

BZA-243959

BZA APPLICATION FORM

GENERAL INFORMATION

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

2023 SEP 22 AM 10:44

Special Permit: X Variance: \_\_\_\_\_ Appeal: \_\_\_\_\_  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

PETITIONER: Michael Kim, Architect; on behalf of Esme Green, Owner

PETITIONER'S ADDRESS: 30 Sunset Road, Cambridge, MA 02138

LOCATION OF PROPERTY: 30 Sunset Road, Cambridge, MA 02138

TYPE OF OCCUPANCY: Residential-1F ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

X Additions \_\_\_\_\_ New Structure  
\_\_\_\_\_ Change in Use/Occupancy \_\_\_\_\_ Parking  
\_\_\_\_\_ Conversion to Addi'l Dwelling Unit's \_\_\_\_\_ Sign  
\_\_\_\_\_ Dormer \_\_\_\_\_ Subdivision  
\_\_\_\_\_ Other: \_\_\_\_\_

DESCRIPTION OF PETITIONER'S PROPOSAL:

Second-floor addition to above to enlarge master bedroom, requiring relief from F.A.R. and side yard setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000 Section 5.31 (Table of Dimensional Requirements)  
Article 8.22.2-d Section +8.22.2-c Special Permit - enlargement of a non-conforming structure  
Article 10 Section 10.40 (Special Permit)

Applicants for a **Variance** must complete Pages 1-5  
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Applicants for an **Appeal** to the BZA of a zoning determination by the Inspectional Services Department must attach a statement concerning the reasons for the appeal

Original Signature(s): \_\_\_\_\_  
(Petitioner(s)/Owner)

Michael Kim  
(Print Name)

Address: 1 Holden St. #3  
Brookline, MA 02445

Tel. No.: (617) 739-6925

E-Mail Address: mkim@mkimarchitecture.com

Date: 2023/09/08

**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.

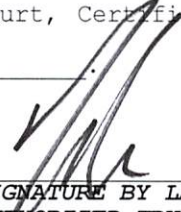
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Address: 30 Sunset Rd, Cambridge, MA 02138

State that I/We own the property located at 30 Sunset Rk, which is the subject of this zoning application.

The record title of this property is in the name of Esmé Green and Christopher Perry

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 \* MICHAEL KIM ON BEHALF OF  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\* ESME GREEN

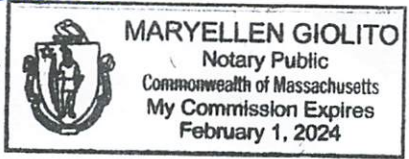
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Commonwealth of Massachusetts, County of Middlesex

The above-name Esmé Green personally appeared before me, this 6<sup>th</sup> of Sept, 2023, and made oath that the above statement is true.

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My commission expires 2/1/24 (Notary Seal).



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REPUBLIC OF PHILIPPINES  
COMMISSION ON ELECTRONICS  
MORAY FIELD  
MARIYELLEN GIOLTO



**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 Sunset Road, Cambridge, MA (location) would not be a detriment to the public interest because:

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- 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 modest second floor addition will enlarge a small existing bedroom to a more standard size. Occupancy of the house will not increase, nor will traffic or access.**

- 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 addition remains within the building footprint, is of modest size and height, and has minimal impact on visuals and sunlight. No shadows of the proposed addition will fall onto abutting homes.**

- 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 design of the addition will meet all requirements of the building code. The demolition of the existing addition, and the construction of the proposed replacement addition, will be constructed by a licensed building contractor.**

- 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 proposed addition is part of a replacement for an existing addition and is designed to be a discreet and aesthetically harmonious portion to an attractive 1940 single-family home.**

**BZA APPLICATION FORM**  
**DIMENSIONAL INFORMATION**

**APPLICANT:** Michael Kim / Esme Green                      **PRESENT USE/OCCUPANCY:** Residential, 1 Family

**LOCATION:** 30 Sunset Road, Cambridge, MA 02138                      **ZONE:** Residence B Zone

**PHONE:** (617) 739-6925                      **REQUESTED USE/OCCUPANCY:** Residential, 1 Family

		<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
<u>TOTAL GROSS FLOOR AREA:</u>		<u>1,835 SF</u>	<u>1,969 SF</u>	<u>1,765 SF</u> (max.)
<u>LOT AREA:</u>		<u>3,532 SF</u>	<u>3,532 SF</u>	<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		<u>0.52</u>	<u>0.56</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>3,532 SF</u>	<u>3,532 SF</u>	<u>2,500 SF</u> (min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>40</u>	<u>40</u>	<u>50</u> (min.)
	<u>DEPTH</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>8' 9.5"</u>	<u>8' 9.5"</u>	<u>15</u> (min.)
	<u>REAR</u>	<u>29' 11"</u>	<u>29' 11"</u>	<u>25</u> (min.)
	<u>LEFT SIDE</u>	<u>10' 5.5"</u>	<u>10' 5.5"</u>	<u>7.5</u> (min.)
	<u>RIGHT SIDE</u>	<u>5' 2.5"</u>	<u>5' 2.5"</u>	<u>7.5</u> (min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>24' 3.6"</u>	<u>24' 3.6"</u>	<u>35</u> (max.)
	<u>LENGTH</u>	<u>46' 7"</u>	<u>46' 7"</u>	<u>n/a</u>
	<u>WIDTH</u>	<u>24' 6.5"</u>	<u>24' 6.5"</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>		<u>39.4%</u>	<u>39.4%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u> (max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)

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

There are no other buildings on this lot. The proposed addition will be wood-frame construction on a concrete foundation.

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'.

# 30 SUNSET ROAD

CAMBRIDGE, MA 02138

PERMIT SET - SEPTEMBER 2023

**ARCHITECT:**  
MICHAEL KIM ASSOCIATES  
1 Holden Street #3  
Brookline, MA 02445  
Tel: (617) 739-6925  
Email: mkim@mkimarchitecture.com  
CONTACT: Michael Kim

**CLIENT/OWNER:**  
ESME GREENE & CHRIS PERRY  
30 Sunset Road  
Cambridge, MA 02138  
Email: greene@sudbury.ma.us  
CONTACT: Esme Green

**CONTRACTOR:**  
TBD

**DRAWING INDEX:**

- G0.0 PROJECT INFORMATION & ZONING
- A0.0 PROPOSED SITE PLAN
- A1.0 DEMOLITION - BASEMENT
- A1.0 DEMOLITION - FIRST & SECOND FLOORS
- A2.0 RENOVATION - BASEMENT
- A2.1 RENOVATION - FIRST & SECOND FLOORS
- A3.0 PROPOSED ELEVATION - LEFT
- A3.1 PROPOSED ELEVATION - REAR
- A3.2 PROPOSED ELEVATION - RIGHT
- A3.3 PROPOSED ELEVATION - FRONT
- A4.0 SCHEDULES
- R0.0 SITE PHOTOS - EXISTING
- R0.1 SITE PHOTOS - EXISTING, CONT.
- R0.2 RENDERINGS - SUN STUDY
- E1.0 LIGHTING PLANS
- E1.1 LIFE SAFETY PLANS

**GENERAL NOTES:**

1. ALL WORK SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE OF MASSACHUSETTS, THE CAMBRIDGE BUILDING DEPARTMENT AND OTHER MUNICIPAL AGENCIES HAVING JURISDICTION.
2. ALL WORK SHALL BE IN COMPLIANCE WITH THE APPLICABLE BUILDING CODES INCLUDING THE 2016 RESIDENTIAL CODE OF MASSACHUSETTS STATE AND ALL APPLICABLE SUB CODES AND RELATED REGULATIONS.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK BEFORE WORK COMMENCES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
5. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CORRECTNESS OR FITNESS OF NEW CONSTRUCTION, AND NOTIFY THE OWNER AND ARCHITECT IF ANY DESIGN FEATURES CONFLICT WITH ACTUAL FIELD CONDITIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CHANGES AND DEVIATIONS FROM APPROVED PLANS.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH REQUIREMENTS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
8. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO WILL ARRANGE FOR INSPECTIONS AND REQUIRED SIGN-OFFS.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND SAFETY PROCEDURES DURING PROGRESS OF THE WORK.
10. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY ARE PART OF THE SCOPE OF THE WORK.
11. UPON COMPLETION, THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND SIGN-OFFS.
12. CONTRACTOR SHALL ASSURE THAT ALL EMPLOYEES AND SUB-CONTRACTORS ARE PROPERLY INSURED AND EDUCATED ON SAFETY PROCEDURES ON A WORK SITE.

**ZONING ANALYSIS**

**PROPERTY DATA:**

Address: 30 Sunset Rd.  
Cambridge, MA. 02138  
Parcel ID: 267B-181  
District Designation: Res. B  
Occupancy: Single Family  
Year Built: 1940

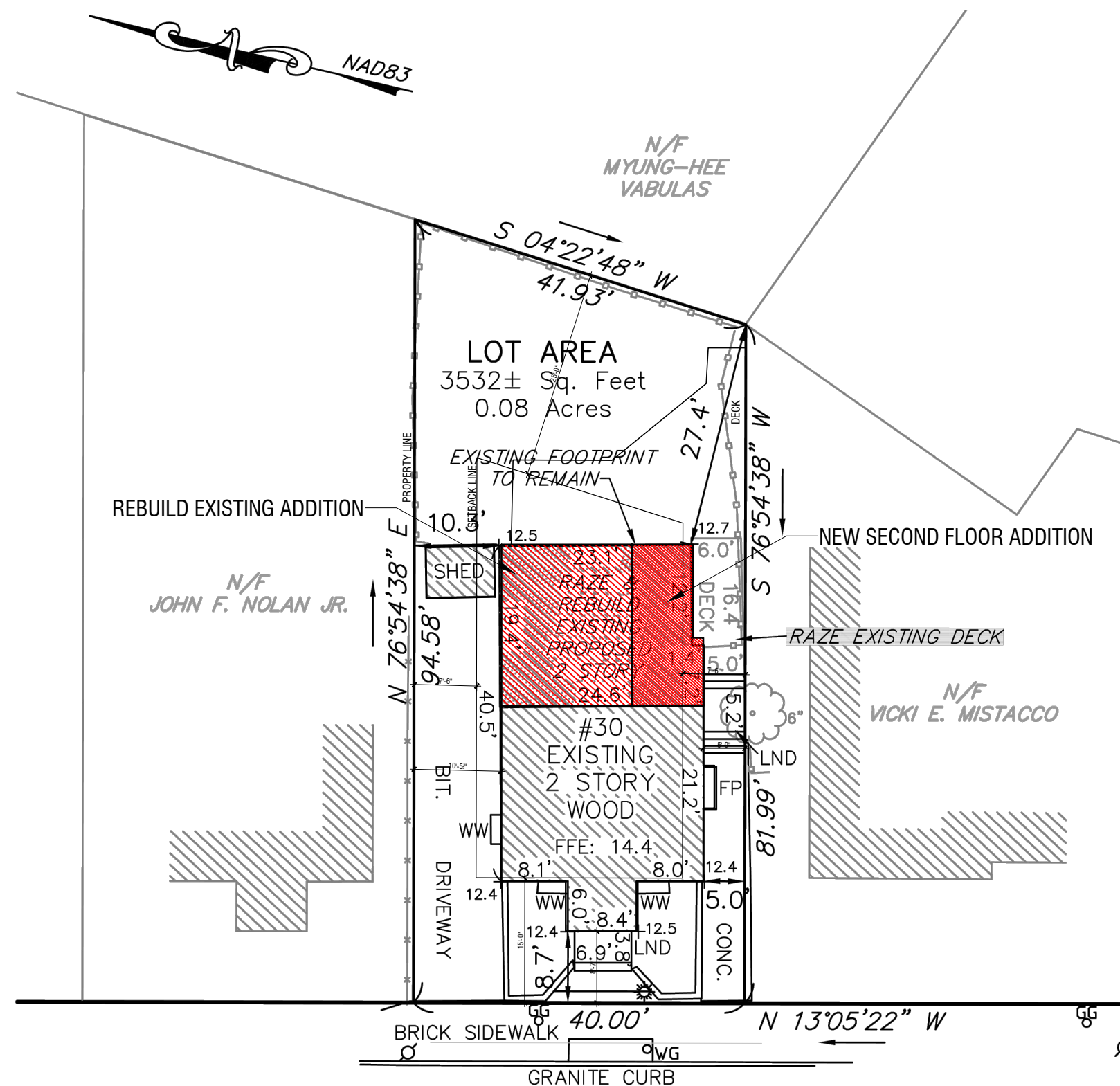
**DIMENSIONAL REQUIREMENTS:**

Lot size - Min.	5,000 S.F.	
Lot size - Actual	3,532 S.F.	[NON-CONFORMING]
Frontage - Min.	50 FT.	
Frontage - Actual	40 FT.	[NON-CONFORMING]
Height - Max.	35 FT.	
Height - Proposed	24'-3.5"	[CONFORMING]
Front Setback - Min.	15 FT.	
Front Setback - Actual	8'-9½"	[CONFORMING]
Side Setback Left - Min.	7.5 FT.	
Side Setback Left - Actual	10'-5½"	[CONFORMING]
Side Setback Right - Min.	7.5 FT.	
Side Setback Right - Actual	5'-2½"	[NON-CONFORMING]*
Rear Setback - Min.	25	
Rear Setback - Actual	29'-11"	[CONFORMING]
Open Space - Min.	40%	
Open Space - Proposed	40%	[CONFORMING]

**DIMENSIONAL INFORMATION:**

Lot Size: 3,532 S.F.  
Cont. Frontage: 40 ft.  
F.A.R. / Allowance - Maximum: 0.5 / 1765 S.F.  
Gross Building Area: 1,969 S.F.  
First Floor: 988 S.F.  
Second Floor: 981 S.F.  
F.A.R. - Existing: 0.52  
Proposed: 0.56

\* Minimum Side Yard Setback is 7.5' and together a sum of 20'.



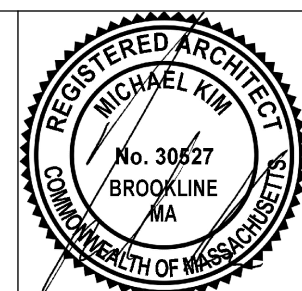
1 Site Plan  
1/16" = 1'-0"

SUNSET ROAD

PROJECT NORTH

GREEN-PERRY

30 SUNSET ROAD, CAMBRIDGE, MA 02138

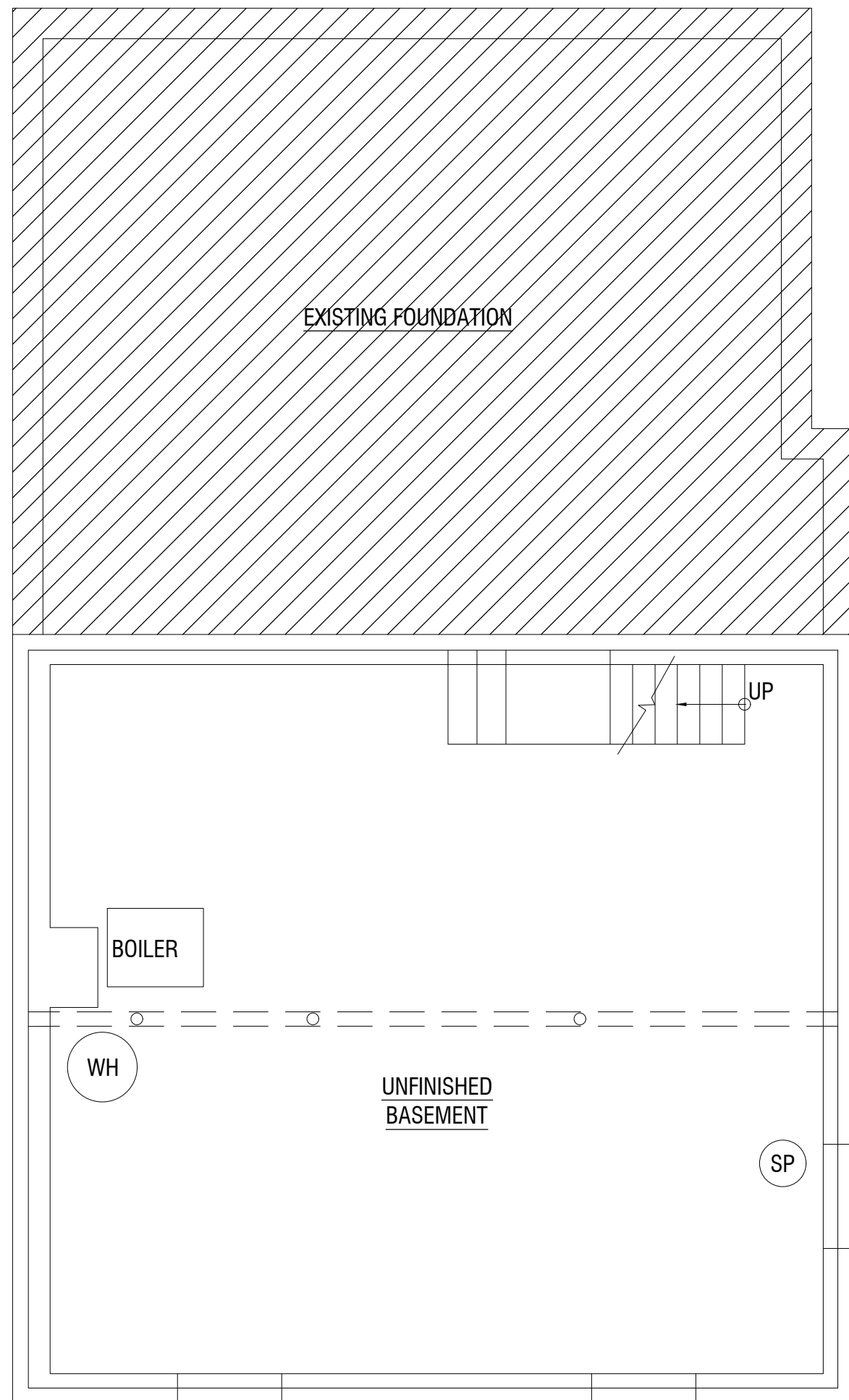


**MKA ARCHITECTURE**  
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

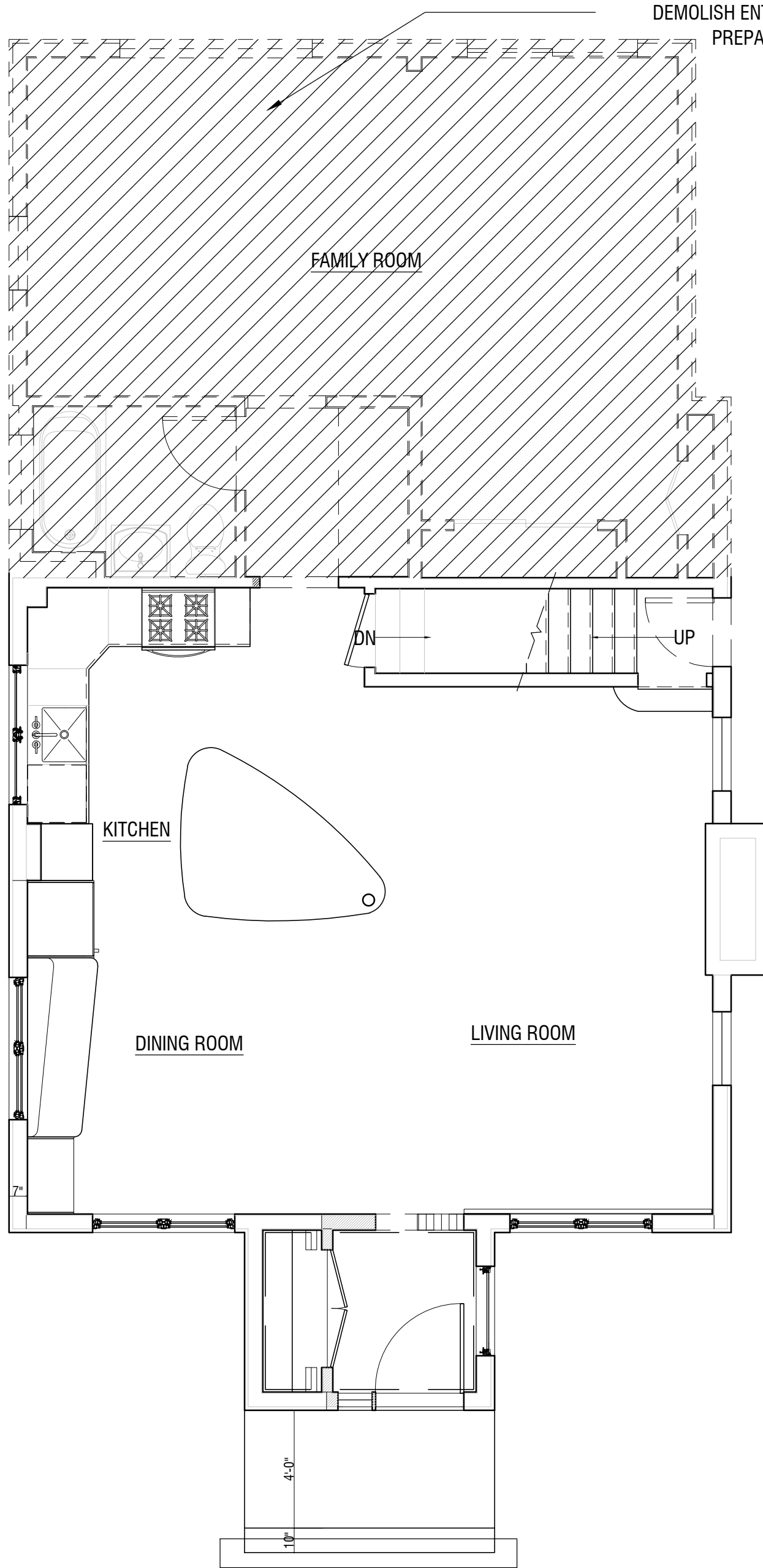
#	DATE	DESCRIPTION

Date Issued: September 8, 2023  
Drawing Scale: 1/4" = 1'-0"  
**PROJECT INFORMATION**

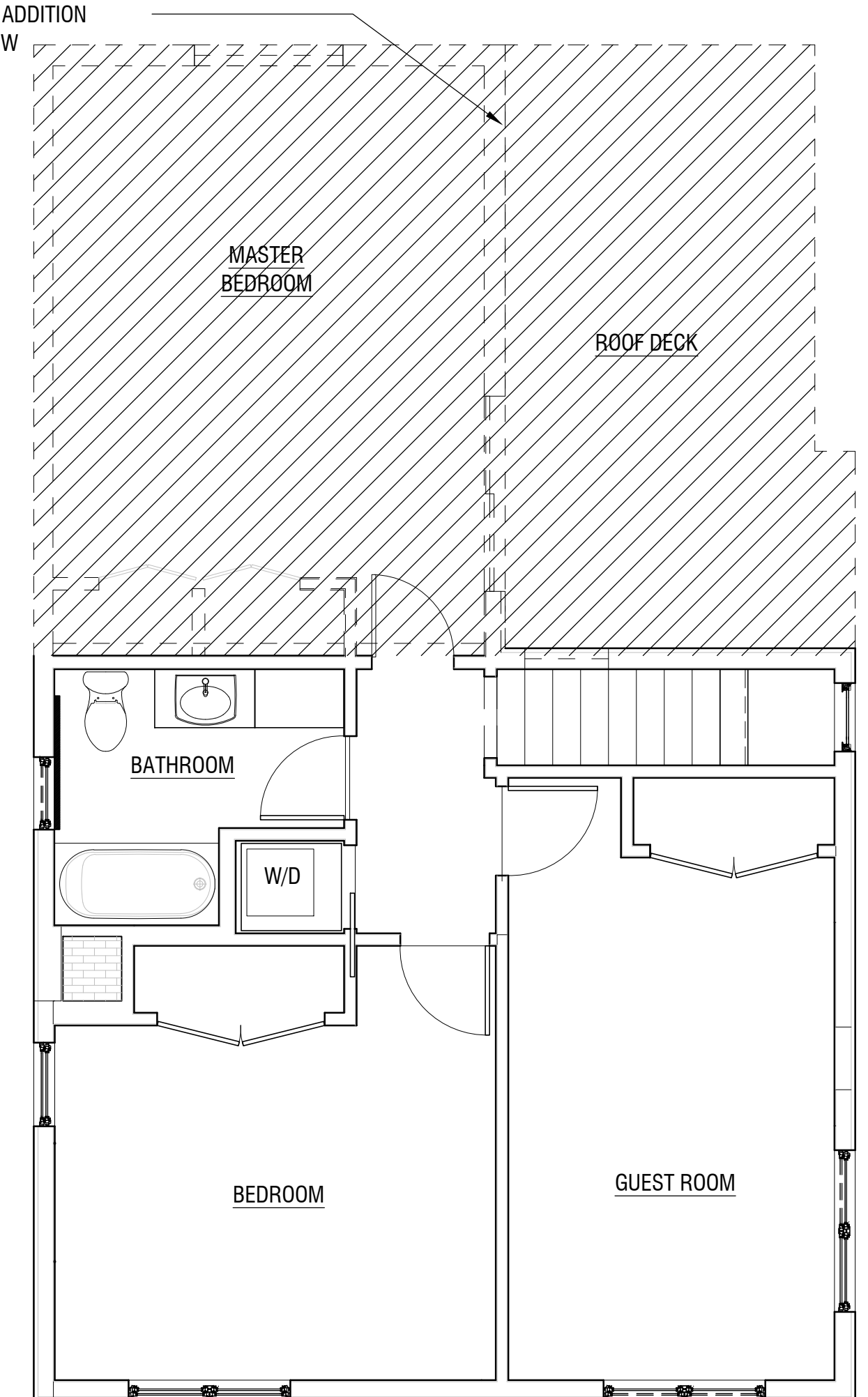
GO.O



1 Basement Exist. + Demo. Plan  
1/4" = 1'-0"



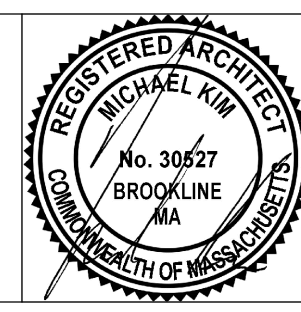
2 First Floor Exist. + Demo. Plan  
1/4" = 1'-0"



3 Second Floor Exist. + Demo. Plan  
1/4" = 1'-0"



**GREEN-PERRY**  
30 SUNSET ROAD, CAMBRIDGE, MA 02138

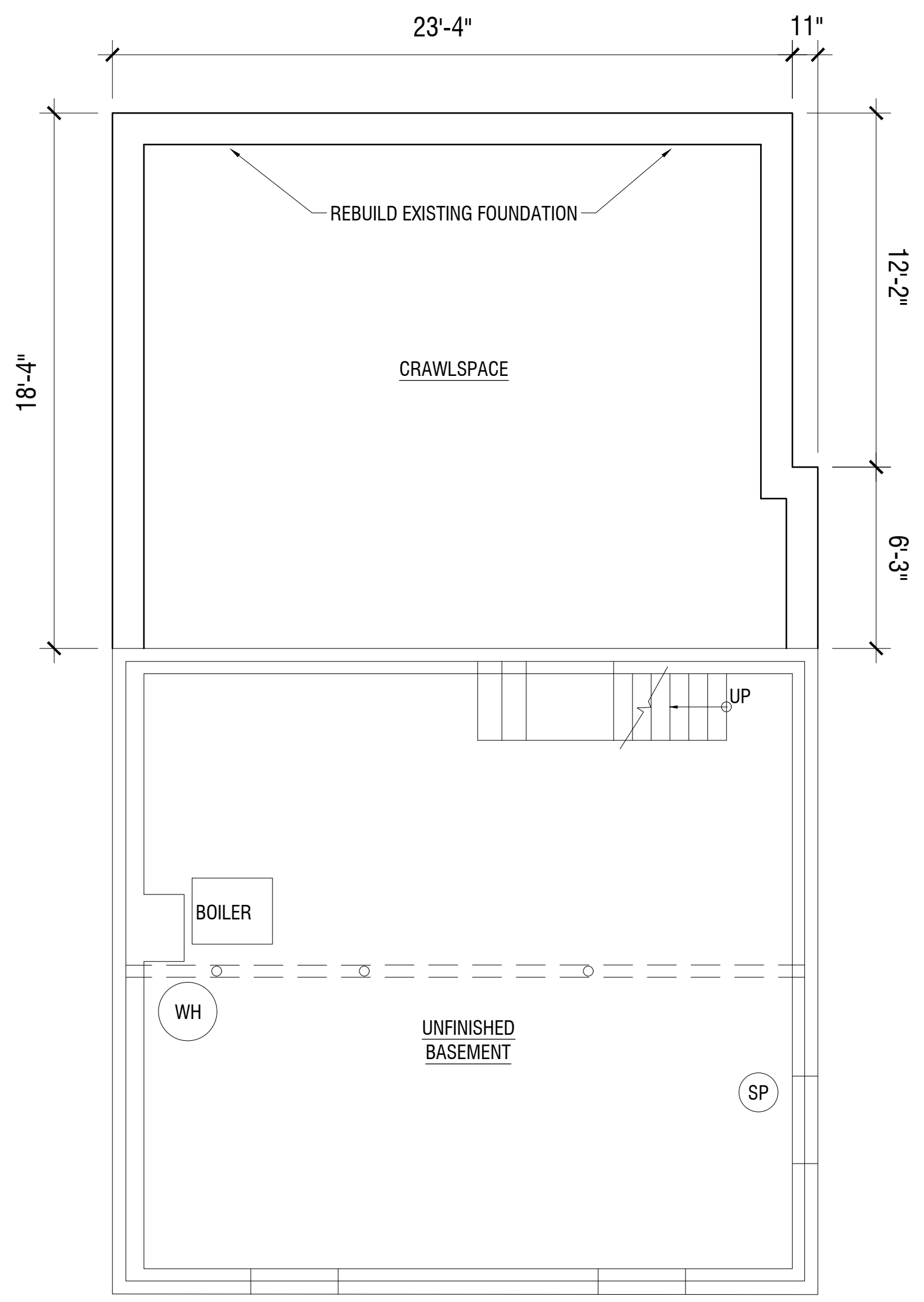
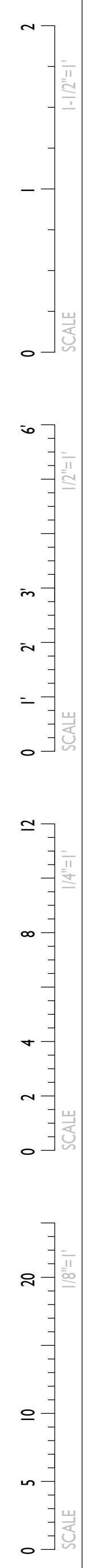


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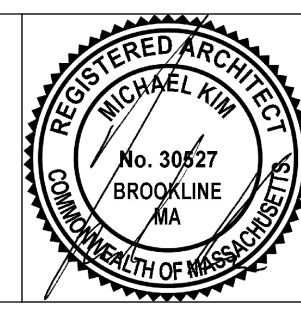
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**DEMOLITION PLANS**

**A1.0**



**1** Basement Renovation Plan  
 1/4" = 1'-0"

**GREEN-PERRY**  
 30 SUNSET ROAD, CAMBRIDGE, MA 02138



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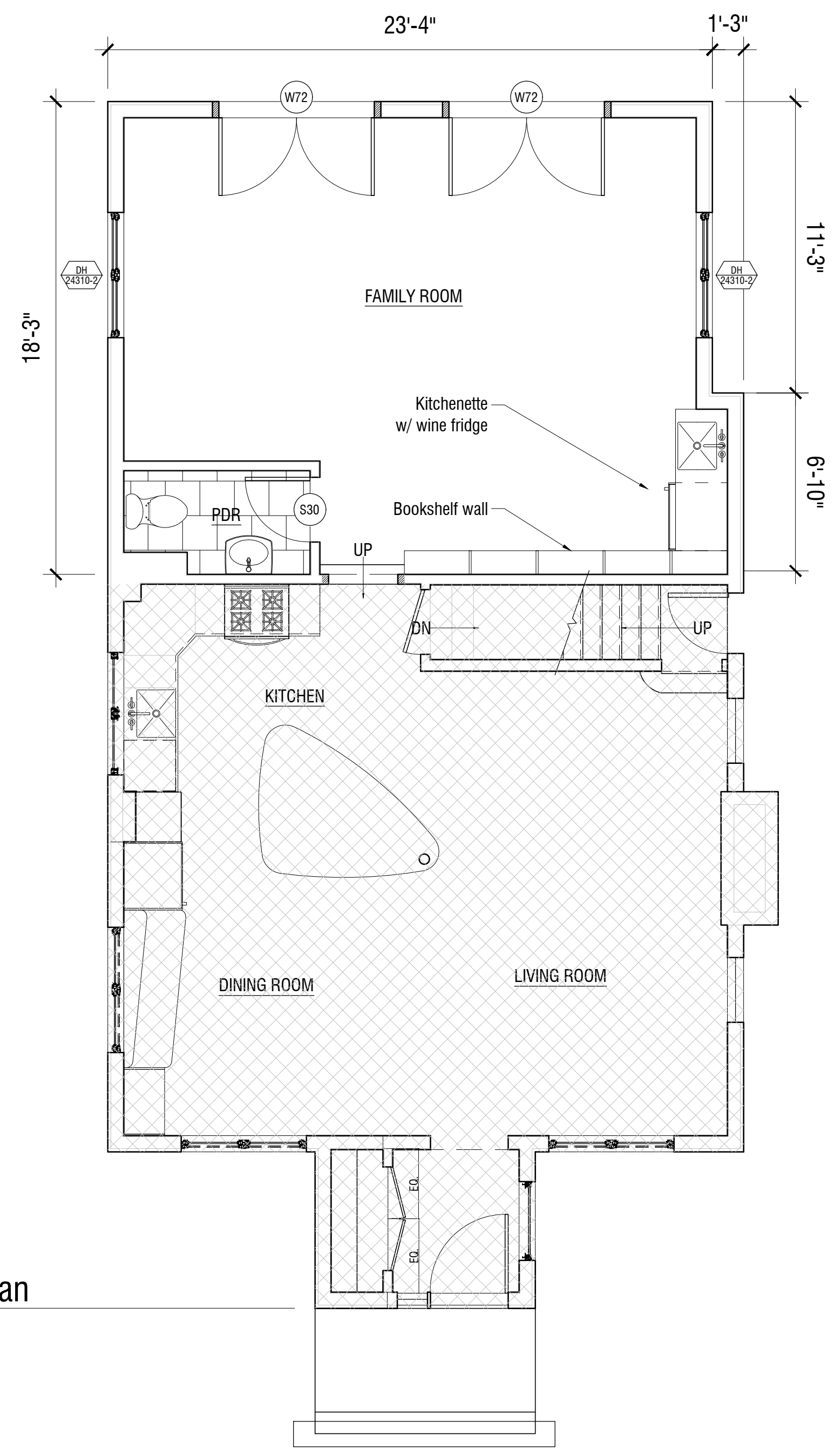
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**RENOVATION PLAN**  
**BASEMENT**

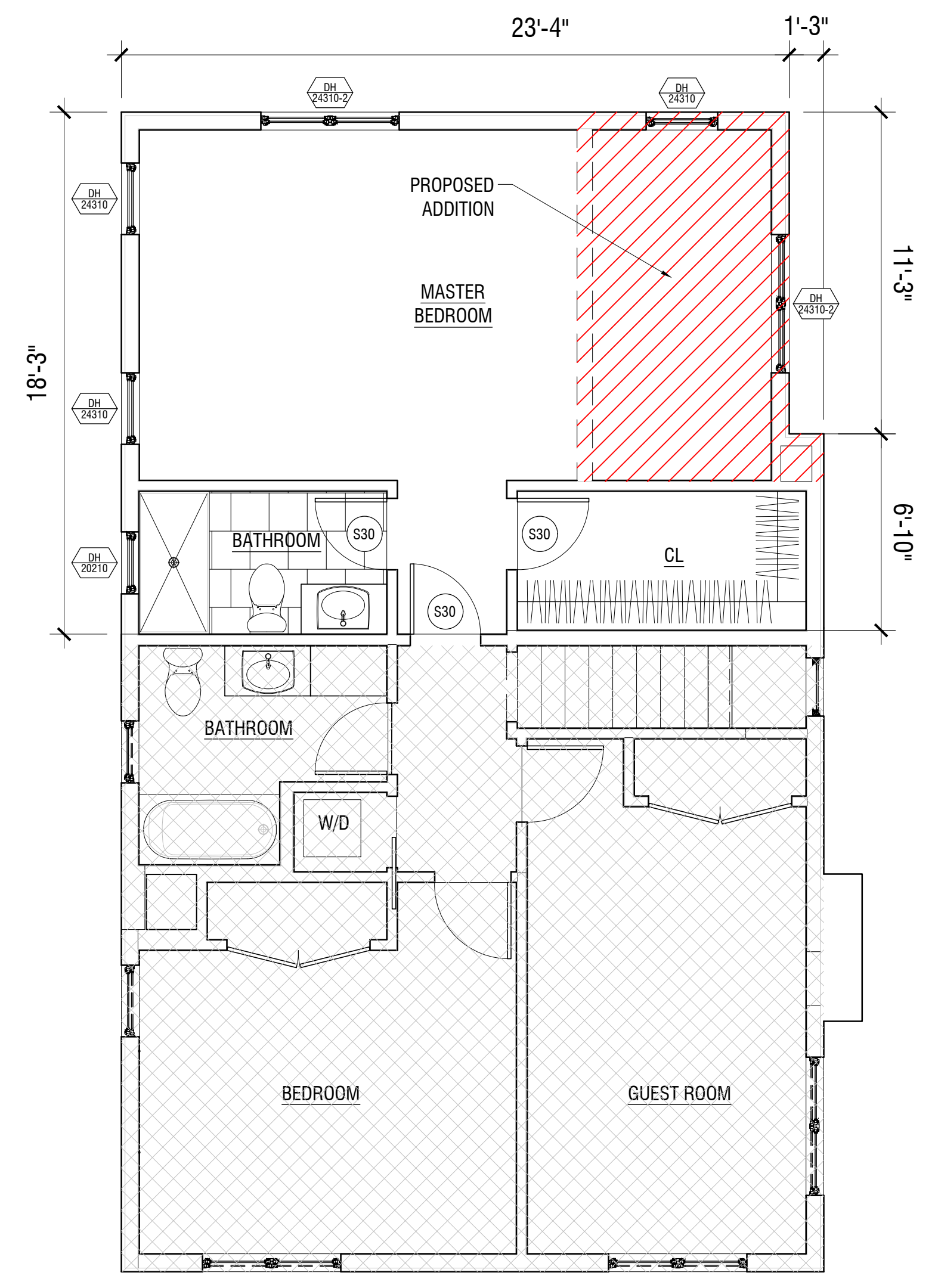
**A2.0**



SCALE 1/12"=1'  
SCALE 1/2"=1'  
SCALE 1/4"=1'  
SCALE 1/8"=1'

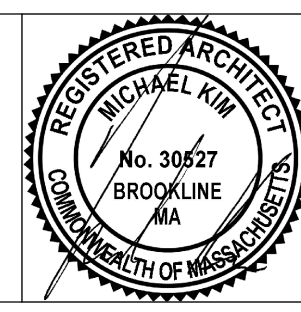


1 First Floor Plan  
1/4" = 1'-0"



2 Second Floor Plan  
1/4" = 1'-0"

**GREEN-PERRY**  
30 SUNSET ROAD, CAMBRIDGE, MA 02138



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1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION

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**RENOVATION PLAN**  
**FIRST AND SECOND FLOORS**

**A2.1**

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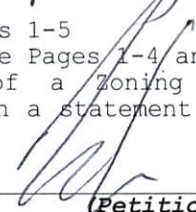
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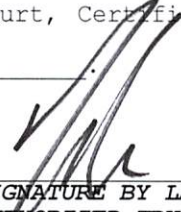
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\* MICHAEL KIM ON BEHALF OF  
SIGNATURE BY LAND OWNER OR  
AUTHORIZED TRUSTEE, OFFICER OR AGENT\* ESME GREEN

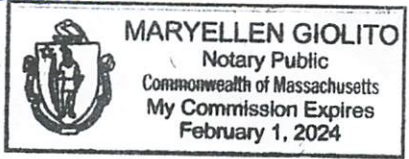
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Commonwealth of Massachusetts, County of Middlesex

The above-name Esmé Green personally appeared before me, this 6<sup>th</sup> of Sept, 2023, and made oath that the above statement is true.

 Notary

My commission expires 2/1/24 (Notary Seal).



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REPUBLIC OF PHILIPPINES  
COMMISSION ON HUMAN RIGHTS  
MORAY P. PANGILAN  
February 1, 2004  
MARIYELLEN GIOLTO



**BZA APPLICATION FORM**

**SUPPORTING STATEMENT FOR A SPECIAL PERMIT**

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<u>TOTAL GROSS FLOOR AREA:</u>		<u>1,835 SF</u>	<u>1,969 SF</u>	<u>1,765 SF</u> (max.)
<u>LOT AREA:</u>		<u>3,532 SF</u>	<u>3,532 SF</u>	<u>5,000 SF</u> (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:<sup>2</sup></u>		<u>0.52</u>	<u>0.56</u>	<u>0.5</u> (max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>		<u>3,532 SF</u>	<u>3,532 SF</u>	<u>2,500 SF</u> (min.)
<u>SIZE OF LOT:</u>	<u>WIDTH</u>	<u>40</u>	<u>40</u>	<u>50</u> (min.)
	<u>DEPTH</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>Setbacks in Feet:</u>	<u>FRONT</u>	<u>8' 9.5"</u>	<u>8' 9.5"</u>	<u>15</u> (min.)
	<u>REAR</u>	<u>29' 11"</u>	<u>29' 11"</u>	<u>25</u> (min.)
	<u>LEFT SIDE</u>	<u>10' 5.5"</u>	<u>10' 5.5"</u>	<u>7.5</u> (min.)
	<u>RIGHT SIDE</u>	<u>5' 2.5"</u>	<u>5' 2.5"</u>	<u>7.5</u> (min.)
<u>SIZE OF BLDG.:</u>	<u>HEIGHT</u>	<u>24' 3.6"</u>	<u>24' 3.6"</u>	<u>35</u> (max.)
	<u>LENGTH</u>	<u>46' 7"</u>	<u>46' 7"</u>	<u>n/a</u>
	<u>WIDTH</u>	<u>24' 6.5"</u>	<u>24' 6.5"</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:<sup>3</sup></u>		<u>39.4%</u>	<u>39.4%</u>	<u>40%</u> (min.)
<u>NO. OF DWELLING UNITS:</u>		<u>1</u>	<u>1</u>	<u>1</u> (max.)
<u>NO. OF PARKING SPACES:</u>		<u>2</u>	<u>2</u>	<u>2</u> (min./max)
<u>NO. OF LOADING AREAS:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>		<u>n/a</u>	<u>n/a</u>	<u>n/a</u> (min.)

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

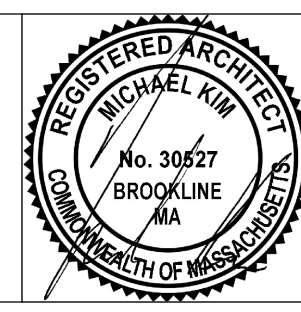
There are no other buildings on this lot. The proposed addition will be wood-frame construction on a concrete foundation.

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'.



1 Left Elevation  
1/4" = 1'-0"

**GREEN-PERRY**  
30 SUNSET ROAD, CAMBRIDGE, MA 02138



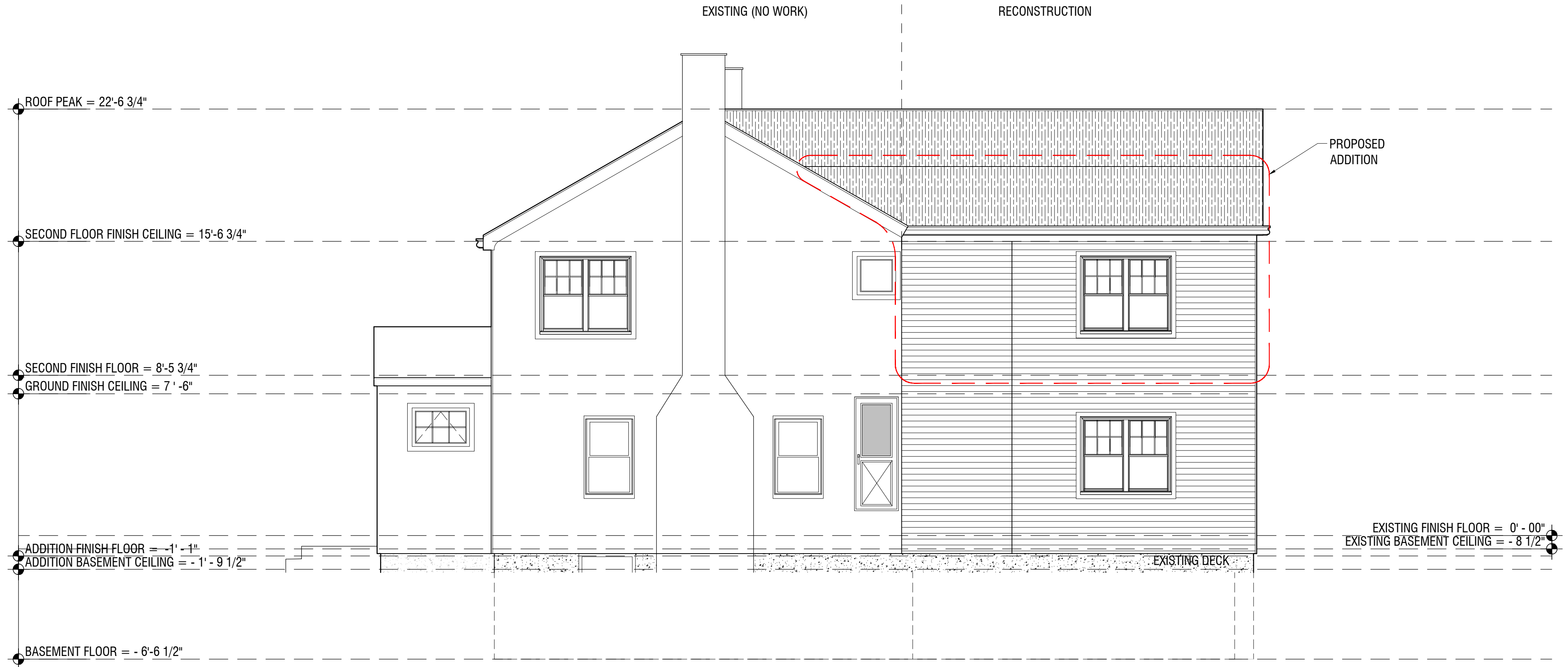
**MKA ARCHITECTURE**  
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION

Date Issued: September 8, 2023  
Drawing Scale: 1/4" = 1'-0"  
**ELEVATION**  
**LEFT - NORTH**

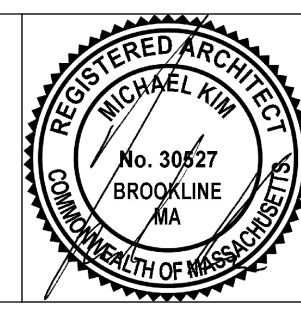
**A3.0**

SCALE 1/12"=1'  
SCALE 1/2"=1'  
SCALE 1/4"=1'  
SCALE 1/8"=1'



1 Right Elevation  
1/4" = 1'-0"

**GREEN-PERRY**  
30 SUNSET ROAD, CAMBRIDGE, MA 02138



**MKA ARCHITECTURE**  
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION
REVISIONS		

Date Issued: September 8, 2023  
Drawing Scale: 1/4" = 1'-0"  
**ELEVATION  
RIGHT - SOUTH**

**A3.1**



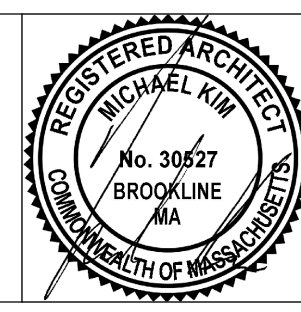
SCALE 1/12"=1'  
SCALE 1/2"=1'  
SCALE 1/4"=1'  
SCALE 1/8"=1'



1 Rear Elevation  
1/4" = 1'-0"

2 Front Elevation (No Work)  
1/4" = 1'-0"

**GREEN-PERRY**  
30 SUNSET ROAD, CAMBRIDGE, MA 02138



**MKA ARCHITECTURE**  
1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION

Date Issued: September 8, 2023  
Drawing Scale: 1/4" = 1'-0"  
**ELEVATION**  
REAR - EAST, AND FRONT - WEST

A3.2

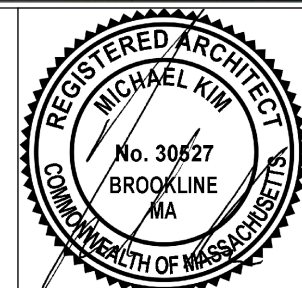


SCALE 1/12"=1'  
0 1 2 3 4 5 6

SCALE 1/4"=1'  
0 2 4 6 8 10 12

# GREEN-PERRY

30 SUNSET ROAD, CAMBRIDGE, MA 02138



**MKA ARCHITECTURE**  
 1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
[mkim@mkimarchitecture.com](mailto:mkim@mkimarchitecture.com) [www.mkimarchitecture.com](http://www.mkimarchitecture.com)

#	DATE	DESCRIPTION

Date Issued: September 8, 2023  
 Drawing Scale: N/A  
**SITE PHOTOGRAPHS**  
 EXISTING

RO.0



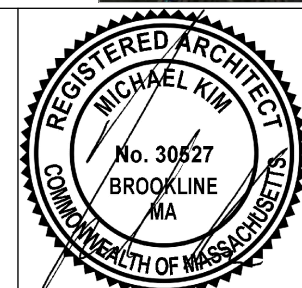
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0 1 2 3 4 5 6

SCALE 1/4"=1'  
0 2 4 6 8 10 12

SCALE 1/8"=1'  
0 5 10 15 20

# GREEN-PERRY

30 SUNSET ROAD, CAMBRIDGE, MA 02138



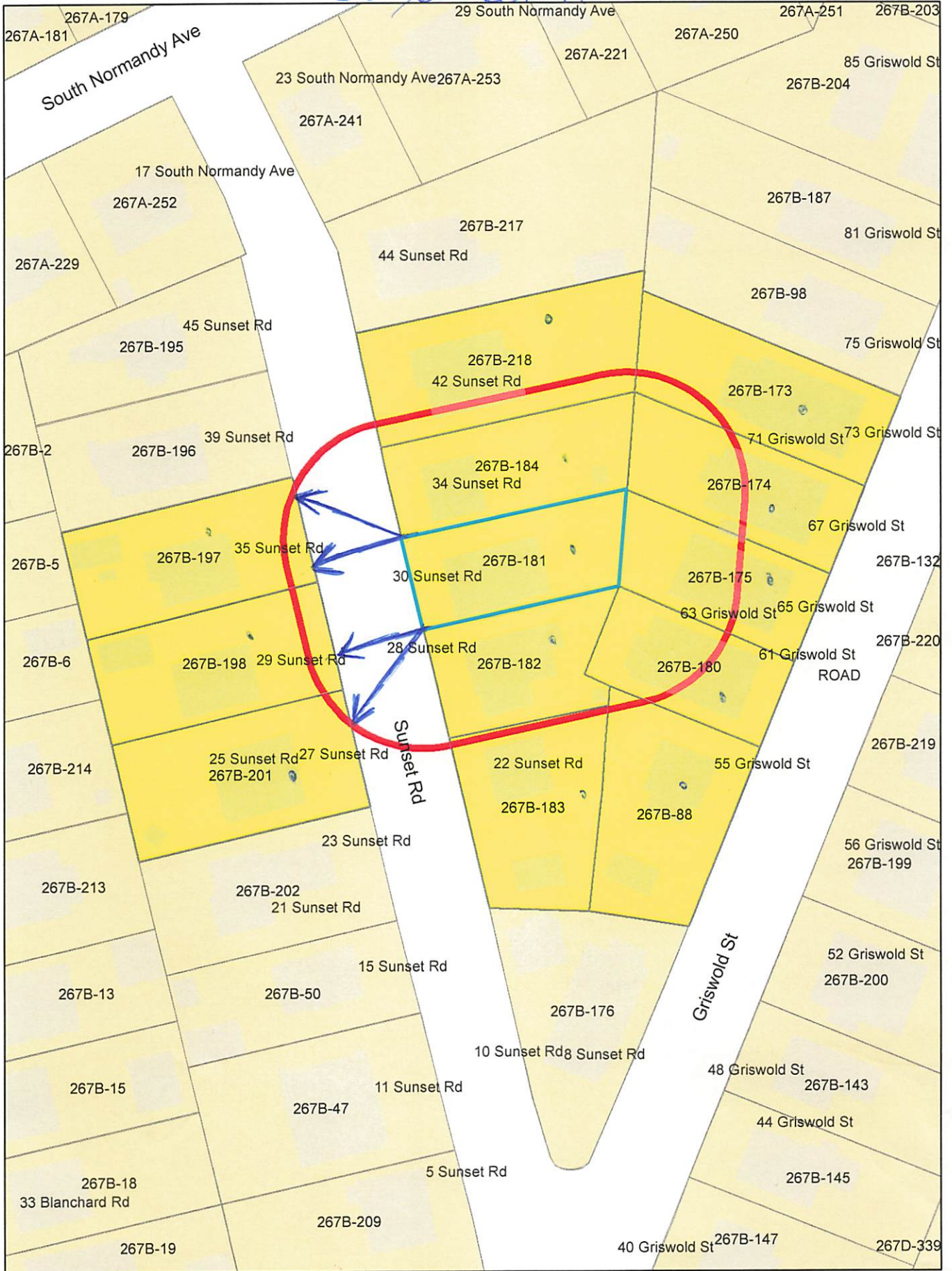
**MKA ARCHITECTURE**  
 1 Holden Street #3, Brookline, MA 02445 T 617.739.6925  
 mkim@mkimarchitecture.com www.mkimarchitecture.com

#	DATE	DESCRIPTION

Date Issued: September 8, 2023  
 Drawing Scale: N/A  
**SITE PHOTOGRAPHS**  
**EXISTING**

R0.1

30 Sunset Rd.





30 Sunset Rd.

Petitioner

267B-88  
HOOKER, MARY ELIZABETH  
55 GRISWOLD ST.  
CAMBRIDGE, MA 02138-1035

267B-198  
KEATING, JUDITH, A LIFE ESTATE  
29 SUNSET RD  
CAMBRIDGE, MA 02138

MKA ARCHITECTURE  
C/O MICHAEL KIM, ARCHITECT  
1 HOLDEN STREET #3  
BROOKLINE, MA 02445

267B-184  
NOLAN, JOHN F JR & NOLEN, EILEEN F.  
34 SUNSET RD  
CAMBRIDGE, MA 02138-1023

267B-174  
LITTLE, JOHN & JENNIFER SMITH  
67-69 GRISWOLD ST., #69  
CAMBRIDGE, MA 02138

267B-181  
GREEN, ESME E. & CHRISTOPHER J. PERRY  
30 SUNSET RD  
CAMBRIDGE, MA 02138

267B-173  
TENNIS, JOHN W. ANN M TENNIS  
71 GRISWOLD ST  
CAMBRIDGE, MA 02138-1035

267B-182  
MISTACCO, VICKI E.  
28 SUNSET RD.  
CAMBRIDGE, MA 02138-1023

267B-183  
PAN, PAMELA S.  
47 WINDSWEPT RD  
HOLMDEL, NJ 07733

267B-197  
KEATING, FRANCIS W. IV & JAMES M. KEATIN  
TRUSTEE OF KEATING FAMILY NOMINEE TRUST  
29 SUNSET RD  
CAMBRIDGE, MA 02138

267B-180  
HALL, JANET E. & MICHAEL COPACINO,  
TRS FIFTY-NINE GRISWOD TRUST  
59-61 GRISWOLD ST., #1  
CAMBRIDGE, MA 02138

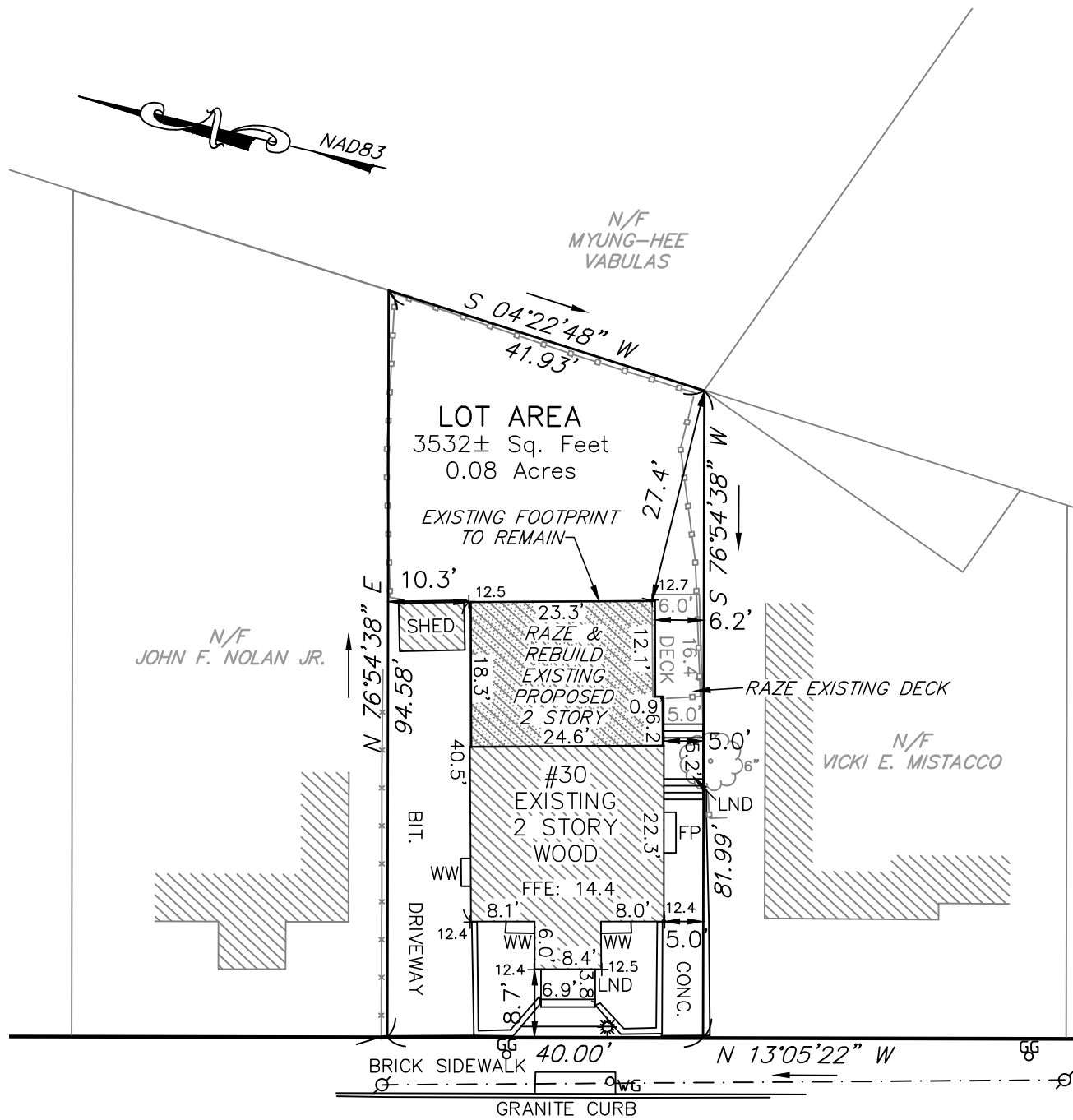
267B-180  
GREGORIO, JULIE R. & ANDREW STOUT  
59-61 GRISWOLD ST., #2  
CAMBRIDGE, MA 02138

267B-201  
CHIN, SANG H. EMILY S. CHIN  
25-27 SUNSET RD  
CAMBRIDGE, MA 02138

267B-175  
VABULAS MYUNG-HEE SHINICHIRO FUSE  
63-65 GRISWOLD ST  
CAMBRIDGE, MA 02138

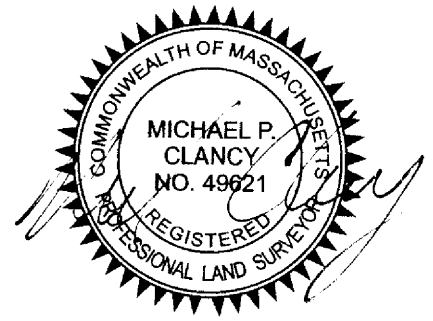
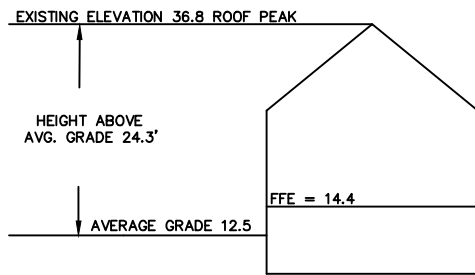
267B-218  
CARLSON, NANCY B.  
TRS THOMAS R CORWIN TRS  
42 SUNSET RD  
CAMBRIDGE, MA 02138

267B-174  
HARTEVELDT, ANDREW W.  
67-69 GRISWOLD ST., UNIT #67  
CAMBRIDGE, MA 02139



SUNSET ROAD

PREPARED FOR:  
ESME E. GREEN &  
CHRISTOPHER J. PERRY  
30 SUNSET ROAD  
CAMBRIDGE, MA. 02138



ZONING DISTRICT  
RES. B

REQUIREMENTS:	UNITS	REQUIRED	CURRENT	PROPOSED
MINIMUM LOT AREA	S.F.	5,000	3,532±	3,532±
MINIMUM LOT WIDTH	FT.	50.0	40.0	40.0
FRONT SETBACK	FT.	15.0	8.7	8.7
SIDE SETBACK	FT.	7.5 (20 SUM)	5.0	5.0
REAR SETBACK	FT.	25.0	27.4	27.4
BUILDING HEIGHT	FT.	35.0	24.3	24.3
PRIVATE OPEN SPACE	%	40.0	39.4	39.4

PLOT PLAN  
FOR  
30 SUNSET ROAD  
IN  
CAMBRIDGE, MA.

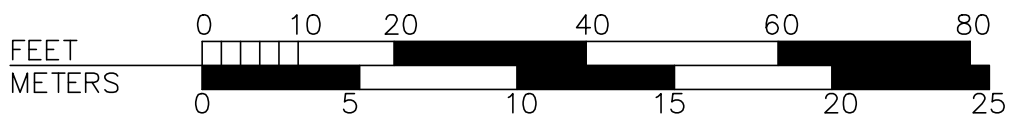
SCALE: 1"=20' MAY 31, 2023

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

PLAN REVISED: AUGUST 30 2023

NOTES:

- ZONING CLASSIFICATION - B
- LOCUS DEED:  
MIDDLESEX SOUTH REGISTRY OF DEEDS LAND COURT CERT. 261862
- PLAN REFERENCES:  
MIDDLESEX SOUTH REGISTRY OF DEEDS LAND COURT PLAN 14229B
- ASSESSORS PARCEL ID: 267B-181



## **Pacheco, Maria**

---

**From:** jatennis@comcast.net  
**Sent:** Saturday, October 14, 2023 12:48 PM  
**To:** Pacheco, Maria  
**Cc:** 'Esme Green'  
**Subject:** 30 SUNSET ROAD 10-26-2023

Marie

My name is Ann Tennis and I live at 71 Griswold Street. Our property abuts 30 Sunset Road (Esme Green)

I have received notice of their request to construct an addition to the second floor existing rear structure  
For enlargement of a master bedroom.

Esme and her family are a wonderful asset to our neighborhood and I would like to go on record that I  
Endorse this change and look forward to the addition to the home and the Greens remaining in the  
Neighborhood

If you have any questions I can be reached at

617-515-2722





# 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: Esmé Green Date: 10/11/23  
(Print)

Address: 30 Sunset Rd

Case No. BZA-243959

Hearing Date: 10/26/23

Thank you,  
Bza Members