

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2020 OCT -5 PM 3: 22

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 94636

General Information

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

Special Permit: X Variance: Appeal:

PETITIONER: Jessica Morrow Lipschitz and David Marvin Slaughter Johnson C/O Sarah Like Rhatigan, Esq., Trilogy Law LLC

PETITIONER'S ADDRESS: 12 Marshall Street, Boston, MA 02108

LOCATION OF PROPERTY: 43 Cottage St., Cambridge, MA

TYPE OF OCCUPANCY: Single-family

ZONING DISTRICT: Residence C Zone

REASON FOR PETITION:

/Additions/ /Dormer/ /Enlarge and relocate windows and add new windows within rear yard setback /

DESCRIPTION OF PETITIONER'S PROPOSAL:

An addition at first-floor kitchen and third-floor dormer will result in a modest increase of 250 square feet, resulting in an increase in Floor Area Ratio (FAR) from 0.61 to 0.67. A third-floor dormer (facing the rear) will extend into the left-side setback. New basement egress stairwell may affect the average grade around foundation. Window enlargements, relocation and new windows within rear setback and a skylight within side setback require relief.

SECTIONS OF ZONING ORDINANCE CITED:

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

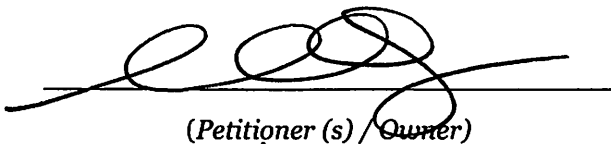
Original
Signature(s):

Date: 10/1/20

Address:

Tel. No.

Email Address:


 (Petitioner (s) / Owner)

Sarah Like Rhatigan

(Print Name)

Trilogy Law LLC, 12 Marshall St.
 Boston, MA 02108, 617-432-7009
 sarah@trilogylaw.com

BZA APPLICATION FORM - OWNERSHIP INFORMATION

(To be completed by **OWNER**, signed before a notary, and returned to Secretary of Board of Appeal).

I/We **Jessica Morrow Lipschitz and David Marvin Slaughter Johnson**

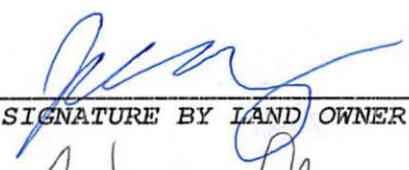
(**OWNER**)

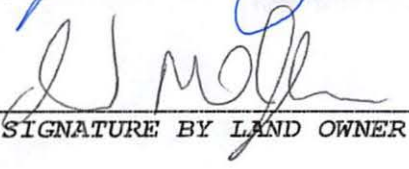
Address: **43 Cottage Street, Cambridge, MA 02139**

State that I/We own the property located at **43 Cottage Street, Cambridge, MA** which is the subject of this zoning application.

The record title of this property is in the name of
Jessica Morrow Lipschitz and David Marvin Slaughter Johnson

*Pursuant to a deed dated **June 29, 2020** and duly recorded on **July 10, 2020**, in the Middlesex South County Registry of Deeds at Book **75088**, Page **232**.


SIGNATURE BY LAND OWNER **Jessica Morrow Lipschitz**


SIGNATURE BY LAND OWNER **David Marvin Slaughter Johnson**

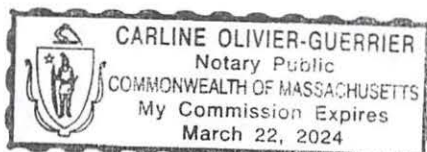
Commonwealth of Massachusetts, County of Middlesex

The above-name **Jessica Morrow Lipschitz and David Marvin Slaughter Johnson** personally appeared before me, this 19th day of September, 2020, and made oath that the above statement is true.


Notary
My commission expires (Notary Seal).

3-22-24

State of Mass
Middlesex County



RECEIVED

OFFICE OF THE ATTORNEY GENERAL

STATE OF MASSACHUSETTS

1904

RECEIVED

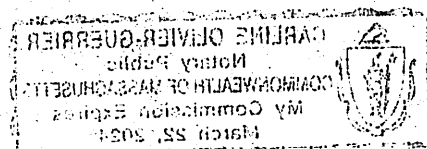
OFFICE OF THE ATTORNEY GENERAL

STATE OF MASSACHUSETTS

OFFICE OF THE ATTORNEY GENERAL

OFFICE OF THE ATTORNEY GENERAL

OFFICE OF THE ATTORNEY GENERAL



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 43 Cottage St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The petitioners are seeking to renovate and update this circa-1850, single-family home in substantial need of repair and updating. The proposed addition (expanding the kitchen) and third-floor dormer will result in a modest increase of 250 square feet, resulting in an increase in Floor Area Ratio (FAR) from 0.61 to 0.67. Additionally, the dormer (facing the rear) will extend into the left-side setback, an extension of the existing conditions. The existing home, constructed in 1850 as one-half of a so-called "double house," has a 0 foot left-side setback, and thus any changes occurring within 7 ft. 6 in. on the left side of the structure will by definition invade this left-side setback. The proposed modifications result in modest extensions of the legally pre-existing non-conforming features (FAR and left-side setback) of this single-family home which may be permitted pursuant to a special permit standard (see Note* below). The addition on the first floor squares off a portion of the structure, within the footprint of what is now a rear/side deck, in an area not clearly visible from the street or its neighbors. The rear-facing dormer meets and matches the roof line of the attached neighboring house (see Aerial view photograph on Plan page A3.00), and will thus have no impact on its attached neighbor in terms of privacy or structural concerns. Additionally, the dormer windows will be screened by foliage from the large tree, blocking any privacy impacts for rear neighbors.

The petitioners are also seeking to make modifications to existing windows on the rear most facing wall of the structure within the rear setback (and a skylight on the dormer which is located within the left-side setback). However, such window enlargements, relocations and new windows (and skylight) will be largely unseen by any of its rear neighbors due to the location below an existing 6 to 8 feet high fence.

Finally, the petitioners wish to create a new basement entry door, requiring stairs down to entry, thus potentially affecting average grade calculations. If considered a change affecting dimensional compliance with height of the structure, then such change requires zoning approval. This entry will not affect interests of any abutters or the District.

All construction will otherwise comply with the dimensional and other requirements of the Ordinance.

* Note: Pursuant to the Massachusetts Supreme Judicial Court opinion in Bellalta v. Board of Appeals of Brookline, Slip Opinion SJC-12516 (SJC 2019), Chapter 40A, sec. 6 accords special protection to pre-existing, non-conforming single- and two-family structures, and allows for owners to make modifications to such homes that increase (but do not change the nature of) their non-conformity upon a showing that "such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming use to the neighborhood." Bellalta, p. 3.

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 petitioners renovations, addition and dormer will not result in any change in the use of this single-family home, and thus will not result in additional traffic, any change in traffic, or change in the established neighborhood character. The window modifications and new windows will be consistent with the style of other residential homes in the neighborhood. These changes will allow for much needed improvements within this single-family home, and will be very much in keeping with the historic character of the home and the residential neighborhood. The new basement entry will allow for the petitioner's elderly father to more safely exit the basement living area.

- 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:

No change in use will occur as a result of the proposed renovations of the house. This will continue to be used as a single-family residential home, and modifications will not result in adverse impacts on the neighboring residential uses. Relocated, enlarged and new windows (and skylight) will have minimal impacts on neighbors due to their location and the limited views from the neighboring properties at the rear and sides of the house. The property will continue to be used as a single-family home.

- 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:

No nuisance or hazard will be created as a result of the proposed special permit relief, as the 250 square feet increase (and corresponding increase in FAR) resulting from the modest addition and dormer, and the relocated, enlarged and new windows (and skylight) will have a limited or no impact on abutters. The petitioners will cause all construction to comply with State Building Code and other fire code requirements applicable to openings located near a property line.

- 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 requested special permit relief can be granted without impairing the integrity of the District or adjoining district, because the window alterations, new windows and doors will be in keeping with standard residential construction and consistent with neighborhood uses.

***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: Jessica Morrow Lipschitz and David Marvin Slaughter Johnson

Location: 12 Marshall Street

Phone: 617-543-7009

Present Use/Occupancy: Single-family

Zone: Residence C Zone

Requested Use/Occupancy: Single-family

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2,524	2,774	2,481	(max.)
<u>LOT AREA:</u>	4,135	4,135	5,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.61	0.67	0.60	
<u>LOT AREA OF EACH DWELLING UNIT</u>	4,135	4,135	1,800	
<u>SIZE OF LOT:</u>				
WIDTH	45.50	45.50	50.00	
DEPTH	89.69	89.69	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	10.0	10.0	10.0	
REAR	11.6	11.6	20.0	
LEFT SIDE	0.0	0.0	7'6", sum 13'6"	
RIGHT SIDE	21.9	21.9	7'6", sum 13'6"	
<u>SIZE OF BUILDING:</u>				
HEIGHT	36.3	36.3	35.0	
WIDTH	no change	no change	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	43%	43%	36%	
<u>NO. OF DWELLING UNITS:</u>	1	1	2	
<u>NO. OF PARKING SPACES:</u>	2 (permitted, to be constructed once curb cut installed)	2 (permitted, to be constructed once curb cut installed)	1 (min.)	
<u>NO. OF LOADING AREAS:</u>	0	0	0	
<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'.

Pacheco, Maria

From: Brendan Schwartz <brendanschwartz@gmail.com>
Sent: Friday, November 13, 2020 1:11 PM
To: Pacheco, Maria; Juliana Castedo
Subject: Re: Case # BZA-94636, 43 Cottage Street

Hi Maria & BZA,

We live across the street from Dave and Jessi at 44 Cottage Street. They have shared their renovation plans for 43 Cottage Street with us and solicited our input. We believe that their proposed updates are appropriate for the street and we support their application for a special permit.

The changes outlined in the plans (dormer, new basement egress, window relocation and additions, small increase in the kitchen) are minor and will be an improvement to the existing structure.

Thank you,
Brendan Schwartz & Juliana Castedo

To:

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

Date: November 14, 2020

Re: 43 Cottage Street application Case BZA-94636

Dear Board members,

I have reviewed the plans for 43 Cottage and support the variances requested to allow them to reconstruct the various parts of the building and make the rear addition.

Thank you.

Margaret M. Beucler

Margaret M. Beucler
37 Cottage Street
Cambridge, MA 02139

Home 617-864-8125

To:

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

Date: November 14, 2020

Re: 43 Cottage Street application Case BZA-94636

Dear Board members,

I have reviewed the plans for 43 Cottage and support the variances requested to allow them to reconstruct the various parts of the building and make the rear addition.

Thank you.

Edward W. Beucler

Edward W. Beucler
37 Cottage Street
Cambridge, MA 02139

Cell 617-821-6505

To:

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

Date: November 14, 2020

Re: 43 Cottage Street application Case BZA-94636

Dear Board members,

I have reviewed the plans for 43 Cottage and support the variances requested to allow them to reconstruct the various parts of the building and make the rear addition.

Thank you.

Agnes Currie

Agnes Currie
39 Cottage Street
Cambridge, MA 02139

Home 617-547-1961

Signed electronically with her permission
Ed Beucler

Pacheco, Maria

From: Theresa Betancourt <theresa.betancourt@bc.edu>
Sent: Sunday, November 15, 2020 1:37 PM
To: Pacheco, Maria
Cc: Jessica Lipschitz; Joseph DiLazzaro
Subject: Re: BZA case # BZA-94636

David Johnson and Jessica Lipschitz have shared their renovation plans for 43 Cottage St with us and solicited our input. We believe that their proposed updates are appropriate for the area and will improve the building. We support their application for a special permit.

Please enjoy the rest of your weekend and this should be the end of this matter for you!

Best regards,
Theresa Betancourt 46 William St., Cambridge

11/15/2020

Cambridge Board of Zoning Appeals

Re: Case # BZA-94636, 43 Cottage Street

Dear Board of Zoning Appeals:

We own 45 Cottage St which is the other half of the attached single-family home for which Dave and Jessi are requesting a special permit. They have involved us from the beginning and discussed their plans in detail. We believe that their proposed changes will have a positive impact on the structure and we are very supportive of the special permit.

Their proposed 3rd floor dormer will match ours, and we believe that it will have the same positive impact to their home that it has had to ours. It will not interfere with our existing property in any way.

The small addition to enlarge the first floor kitchen is very similar to what already existed on our property on both the first and second floors when we bought it. We find having a larger kitchen area extremely useful.

The other changes, including adding and relocating windows and adding a basement egress, are minor and will not have an impact on us. We like that they are keeping with the character of the building while adding new life to it for their growing family.

We support their application for a special permit.

Regards,

Rick Barry
Margaret Crane

Cambridge Board of Zoning Appeals

Re: Case # BZA-94636, 43 Cottage Street

Dear BZA,

We live next door to Dave and Jessi at 41 Cottage Street. We share a fence with them and have a direct view of their home from our property. So given our close proximity, we have a great interest in their work at 43 Cottage.

Dave and Jessi have shared copies of their renovation plans with us and asked for our input. We feel their planned changes are minor and will be an improvement to the property. The 3rd floor dormer will match the other side of the attached single-family and add symmetry to the building. The enlarged kitchen and windows will help improve the aged structure. Given the current state of 43 Cottage, these modifications are welcomed.

We support their application for a special permit.

Regards,

Brad & Madeleine Matthiesen



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: Sarah Rukh'yan Date: 11/5/20
(Print)

Address: 43 Cottage St.

Case No. 94636

Hearing Date: 11/19/20

Thank you,
Bza Members



11/2/50

2000 R. R. R. R. R.

Pacheco, Maria

From: sarah@trilogylaw.com
Sent: Thursday, November 5, 2020 3:05 PM
To: Pacheco, Maria
Cc: David Johnson
Subject: 43 Cottage Street

Maria— here is the photo of the posted notice board approximately 12 ft from the front lot line. Thanks for the email today! I don't see any sign of an email to me about the listed poster being available for pick up by the way.



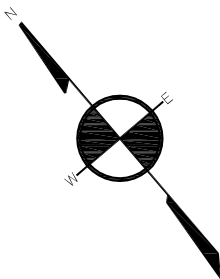
Sarah Like Rhatigan
617-543-7009
Sent from my iPhone

PLAN OF LAND

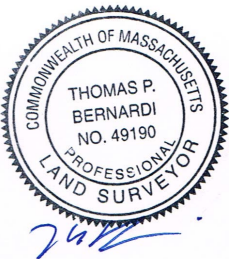
LOCATED AT
43 COTTAGE STREET
CAMBRIDGE, MA

PREPARED FOR: MELVIN GADD

SCALE: 1 INCH = 20 FEET



City of Cambridge Curb Cut
Application and Permit
#600749, Approved by City
Council per Order dated
December 16, 2019



REFERENCES

DEED: BOOK 14657, PAGE 551
PLANS: 19754-A; 9420-A
PROPERTY ID: 105-13
OPEN/GREEN SPACE: 39%

NOTES

THIS PLAN WAS MADE FROM AN
INSTRUMENT SURVEY ON THE GROUND IN OCTOBER OF 2019 AND
ALL STRUCTURES ARE LOCATED AS SHOWN HEREON.

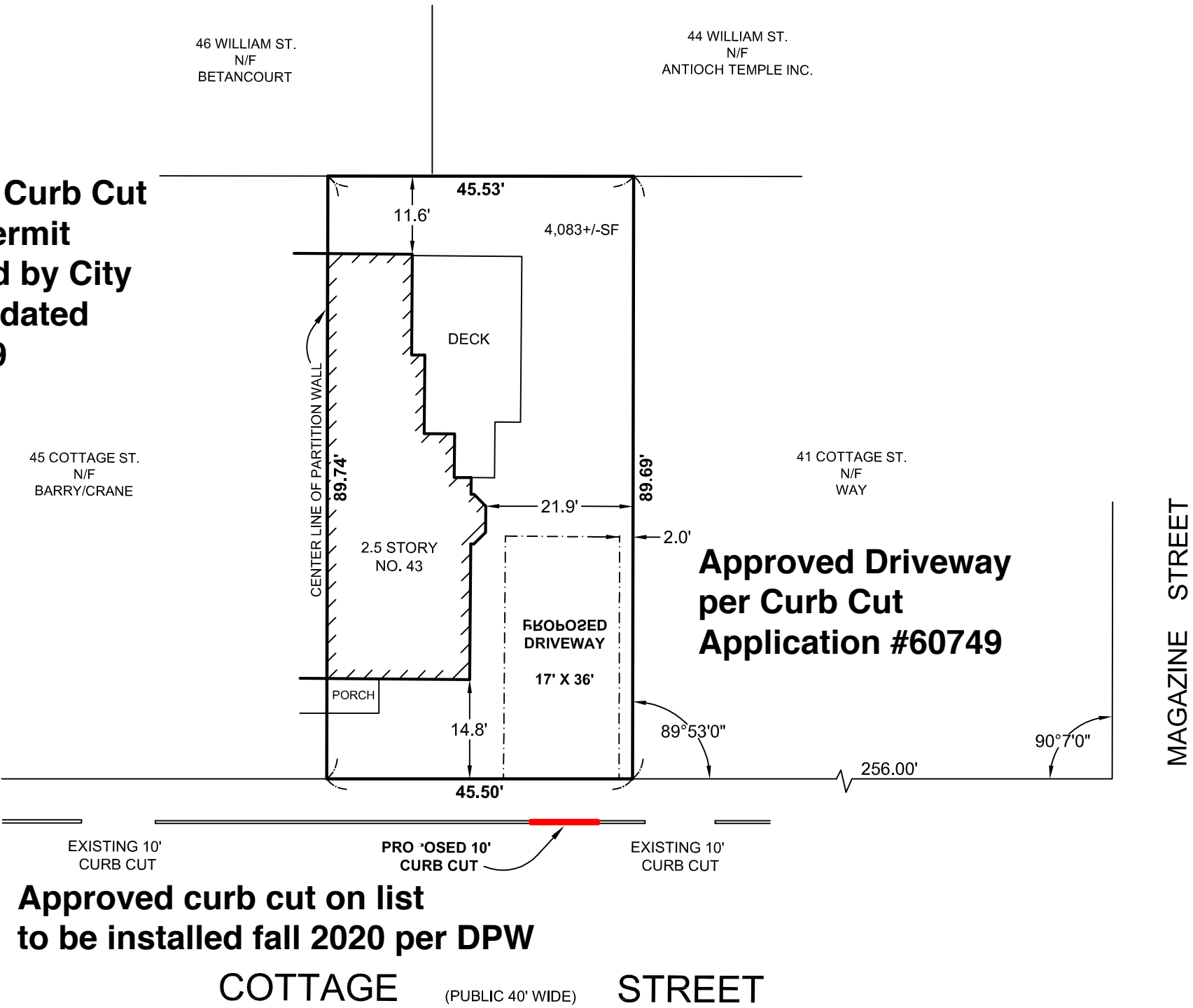
THIS PLAN WAS PREPARED IN
CONFORMITY WITH THE RULES AND
REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

THOMAS BERNARDI P.L.S.

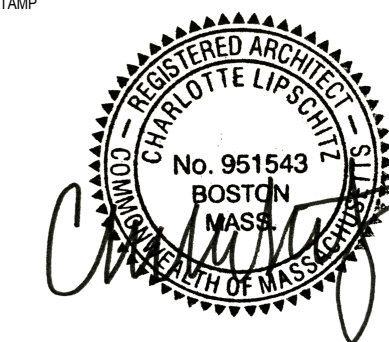
DATE: OCTOBER 19, 2019

MASSACHUSETTS
SURVEY
CONSULTANTS, LLC

14 SUMNER STREET
GLOUCESTER, MA 01930
617 899-0703
WWW.MASSACHUSETTSSURVEY.COM



G0.01

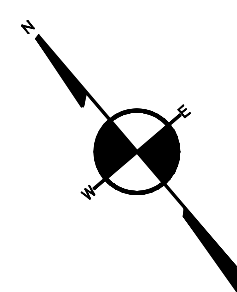
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PLAN OF LAND

LOCATED AT
43 COTTAGE STREET
CAMBRIDGE, MA

PREPARED FOR: MELVIN GADD

SCALE: 1 INCH = 20 FEET



REFERENCES

DEED: BOOK 14657, PAGE 55
PLANS: 19754-A; 9420-A
PROPERTY ID: 105-13
OPEN/GREEN SPACE: 39%

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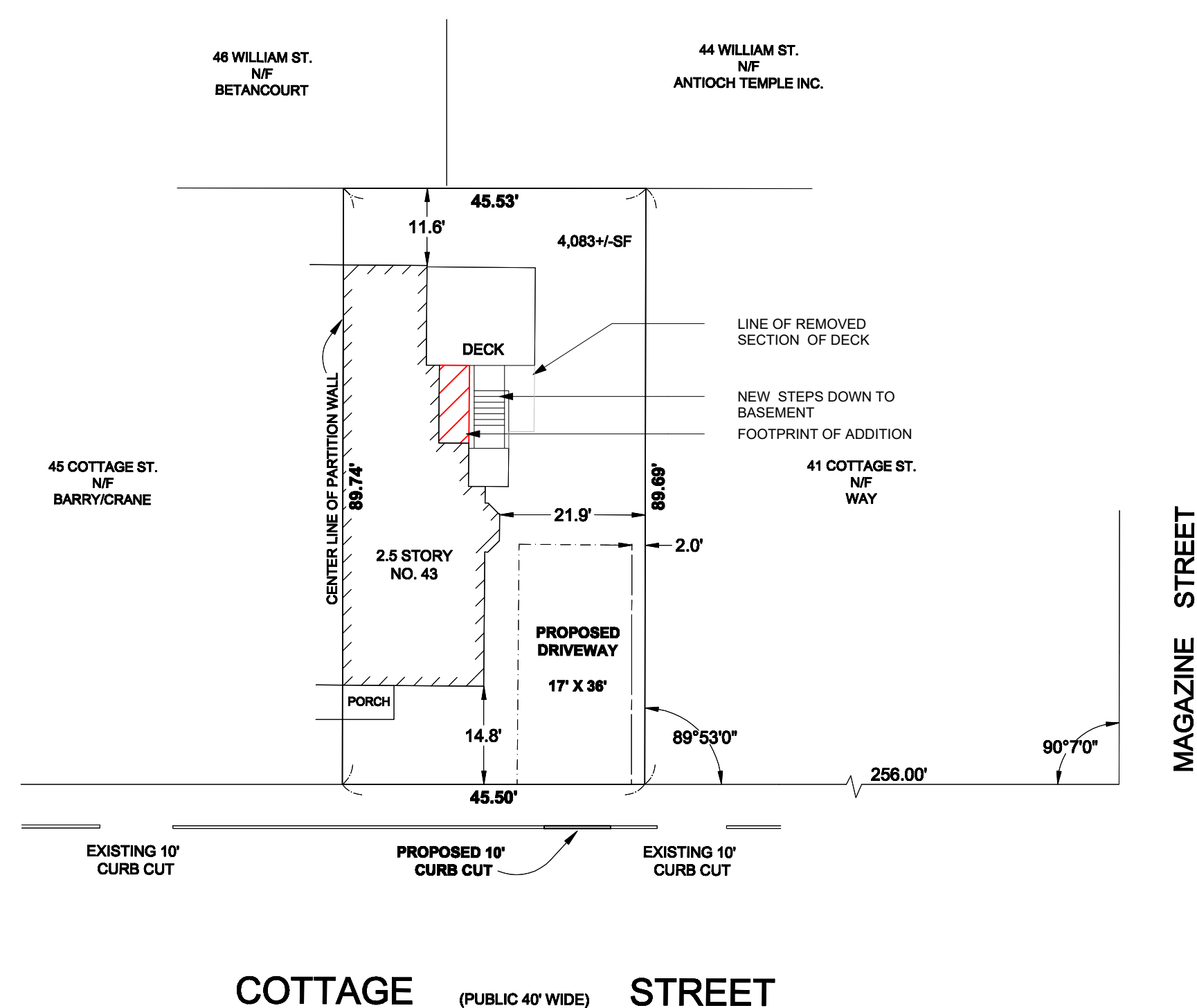
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CONFORMITY WITH THE RULES
AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE
COMMONWEALTH OF MASSACHUSETTS.

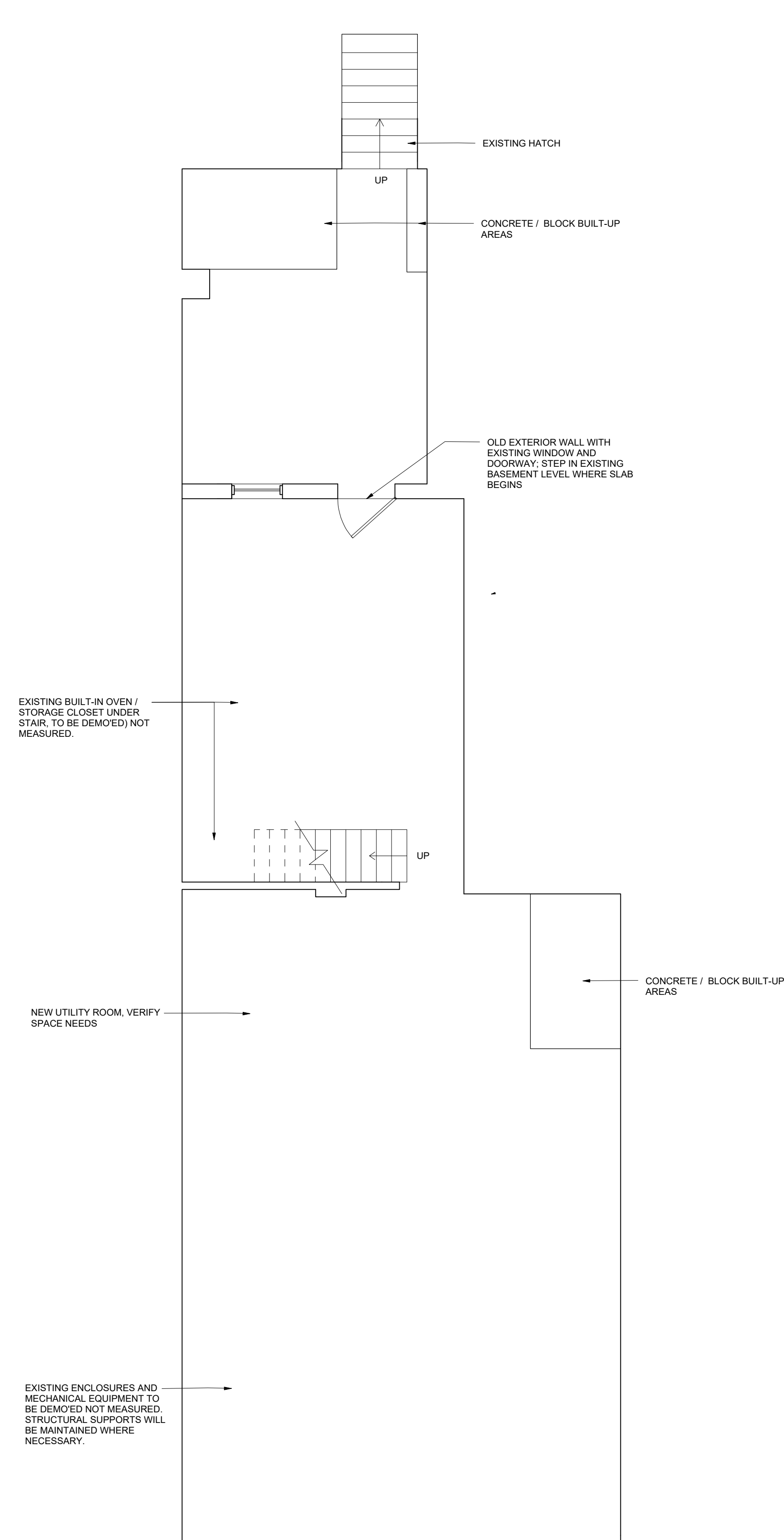
THOMAS BERNARDI P.L.S.

DATE: OCTOBER 19, 201

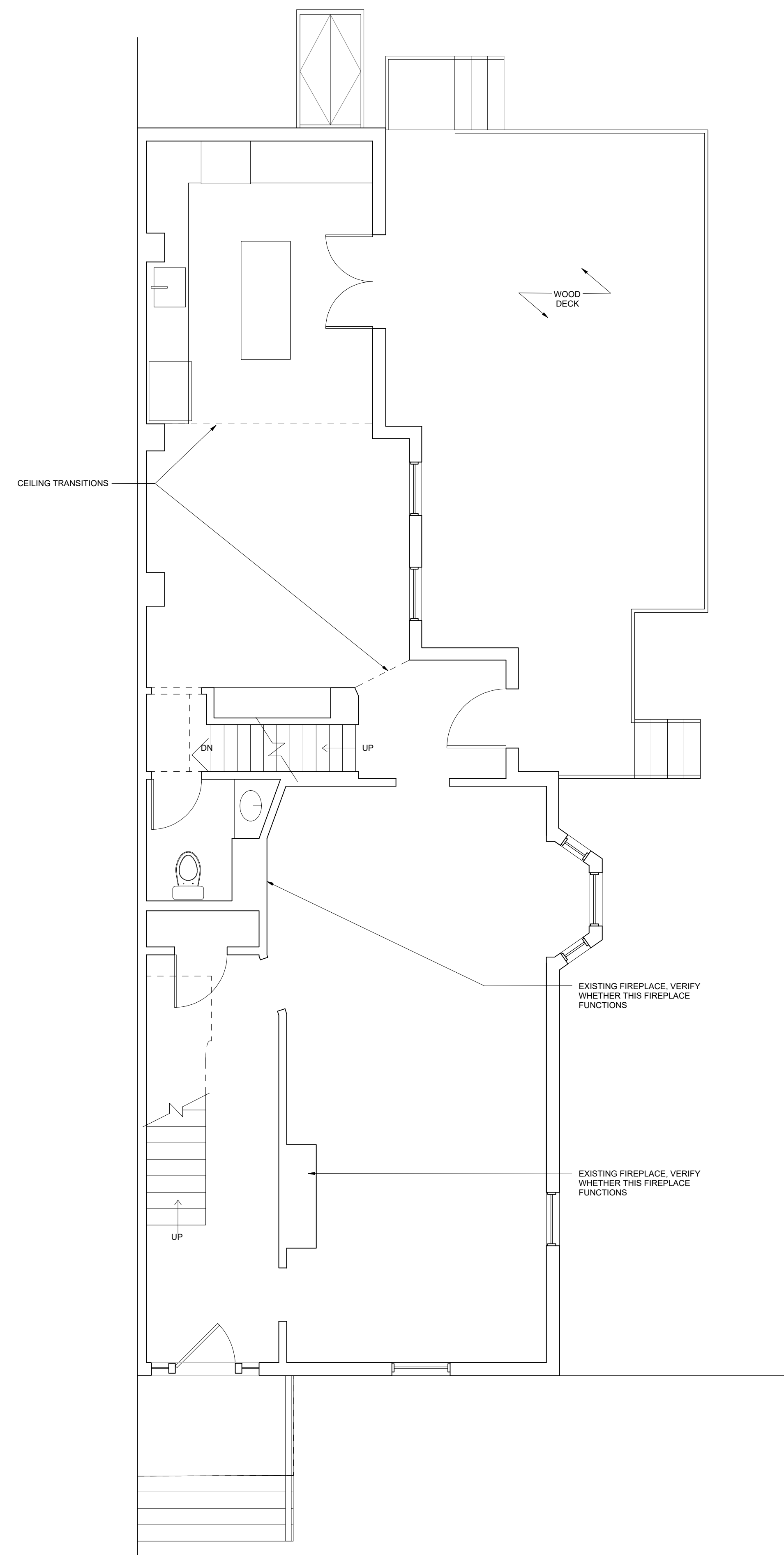
**MASSACHUSETTS
SURVEY
CONSULTANTS, LLC**

14 SUMNER STREET
GLOUCESTER, MA 01930
617 866-0703
WWW.MASSACHUSETTSURVEY.COM





2 EXISTING BASEMENT PLAN
1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

25 William St.
Cambridge, MA 02139

LIPSCHITZ / JOHNSON
RESIDENCE
43 COTTAGE ST.
CAMBRIDGE, MA 02139

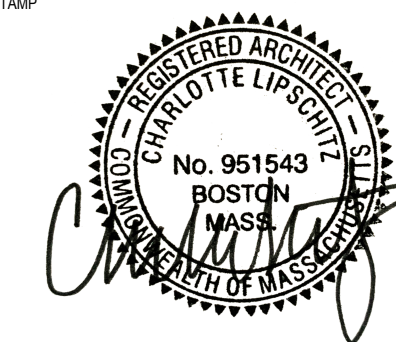
PROJECT STATUS

NOT FOR CONSTRUCTION

REVISION

[illegible]

STAMP



DRAWING NAME

EXISTING PLANS

PROJECT NO.	2001
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DRAFTING NO.

E1.01

12" 6"

ROOF BELOW

ROOF DECK

UF

DN

LIB

2 EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"

$1/4" = 1'-0"$

ROOF BELOW

ROOF BELOW

— EXISTING SKYLIGHTS

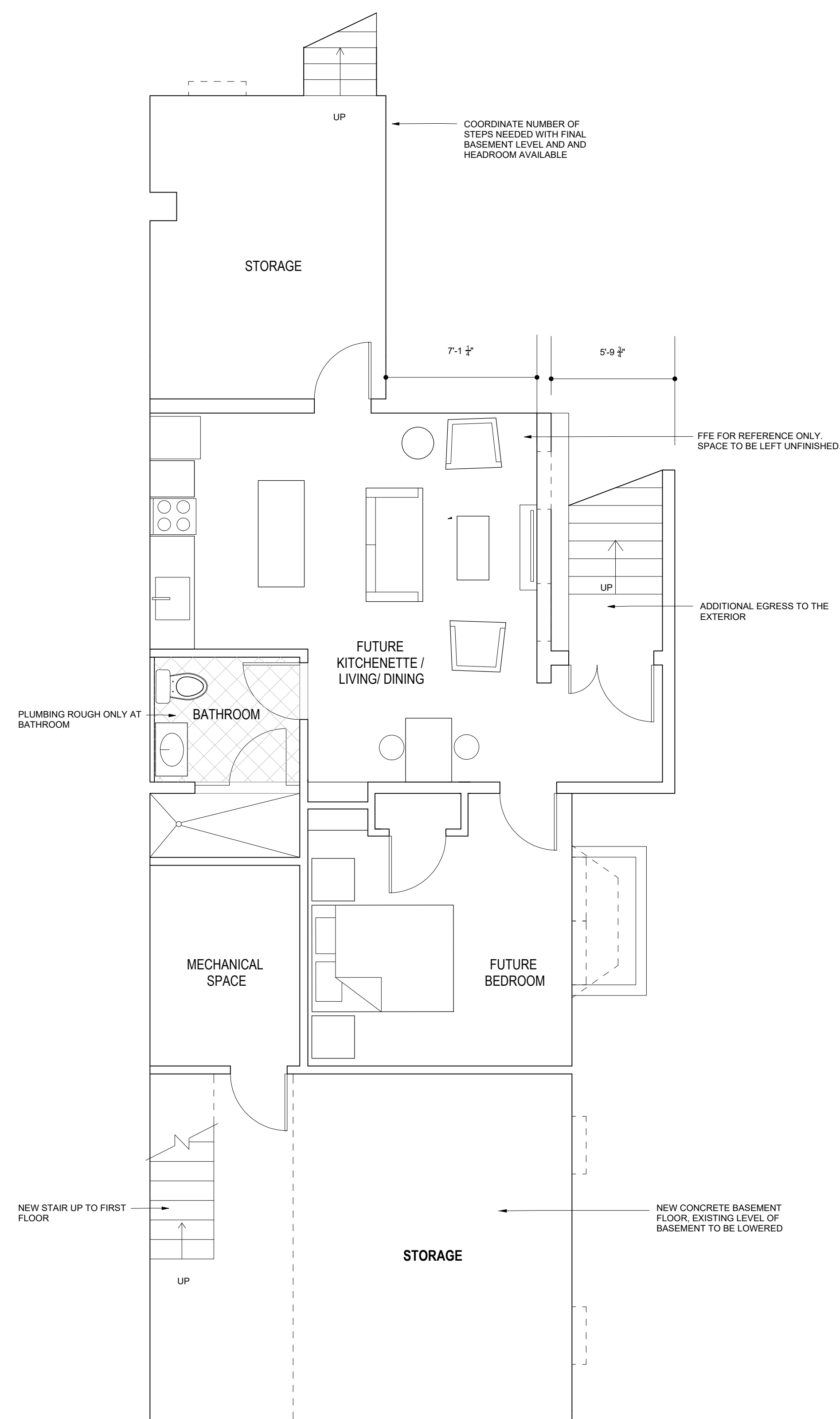
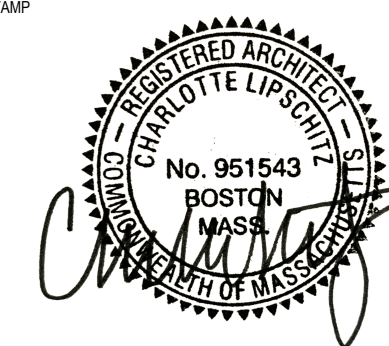
EXISTING UNFINISHED
BATHROOM

EXISTING SKYLIGHT –
ABOVE TO REMAIN

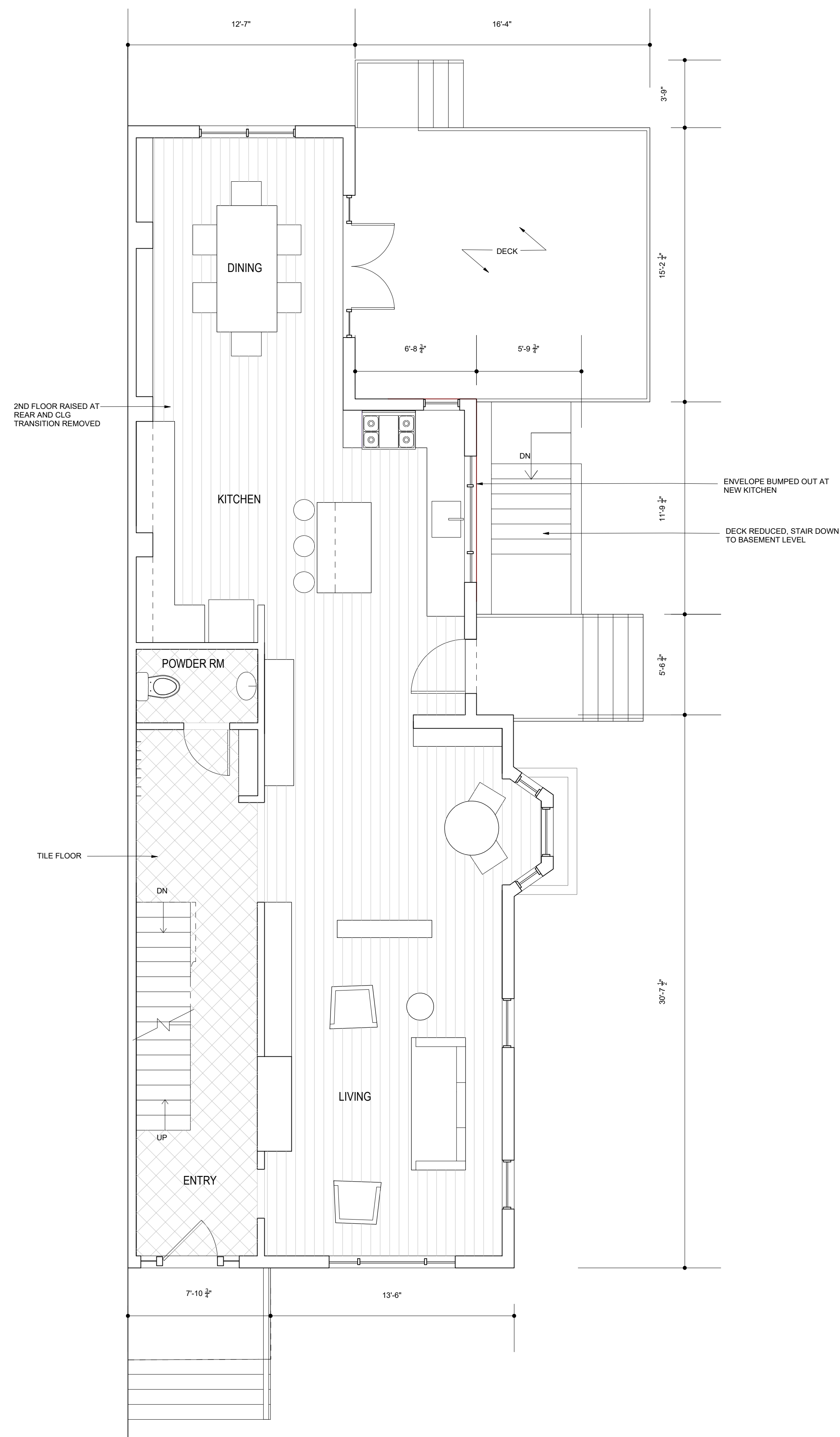
1

1 EXISTING THIRD FLOOR PLAN
1/4" = 1'-0"

1/4" = 1'-0"

[illegible]

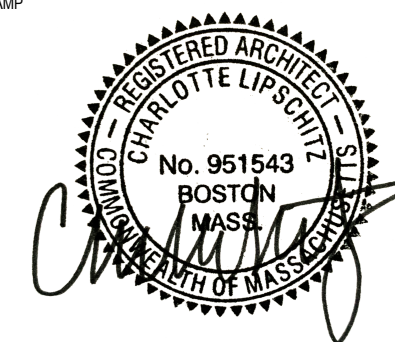
2 PROPOSED BASEMENT PLAN
1/4" = 1'-0"



1 PROPOSED 1ST FLOOR PLAN
1/4" = 1'-0"

[illegible]

STA



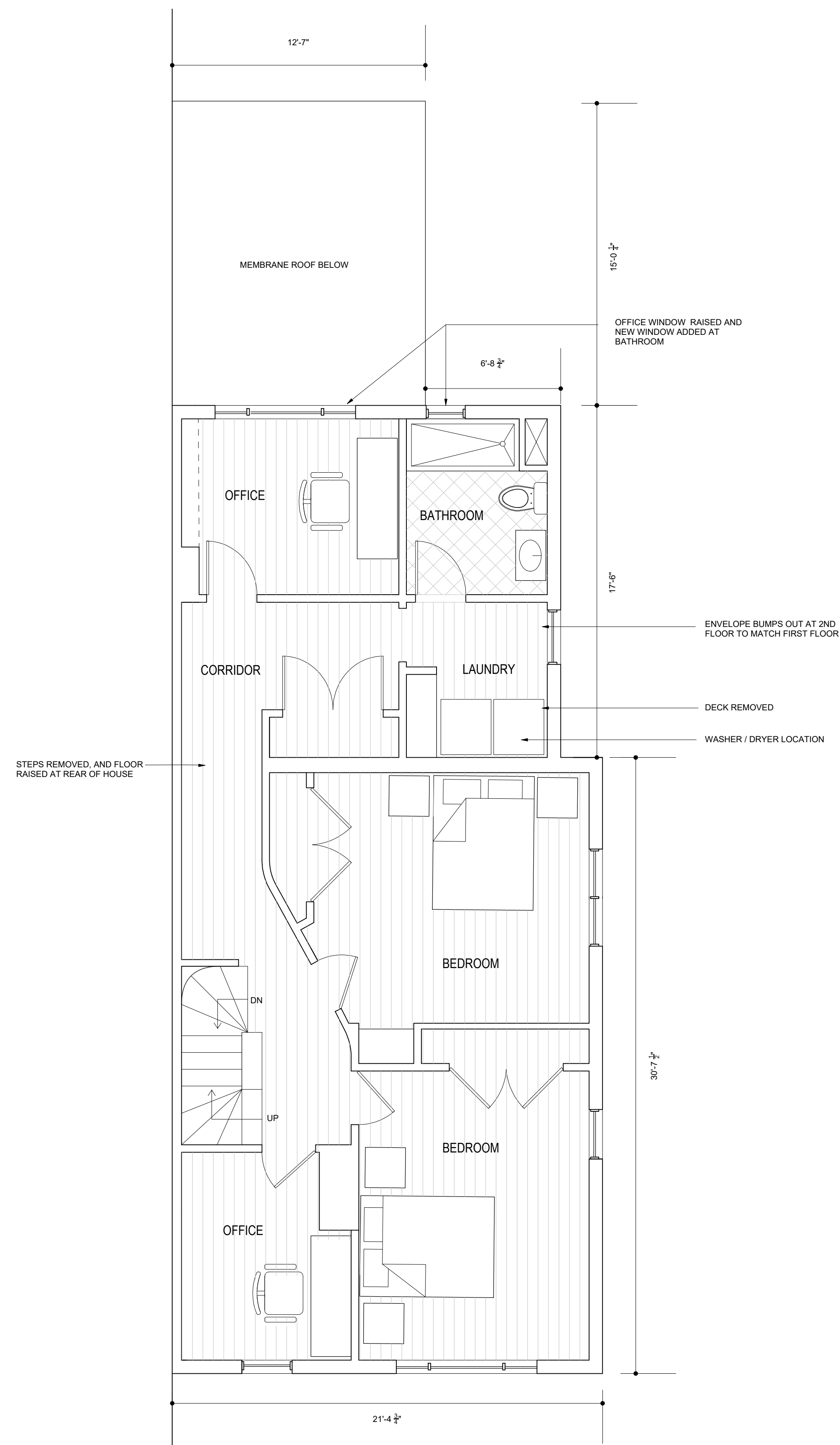
DRAWING NAME

PROPOSED PLANS

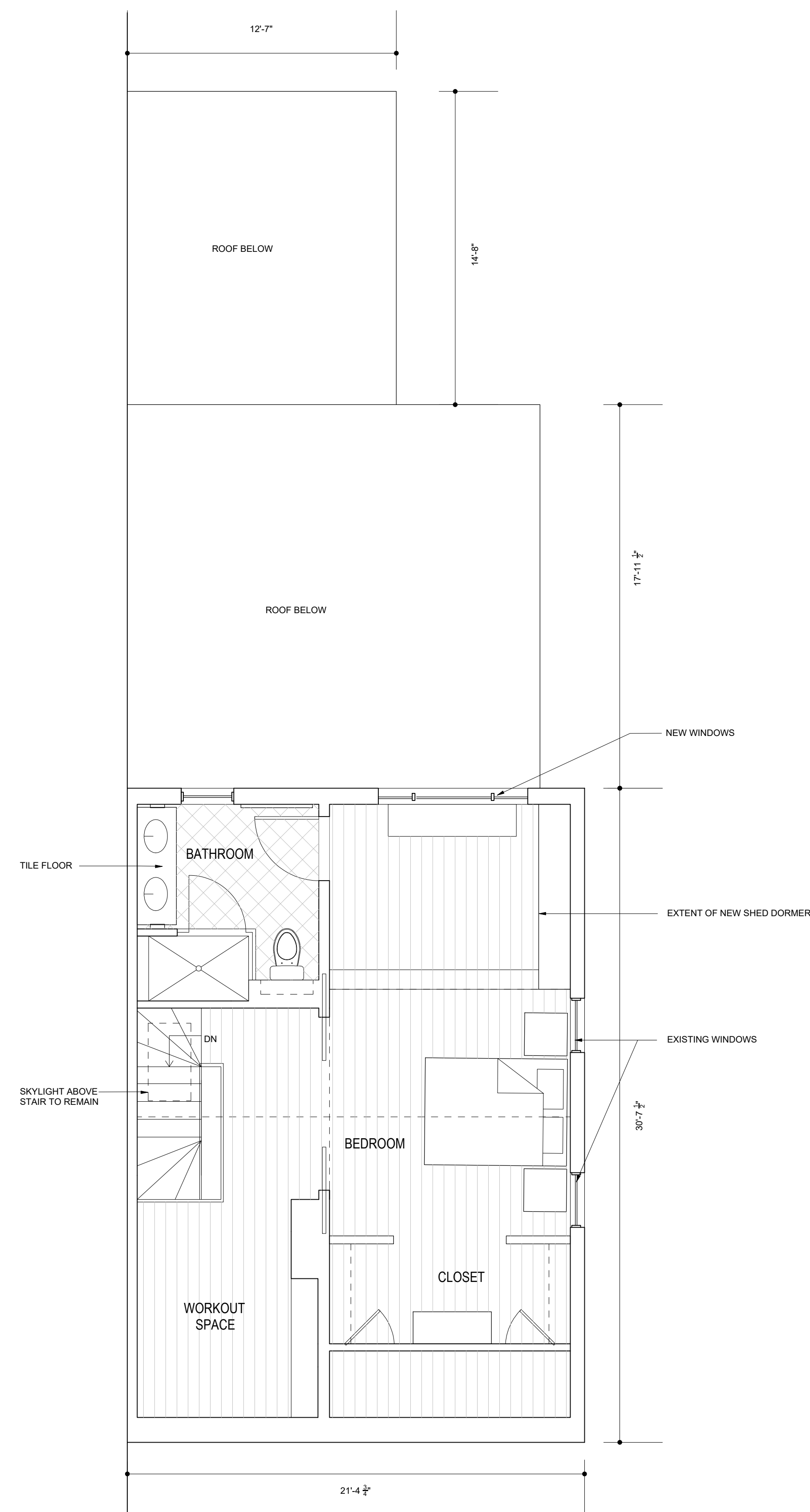
PROJECT NO.	2001
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DRAFTING NO.

A1.01



2 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED THIRD FLOOR PLAN
1/4" = 1'-0"

NOT FOR CONSTRUCTION

[illegible]

STAN



DRAWING NAME

EXISTING ELEVATIONS

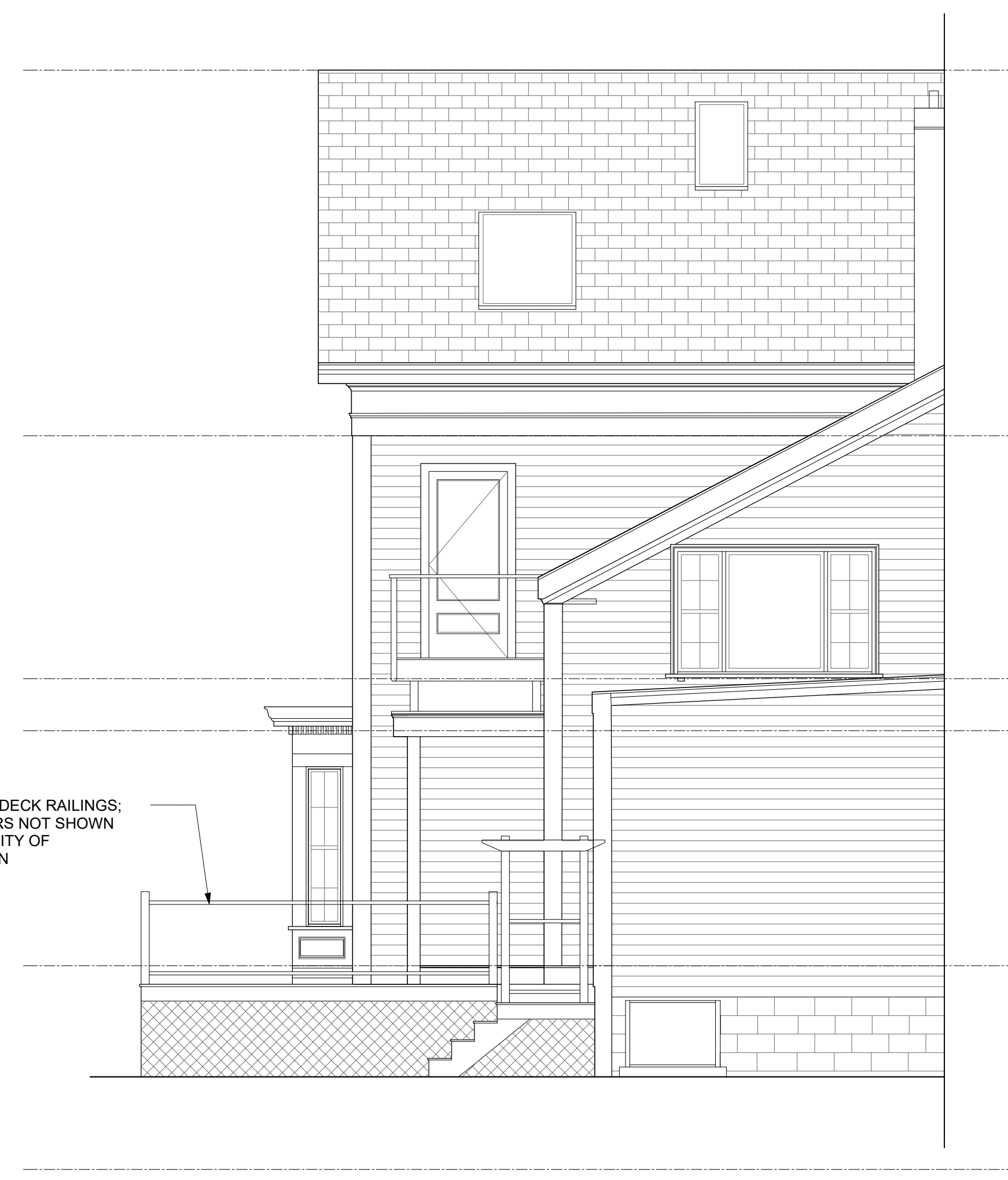
PROJECT NO.	2001
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	DRAWING NO.
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E1.02



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

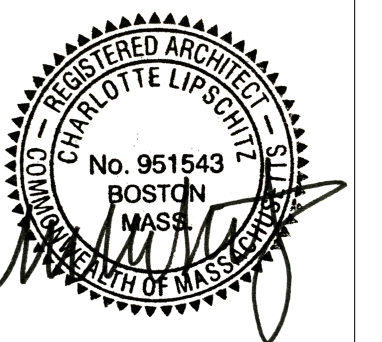


1 NORTH ELEVATION - EXISTING
1/4" = 1'-0"

NOT FOR CONSTRUCTION

[illegible]

STAMP



DRAWING NAME

EXISTING ELEVATIONS

PROJECT NO. 2001

DRAWING NO.

E1.03



1 OPTION 1 - BASEMENT PLAN
1/4" = 1'-0"

1/4" = 1'-0"

25 William St.
Cambridge, MA 02139

LIPSCHITZ / JOHNSON
RESIDENCE
43 COTTAGE ST.
CAMBRIDGE, MA 02139

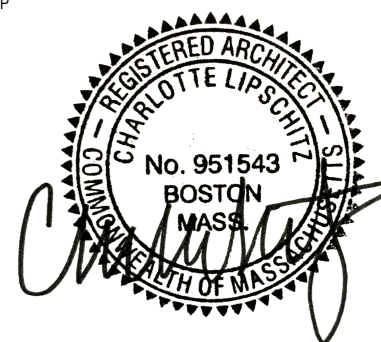
PROJECT STATUS

NOT FOR CONSTRUCTION

REVISION

[illegible]

STAI



DRAWING NAME

PROPOSED ELEVATIONS

PROJECT NO.	2001
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DRAFTING NO.

A3.00

1. VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN FIELD
2. ALL EXISTING WINDOWS TO BE REPLACED AND/OR RESIZED ACCORDING TO ELEVATIONS

3. SIDING TO BE REPLACED WHERE DAMAGED. SIDING TO BE WOOD TO MATCH EXISTING ON SOUTH ELEVATION AND HARDIE FIBER CEMENT SIDING ON EAST AND NORTH SIDES.

4. TRIM AND CORNICE PIECES TO BE REPLACED WHERE DAMAGED TO MATCH EXISTING, PTD TO MATCH EXISTING COLOR

MATCH SLOPE AND
EXTENTS OF
NEIGHBORING DORMER



3 AERIAL VIEW - PROPOSED DORMER IN CONTEXT
NTS

 ROOF RIDGE, 36' - 3"
1/4"=0'

THIRD FLOOR LEVEL, 23'-1"
1/4"-0"

SECOND FLOOR - UPPER LEVEL, 14'-4"

SECOND FLOOR - LOWER LEVEL, 12' - 5 1/2"

 FIRST FLOOR LEVEL, 4'-0"
1/4'-0"

 BASEMENT LEVEL, -4'-10"
1/4"=1'-0"

AREA OF POTENTIAL
ROOFTOP PV°

WINDOW EXPANDED

EXTENTS OF EXISTING
WOOD FENCES TO BE
REPLACED IN KIND

AREA OF POTENTIAL
ROOFTOP PV

SLOPE OF EXISTING
ROOF ALTERED AT
ADDITION

REPLACE ALL DECK
RAILINGS IN KIND

DECK RAISED TO
MATCH 1ST FLOOR
ELEVATION

LEVEL OF BASEMENT
LOWERED AND NEW
CONCRETE SLAB
POURED

EXISTING SKYLIGHT
TO BE REPLACED

NEW SHED DORMER
WITH NEW WINDOWS

EXISTING WINDOW
REPLACED IN KIND AND
RAISED; NEW WINDOW
ADDED AT BATHROOM

NEW WINDOWS AT
REAR ELEVATION

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

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

A3.00

25 William St.
Cambridge, MA 02139

LIPSCHITZ / JOHNSON
RESIDENCE
43 COTTAGE ST.
CAMBRIDGE, MA 02139

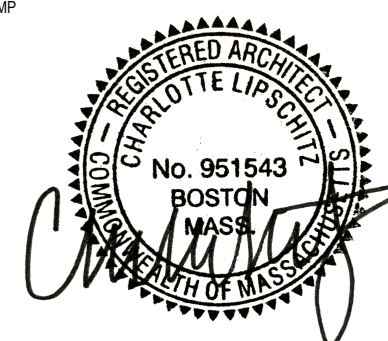
PROJECT STATUS

NOT FOR CONSTRUCTION

REVISIONS

[illegible]

STAMP



DRAWING NAME

PROPOSED ELEVATIONS

PROJECT NO.	3001
-------------	------

DRAFTING NO.

A3.01

ELEVATION NOTES:

1. VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN FIELD

3. SIDING TO BE REPLACED WHERE DAMAGED. SIDING TO BE WOOD TO MATCH EXISTING ON SOUTH ELEVATION AND HARDIE FIBER CEMENT SIDING ON EAST AND NORTH SIDES.

4. TRIM AND CORNICE PIECES TO BE REPLACED WHERE DAMAGED TO MATCH EXISTING. PTD TO MATCH EXISTING COLOR



2 EAST ELEVATION - PROPOSED
1/4" = 1'-0"

[illegible]

A circular professional seal for Charlotte Lipschitz, a Registered Architect in the Commonwealth of Massachusetts. The seal contains the text: "REGISTERED ARCHITECT - STATE OF MASSACHUSETTS", "CHARLOTTE LIPSCHITZ", "No. 951543", "BOSTON", "MASS.", and "COMMONWEALTH OF MASSACHUSETTS". A handwritten signature is written across the seal.

DRAWING NAME

EXISTING AND PROPOSED
NORTH ELEVATIONS

PROJECT NO.	2001
DRAWING NO.	

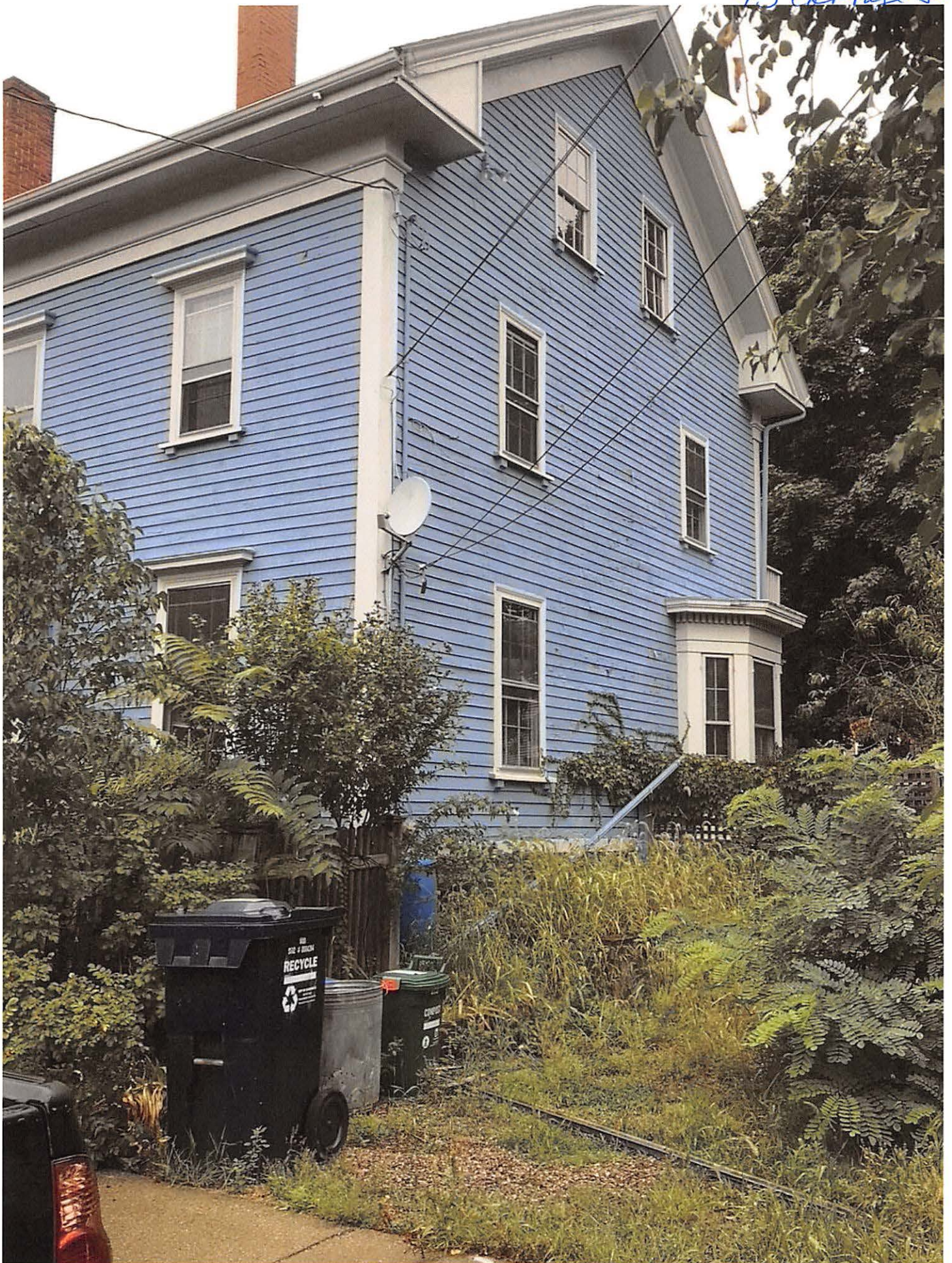
A3.02

ELEVATION NOTES:

1. VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN FIELD
2. ALL EXISTING WINDOWS TO BE REPLACED AND/OR RESIZED ACCORDING TO ELEVATIONS
3. SIDING TO BE REPLACED WHERE DAMAGED. SIDING TO BE WOOD TO MATCH EXISTING ON SOUTH ELEVATION AND HARDIE FIBER CEMENT SIDING ON EAST AND NORTH SIDES.
4. TRIM AND CORNICE PIECES TO BE REPLACED WHERE DAMAGED TO MATCH EXISTING, PTD TO MATCH EXISTING COLOR



43 Cottage St.

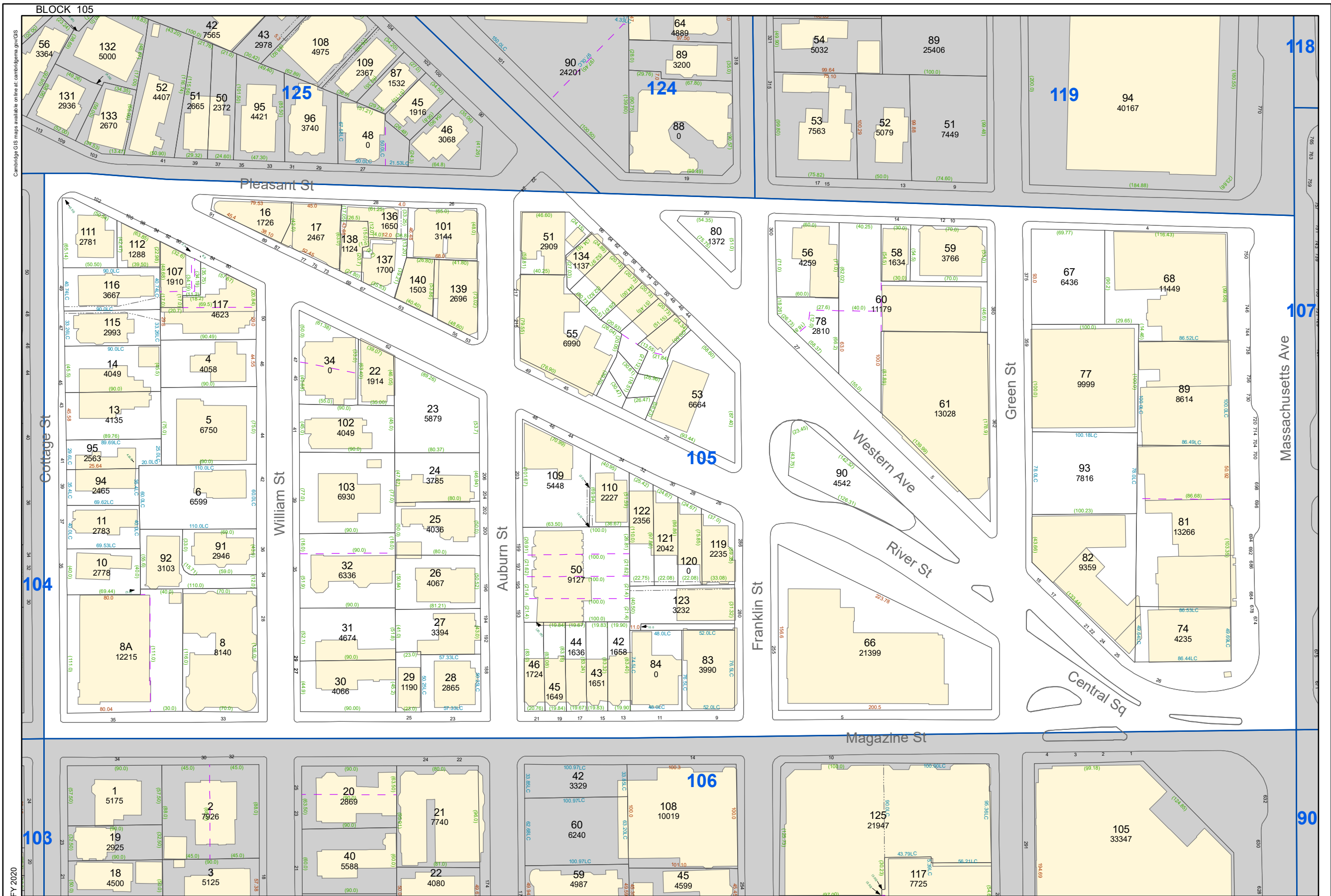










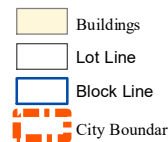


FY 2020



City of Cambridge
Assessing Department

795 Massachusetts Ave.
Cambridge, MA 02139

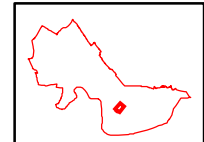


10 Lot Number 100 Parcel size in Sq. Ft.
105 Block Number 44.0LC Land Court Dimension
10 Street Number 65.0 Survey Dimensions
(125.0) Deed Dimension

DISCLAIMER:
All Real Property shown on this map was compiled from existing Assessor's Tax Maps dated 1980 to 2018 and maintained by the City Assessor's Office and the Department of Public Works. Subsequent maintenance has been completed using the City of Cambridge Geographic Information System (GIS). Parcels have not been created from survey, and map is suitable for assessing purposes only.
The City of Cambridge assumes no legal responsibility for information shown on this map.

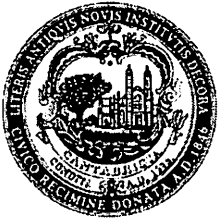


0 20 40 80 Feet
1 inch = 90 feet



Parcel Block Map

105



City of Cambridge

APP-1
IN CITY COUNCIL
December 16, 2019

ORDERED: That the Commissioner of Public Works is hereby authorized to grant a permit for the installation of a curb cut at the premises numbered 43 Cottage Street, Cambridge, Massachusetts; said authorization is conditioned upon use of material specified by the Department of Public Works and upon permit requirements being met, including an ADA compliant design.

In City Council December 16, 2019.
Adopted by the affirmative vote of nine members.
Attest:- Anthony I. Wilson, City Clerk

A true copy;

ATTEST:-

A handwritten signature in black ink, appearing to read "Anthony I. Wilson".

Anthony I. Wilson, City Clerk

 **Dashboard** **Messages** **Profile** **Applications** **Projects** **Permits & Docs** **Payments** **Inspections****Terry Drucker**

terrydrucker@gmail.com (mailto:t...)

Messages

**Lori Perez**

Nov 18, 2019 at 3:33pm

Emailed and Uploaded unsigned Neighborhood Association letter 11.1...
City Clerk Review - Curb Cut 60749**TJ Shea**

Nov 22, 2019 at 6:39am

DPW required site visit with contractor prior to construction. Dr...
Department of Public Works Review - Curb Cut 60749**Lori Perez**

Dec 12, 2019 at 10:26am

On Council Agenda for 12.16.2019 ...
City Clerk Review for City Council Agenda - Curb Cut 60749[View All \(/dashboard/messages\)](/dashboard/messages)

Permits & Documents

**Appliance/Large Item Permit**

Appliance/Large Items · 4 Notre Dame Ave, Cambridge, MA 02140

Issued

Feb 17, 2020

Expires

--

**Appliance/Large Item Permit**

Appliance/Large Items · 4 Notre Dame Ave, Cambridge, MA 02140

Issued

Jan 29, 2020

Expires

--

**Original Submission**

Curb Cut · 43 Cottage St, Cambridge, MA 02139

Issued

Nov 18, 2019

Expires

--

[View All \(/dashboard/docs\)](/dashboard/docs)

Applications



Curb Cut

Draft



Curb Cut
43 Cottage St, Cambridge, MA 02139

Draft



Curb Cut
88 Chilton St, Cambridge, MA 02138

Draft



Curb Cut 60749
43 Cottage St, Cambridge, MA 02139

Nov 18, 2019

View All (/dashboard/records)

Curb Cut 60749

Your Submission

Attachments

Original Submission

Review for Completeness

Zoning Review

City Clerk Review

Traffic & Parking Department Review

Department of Public Works Review

City Clerk Review for City Council Agenda

City Council Approval

Department of Public Works - Next Steps

Department of Public Works - Next Steps

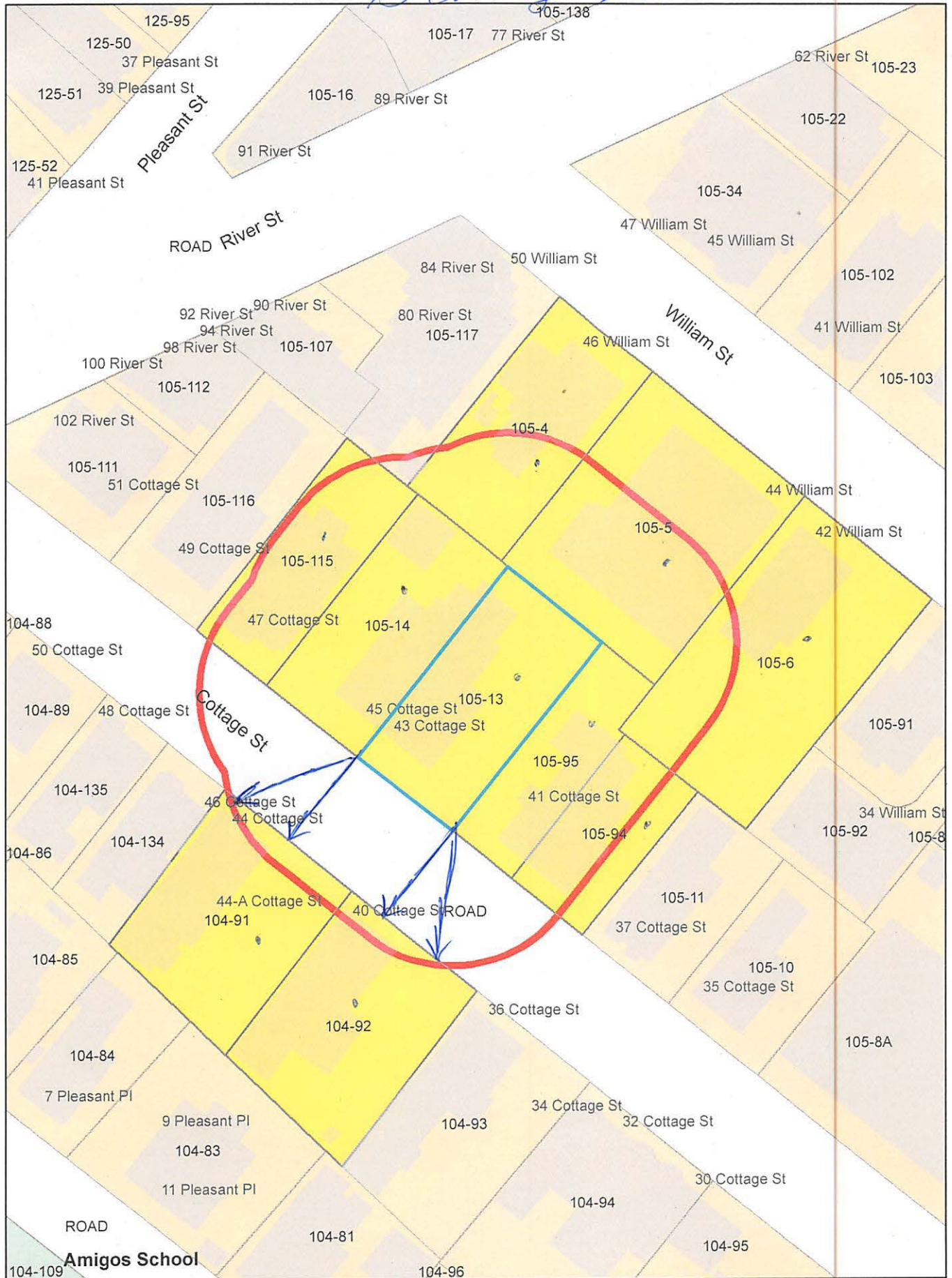
In progress. This step is in progress.

 Congratulations! Your curb cut application has been approved by the City Council.

Please contact the Department of Public Works to discuss your next steps. To contact the Department of Public Works, simply enter a comment below. Alternatively, you may call 617-349-4800.

Message the reviewer

43 Cottage St.



43 Cottage St.

Petitioner

105-14
CRANE, MARGARET & JAN R. BARRY
45 COTTAGE ST
CAMBRIDGE, MA 02139-3831

105-4
BETANCOURT, THERESA S.
46 WILLIAM ST
CAMBRIDGE, MA 02139

TRILOGY LAW LLC
C/O SARAH LIKE RHATIGAN, ESQ.
12 MARSHALL STREET
BOSTON, MA 02108

104-92
CHASE, ROBIN M. & ROY P. RUSSELL, JR
40 COTTAGE ST
CAMBRIDGE, MA 02139

105-5-6
THE ANTIOCH TEMPLE INC
40 WILLIAM ST
CAMBRIDGE, MA 02139

105-115
RYAN, WILLIAM P.
47 COTTAGE ST., #1
CAMBRIDGE, MA 02139

105-115
REVENO, AIMEE
47 COTTAGE ST., UNIT 2
CAMBRIDGE, MA 02139

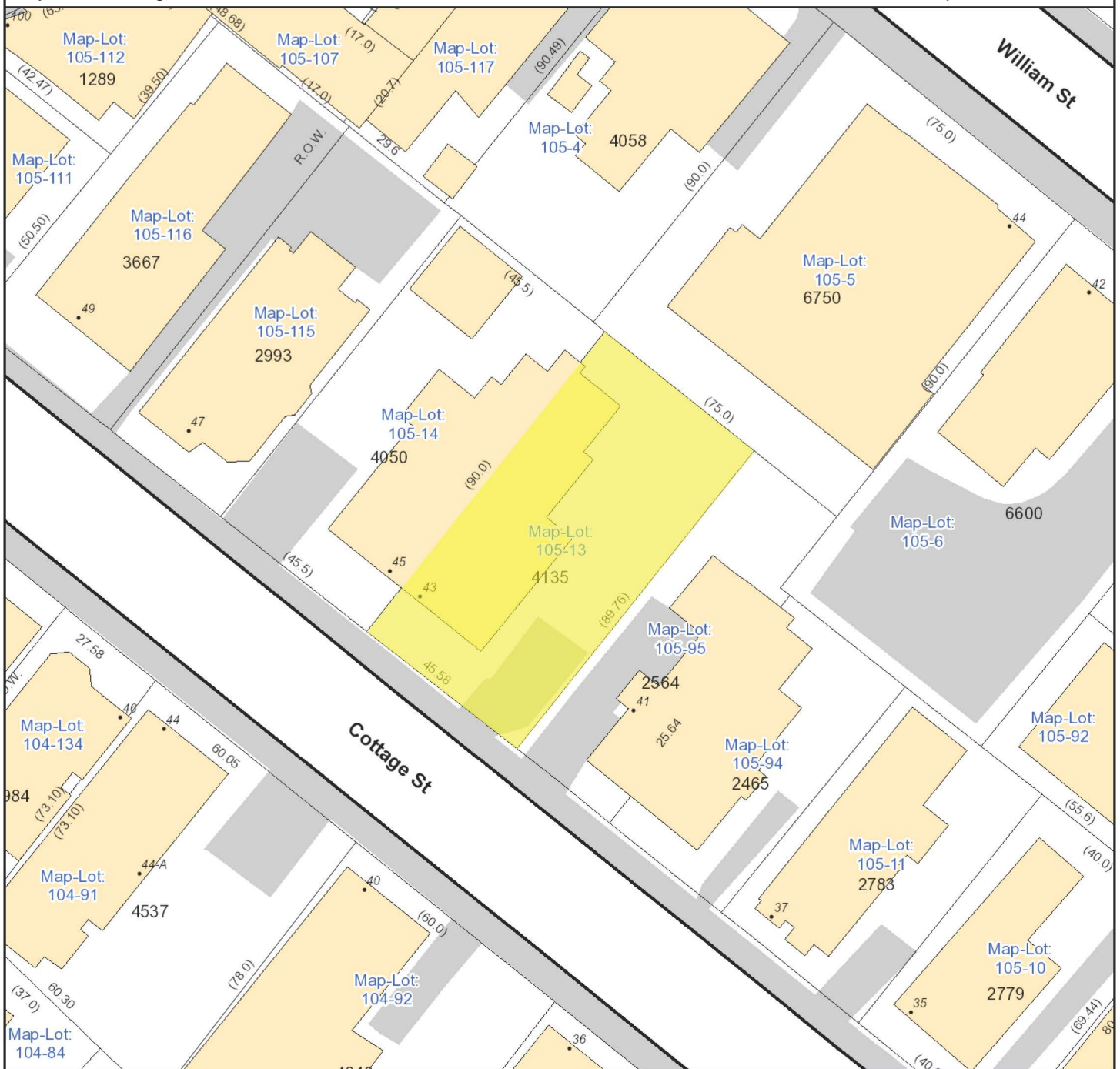
105-94
CURRIE, AGNES M.
39 COTTAGE ST
CAMBRIDGE, MA 02139-3831

105-115
CREASER, STEFFEN P.
47 COTTAGE ST., UNIT #3
CAMBRIDGE, MA 02139

105-95
MATTHIESEN, BRADFORD K.
MADELEINE I. MATTHIESEN
41 COTTAGE ST
CAMBRIDGE, MA 02139

104-91
SCHWARTZ, BRENDAN T.
JULIANA I. CASTEDO
44 COTTAGE ST
CAMBRIDGE, MA 02142

105-13
LIPSCHITZ JESSICA MORROW DAVID MARVIN &
SLAUGHTER JOHNSON ET AL
43 COTTAGE ST
CAMBRIDGE, MA 02139



City of Cambridge
Massachusetts

1" = 35 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



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



Cambridge Board of Zoning Appeals
Attention Maria Pacheco

13 November, 2020

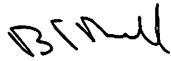

Re: Case # BZA-94636, 43 Cottage Street

Dear Cambridge BZA:

We are across the street neighbors living at 40 Cottage Street. David Johnson and Jessica Lipschitz, the owners of 43 Cottage Street, have shared their renovation plans with us and listened to our feedback. We support their application for a special permit.

The addition of a 3rd floor dormer will match the existing dormer on the other half of this attached single-family home and is an improvement to the existing structure. The proposed expansion of the 1st floor kitchen, changes to the windows, and the basement stairwell are consistent with the character of the house and will maintain the look and feel of the neighborhood.

Regards,

Roy Russell
Robin Chase