



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

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

2022 FEB -8 PM 12:13  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

BZA Number: 159180

### General Information

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

Special Permit:   X                        Variance:                             Appeal:       

**PETITIONER:** Deidre Deegan C/O Mahmood Firouzbakht

**PETITIONER'S ADDRESS:** 7 Crescent Street, Cambridge, MA 02138

**LOCATION OF PROPERTY:** 7 Crescent St., Cambridge, MA

**TYPE OF OCCUPANCY:** 2 family                      **ZONING DISTRICT:** Residence C-1 Zone

### **REASON FOR PETITION:**

/Dormer/

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

Construction of dormer to allow for a bathroom to the third floor of a non-conforming dwelling increasing gross floor area and within the rear yard setback.

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

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

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

Article: 10.000                      Section: 10.40 (Special Permit).

Original  
Signature(s):

M.F.  
(Petitioner (s) / Owner)

Mahmood Firouzbakht  
(Print Name)

Address:

7 Crescent Street

Tel. No.

6176715534

E-Mail Address:

mahmood.brp@gmail.com

**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.

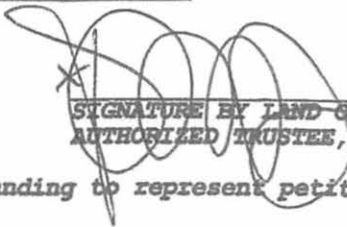
I/We Deidre Deegan (OWNER)

Address: 7 Crescent Street, Cambridge, MA

State that I/We own the property located at 7-9 Crescent Street, which is the subject of this zoning application.

The record title of this property is in the name of Deidre Deegan

\*Pursuant to a deed of duly recorded in the date 5/13/12, Middlesex South County Registry of Deeds at Book 59166, Page 444; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

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

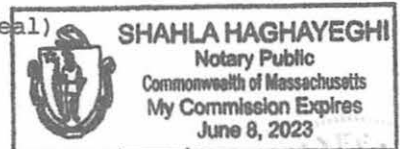
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Deidre Deegan personally appeared before me, this 7th of January, 2022, and made oath that the above statement is true.

 Notary

My commission expires June 8, 2023 (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 7 Crescent St., Cambridge, MA (location) would not be a detriment to the public interest because:**

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

The proposed work is consistent with the character and nature of the surrounding 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:**

The proposed work does not detrimentally impact congestion, hazard, or change in the established neighborhood character.

**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 proposed work does not have a detrimental impact on the continued operation of or development of adjacent uses as permitted in the Zoning Ordinance.

**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:**

The proposed work does not create a nuisance or hazard that is of detriment to the health, safety, and/or welfare of the occupants and citizens of the City as the additional dormer is not a substantial modification to the existing structure and does not create a material change from the current massing and use of the this residence.

**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 work does not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance as the proposed dormer is consistent with permitted development in this district, consistent with the massing, character and nature of other dwellings in this district. The proposed work is a rational use of a pre-existing non-conforming structure which allows for a continued use of a dwelling structure by growing family.

**\*If you have any questions as to whether you can establish all of the applicable legal**

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

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Deidre Deegan  
**Location:** 7 Crescent St., Cambridge, MA  
**Phone:** 6176715534

**Present Use/Occupancy:** 2 family  
**Zone:** Residence C-1 Zone  
**Requested Use/Occupancy:** 2 family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3208	3297	2755	(max.)
<u>LOT AREA:</u>		3673	3673	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.87	.9	.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1837	1837	1500	
<u>SIZE OF LOT:</u>	WIDTH	55	55	50	
	DEPTH	66	66	na	
<u>SETBACKS IN FEET:</u>	FRONT	7	7	10	
	REAR	10	10	30	
	LEFT SIDE	17	17	7.5	
	RIGHT SIDE	6	6	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.9	34.9	35	
	WIDTH	35	35	na	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		37	37	30	
<u>NO. OF DWELLING UNITS:</u>		2	2	2	
<u>NO. OF PARKING SPACES:</u>		2	2	2	
<u>NO. OF LOADING AREAS:</u>		NA	NA	NA	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		NA	NA	10	

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.:

NA

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

# PROJECT SUMMARY: 7-9 CRESCENT STREET

## ZONING SUMMARY

THIS IS AN EXISTING RESIDENTIAL 2 FAMILY STRUCTURE LOCATED IN A RES C-1 ZONE.

THE HOUSE IS EXISTING NONCONFORMING FOR LOT SIZE, FAR AND SETBACKS.

THE APPLICATION PROPOSES TO CREATE A NEW DORMER AT THE THIRD FLOOR INCREASING THE NONCONFORMING GFA.

## HISTORIC / OVERLAY DISTRICT SUMMARY

THIS PROJECT IS NOT LOCATED WITHIN A HISTORIC NEIGHBORHOOD CONSERVATION DISTRICT, NO REVIEW IS ANTICIPATED

## DIMENSIONAL FORM

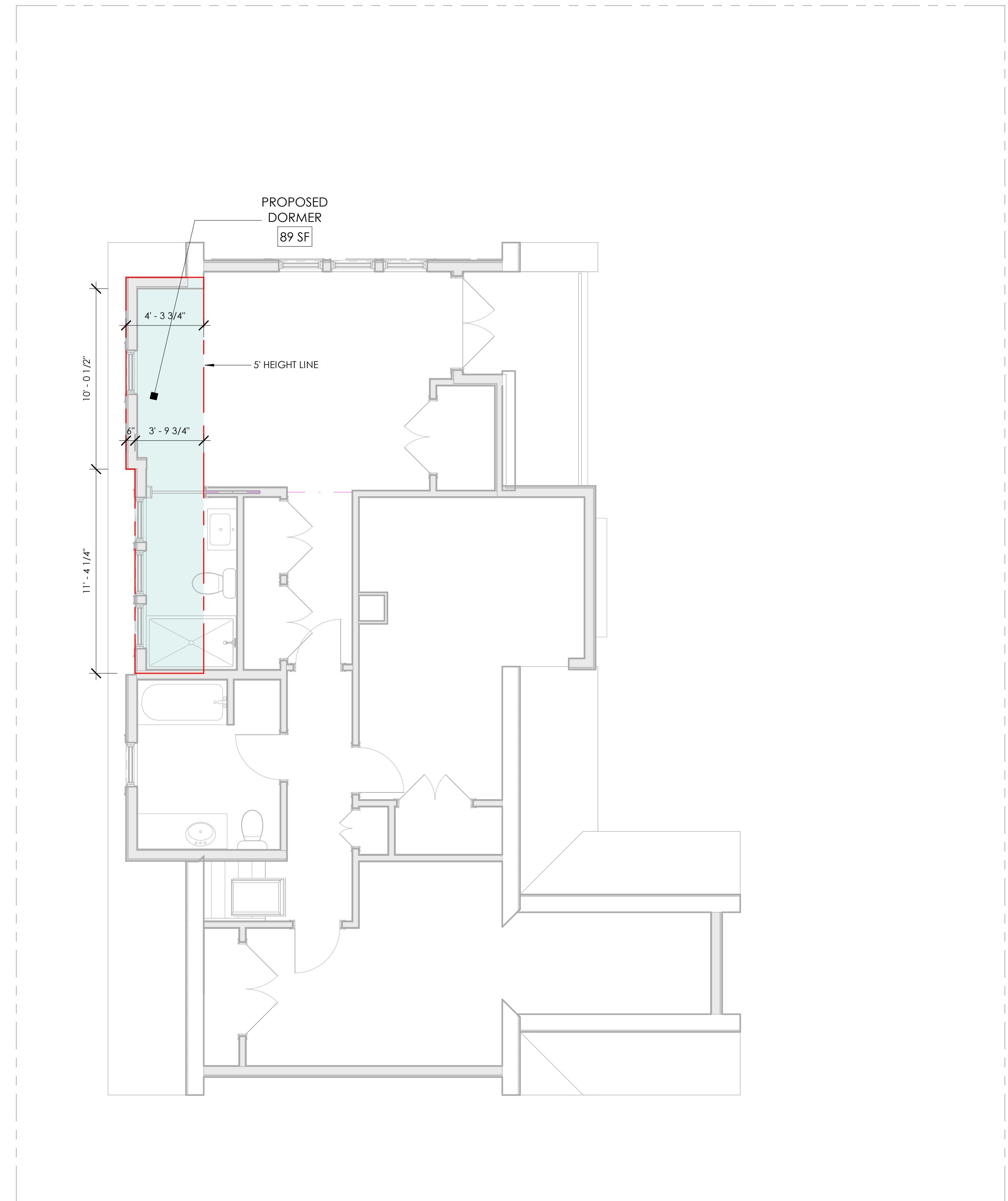
BZA APPLICATION FORM			
DIMENSIONAL INFORMATION			
APPLICANT:	Deegan Family	PRESENT USE/OCCUPANCY:	2 FAM RESIDENCE
LOCATION:	7-9 Crescent Street, Cambridge MA	ZONE:	RES C-1
PHONE:	617.671.5543	REQUESTED USE/OCCUPANCY:	UNCHANGED
	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS<sup>1</sup></u>
TOTAL GROSS FLOOR AREA:	3208	3297	2755 (max.)
LOT AREA:	3673	unchanged	5000 (min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	0.87	0.897	0.75 (max.)
LOT AREA FOR EACH DWELLING UNIT:	1837	unchanged	1500 (min.)
SIZE OF LOT:	WIDTH	unchanged	50 (min.)
	DEPTH	unchanged	N/A
Setbacks in Feet:	FRONT	unchanged	10' (min.)
	REAR	unchanged	30' (min.)
	LEFT SIDE	unchanged	MP (7.5' MII) (min.)
	RIGHT SIDE	unchanged	MP (7.5' MII) (min.)
SIZE OF BLDG.:	HEIGHT	unchanged	35' (max.)
	LENGTH	see dwgs	N/A
	WIDTH	see dwgs	N/A
RATIO OF USABLE OPEN SPACE TO LOT AREA: <sup>3</sup>	37%	unchanged	15% (min.)
NO. OF DWELLING UNITS:	2	unchanged	2 (max.)
NO. OF PARKING SPACES:	2	unchanged	1 PER DU (min./max)
NO. OF LOADING AREAS:	N/A	N/A	N/A (min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	N/A	see dwgs	H+H/6 (min.)

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

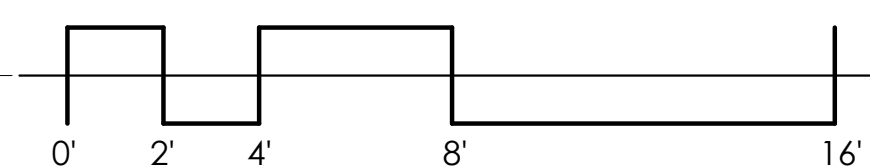
wood frame structure and an existing garage 2 car garage

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

(ATTACHMENT B - PAGE 4)



GFA DIAGRAM - PROPOSED 3RD FLOOR  
1/4" = 1'-0"



ZONING AREA		
Name	Area	Level
PROPOSED DORMER	89 SF	3RD FLOOR
PROPOSED	89 SF	

No.	Descrip.	Date

stamp

client  
FIROUSBAHKT + DEEGAN  
7-9 CRESCENT STREET  
CAMBRIDGE, MA 02138

file GFA DIAGRAM  
project 7-9 CRESCENT STREET, CAMBRIDGE MA 02138



job number 21-023

scale 1/4" = 1'-0"

issue date 12.08.21

SPECIAL PERMIT APPLICATION SET

Sheet no.  
A010



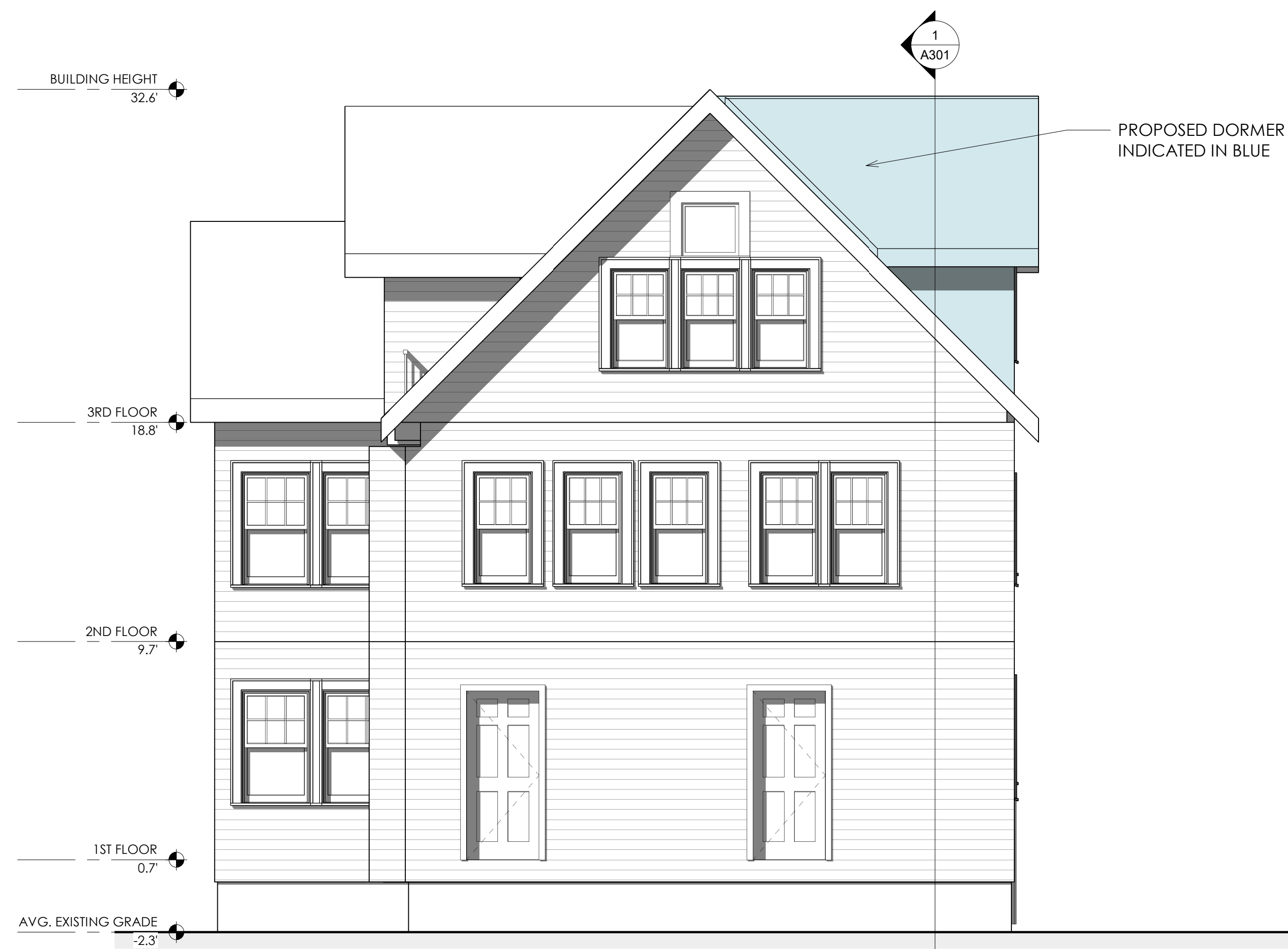




PROPOSED WEST (PARTIAL) ELEVATION



EXISTING WEST ELEVATION



PROPOSED (PARTIAL) NORTH ELEVATION



EXISTING NORTH ELEVATION

No.	Descrip.	Date

stamp

client  
**FIROUSBAHKT + DEEGAN**  
 7-9 CRESCENT STREET  
 CAMBRIDGE, MA 02138

title  
**EXISTING AND PROPOSED ELEVATIONS**

project  
**7-9 CRESCENT STREET, CAMBRIDGE MA 02138**



job number 21-023

scale 1/4" = 1'-0"

issue date 12.08.21

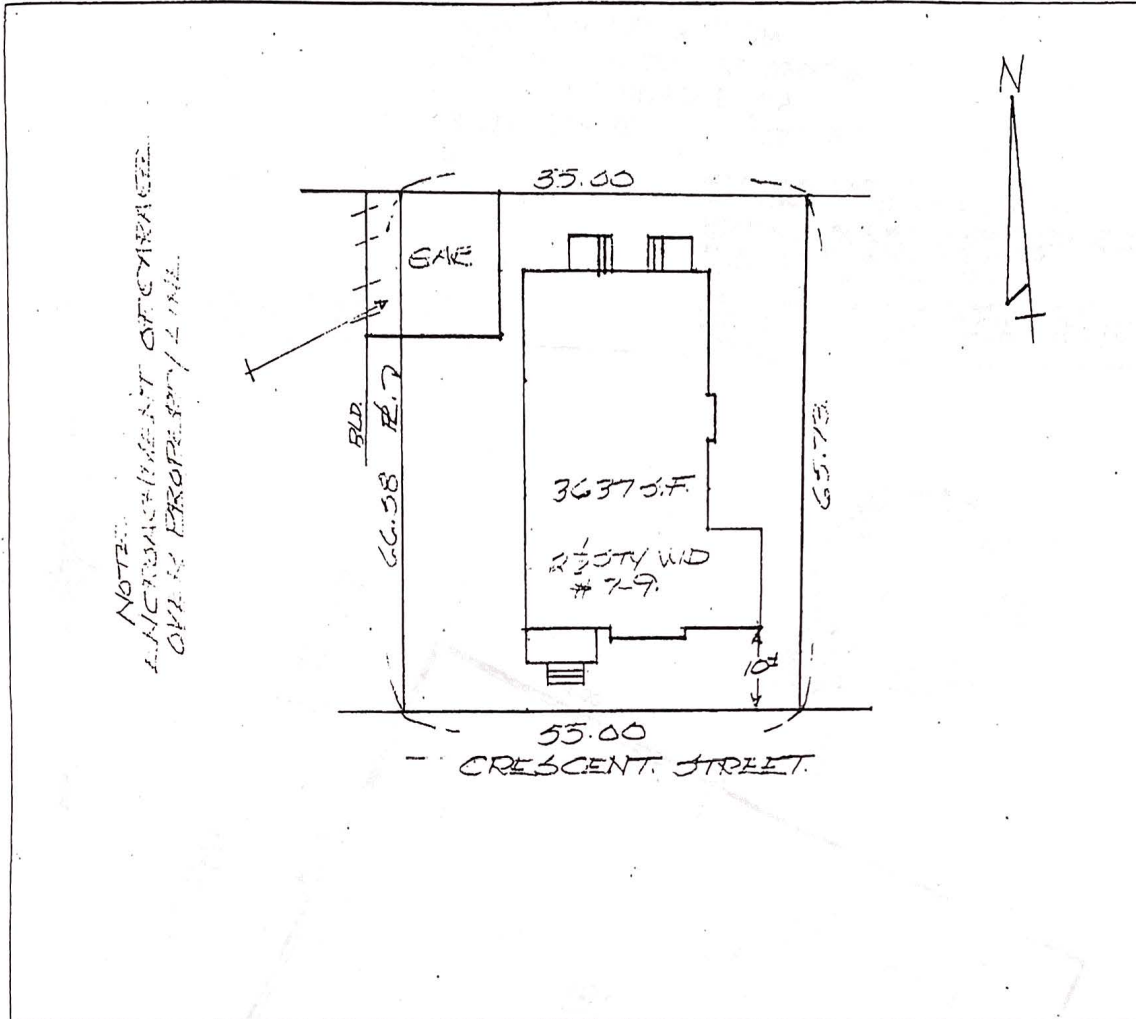
SPECIAL PERMIT APPLICATION SET

Sheet no.  
**A200**

12/8/2021 4:51:05 PM







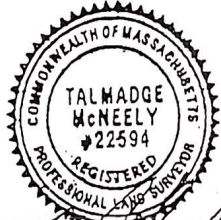
NOTE: I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE PREMISES SHOWN ON THIS PLAN ARE NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY MASS. EFFECTIVE 2-28-1992 BY THE DEPT. OF HOUSING AND URBAN DEVELOPMENT FEDERAL INSURANCE ADMINISTRATION.

NOTE: THIS IS A TAPE SURVEY NOT TO BE USED FOR ESTABLISHING PROPERTY LINES, HEDGES, OR ANY PURPOSE OTHER THAN ITS ORIGINAL INTENT. THIS PLAN WAS DRAWN FOR MORTGAGE PURPOSES ONLY. NOT TO BE RECORDED.

I CERTIFY THAT THE BUILDING SHOWN ON THIS PLAN IS ON THE GROUND AS SHOWN.

THE LOCATION OF THE DWELLING AS SHOWN HEREON EITHER WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY), OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER M.G.L. TITLE VII, C.40A, §7.

*EXCEPT GARAGE.*



**MORTGAGE INSPECTION PLAN**

L.G. BRACKETT COMPANY, INC.  
WINCHESTER, MA

PLAN OF PROPERTY IN  
**CAMBRIDGE, MA.**

SCALE: 1" = 20'

OWNED BY

DATE: 7-7-03

*THOMAS WILLIAMOR DEEGAN*

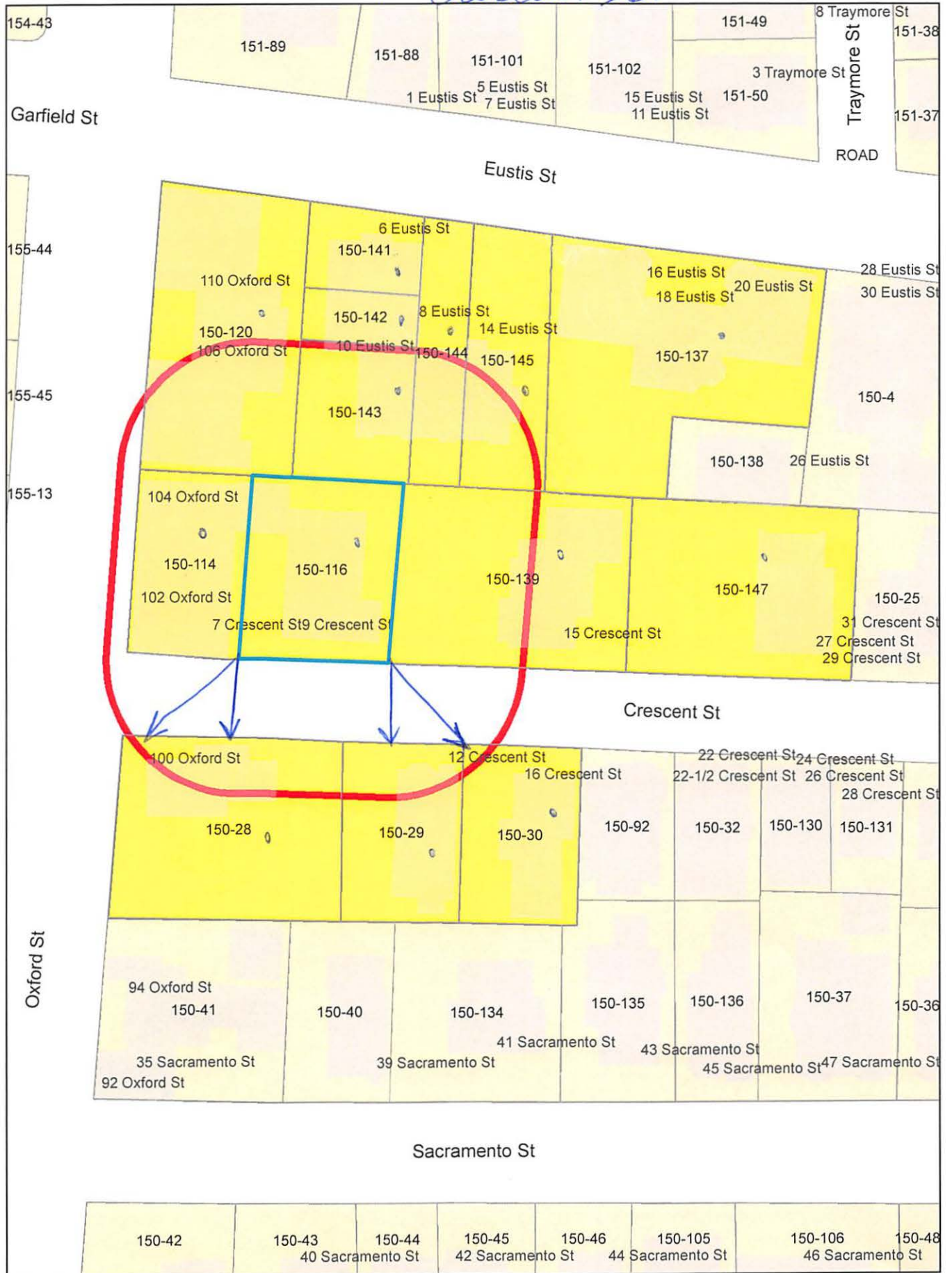
COUNTY: *MIDDLESEX*  
PLAN: *5581-43*

I CERTIFY THIS PLAN TO

DATE OF PLAN: *7-6-1991*  
PLAN BY: *W.A. MASON, F.S.M.*



7 Crescent St.



7 Crescent St .

*Petitioner*  
MAHMOOD FIROUZBAKHT  
7 CRESCENT STREET  
CAMBRIDGE, MA 02138

150-28  
BERMAN, JEFFREY S. & JANICE WALKER  
100 OXFORD ST  
CAMBRIDGE, MA 02138

150-29  
KRIEGSMAN, SUZANNE A. & HITESH P. TRIVEDI  
12 CRESCENT STREET  
CAMBRIDGE, MA 02138

150-120  
THE RB FAMILY LIMITED PARTNERSHIP  
C/O THE BANKER REAL ESTATE CO  
GENERAL PARTNER  
14A ELIOT ST  
CAMBRIDGE, MA 02138

150-137  
BANKER, ROBERT TRUSTEE  
C/O THE BANKER REAL ESTATE CO  
14A ELIOT STRRET  
CAMBRIDGE, MA 02138-3728

150-116  
DEEGAN, DEIDRE A.  
7-9 CRESCENT ST  
CAMBRIDGE, MA 02138

150-147  
GOULD, DEBORAH LEE  
29 CRESCENT ST  
CAMBRIDGE, MA 02138-1907

150-139  
FRANK, JOHN R. ,  
TRUSTEE OF 15 CRESCENT STREET TRUST.  
15 CRESCENT ST  
CAMBRIDGE, MA 02138

150-141  
VANCE, ELIZABETH O'CONNOR &  
JASON C. INNES  
6 EUSTIS STREET  
CAMBRIDGE, MA 02138

150-143  
NEELEY, WILLIAM LAWRENCE JR., &  
TSEDAL BEYENE NEELEY  
10 EUSTIS ST  
CAMBRIDGE, MA 02140

150-145  
GILBOA, RAN  
14 EUSTIS ST  
CAMBRIDGE, MA 02140

150-144  
EAGLE VERNON A XUEMEI ZHAI  
12 EUSTIS ST  
CAMBRIDGE, MA 02141

150-114  
102-104 OXFORD STREET LLC  
46 DEPOT ST. NO. 1  
MILFORD, MA 01757

150-142  
HUANG, ANDREW CHRISTINA WOO  
8 EUSTIS ST  
CAMBRIDGE, MA 02140

150-30  
BLOOMSTEIN, WILLIAM W. &  
APARNA AGRAWAL, TRUSTEE  
18 CRESCENT ST  
CAMBRIDGE, MA 02138

Deegan – Firouzbakht  
7 Crescent Street  
Cambridge, MA 02138

March 4, 2022

Dear Members of the Board of Zoning Appeal,

In connection with our application to the Board (case no. BZA-159180), we are providing this cover letter to give background to this request and provide helpful information for the Board's consideration. The house at 7-9 Crescent Street was built by Deidre's great grandfather, James Macklin, who was a local florist. Multiple generations of her family have grown up in this house, including Deidre, her mom, and now our two kids. Currently, Deidre's father lives on the first floor and we live on the second and third floor. We plan and hope for this home to stay with our family for many more years. In order to make our apartment more comfortable for future years ahead, we would like to add an additional bathroom and modest living space to our third floor.

In 2018, we submitted a request for a Variance to the Board in case No. BZA-017006-2008 to undertake this work. After hearings held on September 27, 2018 and October 4, 2018, the Board approved our request as amended. Due to various unforeseen life and health circumstances, we were not able to start construction and the approval granted has since expired. We are now in a position to undertake the work and are submitting the request originally submitted to the Board in September 2018. Since 2018, there have been some developments which we thought helpful to note in considering the original proposal.

In 2018, certain Board members expressed concerns about the length of the addition we originally proposed given the connector piece in between the two gable ends. Since we described this work as the addition of a "dormer", the dormer guidelines were raised as a reason to reduce the length of the proposed addition. In a recent meeting with the Commissioner, we received clarification that the work we are proposing is more accurately described as an "addition" and not a "dormer". We apologize for not making this correction to the description of our application. The meeting with the Commissioner happened after we had already filed this recent application. The updated plans submitted to the Board do reflect this change in terminology.

In 2018, our application required a Variance from the Board. As you are likely aware, the Ordinance has since been amended and the relief we require now is a Special Permit. Notwithstanding the above discussion regarding the description of the work, our application as submitted satisfies the legal requirements for a Special Permit to be granted.

We appreciate the Board's continued attention and time spent on our application.

Sincerely,



Deidre Deegan  
Mahmood Firouzbakht

# PROJECT SUMMARY: 7-9 CRESCENT STREET

## ZONING SUMMARY

THIS IS AN EXISTING RESIDENTIAL 2 FAMILY STRUCTURE LOCATED IN A RES C-1 ZONE.

THE HOUSE IS EXISTING NONCONFORMING FOR LOT SIZE, FAR AND SETBACKS.

THE APPLICATION PROPOSES TO CREATE A NEW ADDITION AT THE THIRD FLOOR INCREASING THE NONCONFORMING GFA.

## HISTORIC / OVERLAY DISTRICT SUMMARY

THIS PROJECT IS NOT LOCATED WITHIN A HISTORIC NEIGHBORHOOD CONSERVATION DISTRICT, NO REVIEW IS ANTICIPATED

## DIMENSIONAL FORM

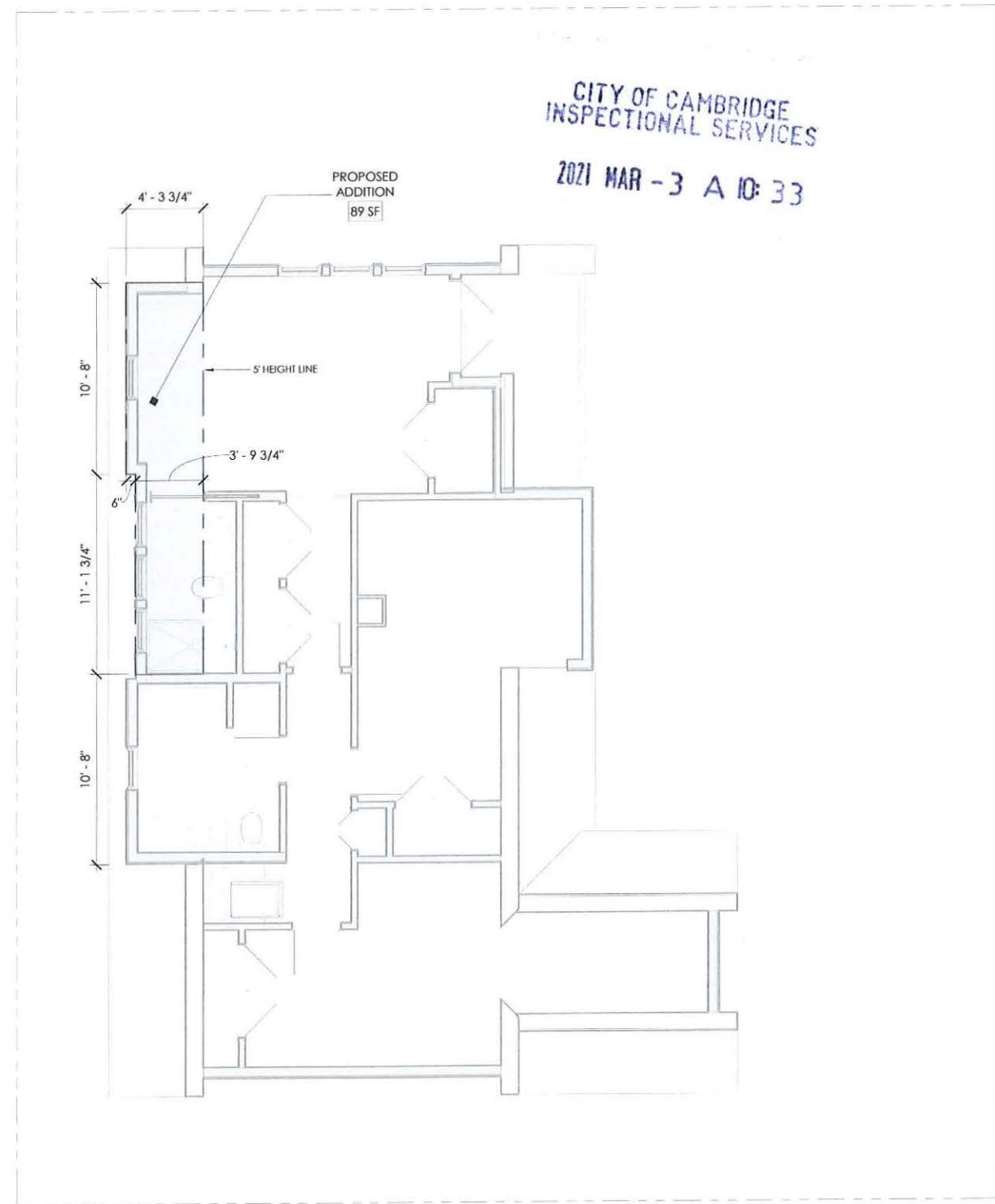
BZA APPLICATION FORM			
DIMENSIONAL INFORMATION			
APPLICANT:	Decgan Family	PRESENT USE/OCCUPANCY:	2 FAM RESIDENCE
LOCATION:	7-9 Crescent Street, Cambridge MA	ZONE:	RES C-1
PHONE:	617.671.5543	REQUESTED USE/OCCUPANCY:	UNCHANGED
TOTAL GROSS FLOOR AREA:	3208	REQUESTED CONDITIONS	3297
LOT AREA:	3673	ORDINANCE REQUIREMENTS:	2755 (max.)
RATIO OF GROSS FLOOR AREA TO LOT AREA:	0.87		5000 (min.)
LOT AREA FOR EACH DWELLING UNIT:	1837		
SIZE OF LOT:	WIDTH 55		
	DEPTH		
Setbacks in Feet:	FRONT 7		
	REAR 10		
	LEFT SIDE 17		
	RIGHT SIDE 6		
SIZE OF BLDG.:	HEIGHT 34.9;		
	LENGTH		
	WIDTH		
RATIO OF USABLE OPEN SPACE TO LOT AREA:	37%		
NO. OF DWELLING UNITS:	2		
NO. OF PARKING SPACES:	2		
NO. OF LOADING AREAS:	N/A		
DISTANCE TO NEAREST BLDG. ON SAME LOT:	N/A		

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

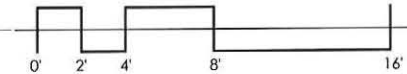
wood frame structure and an existing garage 2 car garage

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

(ATTACHMENT B - PAGE 4)



GFA DIAGRAM - PROPOSED 3RD FLOOR  
1/4" = 1'-0"



ZONING AREA		
Name	Area	Level
PROPOSED ADDITION	89 SF	3RD FLOOR
PROPOSED	89 SF	

No.	Descrip.	Date

stamp

client  
FIROUSBAKHT + DEEGAN  
7-9 CRESCENT STREET  
CAMBRIDGE, MA 02138

file GFA DIAGRAM  
project 7-9 CRESCENT STREET, CAMBRIDGE MA 02138



job number 21-023

scale 1/4" = 1'-0"

issue date 03.02.22

SPECIAL PERMIT APPLICATION SET

Sheet no.  
A010

No.	Descrip.	Date

stamp

client  
**FIROUSBAHKT + DEEGAN**  
 7-9 CRESCENT STREET  
 CAMBRIDGE, MA 02138

title  
**ASSESSOR'S MAP**  
 project  
**7-9 CRESCENT STREET, CAMBRIDGE MA 02138**



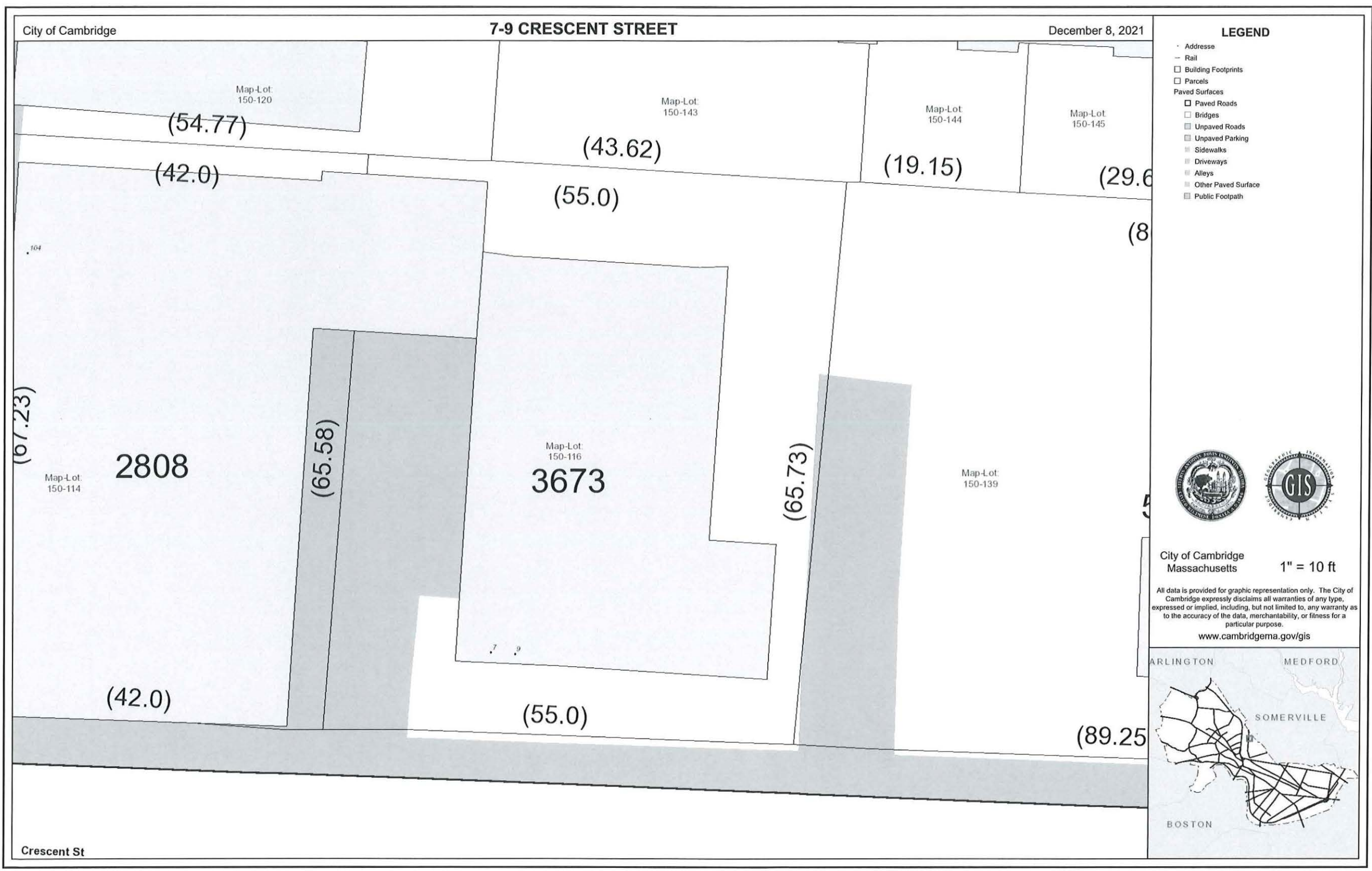
job number 21-023

scale

issue date 03.02.22

SPECIAL PERMIT APPLICATION SET

Sheet no.  
**A011**





No.	Descrip.	Date

stamp

Client  
**FIROUSBAHKT + DEEGAN**  
 7-9 CRESCENT STREET  
 CAMBRIDGE, MA 02138

File: **EXISTING AND PROPOSED FLOOR PLANS**  
 Project: **7-9 CRESCENT STREET, CAMBRIDGE MA 02138**



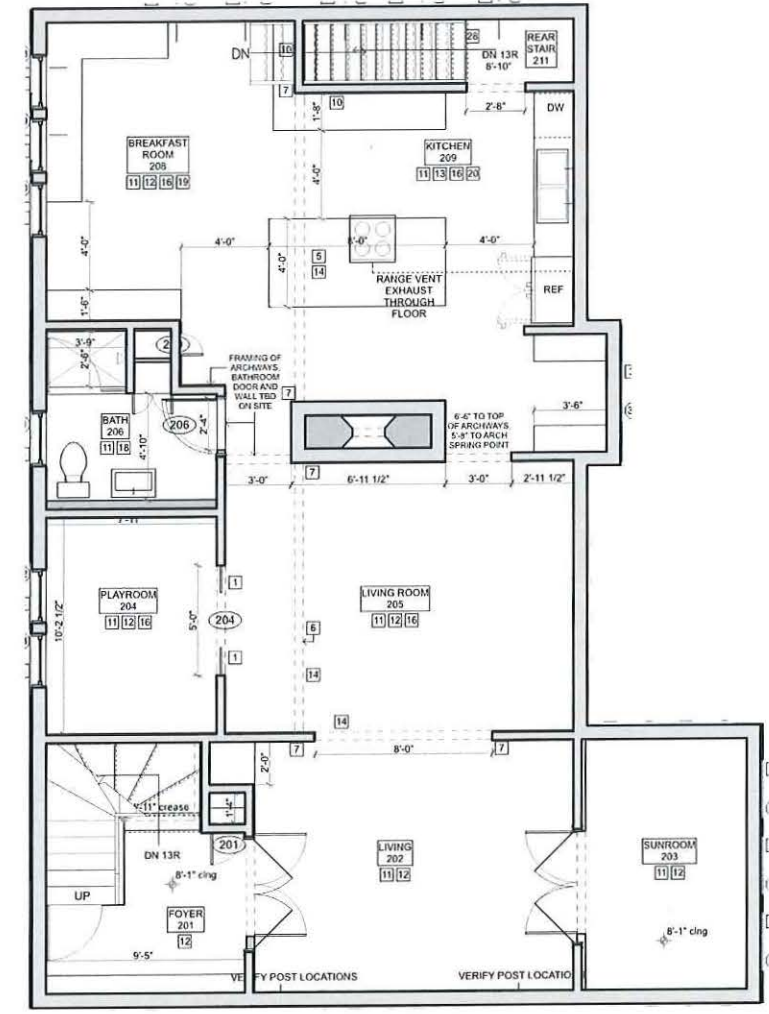
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scale 1/4" = 1'-0"

issue date 03.02.22

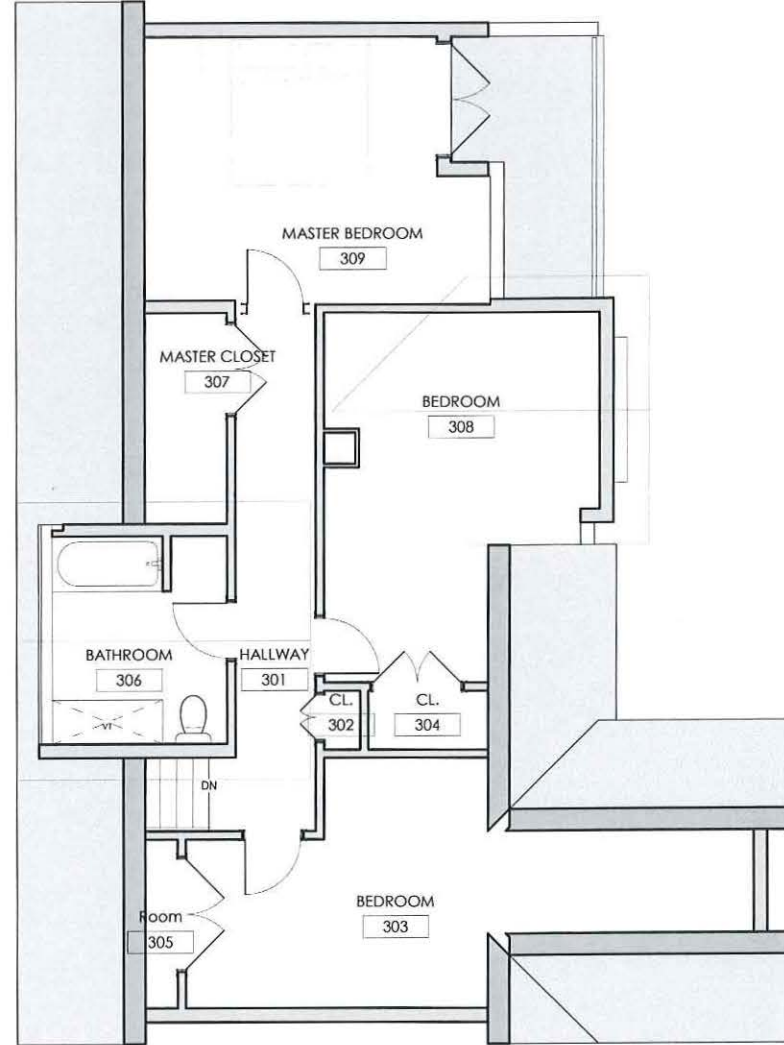
SPECIAL PERMIT APPLICATION SET

Sheet no.  
**A100**

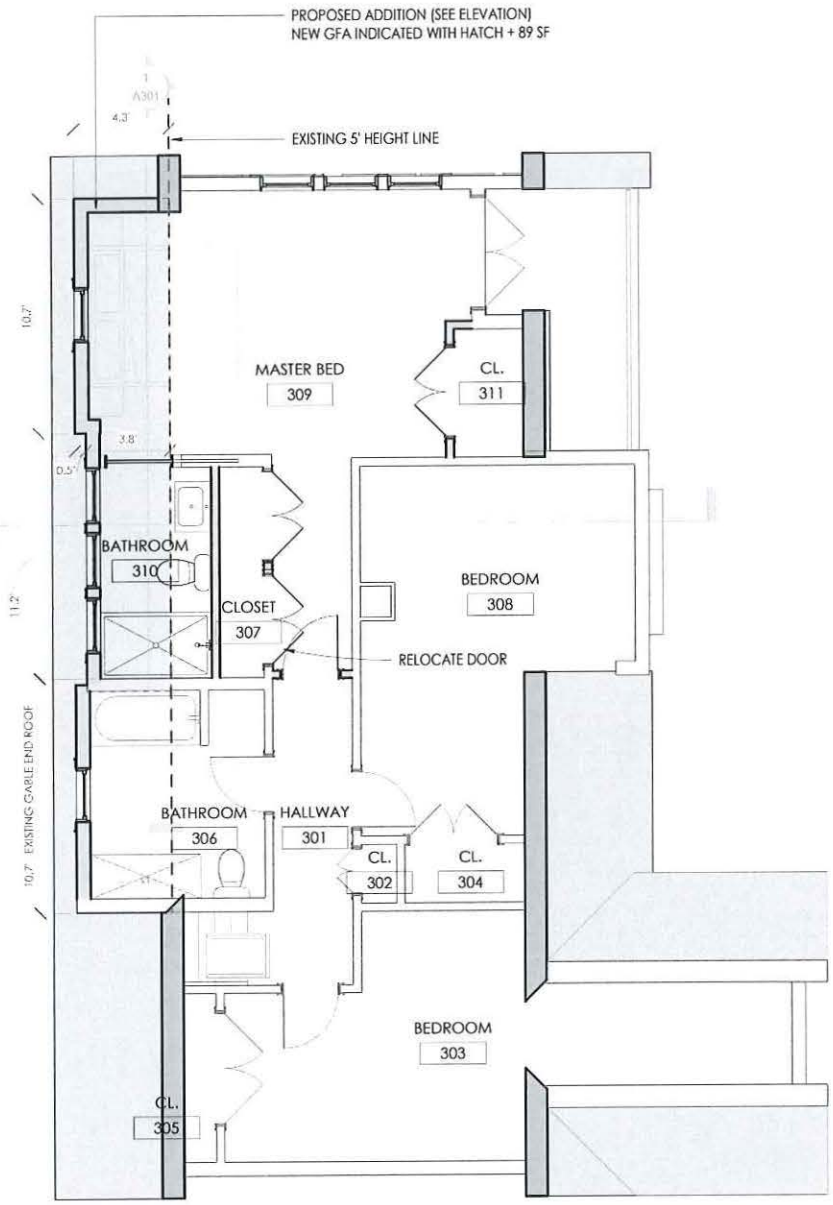


3 EXISTING 2ND FLOOR  
 1/4" = 1'-0"

NO CHANGES PROPOSED TO LOWER LEVELS  
 (FIRST OR SECOND FL PLANS)

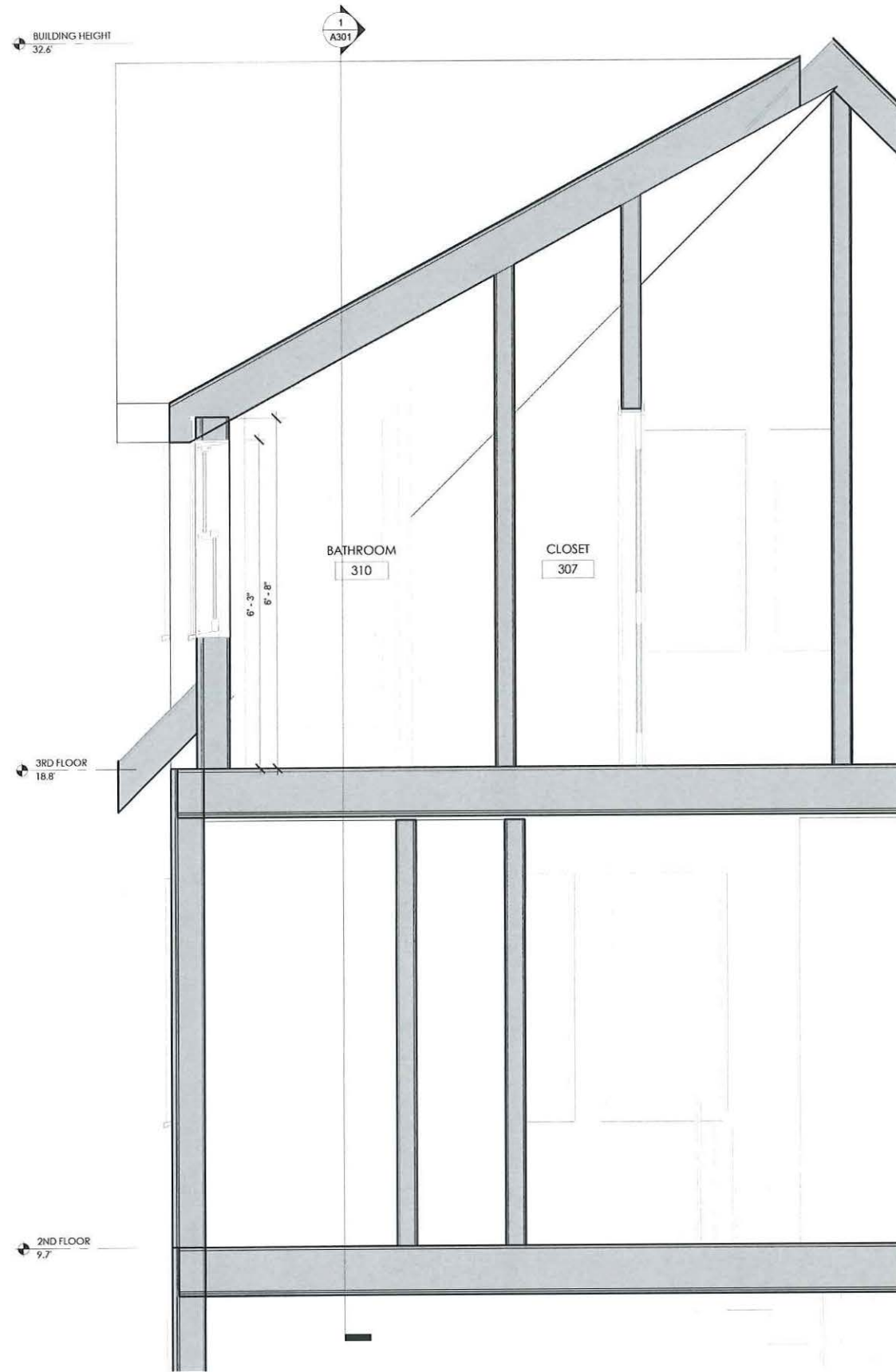


2 EXISTING 3RD FLOOR  
 1/4" = 1'-0"

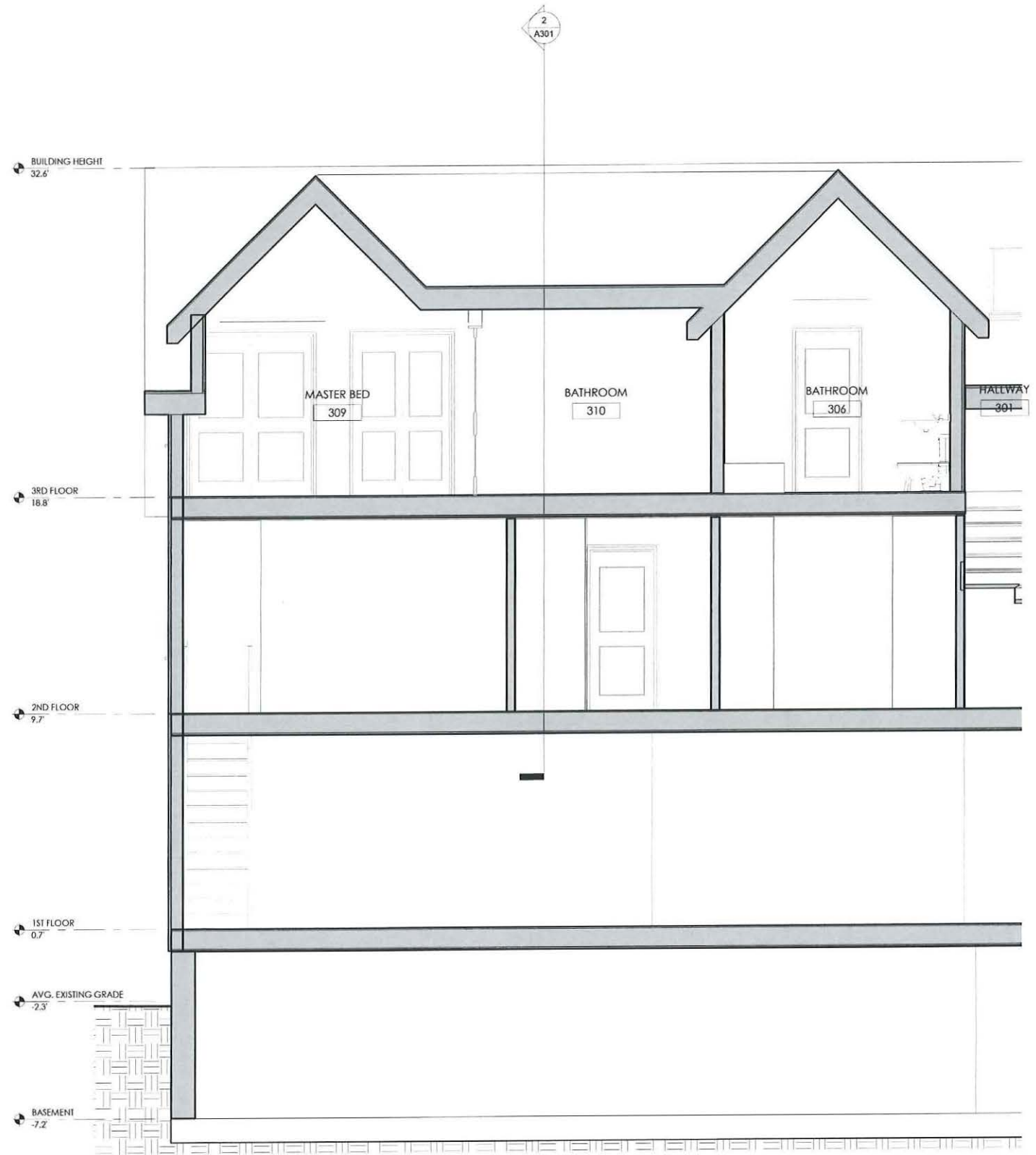


1 PROPOSED 3RD FLOOR  
 1/4" = 1'-0"





2 BUILDING SECTION THROUGH MASTER BATH  
3/4" = 1'-0"



1 LONGITUDINAL SECTION  
3/8" = 1'-0"

No.	Descrip.	Date

stamp

client  
**FIROUSBAHKT + DEEGAN**  
 7-9 CRESCENT STREET  
 CAMBRIDGE, MA 02138

title **BUILDING SECTIONS**  
 project **7-9 CRESCENT STREET, CAMBRIDGE MA 02138**



job number 21-023

scale As indicated

issue date 03.02.22

SPECIAL PERMIT  
 APPLICATION SET

Sheet no.  
**A301**



# City of Cambridge

MASSACHUSETTS


BOARD OF ZONING APPEAL

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

BZA

## POSTING NOTICE – PICK UP SHEET

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

Name:  Date: 2/16/22  
(Print)

Address: 7 Crescent Street

Case No. BZA-159180

Hearing Date: 3/10/22

Thank you,  
Bza Members