

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

2021 OCT 21 PM 3: 25

617-349-6100

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 149683

| Canaral | Information |
|---------|----------------|
| General | Illiorillation |

| The undersigned l | nereby petitions the | Board of Zoning A | ppeal for the follow | ing: |
|---|----------------------|---|----------------------|--|
| Special Permit:_ | X | Variance: X | _ | Appeal: |
| | | | | |
| PETITIONER: Jo | shua Goodman and | l Anna Lumelsky C | O Christopher J. Al | <u>phen, Esq. Attorney For</u> |
| PETITIONER'S A | DDRESS:9 Damor | nmill Square, Conc | ord, MA 01742 | |
| LOCATION OF P | ROPERTY: 2 Fros | t St , Unit 2 , Cam | <u>bridge, MA</u> | |
| TYPE OF OCCUI | | nil <u>y Condominium</u> | ZONING DISTRIC | CT: <u>Residence B Zone</u> |
| REASON FOR PI | ETITION: | | | |
| /Additions/ | | | | |
| DESCRIPTION O | F PETITIONER'S | PROPOSAL: | | |
| Creation of additionand FAR. | onal living space or | n levels 1, 2 and 3. | The addition create | es a nonconforming Gross Floor Area |
| The proposed alte | rations include add | itions and moving o | of several windows. | |
| SECTIONS OF Z | ONING ORDINAN | CE CITED: | | |
| Article: 5.000 Article: 10.000 Article: 8.000 | Section: 10.30 (Va | le of Dimensional R riance). & Sec. 10.4 (Alteration Non-Co | | |
| | | Original Signature(s): | Christopher J. | etitioner (s) / Owner) Alphen, Esq. Attorney for han and Anna Lumelsky |

Address:

Tel. No.

(978) 761-9576

(Print Name)

10/19/21, 2:18 PM

E-Mail Address: chris@bbhlaw.net

Date: October 19, 2021

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.

| Dy Christopher J. Alphen, Esq. Attorney For (OWNER) Address: 2 Frost Street, Unit 2, Cambridge, MA State that I/We own the property located at 2 Frost Street, Unit 2, Cambridge, MA, which is the subject of this zoning application. The record title of this property is in the name of | Joshua Goodman and Anna Lumelsky |
|--|---|
| Address: 2 Frost Street, Unit 2, Cambridge, MA State that I/We own the property located at 2 Frost Street, Unit 2, Cambridge, MA, which is the subject of this zoning application. The record title of this property is in the name of | I/We by Christopher J. Alphen, Esq. Attorney For |
| which is the subject of this zoning application. The record title of this property is in the name of | |
| Joshua Goodman and Anna Lumelsky *Pursuant to a deed of duly recorded in the date | State that I/We own the property located at 2 Frost Street, Unit 2, Cambridge, MA, |
| *Pursuant to a deed of duly recorded in the date 05/21/2010 , Middlesex South County Registry of Deeds at Book 54718 , Page 157 ; or Middlesex Registry District of Land Court, Certificate No. Book Page | which is the subject of this zoning application. |
| *Pursuant to a deed of duly recorded in the date 05/21/2010 , Middlesex South County Registry of Deeds at Book 54718 , Page 157 ; or Middlesex Registry District of Land Court, Certificate No. Book Page **SIGNATURE BY LAND OWNER OR AGENT* Christopher J. Alphen, Esq. Attorney For *Written evidence of Agent's standing to represent petitioner may be requested. **Commonwealth of Massachusetts, County of Middlesex Commonwealth of October , 2021 , and made oath that the above statement is true. **My commission expires **District Only 10 Middlesex** **My commission expires **District Only 10 Middlesex** **My commission expires **District Only 10 Middlesex** **My commission expires **District Only 10 Middlesex* **My commission expires **District Only 10 Middlesex* | The record title of this property is in the name of |
| Middlesex Registry District of Land Court, Certificate No. Book Page SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* Christopher J. Alphen, Esq. Attorney For *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of Middlesex The above-name Christopher J. Alphen personally appeared before me, this 15th of October, 2021, and made oath that the above statement is true. My commission expires McCommonwealth of Massachusetts My commission expires McCommonwealth of Massachusetts My commission expires McCommonwealth of Massachusetts My commission expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recent | Joshua Goodman and Anna Lumelsky |
| SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* Christopher J. Alphen, Esq. Attorney For *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of Middlesex The above-name Christopher J. Alphen personally appeared before me, this 15th of October , 2021 , and made oath that the above statement is true. My commission expires December 12, 2025 (Notary Seal) REBECCA L. FLINKSTROM Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recent | County Registry of Deeds at Book 54718, Page 157; or |
| SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* Christopher J. Alphen, Esq. Attorney For *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of Middlesex The above-name Christopher J. Alphen personally appeared before me, this 15th of October , 2021 , and made outh that the above statement is true. My commission expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recember 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recember 12, 2025 | |
| AUTHORIZED TRUSTEE, OFFICER OR AGENT* Christopher J. Alphen, Esq. Attorney For *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of Middlesex The above-name Christopher J. Alphen personally appeared before me, this 15th of October , 2021 , and made oath that the above statement is true. My commission expires October 12, 2021 (Notary Seal) REBECCA L. FLINKSTROM Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recent | Book Page |
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| My commission expires Delember 12, 2021 (Notary Seal). REBECCA L. FLINKSTROM Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recent | Commonwealth of Massachusetts, County of _Middlesex |
| My commission expires December 12, 2025 (Notary Seal). REBECCA L. FLINKSTROM Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recent | The above-name Christopher J. Alphen personally appeared before me, |
| Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires December 12, 2025 If ownership is not shown in recorded deed, e.g. if by court order, recent | Jebela Hulson Notary |
| | Notary Public COMMONWEALTH OF MASSACHUSETTS My Commission Expires December 12, 2025 |

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 as 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 <u>2 Frost St</u>, <u>Unit 2</u>, <u>Cambridge</u>, <u>MA</u>(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 proposed alterations include the addition and moving of several windows. Accordingly, the Applica requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C. The proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

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 proposed alterations will not cause any additional traffic.

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

The proposed alterations and additions to the dwelling will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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:

The proposed alterations will not cause a nuisance or hazards.

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:

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

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

Phone:

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Joshua Goodman and Anna Lumelsky

Present Use/Occupancy:

Single Family Condominium Unit in Two Family

.....

Zone:

Residence B Zone

Location: 9 Damonmill Square

(978) 761-9576

Requested Use/Occupancy:

Single Family Condominium

Unit in Two Family

| | | Existing Conditions | Requested Conditions | Ordinance Requirements | |
|--|---------------|------------------------|-------------------------|---------------------------|--------|
| TOTAL GROSS FLOOR AREA: | | 3,921 | 4,494 | 4,325 | (max.) |
| LOT AREA: | | 8,650 | 8,650 | 8,650 | (min.) |
| RATIO OF GROSS FLOOR AREA TO LOT AREA: 2 | | .45 | .51 | .5 | |
| LOT AREA OF EACH DWELLING UNIT | | 4,325 | 4,325 | 2,500 | |
| SIZE OF LOT: | WIDTH | 119'-9" | 119'-9" | 50' | |
| | DEPTH | 72'-19" | 72'-19" | N/A | |
| SETBACKS IN FEET: | FRONT | 21'-2" | 21'-2" | 15' | |
| | REAR | N/A | N/A | N/A | |
| | LEFT SIDE | 32'-3" | 32'-3" | 7'-6" | |
| | RIGHT SIDE | 15'-9" | 15'-9" | 15' | |
| SIZE OF BUILDING: | HEIGHT | 37' | 37' | 35' | |
| | WIDTH | 28'-3" | 28'-3" | N/A | |
| RATIO OF USABLE OPEN SPACE TO LOT AREA: | | 88 | 58 | 40 | |
| NO. OF DWELLING UNITS: | | 2 | 2 | 2 | |
| NO. OF PARKING SPACES: | | 2 | 2 | 2 | |
| NO. OF LOADING AREAS: | | N/A | N/A | N/A | |
| DISTANCE TO NEAREST BLDG. ON SAME LOT | | 8' | 8' | N/A | |

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

- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATION
- 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'.

BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

The Property is located in the "Residence B" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is .50. The existing FAR of the dwelling is .45. With the Proposed Renovations, the FAR for the dwelling will increase to .51. The unit currently contains 3,921 square feet of total gross floor area, the improvements will increase the gross floor area to 4,464. The maximum permitted by the bylaw is 4,325 square feet of gross floor area. Accordingly, the Petitioners require a variance. The proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any other new nonconformities. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the Petitioner's growing family.

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 by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the lot and the age and condition of the two-family structure.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

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

The excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

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



Bza Members

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: Christopher J. Alphen, Esq. Date: 11/2/2 |
|--|
| Address: 2 Frost St. #2. |
| Case No. BZA - 149 683 |
| Hearing Date: 1//18/2 |
| Thank you, |

BLATMAN, BOBROWSKI & HAVERTY, LLC

ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4 CONCORD, MA 01742 PHONE 978.371.2226 FAX 978.371.2296

CHRISTOPHER J. ALPHEN, Esq. Chris@bbhlaw.net

November 12, 2021

City of Cambridge Board of Zoning Appeals 831 Massachusetts Avenue Cambridge MA 02139

RE:

Special Permit/Variance No. 149683

Joshua Goodman and Anna Lumelsky - 2 Frost Street, Unit 2, Cambridge, MA

Dear Board:

Please be informed that this office represents Joshua Goodman and Anna Lumelsky of 2 Frost Street, Unit 2, Cambridge, Massachusetts (the "Petitioners"). The Petitioners are the owners of the property known as 2 Frost Street, Unit 2, Cambridge, Massachusetts 02140 (the "Property").

The Petitioners hereby request a variance and a special permit for the renovation of their existing residential dwelling unit as shown on the set of plans entitled "Goodman Lumelsky Residence, Joshua Goodman & Anna Lumelsky" by Sam Kachmar Architects (the "Plans"). The Petitioners seek to renovate floors one, two and three to create additional living space (the "Proposed Renovations"). The Proposed Renovations will include the addition of windows. The details of the improvements can be found in the letter from Sam Kachmar Architects attached hereto as Exhibit A.

Variance

The Property is located in the "Residence B" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is 50%. The existing FAR of the dwelling is 45%. With the Proposed Renovations, the FAR for the dwelling will increase to 61%. Accordingly, the Petitioners require a variance. The Proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any new nonconformities.

The Petitioners' dwelling is one of a two-unit condominium. The Petitioners' abutting neighbor is in full support of the Proposed Renovations. The Petitioners' family has simply outgrown their current living space. Without being able to expand the Petitioners may be forced out of Cambridge, a community that they love and have lived in for eleven years. The Petitioners have three children, including twins. As their kids have gotten older, it's become much harder for them to share a bedroom. Because of the mansard roof, the twins' bedroom is not big enough to contain furniture for them both. The Petitioners' children attend the public schools and dearly want to remain in the Community.

With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

Due to the shape of the lot and the age and condition of the existing dwelling, the improvements cannot be made without the requested variance. The excess FAR will not cause a detriment to the residential characteristics of the neighborhood. The Proposed Renovations are designed to make the property more aesthetically appealing.

The Proposed Renovation will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

Special Permit

The existing dwelling is a legal pre-existing nonconforming structure. The proposed alterations include the addition and moving of several windows. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The Proposed Renovations do not create any additional nonconformities. The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. As discussed, neighbors support the proposal, and the Proposed Renovations will improve the residential characteristics of the neighborhood.

The Proposed Renovations meet the purpose and intent of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

Christopher J. Alphen, Esq.



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

November 12, 2021

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-149683 2 Frost Street

The Planning Board reviewed this BZA application during a meeting on November 9, 2021 and decided to the following comments to BZA.

After consideration of these requests and after hearing testimony from the applicant's representative and architect, the Planning Board though favorable to the proposed request for an addition to the existing structure, recommends that BZA continue the hearing to allow further design refinements of the roof of the proposed addition to complement the existing mansard roof.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

| APPLICANT: | | | | NCY: Residential A | SER |
|--|---------------------|------------------------|----------------------|--|-------|
| LOCATION: 2F | rost Street, Unit 2 | 2 Cambridge 021 | 40 zone: Res | sidence B | ΔΙ |
| PHONE: | | REQUESTED USE/ | OCCUPANCY: | | ~ (|
| | | EXISTING CONDITIONS | REQUESTED CONDITIONS | ORDINANCE REQUIREMENTS ¹ | |
| TOTAL GROSS FLOOR | AREA: | 3,921 sf | 4,494 sf | 4,326.5 sf | (max. |
| OT AREA: | | 8,653 sf | | | (min |
| ATIO OF GROSS FL O LOT AREA: ² | OOR AREA | 0.45 | 0.51 | 05 | (max. |
| OT AREA FOR EACH | DWELLING UNIT: | 4,326. | 4,326. | 2,500 | (min. |
| IZE OF LOT: | WIDTH | 119'-9 3/4" | | 50' - 0" | (min |
| | DEPTH | 72' - 19 3/4" | | | |
| etbacks in | FRONT | 21' - 7" | 21' - 7" | <u> 15' - 0"</u> | (min. |
| eet: | REAR | N/A | N/A | N/A | (min. |
| | LEFT SIDE | 32' - 3 3/4" | 32' 3 3/4" | 7' - 6" | (min. |
| 2 | RIGHT SIDE | 15' - 9 3/4" | 15' - 9 3/4" | 15' - 0" | (min. |
| IZE OF BLDG.: | HEIGHT | 37' - 9" | 37' - 9" | _35' - 0" | (max. |
| | LENGTH | 28' - 3 1/4" | | | |
| | WIDTH | 58' - 7 1/8" | | | |
| ATIO OF USABLE O | PEN SPACE | 70% | 69% | 40% | (min. |
| O. OF DWELLING U | NITS: | 2 | _2 | 2 | (max. |
| . OF PARKING SPA | ACES: | 2 | 2 | (min. | ./max |
| . OF LOADING ARI | EAS: | 2 | _2 | 2 | (min. |
| ISTANCE TO NEAREST BLDG. | | 8' - 0" | 8' - 0" | 8' - 0" | (min. |
| SAME LOT: | | (Garage) | | | |
| same lot, and teel, etc. | l type of const | ruction propose | d, e.g.; wood f | e of adjacent bui rame, concrete, | |
| | | | nry. Note: As a cori | ner property, | _ |
| here are only for | nt & side setback | lines. (No rear se | tback lines). | | |

^{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'.

GOODMAN LUMELSKY RESIDENCE

BZA SET 11/15/21

JOSHUA GOODMAN & CITY OF CAMBRIDGE SERVICES ANNA LUMELSKY

2021 NOV 15 A 11: 30

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140





PROJECT NUMBER: 2106-0050

ARCHITECT:



SAM KACHMAR

ARCHITECTS (p)617-800-6223 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138 CLIENTS:

GENERAL CONTRACTOR:

JOSHUA GOODMAN & ANNA LUMELSKY

XXXX

SCOPE OF WORK: RENOVATION INVOLVES THE ADDITION OF LIVING SPACE ON LEVEL 1 MAIN ENTRY AND LEVEL 3, ALSO A FULL RENOVATION ON LEVEL 2 WITH NEW INTERIORS AND MEP.

STRUCTURAL ENGINEER:

XXXX

| | BZA SHEET SCHEDULE |
|-----------------|------------------------|
| Sheet Number | Sheet Name |
| B-000 | COVER |
| B-001 | SITE AXON |
| B-002 | STREET VIEW 1 |
| B-003 | STREET VIEW 2 |
| B-004 | SITE PLAN |
| B-006 | ELEVATION - NORTH |
| B-007 | ELEVATION - EAST |
| B-008 | ELEVATION - SOUTH |
| B-009 | FLOOR PLAN - LEVEL 0 |
| B-010 | FLOOR PLAN - LEVEL 1 |
| B-011 | FLOOR PLAN - LEVEL 2 |
| B-012 | FLOOR PLAN - LEVEL 3 |
| B-013 | FLOOR PLAN - ROOF PLAN |
| B-014 | RENDER VIDEO |
| B-015 | EXISTING CONDITIONS |
| B-016 | CERTIFIED PLOT PLAN |
| B-020 | FLOOR PLAN - GARAGE |

INTERIOR DESIGNER:

XXXX

EXISTING SITE AXON



PROPOSED SITE AXON





SITE AXON

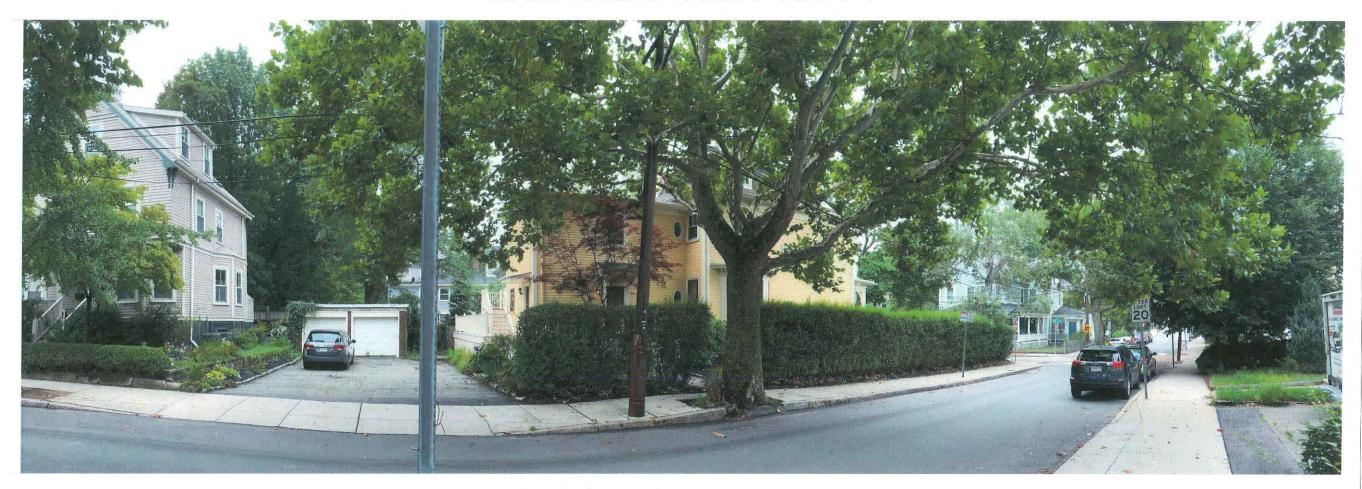
NOT FOR CONSTRUCTION

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140 Joshua Goodman & anna Lumelsky Goodman Lumelsky Residence

| Project Status | BZA SET |
|----------------|-----------|
| Project number | 2106-0050 |
| Date | 11/15/21 |
| Drawn by | Author |
| Checked by | Checker |

B-001

EXISTING STREET VIEW 1



PROPOSED STREET VIEW 1



S K A

SAM. © 2019 SAMINACHAM KACHMAR ARCHITE(p)978-270-8441 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138

RATIONS: STATE OF THE PROPERTY OF THE PROPERTY

STRUCTURAL ENGINEE

STREET VIEW 1

JOSHUA GOODMAN & ANNA
LUMELSKY
GOODMAN LUMELSKY
RESIDENCE

EROST ST. UNIT #2 C

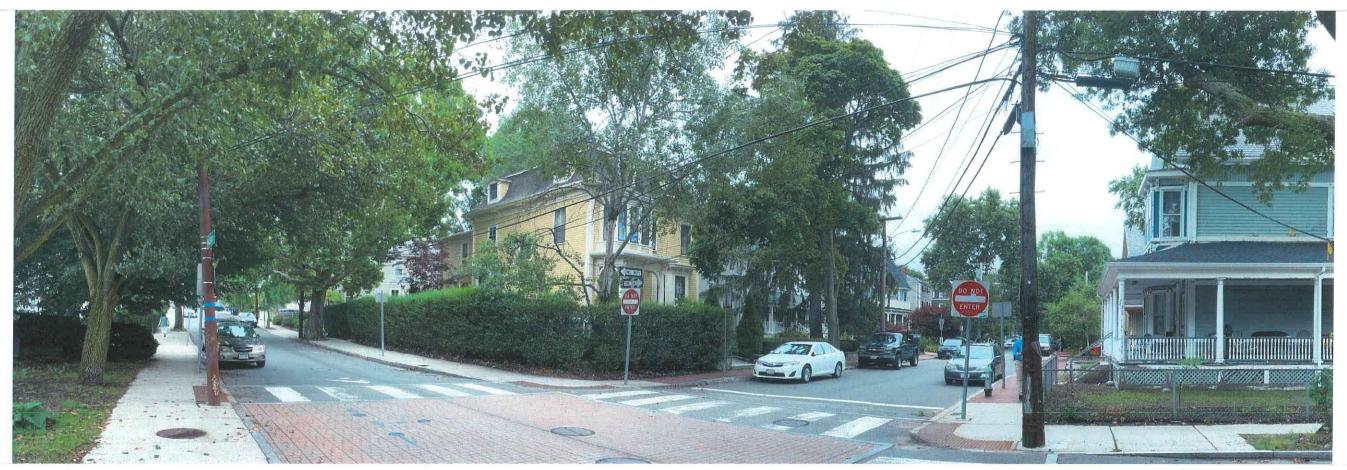
NOT FOR CONSTRUCTION

| Project Status | BZA SE |
|----------------|----------|
| Project number | 2106-005 |
| Date | 11/15/2 |
| Drawn by | Autho |
| Checked by | Checke |

B-002

1/2" = 1'-0"

EXISTING STREET VIEW 2



PROPOSED STREET VIEW 2





SAM © 2019 SAM KACHMAR
ARCHITE(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

STREET VIEW 2

GOODMAN & ANNA

| Project Status | BZA SE |
|----------------|----------|
| Project number | 2106-005 |
| Date | 11/15/2 |
| Drawn by | Autho |
| Checked by | Checke |

B-003

1/2" = 1'-0"





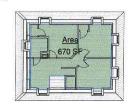
(5) EXISTING - LEVEL 0 AREA 1/16" = 1'-0"



6 EXISTING - LEVEL 1 AREA 1/16" = 1'-0"



7 EXISTING - LEVEL 2 AREA 1/16" = 1'-0"



8 EXISTING - LEVEL 3 AREA 1/16" = 1'-0"

| | EXISTING - AREA S | CHEDOLE | |
|-----------------|-------------------|------------|--|
| Level Name | | Area | |
| Not Placed | Exterior | Not Placed | |
| Not Placed | Exterior | Not Placed | |
| Not Placed | Area | Not Placed | |
| Level 0 | Area | 1413 SF | |
| Level 1 | Area | 1322 SF | |
| Level 1 | Covered Area | 152 SF | |
| Level 1 | Area | 51 SF | |
| Level 1 | Area | 18 SF | |
| Level 1 | Area | 400 SF | |
| Level 2 | Area | 1308 SF | |
| LEVEL 3 | Area | 670 SF | |
| Grand total: 11 | | 5222 CE | |

ZONING DISTRICT: RESIDENTIAL B MAX F.A.R. = 0.50

LAND AREA: 8,653 Sq Ft.

EXISTING FAR: 0.45

PROPOSED FAR: 0.51

REQUIRED FAR: 0.50

PROPOSED FLOOR AREAS

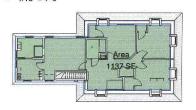


1/16" = 1'-0"









4 PROPOSED - LEVEL 3 AREA 1/16" = 1'-0"

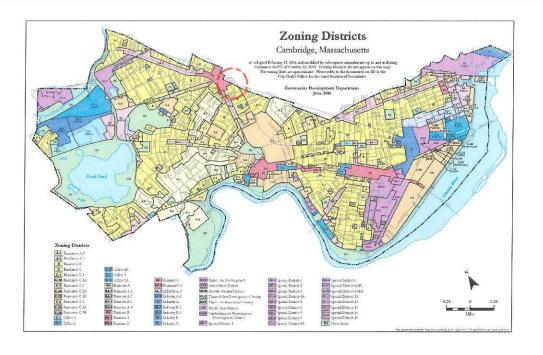
| Level | Name | Area |
|-------------|--------------|------------|
| | | |
| Not Placed | Exterior | Not Placed |
| Not Placed | Area | Not Placed |
| Level 0 | Area | 1413 SF |
| Level 1 | Area | 400 SF |
| Level 1 | Area | 1422 SF |
| Level 1 | Covered Area | 152 SF |
| Level 1 | Area | 51 SF |
| Level 2 | Area | 1332 SF |
| LEVEL 3 | Area | 1137 SF |
| Grand total | | 5907 SF |

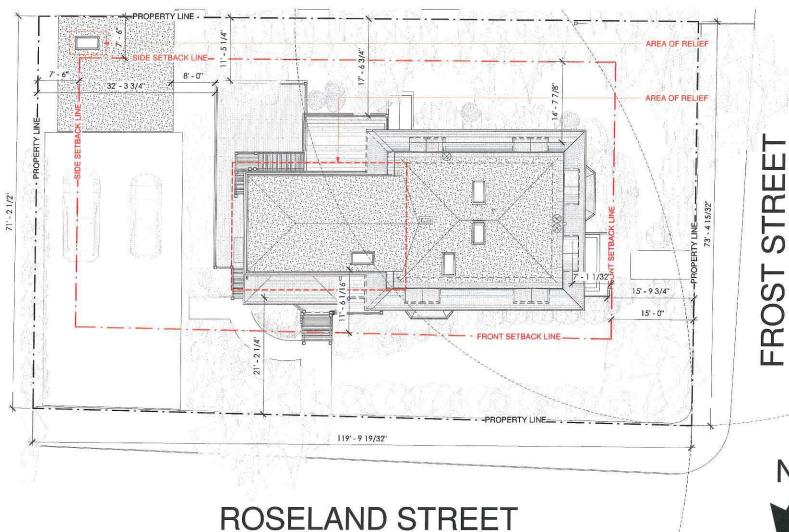
EXISTING BUILDING HEIGHT: 37' - 9"

PROPOSED BUILDING HEIGHT: 37' - 9"

9 PROPOSED - SITE PLAN 1/8" = 1'-0"

REQUIRED BUILDING HEIGHT: 35' - 0"







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STRUCTURAL ENGINEER

SITE PLAN

GOODMAN & ANNA

NOT FOR CONSTRUCTION

CAMBRIDGE,

2 FROST ST. UNIT # MA 02140

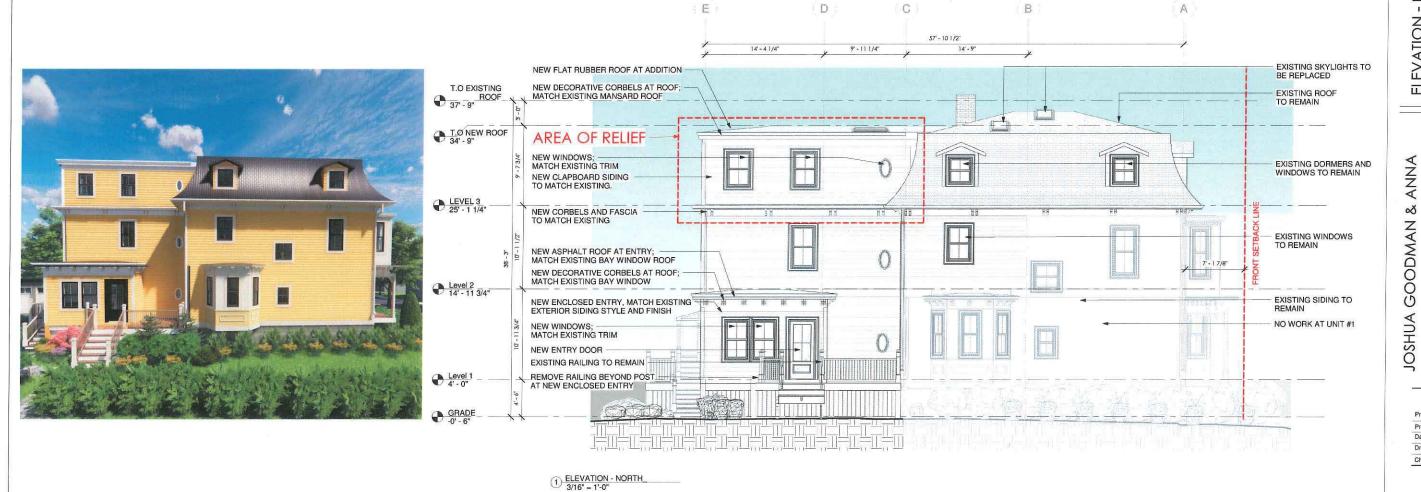
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NORTH ELEVATION





2 ELEVATION - NORTH - EXISTING_ 3/16" = 1'-0"





STRUCTURAL ENGINEER:

ELEVATION - NORTH

NOT FOR CONSTRUCTION

CAMBRIDGE, #2

JOSHUA GOODMAN & ...
LUMELSKY
GOODMAN LUMELSKY
RESIDENCE 2 FROST ST. UNIT # MA 02140

Project Status BZA SET 2106-0050 Project numbe 11/15/21 Drawn by Author Checker

B-006

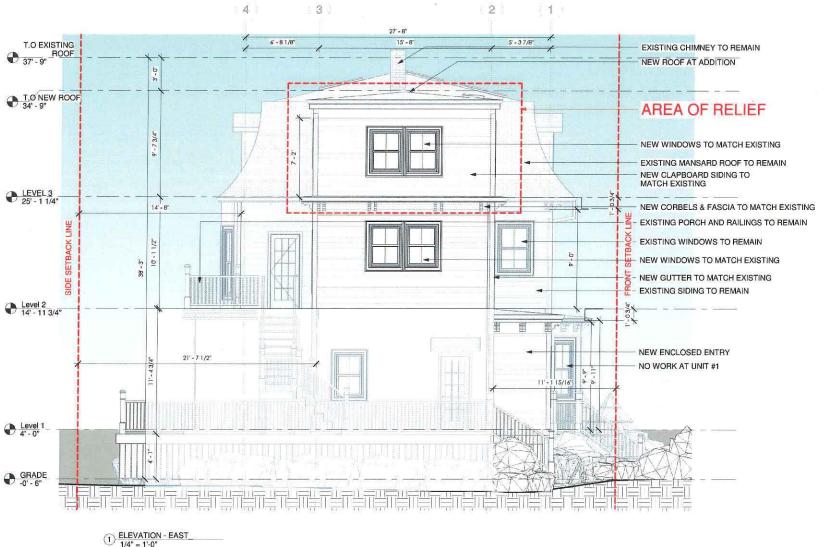
3/16" = 1'-0"

EAST ELEVATION











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ELEVATION - EAST

GOODMAN & ANNA

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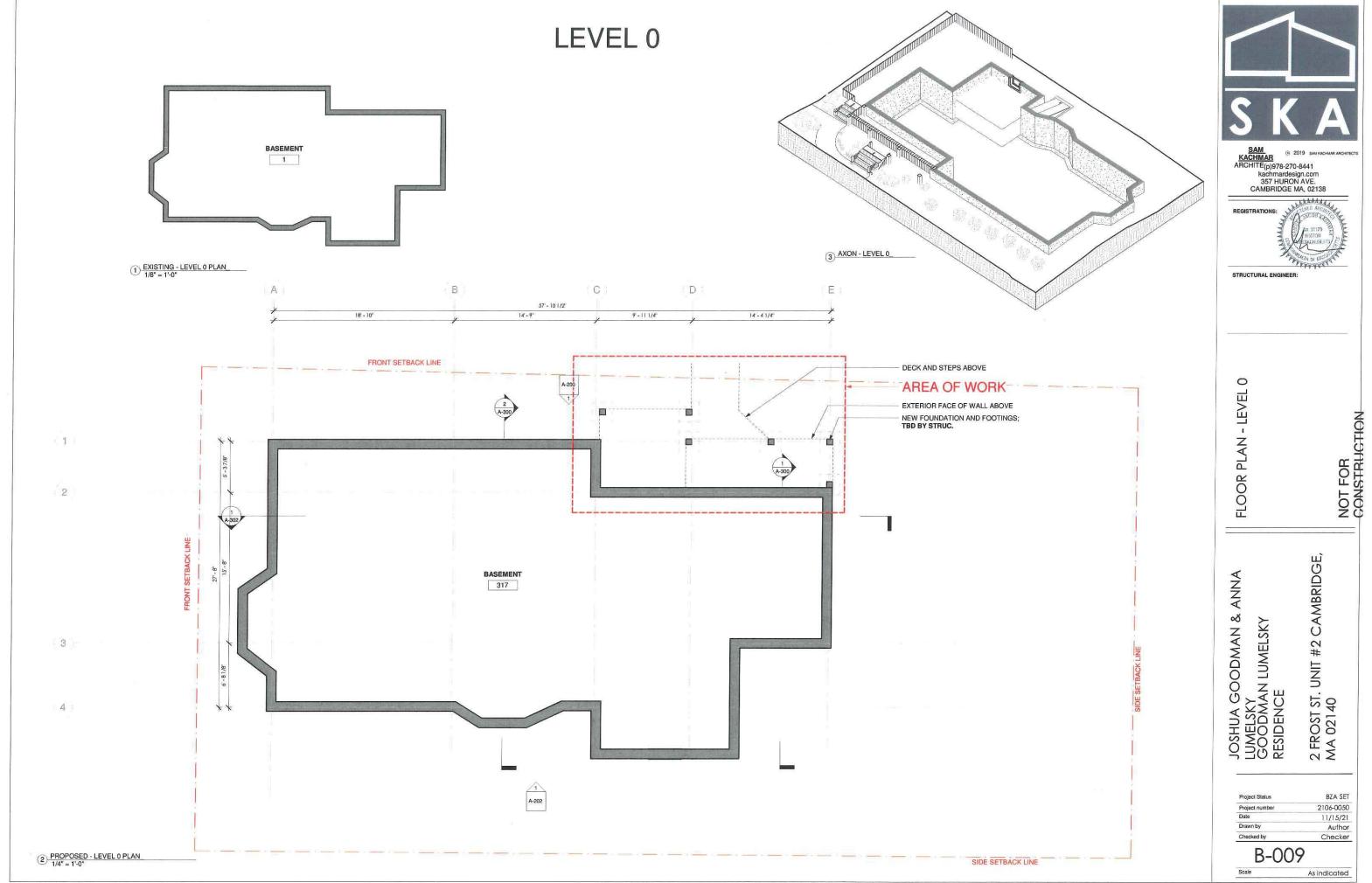
ELEVATION - SOUTH

NOT FOR CONSTRUCTION 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

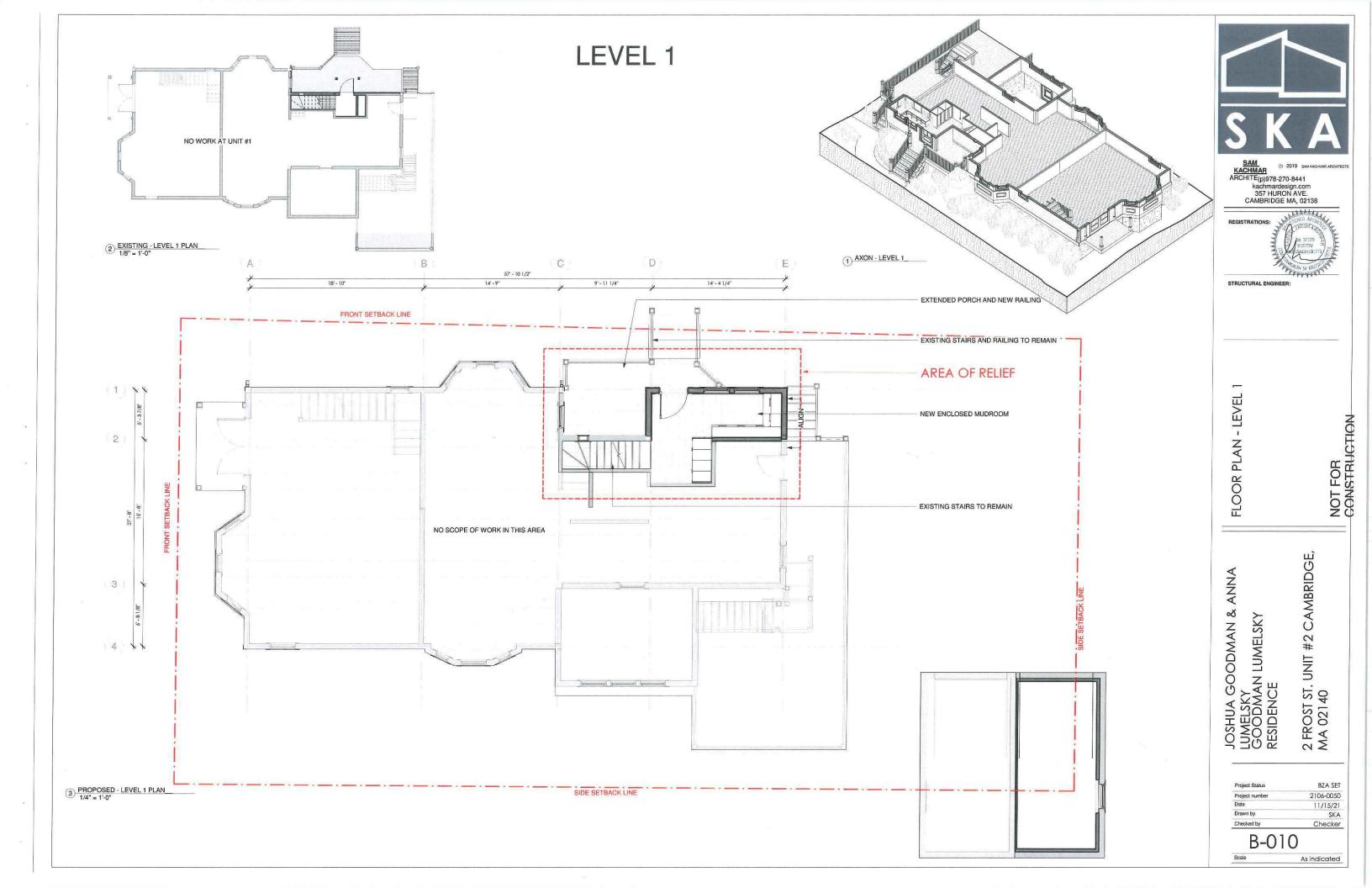
JOSHUA GOODMAN & / LUMELSKY GOODMAN LUMELSKY RESIDENCE

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3/16" = 1'-0"



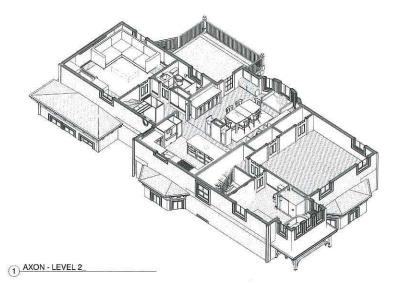


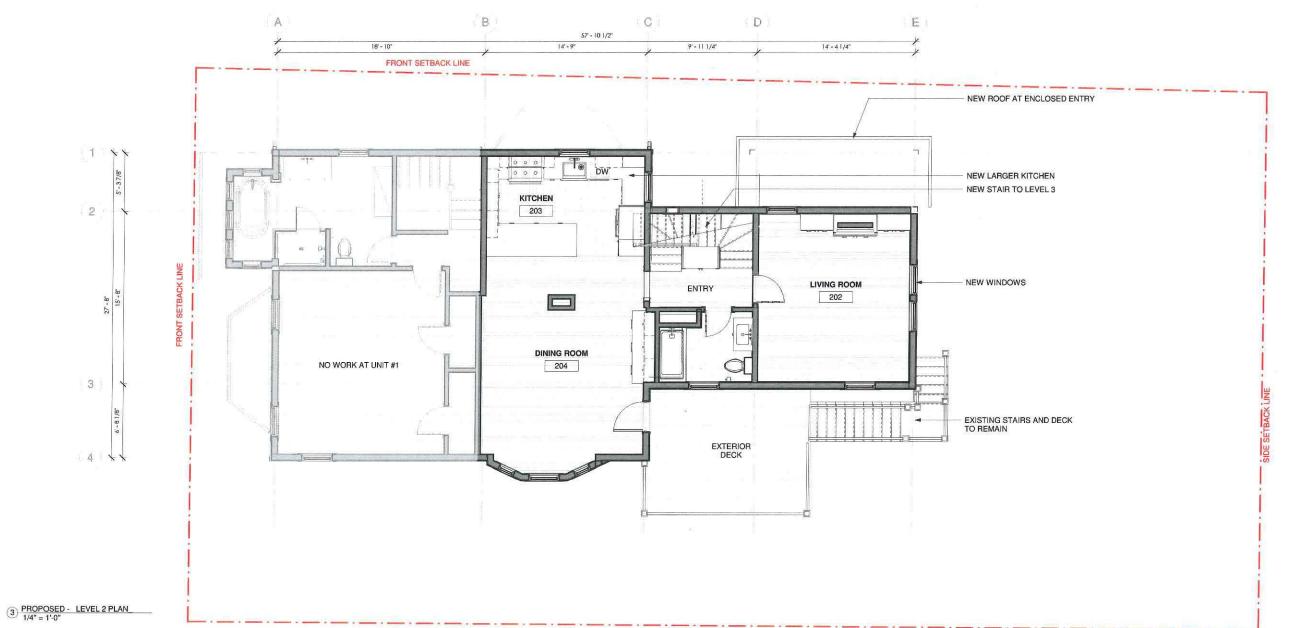


LEVEL 2



2 EXISTING - LEVEL 2 PLAN 1/8" = 1'-0"







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STRUCTURAL ENGINEER

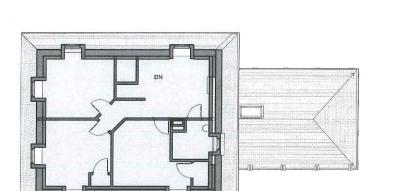
FLOOR PLAN - LEVEL

NOT FOR CONSTRUCTION

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140 JOSHUA GOODMAN & / LUMELSKY GOODMAN LUMELSKY RESIDENCE

GOODMAN & ANNA

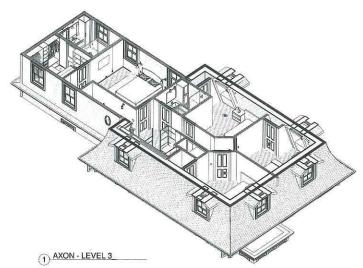
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3 EXISTING - LEVEL 3 PLAN 1/8" = 1'-0"

3

2) PROPOSED - LEVEL 3 PLAN 1/4" = 1'-0"



В C D 57 - 10 1/2" 14' - 4 1/4" FRONT SETBACK LINE NEW WINDOWS AT ADDITION CLO 306 LAUNDRY 304 MAIN CLOSET BEDROOM 1 312 NEW CENTRAL STAIR MAIN BEDROOM 311 AREA OF RELIEF BEDROOM 2 **BEDROOM 3** NEW WINDOWS AT ADDITION

SIDE SETBACK LINE

LEVEL 3

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STRUCTURAL ENGINE

FLOOR PLAN - LEVEL

GOODMAN & ANNA

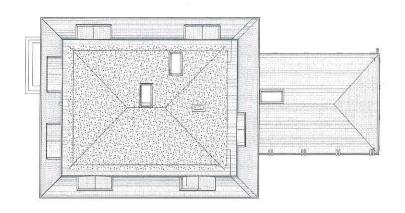
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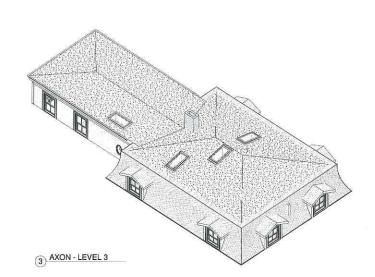
JOSHUA GOODMAN & ... LUMELSKY GOODMAN LUMELSKY RESIDENCE

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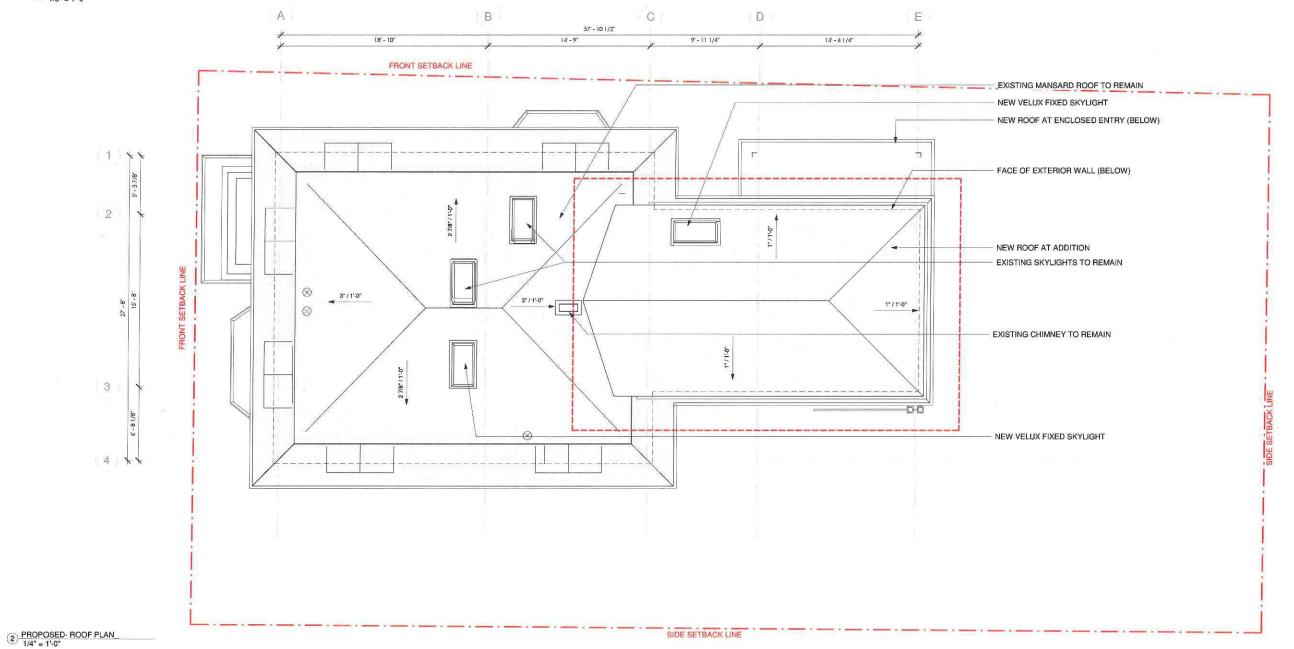
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ROOF PLAN





1) EXISTING - ROOF PLAN_ 1/8" = 1'-0"





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FLOOR PLAN - ROOF PLAN

GOODMAN & ANNA

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END OF PRESENTATION



TO VIEW SKA VIDEO OF PROPOSED WORK SCAN QR CODE USING YOUR PHONE CAMERA, CENTER QR CODE ON CAMERA VIEWFINDER & SELECT POP-UP NOTIFICATION TO OPEN LINK ASSOCIATED WITH QR CODE



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RENDER VIDEO

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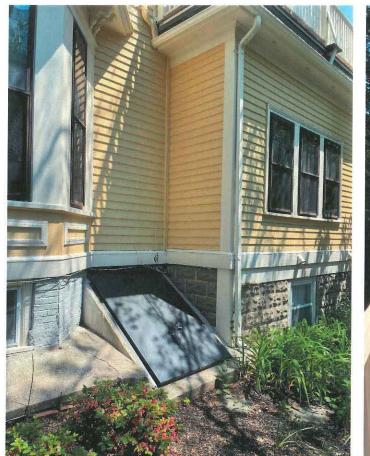
2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

Joshua Goodman & anna Lumelsky Goodman Lumelsky Residence

| Project Status | BZA SE |
|----------------|----------|
| Project number | 2106-005 |
| Date | 11/15/2 |
| Drawn by | Autho |
| Checked by | Checke |

B-014

EXTERIOR CONDITIONS

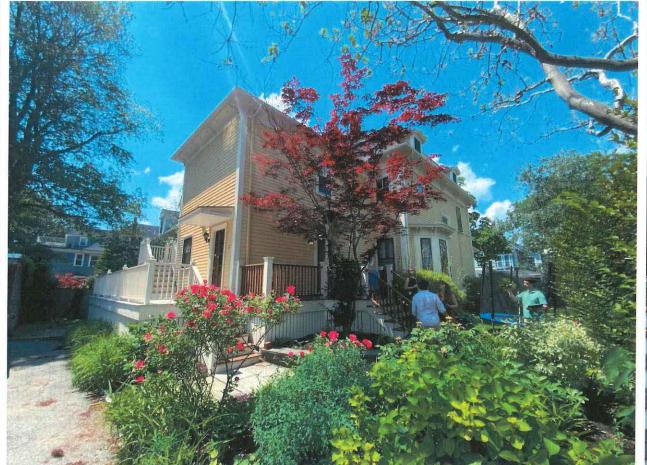


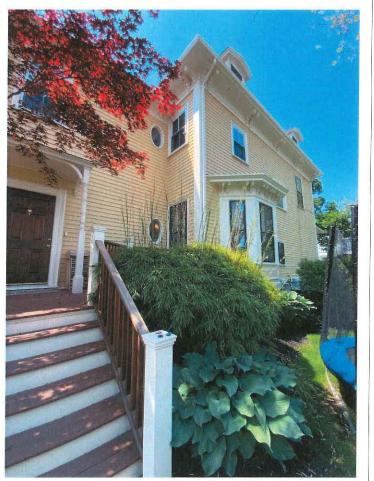














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EXISTING CONDITIONS

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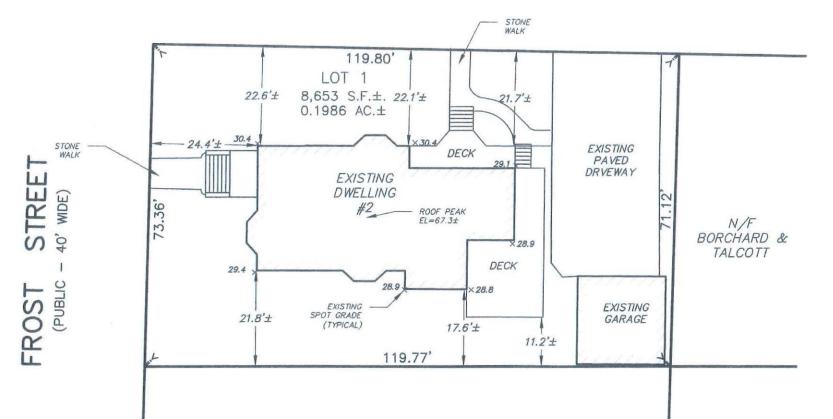
CAMBRIDGE,

BZA SET 2106-0050 11/15/21 Author

B-015

ROSELAND STREET

(PUBLIC - 40' WIDE)



N/F LEES & CURRAN

THE EXISTING DWELLING ON THIS PROPERTY IS LOCATED AS SHOWN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0438 E DATED: JUNE 4, 2010.

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR



CAMBRIDGE, MASSACHUSETTS

(MIDDLESEX COUNTY)

FOR:

JONA THAN

BOLLEN

#48448

SAM KACHMAR ARCHITECTS SCALE: 1"=20' NOVEMBER 4, 2021

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING

(6900work.dwg) 2 Frost Street SM-6900

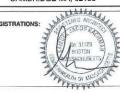
Project Status BZA SET 2106-0050 11/15/21

B-016

Checker

Checked by

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STRUCTURAL ENGINEER

CERTIFIED PLOT PLAN

NOT FOR CONSTRUCTION

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140 Joshua Goodman & anna Lumelsky Goodman Lumelsky Residence

GOODMAN LUMELSKY RESIDENCE

BZA 149683 SET
CITY OF CAMBRIDGE
SPECTIONAL SERVICES 01/18/22

JOSHUA GOODMAN & ANNA LUMELSKY

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140







PROJECT NUMBER:2106-0050

ARCHITECT:

SKA

ARCHITECTS

SAM KACHMAR ARCHITECTS

(p)617-800-6223 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138 CLIENTS:

GENERAL CONTRACTOR:

JOSHUA GOODMAN & ANNA LUMELSKY

XXXX

SCOPE OF WORK:
RENOVATION ONLY ON CONDO # 2 (1,500 SF) OF 2-UNIT HOME,
(CONDO # 2 - 3,833 SF)

(CONDO # 2 - 3,833 SF)
INVOLVES THE ADDITION OF LIVING SPACE ON LEVEL 1 MAIN
ENTRY AND LEVEL 3, ALSO A FULL RENOVATION
ON LEVEL 2 WITH NEW INTERIORS AND MEP.

STRUCTURAL ENGINEER:

XXXX

| BZA SHEET SCHEDULE | | |
|--------------------|-----------------------------|--|
| Sheet Number | Sheet Name | |
| B-000 | COVER | |
| B-001 | SITE AXON | |
| B-002 | STREET VIEW 1 | |
| B-003 | STREET VIEW 2 | |
| B-004 | SITE PLAN | |
| B-006 | ELEVATION - NORTH | |
| B-007 | ELEVATION - EAST | |
| B-008 | ELEVATION - SOUTH | |
| B-008B | ELEVATION - WEST | |
| B-009 | FLOOR PLAN - LEVEL 0 | |
| B-010 | FLOOR PLAN - LEVEL 1 | |
| B-011 | FLOOR PLAN - LEVEL 2 | |
| B-012 | FLOOR PLAN - LEVEL 3 | |
| B-013 | FLOOR PLAN - ROOF PLAN | |
| B-014 | RENDER VIDEO | |
| B-015 | EXISTING CONDITIONS | |
| B-016 | CERTIFIED PLOT PLAN | |
| B-016B | LETTERS OF SUPPORT | |
| B-022 | LEVEL 3 CLOSET AND BATHROOM | |

INTERIOR DESIGNER:

XXXX

EXISTING SITE AXON



PROPOSED SITE AXON





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CAMBRIDGE MA, 02138

STRATIONS: THE DATE OF THE PROPERTY OF TH

STRUCTURAL ENGINEER

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JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

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| Drawn by | Author |
| Checked by | Checker |

B-001

Scale

EXISTING STREET VIEW 1



PROPOSED STREET VIEW 1





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TIONS: THE APPLICATION OF THE PROPERTY OF THE

STRUCTURAL ENGINEE

STREET VIEW 1

NOT FOR CONSTRUCTION

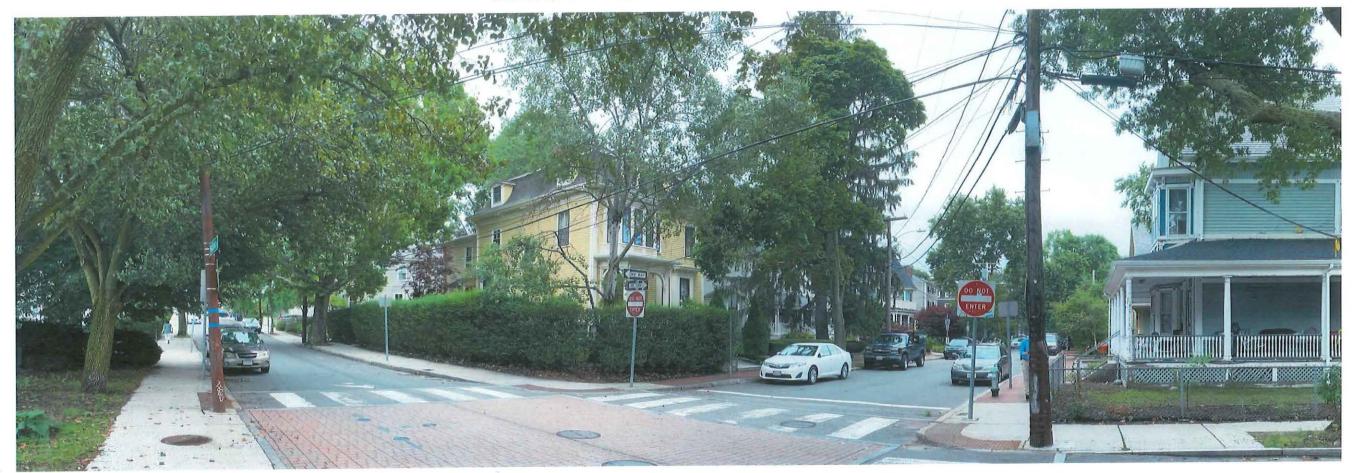
JOSHUA GOÖDMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE

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|----------------|----------------|
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| Date | 01/18/22 |
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B-002

D-UUZ Scale 1/2" = 1'-0

EXISTING STREET VIEW 2



PROPOSED STREET VIEW 2





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CAMBRIDGE MA, 02138

STRATIONS:

100 Archive A

STRUCTURAL ENGINEER

NOT FOR CONSTRUCTION

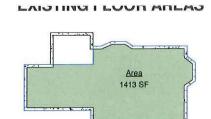
STREET VIEW 2

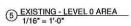
JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

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|----------------|----------------|
| Project number | 2106-0050 |
| Date | 01/18/22 |
| Drawn by | Author |
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B-003

Scale 1/2" = 1'-



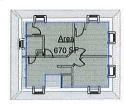




6 EXISTING - LEVEL 1 AREA 1/16" = 1'-0"



7 EXISTING - LEVEL 2 AREA 1/16" = 1'-0"



8 EXISTING - LEVEL 3 AREA 1/16" = 1'-0"

| Level | Name | Area | |
|-----------------|--------------|------------|--|
| Not Placed | Exterior | Not Placed | |
| Not Placed | Exterior | Not Placed | |
| Not Placed | Area | Not Placed | |
| Level 0 | Area | 1413 SF | |
| Level 1 | Area | 1322 SF | |
| Level 1 | Covered Area | 152 SF | |
| Level 1 | Area | 51 SF | |
| Level 1 | Area | 18 SF | |
| Level 1 | Area | 400 SF | |
| Level 2 | Area | 1308 SF | |
| LEVEL 3 | Area | 670 SF | |
| Grand total: 11 | 4 | 5333 SF | |

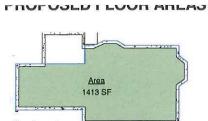
ZONING DISTRICT: RESIDENTIAL B MAX F.A.R. = 0.50

LAND AREA: 8,653 Sq Ft.

EXISTING FAR: 0.45

PROPOSED FAR: 0.51

REQUIRED FAR: 0.50



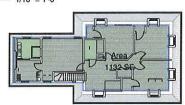
1/16" = 1'-0"



2 PROPOSED - LEVEL 1 AREA 1/16" = 1'-0"



3 PROPOSED - LEVEL 2 AREA 1/16" = 1'-0"



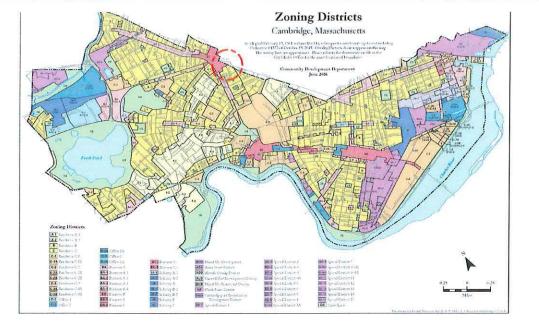
4 PROPOSED - LEVEL 3 AREA 1/16" = 1'-0"

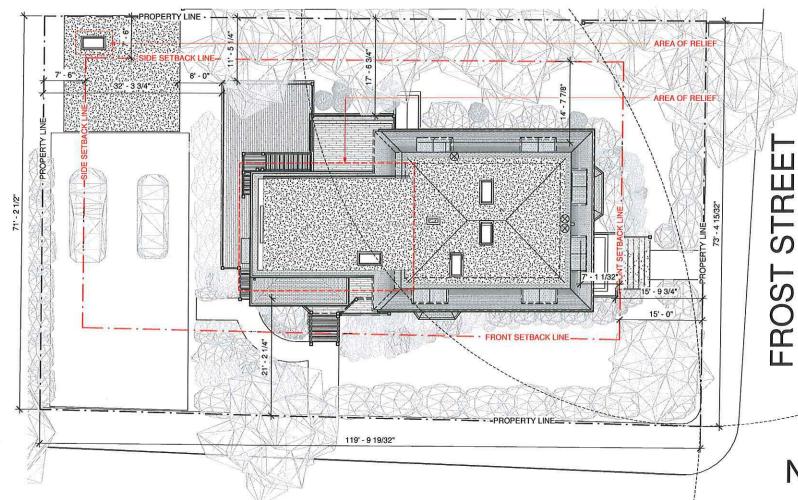
| Level | Name | Area |
|-------------|--------------|----------------|
| | Terri | Tree Section 1 |
| Not Placed | Exterior | Not Placed |
| Not Placed | Area | Not Placed |
| Level 0 | Area | 1413 SF |
| Level 1 | Area | 400 SF |
| Level 1 | Area | 1422 SF |
| Level 1 | Covered Area | 152 SF |
| Level 1 | Area | 51 SF |
| Level 2 | Area | 1332 SF |
| LEVEL 3 | Area | 1132 SF |
| Grand total | | 5902 SF |

EXISTING BUILDING HEIGHT: 37' - 9"

PROPOSED BUILDING HEIGHT: 37' - 9"

REQUIRED BUILDING HEIGHT: 35' - 0"











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SITE PLAN

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

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| Project number | 2106-0050 |
| Date | 01/18/22 |
| Drawn by | Author |
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B-004

NORTH ELEVATION

E

1 ELEVATION - NORTH 3/16" = 1'-0"

D

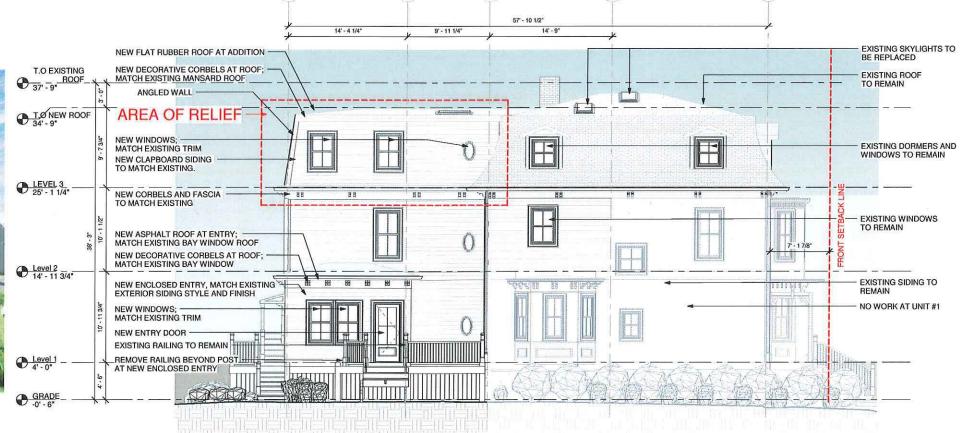




(B)

2 ELEVATION - NORTH - EXISTING 3/16" = 1'-0"





(c)

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ELEVATION - NORTH

GOODMAN & ANNA

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & AI LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

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3/16" = 1'-0"

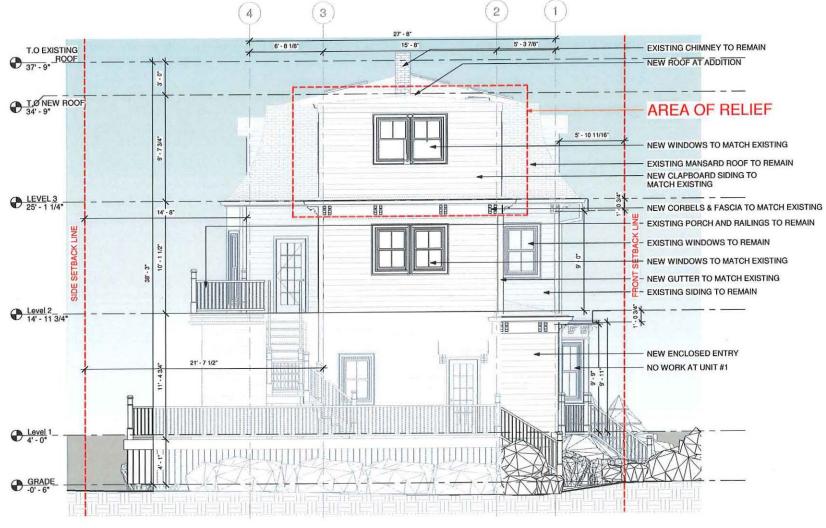
EAST ELEVATION

1/4" = 1'-0"











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ELEVATION - EAST

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|----------------|----------------|
| Project number | 2106-0050 |
| Date | 01/18/22 |
| Drawn by | Author |
| Checked by | Checker |

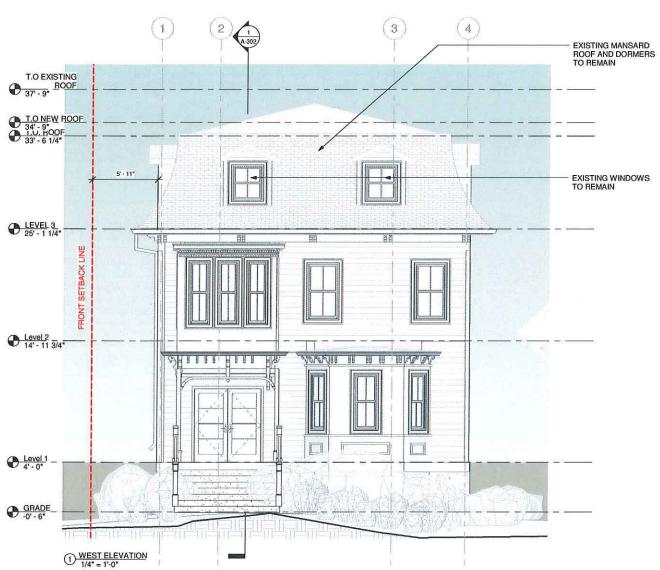
B-008

WEST ELEVATION











ENGINEER:

ELEVATION - WEST

NOT FOR CONSTRUCTION

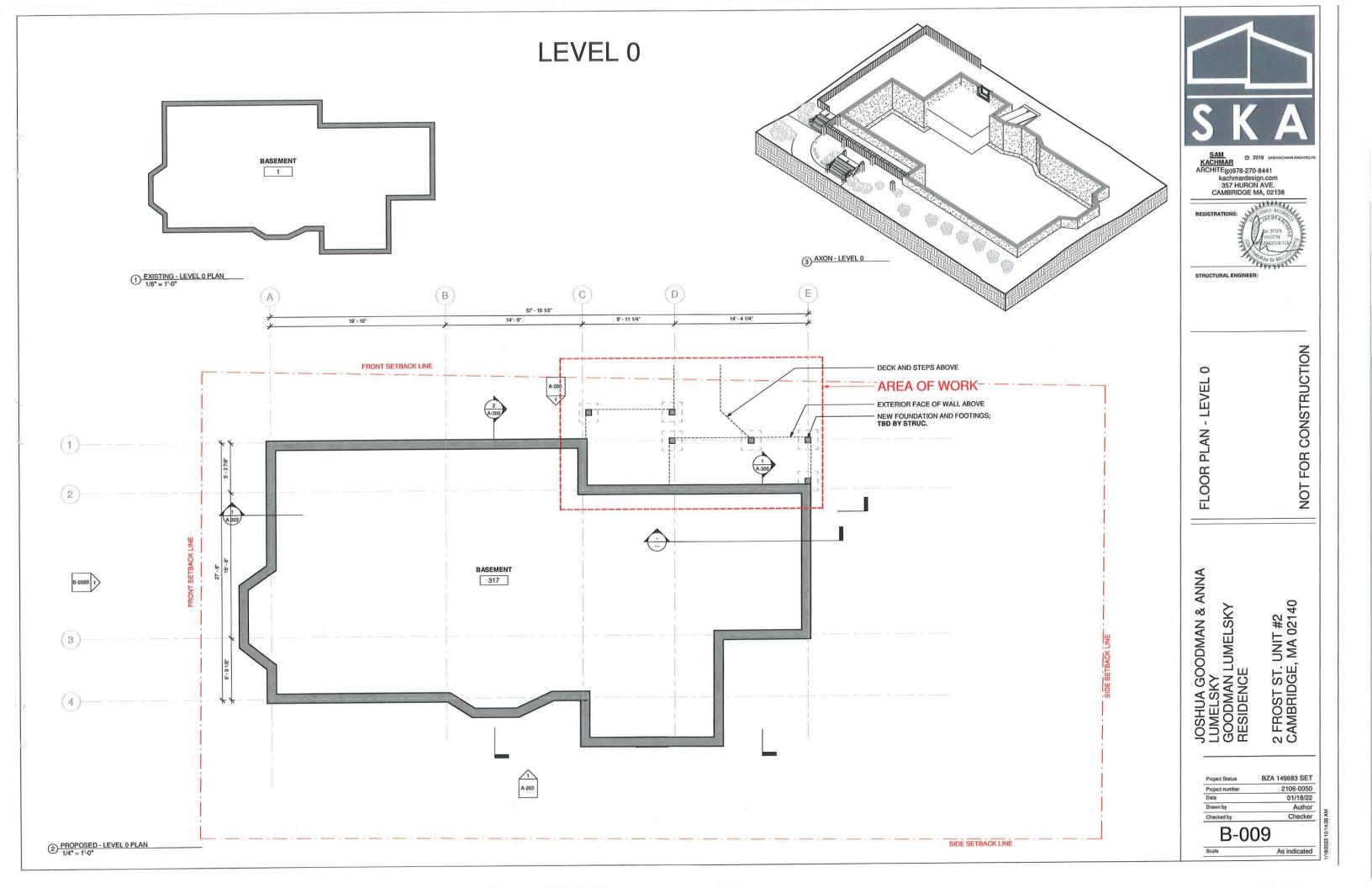
JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

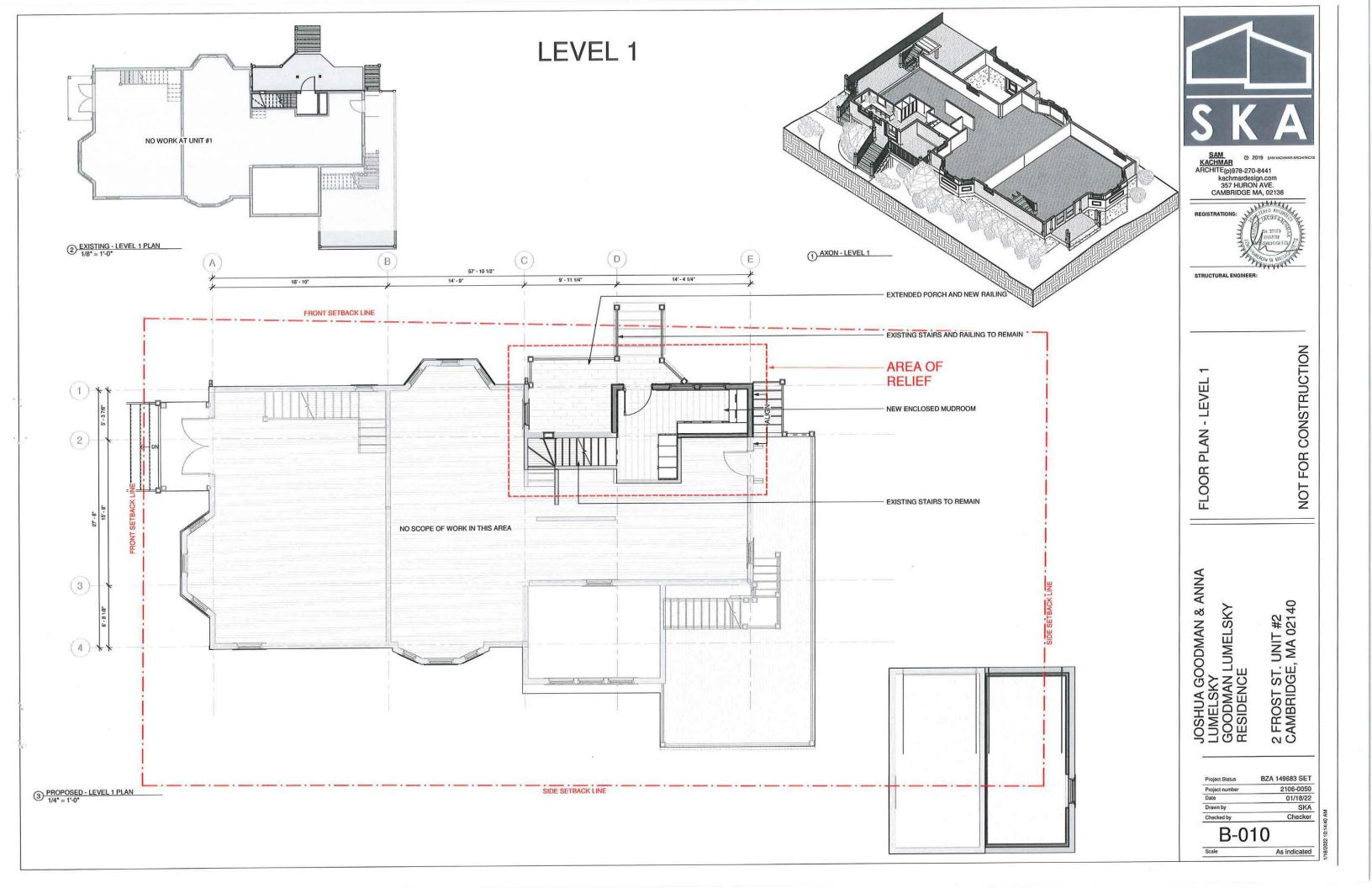
| Project Status | BZA 149683 SET |
|----------------|----------------|
| Project number | 2106-0050 |
| Date | 01/18/22 |
| Drawn by | Autho |
| Checked by | Checke |

B-008B

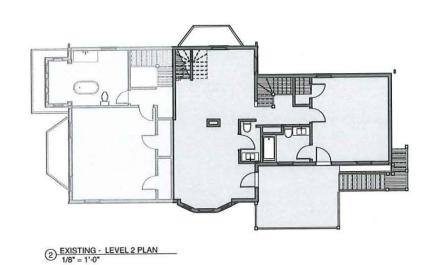
As indicated

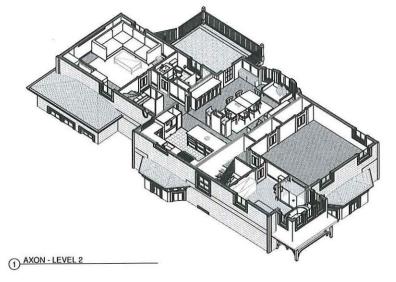
18/2022 10:14:38 AM





LEVEL 2







SIDE SETBACK LINE



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STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL

NOT FOR CONSTRUCTION

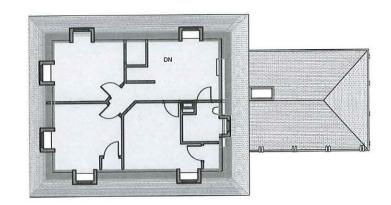
JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

BZA 149683 SET 2106-0050 01/18/22 Author Checked by Checker

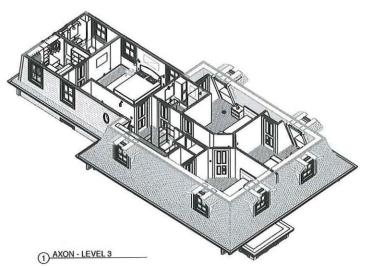
B-011

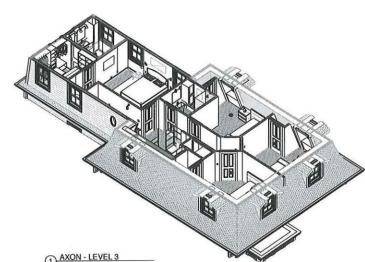
As indicated

LEVEL 3



(3) EXISTING - LEVEL 3 PLAN
1/8" = 1'-0"







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STRUCTURAL ENGINEER:

FLOOR PLAN - LEVEL

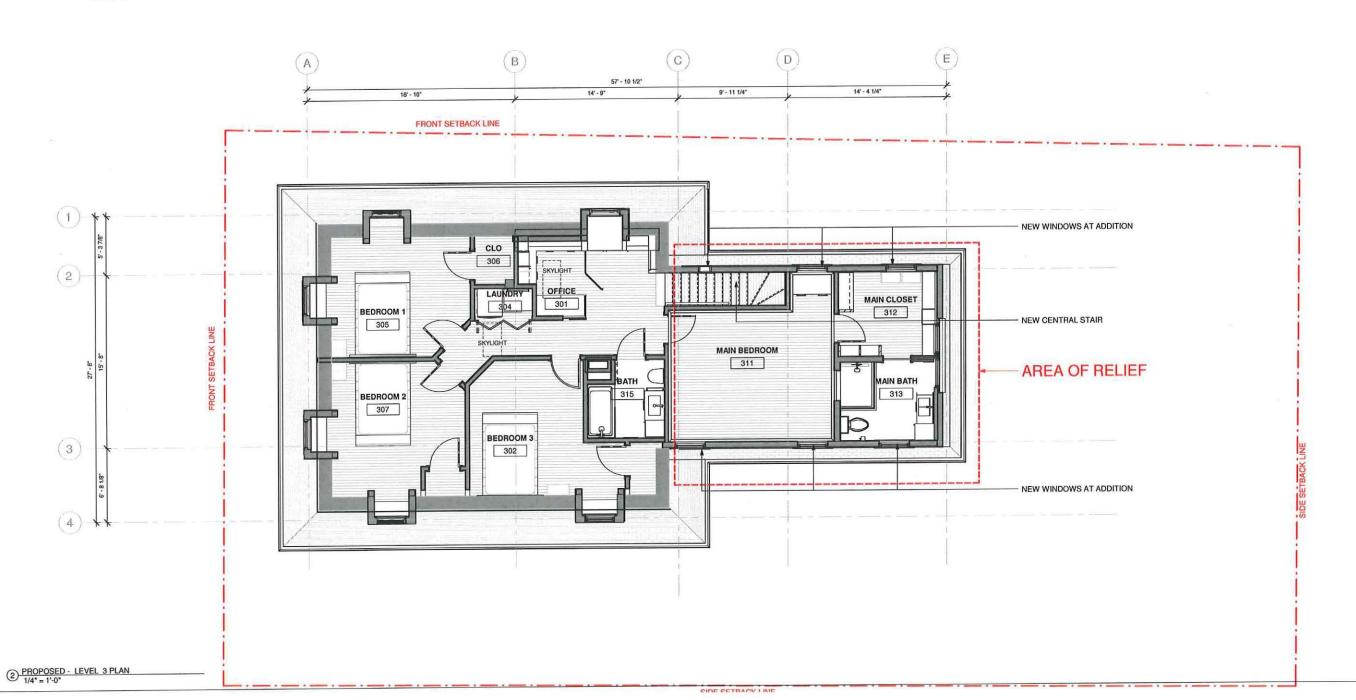
NOT FOR CONSTRUCTION

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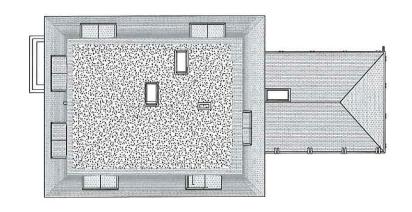
BZA 149683 SET 2106-0050 Project number 01/18/22 Drawn by Author Checked by Checker

B-012

Scale As indicated

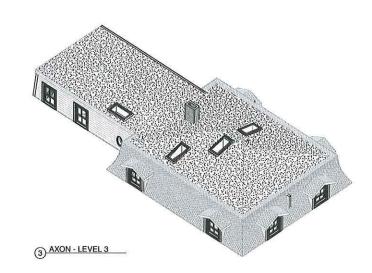


ROOF PLAN



PROPOSED- ROOF PLAN

1/4" = 1'-0"



1/8" = 1'-0" (A) (B) (D) (c) (E) FRONT SETBACK LINE NEW ROOF AT ENCLOSED ENTRY (BELOW) FACE OF EXTERIOR WALL (BELOW) (2) NEW ROOF AT ADDITION EXISTING SKYLIGHTS TO REMAIN 8 3" / 1'-0" 3" / 1'-0" 1"/1"-0" 8 EXISTING CHIMNEY TO REMAIN (3) NEW VELUX FIXED SKYLIGHT (4)+

SIDE SETBACK LINE



SAM KACHMAR
O 2019 SMACONII KACHMAR
ARCHITE(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

GISTRATIONS:

COST STATE OF ST

STRUCTURAL ENGINEE

FLOOR PLAN - ROOF PLAN NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

 Project Status
 BZA 149683 SET

 Project number
 2106-0050

 Date
 01/18/22

 Drawn by
 Author

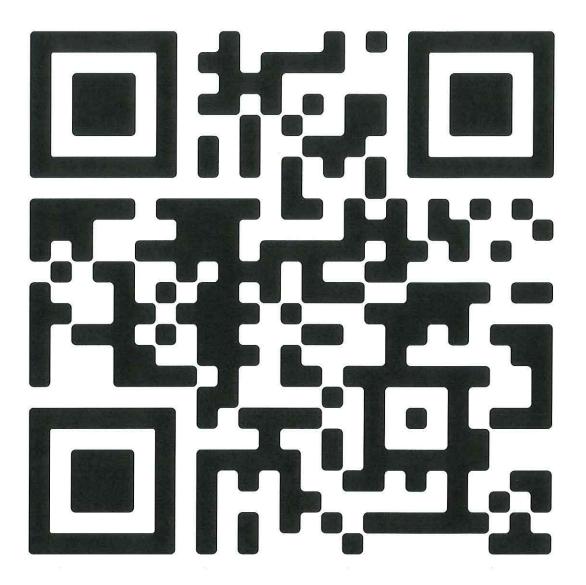
 Checked by
 Checker

B-013

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As indicated

END OF PRESENTATION



TO VIEW SKA VIDEO OF PROPOSED WORK SCAN QR CODE USING YOUR PHONE CAMERA, CENTER QR CODE ON CAMERA VIEWFINDER & SELECT POP-UP NOTIFICATION TO OPEN LINK ASSOCIATED WITH QR CODE



SAM. © 2019 SAMACHAR KACHMAR ARCHITE(p)978-270-8441 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138

REGISTRATIONS

NS: TO ANGLE ANGLE

STRUCTURAL ENGINEER:

RENDER VIDEO

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

| Project Status | BZA 149683 SET |
|----------------|----------------|
| Project number | 2106-0050 |
| Date | 01/18/22 |
| Drawn by | Author |
| Checked by | Checker |

B-014

Scale

1/18/2022 10:14:49 AM

EXTERIOR CONDITIONS





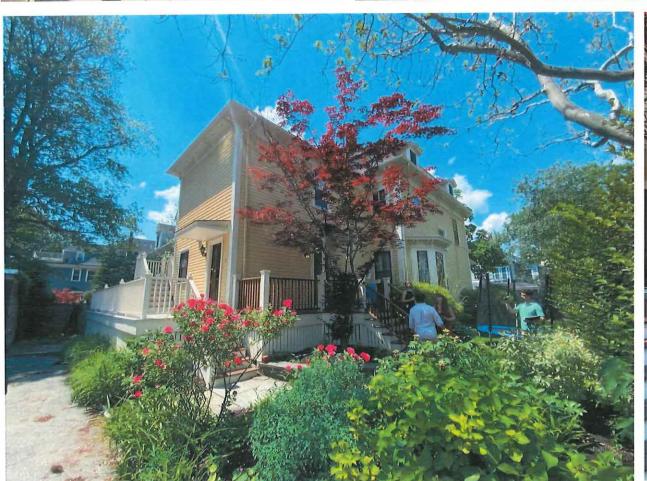


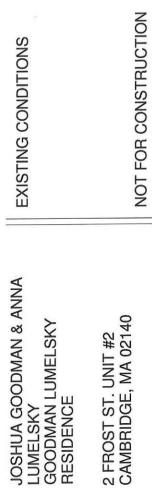




| Project Status | BZA 149683 SET |
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| Project number | 2106-0050 |
| Date | 01/18/22 |
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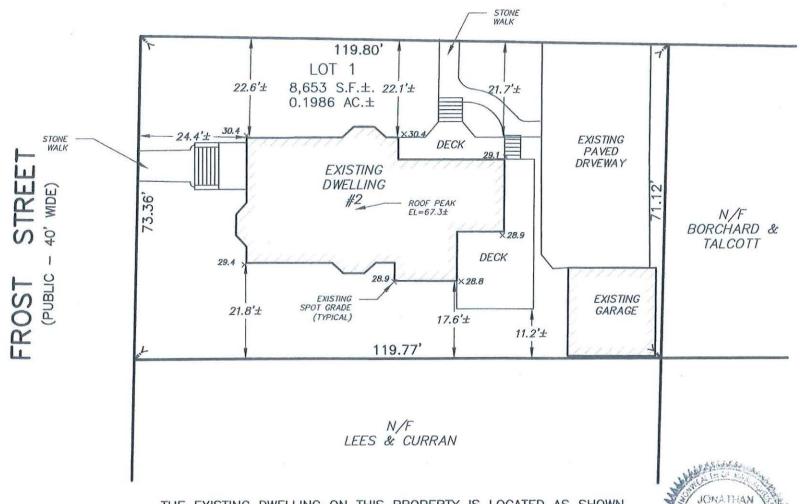




SAM KACHMAR ARCHITE(p)978-270-8441 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138

ROSELAND STREET

(PUBLIC - 40' WIDE)



PLOT PLAN

CAMBRIDGE, MASSACHUSETTS

(MIDDLESEX COUNTY)

FOR: SAM KACHMAR ARCHITECTS SCALE: 1"=20' NOVEMBER 4, 2021

STAMSKI AND MCNARY, INC.

BOLLEN

#48448

1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING — PLANNING — SURVEYING

(6900work.dwg) 2 Frost Street SM-6900

SKA

KACHMAR
ARCHITE(p)978-270-8441
kachmardesign.com
357 HURON AVE.

CAMBRIDGE MA, 02



STRUCTURAL ENGINEER:

CERTIFIED PLOT PLAN

NOT FOR CONSTRUCTION

JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

 Project Status
 BZA 149683 SET

 Project number
 2106-0050

 Date
 01/18/22

 Drawn by
 Author

 Checked by
 Checker

B-016

Scale

16

BZA 149683 SET

2106-0050
01/18/22
Author
Checker

THE EXISTING DWELLING ON THIS PROPERTY IS LOCATED AS SHOWN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0438 E DATED: JUNE 4, 2010.

11/11/21

DATE

REGISTERED PROFESSIONAL LAND SURVEYOR

Cambridge Board of Zoning Appeals Cambridge Board of Zoning Appeals Lombardi Building November 14, 2021 Lombardi Building Dated: November 12, 2021 831 Massachusetts Avenue 831 Massachusetts Avenue Dated: November 16, 2021 Cambridge, MA 02139 Cambridge, MA 02139 Cambridge Board of Zoning Appeals Lombardi Building 831 Massachusetts Avenue Re: Application of Joshua Goodman and Anna Lumelsky Cambridge, MA 02139 Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683 for a special permit; 2 Frost Street, Unit 2, BZA #149683 Re: Application of Joshua Goodman and Anna Lurnelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683 Dear Board of Zoning Appeal: Dear Board of Zoning Appeal: Dear Board of Zoning Appeal: Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Our neighbors, Joshua Goodman and Anna Lumelsky, have shared with us their plans for renovations to Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We live directly below them at 2 Frost Street, Unit 1. We have no objection to the plans their house at 2 Frost Street, Unit 2. We have no objections to this work and support the granting of a Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood. and believe this work will contribute to the neighborhood. special permit. Thank you for considering our views Thank you for considering our views. Thank you for considering our views. Sincerely agessel Stralutt Douglas C. Borchard and Barbara G. Talcott Roslyn and Peter Sommer Debra Gettelman **60 Roseland Street** 61 Larchwood Drive 2 Frost Street, Unit 1 Cambridge, MA 02140 Cambridge, MA 02138 Cambridge, MA 02140 November 16, 2021 Cambridge Board of Zoning Appeals Cambridge Board of Zoning Appeals Lombardi Building Lombardi Building Dated: November 16, 2021 831 Massachusetts Avenue Dated: November 16, 2021 831 Massachusetts Aven Cambridge, MA 02139 Cambridge Board of Zoning Appeal Lombardi Building Cambridge, MA 02139 831 Massachusetts Avenue Cambridge, MA 02139 Re: Application of Joshua Goodman and Anna Lumelsky Re: Application of Joshua Goodman and Anna Lumelsky Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683 for a special permit; 2 Frost Street, Unit 2, BZA #149683 for a special permit; 2 Frost Street, Unit 2, BZA #149683 Dear Board of Zoning Appeal: Dear Board of Zoning Appeal: Dear Board of Zoning Appeal: Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. I have no objections and believe this work will contribute to the neighborhood. Indeed, I'm very Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost enthusiastic about the project. Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood. Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood. Thank you for considering my views. Thank you for considering our views. Thank you for considering our views. Sincerely Middle Unty /s/ Susannah Barton Tobin Kim Scott Susannah Barton Tobin Michele Martinez 3 Arlington St., Apt 21 Cambridge, MA 02140 56 Prince St 15 Wendell Street Cambridge, MA 02139 Cambridge, MA Cambridge Board of Zoning Appeals Lombardi Building Dated: November 17, 2021 831 Massachusetts Avenue Cambridge, MA 02139 Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683 Dear Board of Zoning Appeal: Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood Thank you for considering our views

Rachel Wax

61 Pemberton Street #3 Cambridge, Massachusetts



SAM KACHMAR ARCHITE(p)978-270-8441 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138

REGISTRATIO

STRUCTURAL ENGINEER:

LETTERS OF SUPPORT

CONSTRUCTION

FOR

NOT

JOSHUA GOODMAN & ANNA LUMELSKY GOODMAN LUMELSKY RESIDENCE 2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140

 Project Status
 BZA 149683 SET

 Project number
 2106-0050

 Date
 01/18/22

 Drawn by
 Author

 Checked by
 Checker

B-016B

Scale

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. I have no objections and believe this work will contribute to the neighborhood. Indeed, I'm very enthusiastic about the project.

Thank you for considering my views.

Sincerely,

/s/ Susannah Barton Tobin

Susannah Barton Tobin 3 Arlington St., Apt 21 Cambridge, MA 02140

Dated: November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Kim Scott 56 Prince St

Cambridge, MA 02139

Dated: November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Michele Martinez 15 Wendell Street Cambridge, MA

Michele Un ty

Dated: November 16, 2021

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Debra Gettelman 61 Larchwood Drive Cambridge, MA 02138

Dated: November 17, 2021

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Rachel Wax

61 Pemberton Street #3 Cambridge, Massachusetts

Rachel Wax

BLATMAN, BOBROWSKI & HAVERTY, LLC

- ATTORNEYS AT LAW -

9 DAMONMILL SQUARE, SUITE 4A4 CONCORD, MA 01742 PHONE 978.371.2226 FAX 978.371.2296

Chris@bbhlaw.net

January 18, 2022

City of Cambridge Board of Zoning Appeals 831 Massachusetts Avenue Cambridge MA 02139

RE:

Special Permit/Variance No. 149683

Joshua Goodman and Anna Lumelsky - 2 Frost Street, Unit 2, Cambridge, MA

Dear Board:

Please be informed that this office represents Joshua Goodman and Anna Lumelsky of 2 Frost Street, Unit 2, Cambridge, Massachusetts (the "Petitioners"). The Petitioners are the owners of the property known as 2 Frost Street, Unit 2, Cambridge, Massachusetts 02140 (the "Property").

The Petitioners hereby request a variance and a special permit for the renovation of their existing residential dwelling unit as shown on the set of plans entitled "Goodman Lumelsky Residence, Joshua Goodman & Anna Lumelsky" by Sam Kachmar Architects (the "Plans"). The Petitioners seek to renovate floors one, two and three to create additional living space (the "Proposed Renovations"). The Proposed Renovations will include the addition of windows. The details of the improvements can be found in the letter from Sam Kachmar Architects attached hereto as Exhibit A.

Variance

The Property is located in the "Residence B" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is 50%. The existing FAR of the dwelling is 45%. With the Proposed Renovations, the FAR for the dwelling will increase to 51%. Accordingly, the Petitioners require a variance. The Proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any new nonconformities.

The Petitioners' dwelling is one of a two-unit condominium. The Petitioners' abutting neighbor is in full support of the Proposed Renovations. The Petitioners' family has simply outgrown their current living space. Without being able to expand the Petitioners may be forced out of Cambridge, a community that they love and have lived in for eleven years. The Petitioners have three children, including twins. As their kids have gotten older, it's become much harder for them to share a bedroom. Because of the mansard roof, the twins' bedroom is not big enough to contain furniture for them both. The Petitioners' children attend the public schools and dearly want to remain in the community.

With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

Due to the shape of the lot and the age and condition of the existing dwelling, the improvements cannot be made without the requested variance. The excess FAR will not cause a detriment to the residential characteristics of the neighborhood. The Proposed Renovations are designed to make the property more aesthetically appealing.

The Planning Board addressed the Petitioner's application at two public hearings. The Petitioner revised the roof plan in response to the Planning Board's comments and meetings with the Community Development Department. On January 5, 2022, the Planning Board issued a letter to this Board confirming that the Petitioner had improved the proposal with a revised style of roofing. See Planning Board letter attached as Exhibit B.

The Proposed Renovation will improve the neighborhood without substantially derogating from the requirements of the Ordinance.

Special Permit

The existing dwelling is a legal pre-existing nonconforming structure. The proposed alterations include the addition and moving of several windows. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The Proposed Renovations do not create any additional nonconformities. The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. As discussed, neighbors support the proposal, and the Proposed Renovations will improve the residential characteristics of the neighborhood.

The Proposed Renovations meet the purpose and intent of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

Christopher J. Alphen, Esq.

Exhibit A



SAM KACHMAR ARCHITECTS

357 Huron Ave, Cambridge, MA 02138 9785787318 | axel@kachmardesign.com

Project: Goodman-Lumelsky Residence.

Address: 2 Frost St. Unit # 2, Cambridge MA.

Project Description:

The Goodman Lumelsky Residence (The Project) located at 50 Roseland St, Cambridge, MA 02138 involves the renovation of levels 1, 2 and 3 with additional living space to accommodate new design layout with new MEP, walls, floors, windows, skylights, doors, cabinetry, insulation, interior and exterior painting, and deck. Level 0: No work on this level.

Level 1: Additional living space with new Mudroom/Entry area with new foundations, insulated 2x6 exterior walls, new flooring with electric heat mat, roof (to match existing), ceiling, custom paint grade cabinetry and millwork, windows, lighting, electrical, new entry door and lockset, interior and exterior paint and enlarged front porch and railing and 6 button switches and the Garage improvement with insulated walls, new lighting, new skylight and rubber flooring.

Level 2; Removal of existing stairs to level 3, powder room, hardwood flooring, new stairs to level 3 on new location, new tile/wood flooring, plumbing fixtures and accessories, new windows, new interior doors with locksets, removing and closing secondary egress door on living room, new stained custom cabinetry and millwork, appliances, new MEP, ceiling, lighting, interior and exterior painting and 6 button switches.

Note: on level 2; the living room walls, flooring and ceiling to remain.

Level 3; Additional living space for Main Suite with new stairs opening from level 2, new flooring frame and hardwood flooring on existing Laundry/Office/ hall area, new insulated floor frame, new insulates 2x6 exterior walls, new insulated roof frame and rubber roof, new hardwood/tile flooring, new windows, interior doors and lockset, paint grade custom cabinetry and millwork, tile, appliances, plumbing fixtures and accessories, skylight, new heating/cooling system, electrical, lighting, interior and exterior painting, exterior decorative millwork to match existing, glass assembly enclosure (office) and 6 button switch.



Exhibit B

CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

January 5, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-149683 2 Frost Street

The Planning Board reviewed the revised design of this BZA application during a meeting on January 4, 2022 and decided to forward the following comments to BZA.

The Planning Board recommends that BZA consider the design revisions as they have improved the proposal for consideration of the requests.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

Board of Zoning Appeal Waiver Form

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

| RE: | Case # | BZA-149683 |
|-----|--------|------------|
| | | |

Address: 2 Frost St. #2

□ Owner, □ Petitioner, or ② Representative: Christopher J. Alphen, Esq.

(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: November 22, 2021

Signature

1 (9:08 p.m.) 2 Sitting Members: Constantine Alexander, Brendan Sullivan, 3 Andrea A. Hickey, Wendy Leiserson and Jim 4 Monteverde 5 CONSTANTINE ALEXANDER: All right. The Chair will 6 7 call the case I thought I was calling a moment ago, but you corrected me sir. 2 Frost Street, Unit 2 -- Case Number 8 9 149683. And you're aware, obviously, and I was about to 10 say, we have a memo in our files from the Planning Board. 11 And the reason I'm bringing this up now is I'm 12 trying to avoid making this a case -- if we have to continue 13 it -- a case heard, and we have to make sure we've got all 14 five people available. 15 But anyway, if I can dig it out of the files here 16 -- yeah, here it is -- we have a memo from the Planning Board, which says, 17 18 "The Planning Board reviewed this BZA application 19 during a meeting on November 9, 2021, and decided to the 20 following comments to the BZA. 21 "After consideration of these requests, and after 22 hearing testimony from the applicants representing and

architect, the Planning Board, both favorable to the proposed request for an addition to the existing structure, recommends the BZA continue the hearing to allow further design refinements of the roof of the proposed addition to complement the existing mansard roof."

So I, for one, would like to work with the Planning Board. If they ask that they need time for more discussion with the applicant, I think it's a good idea. And I would recommend that you can agree to continue this case as a case not heard. I think the earliest date we would continue it to will be January 27.

SAM KACHMAR: Mr. Chair?

CONSTANTINE ALEXANDER: Yes.

SAM KACHMAR: We did go to the Planning Board hearing, and we did make some updates based upon the Planning Board's feedback and submitted those to the Zoning Board before this Monday. So I don't know if it makes sense to present or not, but we did make updates based upon their recommendations.

CONSTANTINE ALEXANDER: The memo we got from the Planning Board is dated January -- I'm sorry, November 12.

SAM KACHMAR: Yeah, exactly. Yep.

CONSTANTINE ALEXANDER: I'm sorry?

SAM KACHMAR: And so after that hearing, we then made updates to the drawings and the plans, based upon the recommendations, submitted them to the Zoning Board before this hearing on the -- before the Monday of 5:00 p.m. on this hearing -- and so you guys have in your files the updated drawings and the updated plans that we made in response to the Planning Board's recommendations.

I don't know if it makes sense to present tonight or not. I'm posing the question.

CONSTANTINE ALEXANDER: Yep. And you believe that the Planning Board now accepts the revised plans, or do they still have an issue?

SAM KACHMAR: I can't speak to the Planning Board. They asked us to move in accordance, which we did, to align it with an existing one on the mansard roof. And we -- you know, heard those comments -- made some of those updates.

And then I don't know if we're supposed to go back to the Planning Board, or if we're supposed to be heard by the Zoning Board for making those -- you know, I've never -- I've never had a project be heard by the Planning Board before and --

```
1
               CONSTANTINE ALEXANDER: Well, same here. And like
 2
     you, I don't know --
 3
               SAM KACHMAR: Yes.
 4
               CONSTANTINE ALEXANDER: All I know is what we have
 5
     in our files.
 6
               SAM KACHMAR: Yeah.
 7
               CONSTANTINE ALEXANDER: And what we have in our
     files is a memo on November 12.
 8
 9
               SAM KACHMAR: Yeah. Yeah.
10
               CONSTANTINE ALEXANDER: Seeking a continuance.
               SAM KACHMAR: Right. I've been -- you know, I've
11
12
     been presenting in front of this Board for 15 years, and
13
     I've never been in front of the Planning Board. And they
14
     seem like they're in an advisory capacity. I wasn't sure
15
     how to proceed to go back to them, or if we then present
16
    here once we made those changes. So we --
17
               CONSTANTINE ALEXANDER: I --
18
               SAM KACHMAR: -- made the updates.
19
               CONSTANTINE ALEXANDER: -- this is -- like you,
20
     I've been on the Board longer than you --
21
               SAM KACHMAR:
                            Sure.
22
              CONSTANTINE ALEXANDER: -- than you've been
```

1 practicing before the Board. 2 SAM KACHMAR: Certainly. CONSTANTINE ALEXANDER: We never had a letter from 3 the Planning Board on a residential structure. 4 5 SAM KACHMAR: Oh, really? First time? 6 CONSTANTINE ALEXANDER: Let me go -- I think we 7 have no choice but to continue the case. 8 ANDREA HICKEY: Mr. --9 CONSTANTINE ALEXANDER: You could find out from 10 the Planning Board, and you can ask the Planning Board to 11 give us something in writing to update the memo that I just 12 read. 13 CHRISTOPHER ALPHEN: Mr. Chairman, if I would? 14 CONSTANTINE ALEXANDER: Yes. 15 CHRISTOPHER ALPHEN: Attorney Christopher Alphen 16 -- Blatman, Bobrowski & Haverty -- you know, I have seen 17 this happen in other municipalities where the Planning Board 18 might offer their opinions about a project or about a plan. 19 But ultimately, it's up to the Zoning Board of 20 Appeals to make sure that the project meets or does not meet 21 the criteria of the zoning ordinance. 22 And to be frank, we understand the Planning

Board's comments, and if the Zoning Board after our presentation -- after opening the public hearing -- agrees with those comments, then, you know, we would be open to a continuance to have further discussions with the Planning Board.

But I think for the time being, we would like to present to the Zoning Board of Appeals to get your opinion about the project that we think is a great project that meets the intent and the purpose of the zoning ordinance.

CONSTANTINE ALEXANDER: I appreciate what you're saying, sir, but I don't want to do that. I want to know what the Planning Board's final thoughts are. And I think this Board wants to know before we make our decision.

You're asking us to basically make a decision or give you a read in advance of hearing the final word from the Planning Board. And that's not the way I want to operate.

ANDREA HICKEY: Mr. --

CONSTANTINE ALEXANDER: I respect what you're saying, sir, but I do think we should wait until we have the Planning Board one way or another sign off on this project or any modifications that result from discussions with the

1 Planning Board. 2 ANDREA HICKEY: Mr. Chair, it's Andrea Hickey. Ιf 3 I could ask a question? CONSTANTINE ALEXANDER: Go ahead. 4 5 ANDREA HICKEY: Were the revised plans submitted 6 or given to the Planning Board, or was it just assumed that 7 if they're filed with zoning, if Planning wants to see them, 8 they'll go see them? 9 SAM KACHMAR: I've never submitted plans to the 10 Planning Board. So honestly, I just don't -- I wouldn't 11 know where to submit them. We sent them to Maria Pacheco. 12 If there's somewhere else we should have sent them, I 13 apologize we didn't send them to them at that time. 14 ANDREA HICKEY: So we don't know that the Planning 15 Board has seen the revised submission? 16 SAM KACHMAR: That's correct. 17 ANDREA HICKEY: Thank you. 18 SAM KACHMAR: We sent them to [connection 19 interference] and we sent them to Maria. If the Planning 20 Board saw them, great; if they didn't, I don't know. 21 don't want to make any claims that we do or don't know that. 22 ANDREA HICKEY: Right. I thank you for your

honest response there. And I acknowledge that the sort of order of things or the path may not be clear in this particular case.

But I have to say I agree with the Chair, and I think it would be premature for us to hear this case in full without giving the Planning Board the opportunity to sort of give a second opinion on the revision.

So I would support a continuance, based on that.

SAM KACHMAR: We would ask that since we've already made revisions that the continuance be to the earliest possible public hearing, and that somehow the Planning Department communicate to the Planning Board that, you know, we have a -- we'll have a ZBA (sic) hearing, and that they should act on that, or give an opinion about our revised plans prior to the next ZBA hearing?

ANDREA HICKEY: Or say that they have no opinion or no response, if --

SAM KACHMAR: Sure.

ANDREA HICKEY: -- this is Andrea Hickey again.

I'd be satisfied just to have an acknowledgment that they've received it. Many times, we don't get a response. So I don't think we necessarily need a substantive response.

1 From my perspective, I would just want to know that they've 2 seen them. 3 SAM KACHMAR: Is there anyplace specific to send 4 it to the Planning Board, or are the plans we submitted to 5 Maria, should we assume that they will somehow get to the 6 Planning Board? Just so that we can make sure we do our due 7 diligence? CHRISTOPHER ALPHEN: Yeah, I'll take care of it to 8 9 make sure the Planning Board gets a copy. 10 CONSTANTINE ALEXANDER: I don't know the answer to 11 Thank you, sir. I don't know the answer. that question. 12 But I think the problem -- the issue is you've got to file 13 it directly with the Planning Board. 14 We'd be glad to give it a try. SAM KACHMAR: 15 CONSTANTINE ALEXANDER: We don't want to have --16 you have to get it, deliver it and give her the 17 responsibility. 18 SAM KACHMAR: We will definitely search that out. 19 CONSTANTINE ALEXANDER: All right. 20 BRENDAN SULLIVAN: This is Brendan Sullivan. other issue is in your dimensional form, that the existing 21 22 condition is .45, requested at 0.51. The ordinance requires

0.05. 1 And Attorney Alphen's letter to us, paragraph 3, 2 3 under, "Variance" it reads, "The property is located in the 4 Residence B Zoning District pursuant to Section 5.31. 5 And the Table of Dimensional Requirements, the 6 maximum ratio Floor Area -- FAR -- is 50 percent. 7 existing FAR of the dwelling is 45 percent. With the 8 proposed renovation, the FAR for the dwelling will increase 9 to 61 percent. That's --10 BRENDAN SULLIVAN: There's a clerical error in one of the other documents. 11 12 SAM KACHMAR: Yeah, the clerical error is with the 13 attorney's memo. 14 BRENDAN SULLIVAN: Okay. 15 SAM KACHMAR: It's 51 percent. 16 BRENDAN SULLIVAN: Right, okay. 17 SAM KACHMAR: It's a de minimis request of 0.1 18 over the allowable FAR, or 0.01, I'm sorry. 19 BRENDAN SULLIVAN: Okay. Duly noted. 20 CONSTANTINE ALEXANDER: And again, I would apologize for we have to continue this case, but we're all 21 22 in the same boat. I mean, we have a request from the

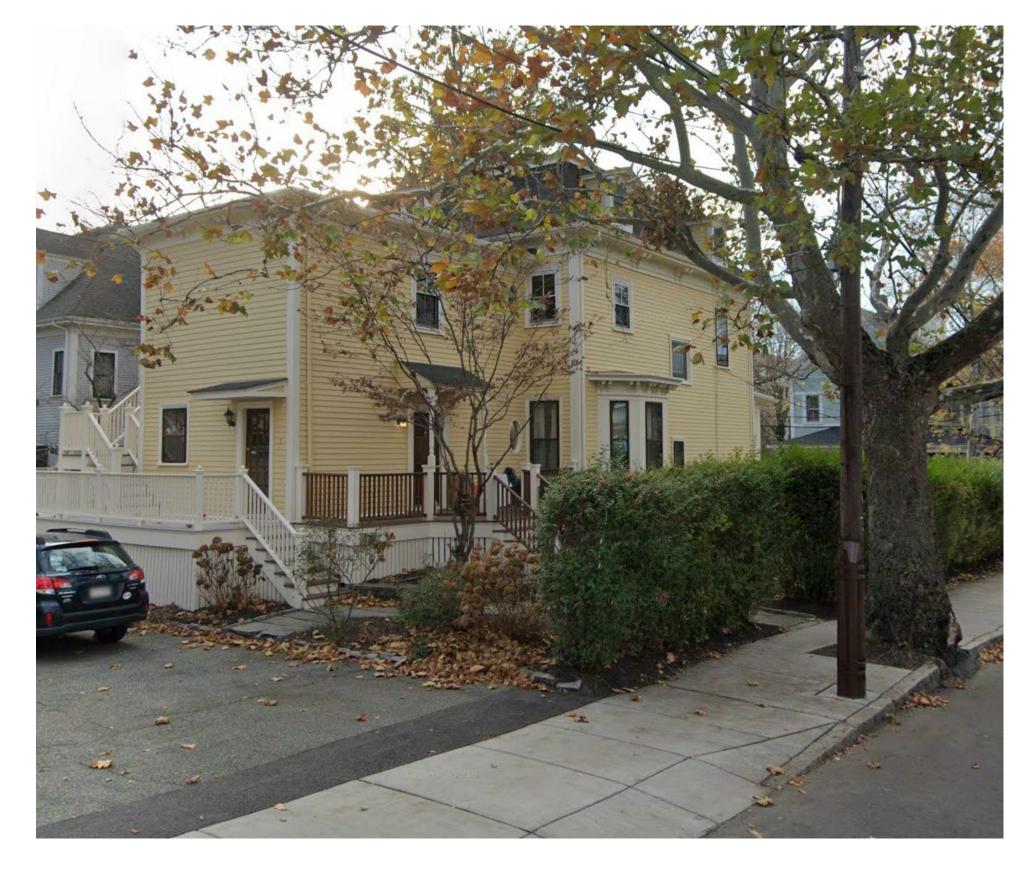
1 Planning Board, and we have nothing more. So we have to find out. 2 CHRISTOPHER ALPHEN: It's exciting to have 3 4 something that's never been before. 5 CONSTANTINE ALEXANDER: I'm sorry? 6 CHRISTOPHER ALPHEN: It's exciting to have 7 something that's never been before. 8 CONSTANTINE ALEXANDER: [Laughter] 9 CHRISTOPHER ALPHEN: I mean, it's frustrating and 10 exciting. CONSTANTINE ALEXANDER: Okay. So we'll see you on 11 12 -- in January again. Thank you very much. 13 SAM KACHMAR: Thank you, Mr. Chairman. 14 COLLECTIVE: Thank you. 15 16 17 18 19 20 21 22

GOODMAN LUMELSKY RESIDENCE

BZA SUBMISSION SET 09/24/21

JOSHUA GOODMAN & ANNA LUMELSKY

2 FROST ST. UNIT #2 CAMBRIDGE, MA 02140





PROJECT NUMBER: 2106-0050

ARCHITECT:



SAM KACHMAR

ARCHITECTS
(p)617-800-6223
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

JOSHUA GOODMAN & ANNA LUMELSKY

GENERAL CONTRACTOR:

XXXX

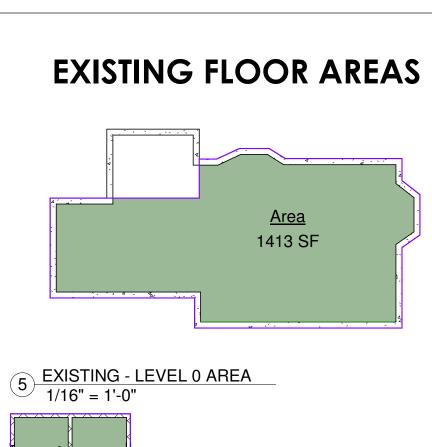
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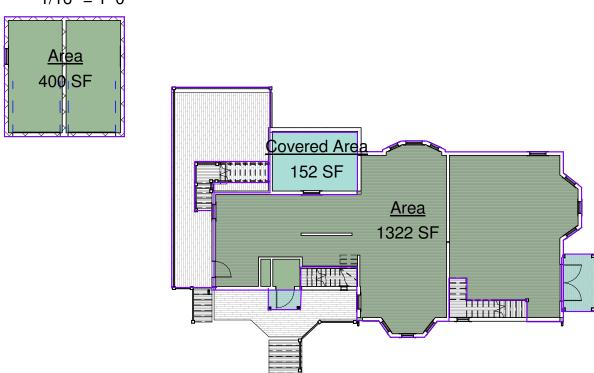
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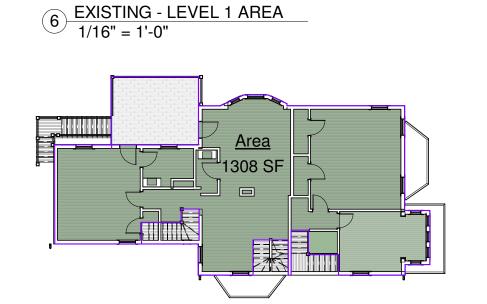
| | BZA SHEET SCHEDULE |
|-----------------|------------------------|
| Sheet Number | Sheet Name |
| B-000 | COVER |
| B-001 | SITE PLAN |
| B-002 | SITE AXON |
| B-003 | STREET VIEW 1 |
| B-004 | STREET VIEW 2 |
| B-005 | STREET VIEW 3 |
| B-006 | ELEVATION - NORTH |
| B-007 | ELEVATION - EAST |
| B-008 | ELEVATION - SOUTH |
| B-009 | FLOOR PLAN - LEVEL 0 |
| B-010 | FLOOR PLAN - LEVEL 1 |
| B-011 | FLOOR PLAN - LEVEL 2 |
| B-012 | FLOOR PLAN - LEVEL 3 |
| B-013 | FLOOR PLAN - ROOF PLAN |
| B-014 | RENDER VIDEO |
| B-020 | FLOOR PLAN - GARAGE |

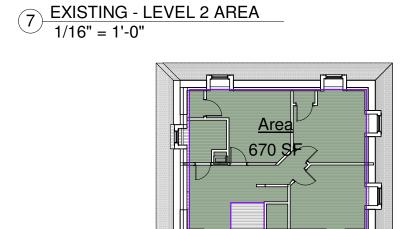
INTERIOR DESIGNER:

XXXX









8 EXISTING - LEVEL 3 AREA 1/16" = 1'-0"

| | EXISTING - AREA S | SCHEDULE |
|-----------------|-------------------|------------|
| Level Name | | Area |
| | | |
| Not Placed | Exterior | Not Placed |
| Not Placed | Exterior | Not Placed |
| Not Placed | Area | Not Placed |
| Level 0 | Area | 1413 SF |
| Level 1 | Area | 1322 SF |
| Level 1 | Covered Area | 152 SF |
| Level 1 | Area | 51 SF |
| Level 1 | Area | 18 SF |
| Level 1 | Area | 400 SF |
| Level 2 | Area | 1308 SF |
| LEVEL 3 | Area | 670 SF |
| Grand total: 11 | | 5333 SF |

ZONING DISTRICT: RESIDENTIAL B MAX F.A.R. = 0.50

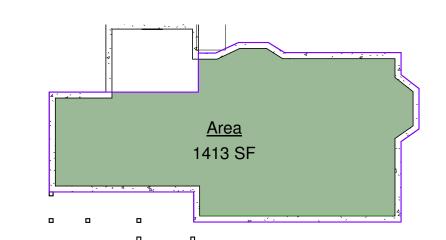
LAND AREA: 8,650 Sq Ft.

EXISTING FAR: 0.45

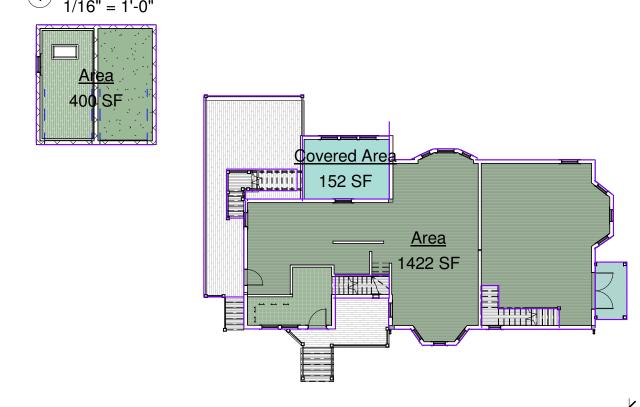
PROPOSED FAR: 0.51

REQUIRED FAR: 0.50

PROPOSED FLOOR AREAS



1) PROPOSED - LEVEL 0 AREA 1/16" = 1'-0"

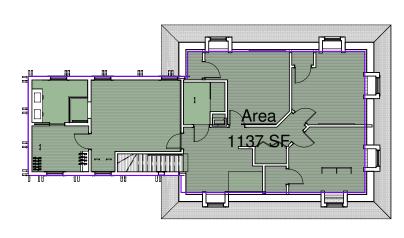


| For S S S S S S S S S S S S S S S S S S S | BAS J S S As adop | Zoning Districts Cambridge, Massachusetts ted February 13, 1961 and modified by subsequent amendments up to and including | IA IA |
|---|---|---|--|
| SD-4A SD-4 OS AOD-5 AOD- | | nance #1372 of October 19, 2015. Overlay Districts do not appear on this map. The zoning lines are approximate. Please refer to the documents on file in the City Clerk's Office for the exact location of boundaries. Community Development Department June 2016 | SD-1 C-2B C-3 C-2B BA OS OS OS OS OS OS OS OS OS O |
| IB-2 AOD-5 AOD-1 AOD-1 AOD-1 AOD-1 AOD-3 A | C-1 C-2 | C3 | RUD-4S RUD-3F PUD-3 RUD-4S RUD-3F RUD |
| Fresh Pond Os C3 C3 C4 C4 C4 C5 C5 C5 C6 C6 C7 C7 C7 C7 C7 C7 C7 C7 | 8 6 2 8 8 6 2 | BB | C3B C3 PUD.6 C3 PUD.6 C3 C3 C3 PUD.6 C3 C3 C4 C3 C5 C4 |
| Zoning Districts A-1 Residence A-1 A-2 Residence B C Residence C O-2A Office-2A | A2 OS | BA 2 US | A. t. d. i. |
| C-1 Residence C-1 C-1A Residence C-1A C-2 Residence C-2 BA Business A C-2 Residence C-2A BA-1 Business A-1 C-2B Residence C-2B BA-2 Business A-2 C-3 Residence C-3 BA-3 Business A-3 C-3A Residence C-3 BA-3 Business A-4 C-3B Residence C-3B BB Business B O-1 Office-1 BB-1 Business B | BC Business C MXD Mixed Use Development BC-1 Business C-1 ASD Ames Street District A-1 Industry A-1 AOD Alewife Overlay District A Industry A-2 PUD Planned Unit Development Overla B-1 Industry B-1 NP North Point District B-2 Industry B-2 GROD Cambridgeport Revitalization Development District B Industry B | SD-2 Special District-2 SD-3 Special District-3 SD-4 Special District-4 SD-4 Special District-4A SD-4 Special District-4A SD-4 Special District-5 SD-5 Special District-5 SD-6 Special District-6 SD-6 Special District-7 SD-8 Special District-7 SD-8 Special District-7 SD-8 Special District-8 SD-9 Special District-14 SD-9 Special District-14 SD-9 Special District-14 SD-9 Special District-15 | 0.25 0 0.25 Miles |
| 0-2 Office-2 BB-2 Business 2 | IC Industry C SD-1 Special District-1 | SD-8A Special District-8A OS Open Space | Vep prepared by Brendan Monroe on June 23, 2016. CDD GIS C\Projects\Zoning\Zoning\tangle\tangle\tangle\tangle\tangle |

119' - 9 19/32"

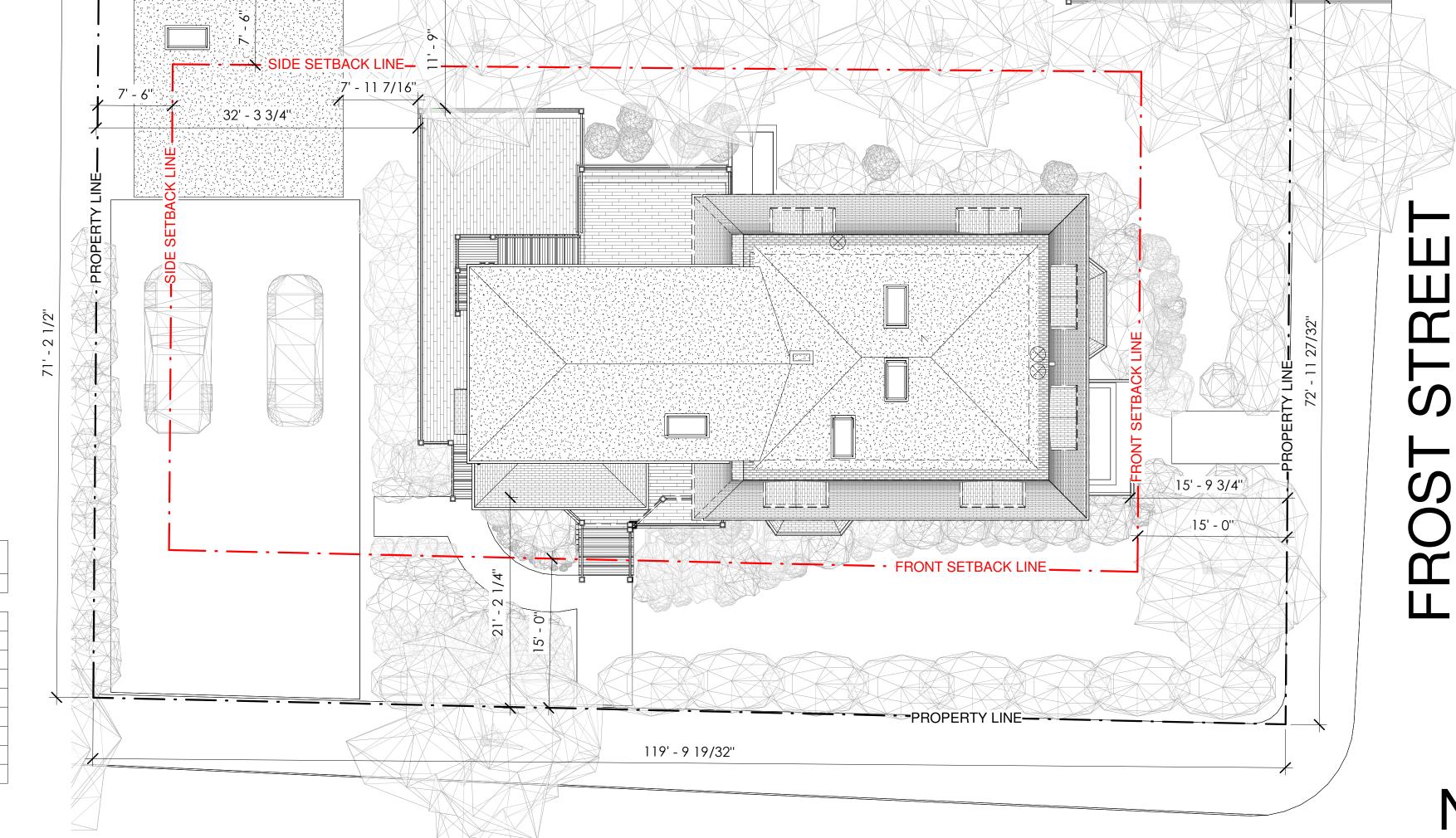
Area 1332 SF

3 PROPOSED - LEVEL 2 AREA 1/16" = 1'-0"



4 PROPOSED - LEVEL 3 AREA 1/16" = 1'-0"

| PROPOSED - AREA SCHEDULE | | |
|--------------------------|--------------|------------|
| Level | Name | Area |
| | | |
| Not Placed | Exterior | Not Placed |
| Not Placed | Area | Not Placed |
| Level 0 | Area | 1413 SF |
| Level 1 | Area | 400 SF |
| Level 1 | Area | 1422 SF |
| Level 1 | Covered Area | 152 SF |
| Level 1 | Area | 51 SF |
| Level 2 | Area | 1332 SF |
| LEVEL 3 | Area | 1137 SF |
| Grand total | ' | 5907 SF |
| | | |



EXISTING BUILDING HEIGHT: 37' - 0"

PROPOSED BUILDING HEIGHT: 37' - 0"

REQUIRED BUILDING HEIGHT: 35' - 0"

ROSELAND STREET





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(p)978-270-8441
kachmardesign.com
357 HURON AVE.

CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

CONSTRUCTION

NOT FOR CO

. UNIT #2 CAMBRIDGE,

2 FROST ST. UNIT #2

Project Status BZA SUBMISSION SET

Project number 2106-0050

Date 09/24/21

Drawn by Author

B-001

Scale As indicated

9/24/2021 5:12:09 PM

Checker

EXISTING SITE AXON

PROPOSED SITE AXON







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REGISTRATIONS:

STRUCTURAL ENGINEER:

CIORAL LIVOINLLIK.

CONSTRUCTIC

Ц С

IIT #2 CAMBRIDC

FROST ST. UNIT #2 C

Project Status BZA SUBMISSION SET

Project number 2106-0050

Date 09/24/21

Drawn by Author

B-002

D

EXISTING STREET VIEW 1



PROPOSED STREET VIEW 1





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REGISTRATIONS:

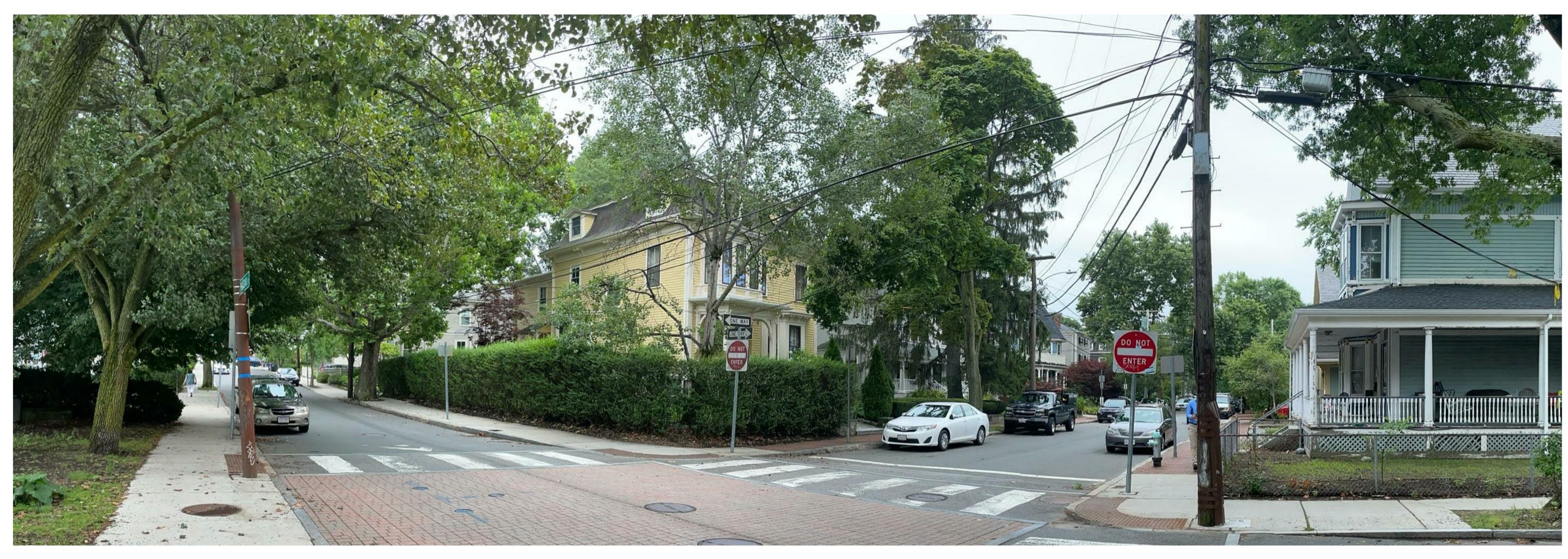
STRUCTURAL ENGINEER:

2106-0050 09/24/21

B-003

1/2" = 1'-0"

EXISTING STREET VIEW 2



PROPOSED STREET VIEW 2





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REGISTRATIONS:

STRUCTURAL ENGINEER:

2106-0050 09/24/21

1/2" = 1'-0"

EXISTING STREET VIEW 3



PROPOSED STREET VIEW 3





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REGISTRATIONS:

STRUCTURAL ENGINEER:

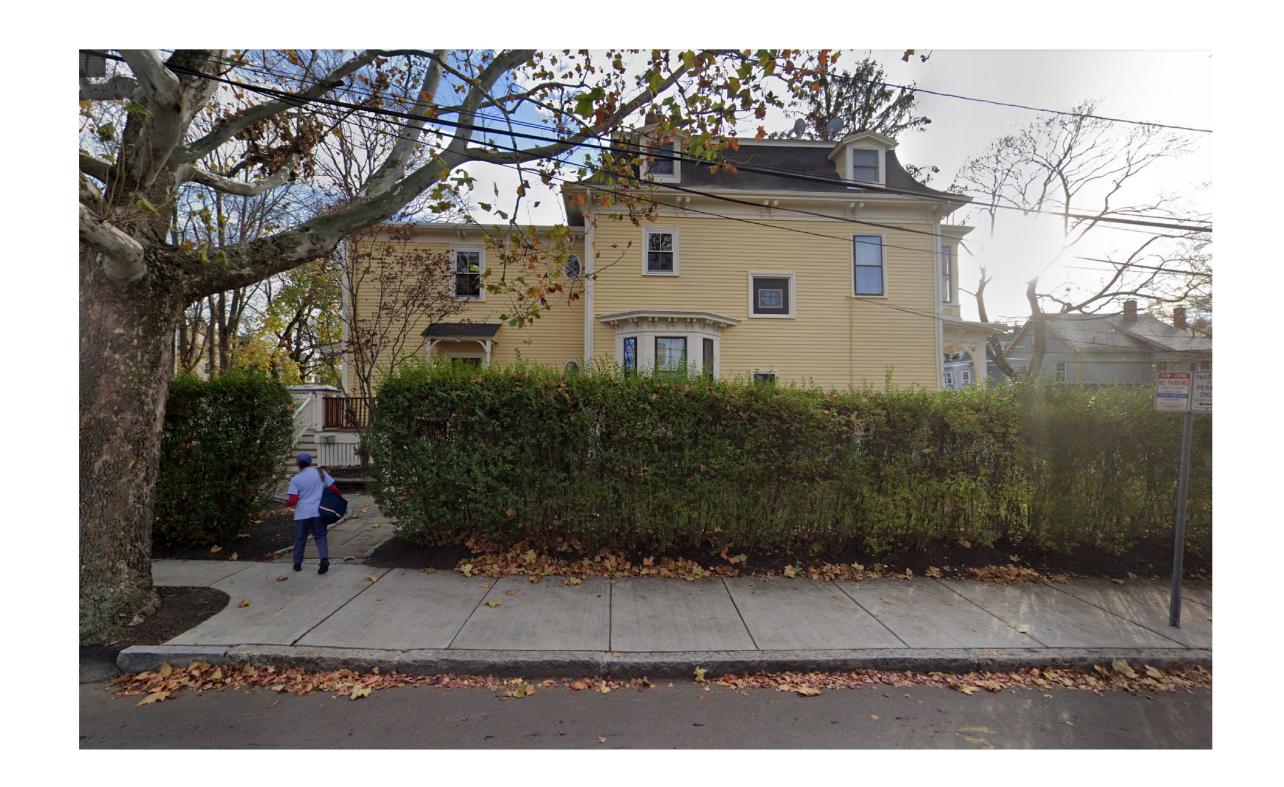
2106-0050 09/24/21 Author Checker

1/2" = 1'-0"

NORTH ELEVATION

1 <u>ELEVATION - NORTH</u> 3/16" = 1'-0"











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REGISTRATIONS:

STRUCTURAL ENGINEER:

2OST ST. 02140

LUMELSKY

ODMAN

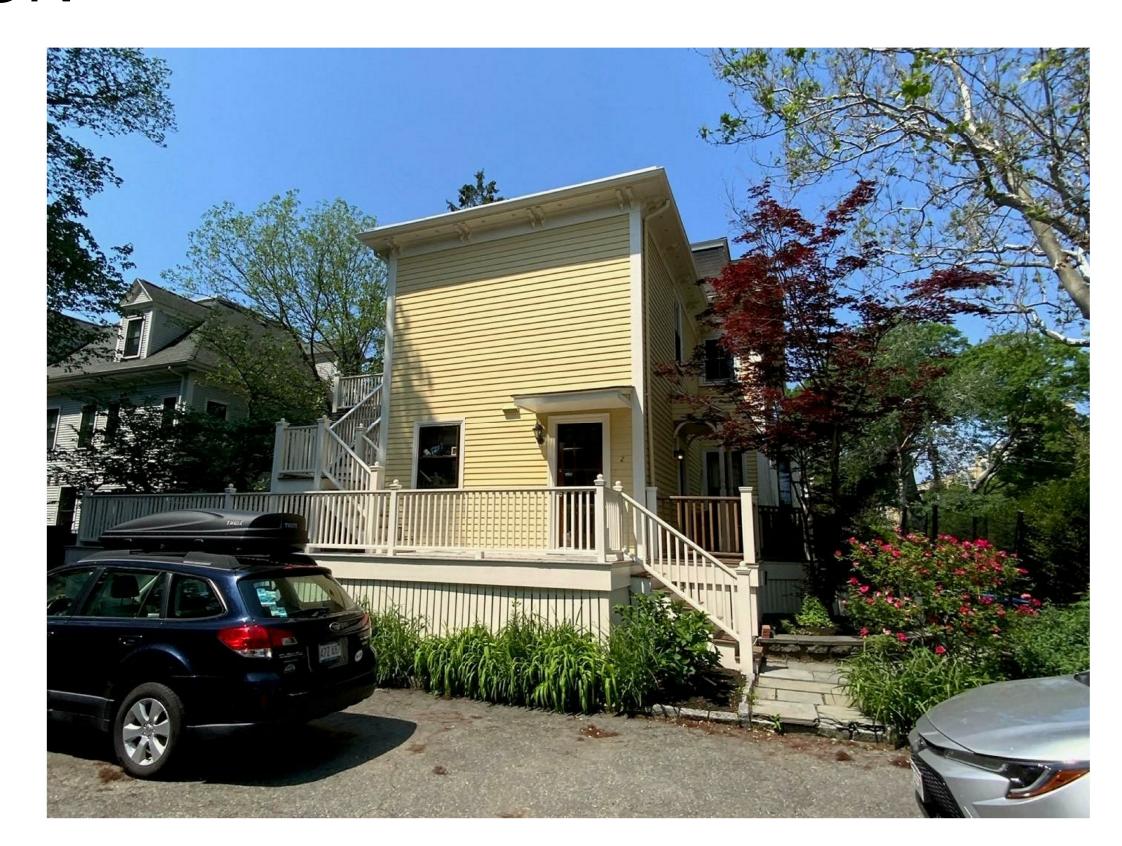
Project Status BZA SUBMISSION SET 2106-0050 Project number

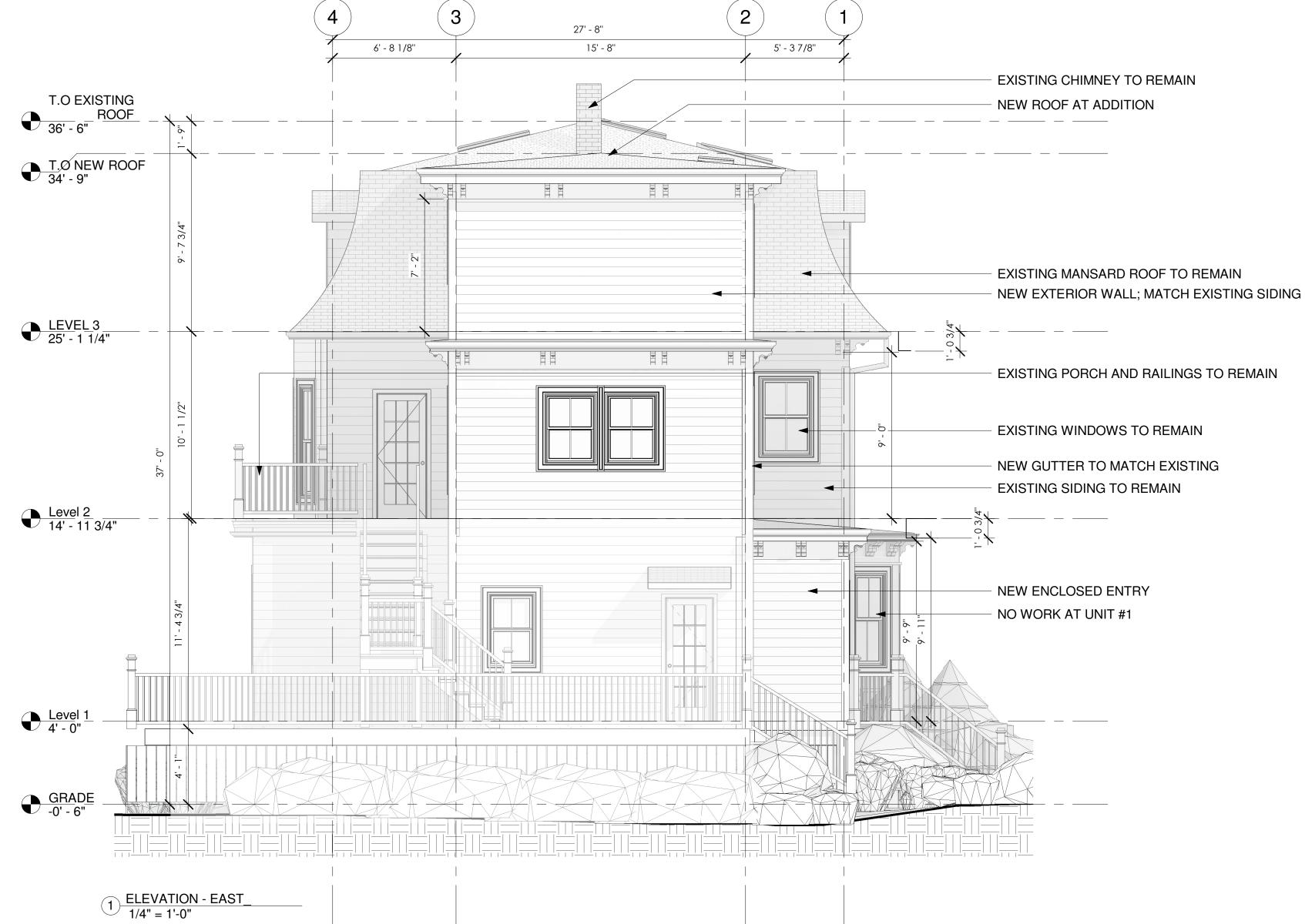
09/24/21 Drawn by Author Checked by Checker

B-006

T.O EXISTING ROOF 36' - 6" T.O. ROOF 33' - 6 1/4" 2 ELEVATION - EAST - EXISTING 1/8" = 1'-0"

EAST ELEVATION







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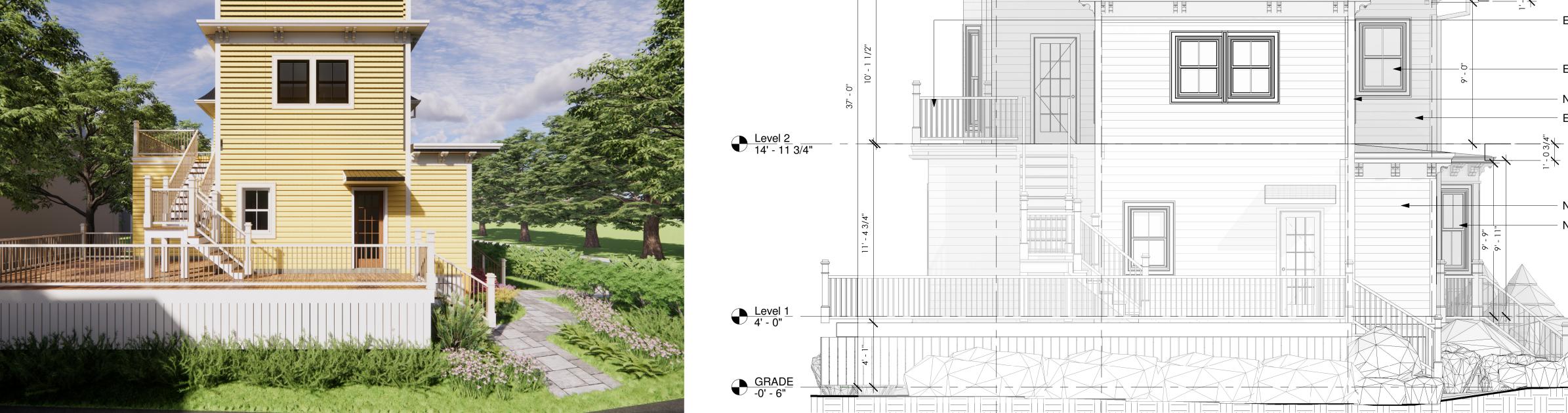
REGISTRATIONS:

STRUCTURAL ENGINEER:

Project Status BZA SUBMISSION SET 2106-0050

Project number 09/24/21 Author Checker Checked by

B-007



SOUTH ELEVATION

2 ELEVATION - SOUTH_ 3/16" = 1'-0"







T.O EXISTING ROOF

36' - 6" T.O. ROOF 33' - 6 1/4"

<u>LEVEL 3</u> 25' - 1 1/4"

Level 2 14' - 11 3/4"

<u>Level 1</u> 4' - 0"

GRADE -0' - 6"

1 ELEVATION - SOUTH - EXISTING_ 1/8" = 1'-0"





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REGISTRATIONS:

STRUCTURAL ENGINEER:

ONSTRUCTION

2 FROST ST. I MA 02140

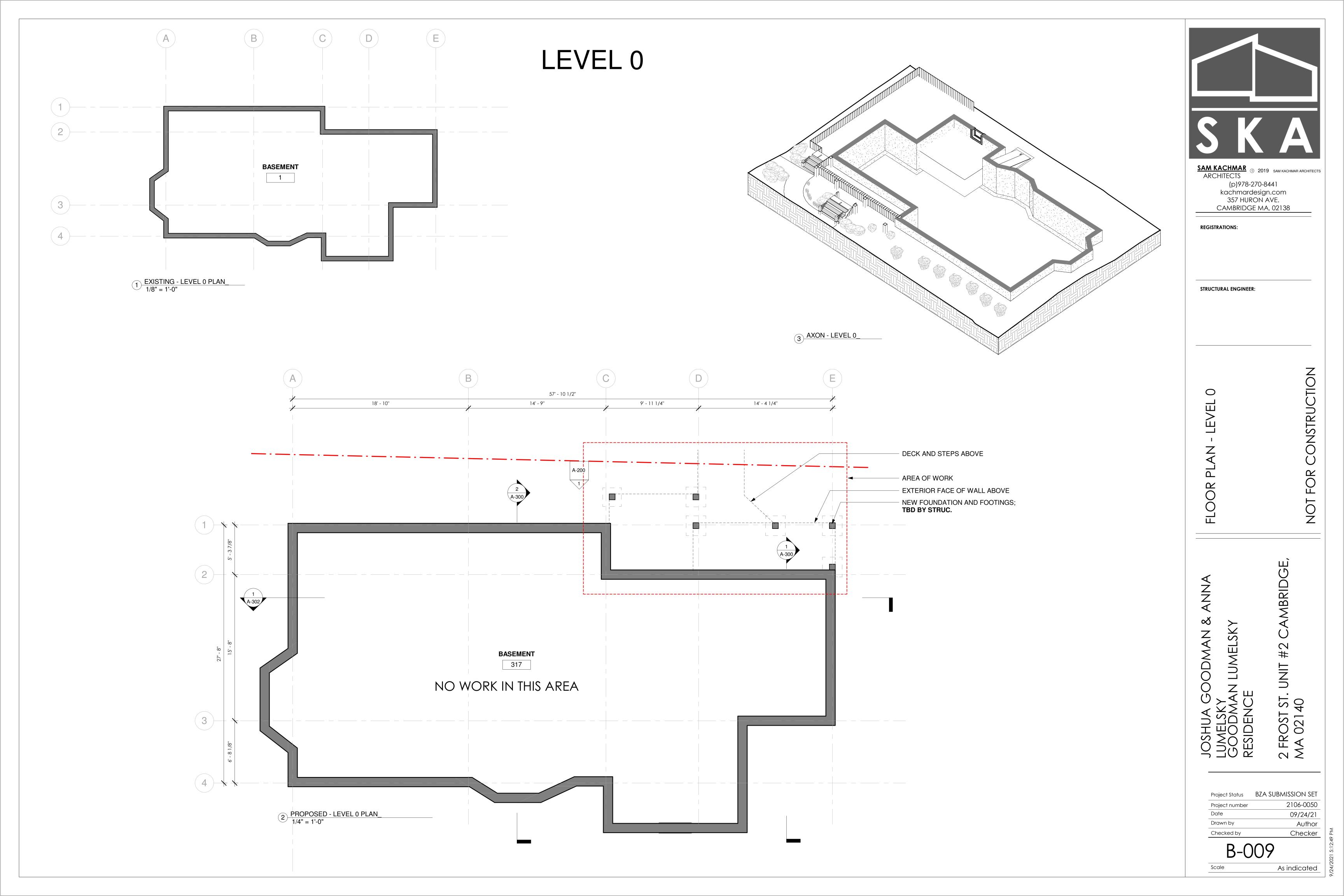
LUMELSKY

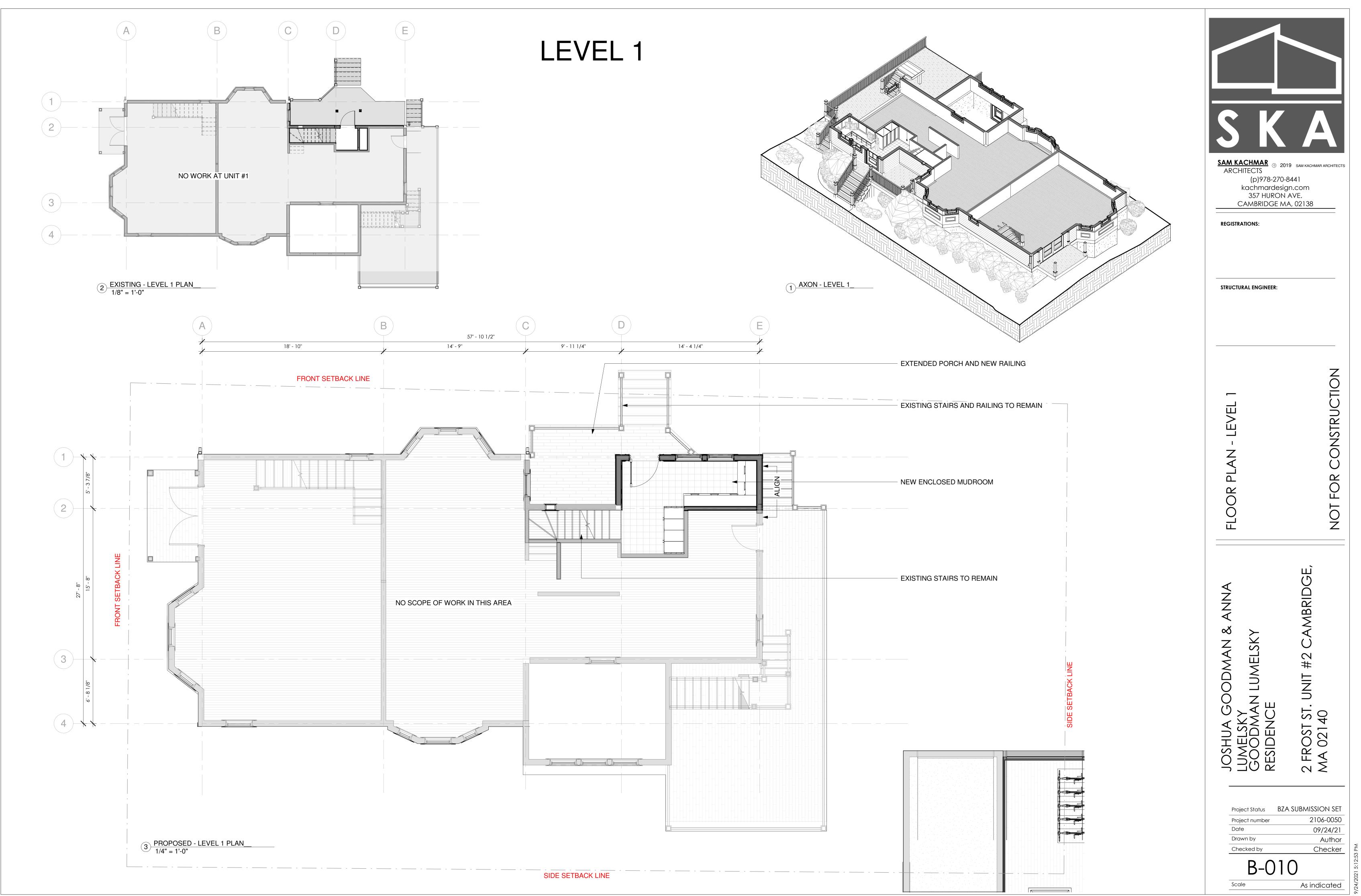
ODMAN

Project Status BZA SUBMISSION SET 2106-0050 Project number

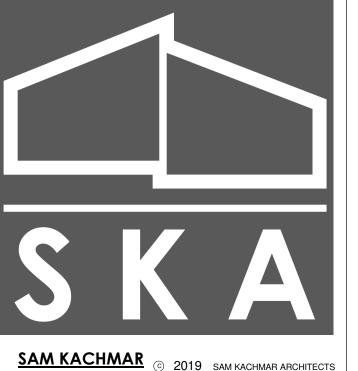
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B-008









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REGISTRATIONS:

STRUCTURAL ENGINEER:

CONSTRUCTION

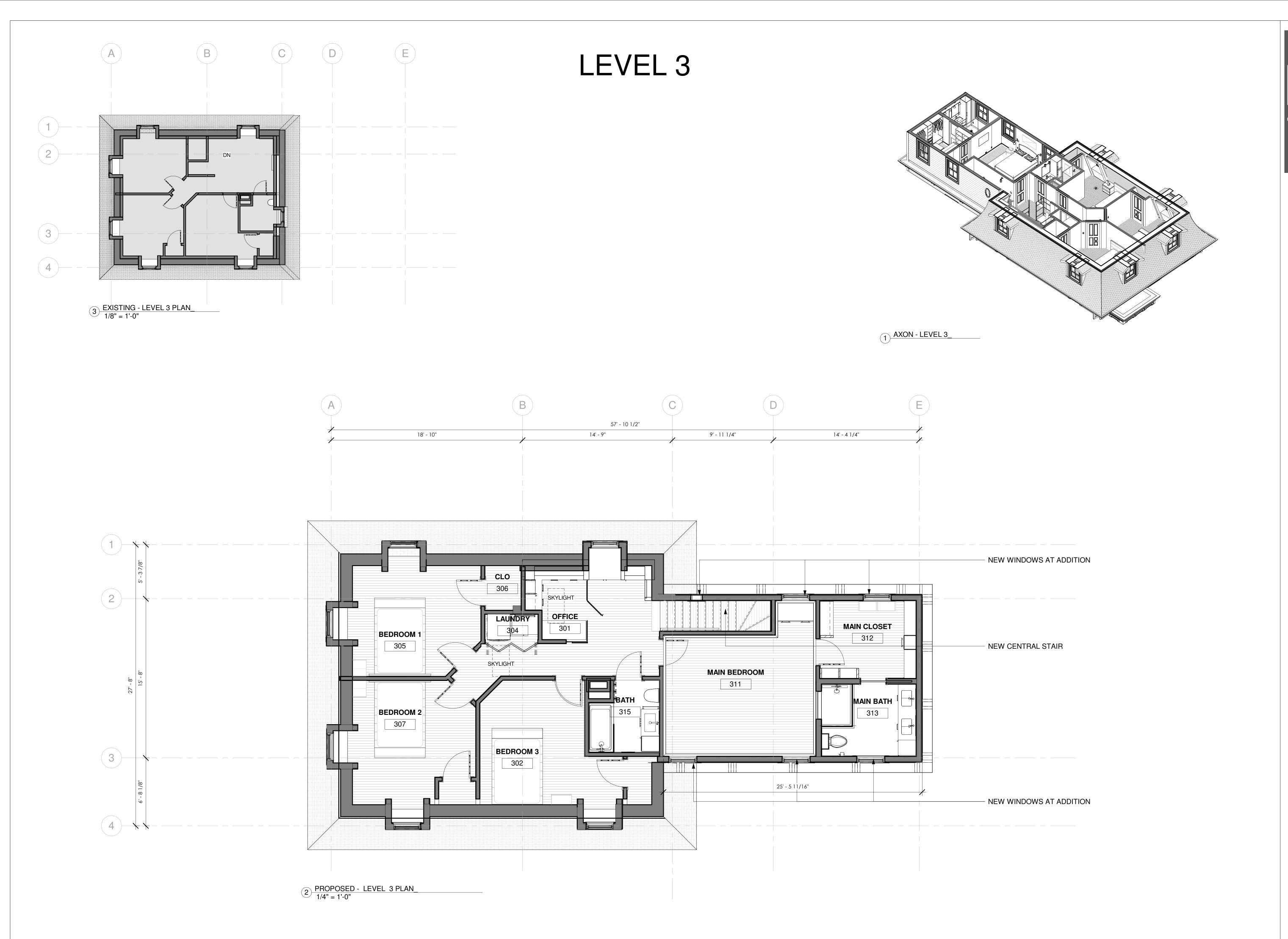
LUMELSKY

GOODMAN

Project Status BZA SUBMISSION SET 2106-0050 Project number 09/24/21 Author

Checked by

Scale As indicated



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(p)978-270-8441 kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

CONSTRUCTION

JOSHUA GOODMAN & LUMELSKY GOODMAN LUMELSKY RESIDENCE

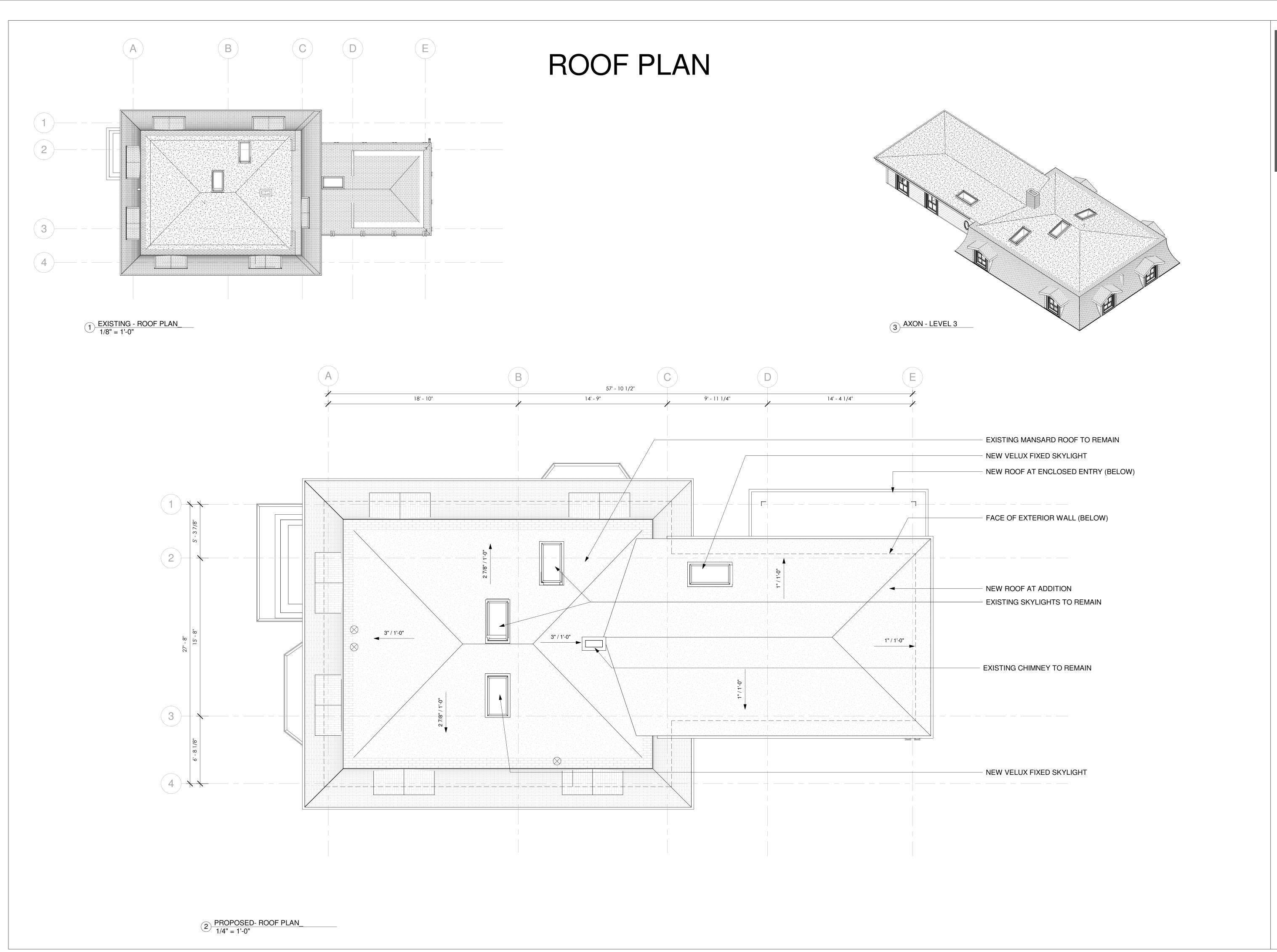
Project Status BZA SUBMISSION SET 2106-0050 Project number

Checked by

GOODMAN &

As indicated

09/24/21 Author Checker





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REGISTRATIONS:

STRUCTURAL ENGINEER:

CONSTRUCTION

GOODMAN &

Project Status BZA SUBMISSION SET 2106-0050 Project number

09/24/21 Author Checker Checked by

END OF PRESENTATION



CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

Author

Checker

Project Status BZA SUBMISSION SET 2106-0050 Project number 09/24/21

Checked by

GOODMAN



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

January 5, 2022

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA-149683 2 Frost Street

The Planning Board reviewed the revised design of this BZA application during a meeting on January 4, 2022 and decided to forward the following comments to BZA.

The Planning Board recommends that BZA consider the design revisions as they have improved the proposal for consideration of the requests.



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: Christopher J. Alphen, Fig. Date: 1/13/22 |
|---|
| Address: 2 Frost St. #2. |
| Case No. <u>BZA-149683</u> |
| Hearing Date: |

Thank you, Bza Members

2 Frost St



Imagery @2021 MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, Map data @2021 Google 50 ft L

Google Maps 2 Frost St



Image capture: Nov 2020 © 2021 Google

Cambridge, Massachusetts

Google

Street View - Nov 2020





CITY OF CAMBRIDGE ASSESSING DEPARTMENT

795 MASS. AVE., CAMBRIDGE, MA 02139 Tel.: 617-349-4343 Fax: 617-349-4357

Gayle Willett Director of Assessment Andrew J. Johnson Deputy Director

Walter H. Pennell Assessor

Date: October 14, 2021

Certified List of Abutters

From:

Cambridge Board of Assessors

Parcel ID:

153-20

Location:

hetdell

2 Frost St

This is to certify that the names and addresses for the map and lot numbers stated on the attached list are correct according to the most current records in the Assessor's Office. Owners listed as of January 1, 2021.

Sincerely,

Walter Pennell

Assessor



CITY OF CAMBRIDGE ASSESSING DEPARTMENT

795 MASS. AVE., CAMBRIDGE, MA 02139 Tel.: 617-349-4343 Fax: 617-349-4357

Gayle Willett Director of Assessment Andrew J. Johnson Deputy Director

Walter H. Pennell Assessor

Date: October 14, 2021

Certified List of Abutters

From:

Cambridge Board of Assessors

Parcel ID:

201-125

Location:

wastell

38 Mt Pleasant St

This is to certify that the names and addresses for the map and lot numbers stated on the attached list are correct according to the most current records in the Assessor's Office. Owners listed as of January 1, 2021.

Sincerely,

Walter Pennell

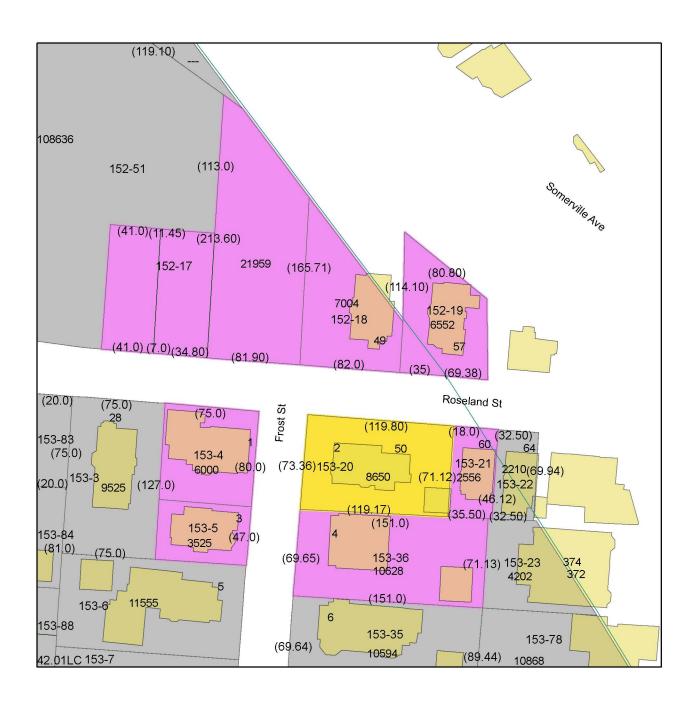
Assessor

152-17 LESLEY COLLEGE 29 EVERETT ST CAMBRIDGE, MA 02138 152-18 LESLEY COLLEGE 29 EVERETT STREET CAMBRIDGE, MA 02138 152-19 RICCI, DOMENICK & JOSEPHINE RICCI C/O MAREK JITKA 57 ROSELAND STREET #3 SOMERVILLE, MA 02143

153-20-1 SOMMER, PETER M. & ROSLYN SOMMER 2 FROST ST, UNIT #1 CAMBRIDGE, MA 02140 153-20-2 GOODMAN, JOSHUA & ANNA LUMEKSKY 50 ROSELAND ST CAMBRIDGE, MA 02140 153-21 BORCHARD, DOUGLAS C. & BARBARA G. TALCOTT 60 ROSELAND ST CAMBRIDGE, MA 02140

153-36 LEES, HERBERT J. & ELLEN C. CURREN C/O HOMENET INTERNATIONAL 16 GURNEY STREET CAMBRIDGE, MA 02138 153-4 FARRINGTON REALTY LLC. 28 ROSELAND ST. APT#1 CAMBRIDGE, MA 02140 153-5 FARRINGTON REALTY LLC, 28 ROSELAND ST., #1 CAMBRIDGE, MA 02140

MAP TITLE



Cambridge, MA Assessing Department
Gayle Willett, Director





SAM KACHMAR ARCHITECTS

357 Huron Ave, Cambridge, MA 02138 9785787318 | axel@kachmardesign.com

Project: Goodman-Lumelsky Residence.

Address: 2 Frost St. Unit # 2, Cambridge MA.

Project Description:

The Goodman Lumelsky Residence (The Project) located at 50 Roseland St, Cambridge, MA 02138 involves the renovation of levels 1, 2 and 3 with additional living space to accommodate new design layout with new MEP, walls, floors, windows, skylights, doors, cabinetry, insulation, interior and exterior painting, and deck. Level 0: No work on this level.

Level 1: Additional living space with new Mudroom/Entry area with new foundations, insulated 2x6 exterior walls, new flooring with electric heat mat, roof (to match existing), ceiling, custom paint grade cabinetry and millwork, windows, lighting, electrical, new entry door and lockset, interior and exterior paint and enlarged front porch and railing and 6 button switches and the Garage improvement with insulated walls, new lighting, new skylight and rubber flooring.

Level 2; Removal of existing stairs to level 3, powder room, hardwood flooring, new stairs to level 3 on new location, new tile/wood flooring, plumbing fixtures and accessories, new windows, new interior doors with locksets, removing and closing secondary egress door on living room, new stained custom cabinetry and millwork, appliances, new MEP, ceiling, lighting, interior and exterior painting and 6 button switches.

Note: on level 2; the living room walls, flooring and ceiling to remain.

Level 3; Additional living space for Main Suite with new stairs opening from level 2, new flooring frame and hardwood flooring on existing Laundry/Office/ hall area, new insulated floor frame, new insulates 2x6 exterior walls, new insulated roof frame and rubber roof, new hardwood/tile flooring, new windows, interior doors and lockset, paint grade custom cabinetry and millwork, tile, appliances, plumbing fixtures and accessories, skylight, new heating/cooling system, electrical, lighting, interior and exterior painting, exterior decorative millwork to match existing, glass assembly enclosure (office) and 6 button switch.



2 Frost St, Unit 2

Property Information

| Property Class | CONDOMINIUM |
|---------------------|-------------|
| State Class Code | 102 |
| Zoning (Unofficial) | |
| Map/Lot | 153-20-2 |
| Land Area (sq. ft) | 0 |

Property Value

| Year of Assessment | 2021 |
|-------------------------|--------------|
| Tax District | R16 |
| Residential Exemption | Yes |
| Building Value | \$1,232,500 |
| Land Value | \$0 |
| Assessed Value | \$1,232,500 |
| Sale Price | \$672,500 |
| Book/Page | 54718/157 |
| Sale Date | May 21, 2010 |
| Previous Assessed Value | \$1,183,500 |

Owner Information

Photos



| Owner(s) | GOODMAN, JOSHUA & | |
|----------|---------------------|--|
| | ANNA LUMEKSKY | |
| | 50 ROSELAND ST | |
| | CAMBRIDGE, MA 02140 | |

Building Information

Condo Building Number 1, Section 1

Exterior

| Style | |
|-------------------|---------|
| Number of Stories | 1 |
| Floor Location | 2 |
| View | Average |

Interior

| Living Area (sq. ft.) | 1,593 |
|-----------------------|-------------|
| Total Rooms | 6 |
| Bedrooms | 3 |
| Kitchens | Pull Alcove |
| Full Baths | 2 |
| Half Baths | 1 |
| Fireplaces | 0 |
| Flooring | Hardwood |
| Layout | Thru Unit |
| Laundry in Unit | Yes |

Systems

| Heat Type | Forced Air |
|-----------|------------|
|-----------|------------|

Condition & Grade

| Year Built | 1873 |
|-------------------|-----------|
| Overall Condition | Excellent |
| Overall Grade | Good |

Parking

| Open Parking | 2 |
|-----------------|---|
| Covered Parking | 0 |
| Garage Parking | 1 |

Subareas

| Code | Code Description | | Gross Area | Living Area |
|------|------------------|--------|------------|-------------|
| BAS | S First Floor | | 1,593 | 1,593 |
| | | Total: | 1,593 | 1,593 |

2 Frost St. #2

| 2 mst st. #2 | | | | |
|--|--|--|--|--|
| 152-51 | 152-18 152-19 49 Roseland St 57 Rosel | bs x by | | |
| 28 Roseland St 153-4 153-3 153-5 | Roseland St ROAD 2 Frost St 50 Roseland 5t 60 Roseland 153-20 4 Frost St | e and St ₆₄ Roseland St 153-22 a 64 Roseland St | | |
| 5 Frost St 153-6 t St 153-6 | 153-36 6 Frost St 153-35 | 153-23 374 Beacon St 372 Beacon St 141 Oxford St | | |
| 15 Frost St 7 Frost St 153-7 11 Frost St | 10 Frost St 153-34 | 153-79 139 Oxford St | | |
| 12 Newport Rd 153-65 153-56 | 153-37 153-71 | 153-86 135 Oxford St | | |

Re: 2 frost st #2 cambridge Somerville abutlers Map 37 3045 **Map 31** 20 4138 7 21 8 4591 38 3655 ADELAIDE RD 37 3145 MOSSLAND ST SOMERVILLE AVE 38 3683 92.08 12 4448 8 5 8 5 3584 5 8 4 3 3547 BEACON ST 150 3523 7 2816 B 6600 **CAMBRIDGE**

Map 37

2 Frost St. #2

153-5 FARRINGTON REALTY LLC, 28 ROSELAND ST., #1 CAMBRIDGE, MA 02140

JANDL, MARGARET M., TR. WARD ONE TRUST C/O MM JANDL 85 EAST INDIA ROW #37B BOSTON, MA 02110

152-19 / 31-B-3 RICCI, DOMENICK & JOSEPHINE RICCI C/O MAREK JITKA 57 ROSELAND STREET #3 SOMERVILLE, MA 02143

153-78 / 37-F-5 COMMON PLACE INC 141 OXFORD ST CAMBRIDGE, MA 02140

37-F-3 AHMED & MARISA DERROUCHE 10 BRIDGE STREET WINCHESTER, MA 01890

31-B-5/2
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN REALTY TRUST
61 ROSELAND STREET #2
SOMERVILLE, MA 02143

31-B-5/5
EMILY H. BAILEY,
TR. EMILY H. BAILEY REVOCABLE TRUST
105 LEXINGTON AVENUE
CAMBRIDGE, MA 02138

31-B-5/9 ZOE LANGOSY, TRUSTEE TN TRUST 20 CHILTON STREET #3 CAMBRIDGE MA 02138 153-21 / 37-F-1 BORCHARD, DOUGLAS C. & BARBARA G. TALCOTT 60 ROSELAND ST CAMBRIDGE, MA 02140

153-36 LEES, HERBERT J. & ELLEN C. CURREN C/O HOMENET INTERNATIONAL 16 GURNEY STREET CAMBRIDGE, MA 02138

153-4-35 FARRINGTON REALTY LLC. 28 ROSELAND ST. APT#1 CAMBRIDGE, MA 02140

153-20 SOMMER, PETER M. & ROSLYN SOMMER 2 FROST ST, UNIT #1 CAMBRIDGE, MA 02140

37-F-4 WARD ONE TRUST MARGARET M. JANDL, TR. P.O. BOX 382200 CAMBRIDGE, MA 02238

31-B-5/3
JEFFREY L. BROWN
TR. OF SPRING MOUNTAIN REALTY TRUST
691 MASS AVENUE – SUITE 3
ARLINGTON, MA 02476

31-B-5/6
EMILY H. BAILEY
TR. EMILY H. BAILEY REVOCABLE TRUST
61 ROSELAND STREET #6
SOMERVILLE, MA 02143

31-B-5-10 JOHN & JENNIFER GOTTLIEB 401 WASHINGTON STREET SOMERVILLE, MA 02143 9 DAMONMILL SQUARE – SUITE 4A4 CONCORD, MA 01742

BLATMAN, BOBROWSKI & HAVERTY LLC

C/O CHRISTOPHER J. ALPHEN, ESQ.

152-17-18 LESLEY COLLEGE 29 EVERETT STREET CAMBRIDGE, MA 02138

153-22 / 37-F-2 KERNS, ARTHUR S. & JOLEEN T. WHITE 64 ROSELAND ST CAMBRIDGE, MA 02140

153-20 GOODMAN, JOSHUA & ANNA LUMEKSKY 50 ROSELAND ST CAMBRIDGE, MA 02140

31-B-5/1 ANTHONY DANGERFIELD 5 JOHNSON ROAD MEDFORD, MA 02155

31-B-5/4 JAMES M. IGOE, III 40 SKEHAN STREET SOMERVILLE, MA 02143

31-B-5/7 & 31-B-5/8 THEODORE P. WASIK, MD & TRACEY A. DECHERT, MD 29 ALBION PL CHARLESTOWN, MA 02139

31-B-5/A MBTA C/O MARK DOYLE R.E. DIRECTOR 10 PARK PLAZA – SUITE 5720 BOSTON, MA 02116

Location 60 ROSELAND ST

Mblu 37/ F/ 1//

Acct# 02069035

Owner BORCHARD DOUGLAS C &

BARBARA G TALCOTT

Assessment \$14,900

PID 7119

Building Count 1

Current Value

| Assessment | | | |
|--|-----|----------|----------|
| Valuation Year Improvements Land Total | | | |
| 2021 | \$0 | \$14,900 | \$14,900 |

Owner of Record

Owner

BORCHARD DOUGLAS C & BARBARA G TALCOTT

Sale Price

\$789,000

Co-Owner Address

60 ROSELAND ST

Certificate

Book & Page

57104/42

CAMBRIDGE, MA 02140

Sale Date

07/07/2011

Instrument

1G

Ownership History

| Ownership History | | | | | | |
|--|------------|-------------|-------------|------------|------------|--|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date | |
| BORCHARD DOUGLAS C & BARBARA G TALCOTT | \$789,000 | | 57104/ 42 | 1G | 07/07/2011 | |
| AGYEMAN JULIAN K | \$680,000 | | 34590/ 250 | 1G | 01/16/2002 | |
| WINKLER ALLAN & JOANN R | \$145,000 | | 15867/ 570 | | 11/07/1984 | |

Building Information

Building 1: Section 1

Year Built:

Living Area:

0

Replacement Cost:

\$0

Building Percent Good:

Replacement Cost Less Depreciation:

\$0

Building Attributes

Location 64 ROSELAND ST

Mblu 37/ F/ 2//

Acct# 19631090

Owner WHITE JOLEEN T & KERNS

ARTHUR S

Assessment \$955,000

PID 7120

Building Count 1

Current Value

| Assessment | | | | | | |
|--|-----------|-----------|-----------|--|--|--|
| Valuation Year Improvements Land Total | | | | | | |
| 2021 | \$572,400 | \$382,600 | \$955,000 | | | |

Owner of Record

Owner

WHITE JOLEEN T & KERNS ARTHUR S

Sale Price

\$835,000

Co-Owner Address

64 ROSELAND ST

Certificate Book & Page

59437/371

CAMBRIDGE, MA 02140

Sale Date

07/02/2012

Instrument

1G

Ownership History

| Ownership History | | | | | |
|---------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WHITE JOLEEN T & KERNS ARTHUR S | \$835,000 | | 59437/ 371 | 1G | 07/02/2012 |
| DERRICK DE PAPP GABRIELLE | \$845,000 | | 46908/ 535 | 1G | 01/31/2006 |
| LANSFORD WENDELL | \$780,000 | | 43080/ 512 | 1G | 06/18/2004 |
| OUTLAW BETTYE J | \$177,450 | | 22641/022 | 1G | 11/20/1992 |
| SNITZER HERB & KATE | \$65,000 | | 13724/ 702 | | |

Building Information

Building 1: Section 1

Year Built:

1890

Living Area:

2,622

Replacement Cost:

\$748,249

Building Percent Good:

76

378 BEACON ST

Location 378 BEACON ST

Mblu 37/ F/ 3//

Acct# 02036030

Owner DERROUCHE AHMED &

MARISA

Assessment \$1,885,500

PID 436

Building Count 1

Current Value

| Assessment | | | | | | |
|--|----------------------------------|--|--|--|--|--|
| Valuation Year Improvements Land Total | | | | | | |
| 2021 | \$1,331,700 \$553,800 \$1,885,50 | | | | | |

Owner of Record

Owner

DERROUCHE AHMED & MARISA

Sale Price

\$1,500,000

Co-Owner

Certificate

Address 10 BRIDGE ST WINCHESTER, MA 01890 Book & Page 47588/ 194

Sale Date

06/07/2006

Instrument 00

Ownership History

| Ownership History | | | | | |
|--------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| DERROUCHE AHMED & MARISA | \$1,500,000 | | 47588/ 194 | 00 | 06/07/2006 |
| BARNARD DAVID L | \$450,000 | | 31598/ 189 | 00 | 07/11/2000 |
| BARNARD ROBERT L | \$1 | | 25169/ 599 | A | 02/08/1995 |
| BARNARD ARLINE | \$0 | | | | |

Building Information

Building 1: Section 1

Year Built:

1900

Living Area:

5.772

Replacement Cost:

\$1,795,375

Building Percent Good:

74

Replacement Cost

Less Depreciation:

\$1,328,600

372 BEACON ST

Location 372 BEACON ST

Mblu 37/ F/ 4/ /

Acct# 10333155 **Owner** TRUST WARD ONE

Assessment \$1,894,000 **PID** 437

Building Count 1

Current Value

| Assessment | | | | | |
|--|-------------|-----------|-------------|--|--|
| Valuation Year Improvements Land Total | | | | | |
| 2021 | \$1,156,200 | \$737,800 | \$1,894,000 | | |

Owner of Record

Owner

TRUST WARD ONE

Co-Owner MARGARET M JANDL TRUSTEE

Address

PO BOX 382200

CAMBRIDGE, MA 02238

Sale Price

Certificate

Book & Page

29837/301

\$1

Sale Date

02/24/1999

Instrument 1F

Ownership History

| Ownership History | | | | | |
|------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| TRUST WARD ONE | \$1 | | 29837/ 301 | 1F | 02/24/1999 |
| TRUST JANDL MARGARET M | \$0 | | | | |

Building Information

Building 1: Section 1

Year Built:

1920

Living Area:

10,248

Replacement Cost:

\$1,806,541

Building Percent Good:

64

Replacement Cost

Less Depreciation:

\$1,156,200

| .,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | | | | |
|---|------------|--|--|--|
| Building Attributes | | | | |
| Field Description | | | | |
| STYLE | Apartments | | | |

141 OXFORD ST

Location 141 OXFORD ST Mblu 37/ F/ 5//

Acct#

03139111

Owner COMMON PLACE INC

Assessment \$1,157,500

PID 438

Building Count 1

Current Value

| Assessment | | | | | | |
|--|-----------|-----------|-------------|--|--|--|
| Valuation Year Improvements Land Total | | | | | | |
| 2021 | \$529,100 | \$628,400 | \$1,157,500 | | | |

Owner of Record

Owner

COMMON PLACE INC

Sale Price \$0

Co-Owner Address

141 OXFORD ST

Certificate

Book & Page 12394/584

CAMBRIDGE, MA 02140

Sale Date

Ownership History

| Ownership History | | | | | |
|---------------------------------|------------|-------------|-------------|-----------|--|
| Owner | Sale Price | Certificate | Book & Page | Sale Date | |
| COMMON PLACE INC \$0 12394/ 584 | | | | | |

Building Information

Building 1: Section 1

Year Built:

1920

Living Area:

11,937

Replacement Cost:

\$3,527,365

Building Percent Good:

15

Replacement Cost

Less Depreciation:

\$529,100

| Loss Depreciation. 4023, 100 | | | | |
|------------------------------|---------------|--|--|--|
| Building Attributes | | | | |
| Field Description | | | | |
| Style | 3-Decker-Apts | | | |
| Model | Residential | | | |

Location 61 ROSELAND ST #1

Mblu 31/ B/ 5/ 1/

20131100 Acct#

Owner DANGERFIELD ANTHONY

Assessment \$129,300

PID 110218

Building Count 1

Current Value

| Assessment | | | | | | |
|--|-----------|-----|-----------|--|--|--|
| Valuation Year Improvements Land Total | | | | | | |
| 2021 | \$129,300 | \$0 | \$129,300 | | | |

Owner of Record

Owner

DANGERFIELD ANTHONY

Sale Price

\$99,000

Co-Owner **Address**

5 JOHNSON RD

Certificate Book & Page

56921/151

MEDFORD, MA 02155

Sale Date

05/31/2011

Instrument

00

Ownership History

| Ownership History | | | | | | |
|--|------------|-------------|-------------|------------|------------|--|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date | |
| DANGERFIELD ANTHONY | \$99,000 | | 56921/ 151 | 00 | 05/31/2011 | |
| BEAUDET DOUGLAS S \$480,000 54931/ 211 1P 07/01/2010 | | | | | | |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

207

Replacement Cost:

Building Percent Good:

\$139,353 92

Replacement Cost

Less Depreciation:

\$128,200

| Building Attributes | | |
|---------------------|--------------|--|
| Field Description | | |
| STYLE | Retail Condo | |

Location 61 ROSELAND ST #2

Mblu 31/ B/ 5/ 2/

Acct# 20131110

Owner BROWN JEFFREY L TRUSTEE

Assessment \$76,300

PID 110219

Building Count 1

Current Value

| · | Assessment | | |
|----------------|--------------|------|----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$76,300 | \$0 | \$76,300 |

Owner of Record

Owner Co-Owner **BROWN JEFFREY L TRUSTEE**

SPRING MOUNTAIN REALTY TRUST

Address

61 ROSELAND ST 2

SOMERVILLE, MA 02143

Sale Price

\$72,500

Certificate

Book & Page

70679/ 238

Sale Date

02/28/2018

Instrument

00

Ownership History

| Ownership History | | | | | | |
|-------------------------------------|------------|-------------|-------------|------------|------------|--|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date | |
| BROWN JEFFREY L TRUSTEE | \$72,500 | | 70679/ 238 | 00 | 02/28/2018 | |
| TRINCA LLC | \$40,000 | | 58601/ 250 | co | 03/02/2012 | |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/211 | 1P | 07/01/2010 | |
| WOMANS MENTAL HEALTH COLLECTIVE INC | \$65,000 | | 13698/ 567 | 1K | 05/25/1979 | |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

135

Replacement Cost:

\$82,980

Building Percent Good:

92

Replacement Cost

Less Depreciation:

\$76,300

Building Attributes

Location 61 ROSELAND ST #3

Mblu 31/ B/ 5/ 3/

Acct# 20131120 **Owner BROWN JEFFREY L TRUSTEE**

Assessment \$86,700 PID 110220

Building Count 1

Current Value

| Assessment | | | | |
|----------------|--------------|------|----------|--|
| Valuation Year | Improvements | Land | Total | |
| 2021 | \$86,700 | \$0 | \$86,700 | |

Owner of Record

Owner

BROWN JEFFREY L TRUSTEE

Co-Owner

SPRING MOUNTAIN REALTY TRUST

Address

691 MASSACHUSETTS AVE SUITE #3

ARLINGTON, MA 02476

Sale Date

Sale Price

Certificate

Book & Page

57223/458

\$65,000

07/29/2011

Instrument 00

Ownership History

| Ownership History | | | | | | |
|--|----------|--|------------|----|------------|--|
| Owner Sale Price Certificate Book & Page Instrument Sale D | | | | | | |
| BROWN JEFFREY L TRUSTEE | \$65,000 | | 57223/ 458 | 00 | 07/29/2011 | |
| BEAUDET DOUGLAS S \$480,000 54931/ 211 1P 07/01/2010 | | | | | | |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

140

Replacement Cost:

Building Percent Good:

\$94,248 92

Replacement Cost

Less Depreciation:

\$86,700

| Building Attributes | | | | |
|---------------------|--------------|--|--|--|
| Field Description | | | | |
| STYLE | Retail Condo | | | |

Location 61 ROSELAND ST #4

Mblu 31/ B/ 5/ 4/

Acct# 20131130

Owner IGOE III JAMES M

Assessment \$128,100

PID 110221

Building Count 1

Current Value

| | Assessment | | | | | |
|----------------|--------------|------|-----------|--|--|--|
| Valuation Year | Improvements | Land | Total | | | |
| 2021 | \$128,100 | \$0 | \$128,100 | | | |

Owner of Record

Owner

IGOE III JAMES M

Sale Price Certificate \$100,000

Co-Owner Address

40 SKEHAN ST

Book & Page

56675/ 068

SOMERVILLE, MA 02143

Sale Date

Jaic Date

03/31/2011

Instrument 00

Ownership History

| Ownership History | | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|--|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date | |
| IGOE III JAMES M | \$100,000 | | 56675/ 068 | 00 | 03/31/2011 | |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 | |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

204

Replacement Cost:

\$137,333

Building Percent Good:

92

Replacement Cost

Less Depreciation:

\$126,300

| Building Attributes | | | |
|---------------------|--------------|--|--|
| Field Description | | | |
| STYLE | Retail Condo | | |

Location 61 ROSELAND ST #5

Mblu 31/ B/ 5/ 5/

Acct# 20131140

Owner **BAILEY EMILY H TRUSTEE**

Assessment \$120,100

PID 110222

Building Count 1

Current Value

| Assessment | | | | | |
|----------------|--------------|------|-----------|--|--|
| Valuation Year | Improvements | Land | Total | | |
| 2021 | \$120,100 | \$0 | \$120,100 | | |

Owner of Record

Owner

BAILEY EMILY H TRUSTEE

Co-Owner EMILY H BAILEY REVOCABLE TRUST

Address

105 LEXINGTON AVE

CAMBRIDGE, MA 02138

Sale Price

Certificate

Book & Page 73014/355

\$1

Sale Date

07/30/2019

Instrument 1F

Ownership History

| Ownership History | | | | | | |
|--|-----------|--|------------|----|------------|--|
| Owner Sale Price Certificate Book & Page Instrument Sale | | | | | | |
| BAILEY EMILY H TRUSTEE | \$1 | | 73014/ 355 | 1F | 07/30/2019 | |
| BAILEY EMILY H | \$215,000 | | 56813/ 351 | 1G | 05/03/2011 | |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 | |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

192

Replacement Cost:

\$129,255

Building Percent Good:

Replacement Cost

Less Depreciation:

\$118,900

| Building Attributes | | | |
|---------------------|-------------|--|--|
| Field | Description | | |

Location 61 ROSELAND ST #6

Mblu 31/ B/ 5/ 6/

Acct# 20131150

Owner BAILEY EMILY H TRUSTEE

Assessment \$104,700

PID 110223

Building Count 1

Current Value

| Assessment | | | | | |
|--|-----------|-----|-----------|--|--|
| Valuation Year Improvements Land Total | | | | | |
| 2021 | \$104,700 | \$0 | \$104,700 | | |

Owner of Record

Owner

BAILEY EMILY H TRUSTEE

Co-Owner EMILY H BAILEY REVOCABLE TRUST

Address

61 ROSELAND ST 6

SOMERVILLE, MA 02143

Sale Price

Certificate

Book & Page 73014/355

Sale Date

07/30/2019

Instrument

1F

\$1

Ownership History

| Ownership History | | | | | |
|------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| BAILEY EMILY H TRUSTEE | \$1 | | 73014/ 355 | 1F | 07/30/2019 |
| BAILEY EMILY H | \$215,000 | | 56813/ 351 | 1G | 05/03/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

169

Replacement Cost:

\$113,771

Building Percent Good:

Replacement Cost

Less Depreciation:

\$104.700

| Building Attributes | | | | |
|---------------------|--|-------------|--|--|
| Field | | Description | | |

Location 61 ROSELAND ST #7

Mblu 31/ B/ 5/ 7/

20131160 Acct#

Owner WASIK MD THEODORE P

Assessment \$54,500

PID 110224

Building Count 1

Current Value

| Assessment | | | | | |
|--|----------|-----|----------|--|--|
| Valuation Year Improvements Land Total | | | | | |
| 2021 | \$54,500 | \$0 | \$54,500 | | |

Owner of Record

Owner

WASIK MD THEODORE P

Address

Co-Owner DECHERT MD TRACEY A

29 ALBION PL

CHARLESTOWN, MA 02129

Sale Price

\$150,000

Certificate

Book & Page 57090/481

Sale Date

07/01/2011

Instrument 1V

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WASIK MD THEODORE P | \$150,000 | | 57090/ 481 | 1V | 07/01/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

88

Replacement Cost:

\$59,242

Building Percent Good:

92

Replacement Cost

Less Depreciation:

\$54,500

| Building Attributes | | | |
|---------------------|--|--|--|
| Field Description | | | |
| STYLE Retail Condo | | | |

Location 61 ROSELAND ST #8 Mblu 31/B/5/8/

Acct# 20131170 **Owner** WASIK MD THEODORE P

Assessment \$134,400 PID 110225

Building Count 1

Current Value

| Assessment | | | | | |
|--|-----------|-----|-----------|--|--|
| Valuation Year Improvements Land Total | | | | | |
| 2021 | \$134,400 | \$0 | \$134,400 | | |

Owner of Record

Owner

WASIK MD THEODORE P

Co-Owner DECHERT MD TRACEY A

Address 29 ALBION PL

CHARLESTOWN, MA 02129

Sale Price

\$150,000

Certificate

Book & Page 57090/481

Sale Date

07/01/2011

Instrument 17

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WASIK MD THEODORE P | \$150,000 | | 57090/ 481 | 1V | 07/01/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

217

Replacement Cost:

\$146,085

Building Percent Good:

92

Replacement Cost

Less Depreciation:

\$134,400

| Building Attributes | | | |
|---------------------|--|--|--|
| Field Description | | | |
| STYLE Retail Condo | | | |

Location 61 ROSELAND ST #9

Mblu 31/ B/ 5/ 9/

Acct# 20131180 Owner LANGOSY ZOE TRUSTEE

Assessment \$115,200

PID 110226

Building Count 1

Current Value

| Assessment | | | | | | |
|--|-----------|-----|-----------|--|--|--|
| Valuation Year Improvements Land Total | | | | | | |
| 2021 | \$115,200 | \$0 | \$115,200 | | | |

Owner of Record

Owner

LANGOSY ZOE TRUSTEE

Co-Owner TN TRUST

Address

20 CHILTON ST #3

CAMBRIDGE, MA 02138

Sale Price

\$100,000 Certificate

Book & Page

58147/509

Sale Date

12/22/2011

Instrument

00

Ownership History

| Ownership History | | | | | |
|---------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| LANGOSY ZOE TRUSTEE | \$100,000 | | 58147/ 509 | 00 | 12/22/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

186

Replacement Cost:

\$125,216

Building Percent Good:

92

Replacement Cost

Less Depreciation:

\$115,200

| Building Attributes | | |
|---------------------|--------------|--|
| Field | Description | |
| STYLE | Retail Condo | |

Location 61 ROSELAND ST #10

Mblu 31/ B/ 5/ 10/

Acct# 20131190

Owner GOTTLIEB JENNIFER & JOHN

Assessment \$114,400

PID 110227

Building Count 1

Current Value

| Assessment | | | |
|----------------|-------------------|-----|-----------|
| Valuation Year | Improvements Land | | Total |
| 2021 | \$114,400 | \$0 | \$114,400 |

Owner of Record

Owner

GOTTLIEB JENNIFER & JOHN

Sale Price Certificate \$80,000

Co-Owner Address

401 WASHINGTON ST

Book & Page

56525/015

SOMERVILLE, MA 02143

Dook & Fage

02/25/2011

Sale Date Instrument

00

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| GOTTLIEB JENNIFER & JOHN | \$80,000 | | 56525/ 015 | 00 | 02/25/2011 |
| BEAUDET DOUGLAS S | \$480,000 | | 54931/ 211 | 1P | 07/01/2010 |

Building Information

Building 1: Section 1

Year Built:

2010

Living Area:

124

Replacement Cost:

\$114,352

Building Percent Good:

100

Replacement Cost

Less Depreciation:

\$114,400

| Building Attributes | | |
|---------------------|--------------|--|
| Field Description | | |
| STYLE | Retail Condo | |

Location 57 ROSELAND ST

Mblu 31/B/3//

Acct# 18572090

Owner MAREK JITKA

Assessment \$1,387,200

PID 6085

Building Count 1

Current Value

| Assessment | | | |
|-----------------------------|-----------|-----------|-------------|
| Valuation Year Improvements | | Land | Total |
| 2021 | \$650,500 | \$736,700 | \$1,387,200 |

Owner of Record

Owner MAREK JITKA

Sale Price

\$314,000

Co-Owner Address

57 ROSELAND ST 3

Certificate Book & Page

21567/ 082

SOMERVILLE, MA 02143

Sale Date 11/27/1991

Instrument

Δ

Ownership History

| Ownership History | | | | | |
|-------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| MAREK JITKA | \$314,000 | | 21567/ 082 | A | 11/27/1991 |
| FREDERIC RAPHAEL | \$0 | | | | |

Building Information

Building 1: Section 1

Year Built:

1860

Living Area:

3,364

Replacement Cost:

\$942,781

Building Percent Good:

69

Replacement Cost

Less Depreciation:

\$650,500

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | 3 fam Conv |

000R BEACON ST

Location 000R BEACON ST

Mblu 31/B/5/A/

20131200 Acct#

Owner MBTA

Assessment \$175,900

PID 110228

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2021 | \$0 | \$175,900 | \$175,900 |

Owner of Record

Owner

MBTA

Co-Owner C/O MARK DOYLE R E DIRECTOR

Address

10 PARK PLAZA SUITE 5720

BOSTON, MA 02116

Sale Price \$0

Certificate

Book & Page 00000/ 000

Sale Date

01/01/1970

Ownership History

| Ownership History | | | | |
|-------------------|------------|-------------|-------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Sale Date |
| мвта | \$0 | | 00000/ 000 | 01/01/1970 |

Building Information

Building 1: Section 1

Year Built:

Living Area:

Replacement Cost:

\$0

\$0

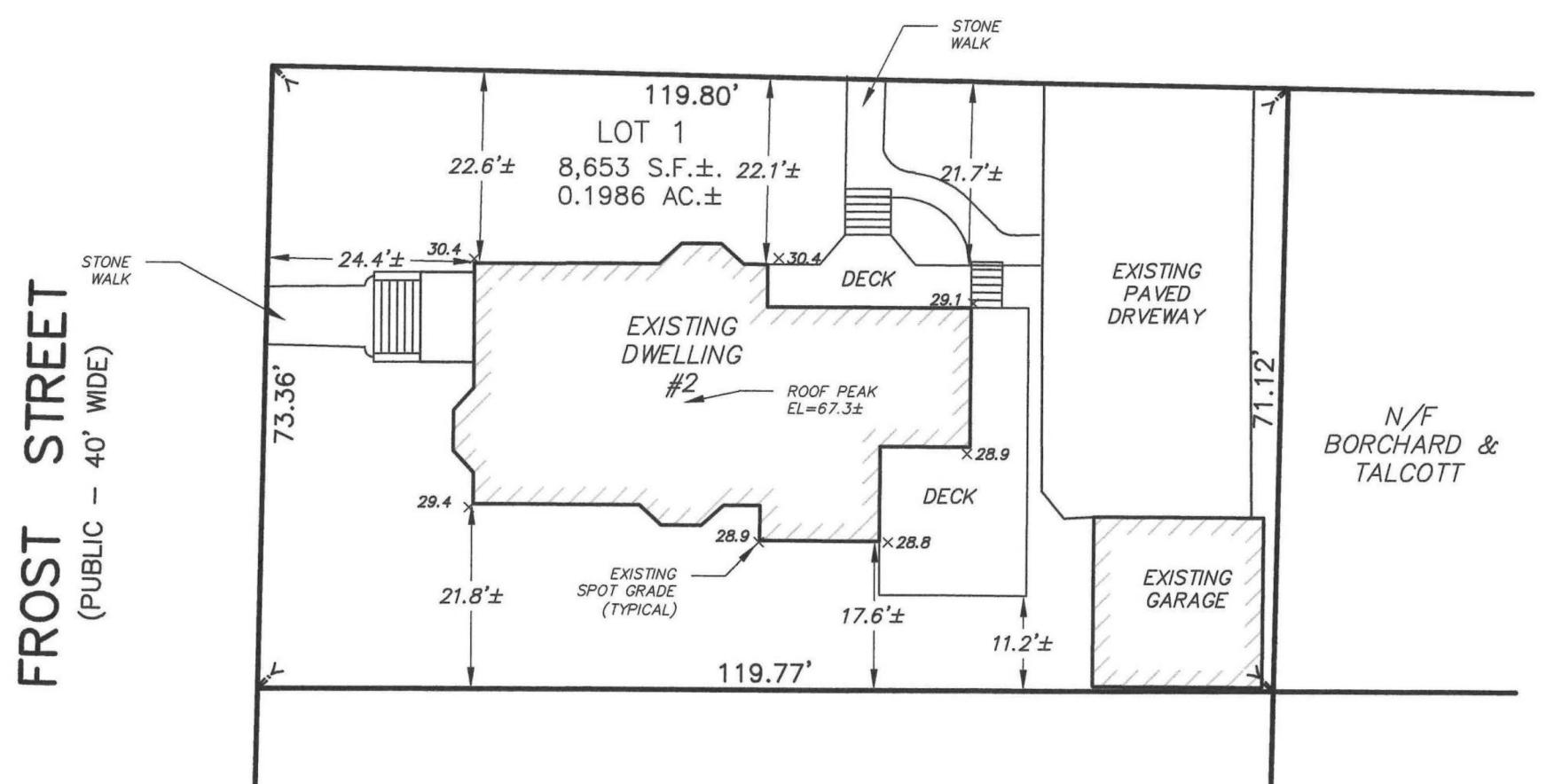
Building Percent Good:

Replacement Cost Less Depreciation:

| Building Attributes | | |
|---------------------|-------------|--|
| Field | Description | |
| Style | Vacant Land | |
| Model | | |

ROSELAND STREET

(PUBLIC - 40' WIDE)



N/F LEES & CURRAN

THE EXISTING DWELLING ON THIS PROPERTY IS LOCATED AS SHOWN AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON FLOOD INSURANCE RATE MAP; MIDDLESEX COUNTY, MASSACHUSETTS; MAP NUMBER 25017C0438 E DATED: JUNE 4, 2010.

DATE REGISTERED PROFESSIONAL LAND SURVEYOR PLOT PLAN

CAMBRIDGE, MASSACHUSETTS

(MIDDLESEX COUNTY)

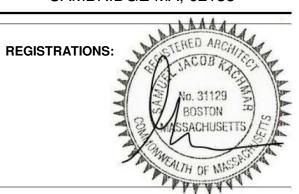
FOR: SAM KACHMAR ARCHITECTS SCALE: 1"=20' NOVEMBER 4, 2021

STAMSKI AND MCNARY, INC.

1000 MAIN STREET ACTON, MASSACHUSETTS ENGINEERING - PLANNING - SURVEYING

(6900work.dwg) 2 Frost Street SM-6900

kachmardesign.com 357 HURON AVE. CAMBRIDGE MA, 02138



STRUCTURAL ENGINEER:

BZA SET 2106-0050 Project number 11/12/21 Author Checker

B-016

Cambridge Board of Zoning Appeals Lombardi Building 831 Massachusetts Avenue Cambridge, MA 02139

Dated: November 12, 2021

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Joshua Goodman and Anna Lumelsky have shared their plans for renovations to their house at 2 Frost Street, Unit 2. We live directly below them at 2 Frost Street, Unit 1. We have no objection to the plans and believe this work will contribute to the neighborhood.

Thank you for considering our views.

Sincerely,

Roslyn and Peter Sommer 2 Frost Street, Unit 1

Cambridge, MA 02140

November 14, 2021

Cambridge Board of Zoning Appeals Lombardi Building 831 Massachusetts Avenue Cambridge, MA 02139

Re: Application of Joshua Goodman and Anna Lumelsky for a special permit; 2 Frost Street, Unit 2, BZA #149683

Dear Board of Zoning Appeal:

Our neighbors, Joshua Goodman and Anna Lumelsky, have shared with us their plans for renovations to their house at 2 Frost Street, Unit 2. We have no objections to this work and support the granting of a special permit.

Thank you for considering our views.

Sincerely,

Douglas C. Borchard and Barbara G. Talcott

QCSSEL B6 Talcott

60 Roseland Street Cambridge, MA 02140