



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JAN 27 AM 11:47

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 105529**

### General Information

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

Special Permit: \_\_\_\_\_

Variance:   X  

Appeal: \_\_\_\_\_

**PETITIONER:** Aldo Sesia C/O Adam J. Glassman, R.A., GCD Architects

**PETITIONER'S ADDRESS:** 2 Worthington St, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 31 High St, Unit 31, Cambridge, MA

**TYPE OF OCCUPANCY:** Residential 102

**ZONING DISTRICT:** Residence B Zone

**REASON FOR PETITION:**

/Dormer/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

(2) 15'-0" Dormer Additions

**SECTIONS OF ZONING ORDINANCE CITED:**

Article: 5.000      Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000      Section: 8.22.3 (Non-Conforming Structure).

Original  
Signature(s):

(Petitioner (s) / Owner)

Adam J Glassman, R.A.  
(Print Name)

Address:

Tel. No.            617-412-8450

E-Mail Address:    ajglassman.ra@gmail.com

Date: 1/25/21

**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.

I/We Aldo Sesia Anastasia Carruth-Sesia  
(OWNER)

Address: 31 High St Cambridge MA

State that I/We own the property located at 31 High St Cambridge MA, which is the subject of this zoning application.

The record title of this property is in the name of Aldo Sesia Anastasia Carruth-Sesia

\*Pursuant to a deed of duly recorded in the date 9/10/2018, Middlesex South County Registry of Deeds at Book 71596, Page 111; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_

Aldo Sesia  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

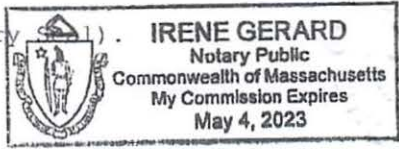
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Aldo Sesia and Anastasia Carruth-Sesia personally appeared before me, this 9<sup>th</sup> of January, 2021, and made oath that the above statement is true.

Irene Gerard Notary

My commission expires May 4<sup>th</sup> 2023 (Notary \_\_\_\_\_)



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

## REPORTING 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 ordinance, in order to construct (2) modest 15'-0" dormer additions, designed per the 'preferred dormer guidelines', would require the existing house to be both reduced in size and relocated which is both a physical and financial impossibility. The floor is very narrow with very low ceilings which contribute to unsafe stair conditions. The proposed dormer additions would greatly improve this property to be more comfortable and functional for the family, and without the modest amount of additional living space the proposed dormers would provide, the homeowners would be priced out of their neighborhood for the kind of slightly larger unit which would accommodate their family's needs as their children grow.

**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 existing lot and house predate the zoning code and not even the smallest amount of additional FAR can be added without the granting of zoning relief.

**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 proposed dormer additions:

- 1) Will not create any new shadows on adjacent properties.
- 2) Will not create any new noise pollution and light pollution.
- 3) Will not eliminate any existing off street parking.

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

- 1) The proposed dormer additions are no more than 15'-0" per the preferred dormer guidelines
- 2) The proposed dormer additions are modest in scale and are consistent with the existing character of the house and 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.**

**BZA Application Form**

**DIMENSIONAL INFORMATION**

**Applicant:** Aldo Sesia

**Present Use/Occupancy:** Residential 102

**Location:** 2 Worthington St

**Zone:** Residence B Zone

**Phone:** 617-412-8450

**Requested Use/Occupancy:** Residential 102

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	3,145.00	3,413.00	3,124.75	(max.)
<b><u>LOT AREA:</u></b>	6,785.0	No Change	5,000.0	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.464	.503	.460	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	3,392.5	No Change	2,500.00	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	50.0	NA	50.0	
DEPTH	144.0 +/-	No Change	NA	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	8.9	No Change	15.0	
REAR	45.7	No Change	35.0	
LEFT SIDE	3.8	No Change	7.5	
RIGHT SIDE	20.5	No Change	12.5	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	31.0	No Change	35.0	
WIDTH	59.0	No Change	NA	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	1,223.0	No Change	1,357.0	
<b><u>NO. OF DWELLING UNITS:</u></b>	2	No Change	2	
<b><u>NO. OF PARKING SPACES:</u></b>	2	2	2	
<b><u>NO. OF LOADING AREAS:</u></b>	0	0	0	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	33.5	No Change	10.0	

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

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



To: Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

Dear Cambridge BZA,

We are writing to express our support for the relief sought for the proposed dormer additions at 31 High Street.

We have reviewed the plans and renderings. The design is tasteful, modest and it compliments the neighborhood very well.

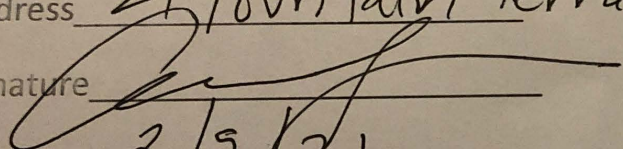
The modest dormer additions pose no detriment to our neighborhood

We ask the BZA to support this request for zoning relief.

Sincerely,

Name Caitlin Egleson

Address 21 Fountain Terrace

signature 

Date: 2/5/21





STREET VIEW LEFT



STREET VIEW FRONT

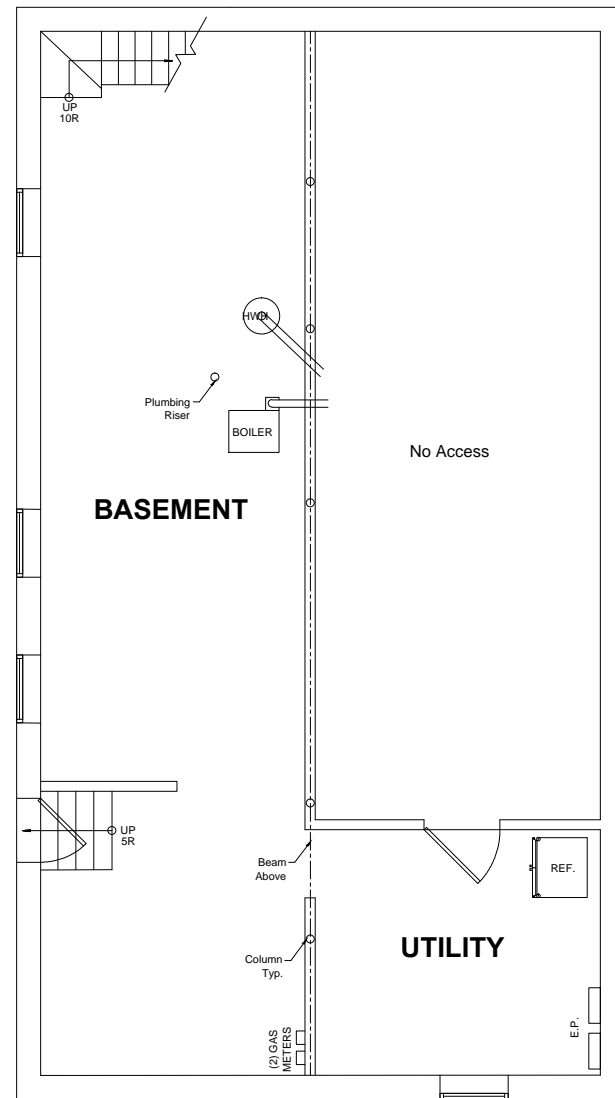


STREET VIEW RIGHT

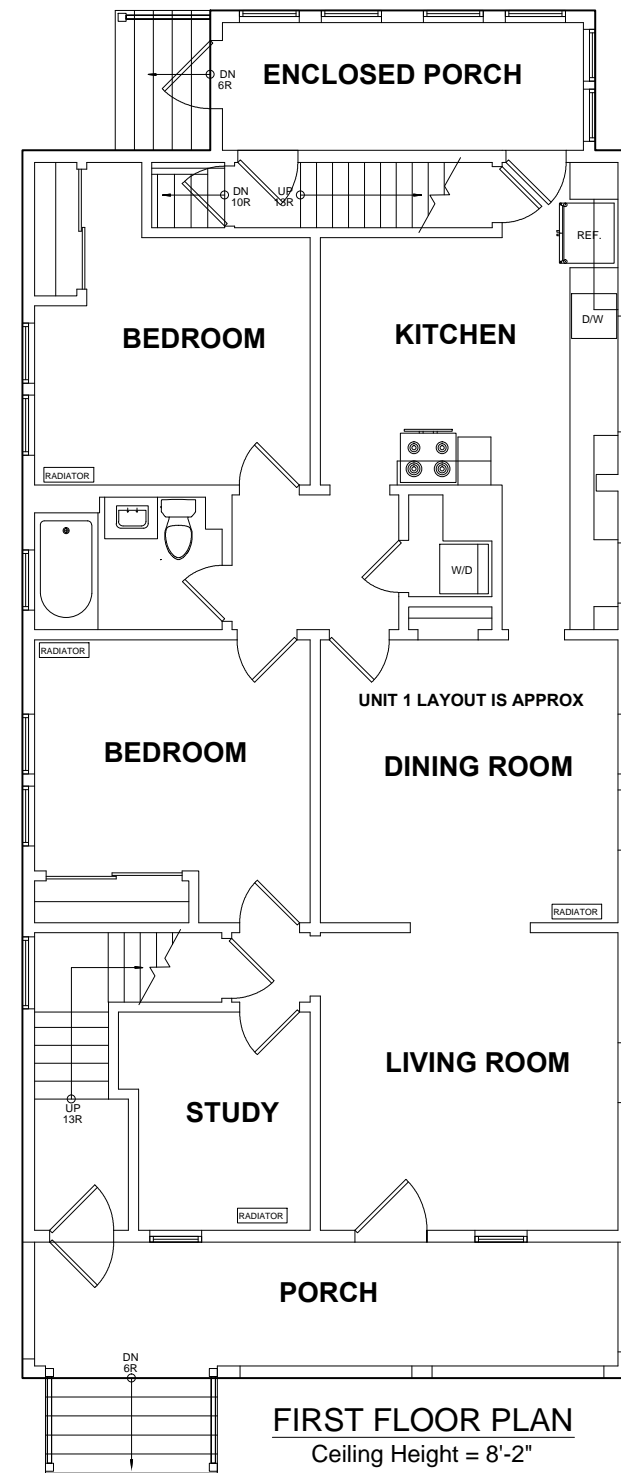
31 HIGH STREET  
PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS  
SCALE:  $\frac{1}{8}$ " = 1'-0"

COVER PAGE

10 JANUARY 2021  
GCD ARCHITECTS  
2 WORTHINGTON ST  
CAMBRIDGE, MA 02138  
T: 617-412-8450

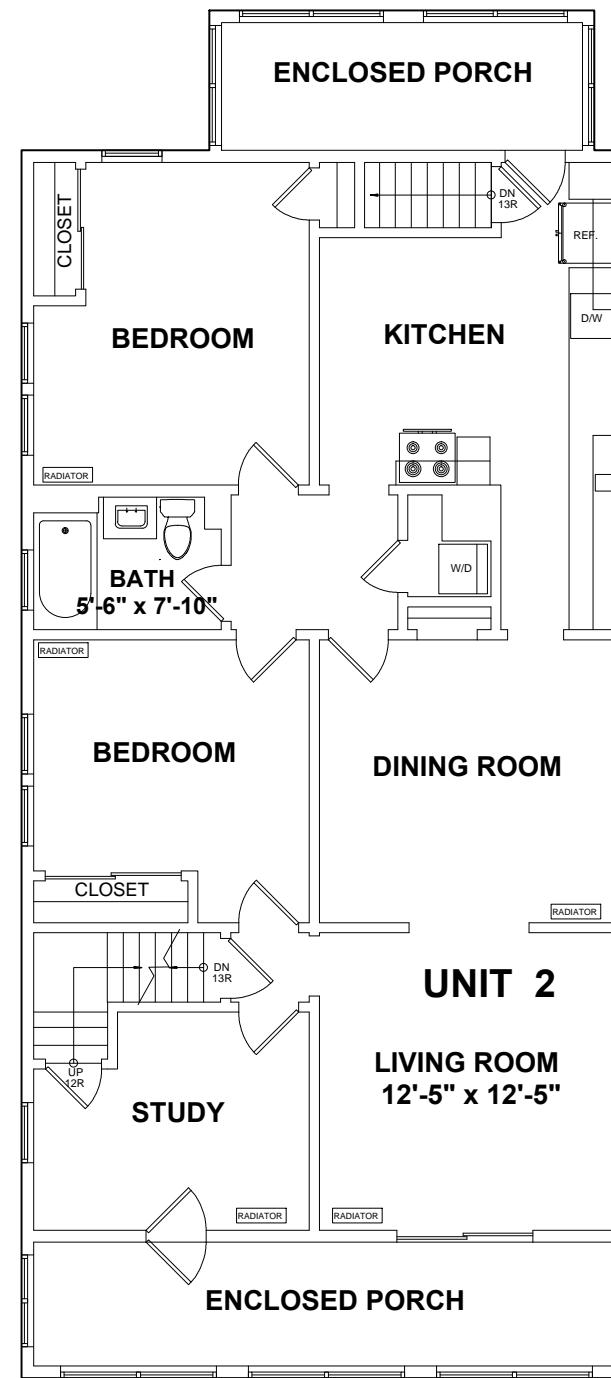


**BASEMENT PLAN**



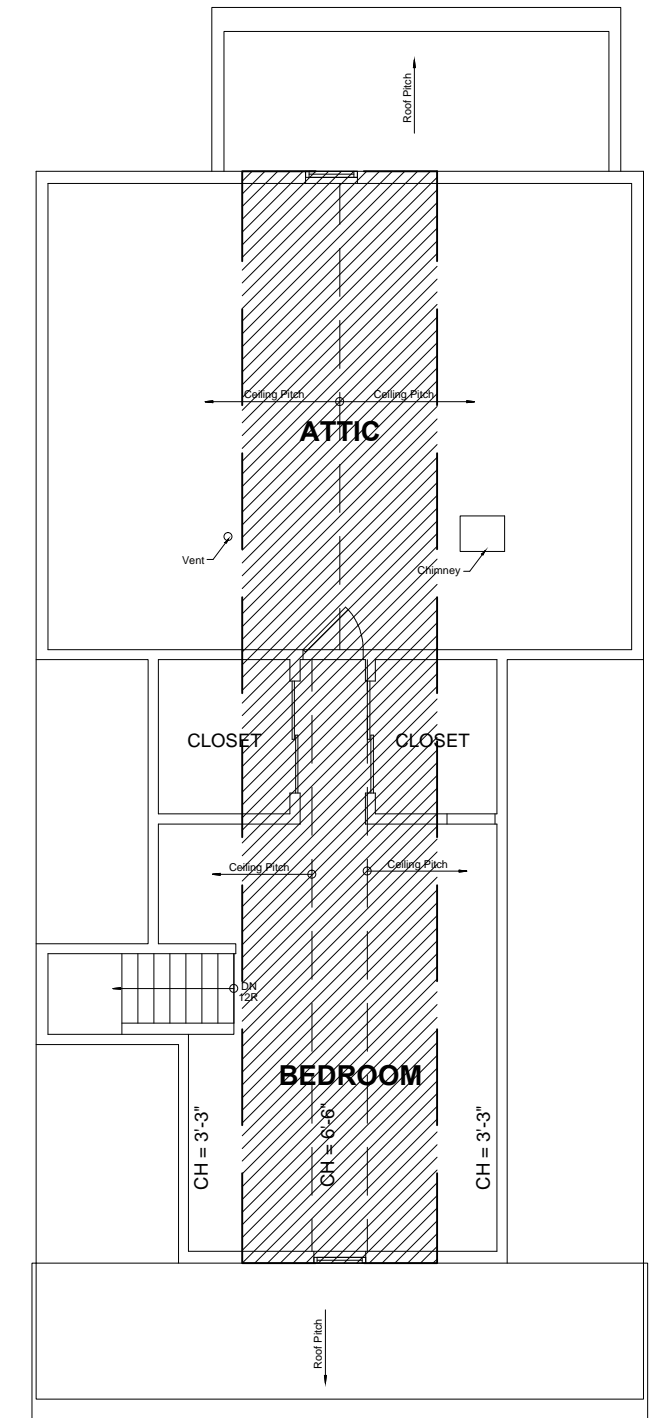
**FIRST FLOOR PLAN**

Ceiling Height = 8'-2"



**SECOND FLOOR PLAN**

Ceiling Height = 8'-2"



**THIRD FLOOR PLAN**

= ATTIC AREA WITH MIN 5'-0" EXISTING HEAD CLEARANCE  
369.0 SF

**EXISTING FAR**

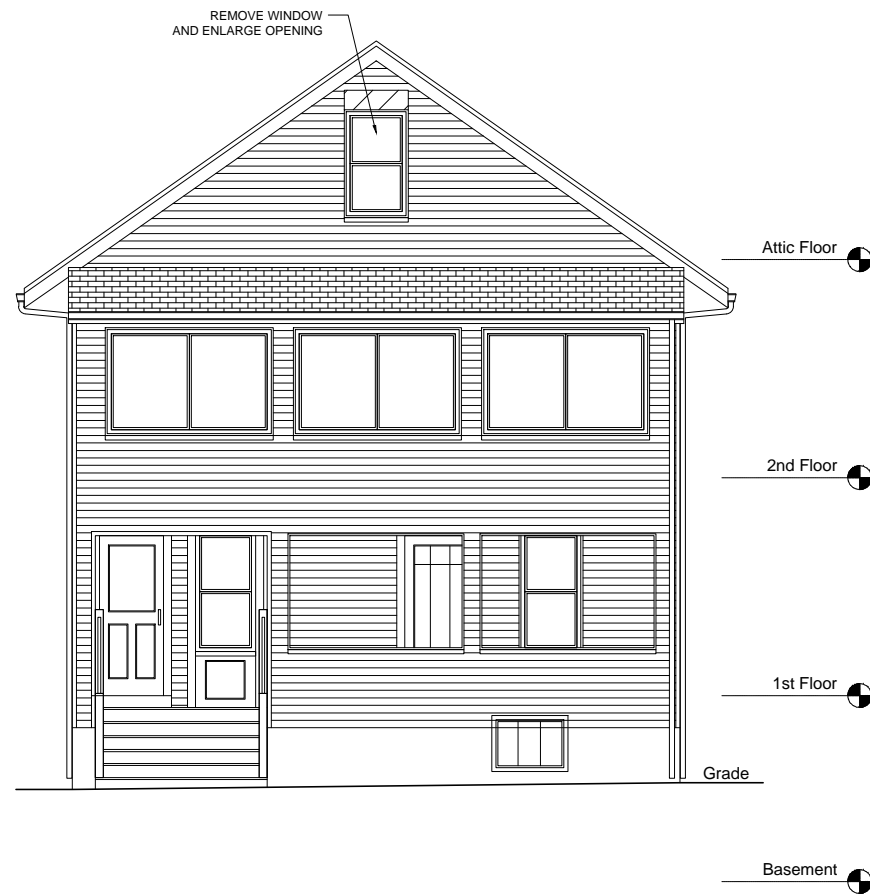
BASEMENT	N/A
FIRST FLOOR	1,388.0
SECOND FLOOR	1,388.0
ATTIC	369.0 AREA WITH 5'-0" CLEAR HEADHEIGHT
<b>TOTAL</b>	<b>3,145.00 GSF / 6,785.0 SF LOT = .464 FAR EXISTING NON-COMFORMING</b>
	3,124.75 GSF / 6,785.0 SF LOT = .460 FAR MAX ALLOWABLE
	2,500.0 SF / 5,000.0 SF LOT = .50 FAR .50 = MAX ALLOWED / CONFORMING
	645.0 SF / 1,785.0 SF LOT = .36 FAR .35 = MAX ALLOWED / EXISTING-NONCONFORMING

**31 HIGH STREET**  
**PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS**  
**SCALE: 1/8" = 1'-0"**

**EXISTING FLOOR PLANS**

**D1.1**

10 JANUARY 2021  
 GCD ARCHITECTS  
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Front Elevation



Left Elevation

31 HIGH STREET  
 PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS  
 SCALE: 1/8" = 1'-0"

EXISTING ELEVATIONS

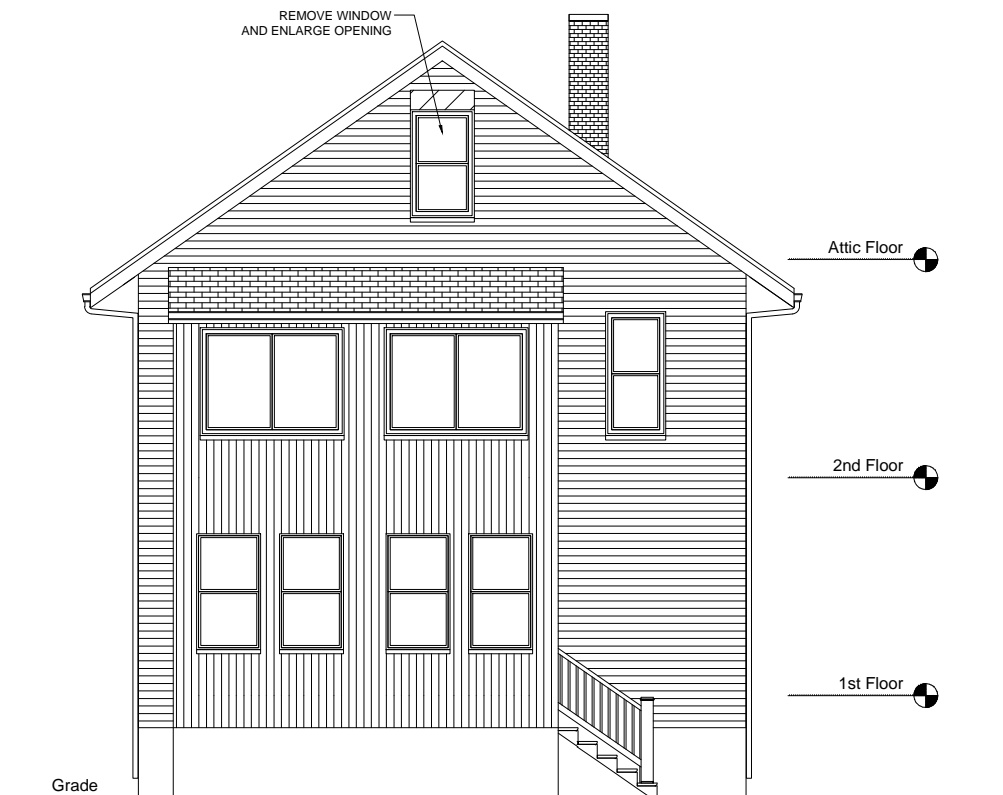
D2.1

10 JANUARY 2021  
 GCD ARCHITECTS  
 2 WORTHINGTON ST  
 CAMBRIDGE, MA 02138  
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Right Elevation

Attic Floor ●  
 2nd Floor ●  
 1st Floor ●



Rear Elevation

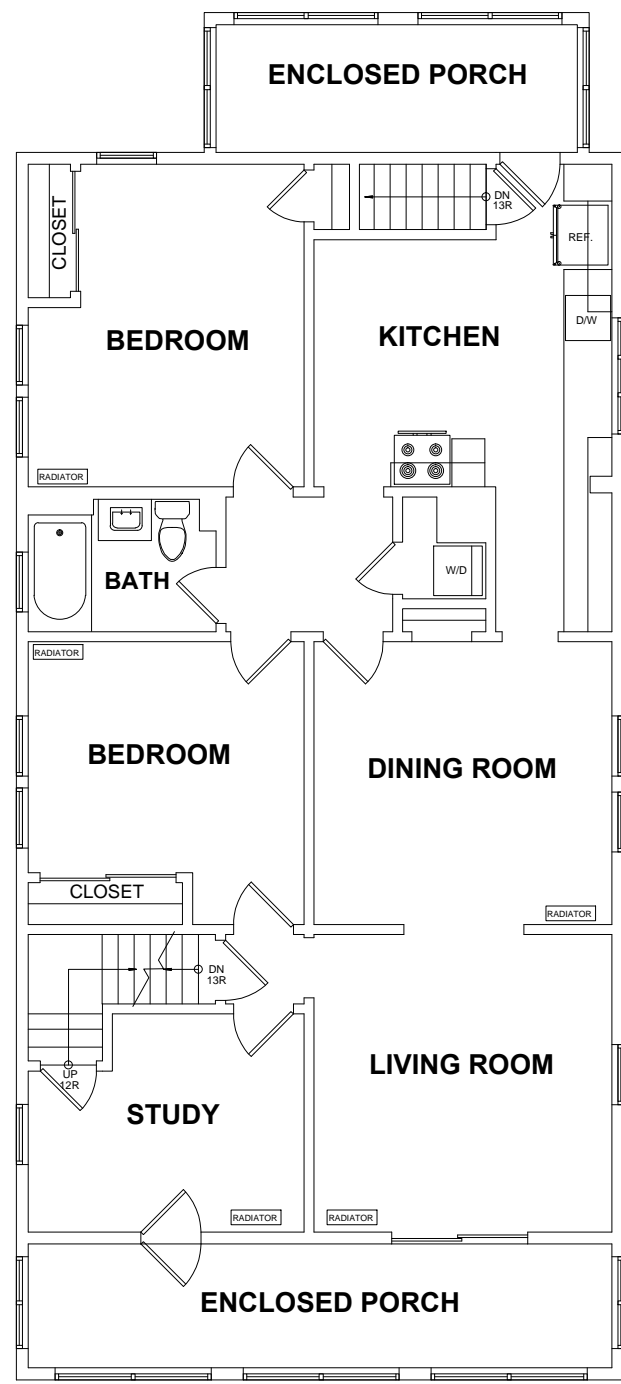
Attic Floor ●  
 2nd Floor ●  
 1st Floor ●

31 HIGH STREET  
 PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS  
 SCALE: 1/8" = 1'-0"

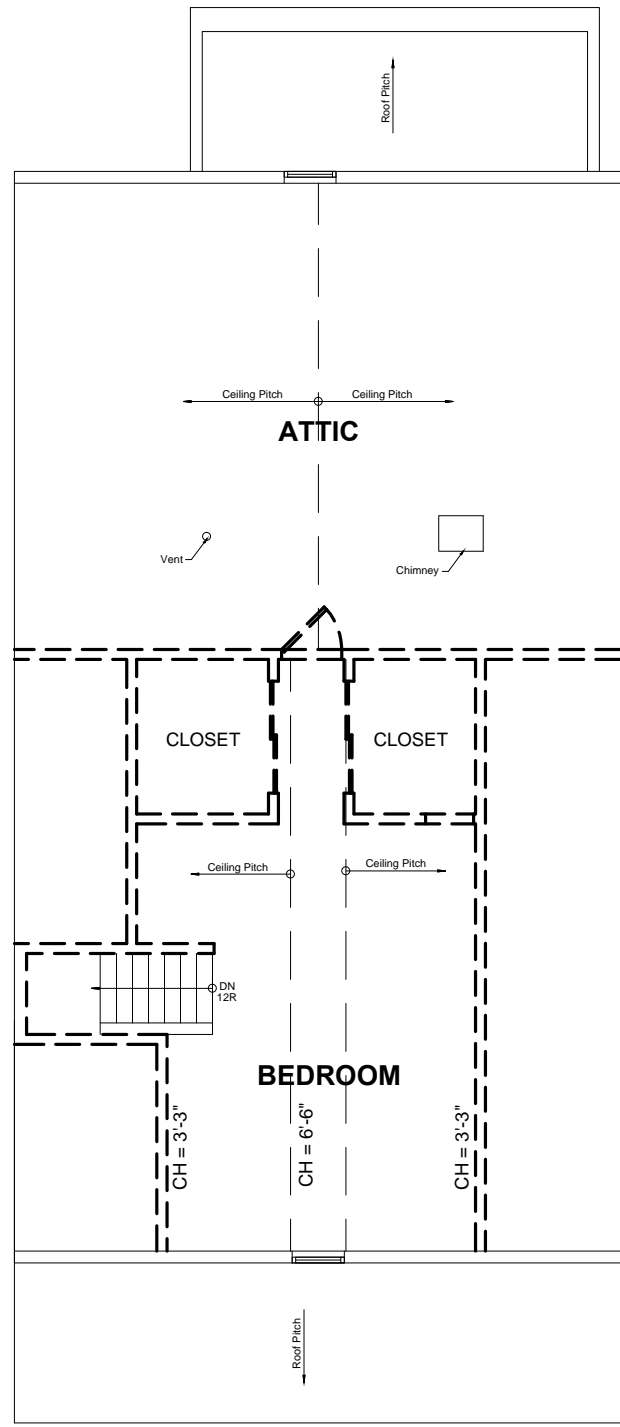
EXISTING ELEVATIONS

**D2.2**

10 JANUARY 2021  
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 T: 617-412-8450

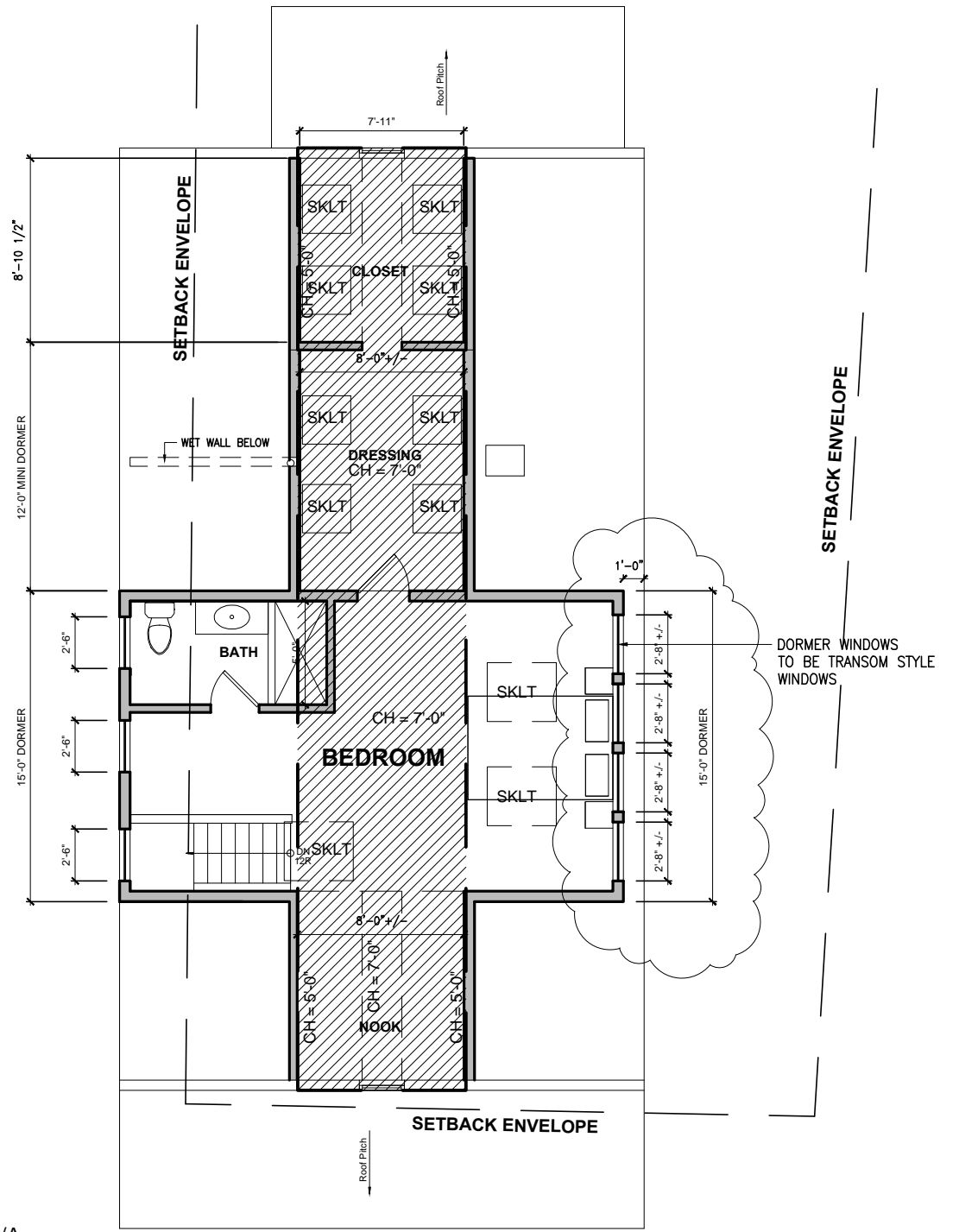


**SECOND FLOOR PLAN**  
Ceiling Height = 8'-2"



**THIRD FLOOR PLAN EXISTING**

**KEY**  
 --- EXISTING WALL TO BE REMOVED  
 - - - NEW STUD WALL



**THIRD FLOOR PROPOSED**  
Ceiling Height = 7'-0"

<b>PROPOSED FAR</b>	
BASEMENT	N/A
FIRST FLOOR	1,388.0
SECOND FLOOR	1,388.0
ATTIC	637.0 AREA WITH 5'-0" CLEAR HEADHEIGHT
<b>TOTAL</b>	3,413.00 GSF / 6,785.0 SF LOT = .503 FAR PROPOSED
	3,124.75 GSF / 6,785.0 SF LOT = .460 FAR MAX ALLOWABLE
	2,500.0 SF / 5,000.0 SF LOT = .50 FAR .50 = MAX ALLOWED
	913.0 SF / 1,785.0 SF LOT = .51 FAR .35 = MAX ALLOWED

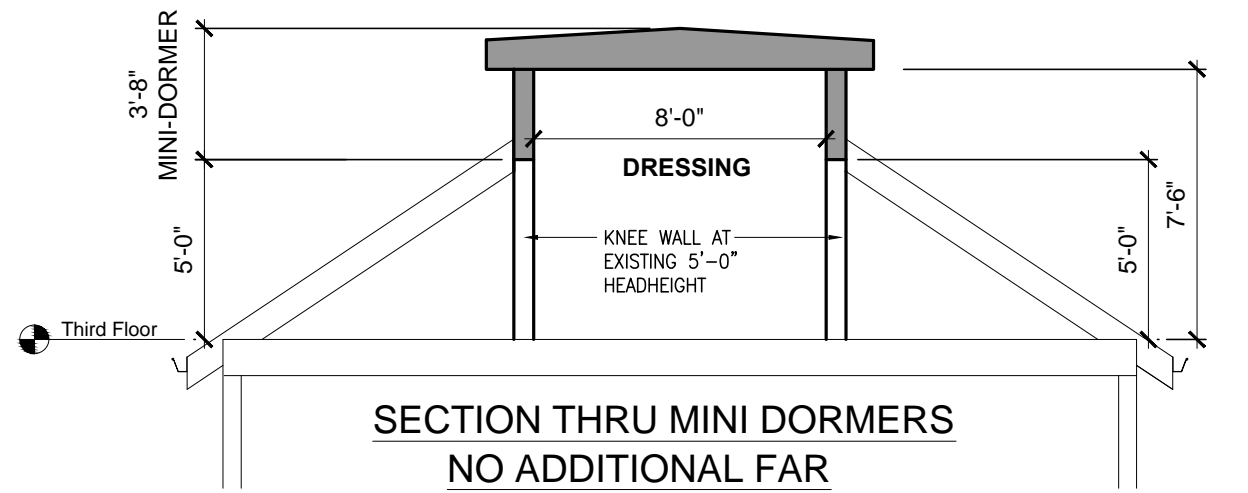
31 HIGH STREET  
 PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS  
 SCALE: 1/8" = 1'-0"

UNIT 2  
 FLOOR PLANS

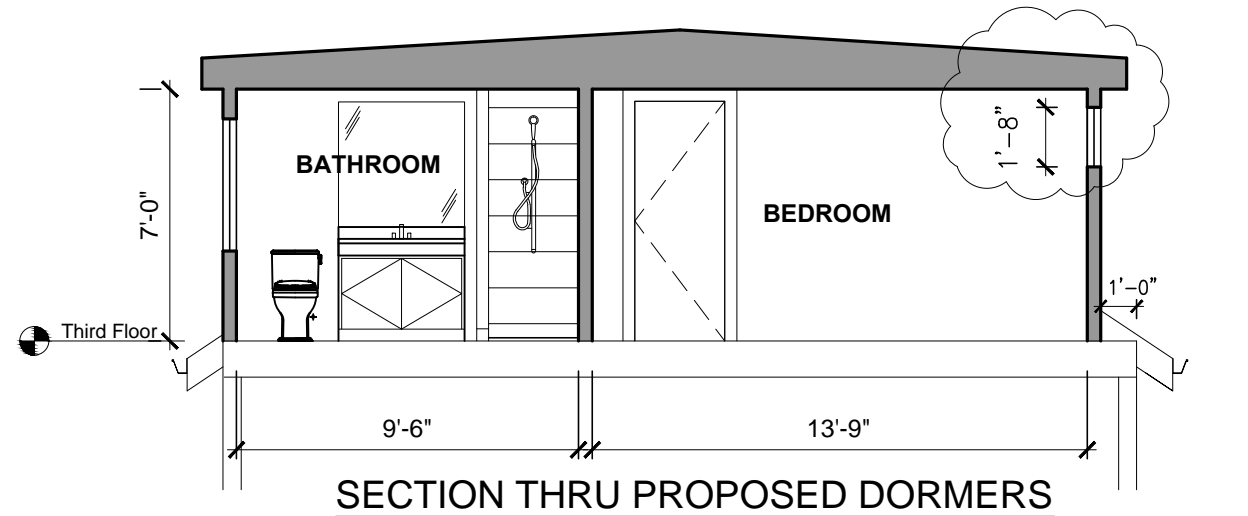
**A1.1**  
 REVISED 1/23/2021

10 JANUARY 2021  
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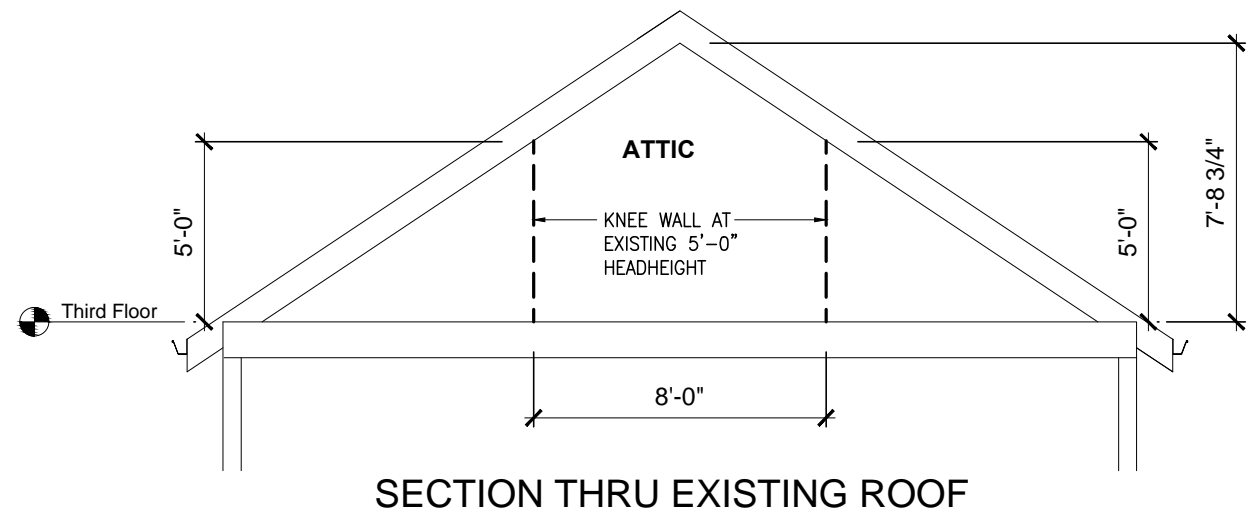




SECTION THRU MINI DORMERS  
NO ADDITIONAL FAR



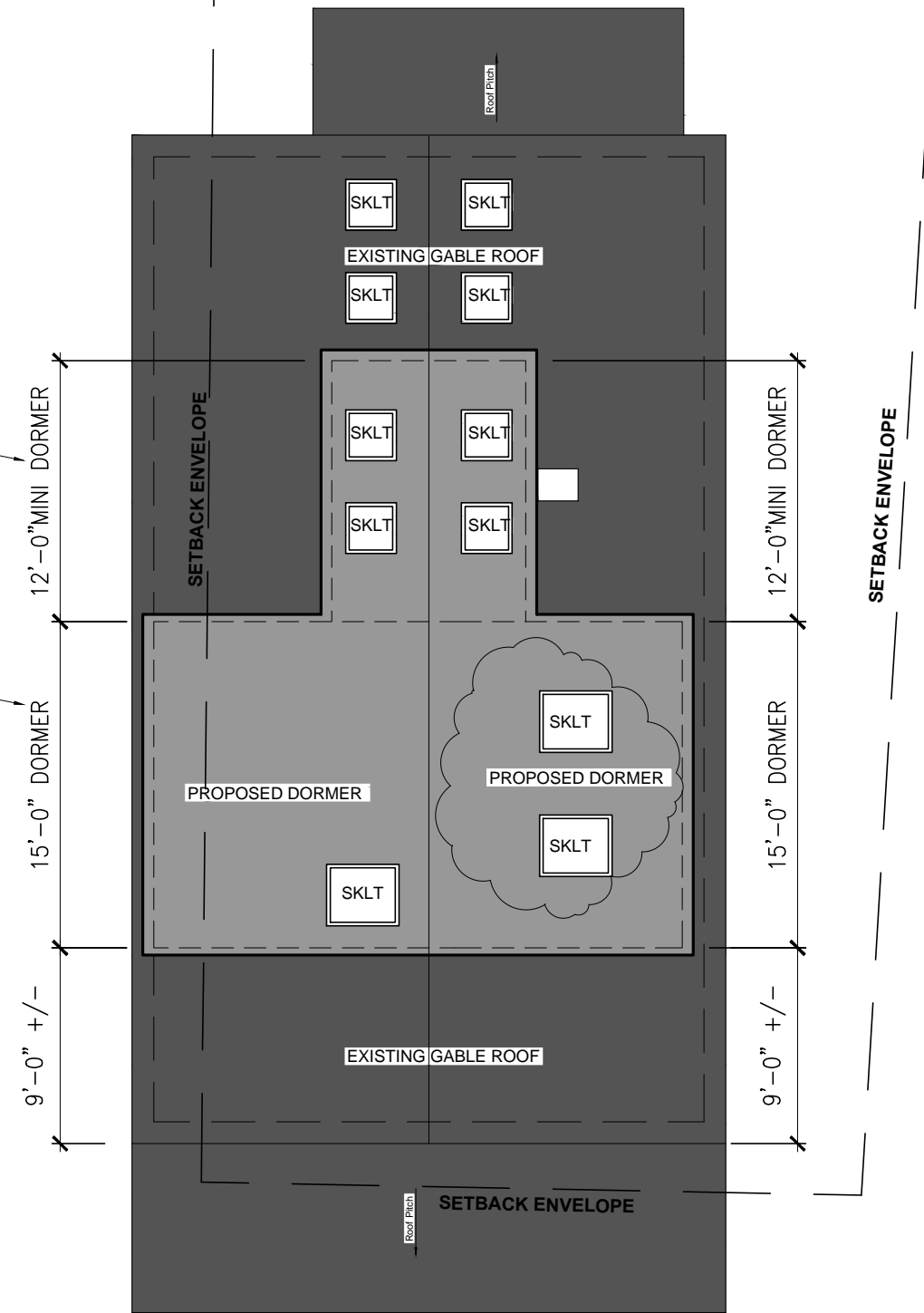
SECTION THRU PROPOSED DORMERS



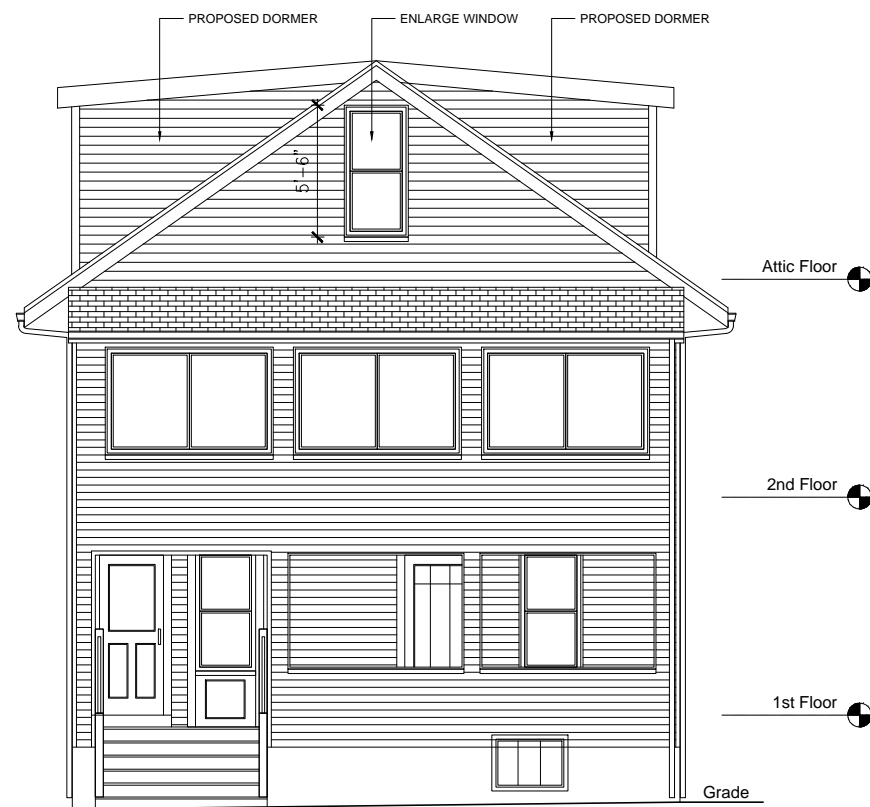
SECTION THRU EXISTING ROOF

MINI DORMERS ARE CONFORMING ADDITIONS AND DO NOT REQUIRE ZONING RELIEF

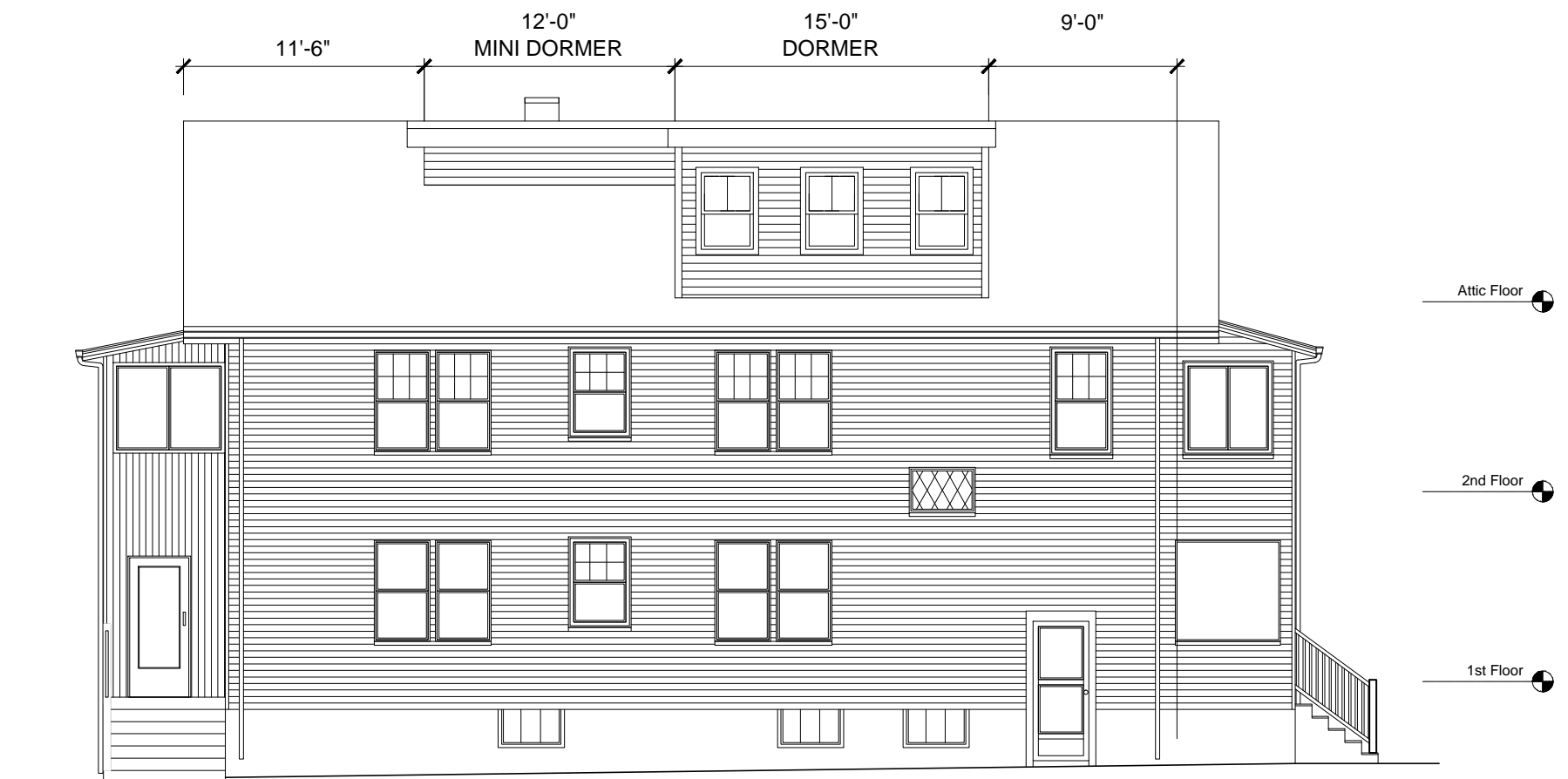
15'-0" DORMERS REQUIRE ZONING RELIEF PER EXISTING NON-COMFORMING FAR AND NON-COMFORMING LEFT SIDE SETBACK



PROPOSED ROOF PLAN



Front Elevation



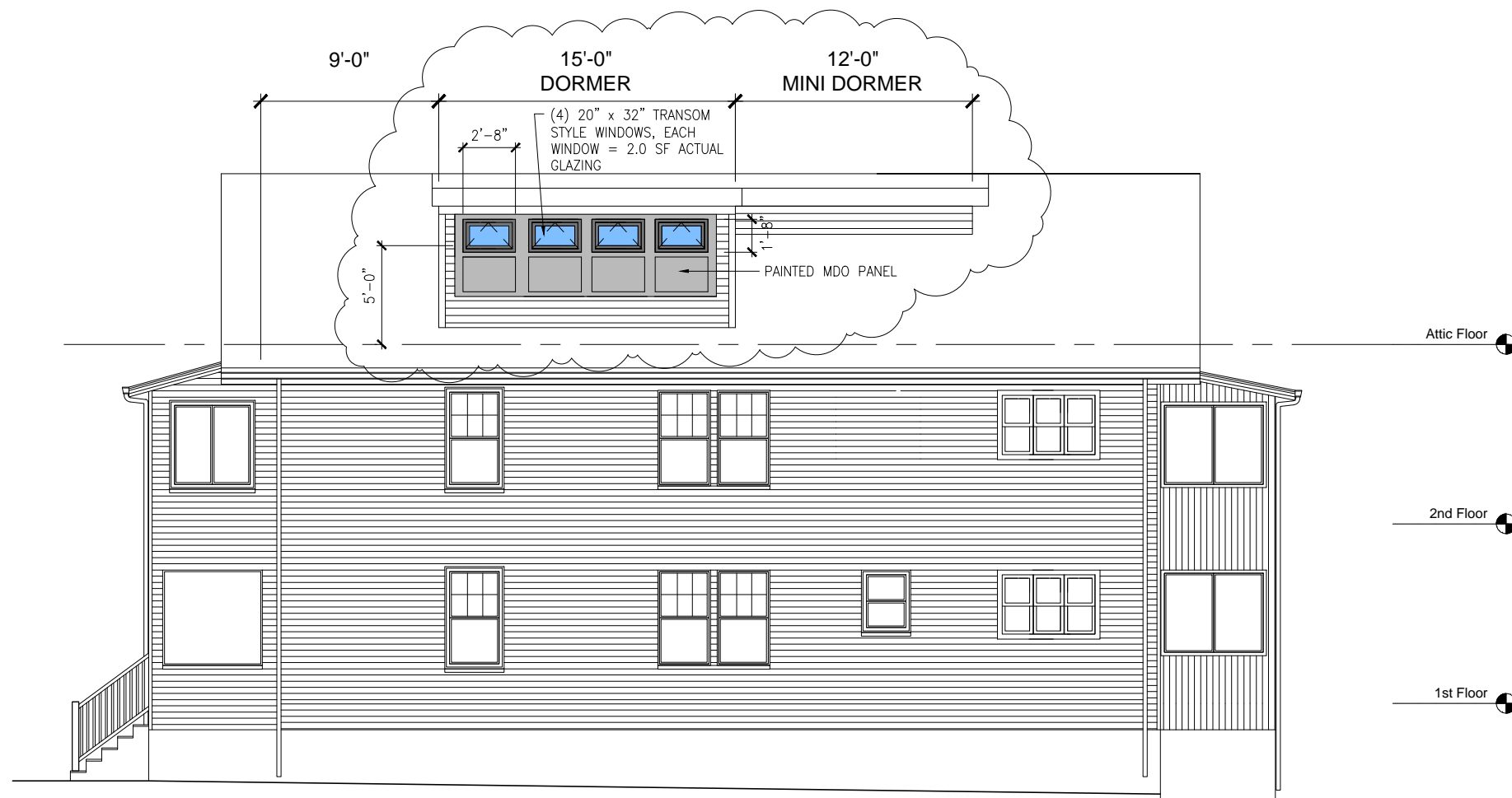
Left Elevation

31 HIGH STREET  
 PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS  
 SCALE:  $\frac{1}{8}$ " = 1'-0"

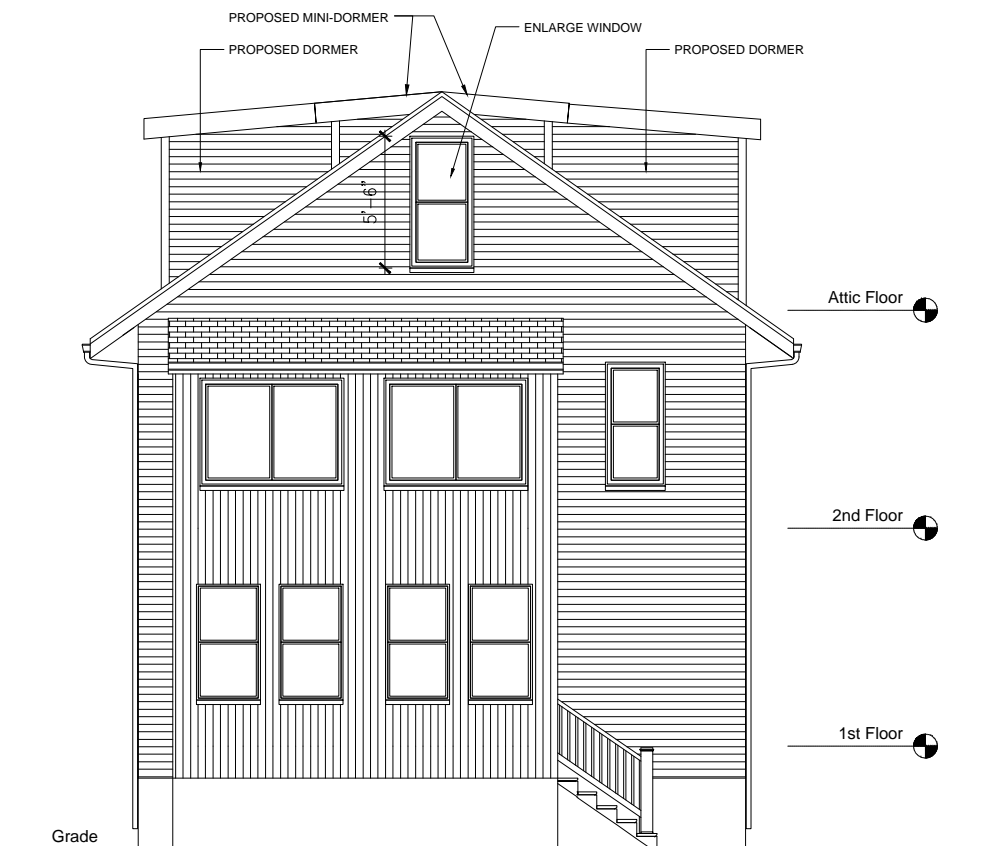
PROPOSED ELEVATIONS

**A2.1**

10 JANUARY 2021  
 GCD ARCHITECTS  
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Right Elevation



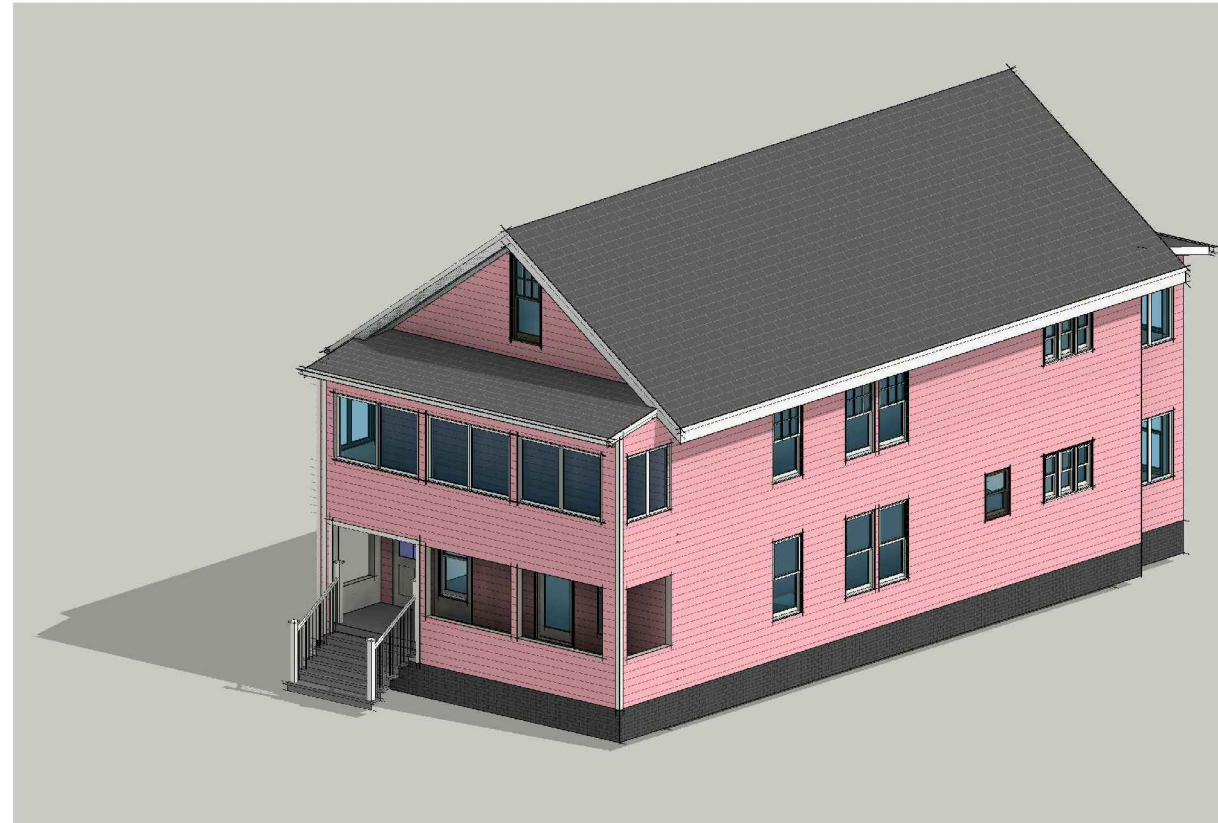
Rear Elevation

31 HIGH STREET  
 PROPOSED ATTIC CONVERSION AND DORMER ADDITIONS  
 SCALE: 1/8" = 1'-0"

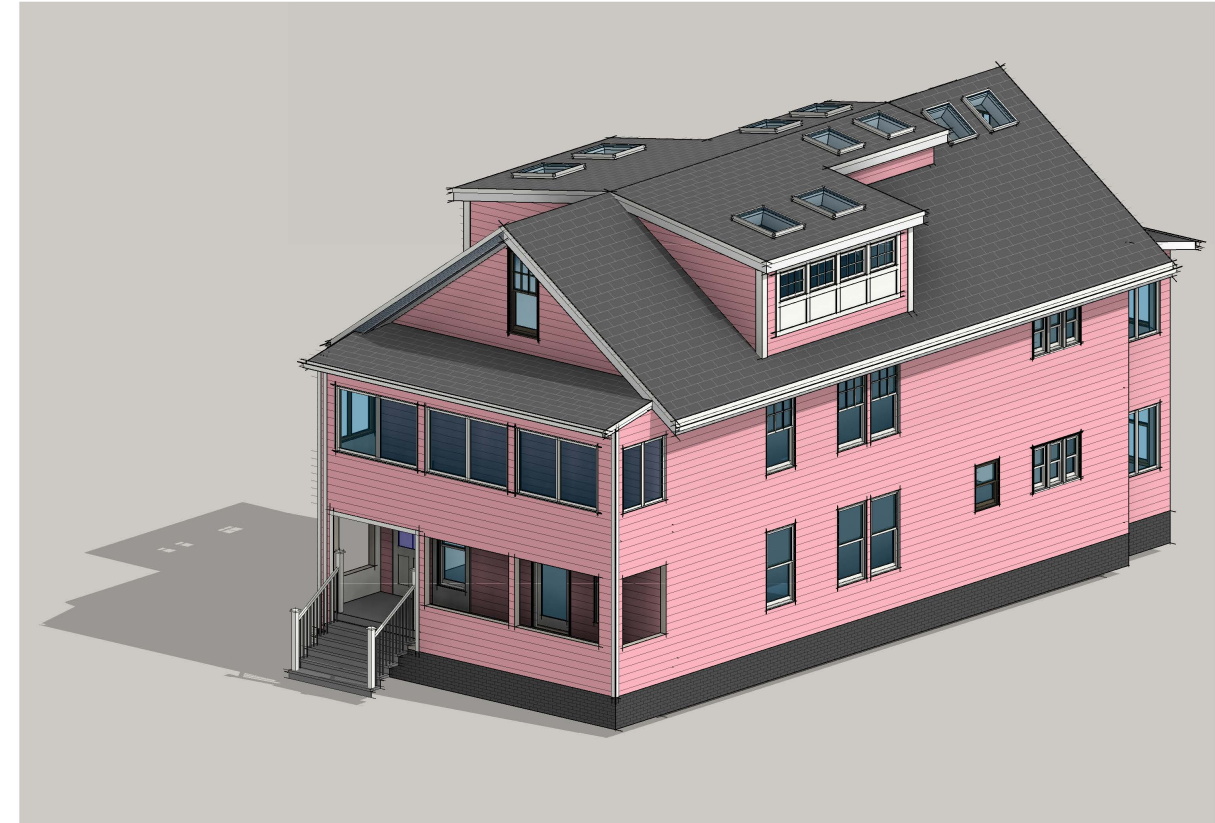
PROPOSED ELEVATIONS  
 REVISED 1/23/2021

A2.2

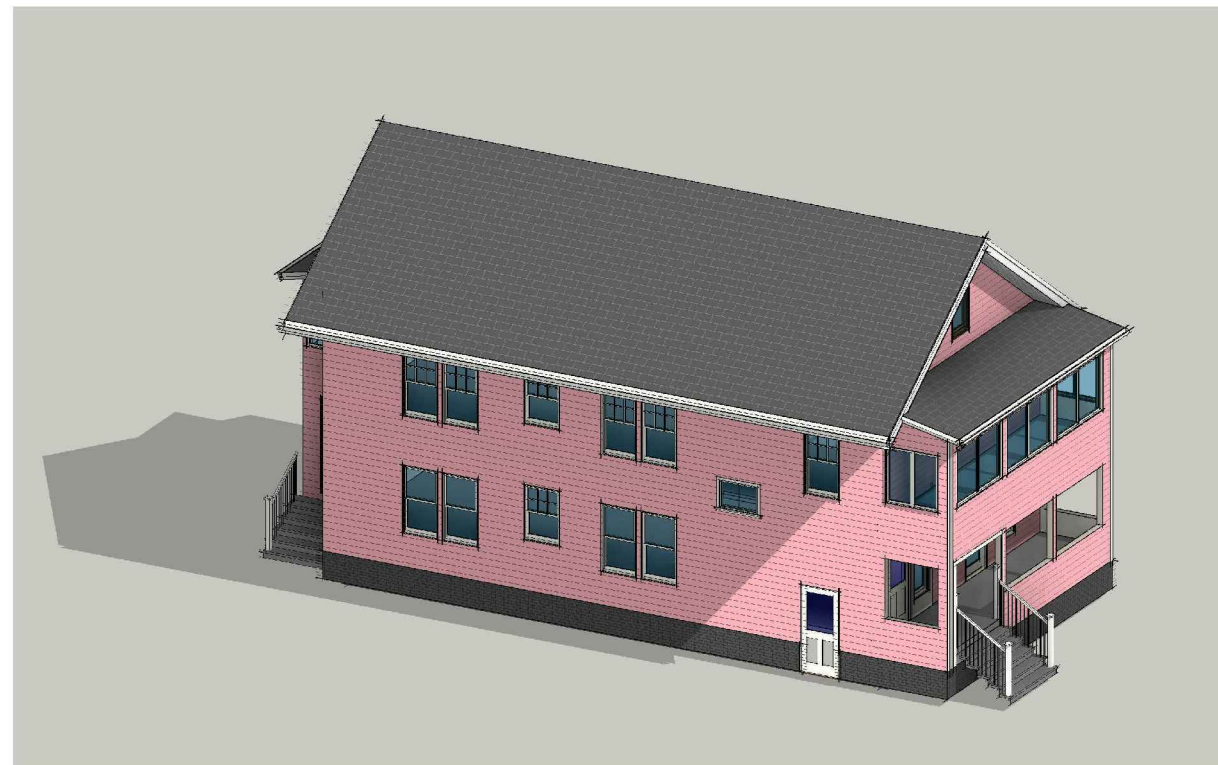
10 JANUARY 2021  
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FRONT RIGHT AERIAL VIEW EXISTING



FRONT RIGHT AERIAL VIEW PROPOSED



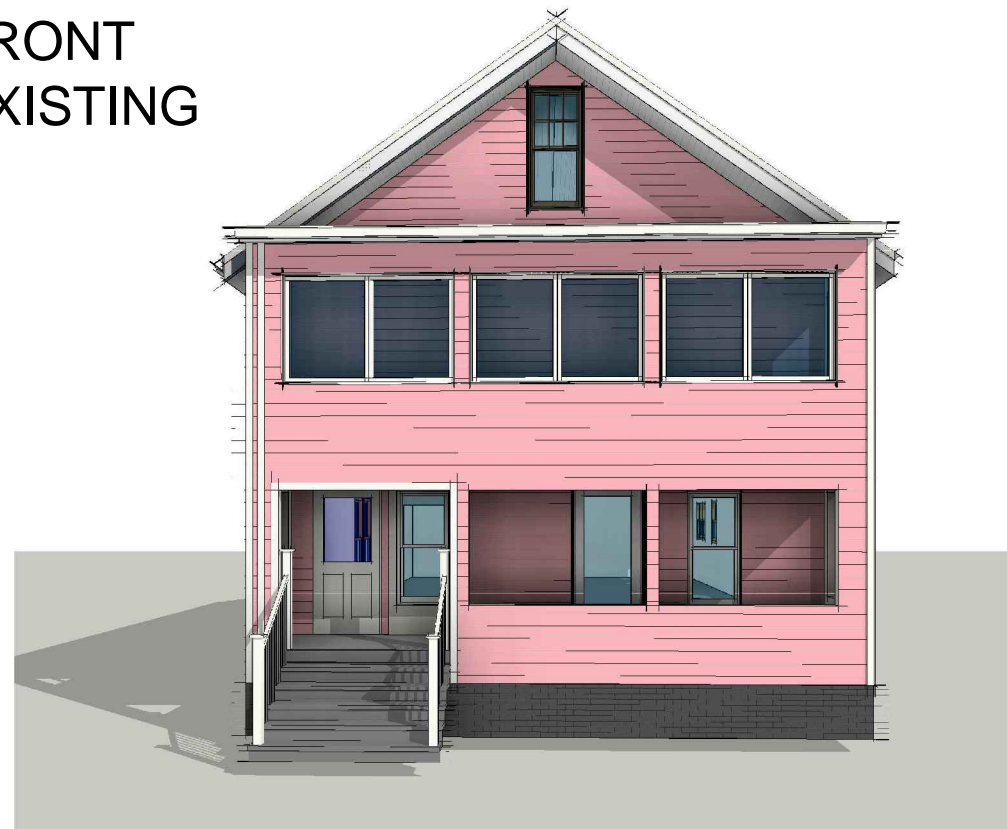
FRONT LEFT AERIAL VIEW EXISTING



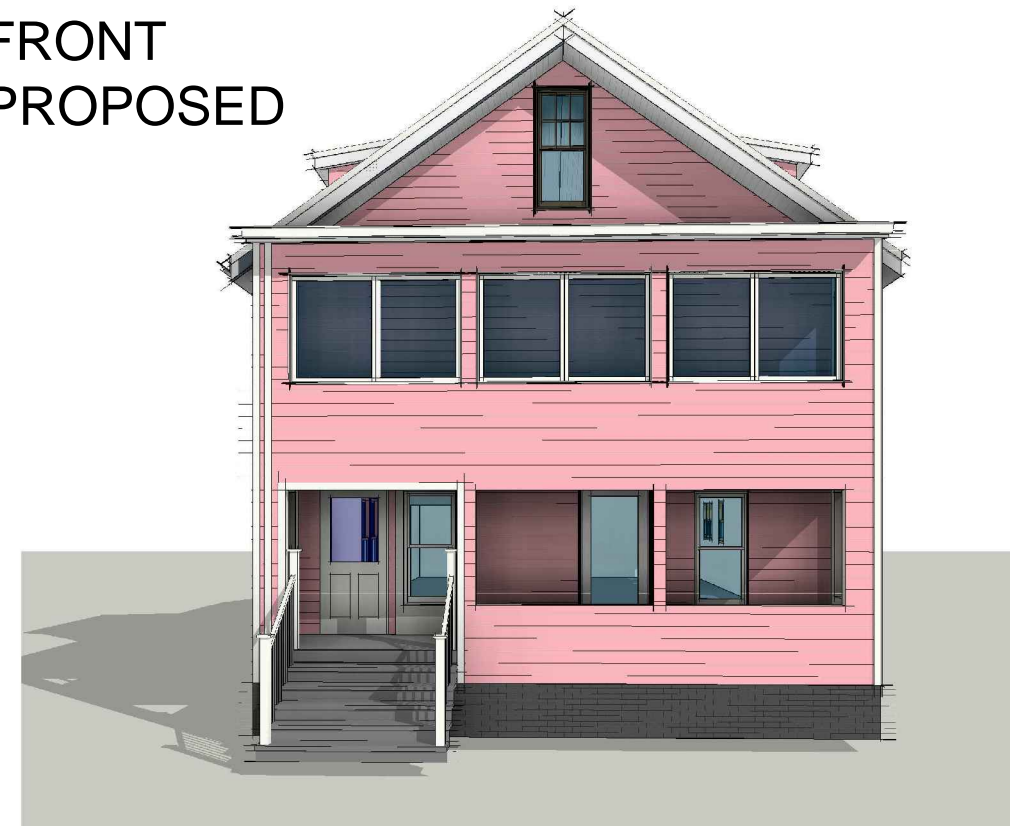
FRONT LEFT AERIAL VIEW PROPOSED



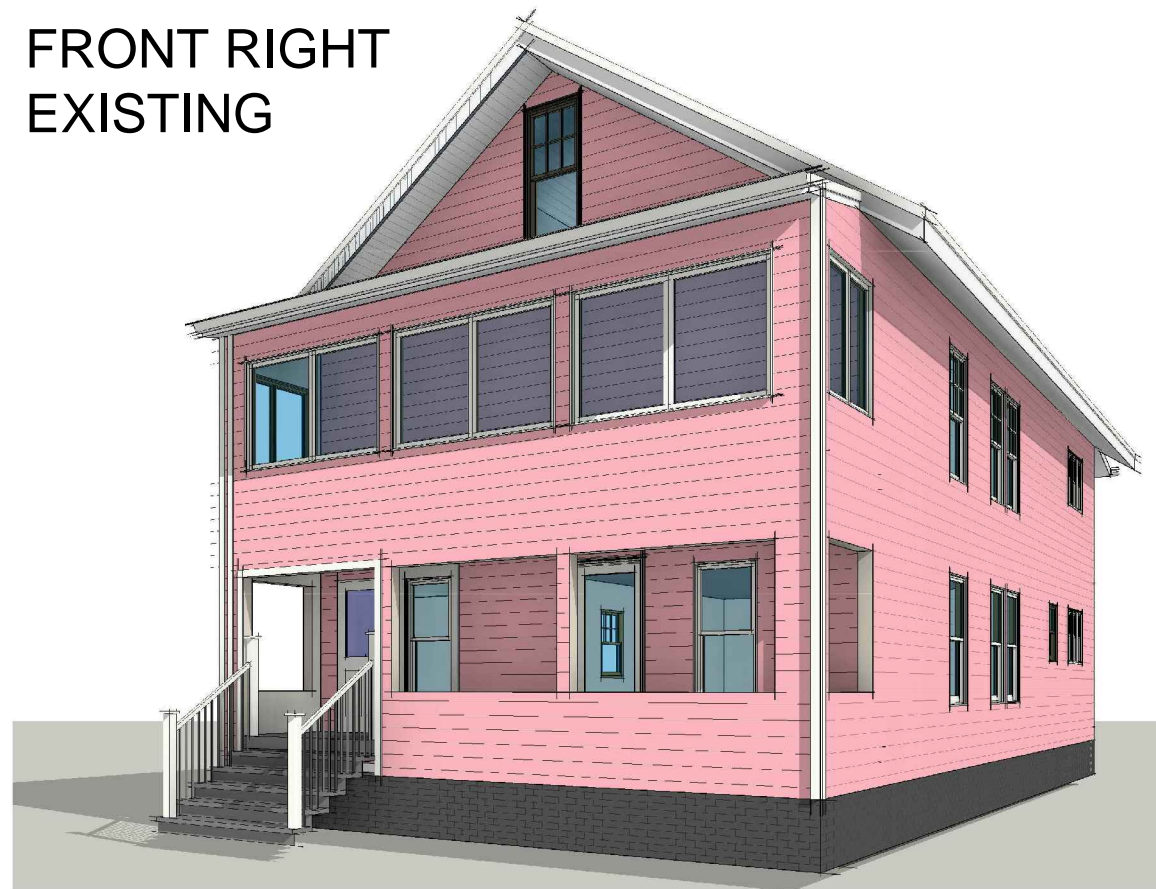
FRONT  
EXISTING



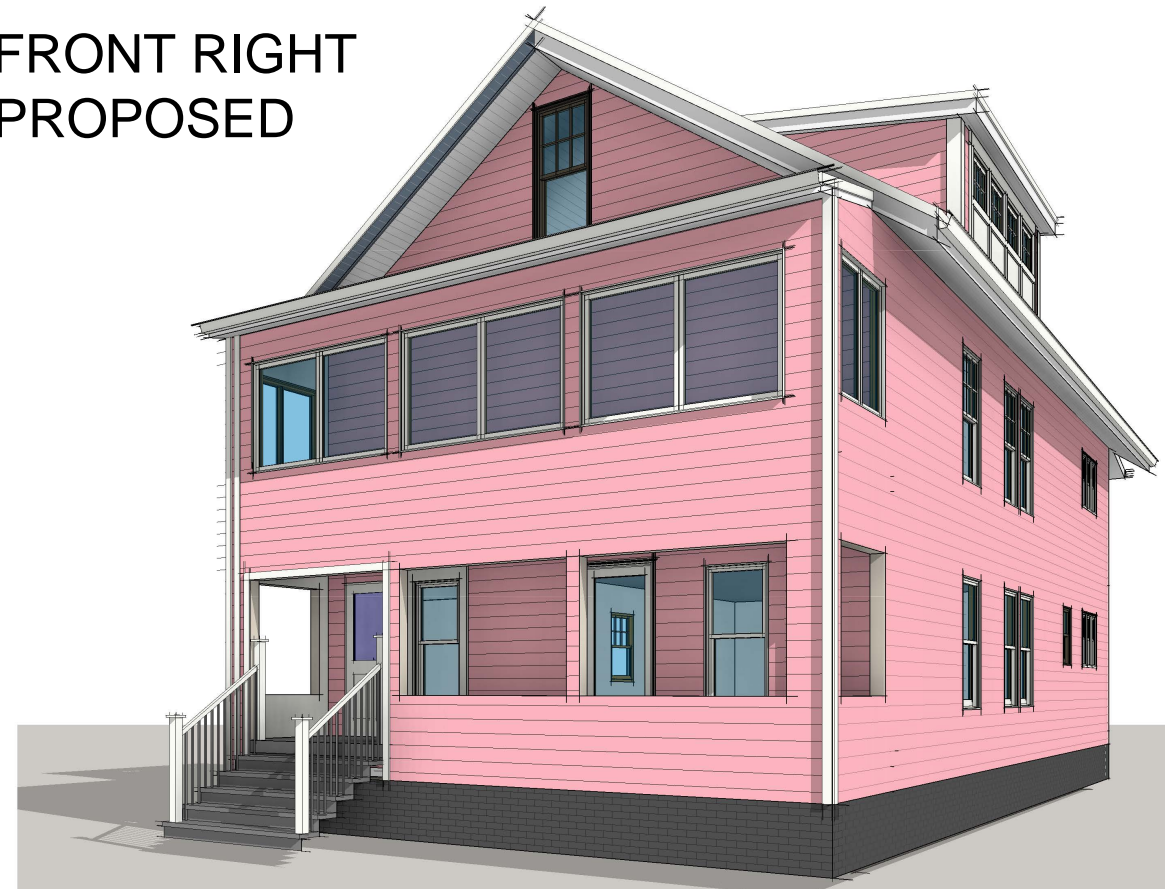
FRONT  
PROPOSED



FRONT RIGHT  
EXISTING

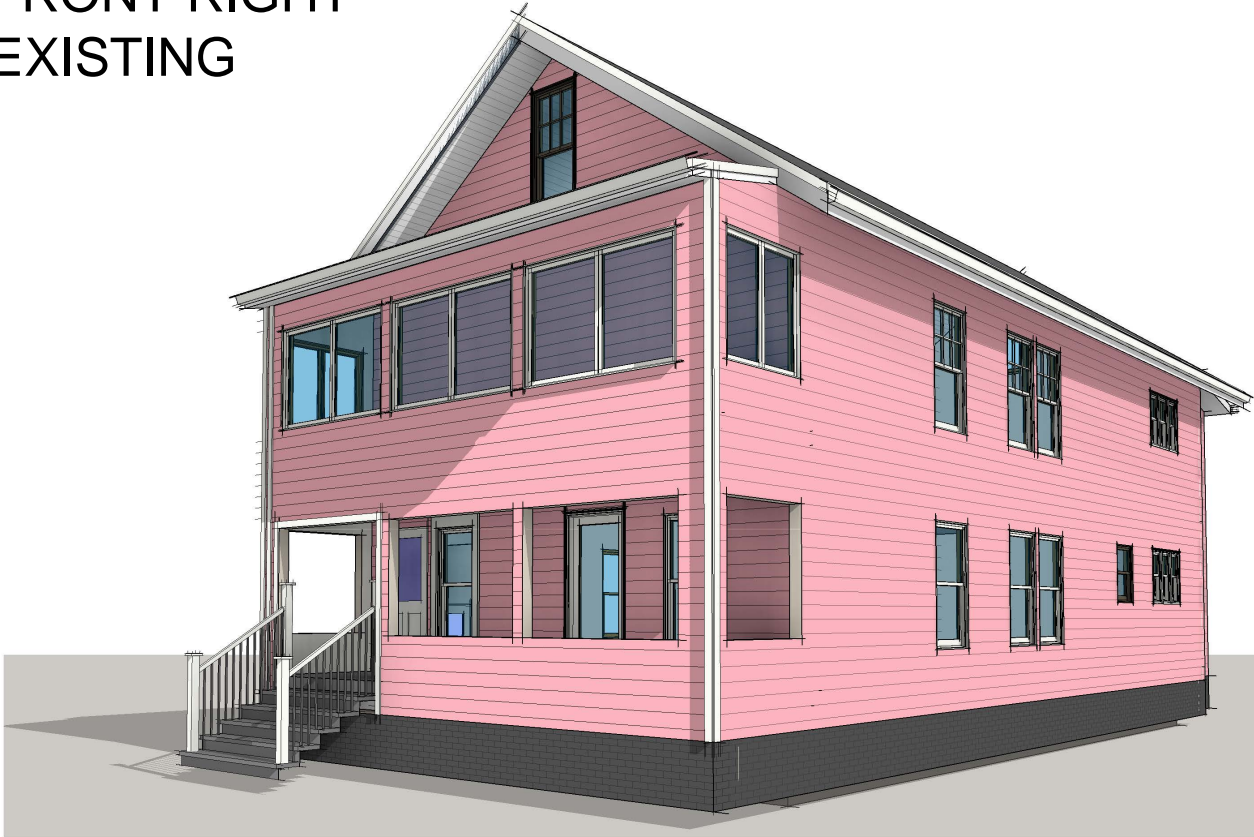


FRONT RIGHT  
PROPOSED

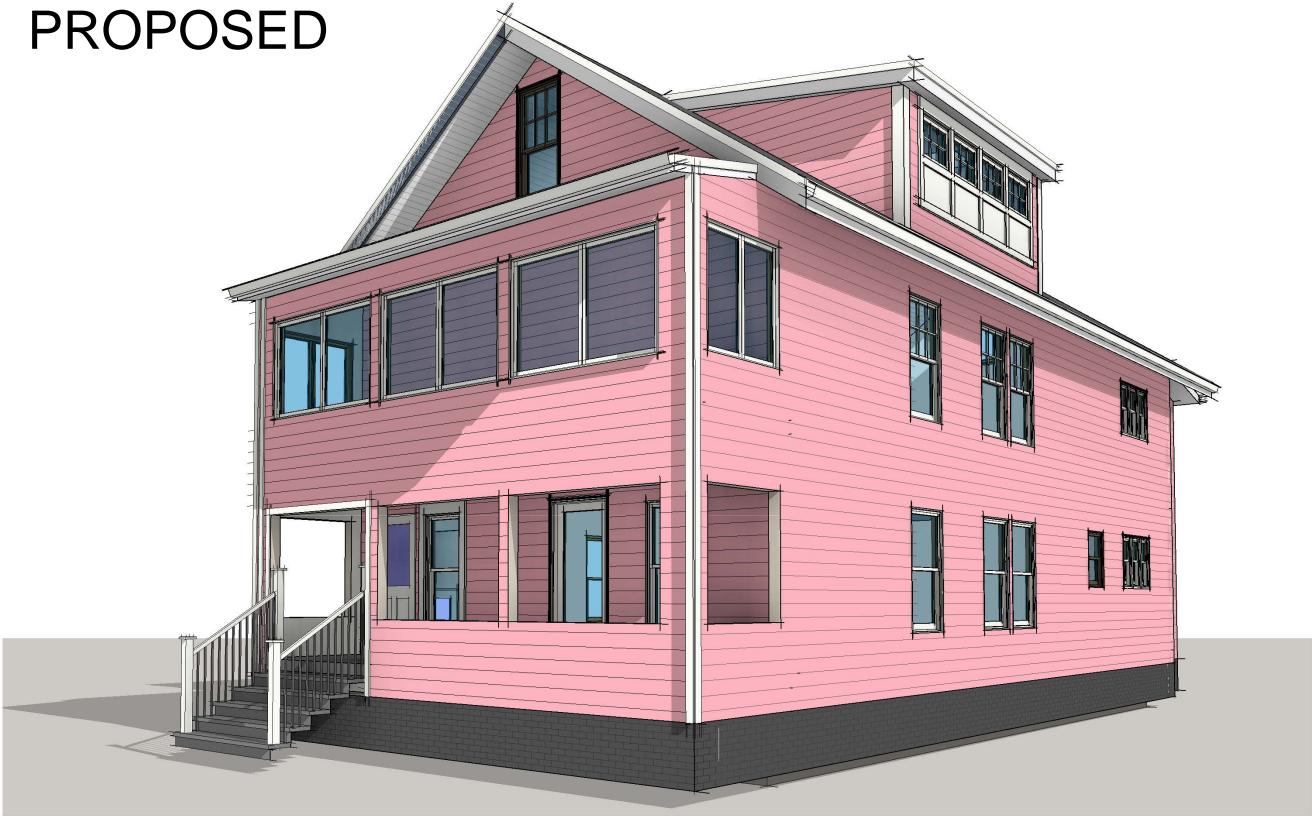




FRONT RIGHT  
EXISTING



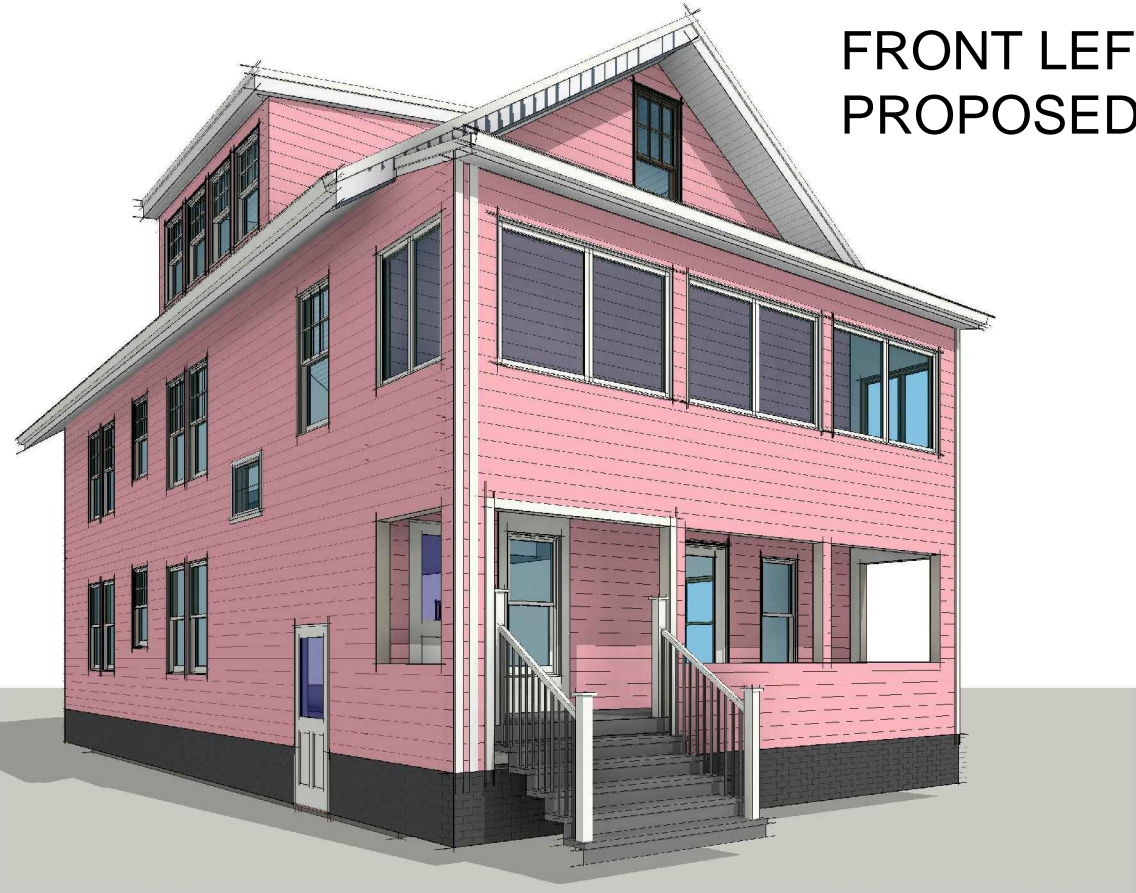
FRONT RIGHT  
PROPOSED



FRONT LEFT  
EXISTING



FRONT LEFT  
PROPOSED





REAR LEFT  
EXISTING

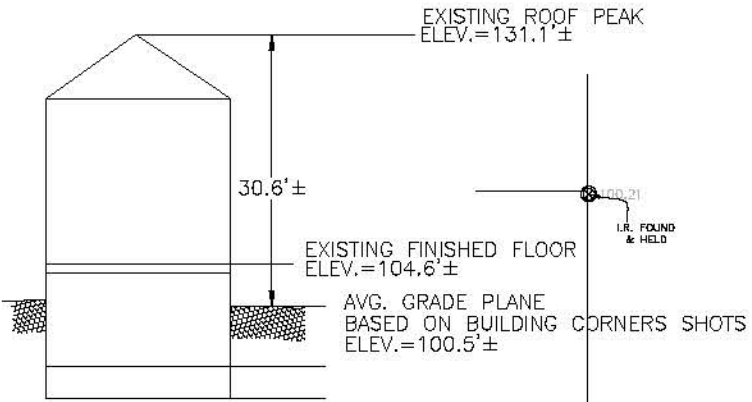
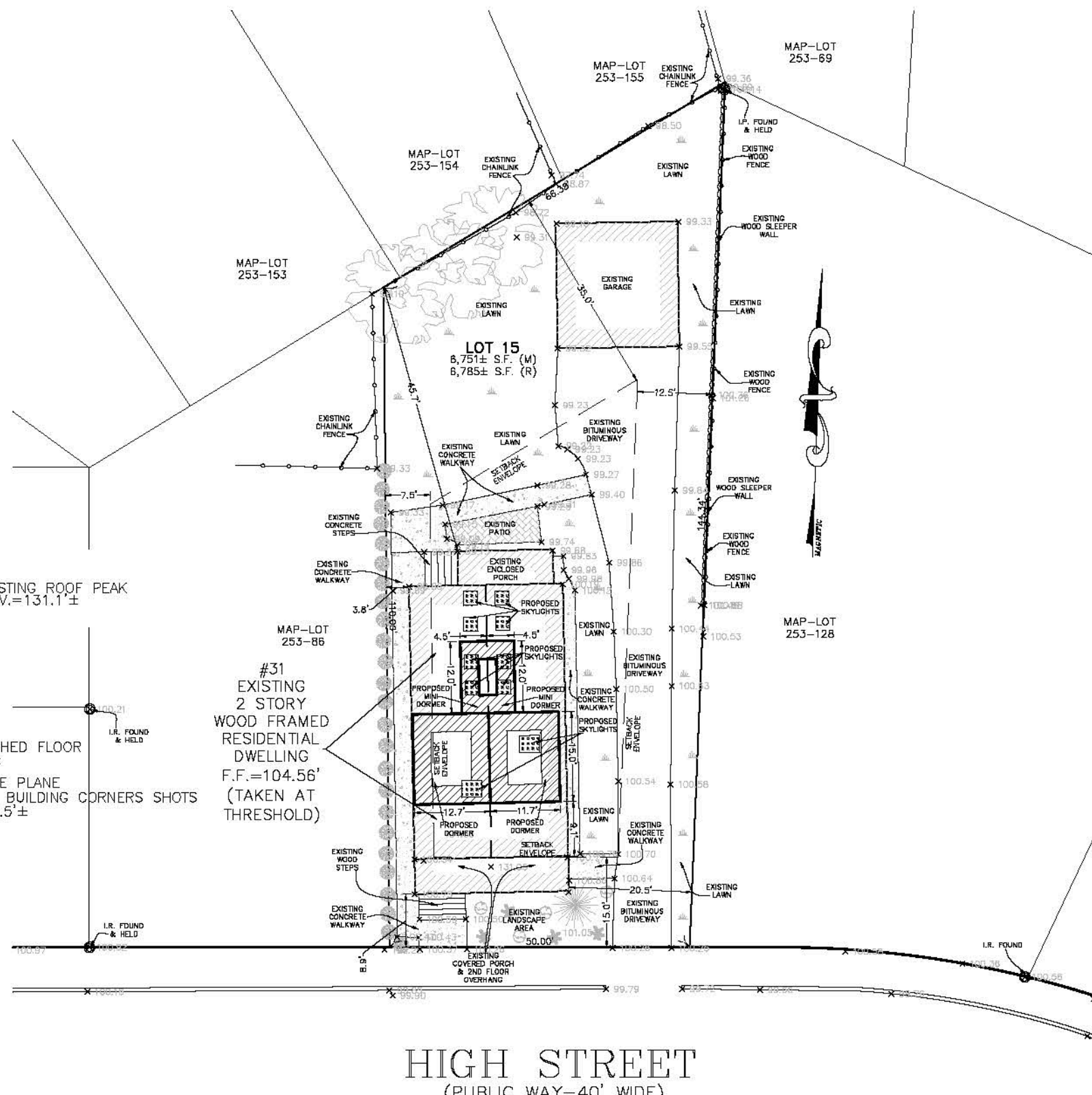


REAR LEFT  
PROPOSED



**EXISTING LEGEND**

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
U	UTILITY POLE
V	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
W	WATER VALVE
□	CATCH BASIN
○	FENCE
205	CONTOUR LINE (MJR)
195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊙	DRAIN MANHOLE
⊗	HYDRANT
⊙	TREE



**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12/03/2020
2. DEED REFERENCE: BOOK 57841 PAGE 90, PLAN REFERENCE: BOOK 96 PLAN 6, MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, PANEL NUMBER 0419E, COMMUNITY NUMBER: 250182, DATED JUNE 4, 2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = RESIDENCE B

**ZONING LEGEND**

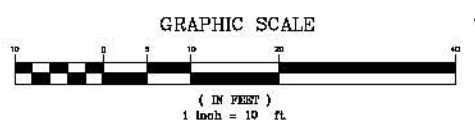
ZONING DISTRICT: RESIDENCE B			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	5,000 S.F.	6,785± S.F.	6,785± S.F.
MIN. AREA PER DWELLING UNIT	2,500 S.F.	-	-
MIN. YARD FRONT	15'	8.9'	8.9'
SIDE (RIGHT)	12.5'	20.5'	20.5'
SIDE (LEFT)	7.5'	3.8'	3.8'
REAR *	35'	45.7'	45.7'
MAX. BLDG. HEIGHT	35'	30.6'±	30.6'±
MIN. OPEN SPACE	40%	55.4%	55.4%
MIN. LOT WIDTH	50'	50.0'	50.0'
MAX. F.A.R.	0.5	-	-

**ZONING BY-LAW NOTES**

\* = IN NO CASE MAY A BUILDING BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET IN RESIDENCE C-2, C-2B, C-2A, C-3, C-3A, C-3B DISTRICTS. IN RESIDENCE C AND C-1 DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY (20) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS 100 FEET, UP TO A MAXIMUM OF THIRTY (30) FEET. IN RESIDENCE A-1, A-2, AND B DISTRICTS, NO BUILDING MAY BE NEARER THE REAR LOT LINE THAN TWENTY-FIVE (25) FEET PLUS ONE ADDITIONAL FOOT OF REAR YARD FOR EACH FOUR FEET THAT THE DEPTH OF THE LOT EXCEEDS ONE HUNDRED (100) FEET, UP TO A MAXIMUM OF THIRTY-FIVE (35) FEET. FOR PURPOSES OF THIS FOOTNOTE C, THE LOT DEPTH SHALL BE THAT DISTANCE MEASURED ALONG A LINE PERPENDICULAR TO THE FRONT LOT LINE AND EXTENDING TO THAT POINT ON THE REAR LOT LINE MOST DISTANT FROM THE FRONT LOT LINE.

**EXISTING PROFILE  
NOT TO SCALE**

**HIGH STREET  
(PUBLIC WAY-40' WIDE)**



SCALE 1"=10'			
DATE 01/13/2021	REV	DATE	REVISION
SHEET 1			
PLAN NO. 1 OF 1	31 HIGH STREET CAMBRIDGE MASSACHUSETTS <b>PROPOSED PLOT PLAN                  OF LAND</b>		
CLIENT:			
DRAWN BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 687 CAMBRIDGE STREET, SUITE 108 BRIGHTON MA 02133 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com		
CHKD BY P.N.			
APPD BY P.N.			
	SHEET NO.	<b>1</b>	

PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR REPRESENTATIONS MADE BY OTHER PROFESSIONALS REFERRED TO BY THIS PLAN. THE USER OF THIS PLAN FOR THE PURPOSE OF CONSTRUCTION OR OTHERWISE, IS TO BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THIS PLAN. THE USER OF THIS PLAN IS LIMITED TO THE EXTENT OF THE PLAN AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. COPYRIGHT 2021 PETER NOLAN & ASSOCIATES LLC All Rights Reserved.

Raymond P Gomes  
37 High Street  
Cambridge MA 02138  
617-492-8468  
Annray22@comcast.net

January 22, 2021

To

Cambridge Board of Zoning Appeals

831 Mass Ave

Cambridge MA 02139

Dear Cambridge BZA

We wholeheartedly support the proposed dormer additions at 31 High Street.

My wife and I have reviewed the plans and renderings and find them to be a tasteful and complimentary addition to High Street and the surrounding neighborhood.

We believe it's a win win situation for our neighborhood, Stacy, Aldo and their beautiful children.

Sincerely

*Raymond P Gomes*  
*Ann Gomes*

Section 9(b) of the  
Federal Reserve Act  
provides that the  
Board of Governors  
may, in its discretion,  
suspend the application  
of the provisions of  
this section to any  
class of banks.

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Federal Reserve Act

provides that the  
Board of Governors



**1/23/2021**

**From: Adam Glassman <ajglassman.ra@gmail.com>**

**Date: Sat, Jan 23, 2021 at 12:26 PM**

**Subject: Re: Dormer**

To: Megan and Stephen George <megnsteve@gmail.com>

Cc: aldo sesia <sesia.a@gmail.com>, stacy carruth <stacy.carruth@gmail.com>

Excellent, thank you both.

I will formally submit this revision to the BZA.

Much appreciated,

Adam

Adam J. Glassman, R.A.

**On Sat, Jan 23, 2021 at 12:20 PM Megan and Stephen George <megnsteve@gmail.com> wrote:**

That is acceptable! Thank you Adam!

And good luck with zoning.

Megan

**On Jan 23, 2021, at 12:03 PM, Adam Glassman <ajglassman.ra@gmail.com> wrote:**

Hi Megan and Stephen,

Per your suggestion, we looked at replacing the (4) standard full height 45" double hung bedroom windows with (4) 20" tall transom style windows. Please see attached sketches. Aldo and Stacy had misunderstood my comments to them about the transom style idea, which I do think is a good

suggestion. The elevated windows will allow the main dormer space to have actual windows, but at the same time prevent both the downward direct view toward your spaces and the upward direct view inside theirs. In addition, we made each window smaller in width, and the actual glazing area

for each window is only 2.0 SF. The window glazing itself is 5'-0" above the floor, which is actually the current standard height for bathroom windows, bedroom window sills are more typically at a 30" or less. The proposed revised window type combined with skylights will still make for a

functional and comfortable dormer space which I hope is acceptable to everyone.

While I understand your suggestion for windows on the dormer side walls the zoning board does not look favorably upon those at all, nor does the BZA favor windowless full height dormer walls which are correctly considered a visual blight on neighborhoods.

While the limited glazing compromise we are proposing in response to your suggestion is far less glazing than what Aldo and Stacy had originally desired, and is also not in

keeping with the standard dormer design preferred by the zoning board, I think the BZA would appreciate that this is a compromise you offered and is acceptable to both parties.

Please see attached sketches and let us know if this is acceptable to you.

Thank you for your feedback,

Adam

Adam J. Glassman, R.A.

**On Sat, Jan 23, 2021 at 8:42 AM Megan and Stephen George <megnsteve@gmail.com> wrote:**

Everyone,

We are asking that you put more thought into creating a new space and that you consider what already exists around you before slapping up a row of standard double hung windows. Your stairs and plumbing does not need to be affected by changing the proposed windows that will be looking down into our bathroom.

If you keep your plans as is, we would keep our bathroom windows covered at all times. Doesn't matter if you promise to keep shades pulled. It will be tooooooosooooo unnerving and creepy to have the potential for you to open your shades for whatever reason and glance down to us sitting on the toilet or stepping out of the shower.

Something I realized yesterday - our skylights from our third floor stairwell would look right into your bedroom windows if they stay as proposed. There are many ways to add light to the bed area of your new space: install a row of skylights instead of double hung windows, have the windows start high enough so you can't look down into our second floor and we can't look into your bedroom, put a triangle shaped window on the angled walls of the dormer, use textured glass like the glass on our basement door that faces your house, etc... A thoughtful architect can create this in a beautiful way and you could have tons of light. And you won't have to worry about whether your shades are shut or did you leave them open, or pay for windows (and shades) that you will always keep covered.

- Megan



**On Jan 22, 2021, at 11:50 AM, stacy carruth <stacy.carruth@gmail.com> wrote:**

Megan and Stephen,

Thank you so much for your thoughtful response and creative suggestions. While we like the idea of transom windows, due to the constraints of low ceiling heights, they would not be an effective option, and existing stair and plumbing conditions limit what we can do with the space.

Please know that continuing to maintain the sense of privacy between our two homes which we both currently enjoy is very important to us as well, and we are committed to using our dormer space in a thoughtful and considerate way that respects your sense of privacy as well as ours, and using an interior

screening device on our windows such as shades and shutters is part of our plans once the dormer is completed. We know that new construction in a dense residential neighborhood such as ours always presents change that impacts those around us, we appreciate your concerns, and will do our best to

address them as best we can. Thank you, Stacy and Aldo

--

Stacy

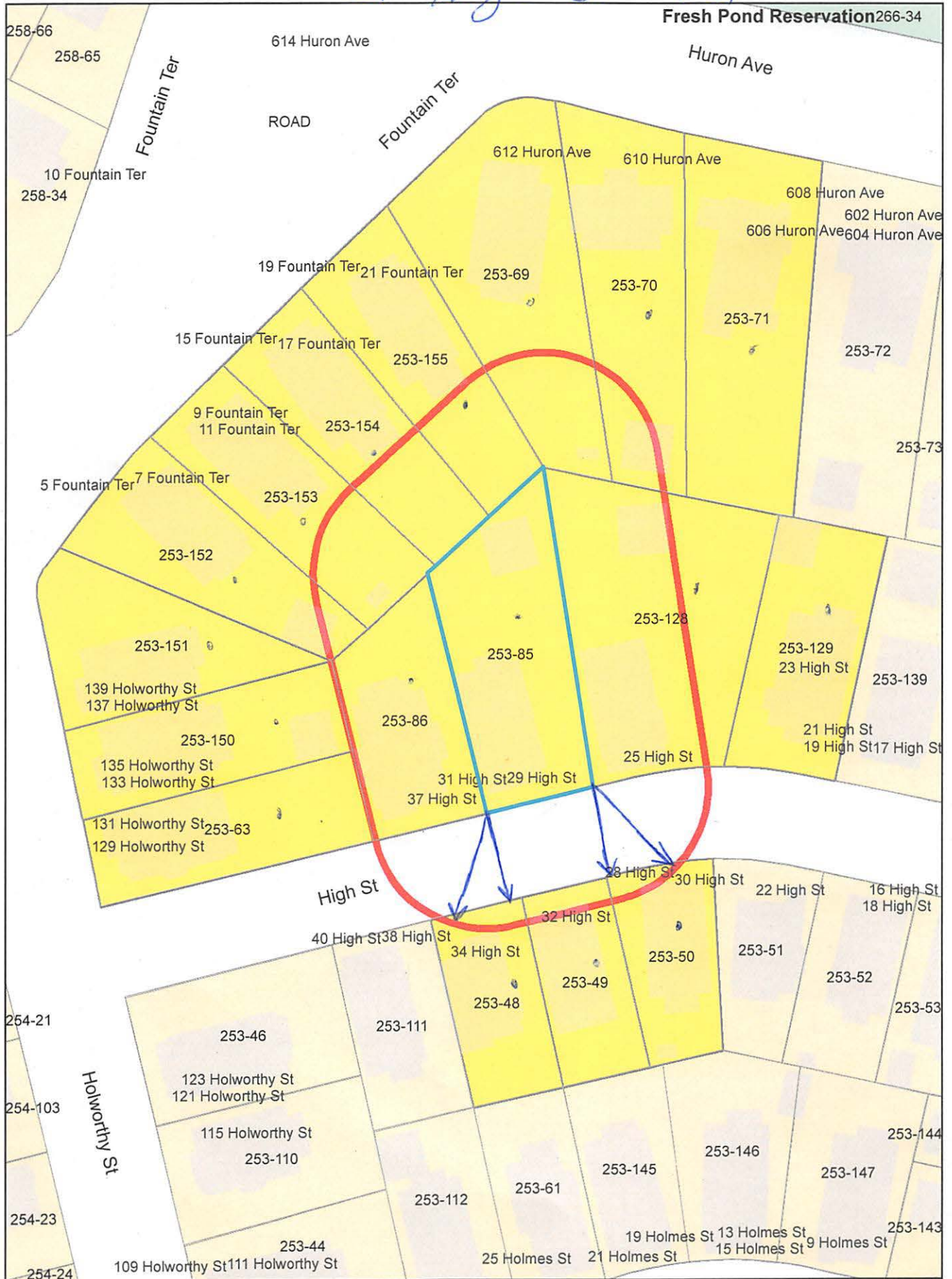
**Megan and Stephen George <megnsteve@gmail.com> Thu, Jan 21, 10:33 PM (2 days ago)**

Aldo, Stacy and Adam,

If you have windows in the right side dormer, you will have direct sight lines to the entrance of our shower on the one side and to our toilet on the other. That would leave us on edge whether your windows have shades or not. This also means that we would be looking right into your bedroom which we do not want. I'm guessing you would want full privacy for a bedroom - whether it is day or night or if you forgot to pull down shades. Also - we often keep our bathroom windows open during the summer and we are able to hear your conversation if you are in your dining room. Maybe there is a possibility of moving the planned bed location to the wall that currently has four windows - and making the four windows be along the top of the wall only - like between 6-8 feet high - so there is no chance we can be looking in and there is no chance you can be looking down at us. These kinds of windows are often used over beds to provide light and privacy. They could crank open for ventilation. Adding skylights over the bed could really brighten up the room and provide for a quick release of hot air on the third floor. It is also really nice to sleep under skylights. Just some ideas for you to think about so we can both maintain our privacy.

Thank you,  
Megan

31 High St. #31





31 High St. #31

*Petitioner*

253-50  
MURPHY, CLAIRE & TIMOTHY E. MURPHY  
28 HIGH ST  
CAMBRIDGE, MA 02138

253-70  
ROGERS, CHARLES P.,  
TRUSTEE THE 610 HURON AVE. IRREV. TRUST  
14 LAWRENCE LN  
ARLINGTON, MA 02474

GCD ARCHITECTS  
C/O ADAM J. GLASSMAN, R.A.  
2 WORTHINGTON STREET  
CAMBRIDGE, MA 02138

253-128  
GEORGE, MEGAN R. &  
STEPHEN J. GEORGE TRUSTEES  
25 HIGH ST  
CAMBRIDGE, MA 02138

253-155  
EGLESTON, SHANNON & KEVIN KAINE  
19-21 FOUNTAIN TER  
CAMBRIDGE, MA 02138

253-85  
SESIA, ALDO & ANASTASIA CARRUTH  
29-31 HIGH ST., #31  
CAMBRIDGE, MA 02138

253-150  
REARDON, ELIZABETH A. &  
JAMES E. REARDON, JR.  
135 HOLWORTHY ST.  
CAMBRIDGE, MA 02138-4507

253-151  
BENANTI, EVAN & KATHRYN S. BENANTI  
137 HOLWORTHY ST  
CAMBRIDGE, MA 02138

253-152  
LACCI, JOSEPH A., JR & LAUREL A. LACCI  
1112 TRAPELO RD  
WALTHAM, MA 02451

253-153  
MOUSTAFA, AMEER & SHADIA MOUSTAFA  
9-11 FOUNTAIN TER  
CAMBRIDGE, MA 02141

253-154  
COSTIGAN, ANNMARIE F.  
15 FOUNTAIN TERR  
CAMBRIDGE, MA 02138-4501

253-63  
PFAU, JENNIFER  
129-131 HOLWORTHY ST, #2  
CAMBRIDGE, MA 02138

253-71  
ATTANUCCI, JOHN P. & JANE S. ATTANUCCI  
TRS, THE 608 HURON AVE REALTY TRUST  
608 HURON AVE., #608  
CAMBRIDGE, MA 02138

253-129  
BUTLER, PHYLLIS  
21 HIGH ST. #23  
CAMBRIDGE, MA 02139

253-86  
GOMES, ANN & RAYMOND GOMES  
37 HIGH ST., UNIT #3  
CAMBRIDGE, MA 02138

253-69  
MAGAVI, SANJAY & ZEYNEB MAGAVI  
612 HURON AVE., #2  
CAMBRIDGE, MA 02138

253-86  
RUSHKIN, ILIA & NATALIYA YUFA  
37 HIGH ST., #2  
CAMBRIDGE, MA 02138

253-49  
ESMONDE, CHRISTOPHER A.  
32 HIGH ST.  
CAMBRIDGE, MA 02138

253-129  
MONTGOMERY, JOSHUA DREW WILLIAMS &  
SRIGOWRI VIJAYAKUMAR  
21-23 HIGH ST UNIT #21  
CAMBRIDGE, MA 02138

253-86  
SAUNDERS, THERESA  
37 HIGH ST., UNIT #37/1  
CAMBRIDGE, MA 02138

253-85  
BARANDES, JACOB & SHELLEY BARANDES  
29-31 HIGH ST., #29  
CAMBRIDGE, MA 02138

253-63  
MILLER, JUDITH GAIL,  
TRS THE MILLER FAMILY 2020 TRT  
129-131 HOLWORTHY ST UNIT 1  
CAMBRIDGE, MA 02138

253-69  
AIDRUS, MOATASSIM  
612 HURON AVE UNIT 1  
CAMBRIDGE, MA 02138

253-63  
AGUILAR LUCRECIA, AGUILAR-CORDOVA  
ESTUARDO LAURA K. AGUILAR  
129-131 HOLWORTHY ST UNIT 3  
CAMBRIDGE, MA 02138

253-48  
GALLUCCIO, LISSA D.  
34 HIGH STREET  
CAMBRIDGE, MA 02138

253-71  
WEILER, PETER & KATHLEEN WEILER  
606 HURON AVE 606  
CAMBRIDGE, MA 02138



January 28, 2021

To: Cambridge Board of Zoning Appeals  
831 Massachusetts Ave.  
Cambridge MA 02139

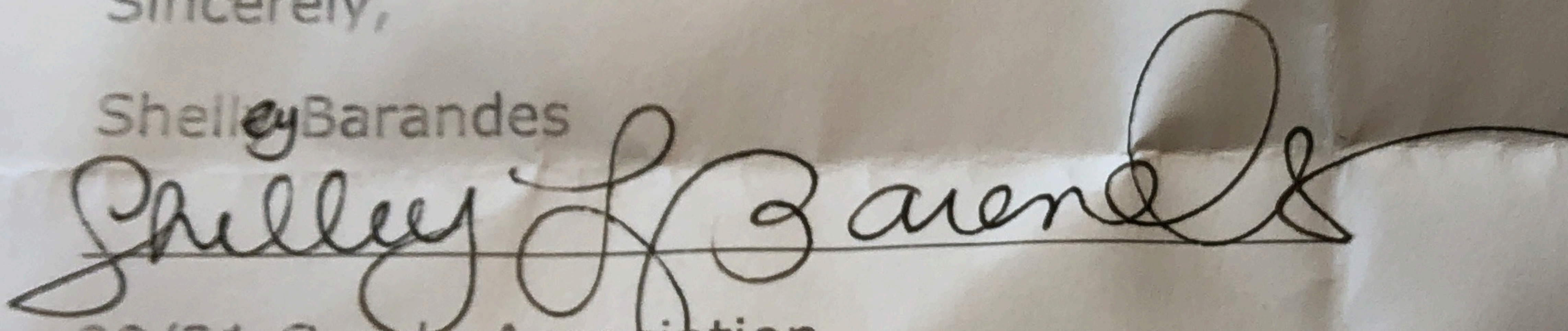
Subject: Zoning Relief for 31 High St., Cambridge MA 02138

Dear Board Members:

My husband and I live below Stacy and Aldo at 29 High Street. We are therefore part of the same condo association. We have reviewed their plans to extend the use of their attic space and are fully supportive. The dormers planned will add character to our house. We ask Board Members to support Stacy's and Aldo's request for zoning relief so they can accommodate their need for additional living space.

Sincerely,

Shelley Barandes

A handwritten signature in black ink that reads "Shelley Barandes". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

29/31 Condo Association



----- Forwarded message -----

From: **Chris Esmonde** <[chris@esmonde.net](mailto:chris@esmonde.net)>

Date: Mon, Jan 25, 2021 at 2:04 PM

Subject: Letter of Support for Renovation to 31 High St

To: aldo sesia <[sesia.a@gmail.com](mailto:sesia.a@gmail.com)>, stacy carruth <[stacy.carruth@gmail.com](mailto:stacy.carruth@gmail.com)>

To:

Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

Dear Cambridge BZA,

I am writing to express my strong and unequivocal support for the relief sought for the proposed dormer additions at 31 High Street.

I own the home at 32 High St, directly across the street from 31 High St. I have reviewed the plans and renderings. The design is tasteful, modest and it complements the neighborhood very well.

The modest dormer additions pose no detriment to our neighborhood. In fact, the proposed renovation will enhance the neighborhood by updating an outdated structure into a modern home more suitable for family occupancy. It will allow our neighbors Aldo and Stacy to convert their attic into a comfortable, functional and safe space for their growing family to enjoy.

I ask the BZA to support this very reasonable request for zoning relief.

Sincerely,

Christopher Esmonde

32 High St, Cambridge, MA 02138

January 25, 2021



To: Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

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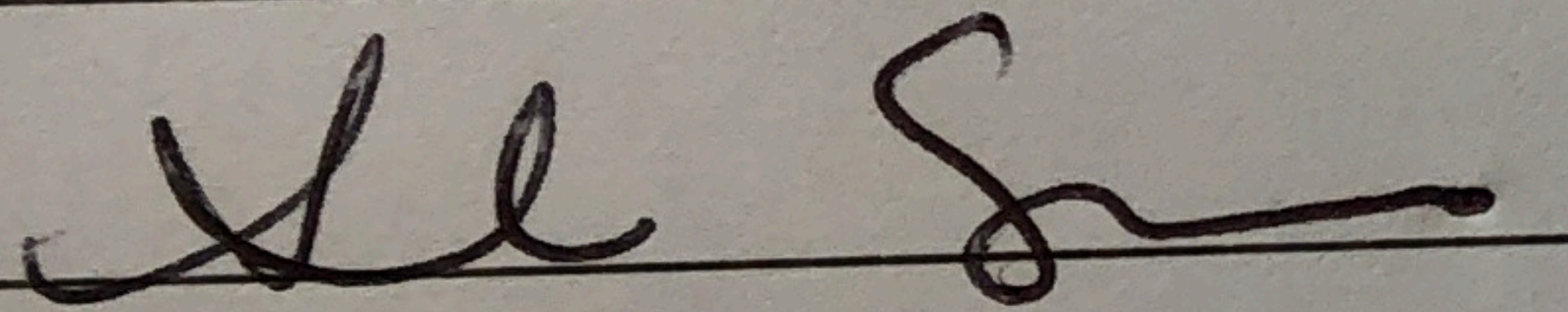
The modest dormer additions pose no detriment to our neighborhood

We ask the BZA to support this request for zoning relief.

Sincerely,

Name Shannon Egleson

Address 19 Fountain Terrace

signature 

Date: 1/28/21



Raymond P Gomes  
37 High Street  
Cambridge MA 02138  
617-492-8468  
Annray22@comcast.net

January 22, 2021

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Cambridge Board of Zoning Appeals

831 Mass Ave

Cambridge MA 02139

Dear Cambridge BZA

We wholeheartedly support the proposed dormer additions at 31 High Street.

*My wife and I have reviewed the plans and renderings and find them to be a tasteful and complimentary addition to High Street and the surrounding neighborhood.*

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*Ann Gomes*



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I have reviewed the plans and renderings and I believe the proposed plan will complement our neighborhood well. The dormer poses no detriment to our neighborhood, and will allow for a functional space for our long-time neighbors to enjoy.

We ask the BZA to support this request for zoning relief.

Sincerely,

Name:

Phyllis BZA

Address:

23 High St  
Cambridge, Ma 02138  
617 492-1937  
617 650-0748  
Phyllis BZA  
PhyllisKnit@yahoo.com



January 29, 2021

To: Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

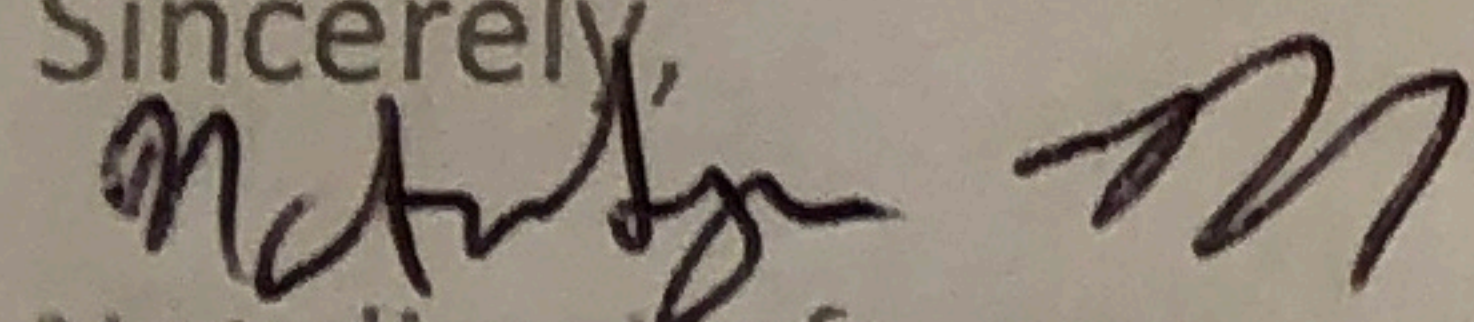
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We ask the BZA to support this request for zoning relief.

Sincerely,

  
Nataliya Yufa

37 High Street, #2

Cambridge MA 02138



Jan. 25, 2021

To: Cambridge Board of Zoning Appeals

831 Mass Ave.

Cambridge MA 02139

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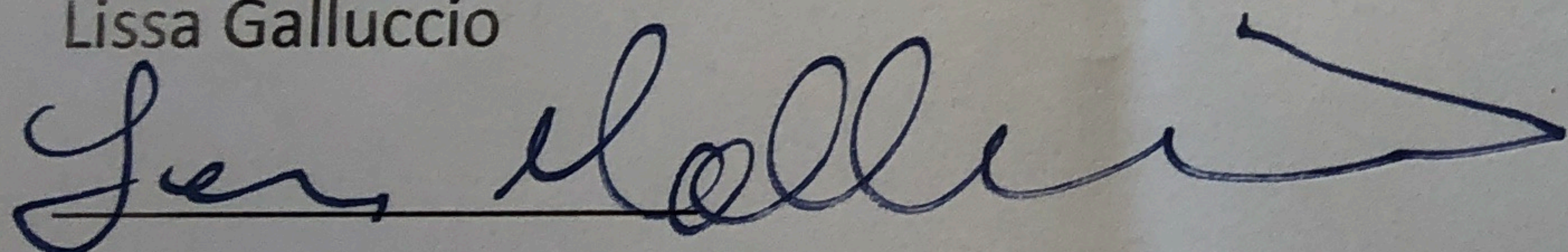
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We ask the BZA to support this request for zoning relief.

Sincerely,

Lissa Galluccio

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34 High Street

Cambridge MA 02138



January 29, 2021

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831 Mass Ave.

Cambridge MA 02139

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We ask the BZA to support this request for zoning relief.

Sincerely,

Name:

*Claire Murphy*

*Timothy Murphy*

Address:

*28 High Street  
Camb MA 02138*

*with pleasure!*



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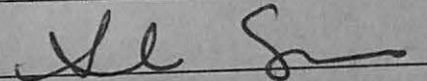
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Address 19 Fountain Terrace

signature 

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Phyllis BZA

Address:

23 High St

Cambridge, MA 02138

617 492-1937

617 650-0748

Phyllis BZA

PhyllisKnit@yahoo.com

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831 Mass Ave.

Cambridge MA 02139

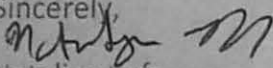
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Cambridge MA 02138

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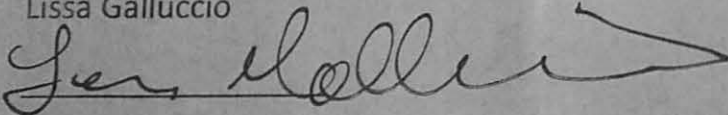
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34 High Street

Cambridge MA 02138



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Sincerely,

Name:

Address:

*Claire Murphy* *Timothy Murphy*  
28 High Street  
Camb MA 02138

*with pleasure!*





# 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: ADAM GLOSSMAN Date: 2/24/21  
(Print)

Address: 31 Hild St # 31

Case No. BZA-105529

Hearing Date: 2/25/21

Thank you,  
Bza Members