CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2022 JUL 18 AM 11:21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 180699

General Information

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

Special Permit: X Variance: _____ Appeal: _____

PETITIONER: Joanne M. Carroll, Trustee of the Joanne M. Carroll Declaration of Trust, October 18, 2019

PETITIONER'S ADDRESS: 307 Allston Street,, Cambridge, MA 02139

LOCATION OF PROPERTY: 307 Allston St , Cambridge, MA

TYPE OF OCCUPANCY: Residential **ZONING DISTRICT:** Residence C Zone

REASON FOR PETITION:

/Dormer/ /Change single window on north side to triple window/

DESCRIPTION OF PETITIONER'S PROPOSAL:

To enlarge the first-floor right side entry deck, to widen 2nd floor enclosed porch by 16' and to add 2 third floor dormers.
To change a single window on the north side of the third floor to a triple window.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 8.000 Section: 8.22.2.D (Non-Conforming Structure).
Article: 10.000 Section: 10.40 (Special Permit).

Original Signature(s): _____
(Petitioner (s) / Owner)

RICHARD L BROWN
(Print Name)

Address: 50 HILLCREST AVE. LEXINGTON MA
Tel. No. (413) 687-9984
E-Mail Address: louis.j.manfredi@gmail.com
R. BROWN ARCHITECTS@YAHOO.COM
RBROWN@RICHARDBROWNARCHITECTS.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 JOANNE M. CARROLL, TRUSTEE OF THE JOANNE M. CARROLL DECLARATION OF TRUST DATED OCTOBER 18, 2019
(OWNER)

Address: 307 ALLSTON ST.

State that I/We own the property located at 307-309 ALLSTON ST.,

which is the subject of this zoning application.

The record title of this property is in the name of JOANNE M. CARROLL DECLARATION OF TRUST DATED OCTOBER 18, 2019

*Pursuant to a deed of duly recorded in the date 12/18/2019, Middlesex South County Registry of Deeds at Book 73845, Page 414; or Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Joanne Carroll
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 Joanne M Carroll personally appeared before me, this 13 of June, 2022, and made oath that the above statement is true.

Ejis Mali Notary

My commission expires 11/10/2028 (Notary Seal).

- If ownership is not shown in recorded deed, e.g. if by court order, recent deed, or inheritance, please include documentation.

EJNIS MALI
Notary Public, Commonwealth of Massachusetts
My Commission Expires November 10, 2028

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 307 Allston 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 request for a Special Permit is to allow the window on the north side of the third floor to be replace by three adjacent windows. This window will not violate any of the Zoning Ordinances. Currently the room has very little ventilation or light and along with the proposed dormer, this will significantly improve that room.

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:

There will be no change to the occupancy and therefore no change to the traffic, density or character of the neighborhood.

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 adjacent properties will be minimally affected by the window changes.

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 change in the window will not affect the health or safety of the occupants or any other neighbors.

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 change in windows is in character with the housing in the neighborhood and would therefore have next to no impact on the integrity of the neighborhood.

***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

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 307 Allston 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:

There are four Special Permits requested:
1) To enlarge the first-floor side entry deck which is very small and not a possible space for the tenants to be able to sit outdoors. The variance is a request to enlarge that deck area to be able to accommodate a few chairs.
2) To widen the second-floor enclosed porch which has an existing interior width of 5'-0". The proposal is to rebuild the porch (which is in significant decay) 1'4" wider, which will enable a small dining table or sofa to be located in the room, making it occupiable.
3) To add two dormers to the third floor. The current condition is that the only two poorly ventilated bedrooms are on the third floor with the only bathroom on the second floor. This is becoming difficult for the current retiring owners. The dormers would add a bathroom, more space, light and better ventilation.
4) To replace a single window on the north side of the third floor with three adjacent windows.
None of these requests will have any significant impact on the either the neighborhood or the immediate neighbors all of whom have been contacted.

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:

There will be no change to the occupancy and therefore no change to the traffic, density or character of the neighborhood.

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 adjacent properties will be minimally affected by the proposed changes which will include almost no shadowing increases.

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 changes will not affect the health or safety of the occupants or any other neighbors.

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 301 Allison 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:

There are four Special Permits requested:

1) To enlarge the first-floor side entry deck which is very small and not a possible space for the tenants to be able to sit outdoors. The variance is a request to enlarge that deck area to be able to accommodate a few chairs.

2) To widen the second-floor enclosed porch which has an existing interior width of 3'-0". The proposal is to rebuild the porch (which is in significant decay) 1'4" wider, which will enable a small dining table or sofa to be located in the room, making it comfortable.

3) To add two dormers to the third floor. The current condition is that the only two poorly ventilated bedrooms are on the third floor with the only bathroom on the second floor. This is becoming difficult for the current renting owners. The dormers would add a bathroom, more space, light and better ventilation.

4) To replace a single window on the north side of the third floor with three adjacent windows.

None of these requests will have any significant impact on the either the neighborhood or the immediate neighbors all of whom have been contacted.

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:

There will be no change to the occupancy and therefore no change to the traffic density or character of the neighborhood.

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 adjacent properties will be minimally affected by the proposed changes which will include almost no shadowing increases.

D) Nuisance or hazard would not be caused 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 changes will not affect the health or safety of the occupants or any other neighbors.

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 are in character with the housing in the neighborhood and would therefore have next to no impact on the integrity of the neighborhood.

BZA Application Form

DIMENSIONAL INFORMATION

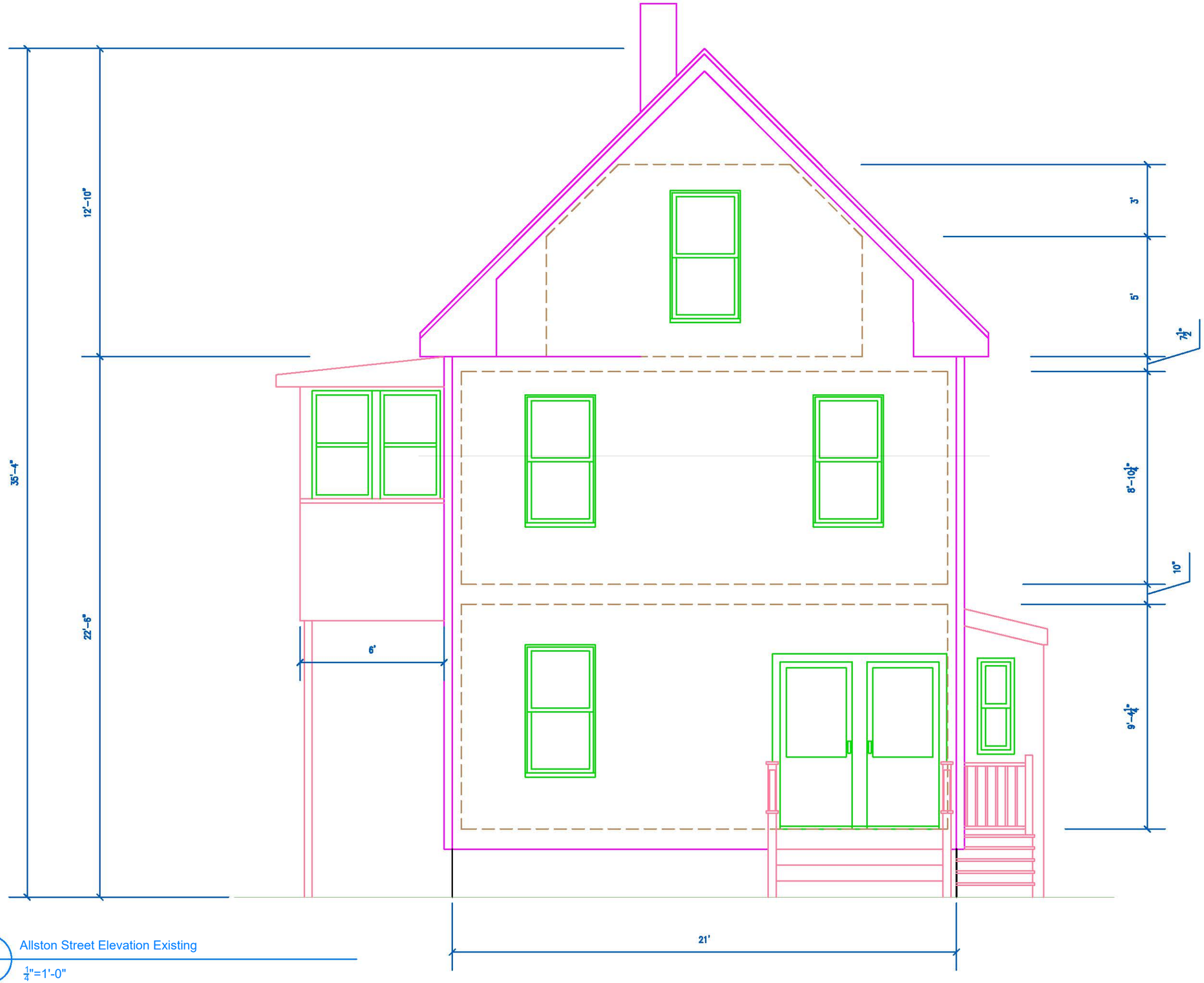
Applicant: Joanne M. Carroll, Trustee of the Joanne M. Carroll Declaration of Trust, October 18, 2019
Present Use/Occupancy: Residential
Location: 307 Allston St , Cambridge, MA
Zone: Residence C Zone
Phone: (413) 687-9984
Requested Use/Occupancy: Residential

		Existing Conditions		Requested Conditions		Ordinance Requirements	
TOTAL GROSS FLOOR AREA:		1904		2001.3		1200	(max.)
LOT AREA:		2000		2000		5000	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: [2]		.952		1.0		.6	
LOT AREA OF EACH DWELLING UNIT		1000		1000		1800	
SIZE OF LOT:	WIDTH	40		40		50	
	DEPTH	50		50		0	
SETBACKS IN FEET:	FRONT	3.7		3.7		10	
	REAR	4.4		4.4		20	
	LEFT SIDE	7.6		6.3		10.9 (sum 20 feet)	
	RIGHT SIDE	1.1		1.1		10.9 (sum 20 feet)	
SIZE OF BUILDING:	HEIGHT	35		35		35	
	WIDTH	41.5		41.5		0	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		0		0		36%	
NO. OF DWELLING UNITS:		2		2		1	
NO. OF PARKING SPACES:		1		1		2	
NO. OF LOADING AREAS:		na		na		na	
DISTANCE TO NEAREST BLDG. ON SAME LOT		na		na		na	

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.:

na

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'.



Allston Street Elevation Existing

¼"=1'-0"

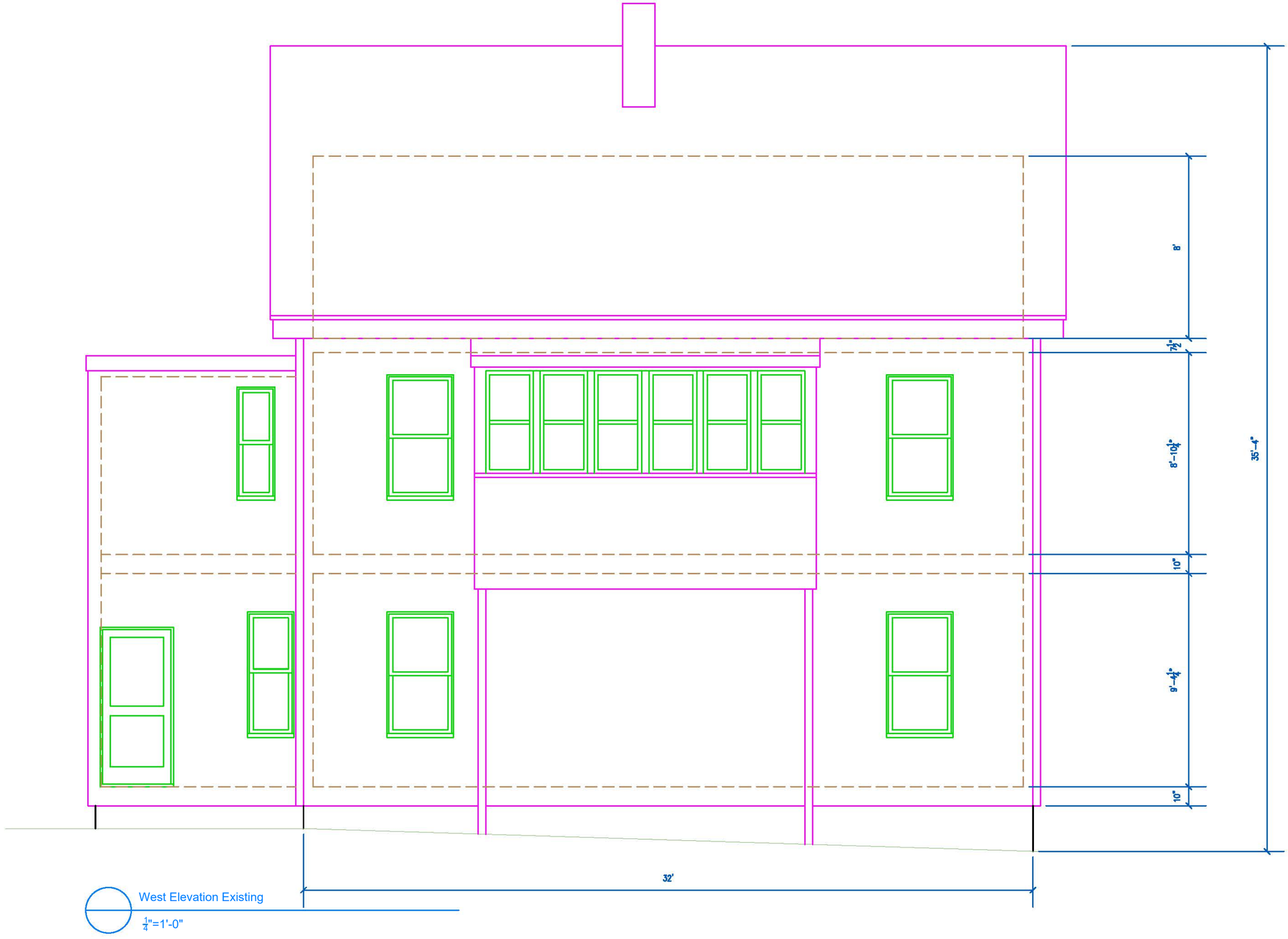
Date
7/29/2021
8/8/2021
6/14/2022

Richard Brown Architects
50 Hillcrest Ave. Lexington, MA 02420
11 Whitehouse Lane, Winter Harbor, ME 04693
(617) 515-7403
RichardBrownArchitects.com

Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Allston Street Elevation Existing
¼" = 1'-0"

A-1



7/29/2021
8/8/2021
6/14/2022

Date

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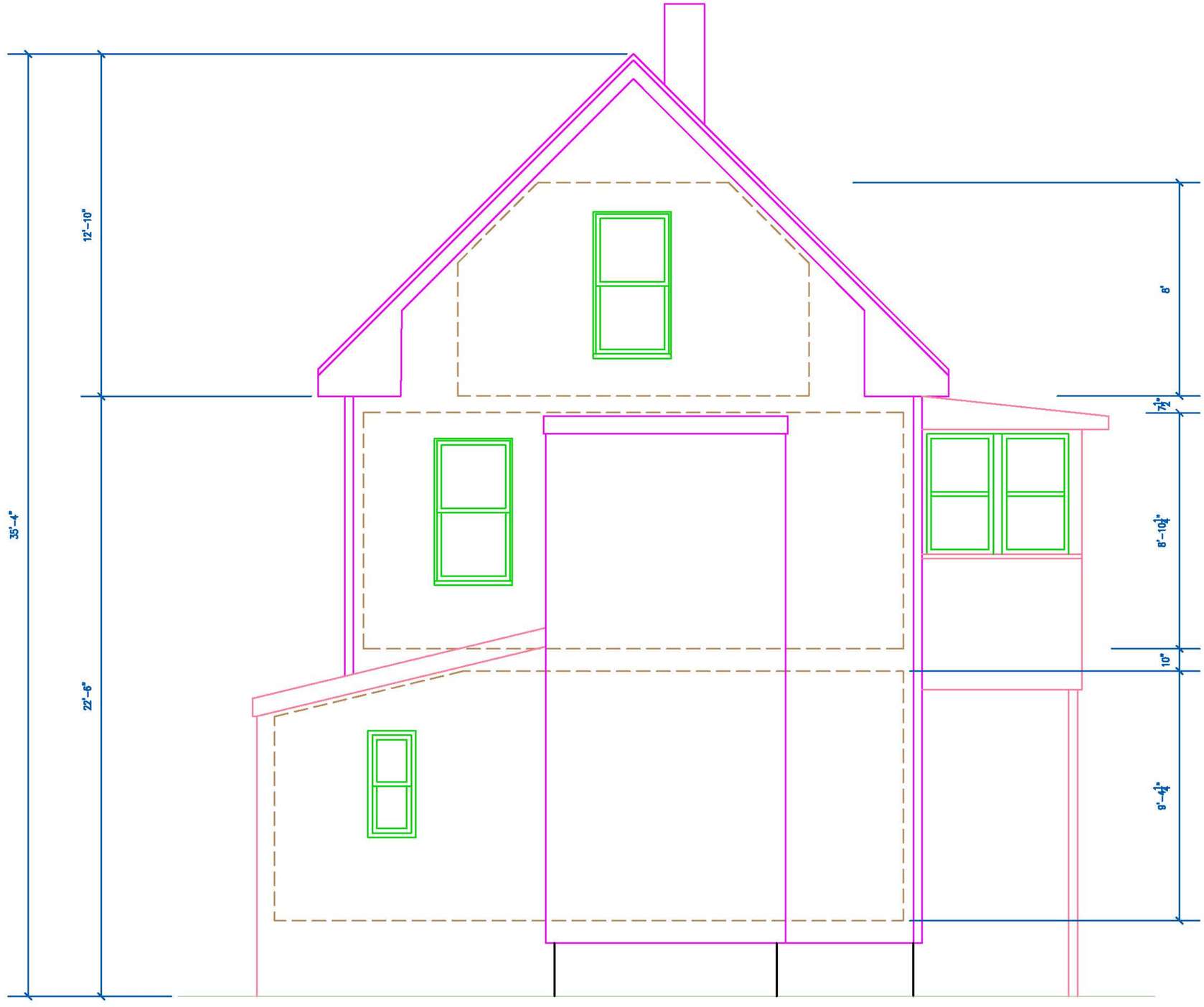
(617) 515-7403
RichardBrownArchitects.com

Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
West Elevation Existing
¼" = 1'-0"

A-2



North Elevation Existing

¼"=1'-0"

7/29/2021
8/8/2021
6/14/2022

Date

Richard Brown Architects
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11 Whitehouse Lane, Winter Harbor, ME 04693
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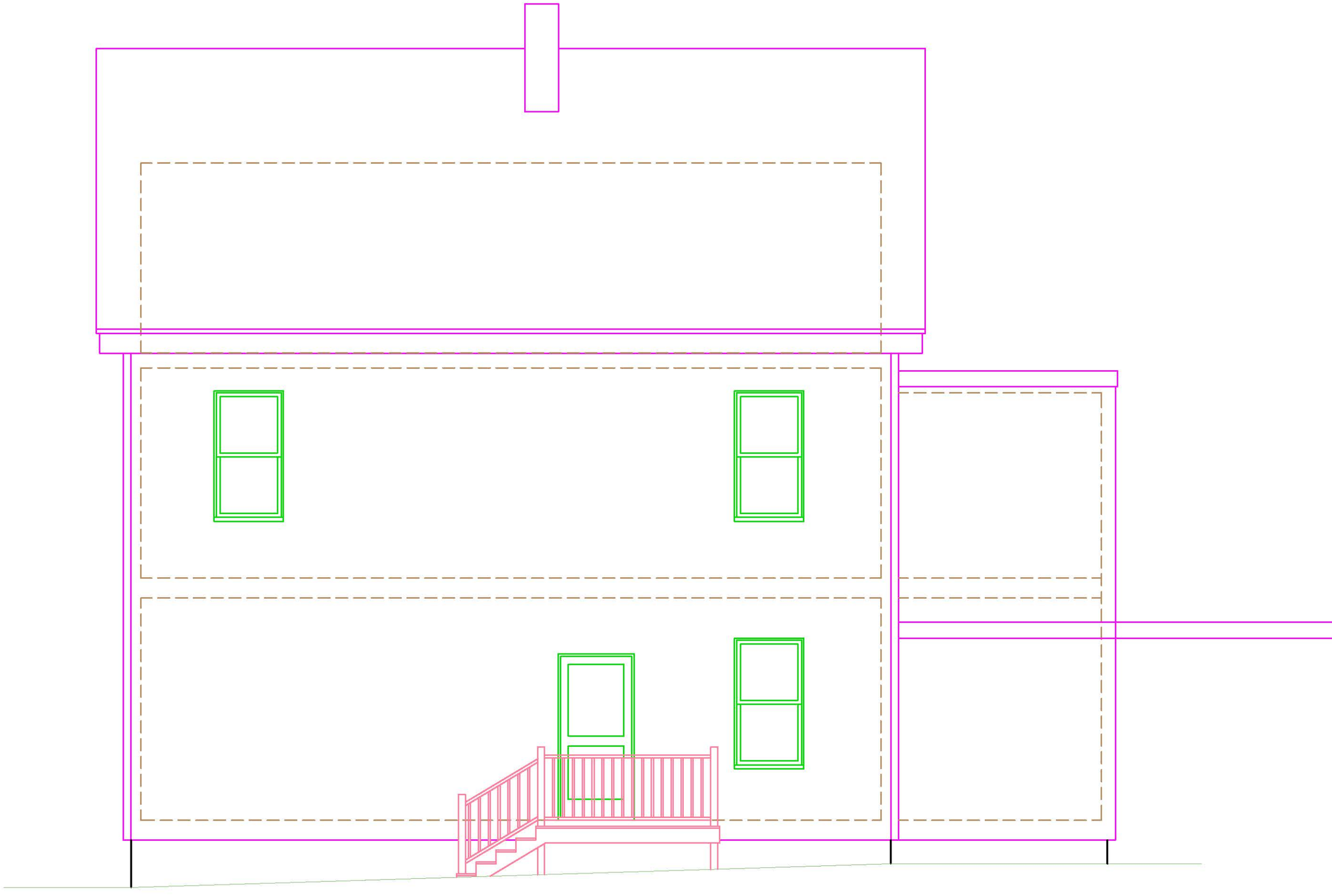
Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
North Elevation Existing
¼" = 1'-0"

A-3



East Elevation Existing

$\frac{1}{4}$"=1'-0"

7/29/2021
8/8/2021
6/14/2022

Date

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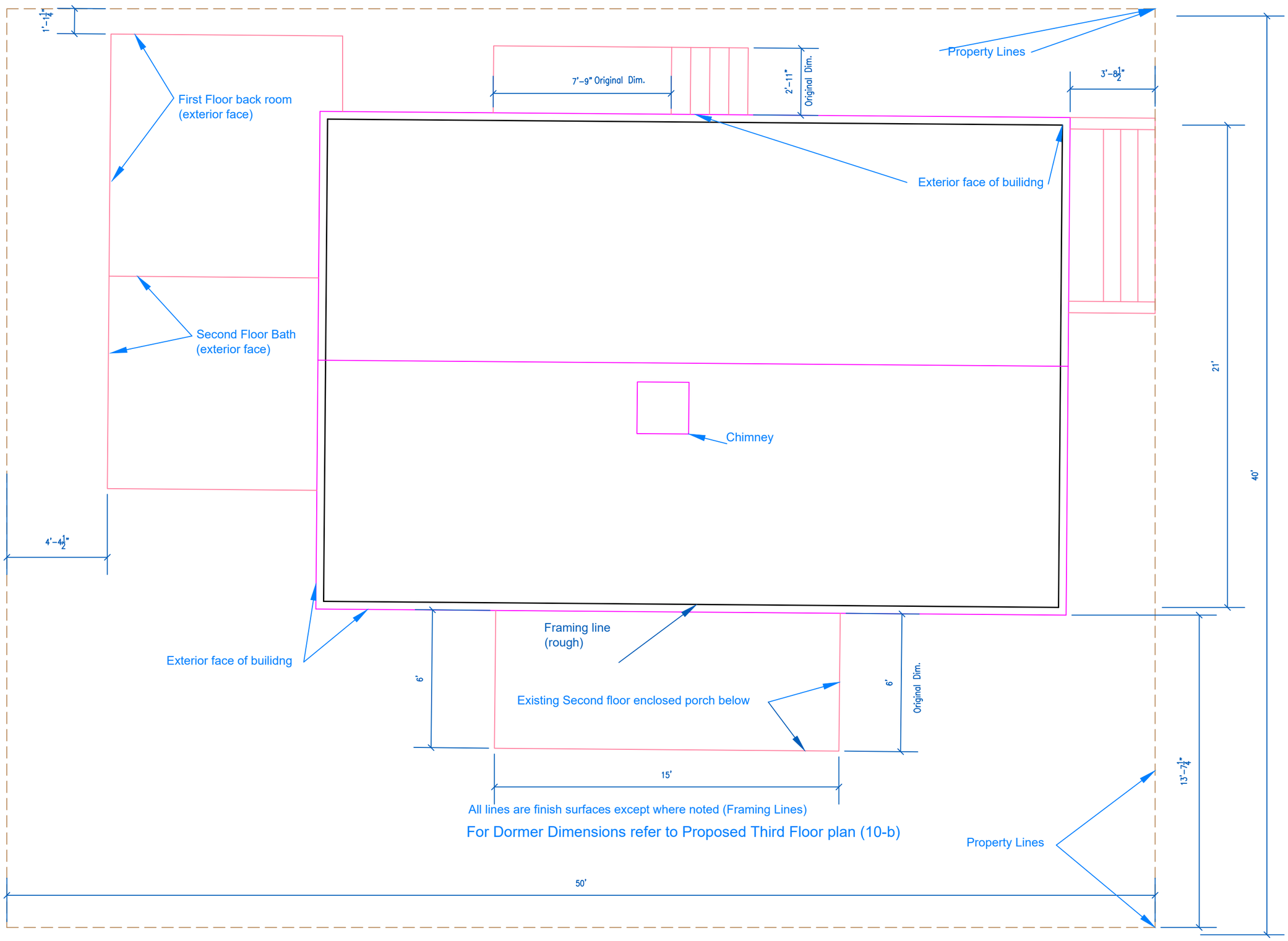
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
East Elevation Existing
$\frac{1}{4}$" = 1'-0"

A-4



7/29/2021
12/20/2021
5/24/2022
6/14/2022

Date

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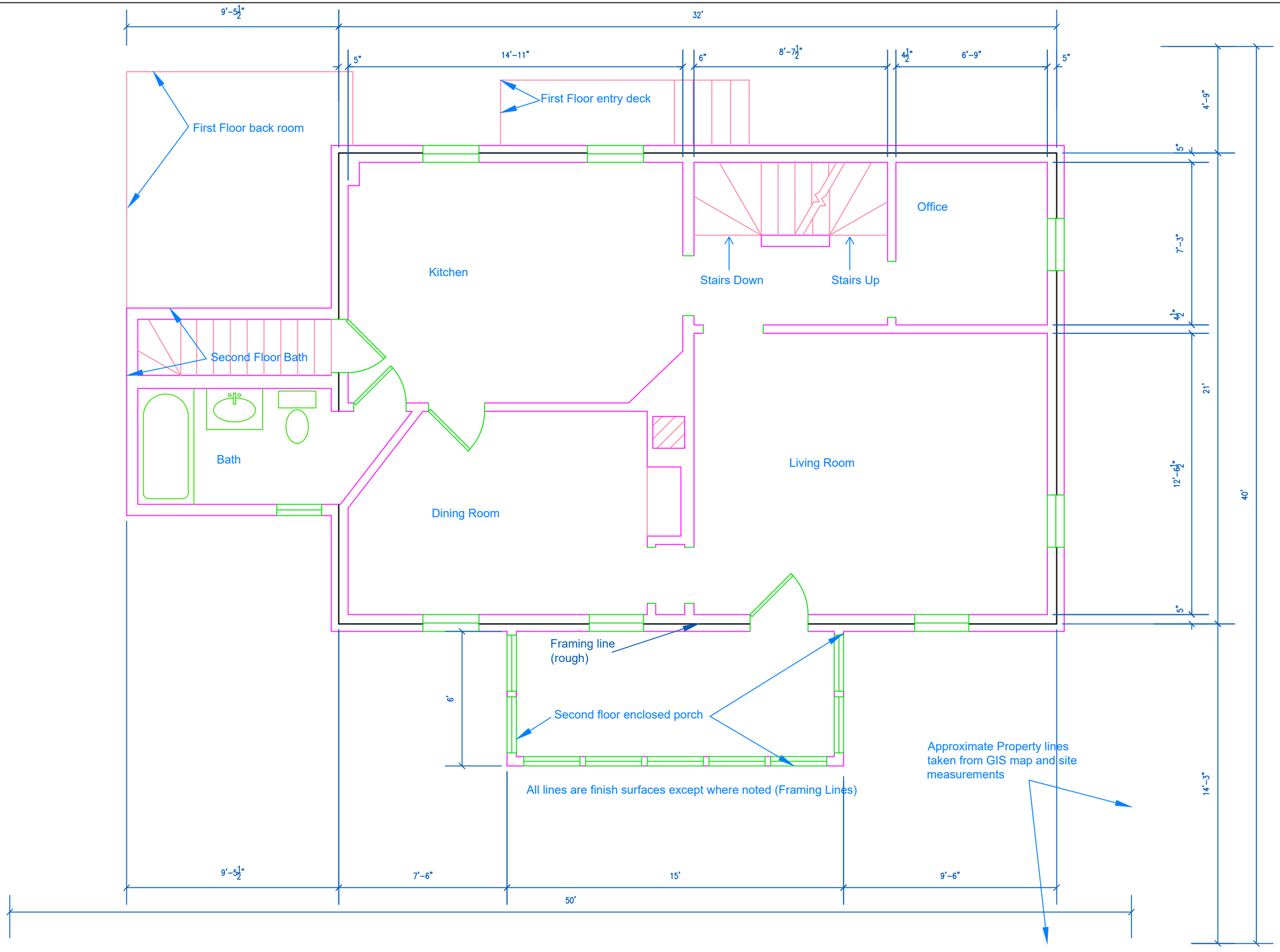
Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Existing Site Plan
¼" = 1'-0"

A-5



7/29/2021
12/20/2021
5/2/2022
5/24/2022

Date

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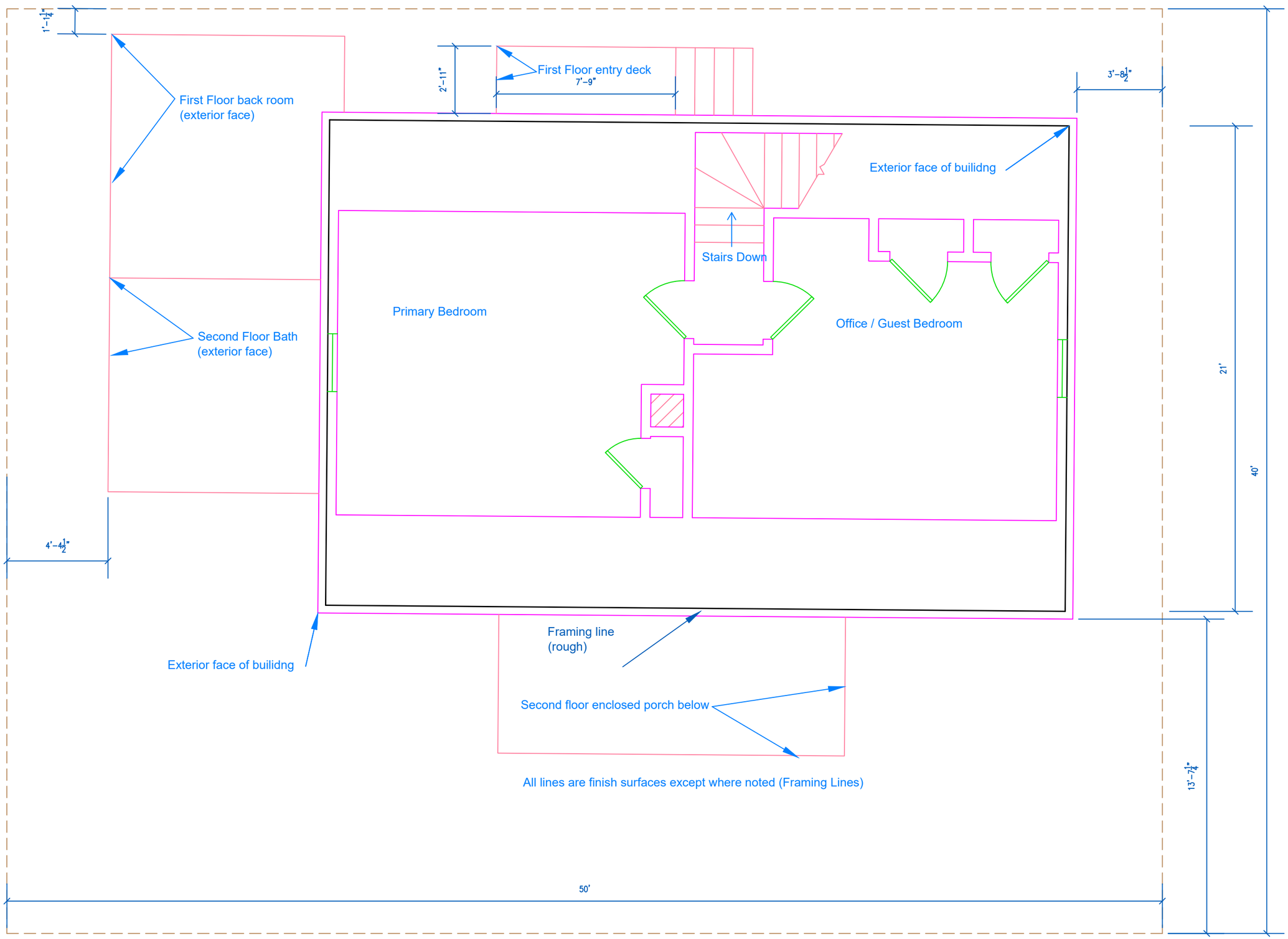
Cambridge, MA 02139

Manfredi/ Carroll
Second Floor Existing
$\frac{1}{4}$" = 1'-0"

A-6



7/29/2021
12/20/2021
5/24/2022
6/14/2022

Date

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Manfedi & Carroll Residence
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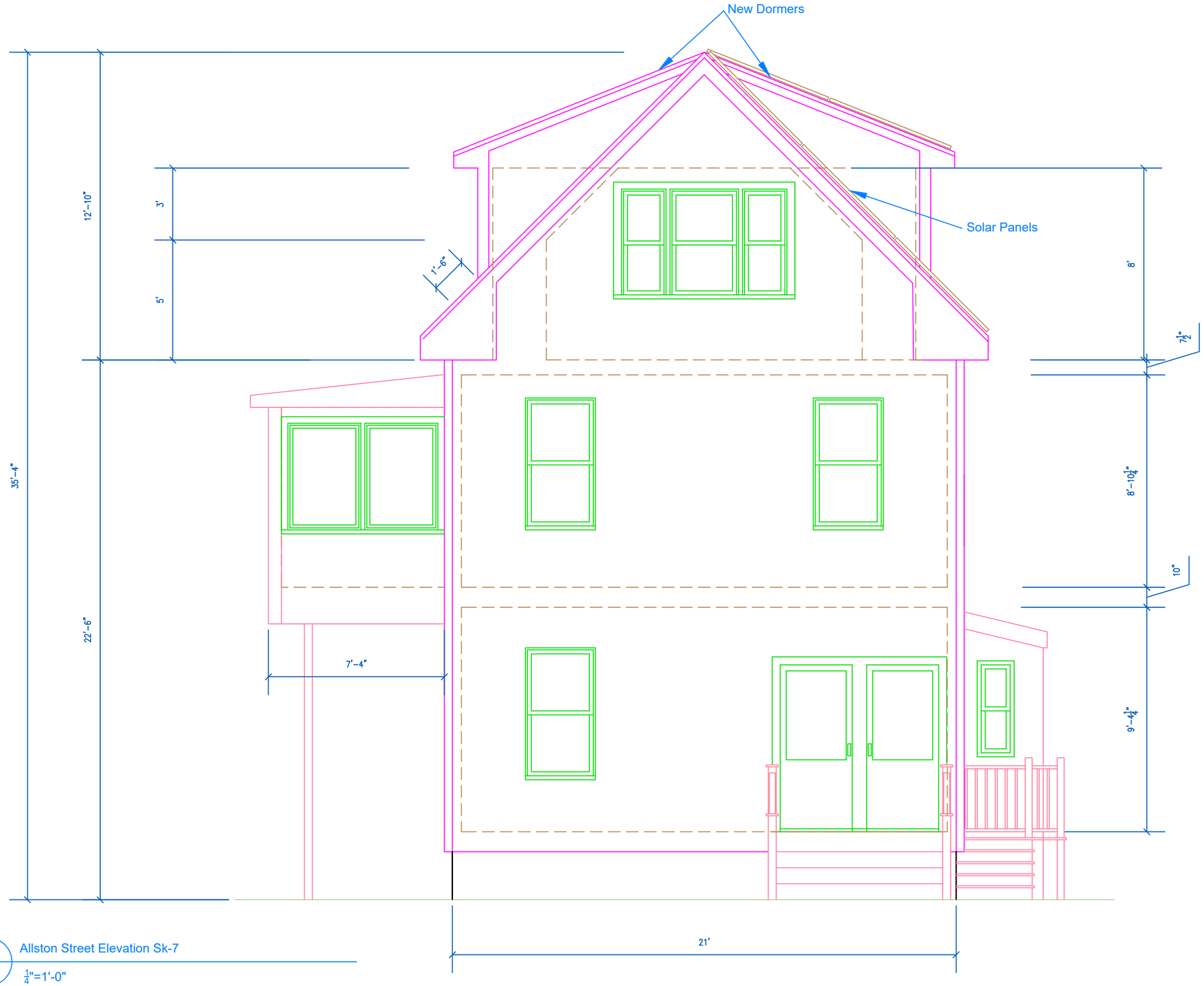
Cambridge, MA 02139

Manfredi/ Carroll
Third Floor- Existing
¼" = 1'-0"

A-7



Allston Street Elevation Sk-7

¼"=1'-0"

7/29/2021
8/8/2021
9/28/2021
12/6/2021
12/27/2021
5/2/2022
6/14/2022

Date

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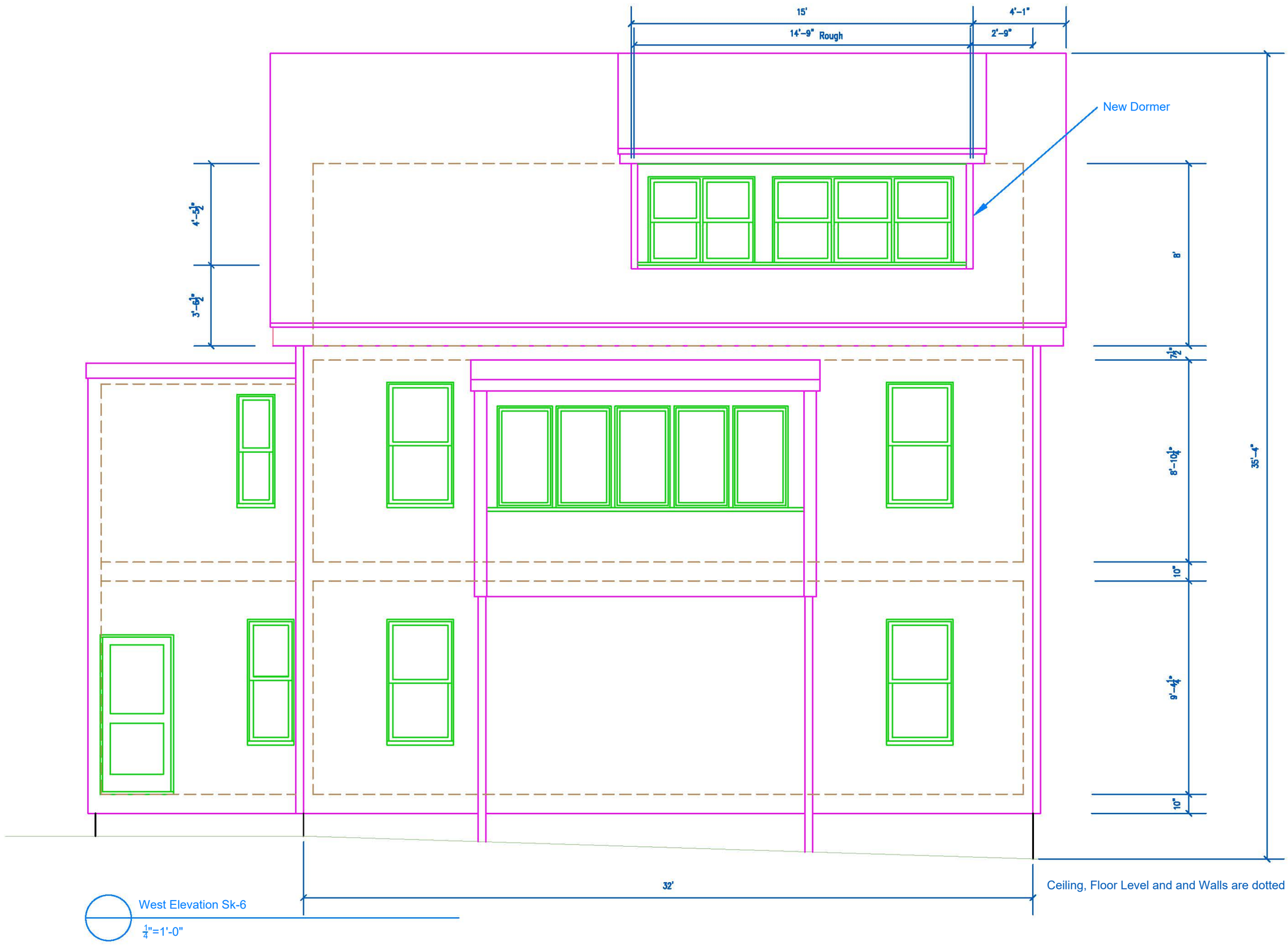
RichardBrownArchitects.com

Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Allston Street El. Sk-10 -b
¼" = 1'-0"

A-8



7/29/2021
8/8/2021
9/28/2021
12/3/2021
12/27/2021
6/14/2022

Date

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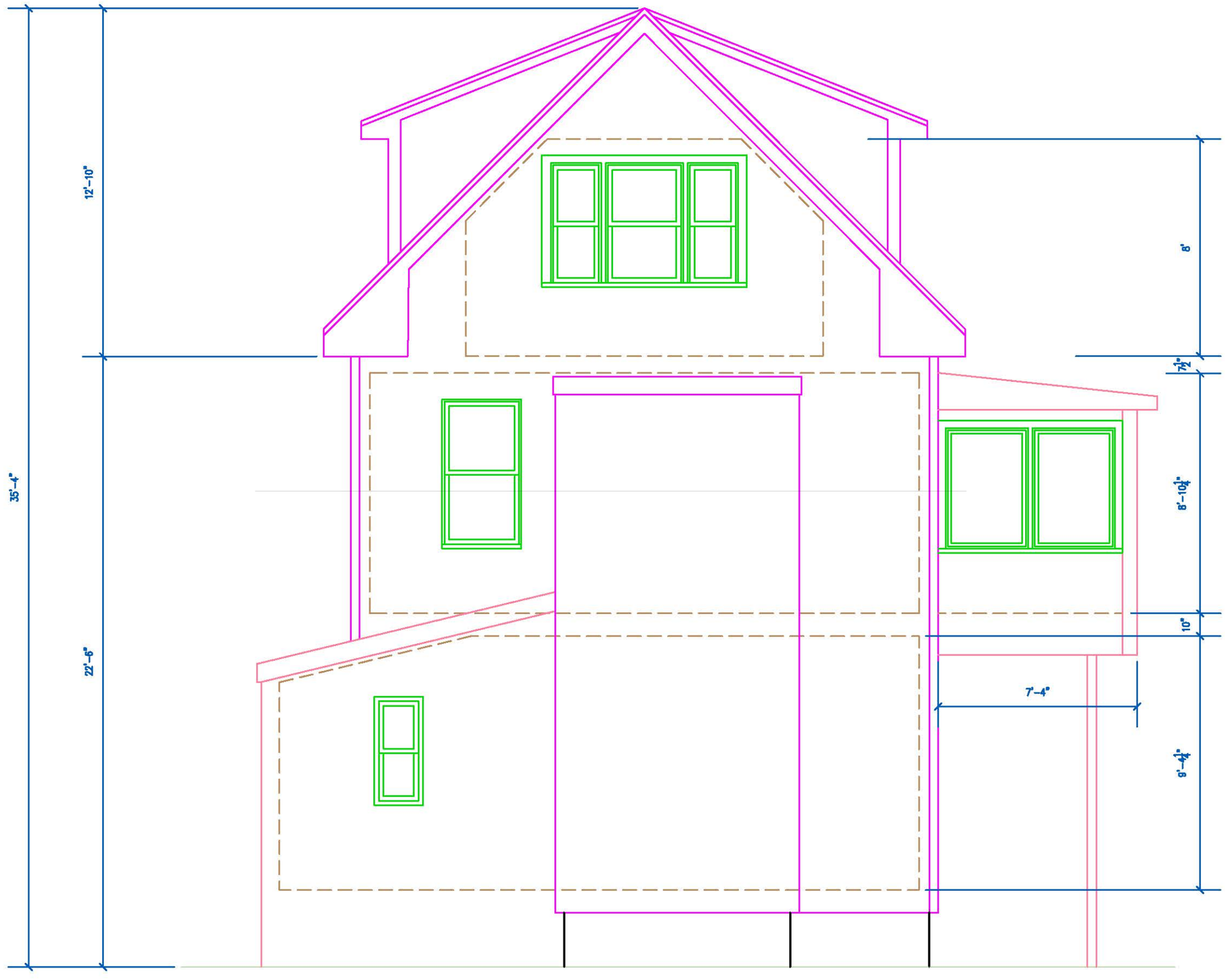
Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
West Elevation Sk-10 - b
¼" = 1'-0"

A-9



North Elevation Existing

¼"=1'-0"

7/29/2021
8/8/2021
12/3/2021
12/27/2021
5/2/2022
6/14/2022

Date

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11 Whitehouse Lane, Winter Harbor, ME 04693
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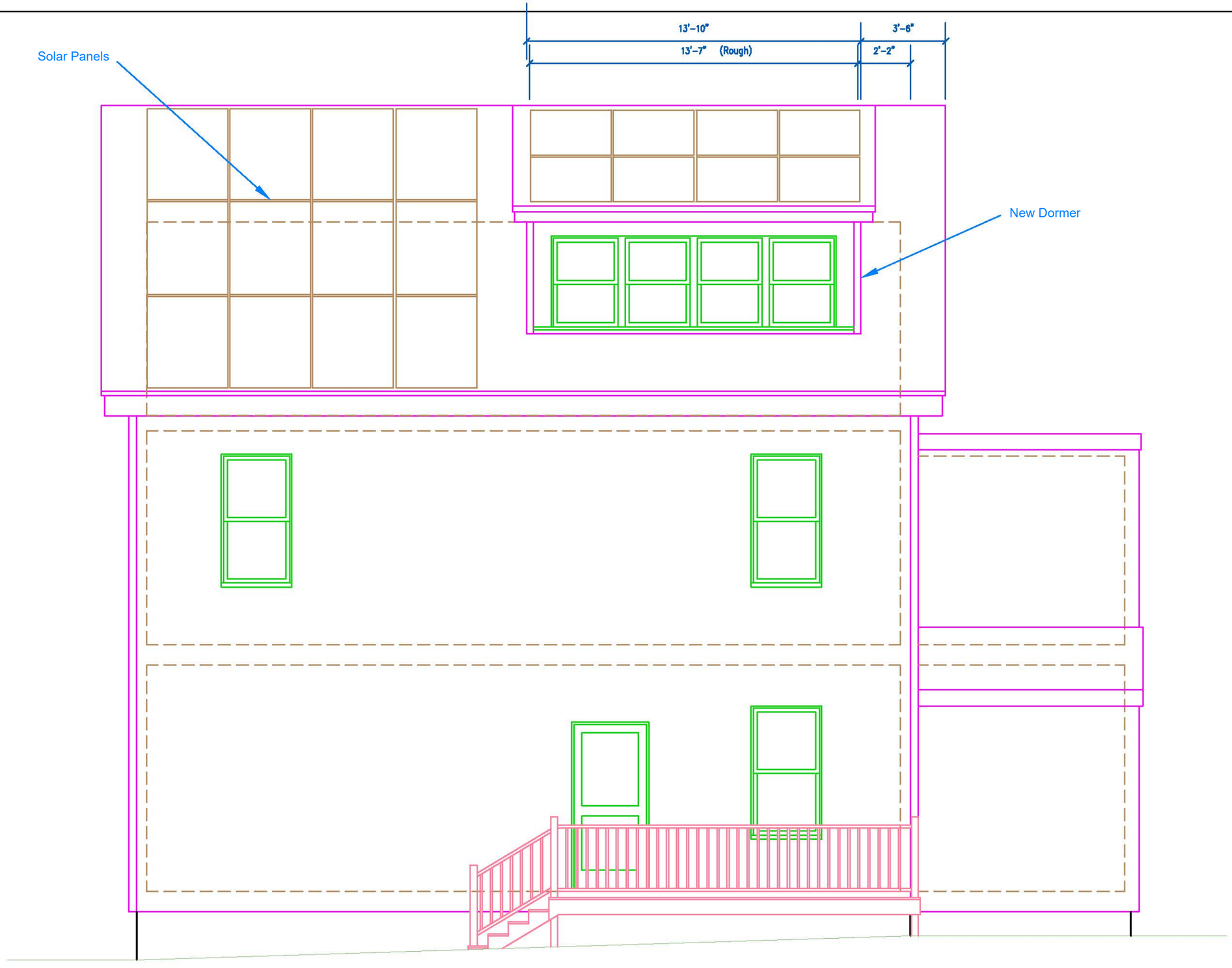
Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
North Elevation Sk-10 -b
¼" = 1'-0"

A-10



East Elevation Sk-7

$\frac{1}{4}$"=1'-0"

7/29/2021
8/8/2021
9/28/2021
12/6/2021
12/27/2021
6/14/2022

Date

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Manfedi & Carroll Residence
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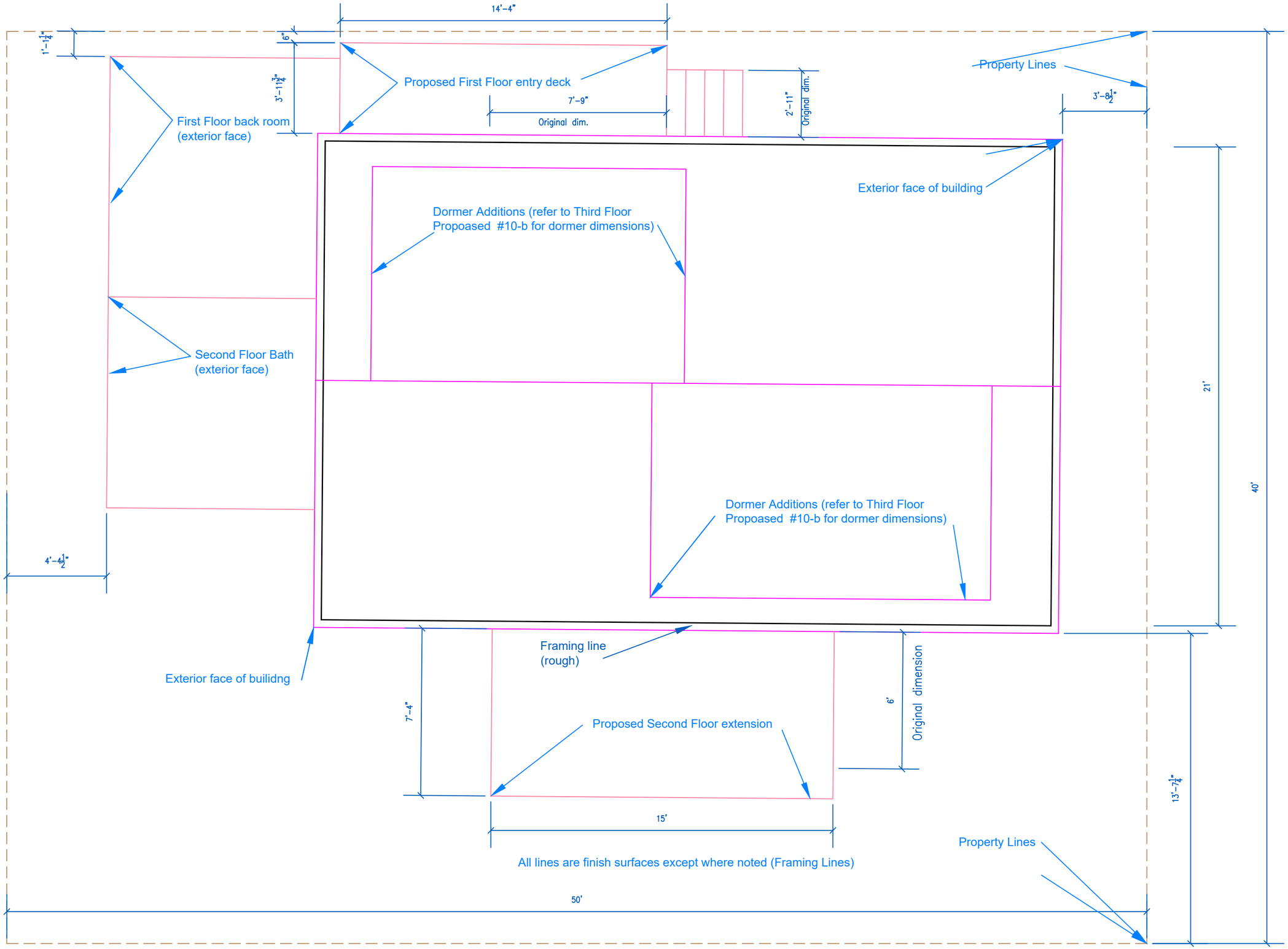
Cambridge, MA 02139

Manfredi/ Carroll
East Elevation Sk-10-b

$\frac{1}{4}$" = 1'-0"

A-11



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12/20/2021
5/24/2022
6/14/2022022

Date

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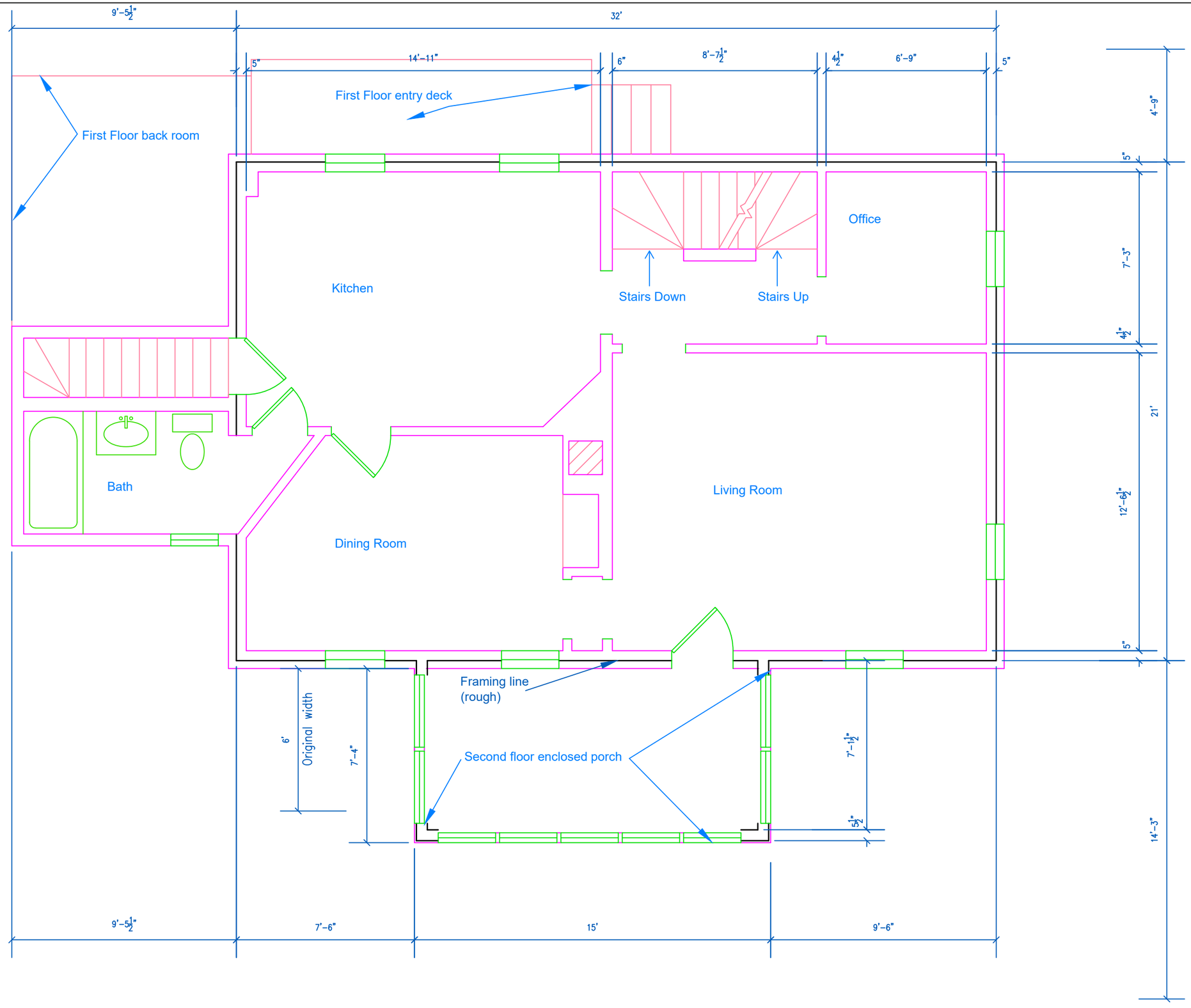
Manfedi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Proposed Site Plan10-b
1/4" = 1'-0"

A-12



7/29/2021
12/20/2021
5/2/2022
5/24/2022
6/14/2022
Date

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Manfedi & Carroll Residence
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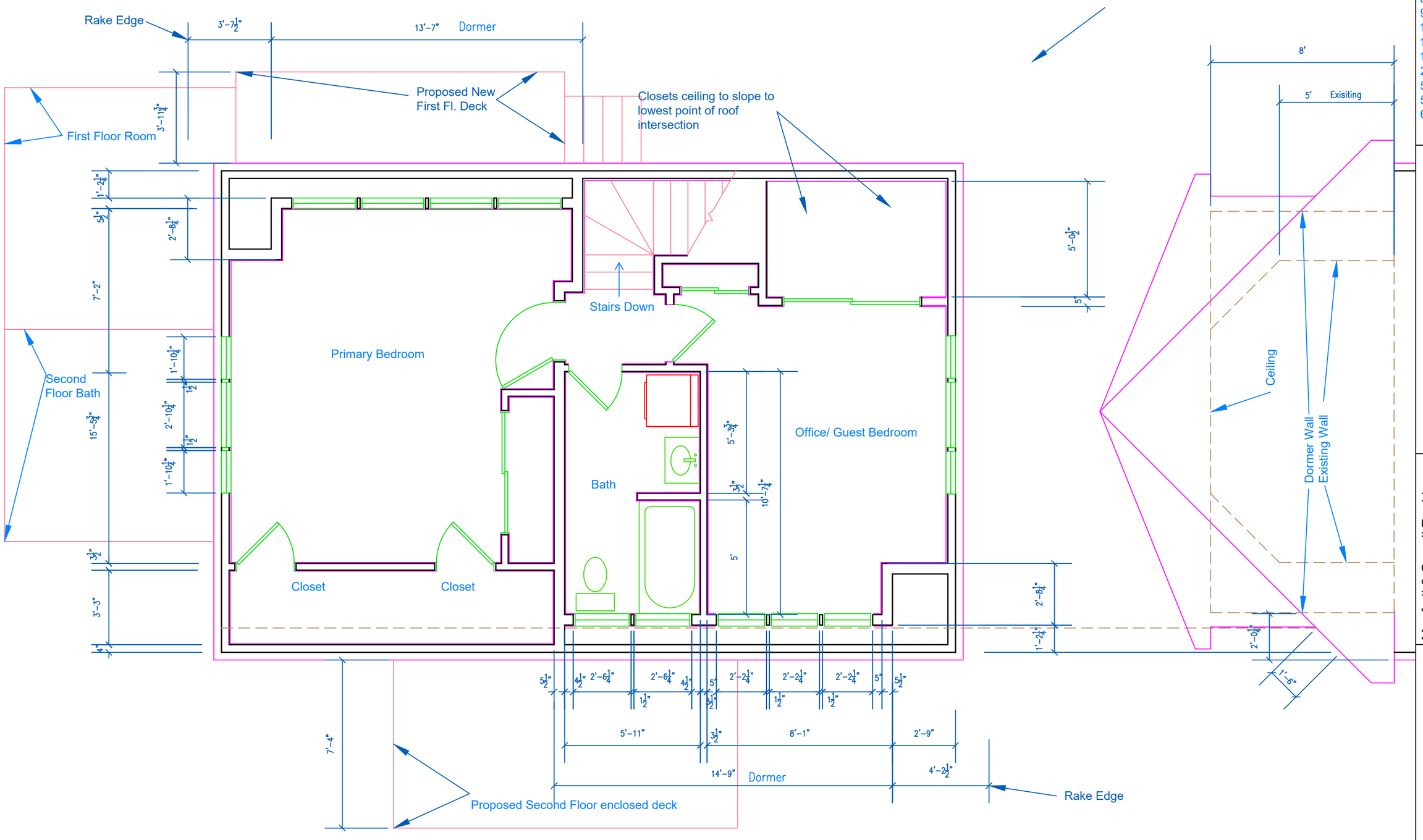
Cambridge, MA 02139

Manfredi/ Carroll
Second Floor Proposed - #10 - b
$\frac{1}{4}$" = 1'-0"

A-13



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8/8/2021
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11/23/2021
12/20/2021
12/27/2021
2/11/2022
5/2/2022
5/24/2022
6/14/2022

Date

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Manfedi & Carroll Residence
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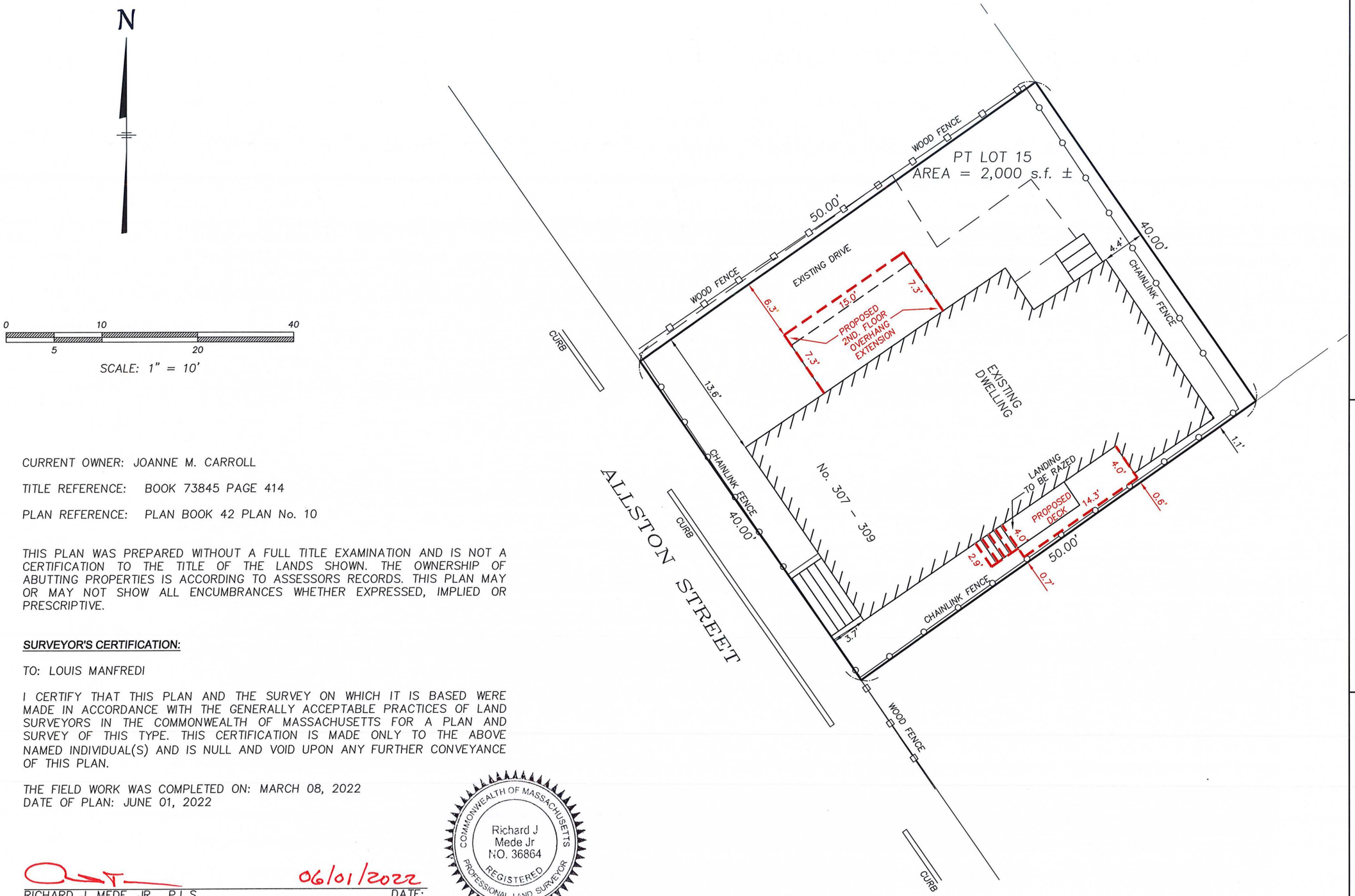
Cambridge, MA 02139

Manfredi/ Carroll
Third Floor Proposed #10-b
$\frac{1}{4}$" = 1'-0"

A-14



CURRENT OWNER: JOANNE M. CARROLL

TITLE REFERENCE: BOOK 73845 PAGE 414

PLAN REFERENCE: PLAN BOOK 42 PLAN No. 10

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: LOUIS MANFREDI

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: MARCH 08, 2022
DATE OF PLAN: JUNE 01, 2022

COMMONWEALTH OF MASSACHUSETTS
Richard J Mede Jr
NO. 36864
REGISTERED PROFESSIONAL LAND SURVEYOR

06/01/2022
RICHARD J. MEDE, JR. P.L.S. DATE:

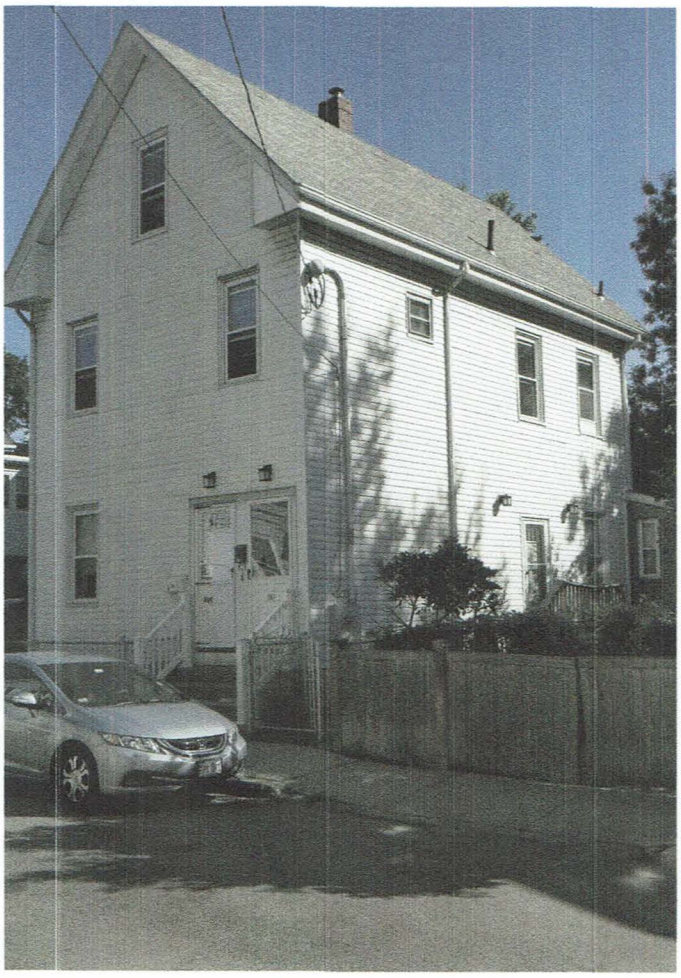
CERTIFIED PLOT PLAN
307 - 309 ALLSTON STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

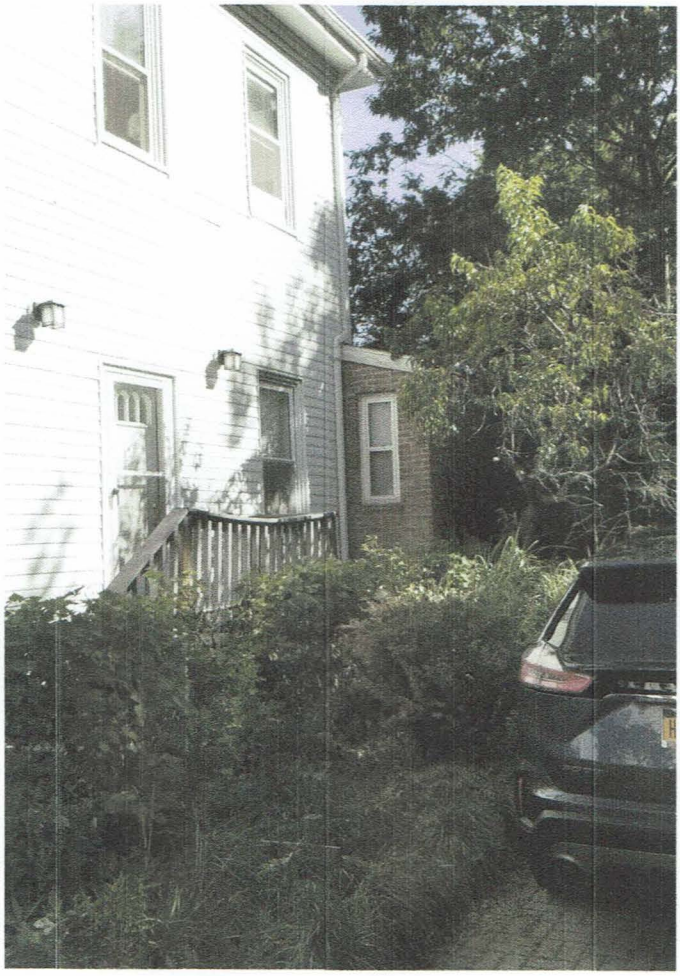
PREPARED BY:

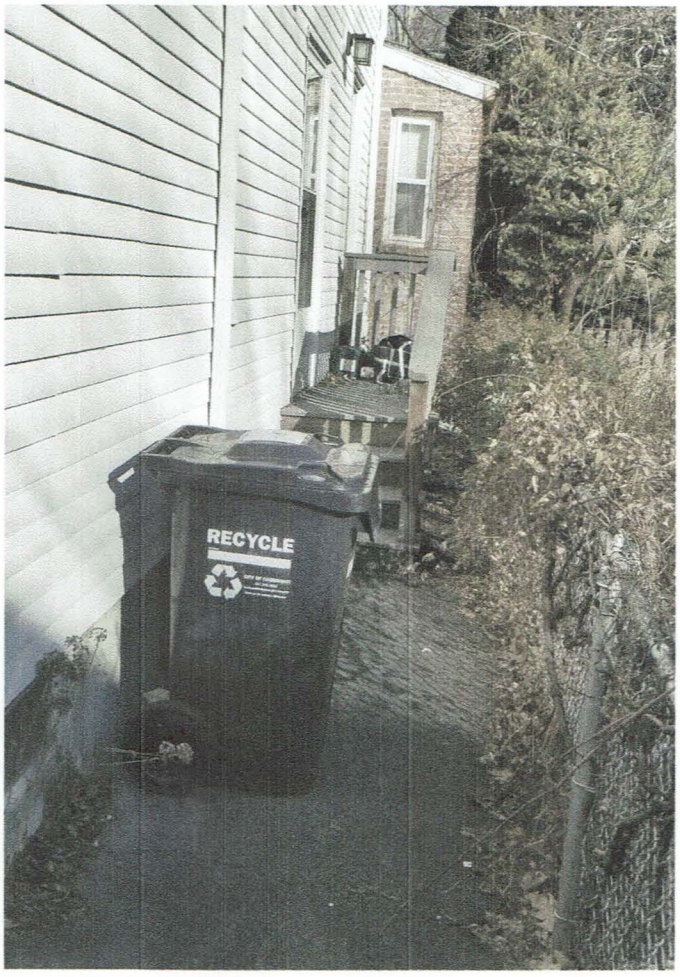
MEDFORD ENGINEERING & SURVEY
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:
LOUIS MANFREDI

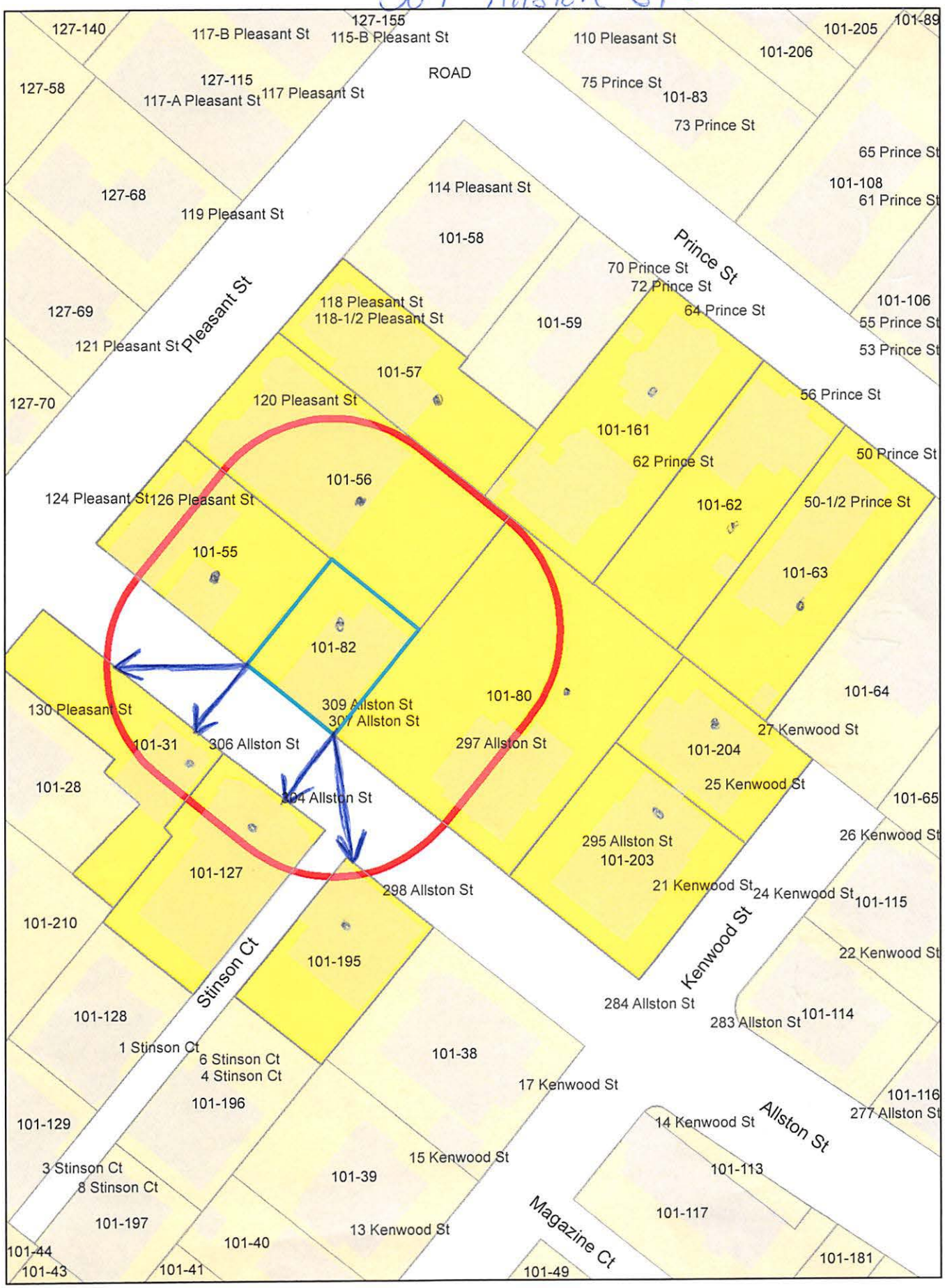
DRAWN	CHECKED	FILE No.
JTE	RJM	21447






RECYCLE

307 Allston St.



307 Allston St.

Petitioner

RICHARD L. BROWN
50 HILLCREST AVE
LEXINGTON, MA 02420

101-55
ZOSULS, ALEKSANDRS
124 PLEASANT ST
CAMBRIDGE, MA 02139

101-56
JOSEPH, RODRIGUE M. & AMENIE E. JOSEPH
120 1/2 PLEASANT ST
CAMBRIDGE, MA 02139

101-63
MIRZA, MUSHTAQUE ALIKHAN,
TR. THE GOVERNOR ALIMOHAMMADKHAN
P.O. 381589
CAMBRIDGE, MA 02238

101-80
CULLEN, WILLIAM M.
297 ALLSTON ST
CAMBRIDGE, MA 02139

101-56
SINNOTT, ROBERT W. &
ANNA MARIE U WAGNER
120 PLEASANT ST., #1
CAMBRIDGE, MA 02138

101-56
MACGIBBON, JOHN A
120 PLEASANT ST., UNIT #2
CAMBRIDGE, MA 02139

101-62
SCOTT, KIMBERLY DUNNE &
CODY DUNNE SCOTT
56 PRINCE ST
CAMBRIDGE, MA 02139

101-204
GEBRE-MEDHIN, PRISCILLA
27 KENWOOD ST
CAMBRIDGE, MA 02139

101-57
GUI, DAN Y. & JAY X. LIN
118 PLEASANT ST. B
CAMBRIDGE, MA 02139

101-127
304 ALLSTON ST PROPERTIES LLC
131 PLEASANT ST
CAMBRIDGE, MA 02139

101-57
RADA, ALEXANDRA
118 PLEASANT ST., #C
CAMBRIDGE, MA 02139

101-127
WEI, SHUAN & LI YUE
304 ALLSTON ST. UNIT #1
CAMBRIDGE, MA 02139

101-161
REAVIS, MARY CATHERINE
64 PRINCE ST
CAMBRIDGE, MA 02139

101-161
SORIERO, JULIA A.& MARSHA H. FLORIO,
TRS THE SORIERO-FLORIO REV LIV TRUST
62-64 PRINCE ST
CAMBRIDGE, MA 02139

101-56
BERRY, SEANNA L. & JOEL D. ANDERS
120 PLEASANT ST #6
CAMBRIDGE, MA 02139

101-57
ORNSTEIN, ALAN J. & JESSIE ORNSTEIN
118 PLEASANT ST. A
CAMBRIDGE, MA 02139

101-31
O'TOOLE, MARGARET E.
2 ROCKWELL ST UNIT #2
CAMBRIDGE, MA 02139

101-127
LOMBARDI, MICHAEL L. SARA HENDERSHOT
304 ALLSTON ST UNIT 2
CAMBRIDGE, MA 02139

101-127
FEDEROWICZ, STEPHEN & MARY C.,
TRS MARIA G. FEDEROWICZ
304 ALLSTON ST UNIT 3
CAMBRIDGE, MA 02139

101-82
CARROLL, JOANNE M.
TRS THE JOANNE .M CARROLL DECLARATION TR
307 ALLSTON ST
CAMBRIDGE, MA 02139

101-127
SONG WEIJIA & ALEXANDER YUEN
304 ALLSTON ST - UNIT 6
CAMBRIDGE, MA 02139

101-127
NGUYEN ANDREW & SIYAO LI
304 ALLSTON ST - UNIT 5
CAMBRIDGE, MA 02139

101-195
LAVALLE PAUL J & SHERRY D LAVALLE &
LAVALLE JANE A LIFE ESTATE
4 GLENWOOD ST
MALDEN, MA 02148

101-56
JULMEUS JOSIANE
120-120 1/2 PLEASANT STREET - UNIT #5
CAMBRIDGE, MA 02139

101-203
295 ALLSTON ST LLC
101 BOGLE ST
WESTON, MA 02493

101-56
PROSPER, IPHETA
120 1/2 PLEASANT ST. UNIT #4
CAMBRIDGE, MA 02139

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: JOANNE CARROLL **Date:** 8-15-22
(Print)

Address: 307 Allston St.

Case No. BZA-180699

Hearing Date: 9/8/22

Thank you,
Bza Members

We the undersigned neighbors of Joanne Carroll and Louis Manfredi have reviewed the plans for the proposed modifications to their property at 307-309 Allston St. and support their application for Special Permit.

The proposed changes will greatly improve their property, without having negative impact on other properties in the neighborhood.

NAME	SIGNATURE	DATE	ADDRESS
Aleks Zosuls		14 Aug 2022	126 Pleasant ST
Sigrid Lium		8-14-22	126 Pleasant St.
Victoria Glassman		14-Aug-22	309 Allston St.
Alyssa Hernandez		14-Aug-22	309 Allston St
Sara Hendrickson		14-Aug-22	304 Allston St.
Graeme Calloway		14-Aug-22	309 Allston St
WILLIAM CULEN		16-AUG-22	297 ALLSTON ST,