CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR -4 PM 5:01
CITY CLERK'S OFFICE
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 168459

General Information

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

Special Permit: X Variance: X Appeal: _____

PETITIONER: Matthew T. Russel and Lindsey Mead RusselC/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:

Renovation of structure which ncreases the pre-existing nonconforming FAR.

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.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 8.000	Section: 8.22.2.C (Alteration Non-Conforming Structure- Windows).
Article: 8.000	Section: 8.22.3 (Alteration of Non-Conforming Structure not otherwise permitted in Section 8.22.1 and 8.22.2).
Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 10.000	Section: 10.40 (Special Permit).
Article: 10.000	Section: 10.30 (Variance).

Original Signature(s): _____

(Petitioner (s) / Owner)

Christopher J. Alphen, Esq.

(Print Name)

Blatman, Bobrowski, Haverty & Silverstein, LLC
9 Damonmill Square, Ste. 4A4
Address: Concord, MA 01742
Tel. No. (978) 371-2226
E-Mail Address: chris@bbhslaw.net

Date: March 30, 2022

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Matthew T. Russel and Lindsey Mead Russell
Location: 38 Mt Pleasant St , Cambridge, MA
Phone: (978) 371-2226

Present Use/Occupancy: Single-Family Residential
Zone: Residential C-1 Zone
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.:

This project is the renovation and addition to a 1880 wood-framed townhouse on an existing concrete, brick, and block foundation with wood clapboard and period trim with any new siding and trim to match existing.

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

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 Lindsay 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 Lindsay Mead Russell

*Pursuant to a deed of duly recorded in the date 7/8/2001, 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

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 30th of March, 2022, 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 VARIANCE

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

A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

The proposal is an expansion of a pre-existing nonconforming structure. 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. Such expansion is not otherwise permitted Section 8.22.1 or 8.22.2. Accordingly the Petitioners require a variance. The Petitioners desire to expand their living space to allow Matthew's mother to stay for extended periods time. The Petitioners' children are getting older, and they need more area to provide for their growing and aging family. In addition, the Petitioners need additional space to permit an office in the new work-for-home environment. The Petitioners require additional space so they can remain in Cambridge. With a literal enforcement of the Ordinance, the home's living space cannot be altered to become suitable for the entire family.

B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the lot and the age and condition of the townhouse structure.

C) **DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The excess FAR will not be detrimental to the public good. 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.

2) Desirable relief may be granted without nullifying or substantially derogating 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.

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 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 proposed renovations do not create any additional nonconformities, nor does it increase any existing nonconformities, other than an increase to the FAR (for which the applicant has applied for a variance). The proposed renovations will not be substantially more detrimental to the neighborhood than the existing nonconforming structure or use.

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.

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

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

April 25, 2022

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

RE: Special Permit / Variance No. 168459 - 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 "Petitioners"). The Petitioners are the owners of the property known as 38 Mt Pleasant Street, Cambridge, Massachusetts 02140 (the "Property").

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

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. The Petitioners do not propose a change in use. The proposal only increases the preexisting nonconforming FAR and does not create any new dimensional nonconformities.

Section 8.22.2(d) of the Zoning Ordinance permits the Board of Zoning Appeals to grant a special permit "for the alteration or enlargement of a preexisting dimensionally nonconforming detached single-family dwelling or two-family dwelling…" when the alterations or enlargement "only increase a preexisting dimensional nonconformity but does not create a new dimensional nonconformity." However, the dwelling is part of a townhouse. Consequently, the Board in a separate proceeding determined the Applicant's dwelling is not a "detached" dwelling eligible for a special permit pursuant to Section 8.22.2(d).

Accordingly, the Petitioners require a Variance pursuant to Section 8.22.3.[1] Section 10.30 of the Ordinance along with G.L. ch. 40A, § 10 provides the criteria for a variance. Section 10.30 states in pertinent:

> A variance from the specific requirements of this Ordinance… may be authorized by the Board of Zoning Appeal with respect to particular land or structure. Such variance shall be granted only in cases where the Board finds all of the following: (a)A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise to the petitioner or appellant. (b)The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structure but not affecting generally the zoning district in which it is located. (c) Desirable relief may be granted without either: (1) Substantial detriment to the public good; or (2) Nullifying or substantially derogating from the intent or purpose of this Ordinance.

As set forth below, the Petitioners meet the criteria for a variance.

A. A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise to the petitioner or appellant

With a literal enforcement of the Ordinance, the Petitioners would not be permitted to increase their pre-existing nonconforming FAR. The Petitioners are unable to increase the living area they need to continue to live in Cambridge. The Petitioners desire to expand their living

[1] Section 8.22.3 provides "[a]ny alteration or enlargement of a nonconforming structure or of a nonconforming use not otherwise permitted in Section 8.22.1 and 8.22.2 above shall be a variance.

space to add additional room to allow Matthew's mother to stay for extended periods of time. The Petitioners' children are getting older, and they need more area to provide for their growing and aging family. In addition, the Petitioners need additional space to permit an office in the new work-for-home environment. The Petitioners require additional space so they can stay part of the Cambridge community. A literal enforcement of the Zoning Ordinance places a substantial hardship to the Petitioners.

B. The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structure but not affecting generally the zoning district in which it is located.

The Petitioner's dwelling is the end dwelling of a row of townhouses. The dwelling is held in separate ownership from the other units contained in the townhouse. See Deed Recorded in Book 33274, Page 104. The Petitioners' lot is a long narrow lot containing 2,180 square feet.

Because of the shape of the property, the dwelling cannot be extended in any way that would meet setback requirements. The hardship is related to the size and shape of the lot, the age and condition of the dwelling and the uniqueness of the townhouse structure.

C. Desirable relief may be granted without either: (1) Substantial detriment to the public good; or (2) Nullifying or substantially derogating from the intent or purpose of this Ordinance.

Expanding the existing dwelling will not be substantial detriment to the public good or derogate from the intent or purpose of the Ordinance. The Petitioners propose a well-designed addition that will provide additional living space for the Petitioners. The Proposed Addition increases the pre-existing FAR from .98 to 1.12. The Proposed Addition does not create any additional nonconformities.

Many of the neighbors have expressed support for the Proposed Addition. The Proposed Addition is designed to make the Property more aesthetically appealing. The nonconforming FAR will not cause a detriment to the residential characteristics of the neighborhood.

Special Permit Pursuant to Section 8.22.2.C

In addition, the Proposed Renovations include the addition and moving of several windows. Accordingly, the Petitioners 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 Petitioners 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

03/24/2022

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:

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:

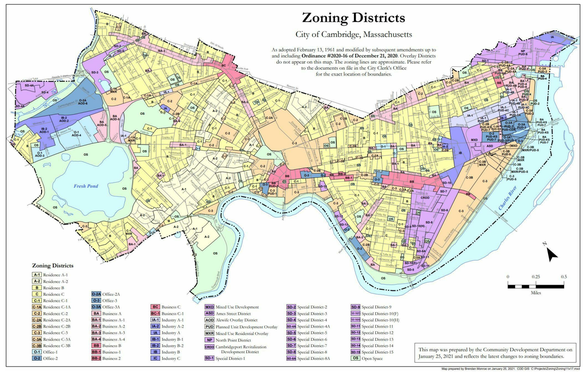
TBD

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	



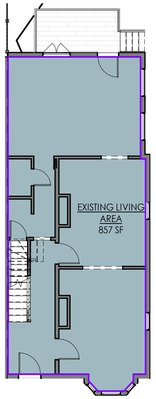
ZONE: RESIDENCE C-1

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
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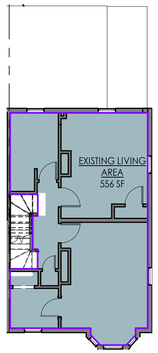
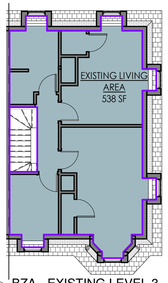
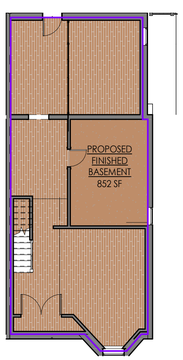


④ BZA - EXISTING LEVEL 2
1" = 10'-0"

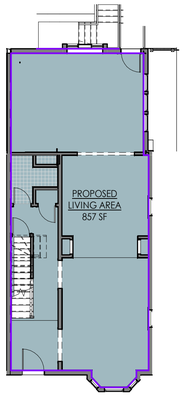


⑤ BZA - EXISTING LEVEL 3
1" = 10'-0"

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
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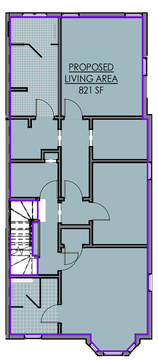

⑧ BZA - PROPOSED - LEVEL 2
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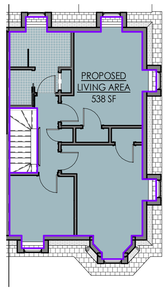
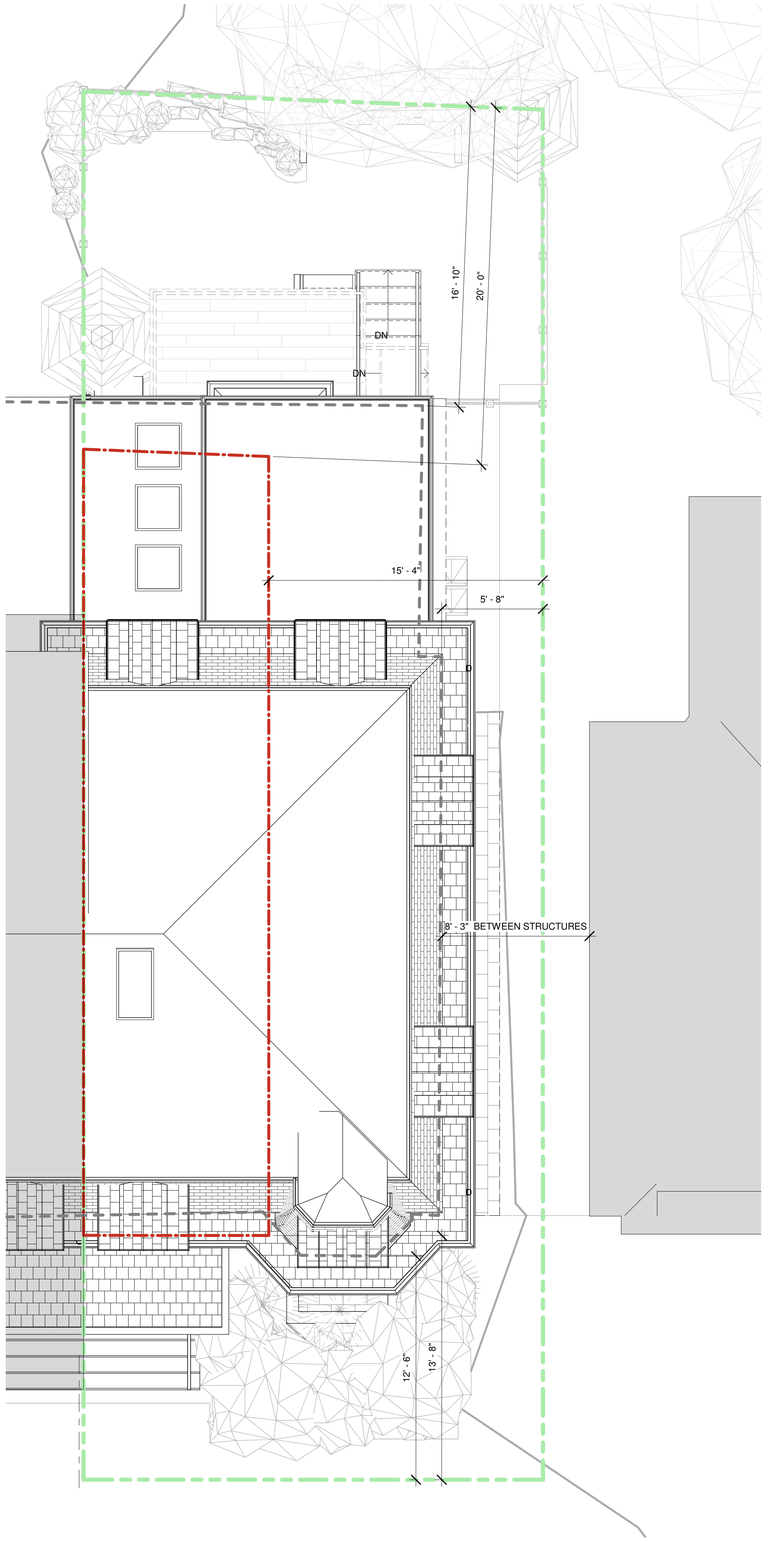


⑨ BZA - PROPOSED - LEVEL 3
1" = 10'-0"

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"

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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-002

Scale	As indicated

3/25/2022 4:43:15 PM

EXISTING SITE AXON

SAM KACHMAR ARCHITECTS

(P) 978-270-8441
kachmardesign.com
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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-003

Scale

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PREVIOUS PROPOSAL SITE AXON

SAM KACHMAR ARCHITECTS

(P) 978-270-8441
kachmardesign.com
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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-004

Scale

3/25/2022 4:43:15 PM

REVISED PROPOSAL SITE AXON

SAM KACHMAR ARCHITECTS

(P) 978-270-8441
kachmardesign.com
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
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Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-005

Scale

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	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				

SKA

SAM KACHMAR ARCHITECTS

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

REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR COMPARISON

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-006

Scale

3/25/2022 4:44:33 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"

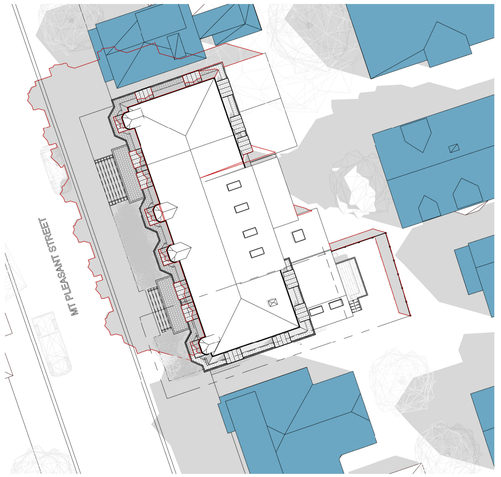
12 BZA-EXISTING SITE PLAN - SUMMER 12PM
3/64" = 1'-0"

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

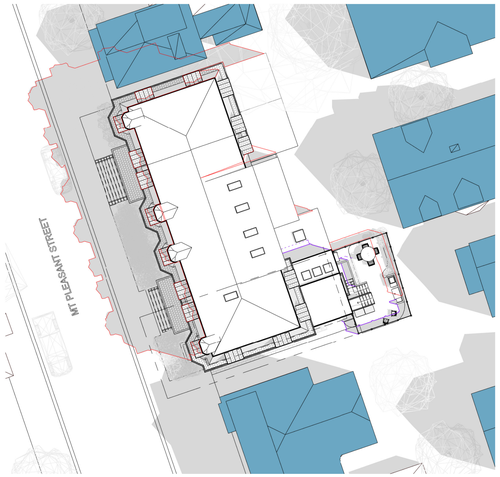
MORNING - 9AM

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"

SAM KACHMAR ARCHITECTS
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kachmardesign.com
357 Huron Ave.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

SOLAR STUDY

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-007

Scale	3/64" = 1'-0"

3/25/2022 4:45:45 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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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED STREETSCAPE

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

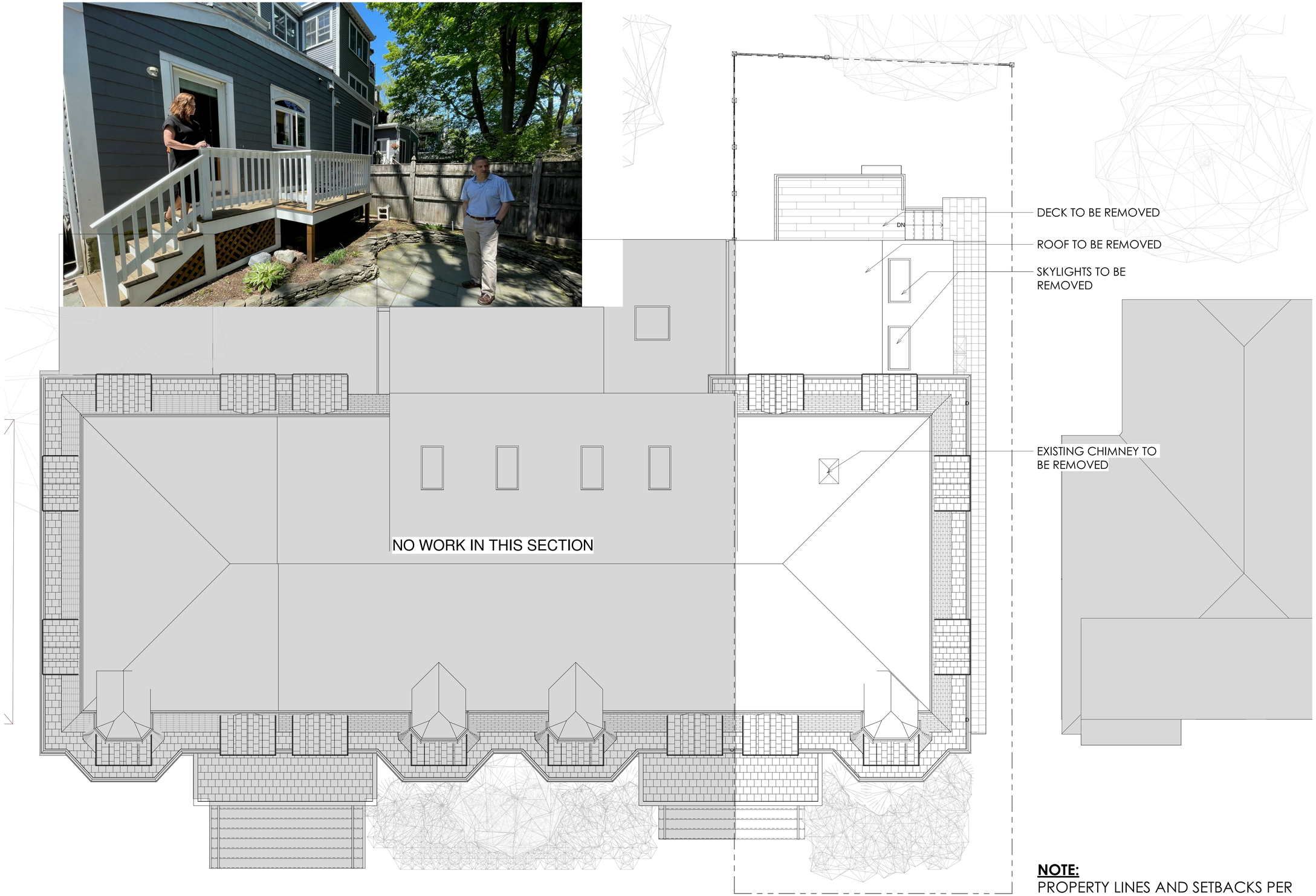
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-008

Scale	As indicated

3/25/2022 4:45:49 PM

EXISTING SITE PLAN



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

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

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CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING SITE PLAN

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

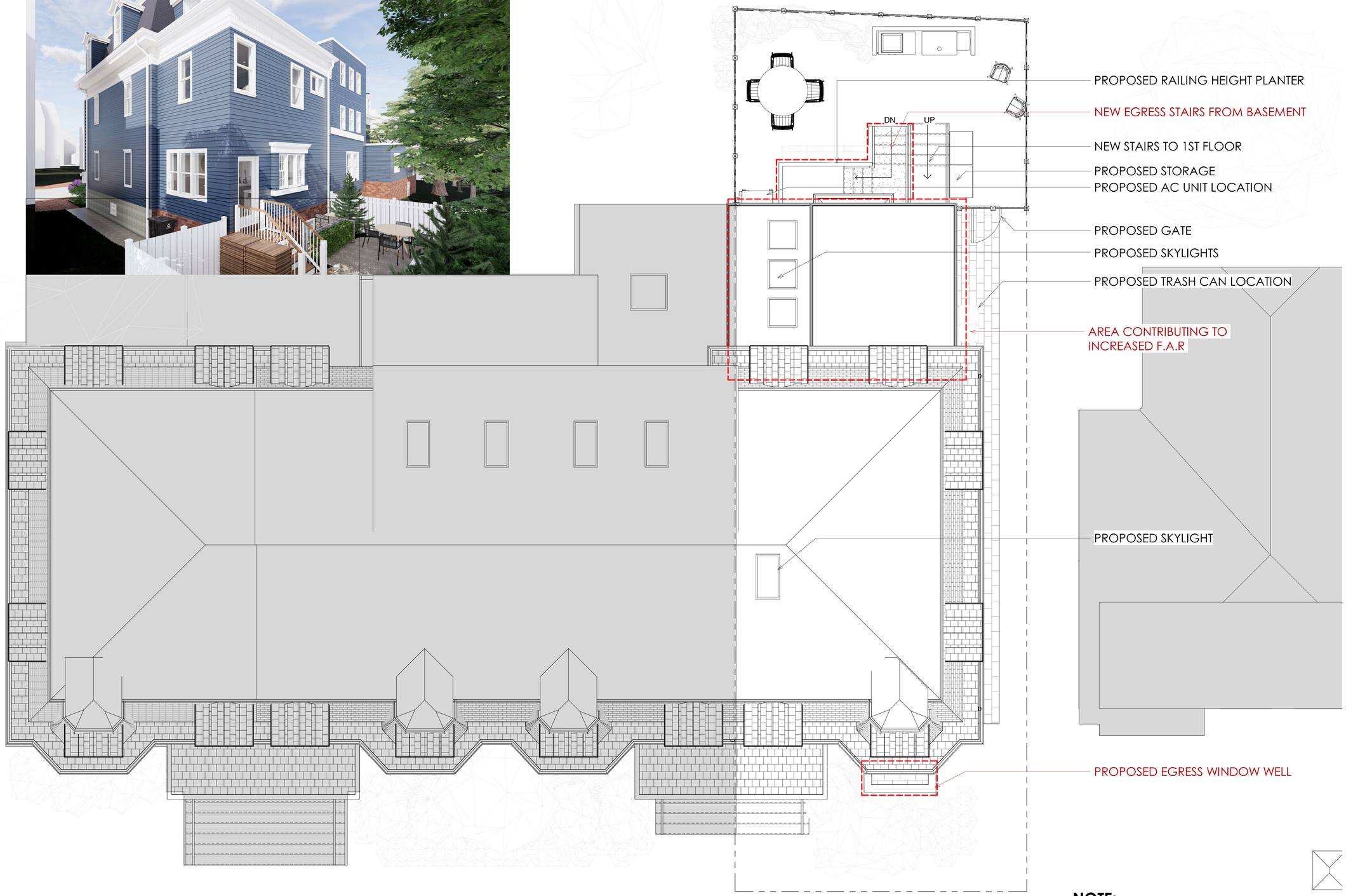
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-009

Scale	1/4" = 1'-0"

3/25/2022 4:45:52 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

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

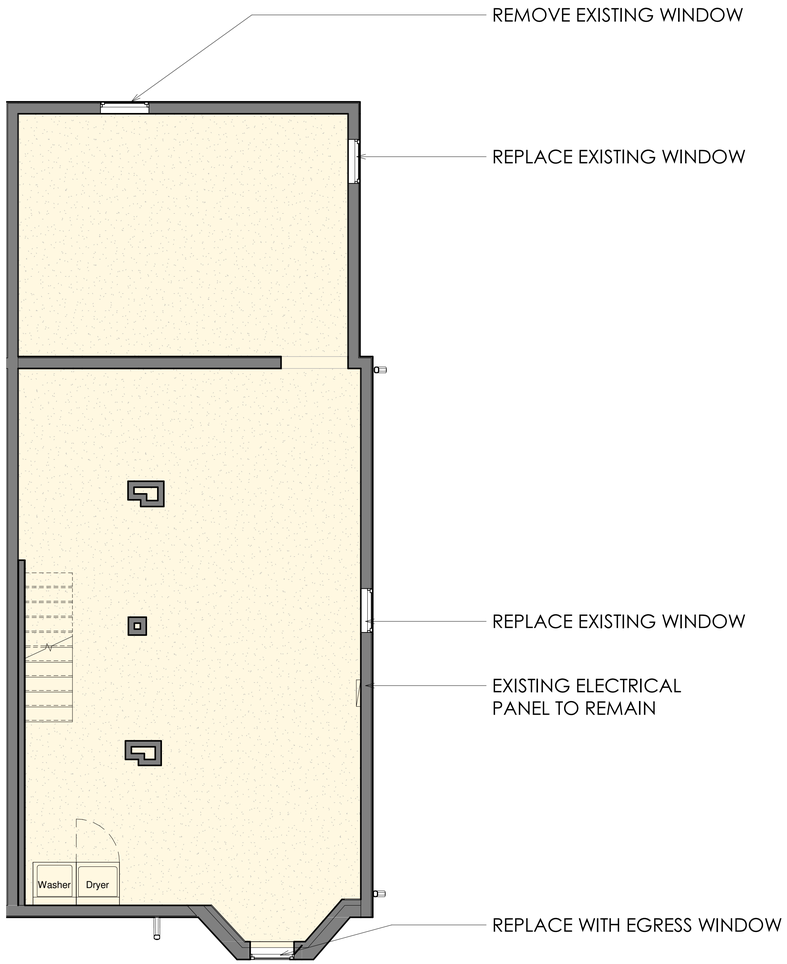
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-010

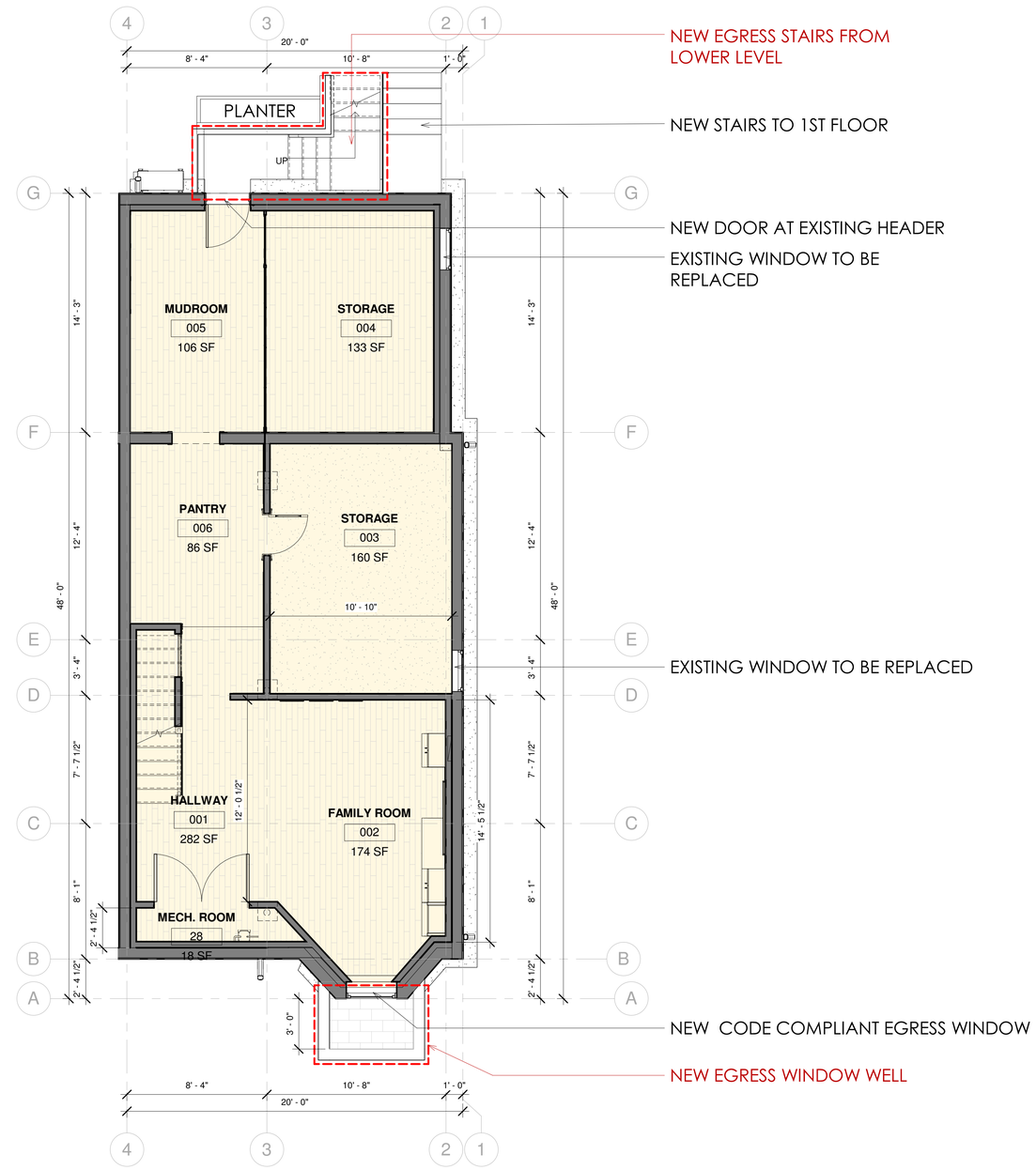
Scale	1/4" = 1'-0"

3/25/2022 4:46:00 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:

STRUCTURAL ENGINEER:

PROPOSED - LEVEL 0

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

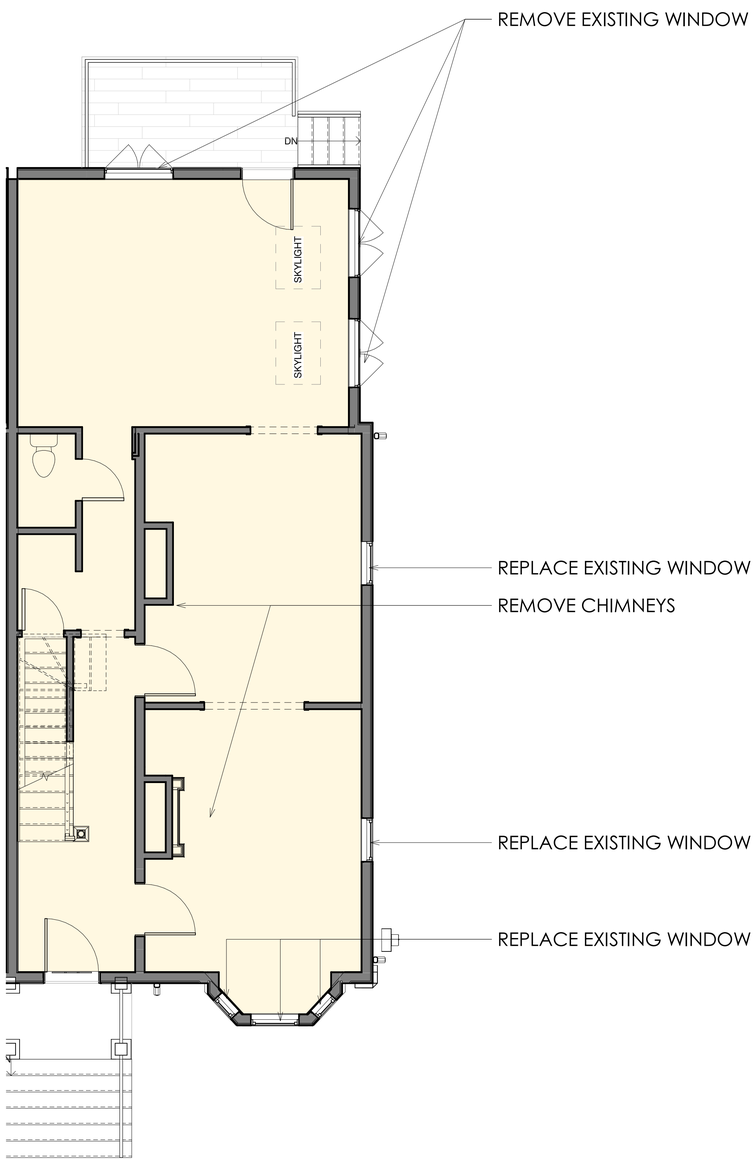
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-100

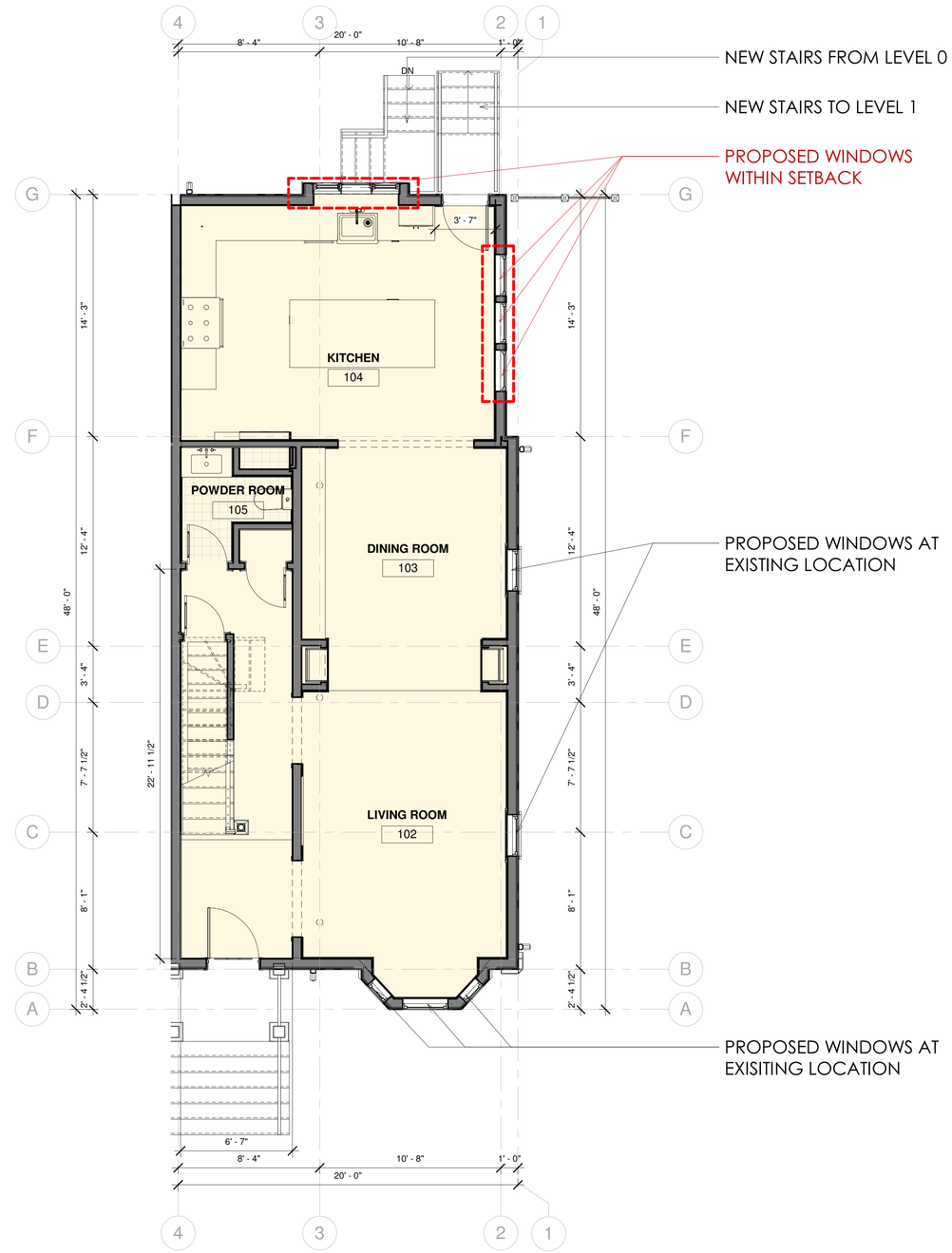
Scale	1/4" = 1'-0"

3/25/2022 4:46:01 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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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - LEVEL 1

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

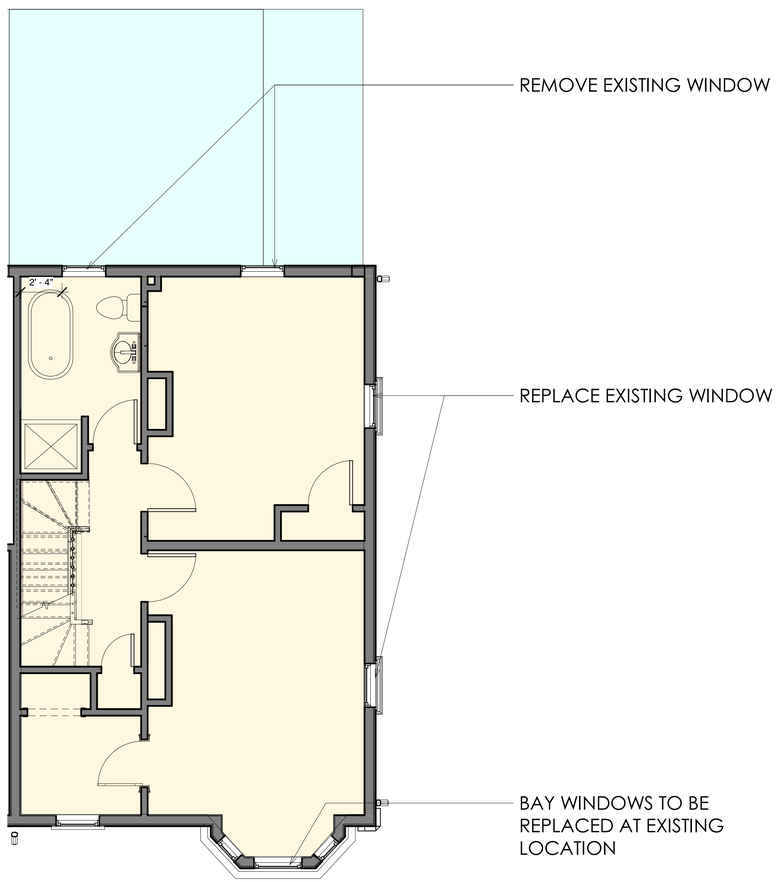
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-101

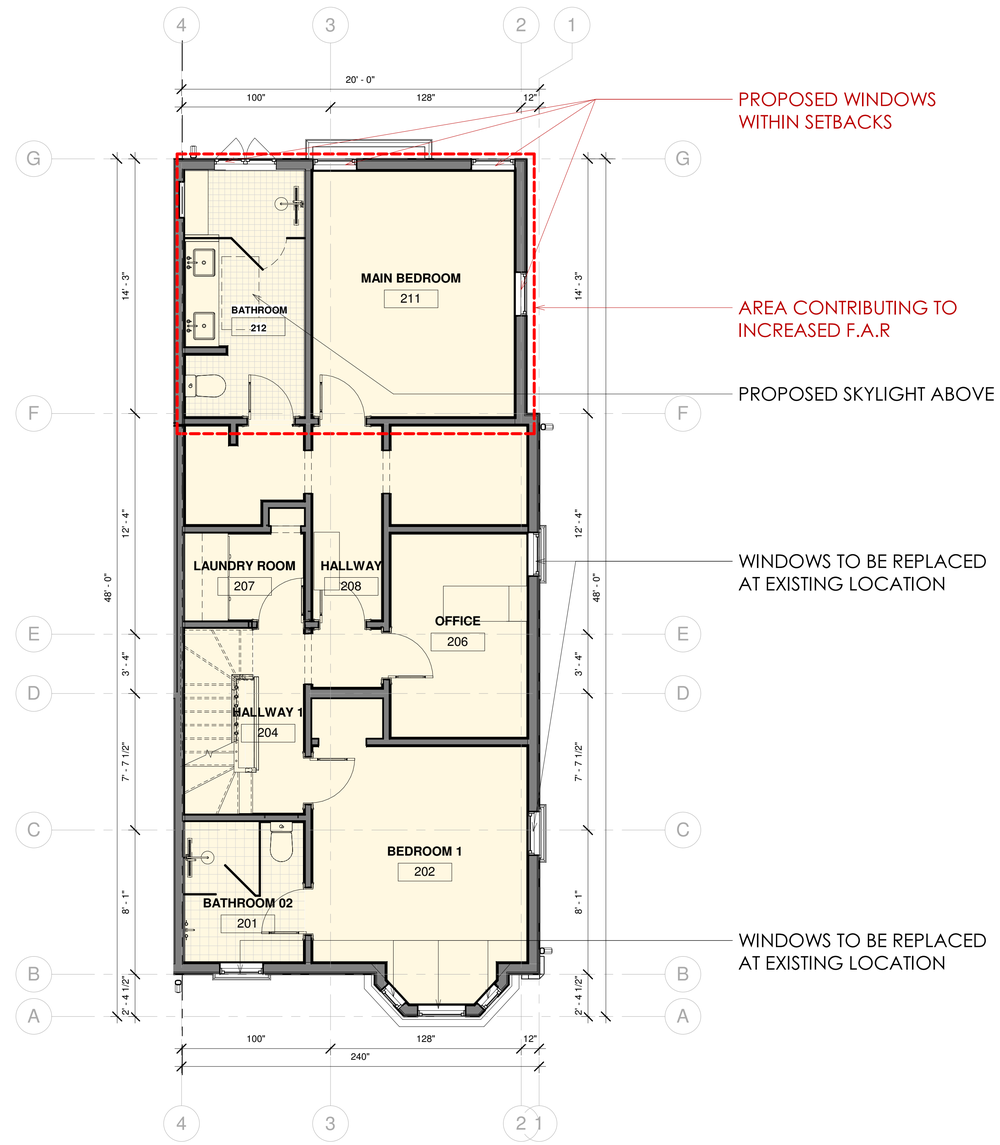
Scale	1/4" = 1'-0"

3/25/2022 4:46:03 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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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - LEVEL 2

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

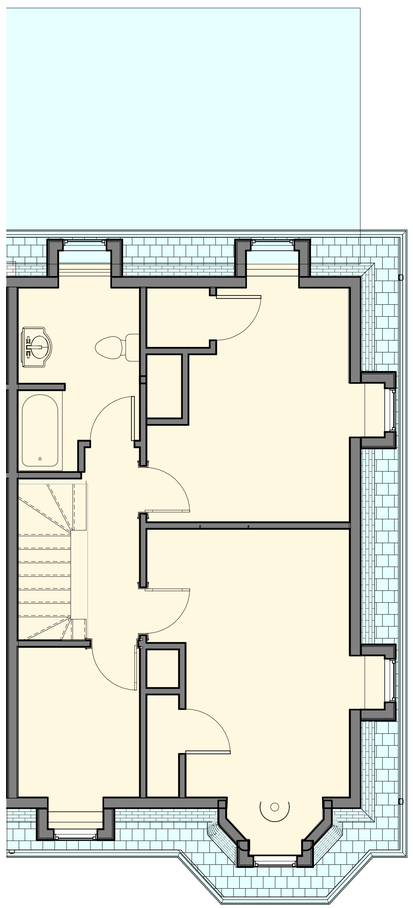
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-102

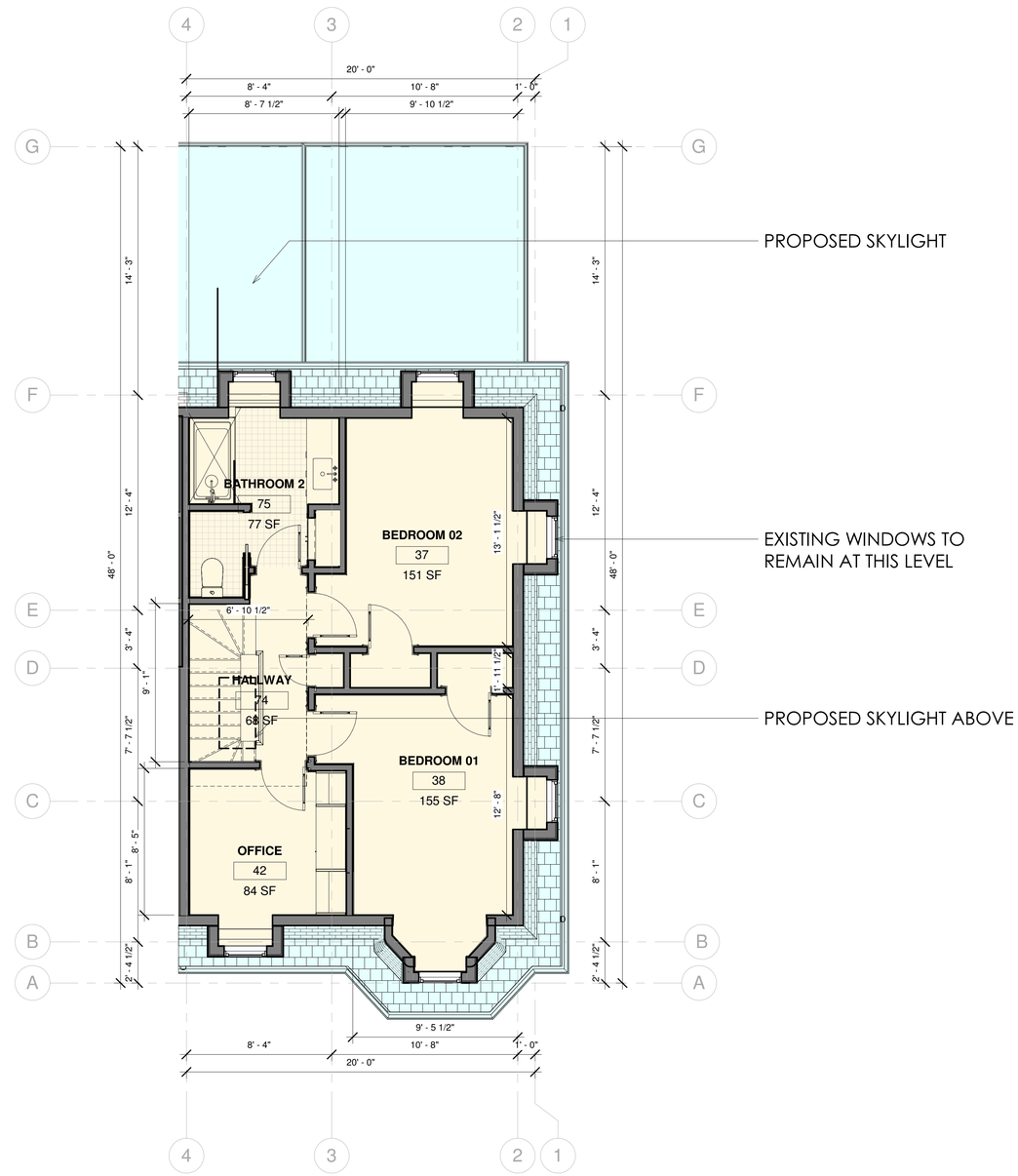
Scale	1/4" = 1'-0"

3/25/2022 4:46:10 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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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED - LEVEL 3

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

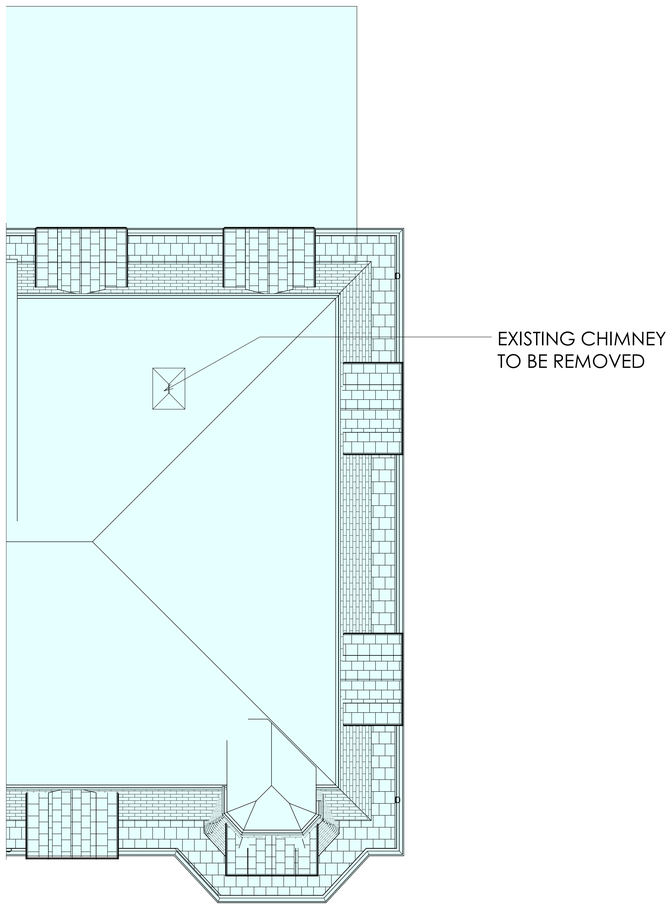
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-103

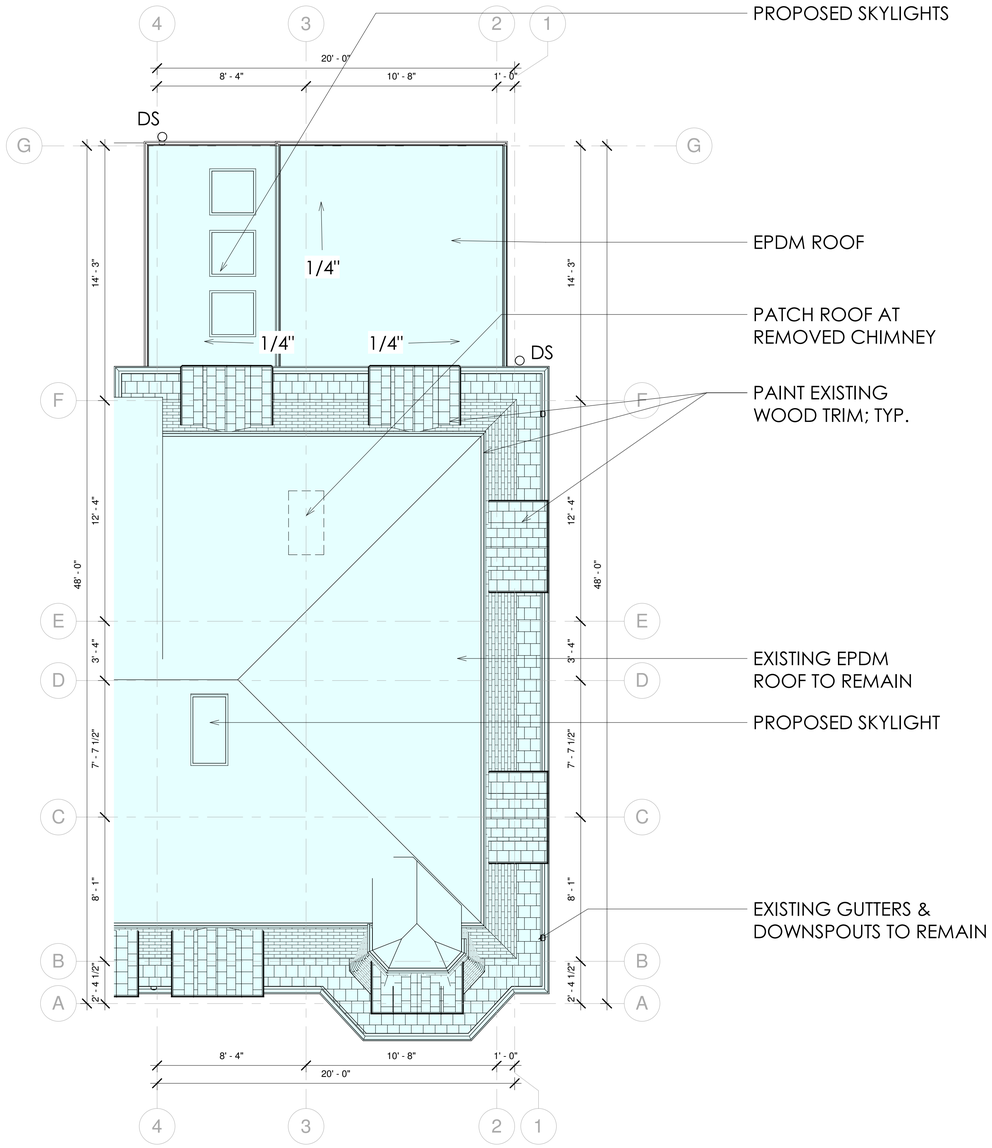
Scale	1/4" = 1'-0"

3/25/2022 4:46:14 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	03/24/2022
Drawn by	Author
Checked by	Checker

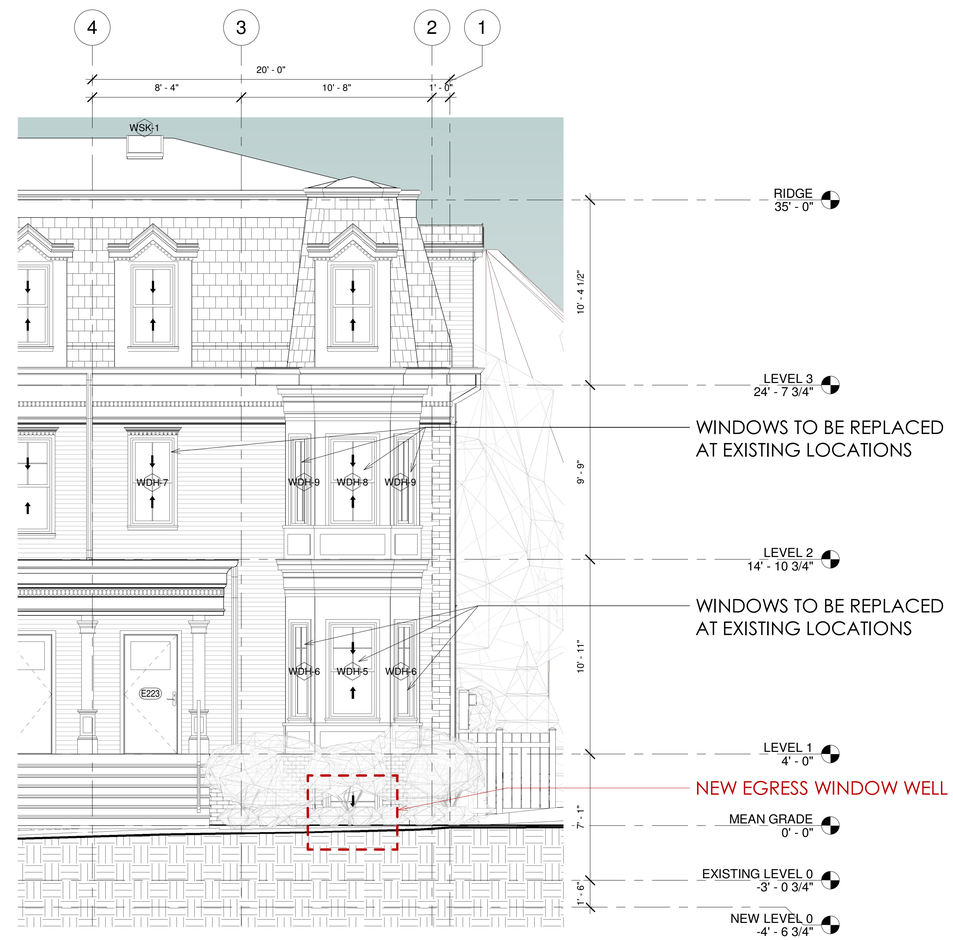
BZA-104

Scale	1/4" = 1'-0"

3/25/2022 4:46:15 PM

WEST ELEVATION

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



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

SKA

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REGISTRATIONS:

STRUCTURAL ENGINEER:

WEST ELEVATION (FRONT)

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

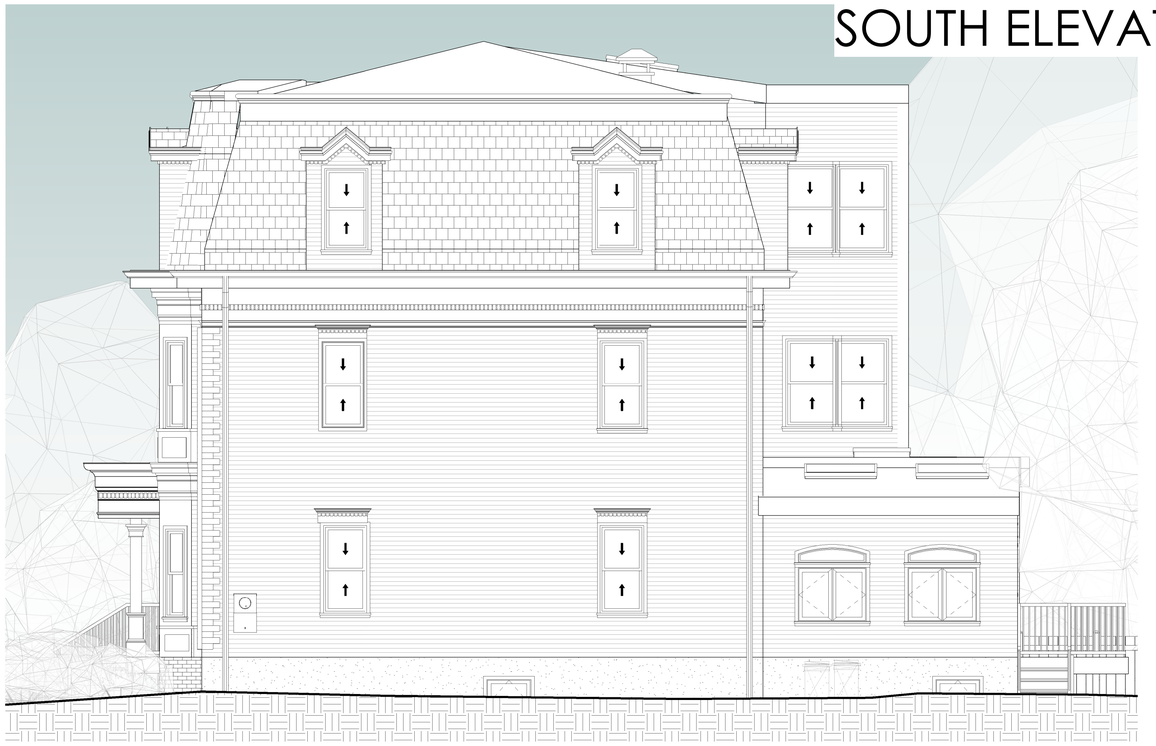
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-200

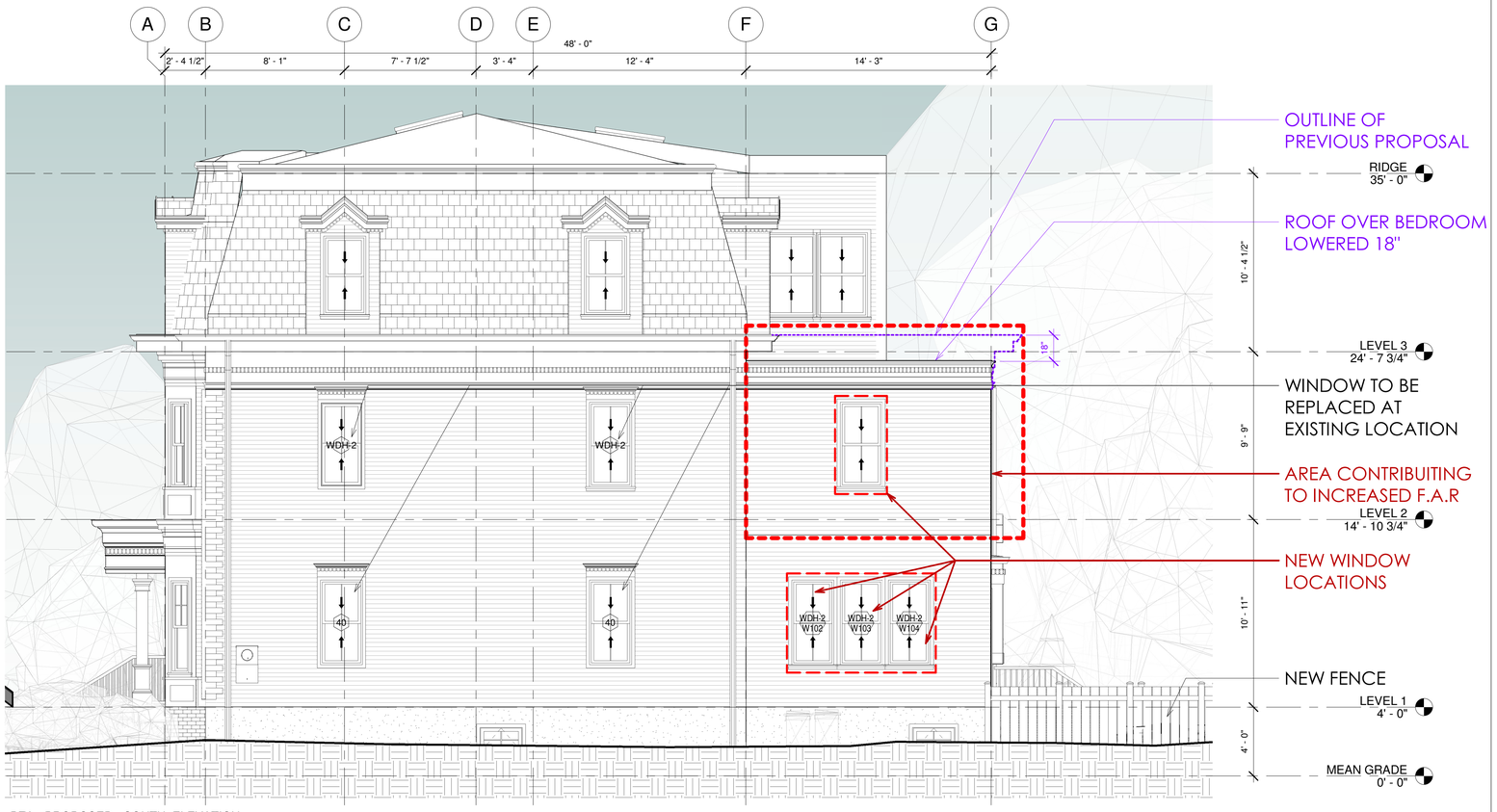
Scale	1/4" = 1'-0"

3/25/2022 4:46:20 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 ELEVATION

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

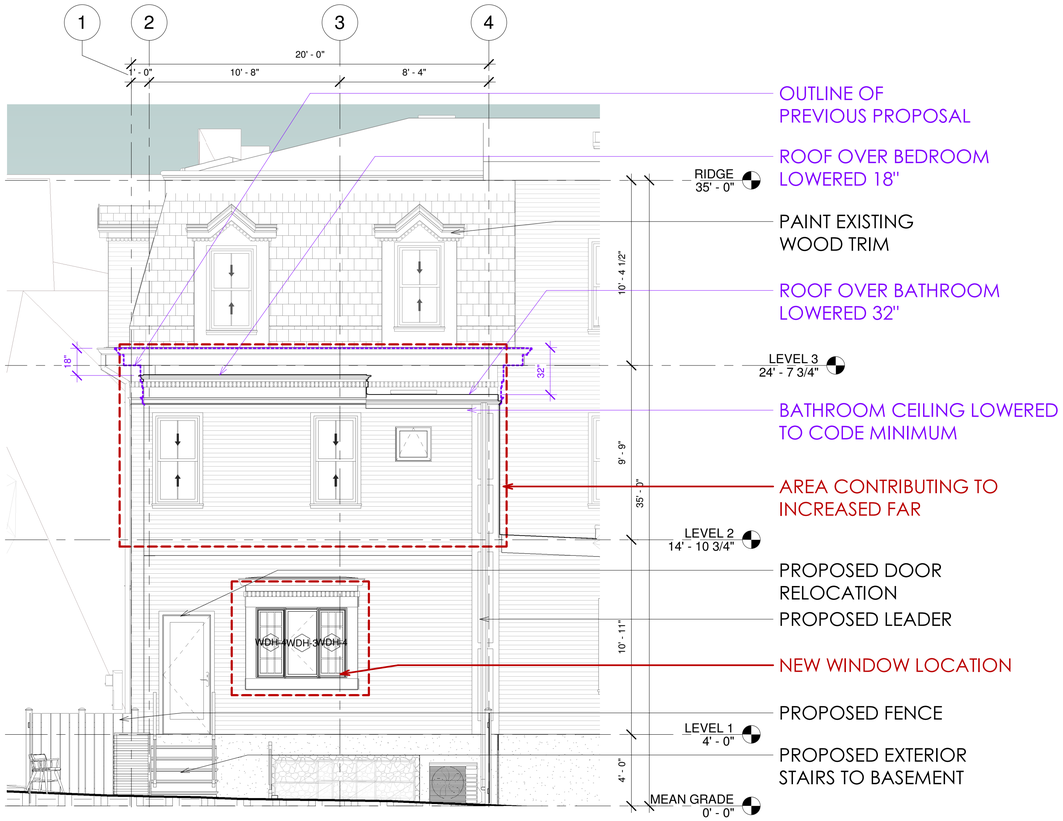
BZA-201

Scale 1/4" = 1'-0"

3/25/2022 4:46:26 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

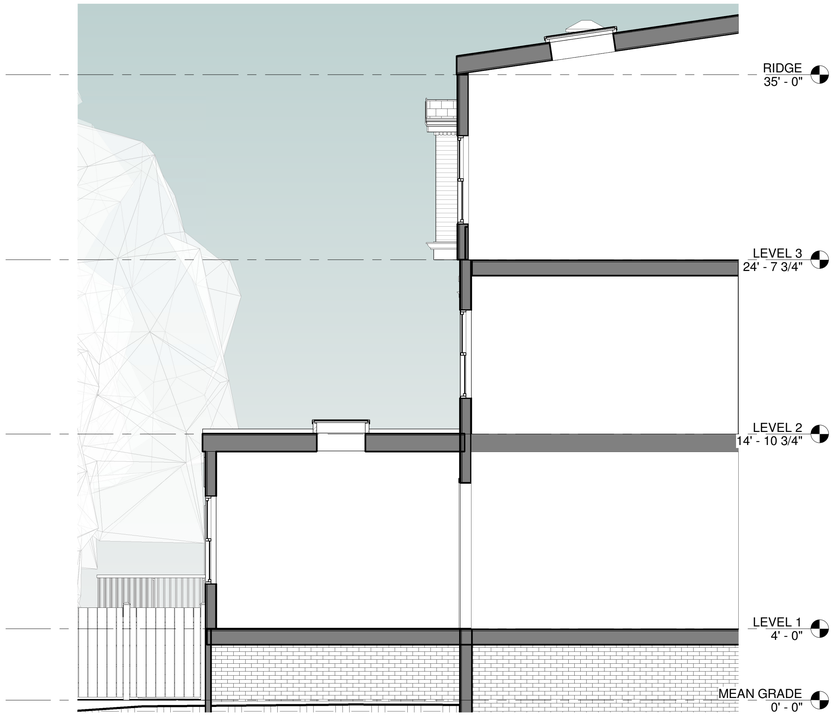
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-202

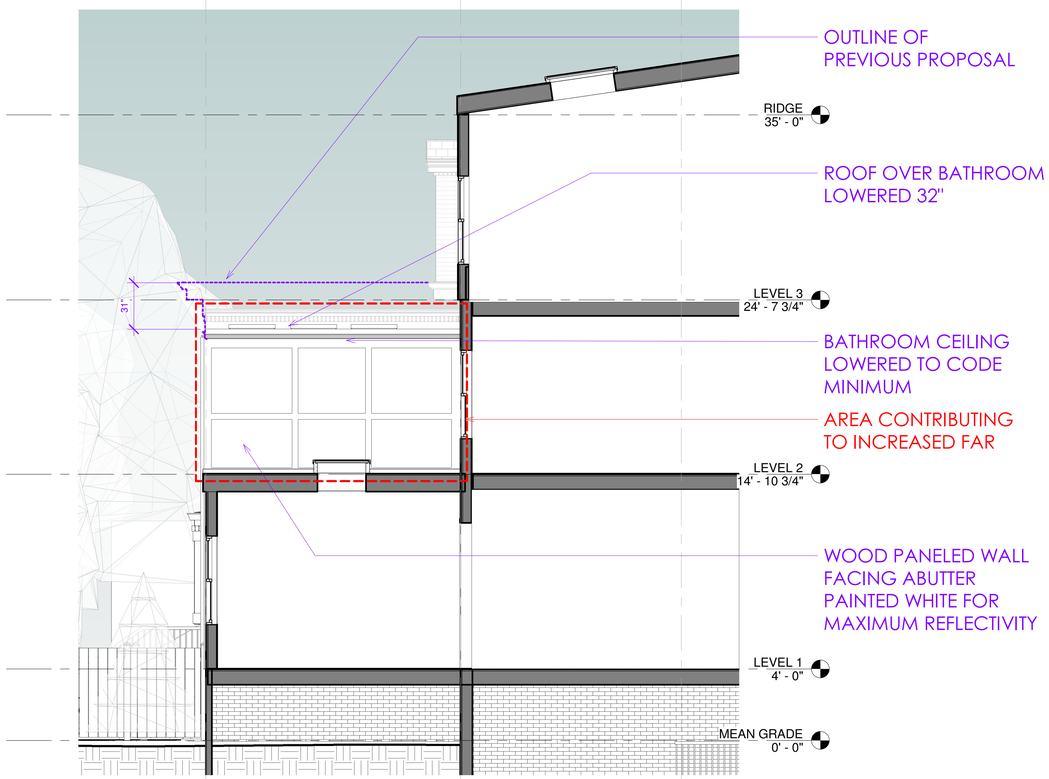
Scale	1/4" = 1'-0"

3/25/2022 4:46:31 PM

NORTH ELEVATION



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



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

SKA

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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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-203

Scale	1/4" = 1'-0"

3/25/2022 4:46:35 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

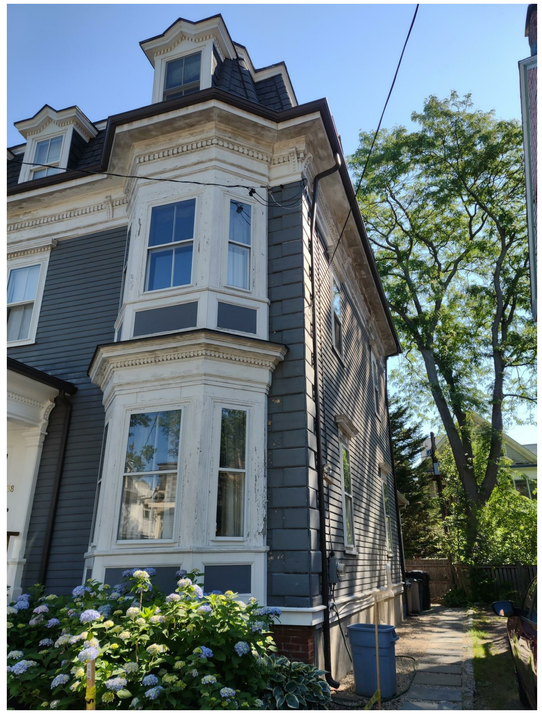
38 Mount Pleasant Street
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-300

Scale

3/25/2022 4:46:35 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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-301

Scale

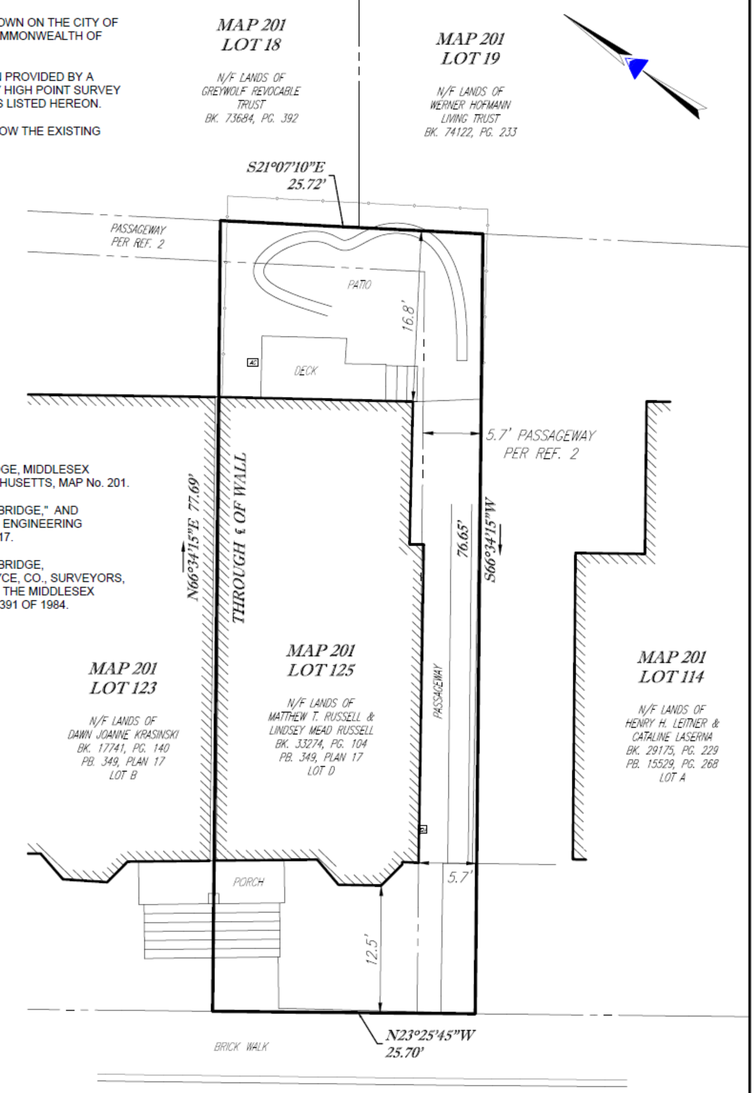
3/25/2022 4:46:35 PM

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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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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-302

Scale

3/25/2022 4:46:36 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

SAM KACHMAR ARCHITECTS © 2020 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	03/24/2022
Drawn by	Author
Checked by	Checker

BZA-303

Scale

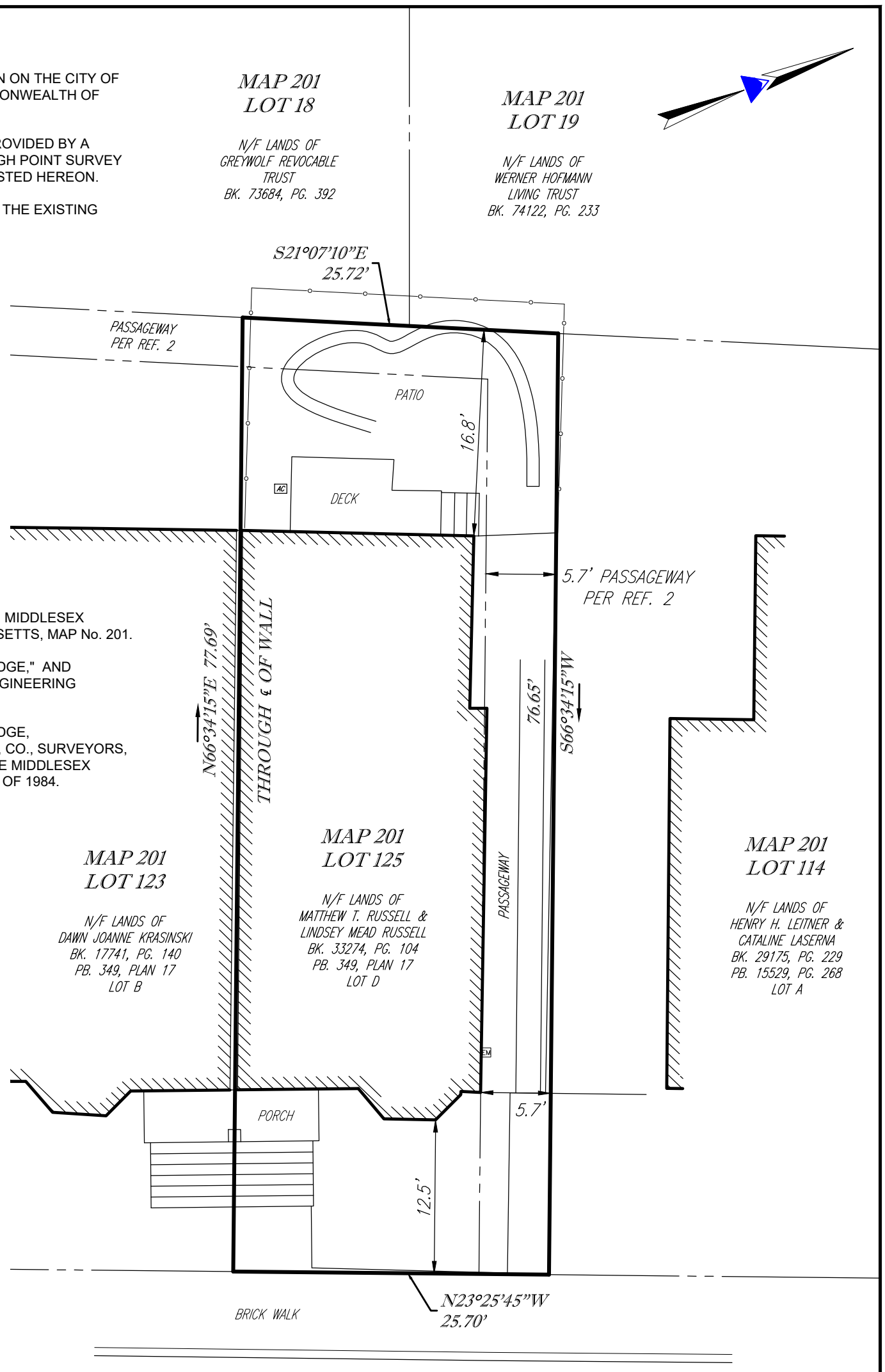
3/25/2022 4:46:37 PM

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. 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

Google Maps 37 Mt Pleasant St

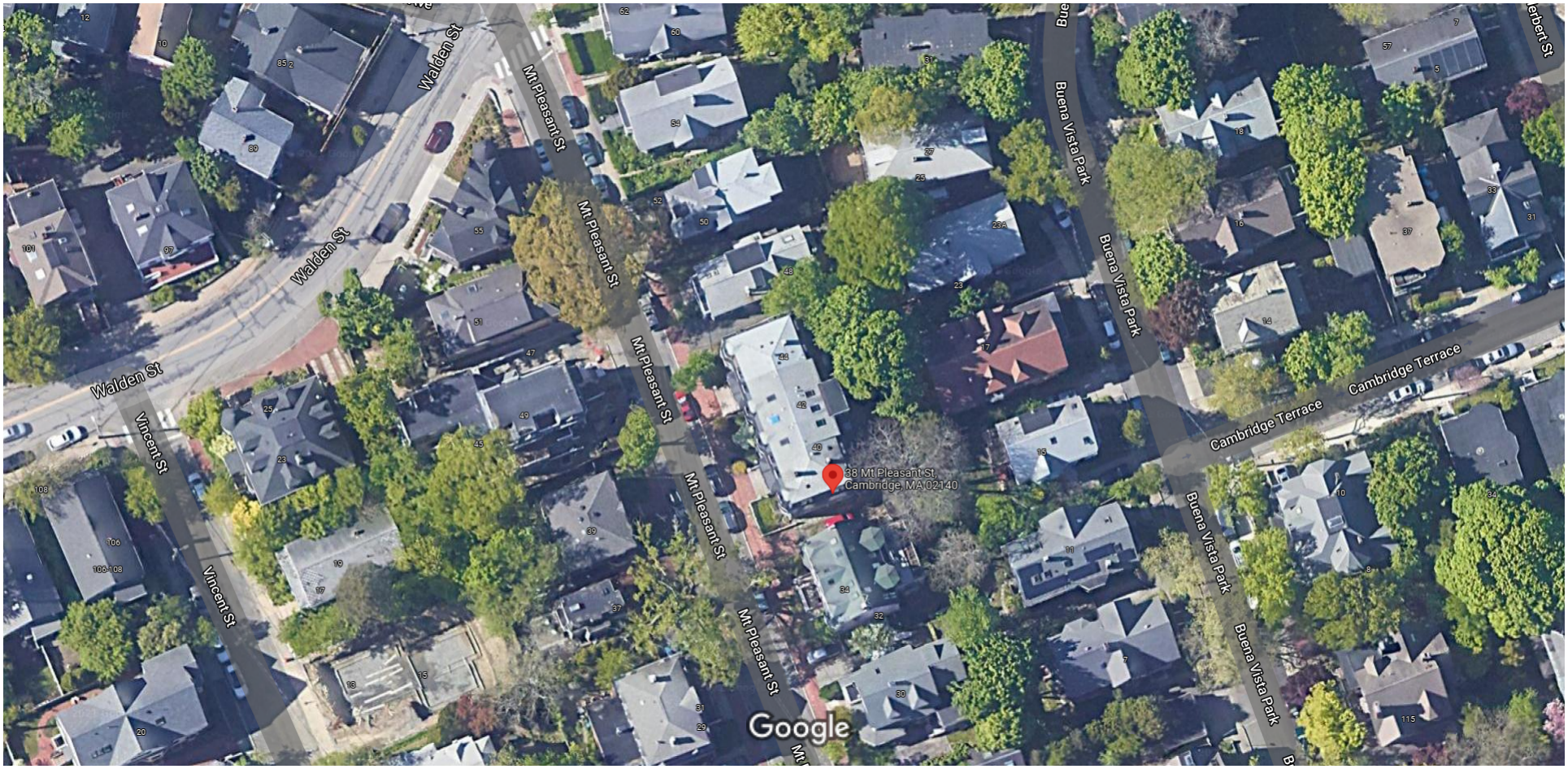
Image capture: Nov 2020 © 2021 Google

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

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

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Philip L. Laird FAIA, LEED AP
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Thank you. Feel free to contact us.

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

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

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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

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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

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Andrew & Karen Sinclair

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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.

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

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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

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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.

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William R. Hammer AIA, LEED AP

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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

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.

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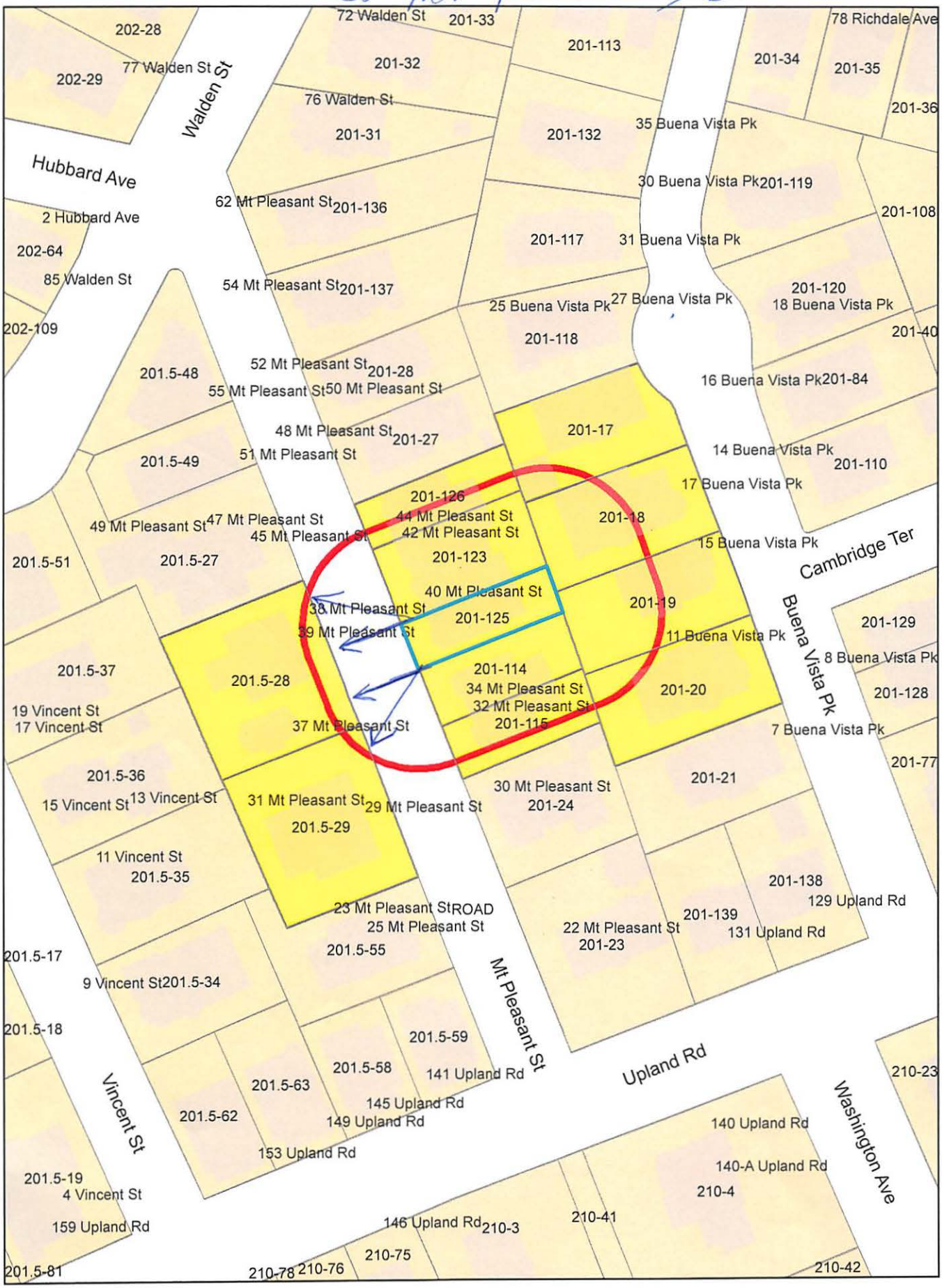
Sincerely,
Anne Tallon
Paul Lonergan
212 Upland Road
Cambridge, MA 02140

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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: Lindsey Russell **Date:** 4/19/22
(Print)

Address: 38 Mt. Pleasant St.

Case No. BZA-168459

Hearing Date: 5/5/22

Thank you,
Bza Members

Pacheco, Maria

From: Anne Norris <anorris@lesleyellis.org>
Sent: Thursday, April 28, 2022 8:32 AM
To: Pacheco, Maria
Subject: Mead/Russell letter of support
Attachments: MeadRussell Letter of Support.pdf

Dear Maria,

Attached is a letter supporting the proposed requests of Lindsey Mead and Matt Russell for the proposed additions to their house at 38 Mt Pleasant St.

Kind regards,
Anne

--
Anne Norris
she-her-hers
Middle School Director
Secondary School Advisor
Lesley Ellis School
34 Winter Street
Arlington, MA 02474
781-641-5987
www.lesleyellis.org

Lesley Ellis School

4/28/2022

To Whom It May Concern,

I am writing in support of the renovations proposed by Lindsey Mead and Matt Russell. As an adjacent neighbor, I had initial concerns about the addition's potential to block direct light from entering my skylight. Lindsey and Matt heard my worry and worked with their architect to create a new design, one that helps to mitigate light loss. Throughout, they have been open and communicative about their plans.

Lindesy and Matt are long-time, valued members of the Mt Pleasant St community and should have the opportunity to remodel their house in a way that best suits their needs.

Please feel free to contact me should you have any questions.

Kind regards,

Anne Norris

Ownwer
40 Mt Pleasant St, Unit 2
anorris@lesleyellis.org

Pacheco, Maria

From: Adam Albright <albright@mit.edu>
Sent: Monday, May 2, 2022 3:17 PM
To: Singanayagam, Ranjit; Ratay, Olivia; Pacheco, Maria
Subject: Re: Public comment for BZA hearing (5/2) case BZA-168459: 38 Mt Pleasant St

Apologies, my subject line has now messed up the date twice now, it's for 5/5! Sorry for all the confusion on my part,
--Adam

> On May 2, 2022, at 3:16 PM, Adam Albright <albright@mit.edu> wrote:
>
> Dear BZA,
> Sorry for a possible duplicate message, but I just wanted to check that my letter had been received in time for this week's meeting. I will also attempt to be present on zoom, but an on-going family crisis may keep me from getting on-line at that moment, so I am also sending my concerns by letter. I just wanted to check, because I know that for the special permit precursor of this case, my letter last November was not entered into the discussion, so perhaps it was not received.
>
> Thanks so much,
> --Adam
>
>> On May 1, 2022, at 6:33 PM, Adam Albright <albright@mit.edu> wrote:
>>
>> 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 Variance petition (Case BZA-168459) to add a second floor addition to 38 Mt Pleasant St, which abuts our building.
>>
>> I should first say that I appreciate the efforts of Matt and Lindsey Russell to keep neighbors informed about their plans.
>>
>> I nonetheless have significant concerns about the negative impact of the proposed 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 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 23-24 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 just 12 feet away. 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 first 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 second 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 result

would be that this bedroom, which is currently the main living space of my elderly mother, would become more like a large dark closet.
>>
>> 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 year-round, 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 second attached photo shows the sun coming in through the area of the proposed addition, at approximately 9am. The proposed addition would significantly reduce this direct (and, perhaps even more, the indirect) light. The plans attempt to mitigate the impact, by lowering the height of a portion of the roof, and by painting the wall that would be directly in front of my windows a lighter color. These may somewhat increase reflected light in that area, but the fact remains that there will be a considerable reduction of direct and indirect light to the back half of my unit.
>>
>> I understand well that a certain degree of denseness is to be expected in a city. However, this addition would be just 5 ft and 12 ft from my bedroom and dining room windows, respectively, so it would have an especially large negative impact on the value and enjoyment of my unit.
>>
>> Sincerely,
>>
>> Adam Albright
>> 40-42 Mt Pleasant St, #3 (second floor)
>> Cambridge MA 02140
>>
>>
>> <IMG_5640.jpeg>
>>
>>
>>
>>
>> <PastedGraphic-2.tiff>
>

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