



# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 AUG -3 PM 12: 15

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### BZA Application Form

BZA Number: 183218

#### General Information

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

Special Permit:   X  

Variance:           

Appeal:           

PETITIONER: Nien-he Hsieh/Sara Toomey

PETITIONER'S ADDRESS: 2 Ellsworth Park, Cambridge, MA 02139

LOCATION OF PROPERTY: 2 Ellsworth Pk., Cambridge, MA

TYPE OF OCCUPANCY: 2 Family

ZONING DISTRICT: Residence C-1 Zone

#### REASON FOR PETITION:

/We are seeking to replace an existing deck that is now unsafe, but was built with a variance. Hence the need to apply for a variance./

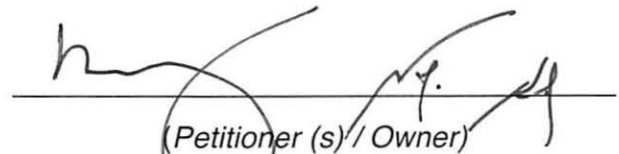
#### DESCRIPTION OF PETITIONER'S PROPOSAL:

To replace/rebuild a second-floor deck with expansion. To build a near-grade level deck directly below it,

#### SECTIONS OF ZONING ORDINANCE CITED:

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

Original  
Signature(s):

  
(Petitioner (s) / Owner)

SARA TOOMEY

(Print Name)

Address:

2 Ellsworth Park, Cambridge, MA 02139

Tel. No.

215-500-3992

E-Mail Address:

nienhe.hsieh@gmail.com

Date: 3 Aug. 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 SARA TOOMEY (OWNER)

Address: 2 Ellsworth Park, Cambridge, MA 02139

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

The record title of this property is in the name of \_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date 7/24/18, Middlesex South County Registry of Deeds at Book 71365, Page 459; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
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 Suffolk

The above-name Sara Toomey personally appeared before me, this 2nd of August, 2022, and made oath that the above statement is true.

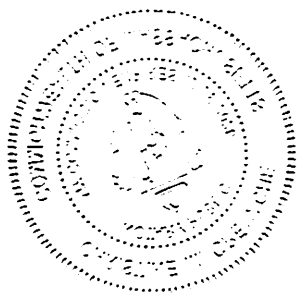
[Signature] Notary

My commission expires 12/29/2029 (Notary Seal).

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



Christine M. Grenache  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
12/29/2028



Christine M. Grenache  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
12/25/2028



**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 Nien-hê Hsieh & Sara Tsuney  
(OWNER)

Address: 2 Ellsworth Park, Cambridge, MA 02139

State that I/We own the property located at 2 Ellsworth Park, Cambridge, MA 02139.  
which is the subject of this zoning application.

The record title of this property is in the name of Nien-hê Hsieh  
& Sara Tsuney

\*Pursuant to a deed of duly recorded in the date 7/24/18, Middlesex South  
County Registry of Deeds at Book 71365, Page 459; or  
Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

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

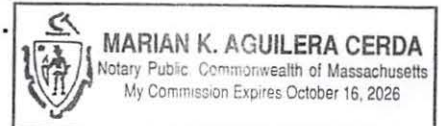
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of ~~Suffolk~~ Middlesex (ma)

The above-name Nien-He Hsieh personally appeared before me,  
this 03 of August, 2022, and made oath that the above statement is true.

Marian Aguilera Notary

My commission expires 10/16/2026 (Notary Seal).



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

THE UNIVERSITY OF CHICAGO

Office of the Registrar

Miss M. E. H. H. H.

2. Ellsworth Park, Cambridge, MA 02142

2. Ellsworth Park, Cambridge, MA 02142

Miss M. E. H. H.

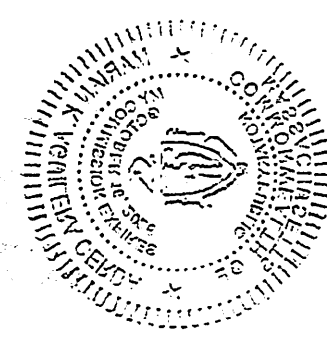
2. Ellsworth Park

4/24/18

424

4182

2. Ellsworth Park





## BZA Application Form

### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 2 Ellsworth Pk., Cambridge, MA (location) would not be a detriment to the public interest because:

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

*The deck is already built with a variance.*

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

*The deck is in backyard, so no impact on traffic.*

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

*See above.*

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

*Work will be done during the day on our property.*

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

**\*If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

## **BZA Application Form**

### **DIMENSIONAL INFORMATION**

**Applicant:** Nien-he Hsieh/Sara Toomey  
**Location:** 2 Ellsworth Pk , Cambridge, MA  
**Phone:** 215-500-3992

**Present Use/Occupancy:** 2 Family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** 2-Family

		<u><b>Existing Conditions</b></u>	<u><b>Requested Conditions</b></u>	<u><b>Ordinance Requirements</b></u>	
<u><b>TOTAL GROSS FLOOR AREA:</b></u>		4249	4305	4250	(max.)
<u><b>LOT AREA:</b></u>		4586	4586	4586	(min.)
<u><b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b></u>		.927	.93	.750	
<u><b>LOT AREA OF EACH DWELLING UNIT</b></u>		4,586	4,586	4,586	
<u><b>SIZE OF LOT:</b></u>	WIDTH	54	54	54	
	DEPTH	85	85	85	
<u><b>SETBACKS IN FEET:</b></u>	FRONT	10.7	10.7	10	
	REAR	18.75	17.75	20	
	LEFT SIDE	16	16	11.2	
	RIGHT SIDE	3	3	11.2	
<u><b>SIZE OF BUILDING:</b></u>	HEIGHT	33	33	35	
	WIDTH	47.4	47.4	47.4	
<u><b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b></u>		33%	33%	30%	
<u><b>NO. OF DWELLING UNITS:</b></u>		2	2	2	
<u><b>NO. OF PARKING SPACES:</b></u>		2	3	3	
<u><b>NO. OF LOADING AREAS:</b></u>		0	0	0	
<u><b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b></u>		0	0	0	

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

No other building on same lot.

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'.

PHILIP KRAMER ARCHITECT LLC  
84 Davis Ave.  
Brookline, MA 02445  
(617) 872-7856  
pk@philipkramerdesign.com  
www.pkarchitect.com

Stamp



Project

**TOOMEY-HSIEH**  
2 Ellsworth Park  
Cambridge, MA 02139

Drawing

**PROPOSED PLOT PLAN**

ANY REPRODUCTION,  
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Scale

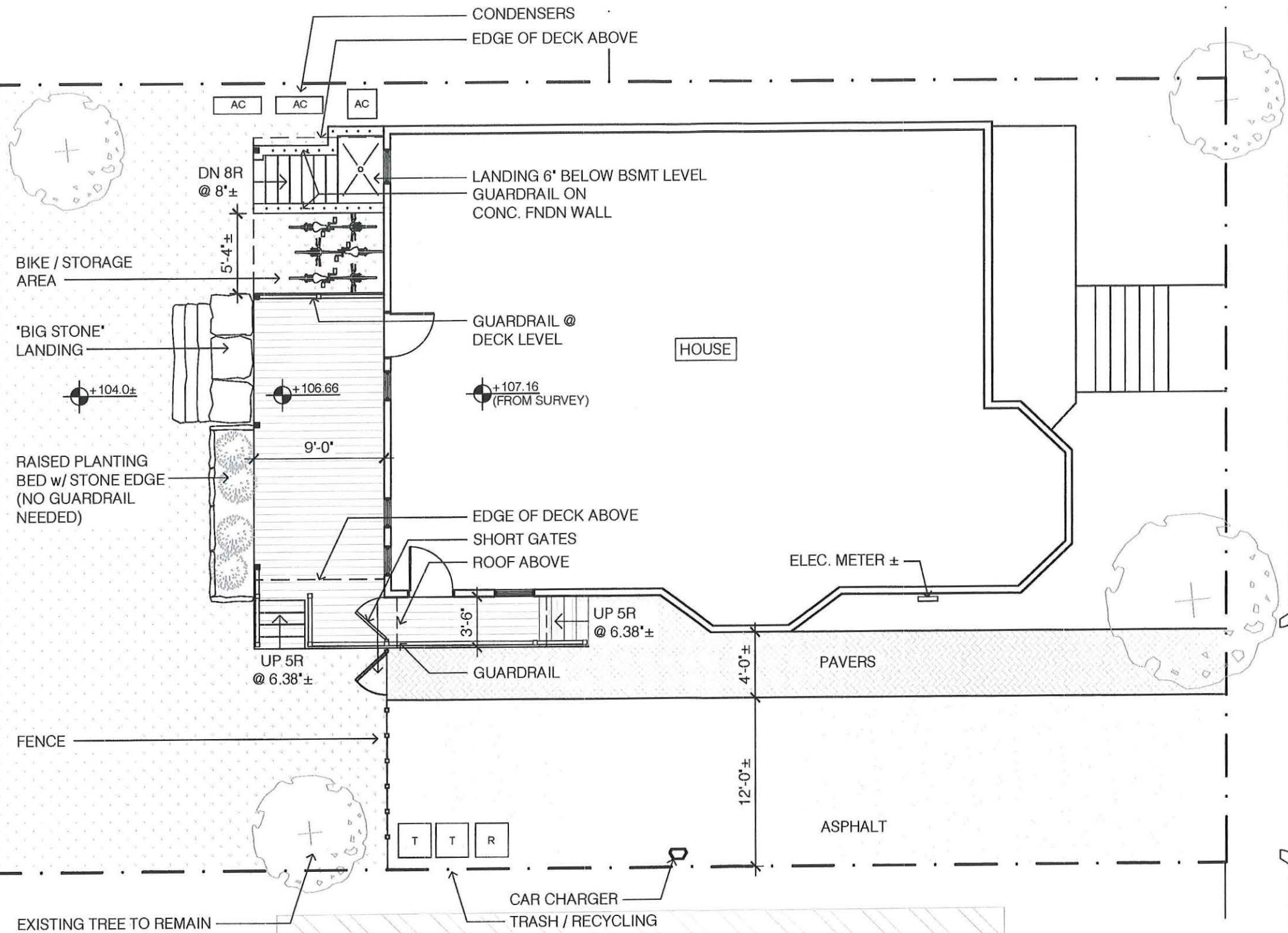
1/8" = 1'-0"



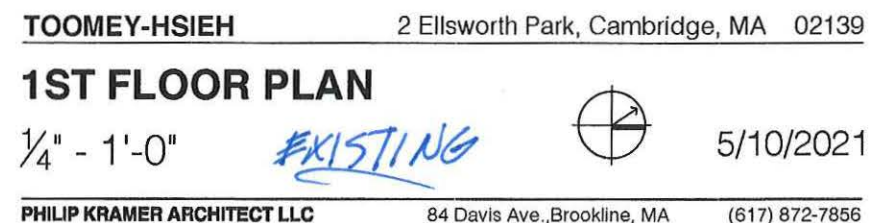
Sheet **L-01**

ORIGINAL DRAWINGS ARE 11 X 17.  
DO NOT SCALE DRAWINGS.

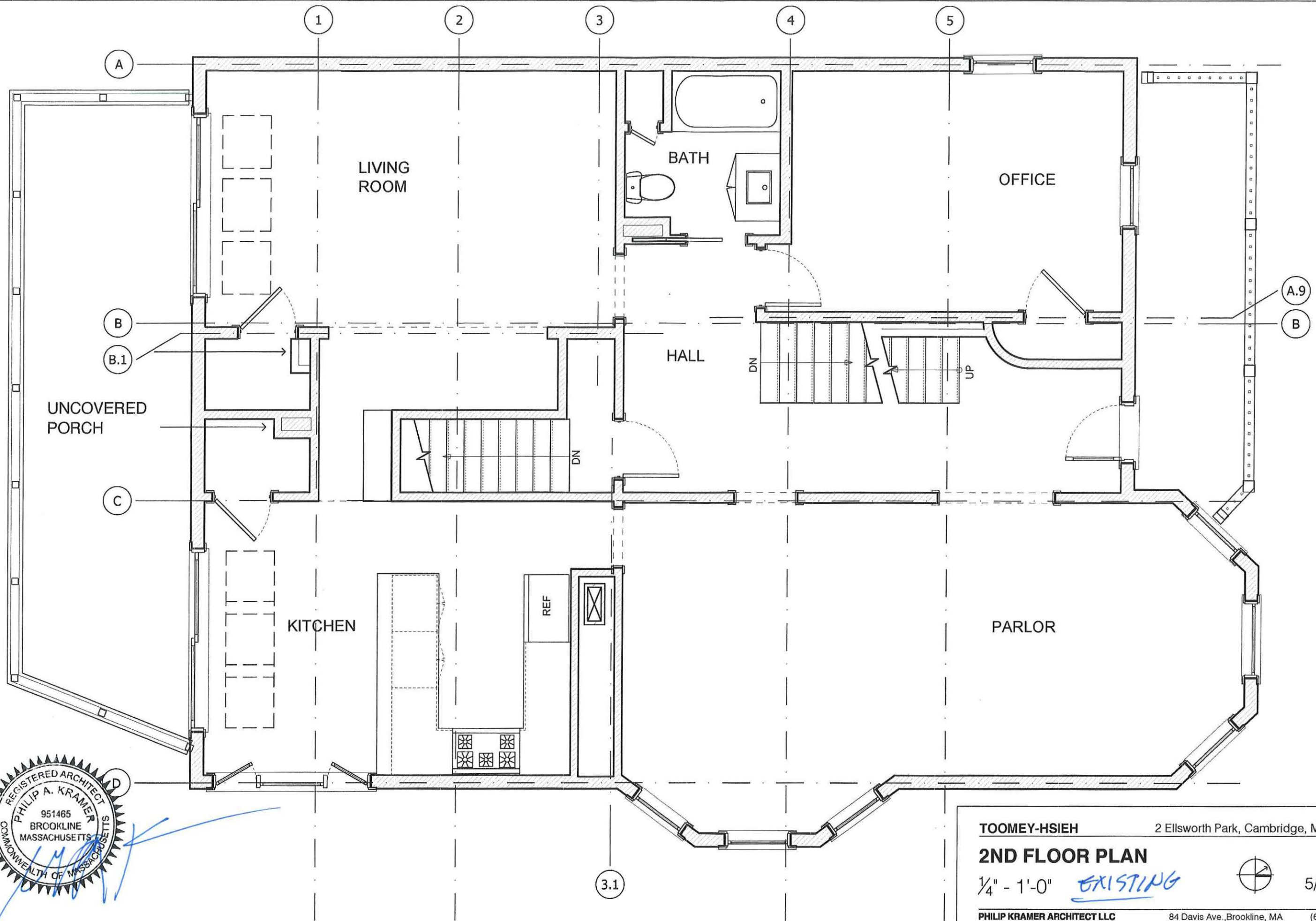
Date 3/16/2022











TOOMEY-HSIEH

2 Ellsworth Park, Cambridge, MA 02139

**2ND FLOOR PLAN**

1/4" - 1'-0" *EXISTING*



5/10/2021

PHILIP KRAMER ARCHITECT LLC

84 Davis Ave., Brookline, MA

(617) 872-7856

LANDING 6' BELOW  
BSMT LEVEL

GUARDRAIL ON  
CONC. FNDN WALL

BIKE / STORAGE  
AREA

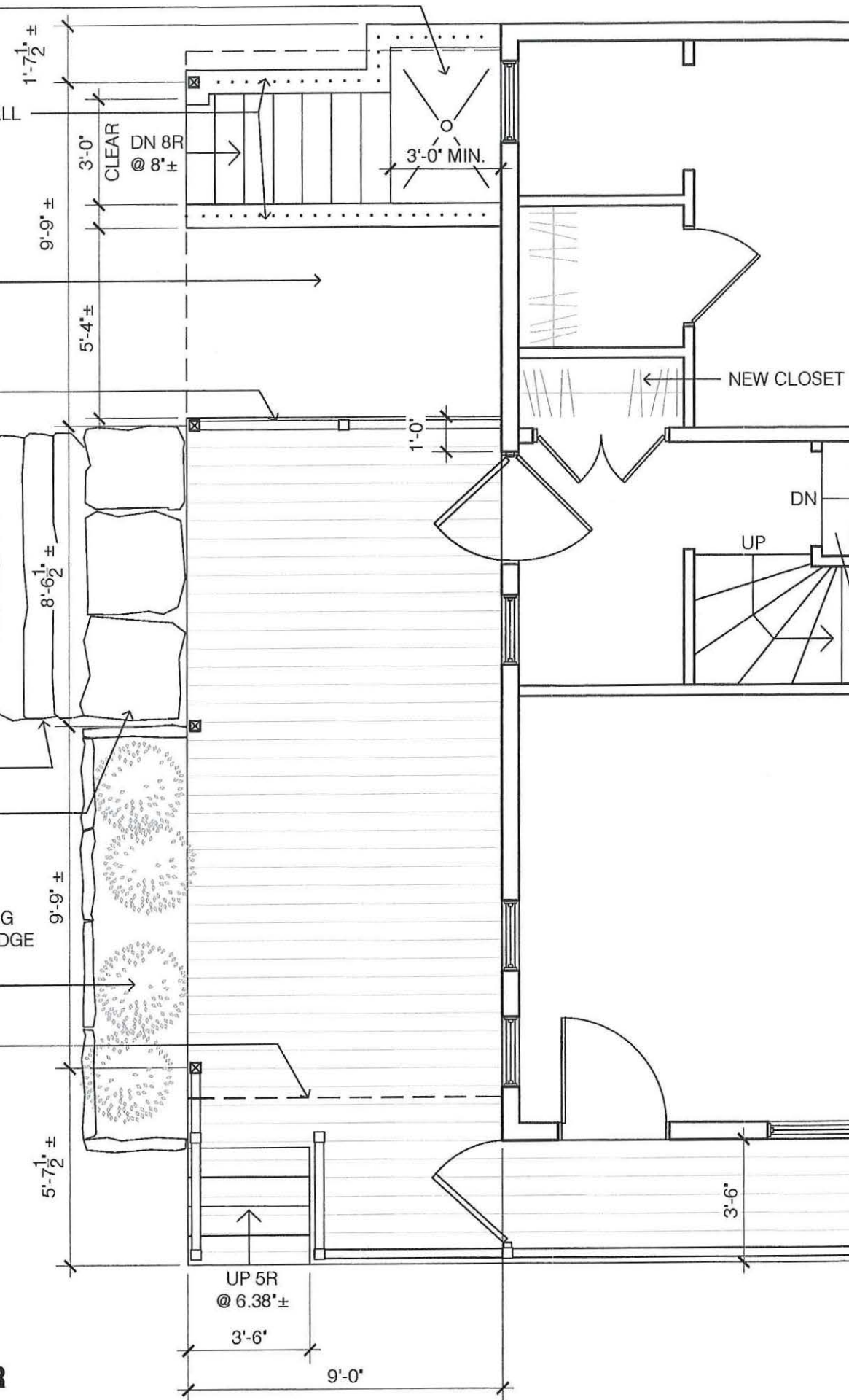
GUARDRAIL @  
DECK LEVEL

STONE STEPS  
LARGE STONE  
LANDING

RAISED PLANTING  
BED w/ STONE EDGE  
(NO GUARDRAIL  
NEEDED)

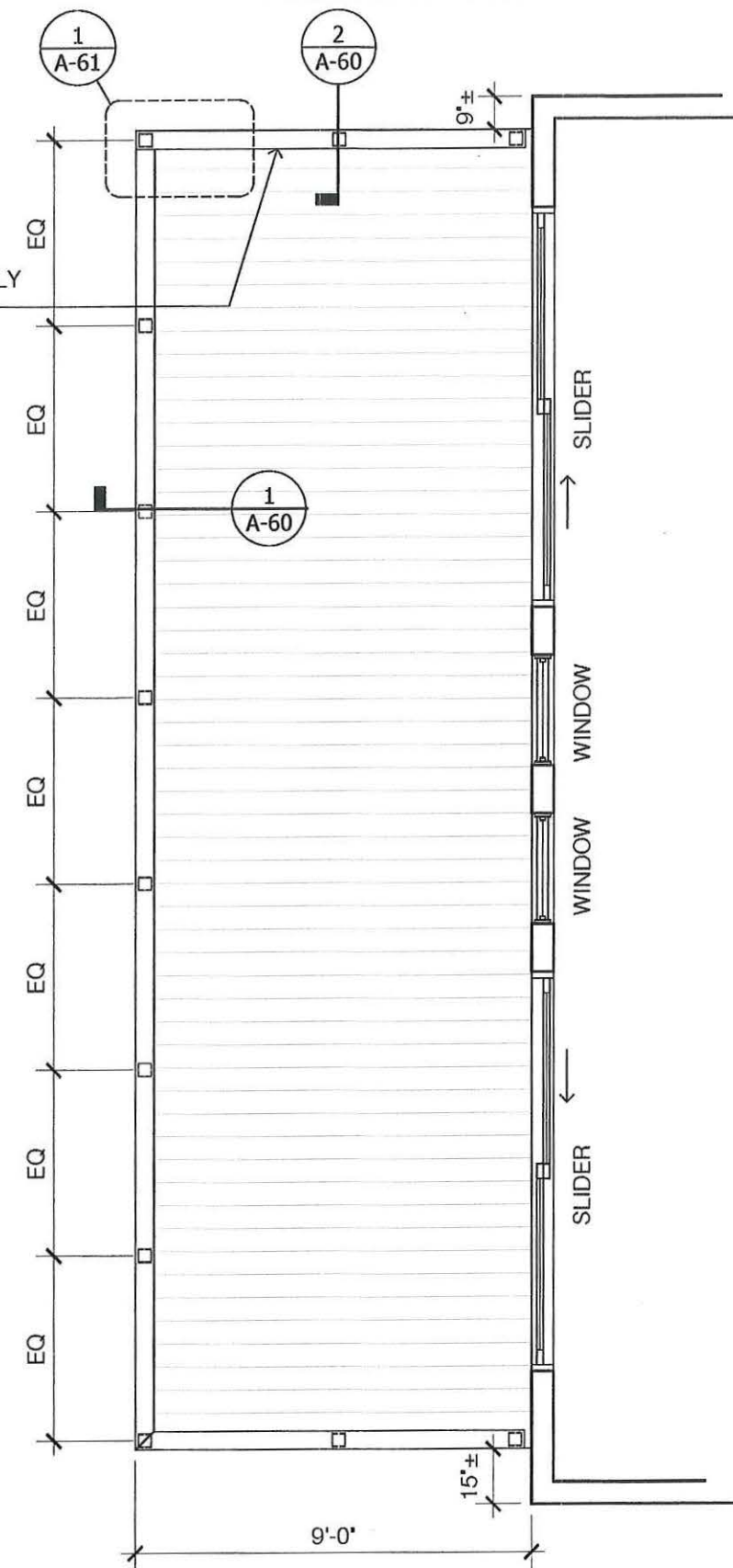
DECK ABOVE

1ST FLOOR



NOTE: 'TALL'  
GUARDRAIL ONLY  
ON 'LEFT' SIDE

2ND FLOOR



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Brookline, MA 02445  
(617) 872-7856  
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Project

TOOMEY-HSIEH  
2 Ellsworth Park  
Cambridge, MA 02139

Drawing

REAR DECK/PORCH

ANY REPRODUCTION,  
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Scale

1/4" = 1'-0"



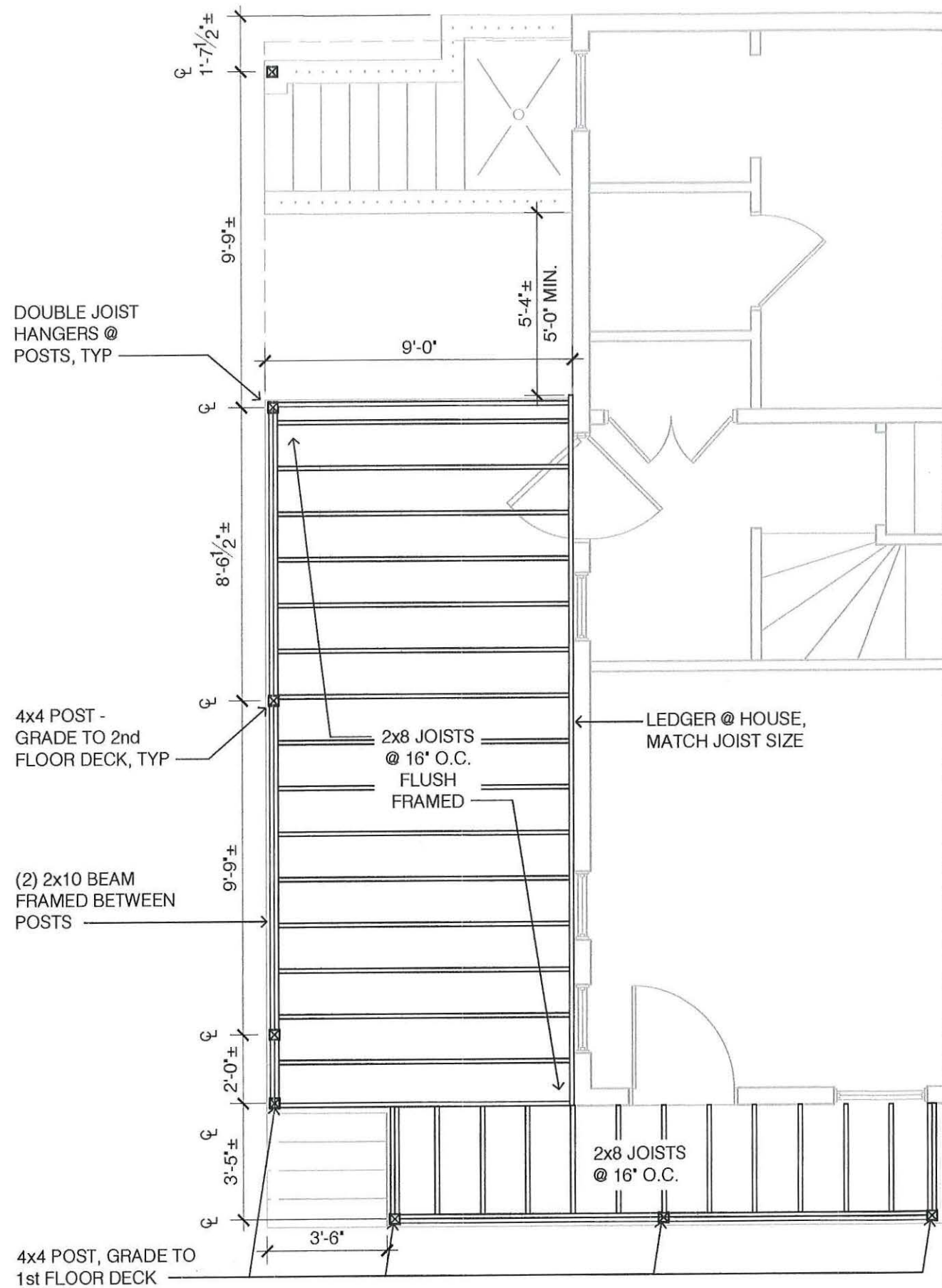
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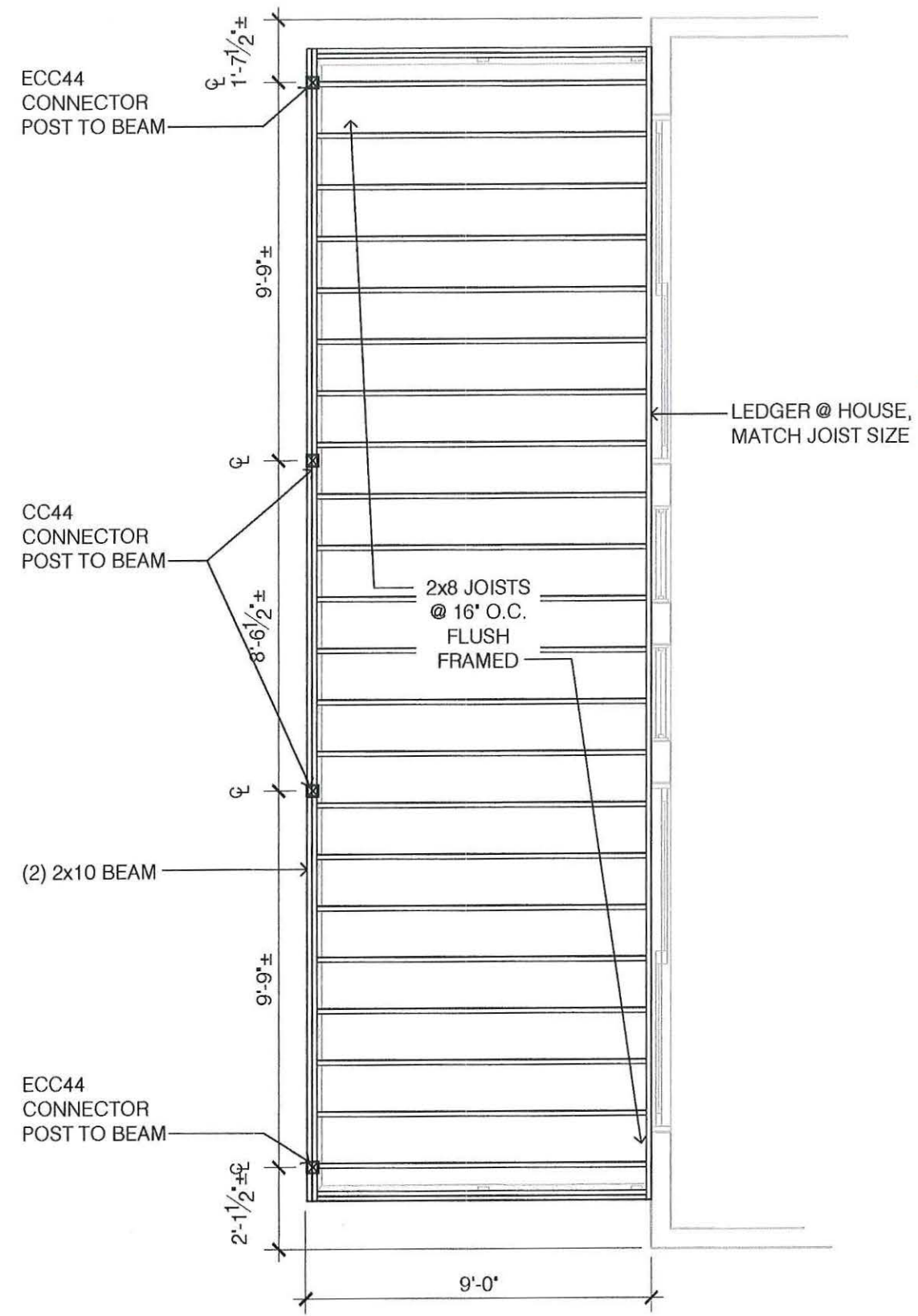
Date 3/16/2022

0 1 2 4 8



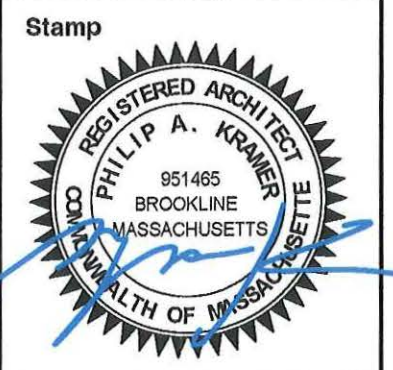


1ST FLOOR PORCH FRAMING



2ND FLOOR DECK FRAMING

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**Project**  
**TOOMEY-HSIEH**  
 2 Ellsworth Park  
 Cambridge, MA 02139

**Drawing**  
**REAR DECK/PORCH FRAMING**

ANY REPRODUCTION, POSSESSION OR USE OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF PHILIP KRAMER, ARCHITECT IS PROHIBITED

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

**Sheet** **A-02**  
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**Date** 3/16/2022



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Project

**TOOMEY-HSIEH**  
2 Ellsworth Park  
Cambridge, MA 02139

Drawing

**SOUTH ELEVATION  
(PARTIAL)**

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Scale

1/4" = 1'-0"

Sheet

**A-30**

ORIGINAL DRAWINGS ARE 11 X 17.  
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Date

3/16/2022

ATTIC

29'-1"



3rd FLOOR

20'-0"



2nd FLOOR

10'-0"



1st FLOOR

0'-00"



NOTE:  
"TALL" GUARDRAIL  
ONLY ON RIGHT SIDE  
FROM STREET

SEE  
A-60

NOTE GAP BETWEEN  
MIDDLE & LOWER  
CAP RAILS

STONE STEPS  
BIKE STORAGE

MBPZ44 MOMENT  
POST BASE @  
SONOTUBE, TYP

RAISED PLANTER  
w/ STONE EDGE

0 1 2 4 8



ATTIC  
29'-1"

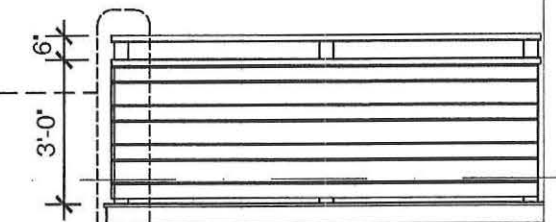
3rd FLOOR  
20'-0"

2nd FLOOR  
10'-0"

1st FLOOR  
0'-00"

BASEMENT  
-8'-0"

SEE  
A-60



9'-0"

3'-0"

RAISED PLANTER  
w/ STONE EDGE

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Project

TOOMEY-HSIEH  
2 Ellsworth Park  
Cambridge, MA 02139

Drawing

LEFT ELEVATION, FROM  
STREET, PARTIAL

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Scale

1/4" = 1'-0"

Sheet

A-04

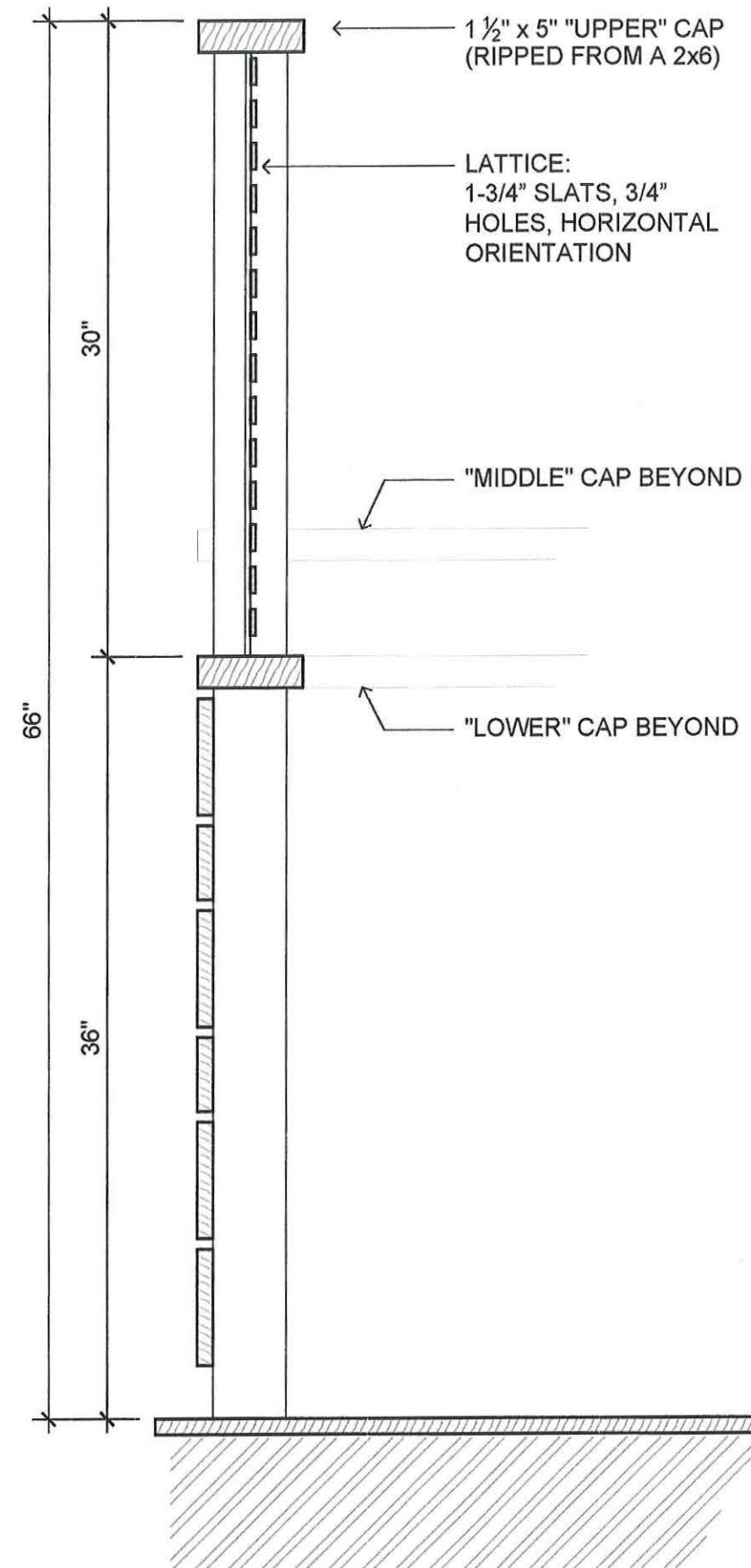
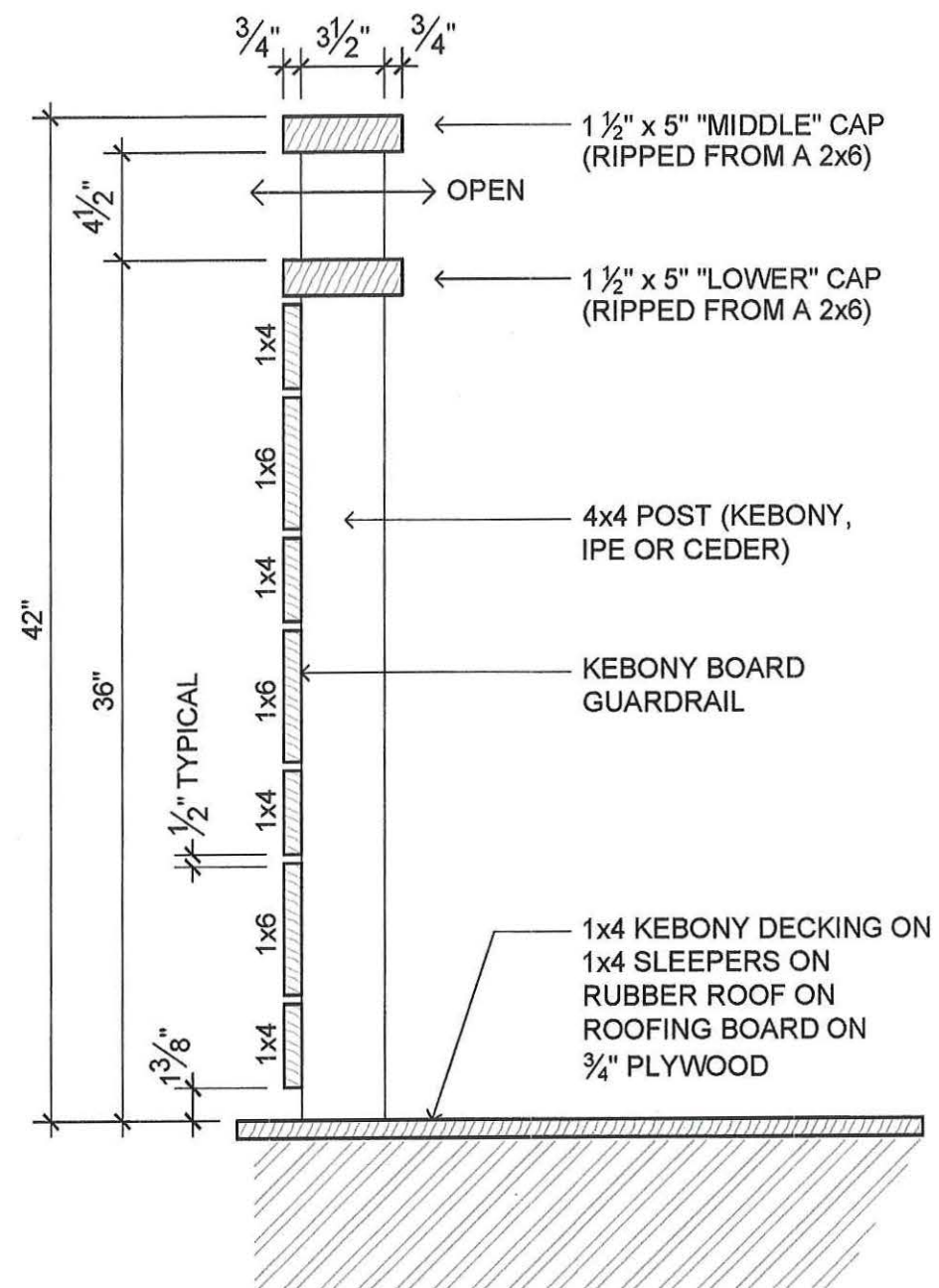
ORIGINAL DRAWINGS ARE 11 X 17.  
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Date

3/16/2022

0 1 2 4 8





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## Project

**TOOMEY-HSIEH**  
2 Ellsworth Park  
Cambridge, MA 02139

### Drawing

## GUARDRAIL DETAILS 01

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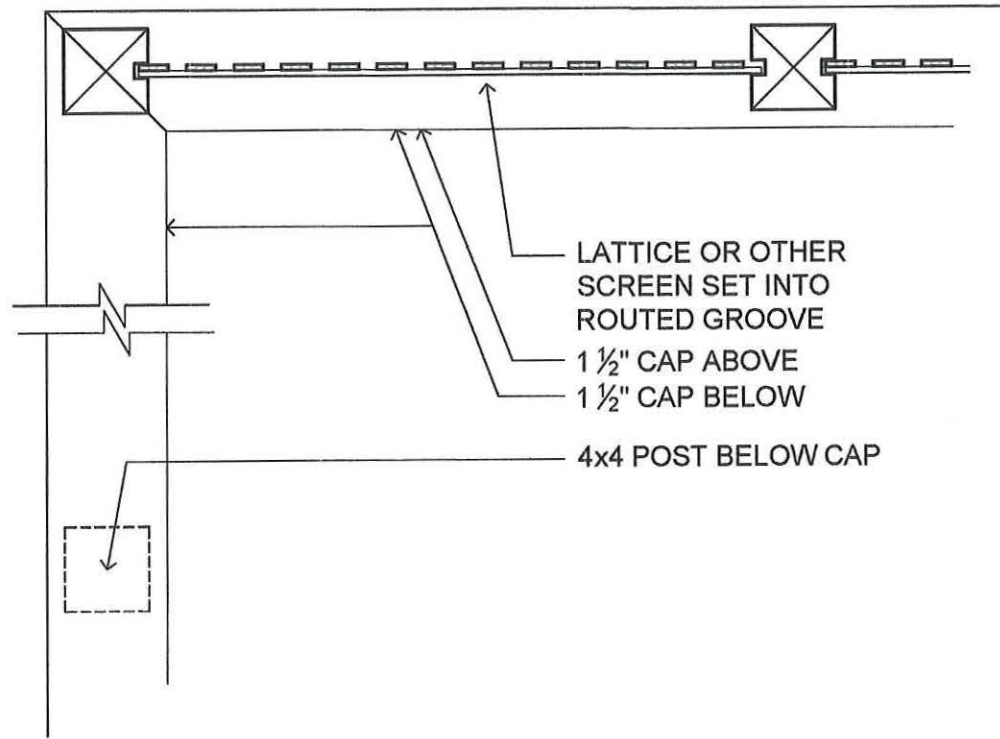
### Scale

1 1/2" - 1'-0"

Sheet **A-60**

ORIGINAL DRAWINGS ARE 11 X 17.  
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**Date** 3/16/2022



LATTICE OR OTHER  
SCREEN SET INTO  
ROUTED GROOVE  
1 1/2" CAP ABOVE  
1 1/2" CAP BELOW  
4x4 POST BELOW CAP

Section Detail: Guardrail

1

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Project

TOOMEY-HSIEH  
2 Ellsworth Park  
Cambridge, MA 02139

Drawing

GUARDRAIL DETAILS 02

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Scale

1 1/2" - 1'-0"

Sheet

A-61

ORIGINAL DRAWINGS ARE 11 X 17.  
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Date

3/16/2022



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Project

**TOOMEY-HSIEH**  
2 Ellsworth Park  
Cambridge, MA 02139

Drawing

**GUARDRAIL ELEVATION**

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Scale

1/2" - 1'-0"

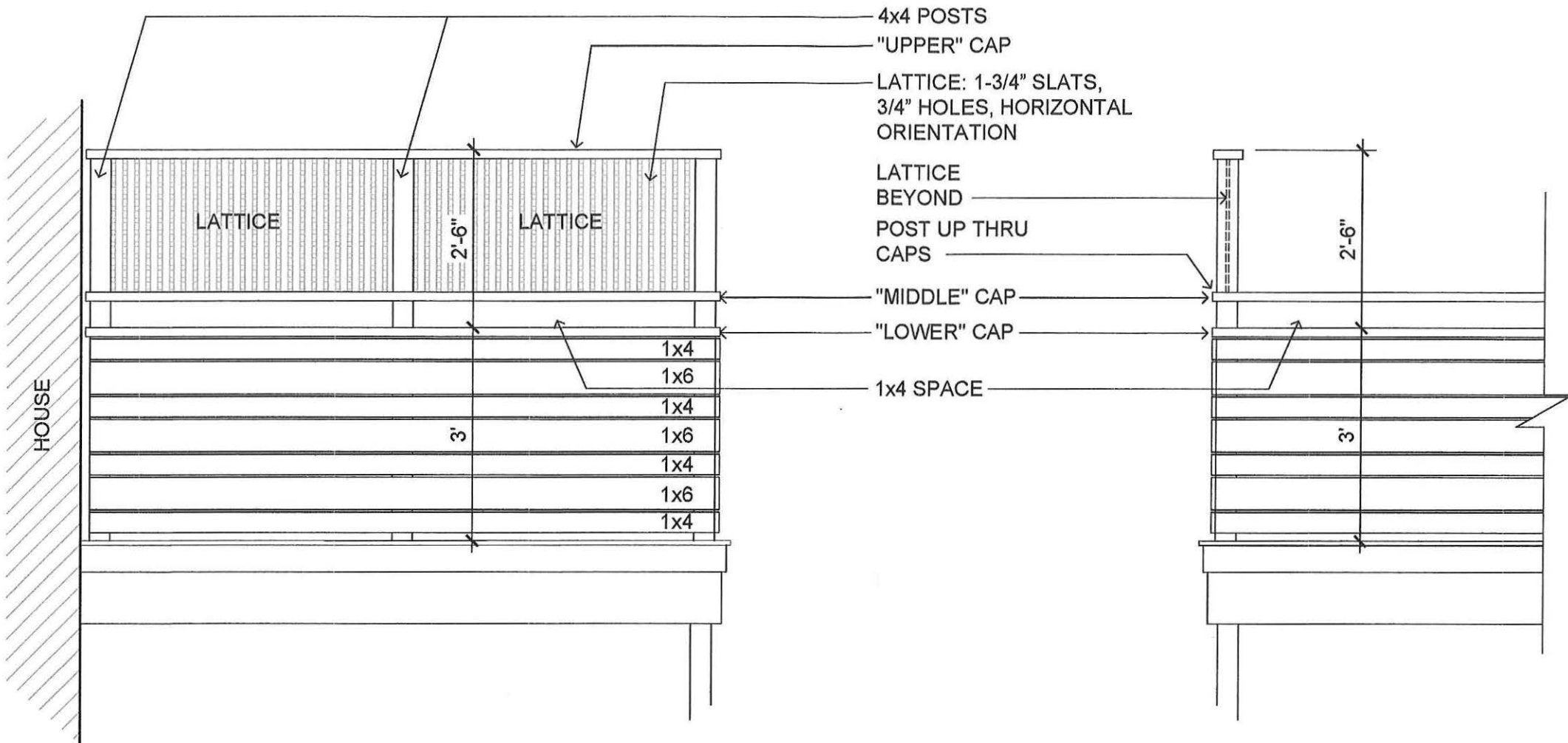
Sheet

**A-62**

ORIGINAL DRAWINGS ARE 11 X 17.  
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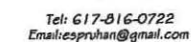
Date

3/16/2022

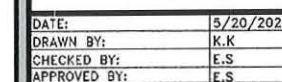


RIGHT SIDE ELEVATION  
(FROM STREET)

REAR ELEVATION

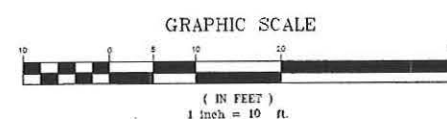
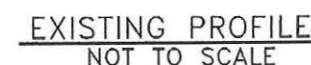


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SHEET 1 OF 1

B. THE ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM.





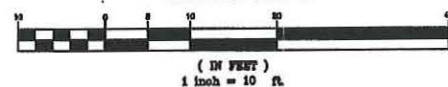
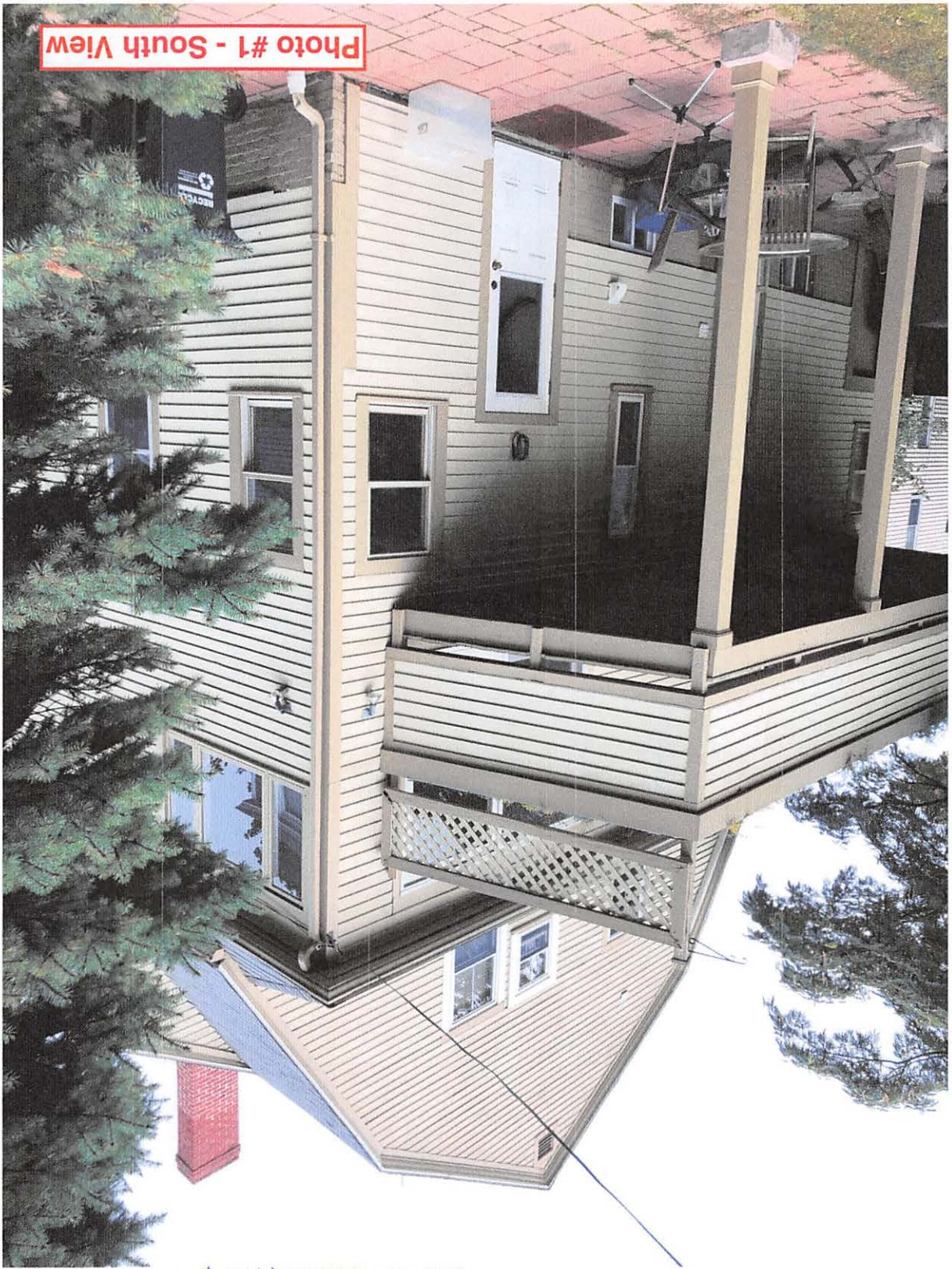




Photo #1 - South View



2 Ellsworth Pk.



















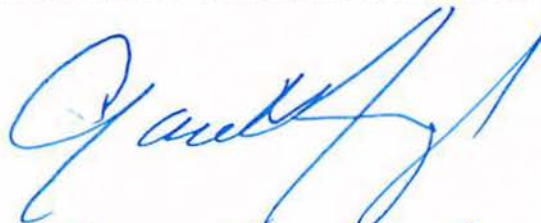
Board of Zoning Appeal  
Inspectional Services-Zoning  
831 Massachusetts Ave.  
Cambridge, MA 02139

15 May 2022

To Whom It May Concern:

As abutters to 2 Ellsworth Park, we write in support of the property owners, Sara Toomey and Nien-hê Hsieh, in their application to the Board of Zoning Appeal for a variance to rebuild the deck at the rear of their house. They have discussed their plans with us to rebuild the deck to the existing width and one foot further out from the back of the house.

Yours sincerely,

  
Garrett Tingle  
16 Ellsworth Ave  
Cambridge



Christian Harsh + Tassin Thomas  
14-16 Ellsworth Park  
Cambridge MA 02139





**Sara Toomey and Niên-he Hsieh – Project Description**  
2 Ellsworth Park, Cambridge, MA  
7/19/22

The existing two-family dwelling is largely non-conforming: F.A.R., all setbacks, lot size and height are all non-conforming. We are proposing the following:

1. Expand the 2<sup>nd</sup> floor deck (uncovered porch) by one foot (1') towards the rear lot line. This expands the covered porch area below the deck by the same amount (one foot), creating new GFA. This extends the existing non-conformity with regards to both the rear setback and GFA (and therefore FAR).
2. Expand the 2<sup>nd</sup> floor deck (uncovered porch) by squaring off the currently angled ends. This expands the covered porch area below the deck minimally. This extends the existing non-conformity with regards to both the side setbacks and GFA (and therefore FAR).
3. Build a new landing and stairs along the house on the 'left' side for entry to the 1<sup>st</sup> floor apartment. This extends the existing non-conformity with regards to the left side setback.
4. Build a new landing and stairs towards the rear lot line for access to and from the covered porch. This extends the existing non-conformity with regards to the rear setback.
5. There is also a raised planter bed adjacent to the rear porch; this is a planting area only and therefore does not contribute to GFA or violate setbacks. In addition to being ornamental, its purpose is to reduce the height from the rear porch to grade, thereby eliminating the need for a guardrail, which would, if required, break up the connections between porch and yard.

Sara Toomey and Niên-he Hsieh -- Zoning Information

2 Ellsworth Park, Cambridge, MA

7/20/22

REVISED

	required with existing deck	existing	required with proposed deck	proposed
<b>front setback, to centerline of street</b>	$(H + L) / 4$			
from lot line, feet		10.70		10.70
from centerline of street, feet	23.81	25.70	24.06	25.70
		<i>non-conforming</i>		<i>no change, non-conforming</i>
<b>side setback, 'right'</b>	$(H + L) / 5$			
	19.05	2.90	19.25	2.90
	<i>Minimum: 7.5'</i>	<i>non-conforming</i>	<i>Minimum: 7.5'</i>	<i>no change, non-conforming</i>
<b>side setback, 'left'</b>	$(H + L) / 5$			
<i>new steps and landing</i>	19.05	16.30	19.25	15.40
	<i>Minimum: 7.5'</i>	<i>non-conforming</i>	<i>Minimum: 7.5'</i>	<i>non-conforming</i>
<b>rear setback</b>	$(H + L) / 4$			
	23.81		24.06	
<i>rear porch</i>	<i>Minimum: 20.0'</i>	18.90	<i>Minimum: 20.0'</i>	17.90
		<i>non-conforming</i>		<i>non-conforming</i>
H	40.25		40.25	
L, existing	55.00			
L, proposed			56.00	
H + L	95.25		96.25	

	required	existing	proposed
<b>Lot size, square feet</b>	5,000	4,975	no change
<b>F.A.R., maximum</b>	0.75	0.75	
<b>G.F.A., maximum</b>		3,731	
<b>G.F.A., actual existing</b>		4,249	4,305
		<i>non-conforming</i>	<i>non-conforming</i>
<b>F.A.R., actual existing</b>		0.85	0.865
		<i>non-conforming</i>	<i>non-conforming</i>
<b>Height, maximum, feet</b>	35.00	40.25	40.25
		<i>non-conforming</i>	<i>no change, non-conforming</i>





## Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139  
Telephone: 617 349 4683 TTY: 617 349 6112  
E-mail: histncds@cambridgema.gov  
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgencd

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*  
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*  
Margaret McMahon, *Alternate*

### CERTIFICATE OF NON-APPLICABILITY

Property: 2 Ellsworth Park

Applicant: Nien-he Hsieh

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Replace rear porch, not visible from public way.

Permit #183218

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

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

Case Number: MC-6532

Date of Certificate: July 26, 2022

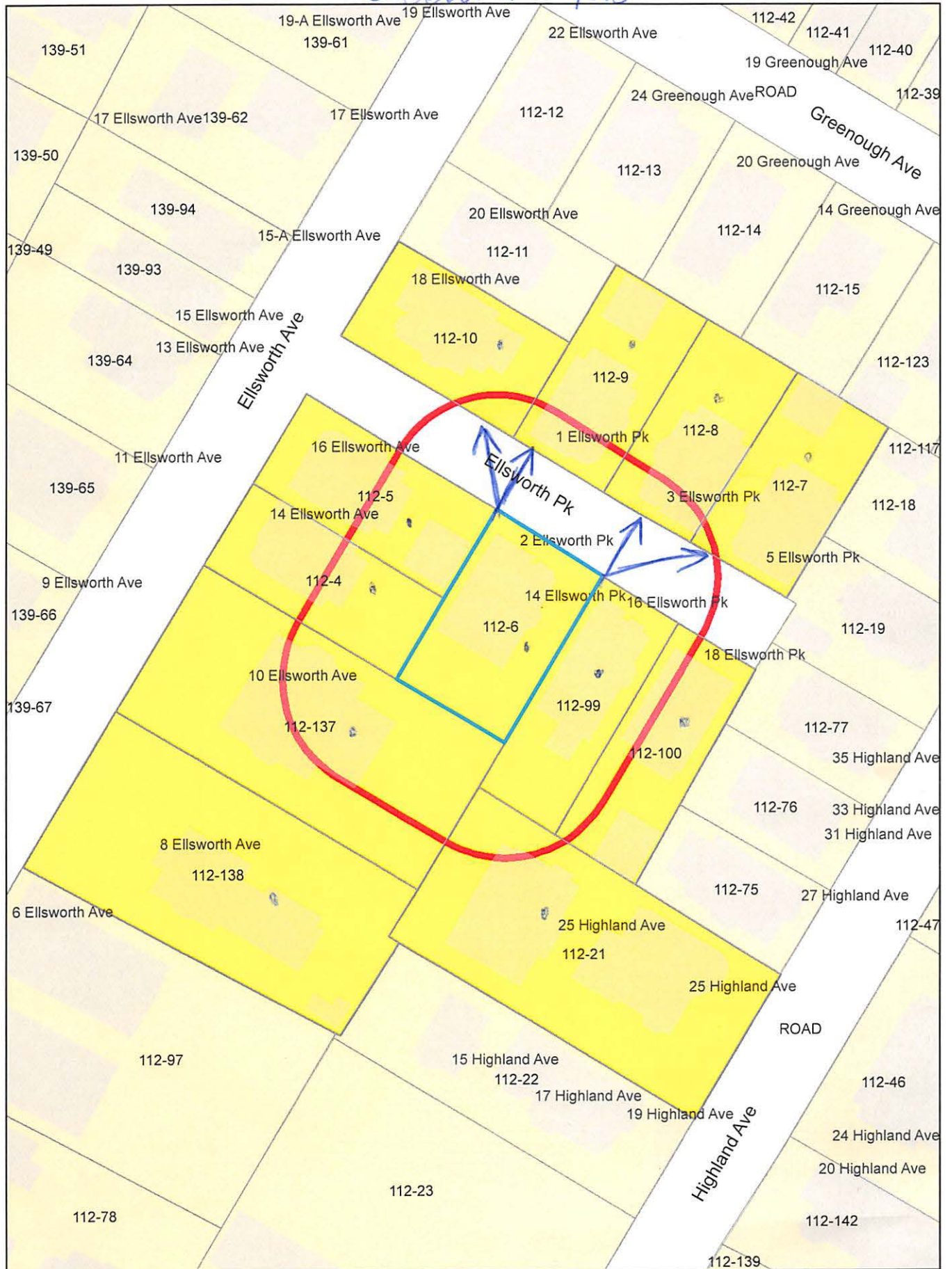
Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on July 26, 2022.

By Tony Hsiao/aac, Chair

\*\*\*\*\*

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

2 Ellsworth Pk.





2 Ellsworth Pk.

Petitioner

112-99  
DRUZBA-LOBSENZ, IRENA  
14-16 ELLSWORTH PK, #3  
CAMBRIDGE, MA 02138

112-99  
HOUSH, CHRISTIAN & TASSIA THOMAS  
16 ELLSWORTH PK. UNIT G  
CAMBRIDGE, MA 02139

112-6  
TOOMEY, SARA & NIEN-HE HSIEH  
2 ELLSWORTH PK  
CAMBRIDGE, MA 02139

112-5  
HARRINGTON, THERESA JANICE TINGLE &  
ELAINE V. HARRINGTON  
16 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-138  
CRAWFORD, WILLIAM CHARLES RICHARDS & CAT  
8 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-21  
XIAO, YUNQING  
TR. OF 25 HIGH AND B REALTY TRUST  
25 HIGHLAND AVE B  
CAMBRIDGE, MA 02139

112-21  
JACOB, EMIL & PAULA MATCOVICI  
25 HIGHLAND AVE #2L  
CAMBRIDGE, MA 02139

112-4  
SOLEM, RACHEL K. & BRIANA PEARSON  
14 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-8  
PELLMAN, DAVID & MARGARET MCLAUGHLIN  
3 ELLSWORTH PK  
CAMBRIDGE, MA 02139

112-9  
ELLSWORTH CORPORATE LIMITED  
1 ELLSWORTH PK  
CAMBRIDGE, MA 02139

112-10  
MCCALLUM, ROBERT, JR & SANDRA MCCALLUM  
18 ELLSWORTH AVE  
CAMBRIDGE, MA 02139

112-21  
RICHARDS, MICHAEL  
25 HIGHLAND AVE #2R  
CAMBRIDGE, MA 02138

112-99  
GLUCK, LOUISE E.  
14-16 ELLSWORTH PK., UNIT #2  
CAMBRIDGE, MA 02138

112-100  
CASEY, TIMOTHY BARRY  
18 ELLSWORTH PK  
CAMBRIDGE, MA 02139-1011

112-7  
ARNESON, JUDITH L. & DAVID POWELSTOCK  
23 ALMA AVE  
BELMONT, MA 02478

112-21  
LIU ANDONG CHEN QIAOYI  
25 HIGHLAND AVE UNIT 3  
CAMBRIDGE, MA 02139

112-21  
MANE SAM R  
25 HIGHLAND AVE - UNIT C  
CAMBRIDGE, MA 02139

112-99  
VRBANAC, VLADIMIR & HYEWON HYUN TRS  
14 ELLSWORTH PARK - UNIT 1  
CAMBRIDGE, MA 02139

112-21  
ZHU, WARREN YUQING XIAO  
25 HIGHLAND AVE UNIT B  
CAMBRIDGE, MA 02139

112-137  
KREILKAMP, THOMAS A. VERA KREILKAMP, TRS  
10-12 ELLSWORTH AVE 1  
CAMBRIDGE, MA 02138

112-21  
C & G INVESTMENTS LLC  
2 CLIVEDEN ST - UNIT 306E  
QUINCY, MA 02169

112-137  
GREENFIELD NICHOLAS TRS NBG 2021 TRUST  
12 ELLSWORTH AVE - UNIT 2  
CAMBRIDGE, MA 02139



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

### BZA

### POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Nien-hé Hsieh Date: 7 6 Sept. 2022  
(Print)

Address: 2 Ellsworth Park

Case No. BZA-183218

Hearing Date: 9/22/22

Thank you,  
Bza Members