Architectural Site Plan & Landscaping Plan

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1 Neighborhood Context  
1" = 60'-0"



SCALE: 1" = 60'-0"

DATE: 12.08.2021

DRAWN BY: MLA

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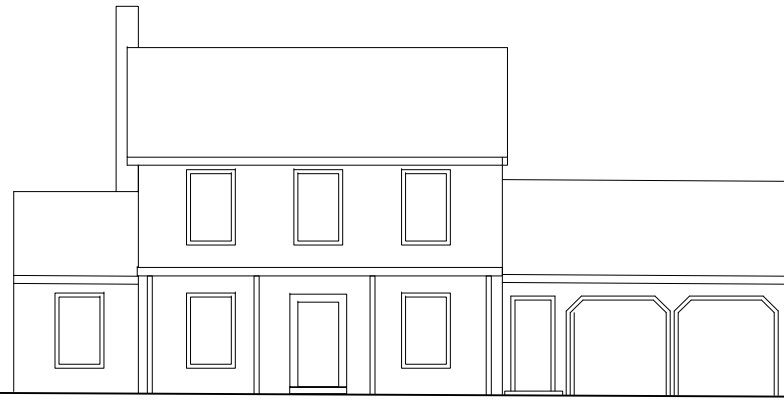
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MacArthur Residence Addition

255 Grove St, Cambridge

Neighborhood Context

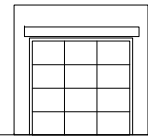
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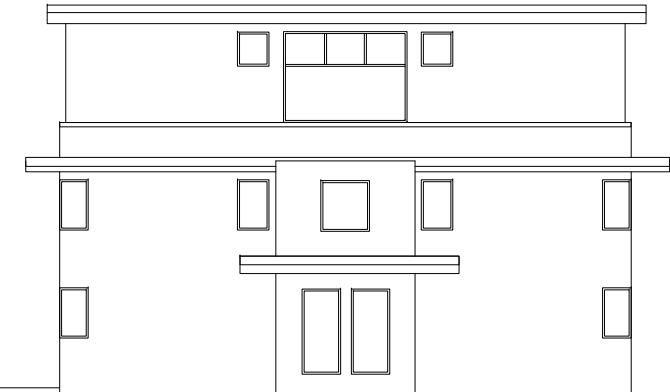
265 GROVE



255 GROVE

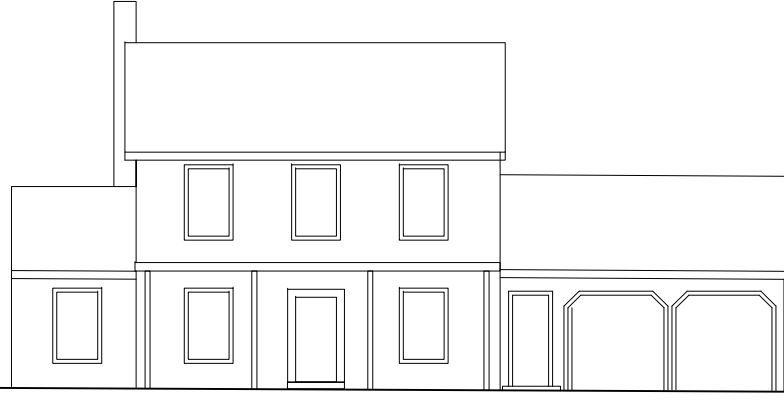


245 GROVE DETACHED GARAGE



245 GROVE

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

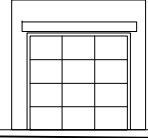


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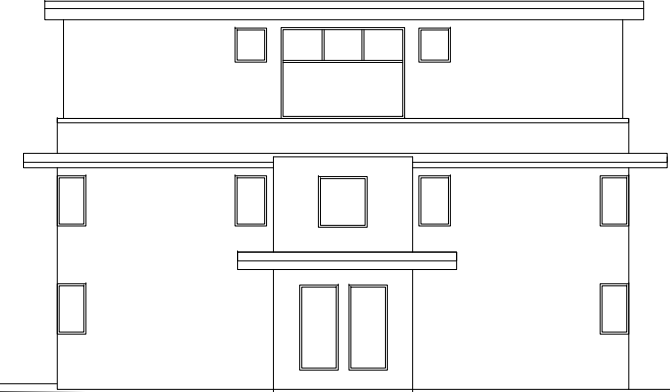


255 GROVE

12'-0"  
PROPOSED ADDITION

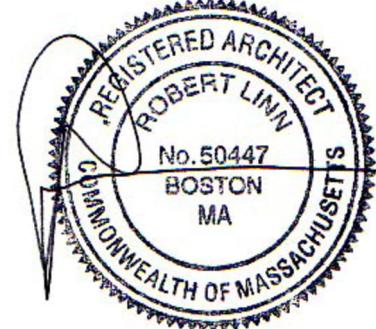


245 GROVE DETACHED GARAGE



245 GROVE

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



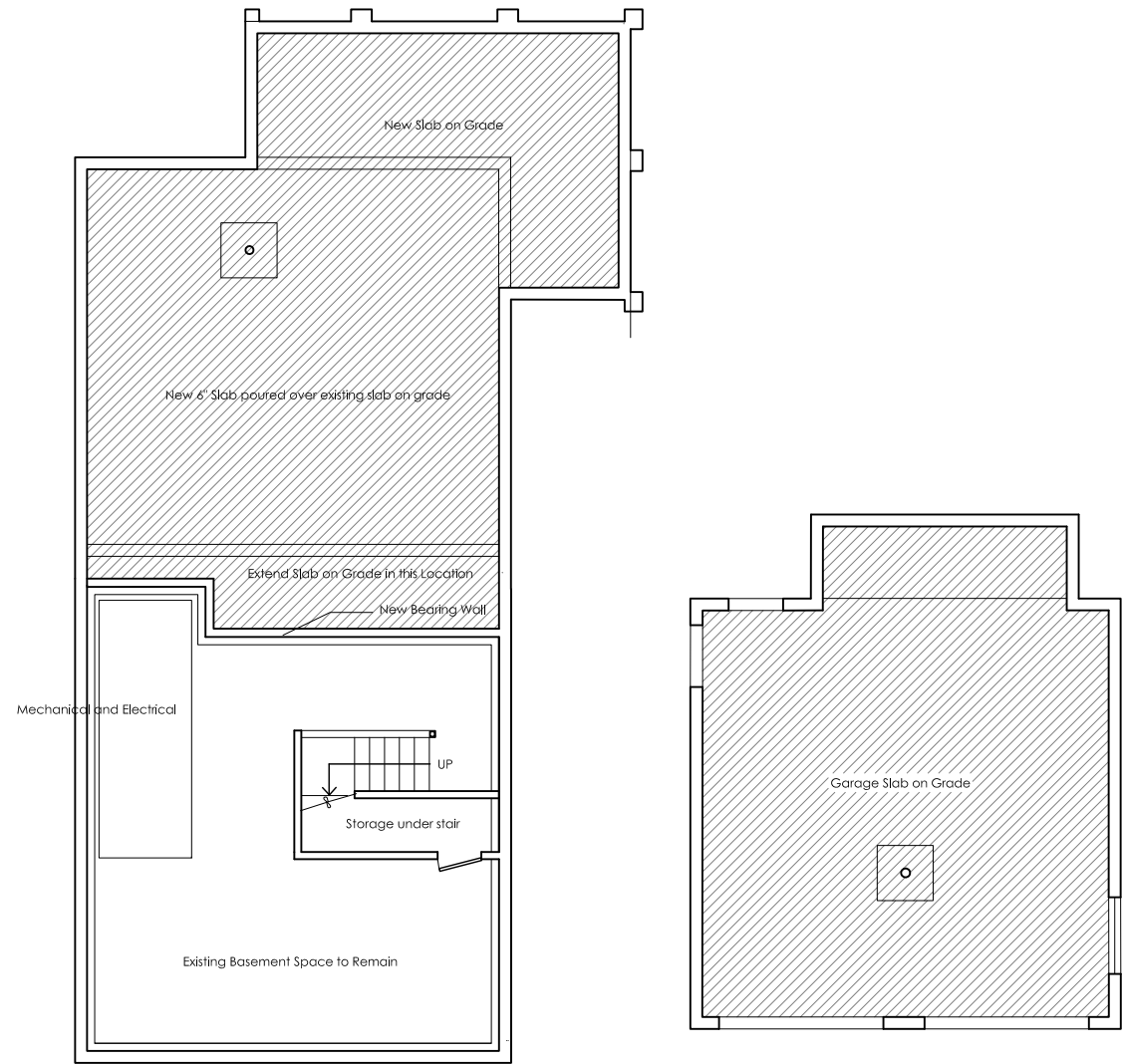
MacArthur Residence Addition  
255 Grove St, Cambridge  
Neighborhood Elevation

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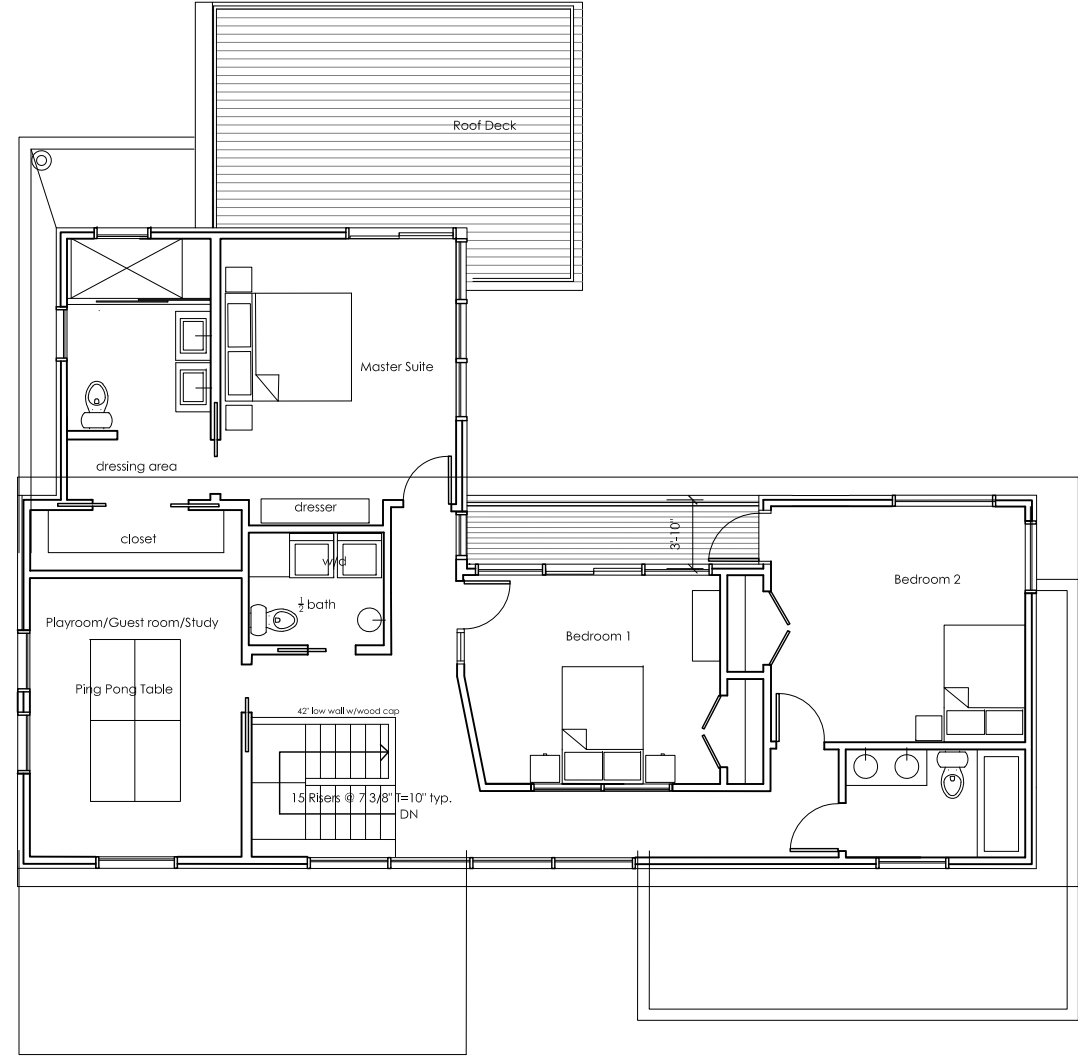
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DATE: 12.08.2022  
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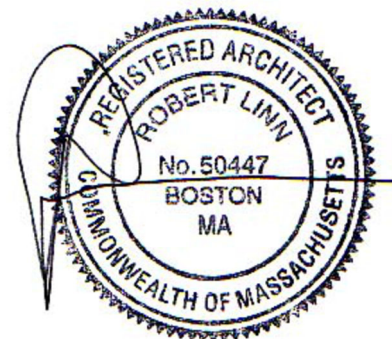




1 EXISTING BASEMENT PLAN  
3/32" = 1'-0"



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



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

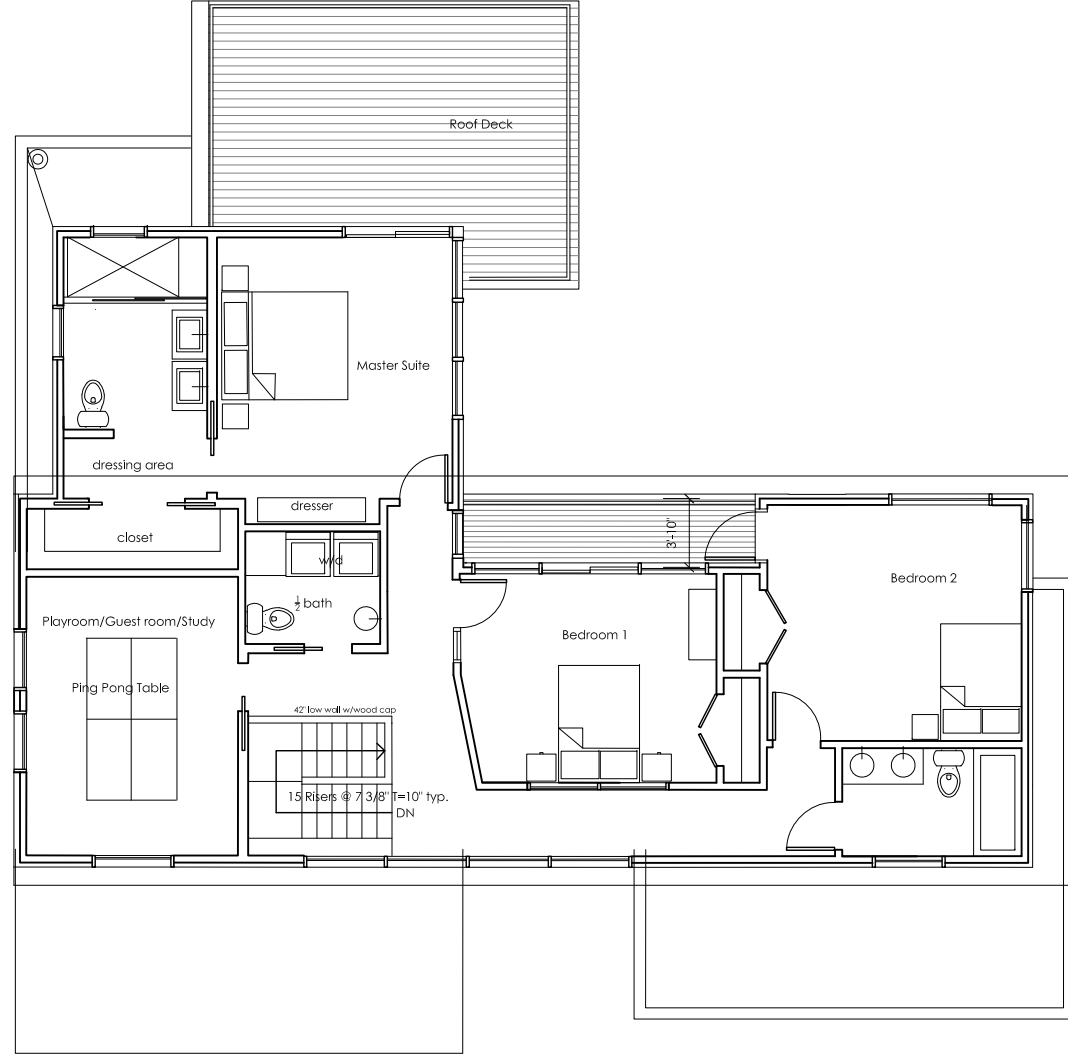
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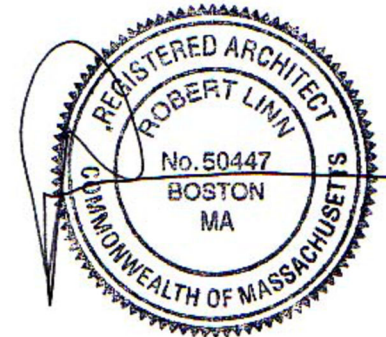
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MacArthur Residence Addition  
255 Grove St, Cambridge  
Existing Plans

A1.0



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



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

DATE: 12.08.2022

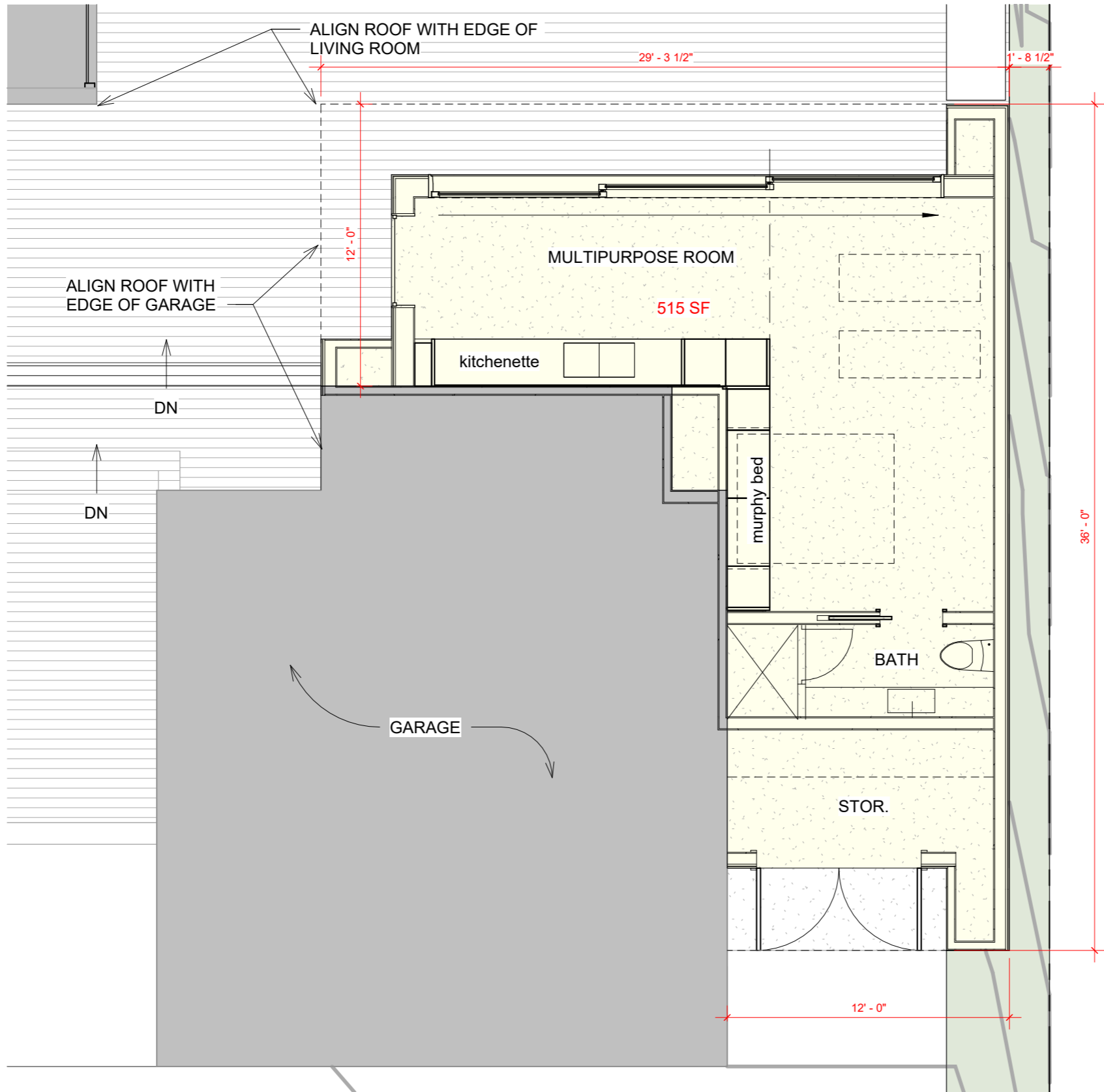
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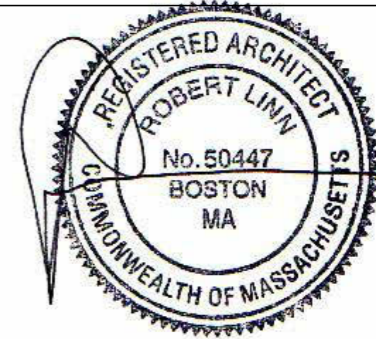
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MacArthur Residence Addition  
255 Grove St, Cambridge

Existing Plans



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



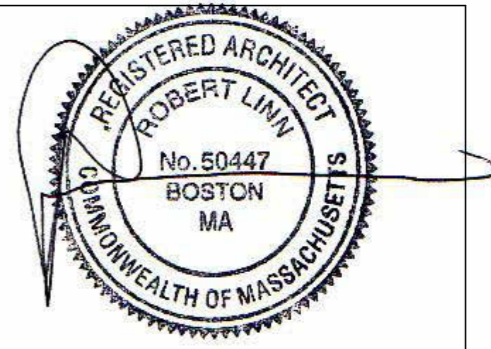
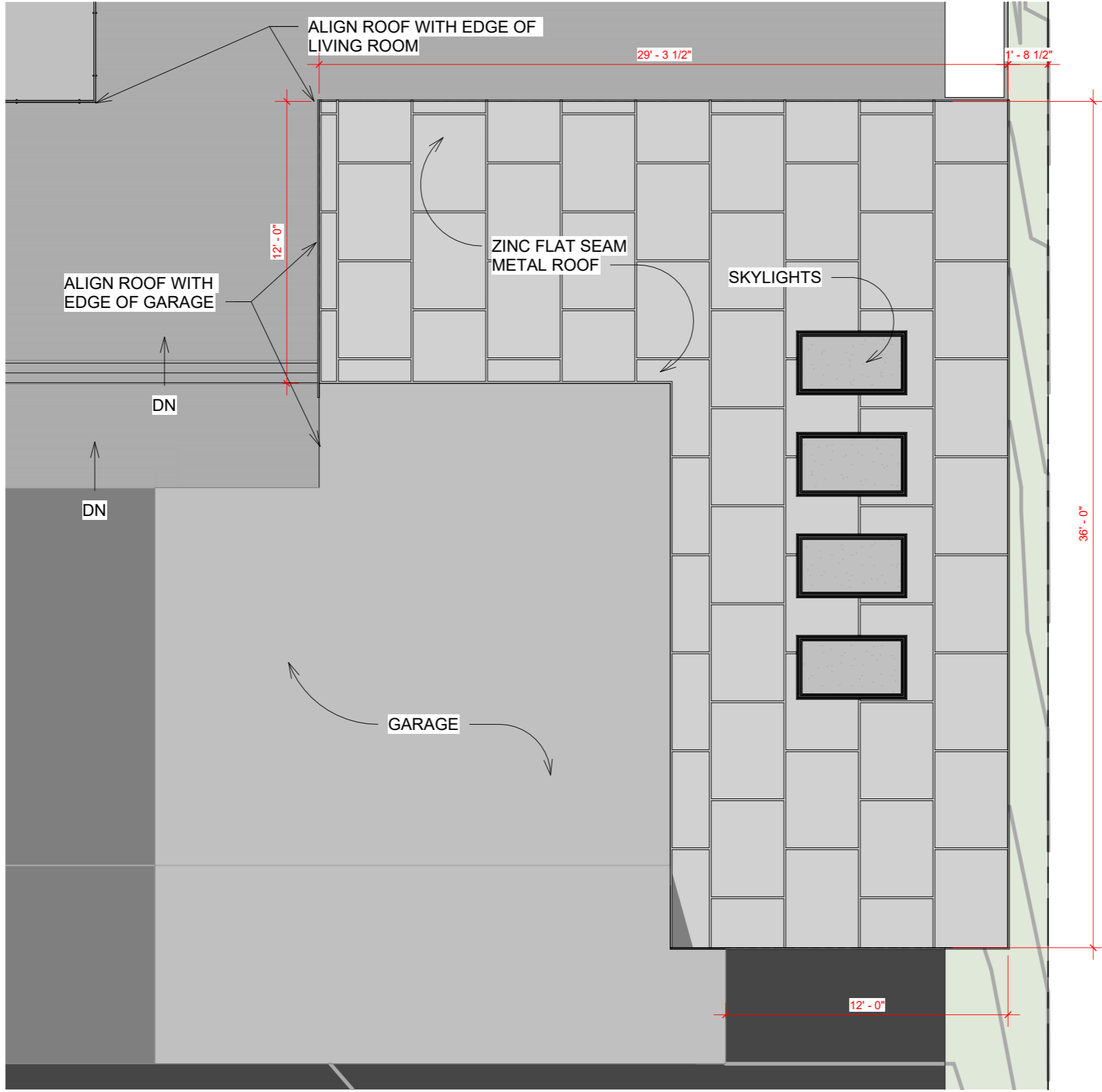
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DATE:	12.08.2021
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# A1.3

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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		



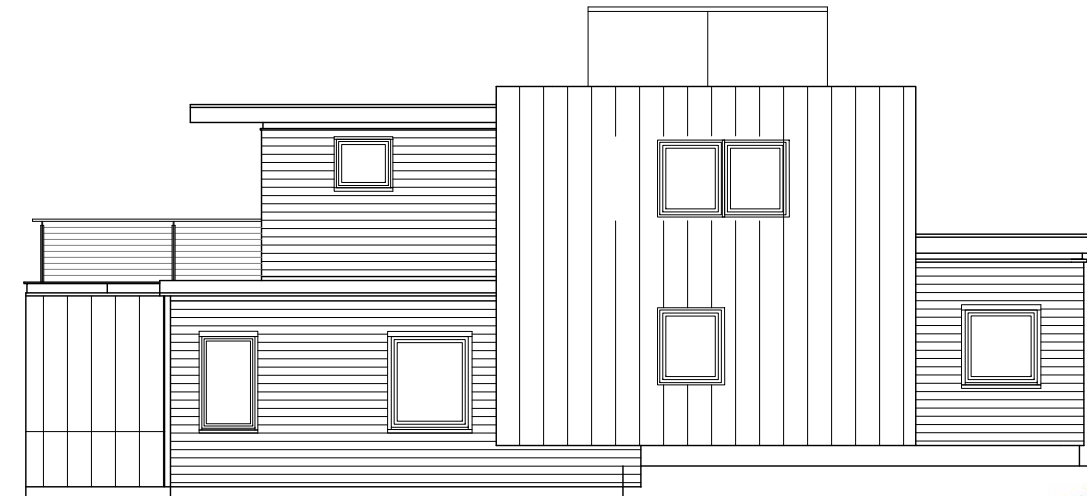
① EXISTING WEST ELEVATION  
3/32" = 1'-0"



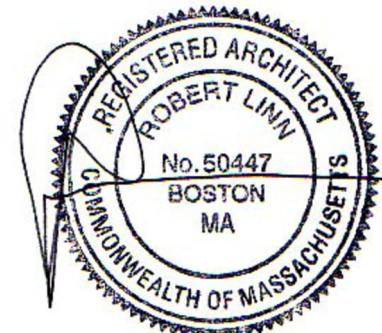
② EXISTING SOUTH ELEVATION  
3/32" = 1'-0"



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



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



MacArthur Residence Addition  
255 Grove St, Cambridge

Existing Elevations

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

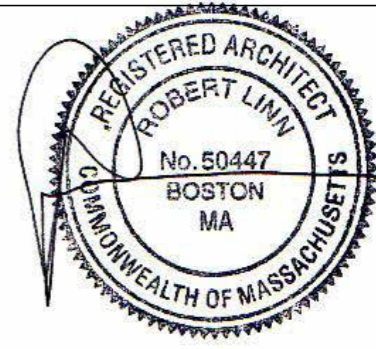
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

A2.0

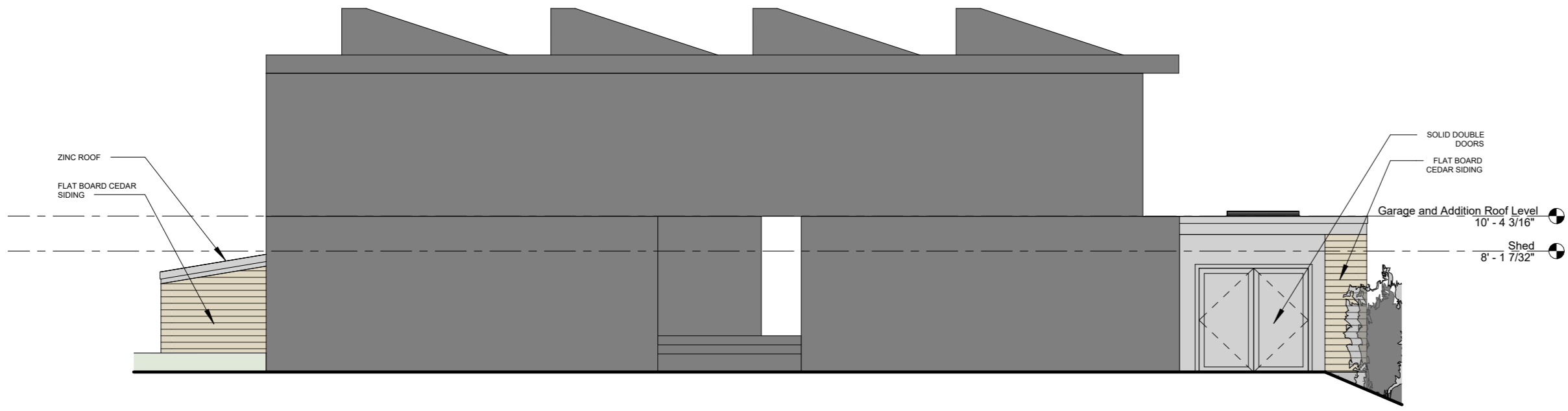
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DATE: 12.08.2022

DRAWN BY: MLA



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



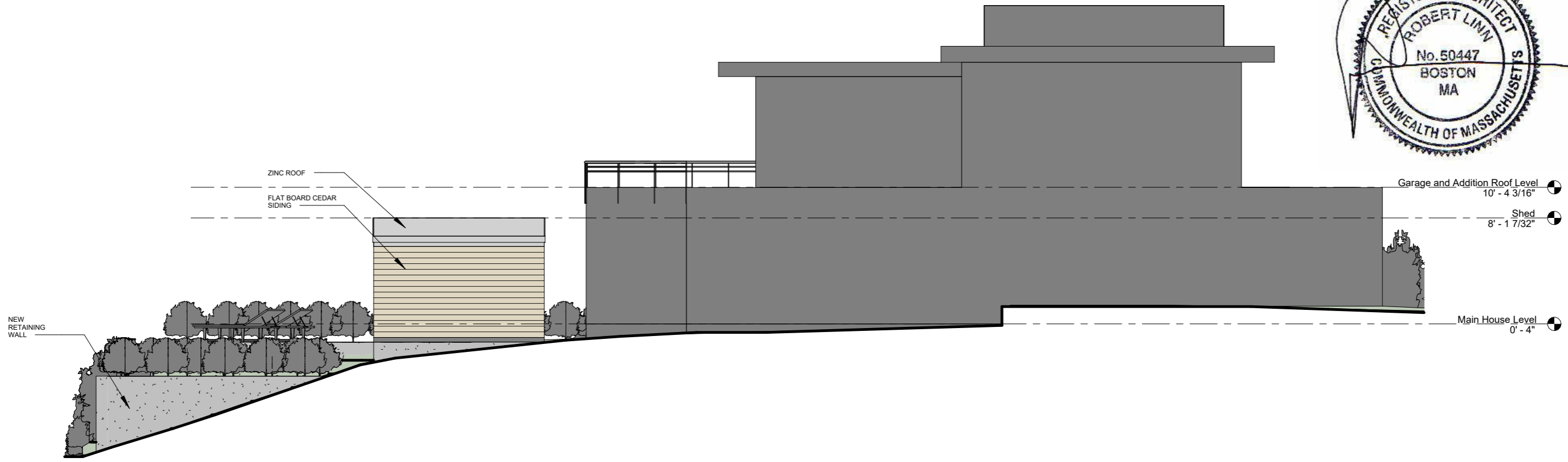
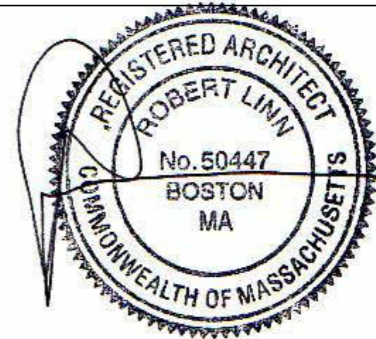
1 Proposed West Elevation  
1/8" = 1'-0"

MacArthur Residence Addition  
255 Grove St, Cambridge  
Proposed Exterior Elevations

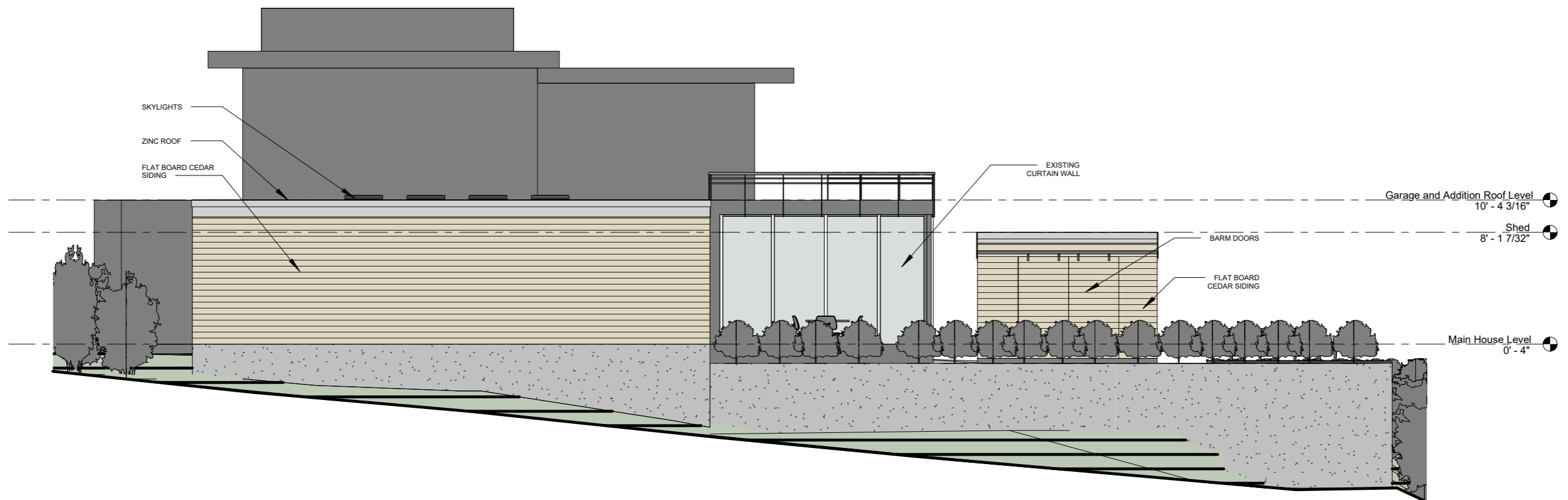
Moskow Linn Architects, Inc.  
88 Broad Street Boston, Massachusetts 02110  
tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

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

A2.1



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



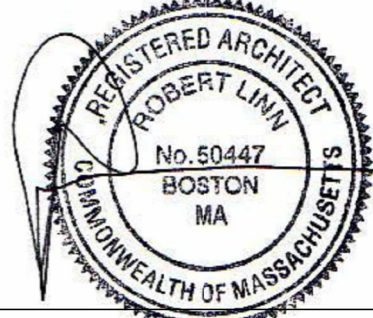
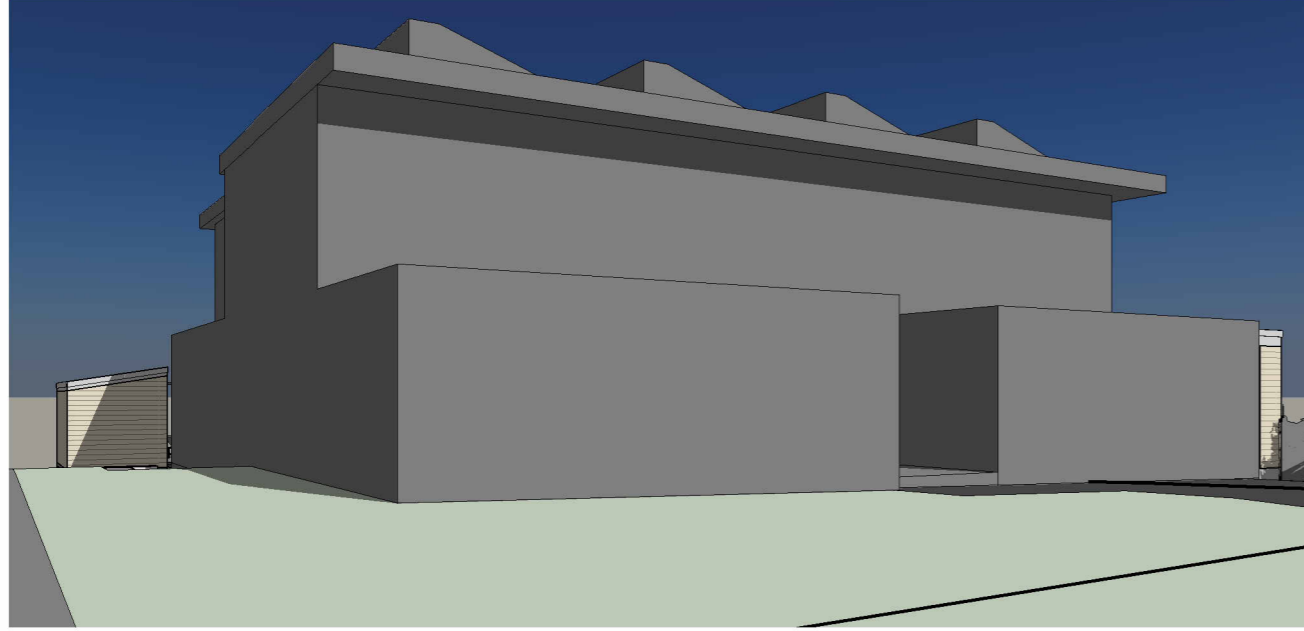
2 Proposed South Elevation  
1/8" = 1'-0"

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

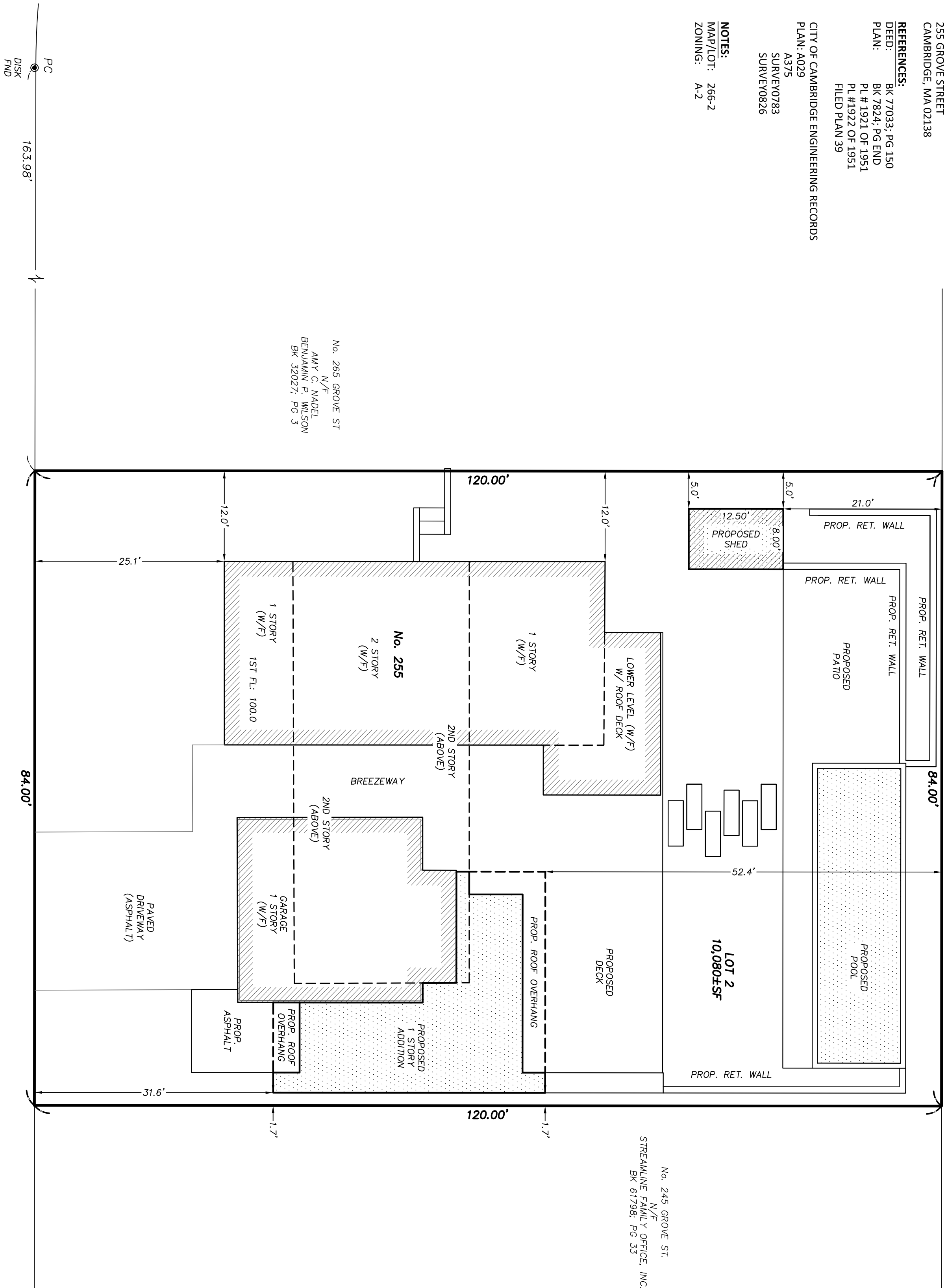
REFERENCES:  
 DEED: BK 77033; PG 150  
 PLAN: BK 7824; PG END  
 PL # 1921 OF 1951  
 PL #1922 OF 1951  
 FILED PLAN 39

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

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



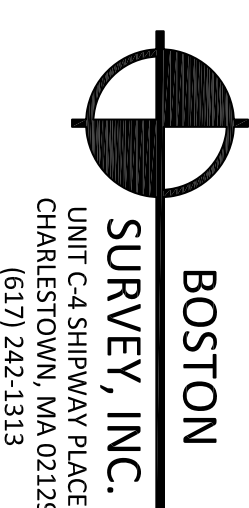
GROVE STREET  
 (PUBLIC WAY)

**CERTIFIED PLOT PLAN**  
 LOCATED AT  
**255 GROVE STREET**  
**CAMBRIDGE, MA**



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: 25017G0418E  
 EFFECTIVE DATE: 06-04-2010



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



View from Northeast

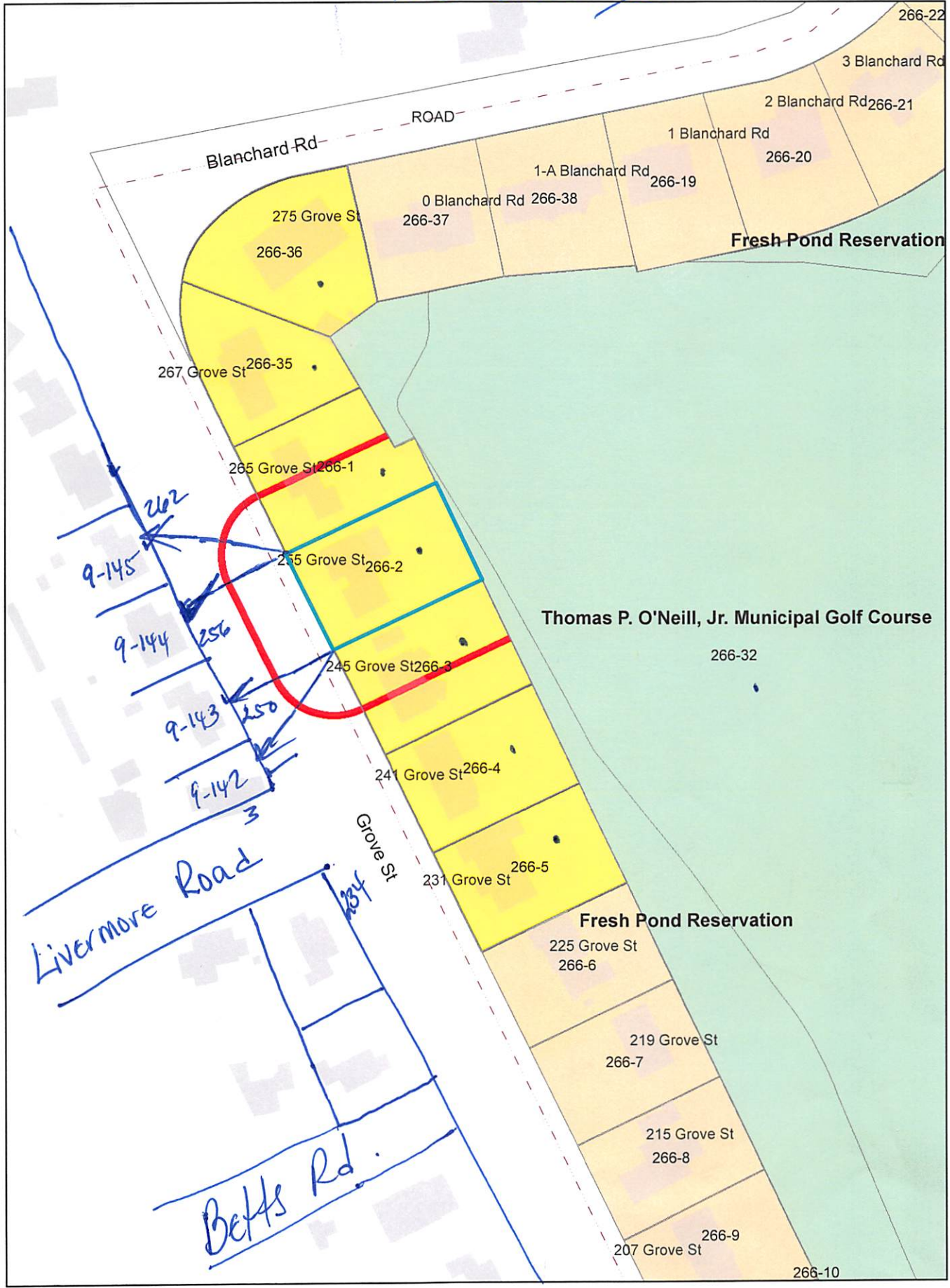


View from South West



255 Grove St.

Belmont





255 Grove St.

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



# 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

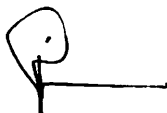
Maria Pacheco  
Cambridge MA Inspectional Services  
831 Mass. Ave.  
Cambridge, MA 02139

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 simple, stylized handwritten signature in black ink, consisting of a large, rounded initial '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

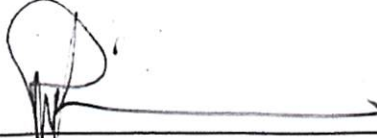
RE: Case # BZA-205192

Address: 255 Grove St

Owner,  Petitioner, or  Representative: Robert Liuk, 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: 1/23/23

  
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

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 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,

A handwritten signature in black ink, consisting of a stylized, rounded shape 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

## **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 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.

18

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22

Duncan MacArthur  
255 Grove Street  
Cambridge, MA 02138

March 9, 2023

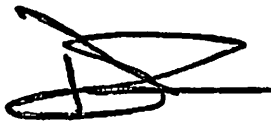
City of Cambridge  
Board of Zoning Appeal  
831 Massachusetts Avenue  
Cambridge, MA 02139

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', written over a horizontal line.

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 REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>	<u>3702</u>	<u>4640</u>	<u>5040</u> (max.)
<u>LOT AREA:</u>	<u>10080</u>		<u></u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>	<u>.37</u>	<u>.46</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 Feet:</u>			
<u>FRONT</u>	<u>25.1'</u>	<u>25.1'</u>	<u>20'</u> (min.)
<u>REAR</u>	<u>37.3'</u>	<u>33.1'</u>	<u>30'</u> (min.)
<u>LEFT SIDE</u>	<u>12.0'</u>	<u>9.0'</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>57.6'</u>	<u>61.8'</u>	
<u>WIDTH</u>	<u>58.3</u>	<u>73.3'</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3)</sup></u>	<u>69%</u>	<u>61%</u>	<u>56%</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. 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 additions 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'.

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

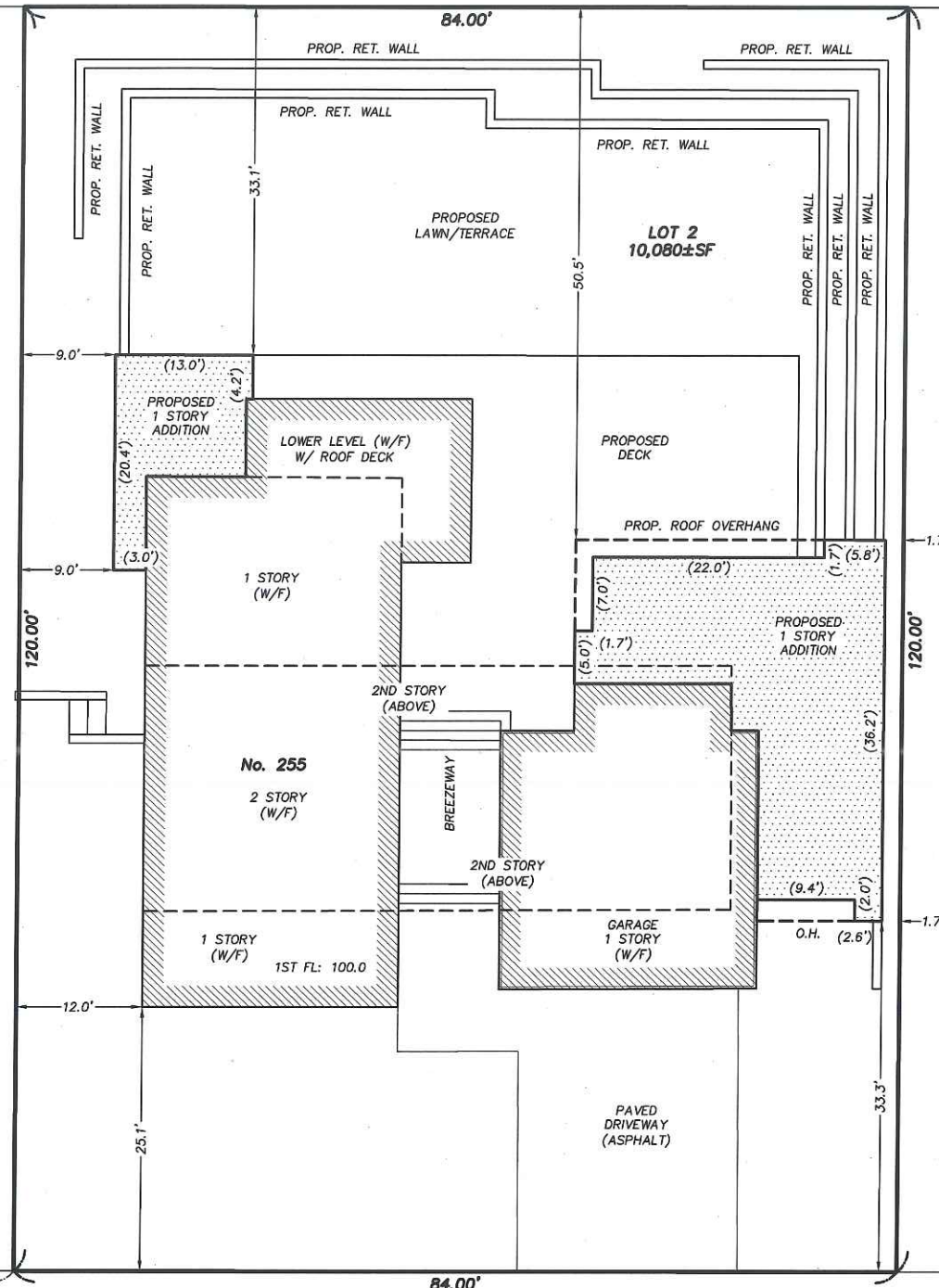
No. 619 HURON AVE  
 N/F  
 CITY OF CAMBRIDGE  
 BK 1893; PG 443

**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

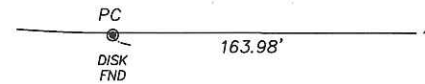
No. 265 GROVE ST  
 N/F  
 AMY C. NADEL  
 BENJAMIN P. WILSON  
 BK 32027; PG 3



**CERTIFIED PLOT PLAN**

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

SCALE: 1.0 INCH = 10.0 FEET



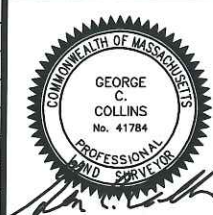
I CERTIFY THAT THIS PLAN WAS MADE FROM AN INSTRUMENT SURVEY ON THE GROUND ON THE DATE OF DECEMBER 18, 2018 AND ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

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

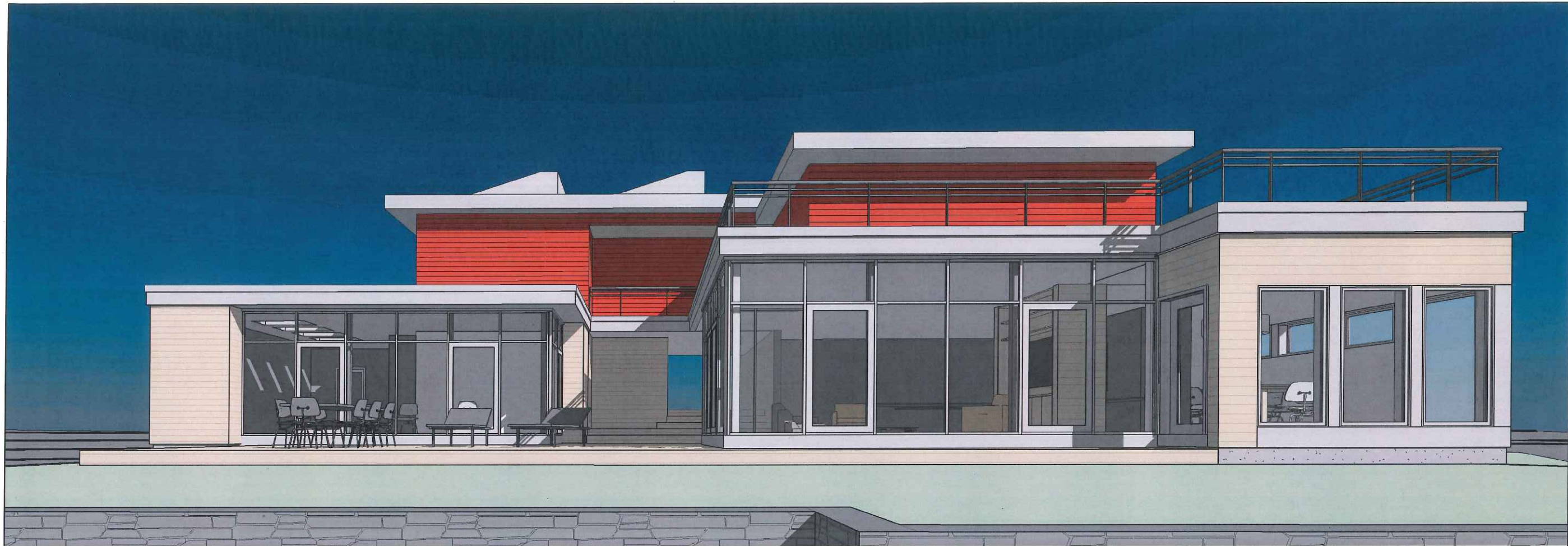
**GROVE STREET**

(PUBLIC WAY)

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





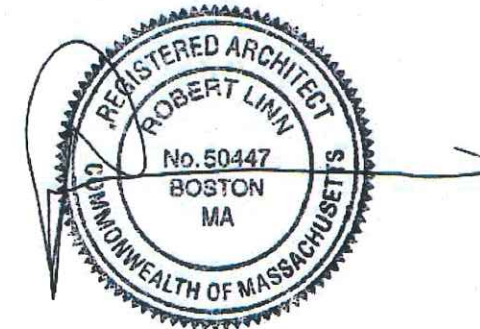


Architectural

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

Cover Sheet

Moskow Linn Architects, Inc.

88 Broad Street Boston, Massachusetts 02110

tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com

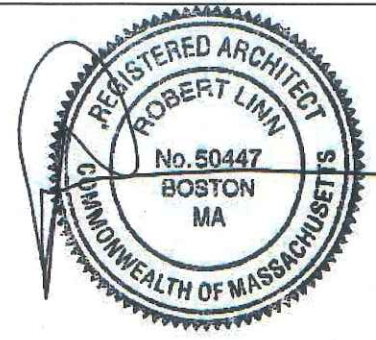
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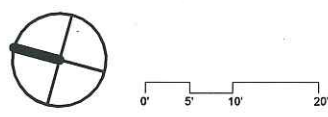
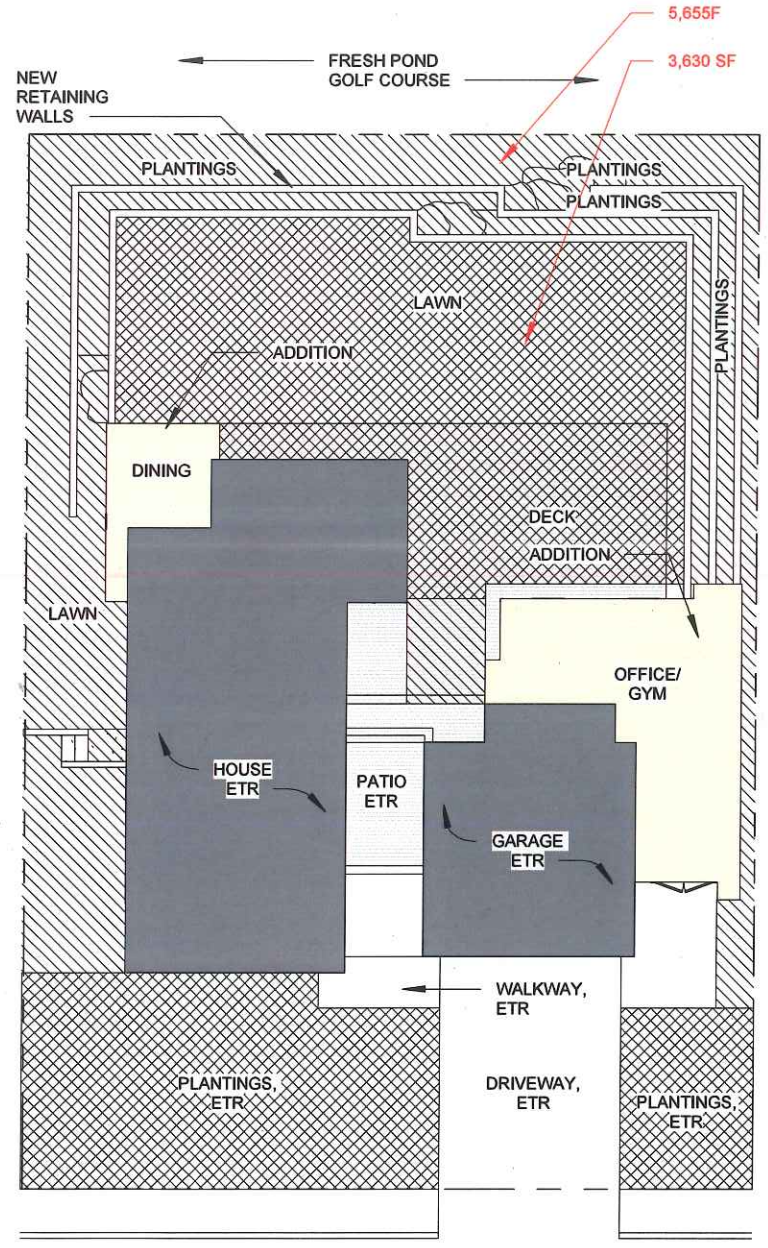
DATE: 03.30.2023

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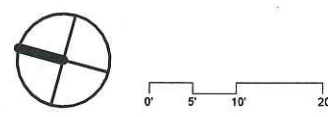
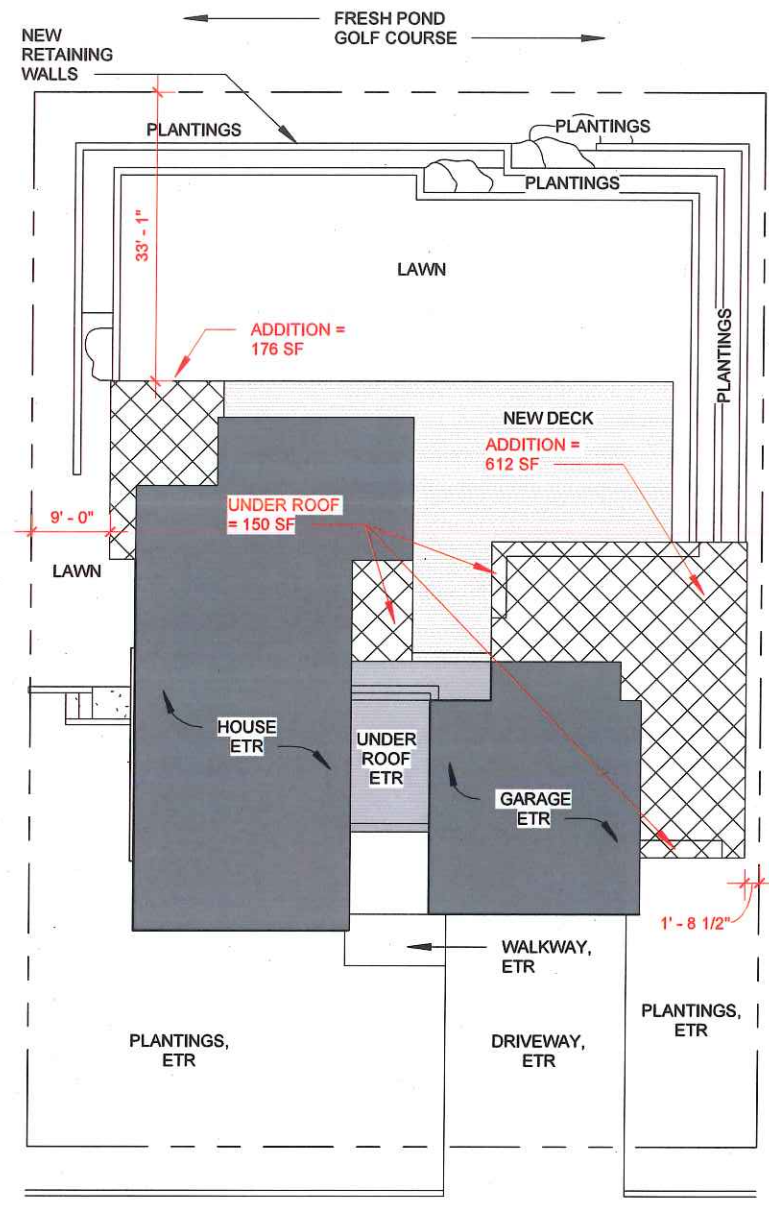


PERMEABLE OPEN SPACE MEETING REQUIREMENTS OF 5.22.3  
 PRIVATE OPEN SPACE MEETING DIMENSIONAL REQUIREMENTS OF 5.22.1



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
<b>Total Gross Floor Area</b>	<b>3702 GSF</b>	<b>4,640 GSF</b>
FAR	0.37	0.46

MacArthur Residence Addition  
 255 Grove St, Cambridge  
 Zoning Compliance

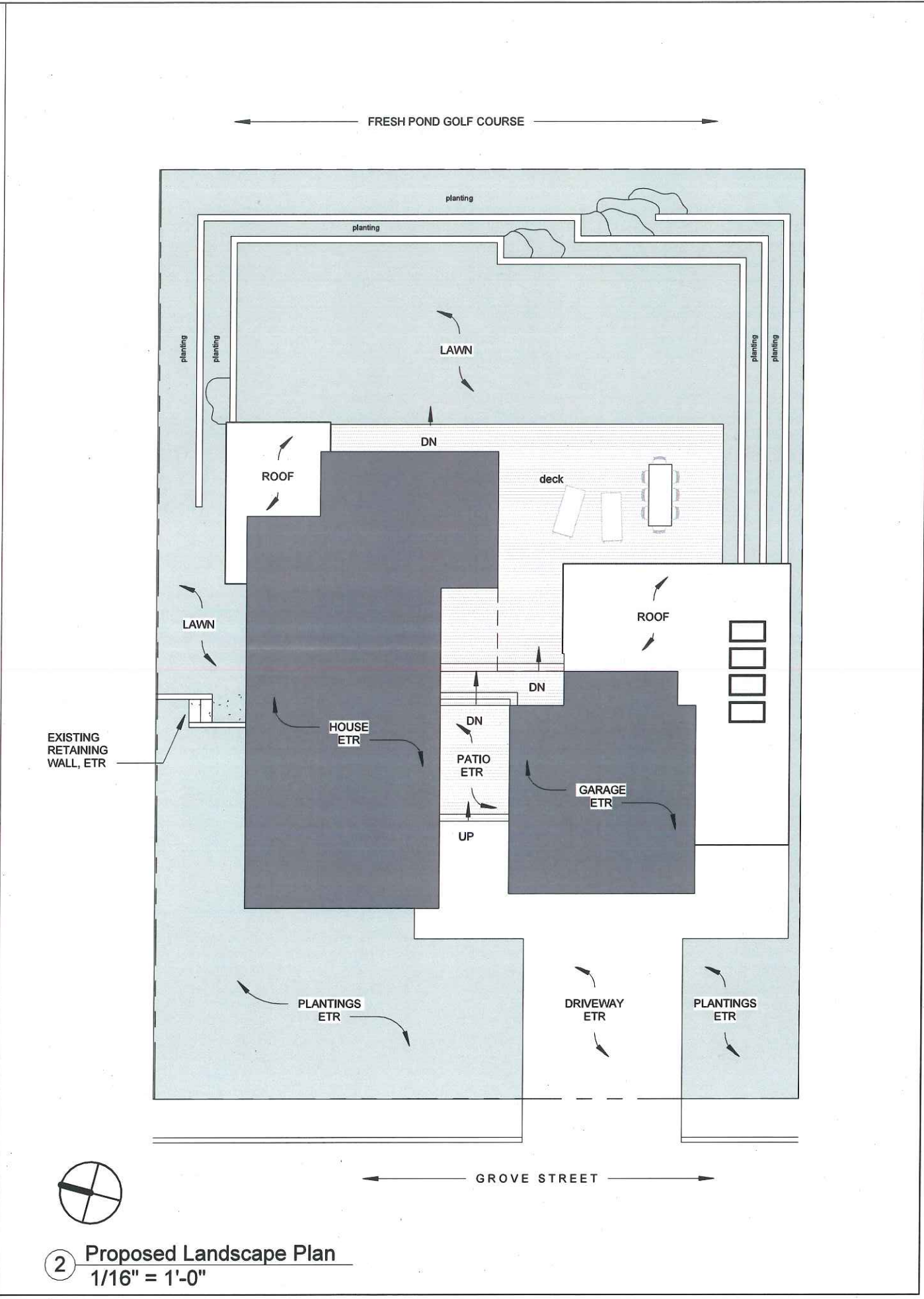
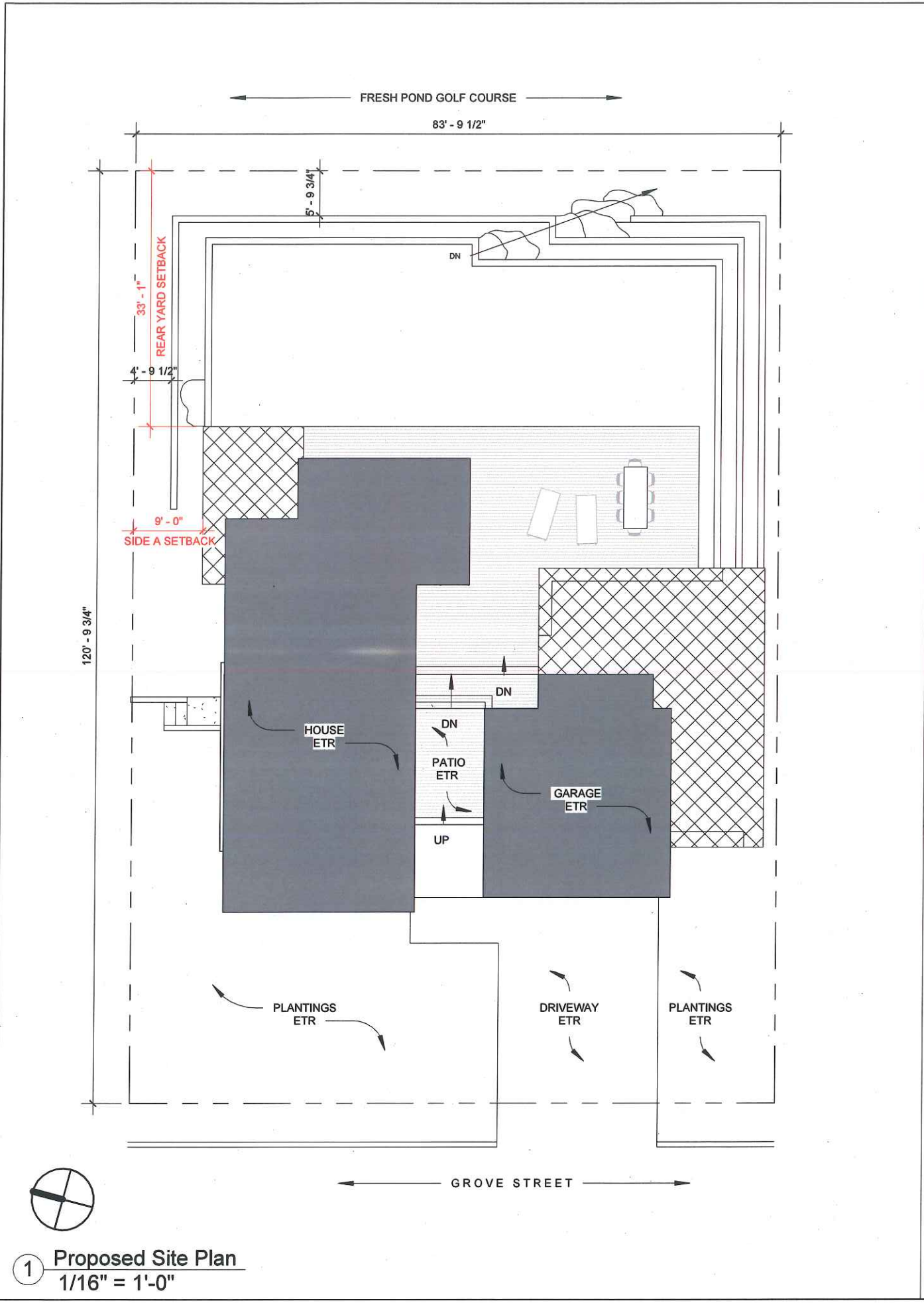
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**A0.1**

SCALE: As indicated  
 DATE: 03.30.2023  
 DRAWN BY: MLA



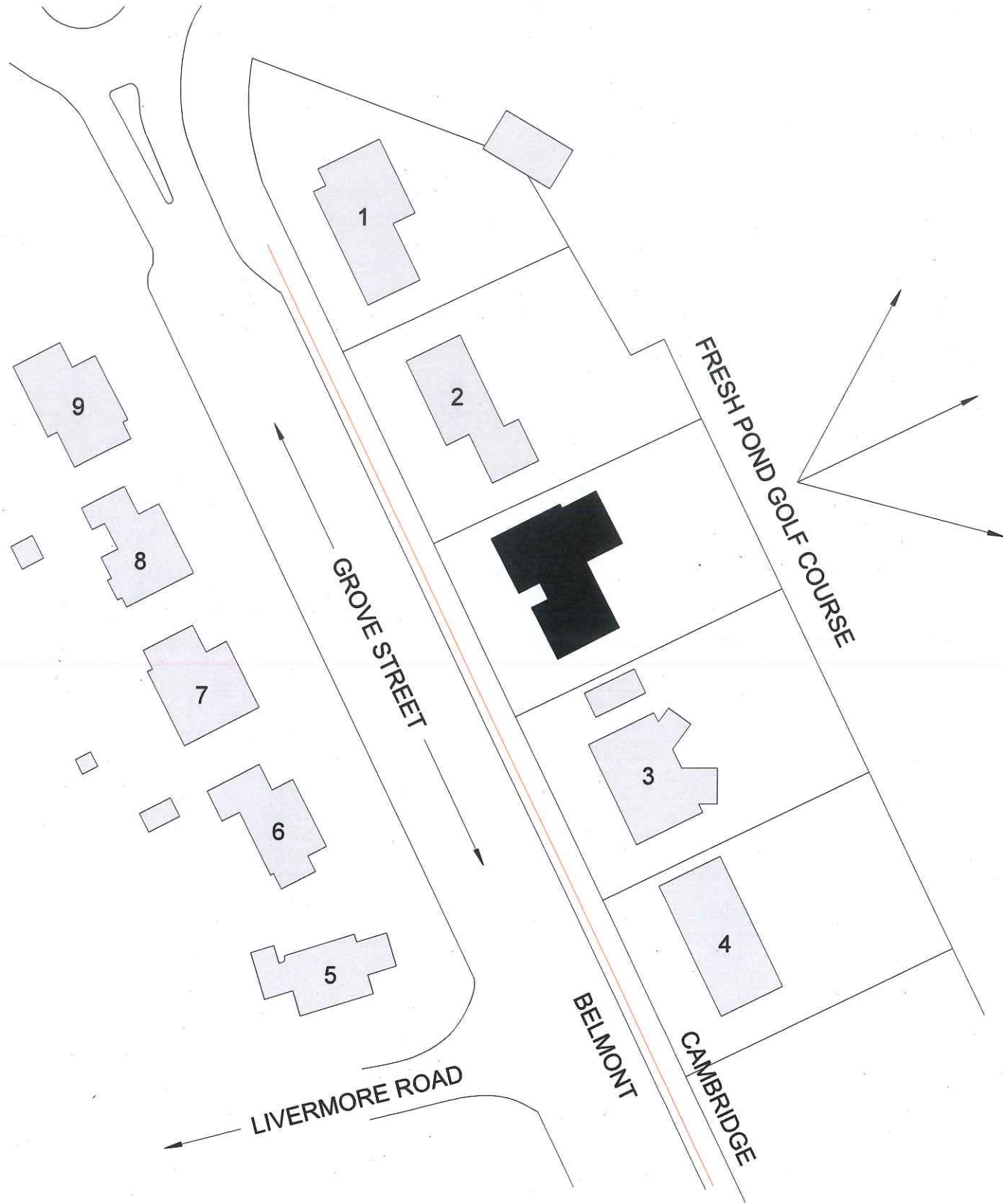
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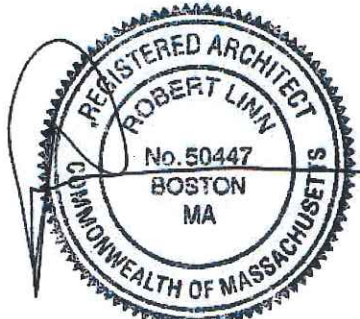
SCALE: 1/16" = 1'-0"	MacArthur Residence Addition 255 Grove St, Cambridge
DATE: 03.30.2023	Moskow Linn Architects, Inc. 88 Broad Street Boston, Massachusetts 02110
DRAWN BY: MLA	tel. 617.292.2000 fax. 617.426.4701 www.moskowlinn.com
<b>A0.3</b>	
Architectural Site Plan & Landscaping Plan	



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1 Neighborhood Context  
1" = 60'-0"



MacArthur Residence Addition  
255 Grove St, Cambridge

Neighborhood Context

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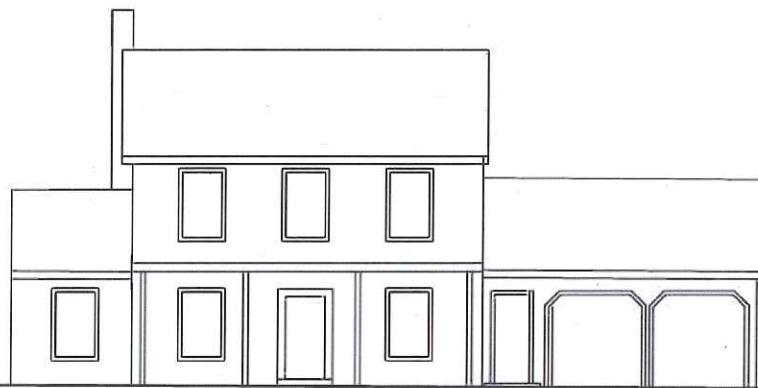
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SCALE: 1" = 60'-0"

DATE: 03.30.2023

DRAWN BY: MLA

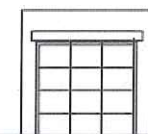




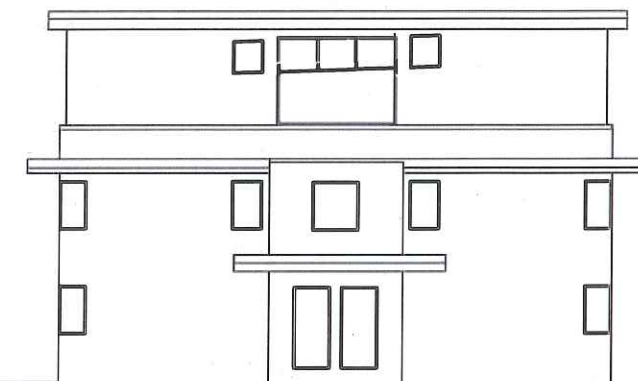
265 GROVE



255 GROVE

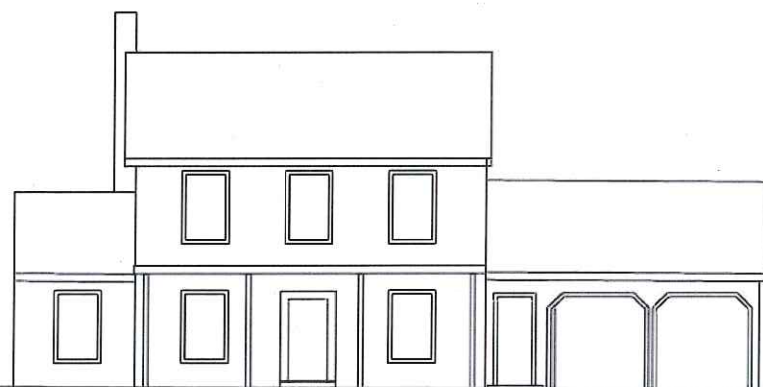


245 GROVE DETACHED GARAGE



245 GROVE

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



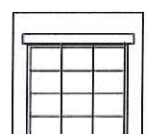
265 GROVE



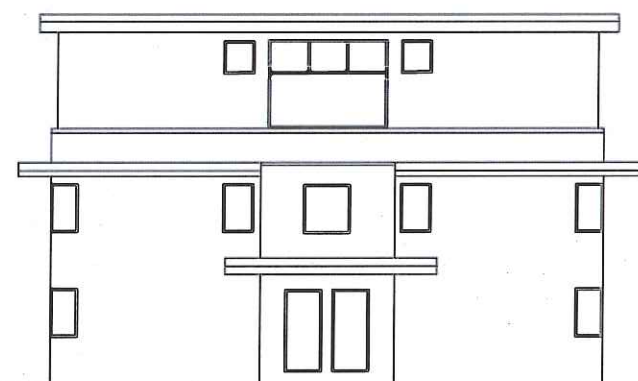
3'-0"  
PROPOSED ADDITION

255 GROVE

12'-0"  
PROPOSED ADDITION

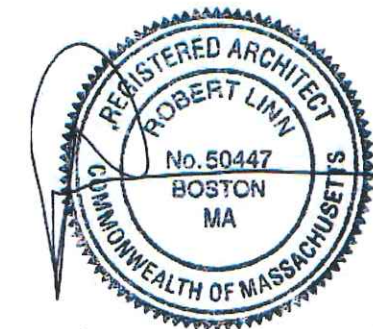


245 GROVE DETACHED GARAGE



245 GROVE

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



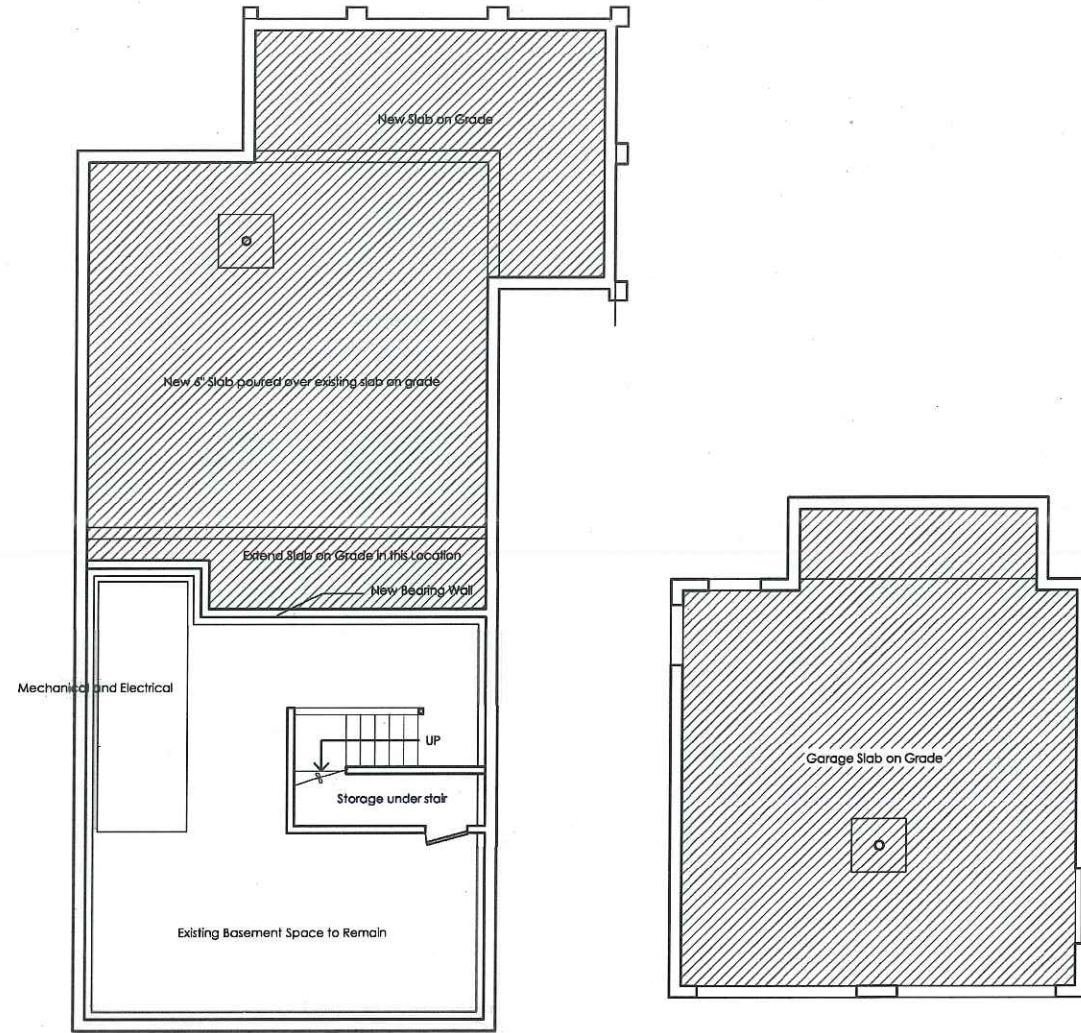
MacArthur Residence Addition  
255 Grove St, Cambridge  
Neighborhood Elevation

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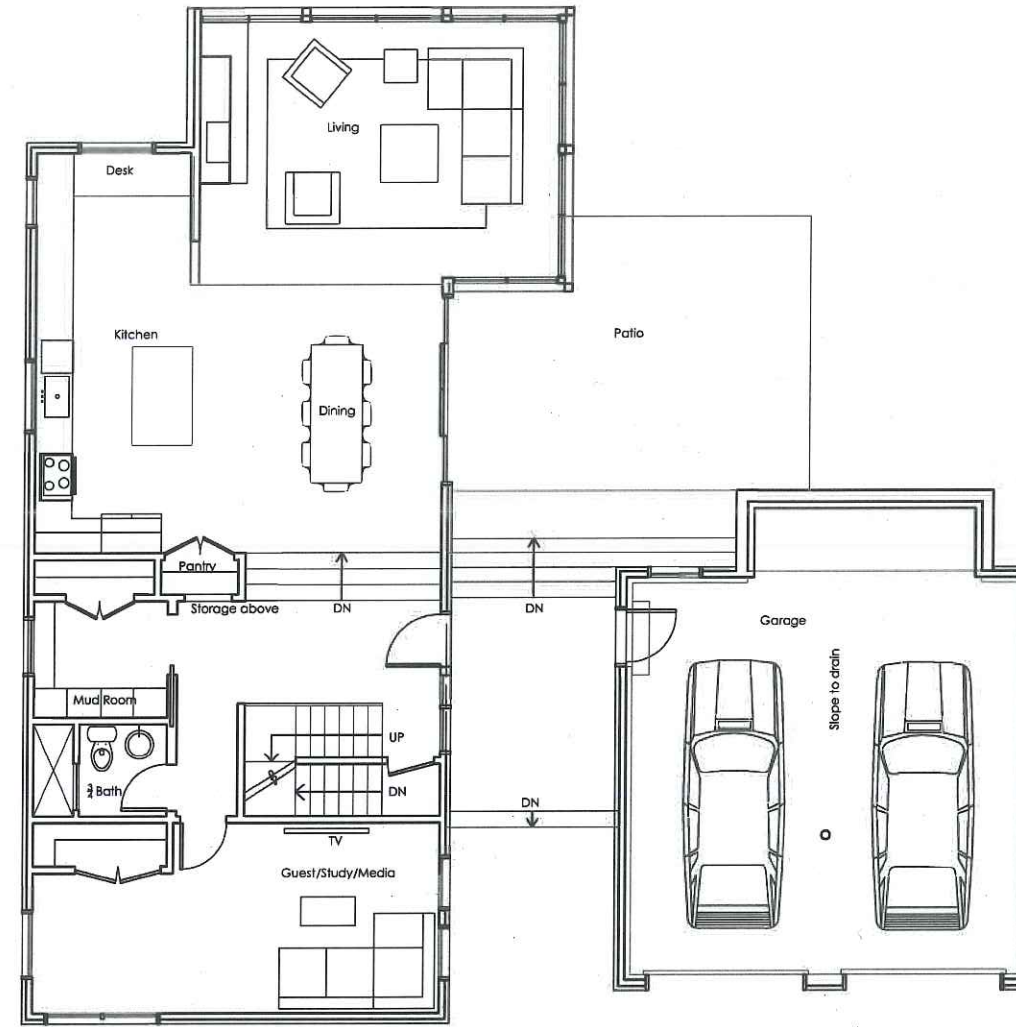
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DATE: 03.03.2023  
DRAWN BY: MLA

A0.5

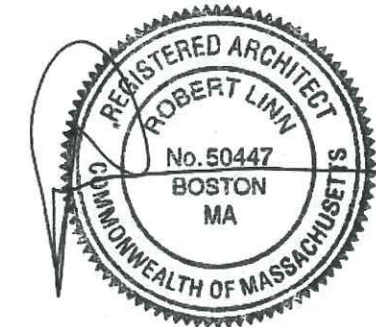




1 EXISTING BASEMENT PLAN  
3/32" = 1'-0"



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



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

DATE: 3.03.2023

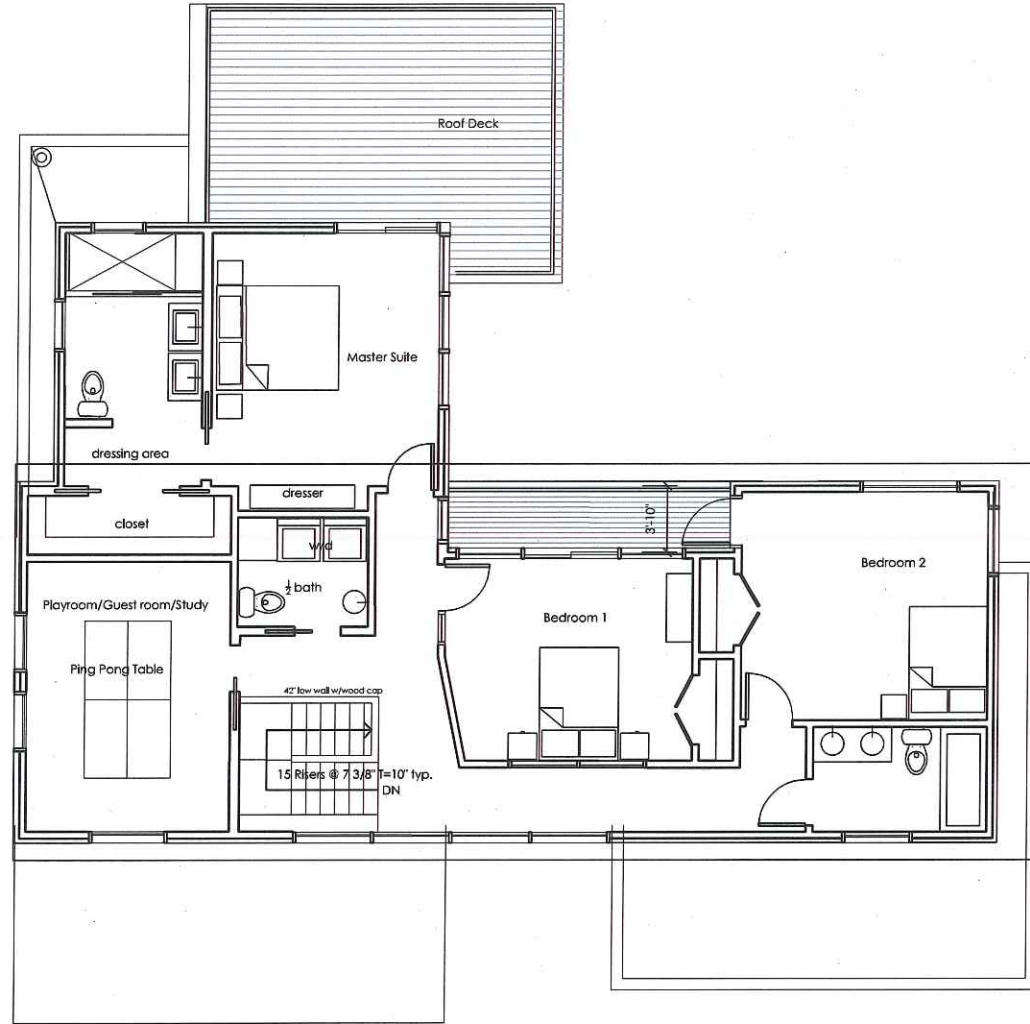
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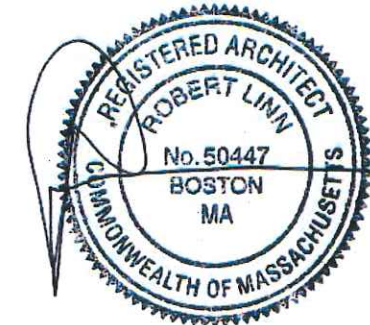
A1.0

MacArthur Residence Addition  
255 Grove St. Cambridge

Existing Plans



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



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

DATE: 03.03.2023

DRAWN BY: MLA

A1.1

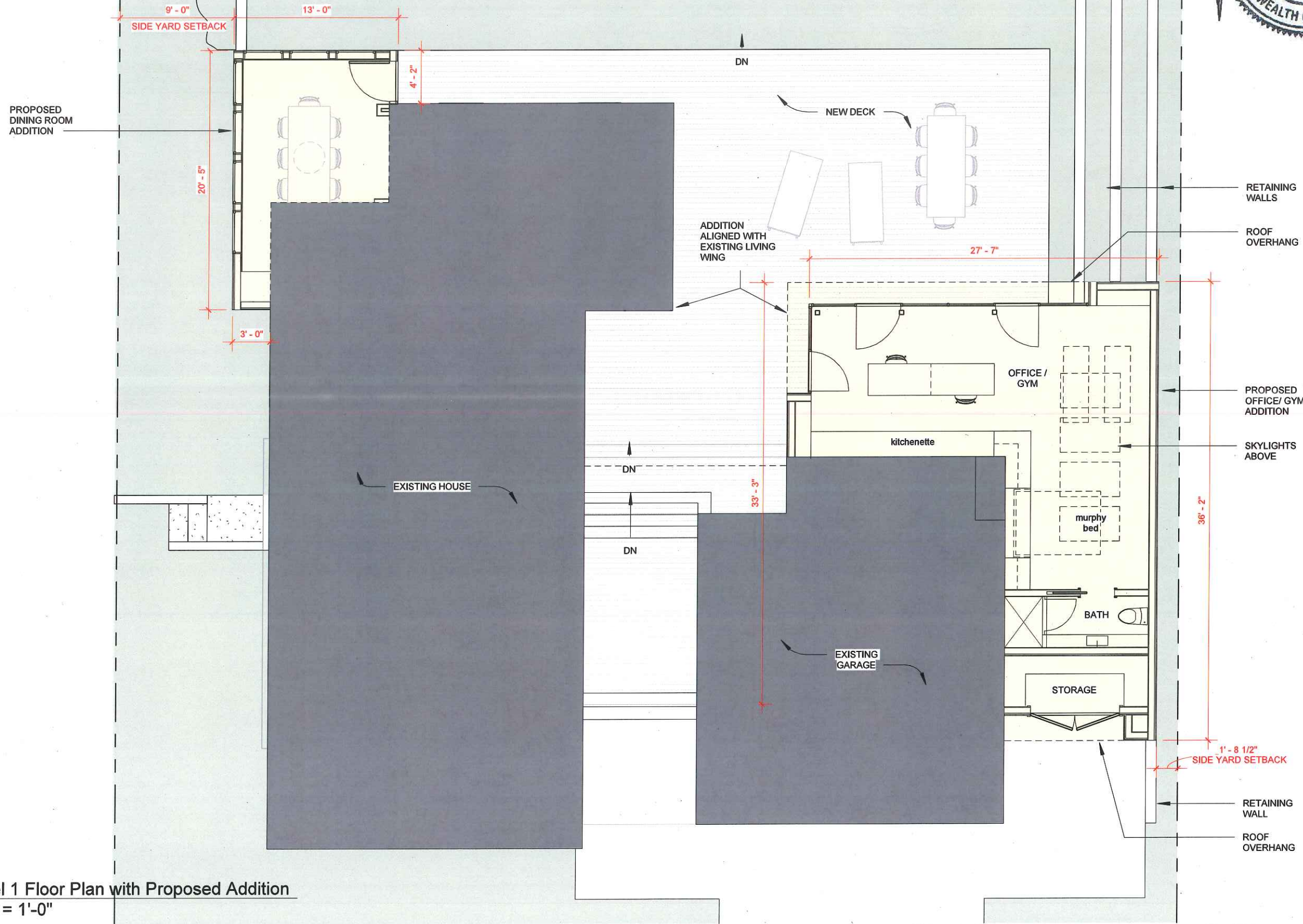
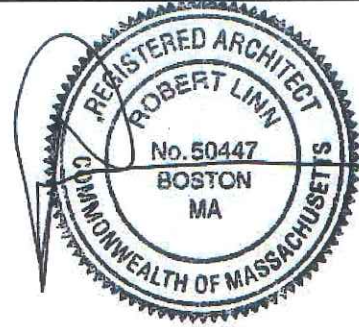
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MacArthur Residence Addition  
255 Grove St, Cambridge

Existing Plans



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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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A1.3

SCALE: 1/8" = 1'-0"

DATE: 03.30.2023

DRAWN BY: MLA

RETAINING WALLS

ROOF OVERHANG

PROPOSED OFFICE / GYM ADDITION

SKYLIGHTS ABOVE

RETAINING WALL

ROOF OVERHANG

DN

DN

DN

NEW DECK

ADDITION ALIGNED WITH EXISTING LIVING WING

EXISTING HOUSE

EXISTING GARAGE

OFFICE / GYM

kitchenette

murphy bed

BATH

STORAGE

9'-0" SIDE YARD SETBACK

13'-0"

20'-5"

4'-2"

3'-0"

27'-7"

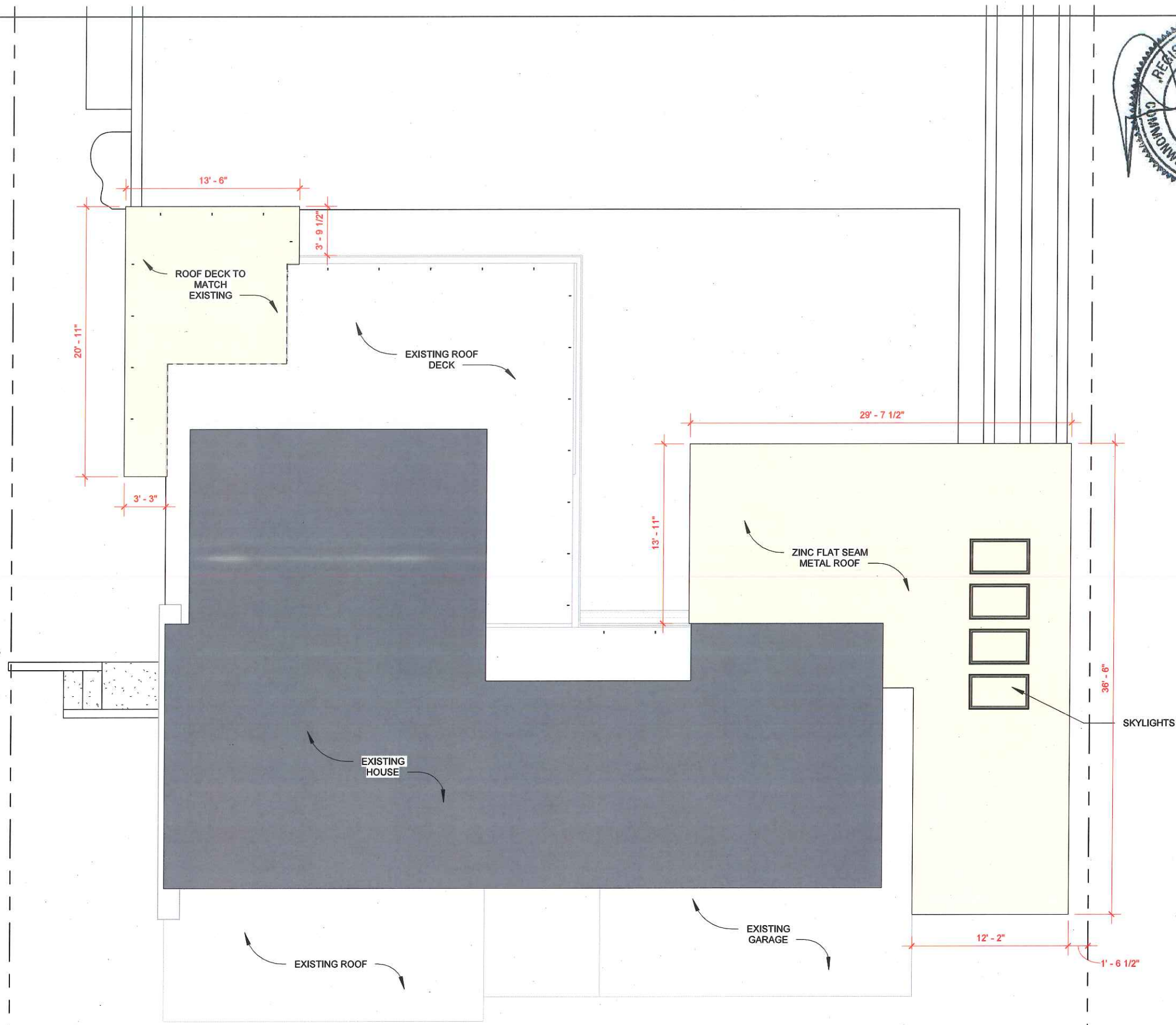
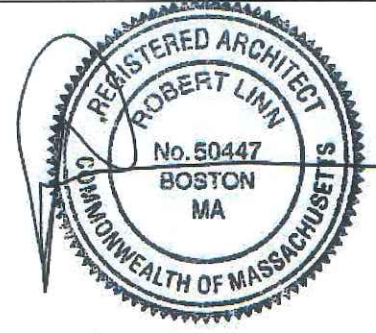
33'-3"

36'-2"

1'-8 1/2" SIDE YARD SETBACK



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

MacArthur Residence Addition  
255 Grove St, Cambridge  
Proposed Addition Roof Plan

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

A1.4



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



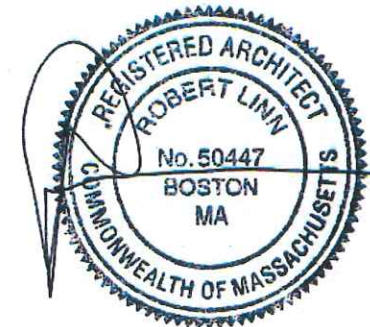
② EXISTING SOUTH ELEVATION  
3/32" = 1'-0"



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



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



MacArthur Residence Addition  
255 Grove St. Cambridge

Existing Elevations

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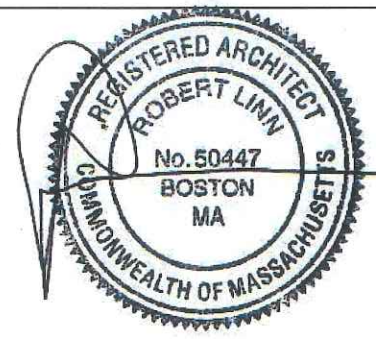
A2.0

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

DATE: 03.03.2023

DRAWN BY: MLA





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



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

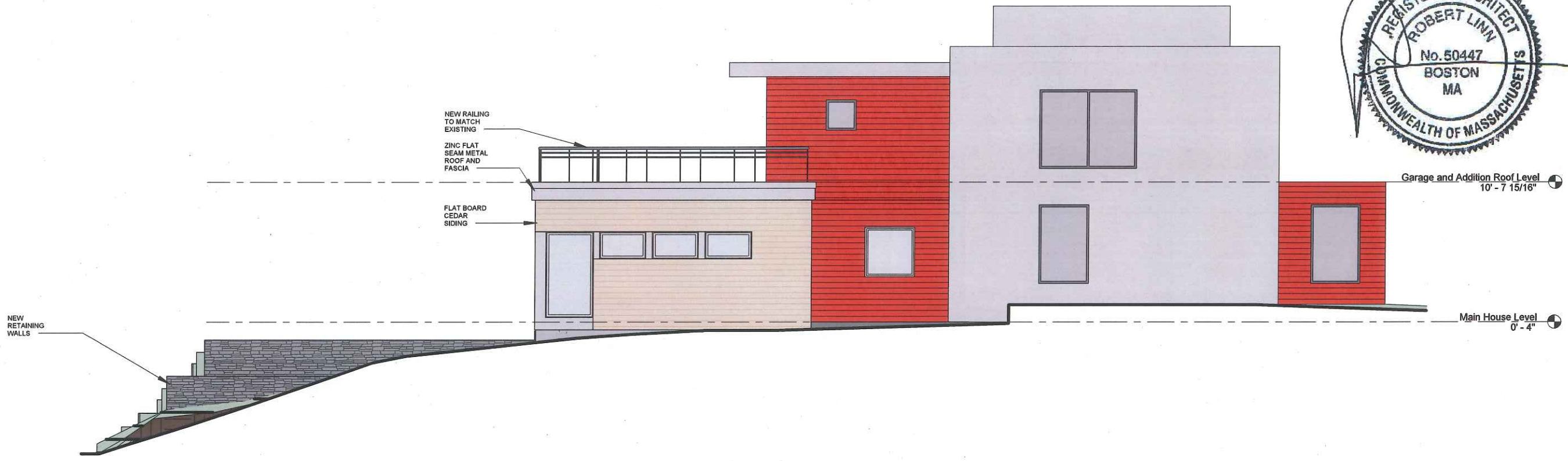
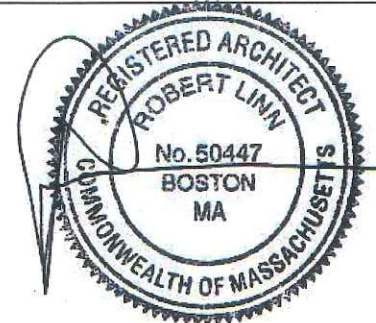
MacArthur Residence Addition  
255 Grove St, Cambridge  
Proposed Exterior Elevations

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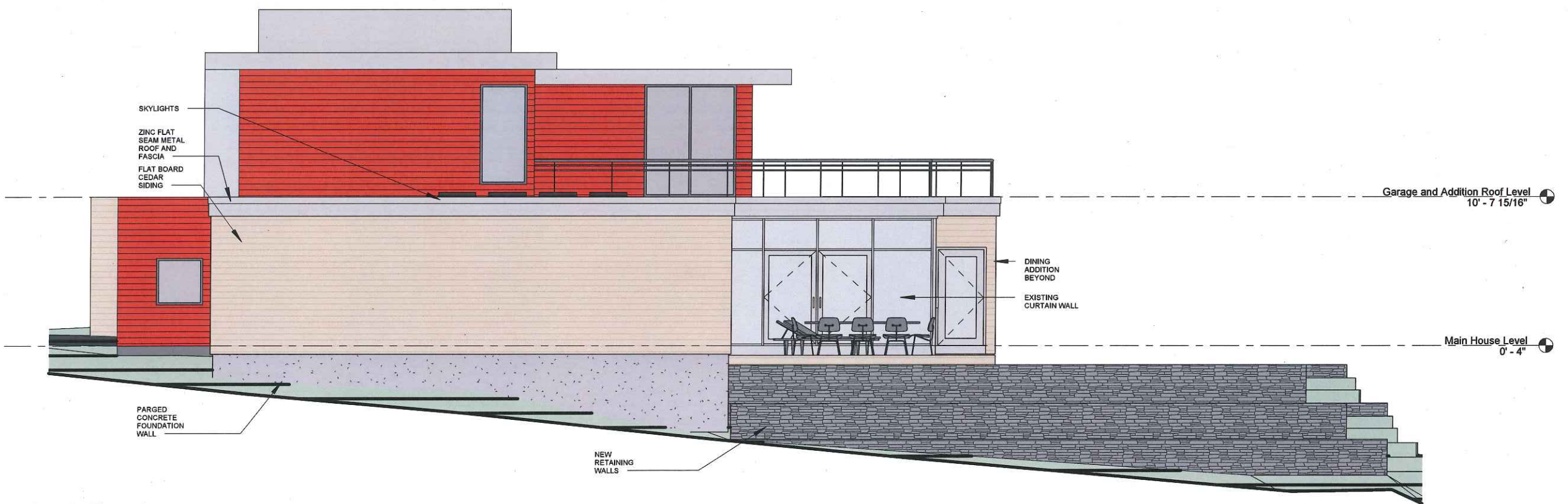
A2.1

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





SCALE:	A7.0	
DATE:	03.30.2023	
DRAWN BY:	MLA	
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MacArthur Residence Addition 255 Grove St, Cambridge		
3D Views_Exterior		



1 on Grove Street?

2 [Pause]

3 All right. Let me call Case No. 205192 -- 255  
4 Grove Street. Mr. Linn?

5 ROBERT LINN: Yes. Oh, I'm sorry. I wasn't sure  
6 you were ready for me to speak. This is Robert Linn from  
7 Moskow Linn Architects. And I am presenting with -- today  
8 with the owner, Duncan MacArthur.

9 We actually started this project back in 2021, and  
10 we designed a conforming accessory unit that we -- that was  
11 going to be used as a multipurpose flex room that was  
12 positioned to the north of the house in the yard but was --  
13 it met all of the requirements of the -- of the zoning  
14 bylaws, and we were permitted for that project in the early  
15 part of 2021.

16 Prior to building, Duncan had some interactions  
17 with his neighbors, who were very concerned -- their  
18 neighbors to the left at 265 Grove -- that the structure  
19 that we were planning to build was going to be blocking the  
20 view.

21 And as I'm sure those of you who know Grove  
22 Street, it's a very unusual street in that, you know, it's

1 against a busy road, which is right on the edge of  
2 Cambridge. But the street has beautiful views out to the  
3 pond and over the golf course. So the view is really one of  
4 the things that make it very special.

5 So, Duncan being sensitive to that actually asked  
6 us then to go back to the drawing board and try to design  
7 something that would satisfy the needs that he was looking  
8 for to have his house have this multipurpose space and  
9 office space, but that would also preserve the views for his  
10 neighbors and in that case, the neighbors on both sides and  
11 his own view, for that matter.

12 So we tried many, many options that were expanding  
13 out into the yard. And it's a -- in this particular  
14 district, we have an FAR of 0.5. So it's not -- FAR is not  
15 a problem. The yards are all over 10,000 square feet. So  
16 there's no issue with open space.

17 But the -- you know, the obvious answer would be  
18 to build something in the back yard, but anything that we  
19 came up with was -- that was going to expand it that would  
20 be conforming was in some ways interfering with the view  
21 plane of either the neighbors at 265 or 245.

22 So the project that we have before you shows an

1 addition of this multipurpose room, a single-story  
2 multipurpose room on the right side, which is pulled back to  
3 allow for no obstruction of views from either the  
4 MacArthurs' house or from 245 on the right. But it does  
5 impose significantly on the setback on the rights.

6           So it's -- you're asking for, you know, the  
7 ordinance requires minimum 10, sum of 25; we're asking for I  
8 believe it's 1.7 on that side.

9           And then in kind of working through this with the  
10 neighbors, we submitted several weeks ago and we -- as the  
11 Board knows, we've asked for multiple continuances, because  
12 we've been trying to work with the neighbors to understand  
13 kind of how to modify this to work for everyone.

14           In the original submission, we had a pool that was  
15 -- by right -- that was on the right, that was going to be  
16 on the right side, which in the newer submission we've  
17 removed per their request.

18           And then on the left side, we've added a little  
19 bit of a bump-out that also imposes on the setback that goes  
20 into nine feet, at 265, on 265 Grove side.

21           And Duncan had multiple conversations with those  
22 neighbors. And I believe they've submitted, recently, a



1 letter of support in that what we're showing now is pulled  
2 back enough that it doesn't impose on their view and doesn't  
3 impose on this marginal tree that's kind of straddling  
4 between their two properties.

5           So long and the short of it is we've -- we're  
6 before the Board because we're asking to have a variance to  
7 allow us to build in the setbacks, but we're doing so to not  
8 sort of diminish the wonderful quality of Grove Street for  
9 all of the people, the MacArthurs included, blocking their  
10 views out to the golf course into Fresh Pond.

11           And finally, on both sides, the house on the right  
12 side has a garage that's adjacent to the 1' or 1.7' setback,  
13 and on the left side it's facing their garage as well.

14           So being so close to the property lines is not  
15 going to be imposing on any of their, like, privacy issues.  
16 Because it's just abutting or close to what is really their  
17 garage space.

18           So that is the -- that is what's before you today.

19           BRENDAN SULLIVAN: Okay. My first glance at this  
20 is that the -- that 1.7' setback is I think -- to me it's a  
21 little bit extreme ask, because, you know, what if the  
22 neighbor on the right wanted to put a two-car garage in?

1 Does that mean that the -- you know, then we've got to  
2 really reduce the amount of space between structures? But  
3 anyhow, we'll see how it goes.

4 Jim Monteverde, any questions or comments at this  
5 time?

6 JIM MONTEVERDE: No questions. Comments: I've  
7 just been looking at the plans I wasn't comfortable with,  
8 and I think that the orientation is right, but facing the  
9 house and the setback to the right, the one that Mr.  
10 Sullivan just discussed: I similarly am uncomfortable with  
11 that, cutting that down to that one-foot-seven dimension, or  
12 1.7' dimension.

13 BRENDAN SULLIVAN: Andrea Hickey, any questions,  
14 comments of the petitioner?

15 ANDREA HICKEY: Yes. So I would applaud the  
16 petitioner and his representative for making concessions and  
17 efforts with the neighbors, with respect to their concerns  
18 about view. But I remain concerned with the 1.7' setback on  
19 the side, as shown.

20 So I share your comments, Mr. Chair, as well as  
21 that of Mr. Monteverde.

22 BRENDAN SULLIVAN: Okay.

1           ANDREA HICKEY: That's all I have.

2           BRENDAN SULLIVAN: Wendy Leiserson, any questions  
3 or comments at this time?

4           WENDY LEISERSON: No further comments, thank you.

5           BRENDAN SULLIVAN: Okay. Laura Wernick, any?

6           WENDY LEISERSON: No. No further comments. I  
7 would agree with my colleagues about the concerns that have  
8 been expressed. So.

9           BRENDAN SULLIVAN: Okay. Let me open it to public  
10 comment. Any members of the public who wish to speak should  
11 now click the button that says, "Participants," and then  
12 click the button that says, "Raise hand."

13           If you are calling in by phone, you can raise your  
14 hand by pressing \*9 and unmute or mute by pressing \*6, and  
15 you will have up to three minutes in which to comment.

16           OLIVIA RATAY: Andrew Plumb?

17           ANDREW PLUMB: I did not have a comment for this.  
18 You can -- sorry about that.

19           BRENDAN SULLIVAN: There seems to be nobody else  
20 calling in. We are in receipt of communication from Eduardo  
21 Berlin.

22           "I support Mr. MacArthur's application for the



1 renovation of his home at Grove Street. I live two doors  
2 from him at 267 Grove Street and have reviewed the proposed  
3 project sent to me months ago by the applicant.

4 "Kind regards,

5 "Eduardo."

6 There is communication from Amy Nadel -- N-a-d-e-  
7 l. "We are writing regarding the variance, Case No. 205192  
8 requested by our neighbors, Duncan and Diana MacArthur at  
9 255 Grove Street.

10 "They shared their plans with us some weeks ago,  
11 and they have responded positively and expeditiously to our  
12 questions and concerns, including our concern about the  
13 large maple, which will straddle both of our properties. We  
14 have no opposition to their plans.

15 "Ben Wilson and Amy Nadel."

16 And that is the sum and substance of any  
17 correspondence. All right. So I will close the public  
18 comment part. Rob, any comments --

19 ROBERT LINN: No.

20 BRENDAN SULLIVAN: -- regarding what the Board may  
21 have said, or --

22 ROBERT LINN: Yes. I mean, I do understand that

1 is a very -- that's a very significant decrease in the  
2 setback to the right.

3 But because the -- because the garage I think,  
4 right, currently is a detached garage and is only five feet  
5 from the property line on that side, it seems unlikely that  
6 they would ever -- I mean, they couldn't expect -- if they  
7 were to make it a two-car garage, they'd have to attach it  
8 to the house so it would be building -- you know, away from  
9 our -- from 255's property.

10 They have looked at the this, and the significant  
11 comment in their concern was the pool, not the -- the  
12 setback was never the concern that I understood, and from my  
13 -- from what I was told.

14 BRENDAN SULLIVAN: Okay. And, you know, what  
15 about the precedent -- you know, up and down Grove Street?  
16 That's only one side of Grove Street; the other side is  
17 Belmont, but if -- you know, other people wanted to expand  
18 and go to, you know, less than two feet from their property  
19 line and then the -- keeps sort of pointing towards 255  
20 Grove Street if, you know, the Board granted that and the  
21 legal hurdle that we felt they crossed and met, you know,  
22 that sort of weighs in some of our decision too is precedent

1 up and down that street.

2 So it's a big ask from that, and I don't know how  
3 else they can be -- I think you've been wrestling with this  
4 probably for months.

5 ROBERT LINN: Yes.

6 BRENDAN SULLIVAN: And, as Andrea said, you know,  
7 you have been accommodating to other comments by abutting  
8 properties. Maybe have accommodated it to a certain extent,  
9 but it's a big ask, I think, to this Board.

10 DUNCAN MACARTHUR: Can I make a comment as the  
11 owner?

12 BRENDAN SULLIVAN: Sure. Yeah. If you introduce  
13 yourself for the record.

14 DUNCAN MACARTHUR: Hi. I'm Duncan MacArthur. I'm  
15 the owner at 255 Grove Street, and I live on Grove Street in  
16 one of two houses since 2006.

17 I would actually say that pretty much everyone  
18 along Grove Street would rather have people develop the  
19 properties wide as opposed to deep, because of the view  
20 situation that Robert brought up earlier.

21 So, you know, I think that, you know, if we don't  
22 get this, then we're going to be pushing something further



1 out and it's going to sort of not be as pleasant for the  
2 neighbors in 245. Because now, especially the way that  
3 house is built, we're going to sort of be more in their  
4 sight line.

5 So I guess I would say if you -- I think if you  
6 went up and down and asked the owners of people who live in  
7 Grove Street, they would -- I wouldn't say applaud, but they  
8 would approve this precedent, because I think they'd prefer  
9 to have that situation if someone were to be building next  
10 to them.

11 BRENDAN SULLIVAN: So what you're saying is that  
12 they would probably prefer everything could be front-loaded  
13 toward Grove Street, and maintain the existing sight lines  
14 toward the golf course?

15 DUNCAN MACARTHUR: Correct. Because a lot of --

16 BRENDAN SULLIVAN: Which I think -- which they  
17 probably feel is an enormous amenity to any of those  
18 property owners?

19 DUNCAN MACARTHUR: Correct. And I guess it drives  
20 people to actually purchase them to begin with. And then  
21 the lots are deeper than they are wide, so, you know, and  
22 they are 10,000 square foot lots in which you can build up

1 to 50 percent FAR.

2           You know, our house is only like 2500 square feet  
3 as it is so, you know, if the precedent is that we're going  
4 to stay within current zoning and we're going to build these  
5 things out to the max and people do that, then they're going  
6 to be pushing out towards the back. And I think that would  
7 be unfortunate.

8           BRENDAN SULLIVAN: Okay. Let me send it back to  
9 the Board again for any additional comments or vote. Jim,  
10 what is your --

11           JIM MONTEVERDE: No further comments; I'm ready  
12 for a vote.

13           BRENDAN SULLIVAN: All right. Andrea, any  
14 comments or --

15           ANDREA HICKEY: No. Again, I mean the fact that  
16 all of the current neighbors or future neighbors may prefer  
17 this design over other designs that block views, I hear  
18 that. But that really is not this Board's consideration so  
19 much as seeing a design that at least attempts to comply  
20 with the setback requirements.

21           So at present, I am still not swayed. That's all  
22 I have at the moment.

1 BRENDAN SULLIVAN: All right.

2 ROBERT LINN: I'm sorry to interrupt, but is there  
3 a setback that would be not compliant, but greater than the  
4 1.7 that the Board might find more amenable, you know if it  
5 was three feet or something like that?

6 Because I think that there is a opiate where if it  
7 gets too thin over there, it's not really useable space, and  
8 it has to move out to the back, but it might be able to move  
9 in a little bit.

10 BRENDAN SULLIVAN: The proposed deck, why not put  
11 that addition in that space? You know, instead of going to  
12 the right towards the abutting property is to sort of go  
13 back to where you're going to have this proposed deck.

14 I know that it doesn't -- not ideal as far as the  
15 yard and the open space and what have you, but is it a  
16 tradeoff between usable living space or useable outdoor  
17 space?

18 You know, and again, I think that you're  
19 infringing also -- there's two setback infringements, both  
20 on the left and the right.

21 ROBERT LINN: Mm-hm.

22 BRENDAN SULLIVAN: Correct?



1           ROBERT LINN: Correct, yes.

2           BRENDAN SULLIVAN: Yeah. So right now you're in  
3 compliance, and you're going to be out of compliance on two  
4 sides.

5           ROBERT LINN: Mm-hm. Yeah. The reason for not  
6 moving out where it says, "proposed deck" is that the --  
7 that little -- that box that says, "lower level with roof  
8 deck" is the glass box, and it's their living space. And  
9 that has wonderful views too for the MacArthurs.

10           And so, it would -- by pushing out in front of the  
11 proposed deck would not only block views to 245, but it  
12 would also impose on their views as well.

13           DUNCAN MACARTHUR: Can I make a comment too?

14           BRENDAN SULLIVAN: Yep.

15           DUNCAN MACARTHUR: 245: I don't know if you've  
16 seen the back of it, but I wish we had a -- sort of a site  
17 plan of it, but it's -- I don't know if you know what a  
18 Bose®

19           r

20           adi

21           o looks like, but it kind of has two additions that  
22 come off the back that are angled.

1           And one of them looks straight over our yard. So  
2 -- and that's one of the deliberations we had with the  
3 neighbors; if we push that back, it's directly in their  
4 sight line.

5           ROBERT LINN: Olivia, if you're controlling the  
6 slides, on page 5 is the site plan. So you can see on that  
7 number 3, those little wings that pop out: the wing on the  
8 left is a two-story wing, that little angled piece that does  
9 look out over their yard.

10          OLIVIA RATAY: Mm-hm.

11          BRENDAN SULLIVAN: Yeah. I see it. All right.  
12 Andrea, anything further to add?

13          ANDREA HICKEY: No. I don't have anything  
14 further.

15          BRENDAN SULLIVAN: Okay. Wendy? Comments?

16          WENDY LEISERSON: Yeah. I was just trying to pull  
17 up the proposed plans as well. I've long been a fan of Mr.  
18 McArthur's designs. So I feel odd trying to second-guess  
19 it.

20                 But I do wonder if there is any -- on the  
21 existing, you know, or the proposed rather design, is there  
22 any way to reconfigure the garage and bring it, you know,

1 bring whatever you want to add on closer to the house? I  
2 know there's a breezeway on the existing plan, right?

3 ROBERT LINN: Yes, yes.

4 ANDREA HICKEY: Yeah. Is there any way to move  
5 things to the left and just reconfigure?

6 ROBERT LINN: I -- there's always -- yes, there's  
7 always ways to do things like that. But not without  
8 completely kind of disrupting. It would be much less of an  
9 addition, as opposed to a kind of gutting and reworking that  
10 section of the house, which is something we were trying to  
11 avoid. Yes.

12 DAN ANDERSON: And the breezeway is a particular  
13 attraction, because that goes all the way through.

14 ANDREA HICKEY: Mm-hm.

15 DAN ANDERSON: So it's not like that -- you know,  
16 you sort of walk into that breezeway and you're looking  
17 straight out back over the golf course. So if we were to  
18 lose that, you know, that's kind of a whole key element to  
19 the house.

20 ROBERT LINN: Mm-hm.

21 DAN ANDERSON: From the very beginning when it was  
22 first designed.

1                   ROBERT LINN: Mm-hm.

2                   DAN ANDERSON: So that's kind of an "aha" moment.  
3 So it would be a shame to lose that.

4                   ROBERT LINN: Right.

5                   ANDREA HICKEY: And what's the square footage of  
6 the room that you're trying to get?

7                   DAN ANDERSON: The overall square footage,  
8 including the little dining room addition on the left, is  
9 about 938 square feet. So that -- I think it's maybe about  
10 600 square feet for the multipurpose area.

11                   ANDREA HICKEY: And you have also a proposed shed  
12 out there? What's that?

13                   DUNCAN MACARTHUR: So the shed was part of the  
14 original plan when we had the pool.

15                   ANDREA HICKEY: Oh. But you're not doing that.

16                   DUNCAN MACARTHUR: That was historical. That's  
17 not --

18                   ANDREA HICKEY: Okay.

19                   DUNCAN MACARTHUR: -- that's not proposed.

20                   ANDREA HICKEY: Got it. Okay. Okay. Not being  
21 an architect, I think that's all I can ask you at the  
22 moment. Thank you.



1 DUNCAN MACARTHUR: Sure.

2 BRENDAN SULLIVAN: Okay.

3 DUNCAN MACARTHUR: Can I just say one more thing?

4 BRENDAN SULLIVAN: Yeah. Identify.

5 DUNCAN MACARTHUR: Sorry, Duncan MacArthur again.

6 BRENDAN SULLIVAN: Yep.

7 DUNCAN MACARTHUR: You know, we went through a lot  
8 of effort to sort of come up with this, and I know it's a  
9 big ask, but it's -- we only ask because we do think it's  
10 best, not just for us, but for each of our neighbors.

11 And I'm not particularly excited that I'm now  
12 making my house nonconforming. So I actually think it's a  
13 pretty big sacrifice on my part, because once I do this, I'm  
14 sort of limited to being able to do anything else to the  
15 house in front of the Board or Planning Board or -- you  
16 know, sort of -- and we haven't maxed out the capacity of  
17 the house, which I have no desire to do.

18 But it wasn't -- it wasn't an easy decision to  
19 come to where we are. I do think it's a great design and I  
20 don't think we'll be a detriment to the neighborhood. And I  
21 think it goes right up against the single-family garage that  
22 I also built for the neighbors to the right years ago.

1           So I -- you know, I think sort of once again, just  
2     keeping in that line, sort of and if you look at the sight  
3     line, you can sort of see that you have this sort of row of  
4     houses all going down.

5           So just sort of keeping everything in that sort of  
6     along those lines, which is more preferable -- again, I'm  
7     repeating myself -- and pushing it out, which is what we  
8     would end up having to do.

9           So I think that in general, I can understand the  
10    reticence to allow something to go that close to the line,  
11    but just taking it case by case, I hope you sort of find it  
12    might be appropriate and beneficial to not only me, but to  
13    the neighbors to the sides in this case.

14           BRENDAN SULLIVAN: Okay. Where am I -- Laura?  
15    I'm sorry, Wendy, have you concluded your --

16           WENDY LEISERSON: Yes, I have. I have concluded --

17    -

18           BRENDAN SULLIVAN: Okay. Laura Wernick, comments?

19           LAURA WERNICK: I am sympathetic to the owner's  
20    perspective. And it's really weighing on that which I think  
21    is a reasonable request against long-term precedent. So I  
22    think I have to stick with the concern about the long-term

1 precedent.

2           If there is some way to adjust it, as Wendy was  
3 getting at, that would be great. But I don't -- I don't  
4 have any further comment.

5           BRENDAN SULLIVAN: Okay. Well, to Mr. Linn and  
6 Mr. MacArthur, reading the tea leaves, you're probably not  
7 going to get the four affirmative votes.

8           DUNCAN MACARTHUR: Right.

9           BRENDAN SULLIVAN: And if you -- I can take it to  
10 a vote, or you could continue the matter as a case heard;  
11 would have to reassemble the same five members and, you  
12 know, take another look at this and come back. You may come  
13 back with the same plan and just say that's -- this is it,  
14 or maybe come back with something else.

15           As far as your original question, Rob, about some  
16 magic number of setback, it's -- it's hard to -- for me, I  
17 think, looking at it, you know, what is that magic number?  
18 Obviously, according to code, we need 10' but a sum of 25'.

19           So, you know, you have 10' on one side, but now  
20 you are down to 19' on the other side. So, you know, it's a  
21 two-edged sword. You've got noncompliance on both sides.

22           So I don't have any magic number as far as whether

1 three feet is the acceptable? Four feet, five feet, you  
2 know? I mean --

3 DUNCAN MACARTHUR: Right. Yes.

4 BRENDAN SULLIVAN: -- you know, what does that --  
5 what does that do to the interior space? Okay, you shrink  
6 it down three or four feet, what are you left with?

7 DUNCAN MACARTHUR: Yeah.

8 ROBERT LINN: Yes. Yeah, right.

9 DUNCAN MACARTHUR: That's right.

10 BRENDAN SULLIVAN: Unusable space, basically.

11 DUNCAN MACARTHUR: Right.

12 ROBERT LINN: Yep.

13 BRENDAN SULLIVAN: And as far as going back into  
14 that proposed deck. I know, you know, I've obviously  
15 viewed the property from the back and it's a lovely home,  
16 it's a lovely view, and it enjoys a tremendous amenity with  
17 the golf course, as well as the abutting properties and all  
18 along those properties along it.

19 Anything going to the back, obviously, infringes  
20 upon the view and imposes on the other neighbors' views and  
21 enjoyment of that amenity, and also because of the  
22 topography of the lot, all those lots, makes it challenging.



1           DUNCAN MACARTHUR: Yes.

2           BRENDAN SULLIVAN: You're up at a certain plateau  
3 and then all of a sudden, it just falls off greatly down  
4 into the golf course, so that --

5           DUNCAN MACARTHUR: Right.

6           BRENDAN SULLIVAN: -- Even though an as-of-right  
7 can be done, it does have adverse effects to the adjoining  
8 property. So --

9           DUNCAN MACARTHUR: Right.

10          BRENDAN SULLIVAN: But I -- I can take it to a  
11 vote, or you can ask for a continuance, and then go back to  
12 us.

13          ROBERT LINN: Duncan, do you think we should do a  
14 continuance?

15          DUNCAN MACARTHUR: I do.

16          ROBERT LINN: Yeah. Yeah. So I think we would  
17 love -- we would request a continuance.

18          BRENDAN SULLIVAN: Okay. We have May 25 open, or  
19 June 15?

20          ANDREA HICKEY: Mr. Chair, I am away on May 25.

21          BRENDAN SULLIVAN: All right. So now we're at  
22 June 15. Any members of the Board, Jim, Andrea, Wendy or

1 Laura or myself for June 15?

2 JIM MONTEVERDE: I'm good for the fifteenth.

3 BRENDAN SULLIVAN: Okay, so Rob or Duncan, 15?  
4 June 15, does that work?

5 ROBERT LINN: Yeah. As far as I know, that works  
6 for me.

7 BRENDAN SULLIVAN: All right. Let me make a  
8 motion, then, to continue this matter to June 15, 2023 at  
9 6:00 p.m. on the condition that the petitioner change the  
10 posting sign to reflect the new date of June 15, 2023 and  
11 the time at 6:00 p.m.

12 Any new submittals not currently in the file --  
13 would be new -- must be in the file by 5:00 p.m. on the  
14 Monday prior to the June 15 hearing.

15 On the motion, then, to continue this matter to  
16 June 15, Jim Monteverde?

17 JIM MONTEVERDE: I agree.

18 BRENDAN SULLIVAN: Andrea Hickey?

19 ANDREA HICKEY: Yes, in favor.

20 BRENDAN SULLIVAN: Wendy Leiserson?

21 WENDY LEISERSON: Yes, in favor.

22 BRENDAN SULLIVAN: Laura Wernick?

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LAURA WERNICK: Yes, in favor.

BRENDAN SULLIVAN: And Brendan Sullivan

[All vote YES]

BRENDAN SULLIVAN: Five affirmative votes; the  
matter is continued to June 15, 2023.

ROBERT LINN: Thank you.

BRENDAN SULLIVAN: I'm sorry, say Matina is on 130  
Cushing Street? All right.

## **Pacheco, Maria**

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**From:** Robert Linn <rl@moskowlinn.com>  
**Sent:** Wednesday, June 7, 2023 1:20 PM  
**To:** Pacheco, Maria  
**Cc:** Duncan  
**Subject:** 255 Grove Street

Hi Maria,

As we discussed, I'm writing at the request of the owners, Duncan and Diana MacArthur, to withdraw the request for a variance at 255 Grove Street, BZA case # 205192. Please let us know if you need anything else from us at this time.

Best,  
Robert

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