

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 Keith Wang and Katherine Sayn-Wittgenstein
(OWNER)

Address: 45 Granville Road Cambridge

State that I/We own the property located at 44 Avon Hill Street, which is the subject of this zoning application.

The record title of this property is in the name of Keith Wang & Katherine Sayn-Wittgenstein

*Pursuant to a deed of duly recorded in the date 1/21/20, Middlesex South County Registry of Deeds at Book 74017, Page 457; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

Sean D. Hope, Agent

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 Sean D. Hope personally appeared before me, this 29th of July, 2020, and made oath that the above statement is true.

Ryan Bertram Severy Notary

My commission expires  **RYAN BERTRAM SEVERY** Notary Public (Notary Seal).
Commonwealth of Massachusetts
My Commission Expires Jan. 15, 2027

- 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:

A literal enforcement of the provisions of the Ordinance would involve a substantial hardship to Petitioner because the Petitioners are undertaking an extensive renovation of the dwelling including upgrading all systems resulting in the property being more energy efficient and functional.

Granting the proposed entryway enclosure and thirty-three square foot first floor addition will allow for greater functionality and use of the dwelling for Petitioner and their two children.

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 Hardship is owing to the non-conforming location of the existing structure such that any changes on the non-conforming side of the property would require zoning relief. The requested changes are modest in nature but will have substantial benefits for the Petitioner's and any future owners of the dwelling.

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

1) Substantial detriment to the public good for the following reasons:

The requested enclosure and addition will not negatively impact the adjacent residential uses and will allow for an improve front entrance for the building occupants. Further, through a combination of fencing and landscaping the proposed additions will be mostly screened from the public way and abutters.

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

The requested relief will not substantially derogate from the intent or purpose of the ordinance because single families dwellings are an allowed Use and the proposed addition and enclosure will improve the functionality of the property for thePetitioner's and future occupants of the property.

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

Pacheco, Maria

From: Blue <bluemagruder@gmail.com> on behalf of Blue Magruder
<bluemagruder@post.harvard.edu>
Sent: Thursday, August 20, 2020 12:51 PM
To: Pacheco, Maria
Subject: Comment re BZA-017290-2020, August 27 hearing

Dear Maria Pacheco,

I own 46 Avon Hill Street just to the north of the Wang & Sayn-Wittgenstein house at #44. I have looked at their plans to add a small addition, and don't see any problems with the new powder room, and herewith approve of their plans.

Let me know if you have any questions,

All best,

Blue Magruder

Mary Blue Magruder
82 Avon Hill Street
Cambridge, MA 02140

H: [617-354-6106](tel:617-354-6106)

C: [617-642-6093](tel:617-642-6093)

August 19, 2020

Maria Pacheco

Board of Zoning Appeals

Reference case No. BZA-017290-2020

Dear Ms. Pacheco:

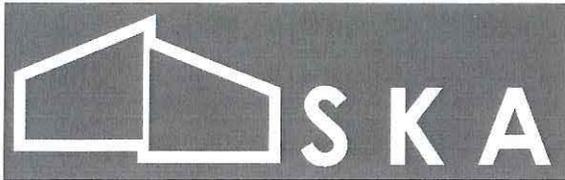
My name is Claudia Barnett Scott and I own the house at 63 Avon Hill Street.

I am writing to state my support for my neighbors, Keith Wang and Katherine Sayn-Wittgenstein, in their application for a special permit for their home at 44 Avon Hill Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Claudia B. Scott". The signature is fluid and cursive, with a long horizontal stroke extending across the page.

Claudia B. Scott



CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2020 AUG 24 P 2:03

SAM KACHMAR ARCHITECTS

357 Huron Ave. Cambridge, MA 02138
617.821.2690 | mike@kachmardesign.com

24 August 2020

RE: Case No. BZA-017290-2020
44 Avon Hill Street – Cambridge, MA
Dimensional Table- submission update

Members of the Board,

Following our original submission, the petitioner would like to amend the proposal to include a small 28" overhang at the main door – within the plane of the existing trellis – to provide rain protection at the entrance. This was discussed and approved at the Historic Commission meeting and would have an implication to the dimensional table as follows:

- The overhang at the front door will increase the building area by 15 square feet for a total of 3,353 sf. (previously 3,338 sf)
- The proposed FAR will remain at 0.67 (from 0.6676 to 0.6706)

This is reflected in the updated drawings, submitted for this hearing. We hope that this is seen as a de minimis alteration; please let us know if you see any issues with this request.

Best regards,

Michael Voosen Fields
Project Manager

357 Huron Ave. Cambridge, MA 02138 | kachmardesign.com
617.821.2690 | mike@kachmardesign.com
774.482.0054 | matt@kachmardesign.com

AMENDED

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Single Family
LOCATION: 44 Avon Hill St Cambridge, MA **ZONE:** Residence A-2 Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Single Family

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2020
Nov 24 P 2:04

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	3305	3,353	2500	(max.)
<u>LOT AREA:</u>	5000	5000	6000	(min.)
<u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ²	.66	.67	.5	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	5000	5000	4500	(min.)
<u>SIZE OF LOT:</u>				
WIDTH	49'6"	49'6"	65'	(min.)
DEPTH	103'	103'	n/a	
<u>SETBACKS IN FEET:</u>				
FRONT	20'8"	20'8"	15'	(min.)
REAR	21'4"	21'4"	25'	(min.)
LEFT SIDE	6'7"	6'7"	10'	(min.)
RIGHT SIDE	12'	12'	10'	(min.)
<u>SIZE OF BLDG.:</u>				
HEIGHT	36'3"	36'3"	35'	(max.)
LENGTH	60'	60'	n/a	
WIDTH	30'	30'	n/a	
<u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u>	31%	29%	50%	(min.)
<u>NO. OF DWELLING UNITS:</u>	1	1	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	3	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	n/a	(min.)
<u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u>	n/a	n/a	n/a	(min.)

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

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'.

SAYN-WITTGENSTEIN & WANG RESIDENCE

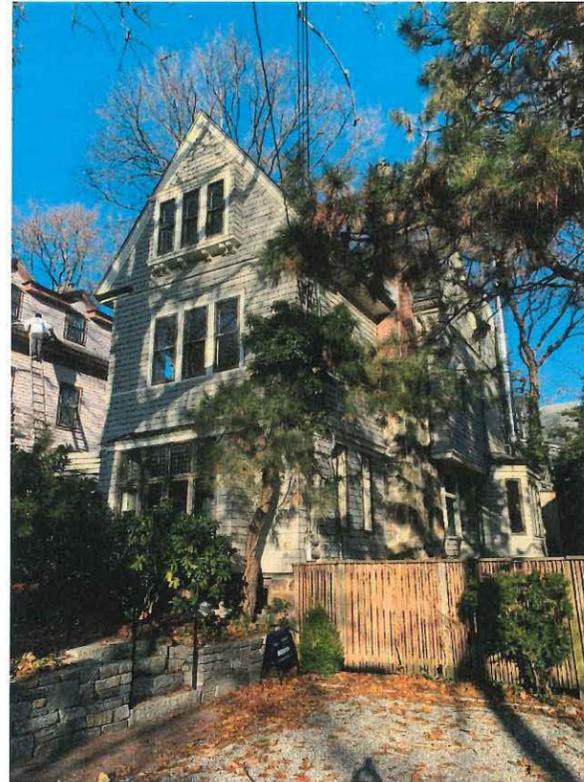
ZBA SUBMISSION

CITY OF CAMBRIDGE
INSPECTIONAL SERVICES

2020 AUG 24 P 2:03, 08/27/20

KATHERINE
SAYN-WITTGENSTEIN
KEITH WANG

44 AVON HILL ST
CAMBRIDGE, MA
02140



ARCHITECT:

CLIENT:

INTERIOR DESIGNER:

GENERAL CONTRACTOR:

STRUCTURAL ENGINEER:



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ARCHITECTS

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KATHERINE SAYN-WITTGENSTEIN
KEITH WANG



(T.B.D.)

PROJECT NARRATIVE:
THE SAYN-WITTGENSTEIN &
WANG RESIDENCE INCLUDES
THE RENOVATION OF FIRST
FLOOR ENTRY, KITCHEN,
POWDER ROOM AND
MUDROOM; THE SECOND
FLOOR, BEDROOMS AND
BATHROOMS AND OFFICE;
AND THE 3RD FLOOR MASTER
BEDROOM AND MASTER
BATHROOM

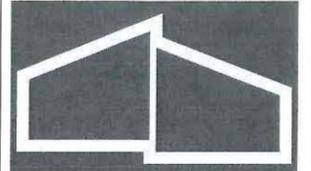
ZONING SHEET LIST			
Sheet Number	Sheet Name	Designed By	Comment
ZBA-00	COVER	SKA	
ZBA-01	EXISTING AXON	SKA	
ZBA-02	PROPOSED SITE AXON	SKA	
ZBA-03	CERTIFIED PLOT PLAN	SKA	
ZBA-04	ASSESSOR'S BLOCK MAP AND AREA PLAN	SKA	
ZBA-05	EXISTING SITE PLAN	SKA	
ZBA-06	PROPOSED SITE PLAN	SKA	
ZBA-07	STREET PERSPECTIVE A	SKA	
ZBA-08	PROPOSED LOWER LEVEL	SKA	

ZONING SHEET LIST			
Sheet Number	Sheet Name	Designed By	Comment
ZBA-09	PROPOSED 1ST FLOOR PLAN	SKA	
ZBA-10	PROPOSED 2ND FLOOR PLAN	SKA	
ZBA-11	PROPOSED 3RD FLOOR PLAN	SKA	
ZBA-12	PROPOSED WEST ELEVATION (FRONT)	SKA	
ZBA-13	PROPOSED EAST ELEVATION (BACK)	SKA	
ZBA-14	PROPOSED SOUTH ELEVATION	SKA	
ZBA-15	PROPOSED NORTH ELEVATION	SKA	
ZBA-16	ADDITIONAL PHOTOGRAPHS AND RENDERS	SKA	



EXISTING - AXON

EXISTING SITE AXON



SKA

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 kachmar@kachmar.com
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 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING AXON

KATHERINE SAYN-WITGENSTEIN
 KEITH WANG
 SAYN-WITGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

Project Status	ZBA SUBMISSION
Project number	2017.08
Date	08/27/20
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Checked by	Checker

ZBA-01

Scale

PROPOSED WORK - AXON
PROPOSED SITE AXON



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SITE AXON

KATHERINE SAYN-WITTGENSTEIN
 KEITH WANG
 SAYN-WITTGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

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ZBA-02

Scale

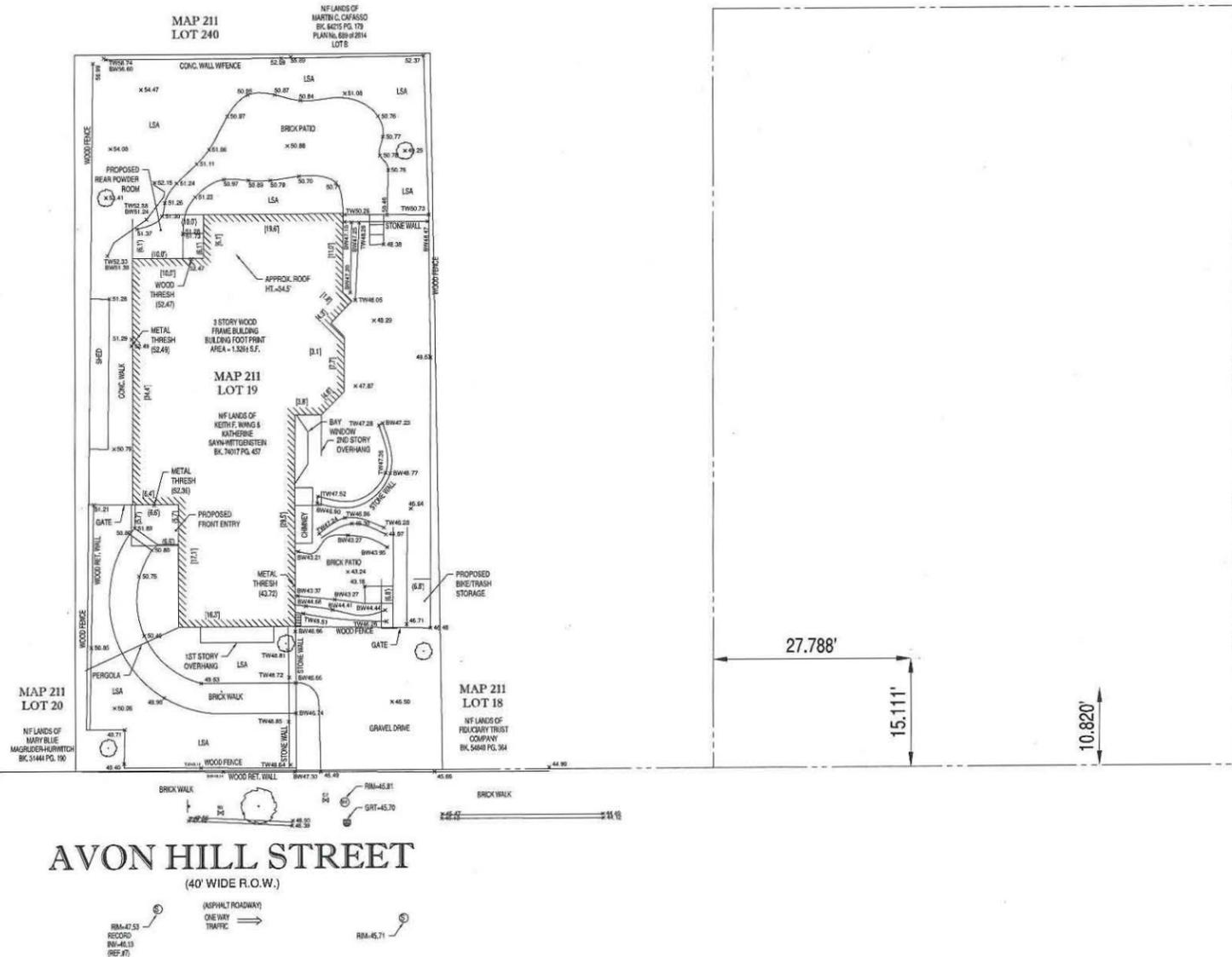


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REGISTRATIONS:

STRUCTURAL ENGINEER:

NOTE:
 a. STAMPED AND CERTIFIED PLAN INCLUDED AS ATTACHMENT



CERTIFIED PLOT PLAN

KATHERINE SAYN-WITTGENSTEIN
 KEITH WANG
 SAYN-WITTGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

Project Status	ZBA SUBMISSION
Project number	2017.08
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ZBA-03

Scale 1" = 10'-0"

EXISTING CONDITIONS - PLAN
EXISTING SITE PLAN



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REGISTRATIONS:

STRUCTURAL ENGINEER:

EXISTING SITE PLAN

KATHERINE SAYN-WITGENSTEIN
 KEITH WANG

SAYN-WITGENSTEIN & WANG
 RESIDENCE

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ZBA-05

Scale 1/4" = 1'-0"

8/13/2020 12:03:42 PM

AVON HILL ST

PROPERTY LINE

EXISTING DRIVEWAY

EXISTING SHED TO BE REMOVED

DISASSEMBLE AND SALVAGE EXISTING BRICK WALK AS REQUIRED FOR FINAL LAYOUT AND GRADING - SEE LANDSCAPING DRAWINGS

EXISTING ROOF AT ENTRY

EXISTING STAIR AND PORTION OF RETAINING WALL TO BE REMOVED

REMOVE EXISTING STAIR

EXISTING STONE WALLS TO BE REMOVED

EXISTING FENCE TO BE REPLACED

PROPOSED WORK - PLAN
PROPOSED SITE PLAN

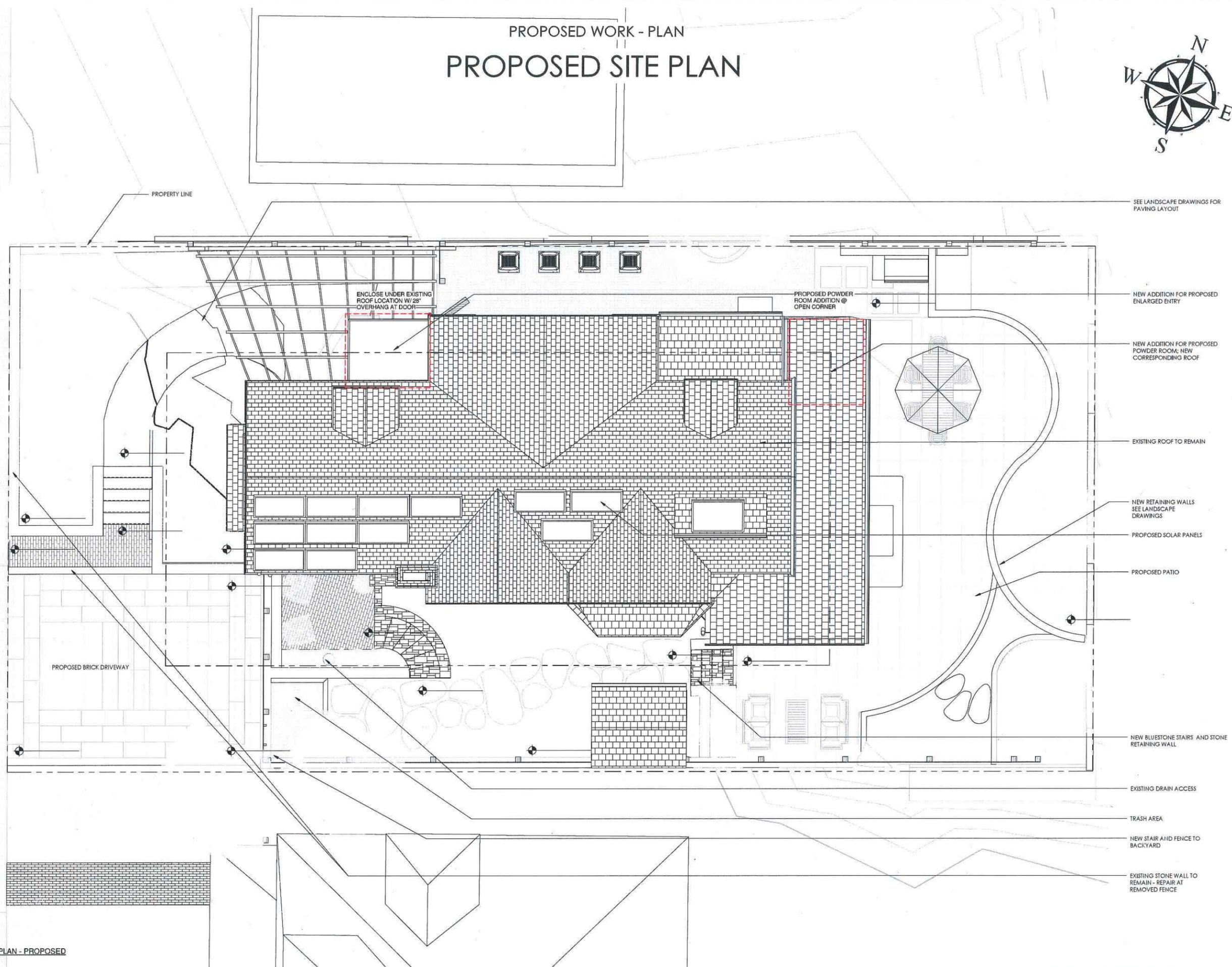


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REGISTRATIONS:

STRUCTURAL ENGINEER:

AVON HILL ST



PROPOSED SITE PLAN

KATHERINE SAYN-WITGENSTEIN
 KEITH WANG
 SAYN-WITGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

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ZBA-06

Scale 1/4" = 1'-0"

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

8/13/2020 12:03:44 PM

STREET PERSPECTIVE A



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 STRUCTURAL ENGINEER:

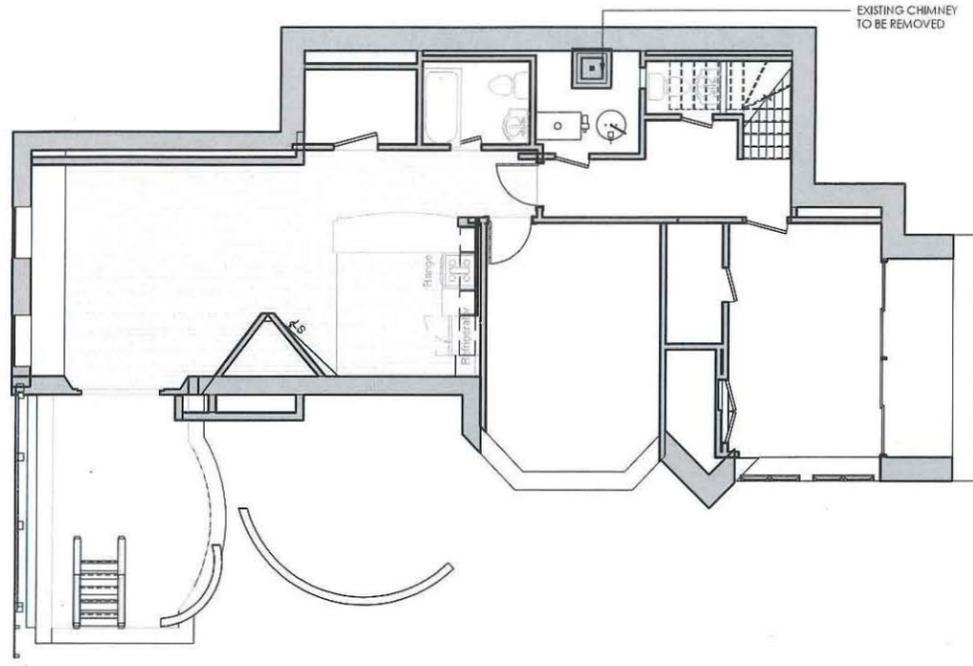
STREET PERSPECTIVE A

KATHERINE SAYN-WITTGENSTEIN
 KEITH WANG
 SAYN-WITTGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

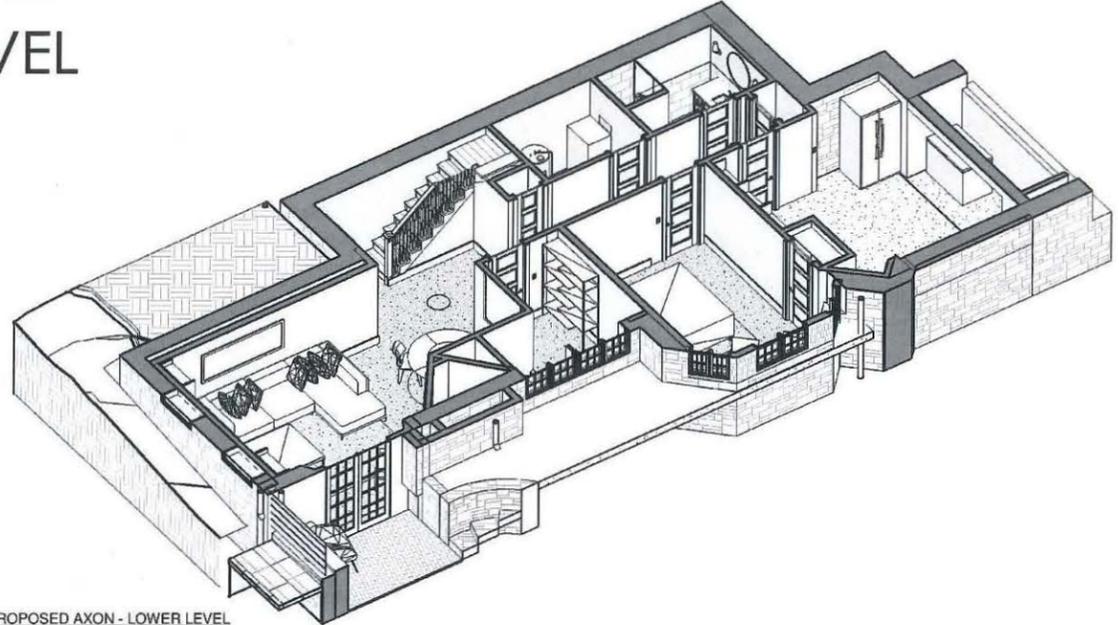
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Date	08/27/20
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ZBA-07
 Scale

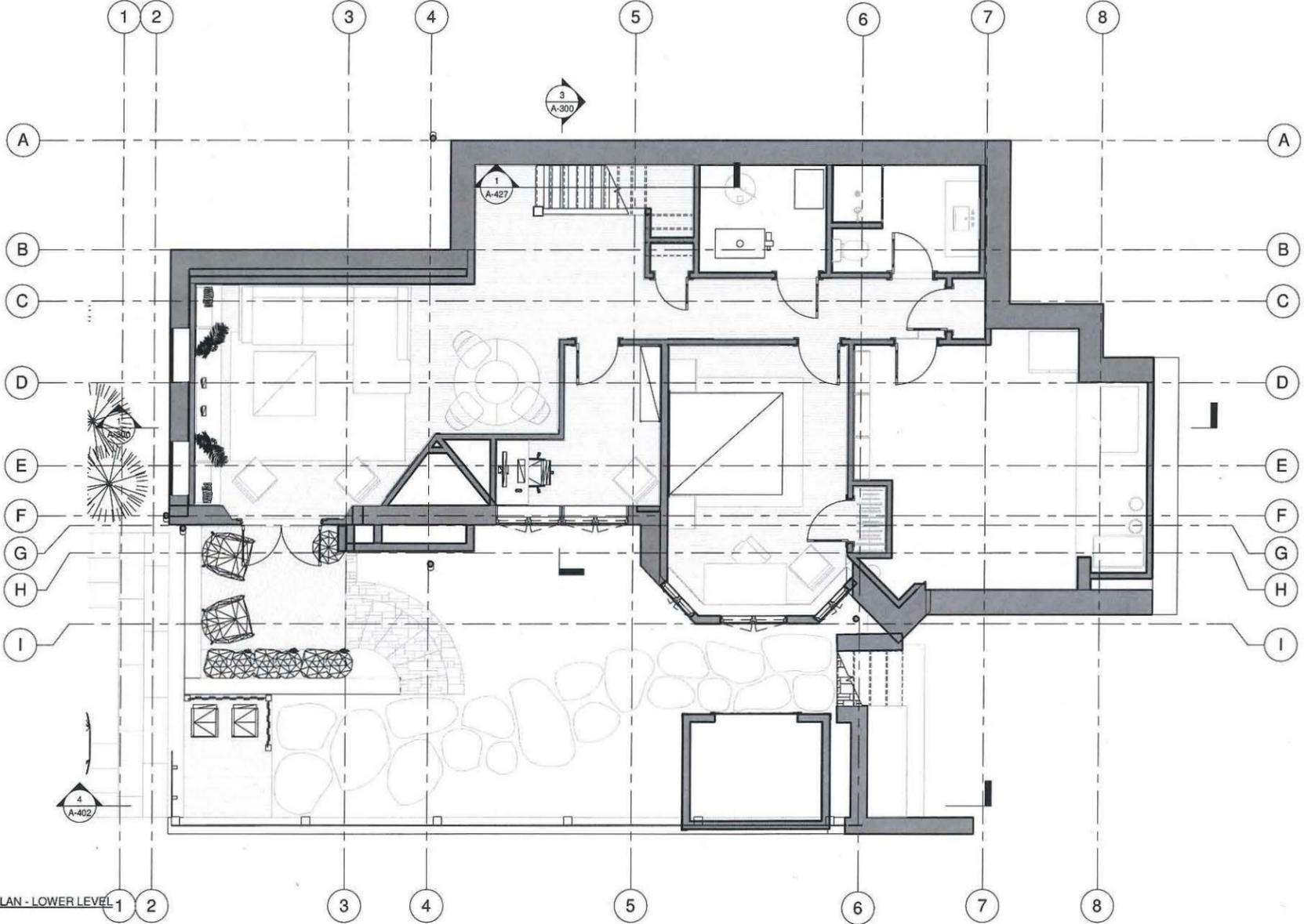
PROPOSED WORK - PLAN
LOWER LEVEL



② ZBA - EXISTING PLAN - LOWER LEVEL
3/16" = 1'-0"



③ ZBA - PROPOSED AXON - LOWER LEVEL



① ZBA - PROPOSED PLAN - LOWER LEVEL
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED LOWER LEVEL

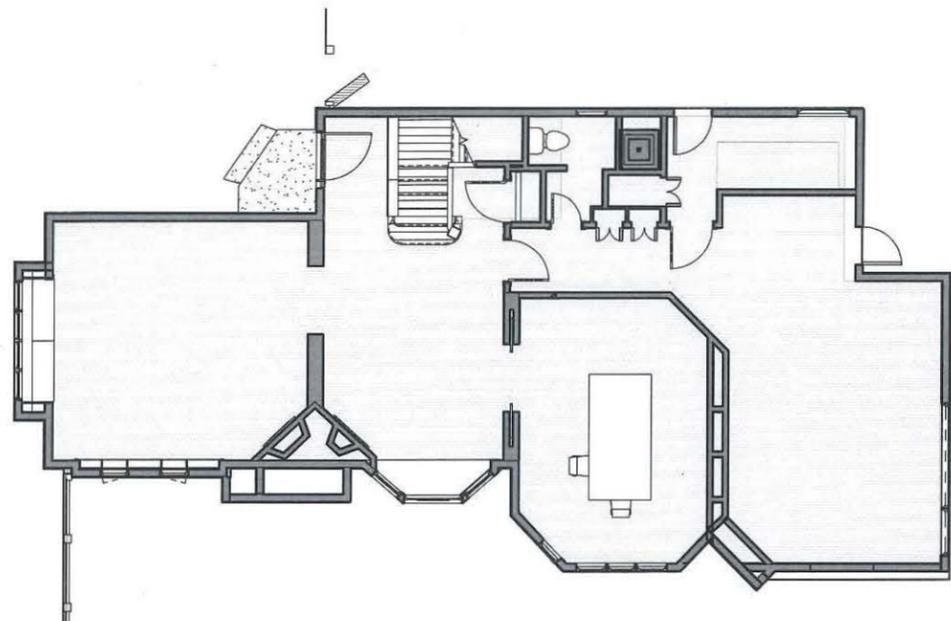
KATHERINE SAYN-WITTGENSTEIN
KEITH WANG
SAYN-WITTGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

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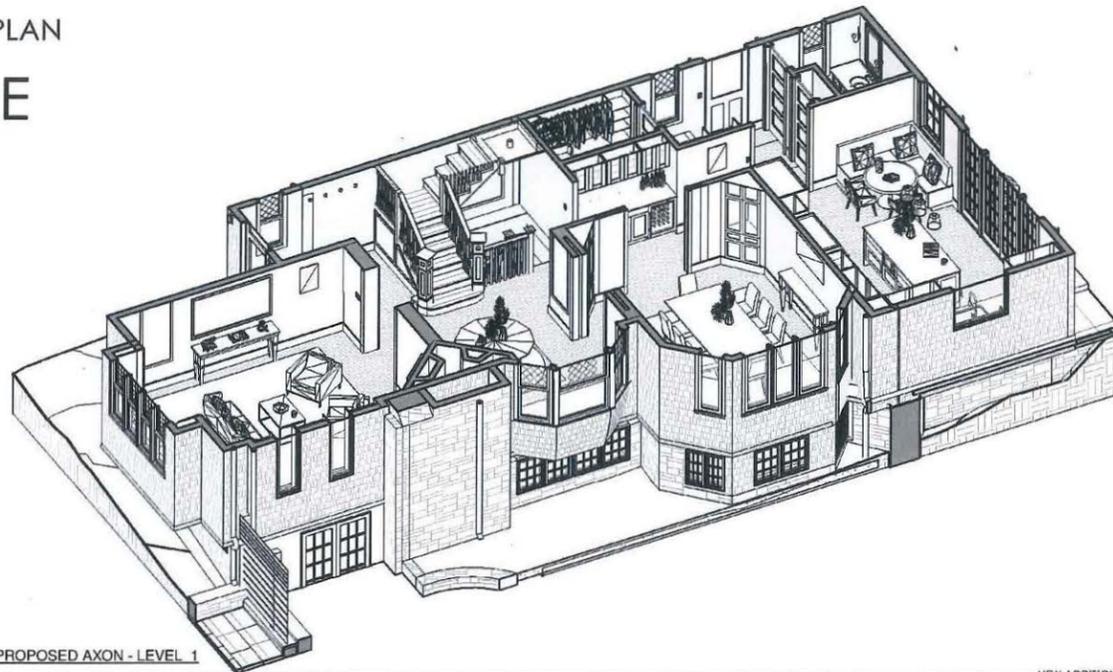
ZBA-08

Scale As indicated

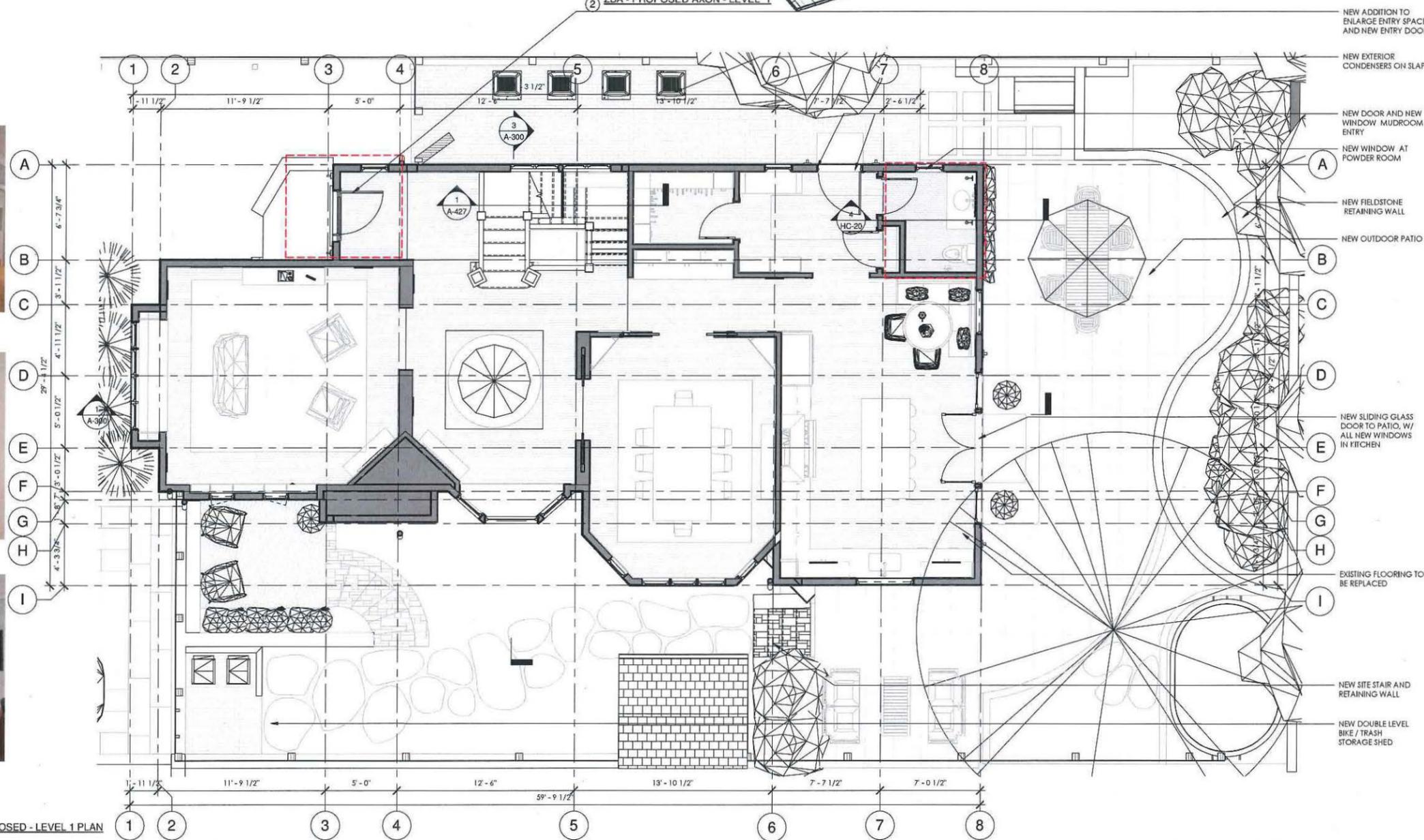
PROPOSED WORK - PLAN
LEVEL ONE



① ZBA - EXISTING - LEVEL 1
3/16" = 1'-0"



② ZBA - PROPOSED AXON - LEVEL 1



③ ZBA - PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED 1ST FLOOR
PLAN

KATHERINE SAYN-WITGENSTEIN
KEITH WANG

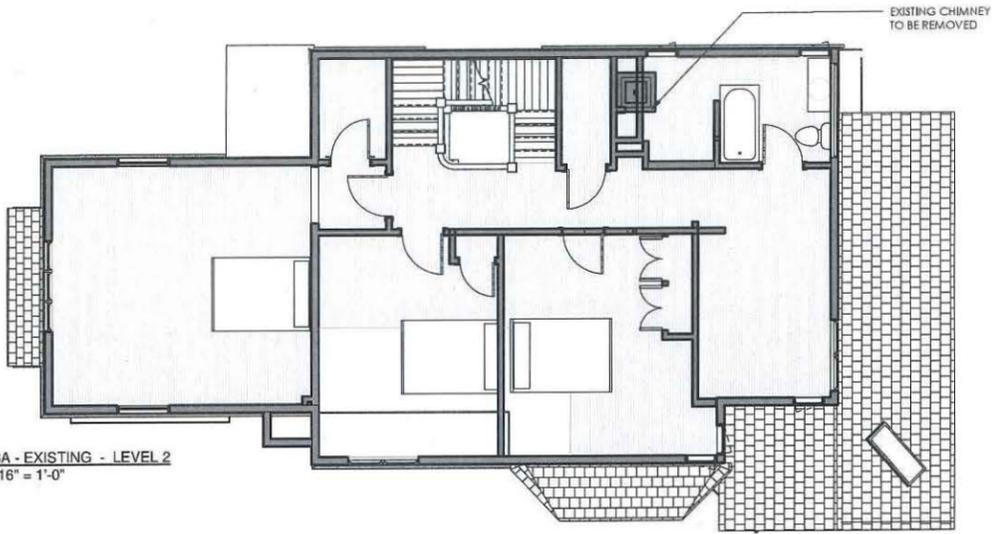
SAYN-WITGENSTEIN & WANG
RESIDENCE

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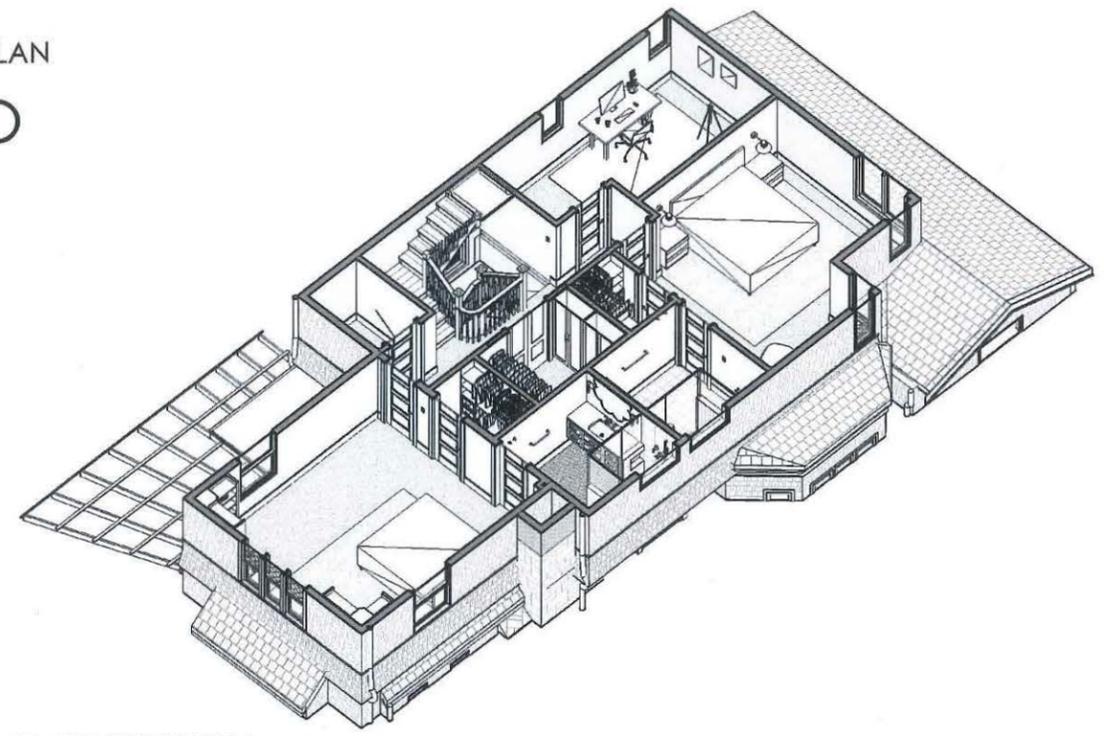
ZBA-09

Scale As indicated

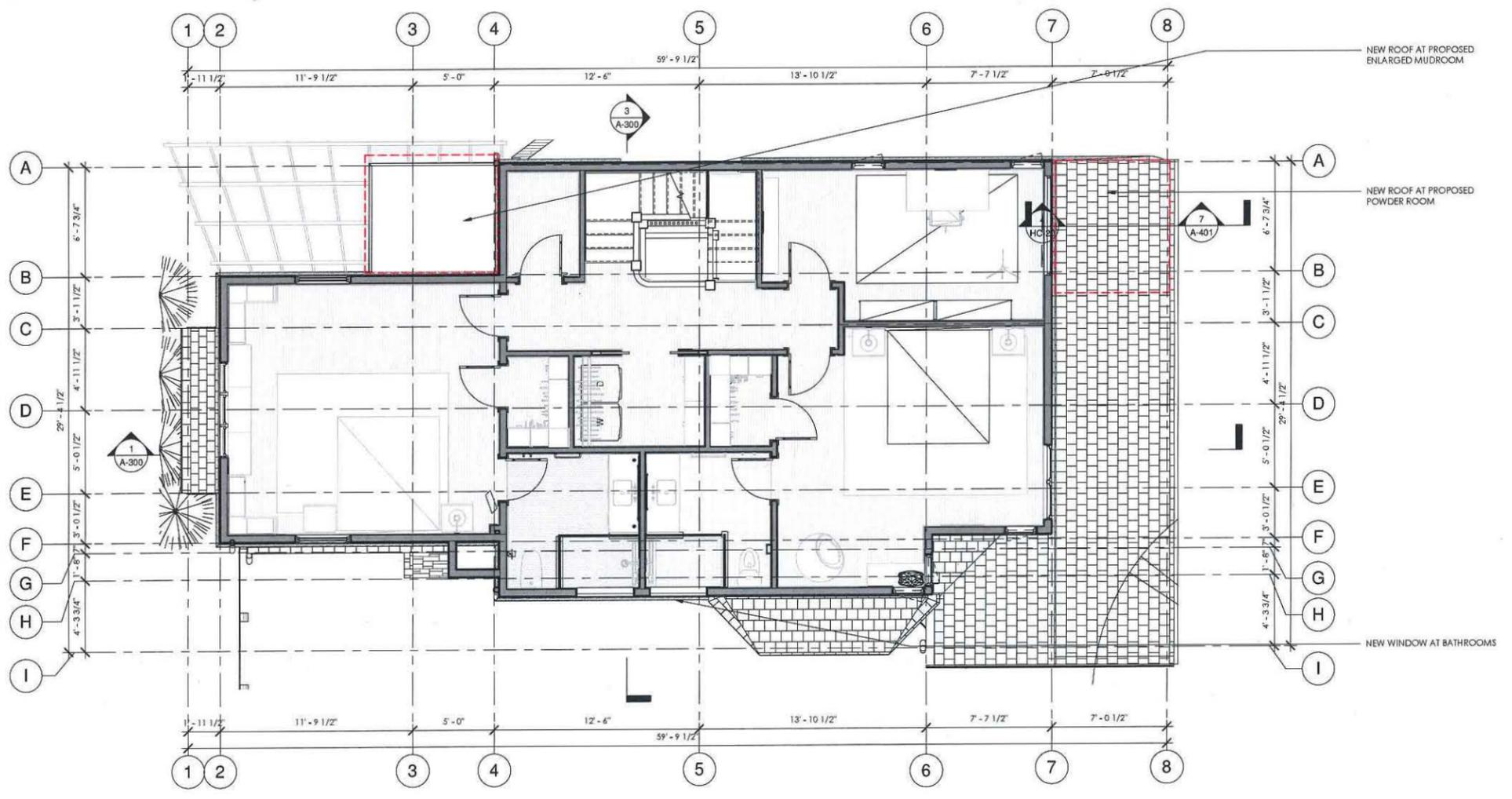
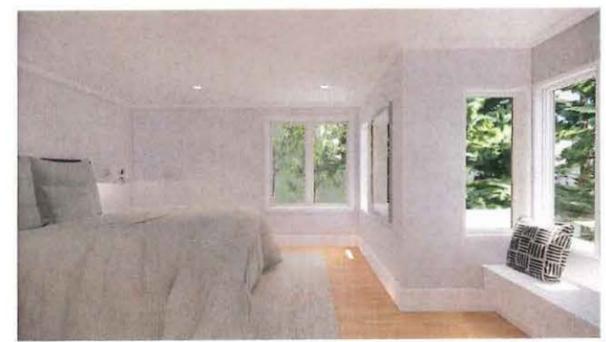


2 ZBA - EXISTING - LEVEL 2
3/16" = 1'-0"

PROPOSED WORK - PLAN
LEVEL TWO



3 ZBA - AXON - PROPOSED LEVEL 2



1 ZBA - PROPOSED - LEVEL 2 OPTION B
1/4" = 1'-0"



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED 2ND FLOOR
PLAN

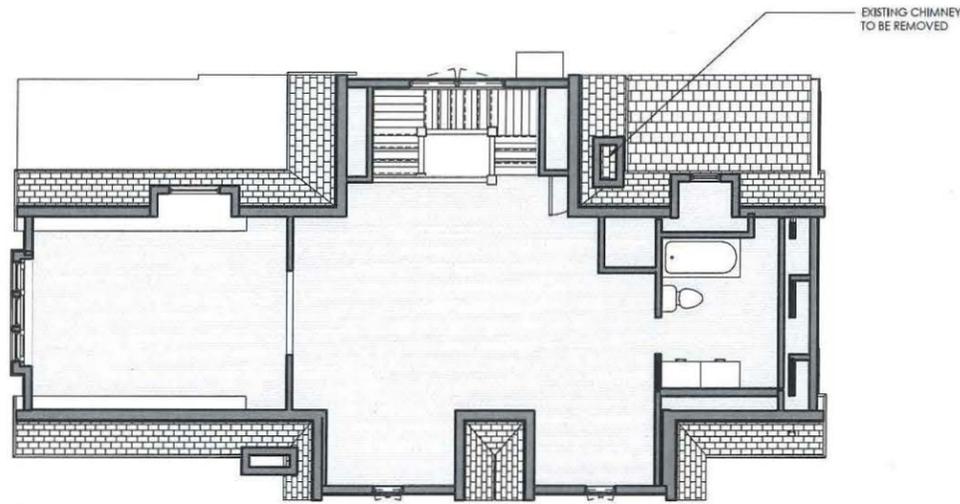
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 KEITH WANG
 SAYN-WITGENSTEIN & WANG
 RESIDENCE
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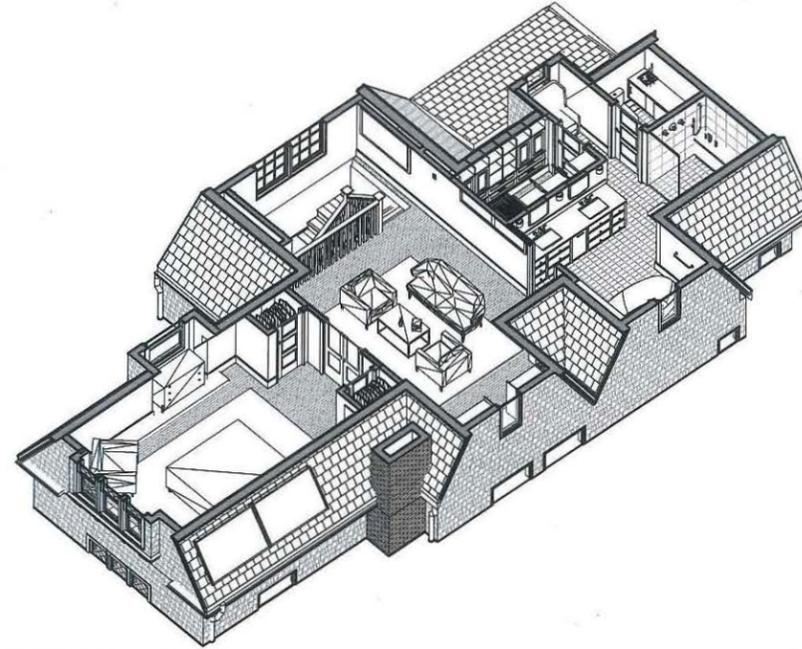
ZBA-10

Scale As indicated

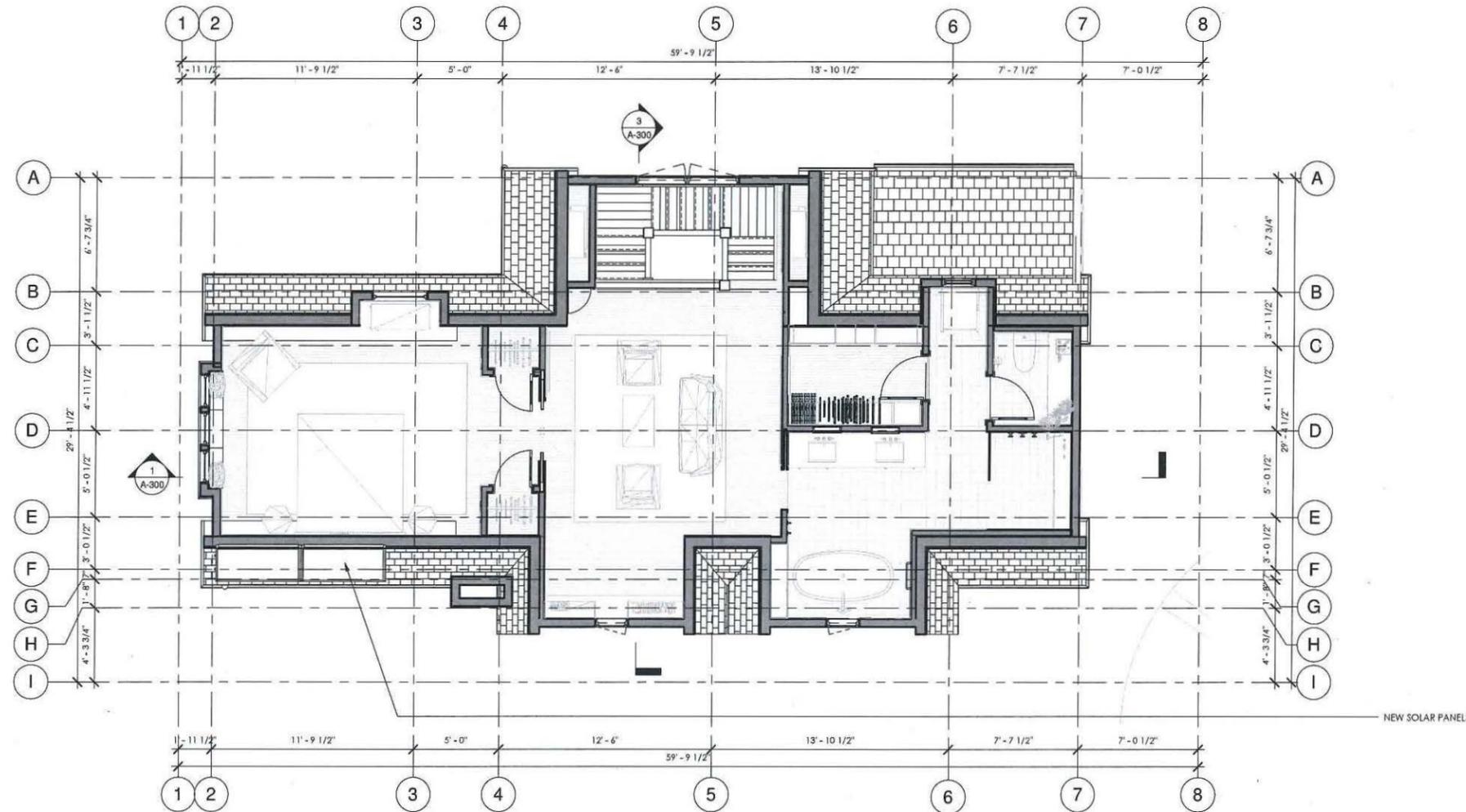
PROPOSED WORK - PLAN
LEVEL THREE



③ ZBA - EXISTING - LEVEL 3
3/16" = 1'-0"



② ZBA - AXON - PROPOSED LEVEL 3



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



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED 3RD FLOOR
PLAN

KATHERINE SAYN-WITTGENSTEIN
KEITH WANG

SAYN-WITTGENSTEIN & WANG
RESIDENCE

44 AVON HILL ST
CAMBRIDGE, MA 02140

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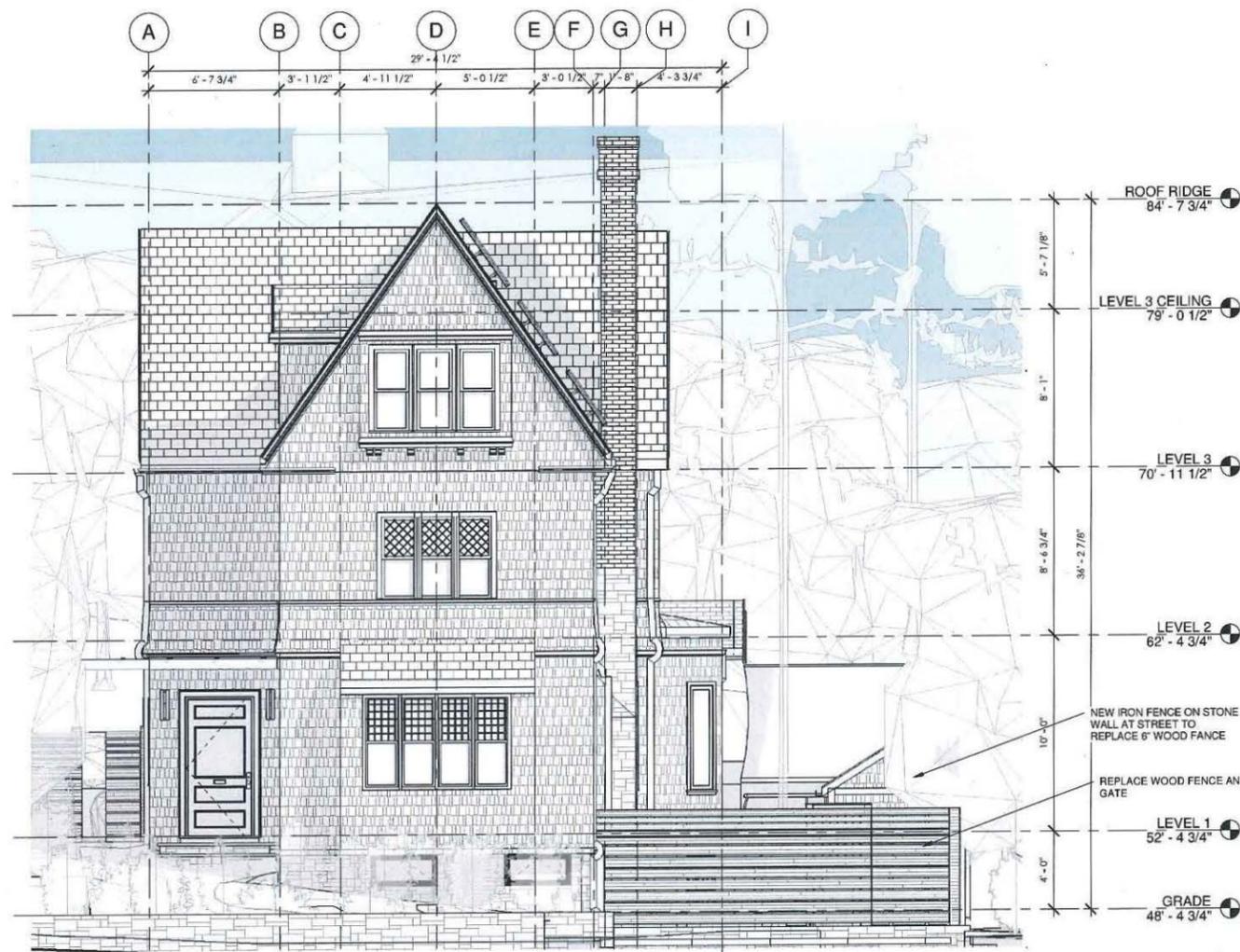
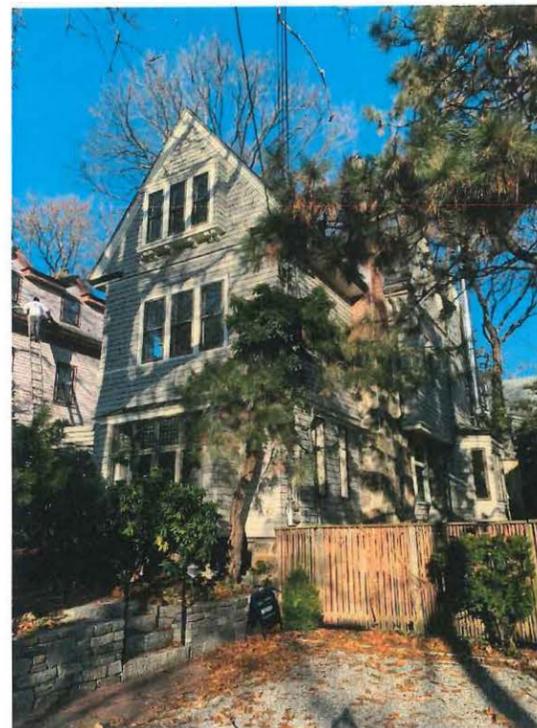
ZBA-11

Scale As Indicated

PROPOSED WORK - ELEVATION
WEST ELEVATION



② ZBA - EXISTING EAST ELEVATION
3/16" = 1'-0"



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



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REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED WEST
ELEVATION (FRONT)

KATHERINE SAYN-WITGENSTEIN
KEITH WANG

SAYN-WITGENSTEIN & WANG
RESIDENCE

44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Status: ZBA SUBMISSION
Project number: 2017.08
Date: 08/27/20
Drawn by: Author
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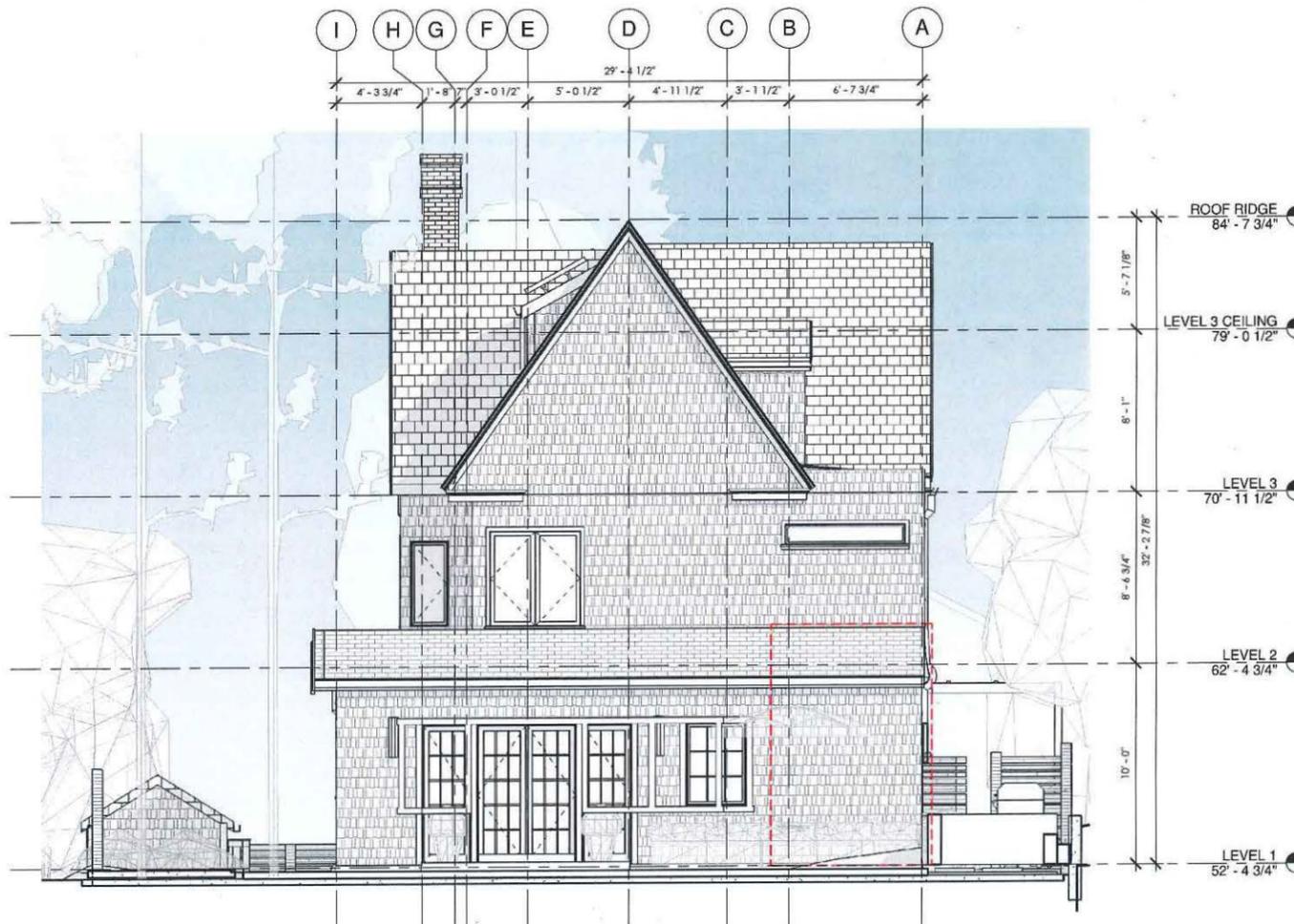
ZBA-12

Scale: As indicated

PROPOSED WORK - ELEVATION
EAST ELEVATION



② ZBA - EXISTING WEST ELEVATION
 3/16" = 1'-0"



① ZBA - PROPOSED WEST ELEVATION
 1/4" = 1'-0"



SKA

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 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED EAST
 ELEVATION (BACK)

KATHERINE SAYN-WITGENSTEIN
 KEITH WANG

SAYN-WITGENSTEIN & WANG
 RESIDENCE

44 AVON HILL ST
 CAMBRIDGE, MA 02140

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Project number	2017.08
Date	08/27/20
Drawn by	Author
Checked by	Checker

ZBA-13

Scale As indicated

PROPOSED WORK - ELEVATION
SOUTH ELEVATION



REMOVE EXISTING METAL CHIMNEY



① ZBA - EXISTING NORTH ELEVATION
3/16" = 1'-0"



② ZBA - PROPOSED NORTH ELEVATION
1/4" = 1'-0"



SAM KACHMAR
ARCHITECTS
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(p)978-270-8441
kachmardesign.com
357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SOUTH ELEVATION

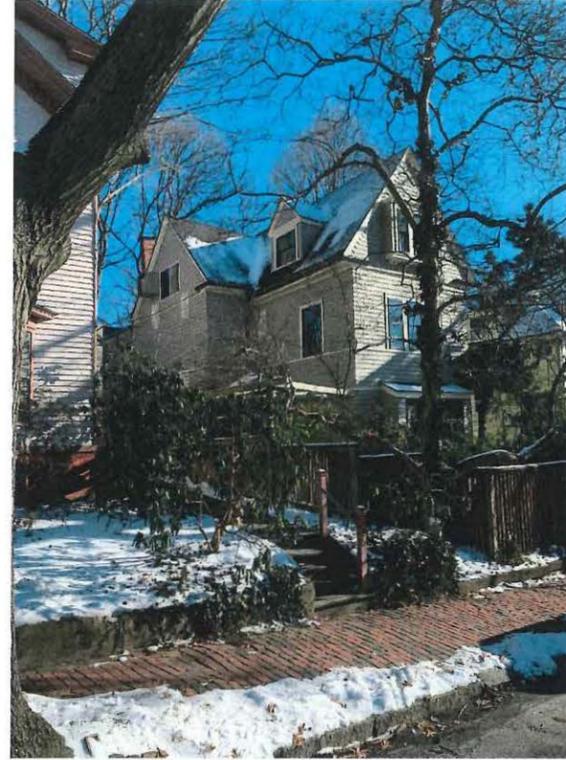
KATHERINE SAYN-WITGENSTEIN
KEITH WANG
SAYN-WITGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Status: ZBA SUBMISSION
Project number: 2017.08
Date: 08/27/20
Drawn by: Author
Checked by: Checker

ZBA-14

Scale: As indicated

PROPOSED WORK - ELEVATION
NORTH ELEVATION



① ZBA - EXISTING SOUTH ELEVATION
 3/16" = 1'-0"



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



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 CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED NORTH
 ELEVATION

KATHERINE SAYN-WITGENSTEIN
 KEITH WANG
 SAYN-WITGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

Project Status	ZBA SUBMISSION
Project number	2017.08
Date	08/27/20
Drawn by	Author
Checked by	Checker

ZBA-15

Scale As indicated



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2020 JUL 29 PM 3:14
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-017290-2020

GENERAL INFORMATION

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

Special Permit : _____ Variance : √ Appeal : _____

PETITIONER : Keith Wang and Katherine Sayn-Wittgenstein - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 907 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 44 Avon Hill St Cambridge, MA

TYPE OF OCCUPANCY : 4.31 ZONING DISTRICT : Residence A-2 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance relief to 1) enclose a portion of an existing covered entryway and 2) construct a first-floor rear (approximately 33 square feet) addition both of which are located in the side yard setback.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).
 Article 10.000 Section 10.30 (Variance).

Original Signature(s) : 
 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

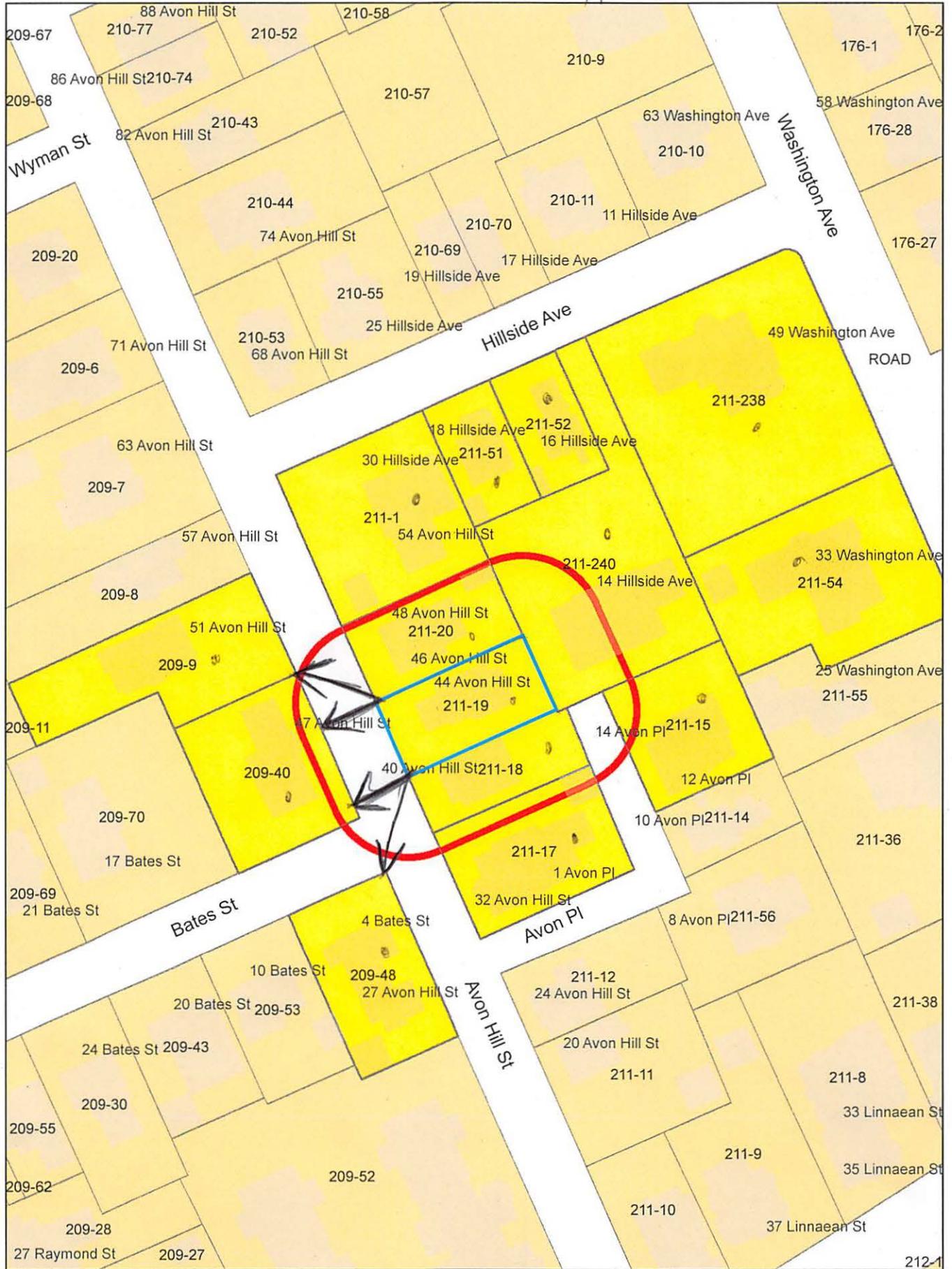
Address : 907 Massachusetts Avenue
Cambridge, MA 02139

Tel. No. : 617-492-0220

E-Mail Address : sean@hopelegal.com

Date : July 22, 2020

44 Avon Hill St.



44 Avon Hill Rd

Petitioner
SEAN D. HOPE, ESQ.
907 MASS AVENUE
CAMBRIDGE, MA 02139

209-9
BURSACK, ELLIOTT S. & JOAN FRIEBELY
51 AVON HILL
CAMBRIDGE, MA 02140-3609

209-40
AUSTIN, ANN LEWIS
47 AVON HILL ST
CAMBRIDGE, MA 02140

211-51
PETERS, GREG
18 HILLSIDE AVE
CAMBRIDGE, MA 02138

211-54
RAMNARINE, MICHAEL & REBECCA KONKLE
358 AUTUMN LANE
CARLISLE, MA 01741

211-18
COBB, JOHN W. ANN V COBB
40 AVON HILL
CAMBRIDGE, MA 02140-3610

211-238
ELEFANTE, MARK B.,
TRUSTEE THE 49 WASHINGTON AVE REALTY TR.
C/O DEREK REISINGER
49 WASHINGTON AVE
CAMBRIDGE, MA 02140

211-17
BURNS, MARY
1 AVON PLACE.UNITB
CAMBRIDGE, MA 02138

211-20
AUSTIN, ANN L. &
MARYBLUE MAGRUDER- HURWITCH,
TR. THE AVON HILL REAL ESTATE
47 AVON HILL ST
CAMBRIDGE, MA 02140

211-52
GOLDENHEIM, PAUL D. &
ANNE J.C. GOLDENHEIM
16 HILLSIDE AVE
CAMBRIDGE, MA 02140-3616

211-54
ZHANG, SHUGUANG &
DOROTHY RUTH LANGSLEY
33 WASHINGTON AVE., #5
CAMBRIDGE, MA 02140

211-19
WANG, KEITH F.
KATHERINE SAYN-WITTGENSTEIN
44 AVON HILL ST
CAMBRIDGE, MA 02140

211-1
SCHWARTZ, RICHARD S. & JACQUELINE OLDS
30 HILLSIDE AVE. #B
CAMBRIDGE, MA 02140

211-17
BROWN, JOANN R. & JAMES O. BROWN, JR.
32 AVON HILL STREET, UNIT A
CAMBRIDGE, MA 02140-3610

211-54
CITRON, JO ANN,
TRUSTEE THE JO ANN CITRON REV TRUST 2001
33 WASHINGTON AVE., #2
CAMBRIDGE, MA 02140

211-54
RAMAN, ANAND P. & MANJARI RAMAN
33 WASHINGTON AVE., #3
CAMBRIDGE, MA 02140

211-54
CUSHMAN, ANNE A.
33 WASHINGTON AVE., #6
CAMBRIDGE, MA 02140

211-54
JENSEN, LYLE,
TRUSTEE LYLE JENSEN TRUST OF 2016
906 SHEDD HILL RD
STODDARD, NH 03464

209-48
WESLEY FOUNDATION IN CAMBRIDGE
1555 MASS AVE
CAMBRIDGE, MA 02138

211-15
KIM, PHILIP & EUNHEE KIM
14 AVON PL
CAMBRIDGE, MA 02140

211-15
MOORE, MARY ELISE
12 AVON PL., #1
CAMBRIDGE, MA 02140

211-240
BAZERMAN, MAX H. & E. MARLA FELCHER
14 HILLSIDE AVE
CAMBRIDGE, MA 02138

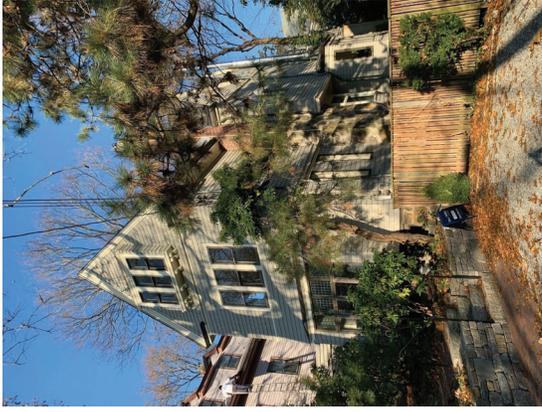
SAYN-WITTGENSTEIN & WANG RESIDENCE

ZBA SUBMISSION

05/18/20

KATHERINE
SAYN-WITTGENSTEIN
KEITH WANG

44 AVON HILL ST
CAMBRIDGE, MA
02140



ARCHITECT:



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kachmar@design.com
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CAMBRIDGE MA, 02138

CLIENT:

KATHERINE SAYN-WITTGENSTEIN
KEITH WANG

PROJECT NARRATIVE:
THE SAYN-WITTGENSTEIN & WANG RESIDENCE INCLUDES THE RENOVATION OF FIRST FLOOR ENTRY, KITCHEN, POWDER ROOM AND MUDROOM; THE SECOND FLOOR; BEDROOMS AND BATHROOMS AND OFFICE; AND THE 3RD FLOOR MASTER BEDROOM AND MASTER BATHROOM

INTERIOR DESIGNER:



GENERAL CONTRACTOR:



STRUCTURAL ENGINEER:

(T.B.D.)

Sheet Number	Sheet Name	Designed By	Comment
ZBA-00	COVER	SKA	
ZBA-01	EXISTING AXON	SKA	
ZBA-02	PROPOSED SITE AXON	SKA	
ZBA-03	CERTIFIED PLOT PLAN	SKA	
ZBA-04	ASSESSOR'S BLOCK MAP AND AREA PLAN	SKA	
ZBA-05	EXISTING SITE PLAN	SKA	
ZBA-06	PROPOSED SITE PLAN	SKA	
ZBA-07	FIRST FLOOR SITE PLAN	SKA	
ZBA-08	PROPOSED LOWER LEVEL	SKA	

Sheet Number	Sheet Name	Designed By	Comment
ZBA-09	PROPOSED 1ST FLOOR PLAN	SKA	
ZBA-10	PROPOSED 2ND FLOOR PLAN	SKA	
ZBA-11	PROPOSED 3RD FLOOR PLAN	SKA	
ZBA-12	PROPOSED EAST ELEVATION (FRONT)	SKA	
ZBA-13	PROPOSED WEST ELEVATION (BACK)	SKA	
ZBA-14	PROPOSED NORTH ELEVATION	SKA	
ZBA-15	PROPOSED SOUTH ELEVATION	SKA	
ZBA-16	ADDITIONAL PHOTOGRAPHS AND RENDERERS	SKA	



EXISTING SITE AXON

EXISTING AXON



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saka@skas.com
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CAMBRIDGE, MA 02138

REGISTRATIONS:

STRUCTURAL ENGINEER

EXISTING AXON

KATHERINE SAYN-WITTGENSTEIN
KEITH WANG
RESIDENCE
SAYN-WITTGENSTEIN & WANG
44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Name: ZBA SUBMISSION
Project Number: 2019-006
Date: 02/07/2019
Drawn by: ALP/ED
Checked by: CHECKER

ZBA-01
Scale:

Scale

ZBA-02

Checked by: ALICE

Drawn by: ALICE

Date: 02/12/20

Project Name: ZBA SUBMISSION

Project Number: 2017100

Project State: MA

KATHERINE SAYN-WITGENSTEIN
KEITH WANG
SAYN-WITGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

PROPOSED SITE AXON

STRUCTURAL ENGINEER

REGISTRATIONS:

357 HURON AVE.
CAMBRIDGE, MA 02138
KATHERINE SAYN-WITGENSTEIN
ARCHITECT
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PROPOSED WORK - AXON

PROPOSED SITE AXON



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KATHARINE SAYN-WITTGENSTEIN
ARCHITECTS
190, 270, 8441
kath@skaw.com
357 HURON AVE.
CAMBRIDGE, MA 02138

REGISTRATIONS:

STRUCTURAL ENGINEER

CERTIFIED PLOT PLAN

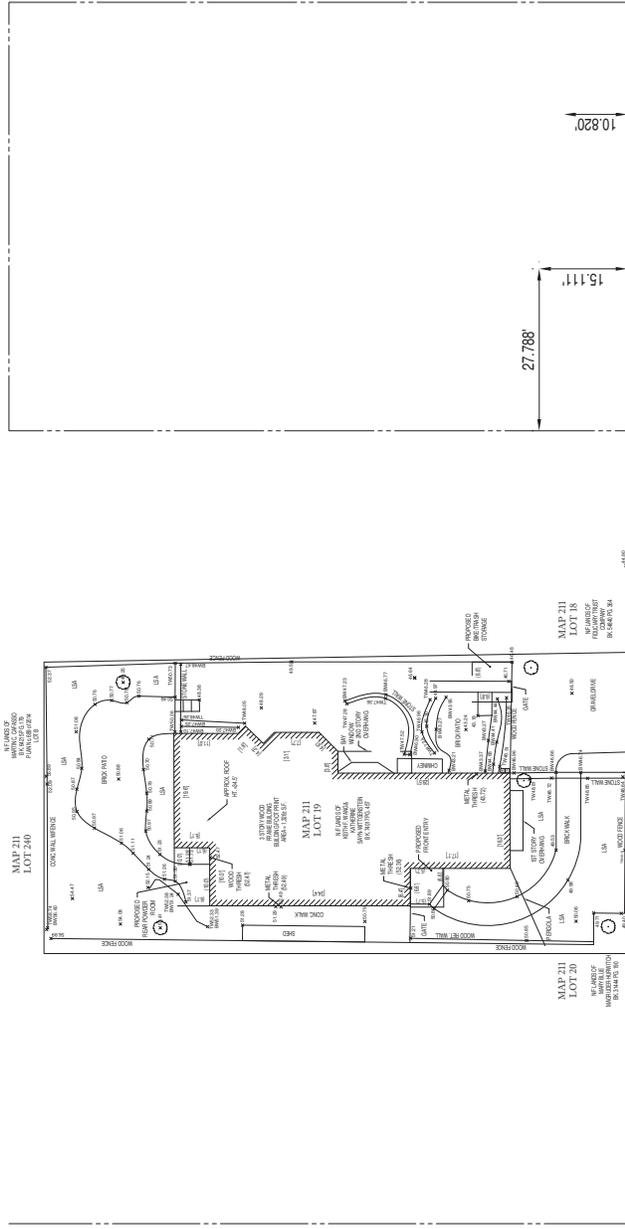
KATHERINE SAYN-WITTGENSTEIN
KEITH WANG
SAYN-WITTGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Status: ZBA SUBMISSION
Drawing Number: 2019-030
Date: 02/07/20
Drawn by: CAJ/CD
Checked by: KAW/KW

ZBA-03

Scale: 1" = 10'-0"

NOTE:
a. STAMPED AND CERTIFIED PLAN
INCLUDED AS ATTACHMENT



AVON HILL STREET
(40' WIDE ROW)



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REGISTRATIONS:

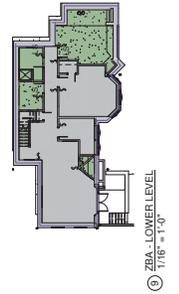
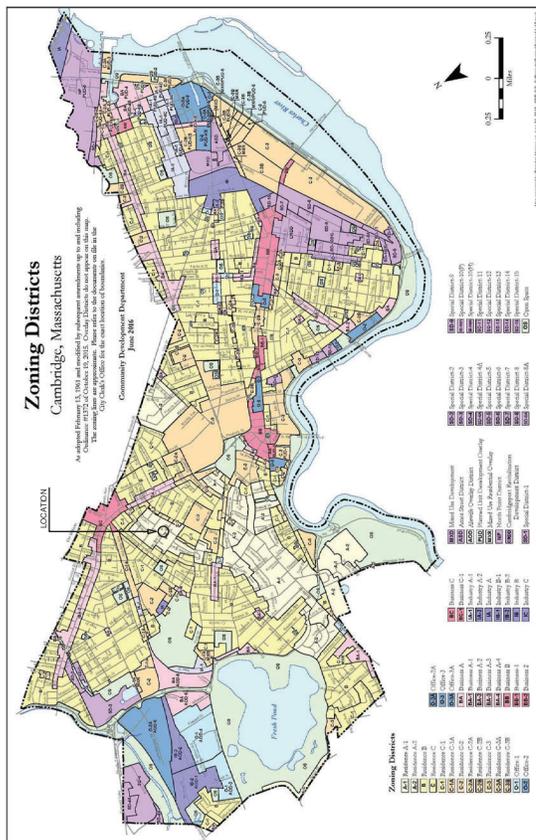
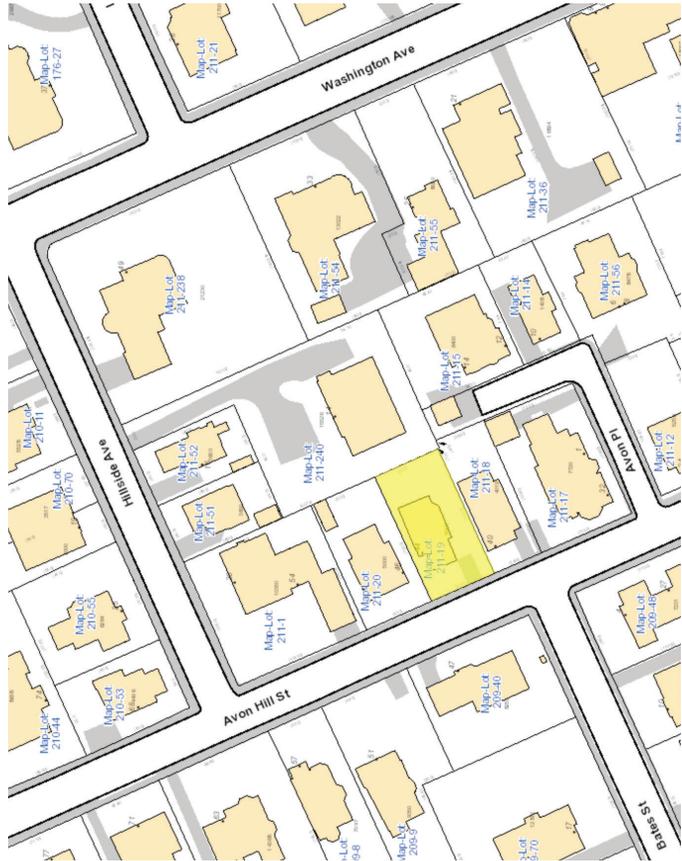
STRUCTURAL ENGINEER:

ASSESSOR'S BLOCK MAP
 AND AREA PLAN

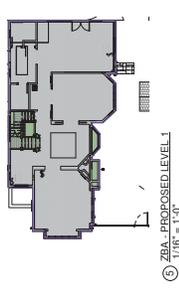
KATHERINE SAYN-WITTGENSTEIN
 KEITH WANG
 SAYN-WITTGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

ZBA SUBMISSION
 PROJECT NUMBER: 2023-020
 DATE: 07/27/23
 DRAWN BY: CALVIN ZHANG
 CHECKED BY: ALICE WANG

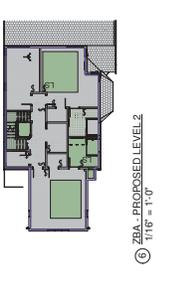
ZBA-04
 SCALE: 1/16" = 1'-0"



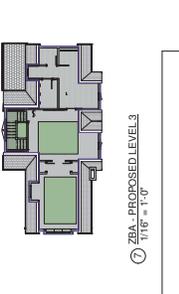
① ZBA - LOWER LEVEL
1/16" = 1'-0"



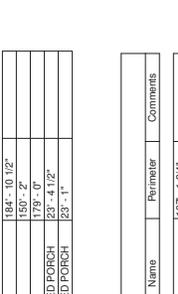
② ZBA - EXISTING LEVEL 1
1/16" = 1'-0"



③ ZBA - PROPOSED LEVEL 1
1/16" = 1'-0"



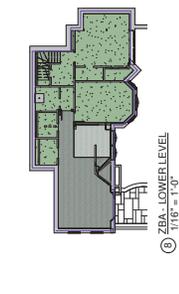
④ ZBA - EXISTING LEVEL 2
1/16" = 1'-0"



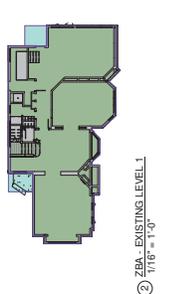
⑤ ZBA - PROPOSED LEVEL 2
1/16" = 1'-0"



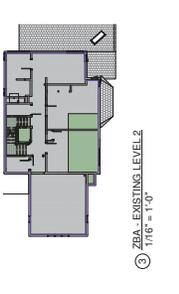
⑥ ZBA - PROPOSED LEVEL 3
1/16" = 1'-0"



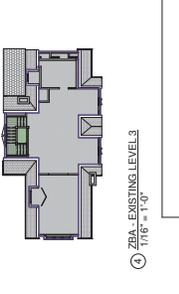
① ZBA - LOWER LEVEL
1/16" = 1'-0"



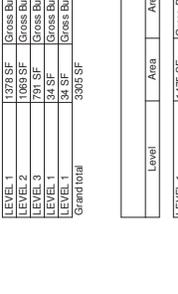
② ZBA - EXISTING LEVEL 1
1/16" = 1'-0"



③ ZBA - PROPOSED LEVEL 1
1/16" = 1'-0"



④ ZBA - EXISTING LEVEL 2
1/16" = 1'-0"



⑤ ZBA - PROPOSED LEVEL 2
1/16" = 1'-0"



⑥ ZBA - PROPOSED LEVEL 3
1/16" = 1'-0"

Level	Area	Area Type	Name	Perimeter	Comments
LEVEL 1	1378 SF	Gross Building Area	Area	184' - 10 1/2"	
LEVEL 2	1083 SF	Gross Building Area	Area	150' - 2"	
LEVEL 3	1071 SF	Gross Building Area	Area	150' - 2"	
LEVEL 1	34 SF	Gross Building Area	COVERED PORCH	23' - 4 1/2"	
LEVEL 1	34 SF	Gross Building Area	COVERED PORCH	23' - 1"	
Grand total	3305 SF				

Level	Area	Area Type	Name	Perimeter	Comments
LEVEL 1	1426 SF	Gross Building Area	Area	182' - 1 3/4"	
LEVEL 2	1071 SF	Gross Building Area	Area	150' - 2"	
LEVEL 3	791 SF	Gross Building Area	Area	179' - 6 1/2"	
Grand total	3305 SF				

**ZONE: A2
 F.A.R. CALCULATIONS**

LAND AREA: 5,000 SQFT
 MAX. F.A.R.: 0.50
 EXISTING F.A.R.: 0.66
 PROPOSED F.A.R.: 0.67

OPEN SPACE CALCULATIONS

EXISTING OPEN SPACE: 3,146 SQFT
 PROPOSED OPEN SPACE: 3,015 SQFT
 EXISTING LOT COVERAGE: 0.29
 PROPOSED LOT COVERAGE: 0.31



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kac@skarch.com
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CAMBRIDGE MA, 02138

REGISTRATIONS:

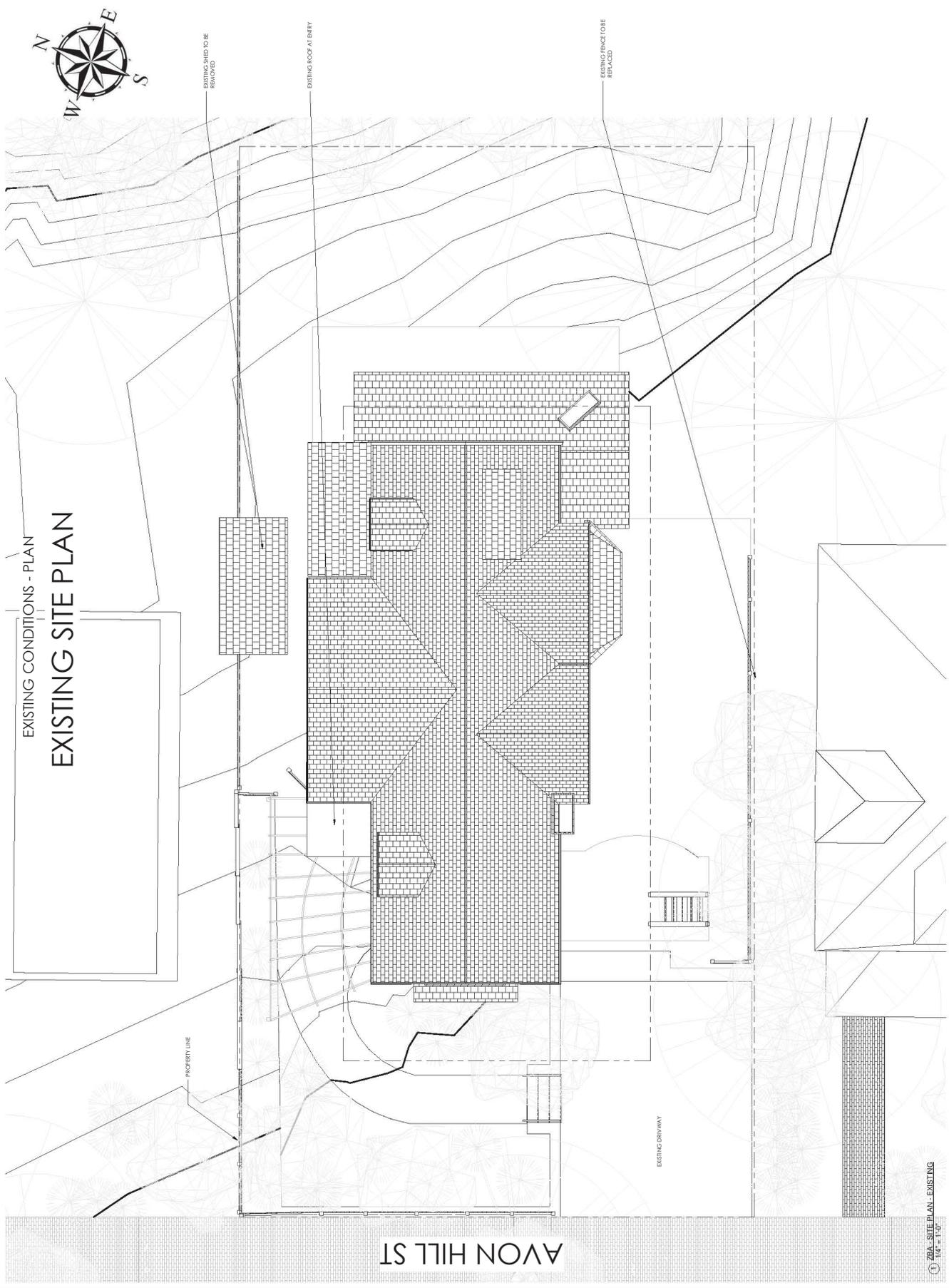
STRUCTURAL ENGINEER:

EXISTING SITE PLAN

KATHERINE SAYN-WITTGENSTEIN
KEITH WANG
SAYN-WITTGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

ZBA SUBMISSION
Project Name: 44 AVON HILL ST
Submission Number: 201700
Date: 05/20/20
Drawn by: ALB/CD
Checked by: KWW
Scale: 1/4" = 1'-0"

ZBA-05



EXISTING CONDITIONS - PLAN
EXISTING SITE PLAN



EXISTING FENCE TO BE REPLACED

EXISTING ROOF AT ENTRY

EXISTING FENCE TO BE REPLACED

EXISTING DRIVEWAY

AVON HILL ST

1 ZBA - SITE PLAN - EXISTING
44 - 1/4"



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 info@skarch.com
 357 HURON AVE.
 CAMBRIDGE, MA 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED SITE PLAN

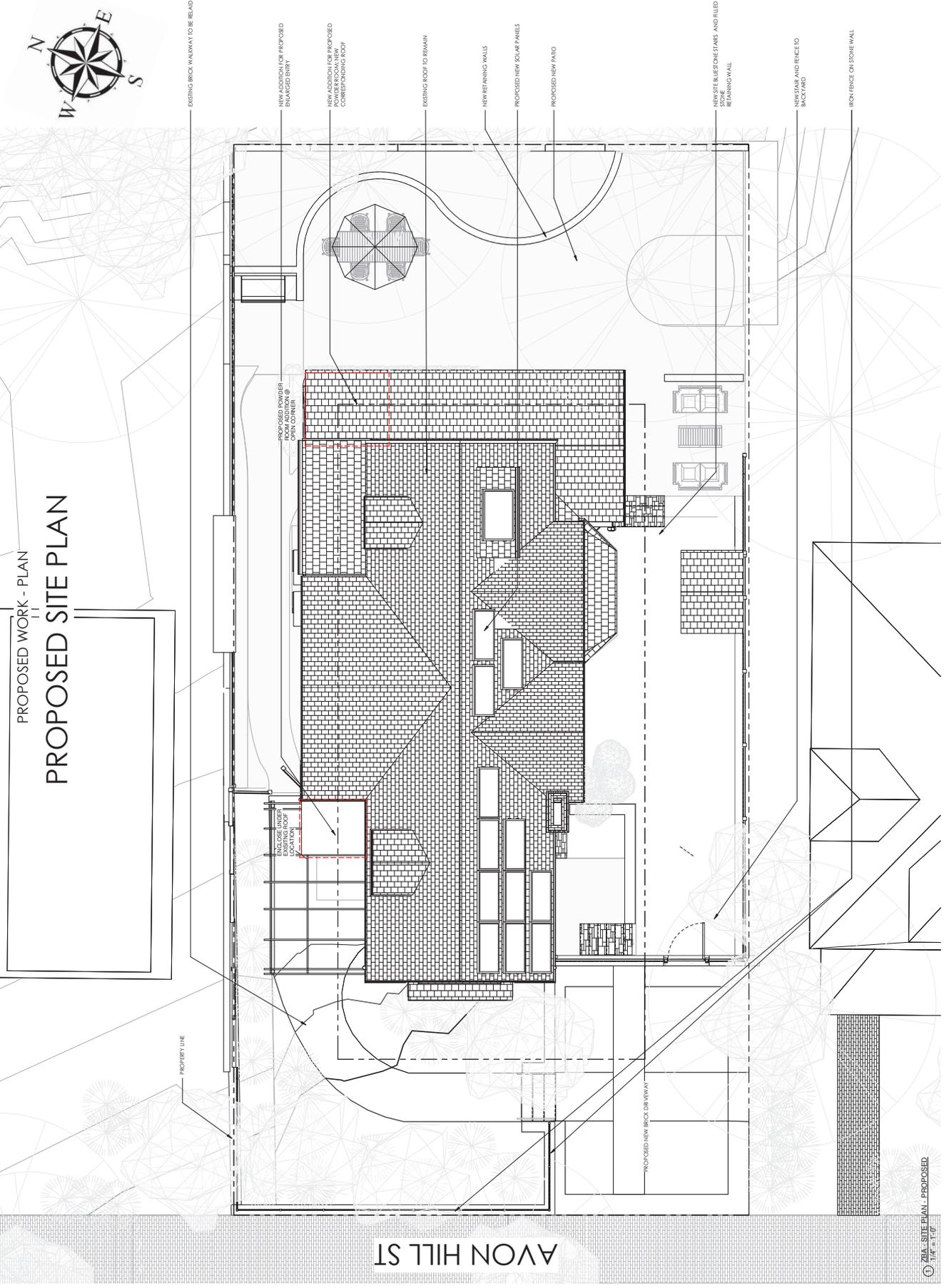
KATHERINE SAYN-WITTGENSTEIN
RESIDENCE
SAYN-WITTGENSTEIN & WANG
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

Project Name: ZBA SUBMISSION
 Project Number: 20210708
 Date: 07/13/20
 Drawn by: ALICE
 Checked by: CHECKER

ZBA-06
 Scale: 1/4" = 1'-0"



PROPOSED WORK - PLAN
PROPOSED SITE PLAN



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



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REGISTRATIONS:

STRUCTURAL ENGINEER:

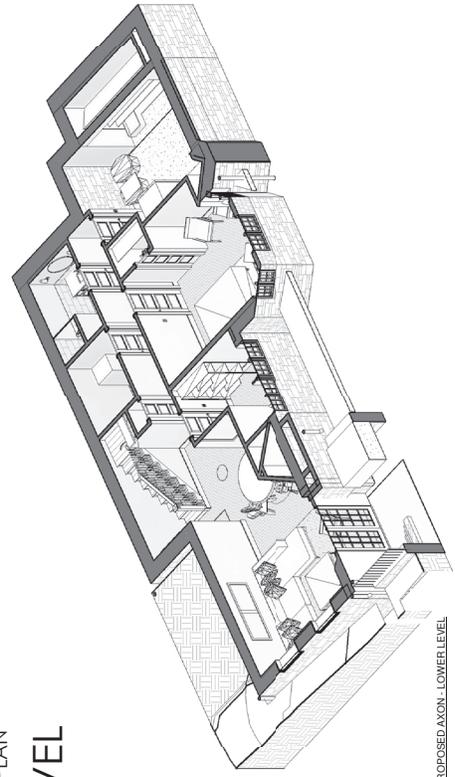
PROPOSED LOWER LEVEL

KATHERINE SAYN-WITGENSTEIN
KEITH WANG
SAYN-WITGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

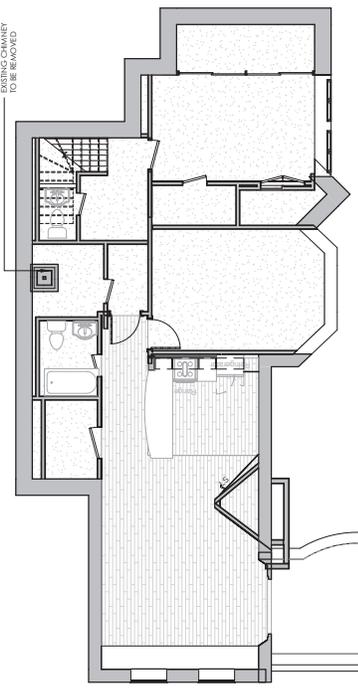
ZBA SUBMISSION
Project Name: SAYN-WITGENSTEIN & WANG RESIDENCE
Submission Number: 2019-008
Date: 07/25/2020
Drawn by: KACHMAR
Checked by: WANG
Checker:

ZBA-08
Scale: AS INDICATED

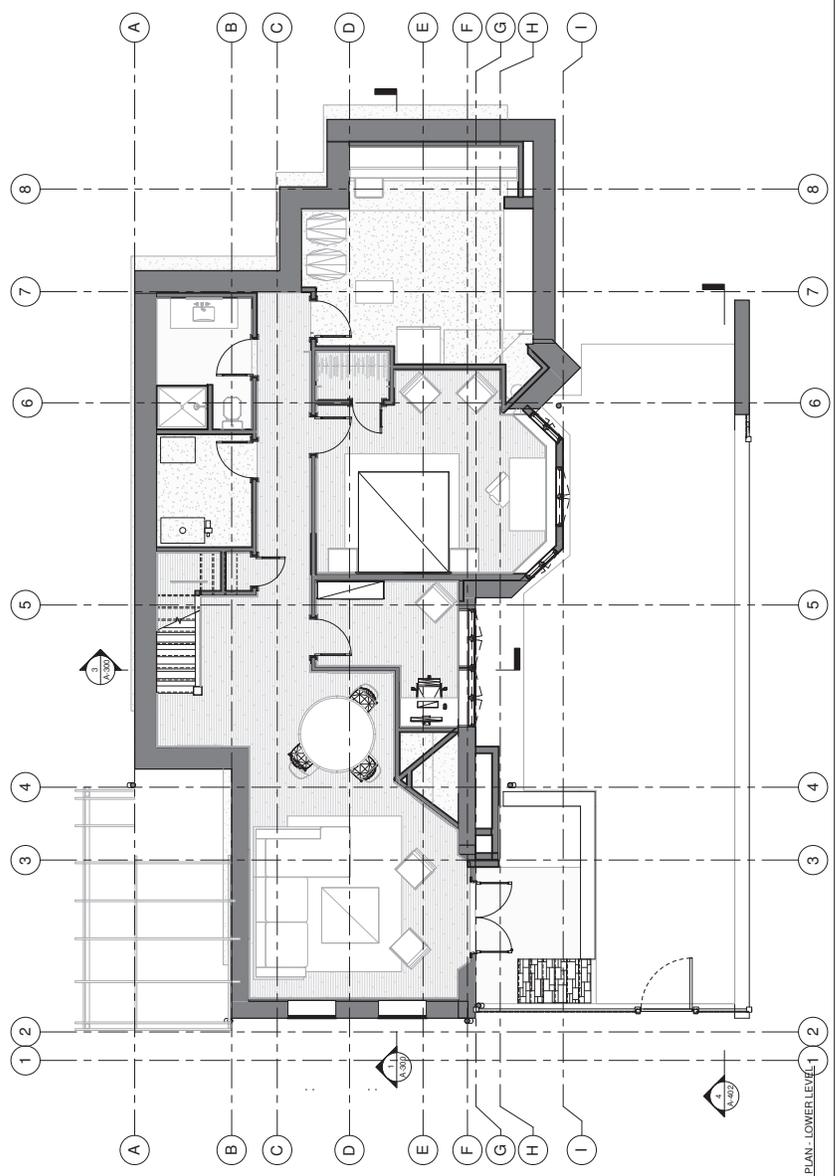
PROPOSED WORK - PLAN
LOWER LEVEL



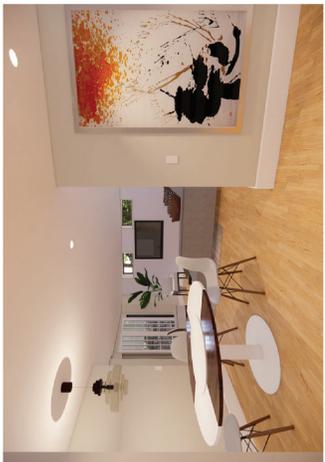
③ ZBA - PROPOSED AXON - LOWER LEVEL



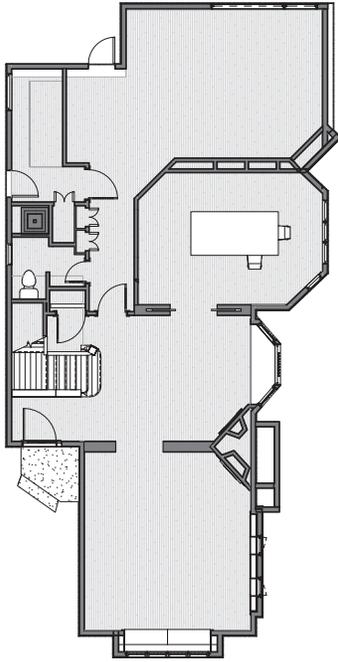
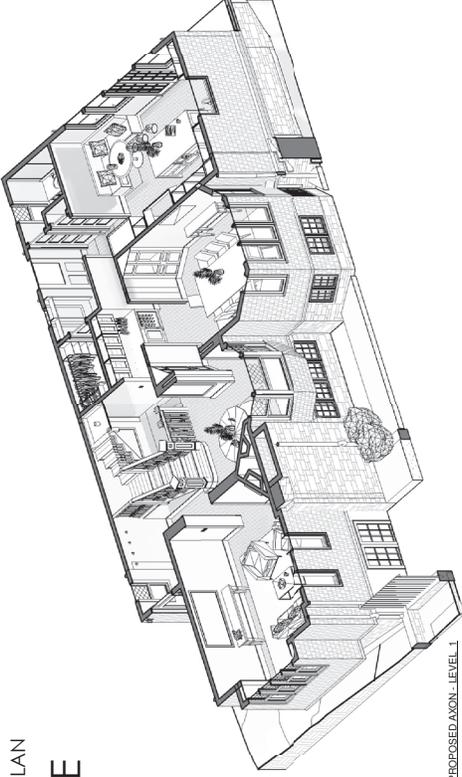
② ZBA - EXISTING PLAN - LOWER LEVEL
3/16 - 1/0



① ZBA - PROPOSED PLAN - LOWER LEVEL
1/4" = 1'-0"

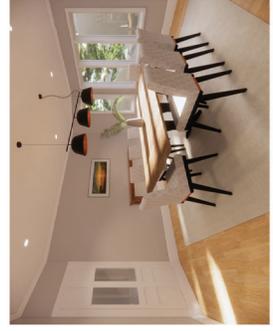


PROPOSED WORK - PLAN
LEVEL ONE

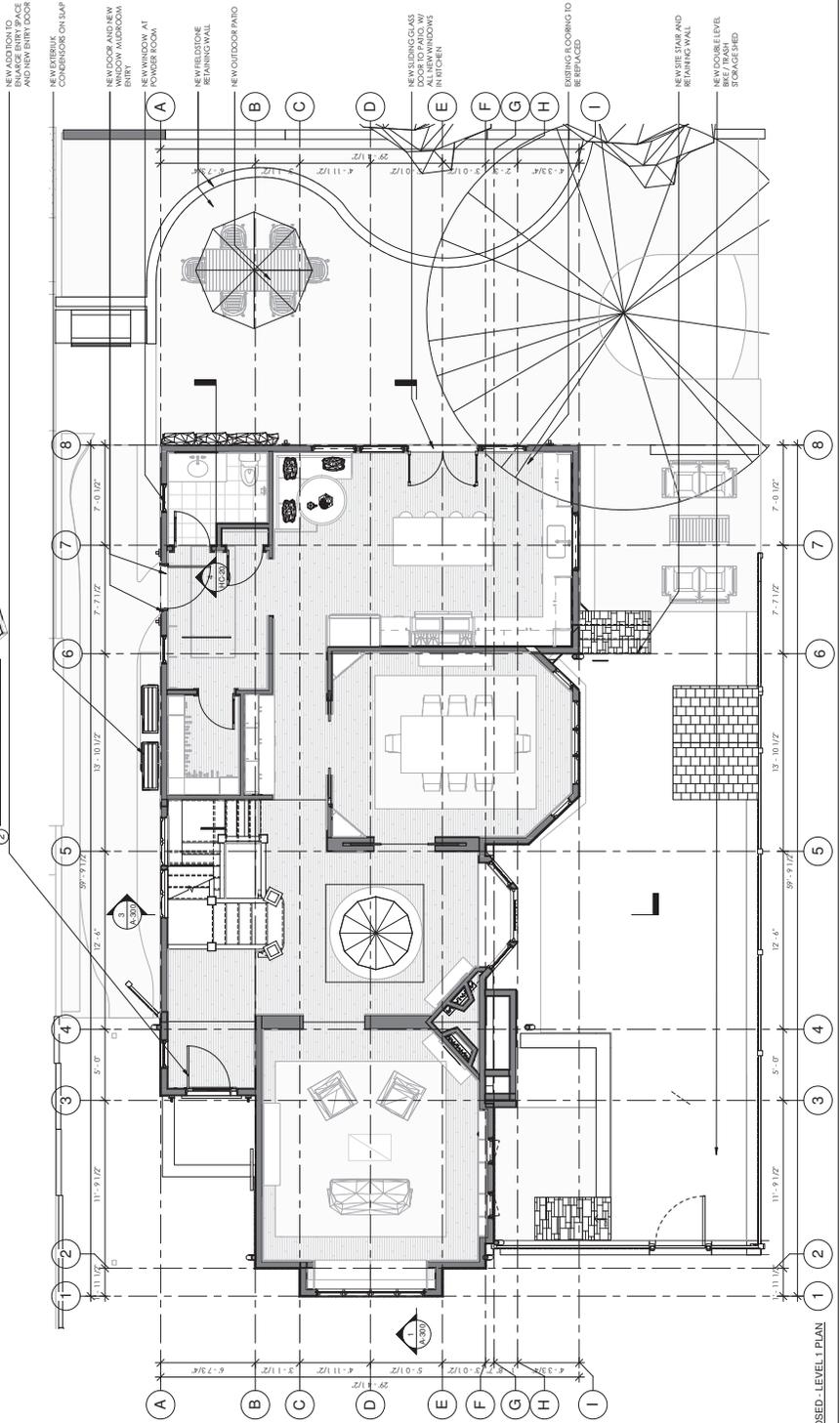


① ZBA - EXISTING - LEVEL 1
3/16" = 1'-0"

② ZBA - PROPOSED AXON - LEVEL 1



③ ZBA - PROPOSED - LEVEL 1 PLAN
1/4" = 1'-0"



KATHERINE SAYN-WITTGENSTEIN
SAYN-WITTGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Title: ZBA SUBMISSION
Project Number: 2023-000
Date: 02/12/2023
Drawn by: ALP
Checked by: CHECKER

ZBA-09

Scale: AS INDICATED



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REGISTRATIONS:

STRUCTURAL ENGINEER:



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 CAMBRIDGE, MA, 02138

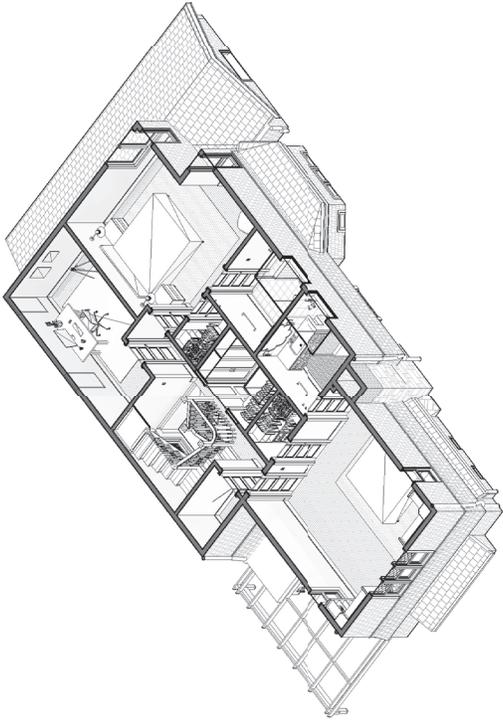
REGISTRATIONS:
 STRUCTURAL ENGINEER:

PROPOSED 2ND FLOOR
 PLAN
 KEITH WANG
 SAYN-WITGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

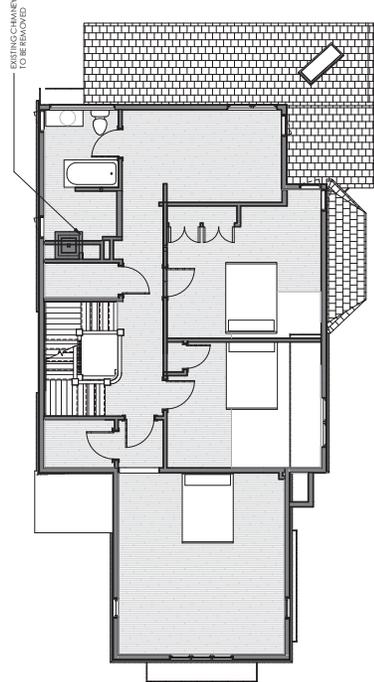
KATHERINE SAYN-WITGENSTEIN
 PROJECT TITLE: ZBA SUBMISSION
 DRAWING NUMBER: 2020.020
 DATE: 02/12/20
 DRAWN BY: KEITH WANG
 CHECKED BY: CALVIN
 CHECKER: _____

ZBA-10
 SCALE: AS INDICATED

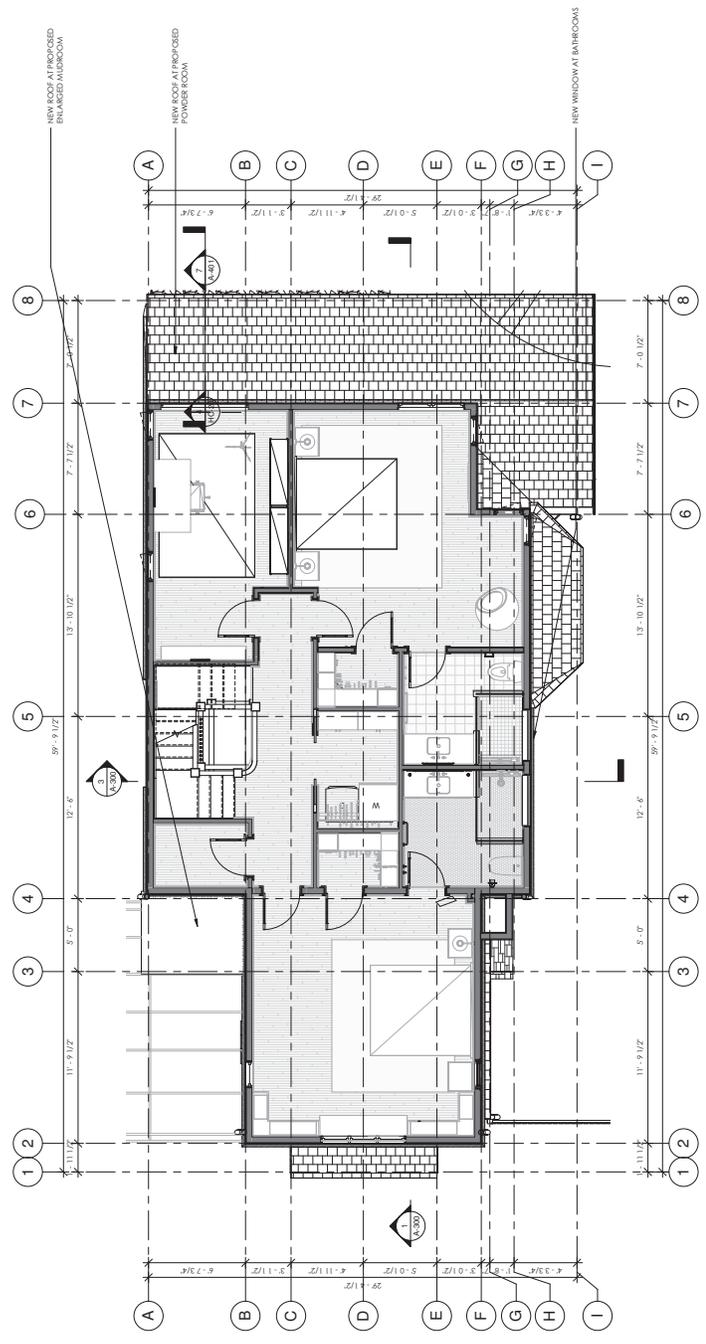
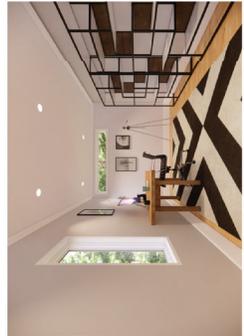
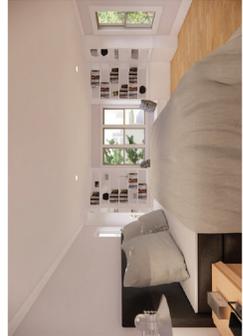
PROPOSED WORK - PLAN
LEVEL TWO



③ ZBA - AXON - PROPOSED LEVEL 2

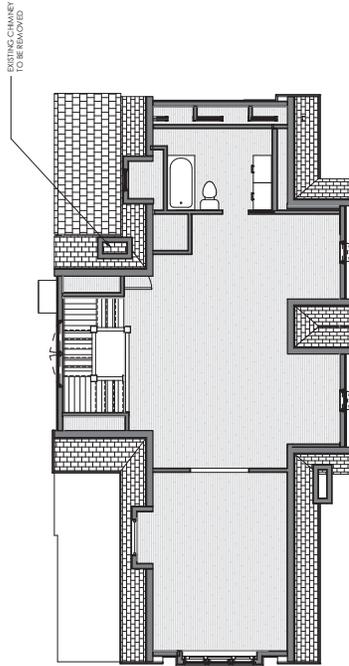


② ZBA - EXISTING - LEVEL 2
 3/16" = 1'-0"



① ZBA - PROPOSED - LEVEL 2 OPTION B
 1/4" = 1'-0"

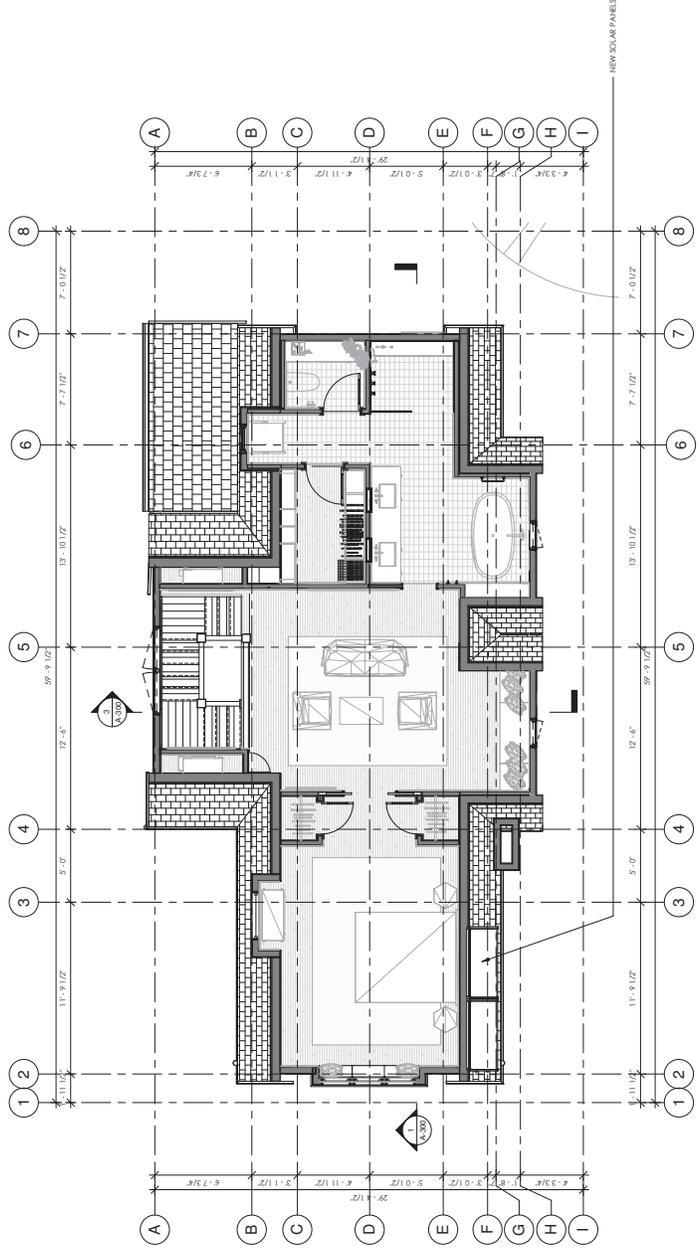
PROPOSED WORK - PLAN
LEVEL THREE



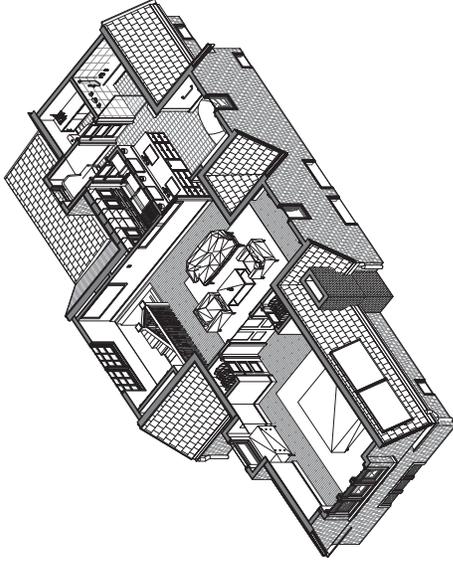
③ ZBA - EXISTING - LEVEL 3
3/16" = 1'-0"



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



② ZBA - AXON - PROPOSED LEVEL 3



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ARCHITECTS
617.639.0705, 646.41
haco@skachmar.com
357 HURON AVE.
CAMBRIDGE, MA 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED 3RD FLOOR
PLAN

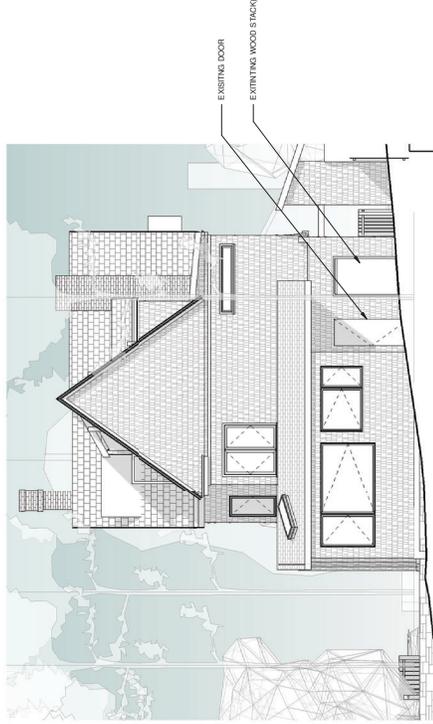
KATHERINE SAYN-WITTGENSTEIN
KEITH WANG
SAYN-WITTGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Title: ZBA SUBMISSION
Project Number: 202300
Date: 06/20/23
Drawn by: GALTZ
Checked by: ALBIZ
Checked:

ZBA-11

Scale: AS INDICATED

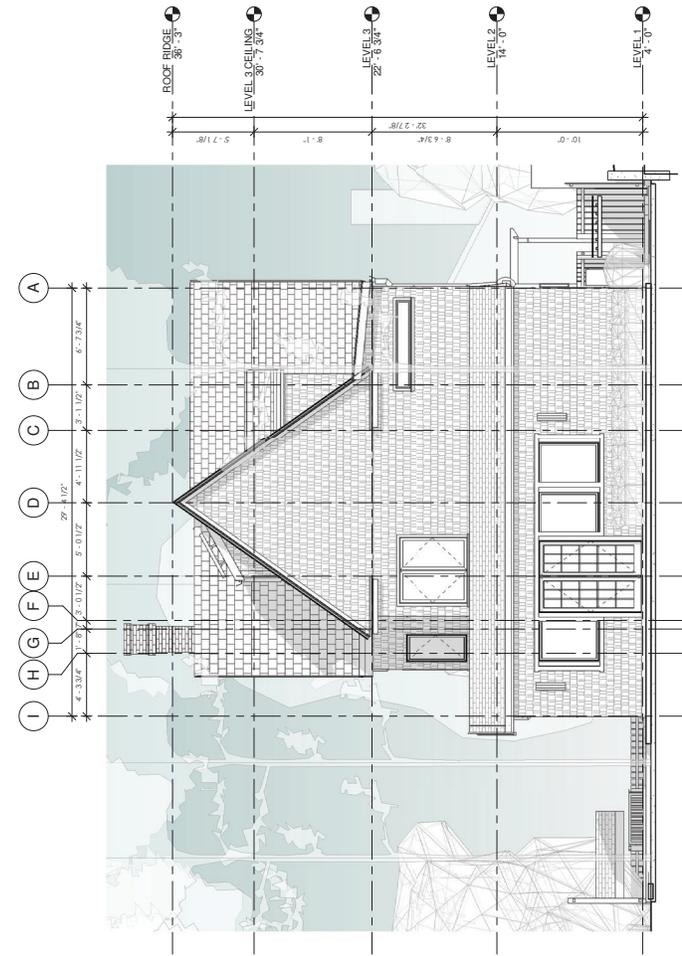
PROPOSED WORK - ELEVATION
WEST ELEVATION



2 EXISTING WEST ELEVATION
3/16" = 1'-0"



1 PROPOSED WEST ELEVATION
3/16" = 1'-0"



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 ARCHITECTS
 617.979.6441
 info@skadec.com
 357 HURON AVE.
 CAMBRIDGE MA, 02138

REGISTRARS:

 STRUCTURAL ENGINEER:

PROPOSED WEST
 ELEVATION (BACK)

KATHERINE SAYN-WITTGENSTEIN
 KEITH WANG
 SAYN-WITTGENSTEIN & WANG
 RESIDENCE
 44 AVON HILL ST
 CAMBRIDGE, MA 02140

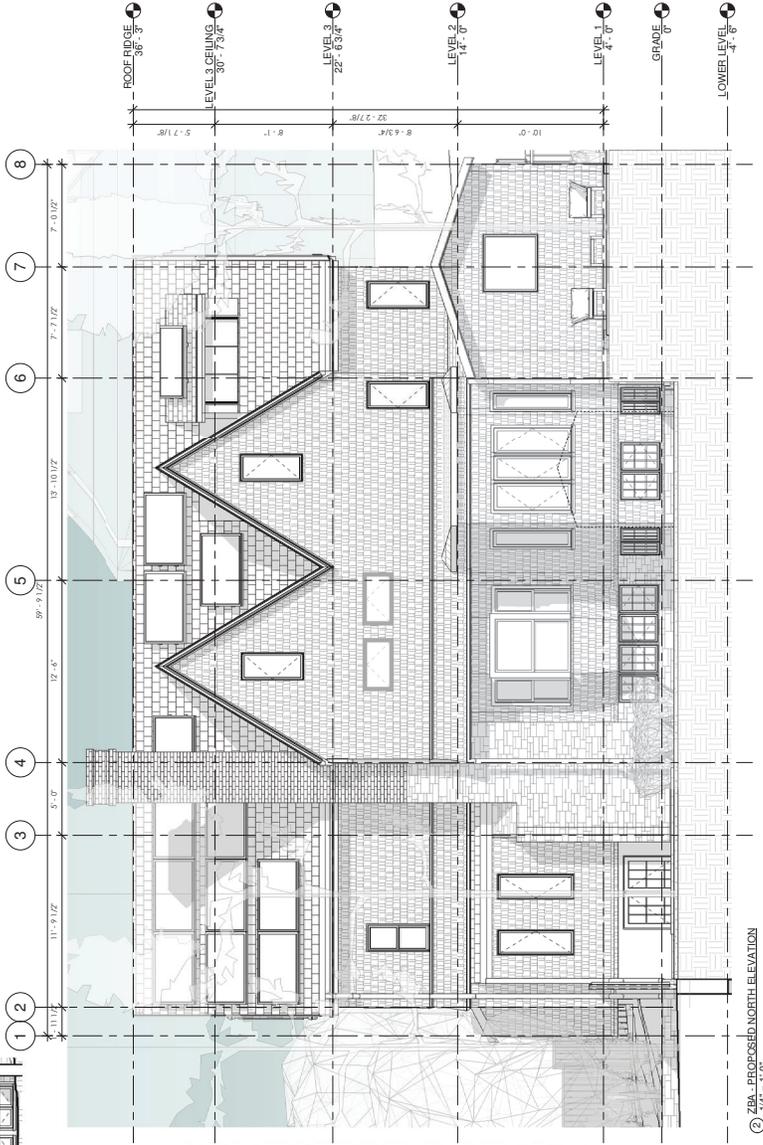
Project Title: ZBA SUBMISSION
 Project Number: 2312700
 Date: 08/27/20
 Drawn by: CALVIN
 Checked by: CHECKER

ZBA-13
 Scale: AS INDICATED

PROPOSED WORK - ELEVATION
NORTH ELEVATION



1 ZEA - EXISTING NORTH ELEVATION
3/16" = 1'-0"



PROPOSED NORTH
ELEVATION

KATHERINE SAYN-WITGENSTEIN
SAYN-WITGENSTEIN & WANG
RESIDENCE
KEITH WANG

44 AVON HILL ST
CAMBRIDGE, MA 02140

Project No: ZBA SUBMISSION
Project Number: 201700
Date: 02/12/20
Drawn by: ALPZ
Checked by: ALPZ
Checked by: ALPZ

ZBA-14

Scale: AS INDICATED

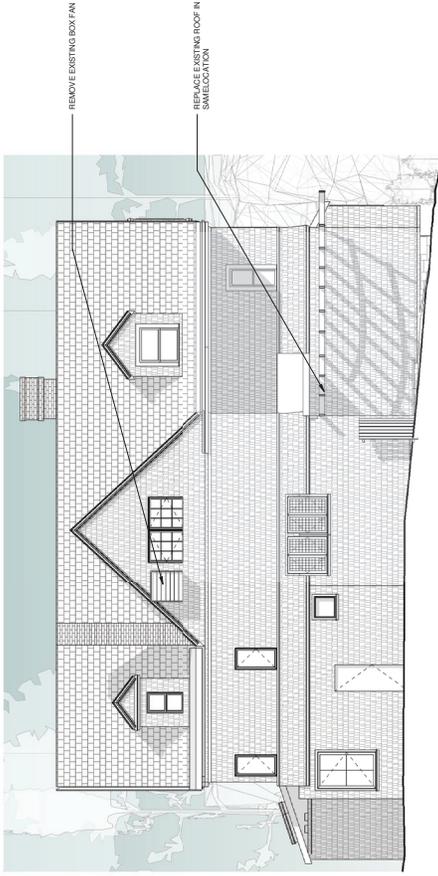


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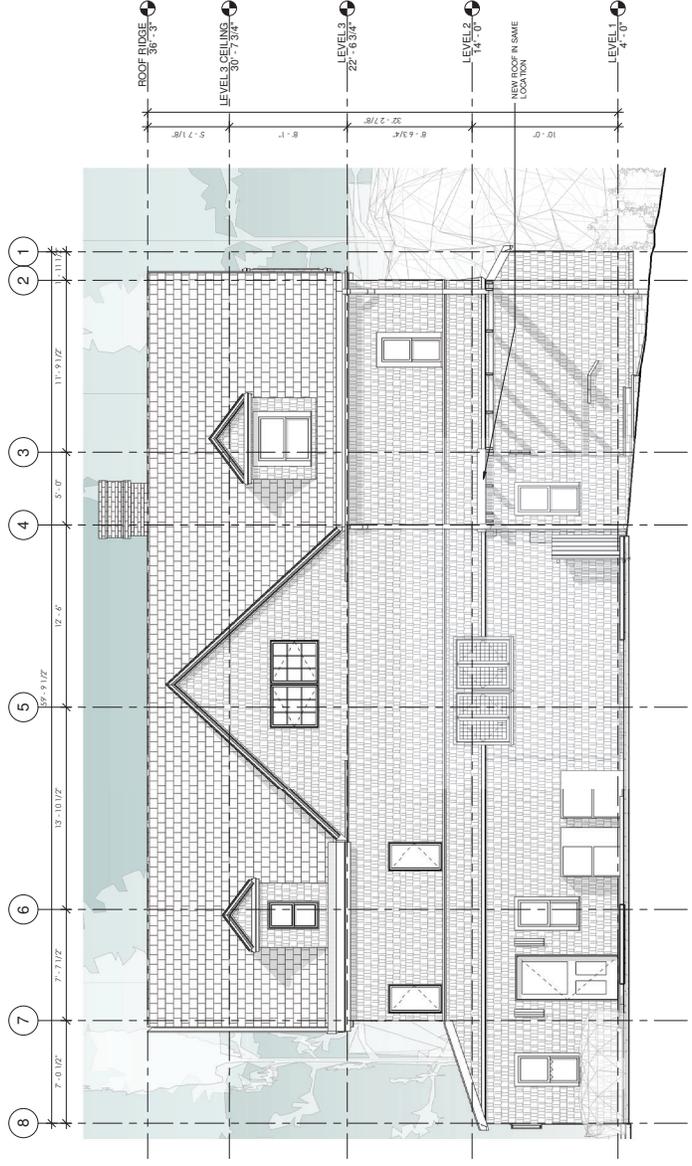
REGISTRATIONS:

STRUCTURAL ENGINEER:

PROPOSED WORK - ELEVATION
SOUTH ELEVATION



① ZBA - EXISTING SOUTH ELEVATION
3/16" = 1'-0"



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

PROPOSED SOUTH ELEVATION

KATHERINE SAYN-WITGENSTEIN
SAYN-WITGENSTEIN & WANG
RESIDENCE
44 AVON HILL ST
CAMBRIDGE, MA 02140

Project Title: ZBA SUBMISSION
Project Number: 2317700
Date: 06/12/23
Drawn by: CAJ/23
Checked by: ALB/23

ZBA-15
Scale: AS INDICATED



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357 HURON AVE.
CAMBRIDGE MA, 02138

REGISTRATIONS:

STRUCTURAL ENGINEER:

Pacheco, Maria

From: Ann Austin <aaustin47@verizon.net>
Sent: Tuesday, August 4, 2020 9:15 AM
To: Pacheco, Maria
Subject: BZA017290 2020 (zoning)

Dear Maria Pacheco,

I have talked with Katherine Saynes Wittgenstein about building a powder room that might take some light from my small abutting yard. She has been most accommodating, showing me drawings of a powder room so tiny it couldn't possibly shade my yard.

I support her proposal before the zoning board and am glad to have her as a neighbor.

Ann Austin



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.

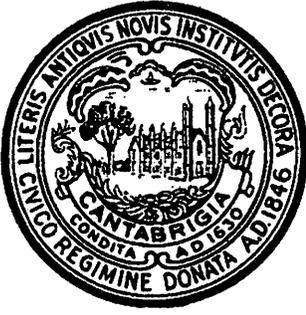
Name: Manki Gaffey Date: 8/11/2020
(Print)

Address: 44 Avon Hill St.

Case No. BZA-017290-2020

Hearing Date: 8/27/20

Thank you,
Bza Members



CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

August 13, 2020

To: The Board of Zoning Appeal

From: The Planning Board

RE: BZA cases to be heard on August 27, 2020.

The Planning Board have no comments on the cases listed on the BZA agenda.

August 18, 2020

Dear Maria Pacheco
Board of Zoning Appeals

Reference case No. BZA-017290-2020

My name is Juliana Davis and I live at 11 Gray Gardens East in Cambridge. I am writing to state my support for my neighbors Keith Wang and Katherine Sayn-Wittgenstein, in their application for a special permit for their home at 44 Avon Hill Street.

Sincerely,
Juliana Davis

Pacheco, Maria

From: Sari Edelstein <sarilynnedelstein@gmail.com>
Sent: Friday, August 14, 2020 1:20 PM
To: Pacheco, Maria
Subject: 44 Avon Hill Street renovation

Dear Maria Pacheco,

We wanted to express our support for the renovation plans that our neighbors, Keith Wang and Katherine Sayn-Wittgenstein, have presented to the Board of Zoning appeals (case No. BZA-017290-2020). We feel that they have been sensitive to preserving the existing character of the neighborhood, and we are delighted to have them in our community.

Sincerely,

Sari Edelstein and Holly Jackson
117 Avon Hill St.