

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 021392021 MAY 12 AM II: 15

617-349-6100

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 119365

Date: _____

ormation

The undersigned h	ereby petitions th	ne Board of Zoning	Appeal for the following:
Special Permit:	X	Variance:	Appeal:
PETITIONER: Fra	ank and Toni Gibs	son C/O Sayem Kha	an, Architect
PETITIONER'S AI	ODRESS: 240 Fr	anklin St., Cambrid	lge, MA 02139
LOCATION OF PR	ROPERTY: <u>39 Hu</u>	bbard Ave , Camb	oridge, MA
TYPE OF OCCUP	ANCY: Single Fa	mily Residence	ZONING DISTRICT: Residence C-1 Zone
REASON FOR PE	TITION:		
LEVEL CONSTRU REPLACED BY A	CTED ON TOP O 3-SEASON UNCC	F EXISTING FIRST	NG EXTERIOR OPEN DECK STRUCURE FROM SECOND T FLOOR KITCHEN. THE EXISTING STRUCURE WILL BE .CH. THE NEW STRUCTURE WILL OCCUPY THE I LEVEL./
DESCRIPTION OF	PETITIONER'S	PROPOSAL:	
SECTIONS OF ZO	NING ORDINAN	ICE CITED:	
Article: 5.000 Article: 8.000 Article: 10.000		ble of Dimensional O (Non-Conforming Special Permit).	
		Original Signature(s):	(Petitioner (s) / Owner) (Print Name)
		Address:	(Time Name)
		Tel. No. E-Mail Address:	6172299736 sayem.khan.arch@gmail.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals. I/We Toni E. Cleaver, mD (Mrs Toni E. Gibson Address: 39 HUBBARD AVE, CAMBRIDGE, MA 02140 State that I/We own the property located at 39 HUBBARD AVE, CAMBRIDGE which is the subject of this zoning application. The record title of this property is in the name of oni E. Cleaver, MD (Mrs. Toni E. *Pursuant to a deed of duly recorded in the date 08/02/2007 , Middlesex South County Registry of Deeds at Book 49888 , Page 403 ; or Middlesex Registry District of Land Court, Certificate No. _____ Page ____ AUTHORIZED TRUSTEE, OFFICER OR AGENT* *Written evidence of Agent's standing to represent petitioner may be requested. Commonwealth of Massachusetts, County of ___MiddleSex The above-name TONI E. CICAVCY personally appeared before me, this 30 of April , 2021 , and made path that the above statement is true. RUTH N. MENDOZA Notary Public Commonwealth of Massachusetts My Commission Expires My commission expire (Notary Seal). May 31, 2024

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

AUTUSARUTAT ETALIERATO - LEBUR MARATANTAN ANTANA

ి త్రియా అత్రామ్మన్ను ఉన్నాయి. కి.మీ.మూలుకే మాకు గుర్వం చిని ముందుకోన్నారు. మాట్ గుతి మూయుండి అతా ఈ మేతుగుత్వమున్నారున్న జరీగా మొదుకున్న మహి కుంటాకేకున్న స్వహ్హాముకోతాం	sk rT
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BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Emo

Phone:

Frank and Toni Gibson

Present Use/Occupancy:

Single Family Residence

Location: 240 Franklin St.

6172299736

Zone:

Residence C-1 Zone

Requested Use/Occupancy: Single Family Residence

		Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		2,593	2,926	MAX 3787.5	(max.)
LOT AREA: RATIO OF GROSS		5050	N/A	N/A	(min.)
FLOOR AREA TO LOT AREA: ²		0.75	0.75	0.75	
LOT AREA OF EACH DWELLING UNIT		N/A	N/A	N/A	
SIZE OF LOT:	WIDTH	50.5	N/A	N/A	
	DEPTH	100.0	N/A	N/A	
SETBACKS IN FEET	FRONT	20.9	N/A	20	
	REAR	33.9	N/A	20	
	LEFT SIDE	2.8	7.5	7.5	
	RIGHT SIDE	10.5	N/A	10	
SIZE OF BUILDING:	HEIGHT	32.5	27.5	35	
	WIDTH	44.2	N/A	68	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		35%	N/A	30%	
NO. OF DWELLING UNITS:		1	N/A	N/A	
NO. OF PARKING SPACES:		2	2	N/A	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	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.

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

Pacheco, Maria

From:

Frank Gibson < frankgibson33@aol.com>

Sent:

Monday, June 7, 2021 8:51 AM

To:

Pacheco, Maria

Subject:

Concern regarding the deck roof@ 39 Hubbard Ave.

The architect (S,Khan) has not provided data relating to the structural integrity of the proposed deck roof or the testing of his ideas. In particular, his design does not allow access for snow removal which becomes hazardous in havy snow or high wind conditions. I also believe the structure should have independent footing and not be supported or anchored to the framing of the kitchen.

I have not seen a covered deck in this area as the one proposed.

Finally the architect has never discussed these matters with me; only briefly with my wife, who is a medical doctor.

Respectfully,

Frank Gibson



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: Somem Hom (Print)	Date: 06 03 NN
Address: 39 Subbard Ale	•
Case No. <u>BZA - 119365</u>	
Hearing Date: 4/94/2/	

Thank you, Bza Members 2. ALL WORK SHALL CONFORM TO STATE AND LOCAL CODES AND THE REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.

3. THE CONTRACTOR(S) SHALL OBTAIN AND PAY FOR ALL FEES, TAXES, AND PERMITS AS REQUIRED BY THE SCOPE OF WORK OUTLINED IN THE CONSTRUCTION DOCUMENTS. THE BUILDING PERMIT FEE WILL BE REIMBURSED BY THE OWNER.

4. GENERAL CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY INSURANCE AND WORKMAN'S COMPENSATION INSURANCE DURING PERFORMANCE OF THE WORK. THE GENERAL CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE ARCHITECT, AND THE ARCHITECT'S CONSULTANTS FROM ALL CLAIMS ARISING OUT OF PERFORMANCE OF THE GENERAL CONTRACTOR'S AND SUB CONTRACTORS' WORK. THE OWNER SHALL CARRY PROPERTY INSURANCE COVERING ALL COMPLETED WORK AND STORED MATERIALS AGAINST FIRE. THEFT. AND STORM DAMAGE. THE OWNER SHALL HAVE GLASS BREAKAGE INSURANCE FOR ALL INSTALLED GLASS UNITS.

5. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER, BY QUALIFIED TRADESMEN AND MECHANICS SPECIALIZING IN THE TRADES REQUIRED. ALL MATERIALS AND EQUIPMENT EMPLOYED SHALL COMPLY WITH AND BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. ALL WORK SHALL BE INSTALLED PLUMB, LEVEL AND TRUE.

6. THE GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN SAFEGUARDS FOR THE PROTECTION OF THE BUILDING OCCUPANTS, THE NEIGHBORS, AND THE GENERAL PUBLIC AS REQUIRED BY THE COURSE OF THE WORK INCLUDING BUT NOT LIMITED TO: DANGER SIGNS LIGHTS, PHYSICAL BARRIERS, THE COVERING OF OPEN EXCAVATIONS, ETC.

7. ALL MODIFICATIONS REQUIRING ADDITIONAL TECHNICAL INFORMATION SHALL BE PRESENTED TO THE OWNER AND ARCHITECT BEFORE PROCEEDING.

8. ALL CLAIMS FOR ADDITIONAL COSTS AND CHANGE ORDERS SHALL BE SUBMITTED IN A TIMELY FASHION, AND IN WRITING. THE APPROVAL OF THE OWNER SHALL BE OBTAINED IN WRITING, PRIOR TO PROCEEDING WITH SAID WORK.

9. THE GENERAL CONTRACTOR SHALL REMEDY DEFECTS IN THE WORKMANSHIP FOR A PERIOD OF THREE YEARS FROM FINAL PAYMENT AND SHALL PASS THROUGH TO THE OWNER(S) ALL WARRANTIES ON MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK AS ISSUED BY THEIR SUPPLIERS AND MANUFACTURERS.

10. COMPLETE SCOPE OF WORK SHALL INCLUDE BUT NOT BE LIMITED TO: SITE SECURITY, SITE OFFICE(S), TEMPORARY TOILETS, TEMPORARY POWER/LIGHTS, COMPLETE DEMOLITION REQUIRED FOR NEW WORK TO PROCEED, TEMPORARY EQUIPMENT, HOISTING, SCAFFOLDING, DUMPSTERS AND DEBRIS REMOVAL, ETC.

11. THE OWNER MAY ELECT TO FURNISH ELECTRICITY AND WATER REQUIRED DURING THE CONSTRUCTION PERIOD AT NO COST TO THE CONTRACTOR. CONTRACTOR TO VERIFY WITH OWNER.

12. PARKING, MATERIAL AND EQUIPMENT STAGING, HOURS OF WORK, AND ACCESS TO THE SITE SHALL BE PER OWNER APPROVAL PRIOR TO THE START OF CONSTRUCTION.

13. CONTRACTOR SHALL KEEP THE JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO THE SATISFACTION OF THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS FROM PROJECT SITE AND SHALL PROVIDE DUMPSTERS ETC. AS REQUIRED. REMOVE ALL DEBRIS ON A DAILY BASIS

14. CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS ON PROJECT SITE DURING CONSTRUCTION.

15. UNLESS INDICATED OTHERWISE, ALL MATERIAL FURNISHED AND INCORPORATED INTO THE WORK SHALL BE NEW, UNUSED AND OF QUALITY STANDARD TO THE INDUSTRY FOR FIRST CLASS WORK OF SIMILAR NATURE AND CHARACTER. INSTALL ALL MATERIALS TO THE MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARD OF CARE OF ALL TRADES INVOLVED.

16. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION AND NOTIFY OWNER AND ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.

ABBREVIATIONS

ACOUSTIC CEILING TILE ALUM. ALUMINUM ASL. ABOVE SEA LEVEL BD. BOARD **BLDG** BUILDING BLK'G. **BLOCKING** C.I. CAST IRON CLG. CEILING CONT. CONTINUOUS COORD. COORDINATE EXIST. **EXISTING** EXP. **EXPANSION** EXT. **EXTERIOR**

FLASH'G. FLASHING FRP. FIBERGLASS REINFORCED POLYMER G.C. GENERAL CONTRACTOR GALV. GALVANIZED

GYP. GYPSUM INT. **INTERIOR** HORIZ. JOINT **MANUF** MANUFACTURER MIN. **MINIMUM**

MAX. MAXIMUM M.O. **MASONRY OPENING** O.C. ON CENTER P.T. PRESSURE-PRESERVATIVE **TREATED**

MAX. PAINTED PWD. PLYWOOD R.D. **ROOF DRAIN**

REQ./REQ'D REQUIRED R.C.P. REFLECTED CEILING PLAN **ROUGH OPENING** R.O.

STL. STEEL SF. SQUARE FEET T.O. TOP OF TYP. **TYPICAL** V.B. **VAPOR BARRIER** V.P. VAPOR PERMEABLE

VERT VERTICAL VIF. VERIFY IN THE FIELD WD. WOOD W/ WITH

SYMBOLS:

∖A201/

A401

REFERENCE NUMBER ∖A201/

BUILDING SECTION DRAWING SHEET REFERENCE NUMBER DETAIL DRAWING SHEET

REFERENCE NUMBER **DRAWING** DRAWING SHEET

A201/ REFERENCE NUMBER **INTERIOR ELEVATION (**A401**)** DRAWING SHEET

REFERENCE NUMBER **EXTERIOR ELEVATION** DRAWING SHEET

NORTH ARROW

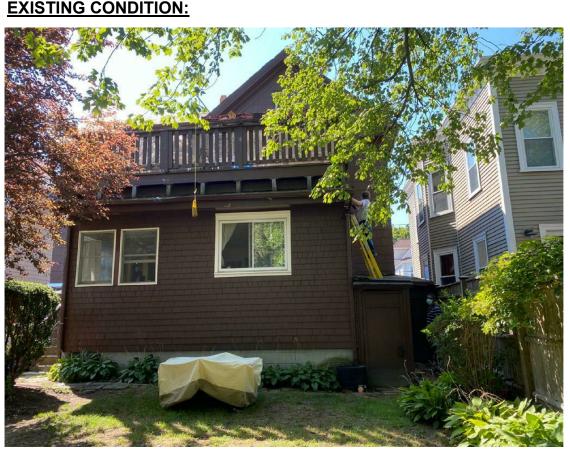
WINDOW TAG 100 DOOR TAG (W101 WALL TYPE TAG

> APPLIANCE TAG **REVISION TAG**

CENTER LINE

WHEELCHAIR CLEAR FLOOR SPACE 48" MIN.







SCOPE OF WORK

SCOPE OF WORK

1 PERSPECTIVE VIEW

CODE SUMMARY

PROJECT OVERVIEW:

DEMOLISH AND REMOVE AN EXISTING EXTERIOR STRUCURE CONSTRUCTED ON TOP OF EXISTING KITCHEN ON FIRST FLOOR LEVEL. THE EXISTING STRUCURE WILL BE REPLACED BY A 3-SEASON UNCONDITIONED PORCH. THE NEW STRUCTURE WILL OCCUPY THE FOOTPRINT OF THE EXISTING KITCHEN ON LEVEL ONE.

APPLICABLE CODES

ZONING

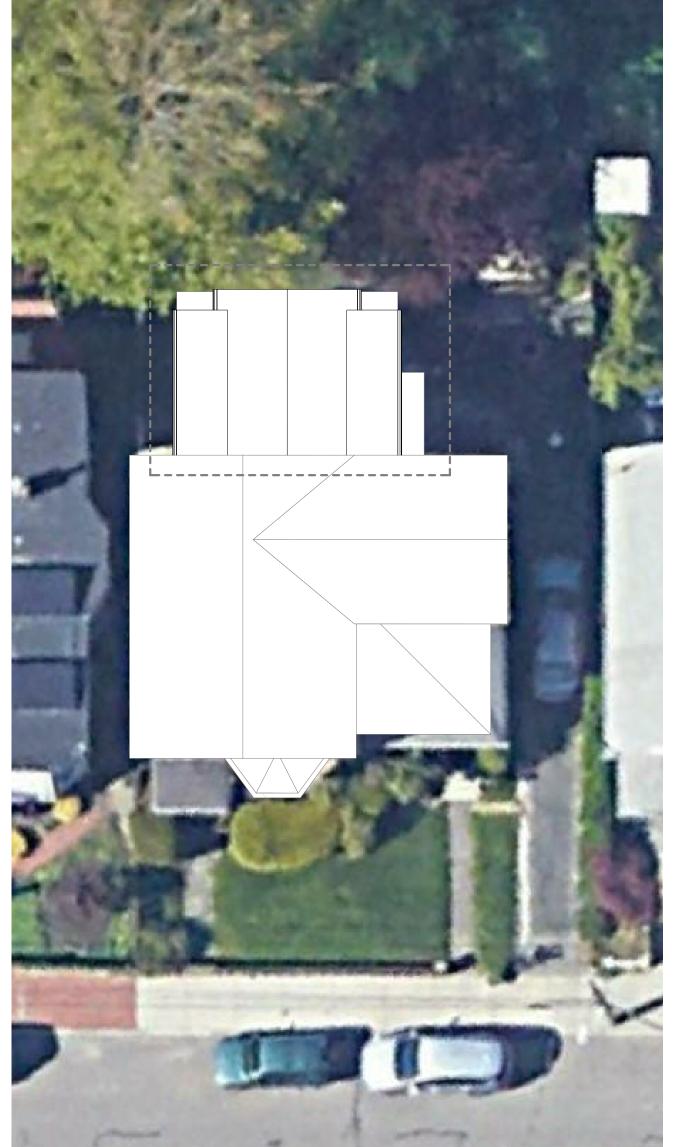
CITY OF CAMBRIDGE DISTRICT: C-1

SINGLE FAMILY DETACHED DWELLING

BUILDING 781 CMR: MASSACHUSETTS BUILDING CODE (9TH EDITION)

DRAWING INDEX

Sheet		Sheet Issue
Number	Sheet Name	Date
A0.0	COVER SHEET	01/29/21
A1.0	EXISTING + DEMOLITION DRAWINGS	01/29/21
A2.0	PROPOSED LEVEL PLANS	01/29/21
A2.1	PROPOSED ELEVATIONS	01/29/21
A2.2	PROPOSED SECTIONS - 1	01/29/21
A2.3	PROPOSED SECTIONS - 2	01/29/21
A2.4	DETAILS	01/29/21
A3.0	INTERIOR VIEW	01/29/21
E1.0	ELECTRICAL DIAGRAM	01/29/21
S1.1	PROPOSED FRAMING PLAN	01/29/21
S1.2	PROPOSED FRAMING PLANS & NOTES	01/29/21
S2.1	ELEVATIONS	01/29/21
S2.2	ELEVATION	01/29/21



SITE - PROPOSED PLAN

[/] 1" = 10'-0"

www.sayemkhan.work sk@sayemkhan.work

M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH

ADDITION

39 HUBBARD AVE. **CAMBRIDGE, MA 02140**

OWNER:

TONI CLEAVER -GIBSON

STRUCTURAL ENGINEER:

BERDI CONSULTING 25 WAYLAND HILLS RD WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST,

DANVERS, MA 01923 (617) 710-7520



PERMIT SET

REVISED JULY 26, 2021

No.	Description	Date

COVER SHEET

01.29.2021 Author Drawn by Checked by Checker

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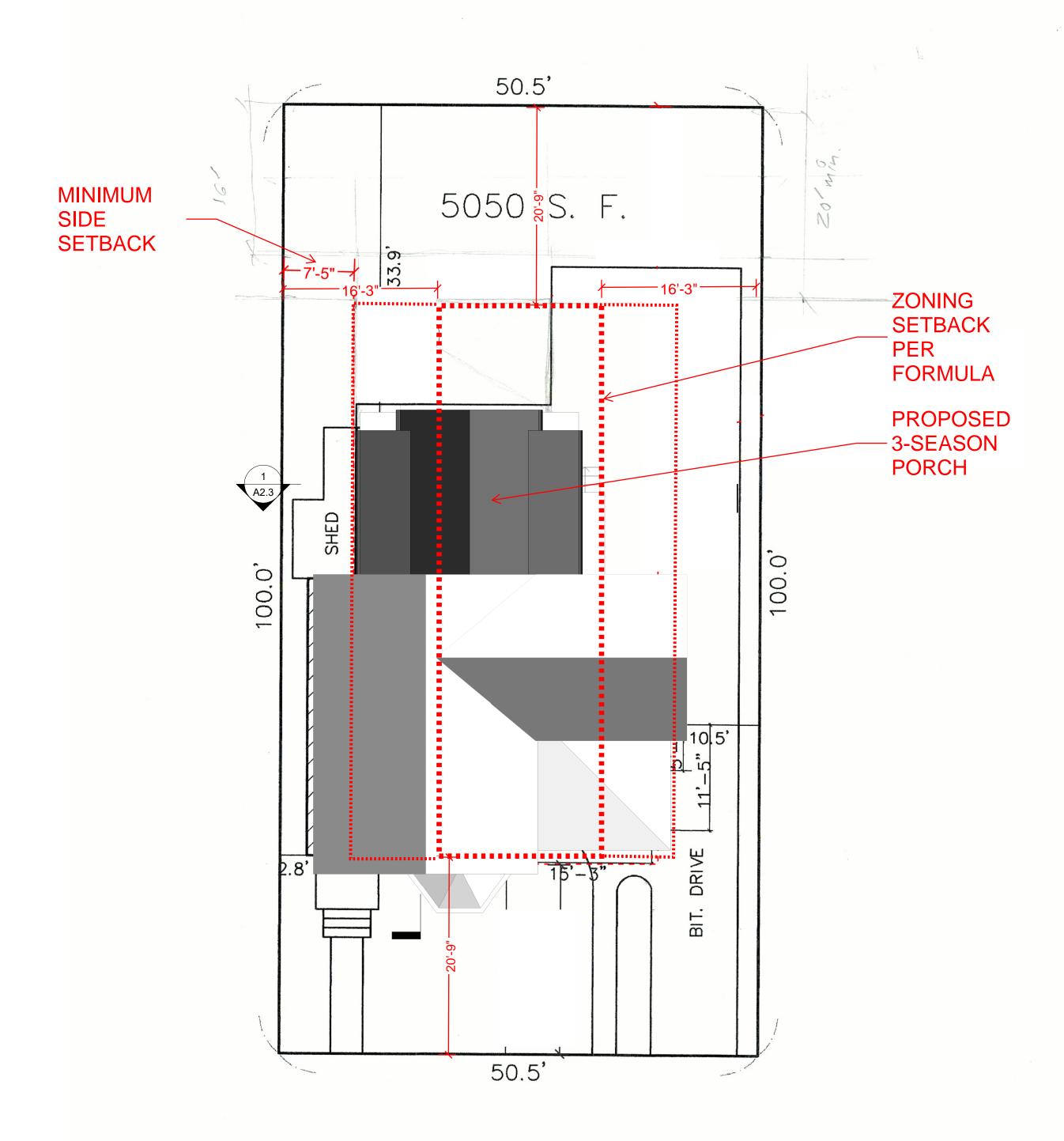
Scale As indicated

EXISTING PLOT PLAN

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

Antoni Grenguno arta





PROPOSED PLOT PLAN

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GIBSON RESIDENCE -

39 HUBBARD AVE, CAMBRIDGE, MA 02140

3 SEASON PORCH

ADDITION

OWNER:

TONI CLEAVER -GIBSON

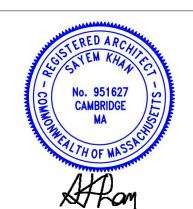
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CONTRACTOR:

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No.	Description	Date

EXISTING & PROPOSED PLOT PLAN

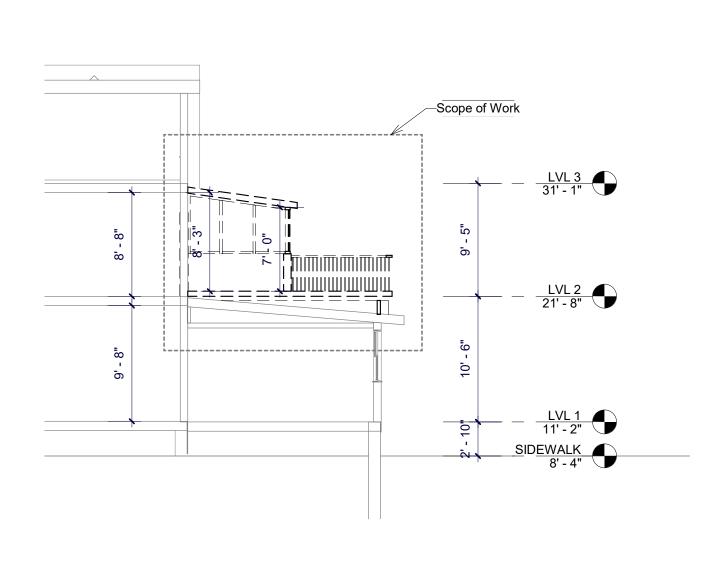
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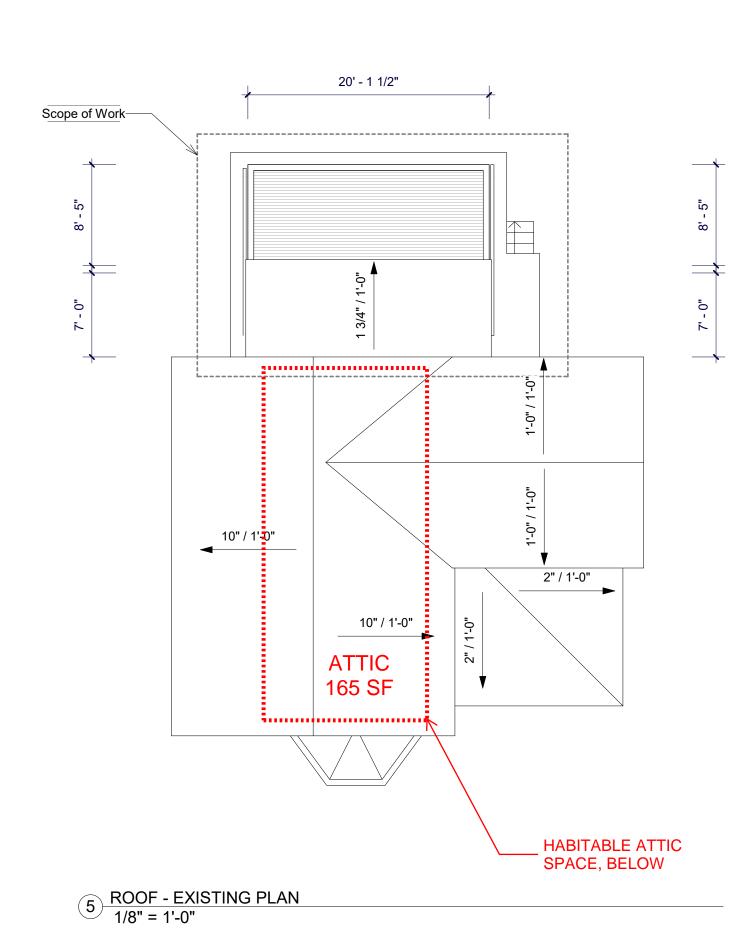
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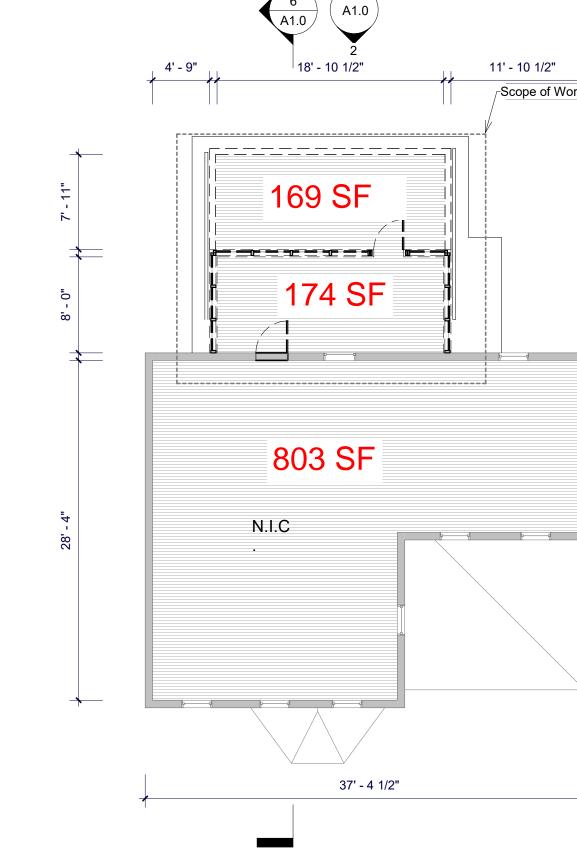
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tale 1/8" = 1'-0"



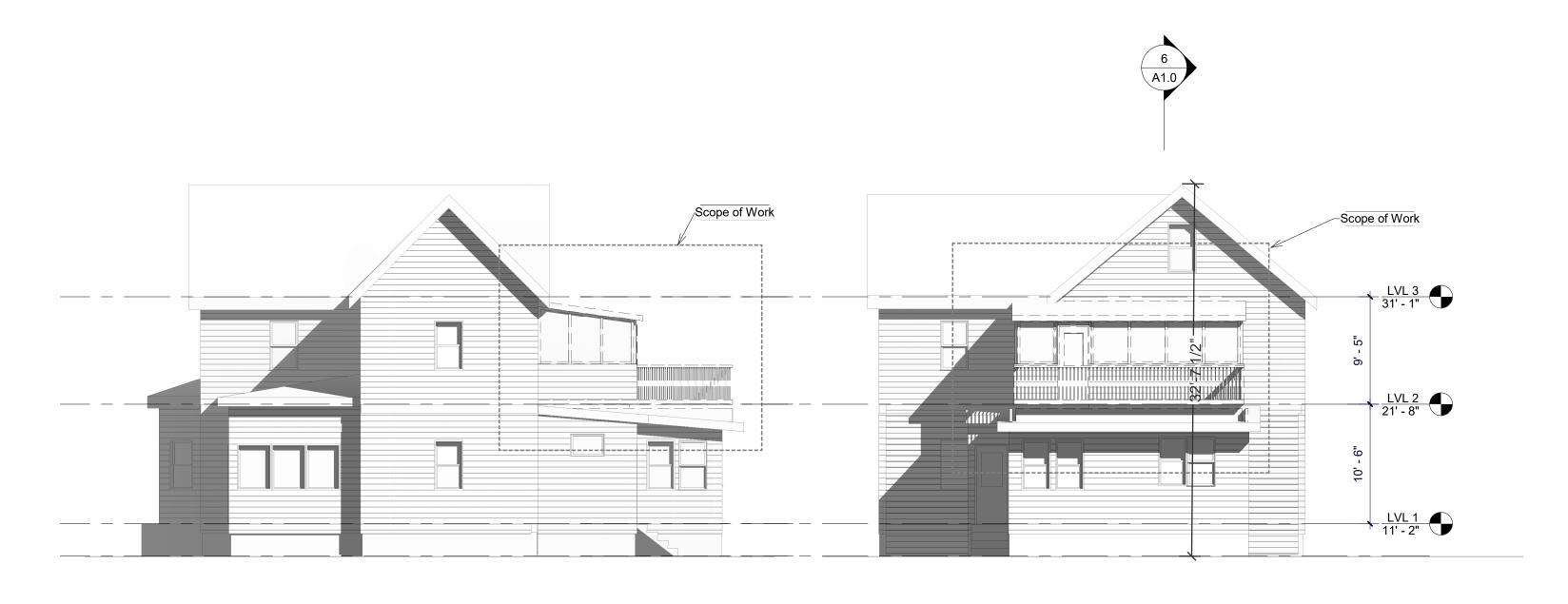
6 EXISTING NORTH-SOUTH SECTION 1/8" = 1'-0"





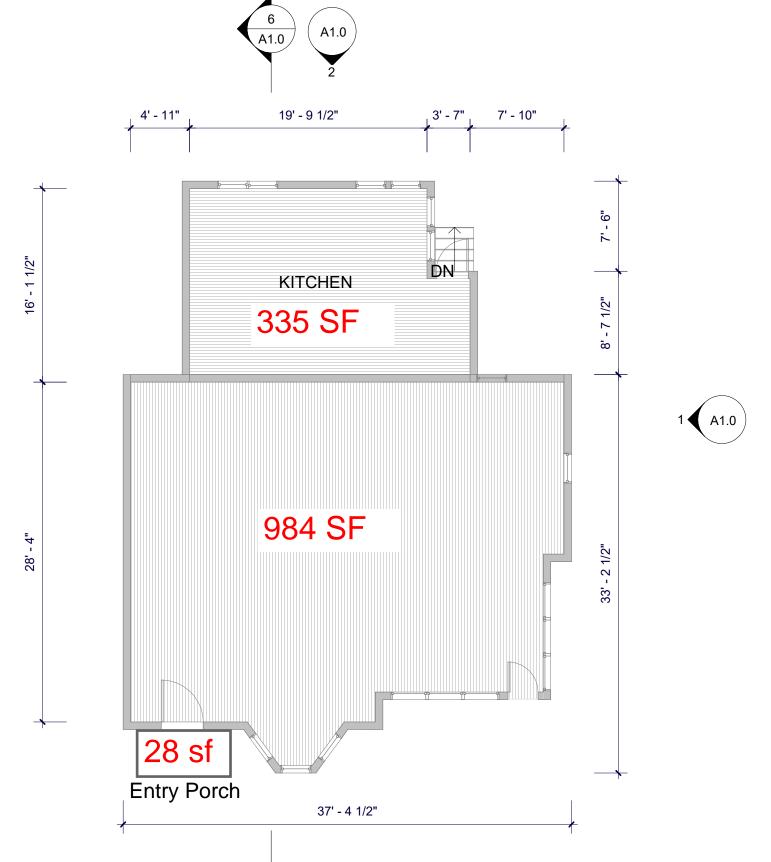
DISCREPANCIES. Scope of Work 2. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD MEASUREMENTS, OBSERVATIONS AND/OR THE ORIGINAL DOCUMENTS OF THE FACILITY. LEGEND: DEMOLITION EXISTING 1 **(** A1.0) \sim **EXISTING GROSS SQFT** LEVEL 1: 1,347 LEVEL 2: **PORCH** ENCLOSED: ATTIC: TOTAL: 2,489 PORCH OPEN: 169

4 LEVEL 2 - EXISTING + DEMOLITION PLAN
1/8" = 1'-0"



1 SOUTH ELEVATION (FRONT) 1/8" = 1'-0"

2 EAST ELVATION (SIDE) 1/8" = 1'-0"



3 LEVEL 1 - EXISTING + DEMOLITION PLAN 1/8" = 1'-0"

SAARYCE HM KTHEACNT

SHEET NOTES:

1. AS BUILT VERIFICATION: THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY

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174

<u> 165</u>

www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

> 39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -GIBSON

STRUCTURAL ENGINEER:

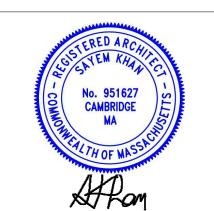
BERDI CONSULTING 25 WAYLAND HILLS RD. WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

(617) 710-7520

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923



PERMIT SET

REVISED JULY 26, 2021

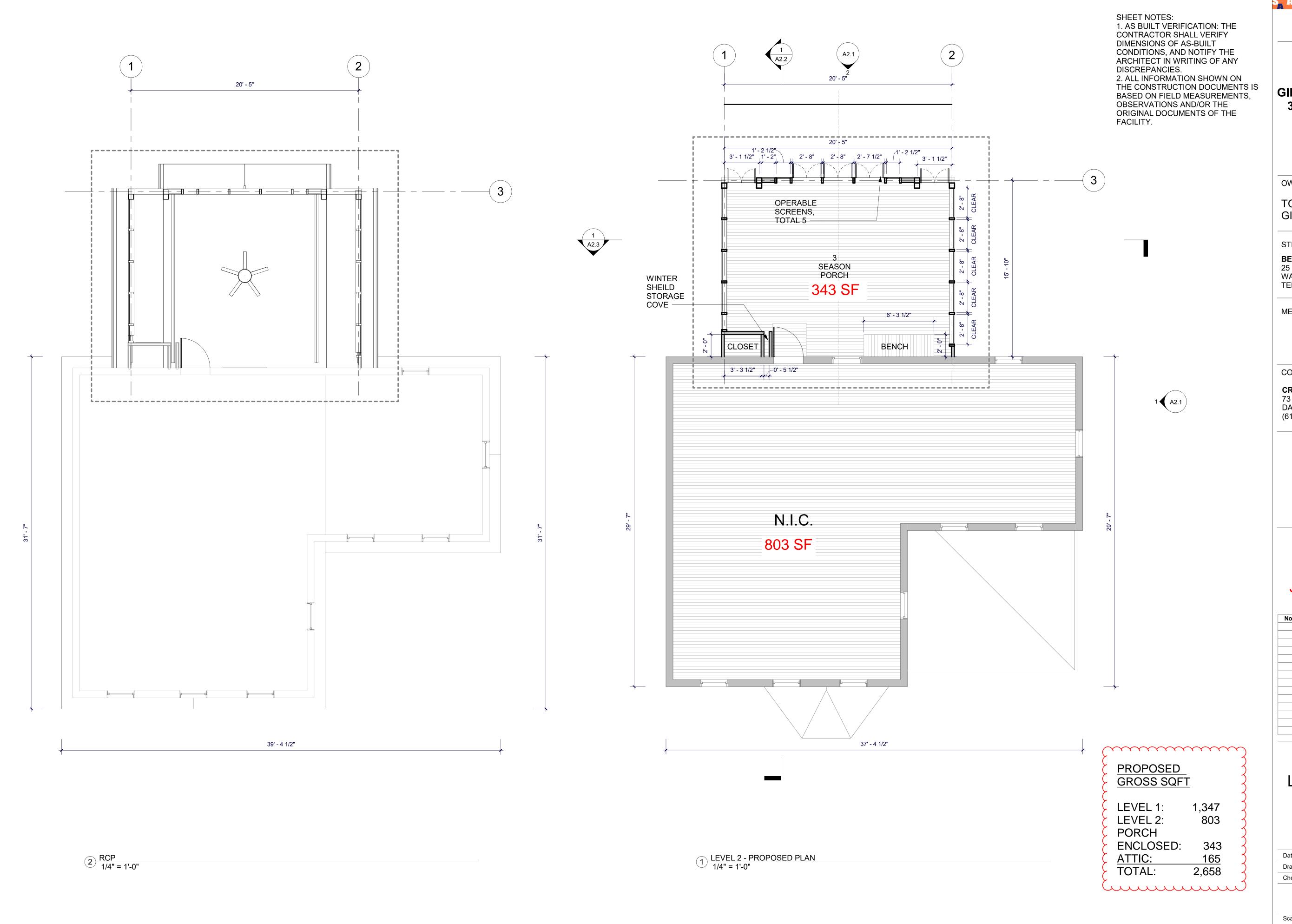
No.	Description	Date

EXISTING + **DEMOLITION** DRAWINGS

01.29.2021 Author Drawn by Checker Checked by

A1.0

As indicated



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GIBSON RESIDENCE -3 SEASON PORCH ADDITION

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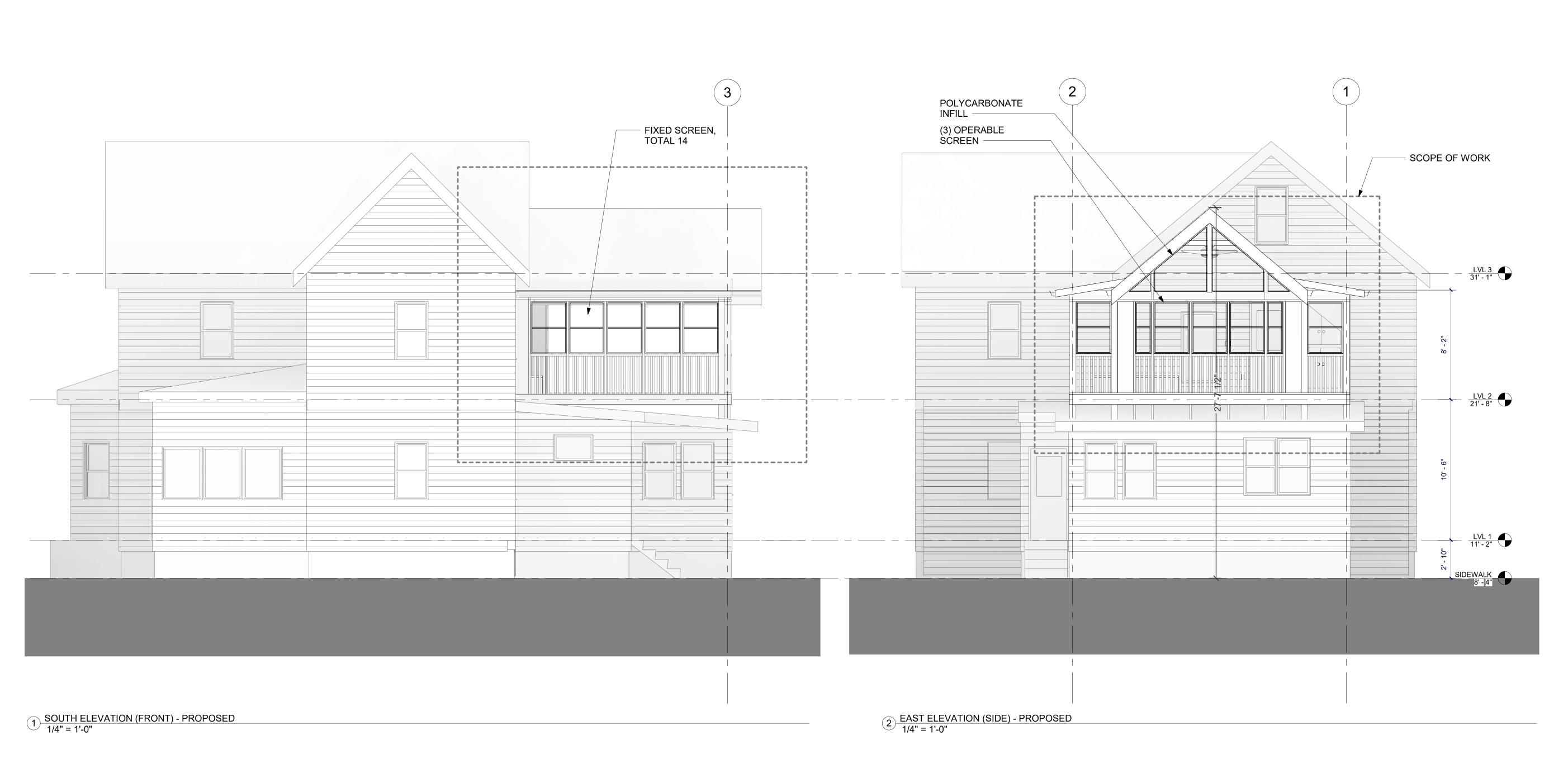
PROPOSED LEVEL PLANS

Date 01.29.2021

Drawn by Author

Checked by Checker

A2.0



SARYCE MKHEACN

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GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

SHEET NOTES: 1. AS BUILT VERIFICATION: THE

2. ALL INFORMATION SHOWN ON

OBSERVATIONS AND/OR THE ORIGINAL DOCUMENTS OF THE

BASED ON FIELD MEASUREMENTS,

THE CONSTRUCTION DOCUMENTS IS

CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY

DISCREPANCIES.

FACILITY.

TONI CLEAVER -GIBSON

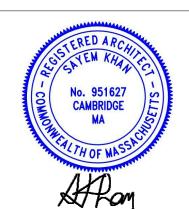
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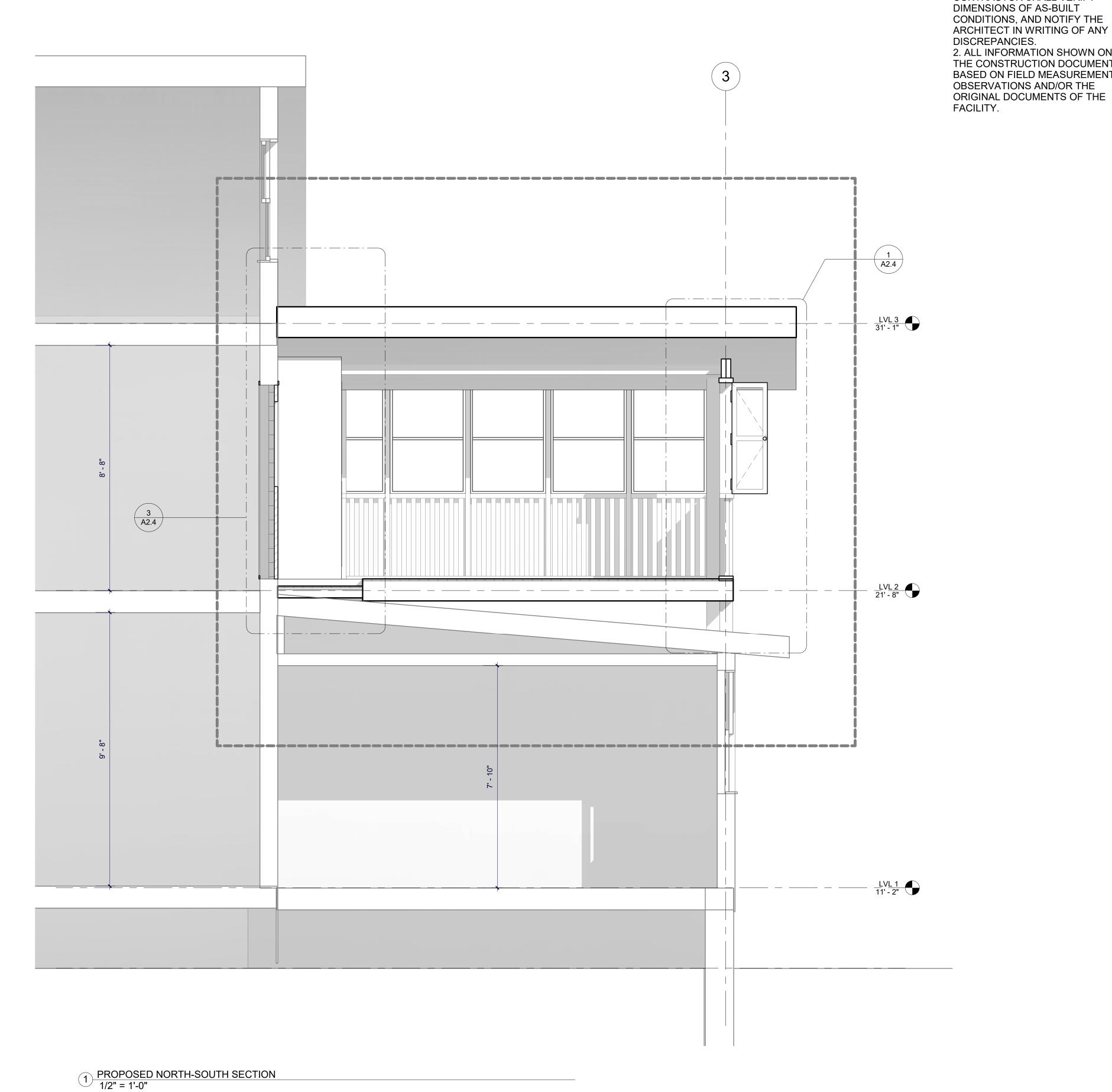
PROPOSED ELEVATIONS

Date 01.29.2021

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Checked by Checker

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SHEET NOTES: 1. AS BUILT VERIFICATION: THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY 2. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS BASED ON FIELD MEASUREMENTS,

www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

> 39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -**GIBSON**

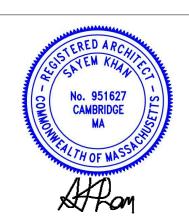
STRUCTURAL ENGINEER:

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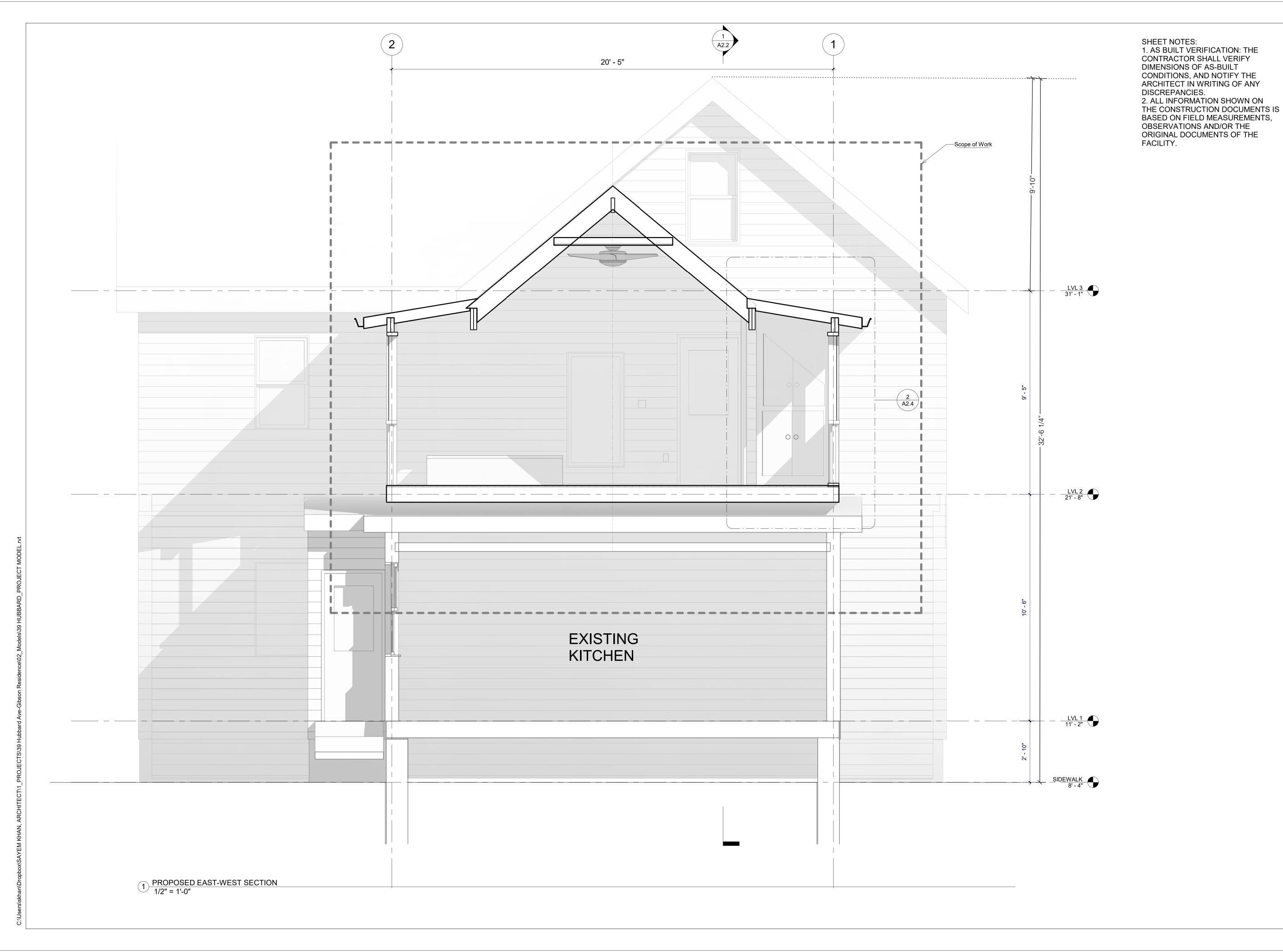
PROPOSED SECTIONS - 1

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01.29.2021

Author Checker

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GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

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TEL: (508) 308-9012

CONTRACTOR:

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PERMIT SET

REVISED JULY 26, 2021

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	-			

PROPOSED SECTIONS - 2

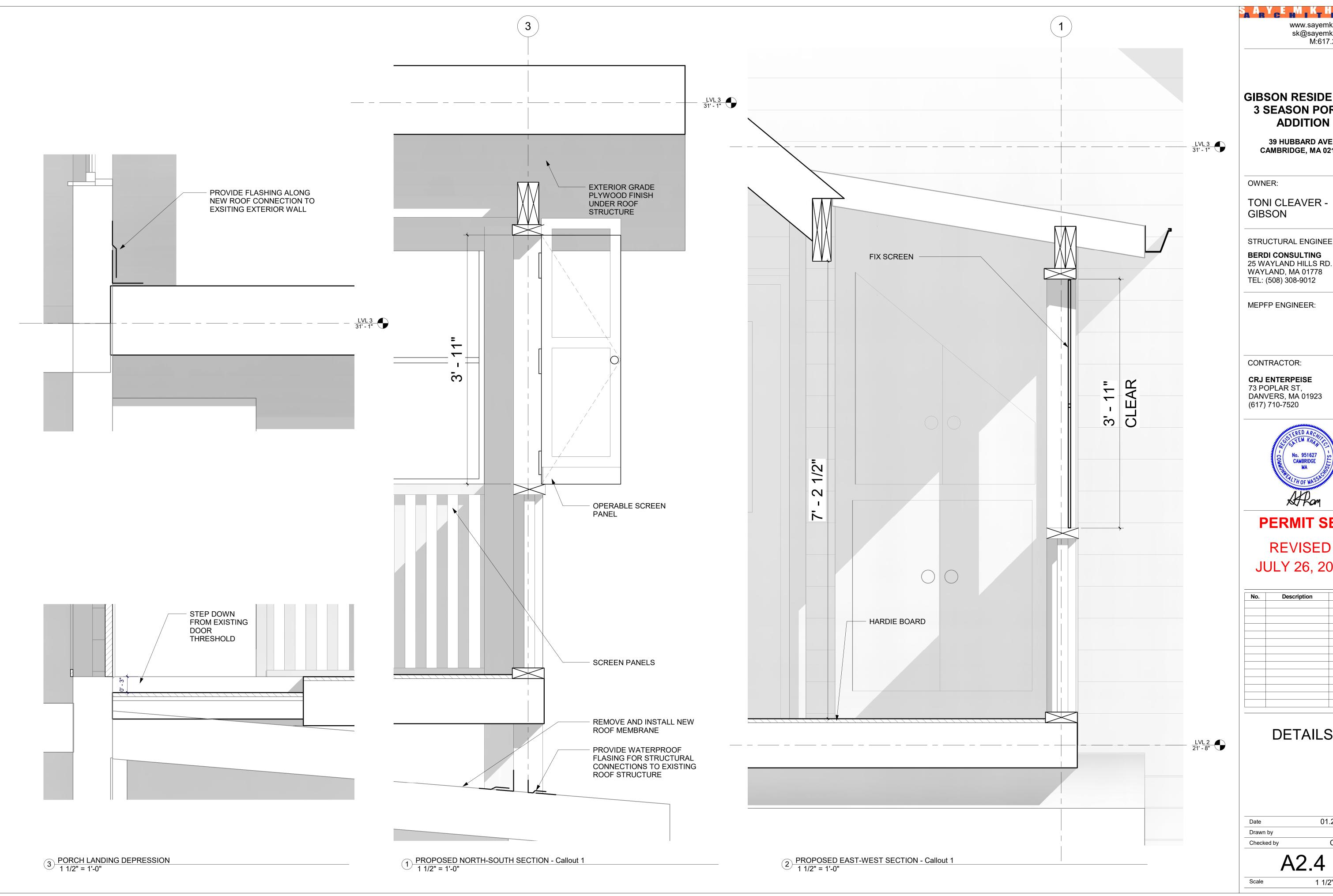
Date 01.29.2021

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A2.3

Scale As indicated



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GIBSON RESIDENCE -3 SEASON PORCH ADDITION

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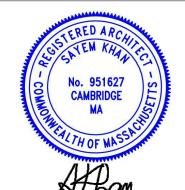
TONI CLEAVER -

STRUCTURAL ENGINEER:

WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:



PERMIT SET

REVISED JULY 26, 2021

No.	Description	Date

DETAILS

01.29.2021 Author Checker

1 1/2" = 1'-0"



SHEET NOTES:

1. ALL PROPOSED DIMENSIONS
ARE FINISH TO FINISH.

2. ALL EXISTING AND
PROPOSED
DIMENSIONS ARE TO BE FIELD
VARIFIED BEFORE COMMECING
CONSTRUCTION.

3. ALL CEILING HEIGHTS MUST
MAINTAIN A MINIMUM OF 7'-6"

4. ALL WORK MUST COMPLY TO

www.sayemkhan.work
sk@sayemkhan.work
M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -GIBSON

STRUCTURAL ENGINEER:

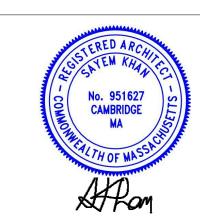
BERDI CONSULTING 25 WAYLAND HILLS RD. WAYLAND, MA 01778

MEPFP ENGINEER:

TEL: (508) 308-9012

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520



PERMIT SET

REVISED JULY 26, 2021

No.	Description	Date

ELECTRICAL DIAGRAM

Date 01.29.2021

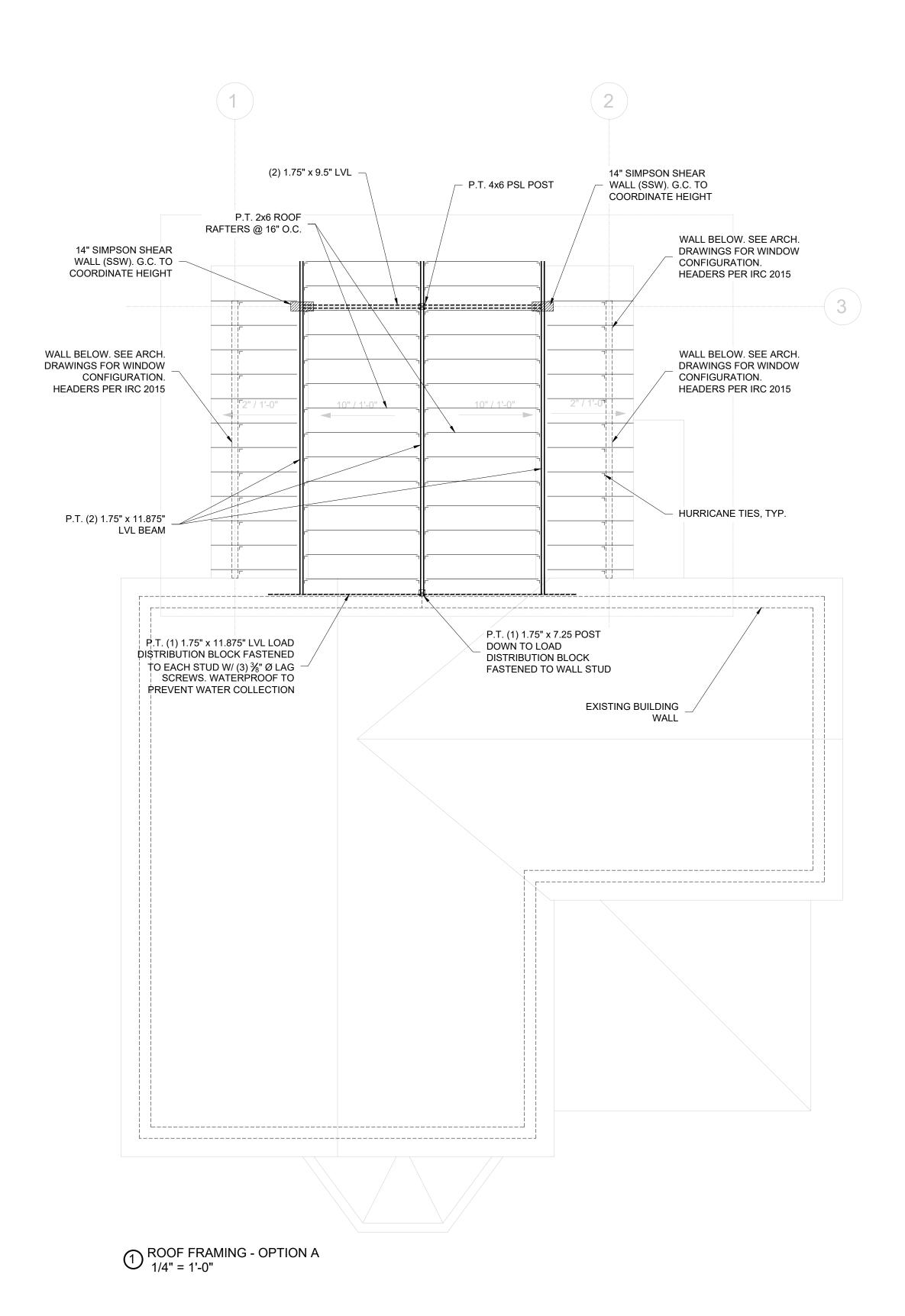
Drawn by Author

Checked by Checker

1/4" = 1'-0"

Dropbox\SAYEM KHAN, ARCHITECT\1_PROJECTS\39 Hubbard Ave-Gibson Residence\02_Models\39 HUBBARD_PROJECT MODEL.rvt

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



(2) 1.75" x 9.5" LVL -14" SIMPSON SHEAR - P.T. 4x6 PSL POST WALL (SSW). G.C. TO COORDINATE HEIGHT P.T. 2x6 ROOF RAFTERS @ 16" O.C. WALL BELOW. SEE ARCH. 14" SIMPSON SHEAR DRAWINGS FOR WINDOW WALL (SSW). G.C. TO CONFIGURATION. COORDINATÉ HEIGHT **HEADERS PER IRC 2015** WALL BELOW. SEE ARCH. WALL BELOW. SEE ARCH. DRAWINGS FOR WINDOW DRAWINGS FOR WINDOW CONFIGURATION. CONFIGURATION. HEADERS PER IRC 2015 HEADERS PER IRC 2015 HURRICANE TIES, TYP. P.T. (2) 1.75" x 11.875" LVL BEAM 4x6 PSL POST DOWN TO (2) 1.75" x 11.875" LVL LOAD DISTRIBUTION BLOCK -LOAD DISTRIBUTION BLOCK WITHIN EXISTING WALL EXISTING BUILDING 2 ROOF FRAMING - OPTION B 1/4" = 1'-0"

www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

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PERMIT SET

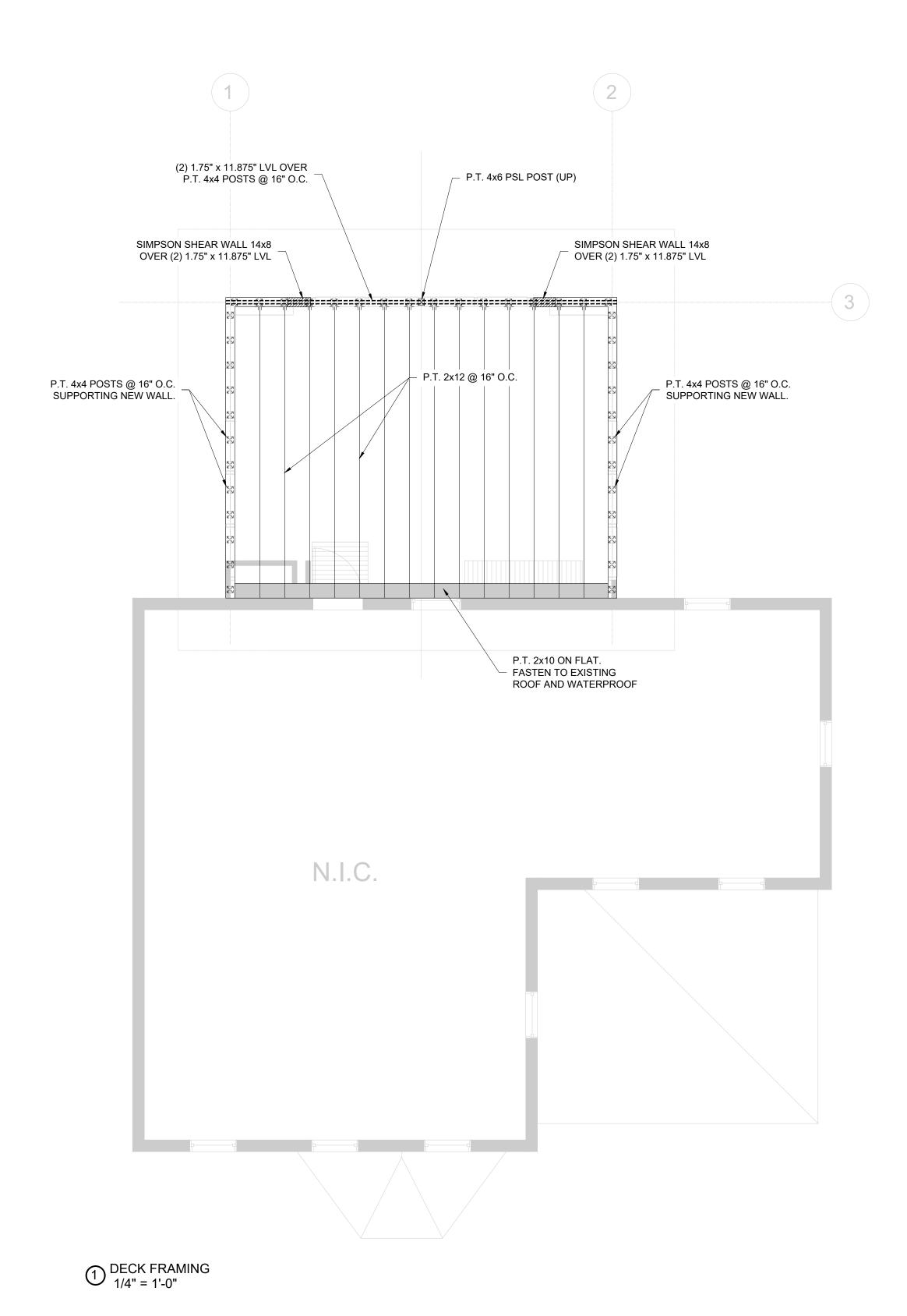
01.29.2021



PROPOSED FRAMING PLANS

^ 4	4
Checked by	SB
Drawn by	PK
Date	01/23/2021

S1.1



GENERAL NOTES:

- 1. All work shall conform to Massachusetts Building Code and all Federal, State and Town of Cambridge laws, codes and regulations as each may apply.
- 2. The total liability of Berdi Consulting for any claims arising out of the services performed under this contract shall be limited to a maximum of the net fees received by Berdi Consulting.
- 3. All existing conditions must be verified in field. If discrepancies are found, they have to be reported to the Engineer prior to start of work. Omissions or conflicts between the various elements of the working drawings and/or the specifications shall be brought to the attention of the Engineer prior to the start of such work.
- 4. The contractor shall be responsible for coordinating the scheduling and work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Engineer and shall be resolved prior to proceeding with the work.
- 5. The Contractor shall supervise and direct the work and shall be solely responsible for the construction means, methods, techniques, sequences and procedures, including but not limited to bracing and shoring.
- 6. The Contractor agrees that in accordance with generally accepted construction practices, the Contractor shall assume sole and complete responsibility for the job site conditions during the course of construction, including the safety of all persons and property, and that this requirement shall apply continuously and not be limited to normal working hours.
- 7. All work shall be performed in a first class and workmanlike manner in conformity with the plans and specifications, and shall be in good usable condition at the completion of the Project.
- 8. The Contractor shall field verify all existing conditions, utility locations and structure placement, prior to start of the work. The Contractor will observe all possible precautions to avoid damage to same. Any damage to existing structures and utilities, whether shown or not on the drawings, shall be repaired or replaced at the Contractor's expense.
- 9. Prior to bidding the work the Contractor shall visit the site and thoroughly satisfy himself as to the actual conditions and quantities, if any. No claim against the Owner or Engineer will be allowed for any excess or deficiency therein, actual or relative.
- 10. Contractor is responsible for all demolition and relocation works, if any.

STRUCTURAL NOTES:

- 1. Contractor shall verify all dimensions.
- 2. All loads and loading conditions are per IRC 2015 (9th Edition of Massachusetts Building Code).
- 3. All members designated as 1.75" x ____" shall be LVL beams.
- 4. All members designated as 2x ___ shall be dimensional lumber.
- 5. All dimensional lumber must be of construction grade or better.
- 6. Provide hurricane ties at roof rafters.
- 7. LVL plies shall be $F_b = 3100$ psi, PSL's shall be $F_C = 2650$ psi.
- 8. Miscellaneous steel shall be $f_v = 36$ ksi.
- 9. LVL plies shall be attached together per manufacturer's recommendations for SIDE loaded assemblies.

DECK NOTES:

- 1. Contractor is responsible for all demolition, shoring, and relocation works, if any.
- 2. All wood to be pressure treated, construction grade or better. All connectors to be galvanized.
- 3. Contractor to verify all existing deck members to remain are structurally sound. Replace any damaged members with equivalent size element.
- 4. Deck boards shall be attached to each joist with two nails.

Fastener Installation Requirements

Piece Width	Number	Fastener					
	of Plies	Type(1)	Min. Length	# Rows	O.C. Spacing	Location	
134"	1 11	10d nails	3*	3(2)	105	One side	
	2	12d-16d nails	3¼"	2(2)	12"		
		Screws	3¾" or 3½"	2	24*		
		10d nails	3*	3(2)	100	Both sides	
	3	12d-16d nails	3¼"	2(2)	12"		
	3	C	3¼" or 3½"	2	24*	Both sides	
		Screws	5*	2		One side	
		4	10d nails(3)	3*	3(2)	12*	One side
			12d-16d nails(3)	314"	2(2)	12*	(per ply)
			Carana	5" or 6"	2	24*	Both sides
		Screws	6¾"	2	24*	One side	
3½"	2	Carana	5" or 6"	2	24"	Both sides	
		Screws	6%"	- 2	24	One side	
		½" bolts	8*	2	24"	-	

- (1) 10d nails are 0.128" diameter; 12d-16d nails are 0.148"-0.162" diameter; screws are SDS, USP WS, TrussLOK-EWP™ or SDW.
- (2) An additional row of nails is required with depths of 14° or greater.
- (3) When connecting 4-ply members, nail each ply to the other and offset nail rows by 2" from rows in the ply below.



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MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520

PERMIT SET

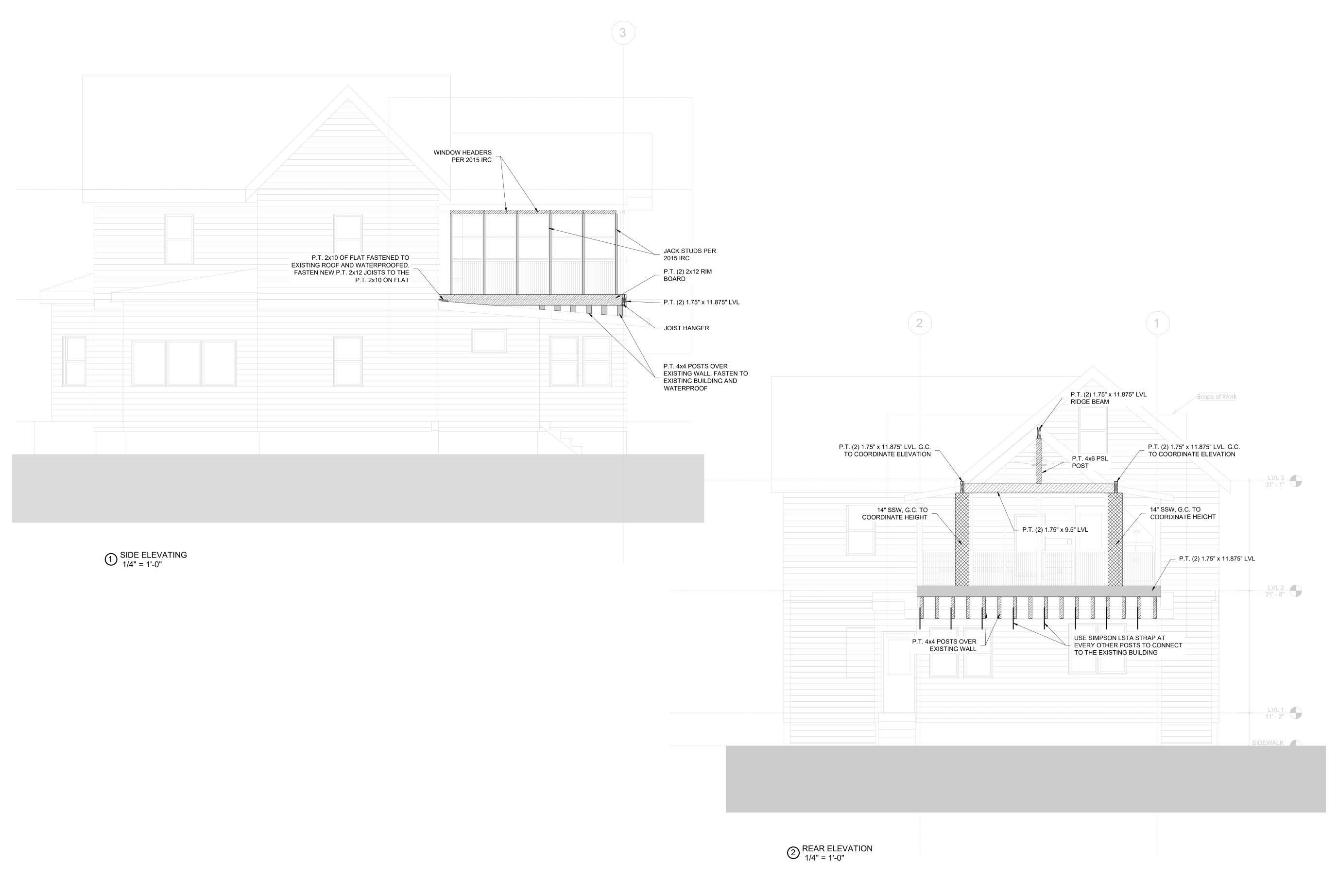
01.29.2021



PROPOSED FRAMING PLANS & NOTES

Date 01/23/2021
Drawn by PK
Checked by SB

S_{1.2}



www.sayemkhan.work
sk@sayemkhan.work
M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

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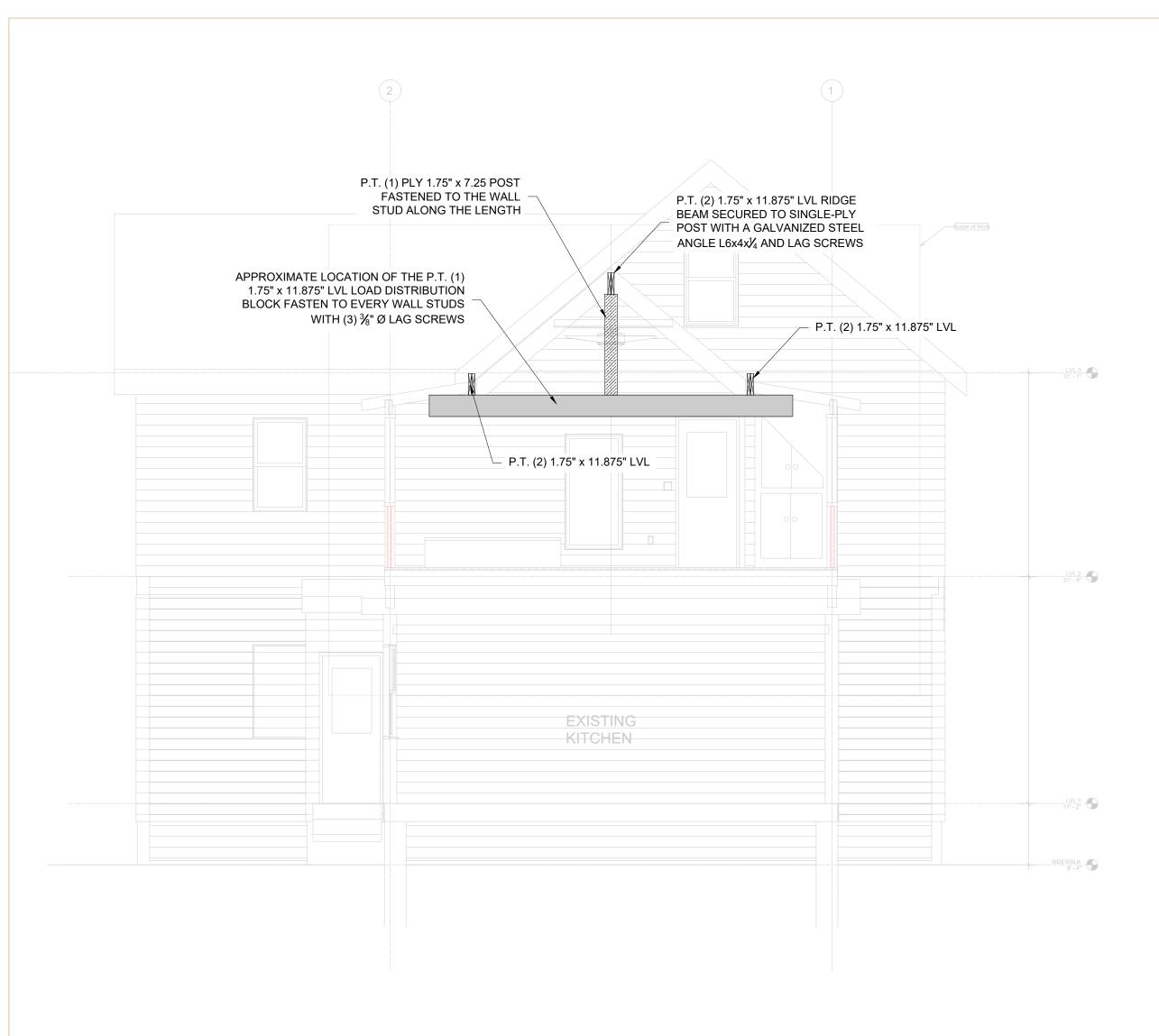
01.29.2021



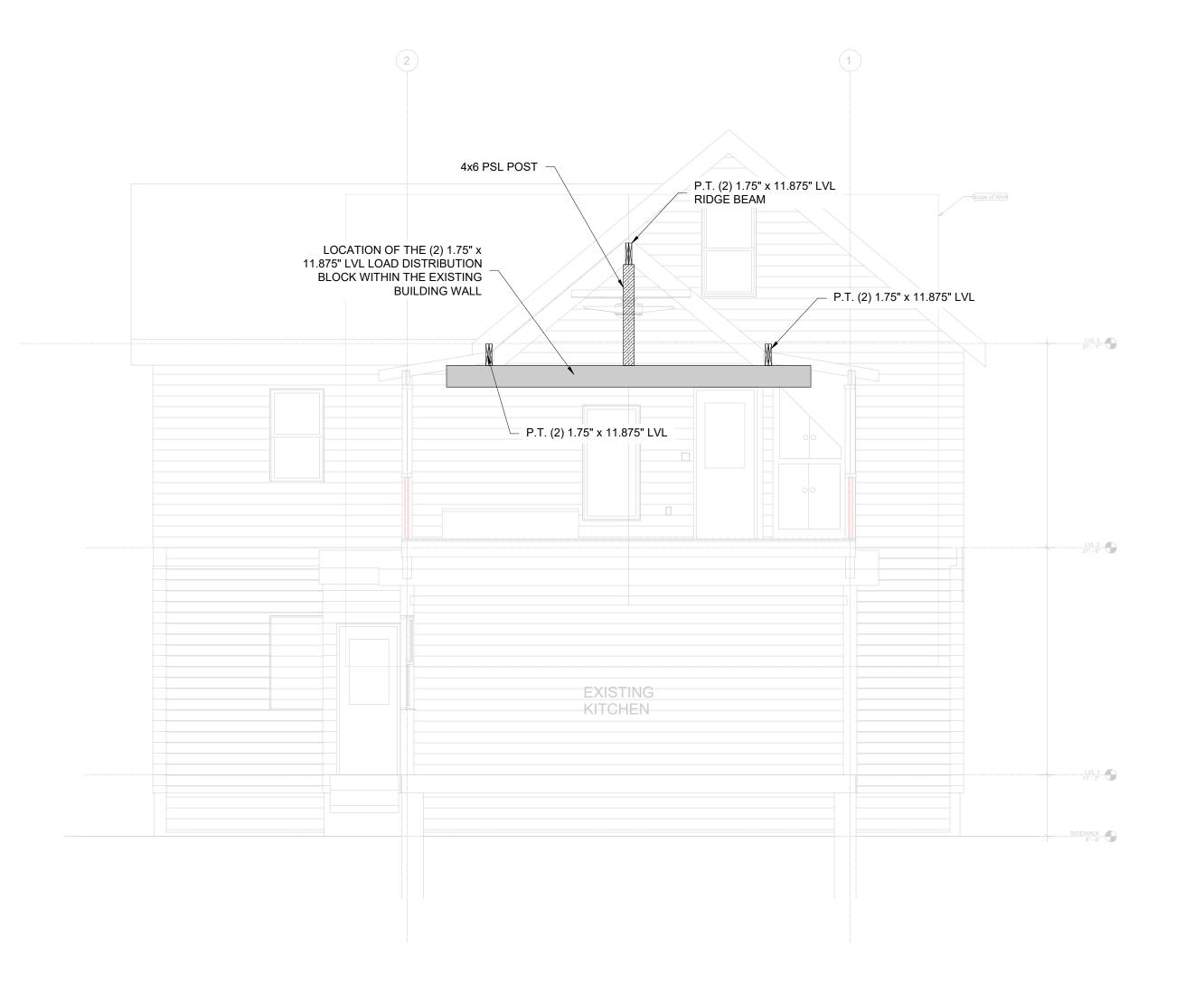
ELEVATIONS

Date 01/23/2021
Drawn by PK
Checked by SB

S2.1



1/4" = 1'-0"



2) LDB LOCATION - OPTION B 1/4" = 1'-0"



GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

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MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520

PERMIT SET

01.29.2021



ELEVATION

\mathbf{c}_{2}		
Checked by	SB	
Drawn by	PK	
Date	01/23/2021	

S2.2

Pacheco, Maria

From:

tcleavermd <tcleavermd@aol.com>

Sent:

Monday, July 26, 2021 12:39 PM

To:

Pacheco, Maria

Subject:

Zoning Release at 39 Hubbard Ave. (continuance 7/29)

To the Zoning Board:

As the homeowner, I am writing to plead for a zoning release at 39 Hubbard Ave to replace a 40 year old deck with a small enclosed screened area. My goal is to replace it with a 3 season screened porch. The current structure has deteriorated beyond repair and is an eyesore to me and my neighbors. It is no longer a comfortable place to spend time.

I am 75 years old and wish for a space which over the coming years will give me access to the outdoors without having to leave my second floor living space. It will be used for exercise, yoga and reading primarily and will be a comfortable retreat when I need it.

I would like to add that my neighbors on both sides have seen the proposed plan and have written letters expressing support and no opposition. My soon to be 88 year old husband who expressed no interest in the porch and of late has been reticent to any change has suddenly become an opponent in this project. I feel his issues, which are irrational, can be dealt with when we apply for a building permit. They have nothing to do with zoning.

Please reconsider the release at this Continuance. The new structure which will replace the old deck will only be an asset for everyone concerned.

Respectfully,

Toni E. Cleaver, MD (Mrs. Toni E. Gibson)

Sent from the all new AOL app for iOS



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

June 23, 2021

To:

The Board of Zoning Appeal

From:

The Planning Board

RE:

BZA cases to be heard on June 24, 2021

The Planning Board did not review any cases on the June 24, 2021 agenda.

1 2 (9:36 p.m.)Sitting Members: Constantine Alexander, Brendan Sullivan, 3 4 Andrea A. Hickey, Wendy Leiserson and 5 Jason Marshall CONSTANTINE ALEXANDER: The Chair will now call 6 Case Number 119365 -- 39 Hubbard Avenue. Anyone here 7 8 wishing to be heard on this matter? 9 SAYEM KHAN: Good evening, can you hear me? 10 CONSTANTINE ALEXANDER: Yes. 11 SAYEM KHAN: Hi. My name is Sayem Khan. I'm the architect for 39 Hubbard Avenue. 12 13 CONSTANTINE ALEXANDER: Okay. The floor is yours. 14 SAYEM KHAN: Okay. 15 CONSTANTINE ALEXANDER: I must comment, by the way, at the outset that your plans are, shall we say scant. 16 17 SAYEM KHAN: Scant? Okay. Well, the project is quite simple. It's right now currently it's an existing 18 deck on top of a kitchen addition with a single-family 19 house. And it -- right now it is 172 square feet. That is 20 a covered structure. And the rest is open. 21 22 So the project is to remove the existing structure that's there right now, and to build a -- something that's more usable, a three-season porch, which is something that's much more structurally stable and much more useable for the owners of the house.

So that's -- and the reason that we are asking for a special permit is because currently the existing building that was there is nonconforming. And so this additional square footage requires us to go for a permit.

CONSTANTINE ALEXANDER: Could you go to the slides that show the impact, the changes to the structure, relevant to the -- also, that's it. Good. Thank you.

SAYEM KHAN: So this is -- what we are looking at currently is the existing structure.

CONSTANTINE ALEXANDER: Okay. Have you spoken to neighbors? Have you or your clients spoken to neighbors?

SAYEM KHAN: Yes. We should, we have, and we have some letters of support. And I believe there is also a neighbor today that is present in this meeting in support.

CONSTANTINE ALEXANDER: Have you any letters of opposition? Because our files are pretty scarce. Maybe I didn't get the file yet. But I don't see any letters here.

SAYEM KHAN: No.

1 CONSTANTINE ALEXANDER: Well, I sent it to you 2 back -- no, there's a letter -- we have one letter that's 3 sort of questioning about what's going on. And I'll read it into the file. 4 5 "The architect, S. Khan, has not provided data relating to the structural integrity of the proposed roof 6 7 deck or the testing of his ideas. In particular, his design 8 does not allow access for snow removal, which becomes hazardous in heavy snow or high wind conditions. 9 10 "I also believe the structure should have independent footing and not be supported or anchored in the 11 12 frame of the kitchen. I have not seen a covered deck in this area as the 13 14 one proposed." 15 SAYEM KHAN: So --16 CONSTANTINE ALEXANDER: Finally, 17 "The architect has never discussed these matters 18 with me; only briefly with my wife, who is a medical 19 doctor." 20 Do you have any comments in response? 21 SAYEM KHAN: In regard to the structural 22 integrity, you have structural drawings that have been

stamped, and designed and calculated by a certified structural engineer -- a very experienced structural engineer. So that has been already submitted to the Inspectional Department.

So in regard to the structural question, we are covered; that has been designed. And that hasn't been included in this presentation, because I wasn't aware that, you know, you need to look at structural drawings.

CONSTANTINE ALEXANDER: If you say you have these letters of support, why don't we have them in our files?

SAYEM KHAN: I don't know. We have -- I have submitted all the letters of support. There was two letters of support that neighbors have provided that I have scanned, and that should be in the record. So I'm looking at the website right now; letters of support, right there, uploaded May 05, 2021.

CONSTANTINE ALEXANDER: Anything else you want to add? I ask the members of the Board if they have any questions or comments?

UNIDENTIFIED SPEAKER: Hello, can I speak?

CONSTANTINE ALEXANDER: Yeah, you --

UNIDENTIFIED SPEAKER: Hello?

1 THE REPORTER: Your name, please? 2 CONSTANTINE ALEXANDER: If you identify --3 TONI GIBSON: Hello? I am Toni Gibson, who is --4 you know, who has authorized the architect to design this 5 porch for me. And the letter that you got came from my husband, who is 87 years old, and I am 75. 6 He at this point in his life is very reticent to 7 8 change, and had not wanted any part of my -- you know, 9 having this porch done. It means a lot to me, and at this point now, he's 10 -- you know, gotten upset and decided that he -- I mean I 11 think he's just trying to find something to keep this from 12 happening. But I feel like it's a family dispute. It's a 13 dispute between the two of us. 14 15 And, you know, the porch -- I just want the Zoning 16 Board to address the issues that were raised. And he --17 it's very difficult for me to talk to him right now. He --I don't --18 19 CONSTANTINE ALEXANDER: We do a lot of things in 20 the Zoning Board, but we don't get involved in marital

TONI GIBSON: I understand. I understand that,

21

22

disputes.

1 but his letter was done on purpose to try to stop me from 2 having the screened porch, what means the world to me. I'm 3 4 CONSTANTINE ALEXANDER: I'm sorry, Ma'am. 5 problem I have -- probably just me -- is that the presentation, plans are inadequate. They don't -- they're 6 7 not the detail that we're used to getting. 8 There are other architects that supply to us, 9 including many of the cases you've heard tonight. It makes it difficult for us to reach a decision, or maybe I should 10 be more precise -- makes it difficult for me to reach a 11 decision. 12 TONI GIBSON: What is missing? I mean, he -- you 13 don't see the final drawing? 14 15 CONSTANTINE ALEXANDER: But I don't know what's on 16 the screen. 17 TONI GIBSON: That's all -- okay. 18 [Simultaneous speech] 19 TONI GIBSON: What? 20 SAYEM KHAN: I'm sorry, that's the only one sheet. 21 I mean, why -- you know, I have provided, you know, the 22 drawings that -- you're only looking at one sheet.

1 TONI GIBSON: Let me go --2 SAYEM KHAN: There is one, two, three, four, five, six, seven sheets there. 3 4 BRENDAN SULLIVAN: This is Brendan Sullivan I 5 quess I'm just -- I've seen these before too, and I -- there 6 are enough dimensions on here. 7 You know, we have to pass this on, obviously, to Inspectional Services and the Building Department to approve 8 for building code. And they, you know, rely upon us to 9 10 produce and to hand off to them an adequate set of drawings 11 that they can evaluate, and then ultimately issue a permit 12 on. They're basic, but they also have the basic 13 information in them, I guess. 14 15 TONI GIBSON: Okay. 16 BRENDAN SULLIVAN: So I would be okay with them. 17 CONSTANTINE ALEXANDER: Andrea, do you have any 18 comments at this point? 19 ANDREA HICKEY: Well, I'm okay with the plans. 20 can understand enough of what is being requested here. But 21 as I read the request, it's by both owners of this home.

And it now sounds as if only one of those folks is a

22

petitioner. So I don't know logistically whether there's an issue there.

BRENDAN SULLIVAN: Well, one may have standing.

TONI GIBSON: What? Oh. Well no, I did not include his name when I signed -- you know, got things notarized, because I was the one who was getting this porch done. And I have asked nothing of my husband to do.

BRENDAN SULLIVAN: Okay.

ANDREA HICKEY: I just see on our list of cases tonight; I see Frank and Toni Gibson listed as the petitioners so.

TONI GIBSON: You know, I think that's because his -- both of our names are on the deed, and that was the way it had to be written. I, you know, and I didn't approve that, it was just the way it was typed up. I don't know.

BRENDAN SULLIVAN: It appears that domestic tranquility is at stake here, but anyhow.

ANDREA HICKEY: Mr. Chair, I only raise that question because I'm not sure logistically whether we need both owners to be on board with the petition -- sort of what is the status of one owner being our sort of sole objector?

I'll leave that to you, Mr. Chair. Just it's a

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little unclear to me what that means.
1
2
              JASON MARSHALL: This is Jason Marshall. I think,
    Andrea, it's an interesting question. Legally, though, I
3
4
    think we still have an active petition before us.
              I don't think it's been withdrawn, even by virtue
5
    of an e-mail that maybe raises concerns, and as bizarre as
6
    it is from a co-petitioner, the petition is still active as
7
    far as I would understand it to be.
8
              Could I bring the discussion maybe to a different
9
    place, Mr. Chairman?
10
11
              CONSTANTINE ALEXANDER:
                                       Sure.
               JASON MARSHALL: Could I ask a question? Sisia,
12
     could you go to page 4 of the dimensional information,
13
     please? So I guess this is probably a question for Mr.
14
     Khan. Are you still on?
15
16
               SAYEM KHAN: I'm still here.
17
               JASON MARSHALL: Okay. So it looks to me like so
     you're increasing the gross floor area, but you're still
18
19
     under the max, right?
20
               SAYEM KHAN: Yes.
21
               JASON MARSHALL: Is that correct? In other words,
22
     you're not creating a new nonconformity here, right?
```

SAYEM KHAN: No, no.

JASON MARSHALL: And if I'm reading this right, it looks like you're taking what was a left-side setback that was in violation -- it was an existing nonconforming of 2.8, and now you're making it conforming at 7.5? Is that right?

SAYEM KHAN: So the structures in -- the structure

that was -- is in the back, where the kitchen is right now, that is conforming.

JASON MARSHALL: By virtue of the new projects, you will make something that was nonconforming conforming?

SAYEM KHAN: Yes. It is conforming. Yes, it will be conforming.

JASON MARSHALL: And is there anything that you're doing that will increase a nonconforming element of the property?

SAYEM KHAN: No.

JASON MARSHALL: So this is why I wanted to highlight this page in this discussion. To me, this is a really good example of I think a case where a homeowner of a single-family house under the Bellalta decision can as-of-right make this change because they're not creating a new nonconformity, they're not increasing the intensity of an

1 existing nonconformity.

In my view, and it's just one member's view, I think the homeowner can do this as-of-right. I will support the special permit for the same reason I think they meet the criteria with a lot of room to spare, because they're not increasing the intensity of a nonconformity, they're not creating a new one.

So I don't think this has to be before us. I think they have a right under the state law to do it, but nonetheless I would vote in favor.

That's all I have, Mr. Chairman. And I know I've made similar comments before, so -- but this is a good example, I think. Thank you.

CONSTANTINE ALEXANDER: I must say that I am mystified by the sheet with all the information, the dimensional information.

You're going to take a building that has total gross floor area of 2593 feet and increase it to 2926, which is, you know, maybe 350 feet roughly. Yet the FAR, which is now 0.75 is not changing.

And I don't see how you can get there. If you're going to add more gross floor area, shouldn't your ratio

```
1
    change?
2
              CONSTANTINE ALEXANDER: Mr. Chair, if I could --
    it's Andrea Hickey, if I could ask --
3
4
              CONSTANTINE ALEXANDER: Sure.
5
              ANDREA HICKEY: -- a question? If I could ask Mr.
    Khan in his total gross floor area existing, are you
6
7
    including the porch as it exists now?
8
               [Pause]
               ALISON HAMMER: Mr. Khan?
9
10
               SISIA DAGLIAN: Oh, he's on mute.
11
               SAYEM KHAN: Yes, that was included.
12
               ANDREA HICKEY: It's included in the 2593?
               SAYEM KHAN: Yes.
13
14
               ANDREA HICKEY: So what accounts for the requested
     condition of 2926? Where does that extra area get added
15
16
     onto?
17
               SAYEM KHAN: So that is coming from -- that is
18
     coming from -- just as.
19
               ANDREA HICKEY: I'm trying to understand the
20
     question that the Chairman raised; how the ratio stays the
21
     same, when the GFA increases.
22
               SAYEM KHAN: So we are at -- what we are doing is
```

1 we're adding 158 square feet that's being covered. 2 that's where the additional square footage is coming in. 3 ANDREA HICKEY: So Mr. Chair, I think that answers 4 the question. I think the 2593 does not include the 5 existing open porch. And perhaps it should. Because if the GFA doesn't change, those numbers should be the same, 6 correct? 7 8 CONSTANTINE ALEXANDER: I think that's right. ANDREA HICKEY: So I think there's an issue with 9 10 the form. I don't think it's accurate. 11 BRENDAN SULLIVAN: No, they have got to be 12 increasing the gross floor area by putting a roof over it. There's more roof there now. [This is Brendan Sullivan, 13 14 following on Andrea.] There is no roof over the structure now. They are 15 16 replacing it with a roof structure. Hence the gross floor 17 area has to increase, which means that the ratio has to 18 increase. 19 ANDREA HICKEY: Unless the base GFA is wrong, and 20 should be 2926. 21 SAYEM KHAN: The base as in, you're talking about 22 the existing?

1 ANDREA HICKEY: Yes. SAYEM KHAN: No, that -- no, that's not because 2 what's increasing the gross square footage is this 3 additional, you know, 150 square feet that we are covering. 4 5 ANDREA HICKEY: So how is it that the ratio 6 doesn't change? 7 BRENDAN SULLIVAN: [Brendan Sullivan] If the first 8 number changes, then the third number has to change. ANDREA HICKEY: That's correct. And if the third 9 10 number is correct as is, then the first number is incorrect. 11 JASON MARSHALL: And this is Jason Marshall. the first number is correct, and it's being pushed over, now 12 13 you're not in conformance with FAR, so you would then have 14 to seek a variance. But I appreciate the Chairman bringing 15 that up. 16 ANDREA HICKEY: Mr. Khan, are you able to explain 17 how the ratio would stay the same, if the existing and requested are different? 18 SAYEM KHAN: I don't know. I have to look at 19 20 this. To be honest right now, no. At this very moment, I don't. 21 22 CONSTANTINE ALEXANDER: I hate to say this at this hour of the night, but I think this is a case that's ripe for a continuance.

You need to go back and review the dimensional form and give answers to this detail, to the questions that are being raised. I don't know what I'm voting on if the dimensional form is not correct, and you can't explain to me or to the other members of the Board why it's not.

ANDREA HICKEY: Mr. Chair, if I could also add -sort of adding to Jason Marshall's comment, it could also be
that if you go back to Inspectional Services, they might
tell you under Bellalta that you don't need relief.

CONSTANTINE ALEXANDER: Right. And then you wouldn't have to spend your night with us seeking relief.

The case is not in a proper form in my judgment for informed decision by this Board. There are questions we have raised; we haven't gotten any answers that I'm comfortable with.

And I get a feeling that I'm not sure that the petitioner understands what we need and what our concerns are.

And as Jason's pointed out, we may not need relief at all. Go back to the Building Department and have a heart-to -heart with these forms, and let's get the facts.

And then come back before us if you need to.

I don't feel I have the facts before me tonight to make a decision. So I'm going to abstain from the decision. I'm not going to vote in favor of this, because I don't know what I'm voting in favor of.

JASON MARSHALL: And Mr. Chair, it's Jason

Marshall. I just want to clarify my statements before were

based on taking this form at face value, but given the

discussion, I no longer have confidence in the numbers that

are on this page.

CONSTANTINE ALEXANDER: So I think we're going to -- I'm going to make a motion that we continue this case. It'll be a case heard. All five of us will have to be on the -- sit on the case at that time. So the Chair moves that we continue this case as a case heard subject to the conditions:

One, that the petitioner sign a waiver of time for decision. That waiver must be signed no later than 5:00 p.m. a week from this Monday. If that's not done, then the case will automatically be dismissed.

And the reason for the waiver of time for decision is state law requires us to reach a decision within a

Page 161

1 certain number of days, and we're not able to do that, in my 2 view anyway tonight. 3 So it's a form that we use for every -- for all our zoning cases, not controversial. So number 1, you must 4 5 The petitioner must sign this waiver, which you can 6 obtain from the Building Department no later than 5:00 p.m. 7 a week from Monday. 8 Two, to the extent that we set the new date, the 9 posting sign that's there now must be revised to reflect the new date and very importantly the new time, or you can get a 10 11 new sign from the Building Department. And last, that to the extent that there is new 12 13 information, plans, drawings, what have you -- dimensional forms, they must be in our files no later than 5:00 p.m. on 14 15 the Monday before the date of the continued hearing, which I have not identified yet. What date's available? 16 17 SISIA DAGLIAN: I think it's going to be -- the 18 earliest would be September 2. 19 CONSTANTINE ALEXANDER: Don't we have September 2 20 the --21 SISIA DAGLIAN: That's the ninth. 22 CONSTANTINE ALEXANDER: -- 2072?

1 SISIA DAGLIAN: That's the September 9. 2 CONSTANTINE ALEXANDER: September 9? Okay. 3 JASON MARSHALL: Mr. Chairman, [Jason Marshall.] CONSTANTINE ALEXANDER: Yes. Just one second, as 4 5 I shared with you before, I raised my hand to be here 6 tonight. 7 CONSTANTINE ALEXANDER: That's right. 8 JASON MARSHALL: I have potentially conflicts on Thursday nights beginning in September. So I may not be 9 10 able to participate in September. I could participate if he case was set for I think the end of July, if that's 11 12 possible. Otherwise, I think you'd have four hearing this 13 case, potentially. 14 SISIA DAGLIAN: Well, July 29 we already have 15 three cases. We have three --16 CONSTANTINE ALEXANDER: Three. 17 SISIA DAGLIAN: I don't know if you want to add 18 another. 19 BRENDAN SULLIVAN: I think -- well, this is 20 Brendan Sullivan -- I think that once we got your corrected 21 dimensional form, that it should move very quickly. If you 22 want to take a break, I would opt for as quickly as

Page 163

1 possible. 2 CONSTANTINE ALEXANDER: The petitioner, are you 3 available for July 29? SAYEM KHAN: Yes, sir. 4 5 CONSTANTINE ALEXANDER: And you could submit the 6 information, the additional information by 5:00 p.m. on the 7 Monday before July 29? 8 SAYEM KHAN: Yes. CONSTANTINE ALEXANDER: All right. So I neglected 9 to put this in the motion in the beginning. The case will 10 11 be continued until --SISIA DAGLIAN: 6:00 p.m. 12 CONSTANTINE ALEXANDER: Until 6:00 p.m. on July 13 29, and subject to the conditions I just recited. We must 14 15 sign a waiver of time for decision be 5 p.m. a week from 16 Monday. You must have revised additional information in 17 18 our files no later than 5:00 p.m. on the Monday before July 19 29, and that the posting sign or a posting sign must be 20 maintained for the 14 days prior to July 29, just as you've 21 done for the hearing tonight.

And that sign can be a new one, which is probably

22

Page 164

1 a good idea, or you can modify with a magic marker a sign 2 that you have right now, provided that you change not only 3 the date, but you must change the time -- 6:00 p.m. All those in favor? Brian? Brendan, I'm sorry. 4 5 BRENDAN SULLIVAN: Brendan Sullivan yes to the 6 continuance. 7 CONSTANTINE ALEXANDER: Andrea? 8 ANDREA HICKEY: Andrea Hickey yes in favor of the 9 continuance. 10 CONSTANTINE ALEXANDER: Jason? JASON MARSHALL: Jason Marshall yes in favor of 11 the continuance. 12 13 CONSTANTINE ALEXANDER: Wendy? WENDY LEISERSON: Wendy Leiserson yes in favor of 14 15 the continuance. 16 CONSTANTINE ALEXANDER: The Chair votes yes as 17 well. 18 [All vote YES] 19 CONSTANTINE ALEXANDER: The case is continued 20 until July 29. 21 22



The Board of Zoning Appeal

City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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



Board of Zoning Appeal Waiver Form

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 Downer, 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: 08.09.2021

Signature Hom

1 2 (6:14 p.m.) Sitting Members: Constantine Alexander, Brendan Sullivan, 3 4 Andrea A. Hickey, Wendy Leiserson, Matina 5 Williams and Jason Marshall 6 CONSTANTINE ALEXANDER: The Chair will now call Case Number #119365 -- 39 Hubbard Avenue. Anyone here 7 8 wishing to be heard on this matter? 9 SAYEM KHAN: Good evening, how are you doing? 10 CONSTANTINE ALEXANDER: Hello? Who am I -- who 11 are we speaking to? 12 SAYEM KHAN: My name is Sayem Khan. I'm the 13 architect for the project. 14 CONSTANTINE ALEXANDER: Before we get any further, let's -- we have a problem. Tonight's the night for 15 16 problems. 17 As you know -- certainly know, and we talked a little bit about it at the last hearing -- this house is 18 owned jointly by a husband and wife. The wife is all for 19 the addition -- the relief you're seeking -- the husband is 20 21 not. 22 And in fact not only did he not sign the petition,

Page 17

he wrote a letter generally in opposition to us granting relief.

It's been brought to our attention by the Building

Department that it may meet -- legally we may not be able to

-- may -- not be able to hear this case unless the husband

changes his mind and supports the relief being sought by the

wife.

We have to get a legal opinion, or try to get a legal opinion, from the City's Legal Department. But until then, it seems that we can't hear this case. Sorry, but that's how it is.

How much time would you -- petitioner, how much time would you like to have to try to resolve this domestic squabble?

SAYEM KHAN: Well, we're not here to talk about domestic squabbles; we're here to talk about the project. The project is --

CONSTANTINE ALEXANDER: Not going to go into the project. You didn't hear me. We're not going to get into the project. We have -- we don't know whether we have a case yet. So we want to know what date you would like us to continue this case to?

```
1
              If you have no opinion, then we will just pick a
2
    date ourselves.
3
              SAYEM KHAN: I believe that I will defer that to
    the project owner. She's available right now. She wants to
4
5
    speak on that. Or, we can just -- Toni --
6
              TONI CLEAVER-GIBSON: Did -- was my letter -- was
    my letter read? This is -- I'm Toni Cleaver-Gibson.
7
              CONSTANTINE ALEXANDER:
                                      Hello, I'm --
8
9
              TONI CLEAVER-GIBSON: Can you hear me? Okay.
                                                              Can
10
    you hear me?
11
              CONSTANTINE ALEXANDER: Who's speaking?
               SISIA DAGLIAN: Yes, we can hear you.
12
13
               TONI CLEAVER-GIBSON: Okay. My name is Toni
     Cleaver-Gibson. And I did write a letter to explain what is
14
     happening with my husband. Was that letter read?
15
16
               CONSTANTINE ALEXANDER: Yes, it was.
17
               TONI CLEAVER-GIBSON: And did that not make --
               CONSTANTINE ALEXANDER: I think -- I don't know if
18
19
     it was read into the record, but it certainly was read by
     this Board. And --
20
21
               TONI CLEAVER-GIBSON: Did that make any -- was --
22
               CONSTANTINE ALEXANDER: I don't think so.
                                                          That's
```

Page 19

1 the problem. Well, we don't know. But legally, you may not 2 be able to proceed with this case if your husband takes the 3 position, or continues to take, the position that he took. 4 TONI CLEAVER-GIBSON: But I thought this --5 CONSTANTINE ALEXANDER: And we have to get a legal 6 opinion from the City's Legal Office. And until we get 7 that, we're not ready to proceed with case. 8 TONI CLEAVER-GIBSON: Okay. But can I just ask a question, please? Was it -- is it -- I'm confused. Because 9 I thought that this meeting had to do with the zoning issue. 10 CONSTANTINE ALEXANDER: It does have to do with 11 the zoning issue. 12 13 TONI CLEAVER-GIBSON: Not --14 CONSTANTINE ALEXANDER: Whether we can hear this 15 zoning case tonight. We speculated a little bit about that at the last hearing, that we continued until tonight. But 16 17 the -- there's more and more sentiment in the Building 18 Department is that we're not sure about that. 19 TONI CLEAVER-GIBSON: But could --20 CONSTANTINE ALEXANDER: And therefore we need to 21 get a legal opinion. Until we get that legal opinion, we're

not going to proceed with this case.

22

TONI CLEAVER-GIBSON: Okay. But can I just say one thing, okay? I just want to say one thing: Is that my husband will be able to deal with this if he talks to the -- you know, if the building permit... It seems that to me that his issue has to do with the building of the room, not the zoning issue.

CONSTANTINE ALEXANDER: Let me try again. We believe, or we think that we cannot even begin the case unless both of the legal owners of the property have signed the petition seeking the relief. You have, certainly. Your husband so far has not.

Now, it may be the Legal Department will say it's good enough just to have one of the two owners sign the petition. And if that's the case, we will hear the case when we -- the date we continue this case to.

TONI CLEAVER-GIBSON: [Hmpf!]

CONSTANTINE ALEXANDER: If not, they say, "No, we can't hear this case unless the husband -- [your husband, I'm sorry --] signs the petition." If that's the case, here we are. It's not a question of what we want tonight, it's a question what the law requires.

TONI CLEAVER-GIBSON: So you're saying that for

```
1
    zoning, that the law requires that?
2
              CONSTANTINE ALEXANDER: It's -- it is a legal
    question under the zoning, the building laws of our common -
3
    - we, for things like this, we look to the City's Legal
4
5
    Department for advice. And that's what we're going to do
    tonight, after tonight, once we continue this case.
6
7
              TONI CLEAVER-GIBSON: Is it possible -- [Oh my
    God.]
8
9
              CONSTANTINE ALEXANDER:
                                       I'm sorry?
               TONI CLEAVER-GIBSON: Oh, I don't know --
10
               CONSTANTINE ALEXANDER: Either that or we get your
11
     husband to sign the petition --
12
13
               TONI CLEAVER-GIBSON: But he has a problem.
               CONSTANTINE ALEXANDER: -- we don't need to get a
14
     legal opinion. But tonight, we don't have --
15
16
               TONI CLEAVER-GIBSON: He doesn't have a problem
     with zoning, he only has a problem with the room itself, and
17
18
     how it's being built. Not the zoning.
19
               SAYEM KHAN: So what she's saying is that once --
20
     if we are able to get it passed through inspection and get a
21
     confirmation that, you know, it's okay, then he will be okay
22
     with that. He will be on board with it. That's what the --
```

CONSTANTINE ALEXANDER: We're all -- I'm not going 1 2 to repeat myself one more time. 3 JASON MARSHALL: Can I try, Mr. Chairman? 4 CONSTANTINE ALEXANDER: I'm going to make a motion 5 to continue this case. 6 JASON MARSHALL: Okay. 7 CONSTANTINE ALEXANDER: Jason, do you want to say 8 something? JASON MARSHALL: I think you covered it well, and 9 covered it -- you know, a number of times. Maybe I can just 10 11 add to complement what you said: The question is legally whether we can even hear your application. 12 13 CONSTANTINE ALEXANDER: Exactly. JASON MARSHALL: So that's where the zoning 14 petition comes in. There's some potential -- there's core 15 precedent that calls into question whether if a house like 16 17 yours is co-owned by two people and only one of the people 18 files an application, whether we can even hear it. And as 19 the Chair said in this case, we actually have an active 20 opponent to the application as the other co-owner. So it's: Lawfully we have a question of whether 21 22 we can even hear the application. And that's where we're

```
1
    going to try to run down and get that answer.
2
              CONSTANTINE ALEXANDER: Thank you very much,
3
    Jason.
4
              TONI CLEAVER-GIBSON: How -- when will we know?
              BRENDAN SULLIVAN: [This is Brendan Sullivan.] I
5
    think that the two words that come into my mind is a
6
7
    procedural defect --
8
              JASON MARSHALL: Yes.
               BRENDAN SULLIVAN: -- in the application.
9
               CONSTANTINE ALEXANDER: I'm going to make a motion
10
     that we continue this case. I'll give the petitioner -- you
11
     have a date you would like to continue it to, when you think
12
13
     you can get this resolved, assuming -- assuming, I'm not
     sure -- assuming the Legal Department says, "Your husband,
14
15
     ma'am, has to sign the petition."
               JASON MARSHALL: Mr. Chairman, I am loathe to add
16
17
     an --
               TONI CLEAVER-GIBSON: Even if he's irrational?
18
               JASON MARSHALL: -- let me just finish here,
19
20
     because I'm loathe to add an impediment, but just like the
     last hearing I was on, I have conflicts on Thursdays
21
22
     beginning in September. So I will be unlikely to hear this
```

case if it's continued from the September to December timeframe.

I could hear it at the next August meeting, if we're able to do that in time. Otherwise, you know, there could be four members hearing it. We can wait until January or --

CONSTANTINE ALEXANDER: Trouble is, is I can't make an August hearing. So we can go forward with four people, if the petitioner wants to do that, assuming we get our legal opinion in time.

SAYEM KHAN: So when is the next date?

CONSTANTINE ALEXANDER: I'm -- I would suggest, given particularly this month coming with August and the Legal Department like everybody else in this world has got to have summer vacations and the like -- I would suggest we continue it until a date in September. Jason, I understand you won't be able to attend.

And if the petitioner wants to go forward with the four of us who will attend, we'll hear the case, assuming -- again, assuming the Legal Department says this case can proceed without the consent of the husband.

SAYEM KHAN: So in regards to the Legal

```
1
    Department, is that something that we need to talk to the
2
    Legal Department, or is that something you will speak to the
3
    Legal Department -- you will consult with the Legal
    Department yourself?
4
5
              CONSTANTINE ALEXANDER:
                                       I'm sorry, sir.
                                                        I had
6
    trouble understanding what you said. Could you just repeat
7
     it more slowly?
8
               SAYEM KHAN:
                            Sorry. Are you talking to the Legal
     Department, or do we have to talk to the Legal Department,
 9
10
     or does the owner have to talk to the Legal Department?
               CONSTANTINE ALEXANDER: No, we -- I will write a
11
12
     letter on behalf of the Board through the Legal Department
     asking for advice, what's the answer? And they will render
13
     a letter back to us.
14
15
               SAYEM KHAN: Okay.
16
               CONSTANTINE ALEXANDER: And that will be the basis
17
     for our decision.
18
               SAYEM KHAN: Okay. Understood.
19
               CONSTANTINE ALEXANDER: Okay. What's their dates
20
     in September?
21
               SISIA DAGLIAN: Well, there's the second and the
22
     twenty-third.
```

CONSTANTINE ALEXANDER: Twenty-third?

2 SISIA DAGLIAN: Mm-hm. Both are available. The 3 ninth is --

CONSTANTINE ALEXANDER: So the Chair moves that we continue this case once again until 6:00 p.m. on September 23, subject to the following conditions:

One, that the petitioner sign a waiver of time for decision, and she has done that in connection with tonight's hearing, so that's been taken care of.

Second, that a new posting sign reflecting the new date -- or a modified sign -- reflecting the date, September 23 and the time both -- 6:00 p.m. -- be posted and maintained for the 14 days prior to September 23.

That can be done by taking the existing sign if it's in good condition and just with a magic marker or what have you just modify the date and time. Anyway, that sign new or modified must be maintained for the 14 days before September 23.

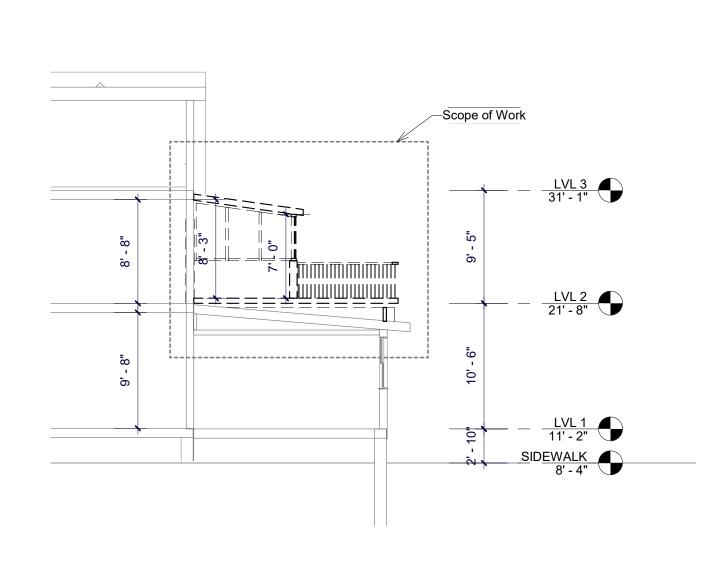
And lastly, to the extent that new plans or modified plans -- specs, what have you -- are going to result from what's going to happen between now and September 23, those modifications must be in our files, or the

1 Building Department's files, no later than 5:00 p.m. on the 2 Monday before September 23. 3 Brendan, how do you vote? 4 BRENDAN SULLIVAN: Brendan Sullivan yes to the 5 continuance. Let me have just another word. Ms. Gibson, as soon as we get an answer back from 6 7 the Law Department, I would advocate that the secretary 8 forward that information onto you, even if it's prior to our next meeting. 9 TONI CLEAVER-GIBSON: I would appreciate that. 10 CONSTANTINE ALEXANDER: I'm not sure that we have 11 a right -- we should at released to the outside world the 12 13 legal opinion that we get from the Legal Department. BRENDAN SULLIVAN: Oh. Well, provided it's 14 15 proper. CONSTANTINE ALEXANDER: Okay. And I will ask the 16 17 Legal Department if we have its consent --18 BRENDAN SULLIVAN: Correct. CONSTANTINE ALEXANDER: -- to release the opinion, 19 20 whatever --21 BRENDAN SULLIVAN: Correct. Yeah, if it's proper. 22 CONSTANTINE ALEXANDER: If it's possible.

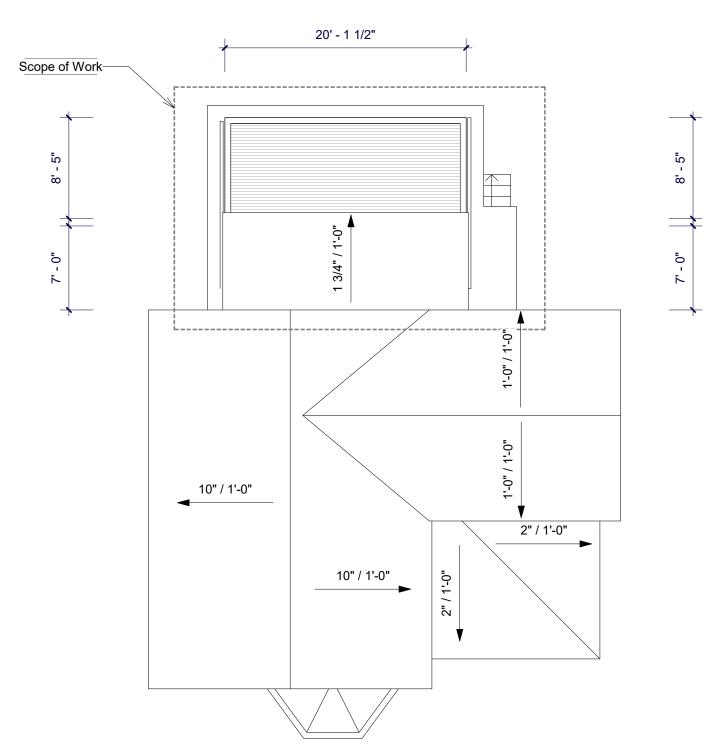
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1
              BRENDAN SULLIVAN: Only, Chair, so that they can
2
    then prepare.
              CONSTANTINE ALEXANDER:
3
                                       Sure.
4
              BRENDAN SULLIVAN: one way or the other for the
5
    next meeting.
              CONSTANTINE ALEXANDER: But it sounds to me that
6
7
     if the Legal Department says no, then we've earned a little
8
    preparation.
               BRENDAN SULLIVAN: Well, I think that --
9
               CONSTANTINE ALEXANDER: But anyway. Okay, it's --
10
     fair enough. Jason, since you're on the screen, how do you
11
     vote?
12
               JASON MARSHALL: Jason Marshall yes to the
13
14
     continuance.
               CONSTANTINE ALEXANDER: And you're not going to --
15
     you have to vote tonight, or you won't be here --
16
17
               JASON MARSHALL: Right.
18
               CONSTANTINE ALEXANDER: -- September 24.
19
               JASON MARSHALL: I support the continuance, Mr.
20
     Chairman.
21
               CONSTANTINE ALEXANDER:
                                       Okay. Andrea?
22
               ANDREA HICKEY: Yes. I'm in favor of the
```

```
1
    continuance.
2
              CONSTANTINE ALEXANDER: Matina?
              MATINA WILLIAMS: Yes in favor of the continuance.
3
              CONSTANTINE ALEXANDER: And the Chair votes yes as
4
    well. This case is now continued --
5
              WENDY LEISERSON: And so do I, chair -- Wendy
6
    Leiserson -- vote in favor.
7
8
              SISIA DAGLIAN: She just went on.
              CONSTANTINE ALEXANDER: Are you sitting on this
9
    case, Wendy?
10
11
               SISIA DAGLIAN: Yeah.
               WENDY LEISERSON: Yes.
12
               CONSTANTINE ALEXANDER: I'm sorry. I didn't -- I
13
     wasn't --
14
               WENDY LEISERSON: That's okay.
15
               CONSTANTINE ALEXANDER: -- told you were on the
16
17
     case.
               WENDY LEISERSON: That's okay.
18
               CONSTANTINE ALEXANDER: I apologize. I do this to
19
20
     you --
21
               WENDY LEISERSON: No problem.
22
               CONSTANTINE ALEXANDER: -- all the time.
```

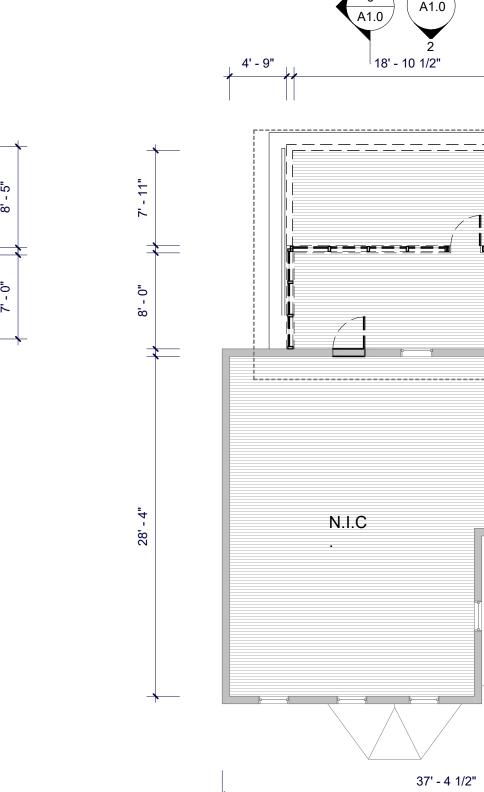
1 WENDY LEISERSON: Okay. 2 CONSTANTINE ALEXANDER: I really do want you to be 3 on our cases. 4 WENDY LEISERSON: Oh, well, thank you. And I 5 agree with the vote, so. 6 CONSTANTINE ALEXANDER: She votes yes and I vote 7 yes as well. 8 [All vote YES] CONSTANTINE ALEXANDER: So this case is continued 9 until September 23. Last with the continued cases --10 11 JASON MARSHALL: I'm going to sign off as a panelist. 12 13 CONSTANTINE ALEXANDER: Okay. JASON MARSHALL: All right. 14 15 CONSTANTINE ALEXANDER: Thank you, Jason. SISIA DAGLIAN: Thanks. 16 CONSTANTINE ALEXANDER: Who's on the last one? 17 SISIA DAGLIAN: It is --18 19 CONSTANTINE ALEXANDER: Wendy? Brendan? 20 SISIA DAGLIAN: It was not heard. So it's Wendy, 21 Matina, Andrea. 22 CONSTANTINE ALEXANDER: Got it. And Brason (sic).



6 EXISTING NORTH-SOUTH SECTION 1/8" = 1'-0"



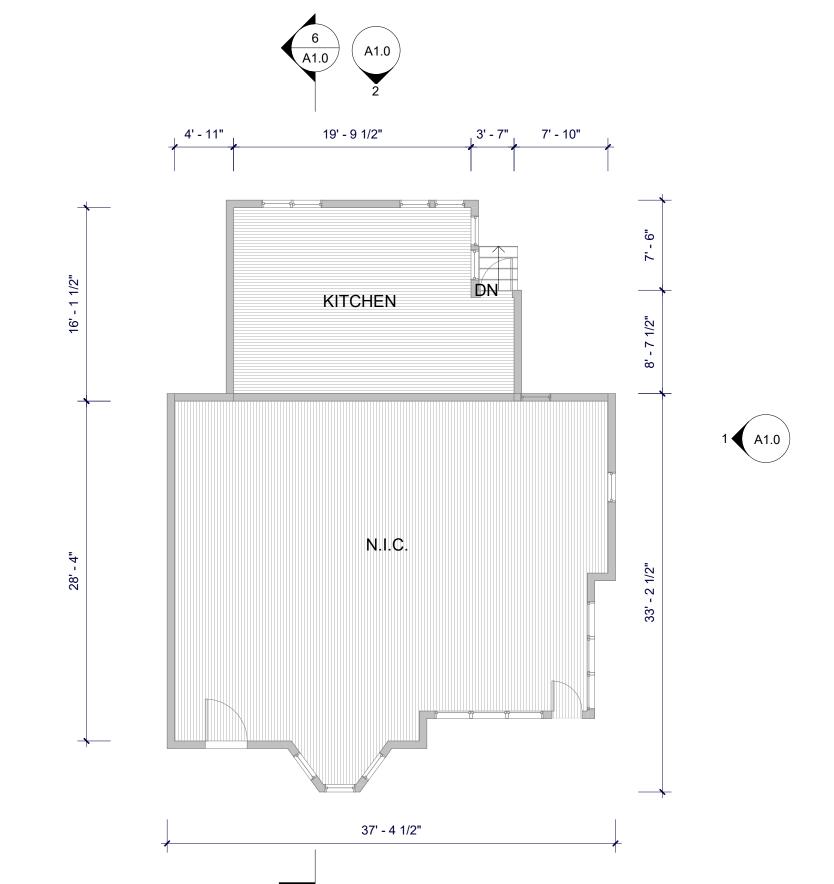
5 ROOF - EXISTING PLAN
1/8" = 1'-0"



4 LEVEL 2 - EXISTING + DEMOLITION PLAN
1/8" = 1'-0"

3 LEVEL 1 - EXISTING + DEMOLITION PLAN 1/8" = 1'-0"

37' - 4 1/2"



SHEET NOTES:

1. AS BUILT VERIFICATION: THE CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES. 2. ALL INFORMATION SHOWN ON THE CONSTRUCTION DOCUMENTS IS

BASED ON FIELD MEASUREMENTS, OBSERVATIONS AND/OR THE ORIGINAL DOCUMENTS OF THE FACILITY.

TONI CLEAVER -GIBSON

OWNER:

STRUCTURAL ENGINEER:

SAARYCE HM KTHEACNT

GIBSON RESIDENCE -

3 SEASON PORCH

ADDITION

39 HUBBARD AVE,

CAMBRIDGE, MA 02140

www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

BERDI CONSULTING 25 WAYLAND HILLS RD. WAYLAND, MA 01778

MEPFP ENGINEER:

TEL: (508) 308-9012

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923

(617) 710-7520



PERMIT SET

01.29.2021

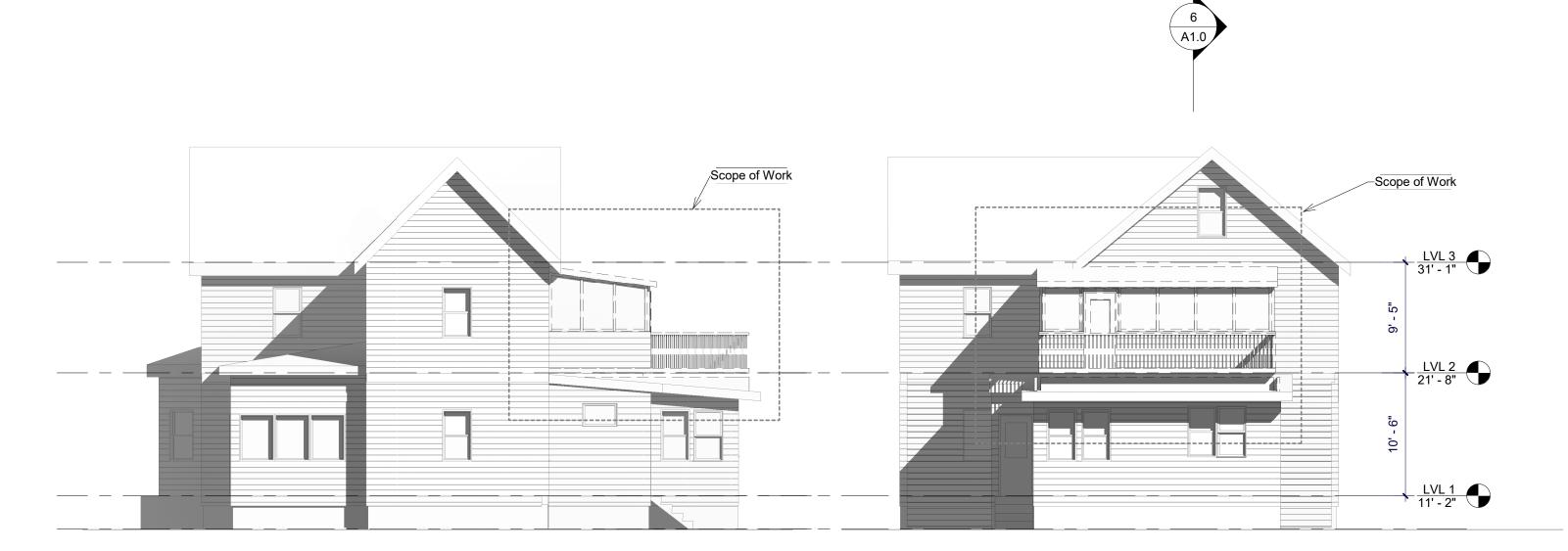
No.	Description	Date

EXISTING + DEMOLITION DRAWINGS

01.29.2021 Author Drawn by Checker Checked by

A1.0

As indicated



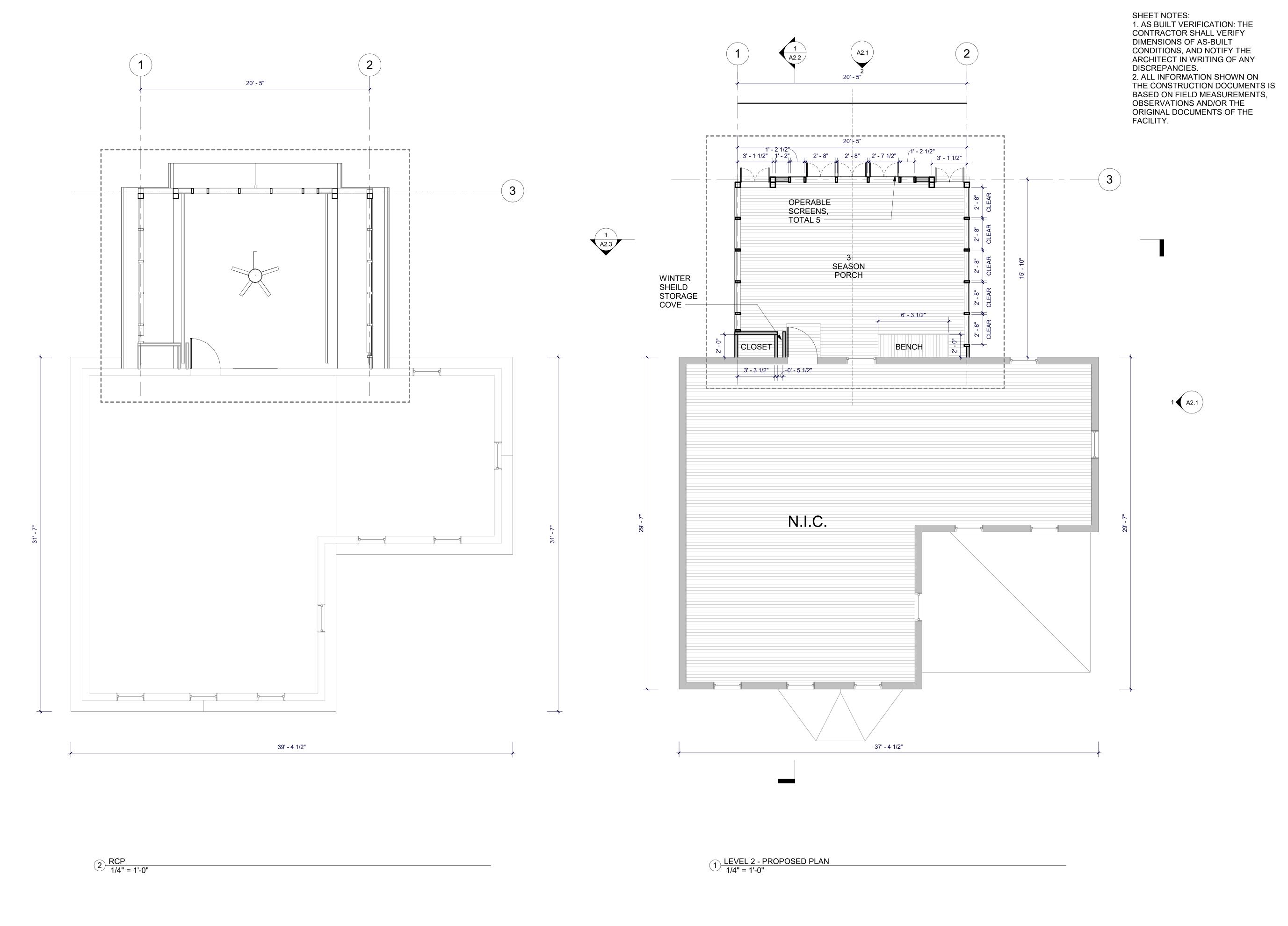
1) SOUTH ELEVATION (FRONT) 1/8" = 1'-0"

2 EAST ELVATION (SIDE) 1/8" = 1'-0"

LEGEND: DEMOLITION EXISTING 1 **A**1.0

11' - 10 1/2"

√Scope of Work



www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -**GIBSON**

STRUCTURAL ENGINEER:

BERDI CONSULTING 25 WAYLAND HILLS RD.

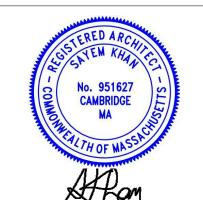
WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE

73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520



PERMIT SET

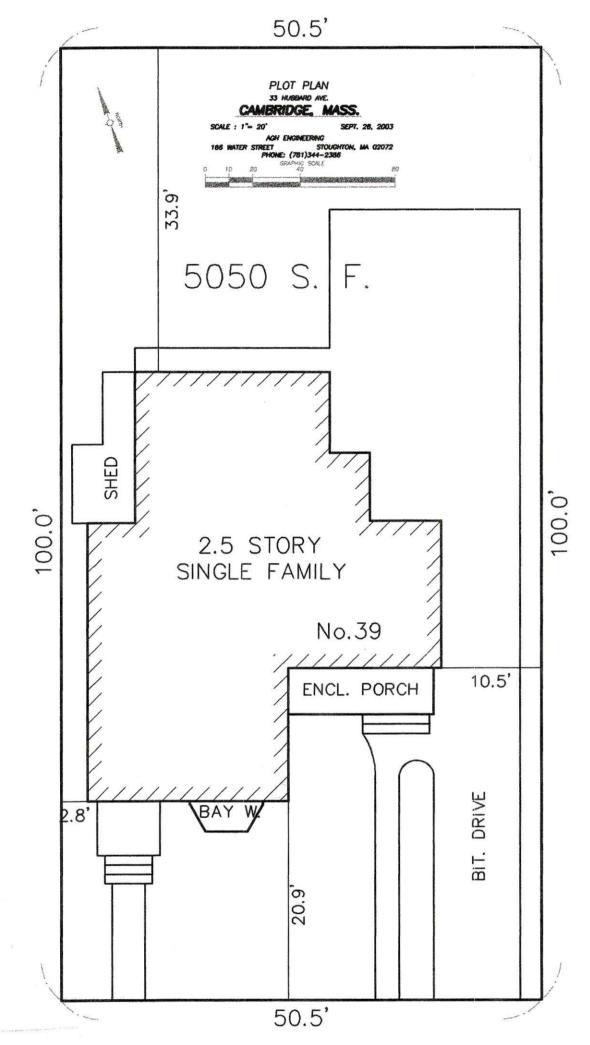
01.29.2021

No.	Description	Date

PROPOSED LEVEL PLANS

01.29.2021 Author Drawn by Checker Checked by

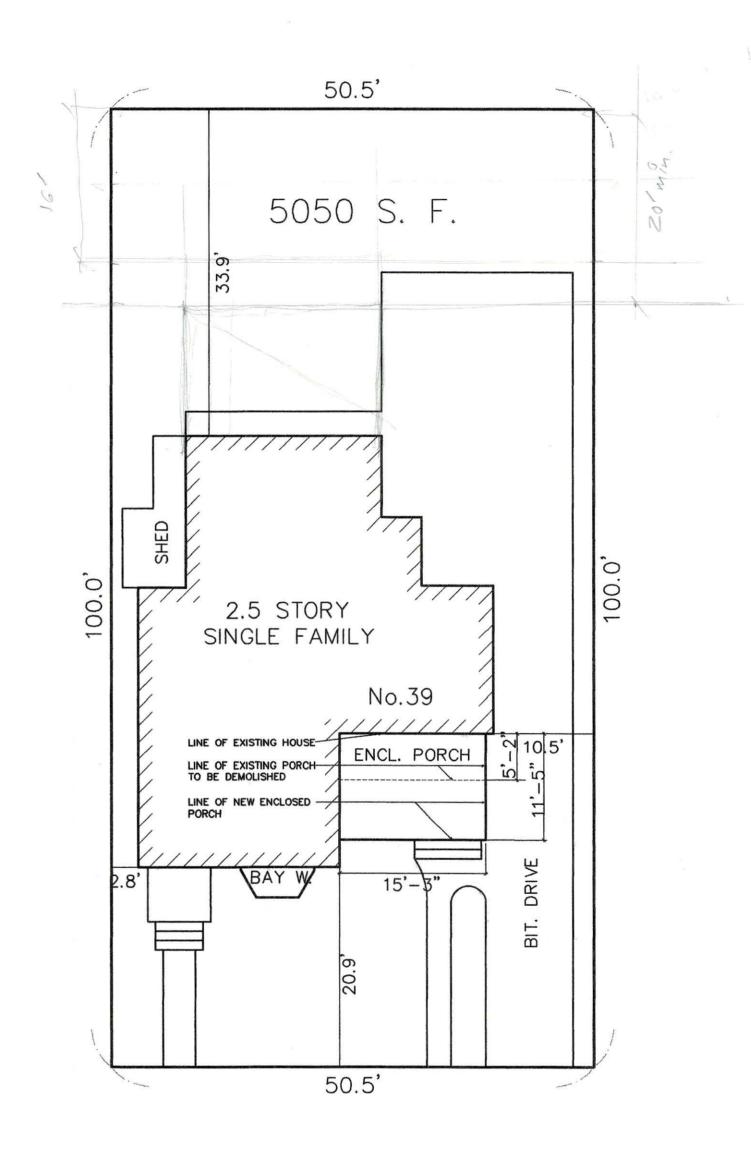
1/4" = 1'-0"



I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.



EXISTING PLOT PLAN



PROPOSED PLOT PLAN

Micheal Washington Architects Inc.

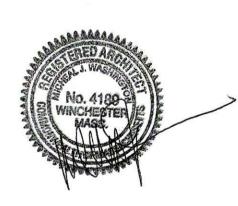
675 Massachusetts Avenue Cambridge, MA 02139—3354

Phone: 617-876-7930 Fax: 617-661-8761

PROJECT

GIBSON HOUSE

CAMBRIDGE, MASSACHUSETTS



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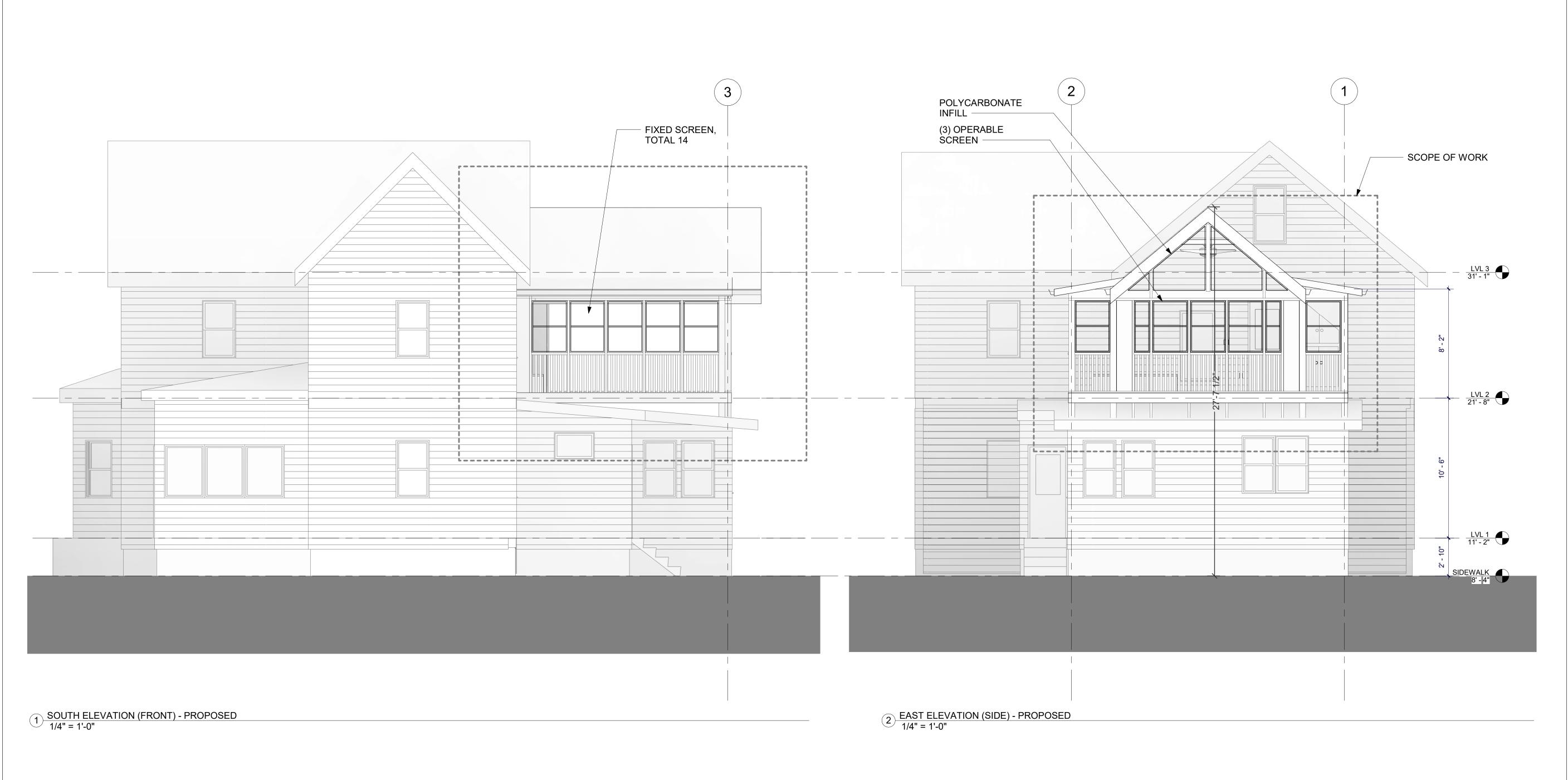
SHEET TITLE

GIBSON HOUSE EXTERIOR ELEVATIONS EXISTING CONDITIONS

DRAWING NO.

CHECKED BY: MJW

A-3



SARYCE M K H AC N

www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

SHEET NOTES: 1. AS BUILT VERIFICATION: THE

2. ALL INFORMATION SHOWN ON

OBSERVATIONS AND/OR THE ORIGINAL DOCUMENTS OF THE

THE CONSTRUCTION DOCUMENTS IS

BASED ON FIELD MEASUREMENTS,

CONTRACTOR SHALL VERIFY DIMENSIONS OF AS-BUILT CONDITIONS, AND NOTIFY THE ARCHITECT IN WRITING OF ANY

DISCREPANCIES.

FACILITY.

TONI CLEAVER -GIBSON

STRUCTURAL ENGINEER:

BERDI CONSULTING 25 WAYLAND HILLS RD. WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520



PERMIT SET

01.29.2021

No.	Description	Date
	-	

PROPOSED ELEVATIONS

Date 01.29.2021

Drawn by Author

Checked by Checker

A2.1

tale 1/4" = 1'-0"













Sayem Khan <skhan1124@gmail.com>

Fw: 3 Season screened porch at 39 Hubbard Ave

1 message

tcleavermd <tcleavermd@aol.com>
To: Sayem Khan <sk@sayemkhan.work>

Wed, Apr 28, 2021 at 12:35 PM

Sent from the all new AoI app for iOS

Begin forwarded message:

On Tuesday, April 27, 2021, 7:09 PM, Caroline Butler-Rahman <carolinebr@gmail.com> wrote:

To Whom It May Concern at the Zoning Board,

We have no objection to Toni Cleaver's three-season screened porch project at 39 Hubbard Ave.

Best, Caroline Butler-Rahman and Naveed Rahman 41 Hubbard Ave

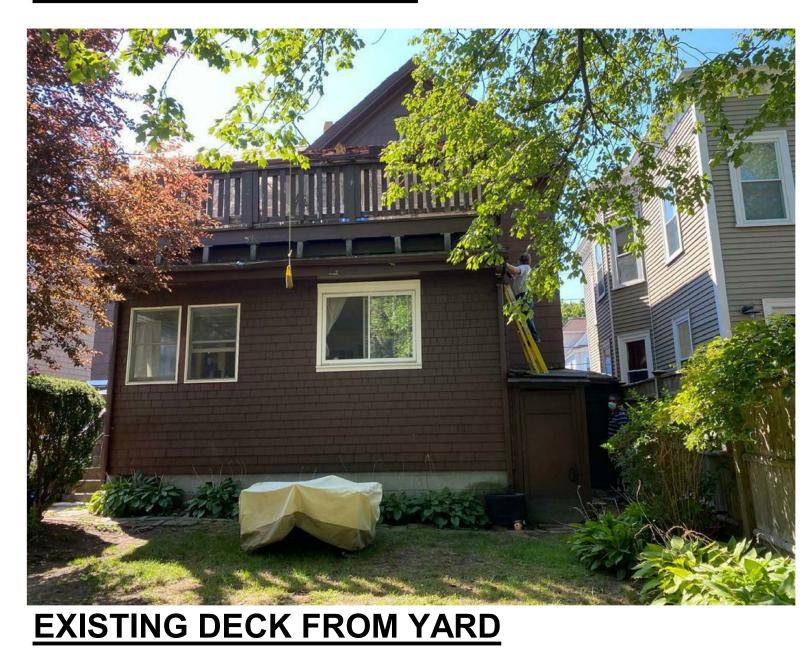
1 of 1 4/28/2021, 6:50 PM

April 28, 2021 To Whom this May Concern; I, Postra Ann Battle reside at 37 Hubbard Suenue of Cambridge, Massochusetts. I do not have any objections for the second floor back porch deck to be done over at 39 Hubbard Kuenul of Cambridge, Massachusetts, where My Joni Hibson resides.

Chank You, Onti Inn Battle



EXISTING DECK ABOVE





EXISTING DECK FROM GARDEN



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GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -**GIBSON**

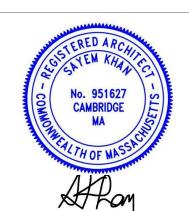
STRUCTURAL ENGINEER:

BERDI CONSULTING 25 WAYLAND HILLS RD. WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520



BZA REVIEW

05.12.2021

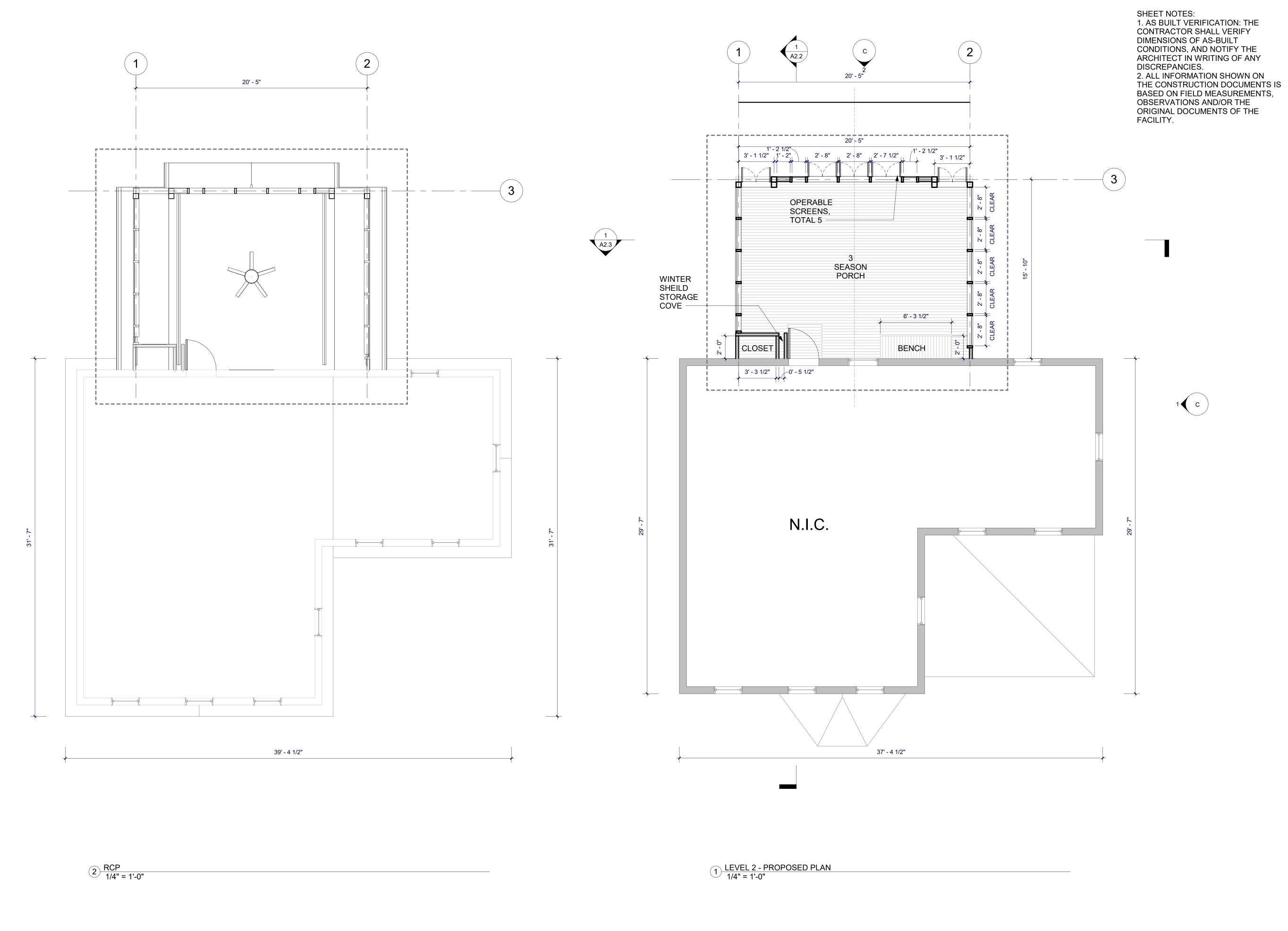
No.	Description	Date

PROPOSED **VIEW AND EXISTING IMAGES**

05.12.2021 Drawn by Author Checked by Checker

A

Scale



www.sayemkhan.work sk@sayemkhan.work M:617.229.9736

GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -**GIBSON**

STRUCTURAL ENGINEER:

BERDI CONSULTING 25 WAYLAND HILLS RD.

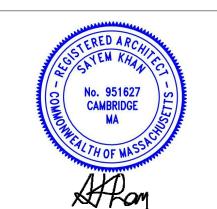
WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE

73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520



BZA REVIEW

05.12.2021

No.	Description	Date

PROPOSED LEVEL PLANS

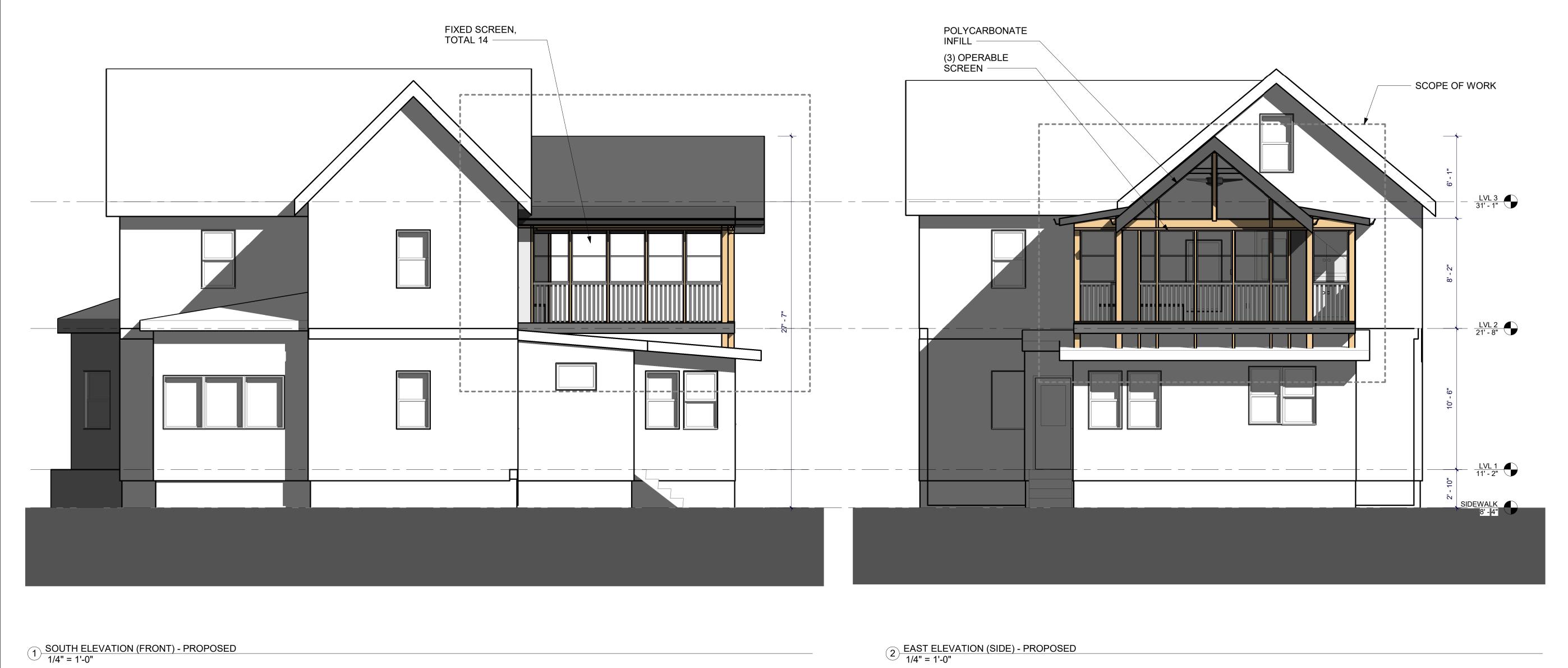
Drawn by	Author
Checked by	Checker

1/4" = 1'-0"

SHEET NOTES:

1. AS BUILT VERIFICATION: THE
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DIMENSIONS OF AS-BUILT
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SAARYCE MKTHEACNT

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GIBSON RESIDENCE -3 SEASON PORCH ADDITION

39 HUBBARD AVE, CAMBRIDGE, MA 02140

OWNER:

TONI CLEAVER -GIBSON

STRUCTURAL ENGINEER:

BERDI CONSULTING 25 WAYLAND HILLS RD. WAYLAND, MA 01778 TEL: (508) 308-9012

MEPFP ENGINEER:

CONTRACTOR:

CRJ ENTERPEISE 73 POPLAR ST, DANVERS, MA 01923 (617) 710-7520



BZA REVIEW

05.12.2021

No.	Description	Date

PROPOSED ELEVATIONS

 Date
 05.12.2021

 Drawn by
 Author

 Checked by
 Checker

 Scale
 1/4" = 1'-0"

skhan\Dropbox\SAYEM KHAN, ARCHITECT\1_PROJECTS\39 Hubbard Ave-Gibson Residence\02_Models\39 HUBBARD_PROJECT MOI

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 39 HUBBARD AVE. (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 PROPSED PROJECT IS WITH IN THE PRESCRIBED SETBACKS. THE PROJECT WITH IMPROVE THE LIVNIG CONDITIONS OF THE MEMBERS OF THE HOUSEHOLD AND THE APPREANCE FOR THE NEIGHBORS.

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 PROJECT IS REPLACING AN EXISTING DECK ON THE SECOND LEVEL OF A SINGLE FAMILY HOME WITH A NEW AND IMPROVED DECK, THERE WILL BE NO CHANGE IN TRAFFIC PATTERN DUE TO THIS PROJECT.

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 PROJECT IS REPLACING AN EXISTING DECK ON THE SECOND LEVEL OF A SINGLE FAMILY HOME WITH A NEW AND IMPROVED DECK, THERE IS NO ADVERSE AFFECT ON THE ZONING ORDINACE.

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:

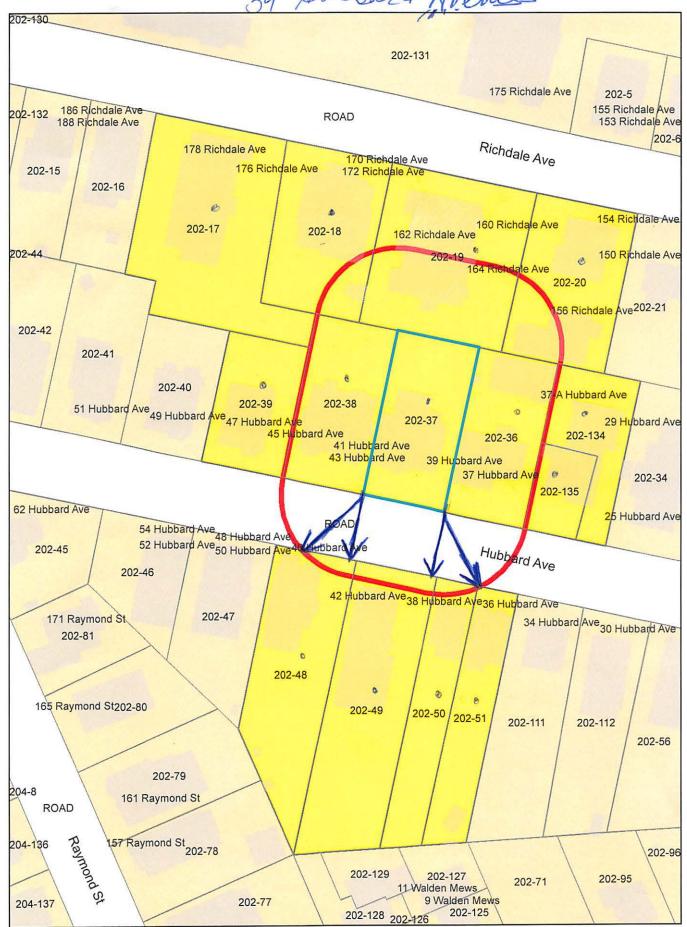
THE PROJECT IS REPLACING AN EXISTING DECK ON THE SECOND LEVEL OF A SINGLE FAMILY HOME WITH A NEW AND IMPROVED DECK, THERE IS NO HAZARD OR SAFETY ISSUES TO TEH OCCUPANTS.

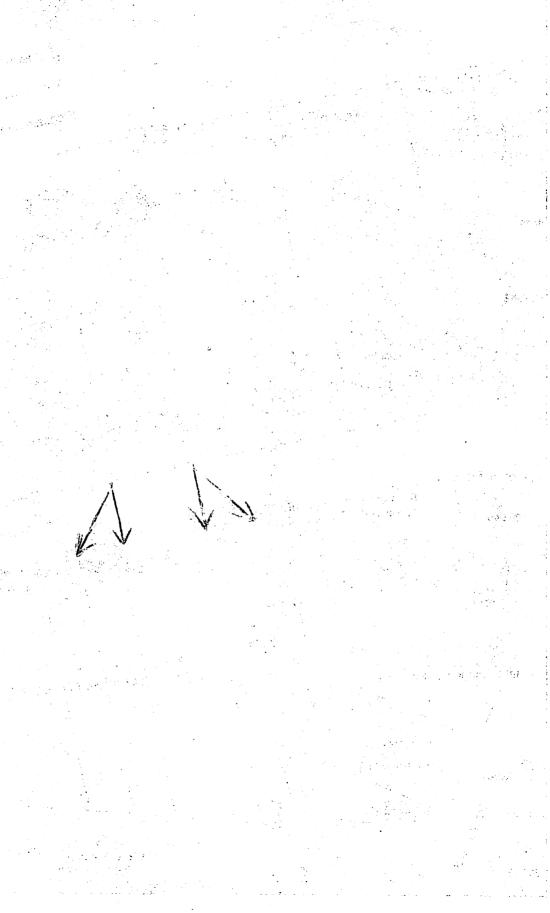
E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

THE PROJECT IS REPLACING AN EXISTING DECK ON THE SECOND LEVEL OF A SINGLE FAMILY HOME WITH A NEW AND IMPROVED DECK, THERE IS NO NEGETIVE INFLUENCE ON THE DISTRICT.

(ATTACHMENT B - PAGE 6)

39 Hubbard Avenue





January Millian

202-18 WARD, JAMES J. & TAVIA MEAD 172 RICHDALE AVE. CAMBRIDGE, MA 02140-3324

202-49 ROSAND, JONATHAN & JUDY POLACHECK 42 HUBBARD AVE CAMBRIDGE, MA 02140-3313

202-38 BROWN, WILSON H. & MARLENE J. BROWN 43 HUBBARD AVE., #43 CAMBRIDGE, MA 02140

202-19
CAMBRIDGE COMMUNITY HOUSING, INC.
C/O WINN MANAGEMENT
6 FANEUIL HALL MARKETPLACE
BOSTON, MA 02109

202-50 ROLLINS, JANE B. 38 HUBBARD AVE CAMBRIDGE, MA 02140

202-20 TREVER, JOHN & LIN KAN TREVER 156 RICHDALE AVE #1 CAMBRIDGE, MA 02140-3324 202-38 RAHMAN, NAVEED & CAROLINE A. BUTLER-RAHMAN 41 HUBBARD AVE

CAMBRIDGE, MA 02140

202-51 RICHMAN, ANDREW S. & THALIA WHEATLEY 36 HUBBARD AVE CAMBRIDGE, MA 02140

Ausbard Ave

202-134 HAIG, DAVID & ENEIDA HAMAM PARDO 29 HUBBARD AVE CAMBRIDGE, MA 02140

202-37 GIBSON, FRANK W. & TONI E. CLEAVER, M.D. 39 HUBBARD AVE CAMBRIDGE, MA 02140

202-20 SCHUBERT, RICHARD W. & VICTORIA F. SCHUBERT 156 RICHDALE AVE., #2 CAMBRIDGE, MA 02139

202-39 LAIRD, SCHUYLER ALEXANDER ALEXANDRA ARADER LAIRD 45 HUBBARD AVE CAMBRIDGE, MA 02140 SAYEM KHAN, ARCHITECT 240 FRANKLIN STREET CAMBRIDGE, MA 02139

202-36
BATTLE, GLORIA E. & PORTIA ANN BATTLE
37 HUBBARD AVE.
CAMBRIDGE, MA 02140-3312

202-135 BASU, GAURAB & SUDHA NATARAJAN 31 HUBBARD AVE CAMBRIDGE, MA 02140

202-48 RIDDICK, JOSEPHINE J. 46 HUBBARD AVE, #2 CAMBRIDGE, MA 02140

202-20 LIPSHAW, JEFFREY M. & ALENES S. FRANKLIN 154 RICHDALE AVE CAMBRIDGE, MA 02139

202-17 JLP REALTY LLC 42 ELIZABETH RD BELMONT, MA 02478