



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 156685

General Information

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

Special Permit: X

Variance:

Appeal:

PETITIONER: Matthew LaRue and Randa Ghattas

PETITIONER'S ADDRESS: 88 School St. , Cambridge, MA 02139

LOCATION OF PROPERTY: 88 School St. , Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Dormer/ /FAR increase for expanded entry porch roof area and added back awning /

DESCRIPTION OF PETITIONER'S PROPOSAL:

Increase FAR to a pre-existing non-conforming structure:

1. Extend between two existing rear dormers adding 6.7 SF. Results in a single 18ft wide dormer to enable code compliant stair head height and adds head height to enable new Study.
2. Expand entry porch roof by 6.2 SF within side setback to fully protect entry porch from weather; existing non-conforming condition.
3. Add awning over back steps; additional 9.4 SF.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000

Section: 5.31 (Table of Dimensional Requirements)

Article: 8.000

Section: 8.22.2.D (Alteration to Pre-existing Non-conforming Structure)

Article: 10.000

Section: 10.40 (Special Permit)

Original
Signature(s):

(Petitioner (s) / Owner)

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 Matthew LaRue and Randa Ghattas

(OWNER)

Address: 88 School Street, Cambridge, MA 02139

State that I/We own the property located at 88 School Street,
which is the subject of this zoning application.


The record title of this property is in the name of Matthew LaRue & Randa Ghattas

*Pursuant to a deed of duly recorded in the date 8/21/2007, Middlesex South

County Registry of Deeds at Book 49971, Page 564; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

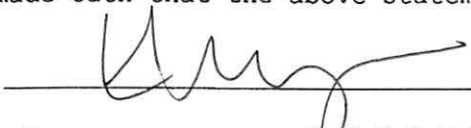


**SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT***

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

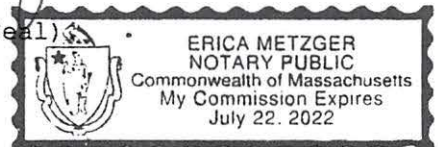
Commonwealth of Massachusetts, County of Middlesex

The above-name Matthew LaRue personally appeared before me,
this 6 of December, 2021, and made oath that the above statement is true.



Notary

My commission expires 7/22/2022 (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 88 School St , Cambridge, MA (location) would not be a detriment to the public interest because:

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

The proposed changes will increase the Gross Floor Area by 22.3 SF and increase the already nonconforming FAR for the property from 0.98 to 0.99; The proposed addition will not result in a change of use, nor create any new dimensional nonconformities.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The proposed changes will not result in any increase in traffic, congestion hazard, or change in neighborhood character. The proposed changes are small and will create a better living situation for the occupants. The rear dormer change makes an existing stair safe and adds a small study. The modified porch roof and added rear awning provide for more climate control and weather protection.

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 added dormer and porch roofs will have no effect on the continued operation and or development of adjacent uses. The dormer and back porch face the back yard and overlook an abutting parking lot and conform to the rear yard setbacks. The main entry porch expands an existing non-conforming roof by 6.2 SF only within the side setback.

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 dormer and porch roofs will improve the living situation for the family who lives in the house and will not be a nuisance or hazard to occupants and residents of the City. The changes will be attractive and in keeping with the aesthetics of the neighborhood.

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 changes do not impair the integrity of the district as they are similar to conditions of

other houses in the neighborhood.

The dormer modification enables the occupants to create a more usable third floor study to enable 2 adults with 2 growing children to work from home as a result of changes in contemporary work practices. The proposed 18' long dormer solves the head height issue within the existing stair, improving life safety and bringing the stair head clearance up to current code. The front porch will enable a fully covered landing at the entry and protect the new landing from the weather. The back awning will enable better solar control to the existing south facing glass openings in a warming climate. The renovation supports the intent of the ordinance by allowing for the modernization and improvement of the existing housing stock in keeping with the character of the existing neighborhoods.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

(Print Name)

Address:

88 School St.

Tel. No.

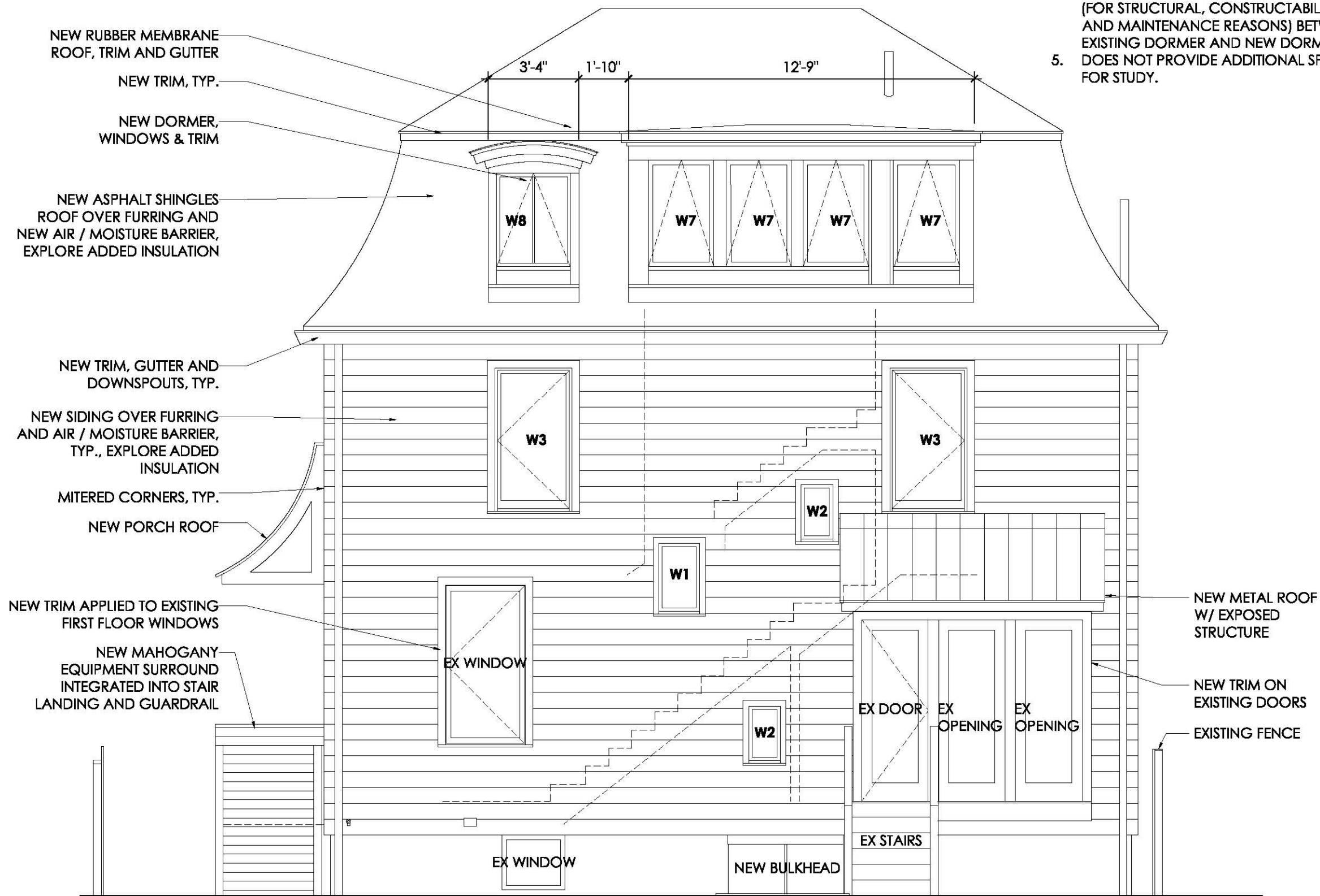
617-953-1524

E-Mail Address:

randaghattas@yahoo.com

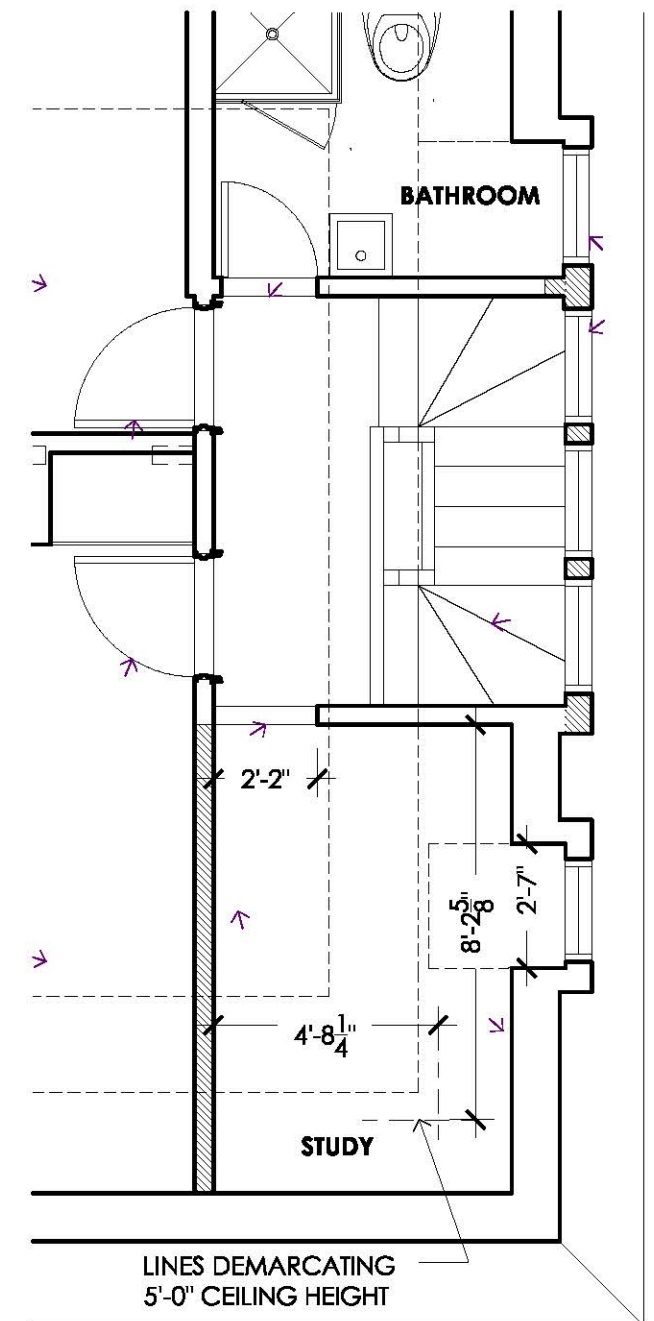
Date: 12/14/21**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Matthew LaRue and Randa Ghattas**Present Use/Occupancy:** Single Family Residential**Location:** 88 School St., Cambridge, MA**Zone:** Residence C-1 Zone**Phone:** 617-953-1524**Requested Use/Occupancy:** Single Family Residential**Existing Conditions****Requested Conditions****Ordinance Requirements**

TOTAL GROSS FLOOR AREA:		1608		1630.3		1252.64	(max.)
LOT AREA:		1646		No change		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.98		0.99		0.75	
LOT AREA OF EACH DWELLING UNIT		1646		no change		1500	
SIZE OF LOT:	WIDTH	38.48		no change		50	
	DEPTH	41.96/43.22		No change		N/A	
SETBACKS IN FEET:	FRONT	10'-4" from centerline of street/3 1/2" from lot line		No change		10'-7 1/2" from centerline of street/ min 10'-0" from lot line	
	REAR	22'-5 7/8" / 21'-5 3/4"		no change		20'	
	LEFT SIDE	1'-0"		No change		7'-6" min	
	RIGHT SIDE	7'-7 7/8"		No change		7'-6" min	
SIZE OF BUILDING:	HEIGHT	33'-6		No change		35'	
	WIDTH	20'-6"		No change		N/A	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		45		No change		30	
NO. OF DWELLING UNITS:		1		No change		1	
NO. OF PARKING SPACES:		0		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	



STUDY #1 COMMENTS:

1. DOES NOT REQUIRE SPECIAL PERMIT FOR DORMER.
2. SUM OF SOUTH FACE DORMERS = 16'-1"
3. SOLVES HEAD HEIGHT ISSUE AT STAIR.
4. RESULTS IN PROBLEMATIC 1'-10" SPACE (FOR STRUCTURAL, CONSTRUCTABILITY AND MAINTENANCE REASONS) BETWEEN EXISTING DORMER AND NEW DORMER.
5. DOES NOT PROVIDE ADDITIONAL SPACE FOR STUDY.



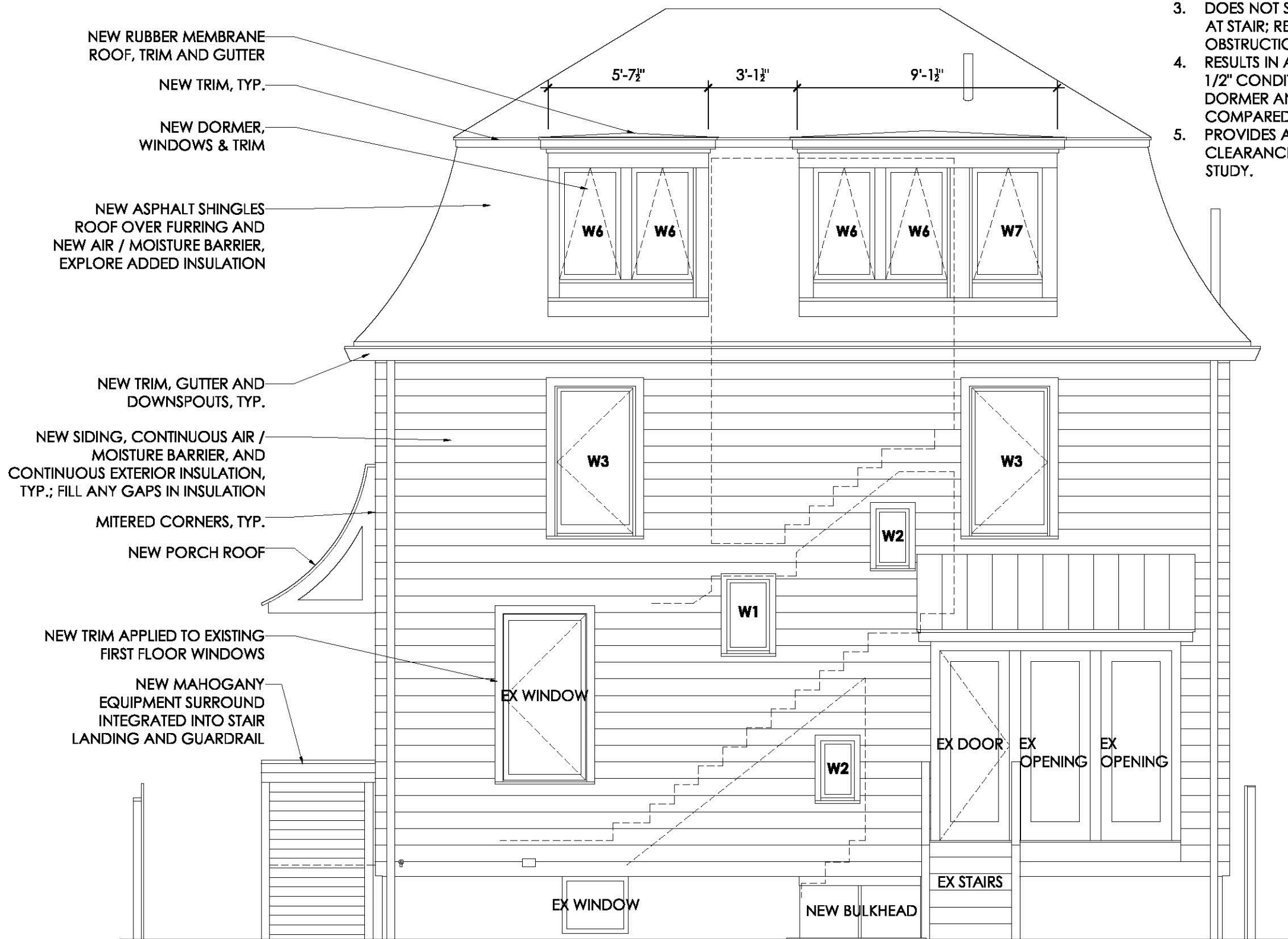
DETAIL PLAN AT DORMER

SOUTH ELEVATION & PLAN - STUDY #1

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

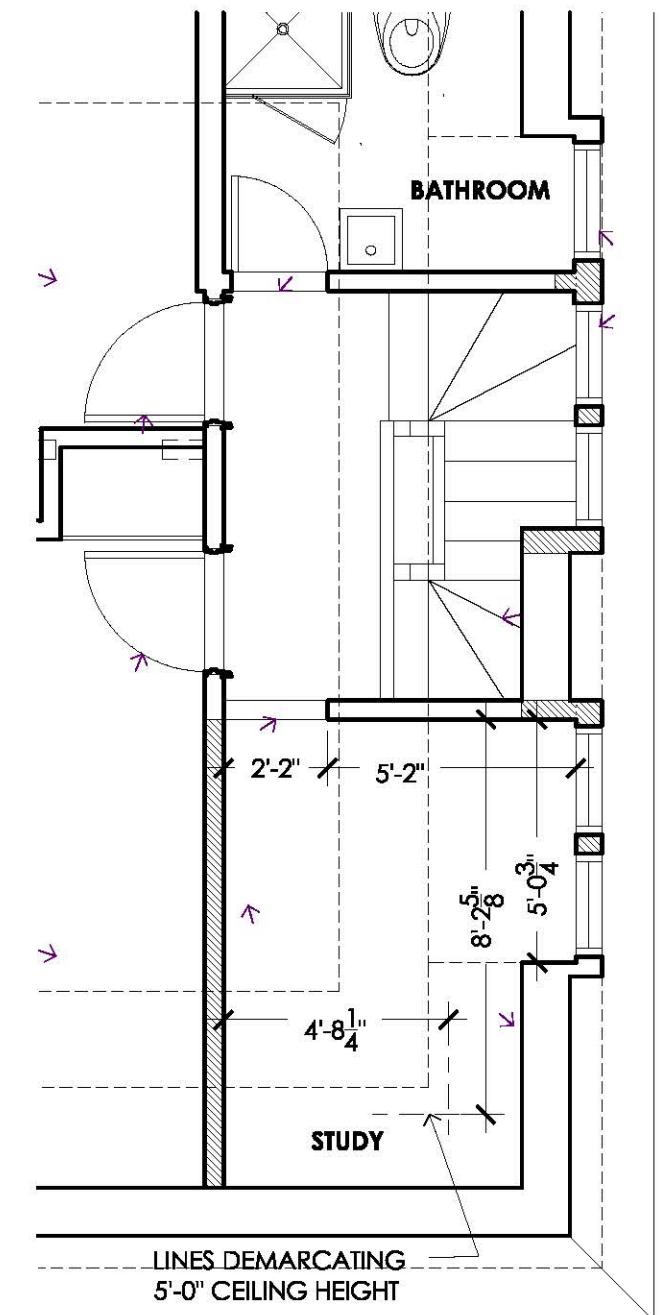
Renovation to Residence
88 School Street
Cambridge MA

DEC. 13, 2021



STUDY #2 COMMENTS:

1. REQUIRES SPECIAL PERMIT FOR ADDITIONAL SPACE AT STUDY.
2. SUM OF DORMERS AT SOUTH FACE 14'-9" (SUM OF DORMERS AT NORTH FACE IS 6'-8").
3. DOES NOT SOLVE HEAD HEIGHT ISSUE AT STAIR; RESULTS IN AN UNSAFE OBSTRUCTION INTO STAIR.
4. RESULTS IN A MORE IMPROVED 3'-1 1/2" CONDITION BETWEEN EXISTING DORMER AND NEW DORMER COMPARED TO STUDY #1.
5. PROVIDES ADDITIONAL HEAD CLEARANCE SPACE FOR 3RD FLOOR STUDY.



DETAIL PLAN AT DORMER

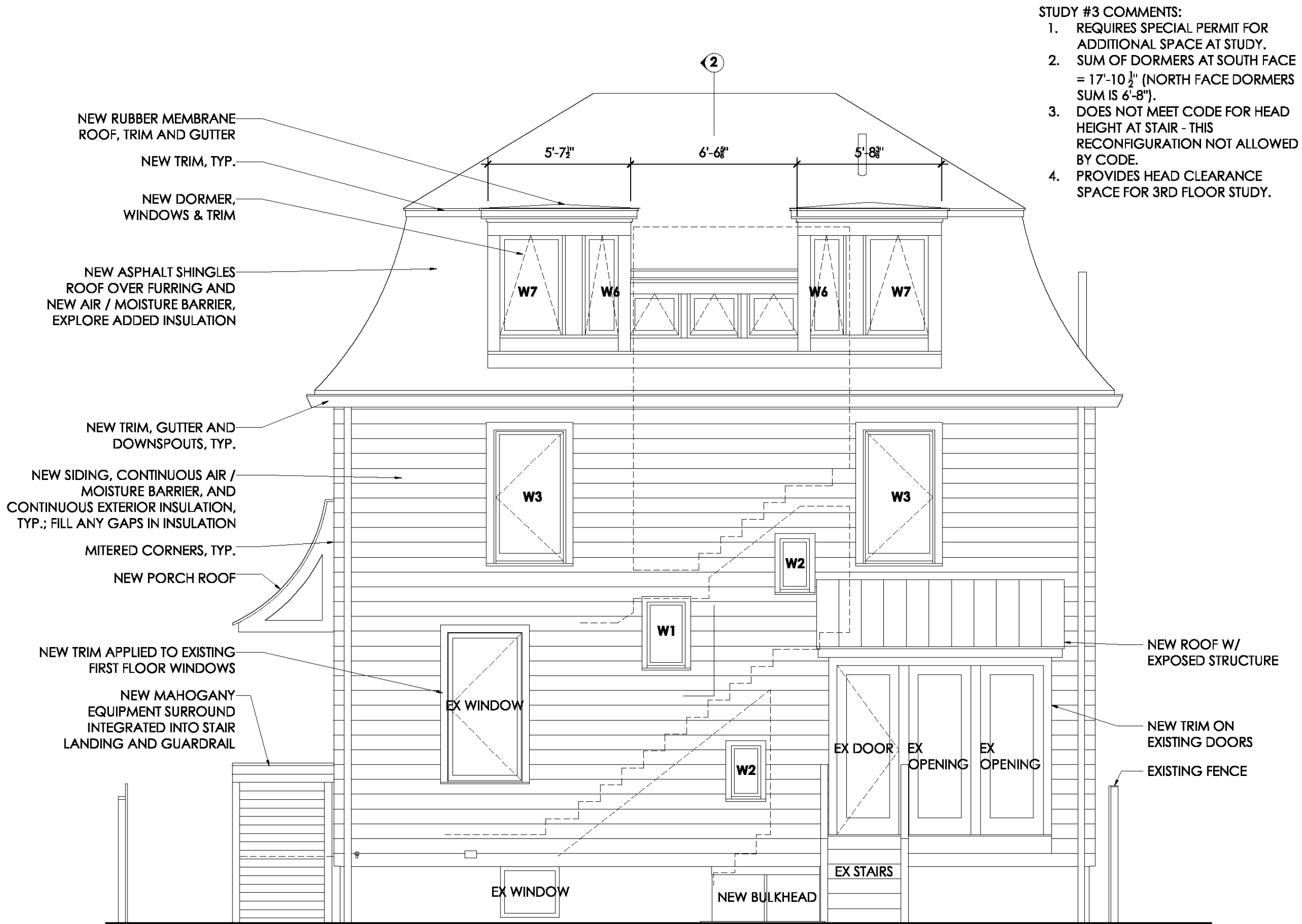
SOUTH ELEVATION & PLAN - STUDY #2

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

Renovation to Residence
88 School Street
Cambridge MA

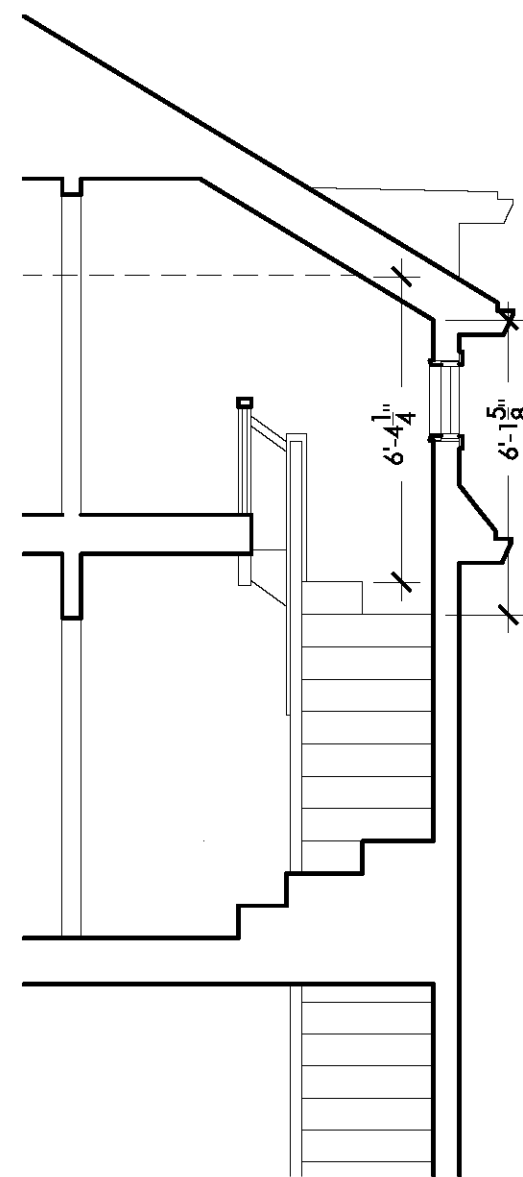
DEC. 13, 2021

SOUTH ELEVATION



STUDY #3 COMMENTS:

1. REQUIRES SPECIAL PERMIT FOR ADDITIONAL SPACE AT STUDY.
2. SUM OF DORMERS AT SOUTH FACE = 17'-10 1/2" (NORTH FACE DORMERS SUM IS 6'-8").
3. DOES NOT MEET CODE FOR HEAD HEIGHT AT STAIR - THIS RECONFIGURATION NOT ALLOWED BY CODE.
4. PROVIDES HEAD CLEARANCE SPACE FOR 3RD FLOOR STUDY.



2_DETAIL SECTION AT DORMER

SOUTH ELEVATION & SECTION - STUDY #3

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

Renovation to Residence
88 School Street
Cambridge MA

DEC. 13, 2021



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.

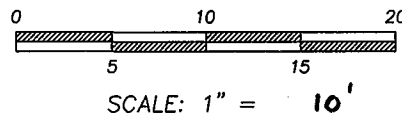
Name: Randa Chattas Date: 1/7/22
(Print)

Address: 88 School St.

Case No. 156685

Hearing Date: 1/27/22

Thank you,
Bza Members



CURRENT OWNER: MATTHEW LARUE & RANDA GHATTAS

TITLE REFERENCE: BK 49971 PG 564

PLAN REFERENCE: BK 109 PLAN 37

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

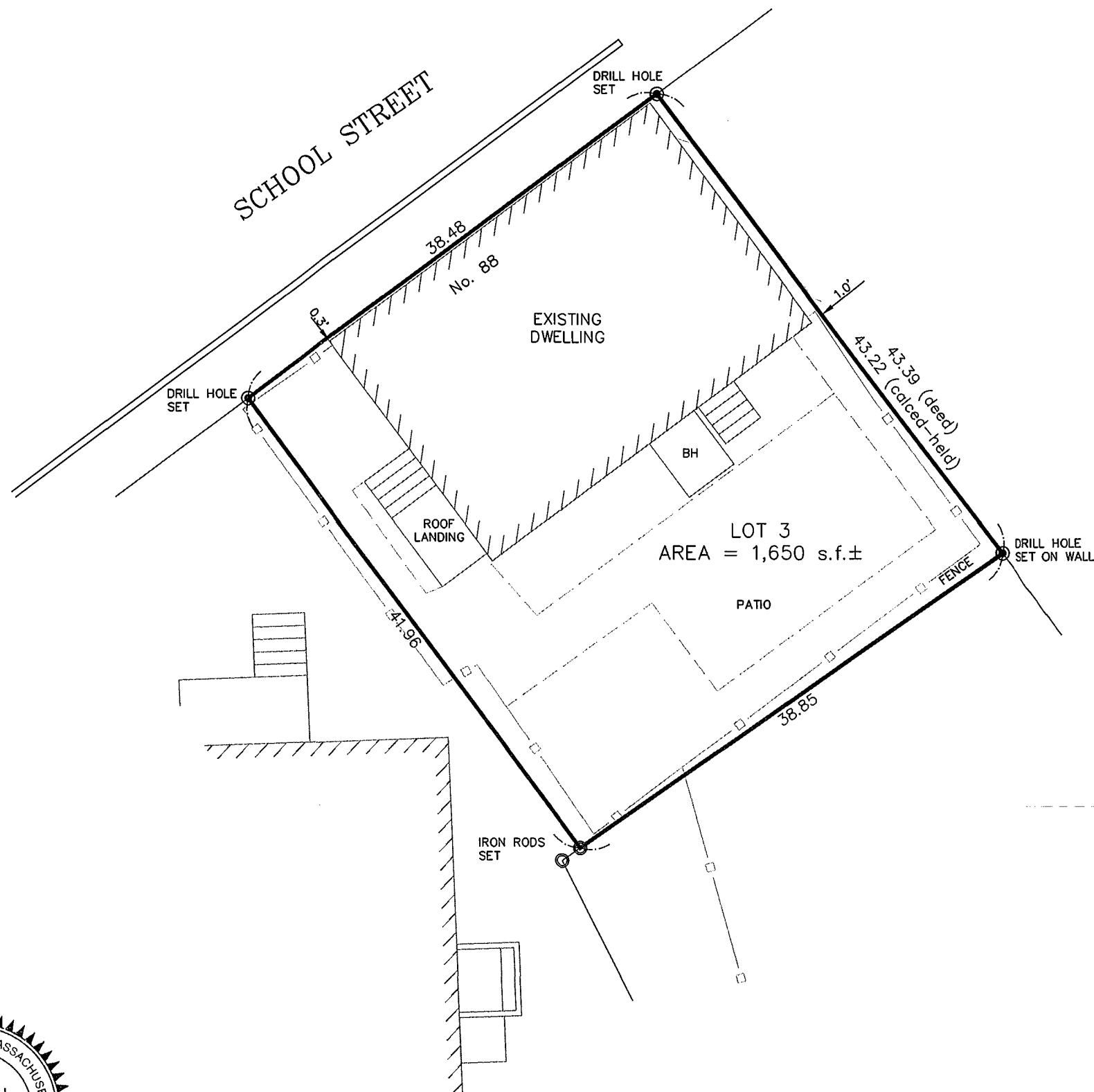
TO: MATTHEW LARUE & RANDA GHATTAS

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: OCTOBER 13, 2021
DATE OF PLAN: OCTOBER 22, 2021


RICHARD J. MEDE, JR. P.L.S.

10/22/2021
DATE:



CERTIFIED PLOT PLAN
88 SCHOOL STREET
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

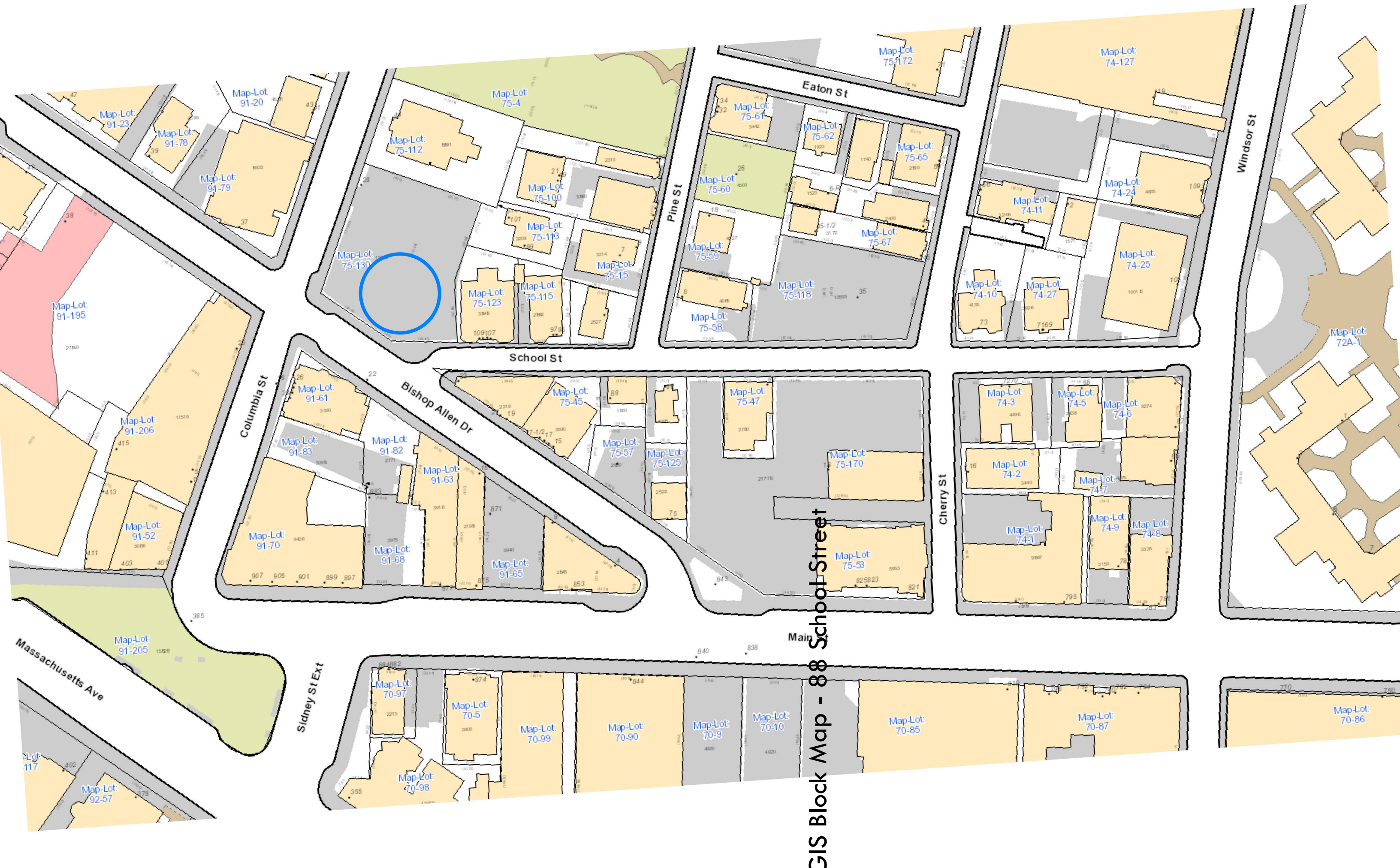
**MEDFORD
ENGINEERING
& SURVEY**

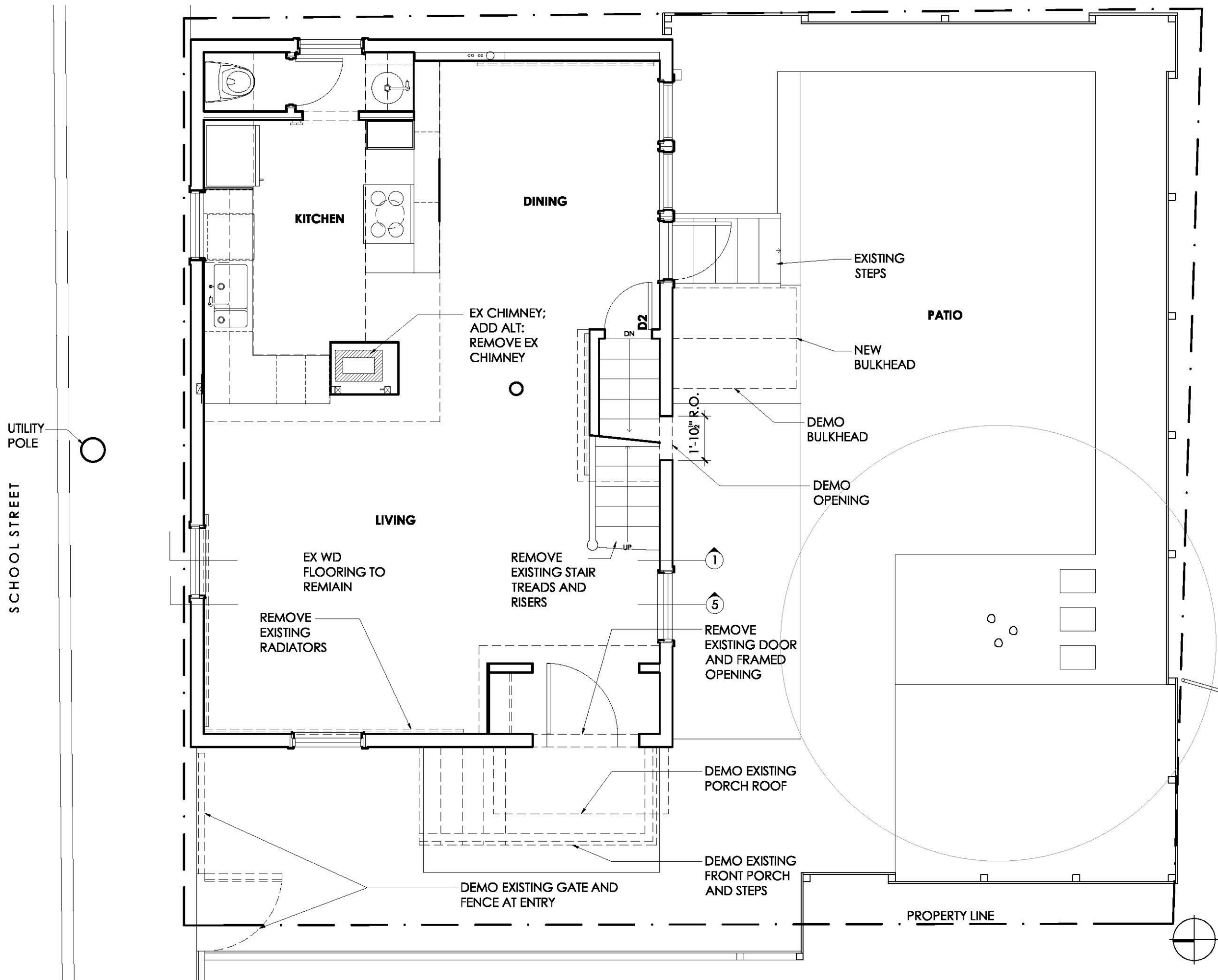
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:

RANDA GHATTAS

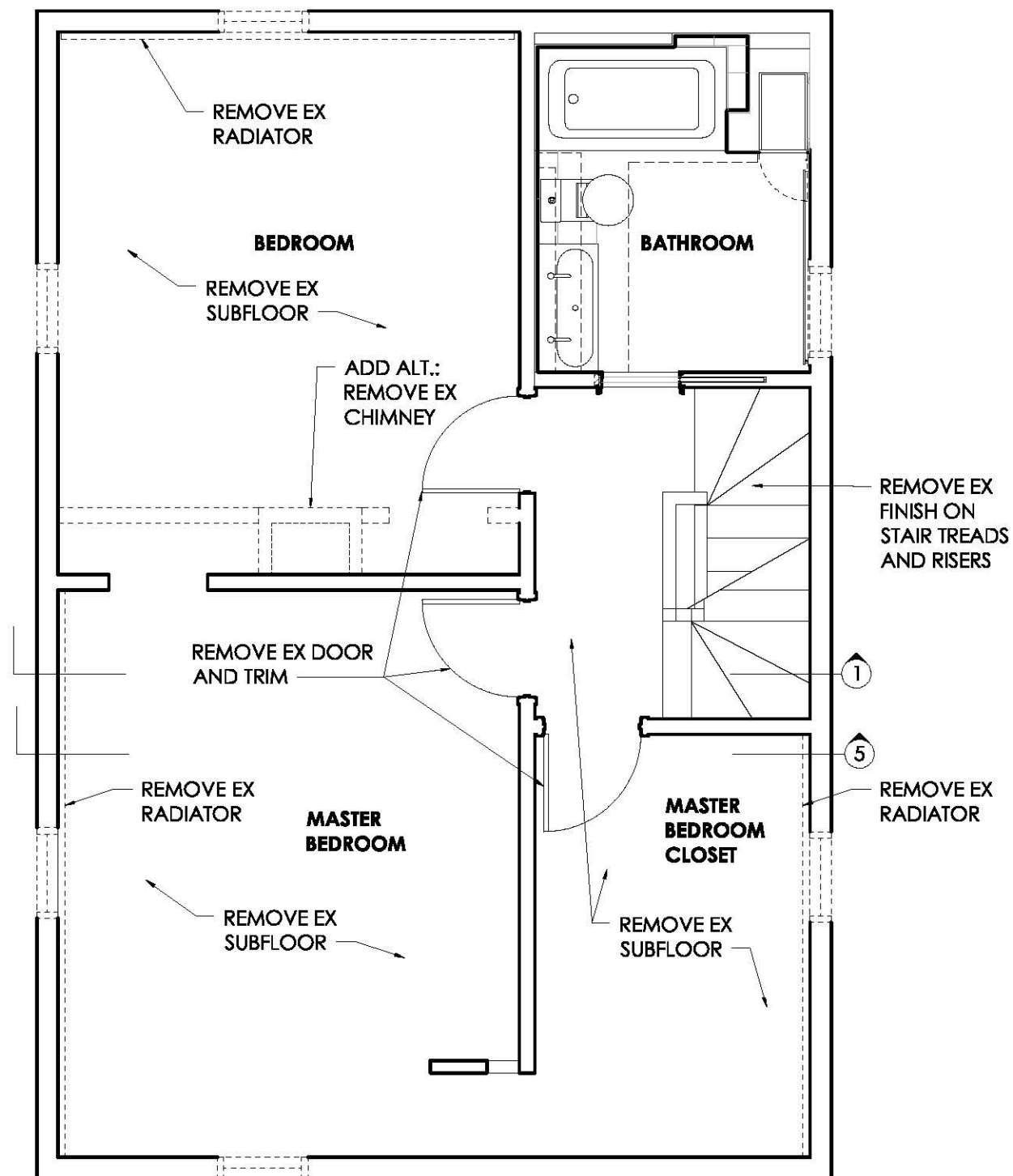
DRAWN CAV	CHECKED RJM	FILE No. 21250
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**FIRST FLOOR PLAN
DEMOLITION**
SCALE: 1/4" = 1'-0"

Renovation to Residence
**88 School Street
Cambridge MA**
DEC. 12, 2021

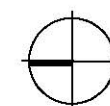


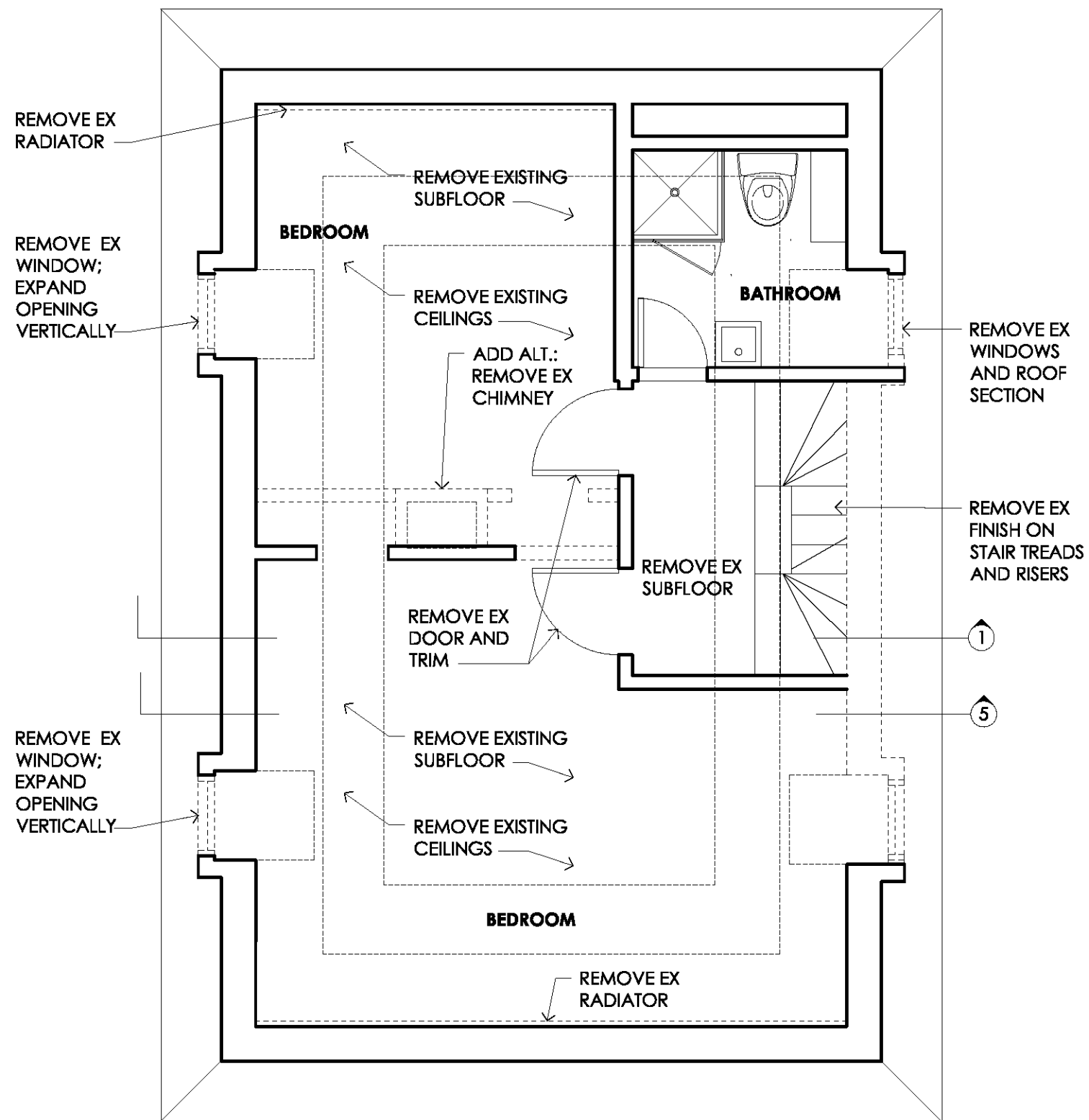
SECOND FLOOR PLAN DEMOLITION

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

Renovation to Residence
88 School Street
Cambridge MA

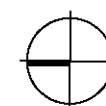
DEC. 12, 2021

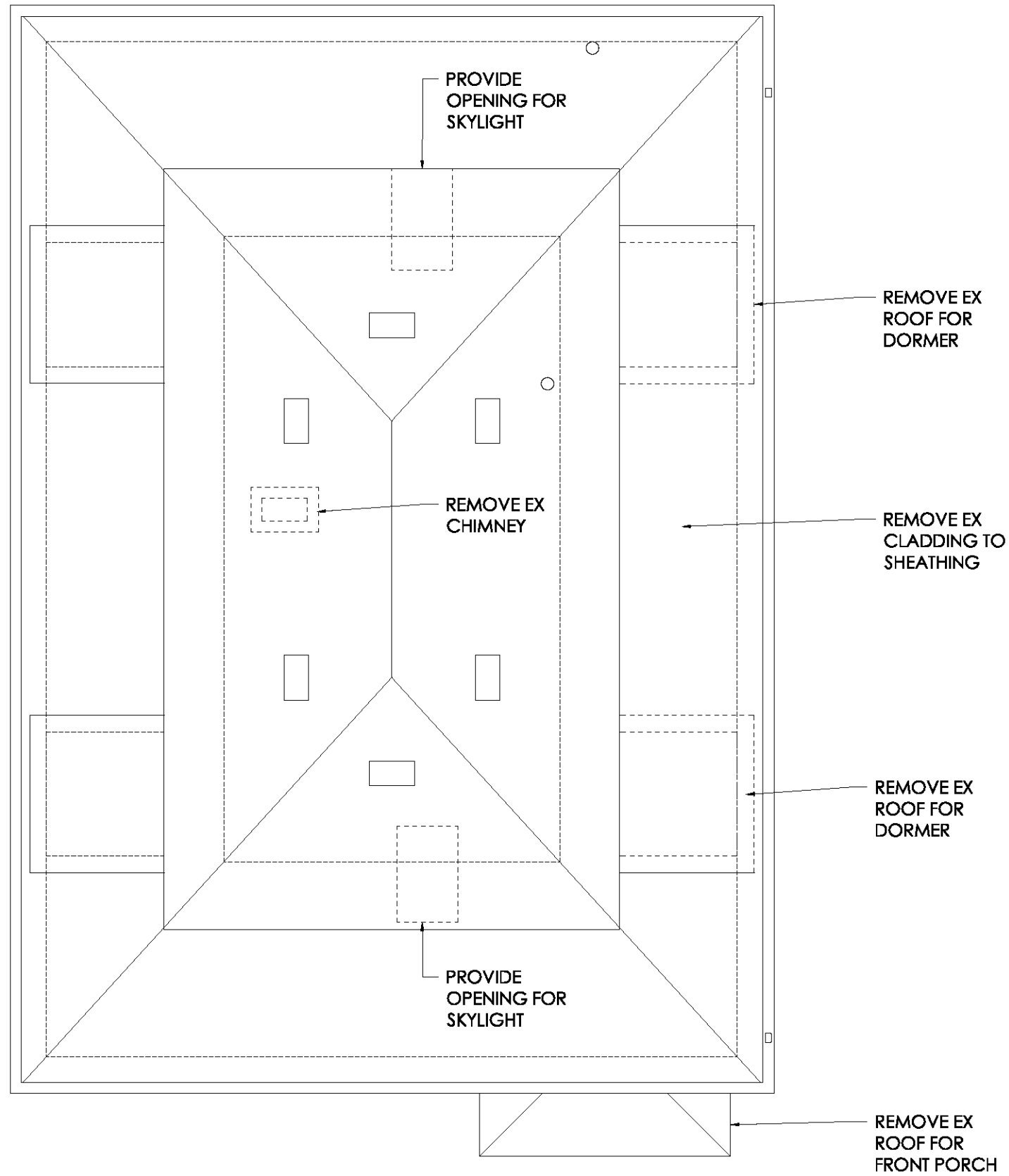




THIRD FLOOR PLAN DEMOLITION SCALE: 1/4" = 1'-0"

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88 School Street
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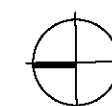


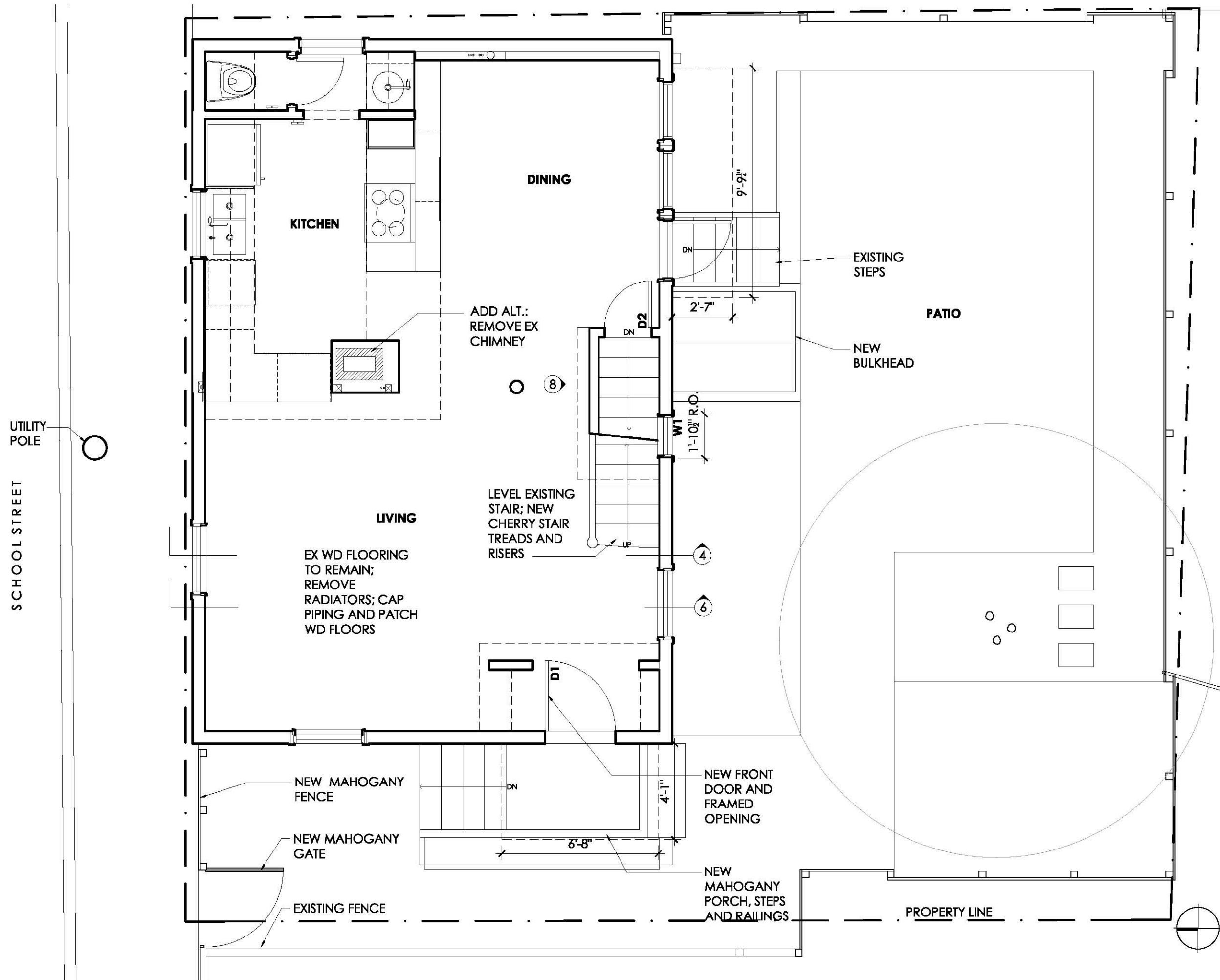
ROOF PLAN DEMOLITION

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

Renovation to Residence
88 School Street
Cambridge MA

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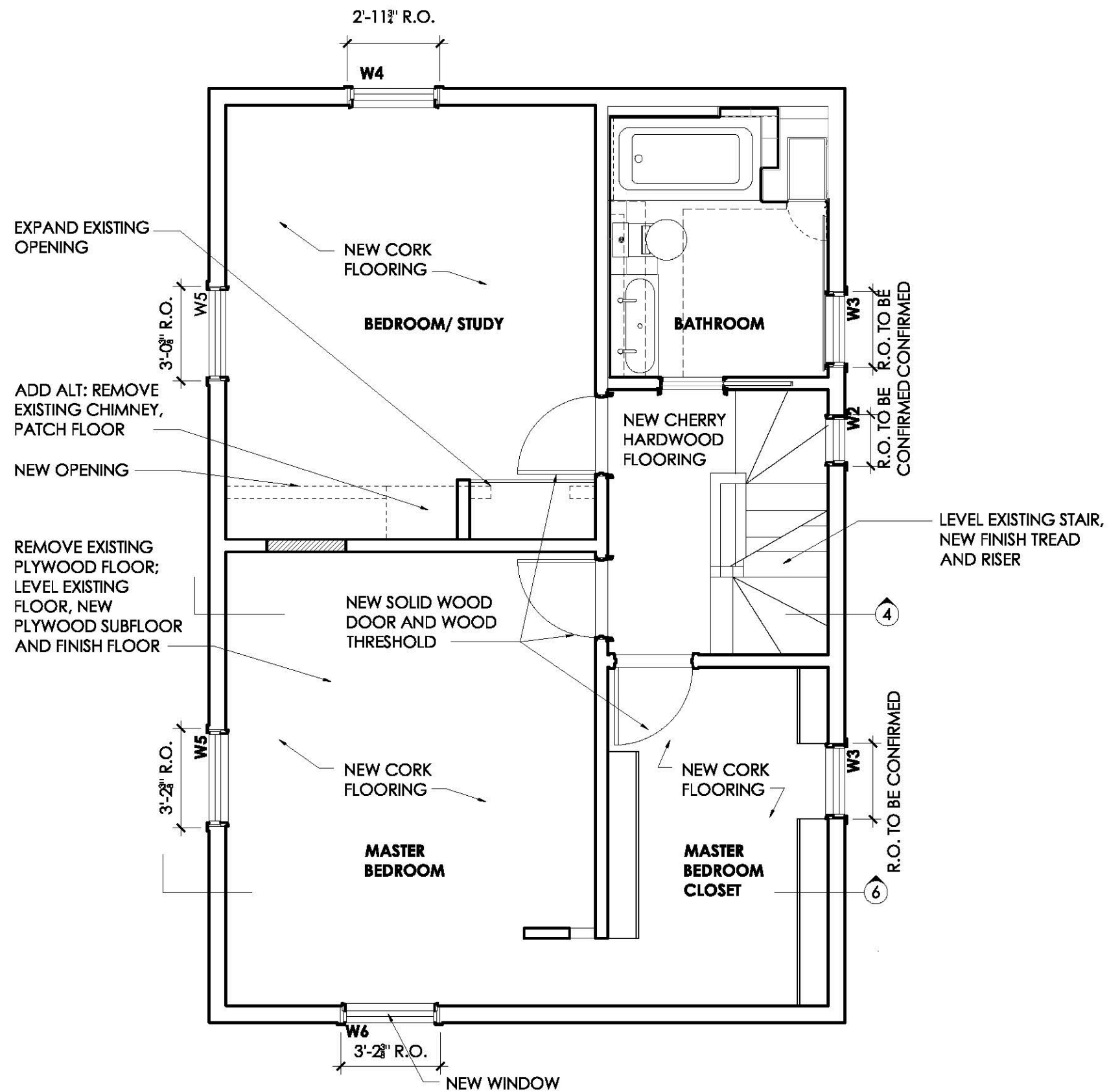


FIRST FLOOR PLAN PROPOSED

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

Renovation to Residence
88 School Street
Cambridge MA

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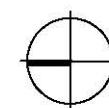


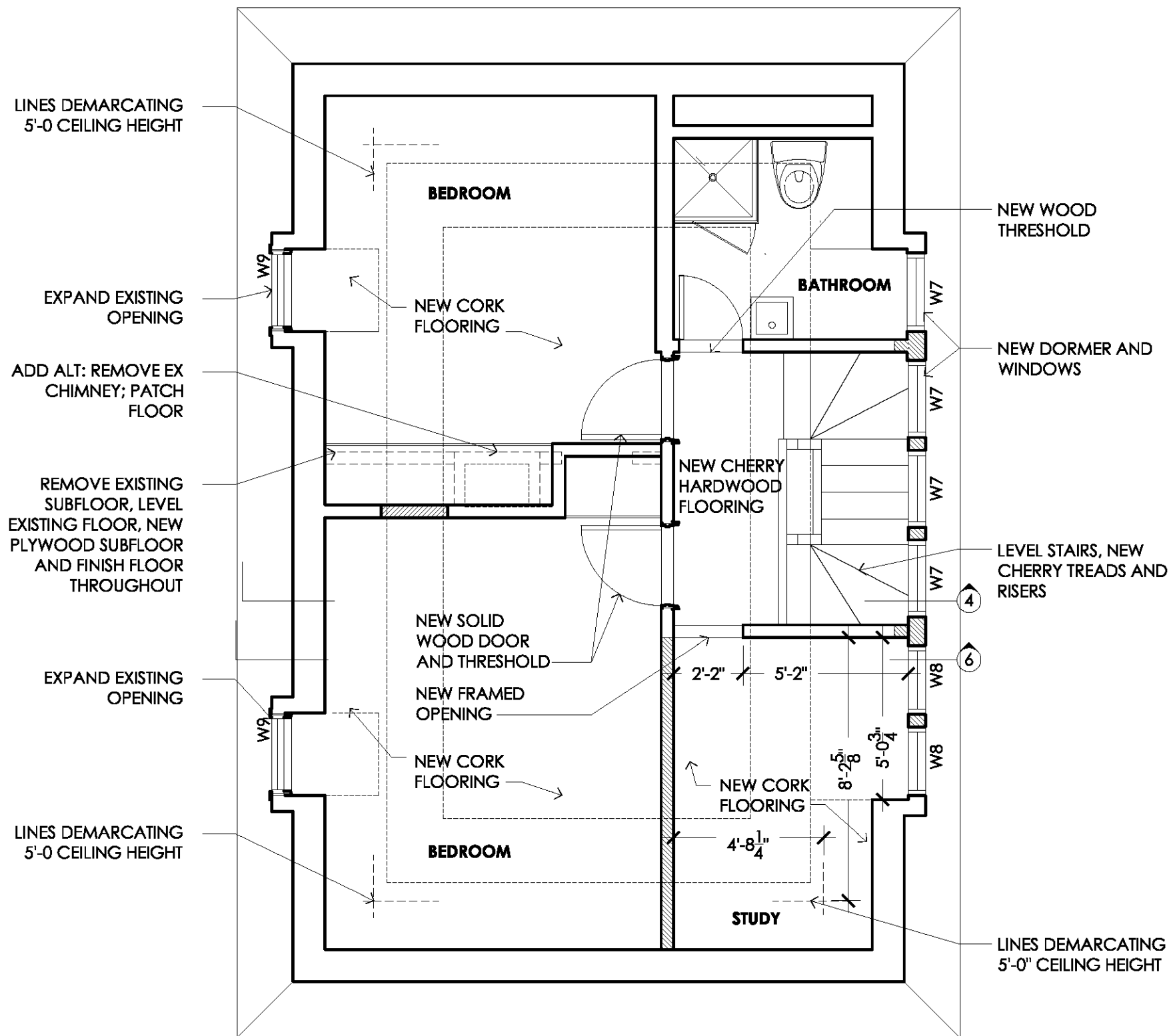
SECOND FLOOR PLAN PROPOSED

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

Renovation to Residence
88 School Street
Cambridge MA

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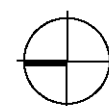


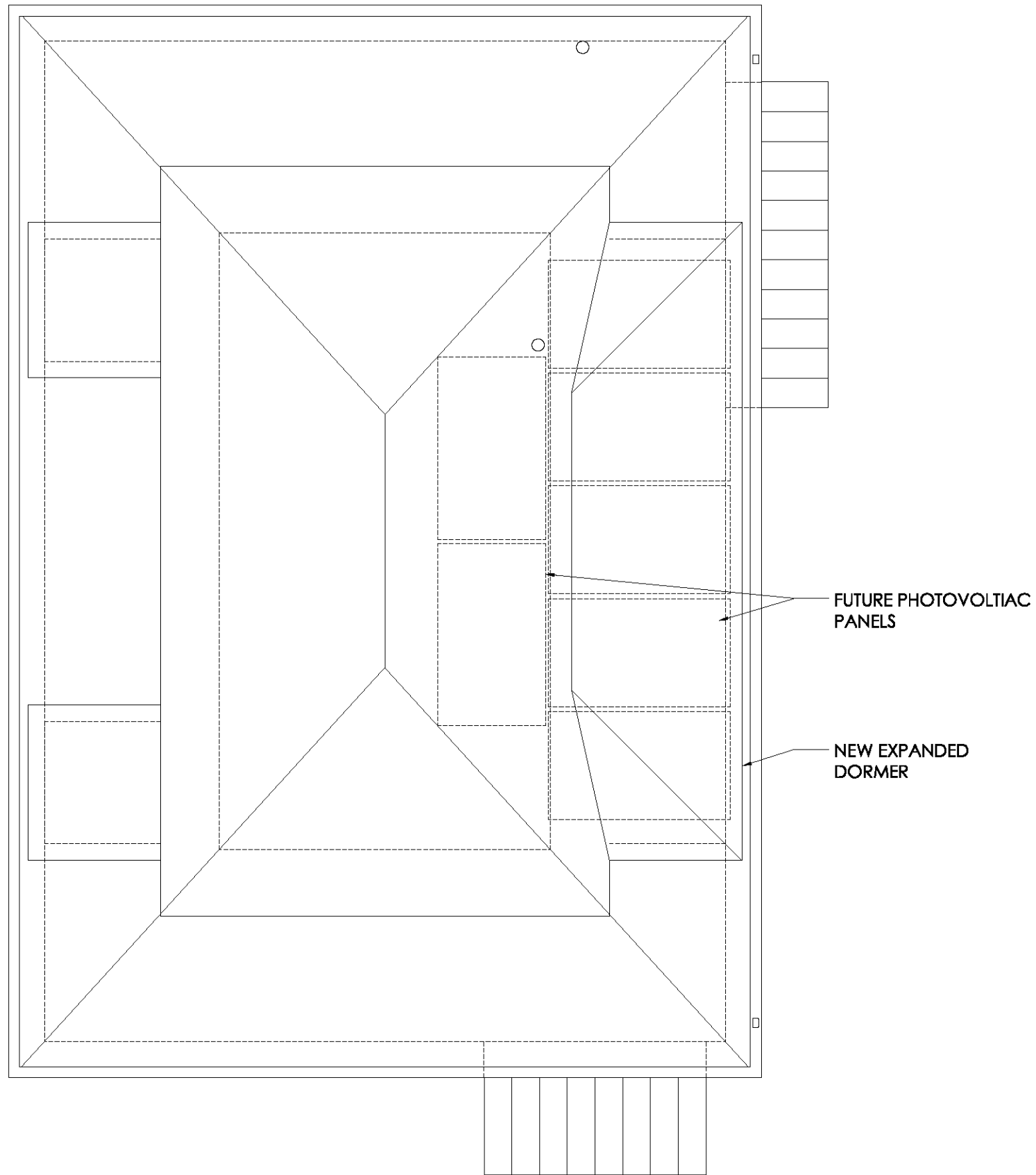
THIRD FLOOR PLAN PROPOSED - OPTION

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

Renovation to Residence
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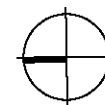


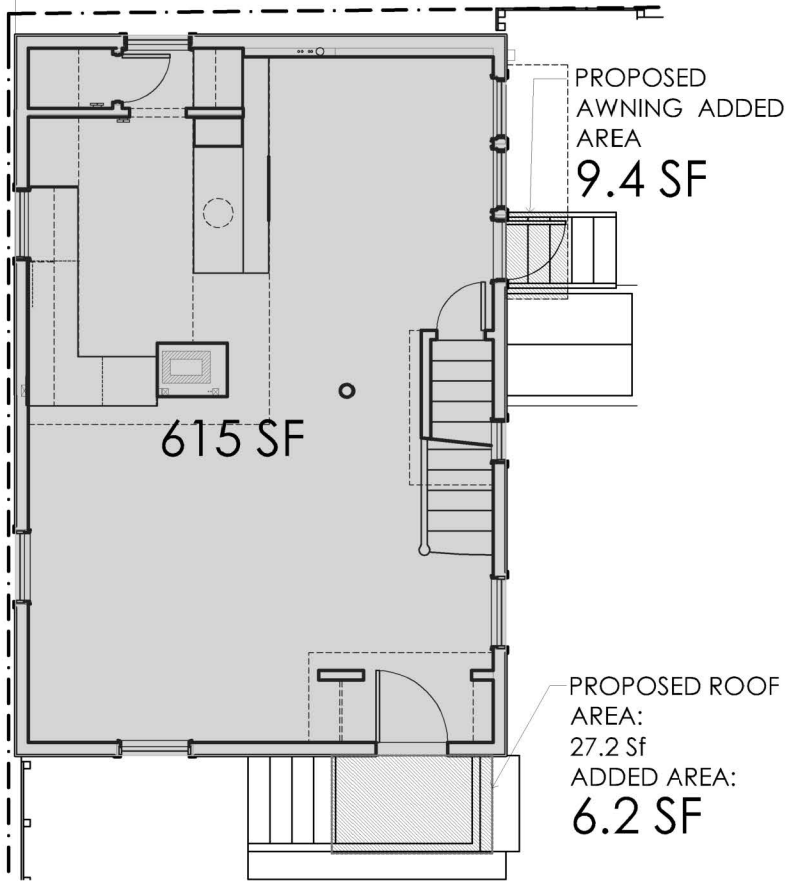


ROOF PLAN PROPOSED

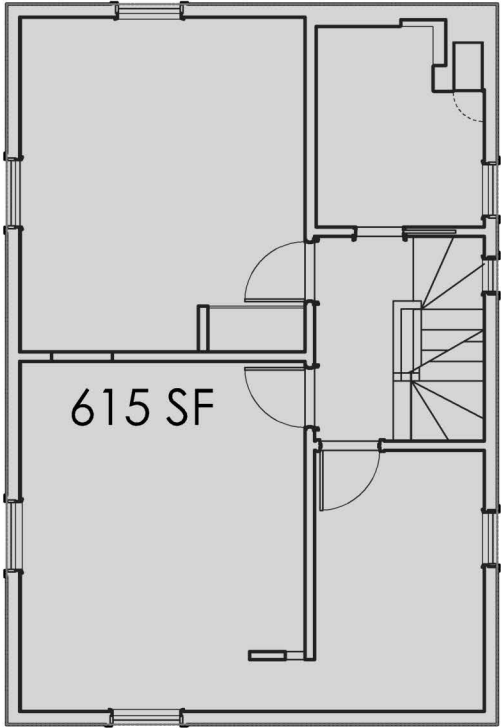
SCALE: 1/4" = 1'-0"

Renovation to Residence
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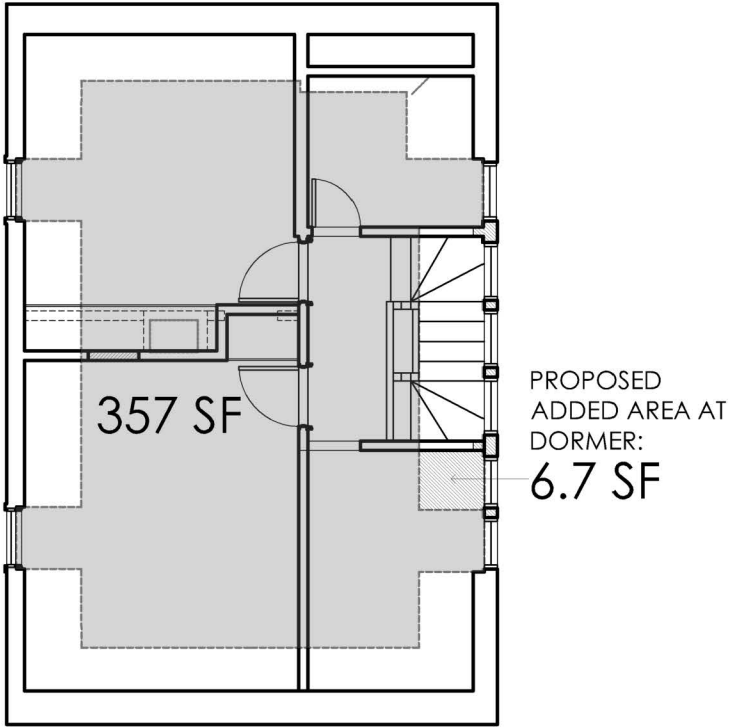




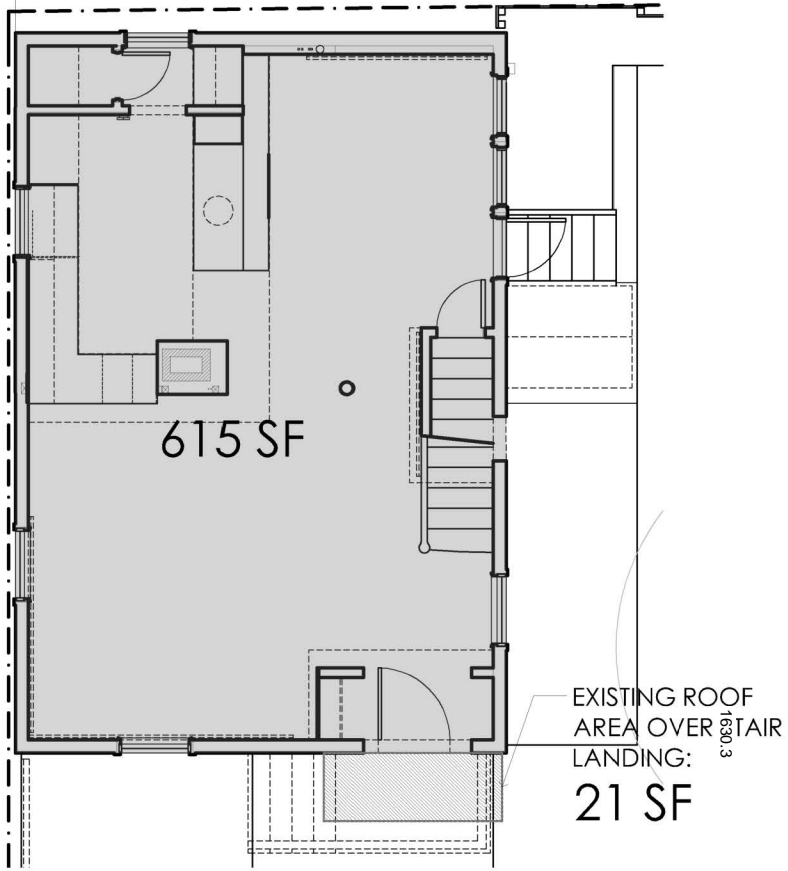
PROPOSED FIRST FLOOR PLAN



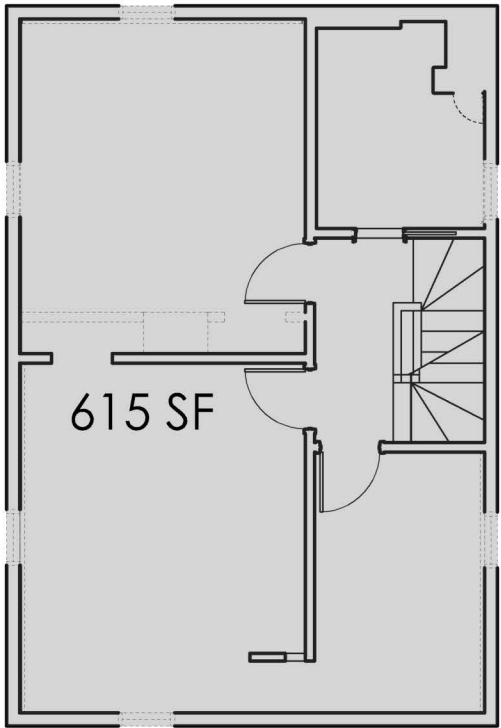
PROPOSED SECOND FLOOR PLAN



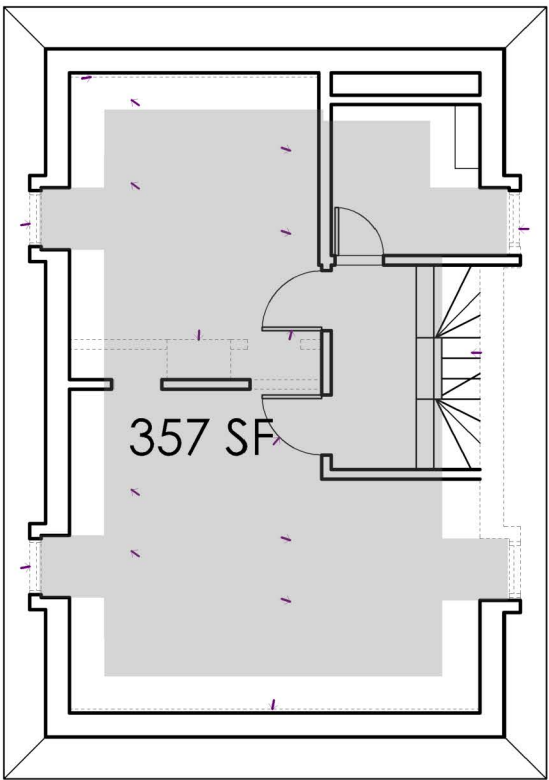
PROPOSED THIRD FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN

ZONING LEGEND			
ZONING DISTRICT: C-1			
	REQUIRED	EXISTING	PROPOSED
MIN LOT SIZE	5000	1646	No change
MIN LOT AREA PER DWELLING UNIT	1500	1646	No change
RATIO: GROSS FLOOR AREA TO LOT AREA	.75	.98	.99
MAX FAR	1253	1608	1628.15
MIN LOT WIDTH	50	38.48	No change
FRONT YARD	From centerline of street: 10'-7 1/2" From lot line: $H+L/6 = (33.6+20.4)/6 = 9'$ 10'-0" min	From centerline of street: 10'-4" From lot line: 3 1/2"	No change
SIDE YARD (LEFT)	7'-6" min	1'-0"	No change
SIDE YARD (RIGHT)	7'-6" min	7'-8 5/8"	No change
REAR YARD	20'-0"	22'-5 7/8"	20'-1"
MAX BUILDING HEIGHT	35'-0"	33'-6"	No change

EXISTING AND PROPOSED PLANS - FLOOR AREA

SCALE: 1/8" = 1'-0"

88 School Street
Cambridge MA

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—●— RIDGE LINE

—●— FIN. CEILING

—●— THIRD FLOOR
—●— FIN. CEILING

—●— SECOND FLOOR
—●— FIN. CEILING

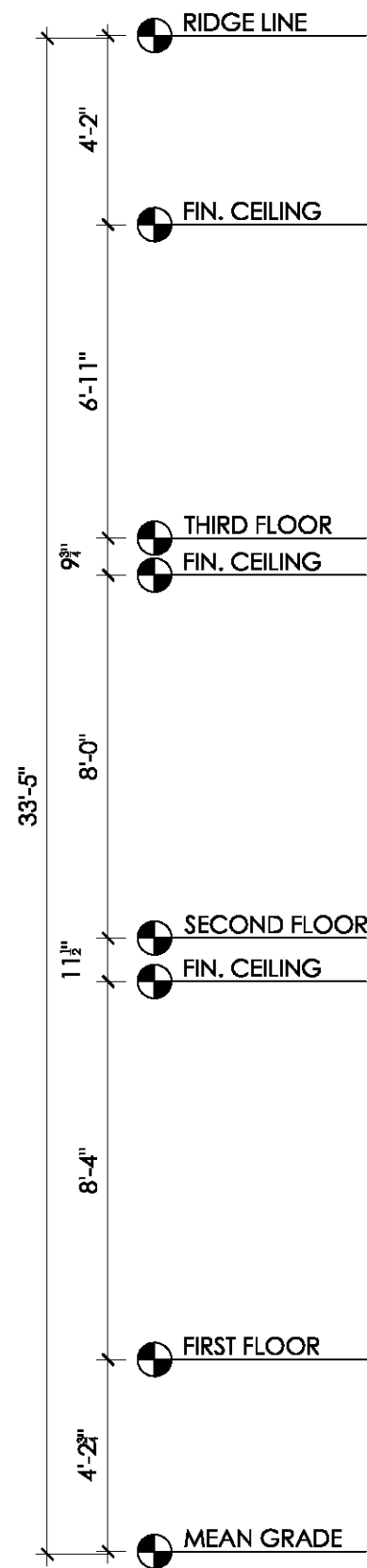
—●— FIRST FLOOR

—●— MEAN GRADE



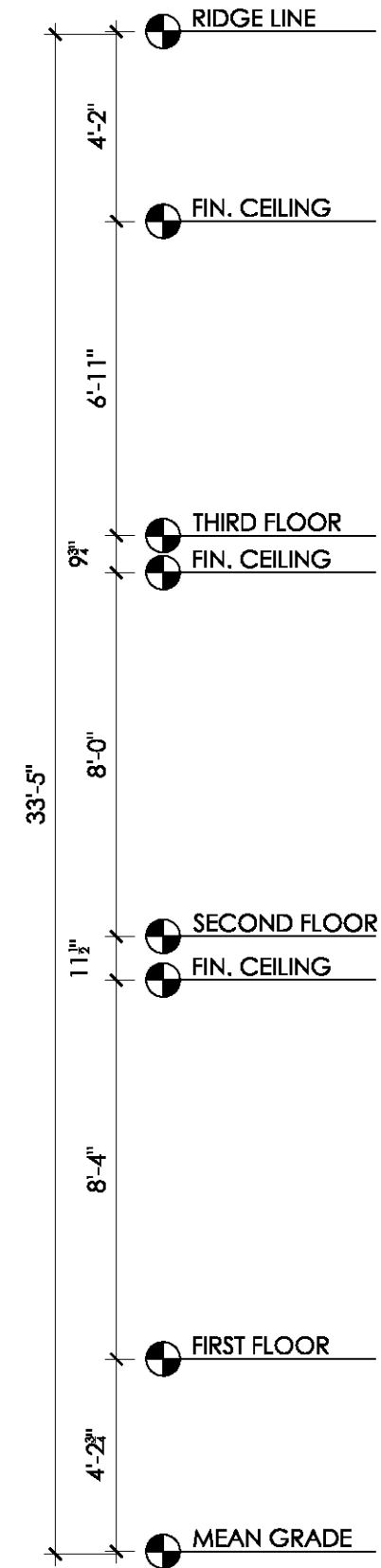
WEST ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

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NORTH ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

Renovation to Residence
88 School Street
Cambridge MA
DEC. 12, 2021



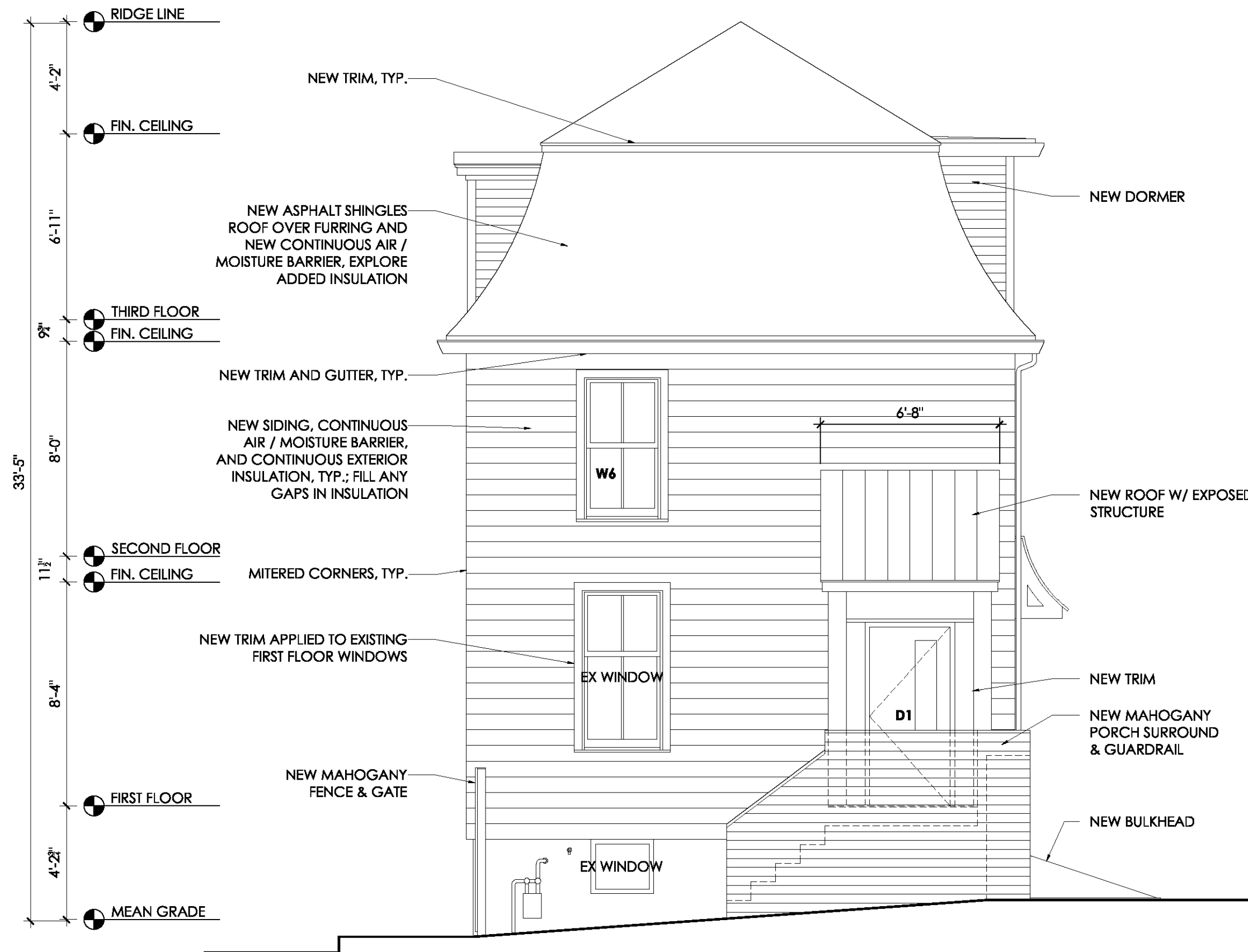
EAST ELEVATION
EXISTING
SCALE: 1/4" = 1'-0"

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**SOUTH ELEVATION
EXISTING**
SCALE: 1/4" = 1'-0"

Renovation to Residence
88 School Street
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NOTES:

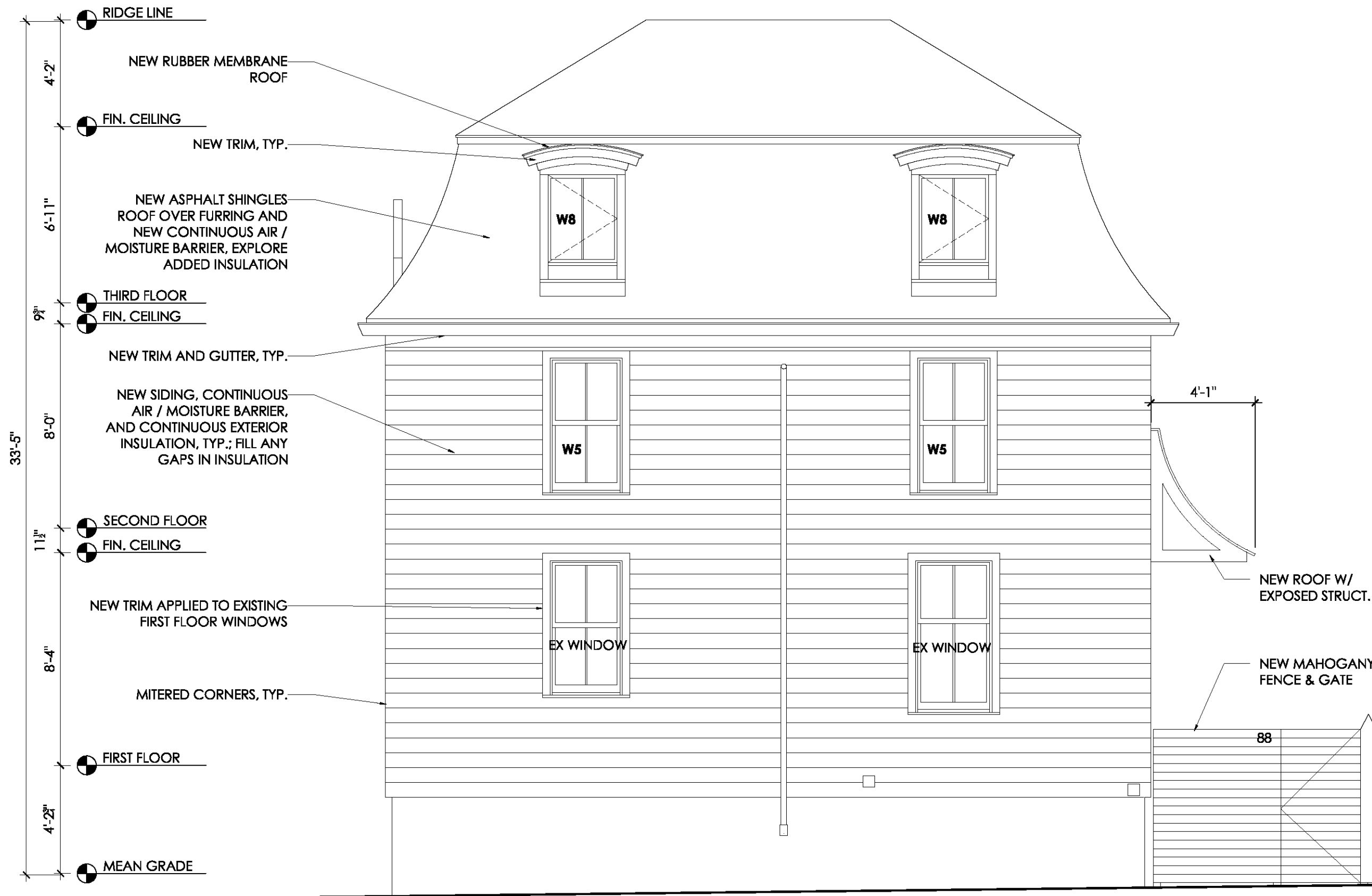
1. EXISTING EXTERIOR CLADDING TO BE REMOVED TO EXISTING SHEATHING AT ROOF AND WALLS

WEST ELEVATION PROPOSED

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

Renovation to Residence
88 School Street
Cambridge MA

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NOTES:

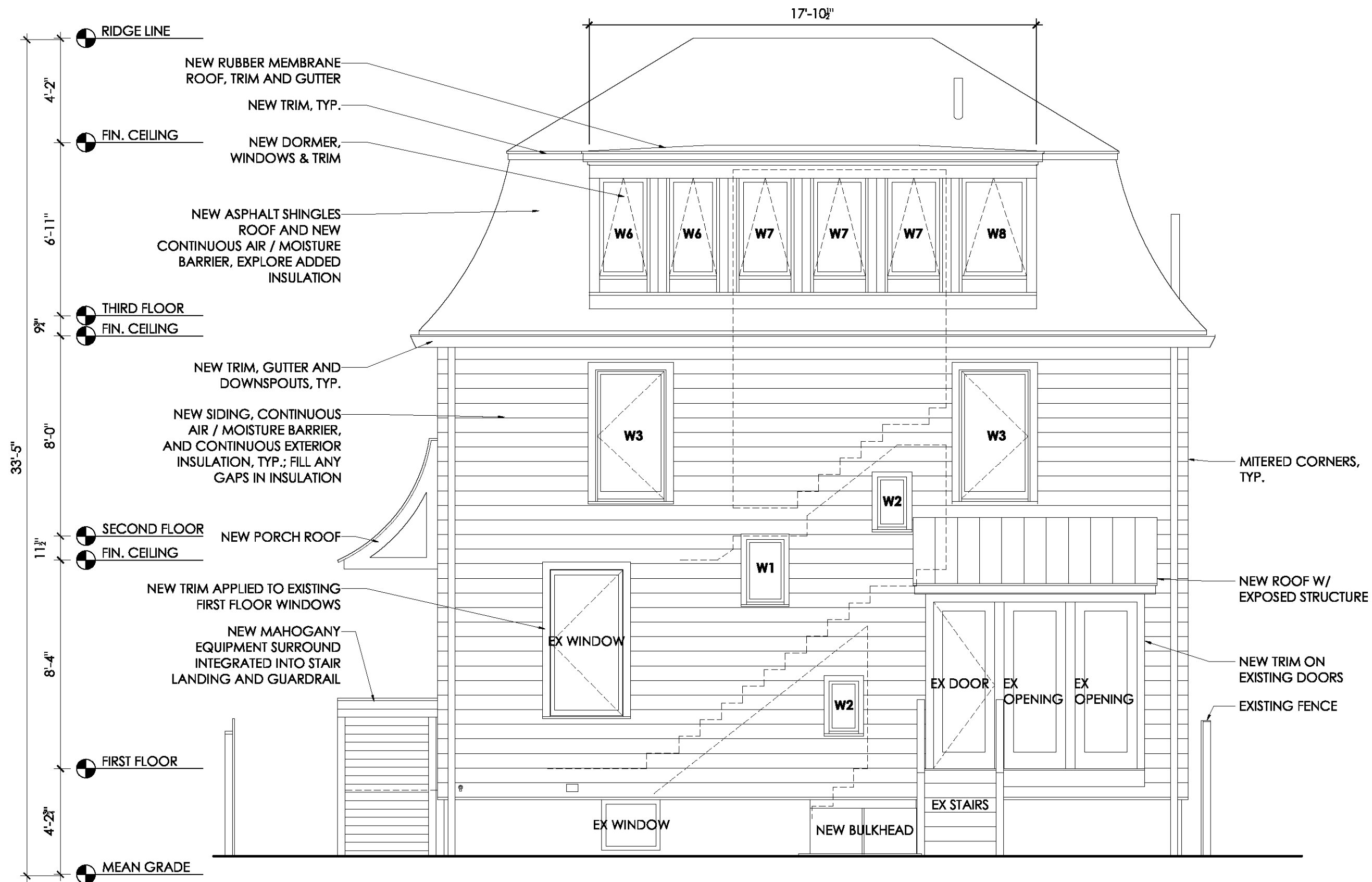
1. EXISTING EXTERIOR CLADDING TO BE REMOVED TO EXISTING SHEATHING AT ROOF AND WALLS

NORTH ELEVATION PROPOSED

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

Renovation to Residence
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Cambridge MA

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NOTES:

1. EXISTING EXTERIOR CLADDING TO BE REMOVED TO EXISTING SHEATHING AT ROOF AND WALLS

SOUTH ELEVATION PROPOSED

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

Renovation to Residence
88 School Street
Cambridge MA

DEC. 12, 2021



Front View from School St. - Looking Southwest



Front View from School St. - Looking Southeast



View of Entry Porch



Rear View from Bishop Allen Dr. - Looking Northeast



Rear View from Back Yard



Rear View from Bishop Allen Dr. - Looking Northwest

Alexander Schwartz & Halcyone Wise

86 School Street

Cambridge, MA 02139

November 23, 2021

Matthew Larue & Randa Ghattas

88 School Street

Cambridge, MA 02139

I'm writing in support of Matthew Larue and Randa Ghattas' renovation project. Randa and Matthew have been exemplary neighbors and active, involved members of the community. After looking over their designs, we wholly support their renovation proposal as both keeping in the styling of the existing structure while tastefully adding to the usable area. We're delighted to see these updates come to life! As their direct neighbors, we enthusiastically support the changes proposed.

Sincerely,

Alexander Schwartz & Halcyone Wise

Re: Upcoming renovations to our home - 88 School St., Cambridge

From: Eva Sommaripa (evasgarden@me.com)
To: randaghattas@yahoo.com
Cc: eva_s@icloud.com; mattalarue@yahoo.com
Date: Sunday, November 28, 2021, 06:03 PM EST

All the renovations listed are fine with me.
Eva Sommaripa

Sent from my iPhone

On Nov 21, 2021, at 10:39 PM, randa ghattas <randaghattas@yahoo.com> wrote:

Hi Eva,

Hope you are well and looking forward to the upcoming Thanksgiving holiday.

As you may recall, I mentioned we wanted to do a renovation sometime in the spring of 2022. As part of the renovation, we will be expanding a dormer, updating our front porch, and adding an awning over the back door and openings, in addition to other interior and exterior improvements.

In order to do everything we would like, we will need to seek relief from zoning in the form of a special permit and are going to be submitting drawings to the zoning board. Here are the locations we are looking to get relief:

1. At the expanded dormer, we will be adding approximately 6.8 sf in a room that will be a study. This will make the study more functional and allow both Matt and I to work from home as needed.
2. The expanded dormer, as it is drawn, will be approximately 18 ft long. The zoning ordinance requires us to seek approval for a dormer longer than 15 ft.
3. At the front porch, we would like to increase the size of the overhang to protect the outside landing from the weather. That adds approximately 6.3 sf.
4. At the back awning, the area specifically over the outside stair is considered additional square footage. That area is approximately 6.2 sf.

We are attaching drawings for you to look at. We would love to get your feedback on our proposed changes and are happy to walk you through the drawings. Also, please let us know if you have any concerns that we can address. The zoning board likes to hear from neighbors and abutters and, if you have no objections to what we are doing, then a letter of support would be much appreciated. A response to this email is also fine. We are hoping to submit by Dec. 3 with your letter or comments, but if you need longer, just let us know.

Thanks in advance and hoping you have a wonderful Thanksgiving,

Your neighbors,
Randa Ghattas and Matthew LaRue
88 School St.

<88 SCHOOL ZONING PACKAGE_11-21-21.pdf>

RE: Upcoming renovations to our home - 88 School St., Cambridge

From: Mastromauro, Matthew (mmastromauro@mhlattys.com)

To: randaghattas@yahoo.com; lagroceria@comcast.net

Cc: mattalarue@yahoo.com

Date: Wednesday, December 8, 2021, 11:05 AM EST

Randa sorry for the delay back to you. No objections from 9 Bishop Allen Drive with respect to your plan that you submitted to redo your dormers. Good luck with the project.

From: randa ghattas <randaghattas@yahoo.com>

Sent: Monday, November 29, 2021 8:23 PM

To: Lagroceria <lagroceria@comcast.net>; Mastromauro, Matthew <mmastromauro@mhlattys.com>

Cc: mattalarue@yahoo.com

Subject: Re: Upcoming renovations to our home - 88 School St., Cambridge

Hi Matthew,

Thanks for getting back to us and hope you had a wonderful Thanksgiving.

We can try to answer your questions here, but if you think it will be helpful, we are more than happy to hop on a call/zoom to explain.

With regards to the dormer: It is only extending between two existing dormers and is much lower than the peak of the roof.

With regards to the City contacting neighbors: Yes, that will happen once we submit our application, but it is helpful for the applicants to have letters from neighbors as part of the application. One of the reasons we wanted to contact you at this time is to see if you have any concerns with the changes and, if not, would you be willing to write a letter in support.

With regards to traffic and construction protocols: This is a small renovation (6-9 months) for a single family house and any traffic impacts will be on School St. in front of the house. Likely impacts will be a dumpster that will take up a parking spot in front of our house for a period of time and maybe a vehicle or two for the contractor during the day. The impacts would be there for any renovation we do (with or without the special permit). It should not impact the parking lot on Bishop Allen.

Hope this helps and let us know if you'd like to discuss some more!

Take care,

Randa and Matt

On Monday, November 29, 2021, 03:29:54 PM EST, Mastromauro, Matthew <mmastromauro@mhlattys.com> wrote:

Hi Randa

We are reviewing this. It seems like the Dormer is not adding to the height of the roof is that true? We might need more time, as I am just getting to this, but nothing appears concerning (in terms of the structure) at first glance. I am not entirely familiar with the process with Cambridge Zoning, but my general understanding is that once the request for variance is requested they will reach out to neighbors, and it might make sense for us to respond at that time. Nothing really jumps out to me currently, I just want to make sure I am not missing something.

I think the thing we would be more interested in would be the construction control protocols, how long the project is anticipated to go, traffic control etc.

From: randa ghattas <randaghattas@yahoo.com>

Sent: Sunday, November 21, 2021 10:42 PM

To: Mastromauro, Matthew <mmastromauro@mhlattys.com>; Lagroceria <lagroceria@comcast.net>

Cc: mattalarue@yahoo.com

Subject: Upcoming renovations to our home - 88 School St., Cambridge

Hi Frank and Matthew,

Hope you are well and looking forward to the upcoming Thanksgiving holiday.

We are planning to do a renovation sometime in the spring of 2022. As part of the renovation, we will be expanding a dormer, updating our front porch, and adding an awning over the back door and openings, in addition to other interior and exterior improvements.

In order to do everything we would like, we will need to seek relief from zoning in the form of a special permit and are going to be submitting drawings to the zoning board. Here are the locations we are looking to get relief:

1. At the expanded dormer, we will be adding approximately 6.8 sf in a room that will be a study. This will make the study more functional and allow both Matt and I to work from home as needed.
2. The expanded dormer, as it is drawn, will be approximately 18 ft long. The zoning ordinance requires us to seek approval for a dormer longer than 15 ft.
3. At the front porch, we would like to increase the size of the overhang to protect the outside landing from the weather. That adds approximately 6.3 sf.
4. At the back awning, the area specifically over the outside stair is considered additional square footage. That area is approximately 6.2 sf.

We are attaching drawings for you to look at. We would love to get your feedback on our proposed changes and are happy to walk you through the drawings. Also, please let us know if you have any concerns that we can address. The zoning board likes to hear from neighbors and abutters and, if you have no objections to what we are doing, then a letter of support would be much appreciated. A response to this email is also fine. We are hoping to submit by Dec. 3 with your letter or comments, but if you need longer, just let us know.

Thanks in advance and hoping you have a wonderful Thanksgiving,

Your neighbors,

Randa Ghattas and Matthew LaRue

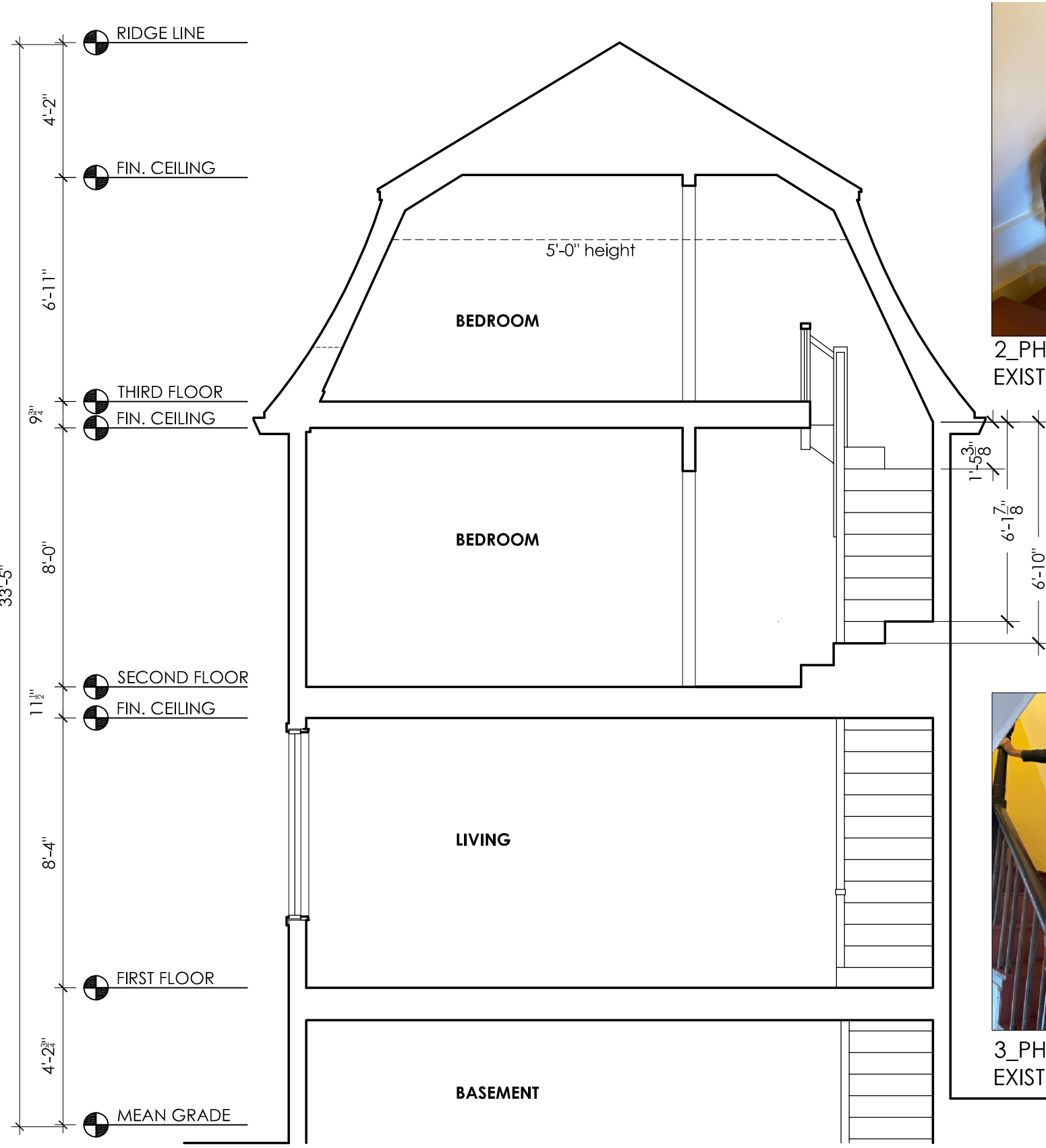
88 School St.

Pacheco, Maria

From: Eva Sommaripa <evasgarden@me.com>
Sent: Thursday, January 13, 2022 1:08 PM
To: Pacheco, Maria
Cc: randa ghattas
Subject: in favor of petition BZA-156685

My property shares a border with 88 School Street, Cambridge MA. I have reviewed their renovation proposals, and see no problems. I am in favor of granting the petition, in Case No.BZA-156685.

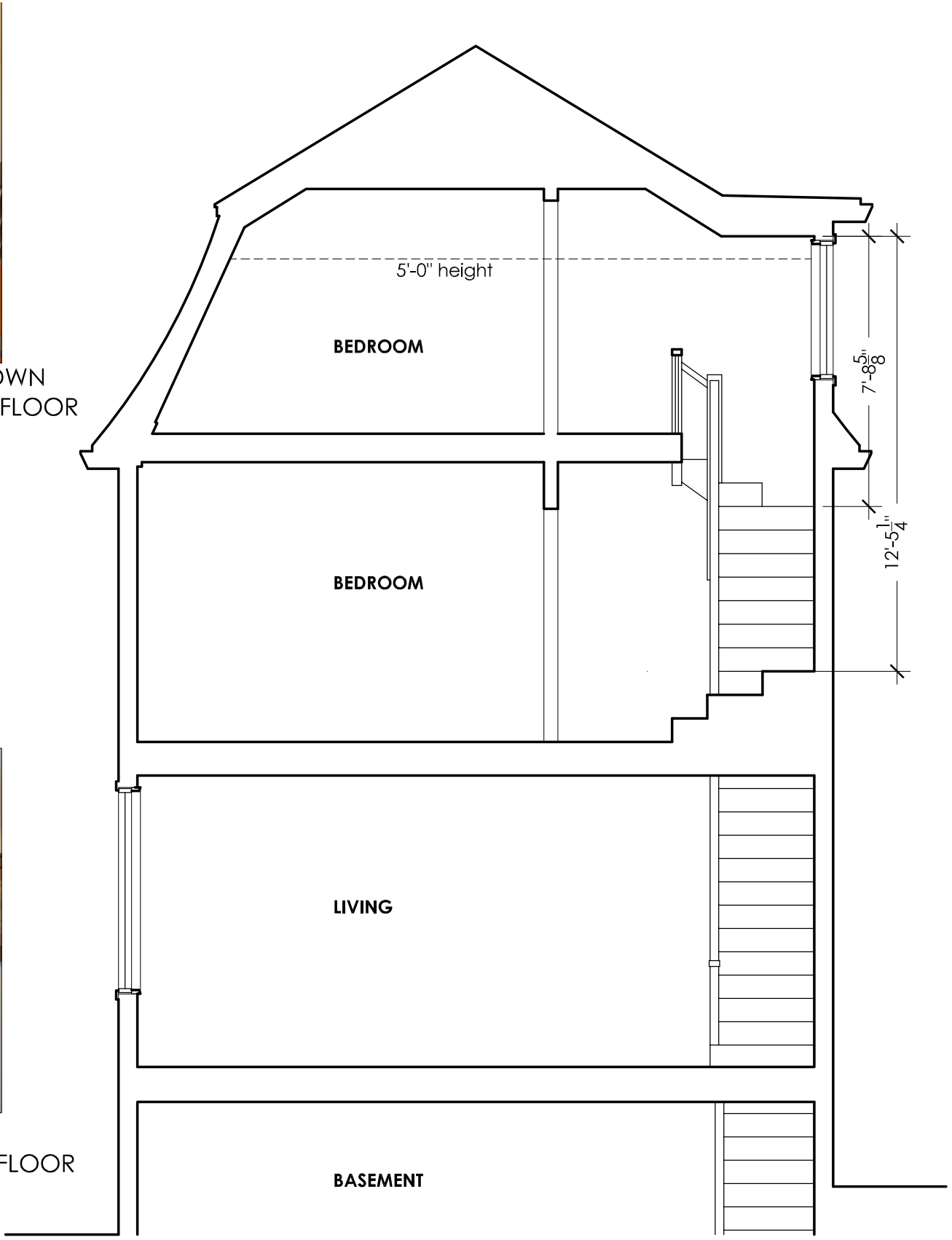
Eva Sommaripa,
Owner of
15-17.5 Bishop Richard Allen Drive
Cambridge, MA



2_PHOTO WALKING DOWN
EXISTING STAIR TO 2ND FLOOR

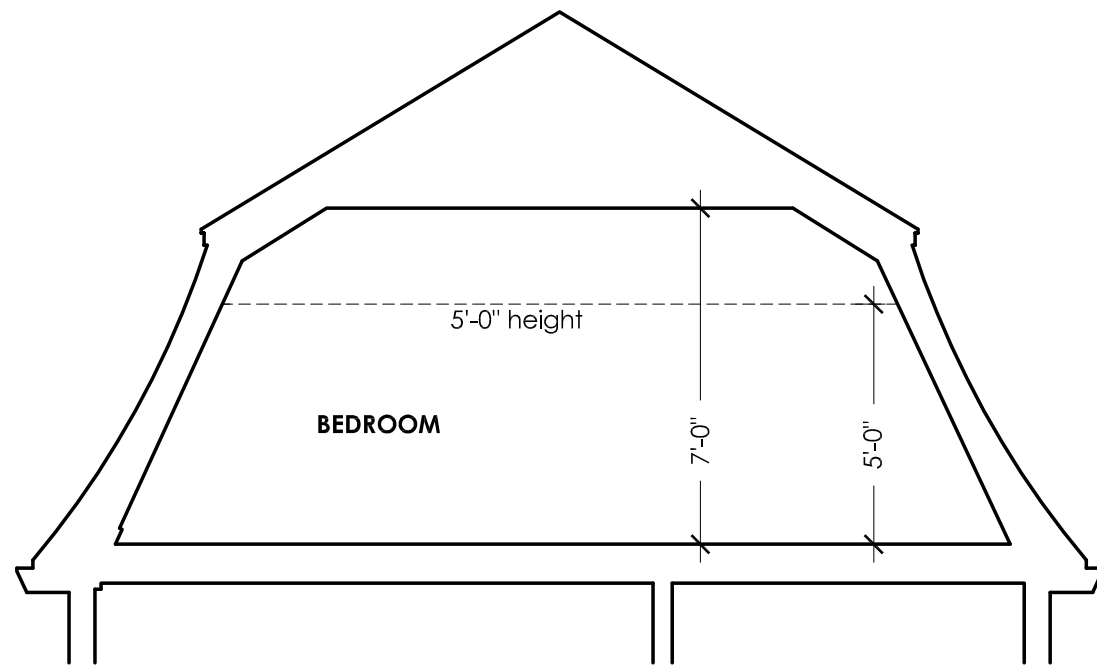


3_PHOTO WALKING UP
EXISTING STAIR TO 3RD FLOOR

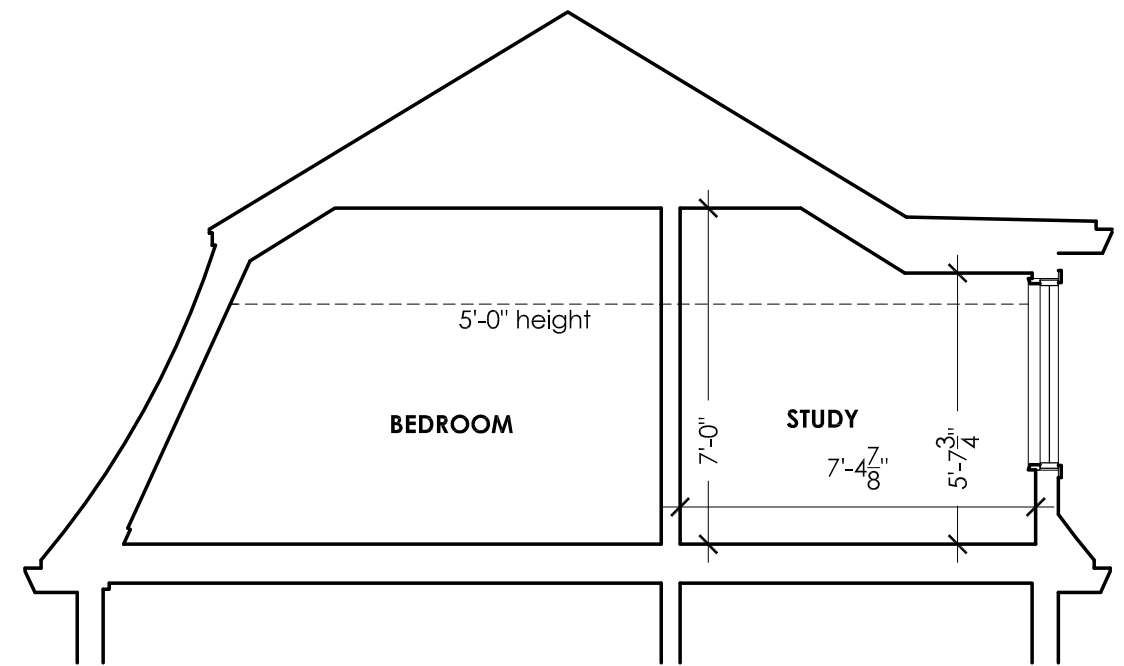
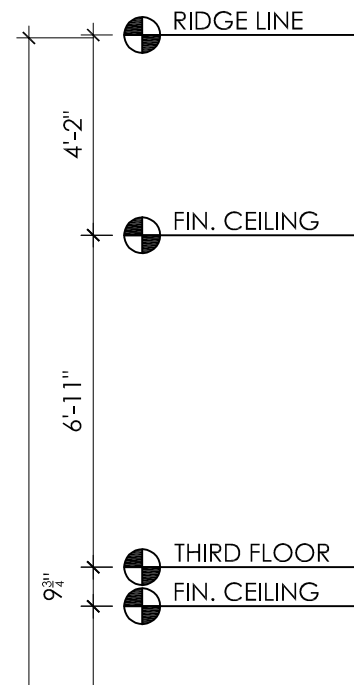


4_PROPOSED SECTION

SECTIONS AT STAIR
SCALE: 1/4" = 1'-0"
88 School Street
Cambridge MA
DEC. 12, 2021



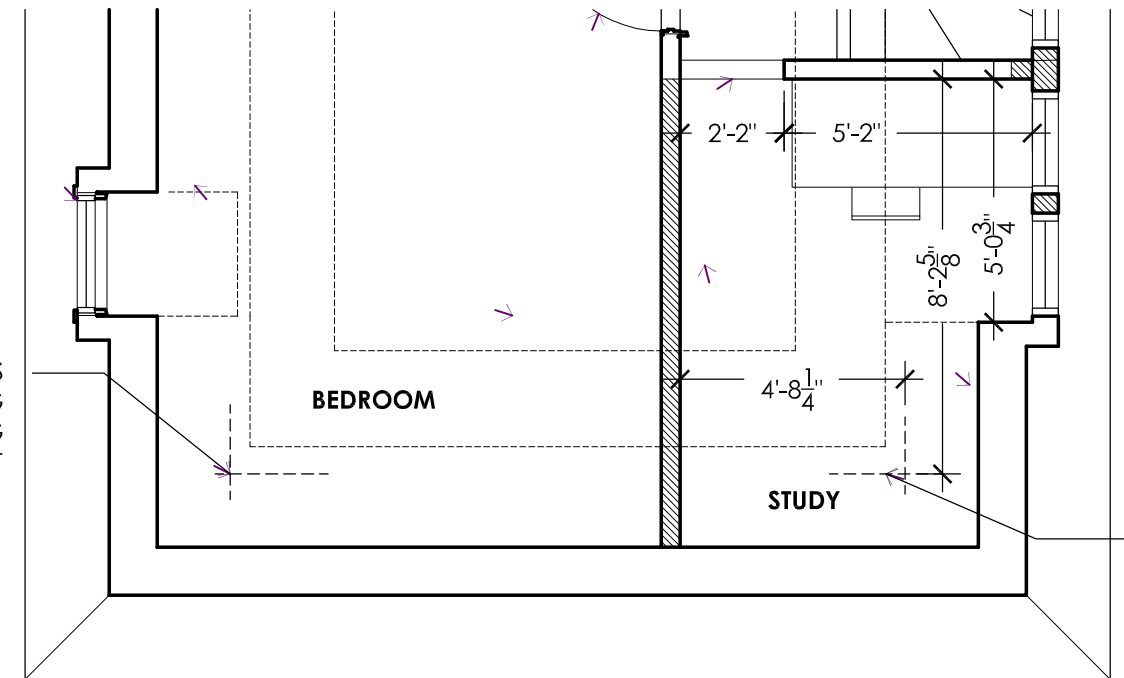
5_EXISTING SECTION



6_PROPOSED SECTION SHOWING NEW STUDY



7_EXISTING PLAN



8_PROPOSED PLAN SHOWING NEW STUDY



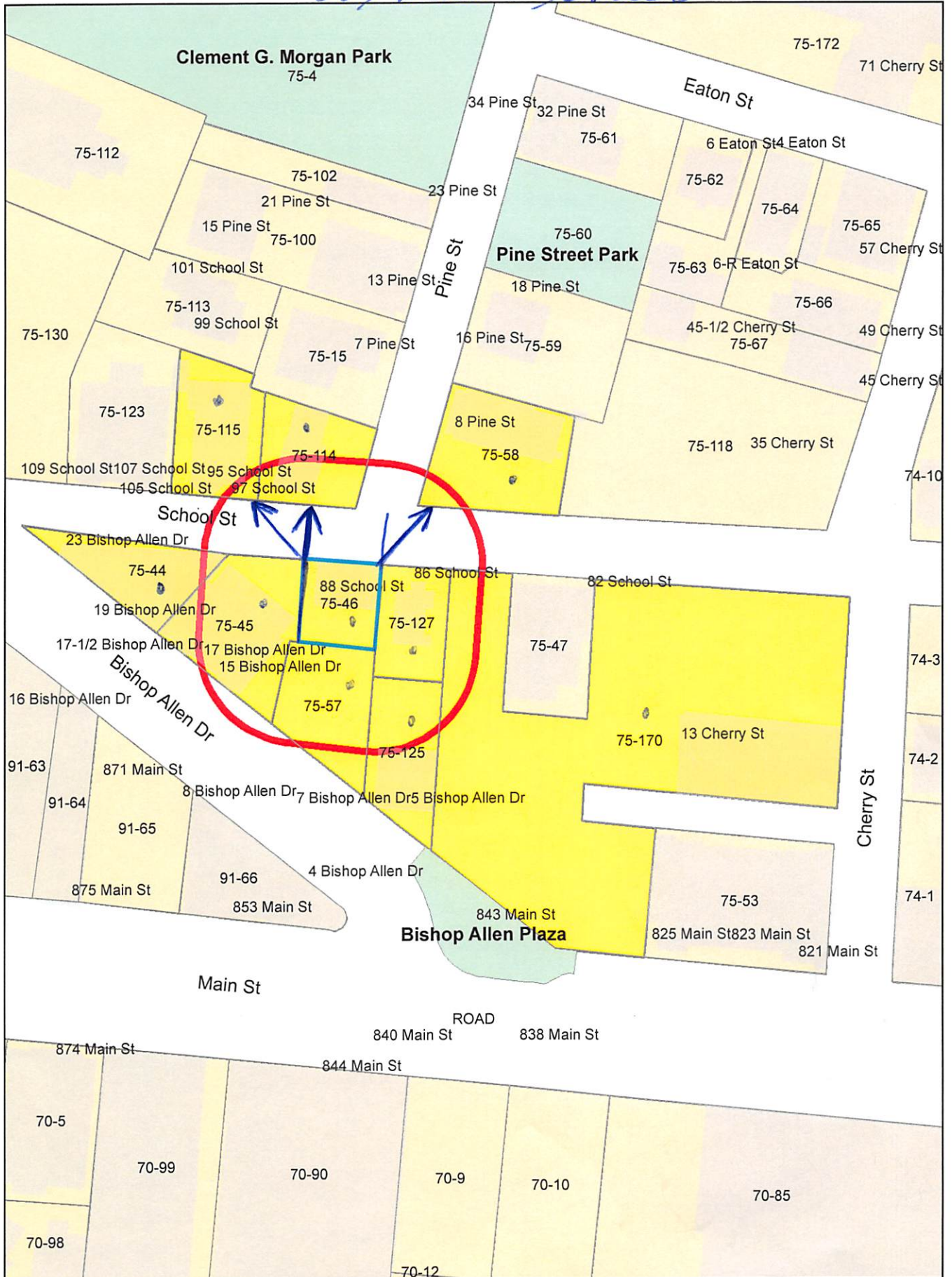
EXISTING



PROPOSED

SECTIONS AT STUDY
SCALE: 1/4" = 1'-0"
88 School Street
Cambridge MA
DEC. 12, 2021

88 School Street



88 School St. Petitioner

75-44
KIMBERK, FREDERICK
681 MAIN STREET
WALTHAM, MA 02451

75-57
FMCM REALTY LLC
P.O BX 559
CUMMAQUID, MA 02637

75-46
LARUE, MATTHEW & RANDA GHATTAS
88 SCHOOL ST
CAMBRIDGE, MA 02139-3519

75-114
BENZAN, DENNIS A. & TANYA M. BENZAN
1 PINE ST
CAMBRIDGE, MA 02139

75-125
ZION PENTECOSTAL TABERNACLE CHURCH &
CITY OF CAMBRIDGE TAX TITLE
5 BISHOP ALLEN DR
CAMBRIDGE, MA 02139

75-58
INNISS, ILEEN E. & SHIRLEY D. THOMAS
8 PINE STREET
CAMBRIDGE, MA 02139-2713

75-45
SOMMARIPA, EVA A. & LEO M. SOMMARIPA
TRS. THE GEORGE SOMMARIPA 1997 REVOC. TR
105 JORDAN RD
S. DARTMOUTH, MA 02748

75-115
BUTTS, MARY C
95 SCHOOL ST
CAMBRIDGE, MA 02139

75-170
CAMBRIDGE BRANDS, INC.
810 MAIN STREET
CAMBRIDGE, MA 02139

75-127
SCHWARTZ, ALEX
86 SCHOOL ST
CAMBRIDGE, MA 02139