

# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 FEB 22 PM 2:35  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 108519**

### General Information

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

Special Permit:   X                        Variance:   X                        Appeal:       

**PETITIONER:** Molly Wolf and Patrick Mascia C/O Sean D. Hope Esq

**PETITIONER'S ADDRESS:** 907 Massachusetts Avenue, Cambridge, MA 02139

**LOCATION OF PROPERTY:** 9 Oakland St., Unit 1, Cambridge, MA

**TYPE OF OCCUPANCY:** 1 Single Family dwelling                      **ZONING DISTRICT:** Residence C-1 Zone

**REASON FOR PETITION:**

*/New Structure/ /Parking/*

**DESCRIPTION OF PETITIONER'S PROPOSAL:**

*Petitioner requests Variance relief to construct a second dwelling that requires side yard setback and landscape relief .*

*Petitioner requests Special Permit for parking cars in tandem and within the 5' side yard setback.*

**SECTIONS OF ZONING ORDINANCE CITED:**

- Article: 5.000            Section: 5.31 (Table of Dimensional Requirements).
- Article: 6.000            Section: 6.44.1 (b) (Parking in the 5' Setback) & Sec. 6.43.2 (Tandem Parking).
- Article: 6.000            Section: 6.48 (Landscape Buffer).
- Article: 10.000          Section: 10.30 (Variance).
- Article: 10.000          Section: 10.40 (Special Permit).

Original  
Signature(s):

*Sean D. Hope*

(Petitioner (s) / Owner)

Sean D Hope

(Print Name)

Address:

2/18/2021

Tel. No. 6174920220  
E-Mail Address: wolf.molly.e@gmail.com

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

**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 Patrick m. Mascia and Molly E. Wolf  
(OWNER)

Address: 9 Oakland St. Cambridge MA 02139

State that I/We own the property located at 9 Oakland St. Cambridge MA which is the subject of this zoning application.

The record title of this property is in the name of Patrick M. Mascia and Molly E. Wolf

\*Pursuant to a deed of duly recorded in the date 2/28/2019, Middlesex South County Registry of Deeds at Book 72283, Page 220; or Middlesex Registry District of Land Court, Certificate No. \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_.

Patrick Mascia, Molly E. Wolf  
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 Patrick Mascia and Molly E. Wolf personally appeared before me, this 01 of October 2020, and made oath that the above statement is true.  
(m.a)

Marian Aguilera Notary

My commission expires 10-16-2026 (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 9 Oakland St , Unit 1 , 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:**

With the requested relief the requirements of the ordinance will be satisfied.

**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:**

No congestion, hazard, or substantial change in the established neighborhood character will result from approval of the tandem parking in the setback because it will mimic the parking patterns on the street and will not negatively impact adjacent properties.

**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 continued operation of or the development of adjacent uses will not be adversely affected because the district contains numerous similar non-conforming parking spaces within the side yard setback and is a vast improvement from the as of right covered parking previously proposed.

**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:**

No nuisance or hazard will be created nor will any detriment to the health, safety and/or welfare of the occupants of the proposed use or the citizens of the City because the parking spaces will be sufficient for the two proposed dwellings and will prevent additional car utilizing limited on street spaces.

**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 tandem parking will not impair the integrity of the district and is consistent with the intent of the ordinance by supporting the appropriately scaled new dwelling with adjacent parking outside of the front yard setback.

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

**SUPPORTING STATEMENT FOR A VARIANCE**

**EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.**

**A) A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:**

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioners because they reside at 9 Oakland street and their lot extends a full block to Oak Street such that there are two front yards and multiple side yards. Presently the Oak street frontage is underutilized creating the appearance of a vacant lot which is inconsistent with the pattern of development on the street and in the Inman Square neighborhood.

Granting the requested relief will allow Petitioners' to construct a detached two-story dwelling with tandem parking that will fill the empty portion of the lot and provide additional housing for Petitioner's aging parents and visiting extended family.

**B) The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:**

The hardship is owing to the long and narrow (30' wide frontage) shape of the lot that extends a full block such that any practical building would likely need setback relief in order to create functional family layout consistent with modern living standards. Further, the rear portion of 9 Oakland street lot has a history of being used for vehicle parking which has a negative impact on the street-scape. The proposed new dwelling will have a setback similar to adjacent properties on both Oak Street and Oakland Street and preserve much needed green space in the interior of the lot which benefits storm water drainage reducing the burden on city infrastructure.

**C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

**1) Desirable relief may be granted without substantial detriment to the public good for the following reasons:**

Desirable relief may be granted without detriment to the public good because the proposed detached dwelling is consistent with the character of development on the street and will support Petitioners' future plans to occupy the dwelling for extended and aging family. Further the proposed new dwelling complies with the dimensional regulations of article 5.31 except for a small portion being sited within the side yard setback.

**2) Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:**

The relief requested is consistent with the intent and purpose of the Ordinance, specifically section 1.03, that calls for the most rational use of the land throughout the city. The proposed dwelling will activate an underutilized portion of Oak street frontage with much needed renovated housing and add to Cambridge's housing stock of lead-free family friendly dwellings.

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

**BZA Application Form****DIMENSIONAL INFORMATION****Applicant:** Molly Wolf and Patrick Mascia**Present Use/Occupancy:** 1 Single Family dwelling**Location:** 907 Massachusetts Avenue**Zone:** Residence C-1 Zone**Phone:** 6174920220**Requested Use/Occupancy:** 2 Single Family dwelling

	<b><u>Existing Conditions</u></b>	<b><u>Requested Conditions</u></b>	<b><u>Ordinance Requirements</u></b>	
<b><u>TOTAL GROSS FLOOR AREA:</u></b>	1751SF	2496SF	2503SF	(max.)
<b><u>LOT AREA:</u></b>	3337SF	3337SF	5000SF	(min.)
<b><u>RATIO OF GROSS FLOOR AREA TO LOT AREA: <sup>2</sup></u></b>	.52	.75	.75	
<b><u>LOT AREA OF EACH DWELLING UNIT</u></b>	3337SF	1699SF	1500SF min'	
<b><u>SIZE OF LOT:</u></b>				
WIDTH	35.5'	35.5'	50'	
DEPTH	109.6'	109.6'	n/a	
<b><u>SETBACKS IN FEET:</u></b>				
FRONT	-.5'	-.5'/10'	10'	
REAR	66.3'	66.3'	30'	
LEFT SIDE	1.9'	1.9'/5'	7.5'	
RIGHT SIDE	1.8'	1.8'/10'	7.5'	
<b><u>SIZE OF BUILDING:</u></b>				
HEIGHT	33.1'	33.1'/27.1'	35'	
WIDTH	43.6'	43.6'/22.6'	n/a	
<b><u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u></b>	75%	48%	30%	
<b><u>NO. OF DWELLING UNITS:</u></b>	1	2	2	
<b><u>NO. OF PARKING SPACES:</u></b>	3+	2	2	
<b><u>NO. OF LOADING AREAS:</u></b>	0	0	n/a	
<b><u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u></b>	n/a	33.6'	10'	

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.

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**

PROJECT

New Dwelling for:

MASCIA-WOLF  
RESIDENCE

9 Oakland St  
Cambridge, MA, 02139

ISSUES / REVISIONS

Date	Description
11 FEB 21	BZA SUBMISSION

**NOT FOR CONSTRUCTION**

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DRAWING TITLE

Site Plan

SCALE

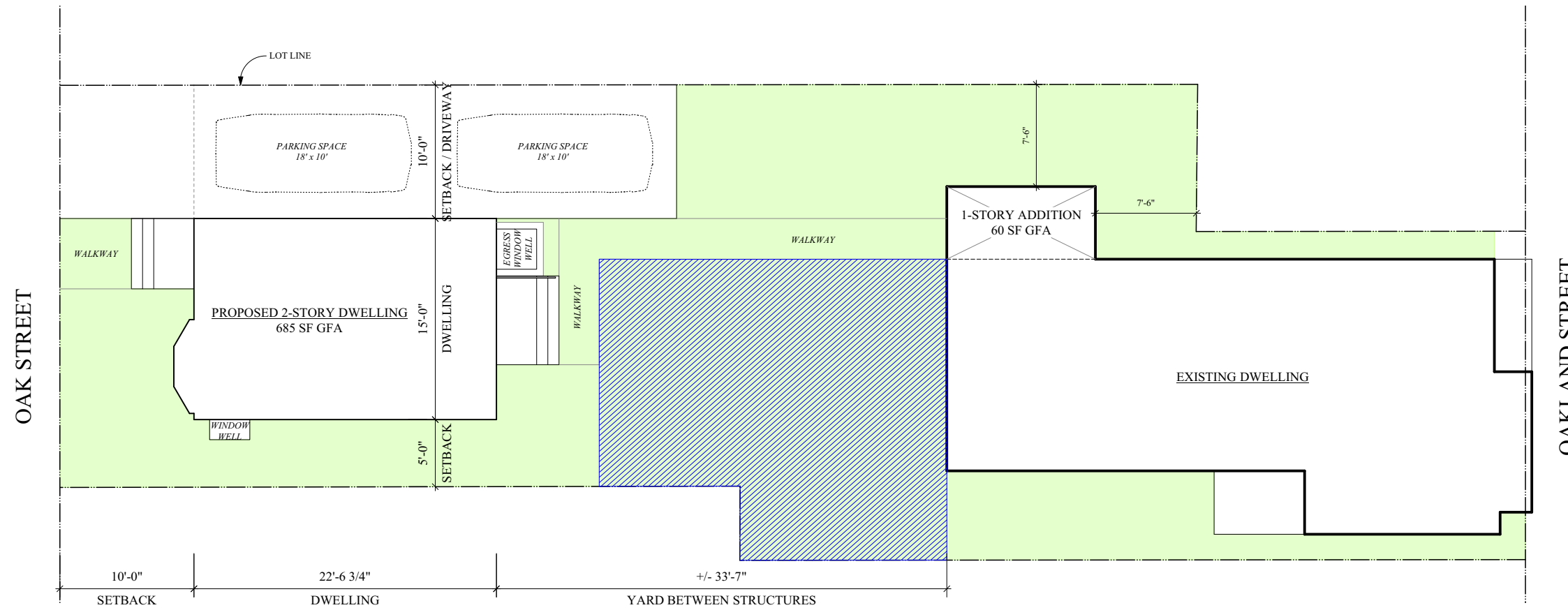
1" = 10'-0"

DATE

February 11, 2021

SHEET NUMBER

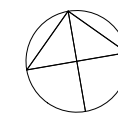
SD ND-1



OPEN SPACE LEGEND	
	AREA OF PERMEABLE OPEN SPACE
	AREA THAT QUALIFIES AS BOTH PRIVATE AND PERMEABLE OPEN SPACE

OPEN SPACE CALCULATIONS	
PRIVATE OPEN SPACE	524 SF
REQUIRED	501 SF
PERMEABLE OPEN SPACE	1,598 SF
REQUIRED	501 SF
<b>TOTAL OPEN SPACE</b>	<b>1,598 SF</b>
<b>REQUIRED</b>	<b>1,002 SF</b>

1 SITE PLAN - PROPOSED  
SCALE: 1" = 10'-0"



PROJECT

New Dwelling for:

MASCIA-WOLF  
RESIDENCE

9 Oakland St  
Cambridge, MA, 02139

ISSUES / REVISIONS

Date	Description
11 FEB 21	BZA SUBMISSION

**NOT FOR CONSTRUCTION**

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DRAWING TITLE

**Basement Floor Plan**

SCALE

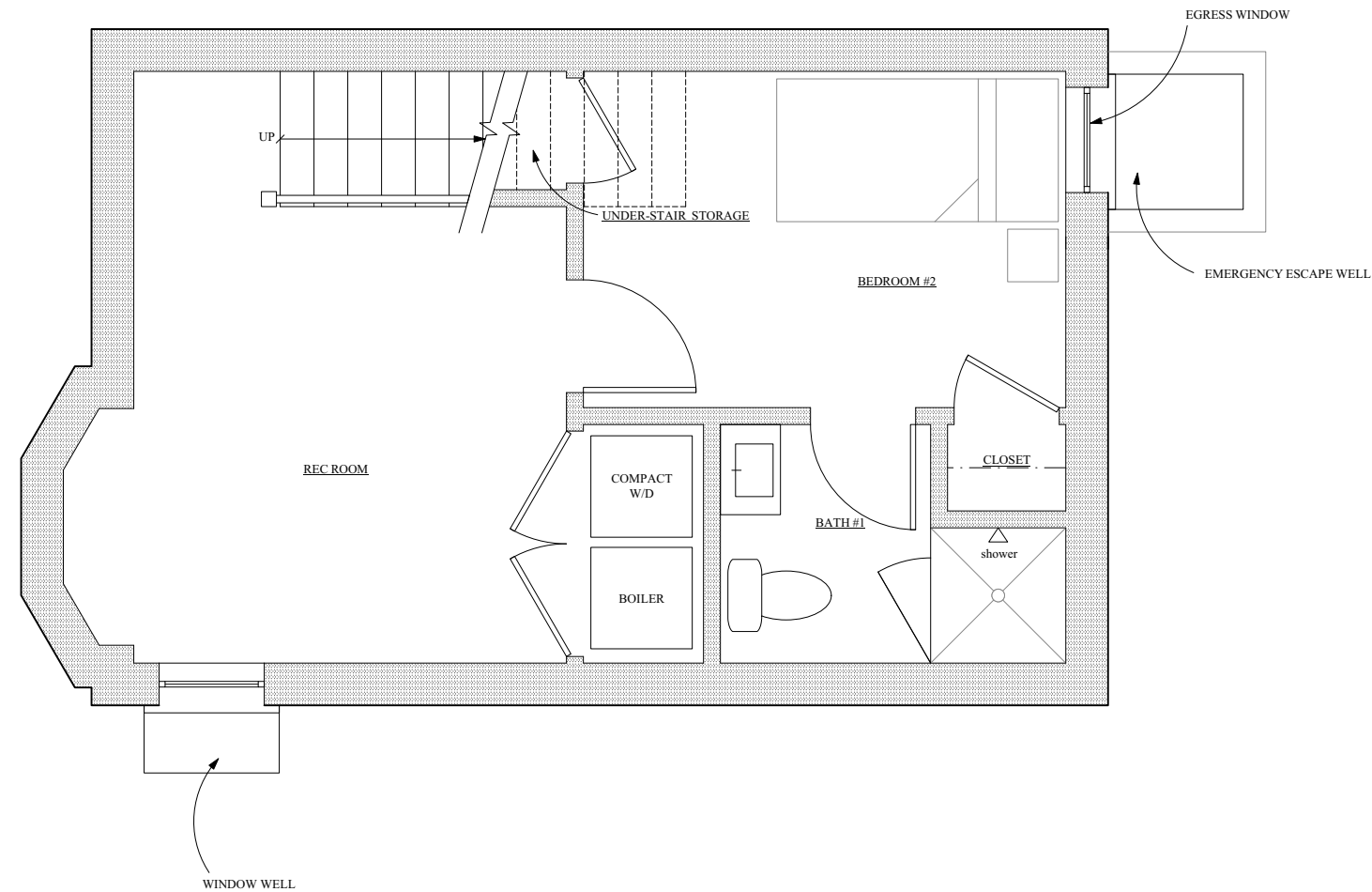
1/4" = 1'-0"

DATE

February 11, 2021

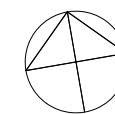
SHEET NUMBER

**SD ND-2**



GROSS FLOOR AREA	
<i>BASEMENT</i>	<i>0 SF</i>
<i>FIRST FLOOR</i>	<i>347 SF</i>
<i>SECOND FLOOR</i>	<i>338 SF</i>
<b>NEW DWELLING TOTAL</b>	<b>685 SF</b>

**1** BASEMENT PLAN  
SCALE: 1/4" = 1'-0"





PROJECT

New Dwelling for:

MASCIA-WOLF  
RESIDENCE

9 Oakland St  
Cambridge, MA, 02139

ISSUES / REVISIONS

Date	Description
11 FEB 21	BZA SUBMISSION

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DRAWING TITLE

First Floor Plan

SCALE

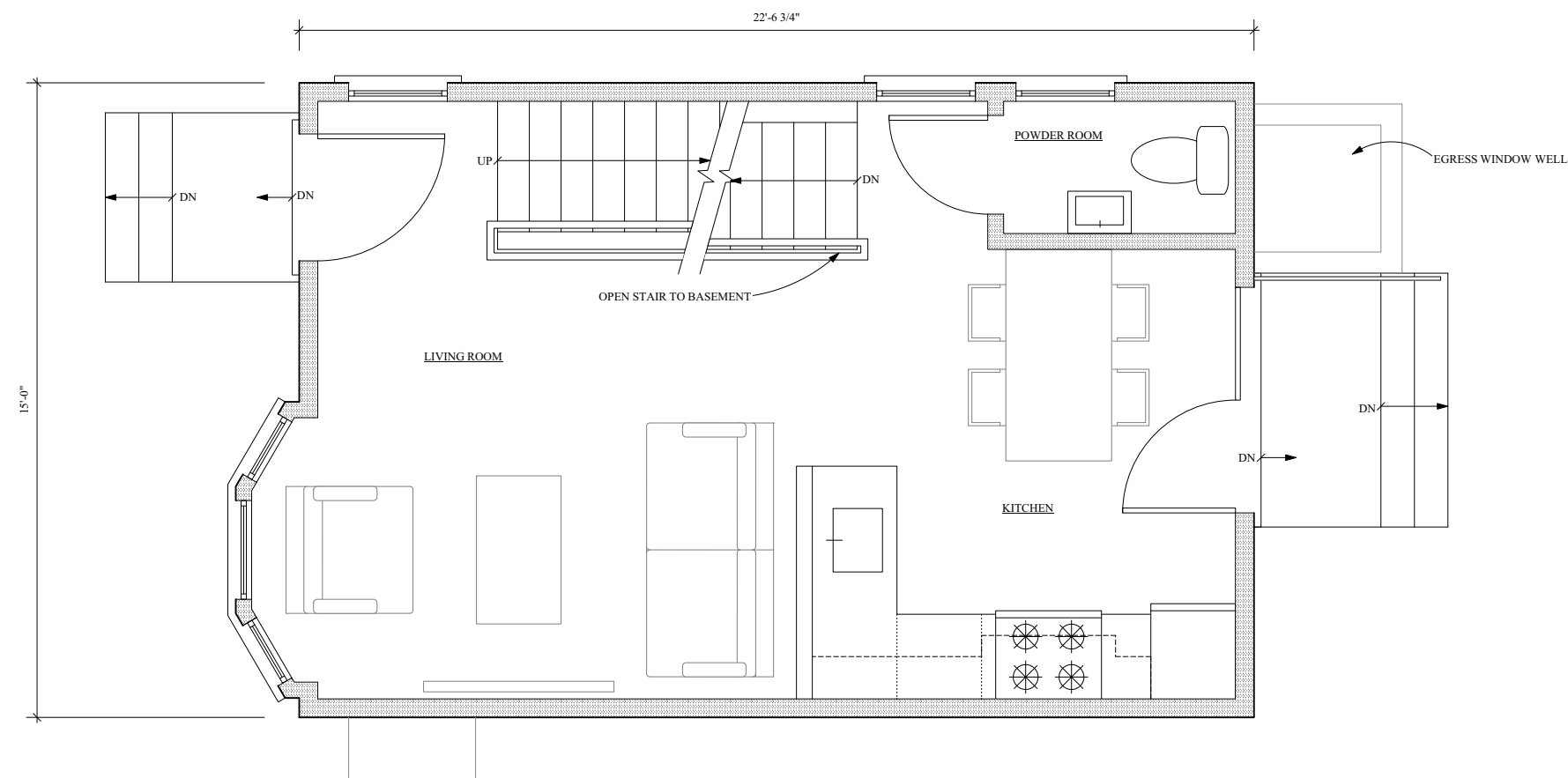
1/4" = 1'-0"

DATE

February 11, 2021

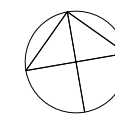
SHEET NUMBER

SD ND-3



GROSS FLOOR AREA	
BASEMENT	0 SF
FIRST FLOOR	347 SF
SECOND FLOOR	338 SF
<b>NEW DWELLING TOTAL</b>	<b>685 SF</b>

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



PROJECT

New Dwelling for:

MASCIA-WOLF  
RESIDENCE

9 Oakland St  
Cambridge, MA, 02139

ISSUES / REVISIONS

Date	Description
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DRAWING TITLE

**Second Floor Plan**

SCALE

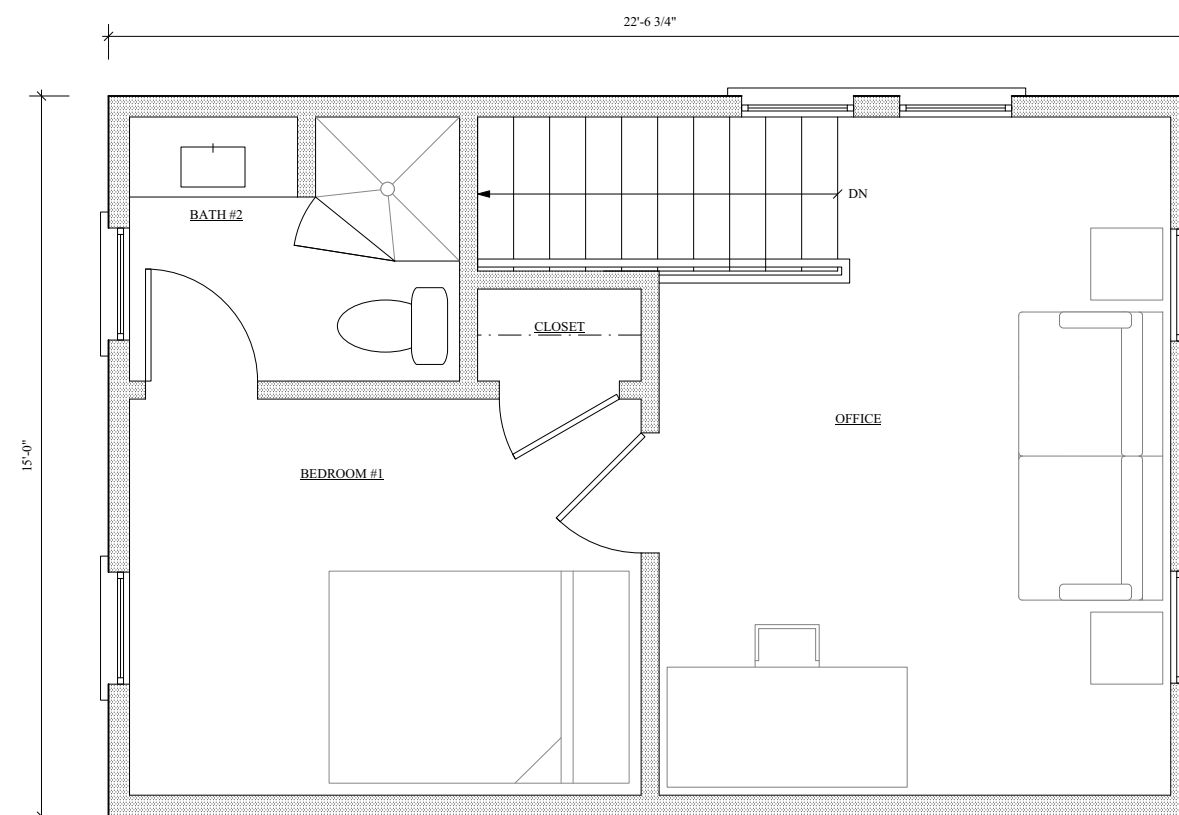
1/4" = 1'-0"

DATE

February 11, 2021

SHEET NUMBER

**SD ND-4**



GROSS FLOOR AREA	
BASEMENT	0 SF
FIRST FLOOR	347 SF
SECOND FLOOR	338 SF
<b>NEW DWELLING TOTAL</b>	<b>685 SF</b>

**1** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



PROJECT

New Dwelling for:

MASCIA-WOLF  
RESIDENCE

9 Oakland St  
Cambridge, MA, 02139

ISSUES / REVISIONS

Date	Description
11 FEB 21	BZA SUBMISSION

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DRAWING TITLE

New Dwelling West and  
North Elevations

SCALE

1/4" = 1'-0"

DATE

February 11, 2021

SHEET NUMBER

SD ND-5



2 NEW DWELLING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



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

PROJECT

New Dwelling for:

MASCIA-WOLF  
RESIDENCE

9 Oakland St  
Cambridge, MA, 02139

ISSUES / REVISIONS

Date	Description
11 FEB 21	BZA SUBMISSION

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DRAWING TITLE

New Dwelling East and South Elevations

SCALE

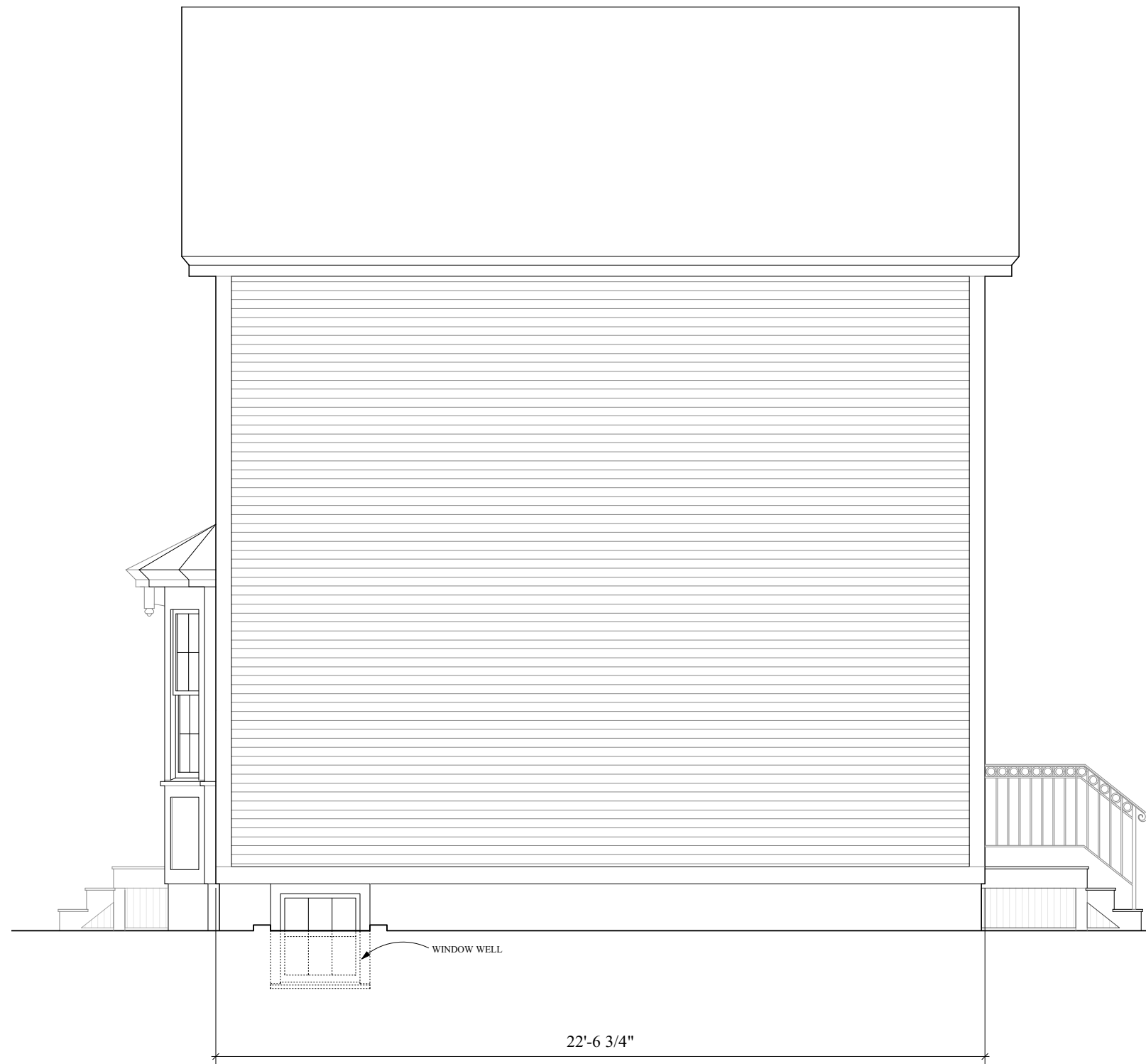
1/4" = 1'-0"

DATE

February 11, 2021

SHEET NUMBER

SD ND-6



2 NEW DWELLING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

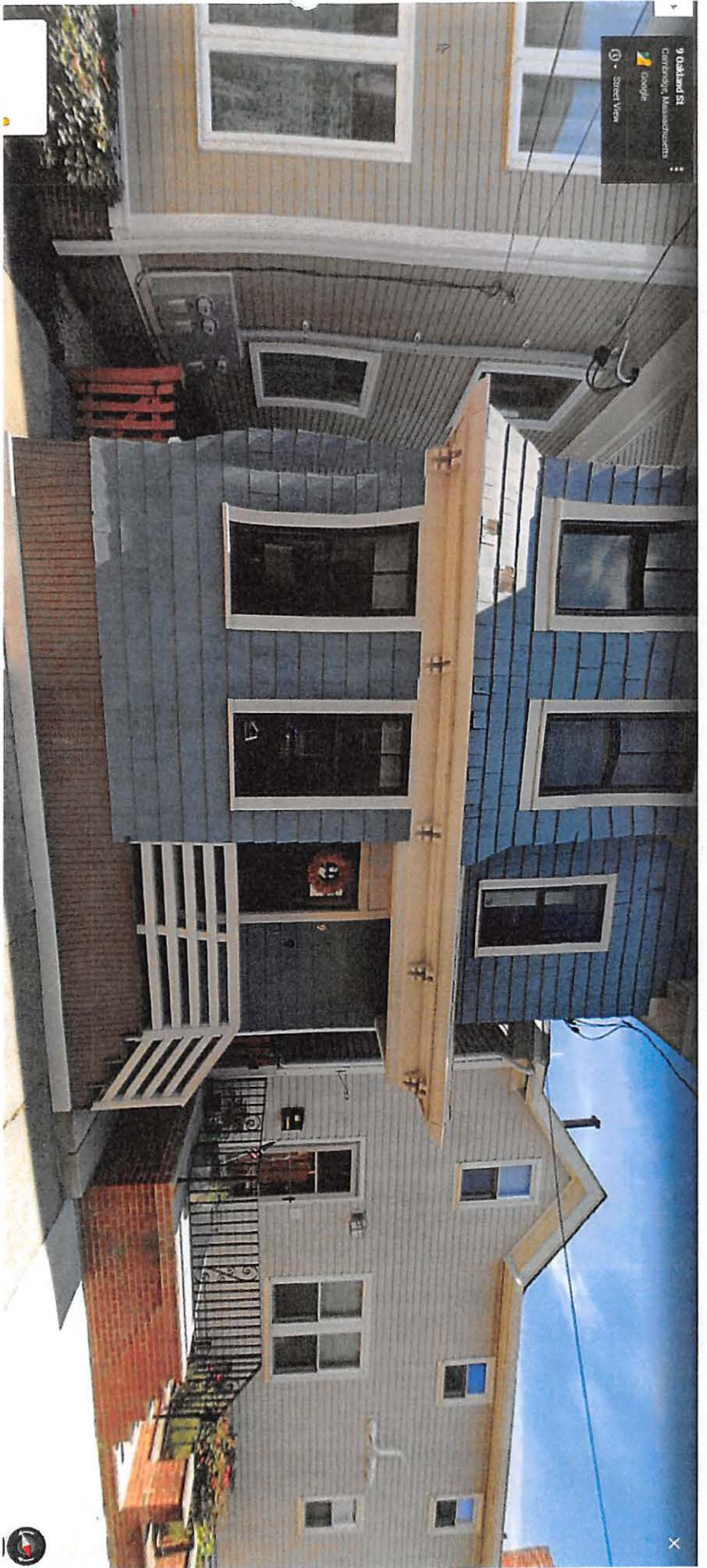


1 NEW DWELLING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

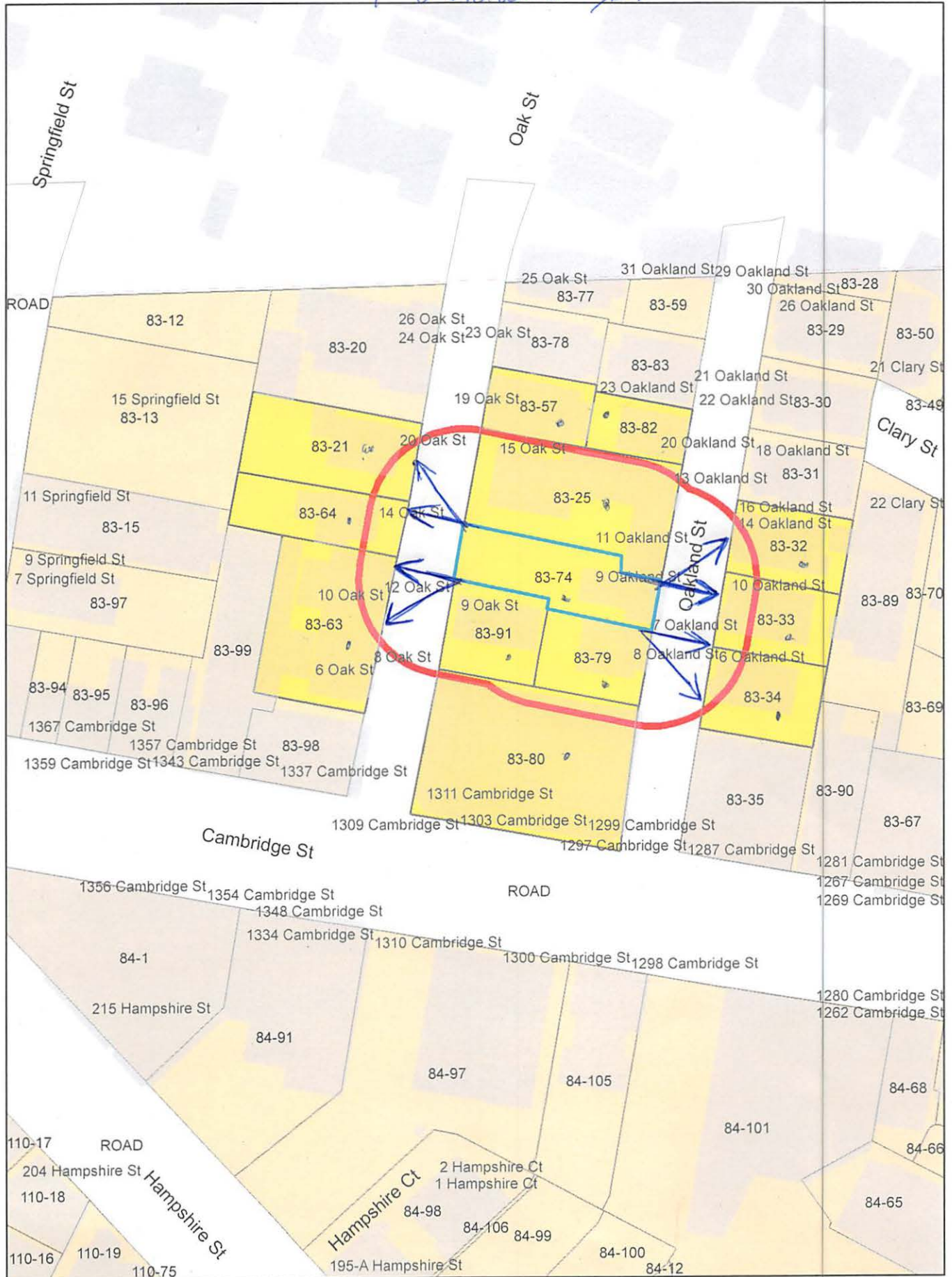
9 Oakland St.



9 Oakland St  
Cambridge, Massachusetts  
Google  
Street View



9 Oakland St.



9 Oakland St.

Petitioner

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

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

SEAN D. HOPE, ESQ.  
907 MASS AVENUE  
CAMBRIDGE, MA 02139

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

83-25  
KELLY, MATTHEW J.,  
TRUSTEE MATTHEW J. KELLY REV TRUST  
13 OAKLAND ST  
CAMBRIDGE, MA 02139

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

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

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

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

83-82  
DOYLE, THOMAS & GERALDINE DOYLE  
TR OF GERALDINE DOYLE  
23 SUNSET DR  
PEABODY, MA 01960-6609

83-21  
MARKOWITZ, SUSAN L. & RICHARD E. KRUSHNIC  
A LIFE ESTATE  
20 OAK ST  
CAMBRIDGE, MA 02139

83-32  
MEDEIROS, ANTONIO,  
TRUSTEE OF 14 OAKLAND STREET REALTY TR.  
40 BOW ST.  
STONEHAM, MA 02180

83-63  
SLEMENDA, JANET M.  
12 OAK STREET  
CAMBRIDGE, MA 02139-1995

83-57  
QU, YAN & YUBIN WANG  
19 OAK ST  
CAMBRIDGE, MA 02139

83-63  
LESATELE, ELLA & TALANOA LESATELE  
10 OAK ST  
CAMBRIDGE, MA 02139

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

83-91  
NIGRO, BRETT D. & LARISSA M. KEDDY  
9-9A OAK STREET  
CAMBRIDGE, MA 02139-1323

83-63  
PHILIPPON, VALERIE,  
TR. THE VALERIE PHILIPPON LIVING TRUST  
6 OAK ST  
CAMBRIDGE, MA 02139

83-63  
GOLDFINE, SETH  
8 OAK STREET  
CAMBRIDGE, MA 02139-1995

83-64  
BROWN, LINDA & BRYAN BROWN  
14 OAK ST  
CAMBRIDGE, MA 02141

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



**Pacheco, Maria**

108519

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**From:** benjamin wright <goodyoubin@yahoo.com>  
**Sent:** Sunday, March 14, 2021 8:30 PM  
**To:** Pacheco, Maria  
**Subject:** Opposition to the petition at 9 Oakland st.

Hi Maria,

I'm writing to let you know that we have received the city of Cambridge board of zoning appeals for number 9 Oakland St. unit number 1. We strongly oppose the petition for the construction of a second dwelling, and also the special permit to park cars in tandem. The neighborhood is already very congested, and we are flabbergasted by the idea of even thinking to construct a second dwelling. The new second dwelling and the special permit for additional cars will increase traffic jam on Cambridge Street, and nearby side streets as well.

Thank you so much.  
Youbin

[Sent from Yahoo Mail for iPhone](#)



# City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

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

2 Bds

BZA

## POSTING NOTICE - PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: MO IIG WOLF Date: 3/8/21  
(Print)

Address: 9 Oakland St. - Unit 1

Case No. BZA-108519

Hearing Date: 3/25/21

Thank you,  
Bza Members

Madeleine and Brad Matthiesen  
41 Cottage Street, Cambridge MA 02139  
March 21st, 2021

To: Cambridge Board of Zoning Appeal  
Re: Relief Petition, for 9 Oakland Street

Dear BZA:

We are writing in support of the zoning relief petition 108519, filed by Molly Wolf and Patrick Mascia. Molly and Patrick are hoping to build a small house on the back of their lot, facing Oak Street. The lot is a large paved driveway right now, and adding housing would really enhance and provide additional, much-needed housing for the area. Their relief requests would allow construction of a lovely home with green space and parking that would fit in well in the neighborhood, and zoning precludes building this structure without relief.

As another young, growing, family in Cambridge, we recognize the importance of this space and know the significant time and effort that Molly and Patrick have put into trying to meet their family's needs alongside the interest and needs of the neighborhood.

We support their requests for relief and hope the BZA will approve the compromise they have reached after significant engagement with their neighbors and the community. Please do not hesitate to contact us with any questions or concerns, or if we can support their application in any other way.

Sincerely,

Madeleine and Brad Matthiesen

Name: Vanessa Rao and Ricky Motschwiller  
Address: 29A Cameron Ave, Cambridge MA 02140  
Email: vanessa.a.rao@gmail.com  
Date: 3/22/21

To: Cambridge Board of Zoning Appeal  
Re: Relief Petition, for 9 Oakland Street

Dear BZA:

We are writing in support of the zoning relief petition 108519, filed by Molly Wolf and Patrick Mascia. Molly and Patrick are looking to build a small home on the empty parcel of land facing Oak St. As homeowners in Cambridge, we are aware of the housing crisis and recognize how rare of an opportunity this is.

Molly and Patrick are a young family looking to put roots down here. Their relief requests are reasonable, and create a charming residence which would match the character of the neighborhood.

Sincerely,

Vanessa Rao and Ricky Motschwiller

Daniel Pallin, MD, MPH  
52 Kinnaird Street, Cambridge MA 02139  
DannyJPallin@gmail.com  
(617) 671-5594  
January 29, 2021

To: Cambridge Board of Zoning Appeal  
From: Daniel Pallin, MD, MPH

Re.: **Variance petition by Molly Wolf and Patrick Mascia, for 9 Oakland Street**

Dear Board of Zoning Appeal,

Patrick Mascia and Molly Wolf are the owners and residents at 9 Oakland Street. This property extends all the way from Oakland Street to Oak Street. Molly and Patrick hope to build a small house on the Oak Street (western) portion of their lot.

I am the owner of 9 Oak Street. Molly & Patrick's property, though labeled "9 Oakland," in fact extends all the way from Oakland Street on the east to Oak Street on the west. Its southern property line abuts my property along the entirety of the northern boundary of my lot.

In its present condition, the Oak Street portion of Patrick and Molly's property is a large paved driveway. I think it's kind of sad that there is an empty lot in a neighborhood where housing is in such short supply. Patrick and Molly have put forth a thoughtful and considerate plan that adds to the available housing stock. I fully support their plan to build a new dwelling on the Oak St. side of their property.

Notably, they seek relief from the setback requirement that pertains to the space between my property and theirs. According to the regulations, their proposed structure would be required to be set back 7.5 feet from the property line. Their request is to be allowed to have a smaller setback of 5 feet. If their request were to be granted, the two buildings would be separated by 12 feet. Totally fine by me.

I am not an expert in the relevant zoning rules, but if requirements such as setbacks were to prevent the creation of an additional dwelling, I feel that this would be a case of well-intentioned regulations being enforced at the expense of the residents of Cambridge, in this case, a young family that seeks to put down roots and house a multi-generational family. The zoning rules apply to the entire city, but in this particular location, the letter of the law and the spirit of the law diverge. Consider:

1. This lot is right in Inman Square, a densely-populated area with close quarters all round. It is an adult's playground, filled with great restaurants and night spots. Housing is super hard to come by.
2. Regarding the setback between our properties, it would seem arbitrary to prevent creation of new housing because of setback requirements, given that the dense neighborhood is full of properties that were built before the current edition of the zoning ordinance, and have much smaller setbacks.
3. My property is the one that would be most directly be affected by the narrower setback issue, and I support Molly & Patrick's proposal.
4. The land in question is already paved over. Thus, no permeable space would be lost by the proposed project.

Thank you so much for the time you spend as custodians of our city, and for considering the particulars of this case. I strongly support Patrick and Molly's request for zoning relief. Please contact me if you require a notarized copy of this letter, or if I can support Molly & Patrick's application in any other way.

Yours truly,



Daniel Pallin, MD, MPH

Giovanni Berlanda-Scorza  
7 Oakland St.  
Cambridge, MA 02139

giovanni.berlanda@gmail.com  
(857) 445-3635

March 21, 2021

Dear Board of Zoning Appeal,

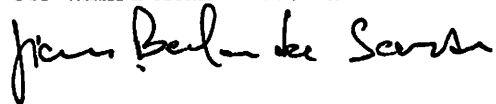
I write to you about the Variance and the Special Permit request by Molly Wolf & Patrick Mascia for 9 Oakland St., Cambridge MA 02139.

My wife and I own and live at 7 Oakland St. Our property's northern portion abuts the lot of 9 Oakland St. The property line includes roughly half of the southern boundary of 9 Oakland St.

I fully support their variance request to construct a second building in the western area of the property facing Oak St. I consider their proposed design reasonable and well fitted into the neighborhood. This new construction will not create any nuisance or detriment to the use of my property. I prize the effort they have taken to respond to the concerns raised by the owners of the abutting properties and come up with a balanced proposal.

Yours truly,

Giovanni Berlanda-Scorza



**Name: Dominico Dipietrantonio**

**Date: 3/18/2021**

**Dear Cambridge BZA:**

**We are neighbors of Molly Wolf and Patrick Mascia at 9 Oakland Street in Cambridge MA. We have seen their building proposal, and support their plans and zoning relief.**

**Signature: *Domenico Di Pietrantonio 3-21-2021***

March 15, 2021

City of Cambridge  
Board of Zoning Appeals  
831 Massachusetts Ave  
Cambridge, MA 02139

Andrew Groleau & Emily Gianetta  
11 Oakland Street  
Cambridge, MA 02139  
andrewgroleau1@gmail.com  
emily.gianetta@gmail.com

**Re: BZA Application 108519 (9 Oakland - Mascia & Wolf)**

Dear Cambridge Board of Zoning Appeals:

We have reviewed the plans for 9 Oakland Street filed by Molly Wolf and Patrick Mascia for BZA application 108519. We write to confirm that we support the proposed plan.

We would like to add that from a policy perspective, approval of this plan serves the important goal of supporting young couples that seek to set down roots and raise their families in Cambridge, which is difficult enough as it is. Whether the proposed structure is used for an aging parent, a childcare provider, or some combination of the two, it is meant to address a very real hardship. Thus, the proposed plan should be approved.

Should you have questions, we can be contacted at the email addresses above.

Sincerely,

*/s/ Andrew Groleau & Emily Gianetta*

Andrew Groleau & Emily Gianetta



Akash Gupta  
3 Greenough Ave, Apt 2, Cambridge, MA 02139  
Akash.m.gupta@gmail.com  
March 17, 2021

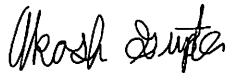
To: Cambridge Board of Zoning Appeal  
Re: Relief Petition, for 9 Oakland Street

Dear BZA:

I am writing in support of the zoning relief petition 108519, filed by Molly Wolf and Patrick Mascia. Molly and Patrick are looking to build a small home on the empty parcel of land facing Oak St. As a resident of Cambridge, I know how tight the market is. This is a rare opportunity to create new housing in the midst of a housing crisis.

Their relief requests are reasonable, and create a charming residence which would match the character of the neighborhood.

Sincerely,



Akash Gupta

March 18<sup>th</sup>, 2021  
Inman Hardware Store  
1337 Cambridge St, Cambridge MA 02139  
617-491-3405

To the Cambridge BZA:

We are a local business in Inman Square. We have seen the plans for a building proposal by Molly Wolf and Patrick Mascia, at 9 Oakland Street in Cambridge MA 02139. We support building this structure and their requests for relief.

Two handwritten signatures in blue ink, one on the left and one on the right, positioned below the text. The signatures are stylized and cursive.

Name: Dr. Daniel Okin  
Address: 6 Canal Street, Apt 107, Cambridge MA 02139  
Email: [dokin@partners.org](mailto:dokin@partners.org)  
Date: 3/17/21

To: Cambridge Board of Zoning Appeal  
Re: Relief Petition, for 9 Oakland Street

Dear BZA:

I am writing in support of the zoning relief petition 108519, filed by Dr. Molly Wolf and Patrick Mascia. I have known them personally and professionally for several years and can speak to their character. I have seen the plans for their building proposal. They are seeking to build a charming small home, carefully crafted to fit the character of the neighborhood, on the parcel of land facing Oak Street. They are seeking very reasonable zoning relief to do this, and worked closely with their neighbors to find a compromise.

My wife and I are also a young expanding family. We are in the midst of purchasing a home, and know first-hand how difficult finding housing can be in this city. This is a rare opportunity to create new housing in the midst of a housing crisis. This will allow them personally to create a multigenerational home, and will serve the city for generations to come by expanding the housing stock.

Please do not hesitate to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Okin' with a stylized flourish.

Daniel Okin, MD

Jing Ren  
8 Amory Street, Apt 3  
Cambridge, MA 02139  
jing.x.ren@gmail.com

March 17, 2021

To: Cambridge Board of Zoning Appeal  
Re: Relief Petition, for 9 Oakland Street

To Whom It May Concern:

I am writing in support of the zoning relief petition #108519, filed by Molly Wolf and Patrick Mascia. Molly and Patrick are looking to build a small home on the empty parcel of land facing Oak Street. As a resident of Cambridge, I know how tight the market is. This is a rare opportunity to create new housing in the midst of a housing crisis. Their relief requests are reasonable, and create a charming residence which would match the character of the neighborhood.

I have known Molly and Patrick for many years as Molly and I work together at Massachusetts General Hospital where Molly is a critical care doctor caring for some of the sickest people in our community. They are wonderful people and I know they would be careful, responsible and respectful custodians of this new space they are hoping to build.

Sincerely,  
Jing Ren, MD