



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT 21 PM 3:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 149683

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Joshua Goodman and Anna Lumelsky C/O Christopher J. Alphen, Esq. Attorney For

PETITIONER'S ADDRESS: 9 Damonmill Square, Concord, MA 01742

LOCATION OF PROPERTY: 2 Frost St , Unit 2 , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Condominium **ZONING DISTRICT:** Residence B Zone
Unit in Two Family

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Creation of additional living space on levels 1, 2 and 3. The addition creates a nonconforming Gross Floor Area and FAR.

The proposed alterations include additions and moving of several windows.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000 Section: 10.30 (Variance). & Sec. 10.40 (Special Permit).
Article: 8.000 Section: 8.22.2.C (Alteration Non-Conforming Structure).

Original
Signature(s):

(Petitioner (s) / Owner)
Christopher J. Alphen, Esq. Attorney for
Joshua Goodman and Anna Lumelsky

(Print Name)

Address:

Tel. No. (978) 761-9576

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.*


Joshua Goodman and Anna Lumelsky
I/We _____ by 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 _____

*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 _____.



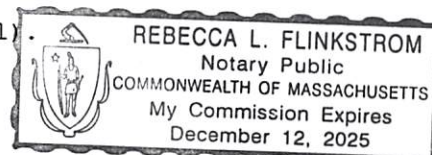
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*
Christopher J. Alphen, Esq. Attorney For

**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)



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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 2 Frost St , Unit 2 , Cambridge, MA(location) would not be a detriment to the public interest because:

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

The 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, 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.

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

The proposed alterations will not cause any additional traffic.

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

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.

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

The proposed alterations will not cause a nuisance or hazards.

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

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 Application Form**DIMENSIONAL INFORMATION****Applicant:** Joshua Goodman and Anna Lumelsky**Present Use/Occupancy:** Single Family Condominium
Unit in Two Family**Location:** 9 Damonmill Square**Zone:** Residence B Zone**Phone:** (978) 761-9576**Requested Use/Occupancy:** Single Family Condominium
Unit in Two Family

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

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

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 FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

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

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.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures 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:

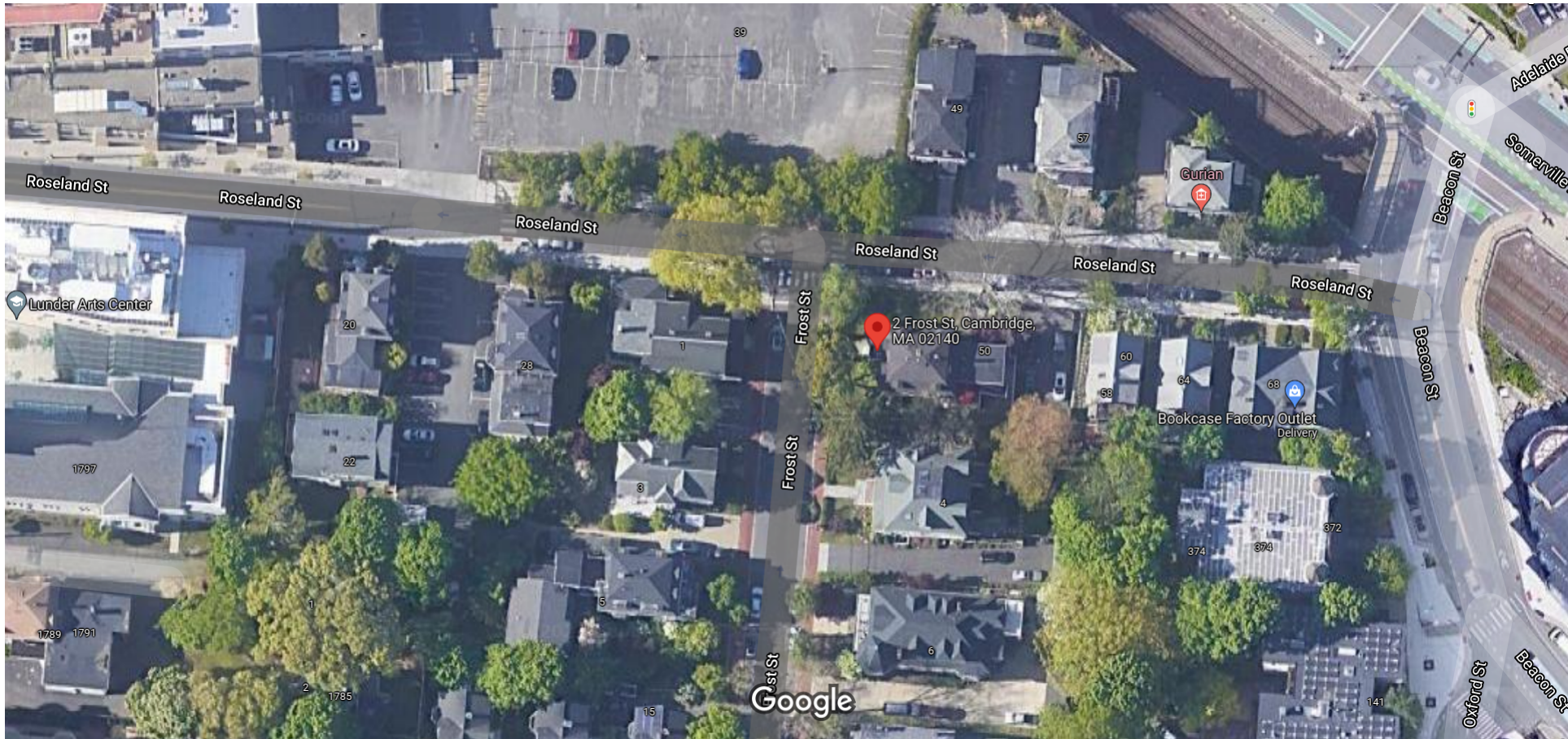
The excess FAR will not be detrimental to the public good. The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

- 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.**

2 Frost St



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

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: 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: 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

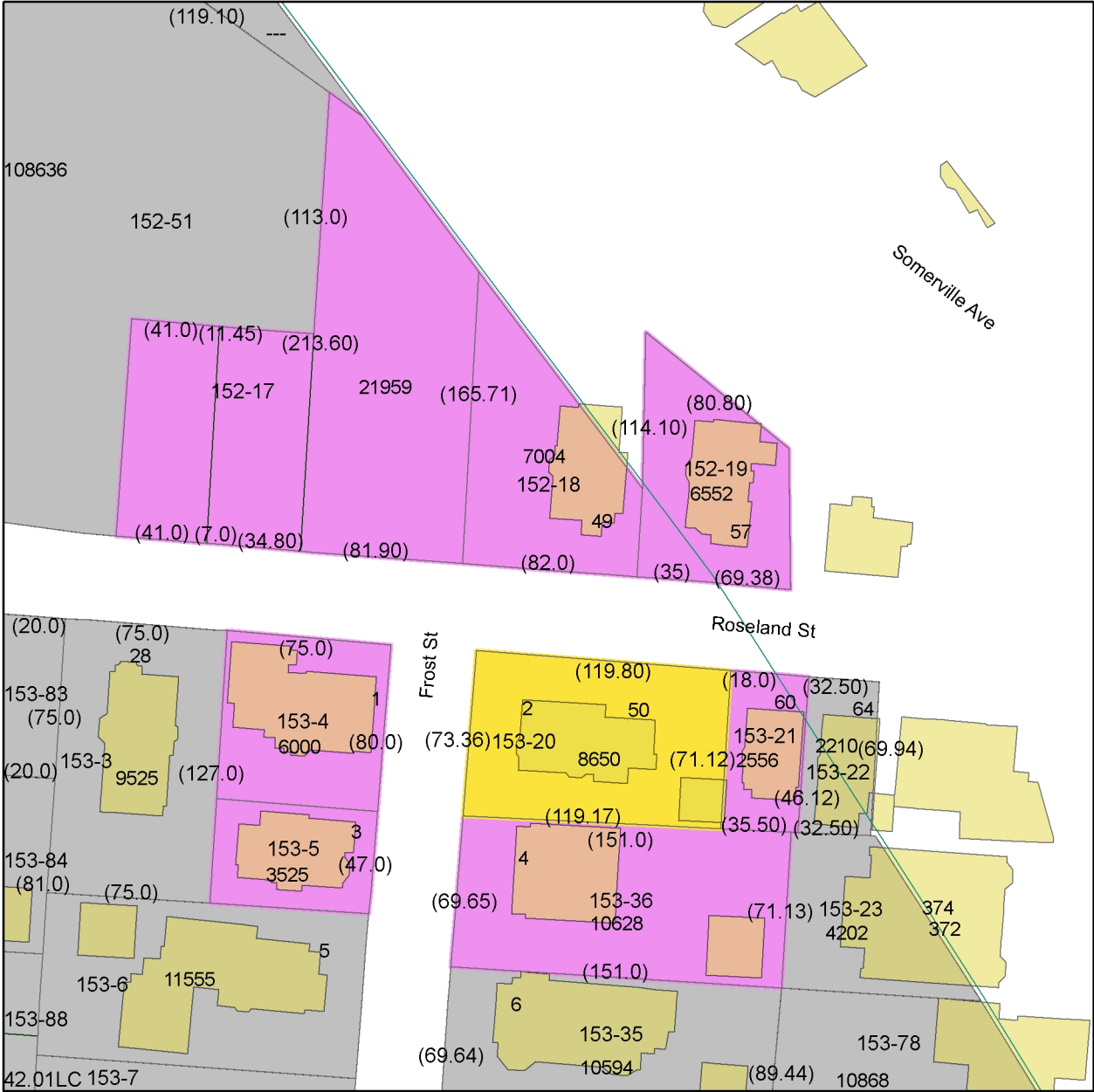
153-21
BORCHARD, DOUGLAS C. &
BARBARA G. TALCOTT
60 ROSELAND ST
CAMBRIDGE, MA 02140

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

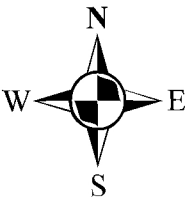
153-5
FARRINGTON REALTY LLC,
28 ROSELAND ST., #1
CAMBRIDGE, MA 02140

MAP TITLE



Cambridge, MA Assessing Department

Gayle Willett, Director



This is a detailed street map of a residential area in Somerville, Massachusetts. The map shows property lots, streets, and various handwritten annotations.

Streets and Locations:

- Somerville Ave:** Located at the top right of the map.
- Roseland St:** A horizontal street running across the middle of the map.
- Frost St:** A vertical street running along the left side of the map.
- Beacon St:** A vertical street running along the right side of the map.
- Oxford St:** Located at the bottom right of the map.
- Newport Rd:** Located at the bottom left of the map.

Property Lots and Addresses:

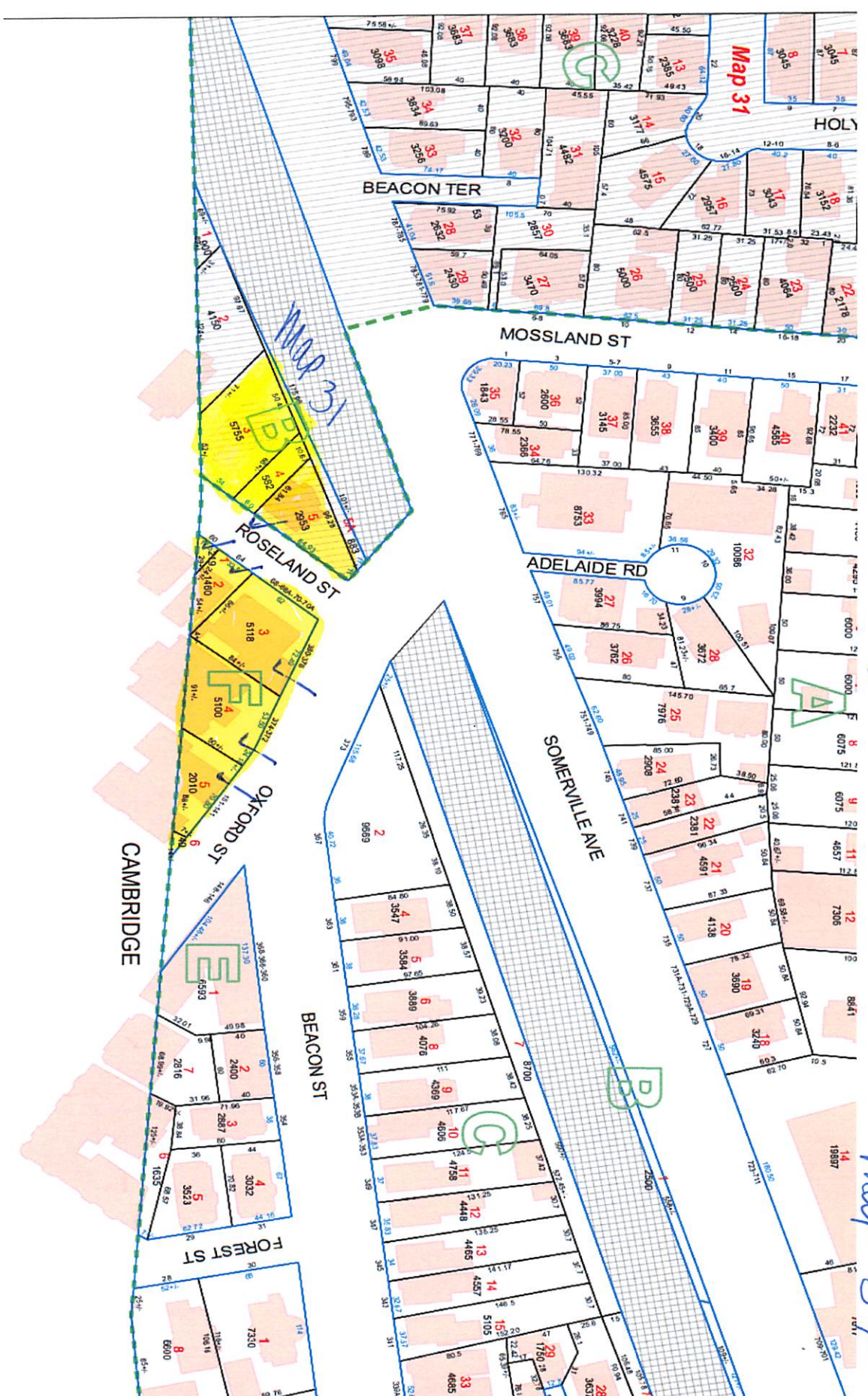
- Top Left:** 152-51, 152-17, 152-18, 152-19.
- Middle Left:** 28 Roseland St, 153-4, 153-3, 153-5, 153-6, 15 Frost St, 7 Frost St, 153-7, 153-54, 12 Newport Rd, 153-65, 153-56.
- Center:** 1 Frost St, 2 Frost St, 50 Roseland St, 60 Roseland St, 64 Roseland St, 153-20, 153-21, 153-22, 4 Frost St, 153-36, 6 Frost St, 153-35, 10 Frost St, 153-34, 18 Frost St, 153-87, 153-37, 153-71.
- Right Side:** 49 Roseland St, 57 Roseland St, 153-23, 374 Beacon St, 372 Beacon St, 153-78, 153-79, 153-86, 141 Oxford St, 139 Oxford St, 135 Oxford St.

Handwritten Annotations:

- Som. map 31:** Written in blue ink at the top right.
- 65 x 84:** Written in blue ink near the center-right.
- Som map 31:** Written in blue ink on the right side.
- Red Circle:** A red circle is drawn around a central area, highlighting a specific section of the map.
- Blue Arrows:** Several blue arrows are drawn, indicating directions or connections between different parts of the map.

Re: 2 front st #2
Cambridge

Somerville
Map 37



Som.
Map 37

2 Frost St. #2

Petitioner

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

153-21 / 37-F-1
BORCHARD, DOUGLAS C. &
BARBARA G. TALCOTT
60 ROSELAND ST
CAMBRIDGE, MA 02140

BLATMAN, BOBROWSKI & HAVERTY LLC
C/O CHRISTOPHER J. ALPHEN, ESQ.
9 DAMONMILL SQUARE – SUITE 4A4
CONCORD, MA 01742

153-23
JANDL, MARGARET M.,
TR. WARD ONE TRUST C/O MM JANDL
85 EAST INDIA ROW #37B
BOSTON, MA 02110

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

31-B-5/6
EMILY H. BAILEY
TR. EMILY H. BAILEY REVOCABLE TRUST
61 ROSELAND STREET #6
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-5/9
ZOE LANGOSY,
TRUSTEE TN TRUST
20 CHILTON STREET #3
CAMBRIDGE MA 02138

31-B-5-10
JOHN & JENNIFER GOTTLIEB
401 WASHINGTON STREET
SOMERVILLE, MA 02143

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

60 ROSELAND ST

Location 60 ROSELAND ST

Mblu 37/ F/ 1/ 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
Co-Owner
Address 60 ROSELAND ST
CAMBRIDGE, MA 02140

Sale Price \$789,000
Certificate
Book & Page 57104/ 42
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

64 ROSELAND ST

Location 64 ROSELAND ST

Mblu 37/ F/ 2/ 1

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
Co-Owner
Address 64 ROSELAND ST
CAMBRIDGE, MA 02140

Sale Price \$835,000
Certificate
Book & Page 59437/ 371
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/ I

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	\$1,885,500

Owner of Record

Owner DERROUCHE AHMED & MARISA
Co-Owner
Address 10 BRIDGE ST
WINCHESTER, MA 01890

Sale Price \$1,500,000
Certificate
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 \$1
Certificate
Book & Page 29837/ 301
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
Co-Owner
Address 141 OXFORD ST
CAMBRIDGE, MA 02140

Sale Price \$0
Certificate
Book & Page 12394/ 584
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

Building Attributes	
Field	Description
Style	3-Decker-Apts
Model	Residential

61 ROSELAND ST #1

Location 61 ROSELAND ST #1

Mblu 31/ B/ 5/ 1/

Acct# 20131100

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

Certificate

Address 5 JOHNSON RD

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: \$139,353
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$128,200

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #2

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 BROWN JEFFREY L TRUSTEE
Co-Owner 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	00	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

61 ROSELAND ST #3

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	Sale Price	\$65,000
Co-Owner	SPRING MOUNTAIN REALTY TRUST	Certificate	
Address	691 MASSACHUSETTS AVE SUITE #3 ARLINGTON, MA 02476	Book & Page	57223/ 458
		Sale Date	07/29/2011
		Instrument	00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
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:	\$94,248
Building Percent Good:	92
Replacement Cost	
Less Depreciation:	\$86,700

Building Attributes	
Field	Description
STYLE	Retail Condo

61 ROSELAND ST #4

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
Co-Owner
Address 40 SKEHAN ST
SOMERVILLE, MA 02143

Sale Price \$100,000
Certificate
Book & Page 56675/ 068
Sale 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

61 ROSELAND ST #5

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 \$1
Certificate
Book & Page 73014/ 355
Sale Date 07/30/2019
Instrument 1F

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: 192
Replacement Cost: \$129,255
Building Percent Good: 92
Replacement Cost
Less Depreciation: \$118,900

Building Attributes	
Field	Description

61 ROSELAND ST #6

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	Sale Price	\$1
Co-Owner	EMILY H BAILEY REVOCABLE TRUST	Certificate	
Address	61 ROSELAND ST 6 SOMERVILLE, MA 02143	Book & Page	73014/ 355
		Sale Date	07/30/2019
		Instrument	1F

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:	92
Replacement Cost	
Less Depreciation:	\$104,700

Building Attributes	
Field	Description

61 ROSELAND ST #7

Location 61 ROSELAND ST #7

Mblu 31/ B/ 5/ 7/

Acct# 20131160

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
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 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

61 ROSELAND ST #8

Location61 ROSELAND ST #8

Mblu31/ B/ 5/ 8/

Acct#20131170

OwnerWASIK MD THEODORE P

Assessment\$134,400

PID110225

Building Count1

Current Value

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

Owner of Record

OwnerWASIK MD THEODORE P

Co-OwnerDECHERT MD TRACEY A

Address29 ALBION PL
CHARLESTOWN, MA 02129

Sale Price\$150,000

Certificate

Book & Page57090/ 481

Sale Date07/01/2011

Instrument1V

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

61 ROSELAND ST #9

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

61 ROSELAND ST #10

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
Co-Owner
Address 401 WASHINGTON ST
SOMERVILLE, MA 02143

Sale Price \$80,000
Certificate
Book & Page 56525/ 015
Sale Date 02/25/2011
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

57 ROSELAND ST

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
Co-Owner
Address 57 ROSELAND ST 3
SOMERVILLE, MA 02143

Sale Price \$314,000
Certificate
Book & Page 21567/ 082
Sale Date 11/27/1991
Instrument A

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 /

Acct# 20131200

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	Sale Price	\$0
Co-Owner	C/O MARK DOYLE R E DIRECTOR	Certificate	
Address	10 PARK PLAZA SUITE 5720	Book & Page	00000/ 000
	BOSTON, MA 02116	Sale Date	01/01/1970

Ownership History

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

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	\$0
Building Percent Good:	
Replacement Cost	
Less Depreciation:	\$0

Building Attributes	
Field	Description
Style	Vacant Land
Model	

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

Dated: November 12, 2021

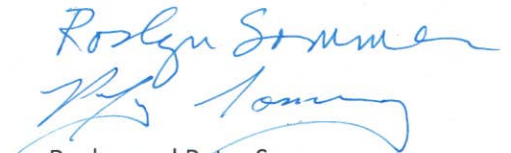
Re: Application of Joshua Goodman and Anna Lumelsky
for a special permit; 2 Frost Street, Unit 2, BZA #149683

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,

A handwritten signature in blue ink, appearing to read "DGC Borchard" followed by "BG Talcott".

Douglas C. Borchard and Barbara G. Talcott
60 Roseland Street
Cambridge, MA 02140



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: 11/2/21
(Print)

Address: 2 Frost St. #2

Case No. BZA - 149683

Hearing Date: 11/18/21

Thank you,
Bza Members

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.

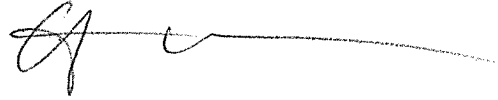
Special Permit

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.

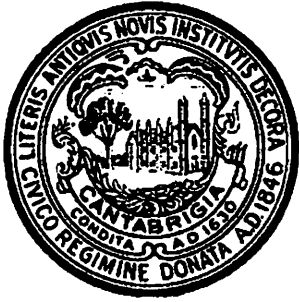
The Proposed Renovations do not create any additional nonconformities. The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. As discussed, neighbors support the proposal, and the Proposed Renovations will improve the residential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

A handwritten signature in black ink, consisting of a stylized 'C' followed by a horizontal line that extends to the right and ends in a small flourish.

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.

November 16, 2021

Cambridge Board of Zoning Appeal
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:

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

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
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,

A handwritten signature in black ink, appearing to read 'Kim Scott', with a stylized, cursive script.

Kim Scott
56 Prince St
Cambridge, MA 02139

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
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,

A handwritten signature in black ink, appearing to read "Michele Martinez", with a stylized flourish at the end.

Michele Martinez
15 Wendell Street
Cambridge, MA

Cambridge Board of Zoning Appeals
Lombardi Building
831 Massachusetts Avenue
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,

Debra Gettelman
61 Larchwood Drive
Cambridge, MA 02138

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

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,

A handwritten signature in blue ink that reads "Rachel Wax". The signature is written in a cursive, flowing style.

Rachel Wax
61 Pemberton Street #3
Cambridge, Massachusetts

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

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,

A handwritten signature in black ink, appearing to read 'C. Alphen', with a long, sweeping horizontal line extending to the right.

Christopher J. Alphen, Esq.



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

P L A N N I N G B O A R D

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

2021 NOV 22 PM 4:17
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

Board of Zoning Appeal Waiver Form

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


RE: Case # BZA-149683

Address: 2 Frost St. #2

☐ Owner, ☐ Petitioner, or ☒ 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 * * * * *

2 (9:08 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Andrea A. Hickey, Wendy Leiserson and Jim
5 Monteverde

6 CONSTANTINE ALEXANDER: All right. The Chair will
7 call the case I thought I was calling a moment ago, but you
8 corrected me sir. 2 Frost Street, Unit 2 -- Case Number
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
17 Board, which says,

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

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

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

12 SAM KACHMAR: Mr. Chair?

13 CONSTANTINE ALEXANDER: Yes.

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

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

22 SAM KACHMAR: Yeah, exactly. Yep.

1 CONSTANTINE ALEXANDER: I'm sorry?

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

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

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

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

18 And then I don't know if we're supposed to go back
19 to the Planning Board, or if we're supposed to be heard by
20 the Zoning Board for making those -- you know, I've never --
21 I've never had a project be heard by the Planning Board
22 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
8 files is a memo on November 12.

9 SAM KACHMAR: Yeah. Yeah.

10 CONSTANTINE ALEXANDER: Seeking a continuance.

11 SAM KACHMAR: Right. I've been -- you know, I've
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.

3 CONSTANTINE ALEXANDER: We never had a letter from
4 the Planning Board on a residential structure.

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

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

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

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

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

18 ANDREA HICKEY: Mr. --

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

1 Planning Board.

2 ANDREA HICKEY: Mr. Chair, it's Andrea Hickey. If
3 I could ask a question?

4 CONSTANTINE ALEXANDER: Go ahead.

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. I
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

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

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

8 So I would support a continuance, based on that.

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

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

18 SAM KACHMAR: Sure.

19 ANDREA HICKEY: -- this is Andrea Hickey again.
20 I'd be satisfied just to have an acknowledgment that they've
21 received it. Many times, we don't get a response. So I
22 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?

8 CHRISTOPHER ALPHEN: Yeah, I'll take care of it to
9 make sure the Planning Board gets a copy.

10 CONSTANTINE ALEXANDER: I don't know the answer to
11 that question. Thank you, sir. I don't know the answer.
12 But I think the problem -- the issue is you've got to file
13 it directly with the Planning Board.

14 SAM KACHMAR: We'd be glad to give it a try.

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. So --

20 BRENDAN SULLIVAN: This is Brendan Sullivan. One
21 other issue is in your dimensional form, that the existing
22 condition is .45, requested at 0.51. The ordinance requires

1 0.05.

2 And Attorney Alphen's letter to us, paragraph 3,
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. The
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
11 of the other documents.

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
21 apologize for we have to continue this case, but we're all
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
2 find out.

3 CHRISTOPHER ALPHEN: It's exciting to have
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.

11 CONSTANTINE ALEXANDER: Okay. So we'll see you on
12 -- in January again. Thank you very much.

13 SAM KACHMAR: Thank you, Mr. Chairman.

14 COLLECTIVE: Thank you.

15

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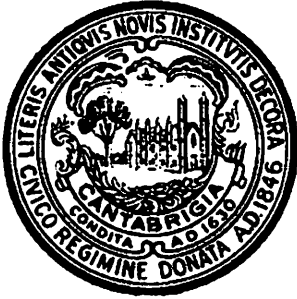
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CITY OF CAMBRIDGE, MASSACHUSETTS

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

*Replacement
Board*

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: 1/13/22
(Print)

Address: 2 Frost St. #2

Case No. BZA-149683

Hearing Date: 1/27/22

Thank you,
Bza Members