



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 JUN -1 PM 2:43

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 225121

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: LaColterton LLC C/O Stephan Dubouloz

PETITIONER'S ADDRESS: 50 Hancock Street, Cambridge, Massachusetts 02139

LOCATION OF PROPERTY: 42 Dana St., Cambridge, MA

TYPE OF OCCUPANCY: Accessory Garage

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

The petitioner seeks relief to add wood siding and a pitched roof to a flat roofed accessory garage structure. The existing structure does not conform to the Side Yard and Rear Yard Setback requirements. The addition of the new roof structure and the wood siding will increase the non-conforming nature of the existing structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000	Section: 5.31 (Table of Dimensional Requirements)
Article: 4.000	Section: 4.21 (Accessory Uses).
Article: 10.000	Section: 10.30 (Variance).
Article: 8.000	Section: 8.22.3 (Non-Conforming Structure).

Original
Signature(s):

(Petitioner (s) / Owner)

Stephan Dubouloz
(Print Name)

Address:

50 Hancock St, Cambridge MA 02139

Tel. No.

617-259-7232

E-Mail Address:

Stephan.Dubouloz@natixis.com

Date: _____

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: LaColterton LLC
Location: 42 Dana St., Cambridge, MA
Phone: 617-259-7232

Present Use/Occupancy: Accessory Garage
Zone: Residence C-1 Zone
Requested Use/Occupancy: Accessory Garage

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		6733	6733	4047	(max.)
<u>LOT AREA:</u>		5396	5396	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		1.25	1.25	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1799	1799	1500	
<u>SIZE OF LOT:</u>	WIDTH	47	47	50	
	DEPTH	119.9	119.9	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	99.4	99.28	10	
	REAR	.60	.60	5'	
	LEFT SIDE	22.1	21.98	5	
	RIGHT SIDE	.90	.90	5	
<u>SIZE OF BUILDING:</u>	HEIGHT	10	15	15	
	WIDTH	20	20.33	n/a	
	LENGTH	20	20.33	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		32.6%	32.6%	30%	
<u>NO. OF DWELLING UNITS:</u>		3	3	3	
<u>NO. OF PARKING SPACES:</u>		2	2	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		35.1	34.92	10	

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.:

THE EXISTING ACCESSORY GARAGE IS A MASONRY STRUCTURE WITH A WOOD FRAME ROOF STRUCTURE. THE ADJACENT 3 FAMILY STRUCTURE IS A WOOD FRAME STRUCTURE OVER A MASONRY / STONE FOUNDATION.

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'.

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 La Colterton LLC c/o Stephan DuBouloz
(OWNER)

Address: 50 Hancock St, Cambridge MA 02139

State that I/We own the property located at 42 Dana Street, which is the subject of this zoning application.

The record title of this property is in the name of La Colterton LLC

*Pursuant to a deed of duly recorded in the date 11/9/2021, Middlesex South County Registry of Deeds at Book 79104, Page 127; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

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

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

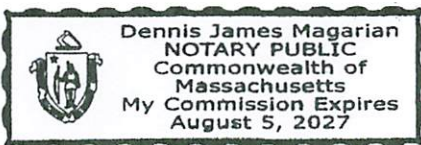
Commonwealth of Massachusetts, County of Suffolk

The above-name Stephan Dubouloz personally appeared before me, this 7th of December, 2021, and made oath that the above statement is true.

Notary

My commission expires August 5, 2027 (Notary Seal).

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



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

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

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

THE EXISTING NON-CONFORMING GARAGE STRUCTURE PREDATES THE ZONING ORDINANCE. RENOVATIONS TO IMPROVE THE LIFE SPAN AND UTILITY OF THE STRUCTURE CANNOT BE MADE WITHOUT THE REQUESTED RELIEF. COMPLIANCE WITH THE ZONING ORDINANCE WOULD REQUIRE DEMOLITION AND RECONSTRUCTION

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

THE EXISTING NON-CONFORMING GARAGE STRUCTURE PREDATES THE ZONING ORDINANCE AND IS CURRENTLY NONCONFORMING WITH RESPECT TO THE SIDE AND REAR YARD REQUIREMENT OF 5'. THE STRUCTURE IS HIDDEN BEHIND THE LARGER PRIMARY STRUCTURE AT THE REAR OF THE LOT AND THE PROPOSED CHANGES WILL HAVE LITTLE IMPACT ON THE ADJACENT PROPERTIES OR THE LARGER ZONING DISTRICT.

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

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

CHANGES TO THE STRUCTURE ARE LIMITED TO AN INCREASE OF 2" ON EXISTING NONCONFORMING EXTERIOR WALLS AND AN INCREASE IN BUILDING HEIGHT TO 15' AT THE RIDGE OF THE NEW ROOF. THE PROPOSED CHANGE WILL HAVE LITTLE OR NO IMPACT ON THE ADJACENT PROPERTIES.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

THE EXISTING NON-CONFORMITY PREDATES THE ORDINANCE. THE CHANGES PROPOSED IMPACT THE NON-CONFORMING NATURE OF THE STRUCTURE IN MINOR WAYS THAT WILL HAVE LITTLE IMPACT ON THE ADJACENT PROPERTIES.

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



42 DANA STREET, CAMBRIDGE MA

client
LaColterton LLC

title
BZA SPECIAL PERMIT APPLICATION

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
495 Cambridge Street, Boston MA 02142

job number
21-070

scale

set issue date
05/16/23

sheet issue date
08/18/22

Sheet no.
A01



THIS SITE

City of Cambridge August 27, 2021

LEGEND

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath

City of Cambridge
Massachusetts

1" = 20 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.
www.cambridgema.gov/gis

client
LaColterton LLC

title
ASSESSOR'S PLOT PLAN

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
495 Cambridge Street, Boston MA 02114

job number
21-070

scale

set issue date
05/16/23

sheet issue date
08/18/22

Sheet no.
A02



**VIEW OF ACCESSORY
GARAGE STRUCTURE**



STREET VIEW FROM LEFT SIDE



STREET VIEW FROM RIGHT SIDE



REAR VIEW



**DRIVEWAY SIDE ELEVATION
FROM REAR YARD**



STREET VIEW FROM FRONT / RIGHT

5/19/2023 1:14:49 AM

client
LaColterton LLC

title
PROPERTY PHOTOS

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
495 Lakeside Blvd., Boston MA 02114

job number
21-070

scale

set issue date
05/16/23

sheet issue date
08/20/22

Sheet no.
A03

5/19/2023 11:45:50 AM



40 DANA ST.



44 DANA ST.



46 DANA ST.



36-38 DANA ST.



37 DANA ST.



39 DANA ST.



43-47 DANA ST.



49 DANA ST.

client
LaColterton LLC

title
CONTEXT PHOTOS

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
495 Lakeside Blvd., Waukegan, IL 60087

job number
21-070

scale

set issue date
05/16/23

sheet issue date
08/20/22

Sheet no.
A04

5/19/2023 1:14:50 AM

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BEFORE PROCEEDING WITH THE WORK.

THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATERGATES, ETC. AND COMPILED FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES.

ALL CONTRACTORS SHOULD NOTIFY, IN WRITING, ALL UTILITY COMPANIES OR AGENCIES PRIOR TO ANY EXCAVATION WORK.
 CALL DIGSAFE, 1-800-322-4844



CURRENT OWNER: JYOTI & AMRITA DANIERE
 TITLE REFERENCE: BK 78376 PG 448
 PLAN REFERENCE: 479 OF 1968

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

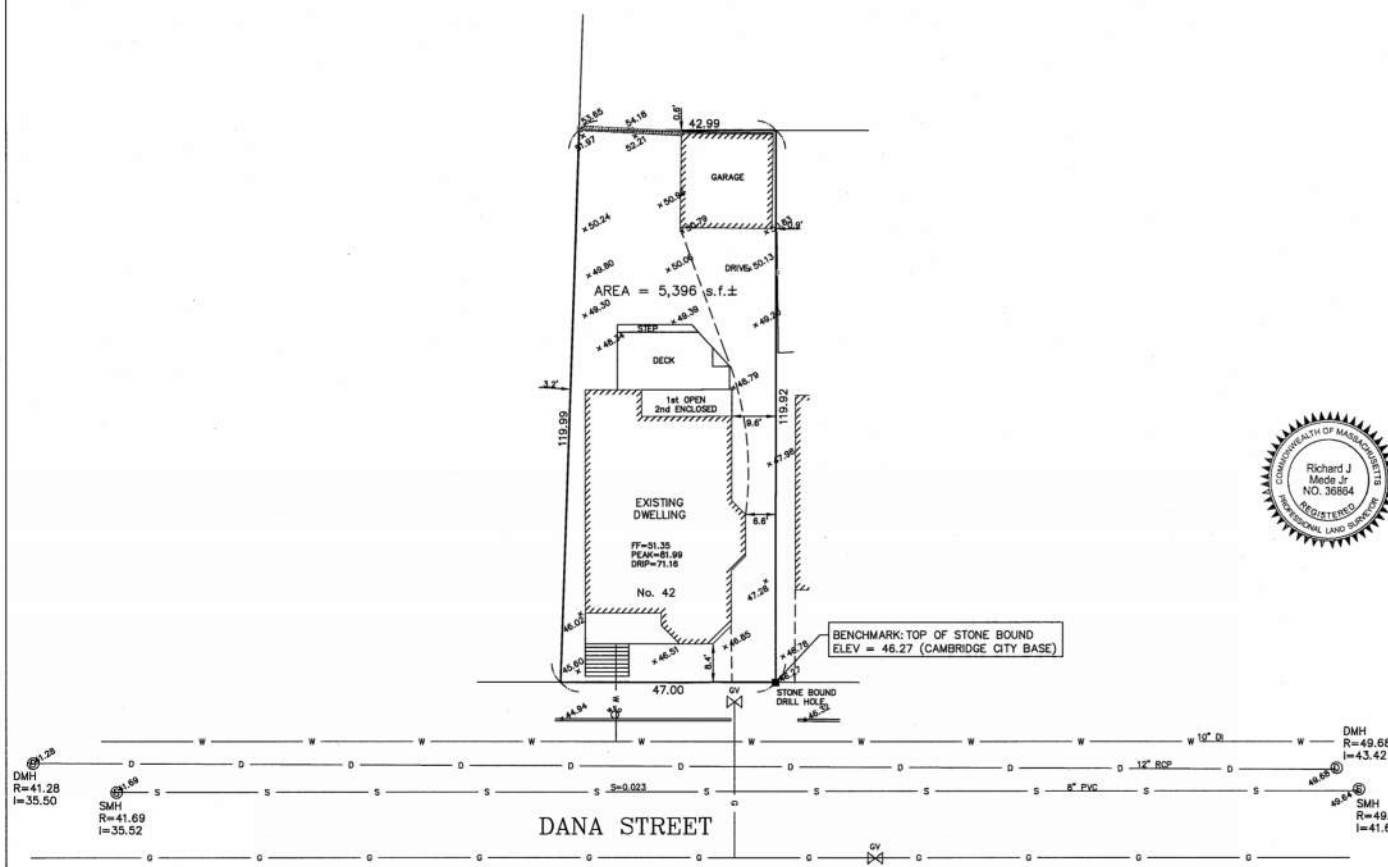
SURVEYOR'S CERTIFICATION:
 TO: STEPHAN DUBOULOZ

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 5, 2021
 DATE OF PLAN: OCTOBER 6, 2021

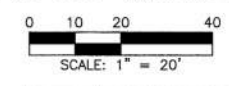


[Signature] 02/08/2022
 RICHARD J. MEDE JR. - P.L.S. DATE:



SITE PLAN PLAN OF LAND
 42 DANA STREET
 CAMBRIDGE, MA
 (MIDDLESEX COUNTY)

PREPARED BY:
 MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL ST. MEDFORD, MA. 02155
 781-396-4466 fax: 781-396-8052



DATE: FEBRUARY 8, 2022

FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
DN/DM	--	CAV	CAV	RJM	21307

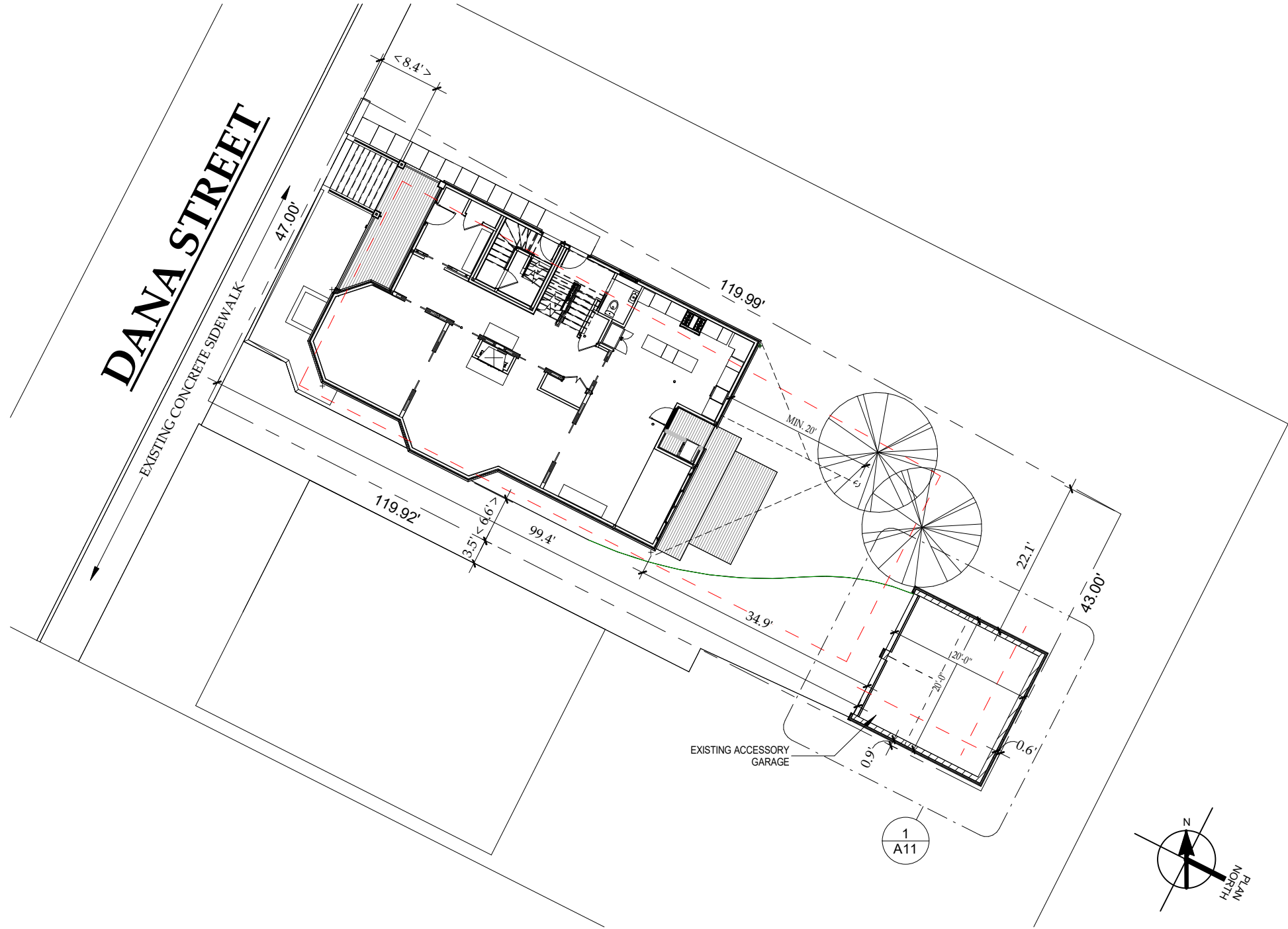
client
 LaColterton LLC

title
 PROPERTY SURVEY (BY OTHERS)

project
 42 DANA STREET - GARAGE RENOVATION

dh architects, llc 495 Lakeside Drive, Boston MA 02114
job number 21-070
scale
set issue date 05/16/23
sheet issue date 08/18/22
Sheet no. A05

5/19/2023 1:14:50 AM



1 PROPOSED SITE
1/16" = 1'-0"

client
LaColterton LLC

title
SITE PLAN
project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
495 Ledge Road, Boston MA 02118

job number
21-070

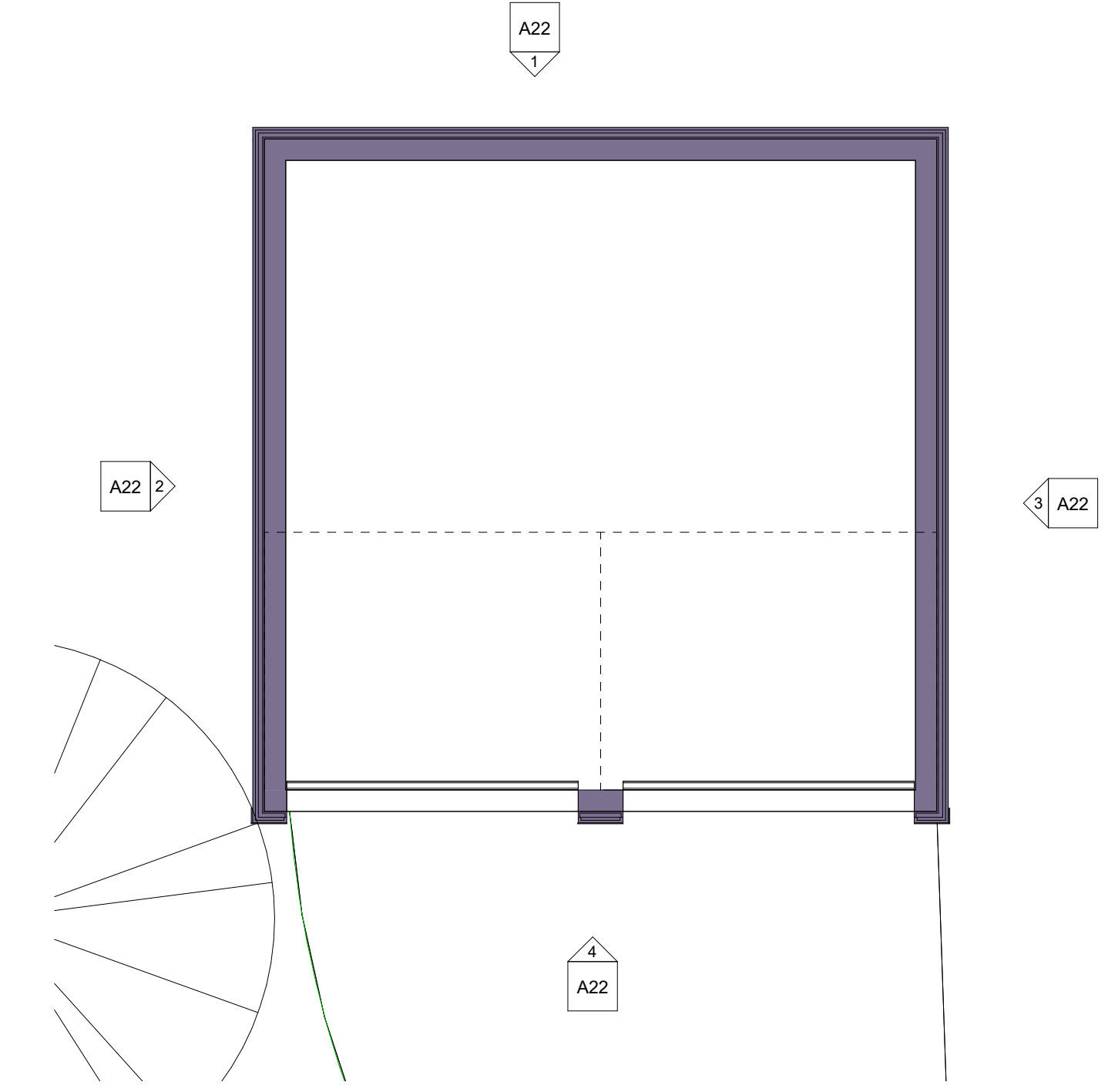
scale
1/16" = 1'-0"

set issue date
05/16/23

sheet issue date
08/18/22

Sheet no.
A10

5/19/2023 1:14:50 AM



1 ENLARGED GARAGE PLAN
1/4" = 1'-0"

client
La Colterton LLC

title
FLOOR PLANS

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
405 Lathrop Street, Boston MA 02114

job number
21-070

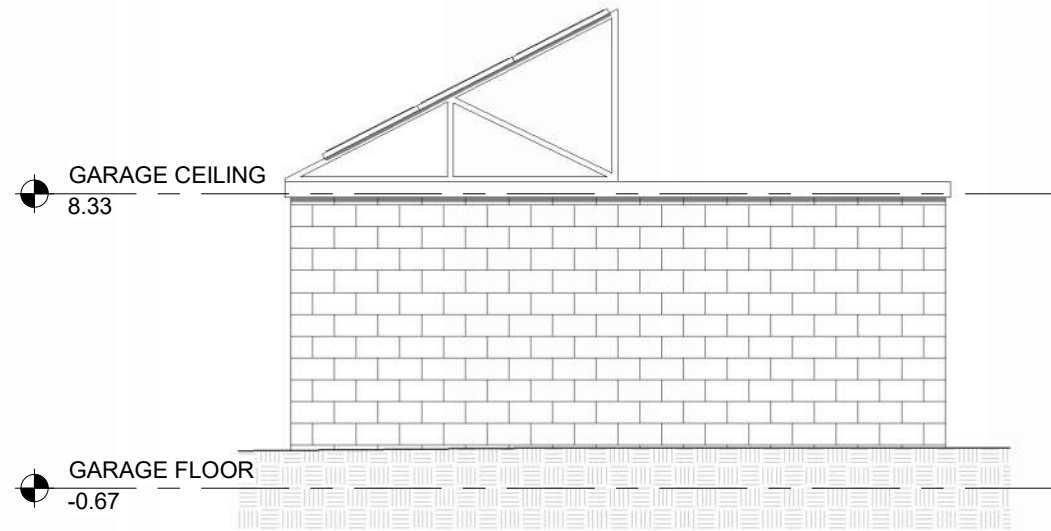
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set issue date
05/16/23

sheet issue date
02/08/23

Sheet no.
A11

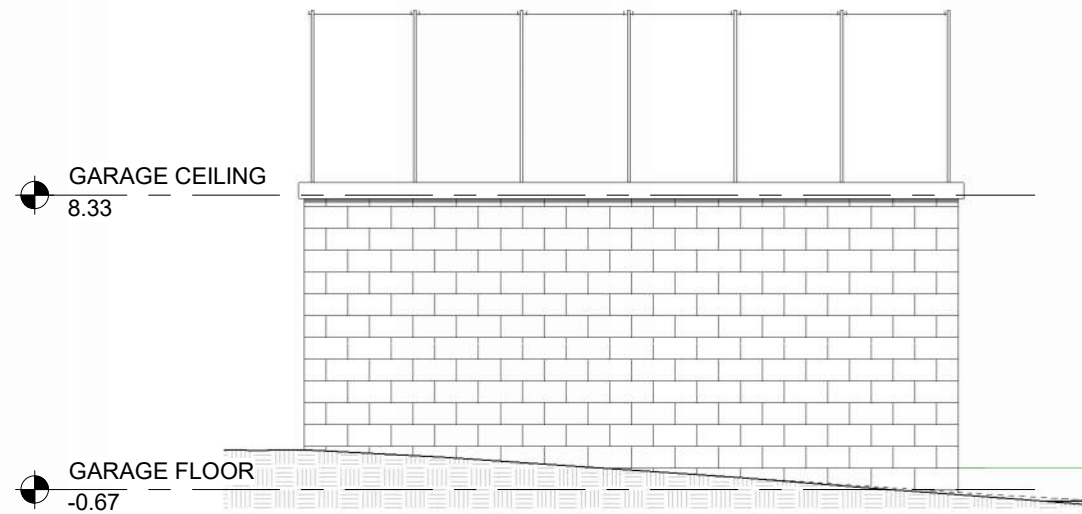
5/19/2023 1:14:51 AM



② Elevation - AOR REAR
3/16" = 1'-0"



④ Elevation - AOR FRONT
3/16" = 1'-0"



① Elevation - AOR LEFT
3/16" = 1'-0"



③ Elevation - AOR RIGHT
3/16" = 1'-0"

client
LaColterton LLC

title
AOR BUILDING ELEVATIONS

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
495 Ledge Road, Boston MA 02114

job number
21-070

scale
3/16" = 1'-0"

set issue date
05/16/23

sheet issue date
02/08/23

Sheet no.
A21

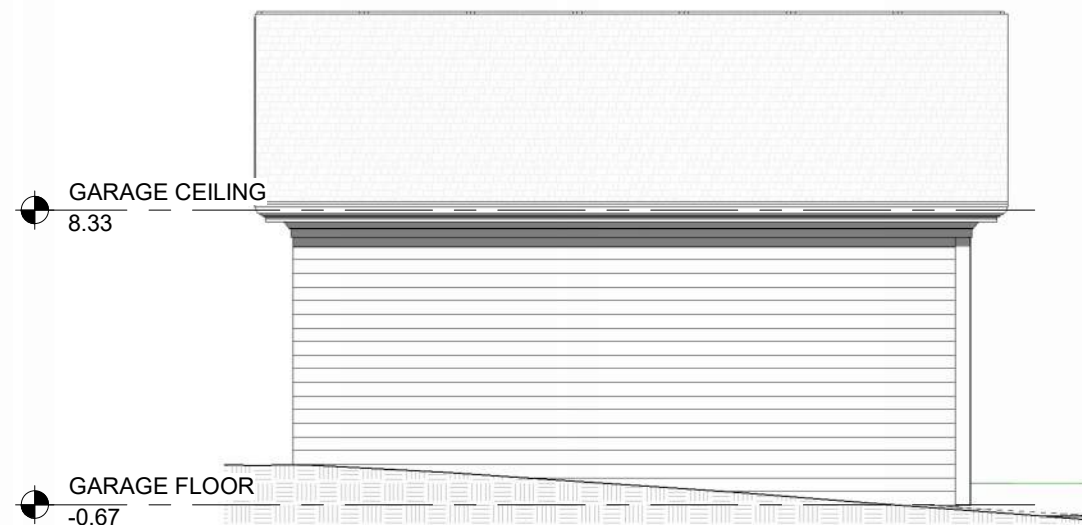
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① Elevation - PROPOSED REAR
3/16" = 1'-0"



④ Elevation - PROPOSED FRONT
3/16" = 1'-0"



② Elevation - PROPOSED LEFT
3/16" = 1'-0"



③ Elevation - PROPOSED RIGHT
3/16" = 1'-0"

client
LaColterton LLC

title
PROPOSED BUILDING ELEVATIONS

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
400 Lakeside Blvd., Boston MA 02114

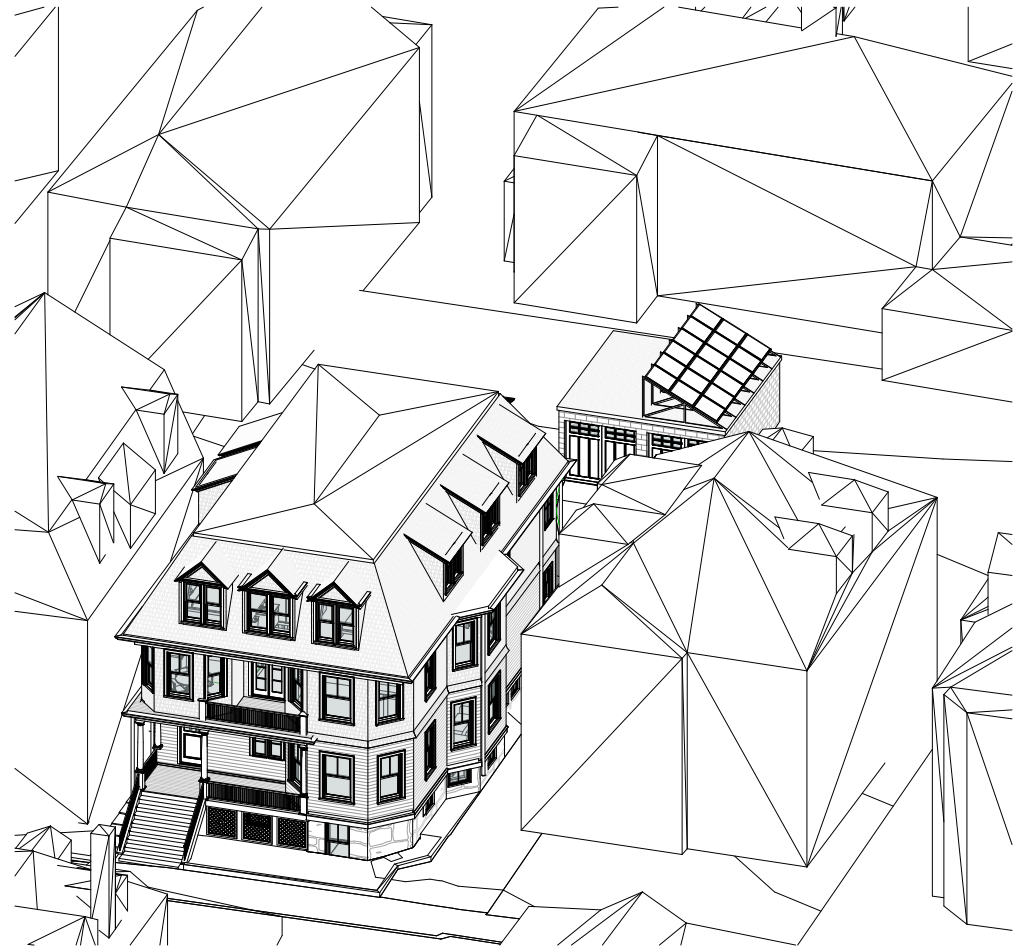
job number
21-070

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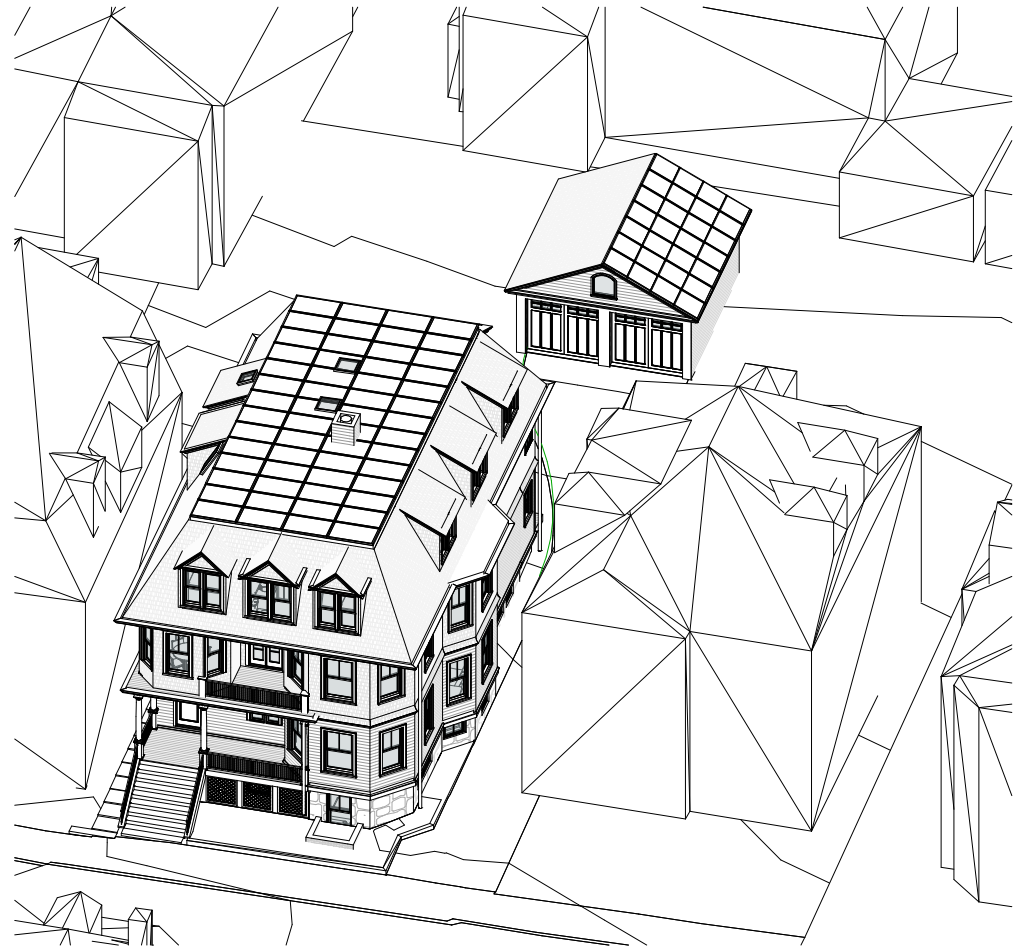
set issue date
05/16/23

sheet issue date
02/08/23

Sheet no.
A22



1 3D AOR - AXON



2 3D PROPOSED - AXON

client
LaColterton LLC

title
AXONS

project
42 DANA STREET - GARAGE RENOVATION

dh architects, llc
400 Lakeside Blvd., Boston MA 02114

job number
21-070

scale

set issue date
05/16/23

sheet issue date
02/08/23

Sheet no.
A31

No.	Description	Date

LaColterton LLC

EXISTING PRIMARY STRUCTURE ELEVATIONS
42 DANA STREET - GARAGE RENOVATION

dh architects, inc.
1115 Lehigh Street, Boston, MA 02127
job number 21-070
scale 1/4" = 1'-0"
date issued 05/16/23

BUILDING PERMIT

Sheet no. R21



2 PROPOSED REAR ELEVATION AOR
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION AOR
1/4" = 1'-0"

5/17/2023 11:45:56 AM



② LEFT SIDE ELEVATION
1/4" = 1'-0"



① PROPOSED RIGHT SIDE ELEVATION AOR
1/4" = 1'-0"

No.	Description	Date

LaColterton LLC

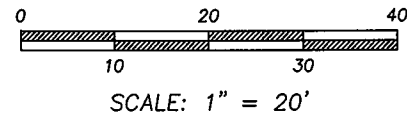
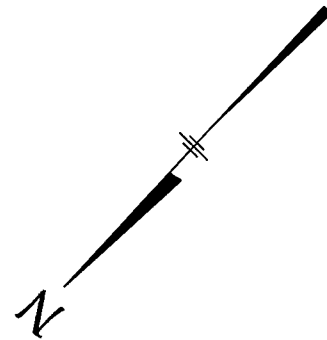
EXISTING PRIMARY STRUCTURE ELEVATIONS
42 DANA STREET - GARAGE RENOVATION

dh architects, inc.
1111 Lehigh Street, Seattle WA 98101
job number 21-070
scale 1/4" = 1'-0"
date issued 05/16/23

BUILDING PERMIT

Sheet no. R22

5/19/2023 11:45:59 AM



CURRENT OWNER: JYOTI & AMRITA DANIERE
 TITLE REFERENCE: BK 78376 PG 448
 PLAN REFERENCE: 479 OF 1968

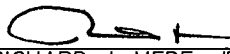
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

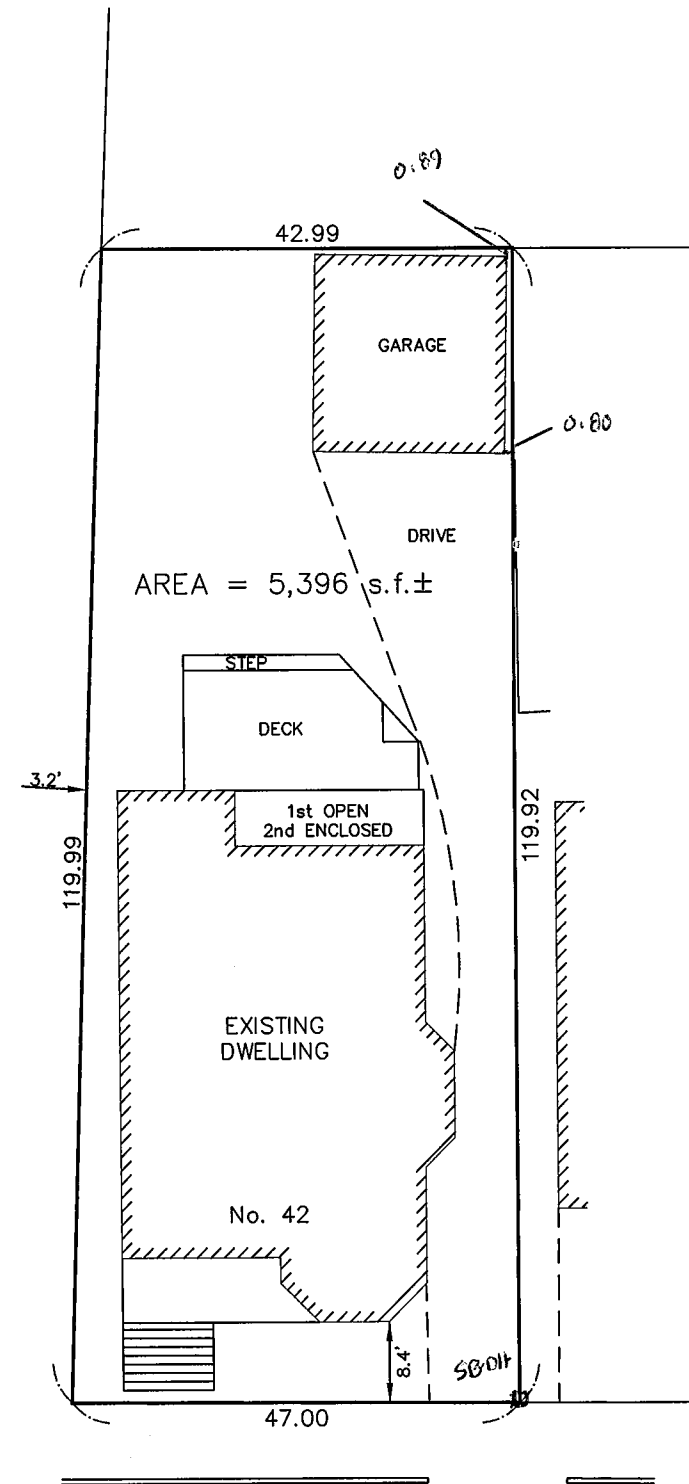
TO: STEPHAN DUBOULOZ

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THE FIELD WORK WAS COMPLETED ON: OCTOBER 5, 2021
 DATE OF PLAN: OCTOBER 6, 2021


 RICHARD J. MEDE, JR. P.L.S.

10/06/2021
 DATE:



DANA STREET

CERTIFIED PLOT PLAN
 42 DANA STREET
 SOMERVILLE, MA.
 (MIDDLESEX COUNTY)

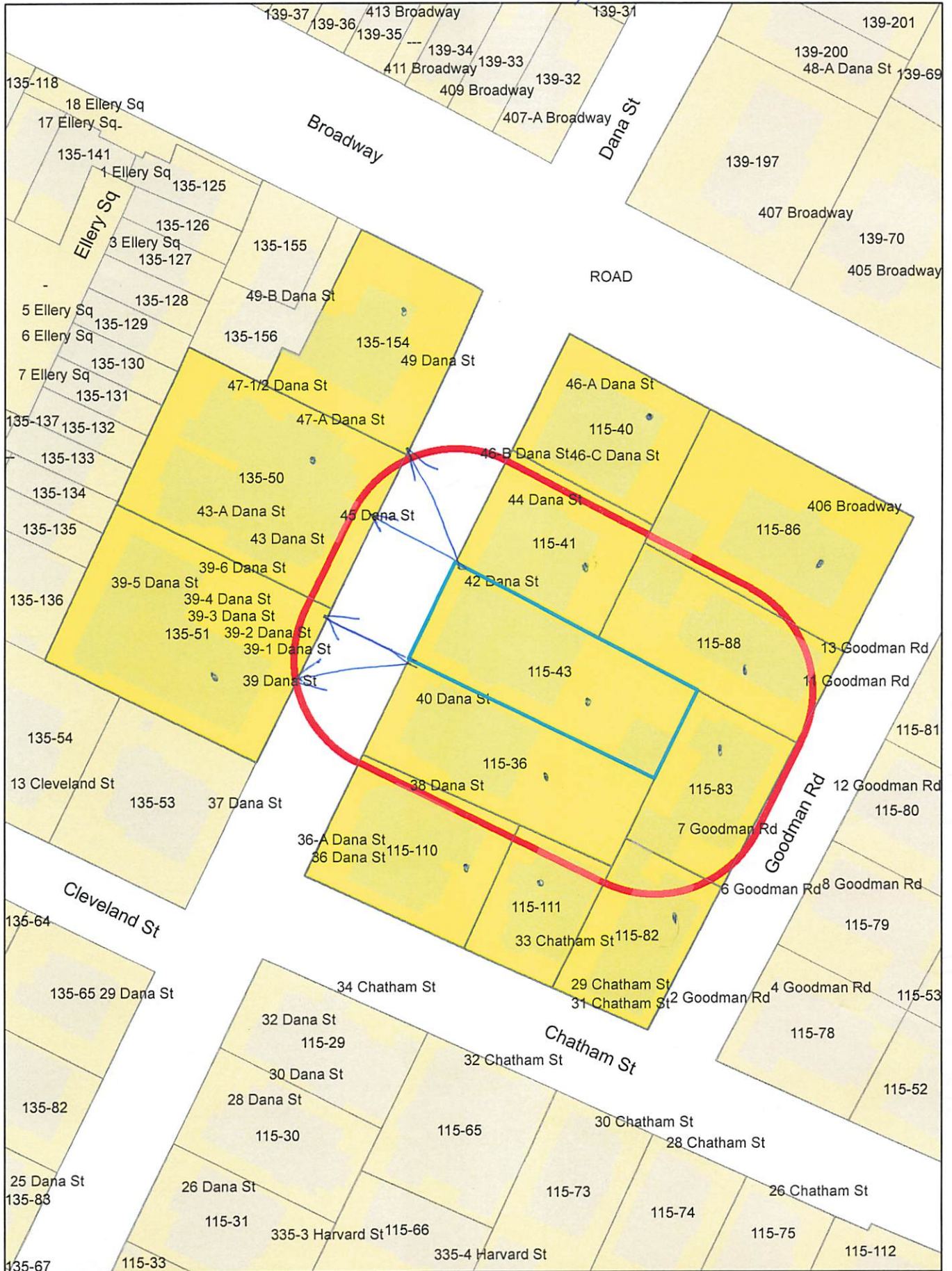
PREPARED BY:

MEDFORD ENGINEERING & SURVEY
 ANGELO B. VENEZIANO ASSOCIATES
 15 HALL STREET, MEDFORD, MA 02155
 781-396-4466 fax: 781-396-8052

PREPARED FOR:
 STEPHAN DUBOULOZ

DRAWN	CHECKED	FILE No.
CAV	RJM	21307

42 Dana St.



42 Dana St.

Petitioner
STEPHAN DUBOULOZ
50 HANCOCK STREET
CAMBRIDGE, MA 02139

115-40
CROWLEY, MICHAEL J.,
TR OF FURCOB REALTY TRUST
C/O JEFFREY D WOOLF, ESQ., PC
P.O. BOX #961267
BOSTON, MA 02196-1267

115-82
FERNANDES, MARIA E.
31 CHATHAM ST
CAMBRIDGE, MA 02139-1630

115-36
ALONZO, PEDRO H. & LANE COBURN-ALONZO
40 DANA ST
CAMBRIDGE, MA 02138

135-51
DUNSON, BRUCE H. & NANCY R. DUNSON
39 DANA ST., #2
CAMBRIDGE, MA 02138

STEPHEN HISERODT, ARCHITECT
499 LAGRANGE STREET
WEST ROXBURY, MA 02132

135-51
KLIMBURG-SALTER, DEBORAH E.,
TRS DEBORAH E. SALTER KLIMBURG TRUST
39-41 DANA ST., #1
CAMBRIDGE, MA 02138

135-51
NAJJAR, ELIZABETH A. & SUSAN NAJJAR
39-41 DANA ST., #6
CAMBRIDGE, MA 02138

135-154
MORTIMER, KRISTIN A.
49 DANA ST
CAMBRIDGE, MA 02139

135-51
ANGEL, ANDREW & IRINA ANGEL
39 DANA ST., UNIT #3
CAMBRIDGE, MA 02138

115-41
RIEPER, FELIX & LAUREN BUDD
44 DANA ST #2
CAMBRIDGE, MA 02138

115-86
S&J BROADWAY RE LLC
406 BROADWAY
CAMBRIDGE, MA 02139

135-50
LORDAN GEORGE P JR KATHRYN W LORDAN
60 MASSACUSETTS AVE
ARLINGTON, MA 02474

115-83
QUAN PETER
TRS THE BO YING QUAN 2020 IRREVOCABLE TR
9 GOODMAN RD
CAMBRIDGE, MA 02139

115-41
TUNG YUAN SHION & SHU-LIN
TRS THE YUAN SHION TUNG TR & THE SHU-LIN
31 HADLEY ST
CAMBRIDGE, MA 02140

115-110
APFFEL-MARGLIN FREDERIQUE
TRS FREDERIQUE APFFEL-MARGLIN TR
36-38 DANA ST
CAMBRIDGE, MA 02138

115-43
LA COLTERTON LLC
50 HANCOCK ST
CAMBRIDGE, MA 02139

115-41
HIRSH, BARBARA ANN
TRS BARBARA ANN HIRSH LIV TR
44 DANA ST #1
CAMBRIDGE, MA 02138

115-88
DANA HILL HOME LLC
17 ELLSWORTH AVE - UNIT 17
CAMBRIDGE, MA 02139

135-51
AMJ SOUZA LLC
22 BROCKETT RD
WALLINGFORD, CT 06492

115-111
WEI, ZHAOYANG ZHIHUI WU
33 CHATHAM ST
CAMBRIDGE, MA 02139

135-51
WALTON, MICHAEL J. &
ISABEL M. GUERRERO PULGAR
39 DANA ST., #4
CAMBRIDGE, MA 02139

Pacheco, Maria

From: Lane Coburn <lane@alonzocoburn.com>
Sent: Monday, July 10, 2023 9:41 AM
To: Pacheco, Maria
Cc: Pedro Alonzo
Subject: 42 Dana Street - BZA Case # 225121

Hi,
We are the neighbors at 40 Dana street and approve the plan for 42 Dana Street for:

2nd plan, 3D proposed Axon plan, with pitched roof with 15 feet MAX high .

Please let us know if you have any questions or concerns.

Best,

Lane Coburn Alonzo and Pedro Alonzo

Sent from my iPhone

Pacheco, Maria

From: Matt Hayes <matt@unisondesigngroup.com>
Sent: Monday, July 10, 2023 5:24 PM
To: Pacheco, Maria
Subject: Letter of support BZA Case # 225121

Hi Maria!

Hope you re well and enjoying the summer.

As a direct abutter to 40 Dana, which I understand is seeking relief to put a gable roof down on an existing garage, I'd like to voice my support for the relief the owner is seeking and find it will not affect the neighborhood adversely.

Thanks much,

Matt Hayes

Matt hayes
617.512.1362.

Unison Design Group
[https://urldefense.com/v3/__http://www.unisondesigngroup.com__;!!GolgDdAAPFHvrrz0!Y7B7QGpUm1eoA2TAQkk-5gkDLLJFzOhRZE_cBAKsoPfwV5mSxiNePs-dQD1jwewqKRyq98vzvKFLtEMGFtCiYD2FSxs\\$](https://urldefense.com/v3/__http://www.unisondesigngroup.com__;!!GolgDdAAPFHvrrz0!Y7B7QGpUm1eoA2TAQkk-5gkDLLJFzOhRZE_cBAKsoPfwV5mSxiNePs-dQD1jwewqKRyq98vzvKFLtEMGFtCiYD2FSxs$)

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Pacheco, Maria

From: L B <lauren.budd@gmail.com>
Sent: Saturday, May 6, 2023 9:52 PM
To: Dubouloz, Stephan
Cc: Felix Rieper
Subject: Re: 42 Dana Street Rear Garage Building

Hi Stephan,

Thank you for sharing your plans. Looks beautiful! No issues on our end.

Enjoy the weekend,
Lauren & Felix

On Fri, May 5, 2023 at 5:05 PM Dubouloz, Stephan <Stephan.Dubouloz@natixis.com> wrote:

Dear Barbara, Lauren,

I hope this email finds you well. Thank you for your continuing patience with the construction nuisance.

I am writing to you about the garage building located at the back of my property. I plan to install solar panels on it (as well as on the flat roof of the house). I am allowed to do it as of right. However the structure would be aesthetically very unpleasant. Therefore I would like to apply for a special permit in order to build a gable roof on the garage. Attached please find the AOR design and the proposed gable roof plan. I want to make sure that you have no objection.

Thank you,

Stephan

Pacheco, Maria

From: babeh1 <babeh1@comcast.net>
Sent: Saturday, May 6, 2023 10:58 AM
To: Dubouloz, Stephan; lauren.budd@gmail.com
Subject: RE: 42 Dana Street Rear Garage Building

Green is good! Ok by me.

Sent via the Samsung Galaxy S8+, an AT&T 5G Evolution capable smartphone

----- Original message -----

From: "Dubouloz, Stephan" <Stephan.Dubouloz@natixis.com>
Date: 5/5/23 5:05 PM (GMT-05:00)
To: babeh1 <babeh1@comcast.net>, lauren.budd@gmail.com
Subject: 42 Dana Street Rear Garage Building

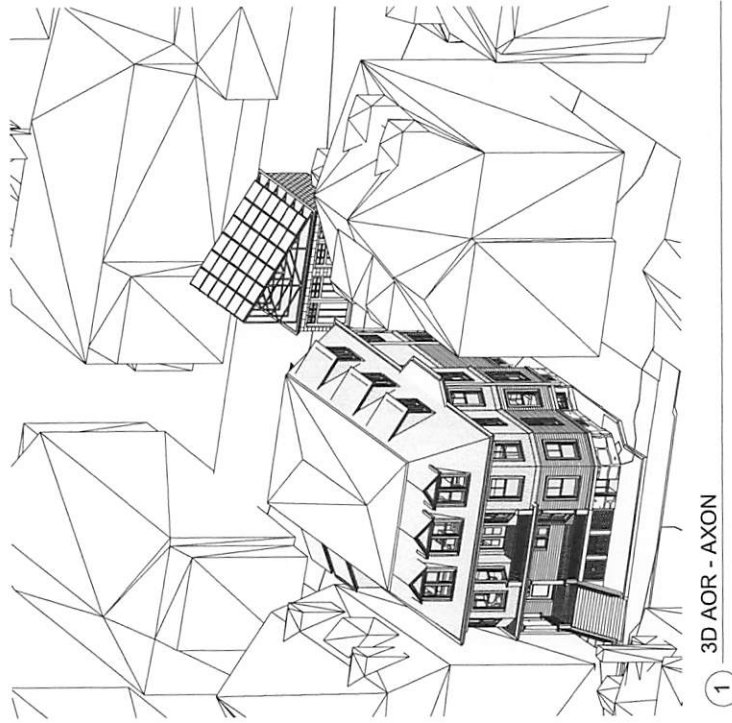
Dear Barbara, Lauren,

I hope this email finds you well. Thank you for your continuing patience with the construction nuisance.

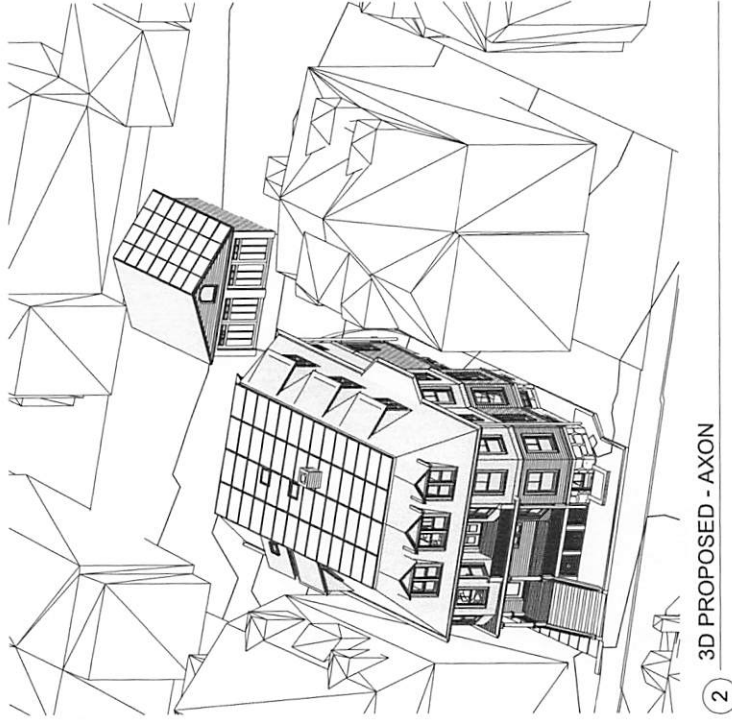
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Thank you,

Stephan



1 3D AOR - AXON



2 3D PROPOSED - AXON

Sheet no. A25

sheet issue date 02/08/23

set issue date 10/12/22

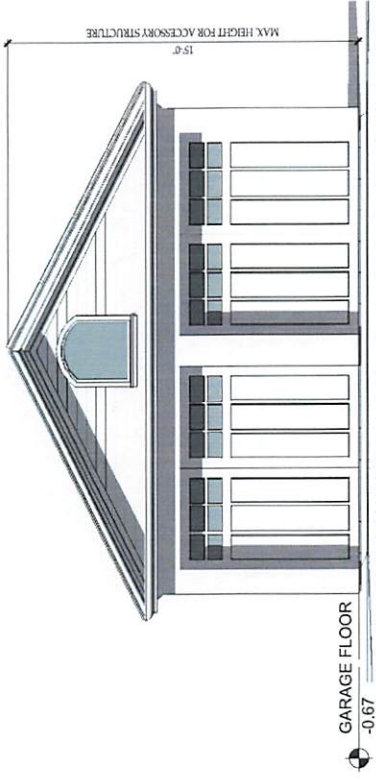
scale

job number 21-070

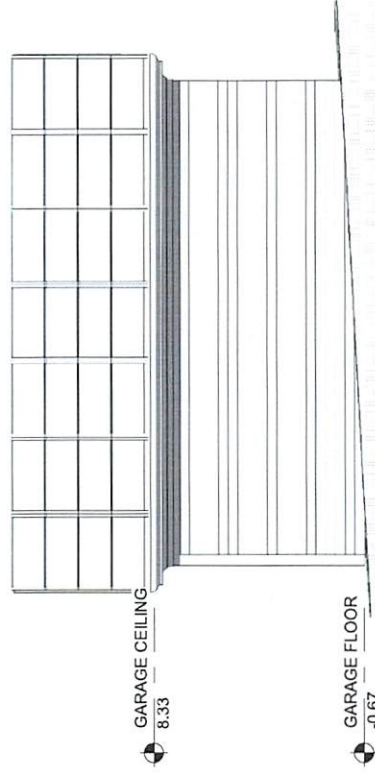
client name

Project AXONS
42 DANA STREET

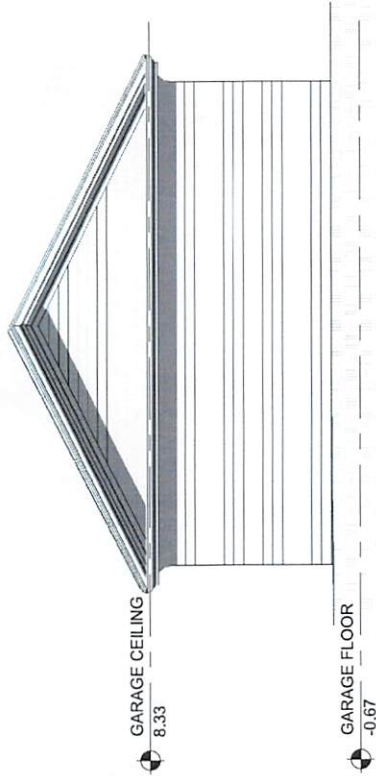
client LaColterton LLC



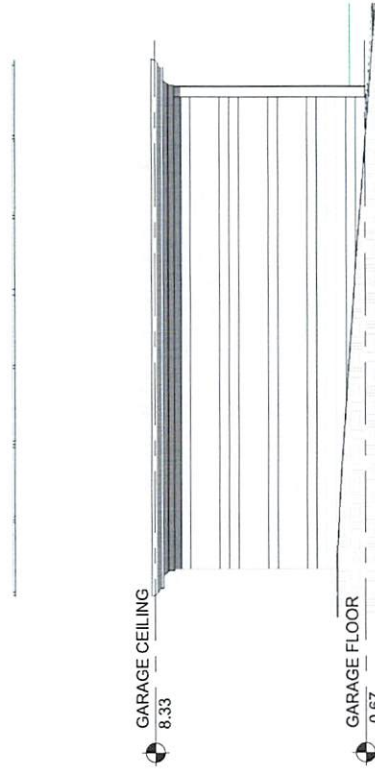
4 Elevation - PROPOSED FRONT
3/16" = 1'-0"



3 Elevation - PROPOSED RIGHT
3/16" = 1'-0"



1 Elevation - PROPOSED REAR
3/16" = 1'-0"



2 Elevation - PROPOSED LEFT
3/16" = 1'-0"



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: Arvydas Motiecius Date: 06/21/2023
(Print)

Address: 42 Dana St.

Case No. BZA-225121

Hearing Date: 7/13/23

Thank you,
Bza Members