

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 APR -4 PM 5:01  
CITY OF CAMBRIDGE  
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 Russel/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 1<sup>st</sup>, 2<sup>nd</sup>, and basement levels at the back of the dwelling, the kitchen windows are being relocated to fit the architecture and 2<sup>nd</sup> 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, Haverly &amp; 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 RussellPresent Use/Occupancy: Single-Family ResidentialLocation: 38 Mt Pleasant St, Cambridge, MAZone: Residential C-1 Zone

Phone: (978) 371-2226

Requested Use/Occupancy: Single-Family Residential

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

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

*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.*

Christopher J. Alphen, Esq. Attorney For  
I/We 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

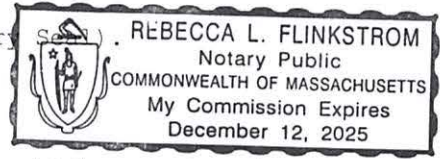
*\*Written evidence of Agent's standing to represent petitioner may be requested.*

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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 \_\_\_\_\_)



- 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.<sup>1</sup> 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

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<sup>1</sup> 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.

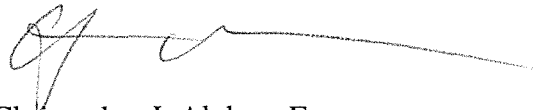
**Special Permit Pursuant to Section 8.22.2.C**

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,

A handwritten signature in black ink, appearing to read 'C. Alphen', with a long horizontal flourish extending to the right.

Christopher J. Alphen, Esq.

# 38 Mount Pleasant

Lindsey Mead & Matt Russell

38 Mount Pleasant Street  
Cambridge, MA 02140

**PROJECT NARRATIVE:**

INTERIOR RENOVATION TO 3-STORY ATTACHED DWELLING AND LOWERING THE BASEMENT FLOOR TO AN ELEVATION SIMILAR TO ADJACENT DWELLING.

BZA - 149665 / 168459



BZA SET  
07/06/2022

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**

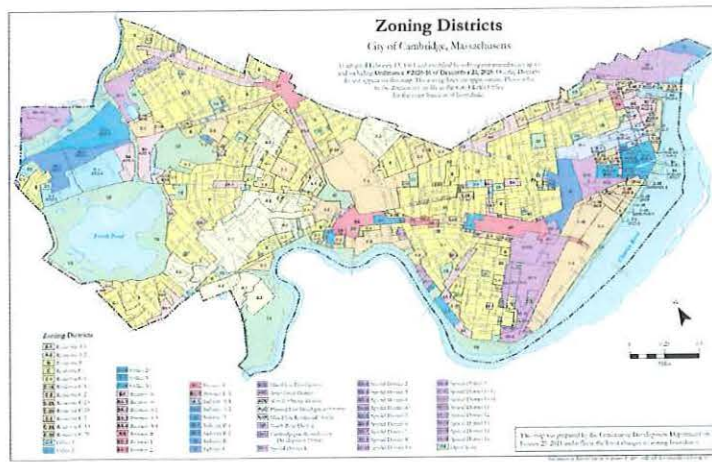
STRUCTURAL ENGINEER:

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-005	REVISED PROPOSED AXON	
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-300	QR CODE	
BZA-301	ADDITIONAL PHOTOS	
BZA-302	SURVEY PLAN	
BZA-303	LETTERS OF SUPPORT	
BZA-304	PREVIOUS PROPOSED AXON	



**ZONE: RESIDENCE C-1**

LAND AREA: 1,982 SF  
 EXISTING LIVING AREA: 1,951 SF  
 PROPOSED LIVING AREA: 1,951 SF

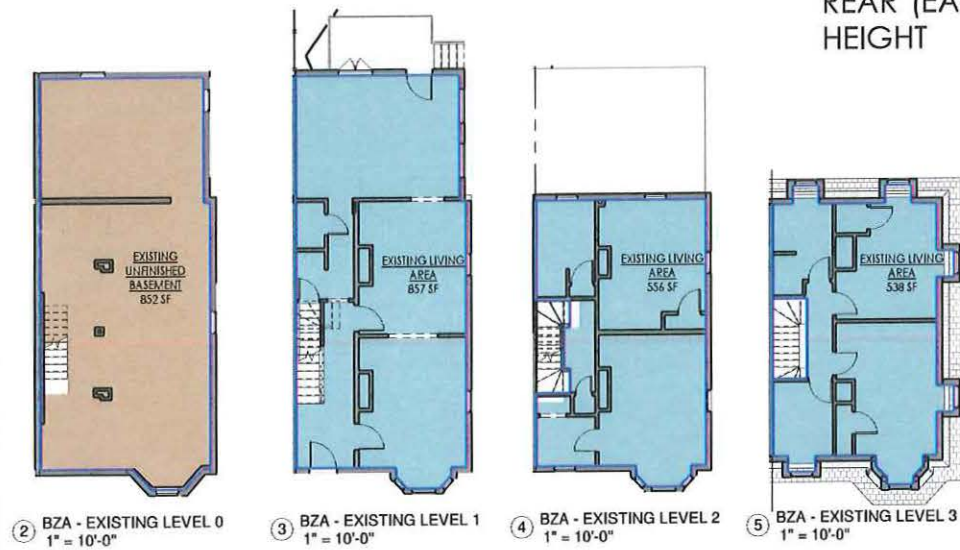
MAXIMUM FAR: 0.75  
 EXISTING FAR: 0.98  
 PROPOSED FAR: 0.98

OPEN SPACE REQUIREMENT: 30%  
 EXISTING OSR: 43%  
 PROPOSED OSR: 43%

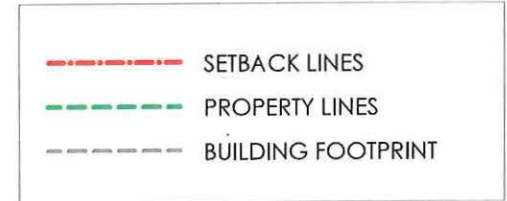
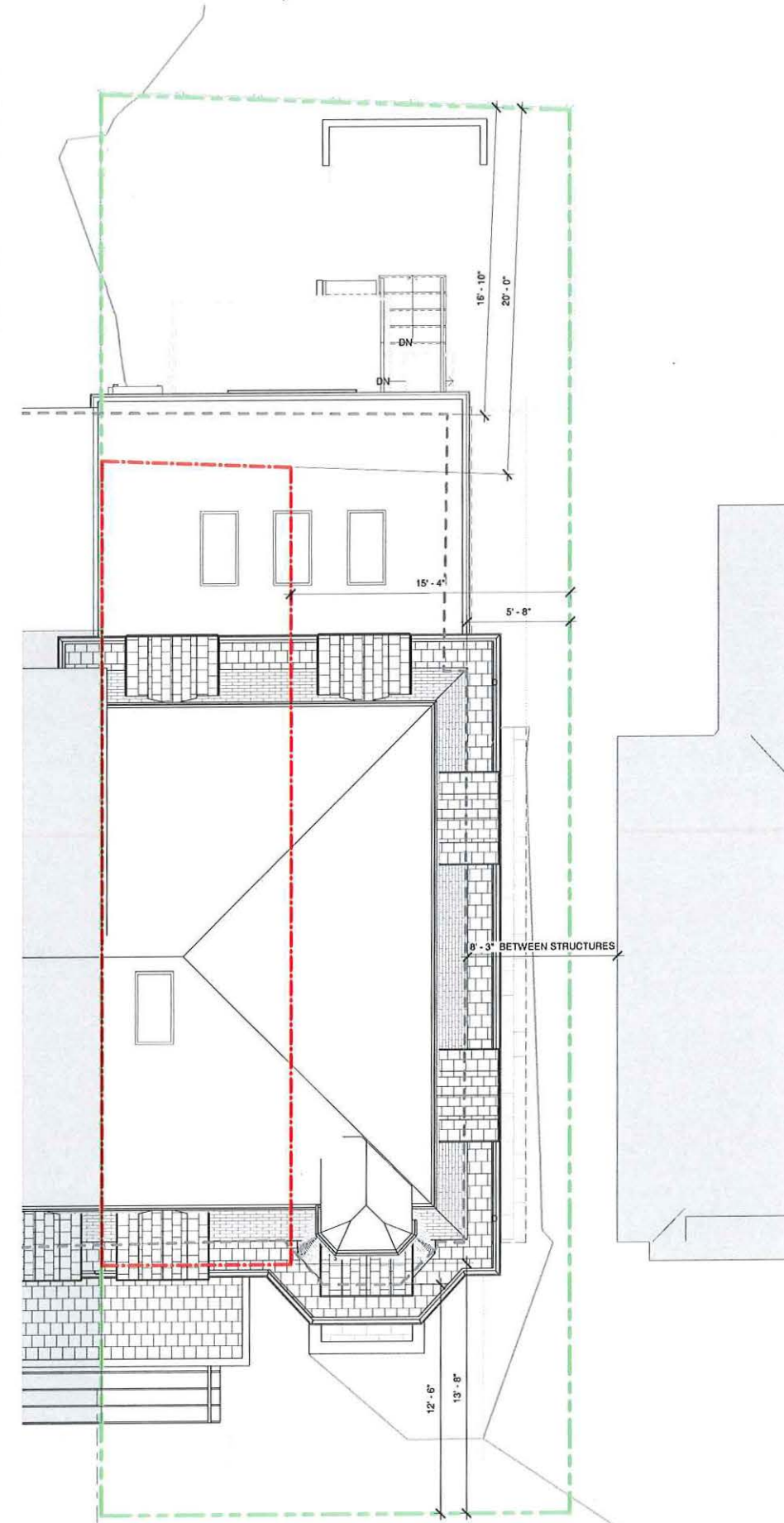
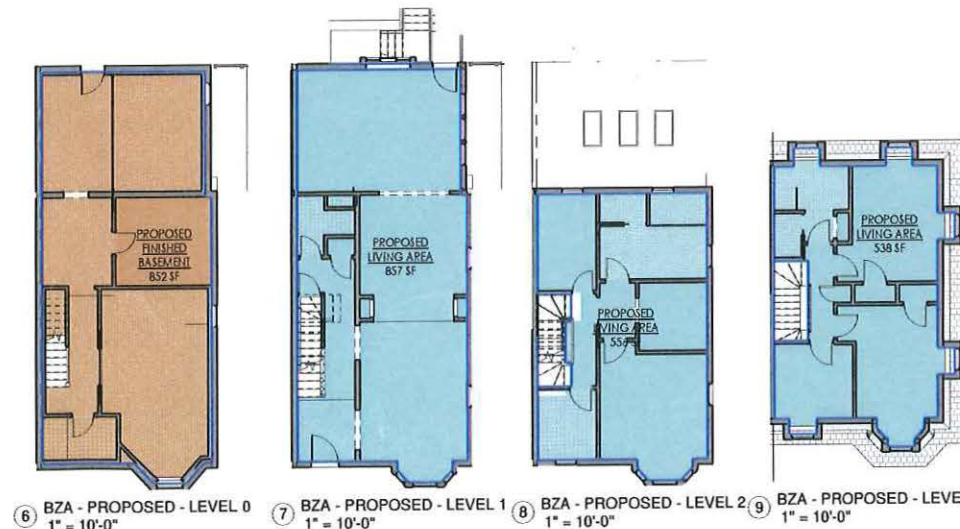


GROSS BUILDING AREA		
Level	Name	Area
LEVEL 1	EXISTING LIVING AREA	857 SF
LEVEL 2	EXISTING LIVING AREA	556 SF
LEVEL 3	EXISTING LIVING AREA	538 SF
		1951 SF

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"



PROPOSED (Gross Building)		
Level	Name	Area
LEVEL 1	PROPOSED LIVING AREA	857 SF
LEVEL 2	PROPOSED LIVING AREA	556 SF
LEVEL 3	PROPOSED LIVING AREA	538 SF
		1951 SF



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

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



**SAM KACHMAR** ARCHITECTS © 2020 SAM KACHMAR ARCHITECTS  
 (P) 978-270-8441  
 kachmardesign.com  
 357 Huron Ave.  
 CAMBRIDGE MA, 02138

REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

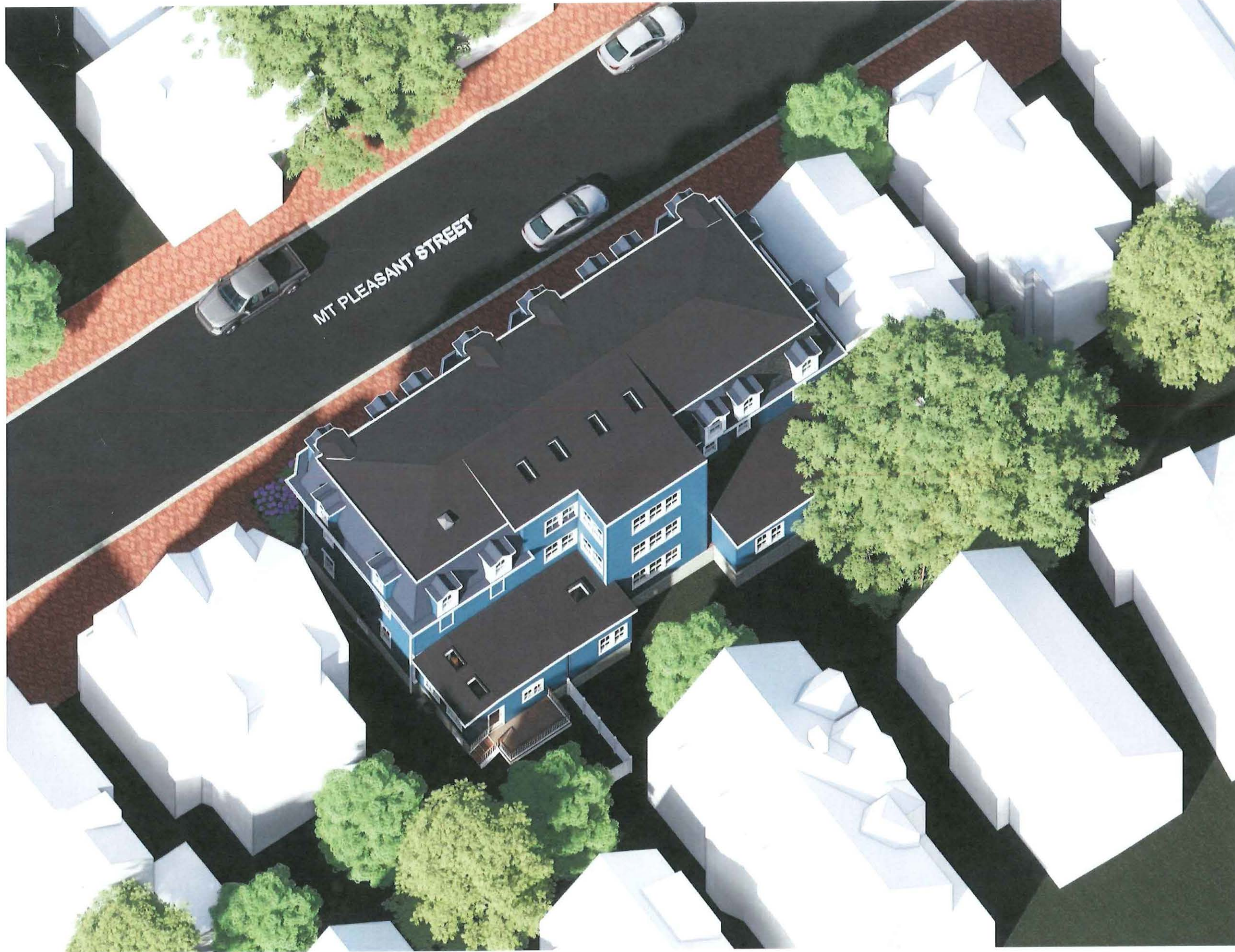
ZONING AND AREA PLAN

Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status: BZA SET  
 Project number: Project Number  
 Date: 07/06/2022  
 Drawn by: Author  
 Checked by: Checker

**BZA-002**  
 Scale: As indicated

# EXISTING SITE AXON



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 ARCHITECTS  
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 357 Huron Ave.  
 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING AXON

Lindsey Mead & Matt Russell

38 Mount Pleasant

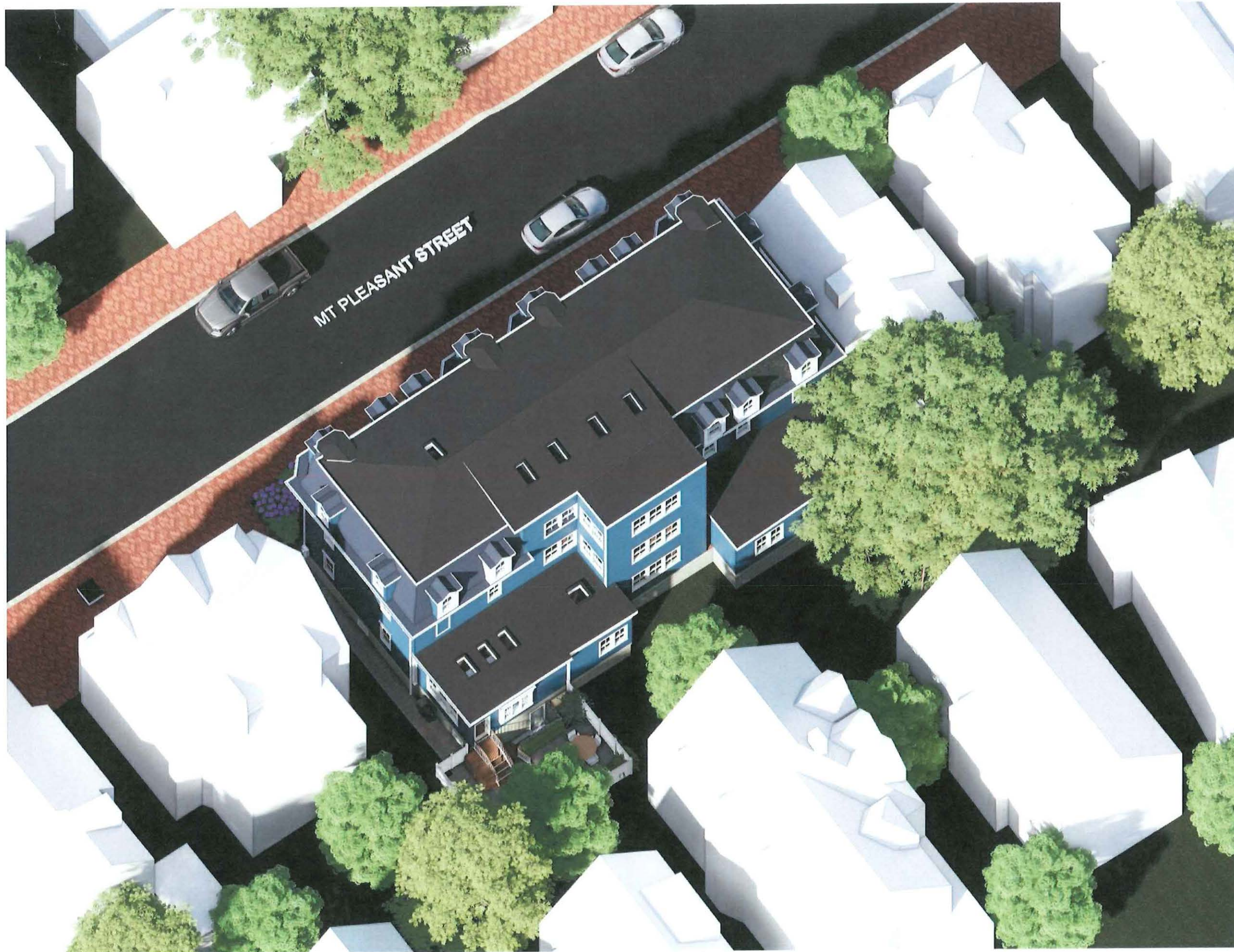
38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-003**

Scale

# REVISED PROPOSAL SITE AXON



**SKA**

**SAM KACHMAR** ARCHITECTS © 2020 SAM KACHMAR ARCHITECTS  
 (P) 978-270-8441  
 kachmar@skadesign.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
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-005**  
 Scale

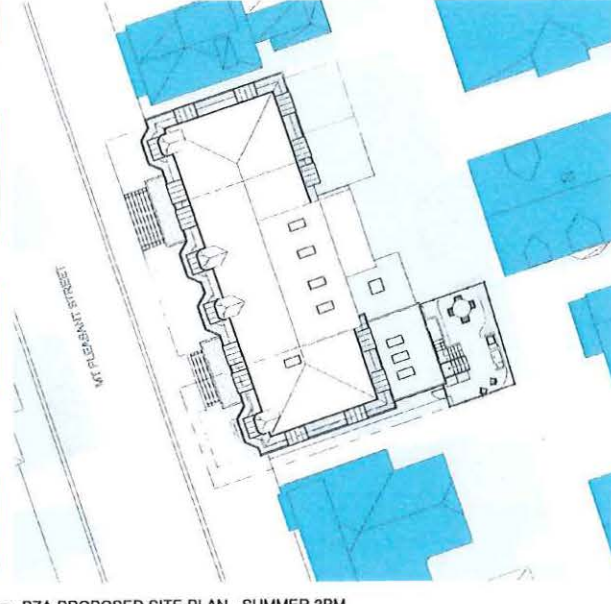
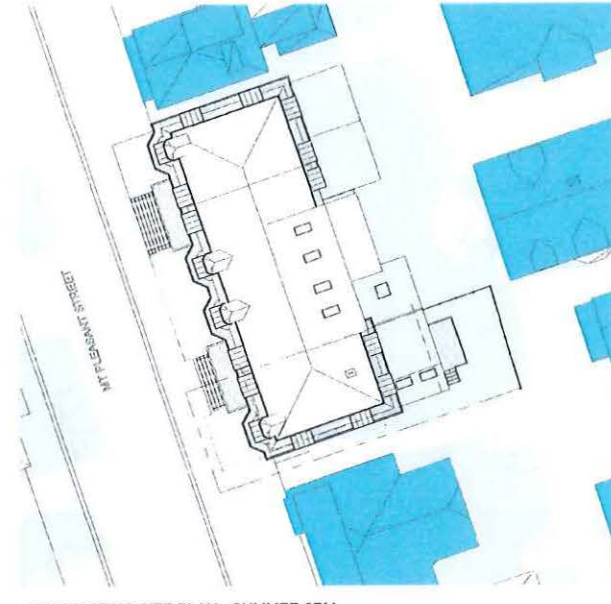
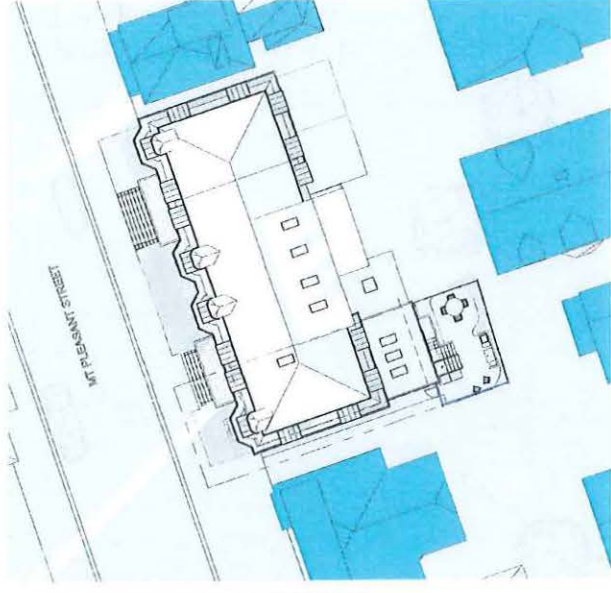
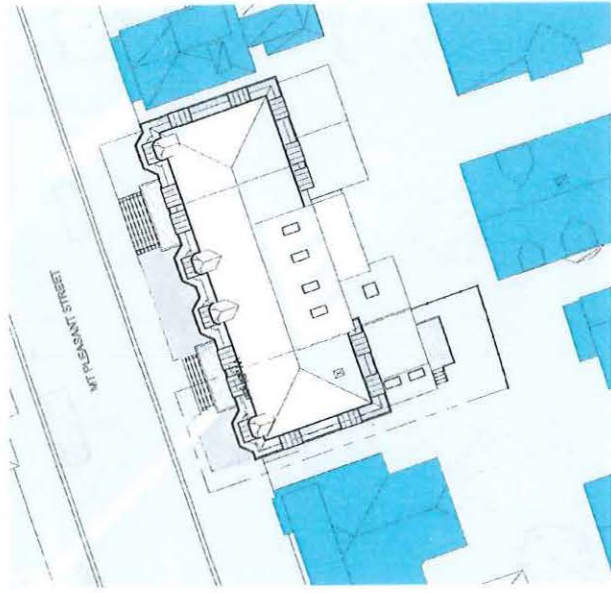
**WINTER SOLSTICE - EXISTING**

**WINTER SOLSTICE - PROPOSED**

**SUMMER SOLSTICE - EXISTING**

**SUMMER SOLSTICE - PROPOSED**

**AFTERNOON - 3PM**



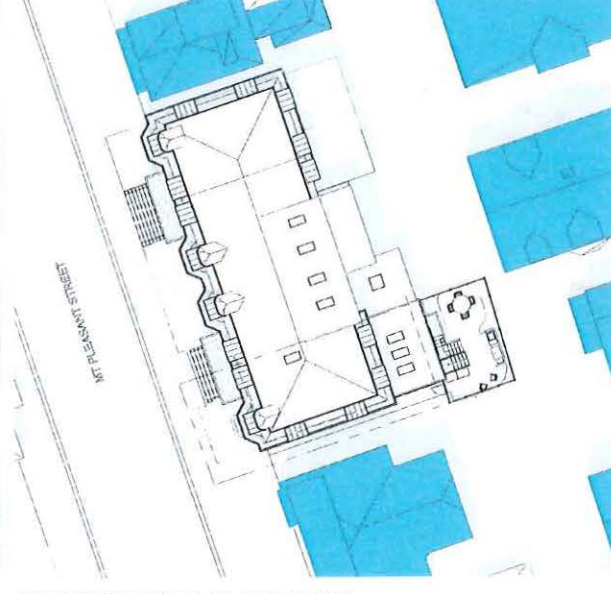
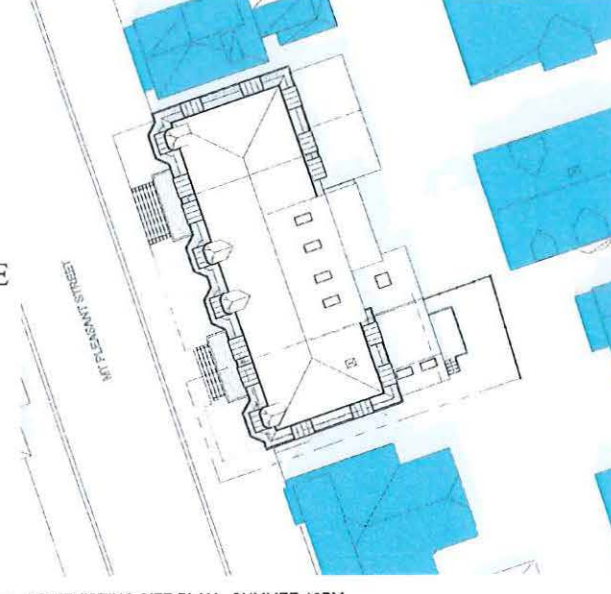
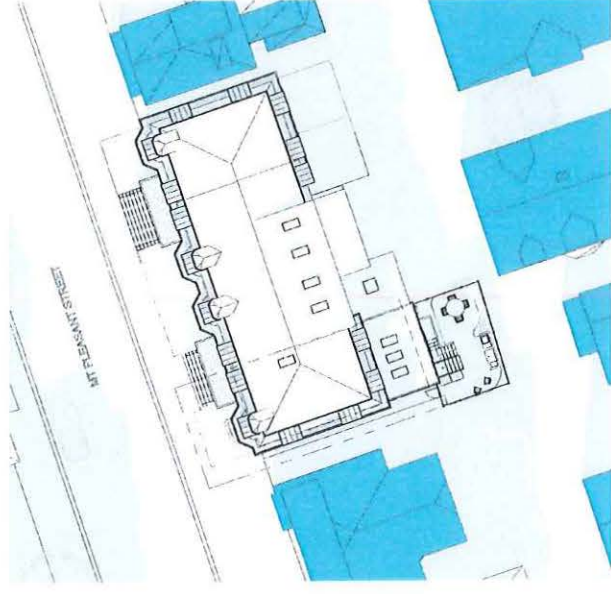
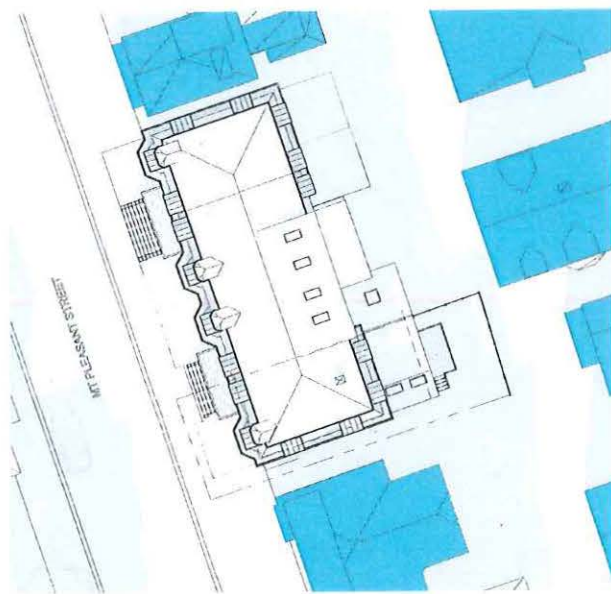
1 BZA-EXISTING SITE PLAN - WINTER 3PM  
3/64" = 1'-0"

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**



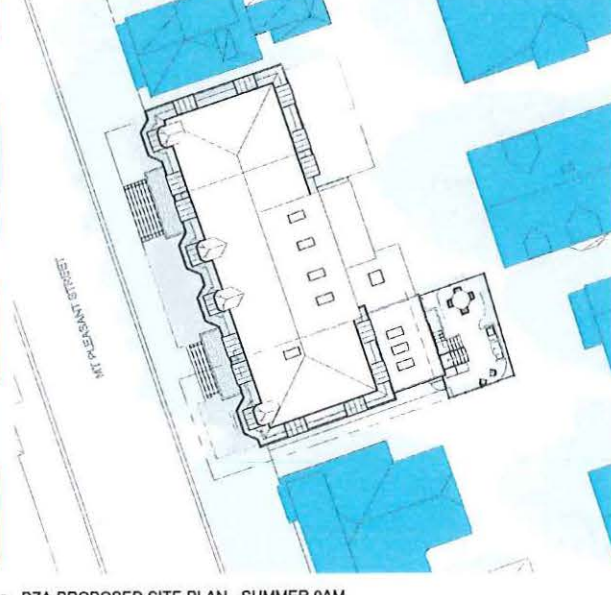
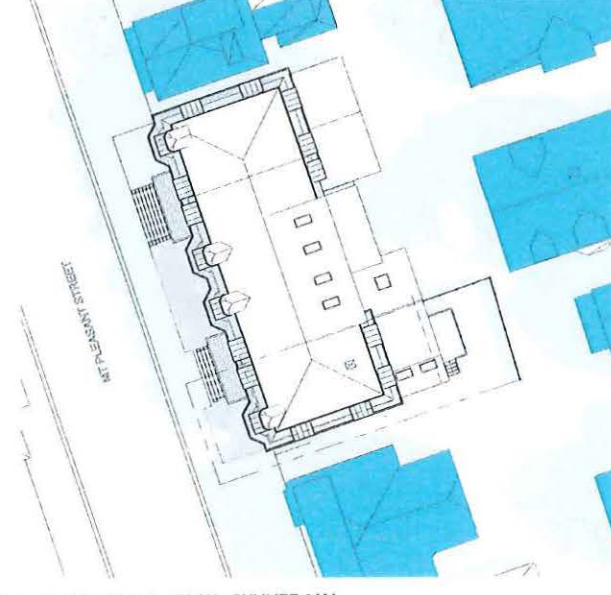
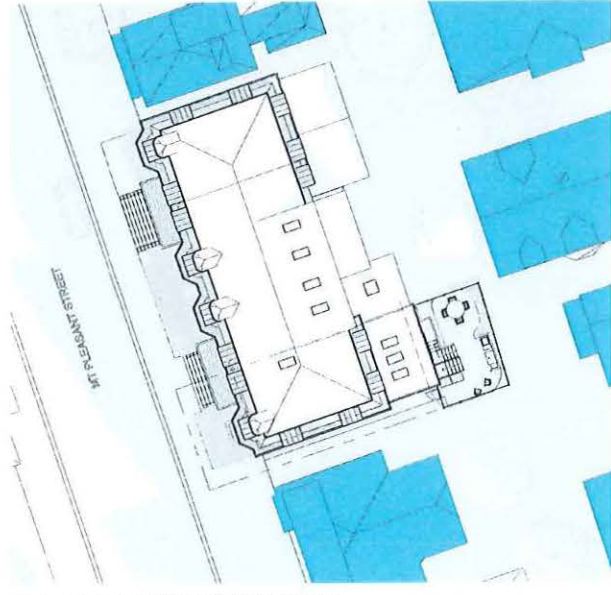
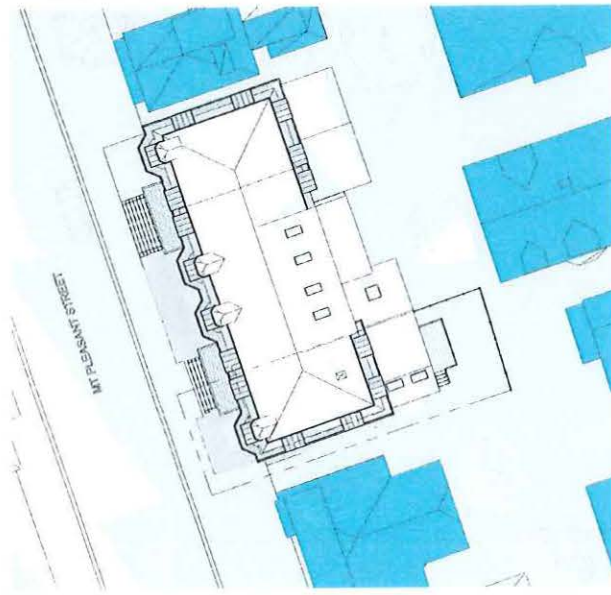
8 BZA-EXISTING SITE PLAN - WINTER 12PM  
3/64" = 1'-0"

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**

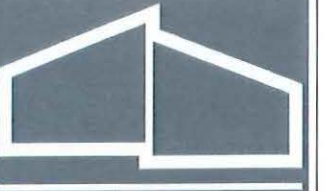


9 BZA-EXISTING SITE PLAN - WINTER 9AM  
3/64" = 1'-0"

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"



**SKA**

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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 07/06/2022  
Drawn by Author  
Checked by Checker

**BZA-007**  
Scale 3/64" = 1'-0"

7/6/2022 4:19:57 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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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

PROPOSED STREETScape

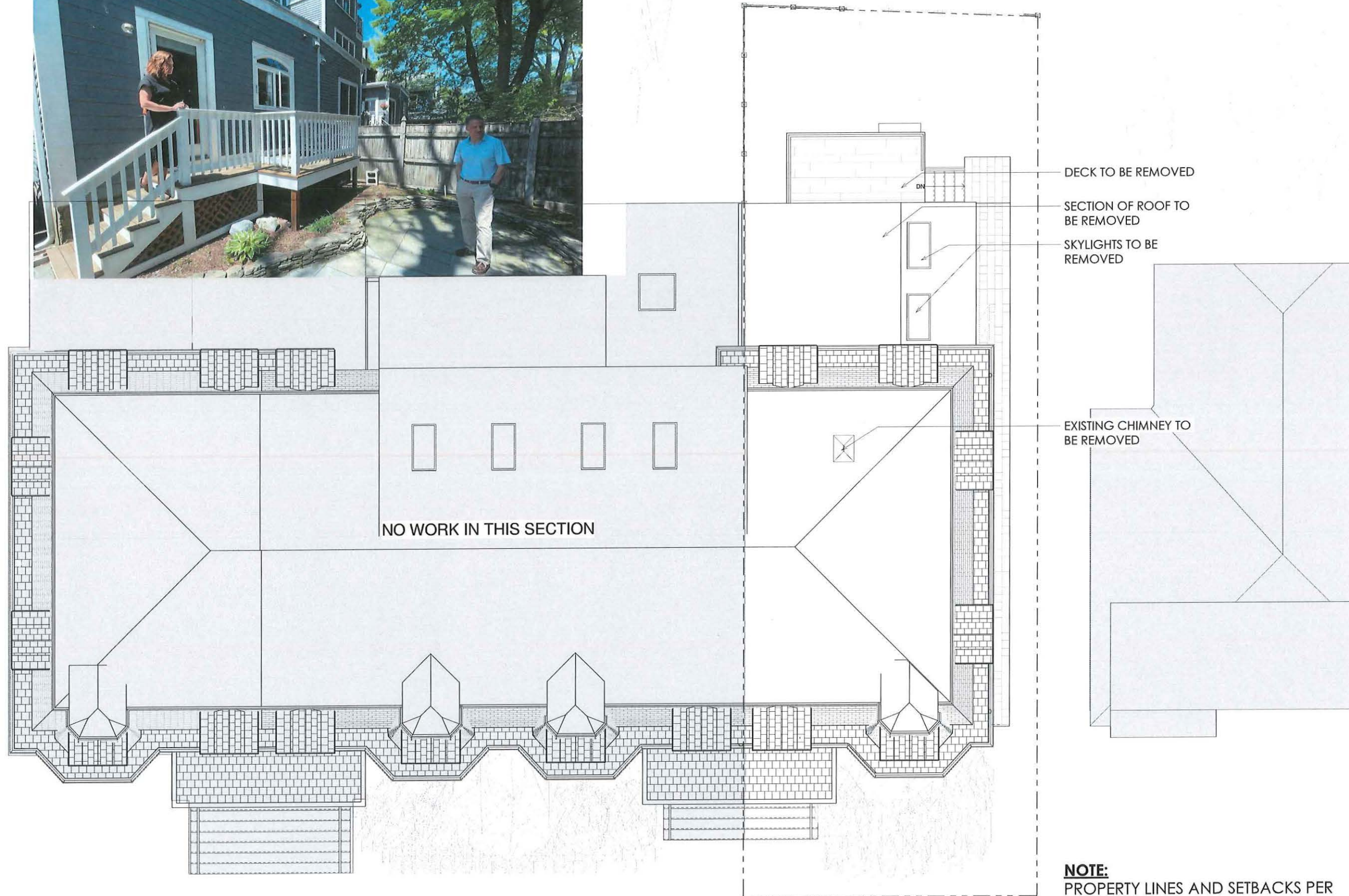
Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status: BZA SET  
Project number: Project Number  
Date: 07/06/2022  
Drawn by: Author  
Checked by: Checker

**BZA-008**  
Scale: As indicated

7/6/2022 4:20:00 PM

# EXISTING SITE PLAN



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

MT. PLEASANT STREET

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



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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	07/06/2022
Drawn by	Author
Checked by	Checker

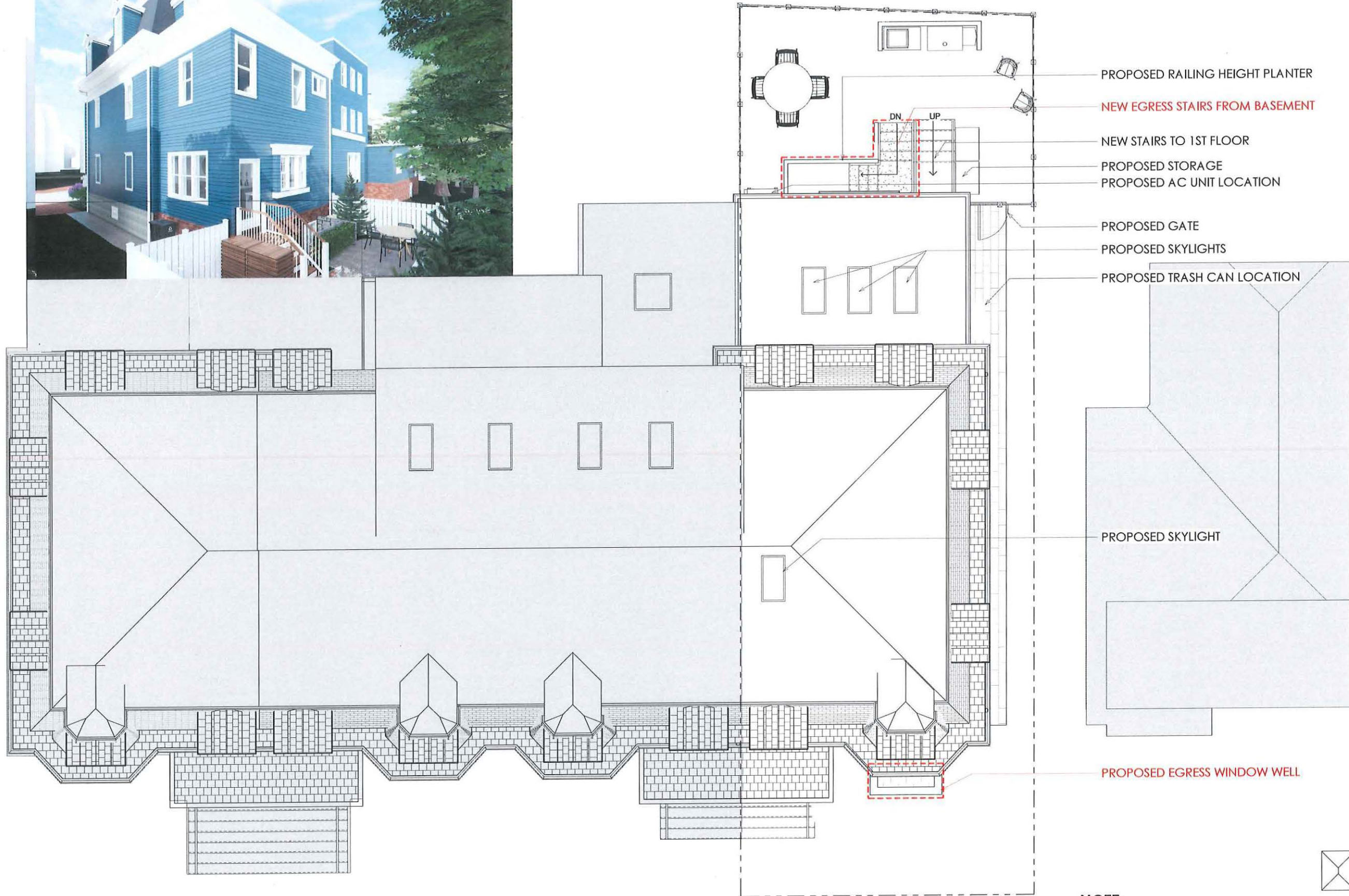
**BZA-009**

Scale 1/4" = 1'-0"

7/6/2022 4:20:03 PM



# PROPOSED SITE PLAN



- PROPOSED RAILING HEIGHT PLANTER
- NEW EGRESS STAIRS FROM BASEMENT
- NEW STAIRS TO 1ST FLOOR
- PROPOSED STORAGE
- PROPOSED AC UNIT LOCATION
- PROPOSED GATE
- PROPOSED SKYLIGHTS
- PROPOSED TRASH CAN LOCATION
- PROPOSED SKYLIGHT
- PROPOSED EGRESS WINDOW WELL



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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	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-010**  
Scale 1/4" = 1'-0"

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

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

# LEVEL 0 - PROPOSED WORK



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REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

PROPOSED - LEVEL 0

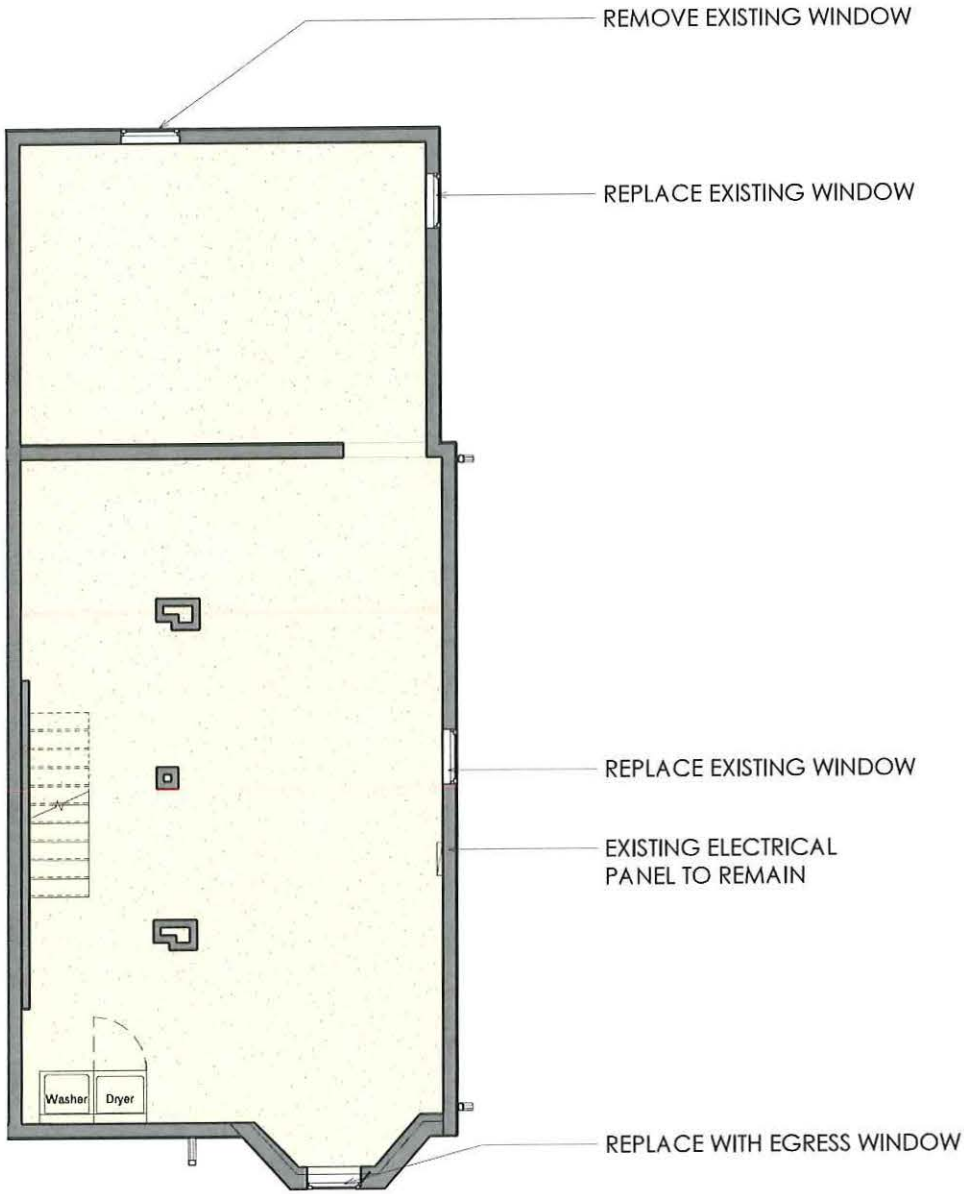
Lindsey Mead & Matt Russell

38 Mount Pleasant

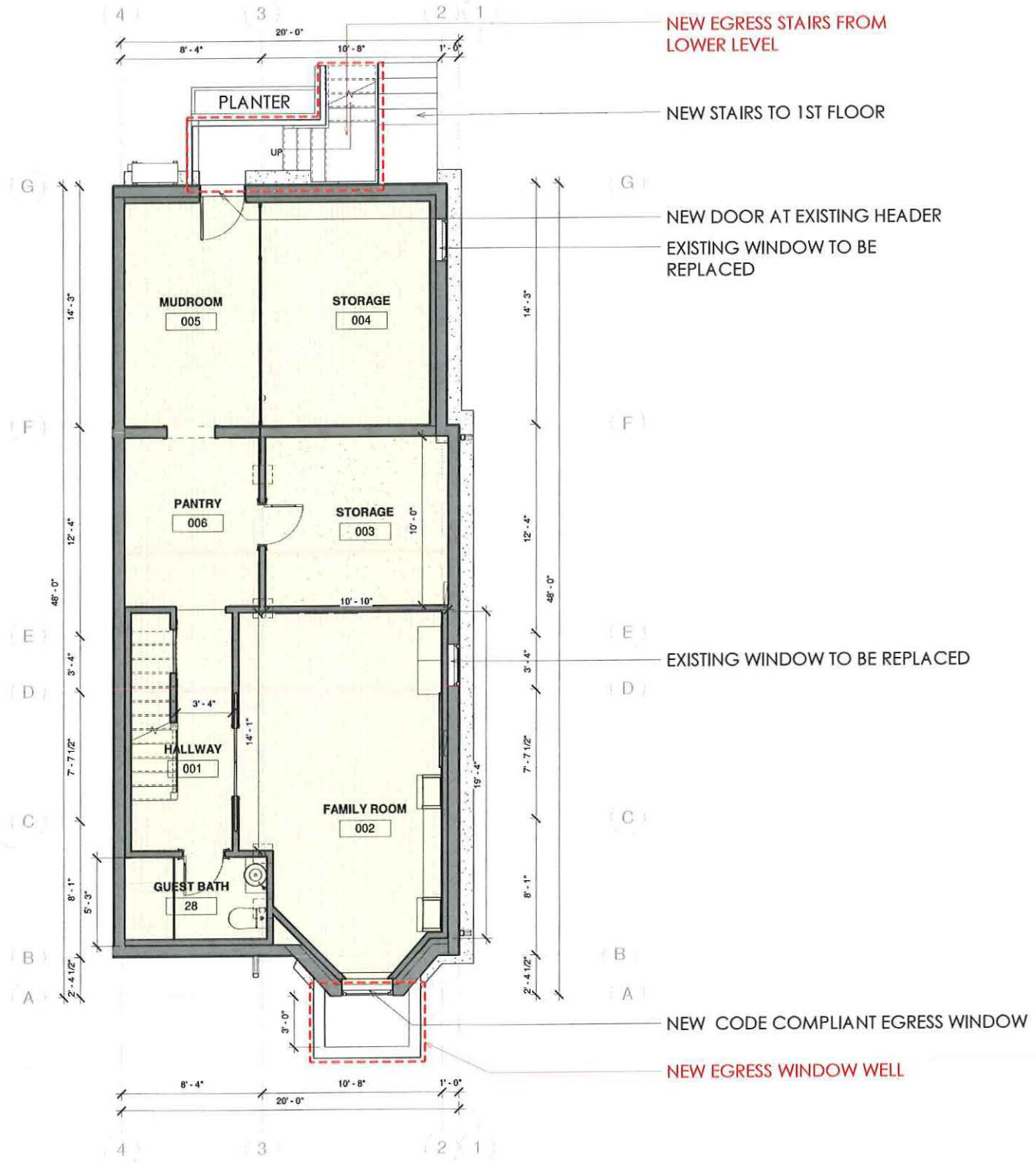
38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-100**  
 Scale 1/4" = 1'-0"



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



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

# LEVEL 1 - PROPOSED WORK



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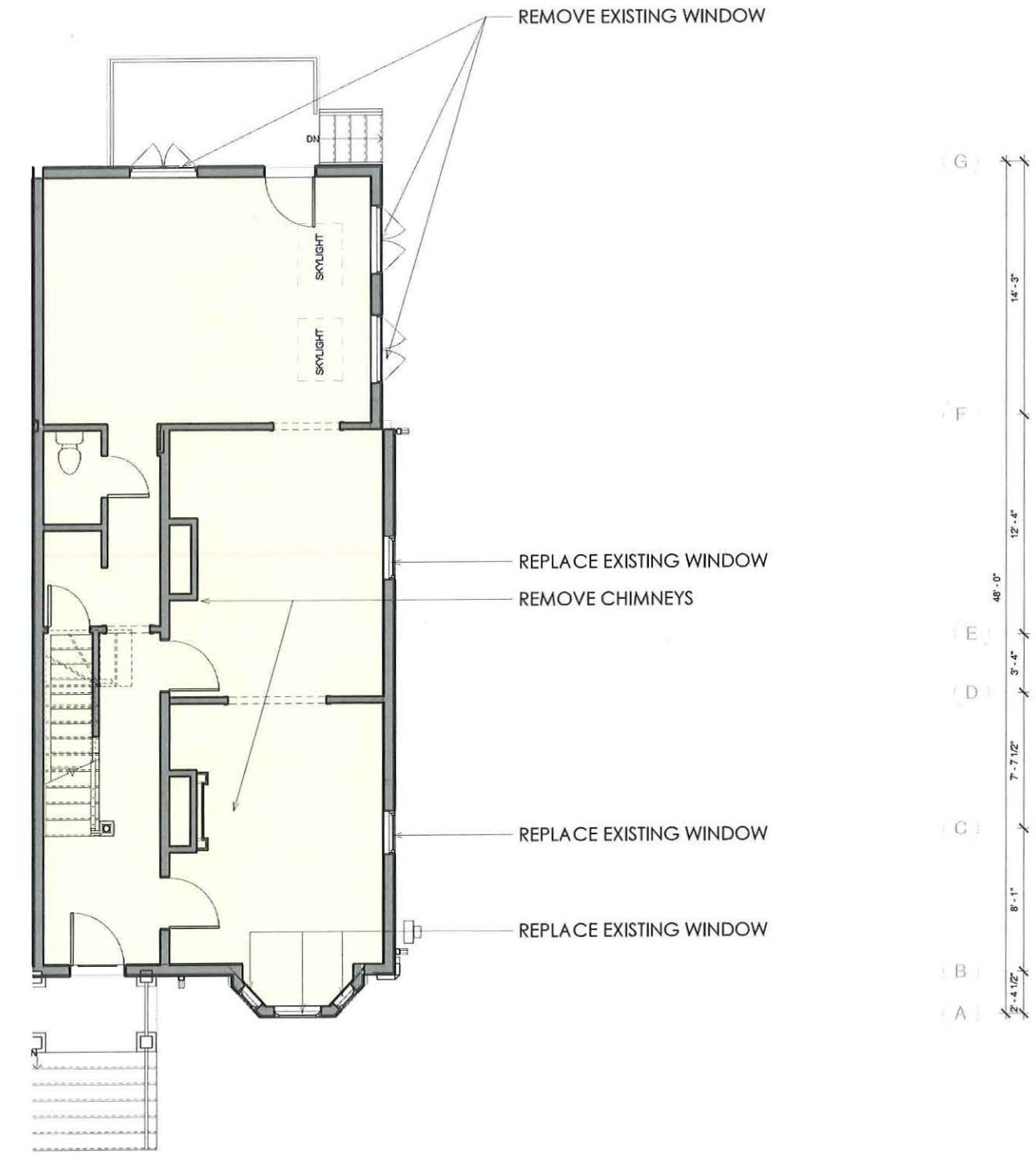
REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

PROPOSED - LEVEL 1

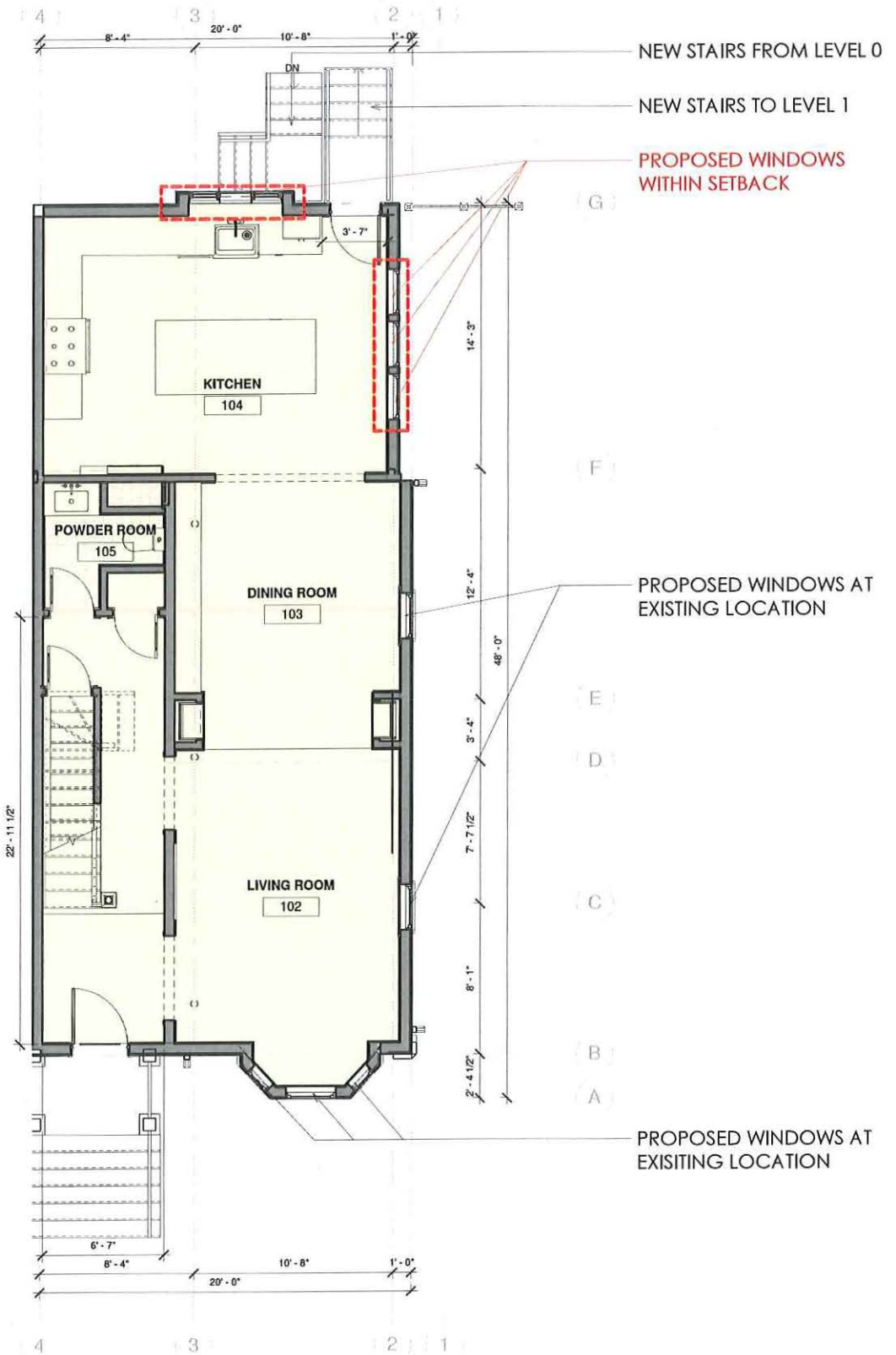
Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status: BZA SET  
 Project number: Project Number  
 Date: 07/06/2022  
 Drawn by: Author  
 Checked by: Checker

**BZA-101**  
 Scale: 1/4" = 1'-0"



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



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

# LEVEL 2 - PROPOSED WORK



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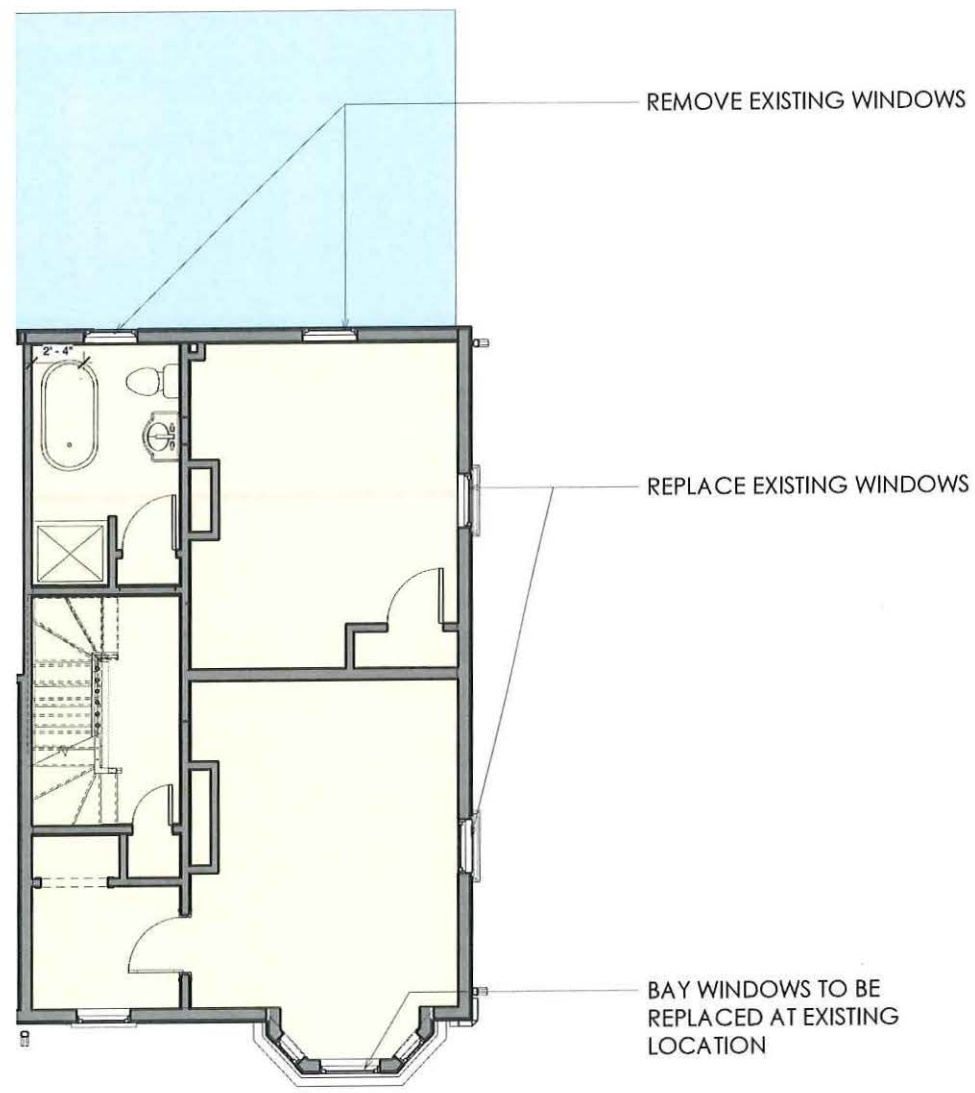
REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

PROPOSED - LEVEL 2

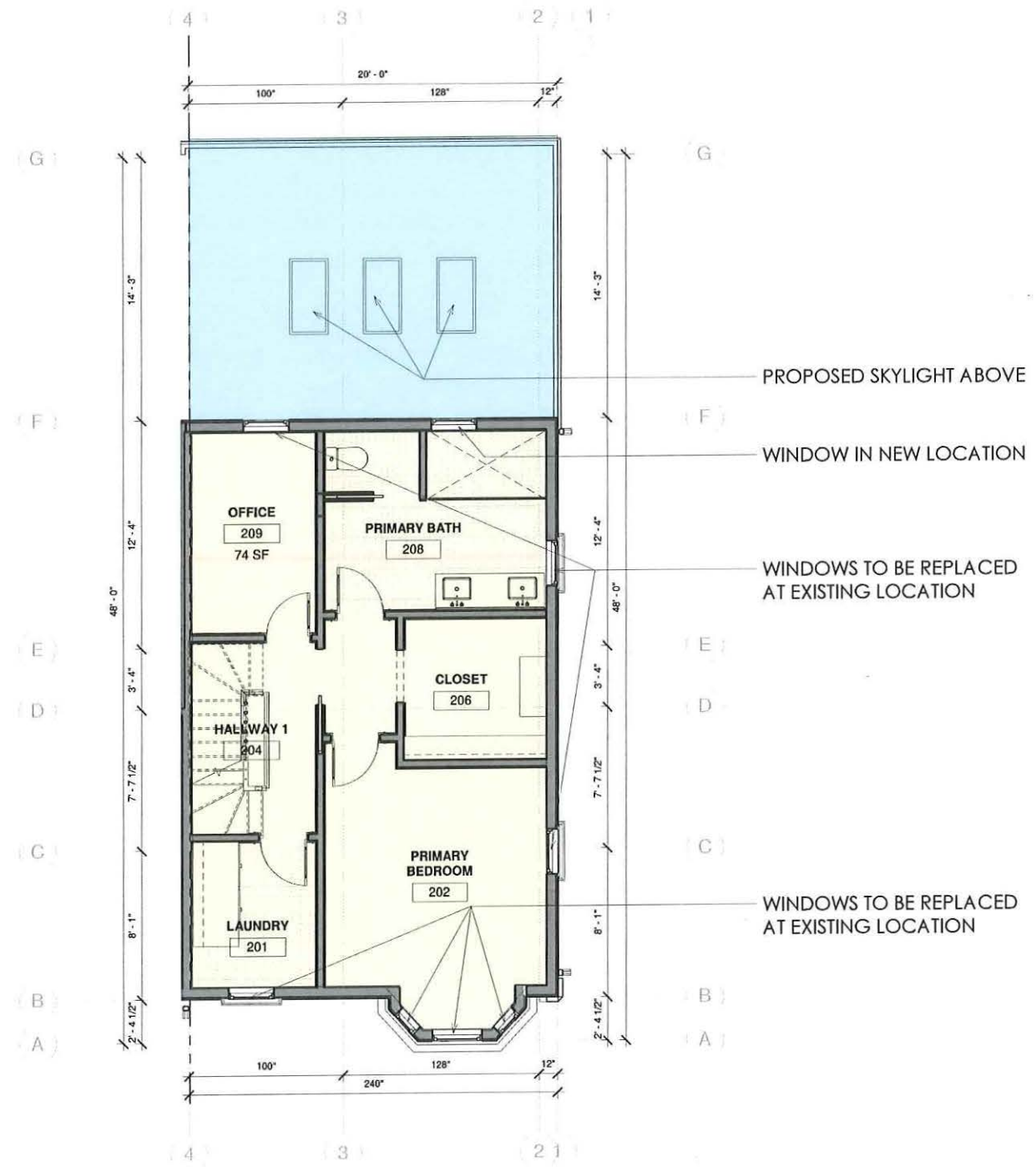
Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-102**  
 Scale 1/4" = 1'-0"



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



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

# LEVEL 3 - PROPOSED WORK



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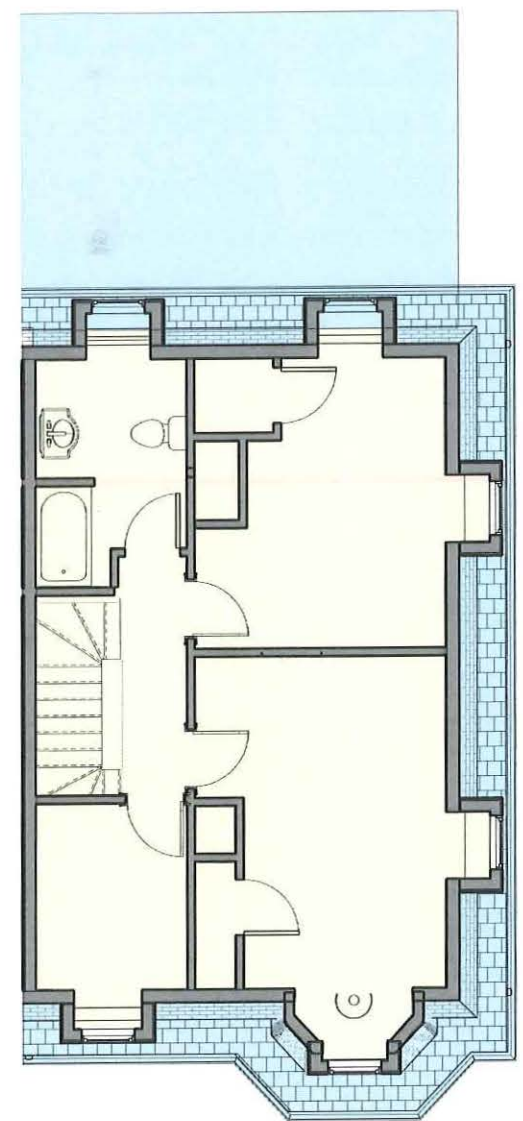
REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

PROPOSED - LEVEL 3

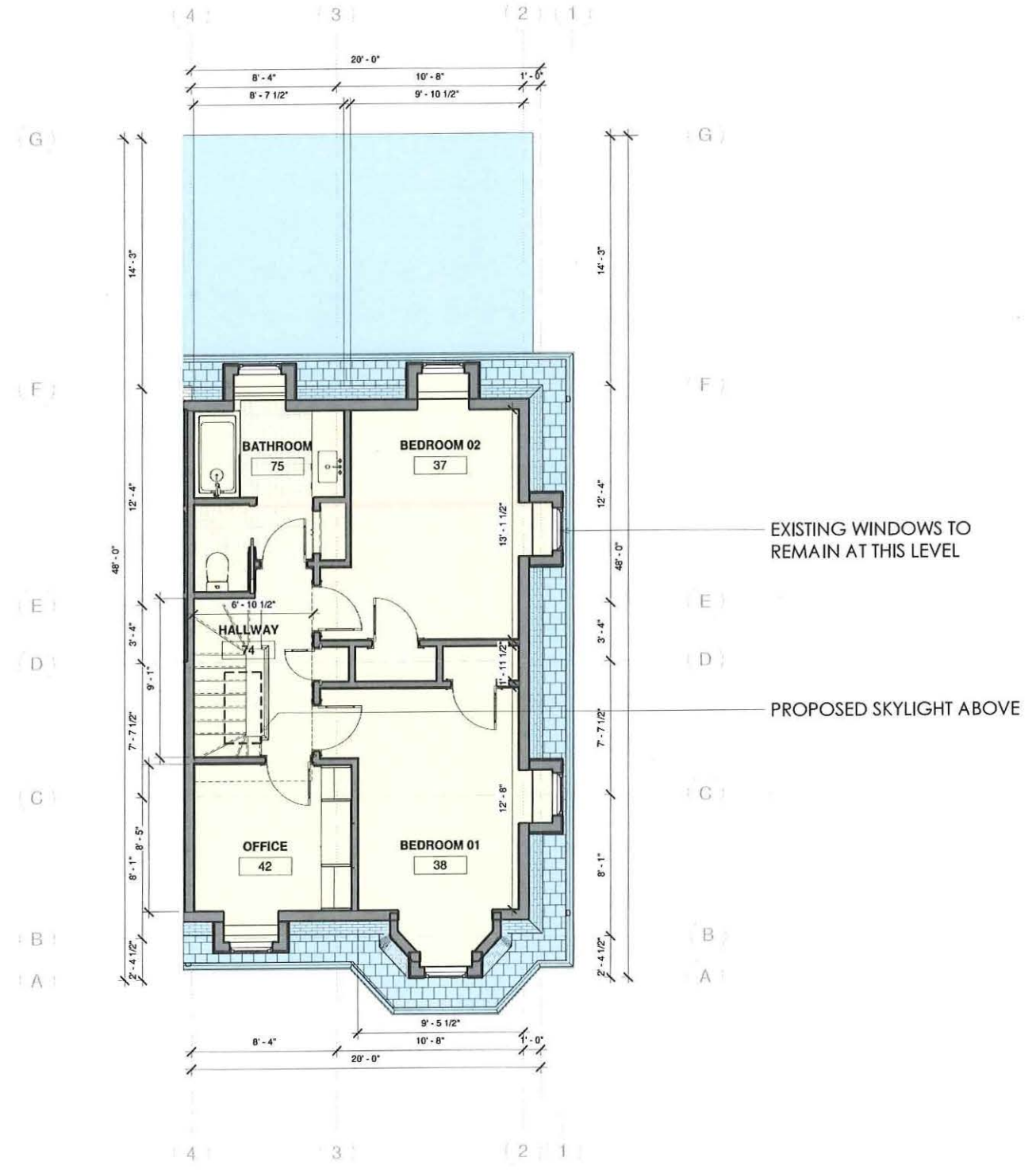
Lindsey Mead & Matt Russell  
 38 Mount Pleasant  
 38 Mount Pleasant Street  
 Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-103**  
 Scale 1/4" = 1'-0"



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



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

# ROOF LEVEL - PROPOSED WORK



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REGISTRATIONS:  
  
 STRUCTURAL ENGINEER:

## PROPOSED - ROOF PLAN

Lindsey Mead & Matt Russell

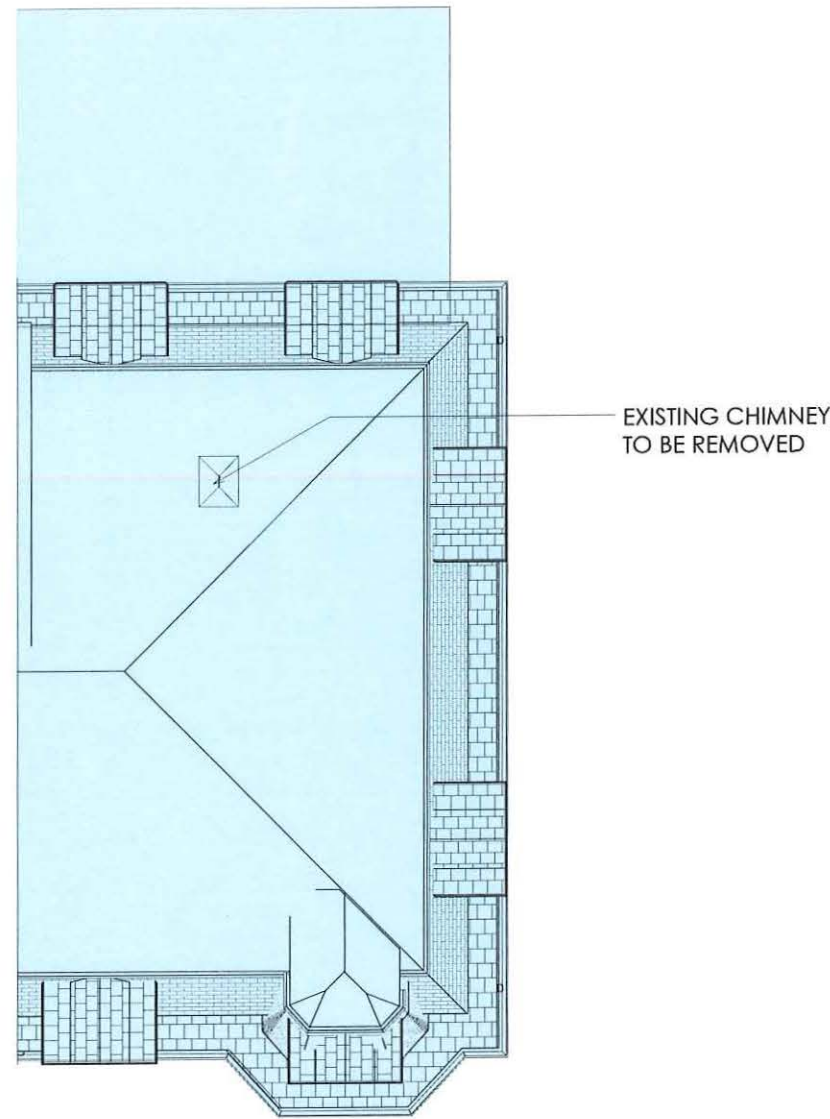
38 Mount Pleasant

38 Mount Pleasant Street  
 Cambridge, MA 02140

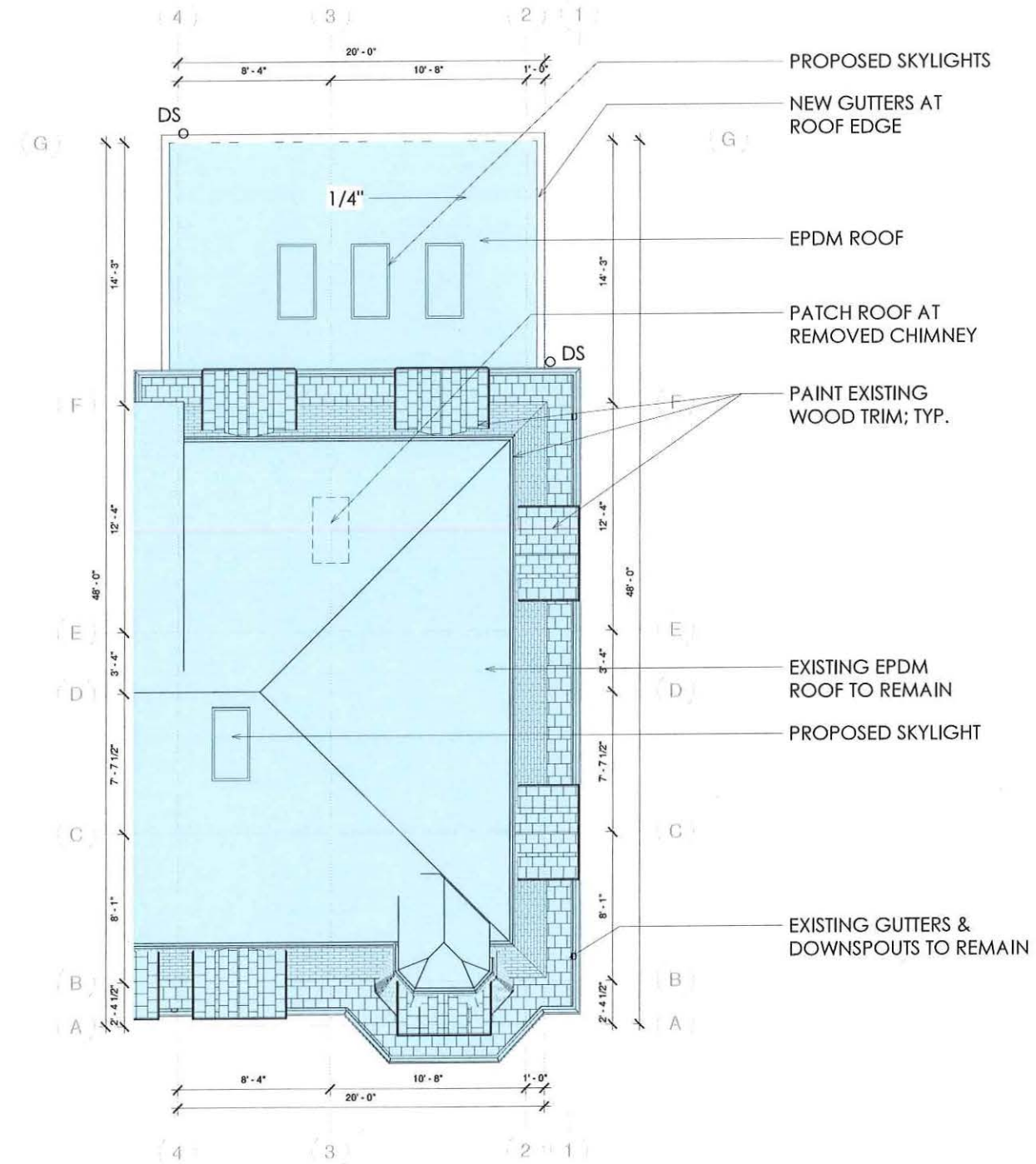
Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-104**

Scale 1/4" = 1'-0"



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



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

# 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

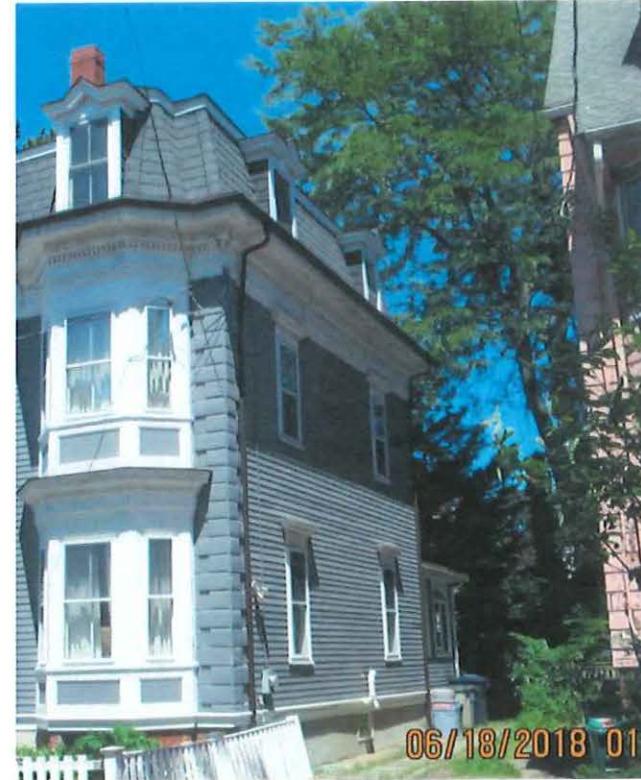
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

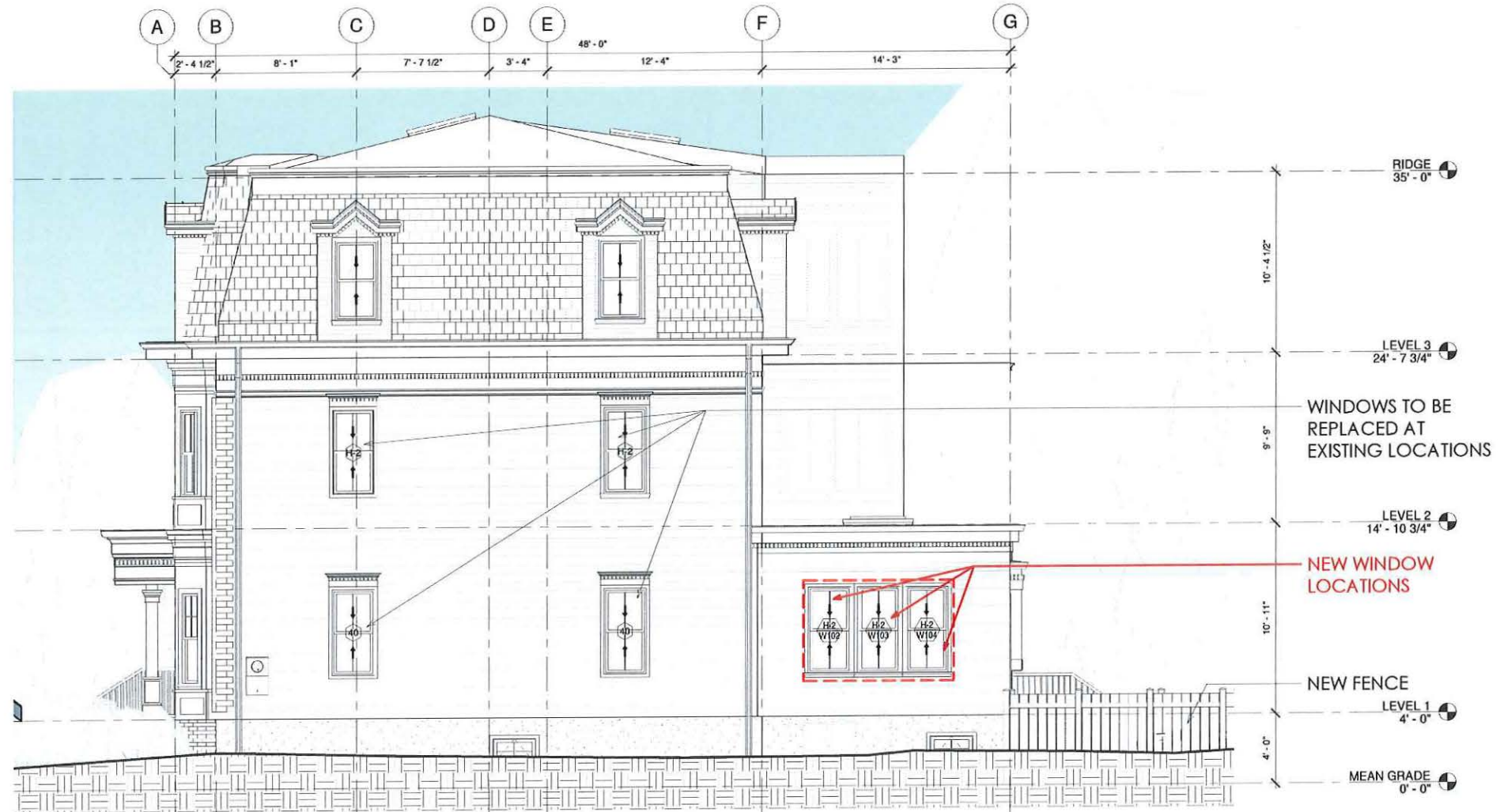
**BZA-200**

Scale 1/4" = 1'-0"

# SOUTH ELEVATION



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



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



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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	07/06/2022
Drawn by	Author
Checked by	Checker

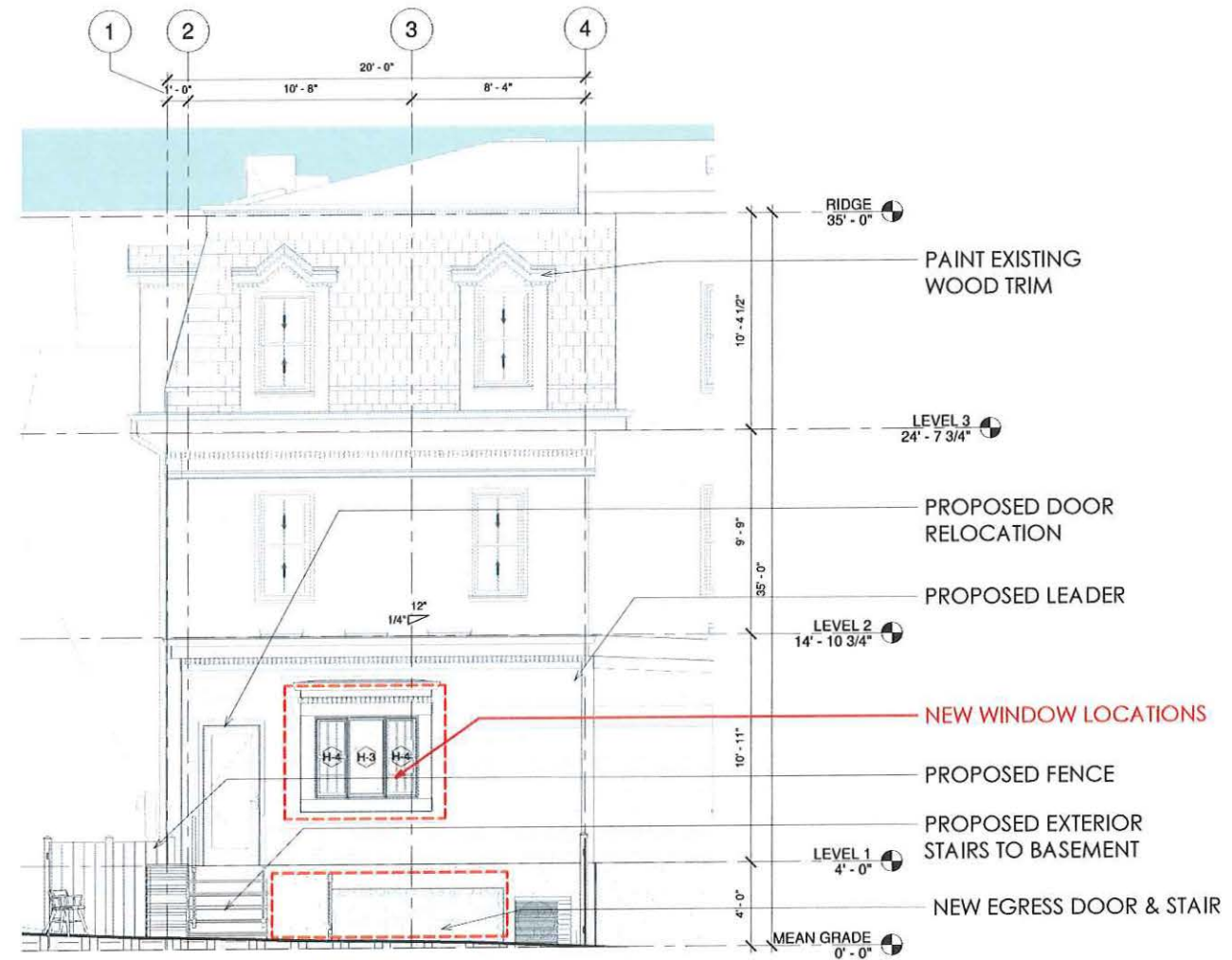
**BZA-201**  
Scale 1/4" = 1'-0"



# 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)

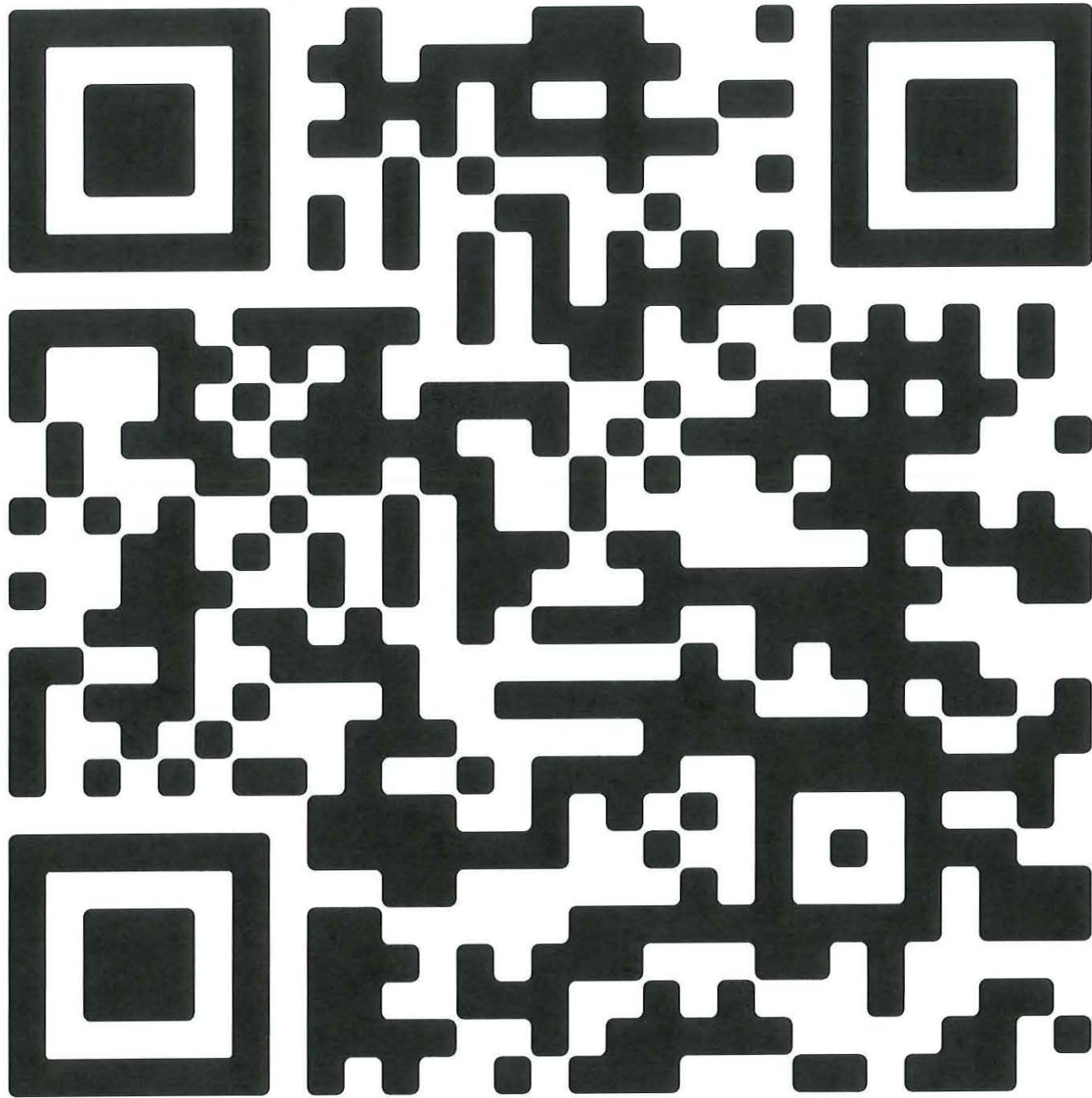
Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-202**  
Scale 1/4" = 1'-0"

END OF PRESENTATION

38 MOUNT PLEASANT EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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REGISTRATIONS:

STRUCTURAL ENGINEER:

QR CODE

Lindsey Mead & Matt Russell

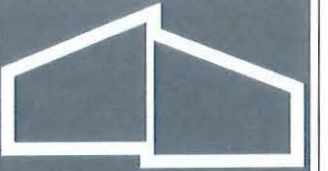
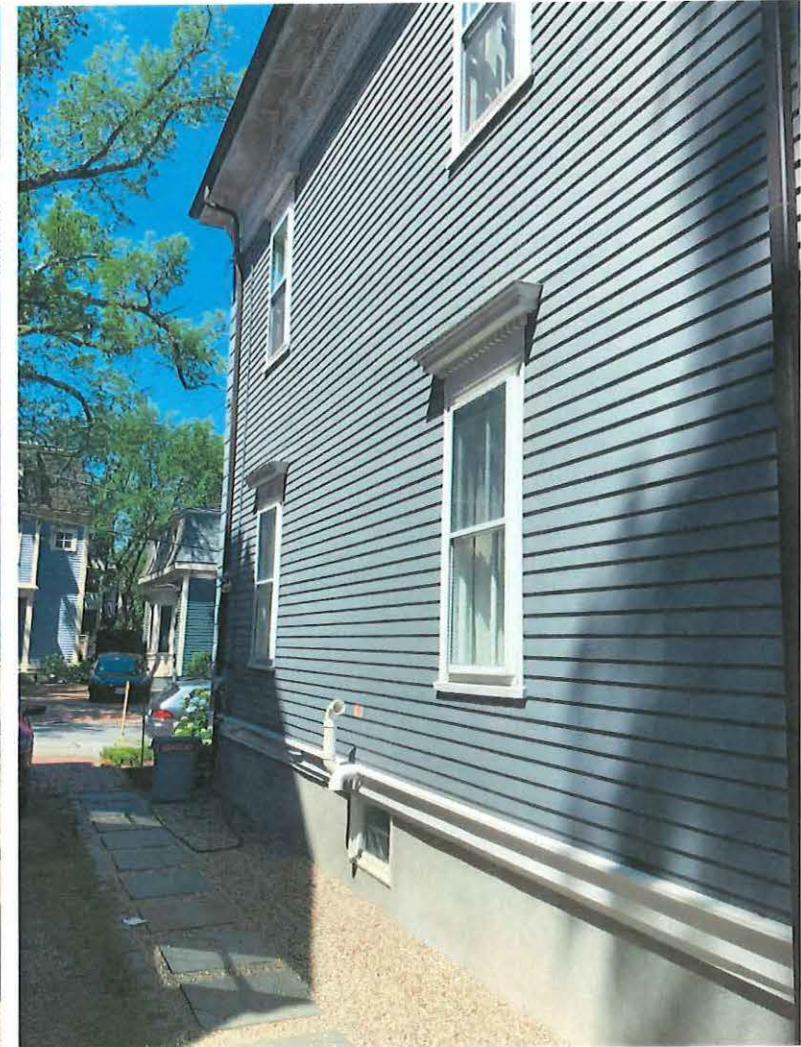
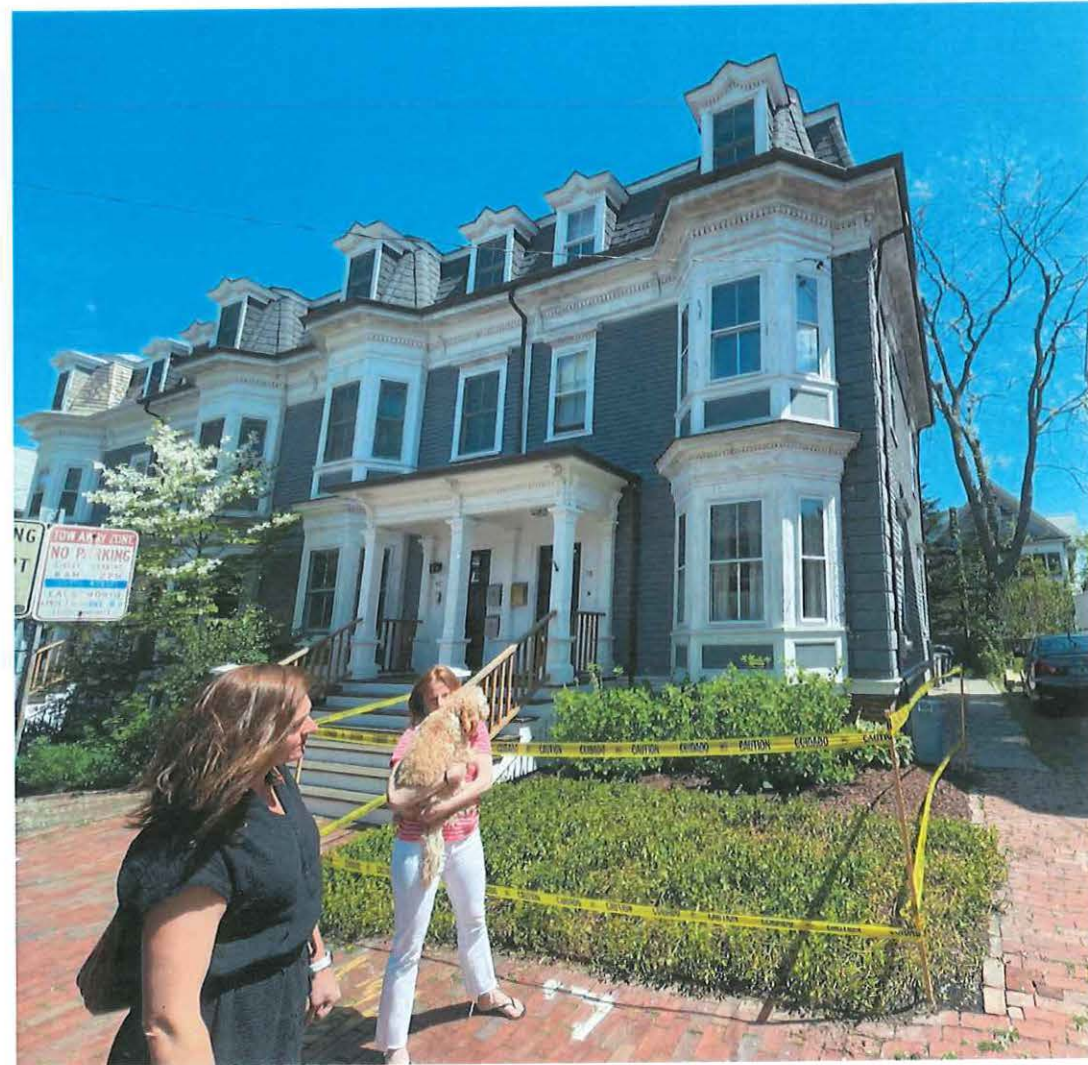
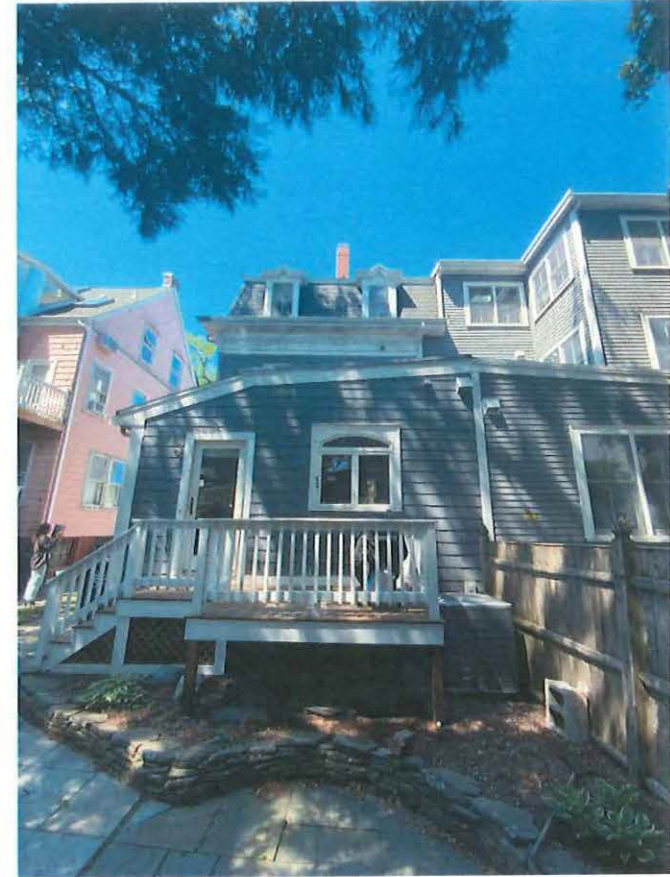
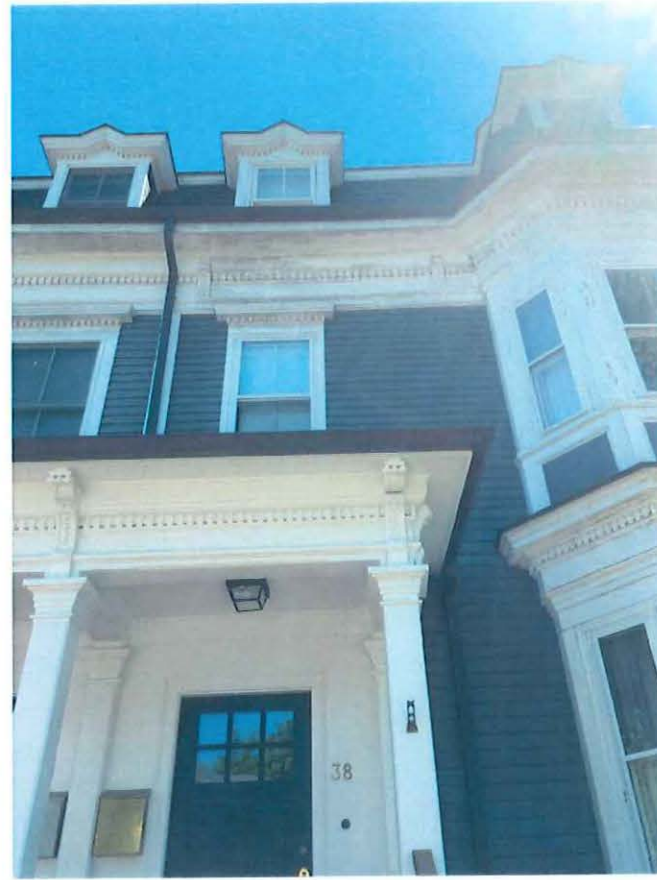
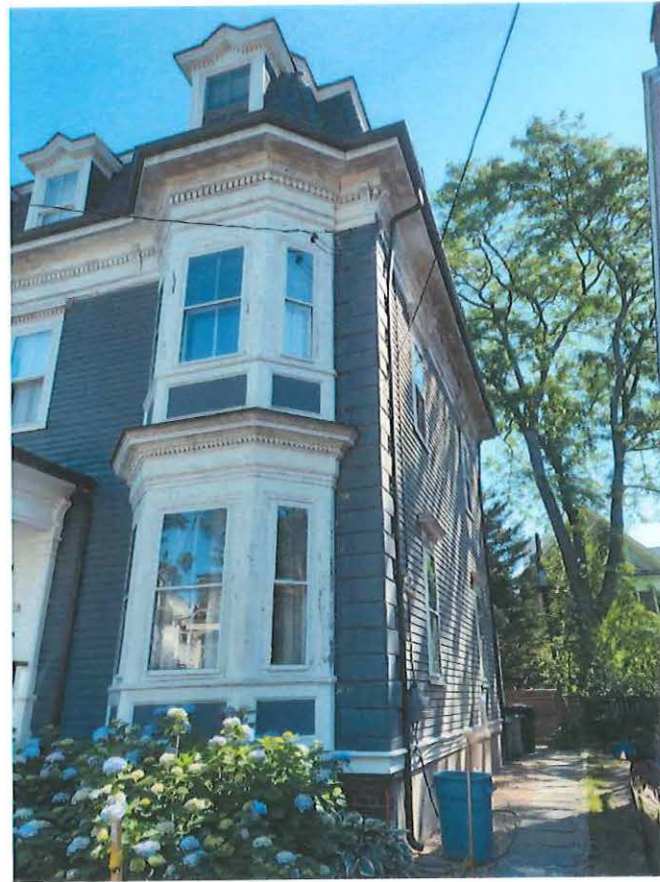
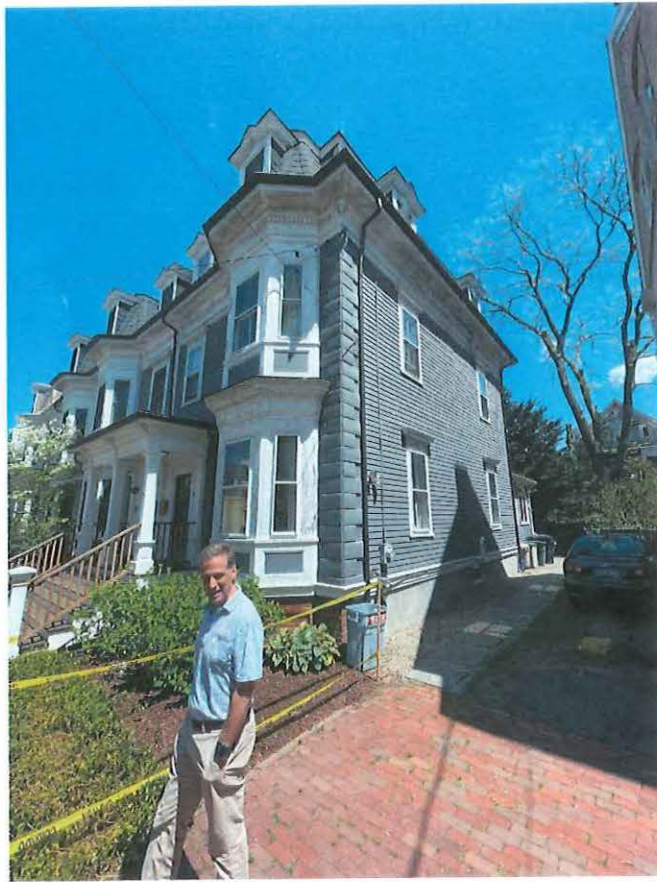
38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

Project Status	BZA SET
Project number	Project Number
Date	07/06/2022
Drawn by	Author
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**BZA-300**

Scale



**SKA**

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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	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-301**  
 Scale

NOTES:

- PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS; TAX MAP No. 201.
- 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.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

MAP 201  
LOT 18

N/F LANDS OF  
GREYHOLE BEVOLAIRE  
TRUST  
BK. 23684, PG. 392

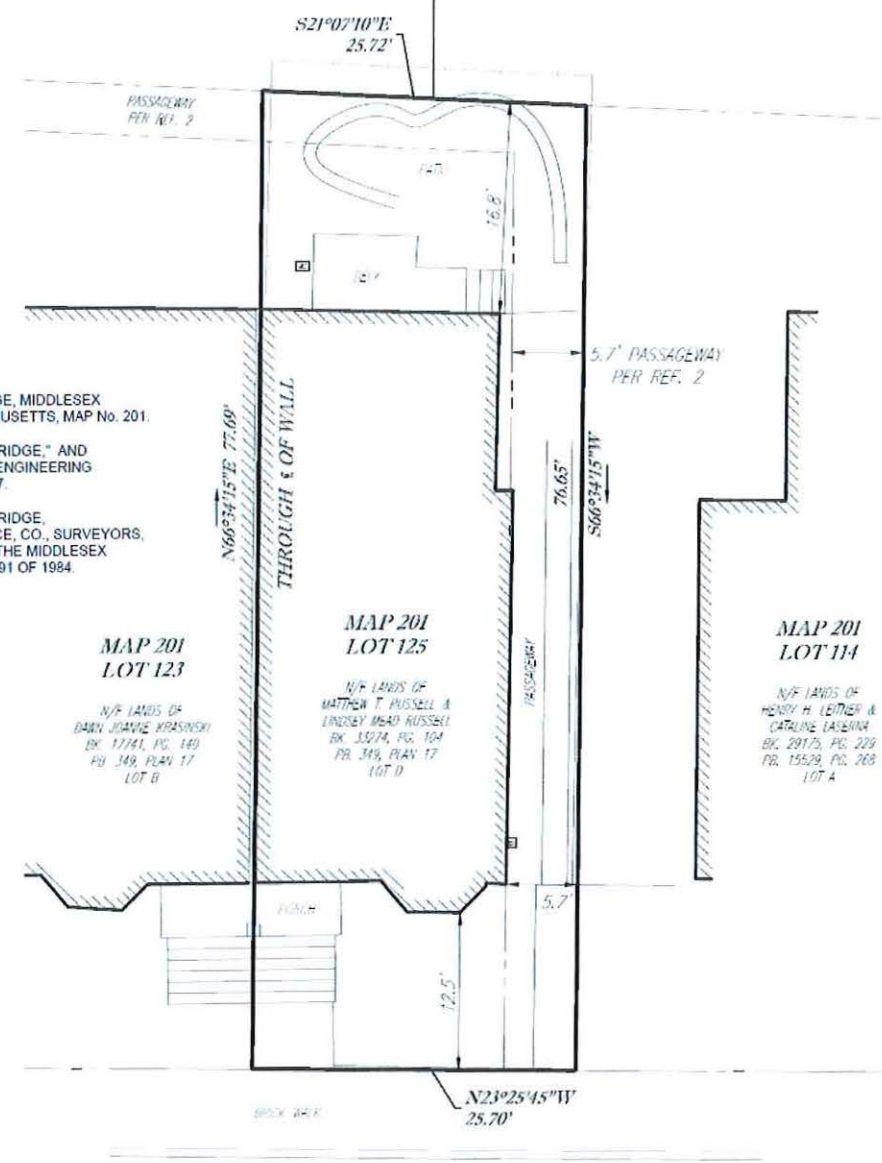
MAP 201  
LOT 19

N/F LANDS OF  
NEWMAN-HOHMANN  
LIVING TRUST  
BK. 74122, PG. 233



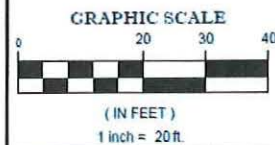
REFERENCES:

- THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
- PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT AS PLAN BOOK 349, PLAN 17.
- 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)



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



DATE 8/22/2021

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

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

APPROVED:	SML	DATE:	09/01/2021	SCALE:	1"=20'	FILE NO.:	21-013	DWG NO.:	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: \_\_\_\_\_  
Date: 07/06/2022  
Drawn by: Author  
Checked by: Checker

**BZA-302**  
Scale

From: [Matt Russell](#)  
To: [Clark Ashton](#)  
Subject: [Fwd: Support for special permit](#)  
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 F.A.I.A., 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>  
To: Matt Russell <mtrussell92@gmail.com>

Wed, Nov 10, 2021 at 8:10 AM

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 Wyde

Lance Drane and Elizabeth Wyde  
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>  
To: mtrussell92@gmail.com

Wed, Oct 6, 2021 at 2:56 PM

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 Loneragan  
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

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 Leiner 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 Leiner ([hleiner@me.com](mailto:hleiner@me.com), 617-953-8026)

Catalina Laserna ([cyberlina@me.com](mailto:cyberlina@me.com), 617-230-8541)



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(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	07/06/2022
Drawn by	Author
Checked by	Checker

BZA-303

Scale

PREVIOUS PROPOSAL SITE AXON



**SKA**

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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	07/06/2022
Drawn by	Author
Checked by	Checker

**BZA-304**  
 Scale

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: \_\_\_\_\_ PRESENT USE/OCCUPANCY: RESIDENTIAL

LOCATION: 38 MT PLEASANT STREET ZONE: C-1

PHONE: \_\_\_\_\_ REQUESTED USE/OCCUPANCY: RESIDENTIAL

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> <sup>1</sup>
TOTAL GROSS FLOOR AREA:	<u>1,951</u>	<u>1,951</u>	<u>3,750</u> (max.)
LOT AREA:	<u>1,982</u>		<u>5000</u> (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	<u>0.98</u>	<u>0.98</u>	<u>0.75</u> (max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>1,982</u>	<u>1,982</u>	<u>1,500</u> (min.)
SIZE OF LOT:			
WIDTH	<u>25'-8"</u>		<u>50'-0"</u> (min.)
DEPTH	<u>76'-8"</u>		
Setbacks in Feet:			
FRONT	<u>12'-6"</u>	<u>12'-6"</u>	<u>13'-8"</u> (min.)
REAR	<u>16'-10"</u>	<u>16'-10"</u>	<u>20'-0"</u> (min.)
LEFT SIDE	<u>PARTYWALL</u>	<u>PARTYWALL</u>	<u>5.31-3(c)</u> (min.)
RIGHT SIDE	<u>5'-8"</u>	<u>5'-8"</u>	<u>15'-4"</u> (min.)
SIZE OF BLDG.:			
HEIGHT	<u>35'-0"</u>	<u>35'-0"</u>	<u>35'-0"</u> (max.)
LENGTH	<u>48'-0"</u>	<u>48'-0"</u>	
WIDTH	<u>20'-0"</u>	<u>20'-0"</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	<u>43%</u>	<u>43%</u>	<u>30%</u> (min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>	<u>1</u> (max.)
NO. OF PARKING SPACES:	<u>-</u>	<u>-</u>	<u>-</u> (min./max)
NO. OF LOADING AREAS:	<u>-</u>	<u>-</u>	<u>-</u> (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>-</u>	<u>-</u>	<u>-</u> (min.)

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

**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

July 7, 2022

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

RE: Special Permit 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 “Applicants”). The Applicants are the owners of the property known as 38 Mt Pleasant Street, Cambridge, Massachusetts 02140 (the “Property”).

The Applicants originally applied for a special permit and variance to expand and renovate their existing townhouse. See also Special Permit / Variance Application No. 149665. The Applicants have modified their renovations plans and now do not propose to expand the existing dwelling. See new Dimensional Sheet and Site Plan enclosed hereto.

However, the proposed renovations still include the addition and moving of several windows. Accordingly, the Applicants 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 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,

A handwritten signature in black ink, appearing to read 'C. Alphen', with a long horizontal flourish extending to the right.

Christopher J. Alphen, Esq.



# City of Cambridge

MASSACHUSETTS.

BOARD OF ZONING APPEAL

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

2022 MAY 10 PM 2:58  
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 # B7A-168459

Address: 38 Mt. Pleasant St.

Owner,  Petitioner, or  Representative: Christopher J. Alphen, Attorney  
(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: 5/10/22

Christopher J. Alphen  
Signature Attorney for the Petitioners

\* \* \* \* \*

(8:33 p.m.)

Sitting Members: Brendan Sullivan, Wendy Leiserson, Jim  
Monteverde, Laura Wernick, and Jason  
Marshall

BRENDAN SULLIVAN: The Board will now hear Case  
No. 168459 -- 38 Mt. Pleasant Street. Mr. Alphen?

CHRISTOPHER ALPHEN: Thank you, Mr. Chairman.  
Thank you, Members of the Board. For the record, Attorney  
Christopher Alphen, Blatman, Bobrowski, Haverty &  
Silverstein. My law office is in Concord, Massachusetts.

I'm here tonight on behalf of the petitioners the  
Russells, Matt and Lindsey. The petitioners seek to expand  
their nonconforming structure in the second floor by 265  
square feet.

In order to do so, they require a variance. The  
existing structure is the dead-end dwelling of an old  
townhouse, and the dwelling has a nonconforming FAR of  
0.98. The proposed addition would increase the  
nonconforming FAR to 1.12.

The proposed addition does not create any  
additional nonconformities, nor does it increase any other

1 existing nonconformities.

2           As the Board may recall, we were before the Board  
3 with this application or this proposal under Section 8.222d  
4 for a special permit, but the Board along with the Building  
5 Inspector reasonably determined that it did not meet the  
6 requirements for a special permit because it is not a  
7 detached dwelling, because it's part of the townhouse.

8           Accordingly, we are before you tonight for a  
9 variance to allow the expansion pursuant to Section 8223.

10           So before we get to the plans, I want to go  
11 through how we meet the criteria for a variance, which is  
12 contained in my memorandum of law that was submitted as part  
13 of the application.

14           When we talk about a literal enforcement of the  
15 Zoning Ordinance would prevent the petitioners from  
16 expanding their home, so a literal enforcement of the Zoning  
17 Ordinance is going to prevent the petitioners from expanding  
18 their house whatsoever.

19           Any sort of expansion is going to require a  
20 variance because of the location of the property, and  
21 because of the uniqueness of it being part of the townhouse.

22           And quite simply, the Russells have outgrown the

1 house. They have grown children, and they need the  
2 additional space for one to allow Matt's mother to stay for  
3 extended periods of time, and for the new work at home  
4 living situation, so that they can maintain an office within  
5 the dwelling unit.

6 Quite frankly, without this addition, the Russells  
7 can't stay in Cambridge. They just don't have enough room.

8 The hardship is owing to circumstances relating to  
9 the uniqueness of the structure, along with the shape of the  
10 lot. The dwelling is the last dwelling of a very old  
11 townhouse structure with many units.

12 The dwelling is held in its own ownership on its  
13 own lot, which is a narrow lot, which the way that the lot  
14 is, and the way that the structure is, again the dwelling  
15 cannot be extended -- cannot be expanded whatsoever in any  
16 direction without relief via a variance.

17 The proposed addition will not cause a substantial  
18 detriment to the public good, nor derogate from the intent  
19 or purpose of the Ordinance. The petitioners present an  
20 attractive and modest proposal, and the expansion is  
21 designed to fit within the characteristics of the  
22 neighborhood.

1           We have submitted many letters in support from  
2 neighbors in the surrounding area, and it's sort of a  
3 blessing in disguise. Since we've originally filed the  
4 application, although as a special permit we've had a lot of  
5 time to continue to have discussions with our neighbors  
6 about the proposal. In fact, there were certain neighbors  
7 who originally objected to the proposal, which have now  
8 submitted letters in support.

9           So with that, I will turn it over to Mike Fields  
10 of SKA Architects, and he will go over the plans.

11           MICHAEL FIELDS: Thank you, Chris, and thank you  
12 Members of the Board for your time and consideration this  
13 evening.

14           BRENDAN SULLIVAN: Introduce yourself, Michael,  
15 just for the record.

16           MICHAEL FIELDS: Yep. Yes, my name is Mike  
17 Fields, and I'm here with Sam Kachmar on behalf of our  
18 clients Lindsey Mead and Matt Russell. To recap the  
19 project, this is an update to a townhouse built around 1880,  
20 which is the end of a roof. The two center sections were  
21 developed and reapportioned in 2007. This renovation will  
22 maintain the fundamental footprint and layout of the

1 original.

2           At our hearing on November 18, we received insight  
3 and feedback from some of the neighbors regarding their  
4 concerns surrounding lake views. We met with the neighbors  
5 on a couple of occasions and adapted the plans based on the  
6 concerns.

7           At the BZA meeting on January 27, the Board  
8 determined this would need to be refiled as a variance,  
9 since it was not a detached dwelling, which brings us to our  
10 request this evening.

11           This slide -- next slide, please?

12           This slide outlines the zoning calculations of the  
13 building, and its location in the neighborhood. This 1880  
14 building falls outside of the C-1 calculated setbacks. The  
15 project will maintain the original footprint, apart from the  
16 requested egress of the lower level.

17           The current FAR of 0.98 already exceeds the  
18 allowable FAR of 0.75, and we're requesting a slight  
19 increase to this FAR by 0.14, or 265 square feet to our  
20 total of 1.12, which will allow for a home office and a  
21 grandparent suite for Matt's Mom.

22           Next slide, please?

1           Since there's no change on the street side, here  
2 we're showing the massing of the existing townhouse from  
3 the back with 38 Mt. Pleasant at the lower left-hand corner.

4           Next slide, please?

5           The previous proposal sought to maintain the lines of the  
6 existing trim and overhangs around the second-floor  
7 expansion. While this will be in keeping with the building  
8 architecture, it is at the back of the property, and the  
9 desire for light and views understandably outweigh the  
10 formal consistency.

11          Next slide, please?

12          To reduce the impact of the expansion, the roof  
13 over the bedroom was lowered 18 inches and steps down again  
14 at the bathroom to 32 inches below the previous proposed  
15 height. This maintains a code-minimum ceiling height in the  
16 bathroom.

17          The roof overhangs were also removed, in order to  
18 maximize light passing over the top of the expansion,  
19 decreasing its impact on the first-floor unit, and garnering  
20 the owners' support next door. Ann's letter accompanies the  
21 submitted materials.

22          Next slide, please?



1 [Indiscernible] and SKA did an extensive life  
2 shadow study with the direct abutters over Zoom on December  
3 16 with Ann, and January 5 with Adam, who had expressed  
4 concerns.

5 We explored the movement of the sun over the  
6 course of the morning, the winter and summer solstices, as  
7 well as at the equinoxes and the effects of the revision to  
8 increase light.

9 Here is a snippet of the greatest shadow impact  
10 from those walk-throughs at the winter solstice, when the  
11 sun is at its lowest.

12 The top row shows the existing condition from 9:00  
13 to 11:00 a.m.

14 The middle row shows the design previously  
15 presented, with a higher roof and overhangs. Note the red  
16 lines showing the extent of the new shadow it would have  
17 cast.

18 And then on the bottom row, the revised design  
19 with stepped down roofs, with increased light sets the  
20 purple lines against the previous red lines from the  
21 previous proposal. This has minimized the impact on the  
22 second floor, and provides more reflected light into the

1 first-floor skylight.

2 Next slide, please?

3 In our overall shadow studies, we were showing the  
4 impact over the course of the year of shadows that would be  
5 cast by the expansion, which are mostly captured within the  
6 shadows in the main townhouse and surrounding structures.  
7 The lowered roofs have also minimized the late afternoon  
8 shadows being cast towards properties at the rear of the  
9 lot.

10 Next slide, please?

11 Moving into the overall proposal, we'll start back  
12 at the streetscape, which will remain unchanged. The wood  
13 exterior of the townhouse will be repaired as needed and  
14 repainted, matching the adjacent townhouses. Windows on the  
15 first and second floor will be replaced at their current  
16 locations, with newer, energy-efficient wood windows.

17 A new egress window well located more than three  
18 feet from walking surfaces will be screened and set apart  
19 from the street with plantings.

20 Next slide, please?

21 In the existing site plan, we see the existing  
22 first-floor kitchen and deck off the rear of the townhouse.

1           Next slide, please?

2           In the proposed site plan, we have highlighted the  
3 areas contributing to increased FAR, and proposed egress  
4 ways from the lower level.

5           Next slide, please?

6           In the basement level, this level is being lowered  
7 to approximately the same level as the adjacent town. The  
8 design includes the creation of an egress window in place of  
9 a smaller, existing window at the front of the building.  
10 And at the back, we're proposing an egress stair out to the  
11 back yard at an existing window header.

12           Next slide, please?

13           On the first floor, the adjusted layout remains  
14 within the existing footprint, and here we see the new  
15 locations of windows in that rear kitchen.

16           Next slide, please?

17           On the second floor, we see the expansion of the  
18 existing first floor over the existing first-floor  
19 footprint. Here we see the home office and the  
20 grandparents' suite, which are driving the expansion of this  
21 floor.

22           Next slide, please?

1           The third floor is unchanged by this request.

2           Next slide, please?

3           And the roof plan shows the proposed skylights.

4           Water from the new roof, as well as from existing upper  
5           roofs will be gathered through new gutters and brought down  
6           to a dry well in the rear yard.

7           Next slide, please?

8           To the west, the front elevation will remain  
9           unchanged, apart from the screened window well.

10          Next slide, please?

11          From the side, we see the expansion of the second  
12          floor over the existing. The existing deck has been  
13          removed, and an egress stair from the basement is held tight  
14          to the house, to provide more usable open space. The  
15          previously proposed roof height here is dashed in purple,  
16          and is now 18 inches lower over the primary there.

17          Next slide, please?

18          The east elevation at the back shows the area  
19          contributing to increased FAR. The roof over the bathroom  
20          steps down an additional 14 inches, to maintain a code-  
21          minimum ceiling height in the bathroom. The egress stair  
22          from the basement is tucked behind a fixed-railing planter

1 and open to the sky.

2 Next slide, please?

3 And on the north, the height of the wall and the  
4 roof over the bathroom are lowered by 32 inches from the  
5 previous proposal. The roof overhang has also been removed  
6 to maximize light penetration.

7 The wall will be finished in white panels to maximize  
8 reflected ambient light and break down the scale and visual  
9 impact of the wall.

10 Next slide, please?

11 This concludes our formal presentation, but you  
12 can scan the bar code below with your phone camera for a  
13 video render of the exterior. Additional slides that follow  
14 are provided as reference for the additional photos, the  
15 survey plan, and the more than 15 letters of support  
16 received by Matt and Lindsey.

17 Thank you again for your time and patience, and I  
18 hand it back to Chris.

19 BRENDAN SULLIVAN: Okay. Christopher, anything  
20 else to add?

21 CHRISTOPHER ALPHEN: I would just like the  
22 applicant -- Matt Russell is on, and maybe he can add some

1 things to the hardship aspect of our application.

2 MATT RUSSELL: Hi. Yeah. So my name is Matt  
3 Russell. First of all, I want to thank the Board for their  
4 consideration here. Just a little bit of background on  
5 ourselves. Lindsey and I have lived in Cambridge for 20  
6 years, in this home. We were at another home for a short  
7 period, but this has been our home for 20 years.

8 This is where we've raised our kids. It's the  
9 only house our kids have ever known. We were very active --  
10 you know, we're very active members of the community. You  
11 know, our kids played West Cambridge baseball. They were  
12 hockey players in the town hockey league.

13 And it's a community that we love and we want to  
14 stay in. Lindsey's parents lived here and have been here  
15 for 60 years. You know, without this addition, you know,  
16 we're just not going to be able to stay here. I think as  
17 Chris mentioned before, we've got aging parents. My wife's  
18 mother just moved out of her house into a much smaller  
19 place.

20 You know, my mother has got a degenerative  
21 condition. She doesn't live here, but she's being treated  
22 in Boston, as I'm sure everybody can appreciate with the

1 quality of the health care facilities, and as part of that  
2 is spending more time here.

3 And, you know, the proposed addition will allow  
4 her to be with us so we can provide the typo care that she's  
5 going to need.

6 And again, it's a degenerative condition. And the  
7 expectation is it's going to get worse. And having her  
8 someplace else is not really realistic.

9 But I think as Chris mentioned, you know, the  
10 hardship here for us is if we don't have this extra space,  
11 we can't live here. You know, for us to go out and buy a  
12 new place is just not within our means. And we'd have to  
13 move and take alternative arrangements.

14 And like I said, we've been here for 20 years, and  
15 we love this community, and we've been an active part of the  
16 community. And we want to -- you know, we want to stay here  
17 and hopefully live in this house for, you know, another 20  
18 plus years.

19 I think that's -- I think, you know, that's  
20 everything.

21 BRENDAN SULLIVAN: Okay. If I could have Olivia  
22 pull up the floor plan, I just want to walk through the

1 existing structure of what is proposed. Start off with the  
2 basement. The existing basement is probably now just used  
3 as general storage area? Would that be correct?

4 MATT RUSSELL: Right. Yeah. It's an unfinished  
5 basement without --

6 MICHAEL FIELDS: Laundry?

7 MATT RUSSELL: -- there's not enough head room in  
8 that basement to use it for -- so part of the plan here is  
9 to, you know, take the floor down and to be able to use that  
10 space more effectively.

11 BRENDAN SULLIVAN: All right. So what is proposed  
12 is two storage rooms, a mudroom obviously coming in from the  
13 outside entry area, a family room, and a mechanical room.  
14 On the first floor, if you could bring up the first floor?  
15 The first floor is again probably pretty much the same  
16 living room, dining room and kitchen. And that will pretty  
17 much stay the same. Altering some windows, but other than  
18 that the floor layout will stay the same.

19 We'll go up to the second floor. The second floor  
20 it appears that there are two bedrooms, and there's a room  
21 off to the side of that bedroom for however that's being  
22 used and a bathroom.



1           What is being proposed is an expanded master  
2 bathroom, an expanded master bedroom. There's a closet, an  
3 office, another bedroom, laundry room and a bathroom.

4           And then if we go up to the third floor, it  
5 appears that nothing really is changing very much there.  
6 There's two bedrooms, two bathrooms and I guess maybe that  
7 room off to the side is maybe an office or something. But  
8 what is proposed, there's really no change up there, so  
9 there's bedroom, bedroom, office.

10           I guess where I'm going is that what is being  
11 proposed, you have four bedrooms now, and you're proposing  
12 four bedrooms. So there's really no increase in the number  
13 of bedrooms.

14           And I guess part of the presentation is that you  
15 need more space for a growing family and all, that adding a  
16 bathroom -- and that bathroom obviously comes on the second  
17 -- well, there's a bathroom on the second floor, there's a  
18 proposed one on the second floor. You're adding an office  
19 on the second floor, but there's also basically that room  
20 off to the side there to the left of that other bedroom.

21           MATT RUSSELL: Yeah. May I interject here just  
22 for -- and so it technically is a four-bedroom. It's never

1 been used as a -- in the 20 years that we've lived here, it  
2 hasn't been used as a four-bedroom. And the previous  
3 occupants, who actually wrote us a letter of support, didn't  
4 use it for four bedrooms.

5 I mean, I'm sitting in one of those upper rooms  
6 right now, that's been used as an additional family room.  
7 I've actually had to use it as my office during COVID, which  
8 is why I'm, you know, speaking from here.

9 But the bedroom in the 20 plus years -- 25 years  
10 that us and the previous people owned it, the room has never  
11 been used as a bedroom. So it's effectively a three bedroom  
12 today.

13 BRENDAN SULLIVAN: Okay.

14 MATT RUSSELL: Yeah, the Talons -- Anne Talon  
15 lived here before. She wrote a letter of support, but, you  
16 know, when -- it wasn't -- they used it as a three-bedroom,  
17 if I recall, coming in here and looking at it.

18 BRENDAN SULLIVAN: Okay. Well, my thought on this  
19 -- and again, you know, going back to the purpose of the  
20 Zoning Ordinance -- way back when it was instituted  
21 basically to define uses, industrial, commercial,  
22 residential, and, you know, the dimensions and all that

1 other stuff sort of got filled in afterwards.

2 But that's the purpose of the Zoning Ordinance  
3 way back.

4 The other purpose of the Zoning Ordinance -- and  
5 I think I have mentioned this to you before, Chris -- is it  
6 affords protection from abutters of incongruous development  
7 or, you know, unwanted development or whatever, or very --  
8 development that's very impactful.

9 So it affords a defined table of uses, a defined  
10 area of uses in an urban setting, but also affords  
11 protection to abutters, as to what is allowed, and what is  
12 basically not allowed by the Ordinance.

13 And I go back to the letter from Mr. Albright, and  
14 he may very well speak to himself, but it resonates with me.  
15 And dated May 1,

16 "Dear Board of Zoning Appeal,

17 My name is Adam Albright. I am the owner of 40-42  
18 Mt. Pleasant Street #3, the second-floor unit of 40 Mt.  
19 Pleasant Street, where I have lived since 2012.

20 "I'm writing to comment on the variance petition  
21 168459 to add a second-floor addition the 38 Mt. Pleasant  
22 Street, which abuts our building. I should say first that I

1 appreciate the efforts of Matt and Lindsey Russell to keep  
2 neighbors informed of their plans.

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

9 "My unit has just four rooms. Two of those rooms  
10 -- dining, living and one bedroom -- look out onto a small  
11 area of roof. In the first attached picture, the closer  
12 portion of the roof with the skylight is #40, and the  
13 portion past the downspouts and the seam is the roof of 38.

14 "The proposed second-floor addition would create a  
15 wall boxing in the windows of both of these rooms. The wall  
16 would be just 12 feet away from my dining room window,  
17 blocking it entirely -- the view in the first photo.

18 "It would also be five feet from my bedroom  
19 window, sinking that room into an alcove. The effects can  
20 be seen on pages 23, 24 of the proposed PDF on the BZA  
21 website.

22 "The addition would have two negative impacts.

1 Most significantly, it would transform what are currently  
2 windows to the outdoors into windows that look directly out  
3 onto a wall just 12 feet away. This can easily be seen by  
4 looking at the photos I've attached, and simply imagining a  
5 wall erected at the seam of the roof.

6 "The architectural sketches make that space look  
7 wider -- somewhat wider, but in-person it is tight quarters,  
8 around 10 x 12 or a small room.

9 "The first attached photo shows that the view from  
10 my dining room would be mostly replaced by a wall at the  
11 seam line of the roof. The second attached photo shows the  
12 view from my bedroom, in which everything to the right of  
13 the roof would also be replaced by a wall.

14 "The result would be that this bedroom, which is  
15 currently the main living space of my elderly mother, would  
16 become more like a large, dark closet.

17 "The second impact would be on the daylight to my  
18 unit, especially in the first half of the day. The windows  
19 in question are on the south -- my only south-facing window  
20 -- and east.

21 "Currently these windows receive bright, direct  
22 sunlight in the morning year-round from about 8:45 when the

1 sun rises over the building to the south until about 11:45,  
2 with bright, indirect light for much of the afternoon.

3 "The second attached photo shows the sun coming in  
4 through the area of the proposed addition at approximately  
5 9:00 a.m. The proposed addition would significantly reduce  
6 this direct -- and perhaps even more -- the indirect light.

7 "The plan attempts to mitigate the impact by  
8 lowering the height of the portion of the roof, and by  
9 painting the wall that would be directly in front of my  
10 windows a lighter color. These may somewhat increase  
11 reflective light in that area, but the fact remains that  
12 there will be considerable reduction of direct and indirect  
13 light to the back half of my unit.

14 "I understand well that there is a certain degree  
15 of denseness -- it is to be expected in the city. However,  
16 this addition would be just five feet and 12 feet from my  
17 bedroom and dining room windows respectively, so it would  
18 have an especially large negative impact on value and  
19 enjoyment of my unit."

20 I'll let you think about that, and let me open it  
21 to the Members of the Board, who may have --

22 MATT RUSSELL: Mr. Chairman, can I -- I'd like to

1 address I guess a couple of things that are in there.  
2 Because, like I said, we've been here for 20 years. One,  
3 I'd like to have Mike Fields address some of the concerns  
4 about the light, because we spent a substantial amount of  
5 time with Adam modeling that out, not just on a piece of  
6 paper but, you know, in a video.

7 I think the characterization of the light, you  
8 know, in that letter may not be as accurate. I mean, it is  
9 an east-facing house. You know, the sun is blocked by, you  
10 know, existing structures that are there. And the impact by  
11 us would be very limited.

12 But I want to go back to this density question  
13 that I keep hearing. We bought this house in 2001. When it  
14 was bought, there were four rowhouses here.

15 So the structure that Adam's living in today and  
16 the other tenants at 40-42, those were two houses. They've  
17 been converted -- they were converted to four.

18 The developer who came in and bought them -- well,  
19 let me back up from there for a second. There was a  
20 substantial problem with the two townhouses when we bought  
21 the house. They were -- there had been an illegal addition  
22 put out back. You can see that as jutting out, if you look

1 at the schematic. But that was an illegal addition that  
2 ultimately the developer had to get approval for.

3 There was also the person who owned both of those  
4 I think had back taxes in the order of \$100,000. So it was  
5 a mess when we moved in. And when the developer came along,  
6 he had to get approval for a variance to put four units in  
7 there. Obviously, as you can appreciate from our  
8 standpoint, that is not an ideal situation. We wanted that  
9 to be a townhouse.

10 But, you know, ultimately, we felt it was in  
11 everybody's best interest -- the community's best interest,  
12 our best interest -- to work with that developer. You know,  
13 my wife went to that hearing -- that was back in the day  
14 when you had to do that in person, place, and went to the  
15 hearing and supported that.

16 So I do understand the density issue that Adam is  
17 talking about. It's a much denser building than I think  
18 ideally that we would have liked, but we also understand  
19 that, you know, these sorts of things are going to happen,  
20 and try to be supportive and work with the neighbors.

21 So I just -- I want to put that out there, because  
22 there's a lot of history with this building. There were



1 back taxes, there were squatters, there were a lot of things  
2 that we dealt with when this first happened. We lived  
3 through construction, which, obviously, is not great.

4           It's one of the -- you know, part of the reason  
5 that we've tried to keep all our neighbors informed of  
6 what's happening is, you know, we appreciate that that can  
7 be disruptive. And I grew up in a small community, and  
8 that's the way the people treated each other. And I'd like  
9 to think that Cambridge is like that.

10           But I do think it's important that the Boards get  
11 the context of the history of this building, because there's  
12 a lot of it. There's a lot of it here.

13           And maybe I'll ask Mike to comment on the light,  
14 because we've spent a substantial amount of time -- you  
15 know, I know that I've walked around and, you know, there's  
16 been some misperceptions about the impact that this  
17 addition, you know, would have.

18           And I think Mike could comment on the substantial  
19 amount of work that we did to get people comfortable that,  
20 you know, the impact of the addition, you know, is maybe not  
21 as great as it would initially seem.

22           SAM KACHMAR: Mr. Chairman, if I Sam Kachmar here

1 from SKA. I would like to also just note in addition to the  
2 15 letters of support that are also in the file, that we did  
3 meet with Adam and with other abutters through view shadow  
4 studies, multiple times and go over different strategies  
5 that we use to help reduce the amount of shadow effect from  
6 those, and did our best to try to find as much compromise as  
7 possible through that process.

8 And I'll let Mike speak to that in more detail.

9 MICHAEL FIELDS: Sure. Yeah, if we could go back  
10 to sheet 006?

11 [Pause]

12 Yeah. So, you know, as we stated earlier that,  
13 you know, this represents, you know, the lowest point of the  
14 sun in the sky, right?

15 So it is true that when we initially presented the  
16 project, you know, the roof was too high, and it did block  
17 the sun to Adam's window. And you can see that with the red  
18 line that, you know, cuts across the top of this window at  
19 the lowest point.

20 And, you know, obviously this is -- you know, in  
21 the dead of winter when, you know, when it's most effective.  
22 But, you know, that is the case.

1           What we did is we moved that roof down so the --  
2 you know, even when the sun's at its lowest, we were trying  
3 to get it so that there was still direct sunlight in his  
4 window year-round.

5           And, you know, it -- you know, certainly  
6 compromises, you know, the quality of the bathroom light and  
7 everything, but, you know, that was a sacrifice that, you  
8 know, Matt and Lindsey were willing to make to, you know,  
9 try to ameliorate the condition and, you know, bring this  
10 light in.

11           You know, additionally, you know, we were able to  
12 bring camera views into the rooms, you know, of Adam's  
13 apartment.

14           And while it's not going to be 100 percent  
15 accurate, you know, you really -- when you're in that  
16 bedroom, you don't experience the wall of this building  
17 until you're within three feet of the window. You know, so  
18 for most of the room, you actually see just the view  
19 corridor.

20           So, you know, we tried to, you know, cut it back  
21 and, you know, I think move it down as much as we could,  
22 but, you know, I think -- you know, obviously is a matter of

1 compromise and trying to do our best to meet our neighbor's  
2 needs.

3 MATT RUSSELL: And we also did highlight that  
4 these shadow studies are taken from the winter solstice, and  
5 this is the longest -- you know, shadow period of the year.

6 The entire rest of the year, there's much less  
7 shadow impact than there is in what we're showing in our  
8 studies. This is the maximum impact that there is for one  
9 two days a year.

10 BRENDAN SULLIVAN: Okay. Let me open it to the  
11 Board Members for comment. Jim Monteverde, any comments?

12 JIM MONTEVERDE: I share the concerns that the  
13 Chair expressed, looking at the view that's on the screen as  
14 well as one of the prospective views that you prepared.

15 I think besides the technics of where the sun  
16 angles are during the various times of the year, when you  
17 look at what you create by adding that second-floor  
18 addition, I can understand the neighbors' concern that it  
19 becomes a -- you know, a light well and air well. It really  
20 boxes it in. So I can appreciate the neighbors' immediate  
21 concern.

22 And when I look at what it is that causes all of

1 that, the addition on the second floor really -- the new  
2 addition -- seems to comprise an improved master suite. It  
3 seems like you can accommodate the parents who will be  
4 visiting within the existing footprint, and I just -- I'm  
5 not sure that the need for the increased or improved master  
6 suite trumps the neighbors' concern about creating an  
7 areaway or a well that they're looking into.

8 MATT RUSSELL: Yeah, can I -- I just -- I need to  
9 comment on that. I mean, we've lived in this house for 20  
10 years, so my mother and my parents have not been able to  
11 come and stay in this house, given the way it's configured.

12 So I take a little bit of issue with that comment.  
13 I mean, just we haven't been able to have them here. I  
14 mean, the way that it's configured, there's just not --  
15 there's just not enough room.

16 So without that addition, we can't accommodate  
17 them. I mean, it's just not possible.

18 BRENDAN SULLIVAN: All right, Jim, anything else  
19 to add?

20 JIM MONTEVERDE: No, that's -- thank you.

21 BRENDAN SULLIVAN: Laura? Do you have any  
22 comments, questions?

1           LAURA WERNICK: Yeah, I think Jim's concerns are  
2 my concerns about creating that kind of canyon there. And I  
3 do think that -- I can see the improvements that were made  
4 from the original to the second. You know, obviously you  
5 went through a lot of effort to try and make things better,  
6 and you did.

7           But there still is -- it's a big change for that  
8 person. And so it still is -- it's concerning to me. It's  
9 concerning to me.

10          BRENDAN SULLIVAN: Wendy, any comments, questions?

11          WENDY LEISERSON: Yes. I agree with the concerns  
12 that my colleagues have expressed so far.

13           And I also want to add that, you know, I looked  
14 back at the earlier case, because I thought had remember  
15 this, and I found that, you know, part of the representation  
16 here is that you've got growing children, and so you're  
17 adding a person to this structure plus an office.

18           And I mean, I see that -- you know, the prior case  
19 facts were stated that your children are actually moving  
20 out. One's in college and one's in high school and will be  
21 moving out.

22           And let me just say I'm very sympathetic. I've

1 been through it twice having elderly people in my home, so  
2 understand what you're juggling while also having children  
3 at home. And so this is not personal. And I know because  
4 it's your home that you -- obviously it's a very emotional  
5 issue.

6 But I also see that you're making choices here  
7 that are not simply about trying to accommodate an aging  
8 relative. You're adding a family room, you're adding a  
9 mudroom, you're adding a laundry room, you're expanding the  
10 master bath. You're wanting a lot more than what you seem  
11 to need in terms of the hardship. And I don't understand  
12 why your neighbors should suffer for that.

13 And on the other hand -- and it's not personal to  
14 that neighbor where, again, this is about the properties,  
15 not about the people. And our job is to look at that,  
16 despite our sympathies for your personal circumstances. And  
17 I'm sure the fact that you must be a lovely neighbor.

18 And I thought about, well, you know, if I had a  
19 neighbor in that situation and I wanted to accommodate them,  
20 you know, maybe there was some kind of expansion to their,  
21 you know, filling in that second, that little canyon. Well,  
22 then what would you do? You would cause the neighbor below

1 to have a problem with the development.

2 I mean, the fact is that just the way this  
3 building is, I just don't see it. You're trying to crowd  
4 too much into the space, and I think that the hardships  
5 you're alleging could be more creatively solved without  
6 impacting the neighborhood.

7 BRENDAN SULLIVAN: Thank you, Wendy. Jason  
8 Marshall, any comments, questions at this time?

9 JASON MARSHALL: Yeah. I actually would like to  
10 stay on the topic of hardship for a minute or two. And  
11 Olivia, I wonder if you could scroll up to the part of the  
12 application that has the written description of the variance  
13 request?

14 I'm not seeing the Share Screen anymore, so might  
15 have lost it.

16 BRENDAN SULLIVAN: Supporting statements?

17 JASON MARSHALL: Yeah, it looks like it's right  
18 there. Yeah. Thank you. So following a little bit on what  
19 Wendy was saying, also from a personal standpoint,  
20 completely understand why you're requesting this. It makes  
21 a lot of sense. You have clear personal reasons for it,  
22 family reasons for it.



1           However, this Board and, you know, Attorney Alphen  
2 know this: We are constrained by state law. There's state  
3 law statutory standards that we have to apply in weighing a  
4 variance request. And it is an exacting standard. Of  
5 course, it's effectively a waiver of local legislation.

6           And the harshest standard is a challenging one.  
7 And it cannot be particular to the applicant or the  
8 applicant's personal situation. It has to be a hardship  
9 that anybody living in that parcel would suffer from.

10           The way that this is described, I'm not seeing any  
11 basis that we could grant it, even if we wanted to. Now, we  
12 have a Chair who's pretty good at taking a discussion during  
13 the hearing and fashioning a motion that can get us there  
14 after there's been a clarification.

15           But here the rationale here is -- it's really  
16 personal, and it's not something that necessarily anybody  
17 living in this unit would experience.

18           And it has to be something that would reasonably  
19 restrict the allowable use of this property zone, and use  
20 that as a single-family house.

21           SAM KACHMAR: Jason, would it be viable to discuss  
22 that the length of this lot and the width of this lot really

1 make it unviable to build anything on it, and that that  
2 would be a hardship for any owner of this property, whether  
3 it's Matt and Lindsey, or whether it's someone in the  
4 future? Because this lot was obviously created before  
5 zoning laws existed, and that it has had it overlaid onto  
6 it, thus creating a hardship for these clients?

7 CHRISTOPHER ALPHEN: Yeah, Matt --

8 BRENDAN SULLIVAN: I'll let Jason answer. I have  
9 my own answer, but Jason can more than adequately respond.

10 JASON MARSHALL: Yeah, no, I mean, I'm interested  
11 in a discussion on it, because what I'm asking for is  
12 additional explanation that would allow us if we even got  
13 there to be able to act on it. And the explanation that  
14 without a variance the home can't be expanded, I don't know  
15 preliminarily if that gets us there?

16 SAM KACHMAR: I don't either. And I'm --

17 JASON MARSHALL: Okay.

18 SAM KACHMAR: -- speaking probably out of my lane a  
19 little bit. I'm asking and just sort of trying to have a  
20 discussion.

21 JASON MARSHALL: No, I appreciate that. And  
22 that's the point of me bringing this up is to have, you

1 know, discussion about it, not to be make a conclusory  
2 statement, which is -- yeah.

3 SAM KACHMAR: Yep.

4 JASON MARSHALL: So --

5 CHRISTOPHER ALPHEN: Obviously there's a two-step  
6 process. When you're looking at a variance. The first is  
7 that the enforcement of the Zoning Ordinance creates a  
8 hardship, right? Financial or otherwise. In our case, it  
9 is because without any sort of relief from the Zoning  
10 Ordinance, we can't do anything. And if we can't do  
11 anything, we cannot expand.

12 And I think we've testified, and Matt's testified  
13 and I put in my legal memorandum about how the Russells need  
14 this additional space in order to make it a livable place  
15 for them these days, for one reason or the other.

16 And then the second part, as you know, is that the  
17 hardship is related to the unique circumstances of the soil  
18 conditions, shape, topography of such land or structure.  
19 And I think that this is one of the unique situations where  
20 you have a unique structure being the end unit of a  
21 townhouse, where it's in its own separate ownership, it's on  
22 its own separate lot --

1 CHRISTOPHER ALPHEN: Yep.

2 SAM KACHMAR: -- the only way that it can be  
3 expanded is through this variance. So --

4 CHRISTOPHER ALPHEN: I think you did a good job,  
5 Counsel, on the second prong of that, and more so when you  
6 presented. It's the first prong, is the inability to expand  
7 a hardship? That's --

8 SAM KACHMAR: Sure, I believe it is. And every --  
9 and variances are given every day for people to build  
10 livable space. That is -- that is a common thing that  
11 happens through the Commonwealth, that variances are granted  
12 in order to give more livable space when space otherwise  
13 cannot be granted, right? There's no other way for us to  
14 get this.

15 We can't get this through a special permit, we  
16 can't get this by right, so the only way to do this is by  
17 variance, and without a variance we can't expand to the  
18 right, left or upwards. We are stuck with what we have, and  
19 that's what the hardship is.

20 CHRISTOPHER ALPHEN: I appreciate your  
21 perspective. And, you know, I'm looking at the four corners  
22 of this application, respectively. So.

1 WENDY LEISERSON: Mike --

2 SAM KACHMAR: And would it be relevant to note  
3 that this structure is in an attached structure? Where if  
4 it was a detached structure, this would all be being done by  
5 special permit? Which is what we originally applied by.

6 But because it shares a dividing wall with a  
7 structure next to it, even though they're separate  
8 properties, and there is property line, that is the  
9 contributing factor that's bringing us here to the variance  
10 application that we're in.

11 And I know it's kind of muddy waters, but just  
12 want to try to clarify that a little bit.

13 JASON MARSHALL: Yep, no, I'm -- thank you, Sam.  
14 I'm familiar with the distinction there. Mr. Chair, I think  
15 you had something that you wanted to add to this discussion?

16 BRENDAN SULLIVAN: I save it.

17 JASON MARSHALL: Okay.

18 BRENDAN SULLIVAN: But anyhow. Have you  
19 concluded, Jason, your comments at this time?

20 JASON MARSHALL: Yeah. For now, yes, thank you.

21 BRENDAN SULLIVAN: Let me open it to public  
22 comment. Any member of the public who wishes to speak --

1           JIM MONTEVERDE: Mr. Chair? Sorry, this is Jim  
2 Monteverde.

3           BRENDAN SULLIVAN: Yes.

4           JIM MONTEVERDE: Can I offer one other comment  
5 before we open it up to public?

6           BRENDAN SULLIVAN: Oh, sure. Yep.

7           JIM MONTEVERDE: I'm wringing my hand looking for  
8 a solution here, because I'm sure there is one within the  
9 parameters of -- with some type of addition. And I'm  
10 looking at your plan on Sheet #102.

11           And then I look at the 3D view on Sheet I think  
12 it's #203, and I suspect that the offending part of the --  
13 for your neighbor -- is the positioning of the master bath.

14           In other words, I'm questioning whether your  
15 neighbor would be comfortable were the addition on the  
16 second floor to be the main bedroom, but you didn't enclose  
17 what's now shown as the master bath, and placed it elsewhere  
18 on the floor area that you create on that second floor, if  
19 in fact that would relieve the whole sense of that you're  
20 building up against the neighbor or close to the neighbor,  
21 the feel of a light well, so it would just expand it -- let  
22 in more light, let their view (sic), I think that would be

1 much less of an issue.

2           Anyway, I just wanted to make that observation  
3 before you, Mike.

4           MICHAEL FIELDS: Sure. And just to follow-up on,  
5 you know, previous iterations, you know, as we're looking at  
6 how to get more light in there, you know, we did do, you  
7 know, I think an experiment in which we took that bathroom  
8 out entirely.

9           But really, it's the limiting factor of the roof  
10 over the main bedroom, which is causing light.

11           Now, it would draw that wall back away from them.

12           JIM MONTEVERDE: Correct.

13           MICHAEL FIELDS: But, you know, is -- you know,  
14 given where he's taken that picture from, you know, like  
15 sort of up against the screen at the wall there, you know,  
16 it wouldn't change that view, but it would be far back from  
17 that view.

18           JIM MONTEVERDE: Oh, further back by --

19           MICHAEL FIELDS: Yeah.

20           JIM MONTEVERDE: -- what's the dimension there, 10  
21 feet? Not quite 10 feet?

22           MICHAEL FIELDS: No, it would be eight feet.

1           JIM MONTEVERDE: Yeah, eight feet? I mean, it's  
2 not insignificant. I'm just trying not to throw the baby  
3 out with the bathwater. That's all.

4           SAM KACHMAR: Sure. I mean, it is 12 feet away  
5 now. And I know that's not a ton, but it is an urban  
6 environment. 12 feet's a good amount away.

7           JIM MONTEVERDE: Yeah. All right, thanks. Sorry  
8 to interrupt.

9           MICHAEL FIELDS: Thank you.

10          BRENDAN SULLIVAN: Yeah. Let me open it to public  
11 comment. Any members of the public who wish to speak should  
12 now click the button that says, "Participants," and then  
13 click the button that says, "Raise hand."

14                 If you are calling in by phone, you can raise your  
15 hand by pressing \*9 and unmute or mute by pressing \*6, and I  
16 would ask that you have a limit of three minutes in which to  
17 comment.

18          OLIVIA RATAY: Adam Allbright?

19          ADAM ALLBRIGHT: Adam Allbright, I'm the owner of  
20 40-42 Pleasant Street.

21          BRENDAN SULLIVAN: Mr. Allbright?

22          ADAM ALLBRIGHT: Yes. Can you hear me?



1           BRENDAN SULLIVAN: Yes, okay, yep.

2           ADAM ALLBRIGHT: Apparently my video didn't turn  
3 on. But anyway, I just wanted to say I really don't want to  
4 be in this position, where someone gets what they want and  
5 someone doesn't, and [indiscernible] but certainly decades  
6 to come. I was hoping Jim would have a solution, because I  
7 really want one. I respect Matt and Lindsey and I really  
8 hate this situation. It stresses me out.

9           But I also want a home in which my windows look  
10 out onto a little place on the outside world, which is what  
11 made my choose apartment in the first place. But there  
12 needs to be still some refuge, when I get home and I walk in  
13 my door and look at those windows.

14           I do gratefully acknowledge the shadow situation  
15 that the new plans have improved, relative to the original  
16 plan, although there would still be an impact.

17           But I am sad to that that my view would now be  
18 replaced by a wall just 12 feet away. 22 feet away again  
19 would be better, but it would still be a wall in terms of my  
20 windows, blocking out -- light, a fair amount of light.

21           The fact that it's an attached structure is  
22 exactly why but I unfortunately can't change that. It

1 would change my living space. This is a tough spot. And I  
2 really do empathize with the goals of the project. And it's  
3 not easy to do. I know very well, especially making space  
4 back home, I'm going to through the same situation.

5 BRENDAN SULLIVAN: Oh you're fading.

6 ADAM ALLBRIGHT: But to be honest, I don't want to  
7 debate in terms of the greater hardship, because that's just  
8 not a debate anyone should be in. And I really appreciate  
9 the Board's reluctance to engage in such discussion.

10 I can't expand my unit either, and I knew that  
11 when I bought it. It's really unfortunate that it's still  
12 my desire to be able to see the outside world is so at odds  
13 with this plan, and all I can do is express the impact of  
14 this.

15 I really feel powerless here. I have a smaller  
16 home, which means that small changes affects my living space  
17 more. And some of the backstops to this situation have to  
18 do with history that predates when I bought my home a decade  
19 ago.

20 So I'm really just not sure what to say, except  
21 the same thing I've told Matt and Mike every time we've  
22 talked about this, which is that I really appreciate their

1 efforts and the improvements have been increasing, but I'm  
2 also just not happy with the project. That's all.

3 BRENDAN SULLIVAN: Thank you very much for calling  
4 in. That's the only person calling in. There is a number  
5 of letters that have been submitted in support regarding  
6 this case, which actually pertain even to the original case.  
7 Some are dated back last year.

8 There was also a letter of support from Annie  
9 Norris, who is at 48 Mount Pleasant Street Unit #2, and  
10 that's she's writing in support of the renovations.

11 "As the adjacent neighbor, I had initial concerns  
12 about the addition's potential to block direct sunlight from  
13 entering my skylight. Lindsey and Matt heard my worry and  
14 worked with their architect to create a new design; one that  
15 helps to mitigate light loss throughout.

16 "They have been open and communicative about their  
17 plans. Please feel free to contact me.

18 "Annie Norris

19 "40 Mt. Pleasant Street, Unit #2."

20 That is the sum of the current communications  
21 submitted to the Board. I'll close the public comment part  
22 of it. Let me refer it back to the Counselor or --

1           CHRISTOPHER ALPHEN: Mr. Chairman, I think the one  
2 thing that I'll ask the Board to ponder is I'm hearing from  
3 the one abutter in opposition that his concerns are views  
4 and density.

5           And I appreciate the Chairman's comments about the  
6 purpose and intent of the zoning and zoning ordinances, and  
7 why we have dimensional regulations. I appreciate those  
8 comments.

9           But I think the Board needs to consider whether  
10 the Cambridge Zoning Ordinance in a situation like this  
11 understands density with our proposal and views with our  
12 proposal as a zoning harm that the Ordinance is intended to  
13 protect.

14           When you have about high-density neighborhood like  
15 this, is this really an issue -- density and views? Are  
16 those really issues, or are those alleged harms that the  
17 Zoning Ordinance and your Board is intended to protect?

18           BRENDAN SULLIVAN: Okay. Anything else by Mr.  
19 Fields at all, or -- before we take it to a vote?

20           MICHAEL FIELDS: No, I think we've said --

21           BRENDAN SULLIVAN: Okay.

22           MICHAEL FIELDS: -- said much.

1           SAM KACHMAR: You know, we tried to work with both  
2 neighbors that had concerns initially, along with the people  
3 who have provided support. You know, one neighbor that had  
4 objections and you can see we worked with and redesigned the  
5 proposal to accommodate her concerns and issues, and she's  
6 now written a letter of support.

7           You know, we met with Adam. We tried to alleviate  
8 his concerns and work on things.

9           BRENDAN SULLIVAN: You know, the thing is, Sam,  
10 those letters of support are from people who don't live next  
11 to this.

12          SAM KACHMAR: Anne lives directly next to it.

13          BRENDAN SULLIVAN: And they are -- they're from --

14          SAM KACHMAR: Anne lives directly next to them,  
15 Mr. Chairman, directly.

16          BRENDAN SULLIVAN: Okay.

17          SAM KACHMAR: Closer than Adam.

18          BRENDAN SULLIVAN: I acknowledge that. But you  
19 keep harping on about the plethora of letters in support.  
20 And --

21          SAM KACHMAR: And then I have them from --

22          BRENDAN SULLIVAN: It's the -- really, it's the

1 person most affected by this. And when I read those letters  
2 of support -- and I understand they were solicited, and  
3 that's fine, and we appreciate people taking time is if they  
4 live next door to this, they'd be still saying the same  
5 letter in support?

6 SAM KACHMAR: Right.

7 BRENDAN SULLIVAN: Because they're not affected by  
8 it. So --

9 SAM KACHMAR: Anne Norris is affected by it, and  
10 does live directly next door.

11 BRENDAN SULLIVAN: The way I read the letters,  
12 that's the way I read the letters of support for this  
13 particular, because it's the people who are not affected by  
14 the proposal.

15 MATT RUSSELL: Mr. Chairman, can I make a comment  
16 to that? Because --

17 BRENDAN SULLIVAN: Sure.

18 MATT RUSSELL: -- we've got Henry, who lives on  
19 one side of us to -- I mean, I don't -- I think is affected.  
20 I mean, any construction with year next-door neighbor  
21 affects you -- wrote a letter of support.

22 There are three people who are in the attached

1 building that are -- directly share a wall with us: The  
2 Springs, who wrote a letter of support; Anne who wrote a  
3 letter of support.

4 So Adam -- Adam is the direct neighbor -- you  
5 know, the only direct neighbor that is in opposition. I  
6 just want to make sure that I clarify that, you know, we've  
7 got one other person in the building who wrote a letter of  
8 support. So, you know, I do think those are -- I do think  
9 those are relevant.

10 BRENDAN SULLIVAN: No, no. I acknowledge those.

11 MATT RUSSELL: Yeah. And I get it.

12 BRENDAN SULLIVAN: Okay. Let me close the  
13 presentation part. Does the Board want to discuss, or shall  
14 I go to a motion?

15 LAURA WERNICK: Oh, I would just give it one more  
16 shot along with what Jim was suggesting, given I think  
17 you're getting the sense that the Board is not yet  
18 comfortable -- or Members of the Board perhaps are not quite  
19 comfortable yet because of Adam's concerns. I understand  
20 he's one of three on that side there, but perhaps his being  
21 in the middle he's most heavily impacted.

22 And I wonder, Jim made a suggestion which I

1 thought was a good one about removing the location of the  
2 bathroom. And maybe there's some -- a green roof, some  
3 shielding of some green planting along the wall of the  
4 master bedroom, so that Adam's looking out on green, rather  
5 than on a wall. It's a little bit further away.

6 Do you want to give it one more shot to try and  
7 work with him to see if there's some further modification  
8 that could alter his opinion? And it might --

9 WENDY LEISERSON: Laura, I'm going to interject  
10 before you respond, Counselor. I'm going to say that  
11 irrespective of Adam's objection, you look at the law, your  
12 burden of proof is not that no neighbor objects. Your  
13 burden of proof is that there is a hardship. And I still do  
14 not see that. I don't understand why a laundry room and an  
15 office -- the desire for that is the hardship.

16 If the hardship is about having elderly family  
17 live there, then maybe you should give up the office and  
18 move your desired master suite on the second floor. Like, I  
19 don't understand why all these other luxury items must be in  
20 your plan.

21 MATT RUSSELL: I don't think a laundry -- I mean,  
22 I don't think a laundry room is a luxury room, first of all.



1 We just decided to put a laundry room on the second floor in  
2 the basement today.

3 WENDY LEISERSON: A mudroom, a pantry, an office,  
4 a family room... You have a lot of space that you could use  
5 for these things. You're getting a whole basement with  
6 this.

7 MATT RUSSELL: Okay.

8 CHRISTOPHER ALPHEN: I spoke to my client via text  
9 message the way that these things work now on Zoom and he  
10 indicated to me that we could -- we'd like to seek a vote,  
11 unless Matt, do you have any last presentations?

12 MATT RUSSELL: Yeah. Let me just -- because I'm  
13 not sure how to respond to what was just said. Let me be  
14 absolutely clear. I mean, if -- we're, the way the house is  
15 configured, we're not going to be able to move my mother in.

16 I mean, I'm not going to put her in the basement.  
17 I don't know if that's what's being suggested or not. But  
18 she's not going to be able to move in here. We'll probably  
19 have to move. So I don't -- I'm not sure how to respond to  
20 what was just said.

21 Let me say -- the other thing I want to say about  
22 this is, you know, we were in front of the Board years ago

1 when Adam's place was developed, whether he was there or not  
2 and Anne's place was developed, whether they were there or  
3 not.

4 And the addition that is being talked about as the  
5 problem in Adam's unit, that abutting addition, first of all  
6 it was there when we bought it, it was illegal, and it had  
7 been illegally built. We had to go to court over this whole  
8 thing.

9 But when the developer moved in, we were  
10 supportive. And now I think what I'm hearing from the  
11 Board, because I think I have a feeling how this is going to  
12 go, the irony is is that our support of their variance in  
13 2007 is now what's coming back to -- coming back to, you  
14 know, harm us.

15 Because had we not supported, that abutting piece  
16 would have never been there. In fact, they would have never  
17 converted to four units to begin with --

18 WENDY LEISERSON: This is --

19 MATT RUSSELL: -- if I remember the case  
20 correctly. But -- but look, I just want to say that.  
21 That's the irony of -- of -- of all -- all --

22 WENDY LEISERSON: I --

1 MATT RUSSELL: -- all this. We want to stay in  
2 Cambridge, but I'll be very clear, we probably don't stay in  
3 Cambridge if we don't get this. And it's not about, you  
4 know, I think--quote, unquote-- "the luxuries" I think that  
5 have been alluded to, but the fact that, you know, just  
6 given our current conditions -- and yes, I do need an office  
7 because I'm working from home more.

8 I mean, we have situations where our offices got  
9 shut down during COVID and, you know, people are working  
10 from home more. So I don't know how to -- I don't know how  
11 to respond to a public health crisis and the need for more  
12 space to work from home, but, you know, I'll --

13 WENDY LEISERSON: So.

14 MATT RUSSELL: -- just leave it at that. Thank  
15 you.

16 WENDY LEISERSON: So Matt, this is Wendy Leiserson  
17 again. I'm not trying to cast aspersions on you. So please  
18 accept that.

19 MATT RUSSELL: Yeah.

20 WENDY LEISERSON: I mean, I don't mean to do that.  
21 But when I look at the designs -- and this is totally  
22 without relevance to you personally, and it's totally,

1 frankly, like I tried to say before, it is irrespective of  
2 Adam's objection or the impact on that.

3 So from a neighborly point of view, I hope that  
4 you don't continue to make this about what happened next  
5 door to you. Because it is about proving hardship. That is  
6 the legal standard that we must apply. And that's, like I  
7 said, irrespective of who is objecting.

8 So the hardship that you are alleging here I just  
9 don't see it as a matter of law when I see what you're doing  
10 within the space that you have.

11 BRENDAN SULLIVAN: Okay. Well, there's been a  
12 suggestion of another one-time around, or I can just take it  
13 to a vote. What is the sense of the Board? If you can --  
14 Jason, do you feel it would be of any benefit to have them  
15 go back and do a redesign, or do you feel that the criteria  
16 that they have to meet is somewhat overwhelming to grant any  
17 kind of relief for their proposal?

18 JASON MARSHALL: Yeah. Thanks, Mr. Chair. I was  
19 going to come off camera. Because I think Laura's request  
20 or ask is whether or not the applicant would like another  
21 opportunity to try to redesign.

22 And in so doing, you also can come back and provide I would

1 say a better justification for the hardship.

2           It's your call. I understand it's been a long  
3 road from a personal level, Matt. You know, I don't know  
4 you. I hope you stay in Cambridge.

5           MATT RUSSELL: Yeah.

6           JASON MARSHALL: If you'd like to give it another  
7 shot, I would support a continuance if that's something that  
8 you'd like to do.

9           MATT RUSSELL: Let me ask -- I guess I'm going to  
10 ask a favor of the Board, which is look, we came forward  
11 with a special permit on the advice of Counsel -- and by the  
12 way not just Chris Alphen, but multiple -- we have spoken to  
13 multiple other people, people who I've seen present in front  
14 of this Board who informed us that a special -- we could  
15 apply under a special permit.

16           And it sounds like there's some disagreement. We  
17 -- that application was accepted by the City and by this  
18 Board. You guys had a hearing under a special permit. You  
19 asked us to go away and do work and we did that.

20           If what I'm hearing from you is that we're not  
21 going to get approval to do this, and it's going to be voted  
22 against, I'd rather you tell us that and then we can make a

1 decision as to whether we want to come back or not.

2 But I'll tell you, we're pretty exhausted by and  
3 this, and we want -- you know --

4 JIM MONTEVERDE: Well --

5 MATT RUSSELL: -- we were hoping to be under  
6 construction a long time ago.

7 JIM MONTEVERDE: Mr. Chair, can you confirm if there's  
8 a vote, if there's a negative vote, a vote not to approve,  
9 does that mean the proponent can't come back for two years  
10 with something that's the same scheme or a variation on a  
11 theme?

12 MATT RUSSELL: Exactly.

13 CHRISTOPHER ALPHEN: That's my interpretation.

14 JIM MONTEVERDE: Yeah.

15 BRENDAN SULLIVAN: That's is correct.

16 JIM MONTEVERDE: So that's all we're trying to  
17 save is --

18 BRENDAN SULLIVAN: If they came back with --

19 JIM MONTEVERDE: -- causing that two year, yeah.

20 BRENDAN SULLIVAN: -- if they came back with a --

21 MATT RUSSELL: Yeah.

22 BRENDAN SULLIVAN: -- substantially different

1 plan, and the criteria for determining a substantially  
2 different plan would be that they would have to go to the  
3 Planning Board.

4           The Planning Board would have to determine that  
5 new plan is substantially different than this proposal.  
6 Then it would come back before us. And then we would have  
7 to determine that it is a substantially different plan. And  
8 then once we determine that, then they could file for a new  
9 application.

10           JIM MONTEVERDE: Yeah, okay.

11           BRENDAN SULLIVAN: So --

12           LAURA WERNICK: But they could still -- excuse me  
13 -- they could still ask for a continuance tonight?

14           JIM MONTEVERDE: Right.

15           BRENDAN SULLIVAN: And so it would be many weeks,  
16 if not months, down the road, by the time we --

17           MATT RUSSELL: Yep.

18           BRENDAN SULLIVAN: -- back here again. Or, we  
19 could continue this matter, see if they could possibly come  
20 up with a different scheme. But again, I think that the  
21 legal hurdle has to be satisfied. I think that was a good  
22 very high bar, and I don't -- if you don't want me to start

1 dragging out the Fourth Edition, but I --

2 CHRISTOPHER ALPHEN: There's a Fifth Education,  
3 now, Mr. Chairman.

4 BRENDAN SULLIVAN: Oh. All right, well -- and I  
5 need -- the latest addition. But again, the case was quite  
6 clear on it. And again, I think that as Wendy has said, and  
7 as I sort of tried to walk through the what was the existing  
8 and what is proposed is that -- and I think Wendy rightly  
9 said and my impression/interpretation of what's going on is  
10 -- there's really an expanded master suite, and number of  
11 bedrooms staying the same, yes, you are going to add an  
12 office, which people require now.

13 But it doesn't necessarily solve the issue of  
14 having more bedrooms that appears in the supporting  
15 statements as what you're requiring, and so on and so forth.  
16 But anyhow --

17 MATT RUSSELL: Mr. Chair --

18 BRENDAN SULLIVAN: -- reluctantly I would --

19 MATT RUSSELL: -- Mr. Chair --

20 BRENDAN SULLIVAN: Well, wait a minute, let me  
21 finish --

22 MATT RUSSELL: -- Mr. Chair, can I say this again:



1 we don't have four bedrooms here, and it hasn't been used  
2 like that for 25 years. I don't --

3 BRENDAN SULLIVAN: All right.

4 MATT RUSSELL: It's okay that -- that's not the  
5 way that's been configured. So I don't want to argue over  
6 that point. But even the previous owners didn't use it like  
7 that. So we are expanding it by a bedroom. Yes, we adding  
8 some additional things to it. But I just want to be clear  
9 that --

10 BRENDAN SULLIVAN: Okay. Let me bring it to that.  
11 I don't see the hardship. But if you want to try another  
12 go-around with it and potentially come up with language that  
13 would satisfy the requirement for a hardship, then I would  
14 support a continuance.

15 MATT RUSSELL: Is what I'm hearing, though, is  
16 that even if we were to change --

17 BRENDAN SULLIVAN: We don't know what you're going  
18 to come back with, Matt. Right now, if I were to vote  
19 tonight, I would not support the granting of the variance.

20 MATT RUSSELL: Okay. Okay.

21 BRENDAN SULLIVAN: All right?

22 WENDY LEISERSON: To give you --

1           BRENDAN SULLIVAN: I think one of them would also  
2 not support the --

3           MATT RUSSELL: Yeah, I think in that case --

4           WENDY LEISERSON: Yeah, no.

5           MATT RUSSELL: -- I think in that case --

6           WENDY LEISERSON: But Matt, I want to answer your  
7 question.

8           MATT RUSSELL: Yeah.

9           WENDY LEISERSON: Yeah. I'm trying to give you --  
10 so what I also heard was, so that you are convinced that  
11 there is a hardship so you just need to explain that to us.  
12 And I also heard that your neighbor wants to work with you.  
13 So I do think it's worth your time.

14           I cannot guarantee that I will find a hardship.  
15 But I think it's worth your time to continue.

16           MATT RUSSELL: Okay. I think that's what we'll  
17 do. First of all, I appreciate this is -- this is the kind  
18 of guidance I asked for, I appreciate it.

19           CHRISTOPHER ALPHEN: And we thank the Board for  
20 that. And obviously, if we determine that, you know, it's  
21 not going to work out, we'll just submit a withdrawal. So  
22 we appreciate it.

1           BRENDAN SULLIVAN: All right. I have an open date  
2 of July 14, 2022 at 6:00 p.m.

3           CHRISTOPHER ALPHEN: Okay.

4           BRENDAN SULLIVAN: Jim Monteverde, are you  
5 available on that date?

6           JIM MONTEVERDE: Keep -- I'm sorry, give me that  
7 date again?

8           BRENDAN SULLIVAN: July 14?

9           JIM MONTEVERDE: Oh yes, yes, 14. Bastille Day.  
10 I'll be here.

11           BRENDAN SULLIVAN: I was going to say that's  
12 Bastille Day. Laura, are you available on Bastille Day?

13           LAURA WERNICK: I think so. We haven't finalized  
14 our summer plans. I expect to be here at that point.

15           BRENDAN SULLIVAN: Okay.

16           LAURA WERNICK: Yeah. I'm fairly confident. But  
17 I'm not -- I'm not -- I'm not positive.

18           BRENDAN SULLIVAN: You can always zoom in, too,  
19 unless you're on the far side of the moon.

20           LAURA WERNICK: Yeah, yeah. That's true.

21           BRENDAN SULLIVAN: Wendy, are you available on the  
22 fourteenth?

1 WENDY LEISERSON: Yes.

2 BRENDAN SULLIVAN: And Jason, are you available?

3 JASON MARSHALL: Yep. I will make myself  
4 available.

5 BRENDAN SULLIVAN: Okay. And I will be available.  
6 Let me make a motion, then, to continue this matter to July  
7 14 at 6:00 p.m. on the condition that the petitioner change  
8 the posting sign to reflect the new date of July 14, 2022  
9 and the time of 6:00 p.m.

10 That any new submittals that are not currently in  
11 the file be submitted by 5:00 p.m. on the Monday prior to  
12 July 14, 2022. That the petitioner/representative, attorney  
13 sign a waiver to the statutory requirement for a hearing and  
14 a decision to be rendered thereof.

15 Such waiver, I think you're familiar with it,  
16 Chris, can be obtained by Maria Pacheco. I would ask that  
17 that waiver be signed regarding this particular case, and be  
18 in the file by 5:00 p.m. a week from this current Monday.

19 Anything else to add?

20 On the motion, then, to continue this matter to  
21 July 14, Jim Monteverde?

22 JIM MONTEVERDE: In favor of the continuance.

1 BRENDAN SULLIVAN: Laura Wernick on the motion?

2 LAURA WERNICK: In favor of the continuance.

3 BRENDAN SULLIVAN: Wendy Leiserson on the motion  
4 to continue?

5 WENDY LEISERSON: In favor of the motion to  
6 continue.

7 BRENDAN SULLIVAN: Jason Marshall?

8 JASON MARSHALL: Yes, in favor of the continuance.

9 BRENDAN SULLIVAN: Brendan Sullivan yes to  
10 continue.

11 [All vote YES].

12 BRENDAN SULLIVAN: five affirmative votes, the  
13 matter is continued until July 14 at 6:00 p.m. thank you.

14 COLLECTIVE: Thank you very much.

15 BRENDAN SULLIVAN: And that concludes tonight's  
16 hearing.

17 JIM MONTEVERDE: All right. Goodn.

18 WENDY LEISERSON: Thank you, goodnight.

19 LAURA WERNICK: Goodnight, everybody.

20 JIM MONTEVERDE: Thank you.

21 LAURA WERNICK: Thank you.

22 MATT RUSSELL: Goodnight.

# 38 Mount Pleasant

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

BZA SET

03/24/2022



ARCHITECT:



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CLIENTS:

**LINDSEY MEAD &  
MATT RUSSELL**

INTERIOR DESIGNER:

**HADLEY SCULLY INTERIORS**

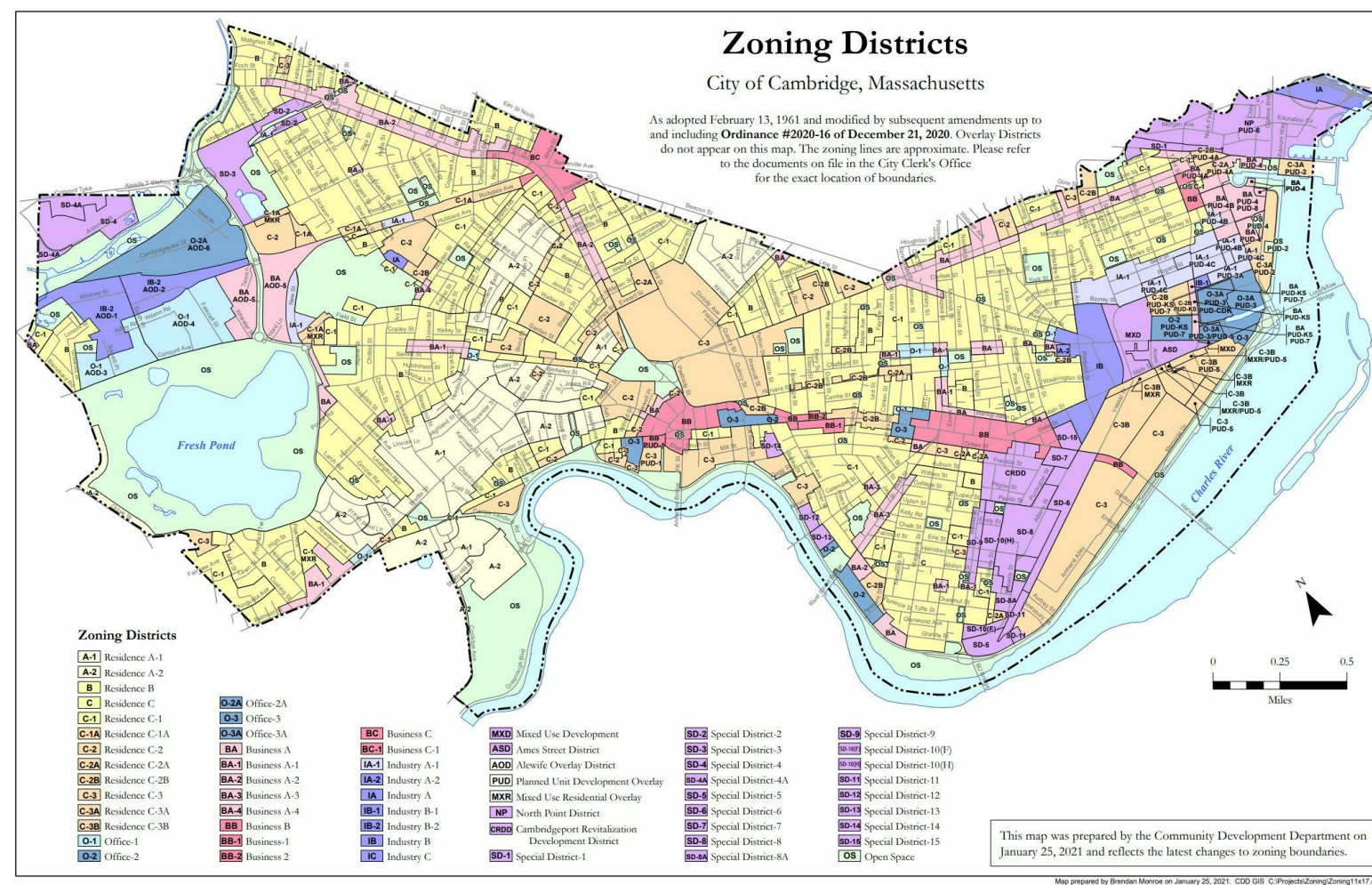
STRUCTURAL ENGINEER:

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%

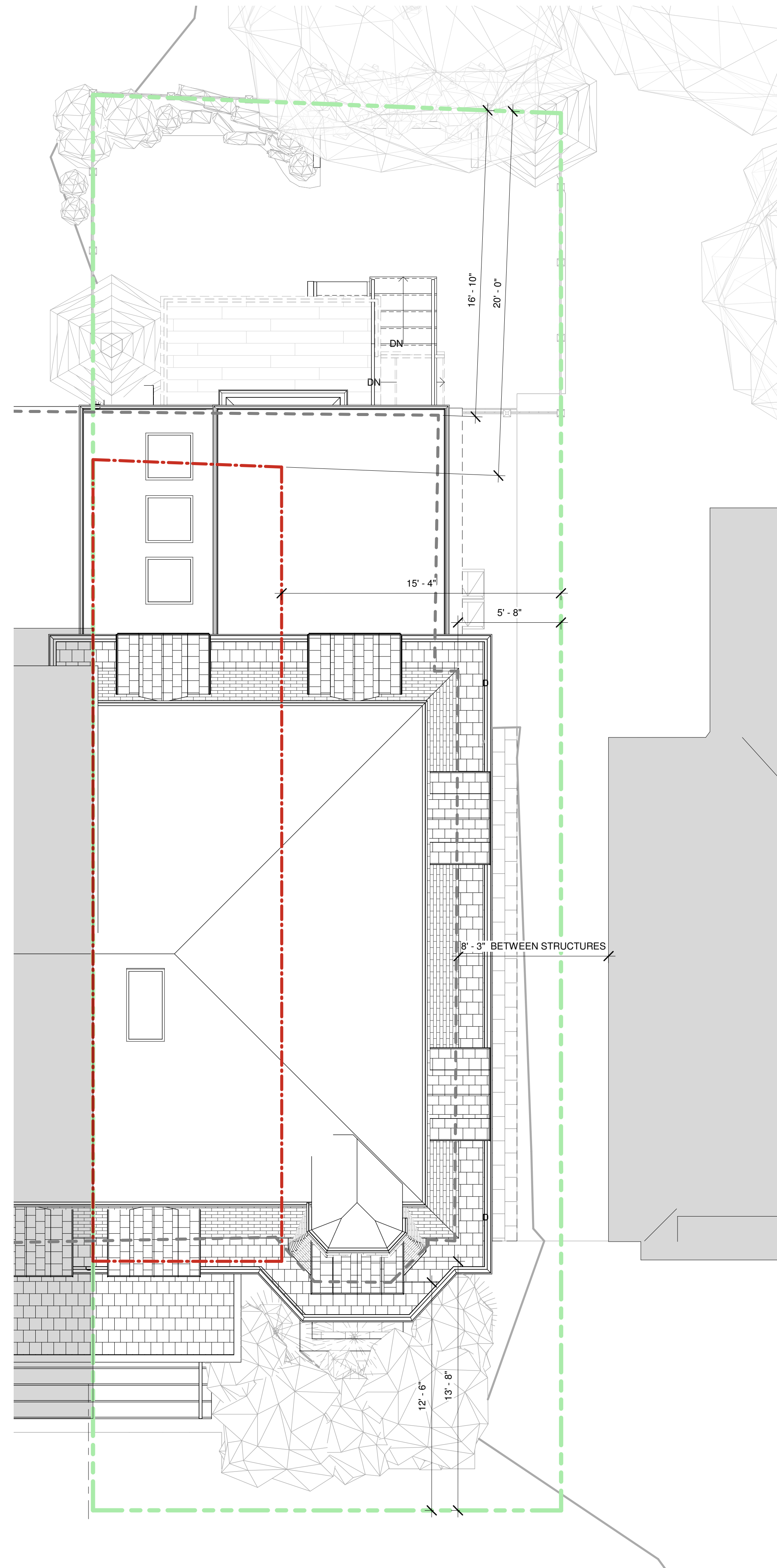
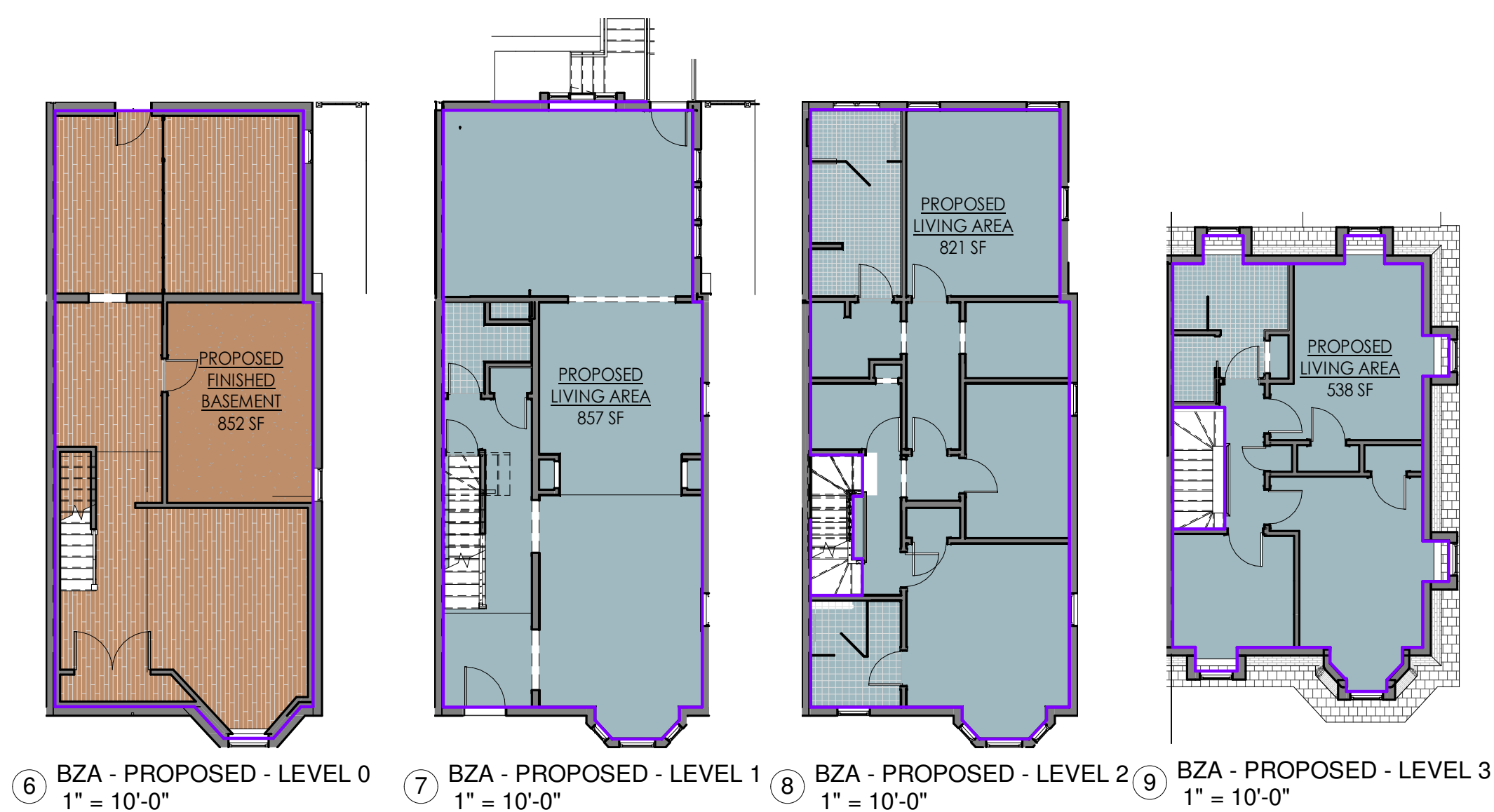


SETBACK	ALLOWED	CURRENT	PROPOSED
FRONT (WEST)	13'-8"	12'-6"	12'-6"
SIDE (SOUTH)	15'-4"	5'-8"	5'-8"
SIDE (NORTH)	Party	Party	Party
REAR (EAST)	20'-0" (8'-8")	16'-10"	16'-10"
HEIGHT	35'-0"	35'-0"	35'-0"

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



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



--- SETBACK LINES  
 --- PROPERTY LINES  
 --- BUILDING FOOTPRINT

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



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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	03/24/2022
Drawn by	Author
Checked by	Checker
<b>BZA-002</b>	
Scale	As indicated

# EXISTING SITE AXON



**SKA**

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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING AXON

Lindsey Mead & Matt Russell

38 Mount Pleasant

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

**BZA-003**

Scale



# PREVIOUS PROPOSAL SITE AXON



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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

# 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	03/24/2022
Drawn by	Author
Checked by	Checker

**BZA-005**  
Scale

**MORNING 9:00 AM - WINTER**

**MORNING 9:40 AM - WINTER**

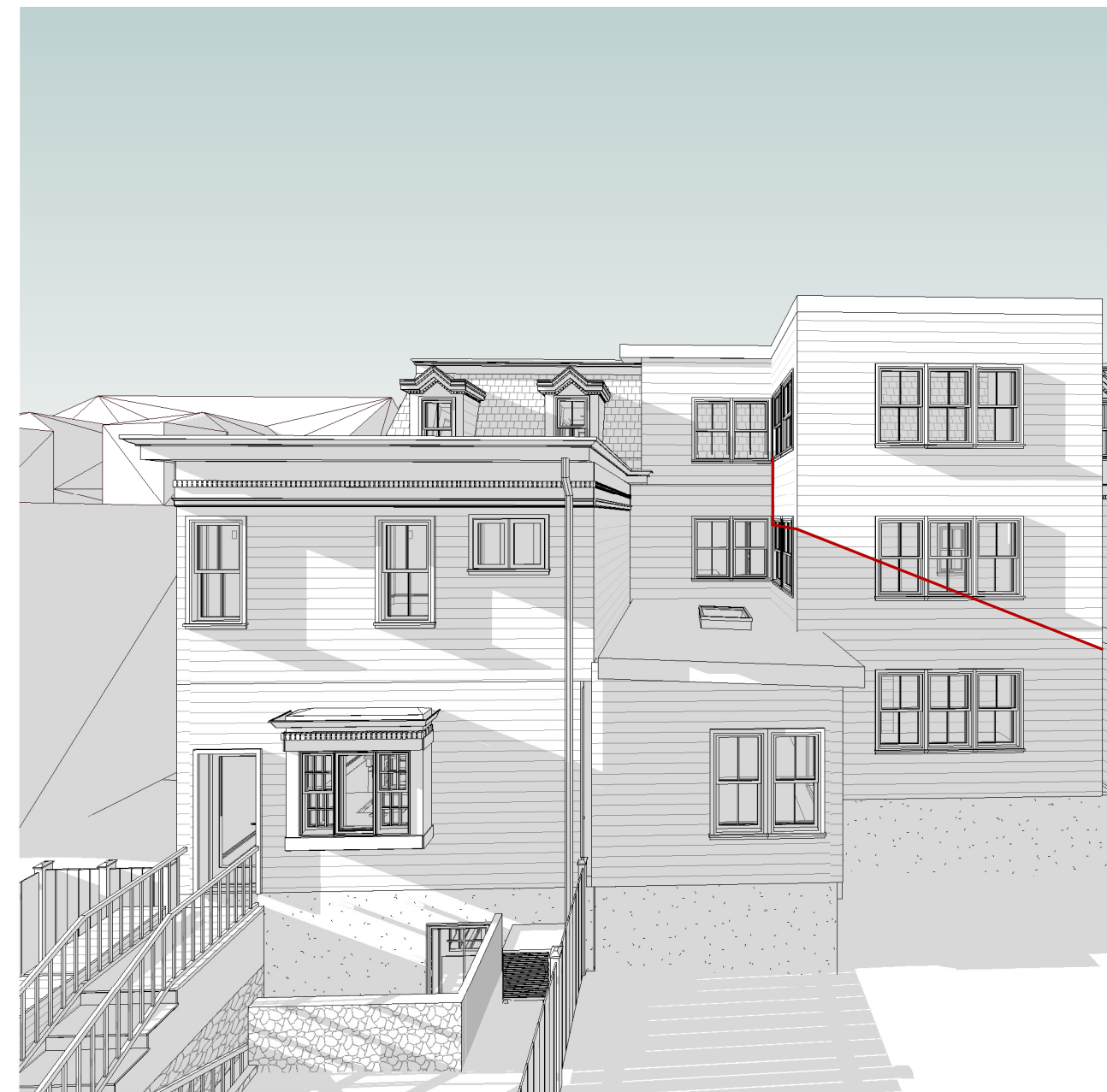
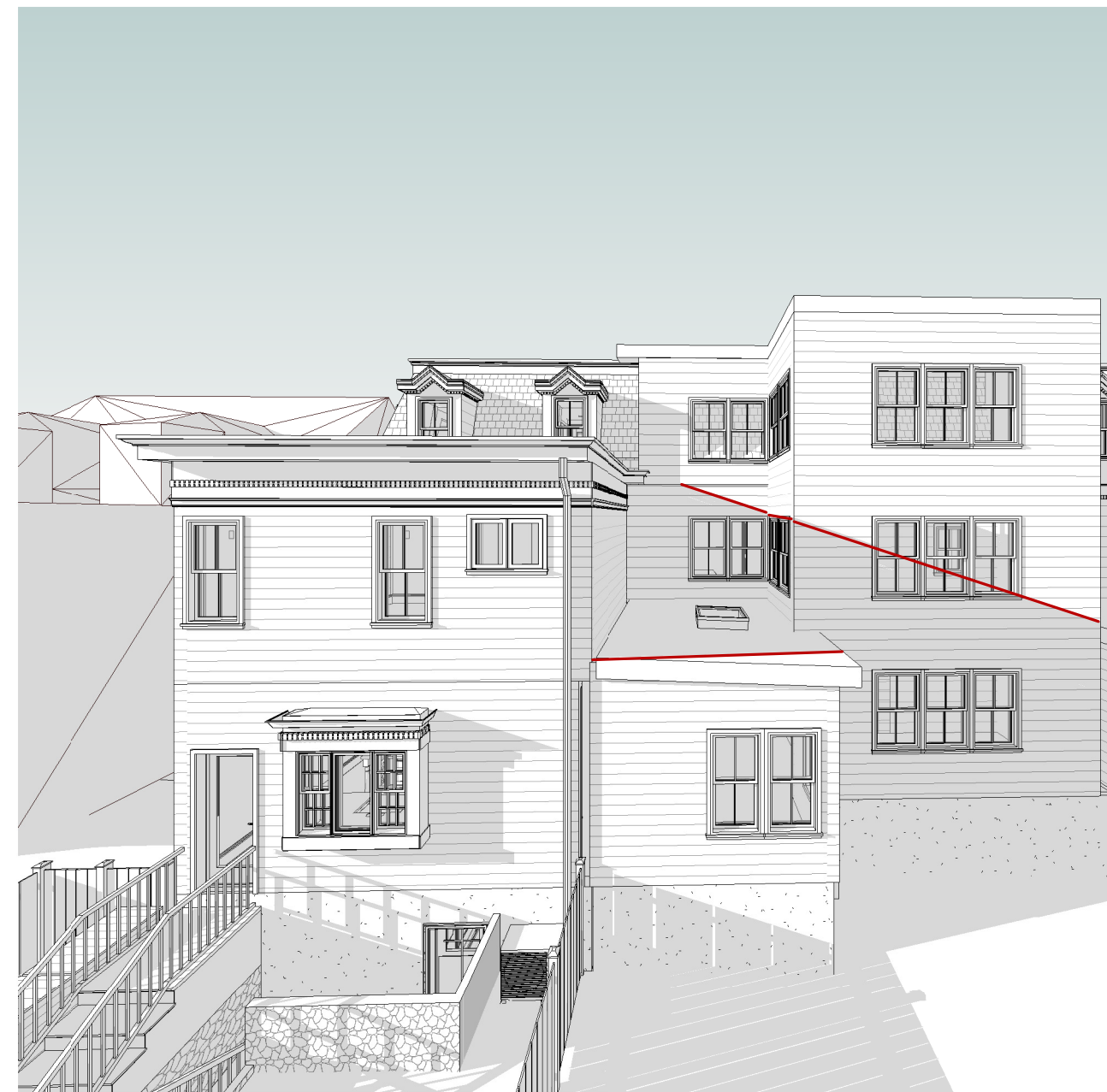
**MORNING 10:20 AM - WINTER**

**MORNING 11:00 AM - WINTER**

**EXISTING**



**AS PRESENTED TO BZA**



**PROPOSED**



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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:

**WINTER SOLSTICE - EXISTING**

**WINTER SOLSTICE - PROPOSED**

**SUMMER SOLSTICE - EXISTING**

**SUMMER SOLSTICE - PROPOSED**

**AFTERNOON - 3PM**



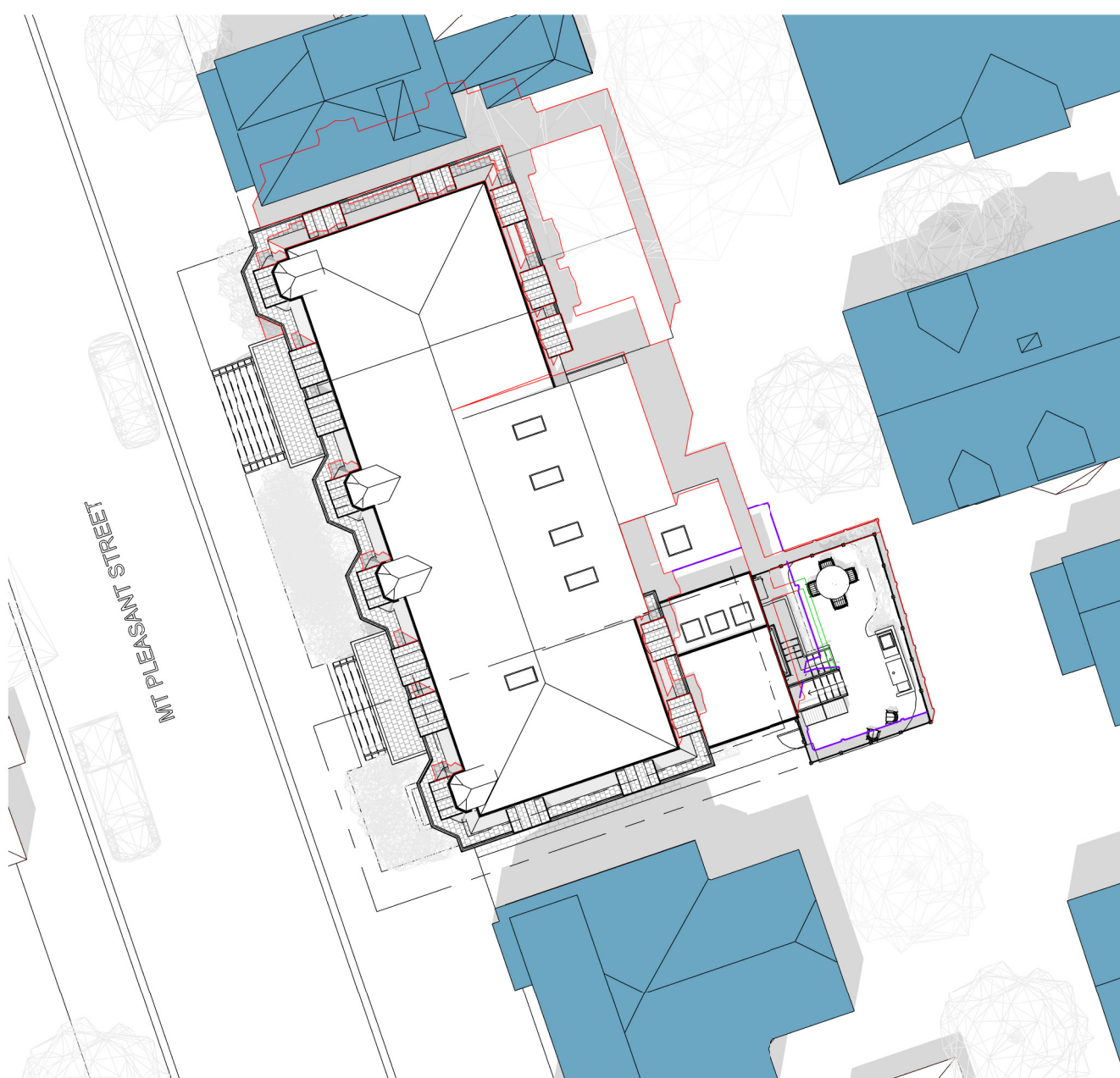
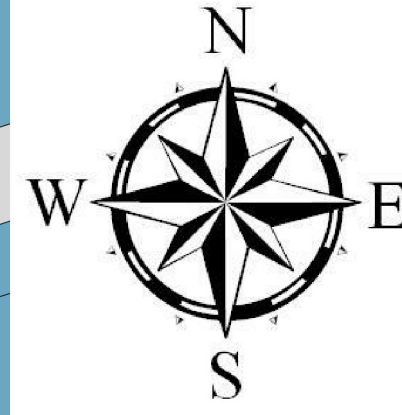
1 BZA-EXISTING SITE PLAN - WINTER 3PM  
3/64" = 1'-0"

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**



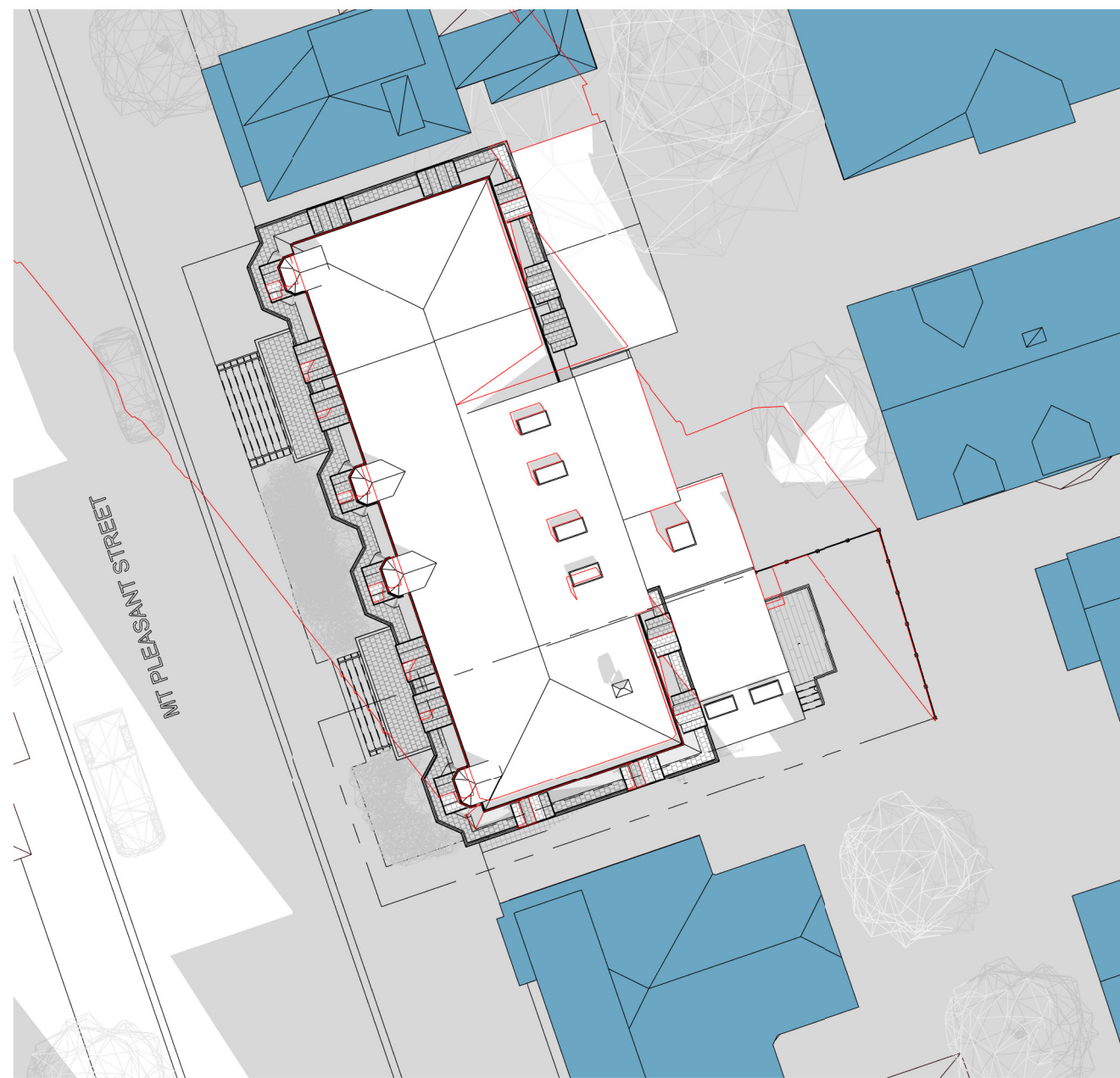
8 BZA-EXISTING SITE PLAN - WINTER 12PM  
3/64" = 1'-0"

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

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"

# 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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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED STREETScape

Lindsey Mead & Matt Russell

38 Mount Pleasant

38 Mount Pleasant Street  
Cambridge, MA 02140

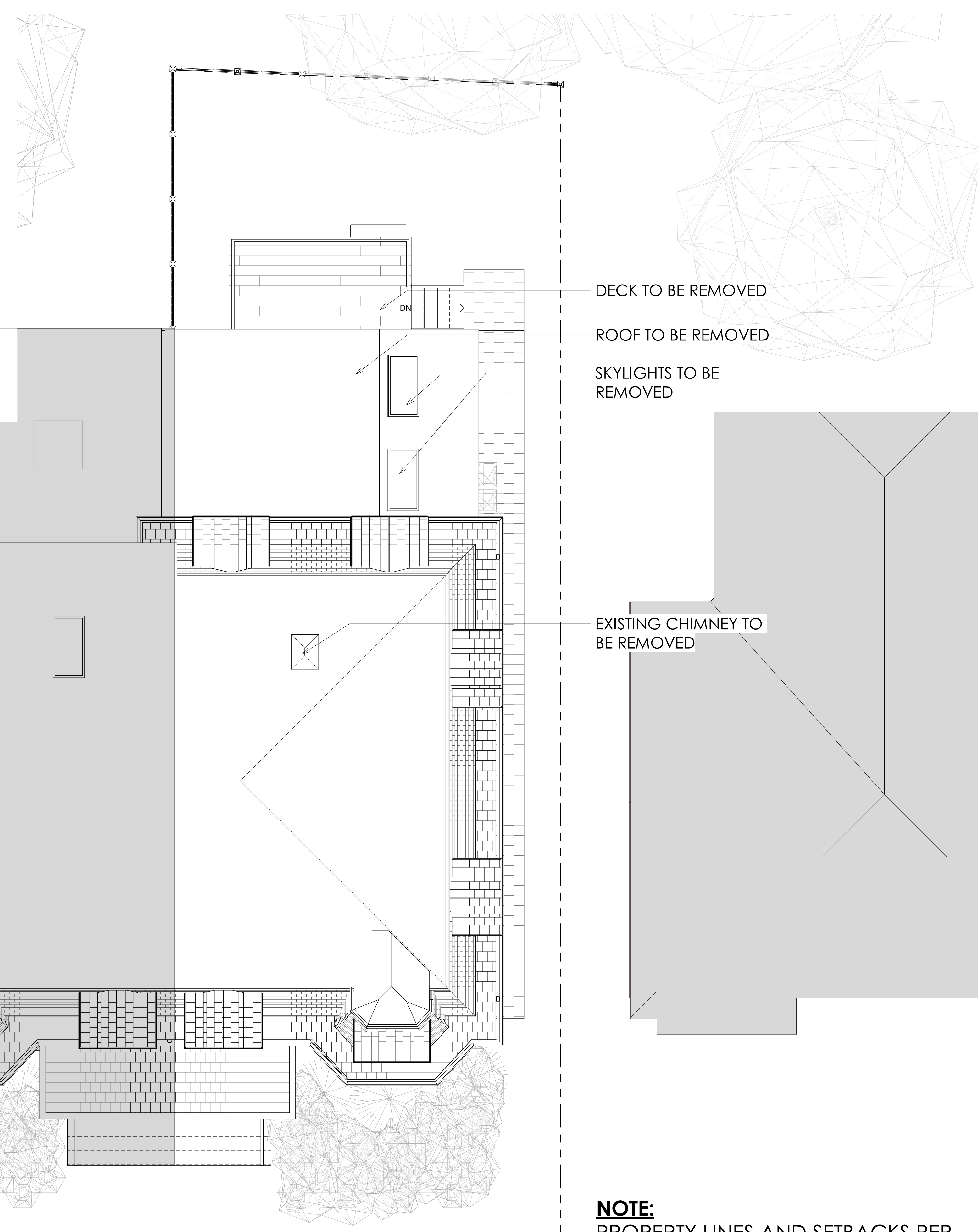
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
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**BZA-008**

Scale As indicated

3/25/2022 4:45:49 PM

# EXISTING SITE PLAN



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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

EXISTING SITE PLAN

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

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

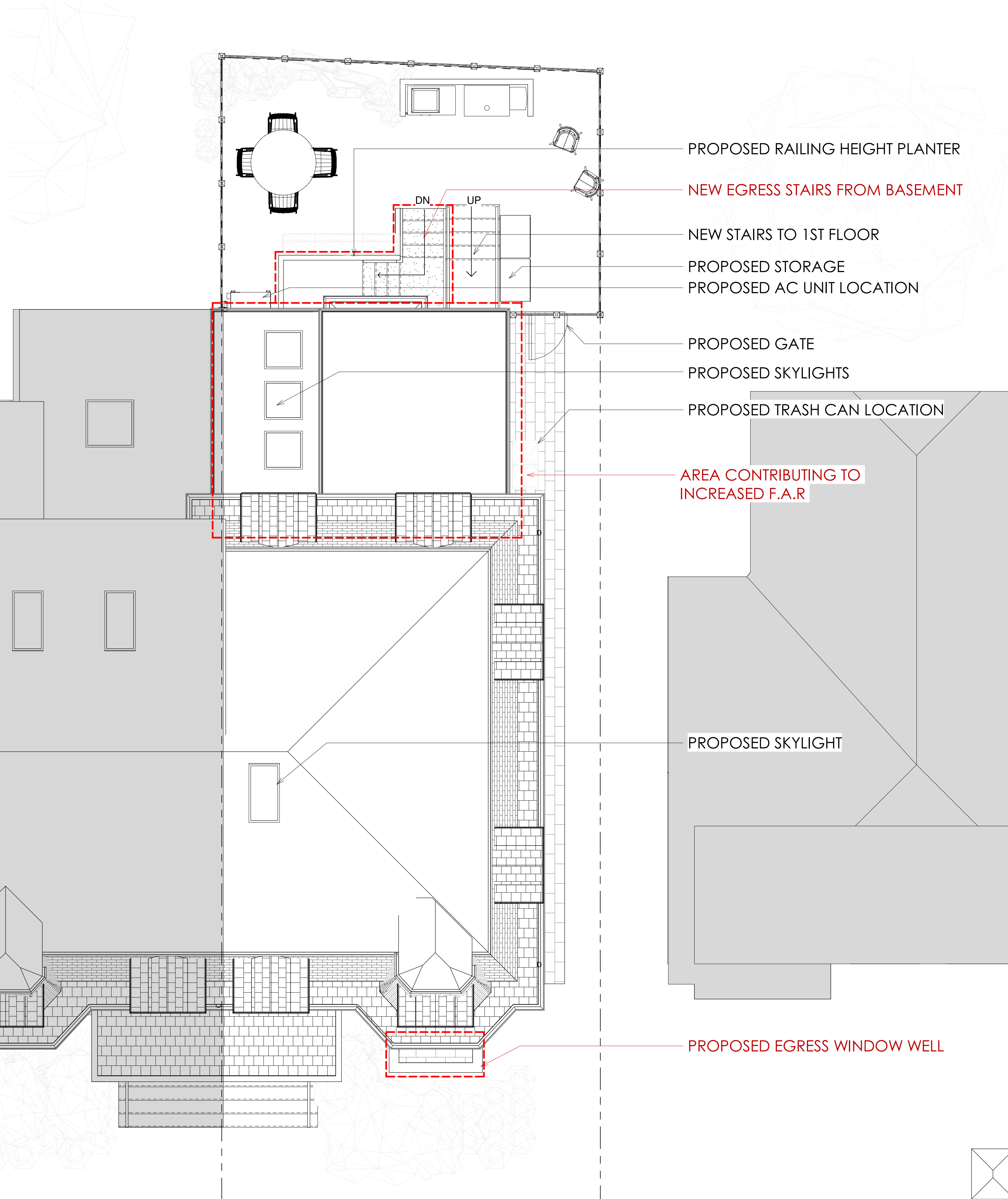
1 BZA - EXISTING - SITE PLAN  
1/4" = 1'-0"

MT. PLEASANT STREET

Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker
<b>BZA-009</b>	
Scale	1/4" = 1'-0"

3/25/2022 4:45:52 PM

# PROPOSED SITE PLAN



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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"

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

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

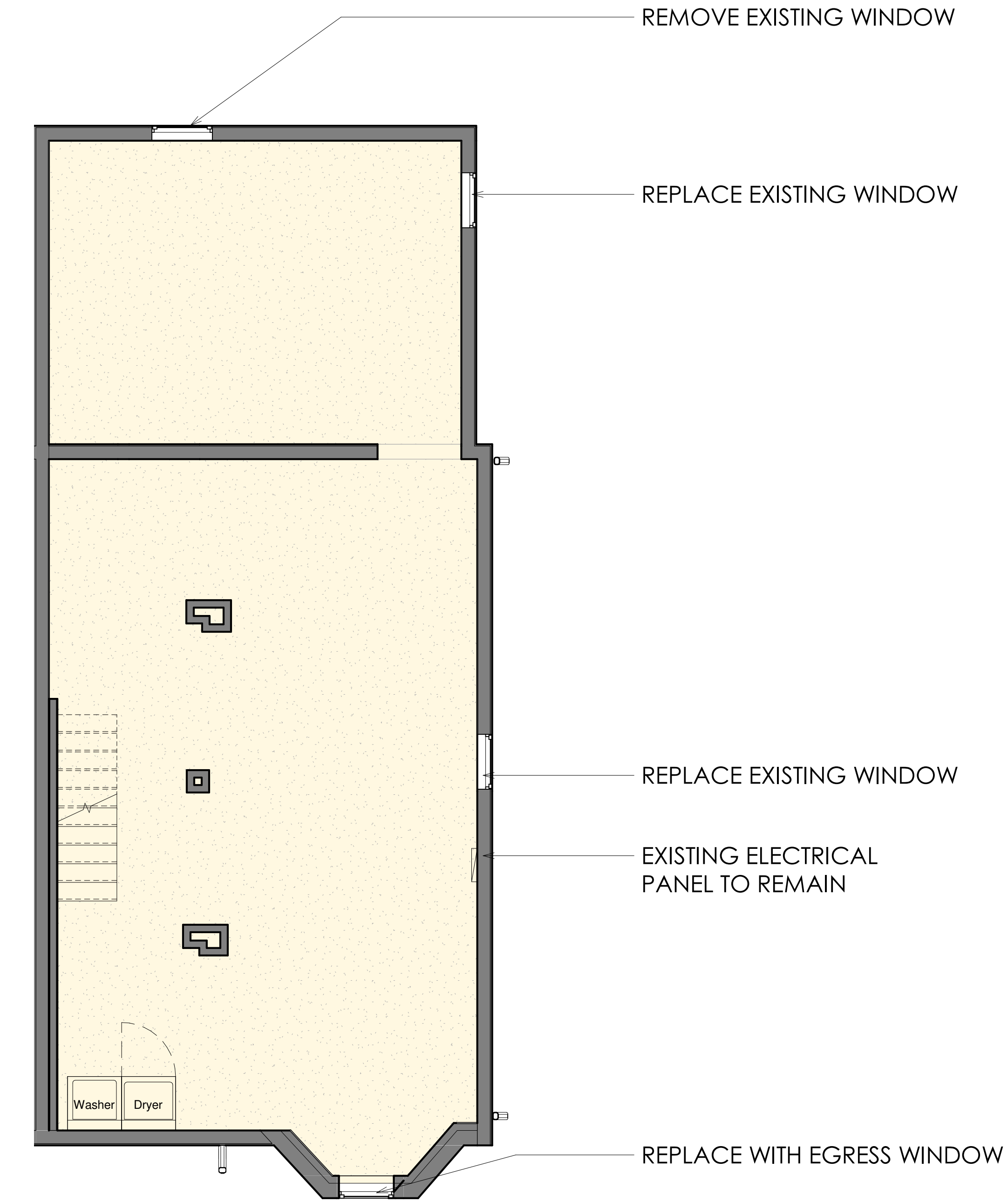
3/25/2022 4:46:00 PM

# LEVEL 0 - PROPOSED WORK

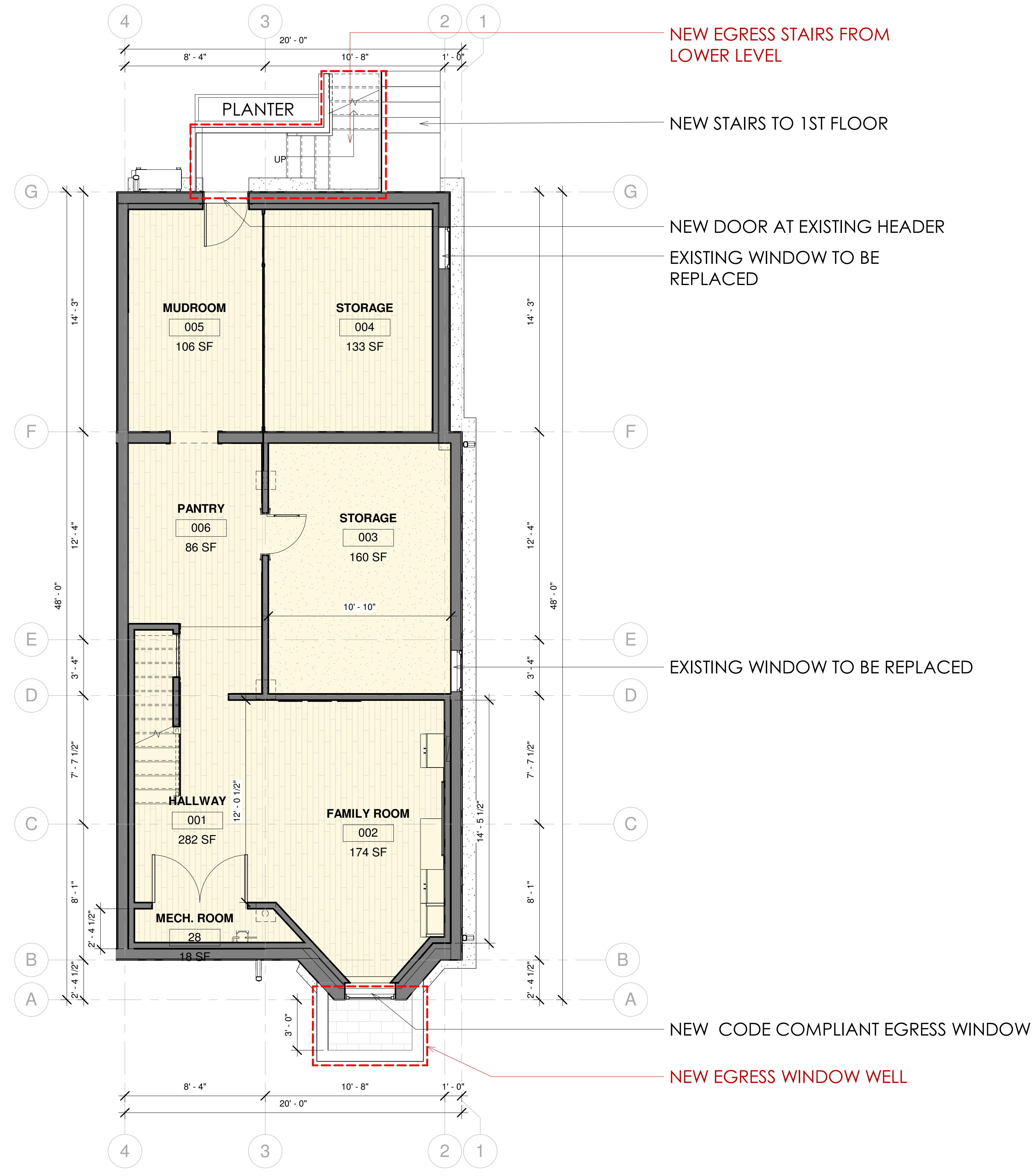


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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:



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



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

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
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<b>BZA-100</b>	
Scale	1/4" = 1'-0"



# LEVEL 1 - PROPOSED WORK



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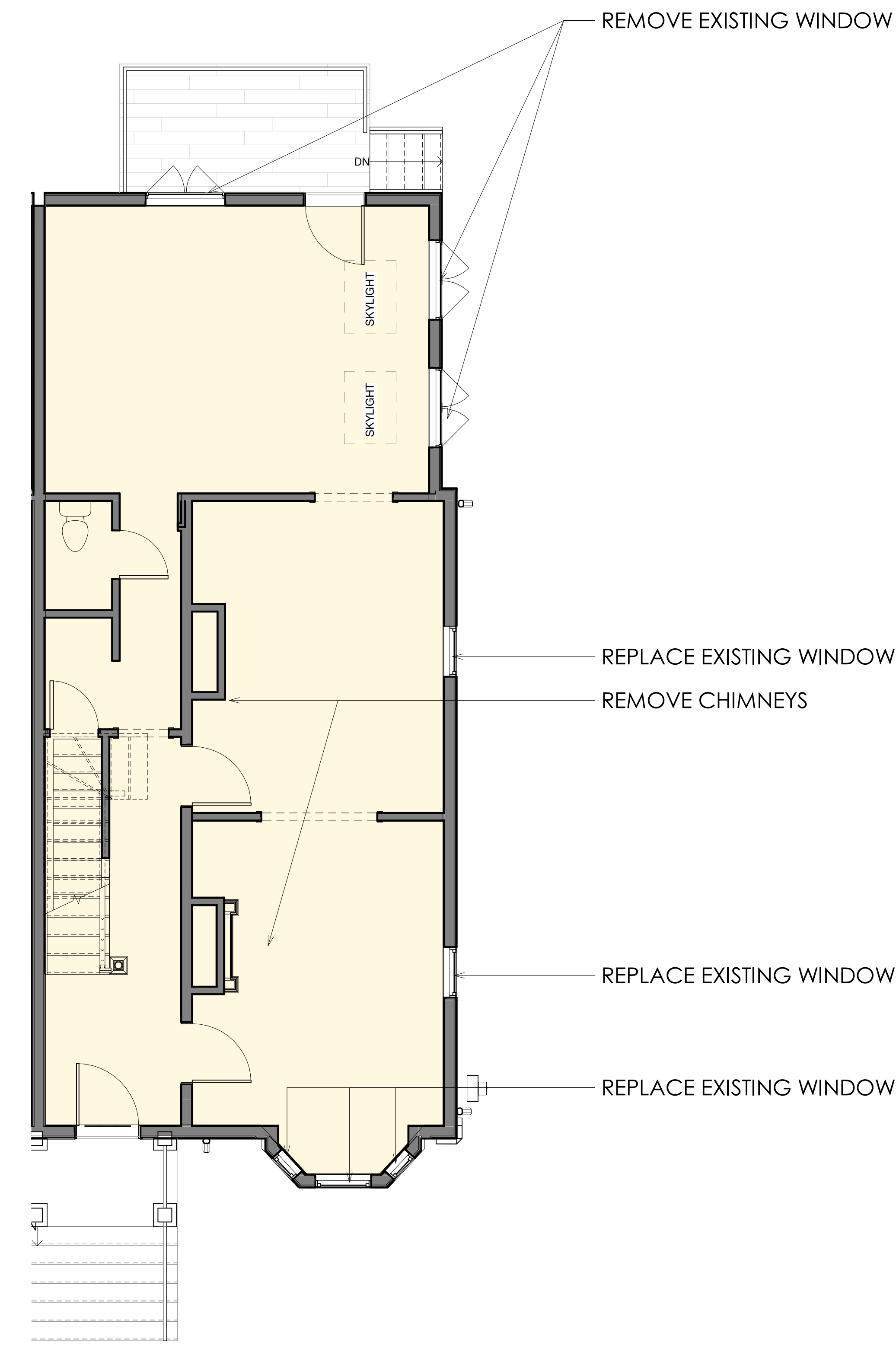
REGISTRATIONS:  
  
STRUCTURAL ENGINEER:

PROPOSED - LEVEL 1

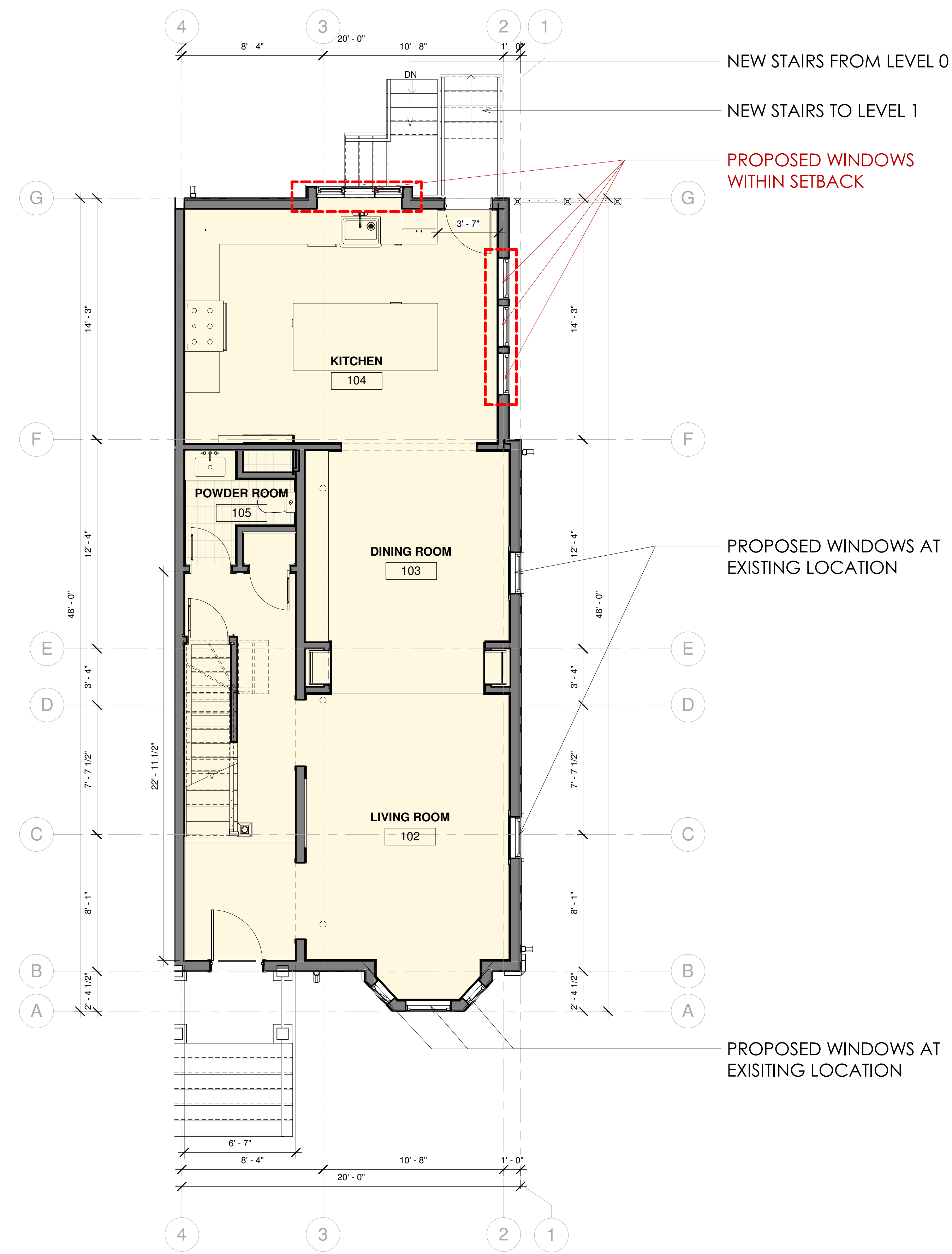
Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

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"



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



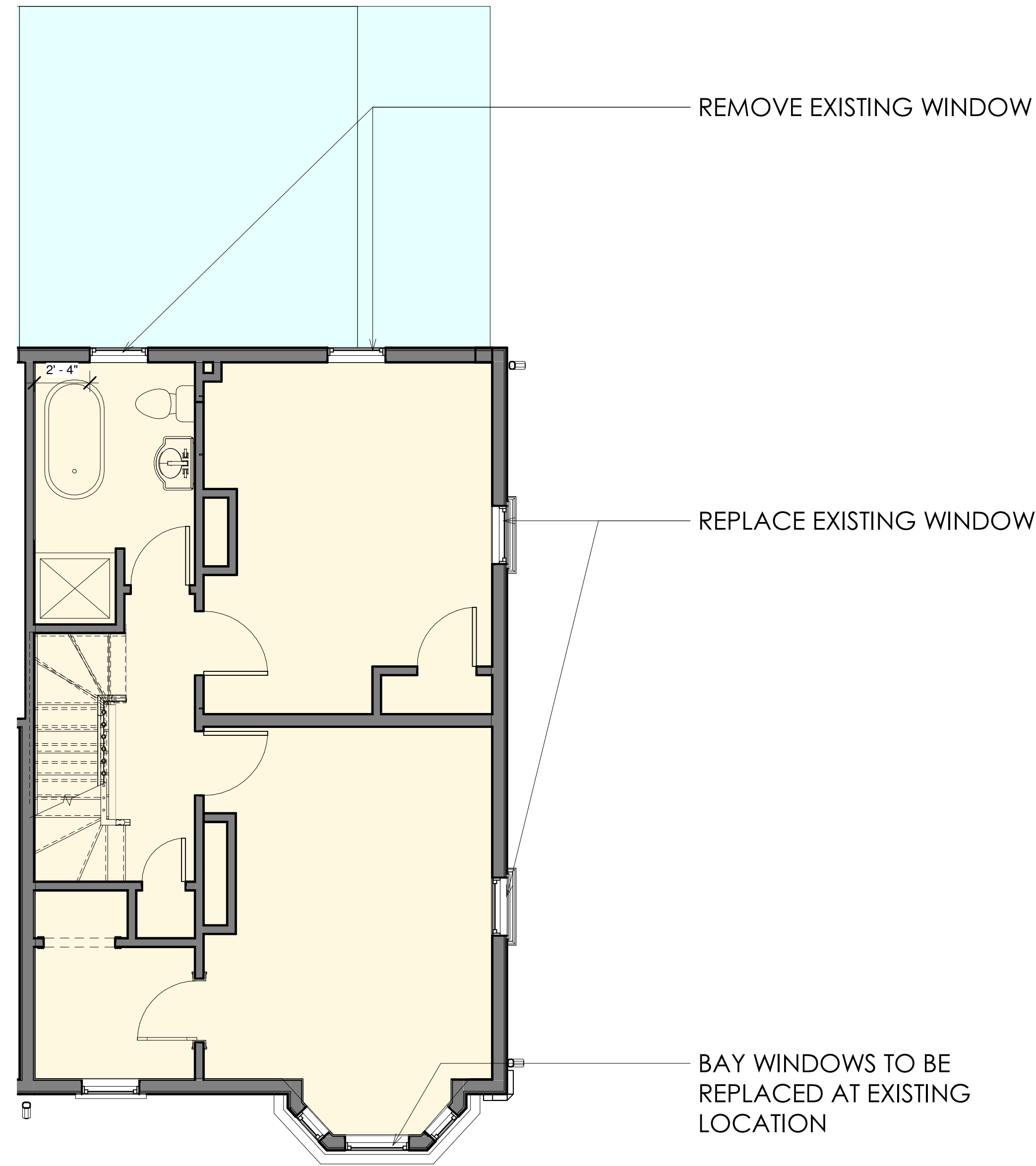
2 BZA - PROPOSED - LEVEL 1 PLAN  
1/4" = 1'-0"

# LEVEL 2 - PROPOSED WORK

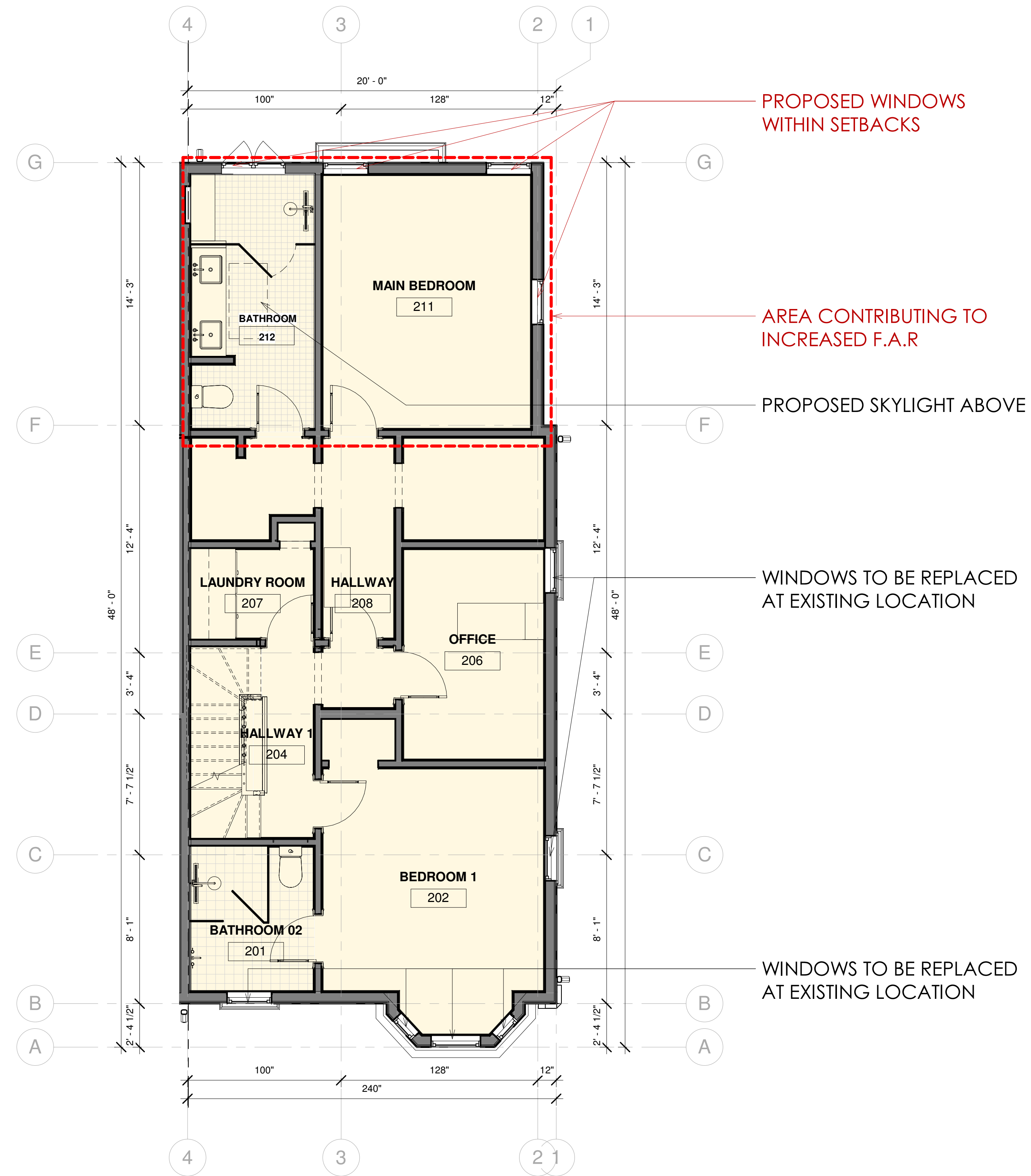


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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:



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



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

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**

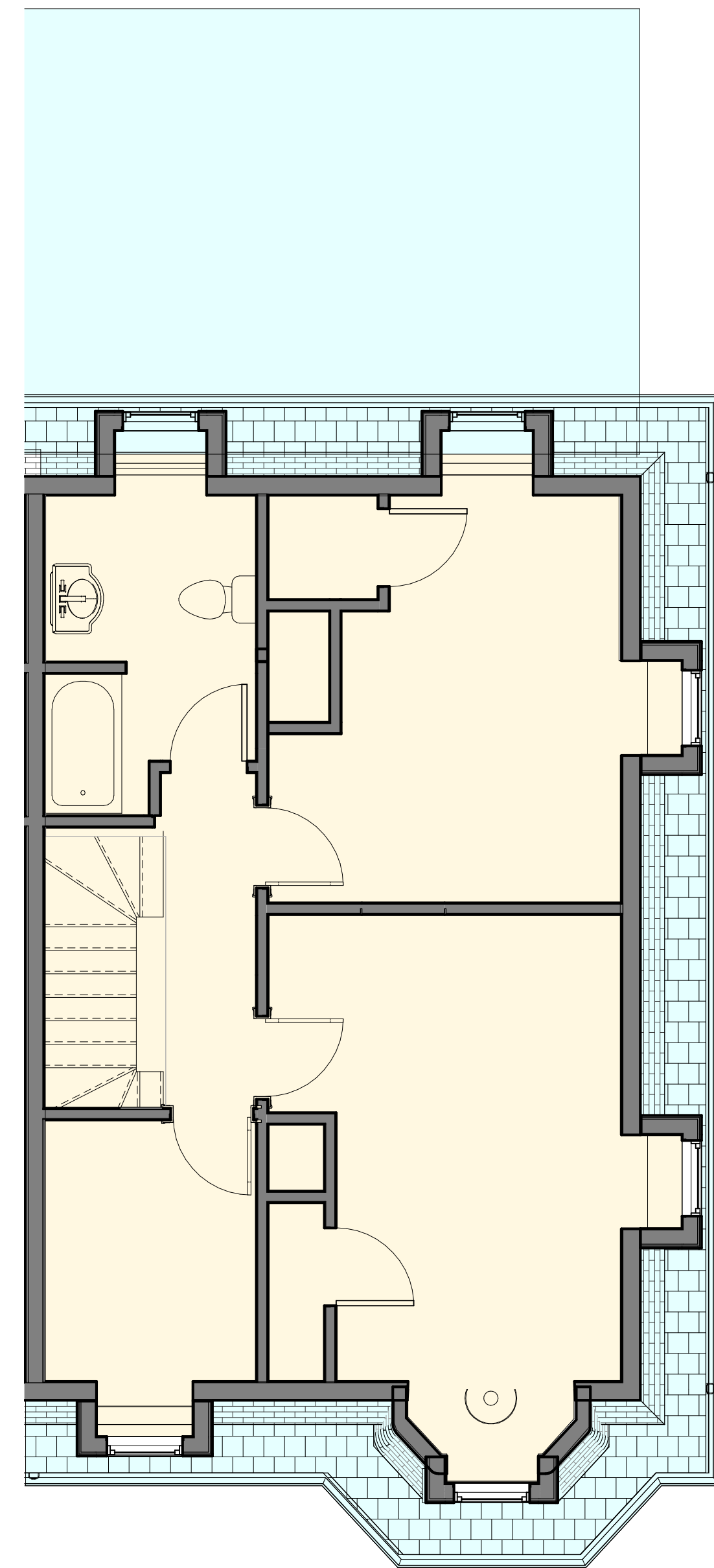
Scale 1/4" = 1'-0"

# LEVEL 3 - PROPOSED WORK

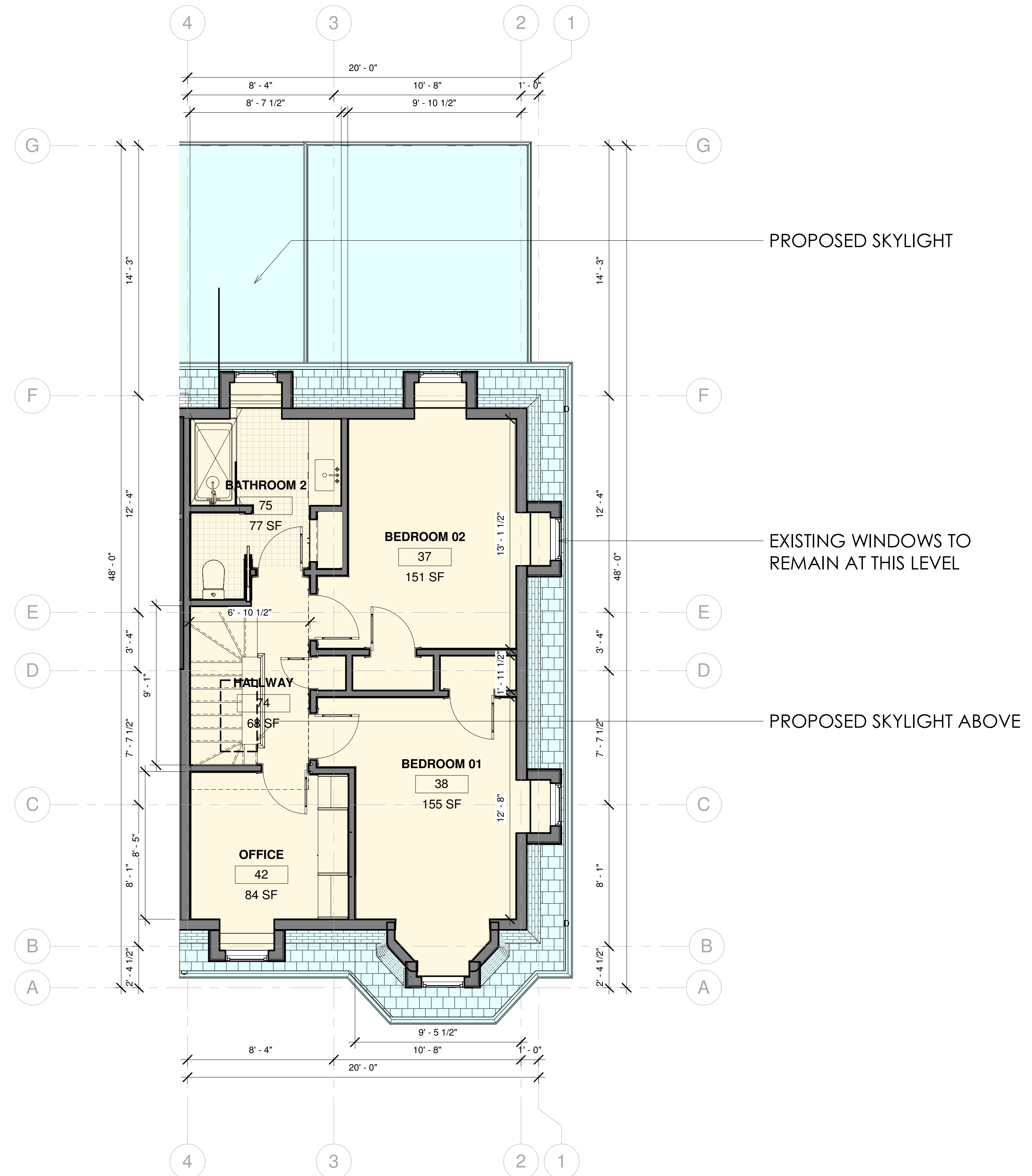


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REGISTRATIONS:  
  
STRUCTURAL ENGINEER:



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



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

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"

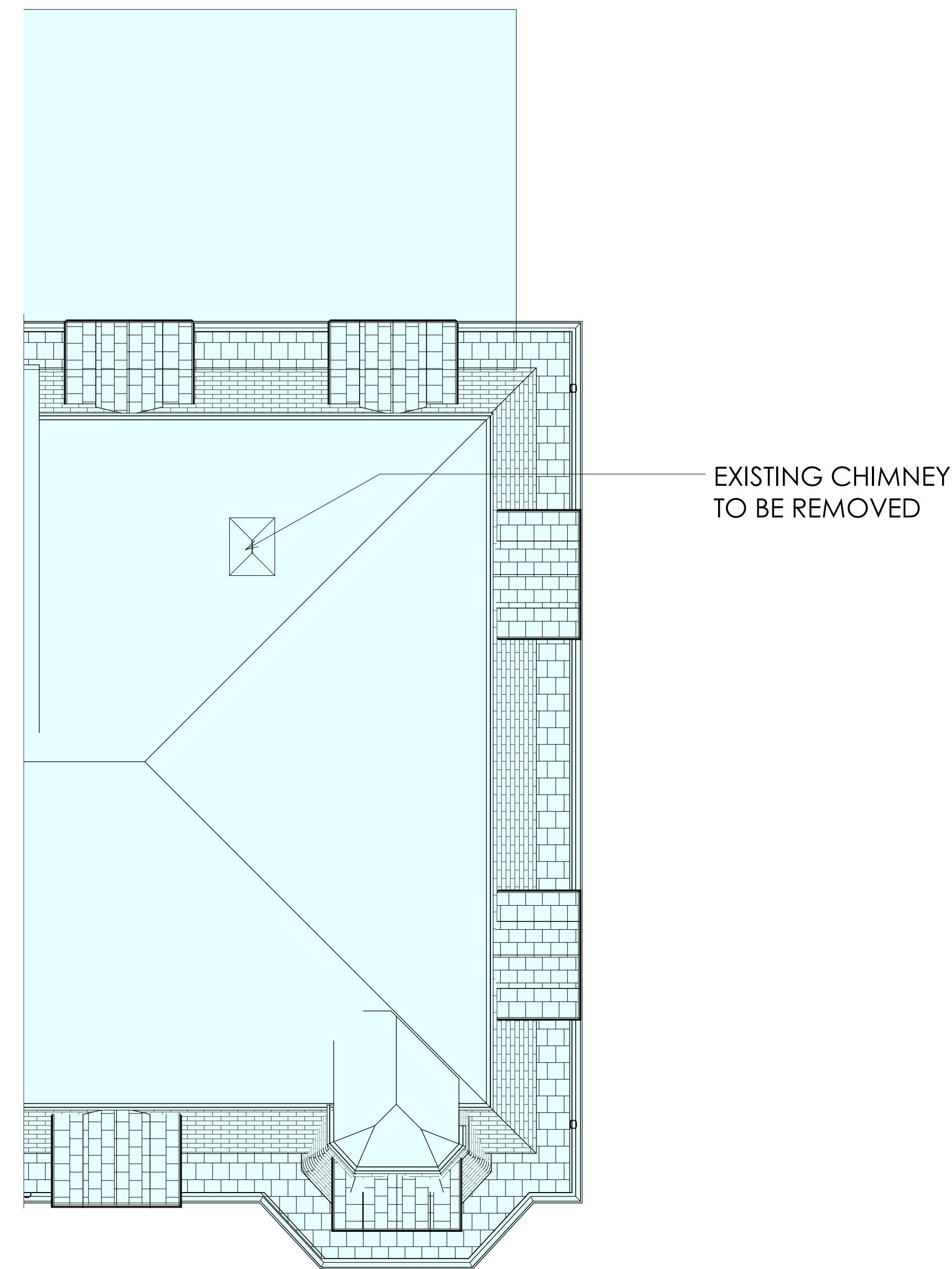
# ROOF LEVEL - PROPOSED WORK



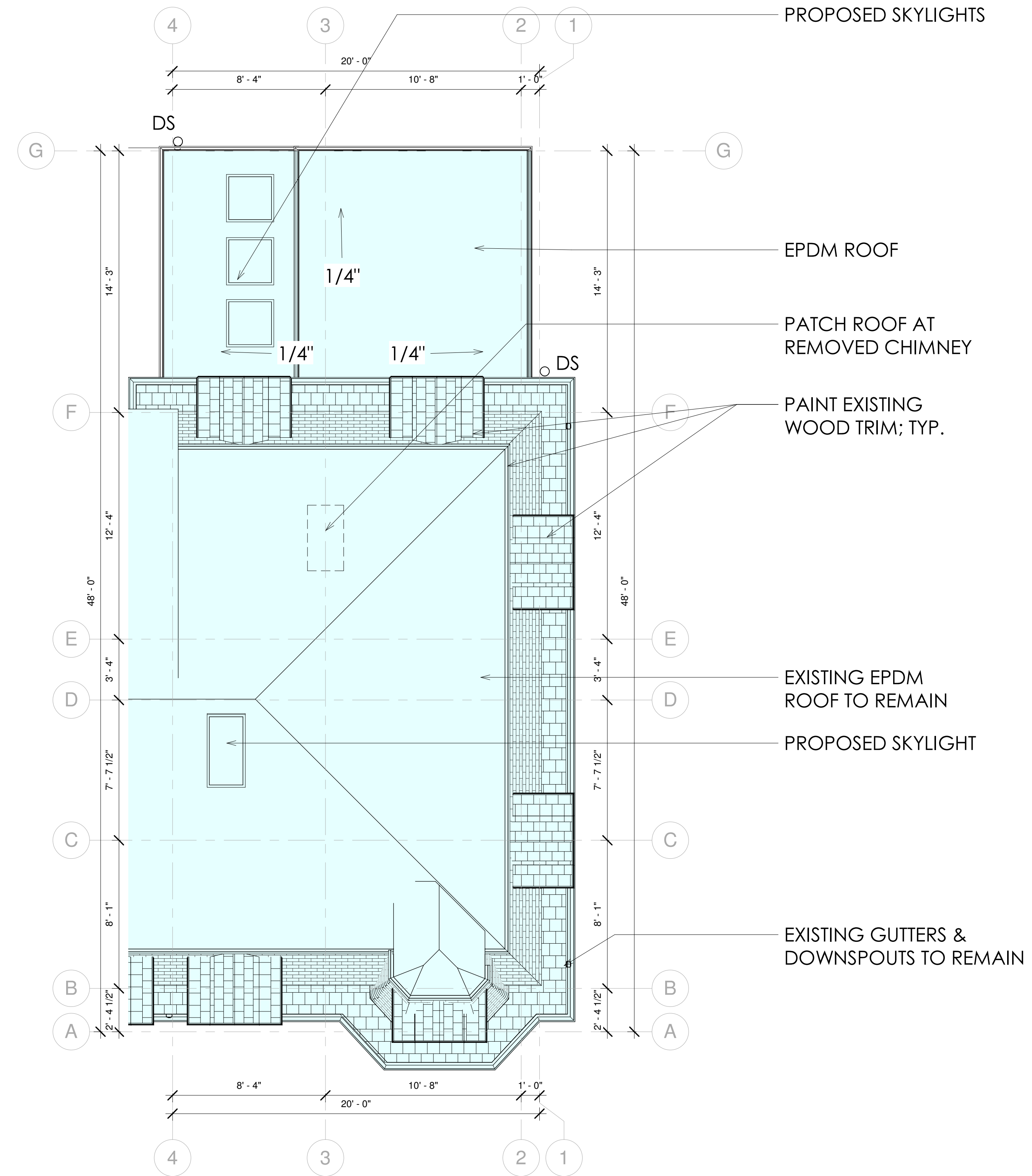
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REGISTRATIONS:

STRUCTURAL ENGINEER:



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



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

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"

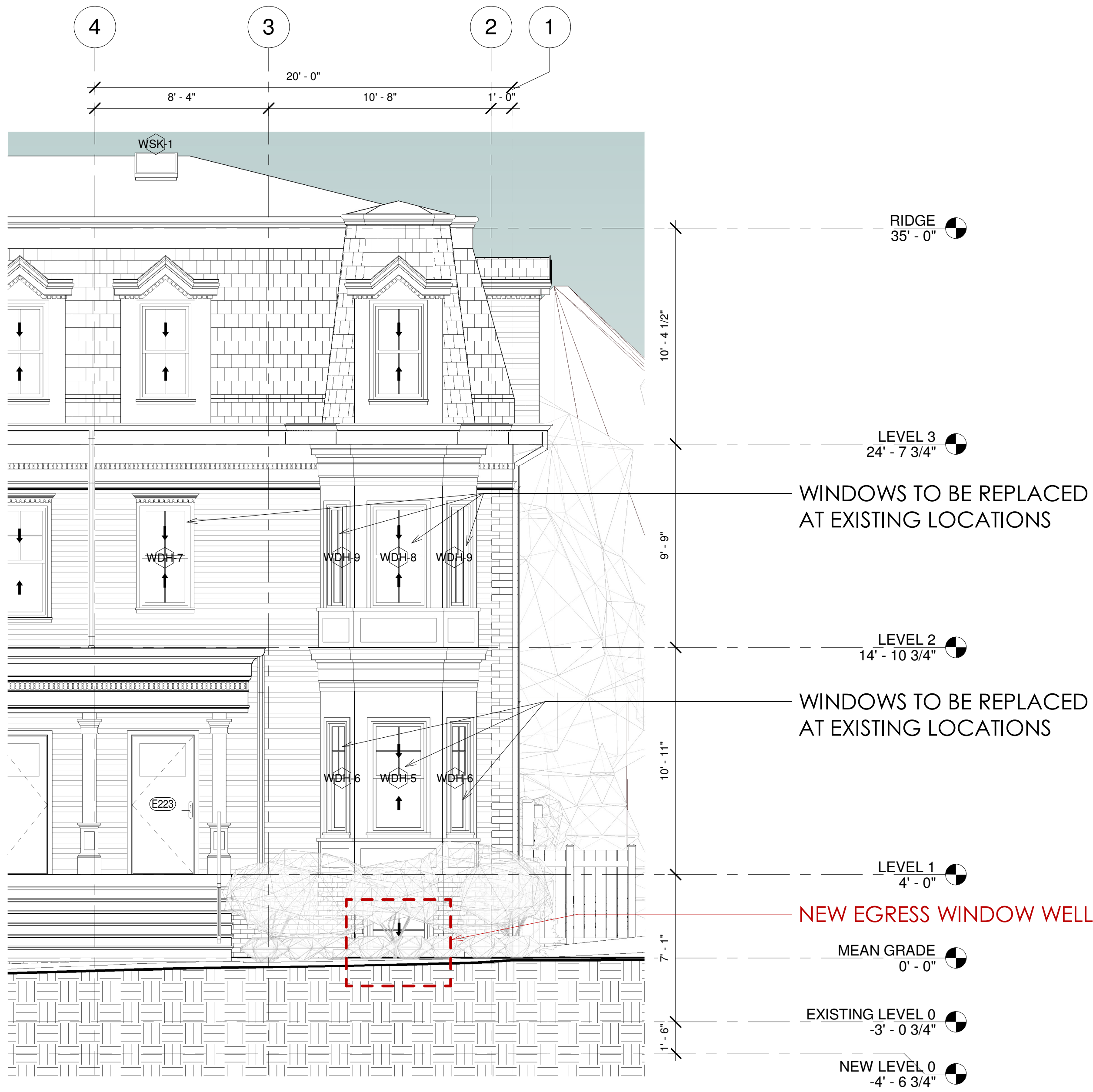
# WEST ELEVATION



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:

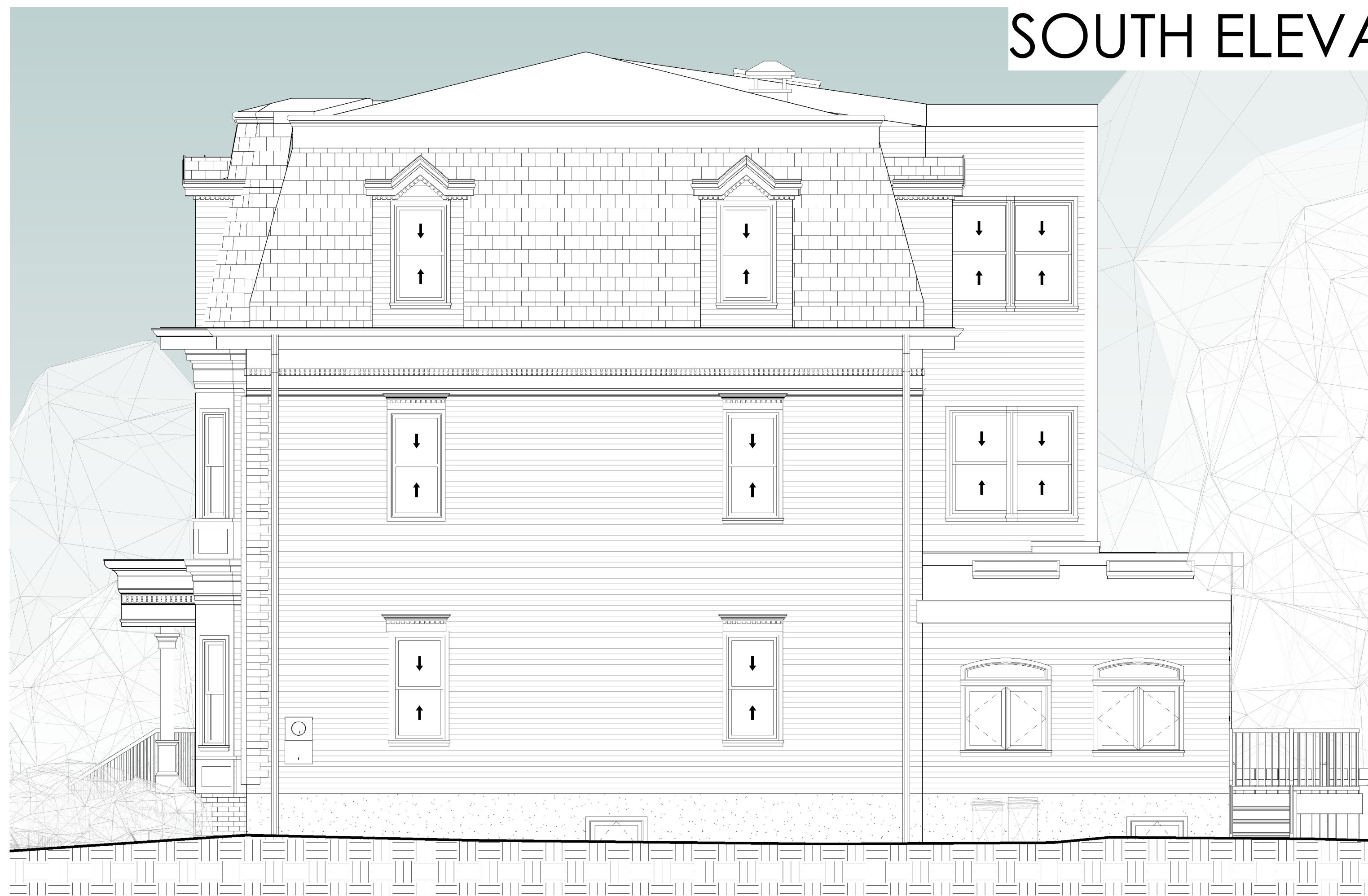
WEST ELEVATION (FRONT)

Lindsey Mead & Matt Russell  
38 Mount Pleasant  
38 Mount Pleasant Street  
Cambridge, MA 02140

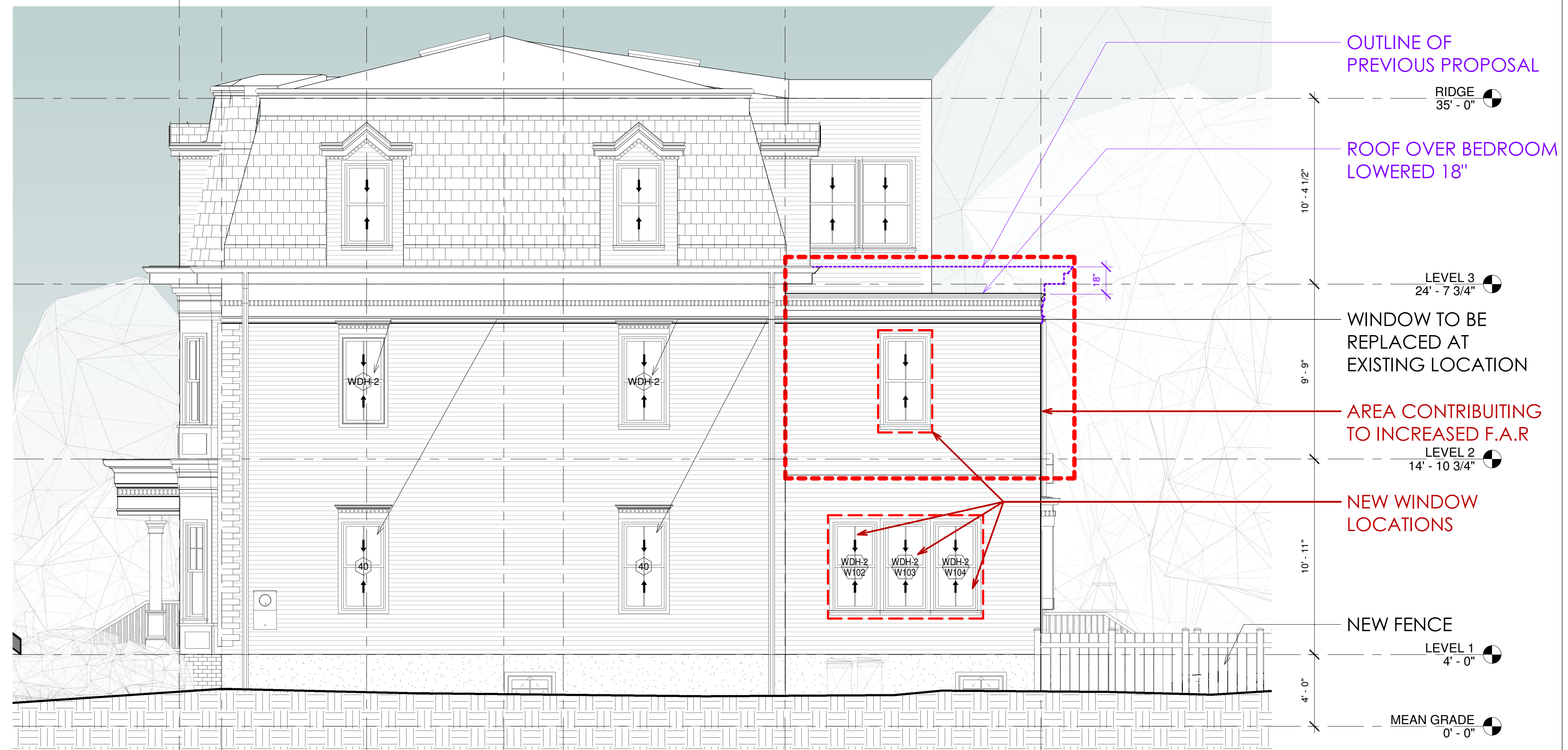
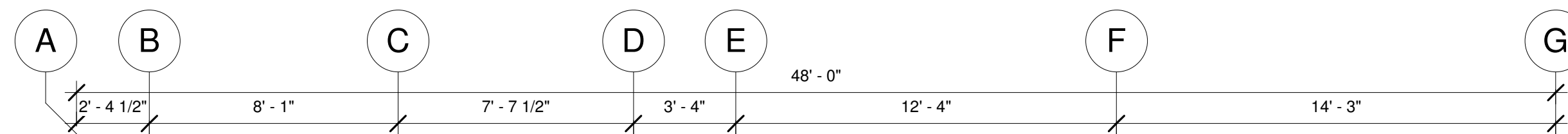
Project Status	BZA SET
Project number	Project Number
Date	03/24/2022
Drawn by	Author
Checked by	Checker

**BZA-200**  
Scale 1/4" = 1'-0"

# SOUTH ELEVATION



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



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



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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

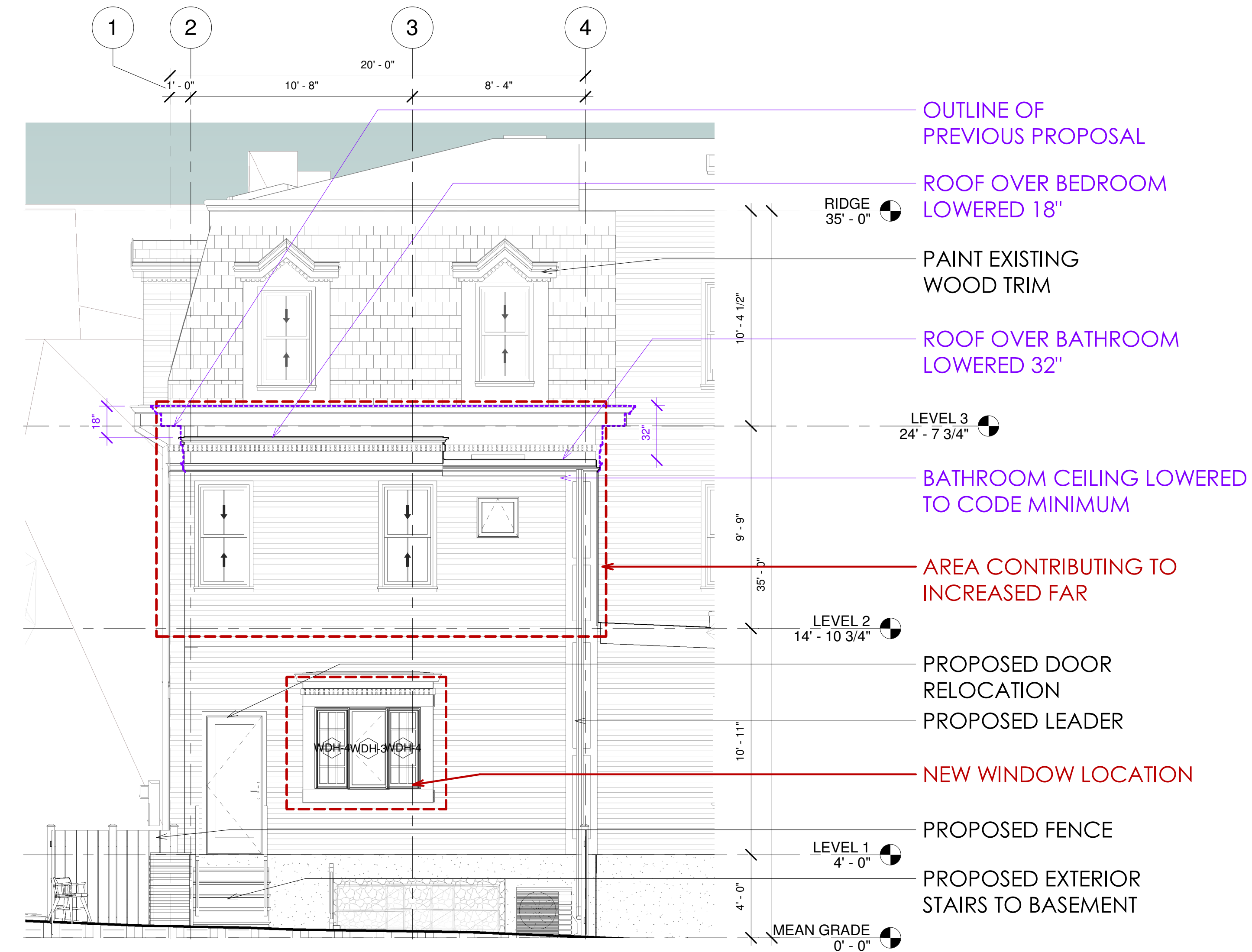
**BZA-201**

Scale 1/4" = 1'-0"

# 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:

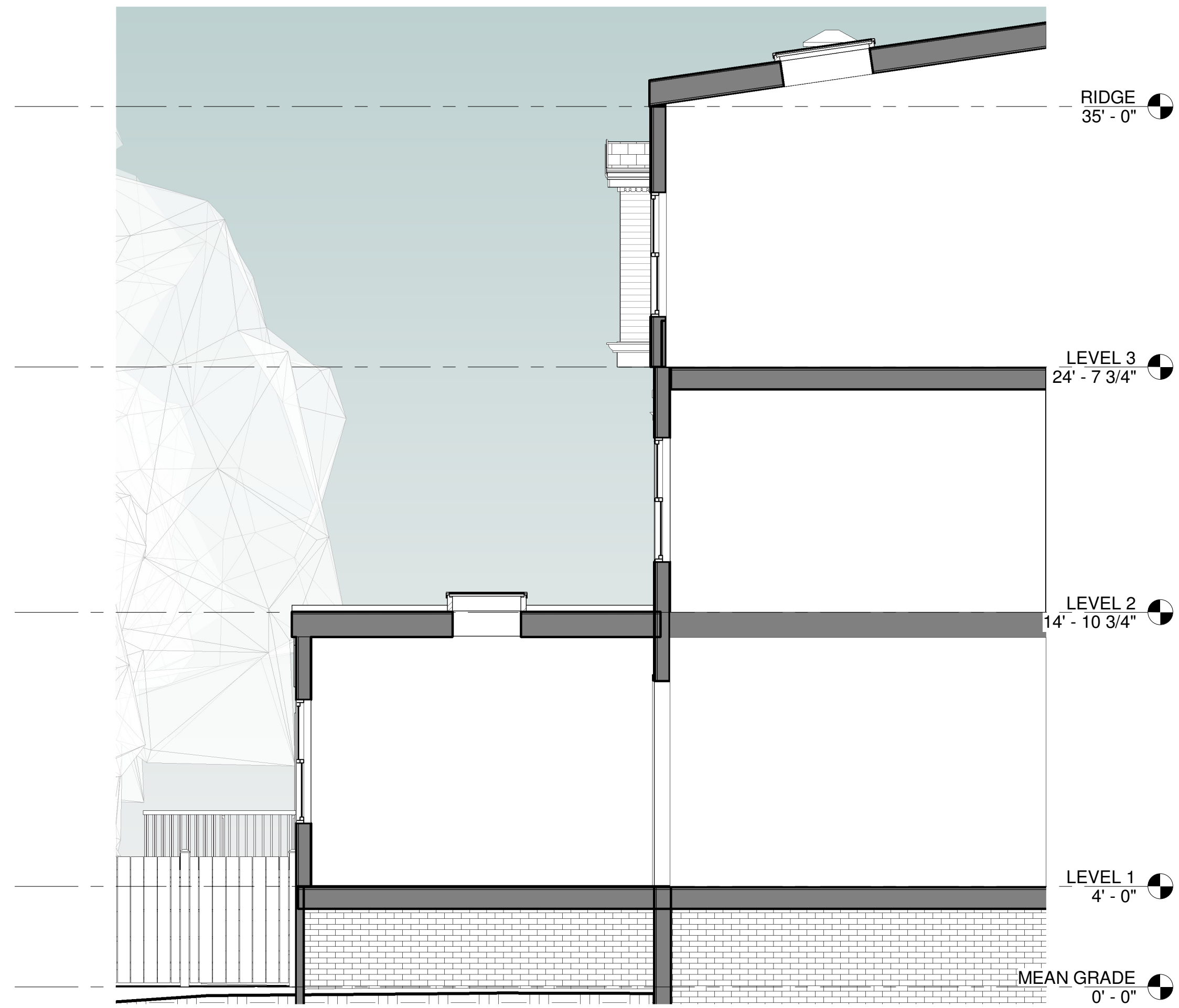
EAST ELEVATION (BACK)

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"

# NORTH ELEVATION



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



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REGISTRATIONS:

STRUCTURAL ENGINEER:

NORTH ELEVATION/  
SECTION

Lindsey Mead & Matt Russell

38 Mount Pleasant

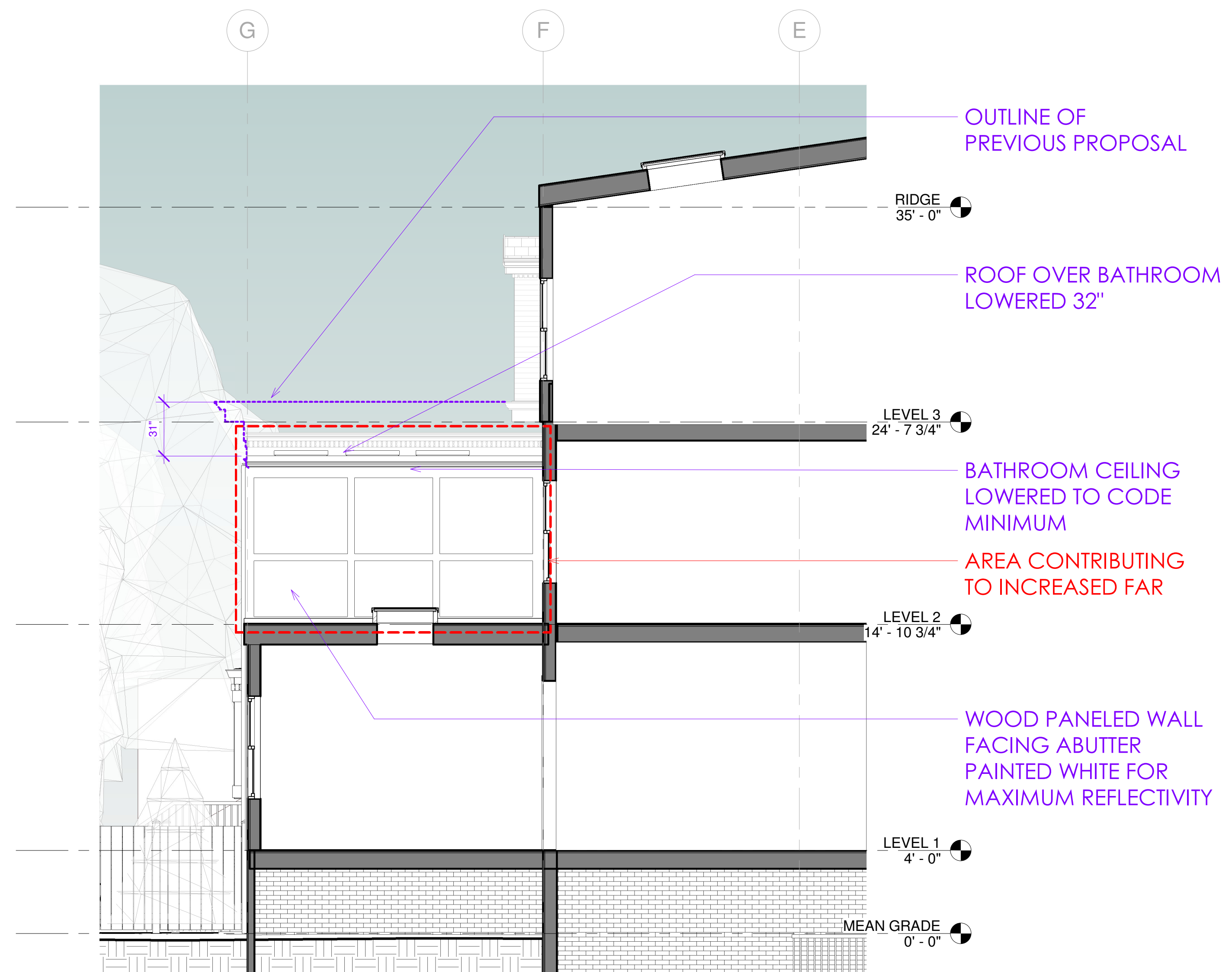
38 Mount Pleasant Street  
Cambridge, MA 02140

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

**BZA-203**

Scale 1/4" = 1'-0"

3/25/2022 4:46:35 PM

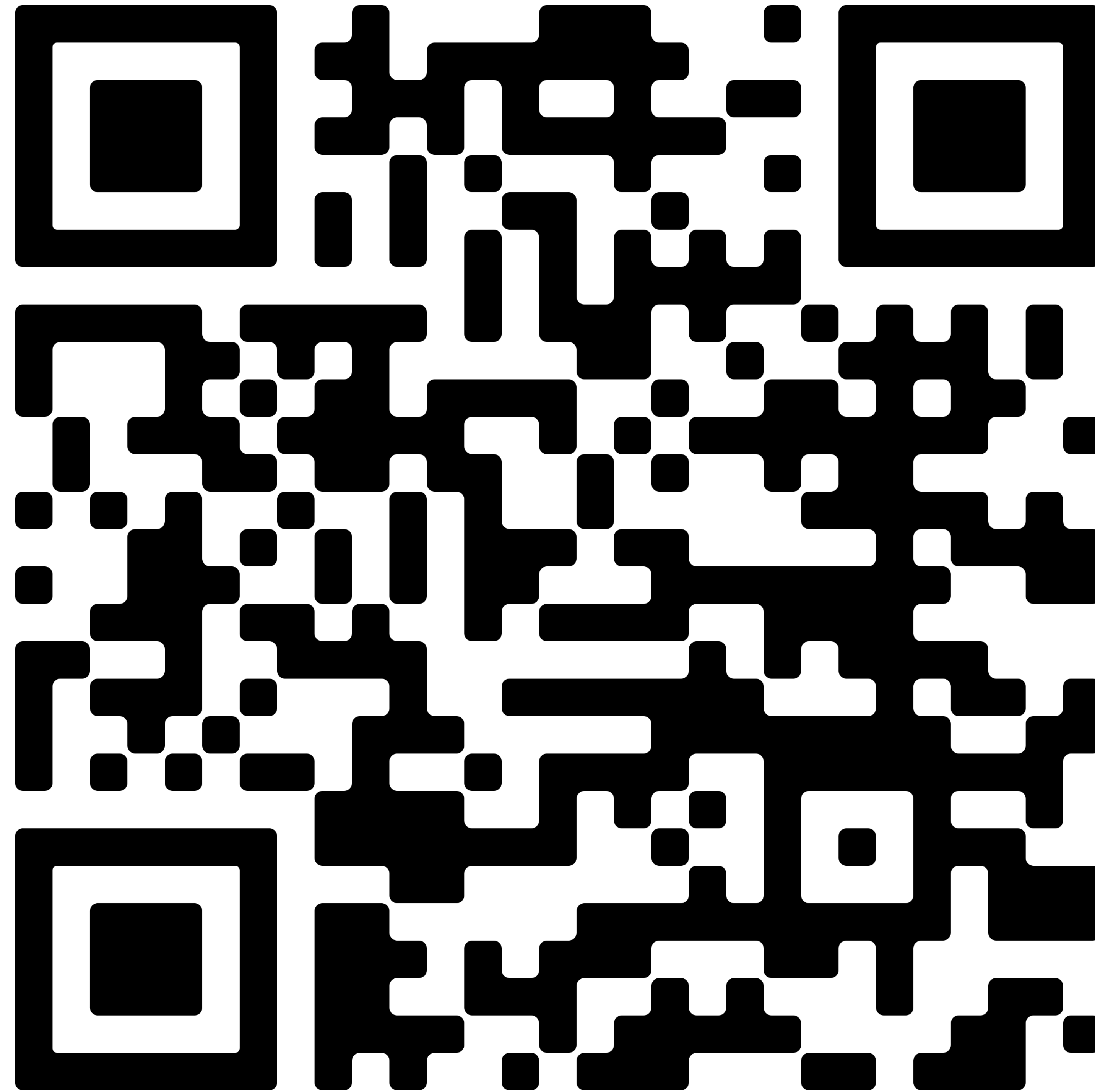


① PROPOSED NORTH ELEVATION  
1/4" = 1'-0"



# END OF PRESENTATION

## 38 MOUNT PLEASANT EXTERIOR VIDEO RENDER



SUPPLEMENTARY SHEETS FOR REFERENCE BELOW



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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	03/24/2022
Drawn by	Author
Checked by	Checker

**BZA-300**

Scale



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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

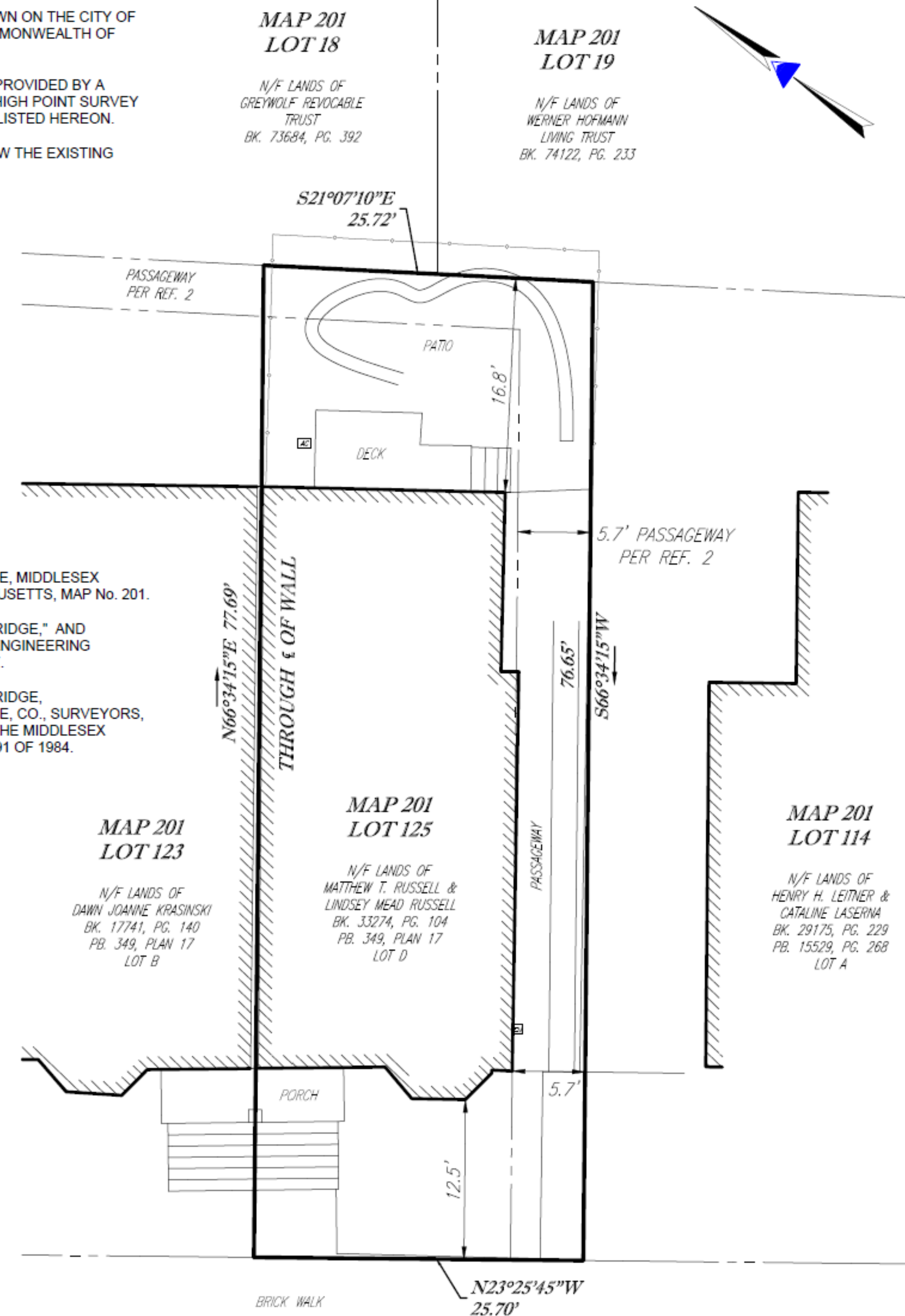
**BZA-301**  
 Scale: \_\_\_\_\_

NOTES:

- PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
- 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.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS.

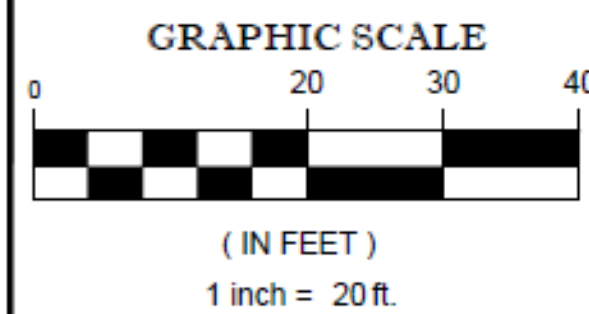
REFERENCES:

- THE TAX ASSESSOR'S MAP OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP No. 201.
- PLAN ENTITLED "PLAN OF LAND IN CAMBRIDGE," AND RECORDED IN THE CITY OF CAMBRIDGE ENGINEERING DEPARTMENT'S PLAN BOOK 349, PLAN 17.
- 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)



I CERTIFY THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND USING TOTAL STATION METHODS ON 8/10/2021.		FIELD DATE 08/10/2021		<b>MATT RUSSELL</b>			
SCOTT M. LITALIEN NO. 60815 REGISTERED PROFESSIONAL LAND SURVEYOR		FIELD BOOK NO. MA-02		CERTIFIED PLOT PLAN			
		FIELD BOOK PG. 11		38 MT. PLEASANT STREET			
		FIELD CREW JMR		CITY OF CAMBRIDGE, MIDDLESEX COUNTY			
		DRAWN: JMR		COMMONWEALTH OF MASSACHUSETTS			
		REVIEWED: JMR		APPROVED: SML		DATE 09/01/2021	
				SCALE 1"=20'		FILE NO. 21-013	
				DATE 09/01/2021		DIVS. NO. 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: 03/24/2022  
Drawn by: Author  
Checked by: Checker  
**BZA-302**  
Scale:

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>  
To: Matt Russell <mtrussell92@gmail.com>

Wed, Nov 10, 2021 at 8:10 AM

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,

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 and Elizabeth Wyld  
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](mailto:moo.moo@comcast.net)  
617 699 1678

#### Support for special permit

1 message

Anne Tallon <anne.tallon194@gmail.com>  
To: mtrussell92@gmail.com

Wed, Oct 6, 2021 at 2:56 PM

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, Lindsey 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](mailto:hleitner@me.com), 617-953-8026)

Catalina Laserna ([cyberlina@me.com](mailto:cyberlina@me.com), 617-230-8541)



SAM KACHMAR ARCHITECTS © 2020 SAM KACHMAR ARCHITECTS

(P) 978-270-8441  
[kachmardesign.com](http://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 4:46:57 PM

**NOTES:**

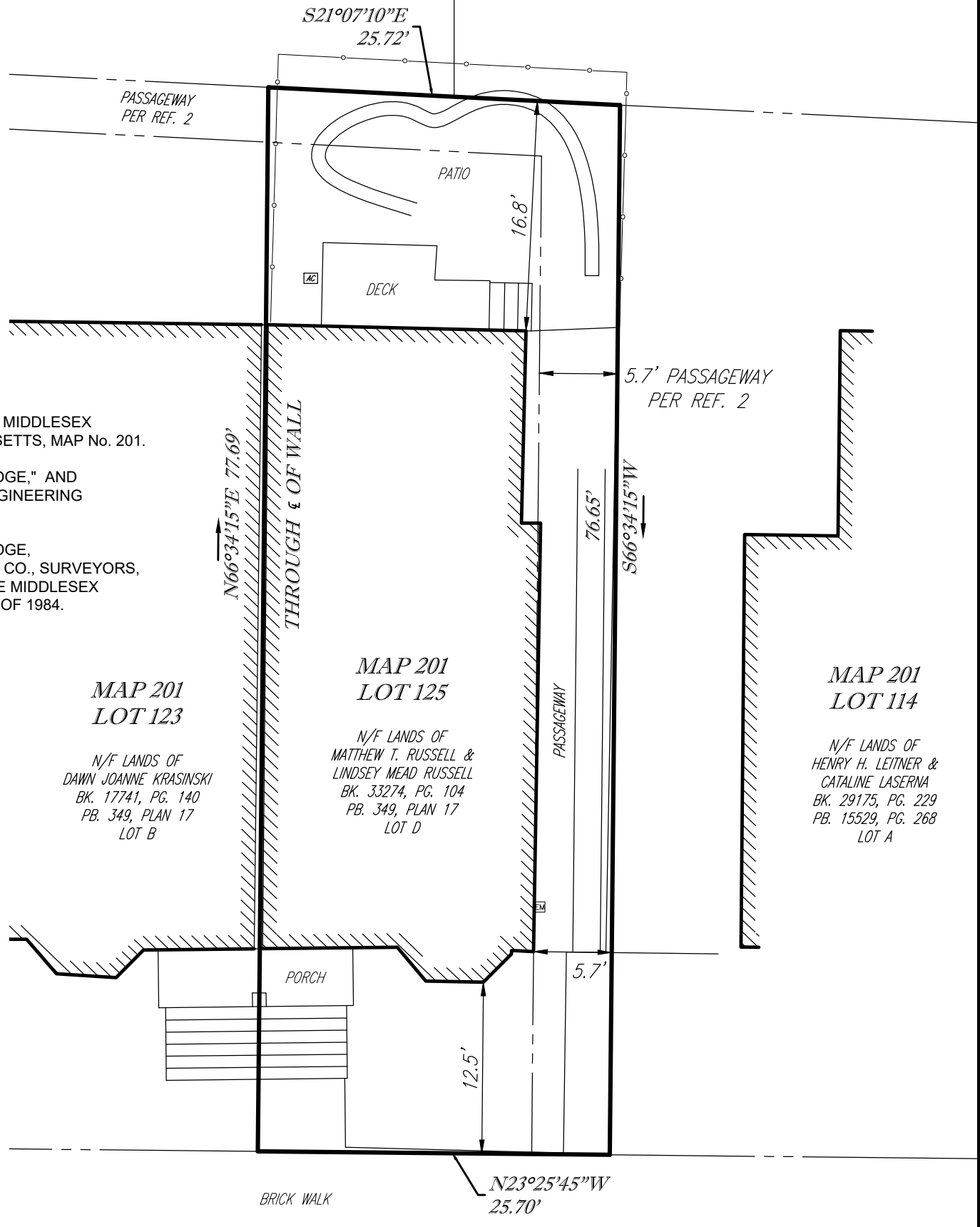
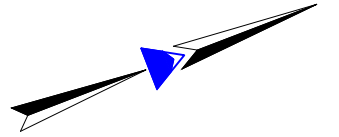
1. PROPERTY KNOWN AS LOT 125 AS SHOWN ON THE CITY OF CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS ; TAX MAP No. 201.
2. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PERFORMED IN THE FIELD BY HIGH POINT SURVEY AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
3. THE PURPOSE OF THIS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

MAP 201  
LOT 18

N/F LANDS OF  
GREYWOLF REVOCABLE  
TRUST  
BK. 73684, PG. 392

MAP 201  
LOT 19

N/F LANDS OF  
WERNER HOFMANN  
LIVING TRUST  
BK. 74122, PG. 233



**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.

MAP 201  
LOT 123

N/F LANDS OF  
DAWN JOANNE KRASINSKI  
BK. 17741, PG. 140  
PB. 349, PLAN 17  
LOT B

MAP 201  
LOT 125

N/F LANDS OF  
MATTHEW T. RUSSELL &  
LINDSEY MEAD RUSSELL  
BK. 33274, PG. 104  
PB. 349, PLAN 17  
LOT D

MAP 201  
LOT 114

N/F LANDS OF  
HENRY H. LEITNER &  
CATALINE LASERNA  
BK. 29175, PG. 229  
PB. 15529, PG. 268  
LOT A

# MT. PLEASANT STREET

(PUBLIC - 40' WIDE)

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



*Scott M. L'Italien* 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

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

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



( IN FEET )  
1 inch = 20 ft.

Google Maps 37 Mt Pleasant St



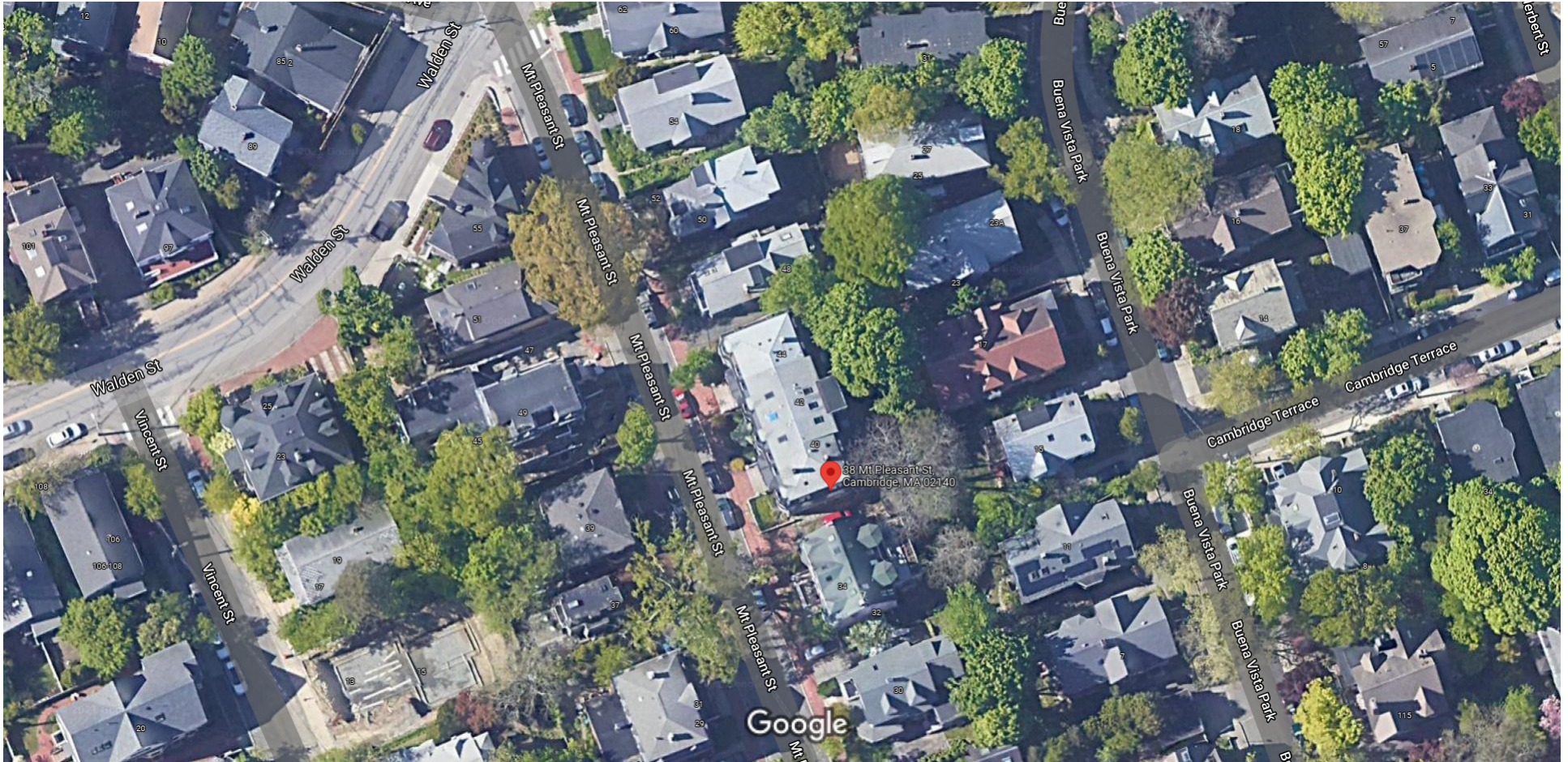
Image capture: Nov 2020 © 2021 Google

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



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

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Thank you. Feel free to contact us.

Henry Leitner ([hleitner@me.com](mailto:hleitner@me.com), 617-953-8026)

Catalina Laserna ([cyberlina@me.com](mailto:cyberlina@me.com), 617-230-8541)

September 27, 2021

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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.

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40 Mt Pleasant St

Unit 4

Cambridge, MA 02140

October 1, 2021

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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



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Marjorie Hilton

Andrew & Karen Sinclair  
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Cambridge, MA 02140

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Sincerely,

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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](mailto:moo.moo@comcast.net)  
617 699 1678

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

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Petitioner: Matthew T. Russell & Lindsey M. Russell

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Sincerely,

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Lance Drane and Elizabeth Wyldde  
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](mailto:Sdickman@gmail.com) / [Sharonbober@gmail.com](mailto: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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Sincerely,

Stephen & Christine Spring

40 Mt Pleasant St

Unit 4

Cambridge, MA 02140



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.**

A handwritten signature in red ink, appearing to read "William R. Hammer", is written over the typed name below.

William R. Hammer AIA, LEED AP

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.

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Sincerely,

Max

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



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Marjorie Hilton and I live at

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Marjorie Hilton

Andrew & Karen Sinclair  
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Cambridge, MA 02140

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October 1, 2021

Dear Board of Zoning Appeals,

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Andrew & Karen Sinclair



Oct. 7, 2021

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Thank you,

Andrew Anisimov  
[moo.moo@comcast.net](mailto:moo.moo@comcast.net)  
617 699 1678



Matt Russell <mtrussell92@gmail.com>

---

## Support for renovations at 38 Mount Pleasant St.

1 message

---

**Leah Williams** <L.R.Williams@comcast.net>  
To: Matt Russell <mtrussell92@gmail.com>

Wed, Nov 10, 2021 at 8:10 AM

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

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Location: 38 Mount Pleasant Street, Cambridge, MA  
Petitioner: Matthew T. Russell & Lindsey M. Russell

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Sincerely,

A handwritten signature in blue ink that reads "Lance Drane, Elizabeth Wylde". The signature is written in a cursive style.

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

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Date: OCTOBER 16, 2021

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48 Mt Pleasant Street  
Cambridge MA 02140  
617-576-2306  
Email: [Sdickman@gmail.com](mailto:Sdickman@gmail.com) / [Sharonbober@gmail.com](mailto:Sharonbober@gmail.com)

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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.**

A handwritten signature in red ink, appearing to read "William R. Hammer", is written over the typed name.

William R. Hammer AIA, LEED AP



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

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**Anne Tallon** <anne.tallon194@gmail.com>  
To: mtrussell92@gmail.com

Wed, Oct 6, 2021 at 2:56 PM

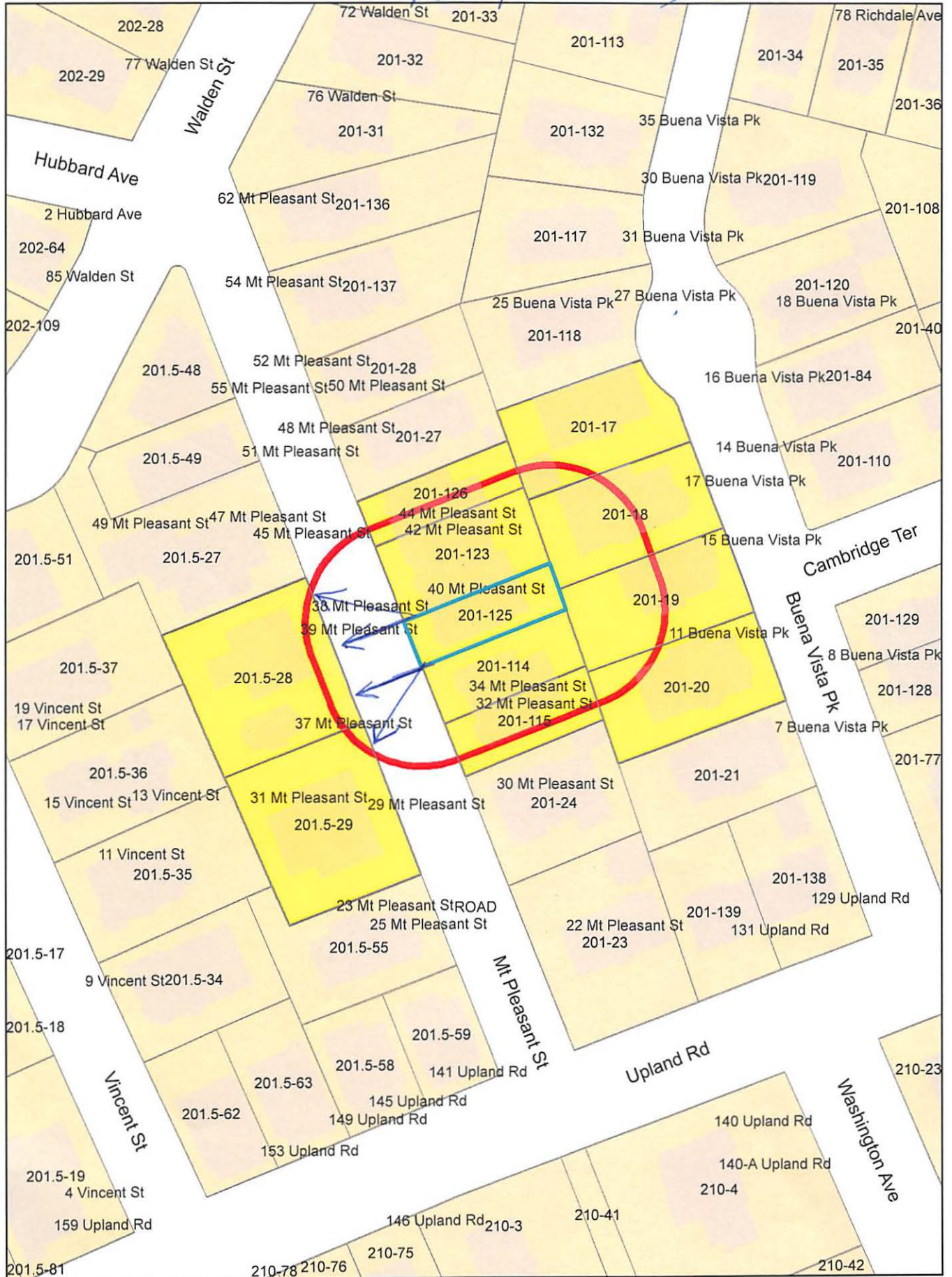
Hi Matt,

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](#)

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 ANISIMOV  
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](http://www.lesleyellis.org)

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.

Lindsey 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

Owner  
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 by 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

