



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAY 11 PM 1:19

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 119627

General Information

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

Special Permit: X Variance: Appeal: PETITIONER: Tal Levy & Irina Izovskaya

PETITIONER'S ADDRESS: 179 Putnam Ave, Cambridge, MA 02139

LOCATION OF PROPERTY: 44 Kinnaird St, Cambridge, MATYPE OF OCCUPANCY: Two family residentialZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To construct 3rd floor to existing 2 story portion of building not creating new violation.
Removal of existing (4) windows and a creation of one (1) new window opening within the North side setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).

Article: 8.000 Section: 8.22.2.C (Non-Conforming Structure).

Original
Signature(s):

(Petitioner (s) / Owner)

(Print Name)

Address:

Tel. No. 617-733-5211

E-Mail Address: talzlevy@gmail.com

Date: 5/10/21

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 Tal Z. Levy and Irina Izovskaya

(OWNER)

Address: 179 Putnam Ave, Cambridge, MA 02139

State that I/We own the property located at 44 Kinnaird Street, Cambridge MA 02139,
which is the subject of this zoning application.

The record title of this property is in the name of _____

Tal Z. Levy and Irina Izovskaya

*Pursuant to a deed of duly recorded in the date 3/19/2021, Middlesex South
County Registry of Deeds at Book 77274, Page 354; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.


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

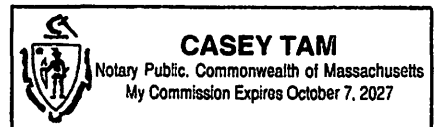
**Written evidence of Agent's standing to represent petitioner may be requested.*

Commonwealth of Massachusetts, County of Middlesex

The above-name Tal Z. Levy, Irina Izovskaya personally appeared before me,
this 11th of May, 2021, and made oath that the above statement is true.

 Notary

My commission expires 10/07/2027 (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 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 44 Kinnaird 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:

Special Permit request includes the removal of 4 existing windows to the non-conforming North side set back of existing structure, improving privacy to neighboring property. Window modifications include an addition of a single window on North side of house, and the minor height enlargement of one (1) bay window. In either case, window deletion and addition to is in compliance with City of Cambridge Zoning Ordinance Section 5.24.2 as it does not exceed 3.5' from building

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:

Special Permit request concerns only the North side window openings of building, on the first and second floors of structure, and does not encroach or result in any changes to traffic or patterns of access or egress.

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:

Special Permit request only concerns the existing building envelope of 44 Kinnaird Street, and will not encroach on the operation or development of adjacent properties. The window opening removal increases privacy granted between adjacent property and itself.

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:

Special permit request will not create any nuisance or detriment to the health and safety of the occupant or the citizens surrounding, as it pertains only to the North side setback of the existing structure, and the modifications to the existing openings, providing more privacy to both adjacent citizens and current occupant.

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:

As per City of Cambridge Zoning Ordinance section 8.22.1, the proposed alterations to the existing nonconforming structure on its North side setback, do not result in a use for a substantially different purpose. It is a removal of 4 existing openings, singular addition of an opening, and a minor height enlargement of an existing bay window opening. The proposed alterations improve privacy between the adjacent properties.

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Tal Levy & Irina Izovskaya**Present Use/Occupancy:** Two family residential**Location:** 179 Putnam Ave**Zone:** Residence C-1 Zone**Phone:** 617-733-5211**Requested Use/Occupancy:** Single family residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	2105.83	2,943.38	3,000	(max.)
<u>LOT AREA:</u>	4000	Existing to Remain	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	.53	.73	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	40	Existing to Remain	50	
DEPTH	100	Existing to Remain	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	7.5	Existing to Remain	10	
REAR	20	Existing to Remain	20	
LEFT SIDE	2.29	Existing to Remain	2.29	
RIGHT SIDE	7.5	Existing to Remain	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	23.52	34.625	35	
WIDTH	42	38	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	.55	.4925	.30	
<u>NO. OF DWELLING UNITS:</u>	2	1	multi family	
<u>NO. OF PARKING SPACES:</u>	2	2	1 per du	
<u>NO. OF LOADING AREAS:</u>	NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	NA	NA	NA	

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

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



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

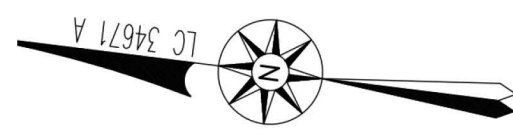
Name: Irina Izovskaya Date: 6/3/21
(Print)

Address: 44 Kinnaird St.

Case No. BZA-119627

Hearing Date: 6/24/21

Thank you,
Bza Members



MAP 124 LOT 16
N/F
DOMINIC J. MAXWELL

MAP 124 LOT 18
N/F
TRUSTEE OF
CHRISTOPHER M. SHACHOY

J t A

Project Zoning Information

property class Residence C-1
map/lot 44 Kinnaird St
neighborhood Cambridge, MA
zoning ordinance City of Cambridge Zoning Ordinance

ZONING DATA	Residence C-1	44 Kinnaird St, Exist	44 Kinnaird St, Proposed
USE	multi-family dwellings	two- family dwelling, non-conforming to yard setbacks	single family dwelling, non-conforming to yard setbacks
LOT AREA (MIN)	5,000 SF	4,000 SF	N/A
MIN LOT AREA FOR EACH DU	1500 SF	2200 SF footprint	N/A
LOT WIDTH (MIN)	50 FT	40 FT (nonconforming)	ETR
FRONT YARD SET BACK (KINNAIRD)	(H+L)/4 * (10' MIN)	10' min	ETR
SIDE YARD SET BACK	(H+L)/5 ** (7'6" MIN)	7'-6" ****	ETR
REAR YARD SETBACK	(H+L)/4 *** (20' MIN, 30' MAX)	20'	ETR
MAX HEIGHT	35 ft	23'-6 1/4"	34'-7 1/2"
FAR	0.75	3,000 SF allowable 2,105.83 SF exist.	3,000 SF allowable 2,943.38 SF proposed
MIN RATIO OF PRIVATE OPEN SPACE TO LOT AREA	30%	30% of 4,000 sf 1,200 sf allowable	1,200 sf
PARKING SPACES	1 per du	2 (exist. driveway)	ETR

* Measured from the centerline of the street, but in no case may a building be nearer the street than ten (10) feet

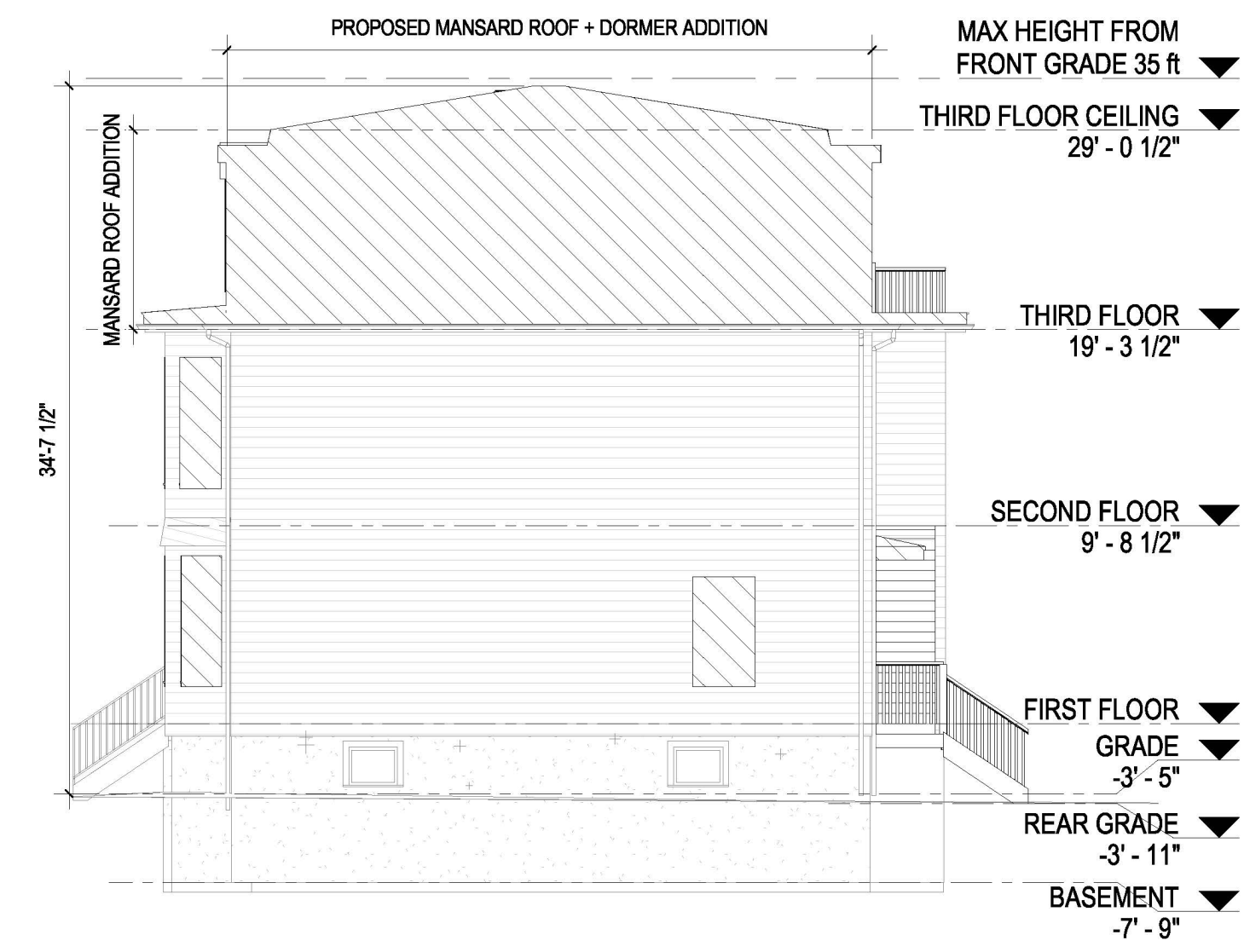
**In a Residence C-1 District, no building plane (excluding projections as permitted by Section 5.24.2) may be nearer than seven feet, six inches (7'6") to a side lot line.

***In no case may a building be nearer the rear lot line than twenty (20) feet in Residence C-2, C-2B, C-2A, C-3, C-3A, C-3B districts. In Residence C and C-1 districts, no building may be nearer the rear lot line than twenty (20) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds 100 feet, up to a maximum of thirty (30) feet. In Residence A-1, A-2, and B districts, no building may be nearer the rear lot line than twenty-five (25) feet plus one additional foot of rear yard for each four feet that the depth of the lot exceeds one hundred (100) feet, up to a maximum of thirty-five (35) feet. For purposes of this Footnote C, the lot depth shall be that distance measured along a line perpendicular to the front lot line and extending to that point on the rear lot line most distant from the front lot line.

**** 5.21.1 On lots of less than the required area for the district in which they are located and which have been duly recorded by plan or deed with the Registry of Deeds before the date of the first passage of the applicable provisions of this or any prior Ordinance the minimum lot size and lot width regulations need not apply, but the floor area ratio and the minimum lot area regulations for each dwelling unit shall be applicable. In case of such lots of less than the required width the sum of the two required side yards need not be more than thirty (30) percent of the lot width, except that each side yard shall be a minimum of seven feet, six inches (7' 6").

4.21.h. In Residence A, B, C, and C-1 Districts an accessory building shall not be located nearer than ten (10) feet to the principal building or nearer than five (5) feet to any side or rear lot line or nearer to the front lot line than the minimum setback in the zoning district.

8.21 Nonconformity section of Zoning Ordinance of Cambridge



3
A001-2
OVERVIEW ELEVATION - SOUTH
1/8" = 1'-0"

PROJECT DESCRIPTION

The proposed project is a half-story, Mansard roof addition to an existing two-family residence at 44 Kinnaird Street. The project scope includes the conversion of the two-family residence into a single-family residence; additionally, it will include a full gut and renovation, new exterior cladding, a reconfigured rear entry and patio. Minimal demolition to the rear of the house, removing the at-grade shed, basement walkout, and existing first-floor additions and overhangs. This scope also includes removal of existing (4) windows and a creation of one (1) new window opening within the North side setback. Owner is seeking a Special Permit for the window adjustment, and a Variance for the Mansard Roof Addition.

PROJECT GENERAL INFORMATION (PROJECT DATA SHEET)

Project Number	435
Project Title	Renovation & Addition
Project Address	44 Kinnaird Street, Cambridge, MA
Client Name	Irina Izovskaya & Tal Levy
Client Address	44 Kinnaird Street, Cambridge, MA

APPLICABLE CODES & REGULATIONS (9th EDITION 780 CMR)

Code Type	Applicable Code
MA Building	780 CMR: Massachusetts State Building Code - 9th Edition As a reminder, the new, ninth edition code is based on modified versions of the following 2015 codes as published by the International Code Council (ICC).
Residential	International Residential Code 2015 (IRC 2015)
Existing Buildings	International Existing Building Code (IEBC)
Plumbing	248 CMR 10.00: Uniform State Plumbing Code
Energy	International Energy Conservation Code (IECC)
Accessibility	521 CMR: Massachusetts Architectural Access Board Regulations

Not For Construction

WARNING:
Joe The Architect, Inc., all drawings and written material herein constitute the original and unpublished work of the architect, and the same may not be duplicated, used, or disclosed without the written consent of the architect. Contractors to use Architectural drawings for set out. Contractors to check and verify all Dimensions on Site prior to Construction/Fabrication. Figure Dimensions take precedence over Scaled Dimensions. Any discrepancies should be immediately referred to the Architect. The project manager shall be notified in writing of any discrepancies prior to proceeding with the work. The scale of drawings may change when copied or faxed. All work to comply with I.B.C. Regulations and relevant American Standards.
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consultant / contractor information:

stamp:

revision	revision description	date
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project title:
44 KINNAIRD RENO & ADDITION

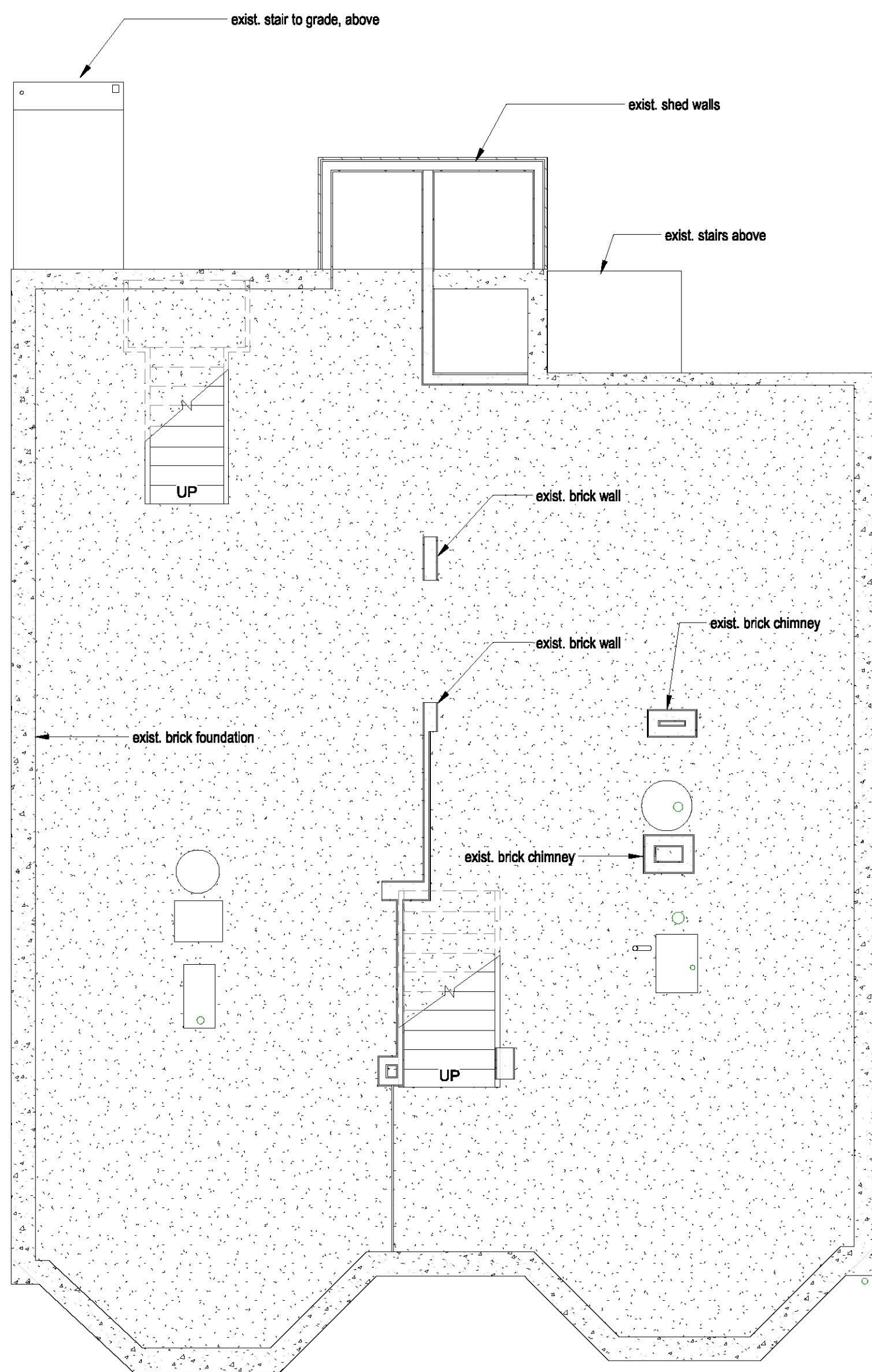
44 KINNAIRD ST
CAMBRIDGE, MA

client information:
Owner

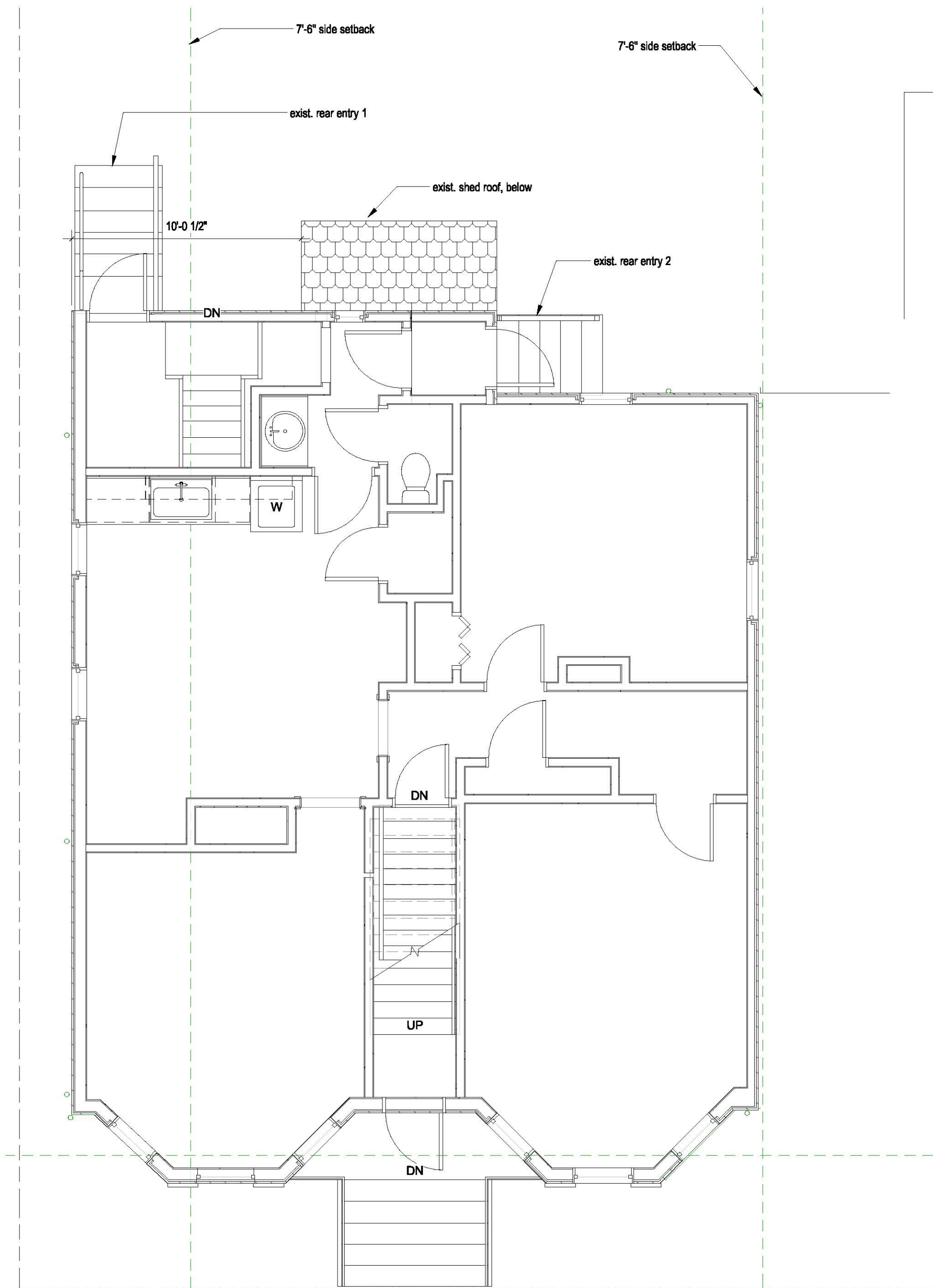
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JOE THE ARCHITECT
343 Medford Street, Suite 4C Somerville, MA 02145
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www.joethearchitect.com
drawing title
PROPOSED SITE,
LANDSCAPING AND
ZONING ANALYSIS

project number 435	drawing scale As indicated	approver Approver
drawing number A001-2		revision

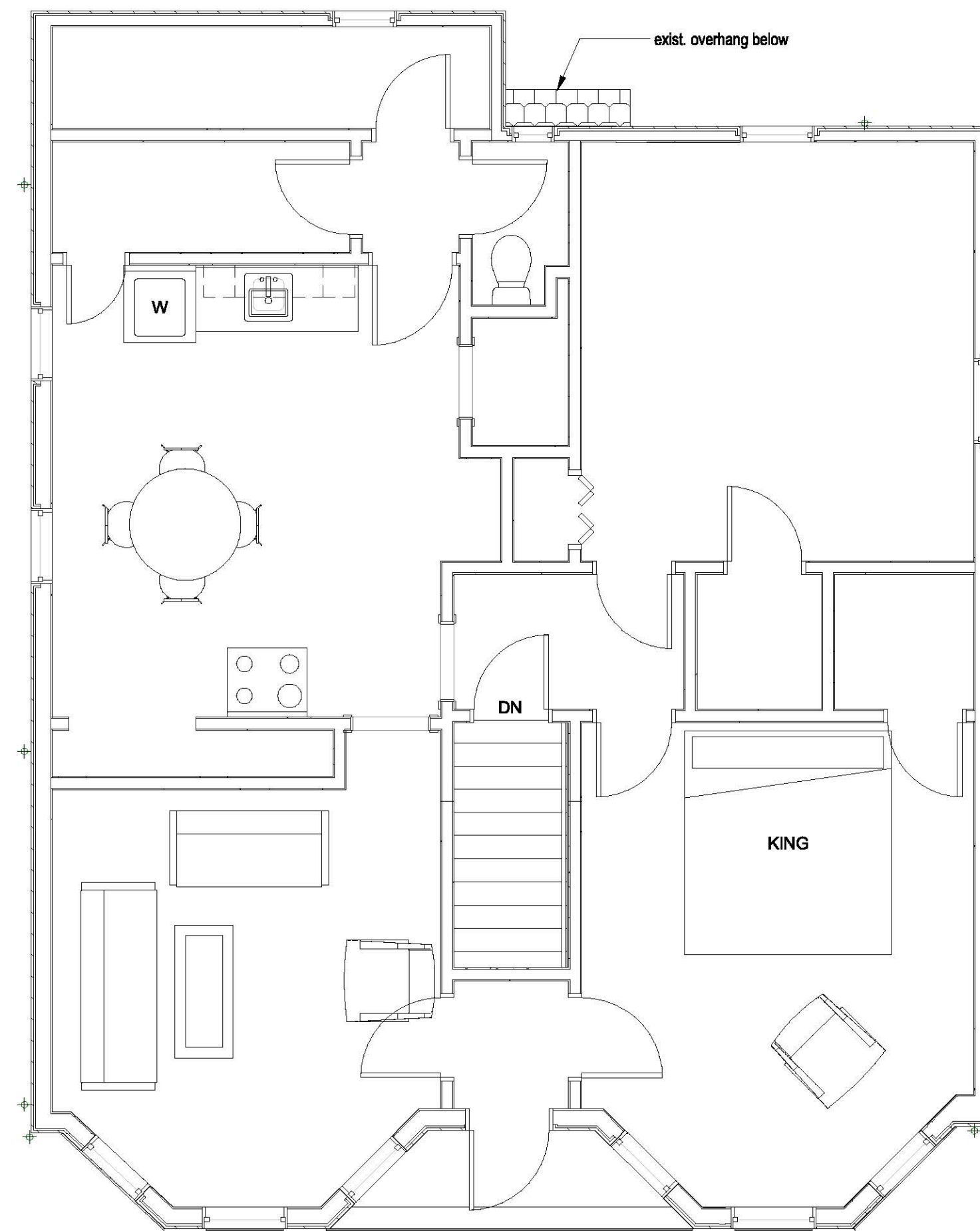
1
A001-2
PROPOSED SITE PLAN &
LANDSCAPING
1/8" = 1'-0"



1
A030
EXIST. BASEMENT
1/4" = 1'-0"



2
A030
EXIST. FIRST FLOOR
1/4" = 1'-0"



3
A030
EXIST. SECOND FLOOR
1/4" = 1'-0"

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44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

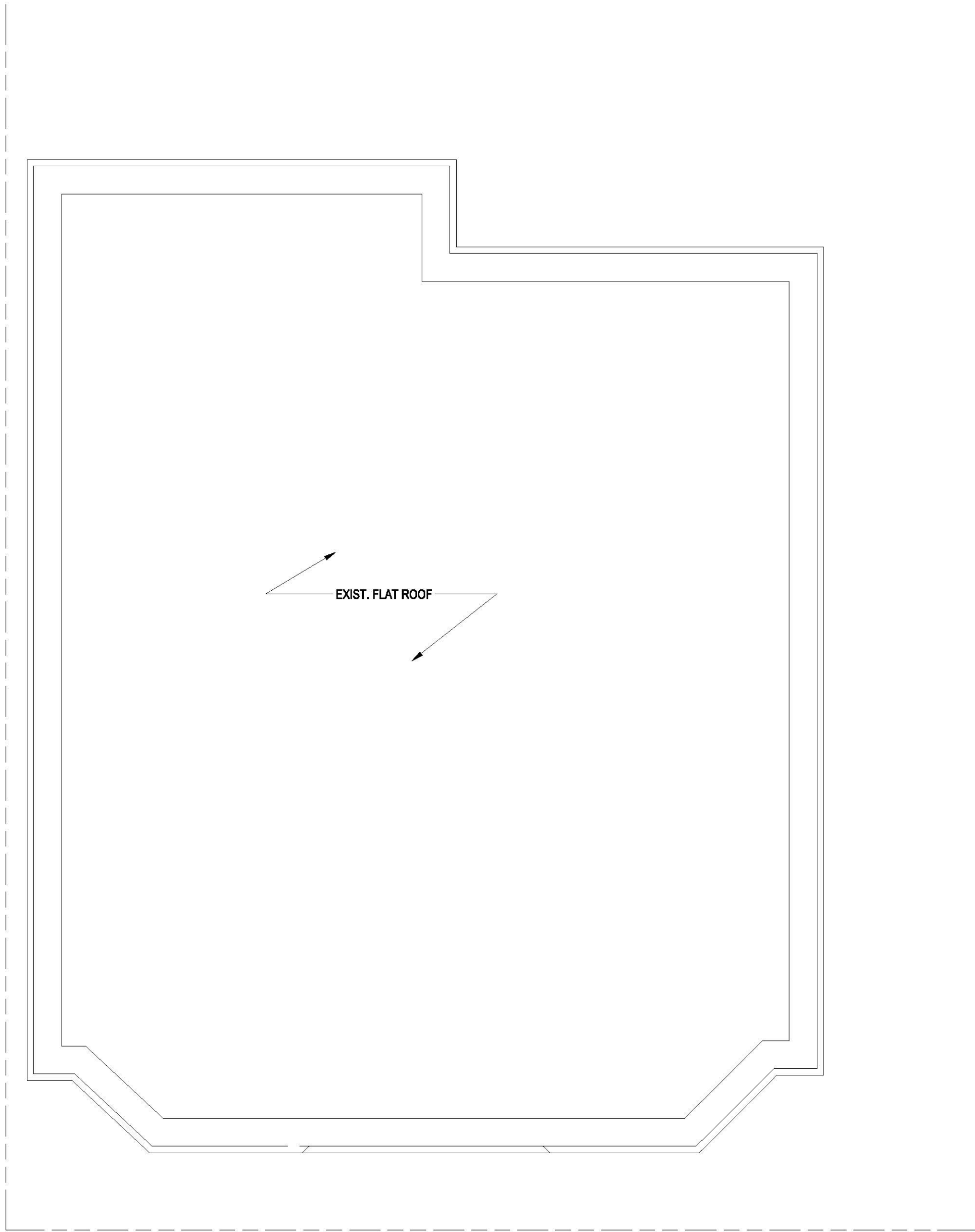
client information:
Owner

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www.joethearchitect.com

drawing title
EXISTING PLANS

project number 435	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A030		revision

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1
A031
EXIST. ROOF
1/4" = 1'-0"

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consultant / contractor information:

stamp:

revision	revision description	date

project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

client information:
Owner

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drawing title
EXISTING PLANS

project number 435	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A031	revision	

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GENERAL NOTES AND LEGENDS
DEMOLITION

- see general construction notes on sheet A000.
- the drawings have been compiled from the best available information and are not intended to limit the scope of work. the contractor may uncover hidden conditions not shown in this contract set. in such an event, the contractor shall contact the architect immediately.
- selectively demo walls, ceiling, and floor finishes as shown and as required for new layout and systems.
- gc to coordinate cutting of new door openings with required dims for units as shown on floor plans, elevations, and door schedule. notify architect of any conflicts.
- the contractor shall perform demo as required for wall mounted fixtures, shelving, accessories, etc, whether specifically shown or not.
- where removal of existing construction is required for performance of any work under this contract, removal & reinstallation shall be accomplished under the base contract, whether specifically shown or not, including restoration of utilities and any temporary shoring of structural components.
- protect all existing walls, doors, etc. to remain. the contractor is responsible for the repair or replacement of all finishes, framing, and utilities damaged or disturbed during the course of the work, including shop applied finishes.
- see electrical, mechanical, plumbing, fire protection drawings and specifications for relevant info and coordination for systems work. cut penetrations for mep/fp, security and data systems, through wall, through ceiling, through floor and through roof as required.
- all new sprinklers & piping shall be installed prior to demolishing the (e) system & making final connections, in order to minimize the impacts of shutdowns, drain down, system re-fill, and fire watches.
- it is the intent of the demolition scope to remove all existing items that will conflict with new work whether shown or not. all existing non-structural partitions, ceilings, casework, mep/fp items, fur-outs, finish materials, stairs, doors, windows and industrial equipment shall be removed. the contractor shall visit the site prior of the start of any work to become familiar with the existing conditions.
- refer to structural documents for additional information regarding removal and shoring of structural elements.
- refer to civil engineering and landscape architecture documents for additional information regarding removal of site related fixtures, equipment, and associated accessories.
- roofing subcontractor is responsible for removal of all roofing, including non-structural substrates, gutters, and associated flashings. removed material shall be disposed of by the general contractor.
- coordinate all demolition with hazardous material removal/abatement requirements.
- general contractor is responsible for disposal of all excess salvaged items not used in the project or requested to be returned to the owner.
- the contractor shall verify all existing conditions and review with all trades the extent of demolition required.
- the contractor shall protect all materials and equipment noted to remain. all material indicated to be salvaged or reinstalled shall be stored and protected from damage until ready to be permanently reinstalled.
- all material indicated to be removed shall be disposed of in accordance to applicable codes and laws. the owner retains the right to reclaim any existing material. such material shall be protected from damage and delivered to the owner as per owner's requirements and compliance with sustainable practices. at the end of demolition, leave the area free and clear. broom clean for the application of new work.
- the contractor shall provide protection around and over all floor openings. coordinate all new floor opening dimensions with architectural drawings. where floor finish removal is indicated, remove flooring materials down to substrate.
- clean any residue from concrete surface, prep substrate to receive finish as indicated on finish schedule and per flooring manufacturers recommendations.
- where ceiling removal is indicated, remove all components of existing ceiling systems including all fasteners. all materials and equipment shall be removed to underside of structure above, prep surface of underside of structure for new finish per finish schedule.
- see mechanical, plumbing, fire protection, and electrical drawings for scope of mechanical, plumbing, fire protection, and electrical demolition. cut, cap, and make safe all piping, conduit, and wiring as indicated on related drawings.
- contractor to provide temporary protection for interior side of all exterior walls and surfaces which will remain after demolition.
- locations of (e) sprinkler heads, lighting, hvac diffusers/registers, etc, and a.c.t. grids are not field dimensioned. g.c. to verify locations where in proximity of work.
- sprinkler heads, lighting, hvac diffusers/registers, etc, and a.c.t. grids are existing to remain u.o.n.
- provide temporary enclosure of all exterior openings created as a result of demolition until permanent enclosures are installed.
- provide temporary shoring at all demolition of new openings to install new lintel as indicated.

CONSTRUCTION LEGEND

existing full height solid, glazed or part glazed partition to remain.

existing full height solid, glazed or part glazed partition to be demolished

new full height solid, glazed or part glazed partition to be demolished

existing door to be demolished

existing wall finish to be removed, to be read in conjunction with proposed works

existing door to remain

new door

demolition hatch

partial area demolition

NIC - Not In Construct Hatch

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consultant / contractor information:

stamp:

revision	revision description	date

project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

client information:
Owner

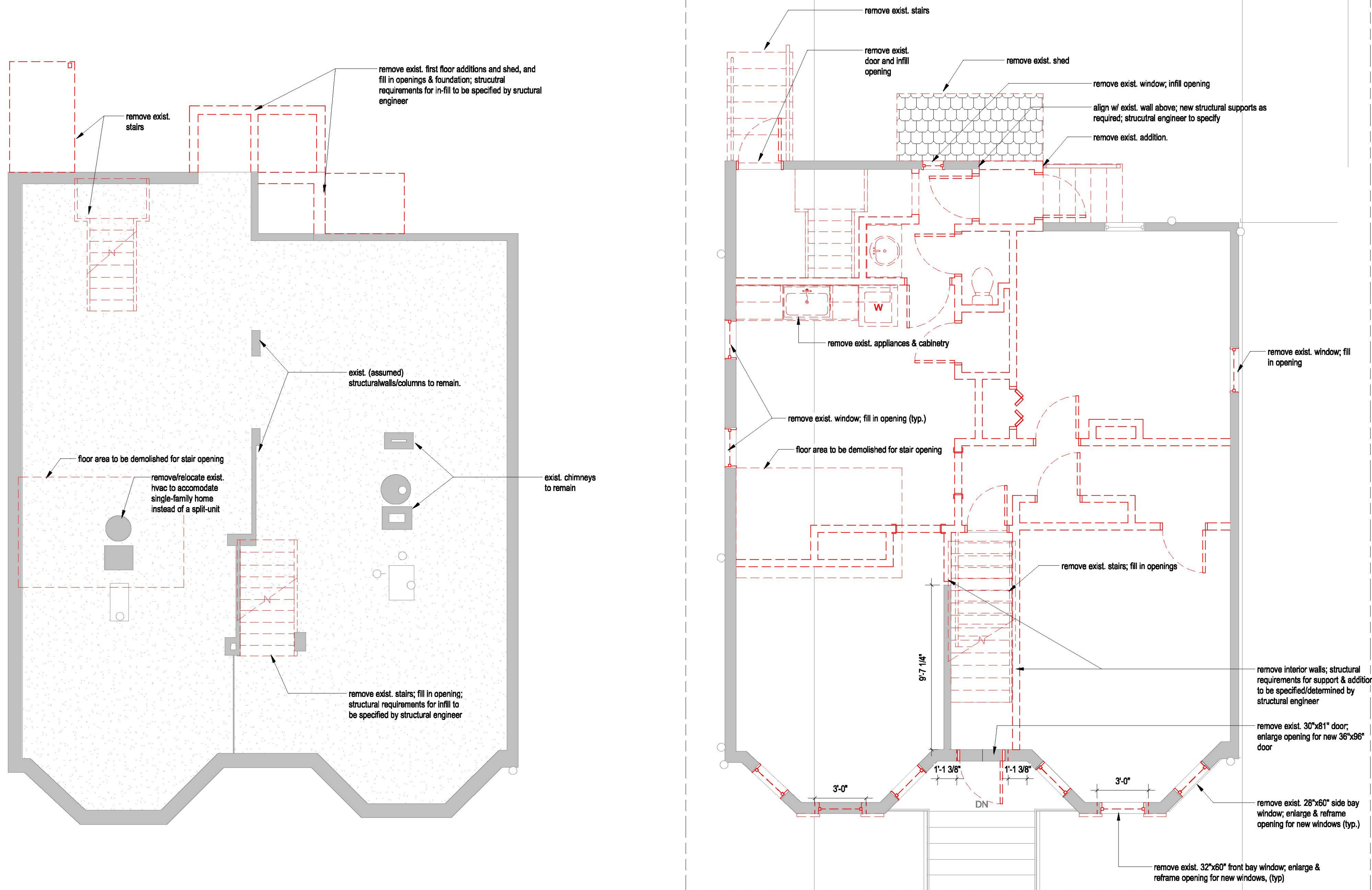
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drawing title
DEMOLITION PLANS

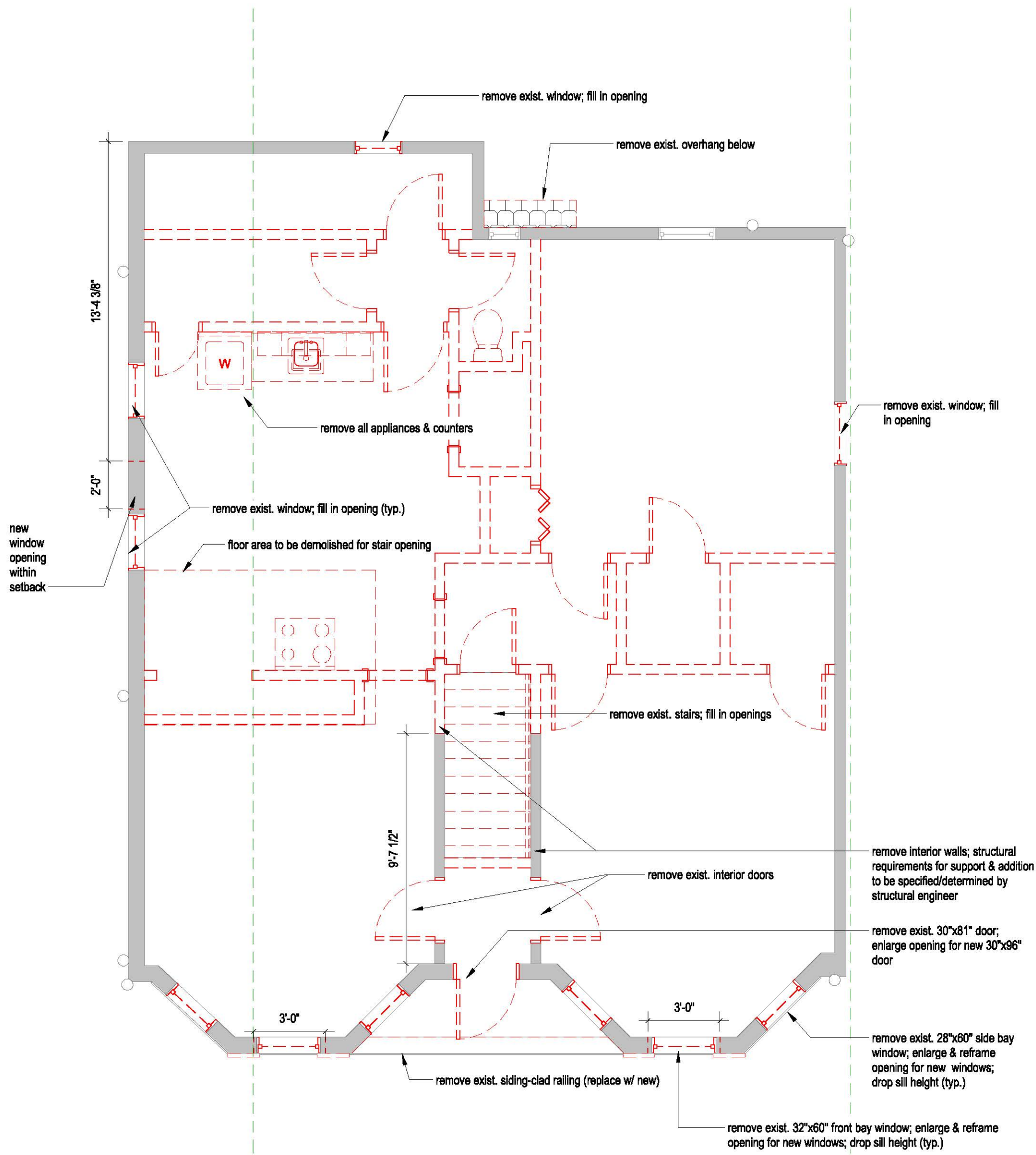
project number 435	drawing scale As indicated	approver Approver
drawing number A040	revision	

1 BASEMENT DEMO
A040 1/4" = 1'-0"

2 FIRST FLOOR DEMO
A040 1/4" = 1'-0"



NOT FOR CONSTRUCTION



1 SECOND FLOOR DEMO
A041 1/4" = 1'-0"

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44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

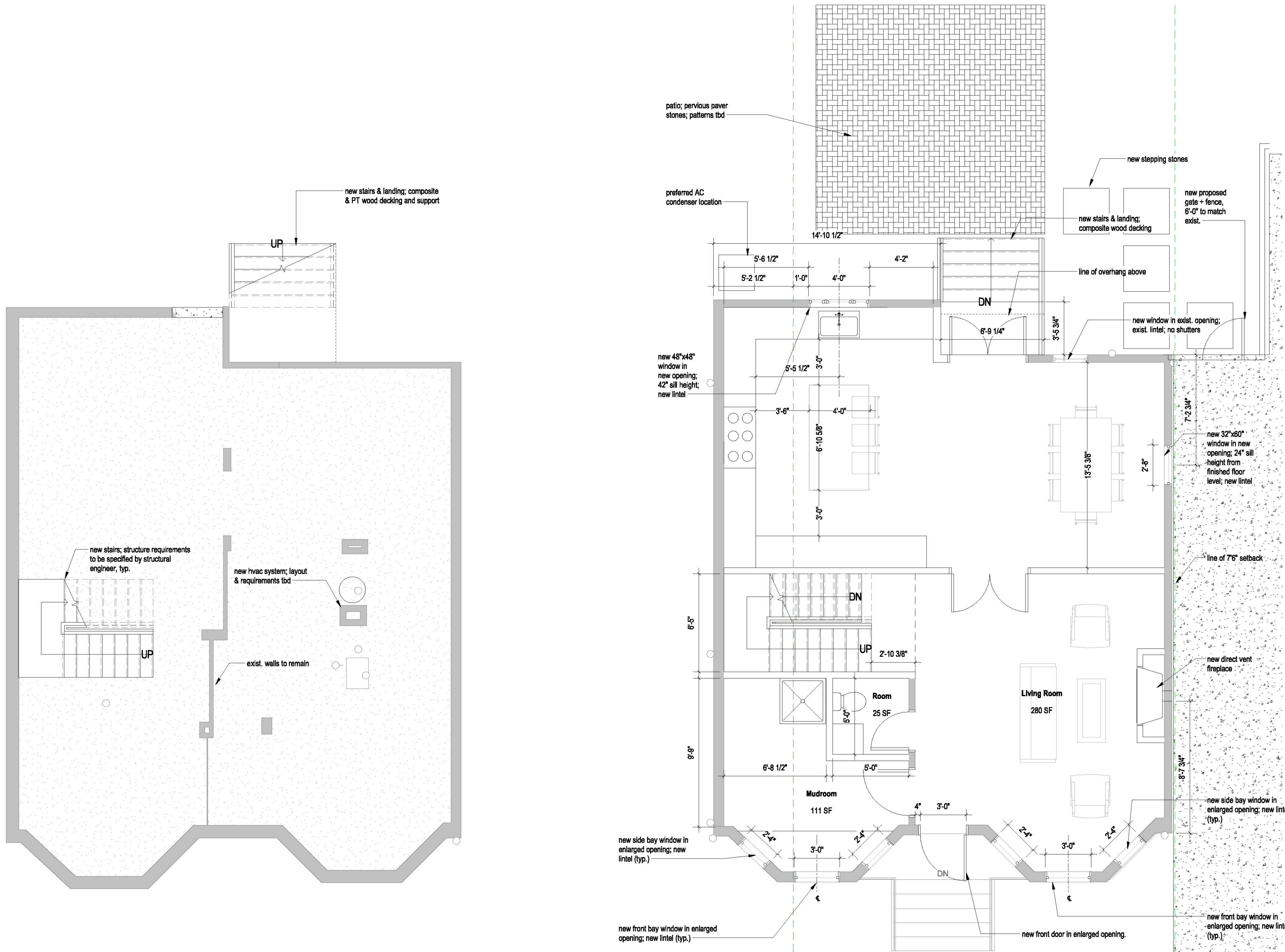
client information:
Owner

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drawing title
DEMOLITION PLANS

project number 435	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A041		revision

NOT FOR CONSTRUCTION
4/30/2021 3:15:02 PM



1 BASEMENT FL
1/4" = 1'-0"

2 FIRST FLOOR
1/4" = 1'-0"

GENERAL NOTES AND LEGENDS DEMOLITION

- see interior elevations for additional information on wall finish materials and typical mounting heights required.
- see general construction notes on sheet A100.
- see reflected ceiling plans for ceiling finish materials.
- the contractor shall verify all existing conditions after demolition is completed.
- all locations where infill walls meet existing walls with new gwb finish surfaces shall align at adjacent edges unless otherwise noted.
- existing walls shown with additional lines graphically represent new finishes and should not be scaled or dimensioned from. partitions should be built and finished according to partition and finish schedule. coordinate airway drains and floor drains with plumbing drawings.
- provide blocking for grab bars, plumbing fixtures, mill work at all require locations.
- all dimensions indicated with a ± represent field measurements to be provided to architect and verified by contractor.
- see door schedule for all door sizes, door info and details.
- all glass within 18" a.f.f. and/or within 4'-0" of a door swing shall be tempered safety glass.
- all existing walls to be patched where existing walls were removed.
- provide leveling compound over all existing concrete floor areas to receive new floor covering. no flooring transitions are to exceed 1/2" in height.
- provide in-wall blocking as required.
- provide in-wall blocking for all future built-in casework where indicated.
- patch existing gwb at all locations where a partition has been removed.
- at all areas of mep/fp equipment removed from walls, contractor to patch / repair holes in finish from removed fasteners. blend patching to match existing finish to remain.
- seal air tight any penetrations made through air & vapor barriers.
- paint all (n) and (e) gwb & plaster finishes in work areas unless noted.
- interior dimensions are indicated to finish wall (cmu or gypsum board) materials. u.n.o.
- mep/fp elements shown are schematic and are provided for reference. only refer to mep/fp drawings & specifications for more information.
- exterior masonry dimensions are indicated to centerline of joints.
- window dimensions are to center line of opening; dimensions are nominal. see curtain wall, door & window schedule and details for actual opening dimension required.
- provide leveling compound as req. for proper tile installation to achieve smooth, level, flush finish.
- all material installation to be level & plumb.
- see A140 series for all finishes.

CONSTRUCTION LEGEND

- existing full height solid, glazed or part glazed partition to remain.
- existing full height solid, glazed or part glazed partition to be demolished
- new full height solid, glazed or part glazed partition to be demolished
- existing door to be demolished
- existing wall finish to be removed, to be read in conjunction with proposed works
- existing door to remain
- new door
- demolition hatch
- partial area demolition
- NIC - Not in Construct Hatch

Not For Construction

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consultant / contractor information:

stamp:

revision	revision description	date
----------	----------------------	------

project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

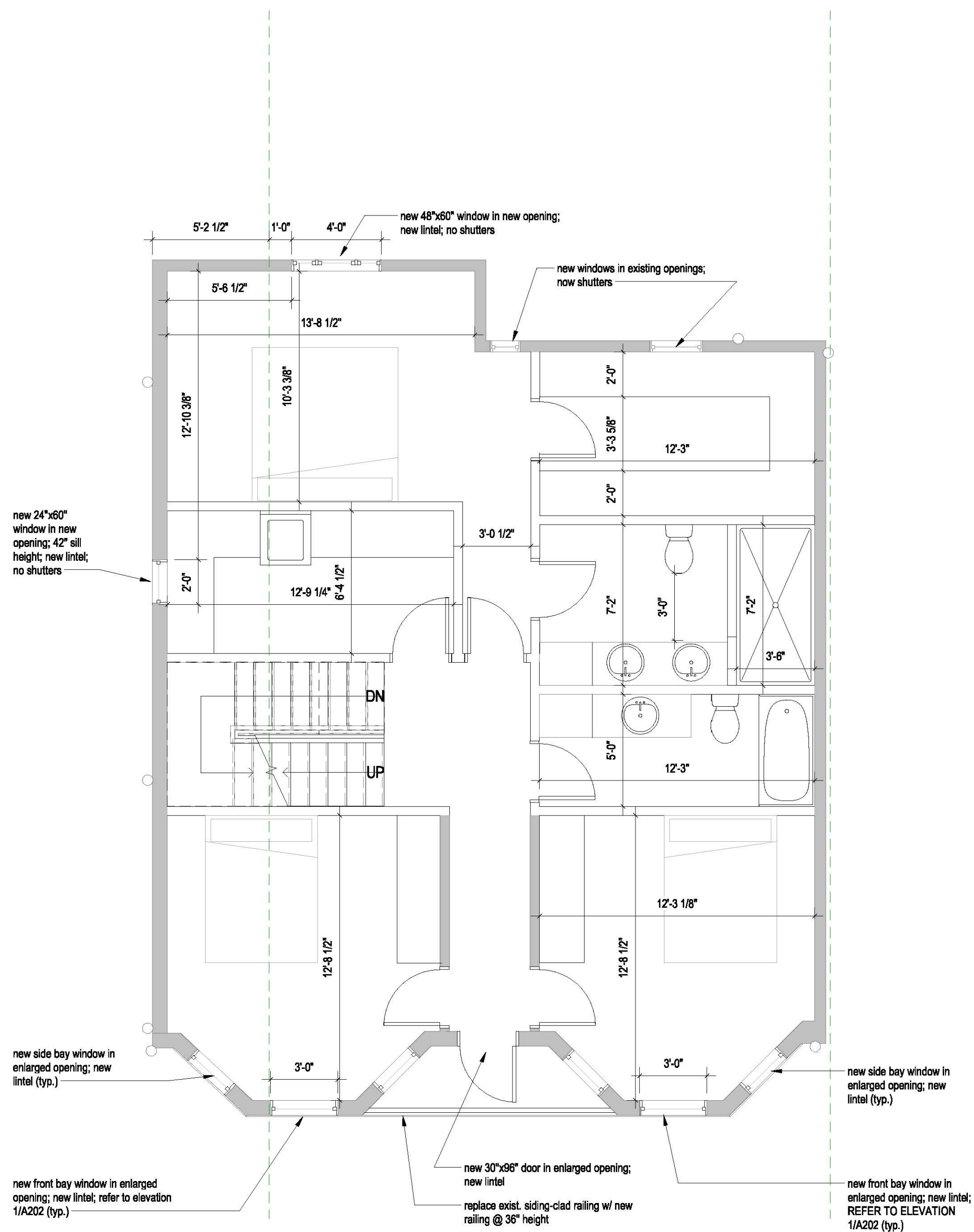
client information:
Owner

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www.joethearchitect.com

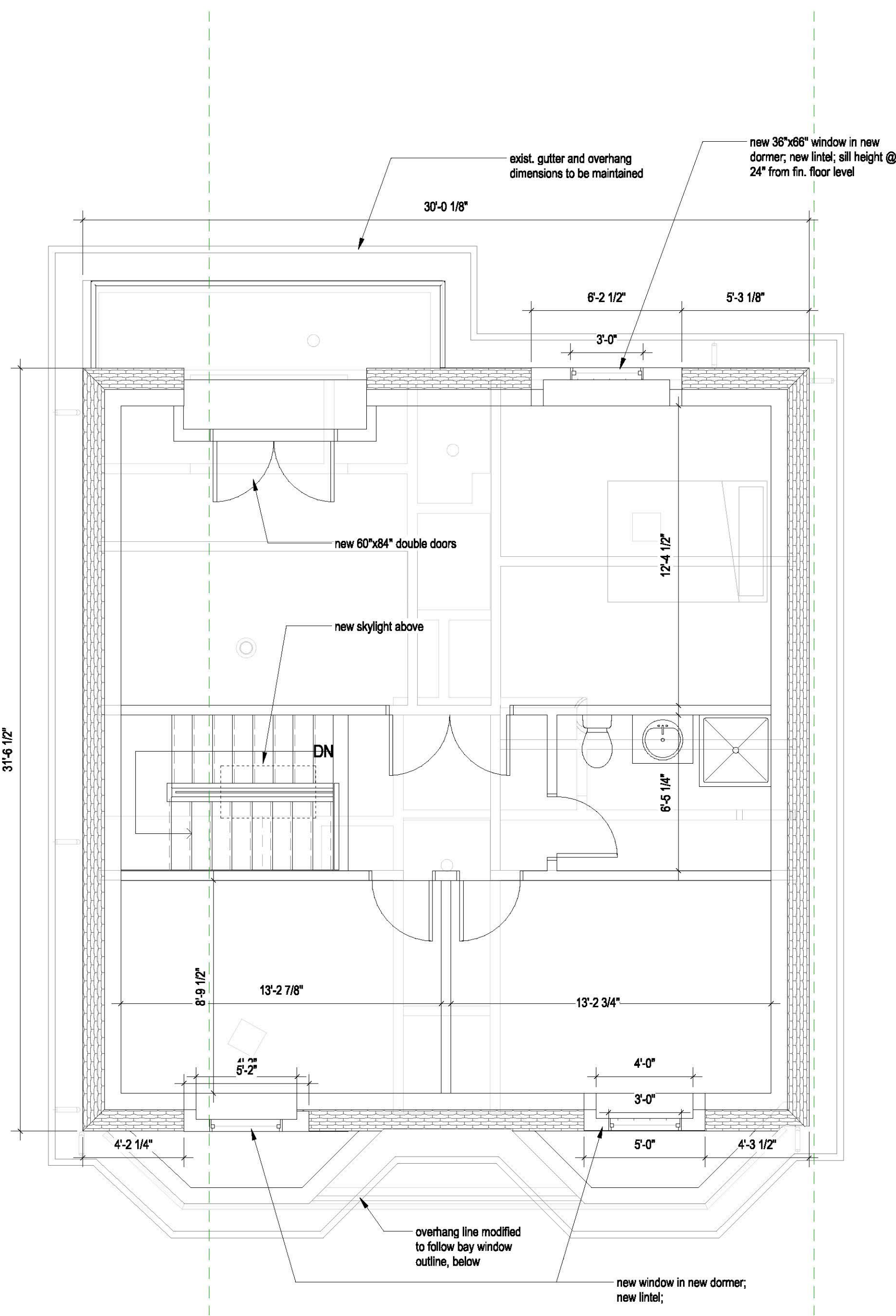
drawing title
**PROPOSED FLOOR
PLANS**

project number 435	drawing scale As indicated	approver Approver
drawing number A110		revision

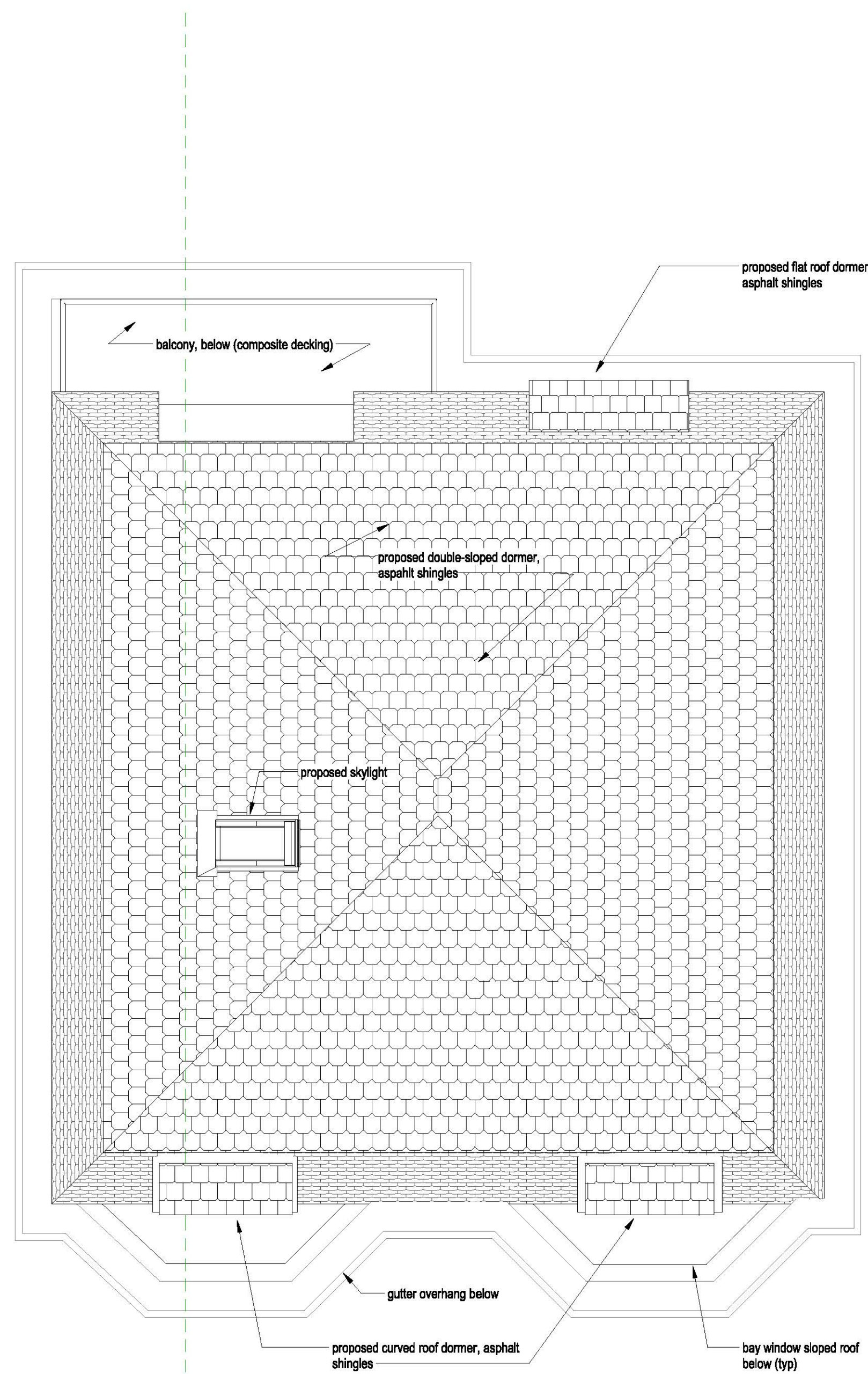
NOT FOR CONSTRUCTION
4/26/2024 3:15:03 PM



1 SECOND FLOOR
A111 1/4" = 1'-0"



2 THIRD FLOOR
A111 1/4" = 1'-0"



3 THIRD FLOOR CEILING
A111 1/4" = 1'-0"

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consultant / contractor information:

stamp:

revision	revision description	date
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project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

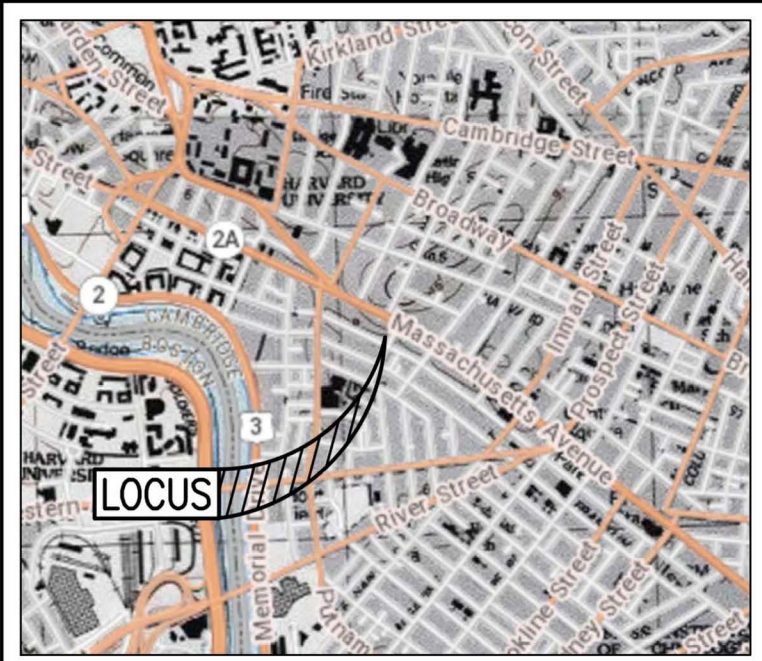
client information:
Owner

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t: +1(617) 764-3593 e: askjoe@joethearchitect.com
www.joethearchitect.com

drawing title
**PROPOSED FLOOR
PLANS**

project number 435	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A111		revision

NOT FOR CONSTRUCTION
4/20/2024 3:15:03 PM



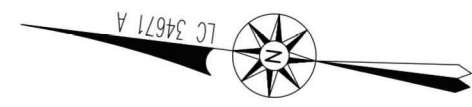
LOCUS MAP SCALE: 1"=2,000'±

SITE CONTEXT

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RECORD OWNER:
ASSESSORS MAP 124 LOT 33
OLIVER C. & KATHERINE LAVIGUEUR
44 KINNAIRD STREET
CAMBRIDGE, MA 02139-3128
DEED BOOK 9694 PAGE 123

NOTES:
1. PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN DECEMBER 2020



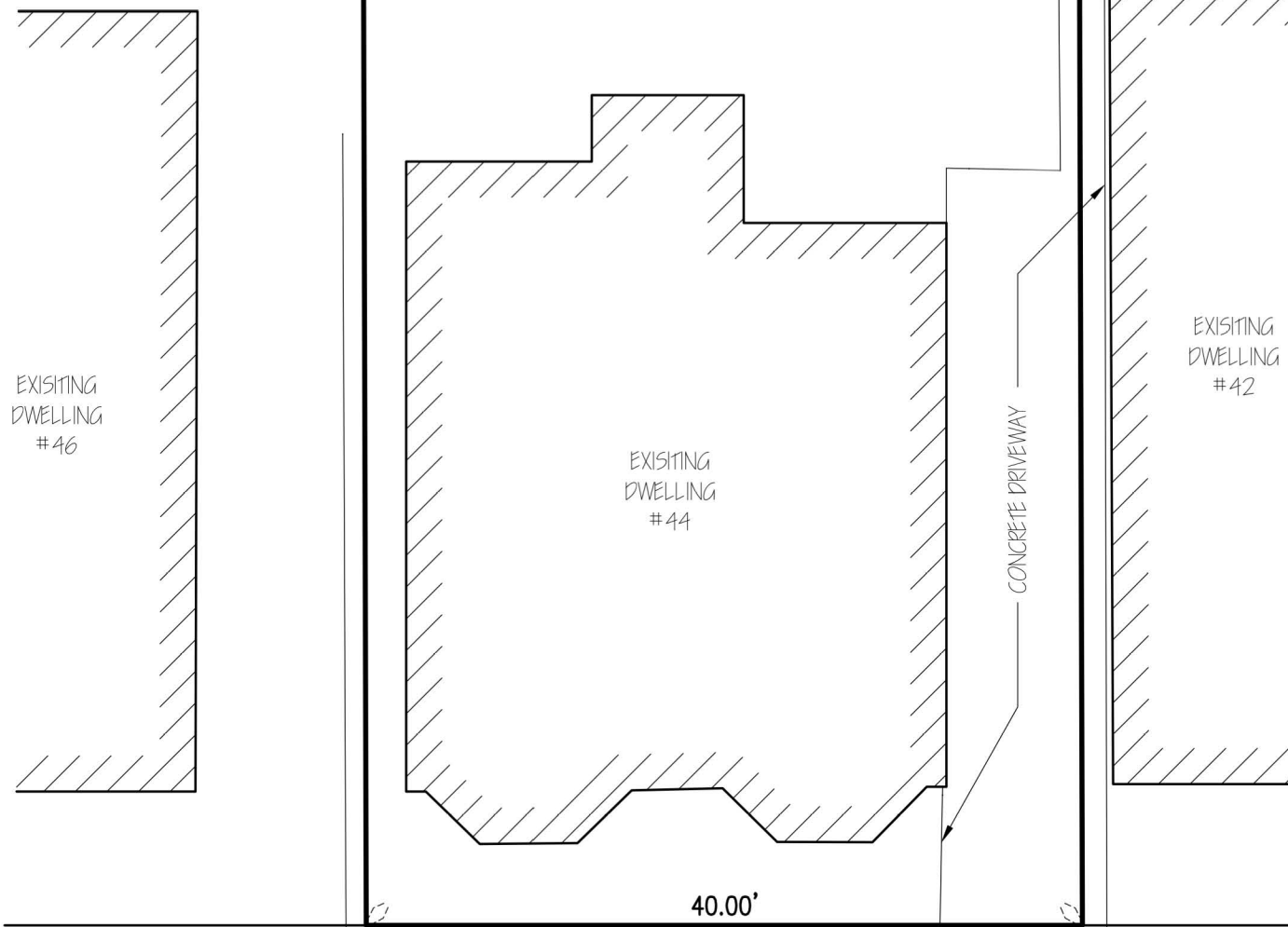
MAP 124 LOT 16
N/F
DOMINIC J. MAXWELL

MAP 124 LOT 18
N/F
TRUSTEE OF
CHRISTOPHER M. SHACHOY

ASSESSORS
MAP 124 LOT 33
(AREA=4,000± S.F.)

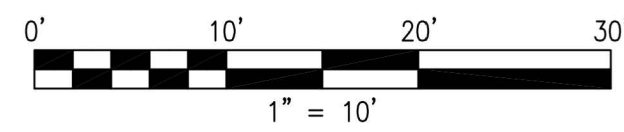
MAP 124 LOT 34
N/F
ROSA E. ORTIZ, FUENTES
TRUSTEE

MAP 124 LOT 32
N/F
HARVEY MEYERSON

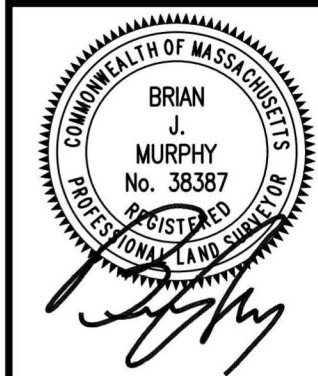


KINNAIRD ~PUBLIC - 40' WIDE~ STREET

1
A001 EXISTING SITE PLAN
1/8" = 1'-0"



REVISIONS



www.FarlandCorp.com

21 VENTURA DRIVE
DARTMOUTH, MA 02747
P. 508.717.3479
• ENGINEERING
• SITEWORK
• LAND SURVEYING
• DEVELOPMENT

DRAWN BY: AJR
CALC'D BY: MOB
CHECKED BY: BJM

CERTIFIED PLOT PLAN
44 KINNAIRD STREET
ASSESSORS MAP 124 LOT 33
CAMBRIDGE, MASSACHUSETTS
PREPARED FOR:
LAUREN WATTS C/O LEEANN LANGUEUR
44 KINNAIRD STREET
CAMBRIDGE, MA 02139-3128

DECEMBER 17, 2020
SCALE: 1"=10'
JOB NO. 20-658
LATEST REVISION:

SHEET 1 OF 1

Not For Construction

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consultant / contractor information:

stamp:

revision	revision description	date
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project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

client information:
Owner

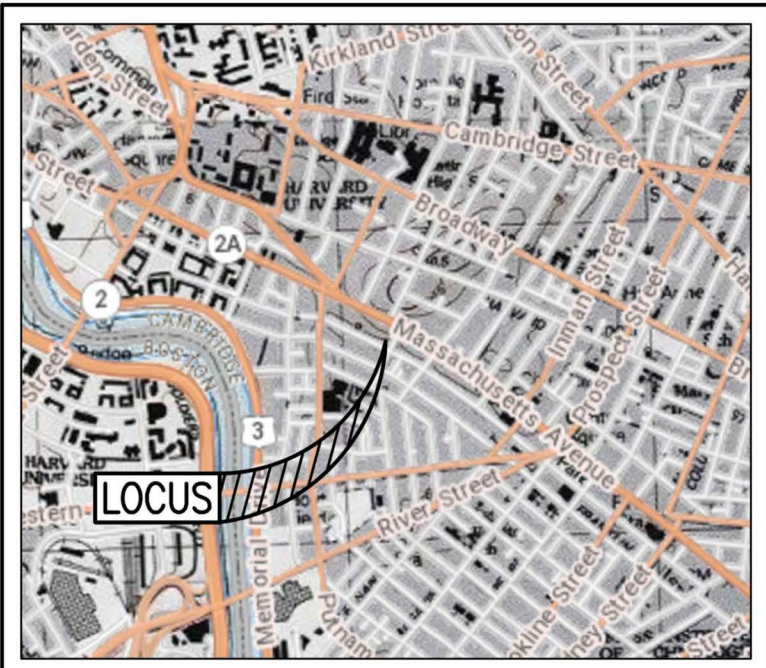
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www.joethearchitect.com

drawing title
**CERTIFIED EXISTING
SITE PLAN**

project number	drawing scale	approver
435	1/8" = 1'-0"	Approver
drawing number	revision	

A001

NOT FOR CONSTRUCTION
4/30/2021 3:14:58 PM



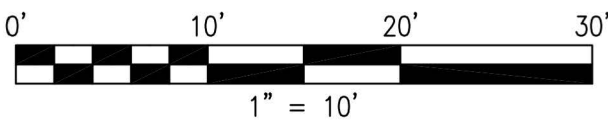
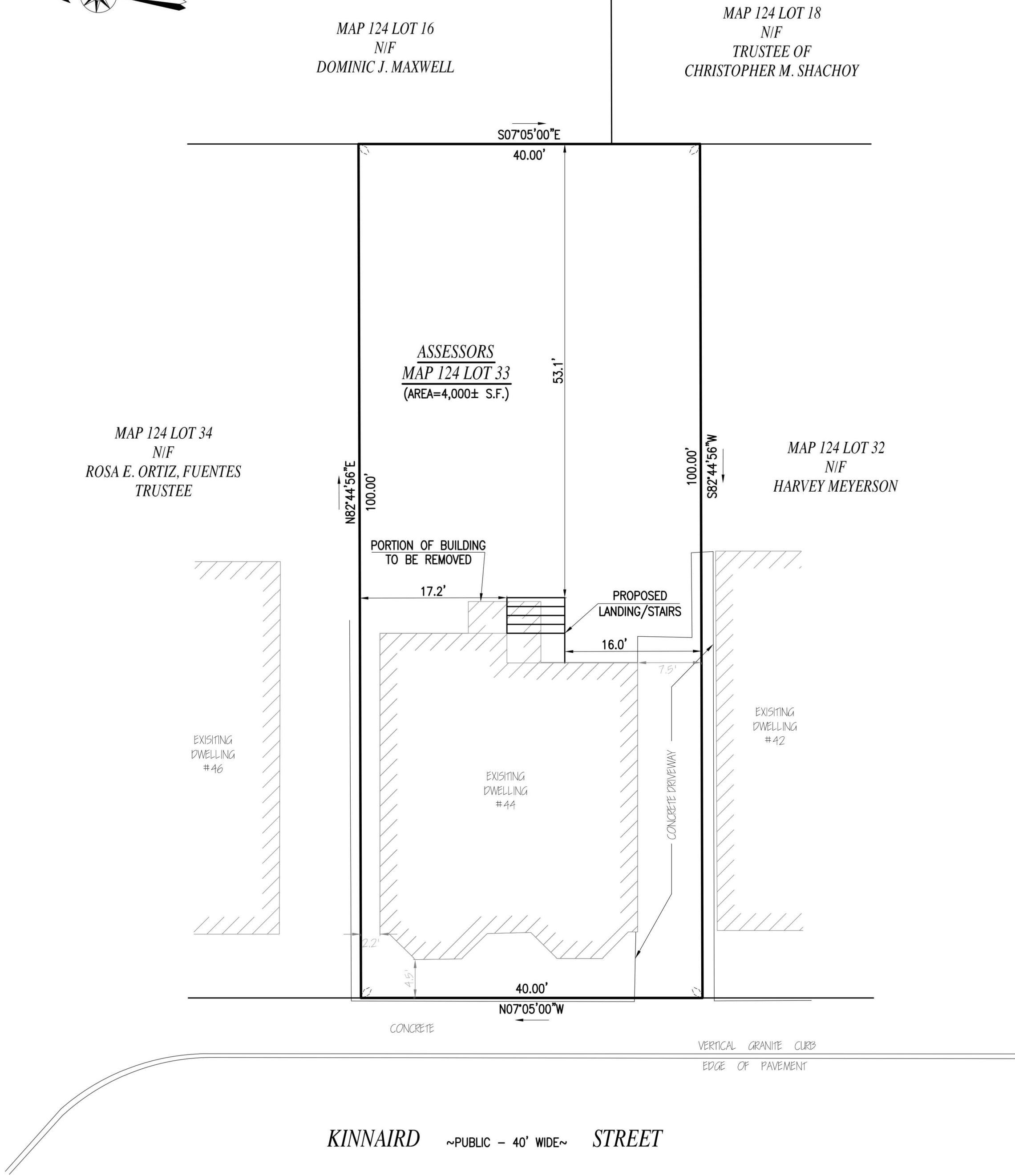
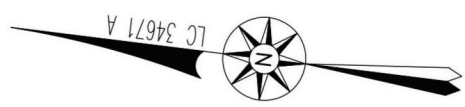
LOCUS MAP SCALE: 1"=2,000'±

SITE CONTEXT

RECORD OWNER:
ASSESSORS MAP 124 LOT 33
OLIVER C. & KATHERINE LAVIGUEUR
44 KINNAIRD STREET
CAMBRIDGE, MA 02139-3128
DEED BOOK 9694 PAGE 123

NOTES:

- PROPERTY LINE SURVEY PERFORMED BY FARLAND CORP. IN DECEMBER 2020.
- REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED LANDING/STAIRS DIMENSIONS.



REVISIONS

1	4/16/21	PROPOSED LANDING
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COMMONWEALTH OF MASSACHUSETTS

BRIAN J. MURPHY

No. 38387

REGISTERED PROFESSIONAL

LAND SURVEYOR

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DRAWN BY: AJR/SB
CALC'D BY: MOB
CHECKED BY: BJM

CERTIFIED PLOT PLAN
44 KINNAIRD STREET
ASSESSORS MAP 124 LOT 33
CAMBRIDGE, MASSACHUSETTS
PREPARED FOR:
LAUREN WATTS C/O LEANN LAVIGUEUR
44 KINNAIRD STREET
CAMBRIDGE, MA 02139-3128

DECEMBER 17, 2020
SCALE: 1"=10'
JOB NO. 20-658
LATEST REVISION:
APRIL 16, 2021

SHEET 1 OF 1

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consultant / contractor information:

stamp:

revision	revision description	date
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project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

client information:
Owner

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drawing title
**CERTIFIED PROPOSED
SITE PLAN**

project number 435	drawing scale	approver Approver
drawing number A001-1		revision

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4/30/2021 3:14:58 PM



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consultant / contractor information:

stamp:

revision	revision description	date

project title:

44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

client information:
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drawing title
PROPOSED 3D
VISUALIZATION

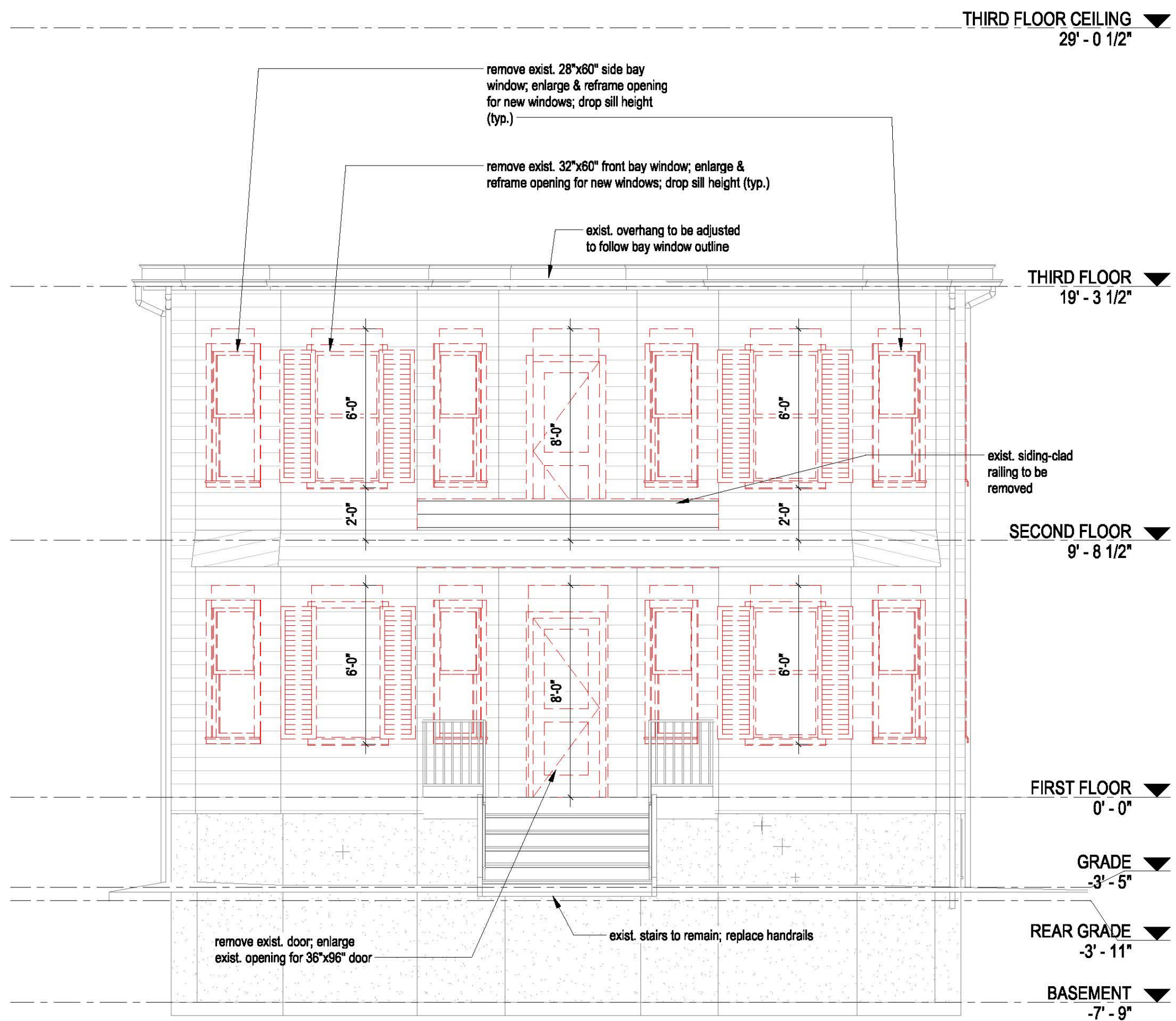
project number
435

drawing scale
approver
Approver

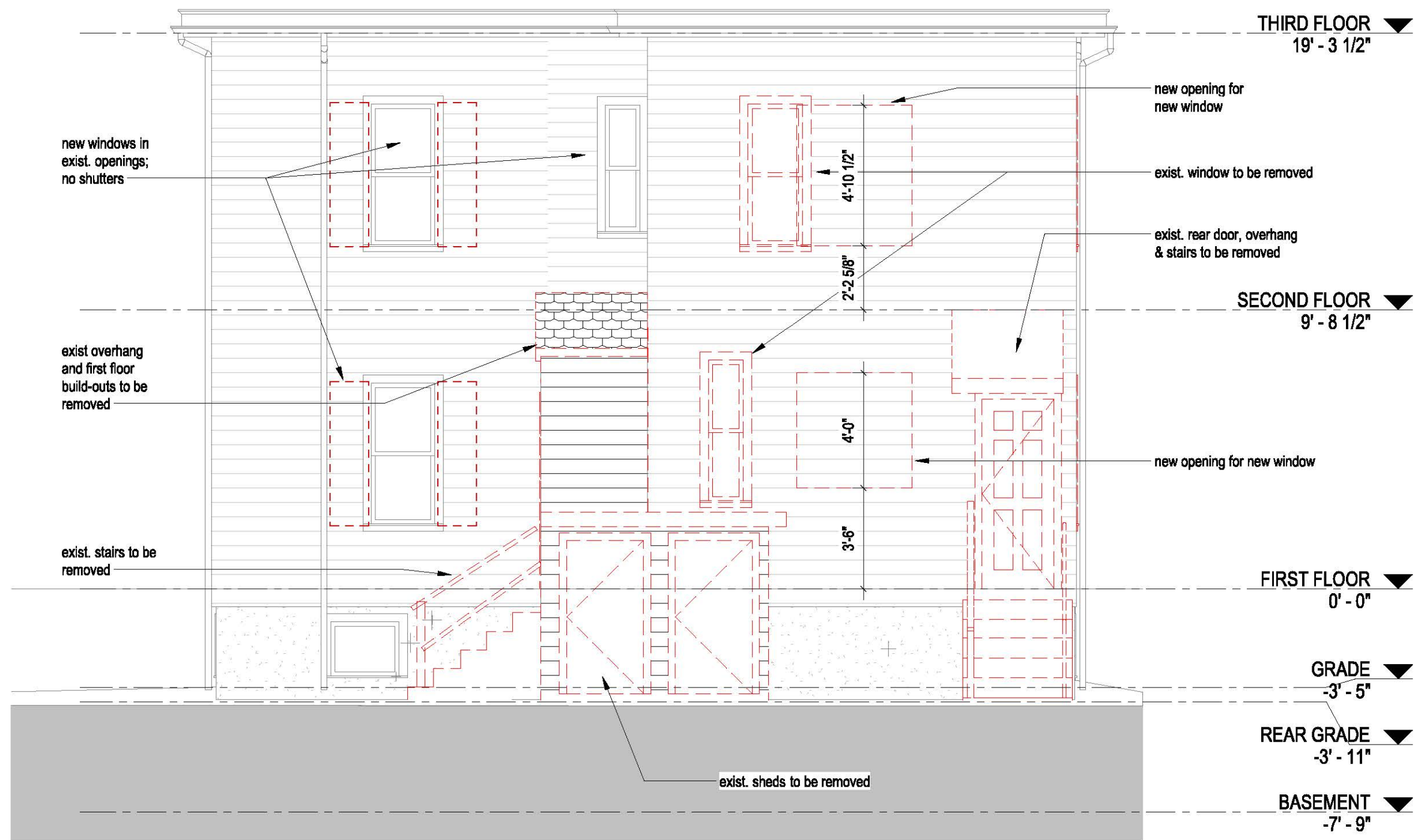
drawing number
A001-6

revision

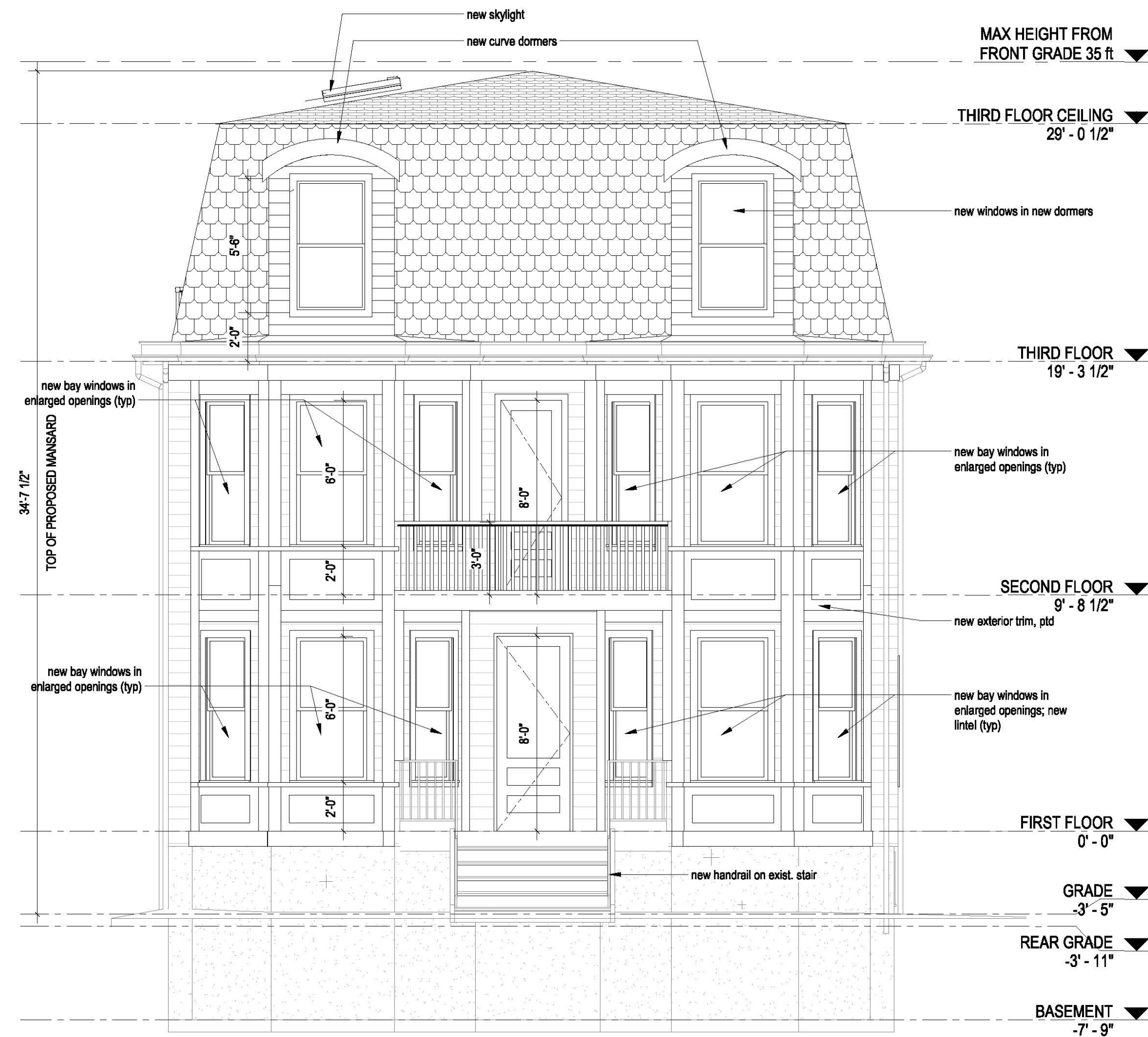
NOT FOR CONSTRUCTION
2/20/2024 3:15:00 PM



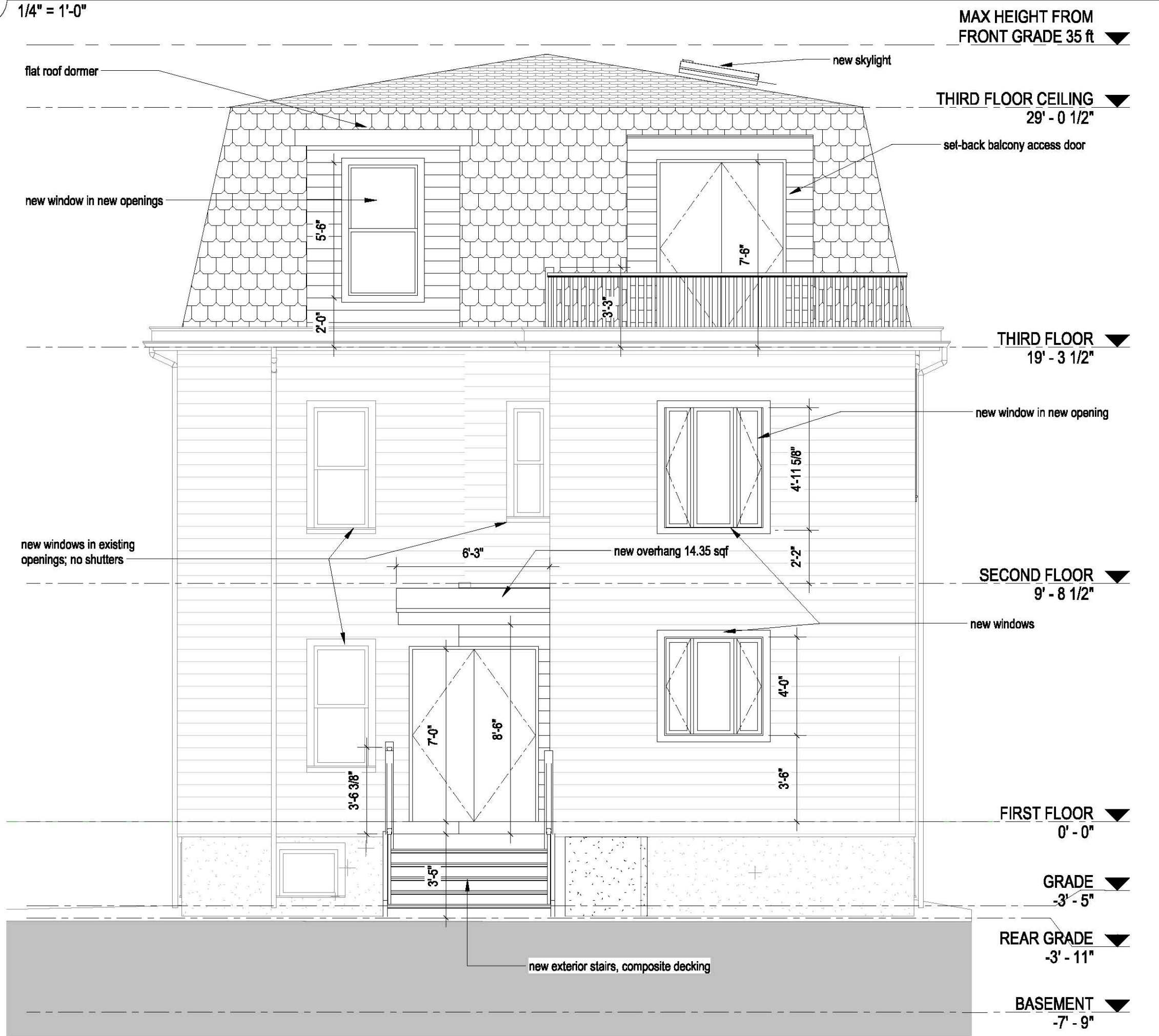
1 EXISTING WEST
1/4" = 1'-0"



3 EXITING EAST
1/4" = 1'-0"



2 PROPOSED WEST
1/4" = 1'-0"



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

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consultant / contractor information:

stamp:

revision	revision description	date
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project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

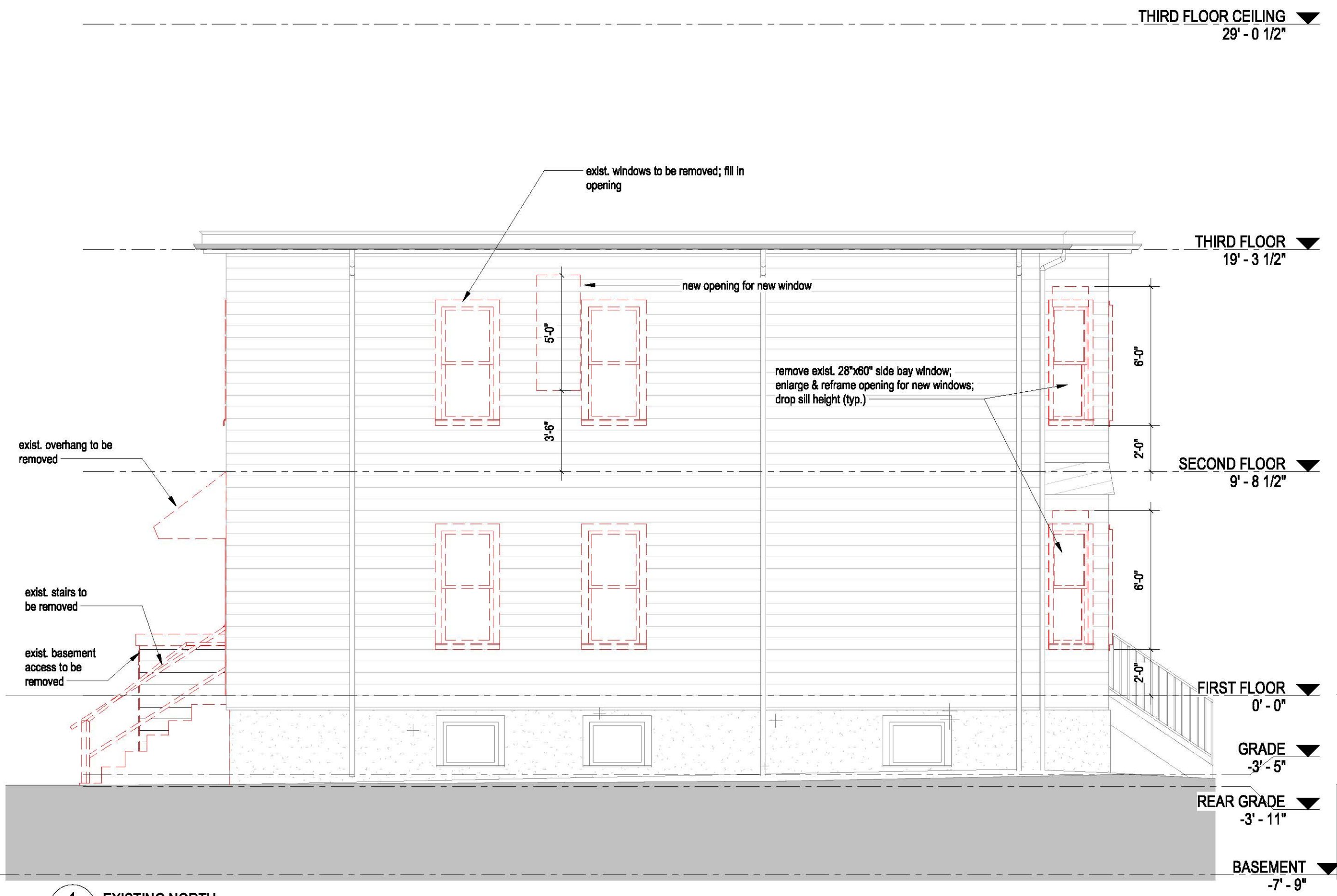
client information:
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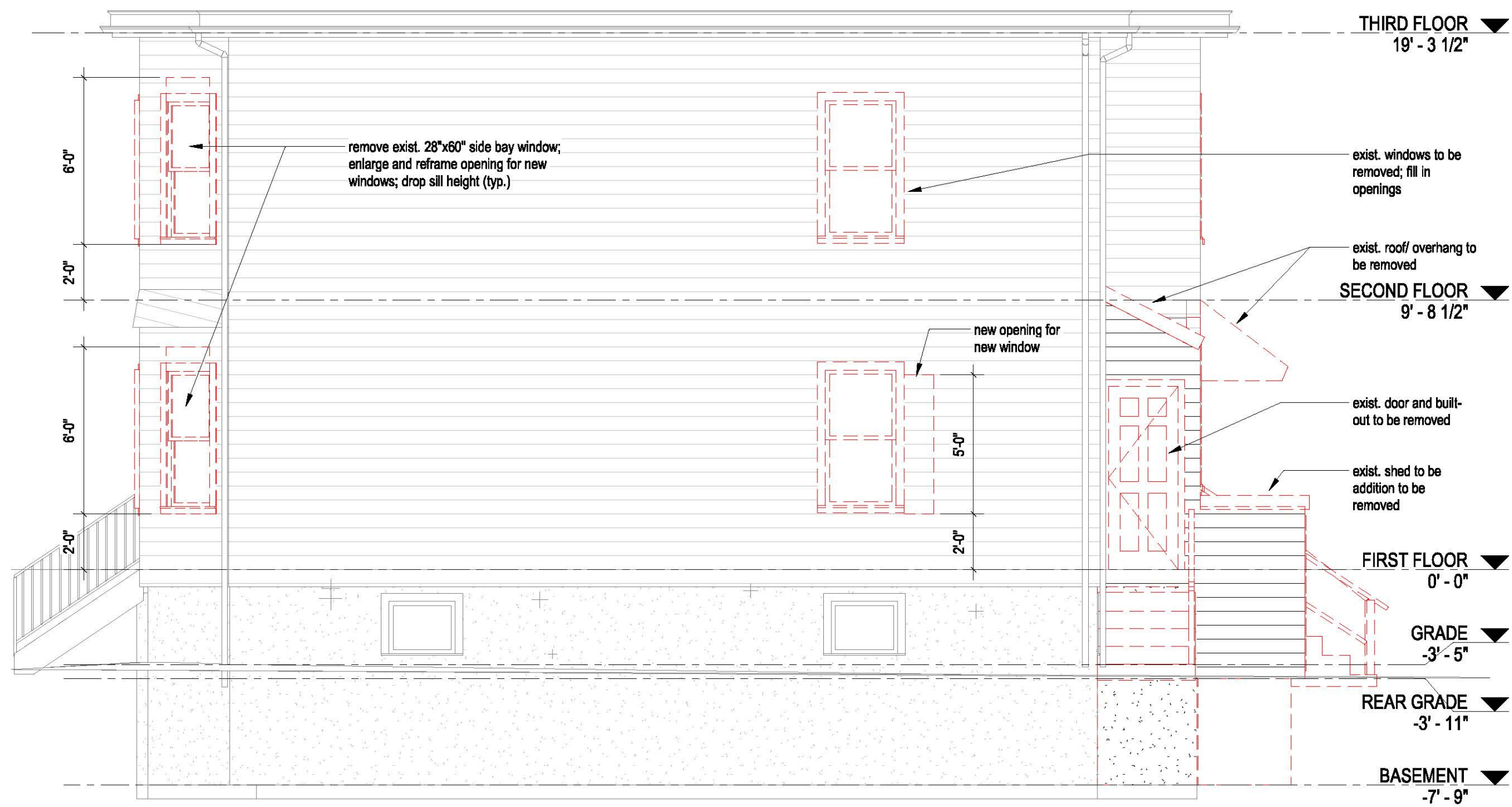
drawing title
**ELEVATIONS - EXISTING
AND PROPOSED**

project number 435	drawing scale 1/4" = 1'-0"	approver Approver
drawing number A200		revision

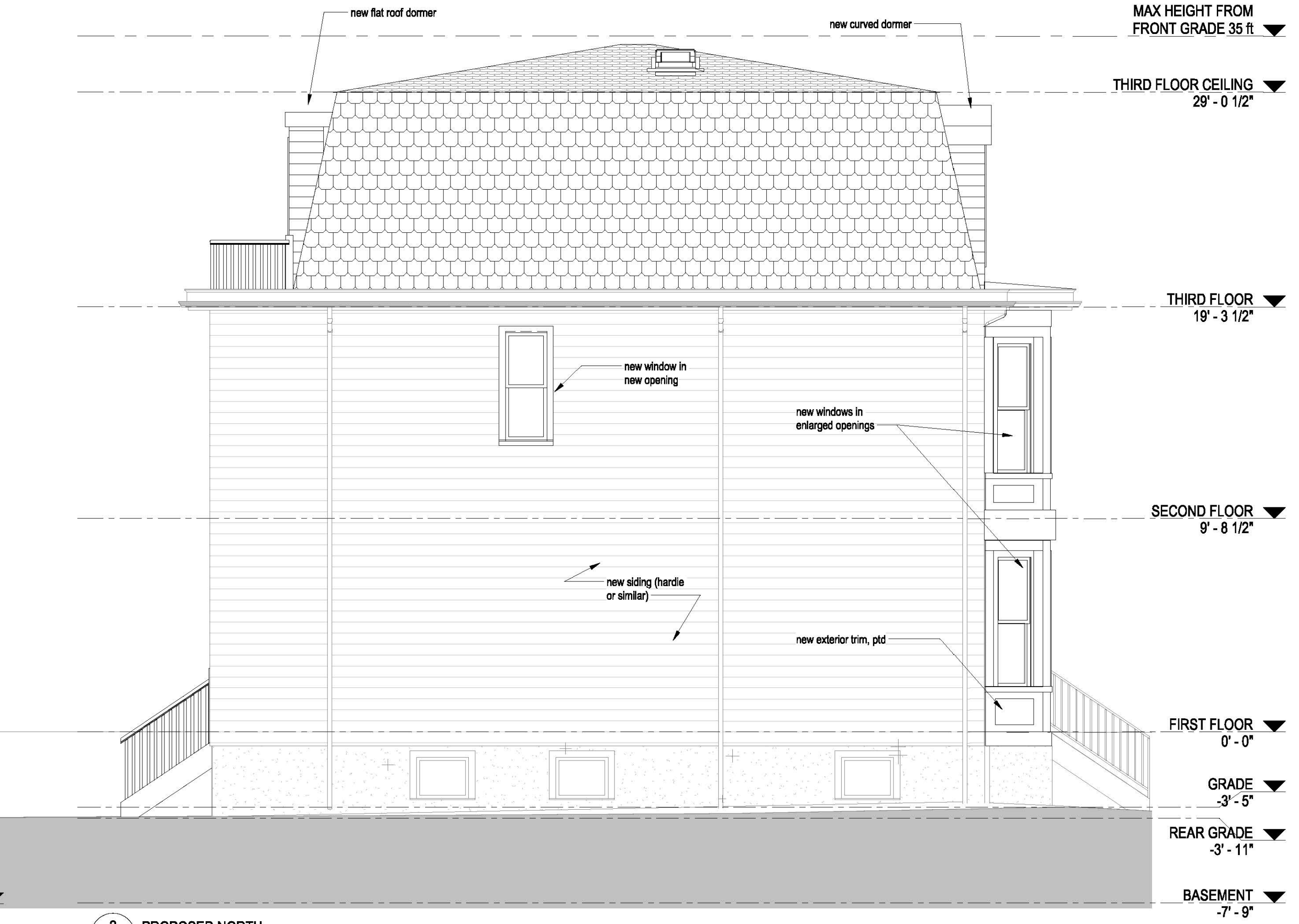
NOT FOR CONSTRUCTION
4/20/2024 3:15:05 PM



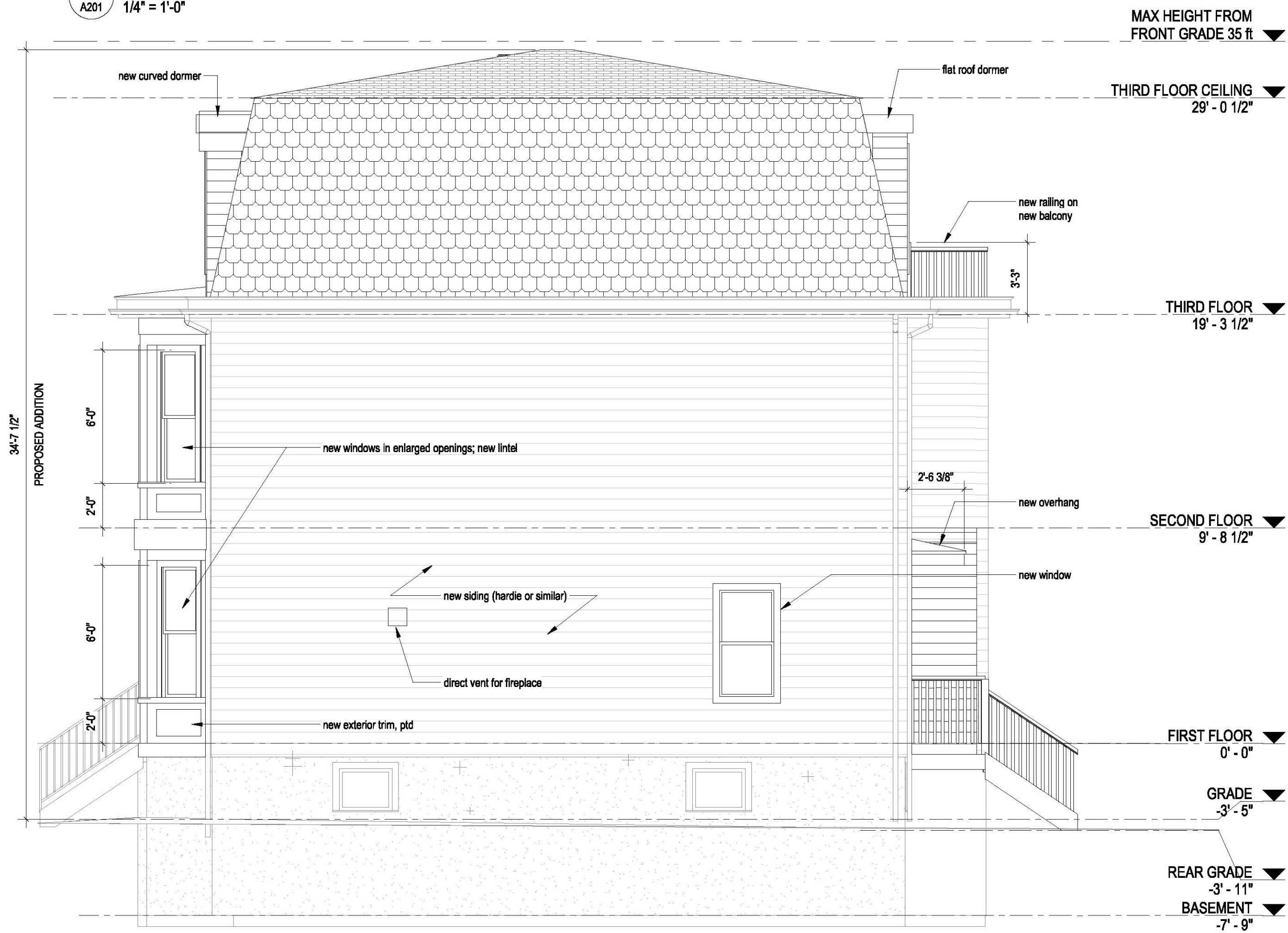
1 EXISTING NORTH
1/4" = 1'-0"



3 EXISTING SOUTH
1/4" = 1'-0"



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



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

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consultant / contractor information:

stamp:

revision	revision description	date
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project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

client information:
Owner

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drawing title
**ELEVATIONS - EXISTING
AND PROPOSED**

project number 435	drawing scale 1/4" = 1'-0"	approver revision
-----------------------	-------------------------------	----------------------

A201

NOT FOR CONSTRUCTION
4/20/2024 3:15:06 PM

48 (LEFT) - 46 (RIGHT) KINNAIRD: TRIPLE DECKERS



42 (LEFT) - 40 (RIGHT) KINNAIRD: TRIPLE DECKERS



38 (LEFT) KINNAIRD: TWO AND A HALF STORY; 34 (RIGHT) KINNAIRD: TRIPLE DECKER



33 KINNAIRD: 2 AND A HALF STORY MANSARD ROOF (right); 31 KINNAIRD: 1.5 STORY MANSARD ROOF (LEFT)



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consultant / contractor information:

stamp:

revision	revision description	date

project title:
44 KINNAIRD RENO & ADDITION

44 KINNAIRD ST
CAMBRIDGE, MA

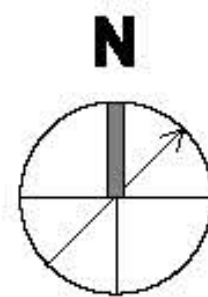
client information:
Owner

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drawing title:
**SURROUNDING
PRECEDENT**

project number	drawing scale	approver
435		Approver

drawing number	revision
A001-4	



NOT FOR CONSTRUCTION



Tal Levy <talzlevy@gmail.com>

44 Kinnaird Renovation

Harvey Meyerson <harveymarkmeyerson@gmail.com>

Tue, Apr 27, 2021 at 9:31 PM

To: Tal Levy <talzlevy@gmail.com>

Dear Tal and Irina,

I am the owner of 42 Kinnaird Street and have looked at the attached renderings of your proposed half story mansard roof addition. I have no objections to it and support the addition.

Harvey Meyerson

Sent from my iPhone

**44 Kinnaird Schematic Design.pdf**499K [View as HTML](#) [Download](#)

SHENKIAT LIM
35 Kinnaird St
Cambridge, MA 02139

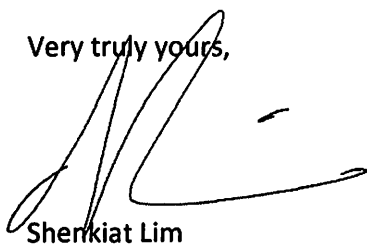
May 7, 2021

Cambridge Board of Zoning Appeal
Cambridge, MA 02139

To Whom It May Concern:

I am a Cambridge resident living at 35 Kinnaird St. and am writing to support the planned expansion of 44 Kinnaird St to add a mansard roof and a half-story addition to the existing building. Having had a chance to review renderings of the proposed design, I believe that the planned design is in keeping with the look and feel of the neighborhood and would enhance the existing structure.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Shenkiat Lim', written over the closing 'Very truly yours,'.

Shenkiat Lim

The map displays a residential neighborhood with the following features:

- Streets:** Franklin St (top), Kinnaid St (left), and Soden St (right). A road is also labeled in the center.
- Proposed Development Area:** A large area is highlighted in yellow, bounded by a red line. Within this area, a smaller section is outlined in blue.
- Lot Numbers:** Numerous lots are labeled with numbers, including 124-4 through 124-91 and 123-1 through 123-17.
- Other Labels:** "119-65", "119-95", "124-85", "124-91", "10 Soden St", "14 Soden St", "16 Soden St", "18 Soden St", "22 Soden St", "24 Soden St", "26 Soden St", "30 Soden St", "32 Soden St", "34 Soden St", "36 Soden St", "38 Soden St", "40 Soden St", "42 Soden St", "44 Soden St", "46 Soden St", "48 Soden St", "50 Soden St", "52 Soden St", "54 Soden St", "56 Soden St", "58 Soden St", "60 Soden St", "62 Soden St", "64 Soden St", "66 Soden St", "68 Soden St", "70 Soden St", "72 Soden St", "74 Soden St", "76 Soden St", "78 Soden St", "80 Soden St", "82 Soden St", "84 Soden St", "86 Soden St", "88 Soden St", "90 Soden St", "92 Soden St", "94 Soden St", "96 Soden St", "98 Soden St", "100 Soden St".

44 Kinnaird St -

Petitioner

123-1
GAFFNEY, BARBARA R. & RITA KANE
45 KINNAIRD ST
CAMBRIDGE, MA 02139

123-2
MILLAN, HERNAN & MARCELA CORREA
41-43 KINNAIRD ST
CAMBRIDGE, MA 02139

TAL LEVY & IRINA IZOVSKAYA
179 PUTNAM AVENUE
CAMBRIDGE, MA 02139

124-16
MARTIN, BARBARA T.
34-2 SODEN ST
CAMBRIDGE, MA 02139

124-19
LILES, JR., H. SPENCER
18-20 SODEN ST #1
CAMBRIDGE, MA 02139

124-33
OLIVER C. & KATHERINE LAVIGUEUR
44 KINNAIRD STREET
CAMBRIDGE, MA 02139

124-70
GOYAL, VIVEK K.
390-392 FRANKLIN ST. UNIT#3
CAMBRIDGE, MA 02139

124-86
WILLIAMS, MICHAEL
388 FRANKLIN ST., UNIT #1R
CAMBRIDGE, MA 02139

124-16
CHATTERJEE, ARNAUB K. & SANDHYA MURALI
26 SODEN ST., #2
CAMBRIDGE, MA 02139

124-16
ZEEB, NOEL
32 SODEN ST., #32-1
CAMBRIDGE, MA 02139

124-20
AHMED, MOHAMMED IQBAL
1 SOLOMON PIERCE RD
LEXINGTON, MA 02420

124-20
STEELE, CHRISTINA B.
16 SODEN ST #2
CAMBRIDGE, MA 02139

124-20
FREED, ROBERT J. & WYNNE L. FREED
16 SODEN ST #3
CAMBRIDGE, MA 02139

124-34
FUENTES, ROSA E. ORTIZ,
TRUSTEE ROSA E. ORTIZ FUENTES REV LIV TRS
46 KINNAIRD ST
CAMBRIDGE, MA 02139

124-16
WESTERLAND, ELAINE M.
26 SODEN ST #1
CAMBRIDGE, MA 02139

124-19
WINE, PAMELA R.
20 SODEN ST., UNIT#3
CAMBRIDGE, MA 02139

124-35
GRAHAM, SHIRLEY
48 KINNAIRD ST
CAMBRIDGE, MA 02139-3128

124-86
MONTROY, THOMAS & BEZI BATEMAN
388 FRANKLIN ST., #1F
CAMBRIDGE, MA 02139

124-70
GIDDING, MICHAEL J.
390-392 FRANKLIN ST., #1
CAMBRIDGE, MA 02139

124-87
MERRIAM, DEBORAH MARIE & JEAN WILCOX
382 FRANKLIN ST
CAMBRIDGE, MA 02139

124-94
SLUYTER, SUSAN B.
40 KINNAIRD ST., #2
CAMBRIDGE, MA 02139

123-3
PATERNOSTER, PAUL V. & PAMELA S.
TRS. OF THE PATERNOSTER NOMINEE TRUST
39 1/2 KINNAIRD ST
CAMBRIDGE, MA 02139

124-16
BOSWORTH, LESLIE
34 SODEN ST., #3
CAMBRIDGE, MA 02139

124-70
WOONA LLC
390-392 FRANKLIN ST., #2
CAMBRIDGE, MA 02139

124-86
FLEMING, SAMUEL W.
388 FRANKLIN ST., UNIT #2
CAMBRIDGE, MA 02139

124-93
TURLEY, KAREN K. & DAVID LAURILA
38 KINNAIRD ST., #1
CAMBRIDGE, MA 02139

124-93
SPARKES, MATTHEW K. & SUSAN P. SPARKES
38 KINNAIRD ST., UNIT #2
CAMBRIDGE, MA 02139

124-18
LIU, QIN
22-24 SODEN ST., #1
CAMBRIDGE, MA 02139

124-18
CYR, BRANDON L. & KATHERINE A. GREENWALT
22-24 SODEN ST., #3
CAMBRIDGE, MA 02139

124-18
RNGO, LLC
2 WEBSTER ROAD
LEXINGTON, MA 02421

44 Kinnaird St.

124-16
WING VICKI & WING VINCENT K
WING SIU-YING WONG
250 S END AVE APT 15D
NEW YORK, NY 10280

124-93
DONG JUYAO
38 KINNAIRD ST - UNIT 3
CAMBRIDGE, MA 02139

124-19
GILBERT STEVEN M & GILBERT JEFFREY B
GILBERT PHILIP J
20 SODEN ST UNIT 2 - UNIT B
CAMBRIDGE, MA 02139

124-16
STROBELT, HENDRIK
30 SODEN ST UNIT #3
CAMBRIDGE, MA 02139

124-94
LAWTON, ASHLEY ALEX LAWTON
40 KINNAIRD ST UNIT 3
CAMBRIDGE, MA 02139

124-16
HAN, YING RAHCEL X. HAN
30 SODEN ST, UNIT 30-2
CAMBRIDGE, MA 02139

124-94
VORA, MANASI JAIMEEN VINAY KAPADIA
40 KINNAIRD ST UNIT 1
CAMBRIDGE, MA 02139

124-16
MALONEY, ANDREW R. & LYNNE M. STACK
258 REEDSDALE RD
MILTON, MA 02186

124-32
MEYERSON, HARVEY
715 CHESAPEAKE AVE
SILVER SPRING, MD 20610

Pacheco, Maria

From: Paternoster, Paul <ppaternoster@ptc.com>
Sent: Saturday, June 19, 2021 10:43 AM
To: Pacheco, Maria
Subject: BZA-119627

To: Maria Pacheco
Subject: BZA-119627

I own and reside in the property across the street from #40 Kinnaird, the subject of case BZA-119627. I've spoken to the petitioners and reviewed the petition and the plans posted online, and I'm in favor of granting their request. They're reducing the footprint of the house and preserving the green space behind the property, which was my primary concern. The elevation drawings look like they're planning to keep the general profile of the property, and the appearance of the addition on the third floor is in keeping with other properties on our street. I don't think this development will put additional stress on the neighborhood.

While they are converting this from a two family to a one family, removing a potential rental unit, I think my concerns about lack of available housing in Cambridge is best handled through some other means and not by blocking this development request.

Sincerely,

Paul Paternoster
39 ½ Kinnaird