



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)

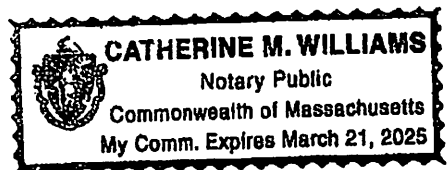
=====

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 _____

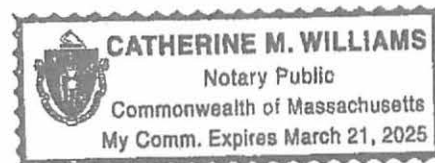
Will Borden
(Owner)

=====

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:</u> ²		.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'.

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2022 APR 25 P 1:38

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

April 25, 2022

Ms. Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

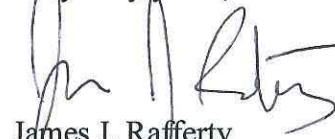
RE: 30-32 Crescent Street
BZA Case No. 157013

Dear Ms. Pacheco:

Delivered herewith, please find an amended plan set for the above-captioned application. In response to concerns expressed by Jon and Lenore Cummings, the applicants have decided to not to pursue that portion of their application that seeks a Special Permit for a driveway and parking space.

Thank you for your assistance in this matter.

Very truly yours,

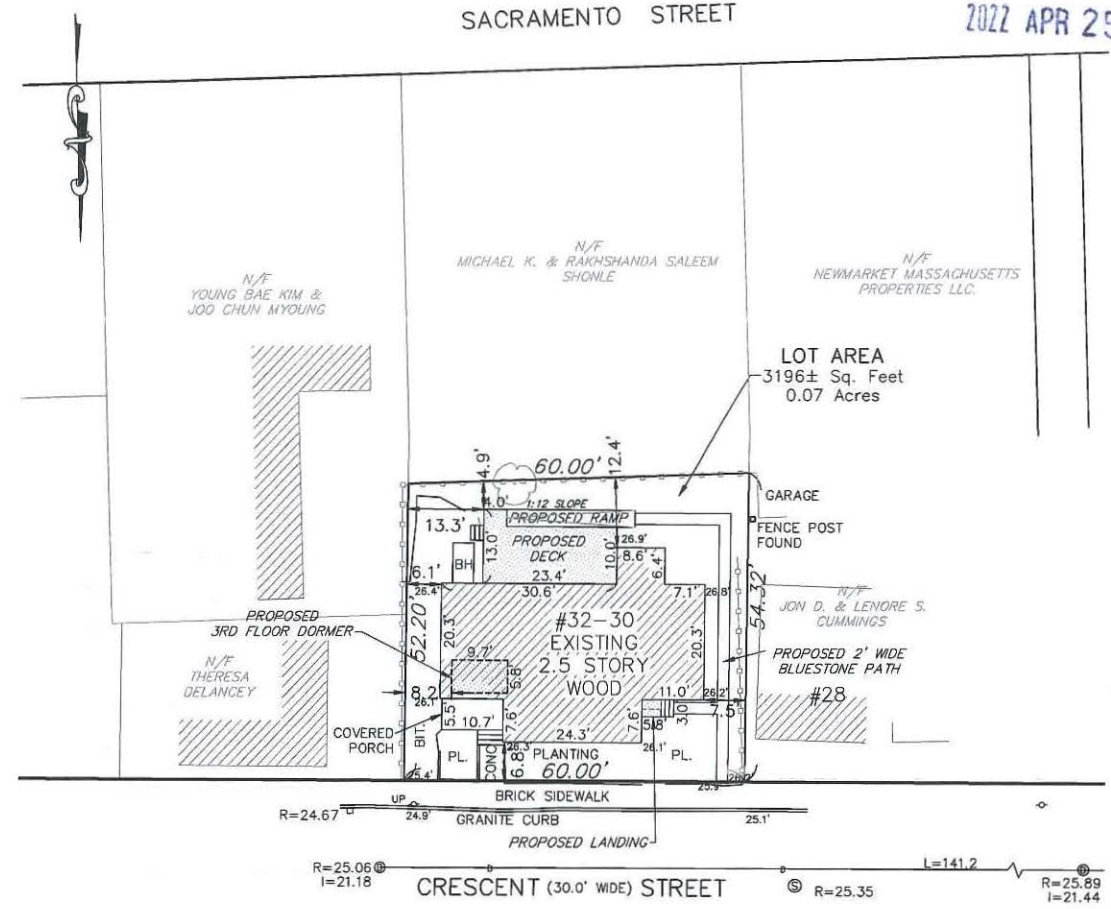
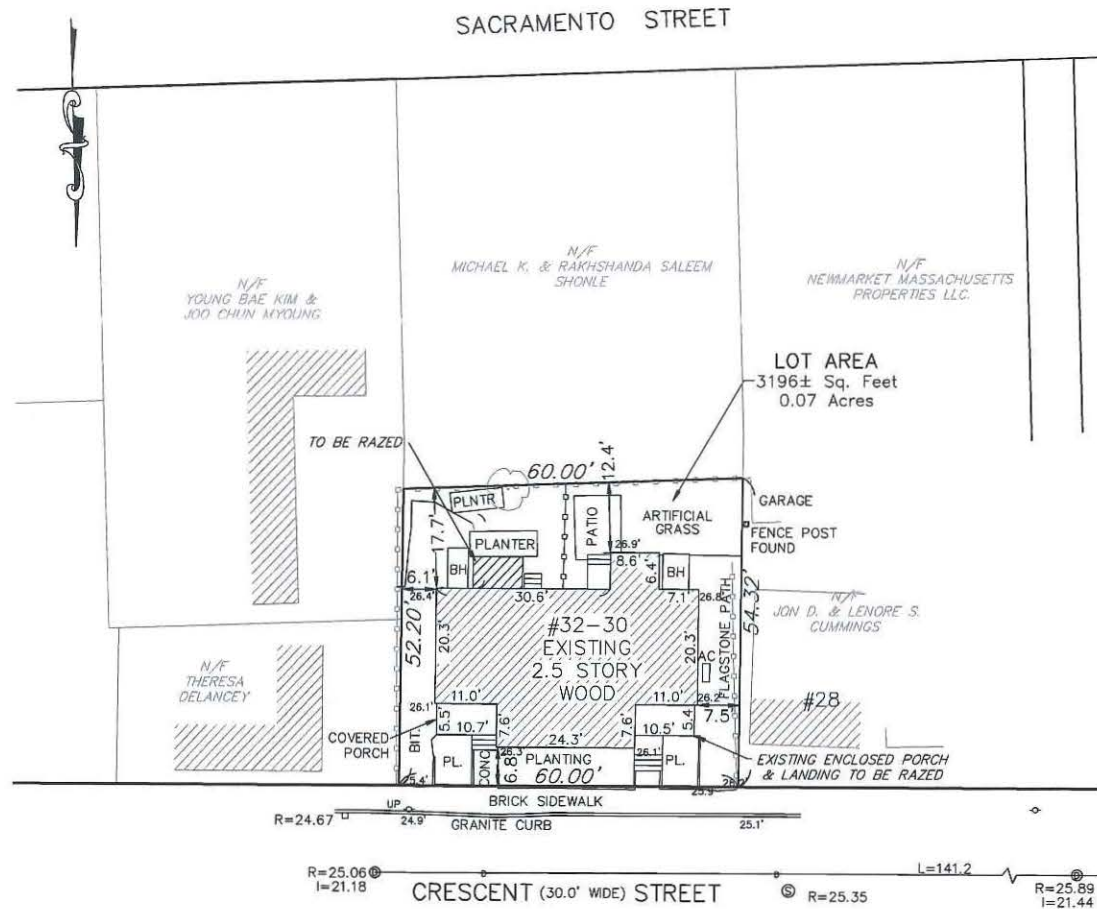


James J. Rafferty

JJR/pwc

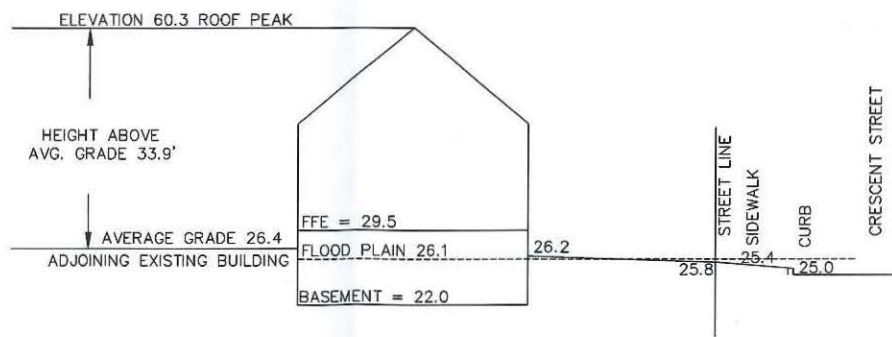
cc: Jacquelyn Bumbaca, Esq.
Dana Rogers and Will Borden
Louise Smith

**not a partnership*



NOTES:

- ZONING CLASSIFICATION - C-1
 - LOCUS DEED:
MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 72616 PAGE 337
 - PLAN REFERENCES:
MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN 54 OF BOOK 8
LANDCOURT PLAN 719C
 - ASSESSORS PARCEL ID: 150-118
- **PRIVATE OPEN SPACE EXISTING—NO AREA MEETS THE 15L X 15W REQUIREMENT
1241 SF IS PERMEABLE (37.8% = 39%)
- **PRIVATE OPEN SPACE NO AREA MEETS THE 15L X 15W REQUIREMENT
1030 SF IS PERMEABLE+DECK 246 SF (24.2% = 39.9%)
- ELEVATIONS SHOWN ARE CITY OF CAMBRIDGE DATUM
INVERTS TAKEN FROM GIS MANHOLE INFORMATION



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**	39**

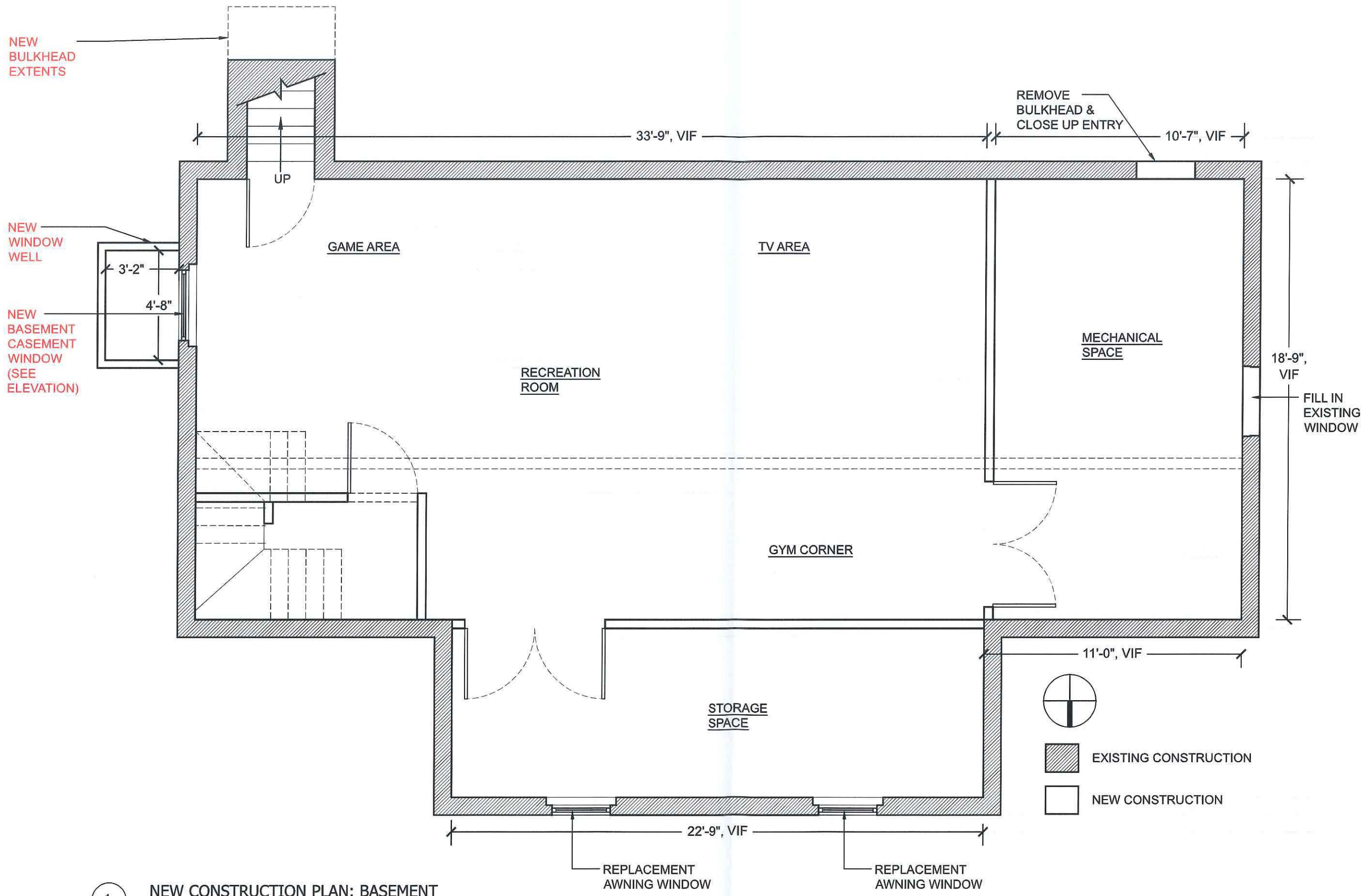
PREPARED FOR:
DANA ROSS ROGERS
30 CRESCENT ST
CAMBRIDGE, MA 02138

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: 4-8-22

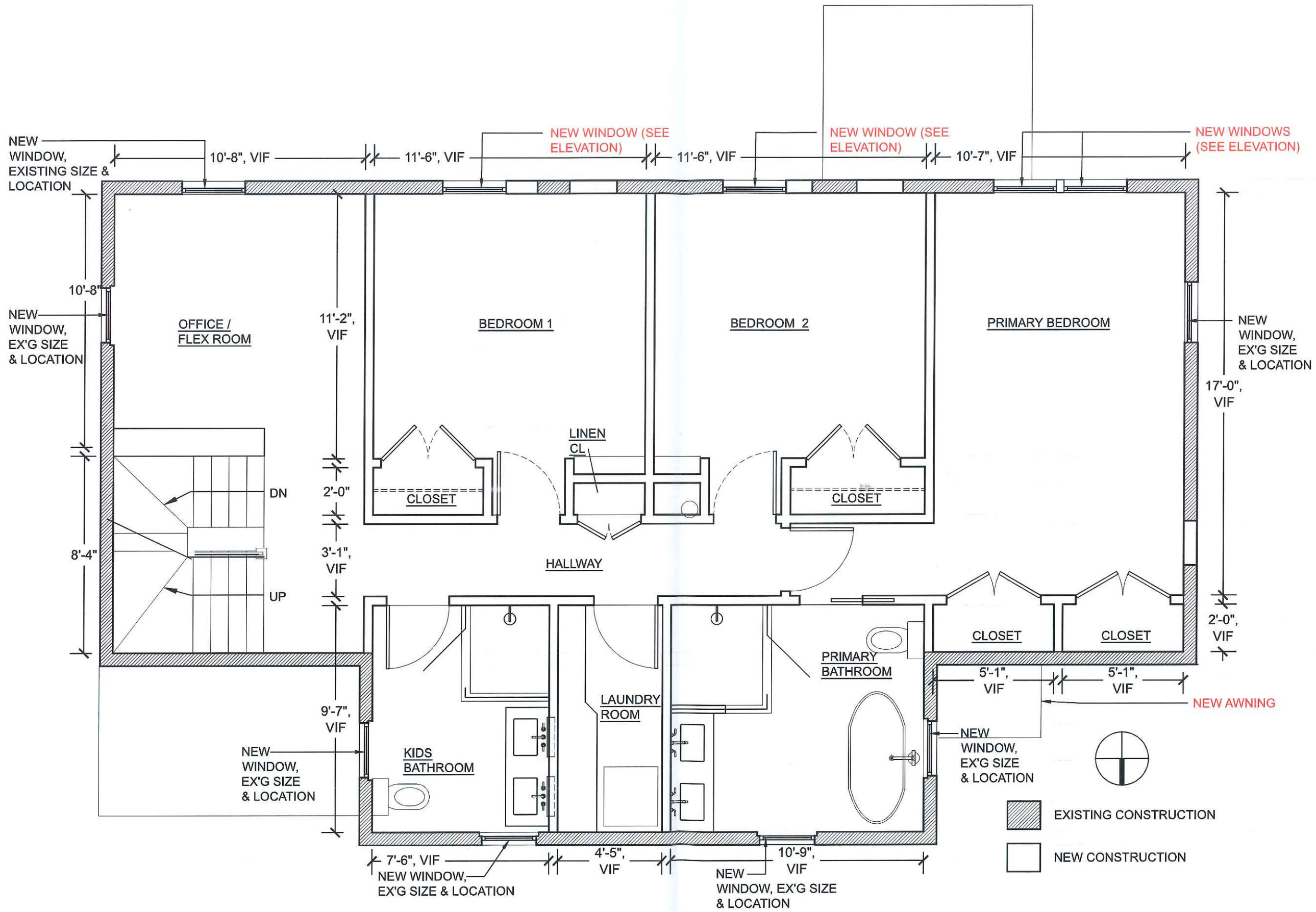




1 NEW CONSTRUCTION PLAN: BASEMENT
 Scale: 1/4"=1'

project	30 Crescent Street Cambridge, MA
date	April 28, 2022
sheet	New Construction Plan: Basement
scale	1/4"=1'-0"

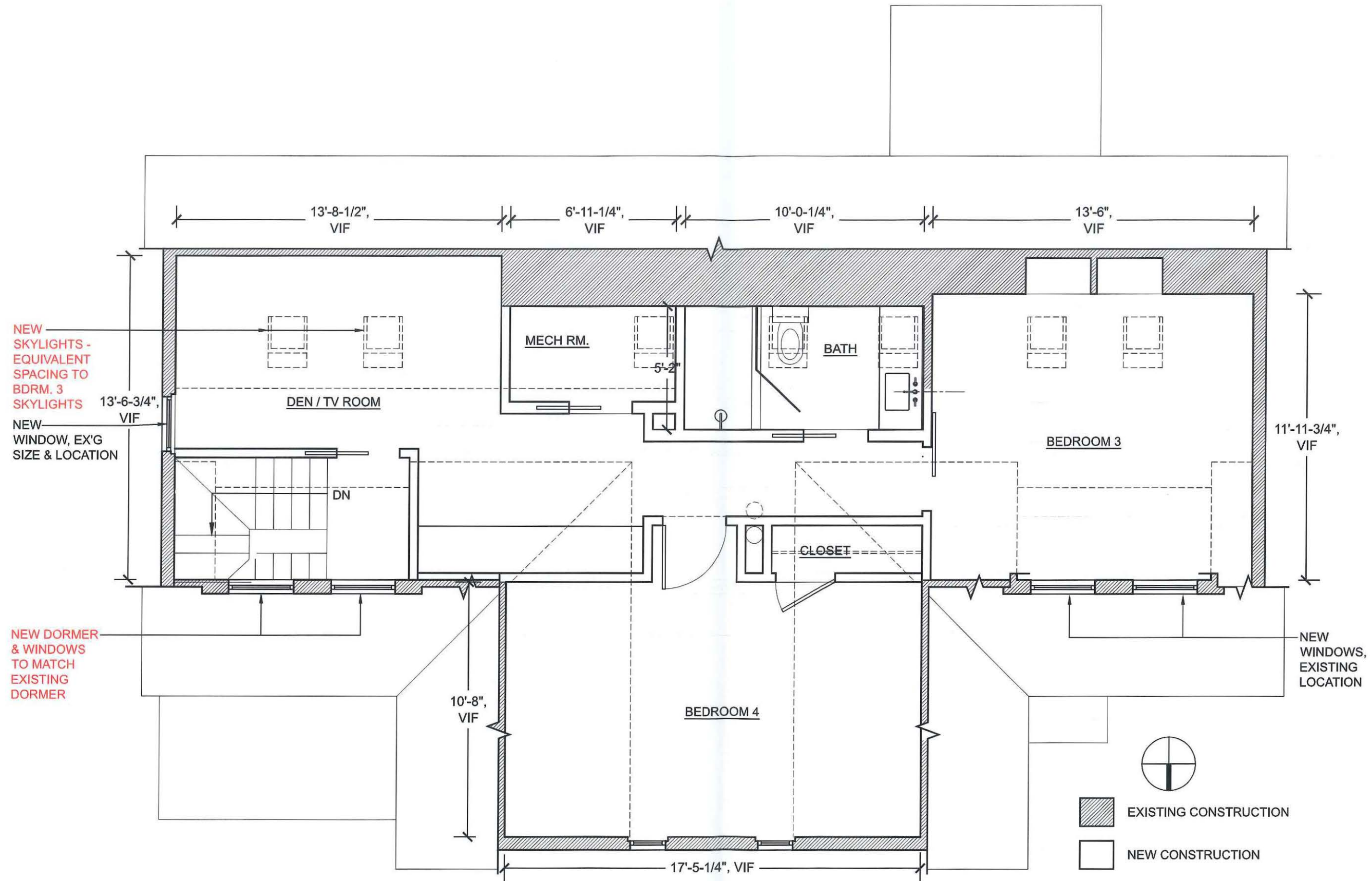
Louise M. Smith Design, LLC
 lmsmithdesign@gmail.com



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

project	30 Crescent Street Cambridge, MA
date	April 28, 2022
sheet	New Construction Plan: Second Floor
scale	1/4"=1'-0"

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

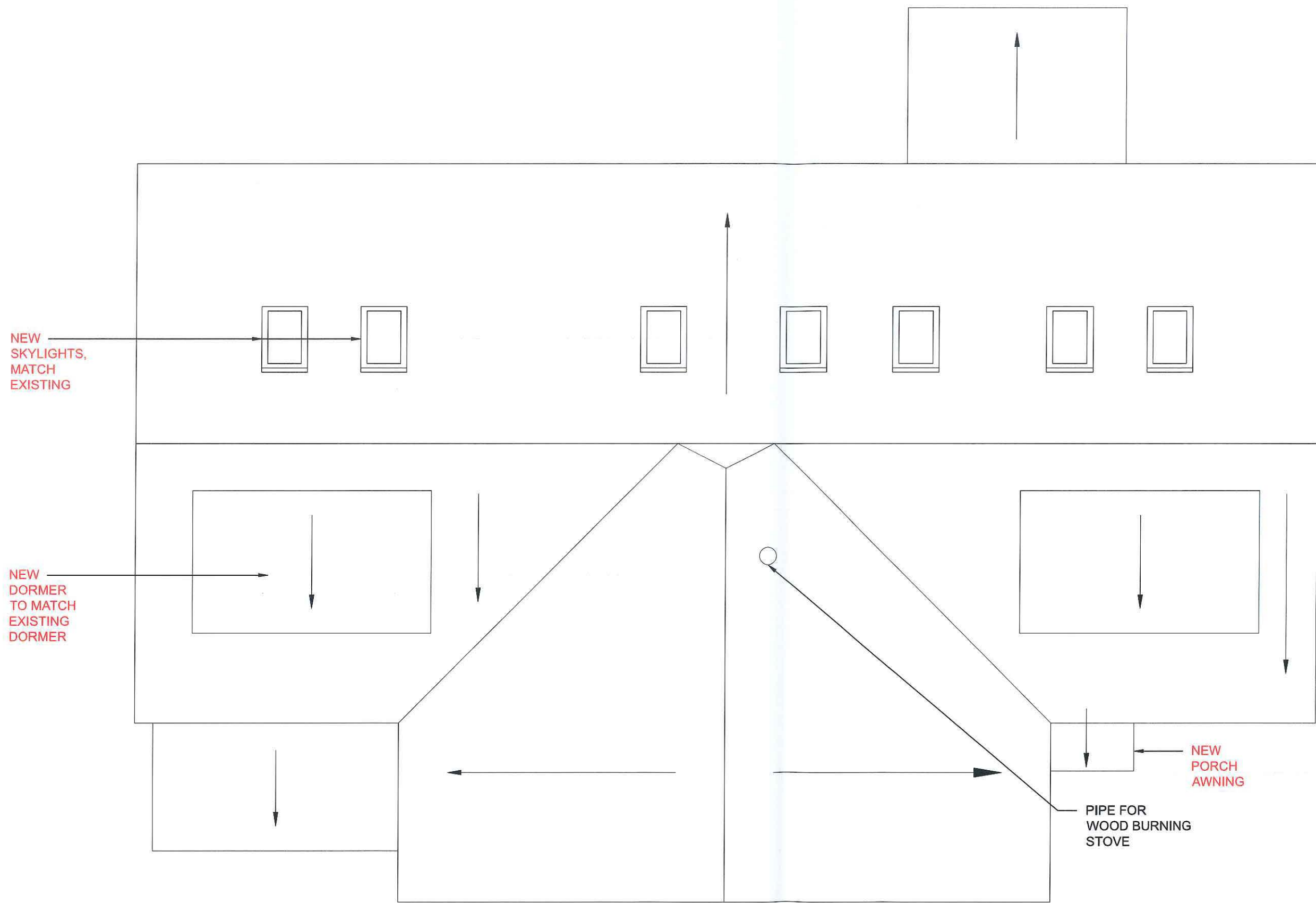


1

NEW CONSTRUCTION PLAN: THIRD FLOOR

Scale: 1/4"=1'

<p>project</p> <p>30 Crescent Street Cambridge, MA</p>	<p>date</p> <p>April 28, 2022</p>	<p>sheet</p> <p>New Construction Plan: Third Floor</p>	<p>scale</p> <p>1/4"=1'-0"</p>
<p>Louise M. Smith Design, LLC</p> <p>lmsmithdesign@gmail.com</p>			



1 NEW CONSTRUCTION PLAN: ROOF FLOOR

Scale: 1/4"=1'

<p>Louise M. Smith Design, LLC lmsmithdesign@gmail.com</p>	<p>project 30 Crescent Street Cambridge, MA</p>	<p>date April 28, 2022</p>	<p>sheet New Construction Plan: Roof</p>	<p>scale 1/4"=1'-0"</p>
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PEAK ELEVATION = 30'-10"



NEW DORMER W/
WINDOWS - MATCH
EXISTING WEST
SIDE DORMER &
WINDOWS (WINDOWS-
2'-9-1/2" X 2'-11-3/4")

NEW WINDOWS
IN EXISTING
LOCATION

3rd FLOOR = 18'-9"

NEW WINDOWS
IN EX'G
LOCATION
(TYPICAL
ON THIS
ELEV.)

2nd FLOOR = 9'-5"

NEW
AWNING

NEW
DOOR IN EXISTING
LOCATION

NEW DOOR
IN EXISTING
LOCATION

1st FLR = 0'-0"

NEW DOUBLE-
HUNG WINDOW -
2'-5-1/2" X 4'-11-3/4"
ALIGN SILL W/
LIVING ROOM
WINDOWS

NEW
FRONT
PORCH

REPLACEMENT
MARVIN WINDOWS

1 NORTH ELEVATION

Scale: 1/4"=1'

BASEMENT = -8'-4"

scale
1/4"=1'-0"

sheet
Exterior Elevation:
North

date
April 28, 2022

project
30 Crescent Street
Cambridge, MA

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

PEAK ELEVATION = 30'-10"

THIRD FLOOR ELEVATION = 18'-9"

SECOND FLOOR ELEVATION = 9'-5"

FIRST FLOOR ELEVATION = 0'-0"

BASEMENT FLOOR ELEVATION = -8'-4"

NEW WINDOW IN EXISTING LOCATION

NEW WINDOW IN EXISTING LOCATION

NEW WINDOW IN EXISTING LOCATION

NEW WINDOW IN EXISTING LOCATION

NEW MARVIN AWNING WINDOW 1'-7" X 2'-8"

NEW WINDOW IN EXISTING LOCATION

FILL IN WINDOW & CLAD TO MATCH EXISTING EXTERIOR

MODIFIED BULKHEAD - INCREASE IN LENGTH

NEW CASEMENT WINDOW - 3'-11-1/8" X 3'-0"

NEW WINDOW IN EXISTING LOCATION

1 EAST ELEVATION

Scale: 1/4"=1'

scale
1/4"=1'-0"

sheet
Exterior Elevation:
East

date
April 28, 2022

project
30 Crescent Street
Cambridge, MA

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

PEAK ELEVATION = 30'-10"



1 NEW CONSTRUCTION: SOUTH ELEVATION
Scale: 1/4"=1'

sheet	Exterior Elevation: South	scale	1/4"=1'-0"
date	April 28, 2022	project	30 Crescent Street Cambridge, MA
project	30 Crescent Street Cambridge, MA	client	Louise M. Smith Design, LLC lsmithdesign@gmail.com

PEAK ELEVATION = 30'-10"

THIRD FLOOR ELEVATION = 18'-9"

SECOND FLOOR ELEVATION = 9'-5"

FIRST FLOOR ELEVATION = 0'-0"

BASEMENT FLOOR ELEVATION = -8'-4"



1 WEST ELEVATION

Scale: 1/4"=1'

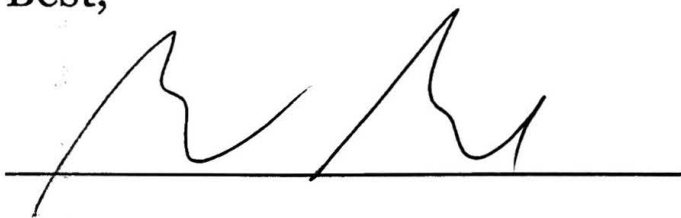
<p>Louise M. Smith Design, LLC lmsmithdesign@gmail.com</p>	<p>project 30 Crescent Street Cambridge, MA</p>	<p>date April 28, 2022</p>	<p>sheet Exterior Elevation: West</p>	<p>scale 1/4"=1'-0"</p>
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March 20, 2022

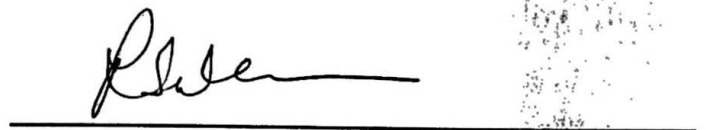
To The Cambridge Board of Zoning Appeal,

We, Michael Shonle and Rakhshanda Saleem, are in support of Dana Ross Rogers and Will Borden's proposal for renovating their home at 30 Crescent Street. We believe the exterior modifications are tasteful and will not impact us at 49 - 49 1/2 Sacramento Street, the rear abutter.

Best,



A handwritten signature in black ink, appearing to be 'Michael Shonle', written above a horizontal line.



A handwritten signature in black ink, appearing to be 'Rakhshanda Saleem', written above a horizontal line.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2022 JAN 28 AM 10:40

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-157013

Address: 30-32 Crescent St

Owner, Petitioner, or Representative: James J Rafferty
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The Owner, Petitioner, or Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

Date: 1/27/22

[Signature]
Signature

ADAMS & RAFFERTY
ATTORNEYS AT LAW
A Professional Association *
907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139

James J. Rafferty, P.C.
jrafferty@adamsrafferty.com

Telephone (617) 492-4100
Fax (617) 492-3131

January 25, 2022

Ms. Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

RE: BZA Case No. 157013
30-32 Crescent Street

Dear Ms. Pacheco:

Please accept this correspondence as a request by the Petitioner to continue the above-captioned case currently scheduled for Thursday, January 27, 2022.

Thank you for your attention to this matter.

Very truly yours,


James J. Rafferty

JJR/pwc

cc: Dana Rogers and Will Borden

**not a partnership*

1 * * * * *

2 (9:42 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,
4 Jim Monteverde, Laura Wernick and Jason
5 Marshall

6 BRENDAN SULLIVAN: The Board will hear Case No.
7 157013 -- 30-32 Crescent Street. Mr. Rafferty?

8 JAMES RAFFERTY: Thank you, Mr. Chair. The
9 applicants have filed a request with the Board seeking a
10 continuance on this case. There are ongoing conversations
11 with abutters, and in order to facilitate a better
12 understanding, the applicant is requesting that the matter
13 be continued by the Board at the later date.

14 BRENDAN SULLIVAN: All right. What's the earliest
15 date? April 28 would be the earliest date.

16 JAMES RAFFERTY: Okay. If that's the earliest
17 date, I -- like most applicants, this would -- my client
18 would prefer to come back as soon as the Board can hear us.
19 But I understand the demands on your schedule, and if that's
20 the earliest date.

21 BRENDAN SULLIVAN: There's a long line.
22 Unfortunately --

1 JAMES RAFFERTY: Yeah. You're a very popular
2 group, there's no question.

3 BILL SCOTT: Sometimes yes, and sometimes not so
4 popular.

5 JAMES RAFFERTY: Well, everyone wants to see you,
6 we know that.

7 BRENDAN SULLIVAN: April 28 is a case not heard,
8 so anybody can sit on it. On a motion, then, to continue
9 this matter until April 28, 2022 at 6:00 p.m. on the
10 condition -- and this will be Counsel sign a waiver for the
11 statutory requirement for a hearing and a decision to be
12 rendered thereof.

13 That such a waiver be in the file by a week from
14 Monday. Failure to do so would render the case to be
15 denied.

16 That the posting sign be changed to reflect the
17 new date to April 28, 2022 at 6:00 p.m.

18 And that any new submittals be in the file by 5:00
19 p.m. on a Monday prior to the April 28 hearing. All those
20 in favor of the continuance? We already did that, right,
21 Gus?

22 CONSTANTINE ALEXANDER: Well, yeah.

1 BRENDAN SULLIVAN: On these conditions.

2 CONSTANTINE ALEXANDER: I'm in favor of the
3 continuance, with these conditions imposed.

4 BRENDAN SULLIVAN: Okay. Jim?

5 JIM MONTEVERDE: Jim Monteverde in favor of the
6 continuance.

7 BRENDAN SULLIVAN: Yeah. Laura?

8 LAURA WERNICK: Laura Wernick in favor of the
9 continuance.

10 BRENDAN SULLIVAN: And Jason?

11 JASON MARSHALL: Jason Marshall yes to the
12 continuance.

13 BRENDAN SULLIVAN: And Brendan Sullivan yes.

14 [All vote YES]

15 BRENDAN SULLIVAN: Five affirmative votes, the
16 matter is continued.

17 JAMES RAFFERTY: Thank you again.

18 BRENDAN SULLIVAN: Goodnight.
19
20
21
22

ROGERS & BORDEN RESIDENCE

30-32 Crescent Street
Cambridge, MA 02138



Floor Plans, and Exterior Elevations & Roof Plan



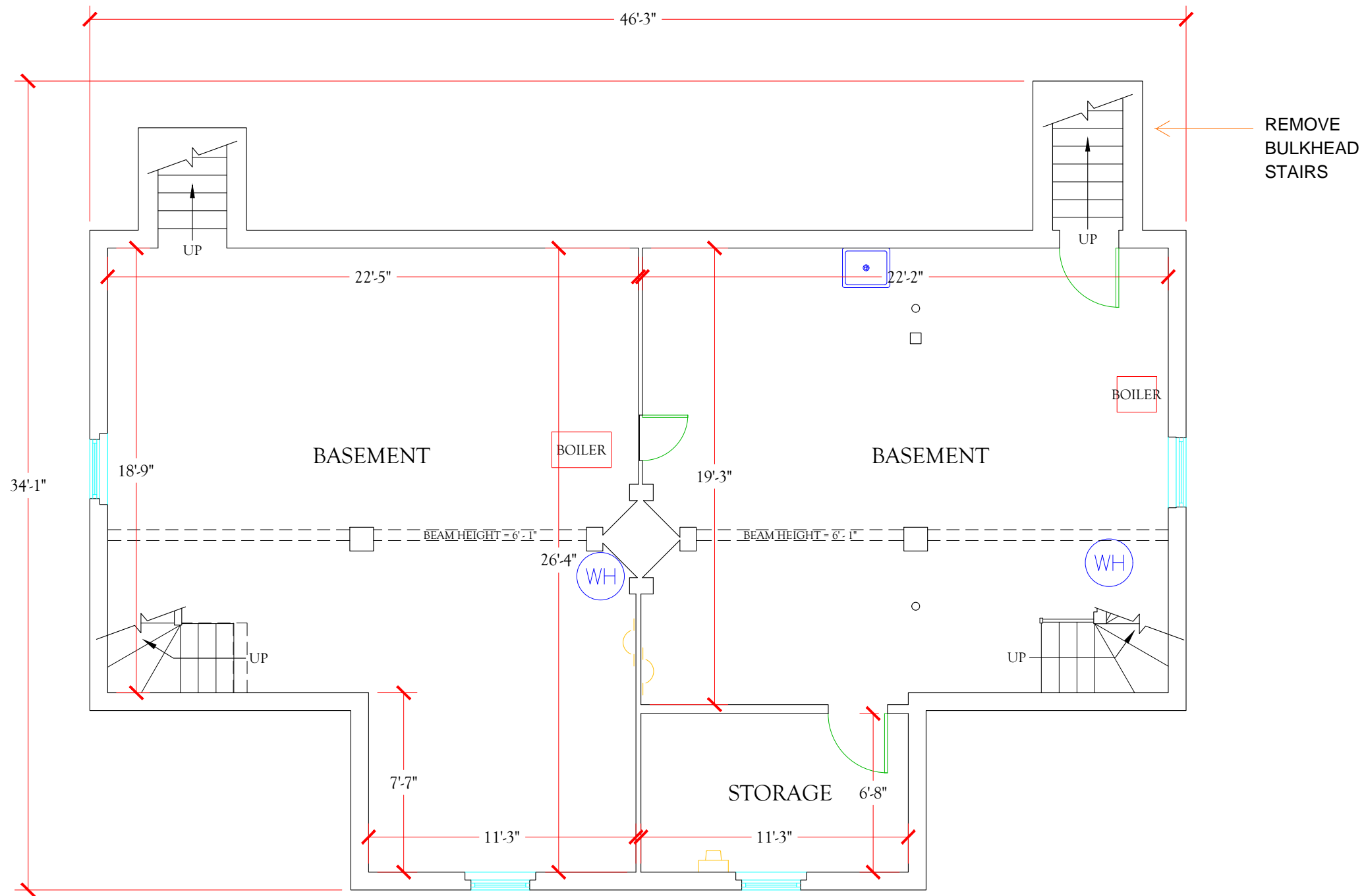
CLIENT:
LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138



DRAWING TITLE:
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

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



REMOVE
BULKHEAD
STAIRS

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

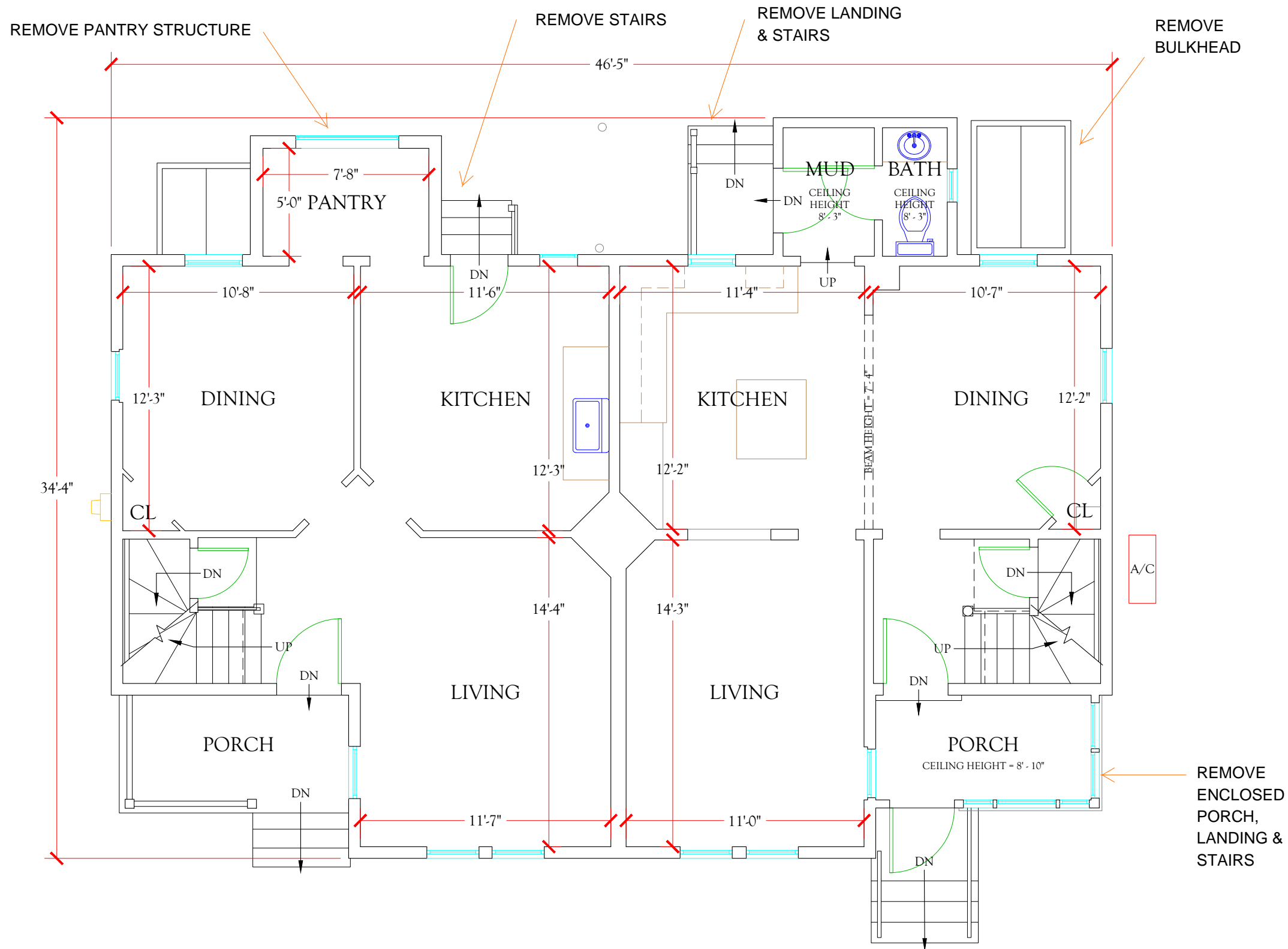


CLIENT:
LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138

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

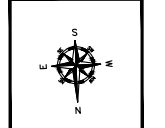
DRAWING TITLE:
ROGERS & BORDEN RESIDENCE
Basement Floor Plan

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



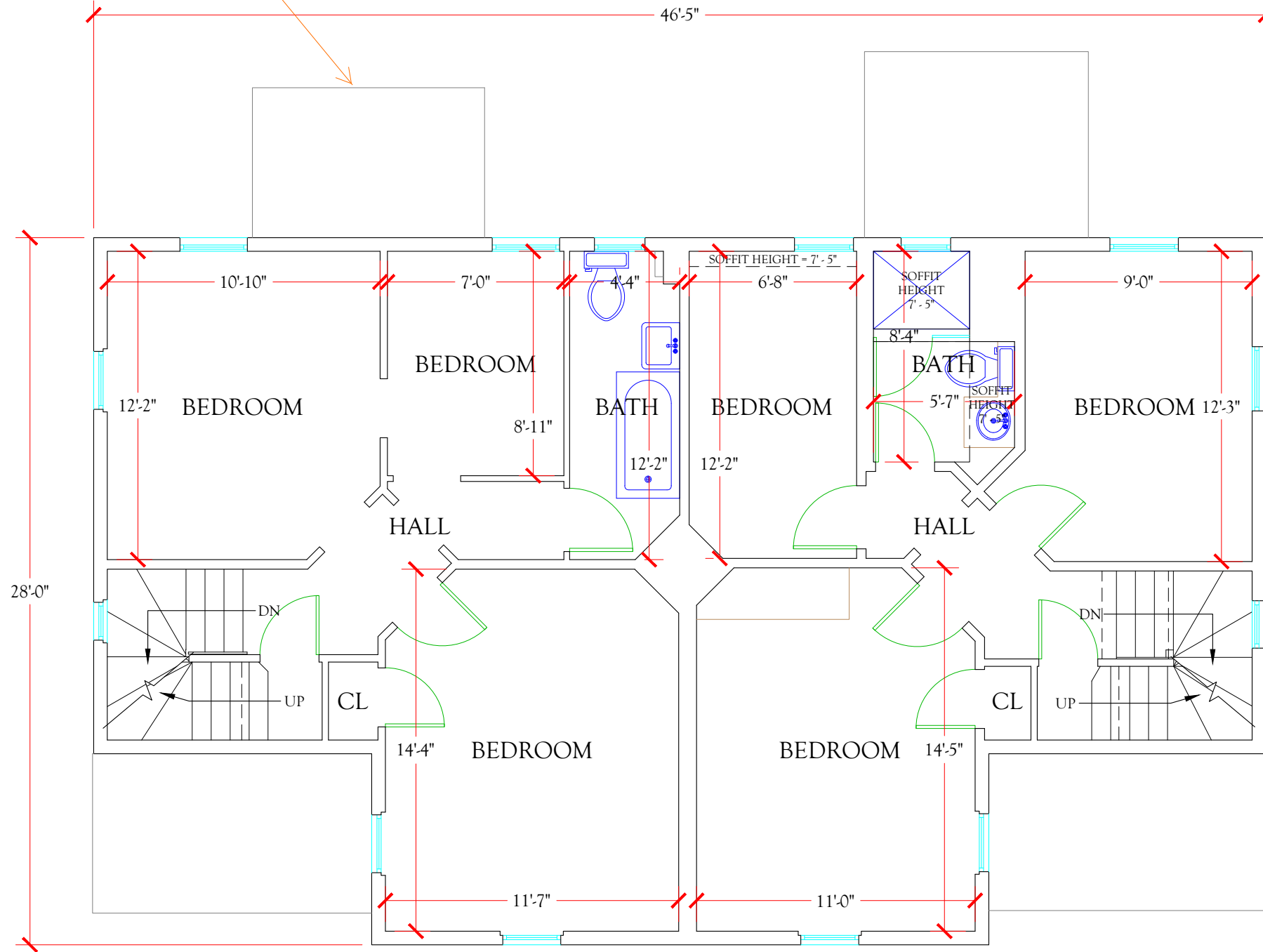
CLIENT: LOUISE M. SMITH DESIGN
 6 Riedel Avenue
 Cambridge, MA 02138

IQT
 1077 Stiles 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**

REMOVE PANTRY STRUCTURE



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



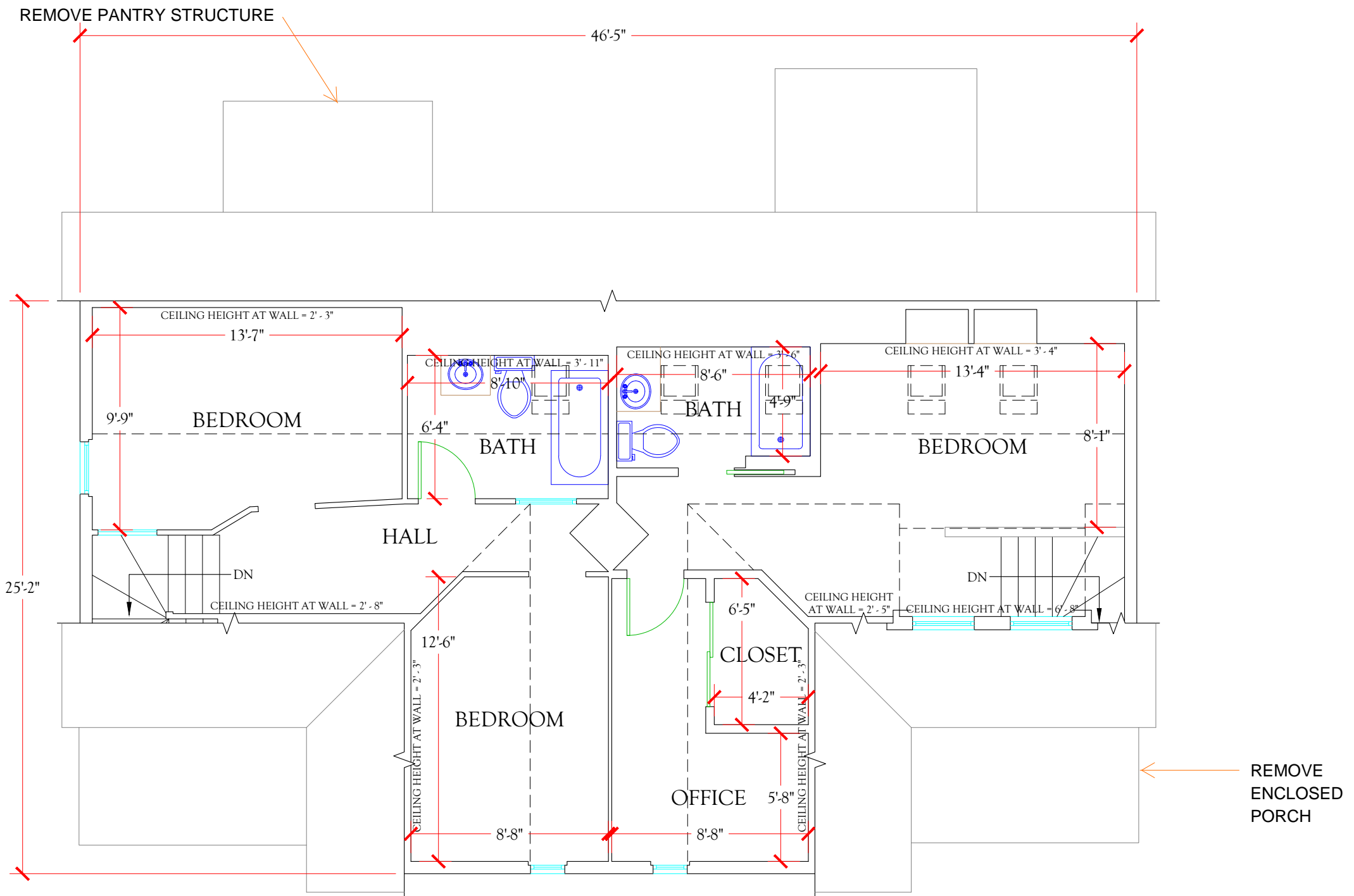
CLIENT: LOUISE M. SMITH DESIGN
 6 Riedel Avenue
 Cambridge, MA 02138

IQT

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

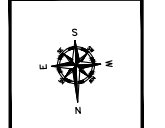
DRAWING TITLE: ROGERS & BORDEN RESIDENCE
 Second Floor Plan

DATE: 06.25.21
 SCALE: 3/16" = 1'-0"
 DRAWING NUMBER
A-1.2



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

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



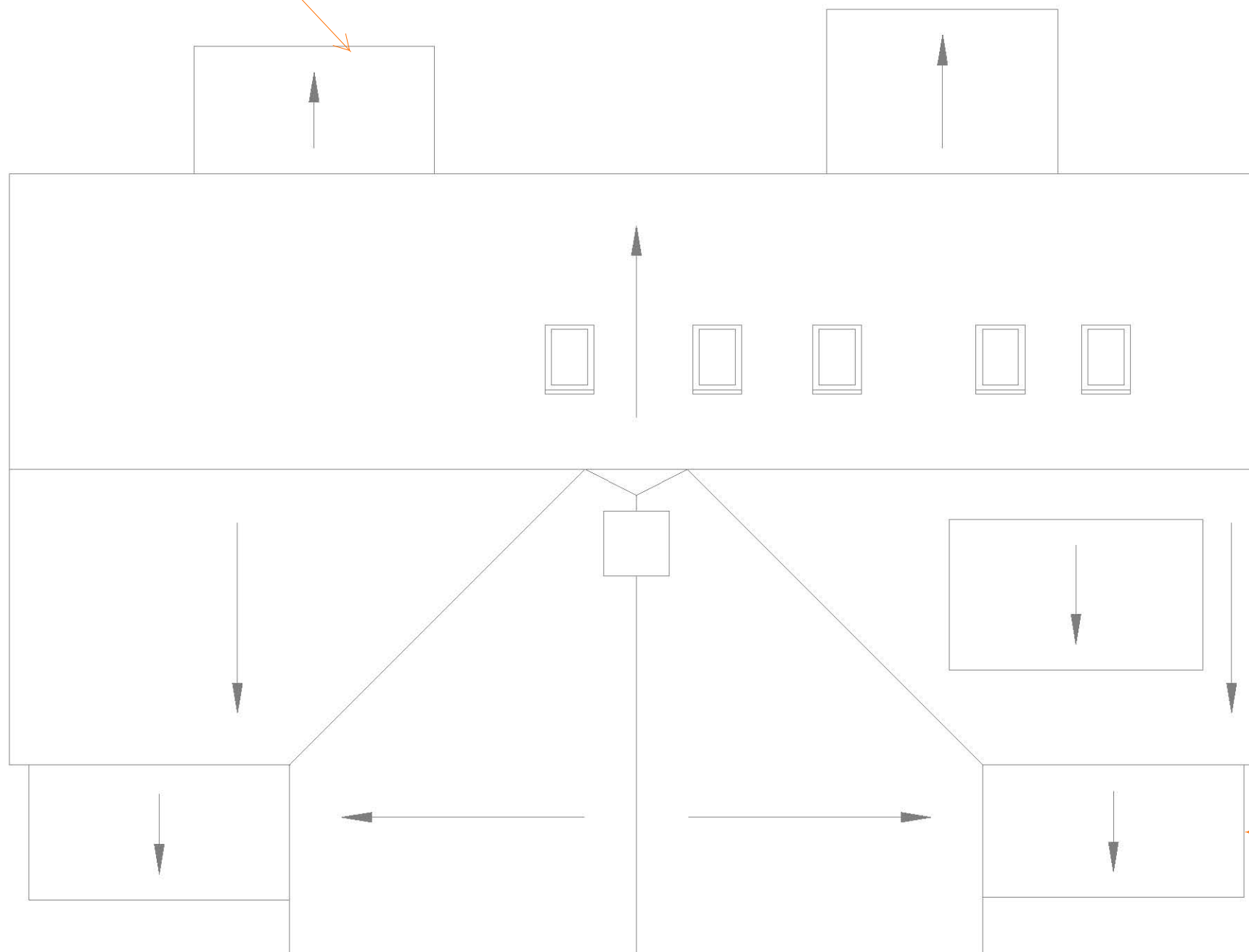
CLIENT:
 LOUISE M. SMITH DESIGN
 6 Riedel Avenue
 Cambridge, MA 02138

IQT
 1077 Stiles 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

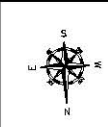
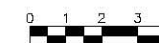
DATE: 06.25.21
 SCALE: 3/16" = 1'-0"
 DRAWING NUMBER
A-1.3

REMOVE PANTRY STRUCTURE



REMOVE ENCLOSED PORCH


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



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

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

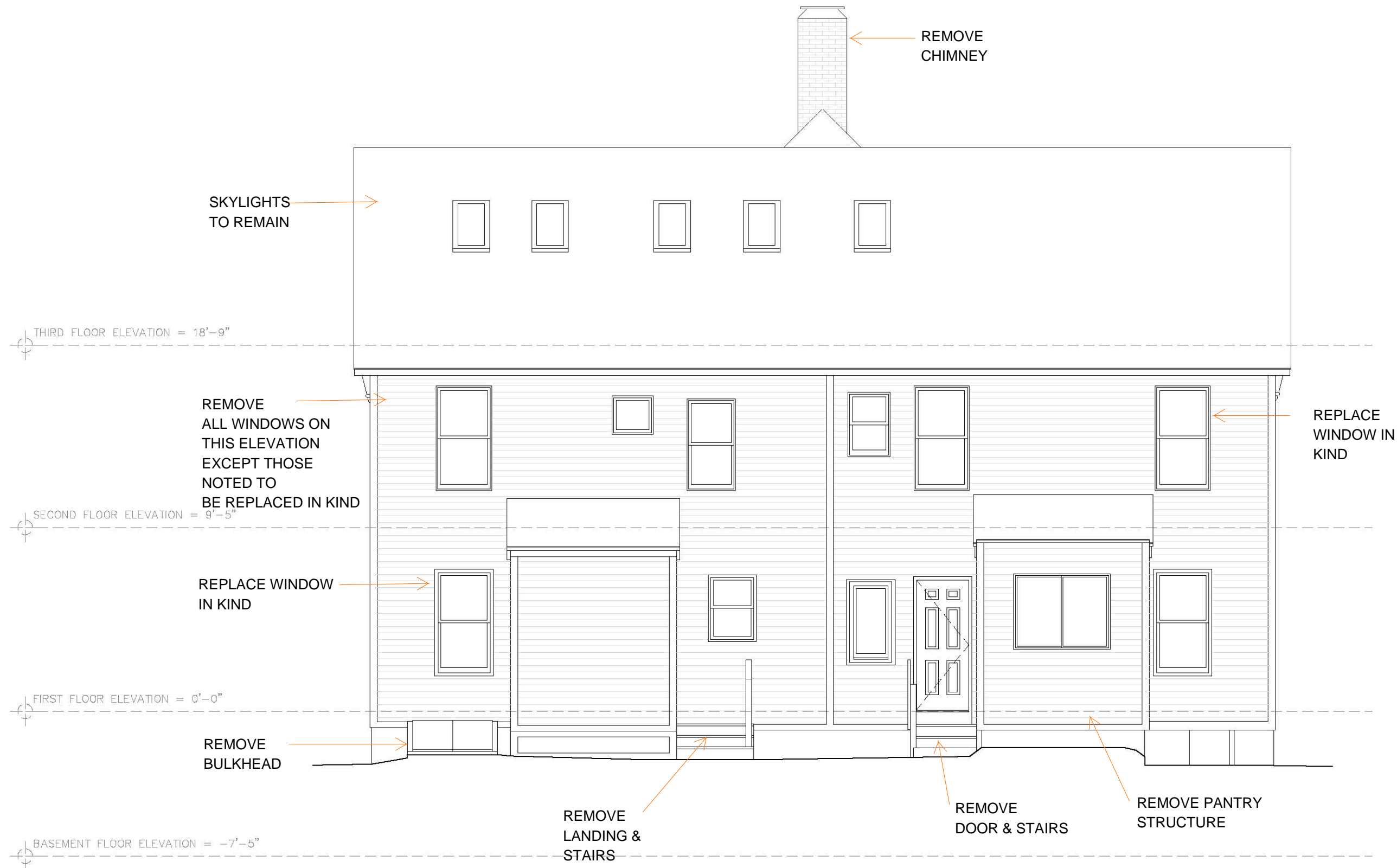
DRAWING TITLE:
ROGERS & BORDEN RESIDENCE
 Roof Plan

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



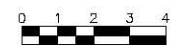


SOUTH ELEVATION
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138



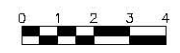


EAST ELEVATION
Rogers & Borden Residence
30-32 Crescent Street, Cambridge, MA 02138















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














ARCHITECTURAL

	A_CLNG_SKYLIGHT_CIRC A-FLOP-OVHD
	A_CLNG_SKYLIGHT_RECT A-FLOP-OVHD
	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_FLOOR_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_SWCH 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
	E_WALL_OUTLET_DUPLEX_SWCH E-POWR		E_WALL_EMRGNCY_LIGHT E-LITE-EMER		E_CLNG_DATA_WIRELESS E-DATA-CLNG		E_WALL_MOTION_DETECTOR E-SWCH
	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		



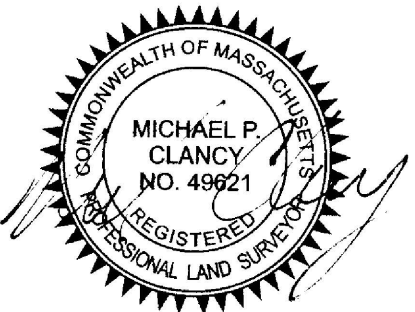
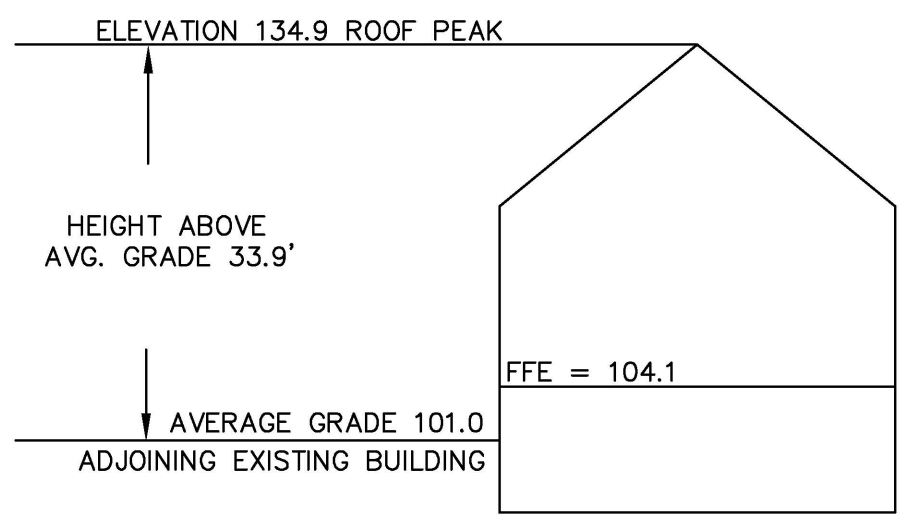
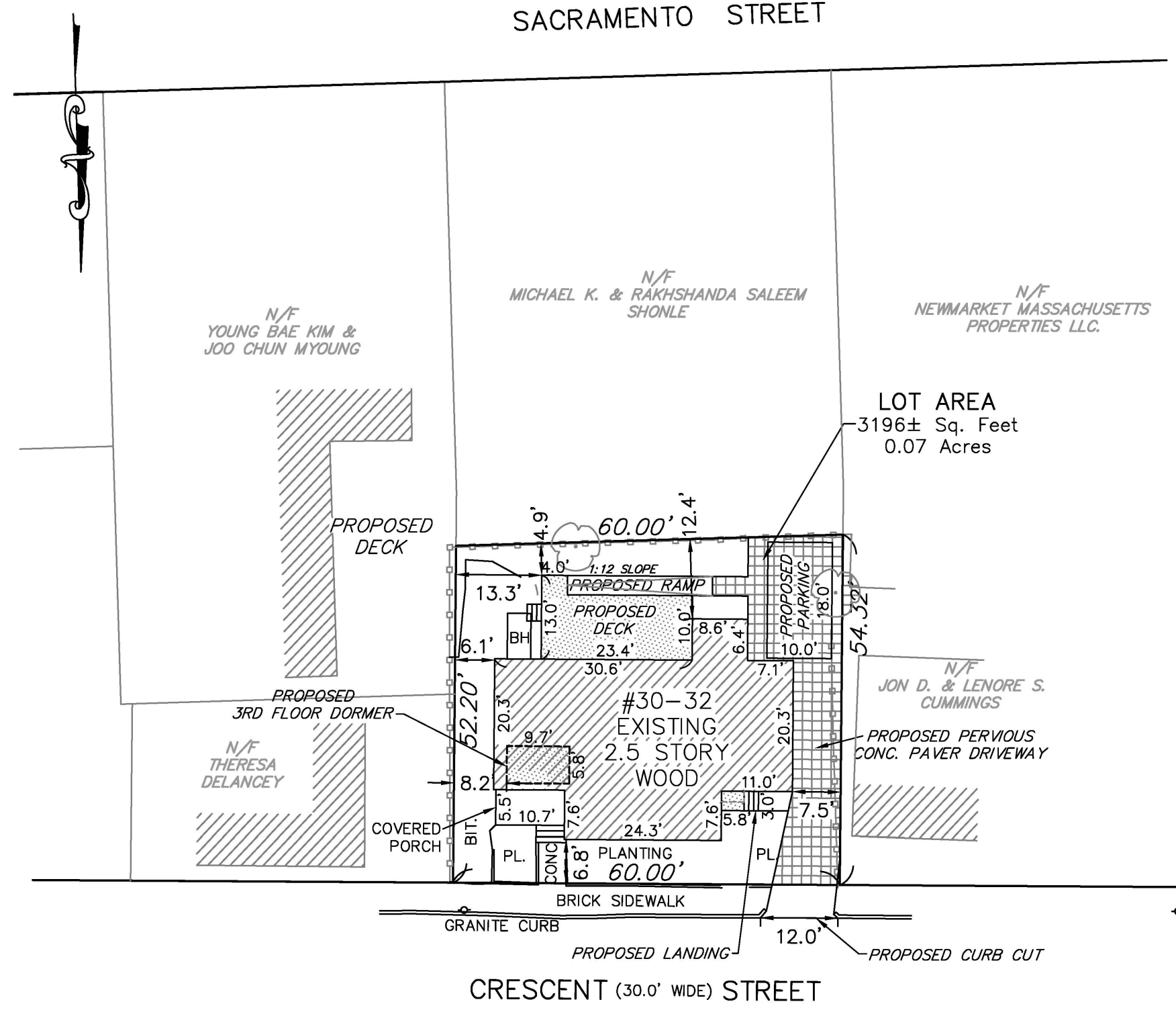
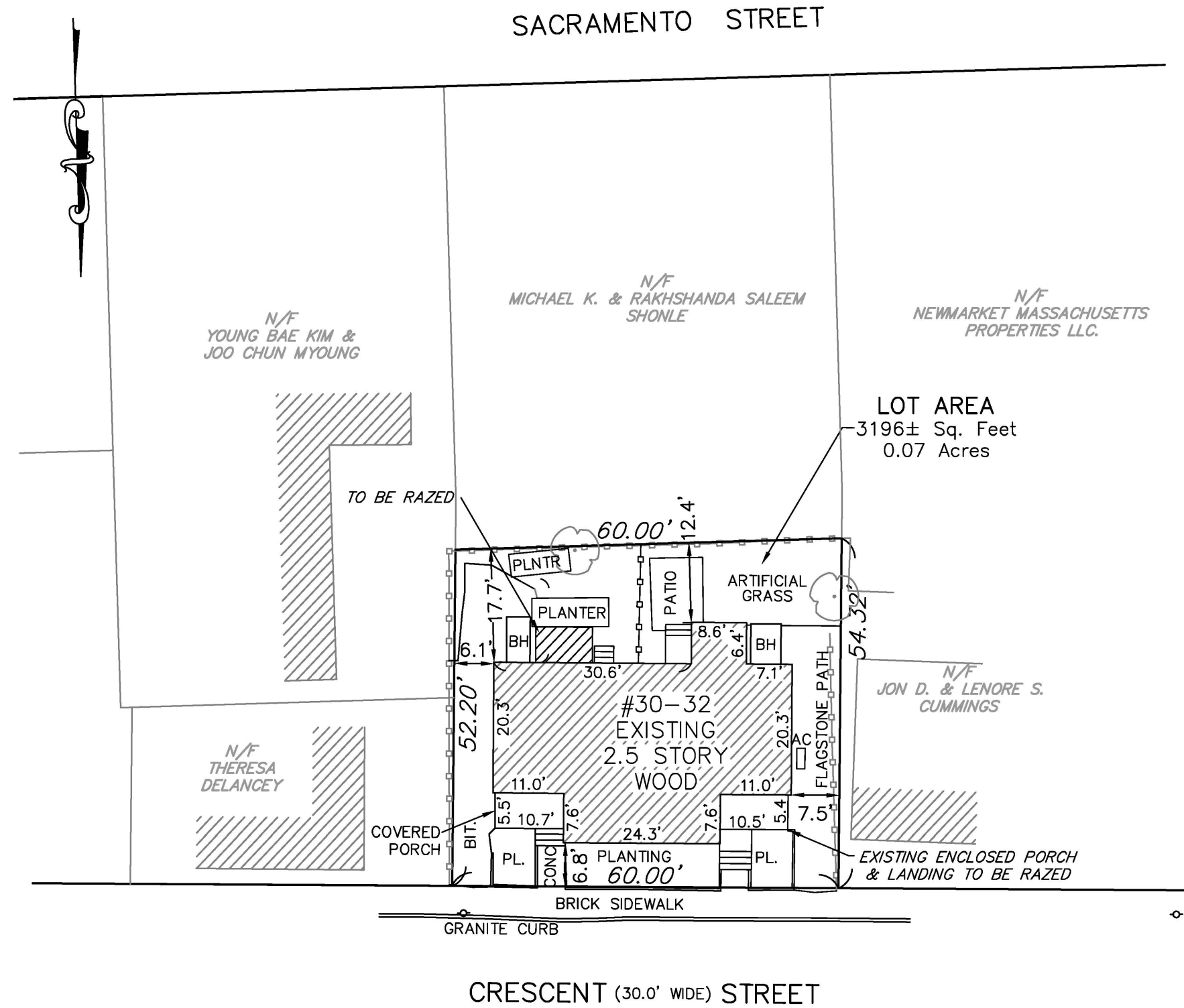
CLIENT: LOUISE M. SMITH DESIGN
6 Riedel Avenue
Cambridge, MA 02138



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

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

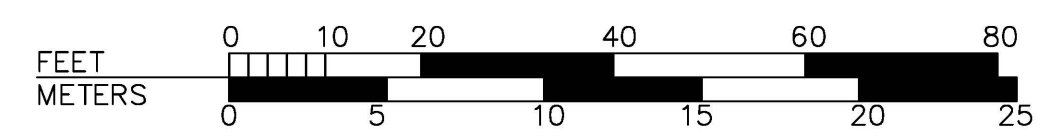
- NOTES:
- ZONING CLASSIFICATION - C-1
 - LOCUS DEED:
MIDDLESEX COUNTY REGISTRY OF DEEDS BOOK 72616 PAGE 337
 - PLAN REFERENCES:
MIDDLESEX COUNTY REGISTRY OF DEEDS PLAN 54 OF BOOK 8
LANDCOURT PLAN 719C
 - ASSESSORS PARCEL ID: 150-118

**PRIVATE OPEN SPACE EXISTING—NO AREA MEETS THE 15L X 15W REQUIREMENT
 1241 SF IS PERMEABLE (1241/3196 = 39%)

**PRIVATE OPEN SPACE NO AREA MEETS THE 15L X 15W REQUIREMENT
 618 SF IS PERMEABLE+DECK 246 SF (618/3196 = 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**





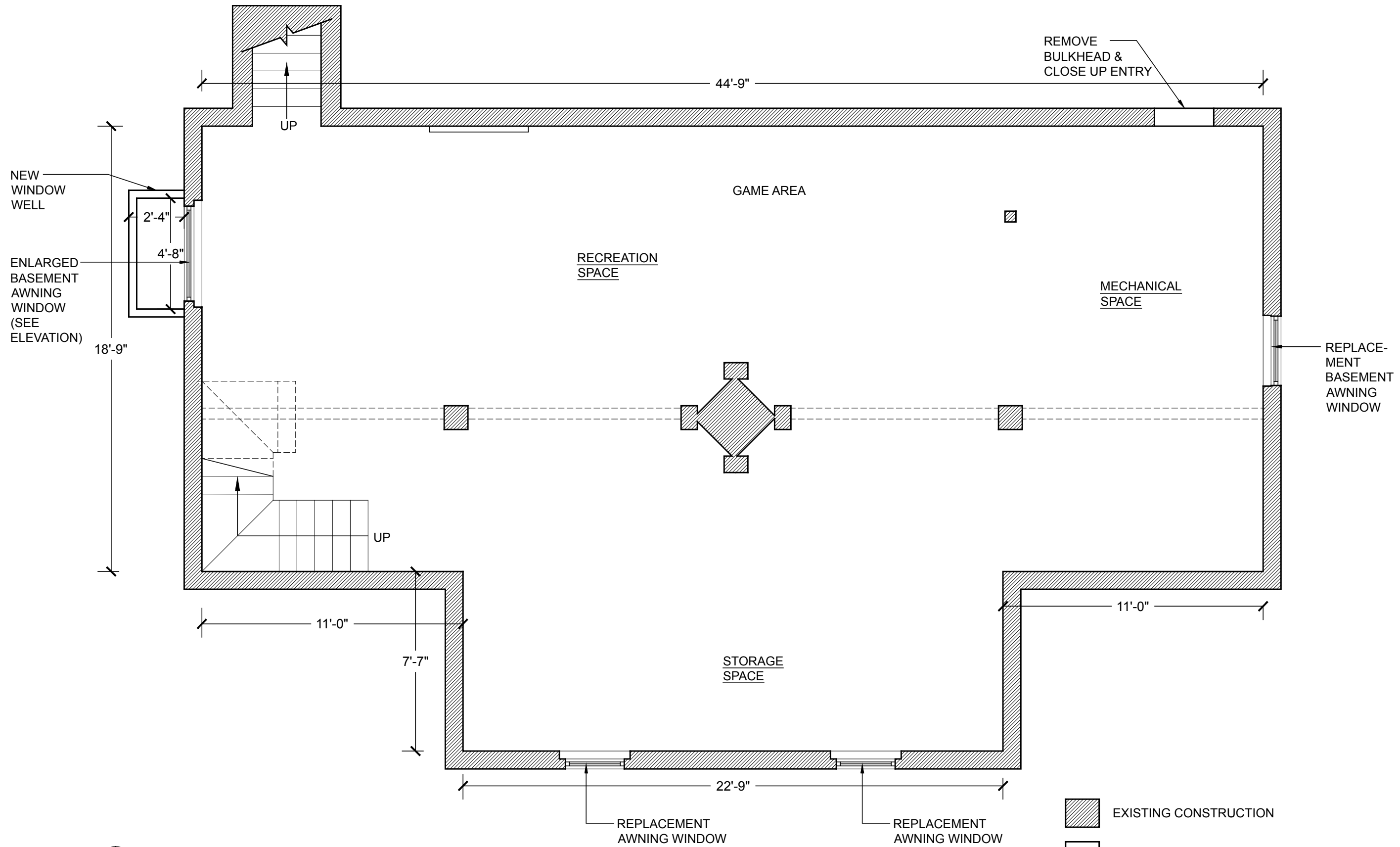
Front View from
Northwest Corner



Front View

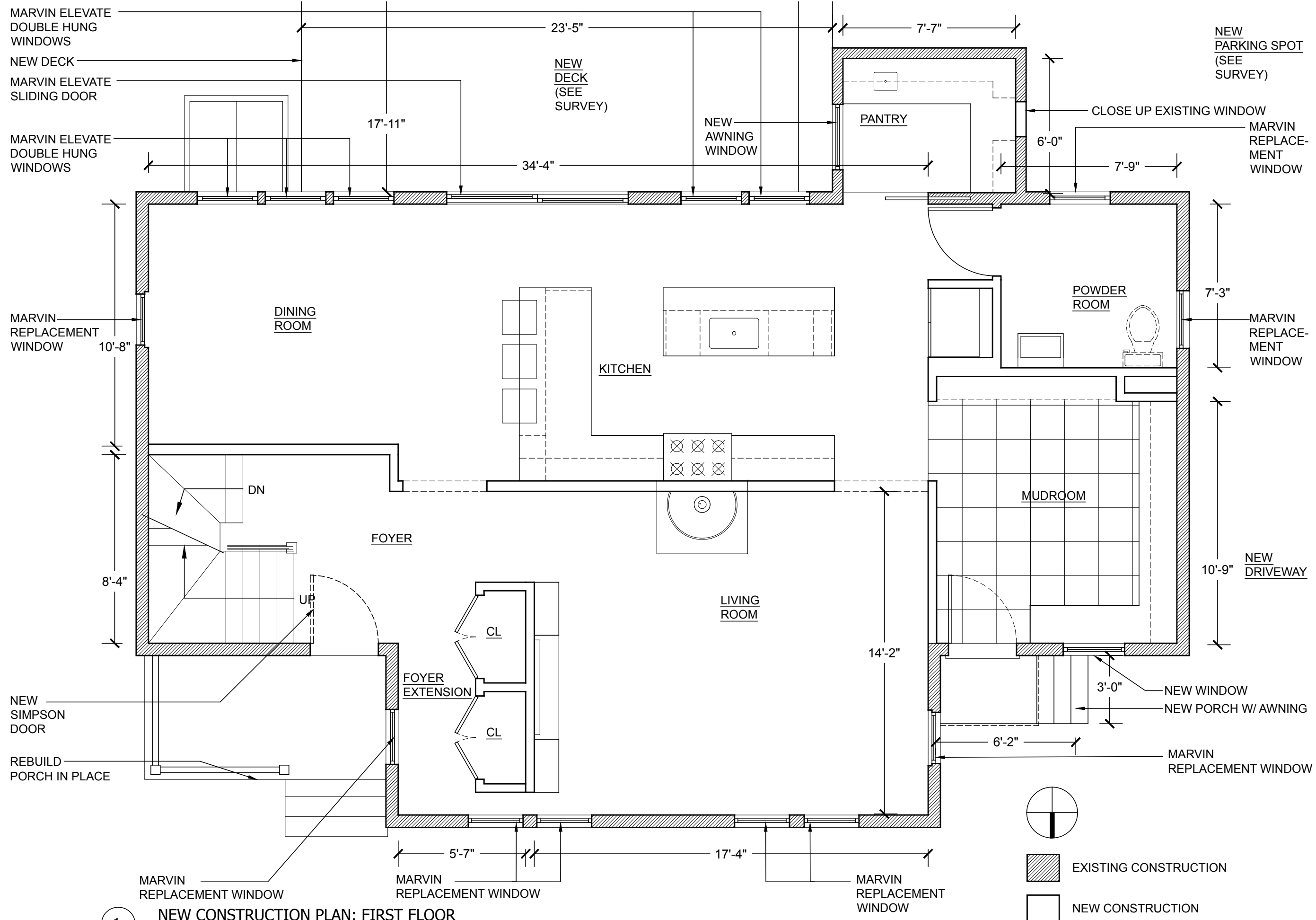


Front View from
Northeast Corner



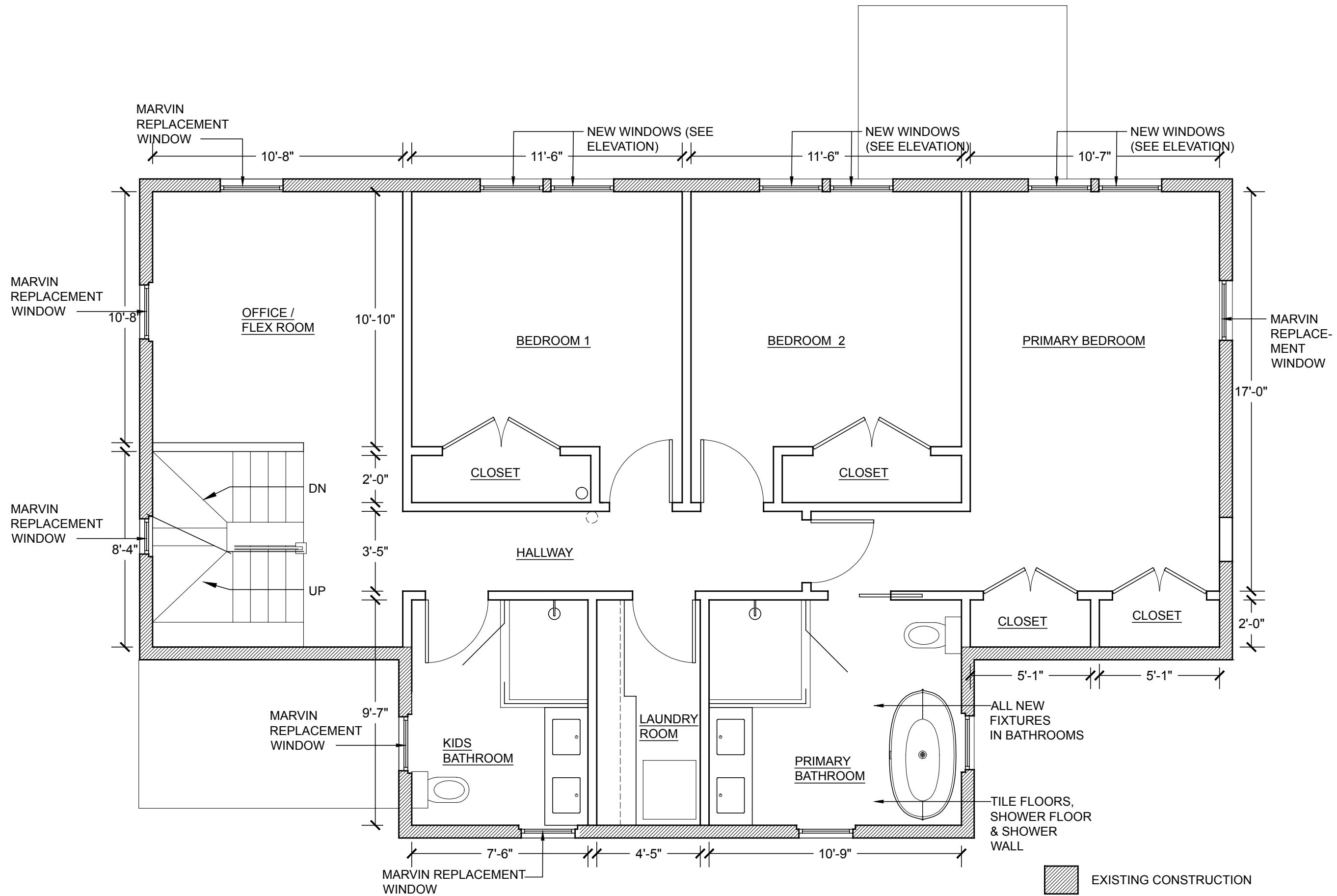
1 NEW CONSTRUCTION PLAN: BASEMENT
Scale: 1/4"=1'

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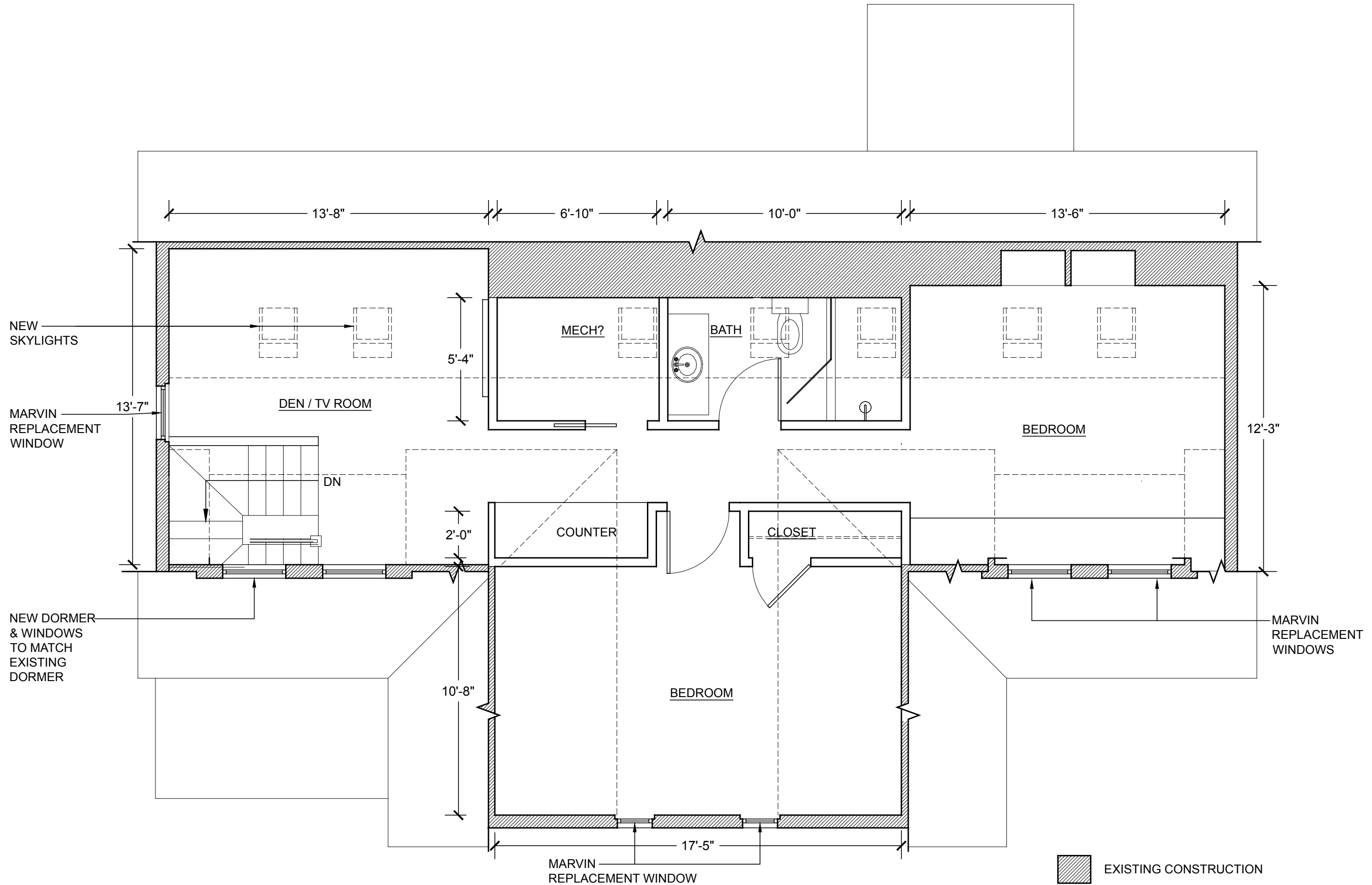
project	30-32 Crescent Street Cambridge, MA
date	September 7, 2021
sheet	New Construction Plan: First Floor
scale	1/4"=1'-0"

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




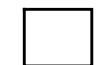
1 NEW CONSTRUCTION PLAN: SECOND FLOOR
Scale: 1/4"=1'

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



1 NEW CONSTRUCTION PLAN: THIRD FLOOR

Scale: 1/4"=1'

-  EXISTING CONSTRUCTION
-  NEW CONSTRUCTION

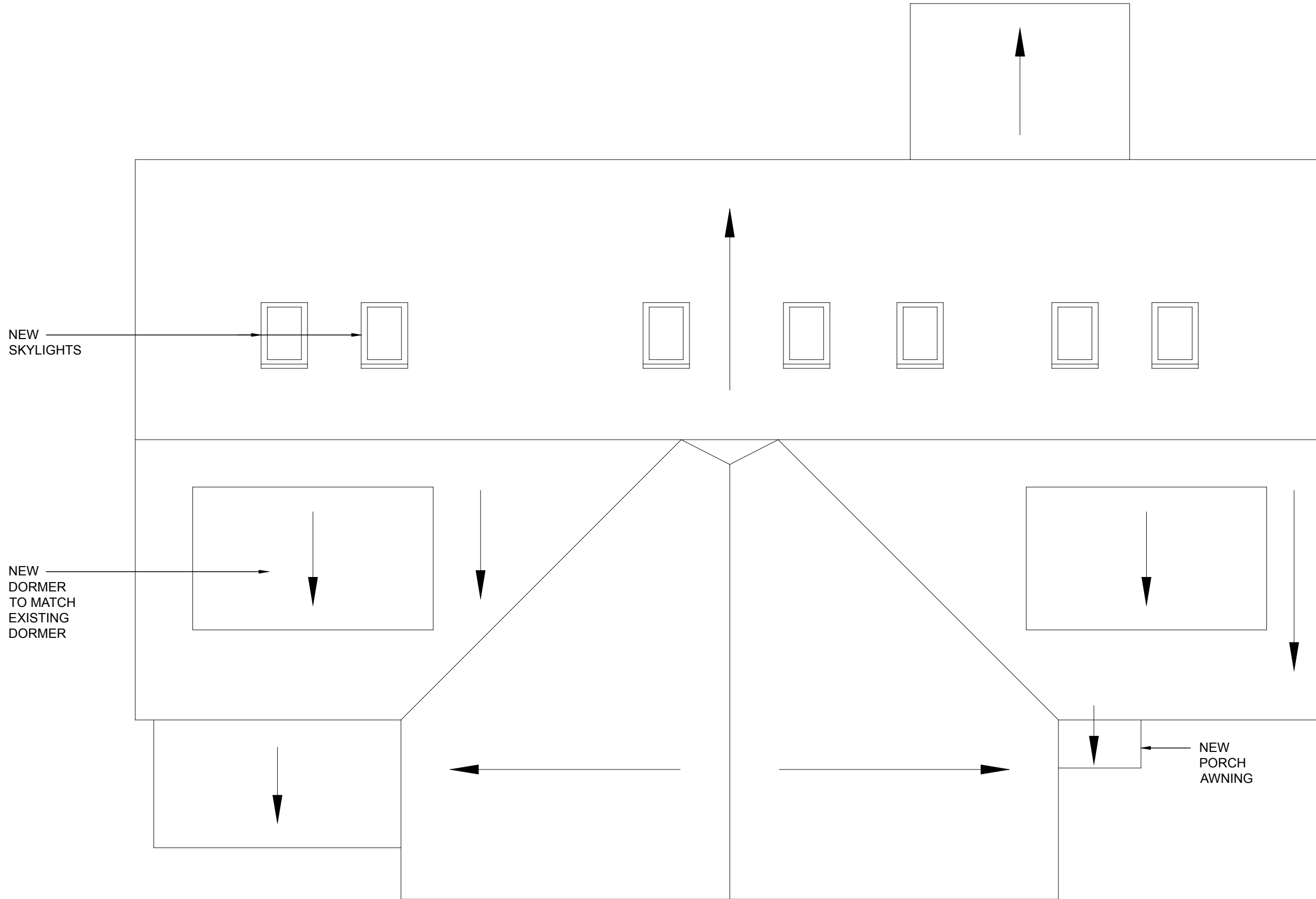
Louise M. Smith Design, LLC
 lmsmithdesign@gmail.com

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'

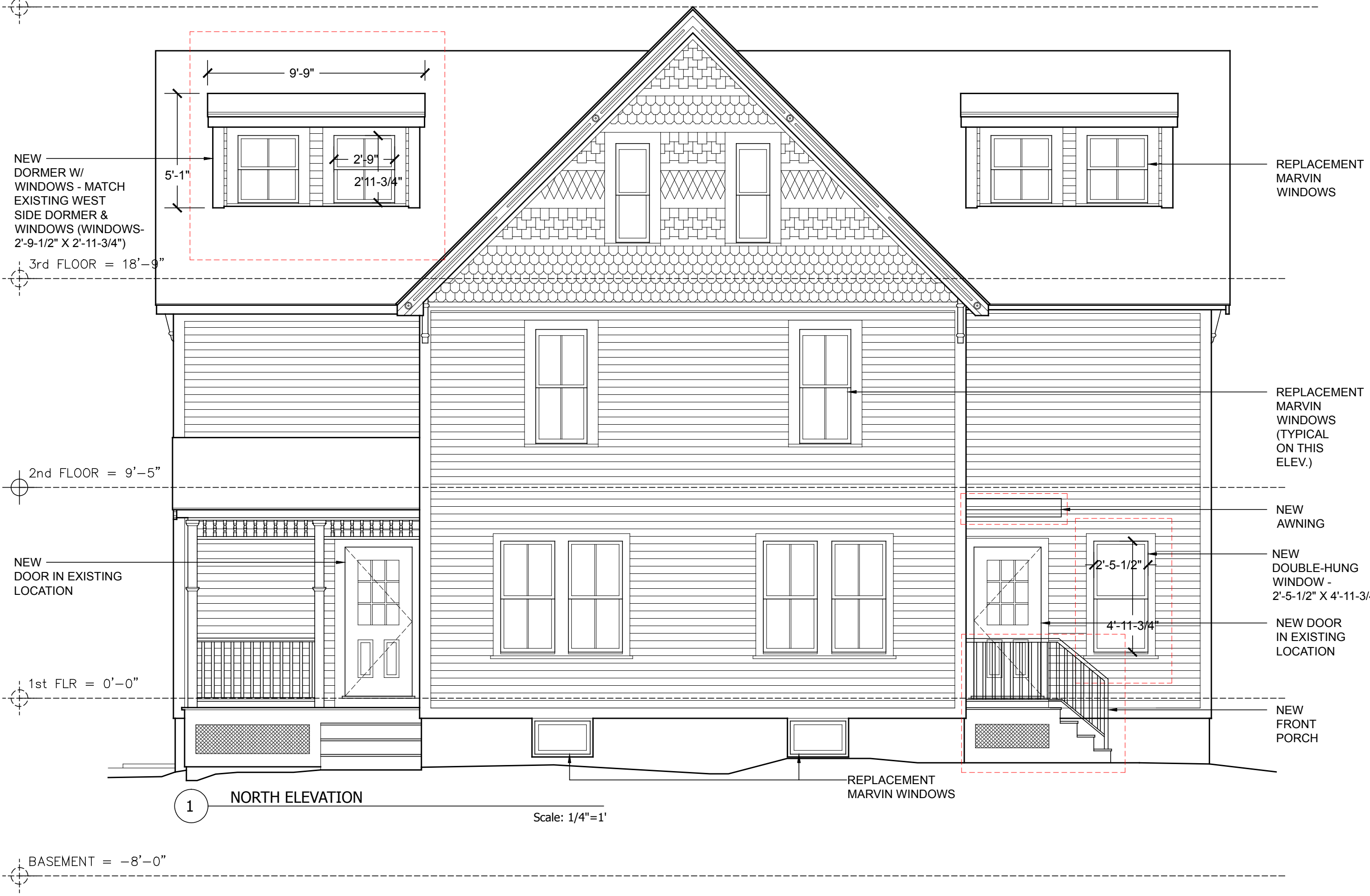
Louise M. Smith Design, LLC
 lmsmithdesign@gmail.com

project
 30-32 Crescent Street
 Cambridge, MA

date
 September 7, 2021

sheet
 New Construction
 Plan: Rppf

scale
 1/4"=1'-0"



1 NORTH ELEVATION

Scale: 1/4"=1'

NEW DORMER W/ WINDOWS - MATCH EXISTING WEST SIDE DORMER & WINDOWS (WINDOWS- 2'-9-1/2" X 2'-11-3/4")

3rd FLOOR = 18'-9"

2nd FLOOR = 9'-5"

NEW DOOR IN EXISTING LOCATION

1st FLR = 0'-0"

BASEMENT = -8'-0"

REPLACEMENT MARVIN WINDOWS

REPLACEMENT MARVIN WINDOWS (TYPICAL ON THIS ELEV.)

NEW AWNING

NEW DOUBLE-HUNG WINDOW - 2'-5-1/2" X 4'-11-3/4"

NEW DOOR IN EXISTING LOCATION

NEW FRONT PORCH

REPLACEMENT MARVIN WINDOWS

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



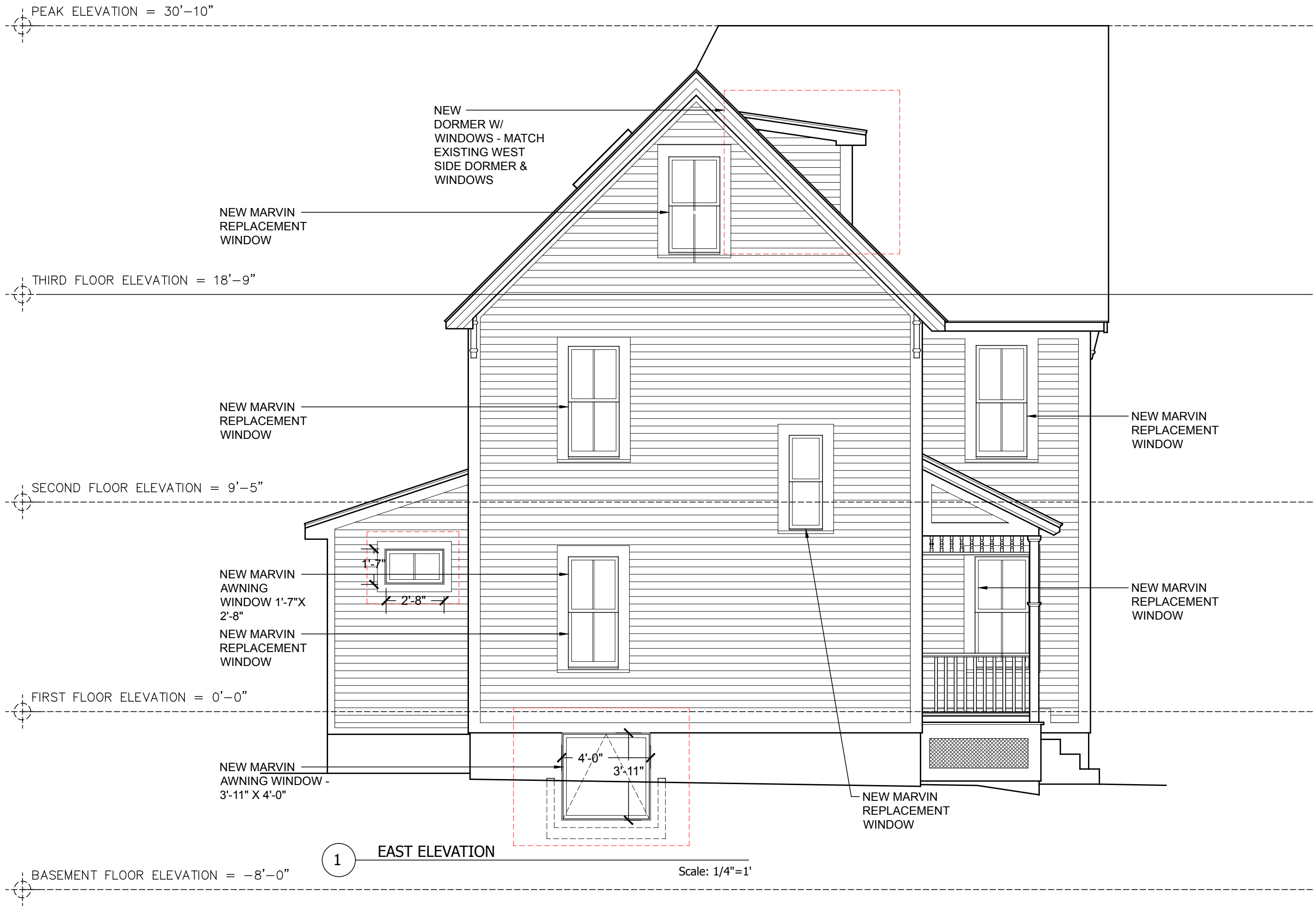
1

NEW CONSTRUCTION: SOUTH ELEVATION

Scale: 1/4"=1'

project	30-32 Crescent Street Cambridge, MA
date	September 7, 2021
sheet	Exterior Elevation: South
scale	1/4"=1'-0"

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



NEW DORMER W/
WINDOWS - MATCH
EXISTING WEST
SIDE DORMER &
WINDOWS

NEW MARVIN
REPLACEMENT
WINDOW

THIRD FLOOR ELEVATION = 18'-9"

NEW MARVIN
REPLACEMENT
WINDOW

SECOND FLOOR ELEVATION = 9'-5"

NEW MARVIN
AWNING
WINDOW 1'-7"X
2'-8"
NEW MARVIN
REPLACEMENT
WINDOW

FIRST FLOOR ELEVATION = 0'-0"

NEW MARVIN
AWNING WINDOW -
3'-11" X 4'-0"

NEW MARVIN
REPLACEMENT
WINDOW

NEW MARVIN
REPLACEMENT
WINDOW

NEW MARVIN
REPLACEMENT
WINDOW

1 EAST ELEVATION

Scale: 1/4"=1'

BASEMENT FLOOR ELEVATION = -8'-0"

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

THIRD FLOOR ELEVATION = 30'-10"

THIRD FLOOR ELEVATION = 18'-9"

SECOND FLOOR ELEVATION = 9'-5"

FIRST FLOOR ELEVATION = 0'-0"

BASEMENT FLOOR ELEVATION = -8'-0"



1 WEST ELEVATION

Scale: 1/4"=1'

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



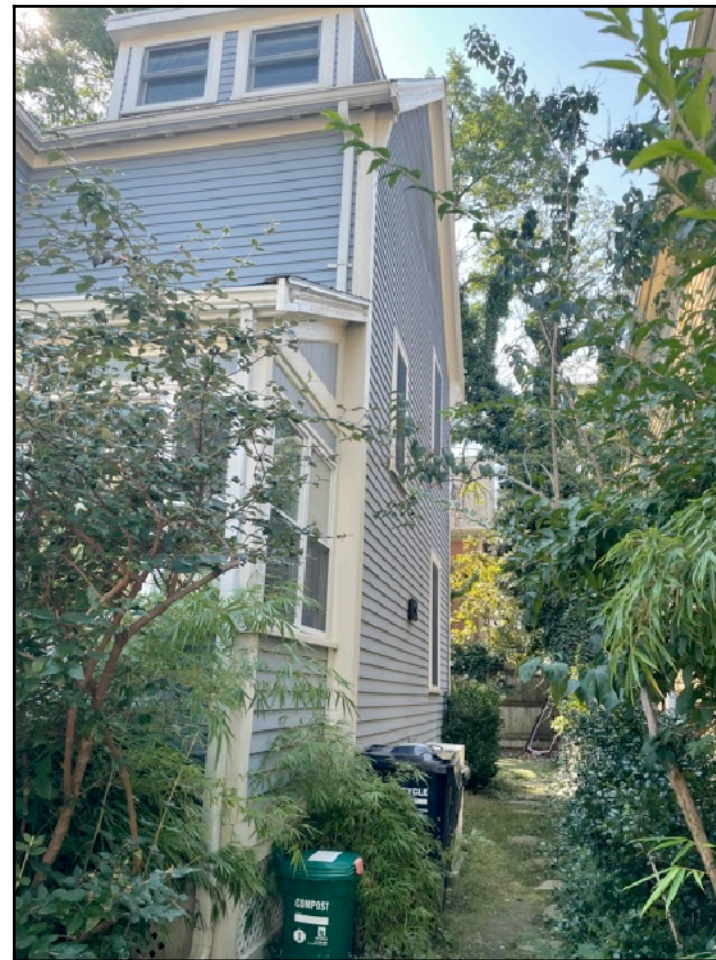
Back View from Southeast Corner
(Bump out to be removed)



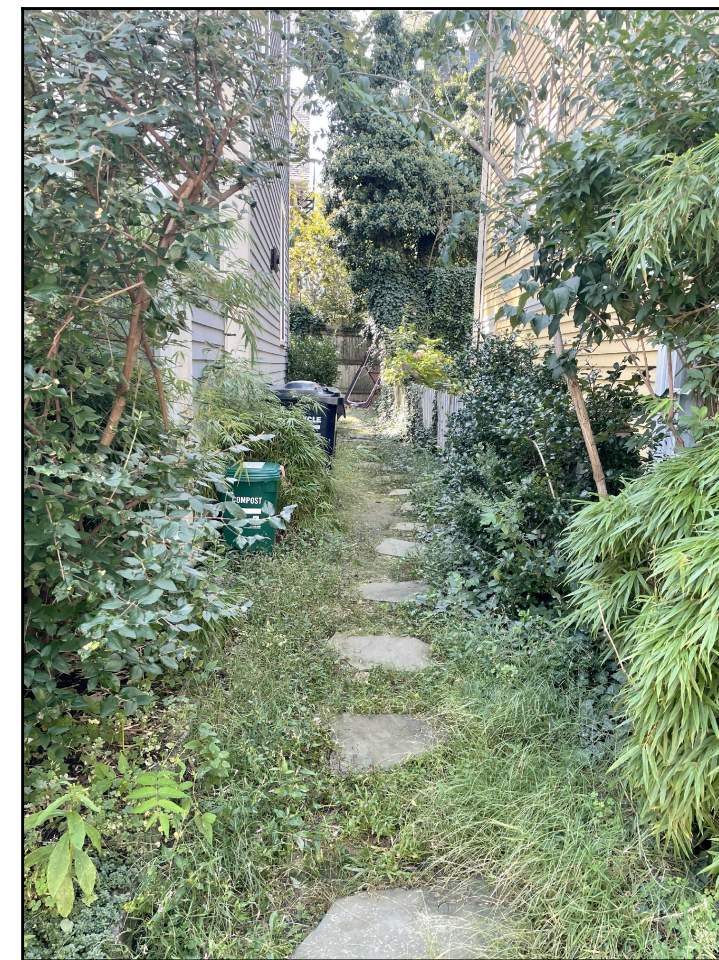
Back View from Southwest Corner
(Bump out to remain and bulkhead to be removed)



View of Southeast side of house



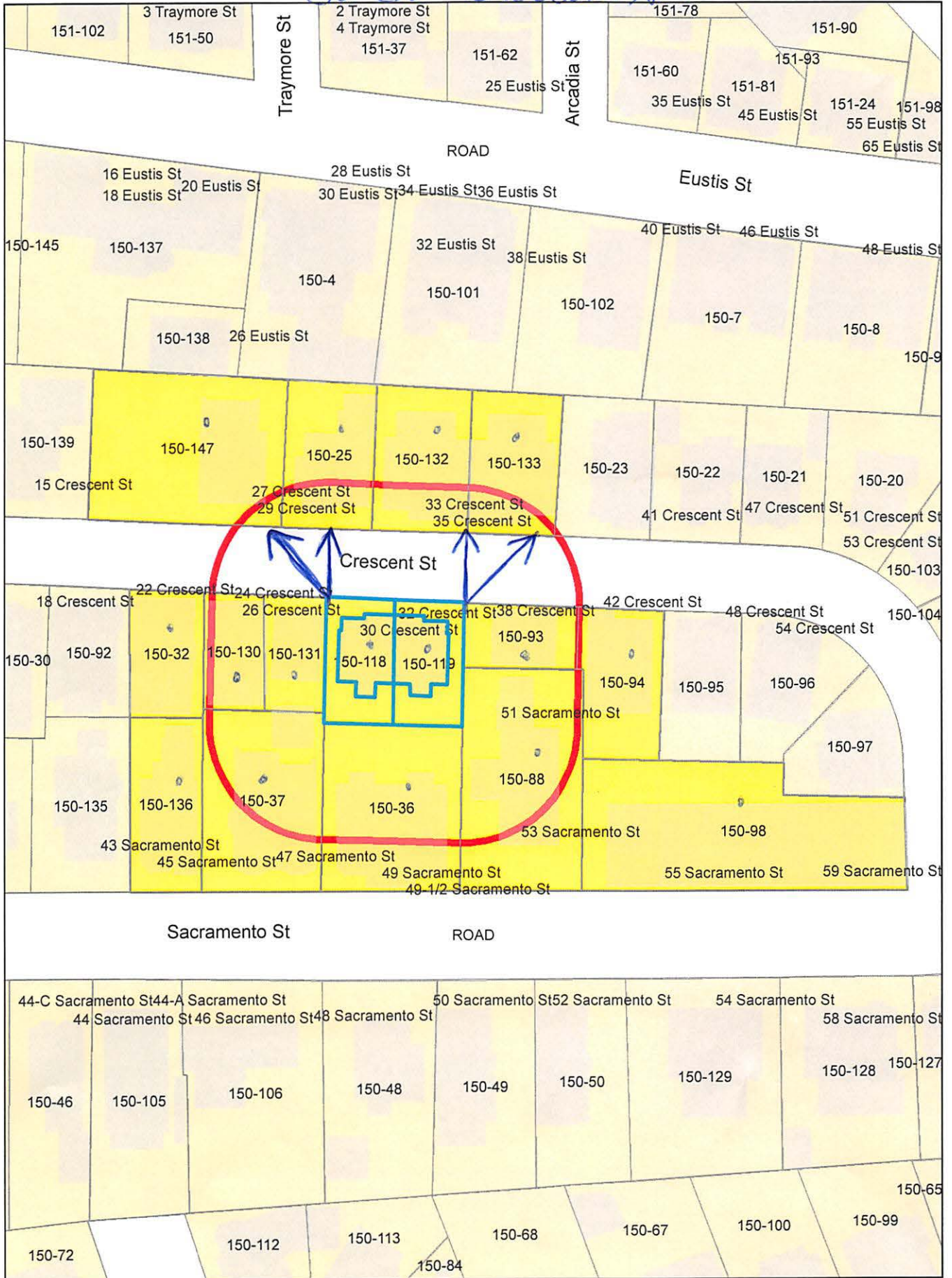
View of Southwest side of house



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

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

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. & RAKHSHANDA 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

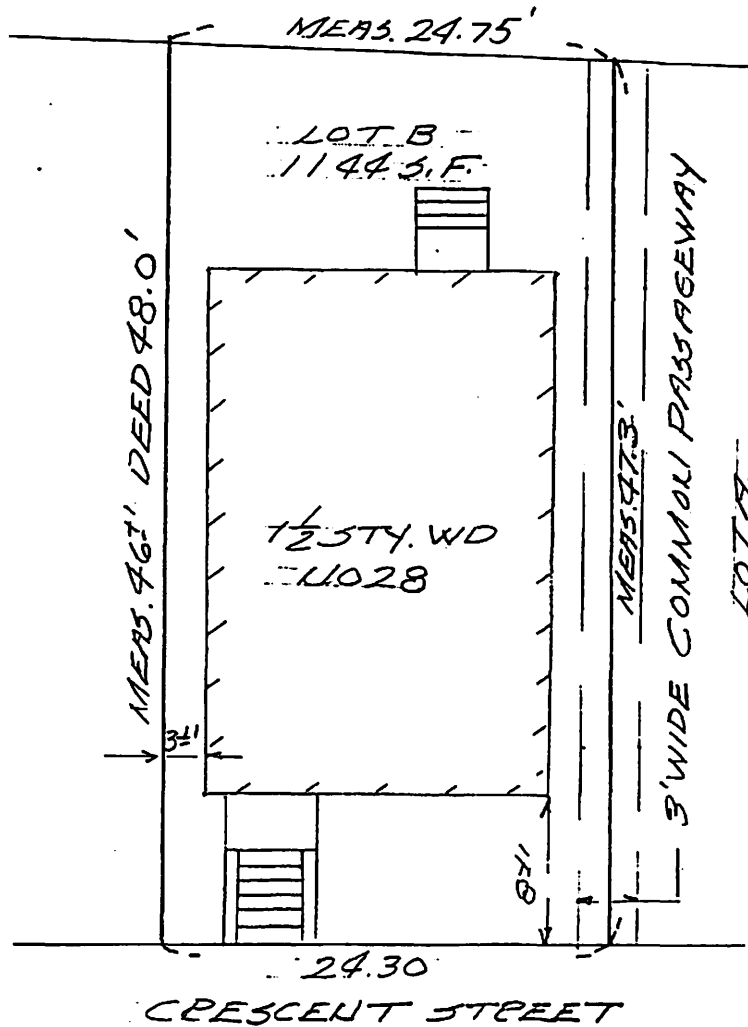
To: Maria Pacheco
Board of Zoning Appeals
City of Cambridge

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

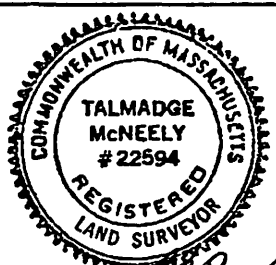
PLAN OF PROPERTY IN
CAMBRIDGE MASS.
 OWNED BY
ROBERT F. & JOAN CARROLL

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

Edward Capley
 REG. LAND SURVEYOR



Edward Capley

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 (Print) Date: JAN 6-22.

Address: 30-32 Crescent Street.

Case No. BZA-157013

Hearing Date: 1/27/22

Thank you,
Bza Members