CITY OF CAMBRIDGE
BOARD OF ZONING APPEAL
831 Massachusetts Avenue, Cambridge MA 02139
617-349-6100

BZA Number: 179416

BZA Application Form

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):

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 |
| Location | 80 Alpine St., Cambridge, MA |
| Phone | 617-800-3403 |

<table>
<thead>
<tr>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TOTAL GROSS FLOOR AREA:</strong></td>
<td>3330</td>
<td>3216</td>
</tr>
<tr>
<td><strong>LOT AREA:</strong></td>
<td>3800</td>
<td>NO CHANGE</td>
</tr>
<tr>
<td><strong>RATIO OF GROSS FLOOR AREA TO LOT AREA:</strong></td>
<td>0.88</td>
<td>0.85</td>
</tr>
<tr>
<td><strong>LOT AREA OF EACH:</strong></td>
<td>1900</td>
<td>NO CHANGE</td>
</tr>
<tr>
<td>Dwellling Unit</td>
<td>Width</td>
<td>No Change</td>
</tr>
<tr>
<td>---------------</td>
<td>--------</td>
<td>-----------</td>
</tr>
<tr>
<td>Size of Lot</td>
<td>Depth</td>
<td>No Change</td>
</tr>
<tr>
<td>Setbacks in Feet:</td>
<td>Front</td>
<td>12.9 (Averaged)</td>
</tr>
<tr>
<td></td>
<td>Rear</td>
<td>28.7</td>
</tr>
<tr>
<td></td>
<td>Left Side</td>
<td>4.7</td>
</tr>
<tr>
<td></td>
<td>Right Side</td>
<td>10.7</td>
</tr>
<tr>
<td>Size of Building:</td>
<td>Height</td>
<td>31.5</td>
</tr>
<tr>
<td></td>
<td>Width</td>
<td>53.25</td>
</tr>
<tr>
<td>Ratio of Usable Open Space to Lot Area:</td>
<td>0.41</td>
<td>0.42</td>
</tr>
<tr>
<td>No. of Dwelling Units:</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>No. of Parking Spaces:</td>
<td>2 (Tandem)</td>
<td>No Change</td>
</tr>
<tr>
<td>No. of Loading Areas:</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Distance to Nearest Bldg. on Same Lot:</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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.

Talanoa Lesatele (Owner of 2 Tree, LLC)

I/We ______________________________ (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 ________________

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.

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.

(ATTACHMENT B - PAGE 3)
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.

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.
# 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

<table>
<thead>
<tr>
<th>Dimension</th>
<th>Existing Conditions</th>
<th>Requested Conditions</th>
<th>Ordinance Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>TOTAL GROSS FLOOR AREA:</td>
<td>3330</td>
<td>3216</td>
<td>1900 (max.)</td>
</tr>
<tr>
<td>LOT AREA:</td>
<td>3800</td>
<td>NO CHANGE</td>
<td>5000 (min.)</td>
</tr>
<tr>
<td>RATIO OF GROSS FLOOR AREA TO LOT AREA:</td>
<td>0.88</td>
<td>0.85</td>
<td>0.5</td>
</tr>
<tr>
<td>LOT AREA OF EACH DWELLING UNIT</td>
<td>1900</td>
<td>NO CHANGE</td>
<td>2500</td>
</tr>
<tr>
<td>SIZE OF LOT:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WIDTH</td>
<td>40</td>
<td>NO CHANGE</td>
<td>50</td>
</tr>
<tr>
<td>DEPTH</td>
<td>95</td>
<td>NO CHANGE</td>
<td>100</td>
</tr>
<tr>
<td>SETBACKS IN FEET:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>12.9 (Averaged)</td>
<td>NO CHANGE</td>
<td>12.9 (Averaged)</td>
</tr>
<tr>
<td>REAR</td>
<td>28.7</td>
<td>NO CHANGE</td>
<td>25</td>
</tr>
<tr>
<td>LEFT SIDE</td>
<td>4.7</td>
<td>NO CHANGE</td>
<td>7.5</td>
</tr>
<tr>
<td>RIGHT SIDE</td>
<td>10.7</td>
<td>NO CHANGE</td>
<td>7.5</td>
</tr>
<tr>
<td>SIZE OF BUILDING:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HEIGHT</td>
<td>31.5</td>
<td>33.5</td>
<td>35</td>
</tr>
<tr>
<td>WIDTH</td>
<td>53.25</td>
<td>NO CHANGE</td>
<td>N/A</td>
</tr>
<tr>
<td>RATIO OF USABLE OPEN SPACE TO LOT AREA:</td>
<td>0.41</td>
<td>0.42</td>
<td>0.4 (MIN)</td>
</tr>
<tr>
<td>NO. OF DWELLING UNITS:</td>
<td>2</td>
<td>1</td>
<td>2 (Max)</td>
</tr>
<tr>
<td>NO. OF PARKING SPACES:</td>
<td>2 (1 Tandem)</td>
<td>NO CHANGE</td>
<td>1</td>
</tr>
<tr>
<td>NO. OF LOADING AREAS:</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>DISTANCE TO NEAREST BLDG. ON SAME LOT</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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'.
REMOVE PORTIONS OF EXISTING PORCH, TRIMMING BACK FLOOR JOISTS. SEE STRUCTURAL & ARCHITECTURAL FLOOR PLANS.

REPLACE AND RELOCATE EXISTING STAIRS AND WALKWAY PER PROPOSED DWGS.

REMOVE EXISTING SHRUBS IN MIDDLE OF COURTYARD AND REPLACE WITH SOD. ADD NEW SHRUBS (AS BUFFER) ON PERIMETER OF COURTYARD.

COORDINATE WITH OWNER AND ARCHITECT ON EXISTING TREES AND PLANTS TO BE SAVED AND PRUNED AS REQUIRED.
Demolition Notes:
1. Replace all existing windows with new windows to include, but not limited to, new frame, weatherstripping, and fanlight.
2. Provide temporary window framing as required.
3. Replace all existing doors with new doors. Provide temporary swing doors.
4. Replace all existing interior doors with new doors.
5. Replace all existing interior trim with new trim.
6. Replace all existing electrical fixtures with new fixtures and provide temporary power as required.
7. Replace all existing MEP equipment (furnaces, water heaters, etc.).
8. Replace all existing HVAC grilles, ductwork & baseboard heaters.
9. Remove all existing electrical receptacles, light fixtures & wiring.
10. Provide temporary power as required.
11. Remove all existing exterior steps, porch railings & decking.
12. Remove all existing masonry chimney.
13. Remove all existing masonry chimneys.
14. Remove all existing roofing, siding, etc.
15. Remove all existing siding, trim, and paint.
16. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
17. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
18. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
19. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
20. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
21. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
22. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
23. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
24. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
25. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
26. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
27. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
28. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
29. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
30. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
31. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
32. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
33. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
34. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
35. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
36. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
37. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
38. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
39. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
40. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
41. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
42. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
43. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
44. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
45. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
46. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
47. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
48. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
49. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
50. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
51. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
52. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
53. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
54. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
55. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
56. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
57. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
58. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
59. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
60. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
61. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
62. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
63. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
64. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
65. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
66. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
67. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
68. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
69. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
70. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
71. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
72. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
73. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
74. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
75. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
76. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
77. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
78. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
79. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
80. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
81. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
82. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
83. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
84. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
85. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
86. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
87. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
88. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
89. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
90. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
91. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
92. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
93. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
94. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
95. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
96. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
97. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
98. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
99. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
100. Remove all existing foundation walls, the foundation and Associated foundation and associated utility shafts.
FIRST FLOOR PLANS

1. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN.
2. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO
   EXISTING PLASTER OR MASONRY.
3. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
4. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
5. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, LATHE, CEILING TRIM, ETC.
6. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
7. 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.
8. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
9. REMOVE ALL EXISTING INTERIOR AND EXTERIOR DOORS, DOOR CASING AND TRIM BACK ARCHITECTURAL FLOOR PLANS.
10. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION NOTES.
11. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
12. REMOVE ALL EXISTING ELECTRICAL RECEPTICLES, LIGHT FIXTURES & WIRING.
13. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
14. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN.
15. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO
   EXISTING PLASTER OR MASONRY.
16. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
17. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
18. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
19. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, LATHE, CEILING TRIM, ETC.
20. 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.
21. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
22. REMOVE ALL EXISTING INTERIOR AND EXTERIOR DOORS, DOOR CASING AND TRIM BACK ARCHITECTURAL FLOOR PLANS.
23. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION NOTES.
24. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
25. REMOVE ALL EXISTING ELECTRICAL RECEPTICLES, LIGHT FIXTURES & WIRING.
26. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
27. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN.
28. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO
   EXISTING PLASTER OR MASONRY.
29. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
30. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
31. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
32. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, LATHE, CEILING TRIM, ETC.
33. 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.
34. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
35. REMOVE ALL EXISTING INTERIOR AND EXTERIOR DOORS, DOOR CASING AND TRIM BACK ARCHITECTURAL FLOOR PLANS.
36. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION NOTES.
37. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
38. REMOVE ALL EXISTING ELECTRICAL RECEPTICLES, LIGHT FIXTURES & WIRING.
39. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
40. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN.
41. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO
   EXISTING PLASTER OR MASONRY.
42. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
43. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
44. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
45. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, LATHE, CEILING TRIM, ETC.
46. 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.
47. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
48. REMOVE ALL EXISTING INTERIOR AND EXTERIOR DOORS, DOOR CASING AND TRIM BACK ARCHITECTURAL FLOOR PLANS.
49. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION NOTES.
50. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
51. REMOVE ALL EXISTING ELECTRICAL RECEPTICLES, LIGHT FIXTURES & WIRING.
52. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
53. REMOVE EXISTING INTERIOR PARTITIONS SHOWN AS DASHED LINES ON PLAN.
54. REMOVE EXISTING INTERIOR WALL FINISHES FROM EXTERIOR WALLS TO
   EXISTING PLASTER OR MASONRY.
55. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.
56. REMOVE ALL EXISTING HVAC GRILLES, DUCTWORK & BASEBOARD HEATERS.
57. REMOVE ALL EXISTING FLOOR FINISHES DOWN TO EXISTING SUBFLOOR.
58. REMOVE ALL EXISTING CEILING FINISHES TO INCLUDE, BUT NOT LIMITED TO, GYPSUM BOARD, PLASTER, LATHE, CEILING TRIM, ETC.
59. 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.
60. REMOVE ALL EXISTING WINDOWS, WINDOW CASING AND TRIM.
61. REMOVE ALL EXISTING INTERIOR AND EXTERIOR DOORS, DOOR CASING AND TRIM BACK ARCHITECTURAL FLOOR PLANS.
62. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION NOTES.
63. REMOVE ALL EXISTING MEP EQUIPMENT (FURNACES, WATER HEATERS, ETC.).
64. REMOVE ALL EXISTING ELECTRICAL RECEPTICLES, LIGHT FIXTURES & WIRING.
1. Remove all existing interior walls finishes from exterior walls to include, but not limited to, gyp board, plaster, lathe, wall trim, window & door casing, etc.
2. Remove all existing interior partitions shown as dashed lines on plan. See structural & architectural plans for bearing wall replacement.
3. Remove all existing floor finishes down to existing subfloor.
4. Remove all existing ceiling finishes to include, but not limited to, gyp board, plaster, lathe, ceiling trim, etc.
5. Remove all existing plumbing fixtures turning over any salvaged fixtures to owner as indicated on plans. Cap all connection in accordance with local codes and as described in demolition specifications.
6. Remove all existing exterior and interior doors, door casing and trim.
7. Remove all existing windows, window casing and trim.
8. Remove all existing appliances. Cap off gas piping or plumbing as required.
9. Remove allexisting cabinetry and built-in casework.
10. Remove all existing HVAC grilles, ductwork & baseboard heaters.
11. Remove all existing MEP equipment (furnaces, water heaters, etc.).
12. Remove all existing electrical receptacles, light fixtures & wiring. Provide temporary power as required.
13. Remove existing exterior steps, porch railings & decking.

Demolition Notes:
- See demolition specifications on sheet AD-100 for general demolition instructions and information.
- Remove all existing interior walls finishes from exterior walls to include, but not limited to, gyp board, plaster, lathe, wall trim, window & door casing, etc.
- Remove all existing interior partitions shown as dashed lines on plan. See structural & architectural plans for bearing wall replacement.
- Remove all existing floor finishes down to existing subfloor.
- Remove all existing ceiling finishes to include, but not limited to, gyp board, plaster, lathe, ceiling trim, etc.
- Remove all existing plumbing fixtures turning over any salvaged fixtures to owner as indicated on plans. Cap all connection in accordance with local codes and as described in demolition specifications.
- Remove all existing exterior and interior doors, door casing and trim.
- Remove all existing windows, window casing and trim.
- Remove all existing appliances. Cap off gas piping or plumbing as required.
- Remove all existing cabinetry and built-in casework.
- Remove all existing HVAC grilles, ductwork & baseboard heaters.
- Remove all existing MEP equipment (furnaces, water heaters, etc.).
- Remove all existing electrical receptacles, light fixtures & wiring. Provide temporary power as required.
- Remove existing exterior steps, porch railings & decking.
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, GYPSUM 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, GYPSUM 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.

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 CABINETRY 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 RECEPTICALS, LIGHT FIXTURES & WIRING. PROVIDE TEMPORARY POWER AS REQ'D.

14. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.

DEMO POINTS:
- 3" / 12"
- BALCONY
- 3" / 12"
- BALCONY
- 3" / 12"
- BALCONY

LINE OF EXISTING ROOF
- +18' - 6"
- +18' - 6"
- +18' - 6"
- +18' - 6"
- +21' - 0"
- +21' - 0"
- +21' - 0"
- +21' - 0"
- +29' - 6"
- +29' - 6"
- +26' - 8"
- +26' - 8"
- +26' - 8"
- +26' - 8"
- +19' - 6"
- +19' - 6"
- +19' - 6"
- +19' - 6"
- -5' - 1"
- -5' - 1"
- -5' - 1"
- -5' - 1"
- 7.5' SIDE YARD SETBACK
- 7.5' SIDE YARD SETBACK
- 7.5' SIDE YARD SETBACK
- 7.5' SIDE YARD SETBACK
- 25' REAR YARD SETBACK
- 25' REAR YARD SETBACK
- 12.9' FRONT YARD SETBACK
- 12.9' FRONT YARD SETBACK
- 5.1 2.4
- 5.1 2.4
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

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 HEREIN 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.

MORTGAGE INSPECTION PLAN

NAME TALANOA LESATELE

LOCATION 80 APLINE STREET
CAMBRIDGE, MA

SCALE 1"=20' DATE 04/11/22

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.

LOT 115
3,800 SF±
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.**

**EXTERIOR DEMOLITION NOTES**

- **REMOVE EXISTING BAY. TRIM BACK FLOOR JOIST & HEADER OFF WITH RIM JOIST TO MATCH.**

- **REMOVE EXISTING ROOF, EAVES & GABLE END WALLS. SEE STRUCTURAL & ARCHITECTURAL FLOOR PLANS.**

- **EXISTING ROOF TO BE RAISED. SEE STRUCTURAL & ARCHITECTURAL DRAWINGS.**

- **REMOVE EXISTING PORCH ROOF & PORTIONS OF EXISTING PORCH, TRIMMING BACK FLOOR JOISTS. SEE STRUCTURAL & ARCHITECTURAL FLOOR PLANS.**
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

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Class</td>
<td>TWO-FAMILY RESIDENCE</td>
<td>SINGLE FAMILY RESIDENCE</td>
</tr>
<tr>
<td>State Class Code</td>
<td></td>
<td>104</td>
</tr>
<tr>
<td>Zoning (Unofficial)</td>
<td>B</td>
<td></td>
</tr>
<tr>
<td>Map/Lot</td>
<td>262-60</td>
<td></td>
</tr>
<tr>
<td>Land Area (sq. ft)</td>
<td>3,800</td>
<td></td>
</tr>
<tr>
<td>Lot Width</td>
<td>40’</td>
<td></td>
</tr>
<tr>
<td>Lot Depth</td>
<td>95’</td>
<td></td>
</tr>
</tbody>
</table>

### SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>ORDINANCE REQUIREMENTS</th>
<th>EXISTING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Yard</td>
<td>12.9’**</td>
<td>12.9’*</td>
</tr>
<tr>
<td>Side Yard</td>
<td>7.5’</td>
<td></td>
</tr>
<tr>
<td>Rear Yard</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>FAR</td>
<td>0.5</td>
<td>0.88</td>
</tr>
</tbody>
</table>

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

### PRIVATE OPEN SPACE

<table>
<thead>
<tr>
<th></th>
<th>PRIVATE OPEN SPACE - EXISTING</th>
<th>PRIVATE OPEN SPACE - PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMEABLE</td>
<td>1,573 SF</td>
<td>1,606 SF</td>
</tr>
<tr>
<td>NON-PERMEABLE</td>
<td>357 SF</td>
<td>357 SF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,930 SF</strong></td>
<td><strong>1,963 SF</strong></td>
</tr>
</tbody>
</table>

**RATIO OF PRIVATE PERMEABLE OPEN SPACE TO LOT AREA**

|                      | **41%**                         | **42%**                           |

### BUILDING INFORMATION

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Stories</td>
<td>3</td>
<td></td>
</tr>
<tr>
<td>Year Built</td>
<td>1923</td>
<td></td>
</tr>
<tr>
<td>Open Parking Spaces</td>
<td>2 (1 Tandem)</td>
<td>2 (1 Tandem)</td>
</tr>
</tbody>
</table>
### BUILDING AREAS

<table>
<thead>
<tr>
<th></th>
<th>EXISTING GROSS FLOOR AREA</th>
<th>PROPOSED GROSS FLOOR AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIRST FLOOR</td>
<td>1,225 SF</td>
<td>1,179 SF</td>
</tr>
<tr>
<td>SECOND FLOOR</td>
<td>1,233 SF</td>
<td>1,198 SF</td>
</tr>
<tr>
<td>THRID FLOOR</td>
<td>872 SF</td>
<td>839 SF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>3,330 SF</strong></td>
<td><strong>3,216 SF</strong></td>
</tr>
</tbody>
</table>

### FLOOR AREA RATIO (FAR)

<table>
<thead>
<tr>
<th></th>
<th>LOT AREA</th>
<th>GROSS FLOOR AREA</th>
<th>FAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>3,800 SF</td>
<td>3,330 SF</td>
<td>0.88</td>
</tr>
<tr>
<td>PROPOSED</td>
<td>3,800 SF</td>
<td>3,216 SF</td>
<td>0.85</td>
</tr>
</tbody>
</table>

### BUILDING VOLUME ANALYSIS

<table>
<thead>
<tr>
<th></th>
<th>EXISTING BUILDING VOLUME</th>
<th>PROPOSED BUILDING VOLUME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Building Volume</td>
<td>34,440 CF</td>
<td>34,440 CF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>34,440 CF</strong></td>
<td><strong>34,440 CF</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>Existing Building Volume</th>
<th>Proposed Building Volume Demolished</th>
<th>Proposed Raised Roof Volume Added</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>34,440 CF</td>
<td>-1,507 CF</td>
<td>1,685 CF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>34,618 CF</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Approximate Net Change in Volume $\Delta V = (34,618 - 34,440) = 178$ CF

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