



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2021 DEC 20 PM 3:20

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 157013

General Information

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

Special Permit: X

Variance: X

Appeal:

PETITIONER: Dana Rogers and Will Borden C/O James J. Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 30-32 Crescent Street, Cambridge, MA

TYPE OF OCCUPANCY: single family

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to construct a driveway below the minimum width requirement. Petitioner also seeks to reduce the required amount of open space.

Petitioner seeks to construct rear deck and accessibility ramp within rear setback, new window well within left yard setback, a new dormer, and to replace existing front covered entry.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 6.000	Section: 6.43.4(a) (Driveway Dimensions).
Article: 8.000	Section: 8.22.2(d) (Non-conforming Structure).
Article: 10.000	Section: 10.30 (Variance). Sec. 10.40 (Special Permit).

Original
Signature(s):


(Petitioner (s) X Owner)

James J. Rafferty, Attorney for Applicant
(Print Name)

Address: 907 Massachusetts Avenue, Cambridge MA 02139
Tel. No. 617.492.4100
E-Mail Address: jrafferty@adamsrafferty.com

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Will Borden and Dana Rogers

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 30 Crescent Street

the record title standing in the name of Dana Rogers

whose address is 30 Crescent Street, Cambridge MA 02138

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 72616 Page 337 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

Dana R. Rogers
(Owner)

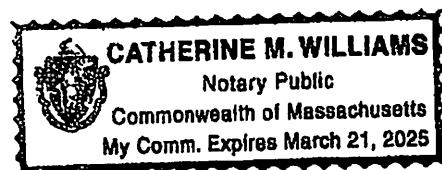
=====

On this ____ day of September, 2021, before me, the undersigned notary public, personally appeared Dana Rogers proved to me through satisfactory evidence of identification, which were MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Catherine M. Williams

Notary Public

My commission expires: 3/21/2025



OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

Will Borden and Dana Rogers

(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 32 Crescent Street

the record title standing in the name of William Borden

whose address is 32 Crescent Street, Cambridge MA 02138

(Street)

(City or Town)

(State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 78028 Page 321 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

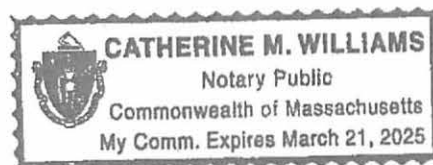
[Signature]
(Owner)

=====

On this ____ day of September, 2021, before me, the undersigned notary public, personally appeared William Borden proved to me through satisfactory evidence of identification, which were MA License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Catherine M. Williams
Notary Public

My commission expires: 3/21/2025



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:
- A literal enforcement of the provisions of the Ordinance would prohibit the petitioners from creating a handicap accessible driveway.
- 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 directly related to the narrow width of the lot and the restrictions surrounding calculable open space. Conforming to the dimensional requirements of open space and a minimum width driveway of ten (10) feet would require the petitioners to relocate the existing building.
- 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 public good will be benefited from an additional off street parking space as the petitioner will no longer need to park on the street.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Adding a driveway and a single parking space will bring this building into conformance with the parking requirements of Article 6.000 of one space per dwelling unit.

***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

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 30-32 Crescent Street , 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 provisions of Section 6, Chapter 40A, G.L. recognize the ability for single and two family dwellings to be altered as proposed in this application.

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 additions will not alter traffic patterns.

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 Adjacent uses are all similarly sized single and two family dwellings.

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 modifications will result in a decrease of Gross Floor Area which will not create any detriment to the health of Cambridge citizens.

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:

Section 8.22.2(d) of the Ordinance allows for the issuance of a Special Permit for the proposed work when, as in this case, there will not be any detrimental impact on the neighborhood.

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

Date: 12/17/21**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Dana Rogers and Will Borden**Present Use/Occupancy:** single family**Location:** 30-32 Crescent Street, Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617.492.4100**Requested Use/Occupancy:** single family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2,797 sf	2,747 sf	2,397 sf	(max.)
<u>LOT AREA:</u>		3,196 sf	no change	5,000 sf	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		.88	.86	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		3,196 sf	no change	1,500 sf	
<u>SIZE OF LOT:</u>	WIDTH	60'	no change	50'	
	DEPTH	54.32'	no change	N/A	
<u>SETBACKS IN FEET:</u>	FRONT	6.8'	no change	10'	
	REAR	12.4'	4.9'	20'	
	LEFT SIDE	6.1'	no change	7.5'	
	RIGHT SIDE	7.5'	no change	7.5'	
<u>SIZE OF BUILDING:</u>	HEIGHT	33.9'	no change	35'	
	WIDTH	34.3'	no change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		.39	.27	.3	
<u>NO. OF DWELLING UNITS:</u>		2	1	2	
<u>NO. OF PARKING SPACES:</u>		0	1	1	
<u>NO. OF LOADING AREAS:</u>		0	no change	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	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.:

N/A

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'.

ROGERS & BORDEN RESIDENCE

30-32 Crescent Street
Cambridge, MA 02138



Floor Plans, and Exterior Elevations & Roof Plan

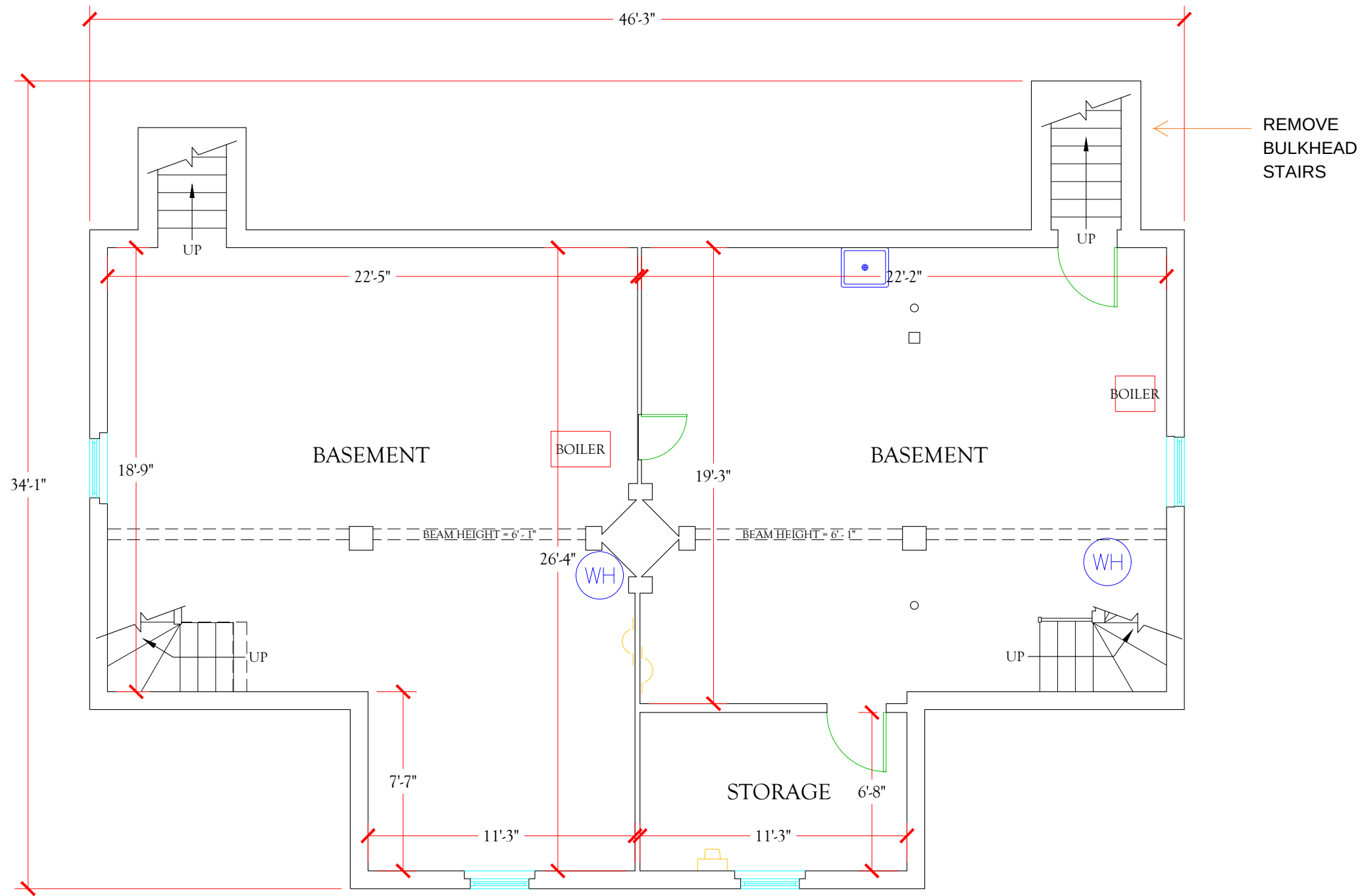


CLIENT:
LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138

IQT
1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

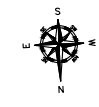
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ROGERS & BORDEN RESIDENCE
30-32 Crescent Street
Cambridge, MA 02138
Floor Plans, and Exterior Elevations & Roof Plan

DATE: 06.25.21
SCALE: Not To Scale
DRAWING NUMBER
C-1.0



NOTE: DIMENSIONS ROUNDED TO THE NEAREST INCH. FOR PRECISE DIMENSIONS, SEE CAD FILE.
NOTE: ALL CEILING HEIGHTS = 6' - 7", UNLESS OTHERWISE NOTED.

BASEMENT
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138

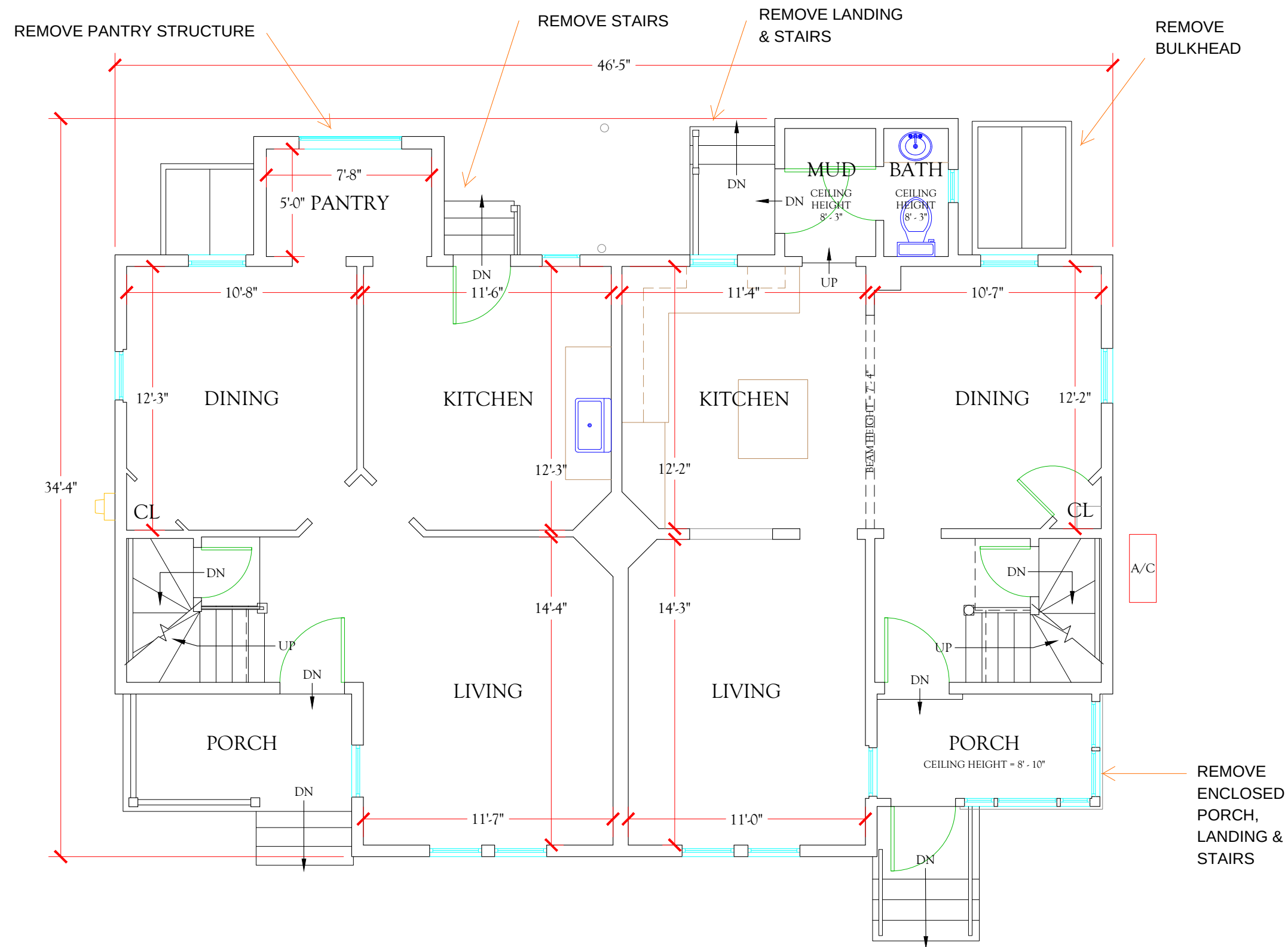


CLIENT: LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138

IQT
1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

DRAWING TITLE: ROGERS & BORDEN RESIDENCE
Basement Floor Plan

DATE: 06.25.21
SCALE: 3/16" = 1' - 0"
DRAWING NUMBER
A-1.0



NOTE: DIMENSIONS ROUNDED TO THE NEAREST INCH. FOR PRECISE DIMENSIONS, SEE CAD FILE.
NOTE: ALL CEILING HEIGHTS = 8' - 6", UNLESS OTHERWISE NOTED.

FIRST FLOOR
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138



CLIENT:

LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138

IQT

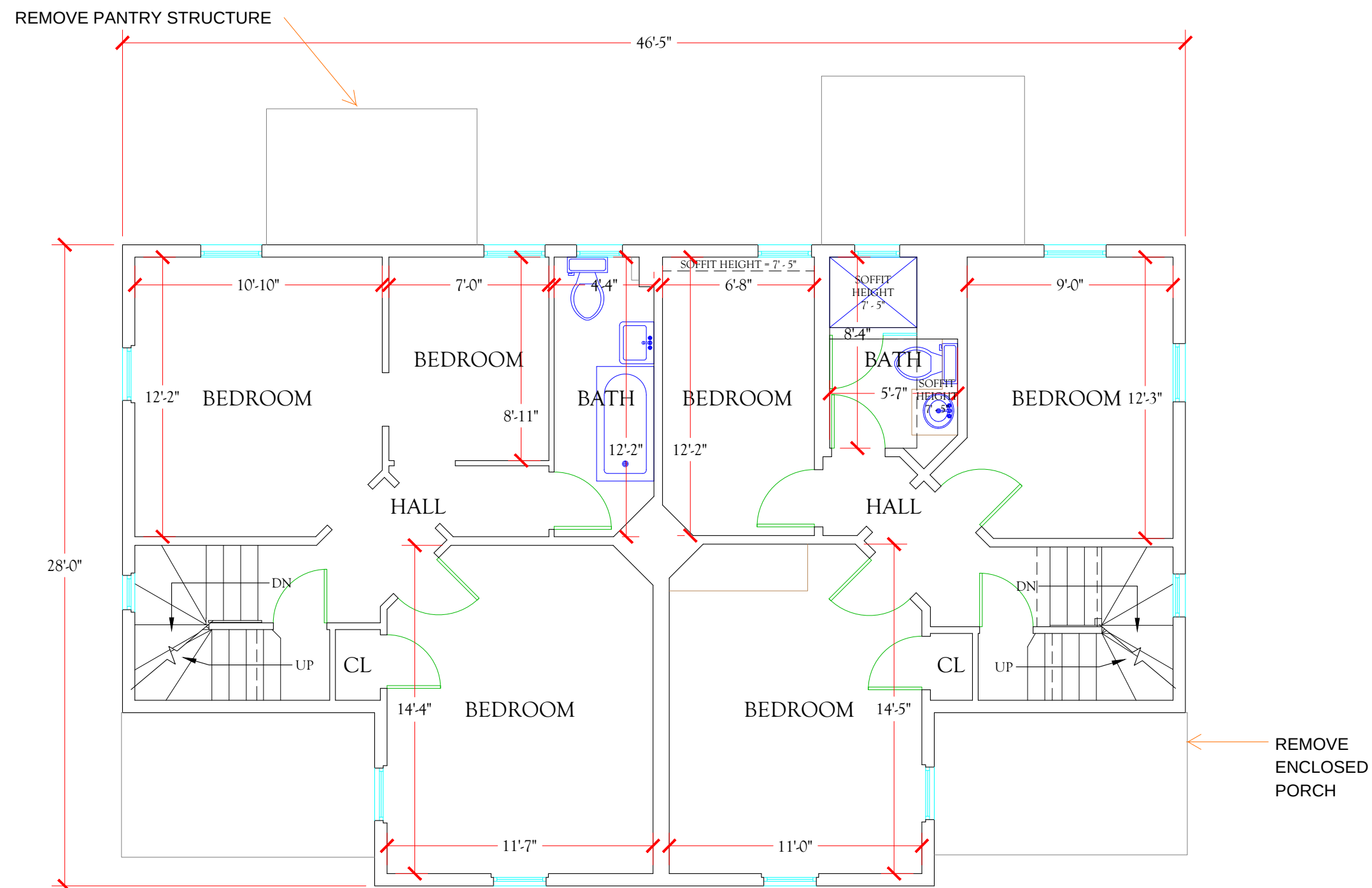
1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

DRAWING TITLE:

ROGERS & BORDEN RESIDENCE
First Floor Plan

DATE: 06.25.21
SCALE: 3/16" = 1' - 0"
DRAWING NUMBER

A-1.1



NOTE: DIMENSIONS ROUNDED TO THE NEAREST INCH. FOR PRECISE DIMENSIONS, SEE CAD FILE.
 NOTE: ALL CEILING HEIGHTS = 8' - 6", UNLESS OTHERWISE NOTED.

SECOND FLOOR
 Rogers & Borden Residence
 30-32 Crescent Street, Cambridge, MA 02138

0 1 2 3 4

CLIENT:

LOUISE M. SMITH DESIGN
 6 Riedel Avenue
 Cambridge, MA 02138

IQT

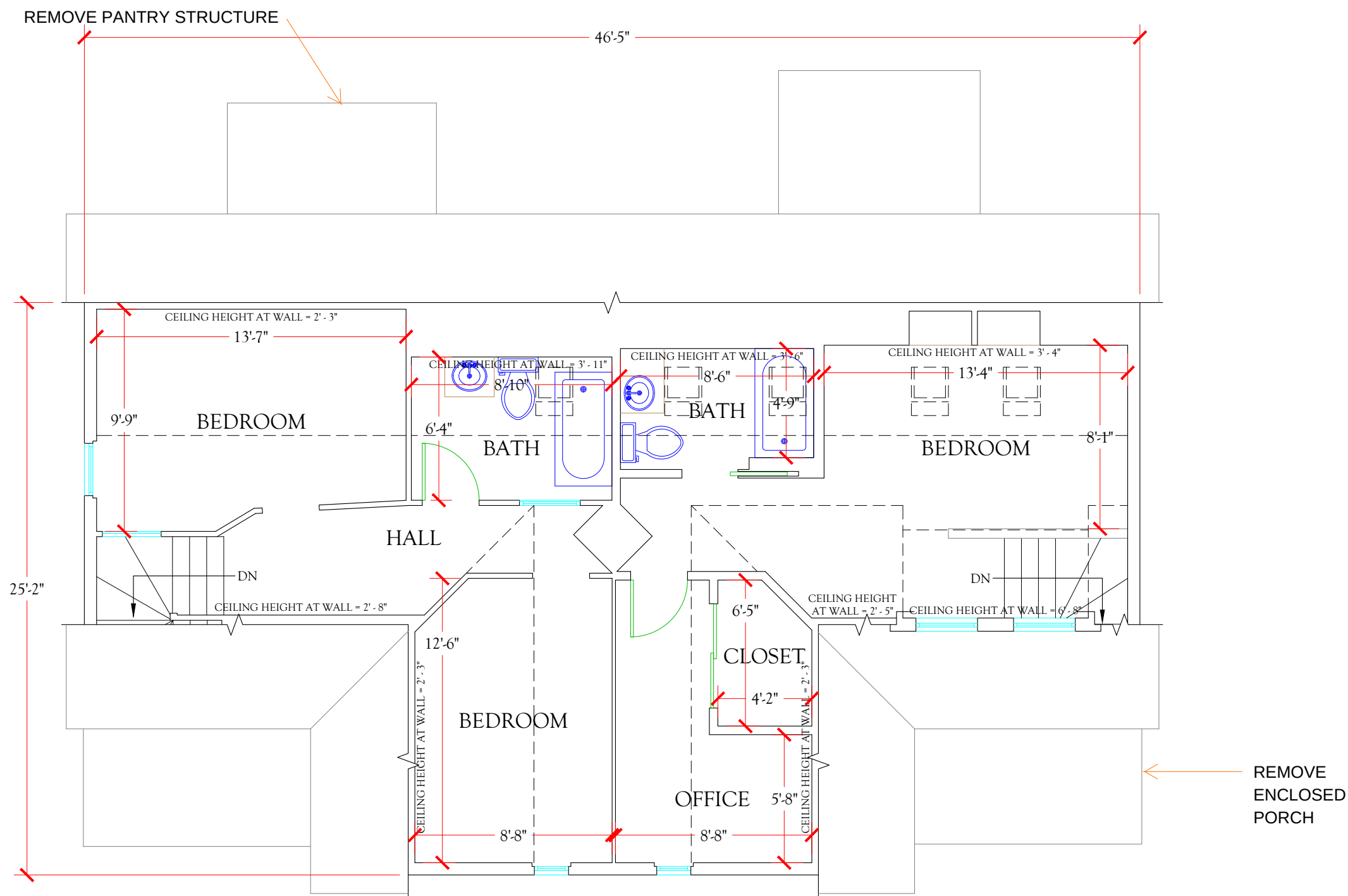
1077 Silas Deane Highway, Suite 321
 Wethersfield, Connecticut 06109
 Telephone: 860-563-2600 Telefax: 860-563-2605
 Internet: www.IQT.com

DRAWING TITLE:

ROGERS & BORDEN RESIDENCE
 Second Floor Plan

DATE: 06.25.21
 SCALE: 3/16" = 1'-0"
 DRAWING NUMBER

A-1.2



THIRD FLOOR

Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138

0 1 2 3 4



CLIENT:

LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138

IQT

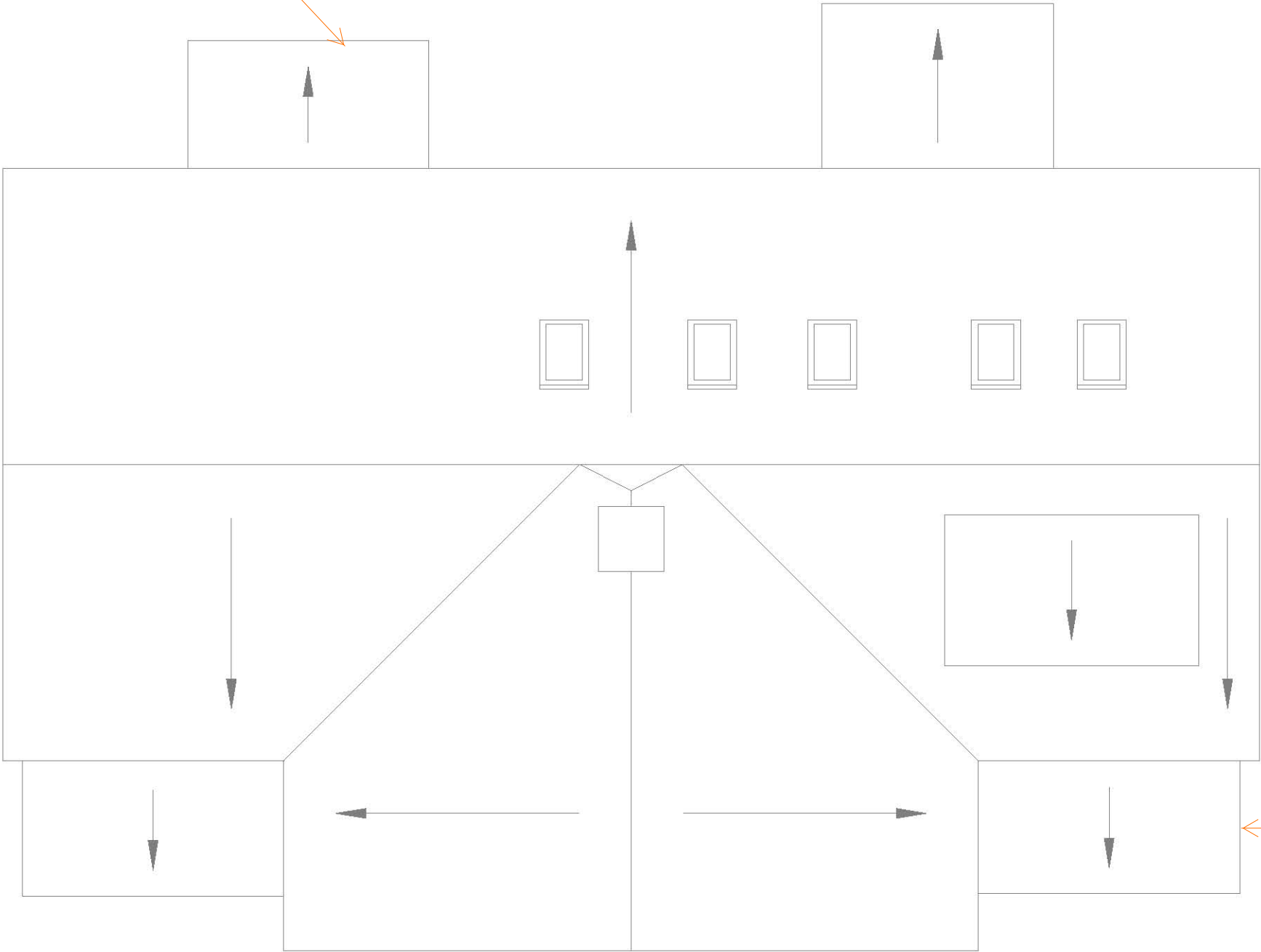
1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

DRAWING TITLE:

ROGERS & BORDEN RESIDENCE
Third Floor Plan

DATE: 06.25.21
SCALE: 3/16" = 1' - 0"
DRAWING NUMBER
A-1.3

REMOVE PANTRY STRUCTURE



ROOF

Rogers & Borden Residence

30-32 Crescent Street, Cambridge, MA 02138

0

1

2

3

4



CLIENT: LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138

IQT
1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

DRAWING TITLE: ROGERS & BORDEN RESIDENCE
Roof Plan

DATE: 06.25.21
SCALE: 3/16" = 1'-0"
DRAWING NUMBER
A-1.4



 **NORTH ELEVATION**
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138

0 1 2 3 4

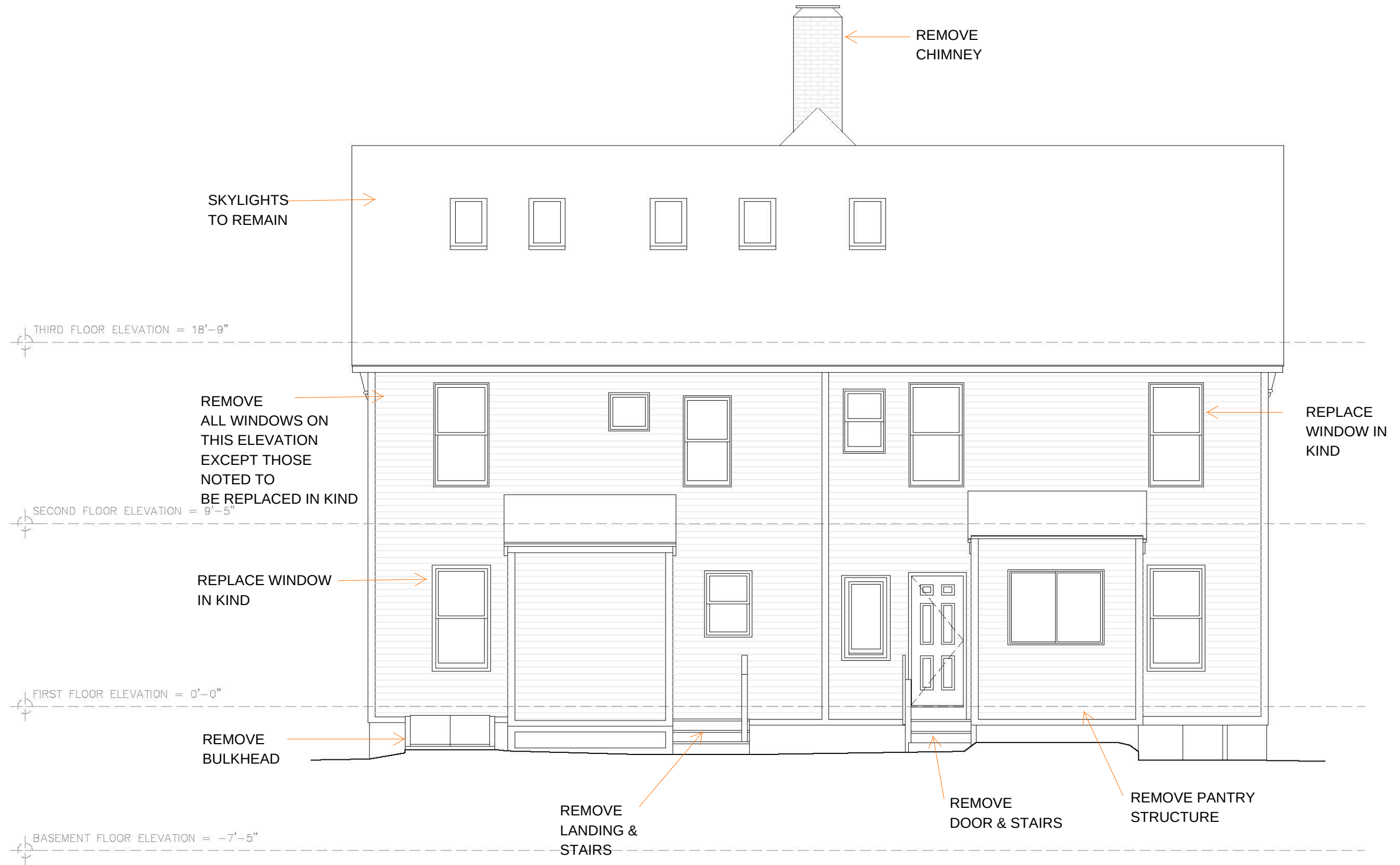


CLIENT:
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6 Riedel Avenue
Cambridge, MA 02138

IQT
1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

DRAWING TITLE:
ROGERS & BORDEN RESIDENCE
North Elevation

DATE: 06.25.21
SCALE: 3/16" = 1'-0"
DRAWING NUMBER
A-3.1



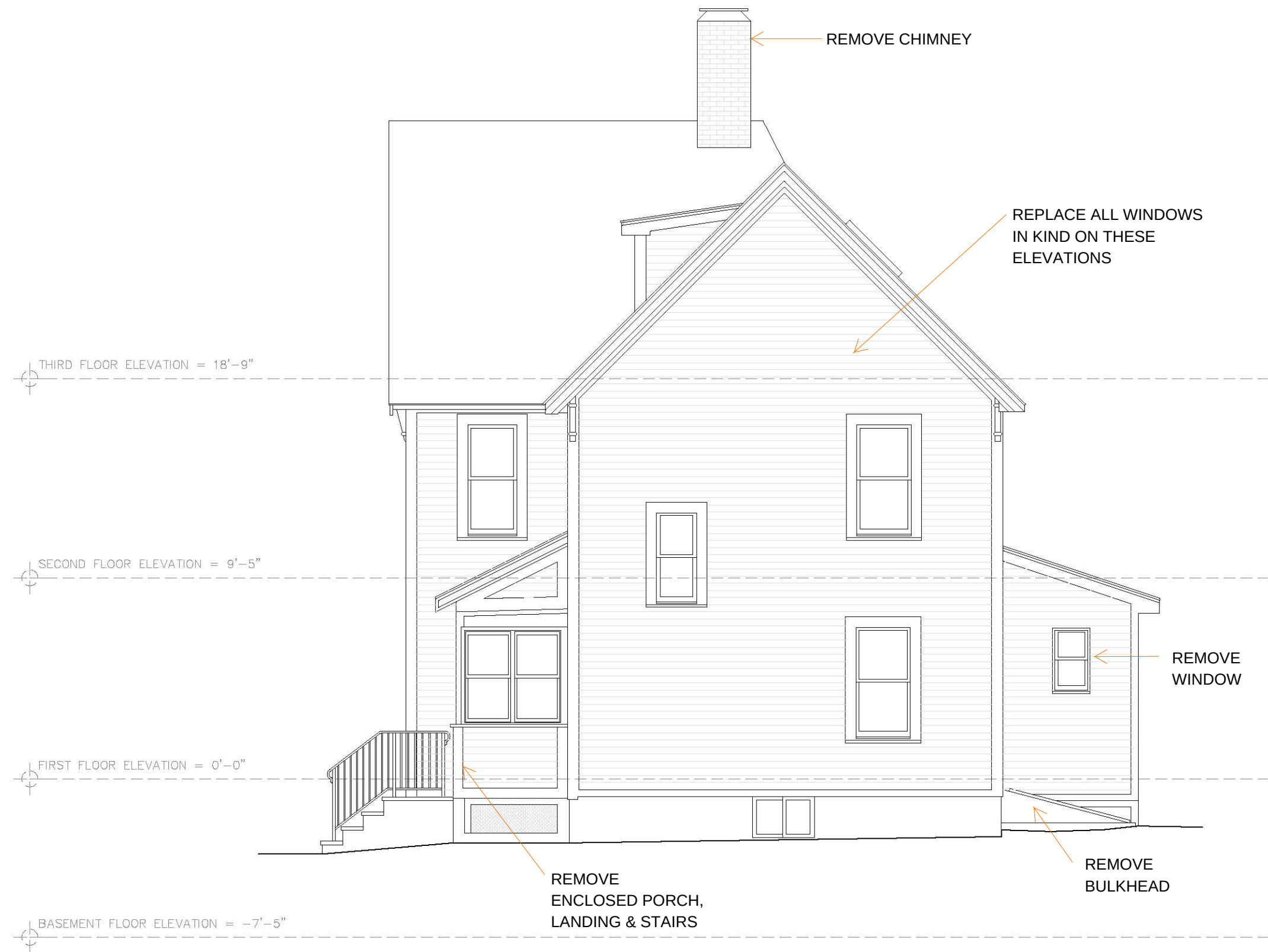
SOUTH ELEVATION
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138





EAST ELEVATION
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138





WEST ELEVATION
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138

0 1 2 3 4



CLIENT: LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138



1077 Silas Deane Highway, Suite 321
Wethersfield, Connecticut 06109
Telephone: 860-563-2600 Telefax: 860-563-2605
Internet: www.IQT.com

DRAWING TITLE: ROGERS & BORDEN RESIDENCE
West Elevation

DATE: 06.25.21
SCALE: 3/16" = 1'-0"
DRAWING NUMBER
A-3.4

ARCHITECTURAL

 A_CLNG_SKYLIGHT_CIRC A-FLOP-DVHD
 A_CLNG_SKYLIGHT_RECT A-FLOP-DVHD
 A_FLOOR_ELEVATION A-FLOP

GENERAL

 G_CIRCLE A-MISC
 G_NOTE_AUDIO A-MISC
 G_NOTE_PHOTO A-MISC
 G_NOTE_VIDEO A-MISC
 G_POINT A-MISC
 G_RECTANGLE A-MISC

MECHANICAL

 M_CLNG_EXHAUST_FAN M-EXHS-CLNG
 M_CLNG_REGISTER M-HVAC-CDFF
 M_CLNG_RETURN_REGISTER M-HVAC-CDFF
 M_CLNG_SUPPLY_DIFF_CIRC M-HVAC-CDFF
 M_CLNG_SUPPLY_DIFF_RECT M-HVAC-CDFF
 M_FLOP_REGISTER M-HVAC-FLOP
 M_RADIATOR M-HVAC-FLOP
 M_WALL_BASEBOARD_HEATING M-HVAC-FLOP
 M_WALL_DIFFUSER M-HVAC-ODFF
 M_WALL_EXHAUST_FAN M-EXHS
 M_WALL_THERMOSTAT M-CONT-THER

ELECTRICAL/COMMUNICATIONS

 E_WALL_OUTLET_SINGLE E-POWR	 E_WALL_SWITCH_DOUBLE E-LITE-SWCH	 E_WALL_LIGHT E-LITE	 E_WALL_PUSH_BUTTON E-AUXL
 E_WALL_OUTLET_SINGLE_SWITCH E-POWR	 E_WALL_SWITCH_QUAD E-LITE-SWCH	 E_CLNG_LIGHT_SURFACE_CIRC E-LITE-CLNG	 E_WALL_INTERCOM E-INTC
 E_WALL_OUTLET_DUPLEX E-POWR	 E_WALL_SWITCH_SINGLE E-LITE-SWCH	 E_CLNG_LIGHT_SURFACE_RECT E-LITE-CLNG	 E_WALL_SECURITY_SYSTEM E-SERT
 E_WALL_OUTLET_DUPLEX_GFI E-POWR	 E_WALL_SWITCH_TRIPLE E-LITE-SWCH	 E_CLNG_LIGHT_RECESSED_CIRC E-LITE-CLNG	 E_WALL_SS_CAMERA E-SERT-OVHD
 E_WALL_OUTLET_DUPLEX_SPCL E-POWR	 E_CLNG_EMRGNCY_LIGHT E-LITE-EMER	 E_CLNG_LIGHT_RECESSED_RECT E-LITE-CLNG	 E_CLNG_SS_CAMERA E-SERT-CLNG
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 E_WALL_OUTLET_RANGE E-POWR	 E_WALL_EMRGNCY_LIGHT_EXIT E-LITE-EMER	 E_WALL_DATA_WIRELESS E-DATA	 E_CLNG_MOTION_DETECTOR E-SWCH-CLNG
 E_WALL_OUTLET_TRIPLEX E-POWR	 E_CLNG_EXIT_LIGHT E-LITE-EXIT	 E_WALL_DATA_OUTLET E-DATA	 E_WALL_SPEAKER E-SOUN
 E_WALL_OUTLET_QUAD E-POWR	 E_WALL_EXIT_LIGHT E-LITE-EXIT	 E_WALL_PHONE_JACK E-COMM	 E_CLNG_SPEAKER E-SOUN
 E_CLNG_OUTLET E-POWR-CLNG	 E_WALL_POWER_PANEL E-POWR-PANL	 E_WALL_PHONE_SWITCHBOARD E-COMM	 E_CLNG_FAN E-AUXL-CLNG
 E_FLOOR_OUTLET E-POWR-FLOP	 E_WALL_POWER_METER E-POWR	 E_WALL_TV_OUTLET E-TVAN	 E_WALL_DOOR_CHIME E-AUXL

PLUMBING

 P_EYE_WASH_EMRGNCY_SHOWER A-FLOP-PFIX
 P_EYE_WASH A-FLOP-PFIX
 P_FLOOR_DRAIN A-FLOP-PFIX
 P_HOSE_BIB A-FLOP-PFIX
 P_WATER_HEATER A-FLOP-PFIX

SITE

 C_SPOT_ELEVATION C-TOPO-SPOT
 C_WALL_GAS_METER C-NGAS

LIFE SAFETY

 F_CLNG_HEAT_DETECTOR F-PROT-SMOK	 F_WALL_SPRINKLER F-SPRN
 F_CLNG_SMOKE_DETECTOR F-PROT-SMOK	 F_WALL_STANDPIPE F-STAN
 F_CLNG_SMOKE_HEAT_DETECTOR F-PROT-SMOK	 F_WALL_STROBE F-PROT-ALRM
 F_CLNG_SPRINKLER_PENDANT F-SPRN	 H_WALL_AED A-EQPM
 F_CLNG_SPRINKLER_UPRIGHT F-SPRN	
 F_WALL_ALARM_BELL F-PROT-ALRM	
 F_WALL_ALARM_CONTROL F-PROT-ALRM	
 F_WALL_ALARM_HORN F-PROT-ALRM	
 F_WALL_ALARM_HORN_STROBE F-PROT-ALRM	
 F_WALL_EXTINGUISHER F-PROT-EQPM	
 F_WALL_PULL_BOX F-PROT	

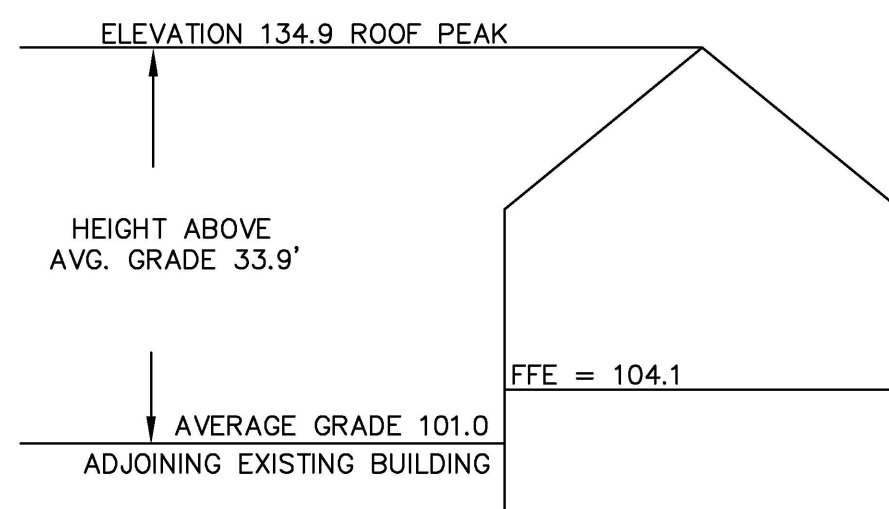
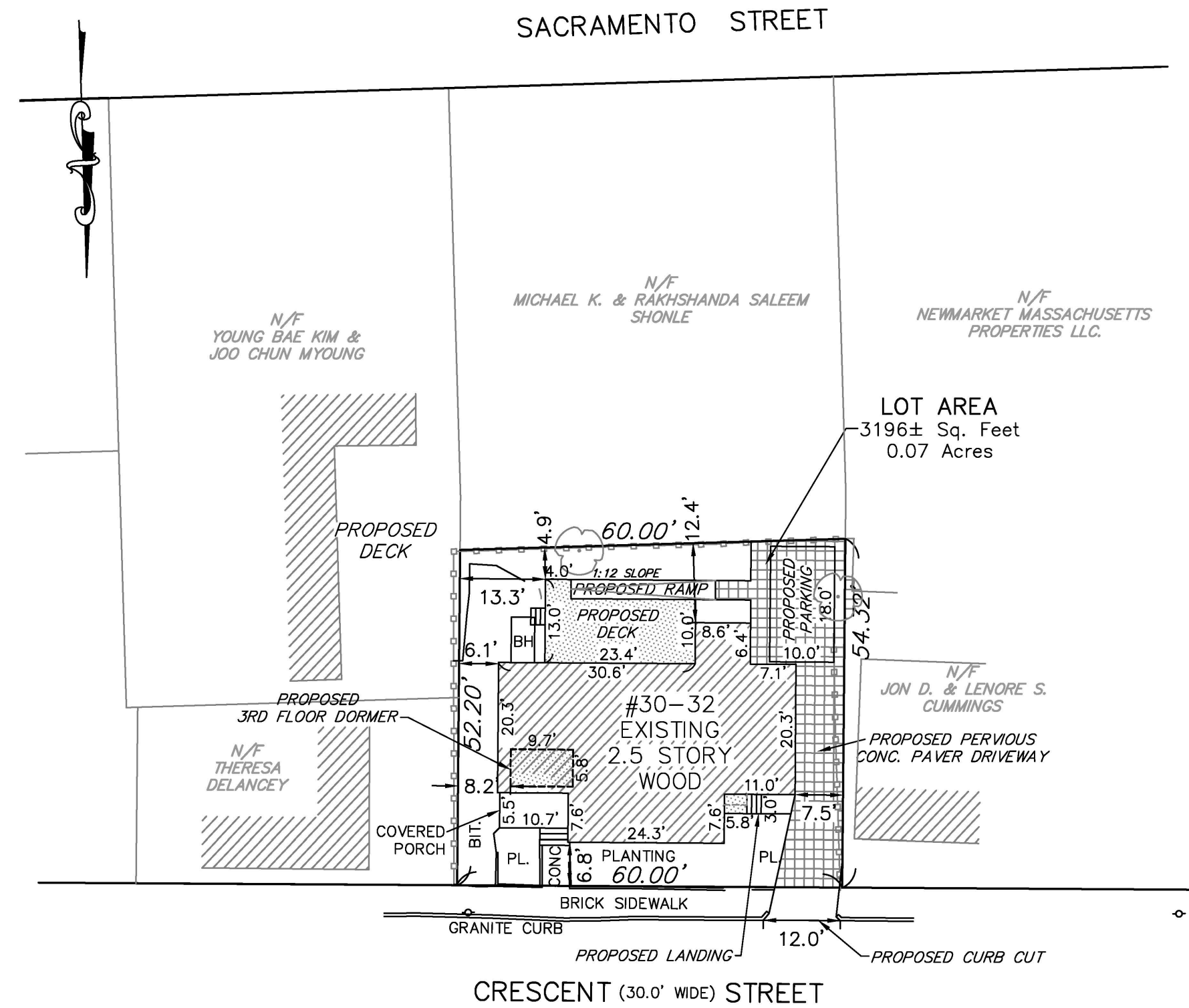
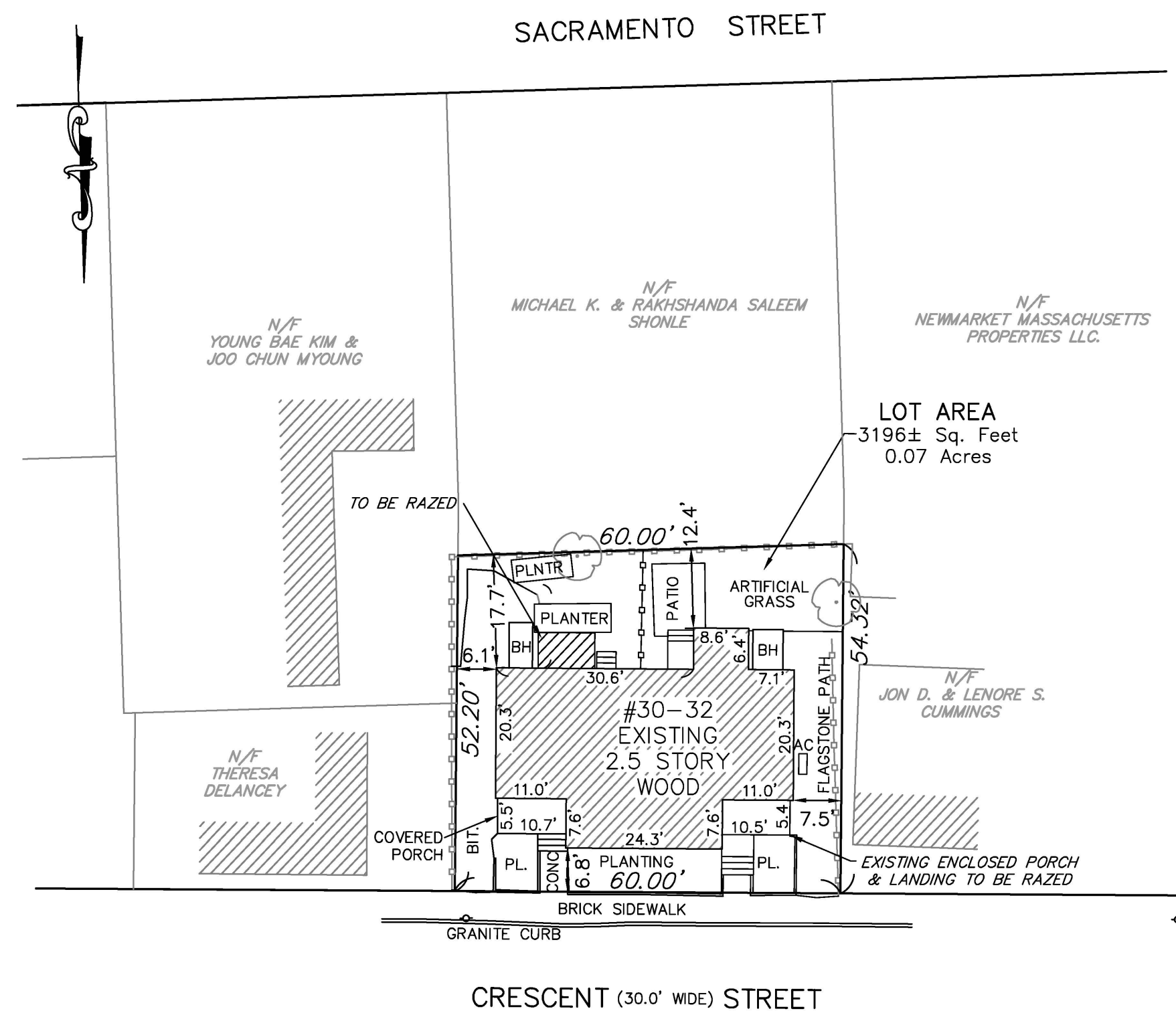


CLIENT:
LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138



DRAWING TITLE:
ROGERS & BORDEN RESIDENCE
Symbols Legend

DATE: 06.25.21
SCALE: Not To Scale
DRAWING NUMBER
G-1.0



PREPARED FOR:
DANA ROSS ROGERS
30 CRESCENT ST
CAMBRIDGE, MA 02138

PLOT PLAN
FOR
30-32 CRESCENT STREET
IN
CAMBRIDGE, MA.
SCALE: 1"=20' JUNE 7, 2021

C & G SURVEY COMPANY
37 JACKSON ROAD
SCITUATE, MA. 02066
1-877-302-8440

PLAN REVISED: 11-24-21

- NOTES:
1. ZONING CLASSIFICATION - C-1
 2. LOCUS DEED:
MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 72616 PAGE 337
 3. PLAN REFERENCES:
MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN 54 OF BOOK 8
LANDCOURT PLAN 719C
 4. ASSESSORS PARCEL ID: 150-118

**PRIVATE OPEN SPACE EXISTING-NO AREA MEETS THE 15L X 15W REQUIREMENT
1241 SF IS PERMEABLE (39%)

**PRIVATE OPEN SPACE NO AREA MEETS THE 15L X 15W REQUIREMENT
618 SF IS PERMEABLE+DECK 246 SF (27%)

ZONING DISTRICT
C-1

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	5,000	3,196±	3,196±
MINIMUM LOT WIDTH	FT.	50.0	60.0	60.0
FRONT SETBACK	FT.	10.0	6.8	6.8
SIDE SETBACK	FT.	7.5	6.1	6.1
REAR SETBACK	FT.	20.0	12.4	4.9(RAMP)
BUILDING HEIGHT	FT.	35.0	33.9	33.9
PRIVATE OPEN SPACE	%	30.0	39**	27.0**





Front View from
Northwest Corner

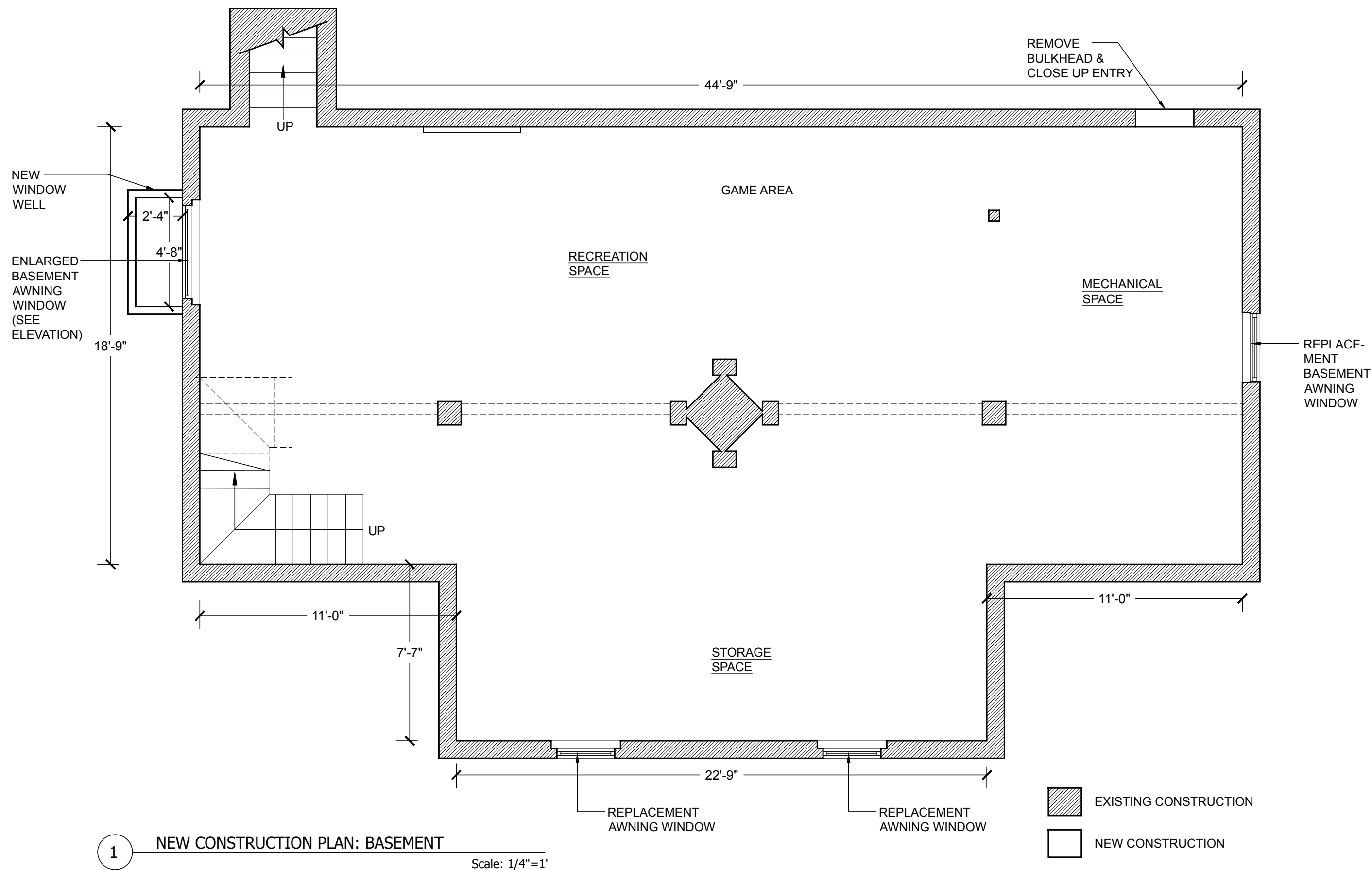


Front View



Front View from
Northeast Corner

Louise M. Smith Design, LLC lmsmithdesign@gmail.com	project 30-32 Crescent Street Cambridge, MA	date September 7, 2021	sheet Photos of Street Elevation	scale
				N/A

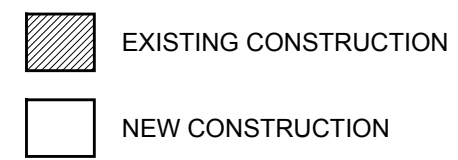


Louise M. Smith Design, LLC
lmsmithdesign@gmail.com

date	September 7, 2021
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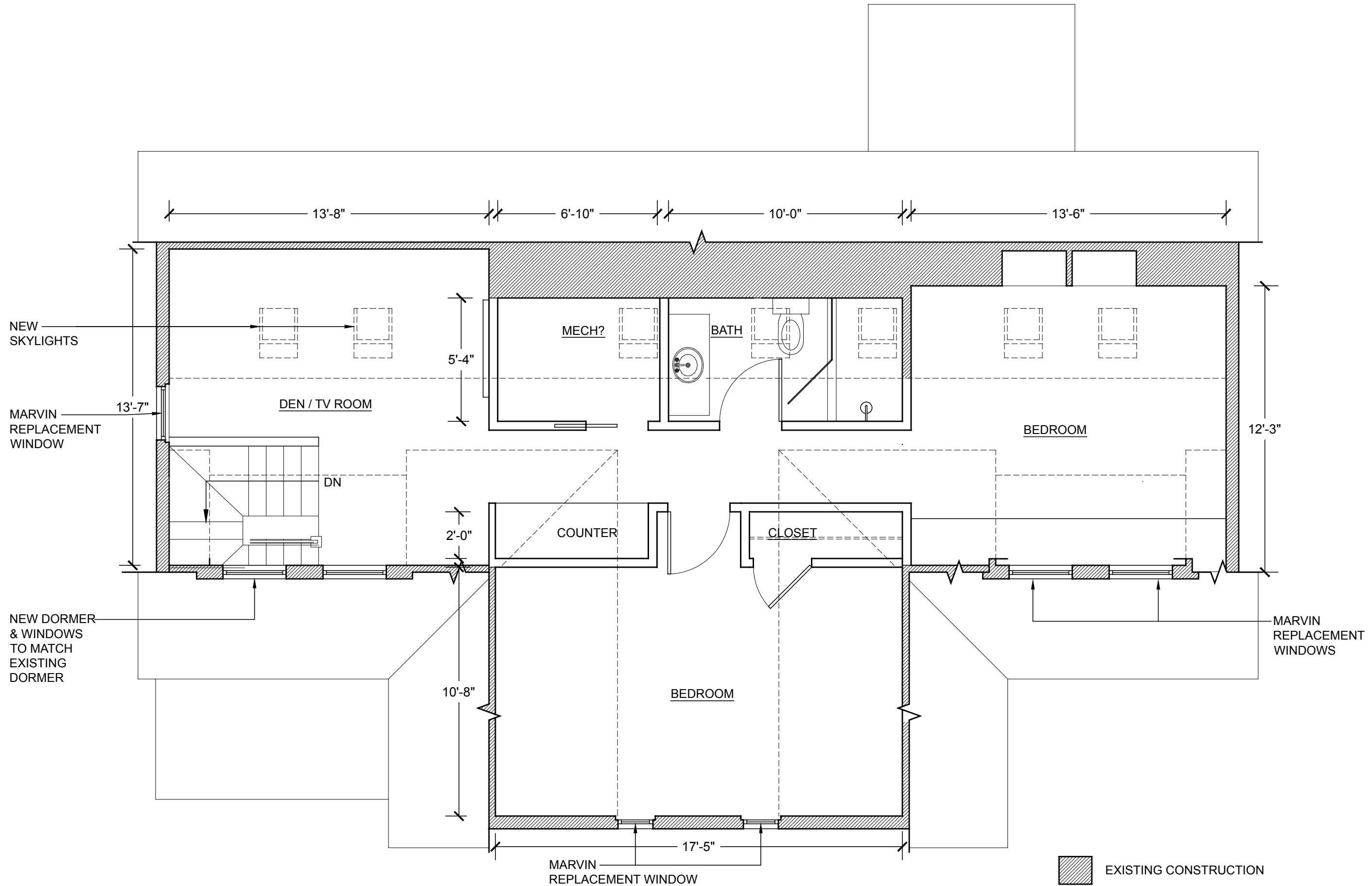
sheet
New Construction
Plan: Basement

scale
1"=1'-0"



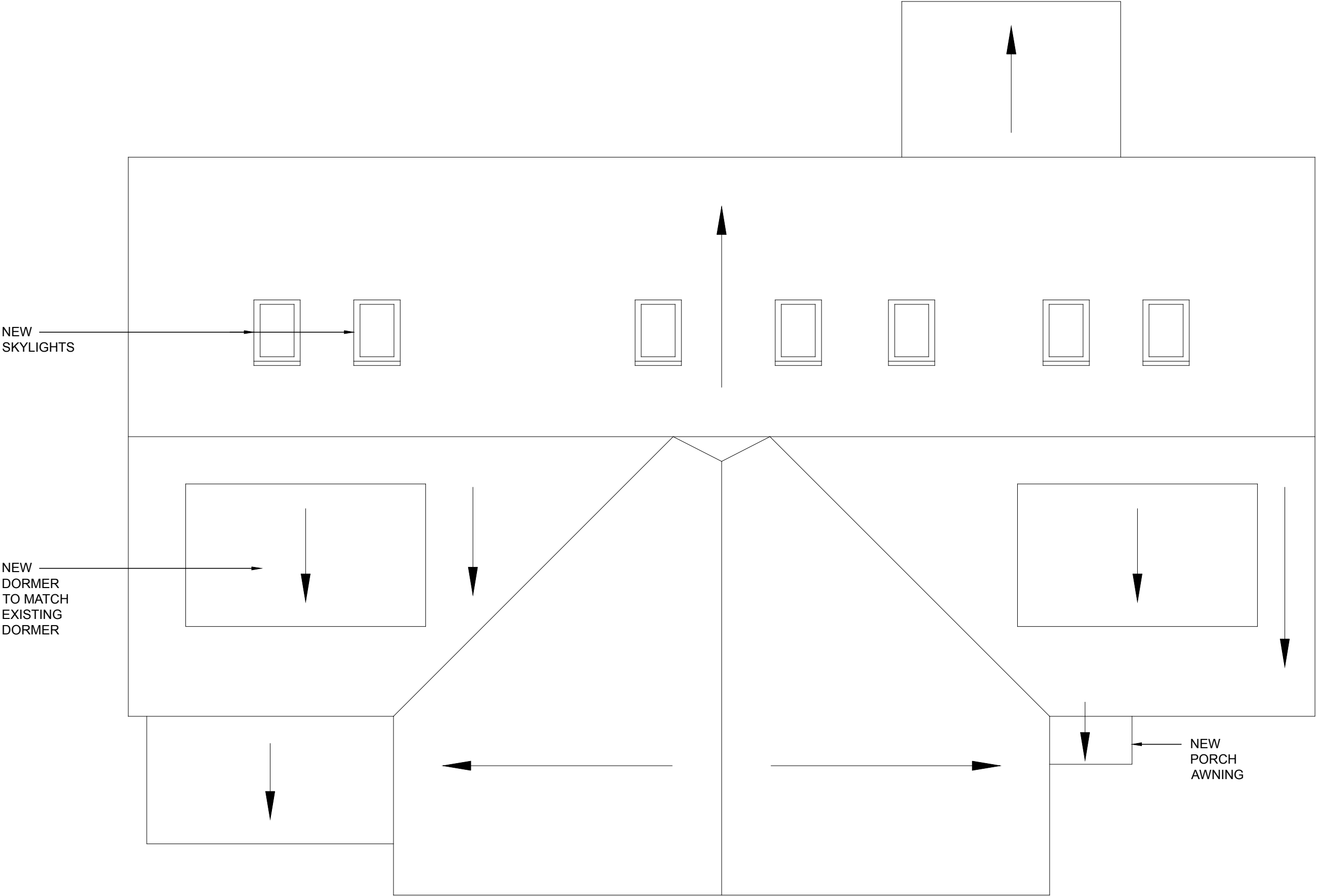
Scale: 1/4"=1'

scale
 $\frac{1}{4}" = 1'-0"$



1 NEW CONSTRUCTION PLAN: THIRD FLOOR
Scale: 1/4"=1'

Louise M. Smith Design, LLC lmsmithdesign@gmail.com	project 30-32 Crescent Street Cambridge, MA	date September 7, 2021	sheet New Construction Plan: Third Floor	scale 1/4"=1'-0"



1

NEW CONSTRUCTION PLAN: ROOF FLOOR

Scale: 1/4"=1'

Louise M. Smith Design, LLC lmsmithdesign@gmail.com	<u>project</u> 30-32 Crescent Street Cambridge, MA	<u>date</u> September 7, 2021	<u>sheet</u> New Construction Plan: Rppf	<u>scale</u> 1/4"=1'-0"
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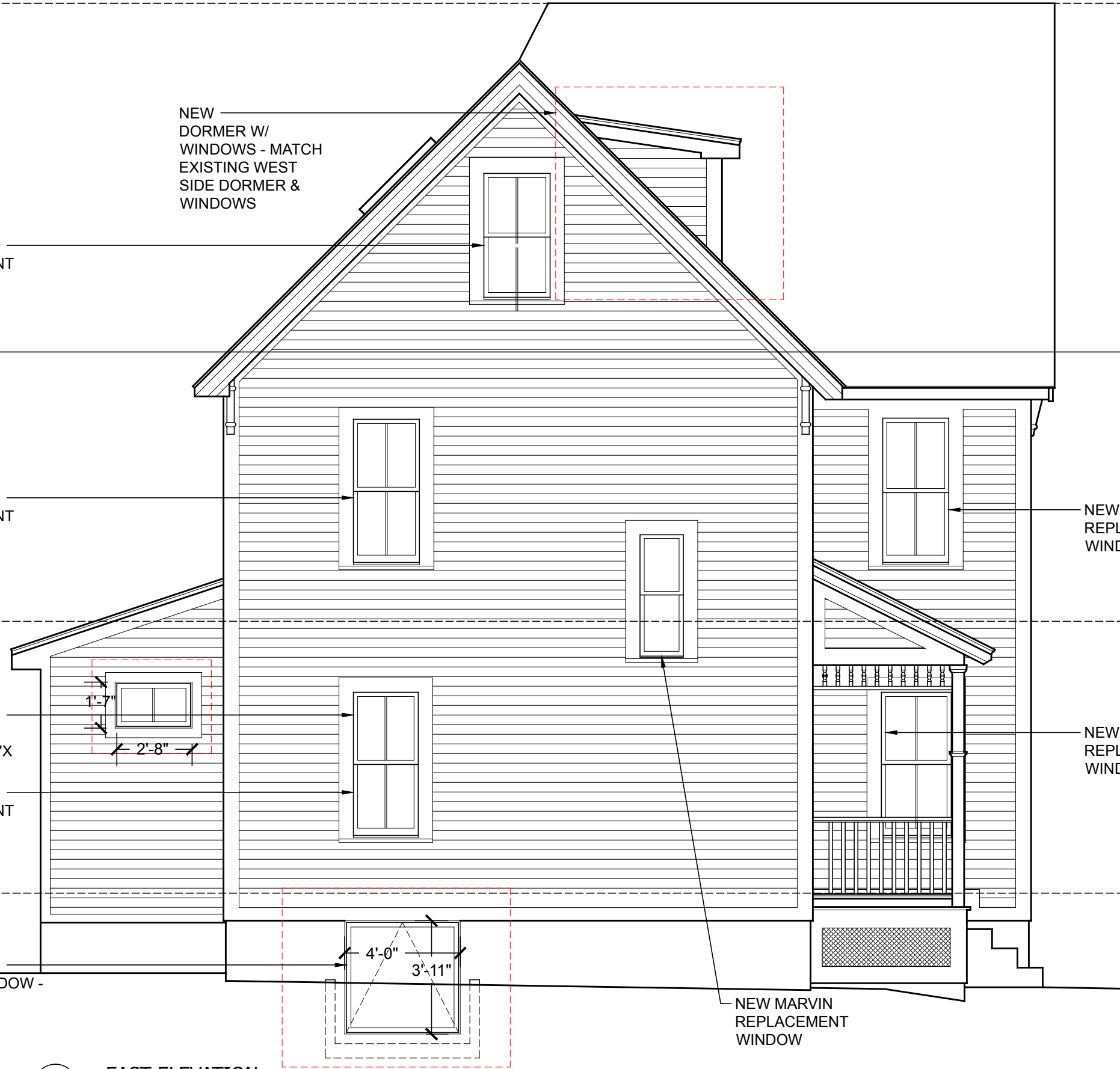


1

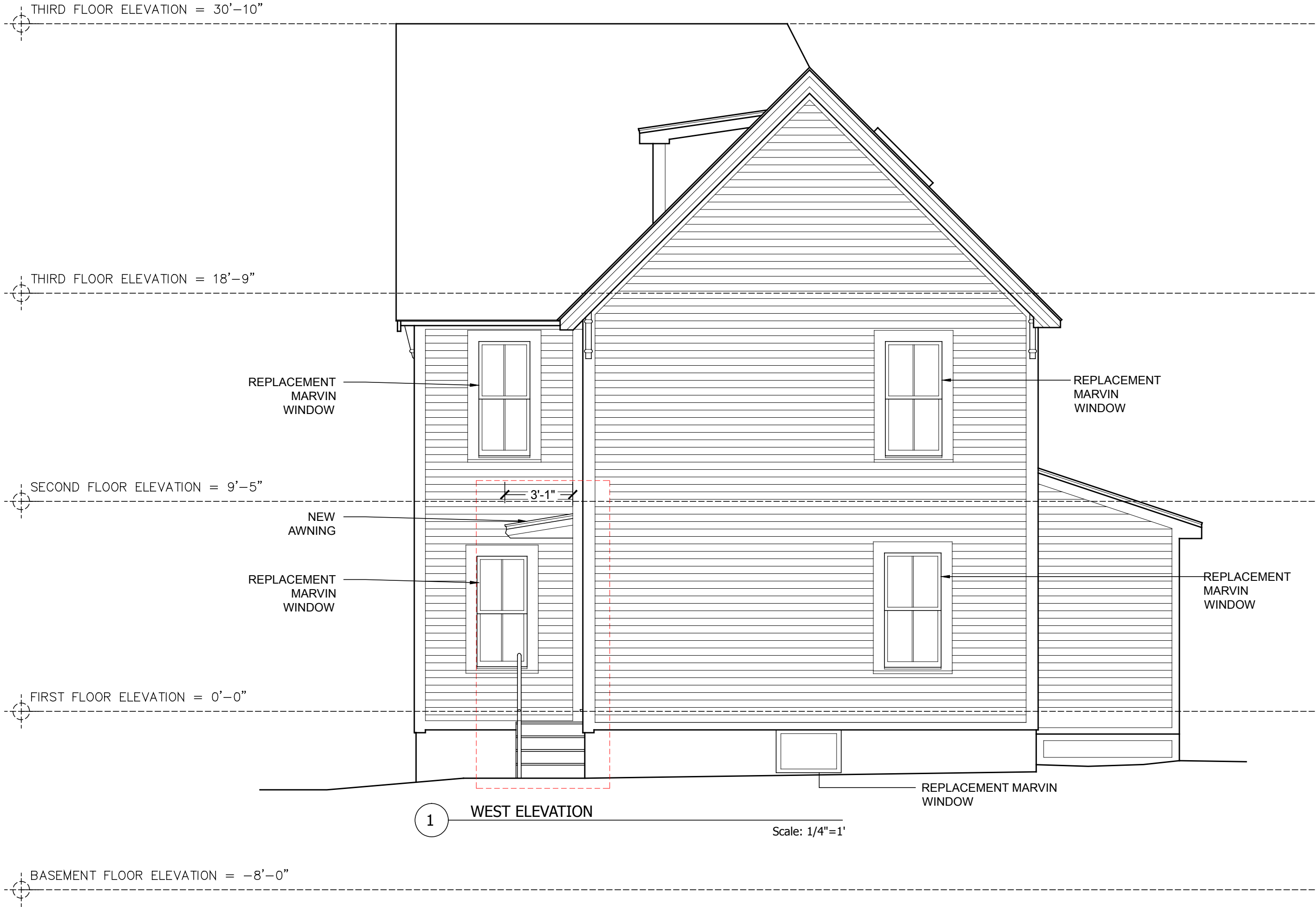
NEW CONSTRUCTION: SOUTH ELEVATION

Scale: 1/4"=1'

Louise M. Smith Design, LLC lmsmithdesign@gmail.com	project 30-32 Crescent Street Cambridge, MA	date September 7, 2021	sheet	scale
			Exterior Elevation: South	1/4"=1'-0"



scale
1/4"=1'-0"



Louise M. Smith Design, LLC lmsmithdesign@gmail.com	project 30-32 Crescent Street Cambridge, MA	date September 7, 2021	sheet	scale
			Exterior Elevation: West	$\frac{1}{4}"=1'-0"$



Back View from Southeast Corner
(Bump out to be removed)



Back View from Southwest Corner
(Bump out to remain and bulkhead to be removed)



View of Southeast side of house



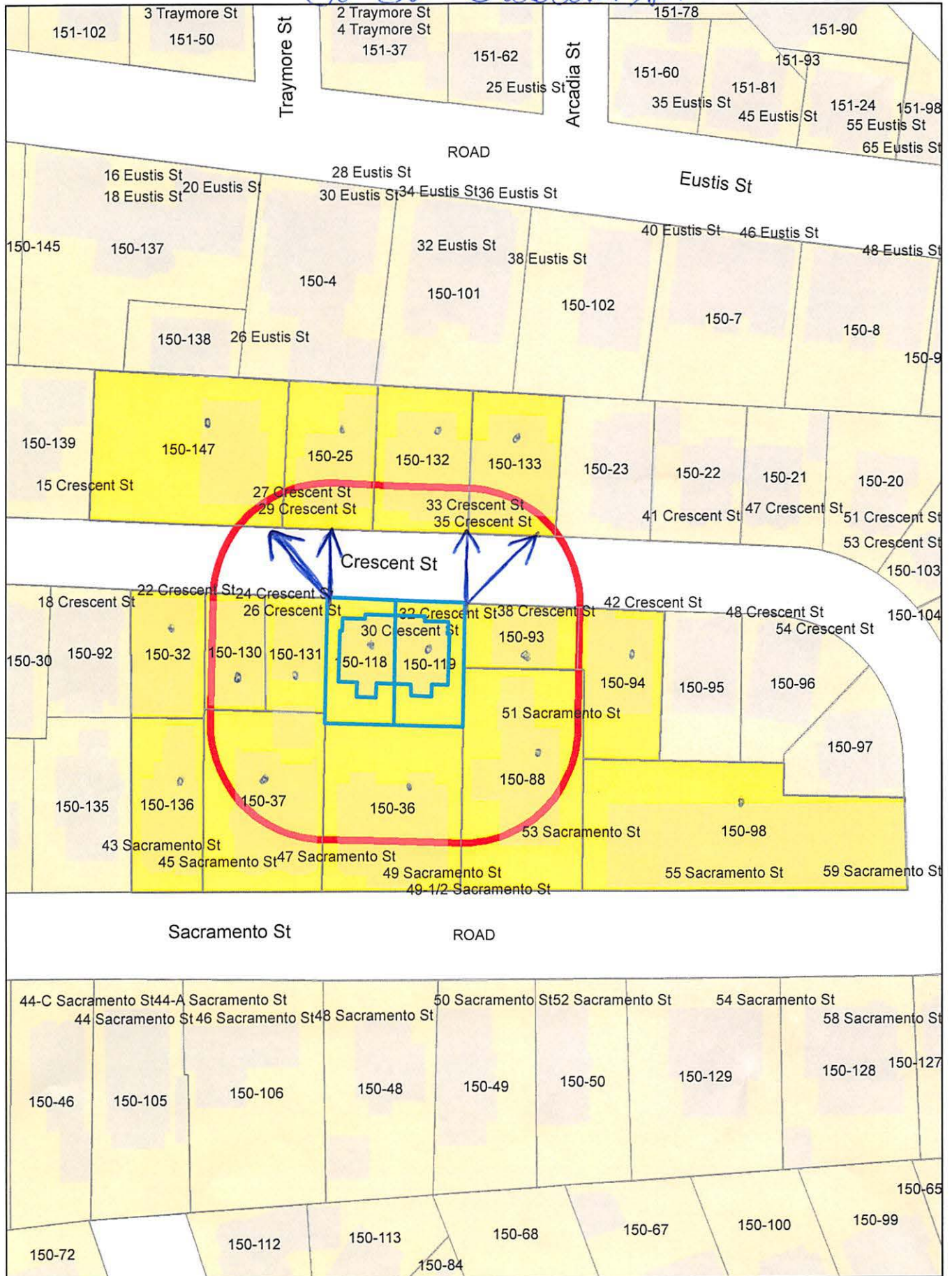
View of Southwest side of house



View of Southwest corridor
(Fence over property line onto Petitioner's property)

Louise M. Smith Design, LLC lmsmithdesign@gmail.com	<u>project</u> 30-32 Crescent Street Cambridge, MA	<u>date</u> September 7, 2021	<u>sheet</u> Photos of Side and Back Elevations	<u>scale</u> N/A
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30-32 Crescent St.



30-32 Crescent St.

Petitioner

150-147
GOULD, DEBORAH LEE
29 CRESCENT ST
CAMBRIDGE, MA 02138-1907

150-32
BENNETT, LINNEA J.
22 1/2 CRESCENT ST
CAMBRIDGE, MA 02138

JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

150-88
MORTIMER, ROBERT L. & ANITA A. MORTIMER
53-1 SACRAMENTO ST. UNIT 53/1
CAMBRIDGE, MA 02138

150-94
ST. CLARE POST, BARBARA
42 CRESCENT ST., #2
CAMBRIDGE, MA 02138

150-94
FAUX, RUSSELL
42 CRESCENT ST #3
CAMBRIDGE, MA 02138

150-32
RAMEY, JEAN ANN
485 MASS AVE SUITE #2
C/O SYNAPSE
CAMBRIDGE, MA 02139

150-36
SHONLE, MICHAEL K. & RAKSHANDA SALEEM
49 SACRAMENTO ST
CAMBRIDGE, MA 02138

150-25
KIRPALANI, KAMAL & BRINDA SHAH KIRPALANI
31 CRESCENT ST
CAMBRIDGE, MA 02138

150-131
CUMMINGS, JON D. & LENORE S. CUMMINGS
28 CRESCENT ST
CAMBRIDGE, MA 02138

150-132
KORNFELD, DOUGLAS K.,
TRS THE DOUGLAS K. KORNFELD REV TR
33 CRESCENT ST
CAMBRIDGE, MA 02138

150-133
CHEHABI, HOUCANG
39 CRESCENT ST., UNIT #39
CAMBRIDGE, MA 02138

150-136
KENDER, DAVID J. & KELLY A. MCCABE
45 SACRAMENTO ST., #2
CAMBRIDGE, MA 02138

150-136
SLOAT, MARC
45 SACRAMENTO ST. UNIT#3
CAMBRIDGE, MA 02138

150-88
HEIST, KRISTIN
53 SACRAMENTO ST. UNIT 2
CAMBRIDGE, MA 02140

150-94
POST, BARBARA
42 CRESCENT ST. #1
CAMBRIDGE, MA 02138

150-93
DELANCEY, THERESA
38 CRESCENT ST.
CAMBRIDGE, MA 02138-1908

150-130
SCHLACK, MARK I. & JULIE W. SCHLACK
TR OF THE SCHLACK 2011 REVOCABLE TR.
24 CRESCENT ST
CAMBRIDGE, MA 02138-1908

150-133
IMRICH, STEVEN & CYNTHIA W. SMITH
37 CRESCENT ST.
CAMBRIDGE, MA 02138

150-136
DOUGLAS, LINDA A.
45 SACRAMENTO ST., UNIT #1
CAMBRIDGE, MA 02138

150-98
HOFF, NICHOLAS R. III
55 SACRAMENTO ST. UNIT#4
CAMBRIDGE, MA 02138

150-98
RUAN, JIE HUA C/O MARTOCCHIA REALTORS
328 EAST MAIN ST
ROCHESTER, NY 14604

150-98
59 SACRAMENTO STREET LLC
C/O GO MANAGEMENT LLC
2534 MASS AVE
CAMBRIDGE, MA 02140

150-98
HOME SWEET HOME REALTY, LLC.
DBA CHERYL A. MCGUINNESS
501 LONESOME STAR TRAIL
HASLET, TX 76052

150-98
GLATZER, LAUREN & JEREMY PARKER
55 SACRAMENTO ST., UNIT #5
CAMBRIDGE, MA 02138

150-98
IRR, CAREN
55 SACRAMENTO ST. UNIT#2
CAMBRIDGE, MA 02140

150-98
MOHAPATRA, SAURAV & PREETI PADHY
55 SACRAMENTO ST., #7
CAMBRIDGE, MA 02138

150-98
BARTH, JOANNA
55 SACRAMENTO ST., #6
CAMBRIDGE, MA 02138

150-98
LIU, WEI
59 SACRAMENTO ST., UNIT #11
CAMBRIDGE, MA 02140

150-37
CHANCOGNE, DAVID & CARRIE MURPHY
47 SACRAMENTO ST., #1
CAMBRIDGE, MA 02138

30-32 Crescent St.

150-37
TANNER, NOAM BEN
47 SACRAMENTO ST., #2
CAMBRIDGE, MA 02139

150-37
KIRTLEY, WILLIAM H. & HEIDI M. MITCHELL
47 SACRAMENTO ST UNIT #3
CAMBRIDGE, MA 02138

150-98
WANG YANXIN
59 SACRAMENTO ST UNIT 12
CAMBRIDGE, MA 02138

150-98
LESTER MARLENE
55 SACRAMENTO ST #3
CAMBRIDGE, MA 02138

150-118
ROGERS, DANA ROSS
30 CRESCENT ST
CAMBRIDGE, MA 02138

150-32
SCHWARZ JONATHAN DOS SANTOS THIAGO M A
22 CRESCENT ST - UNIT #2
CAMBRIDGE, MA 02138

150-132
KESLEY PETER V TRS 35 CRESCENT STREET
REALTY TRUST
35 CRESCENT ST
CAMBRIDGE, MA 02138

150-98
PY&L ORIENTAL STAR LLC
188 BROOKLINE AVE UNIT 23D
BOSTON , MA 02215

150-119
BORDEN WILLIAM
32 CRESCENT ST
CAMBRIDGE, MA 02138

150-88
KIM, YOUNG BAE & MYOUNG JOO CHUN
51-53 SACRAMENTO ST. UNIT#51
CAMBRIDGE, MA 02138

Pacheco, Maria

From: JON CUMMINGS <jsmith52@comcast.net>
Sent: Monday, January 24, 2022 4:09 PM
To: Pacheco, Maria
Subject: Case No. BZA-157013
Attachments: img002.pdf

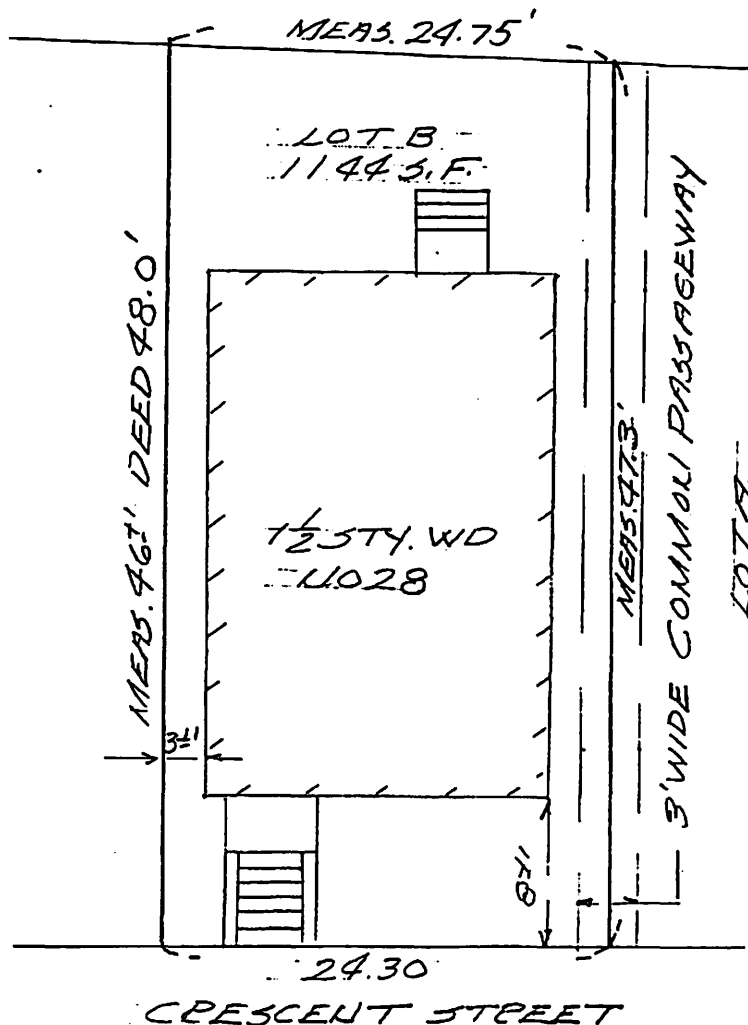
To: Maria Pacheco
Board of Zoning Appeals
City of Cambridge

From: Jon & Lenore Cummings
28 Crescent St.
Cambridge, MA 02138

Subject: Case No. BZA-157013
One drawing

Per our conversation we are sending one (1) drawing to be included in the above hearing regarding questions that have arisen concerning the shared property line between 30-32 Crescent Street.

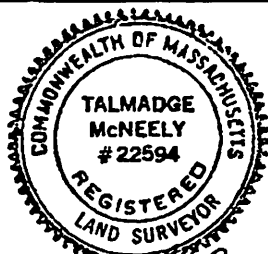
Respectfully,
Jon and Lenore Cummings



I hereby certify that
the building shown on
this plan conformed to
the zoning laws of
the city of **CAMBRIDGE**
when built.

NOTE: THIS IS A TAPE SURVEY
NOT TO BE USED FOR ESTABLISHING
PROPERTY LINES, HEDGES, OR ANY
PURPOSE OTHER THAN ITS ORIGINAL INTENT.
THIS PLAN WAS DRAWN FOR MORTGAGE
PURPOSES ONLY. NOT TO BE RECORDED.

MORTGAGE PLAN
ENGINEERING SINCE 1920



PLAN OF PROPERTY IN
CAMBRIDGE MASS
OWNED BY
ROGER F. & JOAN CARROLL

SCALE: 1" = 10 DATE: 5-1-1983

L.G. BRACKETT CO. INC.
WINCHESTER MASS.

I HEREBY CERTIFY THAT
THE BUILDING SHOWN ON
THIS PLAN IS ON THE
GROUND AS SHOWN

Talmadge McNeely
REG. LAND SURVEYOR

COUNTY: MIDDLESEX
PLAN: DEED BK 7464-198

PLAN BY: EDWARD CAPLEY
DATE: OF PLAN: JULY 27, 1949



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: MAURICE KEANE Date: JAN 6-22.
(Print)

Address: 30-32 Crescent Street.

Case No. BZA-157013

Hearing Date: 1/27/22

Thank you,
Bza Members