



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139 2021 APR 28 PM 3:51

617-349-6100

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 117396

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: NEHEET TRIVEDI AND KATE MCGOVERN

PETITIONER'S ADDRESS: 43 MAGOUN ST, CAMBRIDGE, MA 02140

LOCATION OF PROPERTY: 41 Magoun St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Dormer/ /Reconstruct and extend deck/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to improve safety and livability of their home through constructing two shed dormers in attic, reconstructing and extending the existing deck three feet, and modifying windows and a door in the sideyard setback. This would increase FAR by 266 sq ft or .07 from 0.86 to 0.93.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000	Section: 8.22.1.D (Window Alterations)
Article: 8.000	Section: 8.22.2.C (Non-conforming Structures)
Article: 8.000	Section: 8.22.2.D (Non-conforming Structures)
Article: 10.000	Section: 10.40 (Special Permit)

Original
Signature(s):

Neheet Trivedi KMG
(Petitioner (s) / Owner)

Neheet Trivedi Kate McGovern
(Print Name)

Address: 43 Magoun St, Cambridge, MA 02140

Tel. No. 415-967-1225

4/26/2021

Date: 4/26/21

E-Mail Address: ntrivedi00@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 Neheet Trivedi and Kate McGovern
(OWNER)

Address: 41-43 Magoun St

State that I/We own the property located at 41-43 Magoun St,
which is the subject of this zoning application.

The record title of this property is in the name of Neheet Trivedi
and Kate McGovern

*Pursuant to a deed of duly recorded in the date Dec 14, 2018, Middlesex South
County Registry of Deeds at Book 67461, Page 289; or and in book 71578
Middlesex Registry District of Land Court, Certificate No. page 291
Book _____ Page _____.


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

Commonwealth of Massachusetts, County of Middlesex

The above-name Neheet Trivedi & Kate McGovern personally appeared before me,
this 16 of April, 2021, and made oath that the above statement is true.



Notary

My commission expires 01-28-2022 (Notary Seal).


THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2022

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

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 41 Magoun 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:

Granting the Special Permit requested for 41-43 Magoun St would not be substantially detrimental to the neighborhood because:

This two-family dwelling was built in the 1920s, and the lot upon which it was built was established in the 1870s. It is a pre-existing, non-confirming structure. The Zoning Ordinance requires at least 50 feet of lot width and 5,000 square feet of lot size, but lots on this street were designed with only 40 feet of width on 4,000 square feet. Due to the lot size and nature of the dwelling, the home as built exceeds current allowable FAR requirements in this district. In addition, the north-side (right-side) of the house is only set back ~5 feet from the lot line in a district that requires 7.5 feet (as per Section 5.21.1). Other non-conformities include: the front, which is set back ~7 feet where 15 feet is required; lot area per dwelling unit/number of units; and the lack of parking. Otherwise the structure conforms with the ordinance.

The petitioners are seeking to renovate and update this ~100 year old home in substantial need of repair and updating for safety and livability purposes for their family, which consists of two young children under the age of five and of grandparents who visit regularly. The attic is unfinished; the stairway between the second floor and the attic is as low as 5'6" at the top and also low at the bend. This presents a safety hazard for the petitioners and their family members. Constructing the dormer above the stairs will enable compliance with building code height requirements as well as the creation of a bathroom space. The second dormer is to enable sufficient headroom for the petitioners in an otherwise tight space and create symmetry. Modifying the windows and door within the setback are minor and are for safety purposes, and also to ensure compliance with the Cambridge Design Guidelines for Roof Dormers.

While the petitioners use the deck as a dinner patio, it is very difficult to fit a regular-sized table with proper seating. Petitioners seek to avoid any possibility that children or guests might consider sitting on the edges of the railings on the second floor. The plan calls for extending the width by three feet - from 6 to 9 feet - which would not extend into the side-yard setbacks nor into the 25' rear setback. At a distance of 33' it would be well beyond the property line, and further from the property line than the deck in the dwelling directly behind.

Petitioners also seek to partially re-enclose the second floor of the front porch and create a mudroom. This will coincide with the location of the stairwell to the attic, improving safety and creating a safe space to store strollers, backpacks, and other gear. In addition, the porch has historically been enclosed. Due to recent structural work by the previous owners, windows were removed but not reinstalled, leading to water damage and additional structural problems.

The attic and deck proposed modifications result in modest intensification of pre-existing nonconforming features (FAR and right-side setback) and do not create any new non-conformities.

- 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:**

No change in use or intensity of the use is proposed since this will continue to be a two-family dwelling. There will be no further traffic generated and the patterns of access and egress will remain the same. Thus no congestion, hazard or substantial change in the established neighborhood character will result. In addition, the dormers designed here fit within the scope of the Cambridge Design Guidelines for Roof Dormers.

- 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 petitioners will continue to live in and use the property as a two-family home. Architectural plans have been shared and discussed with neighbors and abutters, who have provided letters of support. Moreover, the modifications are relatively modest and do not change the intended use of the neighboring properties.

- 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 modest additions and the continued use of the building as a two-family dwelling will not constitute either a nuisance or a hazard. In fact, it will constitute an improvement to the safety of the home and its current and future residents. Moreover, as much of the home is in disrepair, these modifications will actually improve the residential nature of the neighborhood by making the home more livable, safer, and more agreeable in design and look. Lastly, the petitioners plan to remove the chimney and gas-burning appliances in the home and convert to electric and install solar panels, thus reducing CO2 and other emissions in the neighborhood.

- 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 proposed use does not differ from the use of this dwelling since the 1920s. The modest renovations are all compatible with the surroundings and neighboring dwellings, many of which have undergone similar renovations in recent years. Open space in excess of that required under the Zoning Ordinance has been preserved. Careful attention has been paid to the design of the dwelling by the petitioners and their architect. The proposed changes comply with and support the intent and purpose of the Ordinance and in no way impair the integrity of the district.

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

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** NEHEET TRIVEDI AND KATE MCGOVERN**Present Use/Occupancy:** Residential**Location:** 43 MAGOUN ST**Zone:** Residence B Zone**Phone:** 415-967-1225**Requested Use/Occupancy:** Residential (no change)

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	3,464	3,730	2,000	(max.)
<u>LOT AREA:</u>	4,000	unchanged	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.86	0.93	0.50	
<u>LOT AREA OF EACH DWELLING UNIT</u>	2,000	unchanged	2,500	
<u>SIZE OF LOT:</u>				
WIDTH	40	unchanged	50	
DEPTH	100	unchanged	100	
<u>SETBACKS IN FEET:</u>				
FRONT	7.1	unchanged	15	
REAR	36.3	33.25	25	
LEFT SIDE	7.7	unchanged	7.5	
RIGHT SIDE	4.9	unchanged	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	33.0	unchanged	35.0	
WIDTH	56.5	59.6	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0.51	0.506	0.40	
<u>NO. OF DWELLING UNITS:</u>	2	unchanged	1 per 2,500 sq ft of lot	
<u>NO. OF PARKING SPACES:</u>	0	unchanged	2	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	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'.



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: Neheet Tried: Date: 5/24/21
(Print)

Address: 41 Magoun St.

Case No. BZA-117396

Hearing Date: 6/10/21

Thank you,
Bza Members

41-43 MAGOUN STREET

CAMBRIDGE, MASSACHUSETTS



EXISTING FRONT VIEW OF 41-43 MAGOUN ST.



EXISTING REAR VIEW OF 41-43 MAGOUN ST.

BZA SUBMITTAL SET
APRIL 19TH, 2021

DRAWING INDEX		DATE ISSUED						
<div>■ ISSUED OR REISSUED WITH REVISION</div> <div>□ REISSUED WITHOUT REVISION</div>		BZA SUBMIT 4/19/21						
ARCHITECTURAL DRAWINGS								
A0.0	COVER SHEET / DRAWING INDEX	■						
CPP	CERTIFIED PLOT PLAN	■						
EX0.1	SCHEMATIC SITE PLAN – EXISTING	■						
A0.1	SCHEMATIC SITE PLAN – PROPOSED	■						
A0.2	ZONING & F.A.R. CALCULATIONS	■						
A0.3	LOT & BLOCK MAPS	■						
A0.4	CONTEXT MAP & PHOTOGRAPHS	■						
A1.0	BASEMENT PLAN – PROPOSED	■						
A1.1	FIRST FLOOR PLAN – PROPOSED	■						
A1.2	SECOND FLOOR PLAN – PROPOSED	■						
A1.3	THIRD FLOOR PLAN – PROPOSED	■						
A1.4	ROOF PLAN – PROPOSED	■						
A2.0	FRONT ELEVATION – PROPOSED	■						
A2.1	RIGHT SIDE ELEVATION – PROPOSED	■						
A2.2	REAR ELEVATION – PROPOSED	■						
A2.3	LEFT SIDE ELEVATION – PROPOSED	■						
A3.0	BUILDING SECTIONS – PROPOSED	■						



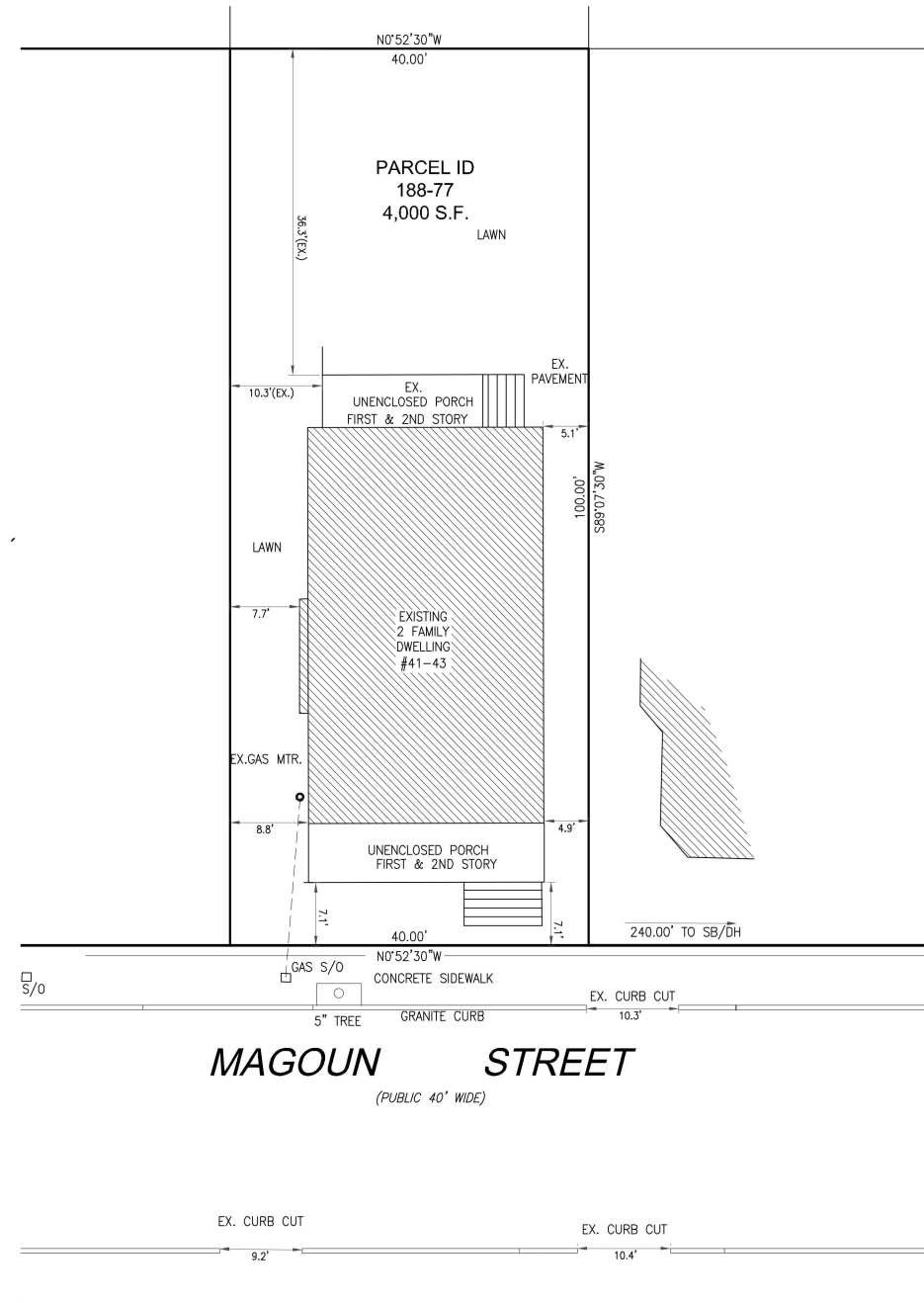
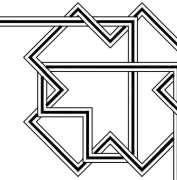
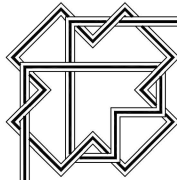
3RD FLOOR STAIR HEIGHT & CLEARANCE ISSUES

AMY SEMMES, A.I.A
120 AUBURN ST MEDFORD, MA 02155
TELEPHONE: 781 507-6668
EMAIL: amy @ semmesdesign.com

PROJECT TITLE: 41-43 MAGOUN ST, CAMBRIDGE, MA.
DRAWING TITLE: COVER SHEET & DRAWING INDEX

DATE: 4/19/2021
REVISION:
SCALE: NONE

A0.0



NOTES:
RECORD OWNERS:
#41-43 MAGOUN STREET (MAP 188-LOT 77)
NEHEET TRIVEDI &
KATE MCGOVERN
RECORD DEED:
BK 72014 PAGE 164

REC. PLAN BK 22-14
LOCUS IS ZONED RB

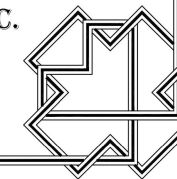
A PORTION OF THE LOCUS DOES LIE IN A SPECIAL FLOOD HAZARD
ZONE AE 7 ± AS SHOWN ON COMMUNITY PANEL 25017C0419E
EFFECTIVE 06/04/2010

GENERAL NOTES:
1. BEFORE CONSTRUCTION BEGINS DIG-SAFE AND THE CITY OF
CAMBRIDGE MUST BE NOTIFIED.
2. ALL UTILITY LOCATIONS AND INVERTS SHOWN ON THIS PLAN ARE
APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO
VERIFY ALL INVERTS AND UTILITY LOCATIONS. FIELD ADJUSTMENTS
ARE TO BE MADE AS NECESSARY.
3. SUBSURFACE SOIL CONDITIONS AND SEASONAL HIGH
GROUNDWATER ARE UNKNOWN



PLOT
PLAN OF LAND
IN
CAMBRIDGE, MASS.

PREPARED FOR
NAHEET TRIVEDI & KATE MCGOVERN
SCALE: 1"=10' MARCH 31, 2021
WEBBY ENGINEERING ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD - PLYMPTON, MA.
02367 TEL. 1-781-585-1164



AMY SEMMES, A.I.A.

120 AUBURN ST MEDFORD, MA 02155

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EMAIL: amy @ semmesdesign.com

PROJECT TITLE: **41-43 MAGOUN ST, CAMBRIDGE, MA.**
DRAWING TITLE: **CERTIFIED PLOT PLAN**

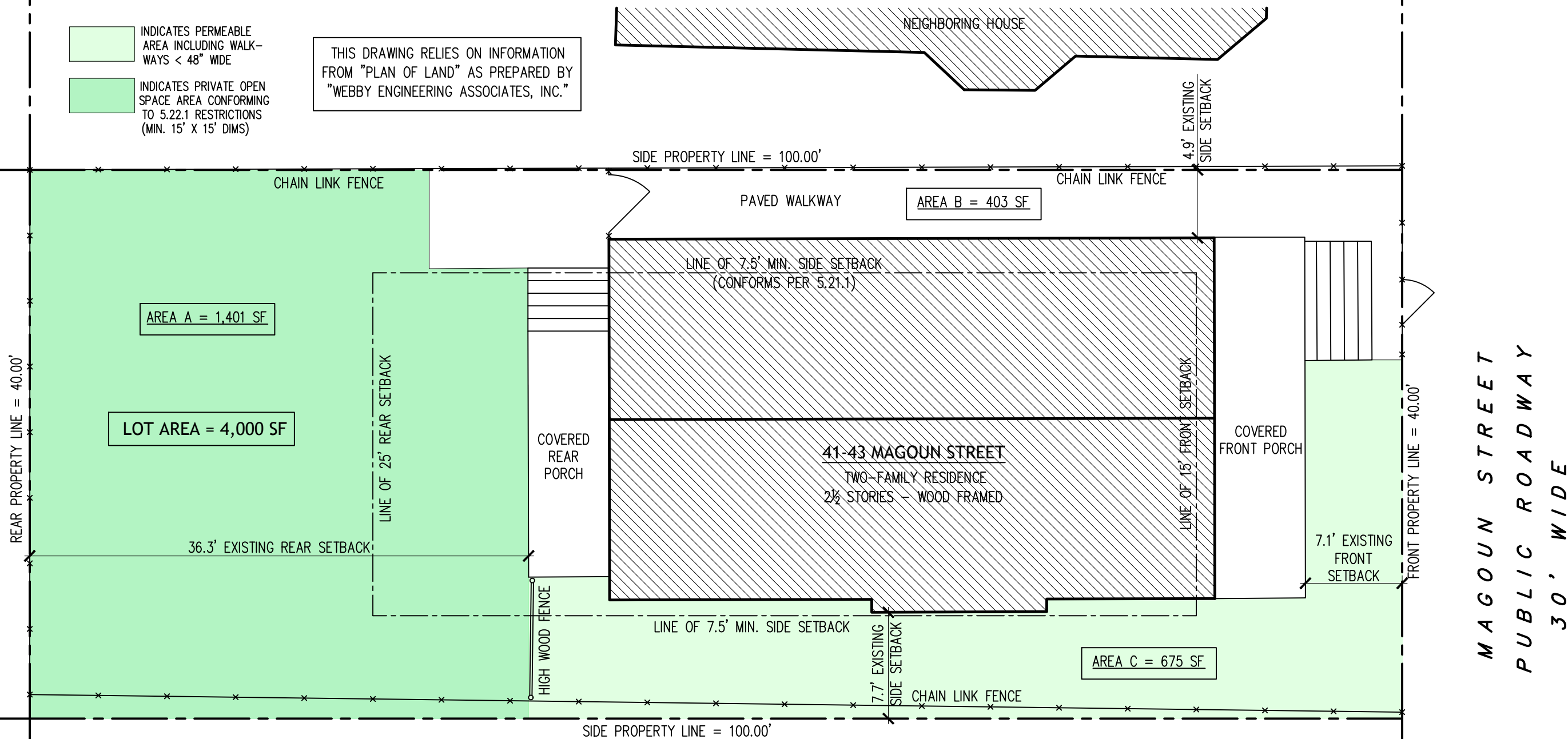
DATE: 4/19/2021
REVISION:
SCALE: NOT TO SCALE

CPP

INDICATES PERMEABLE
AREA INCLUDING WALK-
WAYS < 48" WIDE

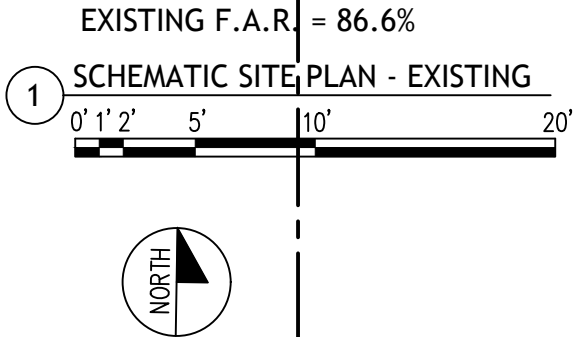
INDICATES PRIVATE OPEN
SPACE AREA CONFORMING
TO 5.22.1 RESTRICTIONS
(MIN. 15' X 15' DIMS)

THIS DRAWING RELIES ON INFORMATION
FROM "PLAN OF LAND" AS PREPARED BY
"WEBBY ENGINEERING ASSOCIATES, INC."



OPEN SPACE CALCULATIONS

EXISTING CONDITIONS	PERMEABLE AREA	15' X 15' MIN. PRIVATE OPEN SPACE
AREA A	1,401 SF	1,401 SF
AREA B	—	—
AREA C	675 SF	—
TOTAL AREAS:	2,076 SF	1,401 SF
TOTALS AS % OF 4,000 SF LOT	51.9% OF LOT	35.0% OF LOT



AMY SEMMES, A.I.A.

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

SCHEMATIC SITE PLAN - EXISTING

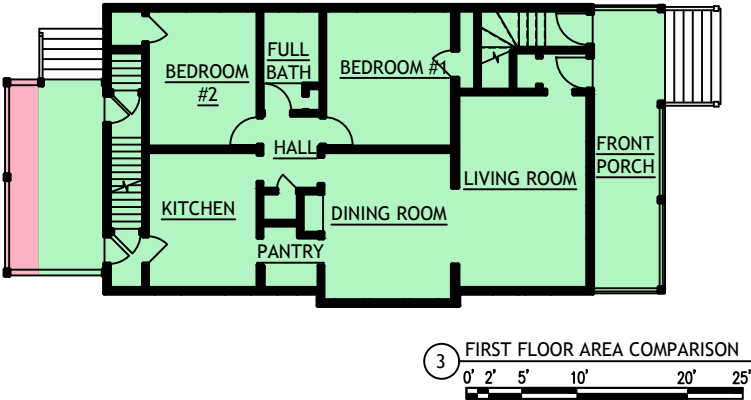
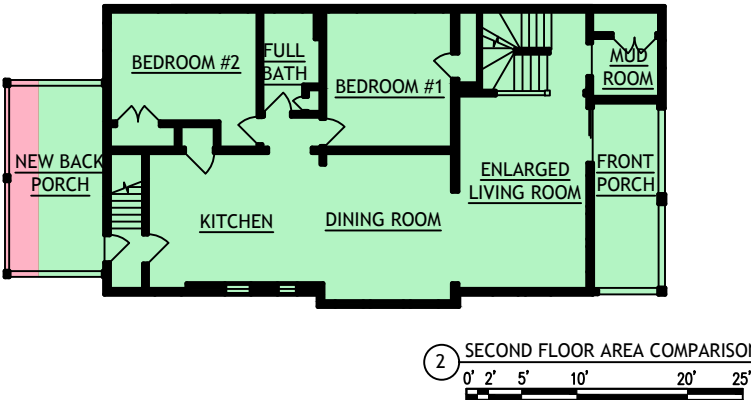
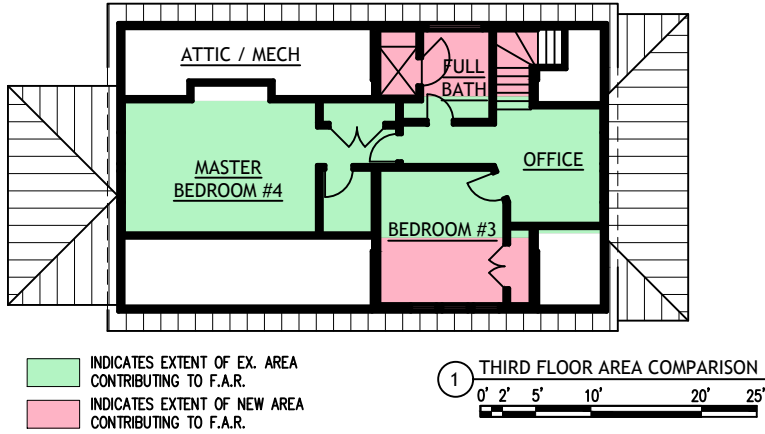
DATE: 4/19/2021

REVISION:

SCALE: 1/8" = 1'-0"

EX0.1

F.A.R. CALC. SUMMARY DIAGRAM



GROSS FLOOR AREA / F.A.R. SUMMARY:

	EXISTING CONDITIONS	PROPOSED CONDITIONS
FIRST FLOOR	1,441 SF	1,496 SF
SECOND FLOOR	1,441 SF	1,496 SF
THIRD FLOOR / ATTIC	570 SF	738 SF
TOTAL GROSS FLOOR AREA (GFA):	TOTAL: 3,452 SF	TOTAL: 3,730 SF
MAX. ALLOWABLE= 4,000 SF LOT AREA X .5 = 2,000 SF TOTAL MAXIMUM ALLOWED	1,464 SF ABOVE MAXIMUM ALLOWED	1,730 SF ABOVE MAXIMUM ALLOWED (266 NET SF ADDED)
.50 = MAX. ALLOWABLE F.A.R.	.86 = EXISTING F.A.R.	.93 = PROPOSED F.A.R.

DIMENSIONAL FORM: 41-43 MAGOUN STREET

		PRESENT USE/OCCUPANCY: 2 FAMILY RESIDENCE; ZONE: RESIDENCE B		
ADDRESS:	41-43 MAGOUN STREET	REQUESTED USE/OCCUPANCY: UNCHANGED – CONFORMING		
	EXISTING CONDITIONS	REQUESTED CONDITIONS	ORDINANCE REQUIREMENTS	ZONING STATUS
TOTAL GROSS FLOOR AREA:	3,464 SF	3,730 SF	2,000 SF	EXISTING NON-CONFORMING
LOT AREA:	4,000 SF	UNCHANGED	5,000 SF	EXISTING NON-CONFORMING
RATIO OF GROSS FLOOR AREA TO LOT AREA:	.86	.93	.50	EXISTING NON-CONFORMING
LOT AREA FOR EACH DWELLING UNIT:	2,000 SF	UNCHANGED	2,500 SF	EXISTING NON-CONFORMING
SIZE OF LOT: WIDTH:	40.0 FEET	UNCHANGED	50 FEET	EXISTING NON-CONFORMING
DEPTH:	100.00 FEET	UNCHANGED	100 FEET	CONFORMING
SETBACKS IN FEET: FRONT:	7.1 FEET	UNCHANGED	15 FEET MIN.	EXISTING NON-CONFORMING
LEFT SIDE:	7.7 FEET	UNCHANGED	7.5 FEET MIN.	CONFORMING
RIGHT SIDE:	4.9 FEET	UNCHANGED	7.5 FEET MIN.	EXISTING NON-CONFORMING
REAR:	36.3 FEET	33.25 FEET	25.0 FEET MIN.	CONFORMING
SIZE OF BLDG.: HEIGHT:	33.0 FEET	UNCHANGED	35 FEET	CONFORMING
LENGTH:	56.5 FEET	59.6 FEET	N/A	N/A
WIDTH:	27.2 FEET	UNCHANGED	N/A	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA:*	.35	.325	.20	CONFORMING
RATIO OF PERMEABLE OPEN SPACE TO LOT AREA:*	.51	.506	.40	CONFORMING
NUMBER OF DWELLING UNITS:	2	UNCHANGED	1 PER 2500 SF OF LOT	EXISTING NON-CONFORMING
NUMBER OF PARKING SPACES:	0	UNCHANGED	2 (1 PER D.U.)	EXISTING NON-CONFORMING
NUMBER OF LOADING AREAS:	N/A	N/A	N/A	N/A
DISTANCE TO NEAREST BUILDING ON SAME LOT:	N/A	N/A	N/A	N/A
DESCRIBE OTHER OCCUPANCIES/ADJACENT BUILDINGS ON SAME LOT, ETC.:	N/A			N/A

*FOR BREAKDOWN OF PRIVATE/USABLE OPEN SPACE & PERMEABLE SPACE CALCULATIONS – SEE EX0.1 & A0.1

AMY SEMMES, A.I.A

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

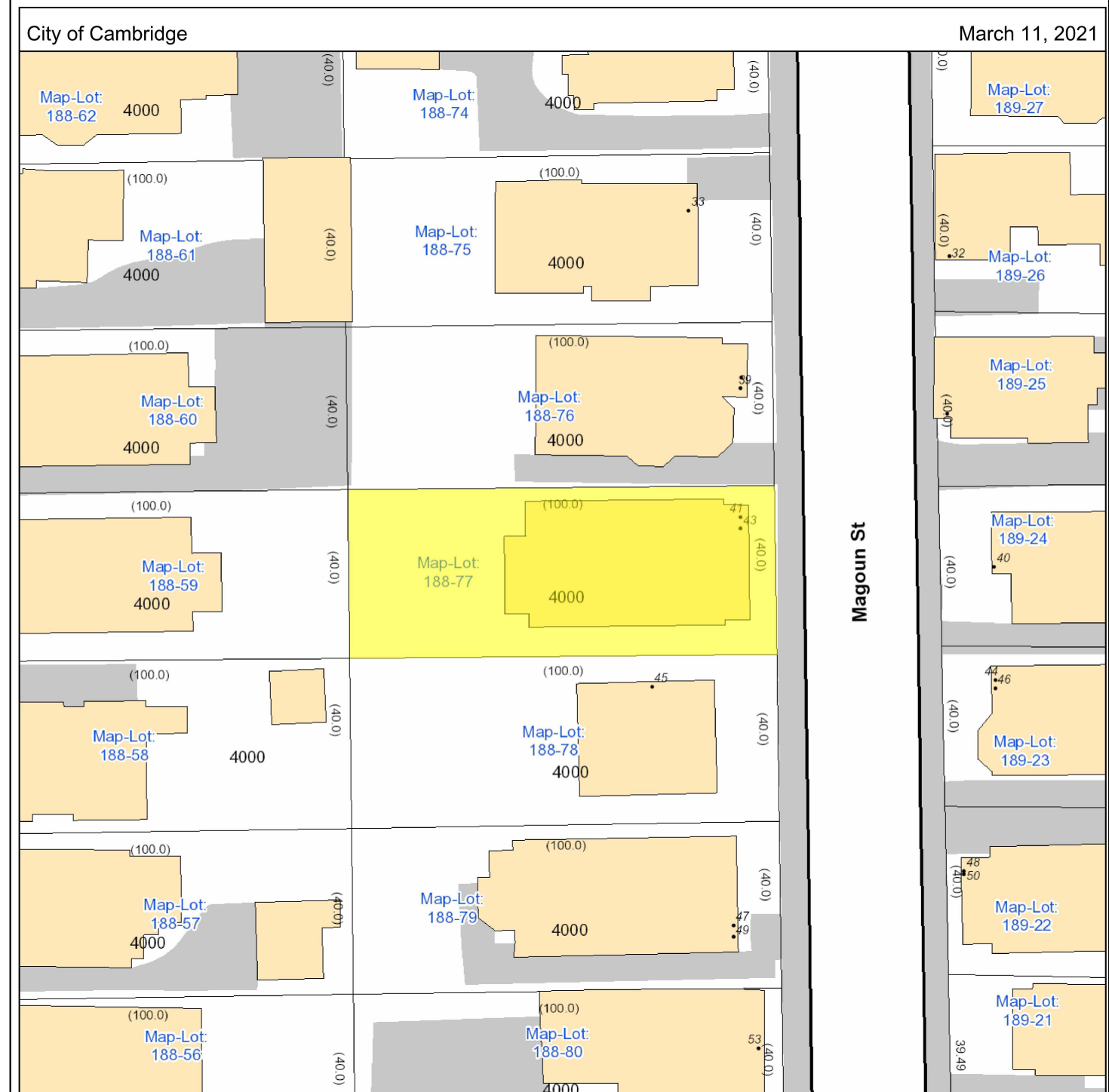
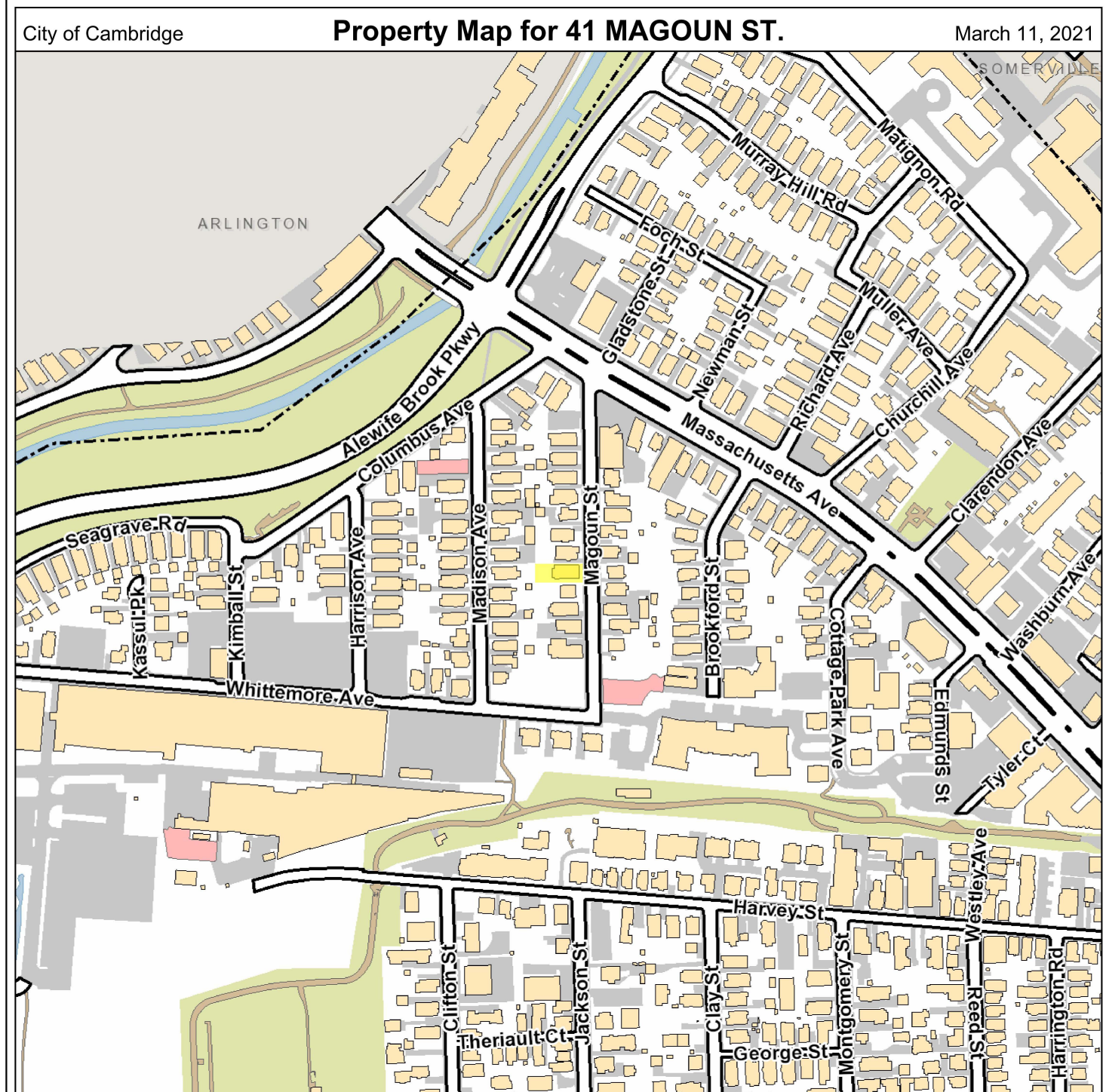
ZONING + F.A.R. CALCULATIONS

DATE: 4/19/2021

REVISION:

SCALE: NONE

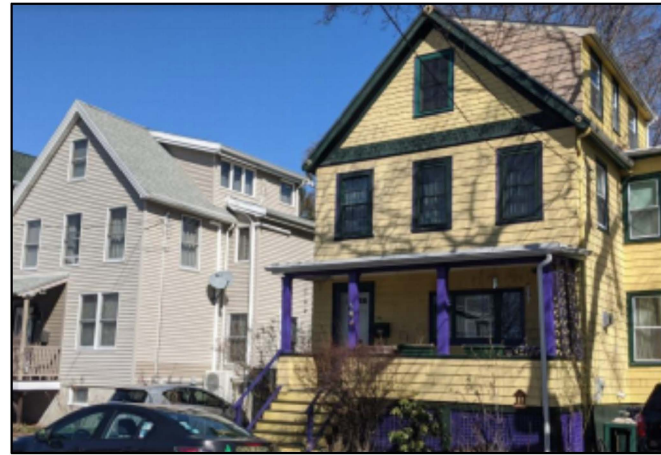
A0.2



<p>AMY SEMMES, A.I.A</p> <p>120 AUBURN ST MEDFORD, MA 02155</p> <p>TELEPHONE: 781 507-6668</p> <p>EMAIL: amy @ semmesdesign.com</p>		<p>PROJECT TITLE: 41-43 MAGOUN ST, CAMBRIDGE, MA.</p> <p>DRAWING TITLE: LOT & BLOCK MAPS</p>	<p>DATE: 4/19/2021</p> <p>REVISION:</p> <p>SCALE: NONE</p>	<p>A0.3</p>
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ENC. PORCH @ 19 MAGOUN ST



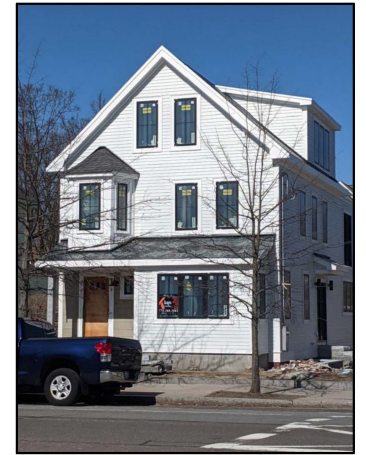
DORMERS @ 26-30 BROOKFORD ST.



DORMERS @ 19, 23, 27 BROOKFORD ST.



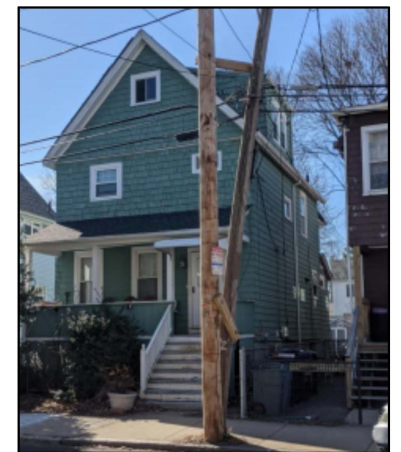
DORMERS @ 2571 MASS AVE



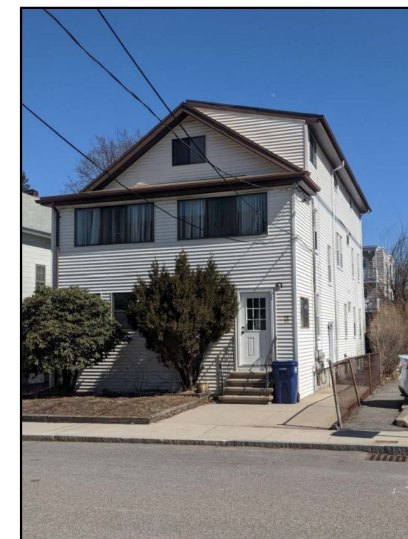
DORMERS @ 2571 MASS AVE



DORMERS @ 39 BROOKFORD ST.



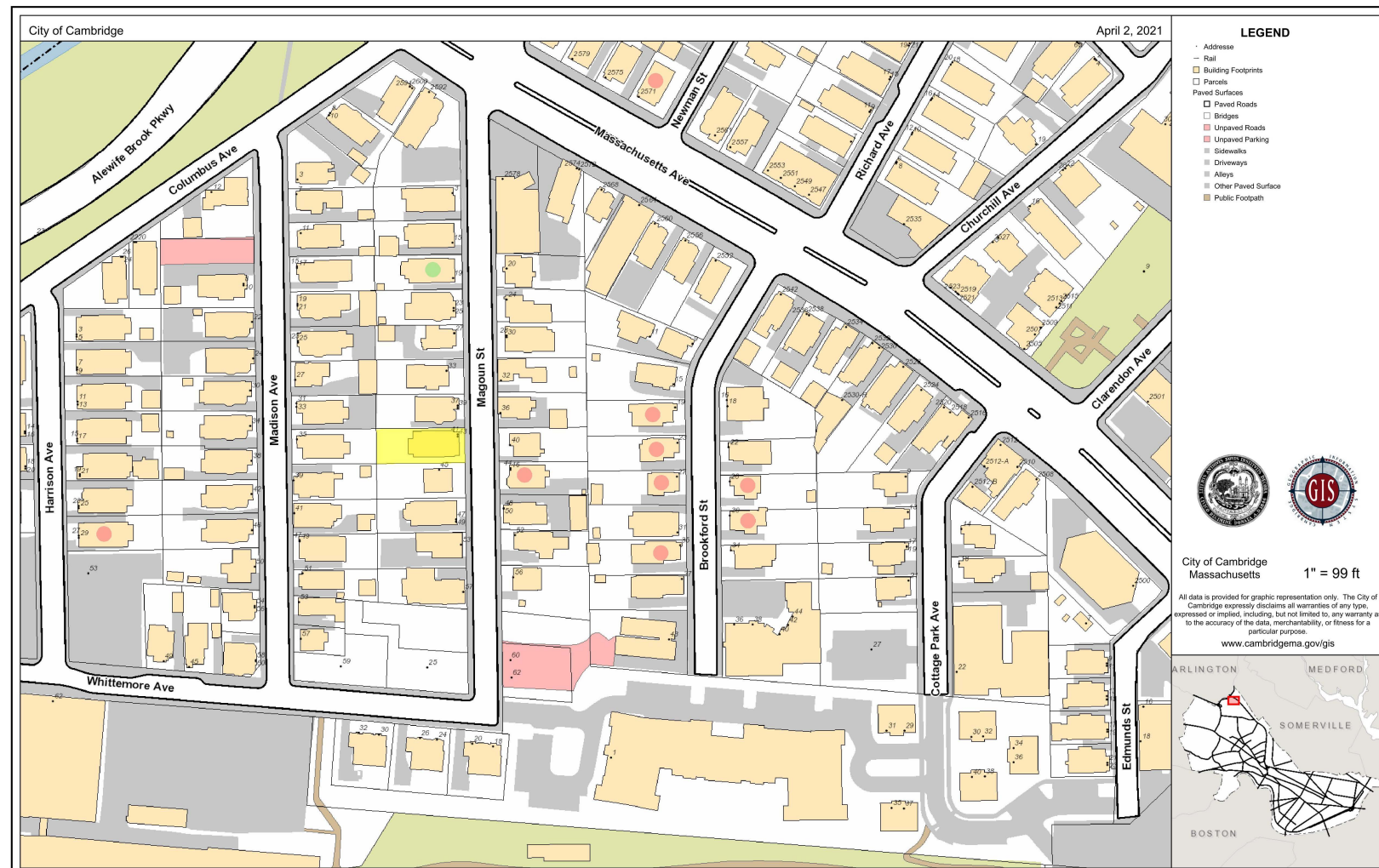
DORMER @ 35 BROOKFORD ST.



DORMER @ 27-29 HARRISON ST.



DORMER @ 44-46 MAGOUN STREET



AMY SEMMES, A.I.A

120 AUBURN ST MEDFORD, MA 02155

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EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

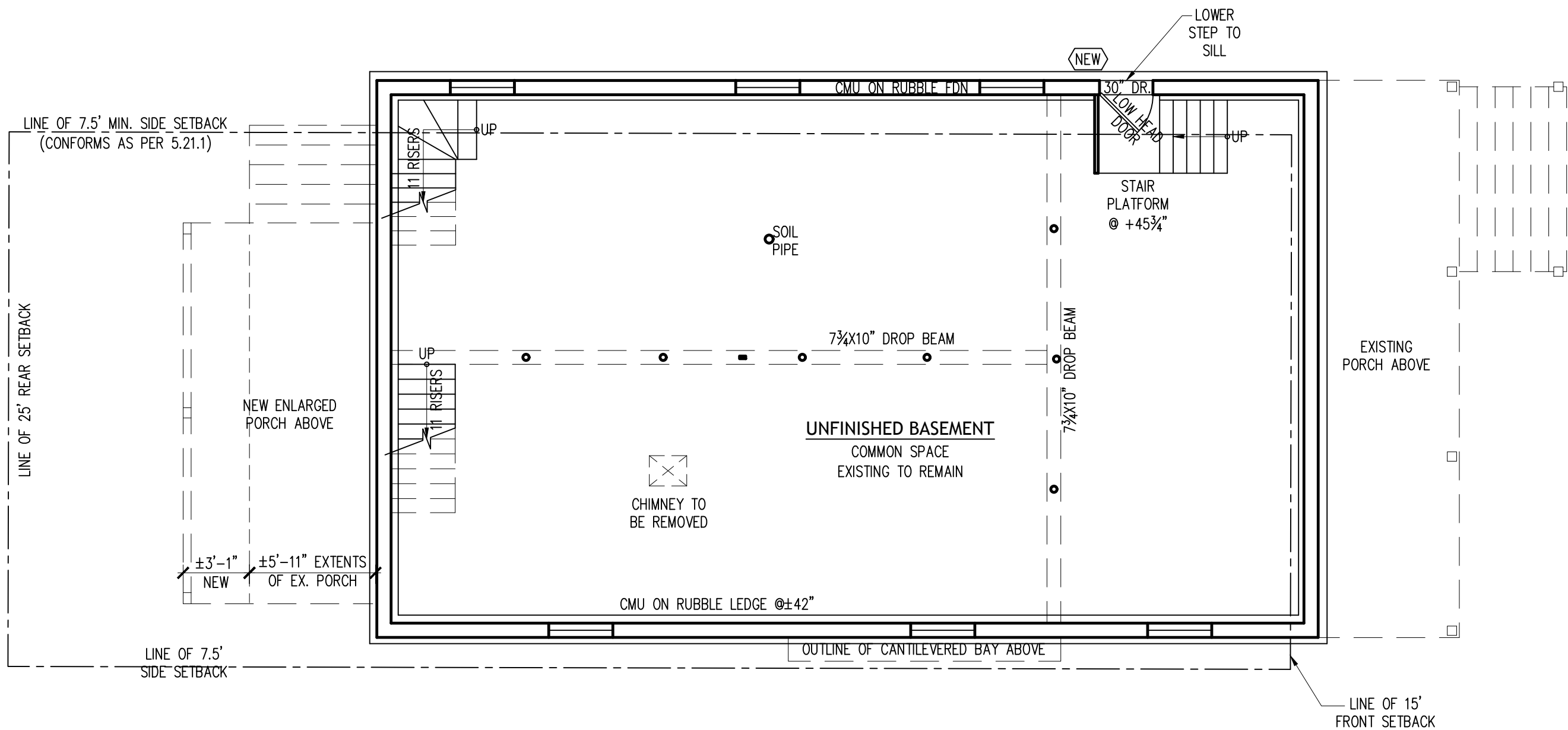
CONTEXT MAP & PHOTOGRAPHS

DATE: 4/19/2021

REVISION:

SCALE: NONE

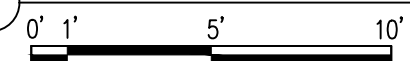
A0.4



BASEMENT AREA TOTALS

GROSS FLOOR AREA = 0 SF for FAR

1 BASEMENT PLAN - PROPOSED



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41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

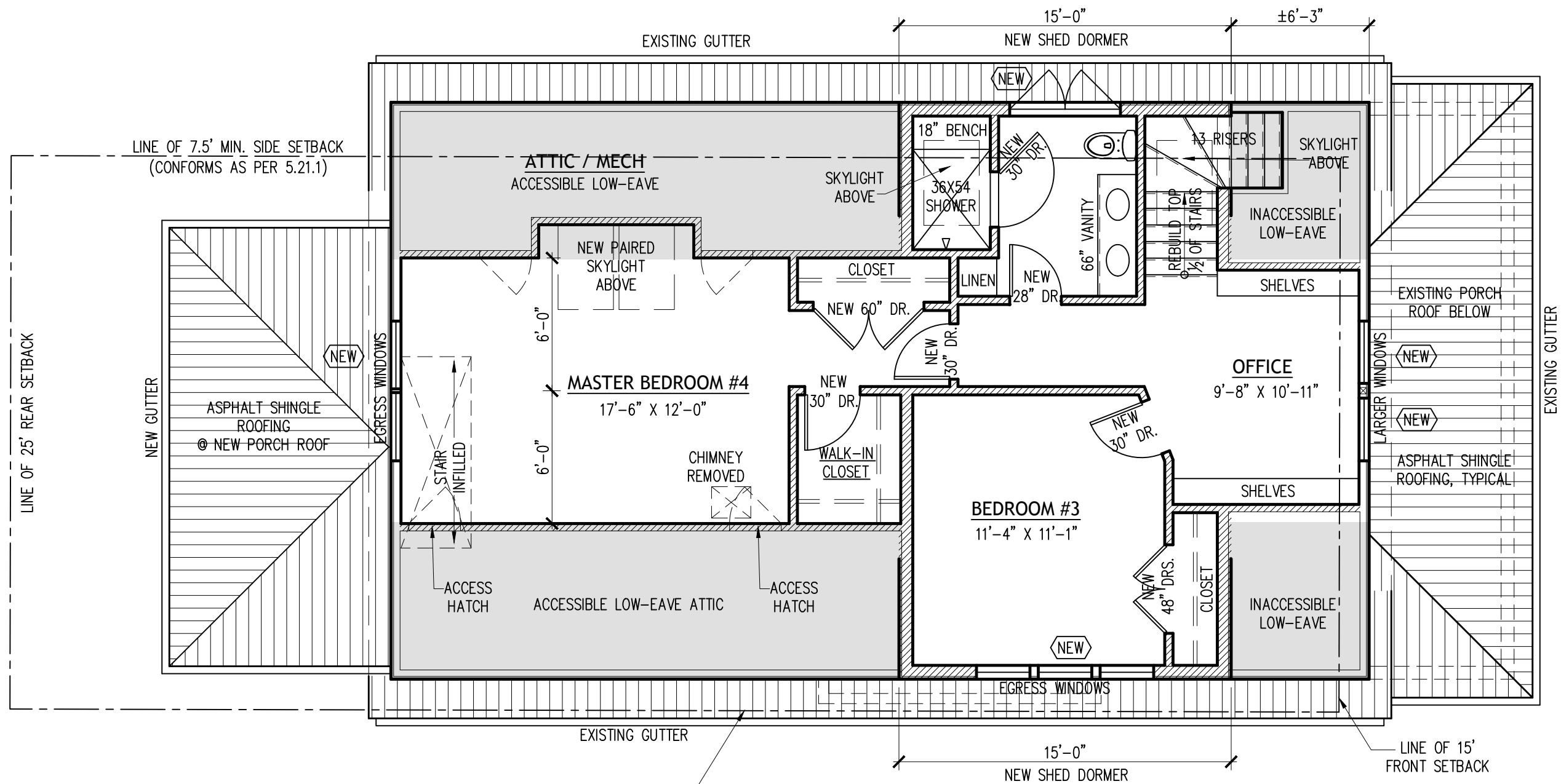
BASEMENT PLAN - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A1.0



THIRD FLOOR AREA TOTAL for FAR

GROSS FLOOR AREA = 738 SF

ENCLOSED 3RD FLOOR = 738 SF
(AREA OF ≥5' HEADROOM)

LINE OF 7.5'
SIDE SETBACK

LEGEND

- INDICATES EXTENT OF NEW WALLS
- AREA WITH <5' OF HEADROOM

1 THIRD FLOOR PLAN - PROPOSED

0' 1' 5' 10'

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PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

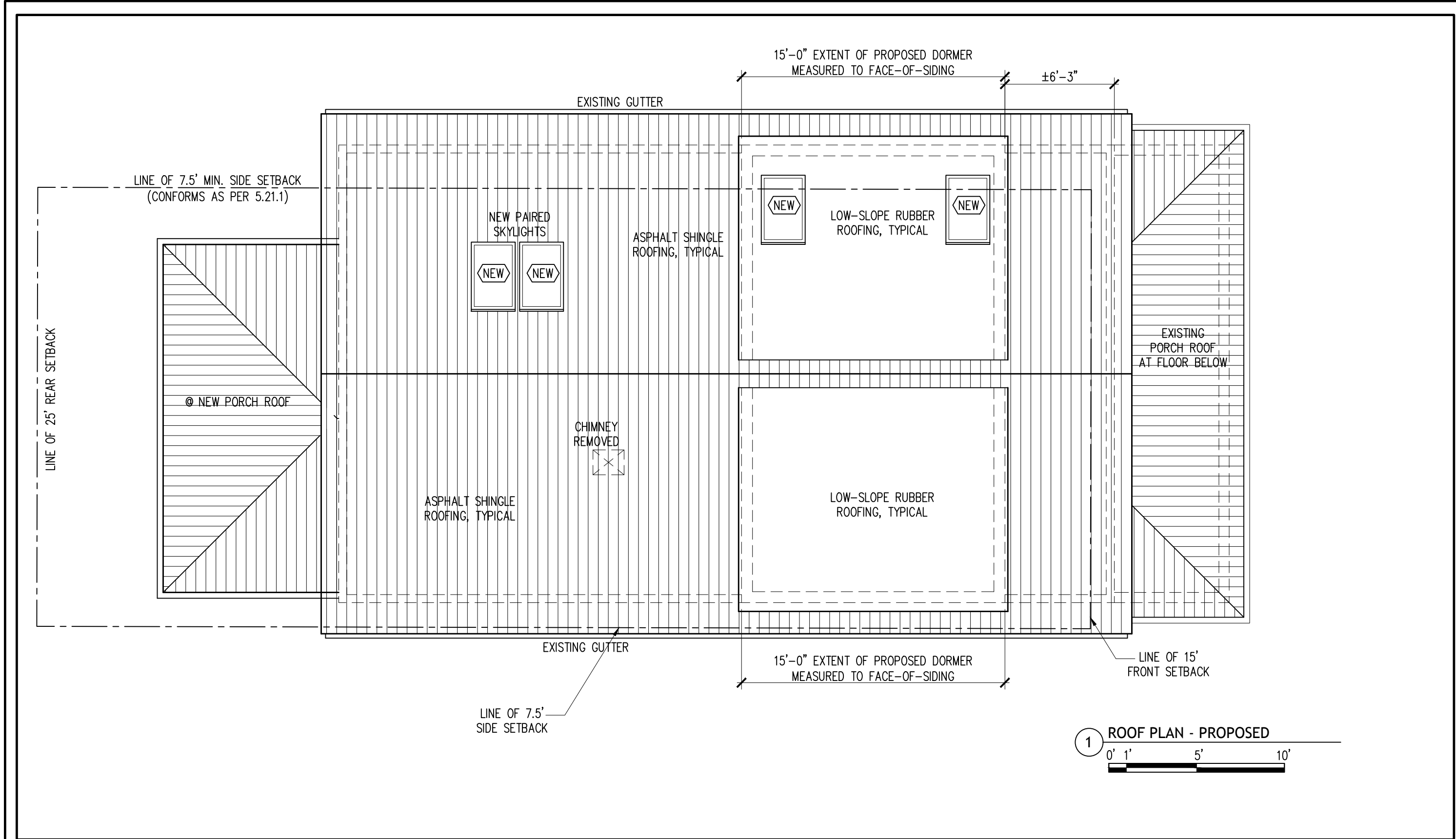
THIRD FLOOR PLAN - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A1.3



1 ROOF PLAN - PROPOSED

0' 1' 5' 10'

AMY SEMMES, A.I.A.

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE: 41-43 MAGOUN ST, CAMBRIDGE, MA.

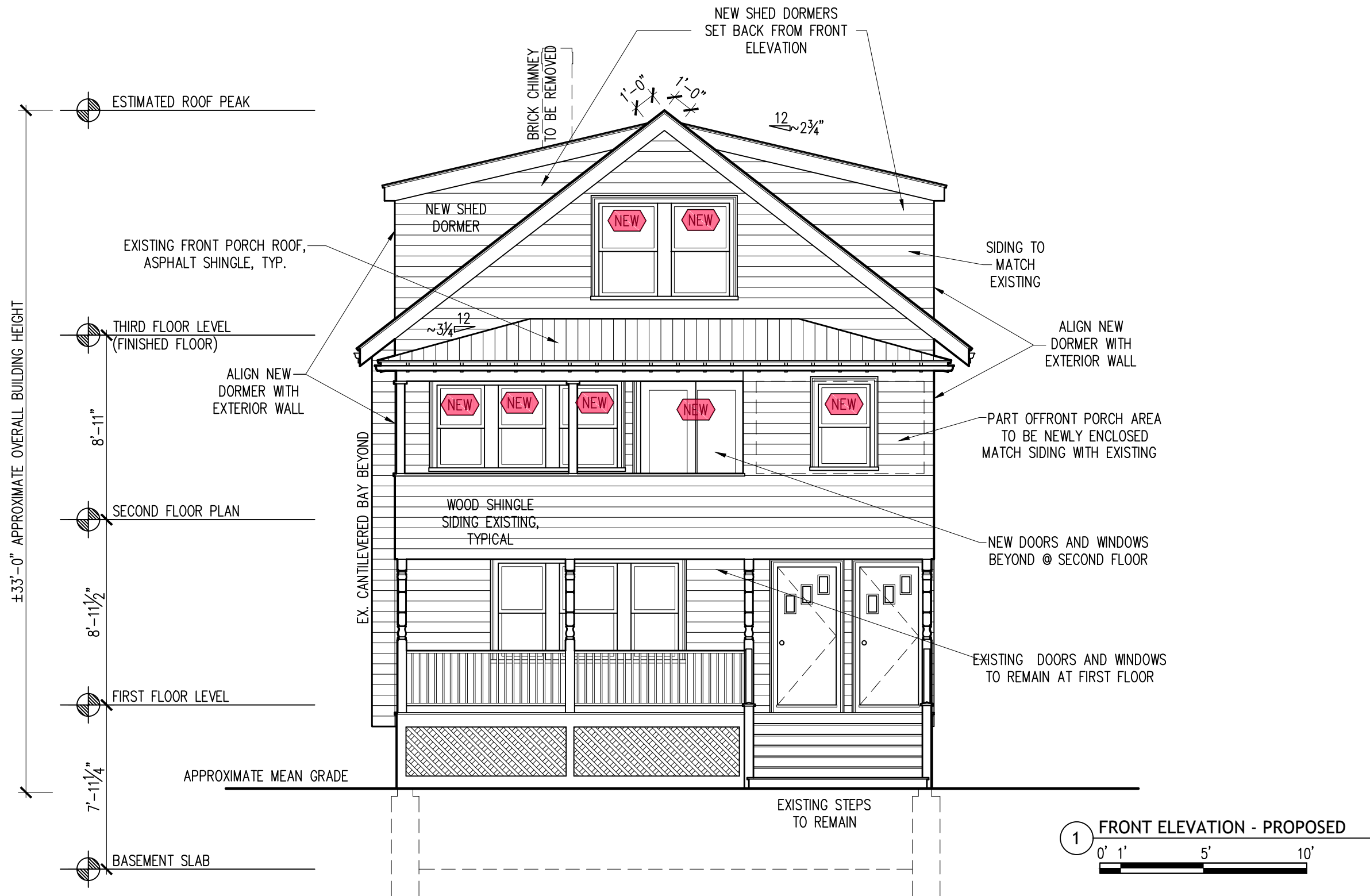
DRAWING TITLE: ROOF PLAN - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A1.4



AMY SEMMES, A.I.A.

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

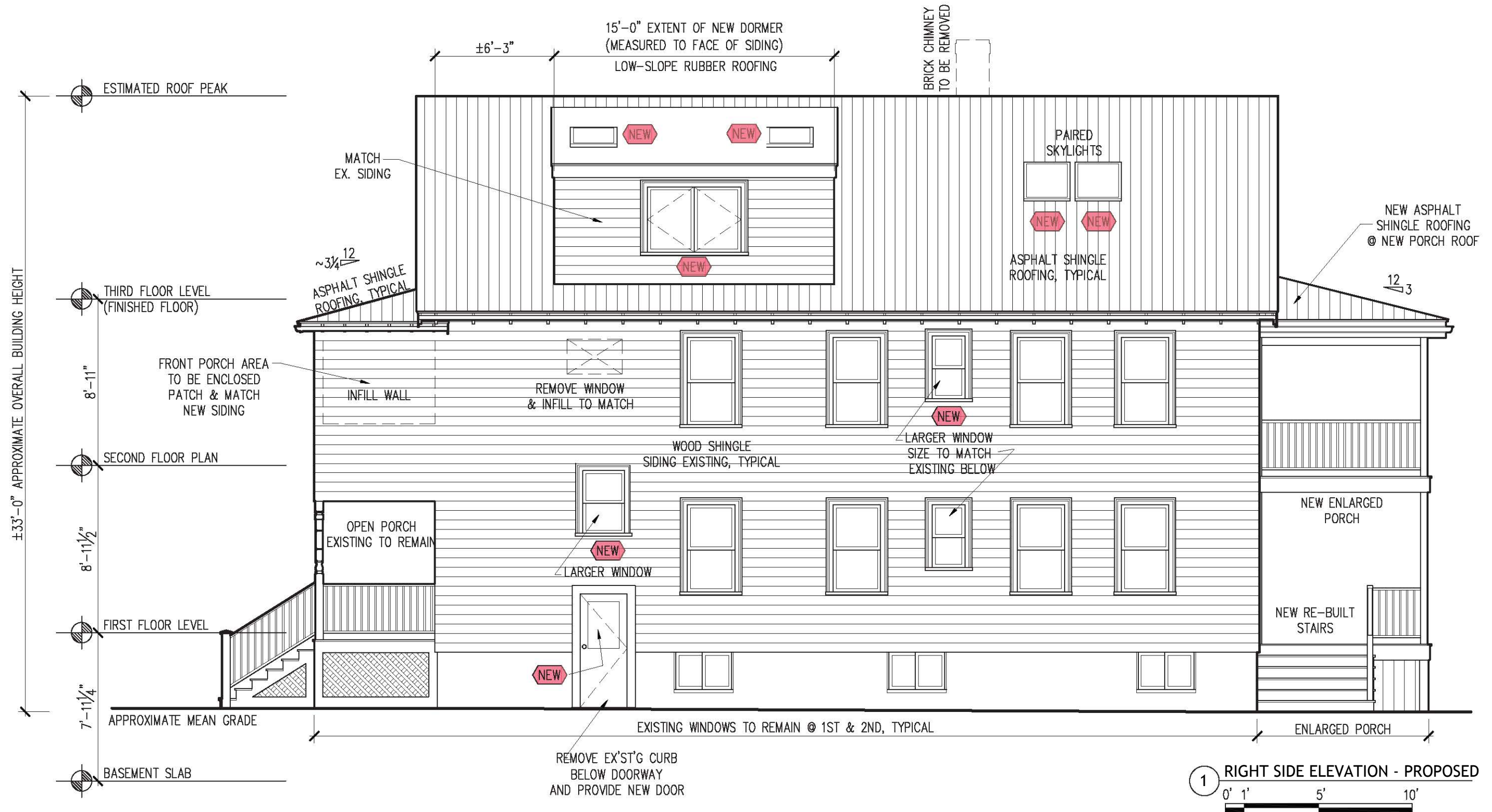
FRONT ELEVATION - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A2.0



AMY SEMMES, A.I.A.

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

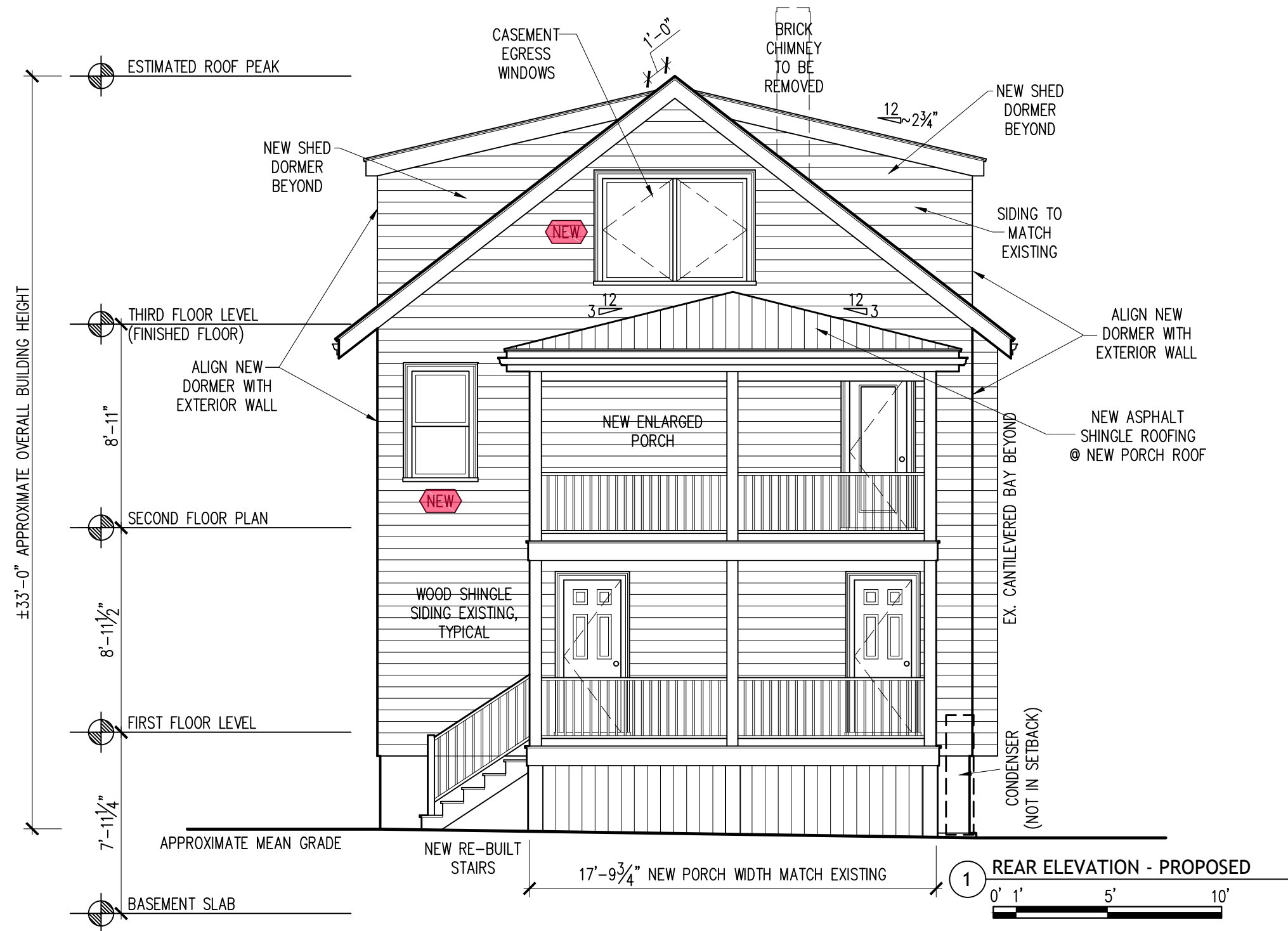
RIGHT SIDE ELEVATION - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A2.1



AMY SEMMES, A.I.A

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

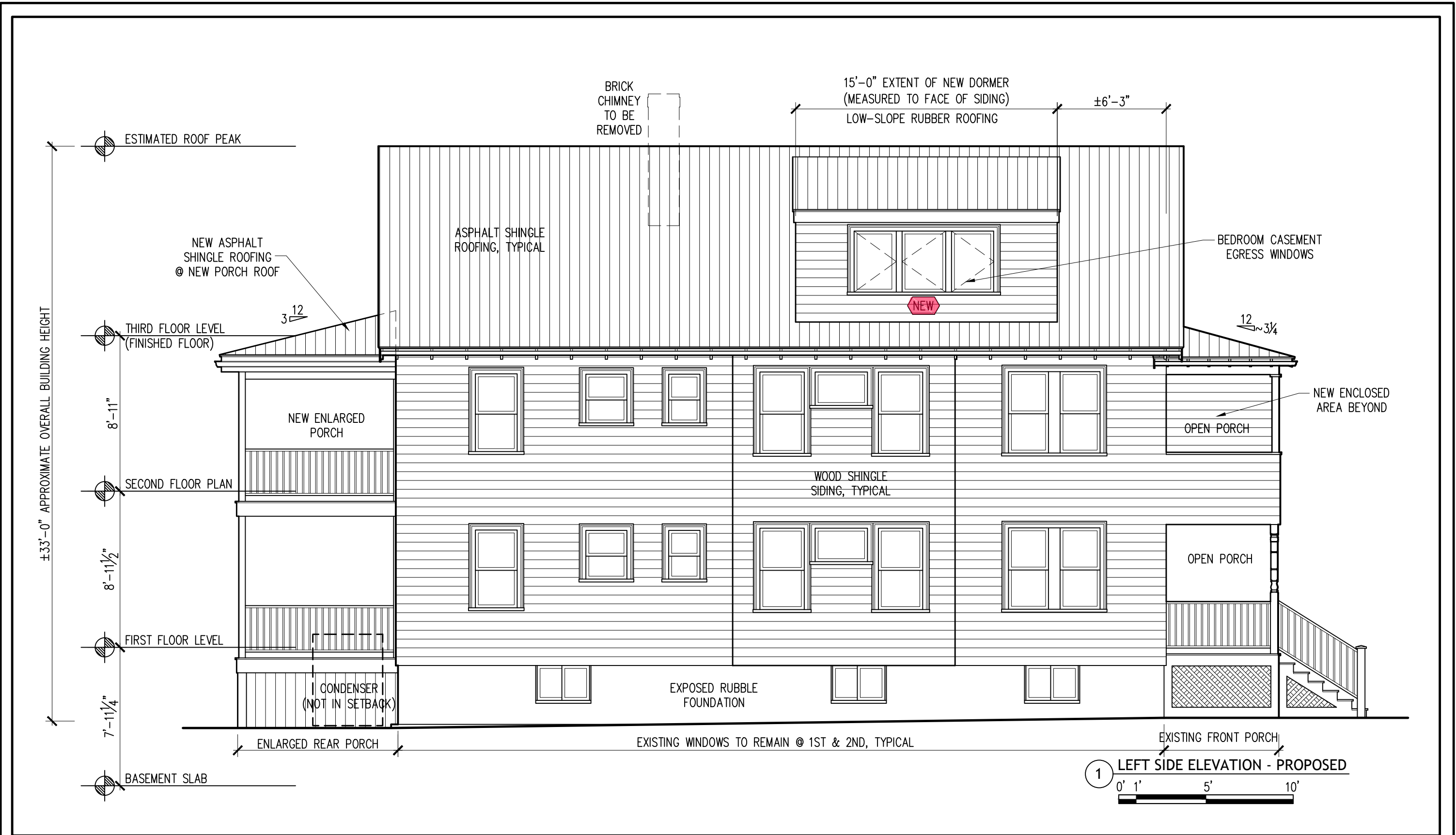
REAR ELEVATION - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: $3/16" = 1'-0"$

A2.2



AMY SEMMES, A.I.A

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

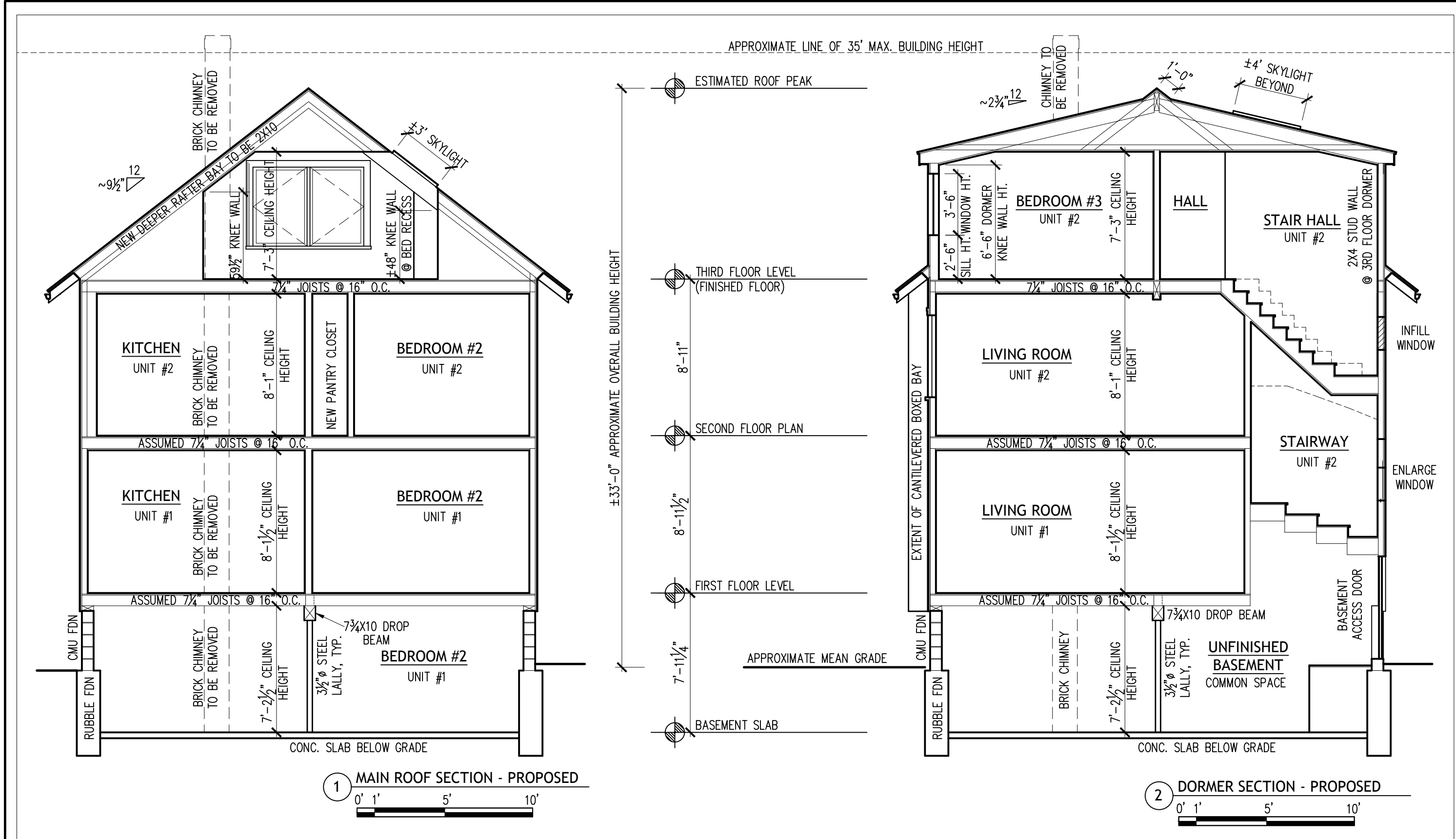
LEFT SIDE ELEVATION - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A2.3



AMY SEMMES, A.I.A

120 AUBURN ST MEDFORD, MA 02155

TELEPHONE: 781 507-6668

EMAIL: amy @ semmesdesign.com

PROJECT TITLE:

41-43 MAGOUN ST, CAMBRIDGE, MA.

DRAWING TITLE:

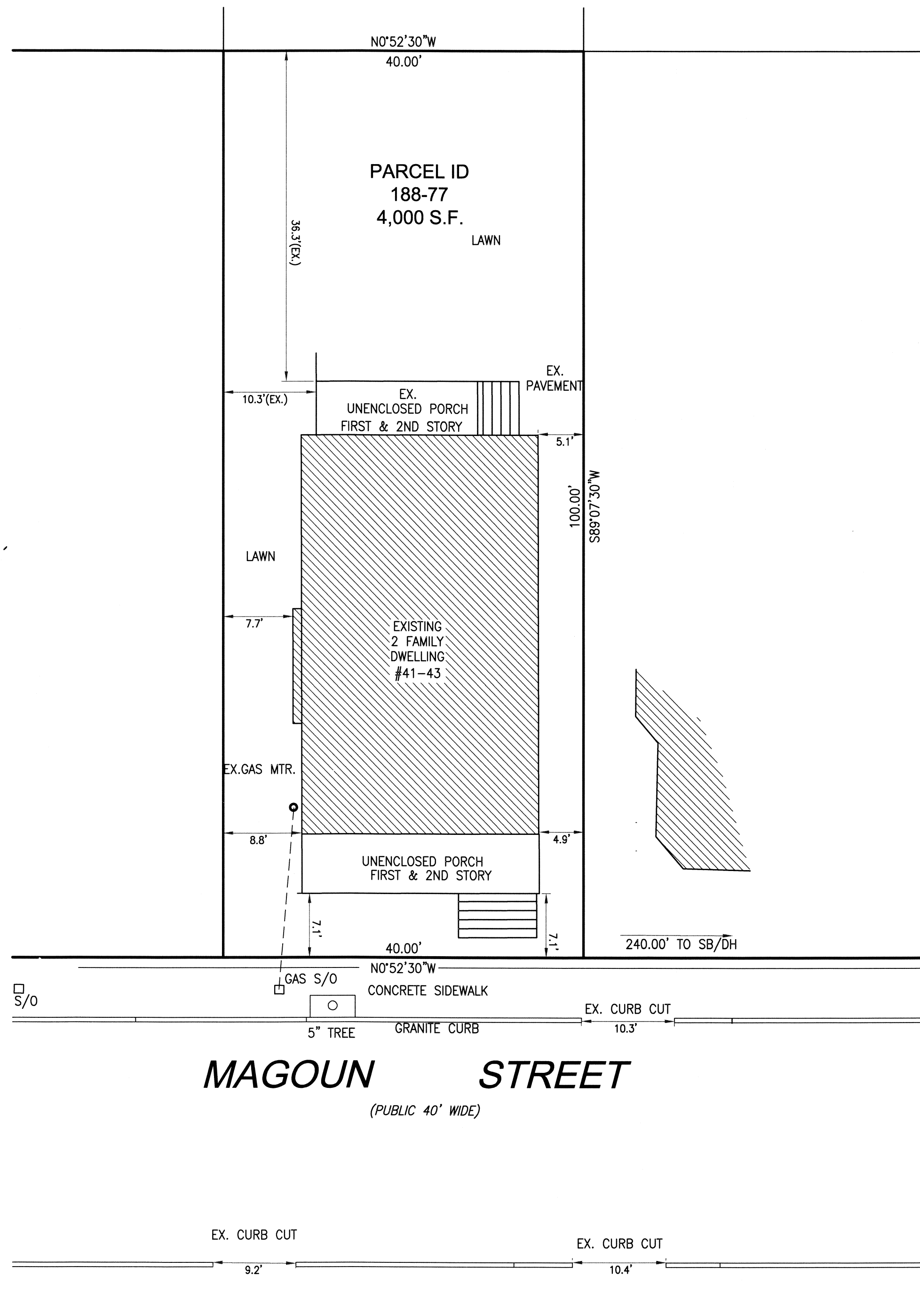
BUILDING SECTIONS - PROPOSED

DATE: 4/19/2021

REVISION:

SCALE: 3/16" = 1'-0"

A3.0



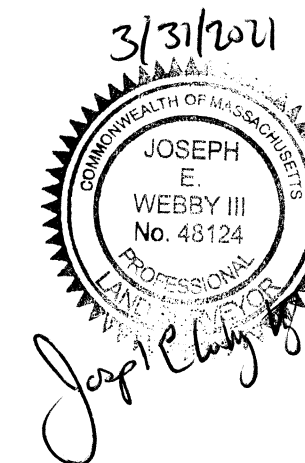
NOTES:
RECORD OWNERS:

#41-43 MAGOUN STREET (MAP 188-LOT 77)
NEHEET TRIVEDI &
KATE MCGOVERN
RECORD DEED:
BK 72014 PAGE 164

REC. PLAN BK 22-14

LOCUS IS ZONED RB

A PORTION OF THE LOCUS DOES LIE IN A SPECIAL FLOOD HAZARD
ZONE AE 7 ± AS SHOWN ON COMMUNITY PANEL 25017C0419E
EFFECTIVE 06/04/2010



- GENERAL NOTES:
1. BEFORE CONSTRUCTION BEGINS DIG-SAFE AND THE CITY OF CAMBRIDGE MUST BE NOTIFIED.
 2. ALL UTILITY LOCATIONS AND INVERTS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL INVERTS AND UTILITY LOCATIONS. FIELD ADJUSTMENTS ARE TO BE MADE AS NECESSARY.
 3. SUBSURFACE SOIL CONDITIONS AND SEASONAL HIGH GROUNDWATER ARE UNKNOWN



PLOT
PLAN OF LAND
IN
CAMBRIDGE, MASS.

PREPARED FOR
NAHEET TRIVEDI & KATE MCGOVERN
SCALE: 1"=10' MARCH 31, 2021
WEBBY ENGINEERING ASSOCIATES, INC.
ENGINEERS & LAND SURVEYORS
180 COUNTY ROAD - PLYMPTON, MA.
02367 TEL. 1-781-585-1164

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

4/5/21

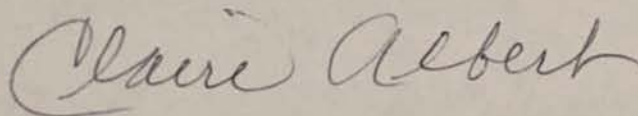
April 2021

Dear Board of Zoning Appeal,

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In addition, as someone who has lived on Magoun St for many years, I believe their investment in their home will also improve the overall quality and livability of our neighborhood.

Thank you,

A handwritten signature in cursive script that reads "Claire Albert". The signature is written in dark ink and is positioned in the center of the page, below the "Thank you," text.

Claire Albert
36 Magoun St
Cambridge, MA 02140

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

April 2021

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Thank you,

Thomas M. Dame

Geraldine Dame

Thomas and Geraldine Dame
40 Magoun St
Cambridge, MA 02140

Good luck with
the reno.!

Looks great.

- T. + G.

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

April 2021

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Thank you,

Yehia Moussa
4/8/21

Yehia Moussa
46 Magoun St
Cambridge, MA 02140

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

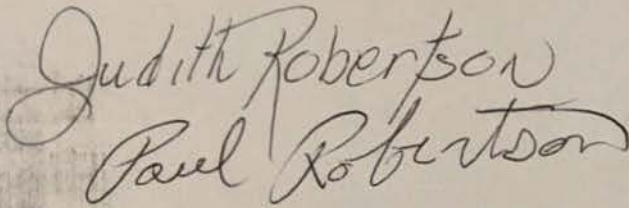
April 2021

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In addition, as someone who has lived on Magoun St for many years, we believe their investment in their home will also improve the overall quality and livability of our neighborhood.

Thank you,

Handwritten signatures of Judith Robertson and Paul Robertson in cursive script.

Judith and Paul Robertson
45 Magoun St
Cambridge, MA 02140

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

From: **Richard Manders** <RM@freescalecoaching.com>
Date: Sun, Mar 21, 2021 at 9:29 PM
Subject: Re: email/letter for BZA
To: Neheet Trivedi <neheet@gmail.com>
Cc: Kate McGovern <kate.mcgovern@gmail.com>

All good by us on this.

Sincerely,

Richard Manders
Co- Founder
FreeScale Coaching Systems
O: [REDACTED] C: [REDACTED]
RM@FreeScaleCoaching.com
WWW.FreeScaleCoaching.com
YouTube: <https://m.youtube.com/playlist?list=PLep--xiZvxvJFTGAHX7LNKG4v7GceVLul>

From: Neheet Trivedi <neheet@gmail.com>
Sent: Sunday, March 21, 2021 9:16:00 PM
To: Richard Manders <RM@freescalecoaching.com>
Cc: Kate McGovern <kate.mcgovern@gmail.com>
Subject: email/letter for BZA

Hi Richard,

Great to see you again today.

Thank you for your support in our application to the board for the modifications we had discussed last year. Things were on pause for a bit, but will be submitting an application shortly. The modifications include dormers, some window modifications, deck extension into the backyard, and partial closing in of the front porch for a mudroom. I'm attaching here the letter you signed last year and a link to the full designs [here](#) (see A2.0-2.1 for most relevant specifics). Since the letter is a year old, we'd be grateful if you could just respond to this message indicating that you're comfortable and that your letter of support still stands. Certainly, if you have any questions or concerns, please do let us know.

Thank you again for your support.

Neheet and Kate (and Kavya and Priya)

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

February 22, 2020

Dear Board of Zoning Appeal,

I own the three-unit building at 37-39 Magoun St, which abuts 41-43 Magoun St. I have had an opportunity to meet and speak with the petitioner, Neheet Trivedi, about their deck extension, dormer plans, and window alteration plans.

As the owner of the building that would be most directly affected by these plans, I would like to write this letter in support. The modifications to their home are reasonable and have the potential to increase the safety of their home while improving the overall quality and livability of properties in our neighborhood.

Thank you,

A handwritten signature in blue ink, appearing to read 'R. Manders', followed by a long horizontal line extending to the right.

Richard Manders
Owner, 37-39 Magoun St
Cambridge, MA 02140

Mail correspondence to:
Senne Management
PO Box 380790
Cambridge, MA 02238

41-43 Magoun's front porch has historically been enclosed



During recent structural work under the previous owners, the windows were temporarily removed but not reinstalled.

Image source: City of Cambridge Assessing Department, 2019-2020 tax bill

The map displays a grid of streets. Madison Ave runs vertically on the left, and Magoun St runs vertically on the right. A horizontal street, 43rd St, is labeled 'ROAD' in the center. A red oval highlights a block between Madison Ave and Magoun St, specifically between 35th St and 41st St. A blue line with arrows indicates a route starting from the bottom of the oval, moving up to 43rd St, then right to Magoun St, and finally down to the bottom of the oval.

Streets shown include Madison Ave, 7 Madison Ave, 11 Madison Ave, 15 Madison Ave, 17 Madison Ave, 19 Madison Ave, 21 Madison Ave, 22 Madison Ave, 25 Madison Ave, 27 Madison Ave, 30 Madison Ave, 31 Madison Ave, 33 Madison Ave, 34 Madison Ave, 35 Madison Ave, 38 Madison Ave, 39 Madison Ave, 42 Madison Ave, 41 Madison Ave, 49 Madison Ave, 47 Madison Ave, 51 Madison Ave, 53 Madison Ave, 54 Madison Ave, 57 Madison Ave, 58 Madison Ave, 59 Madison Ave, 188-66, 188-65, 188-64, 188-63, 188-62, 188-61, 188-60, 188-59, 188-58, 188-57, 188-56, 188-55, 188-105, 188-104, 188-144, 188-143, 188-145, 188-70, 188-71, 188-72, 188-73, 188-74, 188-75, 188-76, 188-77, 188-78, 188-79, 188-80, 188-81, 189-88, 189-90, 189-3, 189-29, 189-28, 189-27, 189-26, 189-25, 189-24, 189-23, 189-22, 189-21, 189-20, 189-104, 189-103, 189-15, 189-16, 189-14, 189-13, 189-12, 189-11, 189-10, 189-9, 189-2, 189-1, 189-4, 189-5, 189-6, 189-7, 189-8, 189-17, 189-18, 189-19, 189-20, 189-21, 189-22, 189-23, 189-24, 189-25, 189-26, 189-27, 189-28, 189-29, 189-30, 189-31, 189-32, 189-33, 189-34, 189-35, 189-36, 189-37, 189-38, 189-39, 189-40, 189-41, 189-42, 189-43, 189-44, 189-45, 189-46, 189-47, 189-48, 189-49, 189-50, 189-51, 189-52, 189-53, 189-54, 189-55, 189-56, 189-57, 189-58, 189-59, 189-60, 189-61, 189-62, 189-63, 189-64, 189-65, 189-66, 189-67, 189-68, 189-69, 189-70, 189-71, 189-72, 189-73, 189-74, 189-75, 189-76, 189-77, 189-78, 189-79, 189-80, 189-81, 189-82, 189-83, 189-84, 189-85, 189-86, 189-87, 189-88, 189-89, 189-90, 189-91, 189-92, 189-93, 189-94, 189-95, 189-96, 189-97, 189-98, 189-99, 189-100, 189-101, 189-102, 189-103, 189-104, 189-105, 189-106, 189-107, 189-108, 189-109, 189-110, 189-111, 189-112, 189-113, 189-114, 189-115, 189-116, 189-117, 189-118, 189-119, 189-120, 189-121, 189-122, 189-123, 189-124, 189-125, 189-126, 189-127, 189-128, 189-129, 189-130, 189-131, 189-132, 189-133, 189-134, 189-135, 189-136, 189-137, 189-138, 189-139, 189-140, 189-141, 189-142, 189-143, 189-144, 189-145, 189-146, 189-147, 189-148, 189-149, 189-150, 189-151, 189-152, 189-153, 189-154, 189-155, 189-156, 189-157, 189-158, 189-159, 189-160, 189-161, 189-162, 189-163, 189-164, 189-165, 189-166, 189-167, 189-168, 189-169, 189-170, 189-171, 189-172, 189-173, 189-174, 189-175, 189-176, 189-177, 189-178, 189-179, 189-180, 189-181, 189-182, 189-183, 189-184, 189-185, 189-186, 189-187, 189-188, 189-189, 189-190, 189-191, 189-192, 189-193, 189-194, 189-195, 189-196, 189-197, 189-198, 189-199, 189-200, 189-201, 189-202, 189-203, 189-204, 189-205, 189-206, 189-207, 189-208, 189-209, 189-210, 189-211, 189-212, 189-213, 189-214, 189-215, 189-216, 189-217, 189-218, 189-219, 189-220, 189-221, 189-222, 189-223, 189-224, 189-225, 189-226, 189-227, 189-228, 189-229, 189-230, 189-231, 189-232, 189-233, 189-234, 189-235, 189-236, 189-237, 189-238, 189-239, 189-240, 189-241, 189-242, 189-243, 189-244, 189-245, 189-246, 189-247, 189-248, 189-249, 189-250, 189-251, 189-252, 189-253, 189-254, 189-255, 189-256, 189-257, 189-258, 189-259, 189-260, 189-261, 189-262, 189-263, 189-264, 189-265, 189-266, 189-267, 189-268, 189-269, 189-270, 189-271, 189-272, 189-273, 189-274, 189-275, 189-276, 189-277, 189-278, 189-279, 189-280, 189-281, 189-282, 189-283, 189-284, 189-285, 189-286, 189-287, 189-288, 189-289, 189-290, 189-291, 189-292, 189-293, 189-294, 189-295, 189-296, 189-297, 189-298, 189-299, 189-300, 189-301, 189-302, 189-303, 189-304, 189-305, 189-306, 189-307, 189-308, 189-309, 189-310, 189-311, 189-312, 189-313, 189-314, 189-315, 189-316, 189-317, 189-318, 189-319, 189-320, 189-321, 189-322, 189-323, 189-324, 189-325, 189-326, 189-327, 189-328, 189-329, 189-330, 189-331, 189-332, 189-333, 189-334, 189-335, 189-336, 189-337, 189-338, 189-339, 189-340, 189-341, 189-342, 189-343, 189-344, 189-345, 189-346, 189-347, 189-348, 189-349, 189-350, 189-351, 189-352, 189-353, 189-354, 189-355, 189-356, 189-357, 189-358, 189-359, 189-360, 189-361, 189-362, 189-363, 189-364, 189-365, 189-366, 189-367, 189-368, 189-369, 189-370, 189-371, 189-372, 189-373, 189-374, 189-375, 189-376, 189-377, 189-378, 189-379, 189-380, 189-381, 189-382, 189-383, 189-384, 189-385, 189-386, 189-387, 189-388, 189-389, 189-390,

14. 10. 1968



41 Magoun St.

Petitioners

188-59
DESROSIERS, LEO A. & THERESA I. DESROSIERS
LIFE ESTATE
P.O BX 410072
CAMBRIDGE, MA 02140-1614

188-76
37 MAGOUN ST LLC
52 PORTER ST #1
SOMERVILLE, MA 02143

188-77
TRIVEDI, NEHEET & KATE L. MCGOVERN
41 MAGOUN ST
CAMBRIDGE, MA 02140

188-75
RULF, DAPHNE
33 MAGOUN ST
CAMBRIDGE, MA 02140

188-78
ROBERTSON, JAMES P. & JUDITH M ROBERTSON
TRSTES OF BOTH THE JAMES P ROBERTSON
REVOC TRUST
8 MAPLE ST
WATERTOWN, MA 02472

189-25
ALBERT, JULES J. & CLAIRE M ALBERT
36 MAGOUN ST
CAMBRIDGE, MA 02140-1617

189-24
DAME, THOMAS M. &
GERALDINE A. HEALEY-DAME
40 MAGOUN ST.
CAMBRIDGE, MA 02140-1617

188-57
HAEHN DANIEL
41 MADISON AVE
CAMBRIDGE, MA 02140

188-60
JOHN, BINO & ELANE FISHLEVICH
31-33 MADISON AVE. UNIT 3
CAMBRIDGE, MA 02140

189-23
MOUSSA, YEHIA S. & LAILA MOUSSA
46 MAGOUN ST
CAMBRIDGE, MA 02139

188-60
VEROSKO, JESSICA
31-33 MADISON AVENUE. UNIT 1
CAMBRIDGE, MA 02140

188-79
KOZACHUK, ALEXANDER M. KEVIN PAUL &
MAUREEN E. KOZACHUK
49 MAGOUN ST
CAMBRIDGE, MA 02140

188-61
BOUCHARD, ANNA K.,
TR. THE ANNA K. BOUCHARD LIV TRUST
27 MADISON AVE
CAMBRIDGE, MA 02140

188-58
MAHONEY, ELVIRA V.
39 MADISON AVE
CAMBRIDGE, MA 02140

188-60
BAKSHI, RAY S.
31-33 MADISON AVE. UNIT 2
CAMBRIDGE, MA 02140

Images of 41-43 Magoun St property



Front



Back



Right (north)



Left (south)

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

4/5/21

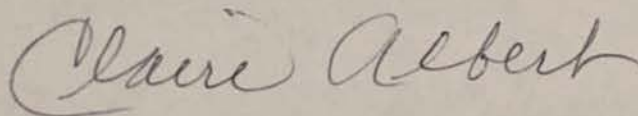
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Thank you,

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Claire Albert
36 Magoun St
Cambridge, MA 02140

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

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Thomas M. Dame

Geraldine Dame

Thomas and Geraldine Dame
40 Magoun St
Cambridge, MA 02140

Good luck with
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Looks great.

- T. + G.

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4/8/21

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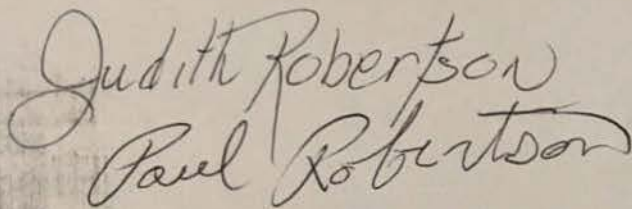
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Handwritten signatures of Judith Robertson and Paul Robertson in cursive script.

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45 Magoun St
Cambridge, MA 02140

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From: **Richard Manders** <RM@freescalecoaching.com>
Date: Sun, Mar 21, 2021 at 9:29 PM
Subject: Re: email/letter for BZA
To: Neheet Trivedi <neheet@gmail.com>
Cc: Kate McGovern <kate.mcgovern@gmail.com>

All good by us on this.

Sincerely,

Richard Manders
Co- Founder
FreeScale Coaching Systems
O: [REDACTED] C: [REDACTED]
RM@FreeScaleCoaching.com
WWW.FreeScaleCoaching.com
YouTube: <https://m.youtube.com/playlist?list=PLep--xiZvxvJFTGAHX7LNKG4v7GceVLuI>

From: Neheet Trivedi <neheet@gmail.com>
Sent: Sunday, March 21, 2021 9:16:00 PM
To: Richard Manders <RM@freescalecoaching.com>
Cc: Kate McGovern <kate.mcgovern@gmail.com>
Subject: email/letter for BZA

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Thank you again for your support.

Neheet and Kate (and Kavya and Priya)

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

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Richard Manders
Owner, 37-39 Magoun St
Cambridge, MA 02140

Mail correspondence to:
Senne Management
PO Box 380790
Cambridge, MA 02238

Cambridge Board of Zoning Appeal
831 Massachusetts Avenue
Cambridge, MA 02139

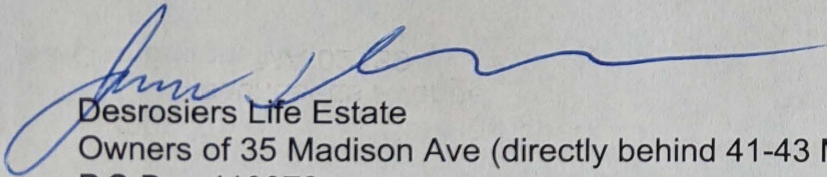
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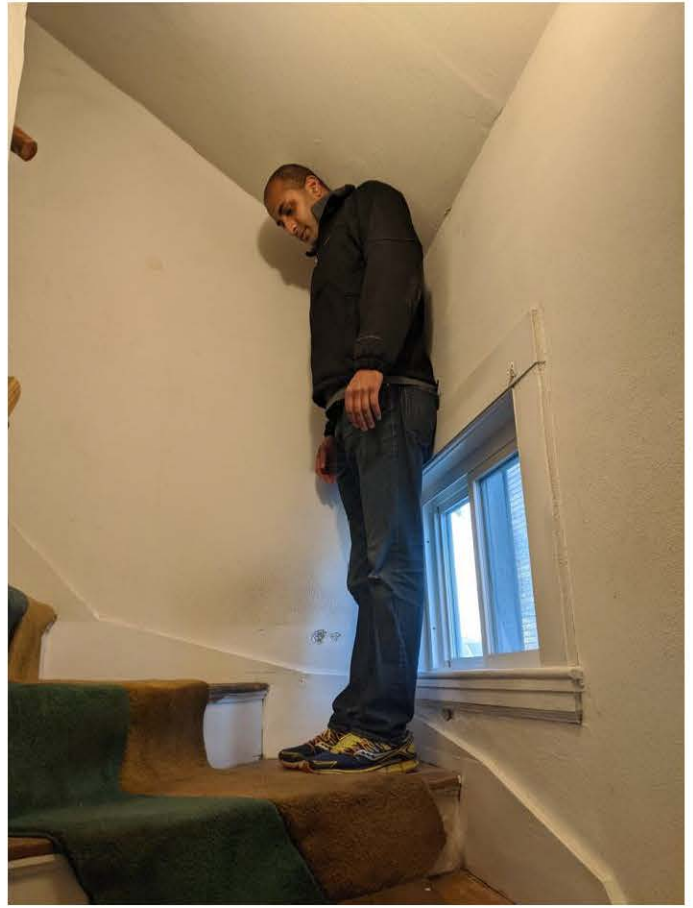
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Thank you,



Desrosiers Life Estate
Owners of 35 Madison Ave (directly behind 41-43 Magoun St)
P.O Box 410072
Cambridge, MA 02140

Stairwell height issues



Dormers on Magoun St



24 Magoun St



28-30 Magoun St



44-46 Magoun St



56 Magoun St

Dormers in neighborhood (con't)



14-16 Harrison St



17 Kimball St



19-21 Kimball St (left side)



19-21 Kimball St (right side)

Dormers in neighborhood (con't)



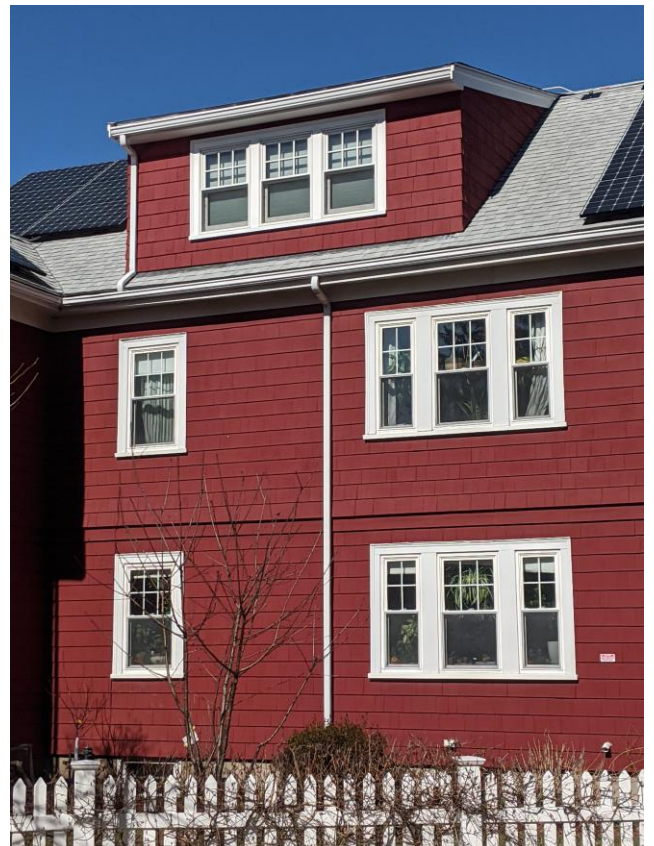
22 Seagrave Rd.



26-27 Seagrave Rd.



29 Seagrave Rd. (left side)



29 Seagrave Rd. (right side)

Front porch enclosures: two-family homes on Magoun



13 Magoun St



15 Magoun St



19 Magoun St



49 Magoun St