

# CITY OF CAMBRIDGE

## BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAR 28 AM 11:50

FILED IN THE CITY CLERK'S OFFICE  
2023 MAR 28 AM 11:50

### BZA Application Form

**BZA Number: 215873**

#### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, Brianna McHorse and David Laibstain C/O Adam Dash, Esq.

**PETITIONER'S ADDRESS:** 48 Grove Street, Somerville, MA 02144

**LOCATION OF PROPERTY:** 65 Sparks St., Unit 4, Cambridge, MA

**TYPE OF OCCUPANCY:** Residential

**ZONING DISTRICT:** Residence A-2 Zone

**REASON FOR PETITION:**

/Dormer/

#### **DESCRIPTION OF PETITIONER'S PROPOSAL:**

Construct two dormers, one on the front and one on the rear.

#### **SECTIONS OF ZONING ORDINANCE CITED:**

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

Original  
Signature(s):

*(Petitioner (s) / Owner)*

Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions,  
Michael O'Brien, Brianna McHorse and David Laibstain, C/O Adam Dash, Esq.

(Print Name)

48 Grove Street, Suite 304  
Somerville, MA 02144

Address:

Tel. No.

617-625-7373

E-Mail Address:

dash@adamdashlaw.com

**Date:** March 27, 2023

**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.

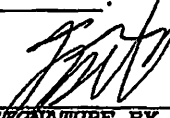
I/We Fearil Patel  
(OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Fearil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Laibstain

\*Pursuant to a deed of duly recorded in the date 8/3/2021, Middlesex South County Registry of Deeds at Book 78390, Page 525; 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.

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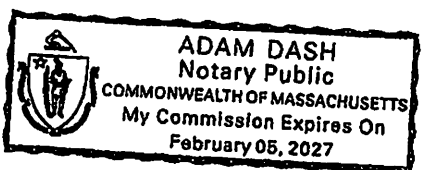
Commonwealth of Massachusetts, County of Middlesex

The above-name Fearil Patel personally appeared before me, this 7<sup>th</sup> of Nov., 2022, and made oath that the above statement is true.

  
\_\_\_\_\_  
Notary

My commission expires 2/5/2027 (Notary Seal).

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



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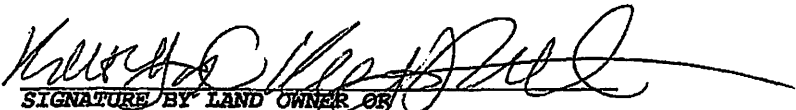
I/We Kiersten C. Kerby-Patel  
(OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Feanli Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Laibstain


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Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

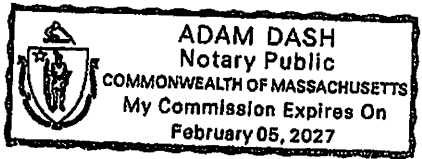
-----  
Commonwealth of Massachusetts, County of Middlesex

The above-name Kiersten C. Kerby-Patel personally appeared before me, this 7th of Nov, 2022, and made oath that the above statement is true.

 Notary

My commission expires 2/5/2027 (Notary Seal).

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



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Ivy Lee (OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Laibstain

\*Pursuant to a deed of duly recorded in the date 8/3/2021, Middlesex South County Registry of Deeds at Book 78390, Page 525; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Ivy Lee  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

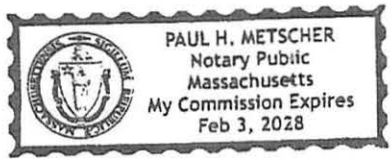
Commonwealth of Massachusetts, County of Middlesex

The above-name Ivy Lee personally appeared before me, this 4th of November, 2022, and made oath that the above statement is true.

Paul H. Metscher Notary

My commission expires Feb. 3, 2028 (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 - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Blake Sessions  
(OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Laibstain

\*Pursuant to a deed of duly recorded in the date 8/3/2021, Middlesex South County Registry of Deeds at Book 78390, Page 525; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_  
Book \_\_\_\_\_ Page \_\_\_\_\_.

Blake Sessions  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

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

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Commonwealth of Massachusetts, County of Middlesex

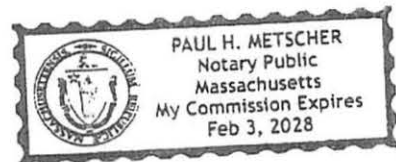
The above-name Blake Sessions personally appeared before me, this 9th of November, 2021, and made oath that the above statement is true.

Paul H. Metscher Notary

My commission expires Feb. 3 2028 (Notary Seal).

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

(ATTACHMENT B - PAGE 3)



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

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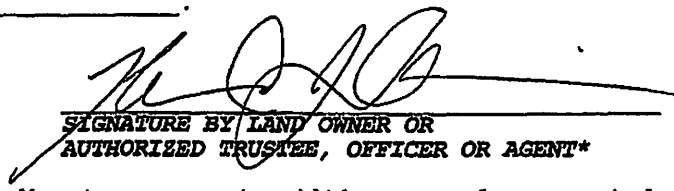
I/We Michael O'Brien (OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Fearll Patel, Klerstan C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Lalbstein

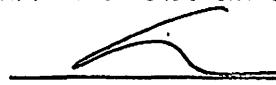
\*Pursuant to a deed of duly recorded in the date 8/3/2021, Middlesex South County Registry of Deeds at Book 78390, Page 525; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

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

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

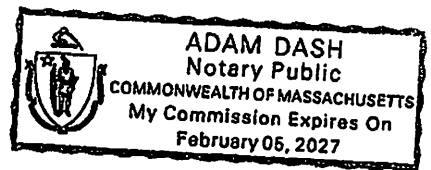
Commonwealth of Massachusetts, County of Middlesex

The above-name Michael O'Brien personally appeared before me, this 7th of Nov., 2022 and made oath that the above statement is true.

 Notary

My commission expires 2/5/2027 (Notary Seal).

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



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We Brianna McHorse \_\_\_\_\_  
(OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Laibstain

\*Pursuant to a deed of duly recorded in the date 8/3/2021, Middlesex South County Registry of Deeds at Book 78390, Page 525; 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.

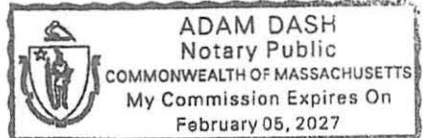
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Commonwealth of Massachusetts, County of Middlesex

The above-name Brianna McHorse personally appeared before me, this 21<sup>st</sup> of Nov., 2022, and made oath that the above statement is true.

[Signature] Notary

My commission expires 2/5/2027 (Notary Seal).

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



**BZA APPLICATION FORM - OWNERSHIP INFORMATION**

**To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.**

I/We David Laibstain  
(OWNER)

Address: 65 Sparks Street, Unit 4, Cambridge, MA 02138

State that I/We own the property located at 65 Sparks Street, Unit 4, Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of \_\_\_\_\_  
Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, BriannaMcHorse and David Laibstain

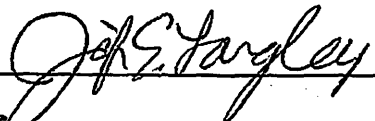
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Book \_\_\_\_\_ Page \_\_\_\_\_.

  
**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 David B. Laibstain personally appeared before me, this 21<sup>st</sup> of Nov, 2022 and made oath that the above statement is true.

 Notary

My commission expires 5/26/2028 (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 65 Sparks St., Unit 4, 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:**

There is no change to the number of units. The construction of the dormers will not be a detriment to the public interest and will match other dormers on the same block. The proposed work enhances the livability of the Premises and continues to fit the characteristics and needs of the neighborhood and community. There will not be any noticeable impact on the overall look, feel, or traffic pattern in the neighborhood.

**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 traffic generated because the number of units and dimensional measurements will remain the same.

**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 adverse effect because the number of units and dimensional measurements will remain the same.

**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 nuisance or hazard because the number of units and dimensional measurements will remain the same.

**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 dormers will not increase the size of the structure and will echo other nearby dormers without changing the number of units. The dormers are needed to create quiet space for home office use, as the residents have a small child and have had to work from home in the child's play space since the pandemic began. The premises does not currently have any home office space for conducting research and attending remote meetings. Due to the pre-existing, nonconforming nature of the premises, Applicants cannot create this needed space without relief. Adding dormers without increasing the number of units, while providing more room for the residents to work from home such that a growing family can remain in Cambridge, is a benefit to the neighborhood and the City. Other townhouses in the same row have dormers currently, such that these dormers will be in character with the rest of block. The proposed work enhances the livability of the Premises and

continues to fit the characteristics and needs of the neighborhood and community. There will not be any noticeable impact on the overall look, feel, or traffic pattern in the neighborhood.

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Feanil Patel, Kiersten C. Kerby-Patel, Ivy Lee, Blake A. Sessions, Michael O'Brien, Brianna McHorse and David Laibstain  
**Location:** 65 Sparks St., Unit 4, Cambridge, MA  
**Phone:** 617-625-7373

**Present Use/Occupancy:** Residential  
**Zone:** Residence A-2 Zone  
**Requested Use/Occupancy:** Residential

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		5,335	5,335	3,000	(max.)
<u>LOT AREA:</u>		3,125	3,125	8,000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		1.71	1.71	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		781	781	6,000	
<u>SIZE OF LOT:</u>	WIDTH	25	25	80	
	DEPTH	125	125	100	
<u>SETBACKS IN FEET:</u>	FRONT	24	24	25	
	REAR	43.2	43.2	25	
	LEFT SIDE	0	0	15 (sum to 35)	
	RIGHT SIDE	0	0	15 (sum to 35)	
<u>SIZE OF BUILDING:</u>	HEIGHT	53.76	53.76	35	
	WIDTH	57.8	57.8	N/A	
	LENGTH	25	25	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		53.8%	53.8%	N/A	
<u>NO. OF DWELLING UNITS:</u>		1	1	1	
<u>NO. OF PARKING SPACES:</u>		0	0	1	
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A	

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

None

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'.

CEILING HEIGHT

3' 4' 5' 6' 7' 8'

CEILING HEIGHT

8' 7' 6' 5' 4' 3'

5'-0" WALL CLEARANCE

5'-0" WALL CLEARANCE

790 GSF

FLOOR AREA AT 5'-0" VERTICAL HEIGHT  
790 GSF



BD

**Bourque Design**

Architectural Design from  
Conception to Construction

Ron Bourque, Architect  
AIA, NCARB, CS, LEED GA

rbourq@gmail.com  
781-296-6654  
Waltham, MA 02453

Client Name:

Dormer Additions and  
Alterations for  
65 Sparks Street, Cambridge, MA

Drawing Title:

Existing Fourth  
Floor Plan

Date:

MARCH 14, 2023

Scale:

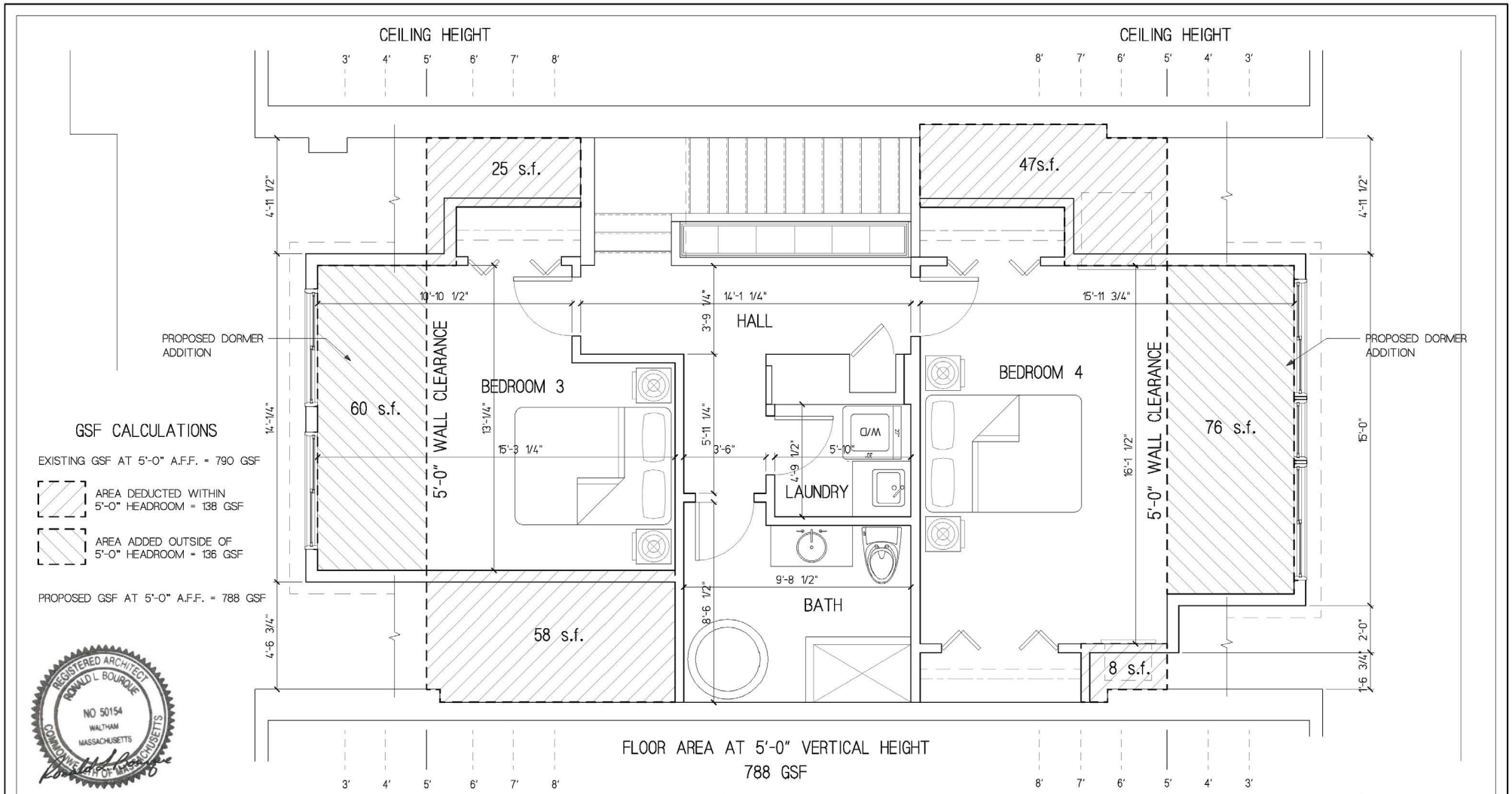
1/8" = 1'-0"

Revision:

Sheet:

1

Of 3



**GSF CALCULATIONS**

EXISTING GSF AT 5'-0" A.F.F. = 790 GSF

AREA DEDUCTED WITHIN 5'-0" HEADROOM = 138 GSF

AREA ADDED OUTSIDE OF 5'-0" HEADROOM = 136 GSF

PROPOSED GSF AT 5'-0" A.F.F. = 788 GSF



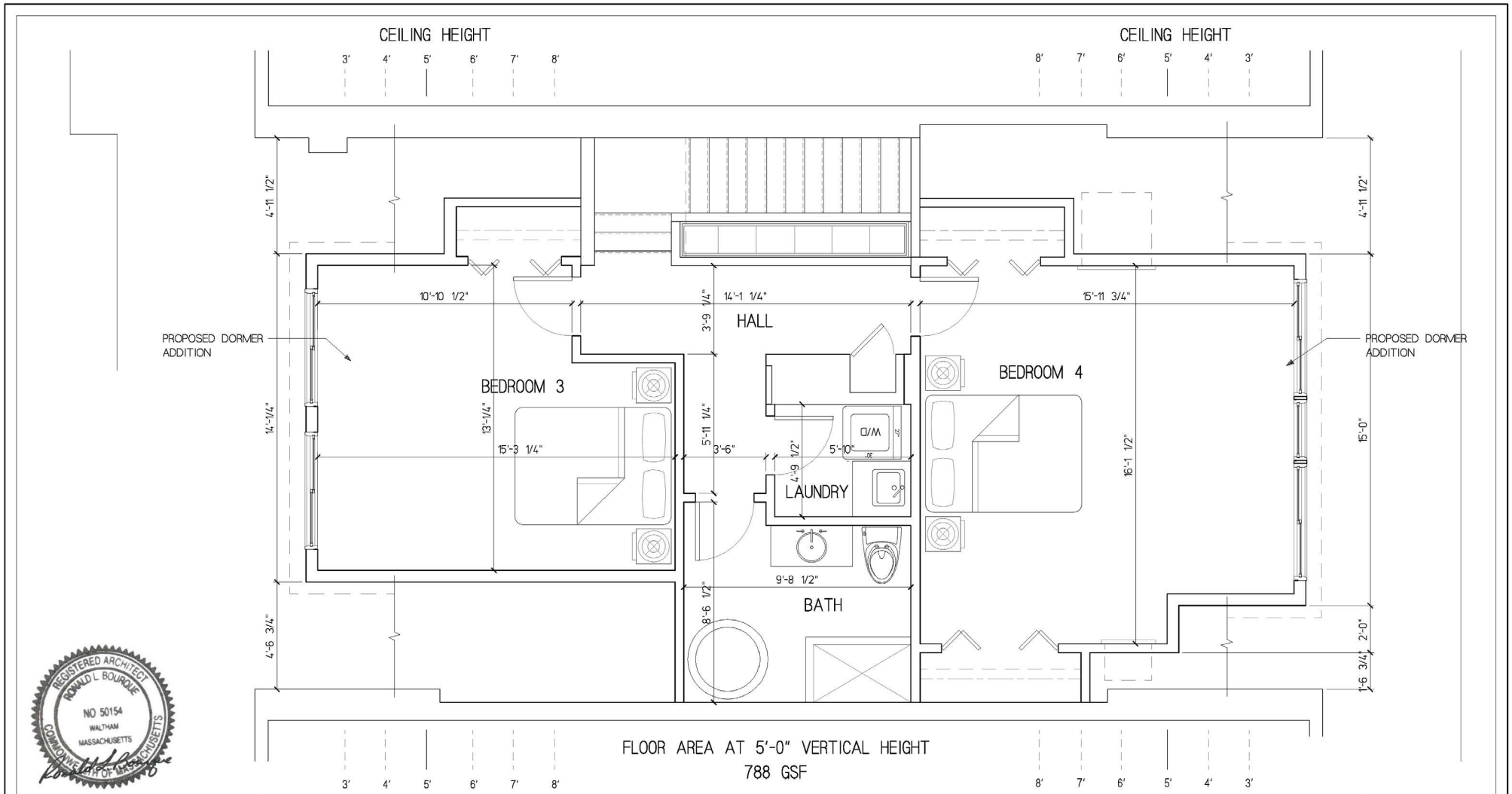
**Bourque Design**  
 Architectural Design from  
 Conception to Construction  
 Ron Bourque, Architect  
 AIA, NCARB, CS, LEED GA  
 rbourq@gmail.com  
 781-296-6654  
 Waltham, MA 02453

Client Name:  
**Dormer Additions and  
 Alterations for**  
 65 Sparks Street, Cambridge, MA

Drawing Title:  
**Proposed Fourth  
 Floor Plan**

Date: MARCH 14, 2023  
 Scale: 1/8" = 1'-0"  
 Revision:

Sheet:  
**2**  
 Of 3



**Bourque Design**  
 Architectural Design from  
 Conception to Construction

Ron Bourque, Architect  
 AIA, NCARB, CS, LEED GA

rbourq@gmail.com  
 781-296-6654  
 Waltham, MA 02453

Client Name:  
**Dormer Additions and  
 Alterations for**  
 65 Sparks Street, Cambridge, MA

Drawing Title:  
**Proposed Fourth  
 Floor Plan**

Date: MARCH 14, 2023

Scale: 1/8" = 1'-0"

Revision:

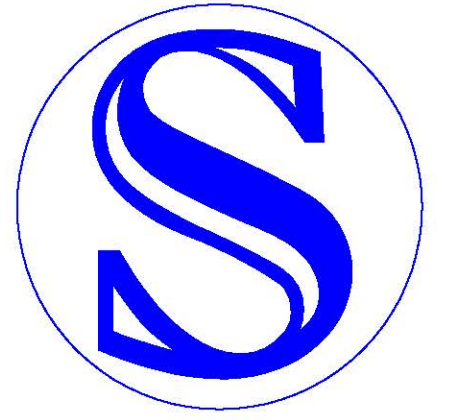
Sheet:  
**3**  
 Of 3

**LEGEND**

□	BOUND
○	IRON PIN/PIPE
⊙	STONE POST
✪	TREE
♣	TREE STUMP
✿	SHRUBS/FLOWERS
♠	SIGN
⦿	BOLLARD
⊕	SEWER MANHOLE
⊖	DRAIN MANHOLE
⊞	CATCH BASIN
⊟	WATER MANHOLE
⊠	WATER VALVE
⊡	HYDRANT
⊢	GAS VALVE
⊣	ELECTRIC MANHOLE
⊤	ELECTRIC HANDHOLE
⊥	UTILITY POLE
⊦	LIGHT POLE
⊧	MANHOLE
⊨	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
[Hatched]	EXISTING BUILDING
[Diagonal Lines]	RETAINING WALL
[Dotted]	STONE WALL
[Dashed]	FENCE
~	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
-OHW	OVERHEAD WIRES
-145	CONTOUR LINE (MJR)
-146	CONTOUR LINE (MNR)

**NOTES:**

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 07/16/2022.
2. DEED REFERENCE: BOOK 78390, PAGE 526  
PLAN REFERENCE 1: BOOK 288 PAGE 46  
PLAN REFERENCE 2: BOOK 255 OF 2002  
PLAN REFERENCE 3: PLAN 49 OF 1999  
PLAN REFERENCE 4: PLAN 2555 PAGE 999  
MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25017C0419E, IN COMMUNITY NUMBER: 250186, DATED 06/04/2010.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.
9. ZONING DISTRICT: A-2 - RESIDENCE A-2, LOT WAS CEATED BEFORE 1953



**Spruhan Engineering, P.C.**

80 JEWETT ST, (SUITE 2)  
NEWTON, MA 02458

Tel: 617-816-0722  
Email: edmond@spruhaneng.com

65 SPARKS STREET  
CAMBRIDGE  
MASSACHUSETTS

*SURVEY PLAN*

*REVISION BLOCK*

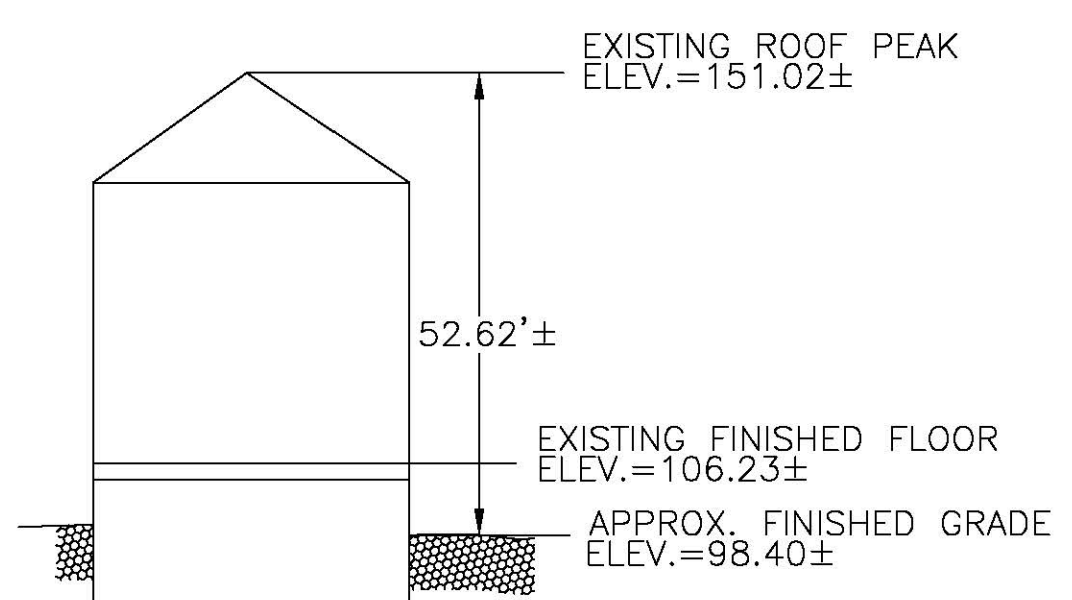
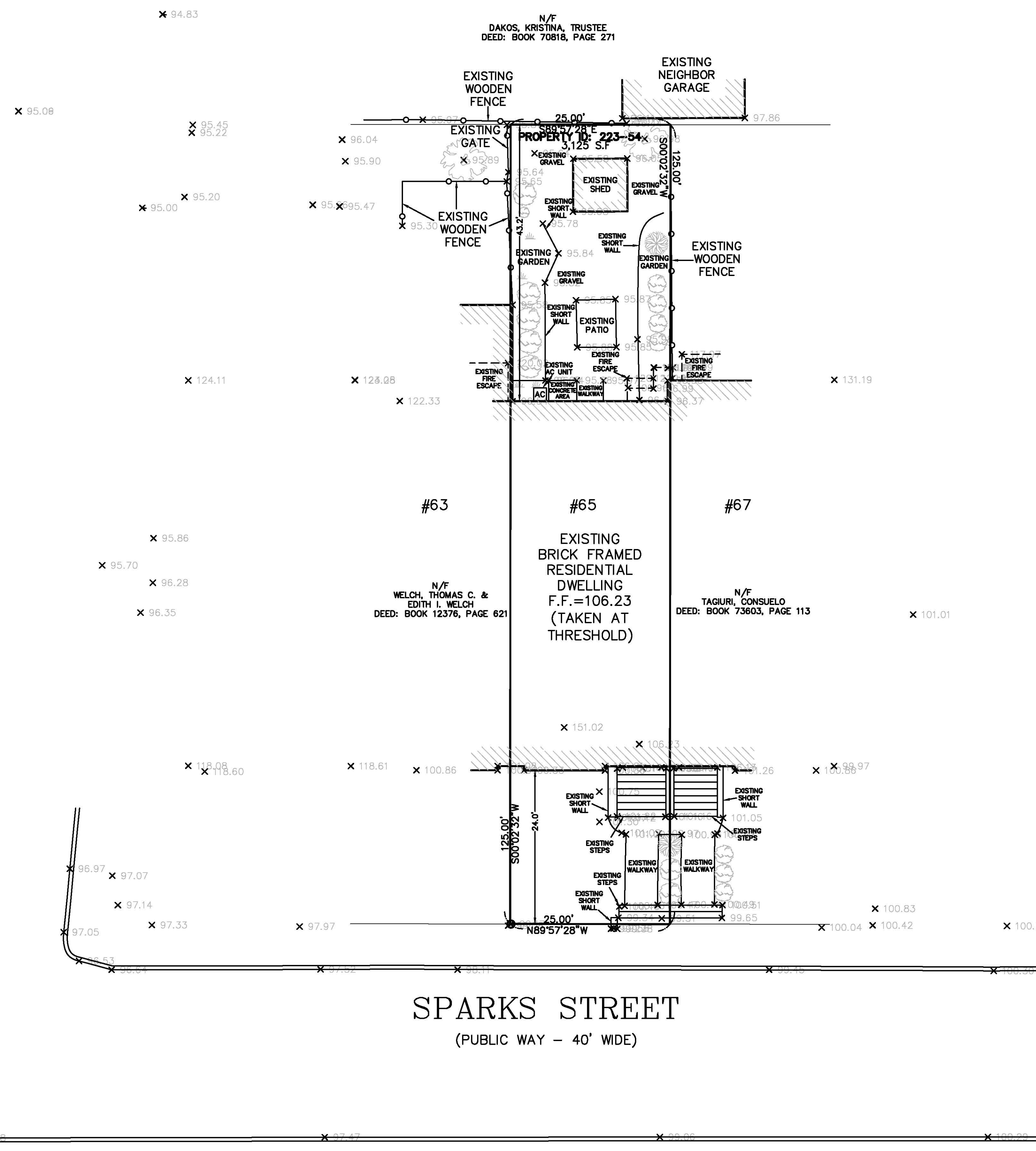
DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

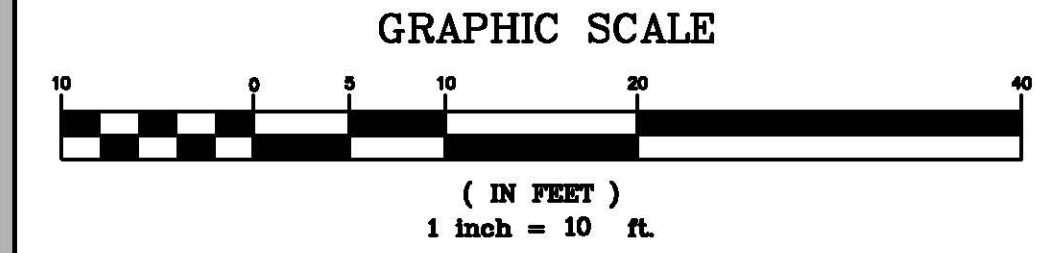
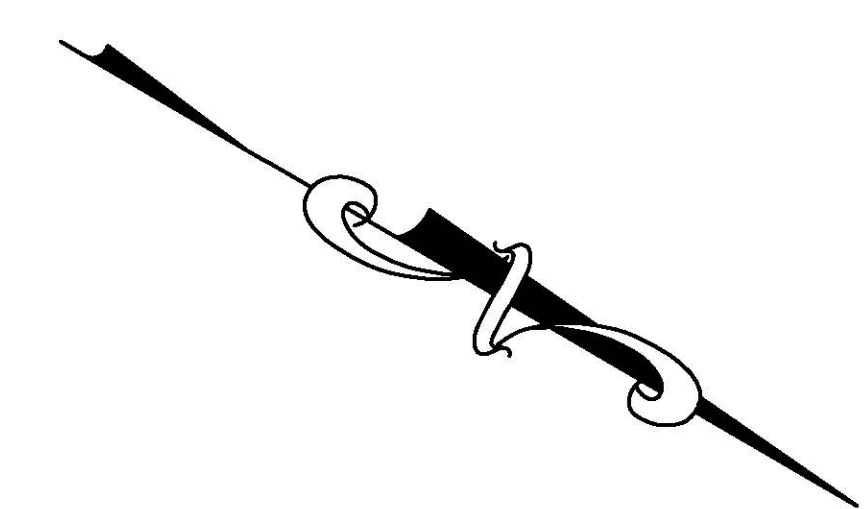
DATE:	07/26/2022
DRAWN BY:	G.B.
CHECKED BY:	E.S.
APPROVED BY:	C.C.

*PLOT PLAN OF LAND*

*SHEET 1 OF 1*



EXISTING PROFILE  
NOT TO SCALE





1 - VIEW OF DORMER FROM SPARKS STREET, FRONT YARD



2 - VIEW OF DORMER FROM BACK YARD AT 65 SPARKS STREET







1 - VIEW FROM NORTHEAST CORNER, EXISTING



2 - VIEW FROM FRONT YARD, EXISTING



3 - VIEW UP TO ROOF, EXISTING



PROPOSED DORMER



4 - VIEW FROM NORTHEAST CORNER WITH DORMER

PROPOSED DORMER



5 - VIEW FROM FRONT YARD WITH DORMER

PROPOSED DORMER



6 - VIEW UP TO ROOF WITH DORMER



1 - NORTHWEST CORNER, EXISTING



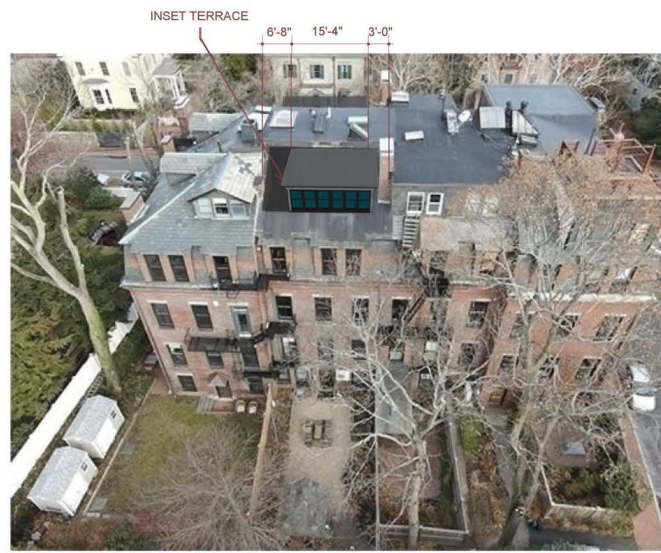
2 - REAR YARD WEST VIEW, EXISTING



3 - REAR YARD VIEW UP, EXISTING



4 - NORTHWEST CORNER WITH DORMER / TERRACE



5 - REAR YARD WEST VIEW WITH DORMER / TERRACE



6 - REAR YARD VIEW UP WITH DORMER / TERRACE

**case number 206407**

Richard Hill <richill\_53@hotmail.com>

Sat 1/7/2023 12:52 PM

To: Adam Dash <dash@adamdashlaw.com>

Hello,

My name is Richard Hill. I live at 63 Sparks St, Unit 4, which abuts 65 Sparks St. Apt 4. I have lived here since 1997. I support the proposal for 65 Sparks St Apt 4 ( case number 206407).

Cordially,

Richard Hill

63 Sparks St, Unit 4

Cambridge, MA 02138

To whom it may concern:

My neighbors KC and Feanil Patel are requesting a variance to construct 2 dormers front and rear at their top-floor property in 65 Sparks St. I have seen the photographs and drawings that are being submitted with this application and write to say that I support the project strongly. The proposed front dormer, in particular, will improve the appearance of the building from the street.

I own and have lived in the top-floor unit of the 61 Sparks Street Condominium since 1974. This apartment was created many years before that by the construction of a shed dormer on front part of the building, and I improved upon that by having similar construction done in the rear. Two years before that, in 1971, 2 dormers were built front and rear on the top floor at 63 Sparks St, when it was converted to a condominium, to create an apartment in what had previously been attic space. The Patel's proposal is very much in keeping with the best use of space in this unique block of buildings.

Respectively submitted,

A handwritten signature in black ink that reads "David H. Evans". The signature is written in a cursive, flowing style with some loops and flourishes.

David H. Evans

January 4, 2023

Naomi Yang  
Damon Krukowski  
61 Sparks Street, Apt 1  
Cambridge, MA 02138  
tel. 617-492-1934

Jan 27, 2023

To the Cambridge Board of Zoning Appeal:

We have lived in 61 Sparks Street since 1995 and we would like to express our full support for the proposed dormer addition and terrace at 65 Sparks Unit 4 (Case no. BZA-206407). It is in scale with the original building, sensitively done, and a welcome addition to the streetscape.

Sincerely,

Naomi Yang  
Damon Krukowski

January 2, 2023

Re: Case #206407 - 65 Sparks Street top floor renovation

We are writing in support of the above captioned project. From 2009 - 2021, we lived in #2 at 65 Sparks Street as renters, and since 2021, we own and are renovating #3 for our residence at 63 Sparks Street. We're very familiar with the neighborhood and the rowhouse buildings. We are committed to keeping it a nice place to live. Because it is a collection of flats, the row is a bit of an anomaly amongst all the larger homes in the area. It is nice that the new owners at #65 are keeping it as flats. We like the diversity it brings.

It always seemed a little unfair that #65 hadn't put dormers on the top - the rest of the row has done, so in fact this renovation will bring it into harmony with the other three townhouses in the row. It will also be good because the roof at #65 is at present in terrible condition. To fix it will alleviate the terrible ice problem that builds up because at present the roof isn't insulated - and all that ice lands from time to time on the front and back entries of the building. After many years of DIY interventions by the previous owner, it is great to see the building get professional attention at last.

Our buildings at 61-67 Sparks are a unique address in West Cambridge. When you say you live at that address, everyone seems to know and love the the buildings. The proposed changes will leave them just as charming. They will make a great difference to the comfort of the building for the inhabitants of the third floor at #65. As is, it really isn't big enough for a family, and renovated as proposed, it will be. There isn't a problem for parking, if that is a concern? In this area of Sparks there is plenty of curb space.

We support a decision to grant a permit for the Patels' project. If you have any questions, please do not hesitate to contact us.



Toni Lee and Charles de Lantsheere

[tldlantsheere@gmail.com](mailto:tldlantsheere@gmail.com)

[chdlantsheere@gmail.com](mailto:chdlantsheere@gmail.com)

**CHARLES AND TONI LEE DE LANTSHEERE**

**63 Sparks Street, Cambridge MA 02138**

## Letter of Support

David Stang <daviddstang@gmail.com>

Mon 1/2/2023 3:58 PM

To: Adam Dash <dash@adamdashlaw.com>

Cc: feanil@gmail.com <feanil@gmail.com>

Dear Mr. Dash,

I am writing to add my support to the project currently proposed for 65 Sparks Street, Apt. 4, Cambridge MA 02138 (case number 206407).

As the resident owner of 63 Sparks Street, Apt. 2, I am a direct abutter of the project. I have lived at this address for 27 years, having purchased my apartment in 1996.

Please don't hesitate to let me know if there is any further information you would like from me.

Sincerely,

David D. Stang

**proposed renovations for 65 Sparks St. Apt. 4 (case number 206407)**

carla procaskey <carla.procaskey@gmail.com>

Thu 1/5/2023 12:16 PM

To: Adam Dash <dash@adamdashlaw.com>

To Whom It May Concern,

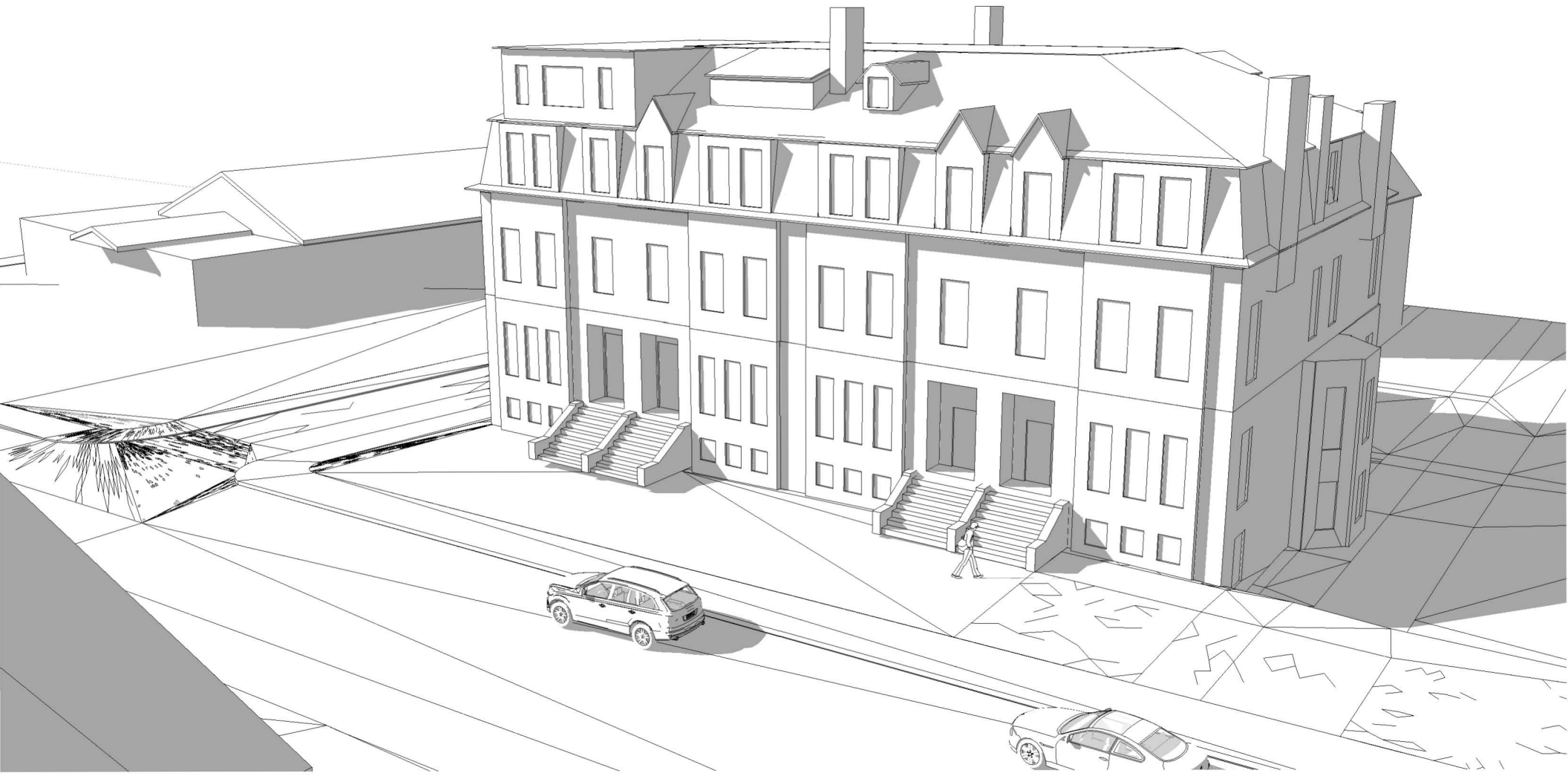
We, Tony Flanders and Carla Procaskey, live at 61 Sparks St. #3, part of the four townhouses that comprise 61-67 Sparks St. We have lived at 61 Sparks St for 30 years.

We support the renovations being proposed for 65 Sparks St. Apt 4. The current roofline of the four units (61-67) on Sparks St. is rather haphazard. Since the upper level of these buildings can't be restored to its original configuration, we think the proposed renovations will make the general roofline look more coherent in both the front and back of the building. We think this would be a desirable change.

Carla Procaskey  
Tony Flanders



65 Sparks front view (existing), March 21, 3:00pm



65 Sparks front view (existing), June 21, 3:00pm



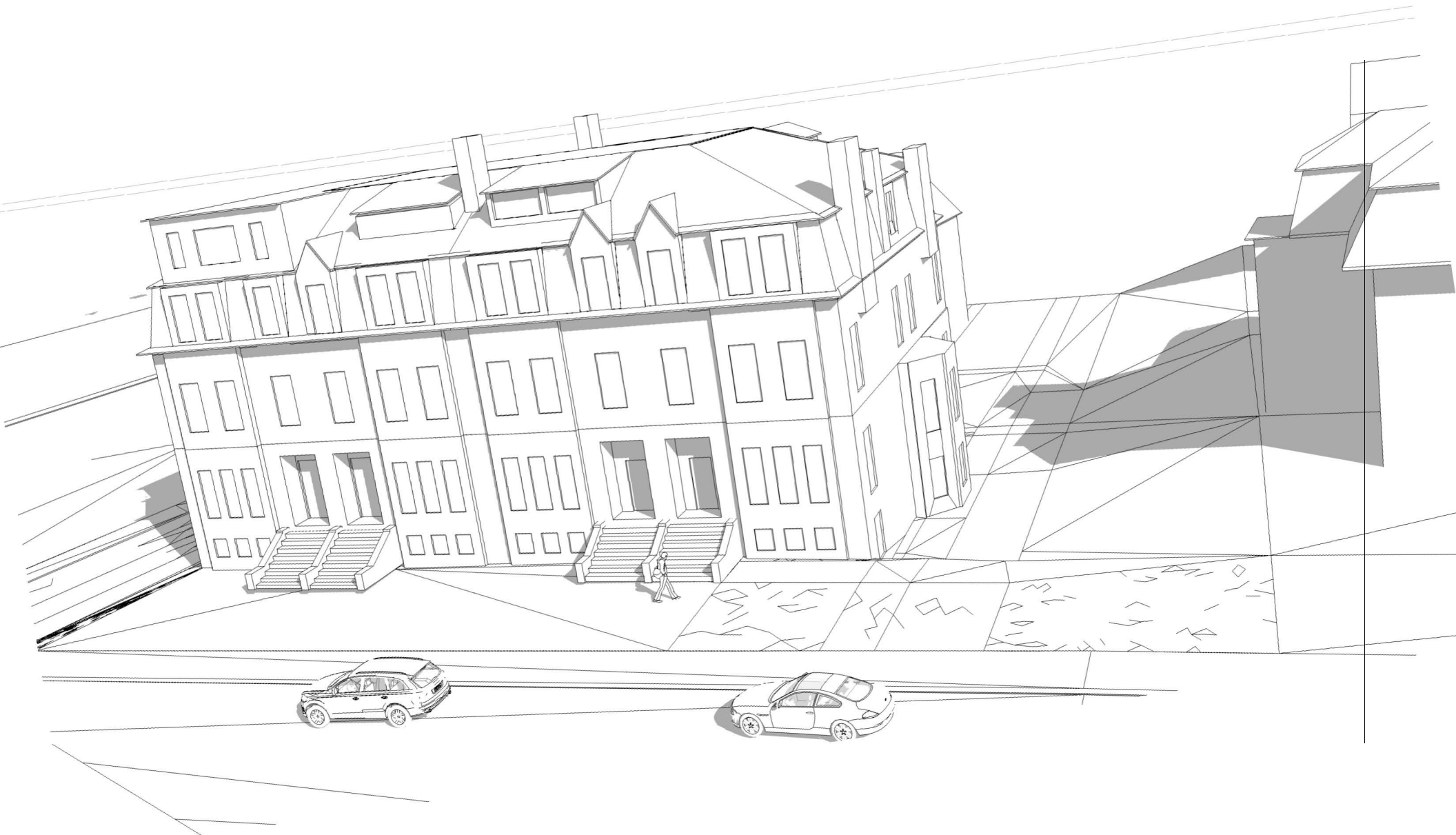
65 Sparks front view (existing), September 21, 3:00pm



65 Sparks front view (existing), December 21, 3:00pm



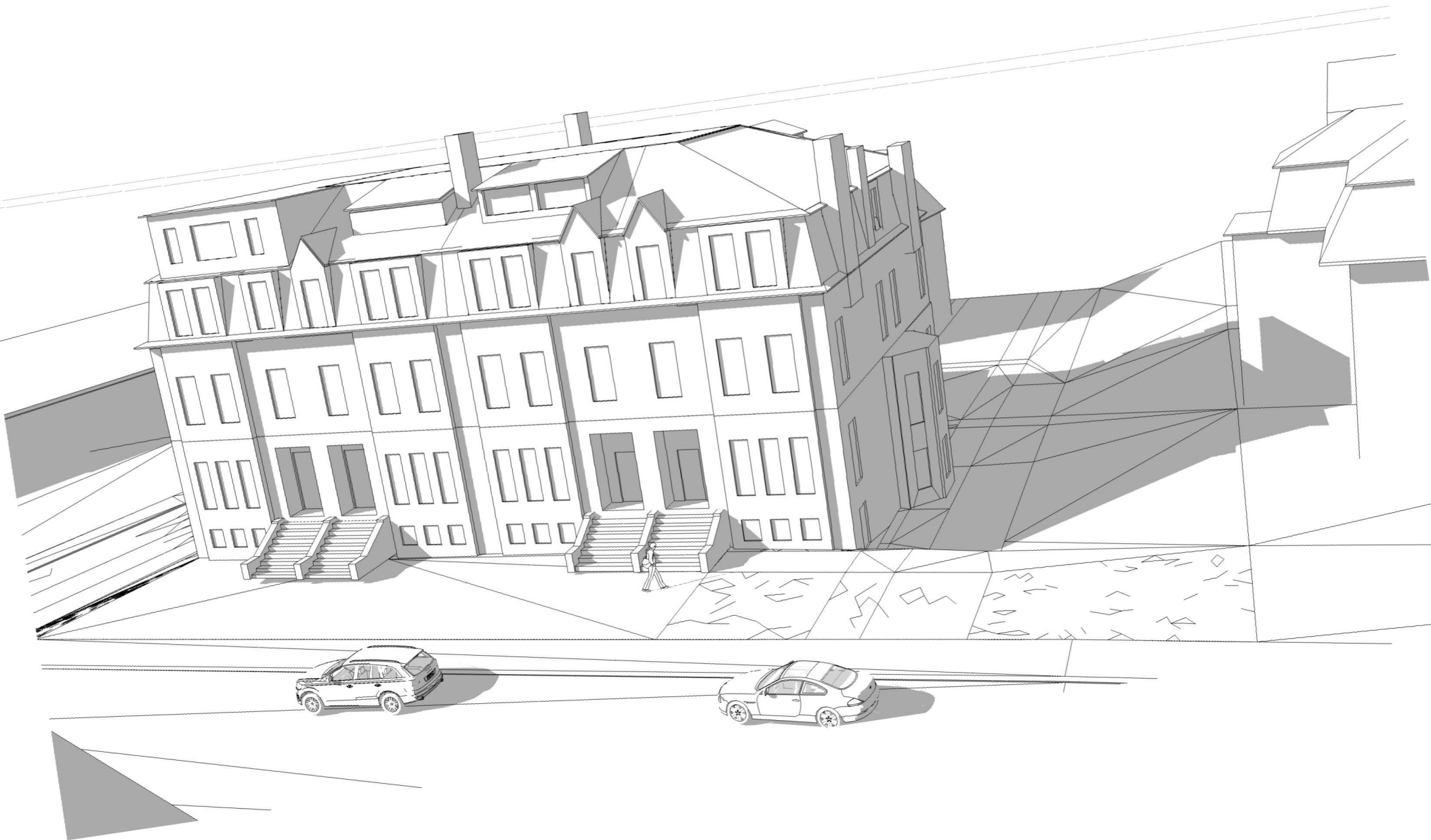
65 Sparks front view, March 21, 9:00am



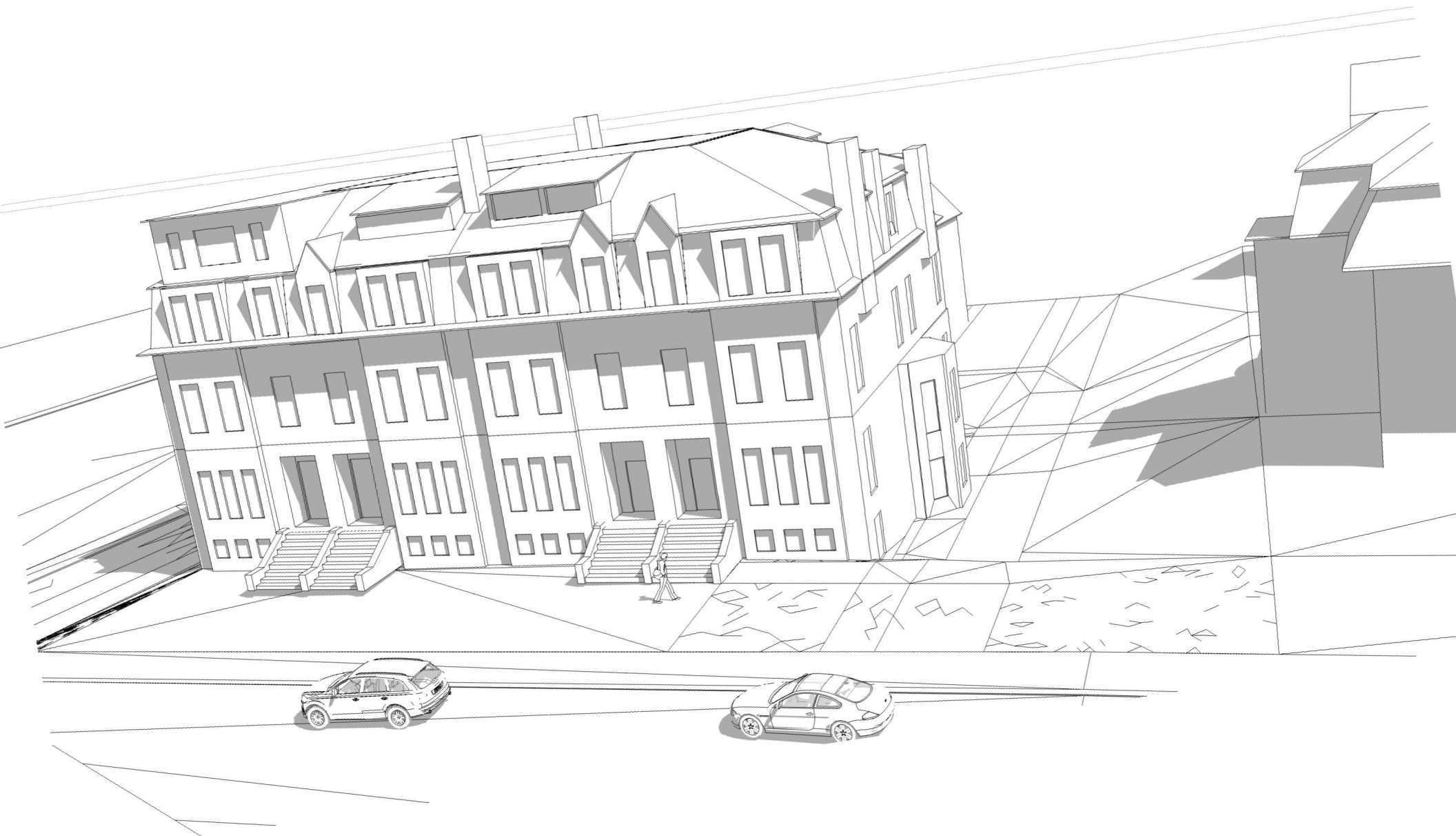
65 Sparks front view, March 21, 12:00pm



65 Sparks front view, March 21, 3:00pm



65 Sparks front view, June 21, 9:00am

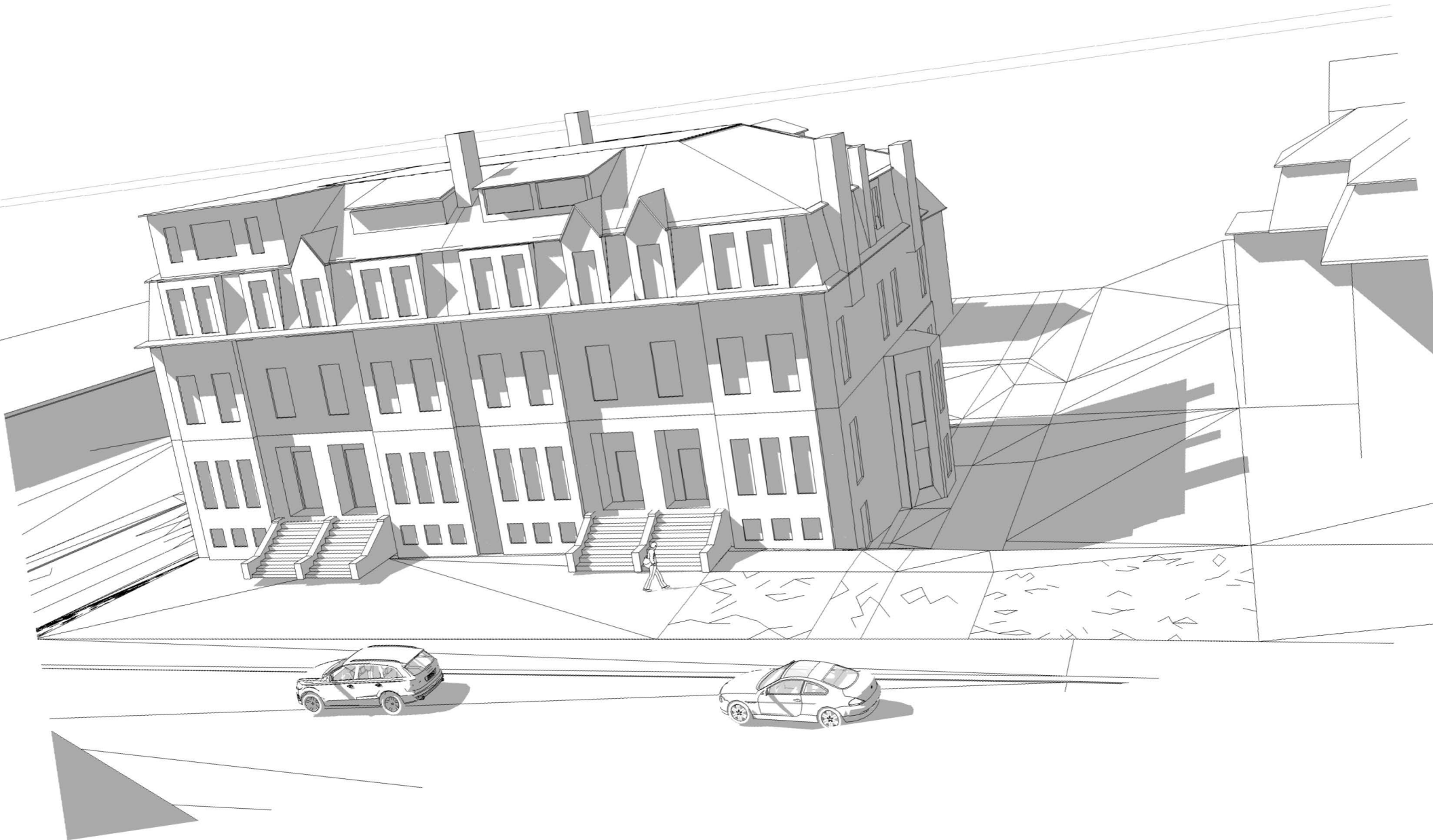




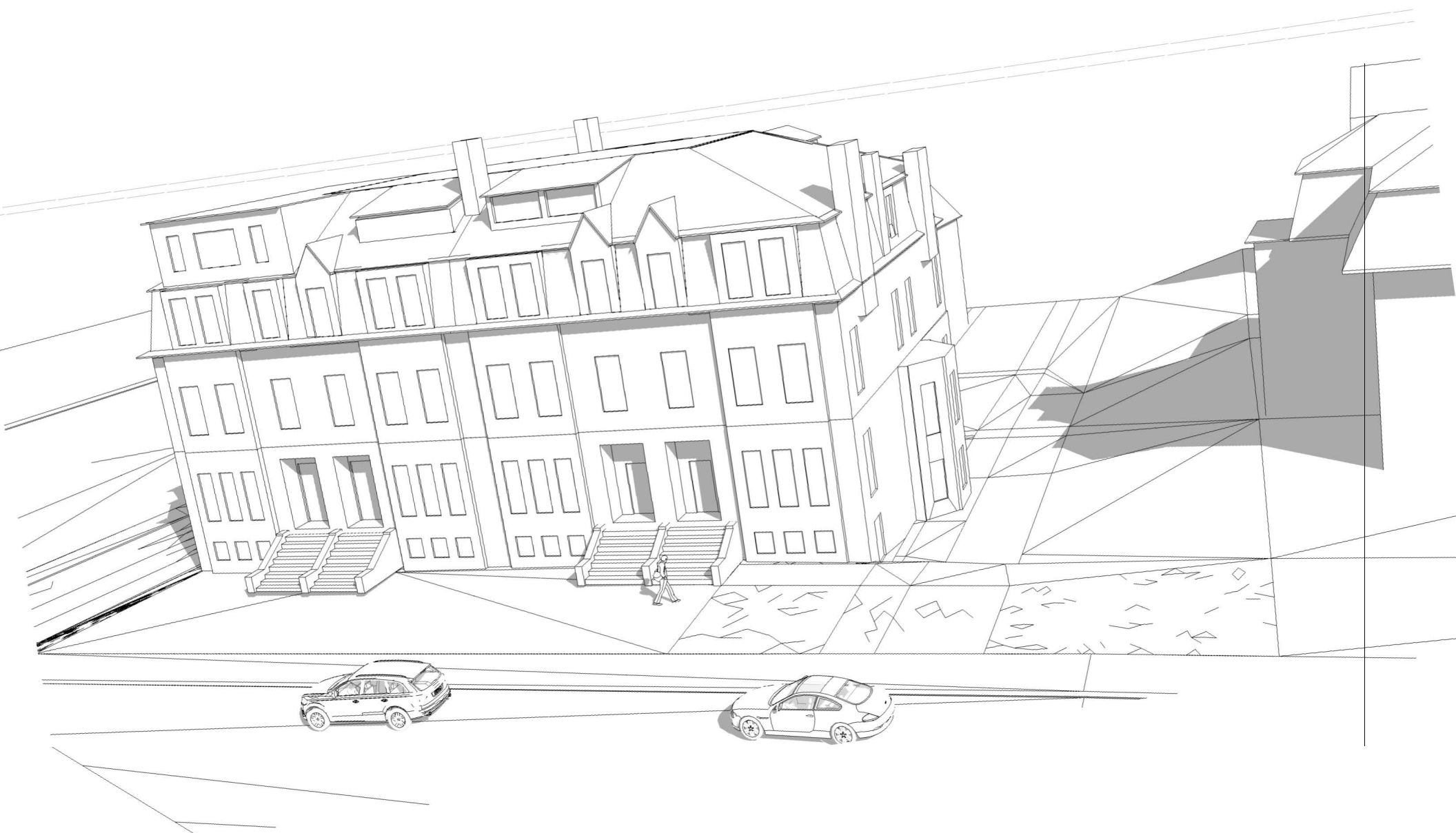
65 Sparks front view, June 21, 12:00pm



65 Sparks front view, June 21, 3:00pm



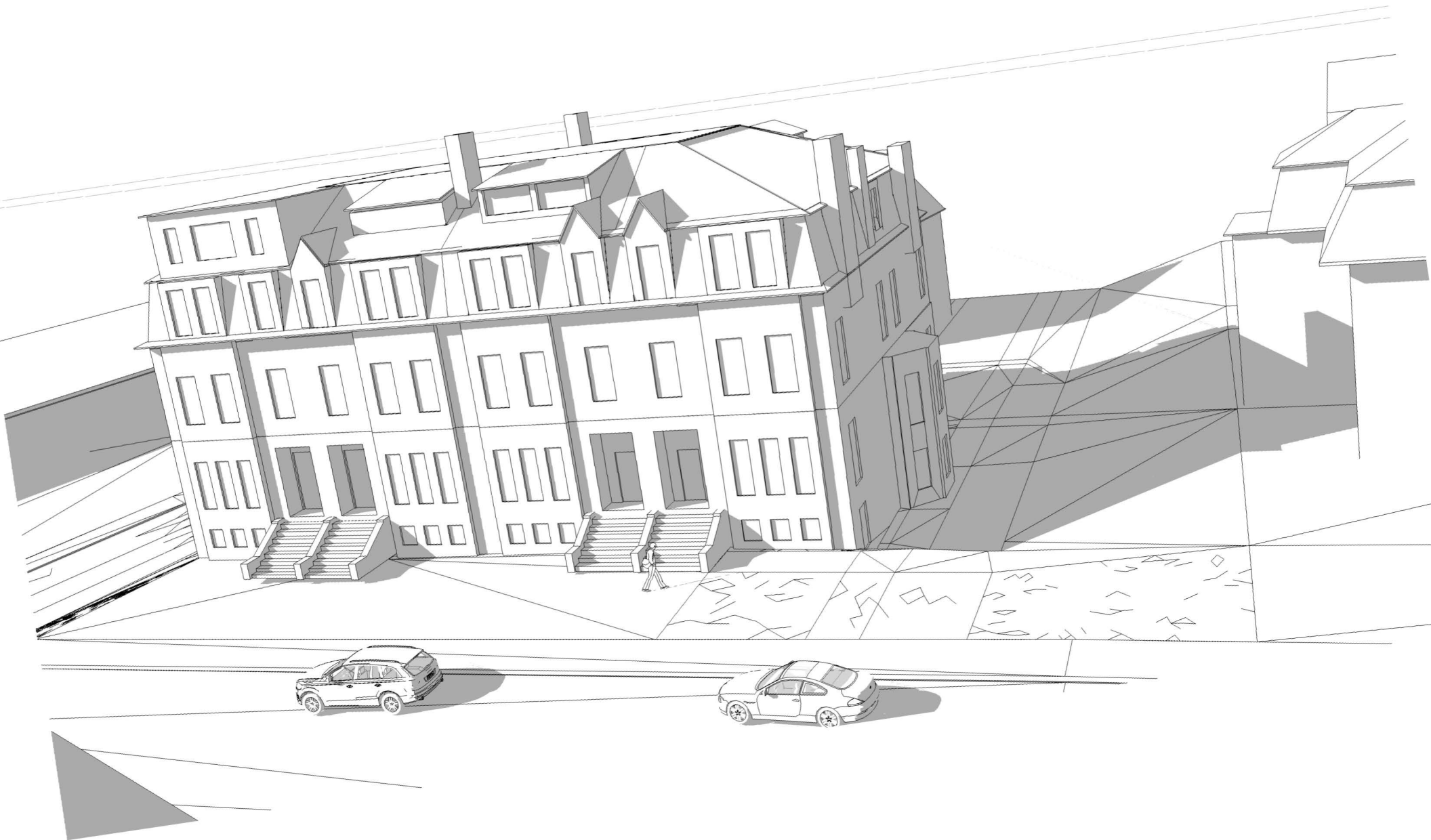
65 Sparks front view, September 21, 9:00am



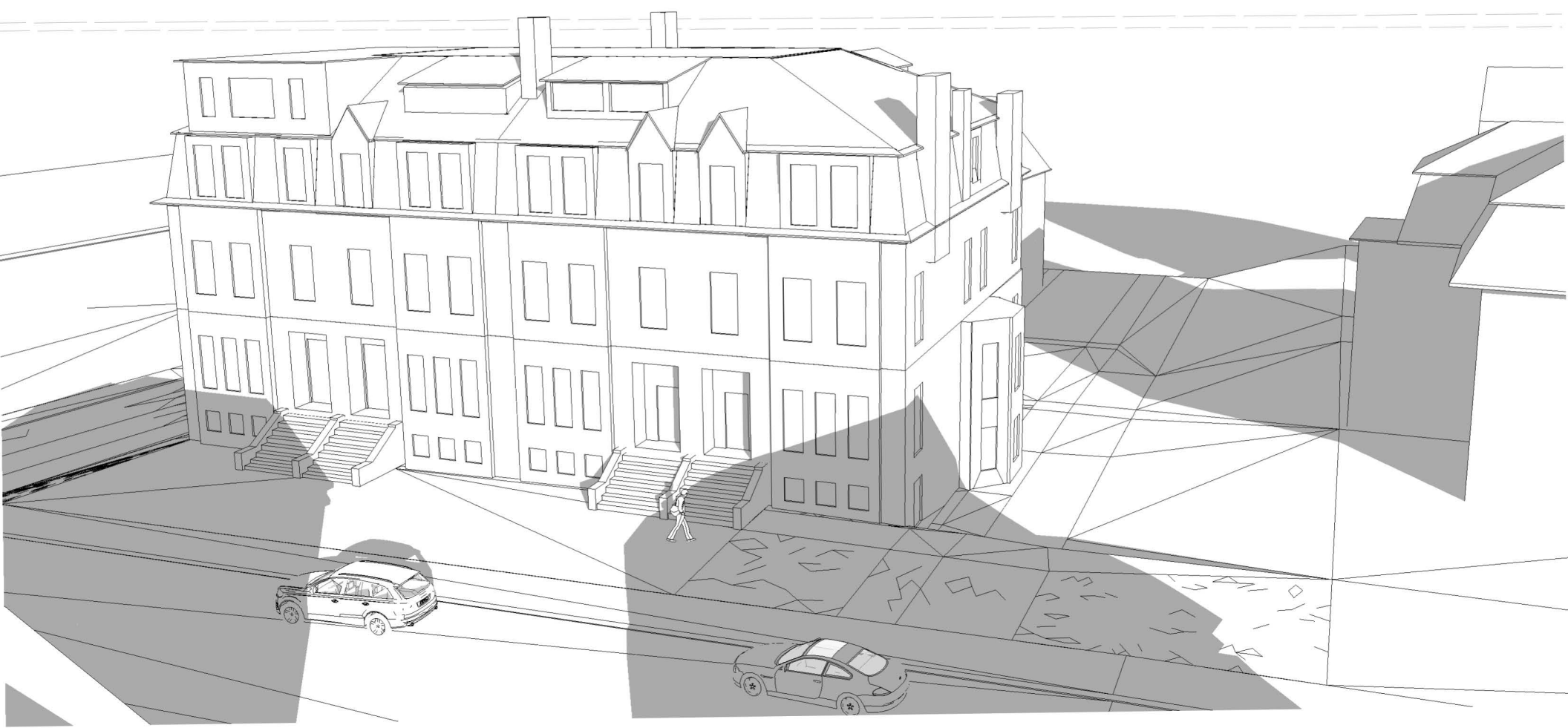
65 Sparks front view, September 21, 12:00pm



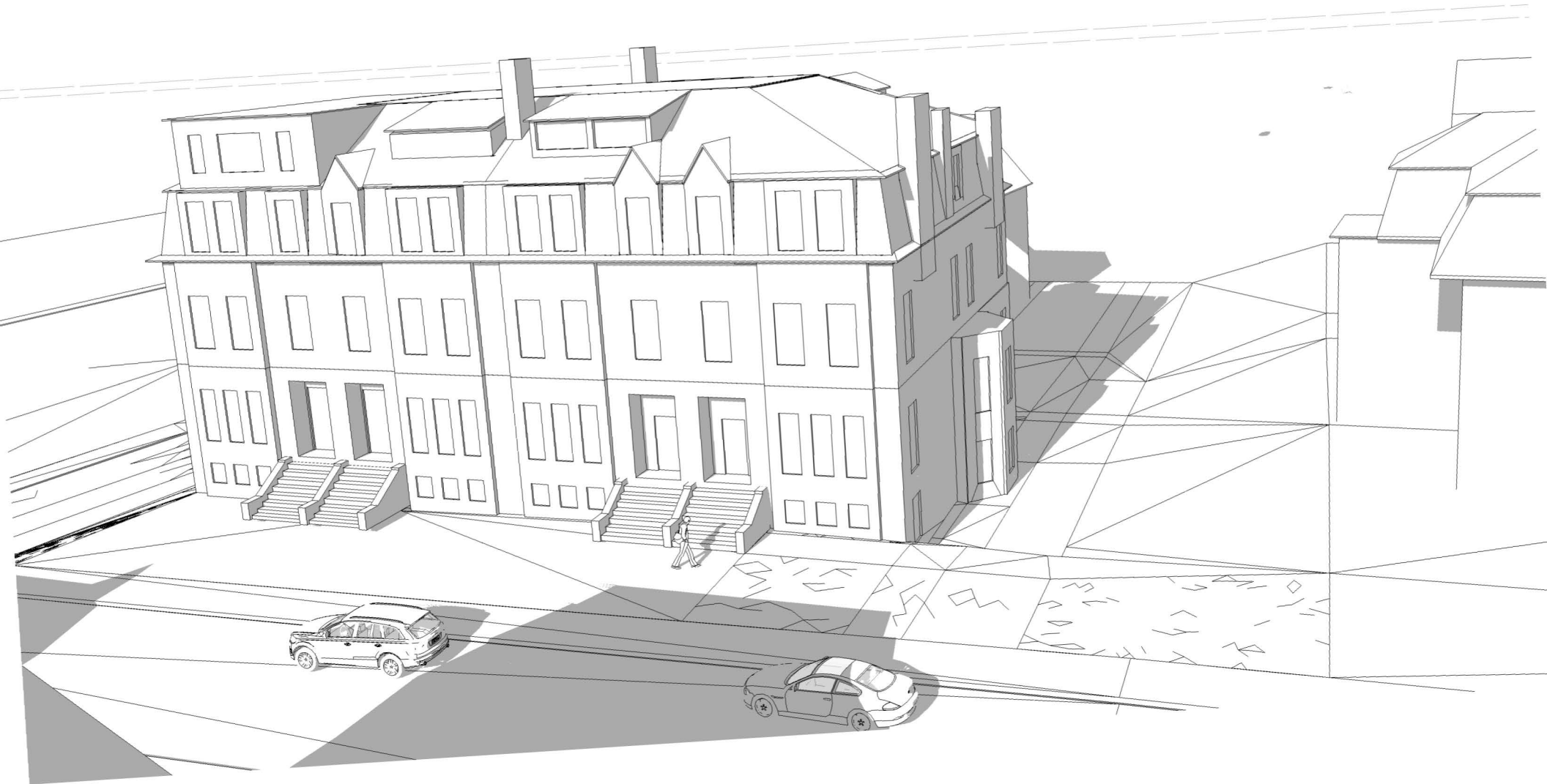
65 Sparks front view, September 21, 3:00pm



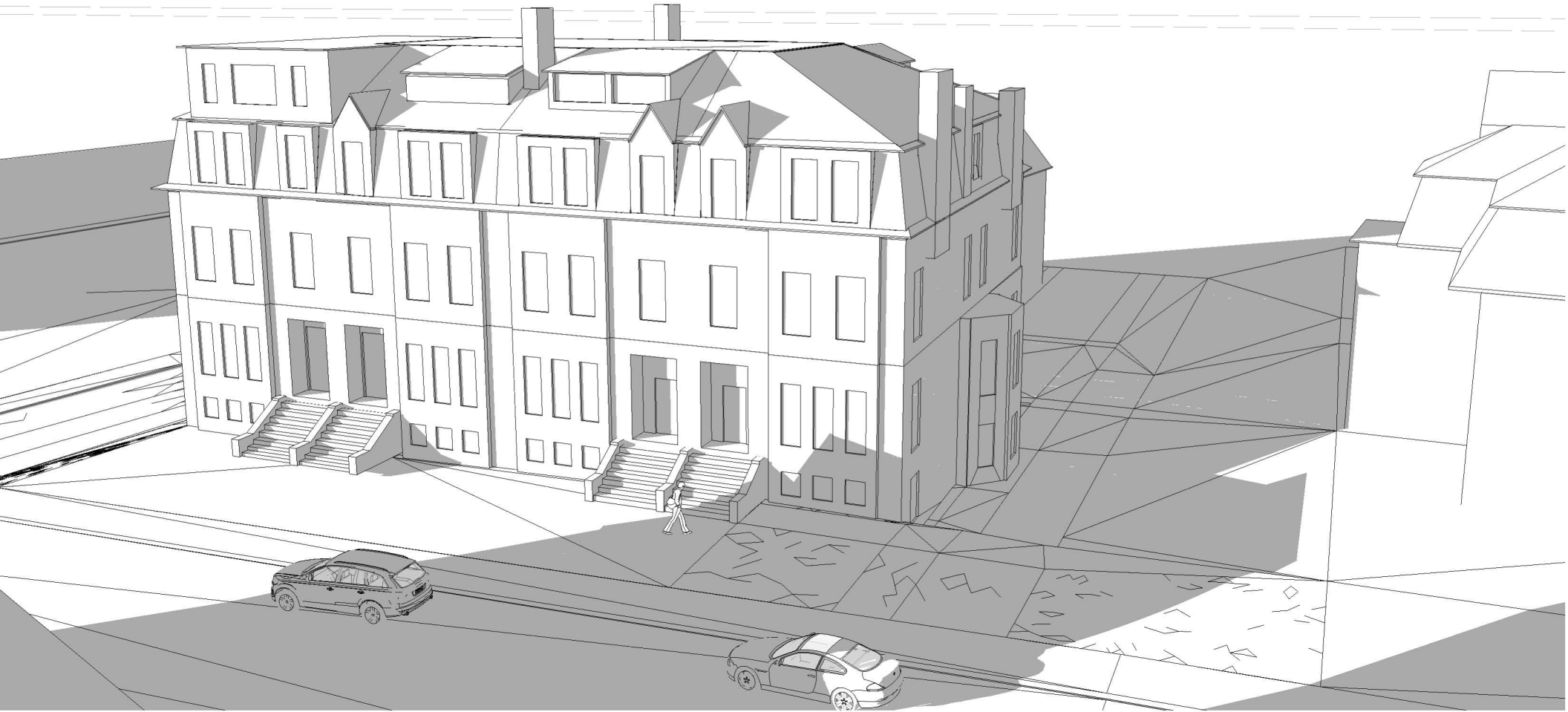
65 Sparks front view, December 21, 9:00am



65 Sparks front view, December 21, 12:00pm

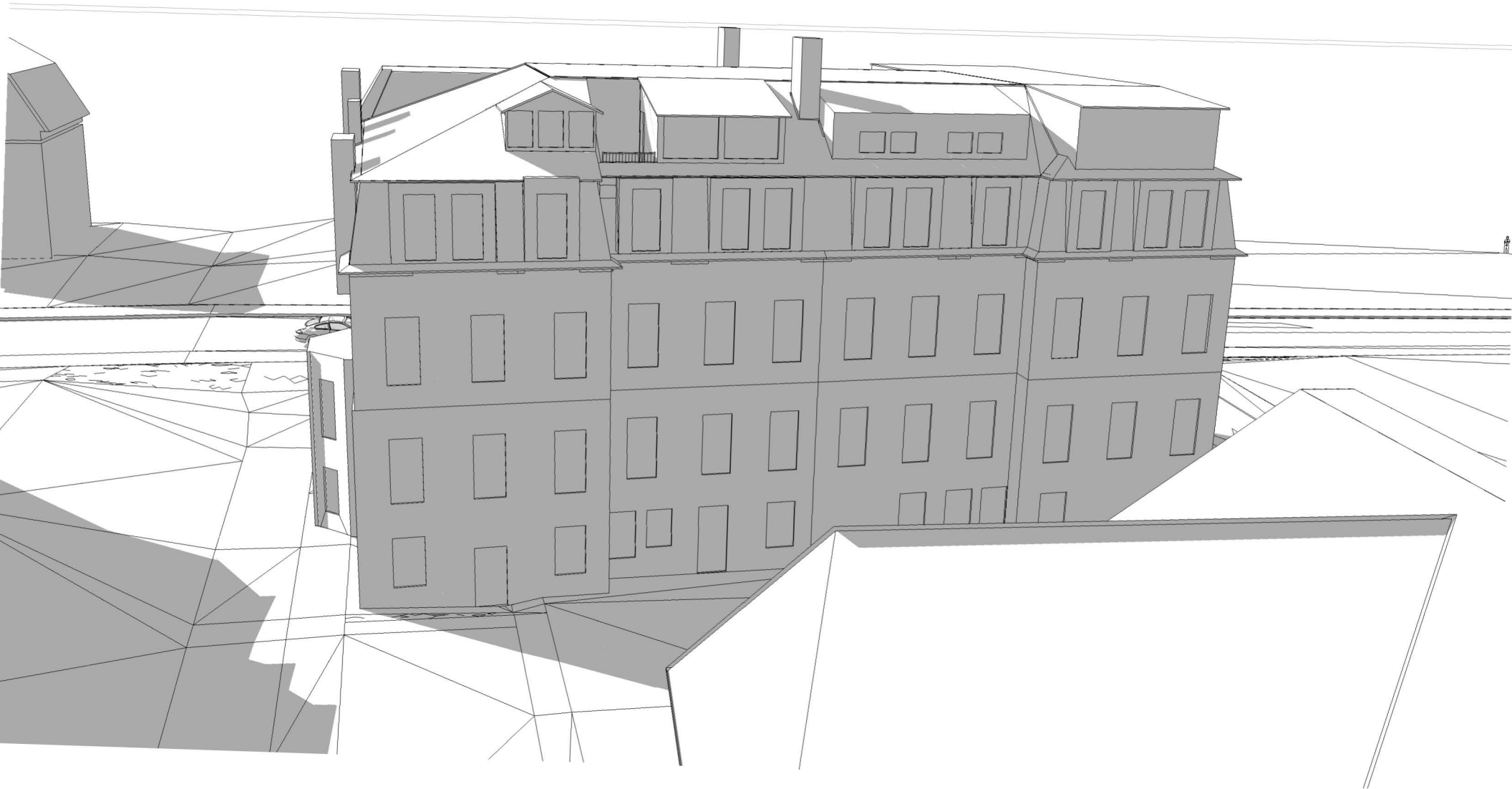


65 Sparks front view, December 21, 3:00pm

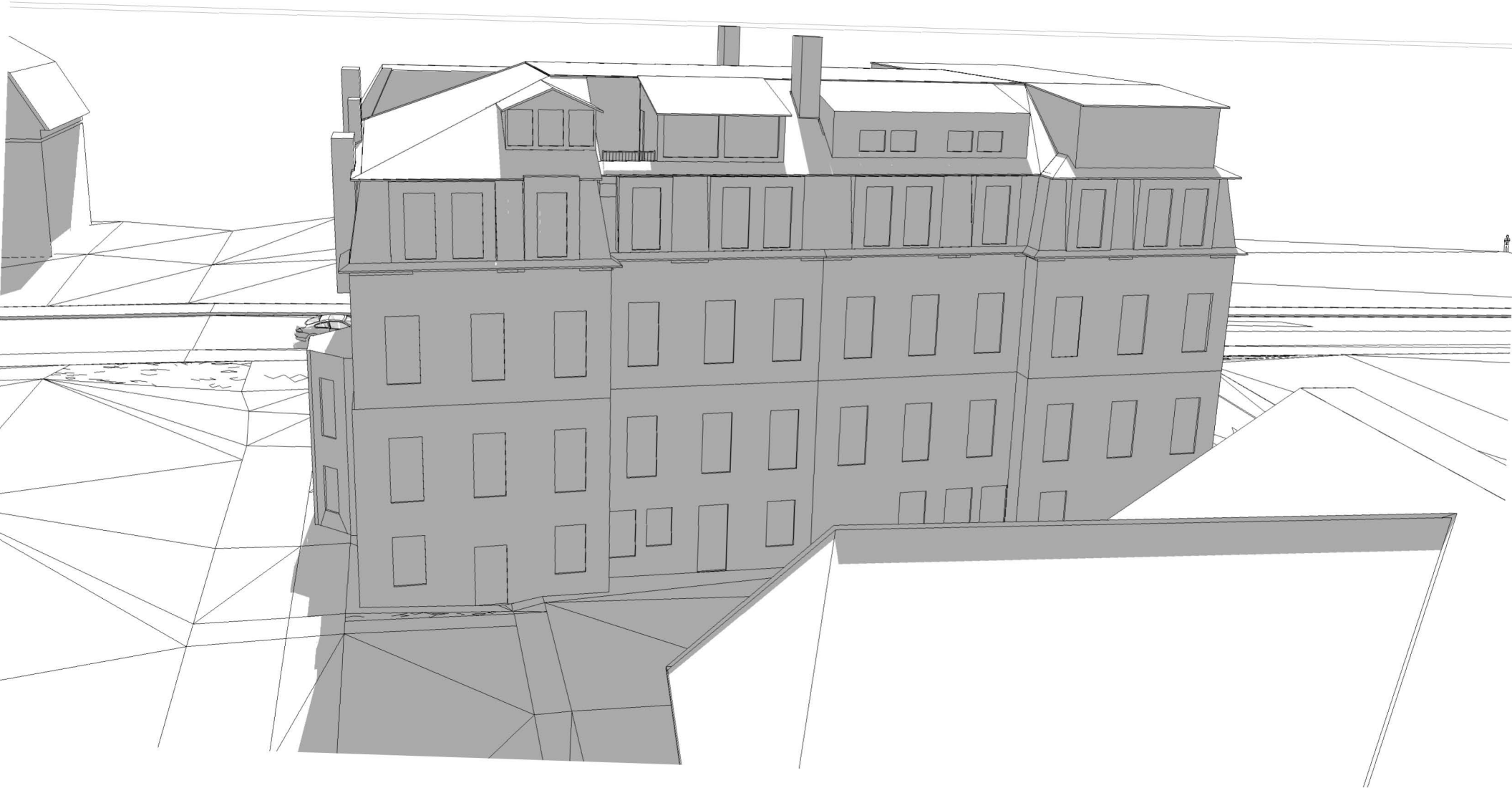




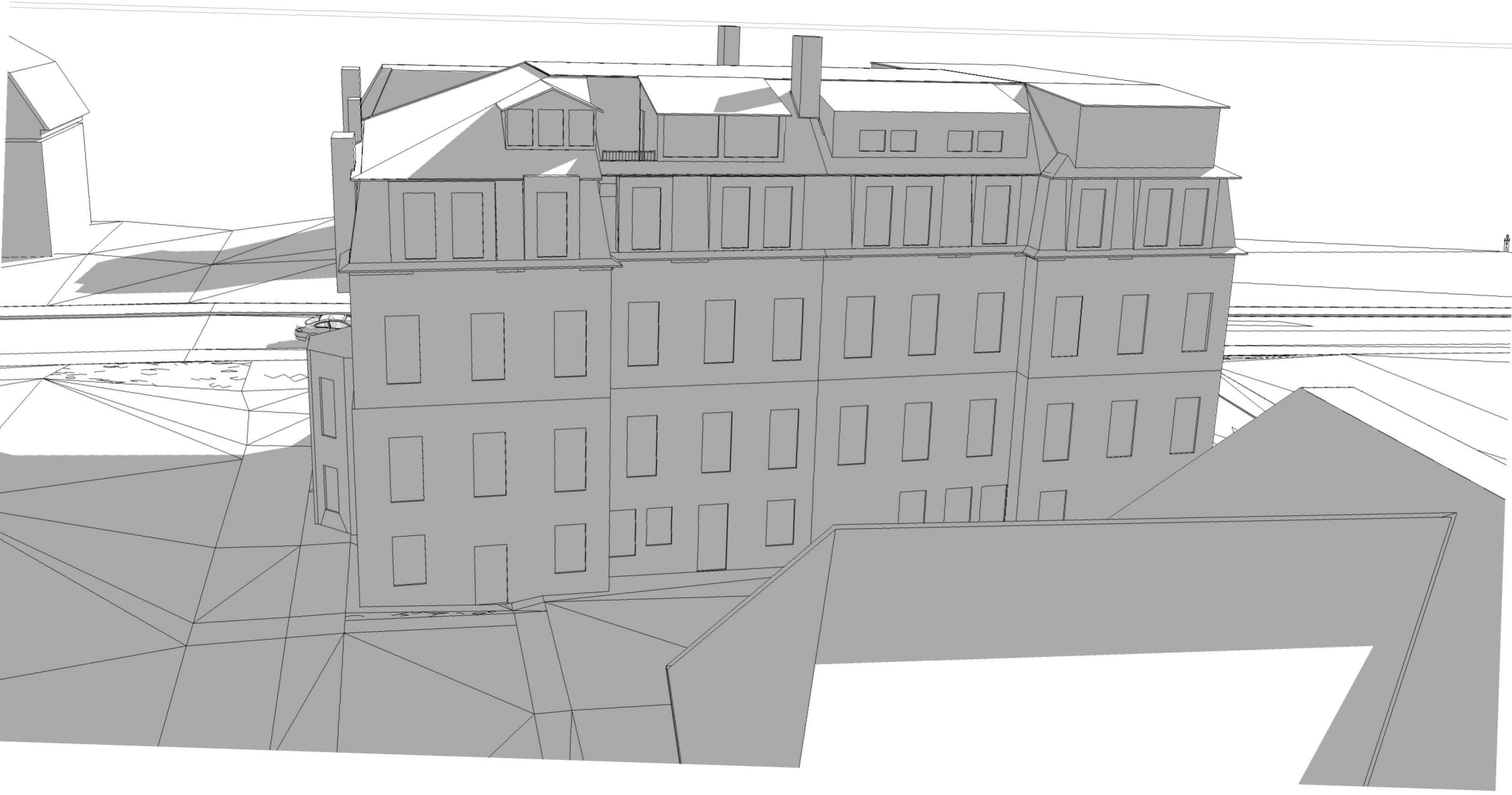
65 Sparks rear view, March 21, 9:00am



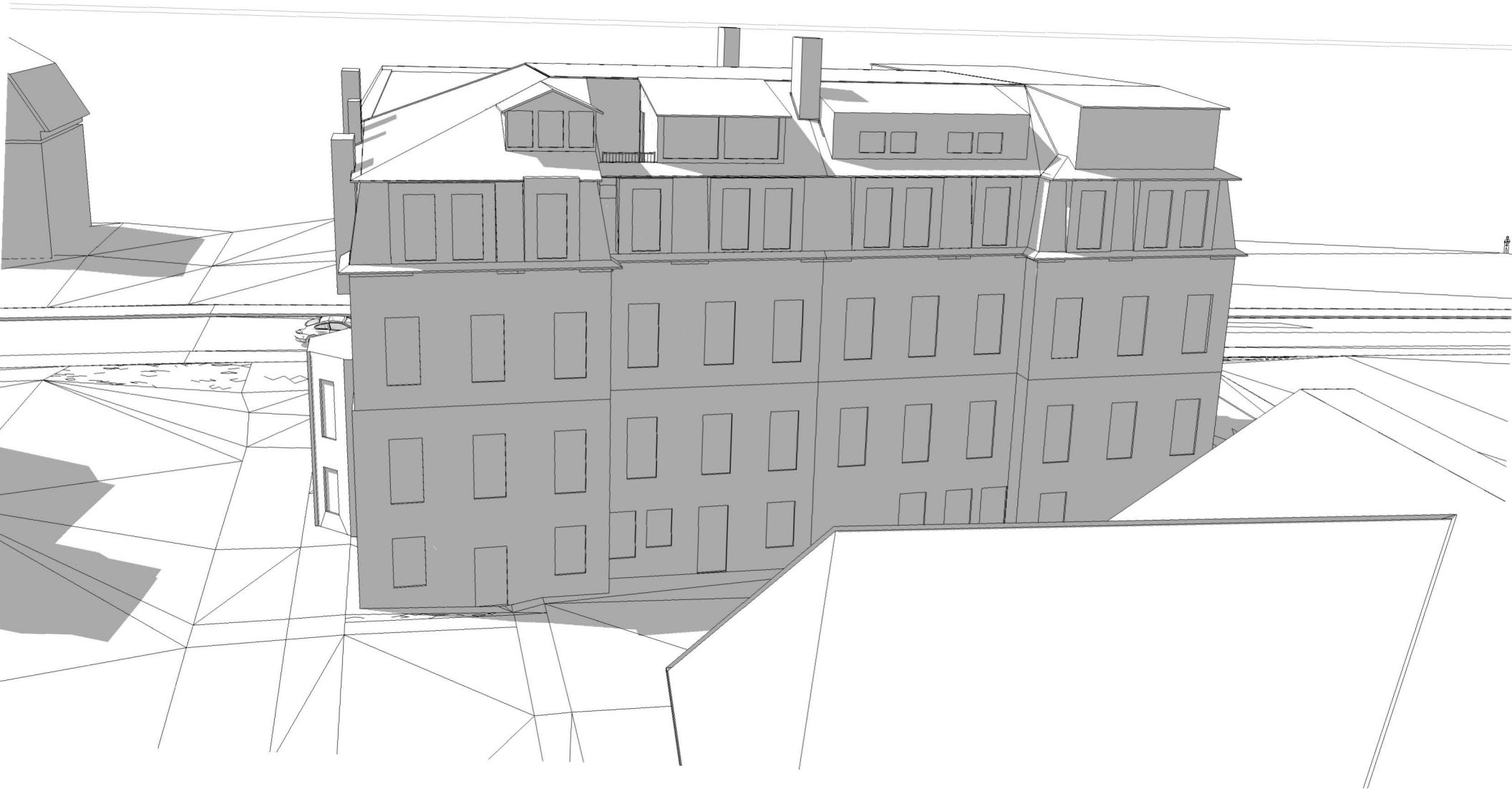
65 Sparks rear view, March 21, 12:00pm



65 Sparks rear view, March 21, 3:00pm



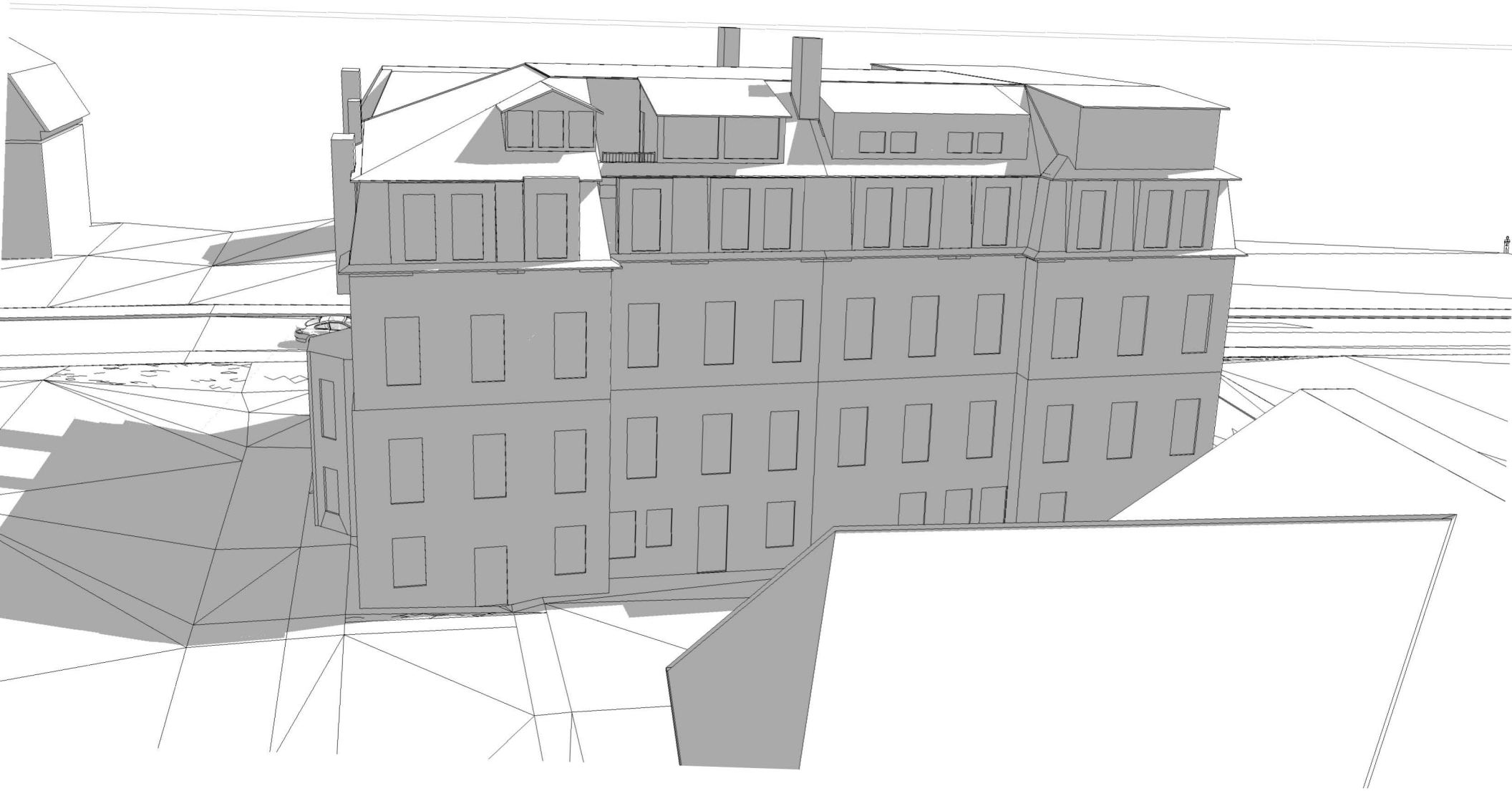
65 Sparks rear view, June 21, 9:00am



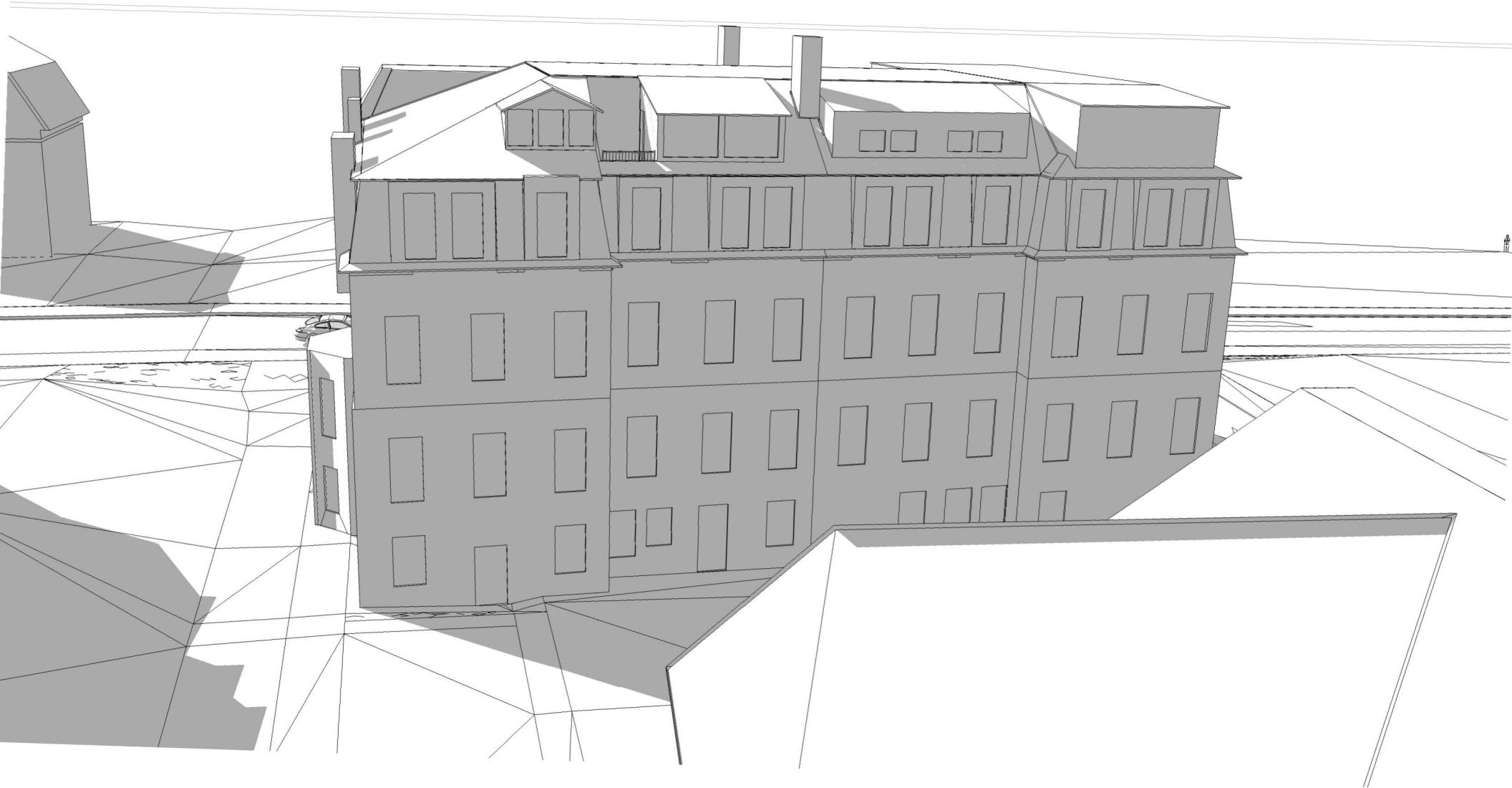
65 Sparks rear view, June 21, 12:00pm



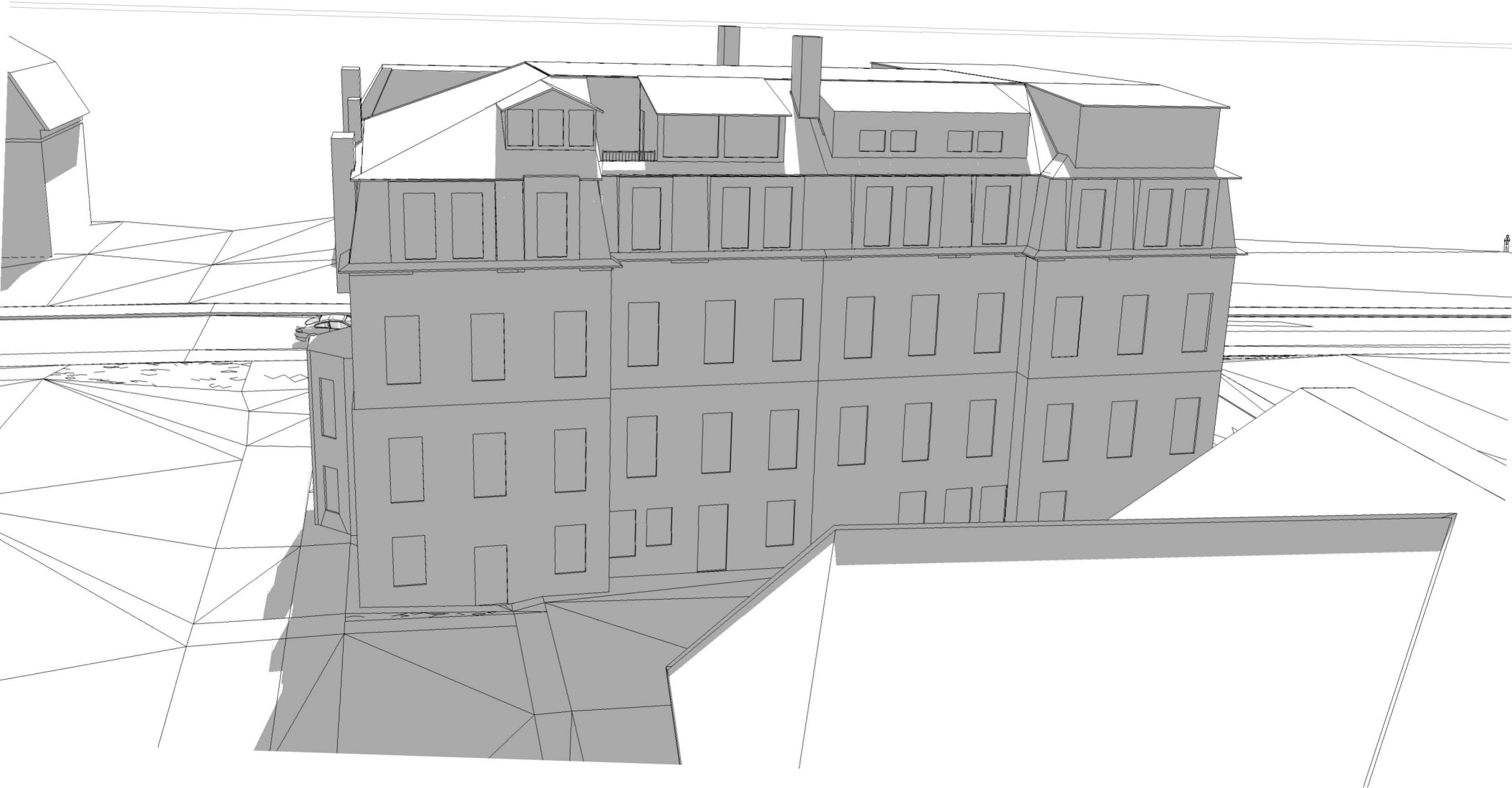
65 Sparks rear view, June 21, 3:00pm



65 Sparks rear view, September 21, 9:00am

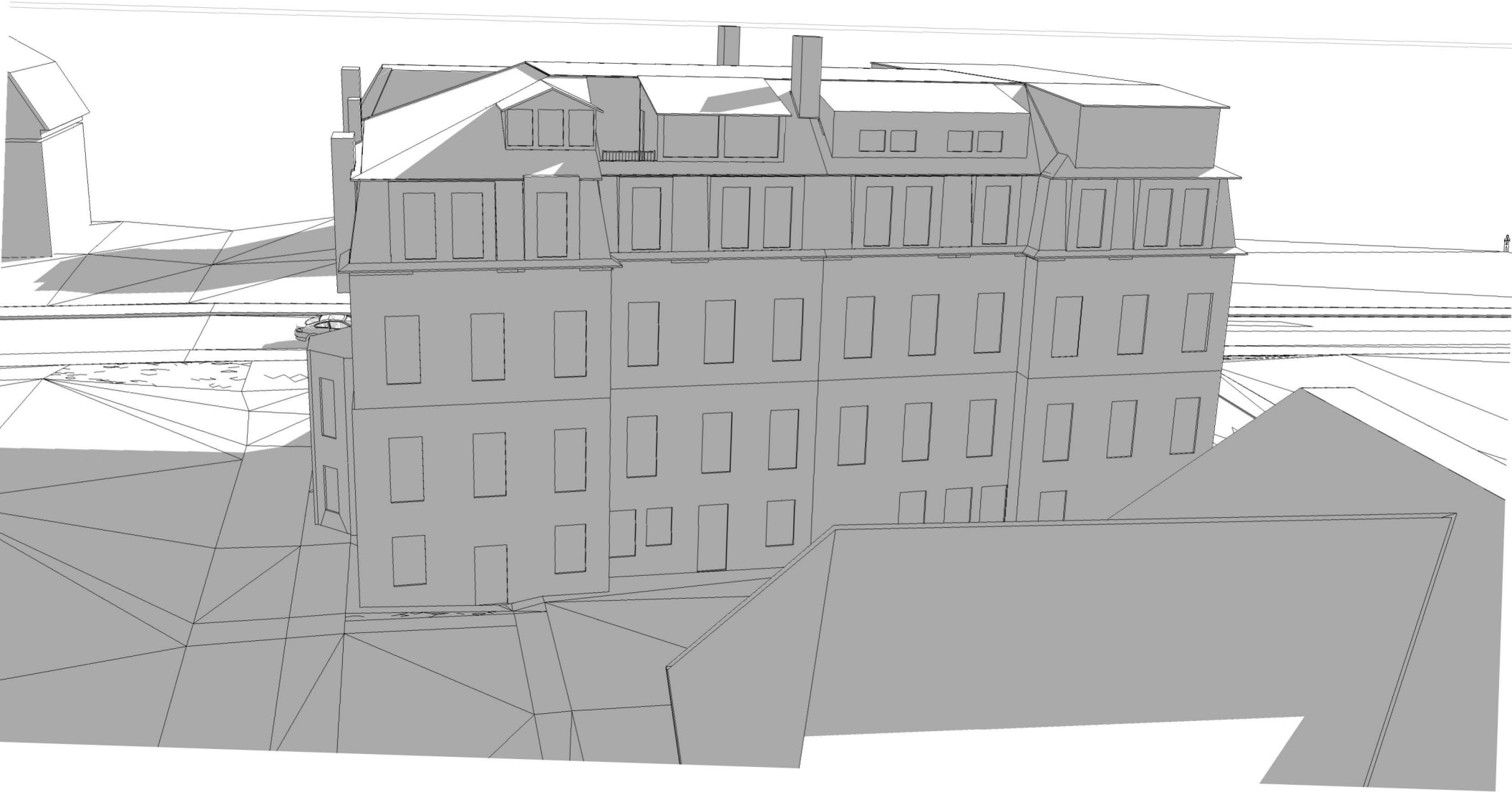


65 Sparks rear view, September 21, 12:00pm

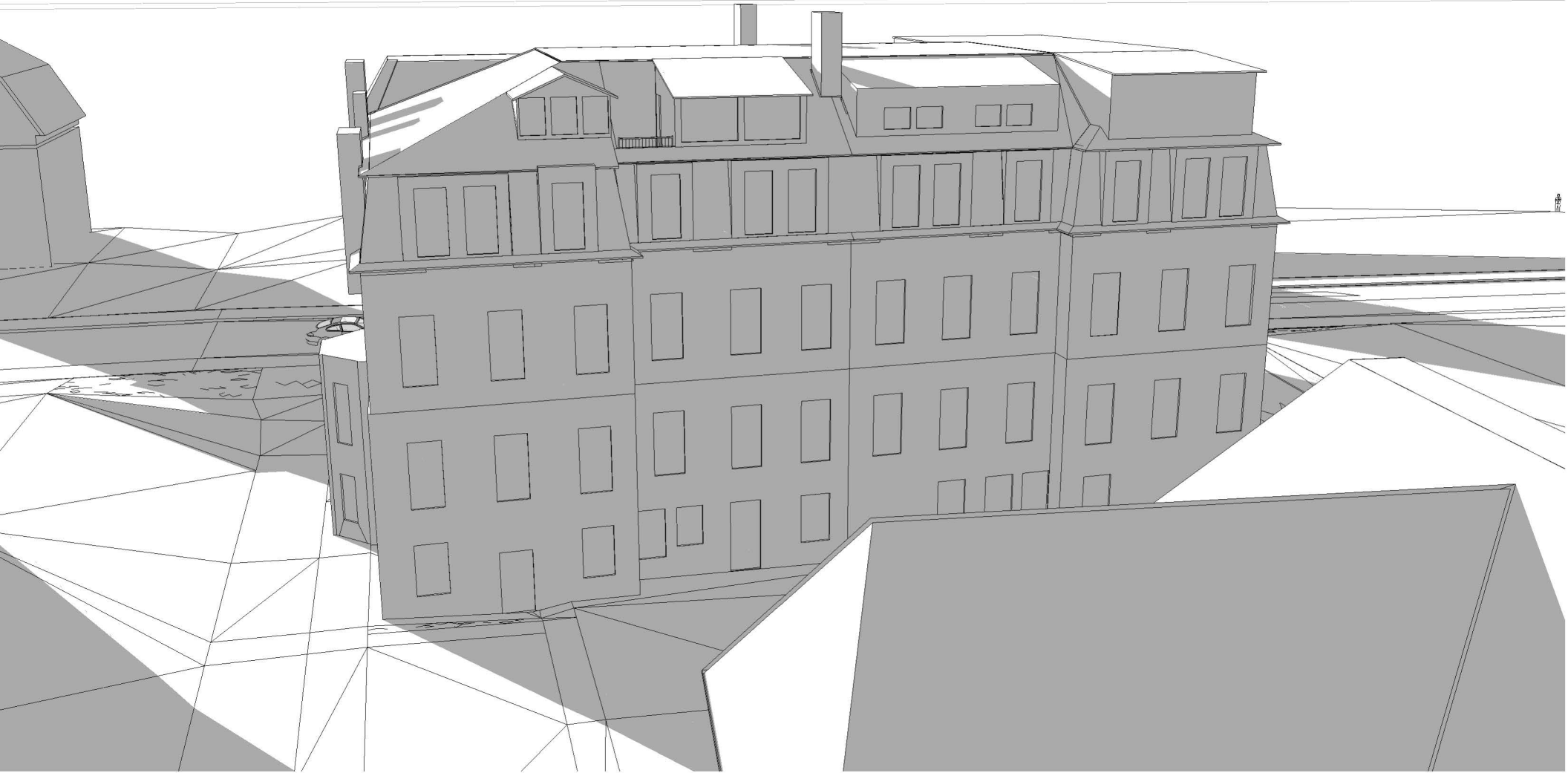




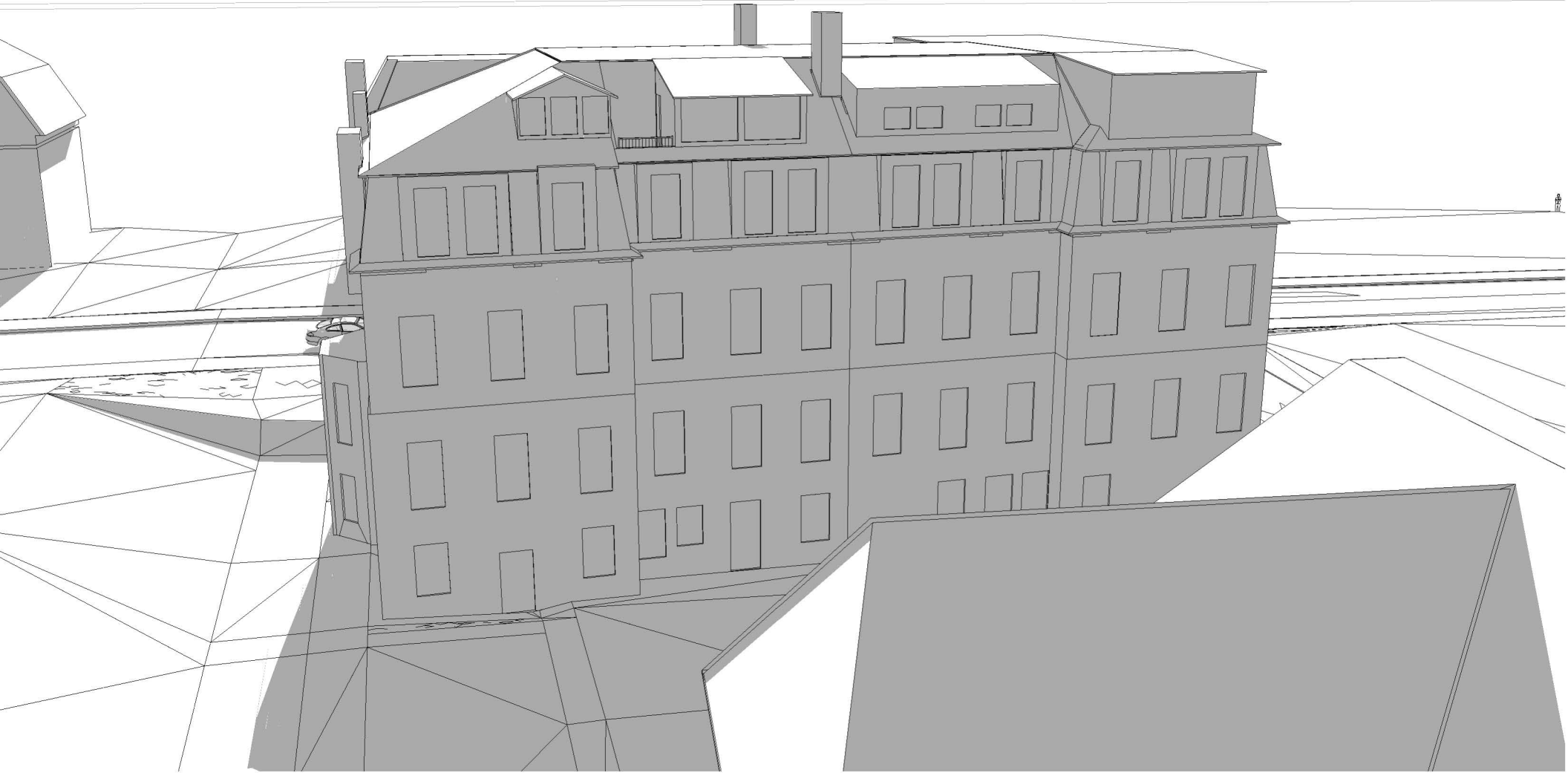
65 Sparks rear view, September 21, 3:00pm



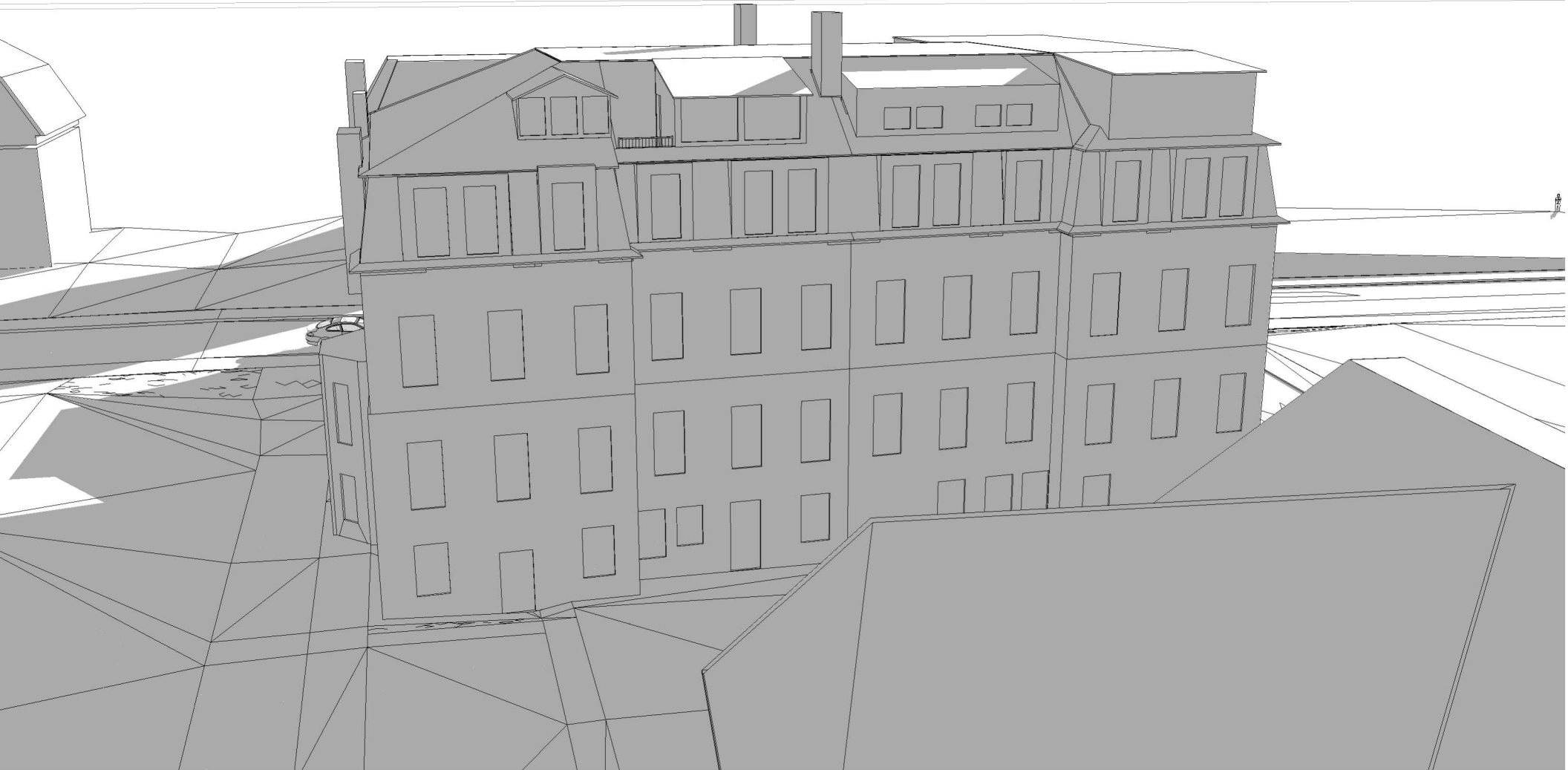
65 Sparks rear view, December 21, 9:00am



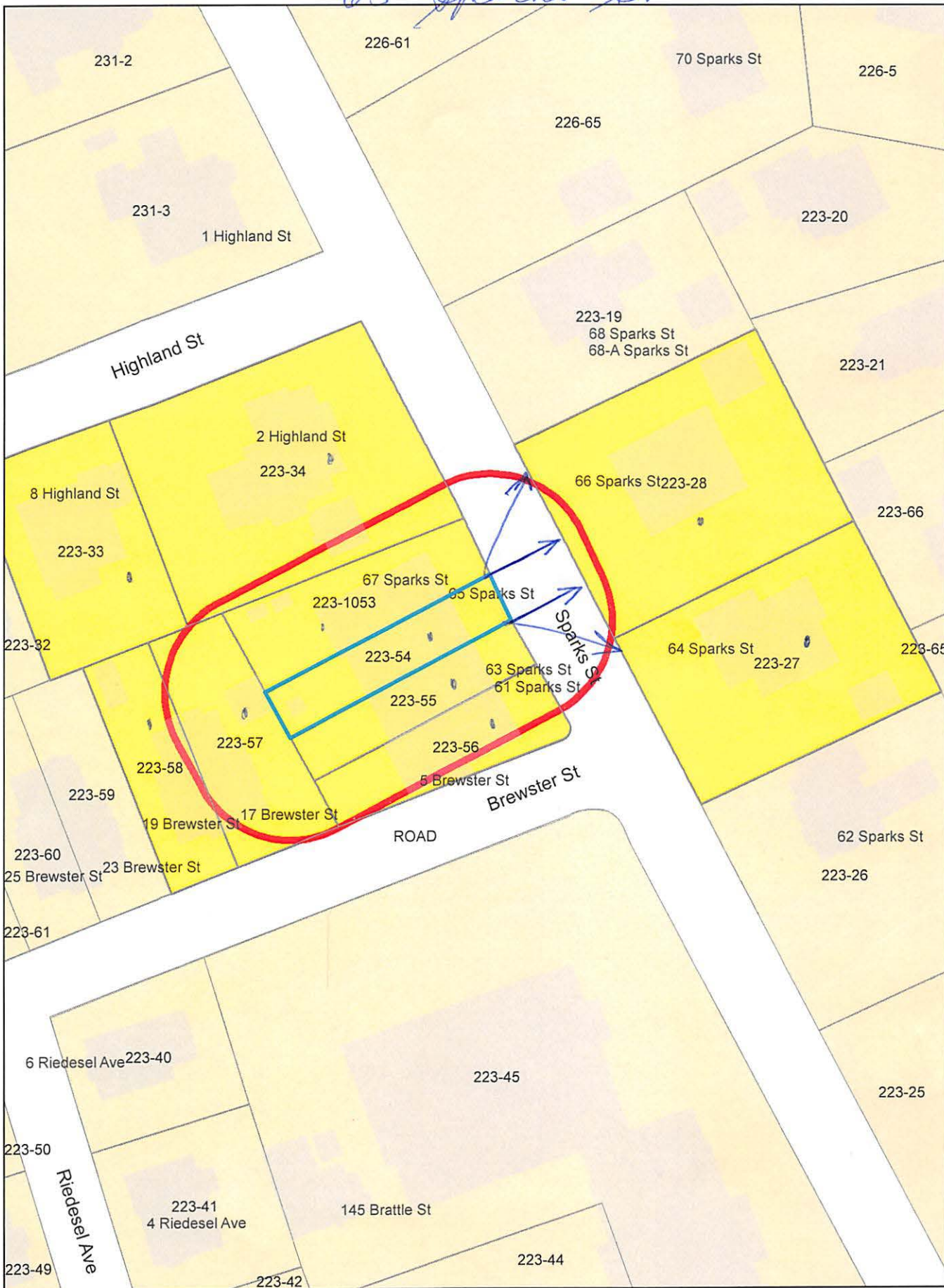
65 Sparks rear view, December 21, 12:00pm



65 Sparks rear view, December 21, 3:00pm



65 Sparks St.



65 Sparks St.

Petitioner  
ADAM DASH, ESQ.  
48 GROVE STREET – SUITE 304  
SOMERVILLE, MA 02144

223-27  
BARRINGER, ELIZABETH PRATT & JOHN A. CLARK  
64 SPARKS ST  
CAMBRIDGE, MA 02138-2238

223-56  
WELCH, THOMAS C. SVETLANA ANDREEVA  
61 SPARKS ST UNIT #2  
CAMBRIDGE, MA 02138

223-34  
WOODS, AMY  
2 HIGHLAND ST  
CAMBRIDGE, MA 02138

223-55  
WELCH, THOMAS C. & EDITH I. WELCH  
TRS, THE EDITH I WELCH 2004 TRUST  
63 SPARKS ST., #1  
CAMBRIDGE, MA 02138

223-54  
PATEL FEANIL & KIERSTEN KERBY-PATEL, LEE IVY  
BLAKE SESSIONS, MICHAEL O'BRIEN,  
BRIANNA McHORSE & DAVID LAIBSTAIN  
65 SPARKS ST  
CAMBRIDGE, MA 02138

223-56  
EVANS, DAVID H.,  
TRUSTEE THE DAVID H. EVANS REV TRUST  
61 SPARKS ST., #4  
CAMBRIDGE, MA 02138

223-56  
YANG, NOAMI & DAMON KRUKOWSKI  
61 SPARKS ST., #6  
CAMBRIDGE, MA 02138

223-56  
KRUKOWSKI, DAMON & NAOMI YANG  
61 SPARKS ST., UNIT #1  
CAMBRIDGE, MA 02138

223-55  
STANG, DAVID D.  
63 SPARKS ST., #2  
CAMBRIDGE, MA 02138-2239

223-55  
HILL, RICHARD C.  
63 SPARKS ST., #4  
CAMBRIDGE, MA 02138

223-56  
FLANDERS, D. ANTHONY & CARLA J. PROCASKEY  
61 SPARKS ST #3  
CAMBRIDGE, MA 02138

223-58  
CORRSIN, DAVID  
19 BREWSTER ST  
CAMBRIDGE, MA 02138

223-1053  
TAGIURI, CONSUELO ROBERT TAGIURI  
67 SPARKS ST  
CAMBRIDGE, MA 02138

223-28  
FISHER, JOSEPH,  
TRUSTEE THE SPARKS TRUST  
PO BOX 11270  
JACKSON, WY 83002

223-55  
DE LANTSHEERE CHARLES A  
TRS TONI LEE DE LANTSHEERE TRS  
63 SPARKS ST UNIT 3  
CAMBRIDGE, MA 02138

223-33  
BRETL, JOHN P & JENNIFER K BRETL  
8 HIGHLAND ST  
CAMBRIDGE, MA 02138

223-57  
DAKOS, KRISTINA,  
TR. THE KIRSTINA DAKOS 2104 REV TR.  
17 BREWSTER ST  
CAMBRIDGE, MA 02142