



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2025 APR 10 PM 3:21
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 1158772

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: 29 Line LLC C/O Adam Dash, Esq.

PETITIONER'S ADDRESS: 48 Grove Street, Somerville, MA 02144

LOCATION OF PROPERTY: 29 Line St, Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Parking/


DESCRIPTION OF PETITIONER'S PROPOSAL:

Creation of a driveway and one off-street parking space, which requires variances for minimum off-street parking space width, minimum driveway width, and parking space in a front setback.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 6.000	Section: 6.42 (Dimensions for Off-Street Parking Space).
Article: 6.000	Section: 6.43.4(a) (Minimum Driveway Width).
Article: 6.000	Section: 6.44.1(c) (Parking Space within Front Yard Setback).
Article: 10.000	Section: 10.30 (Variance).

Original
Signature(s):


(Petitioner (s) / Owner)

29 Line LLC c/o Adam Dash & Associates

(Print Name)

Address: 48 Grove Street, Suite 304, Somerville, MA 02144
Tel. No. 617-625-7373
E-Mail Address: dash@adamdashlaw.com

Date: April 10, 2025

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 29 Line LLC
(OWNER)

Address: 1661 Massachusetts Ave, #275, Lexington MA 02420

State that I/We own the property located at 29 Line st, Cambridge MA,
which is the subject of this zoning application.

The record title of this property is in the name of 29 Line LLC

*Pursuant to a deed of duly recorded in the date 4/24/2024, Middlesex South
County Registry of Deeds at Book 82695, Page 319; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



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

(manager)

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

Commonwealth of Massachusetts, County of Middlesex

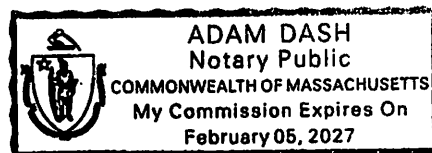
The above-name Yi Yue, Manager of 29 Line LLC personally appeared before me,
this 4th of April, 2025, and made oath that the above statement is true.



Notary

My commission expires 2/5/2027 (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 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:

The property is in Cambridge, but the other side of the street is Somerville. Literal enforcement of this ordinance would prohibit the petitioners from creating any off-street parking spaces for this pre-existing single family dwelling on a City street that prohibits on-street parking along the front side of the property.

The lack of off-street parking is a substantial hardship to the applicant, and to any future owners, due to the lack of reliable on-street parking.

- 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 but not affecting generally the zoning district in which it is located for the following reasons:

The hardship resulting from a lack of off-street parking for this pre-existing, non-conforming single family dwelling located on a densely built neighborhood in Cambridge is owing to the narrowness of lot, and the relatively large pre-existing, nonconforming structure on this undersized lot.

As a result of these pre-existing conditions, and the very limited side yard area (8.1 feet wide), there is no way to create a much-needed driveway and single parking space on the lot while meeting the current dimensional requirements of the ordinance.

- 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:

The minimal relief requested here may be granted without causing detriment to the public good because: (A) the relief will result in the removal of one car from the very limited on-street parking along Line Street, which is beneficial to others in the neighborhood; (B) the relief will not result in a loss of on-street parking because the curb cut will occur on the side of the street where parking is prohibited; (C) more than one-half of the proposed parking space (which is a compliant 9.9' in length) is 10.5' width and meets the required parking space width of 8.5', however, the parking space narrows in part with the narrowest portion being 8.1' in width, which is a de minimis 0.4' ft shy of the ordinance requirement for off-street parking space width; and (D) similar properties have driveways and off-street parking such that granting the relief does not alter the character of the neighborhood.

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

The zoning relief requested is minimal, and is tailored to meet the needs of the property's residents by creating one off-street parking space in this unique situation. The relief will meet the intent and purpose of the ordinance to promote the health and safety of the residents, reduce parking congestion on the City streets, and allow people who need a motor vehicle to live at the property, all

with the assistance of minor and reasonable adjustments to the current zoning requirements. The relief sought is small in size and scale.

***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: 29 Line LLC
Location: 29 Line St., Cambridge, MA
Phone: 617-625-7373

Present Use/Occupancy: Residential
Zone: Residence C-1 Zone
Requested Use/Occupancy: Residential

		<u>Existing Conditions</u>		<u>Requested Conditions</u>		<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>		1,548		1,548		N/A	(max.)
<u>LOT AREA:</u>		1,722		1,722		N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: 2</u>		0.9		0.9		N/A	
<u>LOT AREA OF EACH DWELLING UNIT</u>		1,722		1,722		N/A	
<u>SIZE OF LOT:</u>	WIDTH	30.75		30.75		N/A	
	DEPTH	56		56		N/A	
<u>SETBACKS IN FEET:</u>	FRONT	3.9		3.9		10	
	REAR	10		10		5	
	LEFT SIDE	8.1		8.1		5	
	RIGHT SIDE	1.3		1.3		5	
<u>SIZE OF BUILDING:</u>	HEIGHT	35		35		45	
	WIDTH	21		21		N/A	
	LENGTH	38		38		N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		36.8%		36.1%		30%	
<u>NO. OF DWELLING UNITS:</u>		1		1		N/A	
<u>NO. OF PARKING SPACES:</u>		0		1		N/A	
<u>NO. OF LOADING AREAS:</u>		0		0		N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A		N/A		N/A	

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

None

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'.

29 Line St, Cambridge

Front Left View



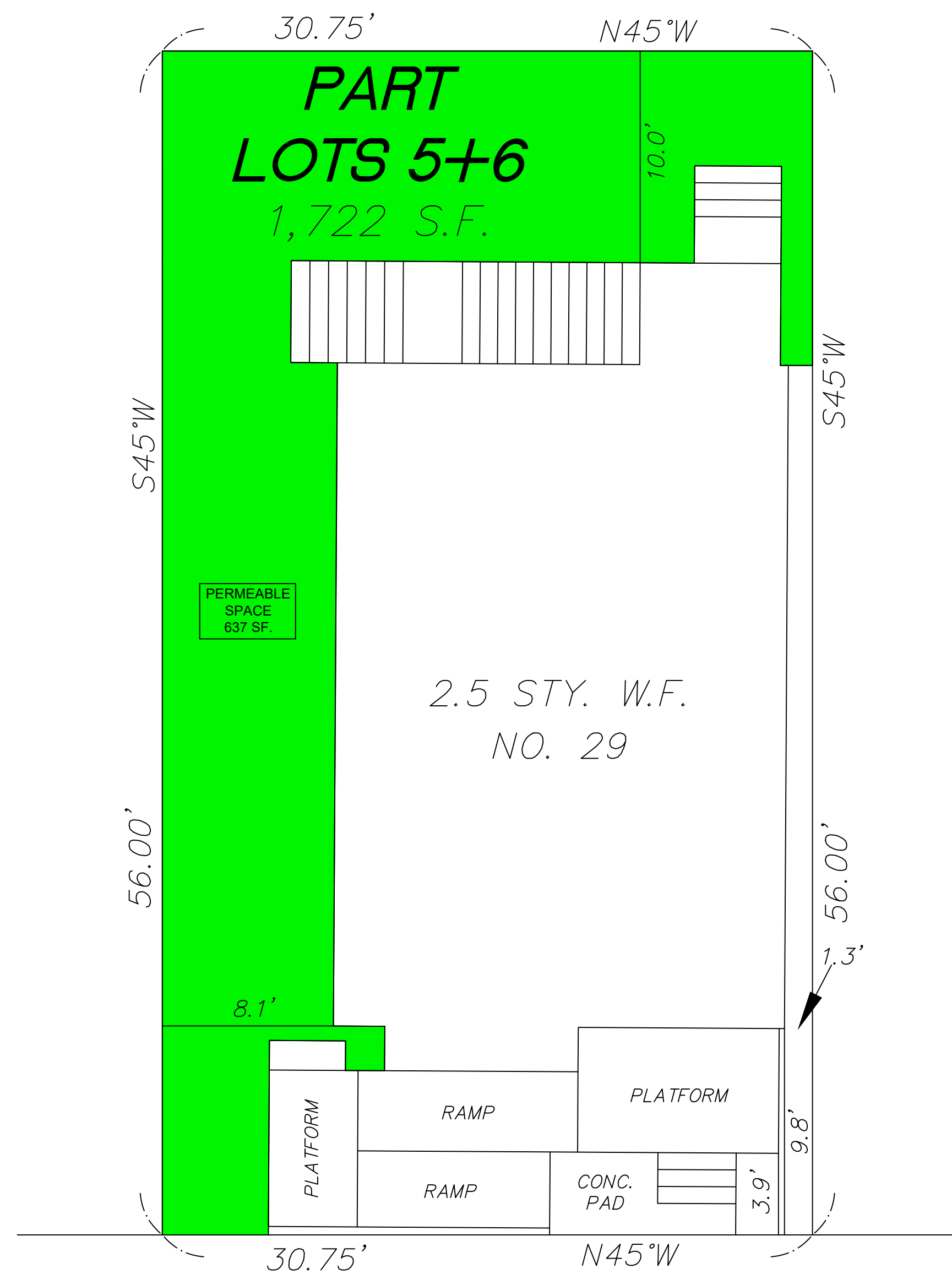
Front Side View



Back Side View

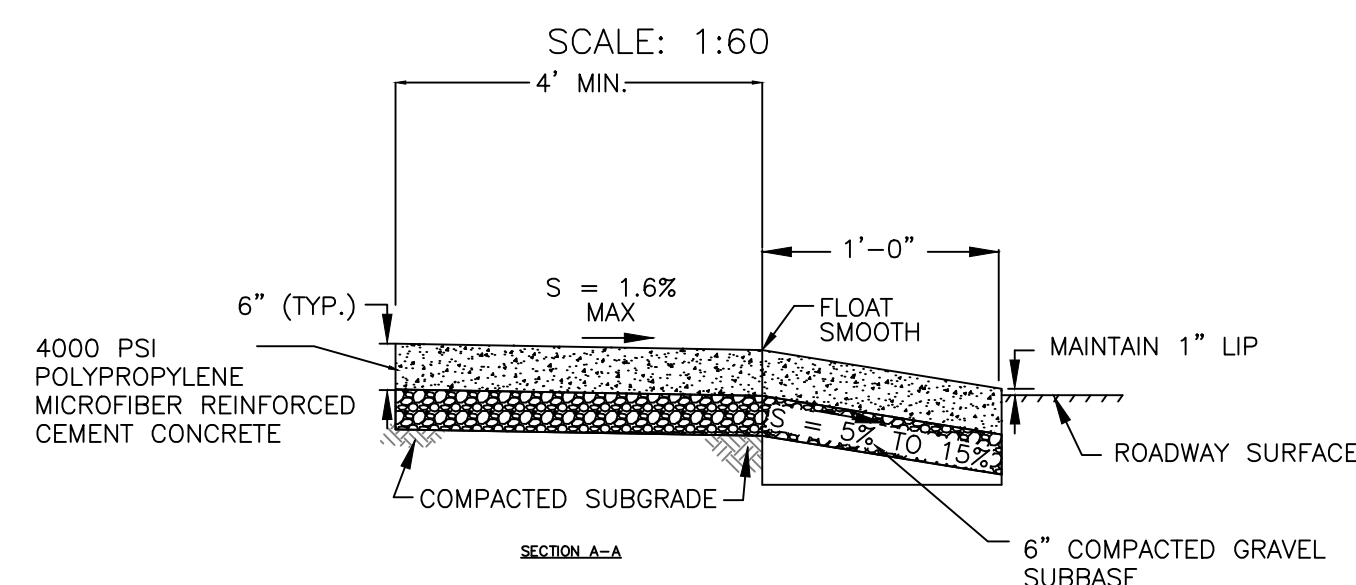




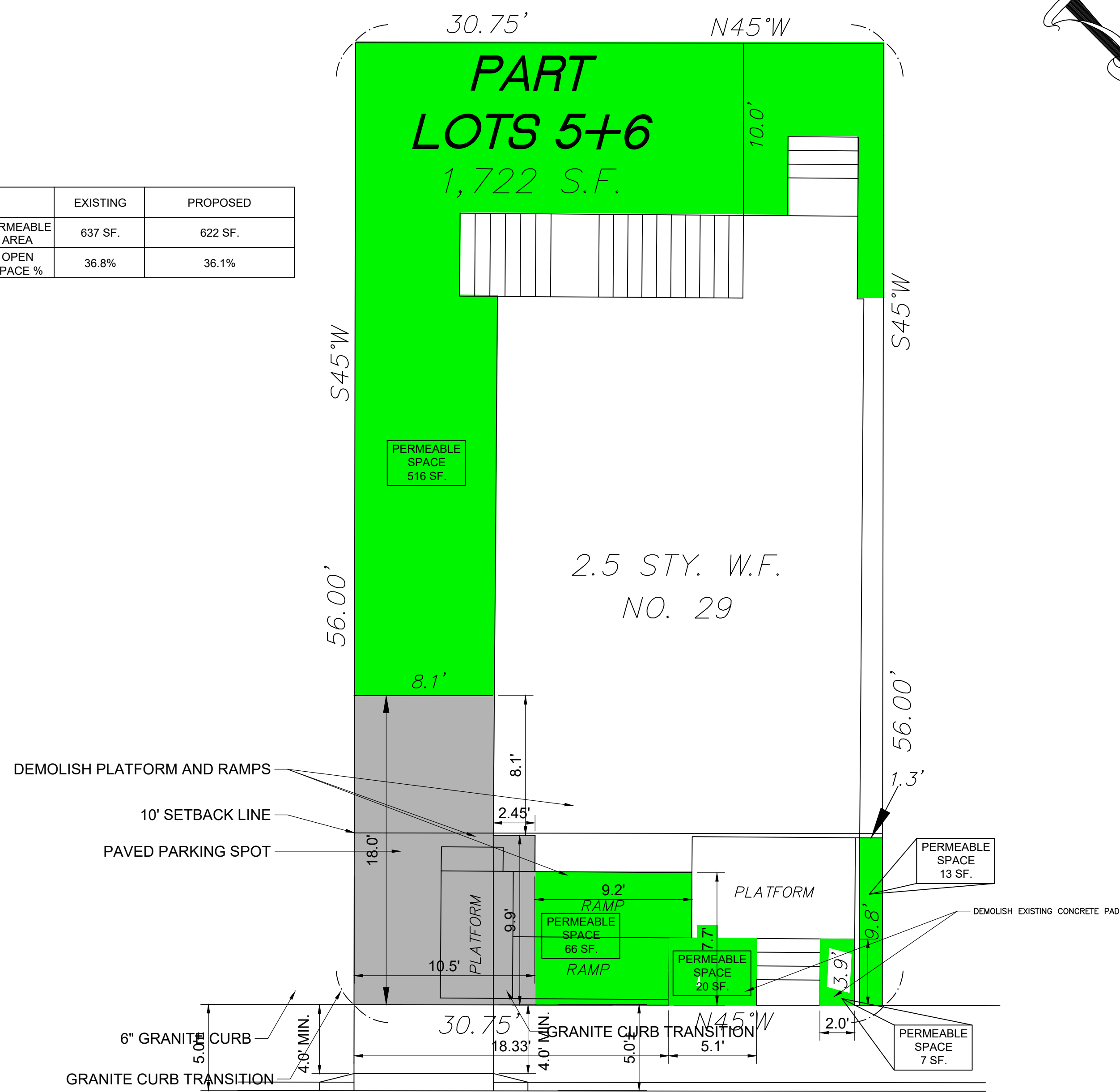


LINE STREET

EXISTING SITE PLAN



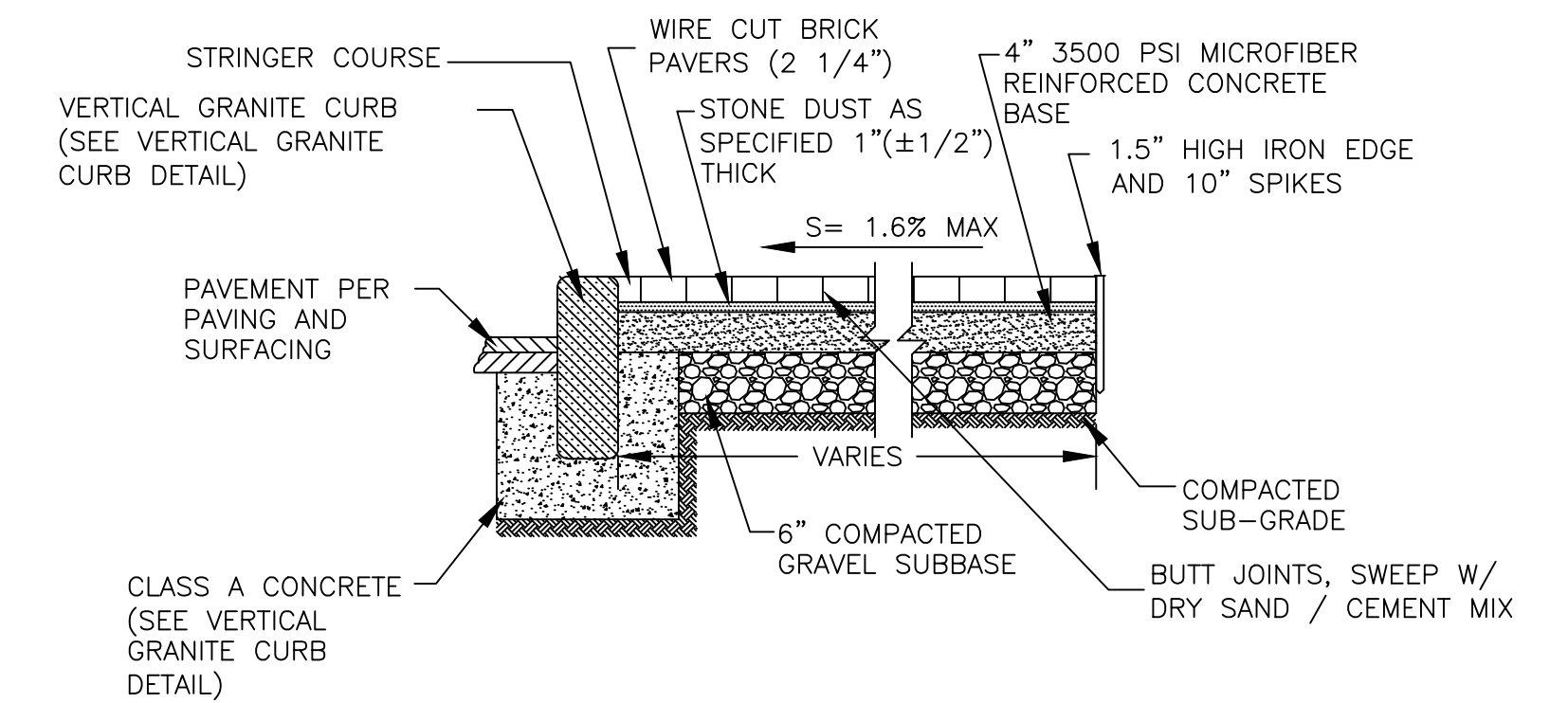
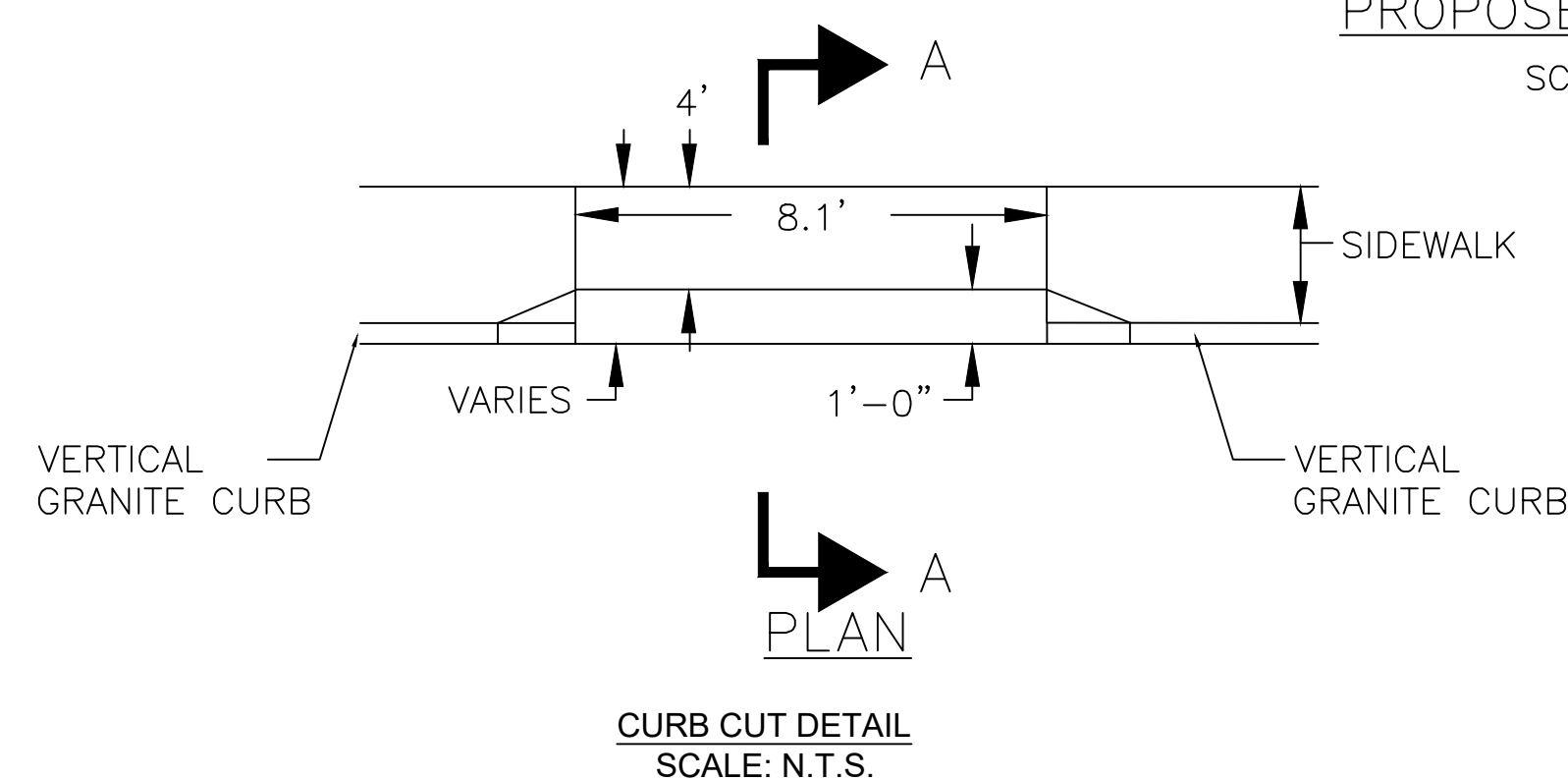
	EXISTING	PROPOSED
PERMEABLE AREA	637 SF.	622 SF.
OPEN SPACE %	36.8%	36.1%



LINE STREET

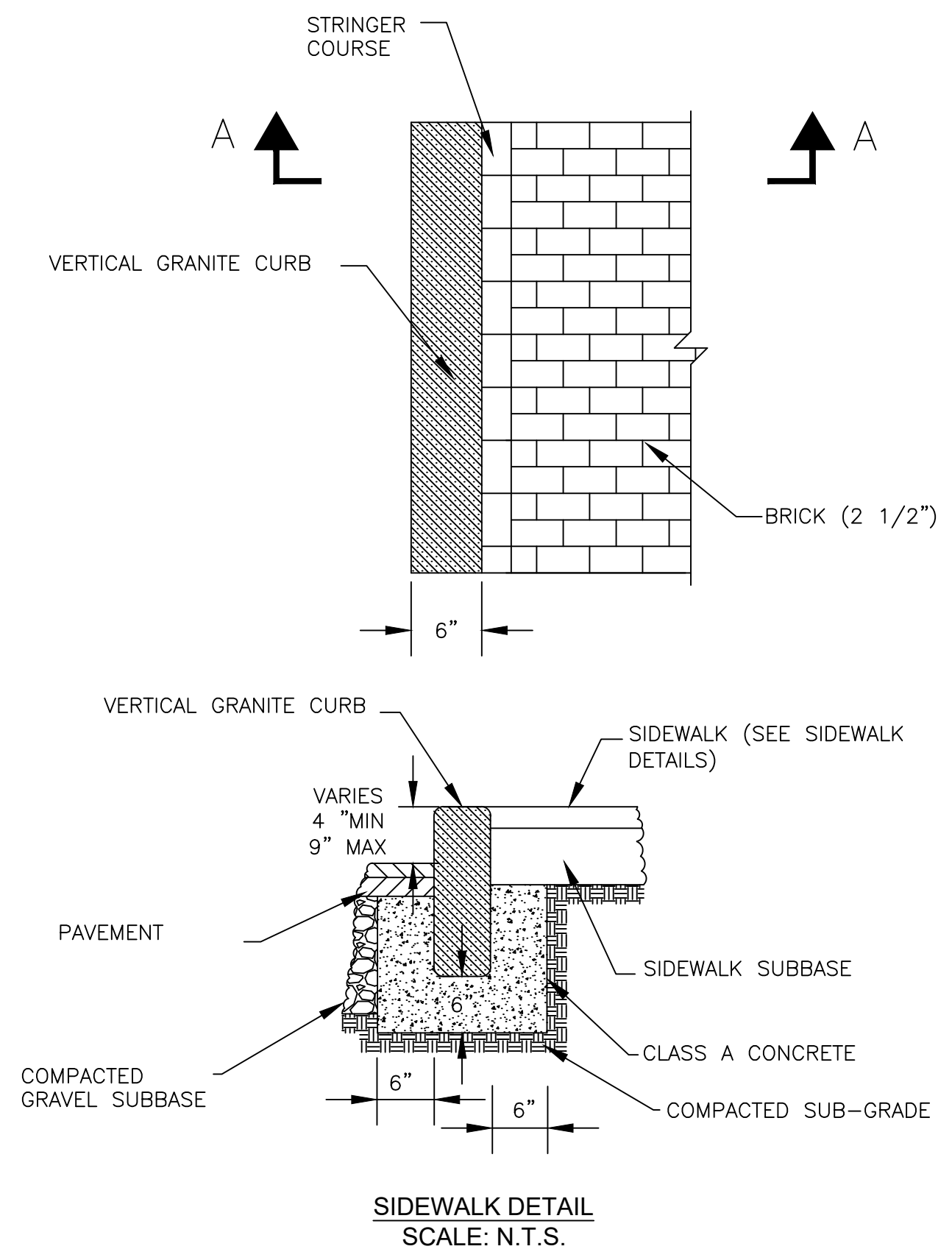
PROPOSED SITE PLAN

SCALE: 1:60

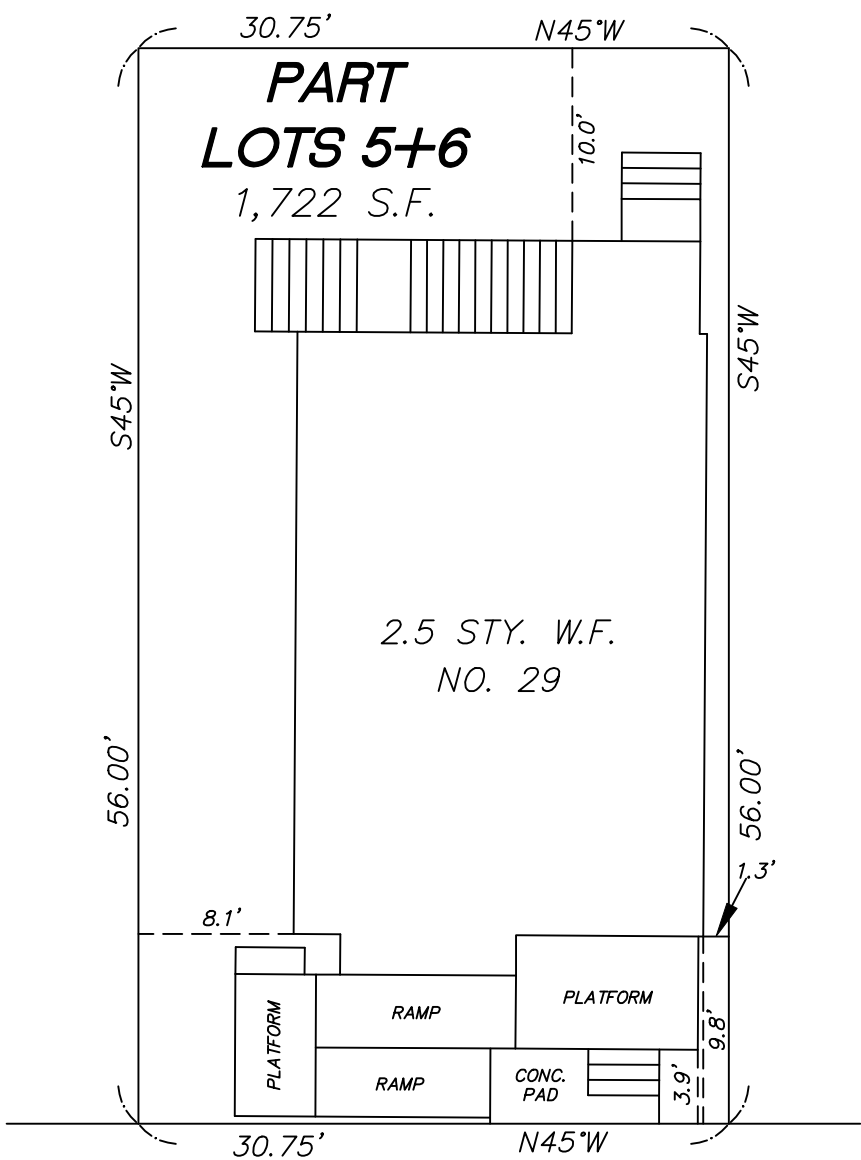
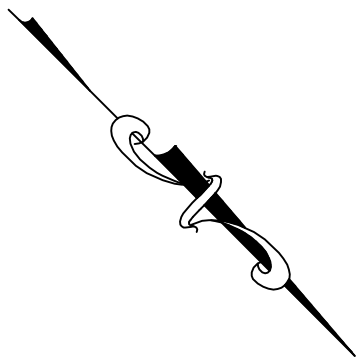


SECTION A-A

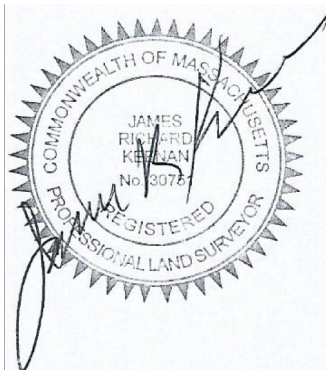
NOTES:
1. SIDEWALKS SHALL MATCH WIDTH AND SLOPE OF EXISTING SIDEWALKS UNLESS OTHERWISE NOTED.



PROJECT: SITE PLAN 29 LINE ST. CAMBRIDGE, MA.		SH.1		KAI YIN YIP, P.E. TEL: (646) 420-9896 E-MAIL: KAIYIN.YIP@GMAIL.COM S & Y DESIGN AND ENGINEERING LLC 555 HANCOCK ST QUINCY MA 02170
PREPARED FOR:	REVISION:			
1ST SUBMISSION: MAR. 28, 2025				
GRAPHIC SCALE: 0 60 120 SCALE: AS NOTED				



LINE STREET



LEGEND	
STY. W.F.	STORY WOOD FRAME
CONC.	CONCRETE
S.F.	SQUARE FEET

I CERTIFY THAT THE BUILDINGS ARE LOCATED AS SHOWN AND THAT THIS PLOT PLAN IS THE RESULT OF AN INSTRUMENT SURVEY.

PLOT PLAN IN CAMBRIDGE, MASS.	
SCALE: 1 IN. = 10 FT.	MAY 1, 2024
KEENAN SURVEY 8 WINCHESTER PLACE, SUITE 208 WINCHESTER, MASS. 01890 781-729-4213	

29 Line St, Cambridge

Front Left View



Front Side View



Back Side View







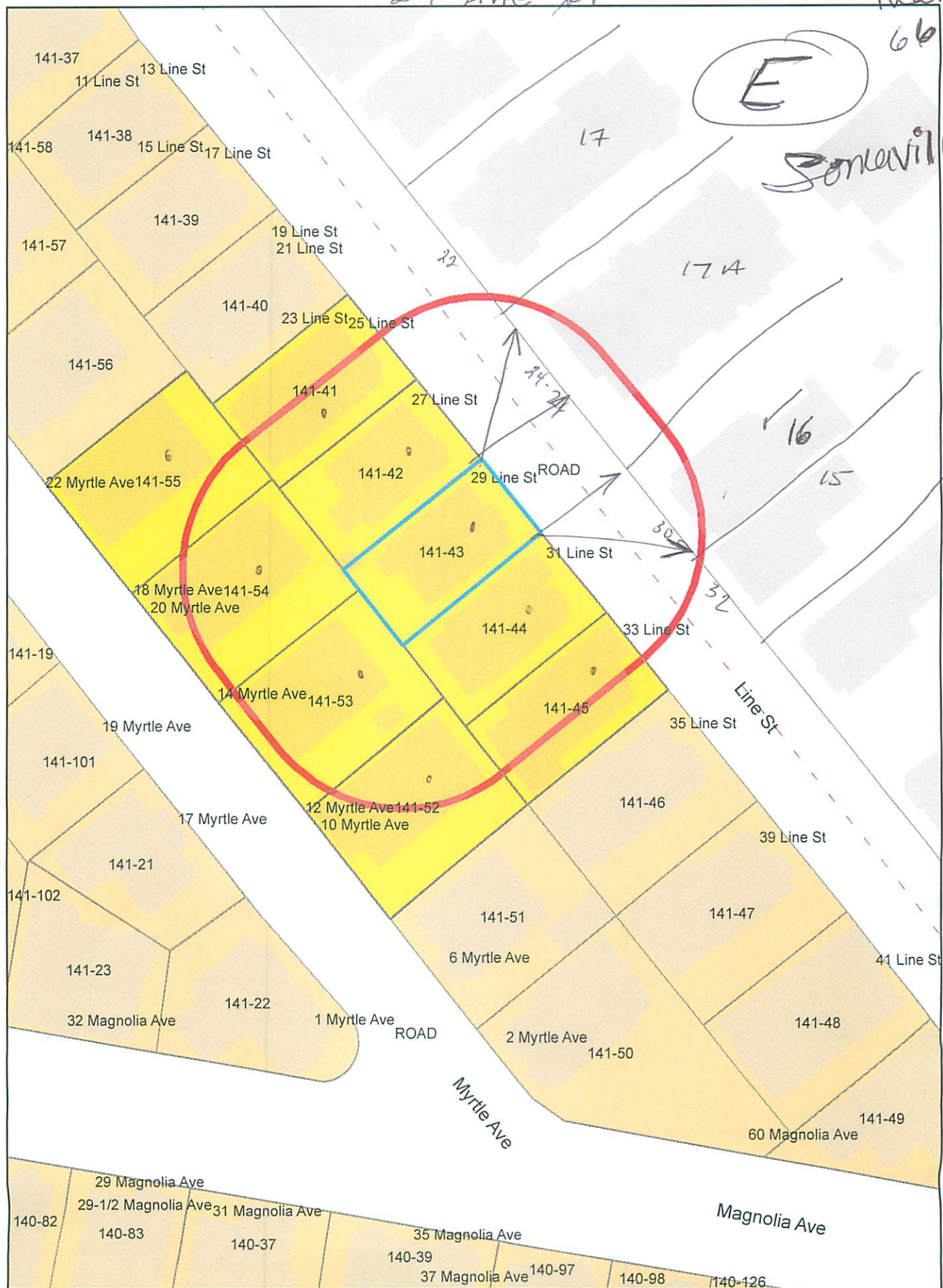


11:10

78%



map



29 Line St.

Petitioner

141-41
CUNHA, JOHN H. JR.
23-25 LINE ST
CAMBRIDGE, MA 02138

141-52
LEE, LILY
10 MYRTLE AVE
CAMBRIDGE, MA 02138

ADAM DASH & ASSOCIATES
C/O ADAM DASH
48 GROVE STREET – UNIT 304
SOMERVILLE, MA 02144

141-45
LIANG, SHUANG
33 LINE ST UNIT 1
CAMBRIDGE, MA 02138

141-45
KRAMER, LINDA MARGARET
33 LINE ST UNIT 2
CAMBRIDGE, MA 02138

141-54
FLOWER, JEREMY S.
TRS ELISA N. FLOWER TRS
18 MYRTLE AVE
CAMBRIDGE, MA 02138

141-44
RAZI RANA
73 WALNUT ST - UNIT 6
NEWTON, 02460

141-55
PORAT, ORI
22-24 MYRTLE AVE
CAMBRIDGE, MA 02138

141-43
29 LINE LLC
29 LINE ST
CAMBRIDGE, MA 02138

141-42
MENIAS, NEVIN & CHRISTINE TOWFIK
TAWFIK, NICOLA
27 LINE ST
CAMBRIDGE, MA 02138

141-53
LEE, LILY
14-16 MYRTLE AVE
CAMBRIDGE, MA 02138

SOMERVILLE ABUTTERS

66/E/16
YULIYA SHAMIS
7 CONANT ROAD – APT. 68
WINCHESTER, MA 01890

66/E/17/A
LOUIS CHRYSTAL
22 LINE STREET
SOMERVILLE, MA 02143

66/E/17/B
BRADLEY BRILLIANT & JOSIAH SERENE
22 LINE STREET #B
SOMERVILLE, MA 02143

22/E/17/C
STEFANA STANTCHEVA
22 LINE STREET – UNIT C
SOMERVILLE, MA 02143

66/E/17/D
DEVEREAU & LISA WILLIAMS
22 LINE STREET – UNIT D
SOMERVILLE, MA 02143

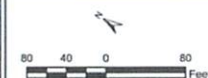
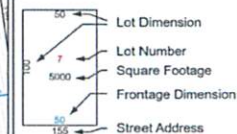
66/E/17-E
EMORY PETRACK & SAMMY GREENSPAN
TR. SAMMY A. GREENSPAN TRUST
22 LINE STREET – UNIT E
SOMERVILLE, MA 02143

City of
Somerville
Massachusetts



Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- - - Other ROW Boundary
- - - Assessor Map Boundary
- Water Body
- Building
- ▨ Railroad ROW



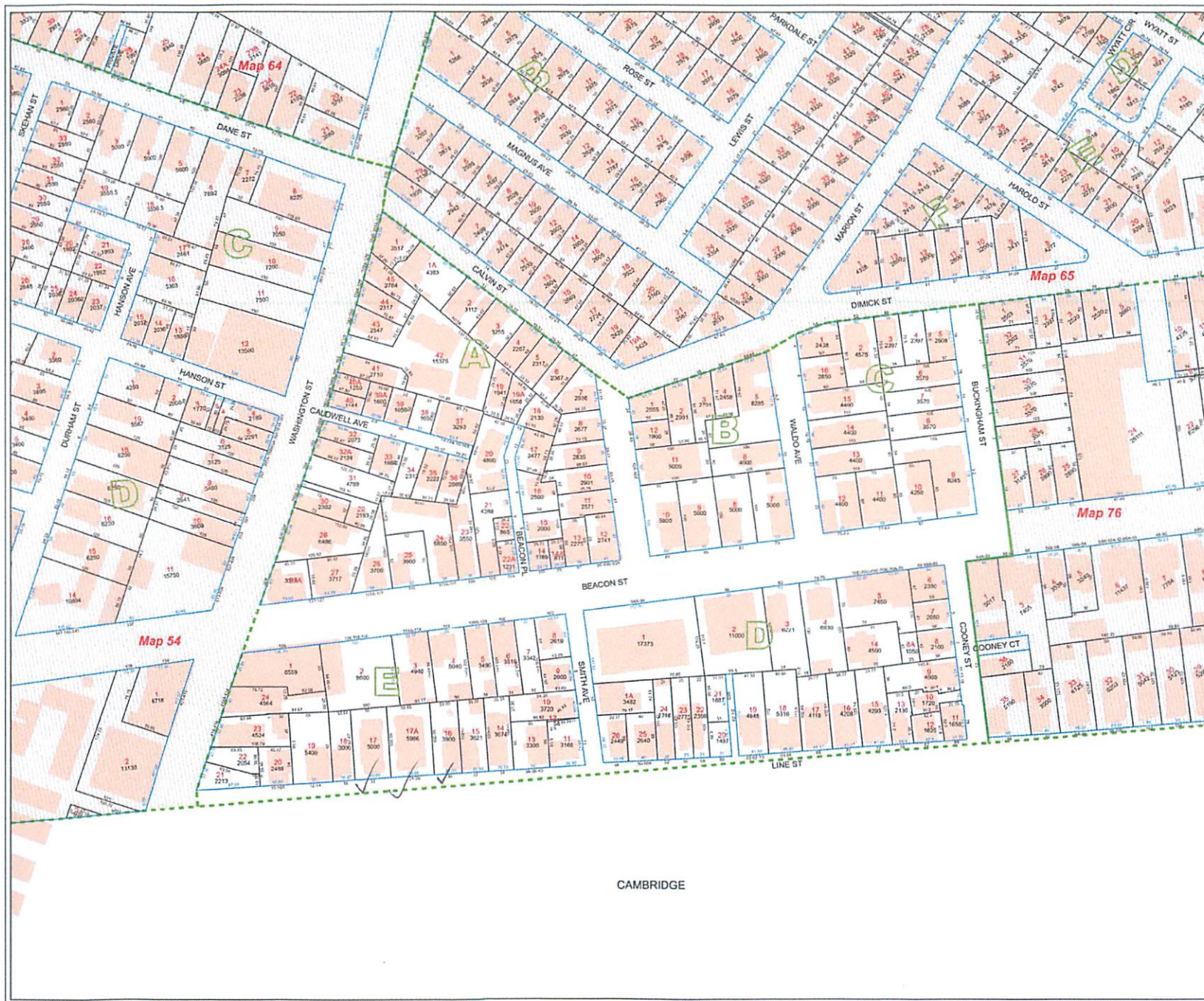
1" = 80'
July 1, 2023

Sources: Rights-of-way and building footprints were originally developed from Boston Edison Company data, 1955 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1999 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and divided locations of cadastral boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



66



CAMBRIDGE

29 line pt.

30 LINE ST

Location

30 LINE ST

Mblu

66/ E/ 16/ /

Acct#

24720015

Owner

SHAMIS YULIYA

Assessment

\$1,321,200

PID

11068

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$540,000	\$781,200	\$1,321,200

Owner of Record

Owner

SHAMIS YULIYA

Sale Price

\$805,000

Co-Owner

Certificate

Address

7 CONANT RD APT 68
WINCHESTER, MA 01890

Book & Page

66307/0357

Sale Date

10/30/2015

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHAMIS YULIYA	\$805,000		66307/0357	00	10/30/2015
XAVIER PAUL F FOR LIFE	\$1		59067/0043	1F	05/10/2012
XAVIER PAUL F & JANICE M	\$100		14701/0462		08/18/1982

Building Information

Building 1 : Section 1

Year Built:

1920

Living Area:

2,338

Replacement Cost:

\$580,643

Building Percent Good:

93

Replacement Cost

Less Depreciation:

\$540,000

Building Attributes	
Field	Description

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ A/

Acct#

20051650

Owner

LOUIS CHRYSTAL

Assessment

\$1,522,000

PID

103579

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$1,522,000	\$0	\$1,522,000

Owner of Record

Owner

LOUIS CHRYSTAL

Sale Price

\$1,112,000

Co-Owner

Certificate

Address

22 LINE ST
SOMERVILLE, MA 02143

Book & Page

65586/0111

Sale Date

06/22/2015

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LOUIS CHRYSTAL	\$1,112,000		65586/0111	00	06/22/2015
GOLDSTEIN DEBORAH	\$807,500		49176/0226	00	03/26/2007
GRISWOLD JOHN H JR & ANDREA	\$1		42028/0347	1F	02/12/2004
GRISWOLD JOHN H JR	\$765,000		40347/0485	00	08/06/2003
LINE STREET DEVELOPMENT CORP	\$350,000		33397/0479	1P	08/06/2001

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,691

Replacement Cost:

\$1,537,385

Building Percent Good:

99

Replacement Cost

Less Depreciation:

\$1,522,000

22 LINE ST

Location 22 LINE ST

Mblu 66/ E/ 17/ B/

Acct# 20051660

Owner BRILLIANT BRADLEY & JOSIAH SERENE

Assessment \$1,666,700

PID 103580

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$1,666,700	\$0	\$1,666,700

Owner of Record

Owner BRILLIANT BRADLEY & JOSIAH SERENE
Co-Owner
Address 22 LINE ST #B
SOMERVILLE, MA 02143

Sale Price \$1,225,000
Certificate
Book & Page 67364/0201
Sale Date 06/02/2016
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRILLIANT BRADLEY & JOSIAH SERENE	\$1,225,000		67364/0201	00	06/02/2016
CHEW KHENG-CHUAN	\$890,000		53678/0192	00	10/15/2009
LICHOULAS THOMAS J	\$1		48757/0535	1A	12/29/2006
LICHOULAS RITA & JAMES T III TRSTES	\$1		41221/0596	1F	10/18/2003
LICHOULAS THOMAS J	\$1		41048/0060	1F	09/29/2003

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 2,961
Replacement Cost: \$1,683,563
Building Percent Good: 99

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ C/

Acct#

20051670

Owner

STANTCHEVA STEFANA

Assessment

\$1,435,400

PID

103581

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$1,435,400	\$0	\$1,435,400

Owner of Record

Owner

STANTCHEVA STEFANA

Sale Price

\$1,655,000

Co-Owner

Certificate

Address

22 LINE ST UNIT C
SOMERVILLE, MA 02143

Book & Page

78547/0159

Sale Date

08/25/2021

Instrument

00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STANTCHEVA STEFANA	\$1,655,000		78547/0159	00	08/25/2021
FEIJO EDMUND JR & LONG BRIAN C	\$785,000		60780/0258	00	12/19/2012
ASSAD WAE F TRUSTEE	\$10		59317/0038	1F	06/18/2012
ASAAD WAE L & PETER TRUSTEES	\$10		57424/0576	1F	09/12/2011
ASAAD SALWA F TRSTEE	\$10		47770/0234	1A	07/07/2006

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,460

Replacement Cost:

\$1,449,928

Building Percent Good:

99

Replacement Cost

Less Depreciation:

\$1,435,400

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ D/

Acct#

20051680

Owner

WILLIAMS LISA & DEVEREAU

Assessment

\$201,300

PID

103582

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$201,300	\$0	\$201,300

Owner of Record

Owner

WILLIAMS LISA & DEVEREAU

Sale Price

\$1

Co-Owner

Certificate

Address

22 LINE ST UNIT D
SOMERVILLE, MA 02143

Book & Page

61542/0360

Sale Date

04/04/2013

Instrument

1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WILLIAMS LISA & DEVEREAU	\$1		61542/0360	1F	04/04/2013
CHAMPOUX LISA	\$152,000		39222/0566	1N	05/16/2003
LINE STREET DEVELOPMENT CORP	\$350,000		33397/0479	1P	08/06/2001

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,161

Replacement Cost:

\$1,185,804

Building Percent Good:

26

Replacement Cost

Less Depreciation:

\$201,300

Building Attributes	
Field	Description

22 LINE ST

Location

22 LINE ST

Mblu

66/ E/ 17/ E/

Acct#

20051690

Owner

PETRACK EMORY &
GREENSPAN SAMMY
TRUSTEES

Assessment

\$1,408,800

PID

103583

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$1,408,800	\$0	\$1,408,800

Owner of Record

Owner

PETRACK EMORY & GREENSPAN SAMMY TRUSTEES

Sale Price

\$1

Co-Owner

SAMMY A GREENSPAN TRUST

Certificate

Address

22 LINE ST UNIT E
SOMERVILLE, MA 02143

Book & Page

64236/0474

Sale Date

09/16/2014

Instrument

1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PETRACK EMORY & GREENSPAN SAMMY TRUSTEES	\$1		64236/0474	1F	09/16/2014
PETRACK EMORY M & GREENSPAN SAMMY A	\$885,000		63257/0421	00	02/07/2014
LIM NICK T & MIIA HELENA	\$100		59376/0400	1F	06/26/2012
LIM NICK T	\$774,000		55499/0215	00	09/30/2010
LEDER MATTHEW R & EVA	\$735,000		48722/0105	00	12/22/2006

Building Information

Building 1 : Section 1

Year Built:

2002

Living Area:

2,357

Replacement Cost:

\$1,423,043

Building Percent Good:

99



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.

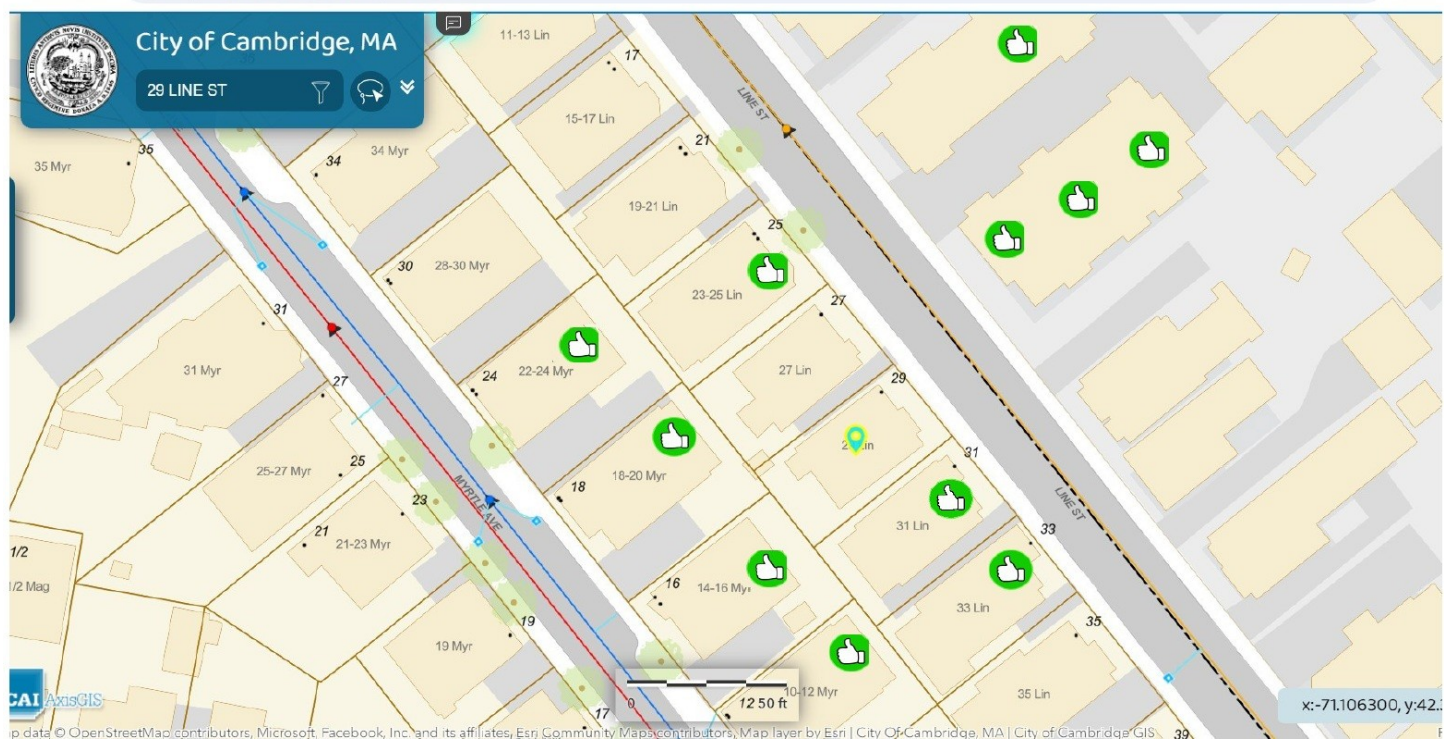
Name: Yi Yue (Print) Date: 4/18/2023

Address: 29 Pine St.

Case No. BZA-1158772

Hearing Date: 5/8/25

Thank you,
Bza Members



Support to BZA Case # 1158772: 29 Line St Petition for Driveway and Parking Space

Dear BZA Members,

As residents on Line St, I am writing this email to support the petition case # 1158772 to build a driveway and parking space at 29 Line St Cambridge.

Your approval to this petition will benefit to all the neighbors on the street, because it will remove one car from the very limited on street parking; and also the curb cut will not cause any loss of the on street parking as the house is on the side of the street that parking is prohibited.

Thank you! Should you have any questions please feel free to contact me.

Rana Lazi

April 18, 2025

(31 Line St, Cambridge, MA 02138)

Case # 1158772

From maggie kramer <maggkram38@gmail.com>

Date Thu 4/10/2025 6:55 PM

To Adam Dash <dash@adamdashlaw.com>; Yueyiy@yahoo.com <Yueyiy@yahoo.com>

Dear BZA Members:

As the owner of 33 Line St. #2, I am writing to support the petition for a curb cut and driveway at 29 Line Street, case # 1158772.

Line Street is unique, because, unlike most streets in Cambridge, there is parking on only one side of the street and that side happens to be in the city of Somerville. As a result, Cambridge Line Street residents with cars but no driveways have to compete not only with Somerville Line Street residents but also with their guests, and with any other resident of Somerville including hospital employees (some of whom are not even Somerville residents), commuters, people with 'For Sale' signs on their vintage cars (which often sit unmoved/unsold for weeks), trucks belonging to Acme Ice, etc.

Like some other residents of Line Street, I chose to buy my property 15 years ago in order to maintain a walking lifestyle. Although I have a car, I rarely use it (it is 2 years old and has been driven only 5500 miles) but I need a vehicle to visit my grown children and grandchildren who live out of state. I am in my 70's and would not have bought this place if it had not included a deeded, paved 'driveway'. I write 'driveway' because the past owners of my property installed a driveway but never applied for an actual curb cut. Fortunately, the curb in front of my 'driveway' happens to be very low and easy to drive over. That is not the case of the curb in front of 29 Line Street, a beautifully rented single family home which will bring in valuable tax dollars to the city.

I, too, inquired about getting a curb cut but was told that my 'driveway', which is slightly less than 10' width requirement, is too narrow. Nevertheless, I have managed to easily pull into my 'driveway' for 15 years in all weather conditions without incident. The same is true for my friends and children visiting from afar. It is also true for the other residents of Line Street and of neighboring Cambridge streets (where there is parking on both sides of the streets!) who have grandfathered driveways, some of which are less than 9'6" wide - even with the incorporation of land from their neighbors.

I truly hope BZA members will seriously consider the unique situation of the few Cambridge Line Street residents who are requesting a curb cut.

Thank you.

Sincerely,
L. Margaret Kramer

Support to BZA Case # 1158772: 29 Line St Petition for Driveway and Parking Space

From Devereau Williams <develec09@gmail.com>

Date Fri 4/11/2025 6:56 AM

To Adam Dash <dash@adamdashlaw.com>

Dear BZA Members,

As the owner of 22 Line St Unit D Somerville MA 02143v, I am writing this email to support the petition case # 1158772 to build a driveway and parking space at 29 Line St Cambridge.

Your approval to this petition will be a benefit to the neighbors on the Line street, because it will remove one car from the very limited on street parking; and also the curb cut will not cause any loss of the on street parking as the house is on the side of the street that parking is prohibited.

Should you have any questions, please feel free to contact me.

Devereau Williams

Thank you!

Devereau Williams Electric

License: 12118

Phone: 617-529-1839

Fax: 617-945-5665

develec09@gmail.com



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 22 B Line St

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed: [Signature] Date: 26 Mar 25

Address: 22 B Line St

Somerville MA 02143

To Whom It May Concern:

As owner or agent of 22 Line St, Unit E

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed: [Signature] Date: 3/31/25

Address: 22 Line St, Unit E

Somerville MA 02143



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

22 Line St Unit D

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st.

Signed:

November Weller

Date:

3/19/20

Address:

To Whom It May Concern:

As owner or agent of

22 LINE ST UNIT C

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st.

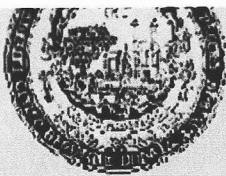
Signed:

[Signature]

Date:

3/19/25

Address:



APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 31 Line St., Cambridge, MA 02138

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St., Cambridge, MA 02138

Signed: Rena Razi Date: 3/27/2025

Address: 73 Walnut St., Apt 6 Newton, MA 02460

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed: _____ Date: _____

Address: _____



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 18 MYRTLE

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st

Signed: [Signature] Date: 3/26/25

Address: 18 MYRTLE AVE
CAMBRIDGE MA

To Whom It May Concern:

As owner or agent of 14 Myrtle

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line st

Signed: [Signature] Date: 3/28/2025

Address: _____



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

10 Myrtle

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed:

[Signature]

Date:

3/28/2020

Address:

[Blank lines for address]

To Whom It May Concern:

As owner or agent of

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed:

[Blank line for signature]

Date:

[Blank line for date]

Address:

[Blank lines for address]



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the **assessor's plat** and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of

33 Line St #2 (owner of #1 is out of area)

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St

Signed:

[Signature]

Date:

3/24/25

Address:

33 Line St #2

Cambridge 02138

To Whom It May Concern:

As owner or agent of

23 Line Street, Cambridge, MA

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St.

Signed:

[Signature]

Date:

4/4/25

Address:

23 Line Street

Cambridge, MA 02138



CITY OF CAMBRIDGE

APPLICATION FOR DRIVEWAY CUTS
AND OPENINGS ABUTTOR'S FORM

Applicants must submit a copy of the assessor's plat and signatures from all abutting property owners including property owners directly across the street (may be more than one). If the abutting buildings are condominiums then all condominium owners must sign.

To Whom It May Concern:

As owner or agent of 22-24 My-Ale Ave

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

29 Line St.

Signed:

Oni Porat

Date:

4/4/25

Address:

24 My-Ale Ave

To Whom It May Concern:

As owner or agent of _____

Cambridge, Massachusetts, I do hereby declare



approval



disapproval

of installment of Off-Street Parking Facility located at:

Signed:

Date:

Address:



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
www.cambridgema.gov/historic/districtsHistoricProperties/midcambridgenced

Tony Hsiao, *Chair*, Lestra Litchfield, *Vice Chair*
Monika Pauli, Charles Redmon, Katinka Hakuta, *Members*
Nan Laird, Catherine Tice, *Alternates*

CERTIFICATE OF NON-APPLICABILITY

Property: 29 Line Street

Applicant: Adam Dash

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the order establishing said district that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Create driveway and one parking space.
Permit #1158772

All improvements shall be carried out as shown on the plans and specifications submitted by the applicant, except as modified above. Approved plans and specifications are incorporated by reference into this certificate.

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: MC 7266

Date of Certificate: April 17, 2025

Attest: A true and correct copy of decision filed with the offices of the City Clerk and the Cambridge Historical Commission on April 17, 2025.

By Tony Hsiao/aac, Chair

Twenty days have elapsed since the filing of this decision. No appeal has been filed ____ .
Appeal has been filed ____ . Date _____ City Clerk: