CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 OCT 21 PM 3:25

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 149665

General Information

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Matthew T. Russel and Lindsey Mead Russell C/O Christopher J. Alphen, Attorney For

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

LOCATION OF PROPERTY: 38 Mt Pleasant St , Cambridge, MA

TYPE OF OCCUPANCY: Single-Family Residential **ZONING DISTRICT:** Residential C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Windows are being replaced in their existing locations on the 1st, 2nd, and basement levels at the back of the dwelling, the kitchen windows are being relocated to fit the architecture and 2nd floor addition. The second story addition occurs within the footprint of the existing first floor kitchen - maintaining the existing non-compliant setbacks. Increase of pre-existing nonconforming FAR.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original Signature(s): _____

(Petitioner (s) / Owner)

_____

(Print Name)

Address: Christopher J. Alphen, Esq.
Attorney for Matthew and Lindsey Russel

Tel. No. (978) 371-2226
E-Mail Address: chris@bbhlaw.net

Date: October 18, 2021

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Christopher J. Alphen, Esq Attorney for Matthew T. Russell and Lindsey Mead Russell
(OWNER)

Address: 38 Mount Pleasant Street, Cambridge, Massachusetts

State that I/We own the property located at 38 Mount Pleasant Street Cambridge, Massachusetts,

which is the subject of this zoning application.

The record title of this property is in the name of

Matthew T. Russell and Lindsey Mead Russell

*Pursuant to a deed of duly recorded in the date 07/18/2001, Middlesex South County Registry of Deeds at Book 33274, Page 104; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Christopher J. Alphen personally appeared before me, this 13th of October, 2021, and made oath that the above statement is true.

Rebecca L Flinkstrom Notary

My commission expires December 12, 2025 (Notary Seal).

REBECCA L. FLINKSTROM
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 12, 2025

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property 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 38 Mt Pleasant St , 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 Property is located in the "Residence C-1" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is .75. The existing FAR of the dwelling is .98. With the Proposed Renovations, the FAR for the dwelling will increase to 1.12. Accordingly, the Applicants require a Special Permit. The proposed Renovations will not increase any other nonconformities. The Proposed Renovations will not create any new nonconformities.

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

The proposed alterations will not cause any additional traffic.

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

The proposed alterations and additions to the residential home will meet the characteristics of the neighborhood. The residential home will have a minimal visual impact on the surrounding neighborhood.

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

The proposed alterations will not cause a nuisance or hazards.

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

The renovations to the dwelling have been aesthetically designed to blend in with the existing neighborhood. The renovations will improve to the neighborhood without substantially derogating from the requirement of the Ordinance.

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Matthew T. Russel and Lindsey Mead Russell
Present Use/Occupancy: Single-Family Residential
Location: 9 Damonmill Square
Zone: Residential C-1 Zone
Phone: (978) 371-2226
Requested Use/Occupancy: Single-Family Residential

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1,951	2,216	3,750	(max.)
LOT AREA:		1,982	1,982	5,000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.98	1.12	.75	
LOT AREA OF EACH DWELLING UNIT		1,982	1,982	1,500	
SIZE OF LOT:	WIDTH	25'-8"	25'-8"	50'-0"	
	DEPTH	76'-8"	76'-8"	N/A	
SETBACKS IN FEET:	FRONT	12'-6"	12'-6"	13'-8"	
	REAR	16'-10"	16'-10"	20'	
	LEFT SIDE	0	0	N/A	
	RIGHT SIDE	5'-8"	5'-8"	15'-4"	
SIZE OF BUILDING:	HEIGHT	35'	35'	35'	
	WIDTH	48'	48'	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		43	43	30	
NO. OF DWELLING UNITS:		1	1	1	
NO. OF PARKING SPACES:		N/A	N/A	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	N/A	

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

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATION
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

Pacheco, Maria BZA-149665

From: Sharon Bober <sharonbober@gmail.com>
Sent: Sunday, October 31, 2021 1:07 PM
To: Pacheco, Maria
Cc: sdickman@gmail.com Dickman
Subject: Russell Project/38 Mt Pleasant Street

Dear Members of the City Board of Zoning Appeals,

Our family lives at 48 Mt. Pleasant Street and we are neighbors of Matthew and Lindsay Russell who are applying for a Special Permit for their home at 38 Mt Pleasant Street. I believe the Board will be discussing this project on Nov 18.

We have spoken with the Russells about their plans to build an additional bedroom that will fit within the existing footprint of their home, and we are writing to share our support of their project.

Sincerely,

Sharon Bober and Steve Dickman

48 Mt Pleasant Street

617-576-2306

Board of Zoning Appeal
City of Cambridge
831 Mass Avenue
Cambridge, MA 02139
November 4, 2021

Re: Case No: BZA-149665
Location: 38 Mount Pleasant Street, Cambridge, MA
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

Lance Drane, Elizabeth Wylde

Lance Drane and Elizabeth Wylde
31 Mount Pleasant Street
Cambridge MA 02140

Date: OCTOBER 16, 2021

To Whom it May Concern:

My name is REED HOYT and I live at

37 MOUNT PLEASANT ST., CAMBRIDGE, MA

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Reed W. Hoyt

Sharon Bober and Steve Dickman
48 Mt Pleasant Street
Cambridge MA 02140
617-576-2306
Email: Sdickman@gmail.com / Sharonbober@gmail.com

Nov 1, 2021

Dear Members of the City Board of Zoning Appeals,

Our family lives at 48 Mt. Pleasant Street and we are neighbors of Matthew and Lindsay Russell who are applying for a Special Permit for their home at 38 Mt Pleasant Street. We have spoken with the Russells about their plans to build an additional bedroom that will fit within the existing footprint of their home, and we are writing to share our support of their project.

Sincerely,

Sharon Bober and Steve Dickman

HKT
architects inc.

William R. Hammer AIA LEED AP
Janet M. Slemenda AIA LEED AP
Amy J. Dunlap LEED-AP BD+C

October 18, 2021

Re: Mead/Russell House Renovation, 38 Mt Pleasant Street, Cambridge

My name is Bill Hammer and my wife and I have lived at 33 Lexington Ave since 1995. Susan and Kirt Mead lived in this same building for 30 years and have been Cambridge residents since 1967. Over this time, we became close friends of the Meads, watched Lindsey grow up, marry Matt and raise their children. We know firsthand their love of Cambridge and commitment to the community. Susan recently sold her home at 33 Lexington but remains a Cambridge resident.

We know an important part of Matt and Lindsey's project is to renovate the house to allow them to host family in the same way that Kirt and Susan did over many years. We have reviewed their plans and we are in support of their application for a special permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. Besides knowing Lindsey and Matt, their architect, Sam Kachmar used to work for our firm and I am familiar with his work. I think that he has produced a wonderful design that will justice to the building and to the neighborhood.

Very truly yours,
HKT Architects Inc.

William R. Hammer AIA, LEED AP

24 Roland Street
Charlestown, MA 02129
T: 617.776.6545
F: 617.776.6678
www.hktarchitects.com

Kate and Chuck Brizius
55 Fayerweather Street
Cambridge, MA 02138
617.901.5045
Email: k.brizius@gmail.com

September 29, 2021

To Whom It May Concern:

Chuck and I are writing to offer our full support to Lindsey and Matt Russell's request for a special permit from the Cambridge Board of Zoning Appeal. We have known the Russell's for almost fifteen years and have enjoyed living near them and spending time in Cambridge with them. They are long-time committed residents of the Cambridge community. In fact, Lindsey grew up in Cambridge, and the Russell Family have proudly called Cambridge their home since 1999.

We are delighted they have decided to stay in the neighborhood. We fully support their request for a special permit to add slightly to their square footage at 38 Mount Pleasant Street.

Should you have any questions, please feel free to reach out to us.

Sincerely,

Kate and Chuck Brizius

Board of Zoning Appeal
City of Cambridge
831 Mass Avenue
Cambridge, MA 02139
November 4, 2021

Re: Case No: BZA-149665
Location: 38 Mount Pleasant Street, Cambridge, MA
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

Lance Drane Elizabeth Wylde

Lance Drane and Elizabeth Wylde
31 Mount Pleasant Street
Cambridge MA 02140

Date: OCTOBER 16, 2021

To Whom it May Concern:

My name is REED HOYT and I live at

37 MOUNT PLEASANT ST., CAMBRIDGE, MA

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Reed W. Hoyt

Sharon Bober and Steve Dickman
48 Mt Pleasant Street
Cambridge MA 02140
617-576-2306
Email: Sdickman@gmail.com / Sharonbober@gmail.com

Nov 1, 2021

Dear Members of the City Board of Zoning Appeals,

Our family lives at 48 Mt. Pleasant Street and we are neighbors of Matthew and Lindsay Russell who are applying for a Special Permit for their home at 38 Mt Pleasant Street. We have spoken with the Russells about their plans to build an additional bedroom that will fit within the existing footprint of their home, and we are writing to share our support of their project.

Sincerely,

Sharon Bober and Steve Dickman

From: Matt Russell
To: Chris Alphen
Subject: Fwd:
Date: Tuesday, September 28, 2021 11:13:21 AM

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mtrussell92@gmail.com
617 803 3189

Begin forwarded message:

> **From:** Philip Laird <PLaird@arcusa.com>
> **Date:** September 28, 2021 at 11:05:26 EDT
> **To:** mtrussell92@gmail.com

> To Whom it May Concern,
>
> My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.
>
> Best Regards,
>
> Philip Laird

Philip L. Laird FAIA, LEED AP
President
ARC/ Architectural Resources Cambridge
501 Boylston Street
Boston, MA 02116

T: 617-575-4226
C:617-460-0289

To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna. We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us.

Henry Leitner (hleitner@me.com, 617-953-8026)

Catalina Laserna (cyberlina@me.com, 617-230-8541)

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at 38 Mt Pleasant Street, Cambridge MA 02140.

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140

HKT
architects inc.

William R. Hammer AIA LEED AP
Janet M. Slemenda AIA LEED AP
Amy J. Dunlap LEED-AP BD+C

October 18, 2021

Re: Mead/Russell House Renovation, 38 Mt Pleasant Street, Cambridge

My name is Bill Hammer and my wife and I have lived at 33 Lexington Ave since 1995. Susan and Kirt Mead lived in this same building for 30 years and have been Cambridge residents since 1967. Over this time, we became close friends of the Meads, watched Lindsey grow up, marry Matt and raise their children. We know firsthand their love of Cambridge and commitment to the community. Susan recently sold her home at 33 Lexington but remains a Cambridge resident.

We know an important part of Matt and Lindsey's project is to renovate the house to allow them to host family in the same way that Kirt and Susan did over many years. We have reviewed their plans and we are in support of their application for a special permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. Besides knowing Lindsey and Matt, their architect, Sam Kachmar used to work for our firm and I am familiar with his work. I think that he has produced a wonderful design that will justice to the building and to the neighborhood.

Very truly yours,
HKT Architects Inc.

William R. Hammer, AIA, LEED AP

24 Roland Street
Charlestown, MA 02129
T: 617.776.6545
F: 617.776.6678
www.hktarchitects.com

October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon
25 Mt. Pleasant St.
Cambridge, MA 02140
(617) 750-3529
sendtomax@gmail.com

Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt Marjorie Hilton and I live at 141 Upland Rd (corner of Mt. Pleasant St).

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt
Marjorie Hilton

Andrew & Karen Sinclair
39 Mount Pleasant St.
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Andrew & Karen Sinclair

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959.
My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov
moo.moo@comcast.net
617 699 1678

Gmail

Matt Russell <mtrussell92@gmail.com>

Support for renovations at 38 Mount Pleasant St.

1 message

Leah Williams <L.R.Williams@comcast.net> Wed, Nov 10, 2021 at 8:10 AM
To: Matt Russell <mtrussell92@gmail.com>

Dear Board of Zoning Appeals,
We are neighbors at 30 Mount Pleasant St. and fully support the proposed renovations at 38 Mount Pleasant St. Matt and Lindsey are great neighbors and take excellent care of their building. If additional space makes it possible for them to stay in the neighborhood, then we heartily approve.

Sincerely yours,
Leah and Brian Williams
30 Mount Pleasant St.

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

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

Name: Christopher J. Alpley, Esq **Date:** 11/2/21
(Print)

Address: 38 Mt. pleasant St.

Case No. BZA-149665

Hearing Date: 11-18-21

Thank you,
Bza Members

BLATMAN, BOBROWSKI & HAVERTY, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhlaw.net

November 12, 2021

City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Special Permit No. 149665 - Matthew T. and Lindsey Mead Russell
38 Mt Pleasant Street, Cambridge, Massachusetts 02140

Dear Board:

Please be informed that this office represents Matthew and Lindsey Russel of 38 Mount Pleasant Street, Cambridge, Massachusetts (the "Applicants"). The Applicants are the owners of the property known as 38 Mt Pleasant Street, Cambridge, Massachusetts 02140 (the "Property").

The Applicants hereby request a special permit for the renovation of their existing residential dwelling unit as shown on the set of plans entitled "38 Mount Pleasant, Lindsey Mead & Matt Russel" by Sam Kachmar Architects (the "Plans"). The Applicants seek to renovate their 1880 townhouse by expanding the second floor by 265 square feet, relocating some windows, adding an egress window and stairs in the rear of the dwelling (the "Proposed Renovations").

The Applicants desire to expand their living space to add an additional bedroom to allow Matthew's mother to stay for extended periods time. The Applicants' children are getting older, and they need more area to provide for their growing and aging family. In addition, the Applicants need additional space to permit an office in the new work-for-home environment. The Applicants require additional space so they can remain in Cambridge.

The Property is located in the "Residence C-1" zoning district. Pursuant to Section 5.31 and the table of dimension requirements, the maximum ratio of gross floor area ("FAR") is .75. The existing FAR of the dwelling is .98. The existing dwelling is a legal pre-existing nonconforming structure. With the

Proposed Renovations, the FAR for the dwelling will increase to 1.12. Accordingly, the Applicants require a Special Permit pursuant to Section 8.22.2(d).

Section 8.22.2(d) of the Zoning Ordinance states:

> In all districts the Board of Zoning Appeal may grant a special permit for the alteration or enlargement of a preexisting dimensionally nonconforming detached single-family dwelling or two-family dwelling, not otherwise permitted in Section 8.22.1 above, but not the alteration or enlargement of a preexisting nonconforming use, provided that there is no change in use and that any enlargement or alteration of such preexisting nonconforming detached single-family dwelling or two-family dwelling may only increase a preexisting dimensional nonconformity but does not create a new dimensional nonconformity. In order to grant the special permit the Board of Zoning Appeal is required to find that the alteration or enlargement shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood, and that the alteration or enlargement satisfies the criteria in Section 10.43.

The Applicants' proposal meets the criteria of Section 8.22.2(d). The Applicants' home is a single-family dwelling. The Applicants do not propose a change in use. The proposal only increases the preexisting nonconforming FAR and does not create any new dimensional nonconformities.

In addition, the Proposed Renovations include the addition and moving of several windows. Accordingly, the Applicants require a Special Permit pursuant to Section 8.22.2.C. Accordingly, the Applicant requires a special permit for the alteration of a nonconforming structure pursuant to Section 8.22.2.C.

The Proposed Renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure. The Applicants have provided several letters of support from neighbors. The Proposed Renovations will improve the residential characteristics of the neighborhood.

The Proposed Renovations meet the purpose and intent of the Cambridge Zoning Ordinance. We look forward to working with the Board.

Very truly yours,

Christopher J. Alphen, Esq.

38 Mount Pleasant

BZA SET

11/18/2021

Lindsey Mead & Matt Russell

38 Mount Pleasant Street
Cambridge, MA 02140

PROJECT NARRATIVE:
INTERIOR RENOVATION TO 3-STORY ATTACHED DWELLING WHICH ALSO INCLUDES A SECOND STORY ADDITION OVER THE EXISTING KITCHEN AND LOWERING THE BASEMENT FLOOR TO AN ELEVATION SIMILAR TO ADJACENT DWELLING.

BZA - 149665

ARCHITECT:

SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

LINDSEY MEAD &
MATT RUSSELL

INTERIOR DESIGNER:

HADLEY SCULLY INTERIORS

STRUCTURAL ENGINEER:

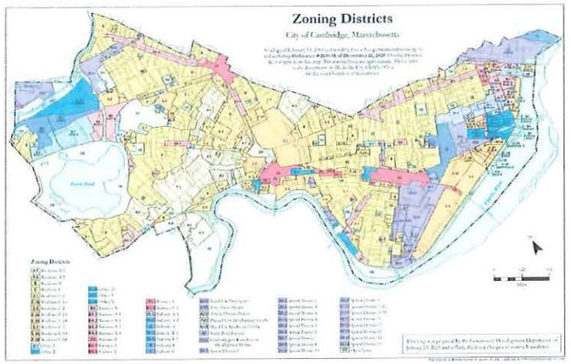
TBD

GENERAL CONTRACTOR:

TBD

PERMIT SET SHEET LIST

Sheet Number	Sheet Name	Current Revision
BZA-000	COVER	
BZA-001	ZONING AND AREA PLAN	
BZA-002	PROPOSED STREETSCAPE	
BZA-003	EXISTING AXON	
BZA-004	PROPOSED AXON	
BZA-005	EXISTING SITE PLAN	
BZA-006	PROPOSED SITE PLAN	
BZA-007	SOLAR STUDY	
BZA-100	PROPOSED - LEVEL 0	
BZA-101	PROPOSED - LEVEL 1	
BZA-102	PROPOSED - LEVEL 2	
BZA-103	PROPOSED - LEVEL 3	
BZA-104	PROPOSED - ROOF PLAN	
BZA-200	ELEVATION WEST (FRONT)	
BZA-201	SOUTH EAST	
BZA-202	ELEVATION EAST (BACK)	
BZA-300	QR CODE	
BZA-301	ADDITIONAL PHOTOS	
BZA-302	SURVEY PLAN	
BZA-303	LETTERS OF SUPPORT	



ZONE: RESIDENCE C-1

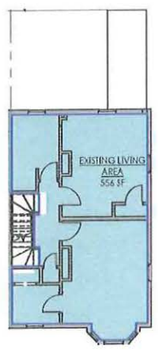
LAND AREA:	1,982 SF
EXISTING LIVING AREA:	1,951 SF
PROPOSED LIVING AREA:	2,216 SF
MAXIMUM FAR:	0.75
EXISTING FAR:	0.98
PROPOSED FAR:	1.12
OPEN SPACE REQUIREMENT:	30%
EXISTING OSR:	43%
PROPOSED OSR:	43%

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	13'-8"	12'-6"	12'-6"
SIDE (SOUTH)	15'-4"	5'-8"	5'-8"
SIDE (NORTH)	Party	Party	Party
REAR (EAST)	20'-0"(8'-8")	16'-10"	16'-10"
HEIGHT	35'-0"	35'-0"	35'-0"

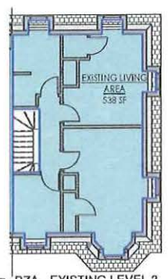
GROSS BUILDING AREA		
Level	Name	Area
LEVEL 1	EXISTING LIVING AREA	857 SF
LEVEL 2	EXISTING LIVING AREA	556 SF
LEVEL 3	EXISTING LIVING AREA	538 SF
		1951 SF

② BZA - EXISTING LEVEL 0
1" = 10'-0"

③ BZA - EXISTING LEVEL 1
1" = 10'-0"



④ BZA - EXISTING LEVEL 2
1" = 10'-0"

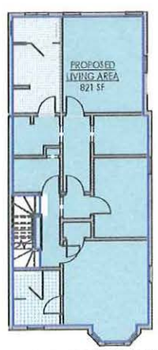


⑤ BZA - EXISTING LEVEL 3
1" = 10'-0"

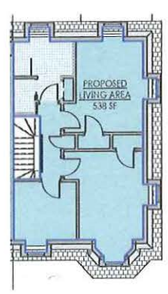
PROPOSED (Gross Building)		
Level	Name	Area
LEVEL 1	PROPOSED LIVING AREA	857 SF
LEVEL 2	PROPOSED LIVING AREA	821 SF
LEVEL 3	PROPOSED LIVING AREA	538 SF
		2216 SF

⑥ BZA - PROPOSED - LEVEL 0
1" = 10'-0"

⑦ BZA - PROPOSED - LEVEL 1
1" = 10'-0"

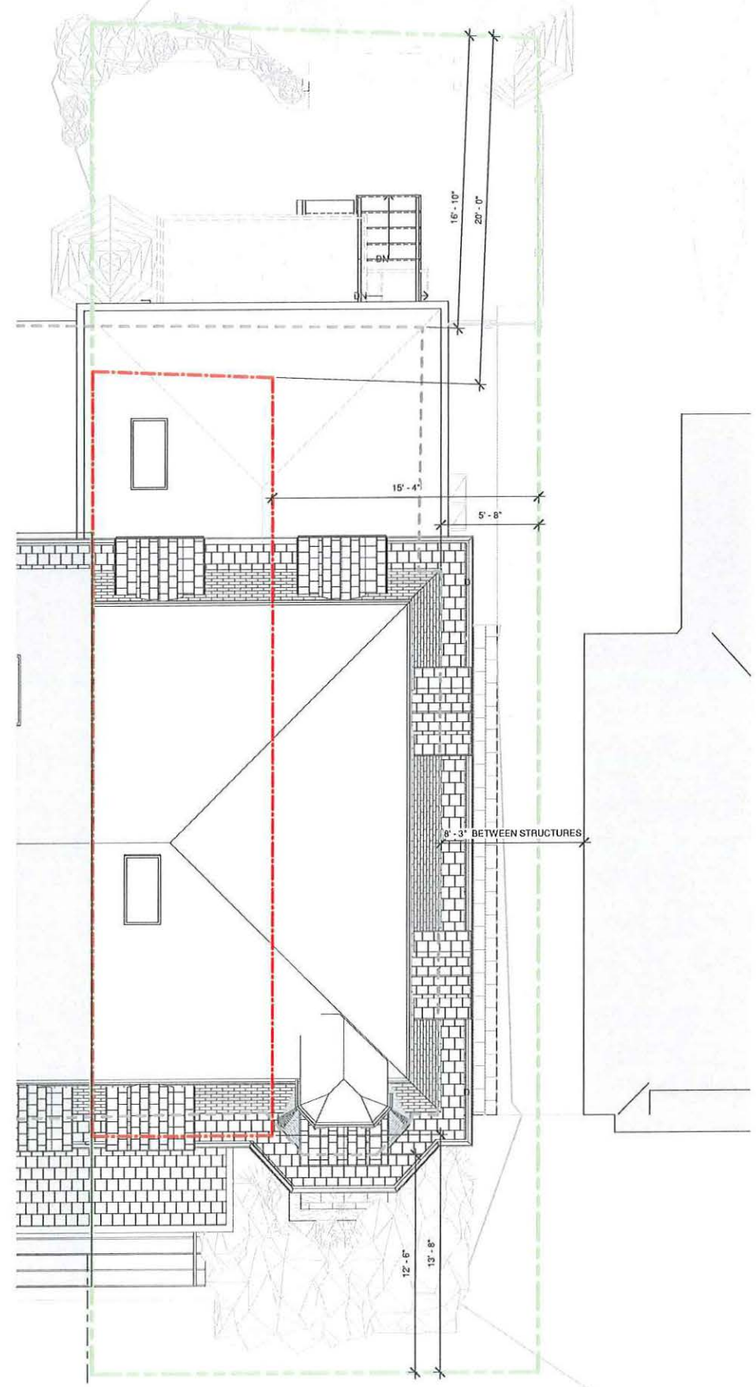


⑧ BZA - PROPOSED - LEVEL 2
1" = 10'-0"



⑨ BZA - PROPOSED - LEVEL 3
1" = 10'-0"

SETBACK LINES
PROPERTY LINES
BUILDING FOOTPRINT



① BZA - PROPOSED - SITE PLAN
1/4" = 1'-0"

SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

ZONING AND AREA PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-001

Scale	As indicated

11/12/2021 12:35:19 PM

EXISTING STREETSCAPE PHOTO

48 46 44 42 40 **38** 36 34 32

EXISTING / PROPOSED STREETSCAPE ELEVATION

48 46 44 42 40 **38** 36 34 32

① BZA - EXISTING - SOUTH ELEVATION
1/8" = 1'-0"

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PROPOSED STREETSCAPE

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38 Mount Pleasant

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Cambridge, MA 02140

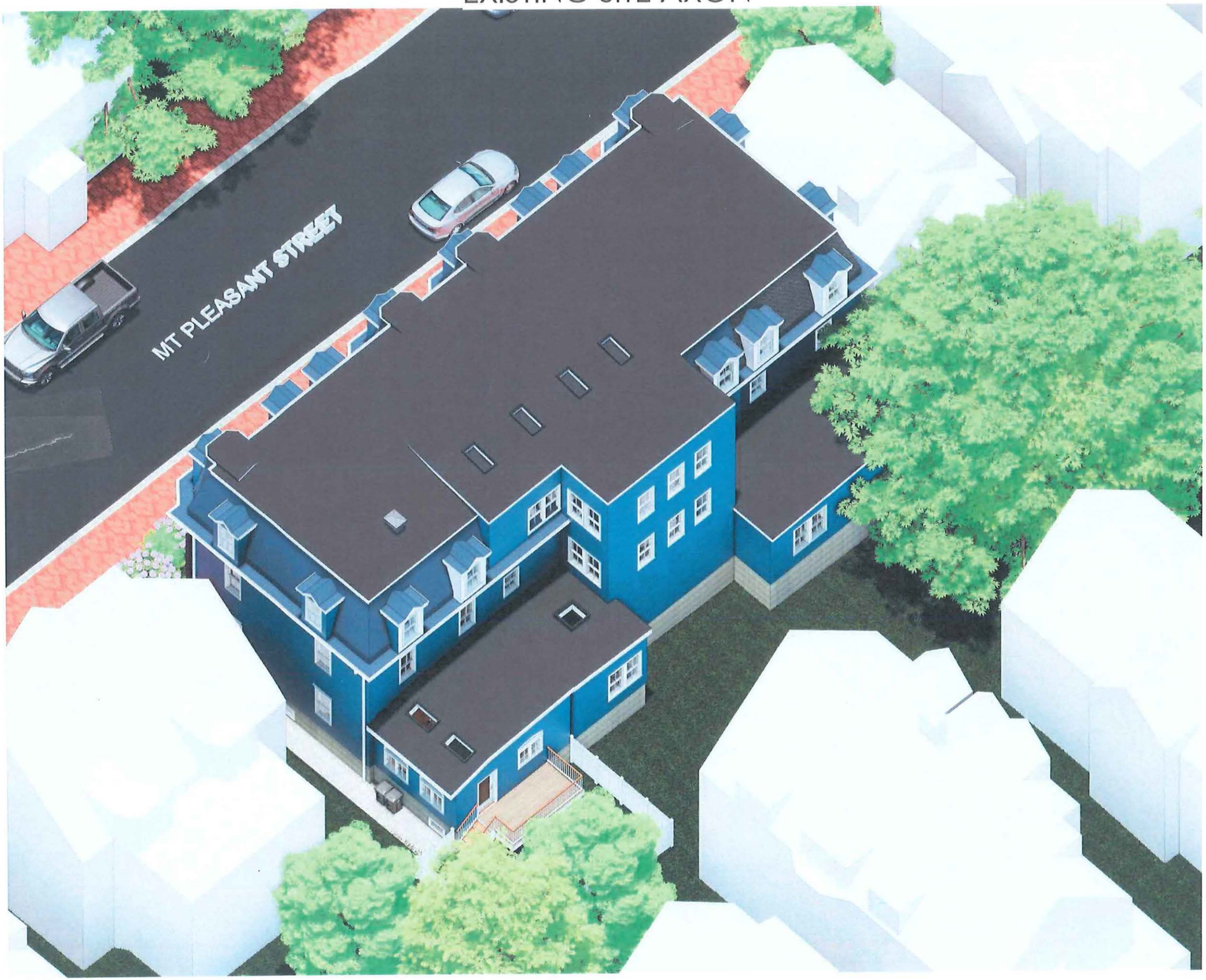
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-002

Scale	As indicated

11/12/2021 12:35:25 PM

EXISTING SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING AXON

Lindsey Mead & Matt Russell

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Cambridge, MA 02140

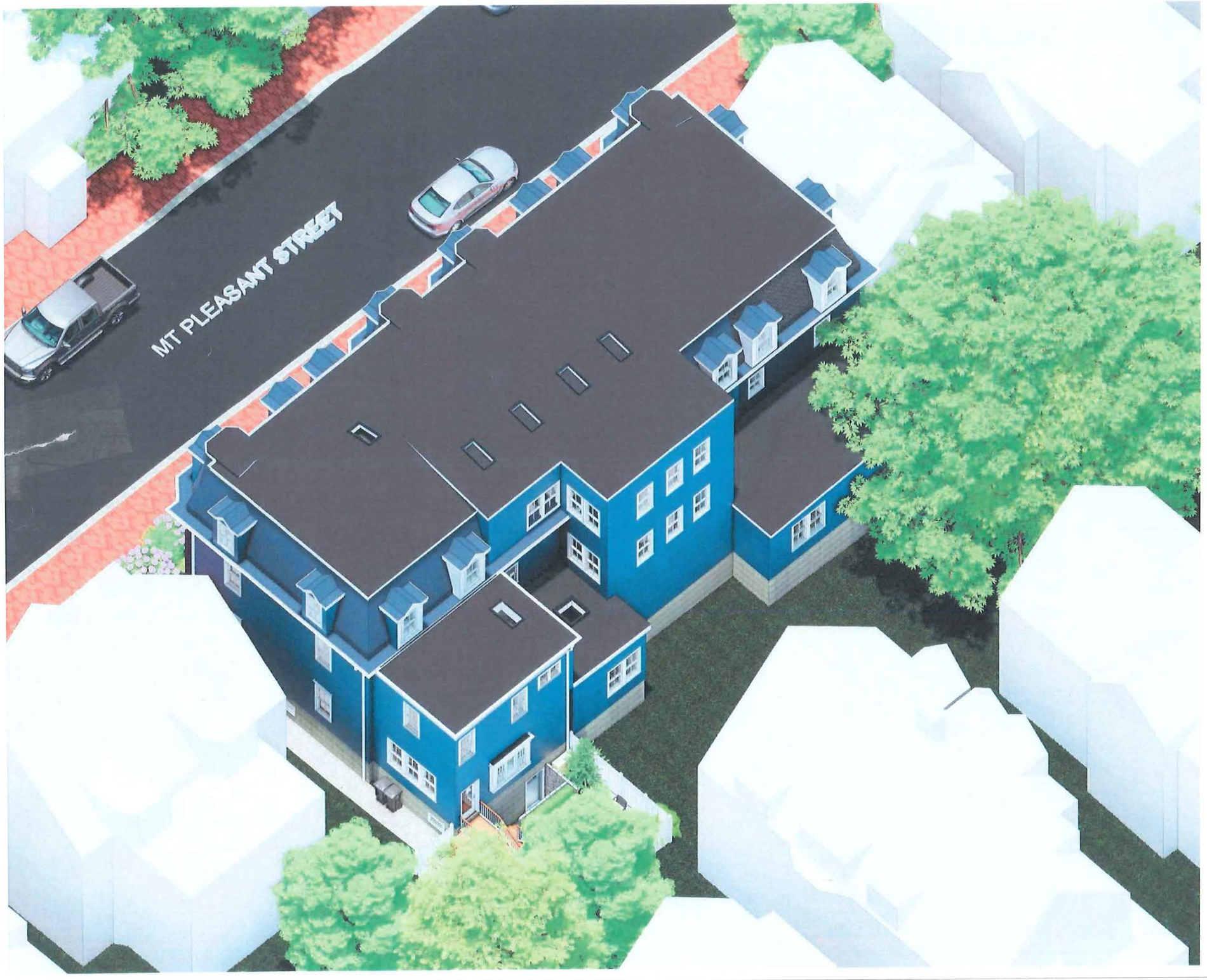
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-003

Scale

11/12/2021 12:35:25 PM

PROPOSED SITE AXON



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STRUCTURAL ENGINEER:

PROPOSED AXON

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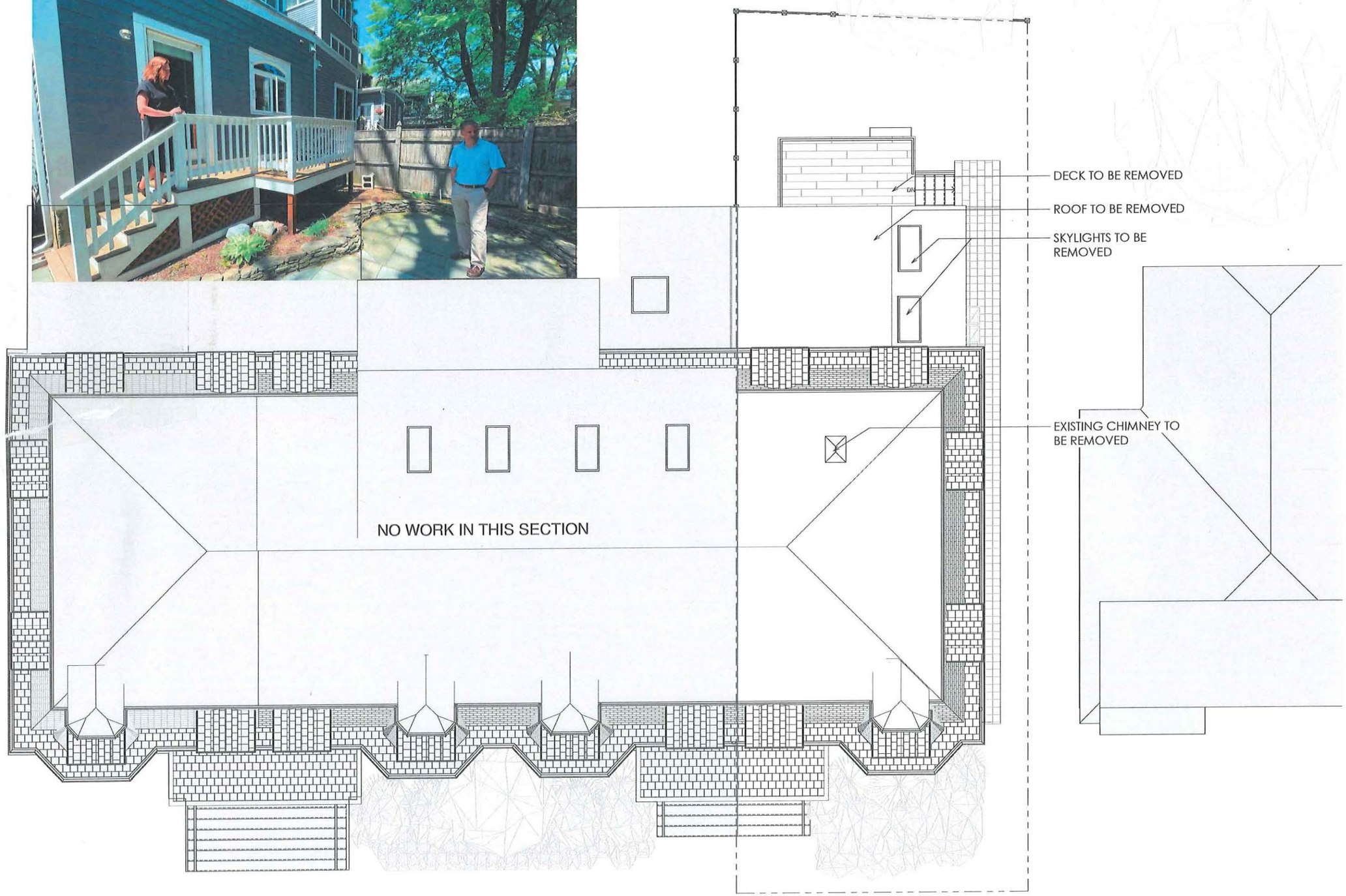
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-004

Scale

11/12/2021 12:35:26 PM

EXISTING SITE PLAN



① BZA - EXISTING - SITE PLAN
1/4" = 1'-0"

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EXISTING SITE PLAN

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Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
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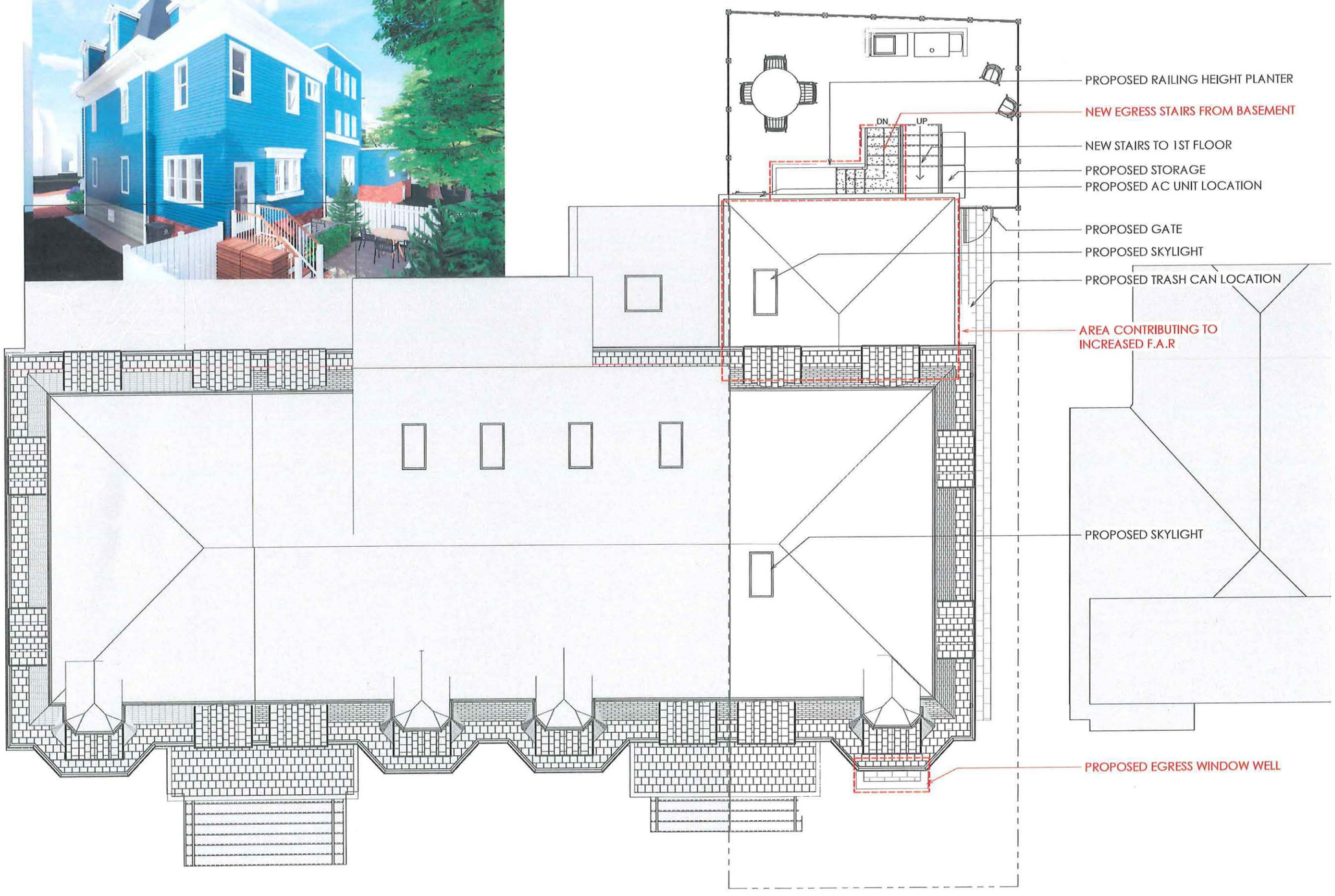
Checked by	Checker

BZA-005

Scale	1/4" = 1'-0"

11/12/2021 12:35:29 PM

PROPOSED SITE PLAN



1 BZA - PROPOSED SITE PLAN - DESIGN OPTION 4
1/4" = 1'-0"

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PROPOSED SITE PLAN

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Project Status	BZA SET
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Checked by	Checker

BZA-006

Scale	1/4" = 1'-0"

11/12/2021 12:35:37 PM

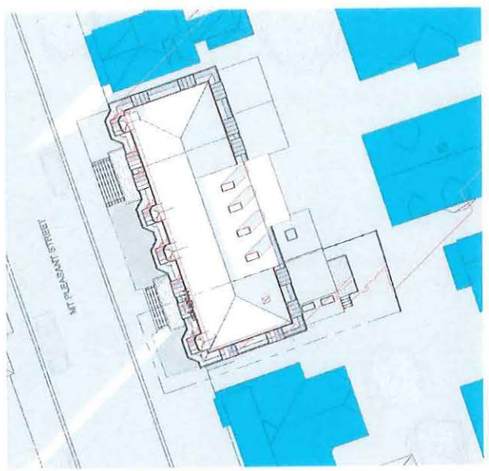
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

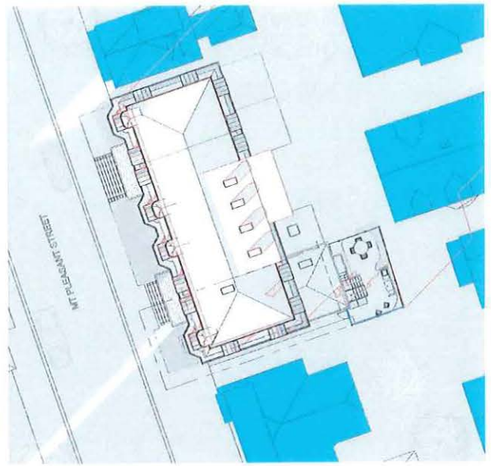
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

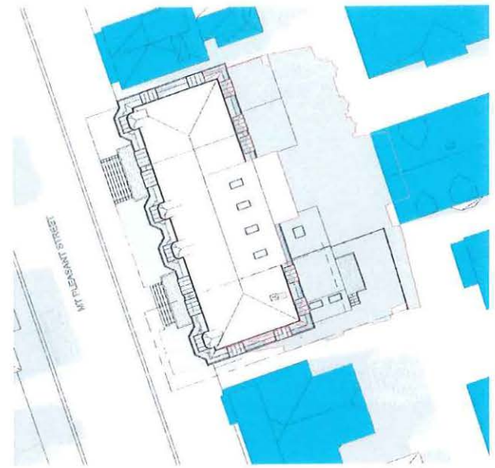
AFTERNOON - 3PM



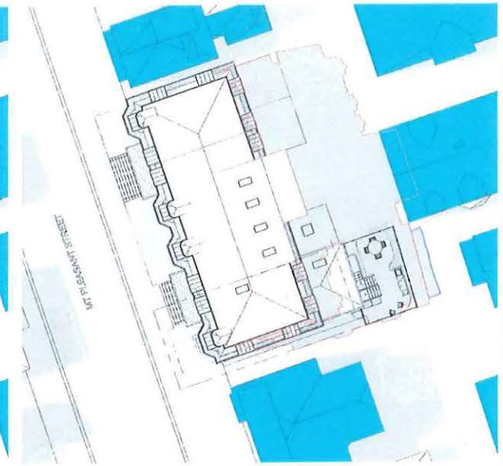
① BZA-EXISTING SITE PLAN - WINTER 3PM
3/64" = 1'-0"



④ BZA-PROPOSED SITE PLAN - WINTER 3PM
3/64" = 1'-0"

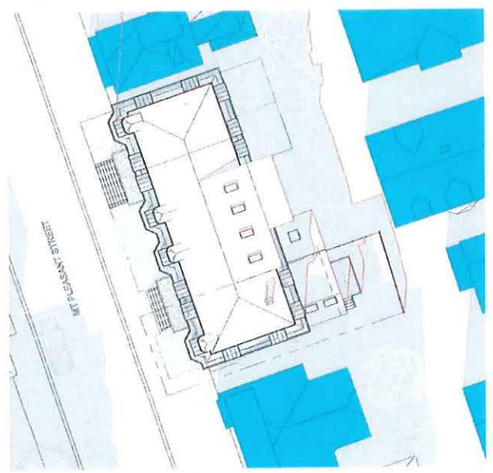


⑩ BZA-EXISTING SITE PLAN - SUMMER 3PM
3/64" = 1'-0"

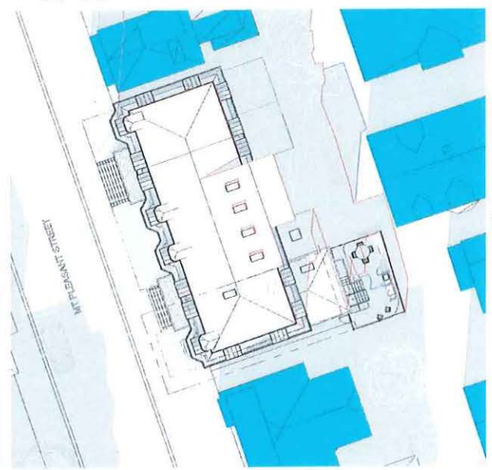


⑦ BZA-PROPOSED SITE PLAN - SUMMER 3PM
3/64" = 1'-0"

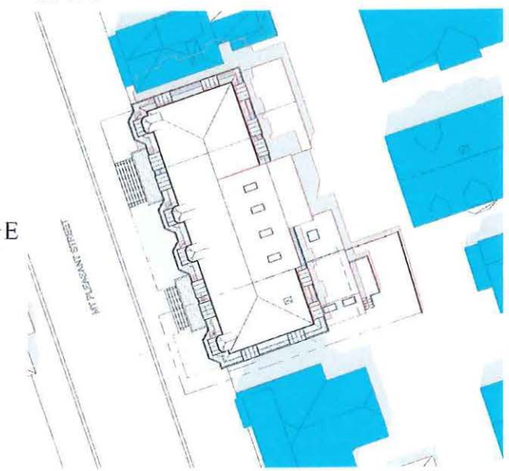
NOON - 12PM



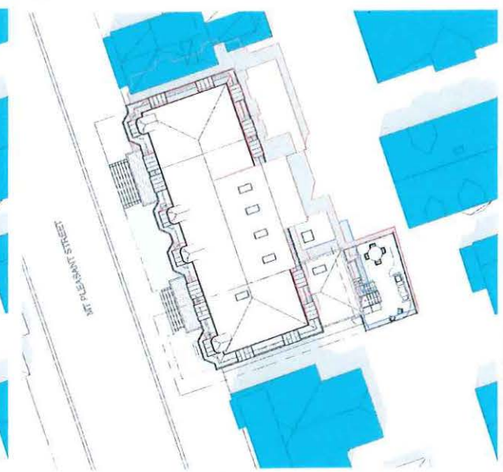
⑧ BZA-EXISTING SITE PLAN - WINTER 12PM
3/64" = 1'-0"



② BZA-PROPOSED SITE PLAN - WINTER 12PM
3/64" = 1'-0"

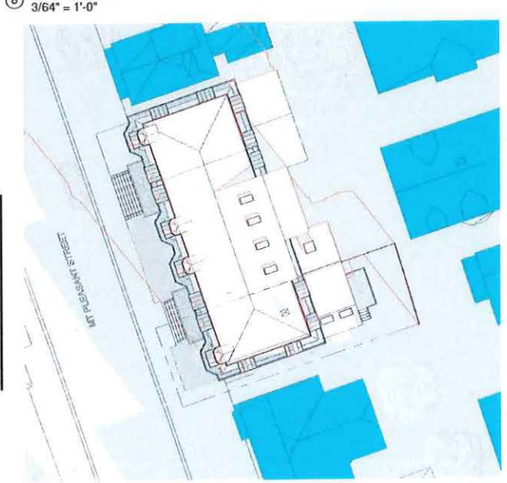


⑫ BZA-EXISTING SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

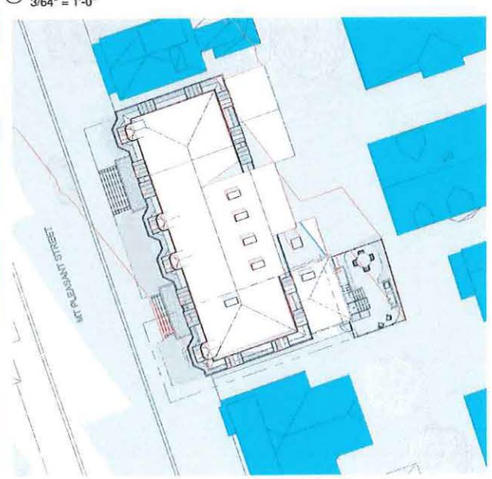


⑤ BZA-PROPOSED SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

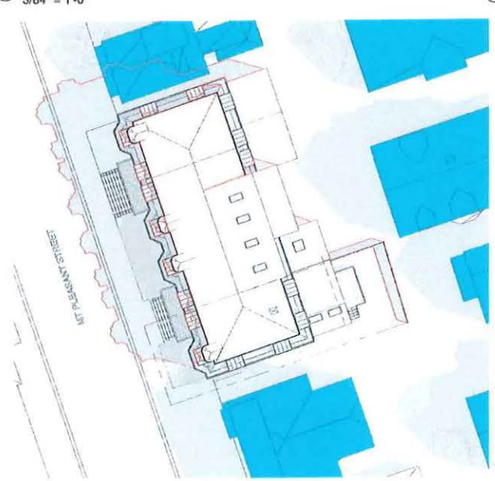
MORNING - 9AM



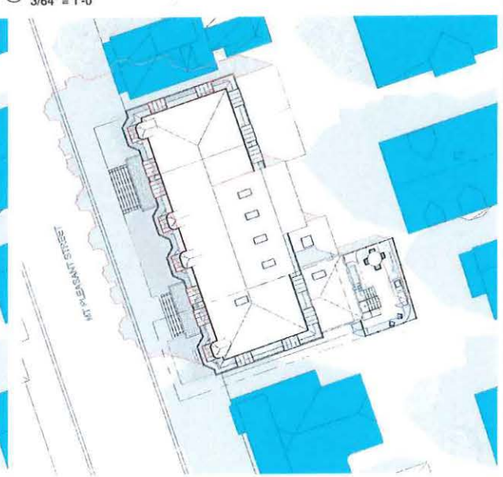
⑨ BZA-EXISTING SITE PLAN - WINTER 9AM
3/64" = 1'-0"



③ BZA-PROPOSED SITE PLAN - WINTER 9AM
3/64" = 1'-0"



⑪ BZA-EXISTING SITE PLAN - SUMMER 9AM
3/64" = 1'-0"



⑥ BZA-PROPOSED SITE PLAN - SUMMER 9AM
3/64" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

Lindsey Mead & Matt Russell

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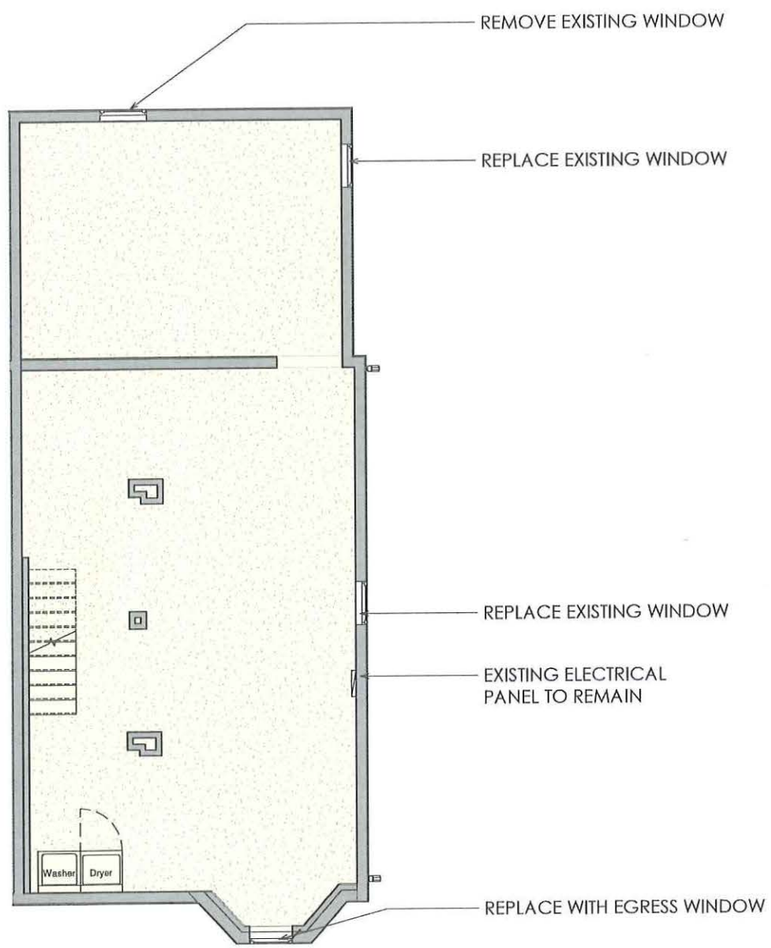
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-007

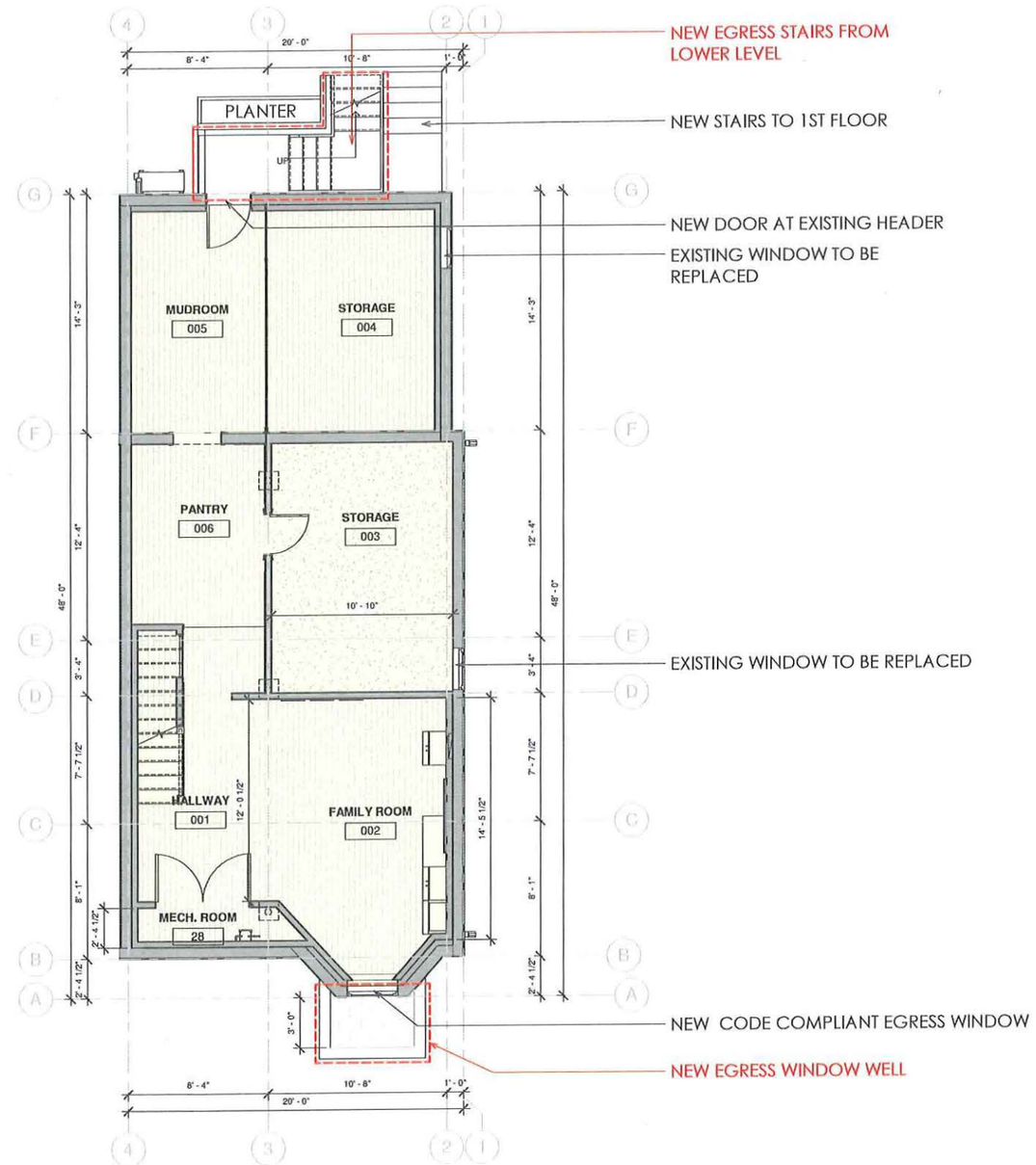
Scale	3/64" = 1'-0"

11/12/2021 12:36:43 PM

LEVEL 0 - PROPOSED WORK



① BZA - EXISTING - LEVEL 0 PLAN
1/4" = 1'-0"



③ BZA - PROPOSED LEVEL 0
1/4" = 1'-0"

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STRUCTURAL ENGINEER:

PROPOSED - LEVEL 0

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

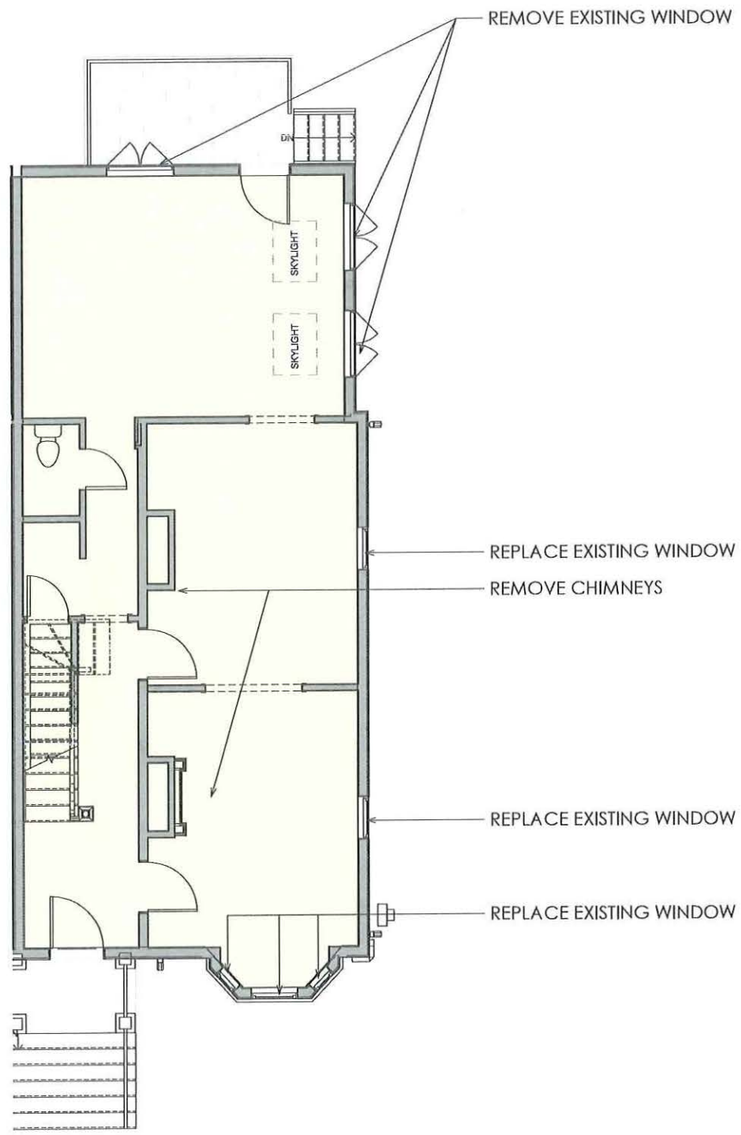
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-100

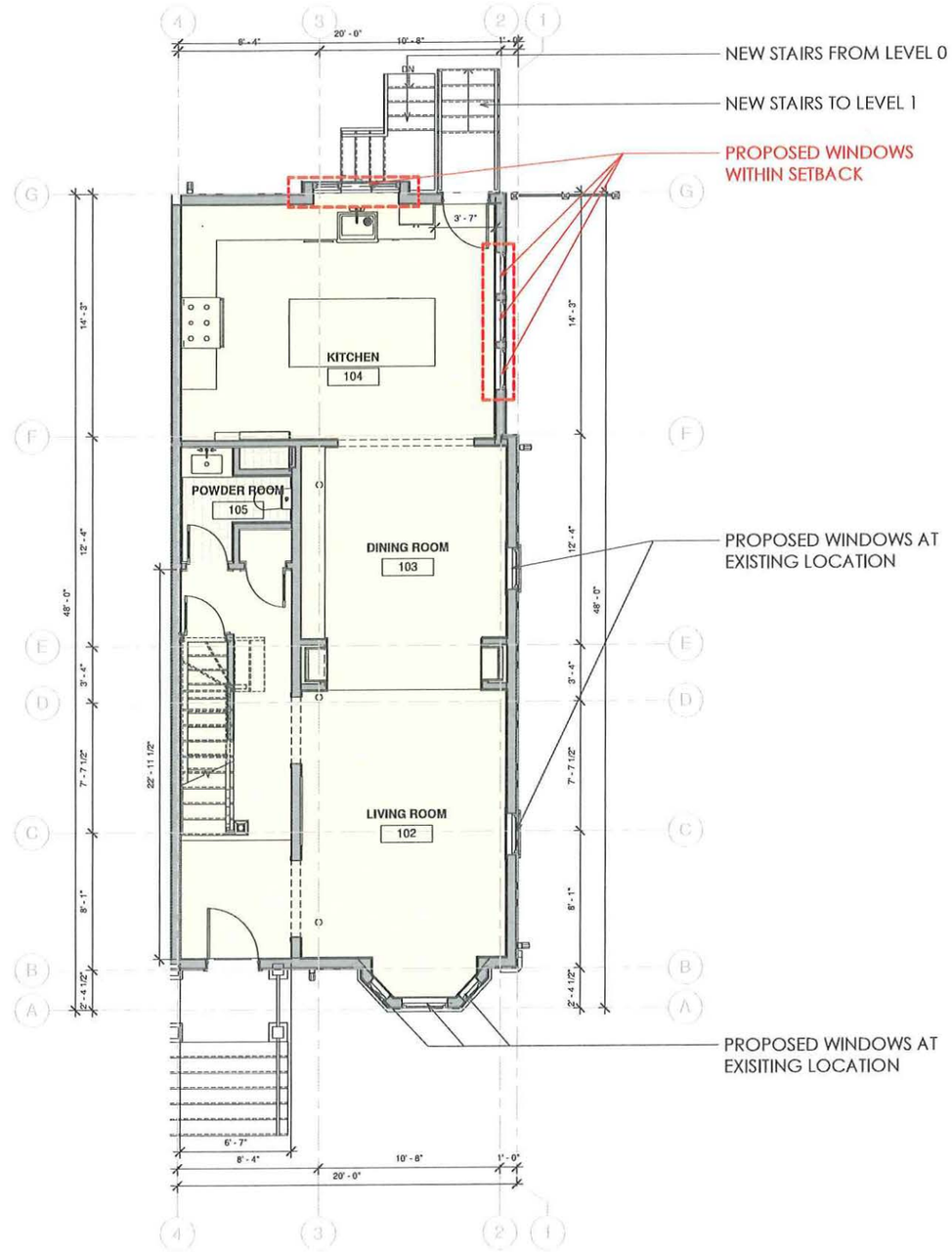
Scale	1/4" = 1'-0"

11/12/2021 12:36:44 PM

LEVEL 1 - PROPOSED WORK



1 BZA - EXISTING - LEVEL 1
1/4" = 1'-0"



2 BZA - PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"

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PROPOSED - LEVEL 1

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Date	11/18/2021
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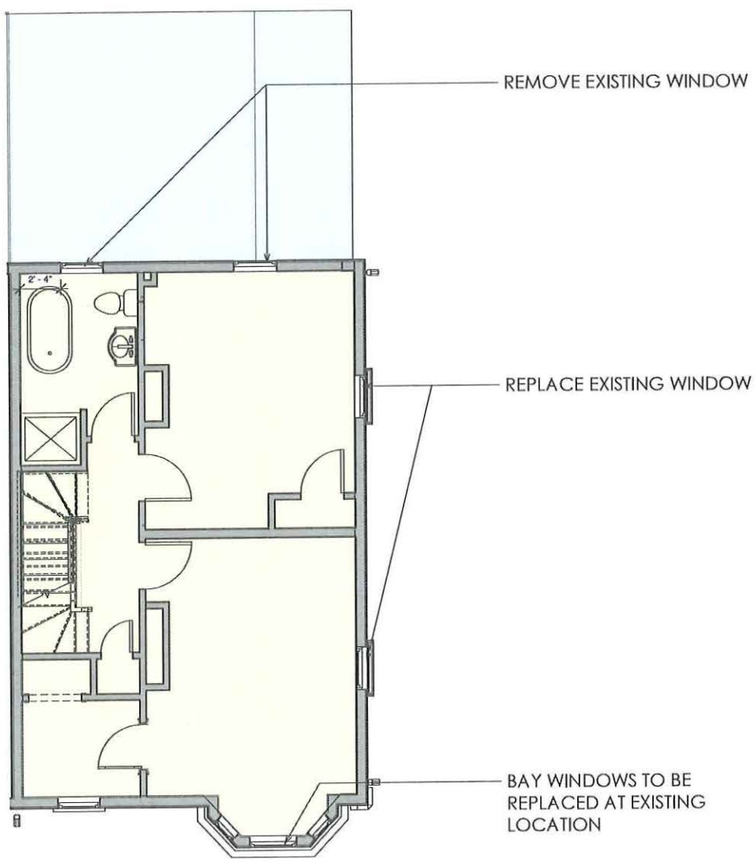
BZA-101

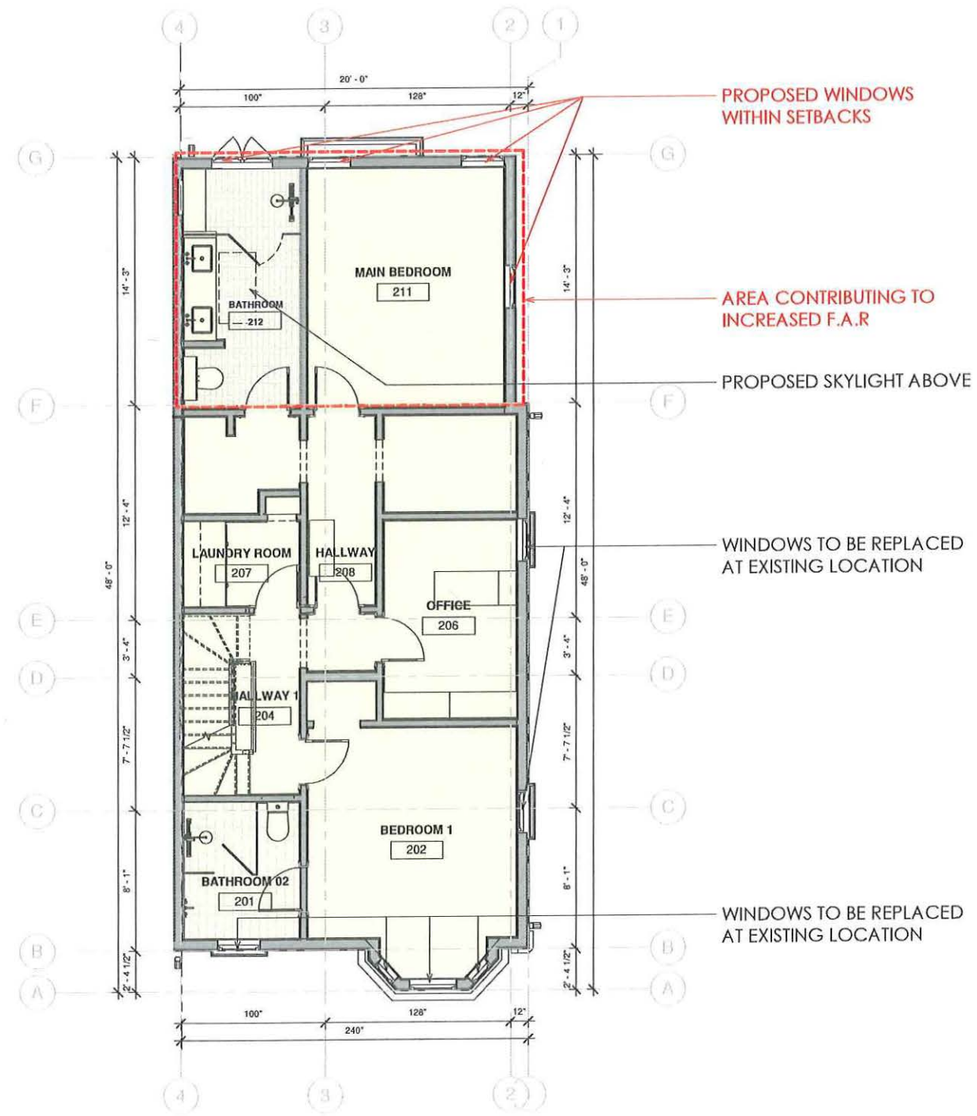
Scale 1/4" = 1'-0"

11/12/2021 12:36:45 PM

LEVEL 2 - PROPOSED WORK



① BZA - EXISTING - LEVEL 2
1/4" = 1'-0"



③ BZA - LEVEL 2 - PROPOSED
1/4" = 1'-0"

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PROPOSED - LEVEL 2

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Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
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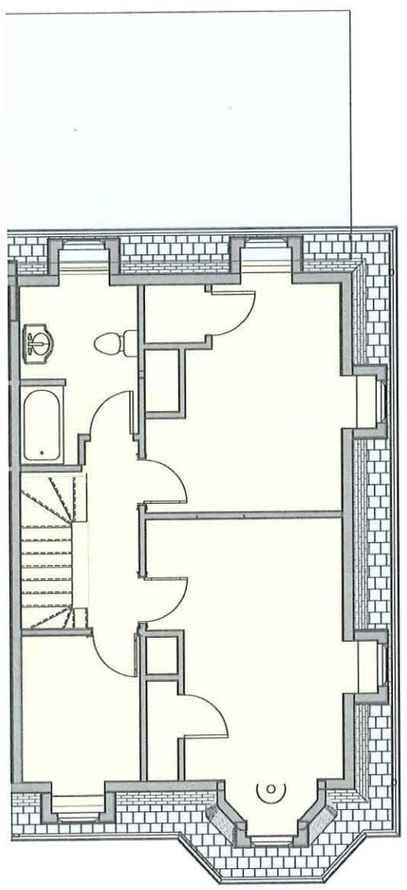
Checked by	Checker

BZA-102

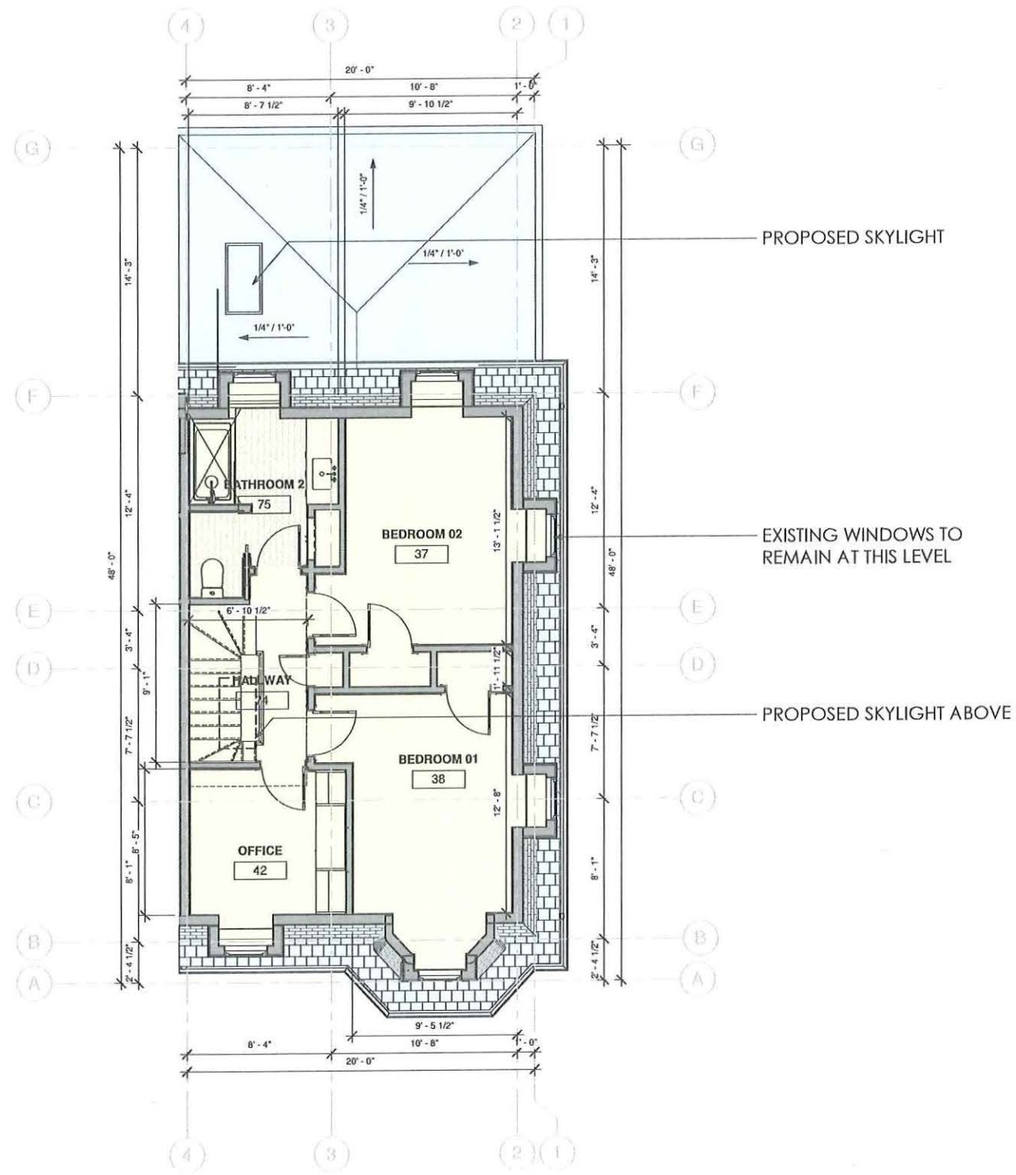
Scale 1/4" = 1'-0"

11/12/2021 12:36:51 PM

LEVEL 3 - PROPOSED WORK



① BZA - EXISTING LEVEL 3
1/4" = 1'-0"



③ BZA - LEVEL 3 - PROPOSED
1/4" = 1'-0"

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PROPOSED - LEVEL 3

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

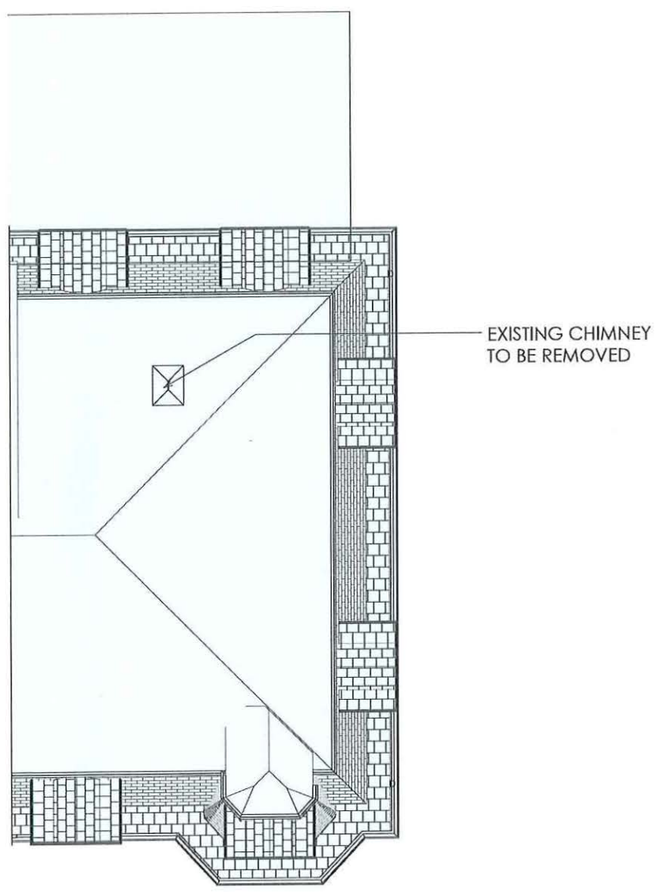
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-103

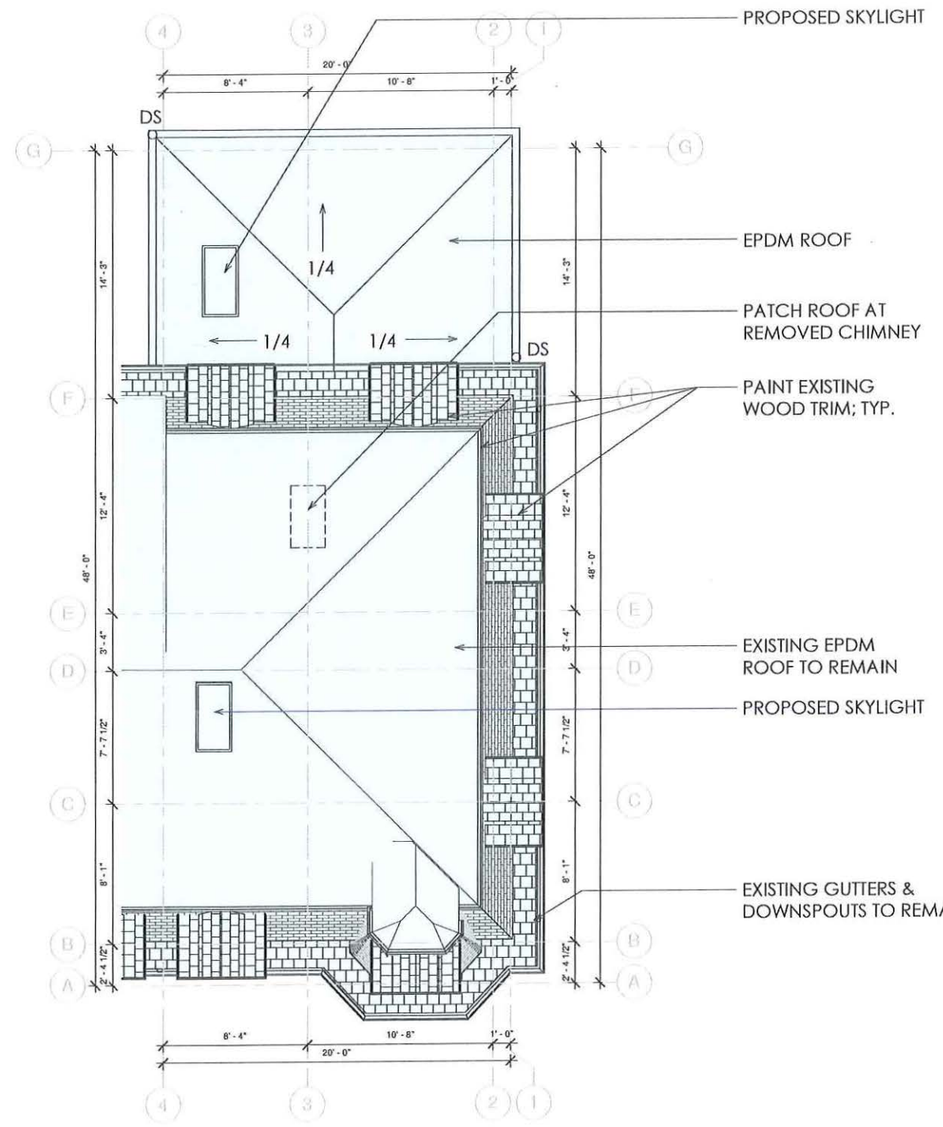
Scale 1/4" = 1'-0"

11/12/2021 12:26:54 PM

ROOF LEVEL - PROPOSED WORK



① BZA - EXISTING - RIDGE PLAN
1/4" = 1'-0"



② BZA - PROPOSED - RIDGE PLAN
1/4" = 1'-0"

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STRUCTURAL ENGINEER:

PROPOSED - ROOF PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

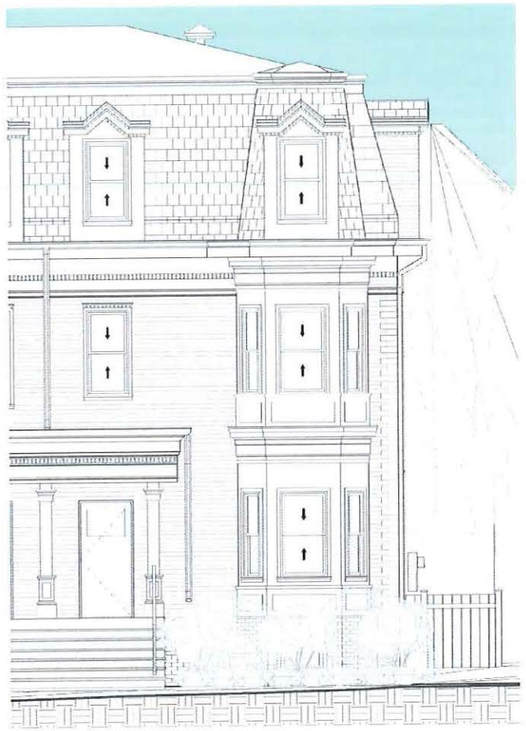
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-104

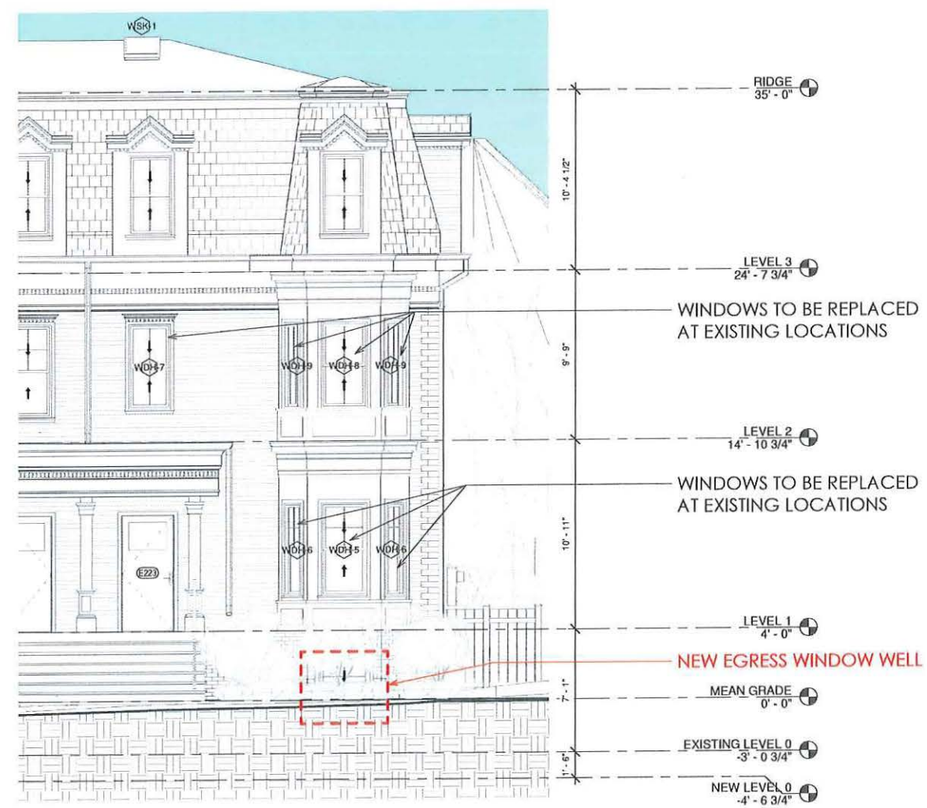
Scale	1/4" = 1'-0"

11/12/2021 12:36:55 PM

WEST ELEVATION



② BZA - EXISTING - WEST ELEVATION
1/4" = 1'-0"



① BZA - PROPOSED - WEST ELEVATION
1/4" = 1'-0"

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ELEVATION WEST (FRONT)

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

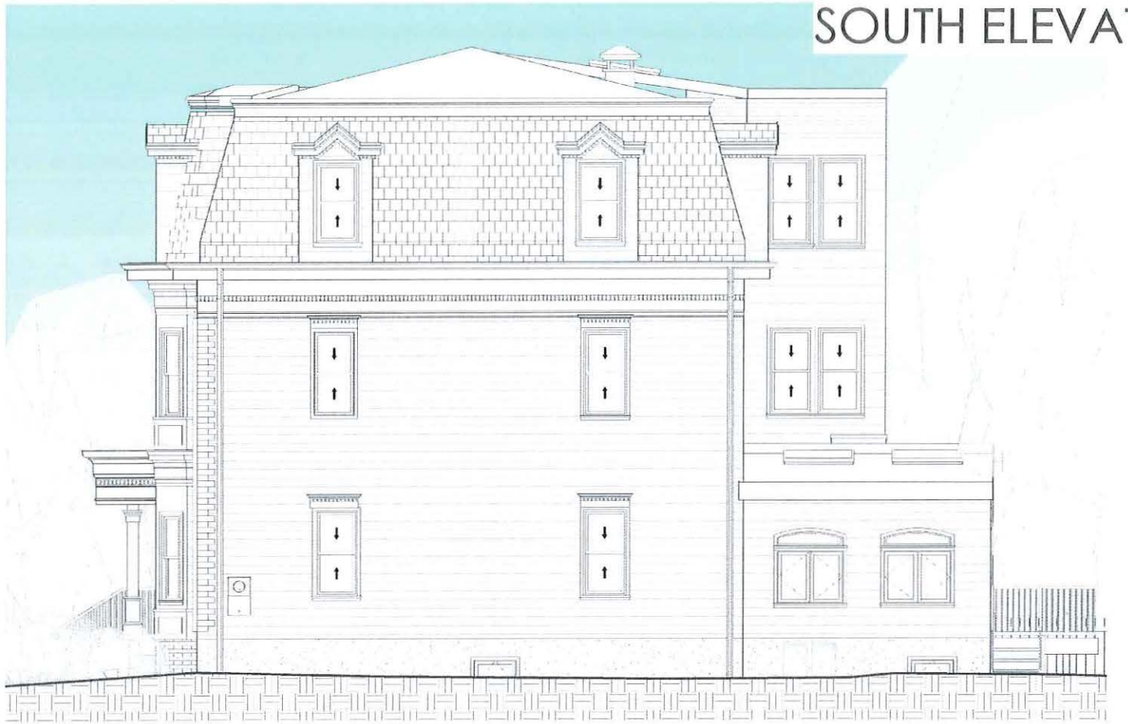
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-200

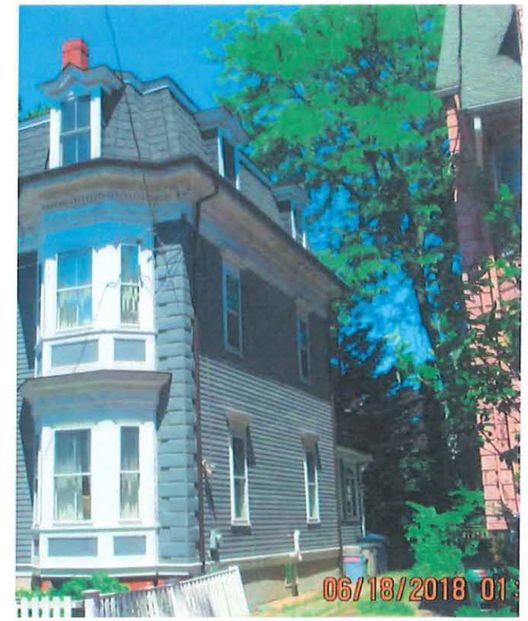
Scale 1/4" = 1'-0"

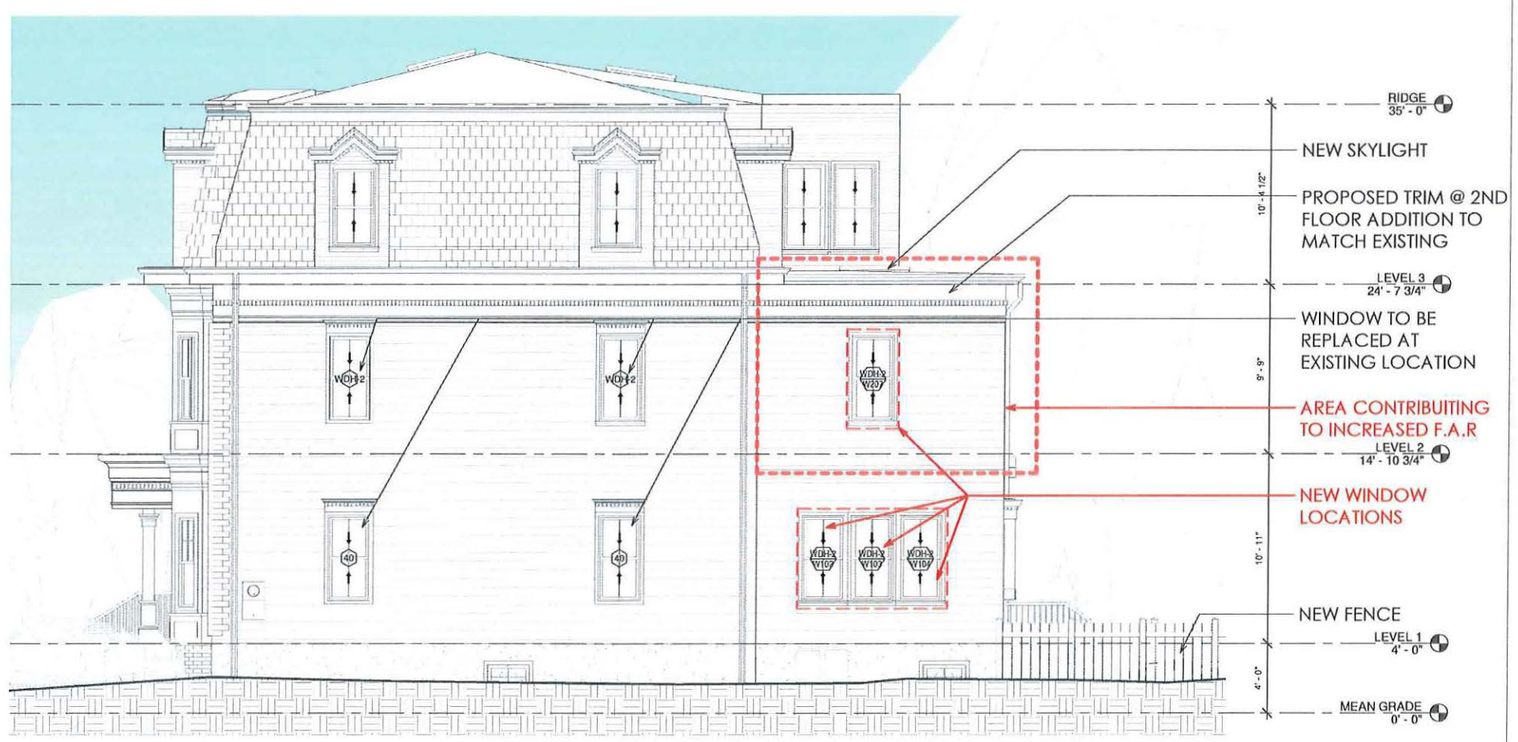
11/12/2021 12:37:03 PM

SOUTH ELEVATION



① BZA - EXISTING - SOUTH ELEVATION
1/4" = 1'-0"





② BZA - PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOUTH EAST

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

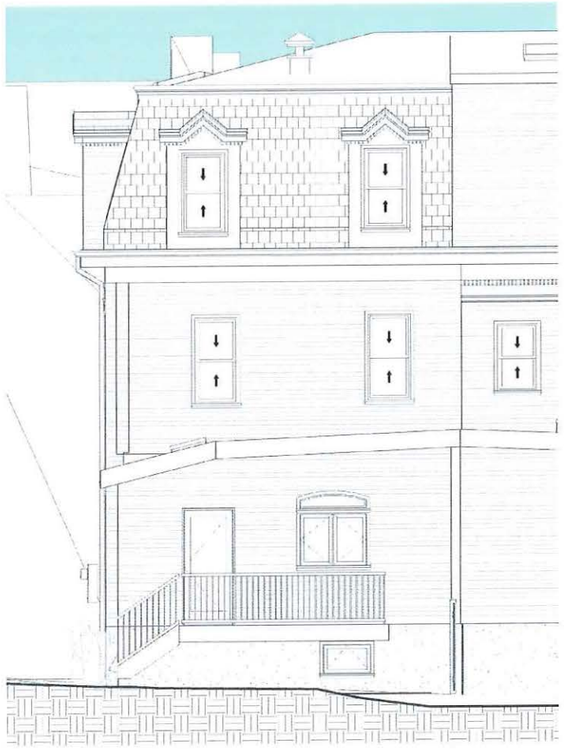
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-201

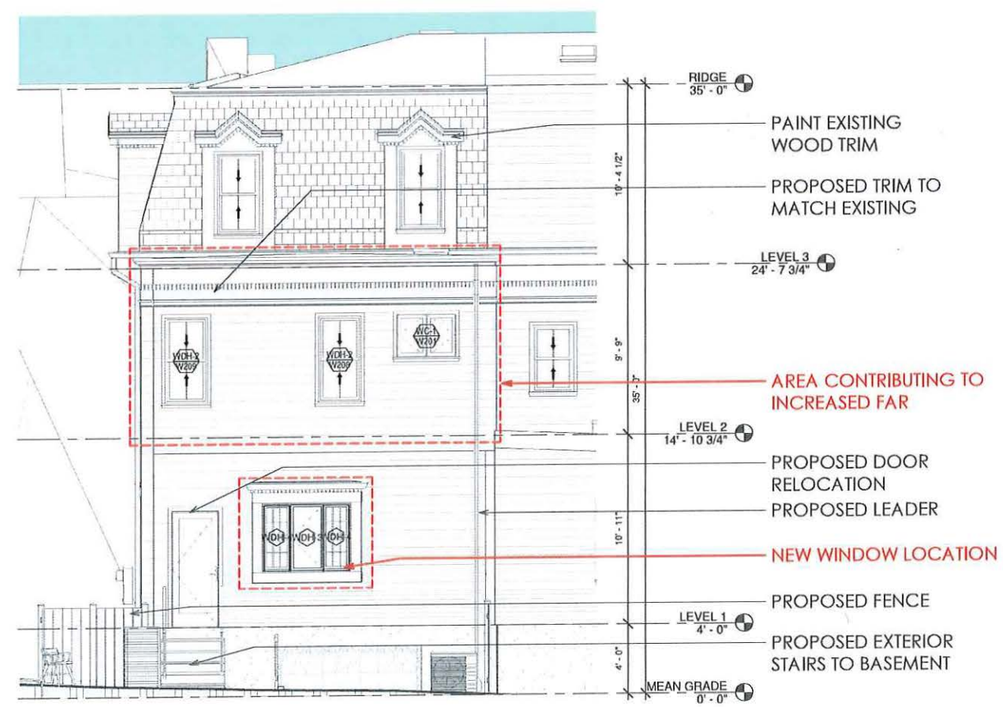
Scale 1/4" = 1'-0"

11/12/2021 12:37:06 PM

EAST ELEVATION



① BZA - EXISTING - EAST ELEVATION
1/4" = 1'-0"



② BZA - PROPOSED - EAST ELEVATION
1/4" = 1'-0"

SKA

SAM KACHMAR ARCHITECTS

(P) 978-270-8441
kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ELEVATION EAST (BACK)

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-202

Scale	1/4" = 1'-0"

11/12/2021 12:37:11 PM

END OF PRESENTATION

38 MOUNT PLEASANT EXTERIOR VIDEO RENDER

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE

Lindsey Mead & Matt Russell

38 Mount Pleasant

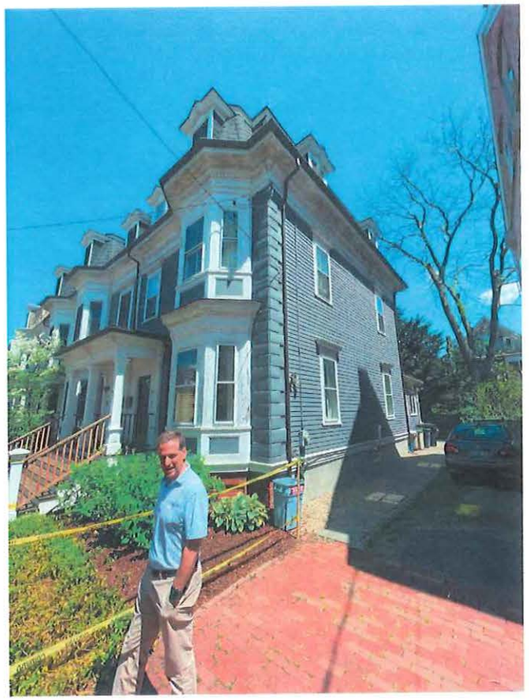
38 Mount Pleasant Street
Cambridge, MA 02140

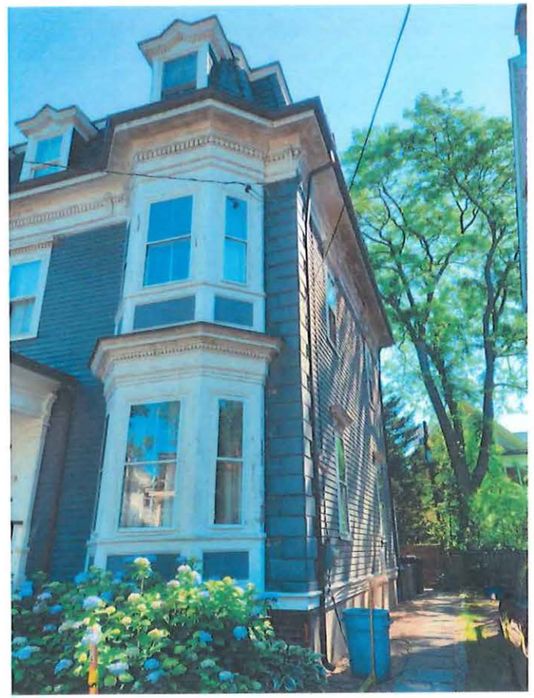
Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

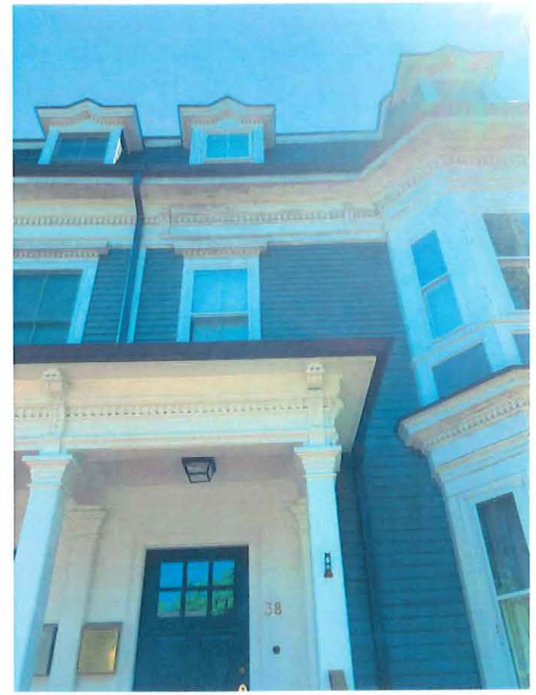
BZA-300

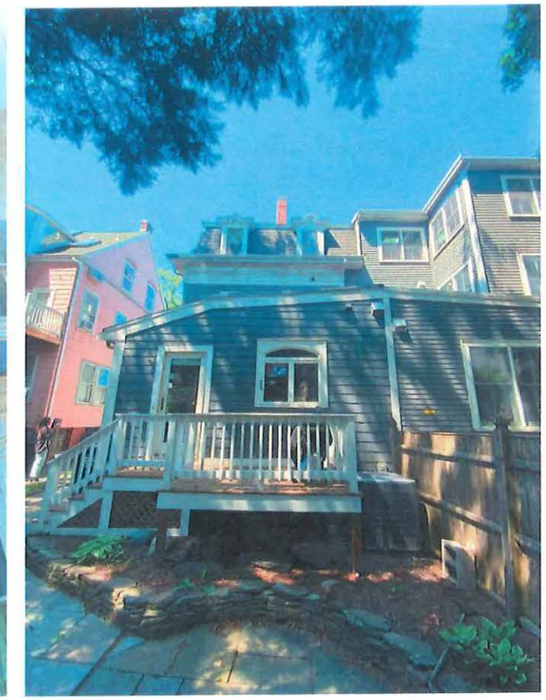
Scale

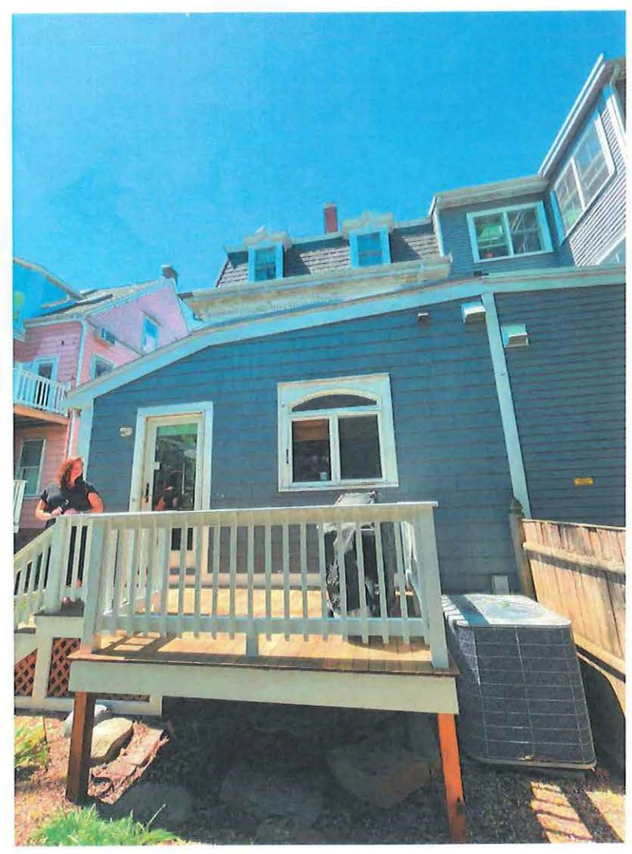
11/12/2021 12:37:12 PM

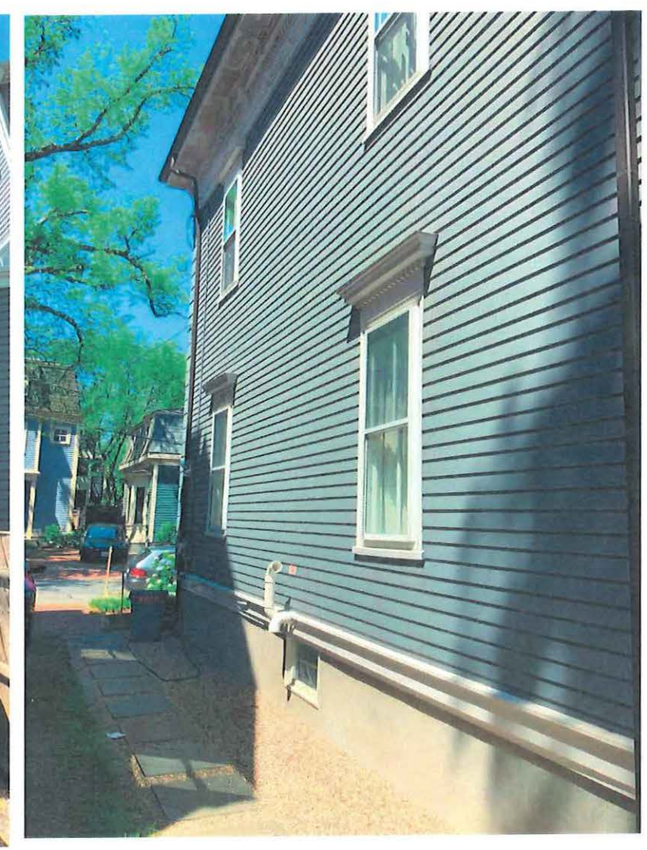












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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL PHOTOS

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-301

Scale

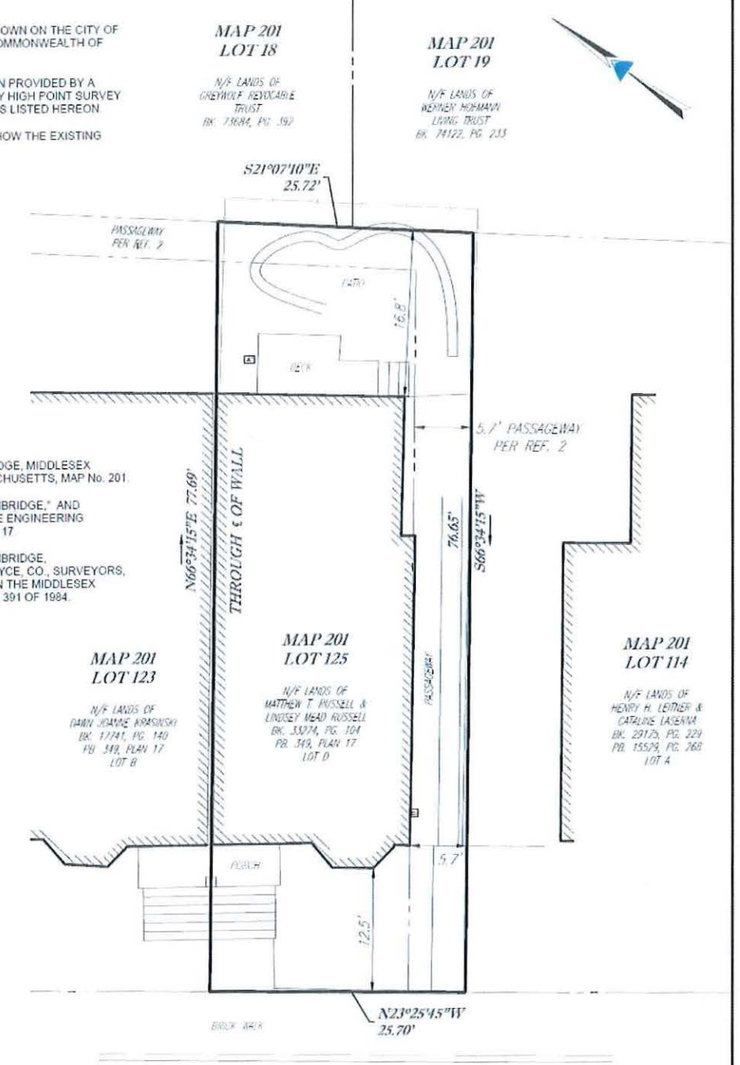
11/12/2021 12:37:13 PM

NOTES:

1. PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201
2. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENTAS PLAN BOOK 349, PLAN 17
3. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.



MT. PLEASANT STREET

(PUBLIC - 40' WIDE)

GRAPHIC SCALE

0 20 30 40

(IN FEET)
1 inch = 20 ft.

I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. LITALIEN
NO. 50815
REGISTERED PROFESSIONAL LAND SURVEYOR

9/21/2021
DATE

FIELD DATE	08/10/2021
FIELD BOOK NO	MA-02
FIELD BOOK PG	11
FIELD CREW	JMR
DRAWN	JMR
REVIEWED	JMR

MATT RUSSELL
CERTIFIED PLOT PLAN
38 MT. PLEASANT STREET
CITY OF CAMBRIDGE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

High Point
100 CUMMINGS CENTER
SUITE 353-E
Beverly, Massachusetts 01915
508.243.3434 HighPointSurvey.com

APPROVED	DATE	SCALE	FILE NO.	DWG NO
SML	09/01/2021	1"=20'	21-013	1 OF 1

SKA

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357 Huron Ave.
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REGISTRATIONS:

STRUCTURAL ENGINEER:

SURVEY PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-302

Scale

11/12/2021 12:37:14 PM

From: Matt Russell
To: Chris Alubin
Subject: Fwd:
Date: Tuesday, September 28, 2021 11:13:21 AM

mtrussell92@gmail.com
617 803 3189

Begin forwarded message:

From: Philip Laird <PLaird@arcusa.com>
Date: September 28, 2021 at 11:05:26 EDT
To: mtrussell92@gmail.com

To Whom it May Concern,

My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.

Best Regards,

Philip Laird

Philip L. Laird FAIA, LEED AP
President
ARC/ Architectural Resources Cambridge
501 Boylston Street
Boston, MA 02116

T: 617-575-4226
C:617-460-0289

Support for renovations at 38 Mount Pleasant St.
1 message

Leah Williams <L.R.Williams@comcast.net> Wed, Nov 10, 2021 at 8:10 AM
To: Matt Russell <mtrussell92@gmail.com>

Dear Board of Zoning Appeals,
We are neighbors at 30 Mount Pleasant St. and fully support the proposed renovations at 38 Mount Pleasant St. Matt and Lindsey are great neighbors and take excellent care of their building. If additional space makes it possible for them to stay in the neighborhood, then we heartily approve.

Sincerely yours,
Leah and Brian Williams
30 Mount Pleasant St.

October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon
25 Mt. Pleasant St.
Cambridge, MA 02140
(617) 750-3529
sendtomax@gmail.com

Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt Marjorie Hilton and I live at
141 Upland Rd (corner of Mt. Pleasant St)

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt
Marjorie Hilton

Board of Zoning Appeal
City of Cambridge
831 Mass Avenue
Cambridge, MA 02139
November 4, 2021

Re: Case No: BZA-149665
Location: 38 Mount Pleasant Street, Cambridge, MA
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

Lance Drane Elizabeth Wylde

Lance Drane and Elizabeth Wylde
31 Mount Pleasant Street
Cambridge MA 02140

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959. My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov
moo.moo@comcast.net
617 699 1678

Support for special permit
1 message

Anne Tallon <anne.tallon194@gmail.com> Wed, Oct 6, 2021 at 2:56 PM
To: mtrussell92@gmail.com

Hi Matt,
It was nice to run into you at the park the other day. Please feel free to forward the message below to the Cambridge Board of Zoning Appeals. Also, please let me know if we can supply anything else in support of your petition.

We are happy to offer our support to our neighbors, Lindsay and Matt Russell, in their application for a special permit for their home at 38 Mount Pleasant Street, Cambridge, MA 02140.

Sincerely,
Anne Tallon
Paul Lonergan
212 Upland Road
Cambridge, MA 02140

Andrew & Karen Sinclair
39 Mount Pleasant St.
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Andrew & Karen Sinclair

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at 38 Mt Pleasant Street, Cambridge MA 02140.

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140

To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna. We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us.

Henry Leitner (hleitner@me.com, 617-953-8026)

Catalina Laserna (cyberlina@me.com, 617-230-8541)

SKA

SAM KACHMAR ARCHITECTS

(P) 978-270-8441
kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

LETTERS OF SUPPORT

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	11/18/2021
Drawn by	Author
Checked by	Checker

BZA-303

Scale

11/12/2021 12:37:14 PM

38 Mount Pleasant

BZA SET
01/14/2022

Lindsey Mead & Matt Russell

38 Mount Pleasant Street
Cambridge, MA 02140

PROJECT NARRATIVE:
INTERIOR RENOVATION TO 3-STORY ATTACHED DWELLING WHICH ALSO INCLUDES A SECOND STORY ADDITION OVER THE EXISTING KITCHEN AND LOWERING THE BASEMENT FLOOR TO AN ELEVATION SIMILAR TO ADJACENT DWELLING.

BZA - 149665

ARCHITECT:

SKA

SAM KACHMAR
ARCHITECTS
(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

CLIENTS:

LINDSEY MEAD &
MATT RUSSELL

INTERIOR DESIGNER:

HADLEY SCULLY INTERIORS

STRUCTURAL ENGINEER:

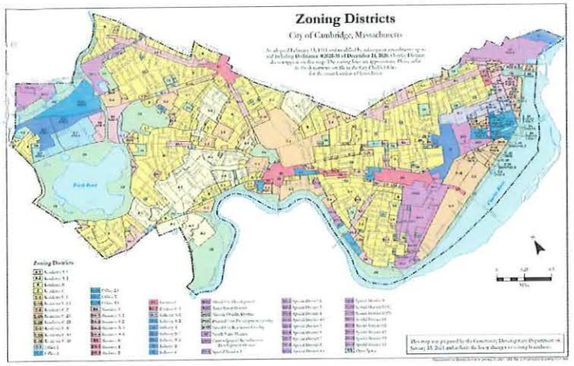
TBD

GENERAL CONTRACTOR:

TBD

PERMIT SET SHEET LIST

Sheet Number	Sheet Name	Current Revision
BZA-001	COVER	
BZA-002	ZONING AND AREA PLAN	
BZA-003	EXISTING AXON	
BZA-004	PREVIOUS PROPOSED AXON	
BZA-005	REVISED PROPOSED AXON	
BZA-006	SOLAR COMPARISON	
BZA-007	SOLAR STUDY	
BZA-008	PROPOSED STREETSCAPE	
BZA-009	EXISTING SITE PLAN	
BZA-010	PROPOSED SITE PLAN	
BZA-100	PROPOSED - LEVEL 0	
BZA-101	PROPOSED - LEVEL 1	
BZA-102	PROPOSED - LEVEL 2	
BZA-103	PROPOSED - LEVEL 3	
BZA-104	PROPOSED - ROOF PLAN	
BZA-200	WEST ELEVATION (FRONT)	
BZA-201	SOUTH ELEVATION	
BZA-202	EAST ELEVATION (BACK)	
BZA-203	NORTH ELEVATION/ SECTION	
BZA-300	QR CODE	
BZA-301	ADDITIONAL PHOTOS	
BZA-302	SURVEY PLAN	
BZA-303	LETTERS OF SUPPORT	



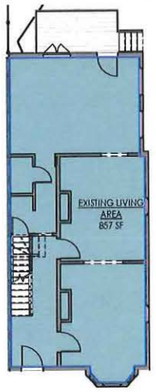
ZONE: RESIDENCE C-1

LAND AREA:	1,982 SF
EXISTING LIVING AREA:	1,951 SF
PROPOSED LIVING AREA:	2,216 SF
MAXIMUM FAR:	0.75
EXISTING FAR:	0.98
PROPOSED FAR:	1.12
OPEN SPACE REQUIREMENT:	30%
EXISTING OSR:	43%
PROPOSED OSR:	43%

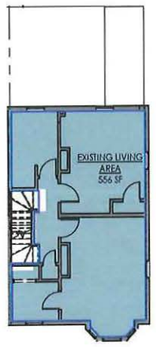
SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	13'-8"	12'-6"	12'-6"
SIDE (SOUTH)	15'-4"	5'-8"	5'-8"
SIDE (NORTH)	Party	Party	Party
REAR (EAST)	20'-0"(8'-8")	16'-10"	16'-10"
HEIGHT	35'-0"	35'-0"	35'-0"

GROSS BUILDING AREA		
Level	Name	Area
LEVEL 1	EXISTING LIVING AREA	857 SF
LEVEL 2	EXISTING LIVING AREA	556 SF
LEVEL 3	EXISTING LIVING AREA	538 SF
		1951 SF

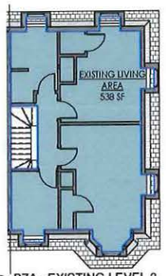
② BZA - EXISTING LEVEL 0
1" = 10'-0"



③ BZA - EXISTING LEVEL 1
1" = 10'-0"

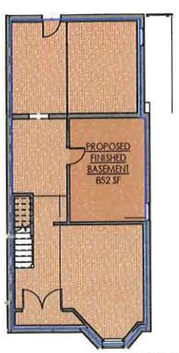


④ BZA - EXISTING LEVEL 2
1" = 10'-0"

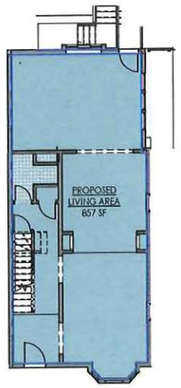


⑤ BZA - EXISTING LEVEL 3
1" = 10'-0"

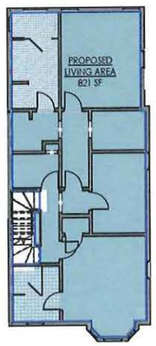
PROPOSED (Gross Building)		
Level	Name	Area
LEVEL 1	PROPOSED LIVING AREA	857 SF
LEVEL 2	PROPOSED LIVING AREA	821 SF
LEVEL 3	PROPOSED LIVING AREA	538 SF
		2216 SF



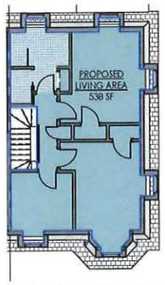
⑥ BZA - PROPOSED - LEVEL 0
1" = 10'-0"



⑦ BZA - PROPOSED - LEVEL 1
1" = 10'-0"



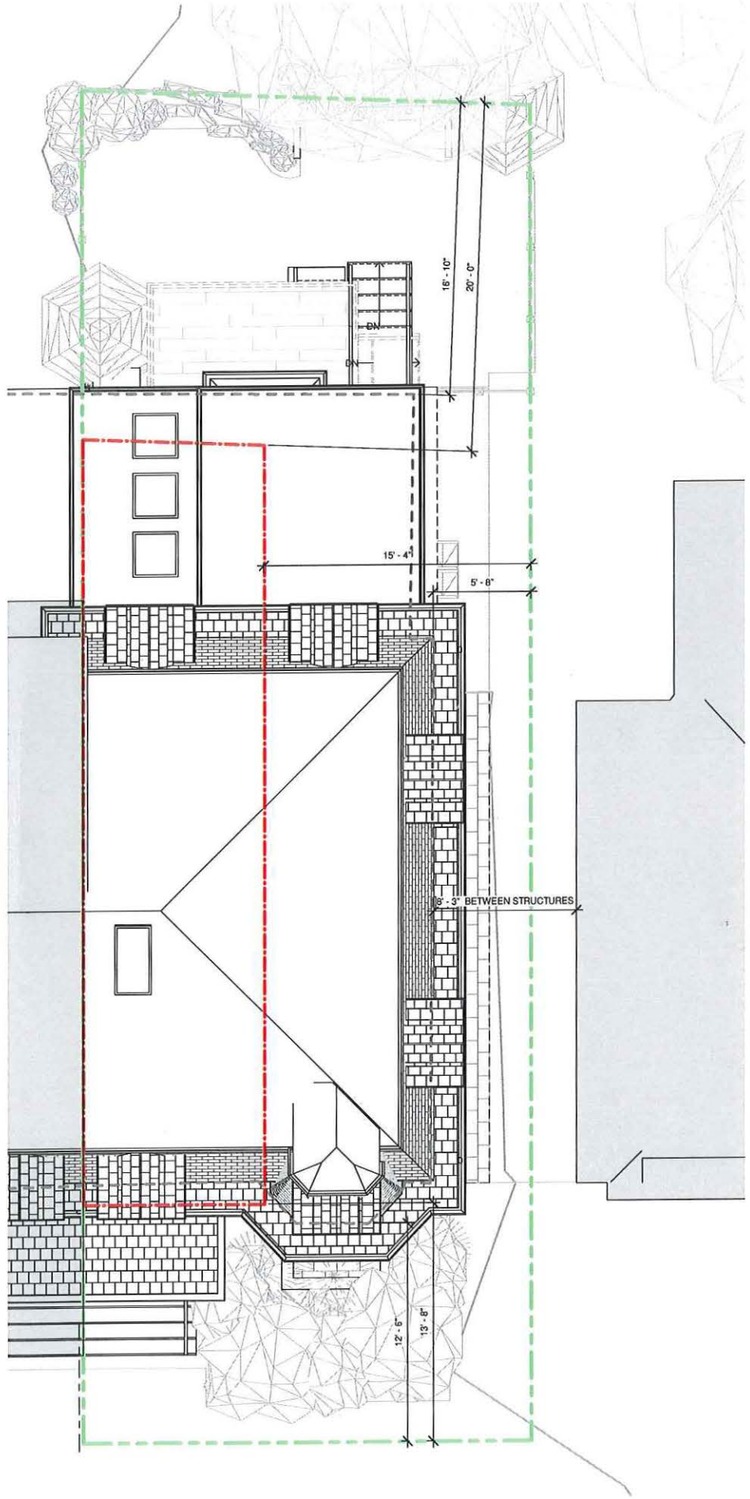
⑧ BZA - PROPOSED - LEVEL 2
1" = 10'-0"



⑨ BZA - PROPOSED - LEVEL 3
1" = 10'-0"

SETBACK LINES
PROPERTY LINES
BUILDING FOOTPRINT

NOTE: PROPERTY LINES AND SETBACKS PER SURVEY DATED 9-1-2021



① BZA - PROPOSED - SITE PLAN
1/4" = 1'-0"

SKA

SAM KACHMAR ARCHITECTS

(P) 978-270-8441
kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

ZONING AND AREA PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-002

Scale	As indicated

1/18/2022 11:8:42 PM

EXISTING SITE AXON

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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING AXON

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-003

Scale

1/18/2022 1:18:42 PM

PREVIOUS PROPOSAL SITE AXON

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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PREVIOUS PROPOSED AXON

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-004

Scale

1/18/2022 1:18:42 PM

REVISED PROPOSAL SITE AXON

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357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

REVISED PROPOSED AXON

Lindsey Mead & Matt Russell

38 Mount Pleasant

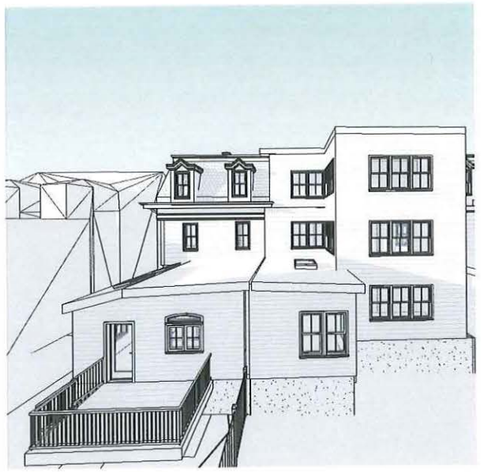
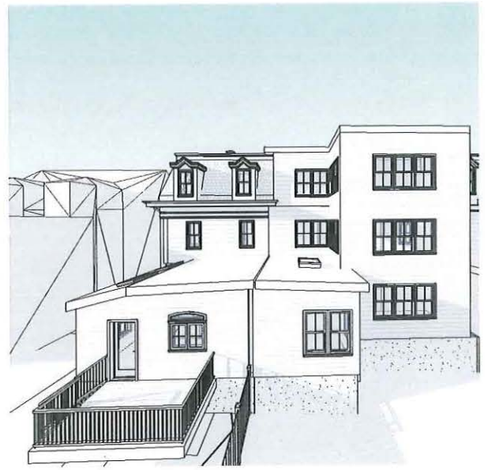
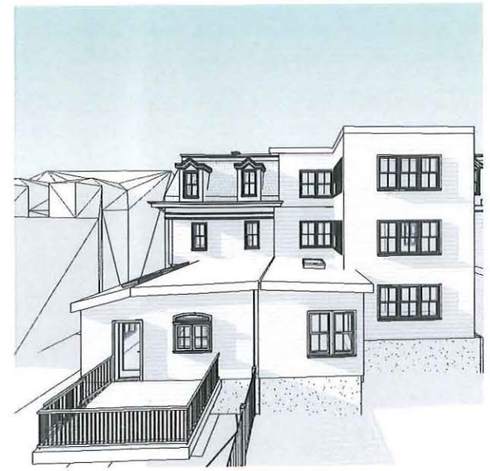
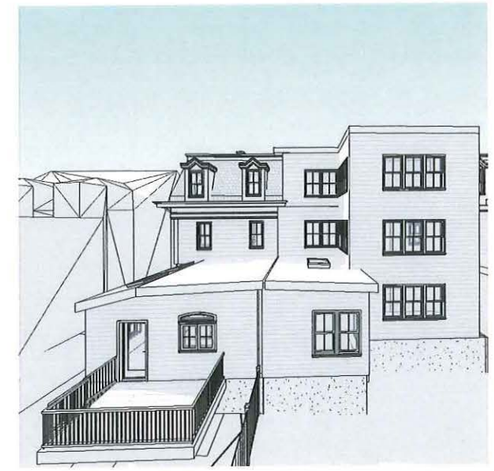
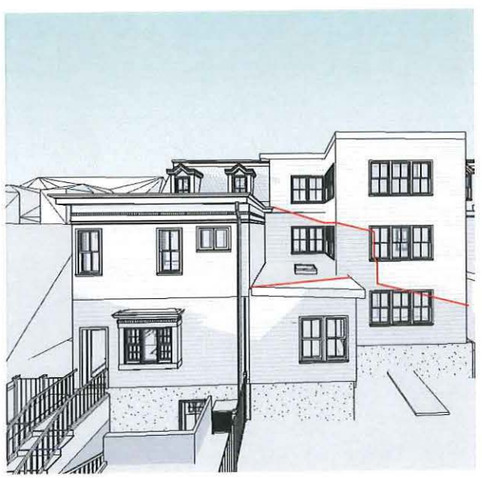
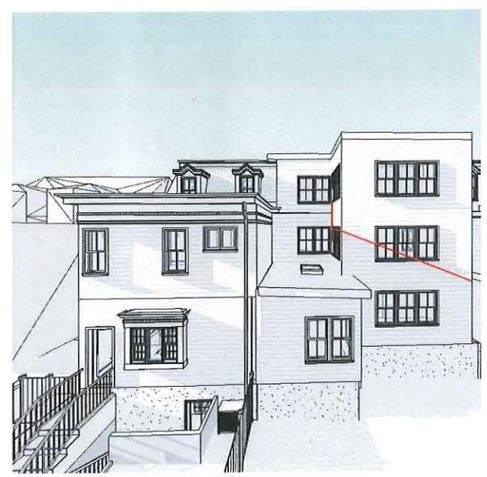
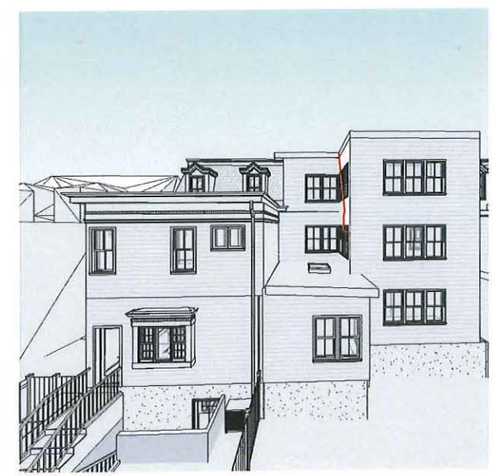
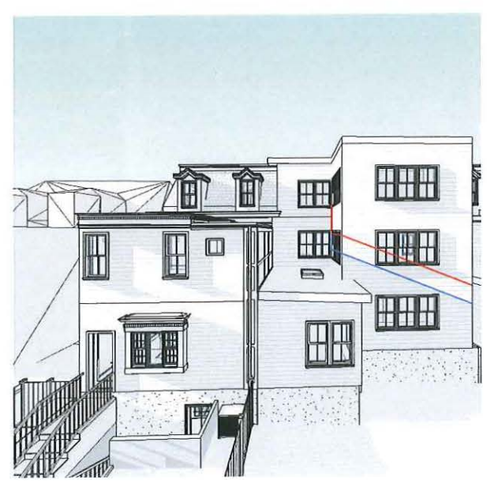
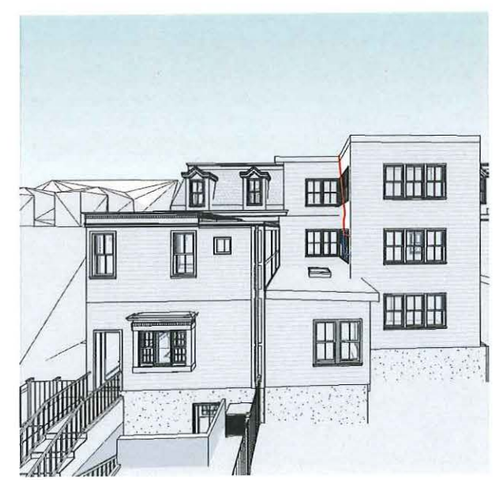
38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-005

Scale

1/18/2022 1:18:42 PM

	MORNING 9:00 AM - WINTER	MORNING 9:40 AM - WINTER	MORNING 10:20 AM - WINTER	MORNING 11:00 PM - WINTER
EXISTING				
AS PRESENTED TO BZA				
PROPOSED				

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REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR COMPARISON

Lindsey Mead & Matt Russell

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Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-006

Scale

1/18/2022 1:19:30 PM

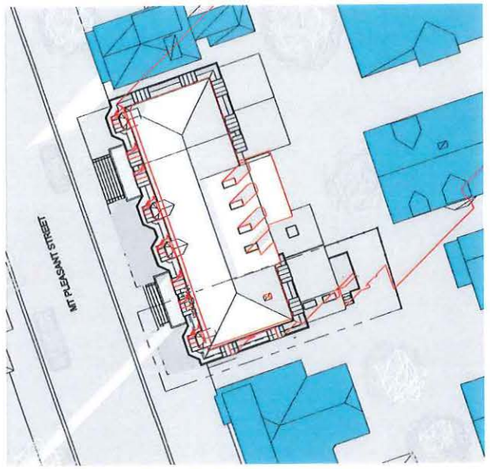
WINTER SOLSTICE - EXISTING

WINTER SOLSTICE - PROPOSED

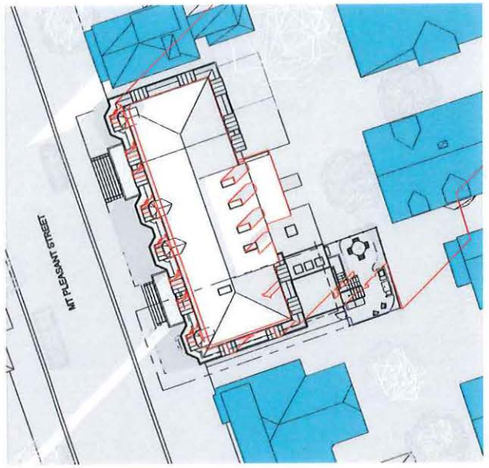
SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

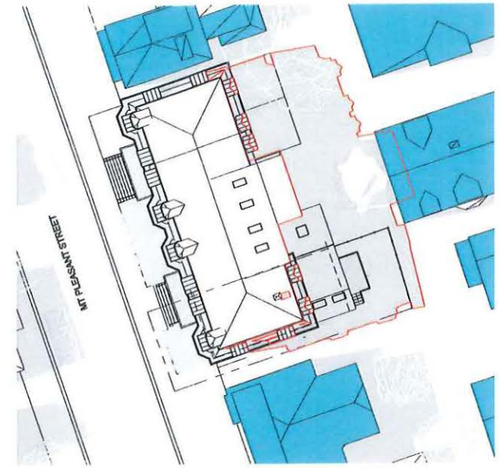
AFTERNOON - 3PM



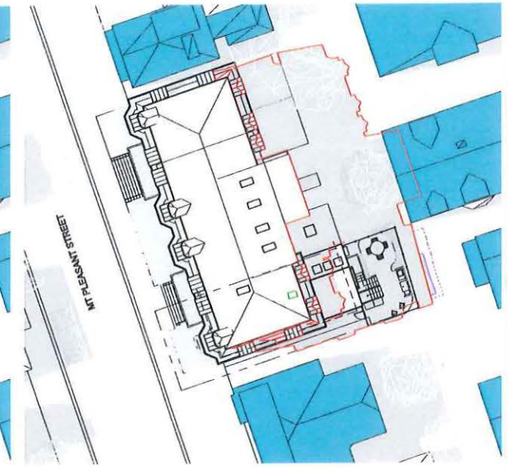
① BZA-EXISTING SITE PLAN - WINTER 3PM
3/64" = 1'-0"



④ BZA-PROPOSED SITE PLAN - WINTER 3PM
3/64" = 1'-0"

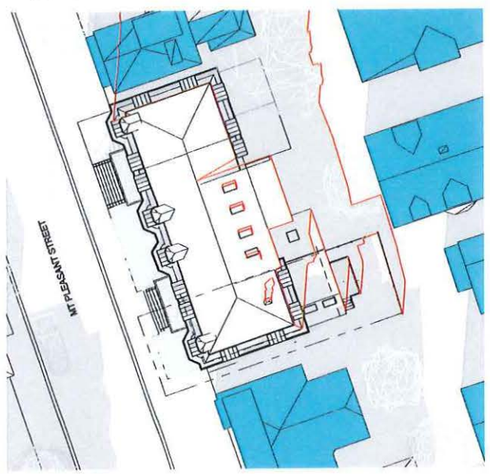


⑩ BZA-EXISTING SITE PLAN - SUMMER 3PM
3/64" = 1'-0"

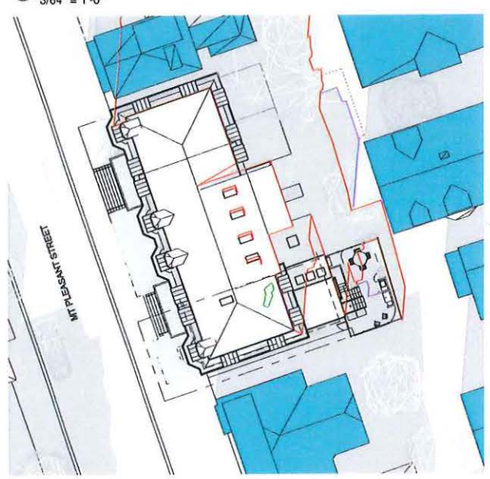


⑦ BZA-PROPOSED SITE PLAN - SUMMER 3PM
3/64" = 1'-0"

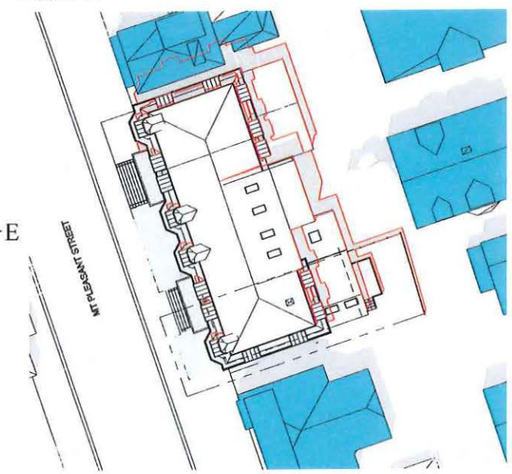
NOON - 12PM



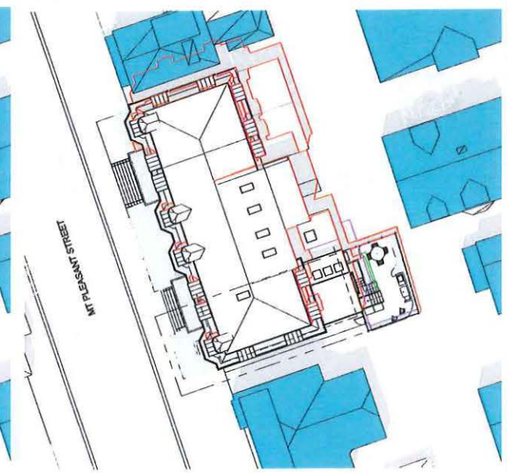
⑧ BZA-EXISTING SITE PLAN - WINTER 12PM
3/64" = 1'-0"



② BZA-PROPOSED SITE PLAN - WINTER 12PM
3/64" = 1'-0"

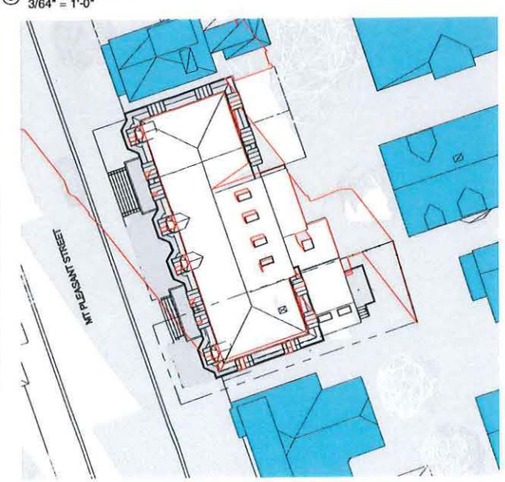


⑫ BZA-EXISTING SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

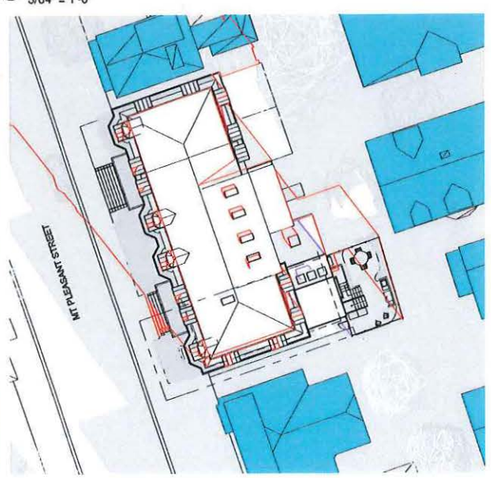


⑤ BZA-PROPOSED SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

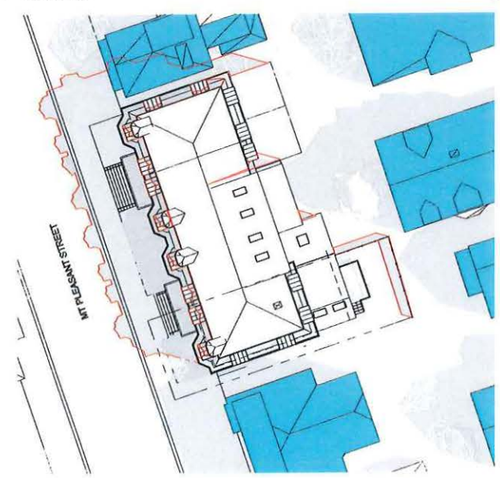
MORNING - 9AM



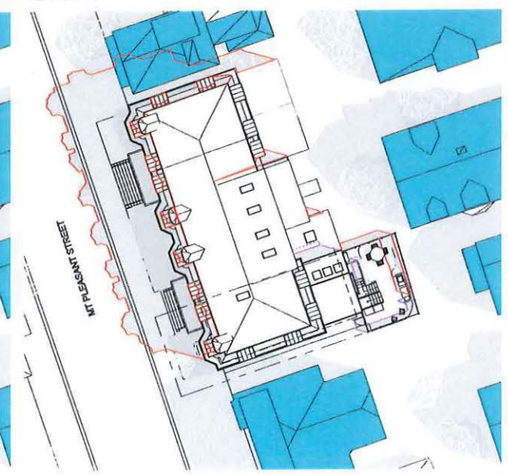
⑨ BZA-EXISTING SITE PLAN - WINTER 9AM
3/64" = 1'-0"



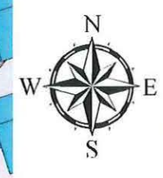
③ BZA-PROPOSED SITE PLAN - WINTER 9AM
3/64" = 1'-0"



⑪ BZA-EXISTING SITE PLAN - SUMMER 9AM
3/64" = 1'-0"



⑥ BZA-PROPOSED SITE PLAN - SUMMER 9AM
3/64" = 1'-0"



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STRUCTURAL ENGINEER:

SOLAR STUDY

Lindsey Mead & Matt Russell

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Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-007

Scale 3/64" = 1'-0"

1/18/2022 1:20:14 PM

EXISTING STREETSCAPE PHOTO

EXISTING / PROPOSED STREETSCAPE ELEVATION

① BZA - EXISTING - SOUTH ELEVATION
1/8" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED STREETSCAPE

Lindsey Mead & Matt Russell

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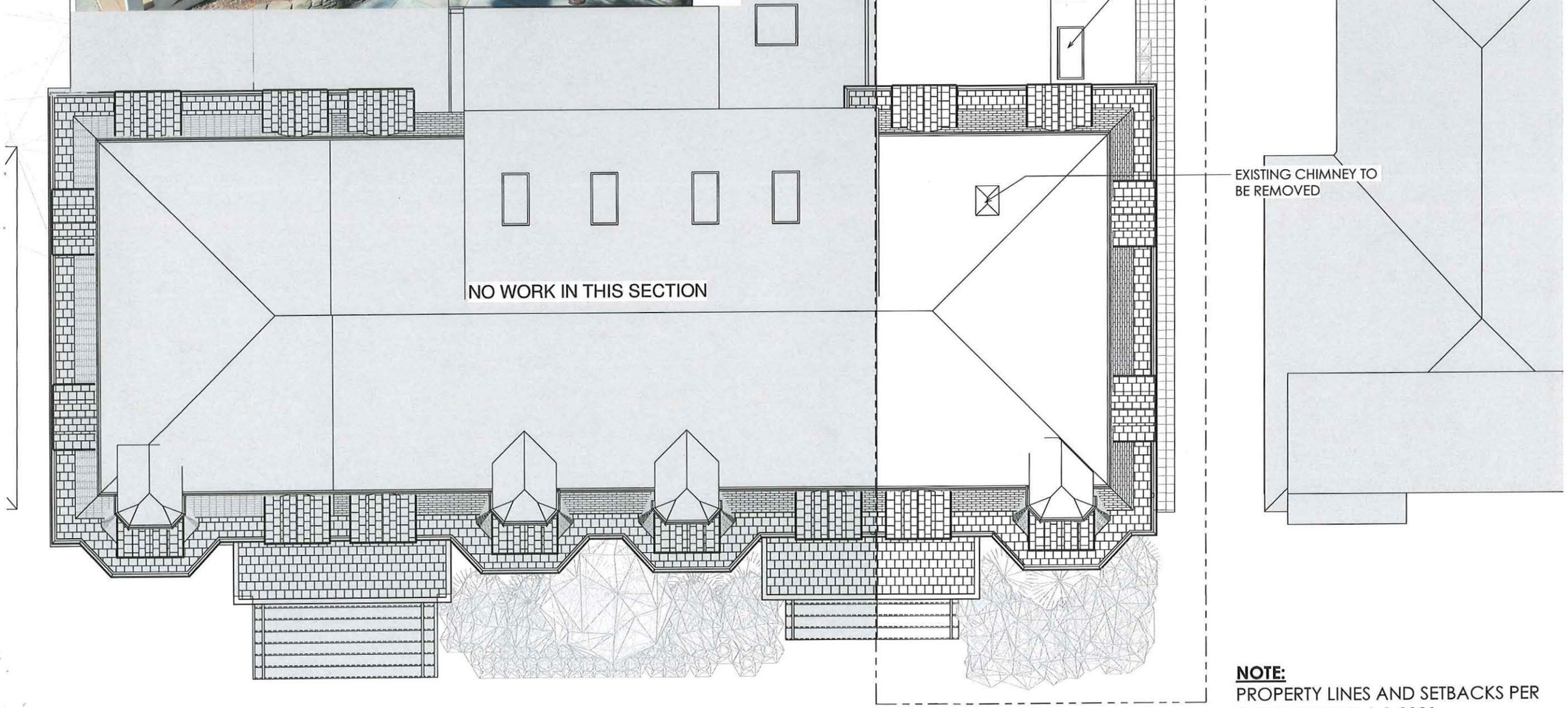
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-008

Scale	As indicated

1/18/2022 1:20:17 PM

EXISTING SITE PLAN



NOTE:
PROPERTY LINES AND SETBACKS PER SURVEY DATED 9-1-2021

1 BZA - EXISTING - SITE PLAN
1/4" = 1'-0"

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STRUCTURAL ENGINEER:

EXISTING SITE PLAN

Lindsey Mead & Matt Russell

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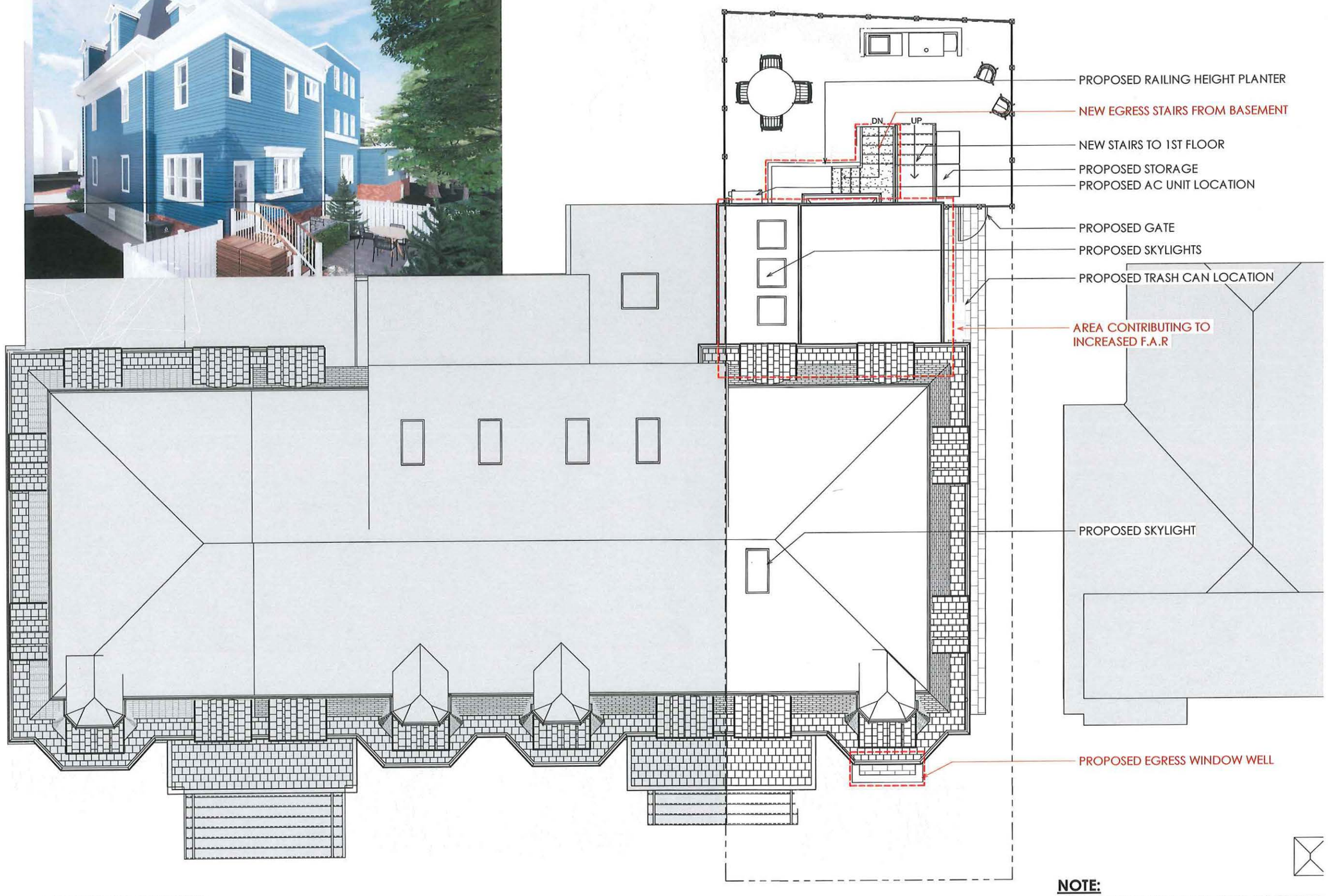
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-009

Scale 1/4" = 1'-0"

1/18/2022 11:20:19 PM

PROPOSED SITE PLAN



① BZA - PROPOSED SITE PLAN - DESIGN OPTION 4
1/4" = 1'-0"

NOTE:
PROPERTY LINES AND SETBACKS PER SURVEY DATED 9-1-2021

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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SITE PLAN

Lindsey Mead & Matt Russell

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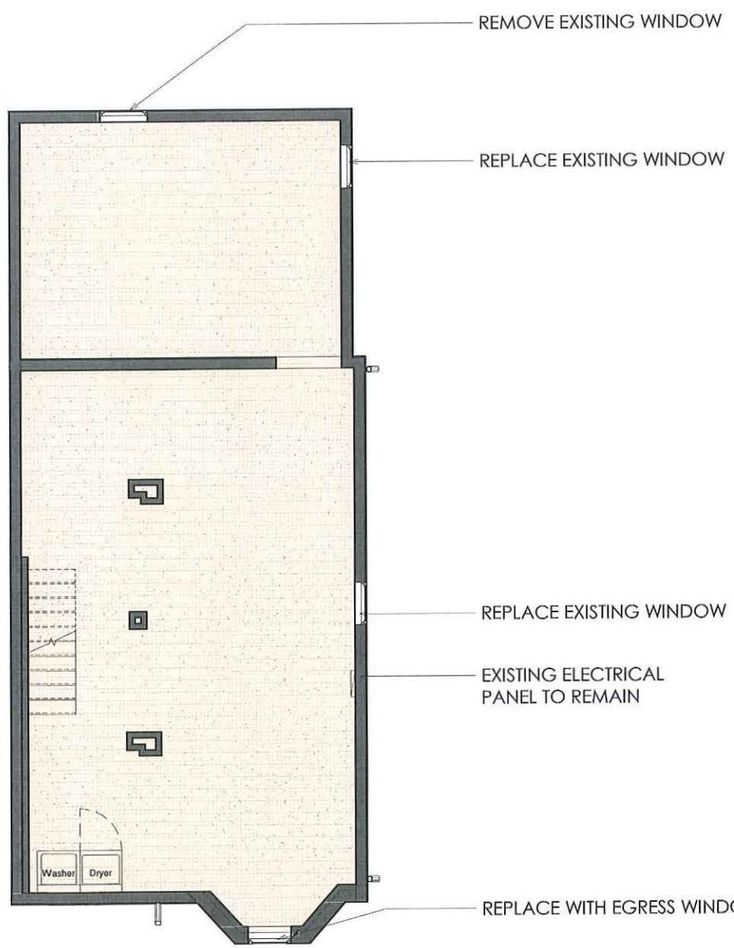
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-010

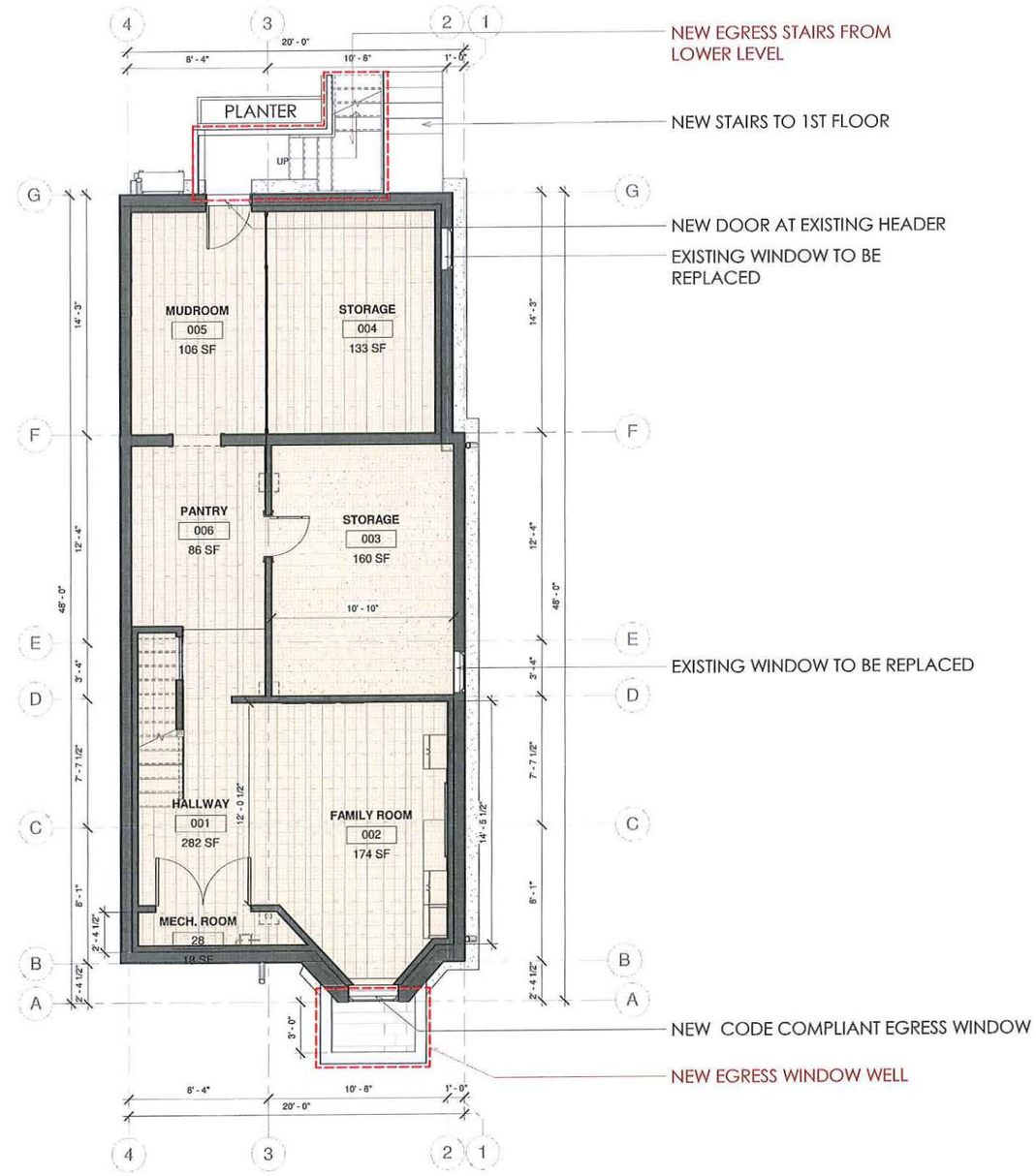
Scale 1/4" = 1'-0"

1/18/2022 1:20:23 PM

LEVEL 0 - PROPOSED WORK



① BZA - EXISTING - LEVEL 0 PLAN
1/4" = 1'-0"



③ BZA - PROPOSED LEVEL 0
1/4" = 1'-0"

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REGISTRATIONS:

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PROPOSED - LEVEL 0

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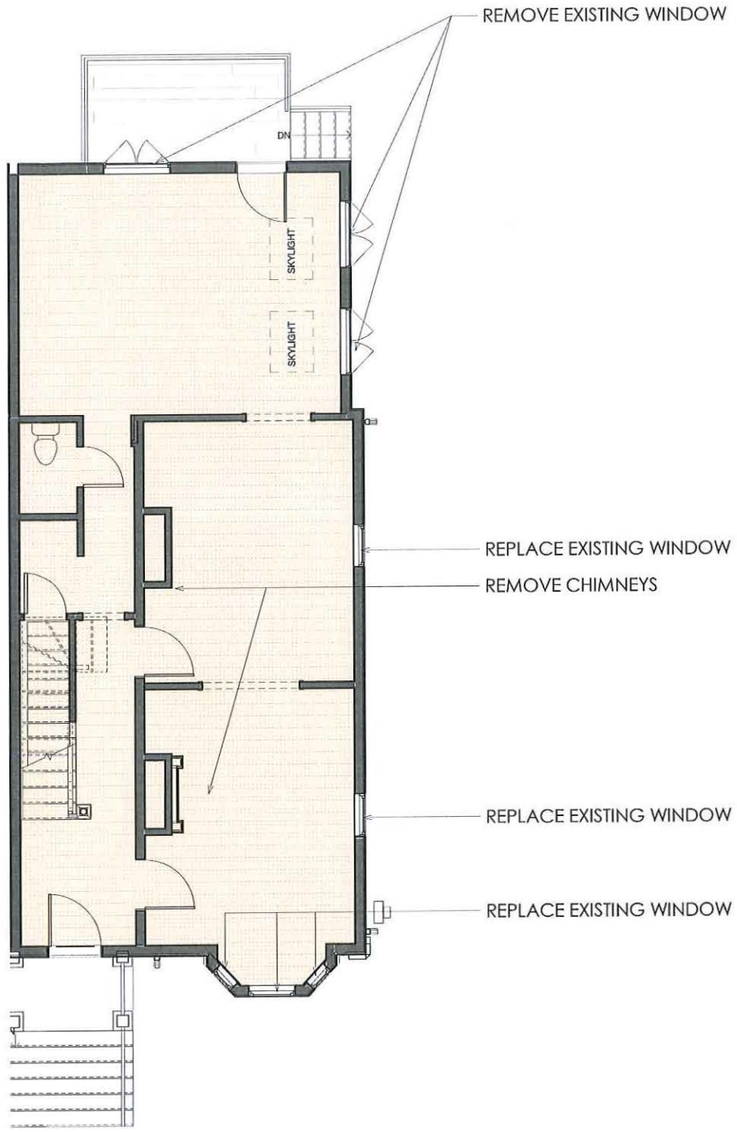
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-100

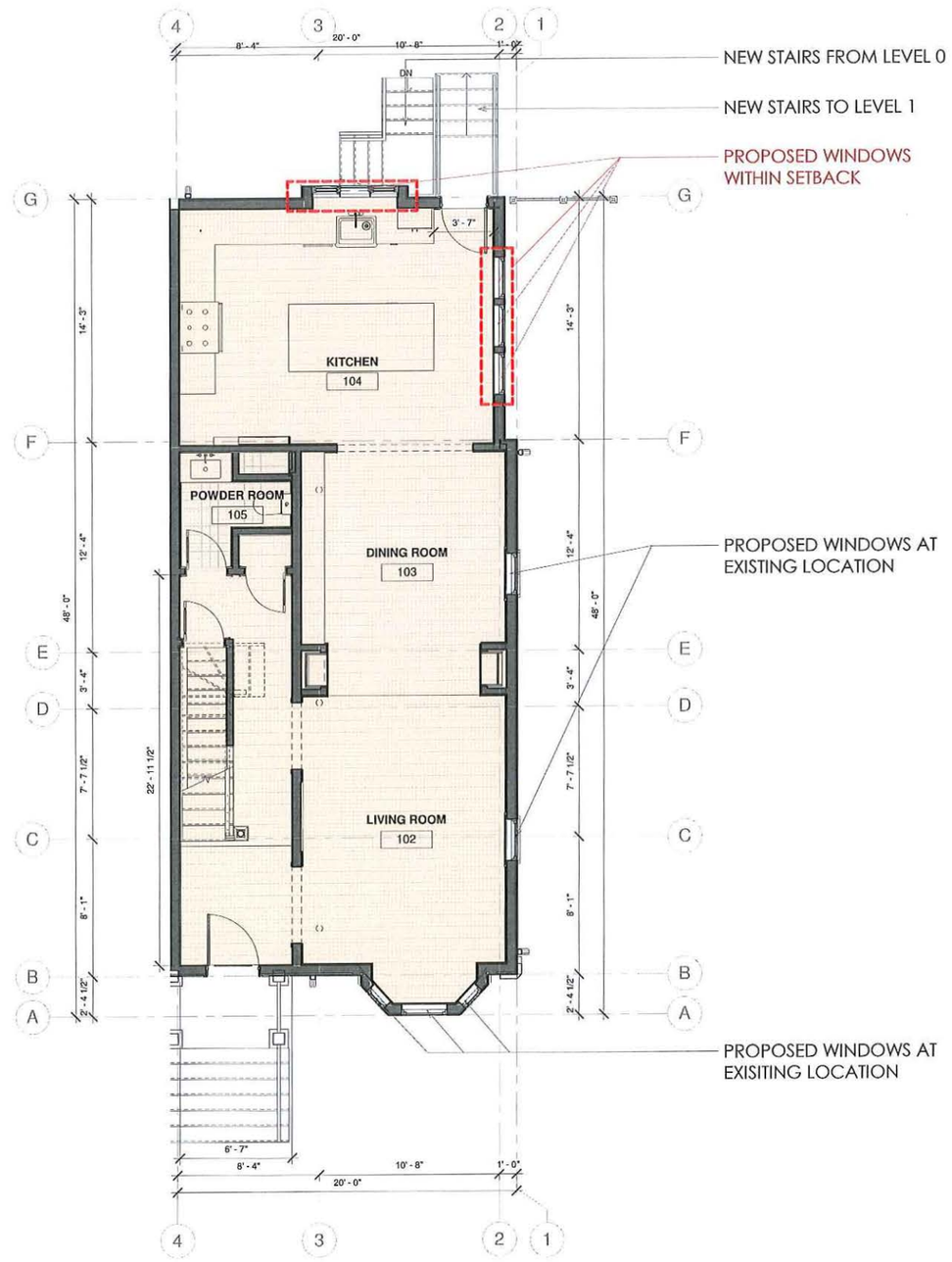
Scale	1/4" = 1'-0"

1/18/2022 4:02:49 PM

LEVEL 1 - PROPOSED WORK



① BZA - EXISTING - LEVEL 1
1/4" = 1'-0"



② BZA - PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"

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PROPOSED - LEVEL 1

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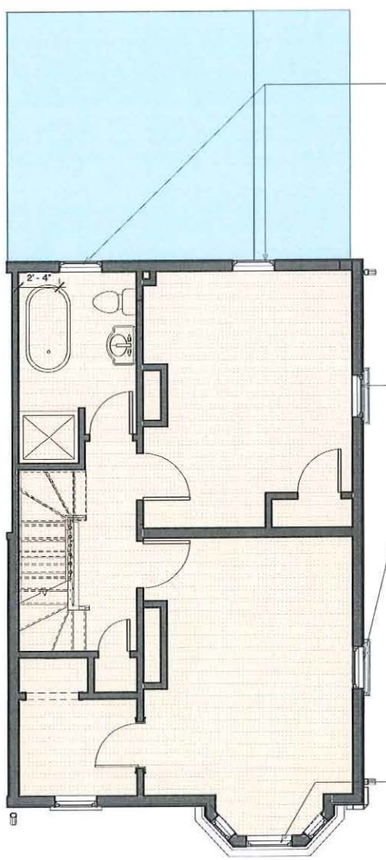
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-101

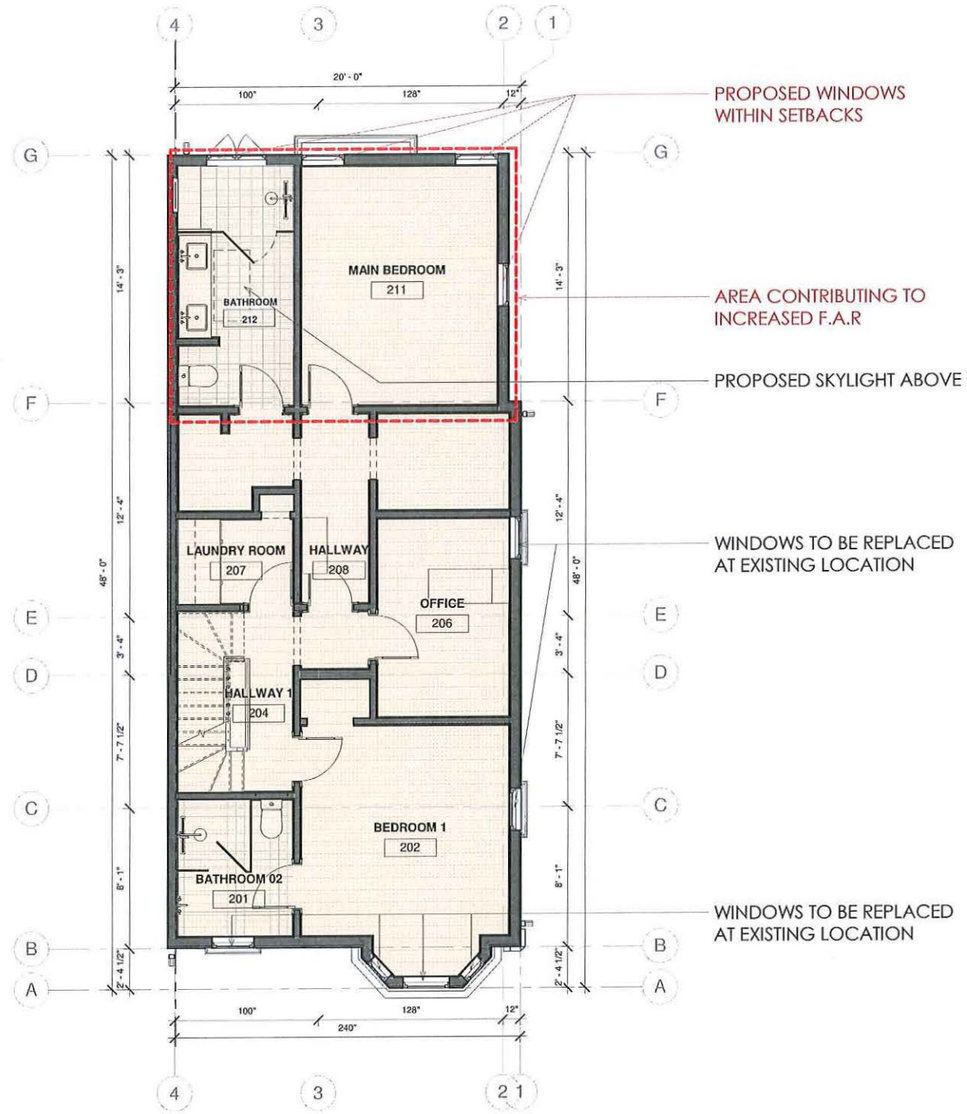
Scale	1/4" = 1'-0"

1/18/2022 4:02:51 PM

LEVEL 2 - PROPOSED WORK



1 BZA - EXISTING - LEVEL 2
1/4" = 1'-0"



3 BZA - LEVEL 2 - PROPOSED
1/4" = 1'-0"

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PROPOSED - LEVEL 2

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38 Mount Pleasant Street
Cambridge, MA 02140

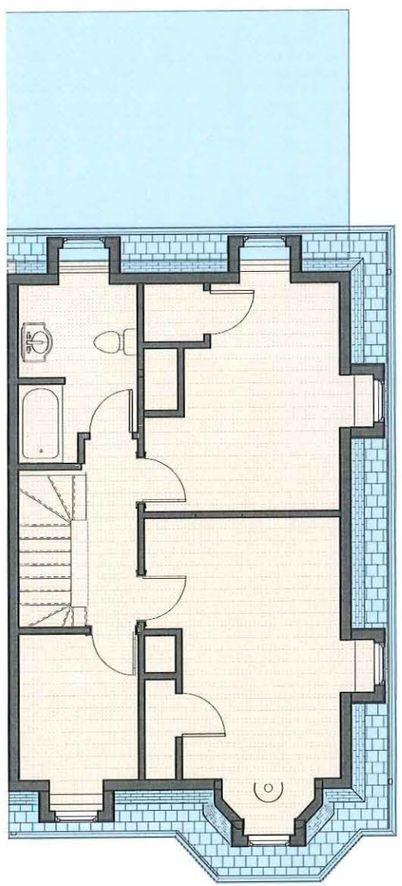
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-102

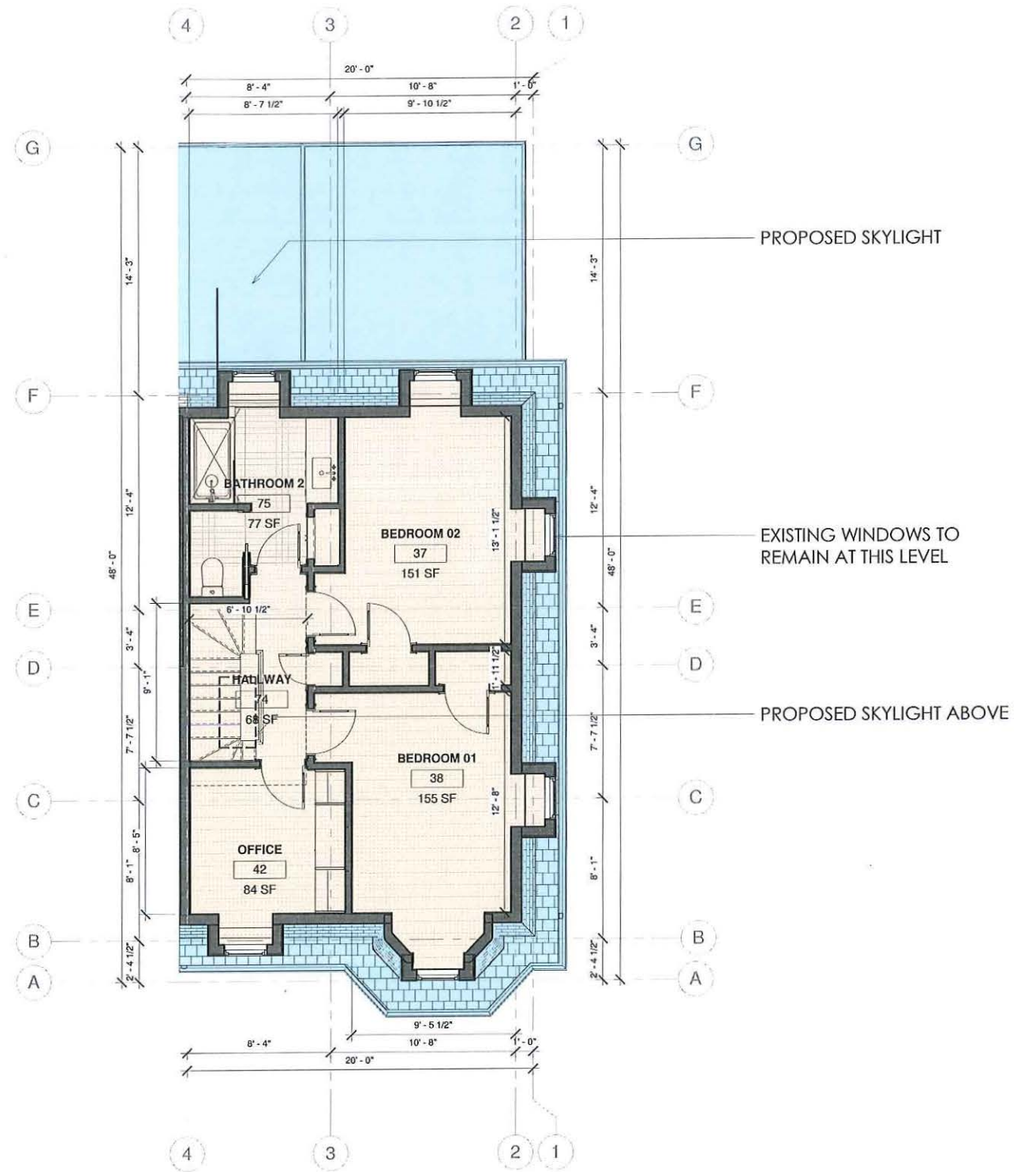
Scale	1/4" = 1'-0"

1/18/2022 4:02:58 PM

LEVEL 3 - PROPOSED WORK



① BZA - EXISTING LEVEL 3
1/4" = 1'-0"



③ BZA - LEVEL 3 - PROPOSED
1/4" = 1'-0"

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PROPOSED - LEVEL 3

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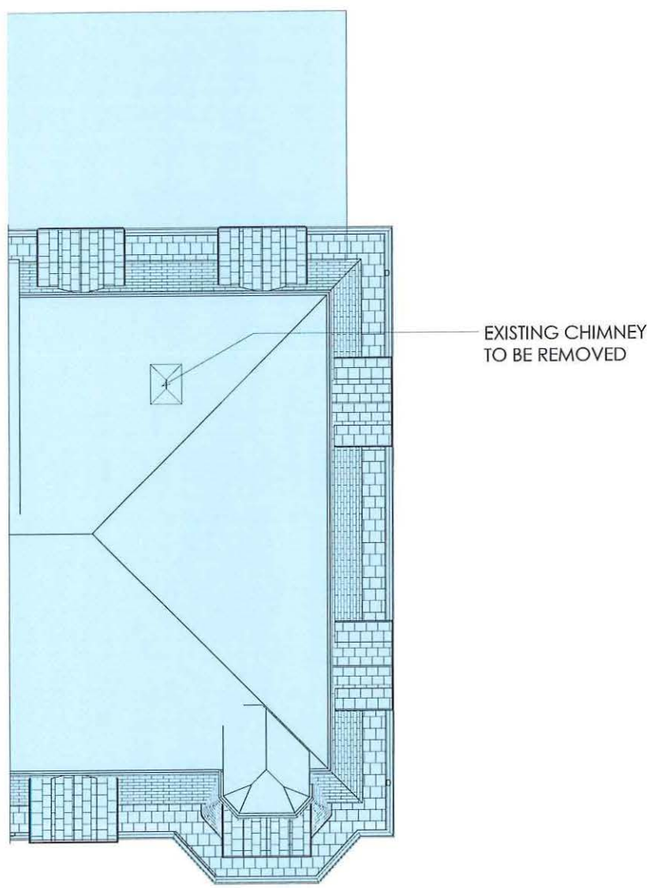
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-103

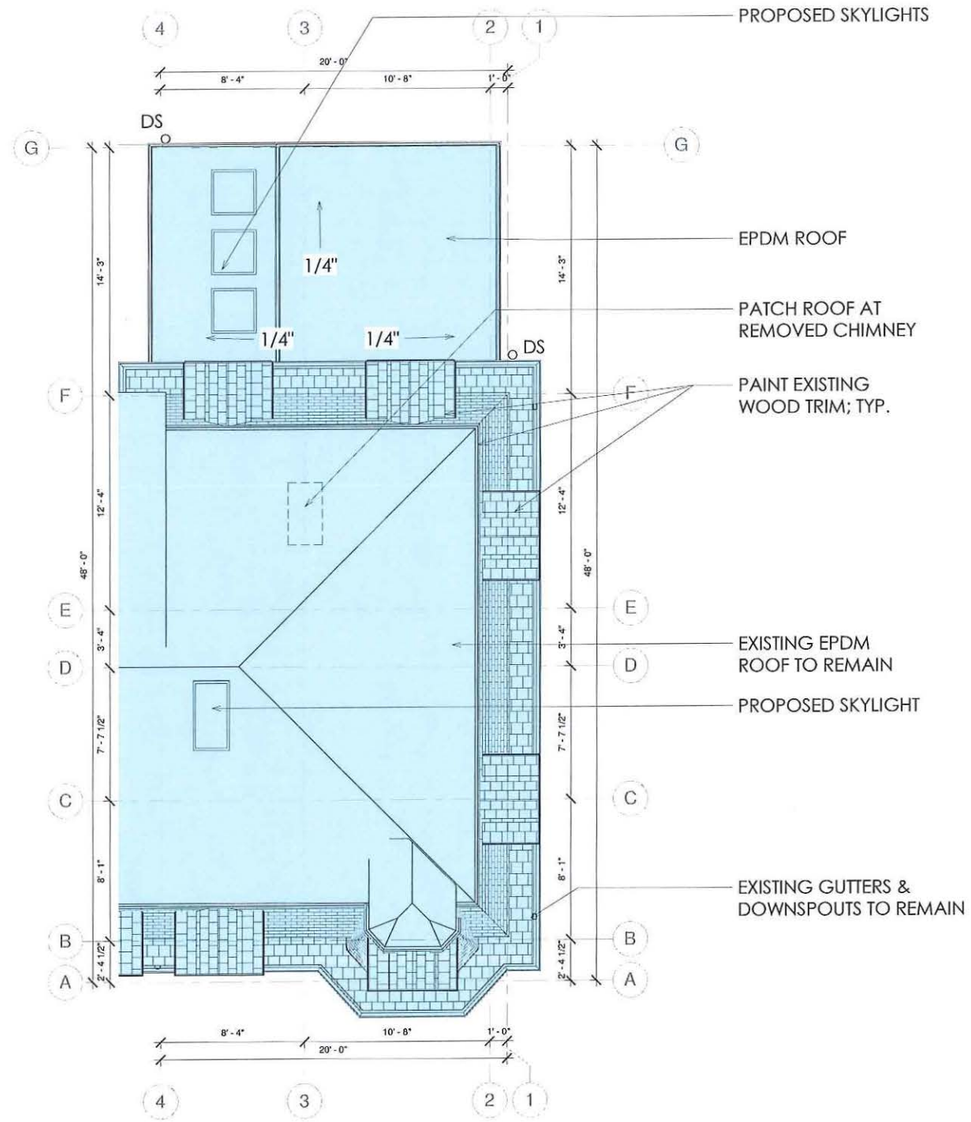
Scale	1/4" = 1'-0"

1/18/2022 4:03:02 PM

ROOF LEVEL - PROPOSED WORK



① BZA - EXISTING - RIDGE PLAN
1/4" = 1'-0"



② BZA - PROPOSED - RIDGE PLAN
1/4" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - ROOF PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

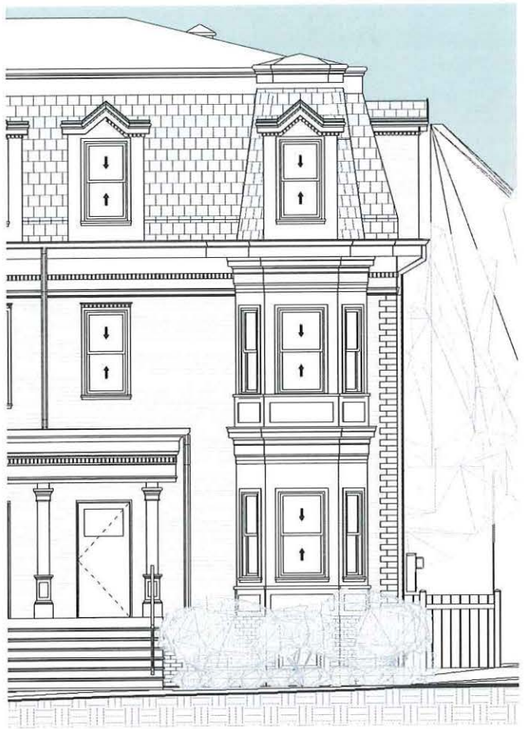
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-104

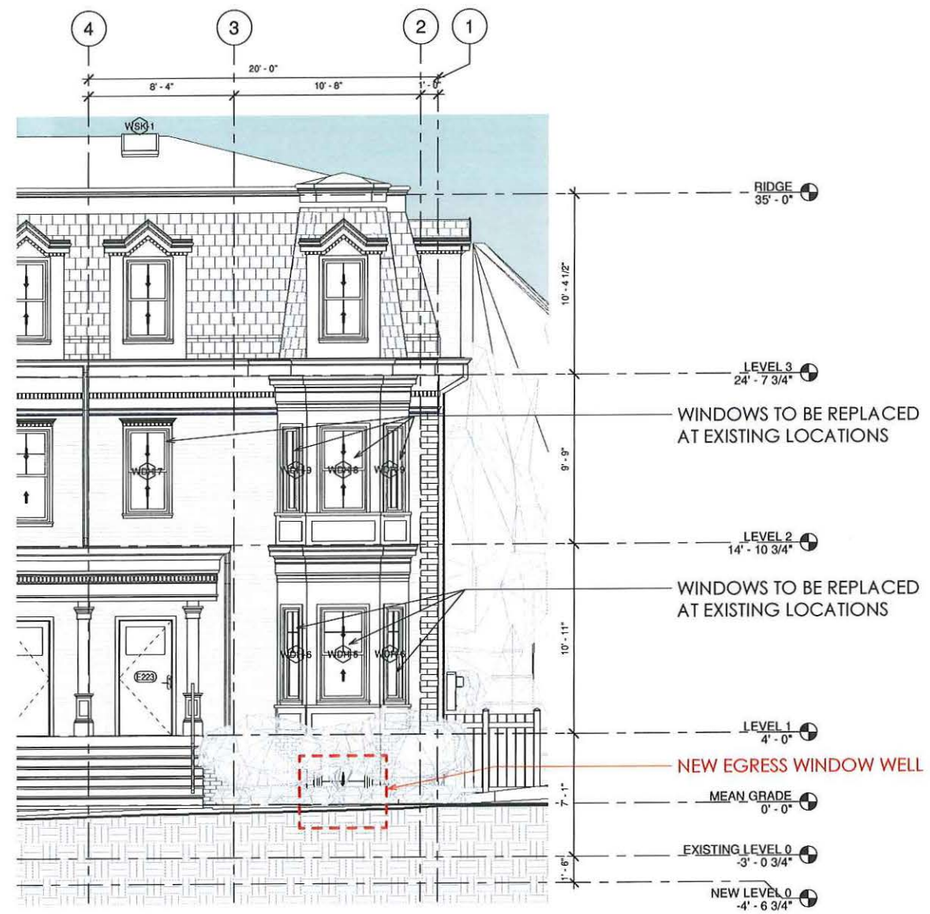
Scale 1/4" = 1'-0"

1/18/2022 4:03:04 PM

WEST ELEVATION



② BZA - EXISTING - WEST ELEVATION
1/4" = 1'-0"



① BZA - PROPOSED - WEST ELEVATION
1/4" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

WEST ELEVATION (FRONT)

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

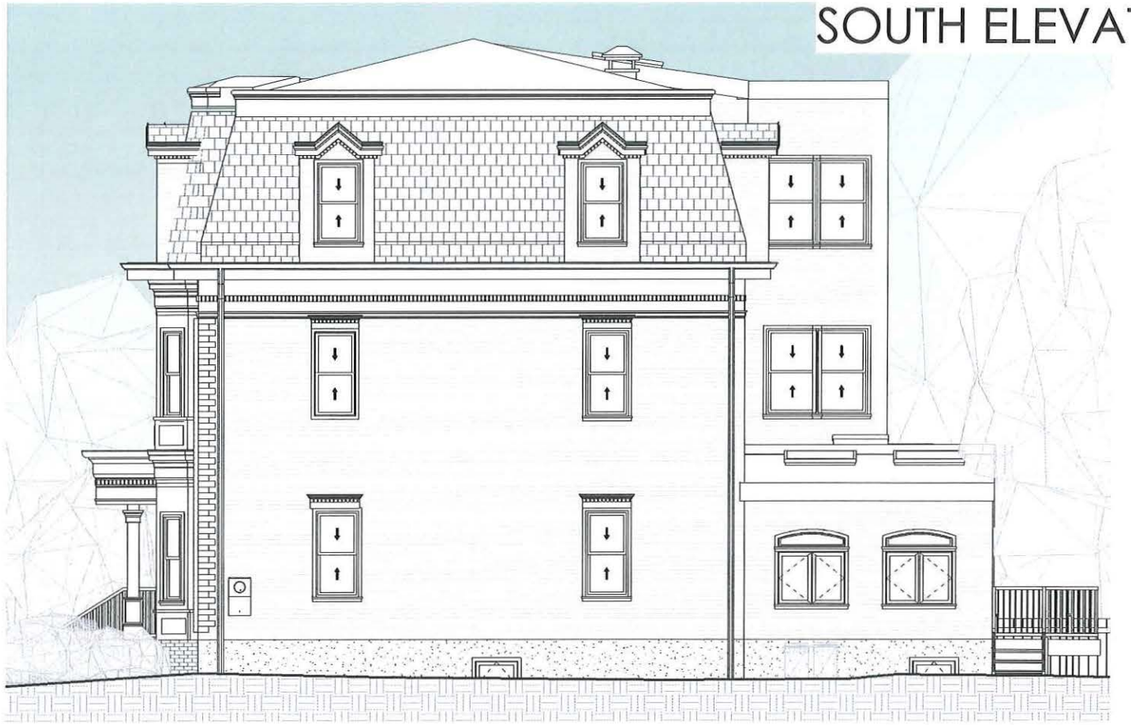
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-200

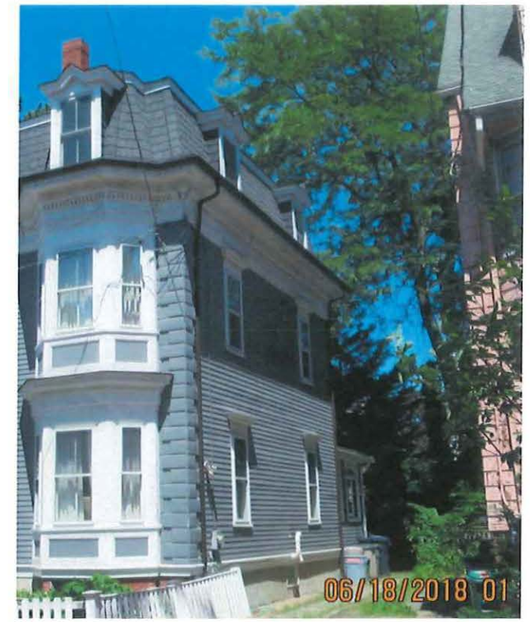
Scale	1/4" = 1'-0"

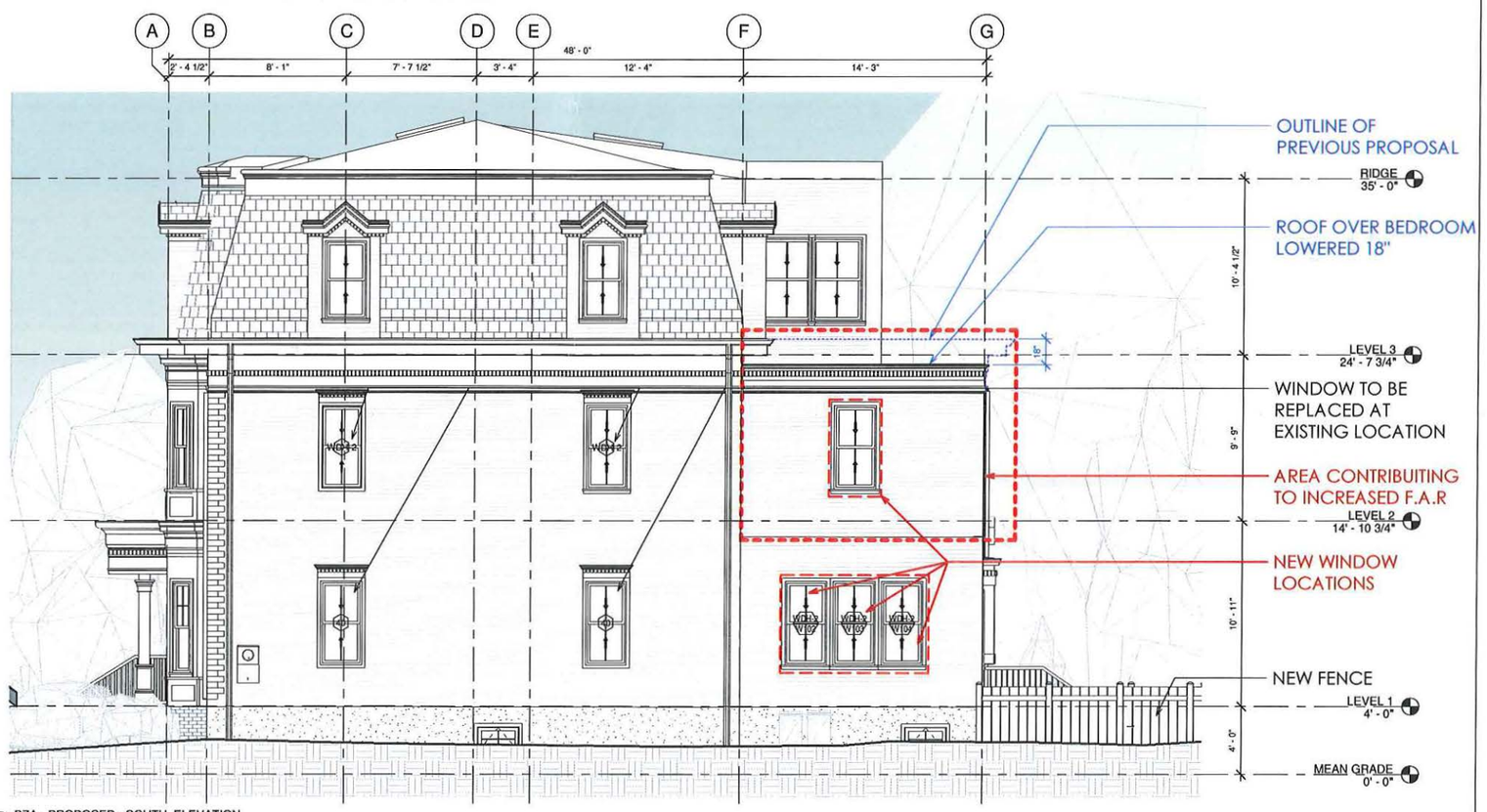
1/18/2022 1:20:35 PM

SOUTH ELEVATION



① BZA - EXISTING - SOUTH ELEVATION
1/4" = 1'-0"





② BZA - PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

SKA

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SOUTH ELEVATION

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

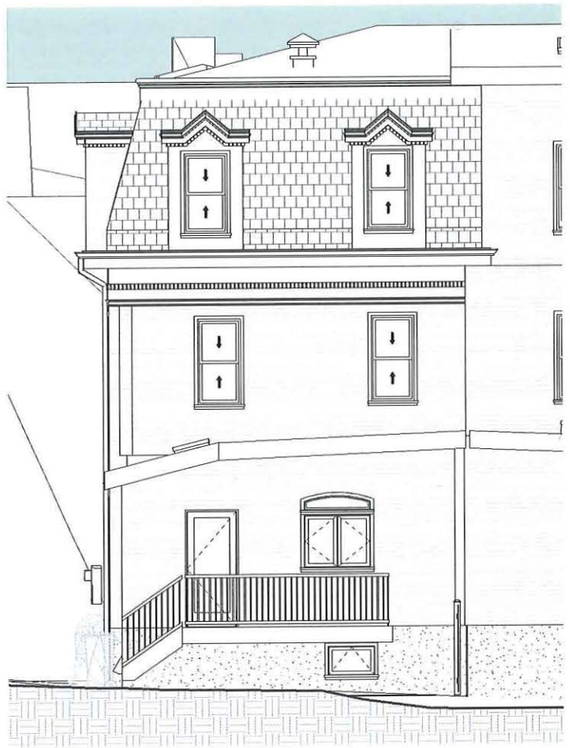
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-201

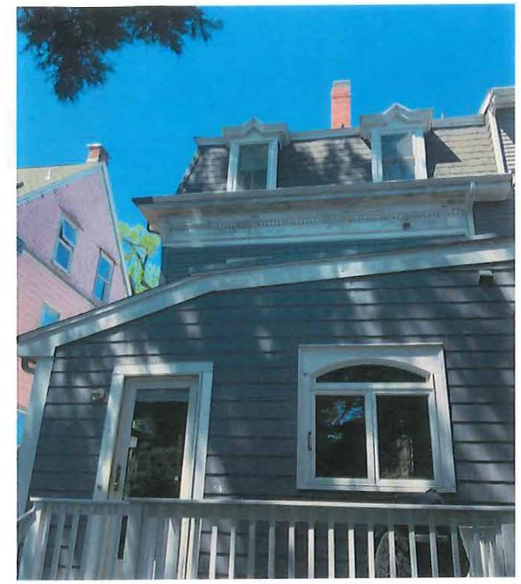
Scale	1/4" = 1'-0"

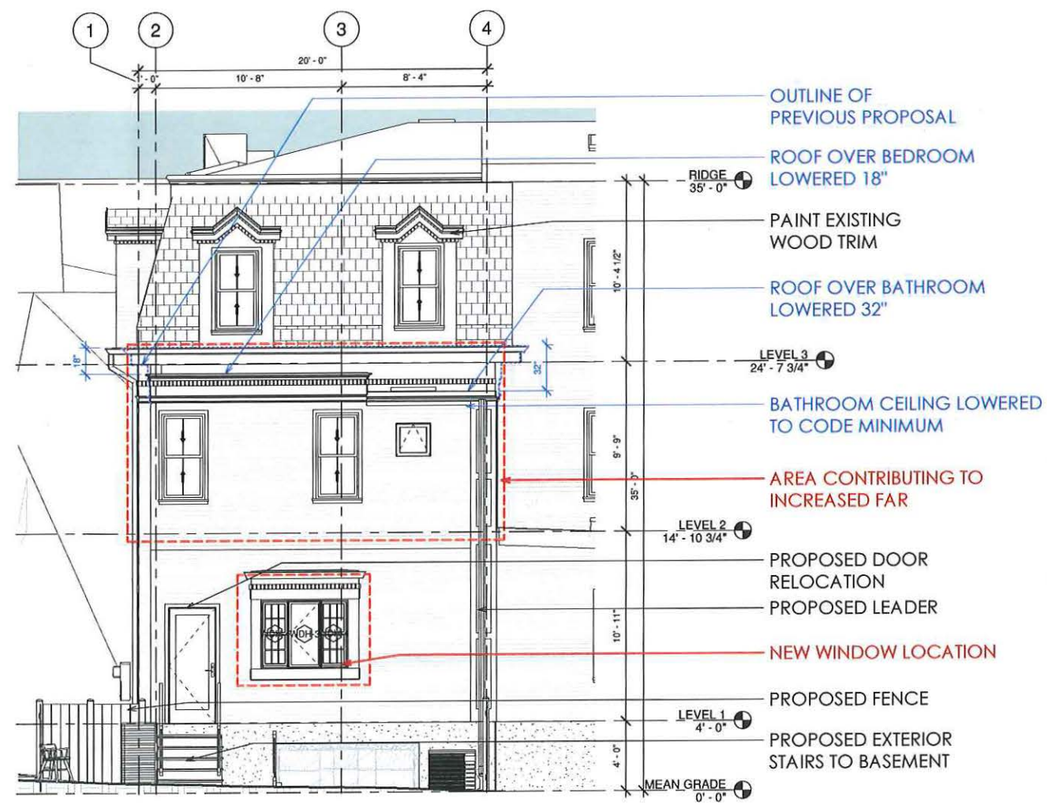
1/18/2022 1:26:39 PM

EAST ELEVATION



① BZA - EXISTING - EAST ELEVATION
1/4" = 1'-0"





② BZA - PROPOSED - EAST ELEVATION
1/4" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

EAST ELEVATION (BACK)

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

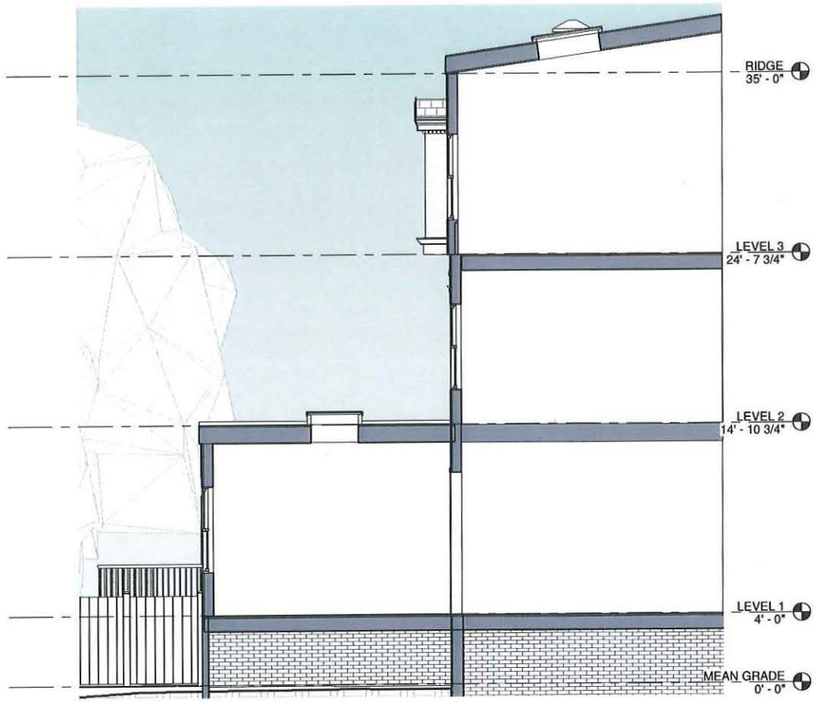
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-202

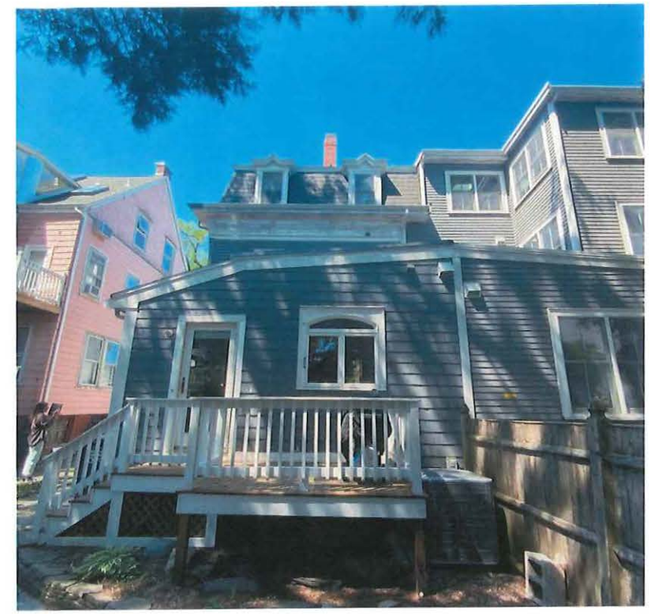
Scale 1/4" = 1'-0"

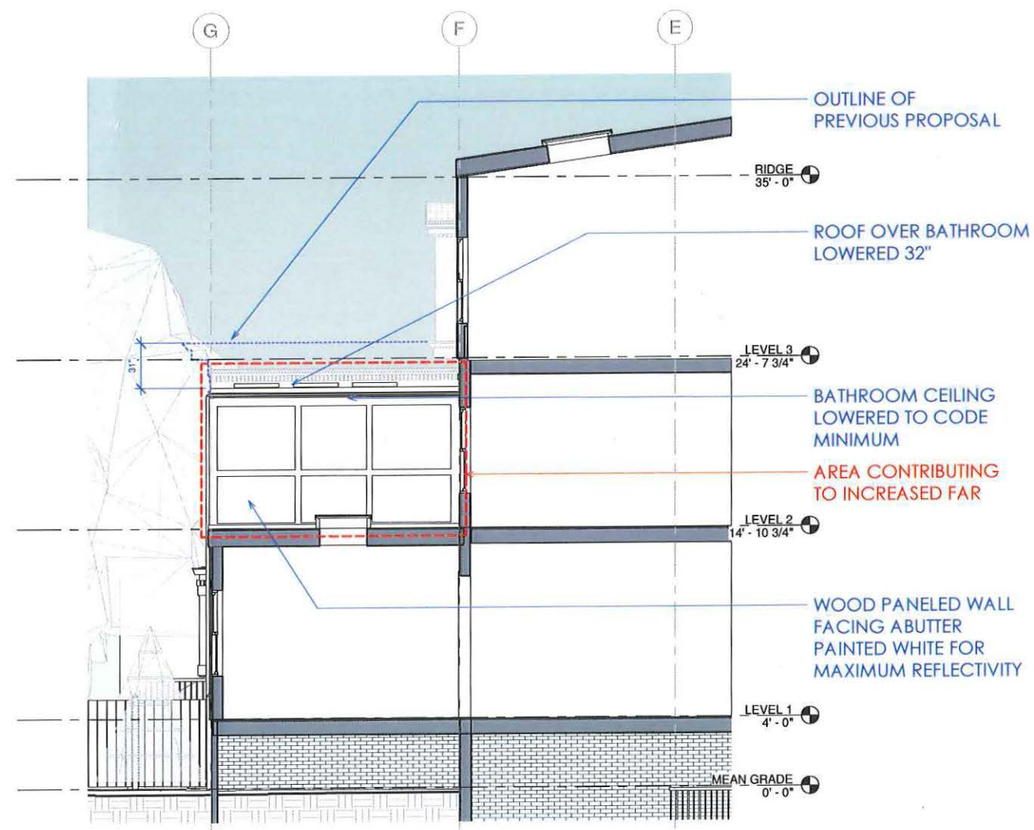
1/18/2022 1:20:42 PM

NORTH ELEVATION



② EXISTING NORTH ELEVATION
1/4" = 1'-0"





① PROPOSED NORTH ELEVATION
1/4" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

NORTH ELEVATION/
SECTION

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-203

Scale 1/4" = 1'-0"

1/18/2022 1:20:45 PM

END OF PRESENTATION

38 MOUNT PLEASANT EXTERIOR VIDEO RENDER

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE

Lindsey Mead & Matt Russell

38 Mount Pleasant

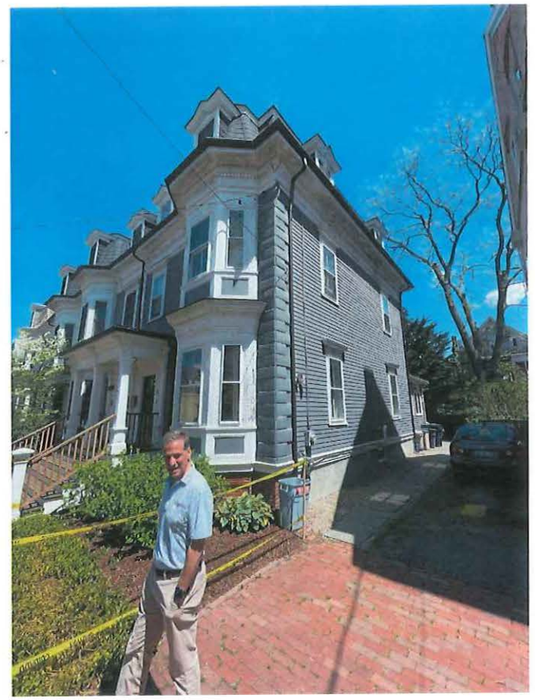
38 Mount Pleasant Street
Cambridge, MA 02140

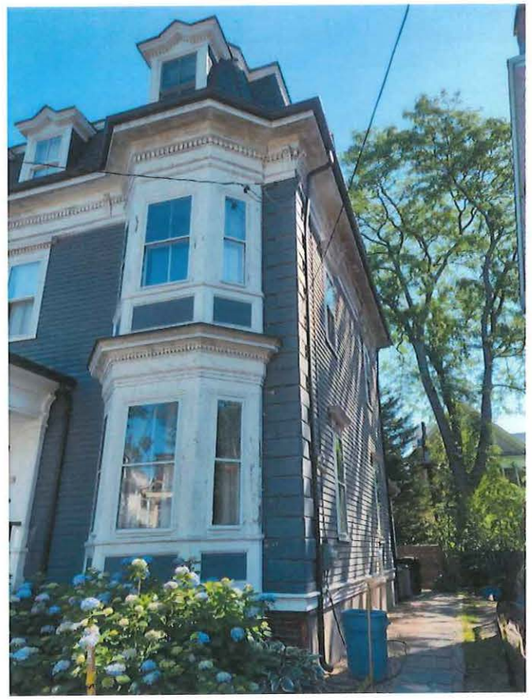
Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

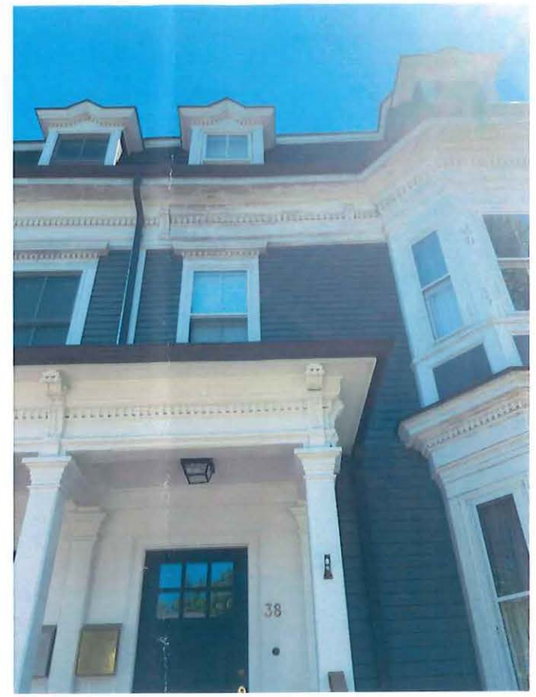
BZA-300

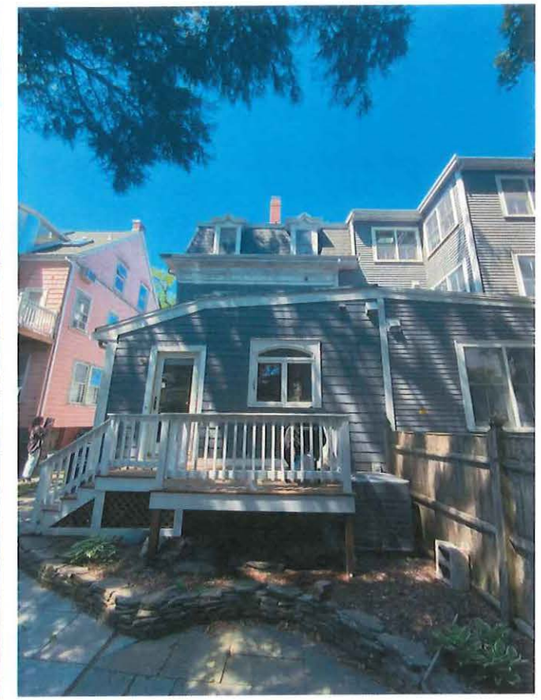
Scale

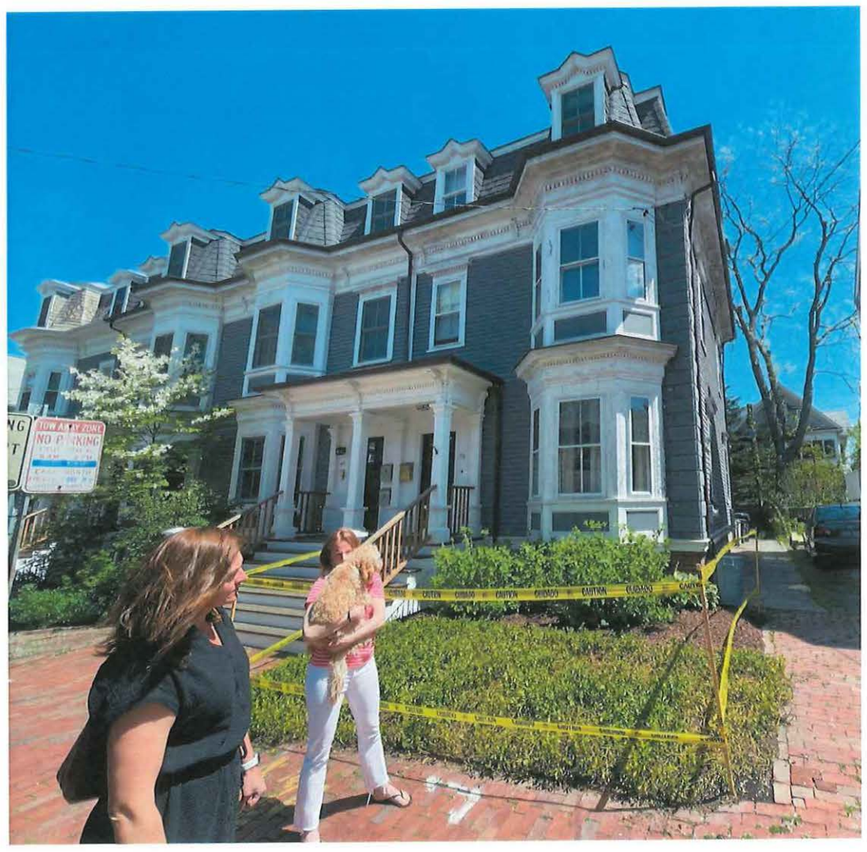
1/18/2022 11:20:45 PM

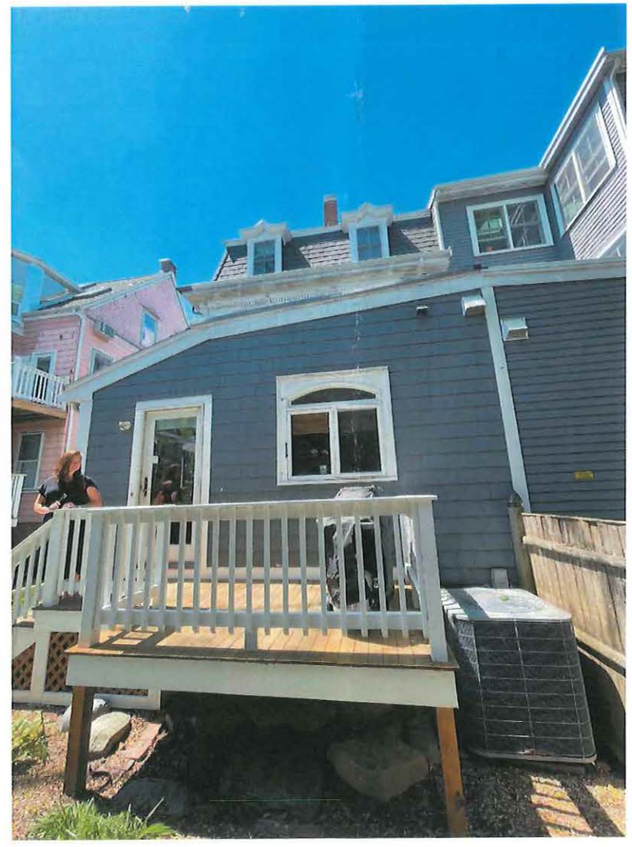












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REGISTRATIONS:

STRUCTURAL ENGINEER:

ADDITIONAL PHOTOS

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-301

Scale

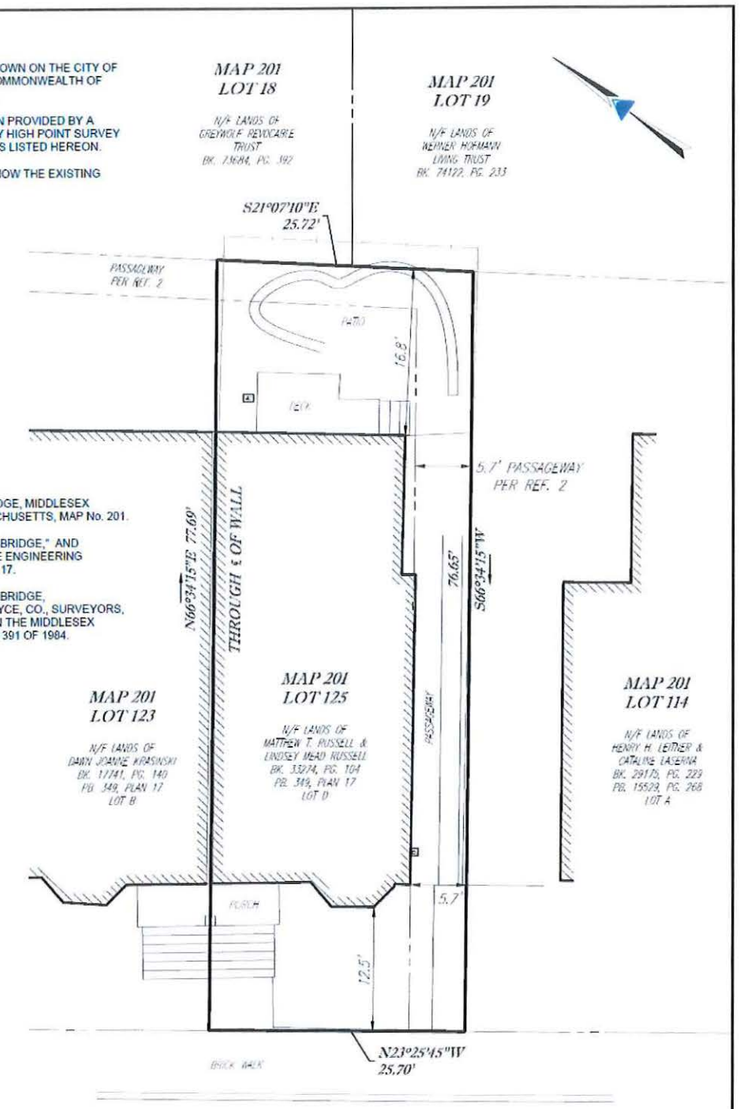
1/18/2022 1:20:46 PM

NOTES:

1. PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
2. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENTAS PLAN BOOK 349, PLAN 17.
3. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.



MT. PLEASANT STREET

(PUBLIC - 40' WIDE)

GRAPHIC SCALE

0 20 30 40

(IN FEET)
1 inch = 20ft.

I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021

COMMONWEALTH OF MASSACHUSETTS
SCOTT M LITALIEN
NO. 50815
REGISTERED PROFESSIONAL LAND SURVEYOR

9/2/2021
DATE

FIELD DATE	08/10/2021
FIELD BOOK NO	MA-02
FIELD BOOK P.G.	11
FIELD CREW	JMR
DRAWN	JMR
REVISED	JMR

MATT RUSSELL
CERTIFIED PLOT PLAN
38 MT. PLEASANT STREET
CITY OF CAMBRIDGE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

High Point Survey & Division of Data

100 CUMMINGS CENTER
SUITE 353-E
Beverly, Massachusetts 01915
508.243.3434 HighPointSurvey.com

APPROVED	DATE	SCALE	FILE NO.	DWG. NO.
SML	09/01/2021	1"=20'	21-013	1 OF 1

SKA

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SURVEY PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-302

Scale

1/18/2022 1:20:46 PM

From: Matt Russell
To: Chris Alphen
Subject: Fwd:
Date: Tuesday, September 28, 2021 11:13:21 AM

mtrussell92@gmail.com
617 803 3189

Begin forwarded message:

From: Philip Laird <PLaird@arcusa.com>
Date: September 28, 2021 at 11:05:26 EDT
To: mtrussell92@gmail.com

To Whom it May Concern,

My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.

Best Regards,

Philip Laird

Philip L. Laird FAIA, LEED AP
President
ARC/ Architectural Resources Cambridge
501 Boylston Street
Boston, MA 02116

T: 617-575-4226
C:617-460-0289

Support for renovations at 38 Mount Pleasant St.

1 message

Leah Williams <L.R.Williams@comcast.net> Wed, Nov 10, 2021 at 8:10 AM
To: Matt Russell <mtrussell92@gmail.com>

Dear Board of Zoning Appeals,
We are neighbors at 30 Mount Pleasant St. and fully support the proposed renovations at 38 Mount Pleasant St. Matt and Lindsey are great neighbors and take excellent care of their building. If additional space makes it possible for them to stay in the neighborhood, then we heartily approve.

Sincerely yours,
Leah and Brian Williams
30 Mount Pleasant St.

October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon
25 Mt. Pleasant St.
Cambridge, MA 02140
(617) 750-3529
sendtomax@gmail.com

Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt Marjorie Hilton and I live at
141 Upland Rd (corner of Mt. Pleasant St)

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt
Marjorie Hilton

Board of Zoning Appeal
City of Cambridge
831 Mass Avenue
Cambridge, MA 02139
November 4, 2021

Re: Case No: BZA-149665
Location: 38 Mount Pleasant Street, Cambridge, MA
Petitioner: Matthew T. Russell & Lindsey M. Russell

Dear Members of the Board of Zoning Appeal,

We are neighbors diagonally across the street from the Russell's at 38 Mount Pleasant. We heartedly approve of their Petition to build a second-floor addition over existing first floor kitchen and to replace/relocate windows.

The Russell's along with their two children have been members of our neighborhood for some time; we look forward to having them remain in the neighborhood for many years to come.

Sincerely,

Lance Drane Elizabeth Wylde

Lance Drane and Elizabeth Wylde
31 Mount Pleasant Street
Cambridge MA 02140

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959. My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov
moo.moo@comcast.net
617 699 1678

Support for special permit

1 message

Anne Tallon <anne.tallon194@gmail.com> Wed, Oct 6, 2021 at 2:56 PM
To: mtrussell92@gmail.com

Hi Matt,
It was nice to run into you at the park the other day. Please feel free to forward the message below to the Cambridge Board of Zoning Appeals. Also, please let me know if we can supply anything else in support of your petition.

We are happy to offer our support to our neighbors, Lindsay and Matt Russell, in their application for a special permit for their home at 38 Mount Pleasant Street, Cambridge, MA 02140.

Sincerely,
Anne Tallon
Paul Lonergan
212 Upland Road
Cambridge, MA 02140

Andrew & Karen Sinclair
39 Mount Pleasant St.
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Andrew & Karen Sinclair

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at 38 Mt Pleasant Street, Cambridge MA 02140.

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140

To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us

Henry Leitner (hleitner@me.com, 617-953-8026)

Catalina Laserna (cyberlina@me.com, 617-230-8541)

SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

LETTERS OF SUPPORT

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	01/14/2022
Drawn by	Author
Checked by	Checker

BZA-303

Scale

1/18/2022 11:20:46 PM

1 * * * * *

2 (8:18 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,

4 Andrea A. Hickey, Wendy Leiserson and Jim

5 Monteverde

6 CONSTANTINE ALEXANDER: The Chair will now

7 call Case Number 149665 -- 1 -- I'm sorry, 38 Mount Pleasant

8 Street. Anyone here wishing to be heard?

9 CHRISTOPHER ALPHEN: Thank you, Mr. Chairman.

10 Attorney Christopher Alphen for the applicants Matt Russell

11 and Lindsey Russell. They are with us today. Also with us

12 --

13 CONSTANTINE ALEXANDER: Okay. Before you go any

14 further sir, I'm sorry to interrupt you, we have a letter in

15 our -- I'm doing this because I want to avoid having a case

16 heard, which would require longer time to get the case

17 reconsidered.

18 CHRISTOPHER ALPHEN: Understood.

19 CONSTANTINE ALEXANDER: We are in receipt -- this

20 Board -- if I can find it -- of a memo from the Planning

21 Board. And -- just give me a second to find it and to read

22 it. I've got to go through this file for a second.

1 CHRISTOPHER ALPHEN: It may not be this
2 application, only because I'm also representing the next
3 applicant, and they received a letter from the Planning
4 Board.
5 CONSTANTINE ALEXANDER: I guess I have it wrong,
6 yeah.
7 CHRISTOPHER ALPHEN: [Laughter]
8 CONSTANTINE ALEXANDER: Frost Street. I'm sorry,
9 you're right, sir.
10 CHRISTOPHER ALPHEN: We'll deal with that on the
11 next one.
12 CONSTANTINE ALEXANDER: Okay.
13 CHRISTOPHER ALPHEN: No letter in (sic) the
14 Planning Board on this case.
15 CONSTANTINE ALEXANDER: Okay. I'm sorry. Go
16 ahead.
17 CHRISTOPHER ALPHEN: So with me are the applicants
18 Matt and Lindsey Russell. Also with us are the members --
19 the entire team, it looks like, over there at SKA, including
20 Axel, who is the architect; and Sam, the architect who
21 worked on this project, who will present the modifications.
22 The applicants are looking to renovate their

1 house. They need some more space. They're looking to add
2 265 square feet to the back portion of their townhouse.
3 The purpose of adding the additional living space
4 is to add a live-in area for Matt's Mom so that she can stay
5 for extended periods of times -- he's currently a Cambridge
6 resident today -- and to add a little bit of an office
7 space. Because in the new world of working at home, Matthew
8 needs some more space for an office.
9 The structure is a preexisting nonconforming
10 structure. The existing FAR is preexisting, nonconforming.
11 The minimum allowed is 0.75 as it exists today, it's 0.98.
12 And so the renovations -- the 620 -- the 265 square feet to
13 be added to the back, would increase that preexisting,
14 nonconforming FAR to 1.12.
15 And accordingly, the applicant needs a special
16 permit to do so under Section 822.2 d, the new ordinance
17 section that requires a special permit for extending
18 preexisting, nonconforming dimensions.
19 In addition, there are going to be some additions
20 and some removal of some windows that also require a special
21 permit for a modification to a preexisting, nonconforming
22 structure.

1 The Russells did a terrific job of reaching out to
2 their neighbors. And they've spoken to everybody that they
3 could possibly speak to, and they received an impressive 15
4 letters in support for their modification.
5 We believe that it's a modest modification that
6 really makes an improvement to the structure, and is
7 something that is appropriate for a couple that wants to
8 remain in Cambridge, but at the same time have a little bit
9 more living space.
10 With that, I will turn it over to Axel, who will
11 review the plans in detail and give you an exact idea of
12 what we are proposing.
13 AXEL: Thank you, Chris. But I'm in the next
14 project. My colleagues --
15 CHRISTOPHER ALPHEN: Oh, I'm sorry, I'm sorry.
16 Michael Fields?
17 MICHAEL FIELDS: Axel will cede the portion this
18 time to -- if the Chair will recognize -- so yes, thank you,
19 Chris.
20 Thank you, members of the Board, for your time
21 this evening. My name is Michael Fields and I'm here with
22 Axel and many others in support of Lindsey and Matt tonight.

1 Just a brief history. This project is an update to a
2 townhouse built around 1880 -- it's at the south end of a
3 Row 4. The two center sections were developed and
4 reapportioned in 2007, but this renovation maintained the
5 fundamental footprint and layouts of the original.
6 As stated by Chris, our request before you this
7 evening is in several parts. We want to relocate windows --
8 the back of the building that fall outside the existing
9 noncompliant setbacks.
10 We want to provide an egress window well at the
11 front of the building and an excavated egress stair at the
12 back to serve the lower level, which are outside of the
13 existing noncompliant setbacks, expand the second floor by
14 265 square feet over the footprint of the existing first
15 floor in line with the existing noncompliant setbacks, and
16 then increase the existing noncompliant FAR by 0.14.
17 And before we go through the plans and elevations,
18 I want to give Matt and Lindsey a moment to introduce
19 themselves and their families' connection to the
20 neighborhood.
21 LINDSEY RUSSELL: Thank you. And thank you to the
22 Board for hearing us tonight. I'm a Cambridge lifer. I was

1 born in North Cambridge on Fairfield Street off of Rindge
2 Ave. And my parents then moved 30 years ago to Lexington
3 Avenue. And we moved here in 2001.
4 And we are -- our children are moving out; we have
5 one in college and one in high school and we're
6 transitioning to this next phase of our lives.
7 We also both lost our fathers recently, and as a
8 result my mother is actually a Cambridge resident. She just
9 moved out of the big house she and my dad had lived in for
10 30 years. She remains a Cambridge resident, but the hosting
11 of family gatherings naturally has been passed to us, and
12 Matt's mother who is also a widow, lives in Florida and
13 comes up for extended periods. And we'd like to be able to
14 host her for some of the time.
15 And those are really the fundamental reasons for
16 our application. As we looked around, after having lived
17 here for 20 years, we thought about moving, and got pretty
18 close to doing so. And at every moment we came back and
19 looked at the each other and said, "We really want to live
20 here."
21 So I would say that our commitment to this
22 neighborhood and, you know, I live -- I was born on

1 Fairfield Street, which is about half a mile from where we
2 live now. So our commitment and our roots in this area run
3 deep. So thank you for considering.
4 CHRISTOPHER ALPHEN: Thank you, Lindsey and Matt.
5 And Olivia, if you could put our presentation up
6 that would be great.
7 This is just showing the -- at left, the existing
8 townhouse on the end, and a rendering of the front. You
9 know, essentially, it's going to remain the same.
10 Next slide, please?
11 This slide outlines the zoning calculations of the
12 building and its location in the neighborhood. This 1880
13 building falls outside of the C1 calculated and minimum
14 setbacks. But the project will maintain the original
15 footprint, apart from the requested egress from the lower
16 level.
17 The current FAR of 0.98 already exceeds the
18 allottable FAR of 0.75, and we're requesting a slight
19 increase to this FAR by 0.14, or 265 square feet for a total
20 of 1.12, to allow for a home office and a grandparent suite.
21 Finally, the windows were replaced on the first
22 and second floor in their existing locations, and new

1 windows in the addition will complement the scale and
2 proportions of the remainder of the townhouse.
3 Next slide, please?
4 The streetscape will remain unchanged. The wood
5 exterior of the townhouse will be repaired as needed and
6 repainted, matching the adjacent townhouses. Windows on the
7 first and second floors will be replaced in their current
8 locations with energy efficient windows, and the new egress
9 window well will be screened and set apart from the street
10 with plantings.
11 Next slide, please?
12 Since there's no change to the street side, here
13 we are showing the massing of the existing townhouses from
14 the back, with 38 Mount Pleasant at the lower left-hand
15 corner.
16 Next slide, please?
17 Here we see the expansion of the second floor over
18 the existing footprint. The existing deck has been removed,
19 and the egress stair from the basement has held tight to the
20 back of the house, to provide more usable open space.
21 Next slide, please?
22 In the existing site plan, we see the existing

1 first-floor kitchen and deck off the rear of the townhouse.
2 Next slide, please?
3 And in the proposed site plan, we've highlighted
4 the area contributing to increased FAR and the proposed
5 egress ways from the lower level.
6 Next slide, please?
7 In our shadow studies, we are showing the direct
8 impact of the existing structure in red, and any additional
9 shadows created by the expansion in purple.
10 For much of the year, the shadows that would be
11 cast by the expansion are captured within the shadows of the
12 existing townhouse and the surrounding structures. This is
13 not included in the shadows cast by the mature tree canopy,
14 and there will be some modest additional shadow cast in the
15 winter mornings when the sun's at its lowest.
16 Next slide, please?
17 In the basement level, the slab is being lowered
18 to approximately the same level as the adjacent townhouse.
19 Our design includes the creation of an egress window at the
20 front, at the location of an existing smaller window.
21 And at the back, we're proposing an egress stair
22 up to the back yard at the location of the existing window

1 into the basement.
2 Next slide, please?
3 On the first floor, the adjusted layout remains
4 within the existing footprint. The windows of the kitchen
5 are reorganized to serve the layout and better match the
6 style of the windows that persist throughout the row of
7 townhouses.
8 Next slide, please?
9 The second floor shows the expansion over the
10 existing footprint on the first floor. Here we see the home
11 office and the grandparents' suite that are driving the
12 expansion of this floor.
13 Next slide, please?
14 The third-floor plan is unchanged by this request.
15 Next slide, please?
16 The roof plan shows the proposed skylights within
17 the allowable building area. Water from the new roof, as
18 well as from the upper roofs will be gathered through new
19 gutters and brought down to a dry well in the rear yard.
20 Next slide, please?
21 As seen earlier in the streetscape slide, the
22 front elevation will remain unchanged, apart from the

1 screened window well.
2 Next slide, please?
3 As we come around to the south elevation, the main
4 building remains unchanged. And the setback portion will
5 carry the line of the existing trim around the extension,
6 below the main egress. The size and scale of the windows in
7 the setback portion are in keeping with the main structure.
8 Next slide, please?
9 At the east elevation in the rear, shows the area
10 contributing to increased far. The egress stair from the
11 basement is tucked behind a fixed railing-height planter,
12 and is open to the sky. Then we see a new window
13 configuration of the back.
14 Next slide, please?
15 And that concludes our presentation. You can scan
16 the barcode below with your phone camera for a video render
17 of the exterior, and the additional slides that follow show
18 more views of the existing house, our survey site plan and
19 we have some of the letters of support -- 15 letters of
20 support -- from the people up and down the street and near
21 and far.
22 And that is it. We'll take any questions you

1 might have.
2 BRENDAN SULLIVAN: This is Brendan Sullivan.
3 Olivia, could you go back to the east elevation, please?
4 Which would be the rear.
5 [Pause]
6 BRENDAN SULLIVAN: The lower -- the lower left
7 there. This -- my concern if you -- yeah -- is, obviously,
8 to the right of your addition is the next-door unit, right?
9 CHRISTOPHER ALPHEN: Mm-hm.
10 BRENDAN SULLIVAN: And what your proposed second-
11 floor addition does to those windows in that area, which --
12 what are those rooms there, in their units? Are those
13 bedrooms?
14 CHRISTOPHER ALPHEN: I believe that the one on the
15 back wall is a bedroom, and then the ones that wrap the
16 living space of the condoized addition are living space.
17 BRENDAN SULLIVAN: And the shadow study shows that
18 it has no effect?
19 CHRISTOPHER ALPHEN: It has some effect in the
20 winter, in the more.
21 BRENDAN SULLIVAN: Because the sun is lower?
22 CHRISTOPHER ALPHEN: Yeah, just at 9:00 a.m. You

1 know, by noon the main building is casting a shadow over
2 that area.
3 BRENDAN SULLIVAN: Okay. So the proposed at
4 12:00? Yeah, okay. Okay, so it's coming up in the east and
5 -- okay, no other questions.
6 CONSTANTINE ALEXANDER: Jim, do you have any
7 questions?
8 JIM MONTEVERDE: Yeah. This is Jim Monteverde. I
9 have one question, please. If you could -- I'm looking at
10 your sheet -- I'm on another screen with your plans, and I'm
11 on your drawing 102, which is your second-floor client.
12 Could you bring that back up?
13 And if I count correctly, the house currently has
14 four bedrooms, and when you're done, you'll have four
15 bedrooms, am I correct?
16 CHRISTOPHER ALPHEN: That is correct.
17 JIM MONTEVERDE: Okay. And in the proposed plan,
18 the visitor suite, or the grandmother suite is the one to
19 the front of the house, I'm assuming?
20 CHRISTOPHER ALPHEN: Correct, yep.
21 JIM MONTEVERDE: Right. So are you -- it -- what
22 I'm trying to confirm is during the course of the

1 presentation, I heard the discussion about, you know, moving
2 family in -- that's a very nice thing to do, moving
3 someone's Mom in, I mean that's terrific, noteworthy. When
4 I look at the plan in terms of what you're actually
5 creating, you create a rather nice, new master suite, and
6 I'm assuming a home office?
7 CHRISTOPHER ALPHEN: Correct.
8 JIM MONTEVERDE: Which exists already on the third
9 floor? Third floor.
10 CHRISTOPHER ALPHEN: There's -- so both Matt and
11 Lindsey work from home.
12 JIM MONTEVERDE: Okay.
13 CHRISTOPHER ALPHEN: Yeah. So the one on the
14 third floor is Lindsey's office, and the one on the --
15 JIM MONTEVERDE: Yep.
16 CHRISTOPHER ALPHEN: -- second floor would be
17 Matt's office.
18 LINDSEY RUSSELL: And currently --
19 JIM MONTEVERDE: Okay, so just -- if I'm reading
20 the plan correctly, it's really the -- I would say mother
21 suite kind of is there plus a bathroom; it's really the main
22 master suite that's the addition?

1 CHRISTOPHER ALPHEN: Right. Yeah. We have --
2 JIM MONTEVERDE: Okay.
3 CHRISTOPHER ALPHEN: We're moving the laundry up
4 from the basement.
5 JIM MONTEVERDE: Yep.
6 CHRISTOPHER ALPHEN: Bring in the -- the office
7 into that central section, and then yeah, there's a little
8 bit of closet space.
9 JIM MONTEVERDE: Mm-hm.
10 CHRISTOPHER ALPHEN: And then the main suite,
11 yeah.
12 JIM MONTEVERDE: Okay. Thank you.
13 CHRISTOPHER ALPHEN: Mm-hm.
14 CONSTANTINE ALEXANDER: Andrea?
15 ANDREA HICKEY: I have no questions. Thank you,
16 Mr. Chair.
17 CONSTANTINE ALEXANDER: Wendy?
18 WENDY LEISERSON: I have no questions. Thank you.
19 CONSTANTINE ALEXANDER: Okay. The Chair has no
20 questions either. So we'll open the matter up to public
21 testimony. We have a number of letters in our file, both
22 pro and con, with regard to the relief being sought,

1 although the strong majority of the letters are pro. But I
2 just want to express that there are some negatives in our
3 files.
4 So with that, we'll open the matter up to public
5 testimony. Any members of the public who wish to speak
6 should now click the icon at the bottom of your Zoom screen
7 that says, "Raise hand."
8 If you're calling in by phone, you can raise your
9 hand by pressing *9 and unmute or mute by pressing *6.
10 We'll take a moment to see if anyone wishing to calling in.
11 [Pause]
12 OLIVIA RATAY: Anne Norris?
13 CONSTANTINE ALEXANDER: Ms. Norris?
14 ANNE NORRIS: Yes. I'm here. Can you hear me?
15 CONSTANTINE ALEXANDER: Yes.
16 ANNE NORRIS: Hi. Yes. You received a letter
17 from me today, and I have been in detailed conversations
18 with Matt and Lindsey, so I don't think they'll be surprised
19 that I'm on this call -- at least I hope not.
20 I hope that the architect actually has with them
21 the more detailed shadow study that was shared with me on
22 Tuesday evening of this week, as I feel like the one that's

1 been proposed to this Board does not accurately -- or not
2 completely, let me rephrase that -- represent the impact of
3 the shadowing from this addition at this point.
4 So I'm going to ask the architectural firm if they
5 have the one that details the sort of winter months by
6 hours, showing 9:00, 10:00, 11:00 and 12:00 and doesn't skip
7 over those critical morning times?
8 CHRISTOPHER ALPHEN: We may have that, but I think
9 that, you know, we could sort of read it into the record
10 that, you know, we recognize that -- you know, that morning
11 time, you know, 9:00, 10:00, 11:00, 12:00 is a time that,
12 you know, the shadow does increase in that section, and
13 casts -- you know, it does cast shadow, you know, through
14 the morning.
15 ANNE NORRIS: Yeah. So what it does, for the
16 Board, since that shadow study is not pulled up right now,
17 is, as the Board pointed out, the back of our building --
18 and I am the direct abutter; you saw on slide 16 the back of
19 my roof, which has a skylight.
20 And then you also questioned Adam's unit, which is
21 above me, which does directly impact his living room and
22 bedroom when the addition is built…

1 But I have the roof that is currently directly
2 adjacent to Matt and Lindsey's. That roof is directly over
3 the living area of my unit. And when this addition is
4 added, unfortunately -- because I would like to figure out a
5 way to make it work -- the time that we receive light is
6 between 9:00 in the morning and 12:00 in the afternoon, as
7 they correctly pointed out, when the sun sort of heads west.
8 The front of the building blocks that.
9 So when this is added, all of the direct sunlight
10 that is accessed by the skylight added by me as the direct
11 abutter and unit owner to bring direct light into my unit is
12 shadowed by this addition.
13 So it is a significant quality of life issue that,
14 you know, I'm hoping we can do kind of what you did in the
15 last hearing and move this off to January to try to figure
16 out something feasible to help rectify that. But it's a
17 substantial impact on a unit.
18 And the challenges are we are in connected
19 rowhouses. So there really isn't any space in between our
20 units to pull from here.
21 CONSTANTINE ALEXANDER: So are you amenable to
22 continuing the case?

1 CHRISTOPHER ALPHEN: Well, I'd be interested to
2 see what the Board has -- opinion about this is. You know,
3 you know, this is a modest addition.
4 And under the special permit, you know, when
5 you're extending a preexisting, nonconforming, you know,
6 dimensional issue -- you know, modest additions are usually
7 held up in court as finding, you know, not detrimental to
8 the neighborhood as is. This is a small, modest addition.
9 CONSTANTINE ALEXANDER: Modest it may be, sir, but
10 if it is -- does have an impact of someone in the
11 neighborhood who is concerned and upset by what you've
12 proposed, we do -- we can take a vote on it, but we do
13 encourage people to sit down and try to work something out.
14 CHRISTOPHER ALPHEN: Absolutely. And if the Board
15 feels that that is necessary, then that's what we will do.
16 We will meet with the neighbors and trying to figure
17 something out that works for them.
18 You know, I just think -- and, you know, I just
19 think that this might be something where any sort of
20 addition is going to cause maybe some shadows on the
21 abutting condominium, and they're not part of the
22 Condominium.

1 So it may be difficult for SKA to come up with
2 something that would be workable or amenable to the
3 neighbors. So I'd be curious to see what the other Board
4 members feel about it.
5 UNIDENTIFIED SPEAKER/SAM KACHMAR?: Mr. Chairman?
6 CONSTANTINE ALEXANDER: Yes.
7 SAM KACHMAR: Our clients did meet with the
8 neighbors multiple times to review some different options in
9 regards to the addition. And we did cut off the cornice
10 that kind of comes around the building in an effort to
11 reduce any shadows in there. So we have made efforts to try
12 to compromise on the addition where we can.
13 You know, aside from not doing the -- you know,
14 the expansion out over the existing footprint, I don't know
15 that there's a lot of options as to how to further reduce
16 it. Like, right now there's a cornice that wraps around the
17 outside of the building.
18 And originally, we were going to carry that
19 historical detail around the house, but pulled it back in an
20 effort to reduce further shadowing on the house, from the
21 neighbors in there.
22 Or, at least that is something that we can do. I

1 think that here we are showing that cornice wrapping.
2 But, you know, in an effort to, you know, try to -
3 - you know, increase the amount of time that light gets
4 through, there are potentially some items that we can do
5 there in terms of the cornice.
6 BRENDAN SULLIVAN: This is Brendan Sullivan.
7 Counsel, I usually like to quote Mark in the land use
8 manual, because I always find nuggets in there. I won't be
9 quoting him in this particular instance, but in a landmark
10 case, Blackman v. the Board of Zoning Appeal of Barnstable,
11 the Massachusetts Supreme Judicial Court has stated,
12 "This court has said repeatedly that the power to
13 vary the application of a zoning ordinance must be sparingly
14 exercised, and only in rare instances, and under exceptional
15 circumstances particular (sic)" -- I'm sorry, "peculiar,"
16 -- "in their nature, and with due regard to the main purpose
17 of the zoning ordinance to preserve the property rights of
18 others."
19 [Which is your next-door neighbor.]
20 CHRISTOPHER ALPHEN: No dispute. I think this is
21 something that -- you know, we will -- we want to make sure
22 that everybody's happy. You know, the applicants have done

1 their best to talk to their neighbors as much as they can.
2 And if the Board feels that we should continue
3 those conversations, then, you know, we would love to
4 continue this hearing and have an opportunity to try to
5 appease everybody.
6 CONSTANTINE ALEXANDER: I'm not a member of the
7 Board, but I would like to see this case continued as well.
8 I do think it's not a good idea for this Board to force
9 things on neighbors that they object to without the full
10 opportunity for the parties to sit down and see if they can
11 convince each other or work out a mutually satisfactory
12 resolution.
13 So I, like, Brendan, would like to see you
14 continue the case.
15 JIM MONTEVERDE: Yeah, this is Jim Monteverde.
16 CONSTANTINE ALEXANDER: By the way the case --
17 JIM MONTEVERDE: I would -- I will throw my -- I
18 will throw in with both Brendan and the Chair, and I would
19 strongly advocate that you try and reach some agreement with
20 your abutter.
21 CONSTANTINE ALEXANDER: Let me be clear. I'm
22 sorry, Jim, I didn't mean to --

1 JIM MONTEVERDE: It's all right.
2 CONSTANTINE ALEXANDER: -- interrupt you. If we
3 continue this case, it will be until January 27. Because
4 that's the next opening we have in our docket. Just so you
5 know, the petitioner knows that that's when we're talking
6 about.
7 And other -- since it's a case heard, we've got to
8 be sure that all five members can be present on January 27,
9 because this will be a case heard. I can be present.
10 Brendan?
11 BRENDAN SULLIVAN: Yes. [Brendan Sullivan]; I can
12 be here.
13 CONSTANTINE ALEXANDER: Jim?
14 JIM MONTEVERDE: [Jim Monteverde]; I will be
15 present.
16 CONSTANTINE ALEXANDER: Andrea?
17 ANDREA HICKEY: I'm checking my calendar right now
18 if you give me one moment.
19 CONSTANTINE ALEXANDER: Go ahead.
20 [Pause]
21 CONSTANTINE ALEXANDER: While she's doing that,
22 Wendy, can you be available on the twenty-seventh?

1 WENDY LEISERSON: [Wendy Leiserson]; yes, I can be
2 available on the twenty-seventh.
3 ANDREA HICKEY: Mr. Chair, [Andrea Hickey]; I'm
4 back and yes, I am available on that date.
5 CONSTANTINE ALEXANDER: Okay. So I will make a
6 motion to continue this case until January 27. The Chair
7 moves that we continue this case as a case heard until 6:00
8 p.m. on January 27, subject to the following conditions:
9 One, that the petitioner sign a waiver of time to
10 decide the case -- in other words an extension of time for
11 us to decide this case. That waiver is a standard waiver
12 and a very simple document that the City of Cambridge uses,
13 and everybody in the past has signed it without any problem.
14 That's just to advise Counsel in particular, who may not be
15 familiar with Cambridge zoning issues.
16 The case will be -- if that waiver of time for
17 decision, which can be obtained from the Inspectional
18 Services Department -- is not signed and returned by 5:00
19 p.m. on a week from Monday, this case will be dismissed. So
20 with that in mind, make sure that that waiver for time for
21 decision is signed before 5:00 p.m. a week from Monday.
22 Second, that the posting sign -- that there will

1 be a posting sign as there was for tonight's hearing -- be
2 maintained for 14 days prior to the January hearing.
3 What -- you can get a new sign, or you can take
4 the existing sign with a magic marker, change the time and
5 date -- as long as the sign is otherwise readable and in
6 good condition. But you don't have to get a -- necessarily
7 a brand-new sign if that's an imposition.
8 And lastly, to the extent that there will be new
9 or modified plans, specifications and other technical data,
10 they must be in our files no later than 5:00 p.m. on the
11 Monday before the January hearing date. If that is not
12 done, we will not hear the case in January.
13 Brendan, how do you vote?
14 BRENDAN SULLIVAN: Brendan Sullivan yes to the
15 continuance.
16 CONSTANTINE ALEXANDER: Jim?
17 JIM MONTEVERDE: Jim Monteverde yes to the
18 continuance.
19 CONSTANTINE ALEXANDER: Andrea?
20 ANDREA HICKEY: Andrea Hickey yes to the
21 continuance.
22 CONSTANTINE ALEXANDER: Wendy?

1 WENDY LEISERSON: Wendy Leiserson yes to the
2 continuance.
3 CONSTANTINE ALEXANDER: and the Chair votes yes to
4 the continuance as well.
5 [All vote YES]
6 CONSTANTINE ALEXANDER: This case is continued
7 until the January date.
8 CHRISTOPHER ALPHEN: Thank you.
9 SAM KACHMAR: Thank you, Mr. Chair.
10 CHRISTOPHER ALPHEN: And I want to thank the Board
11 member for not quoting Bobrowski.
12 CONSTANTINE ALEXANDER: [Laughter]. All right.
13
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22

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2021 NOV 22 PM 4:16
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-149665.

Address: 38 Mt. Pleasant St.

☐ *Owner,* ☐ *Petitioner, or* ☒ *Representative:* Christopher J. Alphen, Esq.,
(Print Name)

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

Date: November 22, 2021

Signature

38 Mount Pleasant

BZA SET

10/01/21

Lindsey Mead & Matt Russell

38 Mount Pleasant Street
Cambridge, MA 02140

PROJECT NARRATIVE:
INTERIOR RENOVATION TO 3-STORY ATTACHED DWELLING WHICH INCLUDES A SECOND STORY ADDITION OVER THE EXISTING KITCHEN AND LOWERING THE BASEMENT FLOOR TO AN ELEVATION SIMILAR TO ADJACENT DWELLING.

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SKA

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CAMBRIDGE MA, 02138

CLIENTS:

LINDSEY MEAD &
MATT RUSSELL

INTERIOR DESIGNER:

HADLEY SCULLY INTERIORS

STRUCTURAL ENGINEER:

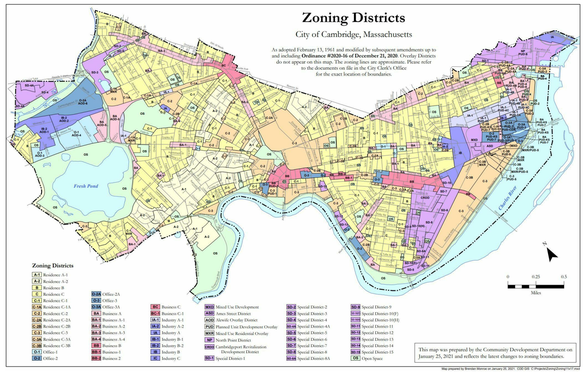
TBD

GENERAL CONTRACTOR:

TBD

PERMIT SET SHEET LIST

Sheet Number	Sheet Name	Designed By	Current Revision
BZA-000	COVER	Designer	
BZA-001	ZONING AND AREA PLAN	Designer	
BZA-002	EXISTING AXON	Designer	
BZA-003	PROPOSED AXON	Designer	
BZA-004	EXISTING SITE PLAN	Designer	
BZA-005	PROPOSED SITE PLAN	Designer	
BZA-006	PROPOSED STREETSCAPE	Designer	
BZA-007	SOLAR STUDY	Designer	
BZA-100	PROPOSED - LEVEL 0	Designer	
BZA-101	PROPOSED - LEVEL 1	Designer	
BZA-102	PROPOSED - LEVEL 2	Designer	
BZA-103	PROPOSED - LEVEL 3	Designer	
BZA-104	PROPOSED - ROOF PLAN	Designer	
BZA-200	ELEVATION WEST (FRONT)	Designer	
BZA-201	SOUTH EAST	Designer	
BZA-202	ELEVATION EAST (BACK)	Designer	
BZA-300	QR CODE	Designer	
BZA-301	ADDITIONAL PHOTOS	Designer	
BZA-302	SURVEY PLAN	Designer	

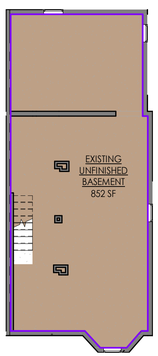


ZONE: RESIDENCE C-1

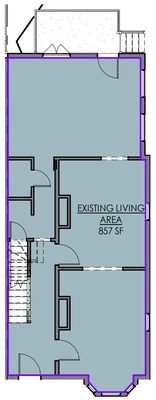
LAND AREA:	1,982 SF
EXISTING LIVING AREA:	1,951 SF
PROPOSED LIVING AREA:	2,216 SF
MAXIMUM FAR:	0.75
EXISTING FAR:	0.98
PROPOSED FAR:	1.12
OPEN SPACE REQUIREMENT:	30%
EXISTING OSR:	43%
PROPOSED OSR:	43%

SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	13'-8"	12'-6"	12'-6"
SIDE (SOUTH)	15'-4"	5'-8"	5'-8"
SIDE (NORTH)	Party	Party	Party
REAR (EAST)	20'-0"(8'-8")	16'-10"	16'-10"
HEIGHT	35'-0"	35'-0"	35'-0"

GROSS BUILDING AREA		
Level	Name	Area
EXISTING LEVEL 1	EXISTING LIVING AREA	857 SF
EXISTING LEVEL 2	EXISTING LIVING AREA	556 SF
EXISTING LEVEL 3	EXISTING LIVING AREA	538 SF
		1951 SF



2 BZA - EXISTING LEVEL 0
1" = 10'-0"



3 BZA - EXISTING LEVEL 1
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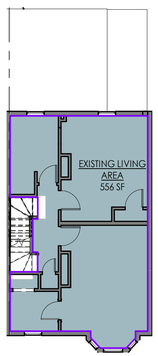

4 BZA - EXISTING LEVEL 2
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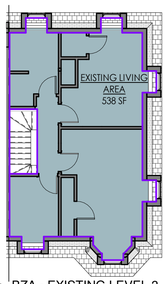
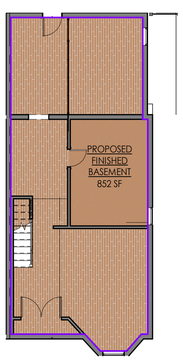
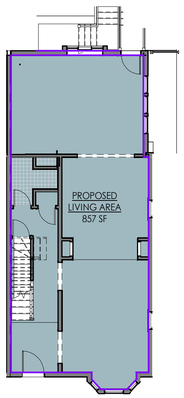


5 BZA - EXISTING LEVEL 3
1" = 10'-0"

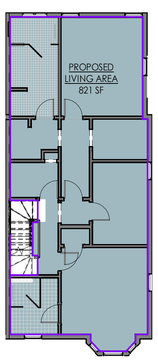
PROPOSED (Gross Building)		
Level	Name	Area
EXISTING LEVEL 1	PROPOSED LIVING AREA	857 SF
EXISTING LEVEL 2	PROPOSED LIVING AREA	821 SF
EXISTING LEVEL 3	PROPOSED LIVING AREA	538 SF
		2216 SF



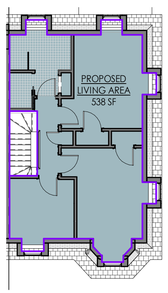
6 BZA - PROPOSED - LEVEL 0
1" = 10'-0"



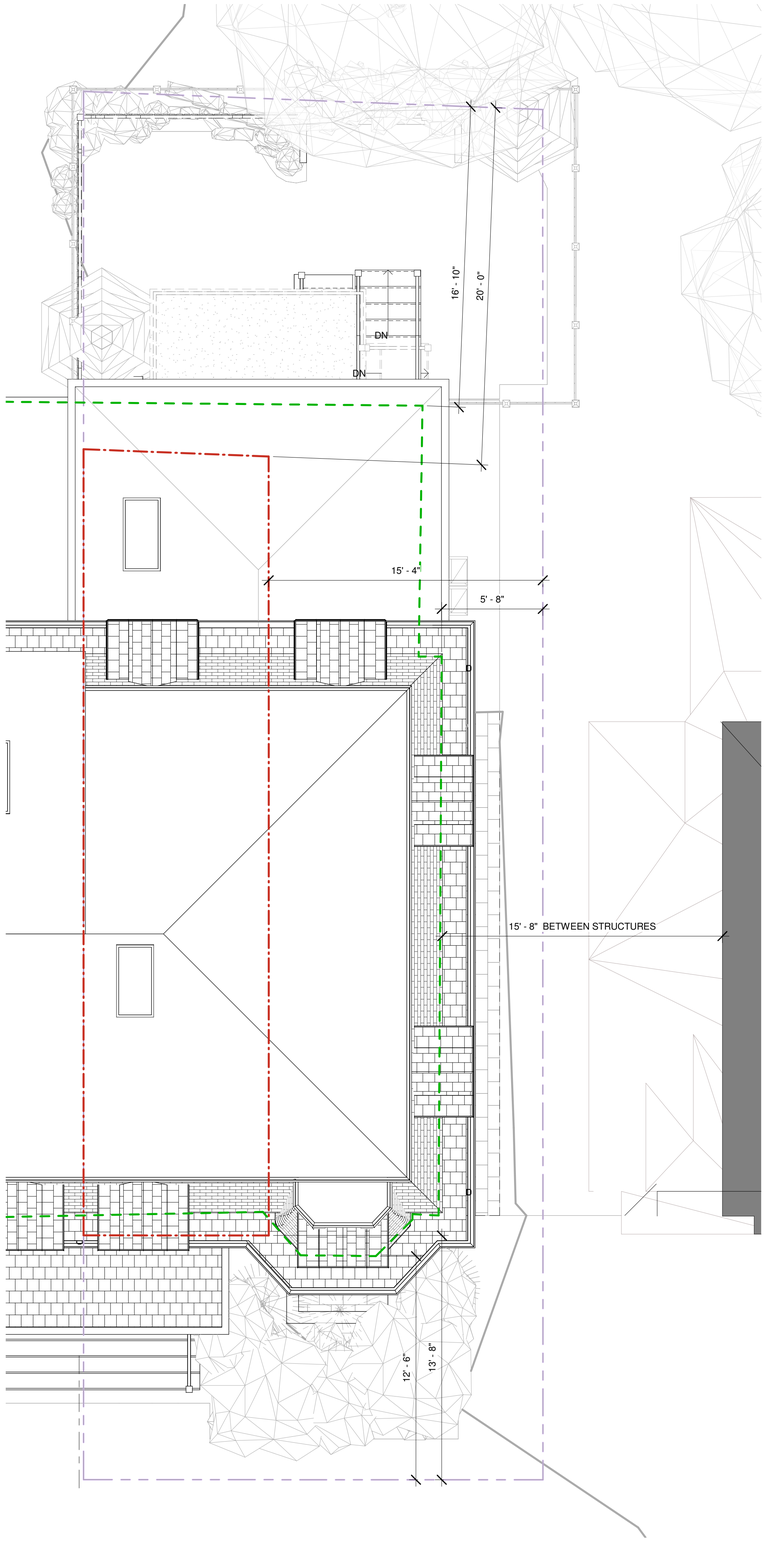
7 BZA - PROPOSED - LEVEL 1
1" = 10'-0"



8 BZA - PROPOSED - LEVEL 2
1" = 10'-0"



9 BZA - PROPOSED - LEVEL 3
1" = 10'-0"



1 BZA - PROPOSED - SITE PLAN
1/4" = 1'-0"

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REGISTRATIONS:

STRUCTURAL ENGINEER:

ZONING AND AREA PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
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BZA-001

Scale	As indicated

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EXISTING SITE AXON

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EXISTING AXON

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Project Status	BZA SET
Project number	Project Number
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Checked by	Checker

BZA-002

Scale

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PROPOSED SITE AXON

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PROPOSED AXON

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Project number	Project Number
Date	10/01/21
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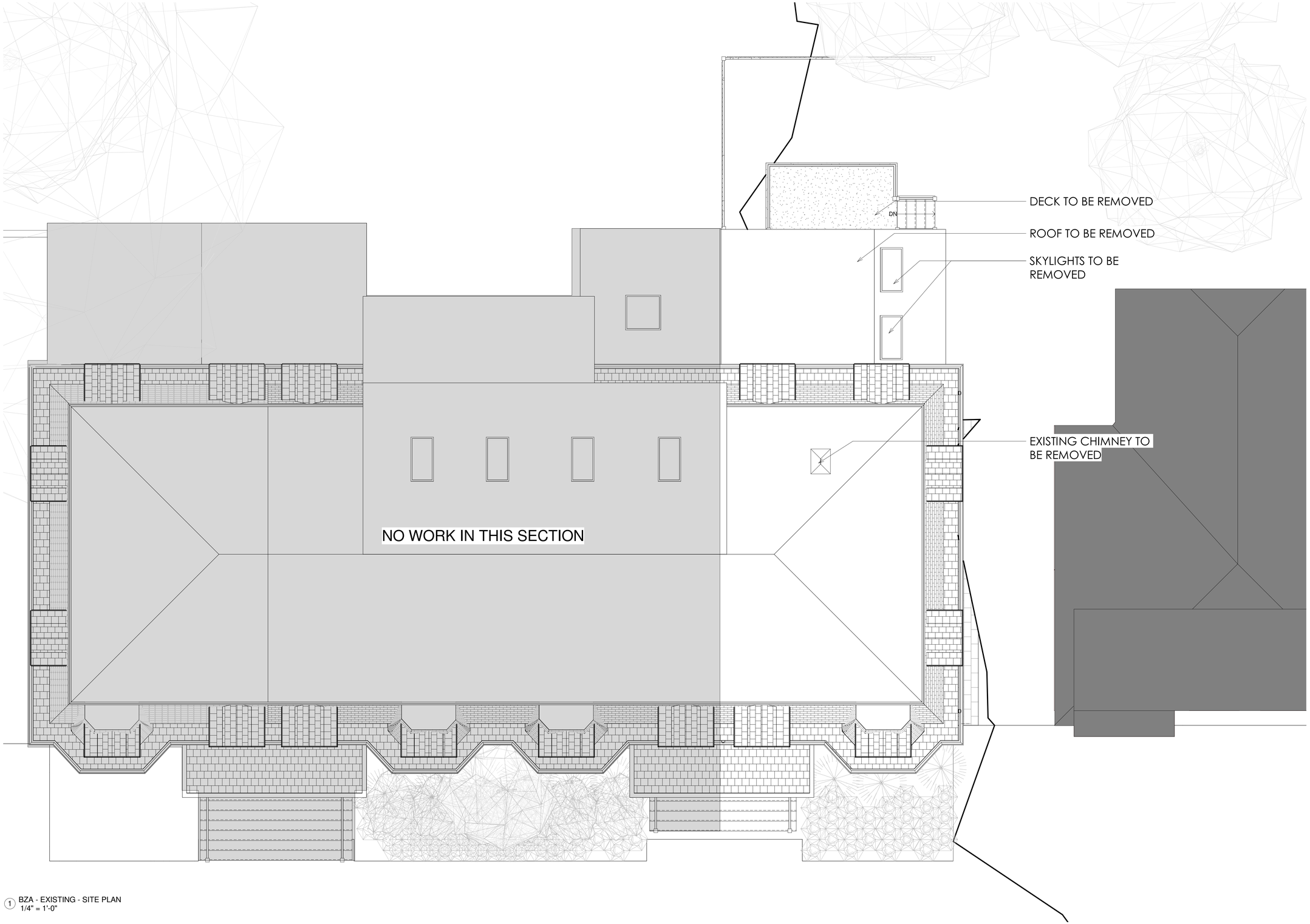
BZA-003

Scale

10/4/2021 1:35:05 PM

EXISTING SITE PLAN



1 BZA - EXISTING - SITE PLAN
1/4" = 1'-0"

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EXISTING SITE PLAN

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Project Status	BZA SET
Project number	Project Number
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Drawn by	Author
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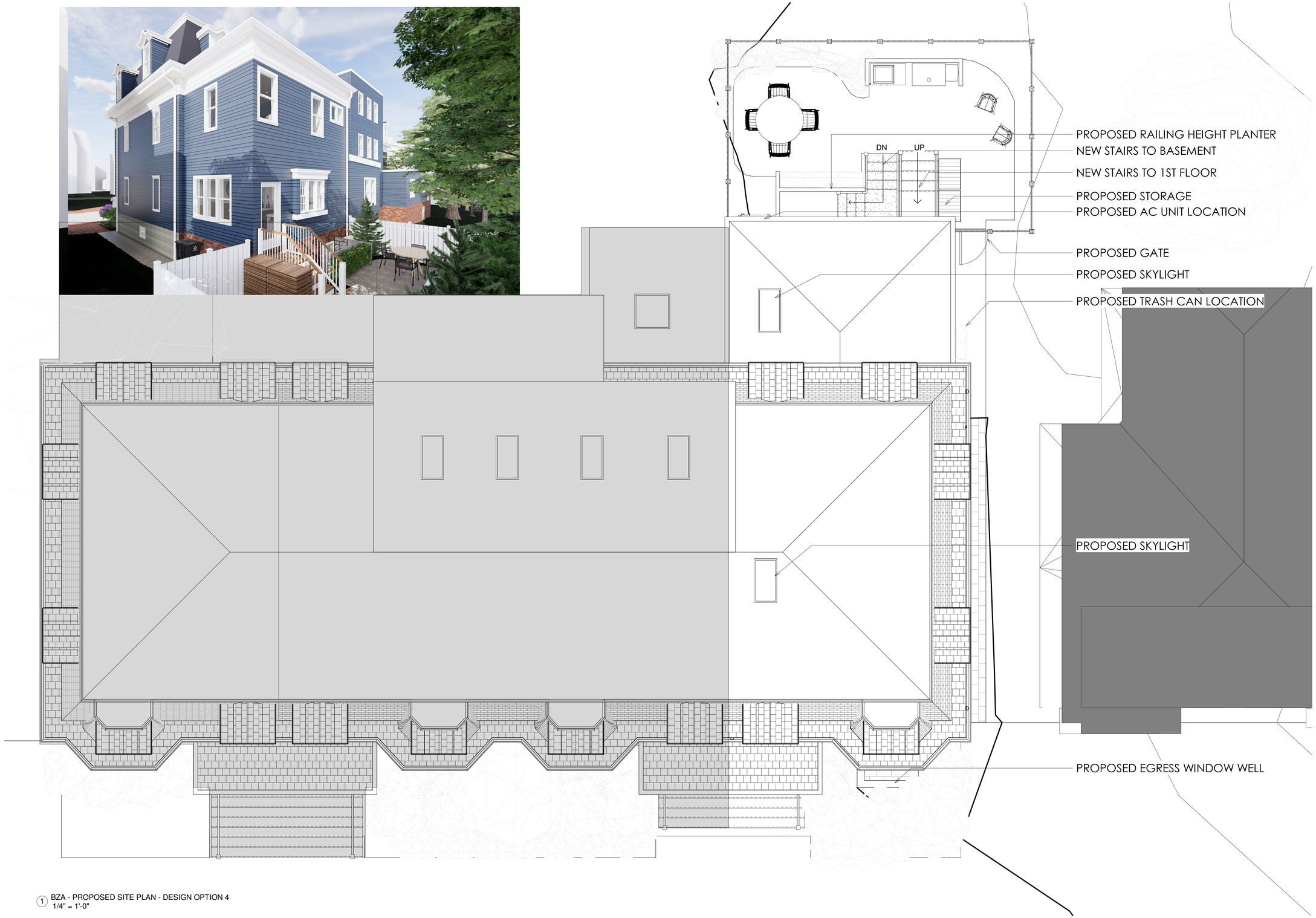
BZA-004

Scale	1/4" = 1'-0"

10/4/2021 1:35:09 PM

PROPOSED SITE PLAN



1 BZA - PROPOSED SITE PLAN - DESIGN OPTION 4
1/4" = 1'-0"

SKA

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PROPOSED SITE PLAN

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BZA-005

Scale	1/4" = 1'-0"

10/4/2021 1:35:17 PM

EXISTING STREETSCAPE PHOTO

EXISTING / PROPOSED STREETSCAPE ELEVATION

1 BZA - EXISTING - SOUTH ELEVATION
1/8" = 1'-0"

SKA

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PROPOSED STREETSCAPE

Lindsey Mead & Matt Russell

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Project number	Project Number
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BZA-006

Scale	1/8" = 1'-0"

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WINTER SOLSTICE - EXISTING

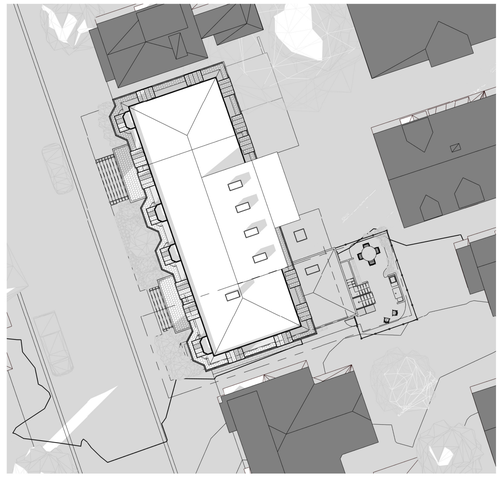
WINTER SOLSTICE - PROPOSED

SUMMER SOLSTICE - EXISTING

SUMMER SOLSTICE - PROPOSED

AFTERNOON - 3PM

1 BZA-EXISTING SITE PLAN - WINTER 3PM
3/64" = 1'-0"



4 BZA-PROPOSED SITE PLAN - WINTER 3PM
3/64" = 1'-0"

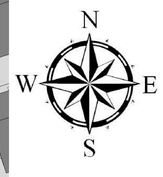
10 BZA-EXISTING SITE PLAN - SUMMER 3PM
3/64" = 1'-0"

7 BZA-PROPOSED SITE PLAN - SUMMER 3PM
3/64" = 1'-0"

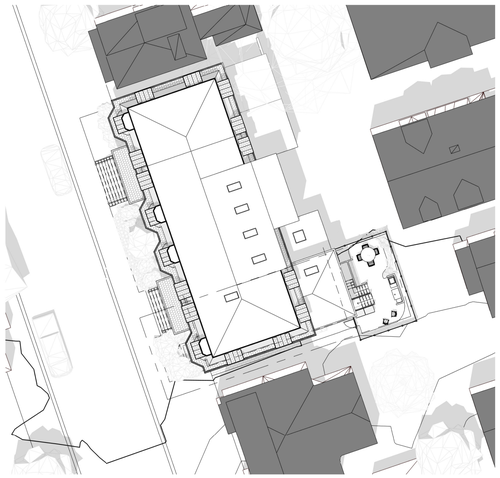
NOON - 12PM

8 BZA-EXISTING SITE PLAN - WINTER 12PM
3/64" = 1'-0"

2 BZA-PROPOSED SITE PLAN - WINTER 12PM
3/64" = 1'-0"



12 BZA-EXISTING SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

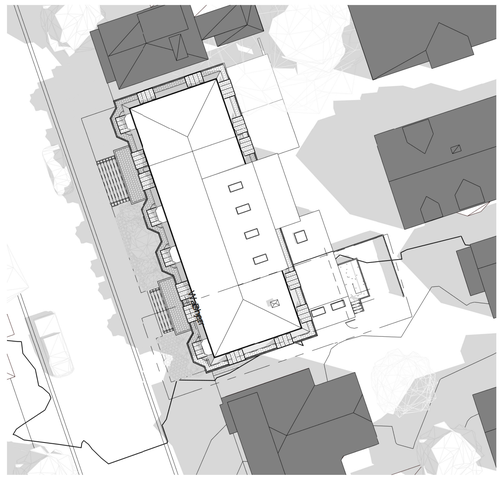


5 BZA-PROPOSED SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

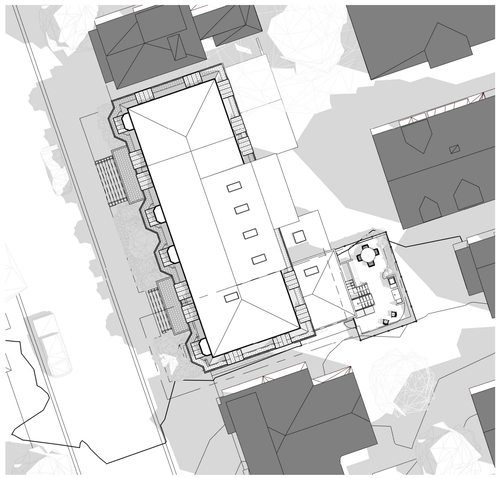
MORNING - 9AM

9 BZA-EXISTING SITE PLAN - WINTER 9AM
3/64" = 1'-0"

3 BZA-PROPOSED SITE PLAN - WINTER 9AM
3/64" = 1'-0"



11 BZA-EXISTING SITE PLAN - SUMMER 9AM
3/64" = 1'-0"



6 BZA-PROPOSED SITE PLAN - SUMMER 9AM
3/64" = 1'-0"

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SOLAR STUDY

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38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
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Date	10/01/21
Drawn by	Author
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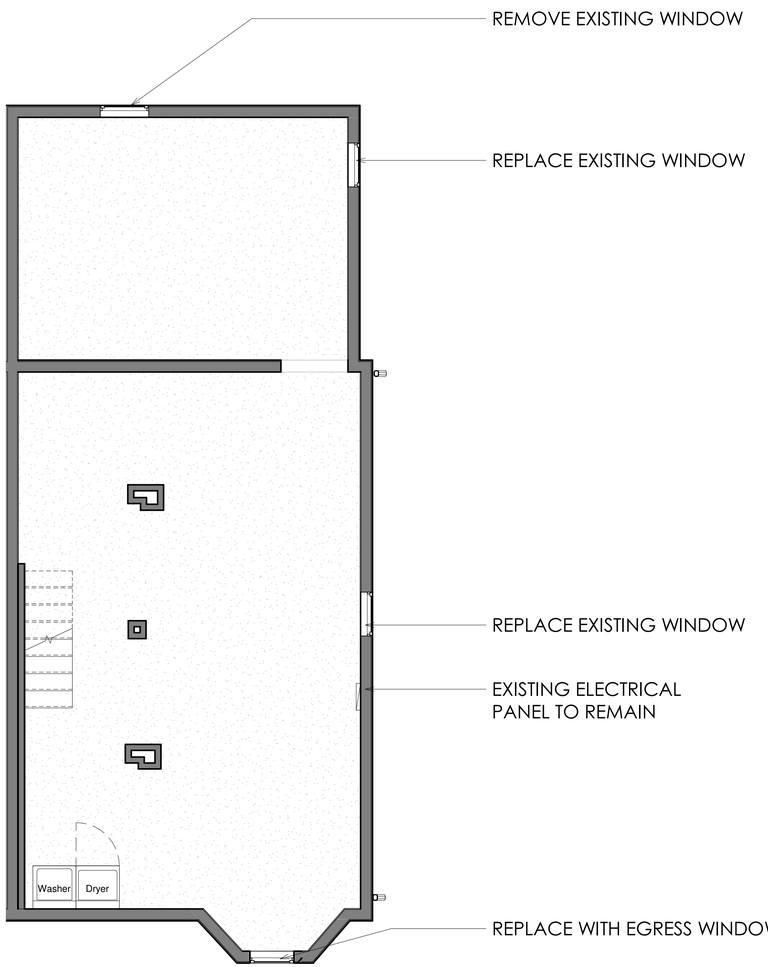
BZA-007

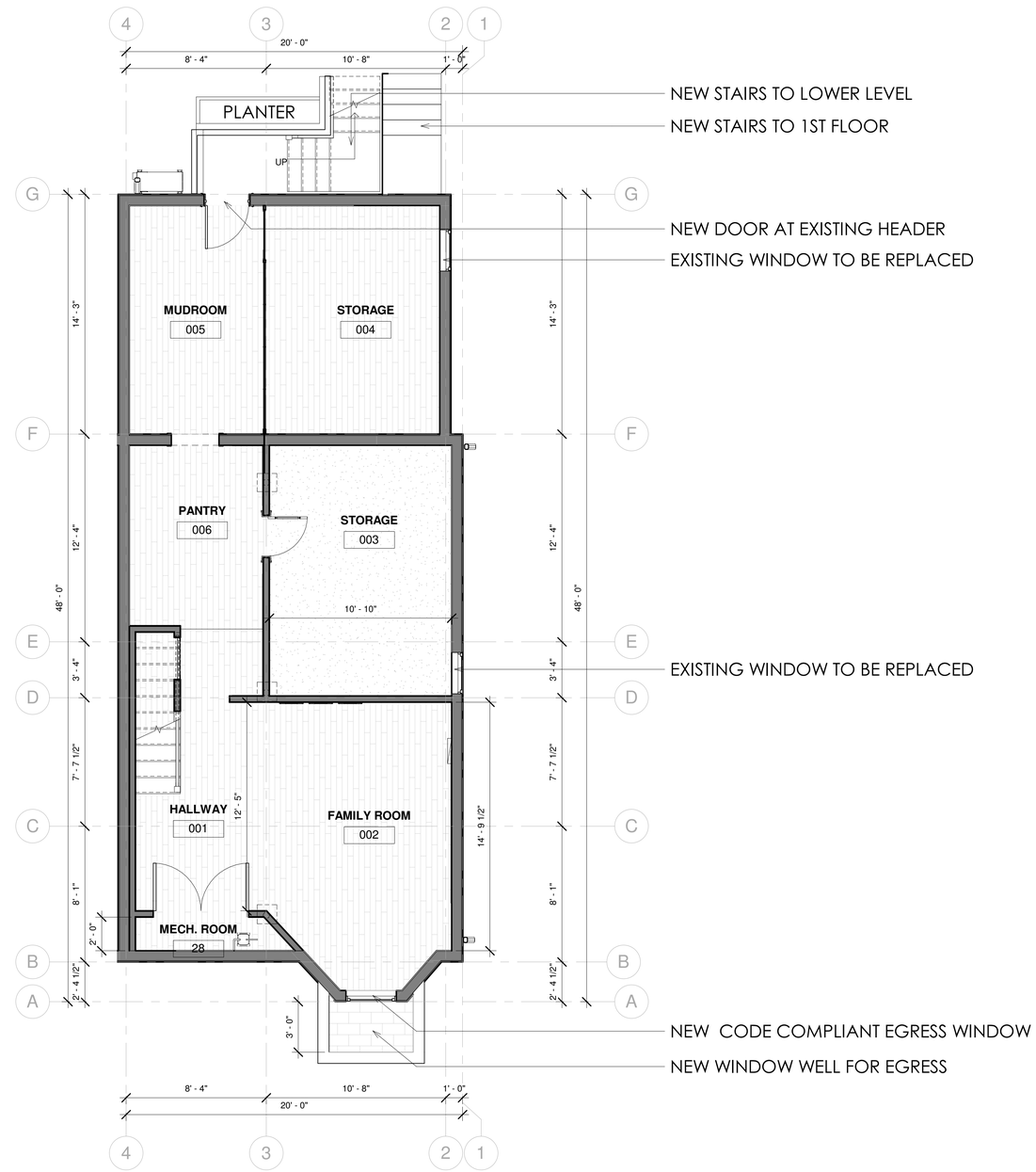
Scale	3/64" = 1'-0"

10/4/2021 1:36:31 PM

LEVEL 0 - PROPOSED WORK



1 BZA - EXISTING - LEVEL 0 PLAN
1/4" = 1'-0"



3 BZA - PROPOSED LEVEL 0
1/4" = 1'-0"

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PROPOSED - LEVEL 0

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Project number	Project Number
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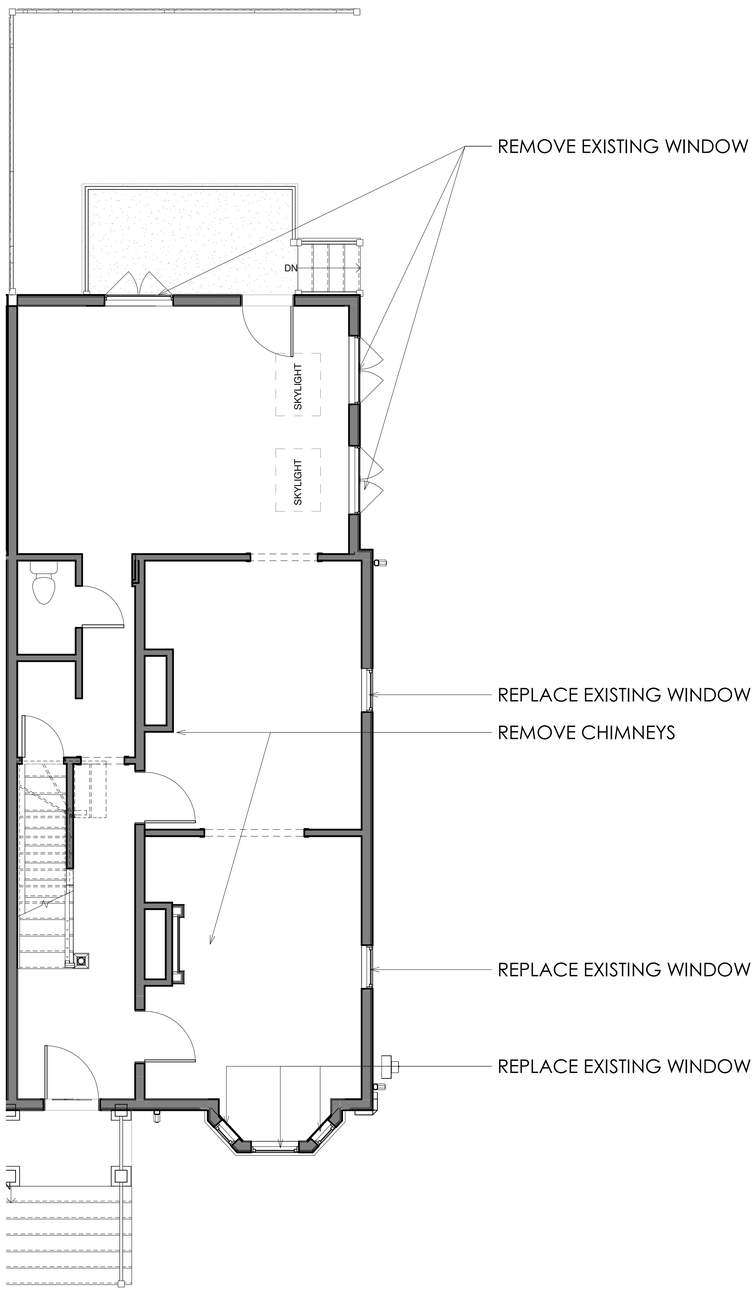
BZA-100

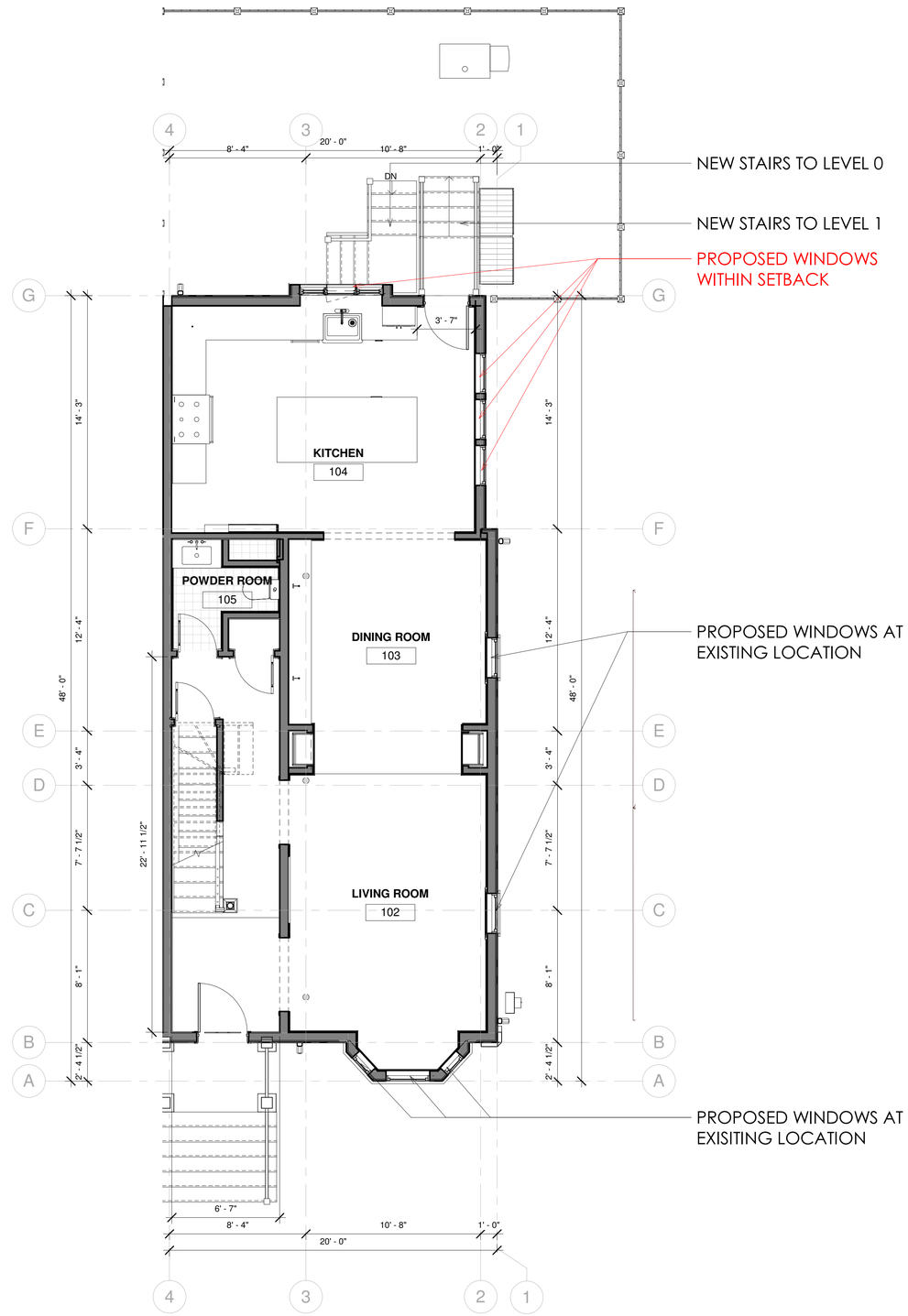
Scale 1/4" = 1'-0"

10/4/2021 1:36:32 PM

LEVEL 1 - PROPOSED WORK



1 BZA - EXISTING - LEVEL 1
1/4" = 1'-0"



2 BZA - PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"

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PROPOSED - LEVEL 1

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Scale	1/4" = 1'-0"

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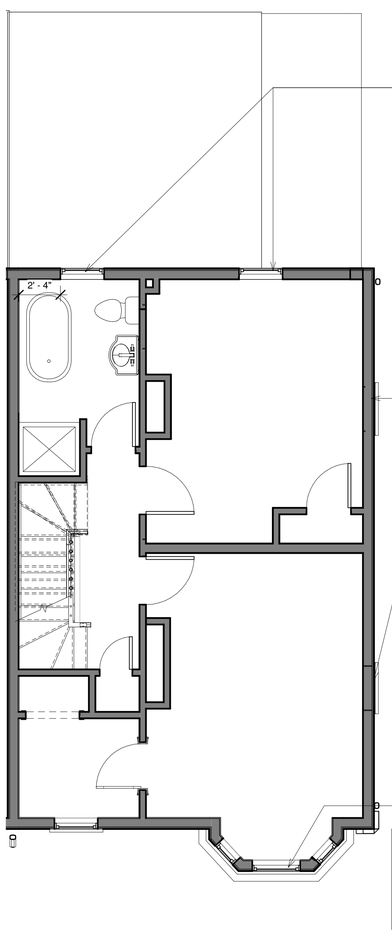
LEVEL 2 - PROPOSED WORK

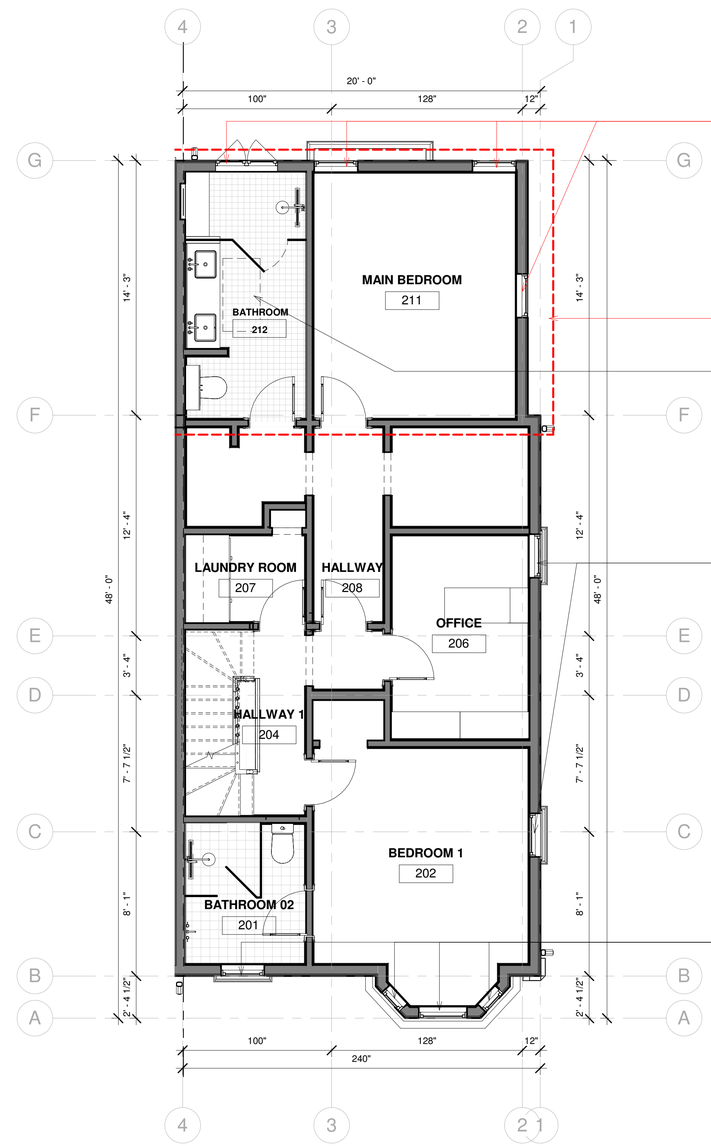


REMOVE EXISTING WINDOW

REPLACE EXISTING WINDOW

BAY WINDOWS TO BE REPLACED AT EXISTING LOCATION

1 BZA - EXISTING - LEVEL 2
1/4" = 1'-0"



PROPOSED WINDOWS WITHIN SETBACKS

AREA CONTRIBUTING TO INCREASED F.A.R

PROPOSED SKYLIGHT ABOVE

WINDOW TO BE REPLACED AT EXISTING LOCATION

WINDOWS TO BE REPLACED AT EXISTING LOCATION

3 BZA - LEVEL 2 - PROPOSED
1/4" = 1'-0"

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PROPOSED - LEVEL 2

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BZA-102

Scale	1/4" = 1'-0"

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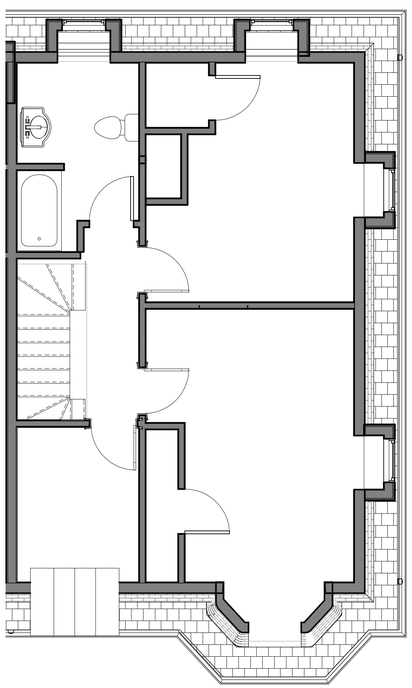
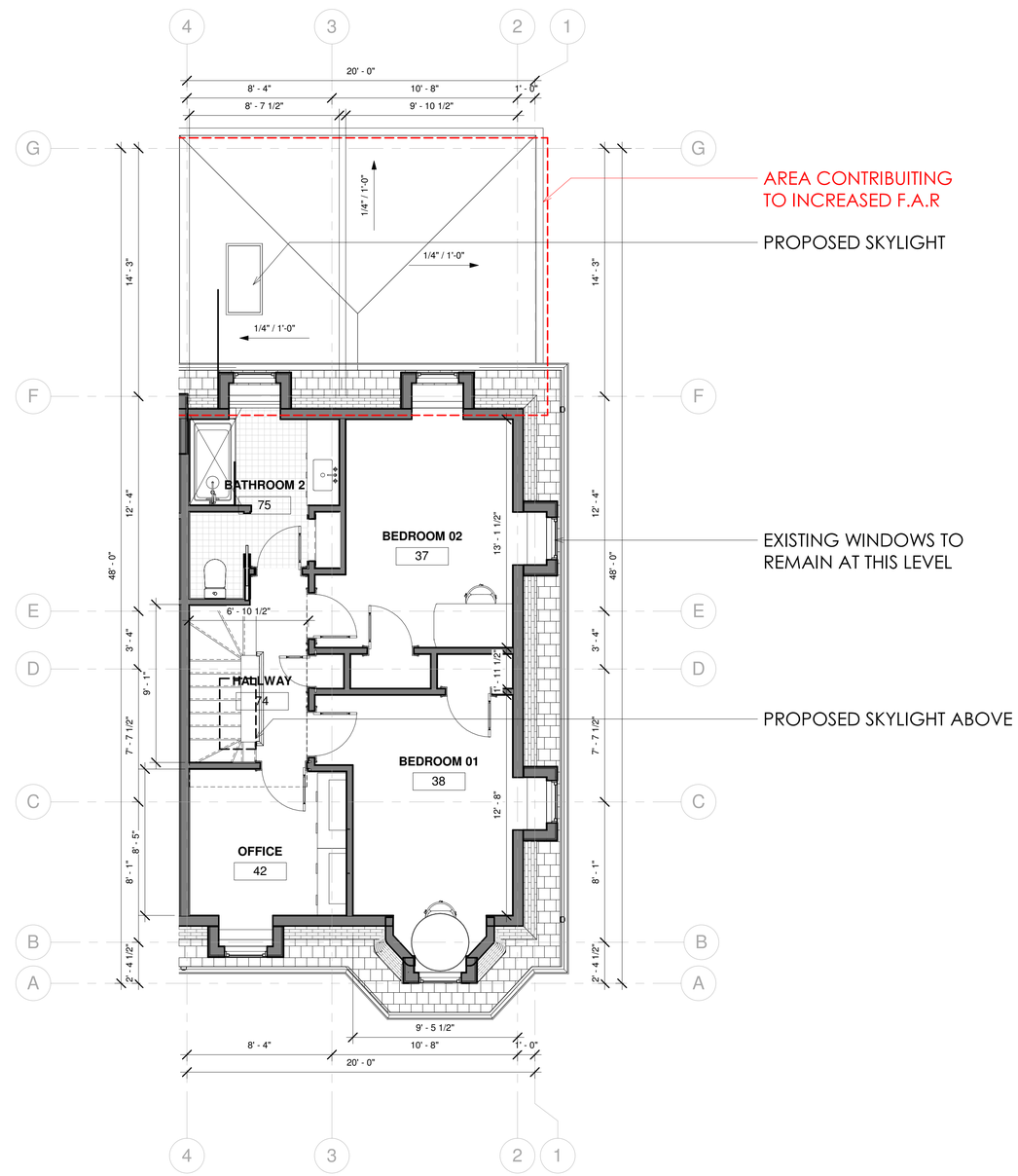
LEVEL 3 - PROPOSED WORK



1 BZA - EXISTING LEVEL 3
1/4" = 1'-0"



3 BZA - LEVEL 3 - PROPOSED
1/4" = 1'-0"

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PROPOSED - LEVEL 3

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BZA-103

Scale	1/4" = 1'-0"

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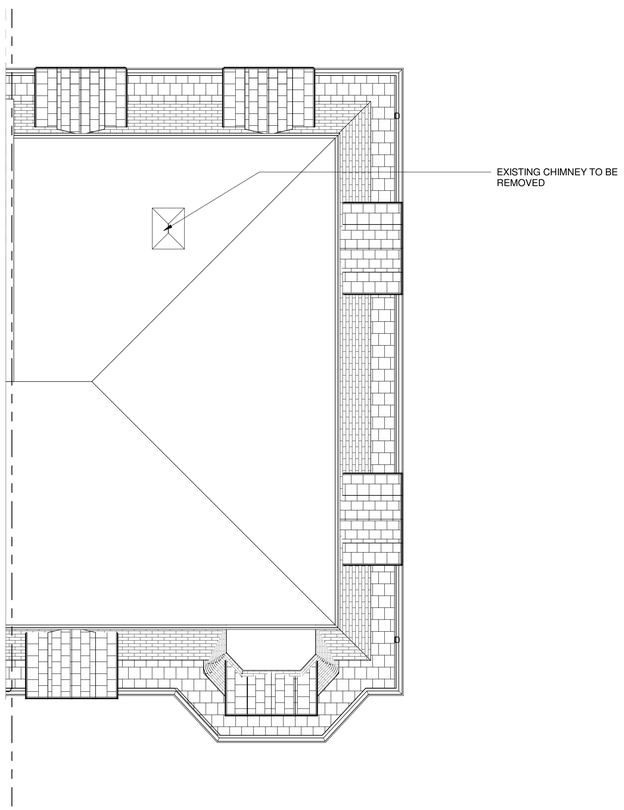
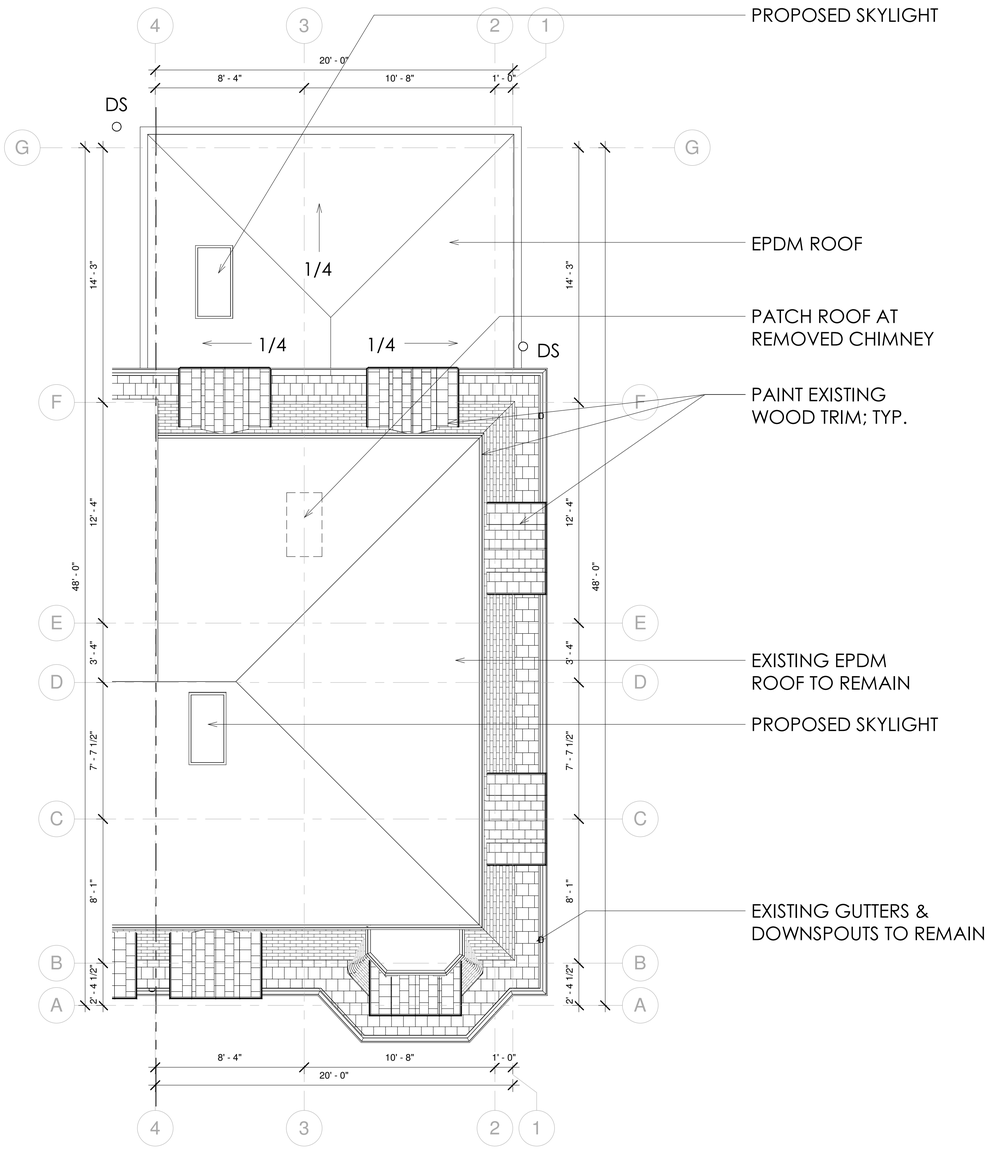
ROOF LEVEL - PROPOSED WORK



1 BZA - EXISTING - RIDGE PLAN
1/4" = 1'-0"



2 BZA - PROPOSED - RIDGE PLAN
1/4" = 1'-0"

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PROPOSED - ROOF PLAN

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BZA-104

Scale	1/4" = 1'-0"

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WEST ELEVATION

2 BZA - EXISTING - WEST ELEVATION
1/4" = 1'-0"

1 BZA - PROPOSED - WEST ELEVATION
1/4" = 1'-0"

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ELEVATION WEST (FRONT)

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Project Status	BZA SET
Project number	Project Number
Date	10/01/21
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BZA-200

Scale 1/4" = 1'-0"

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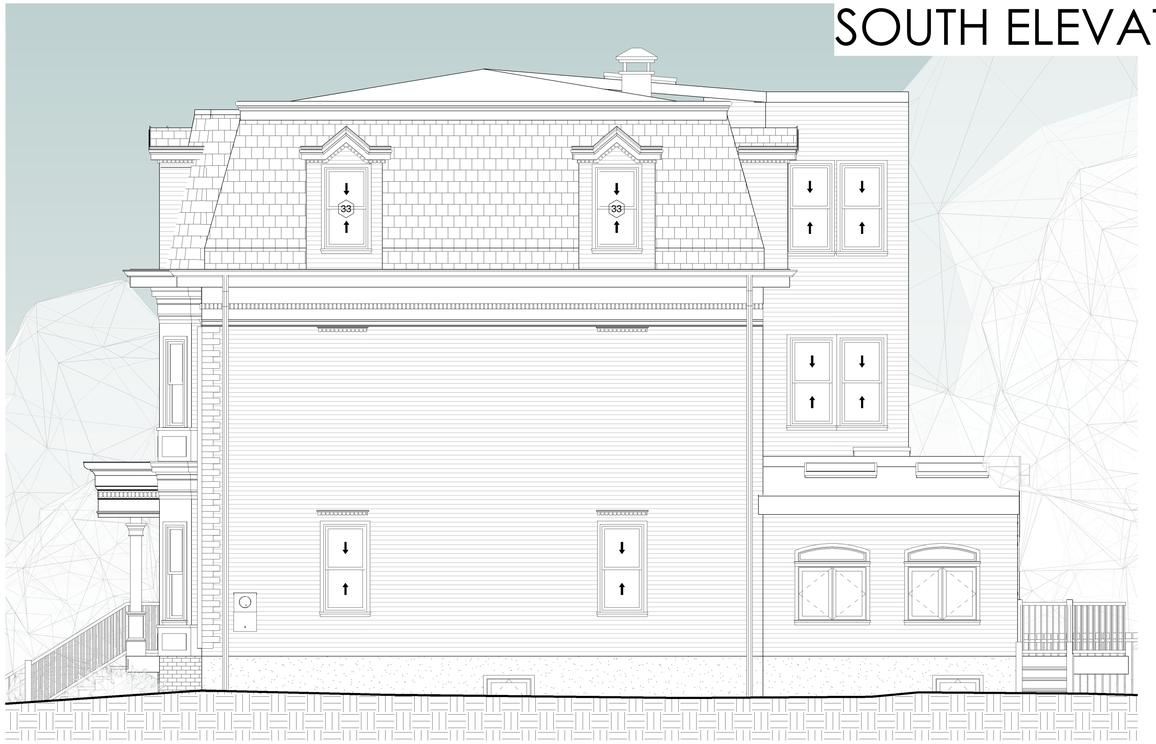
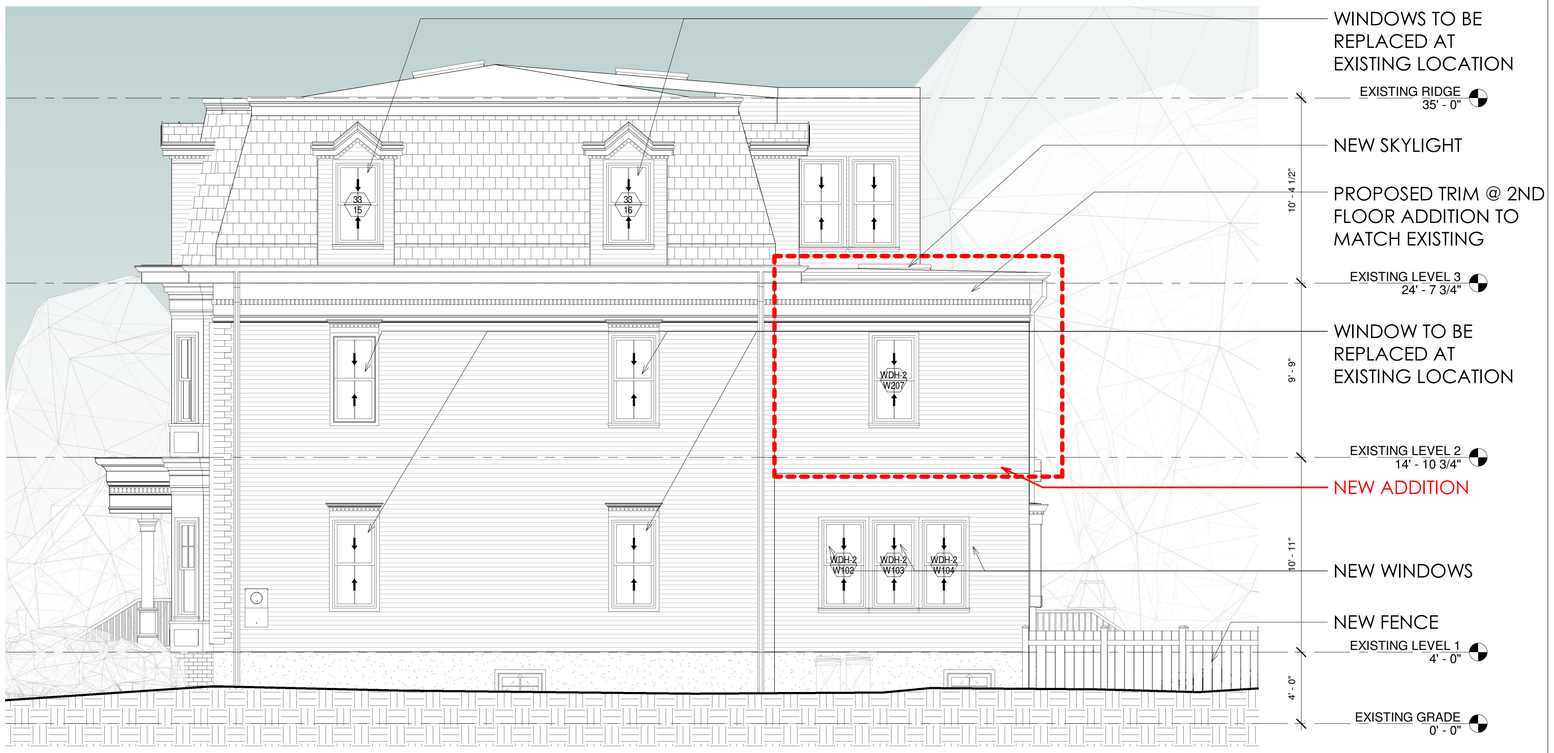
SOUTH ELEVATION



1 BZA - EXISTING - SOUTH ELEVATION
1/4" = 1'-0"



2 BZA - PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

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SOUTH EAST

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Scale	1/4" = 1'-0"

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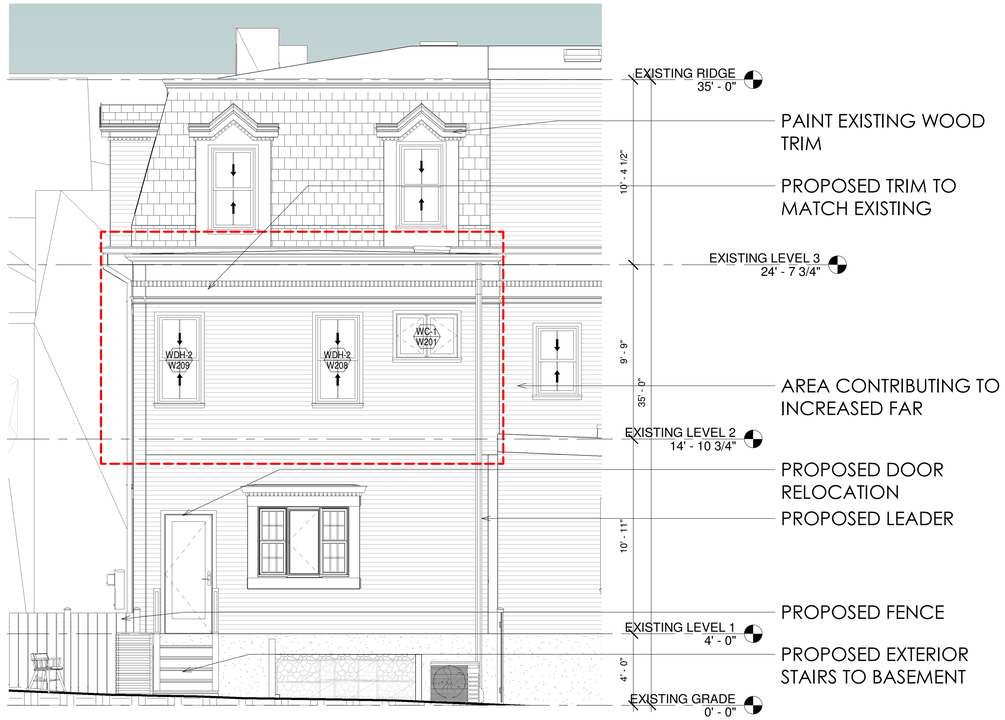
EAST ELEVATION

1 BZA - EXISTING - EAST ELEVATION
1/4" = 1'-0"



2 BZA - PROPOSED - EAST ELEVATION
1/4" = 1'-0"

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ELEVATION EAST (BACK)

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Project Status	BZA SET
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BZA-202

Scale	1/4" = 1'-0"

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END OF PRESENTATION

38 MOUNT PLEASANT EXTERIOR VIDEO RENDER

SUPPLEMENTARY SHEETS FOR REFERENCE BELOW

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BZA-300

Scale

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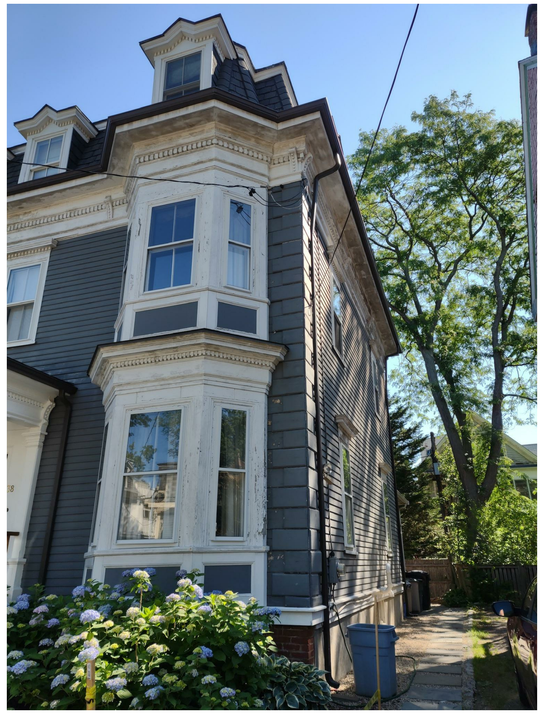

SKA

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ADDITIONAL PHOTOS

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

BZA-301

Scale

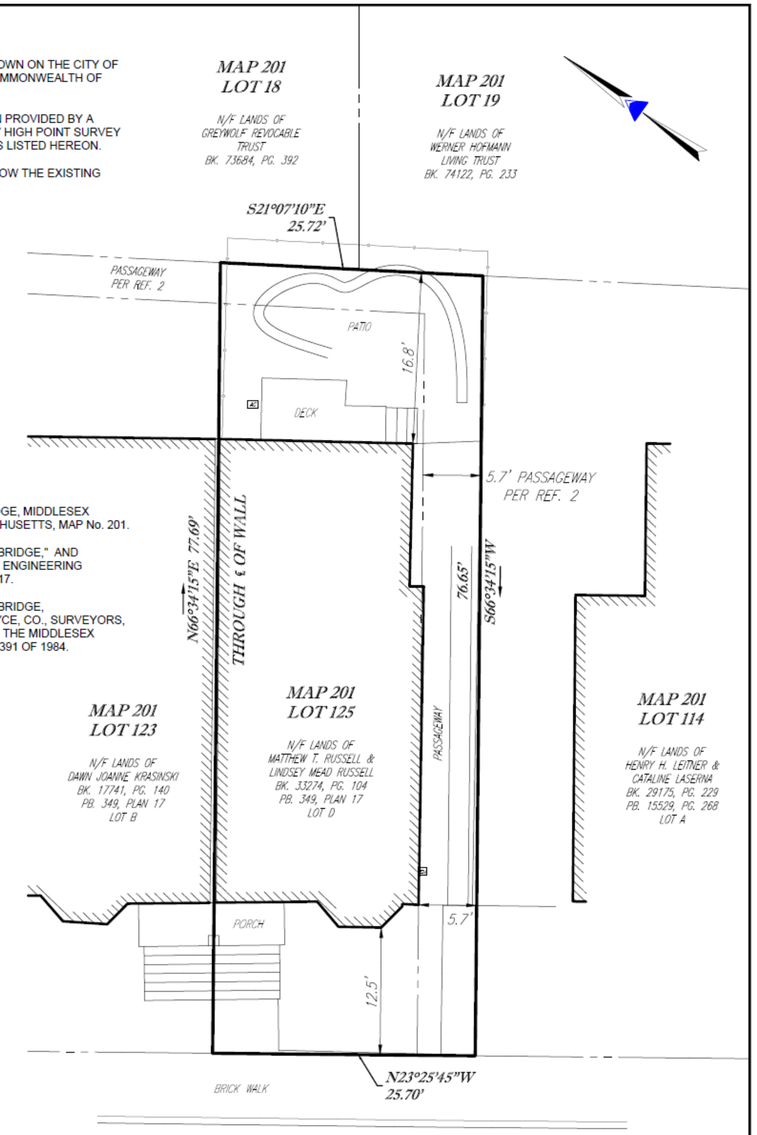
10/4/2021 1:36:53 PM

NOTES:

1. PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
2. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENTAS PLAN BOOK 349, PLAN 17.
3. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.



GRAPHIC SCALE

0 20 30 40

(IN FEET)
1 inch = 20 ft.

I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021.

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. L'ITALIEN NO. 50815
REGISTERED PROFESSIONAL LAND SURVEYOR

9/2/2021
DATE

FIELD DATE	08/10/2021
FIELD BOOK NO.	MA-02
FIELD BOOK PG.	11
FIELD CREW	JMR
DRAWN:	JMR
REVIEWED:	JMR

MATT RUSSELL
CERTIFIED PLOT PLAN
38 MT. PLEASANT STREET
CITY OF CAMBRIDGE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

High Point Survey & Geospatial Data
100 CUMMINGS CENTER
SUITE 353-E
Beverly, Massachusetts 01915
508.243.3434 HighPointSurvey.com

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
SML	09/01/2021	1"=20'	21-013	1 OF 1

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REGISTRATIONS:

STRUCTURAL ENGINEER:

SURVEY PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	10/01/21
Drawn by	Author
Checked by	Checker

BZA-302

Scale

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Mike Fields

From: Matt Russell <mtrussell92@gmail.com>
Sent: Tuesday, November 16, 2021 12:42 PM
To: Mike Fields; Chris Alphen
Cc: Lindsey Mead Russell
Subject: Fwd: In support of Matt and Lindsey Russell

---------- Forwarded message ---------
From: **Lisa Sebesta** <lsebesta@gmail.com>
Date: Tue, Nov 16, 2021 at 12:31 PM
Subject: In support of Matt and Lindsey Russell
To: <mtrussell92@gmail.com>

To Whom it May Concern,

My name is Lisa Sebesta and I have lived at 45 Mt Pleasant St. since July of 2020. It's been a pleasure to get to know Matt and Lindsey Russell at 38 Mt. Pleasant St and their family. They have lived here for far longer than I and have been great neighbors to me and others on our quiet little street in North Cambridge.

Matt showed me their plans to improve their property, and I am writing to give my full support of their plans. Much of the housing stock in our area is quite old and in need of updating, and I know that Matt and Lindsey have engaged an architect who will retain the character of the building and neighborhood. I'm also in full support of his adding a bedroom to allow his mother to stay with him, as I believe we could benefit from more housing in Cambridge that comfortably allows for multiple generations to stay together in one unit. I understand this addition will require a special permit from the City, and as a close neighbor (with a diagonal view across the street) I hope it will be granted.

Best regards,
Lisa Sebesta
45 Mt Pleasant St.
Cambridge, MA 02140
617-435-2291

--

Matt Russell <mtrussell92@gmail.com>

Support for special permit

1 message

Anne Tallon <anne.tallon194@gmail.com> Wed, Oct 6, 2021 at 2:56 PM
To: mtrussell92@gmail.com

Hi Matt,
It was nice to run into you at the park the other day. Please feel free to forward the message below to the Cambridge Board of Zoning Appeals. Also, please let me know if we can supply anything else in support of your petition.

We are happy to offer our support to our neighbors, Lindsay and Matt Russell, in their application for a special permit for their home at 38 Mount Pleasant Street, Cambridge, MA 02140.

Sincerely,
Anne Tallon
Paul Lonergan
212 Upland Road
Cambridge, MA 02140

November 17, 2021

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

Re: Case No: BZA-149665, Residence C-1 Zone
Petitioner: Matthew and Lindsey Russell, 38 Mt. Pleasant Street

Dear Ms. Pacheco,

Regarding the above Petition to the Board of Zoning Appeal, the owners of 17 Buena Vista Park, Cambridge 02140, sent a letter (attached) to Mr. and Mrs. Russell in October, expressing concerns their proposed construction would result in diminishing our property's privacy and light. We have just received a reply, including a copy of a "solar study."

As we are unfamiliar with this "study" and have not spoken with the architect, we must leave it up to the Board of Zoning Appeal to attest to its accuracy. It does appear, however, that there is diminished sunlight indicated on the noon Winter Solstice graphics, so must question the claim that this construction will "not impact the sunlight on your property."

I understand the Board will hear this Petition tomorrow. We thank you for your work and appreciate the Board's efforts to analyze and arbitrate zoning issues.

Sincerely,

Elizabeth Greywolf
For Owners of 17 Buena Vista Park, Cambridge 02140
Enc. Letter of October 15

October 15, 2021

Lindsey and Matt Russell
38 Mt. Pleasant Street
Cambridge, MA 02140

Dear Neighbors:

We have considered your support request for a special permit to build an addition to your home and have concerns about how this would affect us. Disregarding noisy construction disruption, it appears from the illustration you've included that this project would not only diminish the space between buildings, but block out even more sunlight than is now extremely limited by the current design of your building. Unless your architectural plans could prove otherwise, we are hesitant to support this request.

Unfortunately, most Cambridge lots are already too small for the number of residents occupying buildings, many of which used to be single-family homes. We were made aware that some of your neighbors applied for special permitting in the past, for a similar project, and were denied new construction support for the same reasons: diminished privacy and light. Unfortunately, living in one of the most densely populated cities in America, we do not have the easy options of expanding building size without affecting neighbors, which those in the suburbs living on a quarter-acre of land, or more, enjoy.

I hope you can appreciate our hesitations and realize our concerns are universally shared by all who live in urban settings. As you recently requested permission (which was given) to cut branches from the evergreen tree in our yard to increase sunlight in your yard, this fact may already be apparent.

Sincerely,

Owners of 17 Buena Vista Park
Cambridge, MA 02140
Hayley Arnett
Elizabeth Greywolf
Sejal Patel
Owners of 17 Buena Vista Park

Pacheco, Maria

From: Adam Albright <albright@mit.edu>
Sent: Wednesday, November 17, 2021 11:32 PM
To: Pacheco, Maria
Subject: Public comment for BZA hearing (11/18): 38 Mt Pleasant St
Attachments: PastedGraphic-1.tiff; PastedGraphic-3.tiff; PastedGraphic-2.tiff

My name is Adam Albright, and I am the owner of 40-42 Mt Pleasant St, #3 (the second floor unit of 40-42 Mt Pleasant St). I am writing to comment on the petition (Case BZA-149665) to add a second floor addition to 38 Mt Pleasant St, which abuts our building.

I should first say that I very much appreciate the thought that Matt and Linsey Russell have put into planning this project, and Matt's efforts to keep the neighbors informed.

I'm afraid I nonetheless have serious concerns about the impact that the proposed second floor addition, which would directly meet my unit, would have on the enjoyment and value of our home. As things currently stand, the windows of my unit (dining room and one bedroom) look out onto a small area of adjoining roof portions of the first floors of #40 (unit 2) and #38. In the first attached picture, the closer portion of the roof with the skylight is #40, and the portion past the downspout and the seam in the roof is #38.

The proposed second floor addition would put a wall that boxes in the windows of both of these rooms, sinking them into a sort of alcove. The wall to the proposed addition would be 5 feet from my bedroom window (the distance between the downspout and the window in the first attached picture), and no more than 12 feet from my dining room windows (the view in the first photo).

This addition would have two negative effects. The first is that it would transform what are currently windows to the outdoors into windows that look directly out onto a wall in what is essentially an alley. This can easily be seen by simply imagining a wall erected at the seam of the roof in the attached photos. The second attached photo shows that the view from my dining room would be essentially completely replaced by a wall, at the seam line of the roof. The third attached photo shows the view from my bedroom, in which the seam line of the roof and everything to its right would also be replaced be a wall/building.

The second effect would be to remove a substantial amount (perhaps, most) of the sunlight from my unit in the first half of the day. The windows in question are on the south (my only south-facing window) and east. Currently, these windows receive bright direct sunlight in the morning, from around 8:45am (when the sun rises over buildings to the south) until about 11:45am, with bright indirect light for much of the afternoon. The third attached photo shows the sun coming in through the area of the proposed addition, at approximately 9am. The solar analysis appears to show that the addition would be casting a partial shadow already by 9am, so that the direct light would already be "setting" by early in the morning. Thus, it appears that the change would be from direct light for much of the morning (until nearly noon) to perhaps one hour of direct light in the morning. Moreover, what the solar analysis does not show is the impact on indirect light for the rest of the day. Given the proximity of the addition to my unit, it seems that my windows would be in full shade much of the day, rather than the brighter indirect light that they currently receive.

I sincerely hope that some alternative plan could be devised that would not box in my unit in this way, and block out the light. I recognize that a certain degree of denseness is to be expected in a city, but I'm afraid that the fact that this wall/addition would be just 5 ft and 12 ft from my windows would make the impact particularly large on the value and enjoyment of my unit.

Sincerely,

Adam Albright

40-42 Mt Pleasant St, #3 (second floor)
Cambridge MA 02140

11/18/2021

To Whom It May Concern,

I am writing to express my current concern about case no BZA-149665, Matthew and Lindsey Russell at 38 Mt Pleasant St.

I live at 40 Mt Pleasant, in Unit number 2, which is directly adjacent (and attached--see image below). My unit occupies the lower and ground levels of our condominium association (40-42 Mt Pleasant St) and shares one side (in its entirety) with Matt and Lindsey's residence at 38 (a single family that spans all 4 levels of the rowhouse complex).

The Russell's have asked the Zoning Board for permission to add an addition over their current kitchen, which is located in the rear of their residence. Should this addition be approved, the resulting shadowing during late fall and winter months (see shadow study done by their architect that details the impact of the addition during the "winter solstice" hours between 9 am-12 pm), when the sun sits low in the sky, would effectively block all direct sunlight from entering the living area of my condominium.

To explain further, our building faces southwest, offering the greatest opportunity for direct sunlight in the afternoon. Further limiting direct sunlight in my unit, specifically, is the challenge of its location on the lower and

first floors exclusively. Being an attached floor through further complicates access to direct light, as the only windows are positioned on the southwest and northeast sides of the building. To help mitigate the lack of light, I installed a skylight above the living room in the summer of 2017, the only section of my unit to have a roof, and not another unit, above. This skylight has greatly increased the sunlight in the main living areas, transforming them from darkish to light for a few hours each morning--for once the sun moves westward after noon, the shadowing returns.

Image explanation: *Upper image shows space without direct light on the skylight and the lower image shows the same space with direct sunlight on the skylight.*

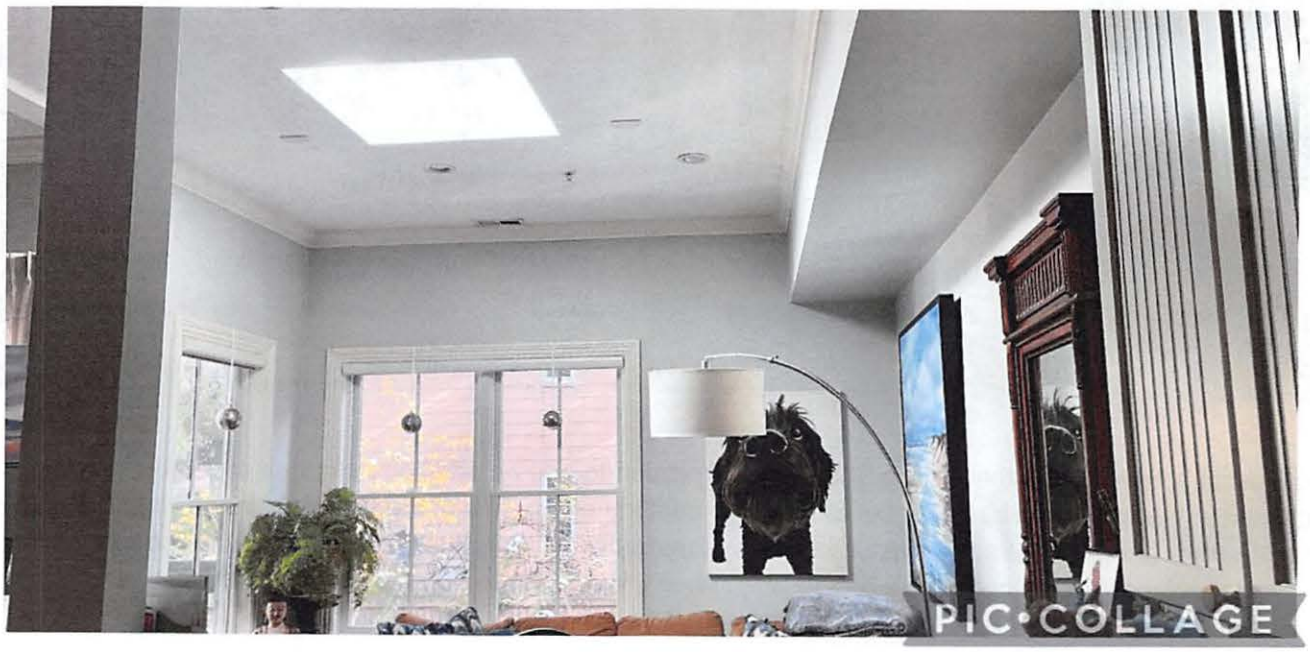

Image explanation: *Photo taken at 10:30 am on 11/17/21. Direct sunlight only enters the unit through the skylight, as the windows face in a northeasterly direction. (Skylight can be seen with sunlight entering.) Vertical white trim on the left hand side denotes the "line" between my living room and the Russell's kitchen. Should the addition be added, it is also where the new wall will extend upward from--allowing one to see how all direct sunlight to the skylight will be blocked (in particular during late fall and winter months).*

Image explanation: *Sunlit living areas with. Even with the skylight receiving direct sunlight, much of the primary living space remains darker.*

I first met with Matt and Lindsey to go over the plans and see the architect's shadow study on 9/26. At that time, based on the limited scope of the shadow study and my concerns about the increased loss of light during colder months, I requested a more complete study that offered an "hour by hour" look at the impact. Matt confirmed in an email on the morning of 9/27 that he would request this. On Nov 2nd I reached out to acknowledge the receipt of a letter confirming tonight's hearing and ask again about their acquisition of a more complete shadow study. Matt's response indicated that they did not yet have the study. On 11/11 Matt let me

know that he received the study and could share it with me on 11/14, as he was traveling. We finally met, based on schedules, on 11/16--only 2 evenings prior.

I was, as you can tell, disheartened with the results and the very little time that remained prior to this hearing to consider what might be done to both maintain light in my living area while also allowing them to complete their proposed addition. This leaves me in the uncomfortable position of needing to submit my concerns and request that additional time be given before a decision is made to see what mitigation measures might be taken.

I have always had a friendly relationship with Matt and Lindsey and hope that we can find a mutually agreeable way to work through this predicament with minimal tension and an agreeable solution.

With appreciation for your consideration.

Anne Norris

Owner 40 Mt Pleasent St #2
anorris@lesleyellis.org
617-549-9303

1 * * * * *

2 (6:02 p.m.)

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

7 BRENDAN SULLIVAN: First case I'm going to call
8 tonight is a continued case BZA No. 149665 -- 38 Mount
9 Pleasant Street. Alphen, are you?

10 CHRISTOPHER ALPHEN: Yep. Good evening, Mr.
11 Chair, Members of the Board. Thank you for having us
12 tonight. I am here with the applicants, Matt and Lindsey
13 Russell, as well as Mike Fields of SKA, as well as the rest
14 of the team at SKA Architects.

15 As you may recall, we are a continued hearing.
16 The last hearing the Board suggested that we speak to some
17 of the abutters, who expressed some concerns about the
18 proposal. The proposal, which is a 200 --

19 BRENDAN SULLIVAN: I don't mean to interrupt you -
20 - well, I do actually, sorry. But you're seeking a special
21 permit, and under Section 8.22 d), is that correct?

22 CHRISTOPHER ALPHEN: That is correct.

1 BRENDAN SULLIVAN: In reading subsequently to our
2 last get together, and delving a little bit more closely
3 into, obviously, the plethora of correspondence, pro and
4 con, it also occurred to me that I needed to read the
5 section again.
6 Section 8.222 d) states, "In all districts, the
7 Board of Zoning Appeal may grant a special permit for the
8 alteration or enlargement of a preexisting, dimensionally
9 nonconforming detached, single-family dwelling or two-family
10 dwelling, not otherwise permitted in Section 8.221 above."
11 And then it goes on to say about the alteration or
12 enlarging of a nonconforming, preexisting unit.
13 The key phrase there to me is a nonconforming,
14 detached, single-family dwelling or two-family dwelling.
15 This is an attached, single to a rowhouse.
16 I spoke to the Commissioner, and he confirms that
17 he feels that you cannot seek relief under 8.22 d) because
18 this is an attached, single-family dwelling. And that you
19 would have to seek a variance for relief.
20 CHRISTOPHER ALPHEN: Okay. If that's the
21 determination of the Building Commissioner and the
22 determination of the Board, I think what's unique about this

1 particular application is that it is not a condominium, so
2 there are no legal common documents that attach the
3 properties together, where they share the walls.
4 And so it's in itself -- legally acts as itself.
5 It is a unit by itself not part of some sort of association
6 or anything like that.
7 The unit itself acts as itself. So the unit is on
8 its own lot. It doesn't share any lots, it's not a
9 condominium lot. It's on a lot that is single by itself and
10 therefore there isn't a combination of units that come
11 together and create, you know, one lot that you would
12 typically see when you have attached units.
13 So I think that the intent and the purpose of the
14 bylaw was to allow a special permit for a structure like
15 this, which is a unique structure, granted. But --
16 BRENDAN SULLIVAN: So the distinction on what
17 you're saying is that it's a condominium as proposed, and we
18 have -- you know, and throughout the city there are side-by-
19 side houses that are separated, totally different deeds and
20 what have you and not part of a condominium association.
21 The wording of the ordinance makes no exception as
22 to the legal status; only that it is either a detached

1 single-family home, or this one is an attached. And again,
2 we have read it over and over, and the determination is that
3 you cannot seek relief on 8.222 d).
4 CHRISTOPHER ALPHEN: Okay. So this is my other
5 legal theory, is that under 40A Section 6, it's a
6 requirement that any preexisting, nonconforming structure,
7 which this is, requires a special permit for any expansion
8 or change in use or alteration. You know, that is the case
9 law that came down.
10 And, you know, if we're not applying under Section
11 8.22. (sic) 2 d), we're applying under the statute, which is
12 40A Second 6, there would be -- there's nothing in your
13 bylaws, there's nothing in your ordinance, excuse me -- that
14 permit a special permit for a preexisting, nonconforming
15 structure that is attached.
16 So, you know, there wouldn't really be another
17 section that we would apply under. It would be under 40A
18 Section 6. It would be under the statute that allows a
19 special permit for a preexisting, nonconforming structure.
20 BRENDAN SULLIVAN: And that's part of the
21 application, your application is for relief under 8.22 d).
22 So --

1 CHRISTOPHER ALPHEN: Well, I would say that I did
2 also add the statute, which is 40A Section 6 --
3 BRENDAN SULLIVAN: Or in the alternative, you
4 could proceed, and the Board could either agree with your
5 interpretation, or they could agree with my reading of the
6 statute. And we would vote one way or the other, either
7 that you are entitled to relief under 8.22 d) or not.
8 CHRISTOPHER ALPHEN: Well, I don't necessarily
9 disagree with you that the ordinance section, you know, says
10 that it has to be -- you know, a detached, single-family
11 structure. And this is something that I thought about.
12 But there's no other -- there's no other
13 applicable section of your bylaw, of your ordinance, that
14 permits a special permit for a change in a preexisting,
15 nonconforming structure.
16 BRENDAN SULLIVAN: Correct.
17 CHRISTOPHER ALPHEN: You know, if there was a
18 section in your ordinance that said, "an attached, single-
19 family structure" and there's a change in that, I would
20 apply it under that section.
21 But this was the closest section I could find,
22 while still complying and still following the rules under

1 the statute under 40A Section 6.
2 BRENDAN SULLIVAN: Well, the alternative is to --
3 you could continue this matter and discuss it with the
4 Commissioner. If you disagree with his determination, then
5 you can appeal his determination.
6 CONSTANTINE ALEXANDER: Or you can apply for --
7 you can seek a variance.
8 BRENDAN SULLIVAN: Or you can seek a variance.
9 CHRISTOPHER ALPHEN: Or you can seek a variance,
10 sure.
11 BRENDAN SULLIVAN: Or, or you can continue the
12 hearing and the vote of the Board would be whether or not
13 you qualify under 8.222 d) or not.
14 If members of the Board agreed that you can seek
15 relief under that Section, and you meet the merits of your
16 application, and the vote would go that way, if members felt
17 that you did not qualify for a special permit, the vote
18 would go that way.
19 CONSTANTINE ALEXANDER: I for one -- this is Gus
20 Alexander, I'm not a Member of the Board, obviously -- I
21 agree with Brendan's analysis and conscious analysis, I
22 don't see that you can file -- you can apply for a special

1 permit. This is a variance case.
2 CHRISTOPHER ALPHEN: Yeah, I think the only issue
3 is that, you know, the City is going to run into a situation
4 where, you know, somebody's applying under 40A Section 6 and
5 they might say, "Well, this is something that's missing in
6 the ordinance." And, you know, I think it's our right to
7 apply for a special permit under this case, even though it's
8 an attached structure.
9 BRENDAN SULLIVAN: Well, again, I'm going by the
10 wording of the ordinance, and that's something --
11 CHRISTOPHER ALPHEN: So usually when we weren't in
12 Zoom, I'd be able go and whisper to my clients to see what
13 they want to do.
14 BRENDAN SULLIVAN: You can, and we can -- well,
15 you have the next case, we can go to the third case, and
16 come back to you whenever you're available.
17 CHRISTOPHER ALPHEN: Okay.
18 BRENDAN SULLIVAN: You're representing the next
19 case, which is Frost Street on the agenda, but we can skip
20 that, because you can't do -- I'm sure you're very good at
21 multitasking, but that is asking too much.
22 CHRISTOPHER ALPHEN: [Laughter] Yeah, if you don't

1 mind, that's fine. And it's my --
2 BRENDAN SULLIVAN: We'll go to the third case,
3 which is Telecom, and then after we conclude that, we'll
4 come back to you.
5 CHRISTOPHER ALPHEN: Okay.
6 CONSTANTINE ALEXANDER: Or later on. We have a
7 whole night ahead of us, so, you know. Yeah.
8 CHRISTOPHER ALPHEN: Yeah. No, if you don't mind
9 only because I'm preparing for a wedding that I'm having for
10 myself in the next couple days.
11 If you don't mind just putting this on hold so my
12 clients can just shoot me a text message while I'm doing the
13 next agenda item, and then we can continue this item, and
14 then finish what we're going to do, I appreciate it.
15 BRENDAN SULLIVAN: We're going to be here for two,
16 three, four hours tonight. So --
17 CHRISTOPHER ALPHEN: Yeah. So I'd appreciate
18 that. Only because my wedding is on Saturday, so.
19 BRENDAN SULLIVAN: We'll get you to the altar on
20 time, if that's where it is.
21 CHRISTOPHER ALPHEN: I appreciate it, yeah.
22 BRENDAN SULLIVAN: All right. So anyhow, we will

1 recess this hearing, and then let the petitioner and the
2 counsel meet or converse, and then we will come back. Give
3 us the high sign when you're ready.
4 [Pause]
5 Okay.
6 CONSTANTINE ALEXANDER: We probably should set a
7 time to reconvene this case. I would suggest half an hour?
8 CHRISTOPHER ALPHEN: I think right after one --
9 right after the next agenda item I think I'll have an answer
10 for you.
11 BRENDAN SULLIVAN: Okay, good. Good.
12 CONSTANTINE ALEXANDER: All right.
13 BRENDAN SULLIVAN: All right.
14 CHRISTOPHER ALPHEN: All right.
15 BRENDAN SULLIVAN: Thank you.
16
17
18
19
20
21
22

BLATMAN, BOBROWSKI, HAVERTY & SILVERSTEIN, LLC
ATTORNEYS AT LAW

9 DAMONMILL SQUARE, SUITE 4A4
CONCORD, MA 01742
PHONE 978.371.2226
FAX 978.371.2296

CHRISTOPHER J. ALPHEN, ESQ.
Chris@bbhslaw.net

March 17, 2022

City of Cambridge
Board of Zoning Appeals
831 Massachusetts Avenue
Cambridge MA 02139

RE: Special Permit No. 149665 - Matthew T. and Lindsey Mead Russell
38 Mt Pleasant Street, Cambridge, Massachusetts 02140
Request for Withdrawal without Prejudice

Dear Board:

Please accept this correspondence as a formal request to withdraw without prejudice the Applicants' application for special permits in regards to the above referenced matter.

If you have any questions regarding this matter, please feel free to contact us.

Very Truly Yours,

Christopher J. Alphen, Esq.

Pacheco, Maria

From: Mike Fields <mike@kachmardesign.com>
Sent: Tuesday, January 11, 2022 1:11 PM
To: Matt Russell; Adam Albright
Cc: Lindsey Mead
Subject: RE: Meeting with Architect

Adam,

In terms of how to best treat the north wall , we would propose to create some wood paneling on that wall which would turn corner enough to sponsor the downspout at the back elevation. The trim around then panels would match the existing trim on the building and the panel interiors can be a brighter and more reflective white. The contrast between the 2 should shades of white create more visual interest - in addition to brightening the space.
Below are some side by side images: siding / paneled:

From the Exterior:

From your Living Area:

From the Secondary Bedroom:

Please let me know if you have questions, comments, or would like to discuss.

Best regards,

Michael Fields (He/him)
Project Architect, SKA

Phone 617-821-2690
Email Mike@kachmardesign.com
Web www.kachmardesign.com
357 Huron Ave, Cambridge MA 02138

From: Matt Russell <mtrussell92@gmail.com>
Sent: Monday, January 10, 2022 1:16 PM
To: Adam Albright <adam.albright@gmail.com>
Cc: Mike Fields <mike@kachmardesign.com>; Lindsey Mead <lemead@gmail.com>
Subject: Re: Meeting with Architect

Adam,

Thanks for your message. Yes, Mike has some ideas about paneling and the glossy exterior paint that we would use. I have copied him here and will let him share those.

Thanks,

mtrussell92@gmail.com
(617) 803 3189

On Jan 10, 2022, at 11:37, Adam Albright <adam.albright@gmail.com> wrote:

Hi Matt,
Thanks a lot for the updates (and again, for keeping me updated throughout your planning). Mike had mentioned that he was still thinking about ways to mitigate the loss of indirect light, maybe with tiling or something that would make the wall directly in front of my windows less dark and more reflective. Did he figure something out with that to include in the plans?
Thanks!
--Adam

On Jan 10, 2022, at 6:49 AM, Matt Russell <mtrussell92@gmail.com> wrote:

Adam,

Thank you for taking the time to review our revised plans with MIke and me last week. We are planning to submit those plans to the BZA early this week. Please let me know if you have any additional questions that we can answer for you. We are always happy to jump on another zoom call.

Thank you,

On Tue, Jan 4, 2022 at 3:23 PM Adam Albright <adam.albright@gmail.com> wrote:

Hi Mike,
Yes, tomorrow at 5pm works well for me, thanks,
--Adam

On Jan 4, 2022, at 1:35 PM, Mike Fields <mike@kachmardesign.com> wrote:

Adam,

Good to make your (digital) acquaintance.
I spoke with Matt and we are wondering if we could do tomorrow - Wed the 5th – at 5:00pm.
Let me know if that would work for you.

Best regards,

<image001.png>

Michael Fields (He/him)
Project Architect, SKA

Phone 617-821-2690
Email Mike@kachmardesign.com
Web www.kachmardesign.com
357 Huron Ave, Cambridge MA 02138

<image002.jpg> <image003.jpg> <image004.jpg>

From: Adam Albright <adam.albright@gmail.com>
Sent: Tuesday, January 4, 2022 12:18 AM
To: Matt Russell <mtrussell92@gmail.com>
Cc: Mike Fields <mike@kachmardesign.com>
Subject: Re: Meeting with Architect

Hi Matt, hi Mike,
Thanks-- I'm back working on zoom this week (as I imagine many are), so things are a bit more flexible than usual! Tomorrow (Tues) is fairly booked up, but also too short of a notice for you anyway.

Some windows that are especially good include
- Wed between 11am and 1pm, or after 3:30
- Thurs at noon (though maybe that's a last resort, since I may end up having a meeting then), or after 5pm
- Friday between 11am and 1pm, or 2:30-4pm

If none of those windows works, just let me know and we can look at times next week,
Thanks,
--Adam

> On Jan 3, 2022, at 7:57 PM, Matt Russell <mtrussell92@gmail.com> wrote:
>
> Thanks Adam. Copying Mike Fields from SKA. Do you want to let us know what times work best this week and we can arrange a zoom with Mike?
>
> Let us know.

On Mon, Jan 3, 2022 at 1:36 AM Adam Albright <adam.albright@gmail.com> wrote:

> Hi Matt,
> Happy New year, and thanks, yes, I'd welcome the chance to hear about any updates, please feel free to have them contact me or let me know who I should get in touch with,
> Thanks again,
> --Adam
>
> On Thu, Dec 23, 2021 at 7:37 AM Matt Russell <mtrussell92@gmail.com> wrote:
>
> > Adam,
> >
> > Would you be available to have a zoom meeting with our architect over the next several weeks? They have reworked our plans and we would like to share them with you.
> >
> > We thought it would be helpful for you and SKA to be speaking directly so we can more fully address your concerns.
> >
> > Let us know. Thanks,
> >
> > --
> >
> > Matt Russell
> > mtrussell92@gmail.com
> > 617 803-3189

--

Matt Russell
mtrussell92@gmail.com
617 803-3189

--

Matt Russell
mtrussell92@gmail.com
617 803-3189

Pacheco, Maria

From: ANNE NORRIS <annibeth@me.com>
Sent: Monday, January 10, 2022 9:05 AM
To: Matt Russell
Cc: Mike Fields; Lindsey Mead; Samuel Kachmar
Subject: Re: Meeting with Architect

Hi Matt,

Thank you for checking. Assuming nothing had changed from our Zoom call, I have no additional questions. As I mentioned, it's not ideal, but it feels like a reasonable compromise. I appreciate all of the work done, and the compromise made by you and Lindsey, to figure out a way to allow more light in.

-Anne

Sent from my iPhone

> On Jan 10, 2022, at 7:42 AM, Matt Russell <mtrussell92@gmail.com> wrote:
>
> Anne,
>
> I wanted to let you know that Mike and the team at SKA are submitting the revised plans that we reviewed with you several weeks ago to the BZA early this week. Please let me know if you have any additional questions that we can answer for you.
>
> Thank you,
>
> On Sat, Dec 18, 2021 at 9:41 AM Matt Russell <mtrussell92@gmail.com> wrote:
>
> Anne,
>
> Thank you for taking the time to speak with Mike Fields from SKA on Wednesday night. I am happy that we could reach an acceptable compromise and appreciate your flexibility. As I said on our Zoom, if you have any additional questions, please feel free to reach out to me and Lindsey or Mike Fields at SKA.
>
> Happy Holidays.
>
> mtrussell92@gmail.com
> (617) 803 3189
>
> > On Dec 15, 2021, at 13:09, ANNE NORRIS <annibeth@me.com> wrote:
> >
> > Received. Thank you.
> >
> > Anne
> >
> > Sent from my iPhone

On Dec 15, 2021, at 1:05 PM, Matt Russell <mtrussell92@gmail.com> wrote:

Mike - this works. Thanks.

mtrussell92@gmail.com
617 803 3189

> On Dec 15, 2021, at 12:48, Mike Fields <mike@kachmardesign.com> wrote:
>
> All,
>
> Following up and confirming the invite from the other day.
>
> We are scheduled for 6:00pm tonight and the Zoom info is as follows:
>
> Go to: www.Kachmardesign.com/zoom
>
> Click: "Zoom Room A"
>
> Password: arch
>
> Look forward to meeting this evening.
>
> Best regards,
>
> Michael Fields (He/him)
> Project Architect, SKA
>
> Phone 617-821-2690
> Email Mike@kachmardesign.com
> Web www.kachmardesign.com
> 357 Huron Ave, Cambridge MA 02138

-----Original Message-----

From: Matt Russell <mtrussell92@gmail.com>

Sent: Monday, December 13, 2021 3:52 PM

To: ANNE NORRIS <annibeth@me.com>

Cc: Mike Fields <mike@kachmardesign.com>; Lindsey Mead <lemead@gmail.com>

Subject: Re: Meeting with Architect

Anne - 6 on Wed works.

Mike - will you send out and invite?

mtrussell92@gmail.com

617 803 3189

> On Dec 13, 2021, at 06:03, ANNE NORRIS <annibeth@me.com> wrote:
>
> Matt,
>
> I appreciate that your architect has reconsidered the plans and would be happy to meet via Zoom. The best evenings for me are either Wed or Thursday. I also have flexibility on Wednesday and Friday during work hours.
>
> Anne
>
> Sent from my iPhone
>
> > On Dec 10, 2021, at 8:35 AM, Matt Russell <mtrussell92@gmail.com> wrote:
> >
> > Anne,
> >
> > Would you be available to have a zoom meeting with

our architect next week? They have reworked our plans and we would like to share them with you.

We thought it would be helpful for you and SKA to be speaking directly so we can more fully address your concerns.

Let us know. Thanks,

mtrussell92@gmail.com

617 803 3189

--

Matt Russell
mtrussell92@gmail.com
617 803-3189

Pacheco, Maria

From: Adam Albright <albright@mit.edu>
Sent: Thursday, January 27, 2022 11:06 AM
To: Pacheco, Maria
Subject: Public comment for BZA hearing (1/27) case BZA-149665: 38 Mt Pleasant St
Attachments: PastedGraphic-1.tiff; PastedGraphic-3.tiff; PastedGraphic-2.tiff

Dear Board of Zoning Appeal,

My name is Adam Albright, and I am the owner of 40-42 Mt Pleasant St, #3 (the second floor unit of 40 Mt Pleasant St), where I have lived since 2012. I have lived and worked in Cambridge since 2004. I am writing to comment on the petition (Case BZA-149665) to add a second floor addition to 38 Mt Pleasant St, which abuts our building.

I should first say that I appreciate the efforts that Matt and Linsey Russell have made keeping neighbors informed about this project, and in listening to our concerns throughout their planning process.

I'm afraid I nonetheless have concerns about the impact that the proposed second floor addition would have on the enjoyment and value of our home. My unit would be uniquely affected by this addition, since it shares a common wall with the second floor of 38, and the proposed addition would be just a few feet from my windows.

I have spoken with Matt a couple times, and I sent a letter in advance of the November 18 Zoning meeting (though it appears that the BZA misplaced it, so it was not entered into the discussion). I acknowledge the revisions that Matt and the architects have subsequently made to reduce the impact on sunlight, but I simply wish to reiterate that the basic concern about building putting up a wall just feet away from my windows still stands, so the following mostly quotes my earlier letter.

My unit consists of four rooms: a dining/living space, and three bedrooms. Two of those rooms (dining/living and one bedroom) look out on a small area of roof (the rear first floors of #40 (unit 2) and #38). In the first attached picture, the closer portion of the roof with the skylight is #40, and the portion past the downspout and the seam in the roof is #38.

The proposed second floor addition would put a wall boxing in the windows of both of these rooms. The wall would be just 12 feet away from my dining room window, blocking it entirely (the view in the first photo). It would also be 5 feet from my bedroom window, sinking that room into an alcove. The effect can be seen on pages 65-66 of the proposal PDF on the BZA website.

The proposed addition would have two negative impacts. First, it would transform what are currently windows to the outdoors into windows that look directly out onto a wall, in what is essentially a 12' wide alley. This can easily be seen by looking at the photos I've attached, and simply imagining a wall erected at the seam of the roof. The architectural sketches make that space look somewhat wide, but in person, it tight quarters (around 10'x12', or a small room). The second attached photo shows that the view from my dining room would be mostly replaced by a wall, at the seam line of the roof. The third attached photo shows the view from my bedroom, in which everything to the right of the roof seam would also be replaced be a wall.

The second impact would be on the daylight to my unit, especially in the first half of the day. The windows in question are on the south (my only south-facing window) and east. Currently, these windows receive bright direct sunlight in the morning, from around 8:45am (when the sun rises over buildings to the south) until about 11:45am, with bright indirect light for much of the afternoon. The third attached photo shows the sun coming in through the area of the proposed addition, at approximately 9am. The revised plans attempt to reduce the impact, by lowering the height of a portion of the roof, and painting the wall that would be directly in front of my windows a lighter color. This is an improvement over the initial plans, but the fact remains that there will be a reduction of direct and indirect light to the back half of my unit.

I recognize that a certain degree of denseness is to be expected in a city, but I'm afraid that the fact that this addition would be just 5 ft and 12 ft from my bedroom and dining room windows, respectively, would have a particularly large impact on the value and enjoyment of my unit.

Sincerely,

Adam Albright
40-42 Mt Pleasant St, #3 (second floor)
Cambridge MA 02140

1 * * * * *

2 (6:02 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,

4 Jim Monteverde, and Laura Wernick

5 BRENDAN SULLIVAN: First case I'm going to call

6 tonight will be Case No. 149665 -- 38 Mount Pleasant

7 Street. Counselor Alphen, do you wish to state your name

8 for the record?

9 CHRISTOPHER ALPHEN: Mr. Chairman, Attorney

10 Christopher Alphen. I submitted a letter to the Board

11 asking that this application be withdrawn without

12 prejudice. I have no other further comment.

13 BRENDAN SULLIVAN: Thank you. We are in receipt

14 of the letter dated March 17 requesting a formal request to

15 withdraw this application.

16 CONSTANTINE ALEXANDER: Mr. Chairman?

17 BRENDAN SULLIVAN: Yes.

18 CONSTANTINE ALEXANDER: You're saying, "withdraw

19 without prejudice." I don't think that's the way our

20 ordinance works. You withdraw, it's deemed to be a denial,

21 and you cannot come back for two years, your client can't,

22 unless you have some difficulty -- I'm not sure what the

1 words are -- but different plans than you have now. Just so
2 you understand that.
3 CHRISTOPHER ALPHEN: Well, that's why I'm seeking
4 a withdrawal without prejudice. That's the purpose for
5 this. And obviously the Board is aware that there was a
6 discussion about whether this should be able to special
7 permit or a variance.
8 We had discussions with the Building Commissioner
9 and determined that this shall be a variance, and rather
10 than amending the application to be a variance, he asked
11 that we withdraw the application. So we are following the
12 orders of the City.
13 CONSTANTINE ALEXANDER: Okay, I'm -- I don't want
14 to beat this to death, but if you look at Section 10.51 of
15 our ordinance, it says, "The granting of a leave to withdraw
16 after application for a variance of special permit had been
17 advertised shall be considered unfavorable action."
18 If you go earlier, it says, it's unfavorable
19 action -- earlier in the section, "unfavorable action," you
20 can't come back for two years, unless you come back with
21 something different.
22 So I think the ordinance is -- there's no give in

1 the ordinance. It is what it is.
2 CHRISTOPHER ALPHEN: Well then, I would ask that
3 we be able to modify our application. You're not -- I don't
4 really understand how I have an out here without getting a
5 withdrawal without prejudice here. You know, we're trying
6 to modify the application in order to seek the right zoning
7 relief.
8 It doesn't make sense to me legally that one
9 cannot change their application to seek the zoning relief
10 that the Board believes that we should be getting and then
11 at the same time say that, you know, we can't withdraw
12 without prejudice.
13 So, you know, that's -- it's an interesting
14 concept to me, I guess.
15 LAURA WERNICK: Should it be a continuance,
16 requesting a continuance rather than a withdrawal, further
17 continuance?
18 CONSTANTINE ALEXANDER: Yeah. That's exactly
19 right.
20 CHRISTOPHER ALPHEN: I'm happy to do that, as long
21 as we have an understanding that we're able to modify our
22 application to seek a variance rather than a special permit?

1 BRENDAN SULLIVAN: No, I think that the proper
2 course of action would be continue this case to leave it
3 active, and to file a new case seeking a variance for the
4 relief that you're requesting.
5 CHRISTOPHER ALPHEN: Very well.
6 BRENDAN SULLIVAN: Rather than withdrawn this
7 CONSTANTINE ALEXANDER: Right.
8 BRENDAN SULLIVAN: Because Mr. Alexander was
9 correct that any withdrawal is always with prejudice, and
10 that basically states that you cannot come back for two
11 years with the same petition.
12 It can be materially different. If you deem it
13 materially different, then you would have to apply to the
14 Planning Board, they would have to deem it materially
15 different, and then it would come back to us. That's a
16 whole bureaucratic hurdles.
17 CHRISTOPHER ALPHEN: So I'm quite aware of the
18 statute, yep.
19 BRENDAN SULLIVAN: Right. So in other words, I
20 think, Counselor, what my suggestion would be to continue
21 this matter to a date in the future, and then to apply for a
22 variance for, if you want, for the same or something

1 different.
2 But if you had applied for a variance and we
3 deemed it that you would need a special permit, then the
4 dropdown is easier. Seeking a special permit and then it be
5 deemed that you need a variance requires a new application.
6 CHRISTOPHER ALPHEN: Understood.
7 BRENDAN SULLIVAN: So I think the motion is, then,
8 to continue this matter -- withdraw the withdrawal, and kick
9 this forward to -- and again, it can be, obviously, sometime
10 in the future.
11 CHRISTOPHER ALPHEN: Yeah.
12 BRENDAN SULLIVAN: In other words, the refile, the
13 new filing, would probably be heard before this.
14 CHRISTOPHER ALPHEN: Right.
15 OLIVIA RATAY: Are we saying May?
16 BRENDAN SULLIVAN: May. May. All right, and
17 what's after May 5? May 19. What about if we kick this
18 forward to May 19?
19 CHRISTOPHER ALPHEN: That would be terrific. I
20 really appreciate it.
21 BRENDAN SULLIVAN: Okay. So let me make a motion,
22 then -- a request of Counsel -- to continue this matter

1 until May 19, 2022 on the condition that the -- you have to
2 maintain the posting sign at least 14 days prior to the May
3 19 date. Such posting sign should reflect the new date of
4 May 19, and the new time of 6:00 p.m.
5 That should there be any new submissions, changes
6 to the existing application 149665, those changes should be
7 in the file by 5:00 p.m. on the Monday prior to May 19. You
8 have already signed a waiver, so that -- that's concurrent,
9 so we're fine there.
10 CONSTANTINE ALEXANDER: May I make two comments?
11 One, we didn't pick a time on the May date. What time?
12 BRENDAN SULLIVAN: 6:00 p.m.
13 CONSTANTINE ALEXANDER: 6:00 p.m. And the other
14 the plans "should" be in the files by 5:00 p.m. on the
15 Monday before. The word is, "must."
16 BRENDAN SULLIVAN: "Must" be in the file, correct.
17 Okay. Yeah. Anything to do with this particular 149665.
18 On the motion then, to continue this matter to May 19, Mr.
19 Alexander?
20 CONSTANTINE ALEXANDER: I vote in favor.
21 BRENDAN SULLIVAN: Mr. Monteverde?
22 JIM MONTEVERDE: I vote in favor.

1 BRENDAN SULLIVAN: Laura Wernick?
2 LAURA WERNICK: Voting in favor.
3 BRENDAN SULLIVAN: All right. Is Jason, you're
4 present? Jason Marshall on the matter to continue.
5 JASON MARSHALL: I'm not on this case, Mr. Chair,
6 but I will vote for it if you want me to.
7 BRENDAN SULLIVAN: Okay. And Chair Brendan
8 Sullivan votes to continue this matter to May 19.
9 WENDY LEISERSON: And Mr. Chair, Wendy Leiserson,
10 who is on this case --
11 BRENDAN SULLIVAN: Okay.
12 WENDY LEISERSON: -- also votes to continue.
13 Thank you.
14 BRENDAN SULLIVAN: Good. I'm sorry. Good. I
15 didn't see your name up here. Then let's scratch Jason, and
16 Wendy Leiserson, the matter -- motion to continue. Wendy?
17 WENDY LEISERSON: Oh, yes.
18 BRENDAN SULLIVAN: Yes, okay, great. All right.
19 [All vote YES]
20 BRENDAN SULLIVAN: Five affirmative votes, the
21 matter is continued.
22 CHRISTOPHER ALPHEN: Thank you.

1 BRENDAN SULLIVAN: Thank you.
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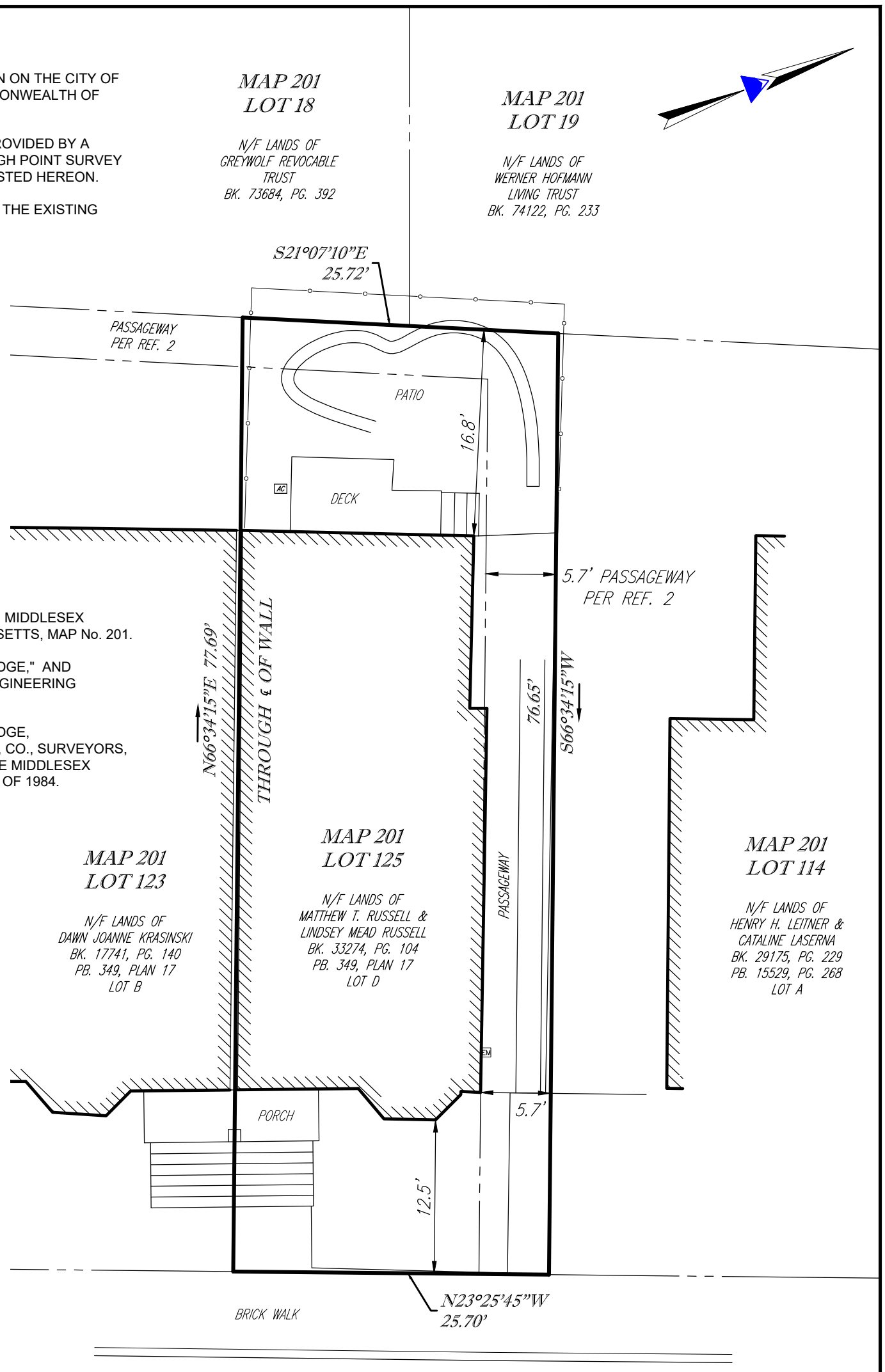
22

NOTES:

1. PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
2. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENTAS PLAN BOOK 349, PLAN 17.
3. PLAN ENTITLED " PLAN OF LAND IN CAMBRIDGE, MASSACHUSETTS," BY FREDRICK R. JOYCE, CO., SURVEYORS, DATED APRIL 6, 1984 AND RECORDED IN THE MIDDLESEX COUNTY REGISTRY OF DEEDS AS PLAN 391 OF 1984.



MT. PLEASANT STREET

(PUBLIC - 40' WIDE)

GRAPHIC SCALE

0 20 30 40

(IN FEET)

1 inch = 20 ft.

I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021.

COMMONWEALTH OF MASSACHUSETTS
SCOTT M. L'ITALIEN
NO. 50815
REGISTERED PROFESSIONAL LAND SURVEYOR

9/1/2021
DATE

FIELD DATE	08/10/2021
FIELD BOOK NO.	MA-02
FIELD BOOK PG.	11
FIELD CREW	JMR
DRAWN:	JMR
REVIEWED:	JMR

MATT RUSSELL

CERTIFIED PLOT PLAN

38 MT. PLEASANT STREET
CITY OF CAMBRIDGE, MIDDLESEX COUNTY
COMMONWEALTH OF MASSACHUSETTS

High Point
Survey & Geospatial Data

100 CUMMINGS CENTER
SUITE 353-E
Beverly, Massachusetts 01915
508.243.3434 HighPointSurvey.com

APPROVED:	DATE	SCALE	FILE NO.	DWG. NO.
SML	09/01/2021	1"=20'	21-013	1 OF 1

Pacheco, Maria

From: Adam Albright <albright@mit.edu>
Sent: Tuesday, March 22, 2022 10:14 AM
To: Singanayagam, Ranjit; Ratay, Olivia; Pacheco, Maria
Subject: Public comment for BZA hearing (3/24) case BZA-149665: 38 Mt Pleasant St

Dear Board of Zoning Appeal Board,

My name is Adam Albright, and I am the owner of 40-42 Mt Pleasant St, #3 (the second floor unit of 40 Mt Pleasant St), where I have lived since 2012. I have lived and worked in Cambridge since 2004. I am writing to comment on the "special permit" petition (Case BZA-149665) to add a second floor addition to 38 Mt Pleasant St, which abuts our building.

I should first say that I appreciate the efforts that Matt and Lindsey Russell have made to keep neighbors informed and listen to our concerns.

I nonetheless have concerns about the impact of the proposed second floor addition on the enjoyment and value of our home. Among all abutters, my unit would be uniquely affected by this addition, since I share a common wall with the second floor of 38, and the proposed addition would be just a few feet from my windows.

My unit has just four rooms. Two of those rooms (dining/living and one bedroom) look out on a small area of roof. In the first attached picture, the closer portion of the roof with the skylight is #40, and the portion past the downspout and the seam in the roof is #38.

The proposed second floor addition would create a wall that boxes in the windows of both of these rooms. The wall would be just 12 feet away from my dining room window, blocking it entirely (the view in the first photo). It would also be 5 feet from my bedroom window, sinking that room into an alcove. The effect can be seen on pages 65-66 of the proposal PDF on the BZA website.

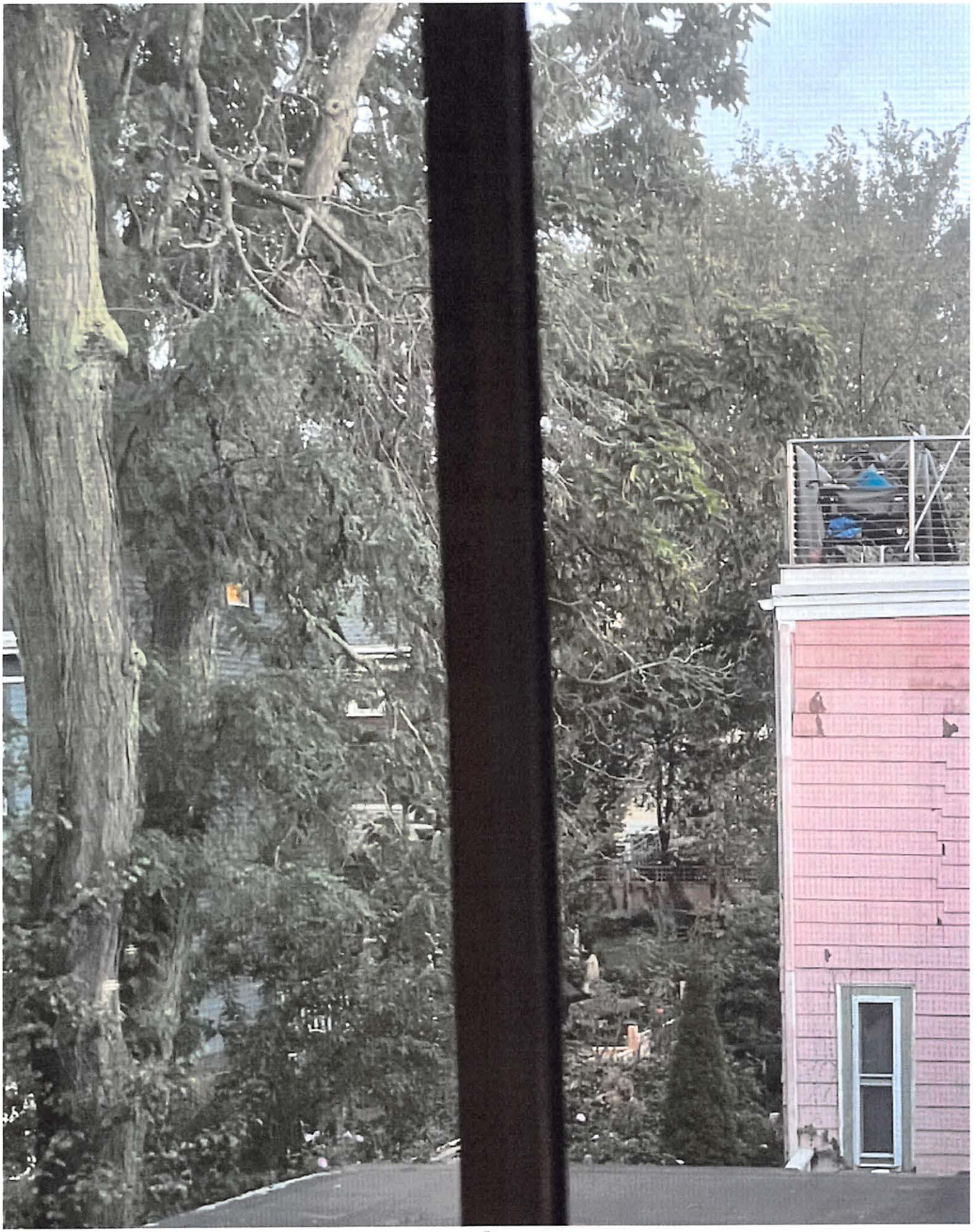
The addition would have two negative impacts. Most significantly, it would transform what are currently windows to the outdoors into windows that look directly out onto a wall, in what is essentially a 12' wide alley. This can easily be seen by looking at the photos I've attached, and simply imagining a wall erected at the seam of the roof. The architectural sketches make that space look somewhat wide, but in person, it's tight quarters (around 10'x12', or a small room). The second attached photo shows that the view from my dining room would be mostly replaced by a wall, at the seam line of the roof. The third attached photo shows the view from my bedroom, in which everything to the right of the roof seam would also be replaced be a wall.

The second impact would be on the daylight to my unit, especially in the first half of the day. The windows in question are on the south (my only south-facing window) and east. Currently, these windows receive bright direct sunlight in the morning, from around 8:45am (when the sun rises over buildings to the south) until about 11:45am, with bright indirect light for much of the afternoon. The third attached photo shows the sun coming in through the area of the proposed addition, at approximately 9am. The revised plans attempt to reduce the impact, by lowering the height of a portion of the roof, and painting the wall that would be directly in front of my windows a lighter color. This is an improvement over the initial plans, but the fact remains that there will be a reduction of direct and indirect light to the back half of my unit.

I recognize that a certain degree of denseness is to be expected in a city, but I'm afraid that the fact that this addition would be just 5 ft and 12 ft from my bedroom and dining room windows, respectively, would have a particularly large impact on the value and enjoyment of my unit.

Sincerely,

Adam Albright
40-42 Mt Pleasant St, #3 (second floor)
Cambridge MA 02140



Pacheco, Maria

From: Elizabeth Greywolf <esgreywolf@gmail.com>
Sent: Sunday, May 15, 2022 10:55 AM
To: Pacheco, Maria
Subject: Cases BZA149665 BZA168459
Attachments: NeighborsPetitionBZA149665.docx

May 14, 2022
Maria Pacheco
Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA

Re: Case No: BZA-149665, Residence C-1 Zone (bedroom/bathroom addition)
and Case BZA-168459 (windows addition)
Petitioners: Matthew and Lindsey Russell, 38 Mt. Pleasant Street

Dear Maria Pacheco:

This letter is a follow-up to a letter I sent November 17, 2021 to the Zoning Board (see attached, which also includes a letter sent to the Russells in October 2021), representing owners of 17 Buena Vista Park in Cambridge, regarding Case BZA-149665. I've been told this case has been continued until May 19 of this year.

I may not be able to attend the upcoming virtual hearing and in that case request this letter be included in the proceedings. The objections raised last November have not changed. I would appreciate the Zoning Board taking them into consideration when discussing the Special Permits being sought by Matthew and Lindsey Russell at 38 Mt. Pleasant Street.

While we can appreciate the desire of all home-owners to make their homes as comfortable as possible, in a city as densely populated as Cambridge, not all desires can be accommodated without disruption to others. As I have been told, this request of our neighbors, for the addition of another bedroom and another bathroom, would be to accommodate "occasional visits" from a relative. That's an option very appealing to most of us. However, considering it would further decrease light and privacy for those living closest to the Russells – especially when the second story addition would be added to the building's already noncompliant floor-area-ratio – causes concerns and objections.

I hope the Russells can understand why their neighbors would have objections to a proposed project that would detract from our own property, and provide no benefits or compensation for many weeks (possibly months) of construction noise. Whatever decision the Board of Zoning Appeals makes, we hope the Russells will reconsider their request for increasing the size and proximity of their home, especially as their children are nearing maturity.

Thank you for your work in promoting the health and welfare of Cambridge.

Sincerely,
Elizabeth Greywolf
17 Buena Vista Park, #1
Cambridge, MA 02140
esgreywolf@gmail.com

May 14, 2022

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

Re: Case No: BZA-149665, Residence C-1 Zone (bedroom/bathroom addition)
and Case BZA-168459 (windows addition)
Petitioners: Matthew and Lindsey Russell, 38 Mt. Pleasant Street

Dear Maria Pacheco:

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While we can appreciate the desire of all home-owners to make their homes as comfortable as possible, in a city as densely populated as Cambridge, not all desires can be accommodated without disruption to others. As I have been told, this request of our neighbors, for the addition of another bedroom and another bathroom, would be to accommodate "occasional visits" from a relative. That's an option very appealing to most of us. However, considering it would further decrease light and privacy for those living closest to the Russells – especially when the second story addition would be added to the building's already noncompliant floor-area-ratio – causes concerns and objections.

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Thank you for your work in promoting the health and welfare of Cambridge.

Sincerely,
Elizabeth Greywolf
17 Buena Vista Park, #1
Cambridge, MA 02140
esgreywolf@gmail.com

PRIOR SUBMISSION TO THE BOARD OF ZONING APPEAL:
November 17, 2021

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

Re: Case No: BZA-149665, Residence C-1 Zone
Petitioner: Matthew and Lindsey Russell, 38 Mt. Pleasant Street

Dear Ms. Pacheco,

Regarding the above Petition to the Board of Zoning Appeal, the owners of 17 Buena Vista Park, Cambridge 02140, sent a letter (attached) to Mr. and Mrs. Russell in October, expressing concerns their proposed construction would result in diminishing our property's privacy and light. We have just received a reply, including a copy of a "solar study."

As we are unfamiliar with this "study" and have not spoken with the architect, we must leave it up to the Board of Zoning Appeal to attest to its accuracy. It does appear, however, that there is diminished sunlight indicated on the noon Winter Solstice graphics, so must question the claim that this construction will "not impact the sunlight on your property."

I understand the Board will hear this Petition tomorrow. We thank you for your work and appreciate the Board's efforts to analyze and arbitrate zoning issues.

Sincerely,

Elizabeth Greywolf
For Owners of 17 Buena Vista Park, Cambridge 02140
Enc. Letter of October 15

==========

LETTER SENT TO THE RUSSELLS October 15, 2021

Lindsey and Matt Russell
38 Mt. Pleasant Street
Cambridge, MA 02140

Dear Neighbors:

We have considered your support request for a special permit to build an addition to your home and have concerns about how this would affect us. Disregarding noisy construction disruption, it appears from the illustration you've included that this project would not only diminish the space between buildings, but block out even more sunlight than is now extremely limited by the current design of your building. Unless your architectural plans could prove otherwise, we are hesitant to support this request.

Unfortunately, most Cambridge lots are already too small for the number of residents occupying buildings, many of which used to be single-family homes. We were made aware that some of your neighbors applied for special permitting in the past, for a similar project, and were denied new construction support for the same reasons: diminished privacy and light. Unfortunately, living in one of the most densely populated cities in America, we do not have the easy options of expanding building size without affecting neighbors, which those in the suburbs living on a quarter-acre of land, or more, enjoy.

I hope you can appreciate our hesitations and realize our concerns are universally shared by all who live in urban settings. As you recently requested permission (which was given) to cut branches from the evergreen tree in our yard to increase sunlight in your yard, this fact may already be apparent.

Sincerely,

Owners of 17 Buena Vista Park
Cambridge, MA 02140
Hayley Arnett
Elizabeth Greywolf
Sejal Patel
Owners of 17 Buena Vista Park

Google Maps 37 Mt Pleasant St

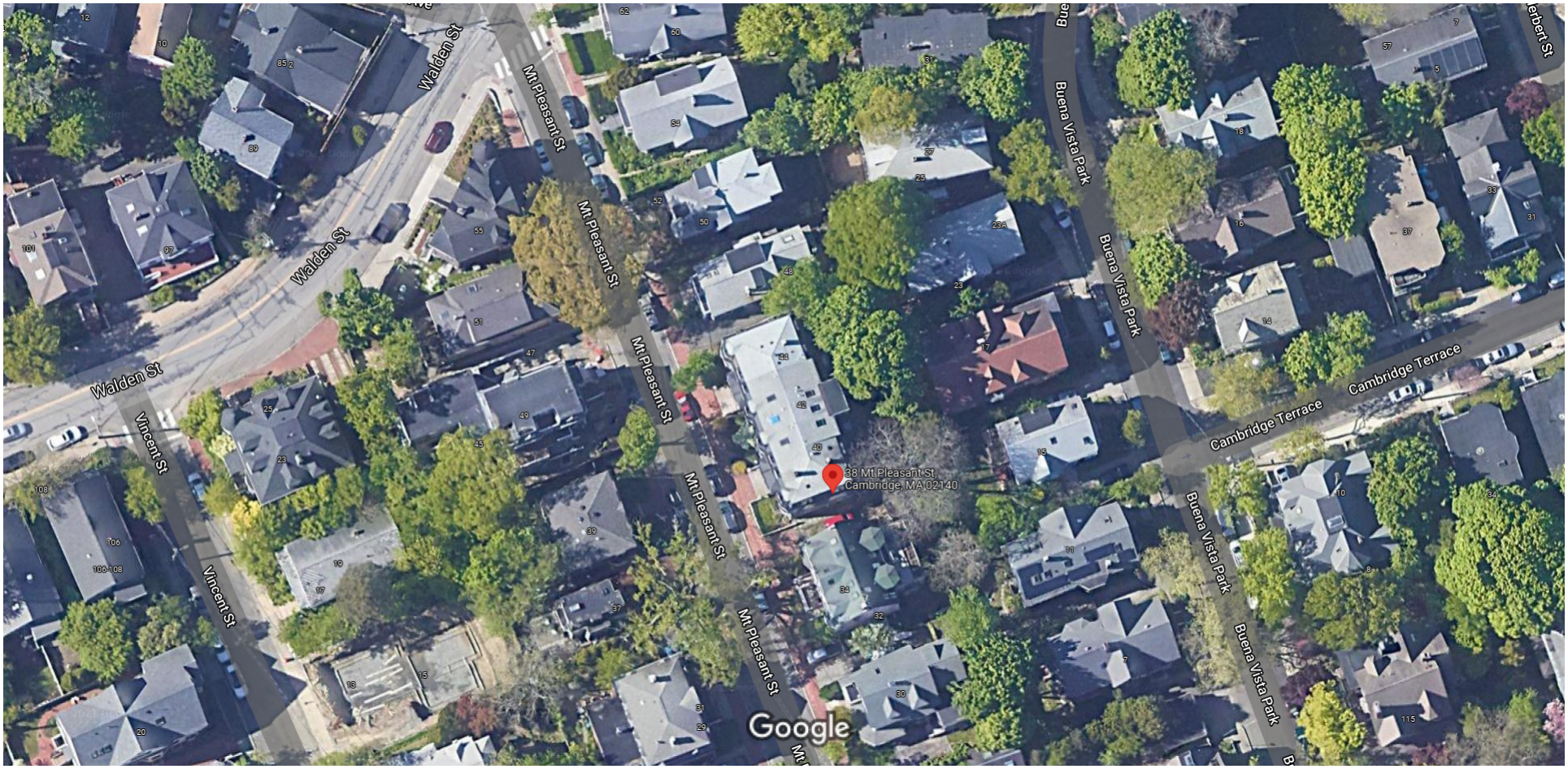
Image capture: Nov 2020 © 2021 Google

Cambridge, Massachusetts

Google

Street View - Nov 2020

Google Maps 38 Mt Pleasant St



Imagery ©2021 MassGIS, Commonwealth of Massachusetts EOEA, Maxar Technologies, Map data ©2021 Google 20 ft

From: Matt Russell
To: Chris Alphen
Subject: Fwd:
Date: Tuesday, September 28, 2021 11:13:21 AM

---

mtrussell92@gmail.com
617 803 3189

Begin forwarded message:

> **From:** Philip Laird <PLaird@arcusa.com>
> **Date:** September 28, 2021 at 11:05:26 EDT
> **To:** mtrussell92@gmail.com

> To Whom it May Concern,
>
> My name is Philip Laird and my wife and I have lived at 22 Mt Pleasant Street since 1982. I am writing to state my support for my neighbors, Lindsey and Matthew Russell. I have seen their renovation plans and I am in support of their application for a Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140. They have always kept their house in beautiful condition and I think this renovation will substantially improve both the outside and inside of the house.
>
> Best Regards,
>
> Philip Laird

Philip L. Laird FAIA, LEED AP
President
ARC/ Architectural Resources Cambridge
501 Boylston Street
Boston, MA 02116

T: 617-575-4226
C:617-460-0289

To Whom it May Concern,

Our names are Henry Leitner and Catalina Laserna. We are a married couple who have lived at 32 Mt Pleasant Street since 1984.

We are writing to state our strong support for our neighbors, Lindsey and Matthew Russell. We have seen their renovation plans and we are in support of their application for a Variance/Special Permit for their home at 38 Mt Pleasant Street, Cambridge, MA 02140.

Thank you. Feel free to contact us.

Henry Leitner (hleitner@me.com, 617-953-8026)

Catalina Laserna (cyberlina@me.com, 617-230-8541)

September 27, 2021

To Whom it May Concern,

Steve & I moved into our home at 40 Mt Pleasant Street, unit 4 in November 2020. We love the neighborhood and are so happy to be here.

We are writing to share our support for our neighbors, Lindsey and Matthew Russell of 38 Mt Pleasant Street for their planned renovations to their home. We have reviewed the renovation plans with them and do not have any concerns about the proposed plans and therefore support their application for a Variance/Special permit for their home at 38 Mt Pleasant Street, Cambridge MA 02140.

We appreciate the need for additional space and the desire to stay in this fabulous neighborhood. We believe that the planned renovations will improve their property value which will subsequently improve the neighborhood and the value of all of our homes.

Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140

October 1, 2021

To Whom it May Concern,

I am writing in support of Matt and Lindsey Russell, homeowners of 38 Mt. Pleasant St., who are seeking a variance/special permit for an addition on the rear of their home. I am a non-abutting neighbor who has viewed the proposal for this renovation/addition, and I see no major detrimental impacts to the street or abutting neighbors. The Russells have lived in their home for 20 years and are responsible residents and neighbors. My understanding is that this addition will allow the Russell family to provide additional support for their aging parents.

Please don't hesitate to contact me for any reason.

Sincerely,

Max

Max McMahon
25 Mt. Pleasant St.
Cambridge, MA 02140
(617) 750-3529
sendtomax@gmail.com

Date: 9-29-2021

To Whom it May Concern:

My name is Richard Pratt Marjorie Hilton and I live at 141 Upland Rd (corner of Mt. Pleasant St).

I am writing to state my support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Sincerely,

Richard Pratt
Marjorie Hilton

Andrew & Karen Sinclair
39 Mount Pleasant St.
Cambridge, MA 02140

Re: Special Permit Application of Lindsey and Matt Russell
38 Mount Pleasant St. Cambridge, MA 02140

October 1, 2021

Dear Board of Zoning Appeals,

We live directly across Mount Pleasant Street from Lindsey and Matt Russell and have been neighbors for seven years. Based on the plans the Russells showed us, the proposed second floor rear addition would have no impact on our view or the character of the street. If this addition would permit the Russells to stay in their home and the neighborhood, we are supportive of their application for a special permit for a second floor rear addition.

Sincerely,

Andrew & Karen Sinclair

Oct. 7, 2021

To Whom it May Concern:

My name is Andrew Anisimov. My family has lived at 44 Mt. Pleasant St. since 1959.
My 94 year old mother still lives there and I am a daily visitor although I now live between Harvard and Central Sq. Our house is the opposite end of the same building that Lindsey and Matt are planning to make some renovations to. They have shared the details with us and I would like to state our support for my neighbors, Lindsey and Matt Russell, in their application for a special permit for their home at 38 Mt Pleasant Street Cambridge, MA 02140.

Thank you,

Andrew Anisimov
moo.moo@comcast.net
617 699 1678

Property Database

38 Mt Pleasant St

Property Information

Property Class	SNGL-FAM-RES
State Class Code	101
Zoning (Unofficial)	C-1
Map/Lot	201-125
Land Area (sq. ft)	1,982

Property Value

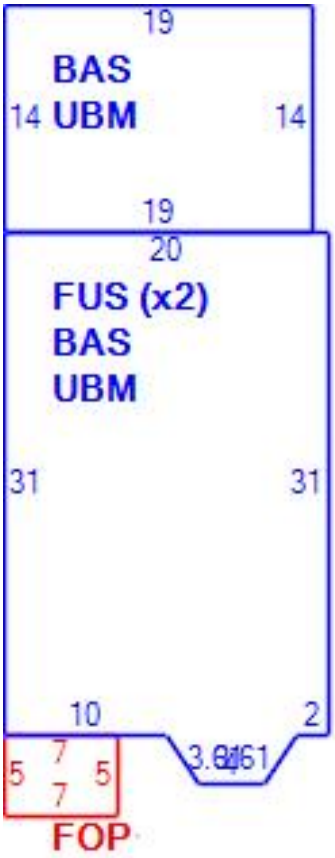
Year of Assessment	2021
Tax District	R8
Residential Exemption	Yes
Building Value	$725,400
Land Value	$657,200
Assessed Value	$1,382,600
Sale Price	$830,000
Book/Page	33274/104
Sale Date	July 18, 2001
Previous Assessed Value	$1,393,000

Owner Information

Photos

Sketches

Owner(s)	RUSSELL, MATTHEW T. & LINDSEY MEAD RUSSELL 38 MT. PLEASANT STREET CAMBRIDGE, MA 02140-2614



Building Information

Residential Building Number 1, Section 1

Exterior

Style	ROW-END
Occupancy	SNGL-FAM-RES
Number of Stories	3
Exterior Wall Type	Frame-Clapbrd
Roof Type	Mansard
Roof Material	Slate Clay

Interior

Living Area (sq. ft.)	2,180
Number of Units	1
Total Rooms	9
Bedrooms	4
Kitchens	2
Full Baths	2
Half Baths	1
Fireplaces	0

Systems

Heat Type	Forced Air
Heat Fuel	Gas
Central A/C	Yes

Condition & Grade

Year Built	1880
Interior Condition	Good
Overall Condition	Good
Overall Grade	Good Very Good

Parking

Open Parking	0
Covered Parking	0

Subareas

Code	Description	Gross Area	Living Area
BAS	First Floor	904	904
FOP	Porch, Open	35	0
FUS	Upper Story, Finished	1,276	1,276
UBM	Basement	904	0
	Total:	3,119	2,180

Extra Features / Outbuildings

Description	SHED-IMPLMNT
Number of Units	24.00
Unit Type	

Southern Middlesex - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 10/4/2021 12:04:25 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
654	DEED		33274/104	07/18/2001	830000.00

Property-Street Address and/or Description

38 MT PLEASANT LOT D

Grantors

LONERGAN PAUL A &AL, TALLON ANNE C &AL

Grantees

RUSSELL MATTHEW T &UX, RUSSELL LINDSEY MEAD &AL

References-Book/Pg Description Recorded Year

Registered Land Certificate(s)-Cert# Book/Pg

2

QUITCLAIM DEED

We, Paul A. Lonergan and Anne C. Tallon, being married, of Cambridge, Massachusetts,

for consideration paid of Eight Hundred Thirty Thousand and 00/100 ($830,000.00) Dollars,

grant to Matthew T. Russell and Lindsey Mead Russell, husband and wife, as tenants by the entirety of 38 Mt. Pleasant Street, Cambridge, Massachusetts,

with quitclaim covenants

all that certain parcel of land situate, lying and being in Cambridge, County of Middlesex, and State of Massachusetts, and bounded and particularly described as follows, to wit:

The land, with the buildings thereon, situated in said Cambridge and now numbered 38 Mt. Pleasant Street, being Lot D as shown on plan dated February 20, 1925, by Bay State Surveying Company, recorded with Middlesex South District Deeds, Book of Plans 349, Plan 17, bounded and described as follows:

Westerly by Mt. Pleasant Street, 25.70 feet;

Southerly by Lot 15 on plan recorded with said Deeds, Book of Plans 21, Plan 10, 76.65 feet;

Easterly by land of owners unknown, 25.70 feet; and

Northerly by Lot C on first above-mentioned plan, 77.80 feet.

Containing 1983 square feet or however otherwise bounded, measured or described, be any or all of said measurements, more or less.

For our title reference see Middlesex County Registry of Deeds in Book 28871, Page 248.

MSD 07/18/01 02:21:48 654 45.00 **** MASS. EXCISE TAX: 3784.80 ***
Property Address: 38 Mt. Pleasant Street, Cambridge, MA

07/18/01 3:00PM 01
000000 #3223

FEE $3784.80

CASH $3784.80

CANCELLED

CAMBRIDGE
DEEDS REG15
MIDLE SOUTH

Witness our hands and seals this 13th day of July, 2001.

Paul A. Lonergan

Anne C. Tallon

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. July 13, 2001

Then personally appeared the above-named Paul A. Lonergan and acknowledged the foregoing instrument to his free act and deed, before me,

Notary Public-
My Commission Expires: Jan. 25, 2002

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss. July 13, 2001

Then personally appeared the above-named Anne C. Tallon and acknowledged the foregoing instrument to her free act and deed, before me,

Notary Public-
My Commission Expires: Jan. 25, 2002

201-114
LEITNER, HENRY H. & CATALINA LASERNA
32 MOUNT PLEASANT STREET
CAMBRIDGE, MA 02140

201-115
LASERNA, CATALINA &
HENRY H. LEITNER
32 MT. PLEASANT ST.
CAMBRIDGE, MA 02140

201-123-1
VIGODA, ROBERT A., TRUSTEE
42 MOUNT PLEASANT ST
P.O. BOX #540
PORTSMOUTH, NH 03802

201-123-2
NORRIS, ANNE-ELIZABETH M. &
TRACI A. LOGAN
40-42 MT PLEASANT ST., #2
CAMBRIDGE, MA 02140

201-123-3
ALBRIGHT, ADAM C.
40-42 MT PLEASANT ST., #3
CAMBRIDGE, MA 02140

201-123-4
SPRING STEPHEN & CHRISTINE SPRING
40-42 MOUNT PLEASANT ST
UNIT 4
CAMBRIDGE, MA 02140

201-125
RUSSELL, MATTHEW T. &
LINDSEY MEAD RUSSELL
38 MT. PLEASANT STREET
CAMBRIDGE, MA 02140-2614

201-126
ANISIMOV, OLEG &
NATALIE ANISIMOV
C/O ANDREW ANISMOV
940 MASS AVE
CAMBRIDGE, MA 02139

201-17
UPTON, ANDREW F.
23 BUENA VISTA PARK
CAMBRIDGE, MA 02140

201-18-1
GREYWOLF, ELIZABETH S.
TRUSTEE UNDER THE GREYWOLF REVOC TRT
17 BUENA VISTA PARK UNIT 1
CAMBRIDGE, MA 02140

201-18-2
ARNETT, HAYLEY L.
17 BUENA VISTA PARK, UNIT #2
CAMBRIDGE, MA 02140-2624

201-18-3
PETEET, THOMAS JOSIAH &
SEJAL SUBODH PATEL
17 BUENA VISTA PK., #3
CAMBRIDGE, MA 02140

201-19
HOFMANN, WERNER
ANGELA F. HOFMANN, TRS
15 BUENA VISTA PK
CAMBRIDGE, MA 02140

201-20-1
BURKE, THOMAS
11 BUENA VISTA PK, UNIT#1
CAMBRIDGE, MA 02140

201-20-2
GERRING, JOHN
11 BUENA VISTA PK. UNIT#2
CAMBRIDGE, MA 02140

201.5-28-37
REED & CAROLYN BARR HOYT TRS
REED & CAROLYN BARR HOYT TRUST TR
37 MT PLEASANT ST
CAMBRIDGE, MA 02140

201.5-28-39
SINCLAIR, ANDREW & KAREN A. SINCLAIR
39 MT PLEASANT ST.
CAMBRIDGE, MA 02140

201.5-29
DRANE, LANCE W.
G. ELIZABETH WYLDE, TRS
31 MT PLEASANT ST
CAMBRIDGE, MA 02140

REM_ACCT_NUM	REM_PRCL_LOCN	REM_USE_CODE
201-114	34 MT PLEASANT ST	105
201-115	32 MT PLEASANT ST	105
201-123-1	40-42 MT PLEASANT ST #1	102
201-123-2	40-42 MT PLEASANT ST #2	102
201-123-3	40-42 MT PLEASANT ST #3	102
201-123-4	40-42 MT PLEASANT ST #4	102
201-125	38 MT PLEASANT ST	101
201-126	44 MT PLEASANT ST	101
201-17	23 BUENA VISTA PK	101
201-18-1	17 BUENA VISTA PK #1	102
201-18-2	17 BUENA VISTA PK #2	102
201-18-3	17 BUENA VISTA PK #3	102
201-19	15 BUENA VISTA PK	104
201-20-1	11 BUENA VISTA PK #1	102
201-20-2	11 BUENA VISTA PK #2	102
201.5-28-37	37-39 MT PLEASANT ST #37	102
201.5-28-39	37-39 MT PLEASANT ST #39	102
201.5-29	29-31 MT PLEASANT ST	104

OWN_NAME1	OWN_NAME2
LEITNER, HENRY H. & CATALINA LASERNA	
LASERNA, CATALINA &	HENRY H. LEITNER
VIGODA, ROBERT A., TRUSTEE	42 MOUNT PLEASANT ST
NORRIS, ANNE-ELIZABETH M. &	TRACI A. LOGAN
ALBRIGHT, ADAM C.	
SPRING STEPHEN & CHRISTINE SPRING	
RUSSELL, MATTHEW T. &	LINDSEY MEAD RUSSELL
ANISIMOV, OLEG &	NATALIE ANISIMOV
UPTON, ANDREW F.	
GREYWOLF, ELIZABETH S.	TRUSTEE UNDER THE GREYWOLF REVOC TRT
ARNETT, HAYLEY L.	
PETEET, THOMAS JOSIAH &	SEJAL SUBODH PATEL
HOFMANN, WERNER	ANGELA F. HOFMANN, TRS
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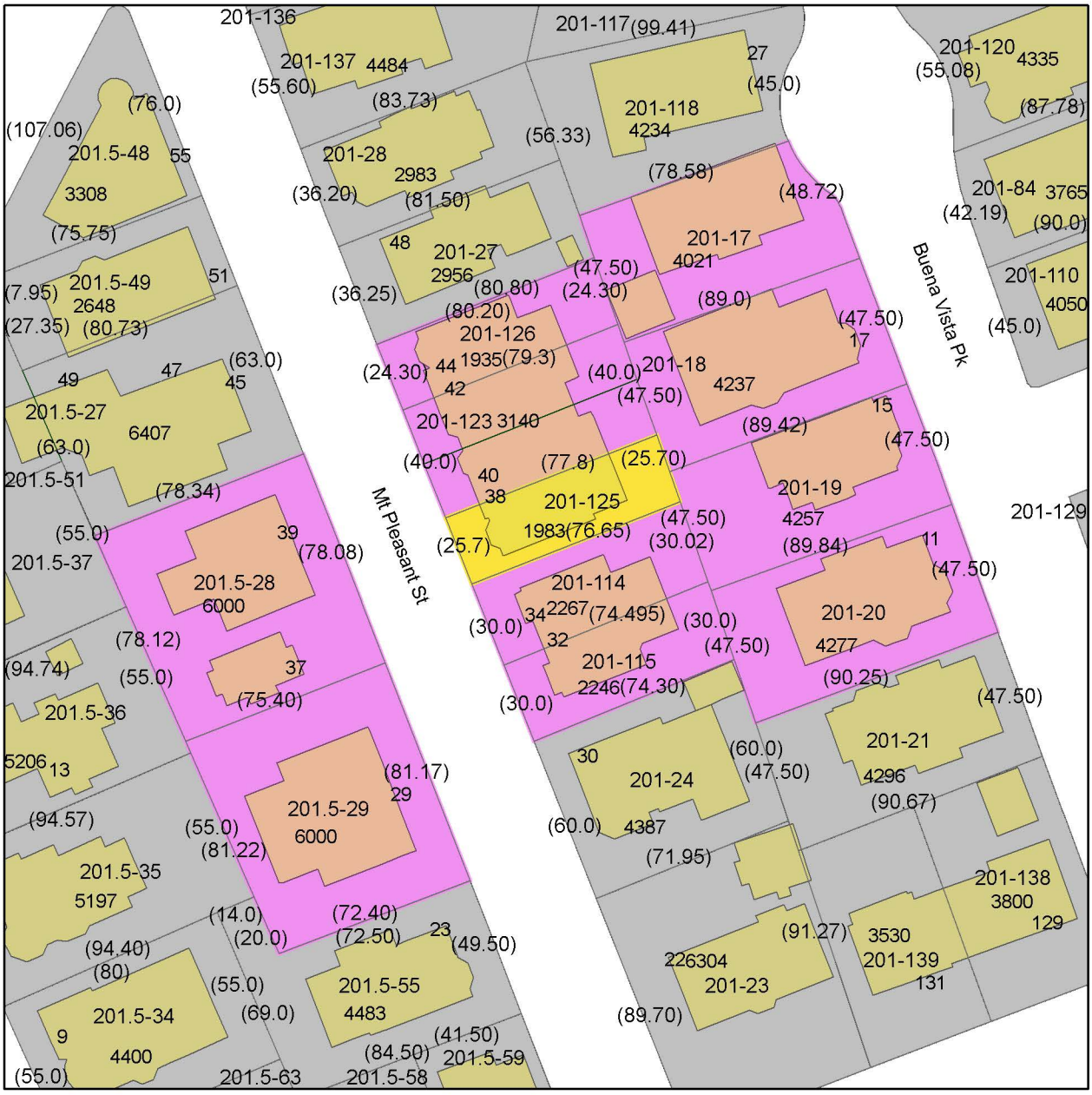
GERRING, JOHN	
REED & CAROLYN BARR HOYT TRS	REED & CAROLYN BARR HOYT TRUST TR
SINCLAIR, ANDREW & KAREN A. SINCLAIR	
DRANE, LANCE W.	G. ELIZABETH WYLDE, TRS

MAD_MAIL_ADDR1	MAD_MAIL_ADDR2	MAD_MAIL_ADDR3
32 MOUNT PLEASANT STREET		
32 MT. PLEASANT ST.		
P.O. BOX #540		
40-42 MT PLEASANT ST., #2		
40-42 MT PLEASANT ST., #3		
40-42 MOUNT PLEASANT ST	UNIT 4	
38 MT. PLEASANT STREET		
C/O ANDREW ANISMOV	940 MASS AVE	
23 BUENA VISTA PARK		
17 BUENA VISTA PARK UNIT 1		
17 BUENA VISTA PARK, UNIT #2		
17 BUENA VISTA PK., #3		
15 BUENA VISTA PK		
11 BUENA VISTA PK, UNIT#1		
11 BUENA VISTA PK. UNIT#2		
37 MT PLEASANT ST		
39 MT PLEASANT ST.		
31 MT PLEASANT ST		

MAD_MAIL_CITY	MAD_MAIL_STATE	MAD_MAIL_ZIP
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
PORTSMOUTH	NH	03802
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140-2614
CAMBRIDGE	MA	02139
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140-2624
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140
CAMBRIDGE	MA	02140

MAP TITLE



Cambridge, MA Assessing Department

Gayle Willett, Director

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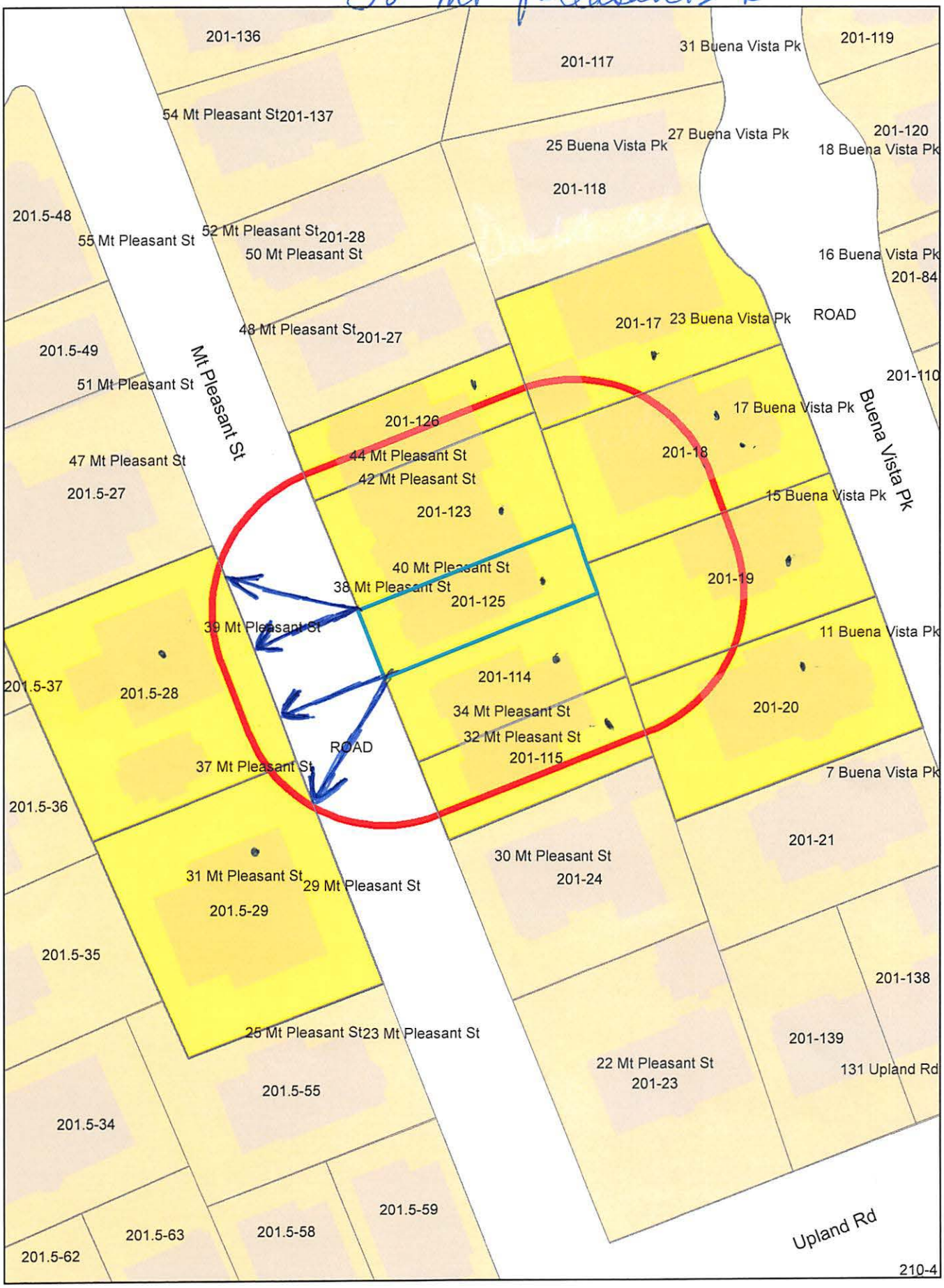
38 Mt. Pleasant St.



38 Mt. pleasant St. Petitioner

201-18
ARNETT, HAYLEY L.
17 BUENA VISTA PARK, UNIT #2
CAMBRIDGE, MA 02140-2624

201-18
PETEET, THOMAS JOSIAH &
SEJAL SUBODH PATEL
17 BUENA VISTA PK., #3
CAMBRIDGE, MA 02140

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

201-115
LASERNA, CATALINA & HENRY H. LEITNER
32 MT. PLEASANT ST.
CAMBRIDGE, MA 02140

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32 MOUNT PLEASANT STREET
CAMBRIDGE, MA 02140