



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2018 JUL 20 AM 10:57
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM

Plan No: BZA-016970-2018

GENERAL INFORMATION

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

Special Permit : _____ Variance : v Appeal : _____

PETITIONER : Karim and Shasheen Lakhani - C/O Sean D. Hope, Esq.

PETITIONER'S ADDRESS : 675 Massachusetts Avenue Cambridge, MA 02139

LOCATION OF PROPERTY : 203 Erie St Cambridge, MA 02139

TYPE OF OCCUPANCY : 4.31(d) ZONING DISTRICT : Residence C Zone

REASON FOR PETITION :

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Petitioner requests Variance Relief to construct a single story addition within the side yard setback and increase the gross floor area.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 10.000 Section 10.30 (Variance).

Original Signature(s) :

Sean D. Hope
 (Petitioner(s) / Owner)

Sean D. Hope
 (Print Name)

Address : 675 Massachusetts Ave
Cambridge, MA 02139

Tel. No. : 617. 492. 0220

E-Mail Address : Sean@hopelegal.com

Date : July 16, 2018

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 Karim and Shaheen Lakhani
(OWNER)

Address: 203 Erie Street, Cambridge, MA 02139

State that I/We own the property located at 203 Erie Street, Cambridge, MA 02139 which is the subject of this zoning application.

The record title of this property is in the name of _____
Shaheen and Karim R. Lakhani

*Pursuant to a deed of duly recorded in the date 7/8/2013, Middlesex South County Registry of Deeds at Book 62195, Page 70; 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.*

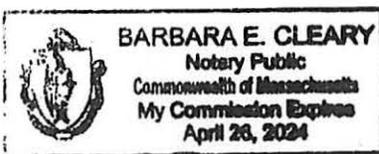
Commonwealth of Massachusetts, County of SUFFOLK

The above-name Karim Lakhani personally appeared before me, this 11th of July, 2018, and made oath that the above statement is true.

Barbara E. Cleary Notary

My commission expires April 26, 2024 (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:

A literal enforcement of the Ordinance would be a substantial hardship to the Petitioner because the dwelling is part of a connected row of town houses that were designed such that any additions including permitted accessory structures and uses would require setback relief due to the location of the structures.

The requested addition will be mostly hidden from the public way but will allow for Petitioner's home office while still maintaining the character of the townhouse development and street scape.

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 is owing to the modest townhouse style floor plate and Petitioner's growing family narrow such that almost any expansion of the existing dwelling including Petitioner's modest additional would require zoning relief.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

Desirable relief may be granted with any detriment to the public good because the character and integrity of the townhouse development will be maintained and the functionality of the dwelling will be enhanced to be more family friendly.

2) 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 property is sited in a residential district which allows for accessory uses (home office) and based its proposed discrete location and size, the addition is be appropriate for the lot.

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

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Hope Legal law Offices **PRESENT USE/OCCUPANCY:** Residential
LOCATION: 203 Erie St Cambridge, MA 02139 **ZONE:** Residence C Zone
PHONE: 6174920220 **REQUESTED USE/OCCUPANCY:** Residential

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1,350*</u>	<u>1,350*</u>	<u>5,400sf</u>	(max.)
<u>LOT AREA:</u>	<u>9000sf</u>	<u>9000sf</u>	<u>5,000sf</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>.6</u>	<u>.617</u>	<u>5000sf</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>2,250sf</u>	<u>2,250sf</u>	<u>1,800sf</u>	(min.)
<u>SIZE OF LOT:</u>	WIDTH	<u>90'</u>	<u>90'</u>	<u>50'</u> (min.)
	DEPTH	<u>100'</u>	<u>100'</u>	<u>n/a</u>
<u>SETBACKS IN FEET:</u>	FRONT	<u>9.9'</u>	<u>9.9'</u>	<u>10'</u> (min.)
	REAR	<u>20</u>	<u>5'</u>	<u>20'</u> (min.)
	LEFT SIDE	<u>14'-9"</u>	<u>14'-9"</u>	<u>h+L/7</u> (min.)
	RIGHT SIDE	<u>52'-3"</u>	<u>52'-8"</u>	<u>h+L/7</u> (min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	<u>33'-8"</u>	<u>33'-8"</u>	<u>35'</u> (max.)
	LENGTH	<u>70'</u>	<u>85'</u>	<u>n/a</u>
	WIDTH	<u>23'</u>	<u>23'</u>	<u>n/a</u>
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>45%</u>	<u>41%</u>	<u>36%</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>4</u>	<u>4</u>	<u>5</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>4</u>	<u>4</u>	<u>4</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>0</u>	<u>0</u>	<u>0</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	<u>14'-6"</u>	<u>14'-6"</u>	<u>11'-8"</u>	(min.)

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

*1,350sf @203; 5,400@ lot

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'.

Pacheco, Maria

From: Sean Hope <sdhope77@gmail.com>
Sent: Monday, July 23, 2018 11:26 AM
To: Pacheco, Maria
Subject: Re: 12 Arnold Circle (response memo)

Hi Maria,

The owner of 203 Erie Street is bringing down a check this morning for the application fee. They will be out of town on August 23rd so can they be scheduled for the following date on September 13th 2018?

Best,

Sean

On Fri, Jul 20, 2018 at 8:39 AM, Pacheco, Maria <mpacheco@cambridgema.gov> wrote:

Sean, we have nothing yet.

Also, when are you bringing me 203 Erie St. only 1 spot left on August 23rd

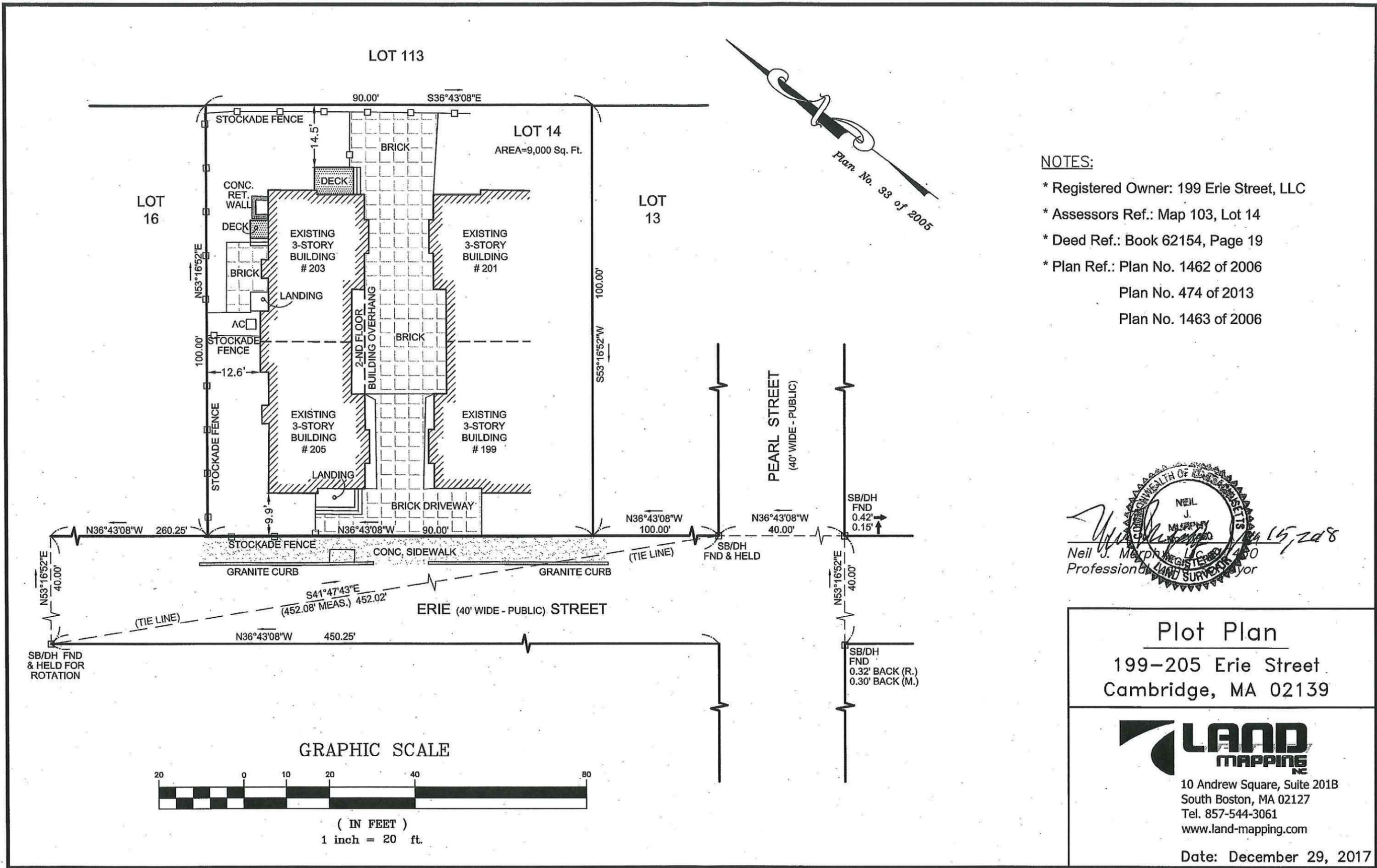
From: Sean Hope [mailto:sdhope77@gmail.com]
Sent: Friday, July 20, 2018 8:36 AM
To: Pacheco, Maria <mpacheco@cambridgema.gov>
Cc: Singanayagam, Ranjit <ranjits@cambridgema.gov>
Subject: 12 Arnold Circle (response memo)

Hi Maria,

TGIF! Can you check if you see a memo from the city in the file? It was due yesterday.

Thanks,

Sean



NOTES:

- * Registered Owner: 199 Erie Street, LLC
- * Assessors Ref.: Map 103, Lot 14
- * Deed Ref.: Book 62154, Page 19
- * Plan Ref.: Plan No. 1462 of 2006
Plan No. 474 of 2013
Plan No. 1463 of 2006

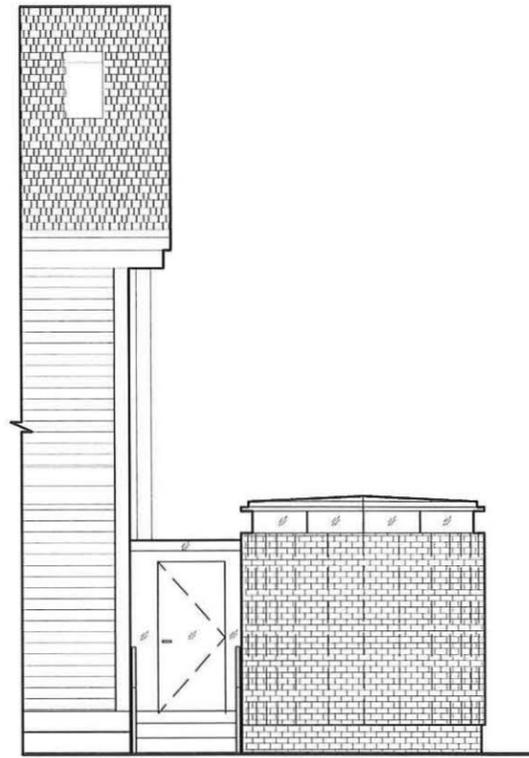

 Neil J. Murphy, L.L.C.
 Professional Land Surveyor

Plot Plan

199-205 Erie Street
Cambridge, MA 02139


 10 Andrew Square, Suite 201B
 South Boston, MA 02127
 Tel. 857-544-3061
 www.land-mapping.com

Date: December 29, 2017



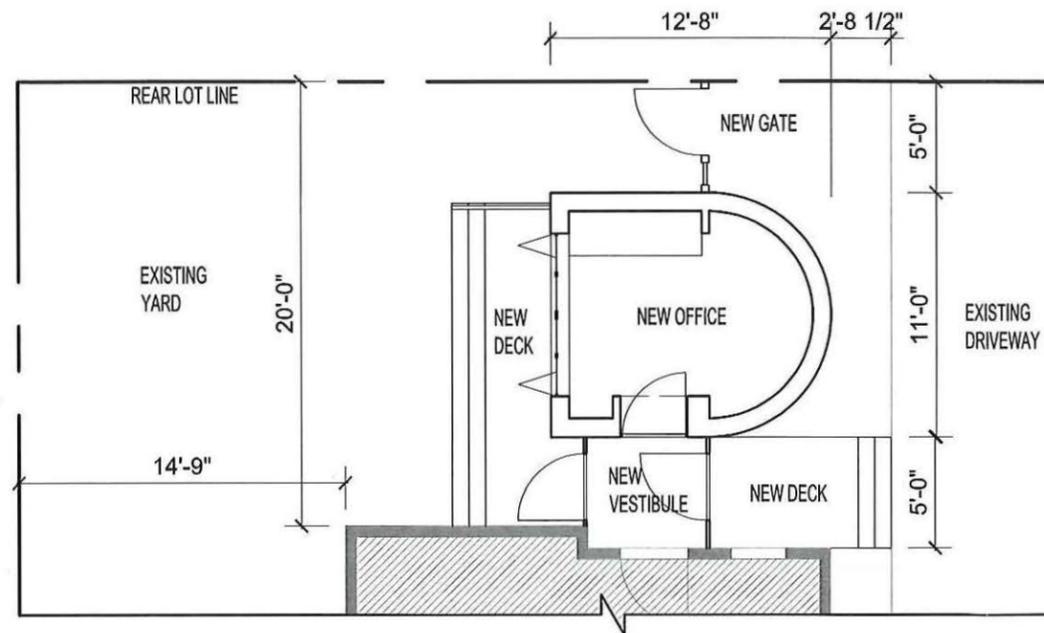
5 DRIVEWAY SIDE ELEVATION
1/8"=1'-0"



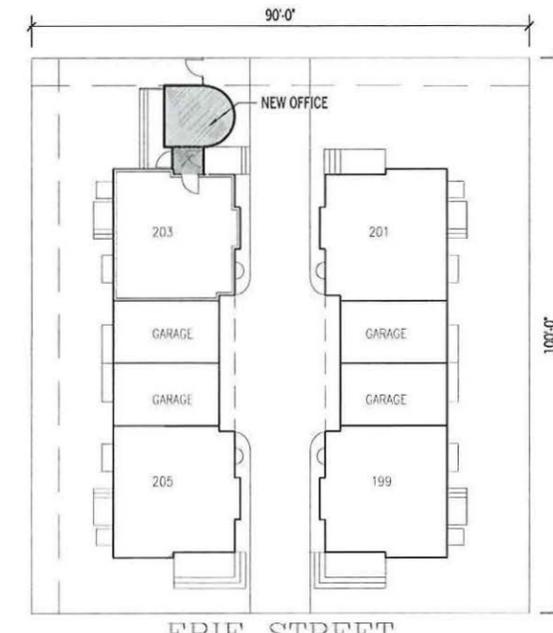
4 REAR ELEVATION
1/8"=1'-0"



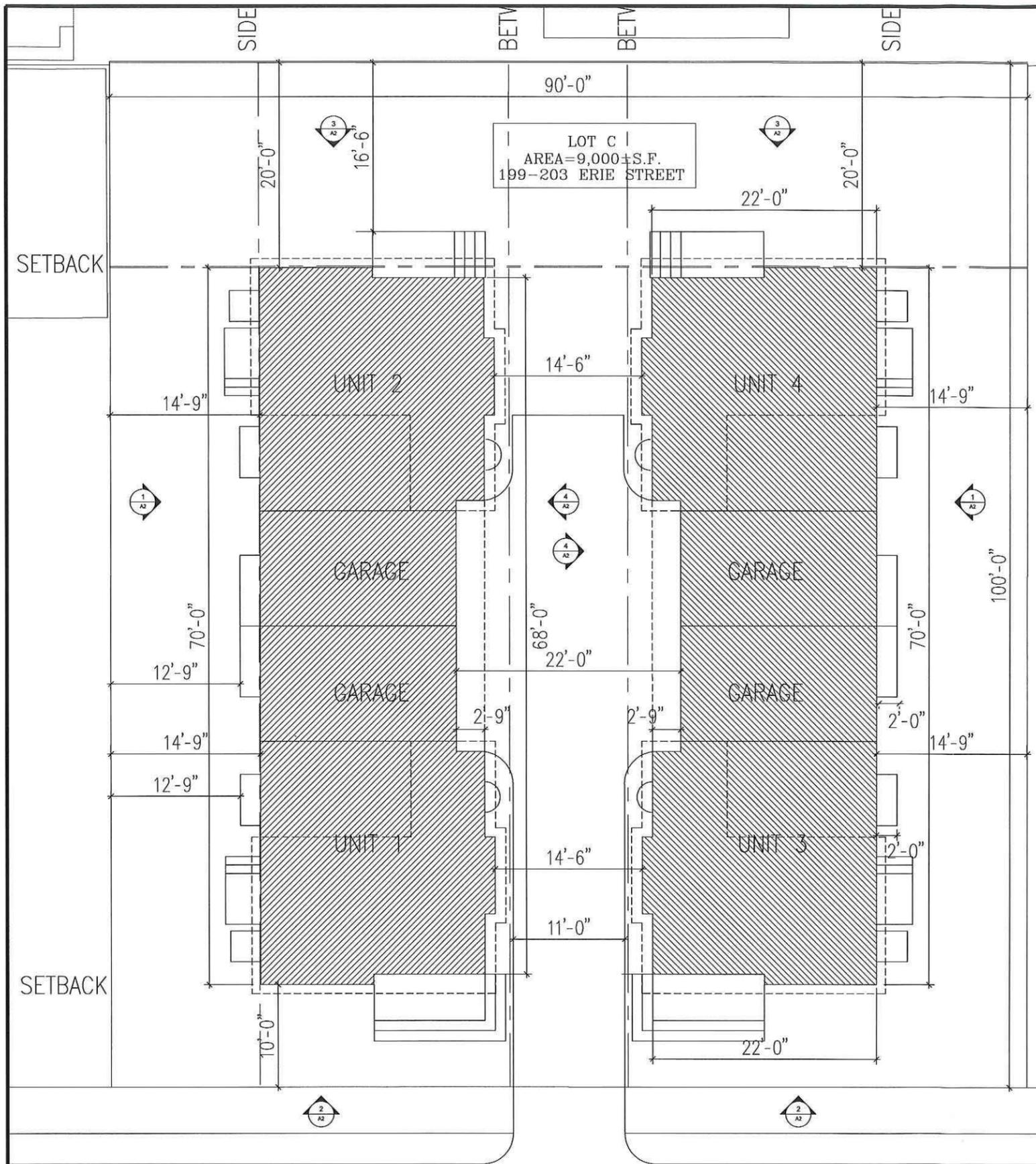
3 YARD SIDE ELEVATION
1/8"=1'-0"



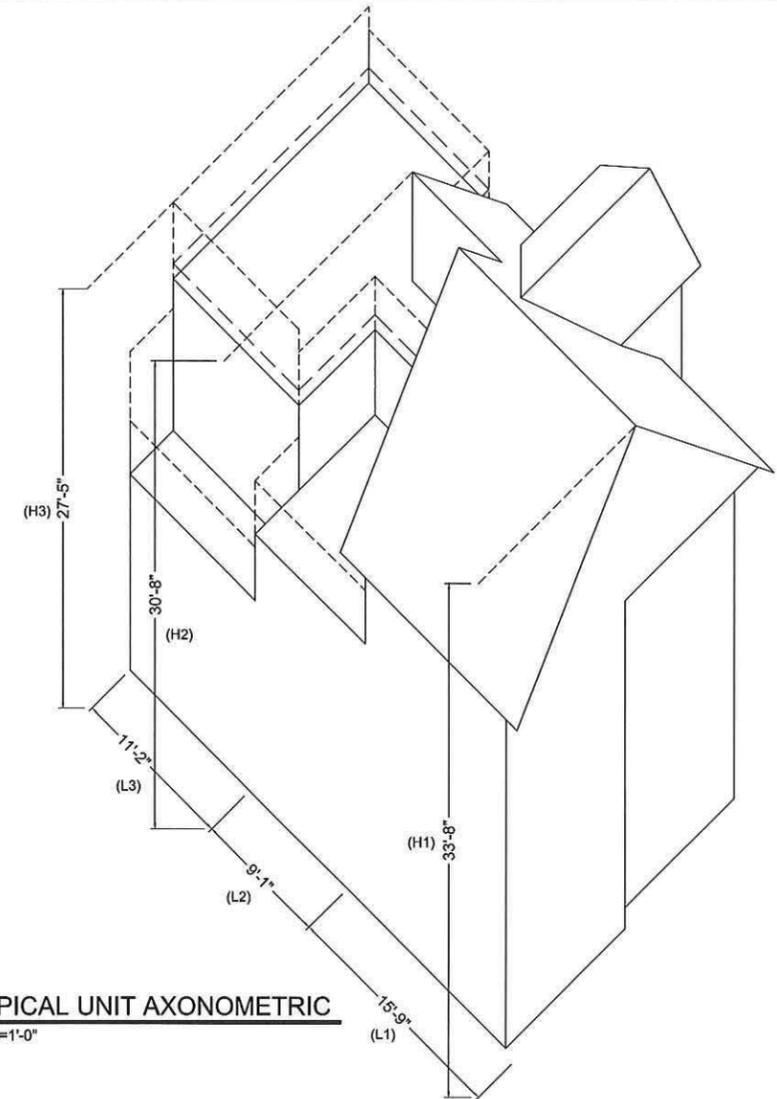
2 PLAN
1/8"=1'-0"



1 SITE PLAN
1/32"=1'-0"



2 TYPICAL UNIT AXONOMETRIC
3/16"=1'-0"



BUILDING CODE INFORMATION

Use Group R-3
 Construction Type 5B
 Building Height 33'-8"
 Stories above grade 3
 Total floor area (sq. ft.) 2,772
 (including garage, finished basement/attics, decks or porch)
 Gross living area (sq. ft.) 1,349
 Habitable room count 7
 Number of fireplaces 2
 Number of bedrooms 3
 Number of bathrooms 2
 Number of half/baths 1
 Number of decks/ porches 4
 Enclosed 0
 Open 4
 Type of cooling system Central HVAC w/ hydronic heating coil
 Type of heating system Central HVAC w/ hydronic heating coil

	TYP. FLOOR AREA	TYP. GROSS FLOOR AREA
Basement	540	0
First Floor	864	527.15
Second Floor	651	614
Third Floor	737	207.1
TOTAL	2,772	1,348.25

ZONING CODE INFORMATION

Current Use RES-DEV-LAND
 Proposed Use TWO-FAM-RES
 Zone RES C
 Map/Lot 103/14
 Existing Dwelling Units 0
 Proposed Dwelling Units 4
 Lot Size
 Width 90'
 Depth 100'
 Total Area 9,000 sf

MINIMUM SETBACK CALCULATIONS:

FOR ABUTTER SIDE ELEVATIONS:
 H AVERAGE: $\frac{((H1L1)+(H2L2)+(H3L3))*2}{((L1+L2+L3)*2)}$
 $=\frac{((33'8'')(15'9'')+(30'8'')(9'1'')+(27'5'')(11'2''))*2}{((36'')*2)}$
 $=31'-0''$
 SIDE: $(Havg+L)/(5+2) = (31'+72')/(5+2)=14'8''$
 FRONT: $(H+L)/(4+2) = (33'8'' + 22'2'')/(4+2)=9'3''$ - NO LESS THAN 10'
 REAR: $(H+L)/(4+2) = (33'8'' + 22'2'')/(4+2)=9'3''$ - NO LESS THAN 20'
 BETWEEN HOUSES = $2H/6=11'8''$ - NO LESS THAN 10'

ZONING CODE TABLE

ITEM	REQUIRED	EXISTING	PROPOSED
FAR	0.6	0	0.6 (5,400 sf)
MIN. LOT	5,000 sf	9,000 sf	9,000 sf
MIN. LA/DU	1,800 sf	N/A	2,250 sf
UNITS	5	0	4 (@ 1,345 sf/unit)
FRONT SETBACK	10'-0"	N/A	10'-0"
SIDE SETBACK	14'-8"	N/A	14'-9"
BETWEEN HOUSES	11'-8"	N/A	14'-2"
REAR SETBACK	20'-0"	N/A	20'-0"
HEIGHT	35'-0"	N/A	33'-8"
OPEN SPACE	36%	N/A	45%
PRIV. OPEN SPACE	18%	N/A	20%
PARKING	4	N/A	4

1 OVERALL SITE PLAN / ZONING
3/16"=1'-0"

J.S. Hirsch and Associates, LLC
 6 Monterey Lane,
 Framingham, Massachusetts 01701
 Architects • Construction Managers • Development Consultants



199 ERIE STREET DUPLEXES
 199 ERIE STREET / CAMBRIDGE, MA 02139
ZONING INFORMATION

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 03-01-12
 DRAWN BY:
 CHECKED BY: JSH
 SCALE: 1/8"=1'-0"
 PROJECT NUMBER:

Z-0
DRAWING NUMBER



5 IMAGE



4 IMAGE



3 IMAGE

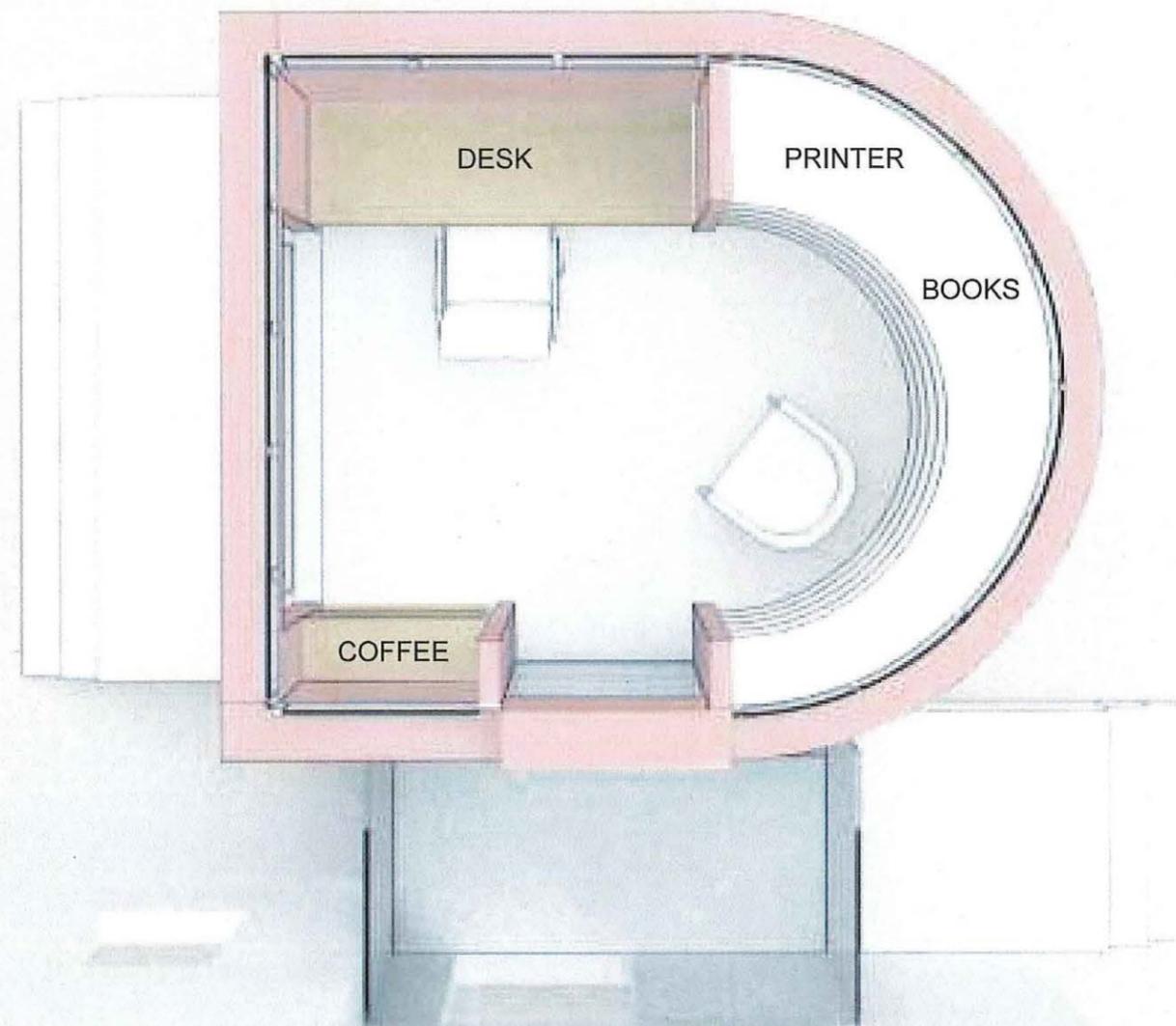


2 IMAGE



1 SITE PLAN
1/32"=1'-0"





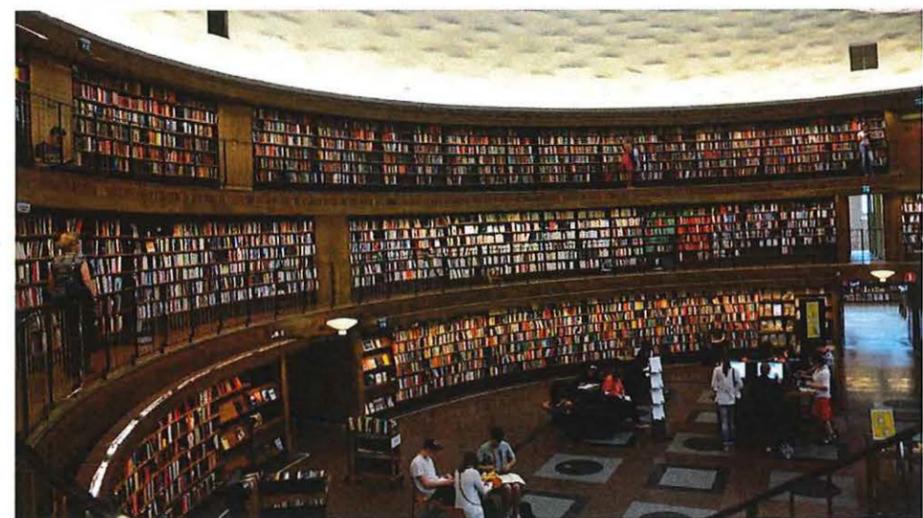
DESK

PRINTER

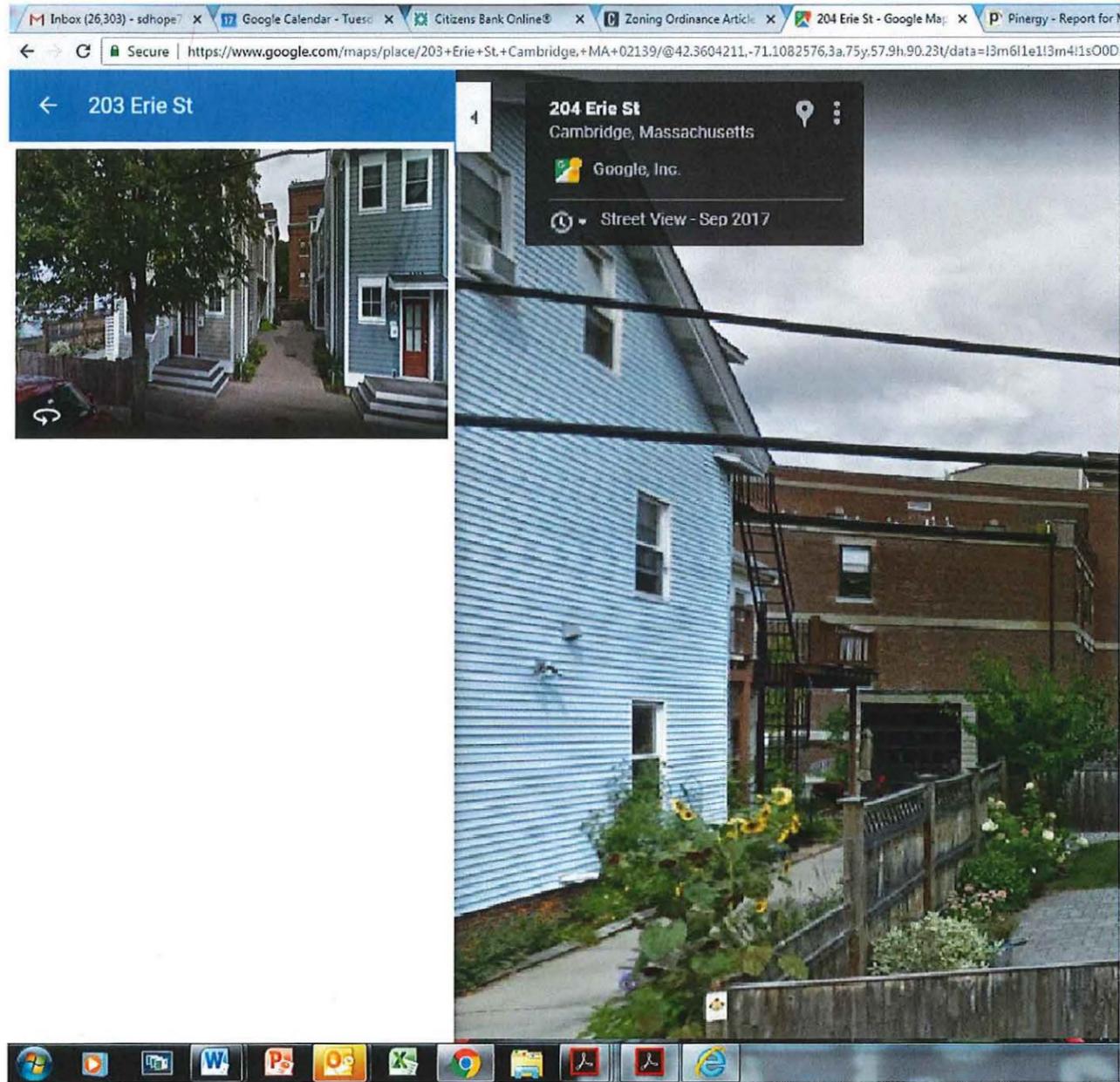
BOOKS

COFFEE











CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 203 Erie Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date July 25, 2018

Received by Uploaded to Energov

Date July 25, 2018

Relationship to project BZA 16970-2018

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

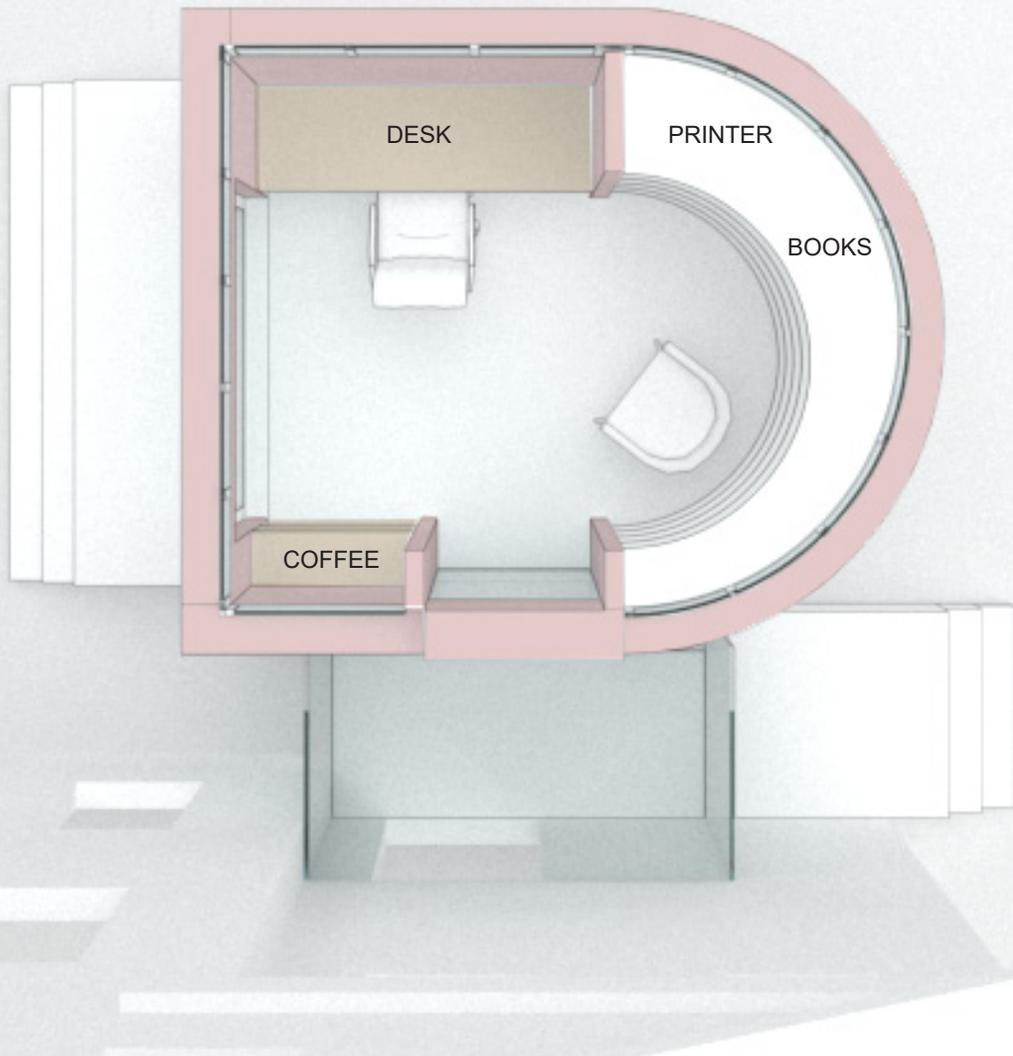
Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>





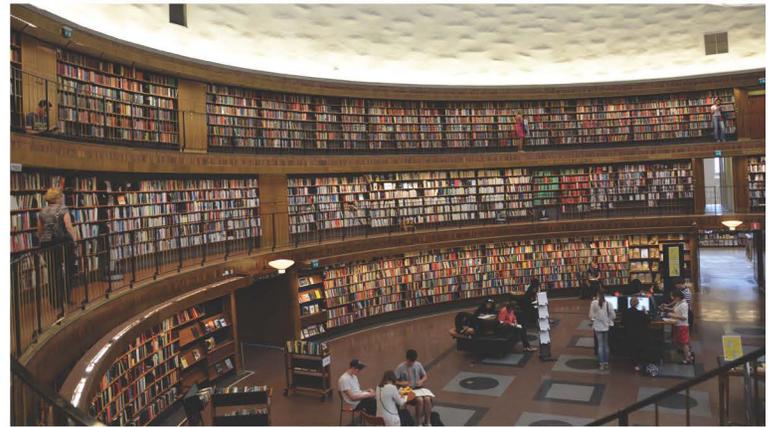
DESK

PRINTER

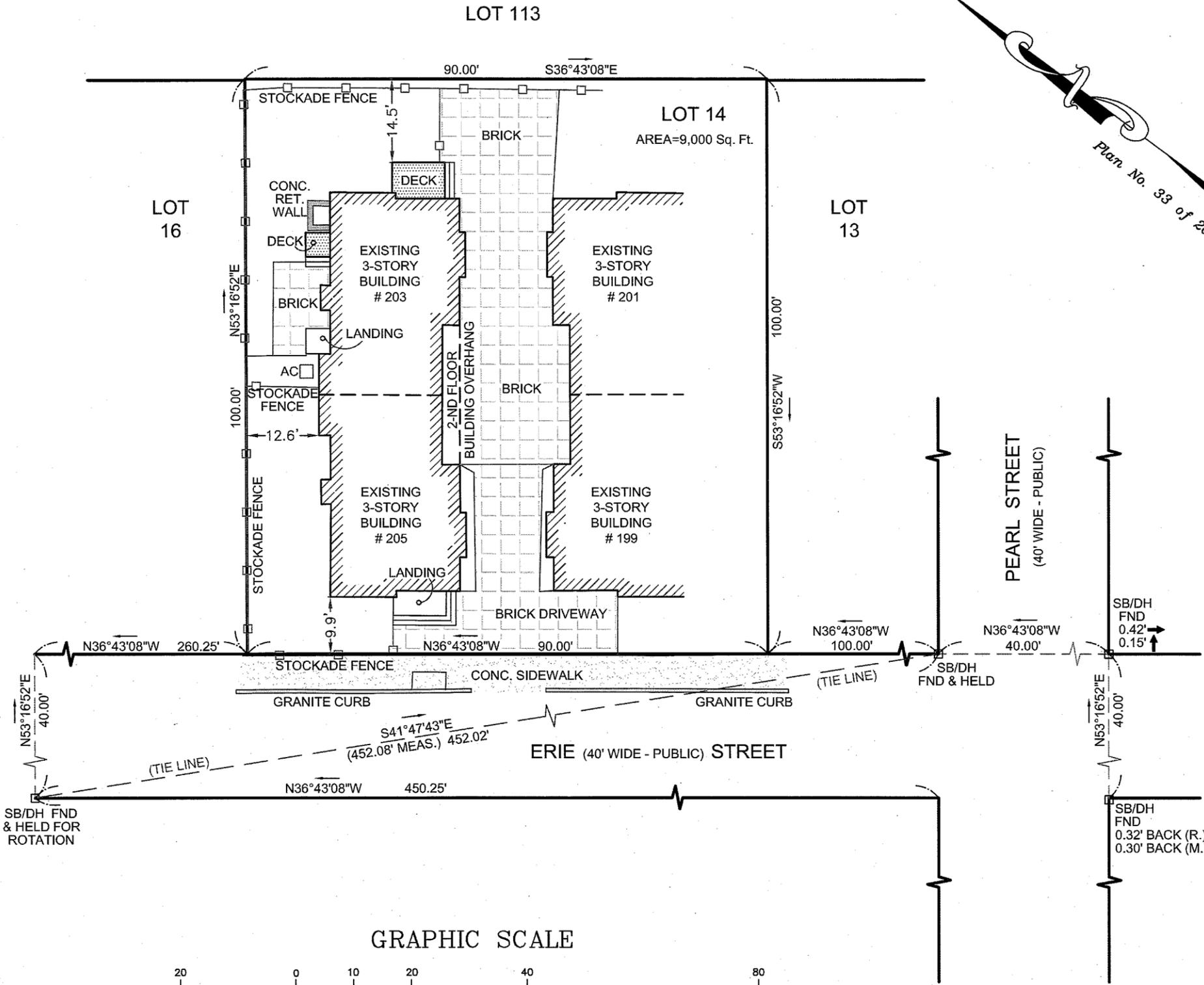
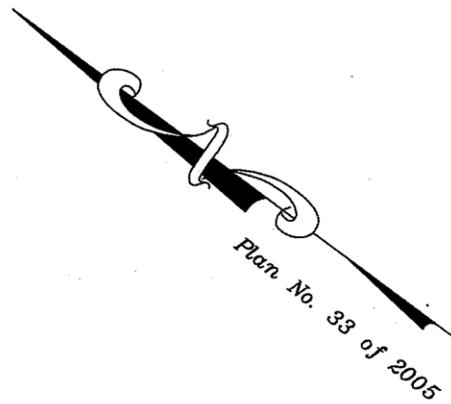
BOOKS

COFFEE



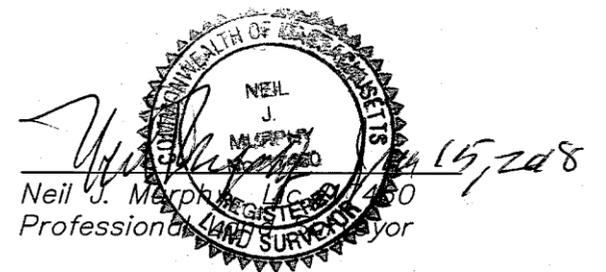






NOTES:

- * Registered Owner: 199 Erie Street, LLC
- * Assessors Ref.: Map 103, Lot 14
- * Deed Ref.: Book 62154, Page 19
- * Plan Ref.: Plan No. 1462 of 2006
Plan No. 474 of 2013
Plan No. 1463 of 2006



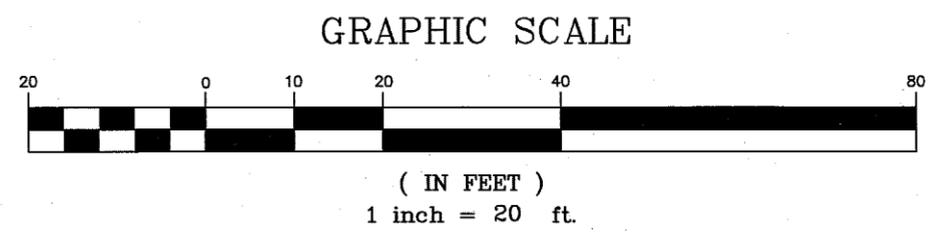
Neil J. Morphy
Professional Land Surveyor

Plot Plan
199-205 Erie Street
Cambridge, MA 02139



10 Andrew Square, Suite 201B
South Boston, MA 02127
Tel. 857-544-3061
www.land-mapping.com

Date: December 29, 2017



Pacheco, Maria

From: Sam Cohen <cohen.samj@gmail.com>
Sent: Monday, August 13, 2018 2:06 PM
To: Pacheco, Maria
Cc: Shaheen Lakhani
Subject: Letter of Support - 203 Erie St.
Attachments: Microsoft Word - Support Letter .doc copy.pdf

To Whom It May Concern:

Attached, please find a letter in support of Shaheen and Karim Lakhani's Board of Zoning Appeals application for 203 Erie St.

Thank you for your attention,

Sam Cohen

cohen.samj@gmail.com

202 Erie St. Cambridge, MA 02139
617.335.3675

Mr. Constantine Alexander
Zoning Board of Appeals
831 Mass Ave
Cambridge, MA 02139

August 13, 2018

Re: 203 Erie Street BZA Case No. 016970-2018

Dear Mr. Chairman:

I am writing in support of the Variance application to the Cambridge Zoning Board of Appeal to construct an addition at 203 Erie Street. I live at 202 Erie St. and have lived here since May 2018. I have owned the property since 2015.

I have met with the owners and have reviewed the site and elevation plans in detail. After review of the proposed plans I believe the proposed addition due to the modest height and existing fencing the addition will be mostly shielded from the street and will have no negative impacts. Additionally the additional working space will allow for more living space on the interior making the property more family friendly for future occupants. I fully support the Variance to allow a Cambridge family to additional room to grow in their home.

Sincerely,

A handwritten signature in black ink, appearing to be 'SC' followed by a long horizontal stroke.

Name: Sam Cohen

Address: 202 Erie St., Cambridge MA 02139

Pacheco, Maria

From: Lynne Brocco <lynne@brocco.com>
Sent: Saturday, August 11, 2018 2:55 PM
To: Pacheco, Maria
Cc: Shaheen Lakhani; Karim Lakhani; Art DaPrato
Subject: Support letter for 203 Erie Street BZA Case # 016970-2018
Attachments: 203 Erie Lakhani Support Letter.pdf

Dear Ms. Pacheco,

Please find attached a copy of the support letter for 203 Erie Street BZA Case # 016970-2018 that is being mailed to Mr. Constantine Alexander.

Sincerely,
Lynne Brocco

209 Erie Street
Cambridge MA 02139

Mr. Constantine Alexander
Zoning Board of Appeals
831 Mass Ave
Cambridge, MA 02139

Date: August 11, 2018

Re: 203 Erie Street BZA Case No. 016970-2018

Dear Mr. Chairman:

I am writing in support of the Variance application to the Cambridge Zoning Board of Appeal to construct an addition at 203 Erie Street. I live at 209 Erie Street and have lived here for 25 years.

I have met with the owners and have reviewed the site and elevation plans in detail. After review of the proposed plans I believe the proposed addition due to the modest height and existing fencing the addition will be mostly shielded from the street and will have no negative impacts. Additionally the additional working space will allow for more living space on the interior making the property more family friendly for future occupants. I fully support the Variance to allow a Cambridge family to additional room to grow in their home.

Sincerely,

A handwritten signature in cursive script that reads "Lynne Brocco".

Printed Name(s): Lynne Brocco

Home Address: 209 Erie Street, Cambridge MA 02139

Pacheco, Maria

From: Kathy Greeley (via Google Docs) <kegreeley@gmail.com>
Sent: Saturday, August 11, 2018 11:33 AM
To: Pacheco, Maria
Cc: shaheen.lakhani@gmail.com
Subject: letter of support for Lakhani BZA application
Attachments: Support Letter .pdf

kegreeley@gmail.com has attached the following document:



Support Letter



Dear Ms. Pacheco,

Please see the letter attached in support of the Variance application to the Cambridge Zoning Board of Appeal to construct an addition at 203 Erie Street. I live at 200 Erie St. and have lived here for 35 years. Feel free to contact me if you have any concerns.

Best,
Kathy

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



Mr. Constantine Alexander
Zoning Board of Appeals
831 Mass Ave
Cambridge, MA 02139

August 11, 2018

Re: 203 Erie Street BZA Case No. 016970-2018

Dear Mr. Chairman:

I am writing in support of the Variance application to the Cambridge Zoning Board of Appeal to construct an addition at 203 Erie Street. I live at 200 Erie St. and have lived here for 35 years.

I have met with the owners and have reviewed the site and elevation plans in detail. After review of the proposed plans I believe the proposed addition due to the modest height and existing fencing the addition will be mostly shielded from the street and will have no negative impacts. Additionally the additional working space will allow for more living space on the interior making the property more family friendly for future occupants. I fully support the Variance to allow a Cambridge family to additional room to grow in their home.

Sincerely,

Katherine E. Greeley

Katherine E. Greeley

200 Erie St. Cambridge, MA 02139

Pacheco, Maria

From: Hubert Murray <hmurray2012@gmail.com>
Sent: Wednesday, August 15, 2018 2:03 AM
To: Pacheco, Maria
Cc: shaheen.lakhani@gmail.com
Subject: BZA: 203 Erie Street - proposed extension.
Attachments: 203ES_BZAsupport.doc

Dear Ms. Pacheco,

I am attaching a letter of support for the proposed extension to 203 Erie Street for consideration by the Board of Zoning Appeals.

Sincerely,

Hubert Murray

--

HUBERT MURRAY | 204 ERIE STREET CAMBRIDGE MA 02139
T | 617.492.3532 M | 617.794.4600

Mr. Constantine Alexander
Zoning Board of Appeals
831 Massachusetts Avenue
Cambridge, MA 02139

15th August 2018

Re: 203 Erie Street BZA Case No. 016970-2018

Dear Mr. Chairman:

We are writing in support of the Variance application to the Cambridge Zoning Board of Appeals to construct an addition at 203 Erie Street. We live across the road at 204 Erie Street and have been here since 1996.

My wife and I have reviewed the plans and elevations and have made a few minor comments regarding color and materials. It is very unlikely that we shall be able to see the proposed extension from anywhere on our property. Some consideration regarding the conservation of rainwater from the roof may be beneficial. Since the roof will be visible from the apartments above some further consideration may be given to its design and appearance. I do not think this observation should delay approval of the application. The proposed addition, due to the modest height and existing fencing, will be mostly shielded from the street and will have no negative impacts from that viewpoint.

As one of the neighbors (and as an architect) who supported the inclusion of family-sized units in the original redevelopment of the Blessed Sacrament site, I fully support the Variance to allow a Cambridge family to additional room to grow in their home.

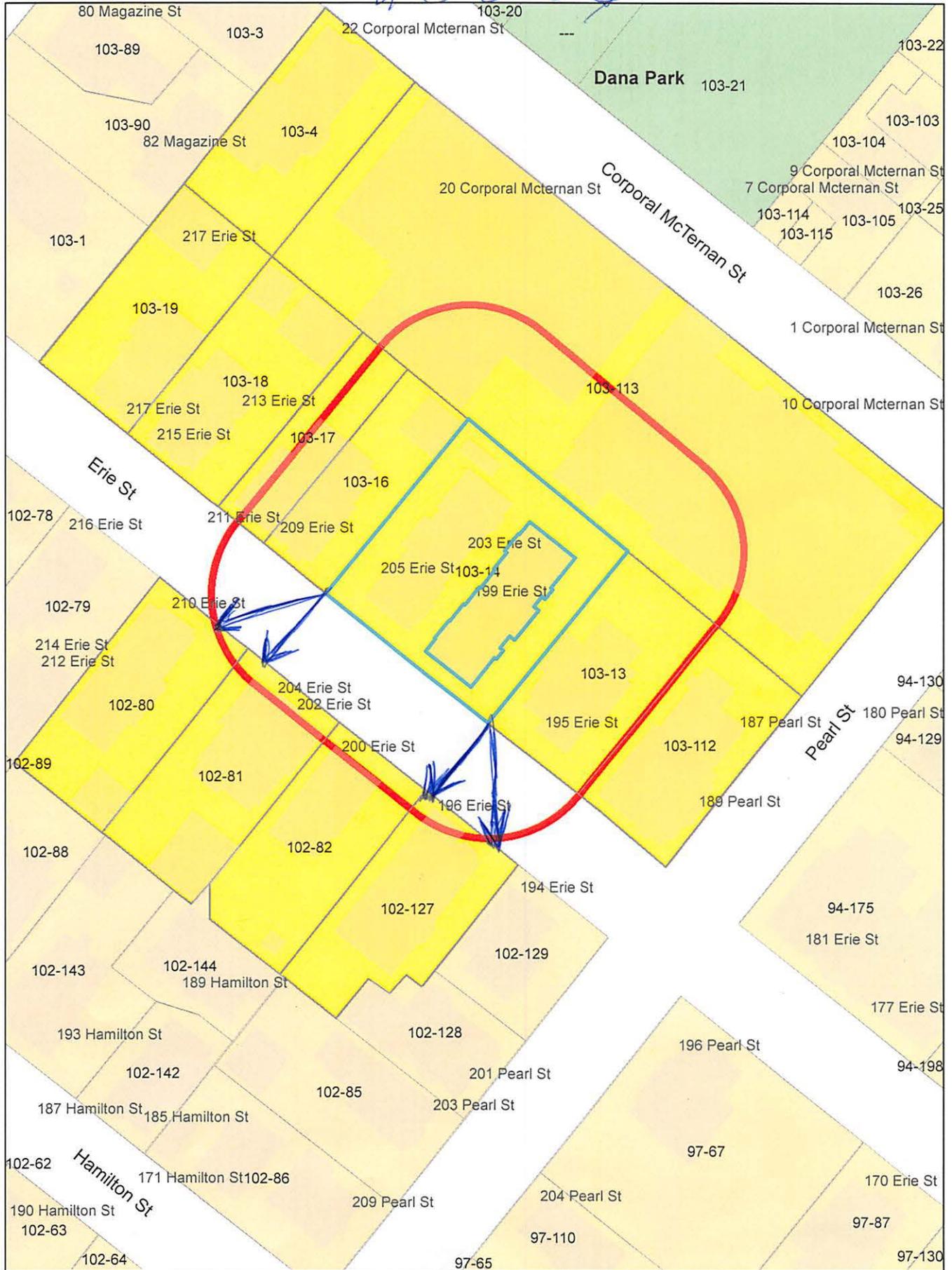
Sincerely,

Hubert Murray FAIA

Nancy Murray

204 Erie Street, Cambridge, MA 02139

203 Erie St.



203 Erie St

Petitioner 10/3
SEAN D. HOPE, ESQ.
675 MASS AVENUE
CAMBRIDGE, MA 02139

102-80
MURRAY, THEODORA ELIZABETH TEXTOR &
ADIN CAMPBELL MURRAY
50 NEWTON ST
BROOKLINE, MA 02445

102-81
SAMINA LLC
217 ERIE STREET
CAMBRIDGE, MA 02139

102-82
GREELEY, KATHERINE E.
200 ERIE ST
CAMBRIDGE, MA 02139

102-127
ZHUNG, LI & LOUISA ROSENBECK
196 ERIE ST. UNIT#21
CAMBRIDGE, MA 02139

102-127
MILLER, WILLIAM K. & LAUREN W. TOMASELLI
196 ERIE ST., UNIT #2
CAMBRIDGE, MA 02139

102-127
HIGGINS, MARY C.
196 ERIE ST #3
CAMBRIDGE, MA 02139

103-4
HOLSTEAL, DAVID P
22 CORPORAL MCTERNAN ST
CAMBRIDGE, MA 02139

103-4
LANTOS, STEPHEN D. & ISABEL RASKIN
22 CORPORAL MCTERNAN ST #2
CAMBRIDGE, MA 02139

103-4
MOORE, DAVID F. & ROSEMARY W. WHITE
22 CORP. MCTERNAN ST #3
CAMBRIDGE, MA 02139

103-13
ZIMLICKI, ALAN S.
195 ERIE ST
CAMBRIDGE, MA 02139

103-16
BROCCO, LYNNE M.
209 ERIE STREET
CAMBRIDGE, MA 02139

103-17
SMITH, JAMES A., JR. &
CHANGXIAN DONG-SMITH
211 ERIE ST
CAMBRIDGE, MA 02139

103-18
BLACKLOW, LAURA & PETER FOUGERE
215 ERIE ST
CAMBRIDGE, MA 02139

103-19
COHEN, STEVEN D. & LINDA F. NATHAN
217 ERIE ST
CAMBRIDGE, MA 02139

103-113
MANDERS, RICHARD &
KORINNE KELLY MANDERS
20 CORPORAL MCTERNAN ST
CAMBRIDGE, MA 02139

103-113
WEINBERG, LEAH ROSA
20 CORPORAL MCTERNAN ST., #308
CAMBRIDGE, MA 02139

103-113
AMES, DARIN & NICOLE AMES
20 CORPORAL MCTERNAN ST. #307
CAMBRIDGE, MA 02139

103-113
KLINE, SALLY
20 CORPORAL MCTERNAN ST 305
CAMBRIDGE, MA 02139

103-113
BROOKS, RODNEY A.
20 CORPORAL MCTERNAN ST. -UNIT# 301
CAMBRIDGE, MA 02139

102-81
MURRAY, HUBERT & NANCY U. MURRAY
204 ERIE ST
CAMBRIDGE, MA 02139

103-113
RODRIGUEZ, JAVIER
517 WATCH HILL RD.
VILLANOVA, PA 19085

103-113
CHAUDHARY, HIJAB,
TRUSTEE THE CHAUDHARY FAM TRUST
60 HOLWORTHY ST., #4
CAMBRIDGE, MA 02138

103-113
LARIN, JOSE R. & SUSAN E. LARIN
TR. OF RIROCA NOMINEE TRUST
20 CORPORAL MCTERNAN ST # 206
CAMBRIDGE, MA 02139

103-113
PAYACK, MICHAEL H.
20 CORPORAL MCTERNAN ST #205
CAMBRIDGE, MA 02139

103-113
HARMER, RICHARD W. JR. & ASTRID HARMER
20 CORPORAL MCTERNAN ST. -UNIT#204
CAMBRIDGE, MA 02139

103-113
SINYUKOV, ANDREY
20 CORPORAL MCTERNAN ST - UNIT #203
CAMBRIDGE, MA 02139

103-113
CARAMP, NICOLAS
1252 ANTELOPE AVE.
DAVIS, CA 95616

103-113
RANITAL HOLDINGS, LTD
20 CORPORAL MCTERNAN ST - UNIT#201
CAMBRIDGE, MA 02139

103-113
NAM, ALICE
20 CORPORAL MCTERNAN ST., #108
CAMBRIDGE, MA 02139

103-113
ANDERSON, STEPHEN W. & ROBIN M. ANDERSON
20 CORPORAL MCTERNAN ST - UNIT #107
CAMBRIDGE, MA 02139

103-113
KAO, DOMINIC
20 CORPORAL MCTERNAN ST., #106
CAMBRIDGE, MA 02139

103-113
WETMORE, KARIN E.
20 CORPORAL MCTERNAN ST., #105
CAMBRIDGE, MA 02139

103-113
PARKS, RAYMOND S. & MONA AKBARI,
TRS THE TALAH DANA PARK REALTY TR
20 CORPORAL MCTERNAN ST., #104
CAMBRIDGE, MA 02139

103-113
MAURAS, PAULINA
20 CORPORAL MCTERNAN ST - UNIT# 103
CAMBRIDGE, MA 02139

103-113
PEMSTEIN, ALAN B. & JUDITH M. PEMSTEIN
20 CORPORAL MCTERNAN ST., #102
CAMBRIDGE, MA 02139

103-113
BOHART, ZACHARY & ELIZABETH BOHART
20 CORPORAL MCTERNAN ST - UNIT #101
CAMBRIDGE, MA 02139

103-112
OTEY, MICHAEL C.
315 SUMMER ST
WESTWOOD, MA 02090

103-112
FLETCHER, CHRISTOPHER MARK & YINGXI LIN
189 PEARL ST. UNIT#2
CAMBRIDGE, MA 02139

103-113
SEELYE, KATHARINE Q.
10 CORPORAL MCTERNAN ST., #C-304
CAMBRIDGE, MA 02139

103-113
REDDING, RICHARD W. & CHERI ALEXANDER
10 CORPORAL MCTERNAN ST - UNIT#C/303
CAMBRIDGE, MA 02139

103-113
MEKURYA, ASHBIER G.
10 CORPORAL MCTERNAN ST - UNIT#C/302
CAMBRIDGE, MA 02139

103-113
MANNICK, CATHERINE V.,
TRUSTEE THE PRAIRIE TRUST-2002
10 CORPORAL MCTERNAN ST -UNIT #C-301
CAMBRIDGE, MA 02139

103-113
RITHMIRE, MEG & JOHN DAVID HAMPTON
10 CORPORAL MCTERNAN ST., #C-206
CAMBRIDGE, MA 02139

103-113
MEEHAN, NICOLE E.
10 CORPORAL MCTERNAN ST - UNIT#C/205
CAMBRIDGE, MA 02139

103-113
SCIPPA, GLADYS
10 CORPORAL MCTERNAN ST., #C-204
CAMBRIDGE, MA 02139

103-113
KOCIUBES, JOSEPH & PEGGY R. KOCIUBES
10 CORPORAL MCTERNAN ST., #C-203
CAMBRIDGE, MA 02139

103-113
STOIBER, WOLFGANG
10 CORPORAL MCTERNAN ST., #C-202
CAMBRIDGE, MA 02139

103-113
AMSTER, RICHARD & MARGARET AMSTER
10 CORPORAL MCTERNAN ST - UNIT #C-201
CAMBRIDGE, MA 02139

103-113
BARUA, UZZAL & TINKU BARUA
10 CORPORAL MCTERNAN ST - UNIT#C/408
CAMBRIDGE, MA 02139

103-113
DARICEK, CLAYTON R. & RACHEL DARICEK
10 CORPORAL MCTERNAN ST., #C-407
CAMBRIDGE, MA 02139

103-113
KUTTNER, PETER & ELAINE C. KUTTNER
10 MCTERNAN ST. UNIT PH406
CAMBRIDGE, MA 02139

103-113
TOURGEE, GERALD E. & CAROL A. TOURGEE
10 CORPORAL MCTERNAN ST., #C-405
CAMBRIDGE, MA 02139

103-113
COHEN, REBECCA RICHMAN &
ROBERT A. ROMANOFF, TRUSTEES
10 CORPORAL MCTERNAN ST C-404
CAMBRIDGE, MA 02139

103-113
KOREN, NOAM & OFIRA KOREN
10 CORPORAL MCTERNAN ST #C-403
CAMBRIDGE, MA 02139

103-113
BUZARD, JAMES M.,
TRUSTEE THE JAMES M. BUZARD REV TRUST
10 CORPORAL MCTERNAN ST., #C-402
CAMBRIDGE, MA 02139

103-113
FROOT, DAVID LUTHER
10 CORPORAL MCTERNAN ST., #C-401
CAMBRIDGE, MA 02139

103-113
PETROWSKI, EVAN JOSEPH
10 CORPORAL MCTERNAN ST - UNIT #C-306
CAMBRIDGE, MA 02139

103-113
CHUNG, JEFFREY & SAMANTHA AHN
10 CORPORAL MCTERNAN ST., #C-305
CAMBRIDGE, MA 02139

103-14
LUTZ, JEREMEY & LYNN ANNE SIMPSON
199 ERIE ST
CAMBRIDGE, MA 02139

203 Erie St.

303

103-14
XIE, XIAOLING & RAMAKOTI SURESH
205 ERIE ST
CAMBRIDGE, MA 02139

103-14
LAKHANI, SHAHEEN & KARIM LAKHANI
203 ERIE ST
CAMBRIDGE, MA 02139

103-14
YAMASHITA, DENNIS,
TRUSTEE THE DENNIS S. YAMASHITA TRUST
201 ERIE ST
CAMBRIDGE, MA 02139