

**ADAMS & RAFFERTY**  
ATTORNEYS AT LAW  
A Professional Association \*  
907 Massachusetts Avenue, Suite 300  
Cambridge, MA 02139

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2026 JUN 22 PM 2:35

**James J. Rafferty, P.C.**  
*jrafferty@adamsrafferty.com*

Telephone (617) 492-4100  
Fax (617) 492-3131

June 22, 2026

Steven Ng  
Chair  
Board of Zoning Appeals  
831 Massachusetts Avenue  
Cambridge, MA 02139

**Re: BZA Case No. 1206059**  
**60-64 Winter Street**

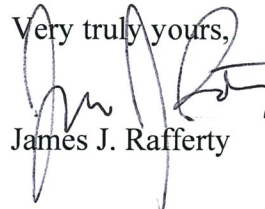
Dear Mr. Ng and Members of the Board:

Enclosed herewith, please find revised plans and a modified Application Form, Supporting Statement, and Dimensional Form for the above-captioned case.

Please be advised that the revised plans reflect a reduction of the proposed addition on the west-side façade, pulling it back from Winter Street by 16 feet, and adding an open-air walkway to connect the proposed enclosed room to the existing second-floor roof deck in response to concerns expressed by an abutter at the original hearing. The east-side enclosed addition is unchanged in size. Approximate window locations and sizes have been modified on both of the proposed new additions.

We look forward to presenting these changes to the Board at the upcoming hearing on June 25.

Thank you for your attention to this matter.

Very truly yours,  
  
James J. Rafferty

JJR/pwc

cc: Sloane Phillips and Michael Hanrahan



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

831 Massachusetts Avenue, Cambridge MA 02142  
2026 APR 16 PM 2:35

617-349-6100

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 1206059

### General Information

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

Special Permit:  X  Variance:   Appeal:

PETITIONER: Mike Hanrahan

PETITIONER'S ADDRESS: 64 Winter Street, Mass, Cambridge 02141

LOCATION OF PROPERTY: 60-64 WINTER ST, Unit 64, Cambridge, MA

TYPE OF OCCUPANCY: Residential (R1)

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Applicant seeks to build additions on the second and third floor. A portion of the addition fronting on Sciarappa and Winter St is within the front yard setback. Portion facing abutter at 66 Winter St is allowed as of right.

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: 10.000 Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

Mike Hanrahan

(Print Name)

Address:

64 Winter St, Cambridge MA 02141

Tel. No. [781-264-7777](tel:781-264-7777)  
 E-Mail Address: [mikehanrahan1@gmail.com](mailto:mikehanrahan1@gmail.com)

Date: April 15, 2020

## AMENDED 6/22/26

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2026 JUN 22 PM 2: 35

### BZA Application Form

#### DIMENSIONAL INFORMATION

**Applicant:** Mike Hanrahan  
**Location:** 60-64 WINTER ST., Unit 64., Cambridge, MA  
**Phone:** 781-264-7777

**Present Use/Occupancy:** Residential (R1)  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Residential (R1)

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2761	<del>3356</del> 3,120 sf	n/a	(max.)
<u>LOT AREA:</u>		2400	2400	2400	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> <sup>2</sup>		1.15	<del>1.4</del> 1.3	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		2400	2400	2400	
<u>SIZE OF LOT:</u>	WIDTH	40	40	40	
	DEPTH	60	60	60	
<u>SETBACKS IN FEET:</u>	FRONT	0	0	10	
	REAR	<del>-9.27</del> 6.6'	<del>-9.27</del> 6.6'	10	
	LEFT SIDE	<del>-11.6</del> 9.3'	<del>-11.6</del> 9.3'	10	
	RIGHT SIDE	0	0	10	
<u>SIZE OF BUILDING:</u>	HEIGHT	<del>-35</del> 36' 8"	<del>-35</del> 36' 8"	45	
	WIDTH	40	43.34	40	
	LENGTH	30.25	30.25	30.25	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		1	1	1	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		0	0	0	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		0	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction

Amended 6/22/26

**BZA Application Form**

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2026 JUN 22 PM 2:35

**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 60-64 WINTER ST , Unit 64 , 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:  
Section 8.22.2(d) allows for additions to nonconforming walls provided that they do not extend existing setbacks.
- 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:  
There will be no increase in traffic or change in occupancy.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:  
The use of the property as a single family dwelling unit will not change by the issuance of a Special Permit.
- 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:  
There will be no increase in traffic or change in occupancy. There are no hazards to the public.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:  
The proposed addition will not increase any non conforming setbacks.

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

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

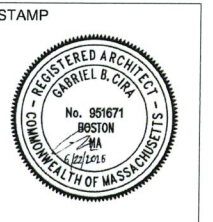
2026 JUN 22 PM 2:35

ARCHITECT  
ARCH CIRA  
GABRIEL CIRA, RA  
83 WILLIAMS ST  
NORTH ADAMS, MA 01247  
blue.cira@gmail.com  
774 327 1248

CLIENT  
SLOANE PHILLIPS &  
MIKE HANRAHAN  
64 WINTER ST  
CAMBRIDGE, MA 02141  
sloane.a.phillips@gmail.com  
mikehanrahan1@gmail.com  
617 487 2349

PROJECT  
64 WINTER ST ADDITION PROJECT

TITLE  
NORTH  
(WINTER ST)  
ELEVATION

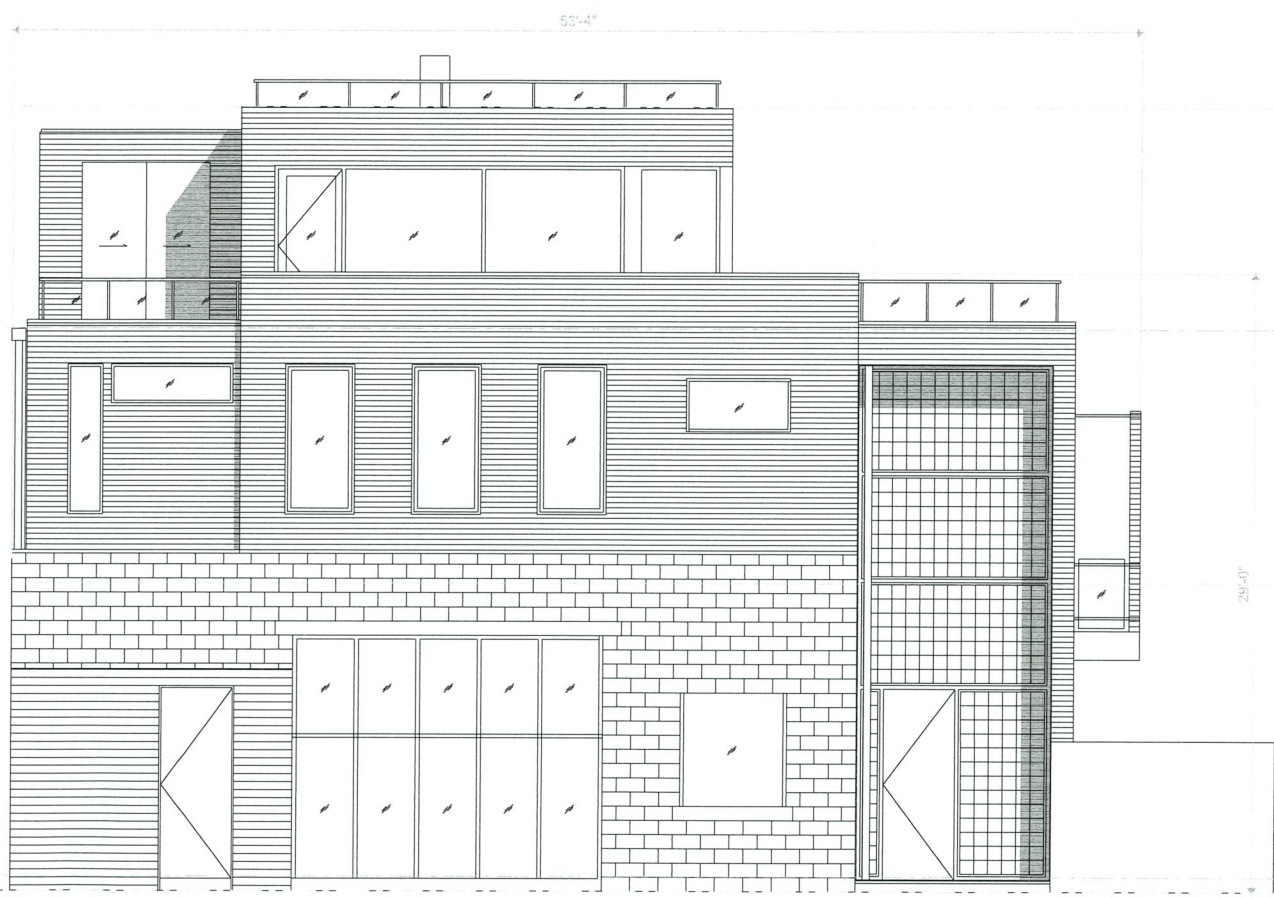


DATE  
06/22/2026

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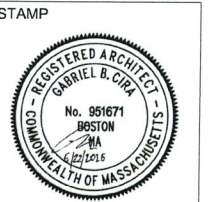
2 PROPOSED  
SCALE: 1/4" = 1'

ARCHITECT  
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GABRIEL CIRA, RA  
83 WILLIAMS ST  
NORTH ADAMS, MA 01247  
blue.cira@gmail.com  
774 327 1248

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MIKE HANRAHAN  
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sloane.a.phillips@gmail.com  
mikehanrahan1@gmail.com  
617 487 2349

PROJECT  
**64 WINTER ST ADDITION PROJECT**

TITLE  
**EAST  
(SCIARAPPA  
ST)  
ELEVATION**

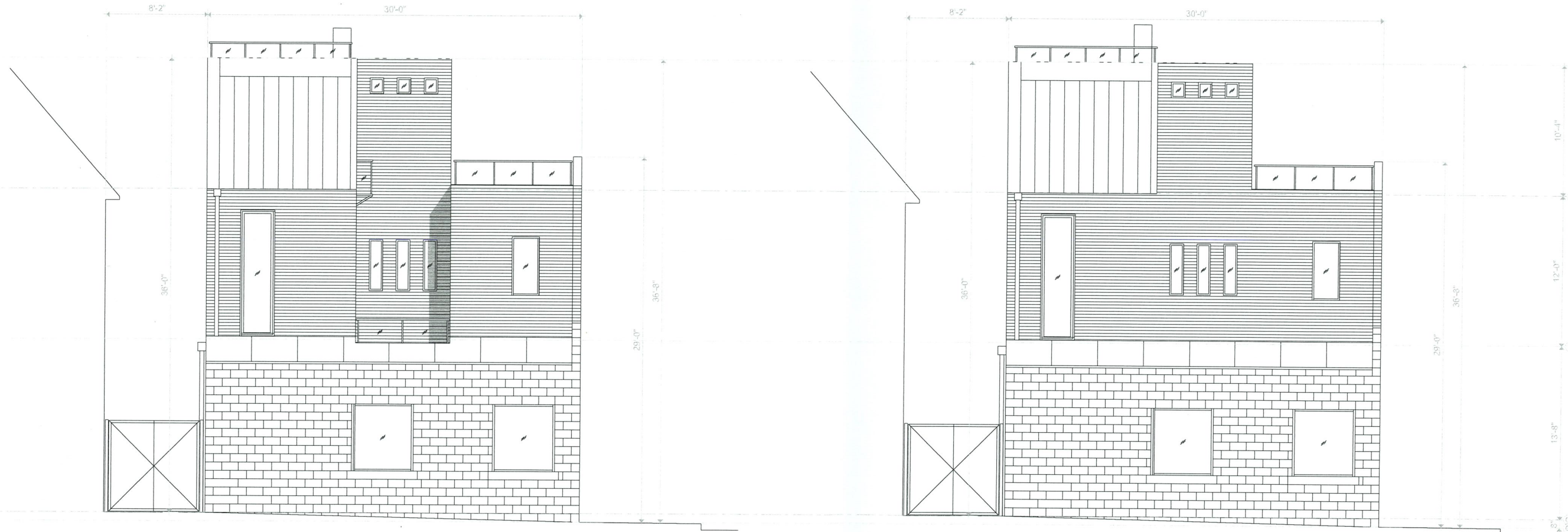


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**06/22/2026**

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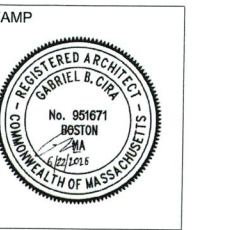
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SCALE: 1/4" = 1'

ARCHITECT  
ARCH CIRA  
GABRIEL CIRA, RA  
83 WILLIAMS ST  
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blue.cira@gmail.com  
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mikehanrahan1@gmail.com  
617 487 2349

PROJECT  
**64 WINTER ST ADDITION PROJECT**

TITLE  
**SOUTH ELEVATION**

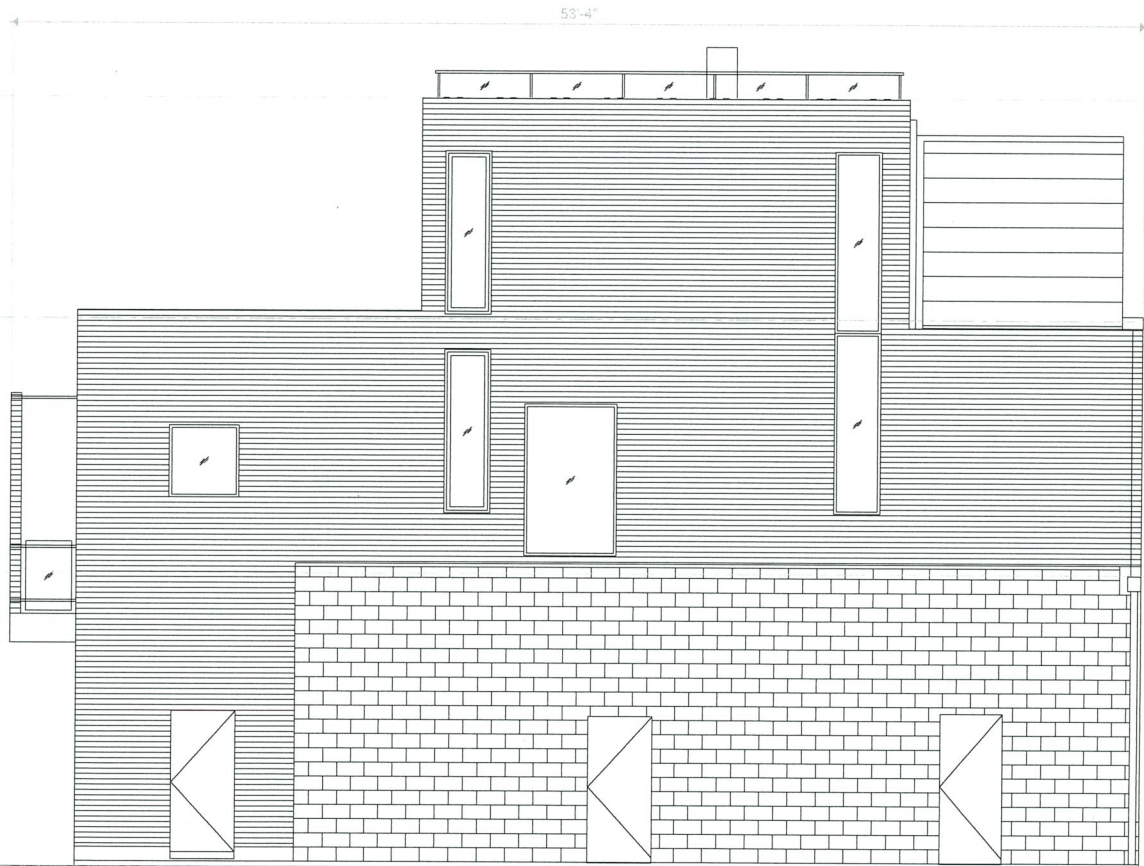


DATE  
**06/22/2026**

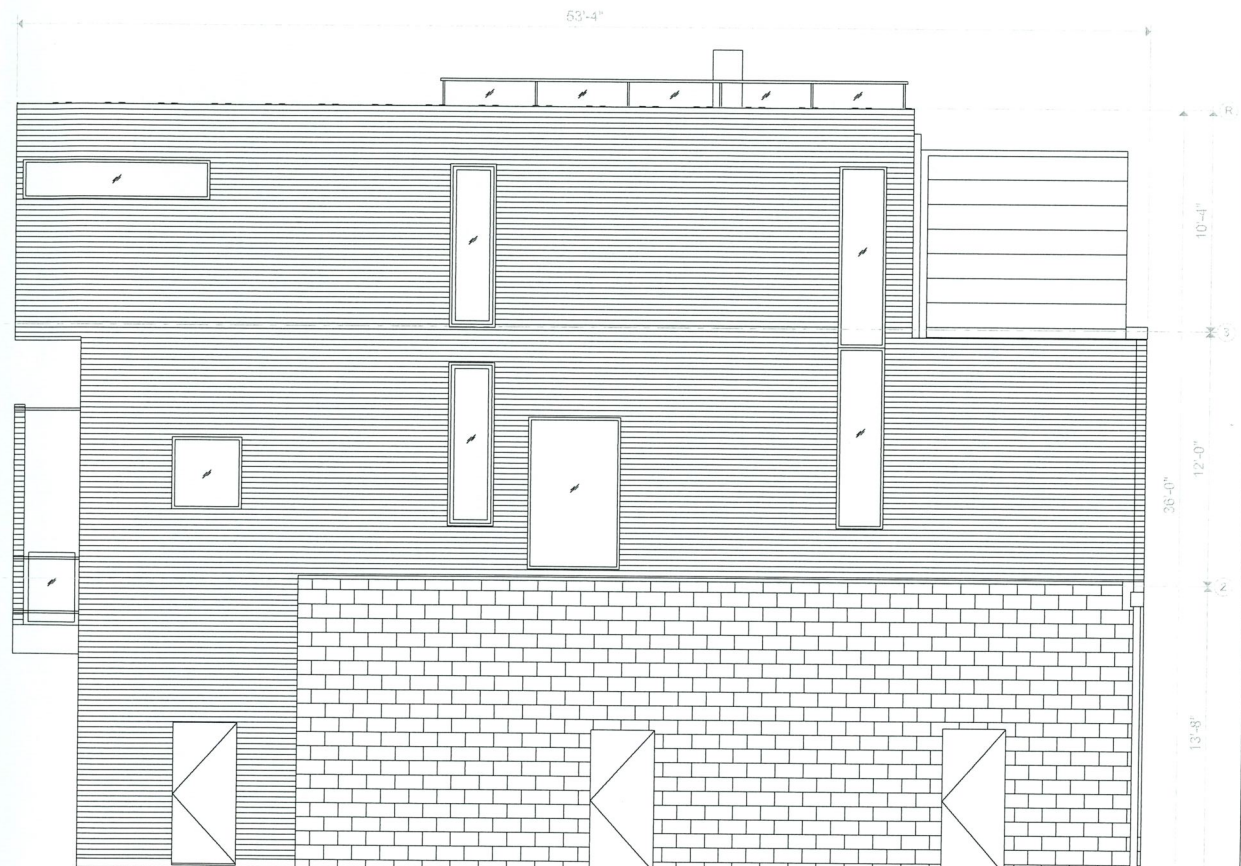
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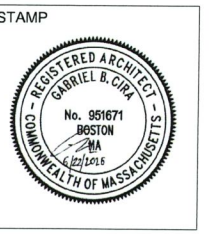
**2** PROPOSED  
SCALE: 1/4" = 1'

ARCHITECT  
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 GABRIEL CIRA, RA  
 83 WILLIAMS ST  
 NORTH ADAMS, MA 01247  
 blue.cira@gmail.com  
 774 327 1248

CLIENT  
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 MIKE HANRAHAN  
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 CAMBRIDGE, MA 02141  
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 mikehanrahan1@gmail.com  
 617 487 2349

PROJECT  
 64 WINTER ST ADDITION PROJECT

TITLE  
 WEST  
 ELEVATION



DATE  
 06/22/2026

SCALE  
 1/4" = 1'

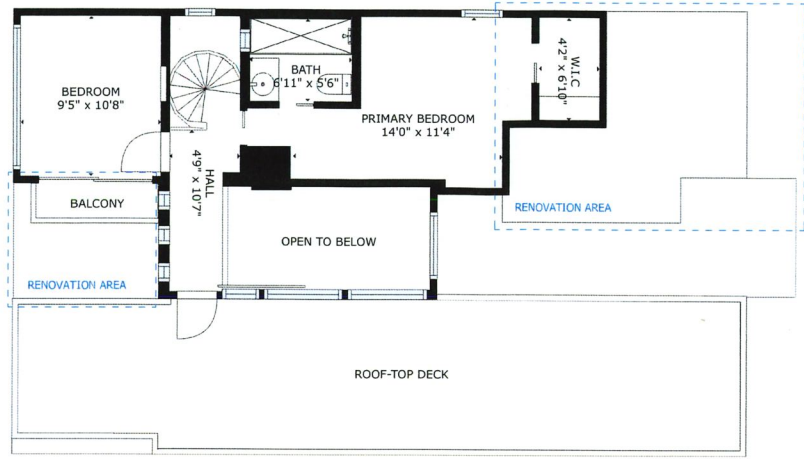
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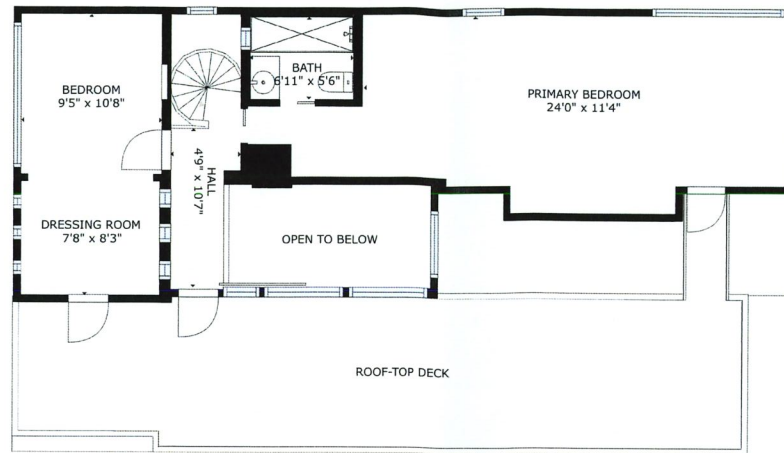


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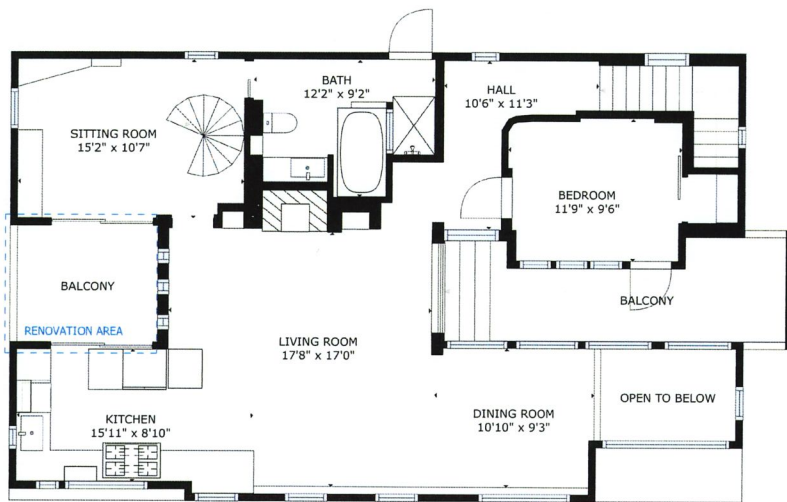
2 PROPOSED  
 SCALE: 1/4" = 1'



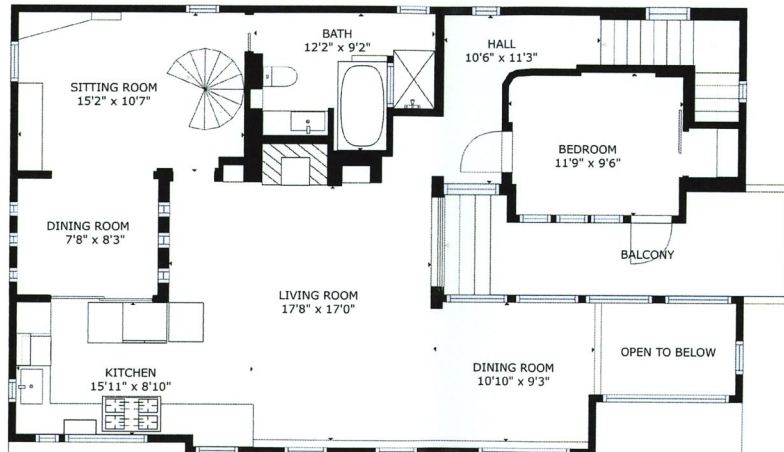
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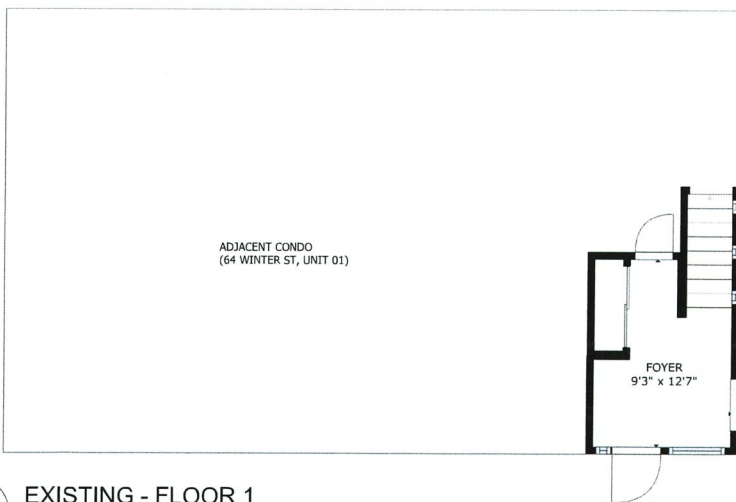
**6** PROPOSED - FLOOR 3  
SCALE: NTS



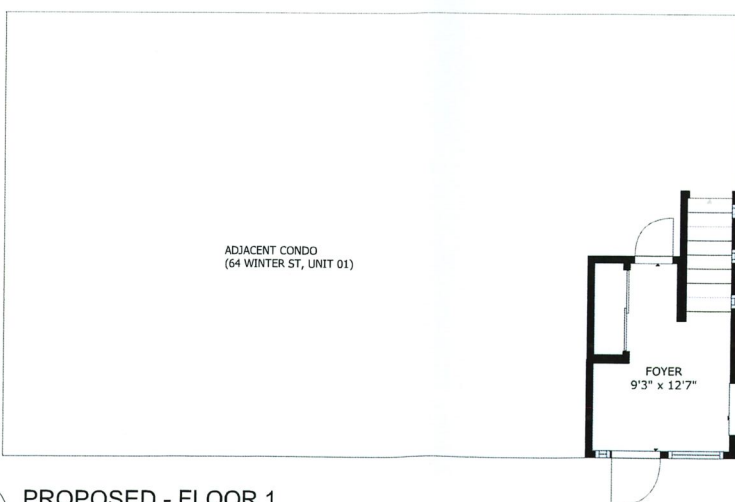
**3** EXISTING - FLOOR 2  
SCALE: NTS



**4** PROPOSED - FLOOR 2  
SCALE: NTS



**1** EXISTING - FLOOR 1  
SCALE: NTS



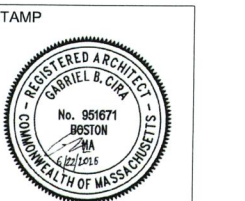
**2** PROPOSED - FLOOR 1  
SCALE: NTS

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sloane.a.phillips@gmail.com  
mikehanrahan1@gmail.com  
617 487 2349

PROJECT  
**64 WINTER ST ADDITION PROJECT**

TITLE  
**FLOOR PLANS**



DATE  
**06/22/2026**

SCALE  
**NTS**

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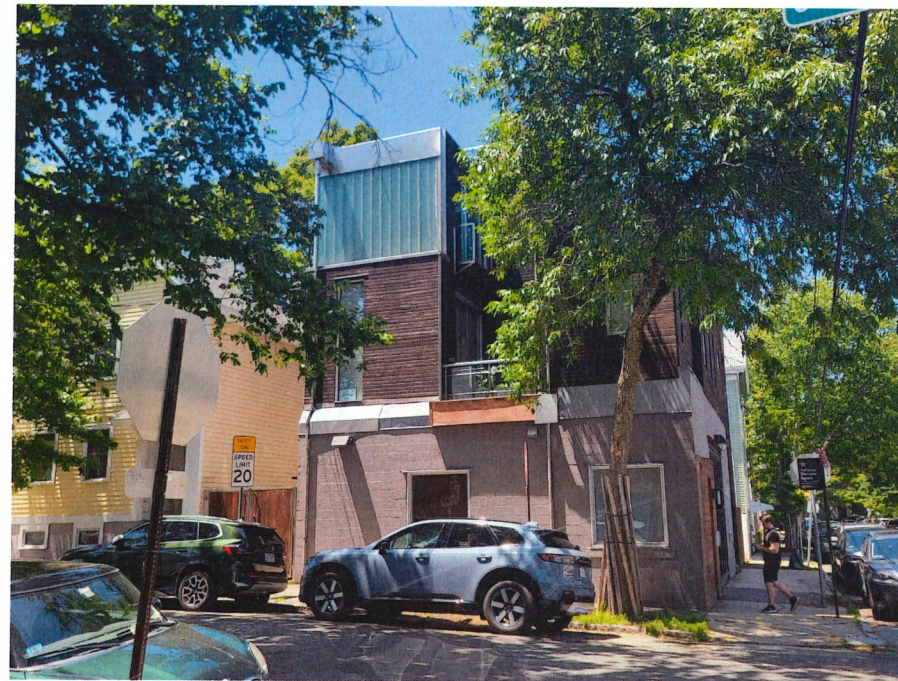
**3** WEST SIDE, PHOTO FROM ROOF  
SCALE: NTS



**4** EAST SIDE, PHOTO FROM ROOF  
SCALE: NTS



**1** WEST SIDE, PHOTO FROM WINTER ST  
SCALE: NTS



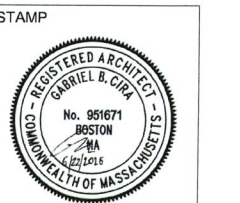
**2** EAST SIDE, PHOTO FROM SCIARAPPA ST  
SCALE: NTS

ARCHITECT  
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GABRIEL CIRA, RA  
83 WILLIAMS ST  
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mikehanrahan1@gmail.com  
617 487 2349

PROJECT  
**64 WINTER ST ADDITION PROJECT**

TITLE  
**SITE PHOTOS**

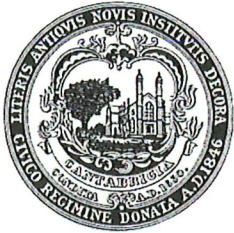


DATE  
**06/22/2026**

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**NTS**

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# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02141 **2026 APR 16 PM 2:00**

[617-349-6100](tel:617-349-6100)

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: [1206059](#)

### General Information

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

Special Permit:  Variance:  Appeal:

**PETITIONER:** Mike Hanrahan

**PETITIONER'S ADDRESS:** 64 Winter Street, Mass, Cambridge 02141

**LOCATION OF PROPERTY:** 60-64 WINTER ST , Unit 64 , Cambridge, MA

**TYPE OF OCCUPANCY:** Residential (R1)

**ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

/Additions/

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

Applicant wishes to build additions on the second and third floor within the ten-foot setback from Sciarappa and Winter Streets.

**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: 10.000      Section: 10.40 (Special Permit).

Original  
Signature(s):

(Petitioner (s) / Owner)

Mike Hanrahan

(Print Name)

Address:

64 Winter St, Cambridge MA 02141

**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 Michael Hanrahan (OWNER)

Address: 64 Winter St, Cambridge

State that I/We own the property located at 64 Winter St, which is the subject of this zoning application.

The record title of this property is in the name of Michael Hanrahan or \_\_\_\_\_

\*Pursuant to a deed of duly recorded in the date 4/4/22, Middlesex South County Registry of Deeds at Book 79926, Page 34; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

[Signature]  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

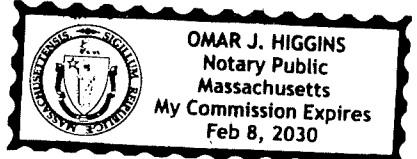
\*Written evidence of Agent's standing to represent petitioner may be requested.

-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Michael Hanrahan personally appeared before me, this 6 of April, 2026, and made oath that the above statement is true.

[Signature] Notary

My commission expires 2-8-30 (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 60-64 WINTER ST , Unit 64 , 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 increase in living area is over the proposed building and existing setback. The proposed building will not be a detriment to the neighborhood and the proposed green roof will enhance the street and surroundings.

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:

There will be no increase in traffic or change in occupancy

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:

There will be no increase in traffic or change in occupancy

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:

There will be no increase in traffic or change in occupancy. There are no hazards to the public.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The proposed additon is thoughtfully designed to enhance the street and district ,

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

Tel. No. [781-264-7777](tel:781-264-7777)  
 E-Mail Address: [mikehanrahan1@gmail.com](mailto:mikehanrahan1@gmail.com)

Date: April 15, 2020

**BZA Application Form**

**DIMENSIONAL INFORMATION**

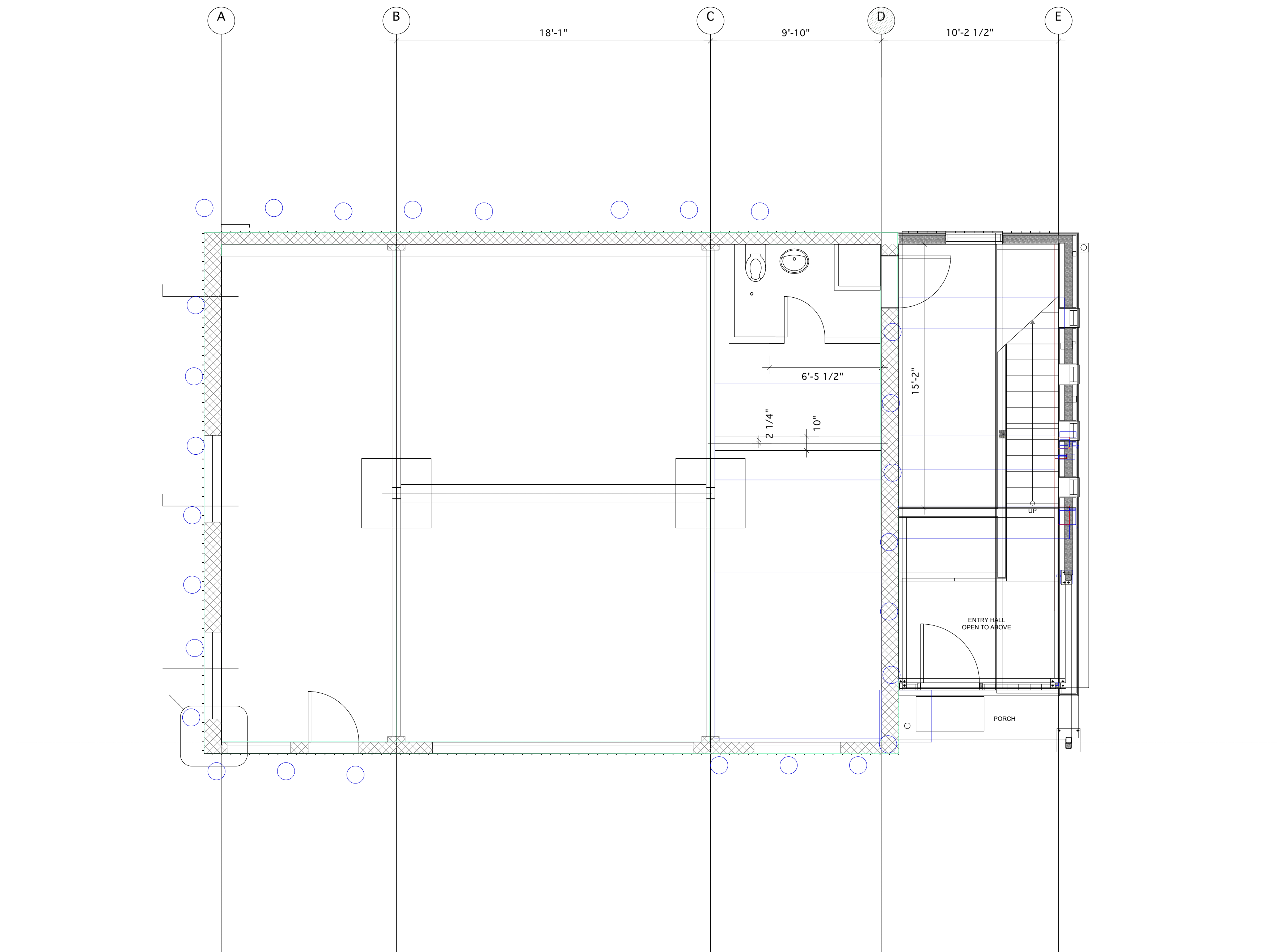
**Applicant:** Mike Hanrahan  
**Location:** 60-64 WINTER ST., Unit 64., Cambridge, MA  
**Phone:** 781-264-7777

**Present Use/Occupancy:** Residential (R1)  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** Residential (R1)

		<b>Existing Conditions</b>		<b>Requested Conditions</b>		<b>Ordinance Requirements</b>	
<b>TOTAL GROSS FLOOR AREA:</b>		2761		3356		n/a	(max.)
<b>LOT AREA:</b>		2400		2400		2400	(min.)
<b>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></b>		1.15		1.4		.75	
<b>LOT AREA OF EACH DWELLING UNIT</b>		2400		2400		2400	
<b>SIZE OF LOT:</b>	WIDTH	40		40		40	
	DEPTH	60		60		60	
<b>SETBACKS IN FEET:</b>	FRONT	0		0		10	
	REAR	9.27		9.27		10	
	LEFT SIDE	11.6		11.6		10	
	RIGHT SIDE	0		0		10	
<b>SIZE OF BUILDING:</b>	HEIGHT	35		35		45	
	WIDTH	40		43.34		40	
	LENGTH	30.25		30.25		30.25	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		1		1		1	
<b>NO. OF DWELLING UNITS:</b>		2		2		2	
<b>NO. OF PARKING SPACES:</b>		0		0		0	
<b>NO. OF LOADING AREAS:</b>		0		0		0	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		0		0		0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction

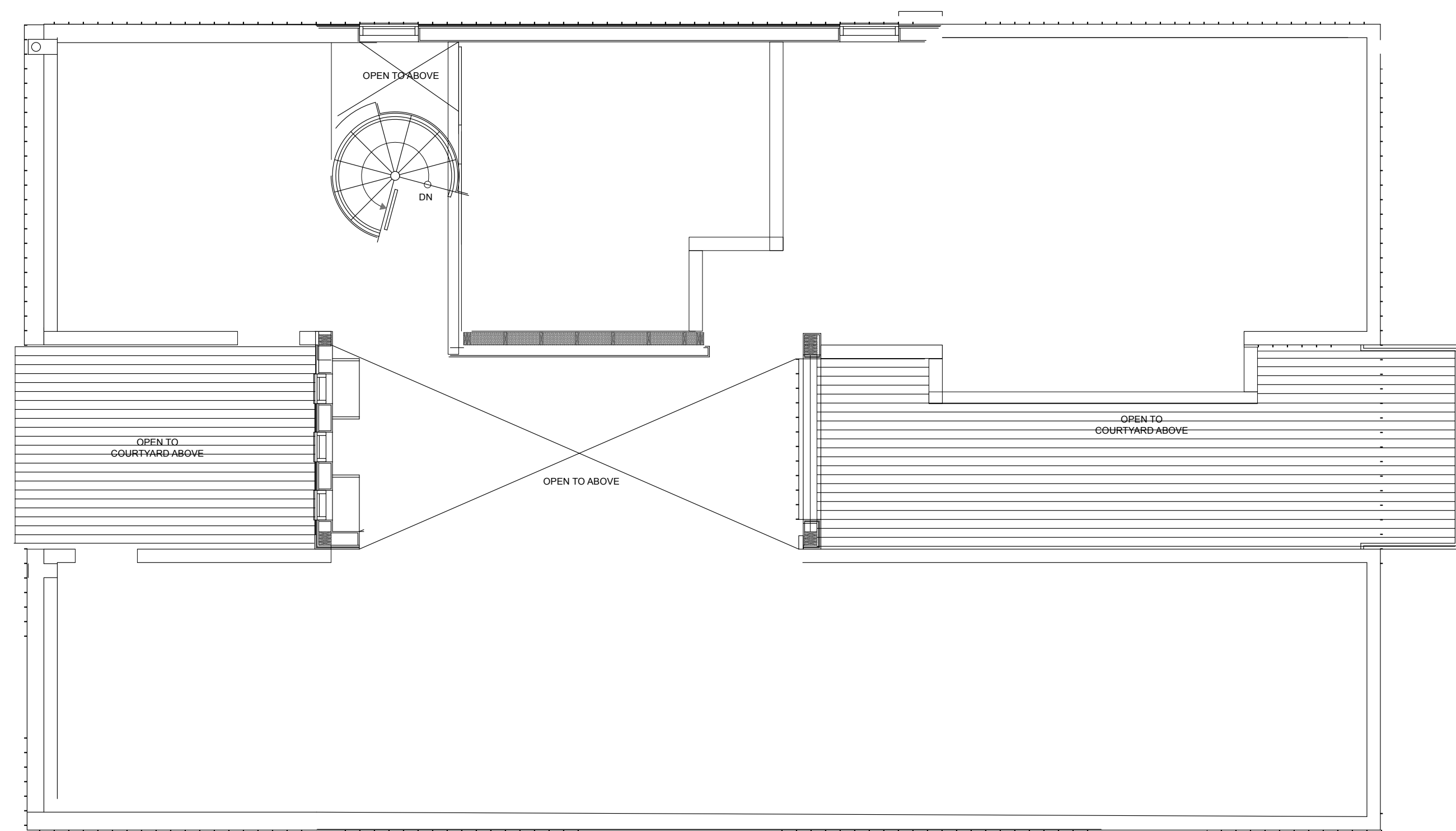
SCIARAPPA STREET



WINTER STREET

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	First Floor			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 5 OF 1	

SCIARAPPA STREET

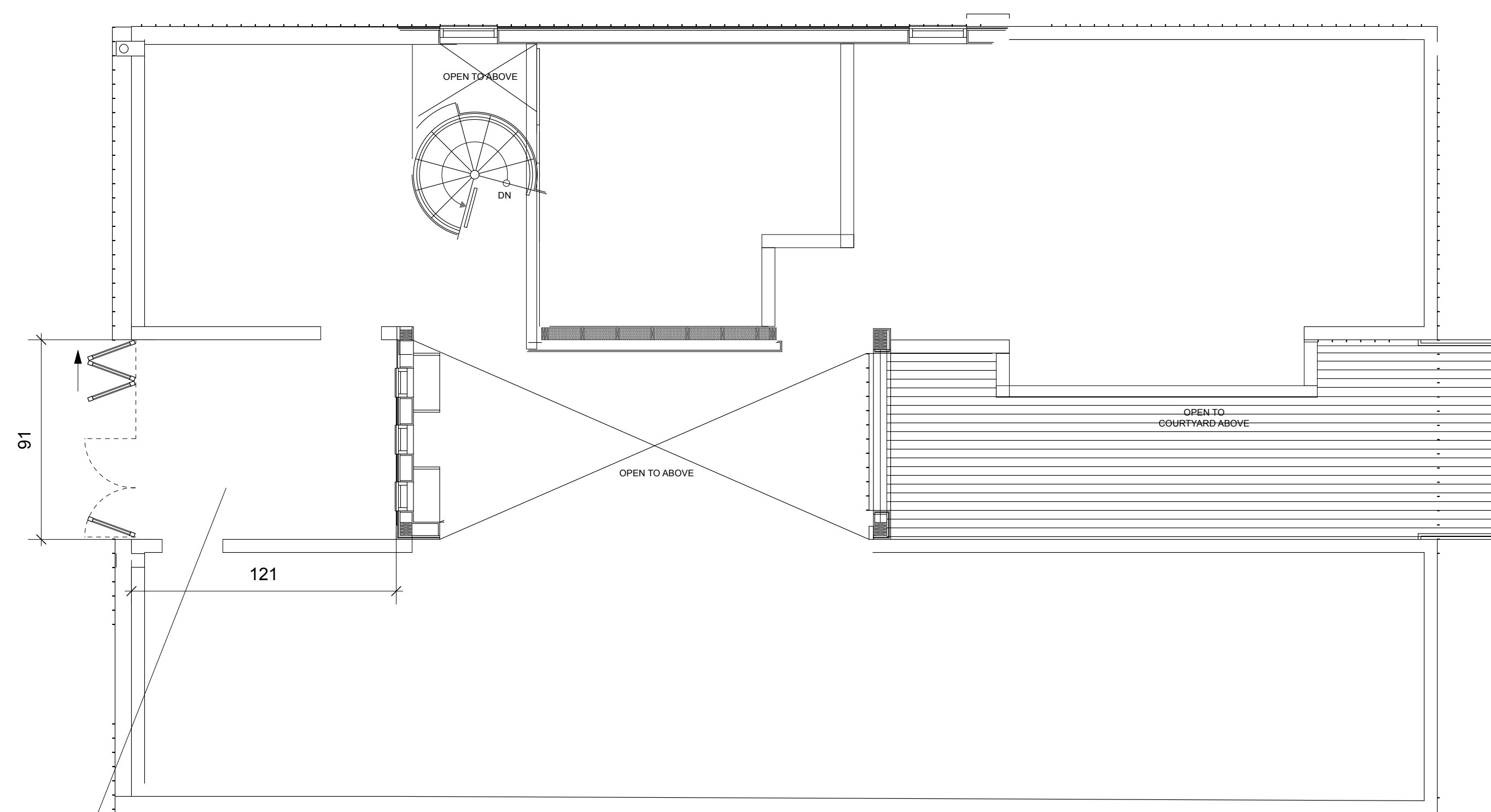


WINTER STREET

EXISTING

Conversion of existing outdoor deck to an enclosed breakfast nook

SCIARAPPA STREET

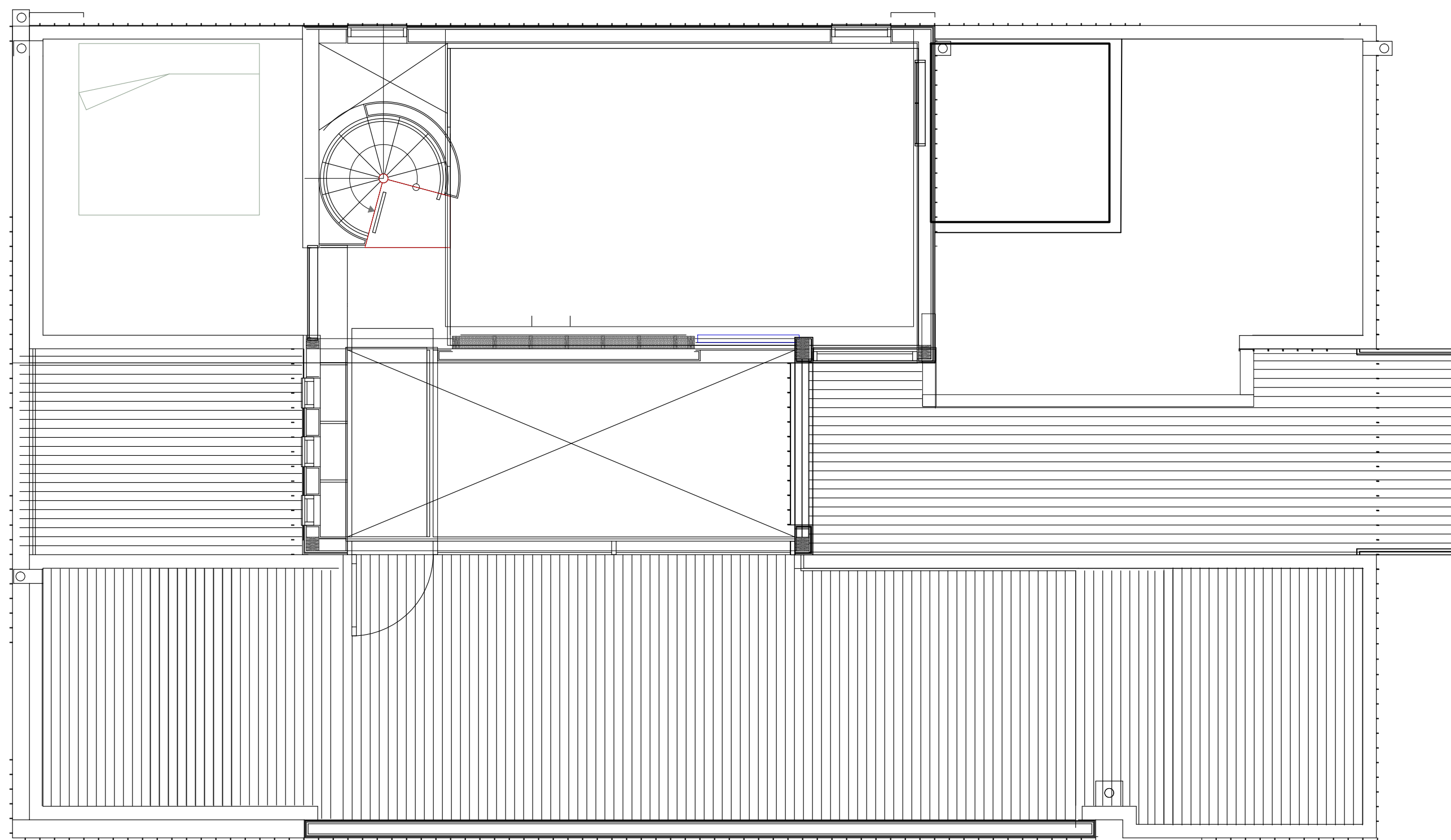


WINTER STREET

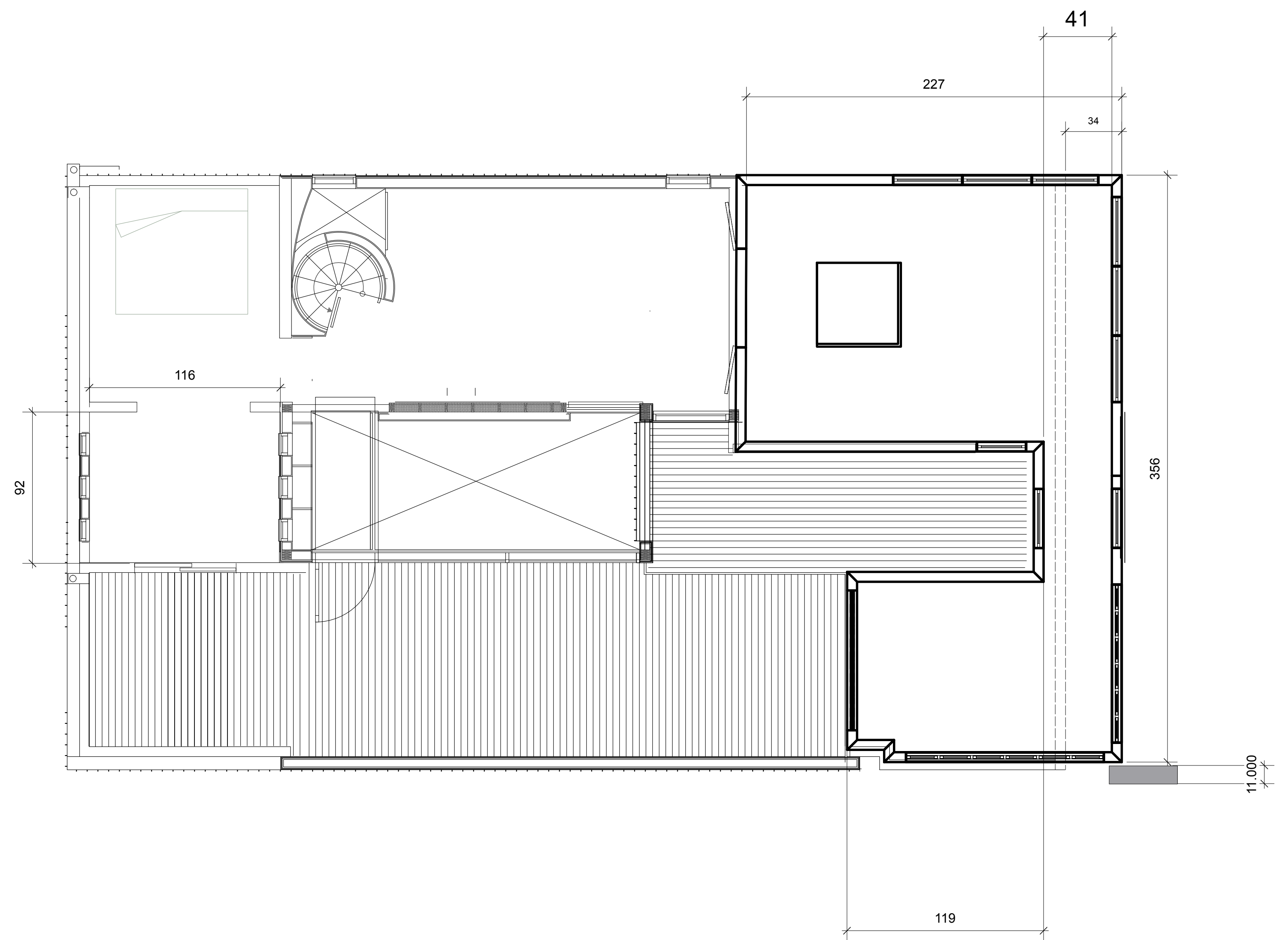
PROPOSED

1 SECOND FLOOR  
Scale: 1/4" = 1'-0"

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	Second Floor			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 6	OF 1



EXISTING



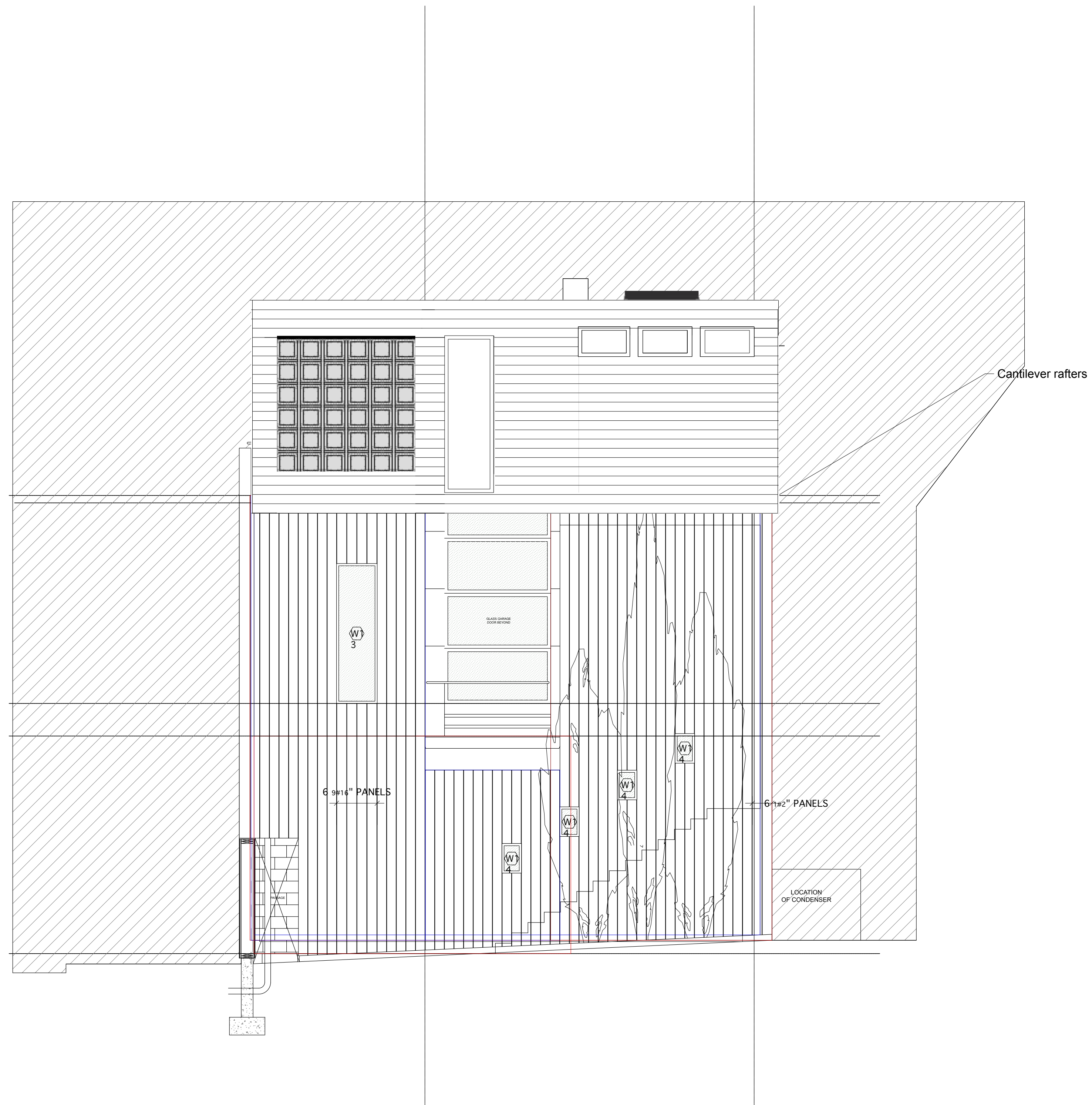
PROPOSED

2 Third Floor  
Scale: 1/4" = 1'-0"

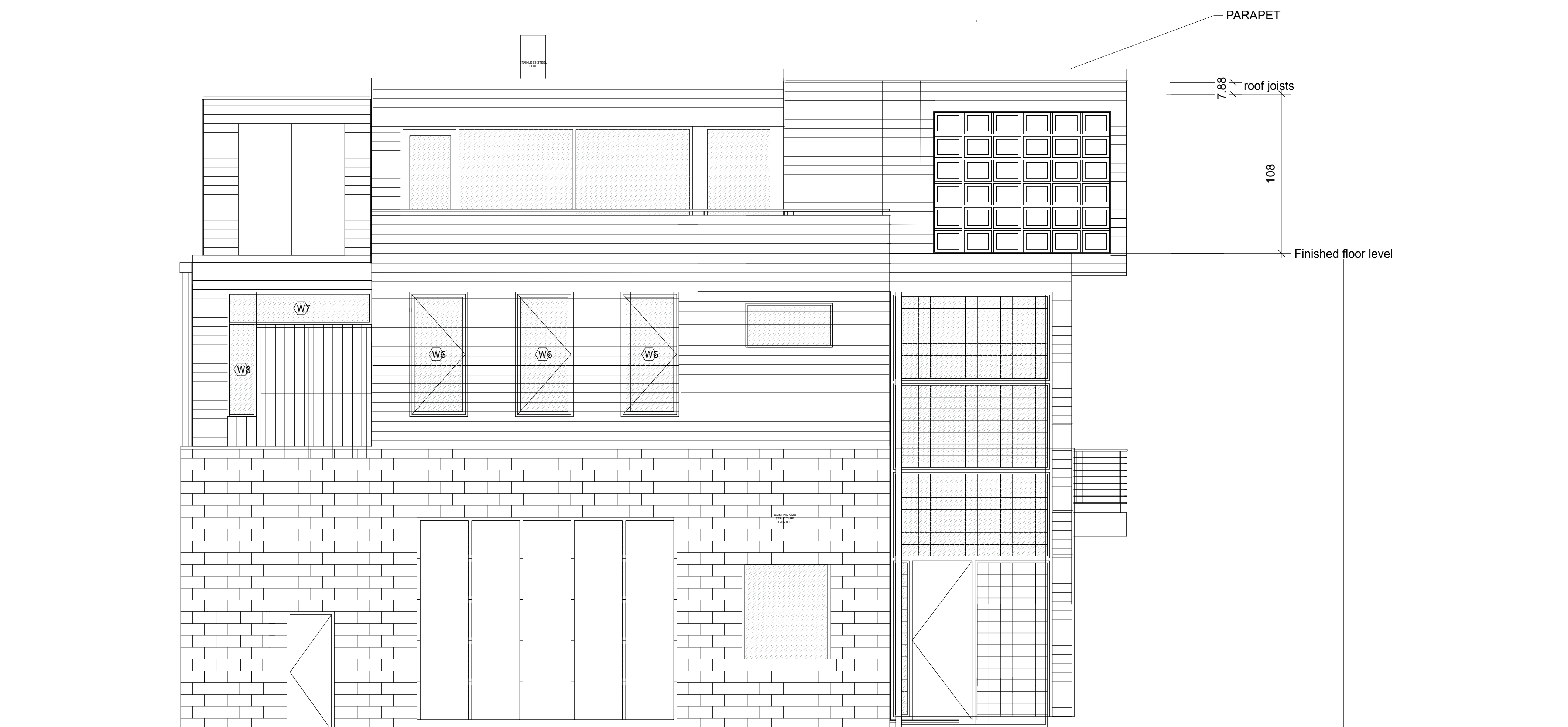
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DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	Third Floor			
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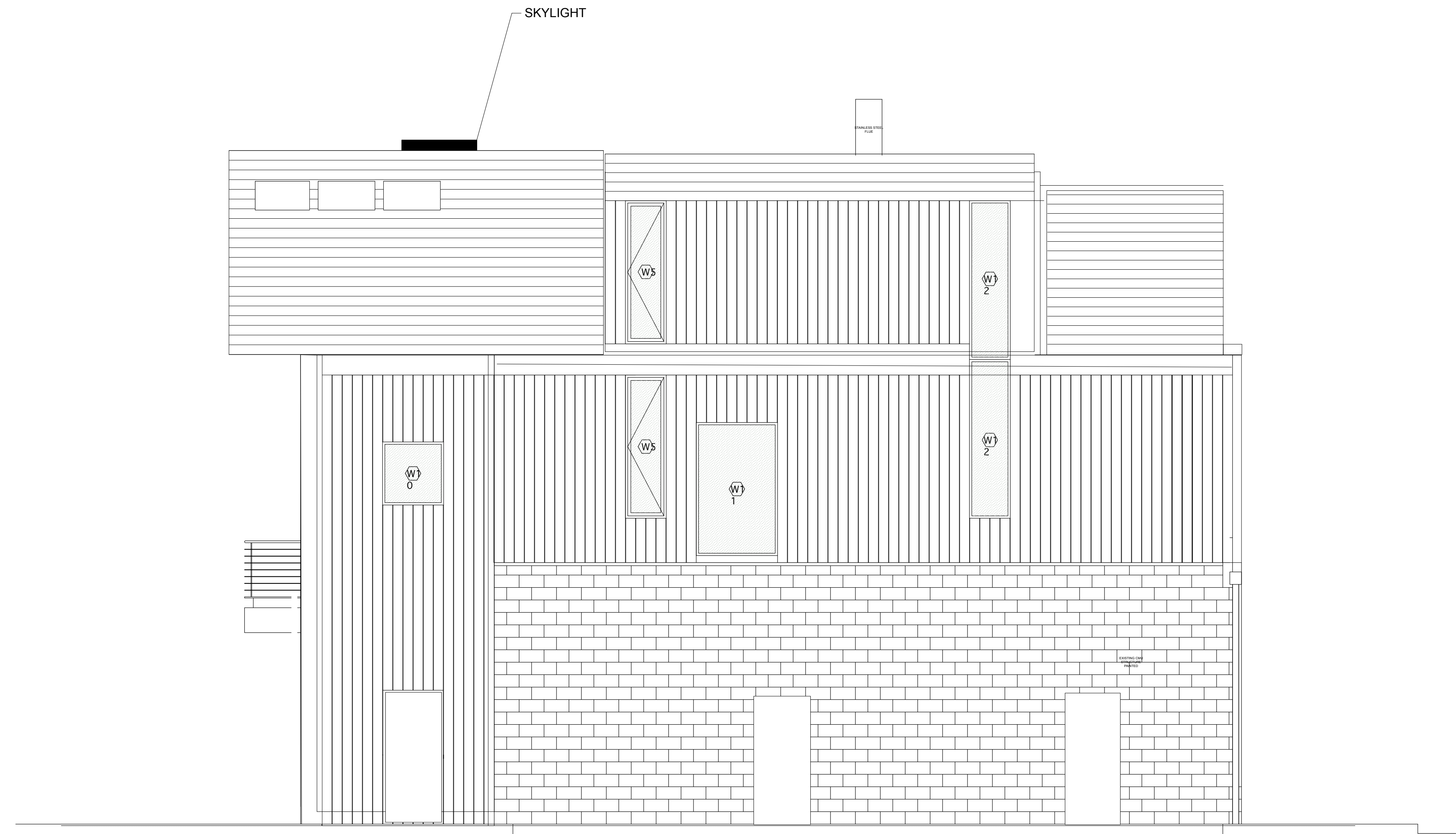
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DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	East Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 1	OF 1



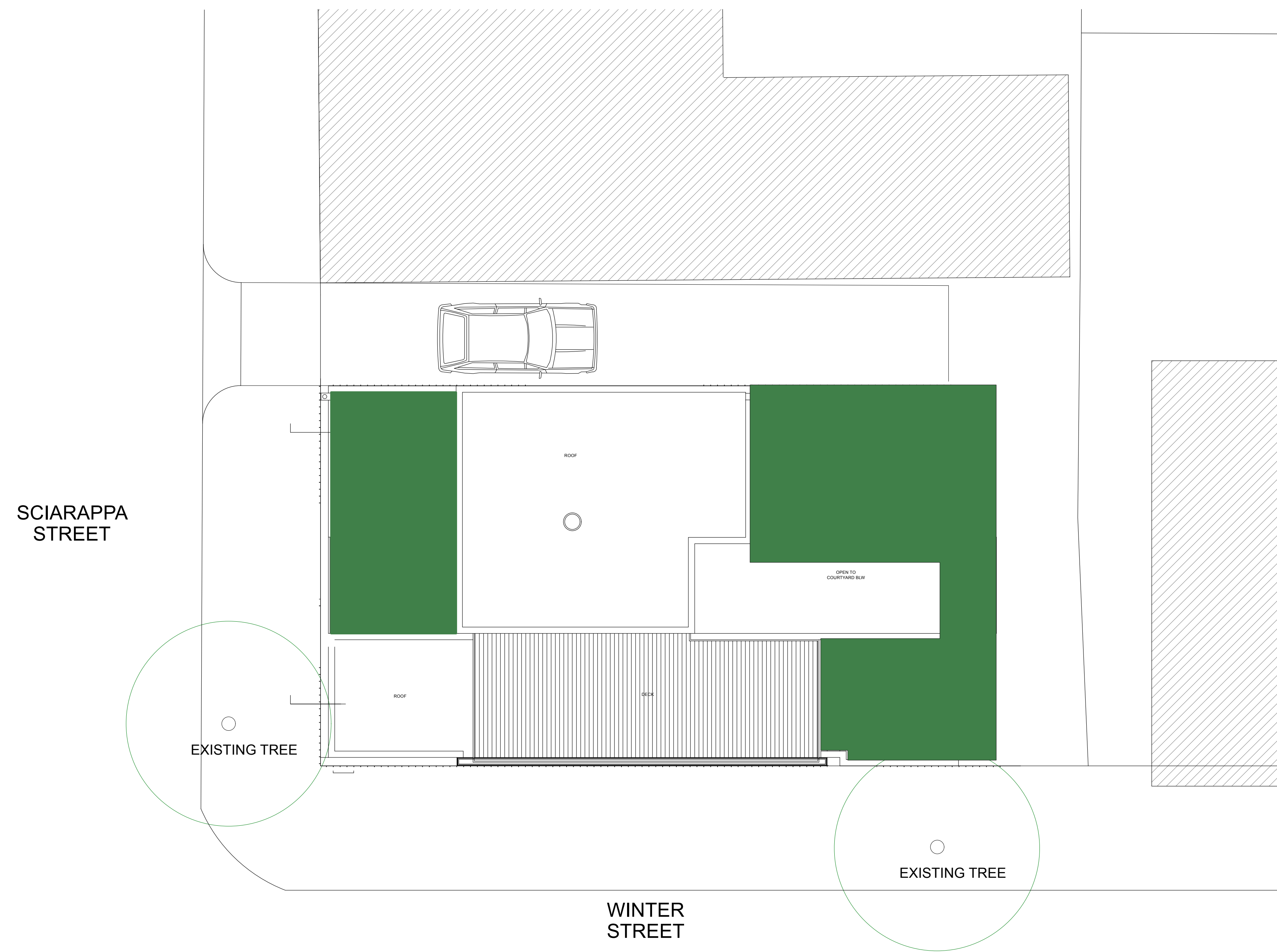
DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	West Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 2	OF 1



DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	North Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 3 OF 1	



DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	South Elevation			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET 4 OF 1	



# GREEN ROOF PLAN

**PRODUCT TECHNICAL DATA SHEET**  
**BIO-MODULE 4**

**DESCRIPTION**  
Three-dimensional unit integrating locking clips, filter fabric, growth media and vegetation to form an integrated modular green roof system.

**Options**  
Standard and custom plant mixes available. Option to order modules with integrated rotary irrigation.



**PRODUCT PROPERTIES**

<b>Materials</b>	100% recycled high density polypropylene empty module; 100% recycled non-woven filter fabric; 100% recycled growth media blend	<b>Water Capacity</b>	Vegetated Module: ~ 69 L/m <sup>2</sup> (1.7 gal/ft <sup>2</sup> ) Empty Module: 11.9 L/m <sup>2</sup> (0.29 gal/ft <sup>2</sup> )
<b>Dimensions</b>	304.8 mm x 609.6 mm x 146 mm (12 in x 24 in x 5.75 in)	<b>Species</b>	Standard mixes comprise of species suited for regional climates.
<b>Area</b>	0.185 m <sup>2</sup> (2 ft <sup>2</sup> )	<b>Compressive Strength</b>	382 kN/m <sup>2</sup> (7984 lb/ft <sup>2</sup> )
<b>Thickness</b>	nom 2.54 mm (100 mil) with 9.52 mm (3/8 in) reinforcement		
<b>Weight</b>			
Maximum	- 176 kg/m <sup>2</sup> (36 lb/ft <sup>2</sup> )		
Minimum	- 108 kg/m <sup>2</sup> (22 lb/ft <sup>2</sup> )		
Shipping	- 137 kg/m <sup>2</sup> (28 lb/ft <sup>2</sup> )		
Empty Module	- 6 kg/m <sup>2</sup> (1.25 lb/ft <sup>2</sup> )		

Bioroof Systems Inc. T: 1.866.377.5177 F: 1.866.377.7877      CANADA 3380 South Service Road Burlington, Ontario L7N 3J5 USA 2315 N. Michigan Avenue Chicago, Illinois 60601      www.bioroof.com

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE <b>ROOFPLAN</b>			
APPROVED BY				
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT		#ROOFPLAN 1

# FAR Calculation

## 60-64 Winter Street

**Existing :**

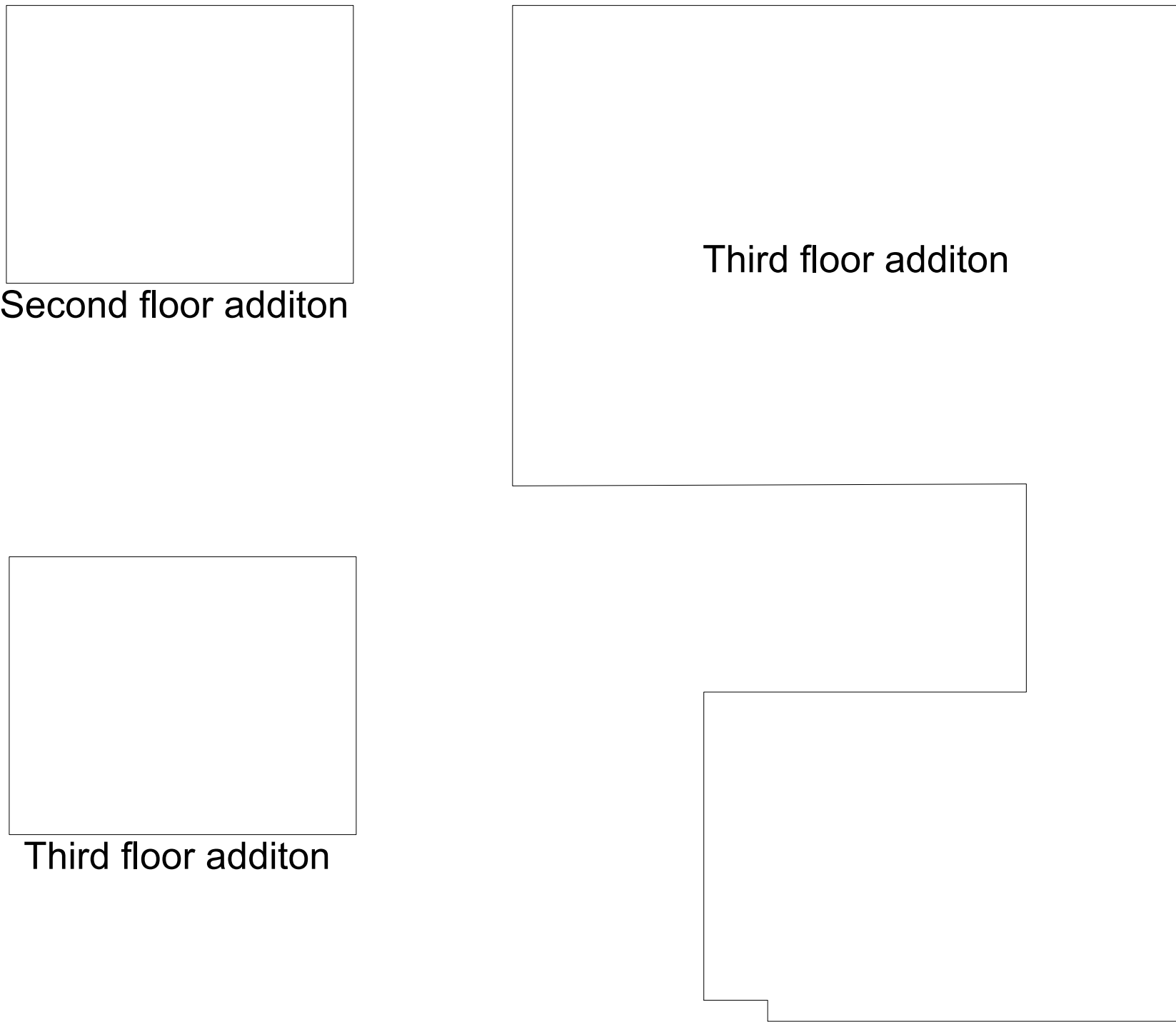
Lot Size = 2400  
 2761 (Total Sq footage) = 1009 (Unit #60) +1752(Unit #64)

$1.15 \text{ (FAR)} = 2761 / 2400$

**Proposed:**

$2761 + 595 = 3356$

$1.40 \text{ (FAR)} = 3356 / 2400$



595 Square feet

DESIGNED BY				
DRAWN BY				
CHECKED BY	TITLE			
APPROVED BY	FARCALC			
OTHER APPROVALS	SIZE	CAGE CODE	DRAWING NUMBER	REV
CAD FILE NAME: 64winterplanproposal.vwx	SCALE 1:1	EST. WGT	SHEET FARCALC	1

**NOTES**

DB DEED BOOK  
PG PAGE

**NOTES**

1. SEE M.S.D.R.D. PLAN #826 1/2 OF 2020 AND DEED BOOK 41431 PG. 536 AND CAMBRIDGE ASSESSORS ID #22-54 FOR THIS SITE.
2. ALL AREAS NOT EXCLUSIVE COMMON AREAS ARE COMMON AREAS.

FOR REGISTRY USE

I HEREBY CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

12/3/20

STEPHEN E. STAPINSKI P.L.S.

DATE

**SCIARAPPA STREET**  
(F.K.A. FOURTH STREET) (PUBLIC)



I HEREBY CERTIFY THAT THIS PLAN OF "60-64 WINTER STREET CONDOMINIUM" FULLY AND ACCURATELY DEPICTS THE LOCATION AND DIMENSIONS OF THE BUILDING DIMENSIONS AS BUILT, AND FULLY LISTS THE UNITS CONTAINED THEREIN, AND FURTHER, FULLY AND ACCURATELY DEPICTS, LOCATES, AND PROVIDES THE DIMENSIONS OF ALL LIMITED OR EXCLUSIVE USE COMMON AREAS AND FACILITIES OF THE CONDOMINIUM OUTSIDE OF ANY BUILDING.

12/3/20

STEPHEN E. STAPINSKI P.L.S.

DATE

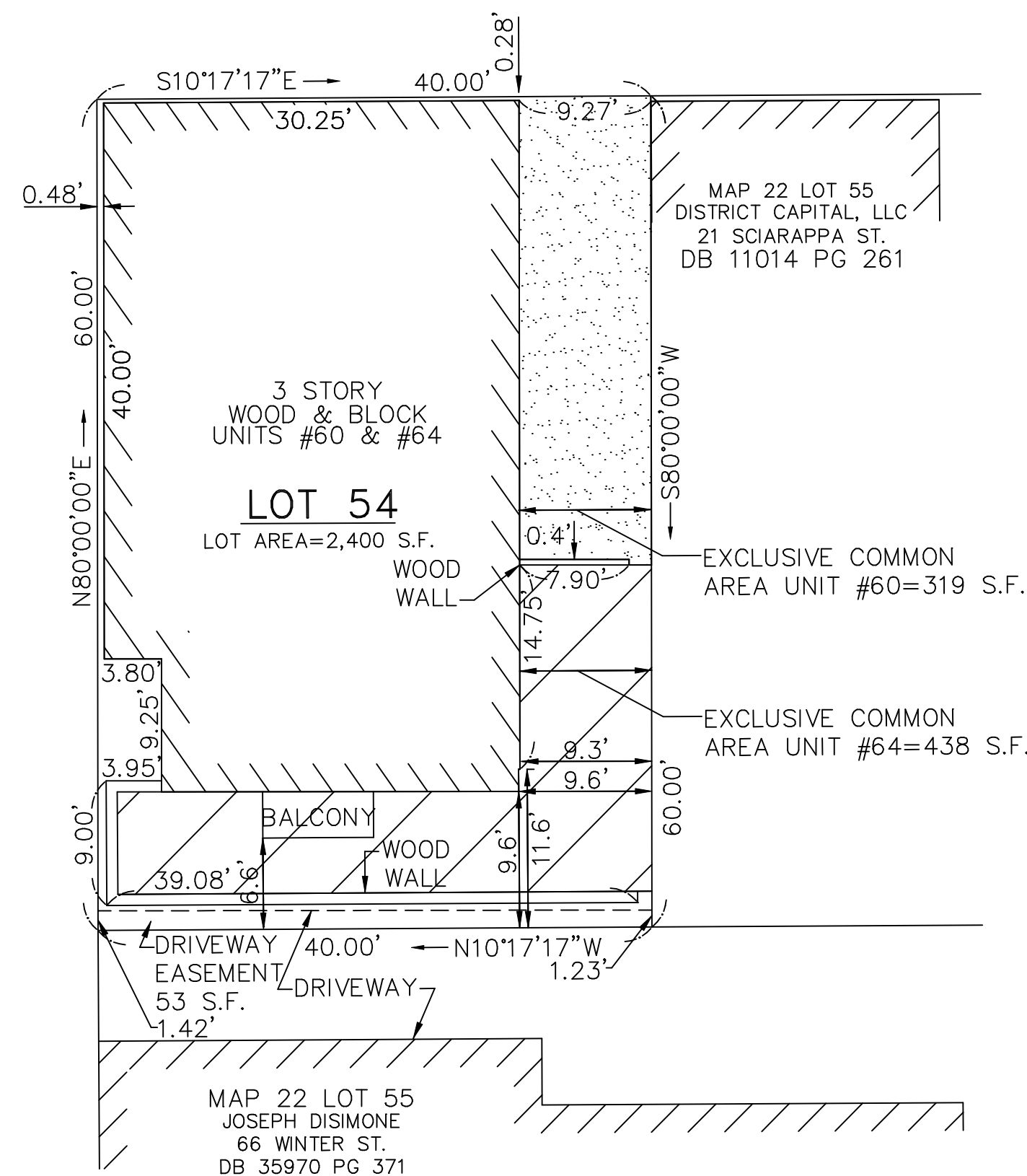
I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN HEREON ARE THE LINES OF EXISTING OWNERSHIP, AND THAT THE LINES OF THE STREETS AND WAYS SHOWN, ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED, AND THAT NO NEW LINES FOR DIVISION FOR EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

12/3/20

STEPHEN E. STAPINSKI P.L.S.

DATE

**WINTER STREET**  
(PUBLIC)



**SITE PLAN**  
**60-64 WINTER STREET CONDOMINIUM**  
IN  
**CAMBRIDGE, MASSACHUSETT**

PREPARED FOR

ANTHONY DAVLIN  
64 WINTER STREET  
CAMBRIDGE, MA 02141

DATE: DECEMBER 3, 2020

SCALE: 1"=10'



**MERRIMACK ENGINEERING SERVICES**  
66 PARK STREET  
ANDOVER, MASSACHUSETTS 01810



21

SAFETY ZONE  
SPEED LIMIT 20

STOP  
ALL WAY

★  
Anthony  
Divisano  
Square

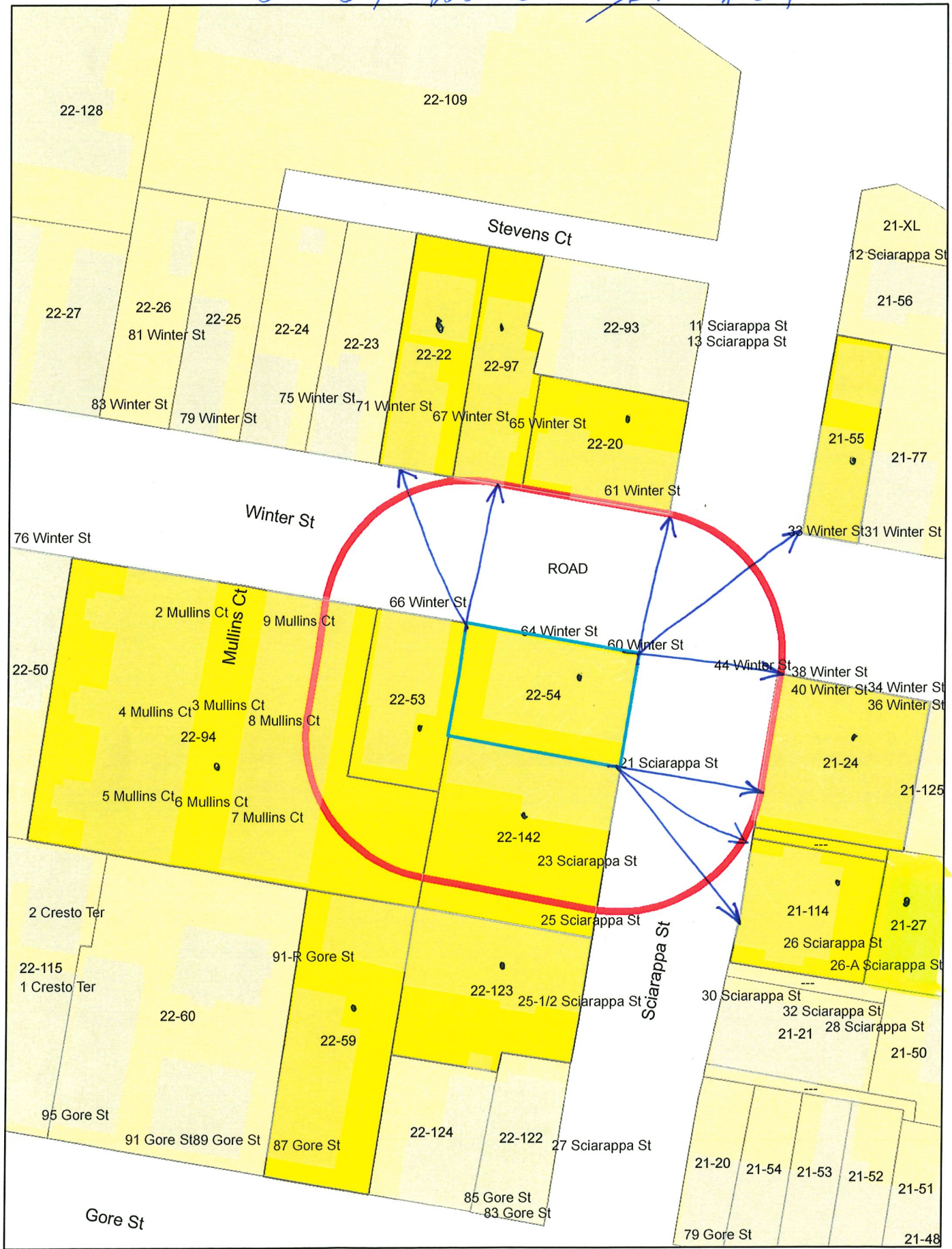


STOP

Anthony Diviano Square

60

60-64 Winter St. #64



60-64 Winter St. #64

Petitioner

21-24  
MILLER, RICHARD & DAYNA POLLICK  
34 WINTER ST UNIT 1  
CAMBRIDGE, MA 02139

21-24  
LEONARD, CAITLIN T.  
40 WINTER ST UNIT 2  
CAMBRIDGE, MA 02141

TONY DAVLIN  
27 AUTUMN RIVER LANE  
OGUNQUIT, ME 03907

21-24  
YU, JIAYAN & DI WU  
149 ESSEX ST - APT 4G  
JERSEY CITY, NJ 07302

21-24  
LIU, XINJIA  
42 WINTER ST 42/2  
CAMBRIDGE, MA 02139

22-53  
DESIMONE, JOSEPH & SARA A. DESIMONE  
66 WINTER ST  
CAMBRIDGE, MA 02141

22-22  
MADDALO, CANDACE M.,  
TR. OF THE REBCO MADDALO REV. TRUST  
67 WINTER ST  
CAMBRIDGE, MA 02141

21-24  
SCHAFFER, CHERYL  
36 WINTER ST UNIT 36/3  
CAMBRIDGE, MA 02141

22-94  
CORWIN, FREDERIC W., III  
1-6 MULLINS CT UNIT 1  
CAMBRIDGE, MA 02139

22-94  
NGUYENM THU K. & WEI LAI  
8 MULLINS CT UNIT 3  
CAMBRIDGE, MA 02141

22-94  
K.C.C., LLC  
33 GEORGE ST. #9D  
PLYMOUTH, MA 02360

22-94  
ANDERSON, BRUCE T.  
7 MULLINS CT UNIT 7C  
CAMBRIDGE, MA 02139

22-94  
MOORE, BRENDAN J.  
1-9 MULLINS CT UNIT 8A  
CAMBRIDGE, MA 02139

22-94  
XUE, QIONG & YANG ZHOU  
23 PHILLIPS BROOKS RD  
WESTWOOD, MA 02090

22-94  
GOODING, CHANDRA BANKS  
4 MULLINS COURT UNIT 4  
CAMBRIDGE, MA 02141

22-94  
TERRAFRANCA, NICHOLAS &  
KAREN GONDOLY  
1 MULLINS CT UNIT 5  
CAMBRIDGE, MA 02139

22-94  
SCHWEITZER, THOMAS  
70 INMAN ST - #7B  
CAMBRIDGE, MA 02139

22-94-9A  
SCHROEPFER, ANNA L.  
67 PEARL STREET  
WOBBURN, MA 01801

21-114  
BUCKWELL, CHRISTOPHER &  
MEGGAN WHITEMAN  
26 SCJARAPPA ST UNIT 2  
CAMBRIDGE, MA 02141

22-142  
HERATH, ASANKA & SEPALIKA PERERA  
21 SCJARAPPA ST. UNIT 2  
CAMBRIDGE, MA 02141

21-55  
SIU, FEI LIRON BAR-PELED  
33-33 1/2 WINTER ST UNIT 1  
CAMBRIDGE, MA 02141

21-55  
CHANG, JENNY JIANG  
TRUSTEE OF HALEYON REALTY TRUST  
33-33 1/2 WINTER ST. UNIT 3  
CAMBRIDGE, MA 02139

21-55  
SABINI, VALENTINA & PIETRO COTTONE  
33-33 1/2 WINTER ST. UNIT 2  
CAMBRIDGE, MA 02139

22-20  
ALLEN, KELLEY & ALEX NOCELLA  
61 WINTER ST. UNIT 2  
CAMBRIDGE, MA 02139

22-142  
DISTRICT CAPITAL, LLC  
162 SLOCUM CRESCENT  
FOREST HILLS, NY 11375

22-94  
SARGIANIS KRISTIN A  
BENJAMIN T LIGUZINSKI  
1-6 MULLINS COURT UNIT 6  
CAMBRIDGE, MA 02139

21-24  
SUN, XICHUN &  
HONGHUA CHEN GEORGE WUJIE SUN  
38 WINTER ST UNIT 38-1  
CAMBRIDGE, MA 02141

22-94  
SENDZIAK, KIRSTA  
7 MULLINS CT UNIT 7A  
CAMBRIDGE, MA 02139

22-94  
CHUANG, BESSIE  
7-9 MULLINS CT UNIT 9C  
CAMBRIDGE, MA 02139

22-94  
DANIELSEN-HACES ALEXANDER  
8 MULLINS CT - UNIT 8B  
CAMBRIDGE, MA 02139

60-64 Winter St. #64

22-20  
MILBURY, MAX & MARISSA MILBURY  
61 WINTER ST. UNIT 1  
CAMBRIDGE, MA 02139

22-59  
WOO YAN Y L & WILLIAM K H WOO TRS  
10338 COLD HARBOR AVE  
CUPERTINO, CA 95014

21-24  
CHEN XI & MIAOYU WANG  
TRS 8 SUN REALTY TR  
8 POLK RD  
WINCHESTER, MA 01890

22-94  
NOH KEUMHAN YOON SUNG HEE  
3 MULLINS CT - UNIT 3  
CAMBRIDGE, MA 02141

22-54  
KAUFMAN HOWARD LANE  
60 WINTER ST  
CAMBRIDGE, MA 02141

21-114  
BRUBAKER ALISON K  
26 SCIARAPPA ST - UNIT 1  
CAMBRIDGE, MA 02141

22-97  
GRAY, WILLIAM G  
34 GREEN ST  
READING, MA 01867

22-54  
HANRAHAN MICHAEL A.  
SLOAN ALLEBES PHILLIPS  
60-64 WINTER ST UNIT 64  
CAMBRIDGE, MA 02140

22-94  
TOMMET, BAOYUAN  
TRS. THE 9 MULLINS CT. UNIT 9B REALTY TR.  
19 BLUEBERRY LN  
SHARON, MA 02067

21-24  
42 WINTER UNIT 3 LLC  
553 FRANKLIN ST  
READING, MA 01867

22-123  
ZHOU, ZOE  
51 PONTIAC RD  
NEWTON, MA 02468

21-24  
FRUTMAN, AARON E.  
14 KEITH RD.  
WAYLAND, MA 01778

21-27  
MCSG PROPERTIES, LLC  
6 INDIAN SPRING ROAD  
NATICK, MA 01760



# City of Cambridge

MASSACHUSETTS

## BOARD OF ZONING APPEAL

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

*2 Bds*

### BZA

### POSTING NOTICE – PICK UP SHEET

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

Name: Sloane Phillips Date: \_\_\_\_\_  
(Print)

Address: 60-64 Winter St.

Case No. BZA-1206059

Hearing Date: 5/14/24

Thank you,  
Bza Members





STOP

TOW ZONE  
NO PARKING  
←

PARKING BY PERMIT ONLY  
EX. SUN

TOW AWAY ZONE  
NO PARKING  
SUN - THU 8 AM - 4 PM  
FRI - SAT 8 AM - 2 PM  
EACH HOUR  
MAY 15 - DEC 31

66





# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2026 MAY 18 PM 3:52

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## Board of Zoning Appeal Waiver Form

The Board of Zoning Appeal  
831 Mass Avenue  
Cambridge, MA 02139

RE: Case # BZA-1206059

Address: 60-64 Winter St. #64

Owner,  Petitioner, or  Representative: Tony Davlin  
(Print Name)

hereby waives the required time limits for holding a public hearing as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A. The  Owner,  Petitioner, or  Representative further hereby waives the Petitioner's and/or Owner's right to a Decision by the Board of Zoning Appeal on the above referenced case within the time period as required by Section 9 or Section 15 of the Zoning Act of the Commonwealth of Massachusetts, Massachusetts General Laws, Chapter 40A, and/or Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, codified as 47 U.S.C. §1455(a), or any other relevant state or federal regulation or law.

4/15/26

Date: \_\_\_\_\_

Tony Davlin  
Signature

1 \* \* \* \* \*

2 (6:23 p.m.)

3 Sitting Members: Steven Ng, Wendy Leiserson, Daniel  
4 Hidalgo, Virginia Keesler, and Esrom  
5 Negash

6 STEVEN NG: So next up on the Agenda is for 6:15?

7 Yep. We're on time here. Case No. 1206059 -- 60-64 Winter  
8 Street, #64, requesting a special permit to build a second-  
9 and third-floor addition that sits in the front yard  
10 setback.

11 Is someone here to speak on this application?

12 MIKE HANRAHAN: Yeah, my name is Mike Hanrahan.  
13 I'm happy to go over it.

14 STEVEN NG: Good evening, Mike.

15 MIKE HANRAHAN: Good evening. Thank you all for  
16 allowing me to join today. My wife and I live in a condo at  
17 64 Winter Street, as you introduced. We love our house, but  
18 as our parents have gotten older and my mother-in-law has  
19 some failing health, we have started to think about their  
20 potentially needing to move in with us, so we want to make  
21 some challenges to the property to accommodate that.

22 To do this, we would need a small variance in two

1 areas within the front yard setback. I know we've submitted  
2 some designs as part of this, but to help clarify those to  
3 the Board, my wife and my living area is overwhelmingly on  
4 the second and third floor of the building, so for clarity,  
5 we're not looking to make any changes to the existing  
6 footprint, or how it appears from street level.

7           The first of these variances is on the Sciarappa  
8 side of the building, where there's currently a small,  
9 second-floor deck between our small kitchen and the living  
10 room. We would like to enclose this deck to allow us to  
11 enlarge the kitchen to put in a pantry and more easily cook  
12 for a large family. And that would potentially enable us to  
13 extend the existing room on the third floor, which currently  
14 is a small office.

15           The second area we're seeking a variance is on the  
16 Winter Street side of the house, where we'd like to extend  
17 the existing main bedroom on the third floor from its  
18 current location up towards the front of the house on Winter  
19 Street, with a very small cantilever off to the side for  
20 engineering purposes.

21           This room has an existing en suite bathroom, and  
22 combined with the extended space it would give my in-laws

1 some privacy and their own space, were they indeed to move  
2 in with us.

3           The proposed changes would maintain the current  
4 building height of three stories. This type of structure, a  
5 three-story building that is built against the sidewalk, is  
6 extremely common in this part of Cambridge. On the map in  
7 the previous presentation we were right by Lechmere. On my  
8 walk home yesterday, I counted over 30 structures in a one-  
9 block radius, including three of my four immediate  
10 neighbors.

11           I've spoken with my neighbors about this project.  
12 Our downstairs neighbor is supportive. I believe he might  
13 be on the call today.

14           I do understand our neighbor at 66 Winter Street  
15 has some concerns that this may shade her home, and I met  
16 with her for some time yesterday. However, I believe this  
17 impact will be minimal, as the only window in her unit that  
18 faces our property is substantially to the rear of the  
19 setback that we're seeking.

20           It is also 15' away from our structure. And  
21 Winter Street runs east-west. I think the structure should  
22 have minimal impact on the shading of her building.

1           And that's it for my commentary.

2           STEVEN NG: Thank you, Mr. Hanrahan. Any  
3 questions from fellow Board members?

4           VIRGINIA KEESLER: Do you have a letter of support  
5 from your downstairs neighbor?

6           MIKE HANRAHAN: I don't have one submitted at the  
7 moment. However, it would be -- I could procure one and  
8 offer it, if necessary, but I don't have it today.

9           STEVEN NG: Yeah, I think that's a great question,  
10 Virginia. It is a condominium, correct?

11           MIKE HANRAHAN: Correct. It's a two-story  
12 condominium so our downstairs neighbor has effectively all  
13 of the first floor, less a hallway and stairwell to get to  
14 our unit, and then we have the other unit in the building.

15           STEVEN NG: Yeah. We typically -- it would be  
16 helpful to get, you know, letters of approval or support  
17 from all condo members or condo owners in your property, so  
18 that would be important.

19           MIKE HANRAHAN: Sure.

20           WENDY LEISERSON: I think, Steve, it's a  
21 requirement that we get the condo association's approval  
22 letter --

1 STEVEN NG: Right.

2 WENDY LEISERSON: -- before we grant something  
3 like this.

4 STEVEN NG: And in the application -- Olivia, if  
5 you can go to the photos, are there any -- are these actual  
6 or are they modeled?

7 MIKE HANRAHAN: 11 and 12 in your thumbnails on  
8 the left are actual photos. There's no leaves on the trees,  
9 so I took these probably about a month ago. This is the  
10 building as it exists today. 13, 14, and 15 are renderings.

11 STEVEN NG: So there's no existing photo showing  
12 that rear alleyway balcony, or is --

13 ANTHONY DAVLIN: Actually, I emailed one today, a  
14 Google Street View.

15 STEVEN NG: And who's this speaking, please?

16 ANTHONY DAVLIN: Anthony Davlin. I actually built  
17 this building in 2004 and designed the addition, with  
18 cooperation of the homeowners.

19 STEVEN NG: So there's no real photo showing the  
20 condition of the existing condition of that balcony area?  
21 Or --

22 ANTHONY DAVLIN: You mean on the Winter Street,

1 side between 64 and 66? Or do you mean -- right -- the  
2 picture we're looking at now is -- that's what it looks like  
3 now. On the Sciarappa Street side, is that your question?

4 STEVEN NG: Nope. More in the --

5 ANTHONY DAVLIN: It's a crazy house. It's sort of  
6 hard to -- there's a lot going okay. It's got, like, four  
7 decks. But are you --

8 STEVEN NG: Yeah, no.

9 ANTHONY DAVLIN: -- asking about the -- we're not  
10 enclosing a deck on -- between 64 and 66. There's an  
11 anterior courtyard. We're making a bridge over the top of  
12 it, but we're keeping that open space.

13 If you look at the floor plan, you can see the  
14 before and after. Let's see.

15 And there's an elevation as well. Okay. So you  
16 can see the existing and the proposed here in Plan View.  
17 And the box is a closet on the left-hand side, and the  
18 right-hand side It's the new bedroom, and then a bridge that  
19 goes over the courtyard.

20 And then what we're asking in relief is that front  
21 room on the top lower right-hand -- on the lower right-hand  
22 corner under Proposed. It's basically like a "10 x 10" box

1 approximately, or "13 x 10" box. Because the other parts of  
2 the addition can be built as-right, as they don't infringe  
3 onto the front yard setback.

4 MIKE HANRAHAN: I know from the section a few  
5 moments ago that screensharing is atypical here, but if  
6 helpful, I do have a photo of the current alley that I took  
7 yesterday or the day before. I'm happy to toss that up on  
8 the screen.

9 (Side conversation.)

10 STEVEN NG: Can you e-mail that to Olivia Ratay's?

11 MIKE HANRAHAN: Yeah, absolutely.

12 STEVEN NG: Great.

13 ANTHONY DAVLIN: She should have -- I attached to  
14 the entire file tonight a picture from the Winter Street  
15 side. I don't know if it's possible, though, but it's in  
16 the -- it should be part of the Zoning Application. They  
17 were -- and an updated plot plan as well. Once we heard  
18 that the neighbor had some reservations, we made some  
19 additions tonight.

20 So they are uploaded on the system in Cambridge.  
21 But basically, it's a 15', well it's about an 18' open  
22 space. Part of it is the neighbor's driveway, which is

1 about a little under 10', and then 64 Winter gives them an  
2 easement to increase their driveway width to 10'.

3 STEVEN NG: Okay.

4 ANTHONY DAVLIN: And then there's a front yard.  
5 So it's basically almost 20', the two buildings separate  
6 apart right now.

7 MIKE HANRAHAN: And Olivia, I just e-mailed you  
8 that photo if helpful.

9 WENDY LEISERSON: Steve, even if it's e-mailed  
10 today, isn't it true that the documents --

11 STEVEN NG: Yeah, I was --

12 WENDY LEISERSON: -- available on Monday for  
13 others?

14 STEVEN NG: Yeah, that is correct. You're right,  
15 Wendy. It's pretty much there is a deadline for the hearing  
16 for documentation.

17 MIKE HANRAHAN: Mm-hm.

18 STEVEN NG: And I just -- I mean I'm --

19 ANTHONY DAVLIN: If you look at -- excuse me,  
20 Slide No. 15, that's a rendering overlay, a Google Maps  
21 view, which shows the alley. And then if you go 14 as well,  
22 that's the rendering overlaid on a Google Maps view showing

1 the alley. And so that shows you what we propose.

2 So there's a lower deck that cantilevers out,  
3 which is existing on the second floor. And we're proposing  
4 to make the addition roughly the same cantilever out as the  
5 existing building, as it already does.

6 WENDY LEISERSON: Steve, are you ready for me to  
7 ask a question?

8 STEVEN NG: Yeah, help yourself, Wendy.

9 WENDY LEISERSON: Thank you. I have some  
10 questions about this. I must confess -- because this is an  
11 unusually designed building, I'm having a little bit of  
12 trouble really wrapping my head around what's going on with  
13 this building, but so the original garage, was that just one  
14 story? Was that the basically this box at the bottom?

15 ANTHONY DAVLIN: Yeah. It was a green building  
16 built in 1945 and was converted to a -- to the house on top.  
17 The only thing that -- if you're looking at the current  
18 view, the only thing that we're proposing to add is the --  
19 well, the box on the upper right-hand corner and the deck.  
20 And then the box in the upper left-hand corner. But yeah,  
21 we --

22 WENDY LEISERSON: So --

1 ANTHONY DAVLIN: We -- we --

2 WENDY LEISERSON: -- the --

3 ANTHONY DAVLIN: -- built on top of it. We went  
4 out 10' to the right. So the -- where the glass blocks are  
5 --

6 WENDY LEISERSON: Yep.

7 ANTHONY DAVLIN: -- to answer your question,  
8 that's all new construction.

9 WENDY LEISERSON: Okay.

10 ANTHONY DAVLIN: And -- but basically the  
11 building, the roof was taken off, we kept the four walls of  
12 the existing structure and reinforced it.

13 WENDY LEISERSON: Yep.

14 ANTHONY DAVLIN: And went out 10', and then we  
15 went up 1.5 stories.

16 WENDY LEISERSON: So if I understand the history  
17 on this one, we had this original one-story structure that  
18 was 10' further set back from the abutters' neighborhood,  
19 right? And then you went 10' out towards the abutters? And  
20 that's the -- now an existing nonconformity. Is that  
21 correct? Is that what's going on here?

22 ANTHONY DAVLIN: It's conforming.

1           WENDY LEISERSON: It's conforming. So the one on  
2 the right is conforming to the 10' that you added --

3           ANTHONY DAVLIN: The only --

4           WENDY LEISERSON: -- in the past, yeah. Okay.

5           ANTHONY DAVLIN: -- the only thing that they --  
6 their driveway was under 10'. So as part of their bill of  
7 sale, the fence that we built -- and then we built a fence  
8 later on, which was a lot of -- the neighbor wasn't happy  
9 when we built the fence, but basically, we've permitted --  
10 we've given them the easement. They have a 10' driveway  
11 now.

12           WENDY LEISERSON: That was part of their sale to  
13 you that you negotiated this easement situation?

14           ANTHONY DAVLIN: That was sort of -- the title was  
15 a little messed up. Their uncles owned it, and --

16           WENDY LEISERSON: Mm-hm.

17           ANTHONY DAVLIN: -- Joe DiSimone, his mother had  
18 died, so she had an ownership right, and the title -- it was  
19 just a big, messed up thing. And so, as part of the sale,  
20 we agreed to give them an easement and make their driveway  
21 wider.

22           WENDY LEISERSON: Mm-hm. So that was their sale

1 of the property to you; the easement was part of that, I get  
2 that. Whatever the --

3 ANTHONY DAVLIN: They weren't the sellers, but  
4 they were --

5 WENDY LEISERSON: No, I meant --

6 ANTHONY DAVLIN: -- part of the --

7 WENDY LEISERSON: Yeah.

8 ANTHONY DAVLIN: -- to the sale, to the easement.  
9 Because the title was on -- there was some confusion as to  
10 who actually owned the building. It's like his uncles or --  
11 and --

12 WENDY LEISERSON: Okay. Well, that family's sale  
13 to you --

14 ANTHONY DAVLIN: Yep.

15 WENDY LEISERSON: -- resulted in an easement --  
16 got it -- for the driveway. All right, so --

17 ANTHONY DAVLIN: Yep.

18 WENDY LEISERSON: And then you went -- after the  
19 sale, you then built up and out, correct?

20 ANTHONY DAVLIN: We went out where the glass block  
21 is. We went out 10'. And then we went up. And then --

22 WENDY LEISERSON: A second story? Yeah.

1           ANTHONY DAVLIN: So the only setback that changed  
2 was the right-hand. But that actually -- even in 2004, I  
3 mean we're basically -- it's about 10'. So that actually is  
4 to code.

5           WENDY LEISERSON: Okay. And then -- got it. So  
6 -- and as far as I'm understanding it, the neighbors have no  
7 opposition to your -- the proposed changes on the other  
8 parts of the house away from this lot line?

9           ANTHONY DAVLIN: Yeah.

10          WENDY LEISERSON: But if -- when it's their  
11 opportunity to speak, they can clarify that.

12                  And then when we go up to the top of what you're  
13 trying to do, it's just -- I don't mean to be painstaking,  
14 but I just want to make sure I really understand because of  
15 the plans of things here: can you show me what's happening  
16 inside?

17                  Where's the sketch, Olivia? If you could put it  
18 on. So what are these linear lines representing here?

19          MIKE HANRAHAN: That's decking.

20          WENDY LEISERSON: Decking. Okay. So -- and this  
21 is the third story, correct?

22          ANTHONY DAVLIN: Mike?

1 MIKE HANRAHAN: Yep.

2 WENDY LEISERSON: Yes.

3 ANTHONY DAVLIN: Yep.

4 WENDY LEISERSON: Okay. And so, right now, is  
5 there a part third story or no third story?

6 ANTHONY DAVLIN: No, no, there is.

7 MIKE HANRAHAN: There is.

8 WENDY LEISERSON: There is a full third story, but  
9 you're just expanding the --

10 MIKE HANRAHAN: Yep.

11 WENDY LEISERSON: -- space that way --

12 ANTHONY DAVLIN: The bed --

13 WENDY LEISERSON: -- correct?

14 ANTHONY DAVLIN: -- the bed to the left of the  
15 spiral stairs is a third story. The double height space --  
16 there's a double height space you can exit in. That's in  
17 the third story.

18 The space to the right of the circular staircase  
19 is a bedroom right now.

20 WENDY LEISERSON: Okay.

21 ANTHONY DAVLIN: And a bathtub. We didn't draw  
22 that in. But that's -- we're just building out a little

1 more of the third story, but not completely. Because the  
2 front deck would still be open; the front roof deck.

3 WENDY LEISERSON: So is it possible for you to  
4 achieve what you need to achieve for your purposes of  
5 expanding your family in the future without going further  
6 into the setback?

7 ANTHONY DAVLIN: Which --

8 WENDY LEISERSON: Because I see all this decking  
9 on the --

10 ANTHONY DAVLIN: Which --

11 WENDY LEISERSON: -- third floor.

12 ANTHONY DAVLIN: Um --

13 WENDY LEISERSON: So I'm trying to figure out why  
14 is all that decking there? Why does it force you to move  
15 into the setback? Why can't --

16 ANTHONY DAVLIN: Um --

17 WENDY LEISERSON: -- why can't you do what you're  
18 trying to do without encroaching?

19 ANTHONY DAVLIN: Um --

20 MIKE HANRAHAN: My understanding of the rules is  
21 that all of the decking system's in the setback. So if we  
22 were to -- on the right-hand side of the screen is the

1 proposed space.

2           If we were to basically shift that room to any  
3 other place in the current decking, I think we would still  
4 be having this conversation is my understanding of the  
5 rules.

6           WENDY LEISERSON: Unless it were moved to the left  
7 side of the building, correct?

8           ANTHONY DAVLIN: The only thing by right that can  
9 be built out is the back right-hand corner. And that  
10 actually -- we could increase the cantilever out so it was  
11 actually even greater to the new code, which is a 5'  
12 setback.

13           So the proposed plans have like a bedroom and then  
14 a new office. And then on the left-hand side it's a -- I  
15 made a -- not a deal with the devil, but the original house  
16 was made with a guy that worked at [Unclear] and I basically  
17 didn't have a lot of funds. And I basically built whatever  
18 he designed. It was -- and it's a very cut-up house. It  
19 has weird traffic.

20           It's not the best house for living. We're just  
21 sort of trying to make it more livable space, and it's --  
22 all the existing bedrooms are 10' x 10'. They don't really

1 fit a normal -- like a decent-sized bed and have a good room  
2 for people.

3 The current occupants are actually in a bedroom  
4 that is under 100 square feet. So it's extremely -- the  
5 decks make it extremely cut up right now. But -- and --

6 WENDY LEISERSON: Well, I appreciate -- you know  
7 -- the difficulties. Because I can see them online trying  
8 to understand what's going on in the house.

9 But I think I'm having trouble being able to vote  
10 on this; one, not having seen the additional documentation  
11 in a timely manner; two, not really understanding the plans  
12 as drawn in terms of what's going on to understand.

13 MIKE HANRAHAN: I mean, I could follow --

14 WENDY LEISERSON: And three, there's no light  
15 study and -- but again, I'll wait to hear from your  
16 neighbors. Perhaps their position has changed. But for  
17 now, I'm going to leave it to other people to speak while I  
18 try to figure out what's going on.

19 STEVEN NG: Yeah. No, thank you, Wendy. I also  
20 share a level of confusion with the documentation.

21 ANTHONY DAVLIN: Mm-hm.

22 STEVEN NG: I don't think it's very clear what's

1 being proposed, and --

2 ANTHONY DAVLIN: Mm-hm.

3 Well, can we -- can we --

4 STEVEN NG: -- I have some experience in the  
5 architecture and building industry, and I think it's missing  
6 a lot of information. You don't have an updated site  
7 survey.

8 ANTHONY DAVLIN: Mm-hm.

9 STEVEN NG: We need to really understand what's  
10 going on. So -- and I, like the units of measurement, I  
11 mean, just some basic information on these drawings are not  
12 there for me to really get a grasp of what you're proposing.

13 ANTHONY DAVLIN: Can we just -- I mean, even if we  
14 continue it, I'd like to continue to talk about it some more  
15 so that I get your viewpoints. Can we look at the  
16 renderings? Because I think that's the best. Can we look  
17 at 13?

18 So -- and I appreciate your patience just so that  
19 we can at least understand more of what's going on with the  
20 building.

21 So if you look at the Sciarappa Street side right  
22 now on the rendering, in the center you see some vertical

1 windows -- two, four, six, eight vertical windows, and then  
2 some cloistering windows on top. Do we see that?

3 STEVEN NG: Yes.

4 WENDY LEISERSON: I actually see 10 windows.

5 ANTHONY DAVLIN: Ten? Sorry. Two, four, six,  
6 eight, 10. Okay.

7 WENDY LEISERSON: Yeah.

8 ANTHONY DAVLIN: So that -- on the Sciarappa  
9 Street side, that's the addition we're proposing. And  
10 basically, it's joining on the -- towards the Winter Street  
11 side there's a kitchen, and then on the left-hand side  
12 there's a little sitting area. So we're basically  
13 connecting those two and filling in the deck on those two  
14 sides.

15 And then above it where the channel glass is on  
16 the upper left-hand corner, and we're making the area with  
17 the cloistering windows a walk-in closet.

18 So it's basically -- it's making the channel  
19 glass area, giving it a closet, giving that bedroom a  
20 closet, and right below it we're joining the two; the  
21 kitchen and the little living room to make a little coffee  
22 area. So I think that side at least is pretty easy to

1 understand.

2 But -- but it's -- it is a pretty crazy house.

3 But I think -- can I answer any questions about this side of  
4 the building?

5 STEVEN NG: Your drawings are calling out quarter  
6 scale, but you have dimension strings. Is that metric?

7 ANTHONY DAVLIN: No, they're -- you know, I'm not  
8 an architect, I'm an artist, and -- but I think the intent  
9 of the -- and we can get an architect involved with this and  
10 clean up the drawings, but my question, just so that we can  
11 -- obviously we're going to continue this, but can we just  
12 go over the meat of this, which is the Sciarappa Street  
13 side? Are we clear on what this addition -- what we're  
14 proposing on this side?

15 WENDY LEISERSON: You -- on this side, you're  
16 proposing a walk-in closet and a coffee area, is that what I  
17 understood?

18 ANTHONY DAVLIN: Yes, that's correct.

19 WENDY LEISERSON: And those are adjacent to --  
20 it's expanding a bedroom, I assume, a master bedroom suite  
21 or something?

22 ANTHONY DAVLIN: We're adding a closet to the

1 channel glass area.

2 WENDY LEISERSON: Yep.

3 ANTHONY DAVLIN: Yep. So I think that area is  
4 pretty -- okay. And then can we move to the -- yeah, the  
5 other side we could do a lot more renderings. And we could  
6 do a computer walk-through, because it is a -- with the -  
7 there is a roof deck, there's a courtyard, there's just a  
8 ton going on. It's really -- it would be hard to understand  
9 that's without a walk-through.

10 But we do have a neighbor at 66 who is concerned  
11 about the light being blocked from the front setback area  
12 basically where those glass blocks on the third floor are,  
13 although, they don't have many windows that are actually  
14 facing that area of the building. But that's sort of what  
15 the -- what people aren't very happy about.

16 And there's also a lot of personal animus from --  
17 you know, living next to this crazy house, which went under  
18 construction for a long time.

19 So there is the history, you know, of living next  
20 to a construction site for a couple years, which didn't make  
21 people very happy.

22 WENDY LEISERSON: I'm -- you know, it's -- we

1 can't -- I'm not necessarily interested in --

2 ANTHONY DAVLIN: Sure; personal --

3 WENDY LEISERSON: -- personal history here, but I  
4 am interested in the fact that the bulk of this house  
5 without an increase in housing stock necessarily is a  
6 different -- you know -- just getting to the intent of the  
7 Zoning Ordinance here; overcrowding and light and shadow and  
8 things like that are relevant to our analysis.

9 So I'm just -- I'd like to understand that,  
10 especially as over time this building has continued to be  
11 expanded. So -- and putting aside, I mean it's neutral as  
12 to who the people are; I just want to understand what's  
13 going on.

14 ANTHONY DAVLIN: Are you saying the light studies  
15 are not part of -- that's not a concern for Zoning?

16 WENDY LEISERSON: No, I said light is a concern.

17 ANTHONY DAVLIN: Oh.

18 WENDY LEISERSON: What is not concern is --

19 ANTHONY DAVLIN: Personal animus, I understand.

20 WENDY LEISERSON: Personal animus, yeah.

21 ANTHONY DAVLIN: The thing is is that even with  
22 these additions, we're still 15' from the neighbor's house,

1 and current zoning in Cambridge is within five feet. So  
2 we're -- there's a ton of open space between the two  
3 structures. And so -- but it's up to you to decide if  
4 that's -- you know, it's not -- I'm not on the Zoning Board.

5 But the fact is there's quite a bit of area  
6 between the two buildings. And even if we, by right, built  
7 out the back of it, we're only talking about the front  
8 Winter Street box, you know, the two big glass block windows  
9 that are at a 90 degrees to each other.

10 But I understand. You know, I'm not -- we're just  
11 proposing this and we're getting input from you and, you  
12 know, we appreciate it.

13 I guess one question is are you -- could we -- are  
14 you able to approve the Winter Street side additions, or  
15 would you like to just sort of have us give you better  
16 drawings and maybe make a walk-through on a computer?

17 And I guess, you know, can we get some direction?  
18 You know, we'd like to know what your feelings are about  
19 this right now.

20 STEVEN NG: I don't think there's a need for an  
21 animated walk through the interior --

22 ANTHONY DAVLIN: Mm-hm.

1 STEVEN NG: -- of the building. I think --

2 ANTHONY DAVLIN: kind of.

3 STEVEN NG: -- I just need documentation that kind  
4 of explains what's happening, and then in plan with some  
5 dimensions --

6 ANTHONY DAVLIN: Mm-hm.

7 STEVEN NG: -- room names, you know. I -- it's  
8 got to stand on its own for the record.

9 ANTHONY DAVLIN: Okay.

10 STEVEN NG: And then I think the survey doesn't  
11 really show -- let's see the date of this, yeah, December 3,  
12 2020 -- it's not referring to kind of the addition you're  
13 adding. So that survey is not really helping us, it's just  
14 making it more confusing for me.

15 ANTHONY DAVLIN: But the survey -- we're not  
16 adding anything to the footprint, so it doesn't really  
17 affect the -- you know, the survey. It doesn't affect the  
18 building outline. Do you mean, like a --

19 STEVEN NG: But your cantilever is kind of coming  
20 over the depth of the balcony, isn't it?

21 ANTHONY DAVLIN: It's lined up with the balcony,  
22 yeah. I mean, so it's basically -- you mean like a site

1 plan, not a plot plan? So you want -- basically you want to  
2 see the footprint of the building reflected sort of viewing  
3 it from space, looking, like down what it would look like?  
4 And with lot lines drawn from that addition, from the  
5 cantilever?

6 STEVEN NG: Yeah. I think that would help us  
7 understand this a little better.

8 ANTHONY DAVLIN: Okay. I mean, we're -- basically  
9 we're adding three feet to the right-hand side of the  
10 building, but we can do that. And you want to -- we weren't  
11 told that the neighbor -- that you want a support letter,  
12 but we can get that from the neighbor.

13 So Mike, what do you think?

14 MIKE HANRAHAN: I'm sorry, on which part?

15 ANTHONY DAVLIN: Do you think we should continue?  
16 So I guess we could continue the case and get you better  
17 documents of -- about the building.

18 MIKE HANRAHAN: Yeah, we're ready to do it.

19 STEVEN NG: Any other questions from fellow Board  
20 members on this one?

21 WENDY LEISERSON: Just a technical question,  
22 Steve. Is it --

1           STEVEN NG: Yeah.

2           WENDY LEISERSON: -- is the letter supposed to  
3 come from the condo association or does -- is it, I don't  
4 know what the rule is here, so I'm asking.

5           OLIVIA RATAY: If it is a true condo association,  
6 it will need to be a condo association letter.

7           ANTHONY DAVLIN: I was actually told that -- not  
8 that it matters at this point -- that that wasn't a Zoning  
9 issue, but maybe I spoke to the wrong -- I didn't understand  
10 what they were saying, but whatever.

11           So it's worth, like -- we shouldn't give up on  
12 this, there were? You're willing to look at it again if we  
13 get you better drawings and go from there?

14           STEVEN NG: Yeah. I guess I don't want to make a  
15 decision until I get a better understanding of what's --

16           ANTHONY DAVLIN: Mm-hm.

17           STEVEN NG: -- you know, what you're trying to do  
18 here.

19           ANTHONY DAVLIN: And do you want a sun study on  
20 the Sciarappa Street side? A shadow study? How it would  
21 impact the building next door?

22           STEVEN NG: Is -- how do my fellow Board members

1 feel about that?

2 DANIEL HIDALGO: I personally don't need one. I  
3 mean, I'm interested in hearing what the neighbors have to  
4 say, but I guess I'm less -- I don't require it.

5 ANTHONY DAVLIN: There is a four-page letter that  
6 was submitted today from the neighbor. I mean, basically,  
7 the big concern was the sun -- from her. And then also  
8 about, you know, my -- if I had a license and then whether  
9 the drawings were up to code and things like that.

10 But I think in terms of what -- of any relevance  
11 would be, you know, a sun study in terms of what the  
12 neighbor -- that's what the neighbor's really worried about;  
13 that it's going to block their light. And there's a letter  
14 on file that they sent -- that they submitted today.

15 WENDY LEISERSON: I would encourage you to have a  
16 conversation with your neighbor about whether a light study  
17 would reassure them or not before going the expense of it.  
18 So.

19 ANTHONY DAVLIN: Okay. So -- so you don't really  
20 -- the Board does not want to look at a light study, the  
21 light study would only be good to give to the neighbor to  
22 see if it would make them happy, but you as the Board, it's

1 not an important element?

2 WENDY LEISERSON: I'm saying that I personally on  
3 the Board am not requiring it, but if it would be persuasive  
4 to the Board's findings in light of the opposition that you  
5 will be receiving, then you may choose to present one.

6 ANTHONY DAVLIN: Right. Okay. But if we do a  
7 light study and the neighbor still isn't happy, which we  
8 anticipate that the case, is it -- should we still do it? I  
9 guess would it really -- would it help the Board at all?

10 I know I'm asking the same question over again,  
11 but I just want to be clear about that. I just want to  
12 understand this better.

13 STEVEN NG: Well, I think it's best for any  
14 applicant to take the time and review the proposed design  
15 and the application with all -- you know, any abutters who  
16 have questions --

17 ANTHONY DAVLIN: Mm-hm.

18 STEVEN NG: -- or concerns --

19 ANTHONY DAVLIN: Mm-hm.

20 STEVEN NG: -- so that, you know, you can  
21 hopefully come to some agreement with them. And I know the  
22 letter, they shared -- submitted a letter today, but it had

1 several points of concern. So, you know, I think you got to  
2 do what you can to work with folks who, you know, have  
3 concerns about your application.

4 ANTHONY DAVLIN: Right. I mean, there are -- it  
5 is in a corner. There are like 30 abutters or something,  
6 but we're happy to talk to them and try to make them happy.

7 WENDY LEISERSON: It is always the case, I find,  
8 in any Zoning matter that the people immediately adjacent to  
9 the property are the ones that are the most impacted. So  
10 those are the ones I would like to hear their concerns  
11 about.

12 Thank you.

13 ANTHONY DAVLIN: Okay. But I think -- okay.  
14 Sounds good. So we'll keep working at this, and I  
15 appreciate your -- because okay, can we continue this?

16 VIRGINIA KEESLER: I just have one question before  
17 we move on from Board --

18 ANTHONY DAVLIN: Sure.

19 VIRGINIA KEESLER: -- questions.

20 I'm just looking at the Dimensional Information  
21 Table. And it's saying that none of the setbacks are  
22 changing. And maybe this is also my confusion a little on

1 the plans, but is that correct -- I mean, that seems not  
2 correct to me?

3 ANTHONY DAVLIN: Yeah, I talked to Olivia today.  
4 There was a mistake on the --

5 VIRGINIA KEESLER: Okay.

6 ANTHONY DAVLIN: -- left-hand setback, yeah. And  
7 she said --

8 VIRGINIA KEESLER: Okay.

9 ANTHONY DAVLIN: -- we could update that after the  
10 application.

11 VIRGINIA KEESLER: Okay.

12 ANTHONY DAVLIN: Yeah.

13 VIRGINIA KEESLER: Thanks.

14 ANTHONY DAVLIN: I mean, the issue isn't -- the  
15 big thing is the front setback is that's sort of what we're  
16 going after. It's not the side setback.

17 But I guess if you're applying for relief on the  
18 front setback, it's -- I don't know, it's -- the side  
19 setback is still a concern.

20 STEVEN NG: Okay, Mr. Davlin. I will make a  
21 motion to the Board for a continuance for this item, but I'd  
22 like to -- since you were on the Agenda for this evening,

1 I'd like to open it to public comment at this time, just in  
2 case anyone who joined us has -- you know, some comments to  
3 share.

4 So we do -- you've -- we did receive a letter  
5 today, May 14, 2026, from 64 Winter -- no, it's from --

6 MIKE HANRAHAN: It would be were probably 66; 64  
7 is my own home.

8 STEVEN NG: Yeah. 66 Winter Street, Joe and Sara  
9 Desimone. And they had several concerns about the project,  
10 questioning -- you know -- concerns about the cantilever,  
11 encroachment, inadequate space, and a second item:  
12 inaccurate dimensions in the application which are creating  
13 some confusion to understand what's happening.

14 They had some concerns with impacts on light, air,  
15 and neighborhood character impacts as well, followed by  
16 their concerns about -- require a sun and shadow study of  
17 the project, and how it would impact their property.

18 And some other -- some comments regarding, you  
19 know, information, nonstandard measurement system used in  
20 submitted plans and just questioning -- perhaps, you know,  
21 recommending an architect or construction consulting or some  
22 type of engineer could assist you with developing

1 documentation that presents your project a little more  
2 clearly for review.

3           And yeah. "At a minimum, we request the Board  
4 require the applicant to provide verified as-built drawings  
5 reflecting actual current conditions, plans prepared and  
6 standard measurement units, professionally prepared sun and  
7 shadow study, and confirmation that the design or the plans  
8 is appropriately licensed under Massachusetts State Law."

9           So -- you know, they --

10           ANTHONY DAVLIN: That part is --

11           STEVEN NG: No, you don't -- no need to respond  
12 back, Mr. Davlin --

13           ANTHONY DAVLIN: Yep.

14           STEVEN NG: -- I'm just stating what their  
15 comments are, and as -- you know, if your abutters are --  
16 have these types of concerns, I strongly recommend you  
17 schedule time to meet with them.

18           MIKE HANRAHAN: For clarity, I did spend time  
19 speaking with her for about an hour yesterday.

20           STEVEN NG: Okay, thank you. Thank you for that.  
21 But now, we'll also open it up to public comment online.

22           Any members of the public who wish to speak should

1 now click the icon at the bottom of your Zoom screen that  
2 says, "Raise hand."

3 If you're calling in by phone, you can raise your  
4 hand by pressing \*9 and unmute or mute by pressing \*6. I'll  
5 now ask Staff to unmute the speakers one at a time.

6 You should begin by saying your name and address,  
7 and Staff will confirm that we can hear you. After that you  
8 will have up to two minutes to speak before I ask you to  
9 wrap up.

10 OLIVIA RATAY: Belinda Watt?

11 BELINDA WATT: Can you hear me?

12 STEVEN NG: Yes, we can.

13 BELINDA WATT: My name is Belinda Watt. I reside  
14 at 79 Dana Street in Cambridge. I'm a friend of Sara and  
15 Joe Desimone, who live at 66 Winter Street. She asked me if  
16 I would read her letter. They have had a -- they have a  
17 long-standing family event tonight that they could not miss.  
18 I'm probably going to run out of time, so just let me know.

19 "Dear members of the Board of Zoning Appeal,  
20 We're contacting you about our concerns regarding the  
21 pending application for a special permit to construct  
22 additions on the second and third floors of the property

1 located at 60-64 Winter Street, situated on the corner of  
2 Sciarappa and Winter Streets.

3 "The applicants have requested a special permit to  
4 allow them to build additions on the second and third floors  
5 within the required 10' setback. We are abutters who live  
6 directly adjacent to this property in very close proximity.  
7 Our home is located at 66 Winter Street, and it is only our  
8 driveway with an easement between our homes.

9 "Our family has lived at 66 Winter for four  
10 generations, and Joe is a lifelong resident of our home.  
11 The property at 60-64 Winter was once a garage that was part  
12 of our property owned by Joe's grandfather.

13 "The former owner, Anthony/Tony Davlin, purchased  
14 the property from Joe's family and conducted years of  
15 lengthy construction that he self-designed and implemented.  
16 The years of construction that we experienced were difficult  
17 and spanned over 20 years with different projects.

18 "We've been very happy with current owners Mike  
19 Hanrahan and Sloane Phillips, and do not wish them any ill  
20 will, but we have grave concerns for the proposed cantilever  
21 and the impact to space and light as a result of this  
22 construction within the requisite 10' setback.

1           "The current proposal includes a cantilever that  
2 extends toward our property and enclosure of roof decks.  
3 Any cantilever or extension within the 10' setback, either  
4 on the side of the house towards our property or the rear of  
5 the house, would impact on our property by limiting light  
6 and space.

7           "It is our understanding that the new Cambridge  
8 Zoning Laws were only recently enacted to allow for greater  
9 leniency for residential construction, but setback  
10 requirements were given great consideration and deference,  
11 and were maintained to prevent expansion such as this that  
12 would infringe upon light and space for houses in close  
13 proximity.

14           "There is no hardship or justification that would  
15 warrant expansion within the required setback. However, we  
16 have no objection to their proposal on the east side of the  
17 house that borders Sciarappa Street.

18           "It is our understanding the proposed construction  
19 on the Sciarappa Street side of the building will only  
20 include an existing space and will not expand the width of  
21 the structure. It's only on the west side of the building  
22 towards our home that expansion is proposed that would

1 extend both the width and height of the house.

2 "We have particular concerns about this  
3 construction because we were informed that the designs for  
4 this proposal requesting a special permit within the setback  
5 have been drafted by the former owner, Tony Davlin, and he  
6 is acting as the Project Manager.

7 "Mr. Davlin is not an architect; Mr. Davlin is a  
8 glass artist who designed and built the current structure.  
9 At one point, his glass studio was on the first floor of the  
10 residence, before he converted it into living space and sold  
11 it as a separate unit.

12 "The current owners apparently needed to consult  
13 Mr. Davlin to know where things were located because of the  
14 unorthodox manner in which he constructed the property.  
15 There were many unorthodox practices employed by Mr. Davlin,  
16 such a person jackhammering our driveway one day while  
17 wearing a bicycle helmet, or returning from a vacation to  
18 find dirt deposited in our driveway up to the second-floor  
19 windows that had been excavated from the property.

20 "I mention this because of our concerns with the  
21 measurements and inability to trust the proposed designs  
22 that do not include exact measurements; only proposed

1 elevations, and are not submitted in typical architectural  
2 standards.

3 "The drawings lack important dimensions, which  
4 should be in feet and inches, labels and notes. They do not  
5 show the existing elevations, so the proposed elevations are  
6 difficult to understand, and the elevations do not show the  
7 surrounding context, such as adjacent houses.

8 "Since the space and proximity are so tight in  
9 this area, every line of demarcation is important and needs  
10 to be exact. We lived with almost 20 years of construction  
11 with Tony Davlin, and allowed much of the construction to  
12 occur; however, we are concerned about additional  
13 construction, particularly with Mr. Davlin involved with the  
14 design and implementation.

15 "The dimensions of the existing property in the  
16 current proposal are unclear, and differ from a prior  
17 variance appeal Mr. Davlin filed with the City in December  
18 2022.

19 "While we do not totally oppose Mr. Hanrahan and  
20 Ms. Phillips' proposed construction, we ask that the  
21 construction not include a cantilever or extension towards  
22 our home or behind their home within a 10' setback, as it

1 would impact on our space and light.

2 "We are also concerned with the addition of an  
3 enclosure of the second and third floor at their currently  
4 open roof deck, as that allows light to filter through to  
5 our home. The property is already looming and larger than  
6 any of the other homes in the neighborhood.

7 "After careful review of the application materials  
8 and given our direct proximity to the subject property, we  
9 respectfully urge the Board to deny the special permit  
10 request for the reasons set forth below, or that alterations  
11 be made that would remove the proposed extension towards our  
12 home and any structure or enclosure that would inhibit  
13 valuable light and space.

14 "Number one, --

15 STEVEN NG: Ms. Watt, I think I'll -- I --

16 BELINDA WATT: Thank you. I understand that.

17 STEVEN NG: -- but I think you -- yeah, you  
18 captured the initial items in the letter, and I mentioned  
19 the --

20 BELINDA WATT: Yeah.

21 STEVEN NG: -- six other concerns, so.

22 BELINDA WATT: Can I-- there's a couple more lines

1 at the end where she says, "Mr. Hanrahan and Ms. Phillips  
2 have been very nice neighbors, and we appreciated their  
3 willingness to communicate with us." And I think that that  
4 last part is they are open to conversation and I'll leave it  
5 at that.

6 STEVEN NG: Thank you, Ms. Waters (sic). Thank  
7 you so much.

8 BELINDA WATT: Thank you for hearing me.

9 OLIVIA RATAY: Phone number ending in 8311.

10 HEATHER HOFFMAN: Hello. Heather Hoffman, 213  
11 Hurley Street. I remember the transformation of this  
12 property, and I remember when Mr. Davlin came to the East  
13 Cambridge Planning Team at the start of it and he wanted to  
14 make it his studio.

15 But that's not the reason that I'm calling. I'm  
16 calling because I'm a real estate lawyer, I'm a Title  
17 Examiner, and I can explain to you how the condo laws work.  
18 And I think that's important.

19 The reason you have to get the other people who  
20 are in the entire condominium to consent is because you're  
21 going to have to amend the Master Deed. You are encroaching  
22 on what is currently common area, and because in general the

1 outside of the building is common area, and you're going to  
2 have to amend the Master Deed because you're changing what  
3 this Unit 64 is.

4 So you're going to have to get an architect or a  
5 surveyor -- someone with a license to draw those plans, and  
6 you're going to have to get the other owner to sign these --  
7 the amendment. So -- so that's why before you get to that  
8 point, it's really good to have their buy-in on this.

9 Thanks.

10 MIKE HANRAHAN: Yep. Thank you. And for clarity,  
11 I do have that. I will get it in writing, but I appreciate  
12 the clarification on the rules.

13 STEVEN NG: Thank you, Ms. Hoffman.

14 OLIVIA RATAY: Howard Kaufman?

15 HOWARD KAUFMAN: Hi. I'm Howard Kaufman. I live  
16 at 60 Winter Street. I'm the other owner and member of the  
17 Homeowners Association. I'm aware of the plans, and I'm  
18 very supportive of it and can help ensure that we submit a  
19 letter from the Homeowners Association in support of this  
20 project.

21 STEVEN NG: Thank you, Mr. Kaufman.

22 And that's it for public comment. So we'll close

1 the public comment, and I can make a motion to continue.

2 I guess what's the next available date, Olivia?

3 June 11?

4 Mr. Hanrahan, is June 11 a good date?

5 Oh, yes. Are fellow Board members available on

6 June 11 for a continued continuance of this hearing?

7 Wendy?

8 WENDY LEISERSON: I'm just checking --

9 STEVEN NG: Mm-hm.

10 WENDY LEISERSON: -- graduation and senior year

11 activities. Why don't you take a poll of the other Board

12 members?

13 STEVEN NG: Okay. Will do. Virginia Keesler,

14 how's June 11 looking?

15 VIRGINIA KEESLER: I believe I have a work

16 obligation that day, but I'm double checking my calendar as

17 well, so give me one minute as well.

18 STEVEN NG: Okay. And we'll circle back.

19 Daniel?

20 DANIEL HIDALGO: That's fine with me.

21 STEVEN NG: Okay. Good.

22 Esrom?

1           ESROM NEGASH: I should be available.

2           STEVEN NG: Okay. And yeah, I'll -- I'm available  
3 pretty much in June.

4           WENDY LEISERSON: I am available June 11.

5           STEVEN NG: Okay. Thank you, Wendy.

6           VIRGINIA KEESLER: Sorry. Give me one more  
7 minute. I -- my recollection is that I am not, but let me  
8 -- I am also available June 25, which would be the next --

9           STEVEN NG: Yeah.

10          WENDY LEISERSON: -- BZA meeting, if -- just  
11 anticipating that Virginia is not available.

12          STEVEN NG: Does that work better for you,  
13 Virginia, June 25?

14          VIRGINIA KEESLER: June 25 would work better, yes.

15          STEVEN NG: Okay. And Dan and Esrom, and does  
16 that work for you?

17          ESROM NEGASH: Yes.

18          STEVEN NG: Both?

19          DANIEL HIDALGO: Yes. Daniel yes.

20          STEVEN NG: Okay. So moved. And yes.

21          Mr. Hanrahan, does June 25 work?

22          MIKE HANRAHAN: Yeah, I can make either of those

1 dates. So whatever works for the Board is fine on our side.

2 STEVEN NG: Okay. Great. Thank you so much.

3 So let me make a motion to continue the matter of  
4 BZA Case No. 1206059 for 60-64 Winter Street, Unit 64,  
5 located in Cambridge, Mass., to the June 25, 2026, hearing  
6 on the condition that the petitioner change the posting sign  
7 to reflect the new date of June 25 and the time of 6:00 p.m.

8 Also, that the petitioner sign a waiver to the  
9 statutory requirements for the hearing. This waiver can be  
10 obtained from Maria Pacheco or Olivia Ratay at the  
11 Inspectional Services Department.

12 I ask that the petitioner sign a waiver and return  
13 it to the Inspectional Services Department by a week from  
14 this coming Monday. Failure to do so will de facto cause  
15 this Board to give an adverse ruling on this case.

16 Also, that there is -- if there are any new  
17 submittals, changes to the drawings, dimensional forms, or  
18 any supporting statements that those be in in the file by  
19 5:00 p.m. on a Monday prior to the continued meeting date.

20 ANTHONY DAVLIN: Do you have that date?

21 STEVEN NG: June 25 and then -- hold on --

22 MIKE HANRAHAN: I believe it's the twenty-second

1 will be the Monday.

2 STEVEN NG: Yeah. June 22, 5:00 p.m.

3 ANTHONY DAVLIN: Okay.

4 STEVEN NG: And on a voice vote, the motion to  
5 continue this matter until June 25, Wendy Leiserson?

6 WENDY LEISERSON: Wendy Leiserson in favor.

7 STEVEN NG: Thank you. Virginia Keesler?

8 VIRGINIA KEESLER: Virginia Keesler in favor.

9 STEVEN NG: Thank you. Daniel Hidalgo?

10 DANIEL HIDALGO: Daniel Hidalgo in favor.

11 Esrom Negash?

12 ESROM NEGASH: Esrom Negash in favor.

13 STEVEN NG: Thanks. And Steven Ng in favor.

14 [All vote YES]

15 STEVEN NG: So that's a 5:0 vote, and the motion  
16 to continue passes to June 25. Thank you so much.

17 MIKE HANRAHAN: Thank you all for your time.

18 ANTHONY DAVLIN: Thank you.

19

20

21

22

## **60-64 Winter street Facts**

First zoning hearing for as-built design : 2004

Architect on record : **Lorenzo Matti of Moshe Safdie Architects** - was present at zoning hearing and name attached to zoning application/plan (minutes on file at city hall).

Structural engineer on record : **Liao Associates Bridgewater Mass.**

**Building Permit granted with stamped structural drawings from Liao Associates** (on file at city hall) . All building permits closed and passed to code . Most residential projects in Cambridge do not include structural stamped drawings .

**Complaints on file during construction and objections during previous zoning hearings : 0 (ZERO) .**

Building was not “Under construction for 20 years” as not even owned for 20 years.

Builder : Anthony Davlin - a home builder and licensed fire sprinkler contractor in Ogunquit Maine . Mr Davlin is a skilled builder and also has over 15 patents including most recently a US patent regarding residential construction insulation technology and practice (US patent 11,255,094).

Original house/land sold by Sico uncles as the original deed shows-not the grandfather of Joseph DeSimone. Neighbor DeSimone was granted an easement due to title issues with his uncles . Said easement has been “gifted” to 66 Winter occupants by 64 Winter owners by virtue of a metal fence.

**June 17, 2026**

**Cambridge Board of Zoning Appeal**

City of Cambridge  
831 Massachusetts Avenue, Second Floor  
Cambridge, MA 02139

**Re: Letter of Support for Proposed Construction at 64 Winter St**

Dear Members of the Board:

I am the owner and resident of 60 Winter Street which is adjacent to 64 Winter Street, owned by Michael Hanrahan and Sloane Phillips.


As a Trustee of the Condominium Trust, I am writing to express my support for the proposed construction and renovation work at 64 Winter St that is the subject of the application before the Cambridge Board of Zoning Appeal.

I have reviewed the general scope of the proposed project and do not believe the proposed construction will adversely affect my unit, my use and enjoyment of the property, or the condominium as a whole.

As an abutting condominium owner and neighbor, I have no objection to the requested zoning relief and respectfully encourage the Board to approve the application.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Howard L. Kaufman".

Howard Kaufman

60 Winter St  
Cambridge, MA 02141