



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 179416

General Information

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

Special Permit: X

Variance:

Appeal:

2022 JUN 21 PM 3:14
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

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: ²	0.88	0.85	0.5	
LOT AREA OF EACH	1900	NO CHANGE	2500	

DWELLING UNIT					
SIZE OF LOT:	WIDTH	40	NO CHANGE	50	
	DEPTH	95	NO CHANGE	100	
SETBACKS IN FEET:	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	
SIZE OF BUILDING:	HEIGHT	31.5	33.5	35	
	WIDTH	53.25	NO CHANGE	N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0.41	0.42	0.4 (MIN)	
NO. OF DWELLING UNITS:		2	1	2 (Max)	
NO. OF PARKING SPACES:		2 (1 Tandem)	NO CHANGE	1	
NO. OF LOADING AREAS:		N/A	N/A	N/A	
DISTANCE TO NEAREST BLDG. ON SAME LOT		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 _____.



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.

My commission expires October 26, 2023 (Notary Seal).



SALOME Y. MALONEY
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 26, 2023

- 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

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		3330		3216		1900	(max.)
<u>LOT AREA:</u>		3800		NO CHANGE		5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>		0.88		0.85		0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1900		NO CHANGE		2500	
<u>SIZE OF LOT:</u>	WIDTH	40		NO CHANGE		50	
	DEPTH	95		NO CHANGE		100	
<u>SETBACKS IN FEET:</u>	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	
<u>SIZE OF BUILDING:</u>	HEIGHT	31.5		33.5		35	
	WIDTH	53.25		NO CHANGE		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		0.41		0.42		0.4 (MIN)	
<u>NO. OF DWELLING UNITS:</u>		2		1		2 (Max)	
<u>NO. OF PARKING SPACES:</u>		2 (1 Tandem)		NO CHANGE		1	
<u>NO. OF LOADING AREAS:</u>		N/A		N/A		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A		N/A		N/A	

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

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'.

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' (Non-Conforming)
		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%
TOTAL	1,930 SF	

RATIO OF PRIVATE <u>PERMEABLE</u> OPEN SPACE TO LOT AREA	41%
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PRIVATE OPEN SPACE - PROPOSED		
PERMEABLE	1,606 SF	82%
NON-PERMEABLE	357 SF	18%
TOTAL	1,963 SF	

RATIO OF PRIVATE <u>PERMEABLE</u> OPEN SPACE TO LOT AREA	42%
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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
TOTAL	3,330 SF

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

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

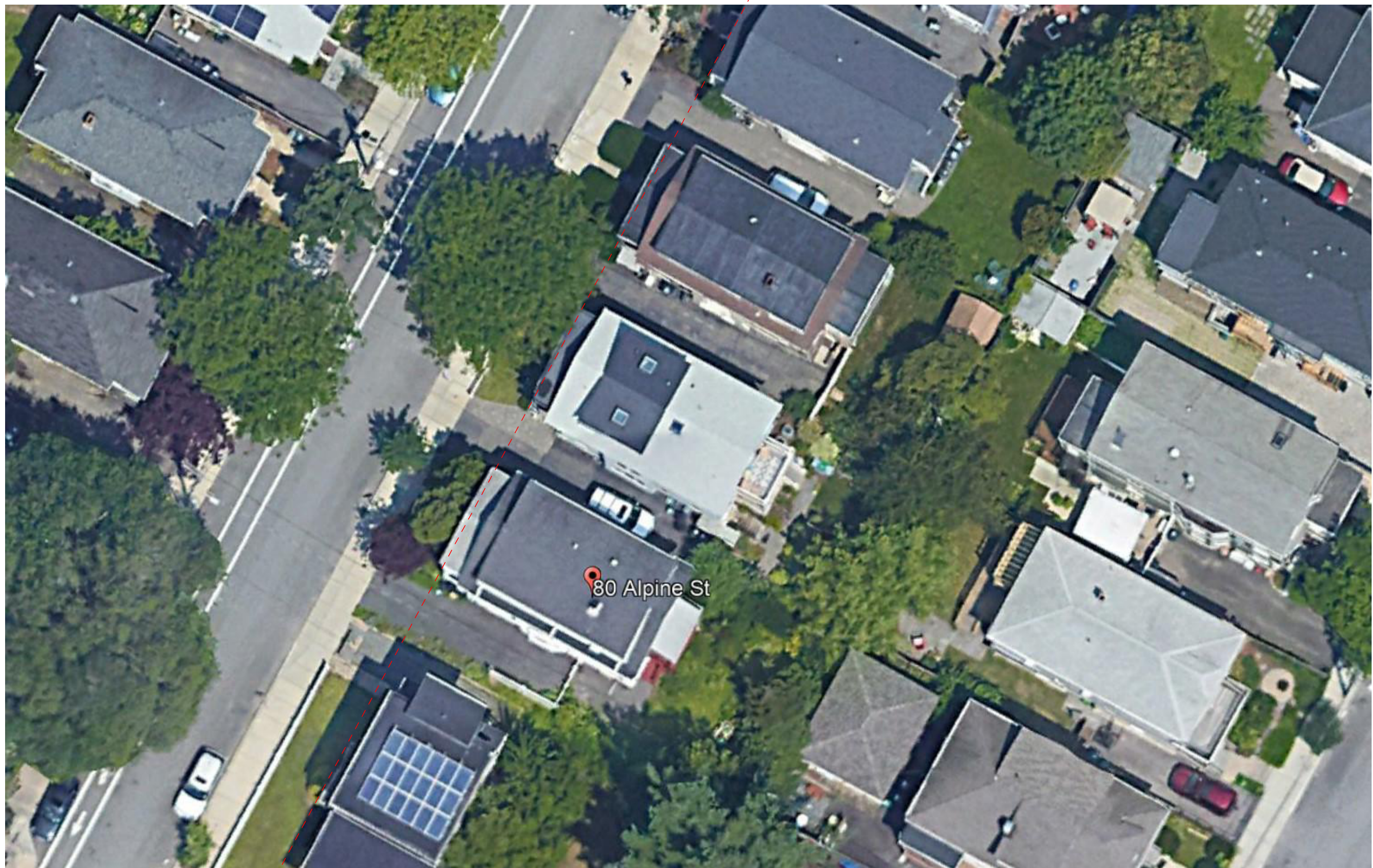
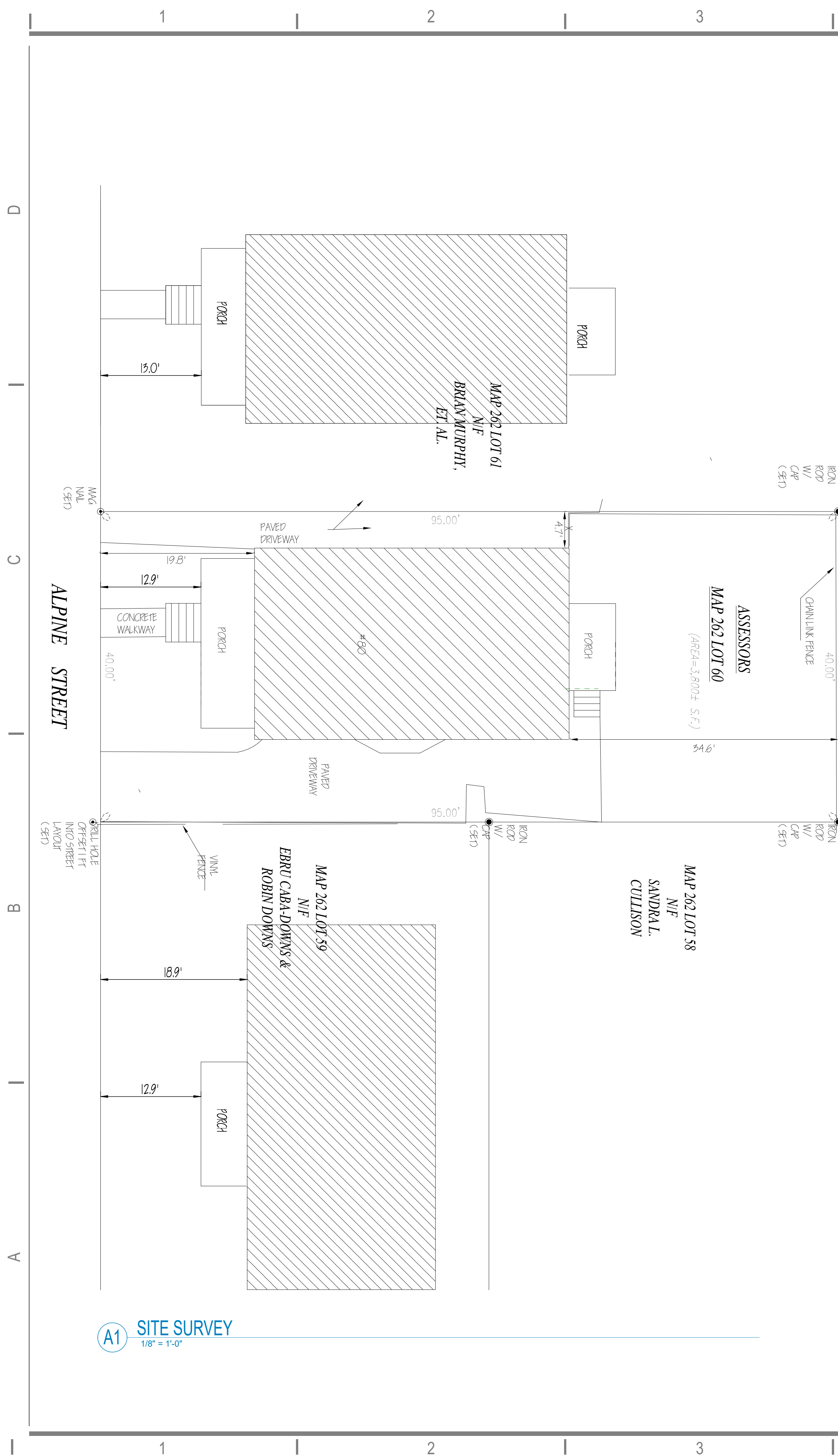
BUILDING VOLUME ANALYSIS

EXISTING BUILDING VOLUME	
Existing Building Volume	34,440 CF
TOTAL	34,440 CF

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

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

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



GOOGLE MAP: NTS

12.9' FRONT YARD SETBAK (AVERAGED)

STAMPS

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USA



CLIENT

2 TREE, LLC



80 ALPINE STREET

RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

ARCHITECTURAL DRAWINGS

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

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ISSUE 01/10/22

PROJECT NO. 21 - 002

PROJECT ARCHITECT TL

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REVIT FILE

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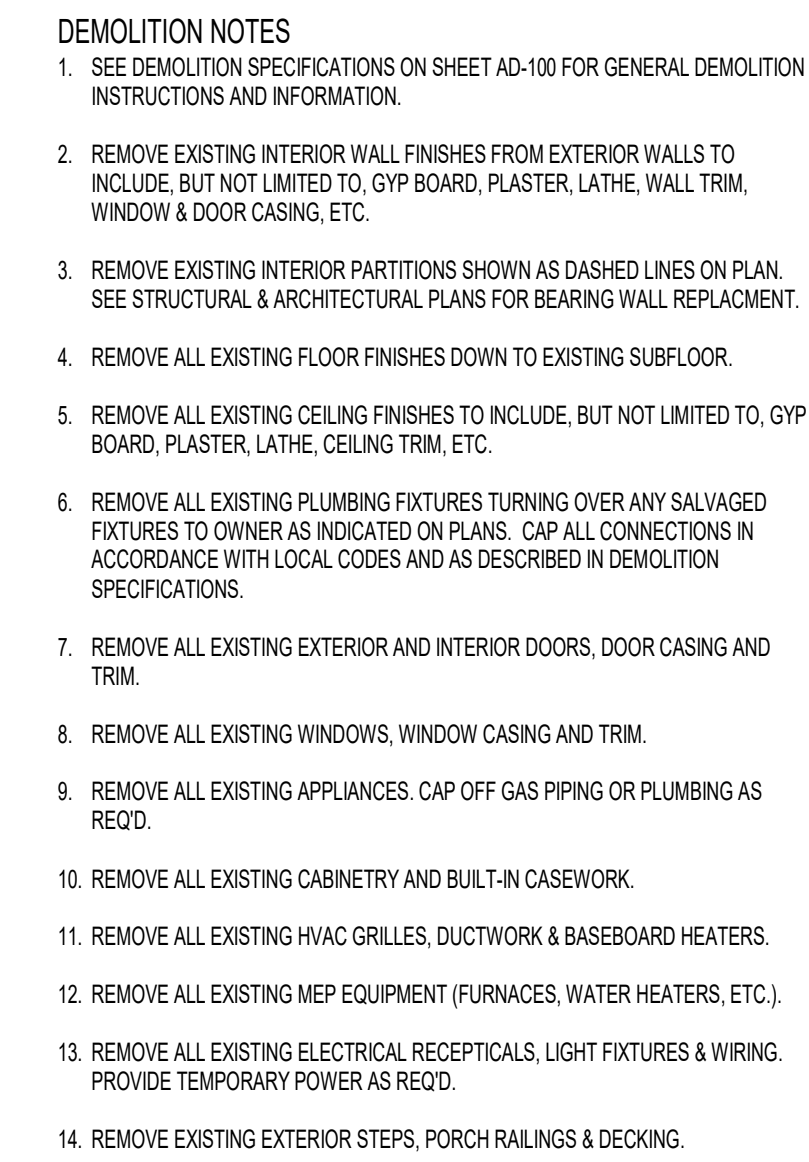
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STAMPS

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CLIENT

2 TREE, LLC



80 ALPINE STREET

RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

ARCHITECTURAL DRAWINGS

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

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ISSUE 06/01/2022 - SPECIAL PERMIT

PROJECT NO. 21 - 002

PROJECT ARCHITECT TL

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SCALE 1/4" = 1'-0"

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MANAGEMENT	TL
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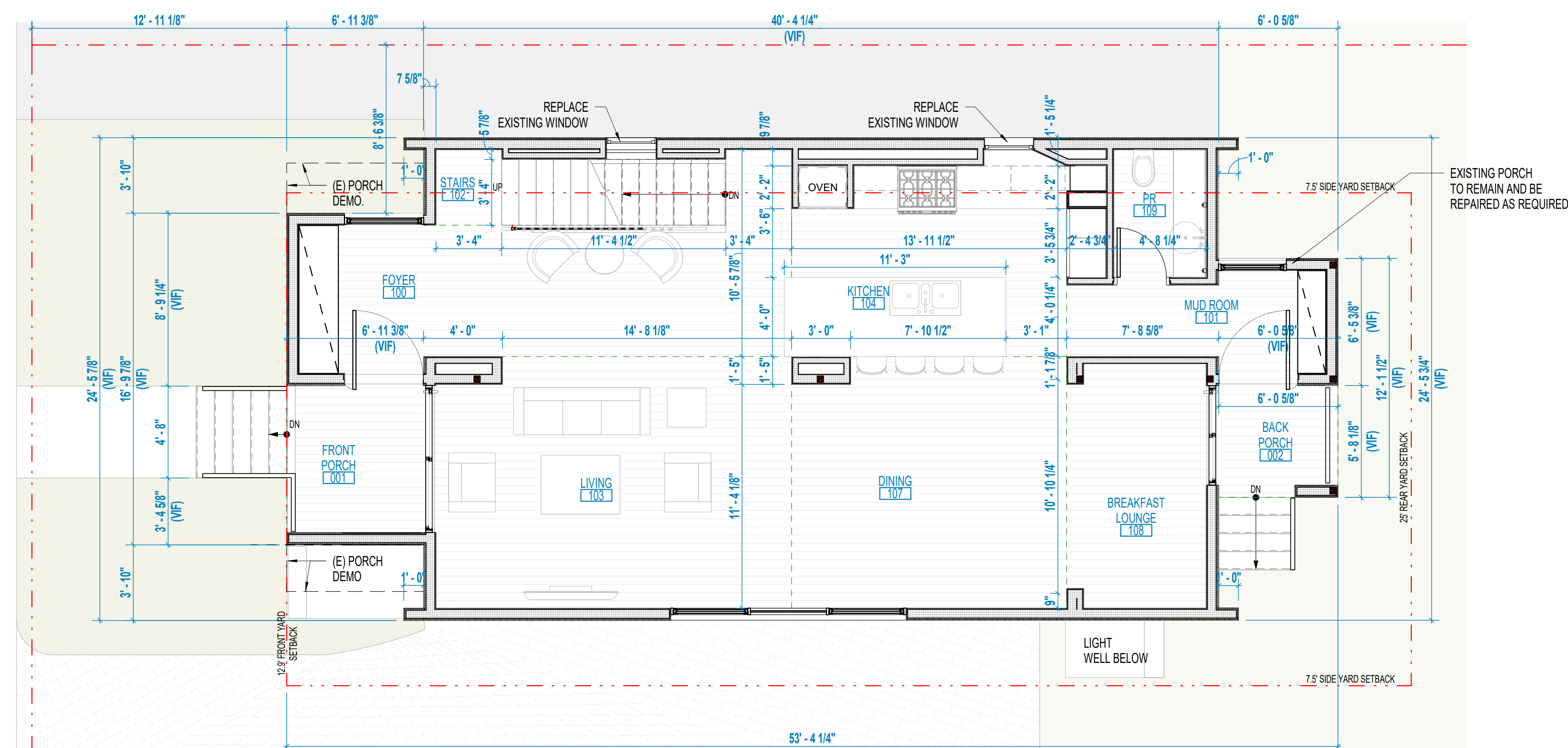
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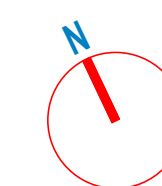
FLOOR PLANS 1

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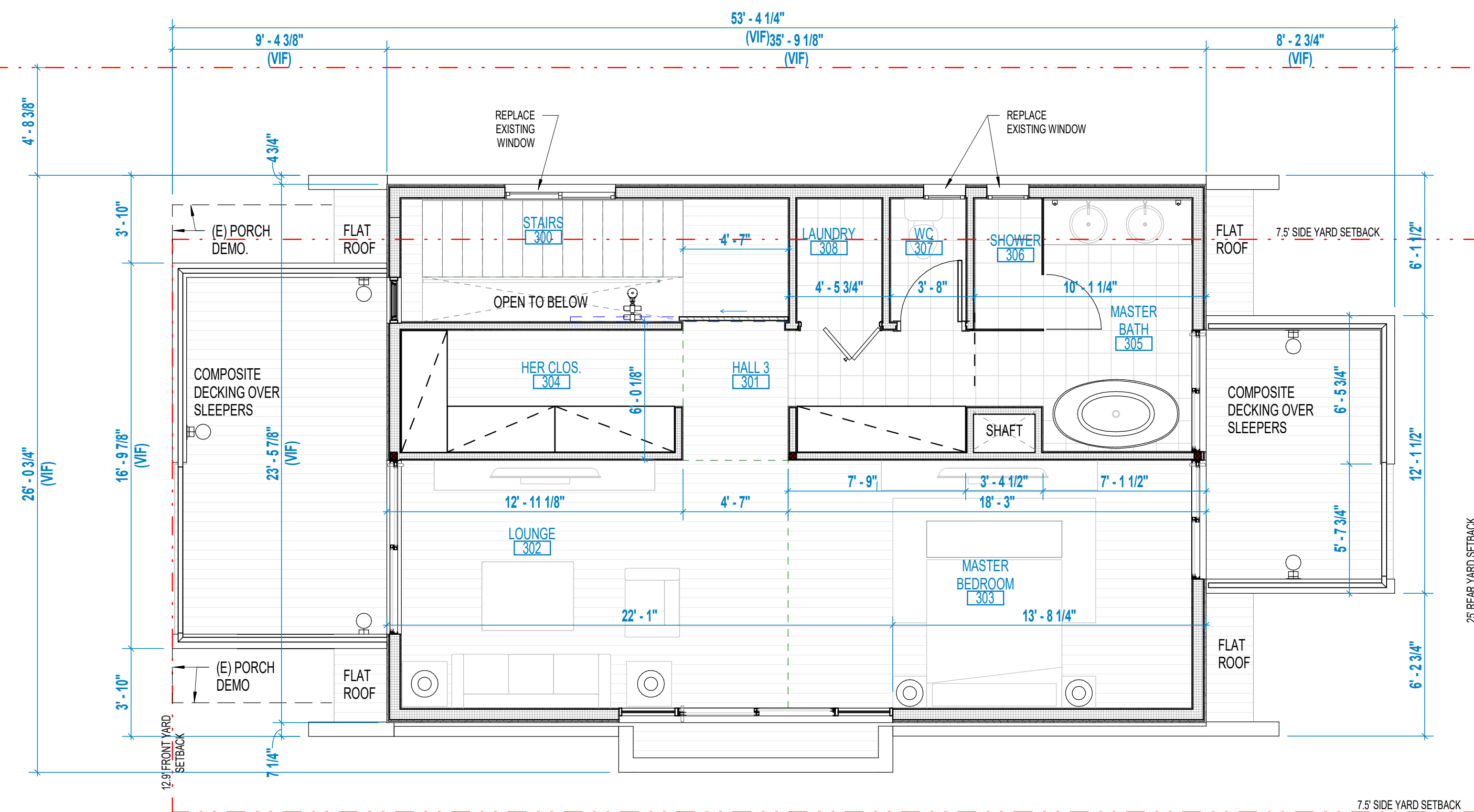
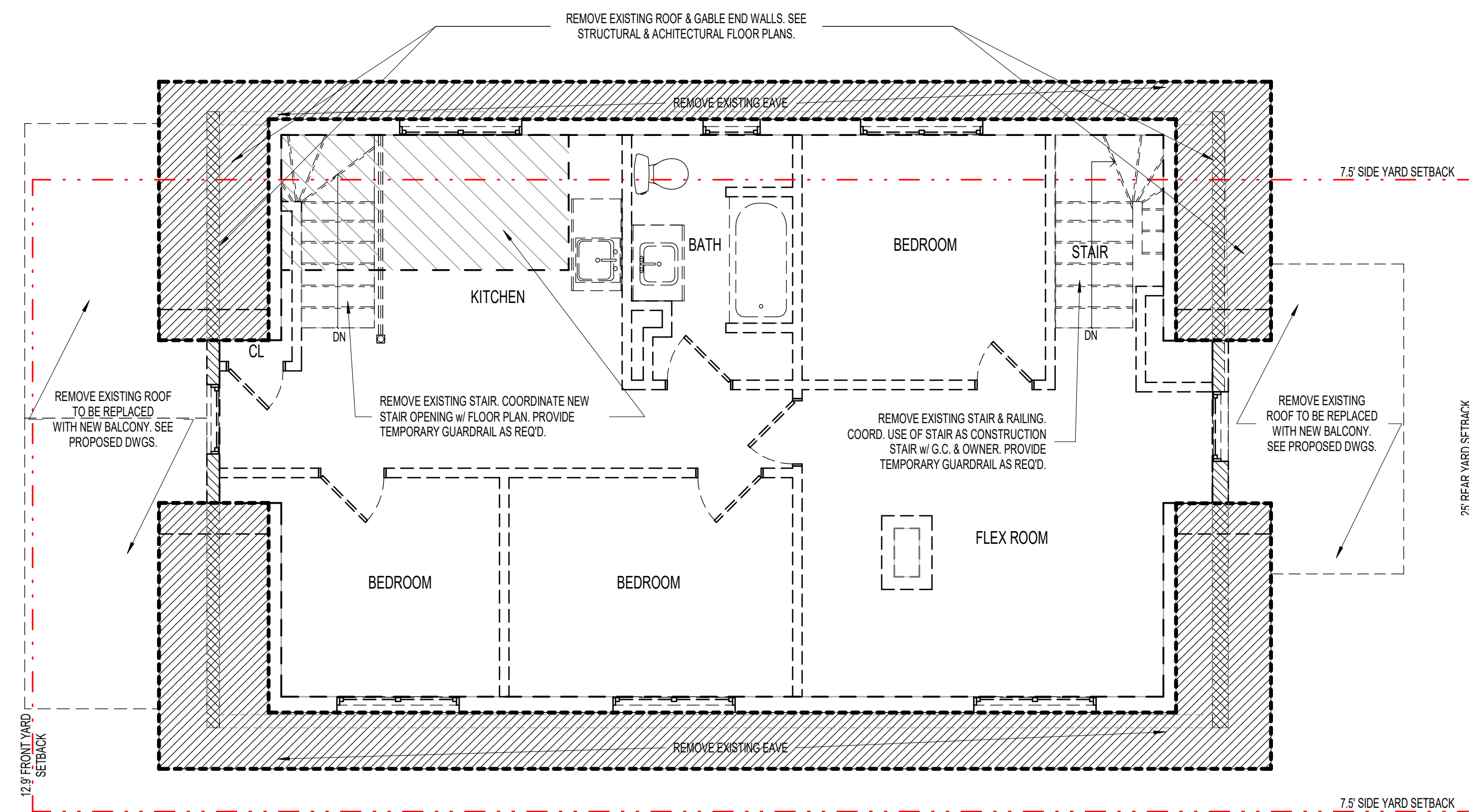


A1 **FIRST FLOOR PLAN**
1/4" = 1'-0"





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- ## 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.
 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, RECEPTICALS, LIGHT FIXTURES & WIRING. PROVIDE TEMPORARY POWER AS REQ'D.
 14. REMOVE EXISTING EXTERIOR STEPS, PORCH RAILINGS & DECKING.

STAMPS

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CLIENT



2 TREE, LLC



80 ALPINE STREET

CAMBRIDGE, MA

ARCHITECTURAL DRAWINGS

"ISSUE FOR"		"DESCRIPTION"	
RC	REVIEW & COMMENTS	SD	SCHEMATIC DESIGN
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ISSUE 06/01/2022 - SPECIAL PERMIT

PROJECT NO. 21 - 002

PROJECT ARCHITECT TL

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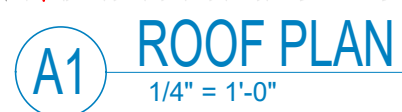
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FLOOR PLANS 3

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- ## STAMPS

CONSULTANT

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RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

ARCHITECTURAL DRAWINGS

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ISSUE 06/01/2022 - SPECIAL PERMIT

PROJECT NO. 21 - 002

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REVIT FILE

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ROOF PLAN

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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

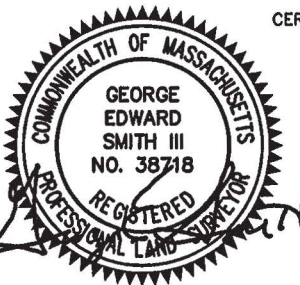
LOCATION 80 APLINE STREET

CAMBRIDGE, MA

SCALE 1"=20'

DATE 04/11/22

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

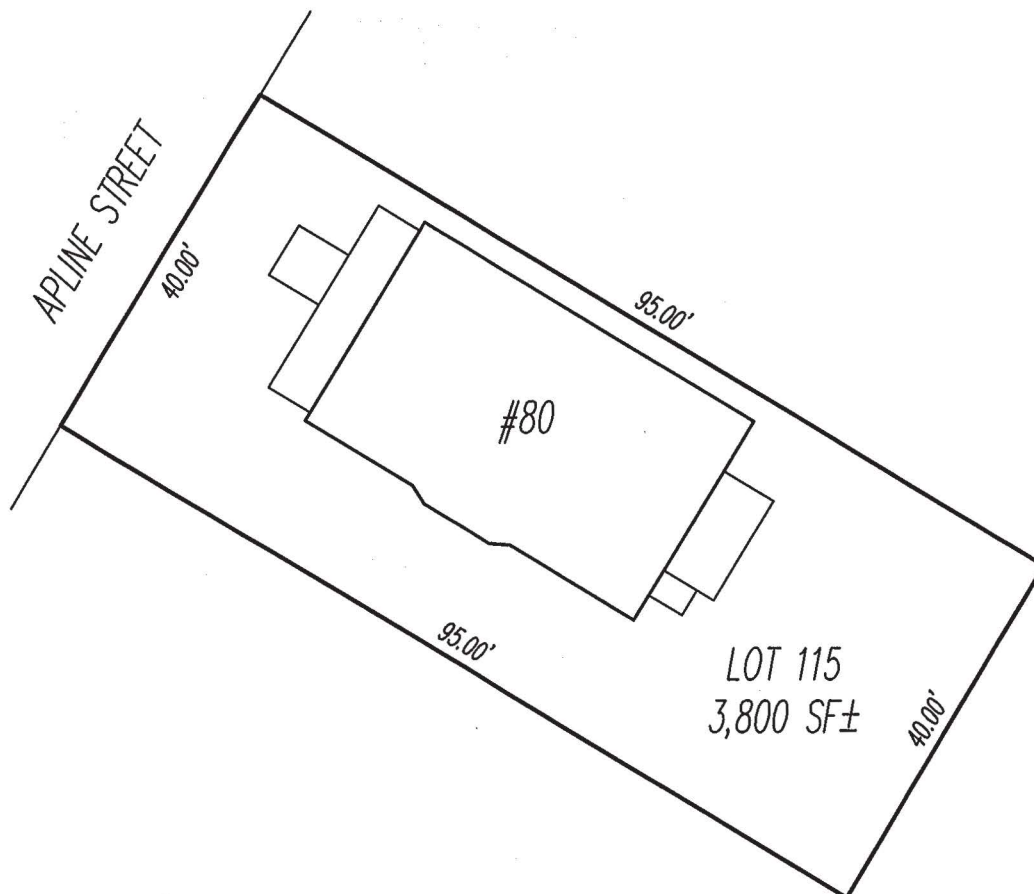
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PLAN REFERENCE: #481

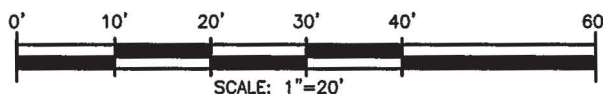
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

25017C0419E DTD: 06/04/2010

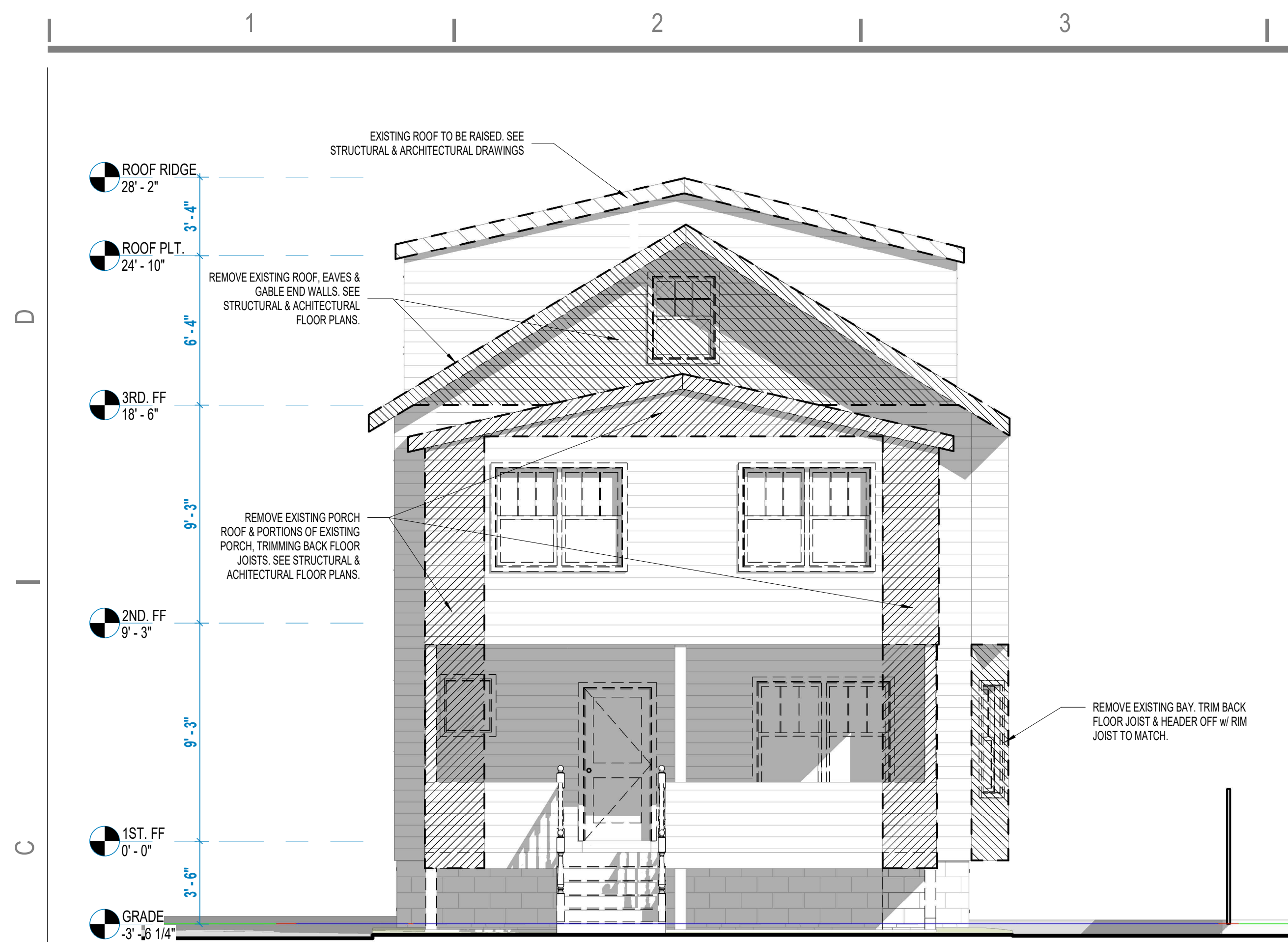
FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTED BY: PRESSMAN & KRUSKAL
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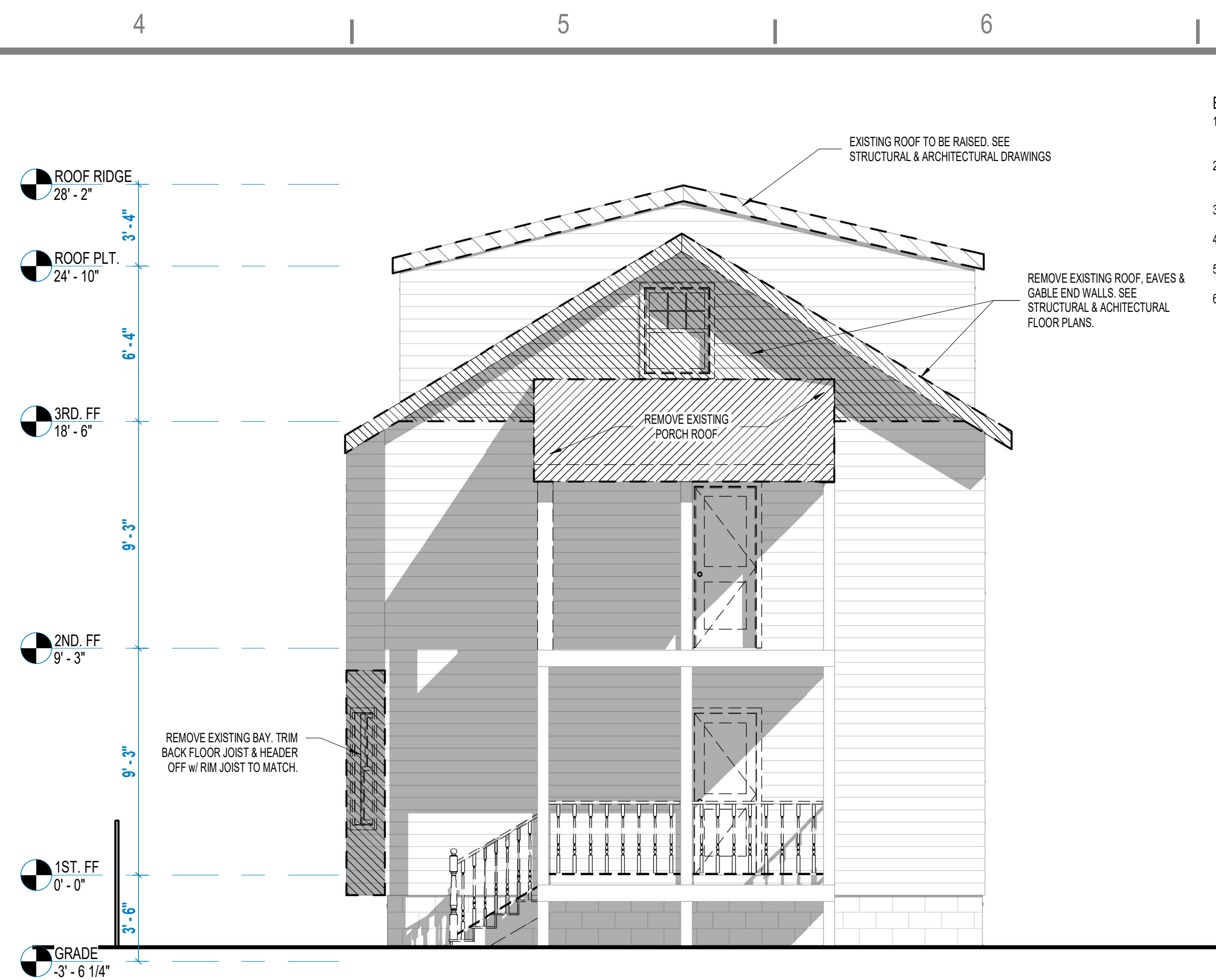
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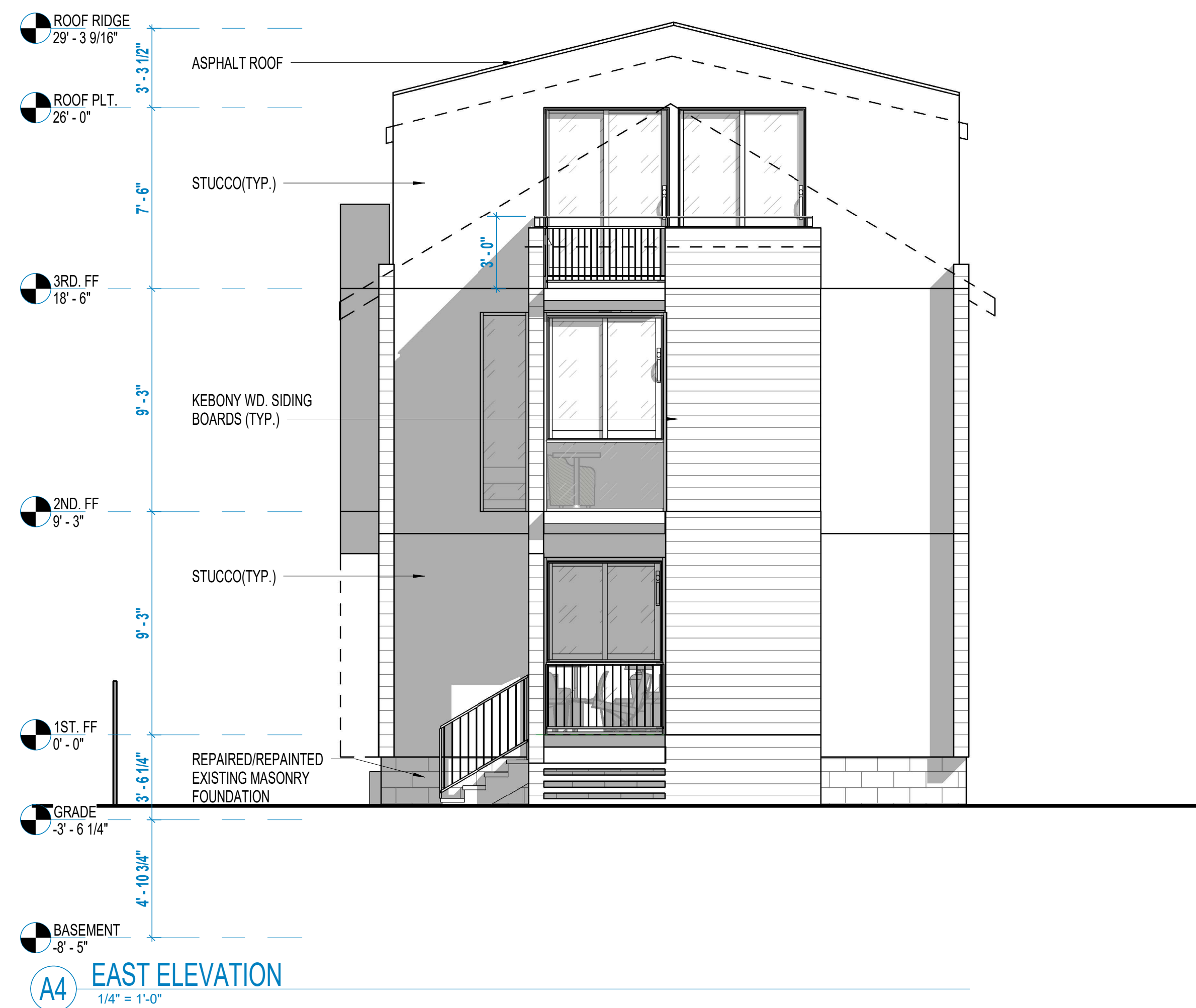
C1 WEST DEMOLITION ELEVATION
1/4" = 1'-0"



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

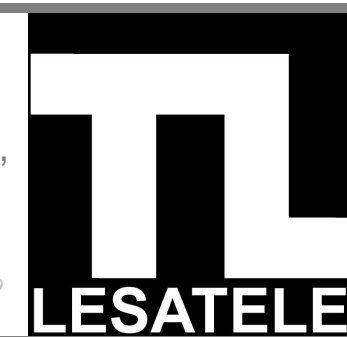
1. SEE DEMOLITION SPECIFICATIONS ON SHEET AD-100 FOR GENERAL DEMOLITION INSTRUCTIONS AND INFORMATION.
2. REMOVE ALL EXISTING CLADDING FINISHES TO INCLUDE, BUT NOT LIMITED TO, SIDING, TRIM, FLASHINGS, SOFFITS, PORCH CEILINGS, ETC.
3. REMOVE ALL EXISTING EXTERIOR DOORS, DOOR CASING AND TRIM.
4. REMOVE 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
10 Oak St
Cambridge, MA 02139
USA

CLIENT



2 TREE, LLC



80 ALPINE STREET

RESIDENTIAL - EXISTING BUILDING RENOVATION

CAMBRIDGE, MA

ARCHITECTURAL DRAWINGS

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

0	DATE	APPROVAL	FA	TL
REV	DATE	DESCRIPTION	FOR	BY
			ISSUED	

ISSUE 06/01/2022 - SPECIAL PERMIT

PROJECT NO. 21 - 002

PROJECT ARCHITECT TL

C:\Users\dtzen\Revit Temp\21-002
80 Alpine St_dzens.rvt

REMIT FILE

SCALE $1/4" = 1'-0"$

DRAWN BY Author

CHECKED BY Checker

MANAGEMENT TL

A-201

SHEET TITLE

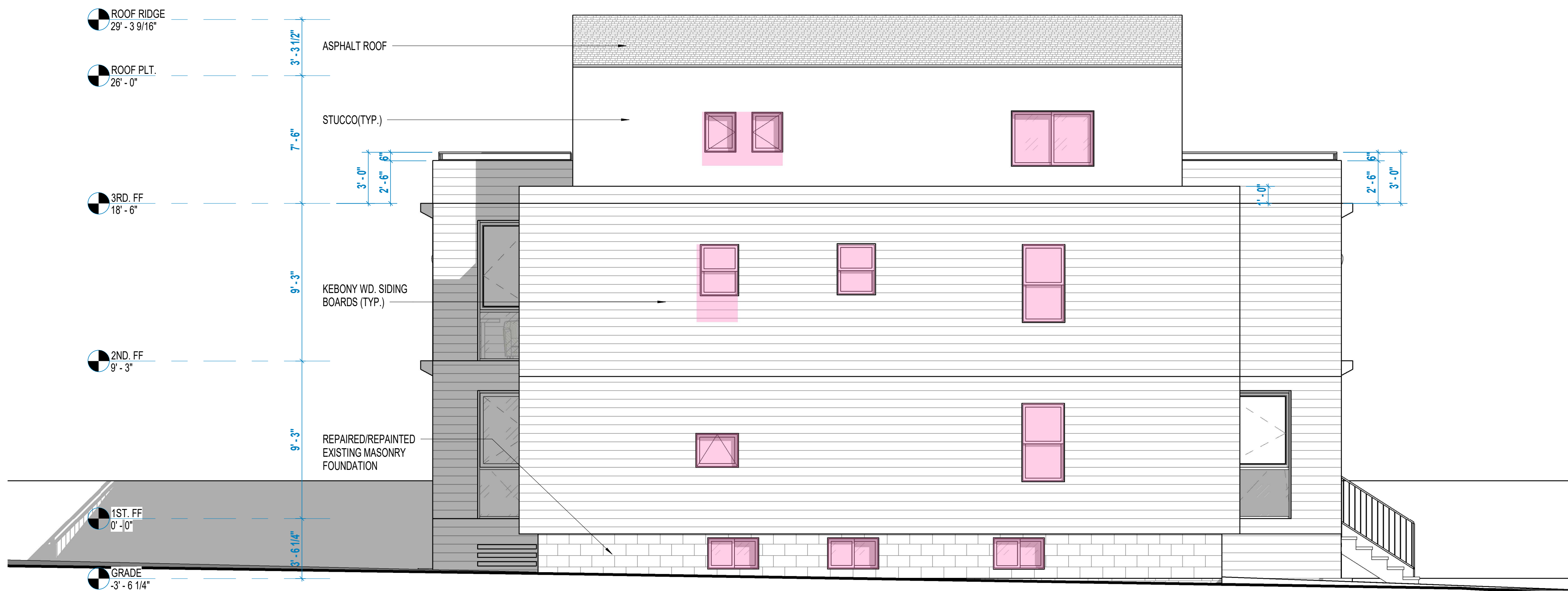
BUILDING ELEVATIONS 1

PRINTING DATE/TIME

6/1/2022 2:07:10 PM



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



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

NOTE:
ALL NEW WINDOWS ON THIS FACADE TO BE WITHIN EXISTING
WINDOW OPENINGS

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.
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6. REMOVE PORTIONS OF EXISTING ROOFS & EAVES AS INDICATED ON DRAWINGS.

STAMPS

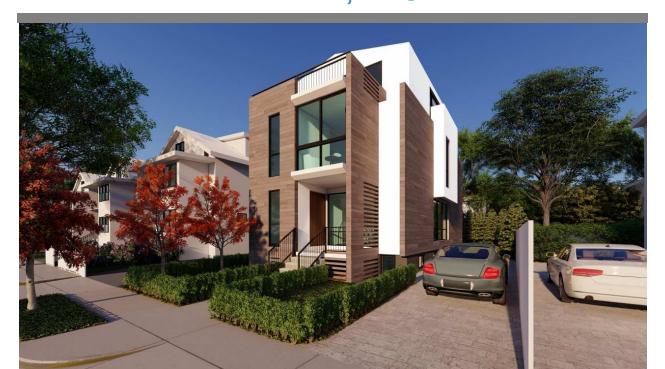
CONSULTANT

**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

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

[illegible]

ISSUE 06/01/2022 - SPECIAL PERMIT

PROJECT NO. 21 - 002

PROJECT ARCHITECT TL

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80 Alpine St_dzens.rvt

REVIT FILE

SCALE $1/4" = 1'-0"$

DRAWN BY Author

CHECKED BY Checker

MANAGEMENT TL

A-203

SHEET TITLE

BUILDING ELEVATIONS 3

PRINTING DATE/TIME 6/1/2022 2:07:31 PM

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

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' (Non-Conforming)
		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%
TOTAL	1,930 SF	

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

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

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
TOTAL	3,330 SF

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

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
TOTAL	34,440 CF

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

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

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

Concord, NH

20 Corporal Burns Rd 261-159

261-160

16 Corporal Burns Rd

261-132

261-131

261-147

261-146

261-198

261-197

261-196

260-35

65 Alpine St

260-19

260-20

260-54

263-4

263-127

263-128

261-157

261-155

97 Alpine St 99 Alpine St

261-156

93 Alpine St 95 Alpine St

100 Alpine St 98 Alpine St

261-140

89 Alpine St 91 Alpine St

261-141

85 Alpine St 87 Alpine St

261-142

81 Alpine St 83 Alpine St

261-143

77 Alpine St 79 Alpine St

75 Alpine St

387 Concord Ave

385 Concord Ave

262-1

29 Field St

262-2

Field St

262-49

262-64

90 Alpine St

262-63

88 Alpine St

262-62

82 Alpine St 84 Alpine St

262-61

80 Alpine St

262-60

72 Alpine St

262-59

262-58

369 Concord Ave 262-57

367 Concord Ave 365 Concord Ave

363 Concord Ave 361 Concord Ave

370 Concord Ave

368 Concord Ave 364 Concord Ave

360 Concord Ave

262-51

163 Chilton St

262-52

159 Chilton St

262-53

155 Chilton St 153 Chilton St

262-54

149 Chilton St 151 Chilton St

147 Chilton St 145 Chilton St

262-80

150 Chilton St 262-79

146 Chilton St

262-78

262-77

355 Concord Ave 262-76

353 Concord Ave 351 Concord Ave

262-133

263-22

263-23

Alpine St

Concord Ave

Chilton St

Garden St

Field St

ROAD

80 Alpine St.

Pattison
LESATELE LLC
C/O TALANO A 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



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: TALANOA LESATILE Date: 07/07/2022
(Print)

Address: 80 Alpine St.

Case No. BZA-179416

Hearing Date: 7/28/22

Thank you,
Bza Members