



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

## BZA Application Form

BZA Number: 179416

2022 JUN 21 PM 3:14

OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

### General Information

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

Special Permit:  X  Variance:   Appeal:

PETITIONER: Talanoa Lesatele C/O Lesatele LLC

PETITIONER'S ADDRESS: 10 Oak St. , Cambridge, MA 02139

LOCATION OF PROPERTY: 80 Alpine St., Cambridge, MA

TYPE OF OCCUPANCY: Two family dwelling

ZONING DISTRICT: Residence B Zone

### REASON FOR PETITION:

/Raise Existing 3rd Story Roof by 2'-0"/

### DESCRIPTION OF PETITIONER'S PROPOSAL:

The work requiring Special Permit relief is the raising of the existing third story roof 2'-0" already constructed within side yard setback. This alteration ONLY results in a change to building volume. The gross floor area of the building is NOT increased and is in fact reduced. The net change in volume, after additional alterations, is approximately 0.5% and is less than the allowed 25% per 8.22.2 and is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000.

### SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 10.000 Section: 10.30 (Variance).

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

Original  
Signature(s):

(Petitioner (s) / Owner)

TALANOA LESATELE

(Print Name)

Address:

10 OAK ST. CAMBRIDGE, MA 02139

Tel. No.

617-800-3403

E-Mail Address:

talanoa@lesatele.com

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

## BZA Application Form

### DIMENSIONAL INFORMATION

Applicant: Talanoa Lesatele

Present Use/Occupancy: Two family dwelling

Location: 80 Alpine St., Cambridge, MA

Zone: Residence B Zone

Phone: 617-800-3403

Requested Use/Occupancy: Single Family dwelling

	Existing Conditions	Requested Conditions	Ordinance Requirements	
TOTAL GROSS FLOOR AREA:	3330	3216	1900	(max.)
LOT AREA:	3800	NO CHANGE	5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup>	0.88	0.85	0.5	
LOT AREA OF EACH	1900	NO CHANGE	2500	

<b>DWELLING UNIT</b>					
<b>SIZE OF LOT:</b>	WIDTH	40	NO CHANGE	50	
	DEPTH	95	NO CHANGE	100	
<b>SETBACKS IN FEET:</b>	FRONT	12.9 (Averaged)	NO CHANGE	12.9 (Averaged)	
	REAR	28.7	NO CHANGE	25	
	LEFT SIDE	4.7	NO CHANGE	7.5	
	RIGHT SIDE	10.7	NO CHANGE	7.5	
<b>SIZE OF BUILDING:</b>	HEIGHT	31.5	33.5	35	
	WIDTH	53.25	NO CHANGE	N/A	
<b>RATIO OF USABLE OPEN SPACE TO LOT AREA:</b>		0.41	0.42	0.4 (MIN)	
<b>NO. OF DWELLING UNITS:</b>		2	1	2 (Max)	
<b>NO. OF PARKING SPACES:</b>		2 (1 Tandem)	NO CHANGE	1	
<b>NO. OF LOADING AREAS:</b>		N/A	N/A	N/A	
<b>DISTANCE TO NEAREST BLDG. ON SAME LOT</b>		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 (No other building on same lot)

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'.

**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 Talanoa Lesatele (Owner of 2 Tree, LLC)  
(OWNER)  
Address: 10 Oak St. Cambridge, MA 02139

State that I/We own the property located at 80 Alpine St. Cambridge, MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of 2 Tree, LLC

\*Pursuant to a deed of duly recorded in the date 04/19/2022, Middlesex South County Registry of Deeds at Book 79998, Page 584; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

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

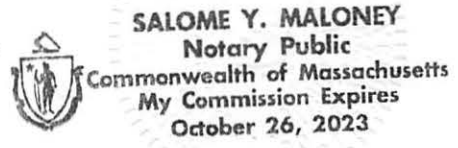
\*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name Talanoa Lesatele personally appeared before me, this 6 of June, 2022, and made oath that the above statement is true.

*Salome Y. Maloney* Notary

My commission expires October 26, 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 80 Alpine 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 work requiring Special Permit is the raising of the existing third story roof 2'-0" already constructed within 7'-6" side yard setback. This alteration ONLY results in a change to building volume. The gross floor area of the building is NOT increased and is in fact reduced. The net change in volume, after additional alterations, is approximately 0.5% and is less than the allowed 25% per 8.22.2 and is not further in violation of the dimensional requirements of Article 5.000 or the off street parking and loading requirements in Article 6.000.

**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:**

All proposed alterations to the building occur within the existing building envelope and therefore do not alter the existing traffic generated or patterns of access or egress. Additionally, the proposed change of use from two-family to single-family reduces the density of the building

**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 change of use from two-family dwelling to single family dwelling is permitted within the existing Residential B zoning district and is consistent with adjacent uses, as well as reduces the density of the building.

**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 change of use from two-family dwelling to single family dwelling is permitted within the existing Residential B zoning district and is consistent with adjacent uses, as well as reduces the density of the building.

**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 change of use from two-family dwelling to single family dwelling is permitted within the existing Residential B zoning district and is consistent with adjacent uses, as well as reduces the density of the building.



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

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Talanoa Lesatele**Location:** 80 Alpine St , Cambridge, MA**Phone:** 617-800-3403**Present Use/Occupancy:** Two family dwelling**Zone:** Residence B Zone**Requested Use/Occupancy:** Single Family dwelling

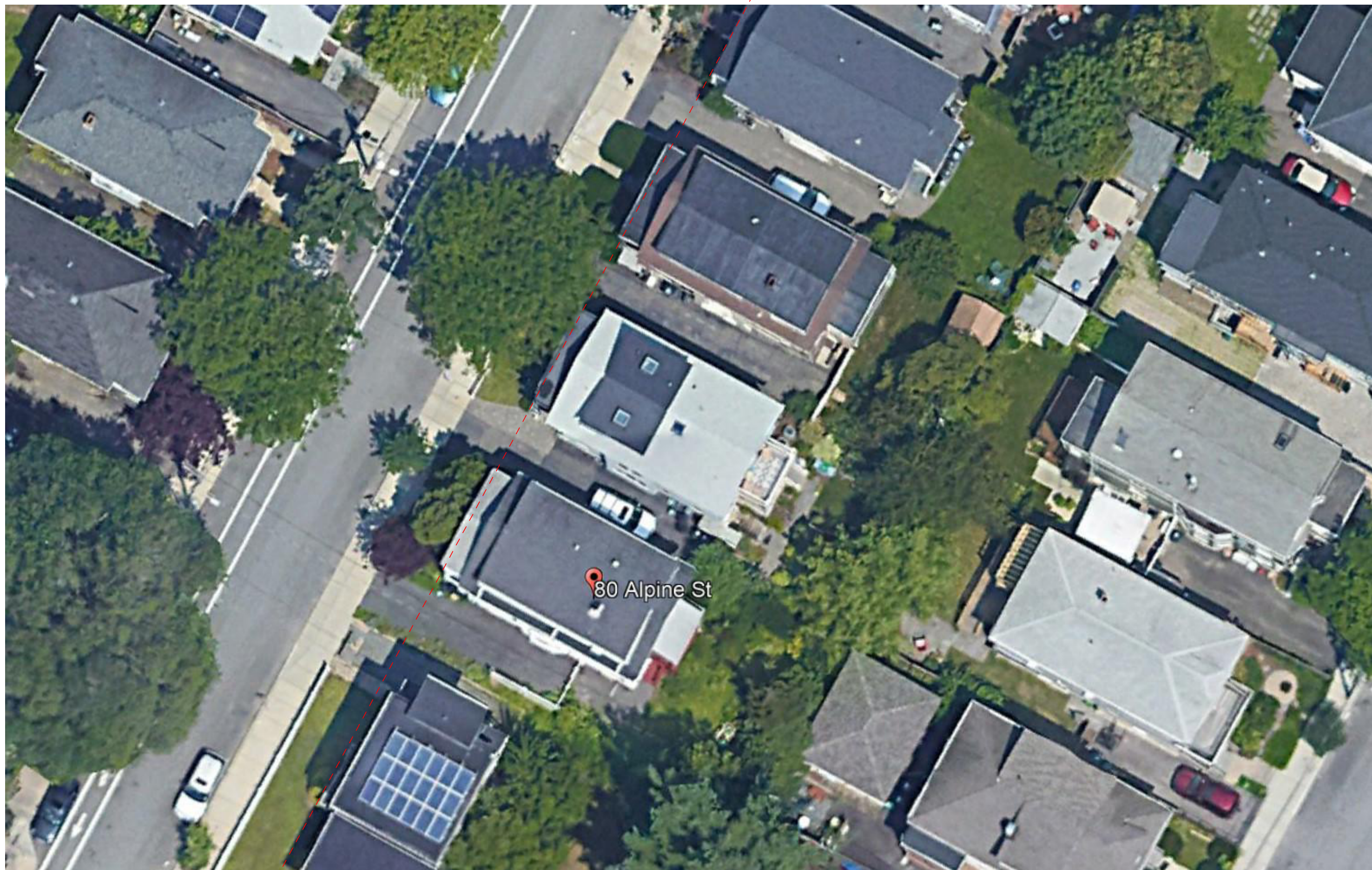
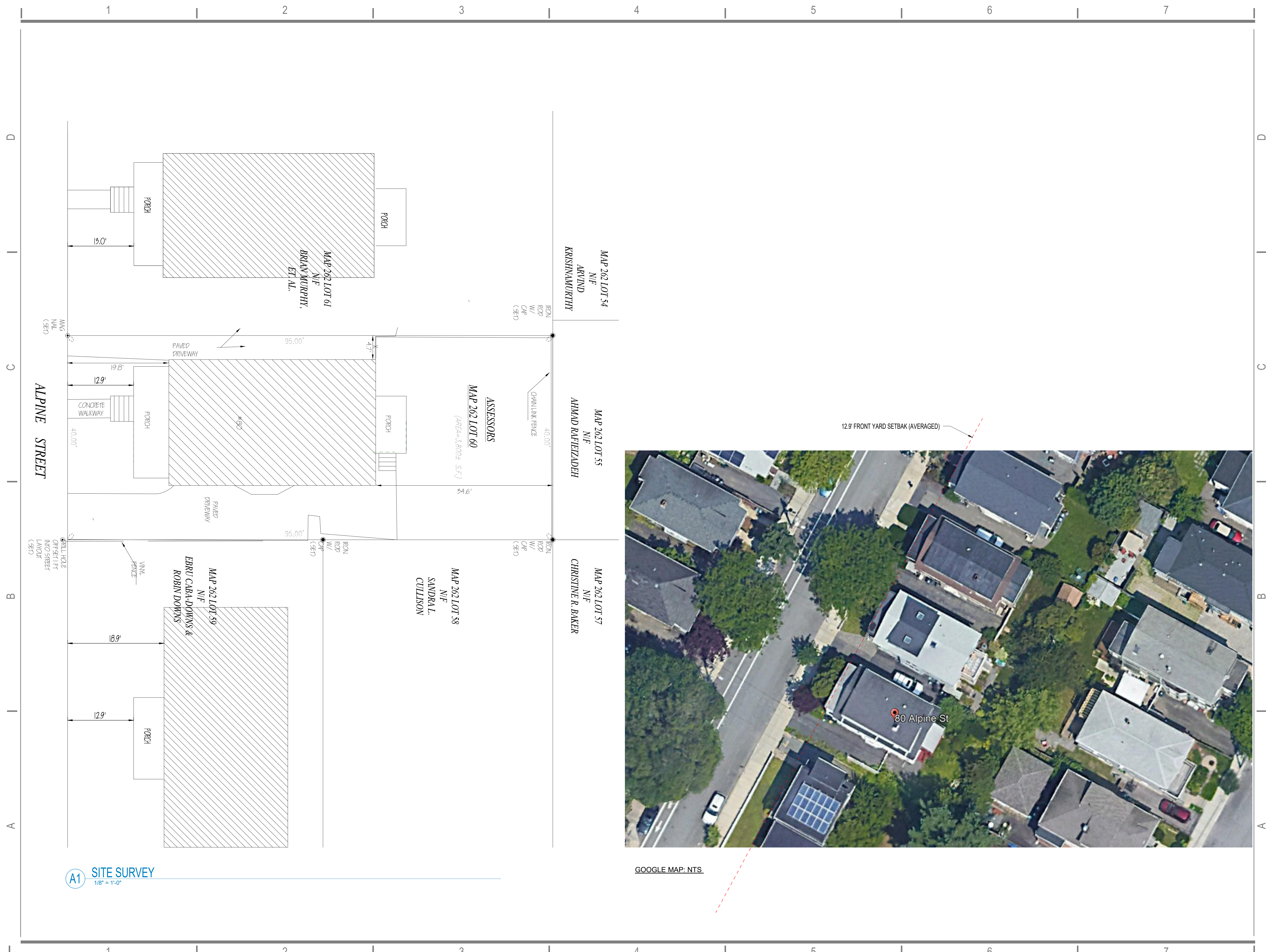
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<b><u>LOT AREA:</u></b>		3800		NO CHANGE		5000	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>		0.88		0.85		0.5	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>		1900		NO CHANGE		2500	
<b><u>SIZE OF LOT:</u></b>	<b>WIDTH</b>	40		NO CHANGE		50	
	<b>DEPTH</b>	95		NO CHANGE		100	
<b><u>SETBACKS IN FEET:</u></b>	<b>FRONT</b>	12.9 (Averaged)		NO CHANGE		12.9 (Averaged)	
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<b><u>NO. OF LOADING AREAS:</u></b>		N/A		N/A		N/A	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>		N/A		N/A		N/A	

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N/A (No other building on same lot)

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GOOGLE MAP: NTS

**A1** SITE SURVEY  
1/8" = 1'-0"

STAMPS

CONSULTANT

**TALANOA LESATELE,**  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
USA



CLIENT



80 ALPINE STREET

RESIDENTIAL - EXISTING  
BUILDING RENOVATION

CAMBRIDGE, MA

ARCHITECTURAL DRAWINGS

"ISSUE FOR"	"DESCRIPTION"
RC REVIEW & COMMENTS	SD SCHEMATIC DESIGN
FA FOR APPROVAL	DD DESIGN DEVELOPMENT
PS PROGRESS SET	CD CONSTRUCTION DOCUMENTS
R FOR RECORD	TD TENDER DOCUMENTS
P PRELIMINARY	

REV	DATE	DESCRIPTION	FOR	BY	ISSUED

ISSUE 01/10/22

PROJECT NO. 21-002

PROJECT ARCHITECT TL

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DRAWN BY TL

CHECKED BY TL

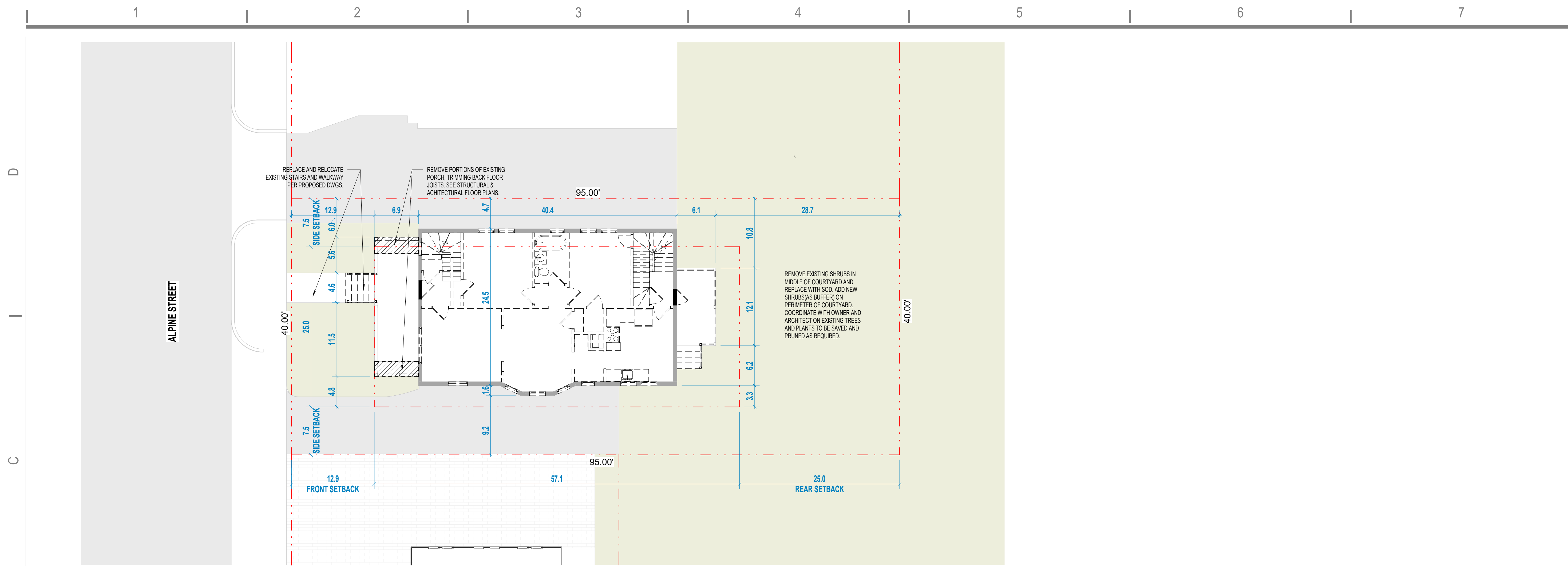
MANAGEMENT TL

A-001

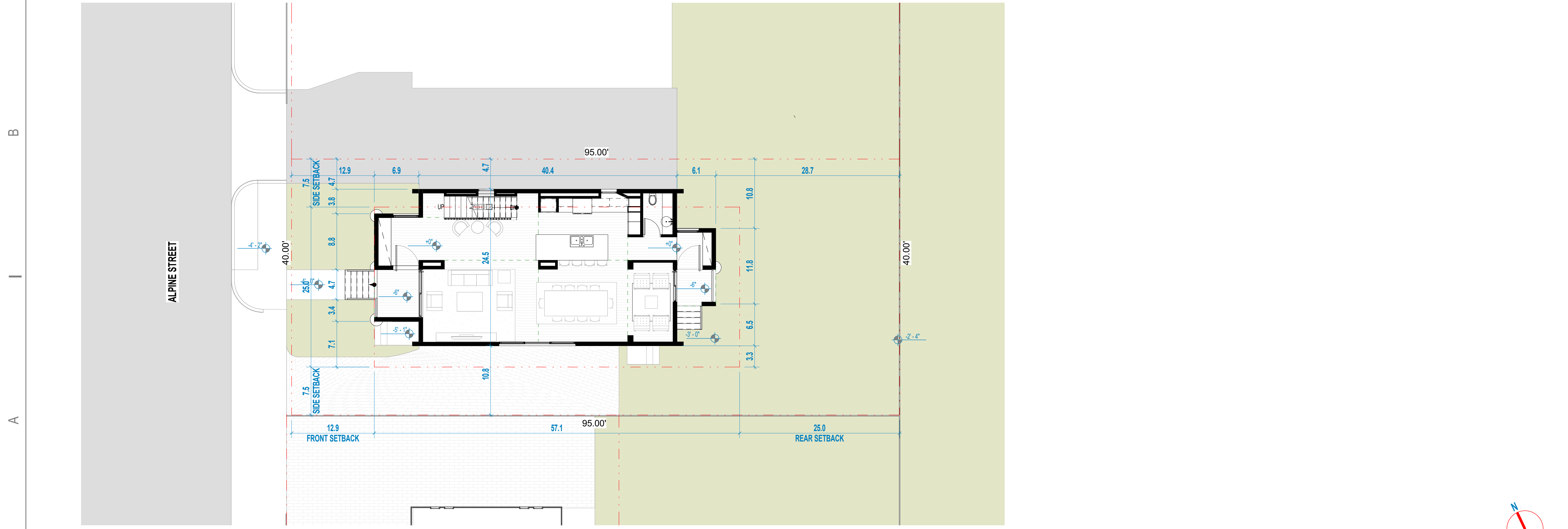
SHEET TITLE

**PROJECT STE SURVEY/  
DATA**





**C1** SITE EXISTING/DEMOLITION PLAN  
1/8" = 1'-0"



**A1** SITE PLAN  
1/8" = 1'-0"


CONSULTANT



TALANOA LESATELE,  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
USA

CLIENT

2 TREE, LLC



**80 ALPINE STREET**

**RESIDENTIAL - EXISTING BUILDING RENOVATION**

CAMBRIDGE, MA

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REV	DATE	DESCRIPTION	FOR	BY	ISSUED
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ISSUE 01/13/2022

PROJECT NO. 21 - 002

PROJECT ARCHITECT TL

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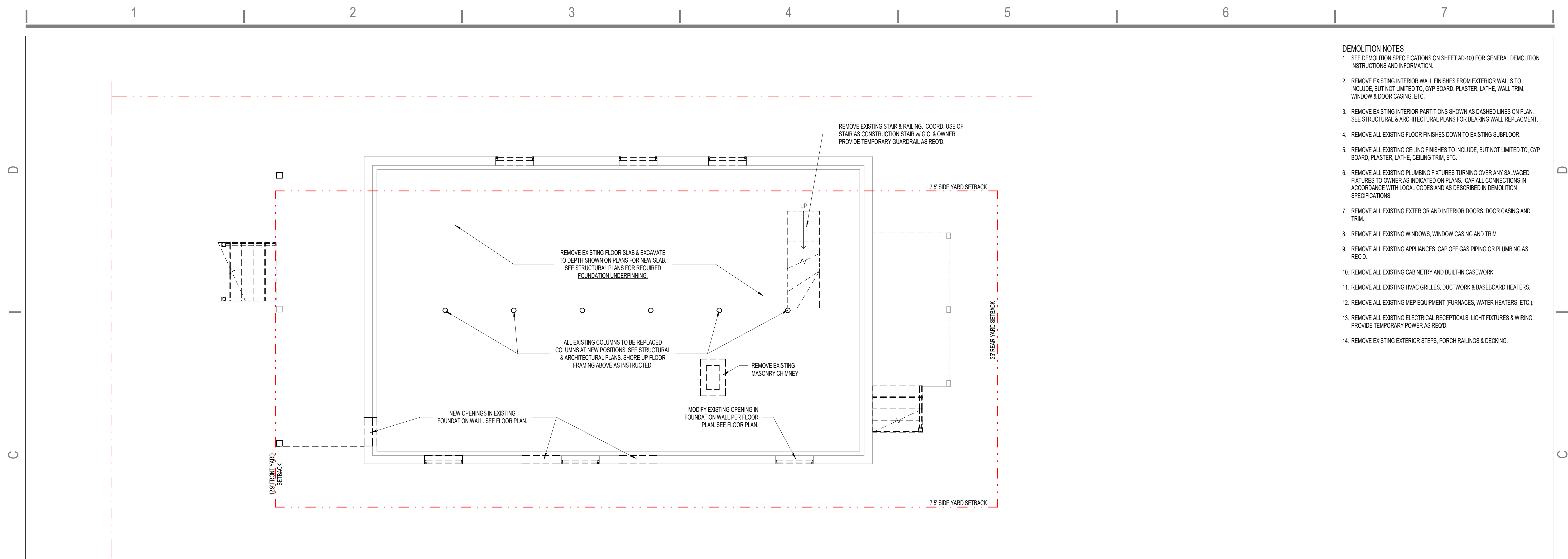
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MANAGEMENT TL

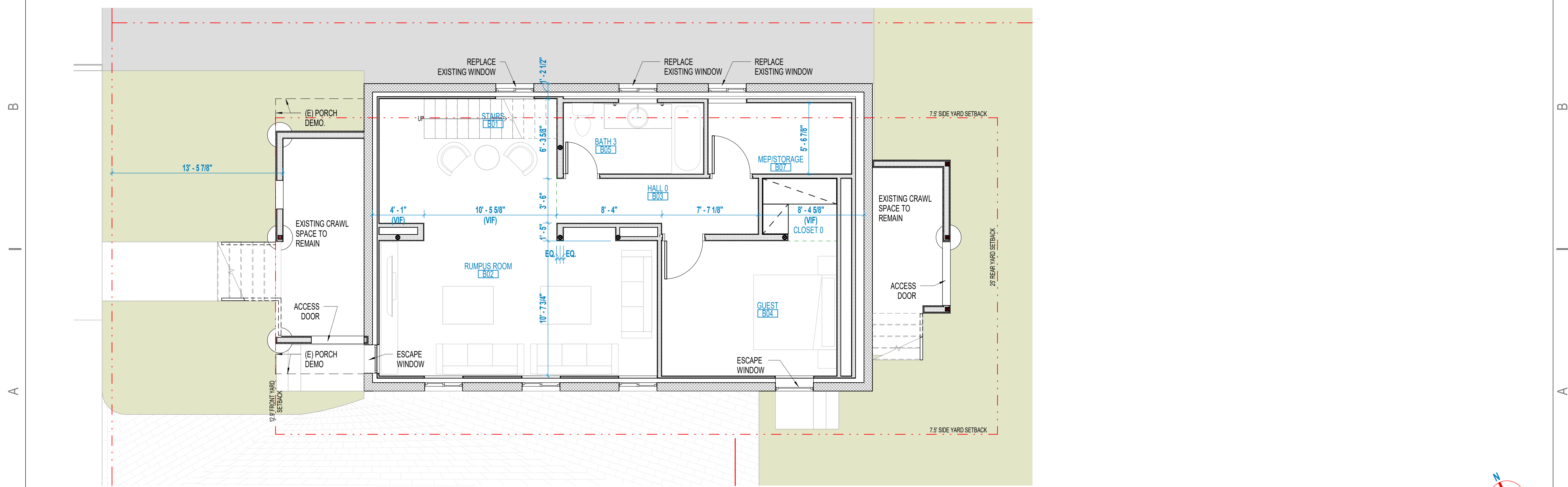
**A-010**

SHEET TITLE

**SITE PLAN**



C1 BASEMENT DEMOLITION PLAN  
1/4" = 1'-0"



A1 BASEMENT FLOOR PLAN  
1/4" = 1'-0"

STAMPS

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80 ALPINE STREET

RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

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ISSUE: 06/01/2022 - SPECIAL PERMIT

PROJECT NO: 21-002

PROJECT ARCHITECT: TL

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REVT FILE

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CHECKED BY: TL

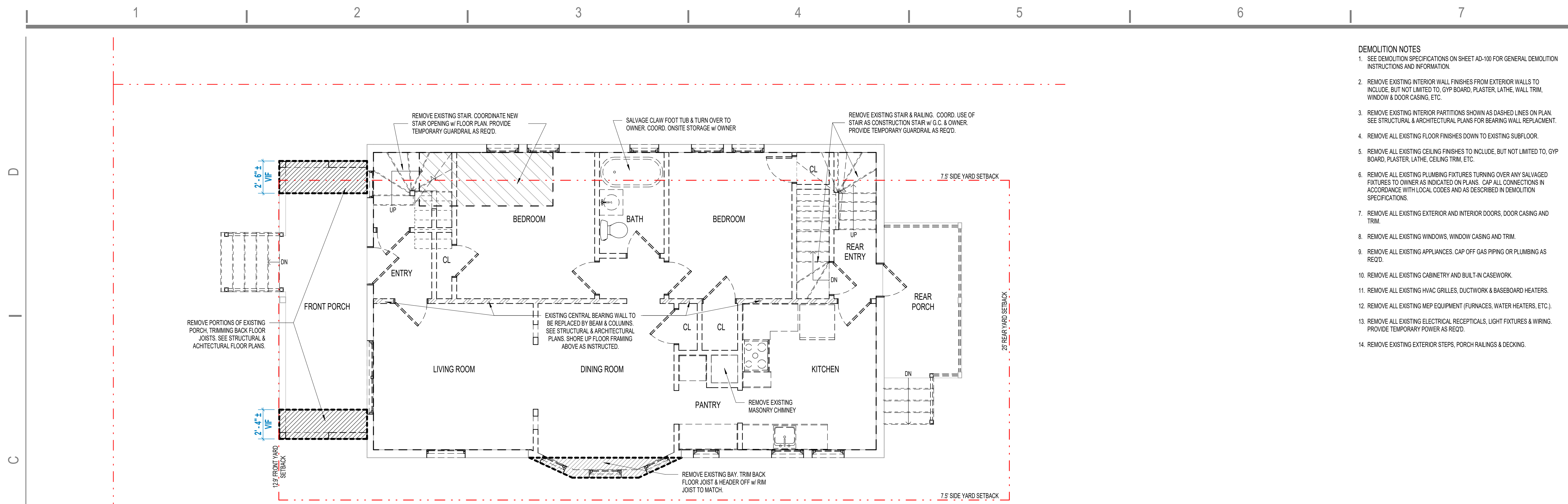
MANAGEMENT: TL

A-100

SHEET TITLE

FLOOR PLANS 0





- DEMOLITION NOTES**
1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
  2. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO INCLUDE, BUT NOT LIMITED TO, GYP BOARD, PLASTER, LATHE, WALL TRIM, WINDOW & DOOR CASING, ETC.
  3. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN. SEE STRUCTURAL & ARCHITECTURAL PLANS FOR BEARING WALL REPLACEMENT.
  4. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
  5. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYP BOARD, PLASTER, LATHE, CEILING TRIM, ETC.
  6. REMOVE ALL EXISTING PLUMBING FIXTURES TURNING OVER ANY SALVAGED FIXTURES TO OWNER AS INDICATED ON PLANS. CAP ALL CONNECTIONS IN ACCORDANCE WITH LOCAL CODES AND AS DESCRIBED IN DEMOLITION SPECIFICATIONS.
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  9. REMOVE ALL EXISTING APPLIANCES. CAP OFF GAS PIPING OR PLUMBING AS REQ'D.
  10. REMOVE ALL EXISTING CABINETS AND BUILT-IN CASEWORK.
  11. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
  12. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
  13. REMOVE ALL EXISTING ELECTRICAL RECEPTACLES, LIGHT FIXTURES & WIRING. PROVIDE TEMPORARY POWER AS REQ'D.
  14. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.

STAMPS

**CONSULTANT**

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**80 ALPINE STREET**

**RESIDENTIAL - EXISTING BUILDING RENOVATION**

CAMBRIDGE, MA

**ARCHITECTURAL DRAWINGS**

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REV	DATE	DESCRIPTION	FOR	BY	ISSUED

ISSUE 06/01/2022 - SPECIAL PERMIT

PROJECT NO. 21-002

PROJECT ARCHITECT TL

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REVIT FILE

SCALE 1/4" = 1'-0"

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CHECKED BY TL

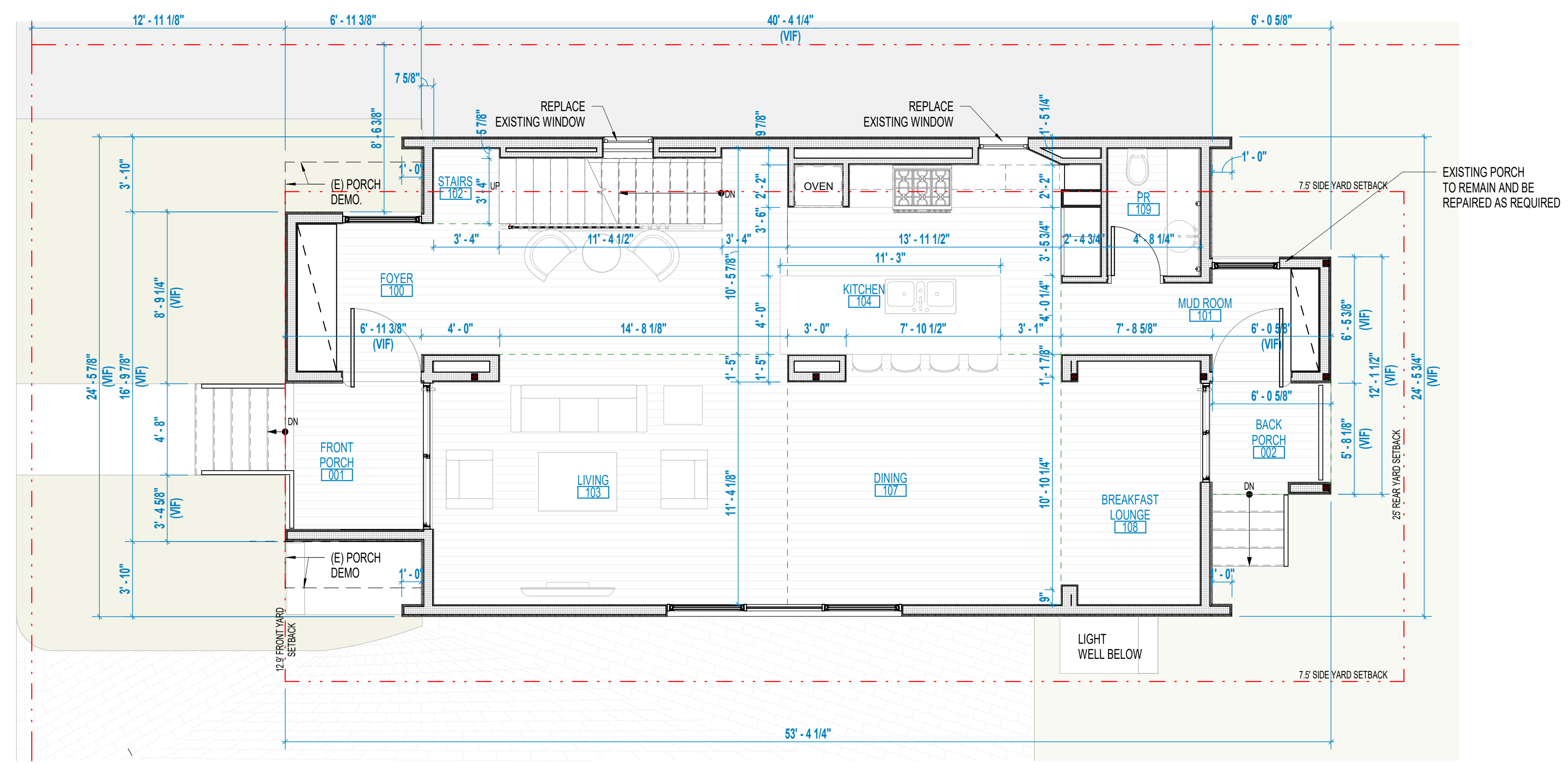
MANAGEMENT TL

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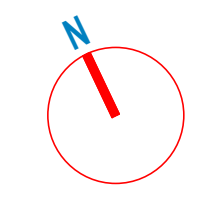
SHEET TITLE

**FLOOR PLANS 1**

**C1 FIRST DEMOLITION PLAN**  
1/4" = 1'-0"



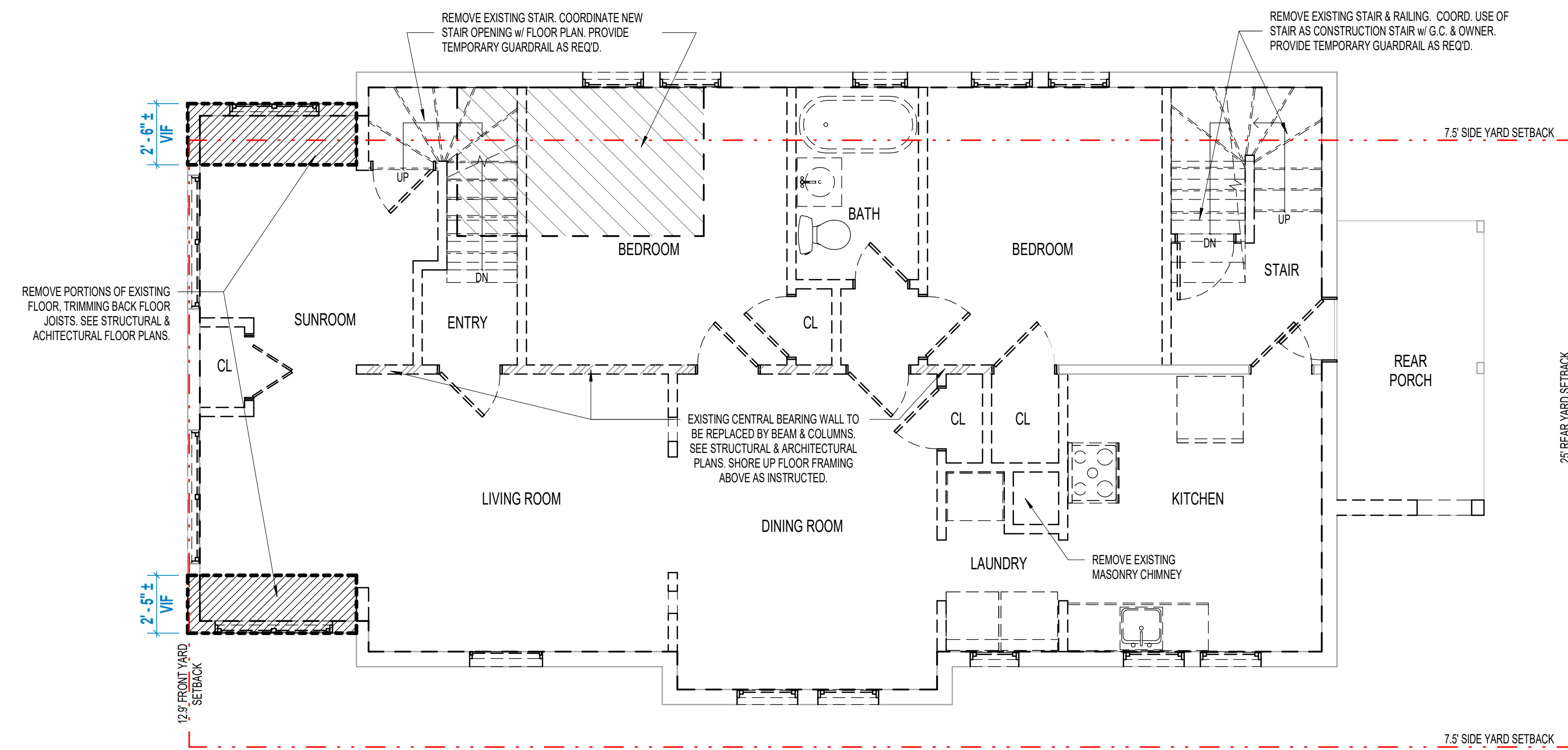
**A1 FIRST FLOOR PLAN**  
1/4" = 1'-0"





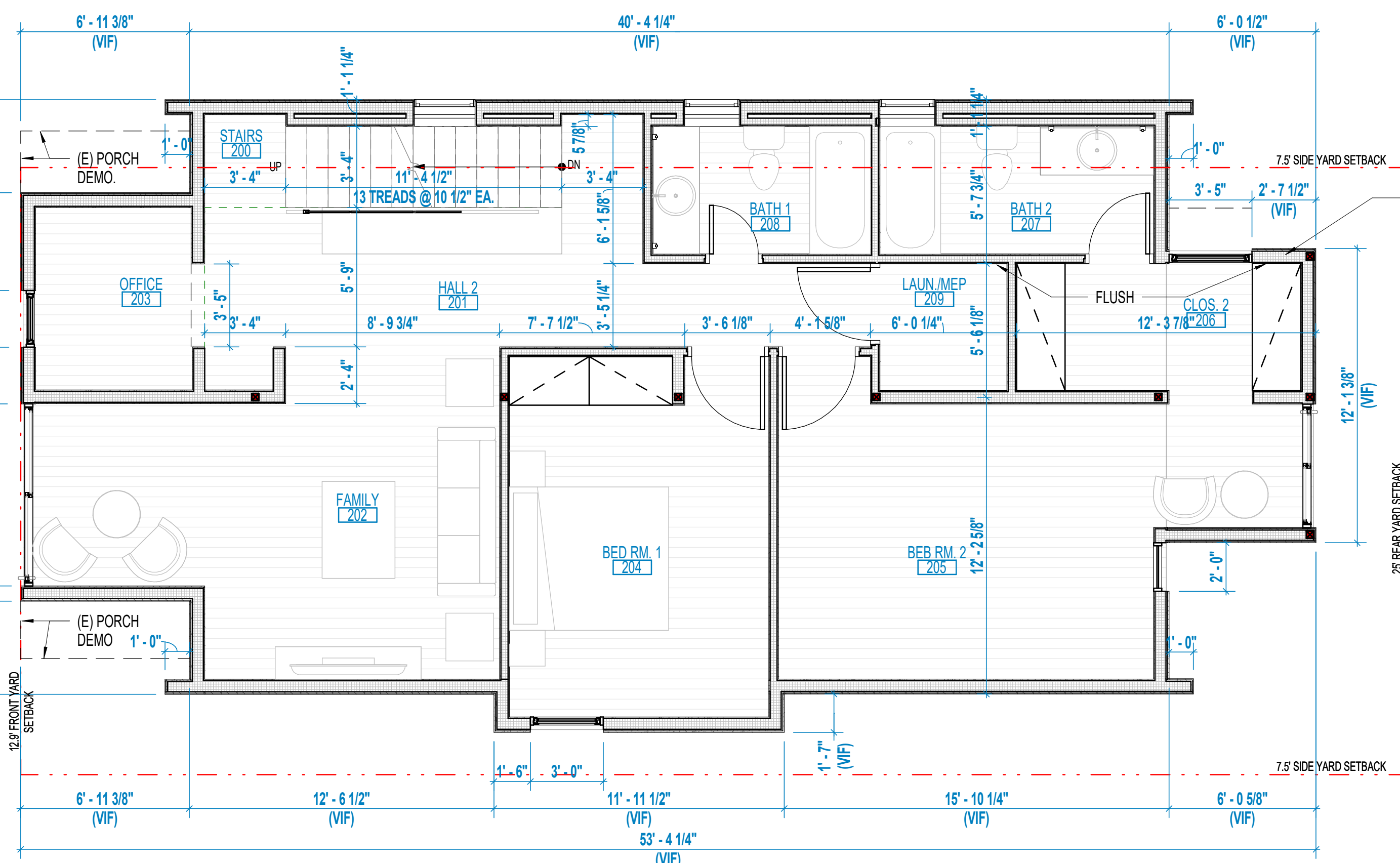
DEMOLITION NOTES

- 1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
- 2. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO INCLUDE, BUT NOT LIMITED TO, GYP BOARD, PLASTER, LATH, WALL TRIM, WINDOW & DOOR CASING, ETC.
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C1 SECOND FLOOR DEMOLITION PLAN

1/4" = 1'-0"



A1 SECOND FLOOR PLAN

1/4" = 1'-0"

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80 ALPINE STREET

RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

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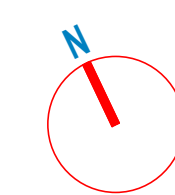
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SCALE	1/4" = 1'-0"
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CHECKED BY	TL
MANAGEMENT	TL

A-102

SHEET TITLE

FLOOR PLANS 2





DEMOLITION NOTES

1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
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CONSULTANT

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CLIENT

2 TREE, LLC



80 ALPINE STREET

RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

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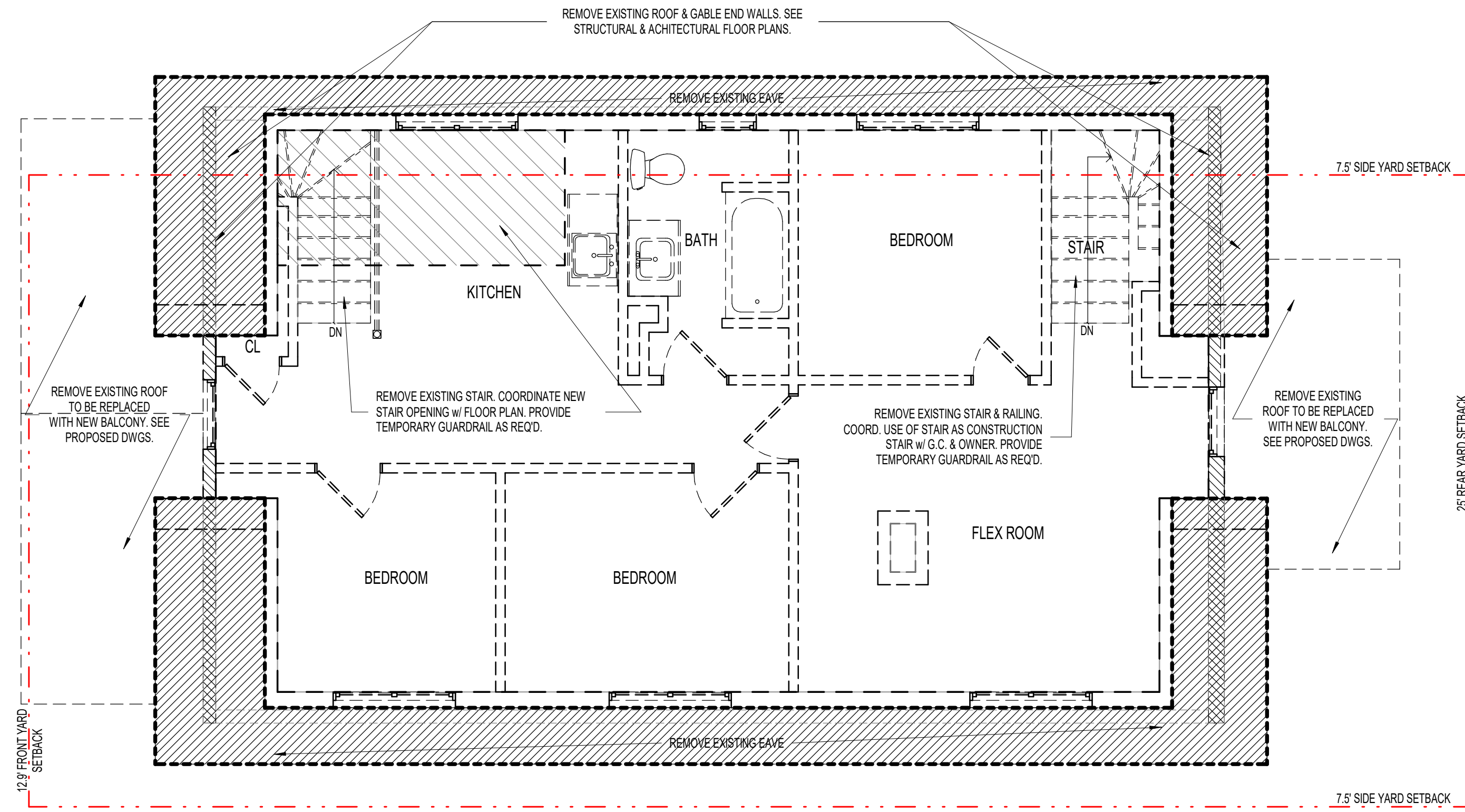
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 DRAWN BY TL  
 CHECKED BY TL  
 MANAGEMENT TL

A-103

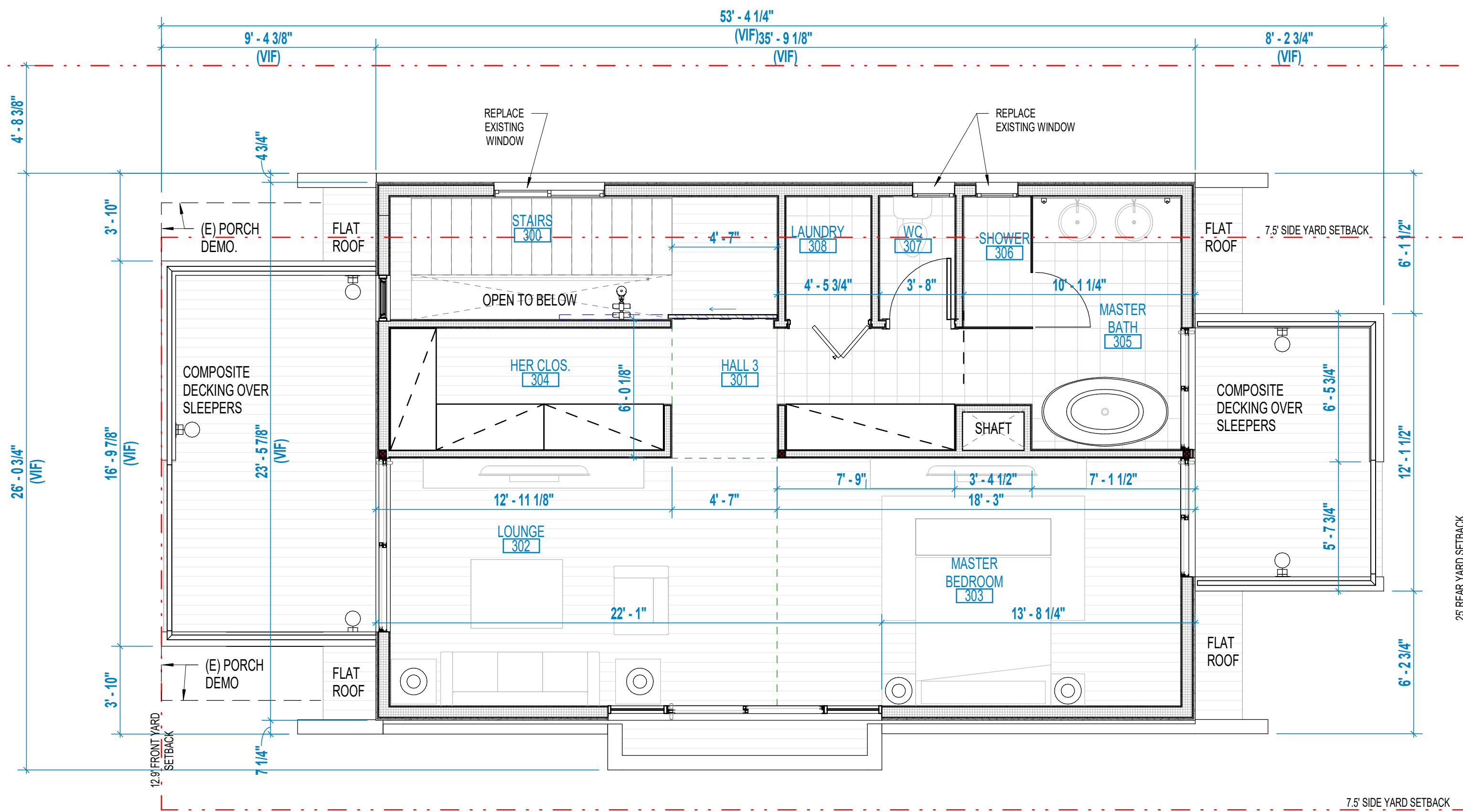
SHEET TITLE

FLOOR PLANS 3



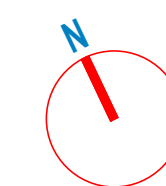
C1 THIRD FLOOR DEMOLITION PLAN

1/4" = 1'-0"



A1 THIRD FLOOR PLAN

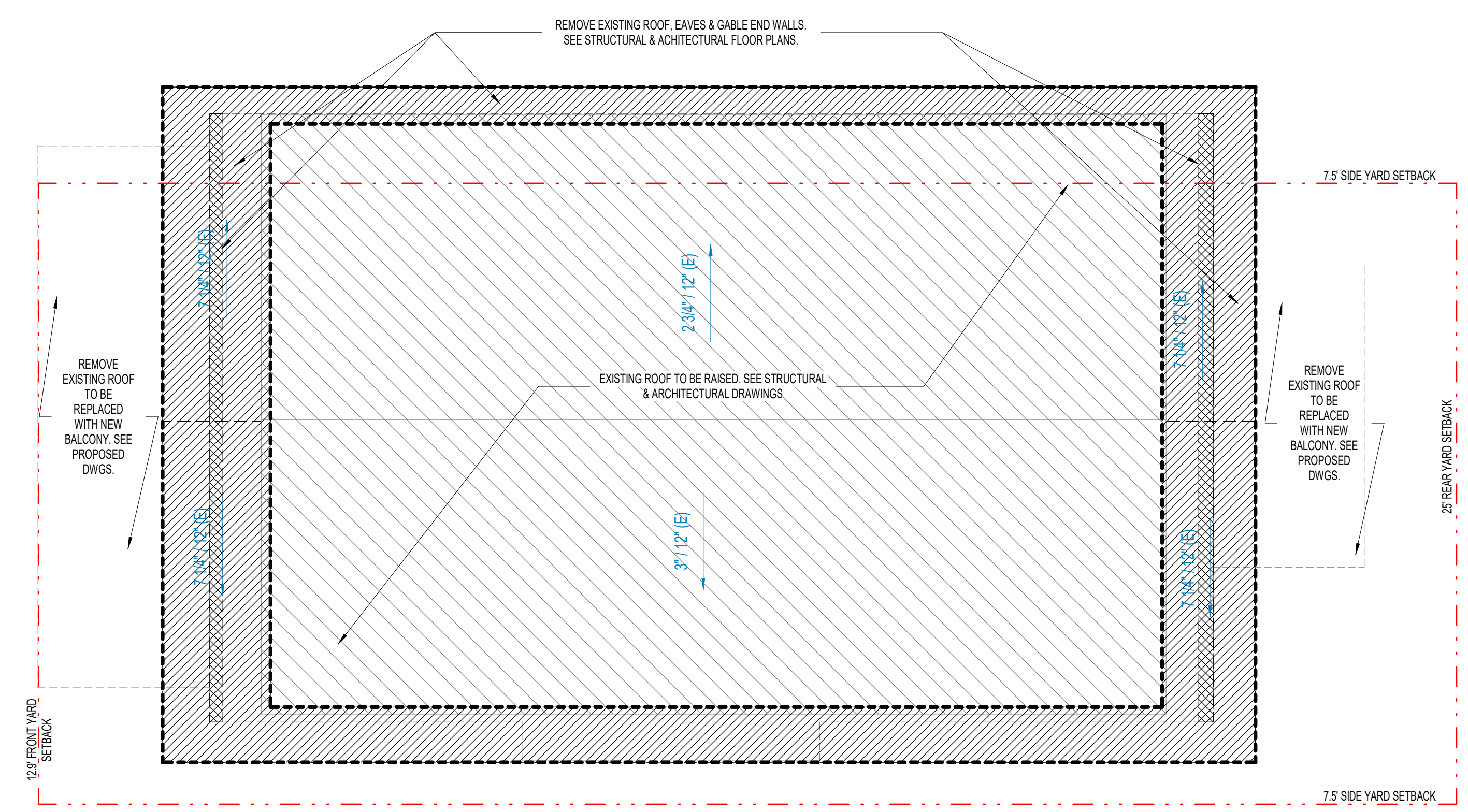
1/4" = 1'-0"





- DEMOLITION NOTES**
1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
  2. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO INCLUDE, BUT NOT LIMITED TO, GYP BOARD, PLASTER, LATH, WALL TRIM, WINDOW & DOOR CASING, ETC.
  3. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN. SEE STRUCTURAL & ARCHITECTURAL PLANS FOR BEARING WALL REPLACEMENT.
  4. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
  5. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYP BOARD, PLASTER, LATH, CEILING TRIM, ETC.
  6. REMOVE ALL EXISTING PLUMBING FIXTURES TURNING OVER ANY SALVAGED FIXTURES TO OWNER AS INDICATED ON PLANS. CAP ALL CONNECTIONS IN ACCORDANCE WITH LOCAL CODES AND AS DESCRIBED IN DEMOLITION SPECIFICATIONS.
  7. REMOVE ALL EXISTING EXTERIOR AND INTERIOR DOORS, DOOR CASING AND TRIM.
  8. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
  9. REMOVE ALL EXISTING APPLIANCES. CAP OFF GAS PIPING OR PLUMBING AS REQ'D.
  10. REMOVE ALL EXISTING CABINERY AND BUILT-IN CASEWORK.
  11. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
  12. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
  13. REMOVE ALL EXISTING ELECTRICAL RECEPTACLES, LIGHT FIXTURES & WIRING. PROVIDE TEMPORARY POWER AS REQ'D.
  14. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.

D  
C  
B  
A



**C1 ROOF DEMOLITION PLAN**  
1/4" = 1'-0"

**CONSULTANT**

**TALANOA LESATELE,**  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
USA

**CLIENT**



**2 TREE, LLC**

**80 ALPINE STREET**

**RESIDENTIAL - EXISTING BUILDING RENOVATION**

CAMBRIDGE, MA

**ARCHITECTURAL DRAWINGS**

"ISSUE FOR"	"DESCRIPTION"
RC REVIEW & COMMENTS	SD SCHEMATIC DESIGN
FA FOR APPROVAL	DD DESIGN DEVELOPMENT
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SCALE 1/4" = 1'-0"

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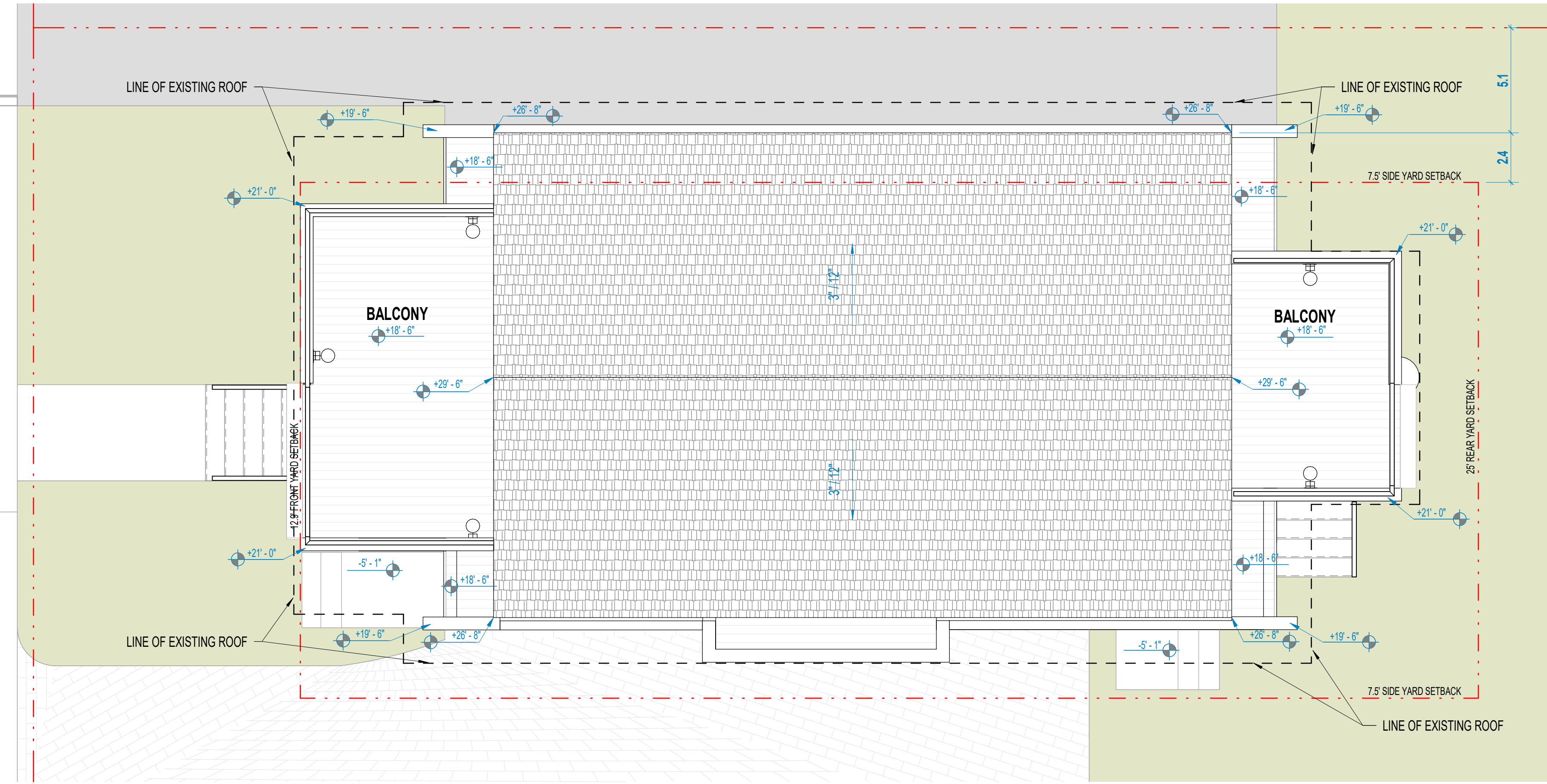
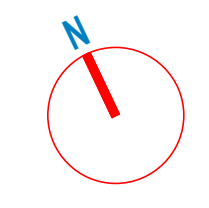
CHECKED BY TL

MANAGEMENT TL


**A-104**

SHEET TITLE

**ROOF PLAN**



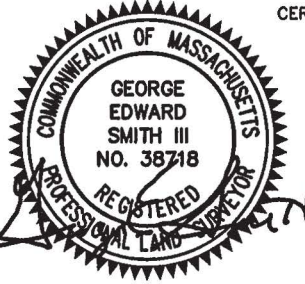
**A1 ROOF PLAN**  
1/4" = 1'-0"

**NEW ENGLAND LAND SURVEY**  
**Professional Land Surveyors**  
 **710 MAIN STREET**  
**N.Oxford, MA 01537**  
**PHONE: (508) 987-0025**  
**FAX: (508) 438-6604**  
**REGISTRY SOUTH MIDDLESEX**

MORTGAGE INSPECTION PLAN  
 NAME TALANOA LESATELE  
 LOCATION 80 APLINE STREET  
CAMBRIDGE, MA  
 SCALE 1"=20' DATE 04/11/22

22MIP04298

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO: STORMFIELD CAPITAL FUNDING

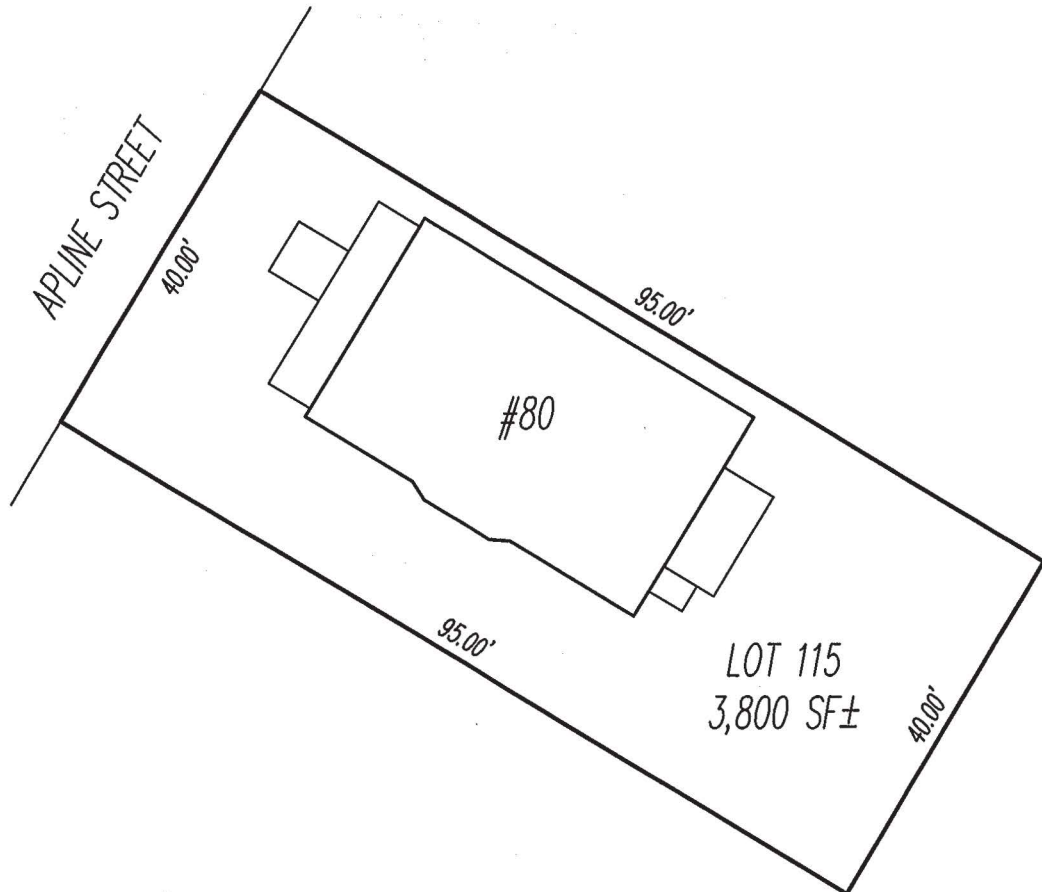
DEED REFERENCE: 32894/410

PLAN REFERENCE: #481

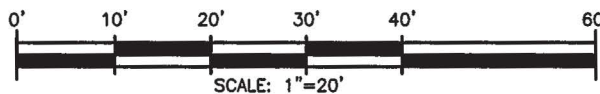
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

25017C0419E DTD: 06/04/2010

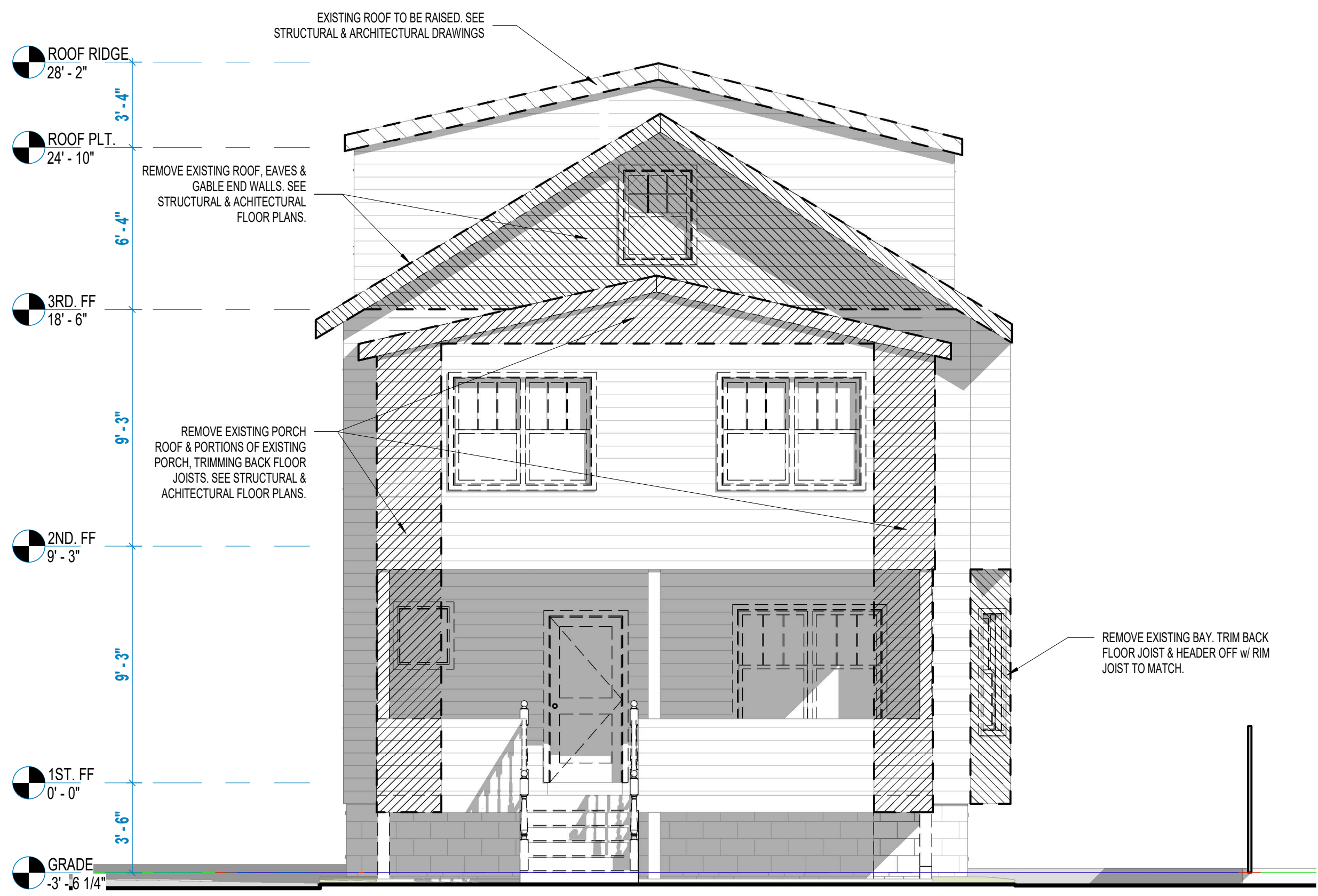
FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



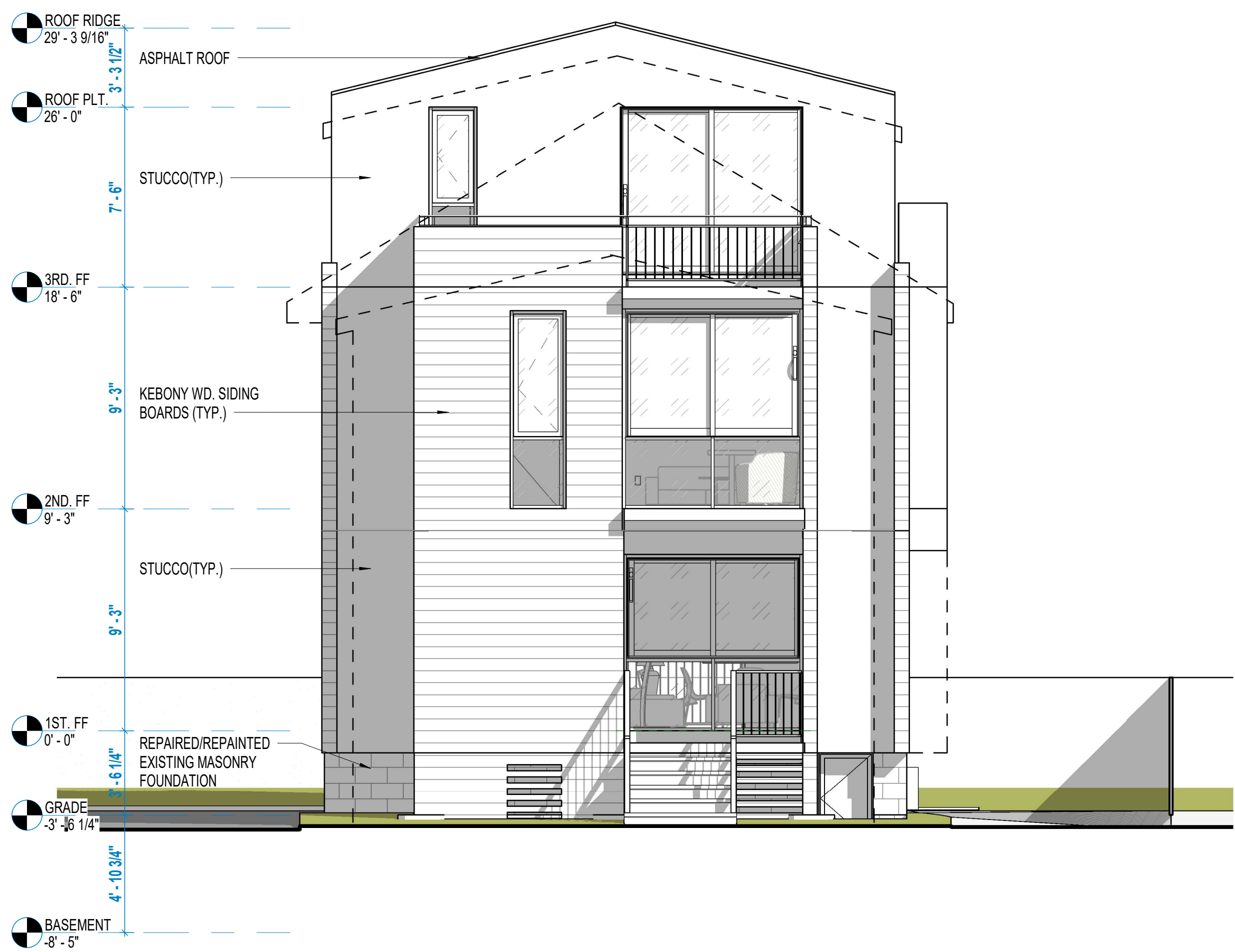
REQUESTED BY: PRESSMAN & KRUSKAL  
 DRAWN BY: CRC  
 FIELD BY: CM  
 CHECKED BY: GES  
 FILE: 22MIP04298



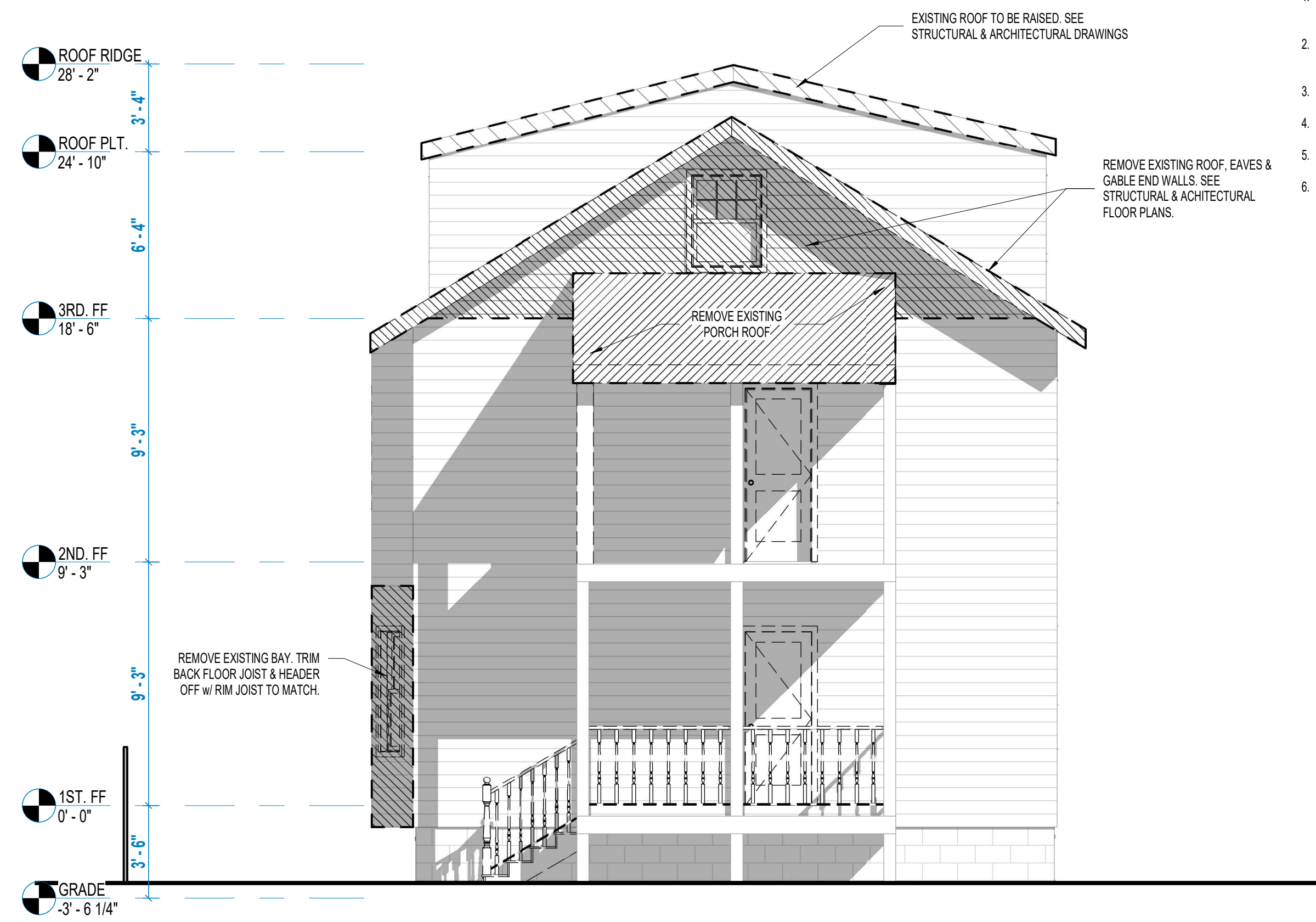




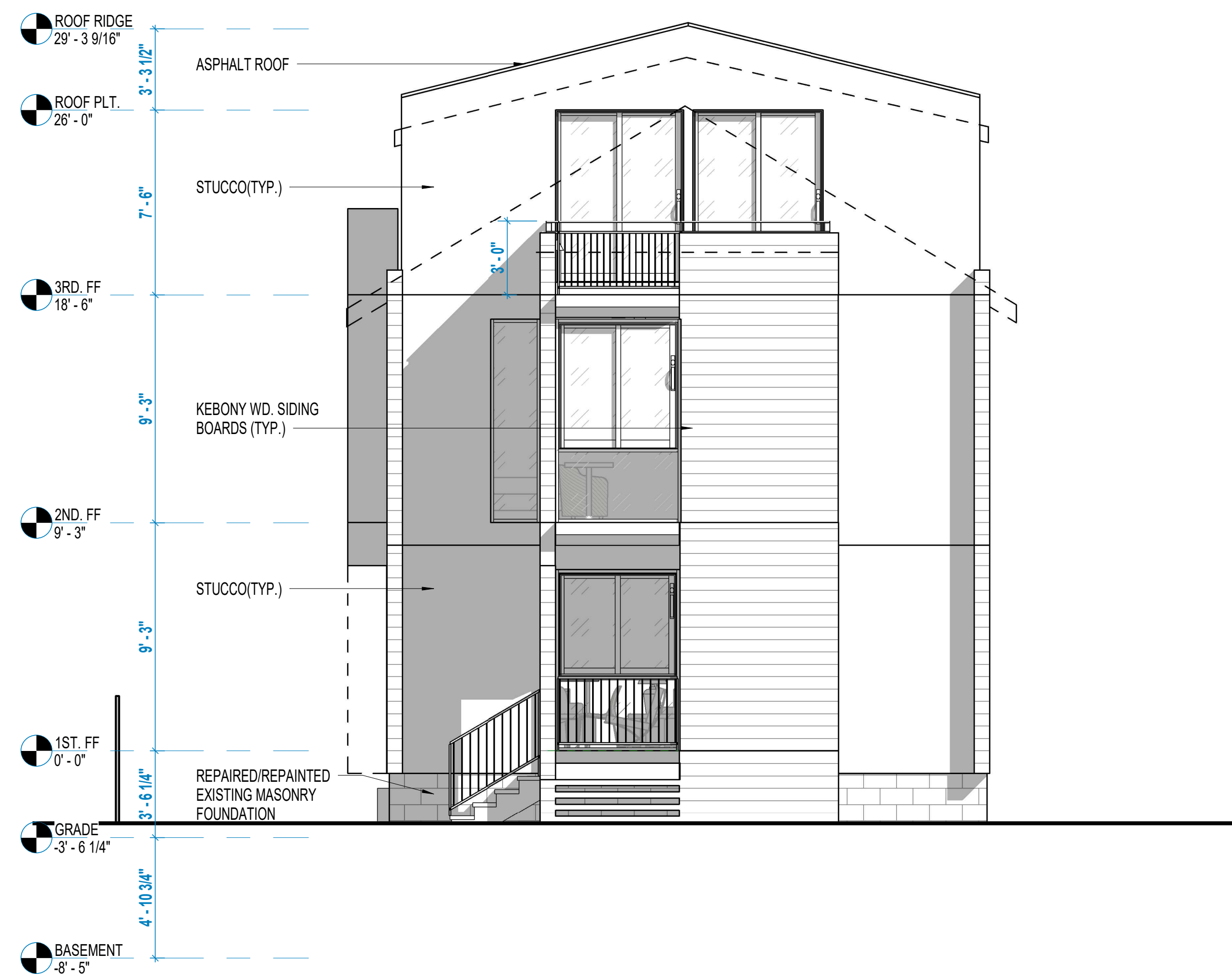
**C1 WEST DEMOLITION ELEVATION**  
1/4" = 1'-0"



**A1 WEST ELEVATION**  
1/4" = 1'-0"



**C4 EAST DEMOLITION ELEVATION**  
1/4" = 1'-0"



**A4 EAST ELEVATION**  
1/4" = 1'-0"

- EXTERIOR DEMOLITION NOTES**
1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
  2. REMOVE ALL EXISTING CLADDING & FINISHES TO INCLUDE, BUT NOT LIMITED TO, SIDING, TRIM, FLASHINGS, SOFFITS, PORCH CEILING, ETC.
  3. REMOVE ALL EXISTING EXTERIOR DOORS, DOOR CASING AND TRIM.
  4. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
  5. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
  6. REMOVE PORTIONS OF EXISTING ROOFS & EAVES AS INDICATED ON DRAWINGS.

STAMPS

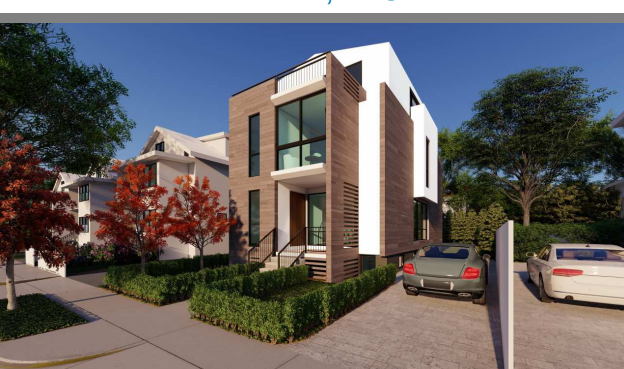
**CONSULTANT**

TALANOA LESATELE,  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
USA



**CLIENT**

2 TREE, LLC



**80 ALPINE STREET**

**RESIDENTIAL - EXISTING BUILDING RENOVATION**

CAMBRIDGE, MA

**ARCHITECTURAL DRAWINGS**

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SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

MANAGEMENT TL

**A-201**

SHEET TITLE

**BUILDING ELEVATIONS 1**



- EXTERIOR DEMOLITION NOTES**
1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
  2. REMOVE ALL EXISTING CLADDING & FINISHES TO INCLUDE, BUT NOT LIMITED TO, SIDING, TRIM, FLASHINGS, SOFFITS, PORCH CEILINGS, ETC.
  3. REMOVE ALL EXISTING EXTERIOR DOORS, DOOR CASING AND TRIM.
  4. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
  5. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
  6. REMOVE PORTIONS OF EXISTING ROOFS & EAVES AS INDICATED ON DRAWINGS.

STAMPS

CONSULTANT

**TALANOA LESATELE,**  
AIA, NCARB, RIBA  
TEL +617-800-3403  
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SCALE 1/4" = 1'-0"

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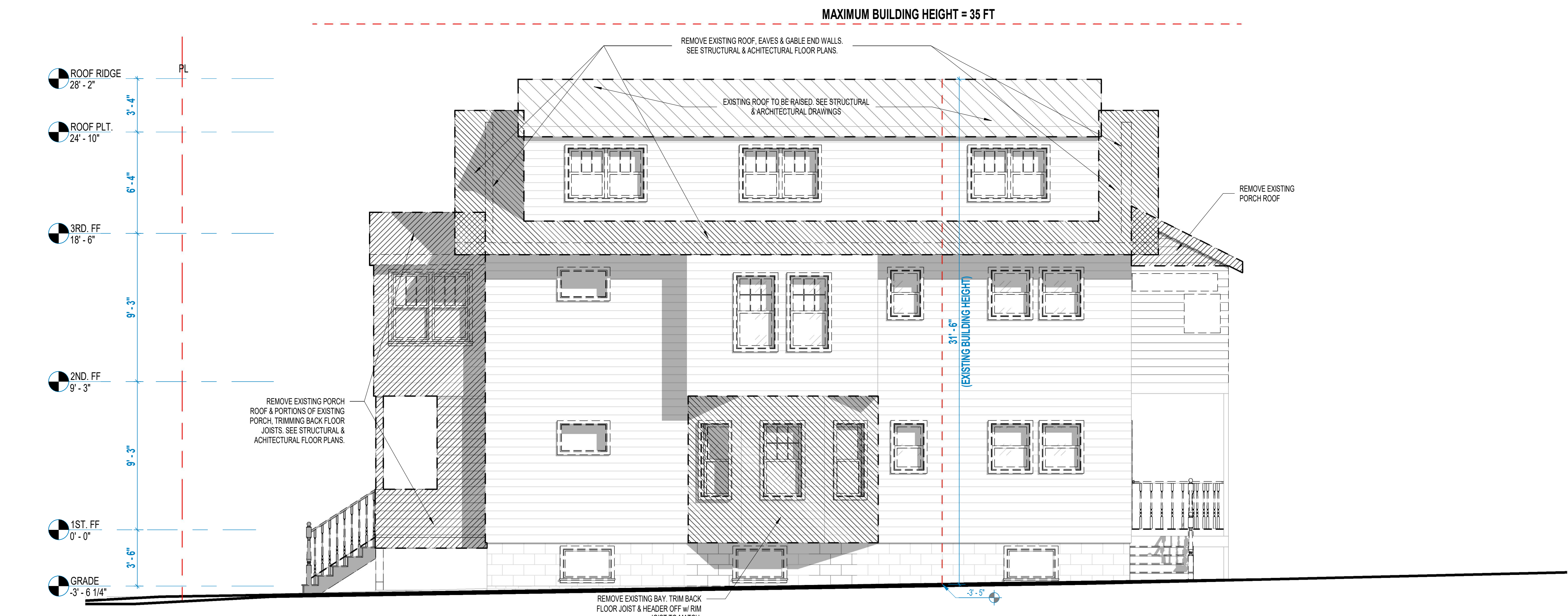
MANAGEMENT TL

**A-202**

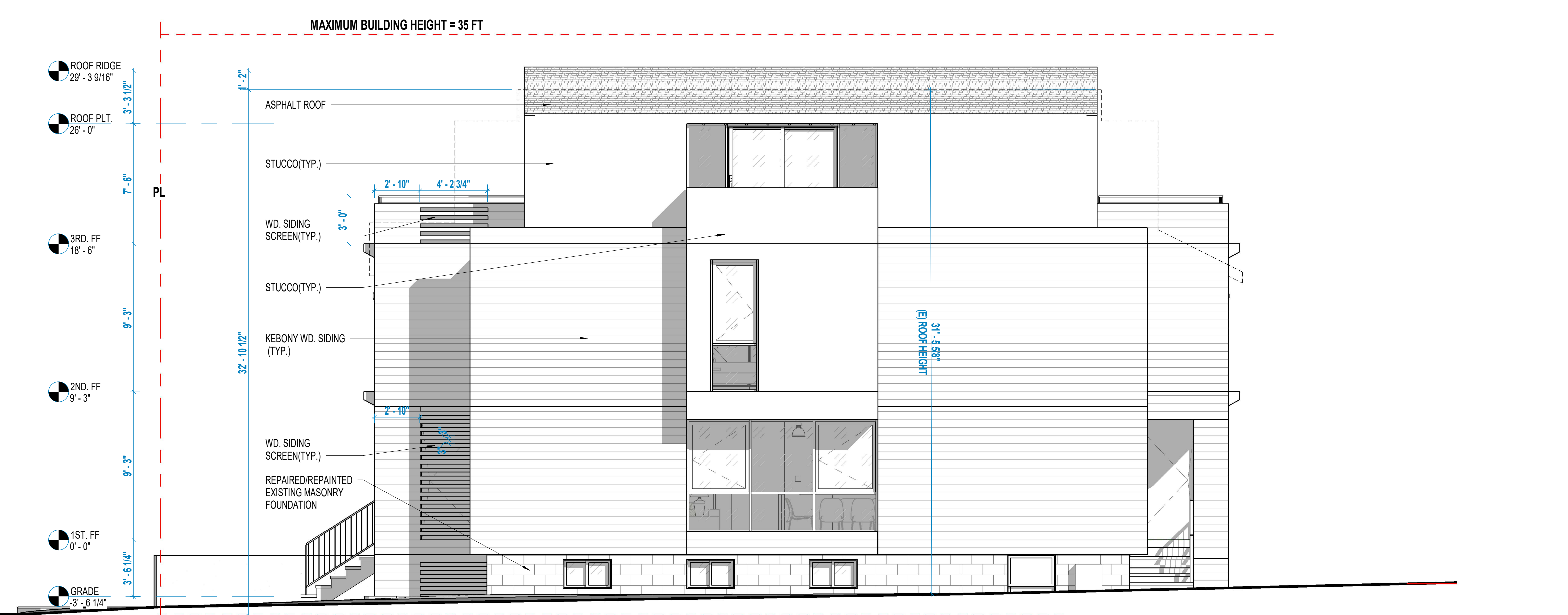
SHEET TITLE

**BUILDING ELEVATIONS 2**

PRINTING DATE/TIME 6/12/2022 2:07:20 PM



**C1 DEMO ELEVATION - SOUTH**  
1/4" = 1'-0"



**A1 SOUTH ELEVATION**  
1/4" = 1'-0"





- EXTERIOR DEMOLITION NOTES**
1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
  2. REMOVE ALL EXISTING CLADDING & FINISHES TO INCLUDE, BUT NOT LIMITED TO, SIDING, TRIM, FLASHINGS, SOFFITS, PORCH CEILINGS, ETC.
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  4. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
  5. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
  6. REMOVE PORTIONS OF EXISTING ROOFS & EAVES AS INDICATED ON DRAWINGS.

**C1 DEMO ELEVATION - NORTH**  
1/4" = 1'-0"



**A1 NORTH ELEVATION**  
1/4" = 1'-0"

STAMPS

CONSULTANT

**TALANOA LESATELE,**  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
USA

CLIENT




**80 ALPINE STREET**

**RESIDENTIAL - EXISTING BUILDING RENOVATION**

CAMBRIDGE, MA

**ARCHITECTURAL DRAWINGS**

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SCALE 1/4" = 1'-0"

DRAWN BY Author

CHECKED BY Checker

MANAGEMENT TL

**A-203**

SHEET TITLE

**BUILDING ELEVATIONS 3**





FRONT VIEW - SOUTH EAST



FRONT VIEW - NORTH EAST

STAMPS

CONSULTANT

TALANOA LESATELE,  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
USA



CLIENT

2 TREE, LLC



80 ALPINE STREET

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CAMBRIDGE, MA

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SCALE

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CHECKED BY TL

MANAGEMENT TL

A-901

SHEET TITLE

EXISTING SITE PHOTOS 1





[REAR VIEW 1](#)



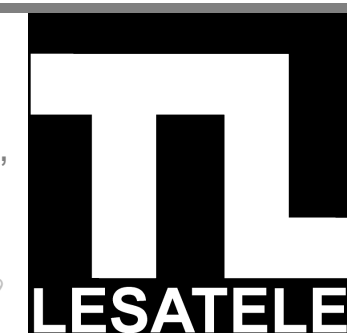
82-84 ALPINE ST

[REAR VIEW 2](#)

STAMPS

CONSULTANT

TALANOA LESATELE,  
AIA, NCARB, RIBA  
TEL +617-800-3403  
10 Oak St  
Cambridge, MA 02139  
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80 ALPINE STREET

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SCALE

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CHECKED BY TL

MANAGEMENT TL

A-902

SHEET TITLE

EXISTING SITE PHOTOS 2

PRINTING DATE/TIME

6/7/2022 7:46:42 AM



72 Alpine Street  
Cambridge, MA 02138  
June 6, 2022

City of Cambridge  
Community Development Department  
Zoning Committee  
344 Broadway Street  
Cambridge MA 02139

Dear Zoning Board:

This intent of this letter is to inform you that, as a direct abutter of 80 Alpine Street, we are in support of the special permit requested by Mr. Talanoa Lesatele.

We own the home at 72 Alpine Street, which abuts 80 Alpine Street in Cambridge.

We support the approval by the Zoning Board of the variance requested by Mr. Talanoa Lesatele in his special permit application to raise the roof "*not-to-exceed 2'-0" above the existing roof*" as part of his proposed renovation of 80 Alpine Street. As noted in the plans for the proposed renovation, this alteration to a small portion of the roofline is not expected to negatively impact our views or the neighborhood and therefore provide our support the proposed renovation.

Thank you,



Ebru Caba Downs, PhD, DABT

860-778-4512



Mr. Robin Downs

978-766-8270



80 Alpine Street

## PROJECT NARRATIVE

*This narrative is a supplement to the request for a Special Permit to allow the raising of the third story roof lying within the 7'-6" side yard setback.*

The project consists of the conversion of an existing 3 story two-family residence located at 80 Alpine Street to a single-family residence including exterior and interior alterations.

As shown in the property and building data below the existing building is a non-conforming building. Therefore, the proposed exterior alterations fall under two zoning ordinance sections: those allowed under a building permit per 8.22.1 and those requiring the granting of a special permit per 8.22.2.

The exterior alterations to a non-conforming building of which a Special Permit is required per 8.22.2 are as follows:

- Raising of the third story roof, which lies within the 7'-6" side yard setback, by 2'-0" thereby only increasing the net building volume by 0.5%, as in accordance with the maximum allowed change in volume of 25% or less as stated in 8.22.2.c. and within the 35' maximum building height.  
The purpose of raising the roof is to increase ceiling height of the third story, increasing the existing roof plate height of 6'-4" to 7'-6".

In addition to the alterations requested by the Special Permit, the following are proposed exterior alterations allowed by issuance of a building permit as per 8.22.1 and are occurring completely within the envelope of the existing structure:

- Replacement of cladding materials.
- Relocation, enlargement, or addition of windows, doors, skylights, or similar openings.  
Note: In accordance with 8.22.1.d, the windows on the North façade are to be replaced but remain the same size or smaller and in same location as existing windows or are proposed to be infilled.
- Demolition of portions of the front porch and gable roof.
- Demolition of rear porch roof.
- Reconstruction of front and rear porch roofs as roof terraces with flat roofs.
- Demolition of the gable roof, including eaves and the gable end walls and reconstruction as a flat roof.
- Addition of egress window and window wells to the basement level.

## PROPERTY & BUILDING DATA

### PROPERTY INFORMATION

	EXISTING	PROPOSED
Property Class	TWO-FAMILY RESIDENCE	SINGLE FAMILY RESIDENCE
State Class Code	104	
Zoning (Unofficial)	B	
Map/Lot	262-60	
Land Area (sq. ft)	3,800	
Lot Width	40'	
Lot Depth	95'	

### SETBACKS

	ORDINANCE REQUIREMENTS	EXISTING
Front Yard	12.9'*	12.9'*
Side Yard	7.5'	North 4.7' <b>(Non-Conforming)</b>
		South 10.7'
Rear Yard	25'	28.7'
FAR	0.5	0.88

(\*) Average of building setbacks of adjacent lots as per 5.31.3.

### PRIVATE OPEN SPACE

PRIVATE OPEN SPACE - EXISTING		
PERMEABLE	1,573 SF	81%
NON-PERMEABLE	357 SF	19%
<b>TOTAL</b>	<b>1,930 SF</b>	

PRIVATE OPEN SPACE - PROPOSED		
PERMEABLE	1,606 SF	82%
NON-PERMEABLE	357 SF	18%
<b>TOTAL</b>	<b>1,963 SF</b>	

RATIO OF PRIVATE <u>PERMEABLE</u> OPEN SPACE TO LOT AREA	41%
---	-----

RATIO OF PRIVATE <u>PERMEABLE</u> OPEN SPACE TO LOT AREA	42%
---	-----

### BUILDING INFORMATION

	EXISTING	PROPOSED
Number of Stories	3	
Year Built	1923	
Open Parking Spaces	2 (1 Tandem)	2 (1 Tandem)

**BUILDING AREAS**

EXISTING GROSS FLOOR AREA	
FIRST FLOOR	1,225 SF
SECOND FLOOR	1,233 SF
THRID FLOOR	872 SF
<b>TOTAL</b>	<b>3,330 SF</b>

PROPOSED GROSS FLOOR AREA	
FIRST FLOOR	1,179 SF
SECOND FLOOR	1,198 SF
THRID FLOOR	839 SF
<b>TOTAL</b>	<b>3,216 SF</b>

**FLOOR AREA RATIO (FAR)**

	LOT AREA	GROSS FLOOR AREA	FAR
EXISTING	3,800 SF	3,330 SF	0.88
PROPOSED	3,800 SF	3,216 SF	0.85

**BUILDING VOLUME ANALYSIS**

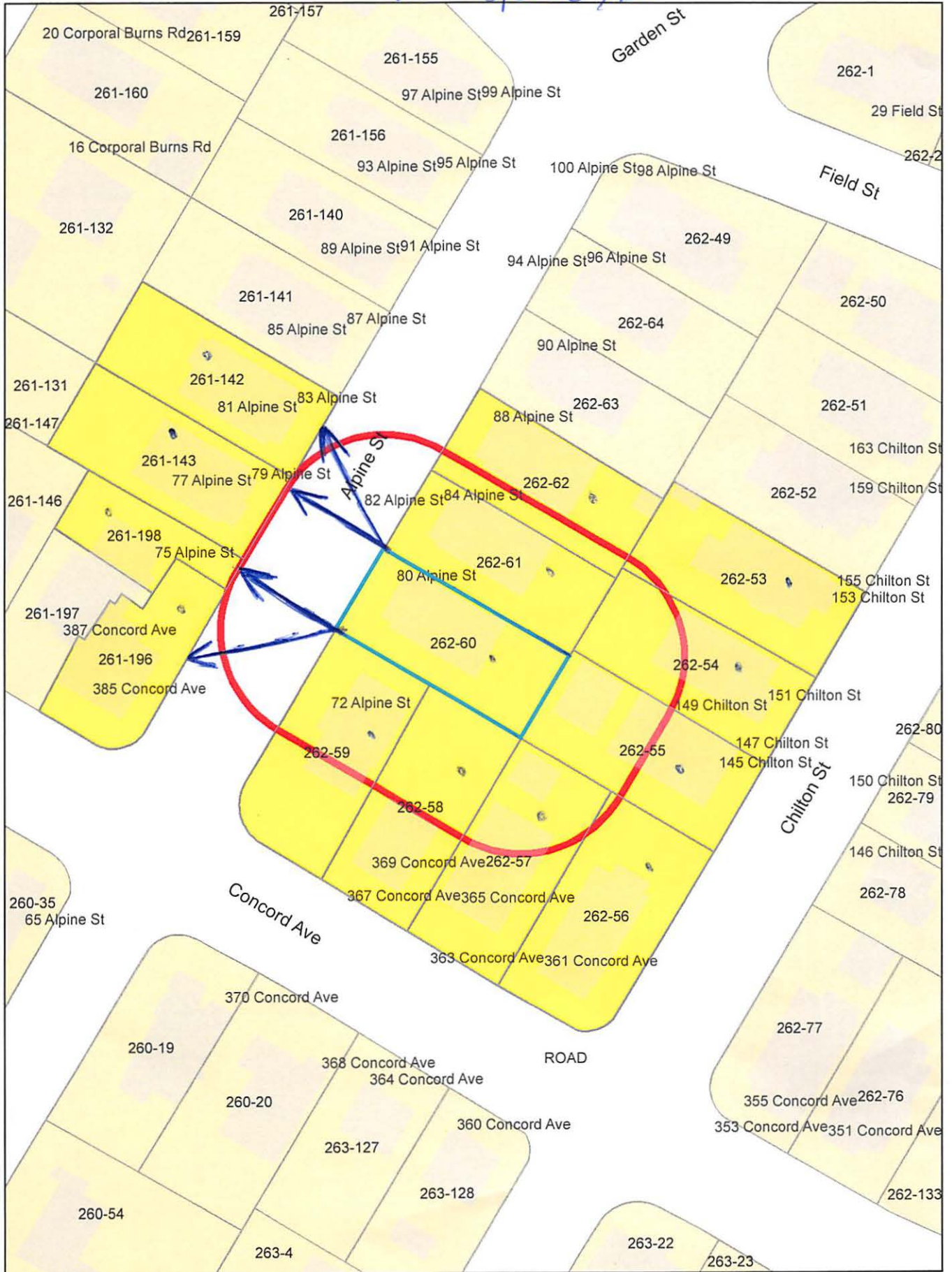
EXISTING BUILDING VOLUME	
Existing Building Volume	34,440 CF
<b>TOTAL</b>	<b>34,440 CF</b>

PROPOSED BUILDING VOLUME	
Existing Building Volume	34,440 CF
Proposed Building Volume Demolished	-1,507 CF
Proposed Raised Roof Volume Added	1,685 CF
<b>TOTAL</b>	<b>34,618 CF</b>

Approximate Net Change in Volume =  $(34,618 - 34,440) = 178 \text{ CF}$

Percent Volume Change (Total Building) =  $(34,618 - 34,440) / 34,440 = 0.5 \%$

80 Alpine St.



80 Alpine St.

*Pattinson*  
LESATELE LLC  
C/O TALANOA LESATELE  
10 OAK STREET  
CAMBRIDGE, MA 02139

261-143  
BINGHAM, HAZEL E.  
79 ALPINE ST.  
CAMBRIDGE, MA 02138-1224

262-53  
BLAKE, TAMRA A.  
10 WOODS ROAD  
BELMONT, MA 02478

262-55  
RAFIEIZADEH, AHMAD  
20 DUNDONALD RD  
BELMONT, MA 02478

262-60  
SINCLAIR, ALICIA G.,  
TRUSTEE OF ALPINE REALTY TRUST.  
80 ALPINE ST.  
CAMBRIDGE, MA 02138

261-198  
HOWARD EXTON-SMITH &  
JASMINE WHITBREAD  
C/O FRANK HOFF  
PO BOX 1644  
WOLFEBERO, NH 03894-1644

262-54  
KRISHNAMURTHY, ARVIND &  
SHIONA SOMMERVILLE  
149 CHILTON ST  
CAMBRIDGE, MA 02138

262-58  
CULLISON, SANDRA LEE  
369 CONCORD AVE  
CAMBRIDGE, MA 02138

261-142  
ALITA PURCELL GREENE  
81 ALPINE ST  
CAMBRIDGE, MA 02138-1224

261-196  
CHETHAM, REBECCA &  
CHRISTOPHER A. PANZICA  
385 CONCORD AVE  
CAMBRIDGE, MA 02138

262-56  
FIELD-JUMA, ALISON  
TR. THE ALISON FIELD-JUMA REVOC LIVING TRT  
363 CONCORD AVE UNIT #363  
CAMBRIDGE, MA 02138

262-62  
GREENE, DONALD L. & EDNA C. GREENE,  
TRS THE GREENE REALTY TRUST  
88 ALPINE ST.  
CAMBRIDGE, MA 02138-1225

262-61  
MURPHY, BRIAN & JASMINE KOHLI  
82-84 ALPINE ST. UNIT 82  
CAMBRIDGE, MA 02140

262-61  
O'MALLEY, RICHARD GABRIEL &  
CANDICE DELMAS  
82-84 ALPINE ST. UNIT 84  
CAMBRIDGE, MA 02140

262-59  
CABA-DOWNS EBRU & ROBIN DOWNS  
72 ALPINE ST  
CAMBRIDGE, MA 02138

262-57  
BAKER, CHRISTINE R. DAVID A BAKER  
365 CONCORD AVE  
CAMBRIDGE, MA 02138