



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 180699

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

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:

Tel. No.

E-Mail Address:

50 HILLCREST AVE. LEXINGTON MA

(413) 687-9984

louis.j.manfredi@gmail.com

R. BROWN ARCHITECTS @ YAHOO. COM

RBROWN @ RICHARD BROWN ARCHITECTS, 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.

JOANNE M. CARROLL, TRUSTEE OF THE JOANNE M. CARROLL DECLARATION
I/We 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 _____.


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

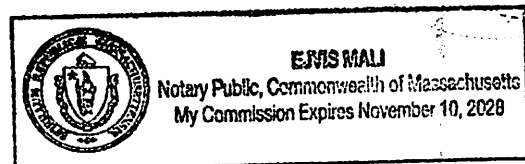
***Written evidence of Agent's standing to represent petitioner may be requested.**

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.

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

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



40. In 1970, the question of whether Kennedy should be considered as a "black" person was raised in the House and by Kennedy's own staff.

Revised - 10/18/97

Page 1 of 2

2000-01-01

[illegible]

Witnessed and attested at _____ this _____ day of _____ 20____.

PAGE NO. 26 OF 27 PAGES TOTAL 50 ATTACHMENTS.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

SECRET

Figure 1. The effect of the concentration of the *Agrobacterium* suspension on the transformation efficiency of *Agrobacterium* strains. The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D). The concentration of the *Agrobacterium* suspension was 10⁶ cells/ml (A), 10⁷ cells/ml (B), 10⁸ cells/ml (C), and 10⁹ cells/ml (D).

7. *Chlorophyll a* and *Chlorophyll b* were determined by the method of Arar and Collins (1971) using a Shimadzu UV-160U ultraviolet-visible spectrophotometer. The concentration of chlorophylls was expressed in $\mu\text{g mL}^{-1}$ of the sample.

Kapitel 7

1947-1948

100-443887-1000

(Signature)

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2008/05/14

11-10-1964
4-16-64

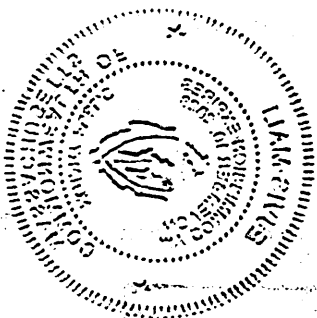
11

100-443887-1000

STATE OF NEW YORK
IN SENATE
JANUARY 11, 1911.

© 1998 Blackwell Science Ltd *Journal of Internal Medicine* 243: 101–107

Figure 1. The effect of the concentration of the polymer on the morphology of the polymer. The concentration of the polymer was 0.1, 0.2, 0.3, 0.4, 0.5, 0.6, 0.7, 0.8, 0.9, 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.



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 replaced 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 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.

DATA 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 5'-0". The proposal is to rebuild the porch (which is in significant decay) 14" 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 existing 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 movement or access 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. Evidence of harm and would not be assessed to the detriment of the health, safety and/or welfare of the occupants 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

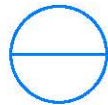
Requested Use/Occupancy: Residential

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

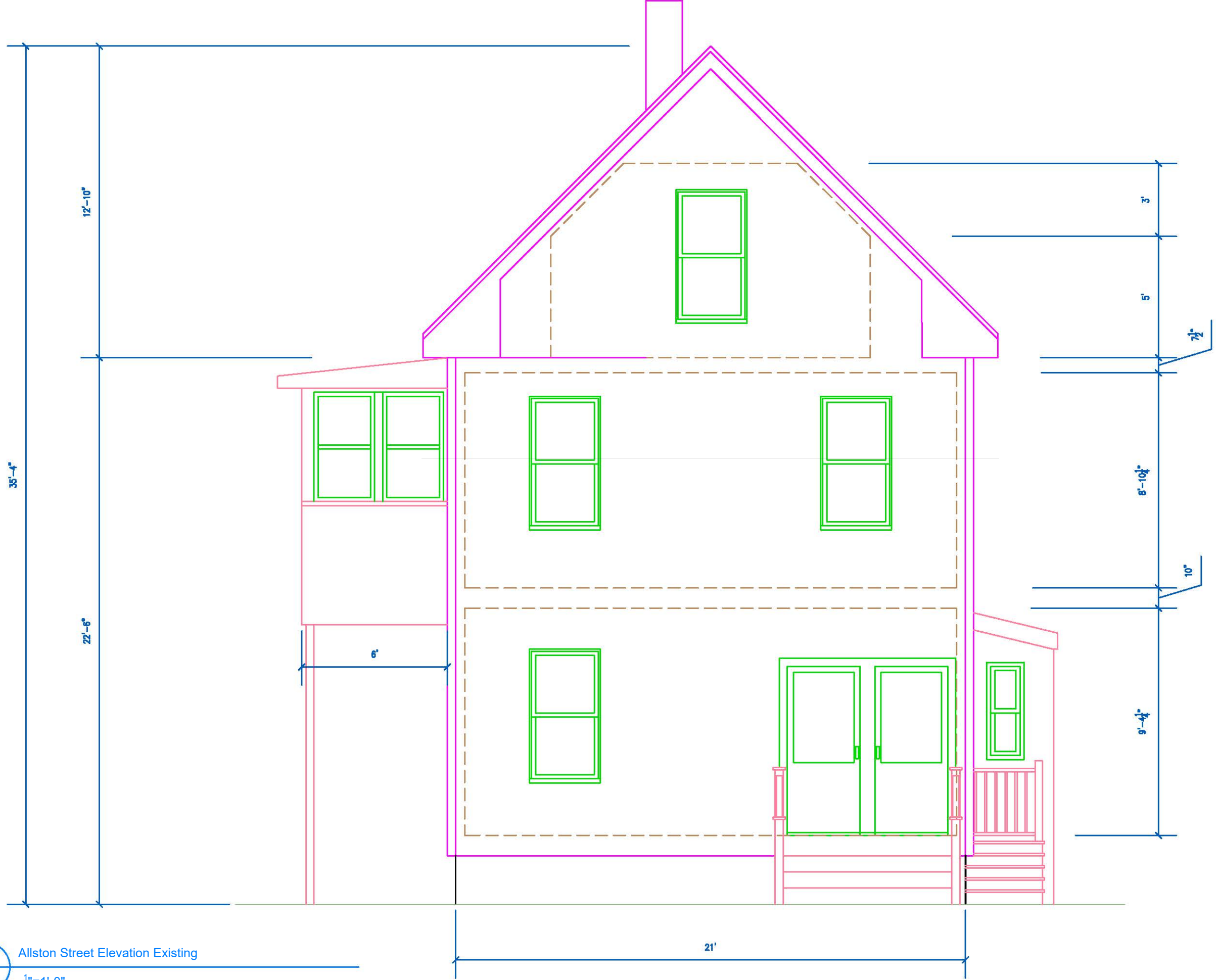
na

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

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



A-1

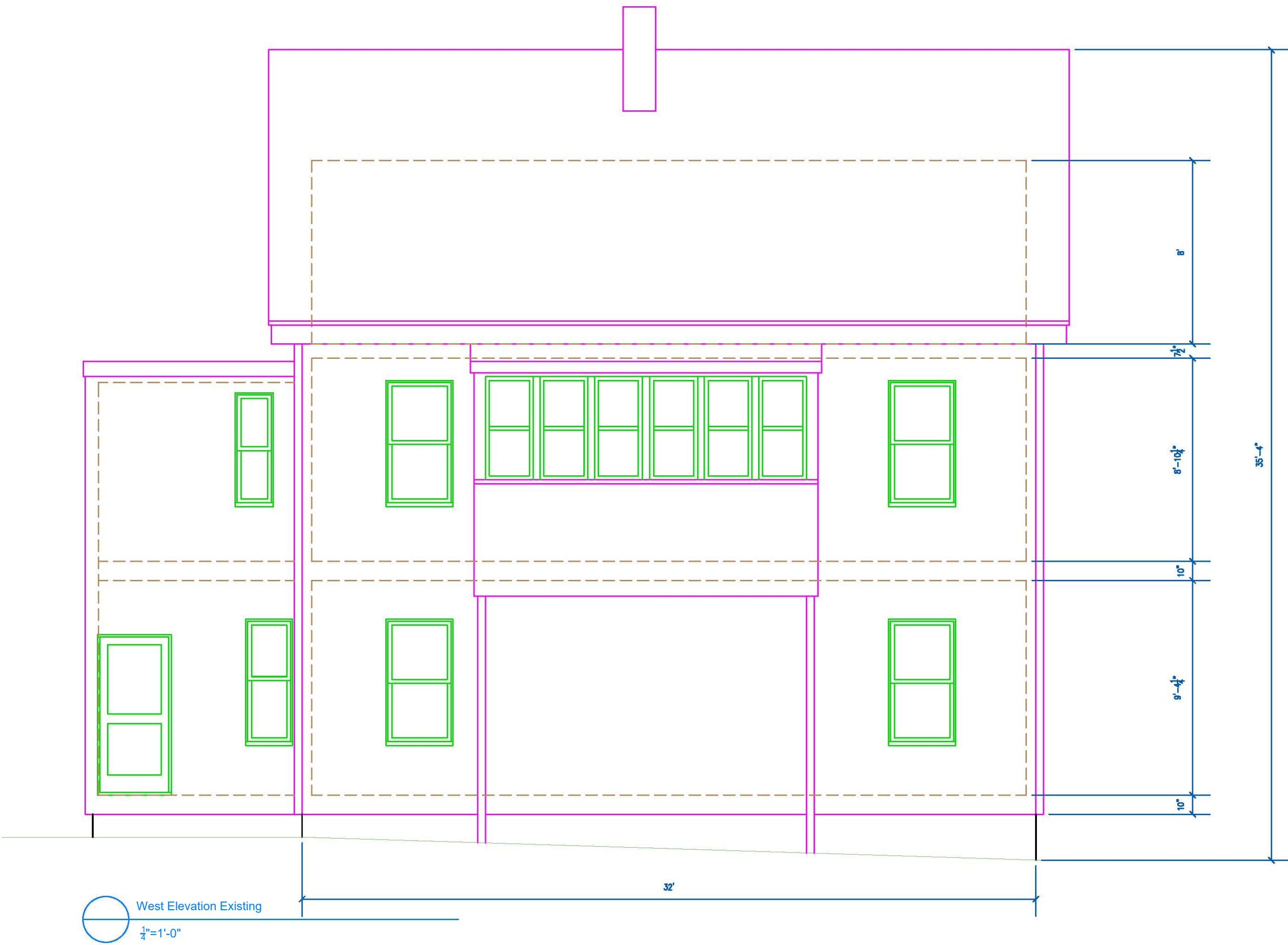
Manfredi/ Carroll
Allston Street Elevation Existing
 $\frac{1}{4}" = 1'-0"$

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

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

Date

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



West Elevation Existing
1/4" = 1'-0"

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

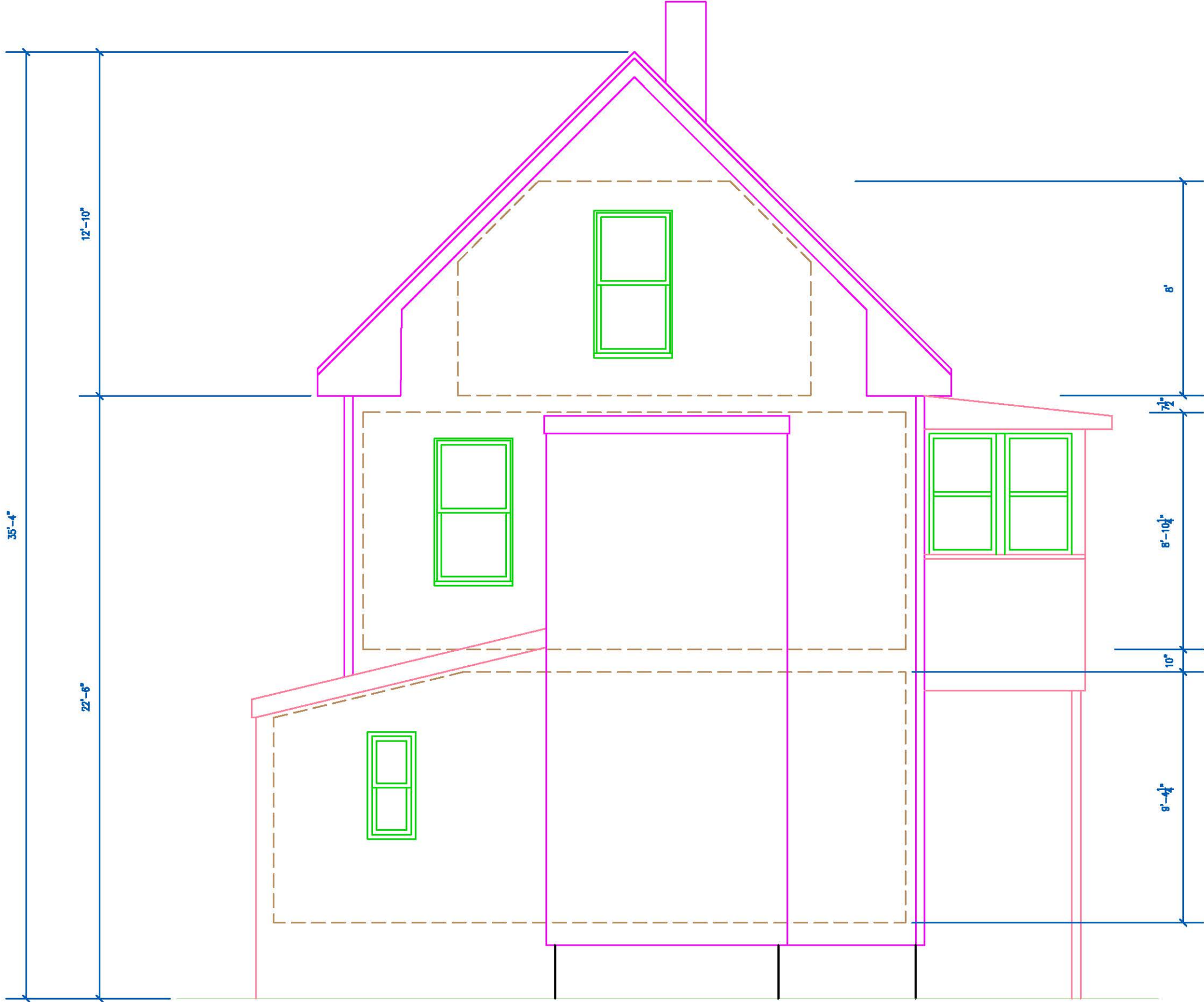
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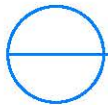
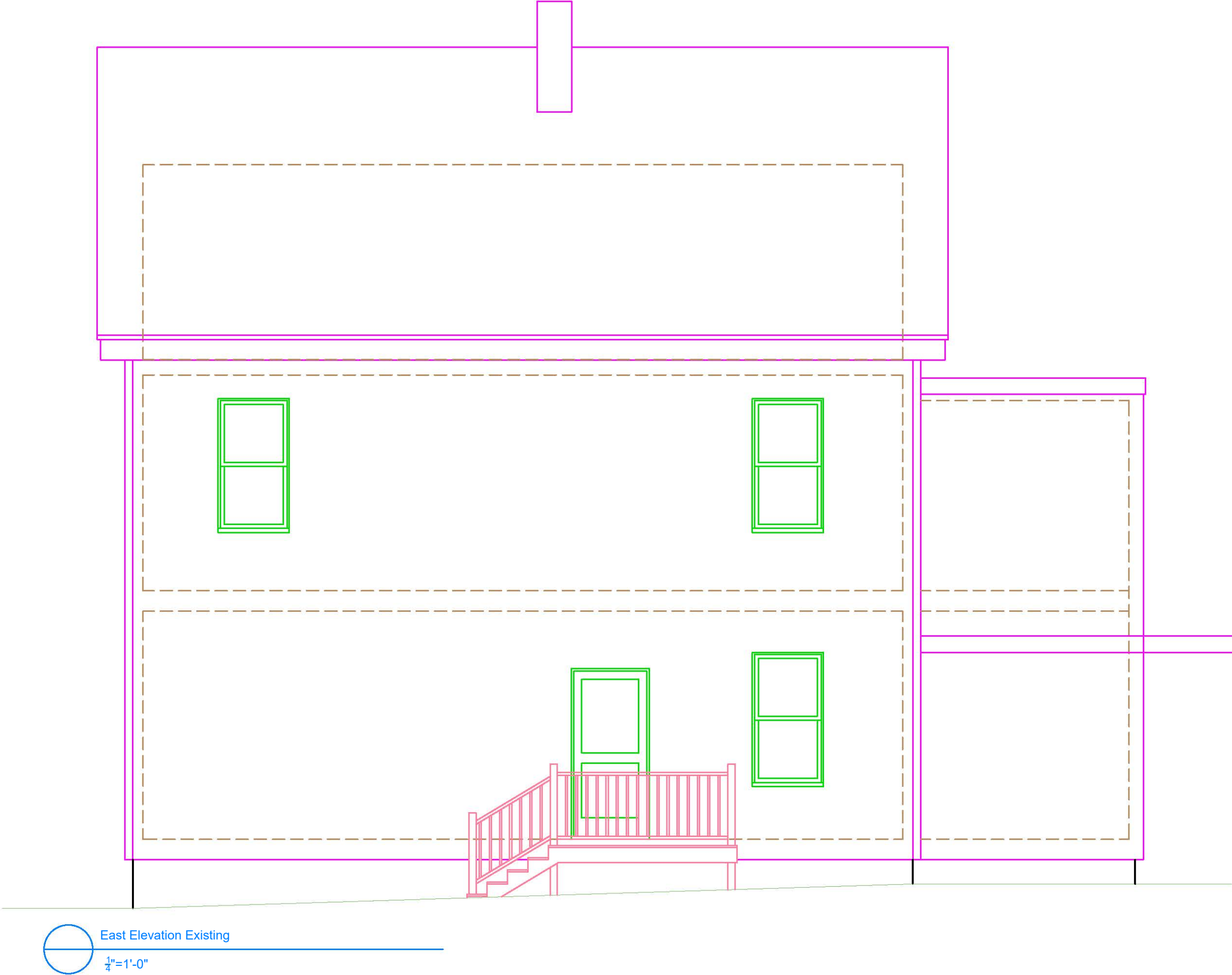
Richard Brown Architects
50 Hillcrest Ave. Lexington, MA 02420
11 Whitehouse Lane, Winter Harbor, ME 04693
(617) 515-7403
RichardBrownArchitects.com

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
West Elevation Existing
1/4" = 1'-0"

A-2





East Elevation Existing

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

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

Date

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

Manfredi & Carroll Residence
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

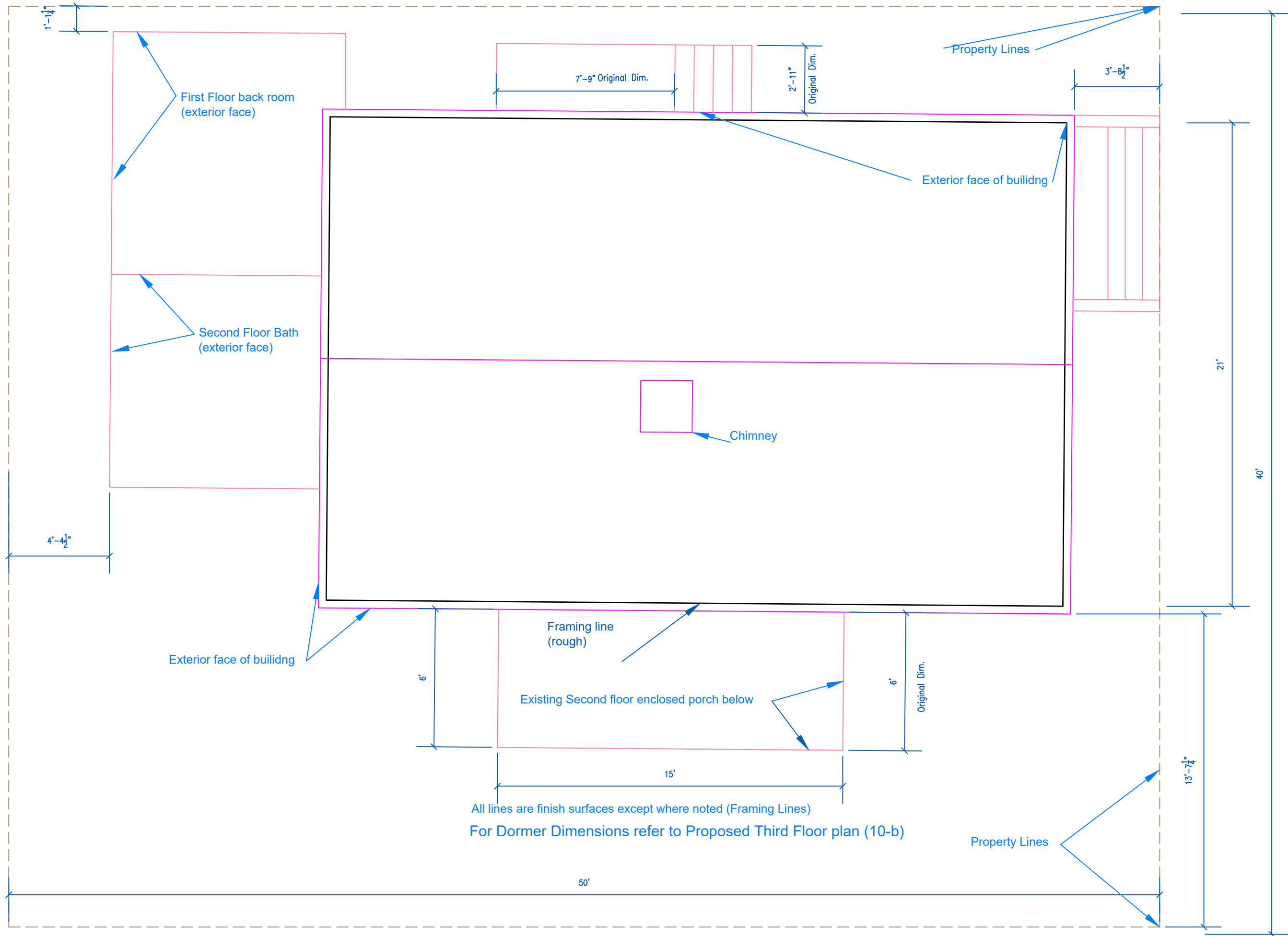
Date

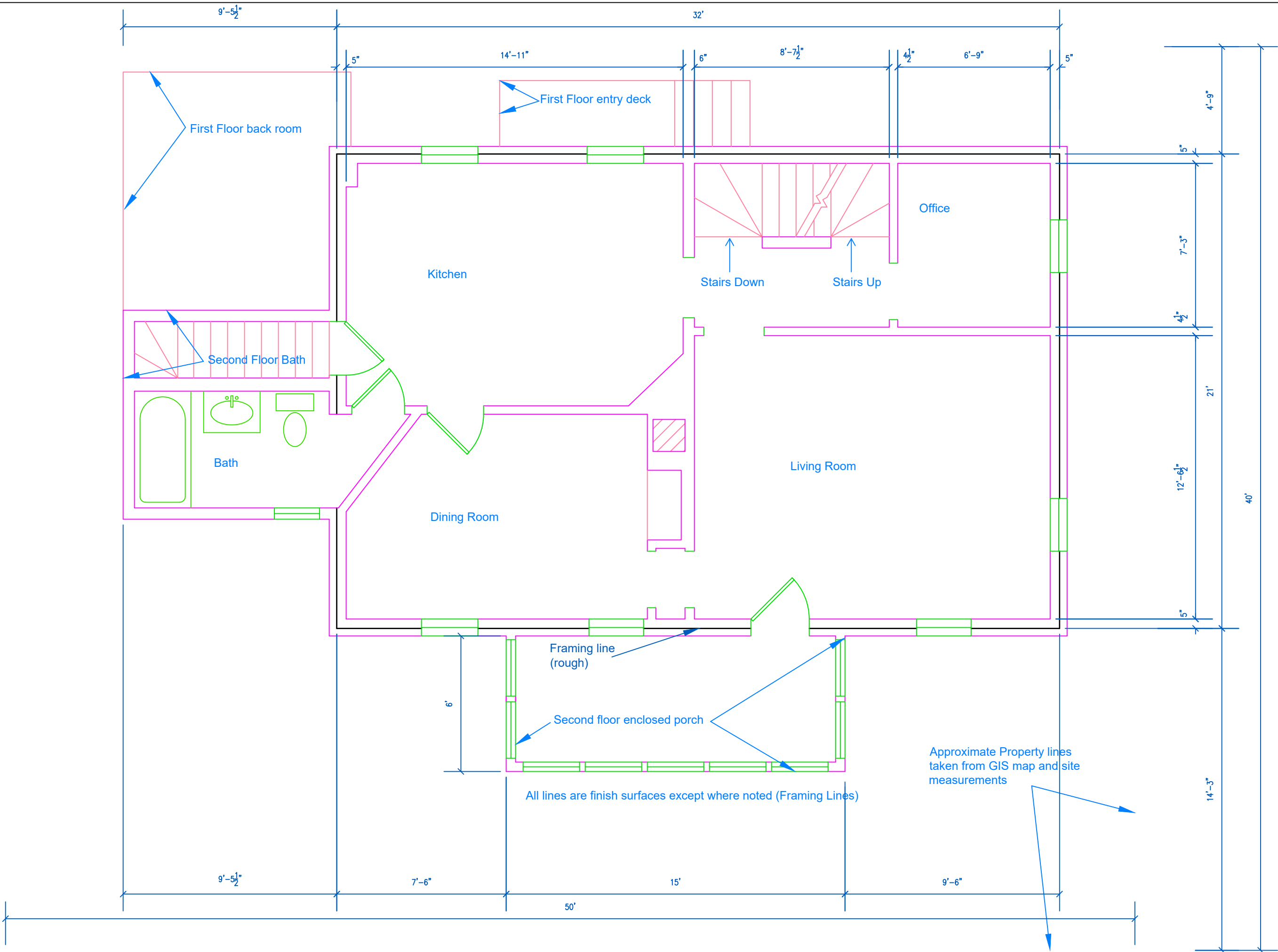
Richard Brown Architects
50 Hillcrest Ave. Lexington, MA 02420
11 Whitehouse Lane, Winter Harbor, ME 04693
(617) 515-7403
RichardBrownArchitects.com

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

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

A-5





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

Date

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

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Second Floor Existing
1" = 1'-0"

A-6

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

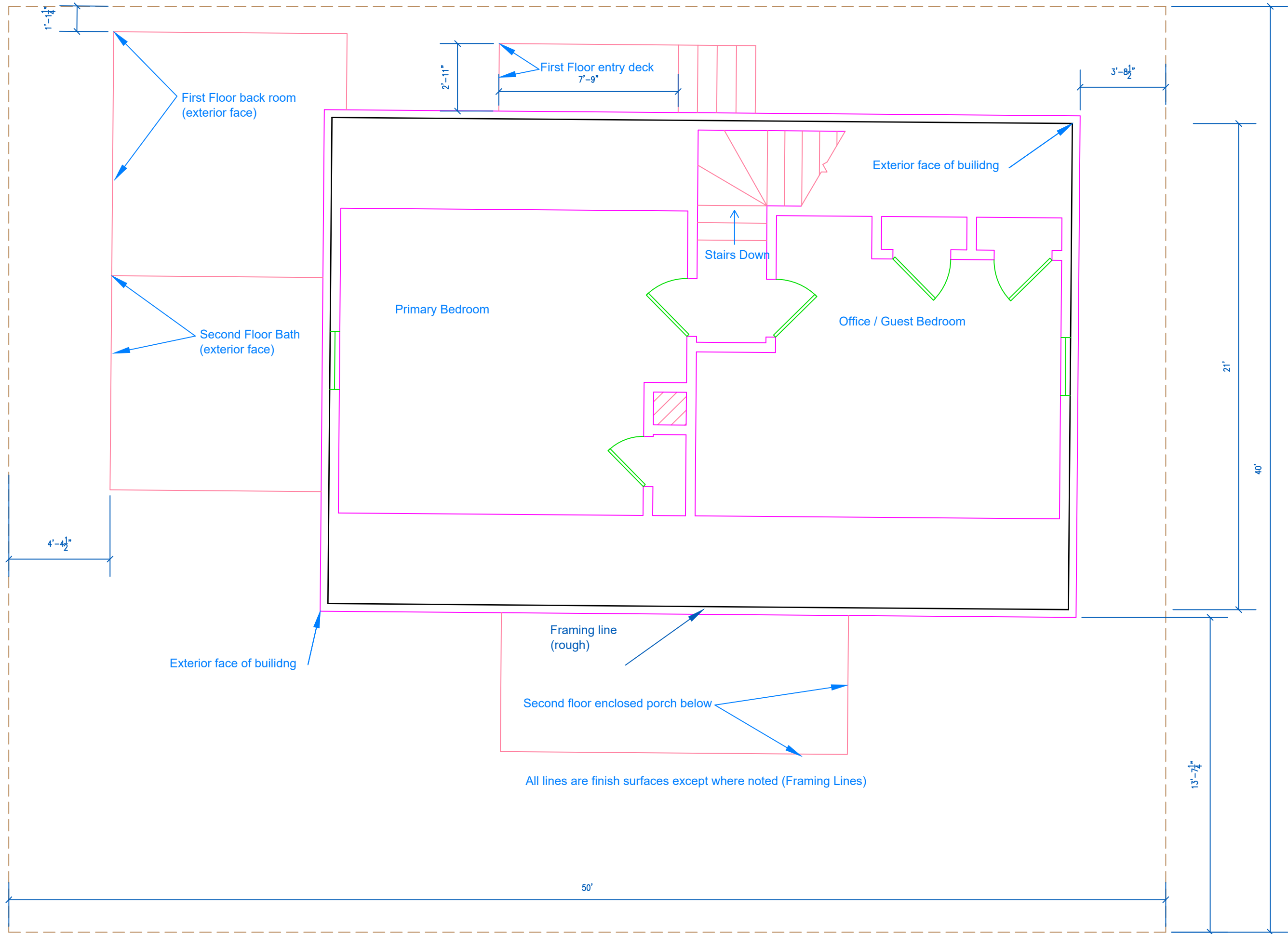
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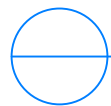
Richard Brown Architects
50 Hillcrest Ave. Lexington, MA 02420
11 Whitehouse Lane, Winter Harbor, ME 04693
(617) 515-7403
RichardBrownArchitects.com

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

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

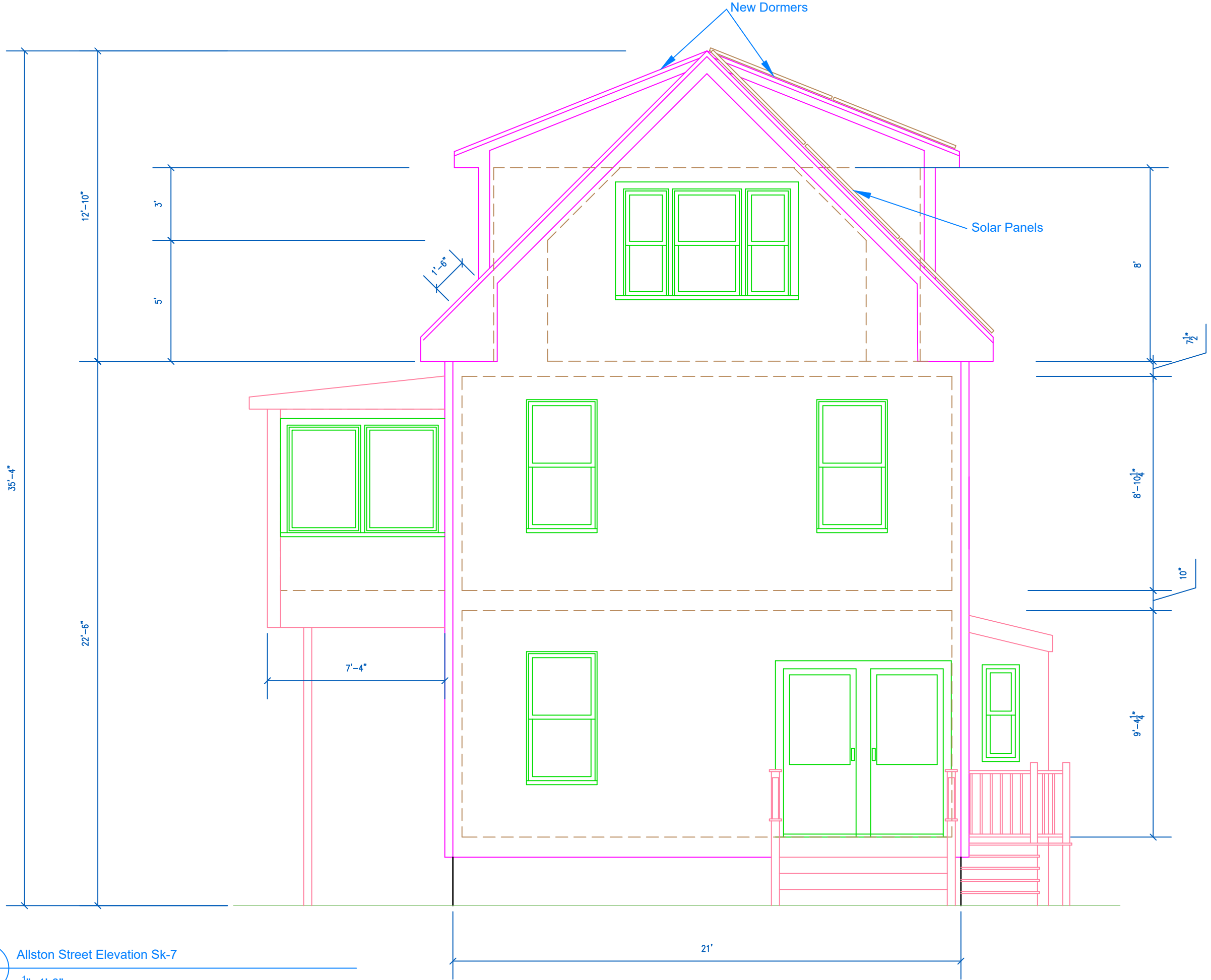
A-7





Allston Street Elevation Sk-7

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



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

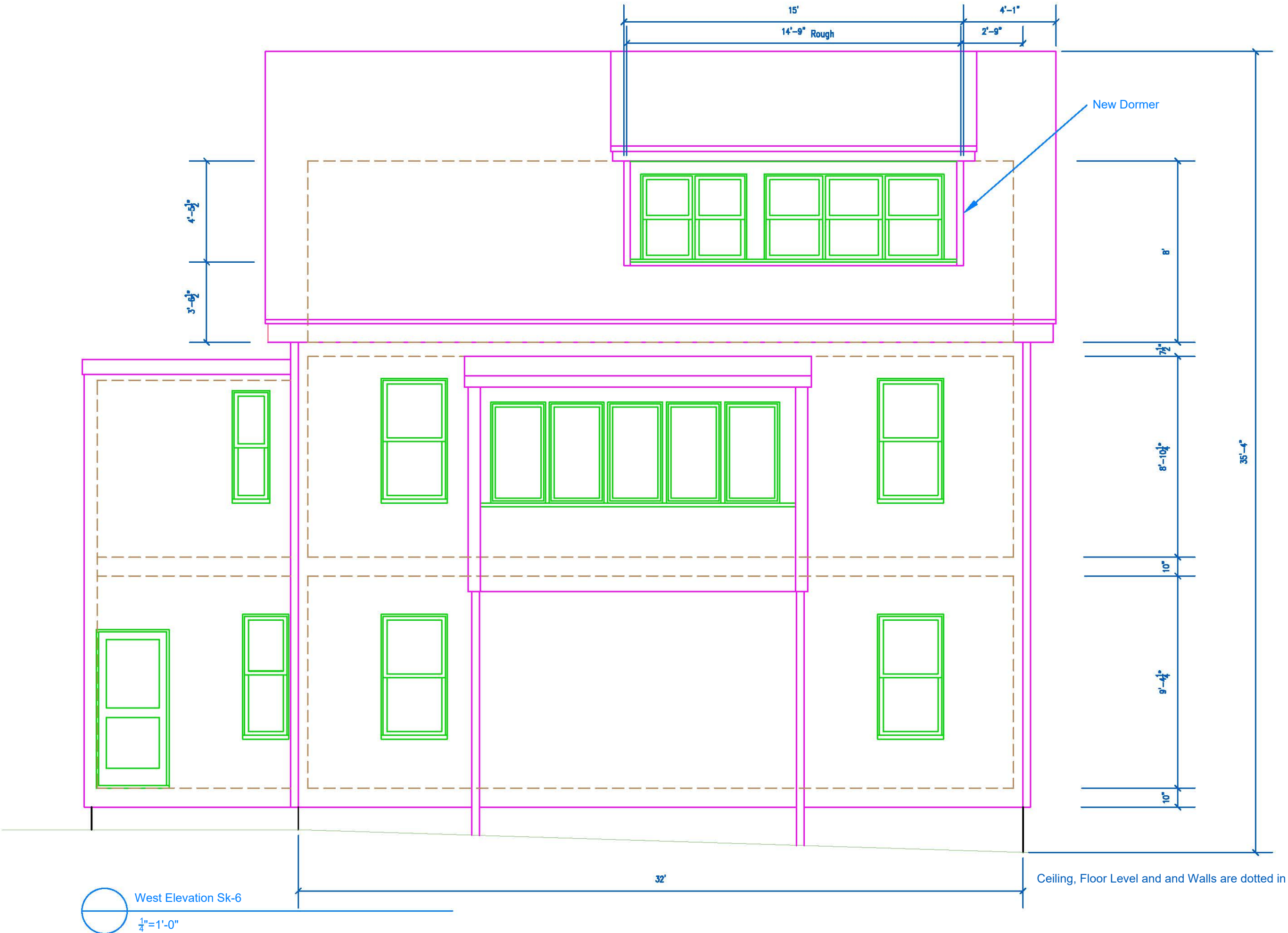
Date

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

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Allston Street El. Sk-10 -b
 $\frac{1}{4}" = 1'-0"$

A-8



West Elevation Sk-6
1/4" = 1'-0"

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

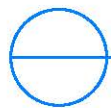
Date

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

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

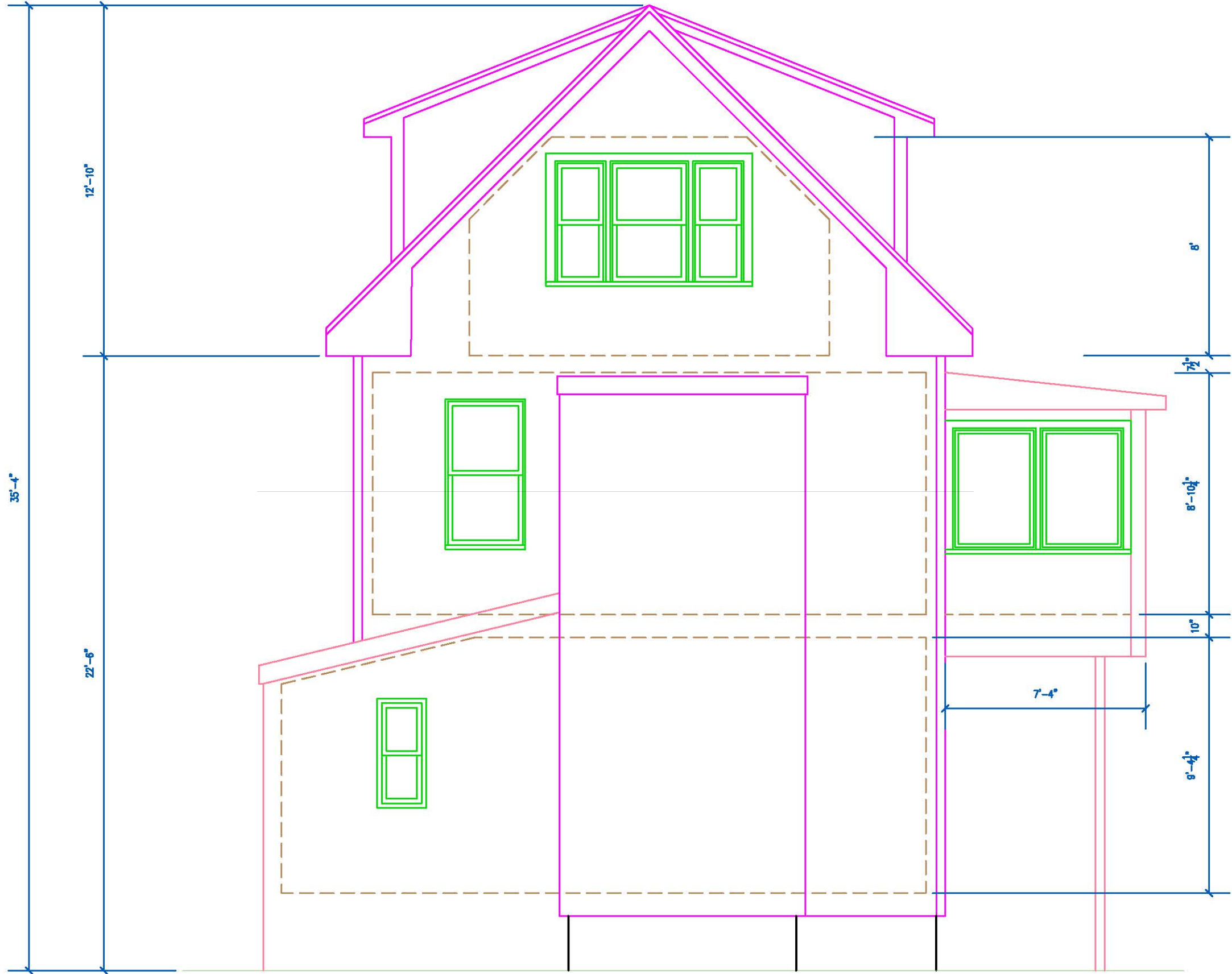
Manfredi/ Carroll
West Elevation Sk-10 - b
1/4" = 1'-0"

A-9



North Elevation Existing

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



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

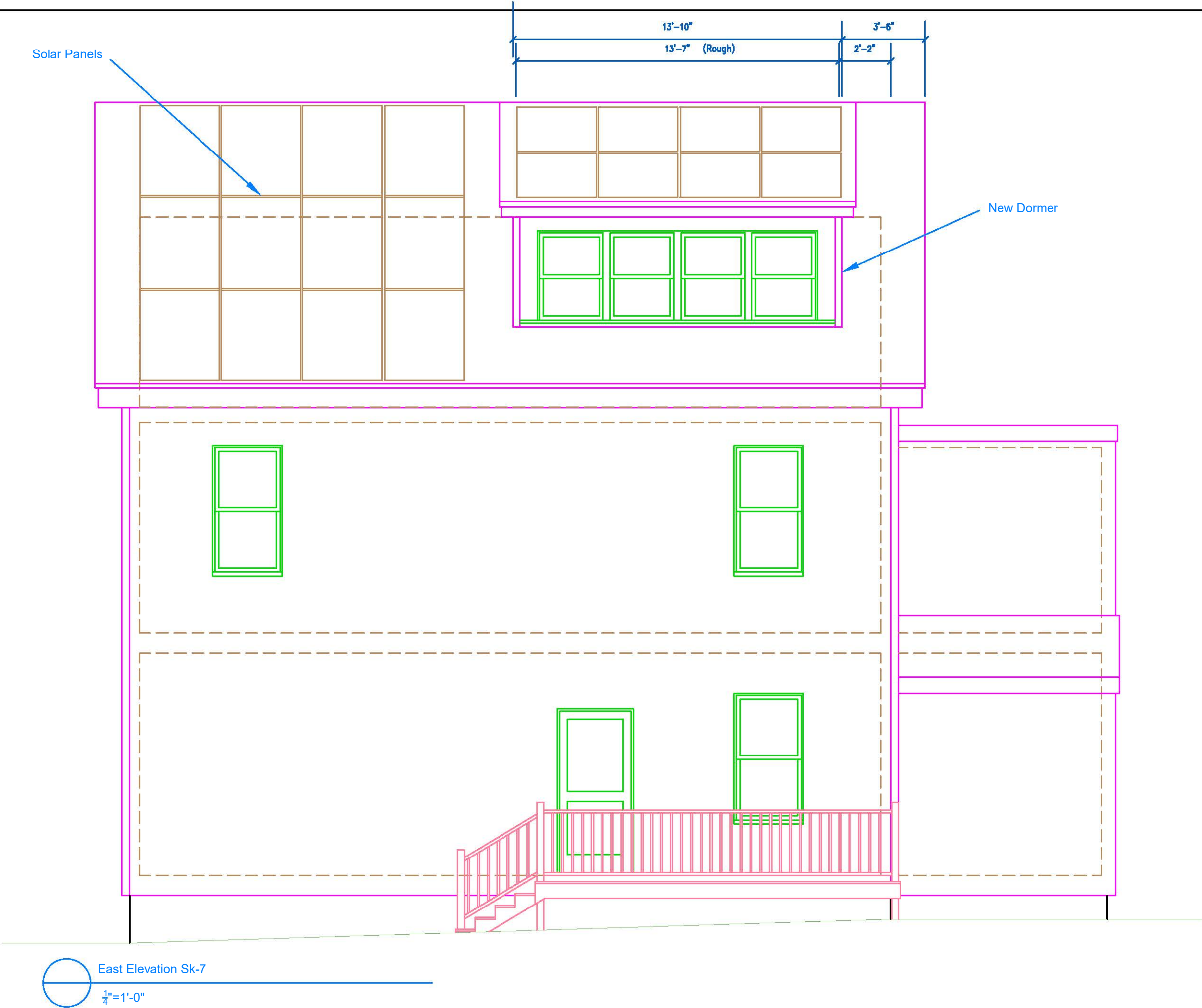
Date

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

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
North Elevation Sk-10 -b
 $\frac{1}{4}" = 1'-0"$

A-10



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

Date

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11 Whitehouse Lane, Winter Harbor, ME 04693
(617) 515-7403
RichardBrownArchitects.com

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
East Elevation Sk-10-b

1/4" = 1'-0"

A-11

7/29/2021
12/20/2021
5/24/2022
6/14/2022022

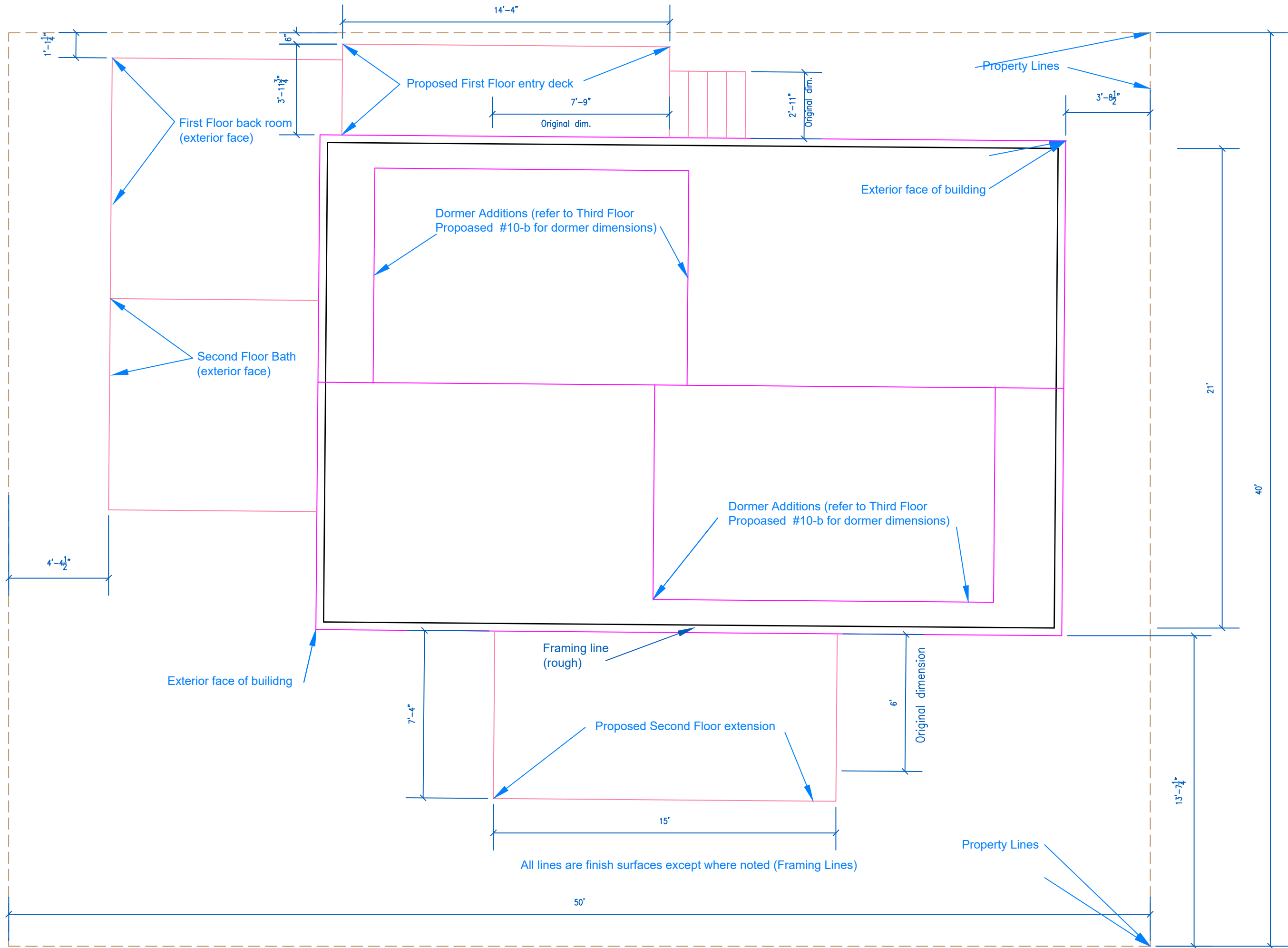
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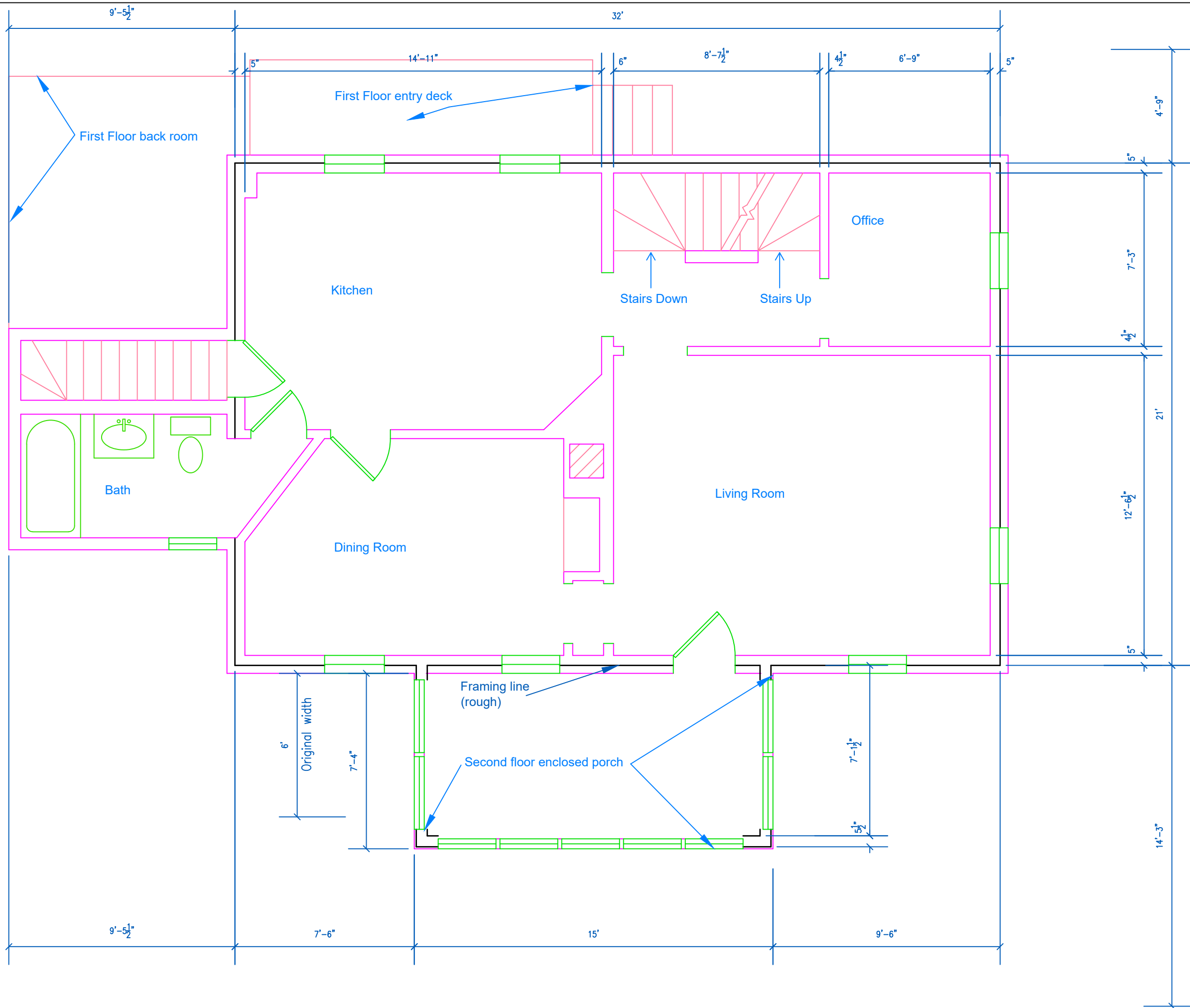
Richard Brown Architects
50 Hillcrest Ave. Lexington, MA 02420
11 Whitehouse Lane, Winter Harbor, ME 04693
(617) 515-7403
RichardBrownArchitects.com

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

Manfredi/ Carroll
Proposed Site Plan10-b
 $\frac{1}{4}" = 1'-0"$

A-12





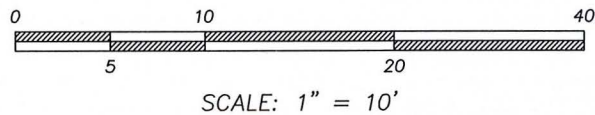
7/29/2021
12/20/2021
5/2/2022
5/24/2022
6/14/2022
Date

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

Manfredi & Carroll Residence
307 Allston Street
Cambridge, MA 02139

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

A-13



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:

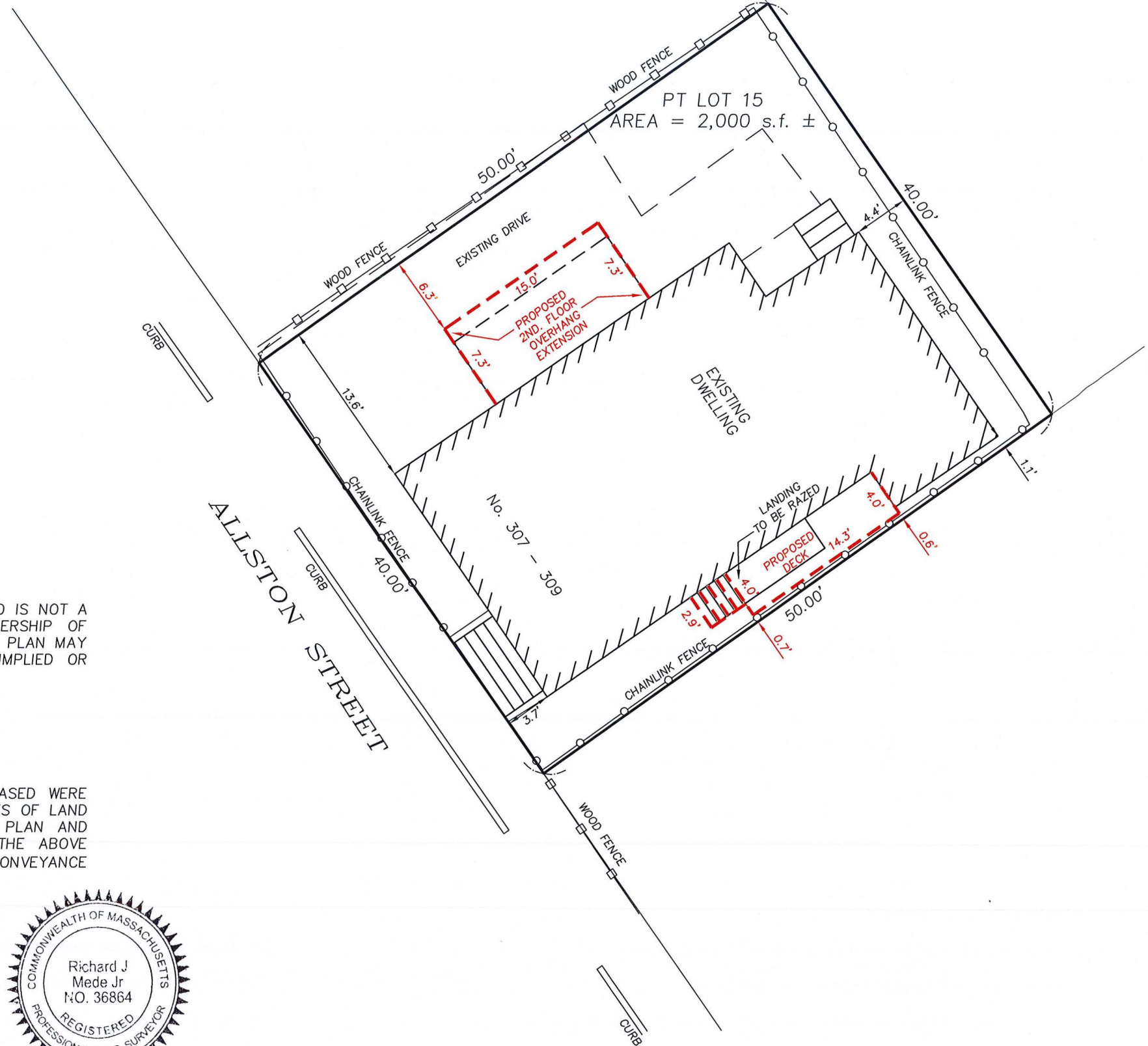
TO: LOUIS MANFREDI

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

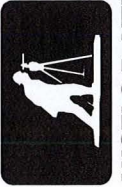

RICHARD J. MEDE, JR. P.L.S.

06/01/2022
DATE:



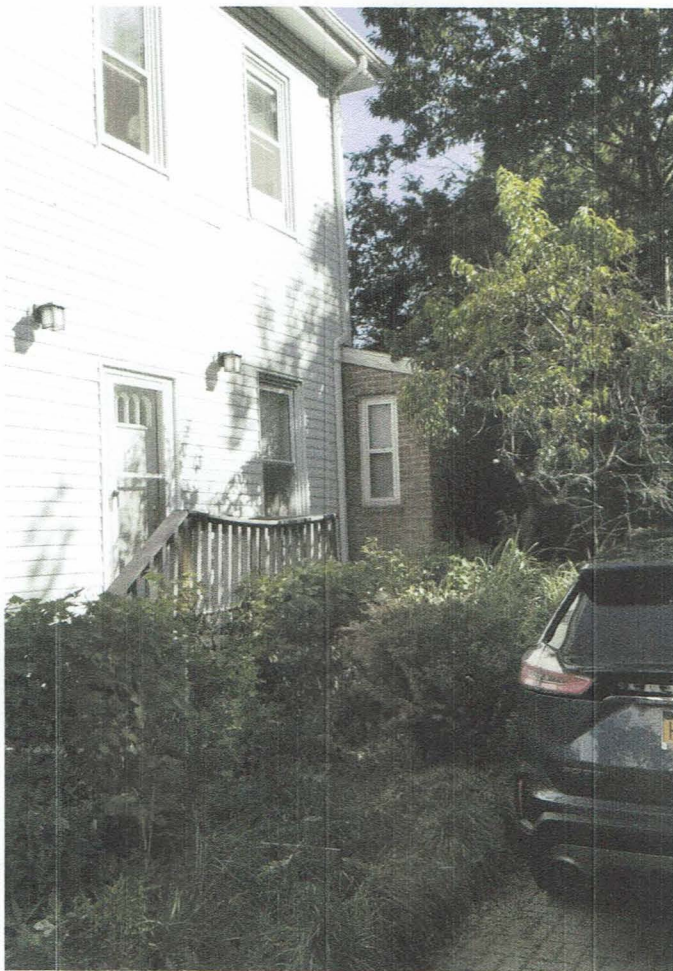
CERTIFIED PLOT PLAN
307 - 309 ALLSTON STREET
CAMBRIDGE, MASS.
(MIDDLESEX COUNTY)

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



307 Allston St.

Petitioner

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

RICHARD L. BROWN
50 HILLCREST AVE
LEXINGTON, MA 02420

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

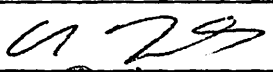
Hearing Date: 9/8/22

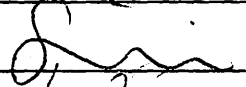
Thank you,
Bza Members

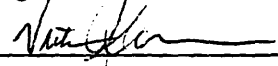
We the undersigned neighbors of Joanne Carroll and Louis Manfredi have reviewed the plans for the proposed modifications to their property at 307-309 Allston St. and support their application for Special Permit.

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

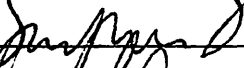
NAME	SIGNATURE	DATE	ADDRESS
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Aleks Zosuls		14 Aug 2022	126 Pleasant St
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Sigrid Liim		8-14-22	126 Pleasant St.
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Victoria Glassman		14-Aug-22	309 Allston St.
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Alyssa Hernandez		14-Aug-22	309 Allston St
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Sara Hendusht		14-Aug-22	304 Allston St.
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Greene Calloway		14-Aug-22	309 Allston St
-----------------	--	-----------	----------------

WILLIAM WILLEN		16-AUG-22	297 ALLSTON ST,
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