



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JAN 21 PM 8:05

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 159243**

### General Information

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

Special Permit:   X  

Variance:       

Appeal:       

**PETITIONER:** Giovanni Berlanda-Scorza and Katia Bertoldi

**PETITIONER'S ADDRESS:** 7 Oakland Street, Cambridge, MA 02139

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

**TYPE OF OCCUPANCY:** Residential Two-Family

**ZONING DISTRICT:** Residence C-1 / Business A Zone

**REASON FOR PETITION:**

/Additions/ /Dormer/

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

The petitioner proposes to construct a dormer on the 3rd Floor of the existing Two-Family Structure that encroaches on the front yard required setback.

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

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

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

Article: 10.000     Section: 10.40 (Special Permit).

Original  
Signature(s):

Giovanni Berlanda-Scorza Katia Bertoldi

(Petitioner (s) / Owner)

GIOVANNI BERLANDA SCORZA KATIA BERTOLDI

(Print Name)

Address:

7 OAKLAND ST CAMBRIDGE MA 02139

Tel. No.

857-445-3645

E-Mail Address:

giovanni.berlanda@gmail.com

Date: 1/13/2022

**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 GIOVANNI BERLANDA-SCORZA/KATIA BERTOLDI  
(OWNER)

Address: 7 OAKLAND ST. CAMBRIDGE MA 02139

State that I/We own the property located at 7 OAKLAND ST CAMBRIDGE, which is the subject of this zoning application.

The record title of this property is in the name of GIOVANNI BERLANDA-SCORZA / KATIA BERTOLDI

\*Pursuant to a deed of duly recorded in the date 9/11/2014, Middlesex South County Registry of Deeds at Book 64216, Page 35; or Middlesex Registry District of Land Court, Certificate No. 138222 Book 64216 Page 35.

Giovanni Berlanda-Scorza  
Katia Bertoldi  
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT\*

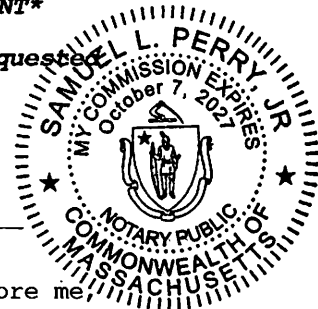
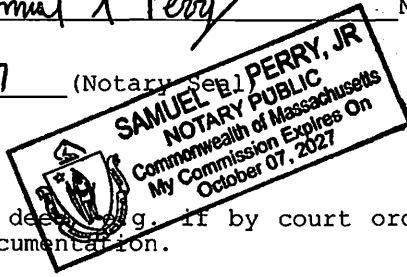
\*Written evidence of Agent's standing to represent petitioner may be requested

Commonwealth of Massachusetts, County of Middlesex

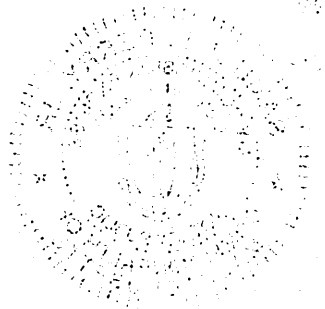
The above-name Giovanni Berlanda-Scorza Katia Bertoldi personally appeared before me this 30<sup>th</sup> of March, 2021, and made oath that the above statement is true.

Samuel L Perry Notary

My commission expires October 7, 2027 (Notary Seal)



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



**SAMUEL L. PERRY JR.**  
NOTARY PUBLIC  
Commission Expires On  
MAY 08 2012  
STATE OF MISSISSIPPI



## **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 Oakland 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:**

Section 8.22.2.d provides protections for existing non conforming one and two family structures provided the proposed alteration is not substantially more detrimental than the existing nonconforming use to the neighborhood. The proposed alterations and extensions at 7 Oakland increase the non-conforming nature of the residence in modest ways, the changes are not substantially more detrimental to 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:**

The proposed development will not alter patterns of access or egress given that the driveway and curb cut will remain in their current location. No increase in congestion hazard will be created because the number of dwelling units in the proposed project will not be increased.

**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 driveway curb cut will remain as it exists allowing traffic patterns to remain the same. The proposed parking spaces will be in the same location as the existing parking spaces maintaining existing relationships to adjacent uses. The proposed additions and fenestration changes are modest and occur in areas that have limited impact on adjacent uses. The changes proposed at 7 Oakland Street will not adversely affect the continued operation of adjacent uses.

**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:**

Areas dedicated to Open Space will remain intact to the benefit of the neighborhood residents. Traffic patterns and driveway ingress and egress will remain consistent for the adjacent residents. There will be no hazard or nuisance created by the requested relief.

**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 alteration and additions to the existing structure are consistent with other uses in the neighborhood and the larger district. The proposed use is consistent with the existing use and the other uses in the neighborhood. The proposed minor additions will not impair the integrity of the district or derogate from the intent of the ordinance.

## BZA Application Form

### DIMENSIONAL INFORMATION

**Applicant:** Giovanni Berlanda-Scorza and Katia Bertoldi

**Present Use/Occupancy:** Residential Two-Family

**Location:** 7 Oakland St., Cambridge, MA

**Zone:** Residence C-1 / Business A Zone

**Phone:** 857-445-3645

**Requested Use/Occupancy:** Residential Two-Family

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		2066	2209	3205	(max.)
<u>LOT AREA:</u>		2319	2319	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u>		.89	.95	1.38	
<u>LOT AREA OF EACH DWELLING UNIT:</u>		1160	1160	770	
<u>SIZE OF LOT:</u>	WIDTH	39.52	39.52	50	
	DEPTH	58.58	58.58	n/a	
<u>SETBACKS IN FEET:</u>	FRONT	2.36	2.36	10	
	REAR	15.4	15.4	20	
	LEFT SIDE	11.1	11.1	7.5	
	RIGHT SIDE	3.2	3.2	7.5	
<u>SIZE OF BUILDING:</u>	HEIGHT	34.25	34.25	35	
	WIDTH	43.4	43.4	n/a	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		39.4	39.4	20.5	
<u>NO. OF DWELLING UNITS:</u>		2	2	3	
<u>NO. OF PARKING SPACES:</u>		1	1	2	
<u>NO. OF LOADING AREAS:</u>		0	0	0	
<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.:

n/a

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'.

## Pacheco, Maria

---

**From:** Stephen Hiserodt <shiserodt@dharchs.com>  
**Sent:** Tuesday, February 22, 2022 2:24 PM  
**To:** Pacheco, Maria  
**Subject:** RE: 7 Oakland St.  
**Attachments:** 7 Oakland Sheet A201.pdf; 7 Oakland Sheet A023.pdf

Maria,

Requested clarification attached on Sheet A-201.

I've also added Sheet A-023 which shows that view of the building is limited from the Public Way. This is pertinent to the Site Context portion of the Dormer Guidelines.

Does Ranjit have time to meet tomorrow or Thursday?

Thanks

Steve

Stephen Hiserodt  
DH Architects  
[shiserodt@dharchs.com](mailto:shiserodt@dharchs.com)  
617.824.0732

---

**From:** Pacheco, Maria <mpacheco@cambridgema.gov>  
**Sent:** Tuesday, February 22, 2022 10:45 AM  
**To:** Stephen Hiserodt <shiserodt@dharchs.com>  
**Subject:** 7 Oakland St.

Hi Stephen,

The Chair just sent me the message below! Please, email me back your response so I can forward it to him.

**7 Oakland Street- Sheet A-201 elevation 2 left side elevation- need dimensions- Length of dormer, set back dimension from edge( s ) of roof**

Thanks,  
Maria

No.	Description	Date
1	15% REV	02.22.22
2		
3		
4		
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6		
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9		
10		

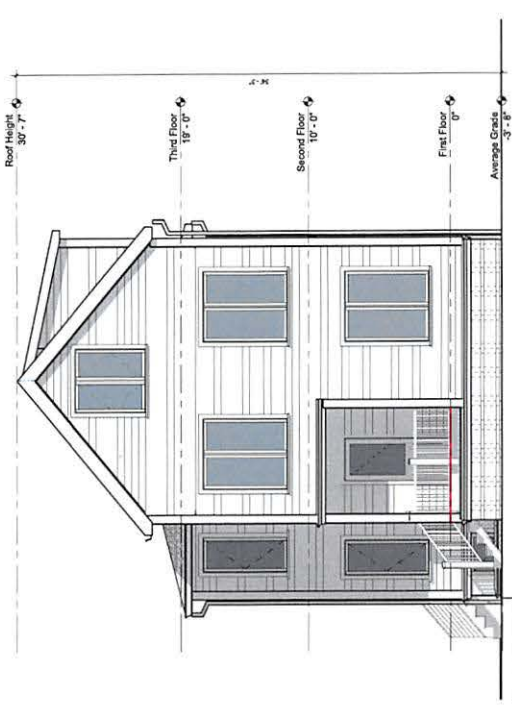
Crozatzi  
Reinaldo Souza and  
Katalin Peroldi

7 Oakland Street, CAMBRIDGE MA

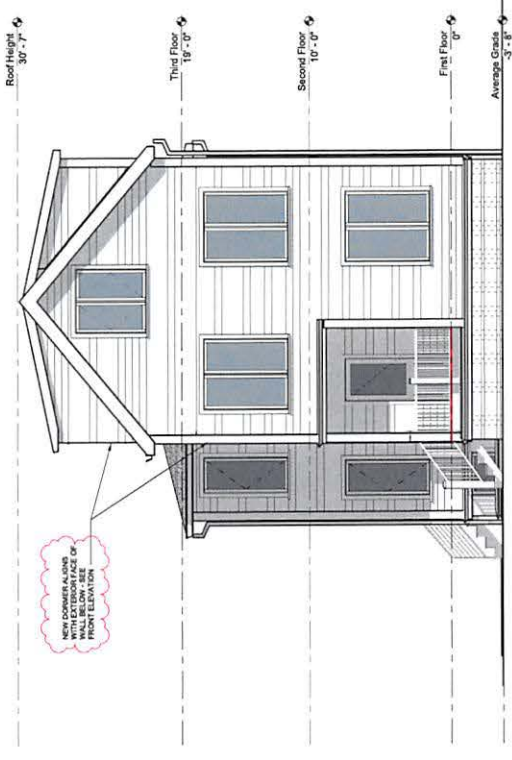
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"  
Date: 01-05-22  
BIA SPECIAL PERMIT

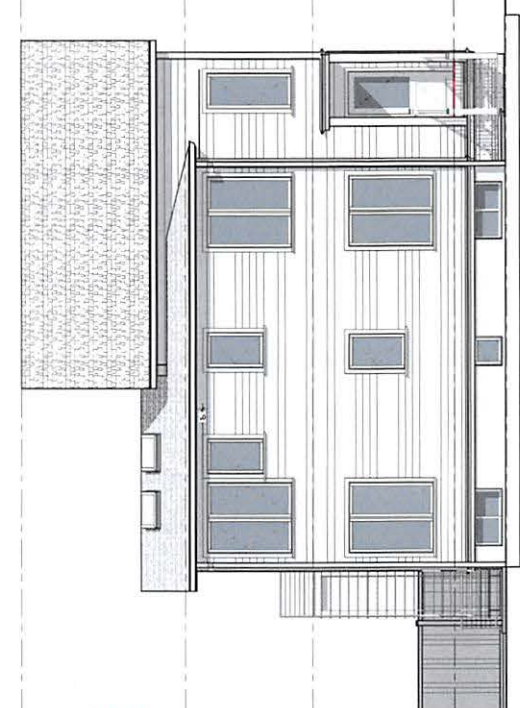
A-201



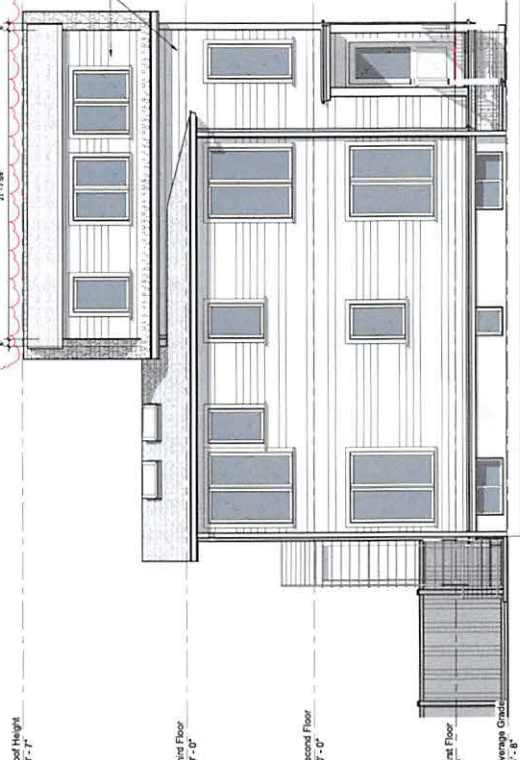
① FRONT ELEVATION - EXISTING  
1/4" = 1'-0"



② FRONT ELEVATION - PROPOSED  
1/4" = 1'-0"



③ LEFT SIDE ELEVATION - EXISTING  
1/4" = 1'-0"



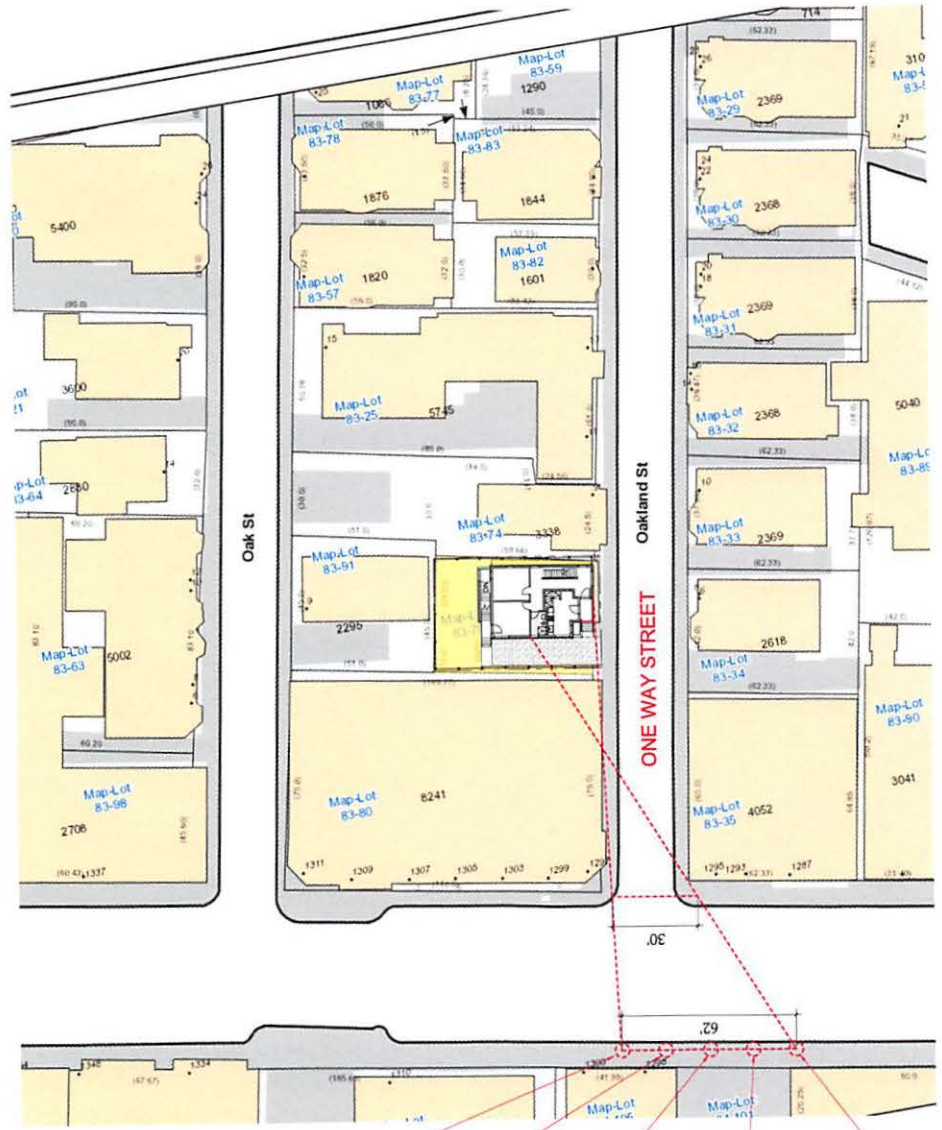
④ LEFT SIDE ELEVATION - PROPOSED  
1/4" = 1'-0"

NO.	DATE	DESCRIPTION

Giuseppe  
Berlanda-Sorazza and  
Kiana Berroldi

7 Oakland Street, CAMBRIDGE MA  
SITE PLAN AND SITE CONTEXT

Scale: 1" = 20'-0"  
Date: 01-08-22  
BIA SPECIAL PERMIT  
A-023



① Site Plan  
1" = 20'-0"







# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

2022 MAR -1 PM 2:55

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

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-159243

Address: 7 Oakland Street

Owner,  Petitioner, or  Representative: Stephen Hiserodt  
(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.

Date: 2/28/22

[Signature]  
Signature

1 \* \* \* \* \*

2 (7:59 p.m.)

3 Sitting Members: Constantine Alexander, Brendan Sullivan,  
4 Jim Monteverde, Slater Anderson, and Laura  
5 Wernick

6 BRENDAN SULLIVAN: The Board will now hear Case  
7 Number No. 159243 -- 7 Oakland Street.

8 GIOVANNI BERLANDA-SCORZA: Good evening. Can you  
9 hear me?

10 BRENDAN SULLIVAN: Yes.

11 CONSTANTINE ALEXANDER: Yes.

12 GIOVANNI BERLANDA-SCORZA: Good evening. My name  
13 is Giovanni Berlanda, and I'm the owner of the property at 7  
14 Oakland Street.

15 I purchased the property in 2014 after living five  
16 years in the neighborhood, and I did a large renovation with  
17 the help of Stephen Hiserodt, which is also the architect  
18 helping me tonight for this project.

19 We designed that house to have an open space on  
20 the third floor open to the living room below and two  
21 bedrooms on the first floor for my wife and for the two  
22 children.

1           The first child was born in 2015 and the other in  
2           2019. However, in 2021 we got the third child, which is now  
3           three months old, so we need to rethink how we organize the  
4           space in the house, because the single -- because the  
5           bedroom in the first floor is not big enough for having  
6           three children sleeping in it.

7           So we are thinking of using the space on the third  
8           floor as our master bedroom, so the three children can share  
9           the two bedrooms on the first floor.

10           I'm also committed to install an electrical solar  
11           system on the roof that will be created with the addition we  
12           are asking the special permit for, because I'm trying to cut  
13           back on burning natural gas for heating in the house to try  
14           to limit CO2 emissions.

15           Stephen will help me describe to the Board the  
16           project and the thinking that went behind the what we are  
17           trying to achieve.

18           [Pause]

19           GIOVANNI BERLANDA-SCORZA: I'm not hearing Stephen  
20           yet.

21           STEPHEN HISERODT: Can you --

22           BRENDAN SULLIVAN: Could you pull up maybe the

1 third floor?

2           STEPHEN HISERODT: Can you hear me now?

3           BRENDAN SULLIVAN: Yes.

4           STEPHEN HISERODT: Okay. We're asking for a  
5 special permit in accordance with Section 8.22.2d, which is  
6 as we know, the -- basically increasing an existing  
7 nonconformity. The only nonconformity we have that we are  
8 affecting is the front yard setback.

9           BRENDAN SULLIVAN: Is this Steve speaking?

10          STEPHEN HISERODT: Excuse me?

11          BRENDAN SULLIVAN: Yes. Is this Stephen speaking?

12          STEPHEN HISERODT: Yes, it is. This is Stephen.

13          BRENDAN SULLIVAN: All right. If you could please  
14 introduce yourself.

15          STEPHEN HISERODT: I'm sorry.

16          BRENDAN SULLIVAN: Okay.

17          STEPHEN HISERODT: Steve Hiserodt from DH  
18 Architects.

19          BRENDAN SULLIVAN: Okay. Just continue.

20          STEPHEN HISERODT: Olivia, were you by chance able  
21 to put in the illustrative sketches that I provided? Okay.

22 I guess since I have the feeling that this will come down to

1 a discussion on dormers and dormer guidelines, there are  
2 some mitigating circumstances that led us to the design that  
3 we ended up with.

4 We originally -- the original goal, or Giovanni's  
5 original goal was to put an entire third floor on. And as  
6 we went through the process -- and we have the available  
7 square footage -- we realized after doing some solar  
8 analysis, that we would have impacted his neighbor to the  
9 south side, which that house is over three feet away.

10 And it would have impacted --

11 GIOVANNI BERLANDA-SCORZA: It's on the north side.

12 STEPHEN HISERODT: -- it would have impacted his  
13 solar exposure. [So I can't operate the mouse, can I for  
14 pointing?] The top figure is sort of a massing what the  
15 original plan was. But it shed too much shadow on the  
16 neighbors' solar panels on their roof.

17 So we rejected that scheme, which left us the only  
18 place to develop as the south side of Giovanni's roof. We  
19 considered putting a flat roof addition up there, but that  
20 would have been I think worse for the existing form of the  
21 house.

22 And where we landed was if you scroll down to the

1 bottom massing is a dormer with the full length of the roof  
2 in that section. Really, the only way to give them the  
3 space needed, which obviously does not reflect the dormer  
4 guidelines. It's 21'8" long. It's a little tight on the  
5 edges.

6 But given our removal of any development on the  
7 south side so our neighbor wasn't affected, we didn't have  
8 much other surface to deal with.

9 With respect to the dormer guidelines, we -- if we  
10 go to the site context section for Dormer Guidelines, it  
11 states that interior lots will not be looked at as carefully  
12 as, say, corner lots more visible lots. We are on an  
13 interior lot.

14 Olivia, if you go to the next page?

15 If we look at the actual exposure from -- first  
16 we're on a dead-end street, so there's very little traffic  
17 on the street. It's a very narrow street, you can hardly  
18 see the tops of any of the buildings. Most of the buildings  
19 are three-story, triple-decker, flat-top buildings except  
20 for Giovanni's building and his neighbor.

21 But you see the pictures, the photos on the left  
22 basically illustrate how little of his house is actually

1 visible from the public way. And it's only visible for a  
2 distance of about 60 feet at the most, 30 feet at the least.

3 BRENDAN SULLIVAN: I appreciate where you started  
4 off and where you've wound up; however, and -- but if you  
5 are appraised of the dormer guidelines and the dormer  
6 guidelines call for a dormer not to exceed 15 feet, and  
7 you're at 21'7", and --

8 STEPHEN HISERODT: Yeah.

9 BRENDAN SULLIVAN: -- -- and the other dimension I  
10 had looked for was the edge of your proposed dormer, the  
11 edge of the roof. And I didn't get that. What you  
12 basically submitted was just a six-inch overhang.

13 STEPHEN HISERODT: Yes.

14 BRENDAN SULLIVAN: How far in from the edges of  
15 the existing roof is the proposed dormer?

16 STEPHEN HISERODT: You mean from the front face of  
17 the dormer, or from the sides?

18 BRENDAN SULLIVAN: Well, from the side walls of  
19 the dormer?

20 STEPHEN HISERODT: Yeah, it's only six inches in.  
21 Very short distance.

22 BRENDAN SULLIVAN: No, it's got to be more than

1 six inches. That's the overhang of the proposed roof of the  
2 dormer for the side wall. The side wall of the dormer to  
3 the outside edge of the existing roof?

4 STEPHEN HISERODT: To the -- oh, the outside of  
5 the roof, or the wall that the roof is supported by? I  
6 usually dimension it to the wall that the roof is supported  
7 by, so that the roof overhang is about a foot. So we have  
8 18 inches from the edge of roof to the dormer wall.

9 BRENDAN SULLIVAN: I'm sorry, how much was that  
10 again?

11 STEPHEN HISERODT: 18 inches -- one foot, six  
12 inches.

13 BRENDAN SULLIVAN: One-foot-six, okay.

14 STEPHEN HISERODT: So we're a little shy in that  
15 respect.

16 BRENDAN SULLIVAN: But I'm reading the dormer  
17 guidelines, and you saw where it says, "15 feet." I know  
18 that you're accentuating one positive aspect of the dormer  
19 guidelines in the site view, but that doesn't square with  
20 the length of the dormer that is proposed, which I think is  
21 excessive, and I don't see -- what are you basically doing?  
22 You're increasing the size of the room at the third floor?



1           STEPHEN HISERODT: Yes.

2           BRENDAN SULLIVAN: Basically the size -- so it's  
3 not changing the length, and it's basically a bedroom with a  
4 full bathroom? Is that what the proposed uses will be?

5           STEPHEN HISERODT: Yeah. It's a master bedroom  
6 and --

7           BRENDAN SULLIVAN: A master bedroom?

8           STEPHEN HISERODT: And bathroom.

9           BRENDAN SULLIVAN: And --

10          STEPHEN HISERODT: The dormer has to encompass  
11 that bathroom area, or the ceiling will not be high no to  
12 put a bathroom there.

13          BRENDAN SULLIVAN: But the bathroom is functional  
14 now, and you're not --

15          STEPHEN HISERODT: It is functional as sort of a  
16 secondary bathroom, but it is very tight.

17          BRENDAN SULLIVAN: Okay.

18          GIOVANNI BERLANDA-SCORZA: The bathroom -- if I  
19 can add extra information -- is so tight that you can only  
20 have one person inside it at a time. If we look at the  
21 drawing, you will see that there's really no space to move  
22 in the bathroom the way it is now. You can stay between the

1 toilet and the sink, but you cannot be there two adults.

2 BRENDAN SULLIVAN: Yeah. So it increases the --  
3 from side to side, it's an increase of how many feet? The  
4 width of the room?

5 STEPHEN HISERODT: From side to side, oh, the  
6 master bedroom?

7 BRENDAN SULLIVAN: Yeah, the master bedroom.

8 STEPHEN HISERODT: Oh, from side to side. Right  
9 now, there's only about eight feet of space that is --

10 BRENDAN SULLIVAN: From say to the stairway to the  
11 opposite wall?

12 STEPHEN HISERODT: So it's an additional six feet.  
13 So you get about 12 feet of usable space with the door in  
14 there.

15 BRENDAN SULLIVAN: Okay. Let me open it to any  
16 comments or questions by the Board. Mr. Alexander?

17 CONSTANTINE ALEXANDER: I cannot support what's  
18 being proposed. The departure from the dormer guidelines is  
19 too severe. I hear your reasons why, and I'm -- we've done  
20 this before, and I'm prepared to accept something that's --  
21 in excess of the dormer guidelines, but not to the extent  
22 you're proposing.

1           So I'm not in favor of granting relief to the  
2 petitioner.

3           BRENDAN SULLIVAN: Jim Monteverde, any comments or  
4 questions?

5           JIM MONTEVERDE: No, I would agree with the  
6 previous comments.

7           BRENDAN SULLIVAN: And Slater Anderson, any  
8 comments, questions?

9           SLATER ANDERSON: No, I -- again, I'm aligned with  
10 your thinking on -- you know, on this. The dormer is bigger  
11 than what we're -- the guidelines allow for. But I also  
12 have some sympathy for the challenges. And it sounds like  
13 it's not an FAR issue, necessarily, right? That's not my  
14 understanding?

15           STEPHEN HISERODT: No, we've got -- we're well  
16 below the --

17           SLATER ANDERSON: Yeah, yeah.

18           STEPHEN HISERODT: -- allowable FAR.

19           SLATER ANDERSON: And I respect not wanting to  
20 impact your neighbors by going with, you know, on the other  
21 side to, you know, mitigate. So those are my thoughts.

22           STEPHEN HISERODT: Well, I mean, if we could under

1 the same section of the zoning code put a flat-roof addition  
2 on there, it seems to me in this case, anyway, that we're  
3 sort of -- we're being penalized by the fact that we're  
4 trying to put a dormer there instead of a full third-story  
5 addition, which wouldn't be impacted by the dormer  
6 guidelines.

7 BRENDAN SULLIVAN: Well, you know, it may be a  
8 rethinking of the design. But anyway. Laura Wernick, any  
9 comments or questions at this time?

10 LAURA WERNICK: No, I'm trying to cut it back  
11 slightly. And it's -- you know, I am sympathetic to the  
12 need for the space and the tightness of the space. And I'm  
13 not seeing an easy way to do that, certainly. I would not  
14 like to see a flat roof on this building. I think that  
15 would be not beneficial to anyone.

16 So if there's some way to pull it back slightly,  
17 make it not quite as long, get a little closer to the 15  
18 foot, I would like to see that kind of option.

19 STEPHEN HISERODT: Giovanni, would you be willing  
20 to consider taking another look and continue for if that is  
21 an option? I guess I should make sure the Board is okay  
22 with that as a possibility, continuing to investigate?

1 GIOVANNI BERLANDA-SCORZA: Yeah, I would agree  
2 with that. We need to rethink how we organize the space  
3 inside and see what we can do.

4 BRENDAN SULLIVAN: Okay. Let me, then --

5 STEPHEN HISERODT: Is the Board amenable to that  
6 solution?

7 BRENDAN SULLIVAN: Yes, yes. No, I think that's a  
8 wise course of action on your part. Let me make a motion,  
9 then, to continue this matter to allow the petitioner and  
10 the architect to reconsider the proposal and also consider  
11 the comments of the Members of the Board to be cognizant of  
12 the former guidelines and try to pull in.

13 And again, you know, looking at the elevation, you  
14 know, it could be that the whole roof -- the whole third  
15 floor -- and again, it's going to be maybe more work and  
16 what have you, but it could also maybe shift a little bit  
17 toward the back, which will allow you to go sort of lateral  
18 rather than side to side.

19 But anyhow, that's -- I'll leave that up to you.

20 We are available -- April 28 would be the first  
21 available. Mr. Alexander, are you available on the twenty-  
22 eighth?

1                   CONSTANTINE ALEXANDER: I am.

2                   BRENDAN SULLIVAN: Jim, are you available on the  
3 twenty-eighth?

4                   JIM MONTEVERDE: I will be.

5                   BRENDAN SULLIVAN: Slater, are you available on  
6 the twenty-eighth?

7                   SLATER ANDERSON: I will be. And I will concur  
8 with what you said, I think. Pulling the front -- the  
9 street side of the dormer back is what I think is the right  
10 approach on that. So --

11                   BRENDAN SULLIVAN: Thank you. Laura. Are you  
12 available on April 28?

13                   LAURA WERNICK: Yes, I am. I expect to be.

14                   BRENDAN SULLIVAN: And the petitioner and the  
15 architect are available on the twenty-eighth to come back?

16                   STEPHEN HISERODT: Yes.

17                   GIOVANNI BERLANDA-SCORZA: Yes.

18                   BRENDAN SULLIVAN: Okay. Let me make a motion,  
19 then, to continue this matter to April 28, 2022 at 6:00 p.m.  
20 on the condition that the petitioner change the posting sign  
21 to reflect the new date of April 28 and the time of 6:00  
22 p.m.

1           That the petitioner sign a waiver to the statutory  
2 requirement for a hearing and a decision to be rendered  
3 thereof, and that said waiver and the form can be obtained  
4 from Maria Pacheco. She can send it to you if you could  
5 send it or Giovanni sign it and send it back. And that be  
6 in the file by a week from Monday --

7           STEPHEN HISERODT: Okay.

8           BRENDAN SULLIVAN: -- by 5:00 p.m. on a week from  
9 Monday. And to the extent that there may be new plans or  
10 dimensional form submittals, that they be in the file on the  
11 Monday by 5:00 p.m., the Monday prior to the April 28  
12 hearing. Any other conditions?

13           On the motion, then, to continue this matter, Mr.  
14 Alexander?

15           CONSTANTINE ALEXANDER: I vote in favor.

16           BRENDAN SULLIVAN: Jim Monteverde?

17           JIM MONTEVERDE: I vote in favor.

18           BRENDAN SULLIVAN: Slater on the continuance?

19           SLATER ANDERSON: In favor of the continuance.

20           BRENDAN SULLIVAN: Laura on the continuance?

21           LAURA WERNICK: I vote in favor of the  
22 continuance.

1 BRENDAN SULLIVAN: And the Chair, Brendan

2 Sullivan, votes yes on the continuance.

3 [All vote YES]

4 This matter is continued until April 28 at 6:00  
5 p.m. See you then.

6 STEPHEN HISERODT: Thank you.

7 GIOVANNI BERLANDA-SCORZA: Thank you.

8

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21

22



# 7 Oakland Street

No.	Description	Date



Client  
**Giovanni and Katia Berlanda**

Title  
**COVER SHEET**

Project  
**7 Oakland Street, CAMBRIDGE MA**

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

Scale

Date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-001



VIEW NORTH FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM OAKLAND STREET



VIEW SOUTH FROM OAKLAND STREET



AXON VIEW OF SITE FROM THE SOUTHEAST



VIEW SOUTH FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET

No.	Description	Date

Client  
Giovanni and Katia Berlanda

PROJECT  
7 Oakland Street, CAMBRIDGE MA

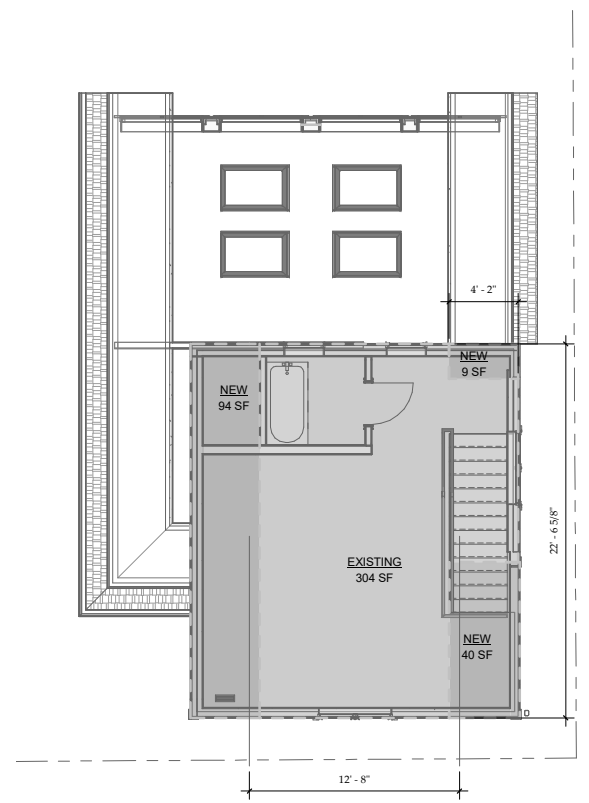
dh architects  
Boston MA  
shiserodt@dharchs.com  
617-824-0732  
job number  
scale  
date issued 01-08-22  
BZA SPECIAL PERMIT

Sheet no.  
A-002

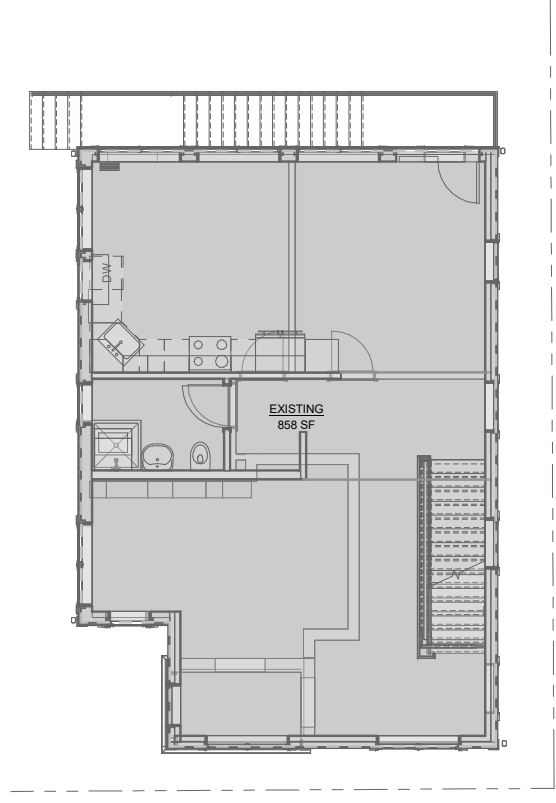
No.	Description	Date

Client  
Giovanni and Katia Berlanda

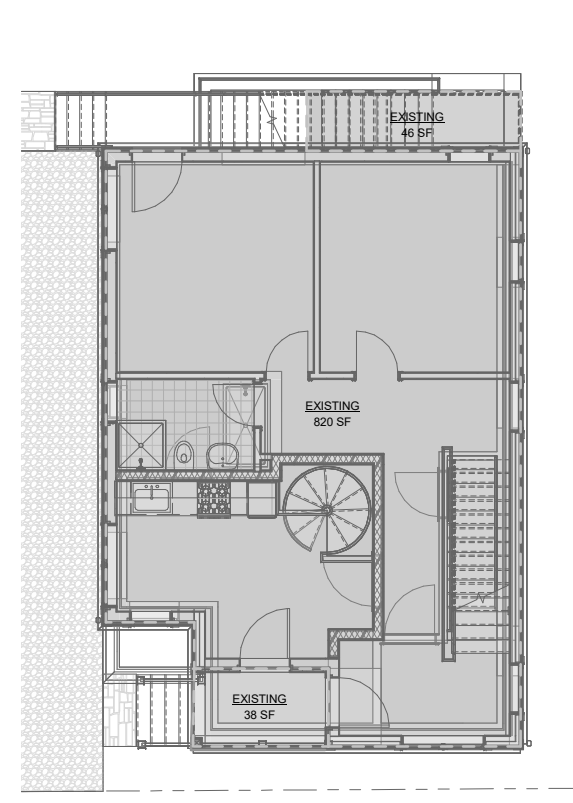
EXISTING BUILDING GFA		
Level	Name	Area
First Floor	EXISTING	38 SF
First Floor	EXISTING	820 SF
First Floor	EXISTING	46 SF
Second Floor	EXISTING	858 SF
Third Floor	EXISTING	304 SF
EXISTING		2066 SF
Third Floor	NEW	94 SF
Third Floor	NEW	9 SF
Third Floor	NEW	40 SF
NEW		143 SF
Grand total		2209 SF



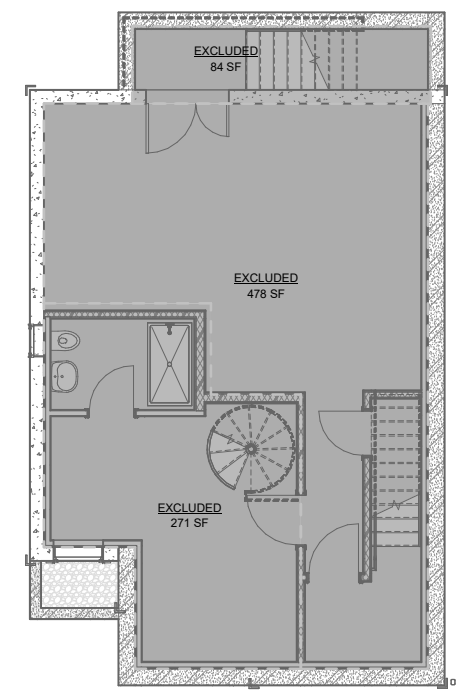
③ Third Floor  
3/16" = 1'-0"



④ Second Floor  
3/16" = 1'-0"



② First Floor  
3/16" = 1'-0"



① Basement Floor  
3/16" = 1'-0"

1/9/2022 6:03:10 PM

PROJECT  
ZONING COMPLIANCE - AREA CALCULATIONS  
7 Oakland Street, CAMBRIDGE MA

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

Scale 3/16" = 1'-0"

Date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-011

No.	Description	Date

Client  
Giovanni and Katia Berlanda

Title  
ZONING COMPLIANCE - OPEN SPACE AND DIM FORM

Project  
7 Oakland Street, CAMBRIDGE MA

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

Scale 1/8" = 1'-0"

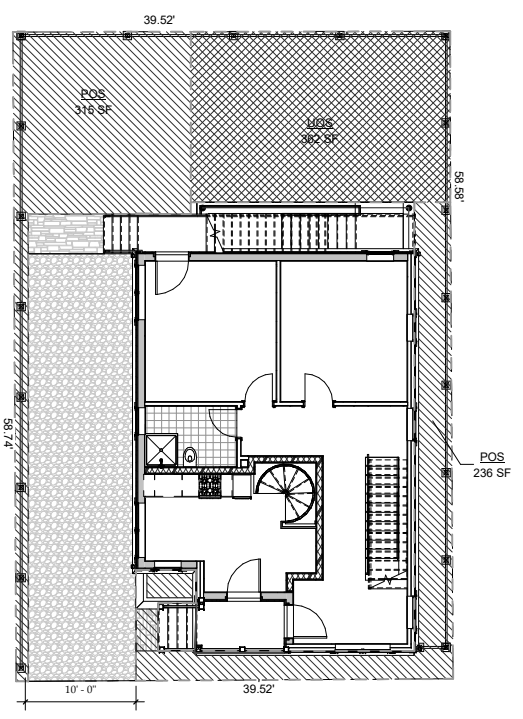
Date issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

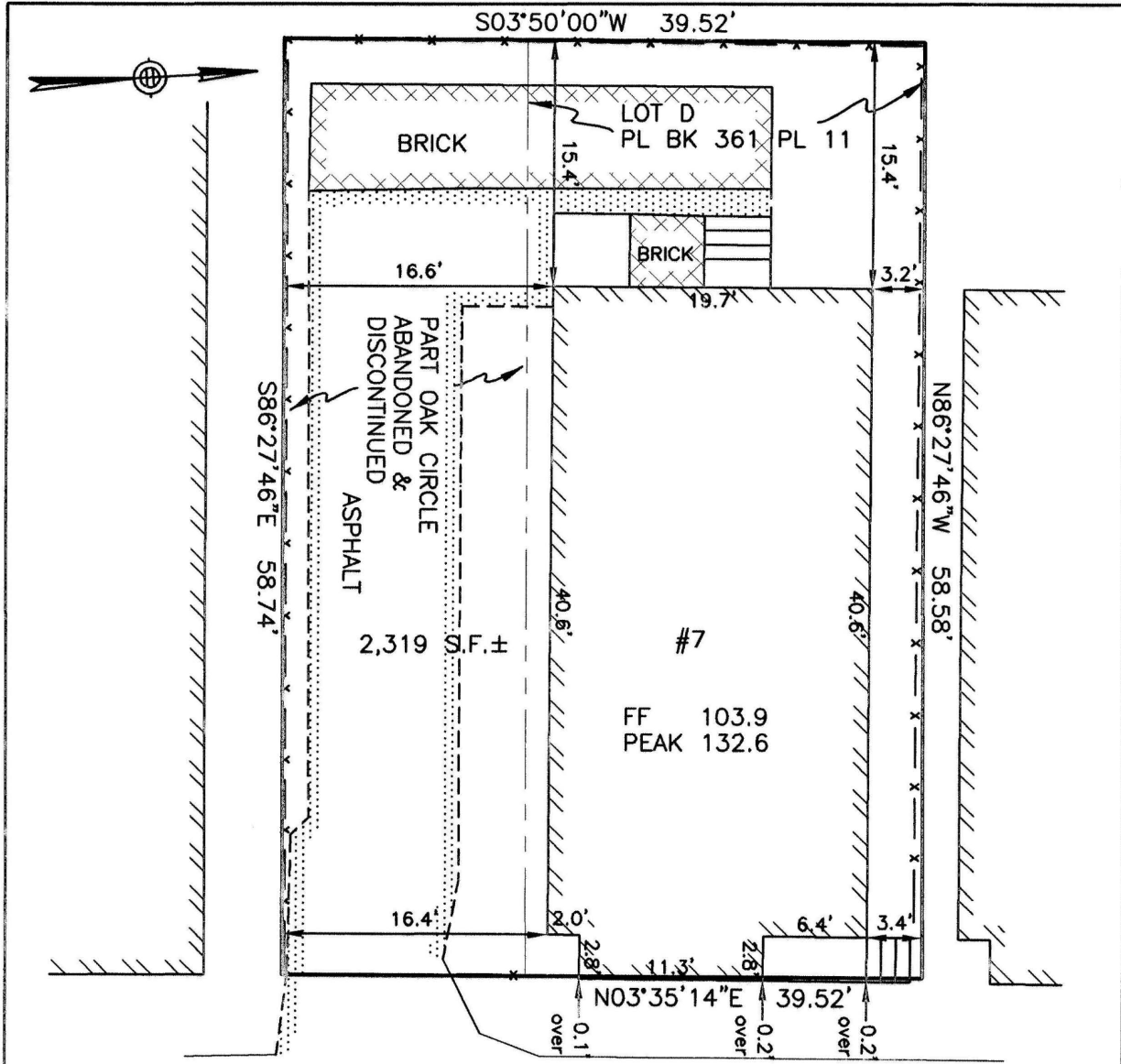
A-012

Open Space Calculations		
Zoning Area	Comments	Area
UPOS	PROPOSED	362 SF
POS	PROPOSED	315 SF
POS	PROPOSED	236 SF
Grand total		914 SF



1 Site Plan - Proposed Open Space  
1/8" = 1'-0"

DIMENSIONAL FORM				12/5/2021
LOCATION:	7 Oakland Street, Cambridge	ZONE:	RES C-1 & BA	
		PRESENT USE/OCCUPANCY:	TWO FAMILY	
		REQUESTED OCCUPANCY:	TWO FAMILY	
		EXISTING	PROPOSED	ORDINANCE
LOT SIZE:				
BA	1,466	1,466	5000	
C-1	853	853	5000	
Total	2,319	2,319	5000	
FLOOR AREA RATIO				
BA		NA	1.75	
C-1		NA	0.75	
TOTAL	0.89	0.95	1.38	
GROSS FLOOR AREA				
BA			2565.5	
C-1			639.75	
TOTAL	2,066.0	2,209.0	3205.25	
LOT AREA PER DWELLING UNIT	1,160	1,160	770.0	
NO. OF D.U.				
Base Zoning	2	2	3.0	
BA Zone (Res C2-B) - L.A. per D.U. = 600 S.F.				
C-1 Zone - L.A. per D.U. = 1500 S.F.				
SIZE OF LOT:				
WIDTH	39.52'	39.52'	50	
LENGTH	58.58'	58.58'	NA	
SIZE OF BLDG.:				
BUILDING HEIGHT	34.25'	34.25'	35.0	
BUILDING LENGTH	43.4'	43.4'	NA	
BUILDING WIDTH	19.7'	19.7'	NA	
SETBACKS				
FRONT	2.36'	2.36'	10.0'	
REAR	15.4'	15.4'	20.0	
LEFT SIDE	11.1'	11.1'	7.5'	
RIGHT SIDE	3.2'	3.2'	7.5'	
DISTANCE BETWEEN STRUCTURES	NA	NA	H+H/6	
PRIVATE OPEN SPACE				
USABLE OPEN SPACE (SF)	914.0	914.0	475.8	
PERCENTAGE LOT AREA	39.4%	39.4%	20.5%	
NO. OF PARKING SPACES:	1	1	2	



**OAKLAND STREET**

ESTABLISHED 1916  
**EMB**  
**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

DEED REFERENCE:  
 BK 13603 PG 643  
 BK 5274 PG 101  
 BK 5612 PG 273  
 PLAN REFERENCE:  
 PLAN BK 361 PLAN 11  
 L.C.C. 42897A  
 L.C.C. 16170A

**PLAN OF LAND IN  
 CAMBRIDGE, MA**  
 7 OAKLAND STREET  
 EXISTING CONDITIONS  
 SCALE: 1 IN. = 10 FT.  
 DATE: AUGUST 19, 2014  
 DRAWN: SM  
 CHECK: BB  
 PROJECT NO. 24483

No.	Description	Date

Client  
**Giovanni and Katia Berlanda**

Title  
**SURVEY**  
 Project  
**7 Oakland Street, CAMBRIDGE MA**

dh architects  
 Boston MA

shiserodt@dharchs.com  
 617-824-0732

Job number

Scale

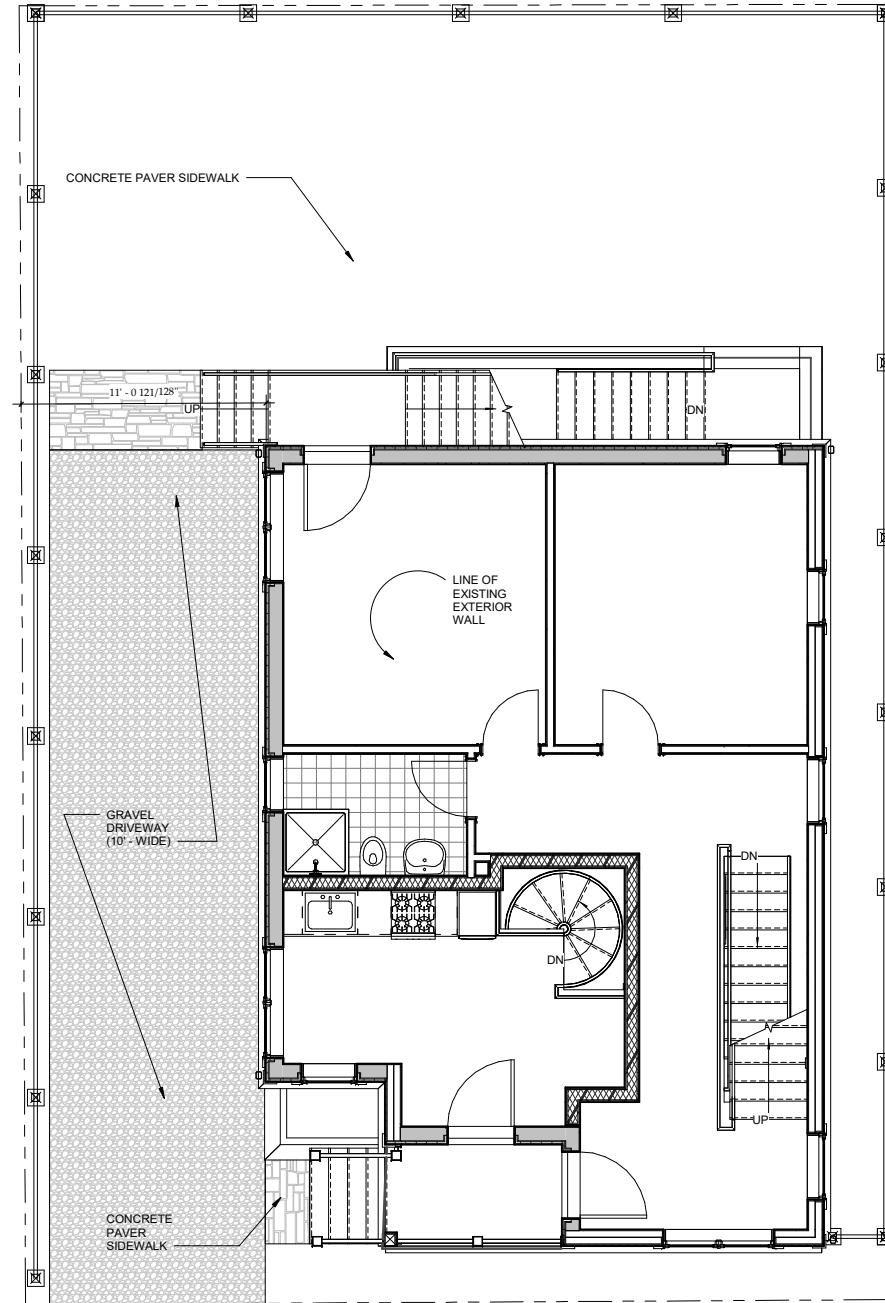
Date Issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-021

1/9/2022 6:03:11 PM



1  
A-022

Proposed Site Plan

1/4" = 1'-0"



No.	Description	Date

Client  
Giovanni and Katia Berlanda

ARCHITECTURAL SITE PLAN

7 Oakland Street, CAMBRIDGE MA

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

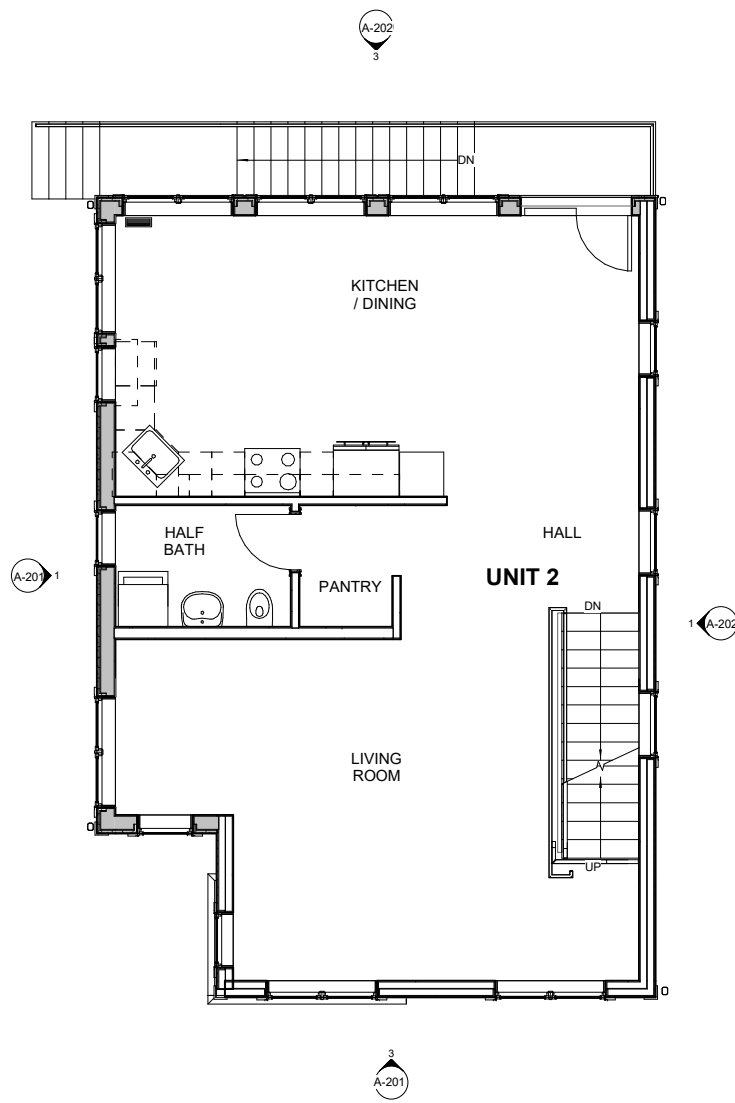
Scale 1/4" = 1'-0"

Date Issued 01-08-22

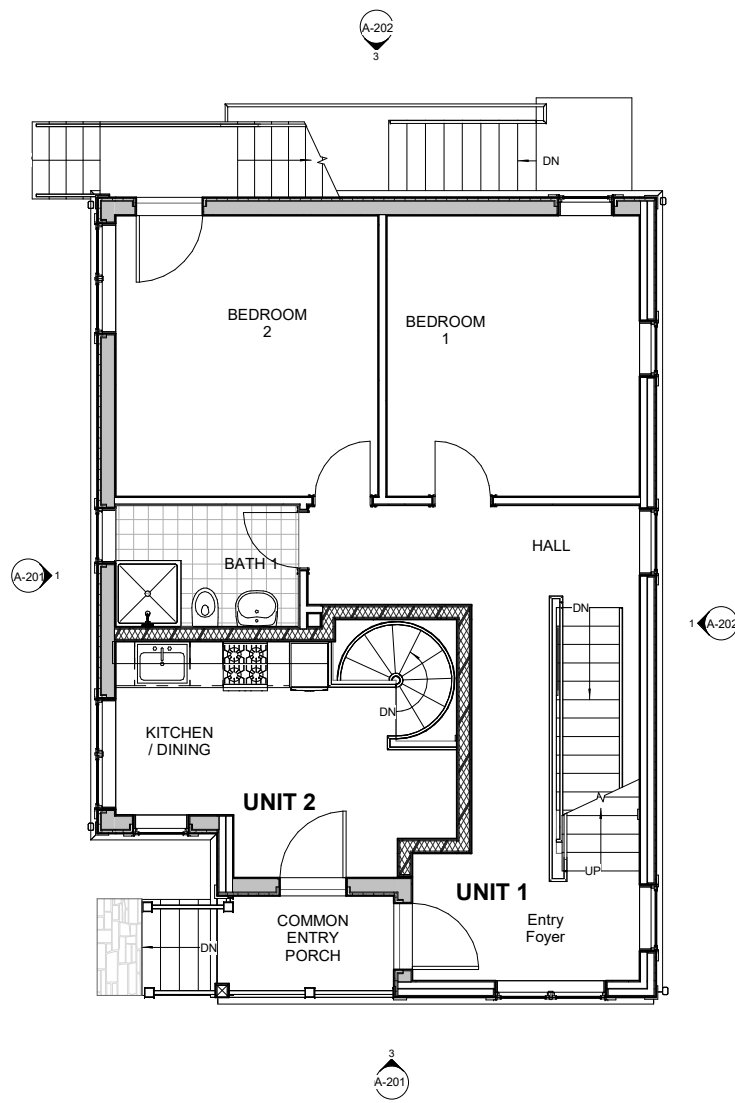
BZA SPECIAL PERMIT

Sheet no.

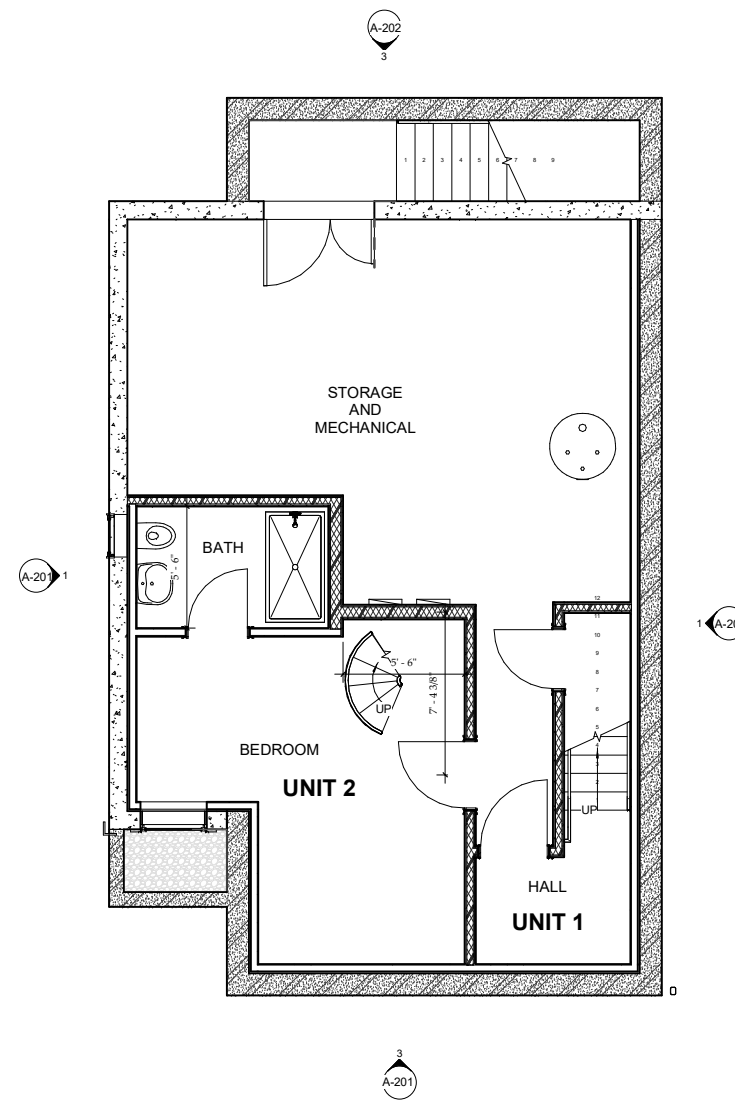
A-022



③ Second Floor  
1/4" = 1'-0"



② First Floor  
1/4" = 1'-0"



① Basement Floor  
1/4" = 1'-0"

No.	Description	Date

Client  
**Giovanni and Katia Berlanda**

EXISTING FLOOR PLANS  
7 Oakland Street, CAMBRIDGE MA

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

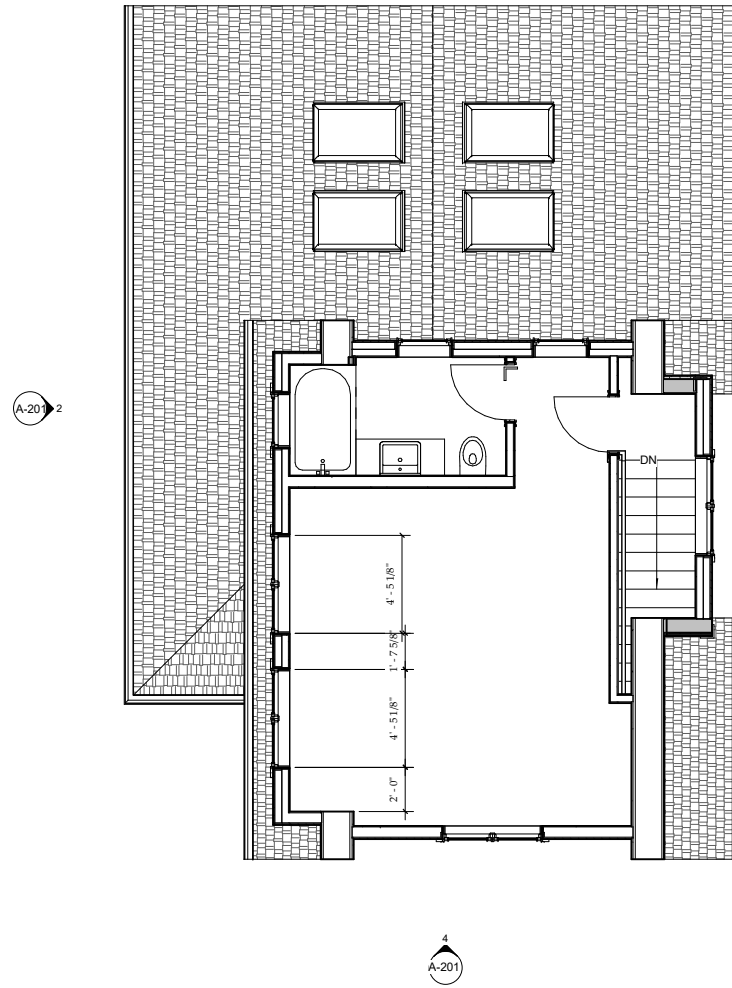
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Date Issued 01-08-22

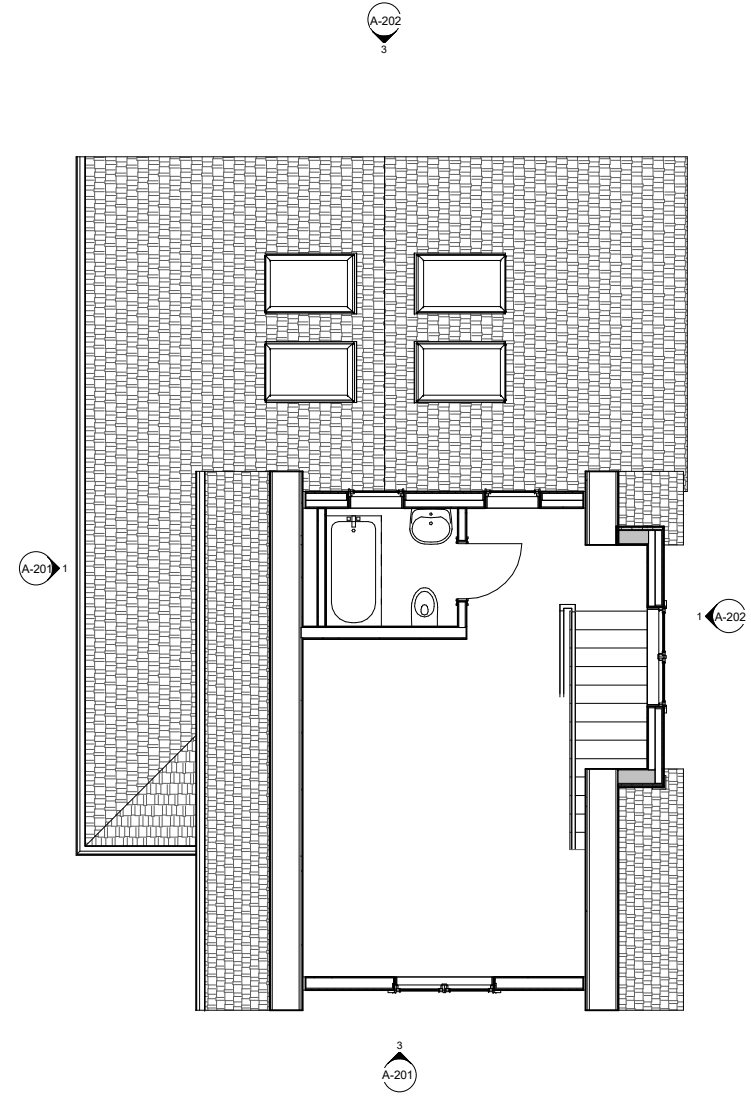
BZA SPECIAL PERMIT

Sheet no.

A-101



② Third Floor - Proposed  
1/4" = 1'-0"



① Third Floor - Existing  
1/4" = 1'-0"



No.	Description	Date

Client  
**Giovanni and Katia Berlanda**

Title  
**THIRD FLOOR PLAN - PROPOSED AND EXISTING**  
Project  
**7 Oakland Street, CAMBRIDGE MA**

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

Scale 1/4" = 1'-0"

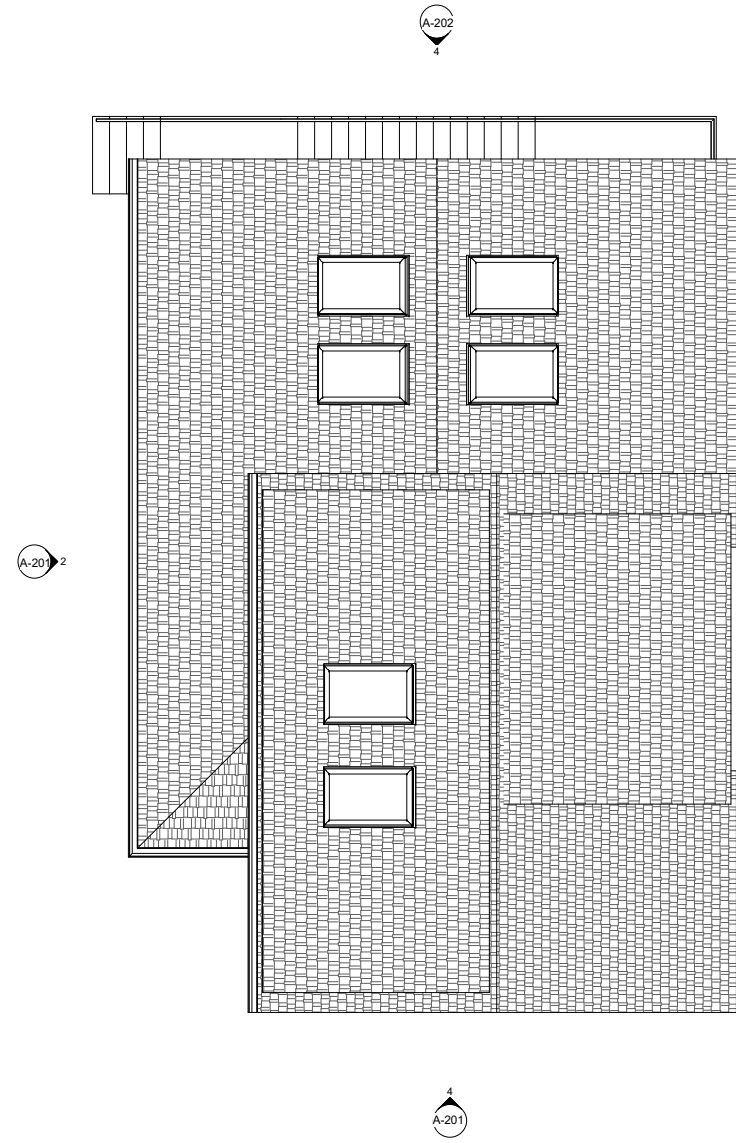
Date issued 01-08-22

BZA SPECIAL PERMIT

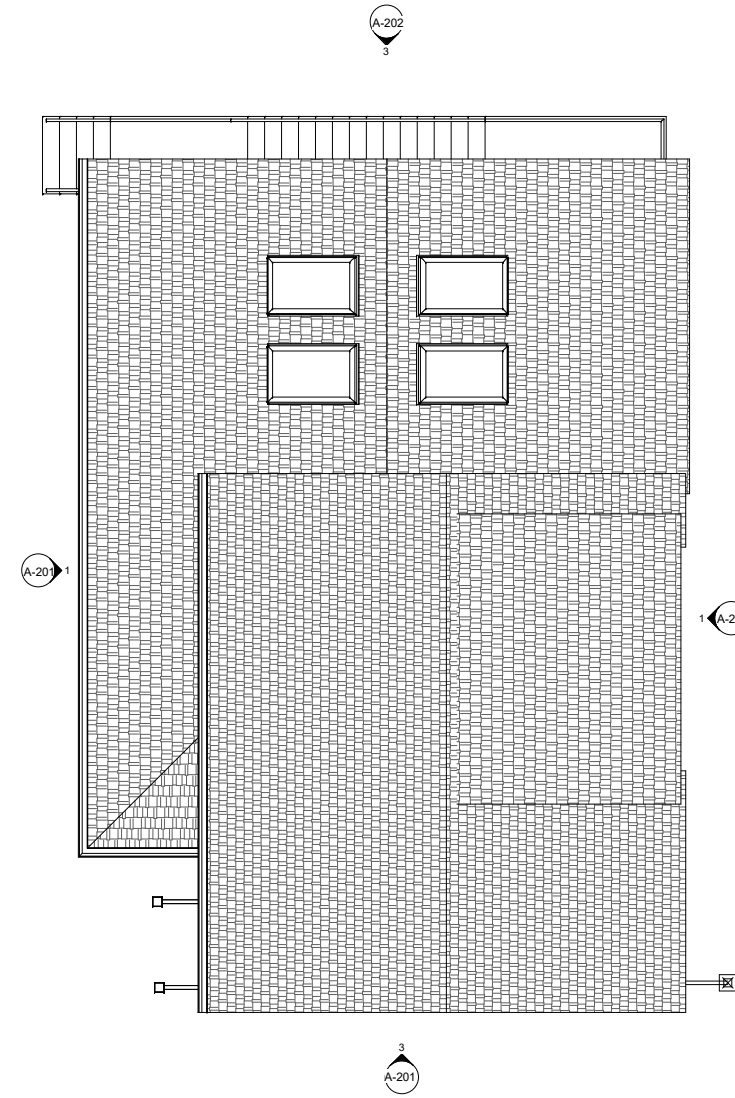
Sheet no.

**A-102**





② PROPOSED ROOF PLAN  
1/4" = 1'-0"



① EXISTING ROOF PLAN  
1/4" = 1'-0"

No.	Description	Date

Client  
**Giovanni and Katia Berlanda**

Project  
**7 Oakland Street, CAMBRIDGE MA**

Title  
**ROOF PLAN - EXISTING AND PROPOSED**

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

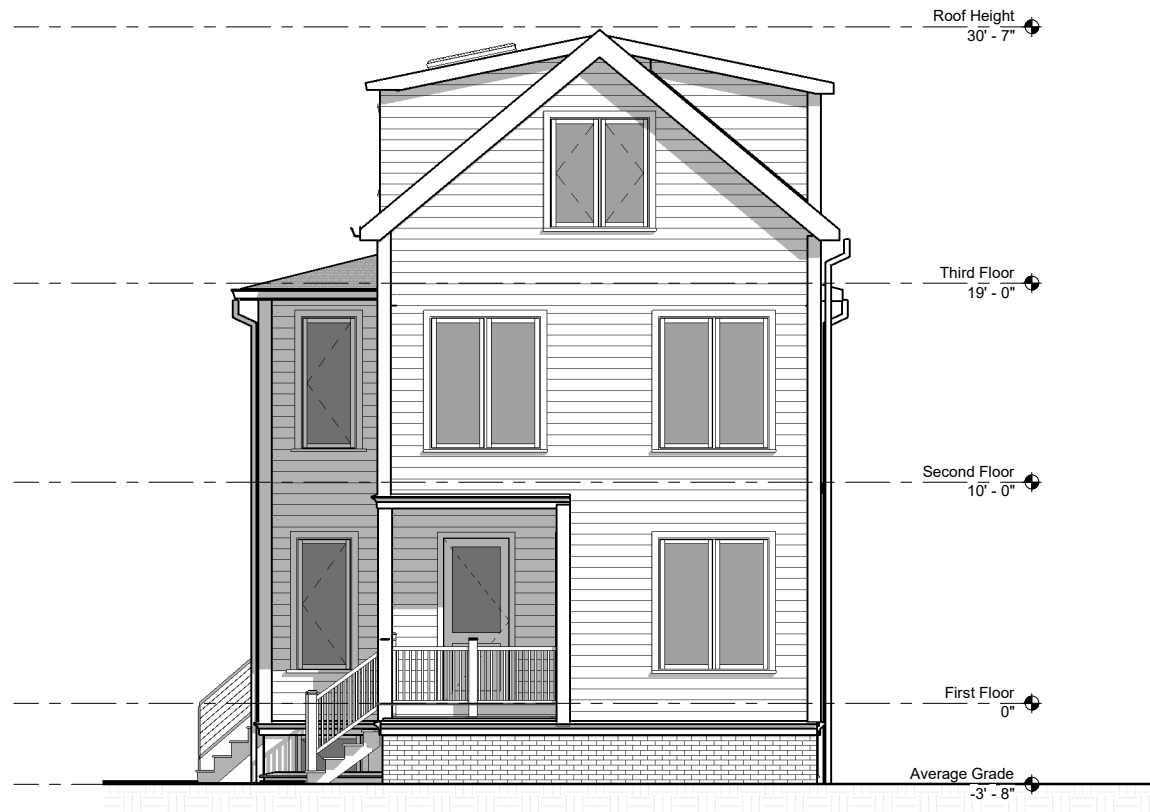
Scale 1/4" = 1'-0"

Date issued 01-08-22

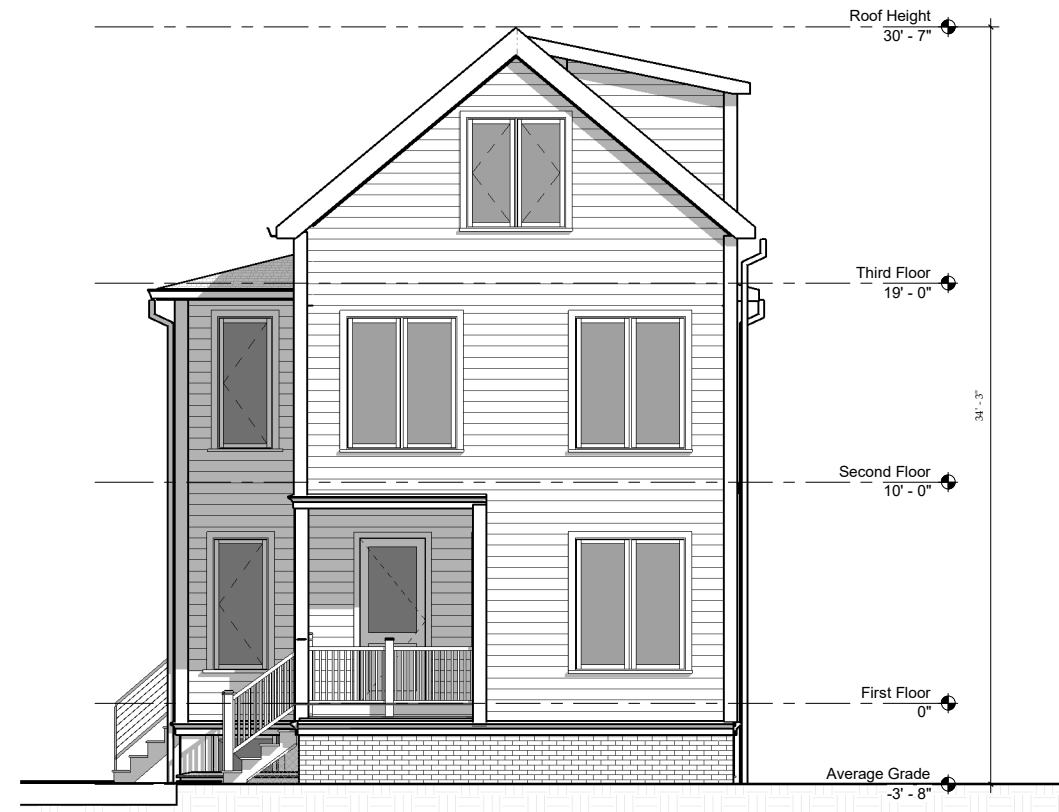
BZA SPECIAL PERMIT

Sheet no.

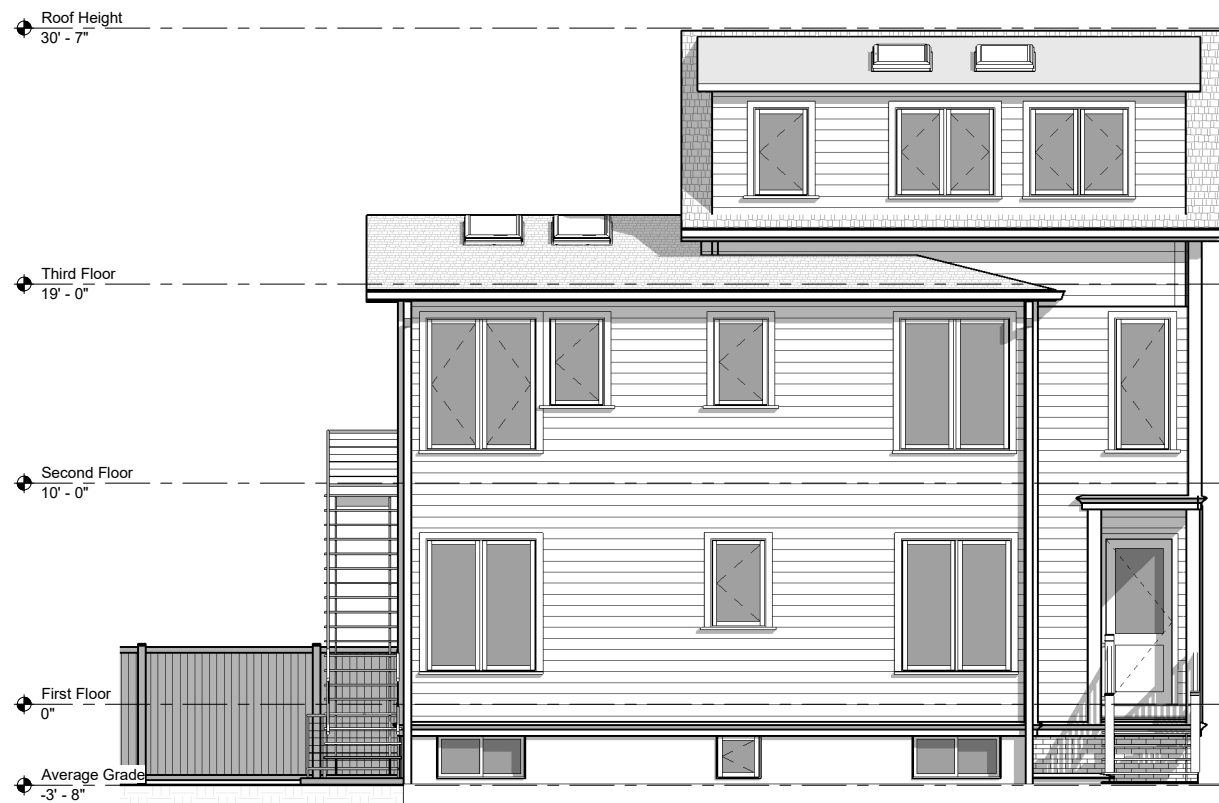
**A-103**



④ FRONT ELEVATION - PROPOSED  
1/4" = 1'-0"



③ FRONT ELEVATION - EXISTING  
1/4" = 1'-0"



② LEFT SIDE ELEVATION - PROPOSED  
1/4" = 1'-0"



① LEFT SIDE ELEVATION - EXISTING  
1/4" = 1'-0"

No.	Description	Date

Client  
Giovanni and Katia  
Berlanda

PROJECT  
EXTERIOR ELEVATIONS  
7 Oakland Street, CAMBRIDGE MA

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

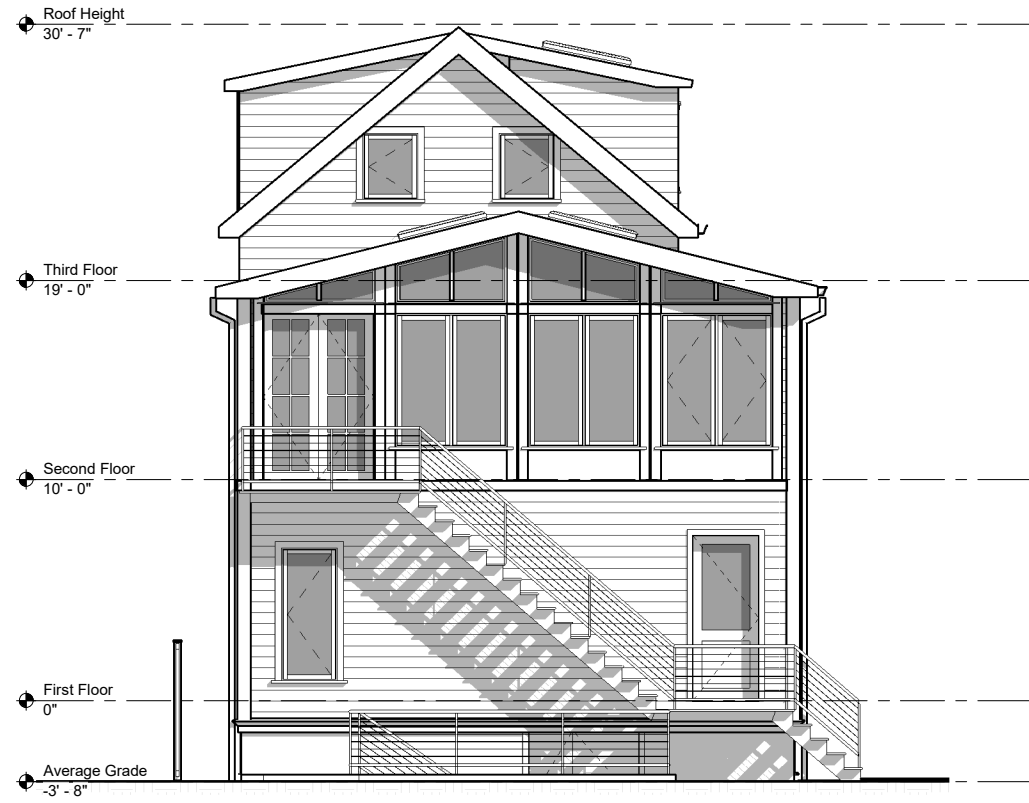
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Date Issued 01-08-22

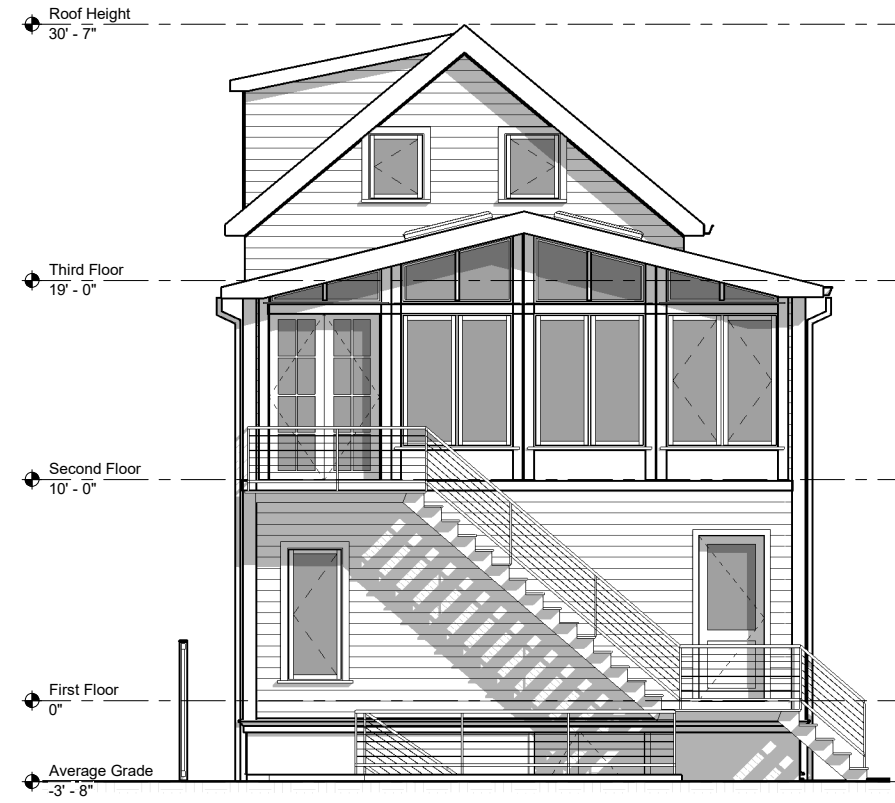
BZA SPECIAL PERMIT

Sheet no.

A-201



④ REAR ELEVATION - PROPOSED  
1/4" = 1'-0"



③ REAR ELEVATION - EXISTING  
1/4" = 1'-0"



② RIGHT SIDE ELEVATION - PROPOSED  
1/4" = 1'-0"



① RIGHT SIDE ELEVATION - EXISTING  
1/4" = 1'-0"

No.	Description	Date

Client  
Giovanni and Katia  
Berlanda

PROJECT  
EXTERIOR ELEVATIONS  
7 Oakland Street, CAMBRIDGE MA

dh architects  
Boston MA

shiserodt@dharchs.com  
617-824-0732

Job number

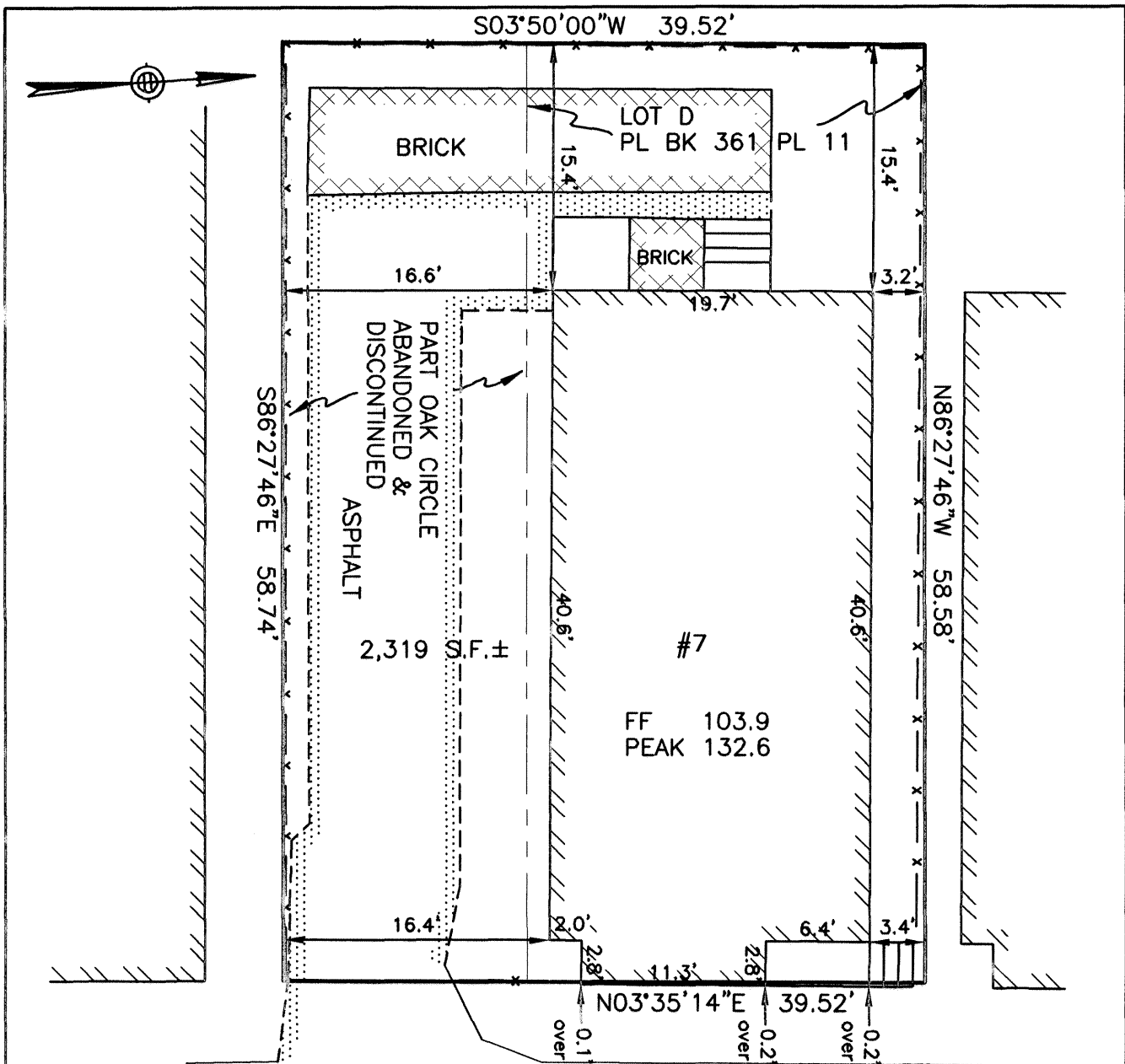
Scale 1/4" = 1'-0"

Date Issued 01-08-22

BZA SPECIAL PERMIT

Sheet no.

A-202



# OAKLAND STREET

ESTABLISHED 1916



**EVERETT M. BROOKS CO.**  
 SURVEYORS & ENGINEERS

49 LEXINGTON STREET  
 WEST NEWTON, MA 02465

(617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

DEED REFERENCE:  
 BK 13603 PG 643  
 BK 5274 PG 101  
 BK 5612 PG 273

PLAN REFERENCE:  
 PLAN BK 361 PLAN 11  
 L.C.C. 42897A  
 L.C.C. 16170A

## PLAN OF LAND IN CAMBRIDGE, MA

7 OAKLAND STREET  
 EXISTING CONDITIONS

SCALE: 1 IN. = 10 FT.  
 DATE: AUGUST 19, 2014  
 DRAWN: SM  
 CHECK: BB

PROJECT NO. 24483

---

**Daniel J. Pallin, MD, MPH**  
52 Kinnaird St.  
Cambridge, MA 02139  
January 24, 2022

---

Attn:

Cambridge Board of Zoning Appeals

Re:

Special Permit Application by Giovanni Berlanda-Scorza and Katia Bertoldi

To Whom It May Concern:

I own the property at 9 Oak St, which abuts 7 Oakland St.

The owners of 7 Oakland St. are Giovanni Berlanda-Scorza and Katia Bertoldi. They have notified me that they are applying to the BZA to request a Special Permit so that they can add a dormer to their house.

I support this fully. Please grant their request.

Thank you,



Daniel Pallin

Andrew Moschetti  
8 Oakland St, #2  
Cambridge, Ma 02139  
(617) 694-6405

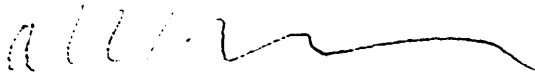
Attn: Cambridge Board of Zoning Appeals

Re: Special Permit Application by Giovanni Berlanda-Scorza and Katia Bertoldi

To Whom it May Concern,

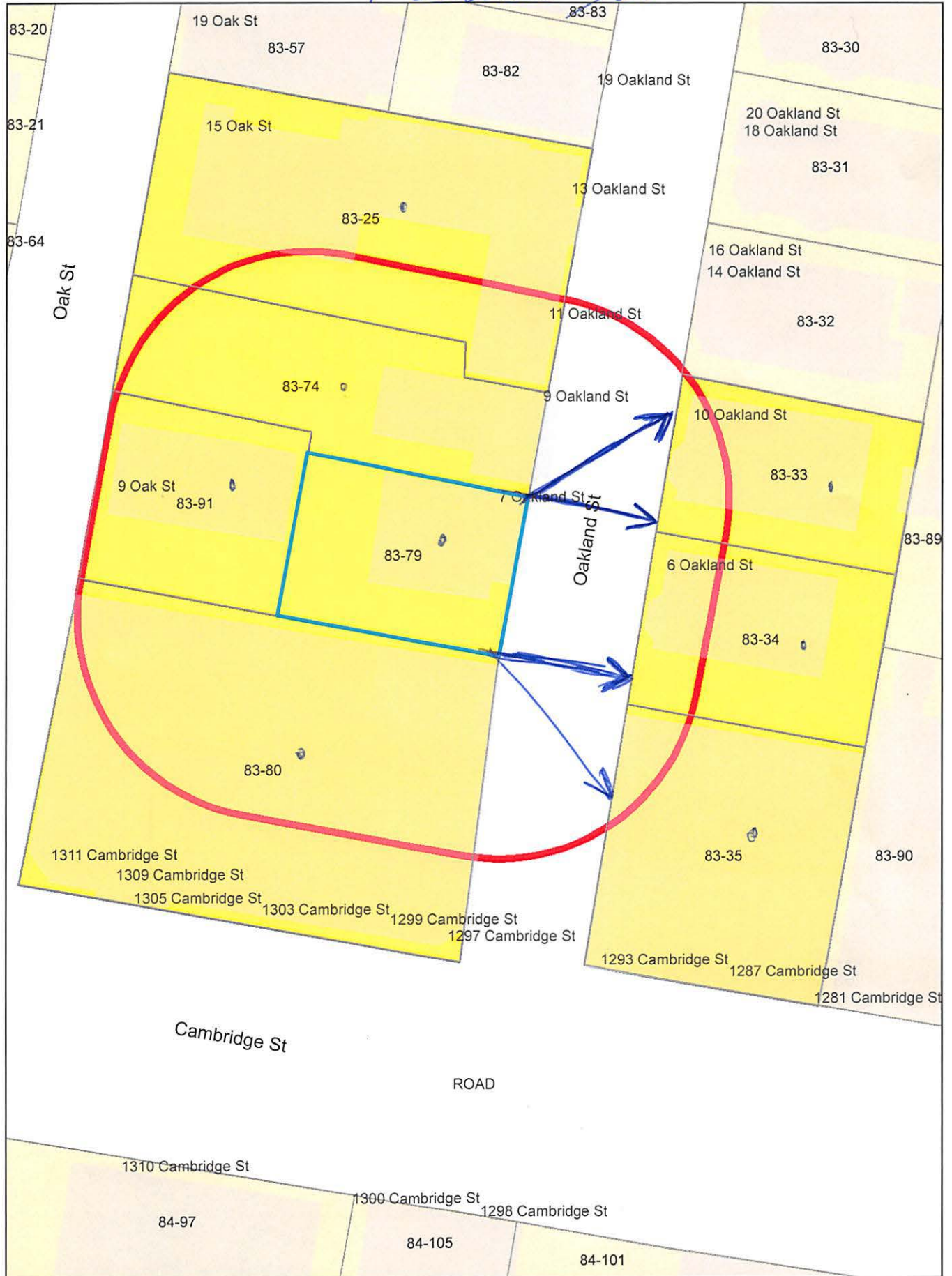
As owner of the condominium of 8 Oakland St. #2 I fully support Giovanni's application for a dormer. He has been an asset to the neighborhood, and I fully support his request.

Thanks,

A handwritten signature in black ink, appearing to read 'Andrew Moschetti', with a long horizontal flourish extending to the right.

Andrew Moschetti

7 Oakland St.



7 Oakland St.

Petitioner

83-33  
DIPIETRANTONIO, DOMENICO &  
ANNA DIPIETRANTONIO, A LIFE ESTATE  
12 OAKLAND ST  
CAMBRIDGE, MA 02139

83-35  
KKM2 LLC,  
C/O PAULINE KO  
21 BLUEBERRY LANE  
LEXINGTON, MA 02420

STEPHEN HISERODT  
499 LAGRANGE STREET  
WEST ROXBURY, MA 02132

83-80  
PIERCE HOLDINGS, LLC,  
7-61ST ST. P.I  
NEWBURY PORT, MA 01950

83-34  
GOLD, TANYA & BRIAN E. CADE  
6-8 OAKLAND ST., #1  
CAMBRIDGE, MA 02139

83-34  
MOSCHETTI, ANDREW  
26 TIMBERNECK DR  
READING, MA 01867

83-34  
MCAULAY, JEFFREY L. & CHRISTINE ECKHARDT  
6-8 OAKLAND ST., #3  
CAMBRIDGE, MA 02139

83-25  
GROLEAU, ANDREW & EMILY GIANETTA  
11 OAKLAND ST  
CAMBRIDGE, MA 02138

83-25  
YI, BYUNGDOO ALEXANDER & KIWON SHIN  
15 OAK ST  
CAMBRIDGE, MA 02139

83-74  
MASCIA, PATRICK M. & MOLLY E. WOLF  
9 OAKLAND ST  
CAMBRIDGE, MA 02139

83-91  
PALLIN DANIEL & LAURA MUIR  
TRS DANIEL PALLIN OF 2020 TR  
52 KINNAIRD ST  
CAMBRIDGE, MA 02139

83-79  
BERLANDA-SCORZA, GIOVANNI &  
KATIA BERTOLDI  
7 OAKLAND ST  
CAMBRIDGE, MA 02139

83-25  
KELLY MATTHEW JOSEPH ANNA M KELLY  
13 OAKLAND ST  
CAMBRIDGE, MA 02139



Molly and Patrick Mascia  
9 Oakland Street  
Cambridge MA 02139  
February 14th, 2022

Dear Cambridge Board of Zoning Appeal -

We are neighbors of Giovanni Berlanda-Scorza and Katia Bertoldi, at 7 Oakland Street. Our property directly abuts theirs on the south side. We would like to express strong support for their proposed dormer addition (BZA-159243).

Giovanni and Katia have been wonderful neighbors, and initiated contact to share their plans with us. Their dormer addition will increase the functional living space in their home. Their proposal is in-keeping with the neighborhood and does not negatively impact any neighbors. We have no concerns and fully support the project.

Please do not hesitate to contact us with questions.

Sincerely,  
Molly and Patrick Mascia



# 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: STEPHEN HISEROLDT Date: 2/10/22  
(Print)

Address: 7 Oakland St.

Case No. BZA-159243

Hearing Date: 2/24/22

Thank you,  
Bza Members

# 7 Oakland Street

CITY OF CAMBRIDGE  
INSPECTIONAL SERVICES

2022 APR 25 P 3: 23

No.	Description	Date



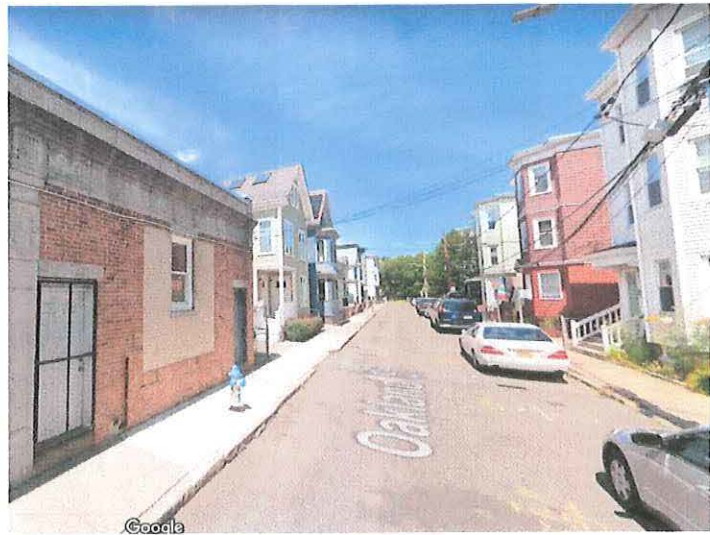
Client  
**Giovanni  
Berlanda-Scorza and  
Katia Bertoldi**

Project  
**COVER SHEET**  
7 Oakland Street, CAMBRIDGE MA

dh architects, Inc.  
100 South Street, Boston MA 02111  
Job Number  
Date Issued **04/22/22**

**BZA SPECIAL PERMIT**

Sheet No.  
**A-001**



VIEW NORTH FROM OAKLAND STREET



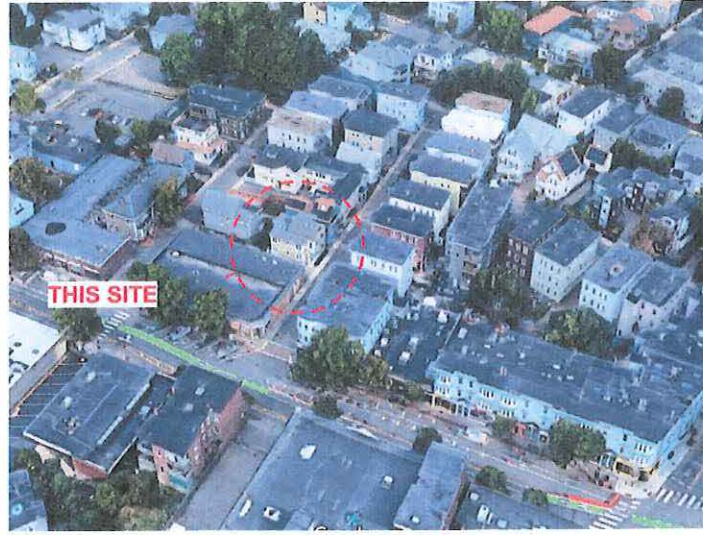
VIEW OF 7 OAKLAND FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM OAKLAND STREET



VIEW SOUTH FROM OAKLAND STREET



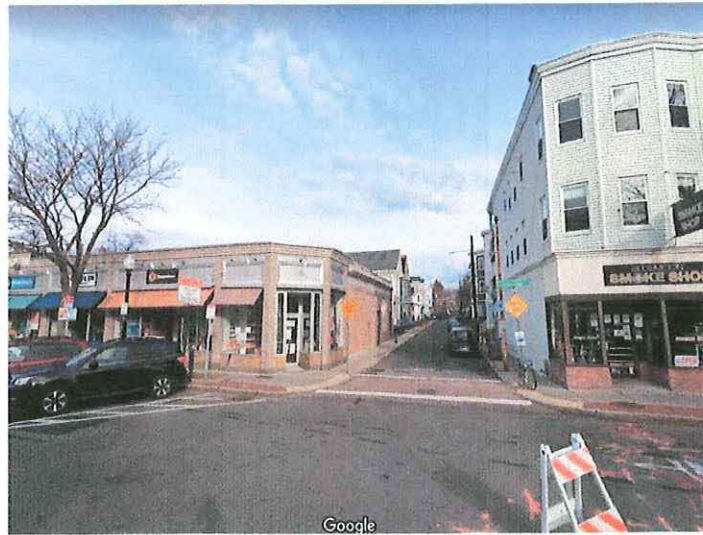
AXON VIEW OF SITE FROM THE SOUTHEAST



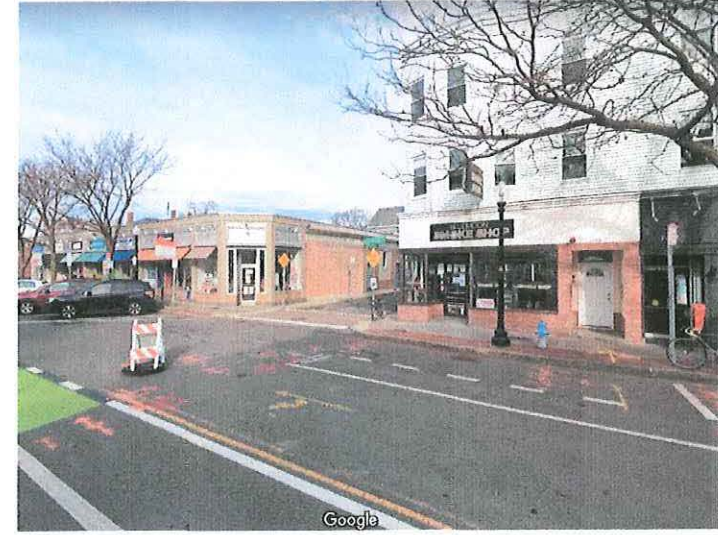
VIEW SOUTH FROM OAKLAND STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET



VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET

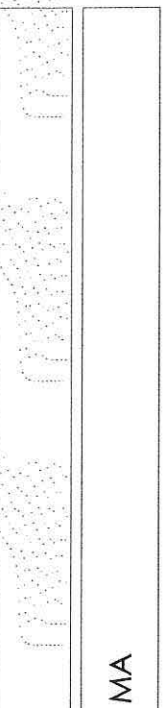


VIEW OF 7 OAKLAND FROM CAMBRIDGE STREET

No.	Description	Date



Client: Giovanni Berlanda-Scorza and Katia Bertoldi



SITE PHOTOS  
7 Oakland Street, CAMBRIDGE MA

dh architects, llc  
1155 Cambridge Street, Boston, MA 02142  
job number  
date  
04/22/22

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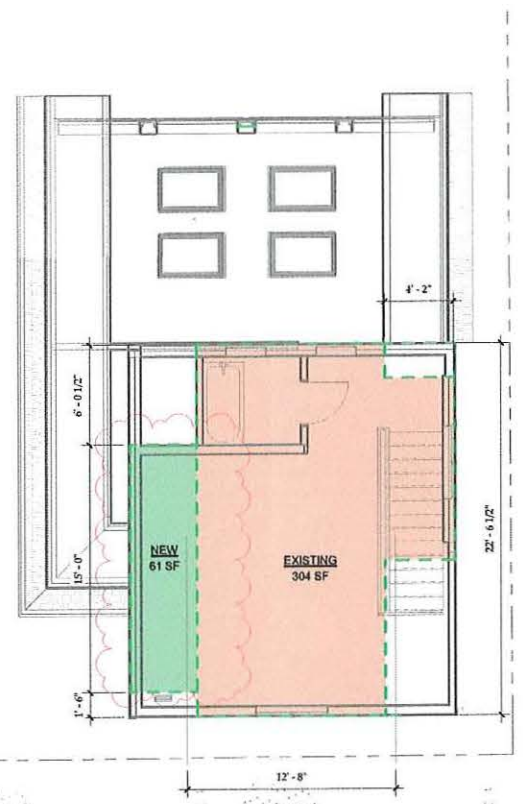
Sheet no.  
A-002

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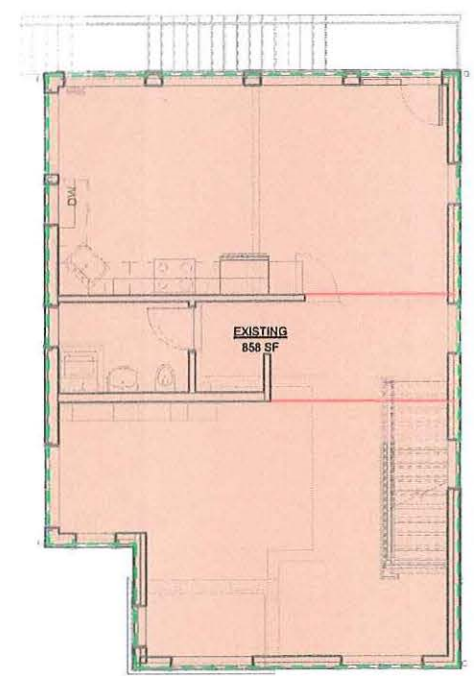
No.	Description	Date
1	SP REV	02-22-22

Architect  
**Giovanni Berlanda-Scorza and Katia Bertoldi**

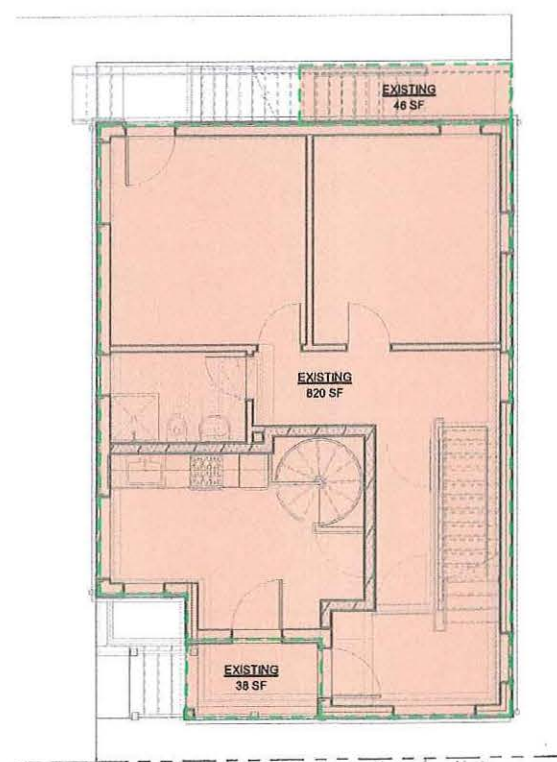
EXISTING BUILDING GFA		
Level	Name	Area
First Floor	EXISTING	38 SF
First Floor	EXISTING	820 SF
First Floor	EXISTING	46 SF
Second Floor	EXISTING	858 SF
Third Floor	EXISTING	304 SF
EXISTING		2066 SF
Third Floor	NEW	61 SF
NEW		61 SF
Grand total		2127 SF



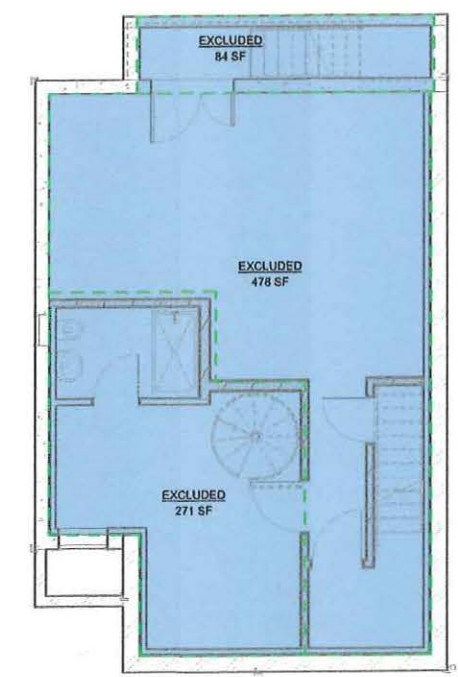
③ Third Floor  
 3/16" = 1'-0"



④ Second Floor  
 3/16" = 1'-0"



② First Floor  
 3/16" = 1'-0"



① Basement Floor  
 3/16" = 1'-0"

ZONING COMPLIANCE - AREA CALCULATIONS

Project  
 7 Oakland Street, CAMBRIDGE MA

dh architects, inc.  
 1000 Massachusetts Avenue, Boston, MA 02130  
 Job Number  
 Scale 3/16" = 1'-0"  
 Date 04/22/22

BZA SPECIAL PERMIT

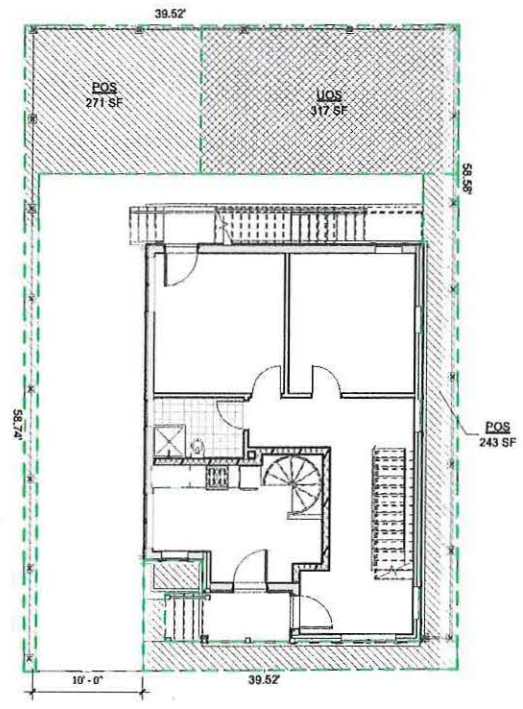
Sheet No.  
 A-011

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No.	Description	Date
1	SF REV	04/22/22

Client  
**Giovanni Berlanda-Scorza and Katia Bertoldi**

Open Space Calculations		
Zoning Area	Comments	Area
UPOS	PROPOSED	317 SF
POS	PROPOSED	271 SF
POS	PROPOSED	243 SF
Grand total		831 SF



1 Site Plan - Proposed Open Space  
 1/8" = 1'-0"

DIMENSIONAL FORM			
LOCATION:	7 Oakland Street, Cambridge	ZONE	RES C-1 & BA
		PRESENT USE/OCCUPANCY:	TWO FAMILY
		REQUESTED OCCUPANCY:	TWO FAMILY
			12/5/2021
LOT SIZE:	EXISTING	PROPOSED	ORDINANCE
BA	1,466	1,466	3000
C-1	853	853	3000
Total	2,319	2,319	3000
FLOOR AREA RATIO			
BA		NA	1.75
C-1		NA	0.75
TOTAL	0.89	0.92	1.38
GROSS FLOOR AREA			
BA			2563.5
C-1			639.75
TOTAL	2,066.0	2,127.0	3203.25
LOT AREA PER DWELLING UNIT	1,160	1,160	770.0
NO. OF D.U.			
BA Zoning	2	2	3.0
BA Zone (Rev C2-B) - L.A. per D.U. = 600 S.F.			
C-1 Zone - L.A. per D.U. = 1500 S.F.			
SIZE OF LOT:			
WIDTH	39.52	39.52	50
LENGTH	58.58	58.58	NA
SIZE OF BLDG:			
BUILDING HEIGHT	34.25'	34.25'	35.0
BUILDING LENGTH	43.4'	43.4'	NA
BUILDING WIDTH	19.7'	19.7'	NA
SETBACKS			
FRONT	2.36'	2.36'	10.0'
REAR	15.4'	15.4'	20.0'
LEFT SIDE	11.1'	11.1'	7.5'
RIGHT SIDE	3.2'	3.2'	7.5'
DISTANCE BETWEEN STRUCTURES	NA	NA	H+H/6
PRIVATE OPEN SPACE			
TOTAL OPEN SPACE (SF)	831.0	831.0	695.7
PERCENTAGE LOT AREA	35.8%	35.8%	30.0%
NO. OF PARKING SPACES:	1	1	2

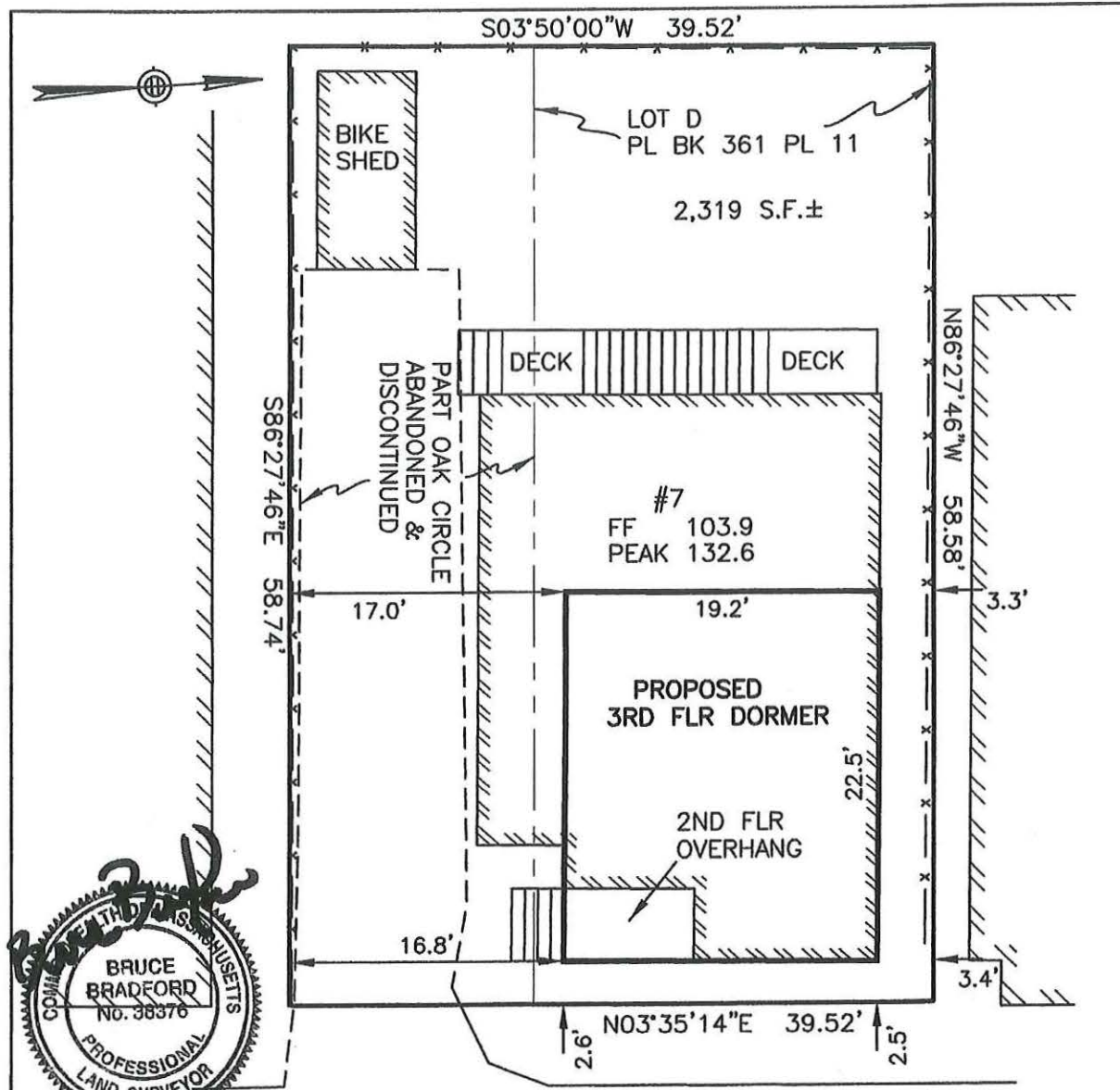
ZONING COMPLIANCE - OPEN SPACE AND DIM FORM

7 Oakland Street, CAMBRIDGE MA

dh architects, llc  
 100 Ludlow Street, Boston MA 02114  
 job number  
 scale 1/8" = 1'-0"  
 date issued 04/22/22

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Sheet no.  
**A-012**



3/24/22

**OAKLAND STREET**

ESTABLISHED 1916  
**EMB**  
 EVERETT M. BROOKS CO.  
 SURVEYORS & ENGINEERS  
 49 LEXINGTON STREET  
 WEST NEWTON, MA 02465  
 (617) 527-8750  
 (617) 332-1578 FAX  
 info@everettbrooks.com

DEED REFERENCE:  
 BK 13603 PG 643  
 BK 5274 PG 101  
 BK 5612 PG 273  
 PLAN REFERENCE:  
 PLAN BK 361 PLAN 11  
 L.C.C. 42897A  
 L.C.C. 16170A

**PLAN OF LAND IN  
 CAMBRIDGE, MA**  
 7 OAKLAND STREET  
 PROPOSED ADDITIONS  
 SCALE: 1 IN. = 10 FT.  
 DATE: MARCH 24, 2022  
 DRAWN: SM/LNS  
 CHECK: BB  
 PROJECT NO. 24483

No.	Description	Date

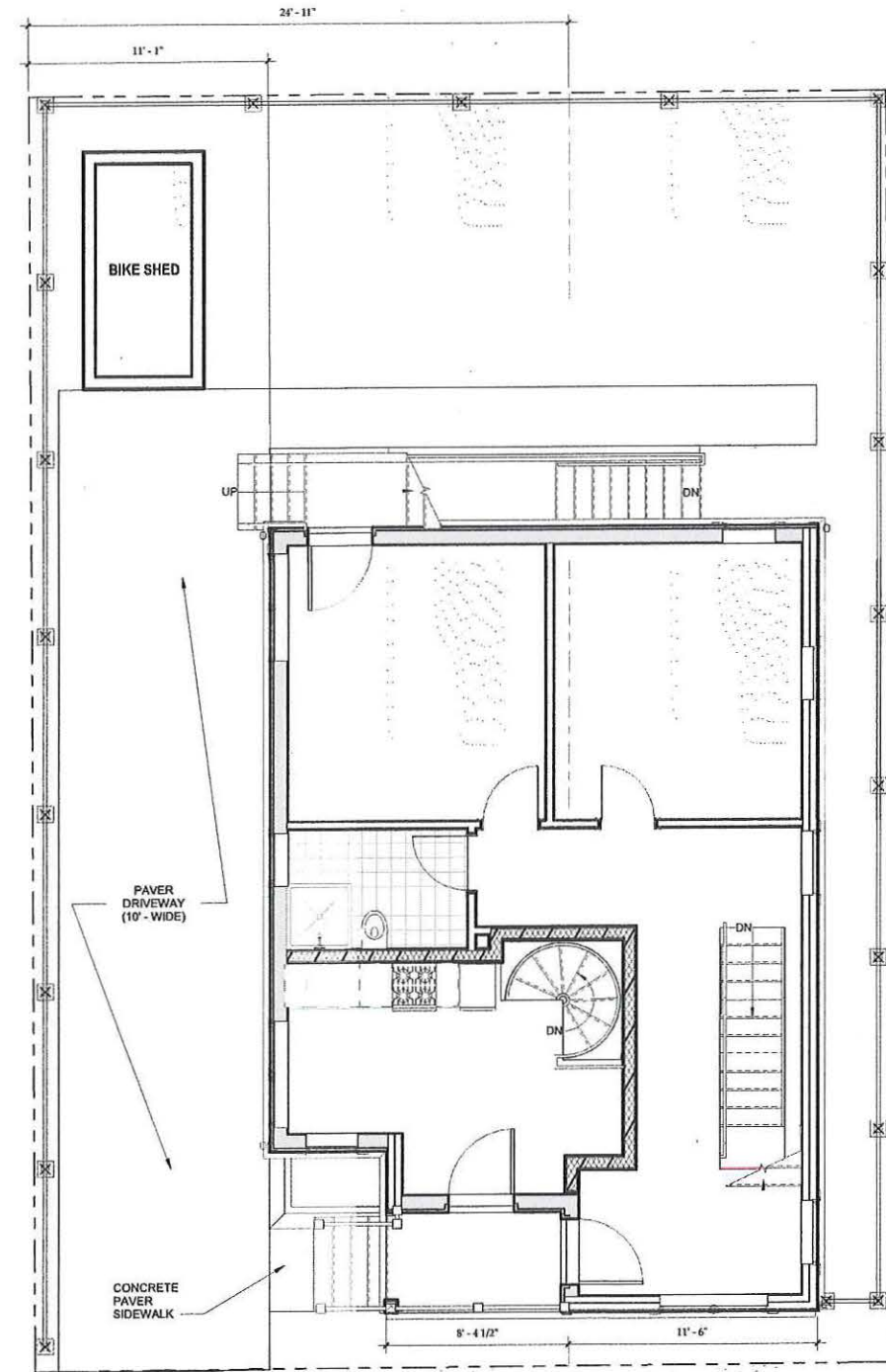


Giovanni  
 Berlanda-Scorza and  
 Katia Bertoldi

SURVEY  
 7 Oakland Street, CAMBRIDGE MA  
 PROJECT NO. 24483  
 dh architects, llc  
 433 Ludlow Street, Boston, MA 02112  
 job number  
 scale  
 date  
 04/22/22  
 BZA SPECIAL PERMIT  
 sheet no.  
 A-021







1 Proposed Site Plan  
A-022 1/4" = 1'-0"

No.	Description	Date

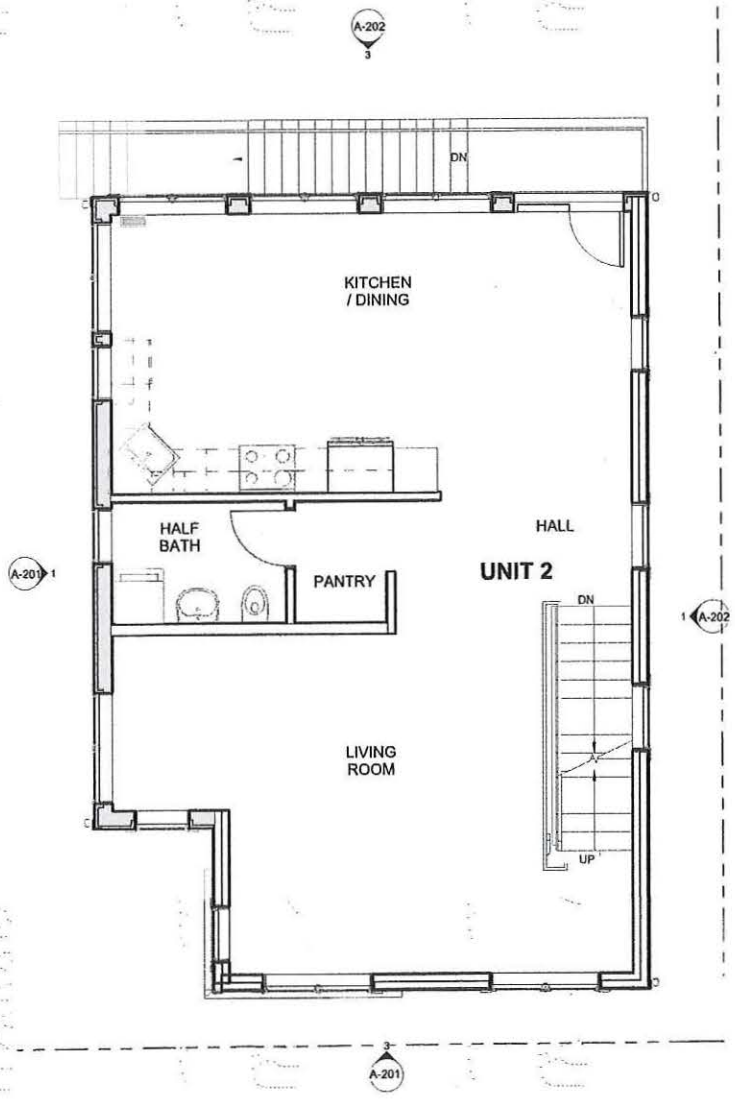


Client  
**Giovanni Berlanda-Scorza and Kattia Bertoldi**

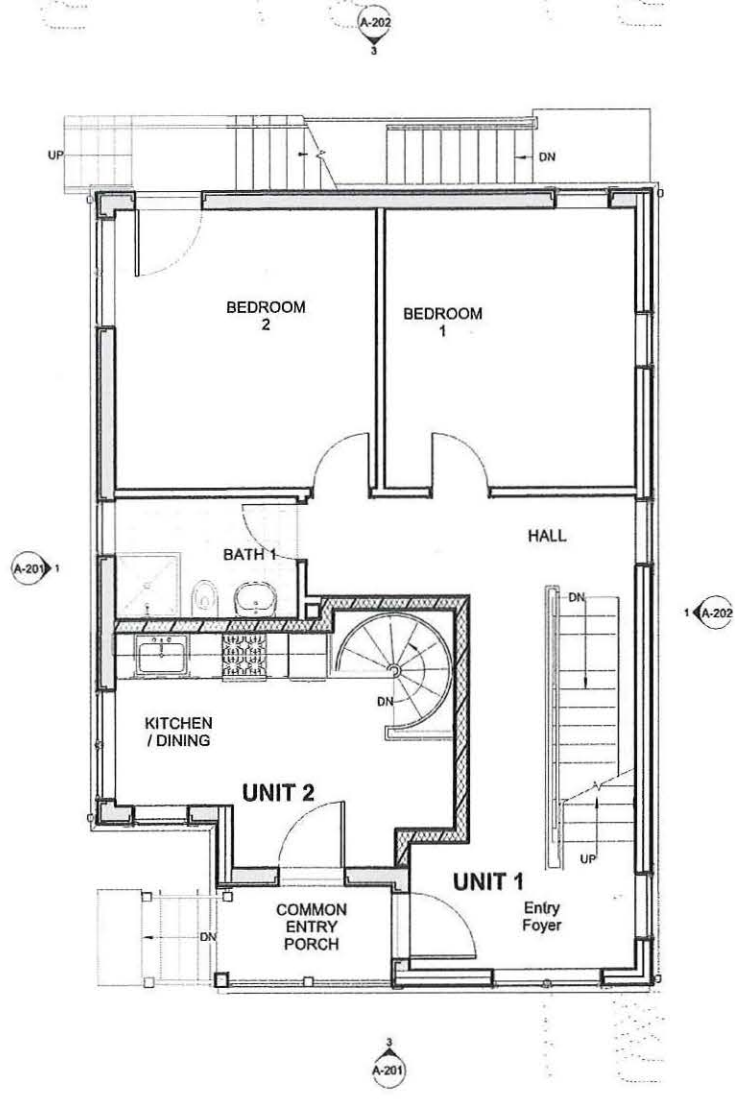
ARCHITECTURAL SITE PLAN  
7 Oakland Street, CAMBRIDGE MA

dh architects, llc  
132 Cambridge Street, Boston, MA 02114  
proj number  
scale 1/4" = 1'-0"  
date issued 04/22/22  
BZA SPECIAL PERMIT

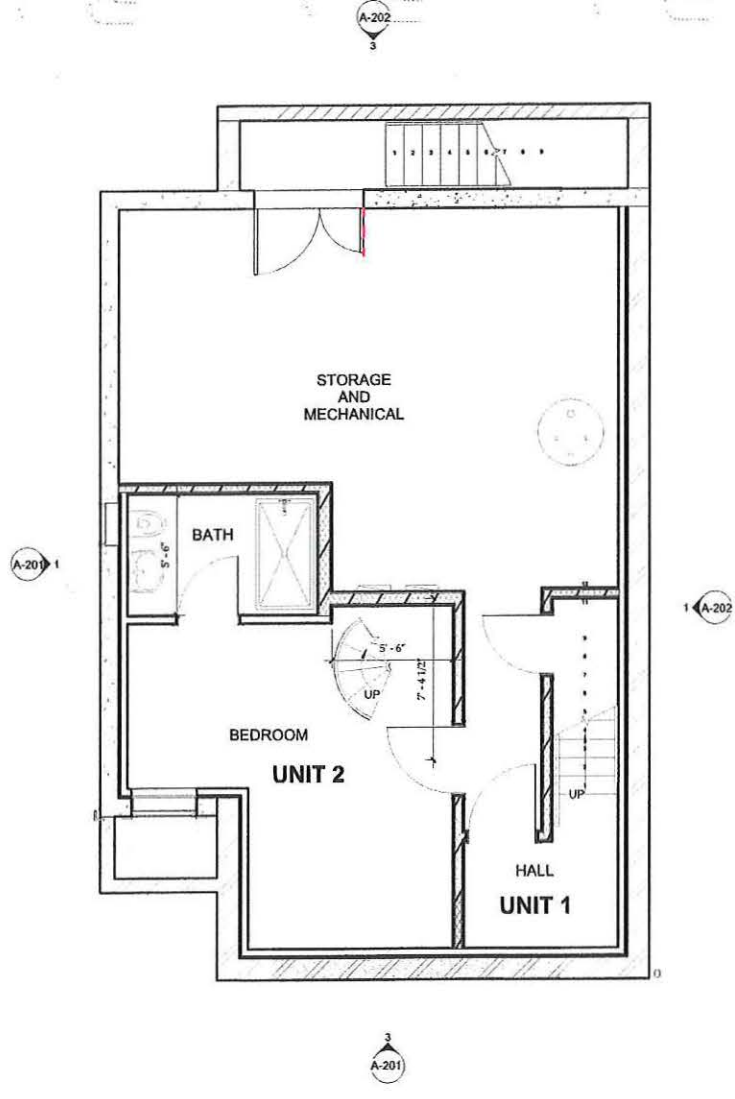
Sheet No.  
A-022



3 Second Floor  
1/4" = 1'-0"



2 First Floor  
1/4" = 1'-0"



1 Basement Floor  
1/4" = 1'-0"

No.	Description	Date

Client  
**Giovanni Berlanda-Scorza and Katia Bertoldi**

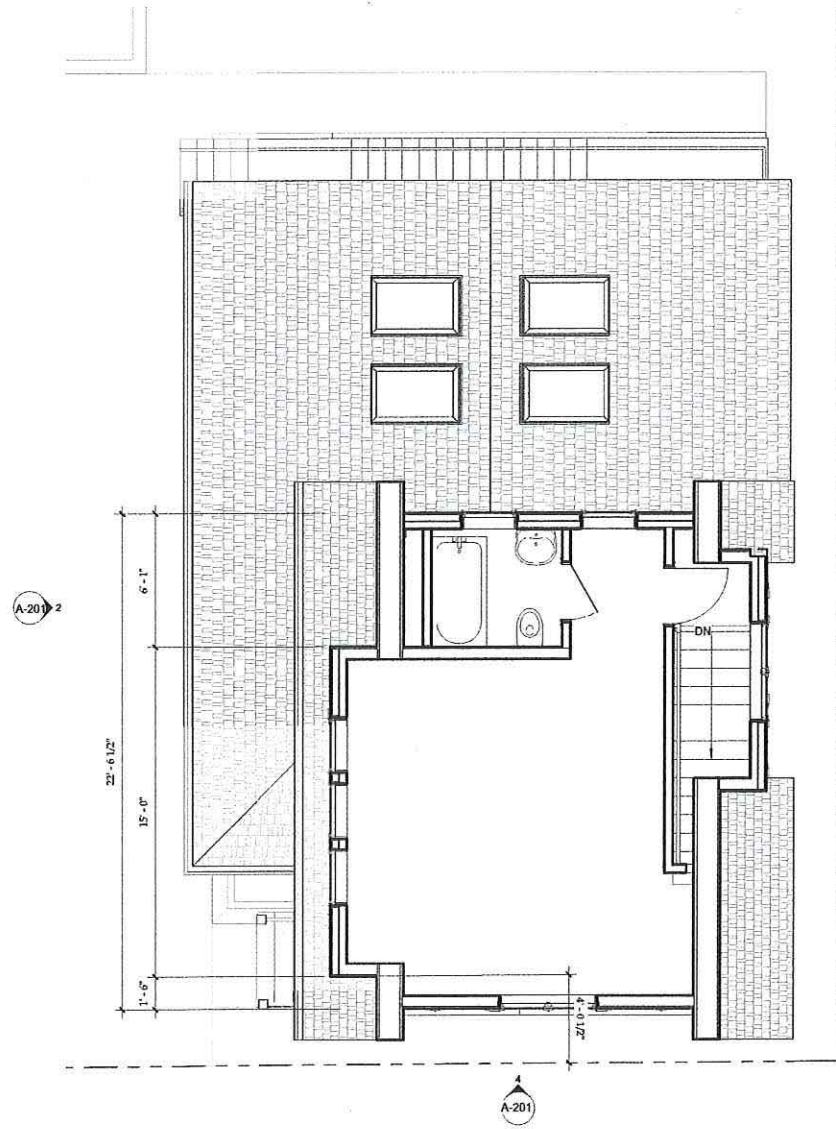
EXISTING FLOOR PLANS  
7 Oakland Street, CAMBRIDGE MA

dh architects, llc  
107 LITTLEFIELD STREET, BOSTON, MA 02114  
JOB NUMBER  
SCALE 1/4" = 1'-0"  
DATE ISSUED 04/22/22

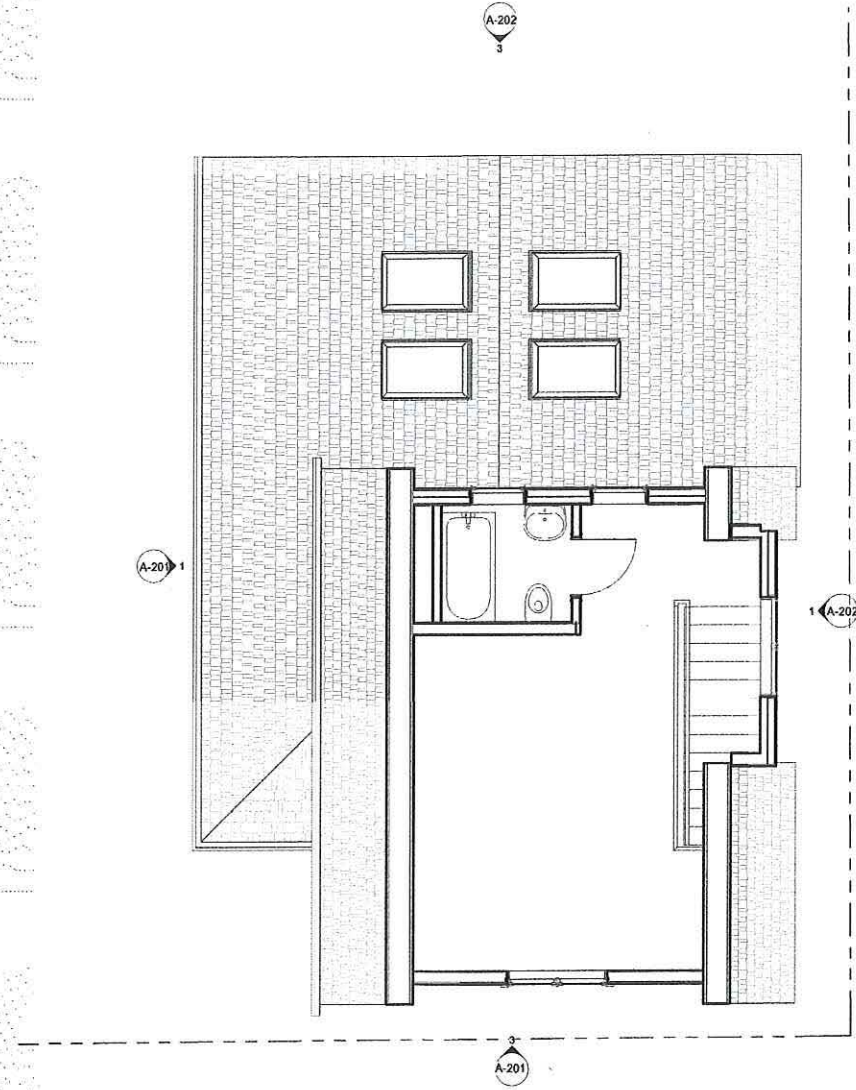
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**A-101**

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



① Third Floor - Existing  
1/4" = 1'-0"

No.	Description	Date

Client  
**Giovanni  
Berlanda-Scorza and  
Katia Bertoldi**

**THIRD FLOOR PLAN - PROPOSED AND EXISTING**

7 Oakland Street, CAMBRIDGE MA

dlh architects, pc  
100 WASHINGTON STREET, BOSTON, MA 02108

job number

scale 1/4" = 1'-0"

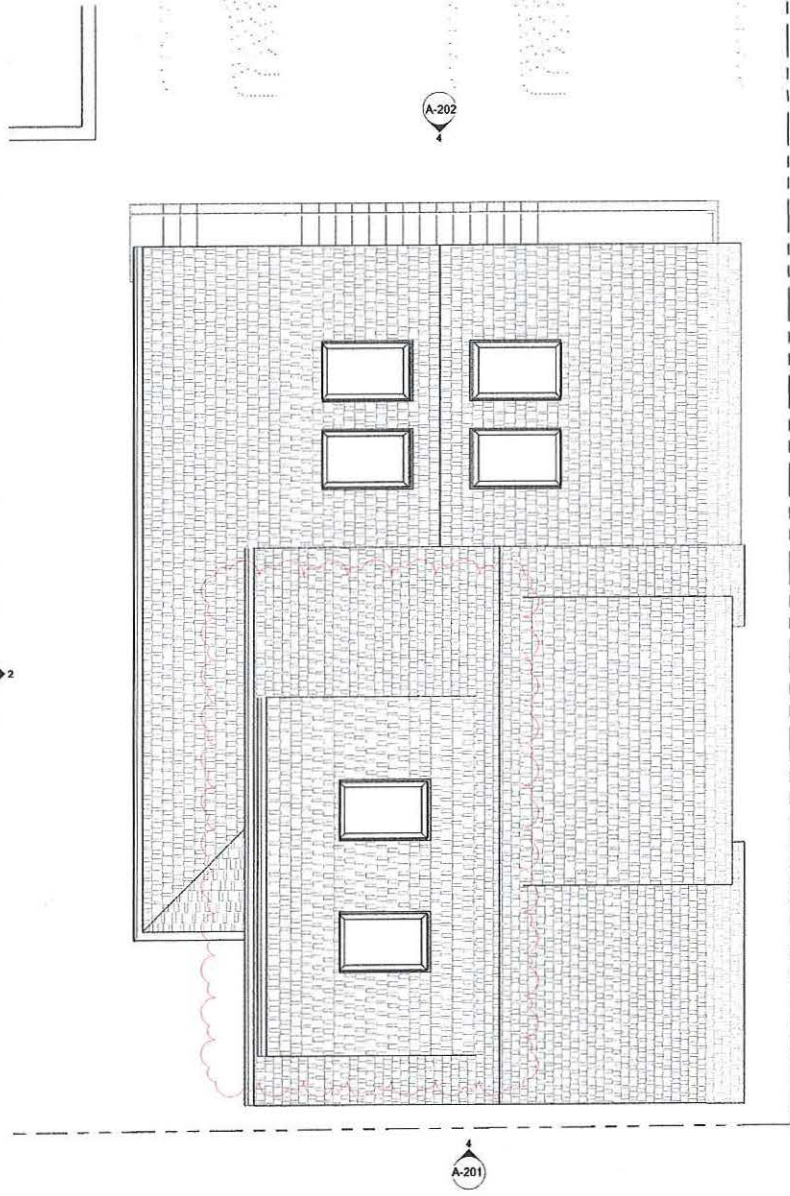
date issued 04/22/22

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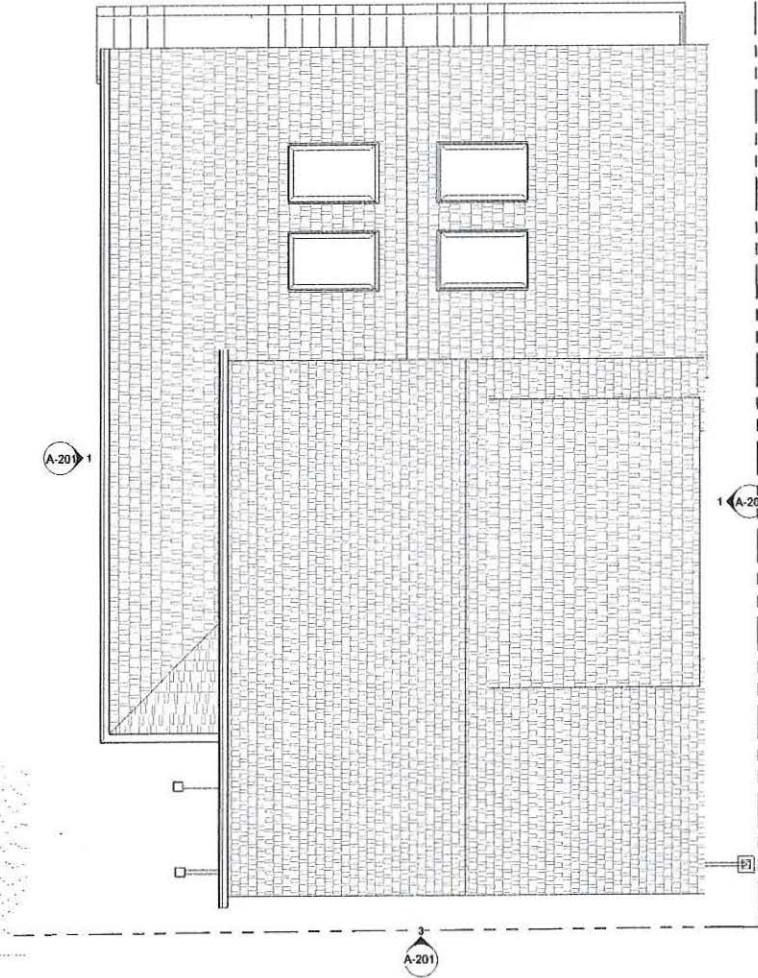
Sheet no.

A-102

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2 PROPOSED ROOF PLAN  
1/4" = 1'-0"



1 EXISTING ROOF PLAN  
1/4" = 1'-0"

No.	Description	Date
1	SP REV	02-22-22

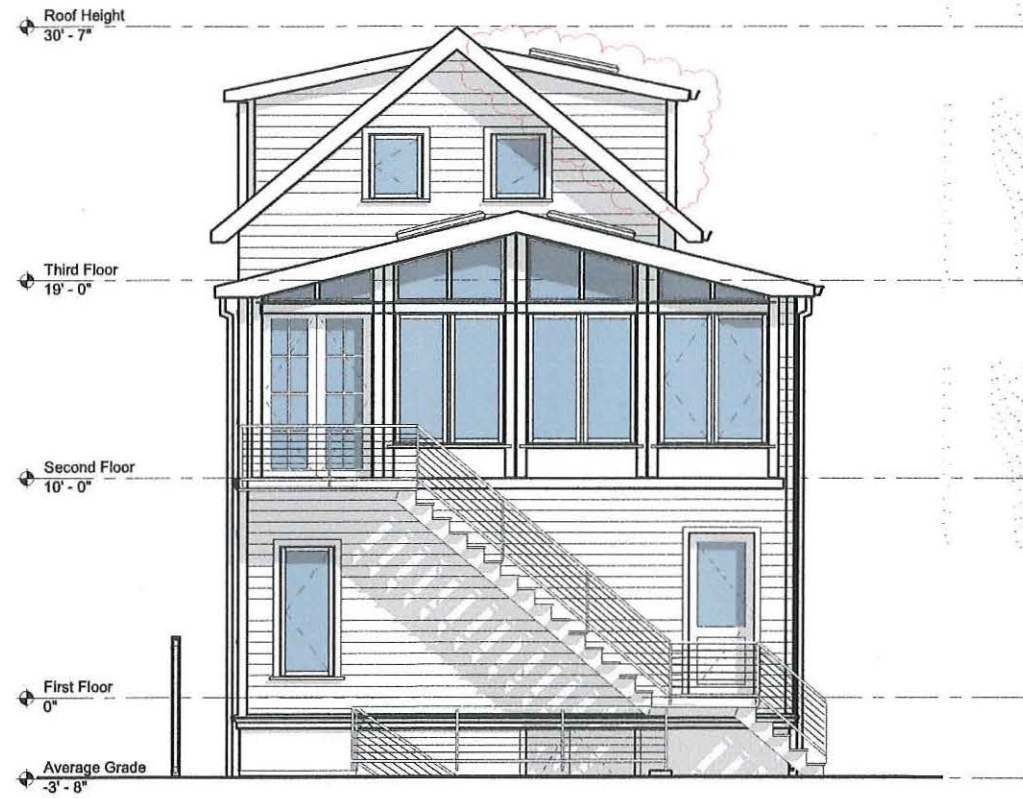
Client  
**Giovanni Berlanda-Scorza and Katia Bertoldi**

PROJECT  
**ROOF PLAN - EXISTING AND PROPOSED**  
**7 Oakland Street, CAMBRIDGE MA**

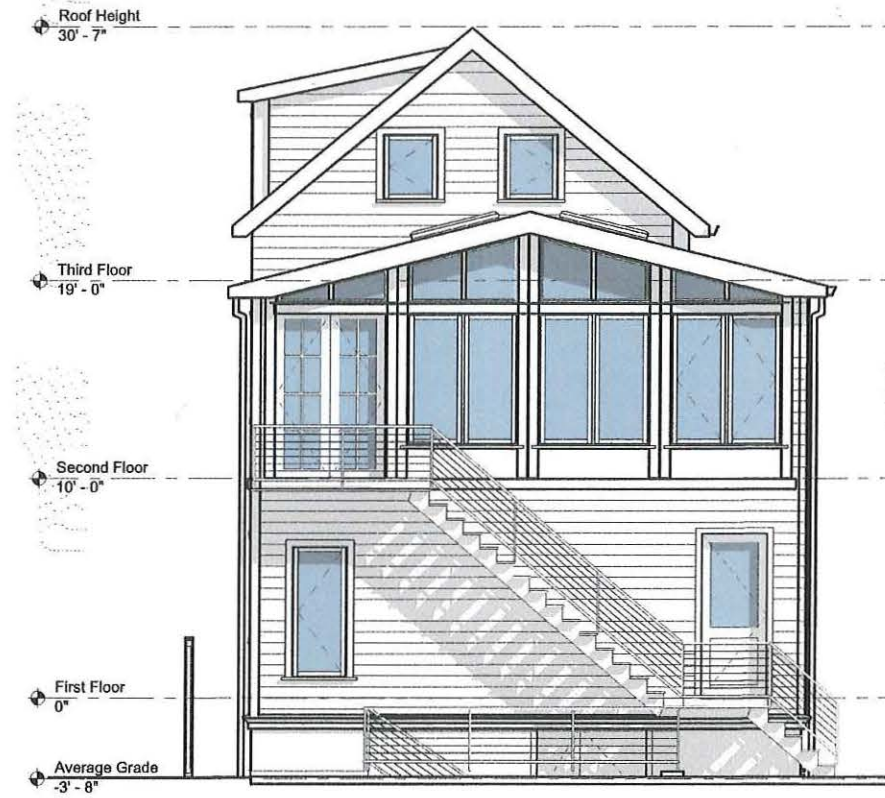
dh architects llc  
 123 Lathrop Street Boston, MA 02112  
 scale 1/4" = 1'-0"  
 Date issued 04/22/22

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Sheet no.  
**A-103**



④ REAR ELEVATION - PROPOSED  
1/4" = 1'-0"



③ REAR ELEVATION - EXISTING  
1/4" = 1'-0"



② RIGHT SIDE ELEVATION - PROPOSED  
1/4" = 1'-0"



① RIGHT SIDE ELEVATION - EXISTING  
1/4" = 1'-0"

No.	Description	Date
1	SF REV	02-22-22

Architect  
Giovanni  
Berlanda-Scorza and  
Katia Bertoldi

PROJECT  
EXTERIOR ELEVATIONS  
7 Oakland Street, CAMBRIDGE MA

dh architects, llc  
110 LaGrange Street, Boston MA 02112  
JOB NUMBER  
SCALE 1/4" = 1'-0"  
DATE PLOTTED 04/22/22

BZA SPECIAL PERMIT

SHEET NO.  
A-202

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